

**ATTACHMENT A (Part 1)**  
Application Package

APPLICATION DATE: \_\_\_\_\_

2600 Hollywood Blvd

Room 315

Hollywood, FL 33022

Tel: (954) 921-3471

Email: Development@  
Hollywoodfl.org

**SUBMISSION REQUIREMENTS:**

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

**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 (CHECK ALL THAT APPLIES):**

- Technical Advisory Committee     Art in Public Places Committee     Variance  
 Planning and Development Board     Historic Preservation Board     Special Exception  
 City Commission     Administrative Approval

**PROPERTY INFORMATION**

**Location Address:** 1113 N South Lake Drive Hollywood FL 33019

Lot(s): 15 & east 20 Ft of lot 16 Block(s): 36 Subdivision: Hollywood lakes

Folio Number(s): 5142 14 01 6040

Zoning Classification: RS-6 Land Use Classification: Residential

Existing Property Use: Single Family Home Sq Ft/Number of Units: 4,266 / 1

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 al that apply and provide File Number(s) and Resolution(s): \_\_\_\_\_

**DEVELOPMENT PROPOSAL**

Explanation of Request: HISTORIC PRESERVATION REVIEW OF A NEW 2- STORY RESIDENCE

Phased Project: Yes  No  Number of Phases:

Project	Proposal
Units/rooms (# of units)	# UNITS: <input type="text" value="1"/> #Rooms <input type="text" value="4"/>
Proposed Non-Residential Uses	<input type="text" value="N/A"/> S.F.)
Open Space (% and SQ.FT.)	Required %: <input type="text" value="N/A"/> (Area: <input type="text" value="N/A"/> S.F.)
Parking (# of spaces)	PARK. SPACES: (# <input type="text" value="5"/> )
Height (# of stories)	(# STORIES) <input type="text" value="2"/> ( <input type="text" value="30"/> FT.)
Gross Floor Area (SQ. FT)	Lot(s) Gross Area ( <input type="text" value="12,701"/> FT.)

**Name of Current Property Owner:** SABBAGH, AYASH ZEKI H/E SABBAGH, ROSANNA

Address of Property Owner: 1113 N South Lake Drive Hollywood FL 33020

Telephone: 718 791 9563 Email Address: dimascio75@gmail.com

**Applicant** Joseph B. kaller Consultant  Representative  Tenant

Address: 2417 Hollywood Blvd. Hollywood, FL. 33020 Telephone: 954 920 - 5746

Email Address: joseph@kallerarchitects.com

Email Address #2: \_\_\_\_\_

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) :** CUTRO & ASSOCIATES

E-mail Address: cutroplaning@yahoo.com

**CERTIFICATION OF COMPLIANCE WITH APPLICABLE REGULATIONS**

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

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

Signature of Current Owner: *Rosanna Sabbagh* Date: 10/21/2024

PRINT NAME: Ayash Zeki Sabbagh / Rosanna Sabbagh Date: 10/21/2024

Signature of Consultant/Representative: *Joseph B. Kaller* Date: 10-22-24

PRINT NAME: JOSEPH B. KALLER Date: 10-22-24

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

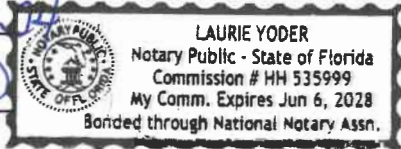
PRINT NAME: \_\_\_\_\_ Date: \_\_\_\_\_

**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 Historic Preservation Review to my property, which is hereby made by me or I am hereby authorizing Joseph B. Kaller to be my legal representative before the Historic Preservation (Board and/or Committee) relative to all matters concerning this application.

Sworn to and subscribed before me this 21<sup>st</sup> day of October

*Laurie Yoder*  
 Notary Public  
 State of Florida



*Rosanna Sabbagh*  
 Signature of Current Owner

Ayash Zeki and Rossana Sabbagh  
 Print Name

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



**APPLICATION DATE:** \_\_\_\_\_

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Email: [Development@Hollywoodfl.org](mailto:Development@Hollywoodfl.org)

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**DEVELOPMENT PROPOSAL**

**Explanation of Request:** HISTORIC PRESERVATION REVIEW OF A NEW 2- STORY RESIDENCE

& Variance of reduction Of the Minimum Side Setback requirement of 7'-6" to reduced site setback to 5'-2"

Phased Project: Yes  No  Number of Phases:

Project	Proposal
Units/rooms (# of units)	# UNITS: <input type="text" value="1"/> #Rooms <input type="text" value="4"/>
Proposed Non-Residential Uses	<input type="text" value="N/A"/> S.F.)
Open Space (% and SQ.FT.)	Required %: <input type="text" value="N/A"/> (Area: <input type="text" value="N/A"/> S.F.)
Parking (# of spaces)	PARK. SPACES: (# <input type="text" value="4"/> )
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PRINT NAME: JOSEPH B. KALLER Date: 10-22-24

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

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

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Sworn to and subscribed before me this 22nd day of October

Laurie Yoder  
 Notary Public  
 State of Florida



Ayash Zeki & Rosanna Sabbagh

Signature of Current Owner

Ayash Zeki & Rosanna Sabbagh  
 Print Name

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

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**DEVELOPMENT PROPOSAL**

**Explanation of Request:** Variance of reduction of the Min. Combined Side Setback reqmt. of 25% (17'-6") of lot's net width(70'-0"); Land Devlpmt. Code Sec.4.1(D); to a prop. combined site setback of 13'-2"(18%lot's net wid

Phased Project: Yes  No  Number of Phases:

Project	Proposal
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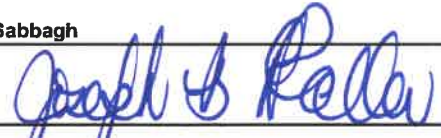
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PRINT NAME: Ayash Zeki Sabbagh / Rosanna Sabbagh Date: 10/22/2024

Signature of Consultant/Representative:  Date: 10-22-24

PRINT NAME: JOSEPH B. KALLER Date: 10-22-24

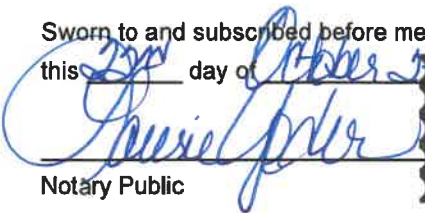
Signature of Tenant: \_\_\_\_\_ Date: \_\_\_\_\_

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

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Sworn to and subscribed before me this 22<sup>nd</sup> day of October 2024

  
 Notary Public  
 State of Florida

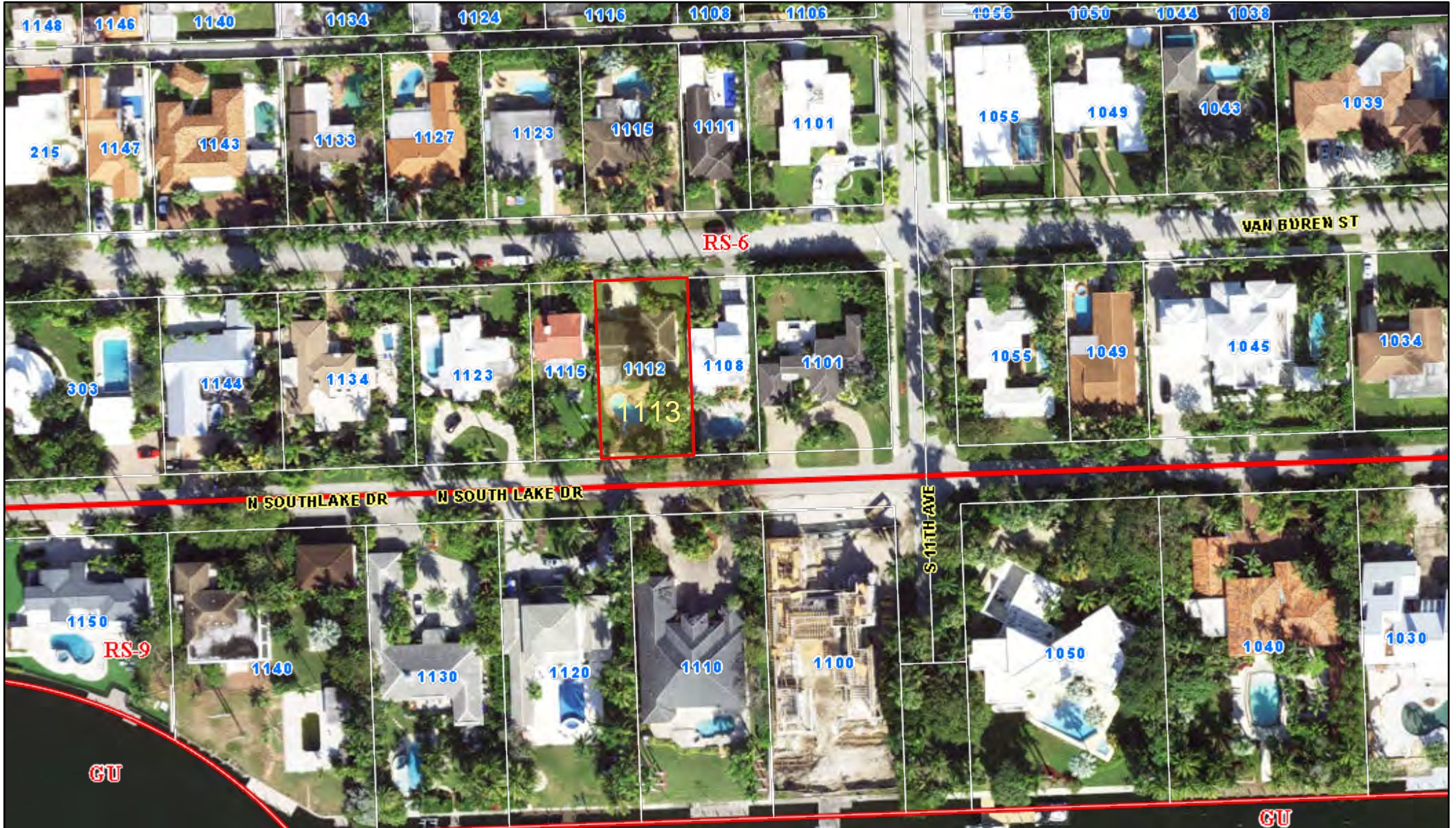




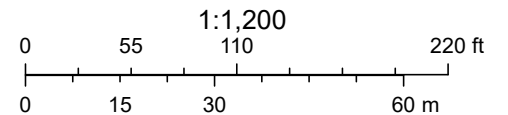
Signature of Current Owner  
Ayash Zeki & Rosanna Sabbagh  
 Print Name

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





July 24, 2024





## Front Yard Request Letter

MAIL TO:

City of Hollywood  
Development Services Department  
Planning Division  
2600 Hollywood Boulevard, Rm. 315  
Hollywood, Florida 33022

I, Ayash and Rosanna Sabbagh, hereby request to establish one front yard for my property  
PROPERTY OWNER(S) NAME  
located at 1112 Van Buren Street Hollywood, FL 33019.  
PROPERTY ADDRESS

I hereby request to have the front of my property face North Southlake Drive which is  
STREET NAME  
the South side of the property. Therefore, the rear of my property will face  
DIRECTION (NORTH, SOUTH, EAST, WEST)  
Van Buren Street which is the North side of the  
STREET NAME DIRECTION (NORTH, SOUTH, EAST, WEST)  
property, as shown on the attached survey.

**All property owners must sign below.**

Ayash Z. Sabbagh

Property Owner Name



Property Owner Signature

Rosanna Sabbagh

Property Owner Name



Property Owner Signature

  
Notary Public **GARDITHE JOSEPH**  
Notary Public  
State of Florida  
Comm# HH218311  
Expires 1/20/2026

07-05-2023  
Date

2600 Hollywood Boulevard  
P.O. Box 229045  
Hollywood, Florida  
33022-9045

**PROPERTY ADDRESS**

1113 N SOUTH LAKE DRIVE, HOLLYWOOD, FLORIDA 33020

**PREPARED FOR:**

SABBAGH,AYASH ZEKI HE SABBAGH,ROSANNA

**LEGAL DESCRIPTION:**

LOT 15 AND EAST 20 FT OF LOT 16 IN BLOCK 36 OF "HOLLYWOOD LAKES SECTION", ACCORDING TO THE PLAT HEREOF, AS RECORDED IN PLAT BOOK 1, PAGE 32, OF THE PUBLIC RECORDS OF BROWARD COUNTY, STATE OF FLORIDA.



July 25, 2024

Ayash and Rosanna Sabbagh  
1112 Van Buren Street  
Hollywood, FL 33019

RE: Address Designation – Folio(s) No. 5142-14-01-6040

To whom it may concern:

The City of Hollywood will designate the below address for the parcel described as lot 15 and east 20 ft of lot 16 in block 36 of "Hollywood lakes section", according to the plat hereof, as recorded in plat book 1, page 32, of the public records of Broward County, state of Florida. The address is as follows:

FROM: 1112 Van Buren Street

TO: 1113 N South Lake Drive

We will amend City of Hollywood records to reflect this change and will notify the below listed entities. You are required to provide a copy to your USPS regional address management office. Furthermore, we encourage you to furnish a copy to any utility service provider with connection to your property (e.g.: FPL, Teco Peoples Gas Company, and any relevant cable or internet service provider).

Sincerely,



Laura Gomez  
Planner II

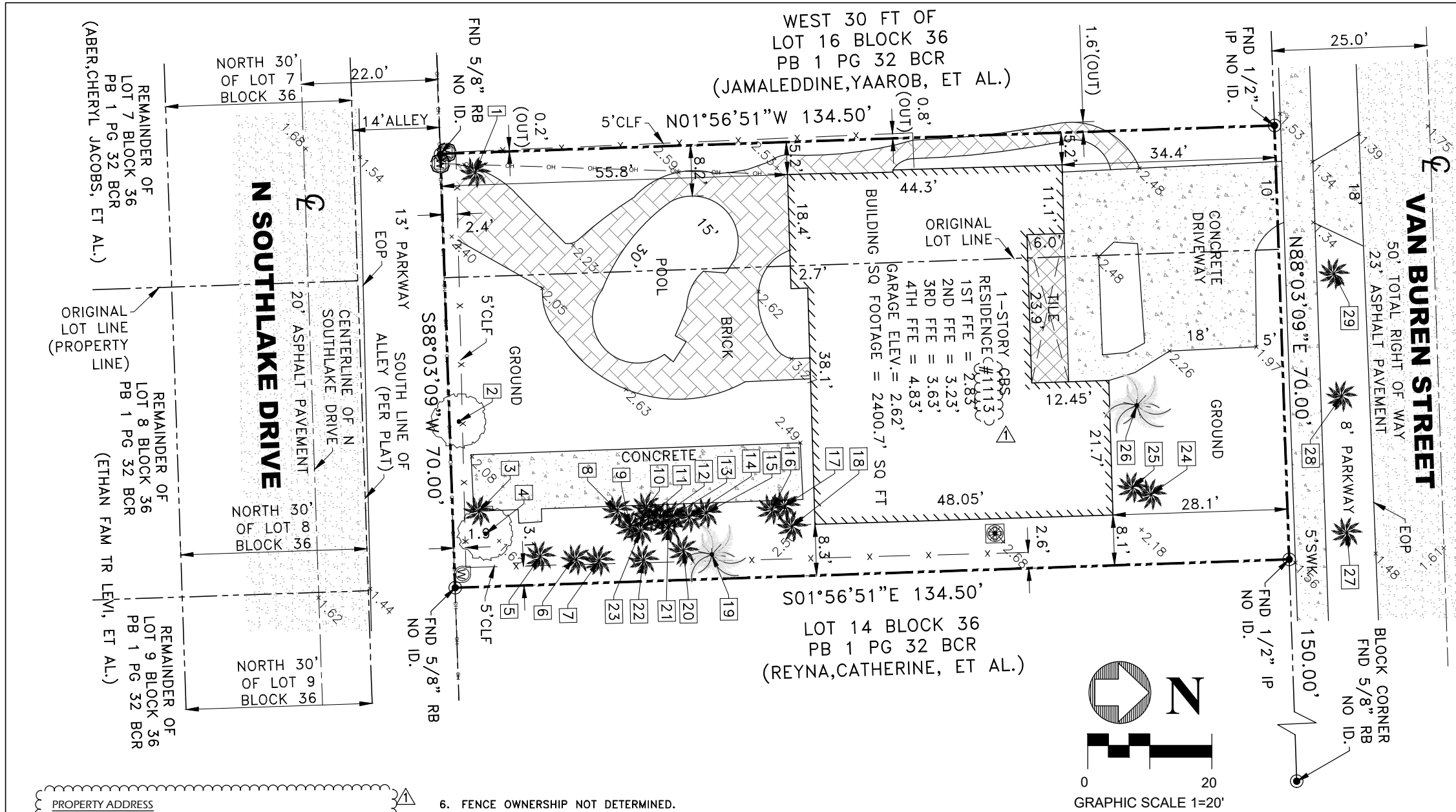
Cc via e-mail: Broward County  
City of Hollywood Internal Departments

2600 Hollywood Boulevard  
P.O. Box 229045  
Hollywood, Florida  
33022-9045

[hollywoodfl.org](http://hollywoodfl.org)







**SYMBOLS & ABBREVIATIONS**

BCR = BROWARD COUNTY RECORDS; CBS = CONCRETE BLOCK STRUCTURE; CL = CENTER LINE; CLF = CHAIN LINK FENCE; DBH = DIAMETER AT BREAST HEIGHT; EOP = EDGE OF PAVEMENT; ELEV. = ELEVATION FFE = FINISH FLOOR ELEVATION; FND= FOUND; IP = IRON PIPE; PB = PLAT BOOK; PG = PAGE; RB = REBAR.

- WOOD POWER POLE
- WATER METER
- AIR CONDITIONER UNIT
- TREE ARECAS
- POINT ELEVATION
- TREE
- TREE PALM
- ELECTRIC OVERHEAD LINE
- CENTER OF THE ROAD
- R/W - PROPERTY LINE
- CHAIN LINK FENCE

NOTE: SYMBOLS SHOWN ARE NOT TO SCALE AND SHALL NOT BE USED TO SIZE SUCH ELEMENTS.

**TREE INFORMATION**

TREE ID	TREE NAME	DBH (INCH)	CANOPY (FEET)	HEIGHT (FEET)
1	ROYAL PALM	18	20	40
2	OAK TREE	30	30	35
3	ROYAL PALM	4	5	15
4	GUMBO LIMBO	12	5	5
5	ROYAL PALM	4	10	15
6	ROYAL PALM	4	10	15
7	ROYAL PALM	4	10	15
8	ROYAL PALM	4	10	15
9	ROYAL PALM	7	10	15
10	ROYAL PALM	4	10	15
11	ROYAL PALM	16	15	40
12	ROYAL PALM	14	15	40
13	ROYAL PALM	12	15	40
14	ROYAL PALM	13	15	35
15	ROYAL PALM	15	15	35
16	ROYAL PALM	4	5	10
17	ROYAL PALM	4	10	15
18	ROYAL PALM	4	10	15
19	ARECAS		4	15
20	ROYAL PALM	4	10	30
21	ROYAL PALM	7	10	30
22	ROYAL PALM	4	10	15
23	ROYAL PALM	13	15	40
24	ROYAL PALM	4	10	25
25	ROYAL PALM	4	10	25
26	ARECAS		7	15
27	ROYAL PALM	18	15	40
28	ROYAL PALM	20	20	40
29	ROYAL PALM	24	20	40

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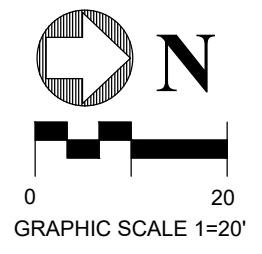
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- SURVEYOR'S NOTES:**
- EXAMINATION OF THE ABSTRACT OF THE TITLE WAS MADE AND ALL RECORDED EASEMENTS LISTED IN SCHEDULE B-II OF THE TITLE COMMITMENT PREPARED BY FIDELITY NATIONAL INSURANCE COMPANY No. 11697702 DATED APRIL 08, 2024 AT 13:16 PM, IF ANY, WERE PLOTTED ON THE ATTACHED SURVEY.
  - THIS ALTA/NSPS SURVEY HAS BEEN PREPARED FOR THE EXCLUSIVE USE OF THE ENTITIES NAME HEREON, THE CERTIFICATIONS DO NOT EXTEND TO ANY UNNAMED PARTIES.
  - ONLY VISIBLE ON ABOVE GROUND ENCROACHMENTS LOCATED.
  - NO UNDERGROUND PORTIONS OF FOOTINGS, FOUNDATIONS. CONTACT APPROPRIATE AUTHORITY PRIOR TO ANY DESIGN WORK OR CONSTRUCTION.
  - WALL TIES ARE THE FACE OF THE WALL.

- FENCE OWNERSHIP NOT DETERMINED.
- ALTA/NSPS SURVEY MEANS DRAWING AND/OR GRAPHIC REPRESENTATION OF THE SURVEY WORK PERFORMED IN THE FIELD.
- NOT VALID WITHOUT THE SIGNATURE AND ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER.
- TYPE OF SURVEY: ALTA/NSPS SURVEY.
- RECORD & MEASURED VALUES ARE IN ACCORDANCE UNLESS OTHERWISE IS NOTED.
- BEARINGS SHOWN ARE REFERRED TO NAD83 FLORIDA STATE PLANES, EAST ZONE, US FOOT
- SHOWN ELEVATIONS ARE REFERRED TO THE NORTH AMERICAN VERTICAL DATUM 1988. USED BENCHMARK: BCED BM 1915. ELEVATION: 3.26'
- FOR MORE ACCURATE TREES AND PALM TREES IDENTIFICATION IT IS ADVISED TO CONTACT AN ARBORIST OR LANDSCAPING ARCHITECT
- FIELD WORK DATE: 04.25.2024
- ITEM No. 1- INSTRUMENT No. 113090445 ENCUMBERS SUBJECT PROPERTY BUT IS NOT A SURVEY MATTER.

FLOOD ZONE INFORMATION:  
COMMUNITY NUMBER: 125113  
PANEL NUMBER: 12011C0569  
SUFFIX: H  
DATE: 08.18.2014  
FLOOD ZONE: AE  
BASE FLOOD ELEVATION: 6'



LOCATION SKETCH NOT TO SCALE

**SURVEYOR'S CERTIFICATE:**

I HEREBY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WERE IN ACCORDANCE WITH THE 2021 MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/NSPS LAND TITLE SURVEYS, JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS, AND INCLUDES ITEMS 1, 2, 3, 4, 5, 6(a,b) 7(a,b), 8, 13, 18, 20 OF TABLE A THEREOF. DATE OF PLAT OR MAP: 06-18-1987

DATE	REVISION
09-02-24	CHANGE IN ADDRESS

**F/F**

FERNANDO FERNANDEZ  
PROFESSIONAL SURVEYOR AND MAPPER  
LICENSE LS 6765 STATE OF FLORIDA  
1397 WEST 63 STREET, HIALEAH, FLORIDA 33012  
CELL PHONE (786) 631 7053  
EMAIL: fernandezpsm@gmail.com

Date: 09.02.2024

**ALTA/NSPS SURVEY**  
1113 N SOUTH LAKE DRIVE,  
HOLLYWOOD, FLORIDA 33019  
FOLIO: 514214016040

**CS**  
CARDINAL POINTS  
SERVICES CORP.  
LB 8452









1 FRONT RENDERING - N SOUTHLAKE DRIVE  
N.T.S.



2 BACK RENDERING - VAN BUREN STREET  
N.T.S.



**Kaller Architecture**  
 AA# 26001212  
 2417 Hollywood Blvd.  
 Hollywood Florida 33020  
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SEAL

JOSEPH B. KALLER  
 FLORIDA R.A. # 0039239

PROJECT TITLE  
**PRIVATE RESIDENCE**  
 1113 N SOUTH LAKE DRIVE  
 HOLLYWOOD, FLORIDA 33019

SHEET TITLE  
**BUILDING RENDERING**

No.	DATE	DESCRIPTION
1	08/30/24	PLANNING & ENGINEERING DIVISION REVIEW
2	10/09/24	PLANNING & ENGINEERING DIVISION REVIEW

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PROJECT No.: 22204  
 DATE: 05.10.24  
 DRAWN BY: FT  
 CHECKED BY: JBK

SHEET

**A0.1**

**NEW ADDRESS DESIGNATION**

BIDDING AND CONSTRUCTION SET OF BUILDING DOCUMENTS FOR PROJECT NO. 22204, 1113 N SOUTH LAKE DRIVE, HOLLYWOOD, FLORIDA. THIS DRAWING IS THE PROPERTY OF KALLER ARCHITECTURE AND SHALL NOT BE REPRODUCED, PUBLISHED OR USED IN ANY WAY WITHOUT THE PERMISSION OF THE ARCHITECT.



PROPERTY ADDRESS		
1113 N SOUTH LAKE DRIVE HOLLYWOOD, FL 33019		
FOLIO		
# 514214016040		
LEGAL DESCRIPTION		
HOLLYWOOD LAKES SECTION 1-32 B LOT 15, 16, E 20 BLK 36		
SITE INFORMATION		
EXISTING	PROPOSED	
ZONING: RS-6	N/A	
SUB-DISTRICT: N/A	N/A	
BUILDING USE: SINGLE FAMILY DWELLING	N/A	
LAND USE DESIGNATION: RESIDENTIAL	N/A	
COUNTY USE DESIGNATION: RESIDENTIAL	N/A	
NET LOT AREA: +/- 9,420 SF	N/A	
GROSS LOT AREA: -12,701 SQ. FT. - 0.216 ACRES	N/A	
BASE FLOOD ZONE: ZONE AE (EL 8)	8'+1' = 9'	
BUILDING INTENSITY		
ALLOWED	PROVIDED	
LOT COVERAGE: 60%	60%	
FAR: N/A	N/A	
A/C AREA: 4,266	4,266	
BUILDING FOOT PRINT: 2,376	2,376	
PROPOSED NO. OF UNITS: 1	1 UNIT	
NUMBER OF FLOORS: 2	2	
BUILDING HEIGHT: 30 FEET	30 FEET	

BUILDING INFORMATION		
EXISTING	PROVIDED	
TYPE OF CONSTRUCTION: TBD	TBD	
SPRINKLER (REQUIRED): TBD	TBD	
FIRE ALARM (REQUIRED): TBD	TBD	
SETBACKS:		
REQUIRED	PROVIDED	
(a) FRONTAGE (SOUTH): 25'-0"	30'-8"	
(b) SIDE INTERIOR (WEST): 10'-0" (sum of side setbacks at least 25% of lot width)	5'-2"	
(c) SIDE INTERIOR (EAST): 7'-6"	8'-1"	
(d) REAR (NORTH): 20'-1"	25'-0"	
(e) POOL (NORTH): 7'-6"	7'-6"	
(f) POOL (WEST): 5'-0"	27'-8"	
(g) POOL (EAST): 5'-0"	8'-6"	
VARIANCE: AS PER CODE SECTION 4.1C, See variances below:		
VARIANCE #1: THE MINIMUM SIDE SETBACK (EAST) VARIANCE OF 2'-4" DIFFERENCE		
VARIANCE #2: COMBINED SIDE SETBACKS GROUND FLOOR VARIANCE OF 4'-4" DIFFERENCE		
LANDSCAPE		
REQUIRED	PROVIDED	
IMPERVIOUS AREA: 5,652 S.F. (60%) MAX	5,650 S.F. (60%)	
PERVIOUS AREA: 3,768 S.F. (40%) MIN	3,770 S.F. (40%)	
LANDSCAPE AREAS (TOTAL): 3,768 S.F. (40%)	3,770 S.F. (40%)	
OFF-PARKING STREET		
REQUIRED	PROVIDED	
5 (1 PER 500 SQ. PER 500 SQ. FT. ABOVE FIST 2,000 SQ. FT.)	5	

**FLOOD VENT NOTE & CALCULATIONS:**  
 HYDROSTATIC FLOOD VENTS ARE REQUIRED AS FOLLOWS:  
 1 SQ INCH OF OPENING FOR EACH 1 SQ FOOT OF ENCLOSED AREA:  
 AT EAST WALL: PROVIDE (1) 8"H X 16"W FLOOD VENT MODEL #1540-520. (EACH VENT CERTIFICATED TO PROVIDE PROTECTION FOR UP TO 200 SQ. FT. X (1) VENT=200 SQ.FT.)  
 AT SOUTH WALL: PROVIDE (1) 8" X 16" W FLOOD VENT - GARAGE DOOR MODEL #1540-524. (EACH VENT CERTIFICATED TO PROVIDE PROTECTION FOR UP TO 200 SQ. FT. X (1) VENT=200 SQ.FT.)  
 INSTALL FLOOD VENTS AT A HEIGHT OF 12", MEASURED FROM THE TOP OF THE ADJACENT SLAB/GRADE TO THE BOTTOM OF THE FLOOD VENTS.  
 238 SQ.IN. REQUIRED, 400 SQ.IN IS PROVIDED WITH A TOTAL AS DEPICTED ON THE FLOOR PLAN

**GENERAL NOTE:**  
 THE BOTTOM OF MECHANICAL / ELECTRICAL EQUIPMENT ELEVATED TO MATCH FINISH FLOOR ELEVATION.

**SCOPE OF NEW WORK**

- NEW 2-STORY, 4-BEDROOM, 1-OFFICE & 6.5 -BATHROOM RESIDENCE WITH COVERED BBQ AREA, EXTERIOR TERRACES & SWIMMING POOL.

**KA**

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SEAL

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**PROPOSED SITE PLAN AND DATA**

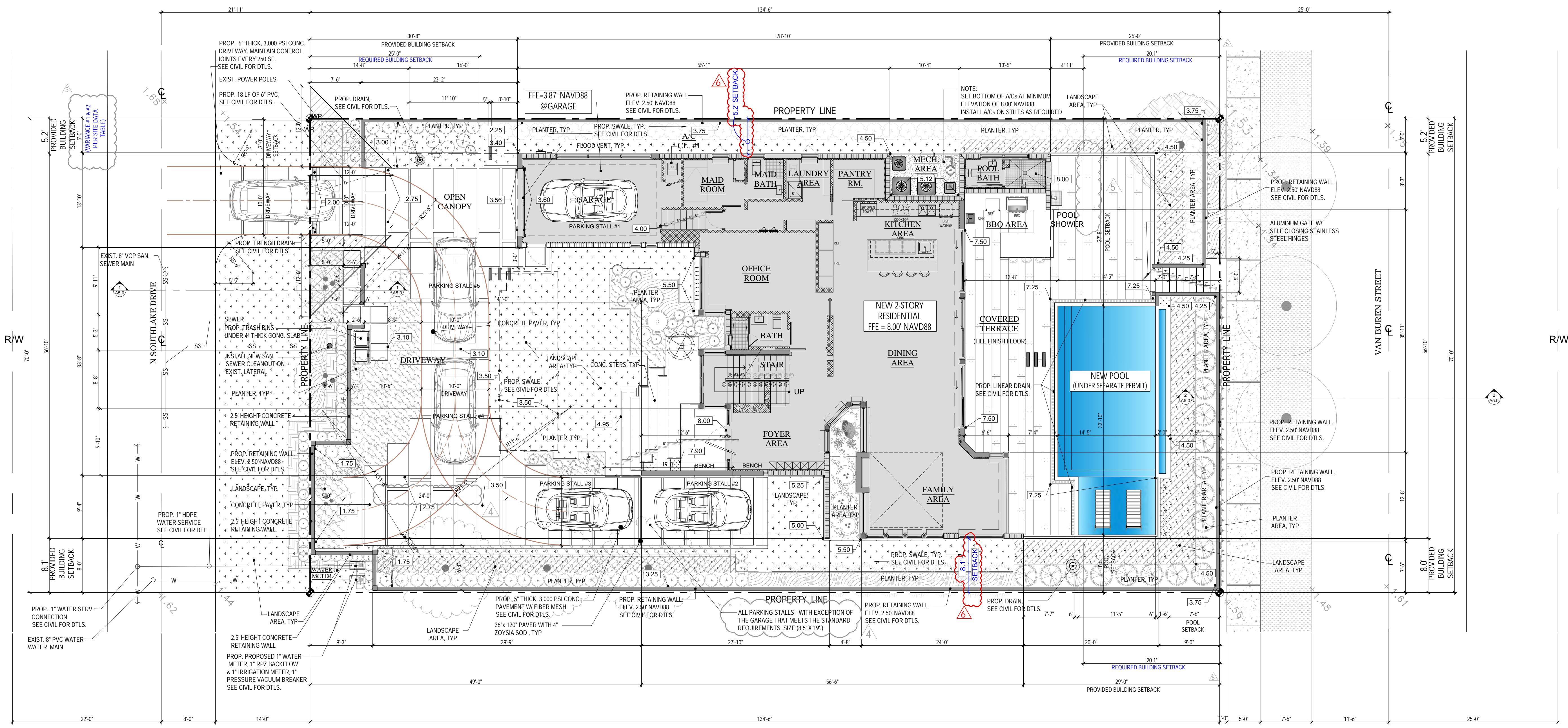
**REVISIONS**

No.	DATE	DESCRIPTION
1	06/22/24	Transportation & Mobility Review
2	08/09/24	PLANNING & ENGINEERING DIVISION REVIEW
3	10/09/24	PLANNING & ENGINEERING DIVISION REVIEW
4	10/15/24	PLANNING & ENGINEERING DIVISION REVIEW
5	10/23/24	PLANNING & ENGINEERING DIVISION REVIEW
6	10/24/24	PLANNING & ENGINEERING DIVISION REVIEW

PROJECT No.: 22204  
 DATE: 05.10.24  
 DRAWN BY: FT  
 CHECKED BY: JBK

SHEET

**A1.0**



**PROPOSED SITE PLAN**  
 1/8" = 1'-0"





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SEAL

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**PRIVATE RESIDENCE**  
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 HOLLYWOOD, FLORIDA 33019

PROJECT TITLE

OPEN AREA CALCULATION

SHEET TITLE

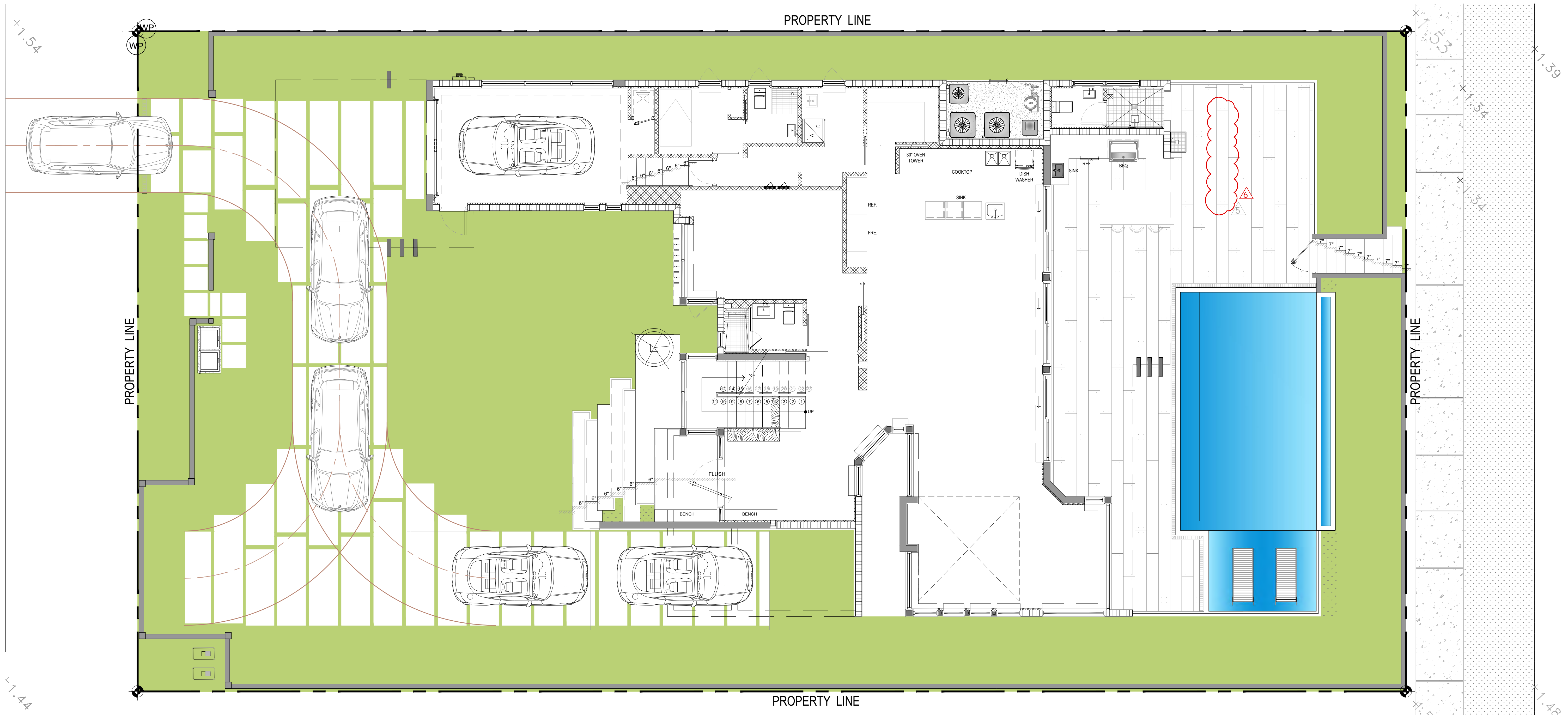
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1	08/26/21	Transportation & Mobility Division Review
2	10/09/24	PLANNING & ENGINEERING DIVISION REVIEW
3	10/15/24	PLANNING & ENGINEERING DIVISION REVIEW
4	10/23/24	PLANNING & ENGINEERING DIVISION REVIEW
5	10/24/24	PLANNING & ENGINEERING DIVISION REVIEW

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PROJECT No.: 22204  
 DATE: 05.10.24  
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SHEET

**A1.1**



PERVIOUS AREA

OPEN AREA CALCULATION		
LOT AREA	MIN. PERVIOUS AREA	PROPOSED
9,420 SF	40% (3,768 SF)	3,770 (40%)

4





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 JOSEPH B. KALLER  
 FLORIDA R.A. # 00392239

PROJECT TITLE  
**PRIVATE RESIDENCE**  
 1113 N SOUTH LAKE DRIVE  
 HOLLYWOOD, FLORIDA 33019

SHEET TITLE  
**PROPOSED GROUND FLOOR PLAN**

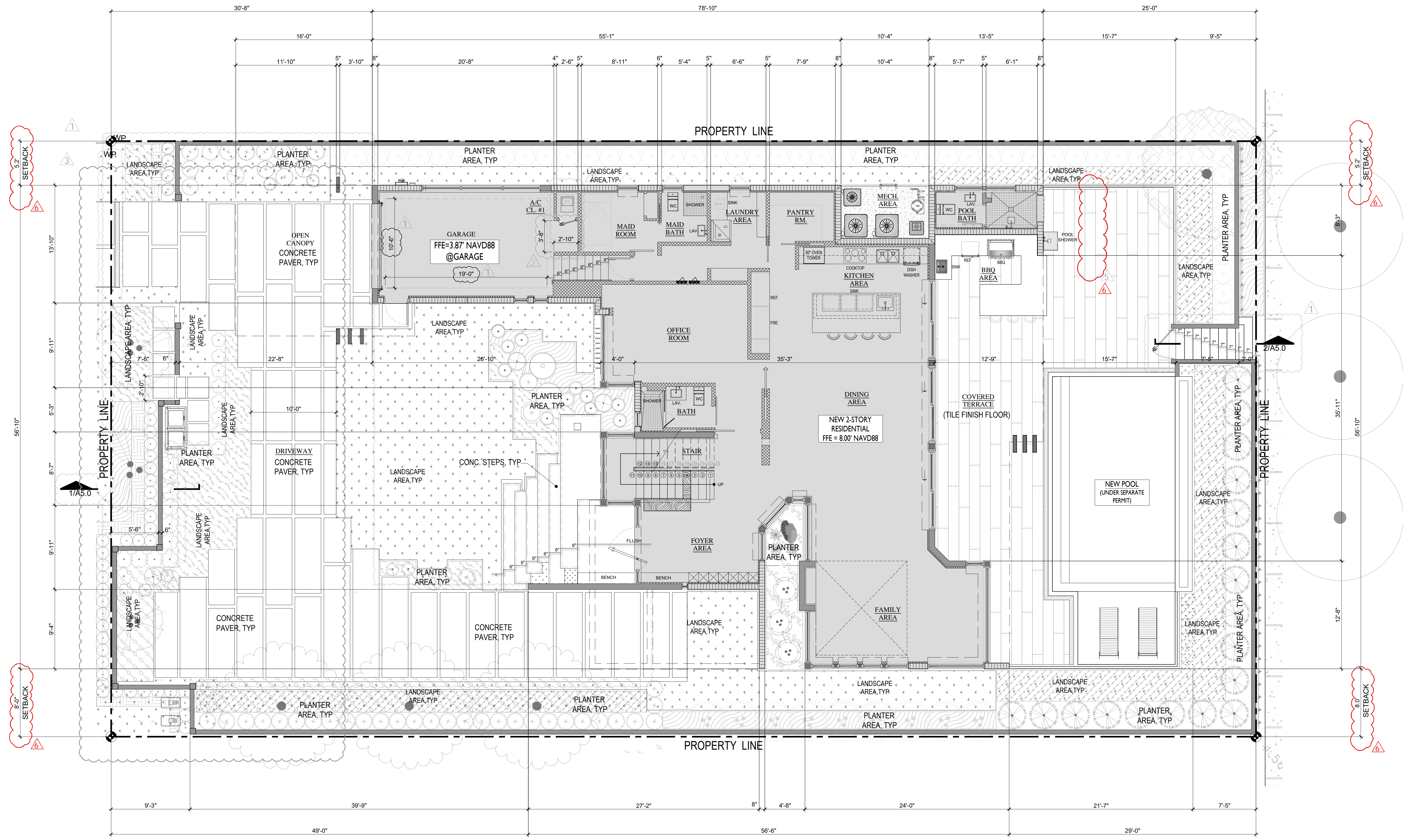
No.	DATE	REVISIONS DESCRIPTION
1	06/27/24	TRANSPORTATION & MOBILITY DIVISION REVIEW
2	08/30/24	PLANNING & ENGINEERING DIVISION REVIEW
3	10/09/24	PLANNING & ENGINEERING DIVISION REVIEW
4	10/23/24	PLANNING & ENGINEERING DIVISION REVIEW
5	10/24/24	PLANNING & ENGINEERING DIVISION REVIEW

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PROJECT No.: 22204  
 DATE: 05.10.24  
 DRAWN BY: FT  
 CHECKED BY: JBK

SHEET

**A2.0**



**PROPOSED GROUND FLOOR**  
 3/16" = 1'-0"

NEW ADDRESS DESIGNATION





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PROJECT TITLE  
**PRIVATE RESIDENCE**  
 1113 N SOUTH LAKE DRIVE  
 HOLLYWOOD, FLORIDA 33019

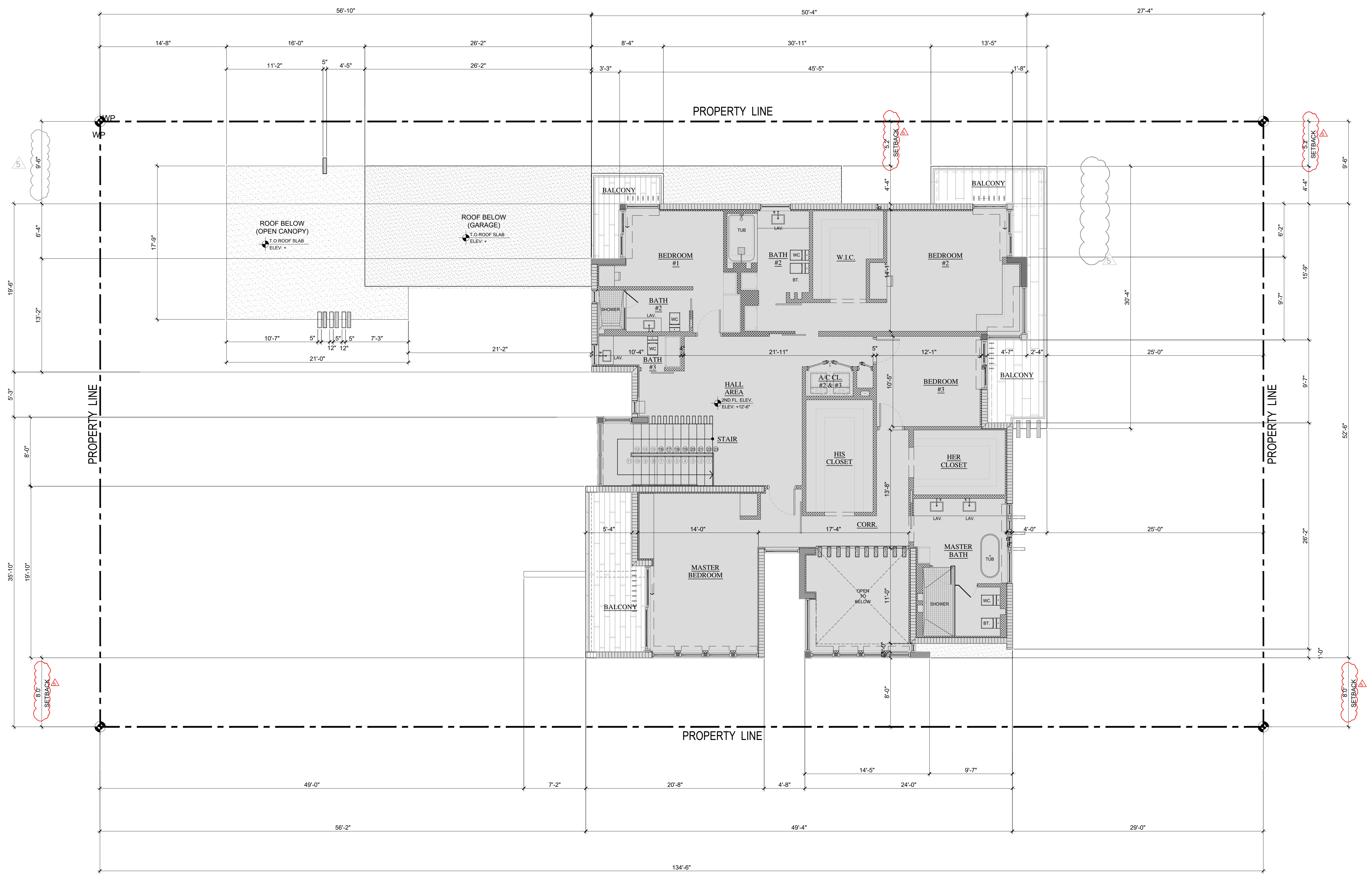
SHEET TITLE  
**PROPOSED SECOND FLOOR PLAN**

REVISIONS		
No.	DATE	DESCRIPTION
1	08/30/24	PLANNING & ENGINEERING PLANNING REVIEW
2	10/23/24	PLANNING & ENGINEERING DIVISION REVIEW
3	10/24/24	PLANNING & ENGINEERING DIVISION REVIEW

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PROJECT No.: 22204  
 DATE: 05.10.24  
 DRAWN BY: FT  
 CHECKED BY: JBK

SHEET  
**A2.1**



**PROPOSED SECOND FLOOR**  
 3/16" = 1'-0"

NEW ADDRESS DESIGNATION

Bldg. Plan and complete set of Building Documents for use of contractor or other qualified professional. The Architect's responsibility is limited to the design and construction of the building. The contractor is responsible for the construction of the building. The Architect is not responsible for the construction of the building. The Architect is not responsible for the construction of the building.









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 HOLLYWOOD, FLORIDA 33019

PROJECT TITLE

PROPOSED ELEVATIONS

SHEET TITLE

No.	DATE	DESCRIPTION
1	06/27/24	Transportation & Mobility Division Review
2	08/30/24	PLANNING & ENGINEERING DIVISION REVIEW
3	10/23/24	PLANNING & ENGINEERING DIVISION REVIEW
4	10/24/24	PLANNING & ENGINEERING DIVISION REVIEW

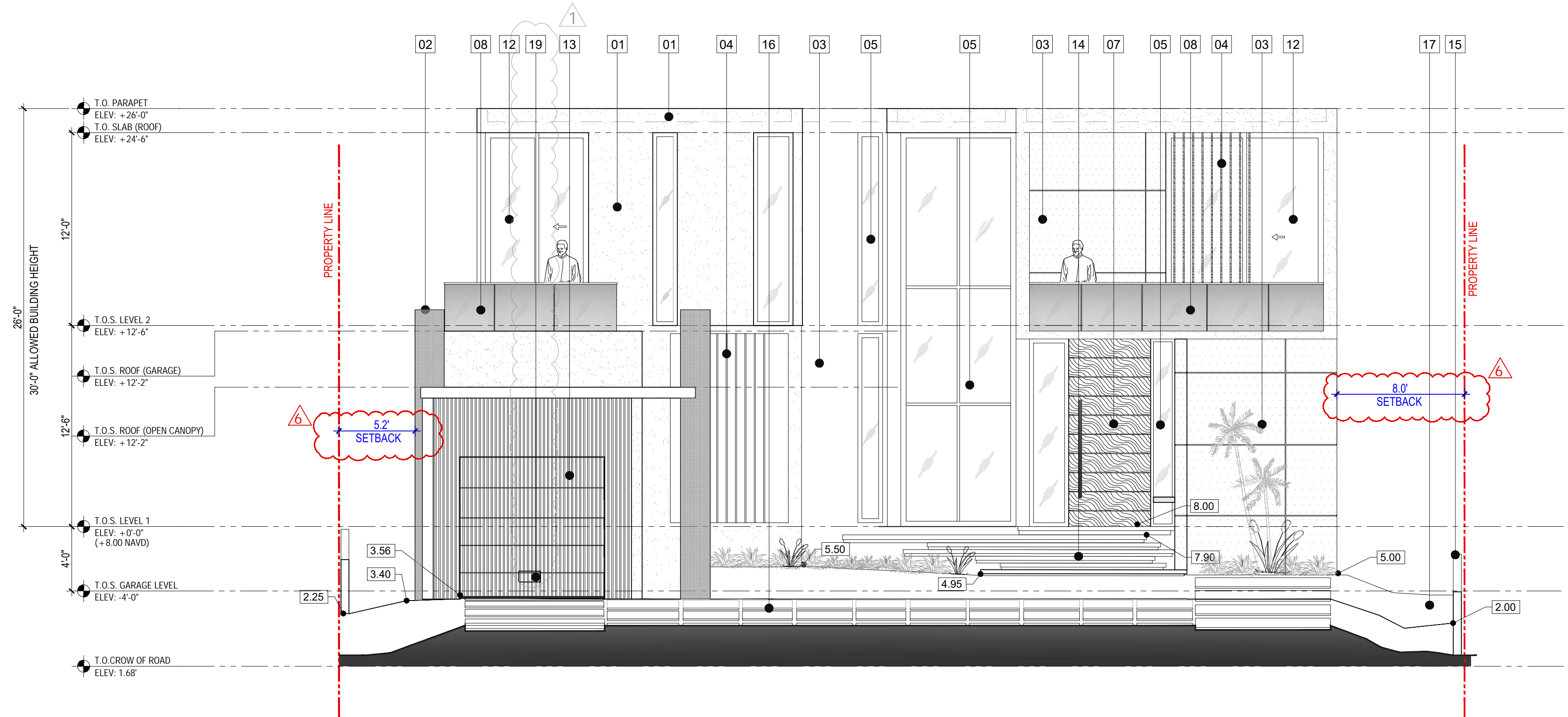
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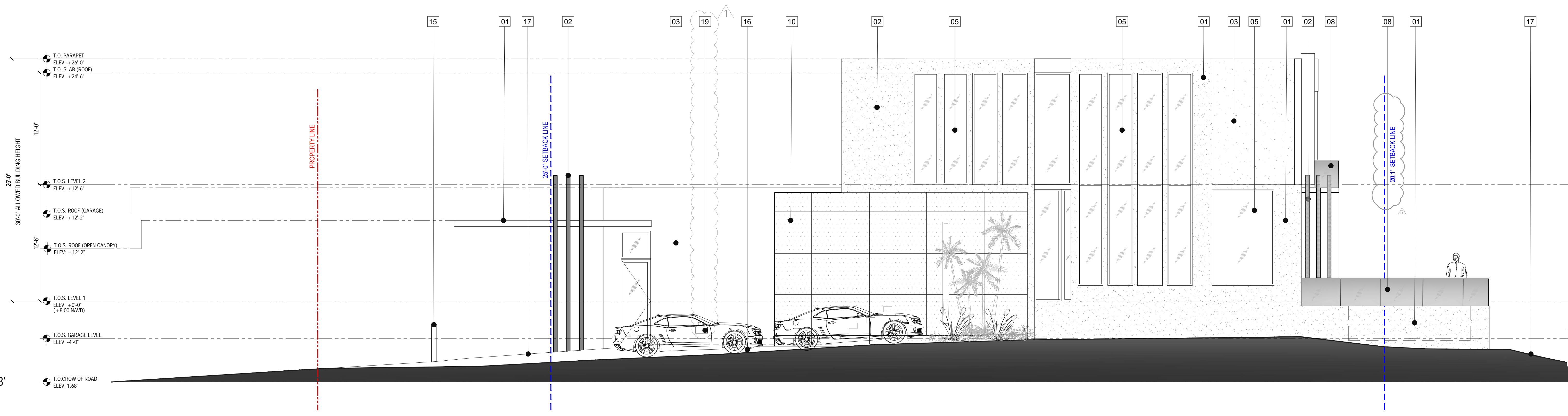
SHEET

**A4.0**

PROPOSED PAINT & MATERIAL	
01	SMOOTH WHITE STUCCO
02	TEXTURED COLOR STUCCO
03	EXPOSED CONCRETE FINISH
04	SOLID HARDWOOD PLANK SCREEN
05	BRONZE ALUM. GLASS WINDOWS
06	BRONZE ALUM. GLASS SCREEN SHAPE
07	WOODEN EXTERIOR DOOR
08	ALL GLASS GUARD RAIL
09	MECHANICAL EQUIPMENT AREA
10	GREY STONE
11	WOOD
12	BRONZE ALUM. GLASS SLIDING DOORS
13	TIMBER CLADDING VERTICAL GARAGE DOOR
14	FLOATING CONCRETE STEPS
15	CONCRETE WALL FENCE
16	STAMPED CONCRETE PAD AT DRIVEWAY
17	LANDSCAPE AREA
18	EXPOSED CONCRETE BENCH
19	FLOOD VENT



**1 FRONT ELEVATION - SOUTH**  
 3/16" = 1'-0"



**2 SIDE ELEVATION - EAST**  
 3/16" = 1'-0"

NEW ADDRESS DESIGNATION





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PROJECT TITLE

PROPOSED ELEVATION

SHEET TITLE

REVISIONS		
No.	DATE	DESCRIPTION
1	08/30/24	PLANNING & ENGINEERING DIVISION REVIEW
2	10/23/24	PLANNING & ENGINEERING DIVISION REVIEW
3	10/24/24	PLANNING & ENGINEERING DIVISION REVIEW

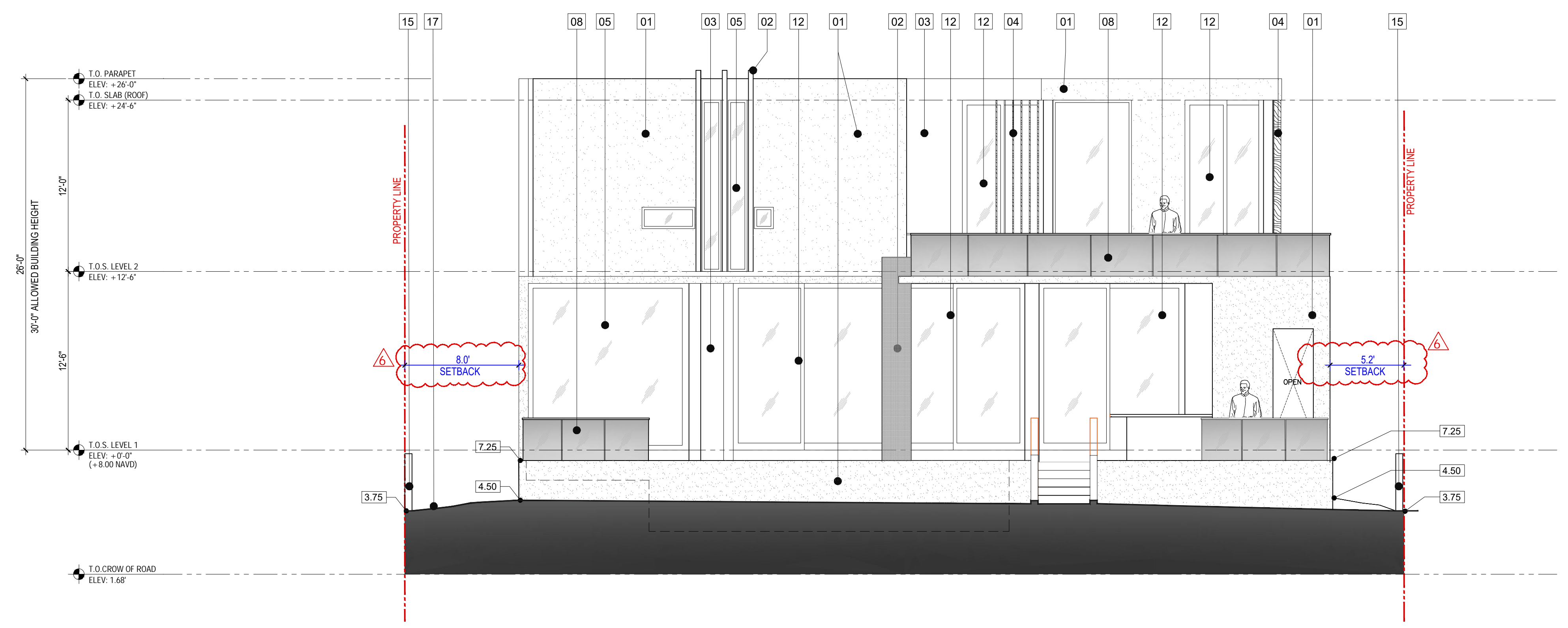
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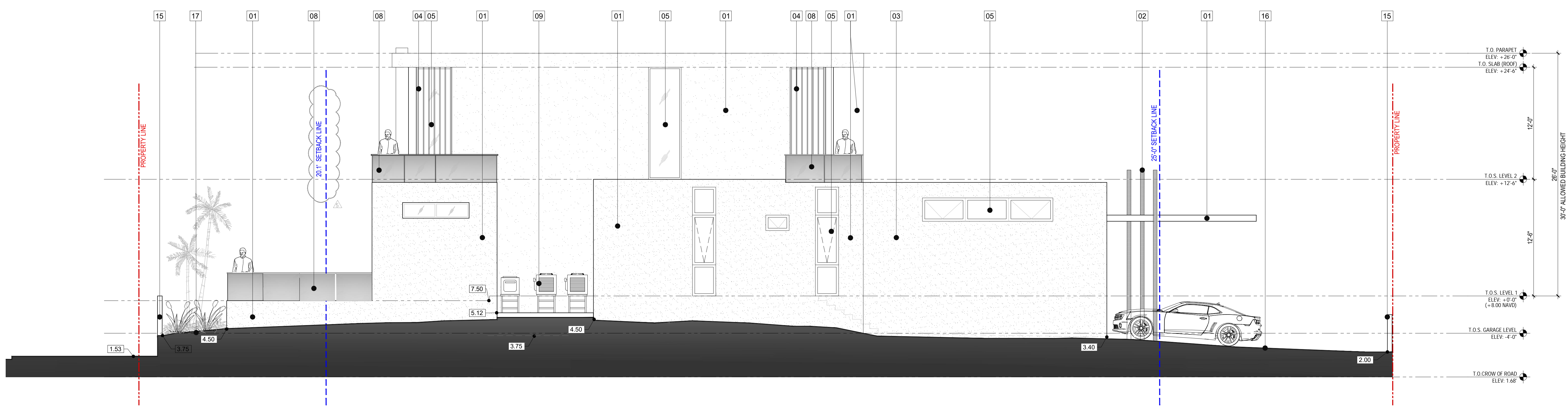
SHEET

**A4.1**

PROPOSED PAINT & MATERIAL	
01	SMOOTH WHITE STUCCO
02	TEXTURED COLOR STUCCO
03	EXPOSED CONCRETE FINISH
04	SOLID HARDWOOD PLANK SCREEN
05	BRONZE ALUM. GLASS WINDOWS
06	BRONZE ALUM. GLASS SCREEN SHAPE
07	WOODEN EXTERIOR DOOR
08	ALL GLASS GUARD RAIL
09	MECHANICAL EQUIPMENT AREA
10	GREY STONE
11	WOOD
12	BRONZE ALUM. GLASS SLIDING DOORS
13	TIMBER CLADDING VERTICAL GARAGE DOOR
14	FLOATING CONCRETE STEPS
15	CONCRETE WALL FENCE
16	STAMPED CONCRETE PAD AT DRIVEWAY
17	LANDSCAPE AREA
18	EXPOSED CONCRETE BENCH
19	FLOOD VENT



**1 REAR ELEVATION - NORTH**  
 3/16" = 1'-0"



**2 SIDE ELEVATION - WEST**  
 3/16" = 1'-0"

NEW ADDRESS DESIGNATION





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PROJECT TITLE  
**PRIVATE RESIDENCE**  
 1113 N SOUTH LAKE DRIVE  
 HOLLYWOOD, FLORIDA 33019

SHEET TITLE  
**PROPOSED STREET PROFILE /  
 ELEVATION & ADJACENT  
 EXISTING BUILDINGS**

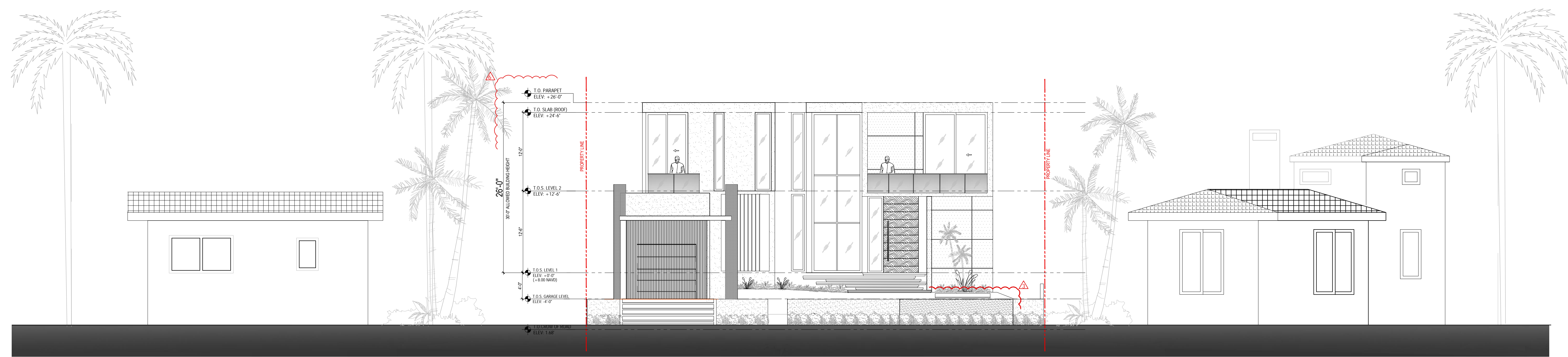
REVISIONS		
No.	DATE	DESCRIPTION
1	08/30/24	PLANNING & ENGINEERING DIVISION REVIEW
2	10/09/24	PLANNING & ENGINEERING DIVISION REVIEW
3	10/24/24	PLANNING & ENGINEERING DIVISION REVIEW

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PROJECT No.: 22204  
 DATE: 05.10.24  
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SHEET

**A4.2**



1115 N SOUTHLAKE DR, HOLLYWOOD, FL 33019  
 NEIGHBOR TO WEST

1113 N SOUTH LAKE DRIVE HOLLYWOOD, FL 33019

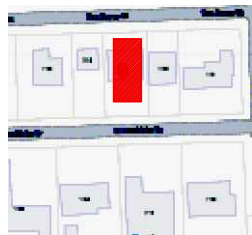
1108 VAN BUREN ST, HOLLYWOOD, FL 33019  
 NEIGHBOR TO EAST

1 STREET PROFILE/ ELEV. & ADJACENT BUILDINGS  
 1/8" = 1'-0"

NEW ADDRESS DESIGNATION

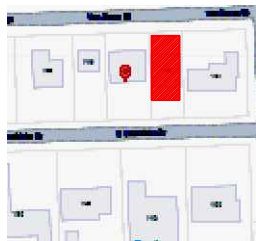






1113 N SOUTH LAKE DRIVE HOLLYWOOD, FL 33019





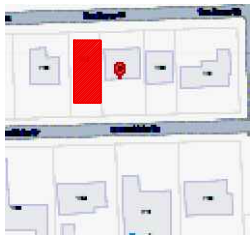
1108 Van Buren St HOLLYWOOD, FL 33019





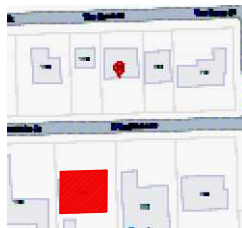
1110 N SOUTH LAKE DR HOLLYWOOD FL 33019





1115 N SOUTH LAKE DRIVE HOLLYWOOD, FL 33019

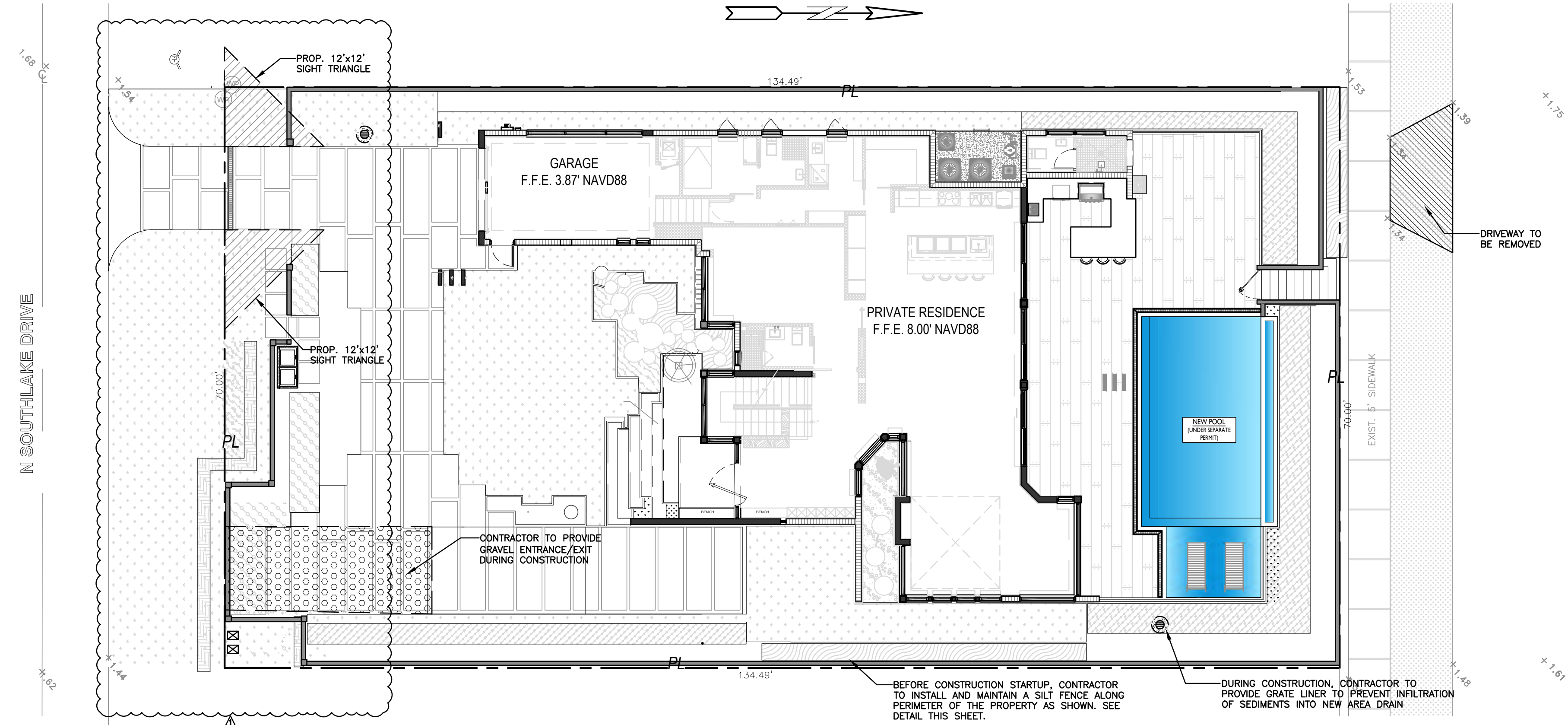




1120 N SOUTH LAKE DR HOLLYWOOD FL 33019

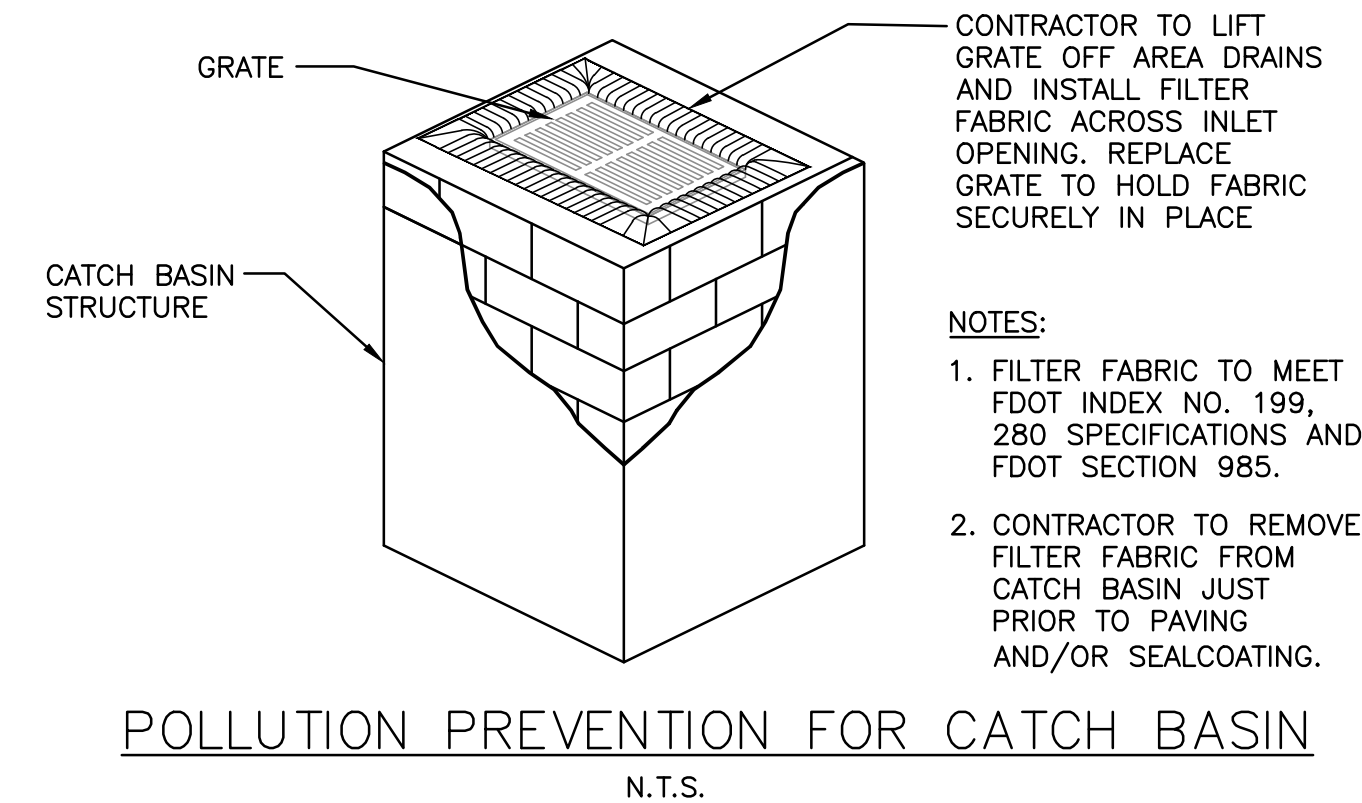
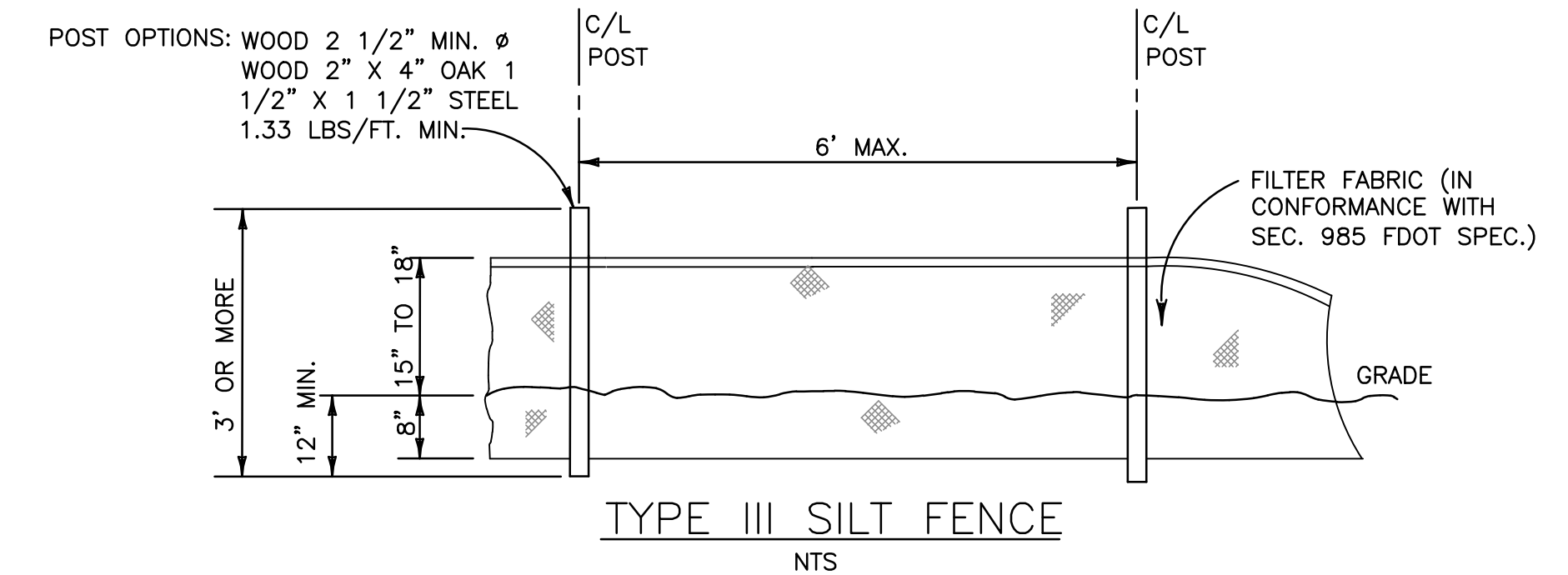


ALL ELEVATIONS ARE REFERENCED TO NAVD88 VERTICAL DATUM



LOCATION MAP  
NOT TO SCALE

- BMP NOTES:**
1. ALL SEDIMENT CONTROL MEASURES ARE TO BE ADJUSTED TO MEET FIELD CONDITIONS AT THE TIME OF CONSTRUCTION AND BE CONSTRUCTED PRIOR TO ANY GRADING OR DISTURBANCE OF EXISTING SURFACE MATERIAL ON BALANCE OF SITE. PERIMETER SEDIMENT BARRIERS SHALL BE CONSTRUCTED TO PREVENT SEDIMENT OR TRASH FROM FLOWING OR FLOATING ON TO ADJACENT PROPERTIES.
  2. PERIODIC INSPECTION AND MAINTENANCE OF ALL SEDIMENT CONTROL STRUCTURES MUST BE PROVIDED TO ENSURE INTENDED PURPOSE IS ACCOMPLISHED. THE DEVELOPER, OWNER AND/OR CONTRACTOR SHALL BE CONTINUALLY RESPONSIBLE FOR ALL SEDIMENT CONTROLS. SEDIMENT CONTROL MEASURES SHALL BE IN WORKING CONDITION AT THE END OF EACH WORKING DAY.
  3. SEDIMENT WILL BE PREVENTED FROM ENTERING ANY STORM WATER SYSTEM, DITCH OR CHANNEL. ALL STORMWATER INLETS THAT ARE MADE OPERABLE DURING CONSTRUCTION SHALL BE PROTECTED SO THAT SEDIMENT-LADEN WATER CANNOT ENTER THE CONVEYANCE SYSTEM WITHOUT FIRST BEING FILTERED OR OTHERWISE TREATED TO REMOVE SEDIMENT.
  4. WHERE CONSTRUCTION VEHICLE ACCESS ROUTES INTERSECT PAVED PUBLIC ROADS, PROVISIONS SHALL BE MADE TO MINIMIZE THE TRANSPORT OF SEDIMENT BY TRACKING ONTO THE PAVED SURFACE. WHERE SEDIMENT IS TRANSPORTED ONTO A PUBLIC ROAD SURFACE WITH CURBS AND GUTTERS, THE ROAD SHALL BE CLEANED THOROUGHLY AT THE END OF EACH DAY. SEDIMENT SHALL BE REMOVED FROM THE ROADS BY SHOVELING OR SWEEPING AND TRANSPORTED TO A SEDIMENT CONTROL DISPOSAL AREA. STREET WASHING SHALL BE ALLOWED ONLY AFTER SEDIMENT IS REMOVED IN THIS MANNER. THIS PROVISION SHALL APPLY TO INDIVIDUAL SUBDIVISION LOTS AS WELL AS TO LARGER LAND DISTURBING ACTIVITIES.
  5. PERMANENT OR TEMPORARY SOIL STABILIZATION SHALL BE APPLIED TO DENUDED AREAS WITHIN SEVEN (7) DAYS AFTER FINAL GRADE IS REACHED ON ANY PORTION OF THE SITE. TEMPORARY SOIL STABILIZATION SHALL BE APPLIED WITHIN SEVEN (7) DAYS TO DENUDED AREAS THAT MAY NOT BE AT FINAL GRADE BUT WILL REMAIN UNDISTURBED FOR LONGER THAN THIRTY (30) DAYS. PERMANENT STABILIZATION SHALL BE APPLIED TO AREAS THAT ARE TO BE LEFT UNDISTURBED FOR MORE THAN ONE YEAR.
  6. DURING CONSTRUCTION OF THE PROJECT, SOIL STOCKPILES SHALL BE STABILIZED, COVERED OR CONTAINED WITH SEDIMENT TRAPPING MEASURES. THE CONTRACTOR IS RESPONSIBLE FOR THE TEMPORARY PROTECTION AND PERMANENT STABILIZATION OF ALL SOIL STOCKPILES ON SITE AS WELL AS SOIL INTENTIONALLY TRANSPORTED FROM THE PROJECT SITE.
  7. ALL TEMPORARY EROSION AND SEDIMENT CONTROL MEASURES SHALL BE REMOVED WITHIN 30 DAYS AFTER FINAL SITE STABILIZATION OR AFTER THE TEMPORARY MEASURES ARE NO LONGER NEEDED.
  8. PROPERTIES AND WATER WAYS DOWNSTREAM FROM CONSTRUCTION SITE SHALL BE PROTECTED FROM SEDIMENT DEPOSITION AND EROSION AT ALL TIMES DURING CONSTRUCTION.
  9. CONTRACTOR IS RESPONSIBLE FOR ALL SURFACE WATER DISCHARGES, RAINFALL RUN OFF OR DEWATERING ACTIVITIES.
  10. CONTRACTOR MUST INCORPORATE ALL BMP'S NECESSARY TO MEET OR EXCEED STATE WATER QUALITY AND SWPPP REQUIREMENTS.
  11. THE POLLUTION PREVENTION PLAN IS A MINIMUM GUIDELINE ONLY. ADDITIONAL BMP'S MAY BE NECESSARY AT CONTRACTOR'S EXPENSE.



POLLUTION PREVENTION FOR CATCH BASIN  
N.T.S.

- NOTES:**
1. FILTER FABRIC TO MEET FDOT INDEX NO. 199, 280 SPECIFICATIONS AND FDOT SECTION 985.
  2. CONTRACTOR TO REMOVE FILTER FABRIC FROM CATCH BASIN JUST PRIOR TO PAVING AND/OR SEALCOATING.

**LEGEND**

- PROPOSED CONCRETE
- PROPOSED ASPHALT
- PROPOSED GRADE
- EXISTING ELEVATION
- PROPOSED CATCH BASIN
- EXISTING CATCH BASIN
- PROPOSED WATER METER
- EXISTING WATER METER
- EXISTING WATER VALVE
- PROPOSED BFP DEVICE
- EXISTING SAN. SEWER MH
- EXISTING FIRE HYDRANT



THIS ITEM HAS BEEN DIGITALLY SIGNED AND SEALED BY WILFORD ZEPHYR ON THE DATE ADJACENT TO THE SEAL.

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**EROSION & SEDIMENT CONTROL PLAN**  
SCALE: 1"=10'

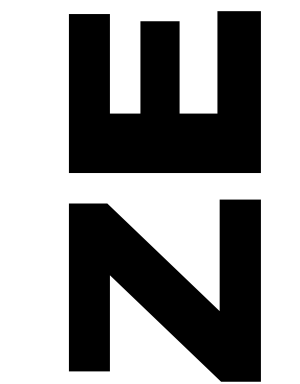
10-9-24

**REVISIONS**

NO.	DATE	DESCRIPTION	CITY REVIEW COMMENTS
1	10-8-24		

**ZEPHYR ENGINEERING**

WILFORD ZEPHYR, P.E.  
HOLLYWOOD, FL  
(786) 302-7693  
wzephyreng@gmail.com  
CA#: 31158



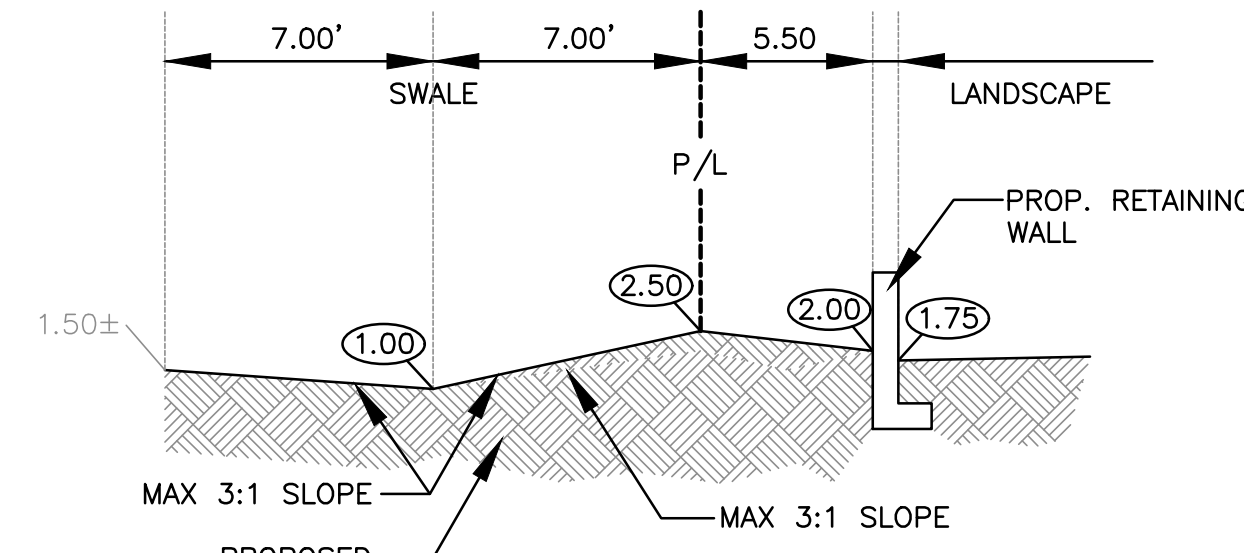
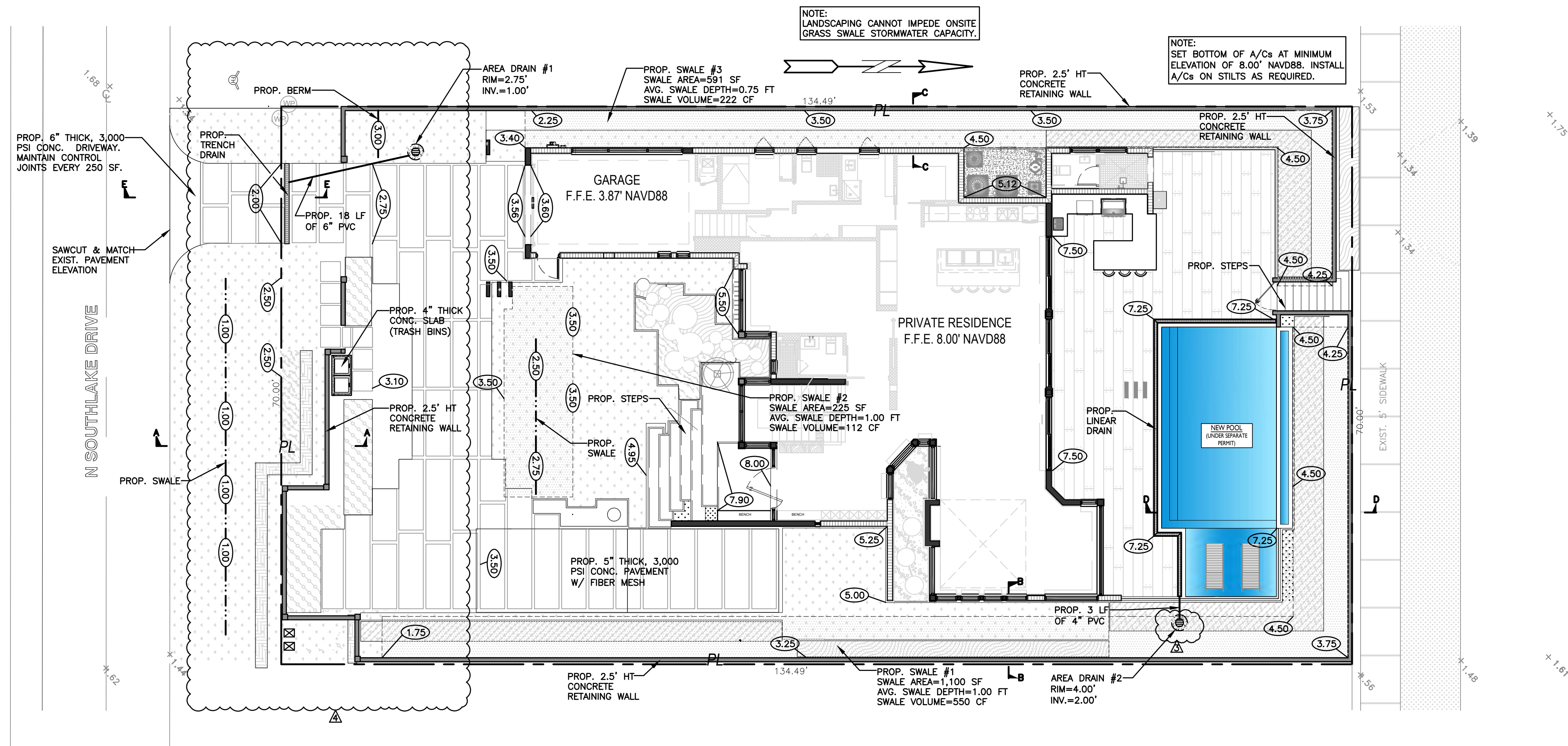
PRIVATE RESIDENCE  
1113 N SOUTHLAKE DRIVE  
HOLLYWOOD, FL 33019

P.E.#: 76036  
DATE: 3/25/24  
SCALE: 1"=10'  
SHEET NO.:  
C1  
1 OF 5  
PROJECT NO.: 24-24

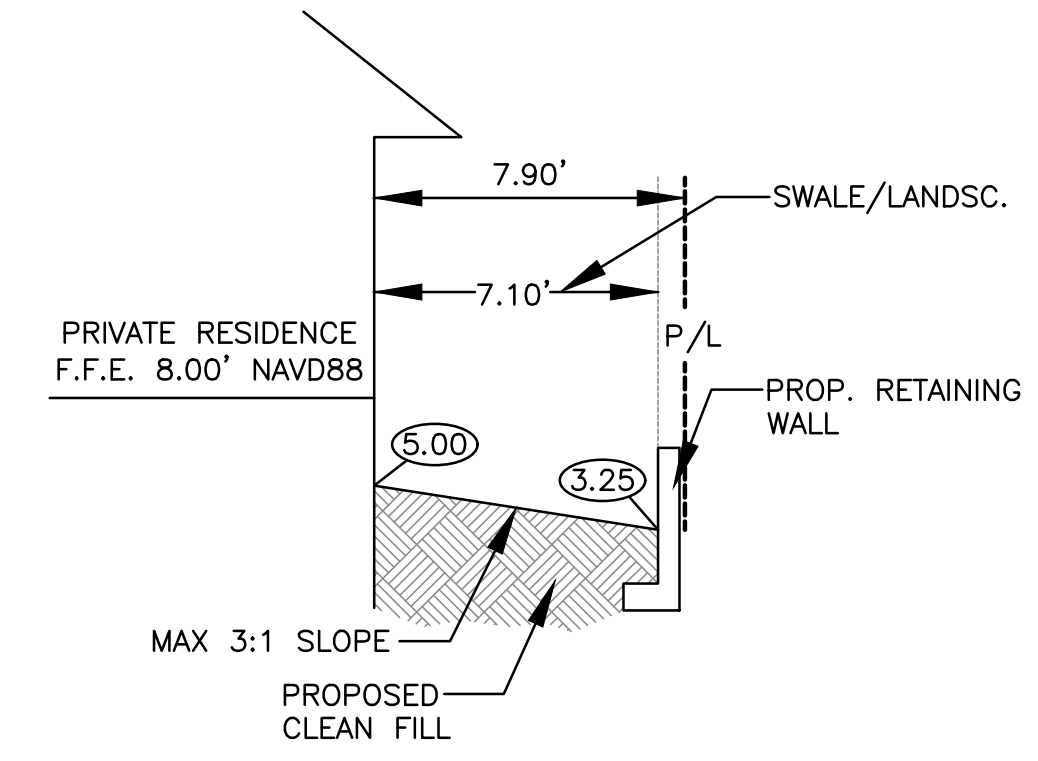


ALL ELEVATIONS ARE REFERENCED TO NAVD88 VERTICAL DATUM

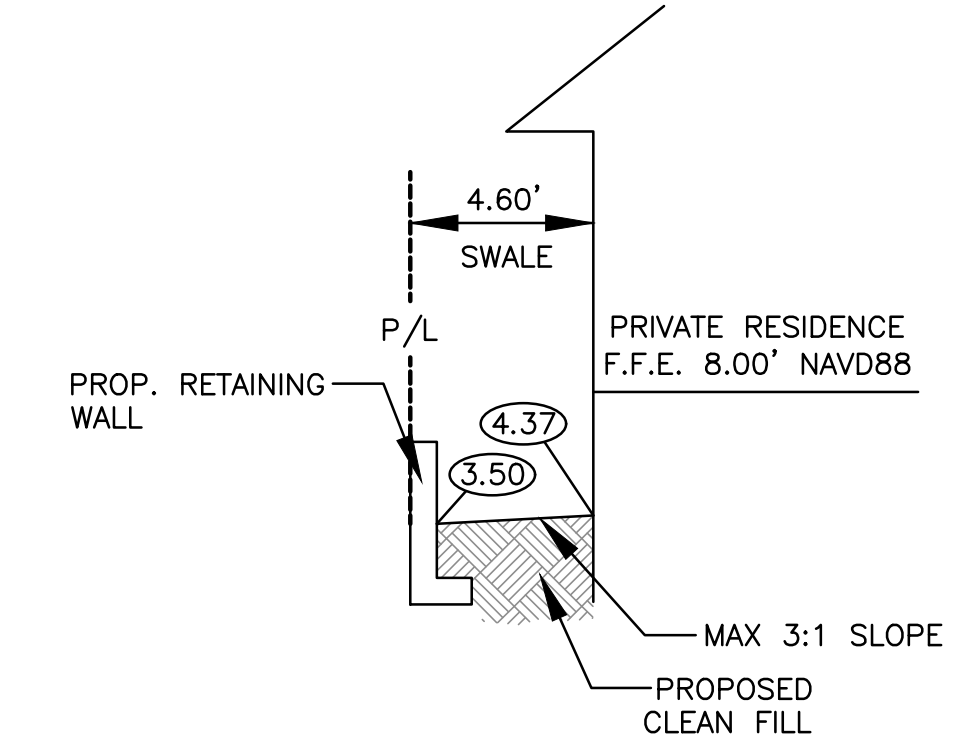
WATER TABLE ELEVATION=1.00' NAVD88 (PER BROWARD COUNTY FUTURE WATER TABLE MAP)



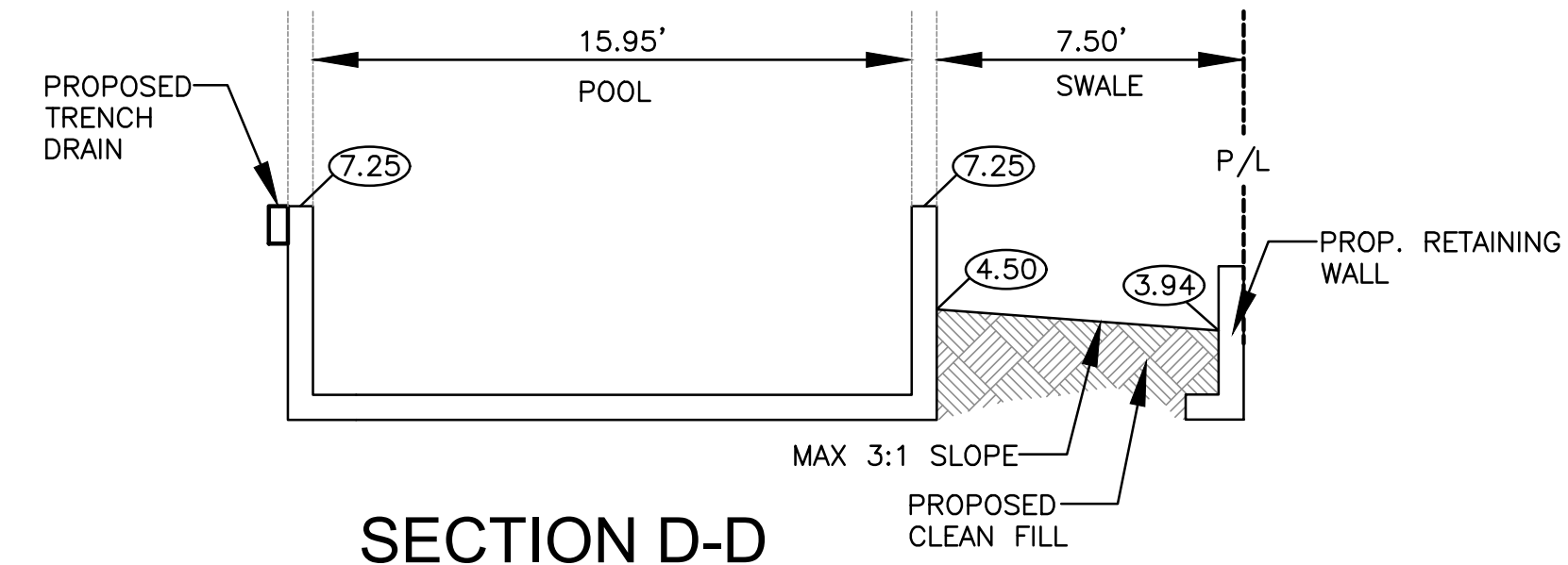
SECTION A-A  
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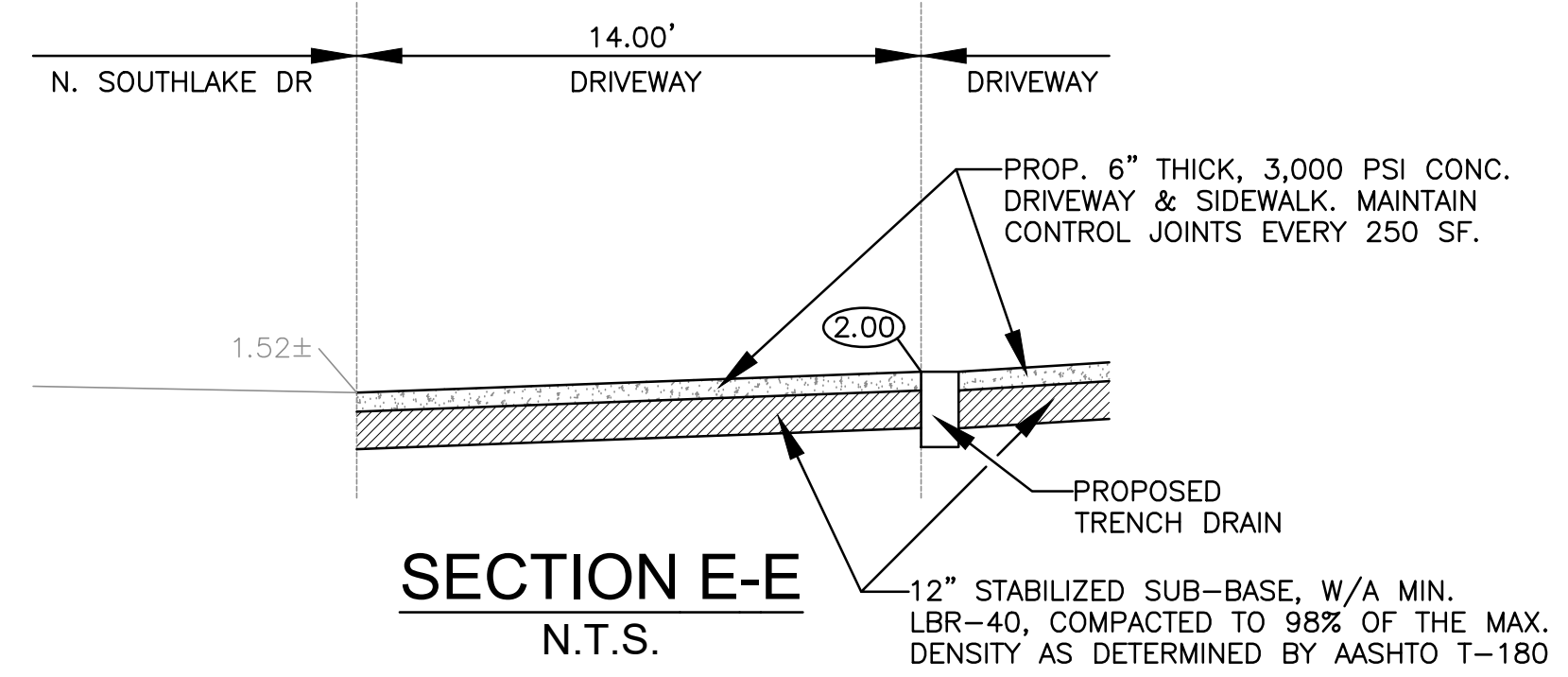
SECTION B-B  
N.T.S.



SECTION C-C  
N.T.S.



SECTION D-D  
N.T.S.



SECTION E-E  
N.T.S.

**DRAINAGE CALCULATIONS:**  
 TOTAL SITE AREA = 9,420 SF  
 BLDG FOOTPRINT = 2,376 SF  
 POOL AREA = 523 SF  
 PAVEMENT AREA = 2,753 SF  
 TOTAL IMPERV. AREA = 5,652 SF  
 TOTAL PERVIOUS AREA = 3,768 SF

**WATER QUALITY STORAGE REQUIRED:**  
 $\% \text{IMPERVIOUS} = (\text{PAVED AREA}) / (\text{SITE AREA} - \text{ROOF AREA} - \text{POOL AREA})$   
 $= (2,753 \text{ SF}) / (9,420 \text{ SF} - 2,376 \text{ SF} - 523 \text{ SF})$   
 $\% \text{IMPERVIOUS} = 0.4222 = 42.22\%$   
 $[(2.5 \text{ IN}) \times (0.4222) \times 9,420 \text{ SF}] / (12 \text{ IN/FT}) = 829 \text{ CF}$

OR  
 $[(1 \text{ IN}) \times 9,420 \text{ SF}] / (12 \text{ IN/FT}) = 785 \text{ CF}$   
 2.5 IN TIMES  $\%$  IMPERVIOUS GOVERNS  
 REQUIRED STORAGE VOLUME:  
 829 CF

**WATER QUALITY STORAGE PROVIDED:**  
 SWALE AREA #1 = 550 CF  
 SWALE AREA #2 = 112 CF  
 SWALE AREA #3 = 222 CF  
**TOTAL STORAGE = 884 CF**

- NOTES:**
- CONTRACTOR MUST NOTIFY ZEPHYR ENGINEERING OF THE START OF CONSTRUCTION DATE PRIOR TO START OF CONSTRUCTION. ZEPHYR ENGINEERING WILL NOT CERTIFY ANY CONSTRUCTION THAT WAS NOT INSPECTED BY ZEPHYR ENGINEERING, OR ZEPHYR ENGINEERING'S AUTHORIZED REPRESENTATIVE.
  - PRIOR TO CONSTRUCTION, CONTRACTOR RESPONSIBLE TO FIELD VERIFY ALL EXISTING ELEVATIONS. CONTRACTOR MUST COORDINATE PROPOSED IMPROVEMENTS SHOWN ON CIVIL PLANS WITH EXISTING SITE CONDITIONS & PROPOSED PLANS BY THE OTHER DESIGN PROFESSIONALS PRIOR TO CONSTRUCTION. CONTRACTOR MUST ALSO VERIFY THAT THERE ARE NO DISCREPANCIES BETWEEN THE WATER, SEWER & DRAINAGE PLANS THAT MAY CAUSE CONFLICTS PRIOR TO CONSTRUCTION. CONTACT ZEPHYR ENGINEERING IF DISCREPANCIES EXIST.
  - PRIOR TO CONSTRUCTION, CONTRACTOR RESPONSIBLE TO DOCUMENT EXISTING CONDITIONS ON AND AROUND THE PROJECT AREA, INCLUDING THE R.O.W. AND ADJACENT PROPERTIES. IT'S RECOMMENDED THAT CONTRACTOR TAKE PHOTOGRAPHS & VIDEOS TO CLEARLY DOCUMENT CONDITIONS PRIOR TO CONSTRUCTION. CONTRACTOR RESPONSIBLE TO REPAIR ALL DAMAGES CAUSED BY OR AS A RESULT OF THE PROPOSED CONSTRUCTION.
  - ALL ROOF DRAINS MUST BE CONNECTED TO THE ONSITE DRAINAGE SYSTEM.
  - CONTRACTOR TO REFER TO ARCHITECTURAL PLANS FOR SITE PLAN LAYOUT AND DIMENSIONS.
  - EXISTING UTILITIES SHOWN ARE BASED ON BEST AVAILABLE INFORMATION. CONTRACTOR IS RESPONSIBLE TO FIELD VERIFY LOCATION OF ALL EXISTING UTILITIES PRIOR TO CONSTRUCTION. CONTRACTOR TO BE AWARE THAT THERE MAY BE SOME EXISTING UTILITIES ON OR ADJACENT TO THE PROJECT SITE THAT MAY NOT BE SHOWN ON THE CIVIL PLANS, AND CONTRACTOR IS RESPONSIBLE TO FIELD VERIFY THOSE UTILITIES AS WELL. CONTRACTOR RESPONSIBLE FOR RELOCATION OF EXISTING UTILITIES THAT CONFLICTS WITH PROPOSED CONSTRUCTION.

- LEGEND**
- PROPOSED CONCRETE
  - PROPOSED ASPHALT
  - PROPOSED GRADE
  - EXISTING ELEVATION
  - PROPOSED CATCH BASIN
  - EXISTING CATCH BASIN
  - PROPOSED WATER METER
  - EXISTING WATER METER
  - EXISTING WATER VALVE
  - PROPOSED BFP DEVICE
  - EXISTING SAN. SEWER MH
  - EXISTING FIRE HYDRANT



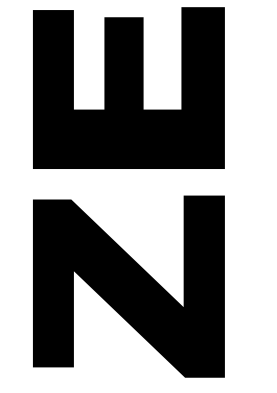
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**PAVING, GRADING & DRAINAGE PLAN**  
 SCALE: 1"=10'

**REVISIONS**

NO.	DATE	DESCRIPTION
1	7-10-24	CITY REVIEW COMMENTS
2	9-9-24	CITY REVIEW COMMENTS
3	9-16-24	CITY REVIEW COMMENTS
4	10-8-24	CITY REVIEW COMMENTS

**ZEPHYR ENGINEERING**  
 WILFORD ZEPHYR, P.E.  
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 wzephyreng@gmail.com  
 CA#: 31158



PRIVATE RESIDENCE  
 1113 N SOUTHLAKE DRIVE  
 HOLLYWOOD, FL 33019

P.E.#: 76036  
 DATE: 3/25/24  
 SCALE: 1"=10'  
 SHEET NO.: C2  
 2 OF 5  
 PROJECT NO.: 24-24



GENERAL CONDITION NOTES :

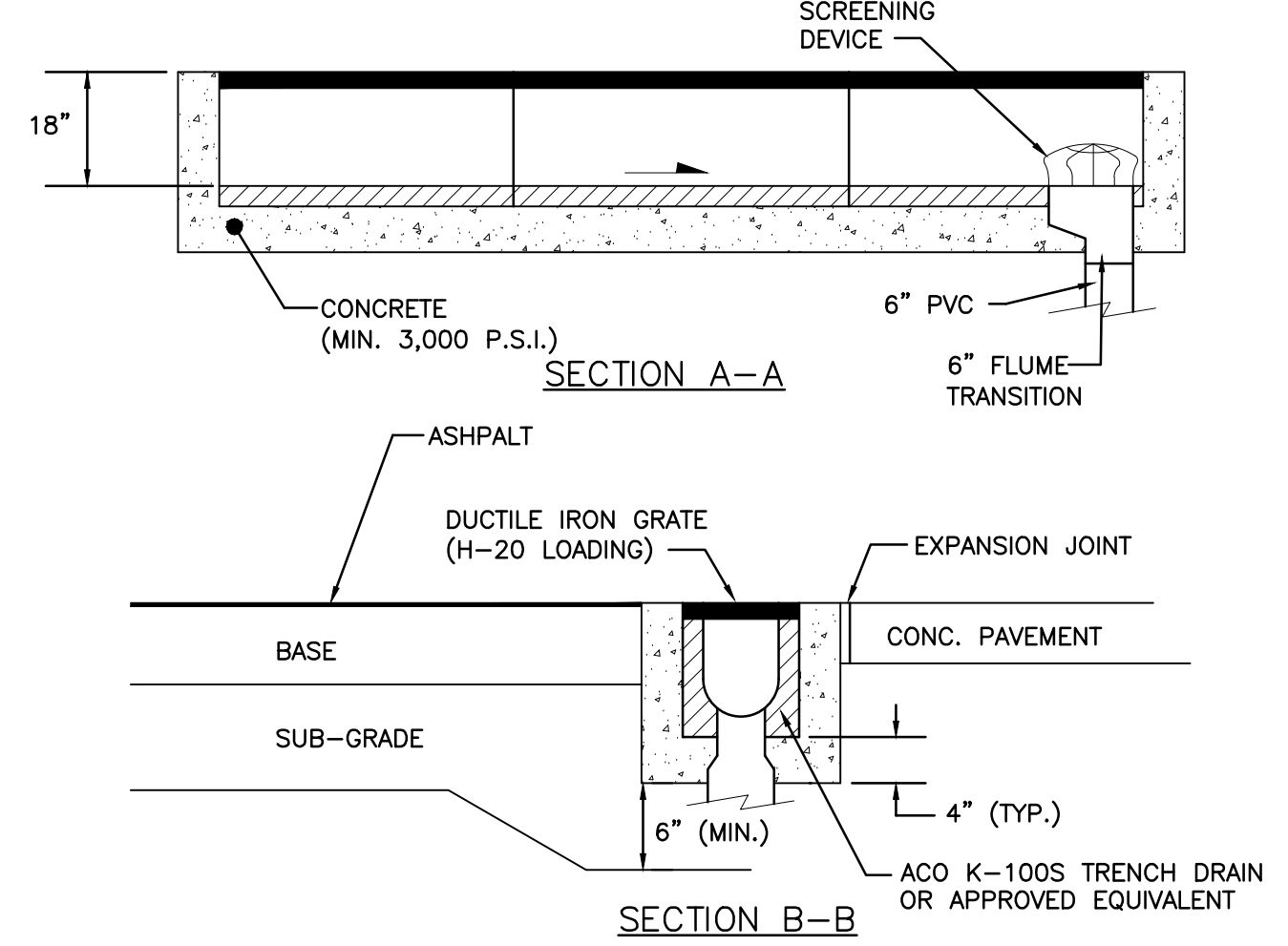
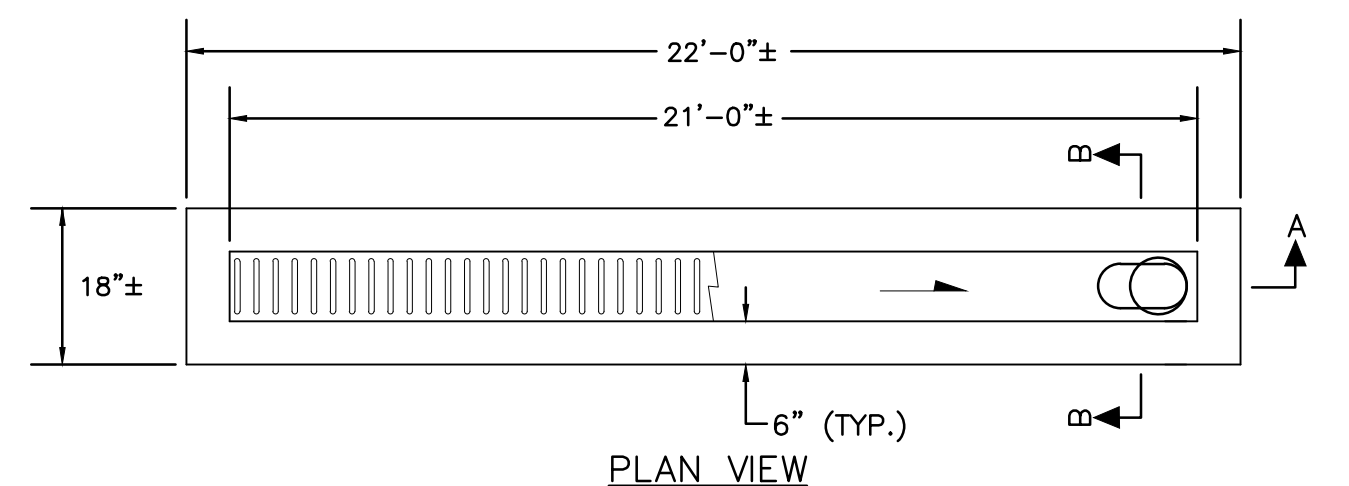
ALL ELEVATIONS ARE REFERENCED TO NAVD88 VERTICAL DATUM

- THE LOCATION OF EXISTING UTILITIES AND TOPOGRAPHY HAS BEEN PREPARED FROM THE MOST RELIABLE INFORMATION AVAILABLE TO THE ENGINEER. THIS INFORMATION IS NOT GUARANTEED AND IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO DETERMINE THE EXACT LOCATION OF ALL EXISTING UTILITIES AND TOPOGRAPHY PRIOR TO CONSTRUCTION.
- PRIOR TO CONSTRUCTION THE CONTRACTOR IS TO NOTIFY THE FOLLOWING COMPANIES & AGENCIES AND ANY OTHERS SERVING THE AREA:  
 FLORIDA POWER & LIGHT CO., CONSTRUCTION  
 BELLSOUTH  
 COMCAST  
 TECO  
 LOCAL CITY / COUNTY ENGINEERING & UTILITY DEPARTMENTS  
 FLORIDA DEPARTMENT OF TRANSPORTATION (FDOT), AS APPLICABLE  
 UNDERGROUND UTILITIES NOTIFICATION CENTER OF FLORIDA (S.U.N.S.H.I.N.E.)  
 PAVING, GRADING & DRAINAGE NOTES:

- ALL UNSUITABLE MATERIALS, SUCH AS MUCK, HARDPAN, ORGANIC MATERIAL & OTHER DELETERIOUS MATERIAL AS CLASSIFIED BY AASHTO M-145, FOUND WITHIN THE ROAD & PARKING LOT AREAS SHALL BE REMOVED DOWN TO ROCK OR SUITABLE MATERIAL, & REPLACED W/ THE SPECIFIED FILL MATERIAL IN MAXIMUM 12" LIFTS COMPACTED TO NOT LESS THAN 100% MAXIMUM DRY DENSITY AT OPTIMUM MOISTURE IN ACCORDANCE W/ AASHTO T-99. THICKNESS OF LAYERS MAY BE INCREASED PROVIDED THE EQUIPMENT & METHODS USED ARE PROVEN BY FIELD DENSITY TESTING TO BE CAPABLE OF COMPACTING THICK LAYERS TO SPECIFIED DENSITIES.
- ALL AREAS SHALL BE CLEARED & GRUBBED PRIOR TO CONSTRUCTION. THIS SHALL CONSIST OF THE COMPLETE REMOVAL & DISPOSAL OF ALL TREES, BRUSH, STUMPS, ROOTS, GRASS, WEEDS, RUBBISH & ALL OTHER OBSTRUCTION RESTING ON OR PROTRUDING THROUGH THE SURFACE OF THE EXIST. GROUND TO A DEPTH OF 12". ITEMS DESIGNATED TO REMAIN OR TO BE RELOCATED OR ADJUSTED SHALL BE SO DESIGNATED ON THE DWGS.
- FILL MATERIAL SHALL BE CLASSIFIED AS A-1, A-3 OR A-2.4 IN ACCORDANCE W/ AASHTO M-145 & SHALL BE FREE FROM VEGETATION & ORGANIC MATERIAL. NOT MORE THAN 12% BY WEIGHT OF FILL MATERIAL SHALL PASS THE NO. 200 SIEVE.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR PROVIDING CERTIFIED MATERIAL TEST RESULTS TO THE ENGINEER OF RECORD PRIOR TO THE RELEASE OF FINAL CERTIFICATION BY THE ENG. TEST RESULTS MUST INCLUDE BUT MAY NOT BE LIMITED TO, DENSITIES FOR SUBGRADE & LIME ROCK, UTILITIES, EXCAVATION, ASPHALT GRADATION REPORTS, CONC. CYLINDERS, ETC...
- ALL INLETS & PIPE SHALL BE PROTECTED DURING CONSTRUCTION TO PREVENT SILTATION IN THE DRAINAGE SYSTEMS BY WAY OF TEMPORARY PLUGS & PLYWOOD OR PLASTIC COVERS OVER THE INLETS. THE ENTIRE DRAINAGE SYSTEM TO BE CLEAN OF DEBRIS PRIOR TO FINAL ACCEPTANCE.
- WHERE NEW ASPHALT MEETS OR ABUTS EXIST. ASPHALT, THE EXIST. ASPHALT SHALL BE SAWCUT TO PROVIDE A STRAIGHT EVEN LINE. PRIOR TO REMOVING CURB OR GUTTER, THE ADJACENT ASPHALT SHALL ALSO BE SAWCUT TO PROVIDE A STRAIGHT EVEN LINE.
- ALL PROPOSED GRADES (ELEVATIONS) REFER TO ASPHALT GRADES UNLESS INDICATED OTHERWISE.
- SITE GRADING SHALL BE W/IN 0.1' OF THE REQUIRED ELEVATION & ALL AREAS SHALL BE GRADED TO DRAIN.
- ALL SUBGRADE SHALL HAVE AN LBR OF 40 UNLESS OTHERWISE NOTED & SHALL BE COMPACTED TO 98% MAXIMUM DRY DENSITY PER AASHTO T-99.
- ALL LIMEROCK SHALL BE COMPACTED TO 98% PER AASHTO T-180 & HAVE NOT LESS THAN 60% OF CARBONATES OF CALCIUM & MAGNESIUM UNLESS OTHERWISE DESIGNATED. ALL LIMEROCK SHALL BE PRIMED.
- CONCRETE & ASPHALT THICKNESS SHALL BE OF TYPE DESIGNATED ON DWGS. (SEE SECTIONS)
- PLASTIC FILTER FABRIC SHALL BE MIRAFI, TYPAR OR EQUAL CONFORMING TO SECTION 985 OF THE FDOT STANDARD SPECIFICATIONS.
- CONC. SIDEWALKS SHALL BE 4" THICK ON COMPACTED SUBGRADE, W/ 1/2" EXPANSION JOINTS PLACED AT A MAXIMUM OF 75'. CRACK CONTROL JOINTS SHALL BE 5' ON CENTER. THE BACK OF SIDEWALK ELEVATION SHALL EQUAL THE CROWN OF ROADWAY, UNLESS SPECIFIED OTHERWISE BY LOCAL CODES OR INDICATED ON DWGS. ALL CONC. SIDEWALKS THAT CROSS DRIVEWAYS SHALL BE 6" THICK.
- PIPE SPECIFICATIONS : THE MATERIAL TYPE IS SHOWN ON THE DRAWINGS BY ONE OF THE FOLLOWING DESIGNATIONS -  
 RCP = REINFORCED CONC. PIPE, ASTM DESIGNATION C-76, TABLE III  
 CMP = CORRUGATED METAL (ALUM.) PIPE, TM DESIGNATION M-196  
 SMP = (SMOOTH LINED) CORRUGATED METAL (ALUM.) PIPE, ASTM DESIGNATION M-196  
 SCP = SLOTTED CONC. PIPE, FDOT SECTIONS 941 & 942  
 PVC = POLYVINYLCHLORIDE PIPE  
 POMP = PERFORATED CMP, FDOT SECTION 945  
 DIP = DUCTILE IRON PIPE  
 HDPE = HIGH DENSITY POLYETHYLENE PIPE.
- ASPHALT -  
 BITUMINOUS MATERIAL SHALL BE ASPHALT CEMENT, VISCOSITY GRADE AC-20, CONFORMING TO THE REQUIREMENTS OF FDOT STANDARD SPECIFICATIONS, 1986 EDITION, SECTION 916-1.  
 PRIME COAT SHALL BE CUT BACK ASPHALT, GRADE RC-70 OR RC-250 CONFORMING TO THE REQUIREMENTS SPECIFIED IN AASHTO DESIGNATION M-81-75 (1982). RATE - 0.10 GALS./S.Y. TACK COAT SHALL BE EMULSIFIED ASPHALT, GRADE RS-2 CONFORMING TO THE REQUIREMENTS SPECIFIED IN AASHTO DESIGNATION M-140-82. RATE - 0.02 TO 0.08 GALS./S.Y.

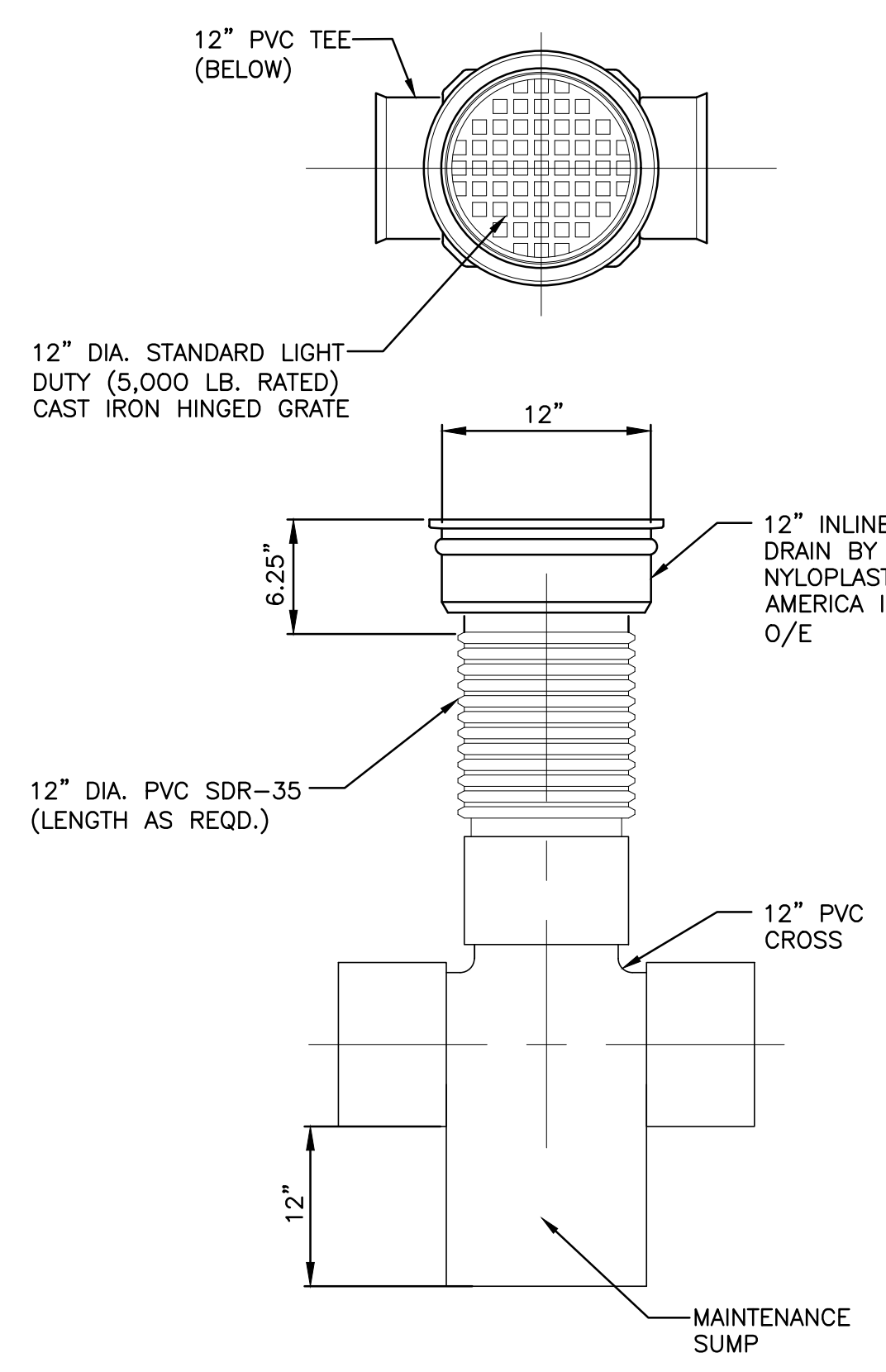
DESIGN MIX SHALL CONFORM TO FDOT SECTION 331 UNLESS OTHERWISE SPECIFIED.

- PAVEMENT MARKING & SIGNING STANDARD NOTES :
- STOP SIGNS SHALL BE 30"x30" (R1-1), HIGH INTENSITY.
  - ALL SIGNS SHALL BE PLACED AT A HEIGHT NOT LESS THAN 5' & NOT GREATER THAN 7'. THE HEIGHT IS MEASURED FROM THE BOTTOM OF THE SIGN TO THE EDGE OF NEAREST PAVEMENT. THE SIGN POST SHALL BE PLACED A MINIMUM OF 6' TO A MAXIMUM OF 12' FROM THE ADJACENT PAVEMENT, & A MINIMUM OF 6' FROM THE CROSS TRAFFIC PAVEMENT.
  - STOP BARS SHALL BE 24" WHITE.
  - ALL SITE PAVEMENT MARKINGS SHALL BE PAINT. (UNLESS INDICATED OTHERWISE)
  - ALL PAVEMENT MARKINGS AND SIGNAGE IN THE ROAD RIGHT-OF-WAY SHALL BE THERMOPLASTIC & SHALL CONFORM TO MUTCD AND PBC TYPICAL T-P-06-001.

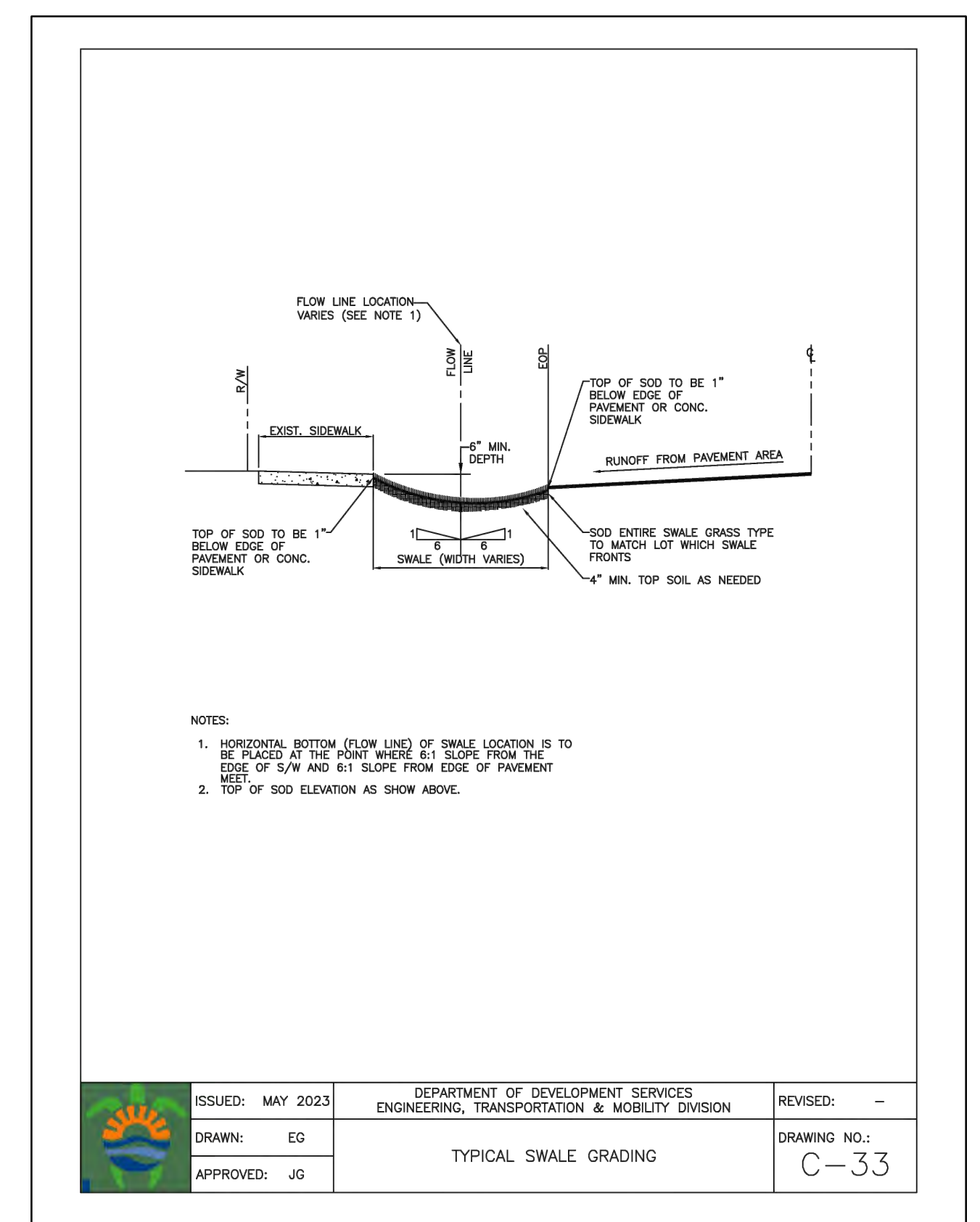


- NOTES:
- SUBGRADE SHALL BE COMPACTED TO 95% MOD. PROCTOR DENSITY (AASHTO T-180)
  - CONNECT TRENCH DRAIN TO OUTFALL PIPE IN ACCORDANCE WITH:  
 ALTERNATIVE-A: FOR A TERMINAL CONNECTION USE ONE (1) 90° ELBOW.  
 ALTERNATIVE-B: FOR AN IN-LINE CONNECTION USE ONE (1) 45° ELBOW AND ONE (1) WYE.

TRENCH DRAIN DETAIL NTS

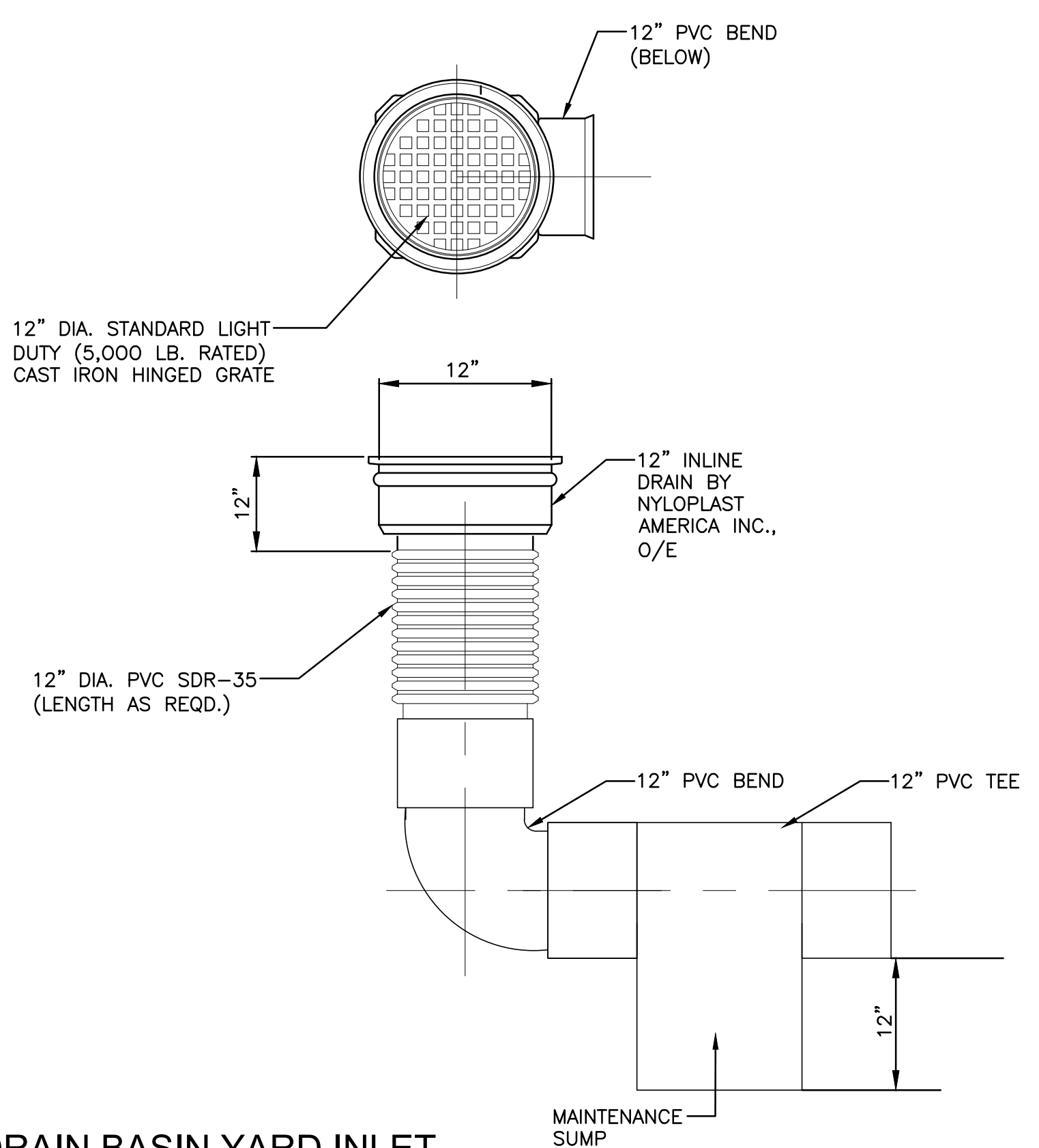


12" & 15" DRAIN BASIN YARD INLET NTS



NOTES:

- HORIZONTAL BOTTOM (FLOW LINE) OF SWALE LOCATION IS TO BE PLACED AT THE POINT WHERE 0.1 SLOPE FROM THE EDGE OF S/W AND 0.1 SLOPE FROM EDGE OF PAVEMENT.
- TOP OF SOD ELEVATION AS SHOWN ABOVE.



CIVIL DETAILS I

SCALE: N.T.S.

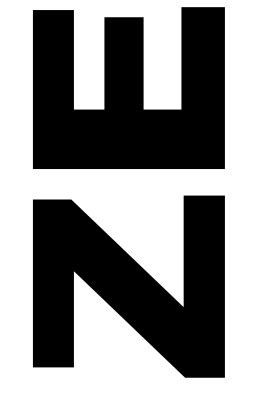


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NO.	DATE	REVISIONS DESCRIPTION

**ZEPHYR ENGINEERING**  
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 HOLLYWOOD, FL  
 (786) 302-7693  
 wzephyreng@gmail.com  
 CA#: 31158

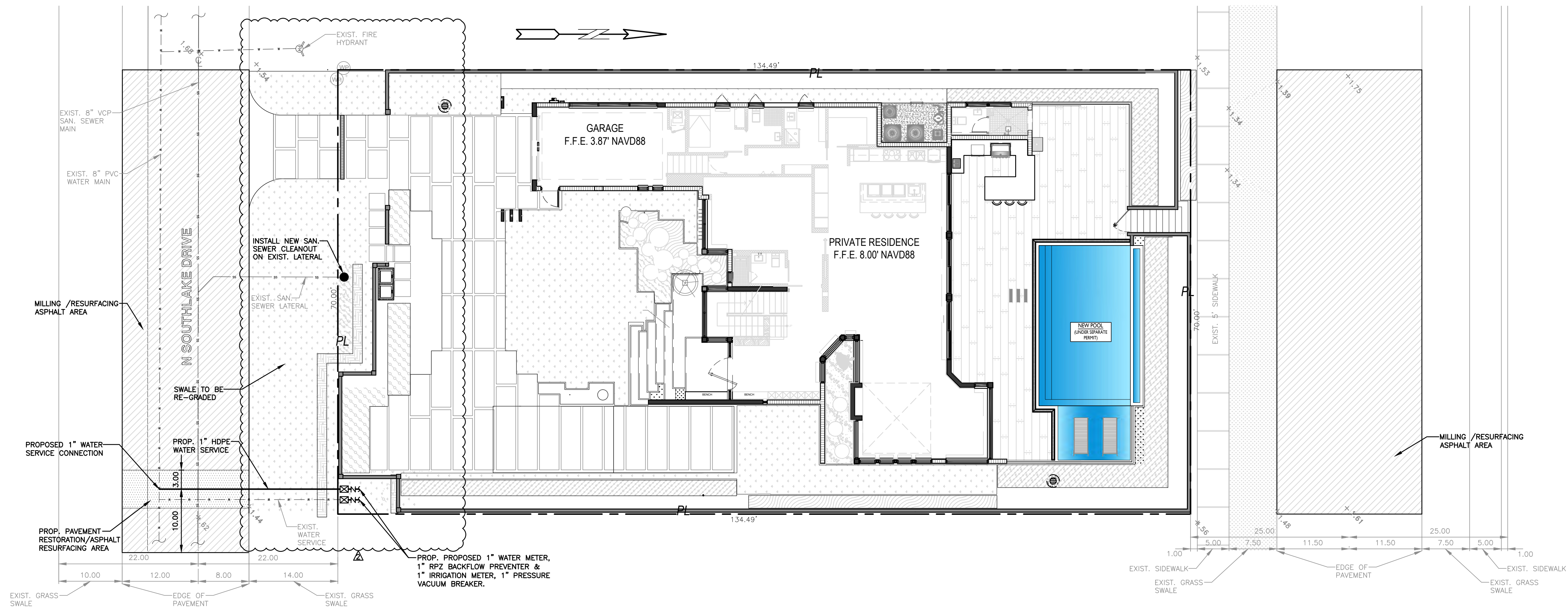


PRIVATE RESIDENCE  
 1113 N SOUTHLAKE DRIVE  
 HOLLYWOOD, FL 33019

P.E.#:76036  
 DATE: 3/25/24  
 SCALE: N.T.S.  
 SHEET NO.: C3  
 3 OF 5  
 PROJECT NO.: 24-24



ALL ELEVATIONS ARE REFERENCED TO NAVD88 VERTICAL DATUM



NOTE:  
FULL ROAD WIDTH PAVEMENT MILL AND RESURFACING WILL BE REQUIRED FOR ALL STREETS/ROADWAY ADJACENT TO THE PROJECT SITE

**LEGEND**

- PROPOSED CONCRETE
- PROPOSED ASPHALT
- PROPOSED GRADE
- EXISTING ELEVATION
- PROPOSED CATCH BASIN
- EXISTING CATCH BASIN
- PROPOSED WATER METER
- EXISTING WATER METER
- EXISTING WATER VALVE
- PROPOSED BFP DEVICE
- EXISTING SAN. SEWER MH
- EXISTING FIRE HYDRANT



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**WATER & SEWER PLAN & DETAILS**  
SCALE: 1"=10'

**REVISIONS**

NO.	DATE	DESCRIPTION
1	9-9-24	CITY REVIEW COMMENTS
2	10-8-24	CITY REVIEW COMMENTS

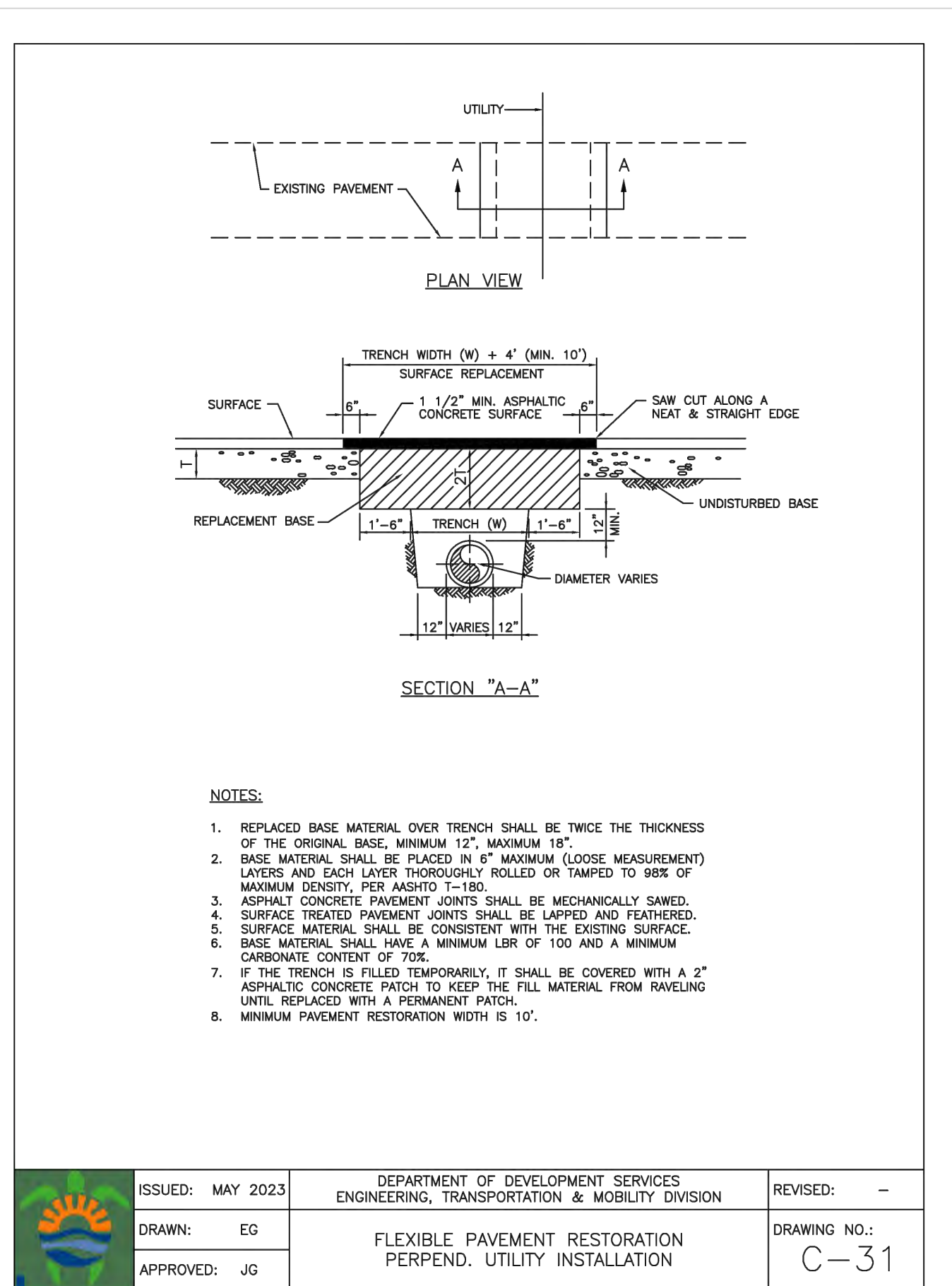
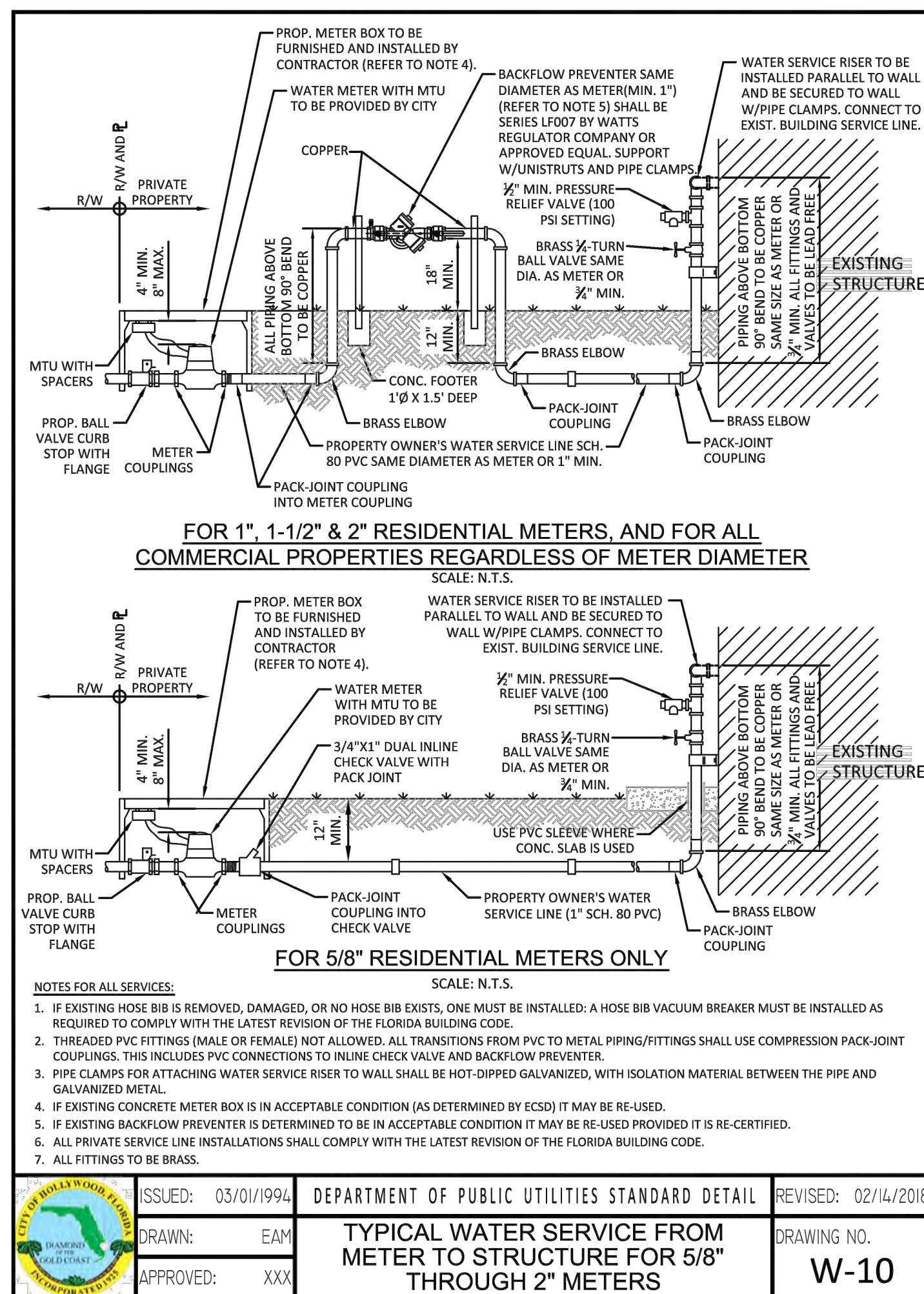
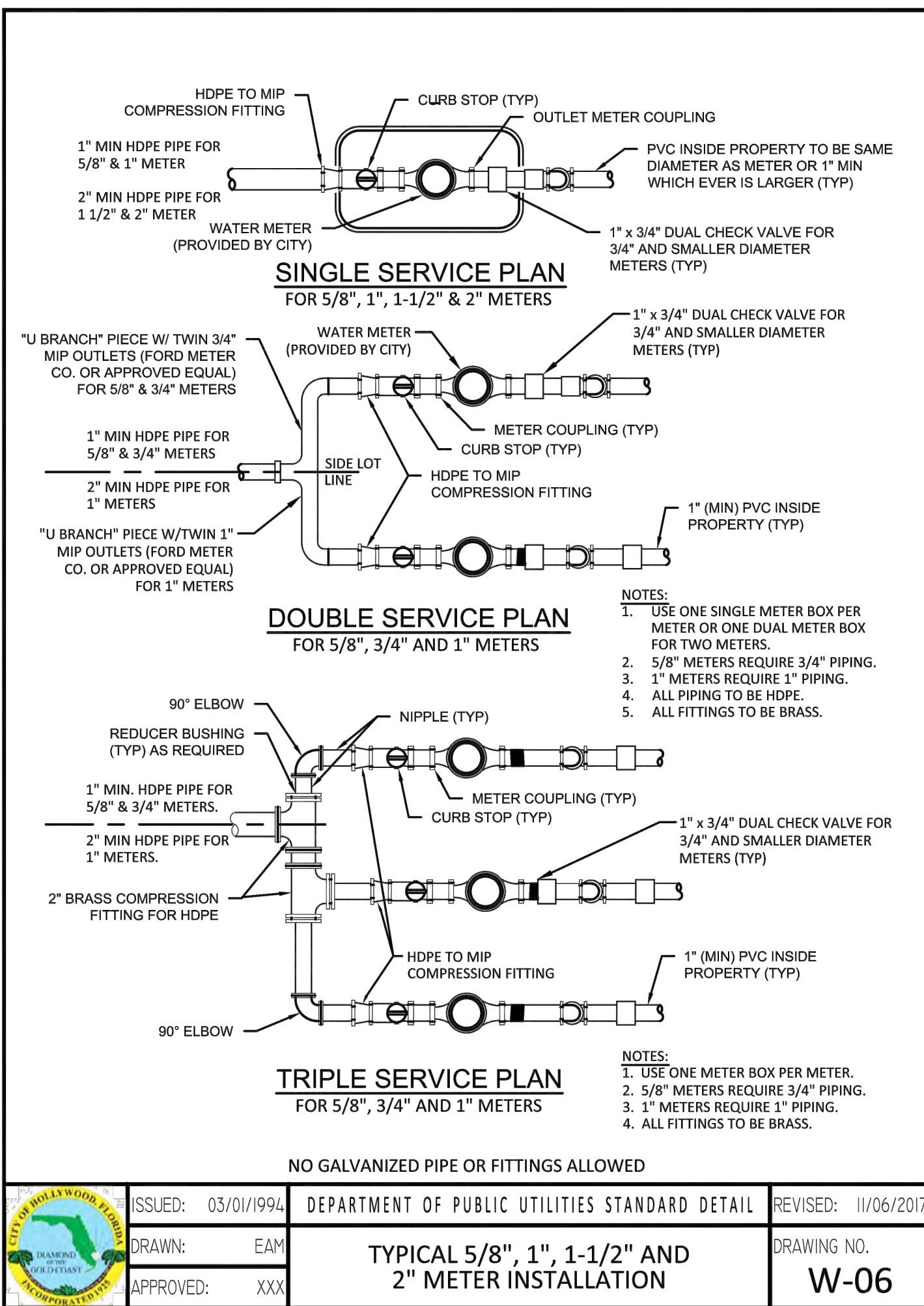
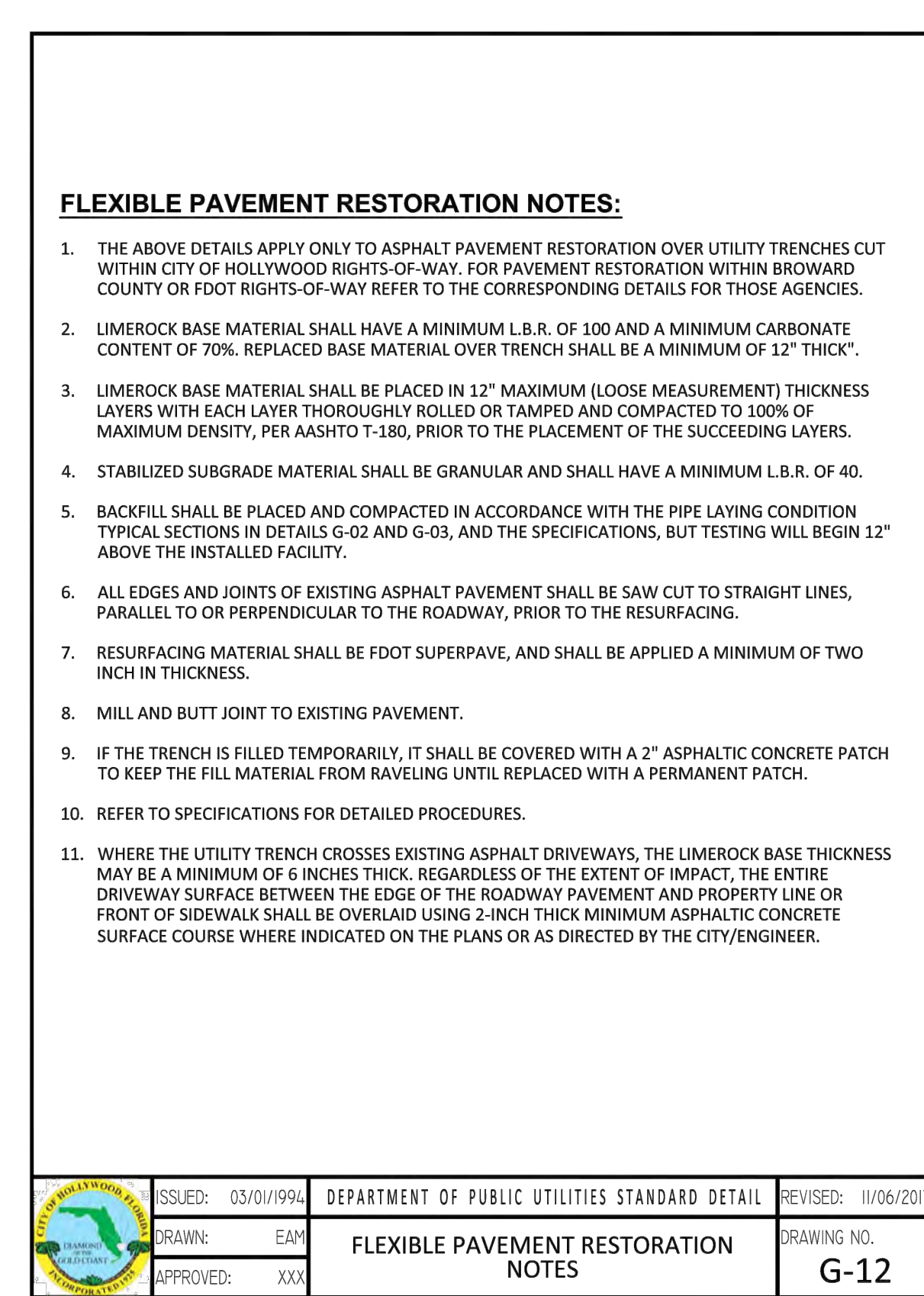
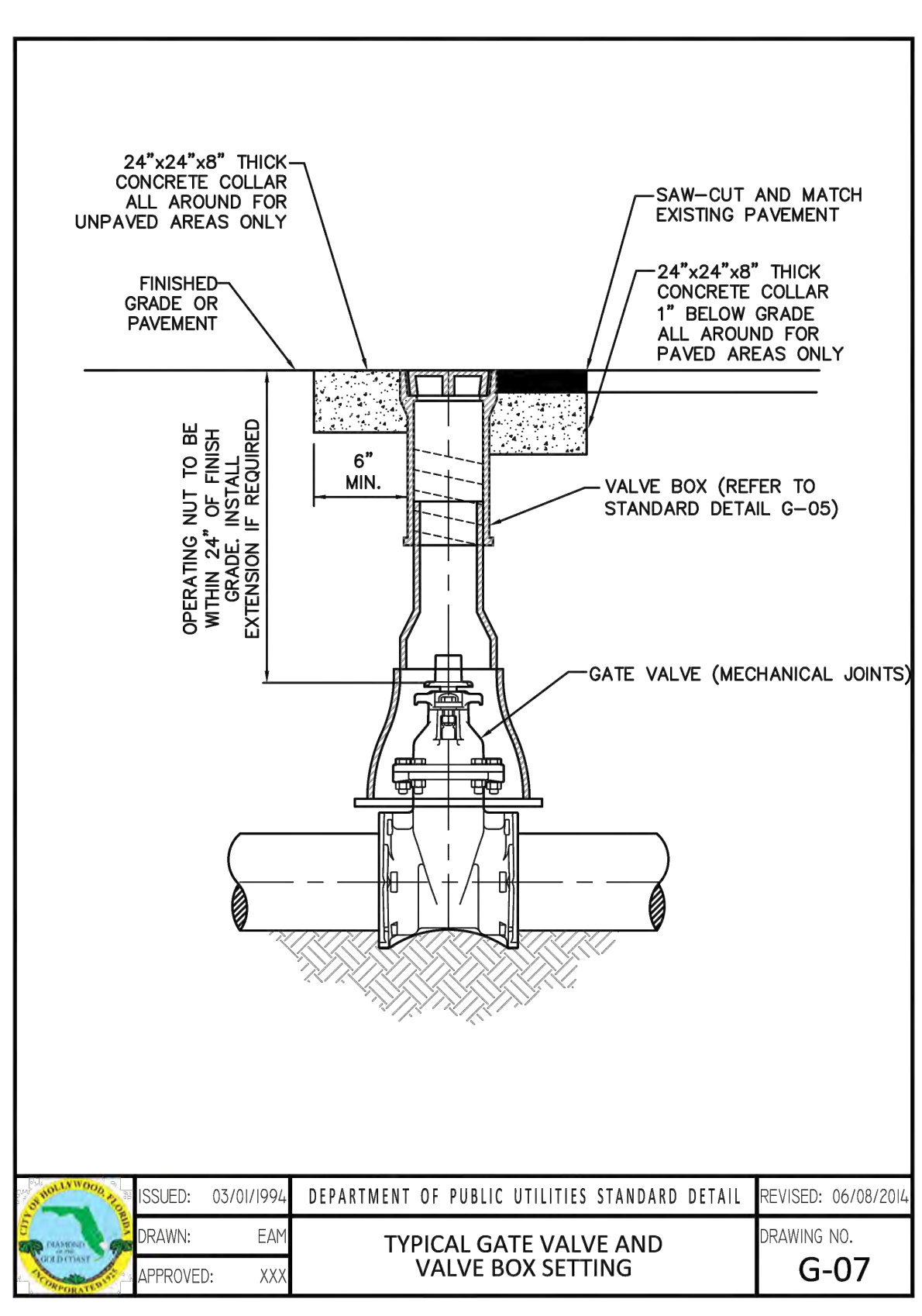
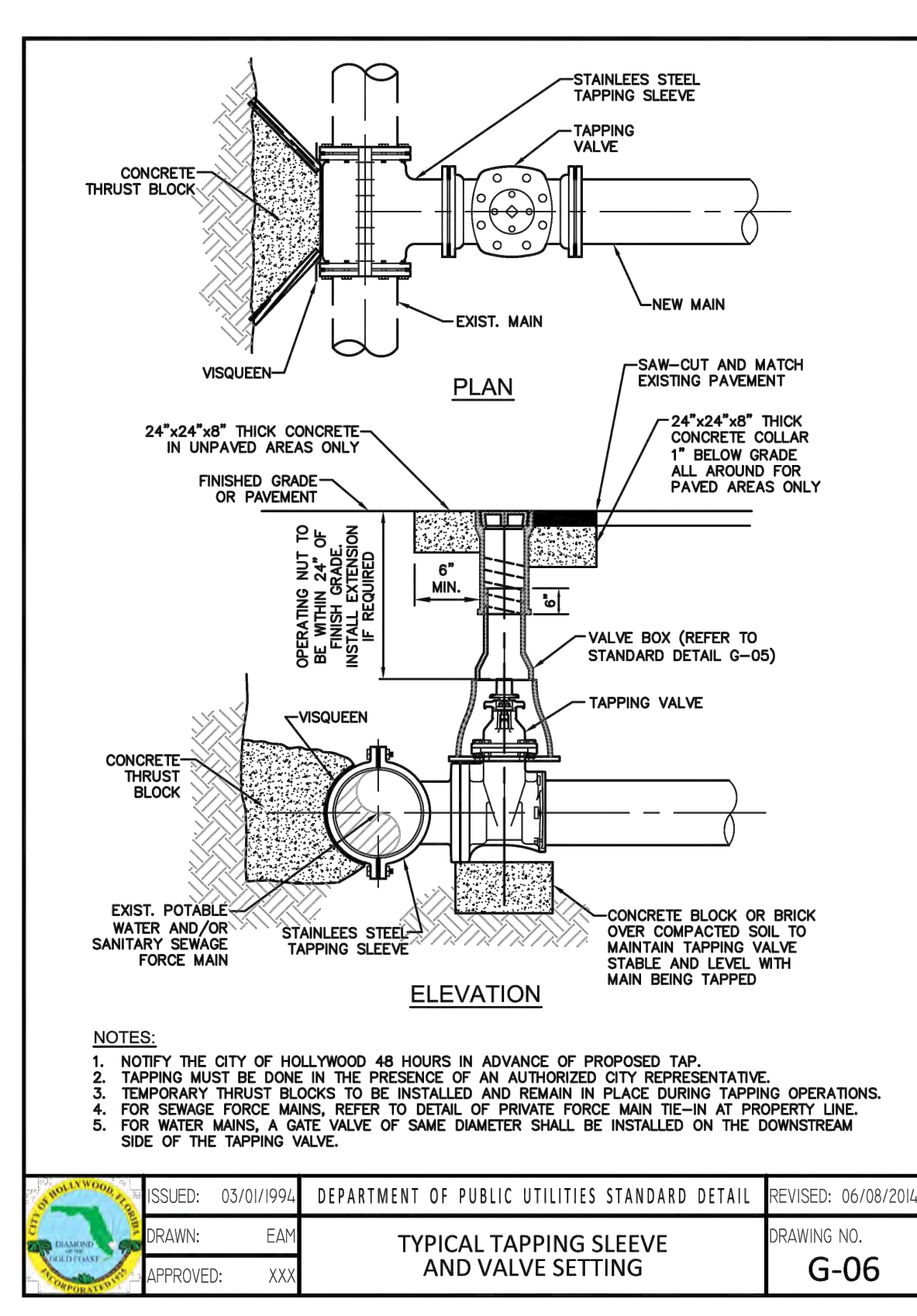
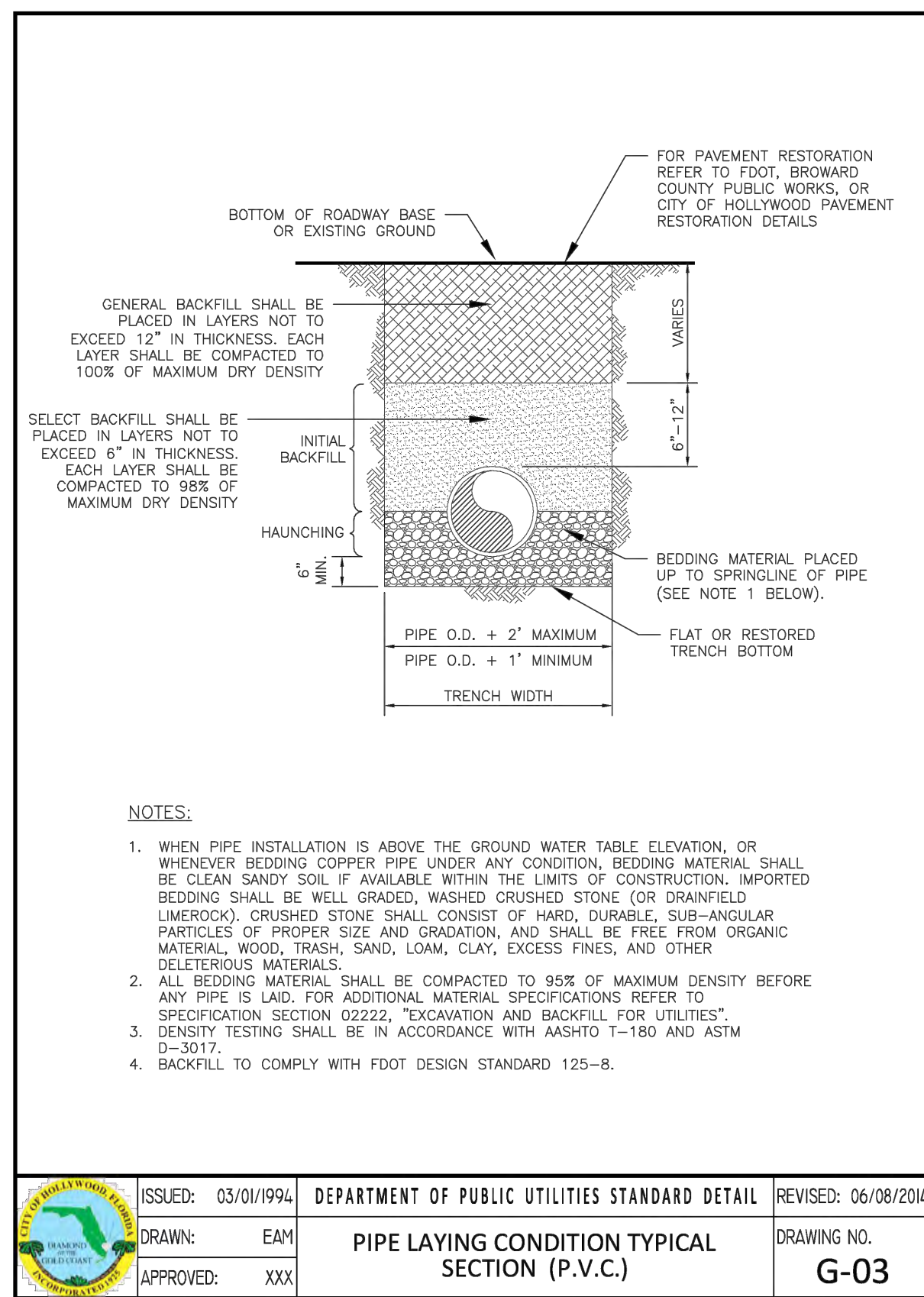
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**ZE**

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 HOLLYWOOD, FL 33019

P.E.#: 76036  
 DATE: 3/25/24  
 SCALE: 1"=10'  
 SHEET NO.: C4  
 4 OF 5  
 PROJECT NO.: 24-24





**UTILITIES DETAILS**

SCALE: N.T.S.

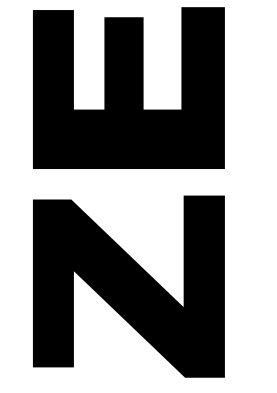


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REVISIONS	
NO.	DATE

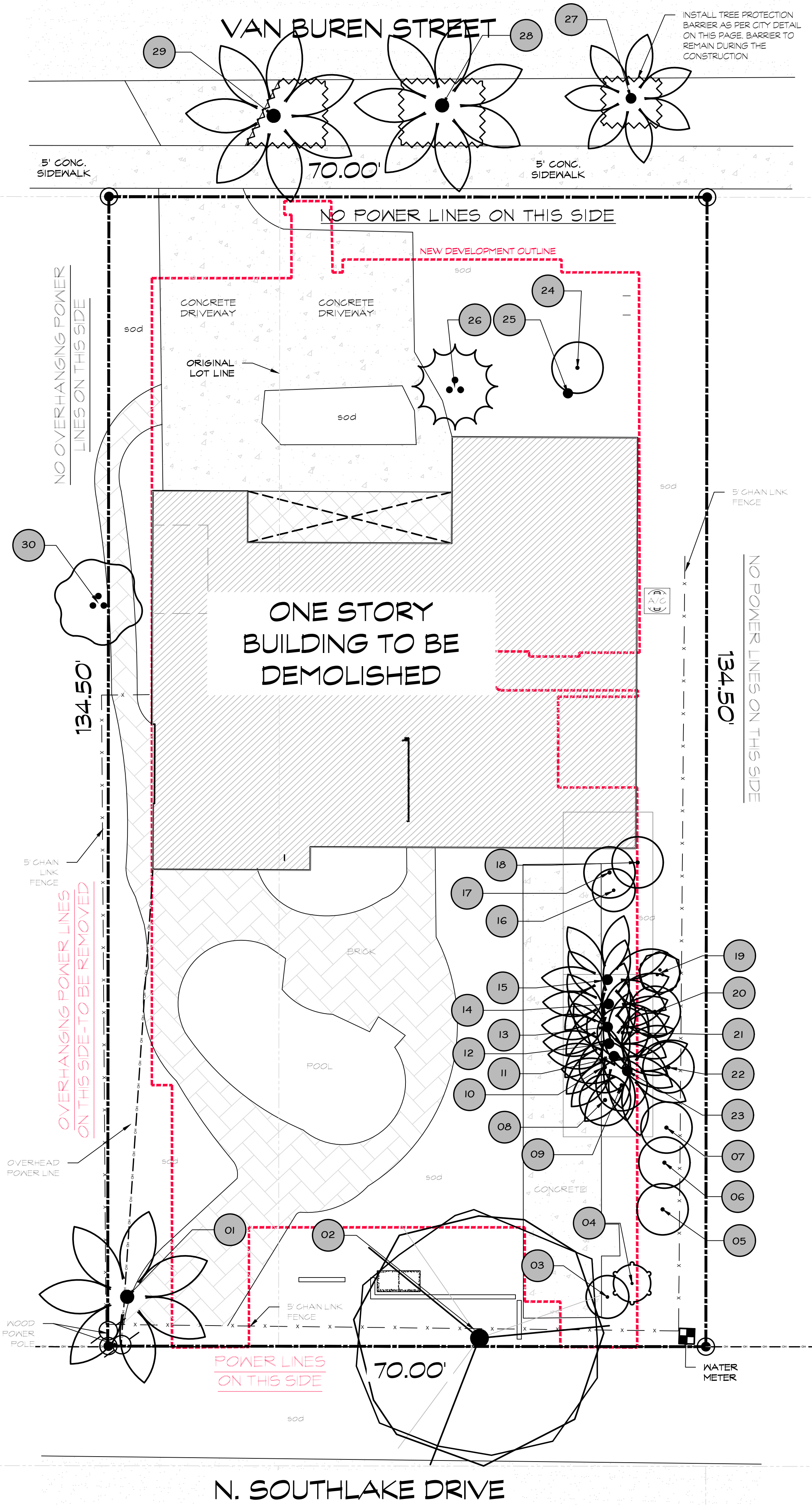
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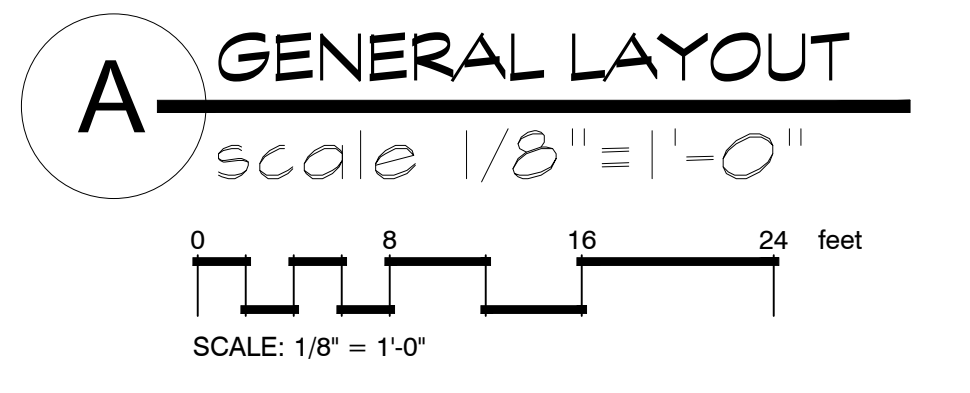
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 1113 N SOUTH LAKE DRIVE  
 HOLLYWOOD, FL 33019

P.E.#: 78036  
 DATE: 3/25/24  
 SCALE: N.T.S.  
 SHEET NO.: C5  
 5 OF 5  
 PROJECT NO.: 24-24





EXISTING TRESS								
SYMBOL	CODE	BOTANICAL NAME	COMMON NAME	DBH	HEIGHT/CT	CANOPY	CONDITION	ACTION
<b>TREES</b>								
01		Roystonea regia	Royal Palm	18"	35' CT	20'	45%	REMOVE
02		Tabebuia heterophylla	Pink Tabebuia	27"	35' OA	30'	50%	REMOVE
03		Ptychosperma elegans	Alexander palm	4"	12' CT	5'	80%	REMOVE
04		Plumeria spp NOT QUALIFYING AS TREE	Frangipani	12"	5' OA	5'	20%	REMOVE
05		Ptychosperma elegans	Alexander Palm	4"	12' CT	6'	35%	REMOVE
06		Ptychosperma elegans	Alexander Palm	4"	12' CT	6'	35%	REMOVE
07		Ptychosperma elegans	Alexander Palm	4"	12' CT	6'	35%	REMOVE
08		Ptychosperma elegans	Alexander Palm	4"	10' CT	6'	35%	REMOVE
09		Ptychosperma elegans	Alexander Palm	7"	10' CT	6'	35%	REMOVE
10		Ptychosperma elegans	Alexander Palm	4"	10' CT	6'	35%	REMOVE
11		Roystonea regia	Royal Palm	16"	35' CT	15'	35%	REMOVE
12		Roystonea regia	Royal Palm	14"	35' CT	15'	35%	REMOVE
13		Roystonea regia	Royal Palm	12"	35' CT	15'	35%	REMOVE
14		Roystonea regia	Royal Palm	13"	30' CT	15'	35%	REMOVE
15		Roystonea regia	Royal Palm	15"	28' CT	15'	35%	REMOVE
16		Ptychosperma elegans	Alexander Palm	4"	12' CT	5'	35%	REMOVE
17		Ptychosperma elegans	Alexander Palm	4"	12' CT	10'	35%	REMOVE
18		Ptychosperma elegans	Alexander Palm	4"	12' CT	10'	35%	REMOVE
19		Dypsis lutescens	Areca Palm	-	15' OA	4'	20%	REMOVE
20		Ptychosperma elegans	Alexander Palm	4"	26' CT	6'	35%	REMOVE
21		Ptychosperma elegans	Alexander Palm	7"	26' CT	6'	35%	REMOVE
22		Ptychosperma elegans	Alexander Palm	4"	12' CT	6'	35%	REMOVE
23		Roystonea regia	Royal Palm	13"	32' CT	15'	35%	REMOVE
24		Ptychosperma elegans	Alexander Palm	4"	20' CT	6'	25%	REMOVE
25		Ptychosperma elegans DEAD - NO CANOPY	Alexander Palm	4"	20' CT	0'	0%	REMOVE
26		Phoenix reclinata	Senegal Palm	-	15' OA	10'	45%	REMOVE
27		Roystonea regia	Royal Palm	18"	30' CT	15'	50%	TO REMAIN
28		Roystonea regia	Royal Palm	20"	30' CT	20'	60%	TO REMAIN
29		Roystonea regia	Royal Palm	24"	30' CT	20'	45%	TO REMAIN
30		Dypsis cabadae ON PROPERTY LINE. MIGHT NEED TO BE REMOVED. PROVIDE APPROVAL LETTER FROM THE NEIGHBOR	Cabada Palm	-	14' OA	10'	80%	EVALUATE REMOVAL



IF YOU DIG FLORIDA... CALL US FIRST! 1-800-432-4770 SUNSHINE STATE ONECALLING OF FLORIDA, INC. IT'S THE LAW.

NOTE: INDICATED UTILITIES ARE APPROXIMATE. CONTRACTOR IS RESPONSIBLE FOR VERIFICATION OF ALL UTILITIES ON SITE PRIOR TO COMMENCEMENT OF ANY WORK. LANDSCAPE ARCHITECT ASSUMES NO LIABILITY FOR UTILITY DAMAGE.

**CONTRACTOR TO CHECK LOCATIONS OF PALM #30 WITH SURVEY AND OBTAIN WRITTEN APPROVAL FROM A NEIGHBOR FOR ANY REMOVAL ON PROPERTY LINE**

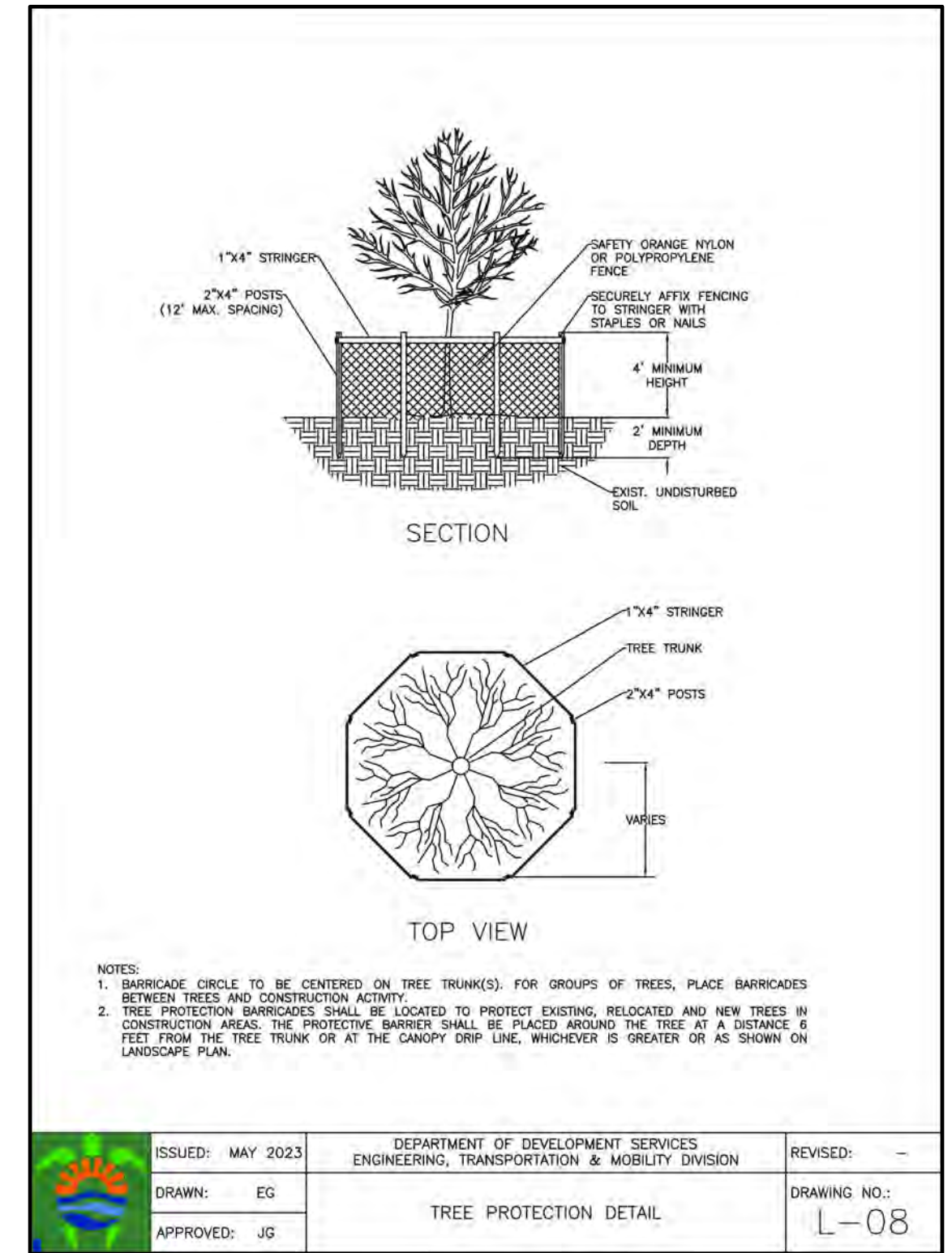
**NO TREE REMOVAL OR PLANTING ALLOWED UNTIL SUBPERMITS ARE FULLY APPROVED BY CITY.**

23 REMOVED PALMS TO MITIGATE..... 23 x \$350 = \$8,050.00  
 1 TREE 27" DBH..... 27/2x350 = \$4,725.00  
**TOTAL MITIGATION TO BE PAID.....\$12,775.00**

1 OF REMOVED PALMS IS DEAD & PLUMERIA DOESN'T REQUIRE MITIGATION - 5' HIGH

8 TREES (=24 palms) PROVIDED AS MITIGATION.....24 x \$350 = \$8,400.00

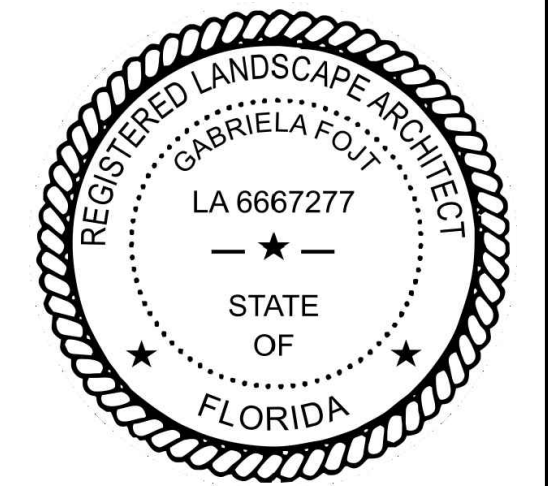
**TOT. MITIGATION TO BE PAID \$12,775.00 - 8,400.00= \$4,375.00**



ISSUED: MAY 2023 DEPARTMENT OF DEVELOPMENT SERVICES ENGINEERING, TRANSPORTATION & MOBILITY DIVISION REVISED: -

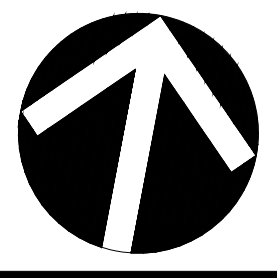
DRAWN: EG TREE PROTECTION DETAIL DRAWING NO: L-08

APPROVED: JG



*The Mirror of Paradise*  
 Gabriela Fojt  
 LA 6667277  
 LC 26000628

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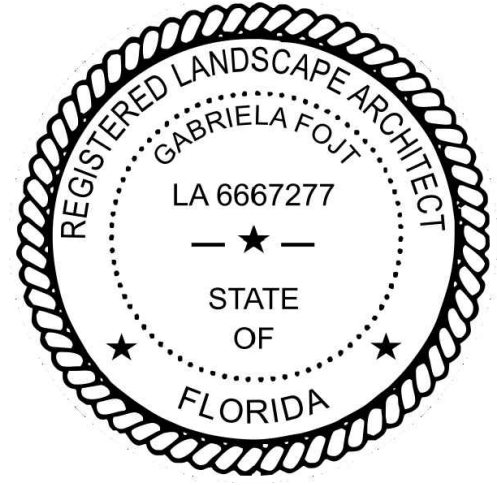


SCALE	as noted
DESIGNED BY	GF
DRAWN BY	GF, KM
CHECKED BY	GF
CAD DWG.	
DATE	05.06.2024
<b>REVISIONS</b>	
per City comments	07.10.2024
per City comments	09.09.2024
per City comments	10.09.2024
per City comments	10.17.2024

1113 N South Lake Drive  
 HOLLYWOOD  
 FL 33019

REMOVAL PLAN & EXISTING TREES CHART

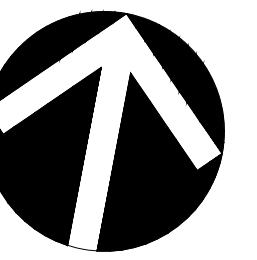




The Mirror of Paradise

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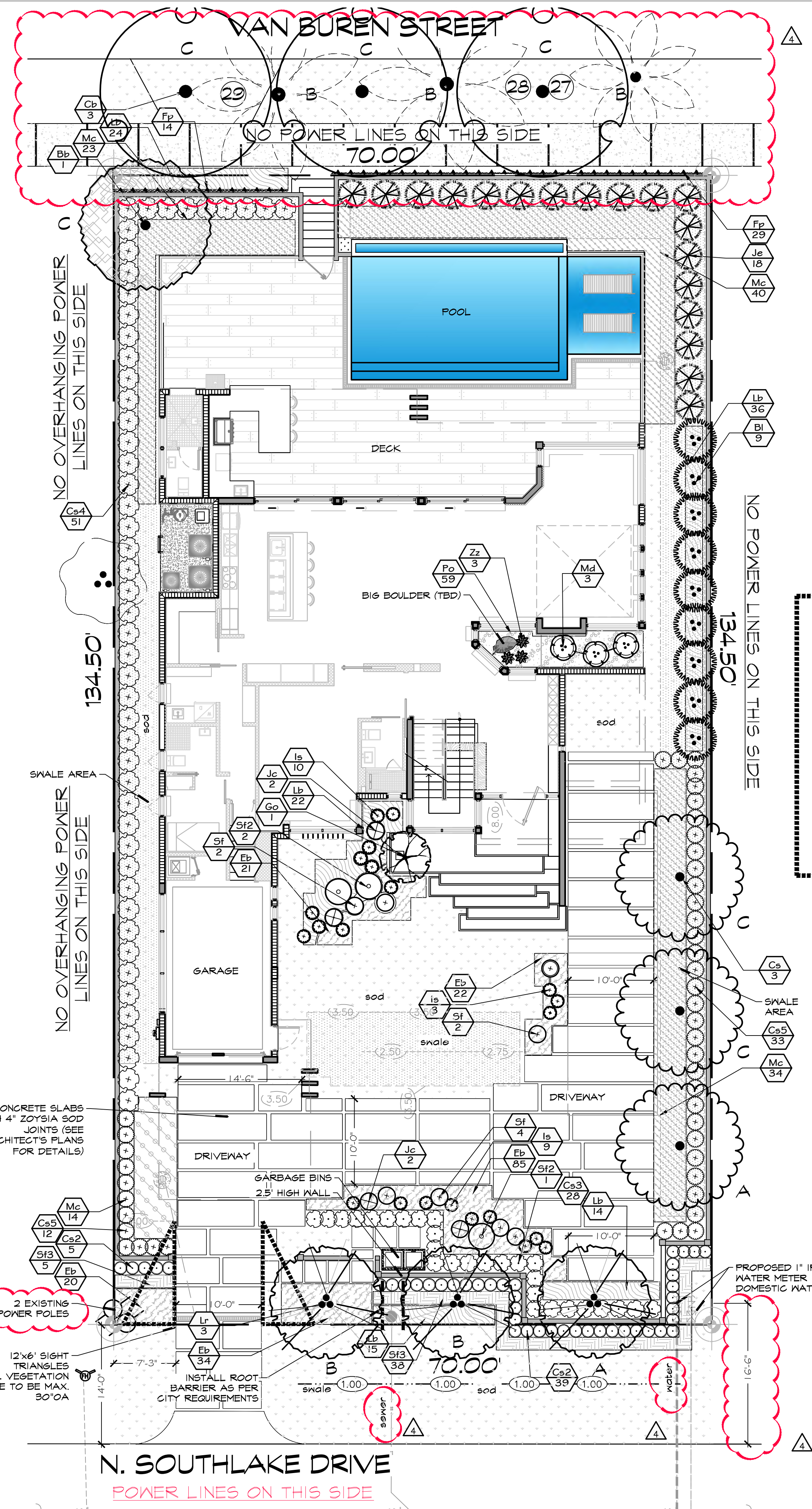
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FL 33019

LANDSCAPE PLAN & PLANT SCHEDULE



HORIZONTAL CLEARANCE TO UTILITIES, A MINIMUM 5 FT IS REQUIRED FOR SMALL TREES AND 10 FT FOR LARGE TREES WITH INTRUSIVE ROOT SYSTEMS. IF CLEARANCE LESS THAN REQUIRED, INSTALL ROOT BARRIERS (BY DEEPROOT OR EQUIVALENT) MIN.12" FROM UTILITY AS PER CITY REQUIREMENTS AND MANUFACTURER INSTRUCTIONS

100% IRRIGATION COVERAGE SHALL BE PROVIDED.

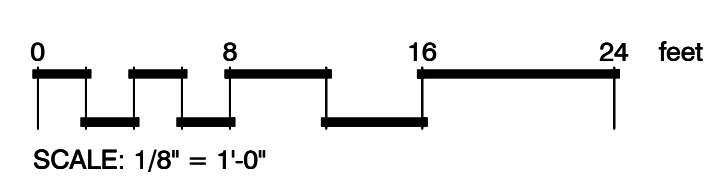
NO PLANTING ALLOWED UNTIL SUB-PERMITS ARE FULLY APPROVED BY CITY.  
NO LANDSCAPE SUBSTITUTIONS SHALL BE MADE WITHOUT THE CITY OF HOLLYWOOD APPROVAL.  
NO CYPRESS MULCH ALLOWED

LANDSCAPING CANNOT IMPEDE ONSITE GRASS SWALE STORMWATER RUNOFF CAPACITY

COORDINATE WITH CONTRACTOR TO PLANT THE GO TREE BEFORE STEPS ARE MADE-TREE PASSING THROUGH THE UPPER STEP. LEAVE THE OPENING SUFFICIENT FOR FUTURE GROW

IF YOU DIG FLORIDA... CALL US FIRST! 1-800-432-4770  
SUNSHINE STATE ONECALLING OF FLORIDA, INC. IT'S THE LAW  
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A GENERAL LAYOUT scale 1/8"=1'-0"



SYMBOL	CODE	QTY	BOTANICAL NAME	COMMON NAME	SIZE	SPACING	NATIVE	DROUGHT RESIST.
<b>TREES</b>								
	Bb	1	Bauhinia x blakeana	Hong Kong Orchid Tree	min.12'OA, 2"dbh	AS SHOWN	NO	HIGH
	Cb	3	Calophyllum brasiliense	Brazilian Beautyleaf	min.18'OA, 4"dbh	AS SHOWN	NO	HIGH
	Cs	3	Conocarpus erectus f. sericeus	Silver Buttonwood	min.12'OA, 2"dbh	AS SHOWN	YES	HIGH
	Go	1	Guaicum officinale	Lignum Vitae	8'OA with character	AS SHOWN	NO	HIGH
	Je	18	Juniperus virginiana	Eastern Redcedar	7'-8'OA, min.3 spr. ftb	4'OC	NO	HIGH
	Lr	3	Lagerstroemia indica x fauriei 'Tuscarora'	Tuscarora Crape Myrtle Multi-Trunk	12'OA, multi, min.4"tol dbh	AS SHOWN	NO	HIGH
<b>EXISTING TREES &amp; PALMS</b>								
	eRr	3	Roystonea regia	Royal Palm	see DT-1	EXISTING	YES	HIGH
<b>SHRUBS</b>								
	Bl	9	Bambusa lako	Timor Black Bamboo	7 gal, 8'-10'OA	36'OC	NO	MODERATE
	Ca4	51	Clusia guttifer	Small Leaf Clusia	3'-4'OA, ftb	30'OC	NO	HIGH
	Ca3	28	Clusia guttifer	Small Leaf Clusia	min.3 gal, 24'OA, ftb	24'OC	NO	HIGH
	Ca2	44	Conocarpus erectus f. sericeus	Silver Buttonwood	18'OA, ftb	18'OC	YES	HIGH
	Ca5	45	Conocarpus erectus f. sericeus	Silver Buttonwood	3'-4'OA, ftb	24'OC	YES	HIGH
	Fp	43	Ficus pumila	Creeping Fig	1 gal, 6" spr	18'OC	NO	HIGH
	Is	22	Ilex vomitoria 'Schillings'	Schillings Yaupon Holly	7 gal, min.18"x18", full	AS SHOWN	YES	HIGH
	Jc	4	Juniperus chinensis	Juniper	7 gal, topiary globe 24"diam	AS SHOWN	NO	HIGH
	Md	3	Monstera deliciosa	Split-leaf Philodendron	7 gal, 3'x3', full	AS SHOWN	NO	LOW
	Sf2	3	Serissa foetida	Snowrose	25 gal, topiary sphere, min.36"diam	AS SHOWN	NO	HIGH
	Sf1	8	Serissa foetida	Snowrose	7 gal, topiary globe 24"diam	AS SHOWN	NO	HIGH
	Zz	3	Zamioculcas zamiifolia	ZZ Plant	1 gal, 18'OA, full	AS SHOWN	NO	LOW
<b>SHRUB AREAS</b>								
	Eb	182	Evolvulus glomeratus 'Blue My Mind'	Dwarf Morning Glory	1 gal, 6" spr	15'OC	NO	HIGH
	Lb	111	Litope muscari 'Big Blue'	Big Blue Lilyturf	3 gal, min.15"x15"	18'OC	NO	HIGH
	Mc	111	Muhlenbergia capillaris	Pink Muhly Grass	1 gal, full	30'OC	YES	HIGH
	Po	59	Peperomia obtusifolia	Baby Rubberplant	1 gal	12'OC	YES	LOW
	Sf3	43	Serissa foetida	Snowrose	3 gal, 12'OA, full	18'OC	NO	HIGH

- NOTES:
- SOD AS INDICATED.
  - MULCH ALL BEDS AS INDICATED ON DETAIL.
  - IT IS THE CONTRACTOR'S RESPONSIBILITY TO VERIFY PLANT, SOD AND MULCH AMOUNTS FOR BIDDING PURPOSES.
  - PLAN DRAWING TAKES PRECEDENCE OVER ANY QUANTITY SCHEDULES.



LANDSCAPE REQUIREMENTS RS-6	Required		Proposed	Total Provided
<b>TREES REQUIRED ON THE LOT</b> A 1 tree/each 1,250 sq.ft of front yard (1,692 sf/1,250=1.35) Min. 20% of front yard pervious area to be landscaped (1,692 sf x.2= 338.4 sf)	2 338.4 sf		1 Silver Buttonwood, 1 Crape myrtle 1,692 sf	2 provided 100% provided
<b>SWALE TREES</b> B 1 tree/each 50 lf of street frontage (140/50=2.8)	3	3 Royal palms	2 additional on Southlake Dr	5 provided
<b>Project plants:</b> Palms no more that 50% of required trees (5 x .5=2.5) Min 60% of required trees to be native (5 x .6=3) Min species required	3 3 2	3 3 1	1 2	provided 4 provided 3 provided
<b>C MITIGATION TREES</b>			1 Bauhinia, 1 Silver Buttonwood 3 Calophyllum 4" dbh each	equivalent of 8 trees provided SEE DT-1 CALCULATIONS

4

**JOB CONDITIONS:**

Any building construction material or foreign material shall be removed from planting areas and replaced with acceptable top soil.

Care shall be taken not to disturb or damage any underground construction or utilities. Any damage to these facilities during the planting operations will be repaired at the expense of the Landscape Contractor in a manner approved by the Owner. Where underground obstructions will not permit the planting materials in accordance with the plans, new locations shall be approved by the Landscape Architect.

Landscape work shall be coordinated with the landscape irrigation work. Landscape Contractor shall ensure that no plantings will interfere with the proper coverage. Landscape Contractor shall point out situations where minor adjustments or relocation or addition of sprinklers heads may be most beneficial for the landscape work as a whole.

**PLANT MATERIAL:**

Plant species and size shall conform to those indicated on the drawings. Nomenclature shall conform to STANDARDIZED PLANT NAMES, LATEST EDITION. All plant material shall be in accordance with GRADES AND STANDARDS FOR NURSERY PLANTS, latest edition published by the Florida Department Agriculture and Consumer Services. All plants not otherwise specified as Florida Fancy, or Specimen, shall be Florida Grade Number 1 or better as determined by the Florida Grade Plant Industry. Specimen means an exceptionally heavy, symmetrical, tightly-knit plant, so trained or favored in its development that its appearance is unquestionable and outstandingly superior in form, number of branches, compactness and symmetry. All plants shall be sound, healthy, vigorous, well branched and free of disease and insect eggs and larvae and shall have adequate root systems. Trees and shrubs for planting rows shall be uniform in size and shape. All materials shall be subject to approval by the Landscape Architect. Where any requirements are omitted from the Plant List, the plants furnished shall be normal for the variety.

All container grown material shall be healthy, vigorous, well-rooted plants and established in the container. The plants shall have tops which are good quality and are in a healthy growing condition. An established container grown plant shall be transplanted into a container and grown in that container long enough for the new fibrous roots to have developed enough to hold the root mass together when removed from the container. Root bound plants will not be accepted.

Site water shall be verified by Contractor prior to submission of bids.

The use of natural material is strongly encouraged for balled and burlapped plants. All synthetic material shall be completely removed from root ball PRIOR to planting.

At time of bid, Contractor shall submit a written schedule of all sources for coconut palms as well as seed sources for coconuts. Coconuts shall be certified Malayan Green with a certified seed source from Jamaica.

**TREES:**

The most critical factor for selecting a healthy Florida Number 1 tree is the structure. This consists of one central main trunk and leader. Branches are considered competing if they are 2/3 the diameter of the leader or greater. Competing branches may be acceptable if they occur above 50% of the overall height of the tree. Caliper of tree should meet specifications. Leader (center trunk) may have slight (<15 degree) bow (Tabebuia caraiba excluded), but must be intact with apical (leading) bud.

Branches should be spread evenly (staggered, alternating) through the tree branches spaced no closer than 4".

Canopy should be full to specifications with little or no openings or holes. A thinning canopy will be taken into consideration with field dug plant material.

Trees should have no open wounds or damage, flush cuts, chlorosis, shorter or taller than specified height, girdling roots, undersize loose root ball, crossing branches, smaller than normal leaves.

10% of root ball shall be above grade after planting. Root ball tying ropes removed from trunk and top of root ball.

**MULTIPLE TRUNK TREES:**

Trees having no distinct leader. Trunks on these trees should not be touching and free of damage and similar in size. Canopy should be full and uniform.

**MATERIALS LIST:**

Landscape Contractor shall be responsible for verifying all quantities for material shown on drawings prior to submitting a bid. Planting plan shall take precedence over the plant list. Final quantity of sod and mulch shall be verified.

**SUBSTITUTIONS:**

No substitutions shall be made without the approval from the Landscape Architect and/or the Owner. Intended substitutions shall be indicated on the bid.

**MEASUREMENTS:**

Canopy Trees- Height shall be measured from the ground to the average height of canopy. Spread shall be measured to the end of branching equally around the crown from the center of the trunk. Caliper (d.b.h.) will be measured 4'-6" above grade.

Shrubs- Height shall be measured from the ground. Spread shall be measured to the end of branching equally around the shrub mass.

Palms- Clear trunk (C.T.) shall be measured from the ground to the point where the mature aged trunk joins the immature or green part of the trunk or head.

Overall height (O.A.) shall be measured from the ground to the tip of the unopened bud.

**IRRIGATION:**

100% irrigation coverage shall be provided. Provide bubblers on separate zones for all newly planted and transplanted trees unless alternate approach to provide additional water is approved by Owner and Landscape Architect.

**GUARANTEE:**

All new plant materials shall be guaranteed for one year from the time of acceptance and shall be alive and in satisfactory growth for each specific kind of plant at the end of the guarantee period. The Landscape Contractor shall not be responsible for damage caused by vandalism, violent wind storms or other acts of God beyond control. Replacement shall occur within two weeks of rejection and guaranteed six months from date of installation. Landscape Contractor shall repair damage to other plants or lawns during plant replacements at no additional cost.

**MULCH:**

Mulch shall not contain sticks 1/4" in diameter or stones. Apply 3" of mulch except on top of tree rootballs and against woody shrubs. Rootballs will receive less than 1" mulch with no mulch touching trunk or root collar. Do not apply mulch against the trunks of woody shrubs.

**SOD:**

All sod shall be installed in such a manner that there is an even surface, staggered pattern. Sod will be green in color and in good health. NO overlap, gaps, damage, insects, disease and less than 10% chlorosis will be permitted. All gaps will be filled with clean native soil.

**STAKING:**

Landscape Contractor to suggest alternate means of staking for approval with Landscape Architect if staking methods shown are not feasible due to site conditions.

**FERTILIZER:**

Manufacturer's Specification: Submit manufacturer's specification sheet(s) for approval of product. Submit tags from bags of fertilizer used on site to the Architect. Submit copies of the manufacturer's specifications or analysis of all fertilizer for approval.

Composition and Quality: All fertilizer shall be uniform in composition and dry. Granular fertilizer shall be free flowing and delivered in unopened bags. Tablet fertilizer shall be delivered in unopened containers or boxes. All bags, containers or boxes shall be fully labeled with the manufacturer's analysis.

Fertilizer shall be slow release with ratio greater than 3 to 1 nitrogen to phosphorus applied on top of backfill, per manufacturer's recommendations.

All shall comply with the State of Florida fertilizer laws.

**CLEANUP:**

Landscape Contractor shall at all times keep job site clean and free from accumulation of waste material, debris and rubbish.

**INSPECTION:**

Upon written request from the Contractor, Owner and/or Landscape Architect shall perform inspection to determine completion of Contract.

**ACCEPTANCE:**

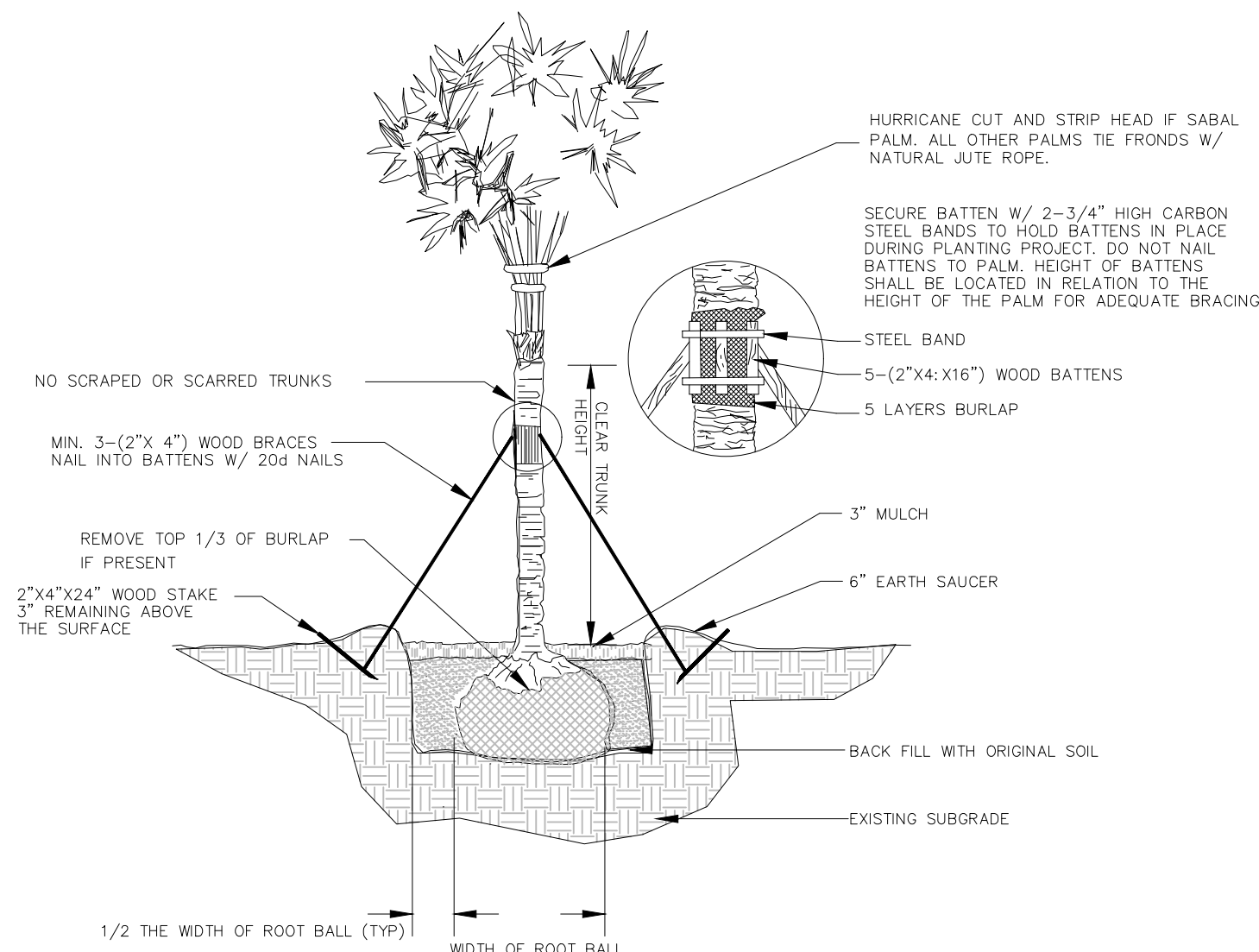
Following inspection, Contractor will be notified, in writing, by Owner and/or Landscape Architect of acceptance of completion with regards to plant material and workmanship according to Contract.

**GENERAL LANDSCAPE NOTES**

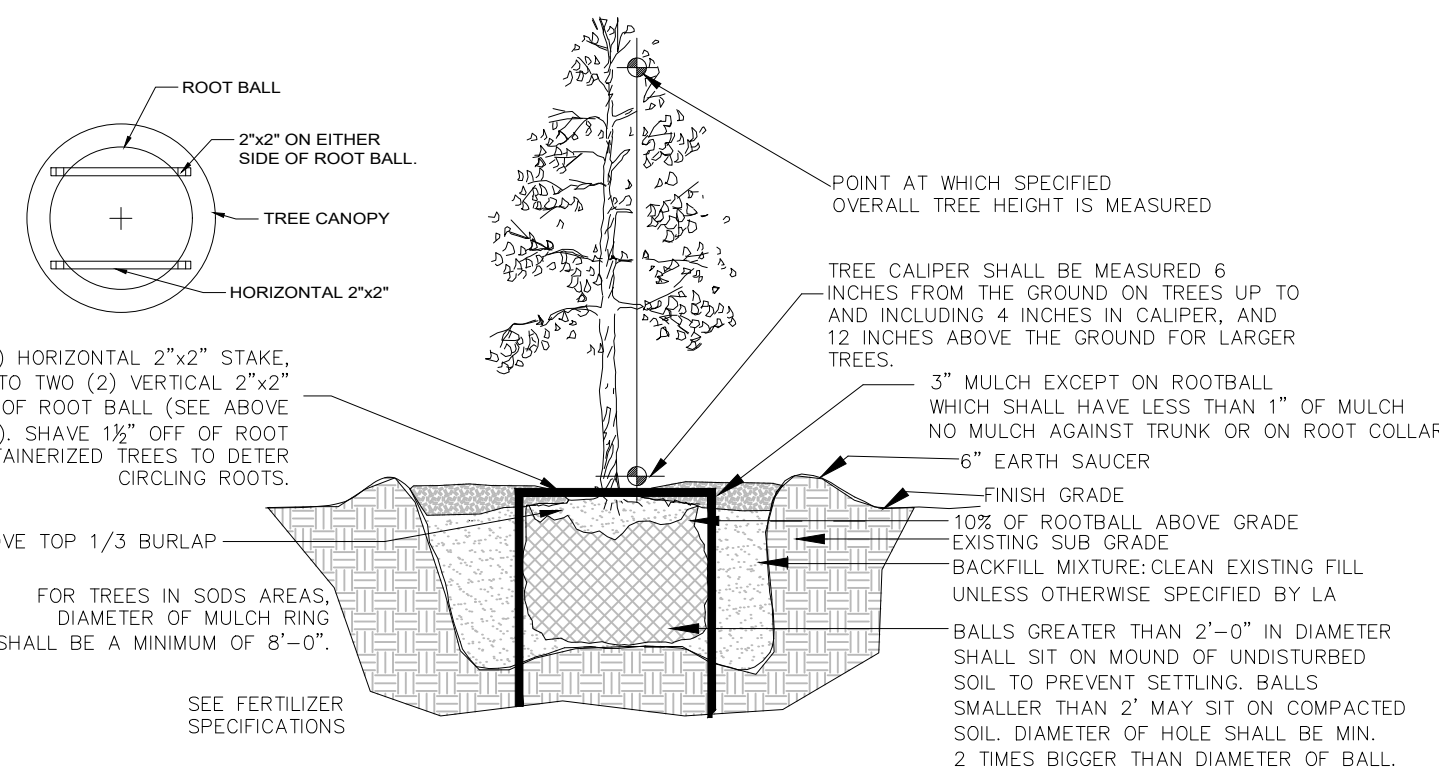
- CONTRACTOR IS RESPONSIBLE FOR REPAIRING FACILITIES HE DAMAGES AND IS TO COORDINATE WITH OTHER CONTRACTORS ON SITE.
- CONTRACTOR IS RESPONSIBLE FOR FINISH GRADES- ROUGH GRADES BY GENERAL CONTRACTOR.
- ALL PLANT MATERIALS TO BE FLORIDA NO. 1 OR BETTER AS PER FLORIDA DEPT. OF AGRICULTURE GRADES & STANDARDS, MARCH 1998
- PLANTING SOIL TO BE A WEED FREE MIXTURE OF MUCK & SAND (<50/50) WITH 50 LBS OF MILDORGANITE PER 6 CU. YDS.
- TREES & PALMS GUARANTEED TO BE IN HEALTHY THRIVING CONDITION FOR ONE YEAR FROM PROJECT COMPLETION.
- APPLY 3" MELALEUCA/EUCALYPTUS MULCH AROUND ALL PLANTS WITHIN 2 DAYS.
- CONTRACTOR TO COMPLY WITH ALL CITY LANDSCAPE ORDINANCE REQUIREMENTS.
- WHERE THERE IS A DISCREPANCY EITHER IN QUANTITIES, PLANT NAMES, SIZES OR SPECIFICATIONS BETWEEN THE PLAN OR PLANT LIST, THE PLAN TAKES PREFERENCE. THE LANDSCAPE CONTRACTOR IS RESPONSIBLE FOR ANY VERIFICATION NECESSARY INVOLVING THE LANDSCAPE MATERIALS SHOWN ON THE PLAN.
- ALL AREAS NOT COVERED BY PAVING OR STRUCTURES TO BE SODDED WITH FLORATAM SOD. SOD TO HAVE GOOD COMPACT GROWTH & ROOT SYSTEM. LAY WITH TIGHT JOINTS
- ALL LANDSCAPED AREAS INSIDE PROPERTY AND ADJACENT RDW AREAS TO BE 100% COVERED WITH AUTOMATIC SPRINKLER SYSTEM WITH APPROXIMATELY 50% OVERLAP USING RUST FREE WATER AND A RAIN CHECK DEVICE.
- TREES & PALMS TO BE STAKED AS NECESSARY IN A GOOD WORKMANLIKE MANNER WITH NO NAIL STAKING PERMITTED.
- ROOT FLARES TO BE SET ABOVE GRADE AND VISIBLE WITH ROOT SYSTEMS 10% ABOVE FINAL GRADE AT TIME OF PLANTING.
- LANDSCAPING SHALL COMPLY WITH ALL ZONING AND LAND DEVELOPMENT REGULATIONS.

**HOLLYWOOD LANDSCAPE NOTES**

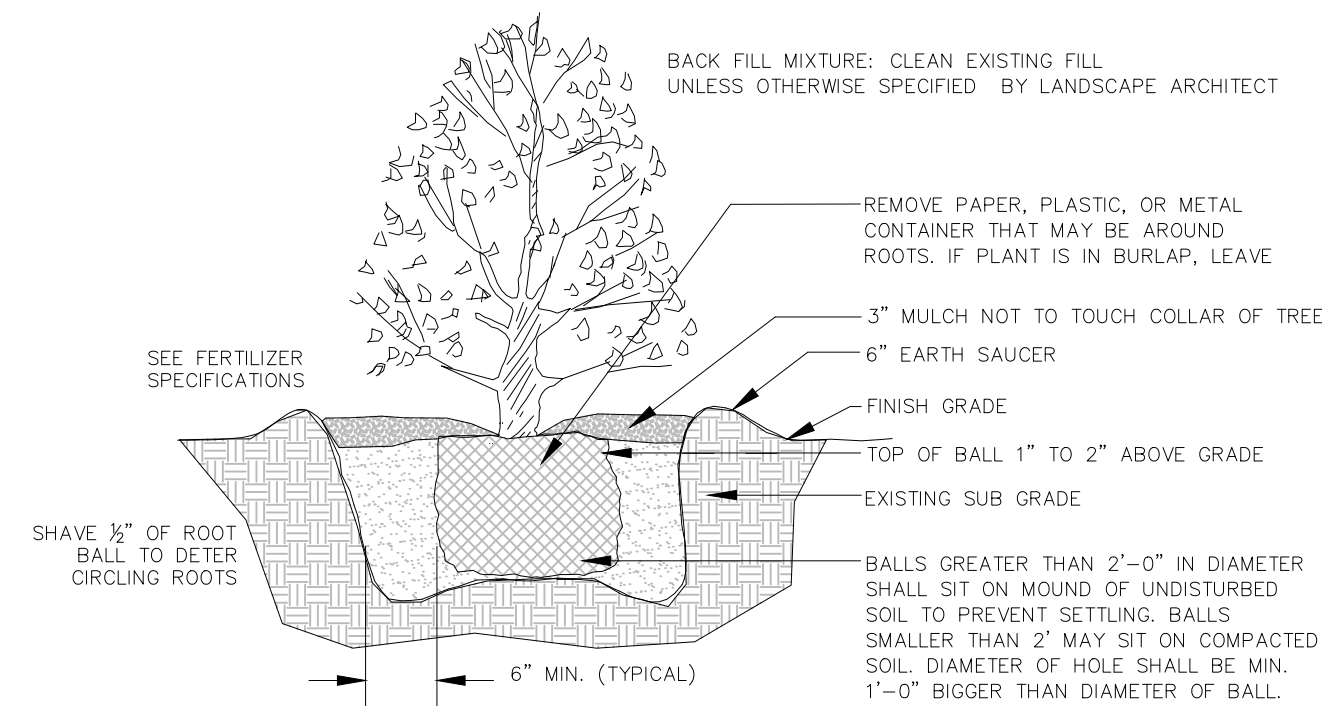
- PLANT MATERIAL WILL NOT BE PLANTED INTO ROOT BALLS OF TREES AND PALMS.
- THERE WILL BE NO SUBSTITUTIONS WITHOUT THE APPROVAL OF HOLLYWOOD'S LANDSCAPE PLAN REVIEWER.



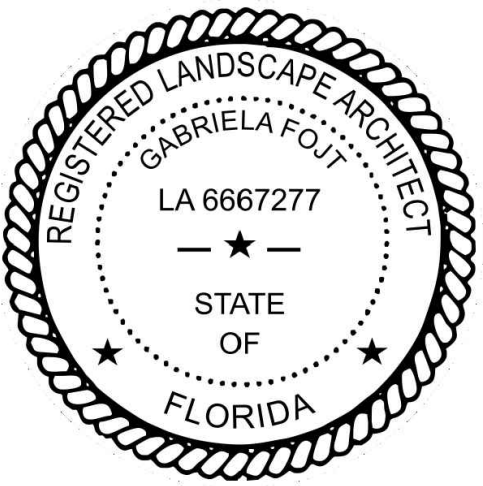
**PALM PLANTING DETAIL**



**TREE PLANTING DETAIL**



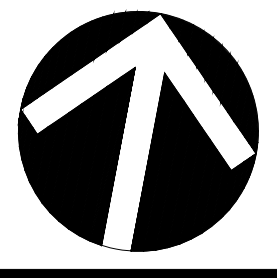
**SHRUB PLANTING DETAIL**



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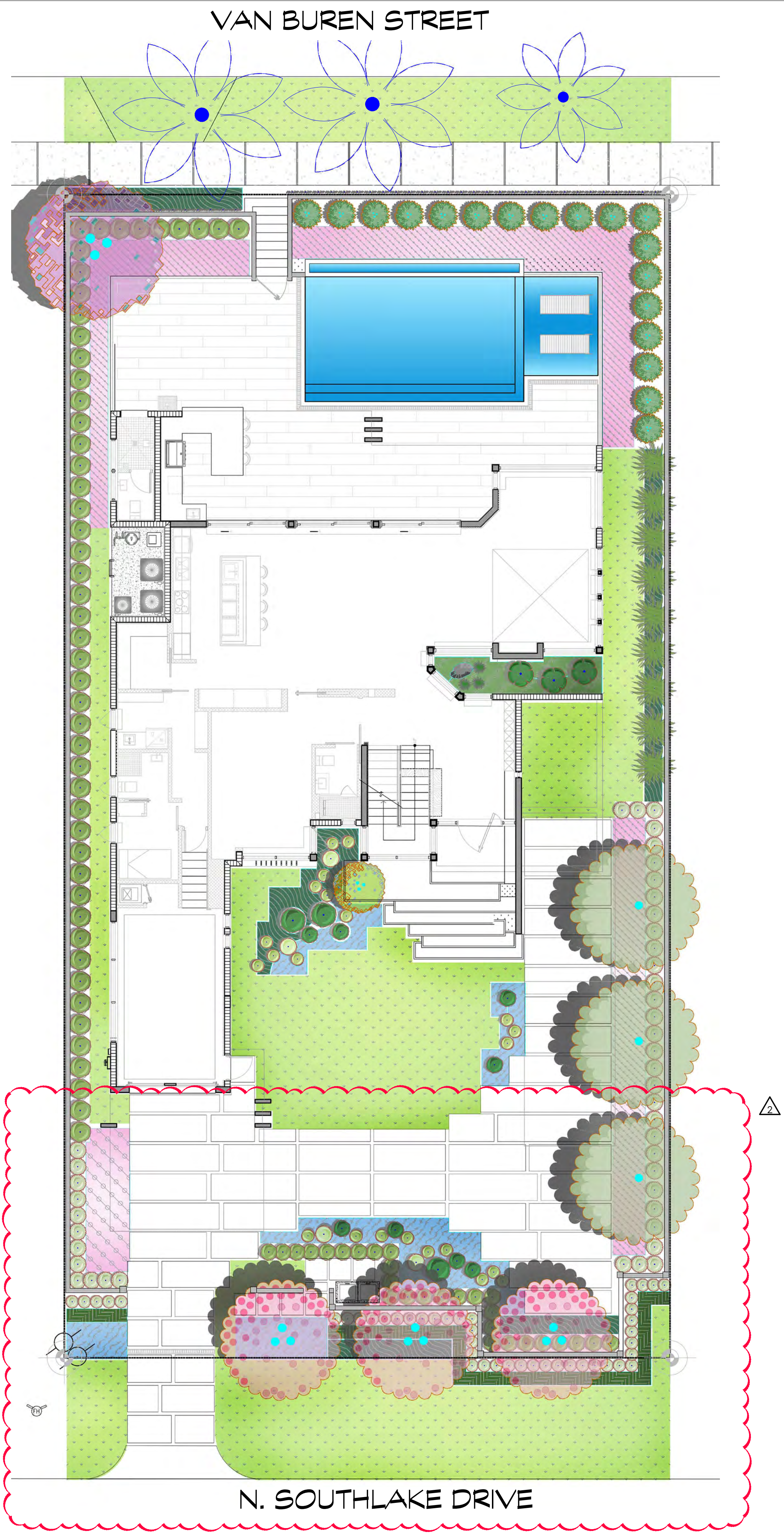


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CODE CHART, LANDSCAPE NOTES & DETAILS

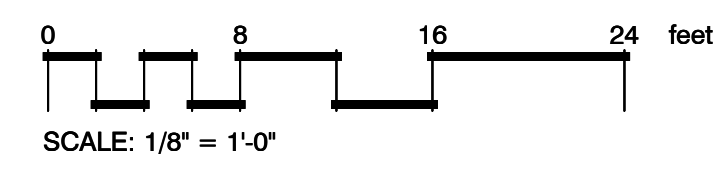




VAN BUREN STREET

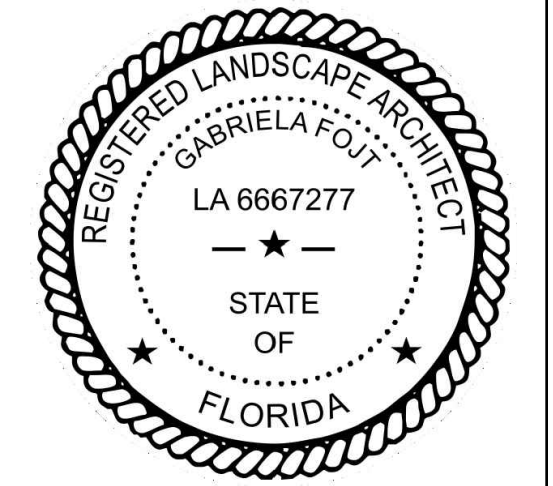
N. SOUTHLAKE DRIVE

**A** GENERAL LAYOUT  
scale 1/8" = 1'-0"



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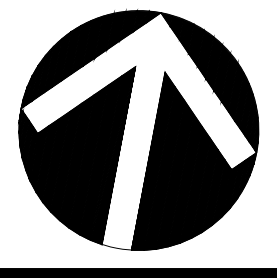
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COLORED LANDSCAPE PLAN





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SEAL  
 JOSEPH B. KALLER  
 FLORIDA R.A. # 0009239

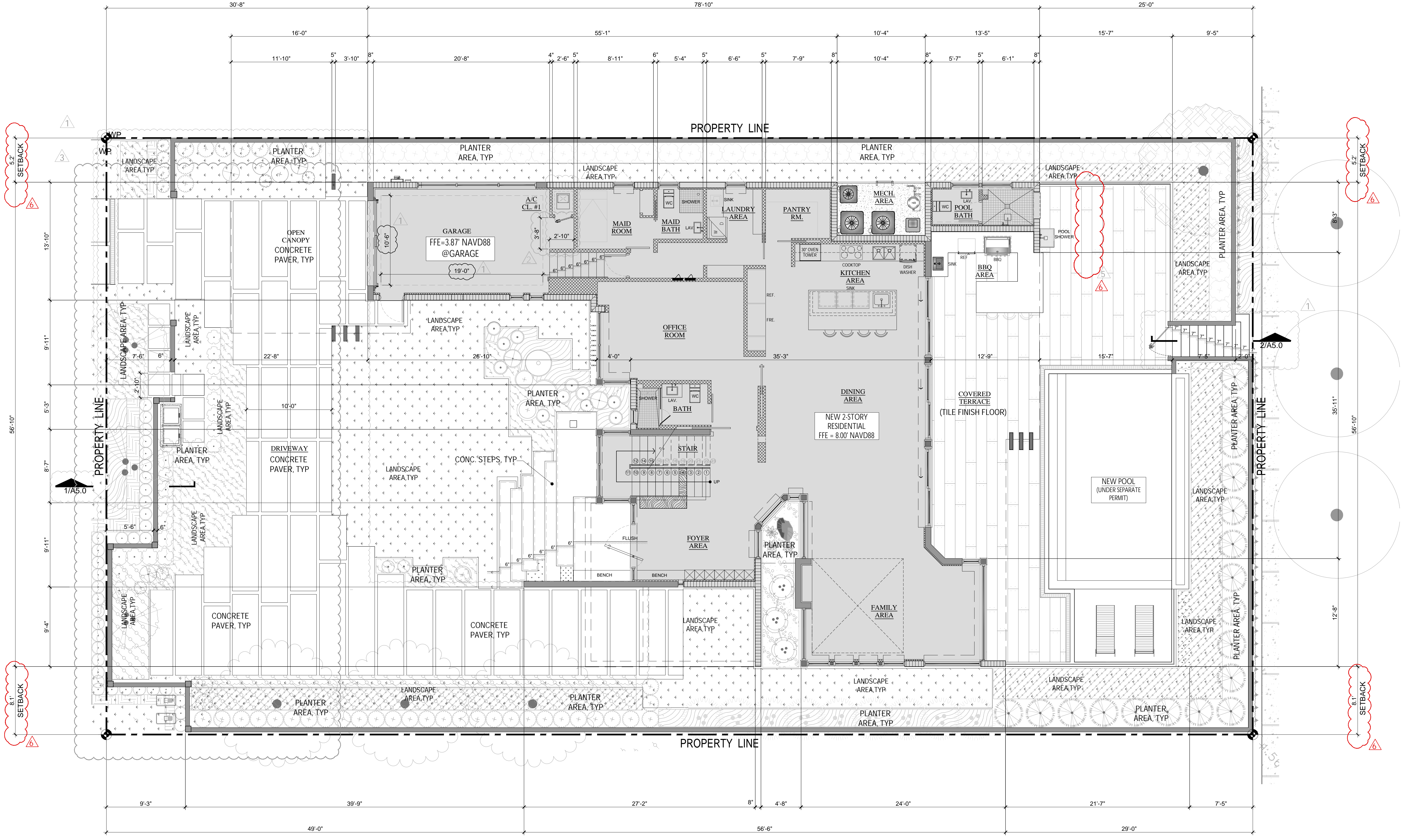
PROJECT TITLE  
**PRIVATE RESIDENCE**  
 1113 N SOUTH LAKE DRIVE  
 HOLLYWOOD, FLORIDA 33019

SHEET TITLE  
**PROPOSED GROUND FLOOR PLAN**

REVISIONS		
No.	DATE	DESCRIPTION
1	06/27/24	Transportation & Mobility Division Review
2	08/30/24	PLANNING & ENGINEERING DIVISION REVIEW
3	10/09/24	PLANNING & ENGINEERING DIVISION REVIEW
4	10/23/24	PLANNING & ENGINEERING DIVISION REVIEW
5	10/24/24	PLANNING & ENGINEERING DIVISION REVIEW

PROJECT No.: 22204  
 DATE: 05.10.24  
 DRAWN BY: FT  
 CHECKED BY: JBK

SHEET  
**A2.0**



**PROPOSED GROUND FLOOR**  
 3/16" = 1'-0"

NEW ADDRESS DESIGNATION

Bldg. shall comply with all applicable codes and regulations. The Contractor shall be responsible for obtaining all necessary permits and approvals from the appropriate authorities. The Contractor shall be responsible for obtaining all necessary permits and approvals from the appropriate authorities. The Contractor shall be responsible for obtaining all necessary permits and approvals from the appropriate authorities.





**Kaller Architecture**  
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 2417 Hollywood Blvd.  
 Hollywood Florida 33020  
 954 920 5746  
 joseph@kallerarchitects.com  
 www.kallerarchitects.com

SEAL

JOSEPH B. KALLER  
 FLORIDA R.A. # 0009239

PROJECT TITLE

**PRIVATE RESIDENCE**  
 1113 N SOUTH LAKE DRIVE  
 HOLLYWOOD, FLORIDA 33019

SHEET TITLE

**PROPOSED SECOND FLOOR PLAN**

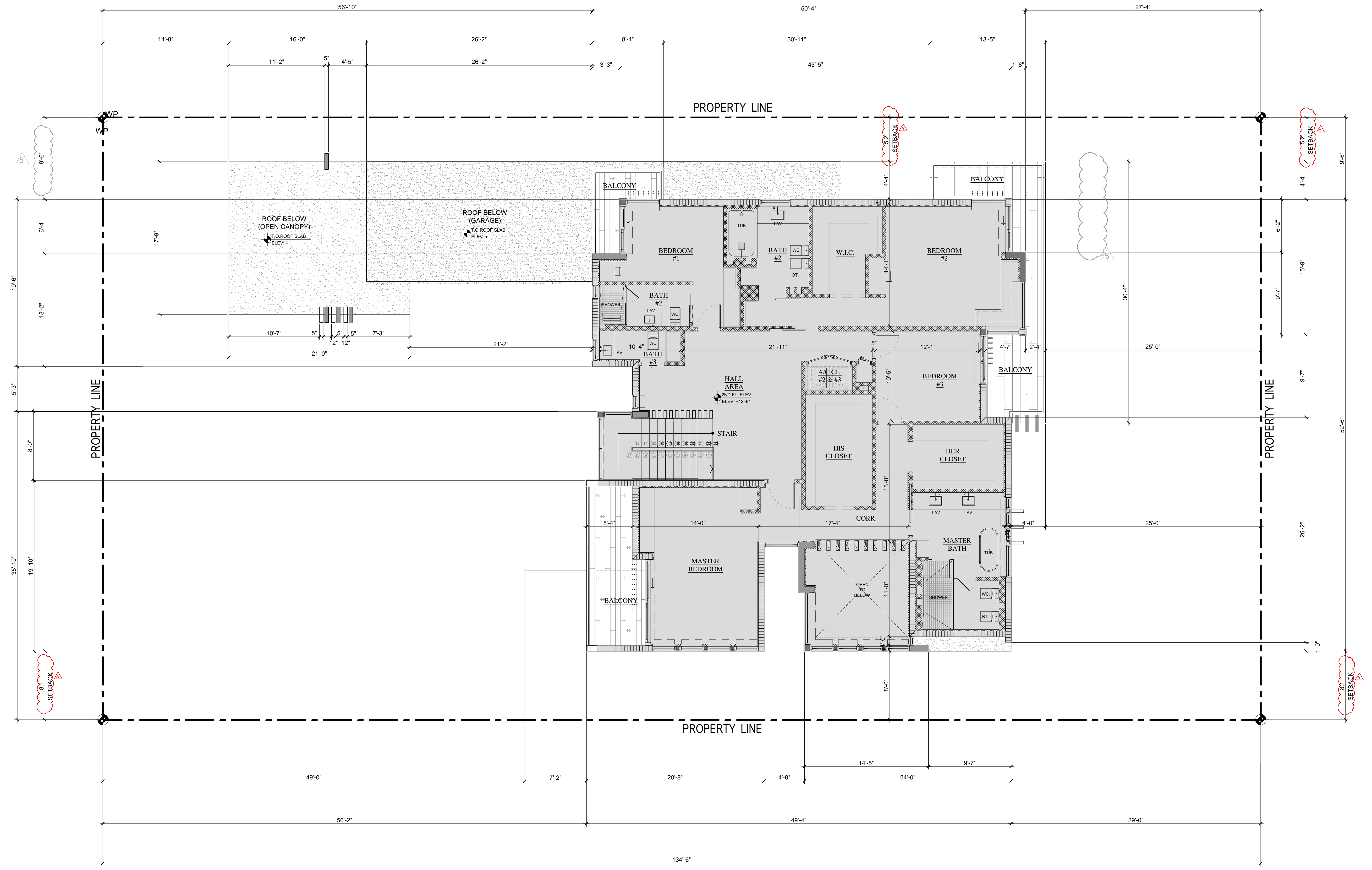
REVISIONS

No.	DATE	DESCRIPTION
1	06/30/24	PLANNING & ENGINEERING DIVISION REVIEW
2	10/23/24	PLANNING & ENGINEERING DIVISION REVIEW
3	10/24/24	PLANNING & ENGINEERING DIVISION REVIEW

PROJECT No.: 22204  
 DATE: 05.10.24  
 DRAWN BY: FT  
 CHECKED BY: JBK

SHEET

**A2.1**

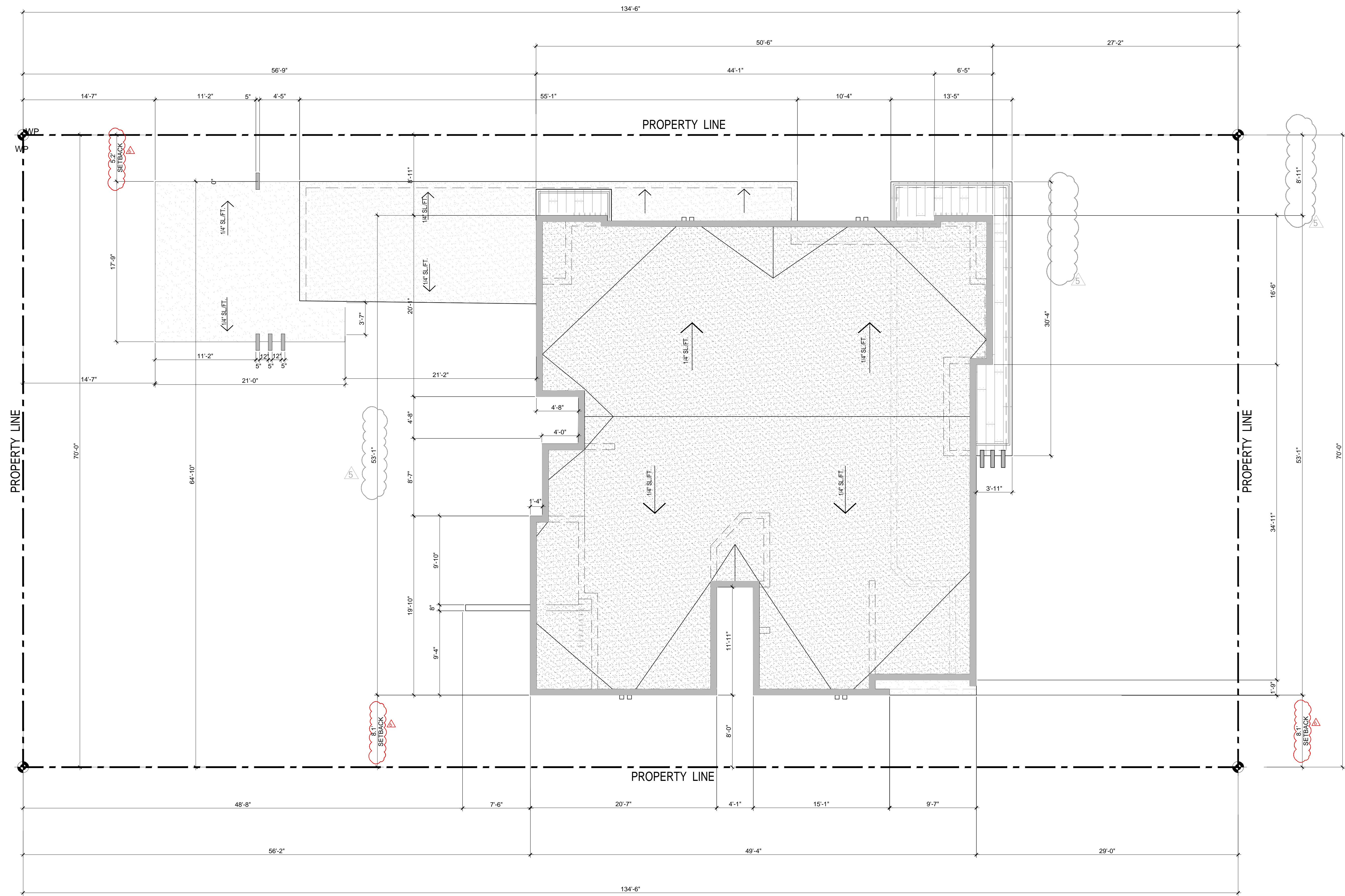


**PROPOSED SECOND FLOOR**  
 3/16" = 1'-0"

NEW ADDRESS DESIGNATION

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SEAL

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 1113 N SOUTH LAKE DRIVE  
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**PROPOSED ROOF PLAN**

REVISIONS

No.	DATE	DESCRIPTION
1	08/30/24	PLANNING & ENGINEERING DIVISION REVIEW
2	10/23/24	PLANNING & ENGINEERING DIVISION REVIEW
3	10/24/24	PLANNING & ENGINEERING DIVISION REVIEW

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PROJECT No.: 22204  
 DATE: 05.10.24  
 DRAWN BY: FT  
 CHECKED BY: JBK

SHEET  
**A3.0**

**PROPOSED ROOF PLAN**  
 3/16" = 1'-0"

NEW ADDRESS DESIGNATION





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PROJECT TITLE

PROPOSED ELEVATIONS

SHEET TITLE

REVISIONS		
No.	DATE	DESCRIPTION
1	06/27/24	Transportation & Mobile Division Review
2	06/20/24	PLANNING & ENGINEERING DIVISION REVIEW
3	10/23/24	PLANNING & ENGINEERING DIVISION REVIEW
4	10/24/24	PLANNING & ENGINEERING DIVISION REVIEW

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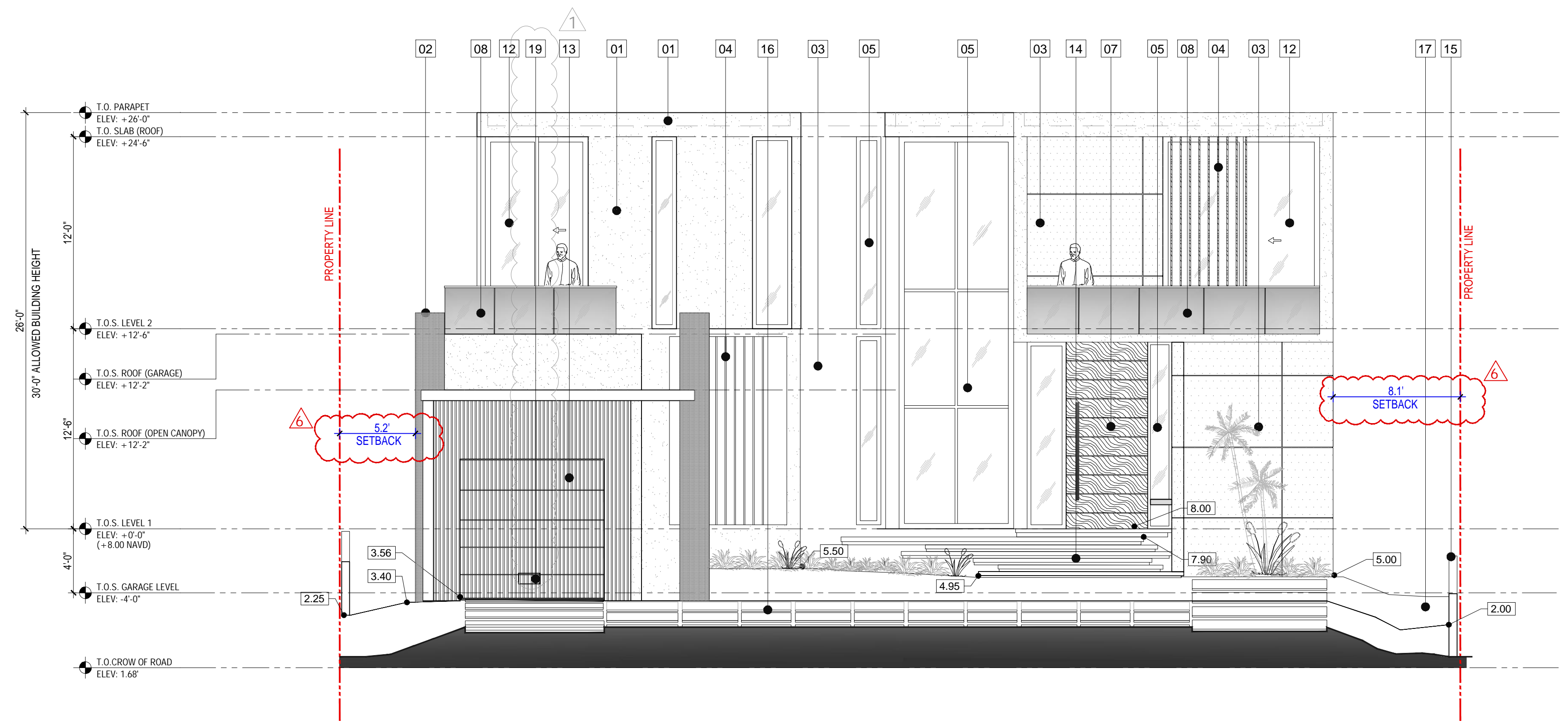
PROJECT No.: 22204  
 DATE: 05.10.24  
 DRAWN BY: FT  
 CHECKED BY: JBK

SHEET

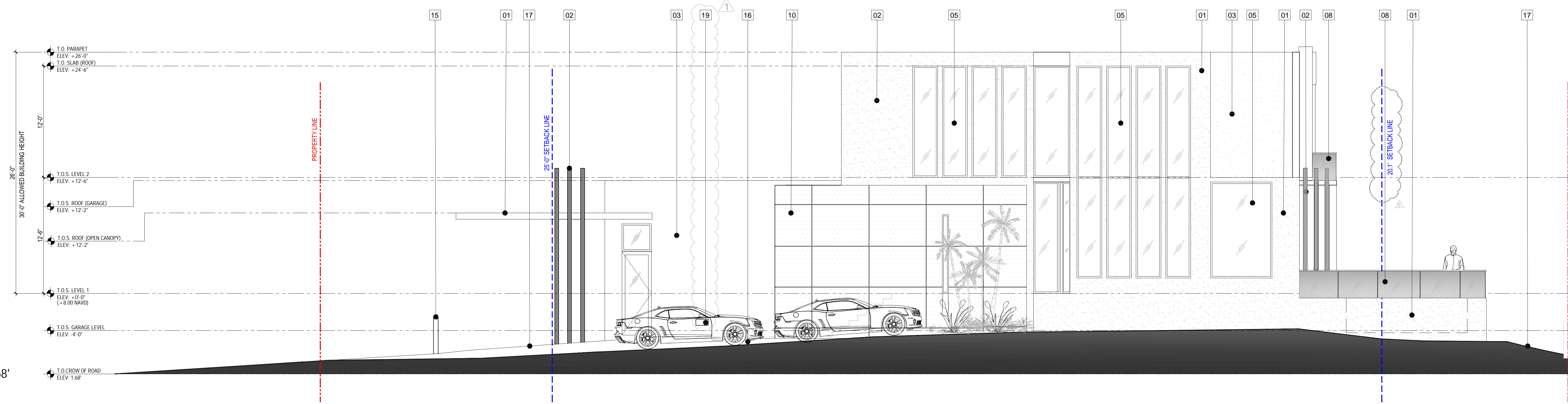
**A4.0**

NEW ADDRESS DESIGNATION

PROPOSED PAINT & MATERIAL	
01	SMOOTH WHITE STUCCO
02	TEXTURED COLOR STUCCO
03	EXPOSED CONCRETE FINISH
04	SOLID HARDWOOD PLANK SCREEN
05	BRONZE ALUM. GLASS WINDOWS
06	BRONZE ALUM. GLASS SCREEN SHAPE
07	WOODEN EXTERIOR DOOR
08	ALL GLASS GUARD RAIL
09	MECHANICAL EQUIPMENT AREA
10	GREY STONE
11	WOOD
12	BRONZE ALUM. GLASS SLIDING DOORS
13	TIMBER CLADDING VERTICAL GARAGE DOOR
14	FLOATING CONCRETE STEPS
15	CONCRETE WALL FENCE
16	STAMPED CONCRETE PAD AT DRIVEWAY
17	LANDSCAPE AREA
18	EXPOSED CONCRETE BENCH
19	FLOOD VENT



1 FRONT ELEVATION - SOUTH  
 3/16" = 1'-0"



2 SIDE ELEVATION - EAST  
 3/16" = 1'-0"





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PROJECT TITLE  
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1113 N SOUTH LAKE DRIVE  
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SHEET TITLE  
**PROPOSED ELEVATION**

REVISIONS		
No.	DATE	DESCRIPTION
1	08/30/24	PLANNING & ENGINEERING DIVISION REVIEW
2	10/23/24	PLANNING & ENGINEERING DIVISION REVIEW
3	10/24/24	PLANNING & ENGINEERING DIVISION REVIEW

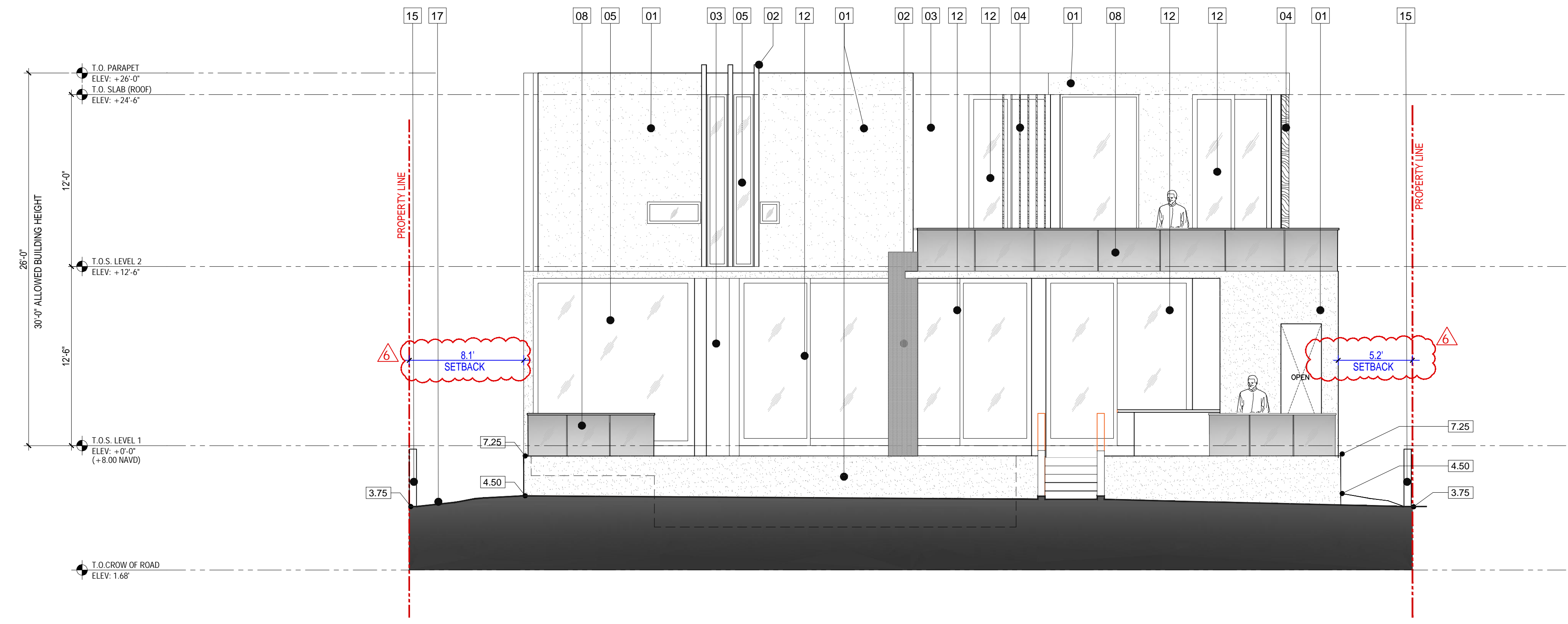
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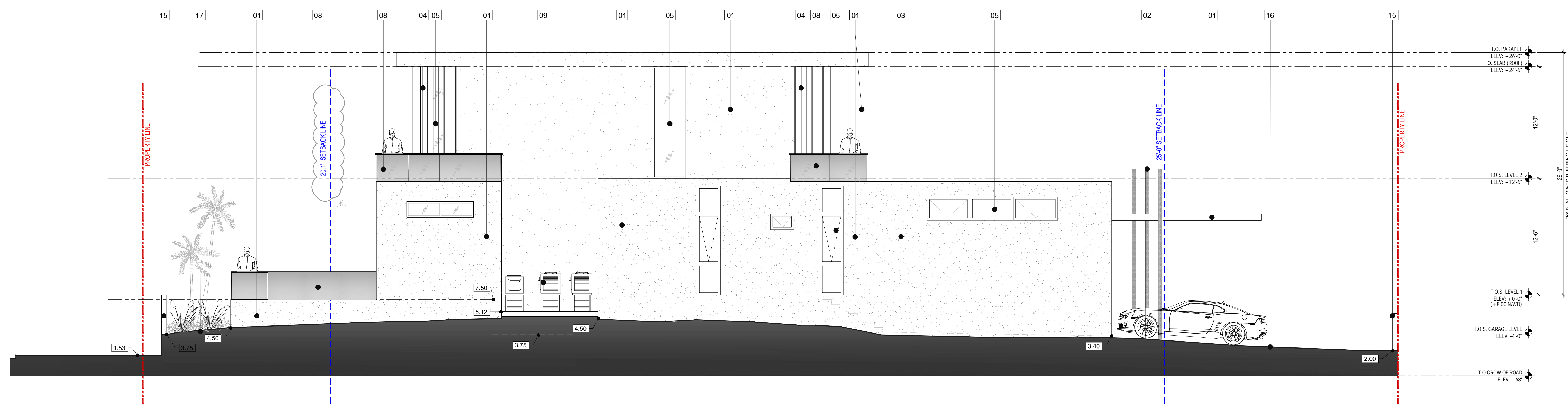
SHEET

**A4.1**

PROPOSED PAINT & MATERIAL	
01	SMOOTH WHITE STUCCO
02	TEXTURED COLOR STUCCO
03	EXPOSED CONCRETE FINISH
04	SOLID HARDWOOD PLANK SCREEN
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15	CONCRETE WALL FENCE
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17	LANDSCAPE AREA
18	EXPOSED CONCRETE BENCH
19	FLOOD VENT



1 REAR ELEVATION - NORTH  
3/16" = 1'-0"



2 SIDE ELEVATION - WEST  
3/16" = 1'-0"

NEW ADDRESS DESIGNATION