

ATTACHMENT A
Application Package

GENERAL APPLICATION

APPLICATION DATE: _____

2600 Hollywood Blvd

Room 315

Hollywood, FL 33022

Tel: (954) 921-3471

Email: Development@
Hollywoodfl.org

SUBMISSION REQUIREMENTS:

- One set of digitally signed & sealed plans (i.e. Architect or Engineer)
- One electronic **combined** PDF submission (max. 25mb)
- Completed Application Checklist
- Application fee (per review)

NOTE:

- 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.

[CLICK HERE FOR FORMS, CHECKLISTS, & MEETING DATES](#)

APPLICATION TYPE:

- Technical Advisory Committee
 City Commission

Variance/Special Exception Requested

- Administrative Approvals
 Historic Preservation Board
 Planning and Development Board

PROPERTY INFORMATION

Location Address: 1051 S Southlake Dr. Hollywood, Florida, 33019 (WEST)

Lot(s): 30&West 1/2 of 29 Block(s): 54 Subdivision: _____

Folio Number(s): 514214-02-0980

RS-9

Zoning Classification: RS-9 Land Use Classification: Single family detached dwelling

Existing Property Use: N/A Sq Ft/Number of Units: N/A

Is the request the result of a violation notice? Yes 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/Resolution/Ordinance No.: _____

DEVELOPMENT PROPOSAL

Explanation of Request: New single family residence

Phased Project: Yes / No Number of Phases: _____

Project	Proposal
Units/rooms (# of units)	8 (Area: 8,176 S.F.)
Proposed Non-Residential Uses	S.F.
Open Space (% and SQ.FT.)	43.69% (Area: 7,666 S.F.)
Parking (# of spaces)	3 (Area: 903 S.F.)
Height (# of stories)	2 (27 FT.)
Gross Floor Area (SQ. FT)	9,886 S.F.

Name of Current Property Owner: South Lake International, LLC

Address of Property Owner: 1051 S. Southlake Dr. Hollywood, Florida. 33019

Telephone: 7867475778 Email Address: fabrizio@floridagrassfedgroup.com

Applicant Stephanie Halfen D. Consultant | Representative | Tenant (check one)

Address: 18200 NE 19th Ave, NMB. FL 33162 Telephone: (305) 501-5013

Email Address: stephanie@sdhstudio.com

Email Address #2: info@sdhstudio.com

Date of Purchase: _____ Is there an option to purchase the Property? Yes No

If Yes, Attach Copy of the Contract.

Noticing Agent (FTAC & Board submissions only) : Diana B. Rio (RDR Miami)

E-mail Address: _____

PLANNING DIVISION



File No. (internal use only): _____

2600 Hollywood Boulevard Room 315
Hollywood, FL 33022

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 as approved by the Division of Planning & Urban Design. 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: 5/22/24

Tunny Mizrachi as manager of Interasset Management LLC, Manager for

PRINT NAME: Southlake International LLC

Date: _____

Signature of Consultant/Representative: _____

Stephanie Dornbusch de Halfen
Digitally signed by Stephanie Dornbusch de Halfen
DN: cn=Stephanie Dornbusch de Halfen, o=US, ou=SDH Studio
Reason: I am the author of this document
Location:
Date: 2023-12-11 15:07:05-00

Date: 05/03/2024

PRINT NAME: Stephanie Halfen

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 _____ day of _____

Signature of Current Owner

Notary Public
State of Florida

Print Name

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

HST
 6-14-17

Letter of Transmittal

To: City of Hollywood
 P.O. Box 229045
 Hollywood, FL, 33022-9045
 Phone: (954)921-3335 • Fax (954)921-3037

Date: 03/09/17
 Permit Number: B17-101392
 E-Mail Address: Tom@cantourmarine.net
 Project/ Reference: 1051 South South Lake Hollywood FL 33019

For Review By: (check all applicable spaces)

Planning Zoning Engineering Fire Water / Sewer Drainage Landscape CRA
Discipline: Structural Electrical Plumbing Mechanical Reserve Capacity Changes

From: Frank Mac mando

Address: 340 sunset DR Apt 1605
Fort Lauderdale FL 33301-2649

E-Mail Address: FM NYC 5@ad.com

Contact: _____

Phone: (954)-274-9275

Fax: () _____

PLANS SUBMITTED: (CHECK)

<input type="checkbox"/> Architectural Sheet # _____	<input type="checkbox"/> Fire Sheet # _____
<input type="checkbox"/> Structural Sheet # _____	<input type="checkbox"/> Zoning Sheet # _____
<input type="checkbox"/> Electrical Sheet # _____	<input type="checkbox"/> Engineering Sheet # _____
<input type="checkbox"/> Mechanical Sheet # _____	<input type="checkbox"/> RCC Sheet # _____
<input type="checkbox"/> Plumbing Sheet # _____	<input type="checkbox"/> Drainage Sheet # _____
<input type="checkbox"/> Water Sheet # _____	<input type="checkbox"/> Sewer Sheet # _____
<input type="checkbox"/> CRA Sheet # _____	<input type="checkbox"/> Landscape Sheet # _____

WE ARE SUBMITTING TO YOU (CHECK)

Via hand delivery postal delivery drop box
 special delivery fax copy

Email
 initial (original) set of plans
 corrected (non-permitted) plans
 revised (permitted) plans
 shop drawings:

<input type="checkbox"/> structural steel	<input type="checkbox"/> pile logs
<input type="checkbox"/> wood trusses	<input type="checkbox"/> condo/ H.O. approval
<input type="checkbox"/> glass/glazing	<input type="checkbox"/> turtle glass I.D.
<input type="checkbox"/> product approvals	<input type="checkbox"/> wind loads
<input type="checkbox"/> fire protection	<input type="checkbox"/> sub-permit
<input type="checkbox"/> other _____	<input type="checkbox"/> outside agencies

spot survey
 final survey
 energy (insulation) certification
 special inspector letter / form
 soil reports
 inspection reports
 energy calcs
 site plans
 other _____

Special Instructions

For Departmental Use Only:
 Received by: _____ Date: 3.9.17

BROWARD COUNTY UNIFORM BUILDING PERMIT APPLICATION

Select One Trade: Building Electrical Plumbing Mechanical Other
 Application Number: B17 101392 Application Date: 3-9-17

Job Address: 1051 SOUTH SOUTHLAKE DRIVE	Unit: City: HOLLYWOOD
Tax Folio No.: 5142 14 02 0960 Flood Zn: BFE: Floor Area: Job Value: 45,000	
Building Use: SINGLE FAMILY Construction Type: Occupancy Group:	
1 Present Use: SINGLR FAMILY Proposed Used: SINGLE FAMILY	
Description of Work: MARINE CONSTRUCTION (SEE ENCLOSED PLANS) <u>New batter piles and seawall</u>	
<input type="checkbox"/> New <input type="checkbox"/> Addition <input checked="" type="checkbox"/> Repair <input type="checkbox"/> Alteration <input type="checkbox"/> Demolition <input type="checkbox"/> Revision <input type="checkbox"/> Other:	
Legal Description: HOLLYWOOD LAKES	<input type="checkbox"/> Attachment

2 Property Owner: FILMORE REALTY/JEFF CORNFELD Phone: 954-540-3908 Email: JEFF@CORNFELDDGROUP
Owner's Address: 3850 HOLLYWOOD BLVD City: HOLLYWOOD State: FL Zip: 33021

3 Contracting Co.: CONTOUR MARINE Phone: 954-849-9186 Email: TOM@CONTOURMARINE
Company Address: 1040 ADAMS STREET City: HOLLYWOOD State: FL Zip: 33019
Qualifier's Name: JASON KLEIN Owner-Builder: <input type="checkbox"/> License Number: CGC1521764

4 Architect/Engineer's Name: B&B CONSULTING ENG. Phone: 772-708-7785 Email: FMNYC5@AOL.COM
Architect/Engineer's Address: 706 7TH STREET City: FORT PIERCE State: FL Zip: 34950
Bonding Company:
Bonding Company Address: City: State: Zip:
Fee Simple Titleholder's name (if other than owner):
Fee Simple Titleholder's Address (If other than owner): City: State: Zip:
Mortgage Lender's Name:
Mortgage Lender's Address: City: State: Zip:

Application is hereby made to obtain a permit to do the work and installations as indicated. I certify that no work or installation has commenced prior to the issuance of a permit and that all work will be performed to meet the standards of all laws regulating construction in this jurisdiction. I understand that a separate permit must be secured for ELECTRICAL WORK, PLUMBING, SIGNS, WELLS, POOLS, FURNACES, BOILERS, HEATERS, TANKS, and AIR CONDITIONERS, etc.

OWNER'S AFFIDAVIT: I certify that all the foregoing information is accurate and that all work will be done in compliance with all applicable laws regulating construction and zoning.

WARNING TO OWNER: YOUR FAILURE TO RECORD A NOTICE OF COMMENCEMENT MAY RESULT IN YOUR PAYING TWICE FOR IMPROVEMENTS TO YOUR PROPERTY. A NOTICE OF COMMENCEMENT MUST BE RECORDED AND POSTED ON THE JOB SITE BEFORE THE FIRST INSPECTION. IF YOU INTEND TO OBTAIN FINANCING, CONSULT WITH YOUR LENDER OR AN ATTORNEY BEFORE COMMENCING WORK OR RECORDING YOUR NOTICE OF COMMENCEMENT.

X [Signature]
 Signature of Property Owner or Agent

X [Signature]
 Signature of Qualifier

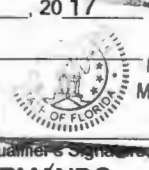
STATE OF FLORIDA
 COUNTY OF BROWARD

STATE OF FLORIDA
 COUNTY OF BROWARD

Sworn to (or affirmed) and subscribed before me this 30 day of JANUARY, 2017 by

Sworn to (or affirmed) and subscribed before me this 28 day of NOVEMBER, 2017 by

 JEFFERY CORNFELD
 (Type / Print Property Owner or Agent Name)
 NOTARY'S SIGNATURE as to Owner or Agent's Signature
 Notary Name FRANK MORMANDO
 (Print, Type or Stamp Notary's Name)

 JASON KLEIN
 (Type / Print Qualifier's Name)
 NOTARY'S SIGNATURE as to Qualifier's Signature
 Notary Name FRANK MORMANDO
 (Print, Type or Stamp Notary's Name)

Personally Known or Produced Identification _____

Personally Known or Produced Identification _____

Type of Identification Produced _____

Type of Identification Produced _____

APPROVED BY: [Signature] Permit Officer Issue Date: 3-9-17 Code in Effect: _____

A jurisdiction may use a supplemental page requesting additional information and citing other conditions, please inquire.
 Note: If any development work as described in FS 380.04 Sec. 2 a-g is to be performed, a development permit must be obtained prior to the issuance of a building permit.



City of Hollywood
BUILDING DIVISION
CASH RECEIPT

Date: AP 3-9-17

Receipt No: AK 3745

Address of work to be performed: 1051 S Southlake Dr.

Permit Number: B17-101392

<u>DESCRIPTION</u>	<u>CD</u>	<u>AMOUNT</u>
Permit Issuance/Renewal - Structural	8000	_____
Permit Issuance/Renewal - Electrical	8100	_____
Permit Issuance/Renewal - Mechanical	8300	_____
Permit Issuance/Renewal - Plumbing	8200	_____
County Surcharge - Structural	8500	_____
County Surcharge - Electrical	8501	_____
County Surcharge - Mechanical	8503	_____
County Surcharge - Plumbing	8502	_____
State Surcharge Fee	8600	_____
Overtime Fee - Inspector	8724	_____
Certificate of Occupancy	8450	_____
Certificate of Completion	8455	_____
Building Plans Processing Fee	8700	<u>20.00</u>
Penalty - Work W/O Permit - Structural	8010	_____
Penalty - Work W/O Permit - Electrical	8110	_____
Penalty - Work W/O Permit - Mechanical	8310	_____
Penalty - Work W/O Permit - Plumbing	8210	_____
Permit Card Replacement	8020	_____
Miscellaneous—Other Charges	9930	_____
Building Microfilm Search of Copies	8015	_____
Reinspection Fee (B, E, M, P)	8710	_____
40 Year Building Safety Inspection	8420	_____
Expedited Plan Review	8902	_____
Change of Contractor	8410	_____
Plan Revision Fee	8002	_____
Fire Assessment Fee	9325	_____
Early Start Request	8903	_____
Park Impact Fee	9597	_____
Permit Extension Fee	8904	_____
Total		<u>20.00</u>

Received By: [Signature]

AFTER RECORDING - RETURN TO:

2

B17-101392

PERMIT NUMBER:

NOTICE OF COMMENCEMENT

The undersigned hereby given notice that improvement will be made to certain real property, and in accordance with Chapter 713, Florida Statutes the following information is provided in the Notice of Commencement.

1. DESCRIPTION OF PROPERTY (Legal description & street address, if available) TAX FOLIO NO.: 5142 14 02 0980

SUBDIVISION HOLLYWOOD LAKES SECTION BLOCK _____ TRACT _____ LOT _____ BLDG _____ UNIT _____

1051 SOUTH SOUTH LAKE HOLLYWOOD, FLORIDA 33019

2. GENERAL DESCRIPTION OF IMPROVEMENT:
MARINE CONSTRUCTION

3. OWNER INFORMATION: a. Name FILMORE REALTY GROUP

b. Address 3850 HOLLYWOOD BLVD. #400 HOLLYWOOD, FLORIDA 33021 c. Interest in property _____

d. Name and address of the simple titleholder (if other than Owner) _____

4. CONTRACTOR'S NAME, ADDRESS AND PHONE NUMBER:
CONTOUR MARINE 1040 ADAMS STREET FORT LAUDEDALE, FLORIDA 33301

5. SURETY'S NAME, ADDRESS AND PHONE NUMBER AND BOND AMOUNT: _____

6. LENDER'S NAME, ADDRESS AND PHONE NUMBER: _____

7. Persons within the State of Florida designated by Owner upon whom notices or other documents may be served as provided by Section 713.13 (1) (a) 7., Florida Statutes:
NAME, ADDRESS AND PHONE NUMBER: _____

8. In addition to himself or herself, Owner designates the following to receive a copy of the Lienor's Notice as provided in Section 713.13 (1) (b), Florida Statutes:
NAME, ADDRESS AND PHONE NUMBER: _____

9. Expiration date of notice of commencement (the expiration date is 1 year from the date of recording unless a different date is specified): _____, 20____

WARNING TO OWNER: ANY PAYMENTS MADE BY THE OWNER AFTER THE EXPIRATION OF THE NOTICE OF COMMENCEMENT ARE CONSIDERED IMPROPER PAYMENTS UNDER CHAPTER 713, PART I, SECTION 713.13, FLORIDA STATUTES, AND CAN RESULT IN YOUR PAYING TWICE FOR IMPROVEMENTS TO YOUR PROPERTY. A NOTICE OF COMMENCEMENT MUST BE RECORDED AND POSTED ON THE JOB SITE BEFORE THE FIRST INSPECTION. IF YOU INTEND TO OBTAIN FINANCING, CONSULT WITH YOUR LENDER OR AN ATTORNEY BEFORE COMMENCING WORK OR RECORDING YOUR NOTICE OF COMMENCEMENT.

Signature of Owner or Owner's Authorized Officer/Director/Partner/Manager

Print Name and Provide Signatory's Title/Office

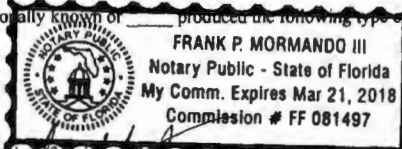
State of Florida
County of Broward

The foregoing instrument was acknowledged before me this _____ day of _____, 20____

By JEFFERY COLWELD as _____ (type of authority, ... e.g. officer, trustee, attorney in fact)

For FILMORE REALTY (name of party on behalf of whom instrument was executed)

Personally known or _____ produced the following type of identification: _____



(Signature of Notary Public)

Under Penalties of perjury, I declare that I have read the foregoing and that the facts in it are true to the best of my knowledge and belief (Section 92.525, Florida Statutes).

Signature(s) of Owner(s) or Owner(s)' Authorized Officer/Director / Partner/Manager who signed above:

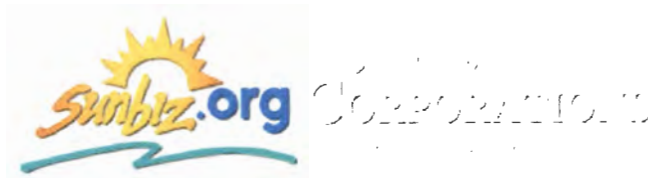
By _____ By _____

Rev. 08-09-07 (S Recording)



By [Signature] County Administrator, 2017
I hereby certify this document to be a true, correct and complete copy of the record filed in my office. Dated this 9th day of March, 2017.
Deputy Clerk

1



[Department of State](#) / [Division of Corporations](#) / [Search Records](#) / [Detail By Document Number](#)

Detail by Entity Name

Florida Profit Corporation
FILMORE REALTY CORP.

Filing Information

Document Number 260535
FEI/EIN Number 59-1010184
Date Filed 07/03/1962
State FL
Status ACTIVE

Principal Address

3850 HOLLYWOOD BLVD.
 SUITE #400
 HOLLYWOOD, FL 33021

Changed: 06/06/1989

Mailing Address

3850 HOLLYWOOD BLVD.
 SUITE #400
 HOLLYWOOD, FL 33021

Changed: 06/06/1989

Registered Agent Name & Address

ZEMEL, FRANKLIN L
 C/O ARNSTEIN & LEHR LLP
 200 EAST LAS OLAS BLVD., SUITE 1000
 FORT LAUDERDALE, FL 33301

Name Changed: 04/26/2011

Address Changed: 04/09/2015

Officer/Director Detail

Name & Address

Title VP

JEFFREY, CORNFELD D
 3850 HOLLYWOOD BLVD #400
 HOLLYWOOD, FL





Site Address	1051 S SOUTHLAKE DRIVE, HOLLYWOOD 33019	ID #	5142 14 02 0960
Property Owner	FILMORE REALTY CORP 954-989-2000	Millage	0513
Mailing Address	3850 HOLLYWOOD BLVD #400 HOLLYWOOD FL 33021	Use	00

Abbreviated Legal Description	HOLLYWOOD LAKES SECTION 1-32 B LOT 28 AND E1/2 OF LOT 29, BLK 54 TOG WITH PART OF MADISON ST AND PART OF BLK 77, BOUNDED ON S BY N/L OF BLK 54, ON N BY BLK 76, ON E BY THE NLY EXTENDED E/L OF LOT 28, ON THE W BY THE NLY EXTENDED W/L OF THE E1/2 OF LOT 29, LESS S 30 FOR ROAD RW
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The just values displayed below were set in compliance with **Sec. 193.011, Fla. Stat.**, and include a reduction for costs of sale and other adjustments required by **Sec. 193.011(8)**.

Property Assessment Values					
Click here to see 2016 Exemptions and Taxable Values to be reflected on the Nov. 1, 2016 tax bill.					
Year	Land	Building	Just / Market Value	Assessed / SOH Value	Tax
2017	\$1,232,260		\$1,232,260	\$1,232,260	
2016	\$1,232,260		\$1,232,260	\$1,232,260	\$26,276.70
2015	\$1,140,990		\$1,140,990	\$1,140,990	\$24,889.21

2017 Exemptions and Taxable Values by Taxing Authority				
	County	School Board	Municipal	Independent
Just Value	\$1,232,260	\$1,232,260	\$1,232,260	\$1,232,260
Portability	0	0	0	0
Assessed/SOH	\$1,232,260	\$1,232,260	\$1,232,260	\$1,232,260
Homestead	0	0	0	0
Add. Homestead	0	0	0	0
Wid/Vet/Dis	0	0	0	0
Senior	0	0	0	0
Exempt Type	0	0	0	0
Taxable	\$1,232,260	\$1,232,260	\$1,232,260	\$1,232,260

Sales History			
Date	Type	Price	Book/Page or CIN
10/19/2016	CE*-D	\$200	114033386
12/2/2013	SW*-E	\$2,700,000	111961858
4/26/2007	WD*-Q	\$3,100,000	44061 / 251
4/16/2007	WD*-T	\$100	43955 / 413
6/30/2004	WD*	\$3,000,000	37793 / 750

Land Calculations		
Price	Factor	Type
\$70.21	17,551	SF
Adj. Bldg. S.F.		

* Denotes Multi-Parcel Sale (See Deed)

Special Assessments								
Fire	Garb	Light	Drain	Impr	Safe	Storm	Clean	Misc
05								
L								

FORM FOR "SPECIAL BUILDING INSPECTOR"
SECTION 110.10 - BROWARD COUNTY ADMINISTRATIVE CODE
AND THE FLORIDA BUILDING CODE, 5th Edition (2014)

NOTICE TO PROPERTY OWNER:

You are hereby directed in accordance with Section 110.10.1 or 110.10.2 of the Broward County Administrative Code and the Florida Building Code to retain a Special Structural Inspector (A Florida Registered Architect or Licensed Engineer) to perform the following mandatory or discretionary inspections, as outlined in Section 110.10 of the Florida Building Code and submit progress reports, inspections reports, and a Certificate of Compliance to the Building Official as per Sections 110.10.6 and 110.10.7 of the Florida Building Code.

Note: The Building Official determines which discretionary inspections are to be delegated.

DATE: 3/8/2017 IDENTIFICATION, CONTROL OR BUILDING PERMIT # _____
 PROJECT NAME: FILMORA REALTY MIAMI'VE COURT
 JOB ADDRESS: 16511 S SOUTH LAKE AVE ZIP: 33019
 LEGAL DESCRIPTION: HOLLYWOOD LAKES FOLIO #: 5142-14-02 0960

A. MANDATORY INSPECTIONS TYPE BY CODE:

- 1) Precast Concrete Units – Section 110.10.2.1 Yes No
- 2) Reinforced Unit Masonry – Section 110.10.2.2 (per ACI 530.1-13-Level B Quality Assurance)*
 *unless noted otherwise on plan..... Yes No
- 3) Connections – 110.10.2.3 Yes No
- 4) Metal System Buildings – Section 110.10.2.4..... Yes No
- 5) Smoke Control Systems – Section 110.10.2.5..... Yes No

B. DISCRETIONARY INSPECTION TYPE BY BUILDING OFFICIAL:

- 1) Building Structures or part thereof of Unusual Size, Height, Design or Method of Construction and
 Critical Structural Connections – Section 110.10.1.1 Yes No
- 2) Windows, Glass Doors and Curtain Walls on buildings over two (2) stories – Section 110.10.1.1 Yes No
- 3) Pile Driving Only – Section 110.10.1.1 Yes No
- 4) Precast Concrete Units – Section 110.10.2.1 Yes No
- 5) Reinforced Unit masonry – Sections 110.10.2.2 Yes No
- 6) Other..... Yes No

C. MANDATORY DOCUMENTATION

- 1) Inspection schedule stating the specific inspection that will be made and at what phase of construction must be submitted with this application.
- 2) Progress Report/Inspection reports during construction in accordance with Section 110.10.6.
- 3) Certificate of Compliance must be submitted prior to the scheduling of the final building inspection, Section 110.10.7.

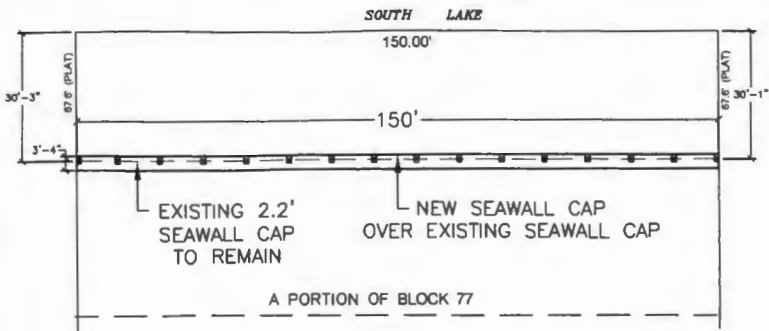
ACKNOWLEDGMENT

Owner's Signature: [Signature] Permit Holder's Signature: [Signature]
 Printed Name: SHARLY COLWELL Printed Name: JASON KLIN
 License # (if applicable): _____ License #: egc-1521764

SPECIAL BUILDING INSPECTOR:

Registered Architect and/or Licensed Engineer
 Signature of Special Building Inspector, Embossed Seal AND Date: [Signature] 2/7/17
 Printed Name of Special Building Inspector: Oscar Bermudez
 Address of Special Building Inspector: 2237 Woods Edge Cir. Orlando, FL 32817
 State of Florida Registration # 35194 Fax # _____ Telephone # 712-708-7785
 Date: _____

Building Official (or designated representative)



PLAN VIEW
SCALE- N.T.S.



LOCATION MAP

GENERAL NOTES

GENERAL

ALL ELEVATION ON PLANS REFER TO THE NATIONAL GEODETIC VERTICAL DATUM (N.G.V.D.) OF 1929.

ALL DIMENSIONS ON PLANS ARE SUBJECT TO VERIFICATION IN THE FIELD. IT IS THE INTENT OF THESE PLANS TO BE IN ACCORDANCE WITH APPLICABLE CODES AND AUTHORITIES HAVING JURISDICTION. ANY DISCREPANCIES BETWEEN THESE PLANS AND APPLICABLE CODES SHALL BE IMMEDIATELY BROUGHT TO THE ATTENTION OF DESIGN CONSULTANT AND THE ENGINEER BEFORE PROCEEDING WITH WORK.

IT IS THE INTENT OF THESE PLANS AND THE RESPONSIBILITY OF THE CONTRACTOR TO COMPLY WITH LOCAL, STATE AND FEDERAL ENVIRONMENTAL AND BUILDING PERMIT ISSUED FOR THIS PROJECT. IT SHALL BE THE CONTRACTORS RESPONSIBILITY TO FAMILIARIZE AND GOVERN HIMSELF BY ALL PROVISIONS OF THESE PERMITS.

THE WORK SPECIFIED HEREIN HAS BEEN DESIGNED & ALL WORK SHALL BE IN ACCORDANCE WITH STRUCTURAL PROVISIONS OF THE 5TH EDITION 2014 FLORIDA BUILDING CODE.

HARDWARE

- 1. ALL MISCELLANEOUS STEEL COMPONENTS, BOLTS AND HARDWARE SHALL BE TYPE 316 STAINLESS STEEL UNLESS OTHERWISE SPECIFIED ON PLANS.

PRECAST CONCRETE PILING

- 1. PRECAST CONCRETE DOCK PILES SHALL BE 12'x12' PILES W/5000 PSI MIN. CONCRETE 4-7/16' DIAMETER 270 KSI ASTM A416 LOW-LAX STRANDS W/24' MIN. CONCRETE COVE TO TIES DRIVEN TO A MINIMUM BEARING CAPACITY OF 25 TONS WITH 12' MINIMUM PENETRATION INTO MATERIAL BELOW SILT LAYER
- 2. PILES SHALL BE CUT OFF AT ELEVATIONS SHOWN ON THE PLANS @ SECTION

WOOD

- 1. PRIMARY WOOD FRAMING MEMBERS SHALL BE NO. 2 PRESSURE TREATED SOUTHERN PINE OR BETTER. (FB=1050 PSI MINIMUM)

MISCELLANEOUS

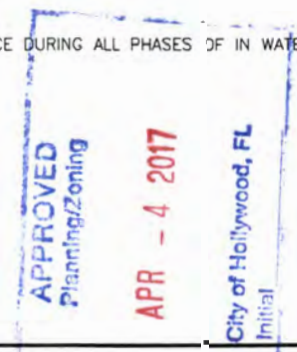
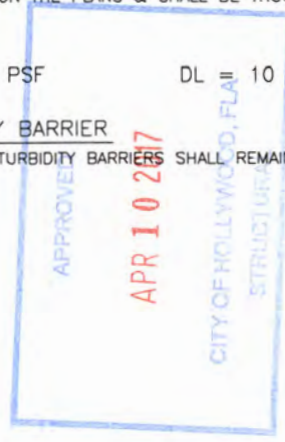
- 1. FASTENERS EMBEDDED INTO CONCRETE STRUCTURES SHALL BE ANCHORED WITH TWO-PART EPOXY ADHESIVE (RAWL-CHEM-FAST CARRIDGE SYSTEM OR EQUAL). ANCHOR HOLES SHALL BE DRILLED TO 1/8" GREATER THAN THE SPECIFIED FASTENER SIZE. HOLES SHALL BE DRILLED TO A MINIMUM DEPTH SHOWN ON THE PLANS & SHALL BE THOUGHLY CLEANED OUT AND DRY PRIOR TO INJECTION OF EPOXY.

LOADS

LL= 40 PSF DL = 10 PSF

TURBIDITY BARRIER

APPROVED TURBIDITY BARRIERS SHALL REMAIN IN PLACE DURING ALL PHASES OF IN WATER CONSTRUCTION.



Date: 2/1/14

OSCAR M. BERMUDEZ, P.E., Reg. Florida No. 55144

Cornfeld Group, Inc. 1051 S. Southlake Drive Hollywood, Florida

NO.	REVISION	DATE

SCALE	DATE	DWG. BY	REVISED	REISS. DATE	ACAD. FILE
1"=20'	02/03/17				

FILE NEW 150' CONCRETE SEAWALL CAP

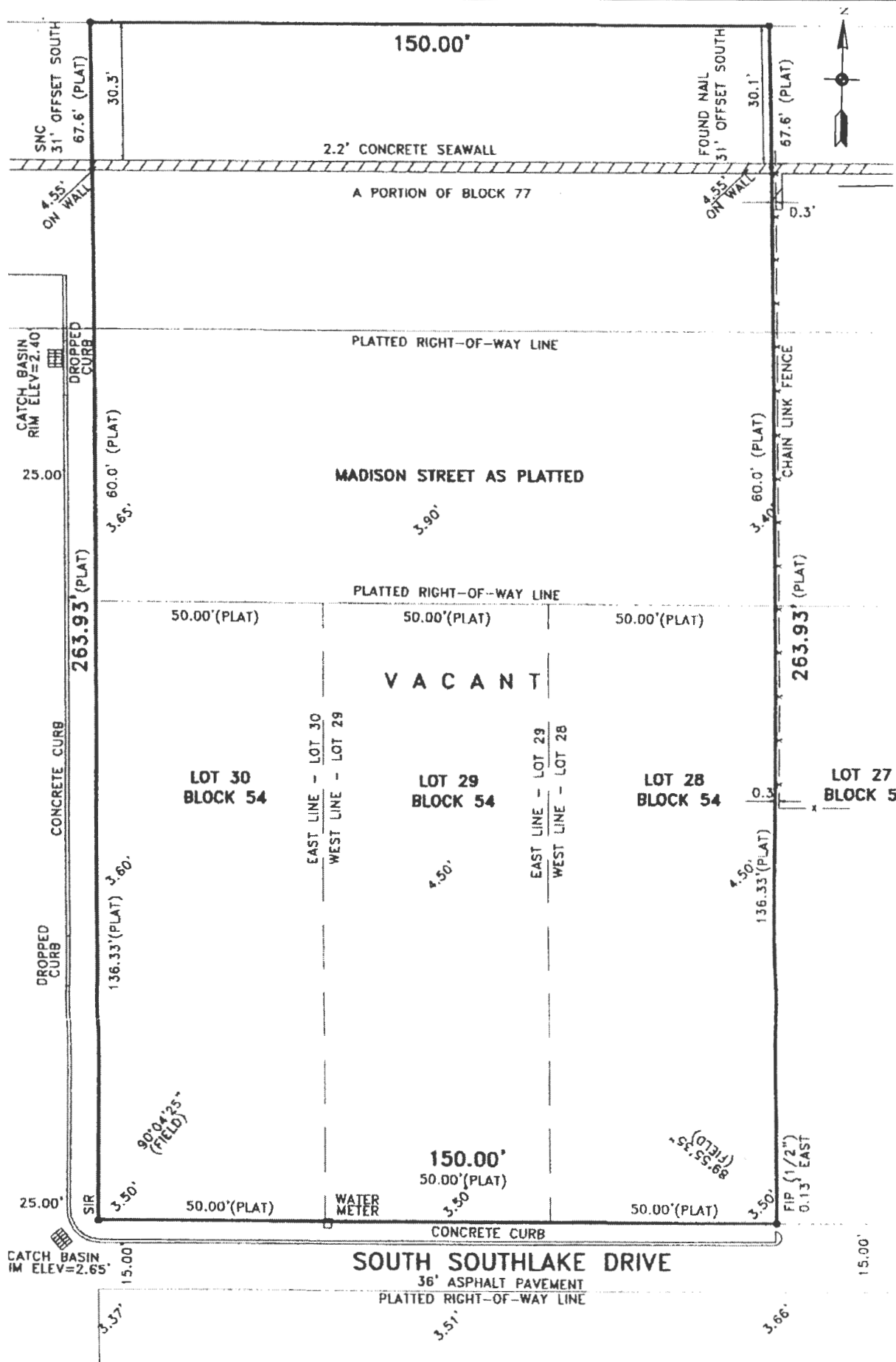
PROJECT Cornfeld Group
1051 S. Southlake Drive
Hollywood, Florida

DATE 1/23

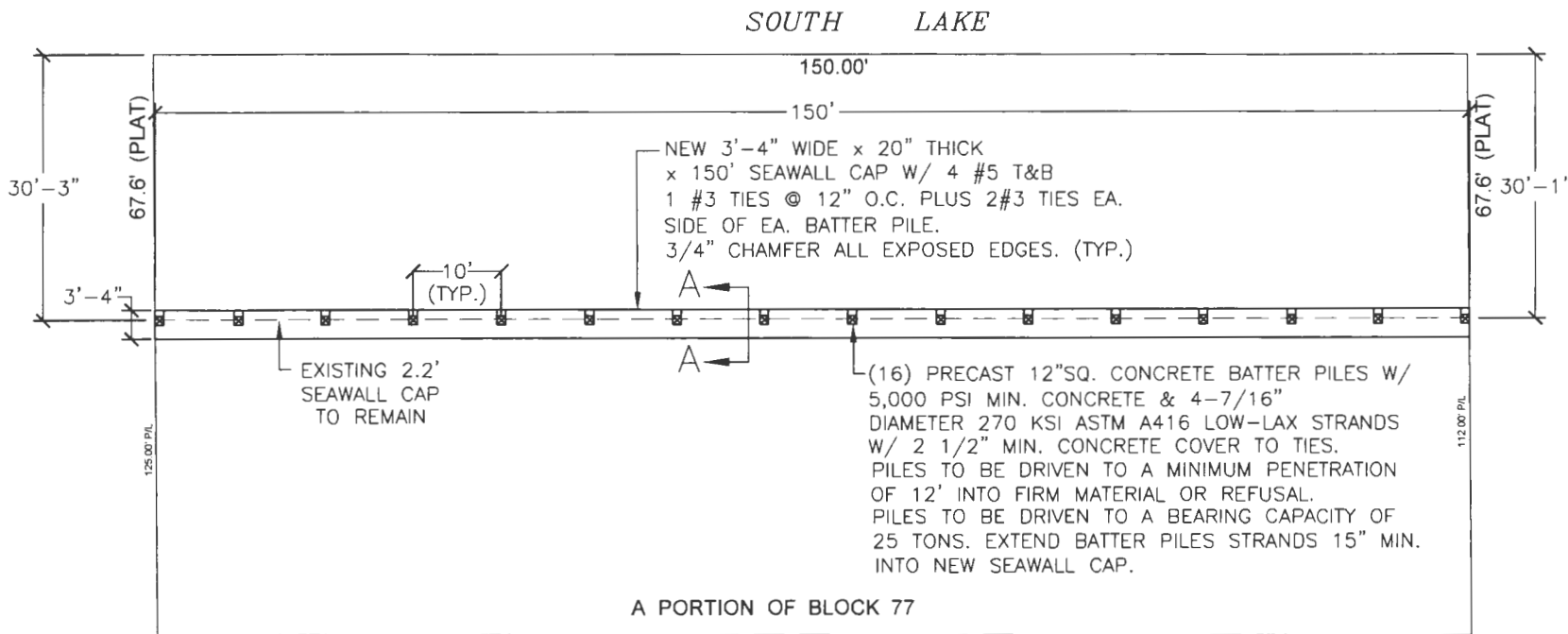
REVISION 1

S-1

SCALE 1 = 30
SITE PLAN



	TITLE	SCALE: 1" = 30'	No.	REVISION	DATE	OSCAR M. BERMUDEZ, P.E., P.E. Reg. Florida No. 55175 <i>Oscar M. Bermudez</i> B&B Consulting Engineers 2337 Woodside Edge Circle Orlando Florida 32817 (772)-708-7785 (772)-708-7787	
	PROJECT:	DATE: 01/21/17					Date: 2/7/17
		DWG BY: Linda Ruffe					
		REVISED:					
		BIDS DATE:					
	ACAD FILE:						



PLAN VIEW

SCALE 1/8"=1'-0"

THE WORK SPECIFIED HEREIN HAS BEEN DESIGNED & ALL WORK SHALL BE IN ACCORDANCE
WITH STRUCTURAL PROVISIONS OF THE 5th EDITION 2014 FLORIDA BUILDING CODE.
APPROVED TURBIDITY BARRIERS SHALL REMAIN IN PLACE DURING ALL PHASES OF IN WATER CONSTRUCTION.

Date: *MLB*

Oscar M. Bermudez

OSCAR M. BERMUDEZ, P.E., P.E.
Reg. Florida No. 55144

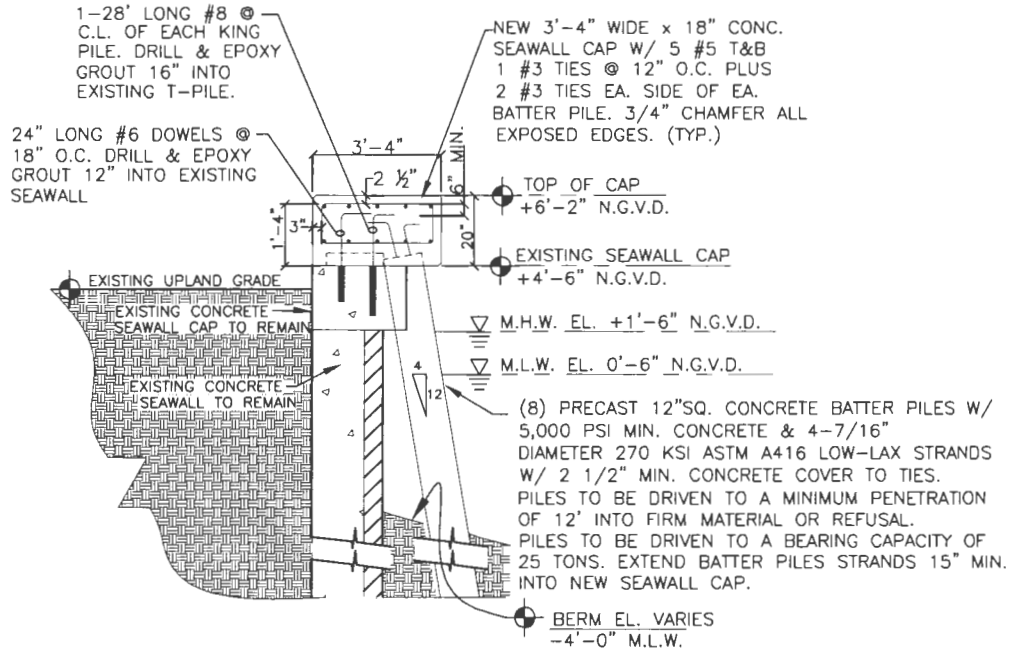
Oscar M. Bermudez, P.E.
2035
Columbus Road, Suite 100
Tallahassee, Florida 32310
(904) 785-7765 (904) 785-7767

SCALE	DATE	CHK BY	REVISED	BOS DATE	ACAD FILE
1/8"=1'-0"	07/21/17				
No	REVISION				

DATE	PROJECT
S-3	DATE

NO CHANGES IN UPLAND GRADE/ ELEVATION.
 PROPOSED SITE IMPROVEMENTS WILL NOT
 ADVERSELY AFFECT NEIGHBORING PROPERTIES
 AND RIGHT OF WAY. STORM WATER RUNOFF TO
 REMAIN ON SITE

NOTE:
 3" STEEL CLEAR COVER TO CONCRETE



VIEW A-A
 N.T.S.

THE WORK SPECIFIED HEREIN HAS BEEN DESIGNED & ALL WORK SHALL BE IN ACCORDANCE
 WITH STRUCTURAL PROVISIONS OF THE 5th EDITION 2014 FLORIDA BUILDING CODE.
 APPROVED TURBIDITY BARRIERS SHALL REMAIN IN PLACE DURING ALL PHASES OF IN WATER CONSTRUCTION.

Date: 2/7/14

OSCAR M. BERMUDEZ, P.E., P.E.
 Reg. Florida No. 55154

Oscar M. Bermudez
 OMB Consulting Engineers
 3217 N.W. 13th Ave.
 Ft. Lauderdale, FL 33311
 (772) 708-7785

DATE	REVISION	NO.	NTS	SCALE
			01/21/17	DATE
			Lead Rite	DWG BY
				REVISED
				BOS DATE
				AC-D FILE

NEW 75' CONCRETE SEAWALL CAP
 AND NEW 60' WOOD DOCK

Michael Sher
 2380 BAYVIEW LANE
 NORTH MIAMI, FL 33181

DRAWING NO
S-4

REVISION
 1

DATE
 1/23



Environmental Protection and Growth Management Department
PLANNING AND DEVELOPMENT MANAGEMENT DIVISION
1 North University Drive, Building A, Suite 102 Plantation, Florida 33324 954-357-6666 FAX 954-357-6521

Broward County Environmental Review Approval Certificate

Issue Date: 2/14/2017

ER Review #: 000403958

Title of Drawings: Filmore Realty Marine Construction

Project#: Fill 100

Plan Last Revision Date: 02-FEB-17

Bldg Dept Jurisdiction: Hollywood

Legal Description: Plat Name: HOLLYWOOD LAKES SECTION **Lot:** 28-29 **Block:** 54

Address: 1051 S SOUTHLAKE DRIVE, Hollywood, Fl. 33019

Construction Type: Other

This approval is issued in accordance with Sec. 27.66 of the Broward County Natural Resource Protection Code. This approval is specific for the plans and description described on this approval, any changes in footprint, Lot #, or bedrooms or use will require a new approval.

APPROVED

- ATTENTION** THE BUILDING DEPARTMENT IS NOT REQUIRED TO ELECTRONICALLY UPDATE BUILDING PERMIT AND CO FOR THIS PROJECT
- COMMENTS** INSTALL NEW BATTER PILES AND SEAWALL CAP.

If a building permit is not applied for within 30 days of the Environmental Review Approval, plans must be re-submitted to the Planning and Development Management Division for re-evaluation.

Environmental Reviewer Name: Greg Whitaker



Environmental Protection and Growth Management Department
 PLANNING AND DEVELOPMENT MANAGEMENT DIVISION
 1 North University Drive, Building A, Suite 102 Plantation, Florida 33324 954-357-6666 FAX 954-357-6521

Broward County Transportation Concurrency Satisfaction Certificate

*** Please note that this approval does not constitute Environmental Review Approval. You will still need the Environmental Approval Certificate to submit to the Building Department.**

Issue Date: 02/14/2017

DR Review #: 0050180

Application Number: 000403958

Title of Drawings: Filmore Realty Marine Construction

Project#: Fill 100

Plan Last Revision Date: 02-FEB-17

Bldg Dept Jurisdiction: Hollywood

Legal Description: Plat Name: HOLLYWOOD LAKES SECTION
 Plat Number: Book: 1 Page: 32

Lot: 28-29 **Block:** 54

Address: 1051 S SOUTHLAKE DRIVE, Hollywood, Fl. 33019

Construction Type: Other

This approval is issued in accordance with Sec. 27.66 of the Broward County Natural Resource Protection Code. This approval is specific for the plans and description described on this approval. Any changes in footprint, Lot #, or bedrooms or use will require a new approval.

Development Review

BUILDING OFFICIAL: No Impact/Concurrency Fees Due to Broward County Planning & Development Management Division
 INSTALLATION OF NEW BATTER PILES AND SEAWALL CAP
 Receipt# 0050180

TRANSPORTATION CONCURRENCY SATISFACTION: Certificate is hereby issued

*Any revision to these plans requires a new development review by the division.

If a building permit is not applied for within 30 days of the Environmental Review Approval, plans must be re-submitted to the Planning and Development Management Division for re-evaluation.

Development Reviewer Name: Kim Marcellus



Environmental Protection and Growth Management Department
ENVIRONMENTAL LICENSING and BUILDING PERMITTING DIVISION
1 North University Drive, Suite 201-A Plantation, FL 33324
Phone: 954-519-1483 Fax: 954-519-1412

BROWARD COUNTY
Environmental Licensing and Building Permitting Division
ENVIRONMENTAL RESOURCE GENERAL LICENSE

GL-HWD1702-019

Broward County Code(s): 27-336(a)(1)b., 27-336(a)(1)f.

Applicant: Jeffery Cornfeld

1051 S SOUTH LAKE DR, Hollywood

Description: Installation of new batter piles and seawall cap.

Issue Date: 02/13/2017

Expiration Date: 02/13/2019

The above project has been reviewed and was verified to meet the criteria outlined in Chapter 27-336(a)(1) of the Broward County Natural Resource Protection Code for the issuance of this Environmental Resource General License (GL). This approval is specific for the plans and description described on this verification. Any changes to project footprint, design or size must be reviewed by the Department and may require additional licensing.

Construction shall be in accordance with the submitted Application, the approved plans and the attached General Conditions. This approval does not authorize impacts to natural resources (mangroves, sea grasses, etc). Failure to comply with the license conditions may result in suspension or revocation of the license and/or enforcement actions.

Issuance of this license does not relieve the licensee from obtaining any other required federal, state or local permits or authorizations required for this project prior to commencement.

Per Section 27-58(b)(9), "The licensee, by acceptance of this license, specifically agrees to allow access and shall allow access to the licensed source, activity, or facility at times to the COUNTY personnel for the purposes of inspection and testing to determine compliance with this license and this chapter."

Aquatic and Wetland Resources Reviewer: Brandon Justice

Telephone: (954) 519-1228

email: bjustice@broward.org

1. The terms, conditions, requirements, limitations and restrictions set forth herein are accepted by the licensee and enforceable by EPGMD pursuant to this chapter. EPGMD will review this license periodically and may revoke the license, initiate administrative and/or judicial action for any violation of the conditions by the licensee, its agents, employees, servants or representatives or principals.
2. This license is valid only for the specific uses set forth in the license application, and any deviation from the approved uses may constitute grounds for revocation and enforcement action by EPGMD.
3. In the event the licensee is temporarily unable to comply with any of the conditions of the license, the licensee shall notify EPGMD within twelve (12) hours. Within five (5) working days of the event, the licensee shall submit a written report to EPGMD that describes the incident, its cause, the measures being taken to correct the problem and prevent its reoccurrence, the owner's intention toward repair, replacement, and reconstruction of destroyed facilities, and a schedule of action leading toward operation within the license conditions.
4. The issuance of this license does not convey any vested rights or exclusive privileges, nor does it authorize any injury to public or private property or any invasion of personal rights, or any violations of federal, state or local laws or regulations.
5. This license must be available for inspection on the licensee's premises during the entire life of the license.
6. By accepting this license, the licensee understands and agrees that all records, notes, monitoring data and other information relating to the construction or operation of this permitted source, that are submitted to EPGMD, may be used by EPGMD as evidence in any enforcement proceeding arising under Chapter 27, except where such use is prohibited by § 403.111, F.S.
7. The licensee agrees to comply with Chapter 27, as amended.
8. Any new owner of a licensed facility shall apply by letter for a transfer of license within thirty (30) days after sale or legal transfer. The transferor shall remain liable for performance in accordance with the license until the transferee applies for, and is granted the transfer of license. The transferee shall also be liable for performance in accordance with the license.
9. The licensee, by acceptance of this license, specifically agrees to allow access to the licensed source at reasonable times by EPGMD personnel for the purposes of inspection and testing to determine compliance with this license and this Chapter 27.
10. This license does not constitute a waiver or approval of any other license that may be required for other aspects of the total project.
11. If the licensee wishes to renew a license or extend its term, the licensee shall make application sixty (60) days prior to its expiration. Expired licenses are not renewable.
12. In addition to the general conditions set forth above, each license issued by EPGMD shall contain specific conditions determined by site conditions and requirements pursuant to the regulations as determined by the director of EPGMD. The licensee agrees that specific conditions are enforceable by EPGMD for any violation thereof.
13. Enforcement of the terms and provisions of this license shall be at the reasonable discretion of EPD, and any forbearance on behalf of EPD to exercise its rights hereunder in the event of any breach by the licensee shall not be deemed or construed to be a waiver of EPD's rights hereunder.

Standard Specific Conditions
(Required for all licenses)

GL-HWD1702-019

1. Notify EPD in writing a minimum of forty-eight (48) hours prior to project commencement and a maximum of forty-eight (48) hours after project completion.
2. Notify the Department immediately in the event of any project-caused environmental problem(s).
3. All project generated solid waste and/or spoil material must be disposed of in a suitable
4. Turbidity screens or equivalent shall be properly deployed and maintained as necessary during construction activities so that turbidity levels do not exceed twenty-nine (29) NTU's above natural background fifty (50) feet downstream of project.
5. Only clean fill and clean demolition materials shall be placed in the water bodies being filled. Clean demolition materials include things such as brick, stone, ceramic and concrete rubble which are uncontaminated by other materials. Any fill material used shall be free of garbage, rubbish, refuse, asphalt, hazardous materials, organic matter such (as) wood, lumber, tree or tree trimmings, or other contaminants. The disposal of any putrescible or deleterious debris in any water body is prohibited.
6. This license does not eliminate the necessity to obtain any required federal, state, local or special district permit/license/approval prior to the start of any activity authorized by this license.

Project Specific Conditions

GL-HWD1702-019

1. All watercraft associated with the construction and use of the permitted structure shall only operate within waters of sufficient depth so as to preclude bottom scouring or prop dredging. Specifically, there shall be a minimum 12-inch clearance between the deepest draft of the vessel (with the motor in the down position) and the top of any submerged resources or canal bottom at mean low water.
2. Backfill material shall be clean fill as defined by Section 27-332 of Broward County's Code.
3. No dredging other than that required for proper installation of the proposed seawall as authorized by this license.
4. The seawall wetface shall be located within 1' of the existing seawall wetface and shall be constructed as shown on the attached drawings. The seawall returns shall not conflict with any existing setbacks or drainage or other utility easements.
5. Turbidity levels shall be monitored and recorded if a visible turbidity plume is observed leaving the site during construction activities. If monitoring reveals that turbidity levels exceed 29 NTU's above natural background 50 feet downstream of the point of discharge, project activities shall immediately cease, and work shall not resume until turbidity levels drop to within these limits [62-302.530(69) FAC].

6. Turbidity screens, silt fences, or equivalent shall be properly employed and maintained as necessary to effectively contain suspended sediments and/or runoff during construction activities. Dredging, filling, excavation, seawall removal, seawall construction, and other projects which result in similar degrees of disturbance to wet sediments shall in all cases employ turbidity control measures designed to effectively enclose the entire work area. Connected turbidity curtain segments shall be overlapped and tied at the top and bottom so as to prevent turbidity from escaping through gaps between segments.

**APPLICATION FOR AN ENVIRONMENTAL RESOURCE
GENERAL LICENSE**

Mailing Address:

Planning & Environmental Regulation Department
1 North University Drive, Suite 201
Plantation, Florida 33324

Application Fee: \$ 100.00

Make Check payable to:
Broward County Board of
County Commissioners

To be completed by Department Staff:

Fee Statement No: _____

License No: _____

Questions 1 - 9 must be completed. The submittal of the following information with the application will help ensure timely processing and is necessary for staff to effectively evaluate each proposed project:

- The correct number of signed & sealed plans you will need for the city, contractor, etc.
plus one copy for the county to retain on 8 1/2 x 11" paper
- A copy of a property survey clearly depicting the **existing** conditions. Please be sure all over water structures are clearly labeled with the dimensions as **measured from the wet face of the seawall**.
- Photographs of existing conditions, if possible (*to be kept by THE COUNTY*);
- A location / street map with the project site identified;
- Proof of ownership or sufficient interest in the project property;
- Plan view and cross-sectional drawings showing the proposed project to include:
 - accurate dimension of length and width for **all structures** over water measured **from the wet face of the seawall** (seawall cap, docks, boardwalks, boatlifts, floating docks, etc.)
 - the Mean High Water Level (MHW), Mean Low Water and substrate elevation (referenced to NGVD or Mean Sea Level)
 - the height of the proposed dock above MHW
 - name and width of water body
 - presence of any **wetland** or **benthic** (seagrasses, oysters, etc.) communities;
- If maintenance dredging is proposed, please provide:
 - documentation of original dredged depth
 - plan view of dredging location, with approximate dimensions
 - cross-sectional drawings depicting historical, existing and proposed conditions with elevations labeled.
 - amount of material to be removed (in cubic yards); and,
- If the proposed project will be constructed on property owned by a homeowners or condominium association, a letter from the association approving the project is required.

1. **Agent processing application:** Frank Mormando / Bottom Line Construction Mgmt

Street: 340 Sunset Drive Suite 1605

City: Fort Lauderdale State: Florida Zip: 33301

Telephone: 954-274-9275 Fax: 954-274-9275

Email: FMNYC@AOL.com

SELECT ONE: Mail license back: _____ Hold for pick-up: _____ **X** _____

2. **Contractor to do work:** Contour Marine

Street: 1040 Adams Street

City: Hollywood State: Florida Zip: 333012

Telephone: 954-274-9275 Fax: 954-274-9275

Email: TOM@CONTOURMARINE.COM

3. **Property Owner Name:** FILMORE REALTY GROUP/JEFFERY CORNFELD

Street: 3850 HOLLYWOOD BLVD SUITE 400

City: HOLLYWOOD BEACH State: Florida Zip: 33021

Telephone: 954-989-2000 Fax: 954-356-8147

Email: JEFF@CORNFELDDGROUP.COM

APPLICATION FOR AN ENVIRONMENTAL RESOURCE GENERAL LICENSE

4. *Location of proposed work:* 1051 S.SOUTHLAKE Folio #: 5142 14 02 0960
Street: 1051 S SOUTHLAKE City: HOLLYWOOD BEACH Zip: 33021
5. Are there any existing structures at the proposed work site that have been licensed by this agency? If so, provide license number _____. Are there any other pending applications with this agency? If so, for what type of license _____ and when was it submitted _____?

PLEASE BE ADVISED THAT THE PERSON(S) SIGNING BELOW IS/ARE CERTIFYING THAT THE PROPOSED PROJECT WILL BE IN COMPLIANCE WITH THE FOLLOWING CRITERIA FOR OBTAINING AN ENVIRONMENTAL RESOURCE GENERAL LICENSE.

A General License does not authorize any mangrove alteration activities, impacts to any submerged aquatic vegetation (seagrasses) or other natural resources.

6. *Provide a complete description of the proposed project:* SUPPLY AND DRIVE (16) 12" CONCRETE PRESTRESSED BATTER PILES. FORM AND POUR A NEW SEAWALL CAP 42"WIDEX20"HIGHX150LF LONG
7. *Description of proposed work (check all applicable items)* Section 27-336(a)(1).
- (a) The repair or replacement of existing functional docks, provided that no additional waterward fill is used and the new or repaired dock is not enlarged beyond a total of 500 square feet over-water surface area for the new and existing structure.
 - (b) The repair, maintenance, or restoration of existing functional seawalls no more than one foot waterward of their original authorized location.
 - (c) The relocation within an already approved right-of-way, repair or maintenance of existing utility transmission or distribution lines and associated adjacent facilities required to effect the repair.
 - (d) New lake or pond excavation of less than 2 acres, but equal to or greater than 1 acre, that are not connected with and do not exchange water with any other surface water body of wetland, except by means of a permitted overflow structure.
 - (e) The installation of private, noncommercial docks of 500 square feet or less over water surface area, where no dredging or filling is required except to install the pilings.
 - (f) Projects which are within isolated wetlands or lakes and/or otherwise, in the opinion of THE COUNTY, will not significantly degrade the environment (boatlifts, mooring pilings, headwalls, culverts, etc.)
 - (g) Proposed or existing rock quarry excavations. (Please see Section 27-336(a)(1) for additional information)
 - (h) The construction, repair, maintenance or operation of any permitted storm water control/treatment structure when not exempt pursuant to 62-340.700 F.A.C. as amended.
 - (i) The one time dredging of 20 cubic yards or less of sediment from isolated lakes or ponds and residential canals, with no seagrasses within the project site, where the sediment is removed from the waterway and deposited on a self-contained upland site.
 - (j) The installation of natural limerock rip-rap at the waterward face of an existing vertical bulkhead provided that the rip-rap is clean and free of debris, that no seagrasses are covered by the rip-rap, that no dredging or other filling is conducted and that the rip-rap is placed at a slope no steeper than 2H:1V and that no interference to other riparian property rights or navigation occurs.

APPLICATION FOR AN ENVIRONMENTAL RESOURCE GENERAL LICENSE

- [] (k) The repair or replacement of existing functional headwalls, pipes, culverts provided that they are otherwise in compliance with the code and are in artificially created waterways which discharge water for stormwater run off. The pipes must be replaced in the original size and configuration and all elevations must be the same as the pre-replacement condition. All water quality protection features must be utilized and the rerouting of water bodies is not authorized by this General License except by pumps, pipes, or cofferdams. Wetland areas may NOT be impacted by the activity.
- [] (l) The installation of utility or transmission lines laid on or embedded in the substrate provided that no dredging or filling is required and that no scagrasses or significant benthic communities will be affected by the activity.
- [] (m) Existing commercial Rock Quarry Excavations (please see Section 27-336(a)(1) for additional information)
- [] The emergency repair, replacement or maintenance of existing utility transmission or distribution lines, provided that the owner of the damaged facility or the owner's agent provides verbal notice to the county of the condition, its location and expected length of time required for the repair, replacement or maintenance activities. Section 27-336(a)(2)

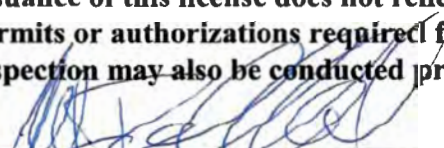
8. Mangrove alteration and certain types of trimming activities require an Environmental Resource License pursuant to Sec. 27-332 of the Broward County Code and Section 403.9321 Florida Statute. The General License does not authorize any mangrove alteration activities.

Are there mangroves on-site? Yes [] No []
 Will this work require mangrove alteration or trimming? Yes [] No []


9. Are there any natural aquatic or submerged resources in the construction area? Yes [] No []
 Natural aquatic resources include seagrasses, oysters, etc. Describe how this determination was made.

Per Section 27-58(b)(9), "The licensee, by acceptance of this license, specifically agrees to allow access and shall allow access to the licensed source, activity, or facility at times to THE COUNTY personnel for the purposes of inspection and testing to determine compliance with this license and this chapter." Enforcement actions may be initiated for any violations.

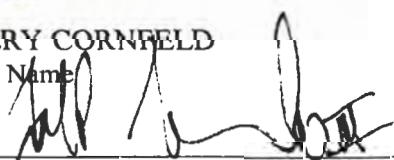
Issuance of this license does not relieve the licensee from obtaining any other required federal, state or local permits or authorizations required for this project prior to commencement. Please be advised a site inspection may also be conducted prior to license issuance to verify existing conditions.



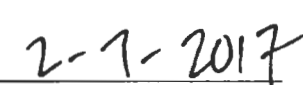
 Signature of property owner



 Date

JEFFERY CORNFELD
 Printed Name


 Signature of Agent

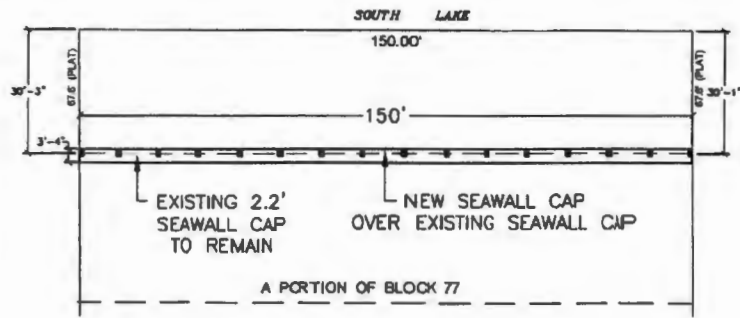


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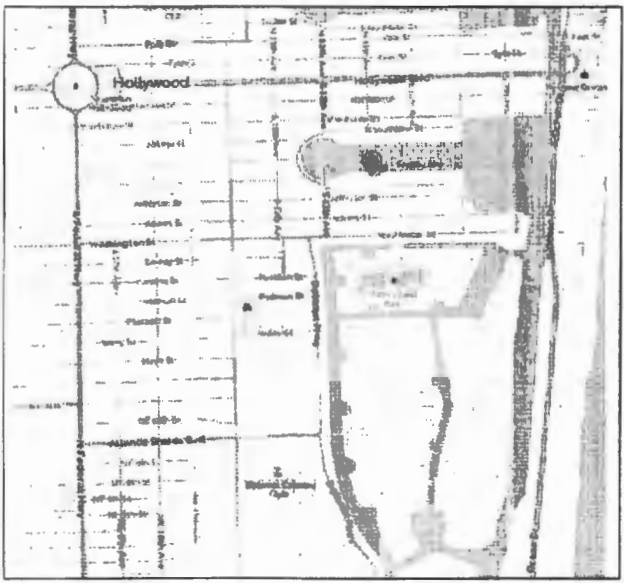
FRANK MORMANDO
 Printed Name

 Wetlands Resources Approval

 Date



PLAN VIEW
SCALE- N.T.S.



LOCATION MAP

GENERAL NOTES

GENERAL

ALL ELEVATION ON PLANS REFER TO THE NATIONAL GEODETIC VERTICAL DATUM (N.G.V.D.) OF 1929.

ALL DIMENSIONS ON PLANS ARE SUBJECT TO VERIFICATION IN THE FIELD. IT IS THE INTENT OF THESE PLANS TO BE IN ACCORDANCE WITH APPLICABLE CODES AND AUTHORITIES HAVING JURISDICTION. ANY DISCREPANCIES BETWEEN THESE PLANS AND APPLICABLE CODES SHALL BE IMMEDIATELY BROUGHT TO THE ATTENTION OF DESIGN CONSULTANT AND THE ENGINEER BEFORE PROCEEDING WITH WORK.

IT IS THE INTENT OF THESE PLANS AND THE RESPONSIBILITY OF THE CONTRACTOR TO COMPLY WITH LOCAL, STATE AND FEDERAL ENVIRONMENTAL AND BUILDING PERMIT ISSUED FOR THIS PROJECT. IT SHALL BE THE CONTRACTORS RESPONSIBILITY TO FAMILIARIZE AND GOVERN HIMSELF BY ALL PROVISIONS OF THESE PERMITS.

THE WORK SPECIFIED HEREIN HAS BEEN DESIGNED & ALL WORK SHALL BE IN ACCORDAICE WITH STRUCTURAL PROVISIONS OF THE 5TH EDITION 2014 FLORIDA BUILDING CODE.

HARDWARE

1. ALL MISCELLANEOUS STEEL COMPONENTS, BOLTS AND HARDWARE SHALL BE TYPE 316 STAINLESS STEEL UNLESS OTHERWISE SPECIFIED ON PLANS.

PRECAST CONCRETE PILING

1. PRECAST CONCRETE DOCK PILES SHALL BE 12'x12' PILES W/5000 PSI MIN. CONCRETE 4-7/16' DIAMETER 270 KSI ASTM A418 LOW-LAX STRANDS W/24' MIN. CONCRETE COVE TO TIES DRIVEN TO A MINIMUM BEARING CAPACITY OF 25 TONS WITH 12" MINIMUM PENETRATION INTO MATERIAL BELOW SILT LAYER
2. PILES SHALL BE CUT OFF AT ELEVATIONS SHOWN ON THE PLANS @ SECTION

WOOD

1. PRIMARY WOOD FRAMING MEMBERS SHALL BE NO. 2 PRESSURE TREATED SOUTHERN PINE OR BETTER. (FB=1050 PSI MINIMUM)

MISCELLANEOUS

1. FASTENERS EMBEDDED INTO CONCRETE STRUCTURES SHALL BE ANCHORED WITH TWO-PART EXOXP ADHESIVE (RAWL-CHEM-FAST CARRIDGE SYSTEM OR EQUAL). ANCHOR HOLES SHALL BE DRILLED TO 1/8" GREATER THAN THE SPECIFIED FASTENER SIZE. HOLES SHALL BE DRILLED TO A MINIMUM DEPTH SHOWN ON THE PLANS & SHALL BE THOUGHLY CLEANED OUT AND DRY PRIOR TO INJECTION OF EPOXY.

LOADS

LL= 40 PSF DL = 10 PSF

TURBIDITY BARRIER

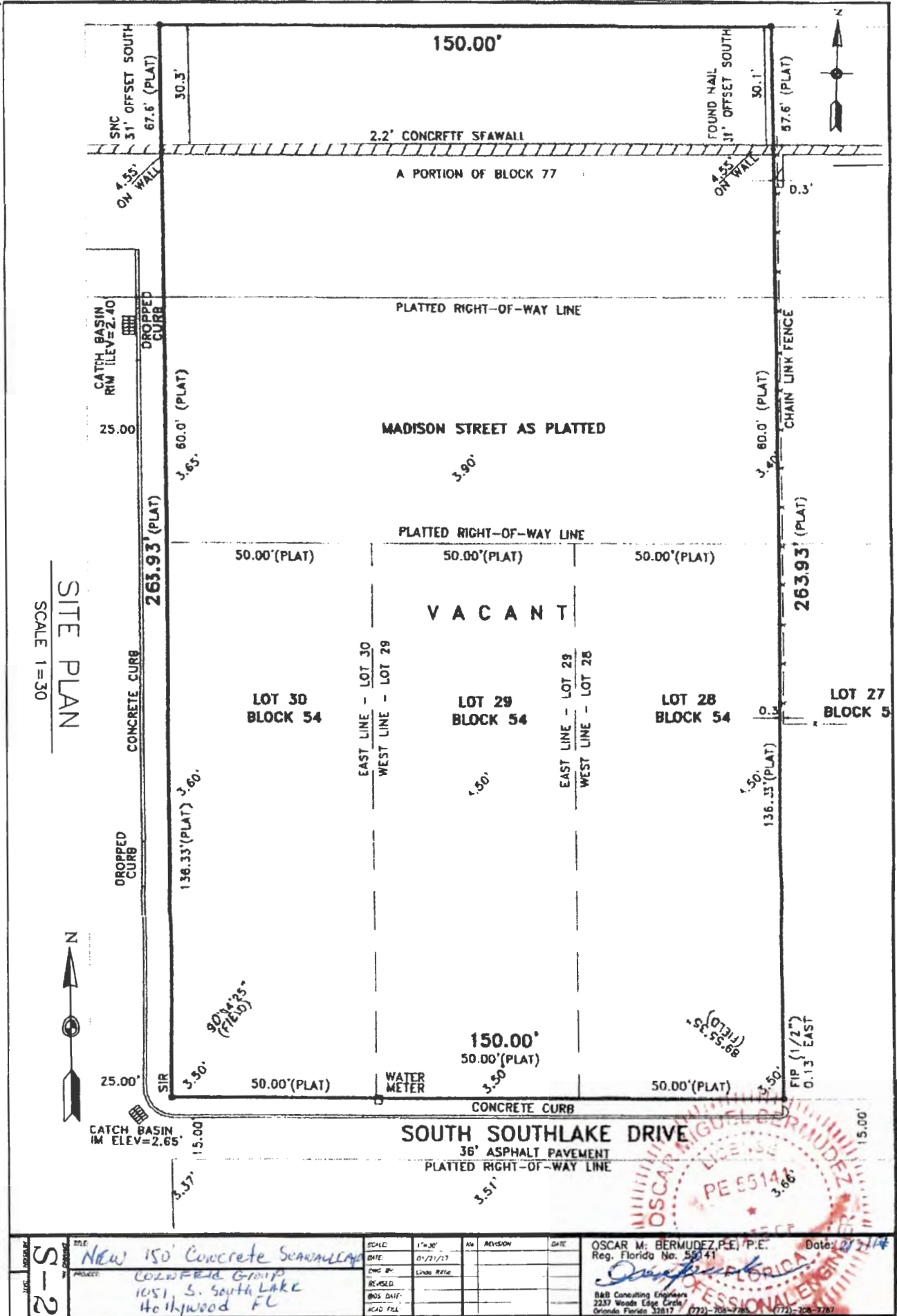
APPROVED TURBIDITY BARRIERS SHALL REMAIN IN PLACE DURING ALL PHASES OF IN WATER CONSTRUCTION.



SCALE:	DATE:	DWG BY:	REVISED:	ISS DATE:	ASB FILE:
1"=10'	02/02/17				
NO.	REVISION	DATE			

NEW 150' CONCRETE SEAWALL CAP
Cornfeld Group
1061 S. Southlake Drive
Hollywood, Florida

S-1
1/23



SITE PLAN
SCALE 1"=30'

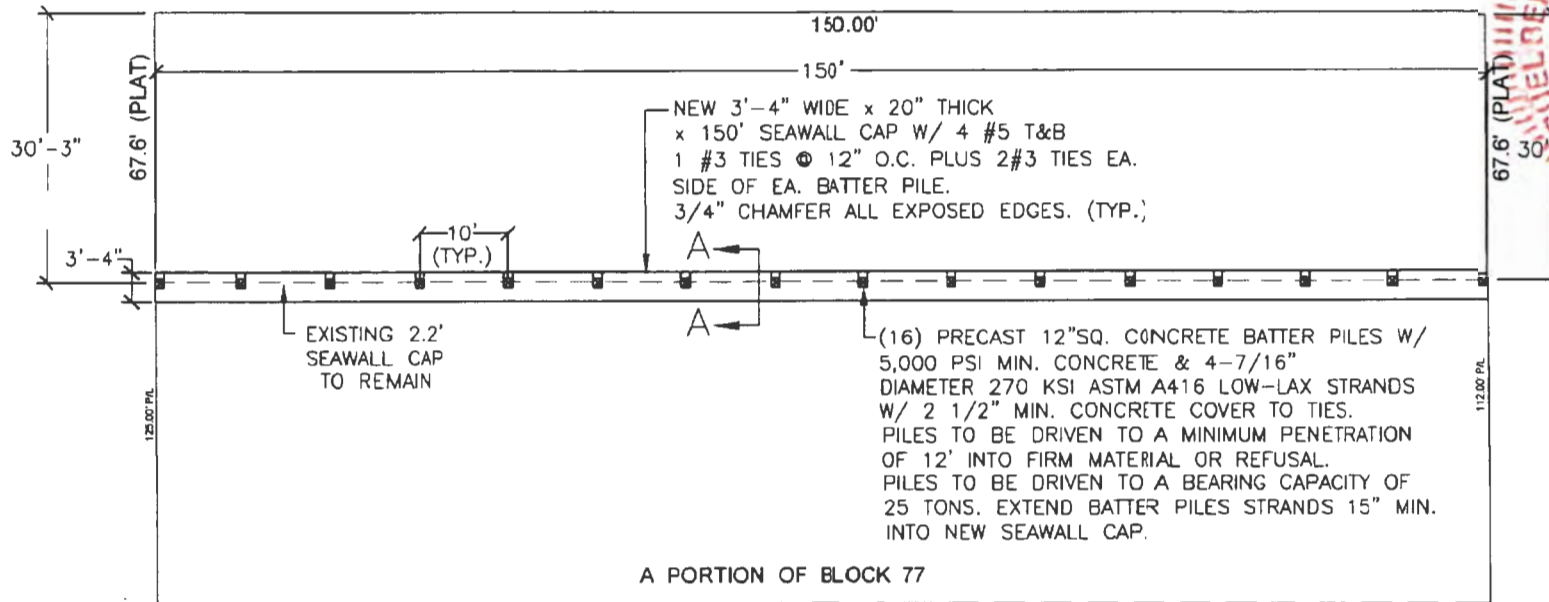


PROJECT: New 150' Concrete Sewerage
CLIENT: COLWELL Group
 1051 S. South Lake
 Hollywood FL

SCALE:	1"=30'	DATE:	01/21/17	NO. REVISION:	DATE:
DESIGNED BY:	LMR	CHECKED BY:		APPROVED BY:	
DATE:		DATE:		DATE:	

OSCAR M. BERMUDEZ, P.E., P.E.
 Reg. Florida No. 52141
 Date: 2/7/17
SAB Consulting Engineers
 2237 Woods Edge Circle
 Orlando Florida 32817 (772)-704-7285 (772)-228-7787

SOUTH LAKE



A PORTION OF BLOCK 77

PLAN VIEW

SCALE 1/8"=1'-0"

THE WORK SPECIFIED HEREIN HAS BEEN DESIGNED & ALL WORK SHALL BE IN ACCORDANCE WITH STRUCTURAL PROVISIONS OF THE 5th EDITION 2014 FLORIDA BUILDING CODE. APPROVED TURBIDITY BARRIERS SHALL REMAIN IN PLACE DURING ALL PHASES OF IN WATER CONSTRUCTION.



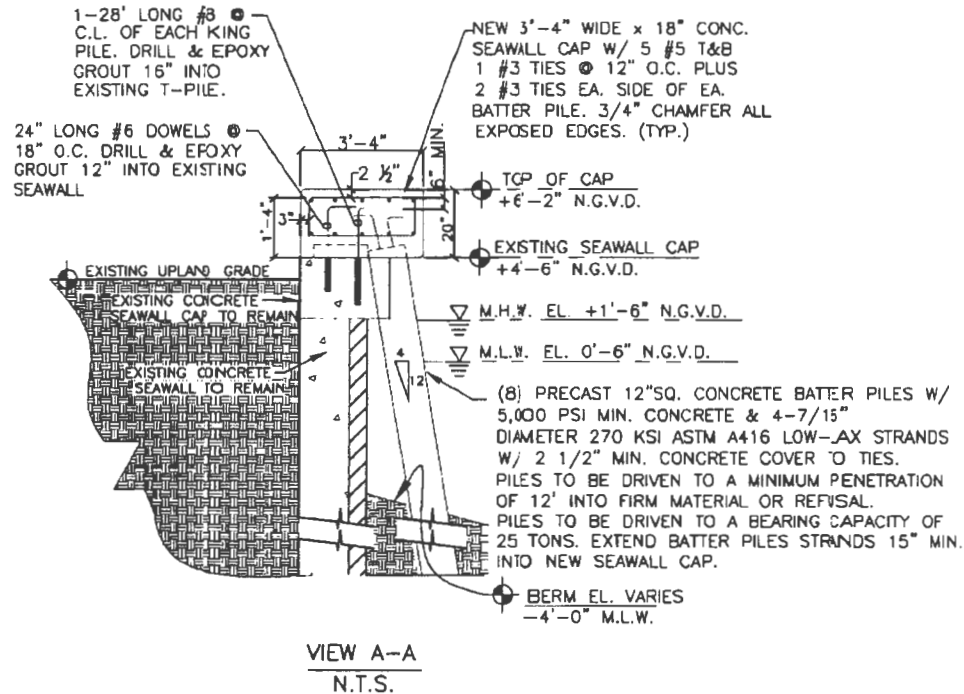
DATE	
REVISION	
NO.	
1/8"=1'-0"	07/17/17
DATE	08/08/17
SCALE	
DATE	
DESIGN	
REVISION	
DATE	
SCALE	
DATE	

NEW 150' CONCRETE SEAWALL CAP
 CONCRETE GROUP
 100% & 50%
 HOLLAND FL

S-3
 REVISION 01

NO CHANGES IN UPLAND GRADE/ ELEVATION.
 PROPOSED SITE IMPROVEMENTS WILL NOT
 ADVERSELY AFFECT NEIGHBORING PROPERTIES
 AND RIGHT OF WAY. STORM WATER RUNOFF TO
 REMAIN ON SITE

NOTE:
 3" STEEL CLEAR COVER TO CONCRETE



THE WORK SPECIFIED HEREIN HAS BEEN DESIGNED & ALL WORK SHALL BE IN ACCORDANCE
 WITH STRUCTURAL PROVISIONS OF THE 5th EDITION 2014 FLORIDA BUILDING CODE.
 APPROVED TURBIDITY BARRIERS SHALL REMAIN IN PLACE DURING ALL PHASES OF IN WATER CONSTRUCTION.



DATE	
REVISED	
NO.	
N.T.S.	01/1/17 10/04/2016
SCALE	
DATE	
REVISED	
NO.	
DATE	
PROJECT NEW 150' CONCRETE SEAWALL CAP COLE REED GROUP 1051 S SOUTH LAKE DRIVE HOLLYWOOD FLORIDA	
S-4	
NO.	1
DATE	1/23



Site Address	1051 S SOUTHLAKE DRIVE, HOLLYWOOD 33019	ID #	5142 14 02 0960
Property Owner	FILMORE REALTY CORP 954-989-2000	Millage	0513
Mailing Address	3850 HOLLYWOOD BLVD #400 HOLLYWOOD FL 33021	Use	00
Abbreviated Legal Description	HOLLYWOOD LAKES SECTION 1-32 B LOT 28 AND E1/2 OF LOT 29, BLK 54 TOG WITH PART OF MADISON ST AND PART OF BLK 77, BOUNDED ON S BY N/L OF BLK 54, ON N BY BLK 76, ON E BY THE NLY EXTENDED E/L OF LOT 28, ON THE W BY THE NLY EXTENDED W/L OF THE E1/2 OF LOT 29, LESS S 30 FOR ROAD R/W		

The just values displayed below were set in compliance with Sec. 193.011, Fla. Stat., and include a reduction for costs of sale and other adjustments required by Sec. 193.011(8).

Property Assessment Values					
Click here to see 2016 Exemptions and Taxable Values to be reflected on the Nov. 1, 2016 tax bill.					
Year	Land	Building	Just / Market Value	Assessed / SOH Value	Tax
2017	\$1,232,260		\$1,232,260	\$1,232,260	
2016	\$1,232,260		\$1,232,260	\$1,232,260	\$26,276.70
2015	\$1,140,990		\$1,140,990	\$1,140,990	\$24,880.21

2017 Exemptions and Taxable Values by Taxing Authority				
	County	School Board	Municipal	Independent
Just Value	\$1,232,260	\$1,232,260	\$1,232,260	\$1,232,260
Portability	0	0	0	0
Assessed/SOH	\$1,232,260	\$1,232,260	\$1,232,260	\$1,232,260
Homestead	0	0	0	0
Add. Homestead	0	0	0	0
Wid/Vet/Dis	0	0	0	0
Senior	0	0	0	0
Exempt Type	0	0	0	0
Taxable	\$1,232,260	\$1,232,260	\$1,232,260	\$1,232,260

Sales History			
Date	Type	Price	Book/Page or CIN
10/19/2016	CE*-D	\$200	114033386
12/2/2013	SW*-E	\$2,700,000	111961858
4/26/2007	WD*-Q	\$3,100,000	44061 / 251
4/16/2007	WD*-T	\$100	43955 / 413
6/30/2004	WD*	\$3,000,000	37793 / 750

Land Calculations		
Price	Factor	Type
\$70.21	17.551	SF
Adj. Bldg. S.F.		

* Denotes Multi-Parcel Sale (See Deed)

Special Assessments								
Firo	Garb	Light	Drain	Impr	Safe	Storm	Clean	Misc
05								
L								



Handwritten signature or scribble

[Department of State](#) / [Division of Corporations](#) / [Search Records](#) / [Detail By Document Number](#)

Detail by Entity Name

Florida Profit Corporation
FILMORE REALTY CORP.

Filing Information

Document Number	260535
FEI/EIN Number	59-1010184
Date Filed	07/03/1962
State	FL
Status	ACTIVE

Principal Address

3850 HOLLYWOOD BLVD.
SUITE #400
HOLLYWOOD, FL 33021

Changed: 06/06/1989

Mailing Address

3850 HOLLYWOOD BLVD.
SUITE #400
HOLLYWOOD, FL 33021

Changed: 06/06/1989

Registered Agent Name & Address

ZEMEL, FRANKLIN L
C/O ARNSTEIN & LEHR LLP
200 EAST LAS OLAS BLVD., SUITE 1000
FORT LAUDERDALE, FL 33301

Name Changed: 04/26/2011

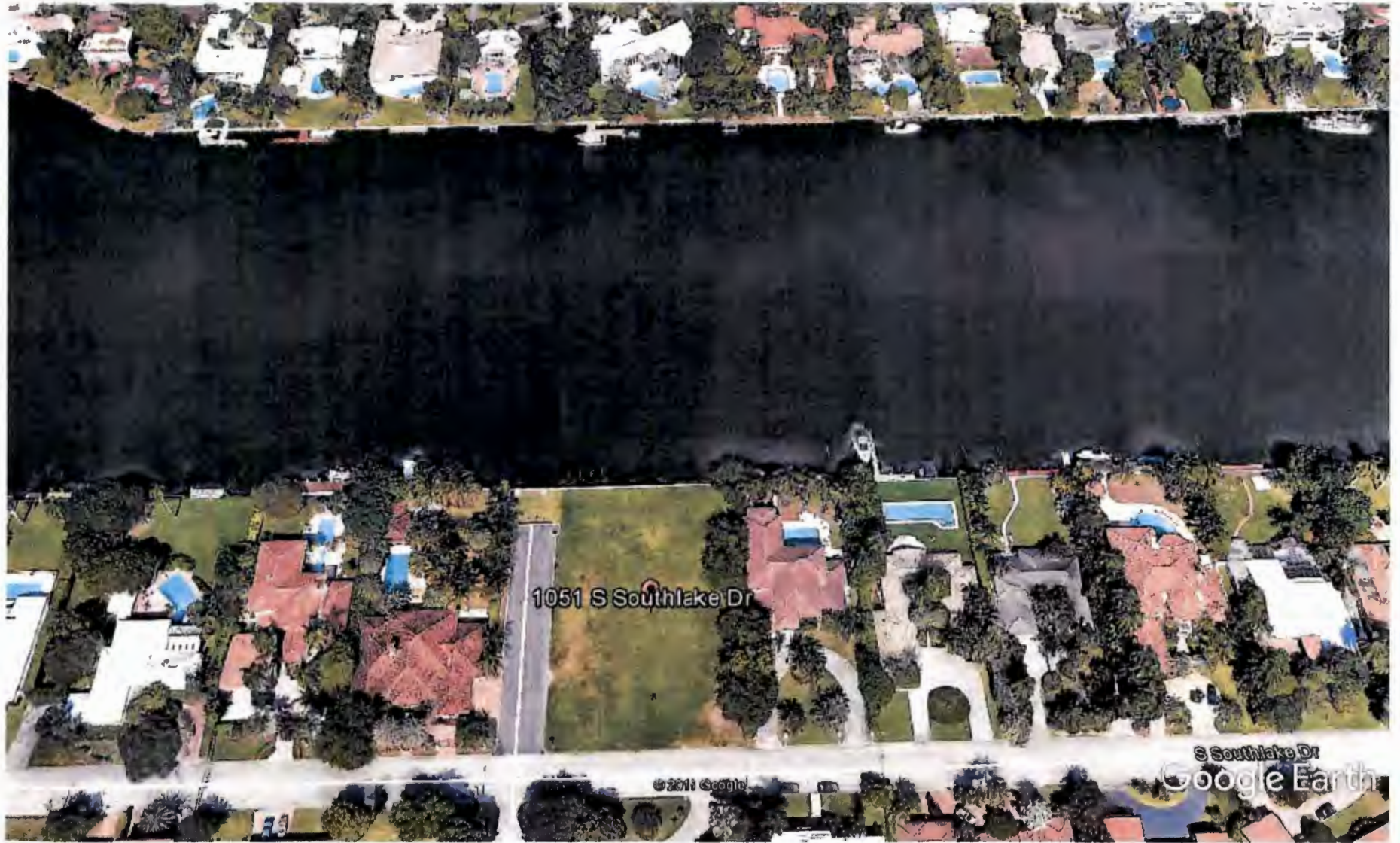
Address Changed: 04/09/2015

Officer/Director Detail

Name & Address

Title VP

JEFFREY, CORNFELD D
3850 HOLLYWOOD BLVD #400
HOLLYWOOD, FL



Google Earth



26° 00' 25.99 N
80° 01' 39.14 W

City of Hollywood Historic Preservation Board

May 13th, 2023

Legal description: Lot 30 and the West ½ of lot 29, LESS the south 30 feet thereof, in Block 54 of HOLLYWOOD LAKE SECTION, according to the plat thereof, recorded in Plat Book 1, Page 32 of the Public Records of Broward County, FL.

Dear Members of the Historic Preservation Board and City Staff,

I am pleased to present this written document outlining the proposed construction of a new single residential home at 1051 S Southlake Dr. Hollywood, Florida 33019 (West lot). This project involves the development of a new residence on a vacant lot.

Given the historical significance of the Hollywood Lakes area where the project is situated, we conducted a thorough analysis of the surrounding architectural context. Our aim was to design a home that harmonizes with the diverse range of architectural styles prevalent in the neighborhood, including Mediterranean Revival, Spanish Colonial, Art Deco, Traditional, Bermuda, Masonry Vernacular, Prairie, Midcentury Modern, and Contemporary.

The design concept for the new home embraces a tropical modern style. It features clean volumetric elements and a harmonious interplay between louvers and trellises, blending seamlessly with the surrounding landscaping and neighboring properties.

The street-facing façade presents a striking composition of horizontal planes punctuated by vertical elements such as narrow windows and metal louvers. Combining micro cement texture with bold scoring lines creates a beautiful pattern that promises to make a lasting impression on the neighborhood.

The rear façade maintains visual continuity with the front, utilizing micro cement, glass, and a combination of louvers and trellises in the roof design. A sun deck opens up to views of the canal, while a T-shaped, infinity-edge pool aligned to the home's entryway extends the living space outdoors, blurring the boundaries between indoor and outdoor living.

We appreciate your time and consideration in reviewing and approving the proposed new structure.

Best regards,

Warm regards,

Stephanie D. Halfen

SDH Studio Architecture + Design

AR99155

Planning and Zoning Board
City of Hollywood
2600 Hollywood Boulevard,
Hollywood FL, 33022

RE: CRITERIA STATEMENT ANALYSIS FOR APPLICABLE CRITERIA FOR THE HISTORIC PRESERVATION BOARD FOR 1015 S SOUTHLAKE DRIVE, HOLLYWOOD. (WEST LOT)

Dear Planning and Zoning Board,

The following document represents the Criteria Statement Analysis for a proposed new single-family home to be located at 1051 S Southlake Dr., Hollywood, Florida 33019. (WEST LOT)

Property: Lot 30 and the West ½ of lot 29, LESS the south 30 feet thereof, in Block 54 of HOLLYWOOD LAKE SECTION, according to the plat thereof, recorded in Plat Book 1, Page 32 of the Public Records of Broward County, FL.

Lot size: 17,545 square feet.

Criteria Statement Analysis:

The applicant satisfies the compatibility criteria delineated in the design guidelines for Historic Properties and Districts as follows:

1. Integrity of Location

The contemporary design of the proposed single-family residence adheres to all zoning setbacks and height regulations. The architectural concept aims to enhance the connection between indoor and outdoor spaces while maximizing the backyard green area for outdoor leisure activities.

2. Setting

Situated in the picturesque South Lake area renowned for its stunning water vistas and lush landscape adorned with mature trees and greenery, the proposed residence embraces its natural surroundings. Designed as a two-story dwelling, the neutral tones and repetitive elements seeks to establish a harmonious interaction with the environment, leveraging the unique features of the location to their fullest potential.

3. Materials

The envisioned residence is structurally crafted using block and concrete, while the facade

predominantly features micro cement and aluminum louver accents. These chosen materials align seamlessly with the architectural aesthetic of the surrounding homes in the neighborhood

4. Workmanship

The intent is to meticulously design and construct the residence to surpass prevailing standards. The craftsmanship and construction quality will adhere to or surpass the benchmarks set by licensed construction experts in the region.

5. Association

We believe this design intent will adhere to the Citywide Master Plan, the Comprehensive Plan, and the Hollywood Lakes Plan.

6. Design

Given the historical significance of the Hollywood Lakes area where the project is situated, we conducted a thorough analysis of the surrounding architectural context. Our aim was to design a home that harmonizes with the diverse range of architectural styles prevalent in the neighborhood, including Mediterranean Revival, Spanish Colonial, Art Deco, Traditional, Bermuda, Masonry Vernacular, Prairie, Midcentury Modern, and Contemporary.

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We look forward to your review and approval. If you have any questions or concerns, please do not hesitate to call us at 305 5195731 or email us at stephanie@sdhstudio.com

Sincerely,

Stephanie Halfen
Founder and Principal Architect
SDH Studio Architecture + Design



1051 S West

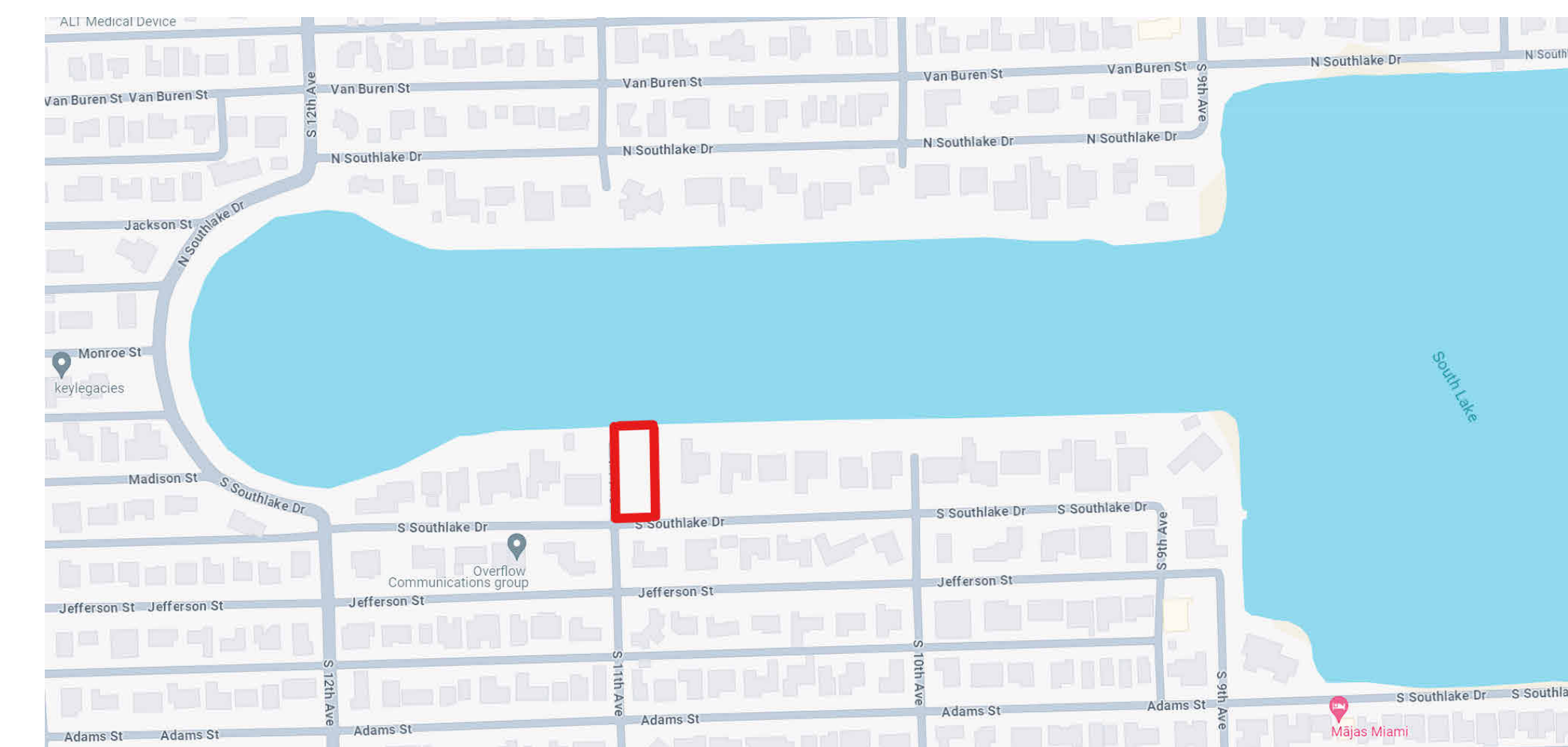
1051 S. Southlake Dr. Hollywood,
Florida. 33019

SDH_STUDIO
ARCHITECTURE+DESIGN








18200 NE 19th Ave. Suite 100
North Miami Beach, Florida 33162

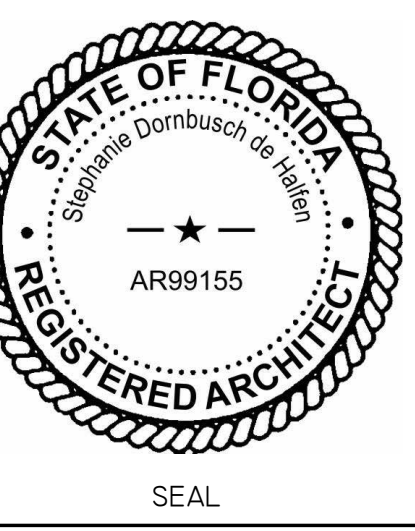
305.501.5013

www.sdhstudio.com



LOCATION MAP
1051 S SOUTHLAKE DR, HOLLYWOOD, FL 33019

DRAWING INDEX	LANDSCAPING		ARCHITECTURE		STRUCTURAL		PLUMBING		MECHANICAL		ELECTRICAL		CIVIL	
	L-1 L-2	LANDSCAPE PLAN COLORED LANDSCAPE PLAN	A-000 COVER PAGE A-001 GENERAL NOTES A-100 SITE PLAN A-100.1 RENDERINGS A-100.2 3D VIEWS A-100.3 STREET PROFILE - COLOR PHOTOGRAPH OF ADJACENT BUILDINGS A-100.5 STREET PROFILE ELEVATIONS A-101 FIRST FLOOR PLAN A-102 SECOND FLOOR A-103 ROOF PLAN A-200 ELEVATIONS A-201 ELEVATIONS A-202 ELEVATIONS - NO LOUVERS A-203 FENCE ELEVATIONS	A-300 SECTIONS A-301 SECTIONS A-302 WALL SECTIONS A-500 DOOR AND WINDOWS SCHEDULE	S-1 GENERAL NOTES AND DETAILS S-2 FOUNDATION PLAN - PART I S-3 GROUND LEVEL PLAN - PART I S-4 SECOND LEVEL FRAMING PLAN S-5 ROOF LEVEL FRAMING PLAN	P-1 PLUMBING FIRST FLOOR - A P-2 PLUMBING FIRST FLOOR - B P-3 PLUMBING SECOND FLOOR -A P-4 PLUMBING SECOND FLOOR -B P-5 SEWER & STORM DRAINAGE FIRST FLOOR - A P-6 SEWER & STORM DRAINAGE FIRST FLOOR - B P-7 SEWER & STORM DRAINAGE SECOND FLOOR - B P-8 SEWER & STORM DRAINAGE SECOND FLOOR - B P-9 ROOF DRAINAGE P-10 GAS FIRST FLOOR -A P-11 GAS FIRST FLOOR -B P-10 PLUMBING ISOMETRIC P-11 SEWER ISOMETRIC P-12 STORM DRAINAGE ISOMETRIC P-13 NOTES & DETAILS P-14 GAS ISOMETRIC	M-1 MECHANICAL FIRST FLOOR - A M-2 MECHANICAL FIRST FLOOR - B M-3 MECHANICAL SECOND FLOOR - A M-4 MECHANICAL SECOND FLOOR - B M-5 MECHANICAL NOTES & DETAILS	E-1 ELECTRICAL FIRST FLOOR - A E-2 ELECTRICAL FIRST FLOOR - B E-3 ELECTRICAL SECOND FLOOR & ROOF E-4 ELECTRICAL NOTES & DETAILS	C-1 STORM DRAINAGE PLAN C-2 STORM DRAINAGE DETAILS C-3 EROSION & SEDIMENTATION CONTROL PLAN					
PROJECT TEAM	 ECOPACHECO (305) 915-6626 JUAN@ECOPACHECO.COM	 SDH_STUDIO ARCHITECTURE+DESIGN 18200 NE 19TH AVE, SUITE 100. NORTH MIAMI BEACH, FL. 33162 (305) 501-5013 INFO@SDHSTUDIO.COM	 GANEM CONSULTING ENGINEERING 15805 BISCAYNE BLVD., SUITE 105 NORTH MIAMI BEACH, FL 33160 (786) 916-6546	 GANEM CONSULTING ENGINEERING 15805 BISCAYNE BLVD., SUITE 105 NORTH MIAMI BEACH, FL 33160 (786) 916-6546	 GANEM CONSULTING ENGINEERING 15805 BISCAYNE BLVD., SUITE 105 NORTH MIAMI BEACH, FL 33160 (786) 916-6546	 GANEM CONSULTING ENGINEERING 15805 BISCAYNE BLVD., SUITE 105 NORTH MIAMI BEACH, FL 33160 (786) 916-6546	 GANEM CONSULTING ENGINEERING 15805 BISCAYNE BLVD., SUITE 105 NORTH MIAMI BEACH, FL 33160 (786) 916-6546							



NOTES/COMMENTS

REVISIONS / SUBMISSIONS

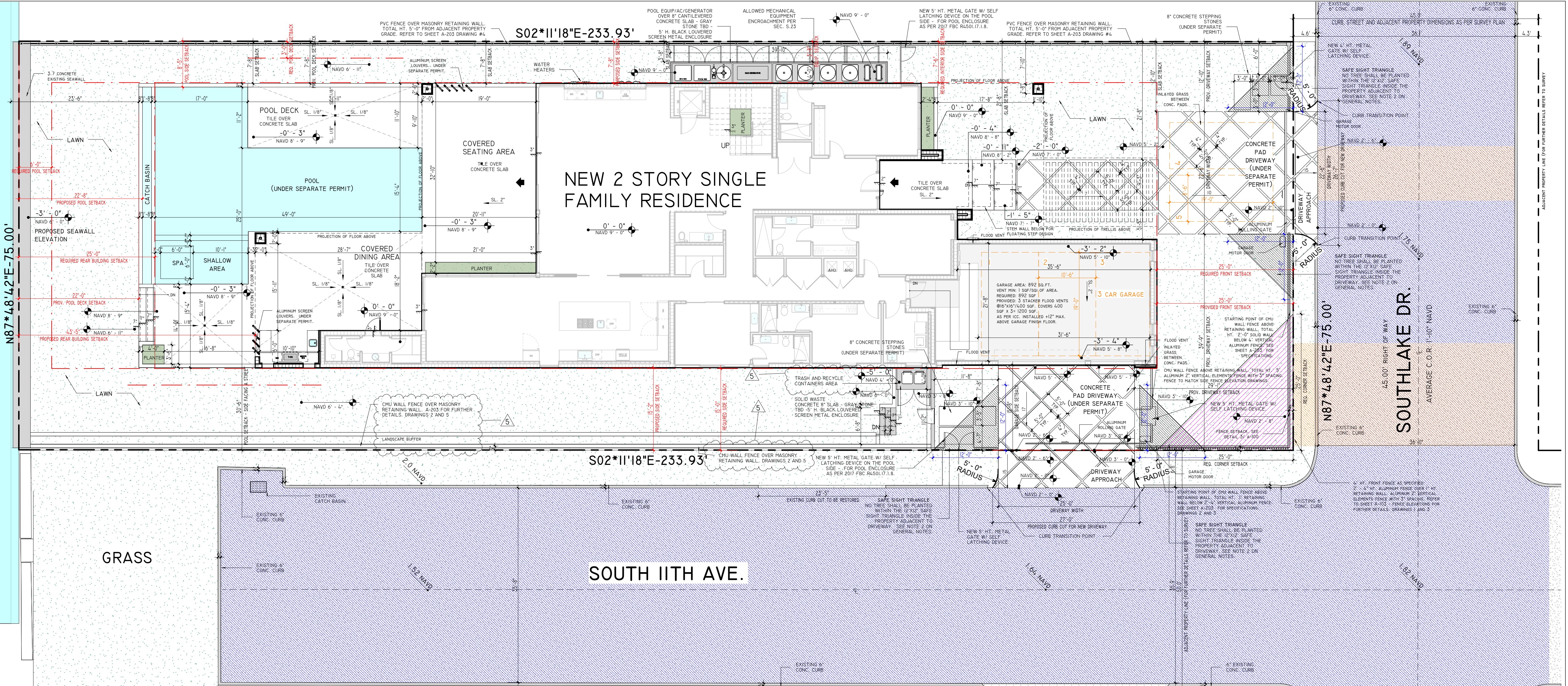
1	HIST. PRESERVATION N BOARD	06-10-24
2	HIST. PRESERVATION N B	07-26-24
3	HIST. PRESERVATION N B	08-20-24
4	HIST. PRESERVATION N B	09-10-24
5	HIST. PRESERVATION N B	09-23-24

SITE PLAN

ALL DRAWINGS AND WRITTEN MATERIAL APPEARING HEREIN CONSTITUTE THE ORIGINAL AND UNPUBLISHED WORK OF SDH STUDIO, AND MAY NOT BE REPRODUCED, USED, OR DISCLOSED WITHOUT THE EXPRESS WRITTEN CONSENT OF STEPHANE D. HALFEN.

DRAWN BY: SDH
CHECKED BY: RB
INITIAL DRAWING ISSUE DATE
RELEASE DATE:

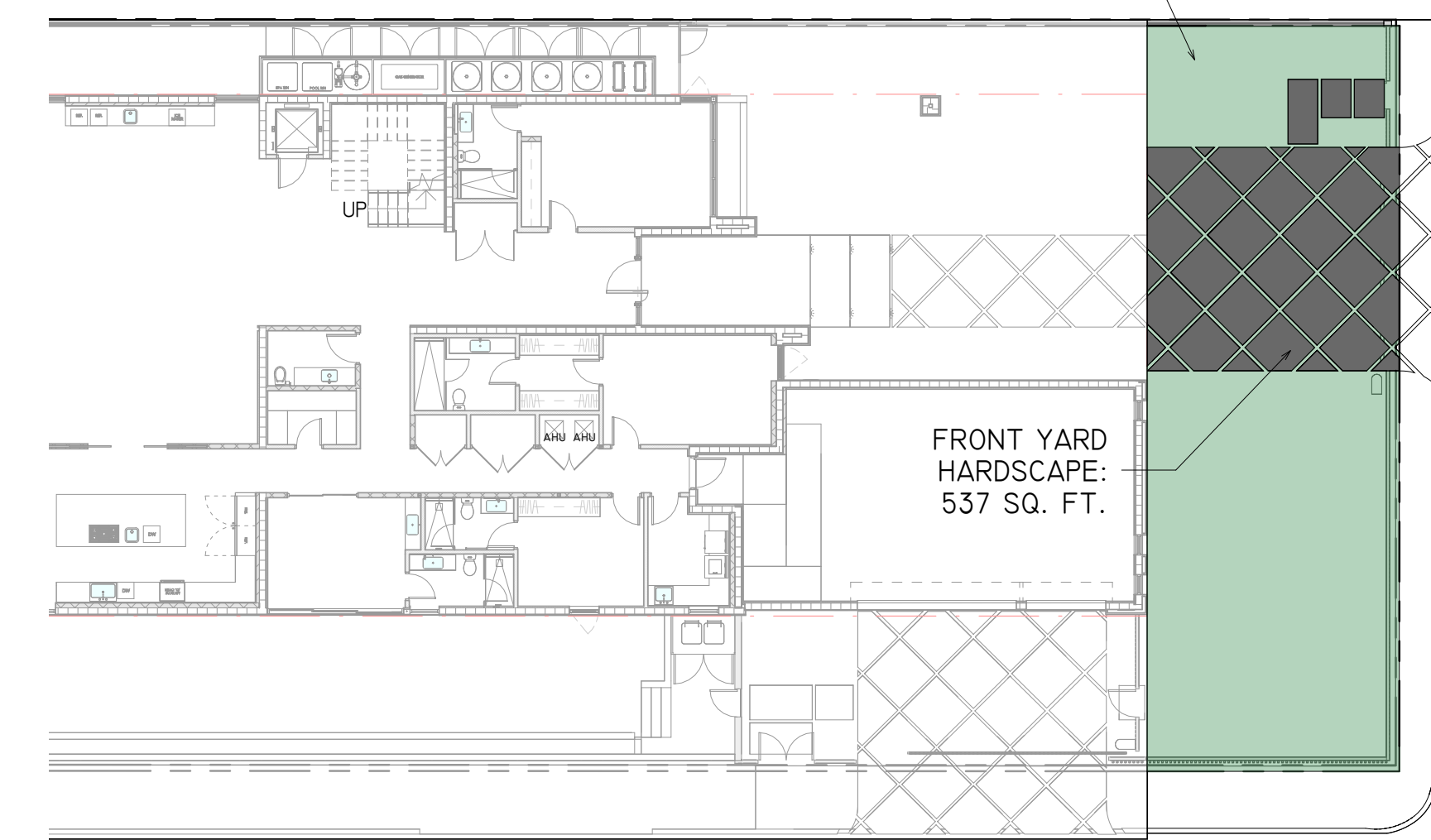
A-100



SOUTH LAKE
N87°48'42"E-75.00'

GRASS

FRONT YARD AREA: 1,902 SQ. FT.



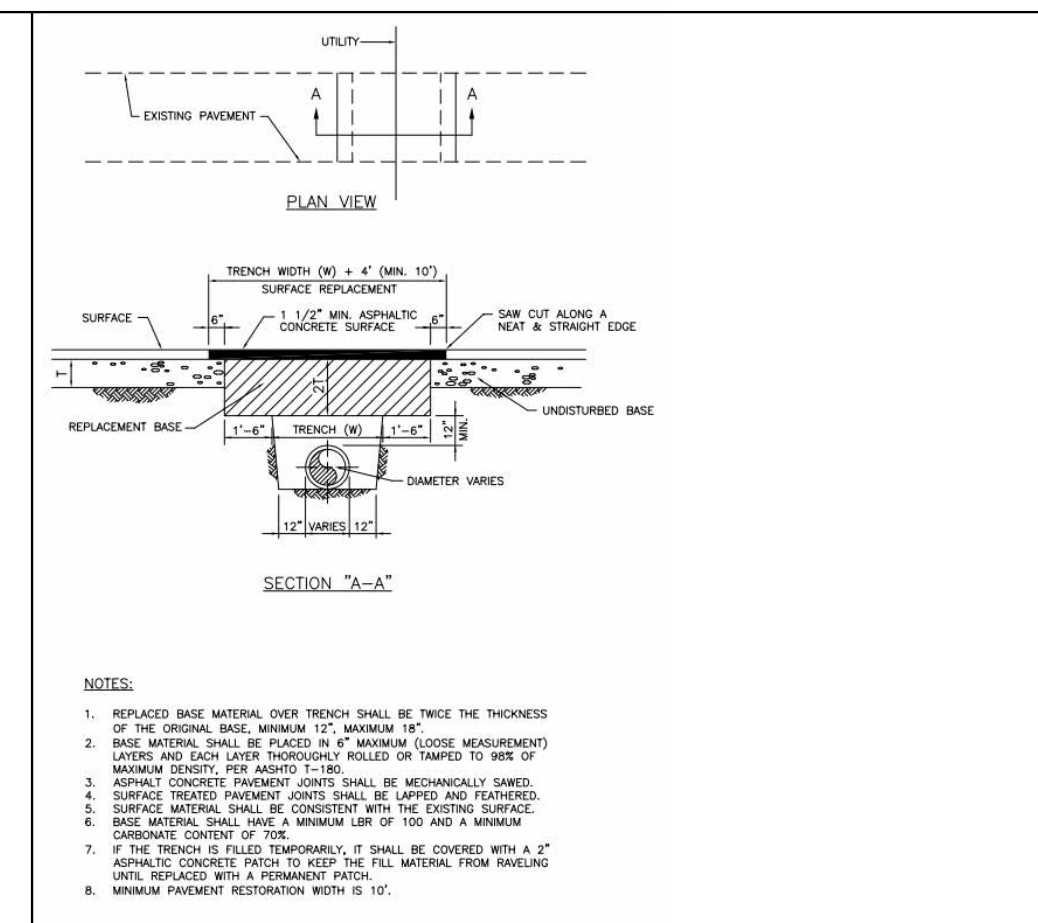
FRONT YARD HARDSCAPE: 537 SQ. FT.

AT LEAST 20% OF THE REQUIRED FRONT YARD AREA SHALL BE SODDED OR LANDSCAPED PERVIOUS OPEN SPACE:

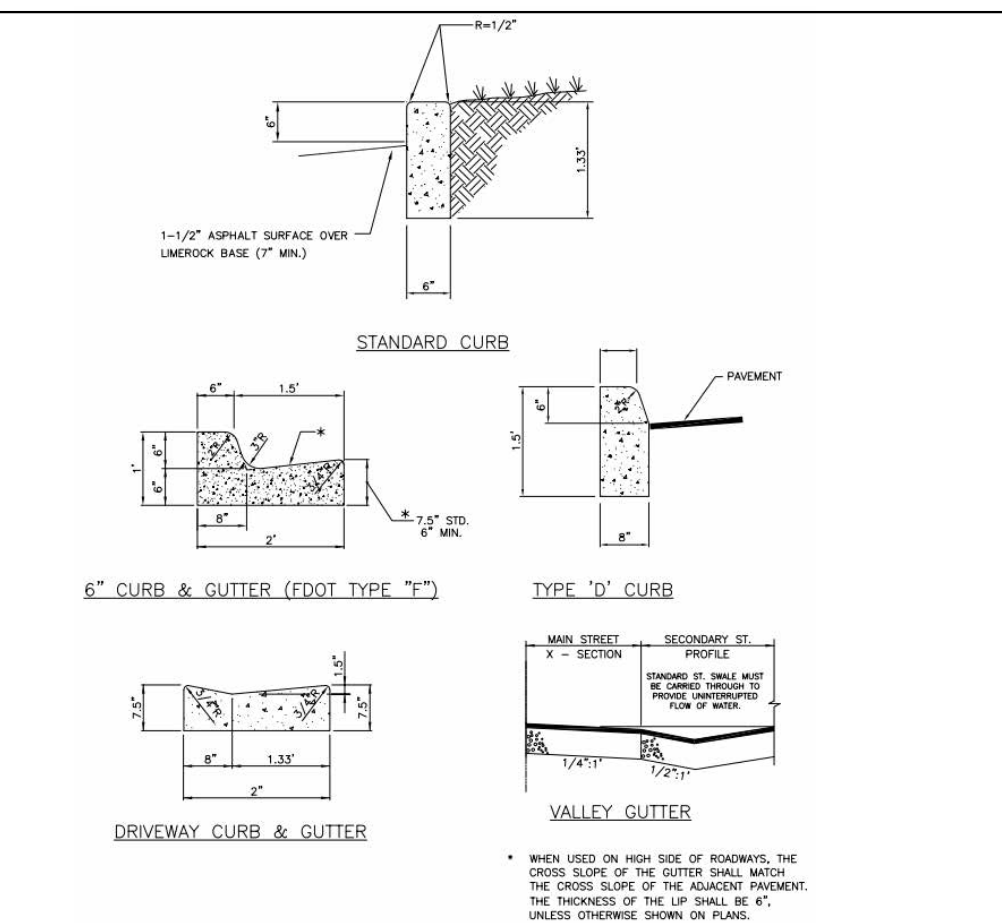
FRONT YARD TOTAL AREA: 1,902 SQ. FT.

FRONT YARD HARDSCAPE AREA: 541 SQ. FT. (28.45% OF FRONT YARD)

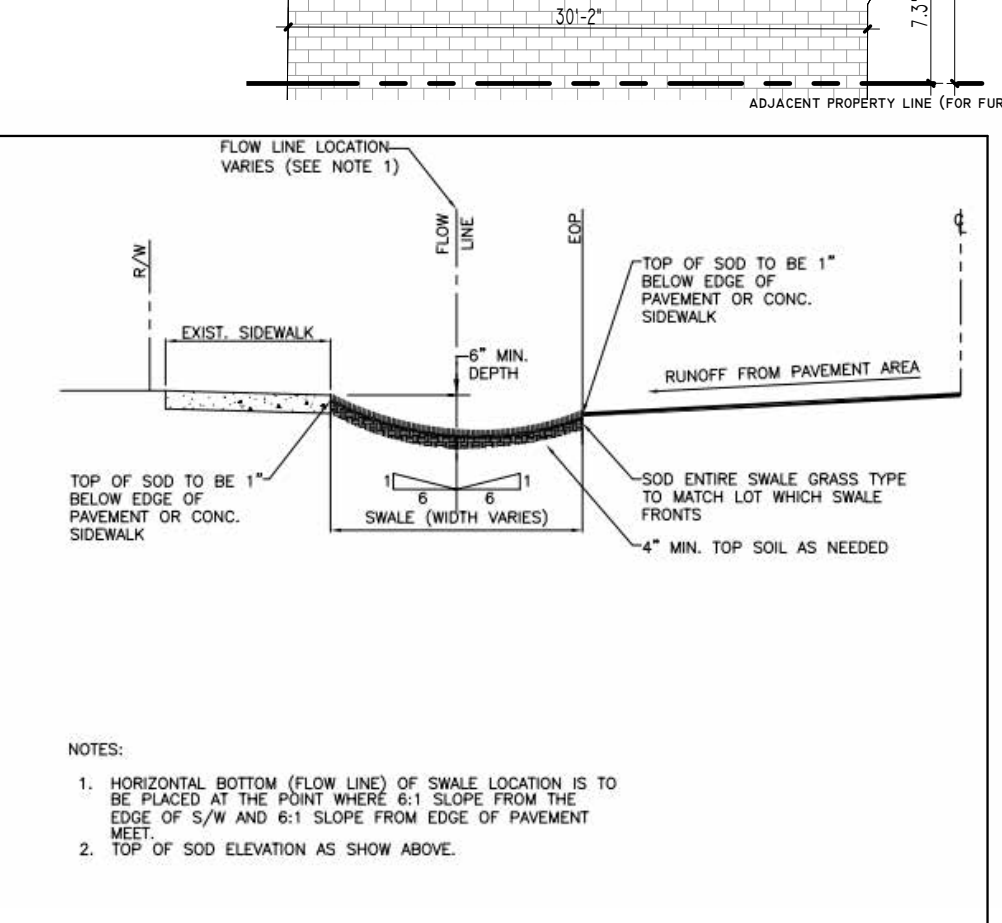
TOTAL OPEN/LANDSCAPED AREA: 1,361 SQ. FT. (71.55% OF FRONT YARD)



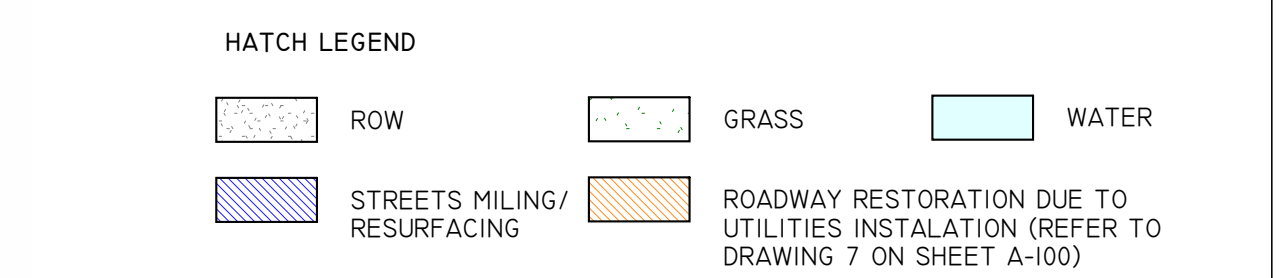
ISSUED: MAY 2023 DEPARTMENT OF DEVELOPMENT SERVICES ENGINEERING, TRANSPORTATION & MOBILITY DIVISION
DRAWN: EG FLEXIBLE PAVEMENT RESTORATION PERPEND. UTILITY INSTALLATION
APPROVED: JG
DRAWING NO.: C-3



ISSUED: MAY 2023 DEPARTMENT OF DEVELOPMENT SERVICES ENGINEERING, TRANSPORTATION & MOBILITY DIVISION
DRAWN: EG CURB AND GUTTER DETAILS
APPROVED: JG
DRAWING NO.: C-26



ISSUED: MAY 2023 DEPARTMENT OF DEVELOPMENT SERVICES ENGINEERING, TRANSPORTATION & MOBILITY DIVISION
DRAWN: EG TYPICAL SWALE GRADING
APPROVED: JG
DRAWING NO.: C-33



APPLICABLE CODES

FLORIDA BUILDING CODE 2020 EDITION
FLORIDA RESIDENTIAL CODE 2020
NATIONAL ELECTRICAL CODE 2020
FLORIDA PLUMBING CODE 2020
FLORIDA MECHANICAL CODE 2020
FLORIDA ENERGY CODE 2020

SCOPE OF WORK

I. NEW 2 STORY SINGLE FAMILY RESIDENCE

- 2 PARKING SPACES FIRST 2,000 SF
8,161 SF-2,000 SF= 6,161 SF

- 1 STALL EVERY 500 SF UNTIL MAX 5
6,161 SF-500 SF-500 SF-500 SF= 4,661 SF.

TOTAL PARKING SPACES REQ. = 5
REFER TO SITE PLAN TO SEE LOCATION AND DIMENSIONS.

ZONING INFORMATION

ART. 4 - SCHEDULE OF DISTRICT, USE AND SETBACK REGULATIONS
ZONING DISTRICT - RS-9

BUILDING SET BACK	REQUIRED	PROVIDED
FRONT SETBACK	25'-0"	25'-0"
REAR SETBACK	15% OF LOT DEPTH, 233.97' x 15% = 35'-1"	43'-5"
SIDES SETBACK	25% OF LOT WIDTH, MIN 7'-6" MIN. STREET SIDE SETBACK FOR CORNER LOTS = 15'-0"	PROPOSED 7'-8" E - 15'-2" W
POOL SETBACK	6'-0" FROM SIDES; 6'-0" FROM REAR; 15'-0" FROM SIDE FACING A STREET	8'-5" INTERIOR SIDE, 22'-8" FROM REAR, 30'-6" FROM SIDE FACING A STREET
GARAGE SETBACK	25' FROM FRONT; SIDES AS MAIN STR.	25'-0" FRONT, 15'-8" STREET SIDE
HEIGHT LIMITATION	30'-0" FROM BFE	27'-0" FROM BFE
FRONT YARD OPEN SPACE CALCULATION	< 20% OF 1,902 SF 1,902 SF x .20 = 380.4 SF	1,365 SF = 71.76% OF FRONT YARD
FRONT YARD HARDSCAPED AREA	> 80% OF 1,902 SF 1,902 SF x .80 = 1,521.6 SF	537 SF = 28.23% OF FRONT YARD
TOTAL LANDSCAPED AREA	< 4.0% OF 17,545 SF 17,545 SF x 0.4 = 7,018 SF	7,457.19 SF = 42.5%

SITE DESCRIPTION

LEGAL DESCRIPTION
ADDRESS: 1051 S. SOUTHLAKE DR. HOLLYWOOD, FLORIDA, 33019
LOT: 30 AND THE WEST BLOCK: 54 PLAT BOOK: 1 PAGE: 32
HIGHEST CROWN OF ROAD ELEVATION: 1' - 11" FLOOD ZONE: AE 7
AVERAGE OF CROWN OF ROAD ELEVATION: 1' - 10" BASE FLOOD: 7.00' NAVD

ALL SITE INFORMATION WAS TAKEN FROM THE ATTACHED CERTIFIED SURVEY, OR A CERTIFIED PREPARED BY:
SURVEYOR'S NAME: FELIX E. SUAREZ PLS LIC.: 7235 FIELD WORK DATE: 02-02-2024

PROPOSED	LOWEST FLOOR ELEVATION	GARAGE/STORAGE ELEV.	ADJACENT GRADE ELEV.
9' - 0" NAVD			
MINIMUM	8' - 0" NAVD		

AS-BUILT ELEVATION SURVEY IS REQUIRED BEFORE MAKING ANY INSPECTION ABOVE LOWEST FLOOR AND AS-BUILT ELEVATION CERTIFICATE IS REQUIRED BEFORE ISSUANCE OF CERTIFICATE OF OCCUPANCY OR COMPLETION (IC3-303)

GENERAL NOTES

- ALL ROADS AND INTERSECTIONS ABUTTING THE PROPERTY WILL BE MILED AND RESURFACED AS NEEDED. AREAS POTENTIALLY AFFECTED ARE SHOWN ON SITE PLAN AS PER HATCH LEGEND.

- CODE REQUIRES 2 PARKING SPACES FOR THE FIRST 2000 SQ.FT. OF UNDER AIR LIVING AREA. THEN ONE STALL EVERY 500 SF WITH A CAP AT 5.
8,177 SF OF A/C AREA PROPOSED.
5 PARKING SPACES PROVIDED. 3 PARKING SPACES INSIDE THE GARAGE AND 2 PARKING SPACES IN DRIVEWAY

- PLEASE NOTE ALL FENCES, WALLS, BUSHES, HEDGES, AND ANY OTHER LANDSCAPING OR PLANT MATERIAL, WITHIN THE VIEW TRIANGLE SHALL PROVIDE UNOBSTRUCTED CROSS VISIBILITY AT A LEVEL BETWEEN 30 INCHES AND 72 INCHES ABOVE GROUND LEVEL.

- CONCRETE DRIVEWAYS ON PRIVATE PROPERTY WILL BE 5-INCH THICK, 3,000 PSI WITH FIBER MESH WHILE THE PORTION OF THE DRIVEWAY LOCATED WITHIN THE ROW (OUTSIDE OF THE PROPERTY LINES) WILL BE A MINIMUM OF 6 INCHES THICK, 3,000 PSI, WITH NO METAL OR FIBER MESH AND WILL BE CONSTRUCTED FLUSH WITH THE EXISTING ROADWAY AND SIDEWALK. THE ENTIRE DRIVEWAY WILL MAINTAIN CONTROL JOINTS LOCATED EVERY 250 SQ.FT AND THE EXISTING ASPHALT IN THE CITY ROW WILL BE SAWCUT FOR A CLEAN STRAIGHT EDGE.



FRONT ELEVATION RENDERING



REAR ELEVATION RENDERING



SIDE ELEVATION RENDERING



REAR ELEVATION RENDERING

SDH_STUDIO
ARCHITECTURE + DESIGN

AA26002883

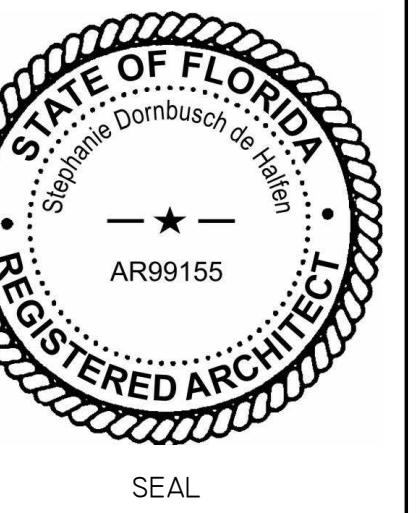
18200 NE 19TH AVE, SUITE 100
NORTH MIAMI BEACH, FL 33162
(305) 501-5015
INFO@SDHSTUDIO.COM

STEPHANE D. DE HALFEN
ARCHITECT P.A.
ARCH REG# 99155

1051 S WEST

1051 S. SOUTHLAKE DR.
HOLLYWOOD, FLORIDA, 33019

GORENSTEIN



NOTES/COMMENTS

REVISIONS / SUBMISSIONS

1	HIST. PRESERVATION BOARD	06-10-24
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RENDERINGS

ALL DRAWINGS AND WRITTEN MATERIAL APPEARING HEREIN CONSTITUTE THE ORIGINAL AND UNPUBLISHED WORK OF SDH STUDIO, AND MAY NOT BE REPLICATED, USED, OR DISCLOSED WITHOUT THE EXPRESS WRITTEN CONSENT OF STEPHANE D. HALFEN

DRAWN BY: SDH
CHECKED BY: RB
INITIAL DRAWING DATE: _____
ISSUE DATE: _____

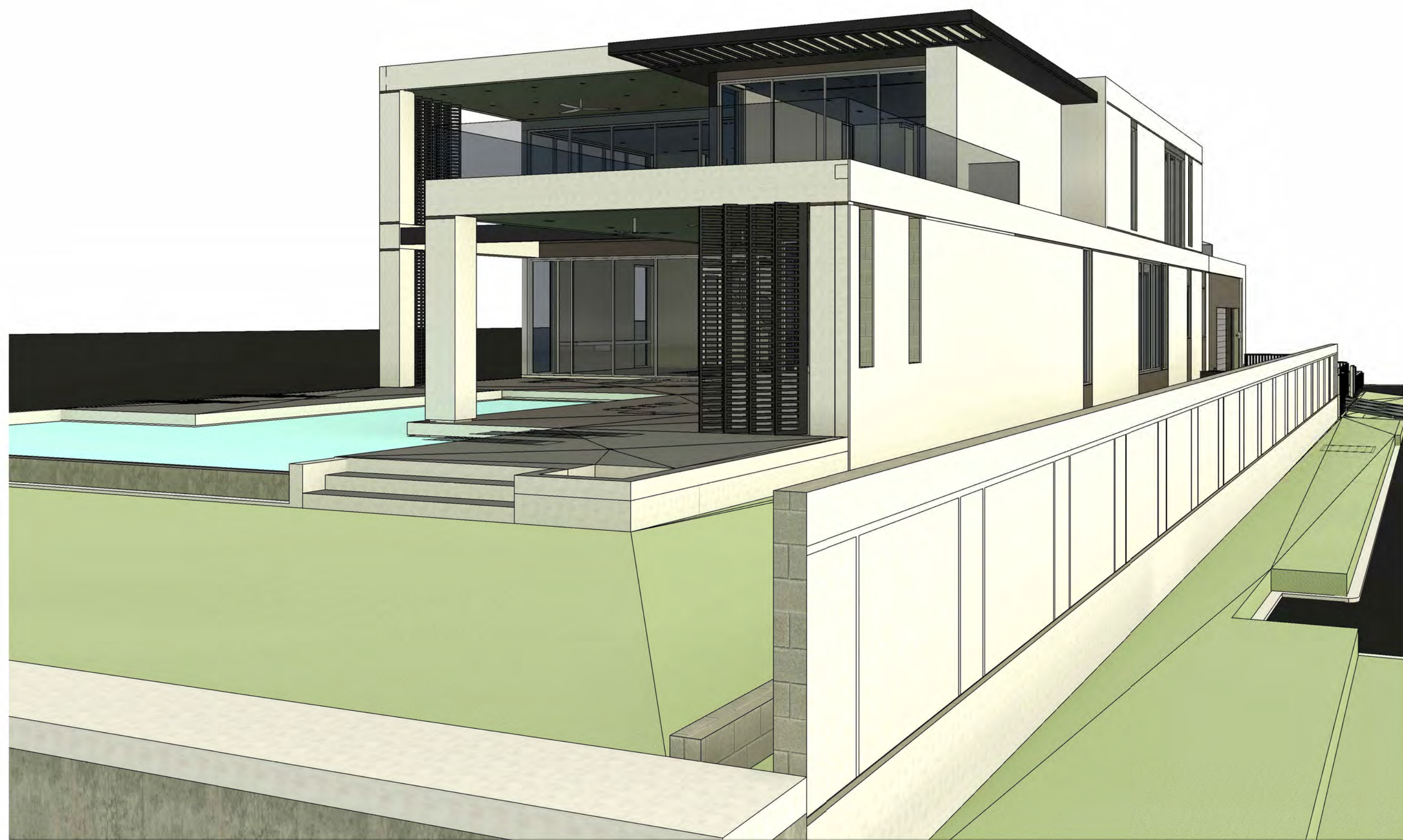
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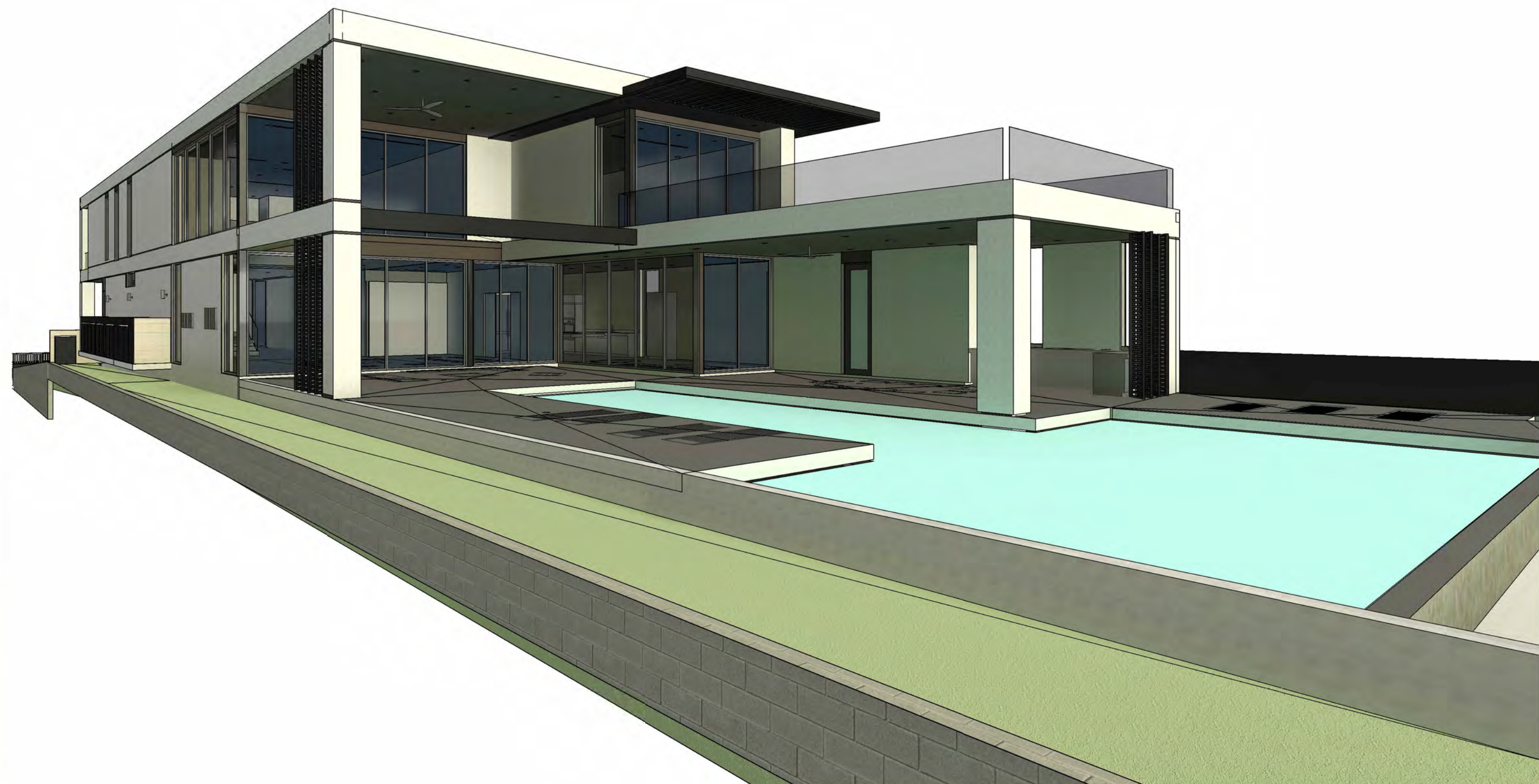
1 3D VIEW 1



2 3D VIEW 2



3 3D VIEW 3



4 3D VIEW 4

SDH_STUDIO
ARCHITECTURE+DESIGN

AA26002883

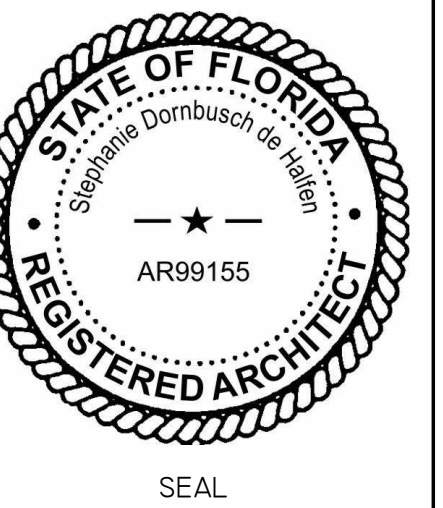
18200 NE 19TH AVE, SUITE 100
NORTH MIAMI BEACH, FL 33162
(305) 501-5015
INFO@SDHSTUDIO.COM

STEPHANE D. DE HALFEN
ARCHITECT P.A.
ARCH REG# 99155

1051 S WEST

1051 S. SOUTHLAKE DR.
HOLLYWOOD, FLORIDA, 33019

GORENSTEIN



NOTES/COMMENTS

REVISIONS / SUBMISSIONS

3D VIEWS

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CONSENT OF STEPHANE D. HALFEN

DRAWN BY: SDH
CHECKED BY: RB
INITIAL DRAWING ISSUE DATE
RELEASE DATE:

A-100.2



SDH_STUDIO
ARCHITECTURE + DESIGN

AA26002885
18200 NE 19TH AVE, SUITE 100
NORTH MIAMI BEACH, FL 33162
(305) 501-5015
INFO@SDHSTUDIO.COM

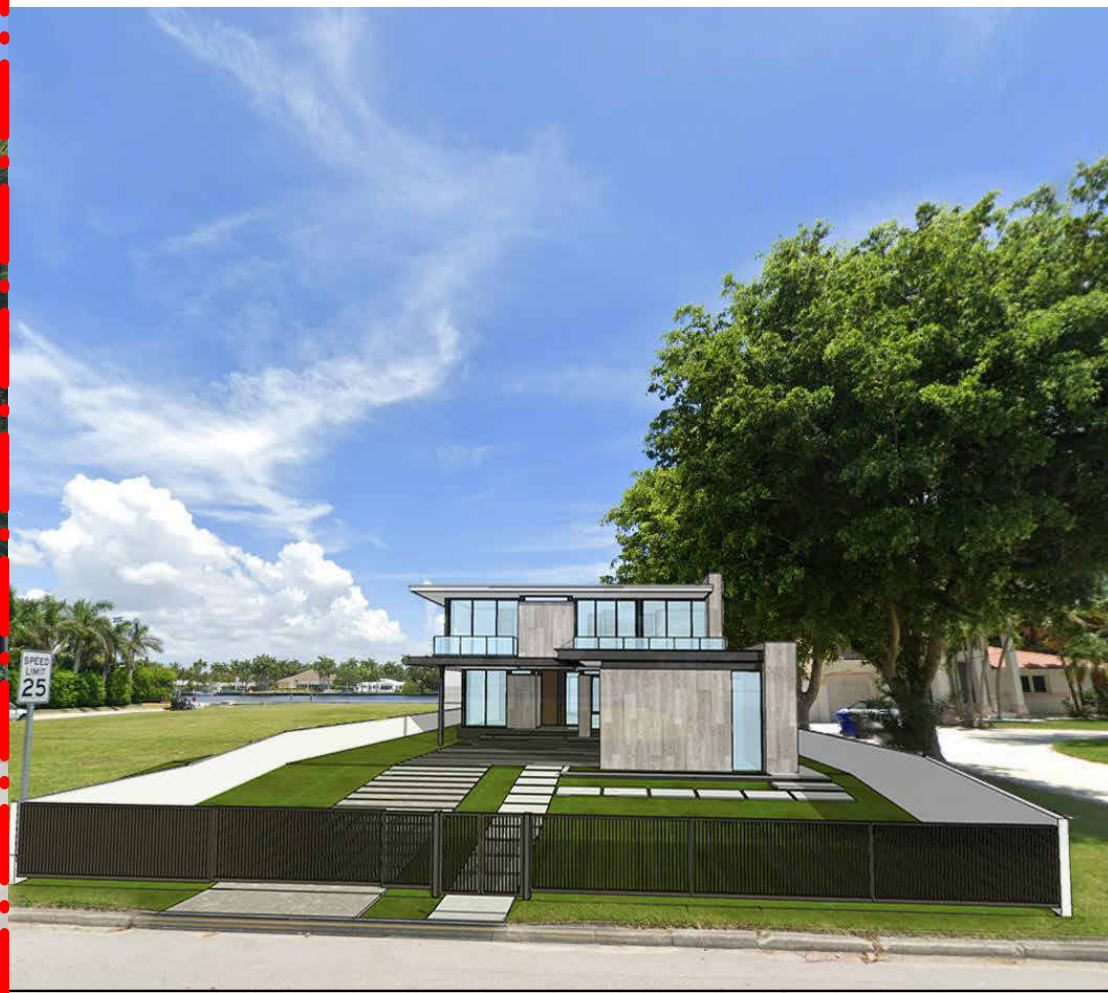
STEPHANE D. DE HALFEN
ARCHITECT P.A.
ARCH REG# 99155



1101 S. SOUTHLAKE DR.



1051 S. SOUTHLAKE DR. WEST (PROPOSED BUILDING)



1047 S. SOUTHLAKE DR.

1051 S WEST

1051 S. SOUTHLAKE DR.
HOLLYWOOD, FLORIDA, 33019

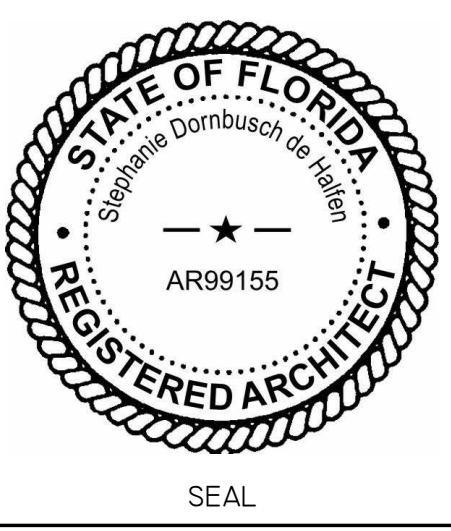
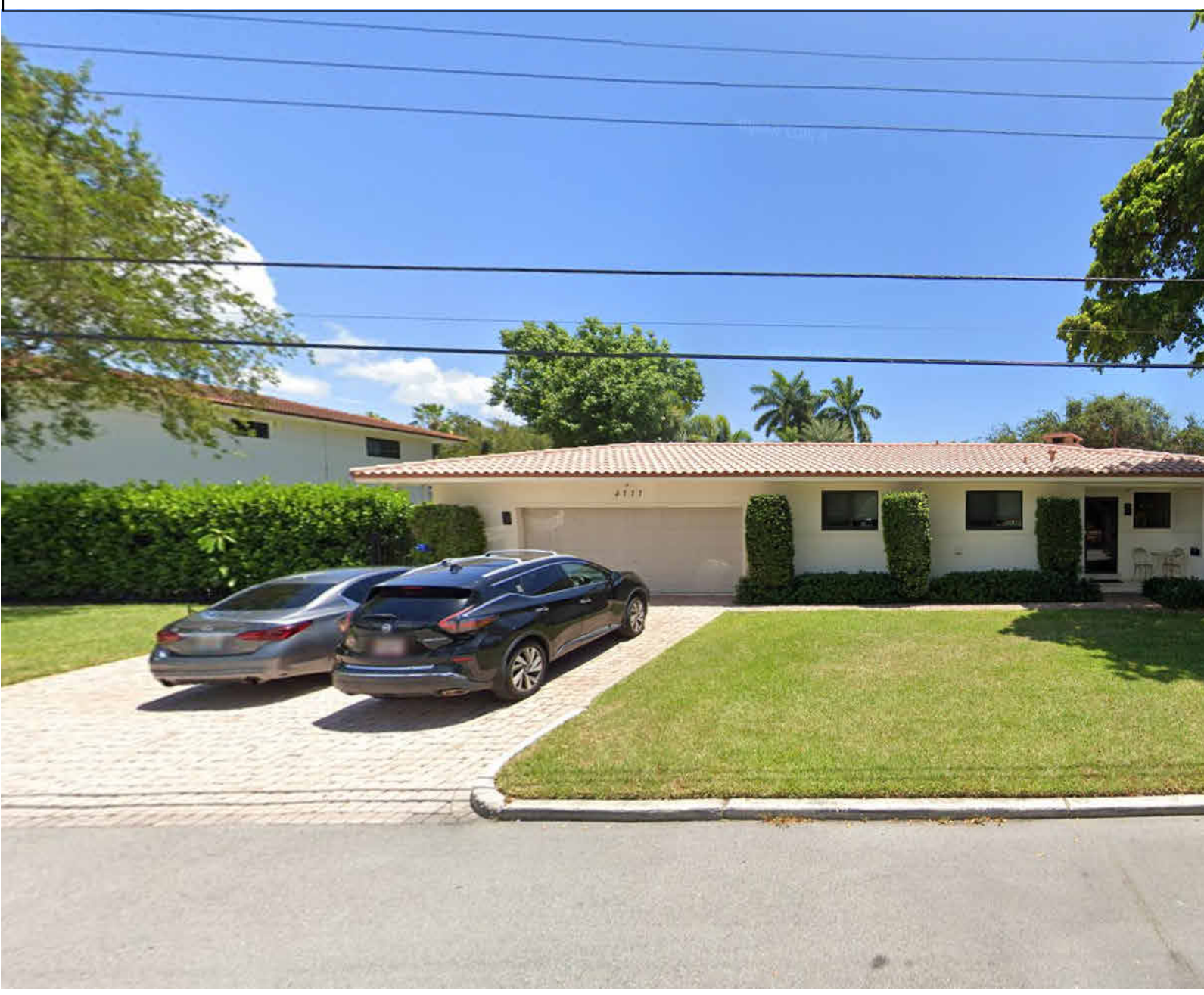
GORENSTEIN

SOUTH SOUTHLAKE DRIVE

1114 S. SOUTHLAKE DR.

1050 S. SOUTHLAKE DR.

1042 S. SOUTHLAKE DR.



NOTES/COMMENTS

REVISIONS / SUBMISSIONS

2	HIST. PRESERVATION B	07-26-24
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STREET PROFILE - COLOR PHOTOGRAPH OF ADJACENT BUILDINGS

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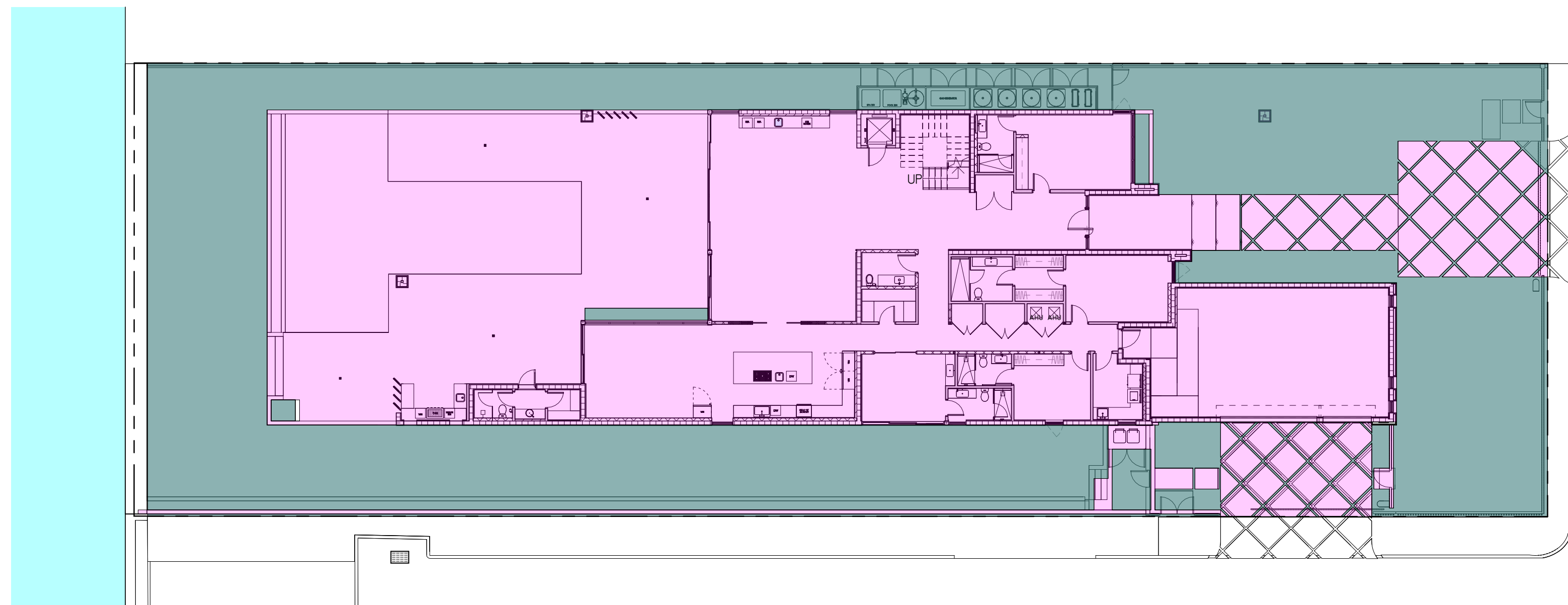
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CHECKED BY: RB
INITIAL DRAWING
RELEASE DATE: ISSUE DATE

A-100.3

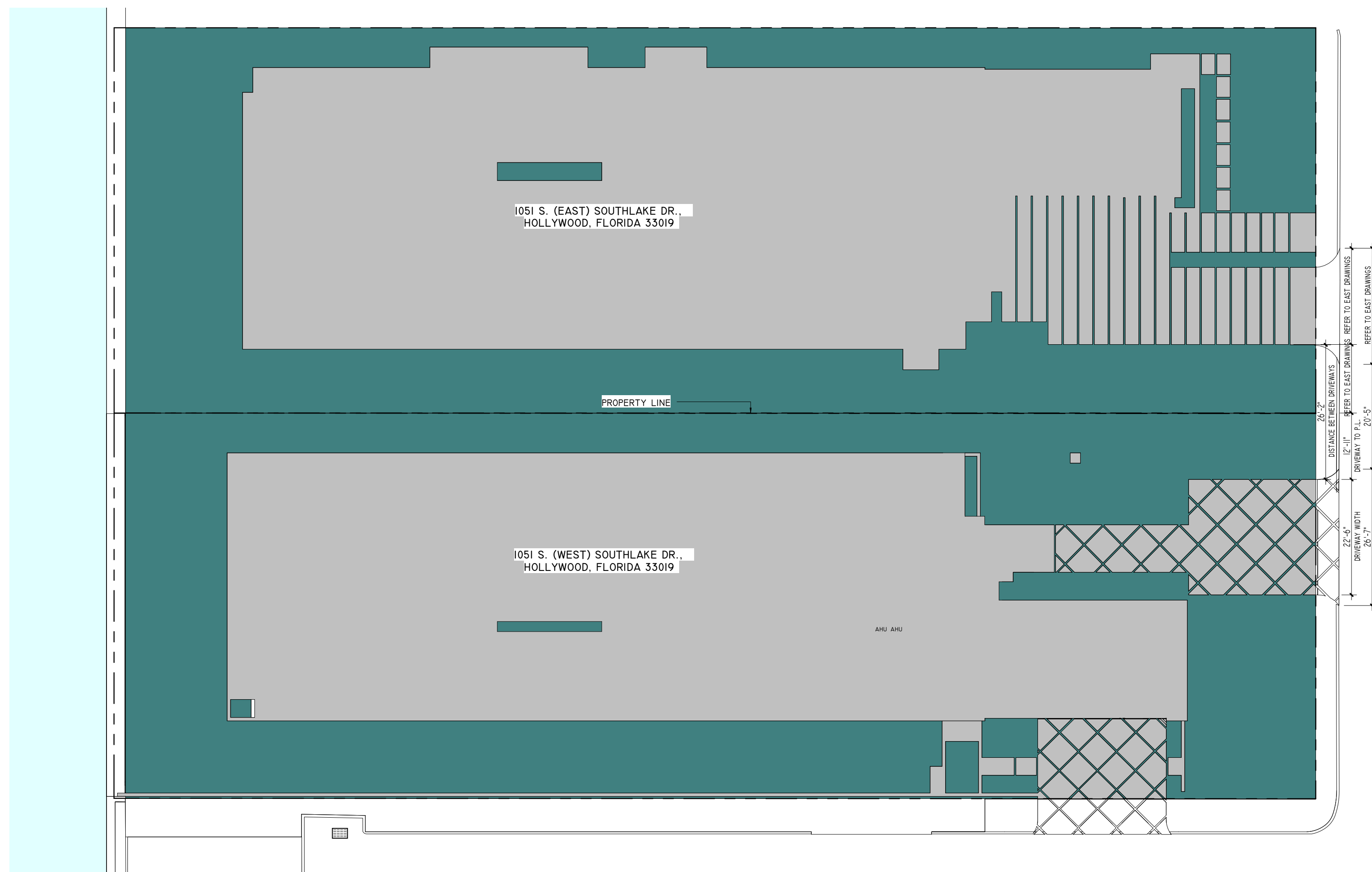
1051 S WEST

1051 S. SOUTHLAKE DR.
HOLLYWOOD, FLORIDA, 33019

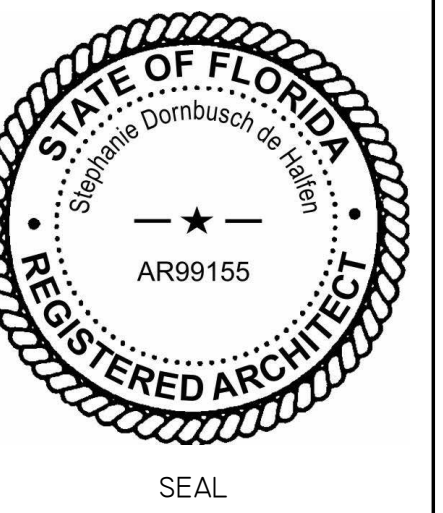
GORENSTEIN



1 LANDSCAPE AREA
1/16" = 1'-0"



2 FULL SITE
1/16" = 1'-0"



NOTES/COMMENTS

REVISIONS / SUBMISSIONS

2	HIST. PRESERVATION B	07-26-24
---	----------------------	----------

DIAGRAMS

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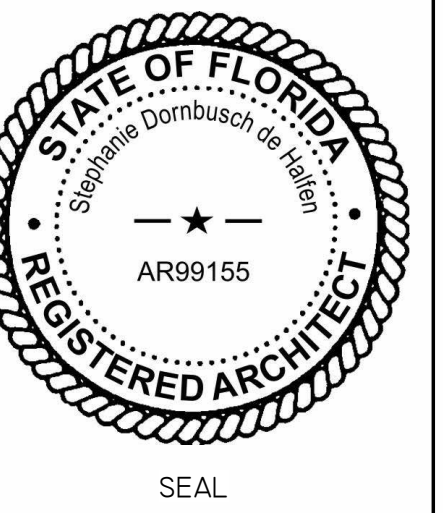
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INITIAL DRAWING ISSUE DATE
RELEASE DATE:

A-100.4

1051 S WEST

1051 S. SOUTHLAKE DR.
HOLLYWOOD, FLORIDA, 33019

GORENSTEIN



NOTES/COMMENTS

REVISIONS / SUBMISSIONS

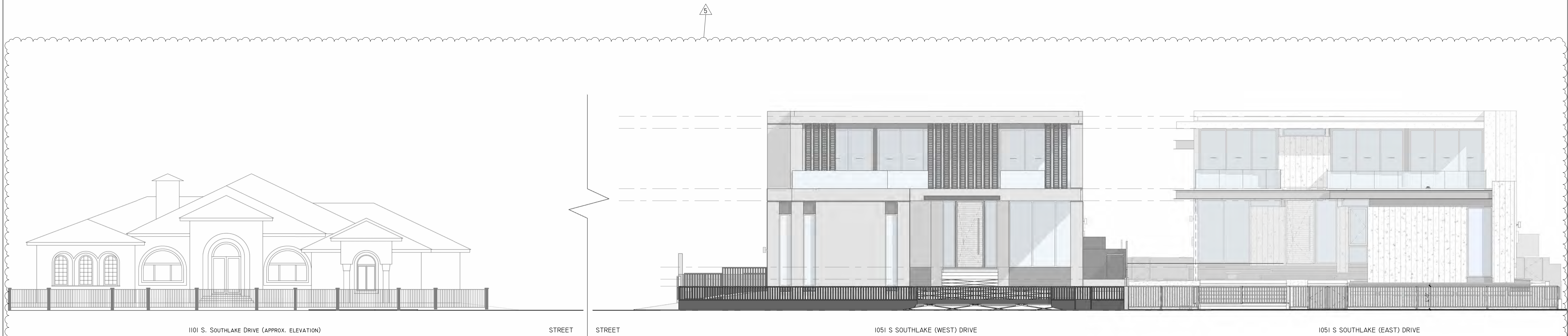
2	HIST. PRESERVATION B	07-26-24
3	HIST. PRESERVATION B	08-20-24
5	HIST. PRESERVATION B	09-23-24

STREET PROFILE ELEVATIONS

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A-100.5



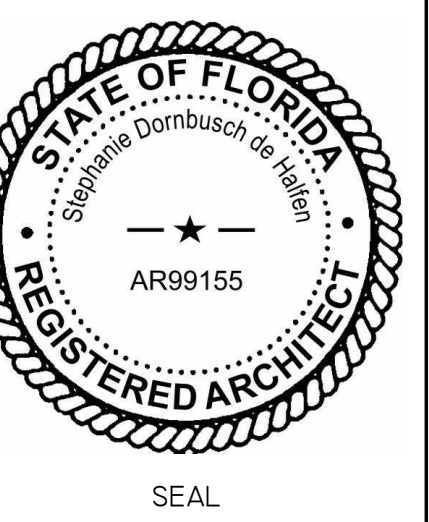
1101 S. SOUTHLAKE DRIVE (APPROX. ELEVATION)

STREET

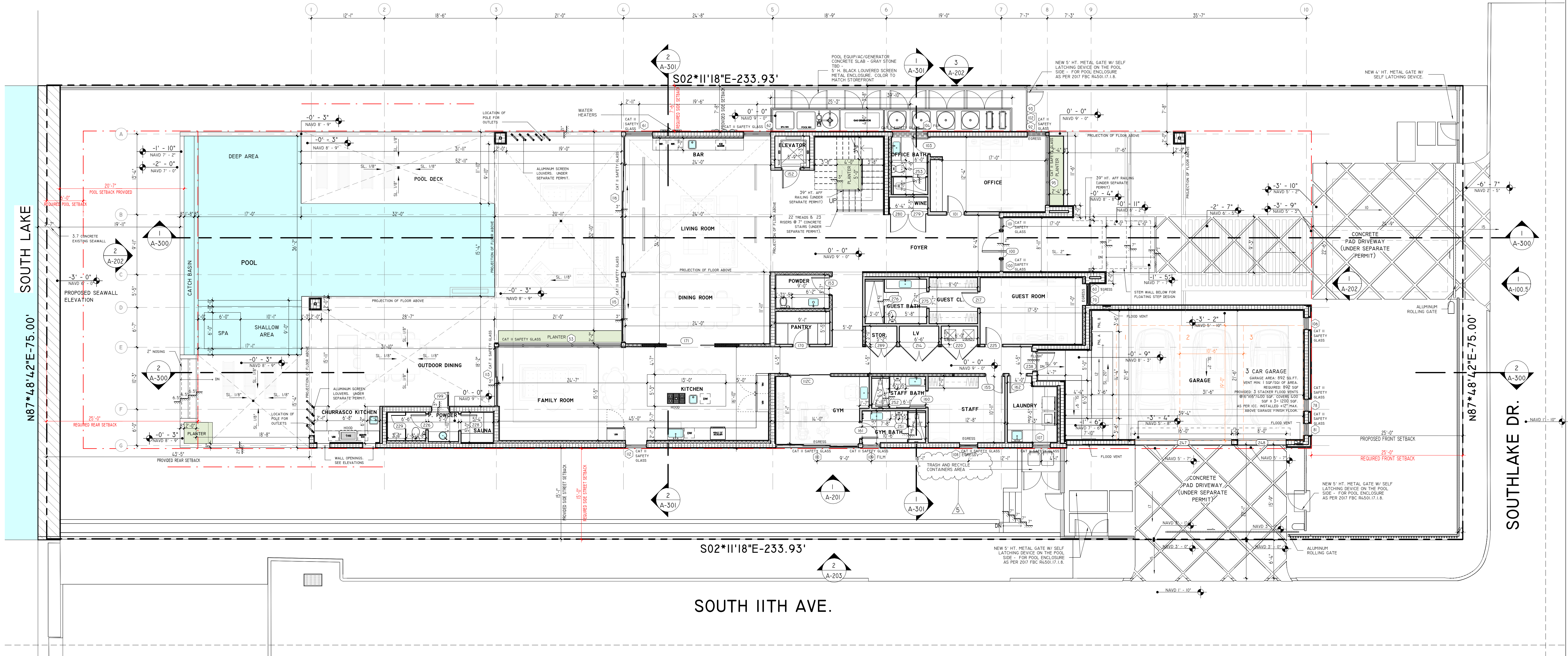
STREET

1051 S SOUTHLAKE (WEST) DRIVE

1051 S SOUTHLAKE (EAST) DRIVE



5	HIST. PRESERVATION B	09-23-24
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NOTE:
FOR ALL NOTES PLEASE REFER TO SHEET
A-001: FLOOR PLAN NOTES

WALL LEGEND

- 3 5/8" - 25 GA. MTL. STUDS @ 16" O.C. 5/8" GYP. BD. EA. SIDE. PROVIDE 5/8" DUROCK BOARD AT WET AREAS AND "MOISTURE RESISTANT GREENBOARD AT AREAS SUBJECT TO MOISTURE (BATHROOMS.).
- 6" - 25 GA. MTL. STUDS @ 16" O.C. 5/8" GYP. BD. EA. SIDE. PROVIDE 5/8" DUROCK BOARD AT WET AREAS AND "MOISTURE RESISTANT GREENBOARD AT AREAS SUBJECT TO MOISTURE (BATHROOMS.).
- NEW 8" C.M.U. WALL - SEE STRUCTURAL DWGS. FOR SPECIFICATIONS
- NEW 8" POUR-IN-PLACE CONCRETE WALL - SEE STRUCTURAL DWGS. FOR SPECIFICATIONS
- NEW 8" C.M.U. WALL W/ - 2"x2" P.T. WD OR 1 1/2" MTL FURRING @ 24" O.C. & R-7.8 INSULATION SEE STRUCTURAL DWGS. FOR SPECIFICATIONS

FIRST FLOOR PLAN
1/8" = 1'-0"

SOUTH LAKE

N87°48'42"E-75.00'

SOUTHLAKE DR.

N87°48'42"E-75.00'

SOUTH I1TH AVE.

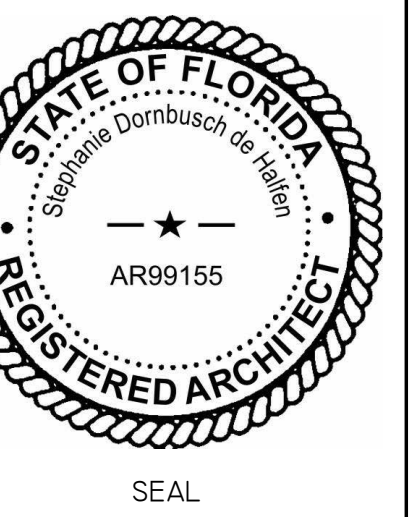
S02°11'18"E-233.93'

S02°11'18"E-233.93'

1051 S WEST

1051 S. SOUTHLAKE DR.
HOLLYWOOD, FLORIDA, 33019

GORENSTEIN



NOTES/COMMENTS

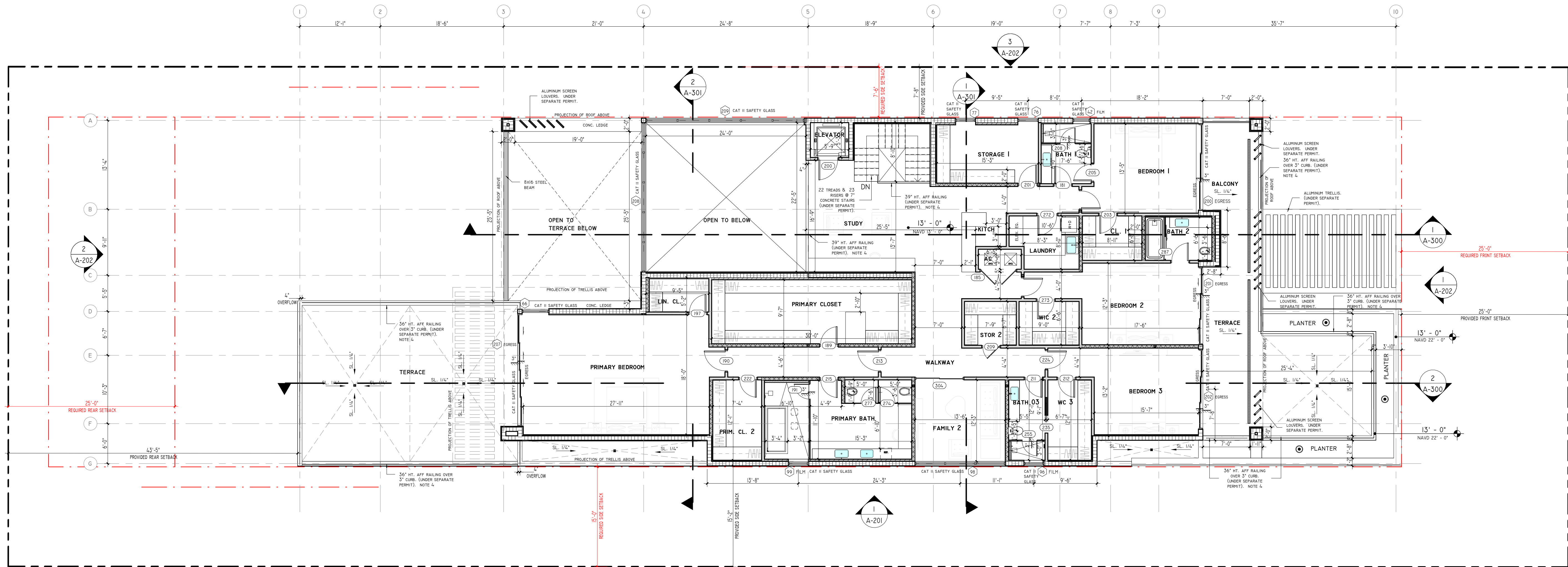
REVISIONS / SUBMISSIONS

SECOND FLOOR

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INITIAL DRAWING ISSUE DATE
RELEASE DATE:

A-102



NOTE:
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A-001: FLOOR PLAN NOTES

WALL LEGEND

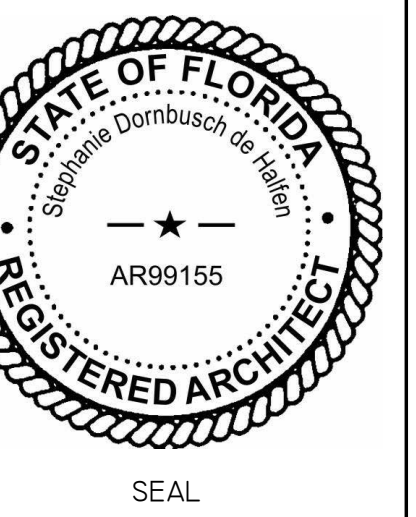
- 3 5/8" - 25 GA. MTL. STUDS @ 16" O.C. 5/8" GYP. BD. EA. SIDE. PROVIDE 5/8" DUROCK BOARD AT WET AREAS AND "MOISTURE RESISTANT GREENBOARD AT AREAS SUBJECT TO MOISTURE (BATHROOMS).
- 6" - 25 GA. MTL. STUDS @ 16" O.C. 5/8" GYP. BD. EA. SIDE. PROVIDE 5/8" DUROCK BOARD AT WET AREAS AND "MOISTURE RESISTANT GREENBOARD AT AREAS SUBJECT TO MOISTURE (BATHROOMS).
- NEW 8" C.M.U. WALL - SEE STRUCTURAL DWGS. FOR SPECIFICATIONS
- NEW 8" POUR-IN-PLACE CONCRETE WALL - SEE STRUCTURAL DWGS. FOR SPECIFICATIONS
- NEW 8" C.M.U. WALL W/ - 2"x2" P.T. WD OR 1 1/2" MTL FURRING @ 24" O.C. & R-7.8 INSULATION SEE STRUCTURAL DWGS. FOR SPECIFICATIONS

2ND FLOOR
1/8" = 1'-0"

1051 S WEST

1051 S. SOUTHLAKE DR.
HOLLYWOOD, FLORIDA, 33019

GORENSTEIN



NOTES/COMMENTS

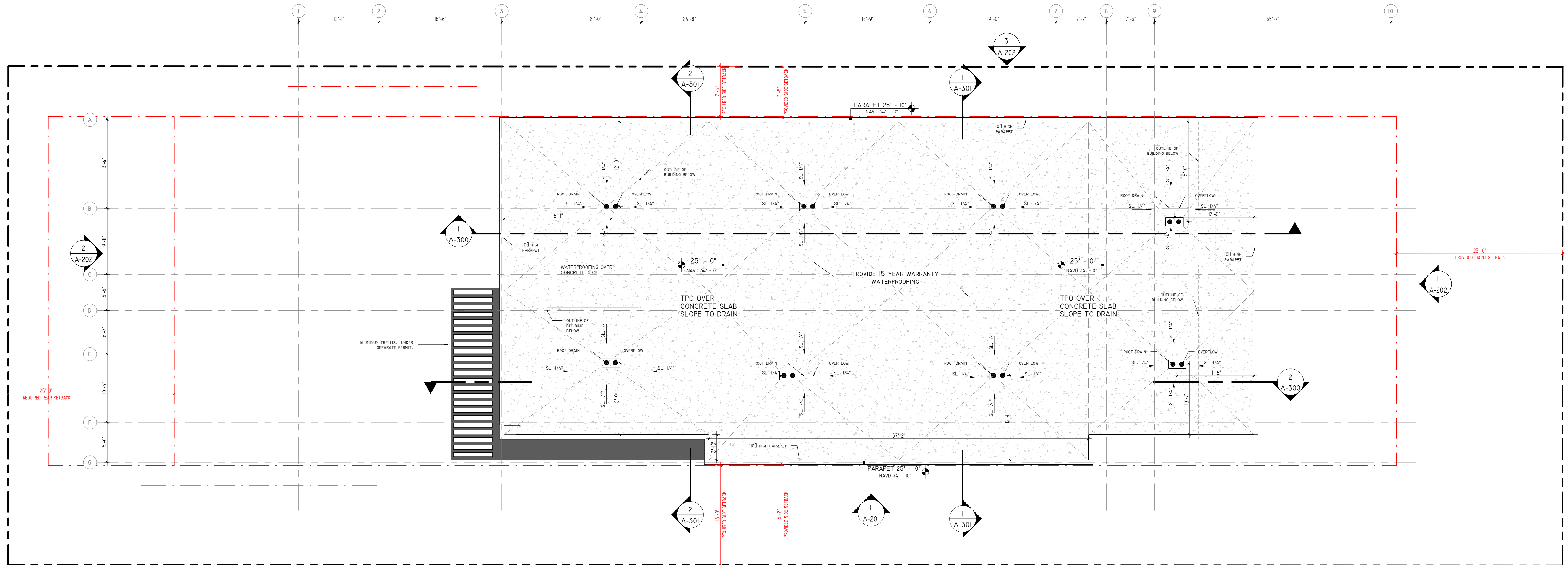
REVISIONS / SUBMISSIONS

ROOF PLAN

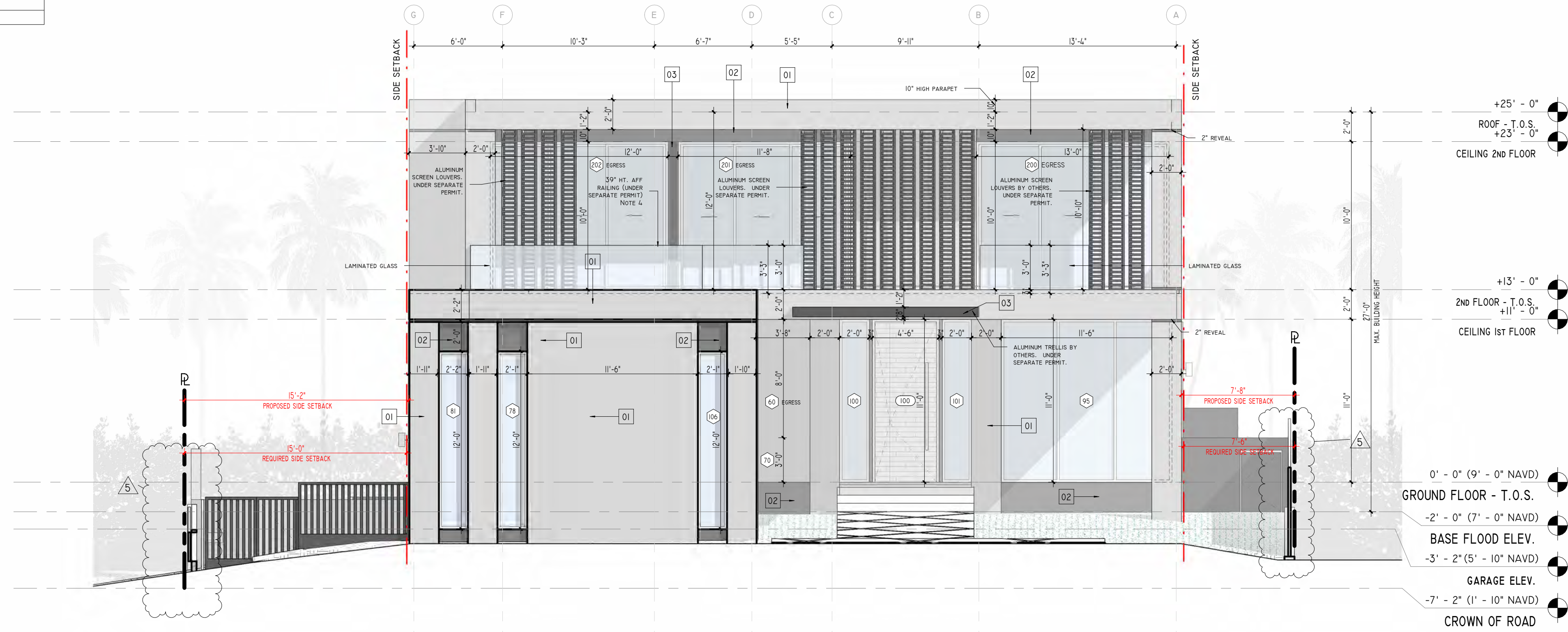
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A-103

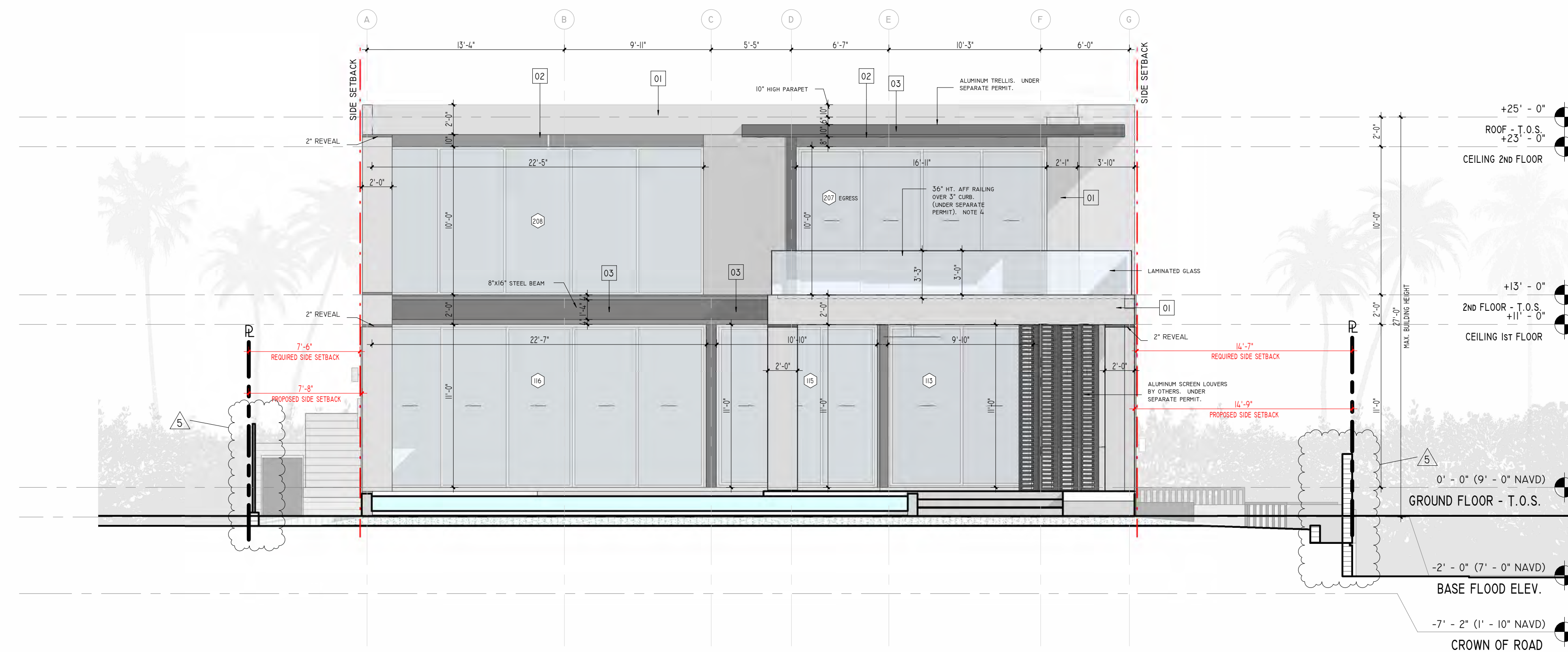


FINISH MATERIALS		
MATERIAL MARK	MATERIAL NAME	MATERIAL DESCRIPTION
01	MICROCEMENT	
02	SMOOTH STUCCO I	DARK
03	ALUMINUM FRAME	DARK BRONZE



NOTE: FOR ALL NOTES PLEASE REFER TO SHEET A-001: ELEVATION PLAN NOTES

1 SOUTH (FRONT)
3/16" = 1'-0"



NOTE: FOR ALL NOTES PLEASE REFER TO SHEET A-001: ELEVATION PLAN NOTES

2 NORTH (REAR)
3/16" = 1'-0"

SDH_STUDIO
ARCHITECTURE + DESIGN

AA26002883

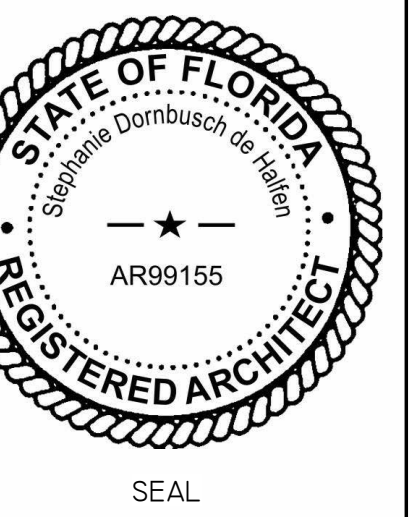
18200 NE 19TH AVE, SUITE 100
NORTH MIAMI BEACH, FL 33162
(305) 501-5015
INFO@SDHSTUDIO.COM

STEPHANE D. DE HALFEN
ARCHITECT P.A.
ARCH REG# 99155

1051 S WEST

1051 S. SOUTHLAKE DR.
HOLLYWOOD, FLORIDA, 33019

GORENSTEIN



NOTES/COMMENTS

REVISIONS / SUBMISSIONS

5 HIST. PRESERVATION B 09-23-24

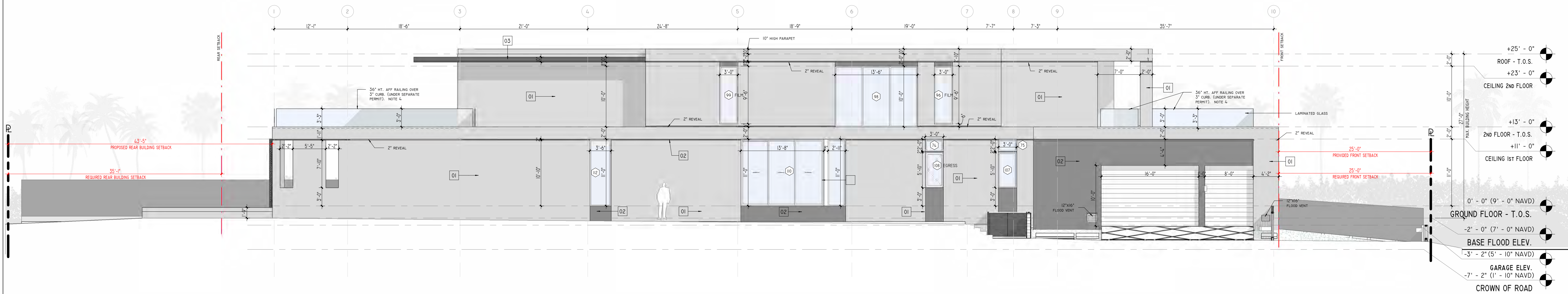
ELEVATIONS

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RELEASE DATE:

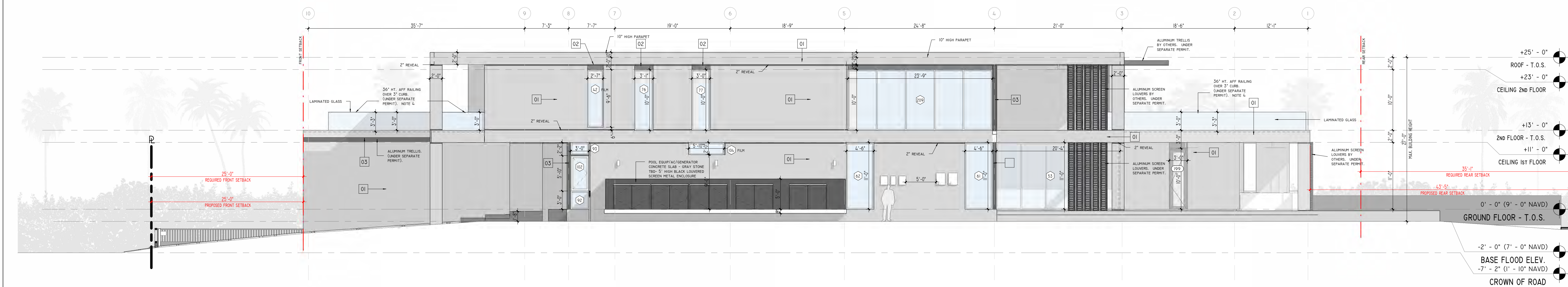
A-200

FINISH MATERIALS		
MATERIAL MARK	MATERIAL NAME	MATERIAL DESCRIPTION
01	MICROCEMENT	
02	SMOOTH STUCCO I	DARK
03	ALUMINUM FRAME	DARK BRONZE



NOTE: FOR ALL NOTES PLEASE REFER TO SHEET A-001: ELEVATION PLAN NOTES

1 WEST (SIDE-STREET)
1/8" = 1'-0"



NOTE: FOR ALL NOTES PLEASE REFER TO SHEET A-001: ELEVATION PLAN NOTES

2 EAST (SIDE)
1/8" = 1'-0"

SDH_STUDIO
ARCHITECTURE + DESIGN

AA26002885

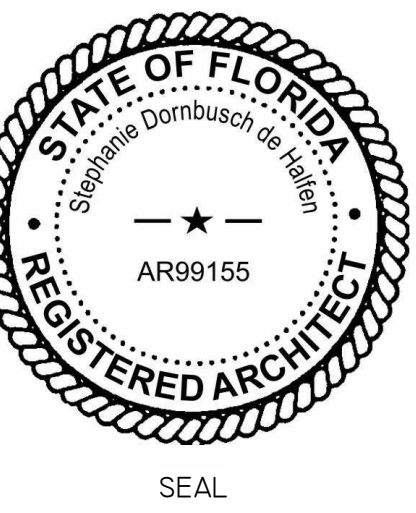
18200 NE 19TH AVE, SUITE 100
NORTH MIAMI BEACH, FL 33162
(305) 501-5015
INFO@SDHSTUDIO.COM

STEPHANE D. DE HALFEN
ARCHITECT P.A.
ARCH REG# 99155

1051 S WEST

1051 S. SOUTHLAKE DR.
HOLLYWOOD, FLORIDA, 33019

GORENSTEIN



NOTES/COMMENTS

REVISIONS / SUBMISSIONS

ELEVATIONS

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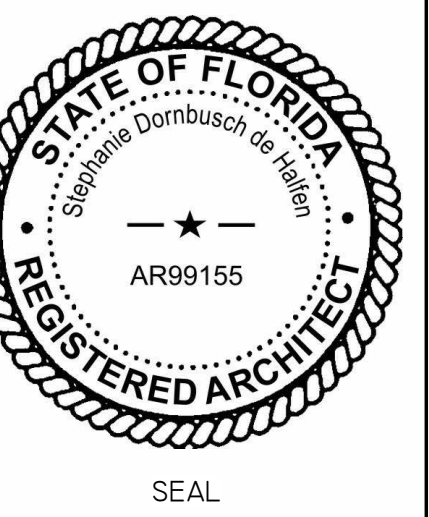
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INITIAL DRAWING ISSUE DATE
RELEASE DATE:

A-201

1051 S WEST

1051 S. SOUTHLAKE DR.
HOLLYWOOD, FLORIDA, 33019

GORENSTEIN



NOTES/COMMENTS

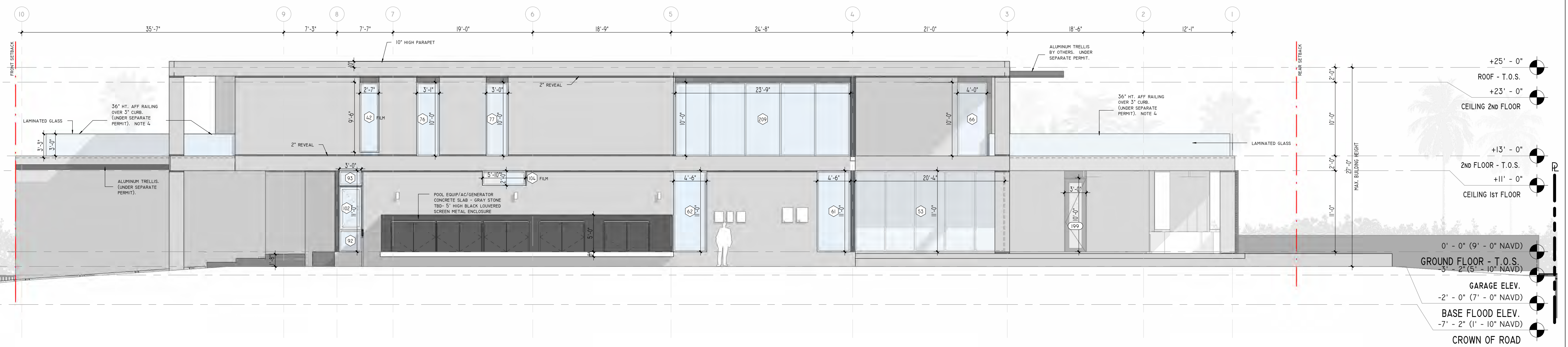
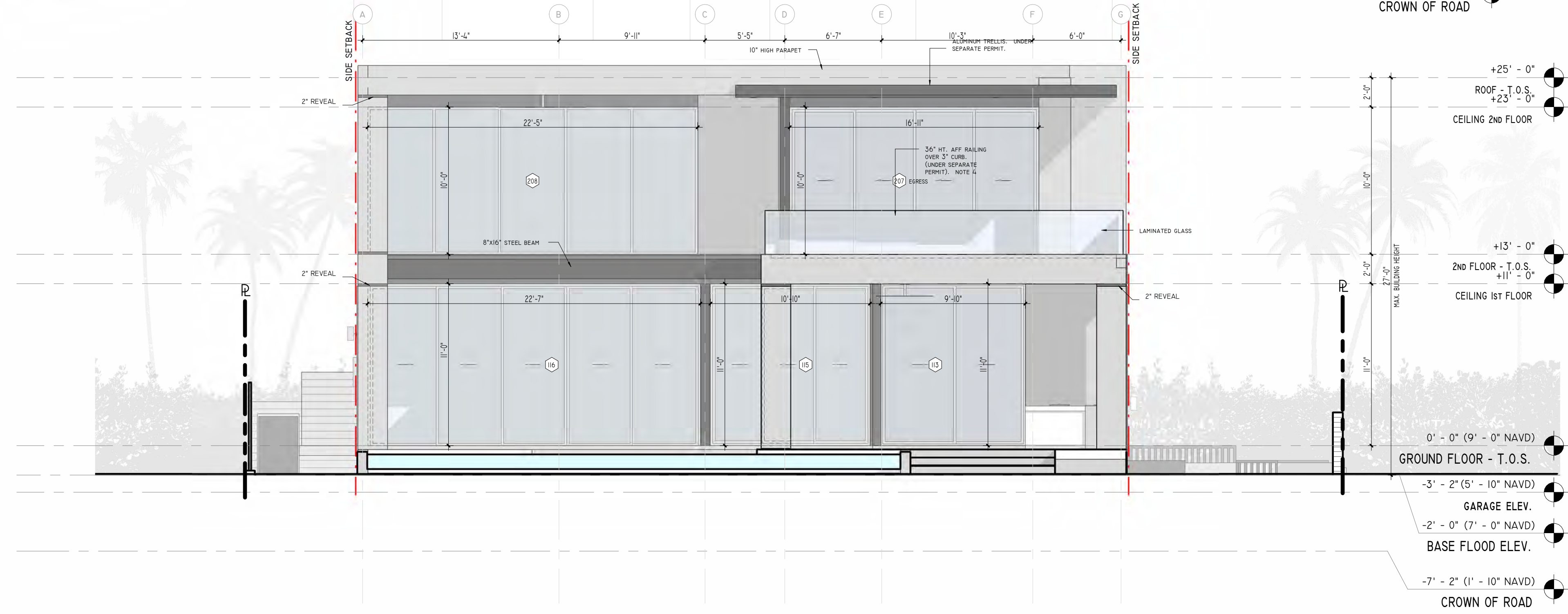
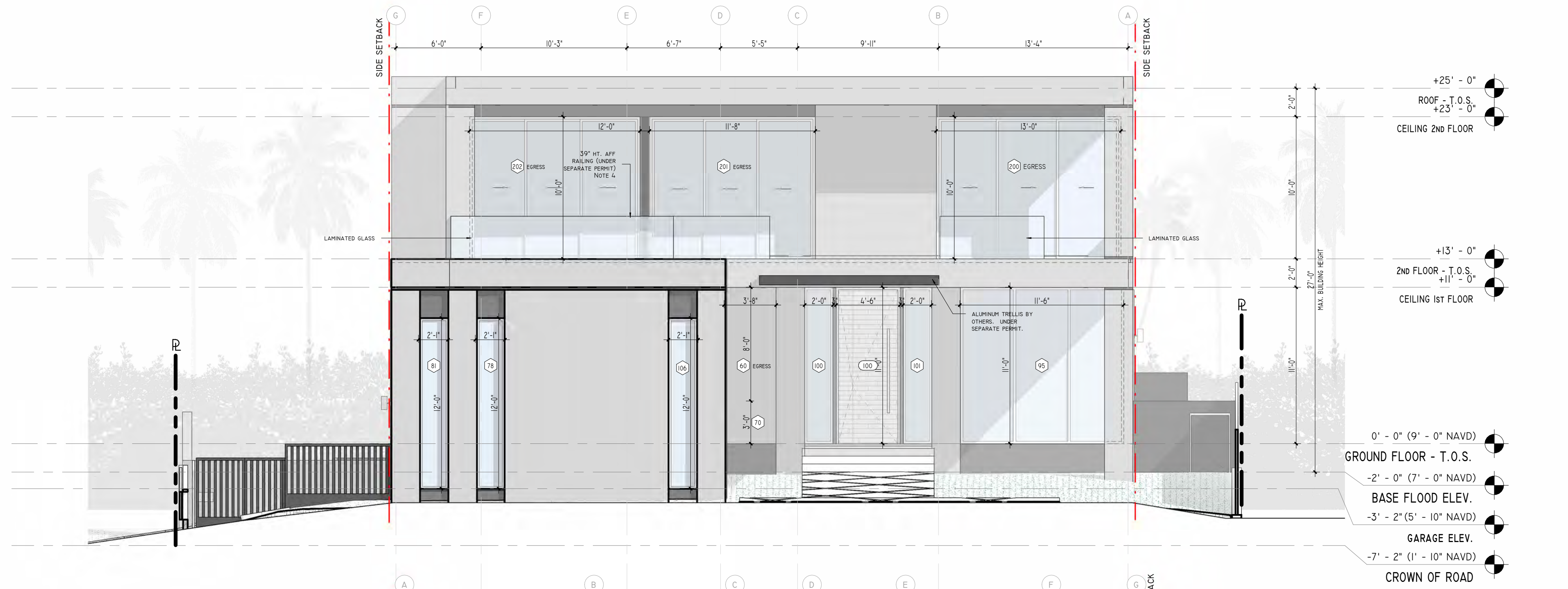
REVISIONS / SUBMISSIONS

ELEVATIONS - NO
LOUVERS

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CONSENT OF STEPHANE D. HALFEN

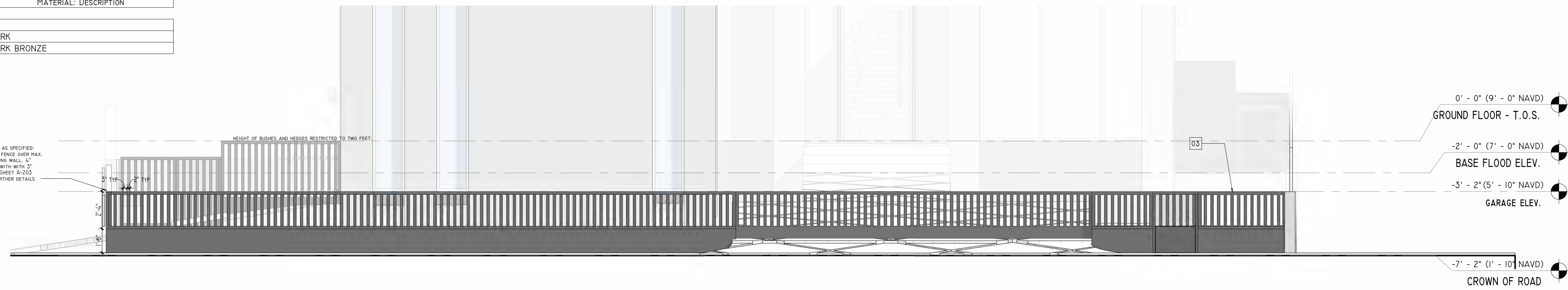
DRAWN BY: SDH
CHECKED BY: RB
INITIAL DRAWING ISSUE DATE
RELEASE DATE:

A-202



FINISH MATERIALS		
MATERIAL MARK	MATERIAL NAME	MATERIAL DESCRIPTION
01	MICROCEMENT	
02	SMOOTH STUCCO I	DARK
03	ALUMINUM FRAME	DARK BRONZE

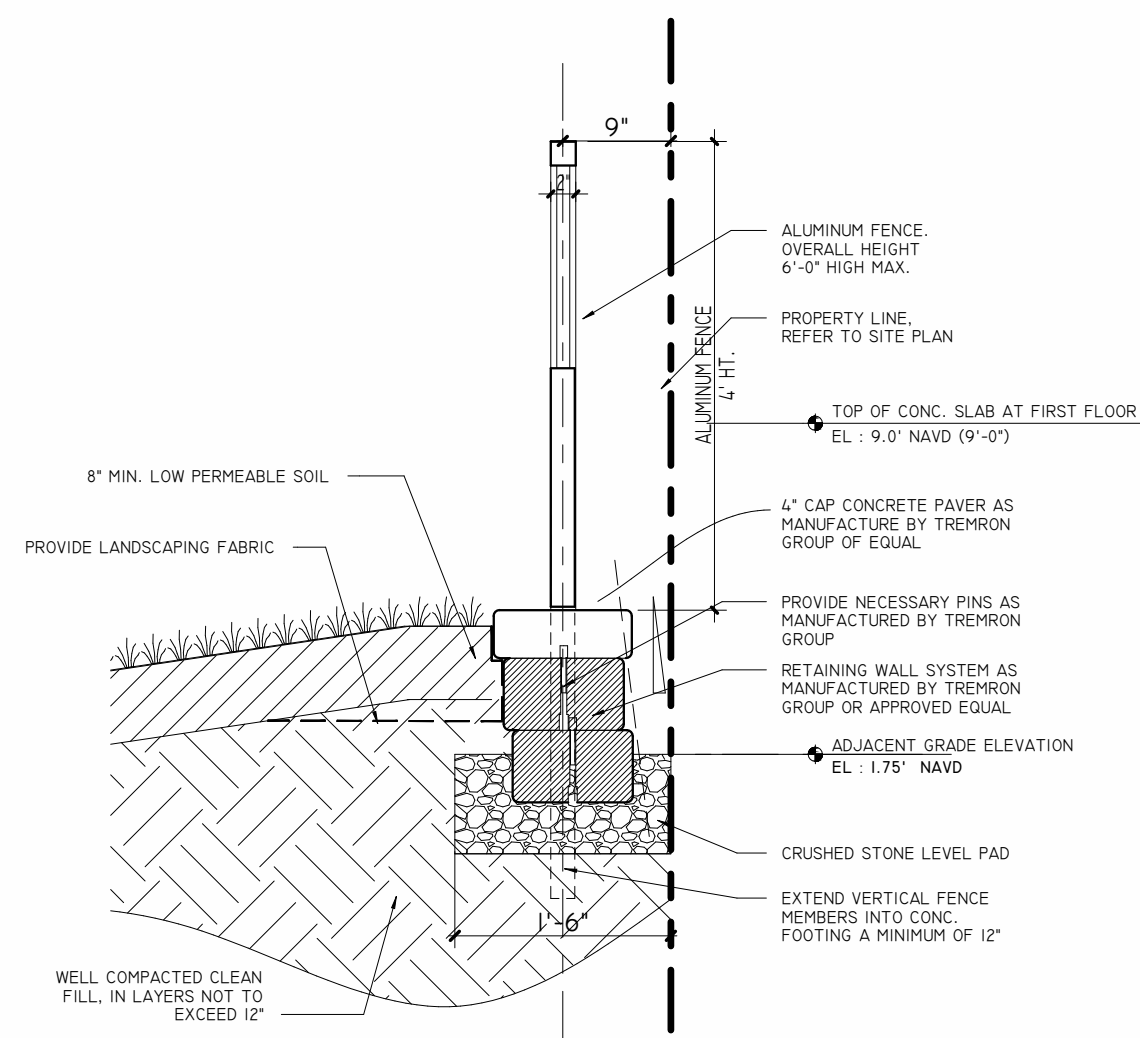
4" HT. FRONT FENCE AS SPECIFIED:
2"-4" HT. ALUMINUM FENCE OVER MAX.
30" HT. CMU RETAINING WALL. 4"
VERTICAL ELEMENTS WITH 3" SPACING. REFER TO SHEET A-203
DRAWING #3 FOR FURTHER DETAILS



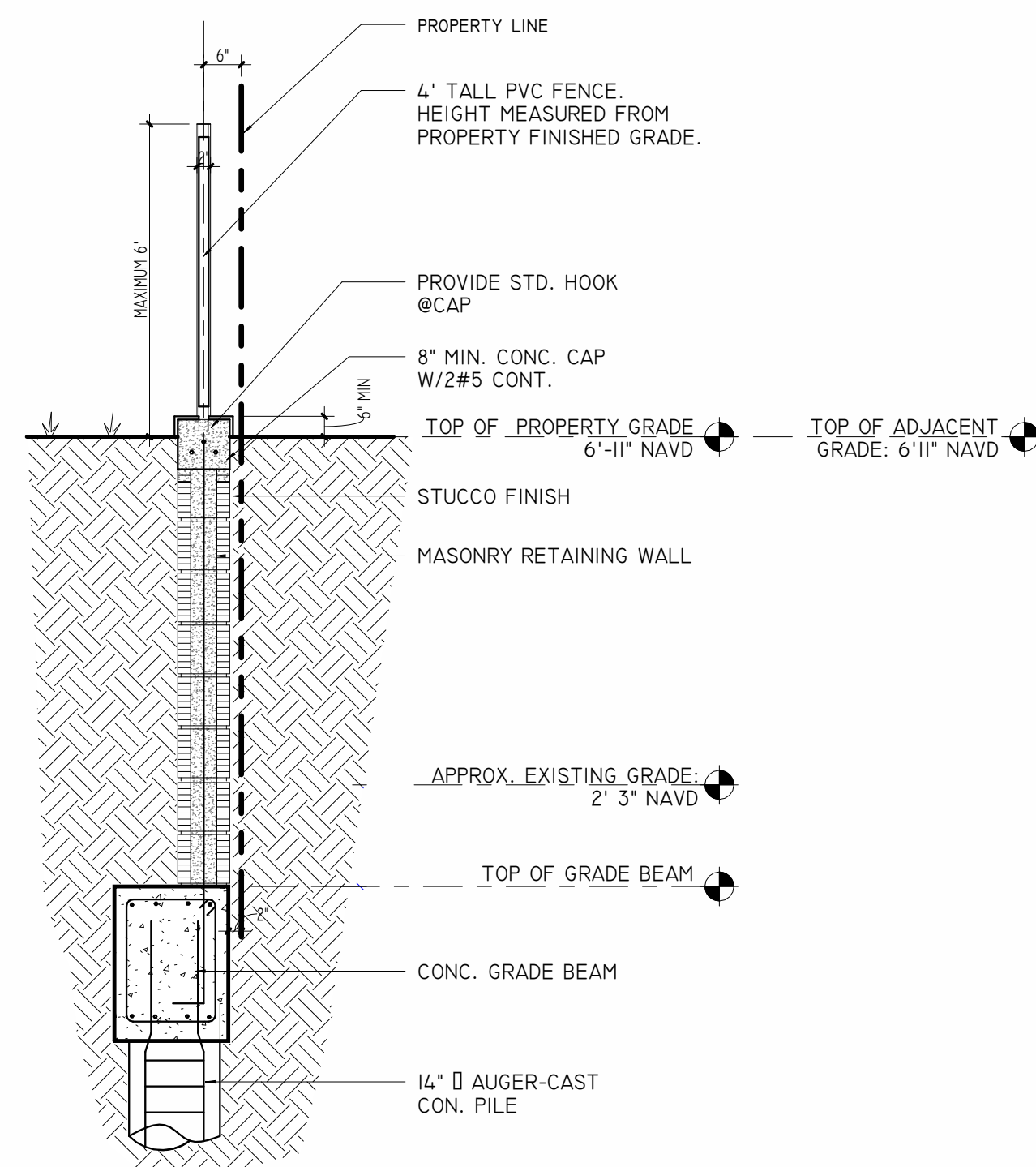
1 FRONT FENCE ELEVATION
1/4" = 1'-0"



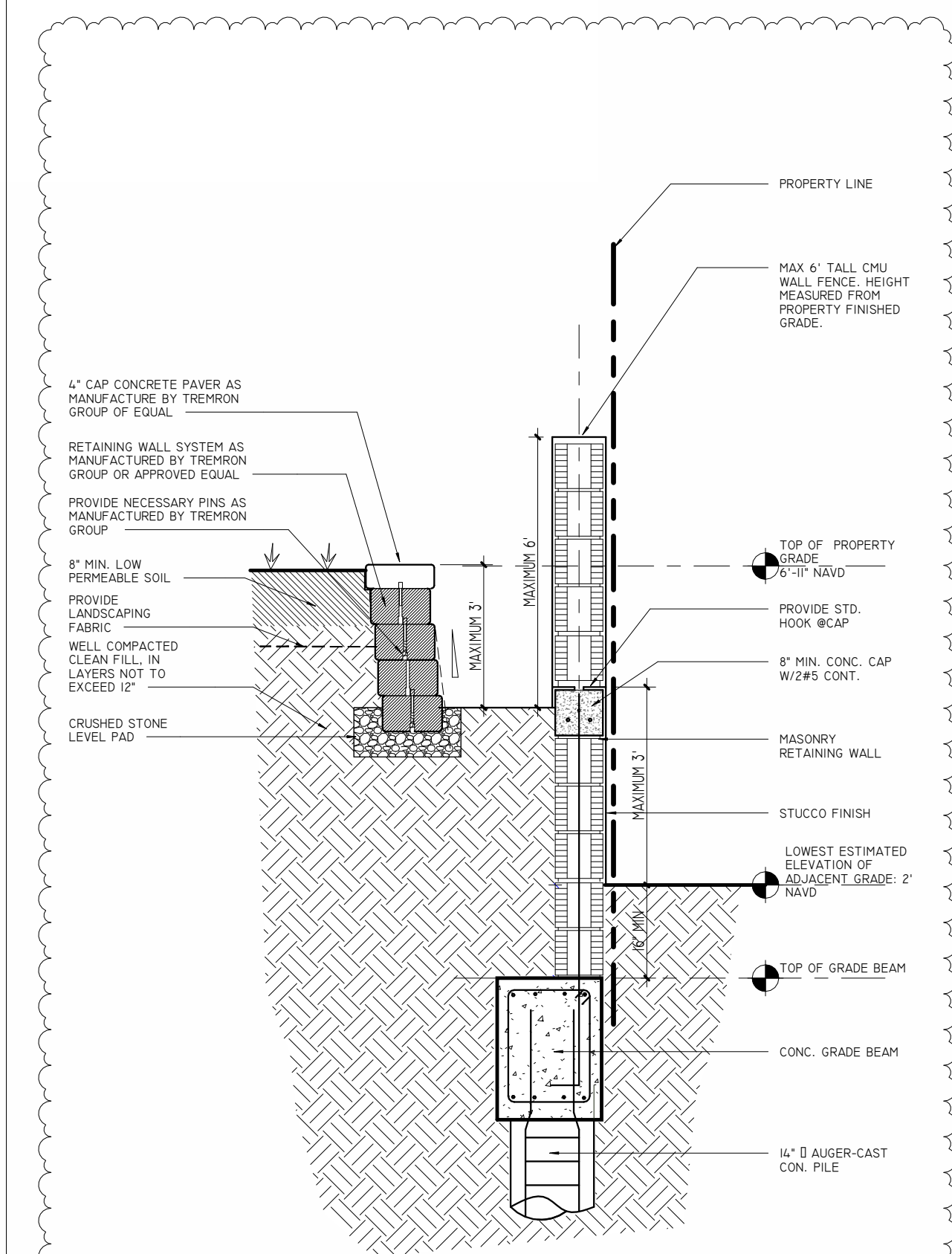
2 SIDE FENCE ELEVATION
1/8" = 1'-0"



3 FRONT FENCE / RETAINING WALL DETAIL
3/4" = 1'-0"

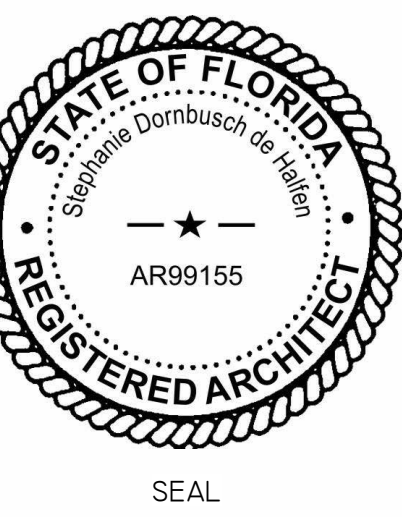


4 SIDE FENCE/ MASONRY RETAINING WALL
1/2" = 1'-0"



5 SIDE WALL FENCE/ MASONRY RETAINING WALL
1/2" = 1'-0"

ALL FENCES, WALLS, BUSHES OR HEDGES SHALL NOT EXCEED THE HEIGHTS LISTED HEREIN (6'-0"). HEIGHT SHALL BE MEASURED FROM THE GRADE OF THE PROPERTY UPON WHICH THE FENCE, WALL, BUSH OR HEDGE IS LOCATED, MEASURED AT A POINT ONE FOOT THEREFROM. IN NO CASE, HOWEVER, WHEN THE ADJACENT PROPERTY IS LOWER IN GRADE THAN THE PROPERTY UPON WHICH THE FENCE, WALL, BUSH OR HEDGE IS LOCATED MAY THE ALLOWABLE HEIGHT THEREOF, WHEN MEASURED FROM THE GRADE OF SUCH ADJACENT PROPERTY AT THE PROPERTY LINE, EXCEED THE ABOVE PERMITTED HEIGHT BY MORE THAN THREE FEET. FRONT YARD AREA SHALL BE THAT PORTION OF THE PROPERTY AS REQUIRED BY THE ZONING AND LAND DEVELOPMENT REGULATIONS.



NOTES/COMMENTS

REVISIONS / SUBMISSIONS

NO.	DESCRIPTION	DATE
1	HIST. PRESERVATION BOARD	06-10-24
2	HIST. PRESERVATION BOARD	07-26-24
3	HIST. PRESERVATION BOARD	08-20-24
5	HIST. PRESERVATION BOARD	09-23-24

FENCE ELEVATIONS

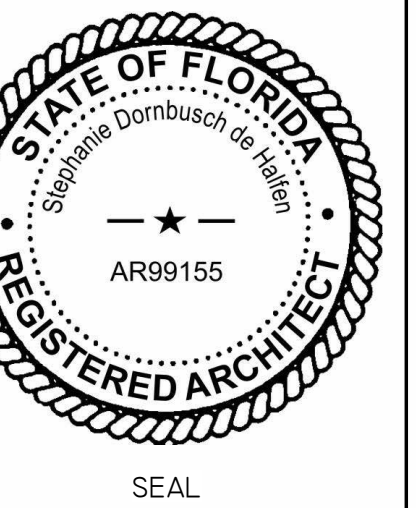
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INITIAL DRAWING ISSUE DATE
RELEASE DATE:

1051 S WEST

1051 S. SOUTHLAKE DR.
HOLLYWOOD, FLORIDA, 33019

GORENSTEIN



NOTES/COMMENTS

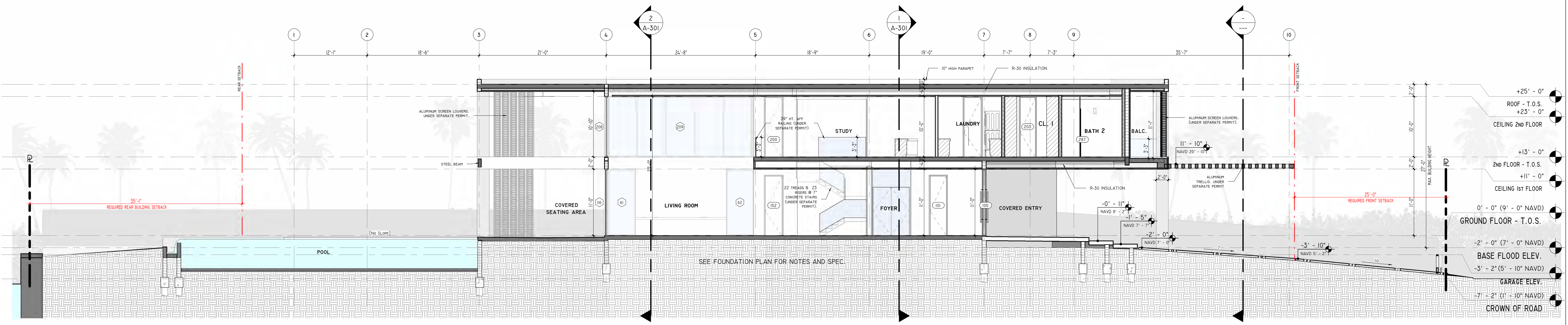
REVISIONS / SUBMISSIONS

SECTIONS

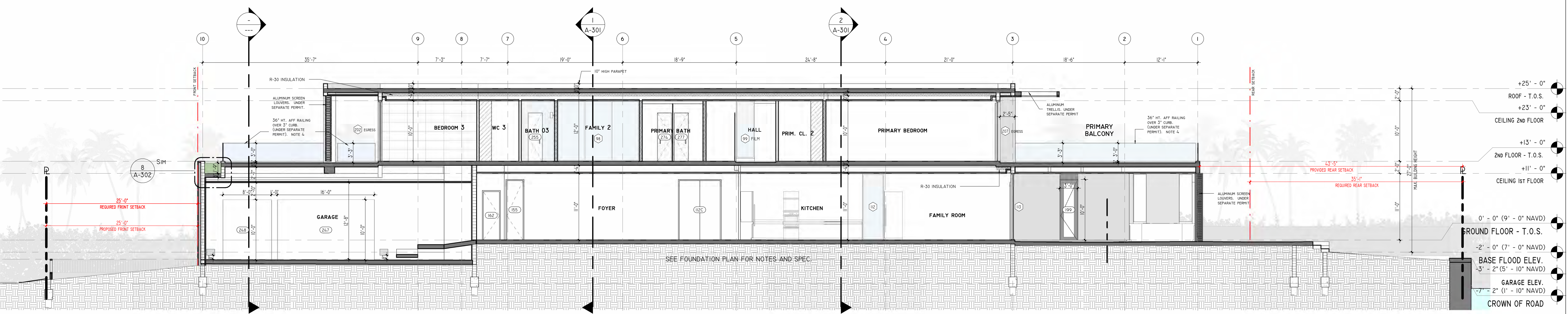
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INITIAL DRAWING ISSUE DATE
RELEASE DATE:

A-300



SECTION I
1/8" = 1'-0"

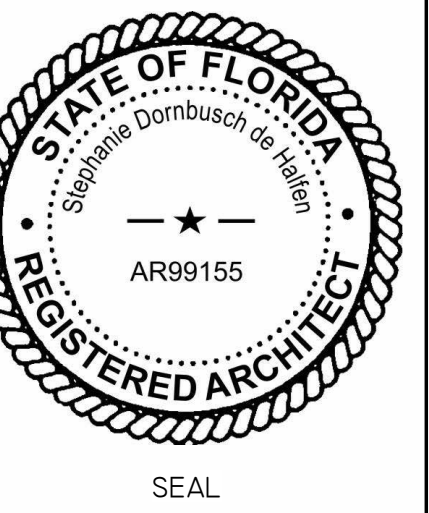


SECTION B
1/8" = 1'-0"

1051 S WEST

1051 S. SOUTHLAKE DR.
HOLLYWOOD, FLORIDA, 33019

GORENSTEIN



NOTES/COMMENTS

REVISIONS / SUBMISSIONS

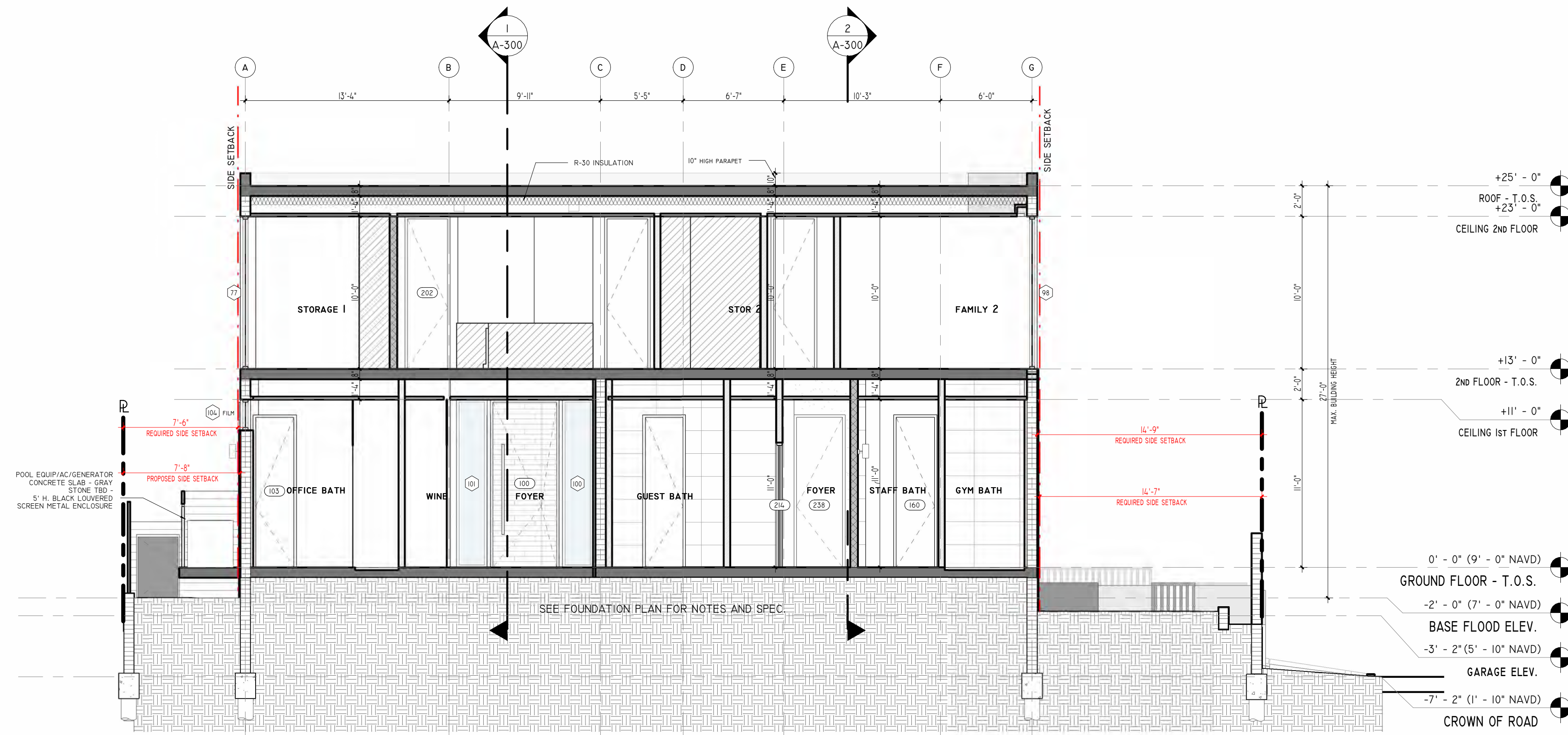
4	HIST. PRESERVATIO N B	09-10-24
5	HIST. PRESERVATIO N B	09-23-24

SECTIONS

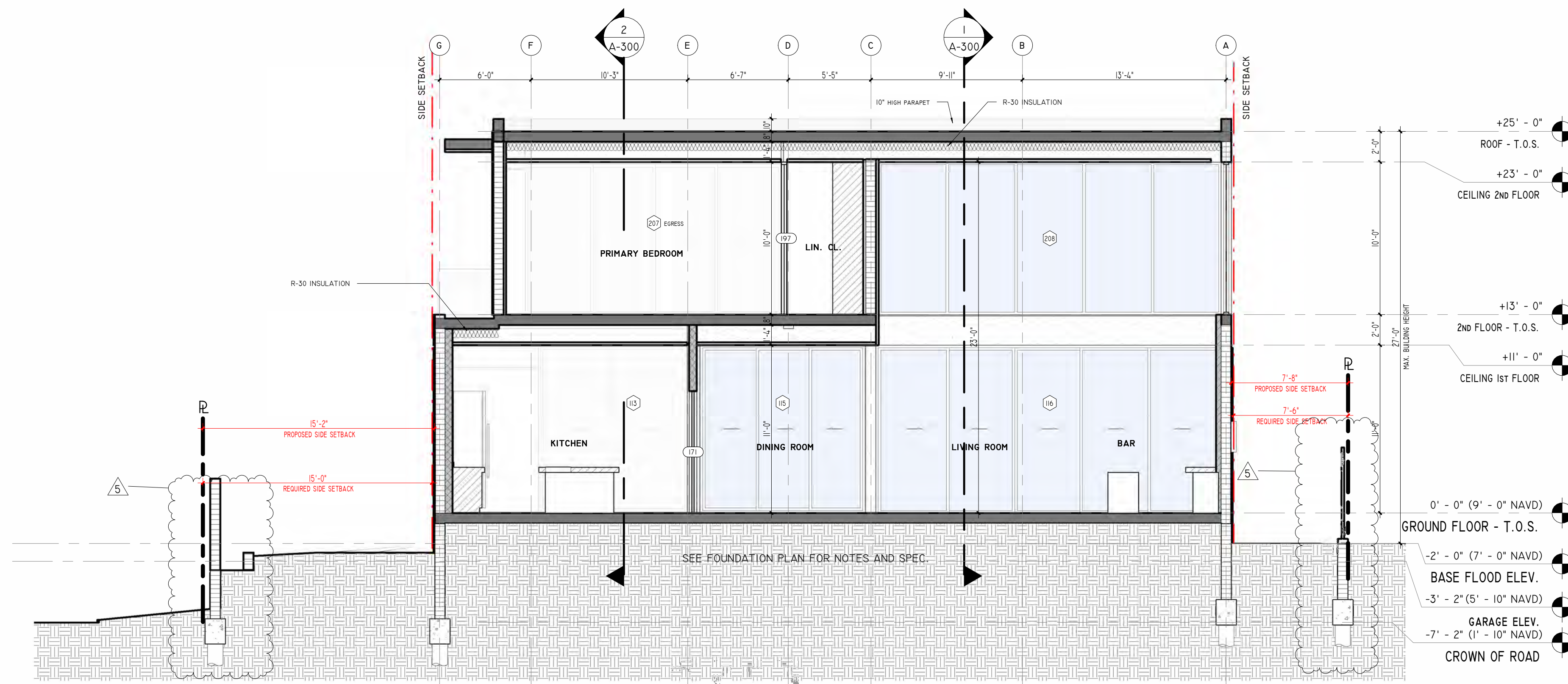
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RELEASE DATE:

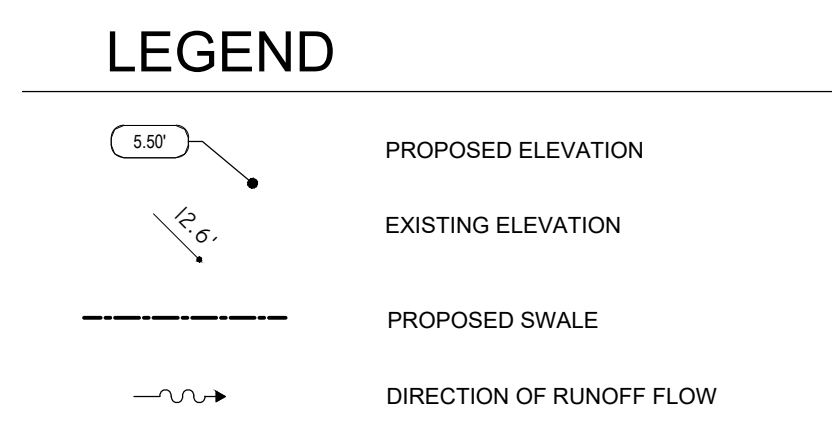
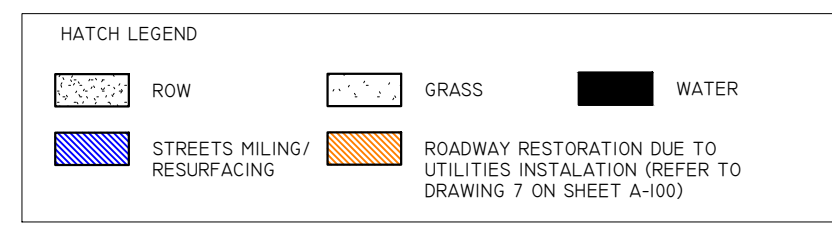
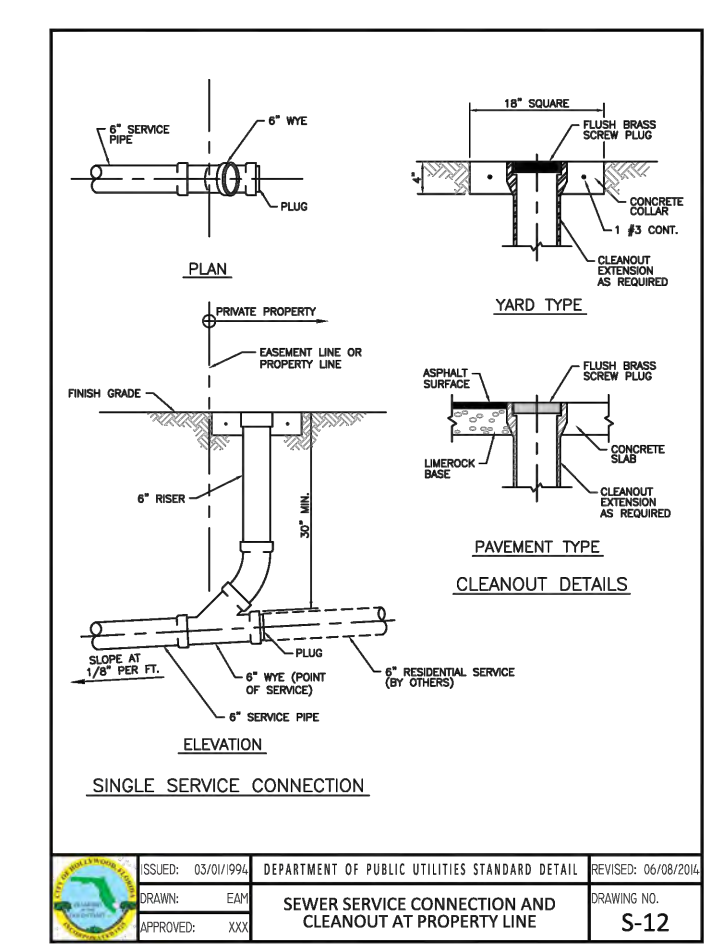
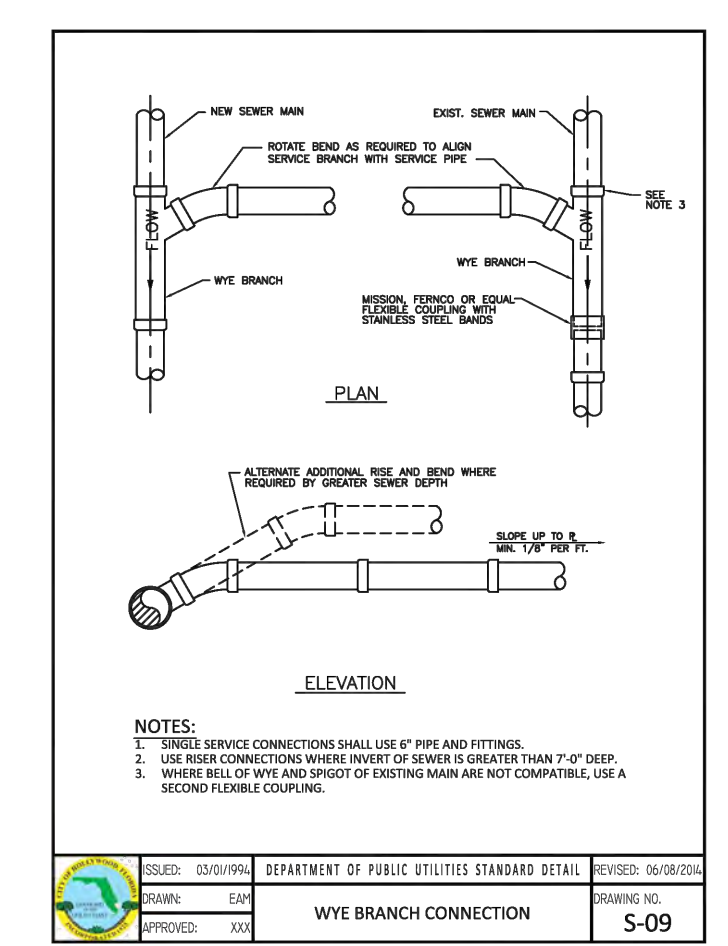
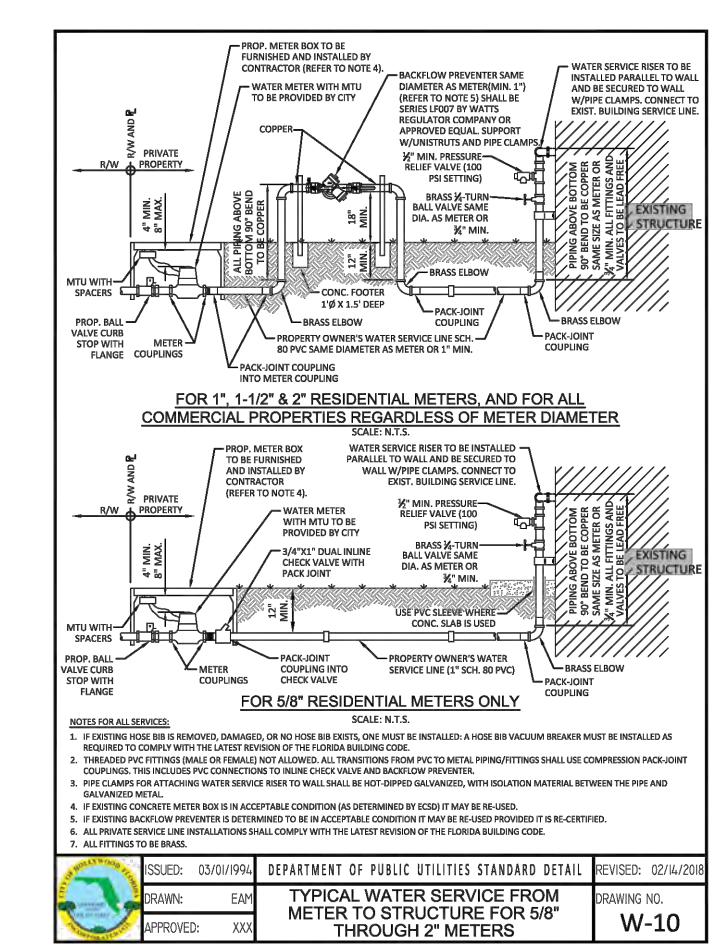
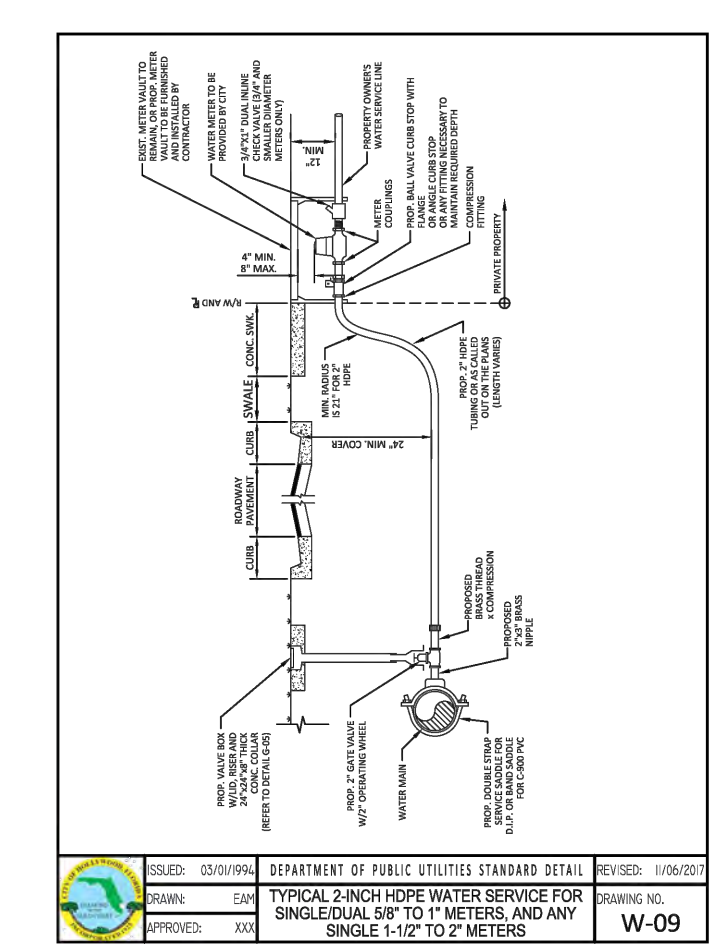
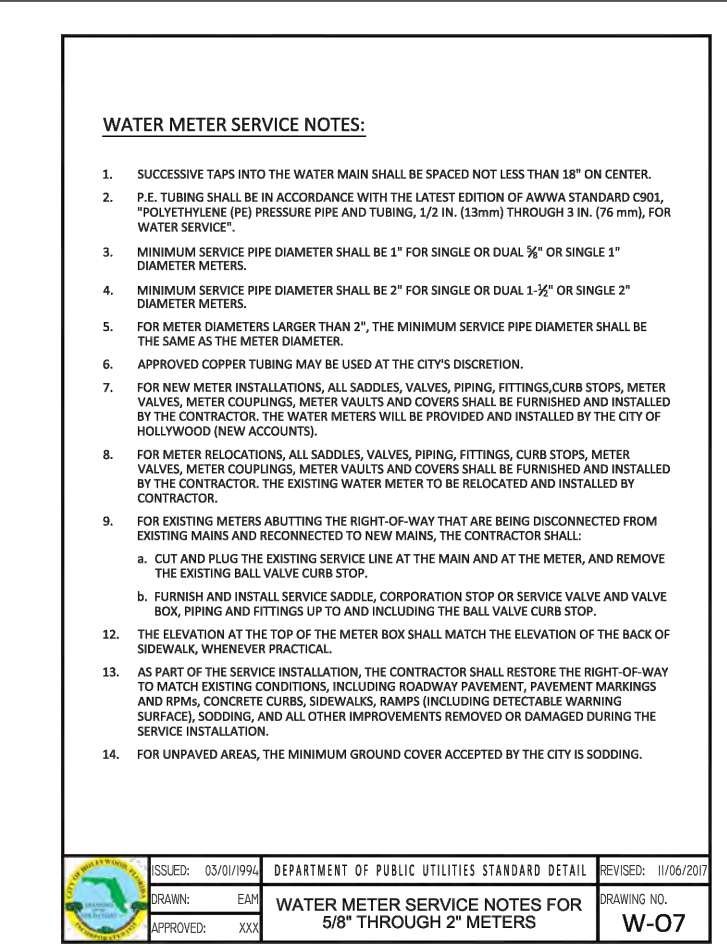
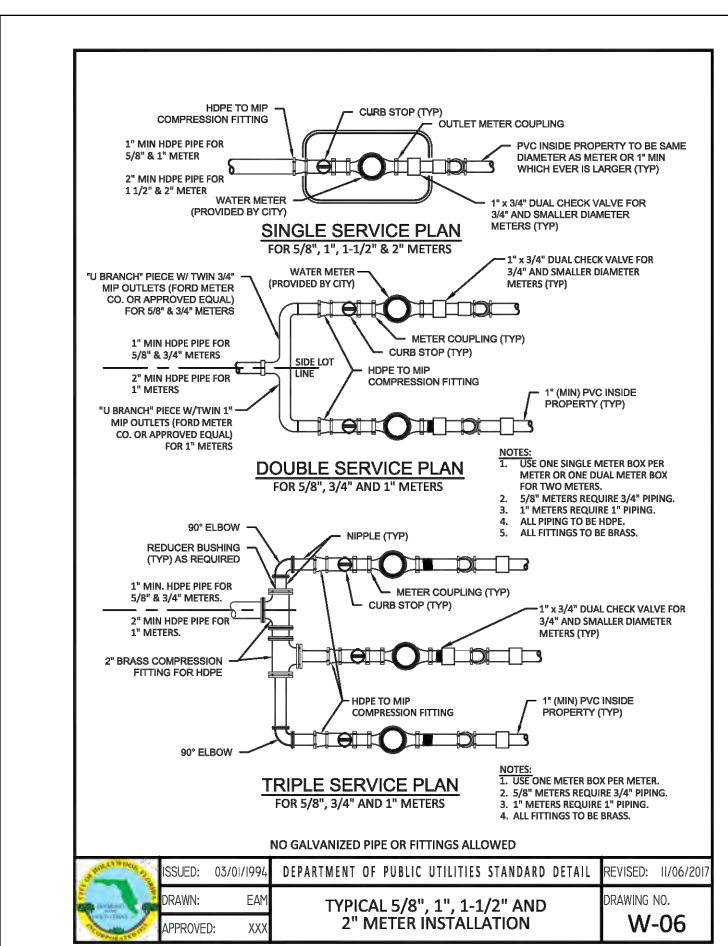
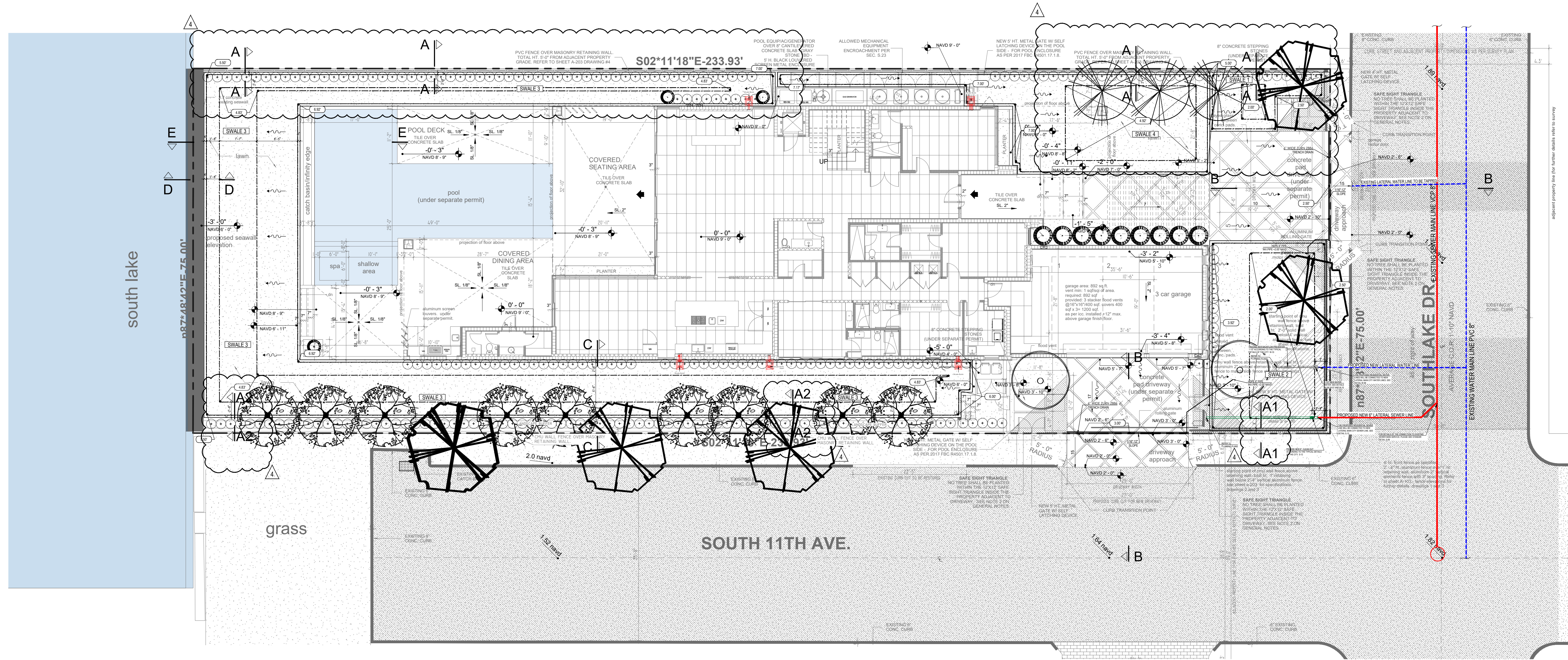
A-301



1 SECTION C
3/16" = 1'-0"



2 SECTION D
3/16" = 1'-0"



SDH_STUDIO
ARCHITECTURE + DESIGN

AAZ6002863

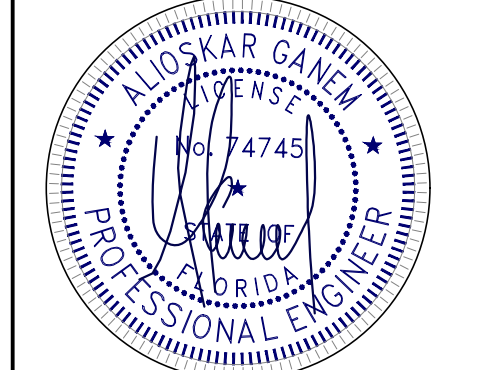
18200 NE 19TH AVE, SUITE 100
NORTH MIAMI BEACH, FL 33162
(305) 501 5013
INFO@SDHSTUDIO.COM

STEPHANE D. DE HALFEN
ARCHITECT P.A.

ARCH REG# 99155

GCE
GANEM CONSULTING ENGINEERING

FL C.A.#31187 FL PE #74745
15805 BISCAYNE BLVD, SUITE 105
NORTH MIAMI BEACH, FL 33160
TEL: (786) 916-6546
info@ganemce.com



1051 S
(WEST LOT)

1051 S. SOUTHLAKE DR.
HOLLYWOOD, FLORIDA, 33019

GORENSTEIN

SEAL

NOTES/COMMENTS

REVISIONS / SUBMISSIONS	DATE
1	08-16-2024
2	09-04-2024
3	10-17-2024
4	10-23-2024

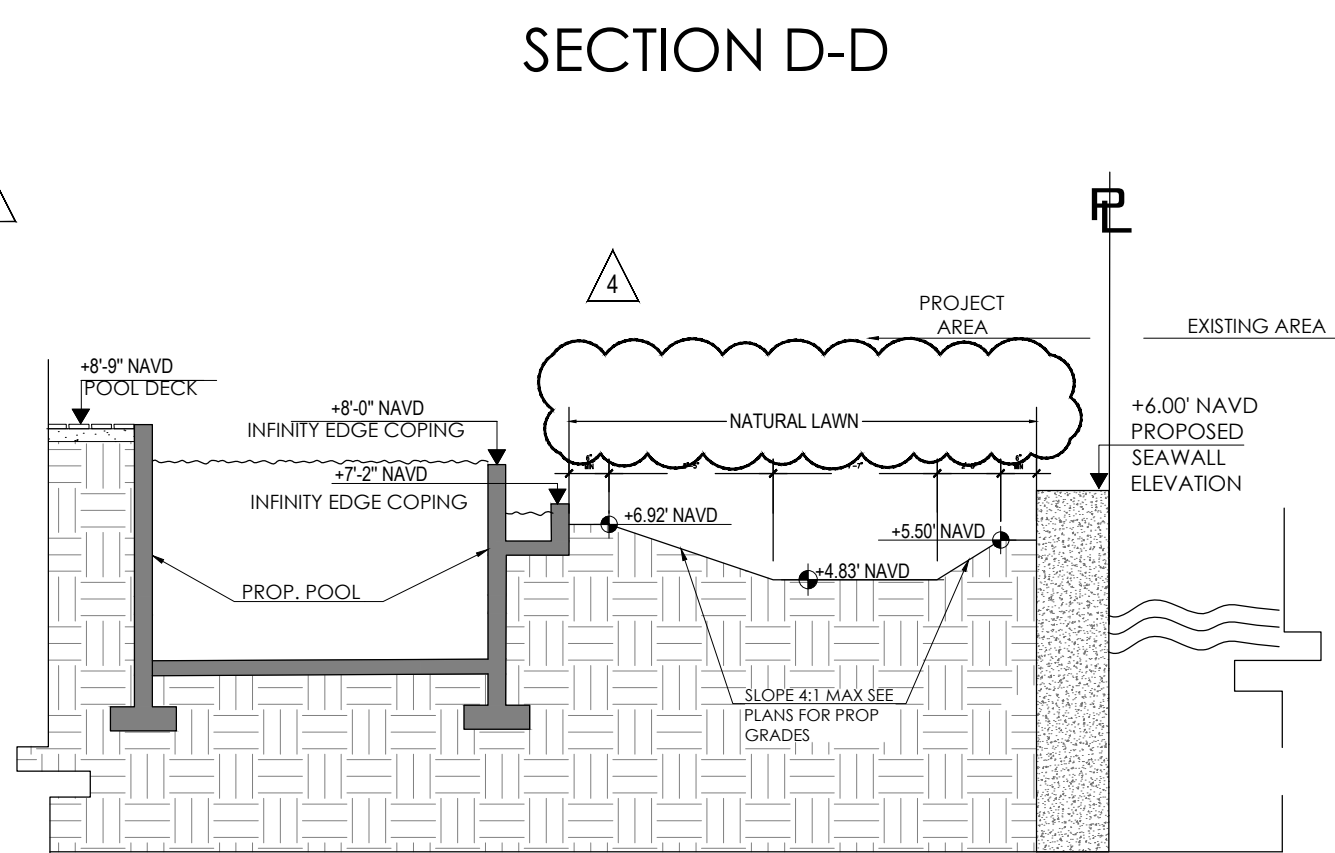
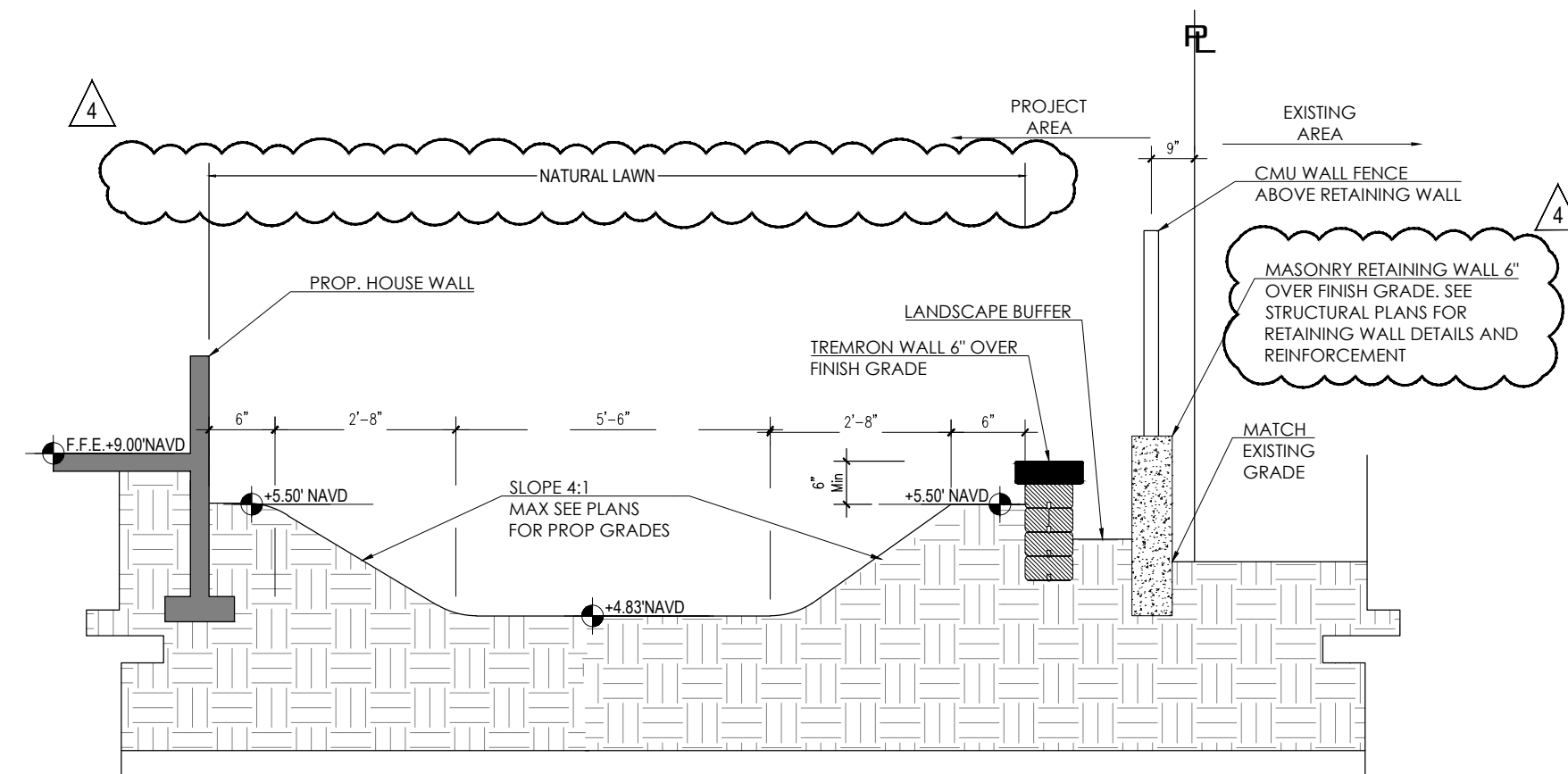
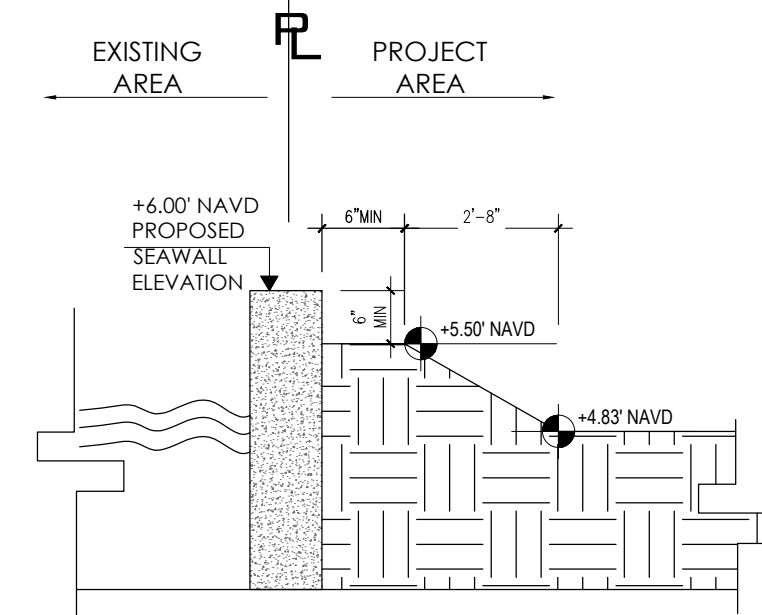
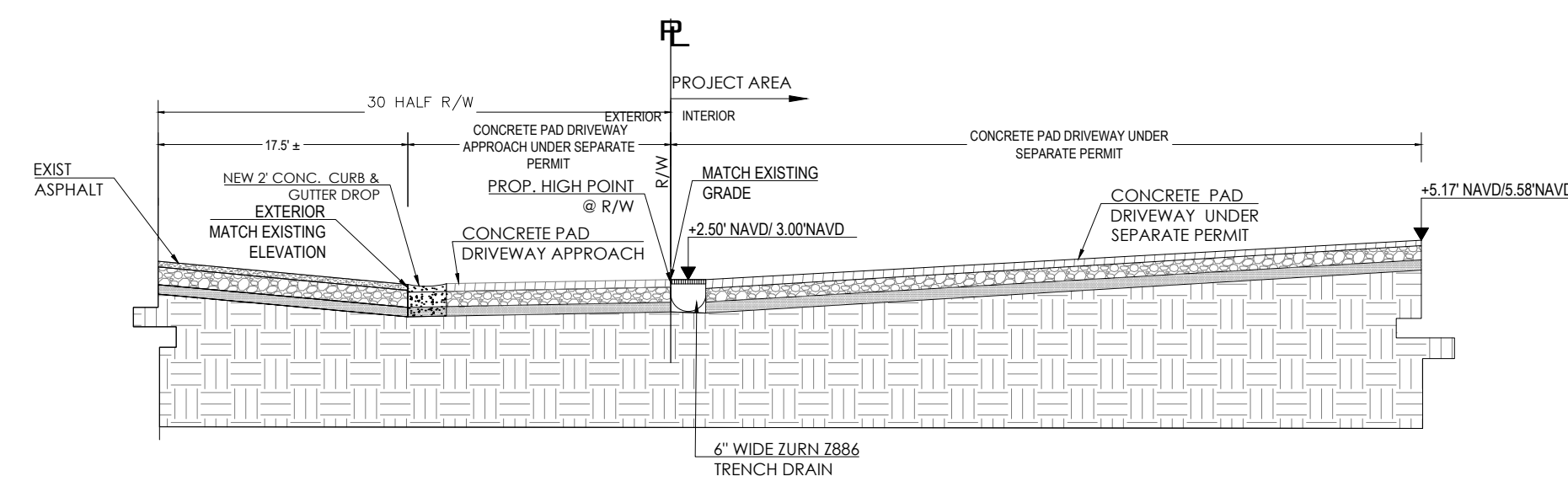
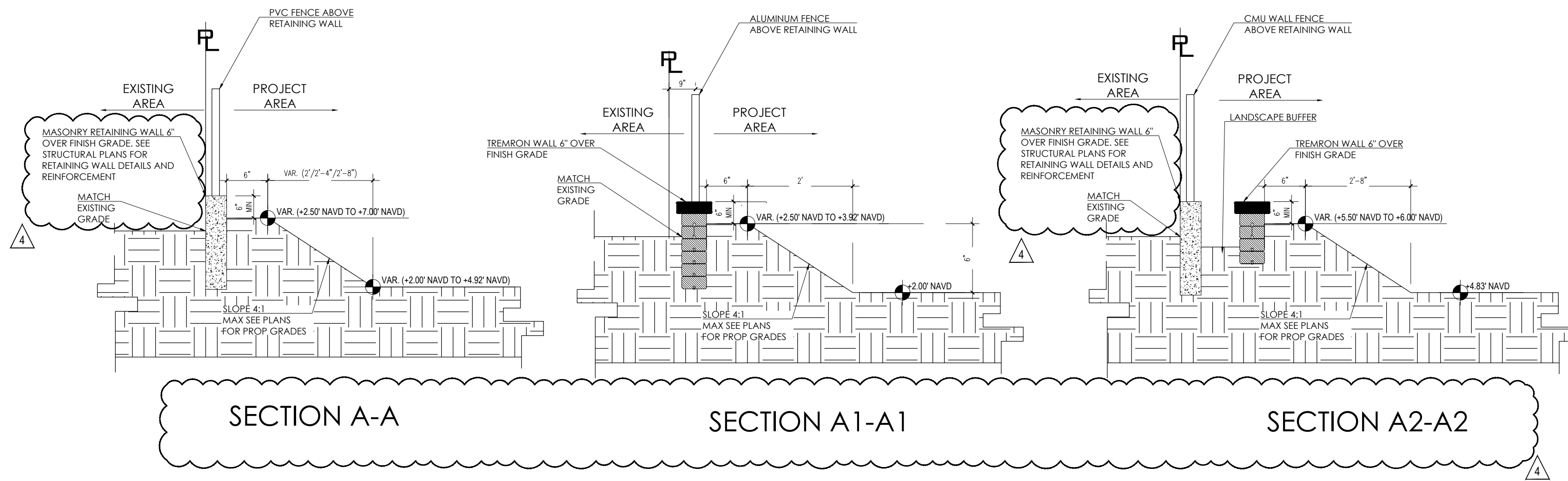
STORM DRAINAGE PLAN

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DRAWN BY: GCE
CHECKED BY: GCE
INITIAL DRAWING ISSUE DATE
RELEASE DATE:

STORM DRAINAGE PLAN
3/32" = 1'-0"

C-1



LEGAL DESCRIPTION

LOT 30 AND THE WEST 1/2 OF LOT 29, LESS THE SOUTH 30 FEET THEREOF, IN BLOCK 54 OF HOLLYWOOD LAKE SECTION, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 1, PAGE 32, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA.
ADDRESS:
1051 S. SOUTHLAKE DRIVE, HOLLYWOOD, FL 33019 (WEST LOT)

NOTES:
1. ELEVATIONS SHOWN ON ENGINEERING PLAN ARE BASED ON N.A.V.D.88 UNLESS OTHERWISE NOTED.
2. INFORMATION ON THIS SITE PLAN IS BASED ON SURVEY BY: 3TCI, INC. PROFESSIONAL LAND SURVEYORS AND MAPPERS.

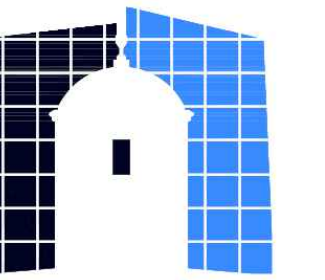
LEGEND

- PROPOSED ELEVATION
- EXISTING ELEVATION
- PROPOSED SWALE
- CENTER LINE

TOTAL VOLUME OF SWALE

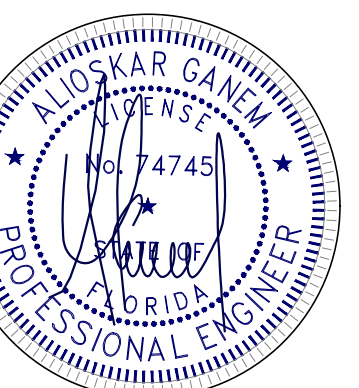
PROVIDE STORAGE					
SWALE AREA STORAGE = (TOP AREA + BOTTOM AREA) / 2 X DEPTH OF SWALE AREA					
SWALE	TOP AREA	BOTTOM AREA	(A+B)/2	DEPTH OF SWALE	SWALE AREA STORAGE
1	185.57	34.96	110.27	0.50	55.13
2	879.08	456.81	667.95	0.50	333.97
3	3,353.67	1,335.26	2,364.47	0.67	1,584.19
4	925.29	413.78	669.54	0.58	388.33
TOTAL (CF) =					2,361.63
REQUIRED STORAGE (CF) (SEE ATTACHED CALCULATIONS) =					2,310.77
SAFETY FACTOR = REQUIRED STORAGE/ PROVIDE STORAGE > 1					1.02

TOTAL RETENTION = 2,361.63 CUBIC FEET



GCE

GANEM CONSULTING ENGINEERING
FL. C.A. #31187 FL. PE #74745
15805 BISCAYNE BLVD, SUITE 105
NORTH MIAMI BEACH, FL 33160
TEL: (786) 916-6546
info@ganemce.com



1051 S
(WEST LOT)

1051 S. SOUTHLAKE DR.
HOLLYWOOD, FLORIDA, 33019

GORENSTEIN

SEAL

NOTES/COMMENTS

REVISIONS / SUBMISSIONS

- 08-16-2024
- 09-04-2024
- 10-17-2024
- 10-23-2024

STORM DRAINAGE DETAILS

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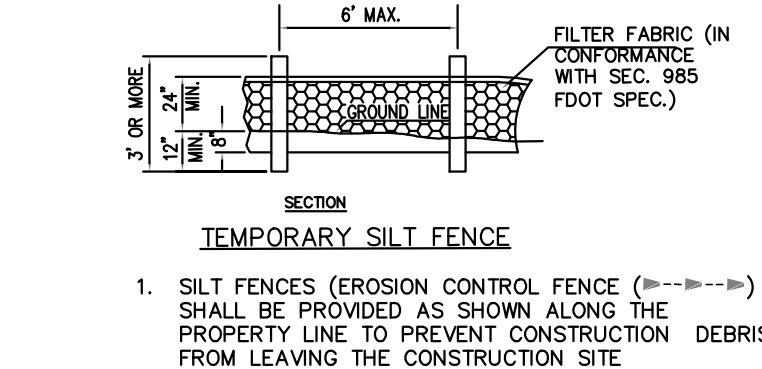
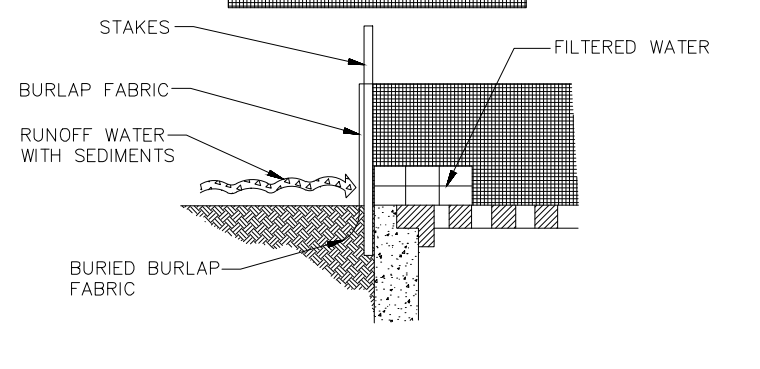
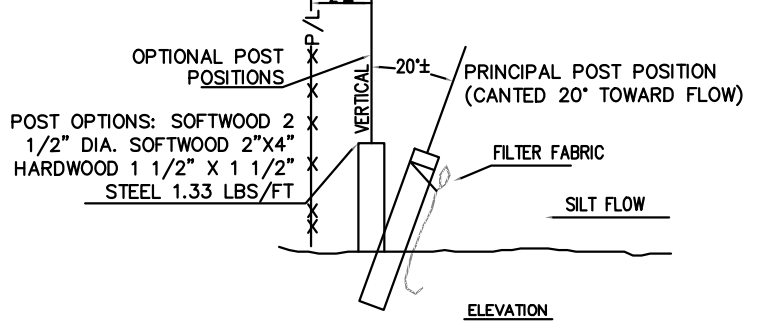
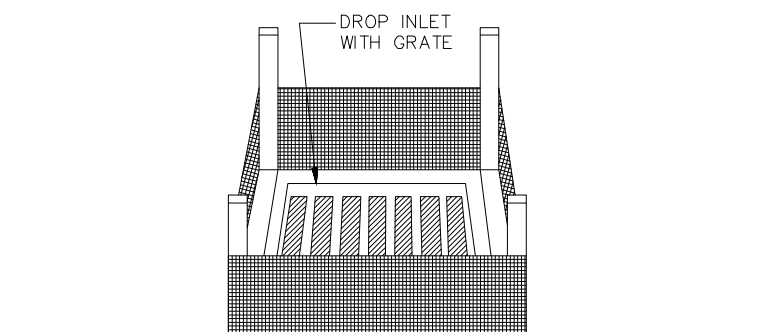
EROSION AND SEDIMENT CONTROL GENERAL NOTE

THE FOLLOWING DETAILS AND SPECIFICATIONS ARE BEST MANAGEMENT PRACTICES (BMPs) FOR EROSION AND SEDIMENT CONTROL FOR CONSTRUCTION ACTIVITY. THE FOOT MANUAL AND FLORIDA'S EROSION AND SEDIMENT CONTROL MANUAL MAY BE UTILIZED TO MEET EROSION AND SETTLEMENT CONTROL REQUIREMENTS. THESE DETAILS, SPECIFICATIONS, AND STANDARDS ARE PRESENTED OR REFERENCED HERE ONLY AS A SUGGESTED APPROACH DEVELOPED FOR USE BY THE OWNER, THE DESIGN PROFESSIONAL, AND/OR THE CONTRACTOR IN THE SELECTION, THE DESIGN, AND THE IMPLEMENTATION OF APPROPRIATE POLLUTION PREVENTION TECHNOLOGIES TO COMPLY WITH THE WIDES STORM WATER REGULATIONS ESTABLISHED BY THE FDEP FOR CONSTRUCTION ACTIVITY.

IT IS THE RESPONSIBILITY OF THE DESIGN PROFESSIONAL TO PREPARE A STORMWATER POLLUTION PREVENTION PLAN THAT INCLUDES SITE-SPECIFIC BMPs. IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO PREPARE AN EROSION AND SEDIMENT CONTROL PLAN AND TO IMPLEMENT BMPs PURSUANT TO THAT PLAN. IF SITE CONDITIONS WARRANT ADDITIONAL BMPs, THE CONTRACTOR SHALL IMPLEMENT THOSE BMPs ACCORDINGLY.

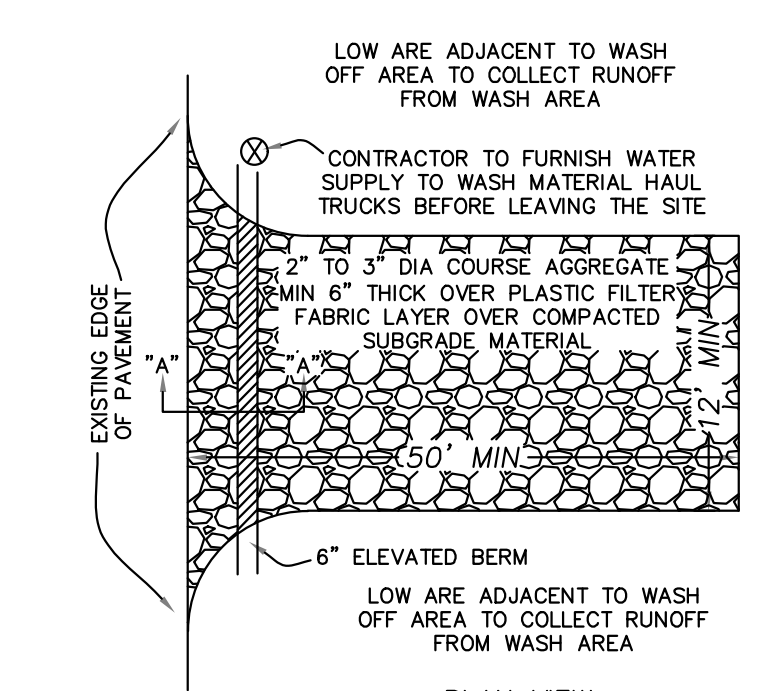
EROSION AND SEDIMENT CONTROL NOTES

1. THE CONTRACTOR IS RESPONSIBLE FOR REMOVING SILT FROM SITE IF NOT REUSABLE ON-SITE AND ASSURING PLAN ALIGNMENT AND GRADE IN ALL DITCHES AND SWALES AT COMPLETION OF CONSTRUCTION.
2. THE SITE CONTRACTOR IS RESPONSIBLE FOR REMOVING THE TEMPORARY EROSION AND SEDIMENT CONTROL DEVICES AFTER COMPLETION OF CONSTRUCTION AND ONLY WHEN AREAS HAVE BEEN STABILIZED.
3. ADDITIONAL PROTECTION - ON-SITE PROTECTION MUST BE PROVIDED THAT WILL NOT PERMIT SILT TO LEAVE THE PROJECT CONFINES DUE TO UNFORSEEN CONDITIONS OR ACCIDENTS.
4. CONTRACTOR SHALL INSURE THAT ALL DRAINAGE STRUCTURES, PIPES, ETC. ARE CLEANED OUT AND WORKING PROPERLY AT TIME OF ACCEPTANCE.
5. WIRE MESH SHALL BE LAID OVER THE TOP DROP INLET SO THAT THE WIRE EXTENDS A MINIMUM OF 1 FOOT BEYOND EACH SIDE OF THE INLET STRUCTURE. HARDWARE CLOTH OR COMPARABLE WIRE MESH WITH 1/2" INCH OPENINGS SHALL BE USED. IF MORE THAN ONE STRIP OF MESH IS NECESSARY, THE STRIPS SHALL BE OVERLAPPED.
6. FOOT NO. 1 COARSE AGGREGATE SHALL BE PLACED OVER THE WIRE MESH AS INDICATED ON DETAIL. THE DEPTH OF STONE SHALL BE AT LEAST 12 INCHES OVER THE ENTIRE INLET OPENING. THE STONE SHALL EXTEND BEYOND THE INLET OPENING AT LEAST 18 INCHES ON ALL SIDES.
7. IF THE STONE FILTER BECOMES CLOGGED WITH SEDIMENT SO THAT IT NO LONGER ADEQUATELY PERFORMS ITS FUNCTION, THE STONE MUST BE PULLED AWAY FROM THE INLET, CLEANED AND REPLACED.
8. BALES SHALL BE EITHER WIRE-BOUND OR STRING-TIED WITH THE BINDINGS ORIENTED AROUND THE SIDES RATHER THAN OVER AND UNDER THE BALES.
9. BALES SHALL BE PLACED LENGTHWISE IN SINGLE ROW SURROUNDING THE INLET, WITH THE ENDS OF ADJACENT BALES PRESSED TOGETHER.
10. THE FILTER BARRIER SHALL BE ENTRENCHED AND BACKFILLED. A TRENCH SHALL BE EXCAVATED AROUND THE INLET AND WIDTH OF A BALE TO A MINIMUM DEPTH OF FOUR INCHES. AFTER THE BALES ARE STACKED, THE EXCAVATED SOIL SHALL BE BACKFILLED AND COMPACTED AGAINST THE FILTER BARRIER.
11. EACH BALE SHALL BE SECURELY ANCHORED AND HELD IN PLACE BY AT LEAST TWO STAKES OR REBARs DRIVEN THROUGH THE BALE.
12. LOOSE STRAW SHOULD BE WEDGED BETWEEN BALE STO PREVENT WATER FROM ENTERING BETWEEN BALES.
13. HAYBALE BARRIERS SHALL BE INSPECTED IMMEDIATELY AFTER EACH RAINFALL AND AT LEAST DAILY DURING PROLONGED RAINFALL.
14. CLOSE ATTENTION SHALL BE PAID TO THE REPAIR OF DAMAGED BALES, END RUNS AND UNDERCUTTING BENEATH BALES.
15. NECESSARY REPAIRS TO BARRIERS OR REPLACEMENT OF BALES SHALL BE ACCOMPLISHED PROMPTLY.
16. SEDIMENT DEPOSITS SHOULD BE REMOVED AFTER EACH RAINFALL. THEY MUST BE REMOVED WHEN THE LEVEL OF DEPOSITION REACHES APPROXIMATELY ONE-HALF THE HEIGHT OF THE BARRIER.
17. ANY SEDIMENT DEPOSITS REMAINING IN PLACE AFTER THE HAYBALE BARRIER IS NO LONGER REQUIRED SHALL BE DRESSED TO CONFORM TO THE EXISTING GRADE, PREPARED AND SEED.
18. SILT FENCES AND FILTER BARRIERS SHALL BE INSPECTED IMMEDIATELY AFTER EACH RAINFALL AND AT LEAST DAILY DURING PROLONGED RAINFALL. ANY REQUIRED REPAIRS SHALL BE MADE IMMEDIATELY.
19. SHOULD THE FABRIC ON A SILT FENCE OR FILTER BARRIER DECOMPOSE OR BECOME INEFFECTIVE PRIOR TO THE END OF THE EXPECTED USABLE LIFE AND THE BARRIER IS STILL NECESSARY, THE FABRIC SHALL BE REPLACED PROMPTLY.
20. THE STRUCTURE SHALL BE INSPECTED AFTER EACH RAIN AND REPAIRS MADE AS NEEDED.
21. SEDIMENT SHALL BE REMOVED AND THE TRAP RESTORED TO ITS ORIGINAL DIMENSIONS WHEN THE SEDIMENT HAS ACCUMULATED TO ONE-HALF THE DESIGN DEPTH OF THE TRAP. REMOVED SEDIMENT SHALL BE DEPOSITED IN A SUITABLE AREA AND IN SUCH A MANNER THAT IT WILL NOT ERODE.
22. THE CONTRACTOR IS RESPONSIBLE FOR FOLLOWING THE BEST EROSION AND SEDIMENT CONTROL PRACTICES AS OUTLINED IN THE PLANS, SPECIFICATIONS AND APPLICABLE WATER MANAGEMENT DISTRICT PERMIT(S) FOR THIS PROJECT.
23. FOR ADDITIONAL INFORMATION ON SEDIMENT AND EROSION CONTROL REFER TO THE FLORIDA DEVELOPMENT MANUAL - GUIDE TO SOUND LAND AND WATER MANAGEMENT'S FROM THE STATE OF FLORIDA DEPARTMENT OF ENVIRONMENTAL REGULATION (FER), CHAPTER 5.
24. EROSION AND SEDIMENT CONTROL BARRIERS SHALL BE PLACED ADJACENT TO ALL WETLAND AREAS WHERE THERE IS POTENTIAL FOR DOWNSTREAM WATER QUALITY DEGRADATION.
25. ALL DISTURBED AREAS SHALL BE GRASSED, FERTILIZED, MULCHED AND MAINTAINED UNTIL A PERMANENT VEGETATIVE COVER IS ESTABLISHED.
26. SOD SHALL BE PLACED IN AREAS WHICH MAY REQUIRE IMMEDIATE EROSION PROTECTION TO ENSURE WATER QUALITY STANDARDS ARE MAINTAINED.
27. ANY DISCHARGE FROM DEWATERING ACTIVITY SHALL BE FILTERED AND CONVEYED TO THE OUTFALL IN A MANNER WHICH PREVENTS EROSION AND TRANSPORTATION OF SUSPENDED SOLIDS TO THE RECEIVING OUTFALL.
28. DEWATERING PUMPS SHALL NOT EXCEED THE CAPACITY OF THAT WHICH REQUIRES A CONSUMPTIVE USE PERMIT FROM THE APPLICABLE WATER MANAGEMENT DISTRICT.
29. ALL DISTURBED AREAS TO BE STABILIZED THROUGH COVACTION, SILT SCREENS, HAYBALES AND GRASSING. ALL FILL SLOPES 3:1 OR STEEPER TO RECEIVE STAKED SOLID SOD.
30. ALL DEWATERING, EROSION AND SEDIMENT CONTROL TO REMAIN IN PLACE AFTER COMPLETION OF CONSTRUCTION AND BE REMOVED ONLY WHEN AREAS HAVE BEEN STABILIZED.
31. THIS PLAN INDICATES THE MINIMUM EROSION AND SEDIMENT CONTROL MEASURES REQUIRED FOR THIS PROJECT. THE CONTRACTOR IS RESPONSIBLE FOR MEETING ALL APPLICABLE RULES, REGULATIONS AND WATER QUALITY GUIDELINES AND MAY NEED TO INSTALL ADDITIONAL CONTROLS.
32. ALL EXCAVATIONS AND EARTHWORK SHALL BE DONE IN A MANNER TO MINIMIZE WATER TURBIDITY AND POLLUTION. DISCHARGE SHALL BE CONTROLLED AND REDUCED THROUGH SILT FILTERS, SILTATION DAMS AND Sumps. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PREVENTION, CORRECTION, CONTROL AND ABATEMENT OF EROSION AND WATER POLLUTION IN ACCORDANCE WITH CHAPTER 62-302, FLORIDA ADMINISTRATIVE CODE.
33. THE CONTRACTOR IS RESPONSIBLE FOR THE REMOVAL OF ANY SEDIMENT THAT LEAVES THE SITE AND CHANGES ANY DOWNSTREAM CONDITIONS BY RAISING CHANNEL BOTTOMS AND/OR CLOGGING OUTFALL CULVERTS.
34. THE CONTRACTOR SHALL PAY FOR ANY WATER QUALITY CONTROL VIOLATIONS FROM ANY AGENCY THAT RESULTS IN FINES BEING ASSESSED TO THE OWNER BECAUSE OF THE CONTRACTOR'S FAILURE TO ELIMINATE TURBID RUNOFF FROM LEAVING THE SITE AND RAISING BACKGROUND LEVELS ABOVE EXISTING BACKGROUND LEVEL.
35. A MINIMUM OF ONE OF THE EROSION CONTROL MEASURE OPTIONS SHOWN FOR ALL DROP INLETS WILL BE USED BY THE CONTRACTOR.
36. FLOATING TURBIDITY BARRIERS WILL BE PLACED AT ALL OUTFALL LOCATIONS. IF SEAGASSES ARE PRESENT BARRIERS WILL NOT BE PLACED OVER THEM. THE FLOATING TURBIDITY BARRIERS SHALL BE INSTALLED IN A MANNER TO PREVENT MANATEE ENTANGLEMENT.
37. SILT FENCES OR HAYBALES WILL BE USED ALONG BOTH SIDES OF LIMITS OF CONSTRUCTION TO MINIMIZE OFFSITE SILTATION MIGRATION.
38. CALL FOR NPDES INSPECTION DURING CONSTRUCTION TO VERIFY SILT FENCE.

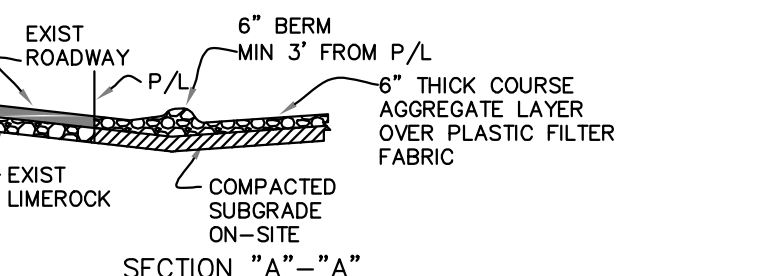


SPECIFIC APPLICATION:
THIS METHOD OF INLET PROTECTION IS APPLICABLE WHERE THE INLET DRAINS A RELATIVELY FLAT AREA (SLOPES NO GREATER THAN 5%) WHERE SHEET OR OVERLAND FLOWS (NOT EXCEEDING 0.50 CFS) ARE TYPICAL. THE METHOD SHALL NOT APPLY TO INLETS RECEIVING CONCENTRATED FLOWS, SUCH AS IN STREET OR HIGHWAY MEDIANS.

BURLAP DROP INLET SEDIMENT FILTER
N.T.S.



EROSION CONTROL FENCE SYMBOL



- NOTES:**
1. THE CONSTRUCTION ENTRANCE SHALL BE MAINTAINED IN A CONDITION SO IT PREVENTS SEDIMENT FROM TRACKING OR FLOWING OFF THE CONSTRUCTION SITE ONTO THE PUBLIC RIGHT-OF-WAY. THIS MAY REQUIRE THE CLEANING OR REPLACEMENT OF THE COURSE AGGREGATE.
 2. IT MAY BE NECESSARY TO WASH THE TRUCK TIRES THAT WILL BE LEAVING THE SITE.
 3. IF WASHING IS REQUIRED THEN IT WILL BE DONE SO THAT THE WASH RUN-OFF GOES TO A DEPRESSED AREA ADJACENT TO THE CONSTRUCTION ENTRANCE AND NOT FLOW TO THE PUBLIC RIGHT-OF-WAY.

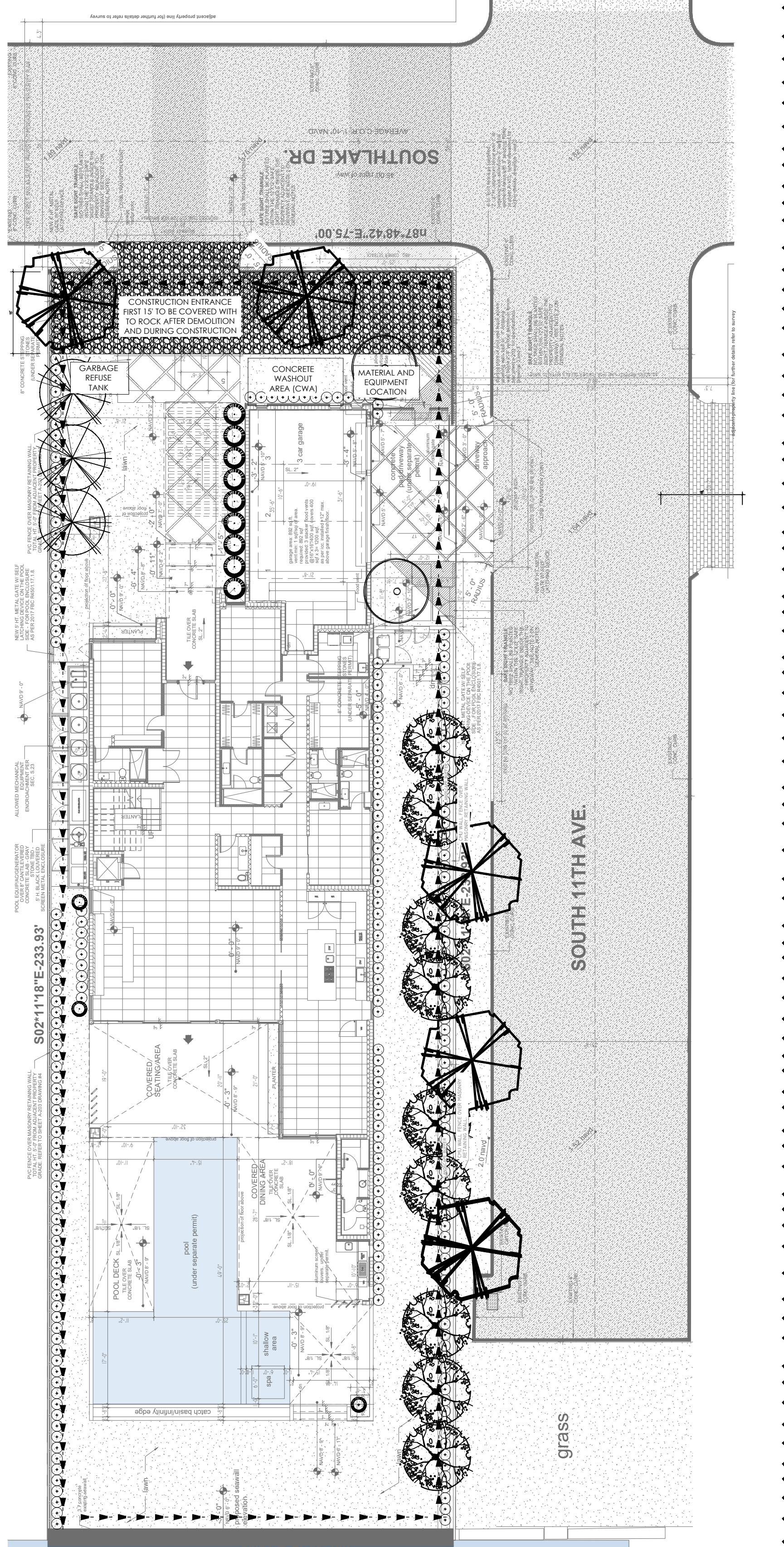
CONSTRUCTION ENTRANCE DETAIL

ALWAYS CALL 811 TWO FULL BUSINESS DAYS BEFORE YOU DIG TO HAVE UNDERGROUND UTILITIES LOCATED AND MARKED



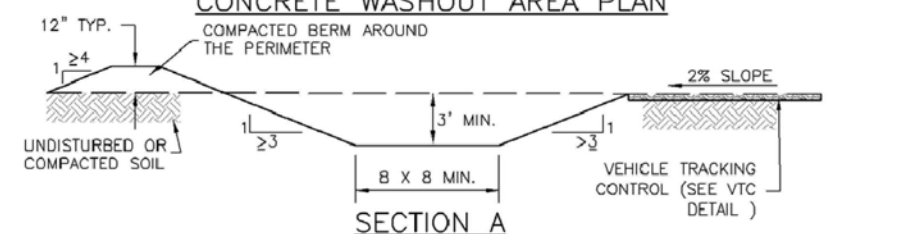
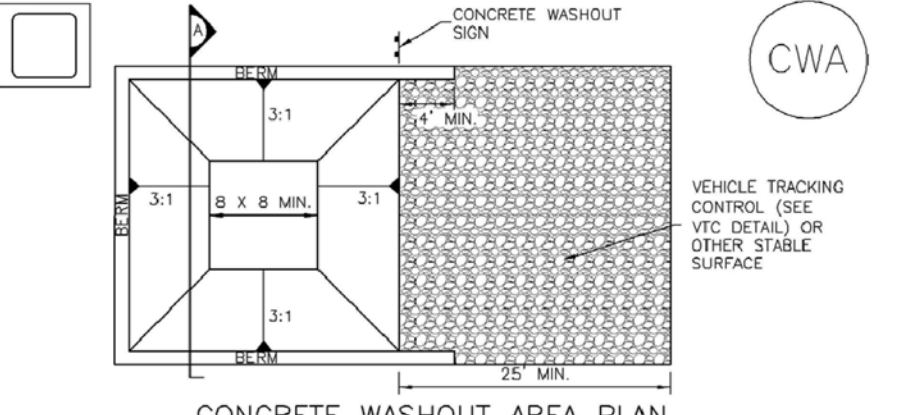
SITE LOCATION

1. NOTE TO GC: CONTRACTOR MUST VERIFY EXISTING CURB DIMENSIONS PRIOR TO CONSTRUCTION. IF EXIST ANY DIMENSION DISCREPANCY BETWEEN APPROVED PLANS AND SITE CONDITIONS, GENERAL CONTRACTOR MUST ADVISE TO THE EOR BEFORE TO PROCEED WITH ANY JOB.
2. INLET PROTECTION FILTER FABRIC AND A GUTTER BUDDY WILL BE PLACED IN THE CLOSEST CATCH BASIN IN THE ROW DOWNSTREAM OF THE CONSTRUCTION.
3. NO STAGING OR STORING IS ALLOWED IN THE RIGHT OF WAY.



NOTE: EROSION AND SEDIMENTATION CONTROL SYSTEM SHALL BE INSTALLED PRIOR TO SITE PREPARATION PREPARATIONS. CONTRACTOR SHALL COORDINATE INSPECTION WITH BUILDING DEPARTMENT.

- CWA MAINTENANCE NOTES**
1. INSPECT BMPs EACH WORKDAY, AND MAINTAIN THEM IN EFFECTIVE OPERATING CONDITION. MAINTENANCE OF BMPs SHOULD BE PROACTIVE, NOT REACTIVE. INSPECT BMPs AS SOON AS POSSIBLE (AND ALWAYS WITHIN 24 HOURS) FOLLOWING A STORM THAT CAUSES SURFACE EROSION, AND PERFORM NECESSARY MAINTENANCE.
 2. FREQUENT OBSERVATIONS AND MAINTENANCE ARE NECESSARY TO MAINTAIN BMPs IN EFFECTIVE OPERATING CONDITION. INSPECTIONS AND CORRECTIVE MEASURES SHOULD BE DOCUMENTED THOROUGHLY.
 3. WHERE BMPs HAVE FAILED, REPAIR OR REPLACEMENT SHOULD BE INITIATED UPON DISCOVERY OF THE FAILURE.
 4. THE CWA SHALL BE REPAIRED, CLEANED, OR ENLARGED AS NECESSARY TO MAINTAIN CAPACITY FOR CONCRETE WASTE, CONCRETE MATERIALS, ACCUMULATED IN PIT, SHALL BE REMOVED ONCE THE MATERIALS HAVE REACHED A DEPTH OF 2".
 5. CONCRETE WASHOUT WATER, WASTED PIECES OF CONCRETE AND ALL OTHER DEBRIS IN THE SUBSURFACE PIT SHALL BE TRANSPORTED FROM THE JOB SITE IN A WATER-TIGHT CONTAINER AND DISPOSED OF PROPERLY.
 6. THE CWA SHALL REMAIN IN PLACE UNTIL ALL CONCRETE FOR THE PROJECT IS PLACED.
- NOTE: MANY JURISDICTIONS HAVE BMP DETAILS THAT VARY FROM USDC STANDARD DETAILS. CONSULT WITH LOCAL JURISDICTIONS AS TO WHICH DETAIL SHOULD BE USED WHEN DIFFERENCES ARE NOTED.



CWA-1 CONCRETE WASHOUT AREA

- CWA INSTALLATION NOTES**
1. SEE PLAN VIEW FOR: -CWA INSTALLATION LOCATION.
 2. DO NOT LOCATE AN UNLINED CWA WITHIN 400' OF ANY NATURAL DRAINAGE PATHWAY OR WATERBODY. DO NOT LOCATE WITHIN 1,000' OF ANY WELLS OR DRINKING WATER SOURCES. IF SITE CONSTRAINTS MAKE THIS INFASIBLE, OR IF HIGHLY PERMEABLE SOILS EXIST ON SITE, THE CWA MUST BE INSTALLED WITH AN IMPERMEABLE LINER (1/8 MIL MIN. THICKNESS) OR SURFACE STORAGE ALTERNATIVES USING PREFABRICATED CONCRETE WASHOUT DEVICES OR A LINED ABOVE GROUND STORAGE ARE SHOULD BE USED.
 3. THE CWA SHALL BE INSTALLED PRIOR TO CONCRETE PLACEMENT ON SITE.
 4. CWA SHALL INCLUDE A FLAT SUBSURFACE PIT THAT IS AT LEAST 8" BY 8" SLOPES LEADING OUT OF THE SUBSURFACE PIT SHALL BE 3:1 OR FLATTER. THE PIT SHALL BE AT LEAST 3' DEEP.
 5. BERM SURROUNDING SIDES AND BACK OF THE CWA SHALL HAVE MINIMUM HEIGHT OF 1'.
 6. VEHICLE TRACKING PAD SHALL BE SLOPED 2% TOWARDS THE CWA.
 7. SIGNS SHALL BE PLACED AT THE CONSTRUCTION ENTRANCE, AT THE CWA, AND ELSEWHERE AS NECESSARY TO CLEARLY INDICATE THE LOCATION OF THE CWA TO OPERATORS OF CONCRETE TRUCKS AND PUMP RIGS.
 8. USE EXCAVATED MATERIAL FOR PERIMETER BERM CONSTRUCTION.

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ARCHITECTURE+DESIGN

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STEPHANE D. DE HALFEN
ARCHITECT P.A.

ARCH REG# 99155

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EROSION AND SEDIMENTATION CONTROL PLAN

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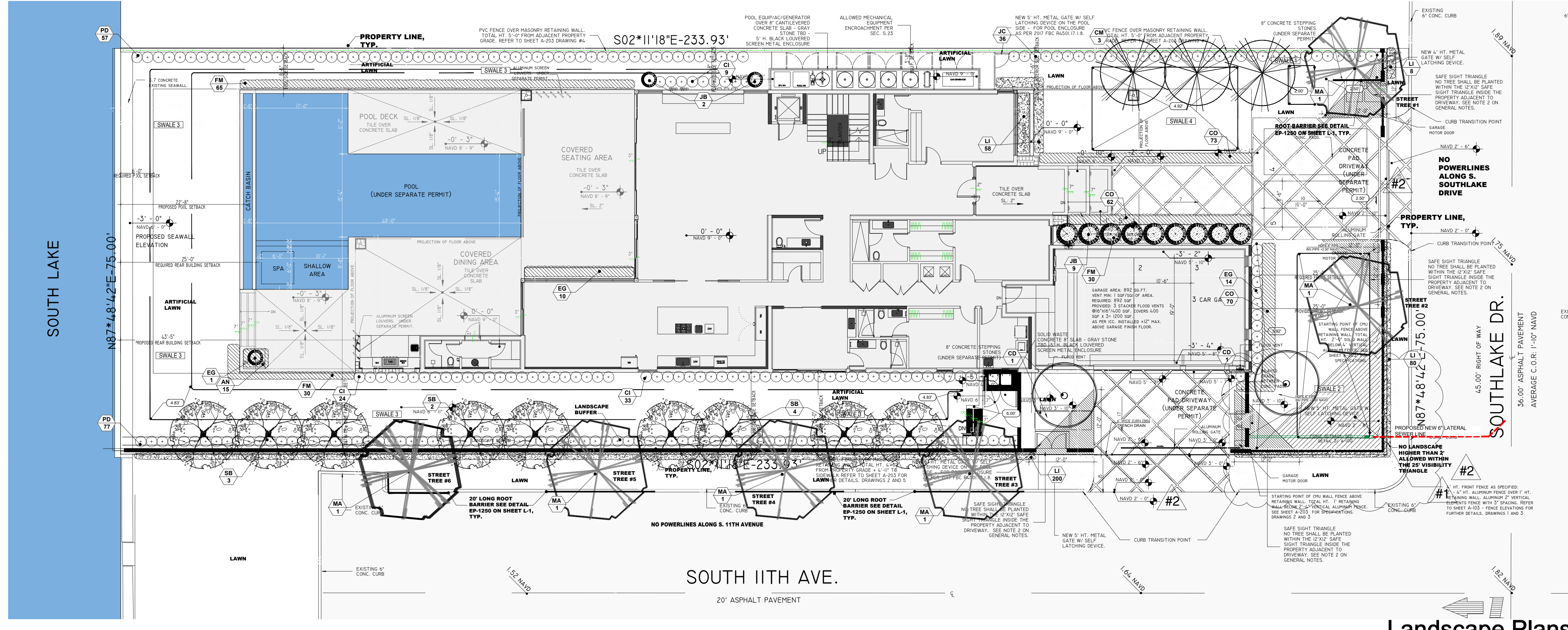
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NDS
We put water in its place

NDS, INC.
881 N HARVARD AVE
LAUDERDALE, FLORIDA
TEL: 800.776.1954 EXT 3
WWW.NDS.COM
ndstech@nds.com

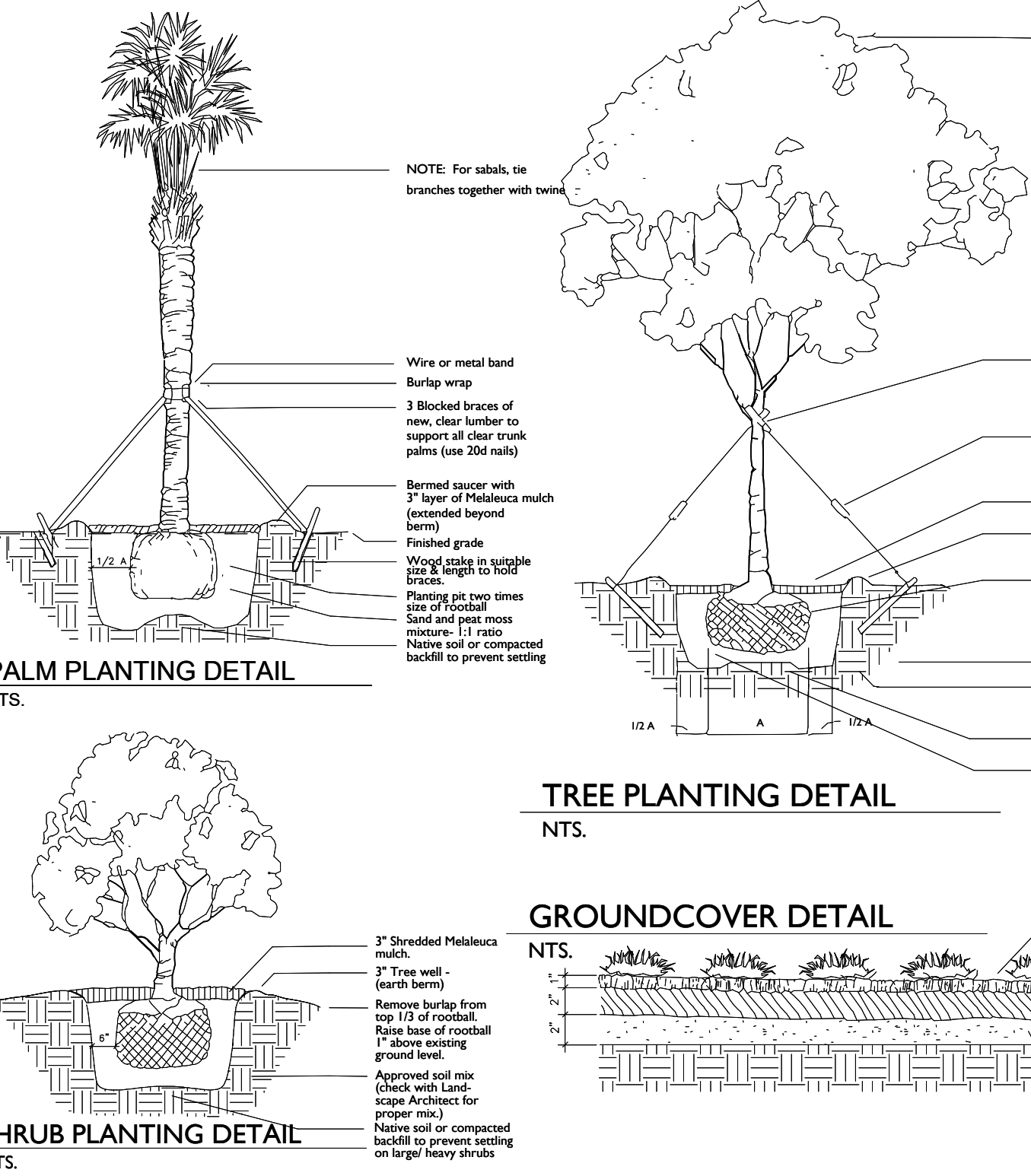
MANUFACTURER'S NOTES:
1. EP SERIES ROOT BARRIERS ARE EVALUATED TO PROVIDE PROPER STRUCTURES AND PERFORMABILITY FOR THE FOLLOWING:
A. INSTALLATION TO BE COMPLETED IN ACCORDANCE WITH MANUFACTURER'S SPECIFICATIONS.
B. THE DRAWINGS INTENDED FOR USE BY ARCHITECTS, ENGINEERS, CONTRACTORS, CONSULTANTS AND DESIGN PROFESSIONALS FOR PROJECTS INVOLVING ONLY THE INSTALLATION OF EP SERIES ROOT BARRIERS.
C. ALL INFORMATION CONTAINED HEREIN IS THE PROPERTY OF NDS AND IS NOT TO BE REPRODUCED OR TRANSMITTED IN ANY FORM OR BY ANY MEANS, ELECTRONIC OR MECHANICAL, INCLUDING PHOTOCOPYING, RECORDING, OR BY ANY INFORMATION STORAGE AND RETRIEVAL SYSTEM WITHOUT THE WRITTEN PERMISSION OF NDS.
D. CONTACT US AT 800.776.1954 EXT 3 FOR FURTHER INFORMATION.
E. SEE THE FOLLOWING WEBSITE FOR THE LATEST INFORMATION: WWW.NDS.COM/EP-SERIES-ROOT-BARRIERS

EP SERIES ROOT BARRIERS



Landscape Plans
3/32" = 1'-0"

Note: There are no existing trees on site, no TD plans provided, see survey



LANDSCAPE NOTES

PLANTING NOTES:
(SEE PLANT SPECIFICATION AND DETAILS FOR ADDITIONAL STANDARDS)
- ALL PLANT MATERIAL IS TO BE FLORIDA NUMBER 1 OR BETTER PURSUANT TO THE FLORIDA DEPARTMENT OF AGRICULTURE'S GRADES AND STANDARDS FOR NURSERY PLANTS
- LAWN IS TO BE GRADE "A" WEED FREE. ALL AREAS MARKED "LAWN" SHALL BE SOLID SODDED WITH SOYISA EMPIRE, SOLID EVEN PIECES. SEE LIMITS ON PLAN. ALL SOD IS TO BE LAID LEVEL, TIGHT, AND CUT EVEN ALONG PLANTING BEDS AND MUST HAVE A 3" TOPSOIL BASE
- ALL PLANTS ARE TO BE TOP DRESSED WITH A MINIMUM 3" LAYER OF MELALEUCA MULCH, EUCALYPTUS MULCH OR EQUAL
- NO CHANGES ARE TO BE MADE WITHOUT THE PRIOR CONSENT OF THE LANDSCAPE ARCHITECT AND OWNER. ADDITIONS AND / OR DELETIONS TO THE PLANT MATERIAL MUST BE APPROVED BY THE PROJECT MANAGER
- LANDSCAPE CONTRACTOR IS RESPONSIBLE FOR PROVIDING THEIR OWN SQUARE FOOTAGE TAKEOFFS AND FIELD VERIFICATIONS FOR 100% SOD COVERAGE FOR ALL AREAS SPECIFIED
- ALL LANDSCAPE AREAS ARE TO BE PROVIDED WITH AUTOMATIC SPRINKLER SYSTEM WHICH PROVIDE 100% COVERAGE, AND 50% OVERLAP. A RAIN SENSOR MUST BE PART OF THE AUTOMATIC SYSTEM.
- ALL TREES IN LAWN AREAS ARE TO RECEIVE A 24" DIAMETER MULCHED SAUCER AT THE BASE OF THE TRUNK.
- ALL LAWN LOCATED IN PARKING ISLANDS IS TO BE SET FLUSH WITH TOP OF CURB. PROVIDE ADEQUATE SOIL TO WITHIN 3" OF TOP OF CURB.
- TREES ARE TO BE PLANTED WITHIN PARKING ISLANDS AFTER SOIL IS BROUGHT UP TO GRADE. DEEPLY SET ROOT BALLS ARE NOT ACCEPTABLE.
- PLANTING SOIL FOR TOPSOIL AND BACKFILL SHALL BE 50/50 MIX, NEMATODE FREE, PLANTING SOIL FOR ANNUAL BEDS TO BE COMPRISED OF 50% CANADIAN PEAT MOSS, 25% SALT FREE COARSE SAND AND 25% AEROLITE.
- TREE AND SHRUB PITS WILL BE SUPPLEMENTED WITH "AGRIFORM PELLETS", 21 GRAM SIZE WITH A 20-10-5 ANALYSIS, OR SUBSTITUTE APPLICATION ACCEPTED BY LANDSCAPE ARCHITECT. DELIVER IN MANUFACTURER'S STANDARD CONTAINERS SHOWING WEIGHT, ANALYSIS AND NAME OF MANUFACTURER.
GENERAL NOTES:
- THE LANDSCAPE CONTRACTOR IS TO LOCATE AND VERIFY ALL UNDERGROUND AND OVERHEAD UTILITIES PRIOR TO BEGINNING WORK. CONTACT PROPER UTILITY COMPANIES AND / OR GENERAL CONTRACTOR PRIOR TO DIGGING FOR FIELD VERIFICATION. THE OWNER AND THE LANDSCAPE ARCHITECT SHALL NOT BE RESPONSIBLE FOR ANY DAMAGES TO UTILITY OR IRRIGATION LINES.
- LANDSCAPE CONTRACTOR IS TO VERIFY ALL CURRENT DRAWINGS AND CHECK FOR DISCREPANCIES AND BRING TO THE ATTENTION OF THE LANDSCAPE ARCHITECT PRIOR TO COMMENCING WITH THE WORK.
- ALL UNATTENDED AND UNPLANTED TREE PITS ARE TO BE PROPERLY BARRICADED AND FLAGGED DURING INSTALLATION. ALL PLANTING AREAS ARE TO BE PROVIDED WITH AUTOMATIC SPRINKLER SYSTEM WHICH PROVIDE 100% COVERAGE, AND 50% OVERLAP. A RAIN SENSOR MUST BE PART OF THE AUTOMATIC SYSTEM.
- ANY RELOCATED OR EXISTING TREE/PALM THAT DIES DURING CONSTRUCTION SHALL BE REPLACED WITH SAME SPECIES/ SIZE/ QUALITY (OR BETTER)
- ALL HEDGES WITHIN THE 35' FRONT YARD SETBACK SHOULD BE MAINTAINED AT 4" H. ALL HEDGES WITHIN THE REAR YARD SHALL BE MAINTAINED AT 6" H.
- LANDSCAPE CONTRACTOR HAS TO WARRANTY AND REPLACE ANY PLANT MATERIAL (IF NEEDED) FOR 12 MONTHS FROM DATE OF FINAL ACCEPTANCE
- LANDSCAPE ARCHITECT SHALL NOT BE RESPONSIBLE FOR ANY DAMAGE CAUSED BY FALLING TREES OR TREE LIMBS DUE TO ROOT PRUNING AND STRESS CAUSED BY INSUFFICIENT LATERAL ROOTS AND/OR ANY OTHER DAMAGE TO TREES RELATED TO CONSTRUCTION. BEFORE ROOT PRUNING OR GRADING, LANDSCAPE ARCHITECT ADVISES THAT AN ARBORIST AND/OR A STRUCTURAL ENGINEER VERIFY THAT THE PROPOSED LATERAL ROOTS IN THE TREE ROOT PROTECTION ZONE ARE SUFFICIENT FOR TREES NOT TO FALL.
NOTE: -IRRIGATION TO BE PROVIDED WITH 100% COVERAGE

PLANT SCHEDULE

SHRUBS		NATIVE	WATER	DESCRIPTION	
CO	205	SERRISA JAPONICA/ COTONEASTER	NO	LOW	12" HT. X 12" SPR. / 3 GAL/ FULL/ AS SHOWN
FM	125	FICUS MICROCARPA/ GREEN ISLAND FICUS	NO	LOW	12" HT. X 12" SPR. / 3 GAL/ FULL/ AS SHOWN
LI	346	LIRIOPE MUSCARI GREEN GIANT BLUE/ GIANT LIRIOPE	NO	LOW	12" HT. X 12" SPR. / 3 GALLONS/ FULL/ 1 OC.
JC	36	CAPPARIS CYNOPHALLOPHORA/ JAMAICAN CAPER (FOR HEDGE)	YES	LOW	48" HT. X 24" SPR. / 7 GAL/ FULL/ 24" O.C.
PD	134	PODOCARPUS MACROPHYLLUS/ JAPANESE YEW (FOR HEDGE)	NO	LOW	48" HT. X 24" SPR. / 7 GAL/ FULL/ 24" O.C.
JB	11	ELAEOCARPUS DECIPENS/ LITTLE EMPEROR DWARF JAPANESE BLUEBERRY TREE	NO	LOW	7" HT. X 36" SPR. / 15 GALLONS/ FULL/ CONE
AN	15	ANNUALS	NO	LOW	6" HT. X 6" SPR. / 1 GAL/ FULL/ AS SHOWN
MF	6	NEPHROLEPIS BISERRATA/ MACHO/ MACHO FERN	NO	LOW	18" HT. X 18" SPR. / 3 GALLONS/ 18" O.C./ FULL
CI	66	CHRYSOBALANUS ICAGO/ COCOPLUM	YES	LOW	36" HT. X 18" SPR. / 7 GALLONS/ FULL/ 2" O.C.
LAWN	AS REQ.	ZOYSIA 'EMERALD'	NO	LOW	SOLID EVEN PIECES WEED FREE

TREES AND PALMS		NATIVE	WATER	DESCRIPTION
CM3	LAGERSTROEMIA INDICA 'WHITE' WHITE GRAPENUT	YES	LOW	12" HT. X 6" SPR. X 5" CLEAR WOOD. 2.5" DBH. FG. BB. FF/ SINGLE MAIN LEADER
SB/9	CONOCARPUS ERECTUS 'SERICEUS' SILVER BUTTWOOD	YES	LOW	12" HT. X 6" SPR. 2.5" DBH. FG. BB. FF/ SINGLE MAIN LEADER
CD/2	COCCOLOBA DIVERSIFOLIA JIBEON PALM	YES	LOW	14" HT. X 6" SPR. 2.5" DBH. FG. BB. FF/ SINGLE MAIN LEADER
MA/6	SWIETENIA MAHAGONI MAHOGANY TREE (STREET TREES 50' O.C.)	YES	LOW	14" HT. X 6" SPR. 2.5" DBH. FG. BB. FF/ SINGLE MAIN LEADER

CITY OF HOLLYWOOD LANDSCAPE CODE

2.1: SINGLE FAMILY DISTRICTS (RS)

REQUIREMENTS PERIMETER LANDSCAPE	REQUIRED	PROPOSED
ONE 12' STREET TREE PER 50 LINEAR FEET OR PORTION THEREOF, OF STREET FRONTAGE OF PROPERTY WHEREIN SAID IMPROVEMENTS ARE PROPOSED.	6 (309 L.F.)	6
OPEN SPACE A MINIMUM OF 20% OF THE REQUIRED FRONT YARD AREA SHALL BE LANDSCAPED PERVIOUS OPEN SPACE. ALL PERVIOUS AREAS ARE TO BE 1,902 SF X 20 = 380.4 SF SODDED OR LANDSCAPED WITH LIVING PLANT MATERIAL SUCH AS GRASS COVER AND/OR SHRUBS. TOTAL FRONT YARD: 4,902 SF 20% = 980.4 SF	14 TREES	14 TREES
DESIGN REVIEW AND HISTORIC PRESERVATION BOARD SINGLE FAMILY HOME PROJECTS CONTAINING MORE THAN 5 DWELLINGS SHALL COMPLY WITH DESIGN REVIEW GUIDELINES FOR LANDSCAPING.	N/A	N/A
IF WITHIN A HISTORIC PRESERVATION DISTRICT, LANDSCAPING SHALL COMPLY WITH THE HISTORIC PRESERVATION BOARD REVIEW REQUIREMENTS. NOTE: FOR EXEMPTIONS REFER TO ARTICLE 5.5 (B)(2)(A-F) OF THE ZONING AND LAND DEVELOPMENT REGULATIONS AND CODE	COMPLIES	COMPLIES
VIEW TRIANGLE FOR CORNER LOTS, A SIGHT DISTANCE TRIANGLE MUST BE PROVIDED - SEE ILLUSTRATION DIAGRAM (PAGE 26).	N/A	N/A
IRRIGATION PROVIDE 100% IRRIGATION COVERAGE BY MEANS OF AN AUTOMATIC SPRINKLER SYSTEM DESIGNED AND CONSTRUCTED IN ACCORDANCE WITH THE CITY OF HOLLYWOOD CODE OF ORDINANCES AND THE REGULATIONS OF THE SOUTH FLORIDA WATER MANAGEMENT DISTRICT.	COMPLIES	COMPLIES
OTHERS APPLY XERISCAPE PRINCIPLES (SEE SECTION 6).	COMPLIES	DRAUGHT TOLERANT
WHEN RECOMMENDED, USE PLANT SPECIES COMPATIBLE FOR HIGH SALINE AREAS	COMPLIES	COMPLIES
RECOMMENDED FOR SINGLE FAMILY RESIDENCES: THREE (3) OR MORE TREES AND 15 SHRUBS IN FRONT HALF OF PLOT; ONE (1) TREE AND 10 SHRUBS IN REAR HALF OF PLOT;	3 TREES 15 SHRUBS	3 TREES 21 SHRUBS
SELECT SWALE TREE SPECIES FROM THE CITY'S RECOMMENDED TREE LIST FOR SWALE TREES RELATING TO EXISTING STREET TREES WITHIN THE SAME BLOCK OR NEIGHBORHOOD.	1 TREE 10 SHRUBS	9 TREES 649 SHRUBS

TOPO GRAPHIC
landscape architecture & design

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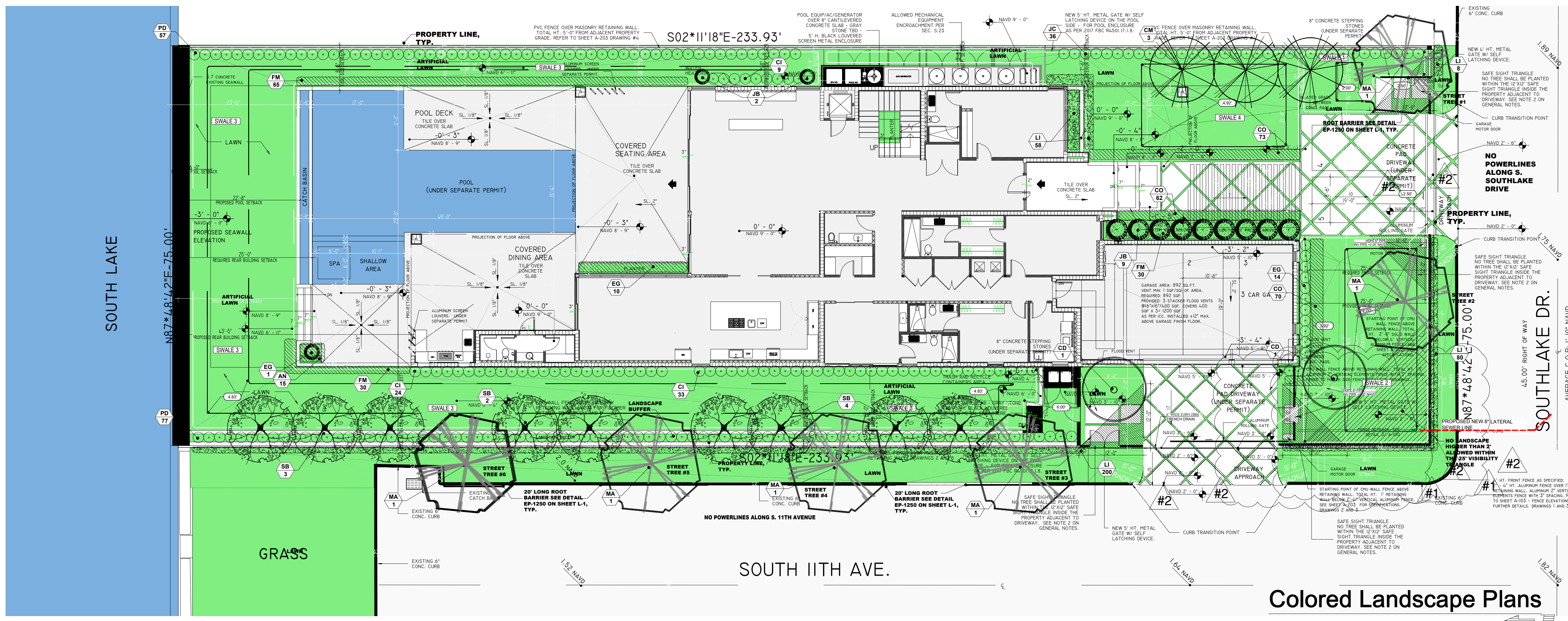
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jaan@ecopacheco.com

1051 West Residence Landscape Plans
1051 WEST S. SOUTH LAKE DRIVE
HOLLYWOOD, FLORIDA

REVISIONS:
REVISION #1 06.28.2024:
HEDGE ON STREET CORNER REMOVED PER ZONING REQUEST; LANDSCAPE SHALL NOT BE TALLER THAN 18"
REVISION #2 08.06.2024:
NOTE ON STREET CORNER ADDED PER ZONING REQUEST; LANDSCAPE SHALL NOT BE TALLER THAN 3' DRIVEWAY WIDTHS UPDATED PER ZONING COMMENTS
REVISION #3 10.16.2024:
PLANS UPDATED PER ZONING COMMENTS. CIVIL PLANS ADDED TO LANDSCAPE PLANS

Project:
Seal:
DRAWING : LANDSCAPE PLANS
DATE: 05.01.2024
Scale: 1/16" = 1'-0"
Drawn by: JRP/MCA
Sheet No.: **L-1**



Colored Landscape Plans

1/16" = 1'-0"

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**1051 West Residence
Colored Landscape Plans
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1051 WEST S. SOUTHLAKE DRIVE
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JB/ JAPANESE BLUEBERRY



FM/ GREEN ISLAND FICUS



EG/ EUGENIA GLOBES



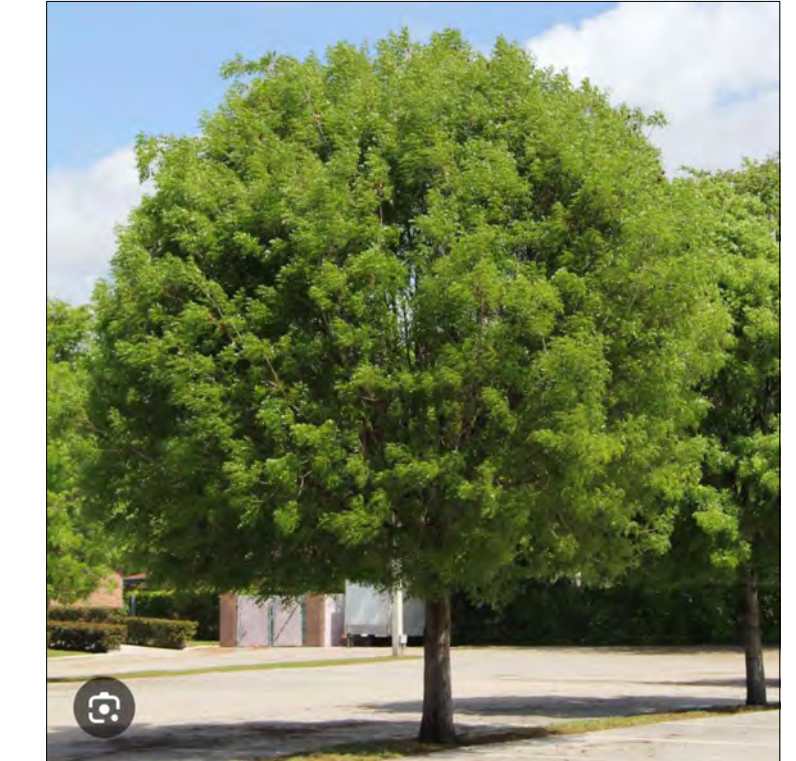
CO/ COTTONEASTER



SB/ SILVER BUTTONWOOD



MF/ MACHO FERN



MA/ MAHOGANY



CM/ GRAPE MYRTLE



CD/ PIGEON PLUM



PD/ PODOCARPUS HEDGE



LI/ LIRIOPE

PLANT SCHEDULE					
SHRUBS					
KEY	QUAN	PROPOSED MATERIAL	NATIVE	WATER	DESCRIPTION
CM	205	SERISSA JAPONICA/ COTONEASTER	NO	LOW	12" HT. X 12" SPR. / 3 GAL/ FULL/ AS SHOWN
FD	125	FICUS MICROCARPA/ GREEN ISLAND FICUS	NO	LOW	12" HT. X 12" SPR. / 3 GAL/ FULL/ AS SHOWN
LI	348	LIRIOPE MUSCARI GREEN GIANT BLUE/ GIANT LIRIOPE	NO	LOW	12" HT. X 12" SPR. / 3 GALLONS/ FULL/ 1" OC.
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AN	15	ANNUALS	NO	LOW	8" HT. X 6" SPR. / 1 GAL/ FULL/ AS SHOWN
MF	6	NEPHROLEPIS BISERRATA 'MACHO' MACHO FERN	NO	LOW	18" HT. X 18" SPR. / 3 GALLONS/ 18" O.C./ FULL
CI	66	CHRYSOBALANUS ICACCO/ COCOPLUM	YES	LOW	36" HT. X 18" SPR. / 7 GALLONS/ FULL/ 2" O.C.
LAWN	AS REQ.	ZOYSIA 'EMERALD'	NOW	LOW	SOLID EVEN PICES WEED FREE

TREES AND PALMS					
SYM	QUAN	PROPOSED MATERIAL	NATIVE	WATER	DESCRIPTION
CM3		LAGERSTROEMIA INDICA 'WHITE' WHITE CRAPE MYRTLE	YES	LOW	12" HT. X 6" SPR. X 8" CLEAR WOOD. 2.5" DBH. FG. BB, FF/ SINGLE MAIN LEADER
SB9		CONOCARPUS ERECTUS 'SERICEUS' SILVER BUTTONWOOD	YES	LOW	12" HT. X 5" SPR. 2.5" DBH. FG. BB, FF/ SINGLE MAIN LEADER
CD/2		COCCOLOBA DIVERSIFOLIA PIGEON PLUM	YES	LOW	14" HT. X 6" SPR. 2.5" DBH. FG. BB, FF/ SINGLE MAIN LEADER
MA/6		SWIETENIA MAHOGONI MAHOGANY TREE (STREET TREES 50' O.C.)	YES	LOW	14" HT. X 6" SPR. 2.5" DBH. FG. BB, FF/ SINGLE MAIN LEADER

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Scale: 1/16" = 1' - 0"
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Sheet No.:

L-2