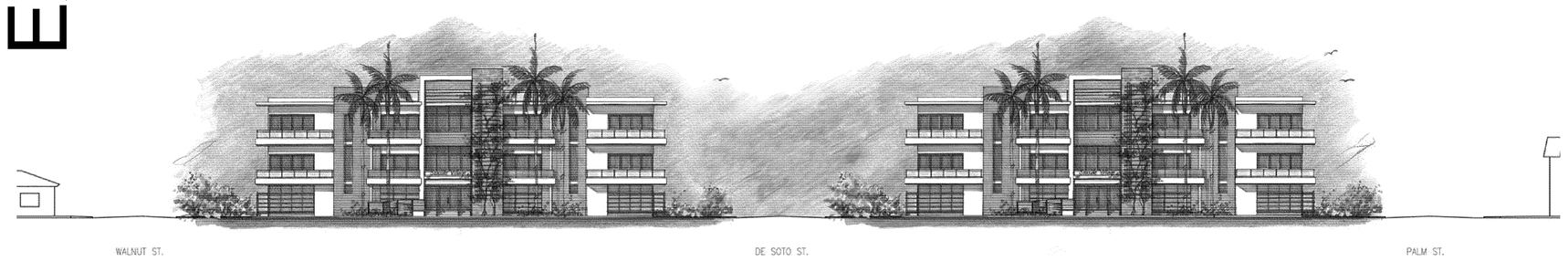
Seaside Village

NORTH BEACH HOLLYWOOD FLORIDA

A PLANNED DEVELOPMENT

EXHIBIT B

A1A LOOKING WEST



A1A LOOKING EAST

MEETING DATES △

ECONOMIC ROUND TABLE MEETING - SEPTEMBER 12, 2013

PRELIMINARY T.A.C. MEETING - OCTOBER 21, 2013

FINAL T.A.C. MEETING - DECEMBER 2, 2013

PROJECT DATA

CODES:

FLORIDA BUILDING CODE, 2010 ED
FLORIDA FIRE PREVENTION CODE, 2010 ED
NFPA 101, LIFE SAFETY CODE, 2010

JURISDICTION:

CITY OF HOLLYWOOD
BROWARD COUNTY
STATE OF FLORIDA

PROJECT TEAM

ARCHITECT

JOSEPH B. KALLER AND ASSOCIATES, P.A.
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FAX: (954) 926-2841
EMAIL: joseph@kallerarchitects.com

OWNER

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EMAIL: johnpass@comcast.net

SURVEYOR

GIBBS LAND SURVEYORS
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LANDSCAPE ARCHITECT

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JUPITER, FL 33468
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FAX: (561) 747-0281
EMAIL: kirsten@studio-sprout.com

CIVIL ENGINEER

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HOLLYWOOD, FL 33019
PHONE: (954) 921-0516
EMAIL: cbuck1667@aol.com

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SP-2 SITE PLAN PARCEL 1 SOUTH
SP-3 SITE PLAN PARCELS 2 AND 3 AND SITE DATA
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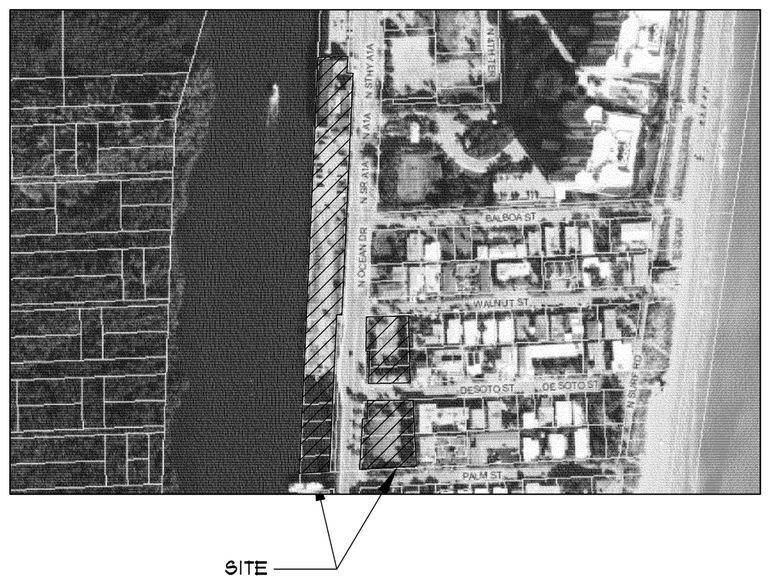
LOCATION MAP

NORTH

AERIAL



NORTH

Kaller

JOSEPH B. KALLER
+
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AA# 26001212
2417 Hollywood Blvd. Hollywood, Florida 33020
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SEAL

JOSEPH B. KALLER
FLORIDA R.A. # 0009239

PROJECT TITLE

SEASIDE VILLAGE
6024 N. OCEAN DRIVE
HOLLYWOOD, FL 33019

SHEET TITLE

TITLE PAGE
P AND D

REVISIONS

No.	DATE	DESCRIPTION
1	10-23-13	PRELIMINARY TAC
2	12-16-13	FINAL TAC
3	1-14-14	OWNER REV

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PROJECT No.: 12108
DATE: 10-29-12
DRAWN BY: TMS
CHECKED BY: JBK

SHEET

T-1

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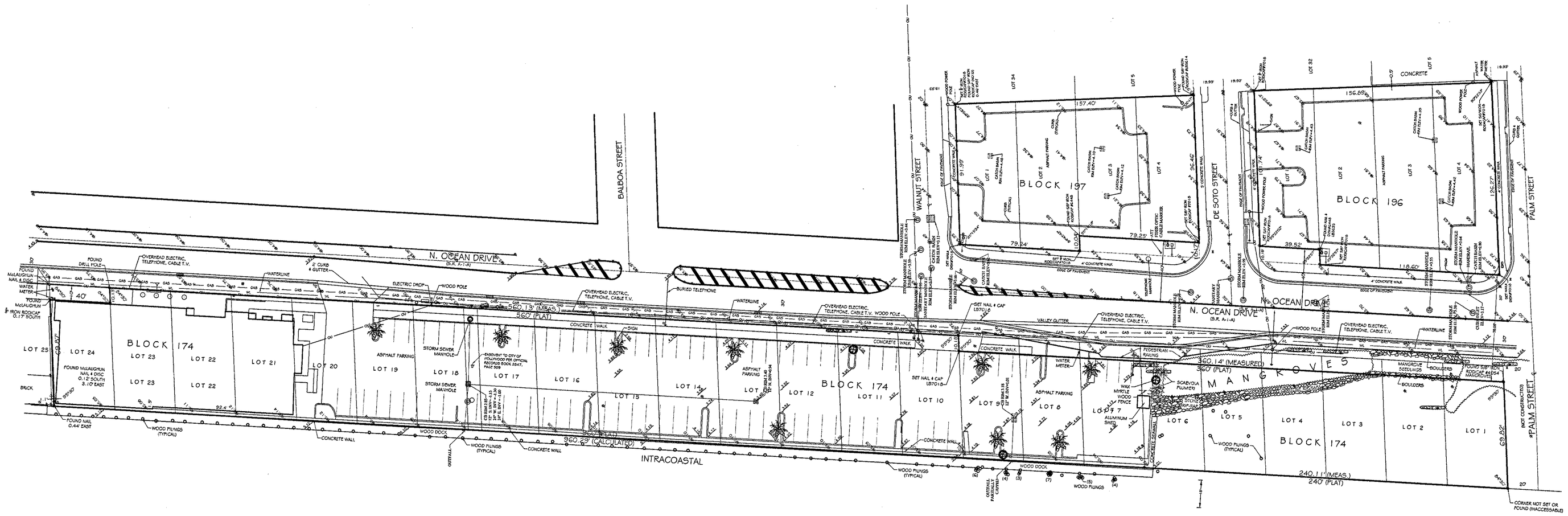
ALTA/ACSM LAND TITLE SURVEY



DESCRIPTION:

PARCEL 1:

LOT 1, LESS THE WEST 10.18 FEET THEREOF, AND LOTS 2, 3 AND 4, IN BLOCK 196, OF HOLLYWOOD CENTRAL BEACH, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 4, AT PAGE 20, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA.

TOGETHER WITH:

LOTS 1, 2, 3 AND 4, LESS THE WEST 10.17 FEET OF LOTS 3 AND 4, BLOCK 197, HOLLYWOOD CENTRAL BEACH, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 4, AT PAGE 20, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA.

PARCEL 2:

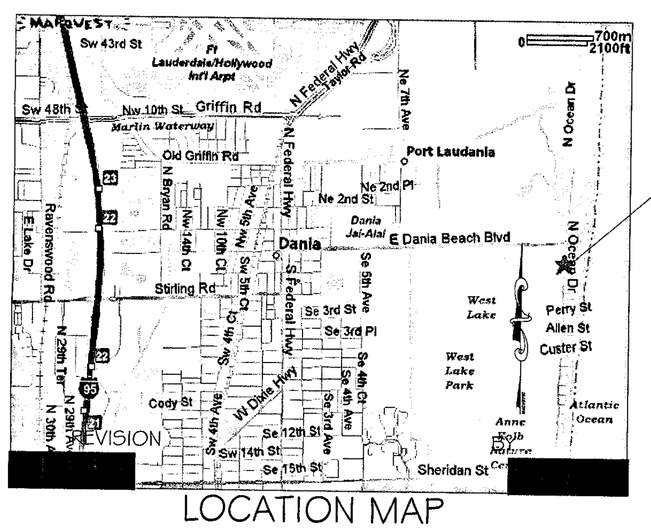
LOTS 1 THROUGH 6, INCLUSIVE, LESS THE EAST 10.18 FEET THEREOF, LOTS 7 THROUGH 9 INCLUSIVE, LESS THE EAST 10.17 FEET THEREOF, LOTS 10 THROUGH 23 INCLUSIVE, AND LOT 24, LESS THE EAST 10.00 FEET THEREOF, ALL IN BLOCK 174, OF HOLLYWOOD CENTRAL BEACH, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 4, AT PAGE 20, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA.

OWNERSHIP AND ENCUMBRANCE REPORT

PREPARED BY: FOLWLER WHITE BOGGS, P.A.
WILSON ATKINSON III, ESQ.
1200 EAST LAS OLAS BLVD
FT LAUDERDALE, FL 33301

ENCUMBRANCES:

A) TAXES & ASSESSMENTS FOR THE YEAR 2013 AND SUBSEQUENT YEARS, NOT YET DUE
B) ALL MATTERS CONTAINED ON THE PLAT OF HOLLYWOOD CENTRAL BEACH, AS RECORDED IN PLAT BOOK 4, PAGE 20, BROWARD COUNTY RECORDS
C) EASEMENT GRANTED TO THE CITY OF HOLLYWOOD RECORDED IN O.R.B. 2847, PG. 509, BROWARD COUNTY RECORDS.



LOCATION MAP
(NO SCALE)

LEGEND

GATE VALVE
WATER METER
FIRE HYDRANT ASSEMBLY
MANHOLE - SEE SURVEY
CATCH BASIN
WOOD POWER POLE
CONCRETE POWER POLE
ANCHOR/GUY WIRE
CONCRETE LIGHT POLE
BUSH
PULL BOX
TRAFFIC SIGN POST
TREE - SPECIES VARIES - SEE SURVEY
PALM TREE - SPECIES VARIES - SEE SURVEY
CLEANOUT
ELEVATION
BENCH
CHAIN LINK FENCE
WOOD FENCE
METAL FENCE
CENTERLINE
CONCRETE
RIGHT-OF-WAY LINE
WATERLINE
OVERHEAD UTILITIES
GAS LINE

BENCHMARK REFERENCE #1 - NATIONAL GEODETIC SURVEY TIDAL BM -PID # AD2436
ELEVATION = 23.92 (NAVD 88 DATUM)
BENCHMARK REFERENCE #2 - BROWARD COUNTY ENGINEERING #1281
ELEVATION = 26.055 (NGVD 29 DATUM)

NOTES

1) THE LAND DESCRIPTION SHOWN HEREON WAS PROVIDED BY THE CLIENT. EASEMENTS AND RIGHTS-OF-WAY SHOWN HEREON PER OWNERSHIP AND ENCUMBRANCE REPORT, PREPARED BY WILSON C. ATKINSON III, DATED OCTOBER 30,2013. NO FURTHER SEARCH FOR MATTERS OF RECORD HAS BEEN MADE BY THIS FIRM.
2) THIS SURVEY IS PREPARED FOR THE SOLE AND EXCLUSIVE USE OF THE PARTIES AS SURVEYED FOR AND AS CERTIFIED TO AND SHALL NOT BE RELIED UPON BY ANY OTHER ENTITY OR INDIVIDUAL.
3) ELEVATIONS SHOWN HEREON ARE BASED ON NATIONAL GEODETIC VERTICAL DATUM OF 1929.
4) NORTH ARROW RELATIVE TO AN ASSUMED BEARING OF N.02°29'42"E. ALONG THE EAST RIGHT-OF-WAY LINE OF STATE ROAD A-1-A.
5) LANDS DESCRIBED HEREON CONTAIN A TOTAL OF (NET) 107,213 SQUARE FEET (2.46 ACRES), (GROSS) 160187 SQUARE FEET (3.68 ACRES), MORE OR LESS.
6) O.R.B./B.C.R. INDICATES OFFICIAL RECORD BOOK AND PAGE AS RECORDED IN THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA.
7) ADDITIONS OR DELETIONS TO SURVEY MAPS OR REPORTS BY OTHER THAN THE SIGNING PARTY OR PARTIES IS PROHIBITED WITHOUT WRITTEN CONSENT OR THE SIGNING PARTY OR PARTIES.
8.) LAST DATE OF FIELD SURVEY: SEPTEMBER 20, 2013

FEMA FLOOD INSURANCE RATE MAP					COMMUNITY NO.
CITY OF DANIA					125113
BROWARD COUNTY, FLORIDA					
PANEL NO.	SUFFIX	ZONE	FIRM DATE	BASE ELEV.	LOWEST FLR. ELEV	AVG. GRD.
0309	F	AE	10-02-97	6.0	N/A	N/A

REVISION	DATE	BY
ADDED NET & GROSS AREAS	10-7-13	MEB
REVISED NOTE # 1 REF. O & E REPORT	12/17/13	SKS

ALTA/ACSM LAND TITLE SURVEY

JOB #: RN732	DATE: 10/02/13	DRAWN BY: SHG
SCALE: 1"= 40'	FILE No.: MARTHA'S	CHECKED BY: SKS

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

STEPHEN K. SEELEY, FOR THE FIRM
PROFESSIONAL SURVEYOR & MAPPER
FLORIDA REGISTRATION NO. 4574

GIBBS LAND SURVEYORS
2131 HOLLYWOOD BOULEVARD, SUITE 204
HOLLYWOOD, FL 33020 (954) 923-7666
LICENSED BUSINESS NO. 7018

LEGAL DESCRIPTION

PARCEL 1:

LOTS 1 THROUGH 6, INCLUSIVE, LESS THE WEST 10.18 FEET, LOTS 10 THROUGH 23, INCLUSIVE, AND LOT 24, LESS THE EAST 10.00 FEET THEREOF, ALL IN BLOCK 174 OF HOLLYWOOD CENTRAL BEACH, A SUBDIVISION, ACCORDING TO THE PLAT THEREOF, RECORDED IN PLAT BOOK 4, PAGE 20, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA: SAID LAND SITUATE, LYING AND BEING IN THE CITY OF HOLLYWOOD, BROWARD COUNTY, FLORIDA, AND CONTAINING 72.393 SQUARE FEET (1.66 ACRES), MORE OR LESS.

PARCEL 2:

LOT 1, LESS THE WEST 10.18 FEET THEREOF, AND LOTS 2, 3 AND 4, IN BLOCK 196, OF "HOLLYWOOD CENTRAL BEACH", ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 4, PAGE 20, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA.

PARCEL 3:

LOTS 1, 2, 3 AND 4, LESS THE WEST 10.17 FEET OF LOTS 3 AND 4, IN BLOCK 197, OF "HOLLYWOOD CENTRAL BEACH", ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 4, PAGE 20, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA.

PROPERTY ADDRESSES

PARCEL 1
6024 NORTH OCEAN DRIVE
HOLLYWOOD, FL 33019

SITE INFORMATION

EXISTING ZONING: NORTH BEACH DEVELOPMENT DISTRICT –DEVELOPMENT ZONE (NBDD–DD)

PROPOSED ZONING: PLANNED DEVELOPMENT DISTRICT (PD)

LAND USE DESIGNATION: RESIDENTIAL MULTI–FAMILY

NET LOT AREA:
PARCEL 1 – 72,420.0 SQUARE FEET
PARCEL 2 – 18,311.0 SQUARE FEET
PARCEL 3 – 14,851.0 SQUARE FEET

total – 107,213.0 SQUARE FEET (2.42 AC)

DRY LAND NET AREA:
PARCEL 1 – 58,888.0 SQUARE FEET
PARCEL 2 – 18,311.0 SQUARE FEET
PARCEL 3 – 14,851.0 SQUARE FEET

total – 93,681.0 SQUARE FEET (2.15 AC)

GROSS LOT AREA: 160,187 SQUARE FEET (3.68 AC)

REQUIRED BY CITY CODE: ARTICLE 4: SECTION 4.15.E.1 MINIMUM SIZE OF PLANNED DEVELOPMENT ALL PLANNED DEVELOPMENT SHALL CONTAIN A MINIMUM OF TEN ACRES OF LAND UNDER UNIFIED CONTROL. THIS MINIMUM MAY BE WAIVED BY THE CITY COMMISSION UPON THE RECOMMENDATION OF THE PLANNING AND ZONING BOARD.

PROPOSED PD LAND AREA: 3.68 ACRES – GROSS 2.42 ACRES – NET

DENSITY:

	ALLOWED	PROVIDED
	18 UNITS PER GROSS AC: 3.39 X 18 = 61 UNITS	23 UNITS

PARKING

	REQUIRED	PROVIDED	
UNITS	1.5 SPACES PER UNIT PLUS =40 SPACES 1 GUEST PER 5 UNITS	BUILD 1 (5 UNITS) – 15 SPACES	(5991 SF)
		BUILD 2 (5 UNITS) – 17 SPACES	(6078 SF)
		BUILD 3 (5 UNITS) – 17 SPACES	(6078 SF)
		BUILD 4 (4 UNITS) – 15 SPACES	(5525 SF)
		BUILD 5 (4 UNITS) – 15 SPACES	(5525 SF)
MARINA	1 SPACES PER 3 WET SLIPS =4 SPACES	– 10 SPACES	
	=44 SPACES	– 89 SPACES (INCLD. 6 HC SPACES)	

SETBACKS:

	PROVIDED		
	FRONT	SIDE NORTH/SOUTH	REAR
BUILDING 1	25'	NA/ 430'–5"	6'–3"
BUILDING 2	25'	NA/ NA	6'–3"
BUILDING 3	25'	42'–6"/ NA	6'–3"
BUILDING 4	24'–10"	20'–0" /19'–9"	31'–5"
BUILDING 5	14'–6"	20'–2" /20'–1"	20'–8"

PERVIOUS AREA:

	REQUIRED	PROVIDED
PARCEL 1	72,420.0 (40%) =28,968.0 S.F.	32,205.5 S.F. (44.5%)
PARCEL 2	18,311.0 (40%) =7,324.4 S.F.	10,162.7 S.F. (55.5%)
PARCEL 3	14,851.0 (40%) =5,940.4 S.F.	6,583.8 S.F. (44.3%)

–NOT INCLUDING PAVERS, DECKING ETC.
–INCLUDING INTRACOASTAL WATERWAY

BUILDING SUMMARY

BUILDING HEIGHT:

	PROVIDED
BUILDING 1	43'–0"
BUILDING 2	43'–0"
BUILDING 3	43'–0"
BUILDING 4	32'–0"
BUILDING 5	32'–0"

BUILDING AREAS:

BUILDING 1, 2 and 3

FIRST FLOOR	1446 S.F.
SECOND FLOOR	4936 S.F.
THIRD FLOOR	4936 S.F.
FOURTH FLOOR	3726 S.F.
TOTAL	15,044 S.F.

BUILDINGS 4 AND 5

FIRST FLOOR	1107 S.F.
SECOND FLOOR	5548 S.F.
THIRD FLOOR	5548 S.F.
TOTAL	12,203 S.F.

TOTAL BUILDING AREA 69,538 S.F.

UNIT AREAS:

BUILDINGS 1, 2 AND 3		BUILDINGS 4 AND 5	
UNIT A	2180 SF	UNIT D	2625 SF
UNIT B	2185 SF	UNIT E	2592 SF
UNIT C	3240 SF		

3 SITE DATA

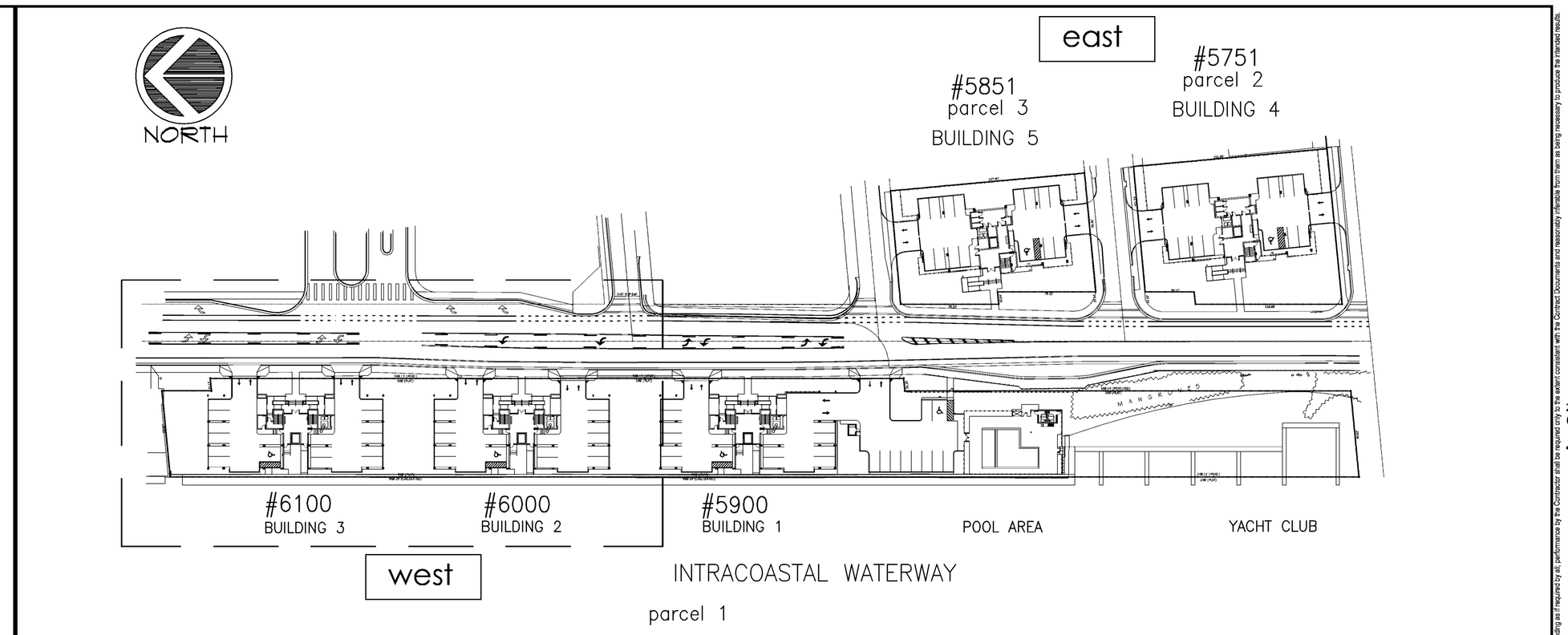
AREAS:

POOL DECK	2256 SF
POOL	1261 SF
POOL BATHROOMS	174 SF
POOL PARKING	4644 SF
GUARD HOUSE	64 SF

VARIANCES

	REQUIRED	PROVIDED
25'–0"	PERIMETER LANDSCAPE BUFFER	20'–2" MAX. /13'–2" MIN.

SITE DATA CON'T.



1 KEY PLAN

GREEN BUILDING PRACTICES

FROM CITY OF HOLLYWOOD ORDINANCE #0-2011 -126

1. RADIANT BARRIER
   ROOF - SEALOFLEX COOL ROOF - REFLECTO WHITE.
   WALLS - AL-FOIL REFLECTIVE
2. WINDOWS AND GLAZING
   LOW E, TINTED DOUBLE GLAZING- U FACTOR .056, SHGC .029
3. DOORS
   INSULATED AND FIRE RATED
4. ENERGY STAR ROOFING
   SEALOFLEX COOL ROOF - REFLECTO WHITE.
5. PROGRAMMABLE THERMOSTATS
6. OCCUPANCY SENSORS
7. DUAL FLUSH TOILETS
8. 80% OF PLANT MATERIAL NATIVE
9. ENERGY EFFICIENT OUTDOOR LIGHTING
10. INSULATED PIPING
11. RECYCLING AREA
12. ENERGY STAR APPLIANCES
13. ONE LOW FLOW SHOWERHEAD

ADDITIONAL PRACTICES

14. 8" REINFORCED CONCRETE ROOF STRUCTURE
15. ICYNENE SOY BASED CLOSED CELL SPRAY INSULATION
16. ELECTRICAL AND MECHANICAL ROOMS OUTSIDE OF AIR-CONDITIONED SPACES.
17. DEEP OVERHANGS AT ROOF LEVELS.

PROVIDE AN ELECTRIC VEHICLE CHARGING STATION (EVCS) AT EACH BUILDING PARKING AREA

ALL SIGNAGE TO COMPLY WITH THE REQUIREMENTS OF THE CITY OF HOLLYWOOD ZONING AND LAND DEVELOPMENT CODE BASED ON THE NBDD-DD ZONING DISTRICT.

NOTE:
BUILDING TO BE FULLY SPRINKLED WITH A SUPERVISED FIRE SPRINKLER SYSTEM.

NOTE:
ALL MACHINE ROOMS, ELECTRICAL, MECHANICAL AND OTHER EQUIPMENT WILL BE ABOVE THE REQUIRED FEMA BASE FLOOD 6.0'

FEMA NOTE:
THE NATIONAL FLOOD INSURANCE PROGRAM IS IN THE PROCESS OF ISSUING NEW FLOOD MAPS. AT TIME OF BUILDING PERMIT THE FEMA BASE FLOOD ELEVATION SHOULD BE CHECKED TO ENSURE IT IS STILL COMPLIANT.

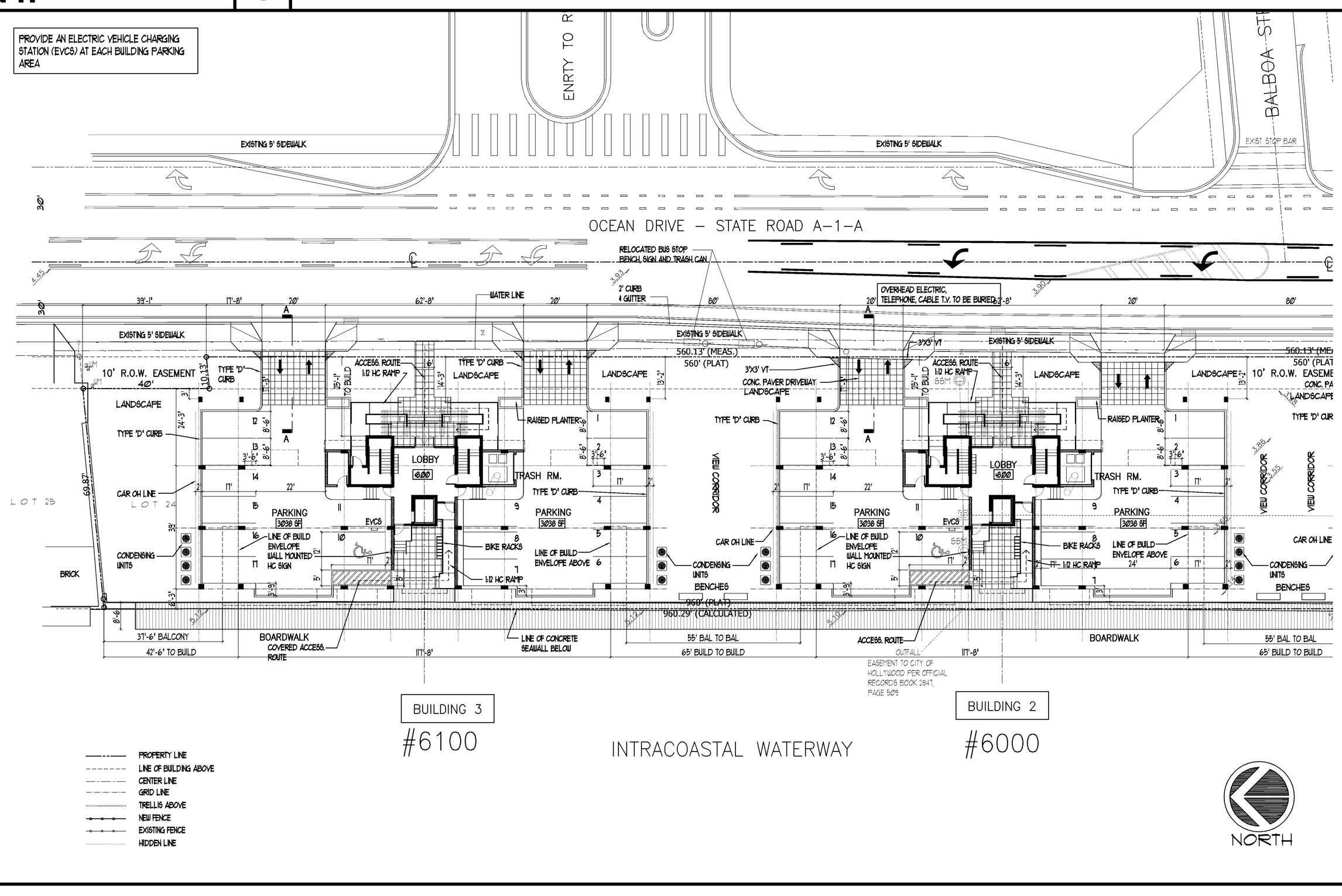
SITE LIGHTING NOTE:
SITE LIGHTING LEVELS SHALL NOT EXCEED 0.5 FC AT THE PROPERTY LINE ADJACENT TO RESIDENTIALLY ZONED OR RESIDENTIALLY USED AREAS.

FIRE ALARM NOTE:
A FIRE ALARM SYSTEM IS REQUIRED AS PER F.F.P.C. 2010 NFPA 101 SECTION 9.3.4

ALL MECHANICAL EQUIPTMENT SHALL BE SCREENED FROM PUBLIC VIEW.

TURTLE LIGHTING ORDINANCE
PROJECT SHALL ADHERE TO THE NEW DEVELOPMENT LIGHTING STANDARDS OF CHAPTER 108 "LIGHTING REQUIREMENTS FOR MARINE TURTLE PROTECTION" OF THE CITY OF HOLLYWOOD CODE OF ORDINANCE.

GREEN BUILDING CERTIFICATION TO BE ACHIEVED.



PROPERTY LINE
LINE OF BUILDING ABOVE
CENTER LINE
GRID LINE
TRELLIS ABOVE
NEW FENCE
EXISTING FENCE
HIDDEN LINE

2 SITE PLAN - SEASIDE VILLAGE WEST NORTH SECTION

SCALE: 1" = 20'-0"

Kaller
JOSEPH B. KALLER + ASSOCIATES PA
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2417 Hollywood Blvd. Hollywood, Florida 33020
(954) 920 5746 phone – (954) 926 2841 fax
kaller@bellsouth.net

SEAL

JOSEPH B. KALLER
FLORIDA R.A. # 0009239

PROJECT TITLE
SEASIDE VILLAGE
6024 N. OCEAN DRIVE
HOLLYWOOD, FL 33019

SHEET TITLE
SITE PLAN

REVISIONS

No.	DATE	DESCRIPTION
1	10-21-13	PRELIMINARY TAC
2	12-16-13	FINAL TAC
3-	1-14-14	OWNER REV
4	1-28-14	ENGINEERING

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PROJECT No.: 12108
DATE: 10-29-12
DRAWN BY: TMS
CHECKED BY: JBK

SHEET
SP-1

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4 NOTES

GREEN BUILDING PRACTICES

FROM CITY OF HOLLYWOOD ORDINANCE #0-2011-06

1. RADIANT BARRIER
   ROOF - SEALOFLEX COOL ROOF - REFLECTO WHITE.
   WALLS - AL-FOIL REFLECTIVE
2. WINDOWS AND GLAZING
   LOW E, TINTED DOUBLE GLAZING- U FACTOR 0.56, SHGC 0.25
3. DOORS
   INSULATED AND FIRE RATED
4. ENERGY STAR ROOFING
   SEALOFLEX COOL ROOF - REFLECTO WHITE.
5. PROGRAMMABLE THERMOSTATS
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ADDITIONAL PRACTICES

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PROVIDE AN ELECTRIC VEHICLE CHARGING STATION (EVCS) AT EACH BUILDING PARKING AREA

ALL SIGNAGE TO COMPLY WITH THE REQUIREMENTS OF THE CITY OF HOLLYWOOD ZONING AND LAND DEVELOPMENT CODE BASED ON THE NBDD-DD ZONING DISTRICT.

NOTE:
BUILDING TO BE FULLY SPRINKLED WITH A SUPERVISED FIRE SPRINKLER SYSTEM.

NOTE:
ALL MACHINE ROOMS, ELECTRICAL, MECHANICAL AND OTHER EQUIPMENT WILL BE ABOVE THE REQUIRED FEMA BASE FLOOD 6.0'

FEMA NOTE:
THE NATIONAL FLOOD INSURANCE PROGRAM IS IN THE PROCESS OF ISSUING NEW FLOOD MAPS. AT TIME OF BUILDING PERMIT THE FEMA BASE FLOOD ELEVATION SHOULD BE CHECKED TO ENSURE IT IS STILL COMPLIANT.

SITE LIGHTING NOTE:
SITE LIGHTING LEVELS SHALL NOT EXCEED 0.5 FC AT THE PROPERTY LINE ADJACENT TO RESIDENTIALLY ZONED OR RESIDENTIALLY USED AREAS.

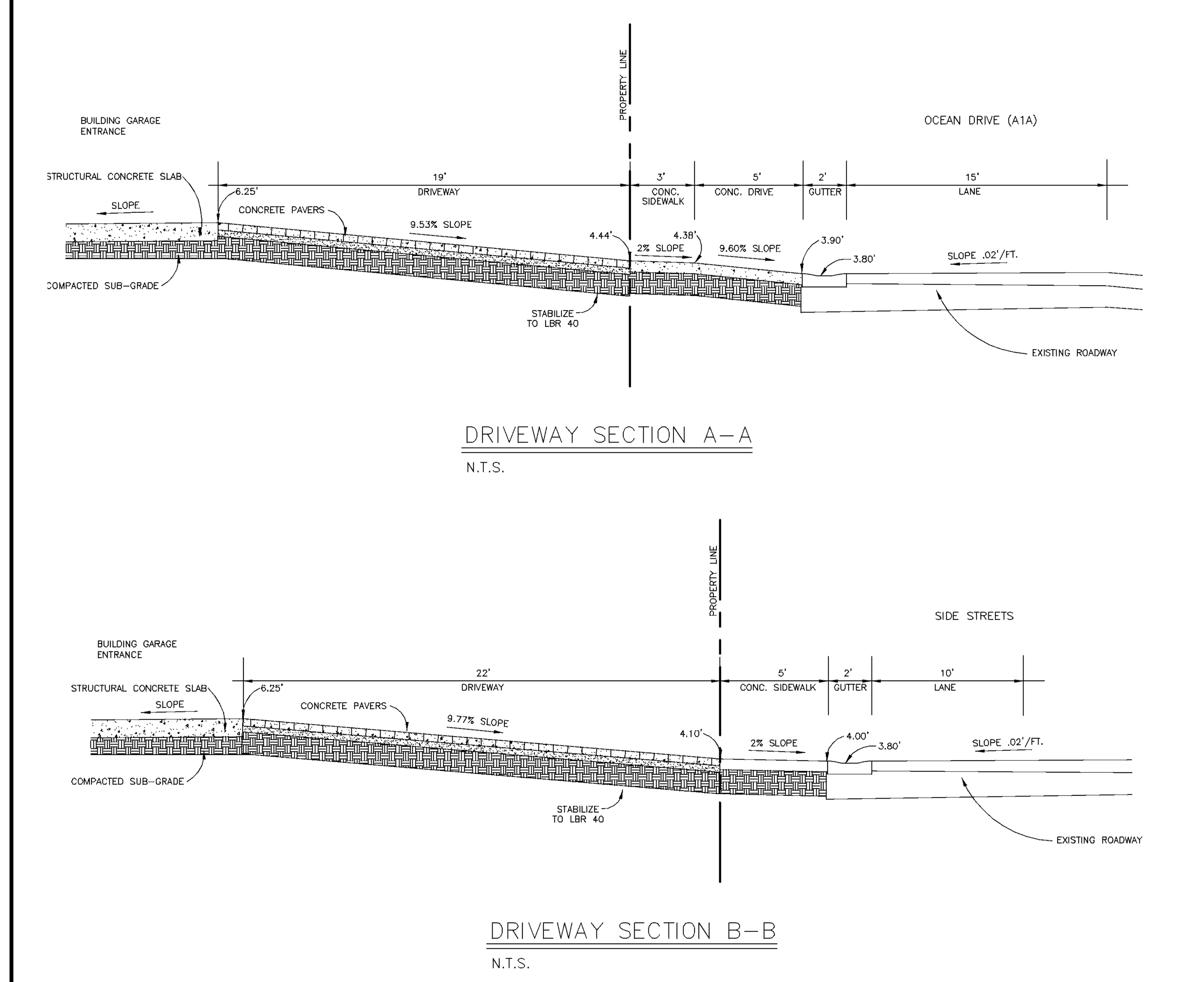
FIRE ALARM NOTE:
A FIRE ALARM SYSTEM IS REQUIRED AS PER F.F.P.C. 2010 NFPA 101 SECTION 03.4

ALL MECHANICAL EQUIPMENT SHALL BE SCREENED FROM PUBLIC VIEW.

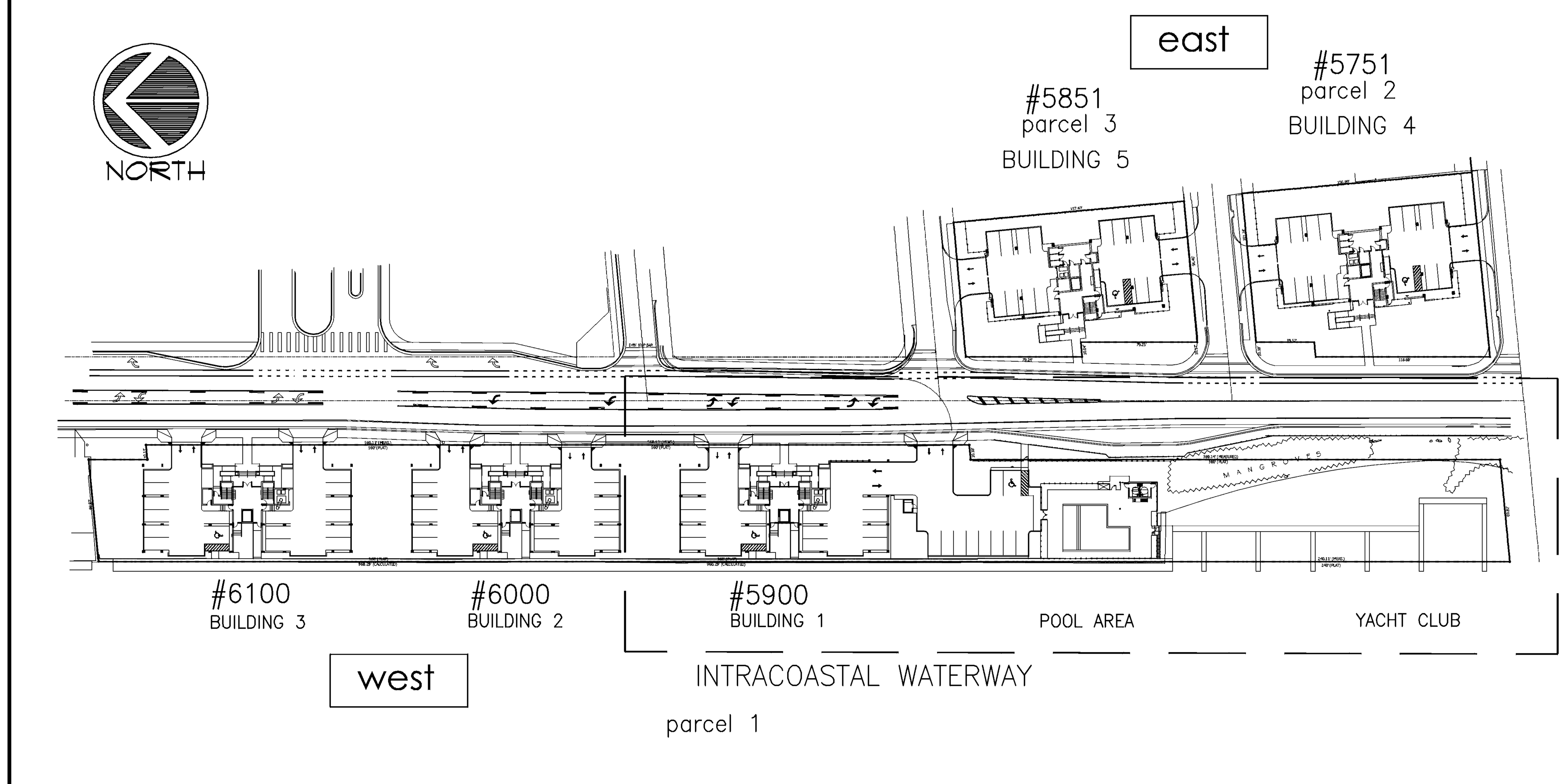
TURTLE LIGHTING ORDINANCE
PROJECT SHALL ADHERE TO THE NEW DEVELOPMENT LIGHTING STANDARDS OF CHAPER 108 "LIGHTING REQUIREMENTS FOR MARINE TURTLE PROTECTION" OF THE CITY OF HOLLYWOOD CODE OF ORDINANCE.

GREEN BUILDING CERTIFICATION TO BE ACHIEVED.

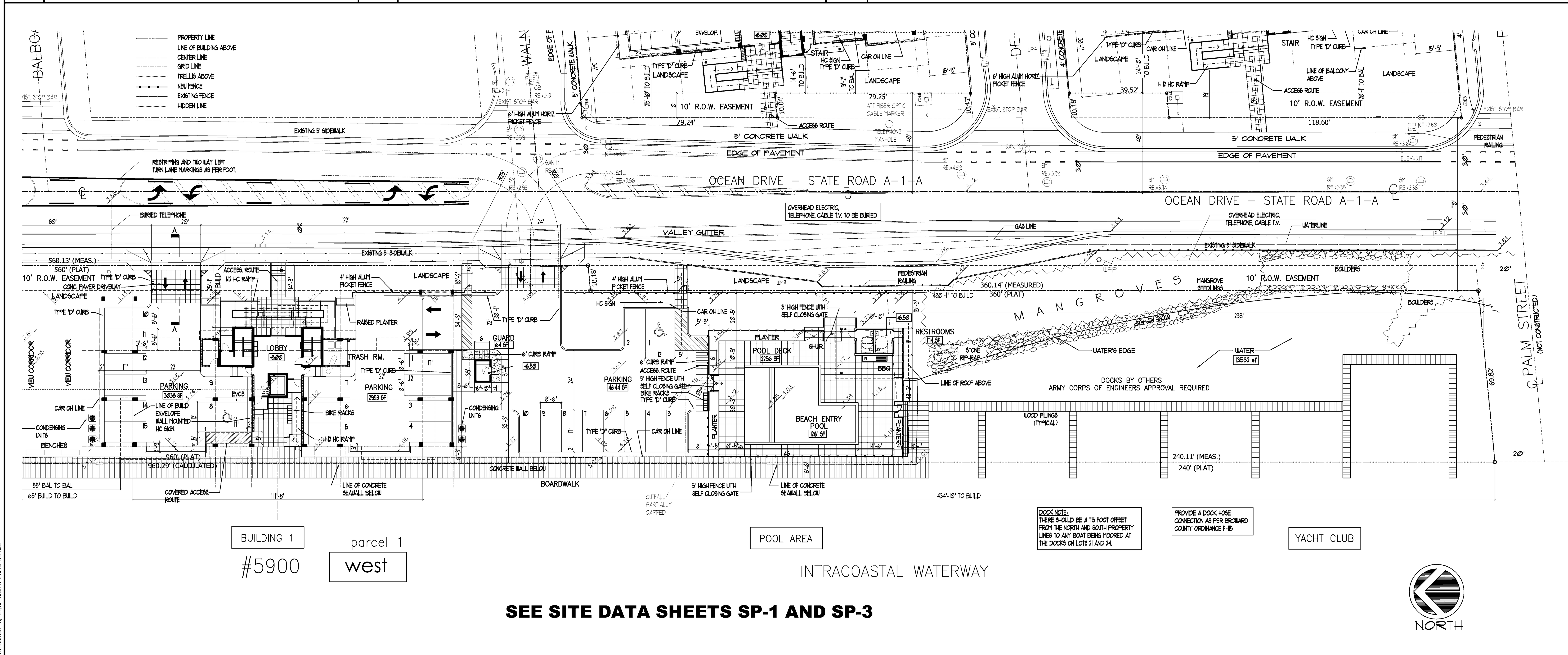
3 TYPICAL DRIVEWAY SECTIONS



1 KEY PLAN



2 SITE PLAN - SEASIDE VILLAGE WEST SOUTH SECTION



SEE SITE DATA SHEETS SP-1 AND SP-3

SCALE: 1" = 20'-0"

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SEAL

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PROJECT TITLE
SEASIDE VILLAGE
6024 N. OCEAN DRIVE
HOLLYWOOD, FL 33019

SHEET TITLE
SITE PLAN

REVISIONS

No.	DATE	DESCRIPTION
1	10-21-13	PRELIMINARY TAC
2	12-16-13	FINAL TAC
3	1-14-14	OWNER REV
4	1-28-14	ENGINEERING

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PROJECT No.: 12108
DATE: 10-29-12
DRAWN BY: TMS
CHECKED BY: JBK

SHEET
SP-2

LEGAL DESCRIPTION

PARCEL 1:

LOTS 1 THROUGH 6, INCLUSIVE, LESS THE WEST 10.18 FEET, LOTS 10 THROUGH 23, INCLUSIVE, AND LOT 24, LESS THE EAST 10.00 FEET THEREOF, ALL IN BLOCK 174 OF HOLLYWOOD CENTRAL BEACH, A SUBDIVISION, ACCORDING TO THE PLAT THEREOF, RECORDED IN PLAT BOOK 4, PAGE 20, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA: SAID LAND SITUATE, LYING AND BEING IN THE CITY OF HOLLYWOOD, BROWARD COUNTY, FLORIDA, AND CONTAINING 72.393 SQUARE FEET (1.66 ACRES), MORE OR LESS.

PARCEL 2:

LOT 1, LESS THE WEST 10.18 FEET THEREOF, AND LOTS 2, 3 AND 4, IN BLOCK 196, OF "HOLLYWOOD CENTRAL BEACH", ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 4, PAGE 20, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA.

PARCEL 3:

LOTS 1, 2, 3 AND 4, LESS THE WEST 10.17 FEET OF LOTS 3 AND 4, IN BLOCK 197, OF "HOLLYWOOD CENTRAL BEACH", ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 4, PAGE 20, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA.

PROPERTY ADDRESSES

PARCEL 1
6024 NORTH OCEAN DRIVE
HOLLYWOOD, FL 33019

SITE INFORMATION

EXISTING ZONING: NORTH BEACH DEVELOPMENT DISTRICT –DEVELOPMENT ZONE (NBDD–DD)

PROPOSED ZONING: PLANNED DEVELOPMENT DISTRICT (PD)

LAND USE DESIGNATION: RESIDENTIAL MULTI–FAMILY

NET LOT AREA:
PARCEL 1 – 72,420.0 SQUARE FEET
PARCEL 2 – 18,311.0 SQUARE FEET
PARCEL 3 – 14,851.0 SQUARE FEET
total – 107,213.0 SQUARE FEET (2.42 AC)

DRY LAND NET AREA:
PARCEL 1 – 58,888.0 SQUARE FEET
PARCEL 2 – 18,311.0 SQUARE FEET
PARCEL 3 – 14,851.0 SQUARE FEET
total – 93,681.0 SQUARE FEET (2.15 AC)

GROSS LOT AREA: 160,187 SQUARE FEET (3.68 AC)

REQUIRED BY CITY CODE: ARTICLE 4: SECTION 4.15.E.1 MINIMUM SIZE OF PLANNED DEVELOPMENT ALL PLANNED DEVELOPMENT SHALL CONTAIN A MINIMUM OF TEN ACRES OF LAND UNDER UNIFIED CONTROL. THIS MINIMUM MAY BE WAIVED BY THE CITY COMMISSION UPON THE RECOMMENDATION OF THE PLANNING AND ZONING BOARD.

PROPOSED PD LAND AREA: 3.68 ACRES – GROSS 2.42 ACRES – NET

DENSITY:

ALLOWED	PROVIDED
18 UNITS PER GROSS AC: 3.39 X 18 = 61 UNITS	23 UNITS

PARKING

	REQUIRED	PROVIDED	
UNITS	1.5 SPACES PER UNIT PLUS 1 GUEST PER 5 UNITS =40 SPACES	BUILD 1 (5 UNITS) – 15 SPACES	(5991 SF)
		BUILD 2 (5 UNITS) – 17 SPACES	(6078 SF)
		BUILD 3 (5 UNITS) – 17 SPACES	(6078 SF)
		BUILD 4 (4 UNITS) – 15 SPACES	(5525 SF)
		BUILD 5 (4 UNITS) – 15 SPACES	(5525 SF)
		– 10 SPACES	
MARINA	1 SPACES PER 3 WET SLIPS =4 SPACES	– 10 SPACES	
	=44 SPACES	– 89 SPACES (INCLD. 6 HC SPACES)	

SETBACKS:

	PROVIDED FRONT	SIDE NORTH/SOUTH	REAR
BUILDING 1	25'	NA/ 430'–5"	6'–3"
BUILDING 2	25'	NA/ NA	6'–3"
BUILDING 3	25'	42'–6"/ NA	6'–3"
BUILDING 4	24'–10"	20'–0" /19'–9"	31'–5"
BUILDING 5	14'–6"	20'–2" /20'–1"	20'–8"

PERVIOUS AREA:

	REQUIRED	PROVIDED
PARCEL 1	72,420.0 (40%) =28,968.0 S.F.	32,205.5 S.F. (44.5%)
PARCEL 2	18,311.0 (40%) =7,324.4 S.F.	10,162.7 S.F. (55.5%)
PARCEL 3	14,851.0 (40%) =5,940.4 S.F.	6,583.8 S.F. (44.3%)

–NOT INCLUDING PAVERS, DECKING ETC.
–INCLUDING INTRACOASTAL WATERWAY

BUILDING SUMMARY

BUILDING HEIGHT:

	PROVIDED
BUILDING 1	43'–0"
BUILDING 2	43'–0"
BUILDING 3	43'–0"
BUILDING 4	32'–0"
BUILDING 5	32'–0"

BUILDING AREAS:

BUILDING 1, 2 and 3

FIRST FLOOR	1446 S.F.
SECOND FLOOR	4936 S.F.
THIRD FLOOR	4936 S.F.
FOURTH FLOOR	3726 S.F.
TOTAL	15,044 S.F.

BUILDINGS 4 AND 5

FIRST FLOOR	1107 S.F.
SECOND FLOOR	5548 S.F.
THIRD FLOOR	5548 S.F.
TOTAL	12,203 S.F.

TOTAL BUILDING AREA 69,538 S.F.

UNIT AREAS:

BUILDINGS 1, 2 AND 3		BUILDINGS 4 AND 5	
UNIT A	2180 SF	UNIT D	2625 SF
UNIT B	2185 SF	UNIT E	2592 SF
UNIT C	3240 SF		

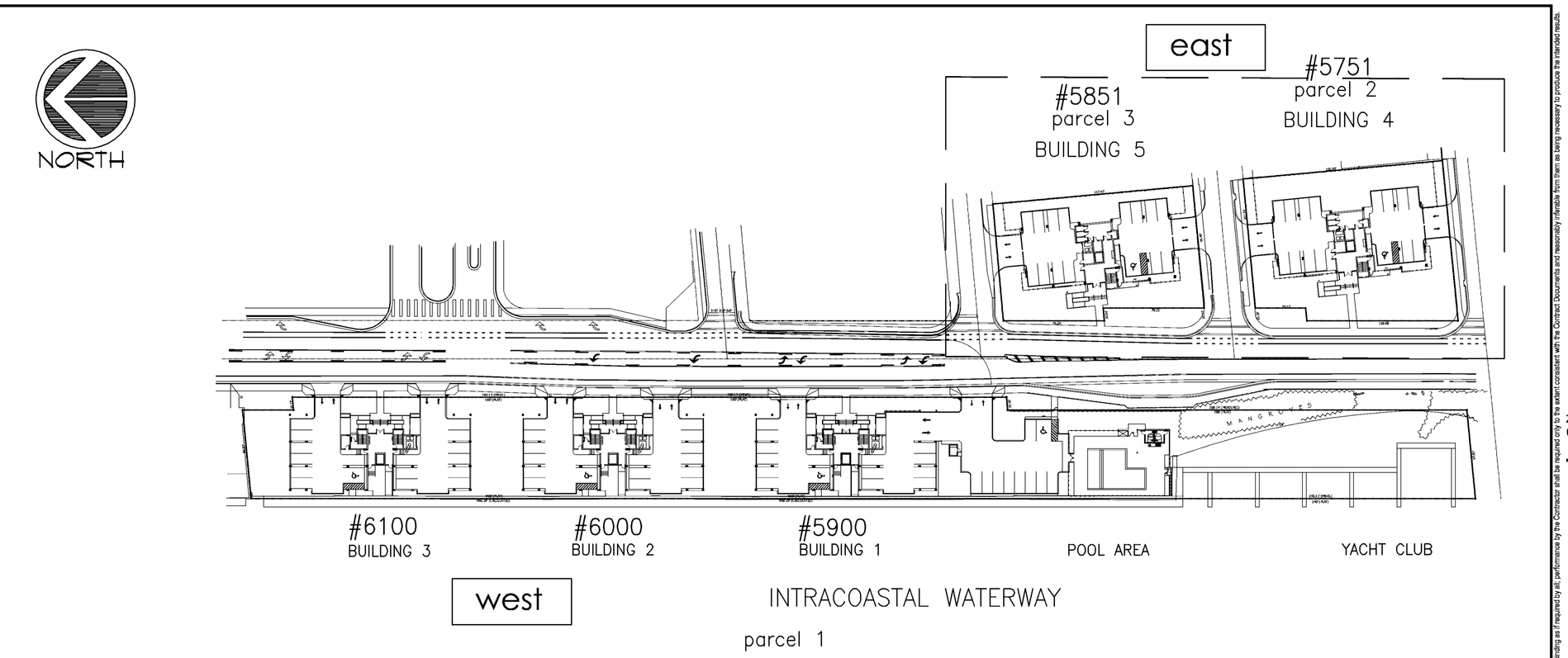
AREAS:

POOL DECK	2256 SF
POOL	1261 SF
POOL BATHROOMS	174 SF
POOL PARKING	4644 SF
GUARD HOUSE	64 SF

VARIANCES

REQUIRED		PROVIDED
25'–0"	PERIMETER LANDSCAPE BUFFER	20'–2" MAX. /13'–2" MIN.

SITE DATA CON'T.



1 KEY PLAN

GREEN BUILDING PRACTICES

FROM CITY OF HOLLYWOOD ORDINANCE 10-2811 -06

I. RADIANT BARRIER
ROOF - SEALOFLEX COOL ROOF - REFLECTO WHITE.
WALLS - AL-POL REFLECTIVE

2. WINDOWS AND GLAZING
LOW E, TINTED DOUBLE GLAZING- U FACTOR Ø.56, SHGC Ø.25

3. DOORS
INSULATED AND FIRE RATED

4. ENERGY STAR ROOFING
SEALOFLEX COOL ROOF - REFLECTO WHITE.

5. PROGRAMMABLE THERMOSTATS

6. OCCUPANCY SENSORS

7. DUAL FLUSH TOILETS

8. 80% OF PLANT MATERIAL NATIVE

9. ENERGY EFFICIENT OUTDOOR LIGHTING

10. INSULATED PIPING

11. RECYCLING AREA

12. ENERGY STAR APPLIANCES

13. ONE LOW FLOW SHOWERHEAD

ADDITIONAL PRACTICES

14. 8" REINFORCED CONCRETE ROOF STRUCTURE

15. ICYNENE SOY BASED CLOSED CELL SPRAY INSULATION

16. ELECTRICAL AND MECHANICAL ROOMS OUTSIDE OF AIR-CONDITIONED SPACES.

17. DEEP OVERHANGS AT ROOF LEVELS.

ALL SIGNAGE TO COMPLY WITH THE REQUIREMENTS OF THE CITY OF HOLLYWOOD ZONING AND LAND DEVELOPMENT CODE BASED ON THE NBDD-DD ZONING DISTRICT.

NOTE:
BUILDING TO BE FULLY SPRINKLED WITH A SUPERVISED FIRE SPRINKLER SYSTEM.

NOTE:
ALL MACHINE ROOMS, ELECTRICAL, MECHANICAL AND OTHER EQUIPMENT WILL BE ABOVE THE REQUIRED FEMA BASE FLOOD 6.0'

FEMA NOTE:
THE NATIONAL FLOOD INSURANCE PROGRAM IS IN THE PROCESS OF ISSUING NEW FLOOD MAPS. AT TYPE OF BUILDING PERMIT THE FEMA BASE FLOOD ELEVATION SHOULD BE CHECKED TO ENSURE IT IS STILL COMPLIANT.

SITE LIGHTING NOTE:
SITE LIGHTING LEVELS SHALL NOT EXCEED Ø.5 FC AT THE PROPERTY LINE ADJACENT TO RESIDENTIALLY ZONED OR RESIDENTIALLY USED AREAS.

FIRE ALARM NOTE:
A FIRE ALARM SYSTEM IS REQUIRED AS PER F.F.P.C. 2010 NFPA 101 SECTION 6.3.4

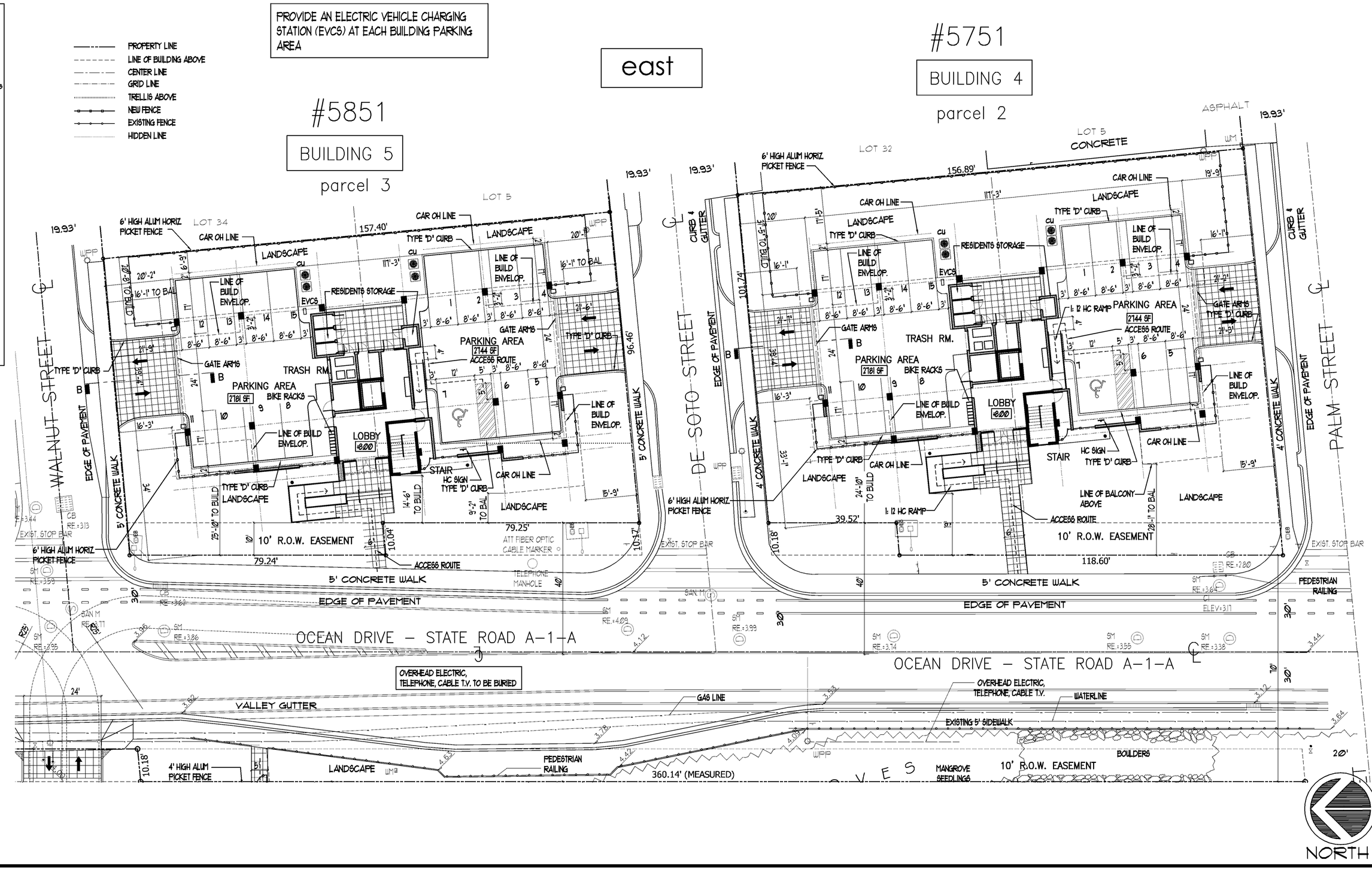
ALL MECHANICAL EQUIPTMENT SHALL BE SCREENED FROM PUBLIC VIEW.

TURTLE LIGHTING ORDINANCE
PROJECT SHALL ADHERE TO THE NEW DEVELOPMENT LIGHTING STANDARDS OF CHAPTER 106 "LIGHTING REQUIREMENTS FOR MARINE TURTLE PROTECTION" OF THE CITY OF HOLLYWOOD CODE OF ORDINANCE.

GREEN BUILDING CERTIFICATION TO BE ACHIEVED.

PROPERTY LINE
LINE OF BUILDING ABOVE
CENTER LINE
GRID LINE
TRELLIS ABOVE
NEW FENCE
EXISTING FENCE
HIDDEN LINE

PROVIDE AN ELECTRIC VEHICLE CHARGING STATION (EVCS) AT EACH BUILDING PARKING AREA



SCALE: 1" = 20'-0"

3 SITE DATA

2 SITE PLAN - SEASIDE VILLAGE EAST

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PROJECT TITLE
SEASIDE VILLAGE
6024 N. OCEAN DRIVE
HOLLYWOOD, FL 33019

SHEET TITLE
SITE PLAN

REVISIONS

No.	DATE	DESCRIPTION
1	10-21-13	PRELIMINARY TAC
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DATE: 10-29-12
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CHECKED BY: JBK

SHEET
SP-3

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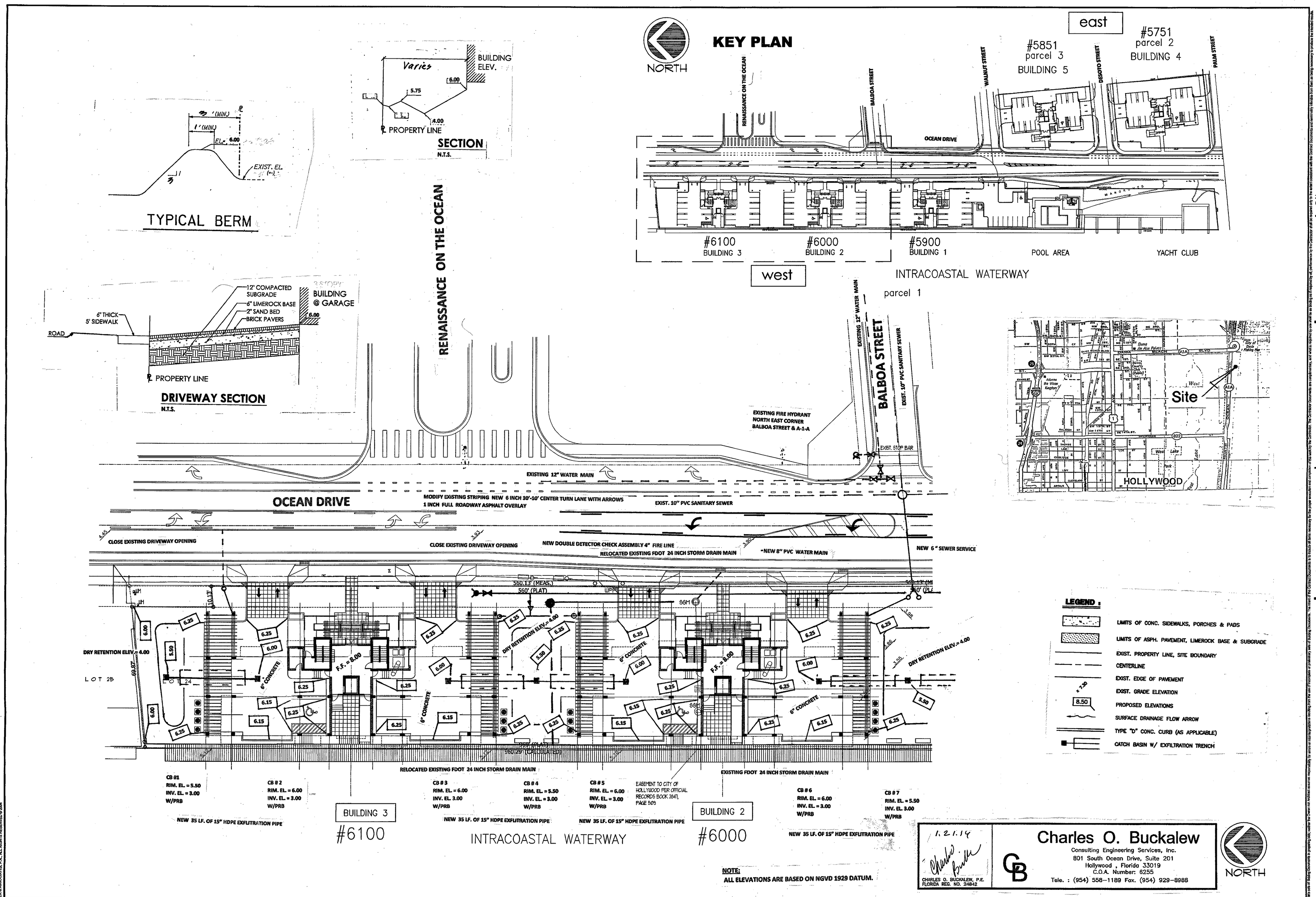

NOTE:
ALL ELEVATIONS ARE BASED ON NGVD 1929 DATUM.

1.21.14
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PLAN - SEASIDE VILLAGE WEST NORTH SECTION

SCALE: 1" = 20'-0"

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SEAL

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SEASIDE VILLAGE
5900-6100 N. OCEAN DRIVE
HOLLYWOOD, FL 33019

SHEET TITLE
SITE DEVELOPMENT PLANS
WATER, SEWER, PAVING, GRADING, & DRAINAGE

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SHEET
C-1

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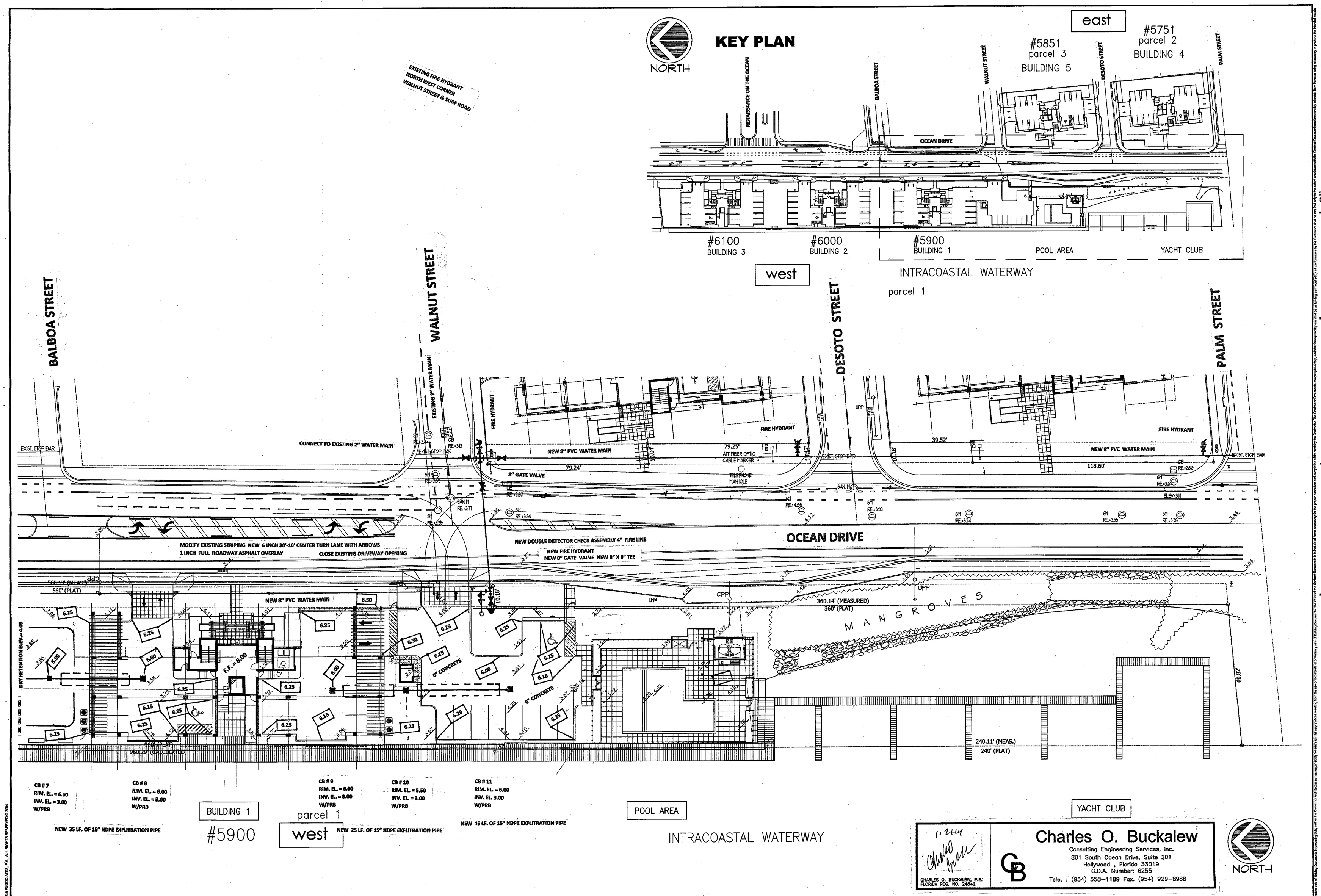

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NORTH

PLAN - SEASIDE VILLAGE WEST SOUTH SECTION

SCALE: 1" = 20'-0"

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5900-6100 N. OCEAN DRIVE
HOLLYWOOD, FL 33019

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WATER, SEWER , PAVING ,
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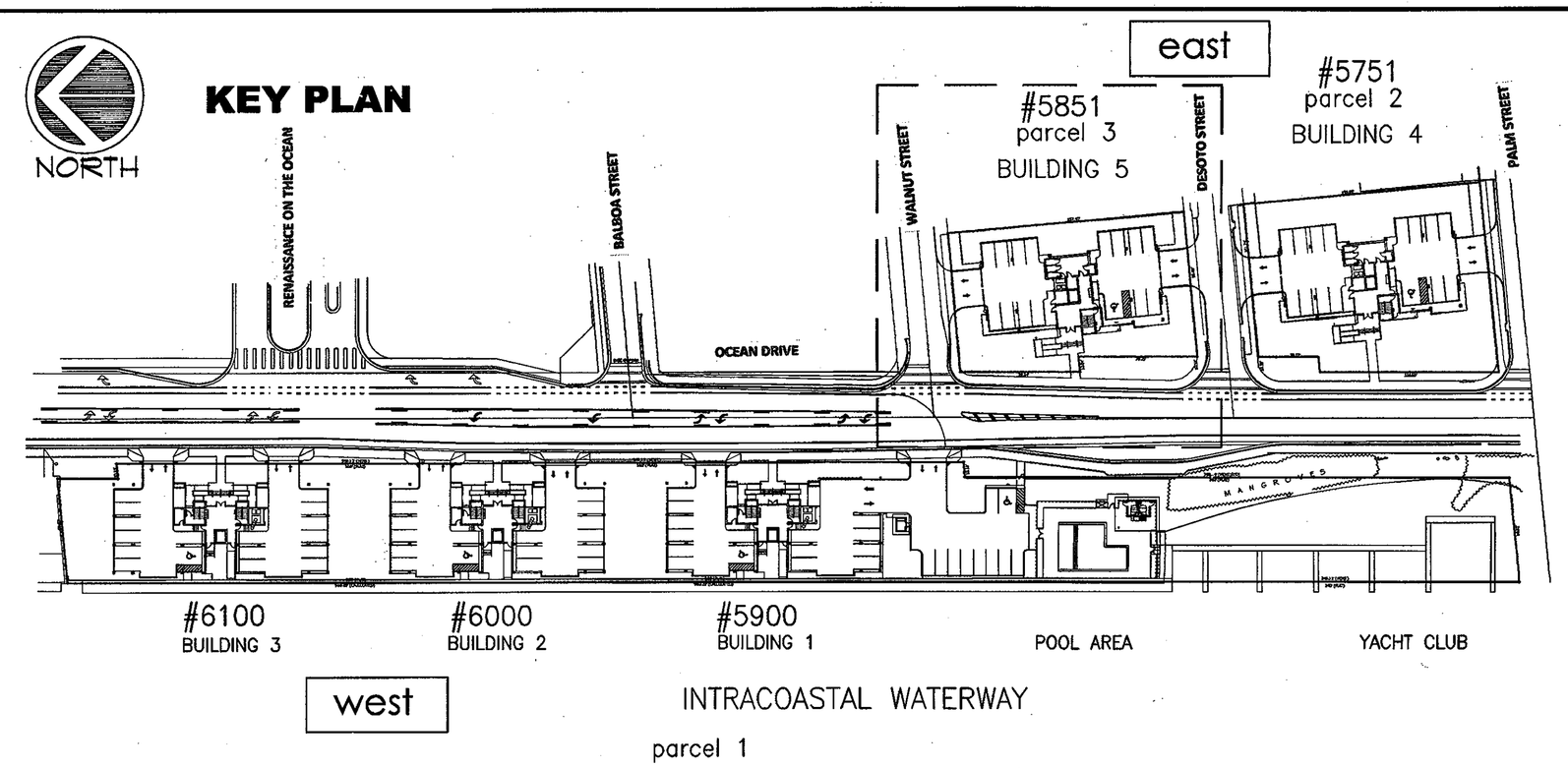
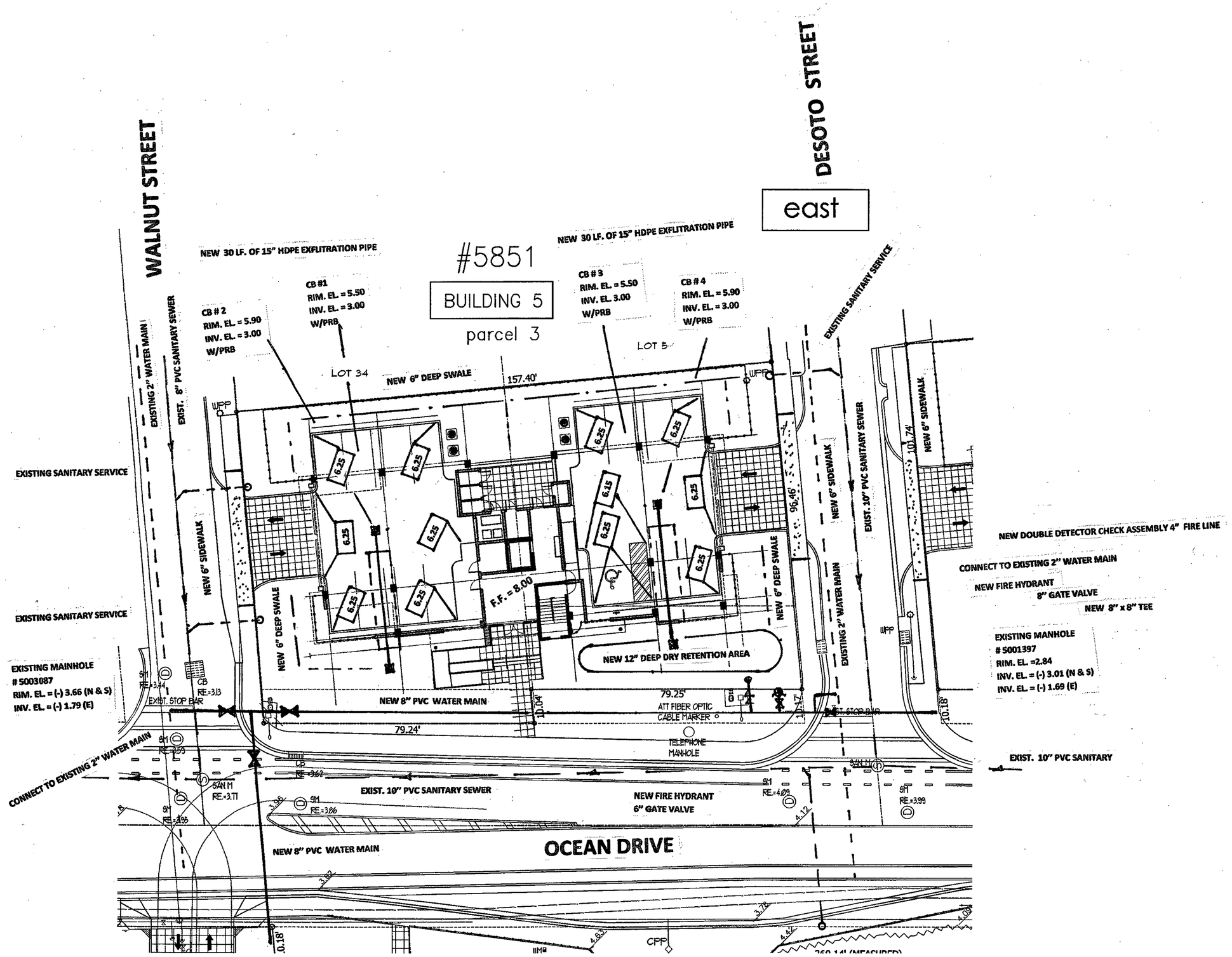
C-2





PLAN - SEASIDE VILLAGE EAST NORTH SECTION

SCALE: 1" = 20'-0"

1-2-14

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NORTH

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SEAL

PROJECT TITLE
SEASIDE VILLAGE
5851 N. OCEAN DRIVE
HOLLYWOOD, FL 33019

SHEET TITLE
SITE DEVELOPMENT PLANS
WATER, SEWER, PAVING,
GRADING, & DRAINAGE

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SHEET
C-3

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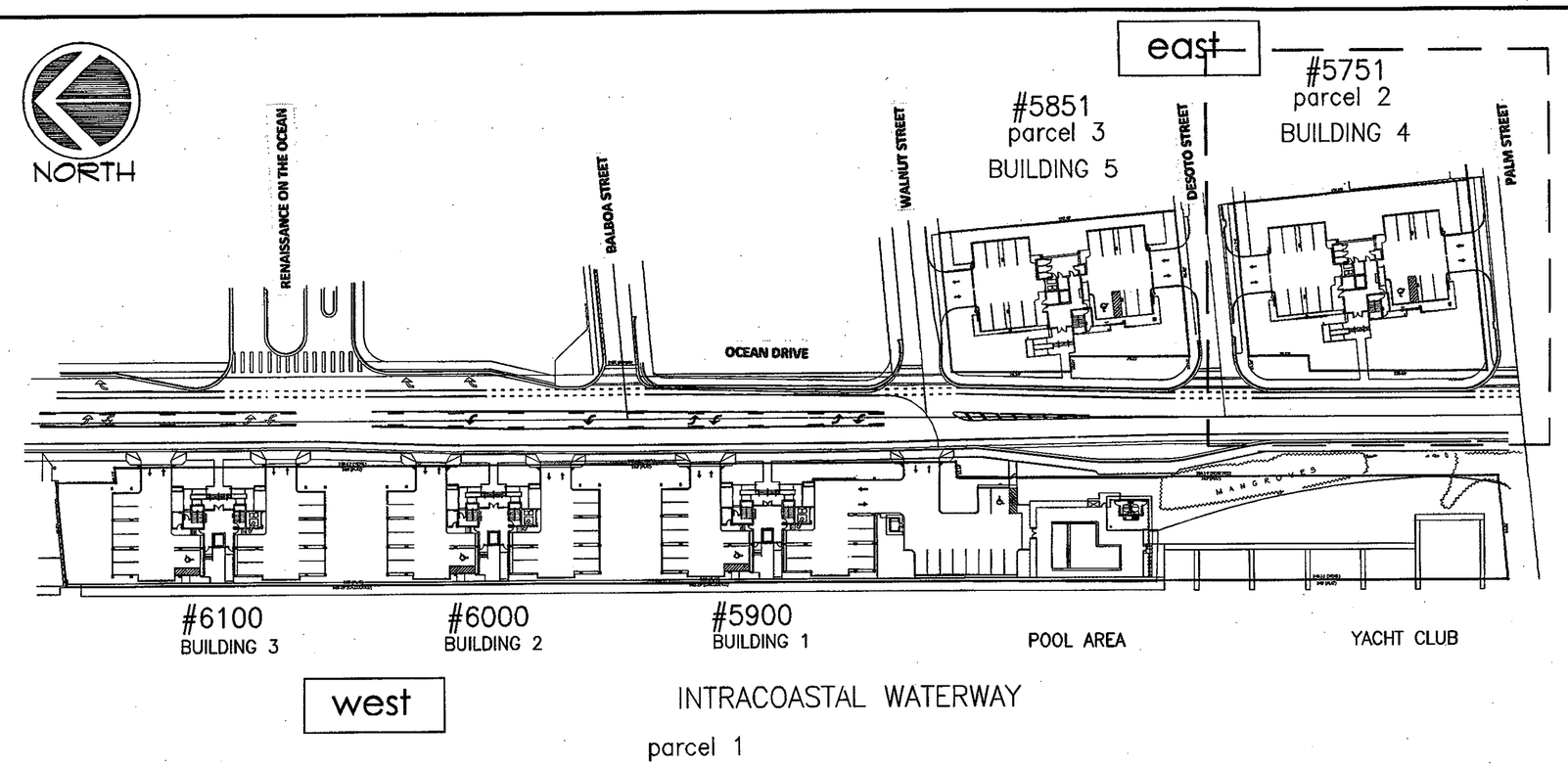
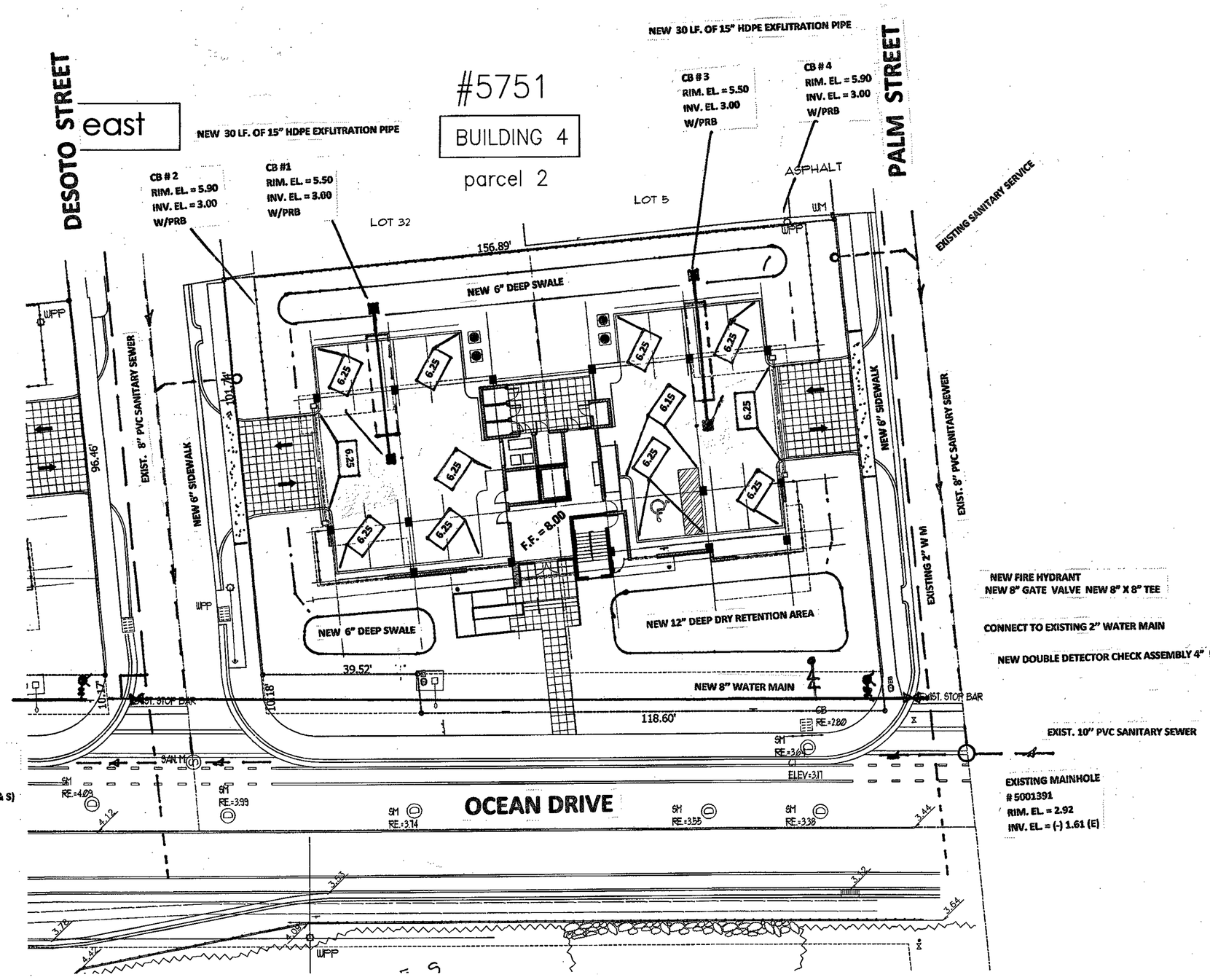


1 KEY PLAN



PLAN - SEASIDE VILLAGE EAST SOUTH SECTION

SCALE: 1" = 20'-0"

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SEAL

PROJECT TITLE

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5751 N. OCEAN DRIVE
HOLLYWOOD, FL 33019

SHEET TITLE

SITE DEVELOPMENT PLANS
WATER, SEWER, PAVING,
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SHEET

C-4

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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.

PLANT LIST

SYM	QTY	BOTANICAL	COMMON	SIZE	SPACING	NATIVE SPECIES
TREES/PALMS						
ACW	4	*ACOELORRHAPHE WRIGHTII*	PAUROTIS PALM	12'-14' OA, 6' CW; 10-12 STEM MIN.	AS SHOWN	YES
AM2	6	*ADONIDIA MERRILLII*	CHRISTMAS PALM	10'-12' OA, DOUBLE	AS SHOWN	
AM3	10	*ADONIDIA MERRILLII*	CHRISTMAS PALM	10'-12' OA, TRIPLE	AS SHOWN	
BN	2	*BISMARCKIA NOBILIS 'SILVER'*	SILVER BISMARCK PALM	8' GW	AS SHOWN	
BST	5	*BURSERA SIMARUBA*	GUMBO LIMBO	RELOCATED FROM ON SITE	AS SHOWN	YES
CR1	2	*CLUSIA ROSEA*	PITCH APPLE	10' OA, MULTI	AS SHOWN	YES
CN1	1	*COCOS NUCIFERA*	COCONUT PALM	10' GW; WITH CHARACTER	AS SHOWN	
CN2	6	*COCOS NUCIFERA*	COCONUT PALM	16' GW; WITH CHARACTER	AS SHOWN	
CN3	4	*COCOS NUCIFERA*	COCONUT PALM	20' GW; WITH CHARACTER	AS SHOWN	
CN4	2	*COCOS NUCIFERA*	COCONUT PALM	24' GW; WITH CHARACTER	AS SHOWN	
CNT	10	*COCOS NUCIFERA*	COCONUT PALM	10'-26' GW; RELOCATED FROM ON SITE	AS SHOWN	
CE	6	*CONOCARPUS ERECTUS*	GREEN BUTTONWOOD	12' FTB	AS SHOWN	YES
CS1	16	*CONOCARPUS ERECTUS SERICEUS*	SILVER BUTTONWOOD	10' O.A., MULTI, FTB	AS SHOWN	YES
CST	4	*CONOCARPUS ERECTUS SERICEUS*	SILVER BUTTONWOOD	14' OA; RELOCATED FROM ON SITE	AS SHOWN	YES
CU1	2	*COCCOLOBA UVIFERA*	SEA GRAPE	12' OA	AS SHOWN	YES
CS	4	*CORDIA SEBESTENA*	ORANGE GEIGER	10'X5'	AS SHOWN	YES
DR	2	*DELONIX REGIA*	ROYAL POINCIANA	10'X8	AS SHOWN	
DLT	1	*DYPSIS LUTESCENS*	ARECA PALM	24' OA; RELOCATED FROM ON SITE	AS SHOWN	
LJ	10	*LIGUSTRUM JAPONICUM*	WAX/JAPANESE PRIVET	9'X9'	AS SHOWN	
PRT	1	*PHOENIX ROEBELENII*	PYGMY DATE PALM TRIPLE	6' OA TRIPLE, RELOCATED FROM ON SITE	AS SHOWN	
PE3	4	*PTYCHOSPERMA ELEGANS*	ALEXANDER PALM/SOLITAIRE PALM	12'-14' O.A., TRIPLE	AS SHOWN	
RE	8	*ROYSTONEA ELATA*	FLORIDA ROYAL PALM	14' GW	AS SHOWN	YES
RET	7	*ROYSTONEA ELATA*	FLORIDA ROYAL PALM	14'-26' GW,RELOCATED FROM ON SITE	AS SHOWN	YES
SP1	9	*SABAL PALMETTO*	SABAL PALM	10' CT, BOOTED	AS SHOWN	YES
SP2	17	*SABAL PALMETTO*	SABAL PALM	16'-19' CT, STG. HTS, BOOTED	AS SHOWN	YES
TR1	2	*THRINAX RADIATA*	FLORIDA THATCH PALM	6' CT	AS SHOWN	YES
TR2	8	*THRINAX RADIATA*	FLORIDA THATCH PALM	10' CT	AS SHOWN	YES
VM	2	*VEITCHIA MONTGOMERYANA*	MONTGOMERY PALM	8' GW	AS SHOWN	
VM1	2	*VEITCHIA MONTGOMERYANA*	MONTGOMERY PALM	12' GW	AS SHOWN	
VM2	2	*VEITCHIA MONTGOMERYANA*	MONTGOMERY PALM	12' GW; DOUBLE	AS SHOWN	
VM3	2	*VEITCHIA MONTGOMERYANA*	MONTGOMERY PALM	14'-16' GW, TRIPLE	AS SHOWN	
SHRUBS/ACCENTS						
AIM	6	*ALCANTAREA IMPERIALIS*	ALCANTAREA IMPERIALIS	3'X3'	AS SHOWN	
BBK	2	*BOUGAINVILLEA 'BARABARA KARST'*	BOUGAINVILLEA BARABARA KARST	(#15, STANDARD) 10' TRELLIS	AS SHOWN	
BOS	22	*BOUGAINVILLEA SP.*	BOUGAINVILLEA	48"; COLOR VARIES PER BLDG	AS SHOWN	
CHI	180	*CHRYSOBALANUS ICACO*	GREEN COCOPLUM	#7	30" O.C.	YES
CHH	140	*CHRYSOBALANUS ICACO 'HORIZONTAL'*	HORIZONTAL COCOPLUM	#3	15" O.C.	YES
CRG	23	*CLUSIA GUTTIFERA*	SMALL LEAF CLUSIA	3'X3'	36" O.C.	
CU2	466	*COCCOLOBA UVIFERA*	SEA GRAPE	#3 FULL	24" O.C.	YES
CU3	23	*COCCOLOBA UVIFERA*	SEA GRAPE	#3 FULL	24" O.C.	YES
CS2	148	*CONOCARPUS ERECTUS SERICEUS*	SILVER BUTTONWOOD	#3, 24"	24" O.C.	YES
CAE	9	*CRINUM AUGUSTUM 'QUEEN EMMA'*	QUEEN EMMA CRINUM LILY	#15, 3'X3'	AS SHOWN	
DRM	8	*DRACAENA MARGINATA*	RED-EDGED DRACAENA	#15, 5'	AS SHOWN	
GS	4	*GARCINIA SPICATA*	GARCINIA	5' SL	AS SHOWN	
MUC	277	*MUHLENBERGIA CAPILLARIS*	MUHLY GRASS/HAIR GRASS	#3	30" O.C.	YES
MYS	151	*MYRSINE FLORIDANA*	COLICWOOD	#3, 24"	24" O.C.	
NOC	12	*NERIUM OLEANDER 'CALYPSO'*	CALYPSO DEEP PINK OLEANDER	#7, 4'-5'	4' O.C.	
PLB	10	*PLUMBAGO AURICULATA 'IMPERIAL BLUE'*	BLUE PLUMBAGO	#3	24" O.C.	
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SPB	111	*SPARTINA BAKERII*	SAND CORDGRASS	#3	36" O.C.	YES
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ADM	327	*ASPARAGUS DENSIFLORUS 'MYERS'*	FOXTAIL FERN	#3	24" O.C.	
BGD	120	*BOUGAINVILLEA SPECTABILIS 'DWARF'*	DWARF BOUGAINVILLEA	#3	24" O.C.	
EVG	40	*EVOLVULUS GLOMERATUS*	BLUE DAZE	#1	12" O.C.	
FMG	604	*FICUS MICROCARPA 'GREEN ISLAND'*	GREEN ISLAND FICUS	#3	24" O.C.	
HED	306	*HELIANTHUS DEBILIS*	BEACH/DUNE SUNFLOWER	#1	18" O.C.	YES
HYL	248	*HYMENOCALLIS LATIFOLIA*	SPIDER LILY	#3 FULL	24" O.C.	YES
IPP	60	*IPOMOEA PES-CAPRAE*	RAILROAD VINE	#1	18" O.C.	YES
MIS	619	*MIMOSA STRIGILLOSA*	SUNSHINE MIMOSA	4" POT	12" O.C.	YES
SEP	20	*SETCREASEA PALLIDA*	PURPLE QUEEN	#1	12" O.C.	
ZAP	142	*ZAMIA FLORIDANA/ZAMIA PUMILA*	FLORIDA COONTIE	#3	24" O.C.	YES

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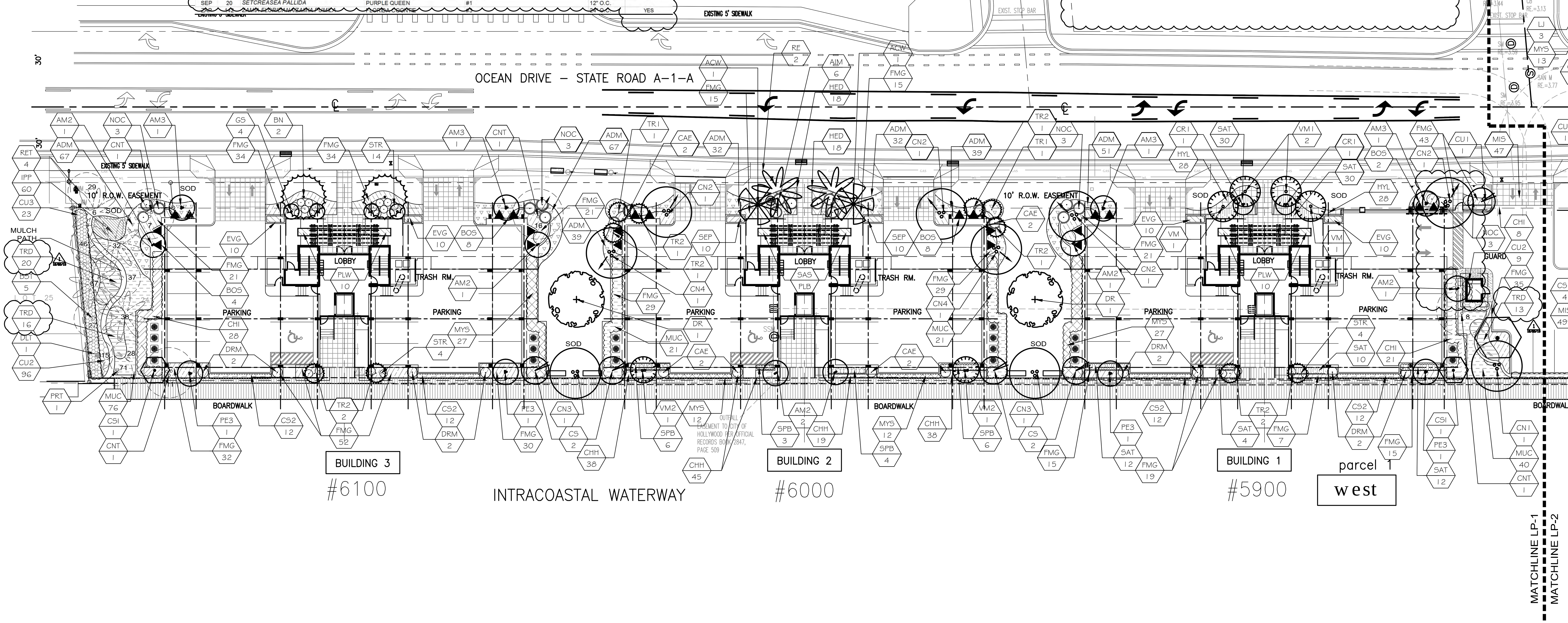
City of Hollywood Landscape Requirements (NBDD-DZ and NBDD-CZ)

Condition	Requirement	Provided
PERIMTER LANDSCAPE (excluding swale areas):		
-One Tree per 50' of portion of street frontage		
1510LF/50LF or portion thereof	31	31
VEHICULAR USE AREA (excluding perimeter landscape):		
-Each terminal island to have one tree	5	5
-25% of total paved areas shall be landscaped	7,299.25 SF	19,080 SF
OPEN SPACE (excluding perimeter and vehicular landscape):		
-Minimum 40% of the open area as landscape area	42,232.8 SF	48,952 SF
-One Tree per 1000SF of the total pervious area		
48,952/1000SF or portion thereof	49	64
DESIGN REVIEW BOARD:		
-Projects of 4 or more units shall comply with Design		
Review Guidelines for landscaping	YES	YES
VIEW TRIANGLE:		
-For corner lots, sight triangle must be provided	YES	YES
IRRIGATION:		
-Provide 100%+ coverage by an auto sprinkler system in		
Accordance with City of Hollywood code and SFWMD	YES	YES
Condition	Requirement	Provided
OTHER:		
-Apply Xeriscape principles	YES	YES
-Incorporate visual access to ICW through landscape areas	YES	YES
-Use plant species compatible for highly saline areas	YES	YES
-Total Trees required	73	100
(31Perimeter, 5 Parking, 37 Interior)		
-Tree Species variety required for 61-80 Trees (73 trees)	6	18
-Trees to be minimum 8.5'oah, 2"DBH	YES	YES
-Palms to have minimum 6'CT at time of planting	YES	YES
-60% of required trees to be Florida native (73 trees @ 60%)	44 (60%)	69 provided (95%)
(39 Native shade trees, 30 Native Palms, 4 Non-Native palms)		
-40% of shrubs to be Florida native (1584 native/1824 total)	40%	87% provided
- Native groundcovers provided (1405 native/2526 total)	N/A	55% provided
-Maximum 50% of required trees as palms	50% max (36 Palms)	47% provided (34 palms)
-If 20%+ of req. trees are palms, remaining trees to be native	YES	YES
-Non specimen palms counted on 3:1 basis	YES	YES
(Native: 26 Sabal, 8 Thatch=11 tree credits)		
(Non-Native: 4 Alexander, 16 Adonidia, 23 Coconut, 1 Areca,		
-Specimen palms counted on 1:1 basis	YES	YES
(Native: 4 Paurotis, 15 Royal Palm=19 tree credits)		
(Non-Native: 2 Silver Bismark= 2 tree credits)		
-Required shrubs to be at least 24" at time of planting	YES	YES
-48" continuous hedge between residential/commercial use	YES	YES (North prop line)



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LCC 000213

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SCALE	1" = 20'
DESIGNED BY	GW
DRAWN BY	KS
CHECKED BY	GW
CAD DWG.	
DATE	01.20.14
REVISIONS	
TAC COMMENTS	12.13.13

SEASIDE VILLAGE
6024 N. OCEAN DRIVE
HOLLYWOOD, FLORIDA 33019

LANDSCAPE PLAN

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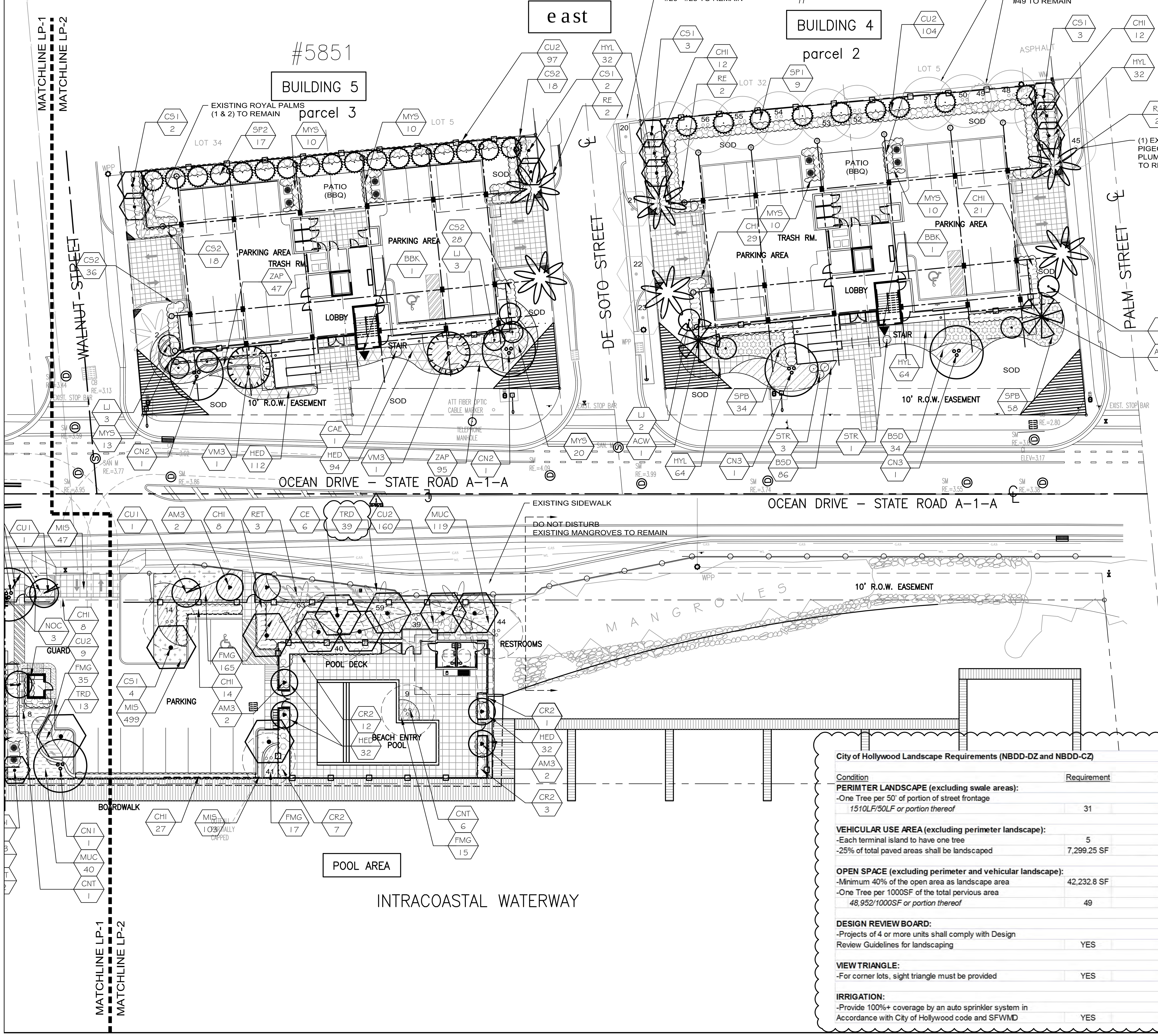

PLANT LIST

SYM	QTY	BOTANICAL	COMMON	SIZE	SPACING	NATIVE SPECIES
TREES/PALMS						
ACW	4	ACOELORRHAPHE WRIGHTII	PAUROTIS PALM	12'-14' OA, 6' CW; 10-12 STEM MIN.	AS SHOWN	YES
AM2	6	ADONIDIA MERRILLII	CHRISTMAS PALM	10'-12' OA, DOUBLE	AS SHOWN	
AM3	10	ADONIDIA MERRILLII	CHRISTMAS PALM	10'-12' OA, TRIPLE	AS SHOWN	
BN	2	BISMARCKIA NOBILIS 'SILVER'	SILVER BISMARCK PALM	8' GW	AS SHOWN	
BST	5	BURSERA SIMARUBA	GUMBO LIMBO	RELOCATED FROM ON SITE	AS SHOWN	YES
CR1	2	CLUSIA ROSEA	PITCH APPLE	10' OA, MULTI	AS SHOWN	YES
CN1	1	COCOS NUCIFERA	COCONUT PALM	10' GW; WITH CHARACTER	AS SHOWN	
CN2	6	COCOS NUCIFERA	COCONUT PALM	16' GW; WITH CHARACTER	AS SHOWN	
CN3	4	COCOS NUCIFERA	COCONUT PALM	20' GW; WITH CHARACTER	AS SHOWN	
CN4	2	COCOS NUCIFERA	COCONUT PALM	24' GW; WITH CHARACTER	AS SHOWN	
CNT	10	COCOS NUCIFERA	COCONUT PALM	10'-26' GW; RELOCATED FROM ON SITE	AS SHOWN	
CE	6	CONOCARPUS ERECTUS	GREEN BUTTONWOOD	12' FTB	AS SHOWN	YES
CS1	16	CONOCARPUS ERECTUS SERICEUS	SILVER BUTTONWOOD	10' O.A., MULTI, FTB	AS SHOWN	YES
CST	4	CONOCARPUS ERECTUS SERICEUS	SILVER BUTTONWOOD	14' OA; RELOCATED FROM ON SITE	AS SHOWN	YES
CU1	2	COCCOLOBA UVIFERA	SEA GRAPE	12' OA	AS SHOWN	YES
CS	4	CORDIA SEBESTENA	ORANGE GEIGER	10'X5'	AS SHOWN	YES
DR	2	DELONIX REGIA	ROYAL POINCIANA	16'X8'	AS SHOWN	
DLT	1	DYPSIS LUTESCENS	ARECA PALM	24' OA; RELOCATED FROM ON SITE	AS SHOWN	
LJ	10	LIGUSTRUM JAPONICUM	WAX/JAPANESE PRIVET	9'X9'	AS SHOWN	
PRT	1	PHOENIX ROEBELENII	PYGMY DATE PALM, TRIPLE	6' CT, TRIPLE; RELOCATED FROM ON SITE	AS SHOWN	
PE3	4	PTYCHOSPERMA ELEGANS	ALEXANDER PALM/SOLITAIRE PALM	12'-14' O.A., TRIPLE	AS SHOWN	
RE	8	ROYSTONEA ELATA	FLORIDA ROYAL PALM	14' GW	AS SHOWN	YES
RET	7	ROYSTONEA ELATA	FLORIDA ROYAL PALM	14'-26' GW,RELOCATED FROM ON SITE	AS SHOWN	YES
SP1	9	SABAL PALMETTO	SABAL PALM	10' CT, BOOTED	AS SHOWN	YES
SP2	17	SABAL PALMETTO	SABAL PALM	10'-16' CT, STG. HTS, BOOTED	AS SHOWN	YES
TR1	2	THRINAX RADIATA	FLORIDA THATCH PALM	6' CT	AS SHOWN	YES
TR2	8	THRINAX RADIATA	FLORIDA THATCH PALM	10' CT	AS SHOWN	YES
VM	2	VEITCHIA MONTGOMERYANA	MONTGOMERY PALM	8' GW	AS SHOWN	
VM1	2	VEITCHIA MONTGOMERYANA	MONTGOMERY PALM	12' GW	AS SHOWN	
VM2	2	VEITCHIA MONTGOMERYANA	MONTGOMERY PALM	12' GW; DOUBLE	AS SHOWN	
VM3	2	VEITCHIA MONTGOMERYANA	MONTGOMERY PALM	14'-16' GW, TRIPLE	AS SHOWN	
SHRUBS/ACCENTS						
AIM	6	ALCANTAREA IMPERIALIS	ALCANTAREA IMPERIALIS	3'X3'	AS SHOWN	
BBK	2	BOUGAINVILLEA 'BARABARA KARST'	BOUGAINVILLEA BARABARA KARST	(#15, STANDARD) 10' TRELLIS	AS SHOWN	
BOS	22	BOUGAINVILLEA SP.	BOUGAINVILLEA	48"; COLOR VARIES PER BLDG	AS SHOWN	
CHI	180	CHRYSOBALANUS ICACO	GREEN COCOPLUM	#7	30" O.C.	YES
CHH	140	CHRYSOBALANUS ICACO 'HORIZONTAL'	HORIZONTAL COCOPLUM	#3	15" O.C.	YES
CR2	23	CLUSIA GUTTIFERA	SMALL LEAF CLUSIA	3'X3'	30" O.C.	
CU2	466	COCCOLOBA UVIFERA	SEA GRAPE	#3 FULL	24" O.C.	YES
CU3	23	COCCOLOBA UVIFERA	SEA GRAPE	#3 FULL	24" O.C.	YES
CS2	148	CONOCARPUS ERECTUS SERICEUS	SILVER BUTTONWOOD	#3, 24"	24" O.C.	YES
CAE	9	CRINUM AUGUSTUM 'QUEEN EMMA'	QUEEN EMMA CRINUM LILY	#15, 3'X3'	AS SHOWN	
DRM	8	DRACAENA MARGINATA	RED-EDGED DRACAENA	#15, 5'	AS SHOWN	
GS	4	GARCINIA SPICATA	GARCINIA	5' SL	AS SHOWN	
MUC	277	MUHLENBERGIA CAPILLARIS	MUHLY GRASS/HAIR GRASS	#3	30" O.C.	YES
MYS	151	MYRSINE FLORIDANA	COLICWOOD	#3, 24"	24" O.C.	
NOC	12	NERIUM OLEANDER 'CALYPSO'	CALYPSO DEEP PINK OLEANDER	#7, 4-5'	4' O.C.	
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SPB	111	SPARTINA BAKERII	SAND CORDGRASS	#3	36" O.C.	YES
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TRD	88	TRIPSACUM DACTYLOIDES	FAKAHATCHEE GRASS	#3 FULL	36" O.C.	YES
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ADM	327	ASPARAGUS DENSIFLORUS 'MYERS'	FOXTAIL FERN	#3	24"O.C.	
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EVG	40	EVOLVULUS GLOMERATUS	BLUE DAZE	#1	12" O.C.	
FMG	664	FICUS MICROCARPA 'GREEN ISLAND'	GREEN ISLAND FICUS	#3	24" O.C.	
HED	306	HELIANTHUS DEBILIS	BEACH/DUNE SUNFLOWER	#1	18" O.C.	YES
HYL	248	HYMENOCALLIS LATIFOLIA	SPIDER LILY	#3 FULL	24" O.C.	YES
IPP	60	IPOMOEA PES-CAPRAE	RAILROAD VINE	#1	18" O.C.	YES
MIS	649	MIMOSA STRIGILLOSA	SUNSHINE MIMOSA	4" POT	12" O.C.	YES
SEP	20	SETCREASEA PALLIDA	PURPLE QUEEN	#1	12" O.C.	
ZAP	142	ZAMIA FLORIDANA/ZAMIA PUMILA	FLORIDA COONTIE	#3	24" O.C.	YES

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48,952/1000SF or portion thereof	49	64
DESIGN REVIEW BOARD:		
-Projects of 4 or more units shall comply with Design Review Guidelines for landscaping	YES	YES
VIEW TRIANGLE:		
-For corner lots, sight triangle must be provided	YES	YES
IRRIGATION:		
-Provide 100%+ coverage by an auto sprinkler system in Accordance with City of Hollywood code and SFWMD	YES	YES

Condition	Requirement	Provided
OTHER:		
-Apply Xeriscape principles	YES	YES
-Incorporate visual access to ICW through landscape areas	YES	YES
-Use plant species compatible for highly saline areas	YES	YES
-Total Trees required	73	100
(31Perimeter, 5 Parking, 37 Interior)		
-Tree Species variety required for 61-80 Trees (73 trees)	6	18
-Trees to be minimum 8.5'oah, 2"DBH	YES	YES
-Palms to have minimum 6'CT at time of planting	YES	YES
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(39 Native shade trees, 30 Native Palms, 4 Non-Native palms)		
-40% of shrubs to be Florida native (1584 native/1824 total)	40%	87% provided
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-If 20%+ of req. trees are palms, remaining trees to be native	YES	YES
-Non specimen palms counted on 3:1 basis	YES	YES
(Native: 26 Sabal, 8 Thatch=11 tree credits)		
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(Non-Native: 2 Silver Bismark= 2 tree credits)		
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-48" continuous hedge between residential/commercial use	YES	YES (North prop line)

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SCALE	1" = 20'
DESIGNED BY	GW
DRAWN BY	KS
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CAD DWG.	
DATE	01.20.14
REVISIONS	
TAC COMMENTS	12.13.13

SEASIDE VILLAGE
6024 N. OCEAN DRIVE
HOLLYWOOD, FLORIDA 33019

LANDSCAPE PLAN - TAC (PRELIMINARY)

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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 ServiCS1. 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 sourCS1 for coconut palms as well as seed sourCS1 for coconuts. Coconuts shall be certified Malayan Green with a certified seed source from Jamaica.

TREES:

The most CR1itical 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, CR1ossing 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.

RELOCATED TREES:

These trees may not conform to grades and standards, yet do have quality CR1iteria which effect the health, longevity and safety of the tree (and person which may contact tree). This is NOT meant to be a guideline for transplanting trees, but rather the CR1iteria by which relocated trees will meet Town, County, State or governing agency guidelines. Trees which require exCS1sive pruning should NOT be used. Damaged or dead relocated trees will be replaced with appropriate number of caliper inches and species equal to relocated or dead tree, as approved by the Landscape Architect.

No more than 20% of the foliage should be removed for any reason (excluding Sabal Palms). Trees should be corrected for any structural defects, touching branches, dead or rotting wood, V-shaped branching or branching which may effect human safety issues post relocation. Topping a relocated tree is not acceptable.

Damage to the trunk/branches will not exceed 10% of the trunk diameter and 2" in height.

Any major limb or canopy pruning will be qualified and performed by a Certified Arborist.

IRRIGATION

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.

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 CR1own 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 phosphorous applied on top of backfill, per manufacturer's recommendations.

All shall comply with the State of Florida fertilizer laws.

CLEANUP:

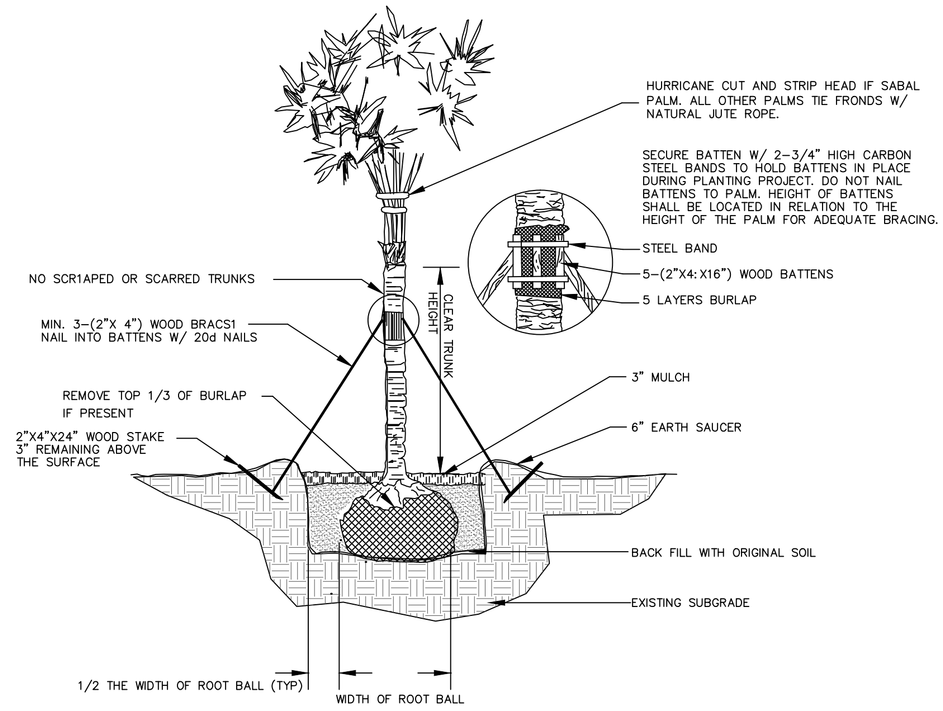
Landscape Contractor shall at all times keep job site clean and free from accumulation of waste material, debris and rubbish.

INSPECTION:

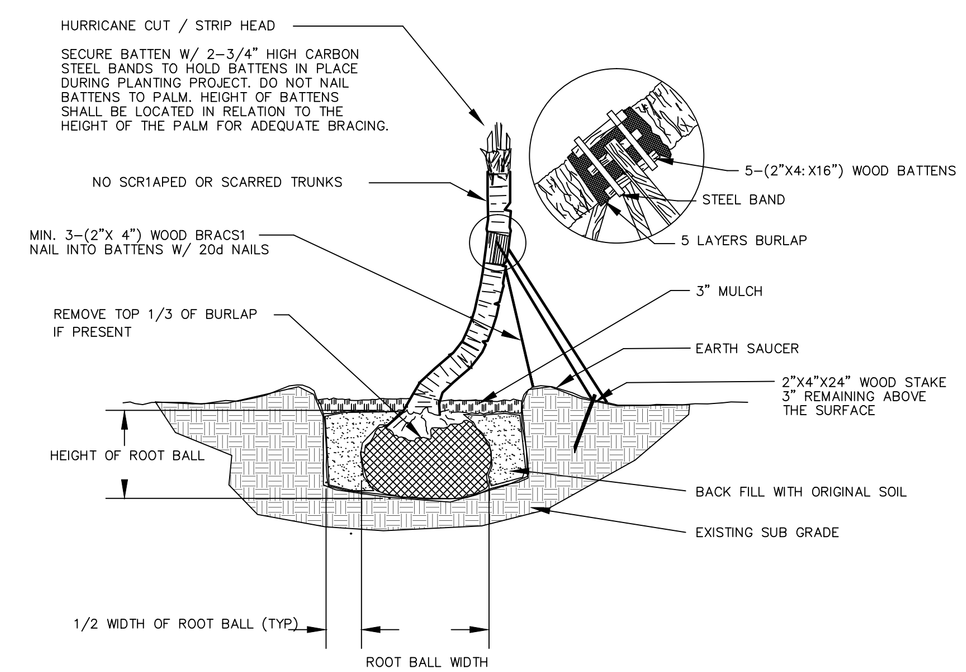
Upon written request from the Contractor, Owner and/or Landscape Architect shall perform inspection to determine completion of Contract.

ACCEPTANCE:

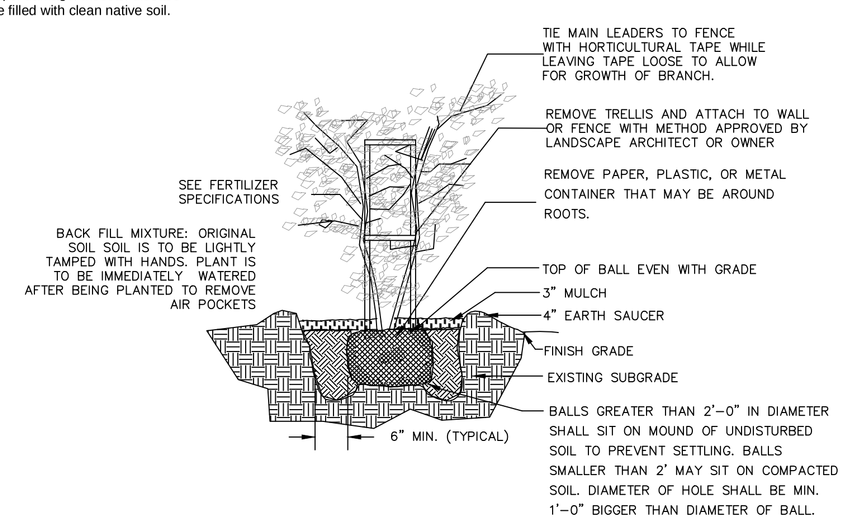
Following inspection, Contractor will be notified, in writing, by Owner and/or Landscape Architect of acceptance of completion with regards to plant material and workmanship according to Contract.



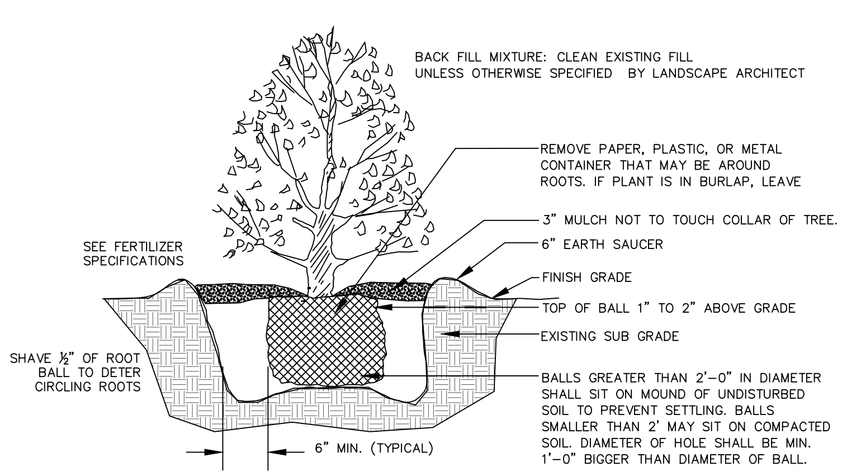
PALM PLANTING DETAIL



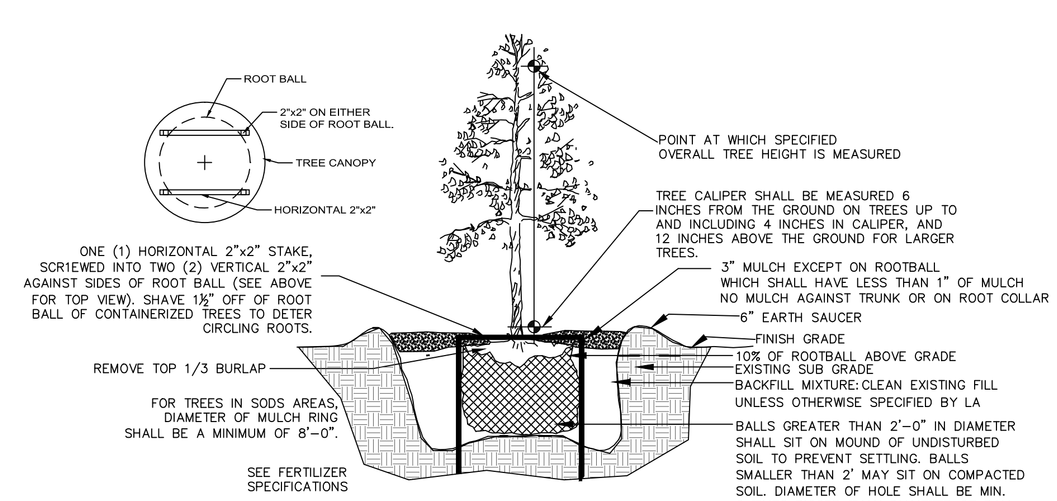
CURVED SABAL PLANTING DETAIL



VINE PLANTING DETAIL



SHRUB PLANTING DETAIL



TREE PLANTING DETAIL

P.O. Box 420
Jupiter, FL 33468
Tel (561) 747-3462
Fax (561) 747-0281
www.studio-sprout.com
LA 0000907
LCC 000213

STUDIO Sprout

SCALE	AS NOTED
DESIGNED BY	GW
DRAWN BY	KS
CHECKED BY	GW
CAD DWG.	
DATE	01.20.14
REVISIONS	
TAC COMMENTS	12.13.13

SEASIDE VILLAGE
6024 N. OCEAN DRIVE
HOLLYWOOD, FLORIDA 33019

LANDSCAPE PLAN - TAC (PRELIMINARY)