

**ATTACHMENT A**  
Application Package

PLANNING DIVISION



File No. (internal use only): \_\_\_\_\_

2600 Hollywood Boulevard Room 315  
Hollywood, FL 33022

GENERAL APPLICATION



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

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

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

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

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

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

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



APPLICATION TYPE (CHECK ONE):

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

Date of Application: \_\_\_\_\_

Location Address: 1951, 1935 - 1947 LINCOLN ST., HOLLYWOOD, FL 33020

Lot(s): LOT 3,4,5,6 & 7 Block(s): BLK 17 Subdivision: HOLLYWOOD 1-21 B

Folio Number(s): 5142 15 01 2720 & 5142 15 01 2750

Zoning Classification: ND-2 (RAC) Land Use Classification: RESIDENTIAL

Existing Property Use: RESIDENTIAL MULTIFAMILY Sq Ft/Number of Units: 48

Is the request the result of a violation notice? ( ) Yes (X) No If yes, attach a copy of violation.

Has this property been presented to the City before? If yes, check all that apply and provide File Number(s) and Resolution(s): PACO (9/6/2022), PRE-TAC (11-7-22), FINAL TAC (12-19-22)

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

Explanation of Request: NEW CONSTRUCTION, 48 UNIT APARTMENT BUILDING FOR APPROVAL

Number of units/rooms: 48 UNITS Sq Ft: 47,618

Value of Improvement: \$10,000,000 Estimated Date of Completion: 2025

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

Name of Current Property Owner: VIVA HOLLYWOOD LLC

Address of Property Owner: 2721 EXECUTIVE PARK DR #4 WESTON FL 33331

Telephone: (786) 863-0068 Fax: \_\_\_\_\_ Email Address: ik@arkplusgroup.com

Name of Consultant/Representative/Tenant (circle one): JOSEPH B. KALLER, AIA, LEED BD+C

Address: 2417 HOLLYWOOD BLVD, HOLLYWOOD FL 33020 Telephone: 954-920-5746

Fax: \_\_\_\_\_ Email Address: JOSEPH@KALLERARCHITECTS.COM

Date of Purchase: 5-19-22 Is there an option to purchase the Property? Yes ( ) No ( )

If Yes, Attach Copy of the Contract.

List Anyone Else Who Should Receive Notice of the Hearing: ISAAC KHABIE

Address: \_\_\_\_\_  
Email Address: ik@ArkPlusGroup.com

PLANNING DIVISION



File No. (internal use only): \_\_\_\_\_

2600 Hollywood Boulevard Room 315  
Hollywood, FL 33022

GENERAL APPLICATION

**CERTIFICATION OF COMPLIANCE WITH APPLICABLE REGULATIONS**

The applicant/owner(s) signature certifies that he/she has been made aware of the criteria, regulations and guidelines applicable to the request. This information can be obtained in Room 315 of City Hall or on our website at [www.hollywoodfl.org](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: [Signature] Date: 3/22/2023

PRINT NAME: Isaac Khabie Date: 3/22/2023

Signature of Consultant/Representative: [Signature] Date: 3-22-23

PRINT NAME: JOSEPH B. KALLER Date: 3-22-23

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 Planning & Development 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 Planning & Development (Board and/or Committee) relative to all matters concerning this application.

Sworn to and subscribed before me this 3rd day of March

[Signature]  
Notary Public  
State of Florida



[Signature]  
Signature of Current Owner

Isaac Khabie 3/22/2023  
Print Name

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







KallerArchitecture

**Legal Descriptions:**

**1935 Lincoln Street, Hollywood FL 33020**

- Lots 4, 5, 6 and 7, Block 17, Hollywood, according to the plat thereof, as recorded in Plat Book 1, Page 21, of the Public Records of Broward County, Florida.

**1951 Lincoln Street, Hollywood FL 33020**

- Lot 3, Block 17, Hollywood, according to the map or plat thereof, as recorded in Plat Book 1, Page 21, of the Public Records of Broward County, Florida.



KallerArchitecture

**Project Description:**

Proposed new construction, 48 unit residential multifamily building comprised of 5 stories and a rooftop amenities area with on-grade parking underneath the building.



## KallerArchitecture

March 20, 2023

### **City of Hollywood**

2600 Hollywood Boulevard  
Hollywood, FL 33022

Reference: Lincoln Street Apartments  
1935-1951 Lincoln Street  
Hollywood, Florida  
File #22-DP-60

To Whom It May Concern,

The following is our analysis of Criteria and findings for Review for the above referenced Residential Building as per the City of Hollywood Zoning and Land Development Regulations.

### DESIGN REVIEW

**GENERAL CRITERIA:** All plans/architectural drawings shall be reviewed based upon the evaluation of compatibility with the City's Design Guidelines, including the following elements:

**CRITERION 1:** Architectural and Design components. Architecture refers to the architectural elements of exterior building surfaces. Architectural details should be commensurate with the building mass. The use of traditional materials for new architectural details is recommended. Design of the building(s) shall consider aesthetics and functionality, including the relationship of the pedestrian with the built environment.

**ANALYSIS:** The proposed building design creates a clean and clear delineation of the building horizontality and verticality by protruding all of the units at the apartment levels. Also, the height and massing of the units is further broken up by creating it with an entirely different white stucco color from the rest of the building to give the effect that the units are popping out from the building. Second, the ground level has a white stucco architectural “frame out” around the lobby and garage entrances to better clarify where the base of the building activity is occurring at the pedestrian level. Furthermore, the ground floor uses elements of composite wood siding at the base, which helps to break up the horizontality of the ground floor and allow for communication between the base and the sidewalk as well.



CRITERION 2: Compatibility. The relationship between existing architectural styles and proposed construction, including how each building along the street relates to the whole and the pattern created with adjacent structures and the surrounding neighborhood. Buildings should contain architectural details that are characteristic of the surrounding neighborhood.

**ANALYSIS: The proposed building follows the intent of the District per the Downtown Master Plan. The building design also provides a building base, a common design feature in the neighborhood, which encourages pedestrian movement around the building along the streets. The colors palate selected and use of stucco work are also elements common to the existing and proposed buildings in the surrounding neighborhood.**

CRITERION 3: Scale/Massing. Buildings shall be proportionate in scale, with a height which is consistent with the surrounding structures. Building mass shall reflect a simple composition of basic architectural details in relation to its length, width, height lot coverage, and setting of the structure in context with adjacent buildings. Architectural details include, but are not limited to, banding, molding, and fenestration.

**ANALYSIS: The proposed building scale is consistent with the height allowed by the Downtown Master Plan for the District. The overall scale of the building is broken up at the pedestrian level by the use of large windows and wood panels at the building base and façade movement by use of alternating stucco colors and composite wood treatments at the upper levels as well. The massing of the building is further broken up by protruding units with a white stucco color at the upper levels of the façade and the use of landscaping to further enhance the pedestrian base level.**

CRITERION 4: Landscaping. Landscaped areas should contain a variety of native and other compatible plant types and forms and be carefully integrated with existing buildings and paved areas. Existing mature trees and other significant plants on the site should be preserved.

**ANALYSIS: The proposed design incorporates the use of native plants selected specifically for use at this area with careful consideration of insects and diseases common to the area. The proposed planting also creates variations of color and texture and are integrated in the front yards of the ground units and along public sidewalks.**

Should you have any questions, please feel free to contact this office.

Sincerely,

Kaller Architecture



Joseph B. Kaller AIA, LEED AP BD+C  
President



KallerArchitecture

**Property Photos:**

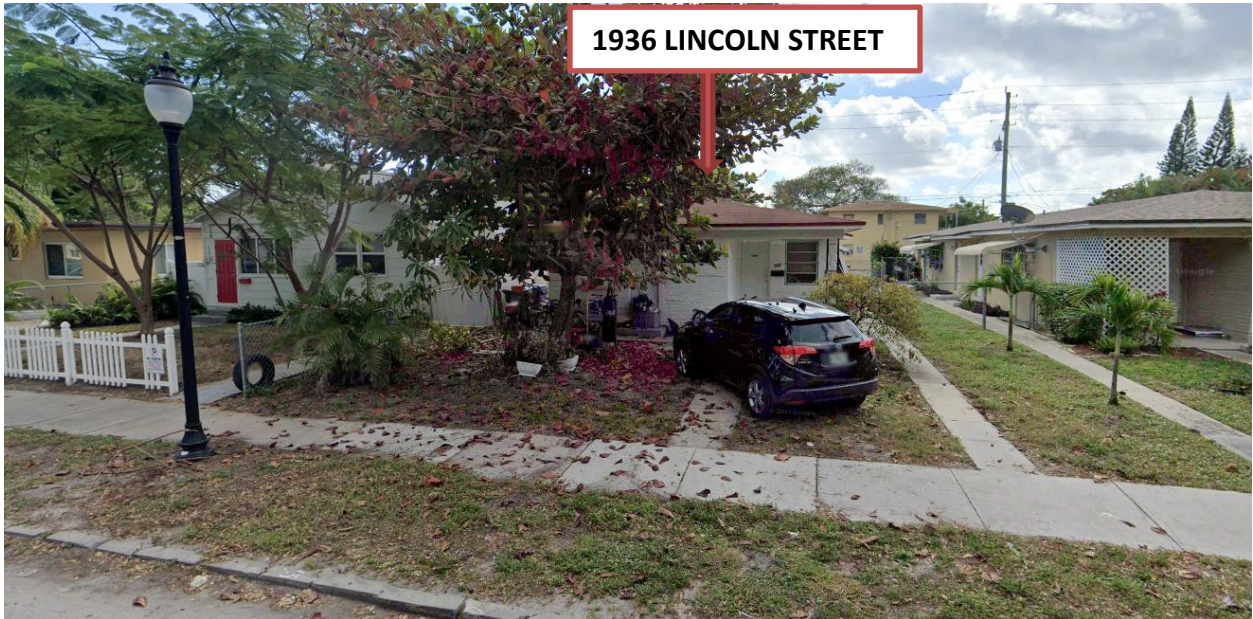
***SUBJECT PROPERTY PHOTOS:***



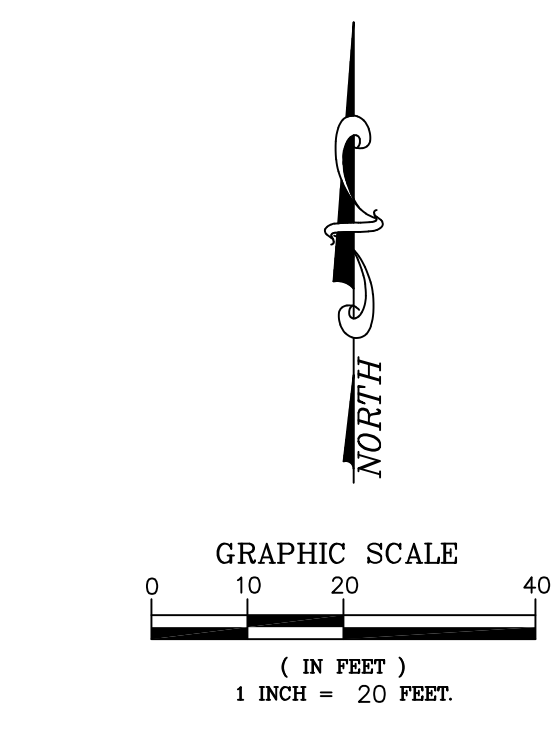


**ADJACENT PROPERTY PHOTOS:**





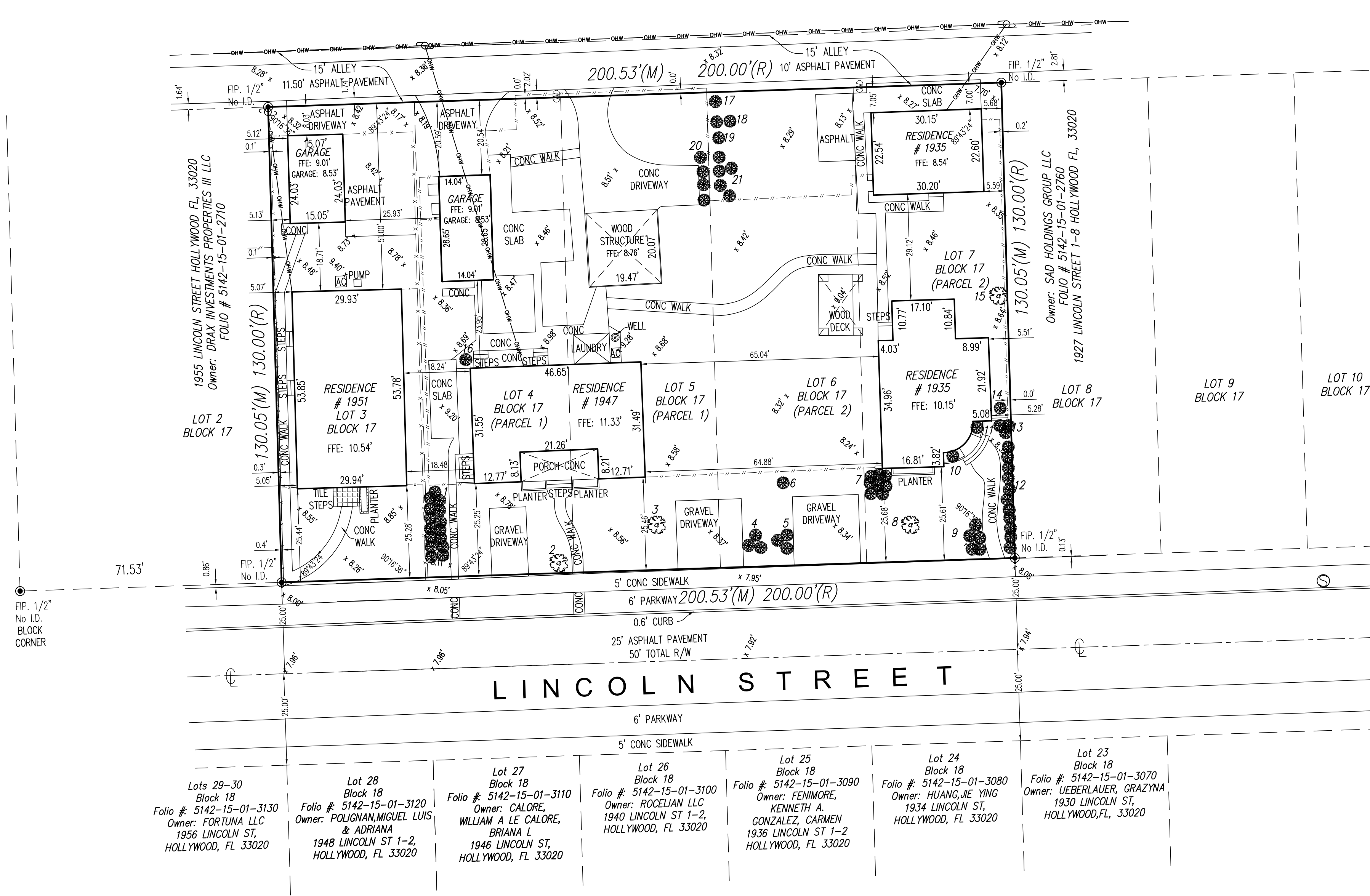




- Abbreviations**
- FIR. 1/2" = FOUND IRON REBAR 1/2"
  - FIP. 1/2" = FOUND IRON PIPE 1/2"
  - F.N. = FOUND NAIL
  - CONC. = CONCRETE
  - P.R.M. = PERMANENT REFERENCE MONUMENT
  - P.I. = POINT OF INTERSECTION
  - (M) = MEASURE
  - (R) = RECORD
  - O.R.B. = OFFICIAL RECORDS BOOK
  - N.A.V.D. = NORTH AMERICAN VERTICAL DATUM 1988
  - U.E. = UTILITY EASEMENT
  - D = DIAMETER
  - C/L = CENTER LINE
  - R/W = RIGHT-OF-WAY
  - L = LENGTH
  - R = RADIUS
  - △ = DELTA

- Symbol Legend**
- CATCH BASIN
  - FIRE HYDRANT
  - WOOD POWER POLE
  - METAL LIGHT POLE
  - CONC LIGHT POLE
  - TRAFFIC METER
  - STREET LIGHT METER
  - CLEAN OUT
  - CABLE BOX
  - Drainage Manhole
  - MANHOLE
  - BOLLARDS
  - WATER METER
  - WATER VALVE
  - CONTROL VALVE
  - PARKING SIGN
  - TRAFFIC SIGN
  - ELECTRIC METER
  - HANDICAP
  - METAL LID
  - ALUMINUM FENCE
  - OVERHEAD WIRE
  - CHAIN LINK FENCE
  - WOOD FENCE

N. 20 AVENUE



**Address:**  
1951 LINCOLN STREET, HOLLYWOOD, FLORIDA, 33020

PARCEL ID #: 5142-15-01-2720

**Legal Description:**

LOT 3, BLOCK 17, HOLLYWOOD, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 1, PAGE 21, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA.

**Address:**  
1935 LINCOLN STREET, HOLLYWOOD, FLORIDA, 33020

PARCEL ID #: 5142-15-01-2750

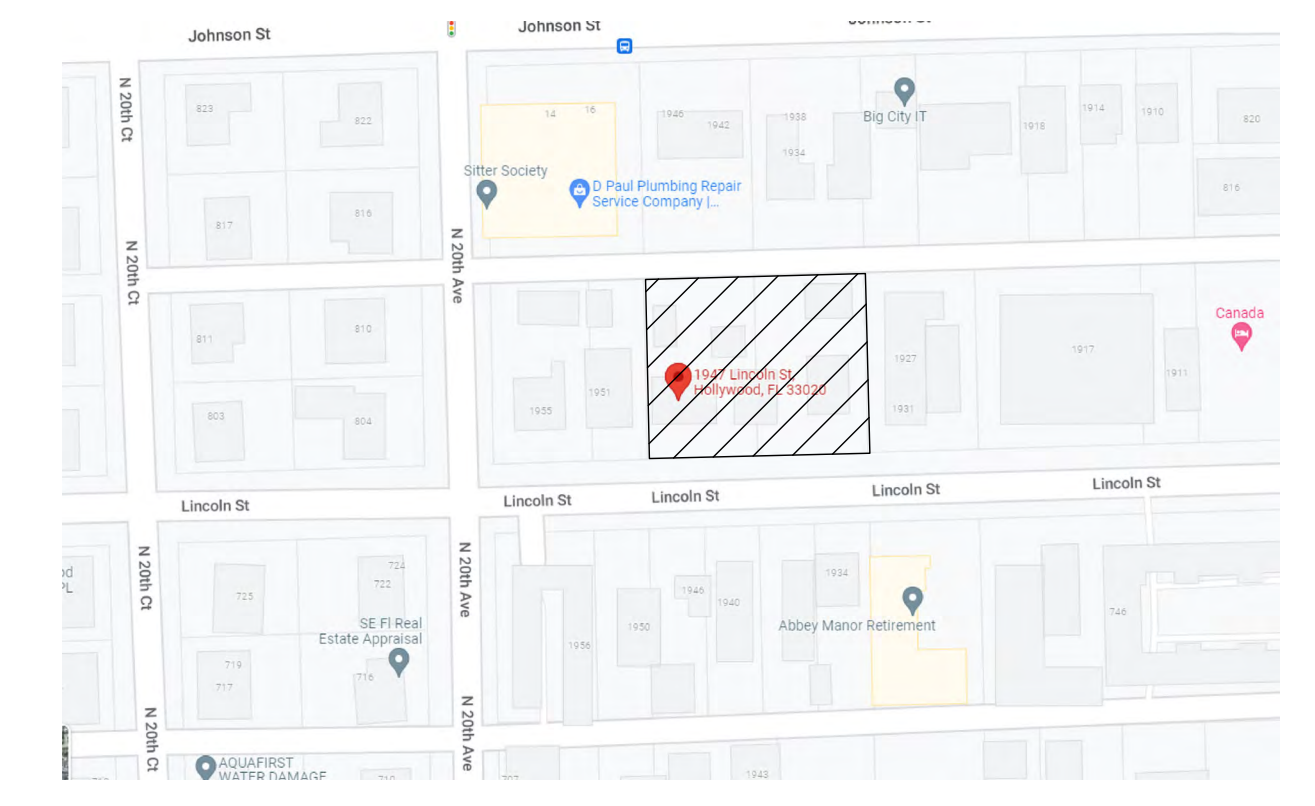
**Legal Description:**

LOTS 4, 5, 6 AND 7, BLOCK 17, HOLLYWOOD, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 1, PAGE 21, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA.

**Surveyor's Notes:**

1. Unless otherwise noted record and measured data are in substantial agreement.
2. The Street Right-of-Way abutting this property are physically open unless otherwise noted.
3. Elevations if shown relative to The North American Vertical Datum of 1988.
4. Additions or deletions to survey map by other than the signing party or parties is prohibited without the written consent of the signing party of parties.
5. No underground installations or improvements have been located.
6. This survey map or the copies thereof are not valid without the signature and the original raised seal of a Florida Licensed Surveyor & Mapper.
7. This property lies in Zone X, Elevation N/A, per Fema Map 0569, Community 125113, Suffix H, Map Dated 8-18-2014.
8. Bench Mark Used: BM # P 239 Elevation 10.932' (NGVD 29)-1.5' = 9.432' (NAVD 88)
9. This property has 26,077.90 square feet more or less.
10. The survey reflects the Ownership and Encumbrance Reports FILE NO. 22124604 and 22124599 conducted by Old Republic National Title Insurance Company.

\*\* FOR PROPER AND SCIENTIFIC TREE NAME AN ARBORIST SHOULD BE CONTACTED.



LOCATION MAP  
NOT TO SCALE

**Commitment for Title Insurance:**

Issued by: Fidelity National Title Insurance Company  
 State: Florida  
 County: Broward  
 Issuing Office File Number: 368  
 Schedule A:  
 Effective Date: April 12, 2022 at 11:00 PM

**Notes Corresponding to Schedule B - Section II**

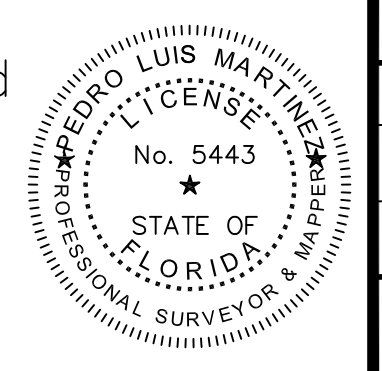
THERE ARE NOT EASEMENTS SHOWN IN THIS SCHEDULE B-SECTION 2 THAT AFFECT THIS PROPERTY.

This is to certify that this map or plat and the survey on which it is based were made in accordance with the 2021 Minimum Standard Detail Requirements for ALTA/NSPS Land Title Surveys, jointly established and adopted by ALTA/NSPS, and includes items 2, 3, 4, 5, 7 (a), 7(b), 7(b)(1), 7(c), 8, 9, 13, 16 and 17 of Table A thereof.

06-06-2022

PEDRO L. MARTINEZ P.S.M. (FOR THE FIRM)  
 PROFESSIONAL SURVEYOR AND MAPPER  
 # 5443 STATE OF FLORIDA.

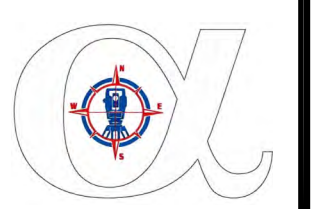
This survey map or the copies thereof are not valid without the signature and the original raised seal of a Florida licensed surveyor and mapper.



DRAWN BY: I.C.  
 CHECKED BY: P.L.M.  
 DATE: 10-03-2022  
 SHEET:

JOB NUMBER: 220530

PREPARED FOR:  
**Viva Hollywood LLC.**  
**ALTA / NSPS LAND TITLE SURVEY**



**ALPHA C & N LAND SERVICES, LLC**  
 5801 N.W. 2nd STREET, MIAMI, FLORIDA 33126  
 Phone: 305-588-6779 305-336-1123  
 ALPHA@ALPHALANDSERVICES.COM  
 Business License # 8426

PEDRO L. MARTINEZ P.S.M. (FOR THE FIRM)  
 PROFESSIONAL SURVEYOR AND MAPPER  
 STATE OF FLORIDA  
 License # 5443  
 The original raised seal of a Florida licensed surveyor and mapper.

# LINCOLN STREET APARTMENTS

1951, 1935 - 1947 LINCOLN ST.  
HOLLYWOOD, FL 33020

## LEGAL DESCRIPTION

1935-1947 Lincoln Street, Hollywood, Florida, 33139 (Parcel ID: 514215012750)  
PARCEL 1: Lots 4 and 5, Block 17, Hollywood, according to the Plat thereof, as recorded in Plat Book 1, Page 21, of the Public Records of Broward County, Florida.  
PARCEL 2: Lots 6 and 7, Block 17, Hollywood, according to the Plat thereof, as recorded in Plat Book 1, Page 21, of the Public Records of Broward County, Florida.  
1951 Lincoln Street, Hollywood, Florida, 33139 (Parcel ID: 514215012720)  
Lots 3, Block 17, Hollywood, according to the Plat thereof, as recorded in Plat Book 1, Page 21, of the Public Records of Broward County, Florida.

## OWNER

Viva Hollywood, LLC  
2721 Executive Park Dr, #4  
Weston, FL 33331  
(786) 863-0068

## ARCHITECT

JOSEPH B. KALLER AND ASSOCIATES, P.A.  
CONTACT: Mr. JOSEPH B. KALLER  
ADDRESS: 2417 HOLLYWOOD BLVD.  
HOLLYWOOD, FL 33019  
PHONE: (954)-920-5746  
FAX: (954)-926-2841  
EMAIL: joseph@kallerarchitects.com

## SURVEYOR

ALPHA C & N LAND SERVICES, LLC  
CONTACT: PEDRO LUIS MARTINEZ  
ADDRESS: 5801 NW 2nd STREET,  
MIAMI FL 33126  
PHONE: (305)-588-6779  
EMAIL: alphalandservices@gmail.com

## CIVIL ENGINEER

ZEPHYR ENGINEERING, CBE, SBE & DBE Firm  
CONTACT: WILFORD ZEPHYR, P.E.  
ADDRESS: 5451 PIERCE ST,  
HOLLYWOOD, FL 33021  
PHONE: (786)-302-7693  
EMAIL: wilford@zephyrengineeringfl.com

## LANDSCAPE

THE MIRROR OF PARADISE  
CONTACT: GABRIELA FOJT, ASLA, RLA  
ADDRESS: 2881 E OAKLAND PARK BLVD, SUITE 315  
FORT LAUDERDALE, FL 33306  
PHONE: (954)-315-1707 ext. 1077  
EMAIL: gabriela@themirrorofparadise.com

## ARCHITECTURE

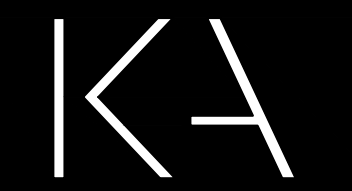
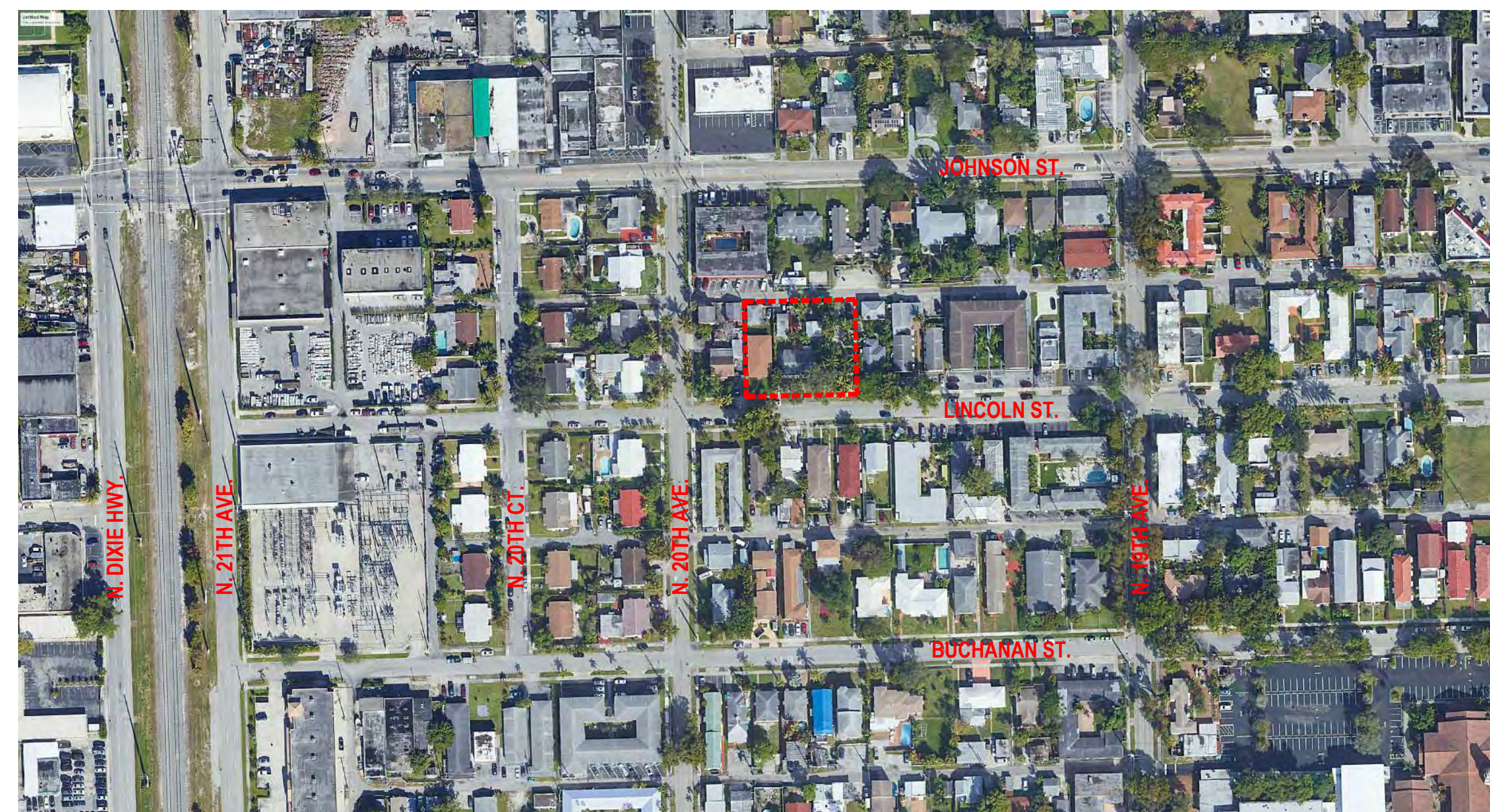
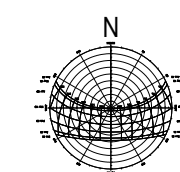
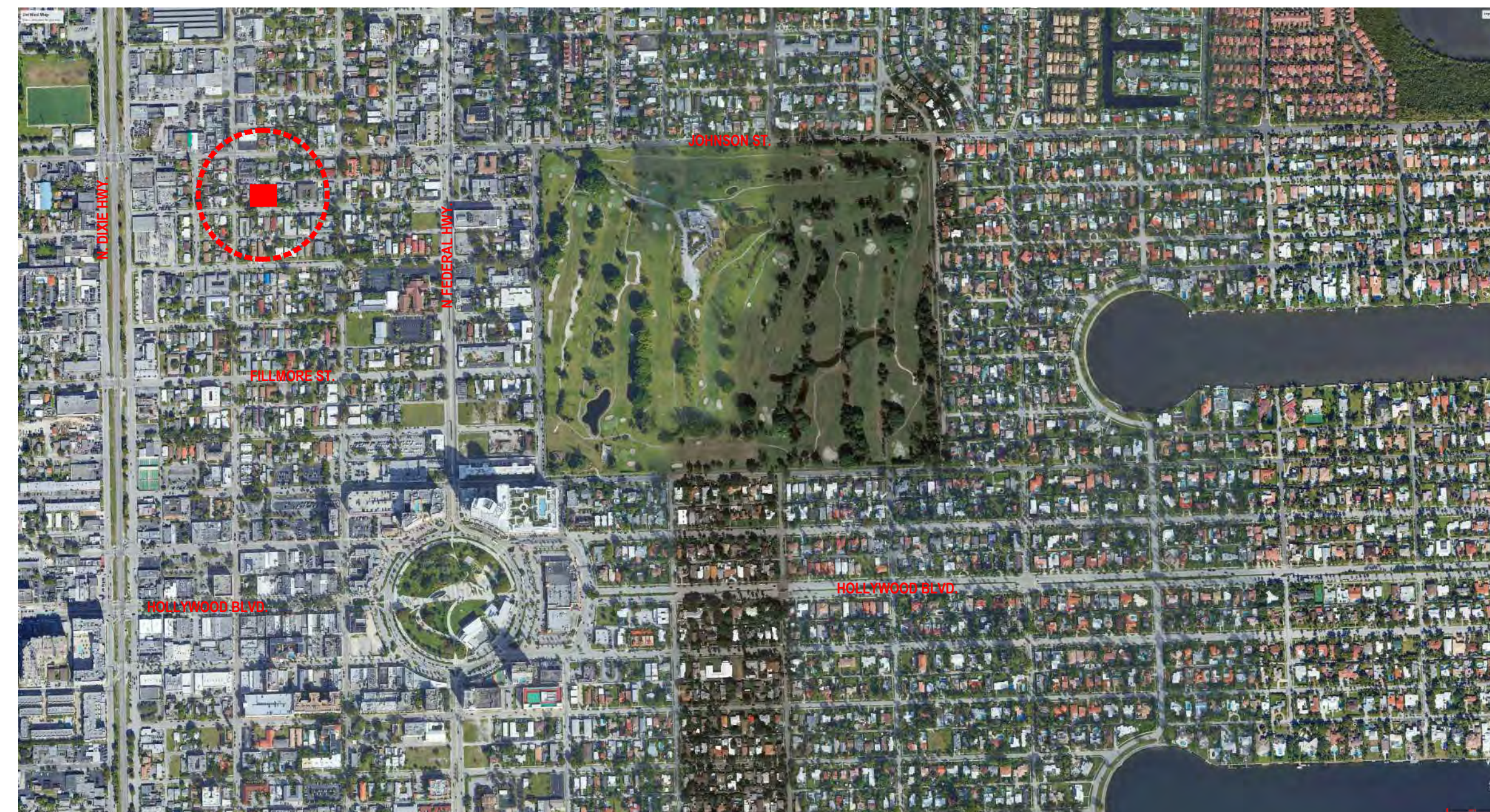
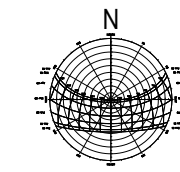
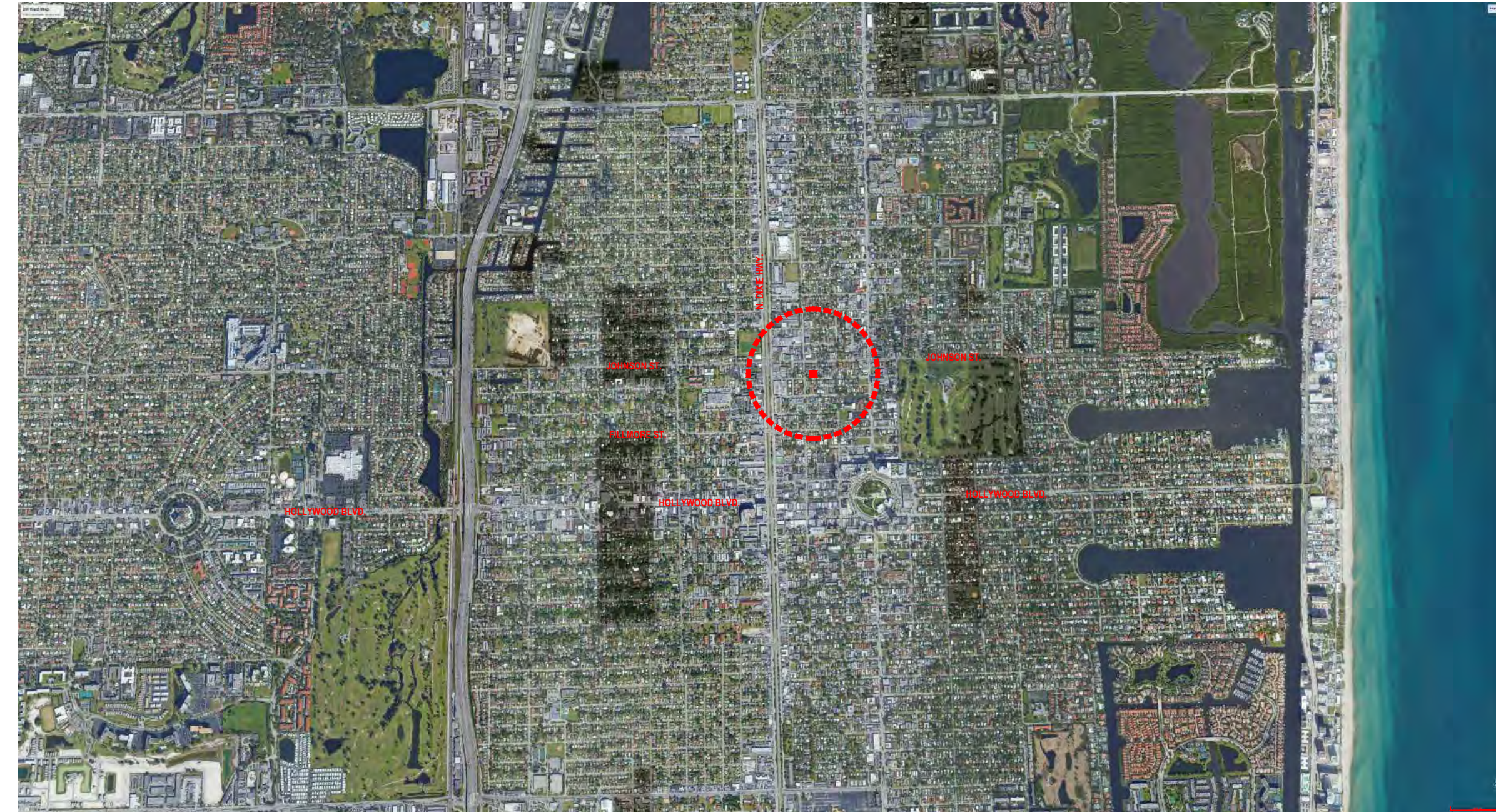
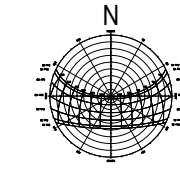
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A-R2 RENDERING  
A-R3 RENDERING  
A-1.01 AREA DIAGRAMS  
A-1.1 GROUND FLOOR / ZONING DATA  
A-1.2 SECOND FLOOR  
A-1.3 THIRD TO FOURTH FLOOR  
A-1.4 FIFTH FLOOR  
A-1.5 SIXTH FLOOR - ROOF TERRACE  
A-1.6 ROOF PLAN  
A-1.7 ELEVATIONS  
A-1.8 ELEVATIONS  
A-1.9 STREET PROFILE  
A-1.10 DETAILS  
A-1.11 SOUTH WEST ISOMETRIC  
A-1.12 SOUTH EAST ISOMETRIC  
A-1.13 NORTH EAST ISOMETRIC  
A-1.14 NORTH WEST ISOMETRIC

## CIVIL

C1 EROSION & SEDIMENT CONTROL PLAN  
C2 PAVING, GRADING & DRAINAGE PLAN  
C3 CIVIL DETAILS  
C4 PAVEMENT MARKINGS & SIGNAGE PLAN  
C5 WATER & SEWER PLANS & DETAILS  
C6 UTILITIES DETAILS

## LANDSCAPE

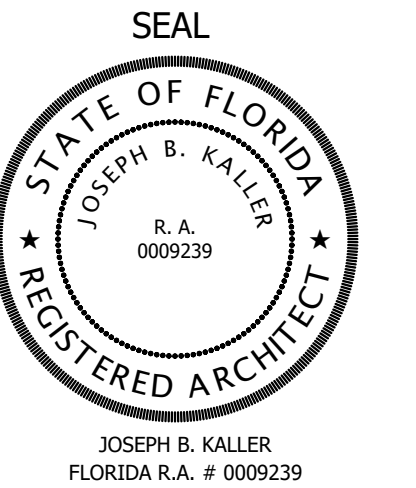
DT-1 REMOVAL PLAN  
DT-2 EXISTING TREES CHART  
LP-1 LANDSCAPE PLAN GROUND LEVEL  
LP-2 PLANT SCHEDULE, CODE CHART & DETAILS  
LP-3 LANDSCAPE ROOF TERRACE, PLANT SCHEDULE  
LP-4 COLORED PLAN GROUND LEVEL  
LP-5 COLORED PLAN ROOF DECK  
LP-6 HOLLYWOOD CITY NOTES, GENERAL NOTES



KallerArchitecture

AA# 26001212  
2417 Hollywood Blvd.  
Hollywood Florida 33020  
954.920.5746  
joseph@kallerarchitects.com

www.kallerarchitects.com



PROJECT TITLE  
**LINCOLN STREET APT. BLDG.**  
HOLLYWOOD, FL. 33020

SHEET TITLE  
**SCHEMATIC DESIGN PACKAGE  
CHARTS**

## MEETING DATES

BOARD/ COMMITTEE	DATE	DESCRIPTION
PACO	09/06/22	FILE# 22-DP-60
PRE TAC	11/07/22	FILE# 22-DP-60
FINAL TAC	12/19/22	FILE# 22-DP-60
P&D BOARD	T.B.D	FILE# 22-DP-60

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PROJECT No.: 22042  
DATE: 09.21.22  
DRAWN BY: SCHIFFINO  
CHECKED BY: JBK

SHEET

**A-1.00**

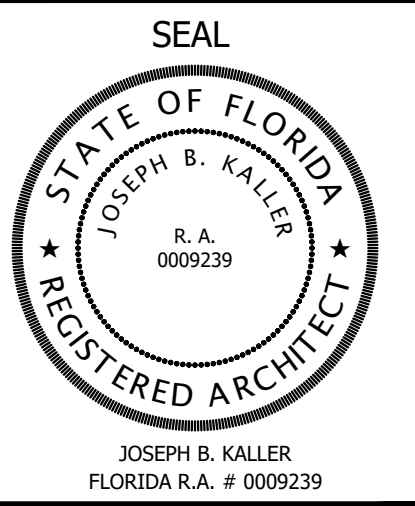




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 Hollywood Florida 33020  
 954.920.5746  
 joseph@kallerarchitects.com  
 www.kallerarchitects.com



**PROJECT TITLE**  
**LINCOLN STREET APT. BLDG.**  
 HOLLYWOOD, FL. 33020

**SHEET TITLE**  
**SCHEMATIC DESIGN PACKAGE  
 RENDERING**

**MEETING DATES**

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 CHECKED BY: JBK

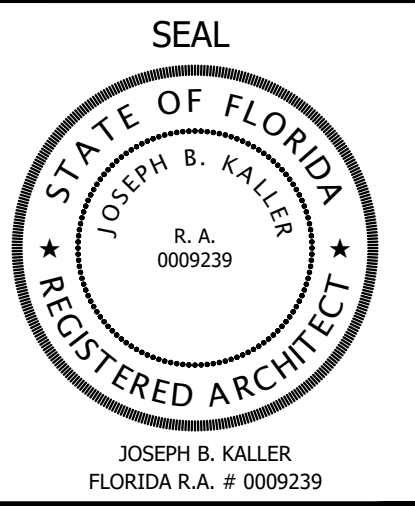
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**A-R.1**



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**PROJECT TITLE**  
**LINCOLN STREET APT. BLDG.**  
 HOLLYWOOD, FL. 33020

**SHEET TITLE**  
**SCHEMATIC DESIGN PACKAGE  
 RENDERING**

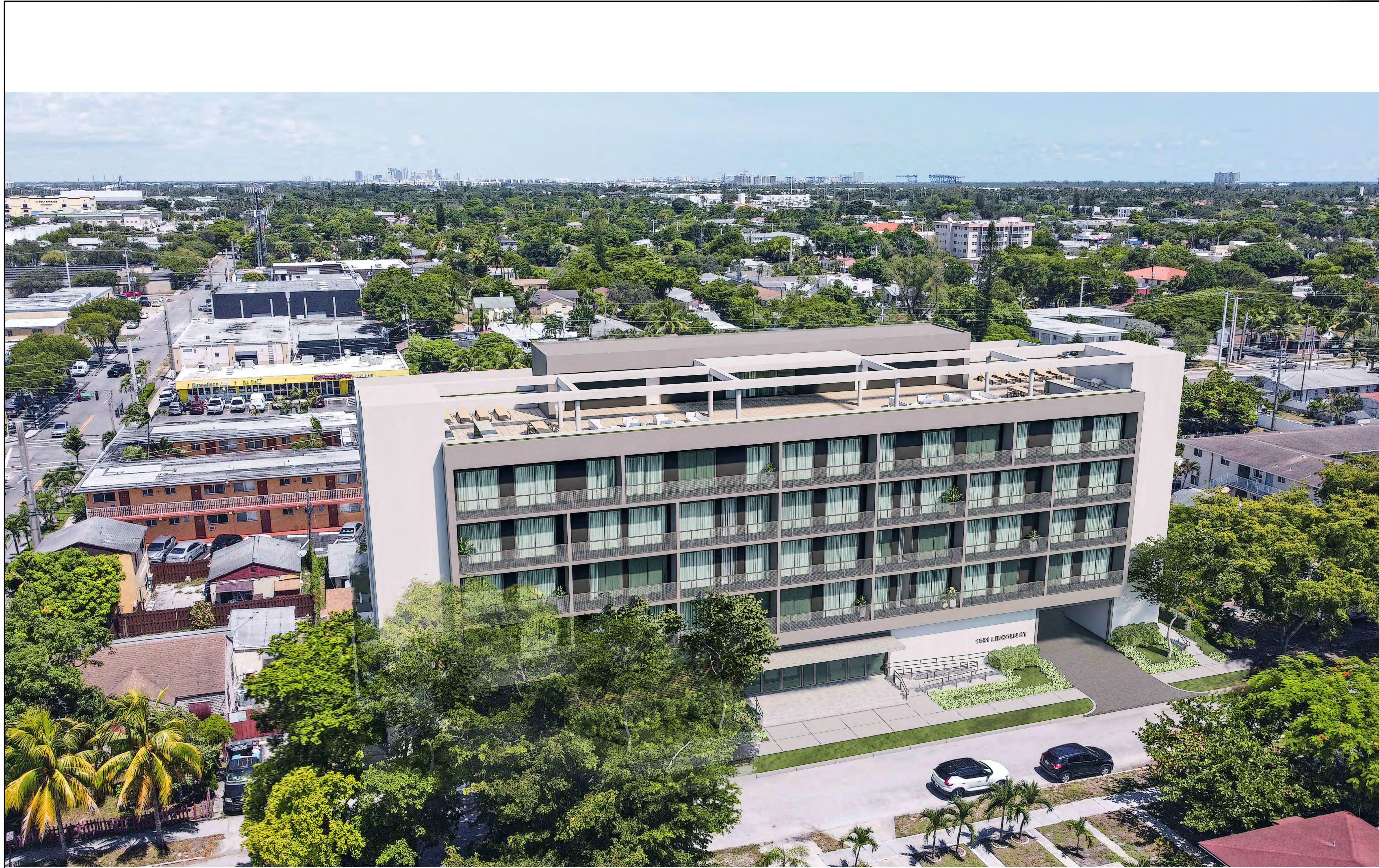
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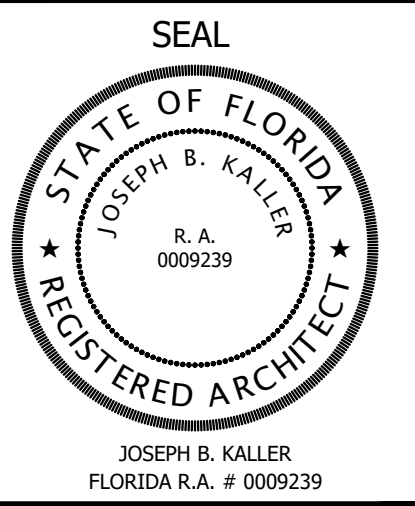
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PROJECT No.: 22042  
 DATE: 09.21.22  
 DRAWN BY: SCHIFFINO  
 CHECKED BY: JBK

SHEET  
**A-R.2**



**Kaller Architecture**  
 AA# 26001212  
 2417 Hollywood Blvd.  
 Hollywood Florida 33020  
 954.920.5746  
 joseph@kallerarchitects.com  
 www.kallerarchitects.com



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**MEETING DATES**

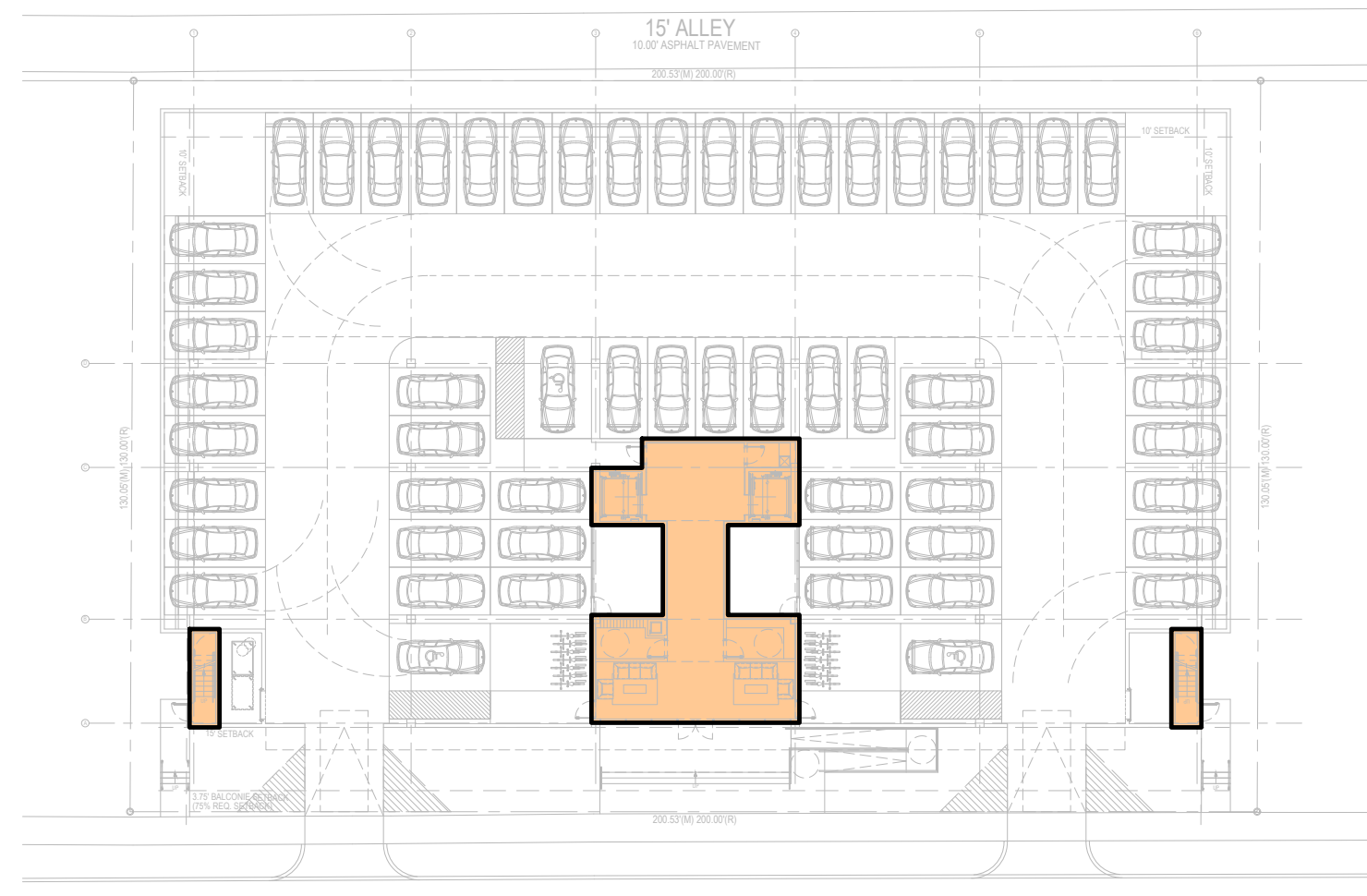
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FINAL TAC	12/19/22	FILE# 22-DP-60
P&D BOARD	T.B.D	FILE# 22-DP-60

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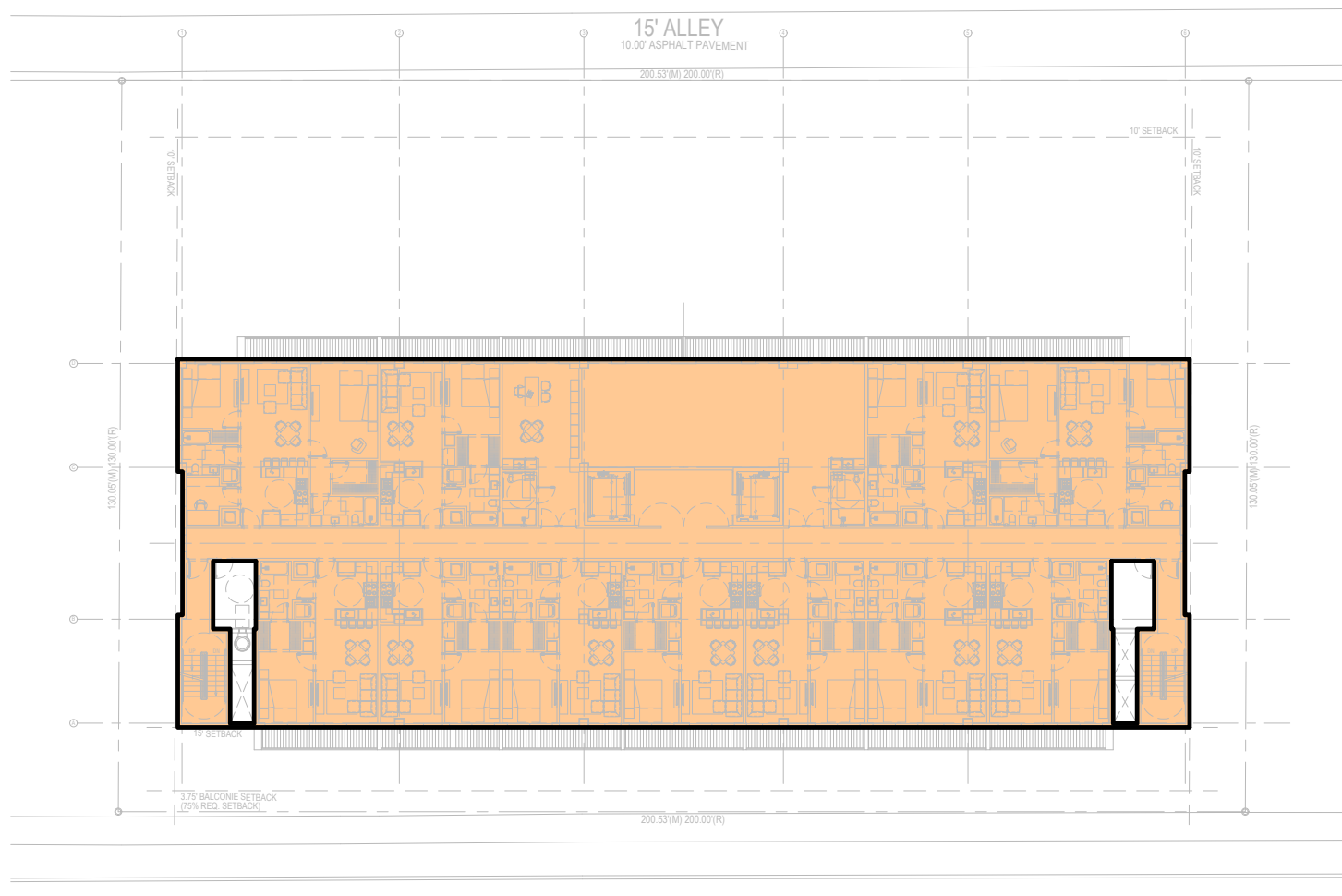
PROJECT No.: 22042  
 DATE: 09.21.22  
 DRAWN BY: SCHIFFINO  
 CHECKED BY: JBK

SHEET  
**A-R.3**

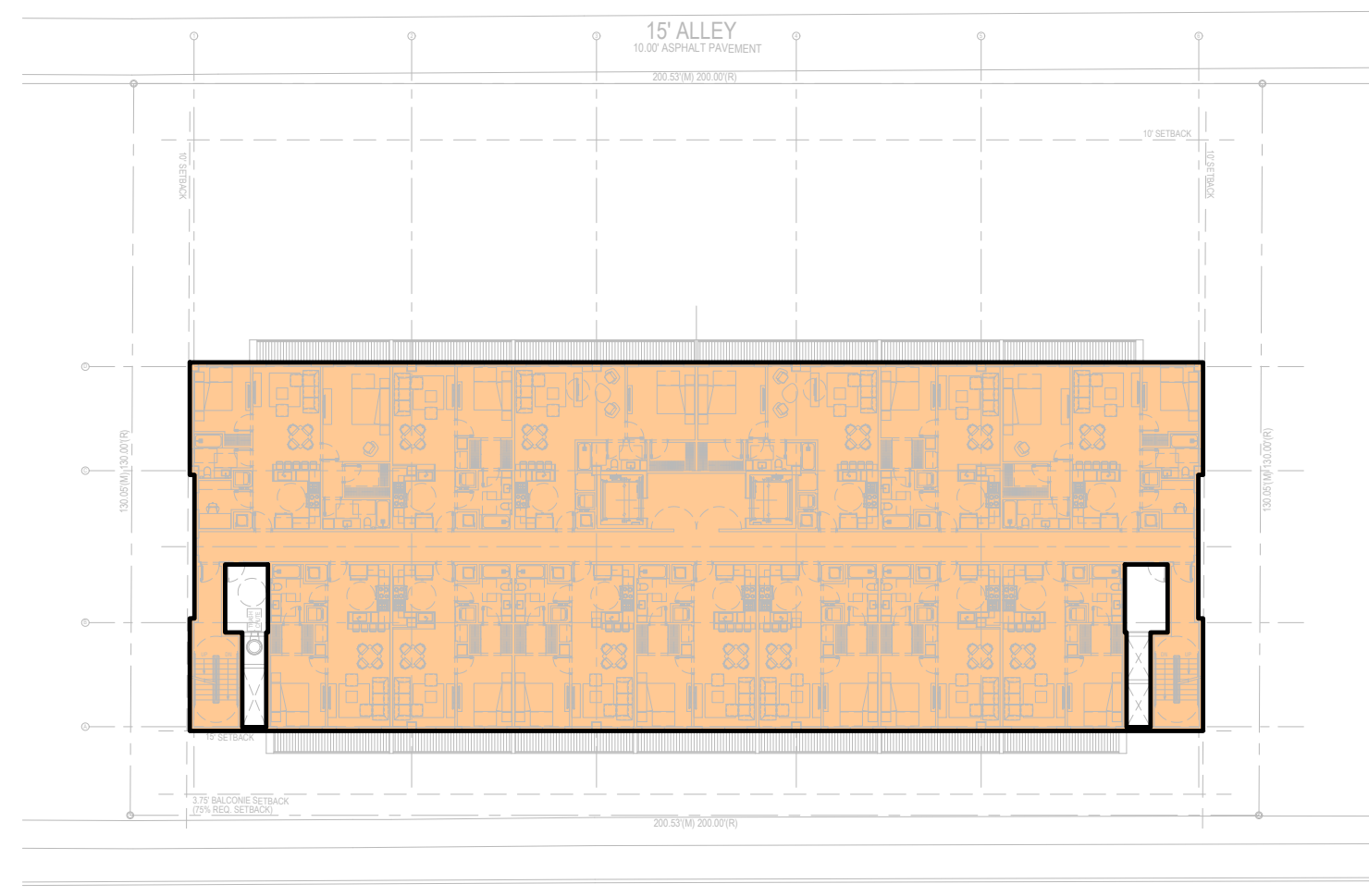
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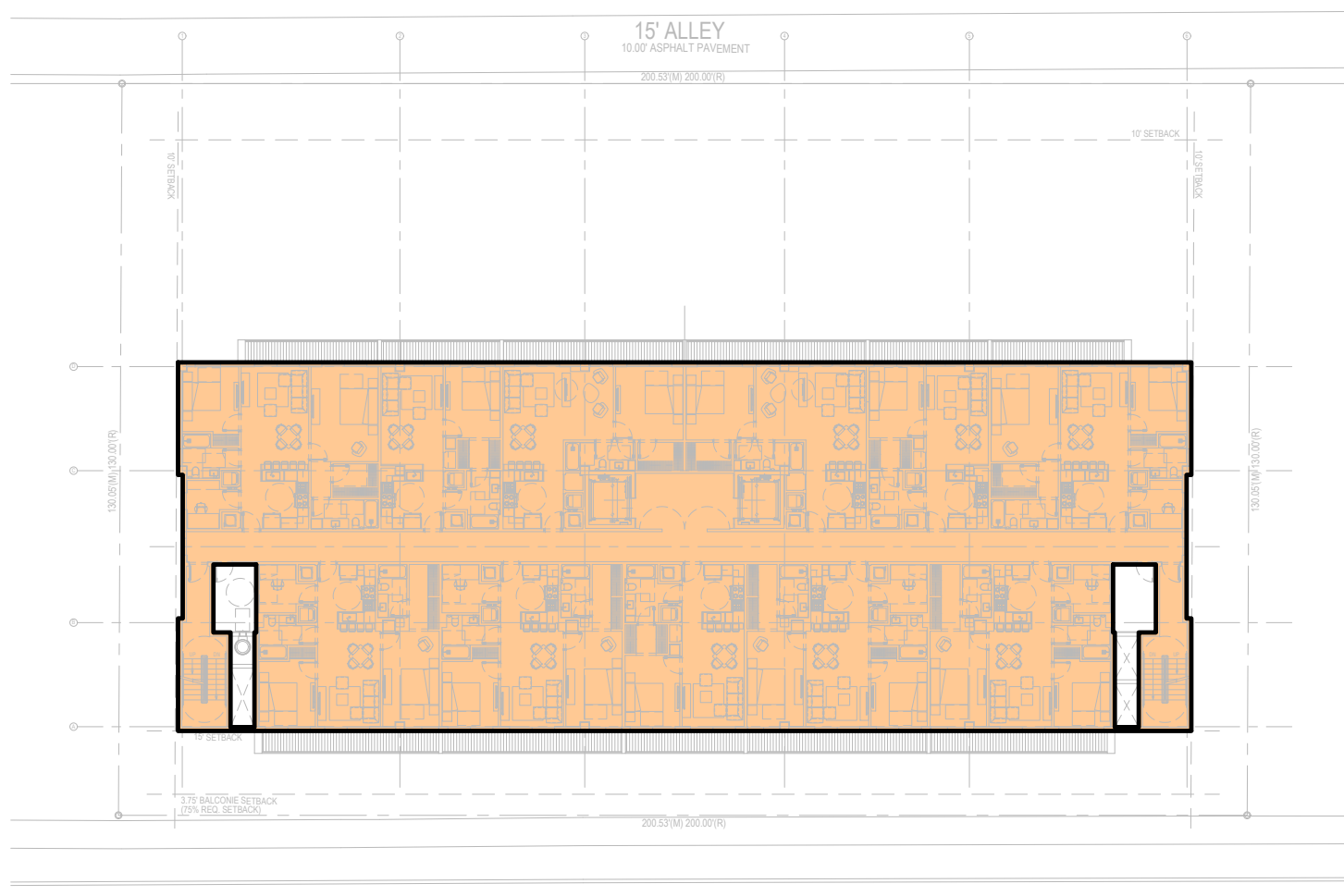
GROUND FLOOR  
 FAR / FLOOR: 1,632.64 SF



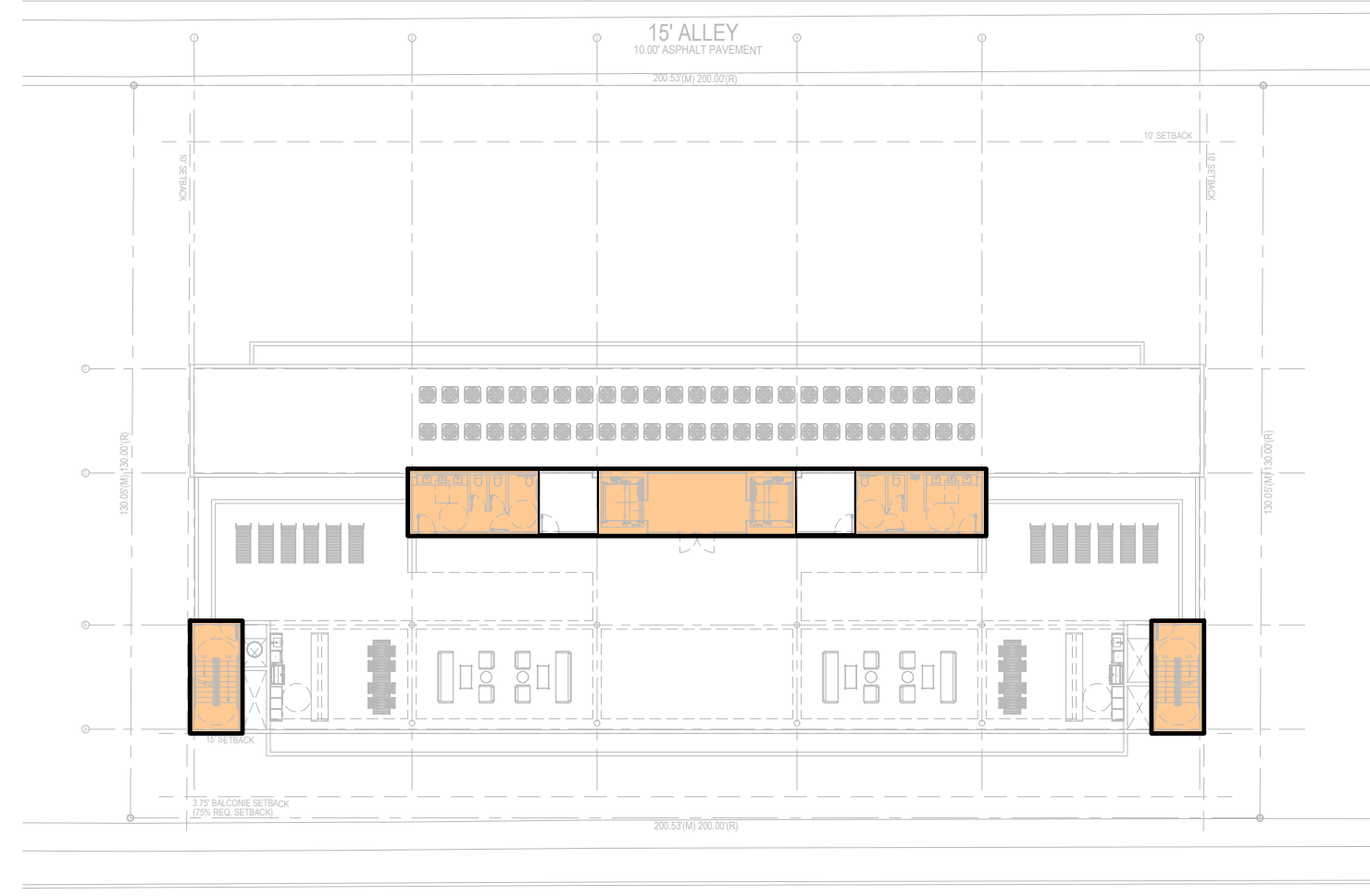
SECOND FLOOR  
 FAR / FLOOR: 11,527.69 SF



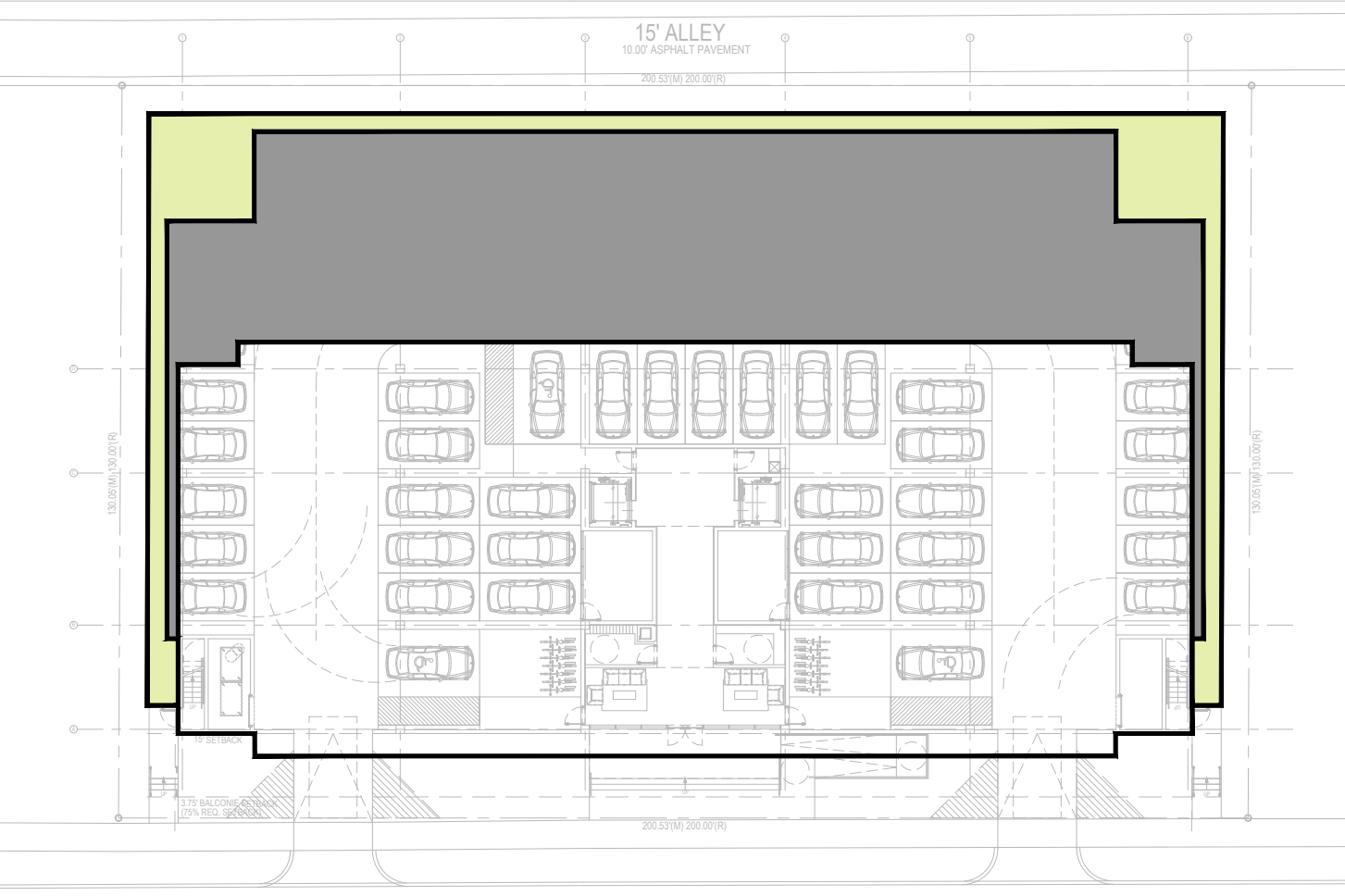
3rd & 4th FLOOR  
 FAR / FLOOR: 11,527.70 SF



FIFTH FLOOR  
 FAR / FLOOR: 11,527.70 SF



ROOF TERRACE  
 FAR / FLOOR: 1,318.32 SF  
 GRAND TOTAL FAR: 49,061.75 SF



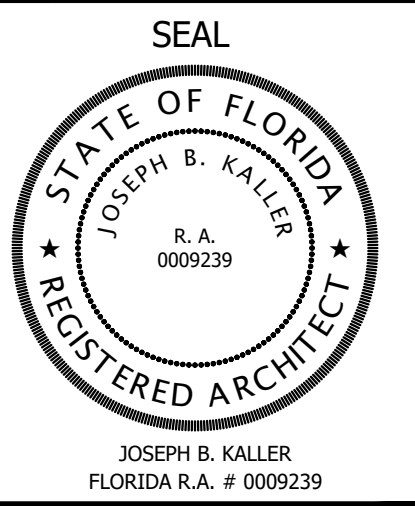
LANDSCAPED AREA: 2,111.7 SF (25.3%)  
 PAVED AREA: 6,235.2 SF  
 TOTAL VUA AREA: 8,346.9 SF (100%)

1 FAR DIAGRAM  
 N.T.S.

2 VUA AREA (LANDSCAPE/PAVED AREA)  
 N.T.S.



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PROJECT TITLE  
**LINCOLN STREET APT. BLDG.**  
 HOLLYWOOD, FL. 33020

SHEET TITLE  
**SCHEMATIC DESIGN PACKAGE  
 AREA DIAGRAMS**

MEETING DATES

BOARD/ COMMITTEE	DATE	DESCRIPTION
PACO	09/06/22	FILE# 22-DP-60
PRE TAC	11/07/22	FILE# 22-DP-60
FINAL TAC	12/19/22	FILE# 22-DP-60
P&D BOARD	T.B.D	FILE# 22-DP-60

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PROJECT No.: 22042  
 DATE: 09.21.22  
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 CHECKED BY: JBK

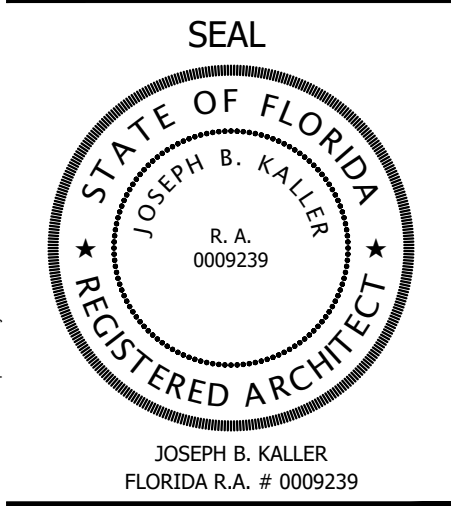
SHEET  
**A-1.01**

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SHEET TITLE: SCHEMATIC DESIGN PACKAGE AREA DIAGRAMS. PROJECT TITLE: LINCOLN STREET APT. BLDG. HOLLYWOOD, FL. 33020. MEETING DATES: BOARD/ COMMITTEE, DATE, DESCRIPTION. PROJECT No.: 22042. DATE: 09.21.22. DRAWN BY: SCHIFFINO. CHECKED BY: JBK. SHEET: A-1.01. KALLER ARCHITECTURE, ALL RIGHTS RESERVED © 2018.



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PROJECT TITLE  
**LINCOLN STREET APT. BLDG.**  
 HOLLYWOOD, FL. 33020

SHEET TITLE  
**SCHEMATIC DESIGN PACKAGE  
 GROUND FLOOR  
 ZONING DATA**

MEETING DATES

BOARD/COMMITTEE	DATE	DESCRIPTION
PACO	09/06/22	FILE# 22-DP-60
PRE TAC	11/07/22	FILE# 22-DP-60
FINAL TAC	12/19/22	FILE# 22-DP-60
P&D BOARD	T.B.D	FILE# 22-DP-60

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PROJECT No.: 22042  
 DATE: 09.21.22  
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SHEET  
**A-1.1**

1951, 1935 - 1947 LINCOLN ST.  
 HOLLYWOOD, FL 33020

**LEGAL DESCRIPTION**  
 1935-1947 Lincoln Street, Hollywood, Florida, 33139 (Parcel ID: 514215012750)  
 PARCEL 1: Lots 4 and 5, Block 17, Hollywood, according to the Plat thereof, as recorded in Plat Book 1, Page 21, of the Public Records of Broward County, Florida.  
 PARCEL 2: Lots 6 and 7, Block 17, Hollywood, according to the Plat thereof, as recorded in Plat Book 1, Page 21, of the Public Records of Broward County, Florida.  
 1951 Lincoln Street, Hollywood, Florida, 33139 (Parcel ID: 514215012720)  
 Lots 3, Block 17, Hollywood, according to the Plat thereof, as recorded in Plat Book 1, Page 21, of the Public Records of Broward County, Florida.

**Total Lot Net Area:** 26,077.90 SF (0.6 acres)

**ZONING INFO**

**BASIC ZONING**  
 Municipal Future Land Use: Regional Activity Center (RAC) Downtown District  
 Zone: ND-2  
 Existing Building Use: Multi-Family Dwellings (Generic, any combination 2+)  
 Existing Land Use: Residential  
 County Future Land Use: Regional Activity Center  
 Allowed Use(s): Residential, Lodging, Office, Commercial, Civic, Educational, Industrial

**BUILDING INTENSITY**  
 Maximum Lot Coverage: N/A  
 Residential Density: N/A  
 Maximum Building Height: 55 ft  
 Maximum Height - Stories: 5  
 Floor Area Ratio (FAR): 2.00  
 Maximum Built Area Allowed: 52,155.8 ft<sup>2</sup>  
 Minimum Open Space: 20% (5,215 ft<sup>2</sup>)  
 Maximum Residential Area Allowed: 52,155.8 ft<sup>2</sup>  
 Estimated Residential Units Allowed: Unlimited

**SETBACKS AT GROUND LEVEL**  
 Minimum Primary Frontage Setback: 15.00 ft  
 Minimum Secondary Frontage Setback: N/A  
 Minimum Side Setback: 10.00 ft  
 Minimum Rear Setback: 10.00 ft  
 Minimum Water Setback: N/A

**AT-GRADE PARKING LOT AND VEHICULAR USE AREAS SETBACK REQUIREMENTS**  
 Front: 15 feet  
 Interior: 5 feet  
 Alley: 5 feet

**Amount of Required Off-Street Parking**  
 Units of one bedroom or less; and Qualifiable Affordable Housing Developments:  
 1 space per unit; Units exceeding one bedroom (including dens): 1.5 space per unit;  
 plus 1 space per 10 units for guest parking

**Off-Street loading spaces: general provisions**  
 Multiple Family or Apt./Hotel Bldg: 50-100 Units - 1 space + 1 space for each additional 100 units or major fraction.

**PROJECT INFO**

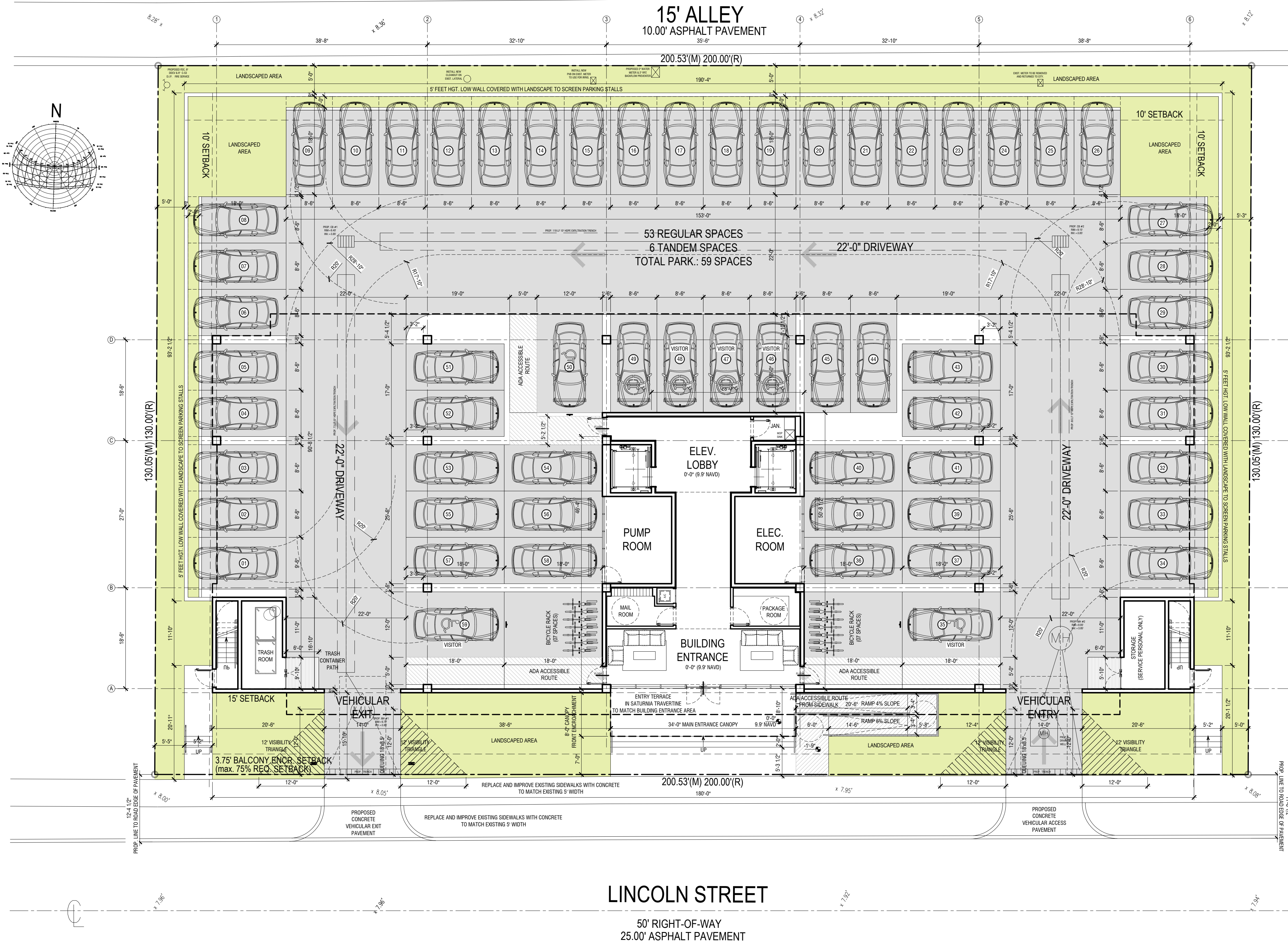
<b>Maximum Building Height:</b>	Allowed: 55 ft
Proposed: 55 ft	
<b>Floor Area Ratio (FAR) 2.00:</b>	Allowed: 52,155.80 ft <sup>2</sup> (2.00)
Proposed: 49,061.75 ft <sup>2</sup> (1.88)	
<b>Gross Building Area:</b>	Proposed: 55,366.38 ft <sup>2</sup>
<b>Leasable / Salable Area:</b>	Proposed: 41,443.24 ft <sup>2</sup>
<b>Open Space (pervious):</b>	Minimum: 20% (5,215 ft <sup>2</sup> )
Proposed: 5,708.37 ft <sup>2</sup>	
Ground: 5,708.37 ft <sup>2</sup>	
Roof Terrace: 1,117.31 ft <sup>2</sup>	
TOTAL: 26.18% (6,825.68 ft <sup>2</sup> )	
<b>Required Landscaping (pervious) of Paved Vehicular Use Area:</b>	Total VUA Area: 8,346.9 ft <sup>2</sup> (100%)
Minimum: 25% (2,086.73 ft <sup>2</sup> )	
Proposed: 25.3% (2,111.76 ft <sup>2</sup> )	
<b>Front Setback:</b>	Minimum: 15'-0"
Proposed: 15'-0"	
<b>Rear Setback:</b>	Minimum: 10'-0"
Proposed: 50'-4"	
<b>Side Setback:</b>	Minimum: 10'-0"
Proposed: 10'-0"	
<b>Parking Requirement:</b>	One Bed Unit (36m x 11): 36 spaces
Two Bed Unit (12m x 1.5): 18 spaces	
Visitors (48m x 10): 05 spaces	
Total Parking Required: 59 spaces	
Total Parking Proposed: 59 spaces	
(inc. 06 Tandem & 03 Handicap)	
<b>Accessible Parking spaces:</b>	Required: 03 spaces
Provided: 03 spaces	
<b>Off-Street loading spaces:</b>	Required: 0 space
Proposed: 0 space	

**UNIT MIX**

UNIT TYPE	QUANTITY	PERCENTAGE
TYPE A	30	62.5%
TYPE B	08	16.6%
TYPE C	06	12.5%
TYPE D	04	8.4%
<b>TOTAL</b>	<b>48</b>	<b>100%</b>

**UNIT SIZE**

UNIT TYPE	ROOMS	A/C AREA	NON A/C AREA	TOTAL AREA
TYPE A	01	652.16 SF	86.71 SF	738.87 SF
TYPE B	02	1,061.08 SF	100.75 SF	1,161.83 SF
TYPE C	01	791.86 SF	130.07 SF	921.93 SF
TYPE D	02	978.24 SF	130.07 SF	1,108.31 SF
<b>UNIT SIZE CUMULATIVE AVERAGE</b>				<b>863.03 SF</b>



**GROUND FLOOR**

NOTE: ALL CHANGES TO THE DESIGN WILL REQUIRE PLANNING REVIEW AND MAY BE SUBJECT TO BOARD APPROVAL.

NOTE: SUBJECT BUILDING TO BE GREEN CERTIFIED THROUGH THE FLORIDA GREEN BUILDING COALITION CERTIFICATION PROCESS (GREEN GLOBE).

NOTE: MINIMUM RADIO SIGNAL STRENGTH FOR FIRE DEPARTMENT COMMUNICATIONS TO BE MAINTAINED AT A LEVEL DETERMINED BY THE AFI FOR ALL NEW AND EXISTING BUILDINGS INCLUDING COMPARTMENT WITH NFPA 72 (2018 EDITION). ISBA SYSTEM MAY BE REQUIRED.

NOTE: ALL BUILDING ENTRANCES TO BE WET FLOODPROOFED (FLOOD VENTS) AS PER ASCE 24 REQUIREMENTS.

NOTE: ANY LP FROM 1/4" BUT NOT GREATER THAN 1/2" WILL BE BEVELED TO MEET ADA REQUIREMENTS.

NOTE: PER NFPA 1, 12.3.2.3 A QUALITY ASSURANCE PROGRAM FOR THE INSTALLATION OF DEVICES AND SYSTEMS INSTALLED TO PROTECT PENETRATION AND JOINTS SHALL BE PREPARED AND MONITORED BY THE REGISTERED DESIGN PROFESSIONAL RESPONSIBLE FOR DESIGN. INSPECTIONS OF FIRE STOP SYSTEMS AND FIRE RESISTIVE JOINT SYSTEMS SHALL BE IN ACCORDANCE WITH 12.3.2.1 AND 12.3.2.1.

NOTE: SECTION 7.1.1 PROVIDED TANDM SPACE (VERTICAL OR HORIZONTAL) SHALL BE ASSIGNED TO AND FOR THE SOLE USE OF A SINGLE UNIT; NOT TO INCLUDE REQUIRED GUEST SPACES.

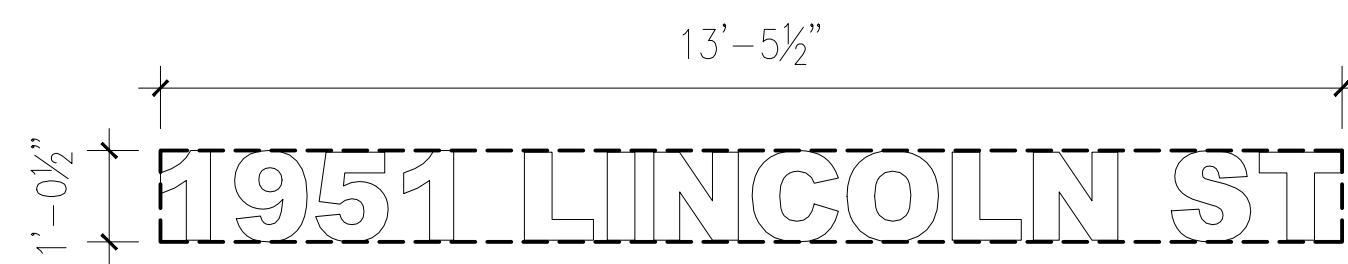
NOTE: ALL SIGNAGE SHALL BE IN COMPLIANCE WITH THE ZONING AND LAND DEVELOPMENT REGULATIONS ARTICLE 6.0.

NOTE: MAXIMUM 0.5 FOOT CANDLE LEVEL AT ALL PROPERTY LINES.

1 GROUND FLOOR  
 3/32"=1'-0"

2 ZONING DATA  
 N.T.S.

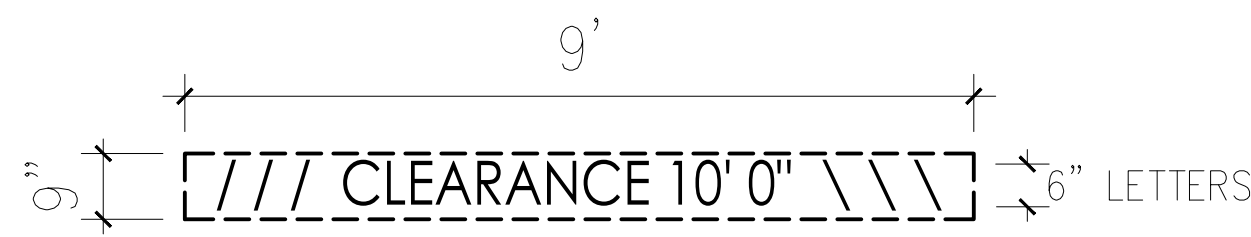
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NAME SIZE = 14.06 S.F.

ALL SIGNAGE TO BE LED BACK LIT PIN MOUNTED CHANNEL LETTERS

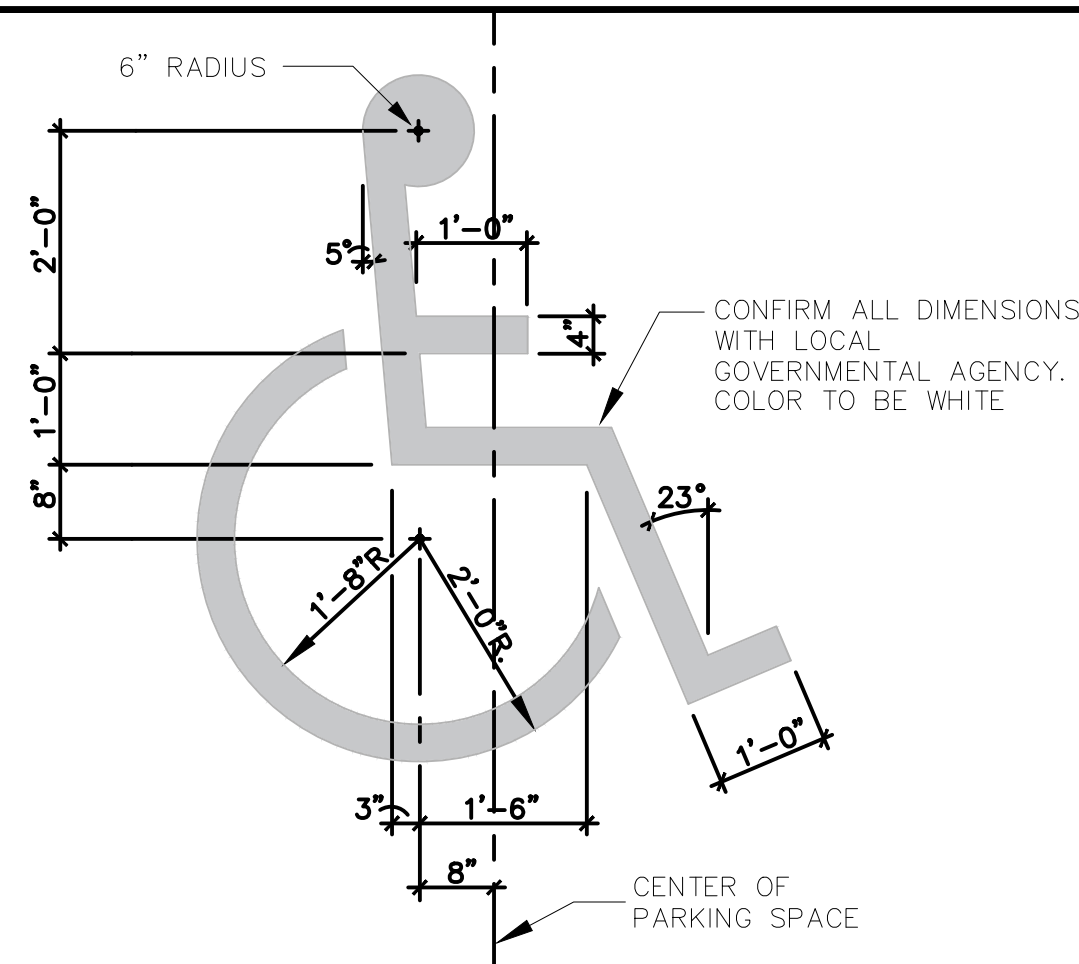
ALL SIGNAGE TO COMPLY WITH THE REQUIREMENTS OF THE CITY OF HOLLYWOOD ZONING AND LAND DEVELOPMENT CODE BASED ON THE FH-2 & PS-2 ZONING DISTRICTS.



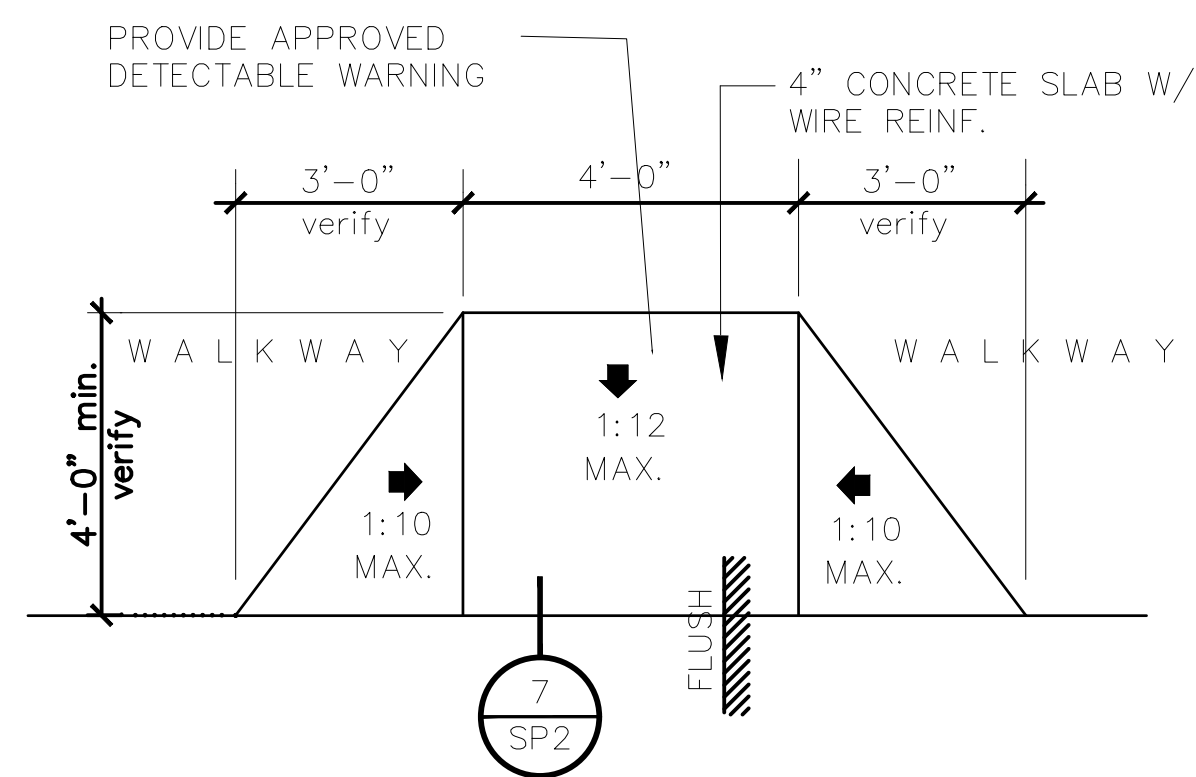
NAME SIZE = 6.75 S.F.

NOTE:  
A SEPARATE SIGN PERMIT IS REQUIRED FOR EACH SIGN.  
A SEPARATE ELECTRICAL PERMIT IS REQUIRED FOR SIGNS REQUIRING ILLUMINATION.

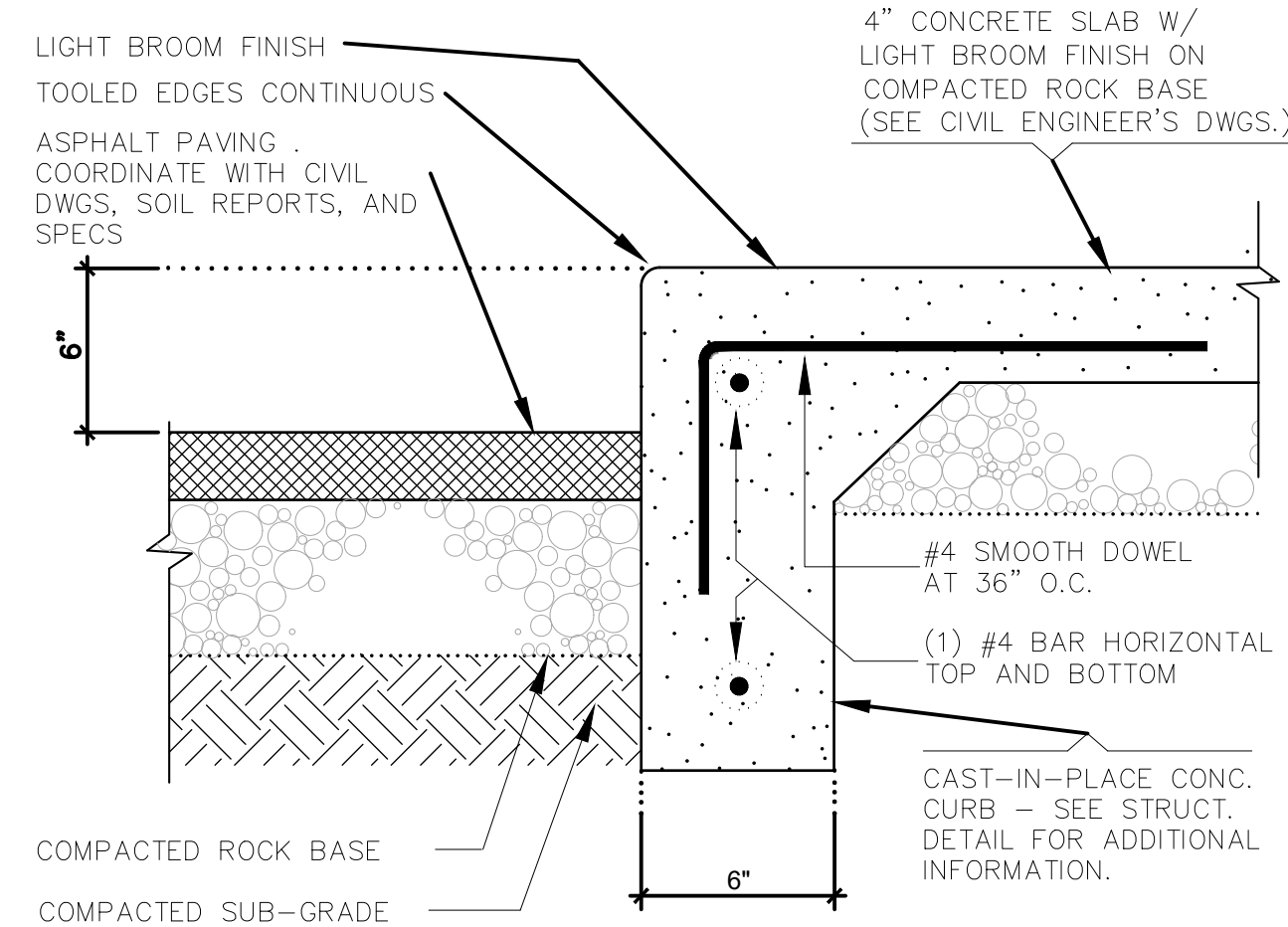
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N.T.S.



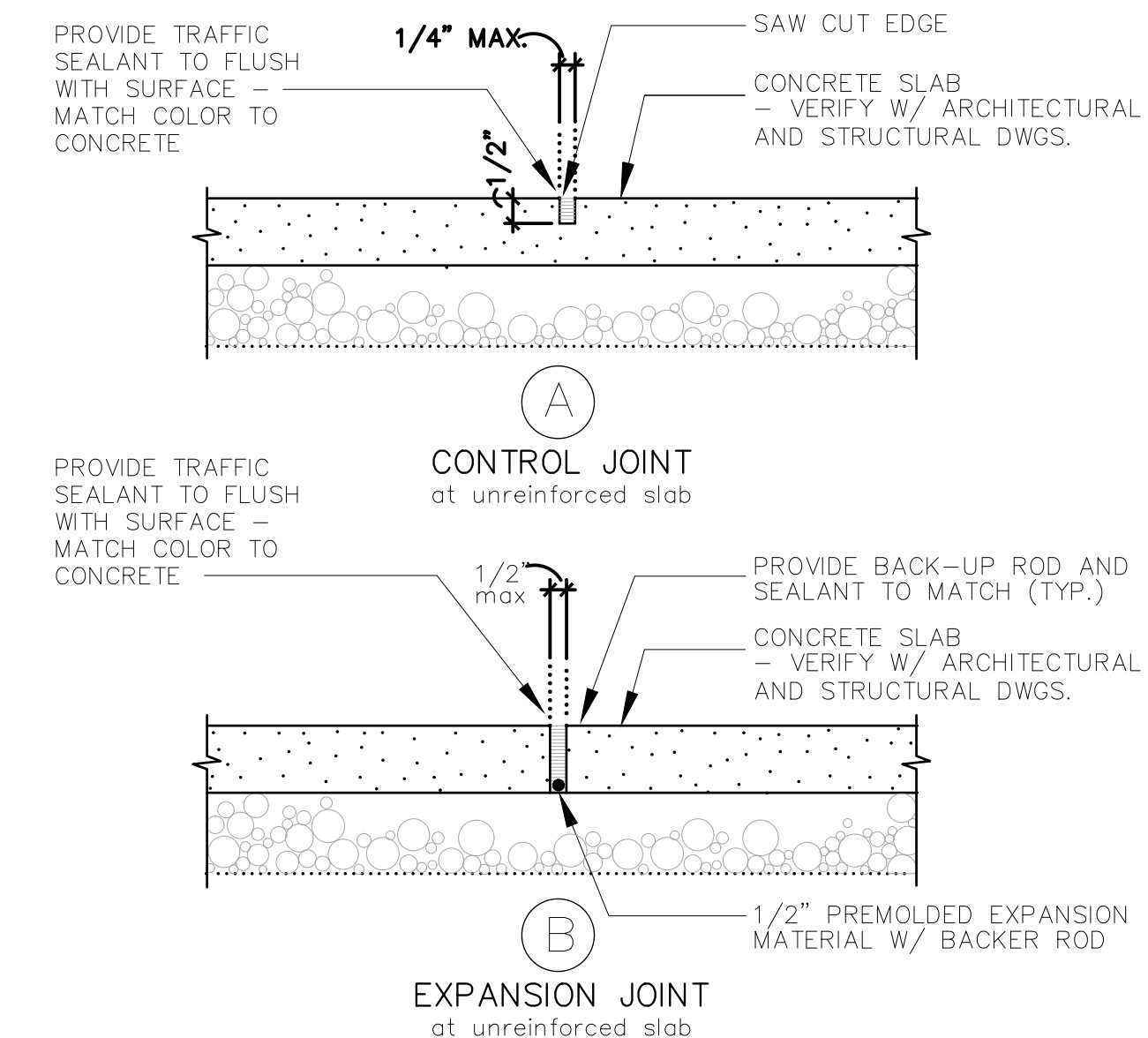
PAINTED H.C. SPACE SYMBOL



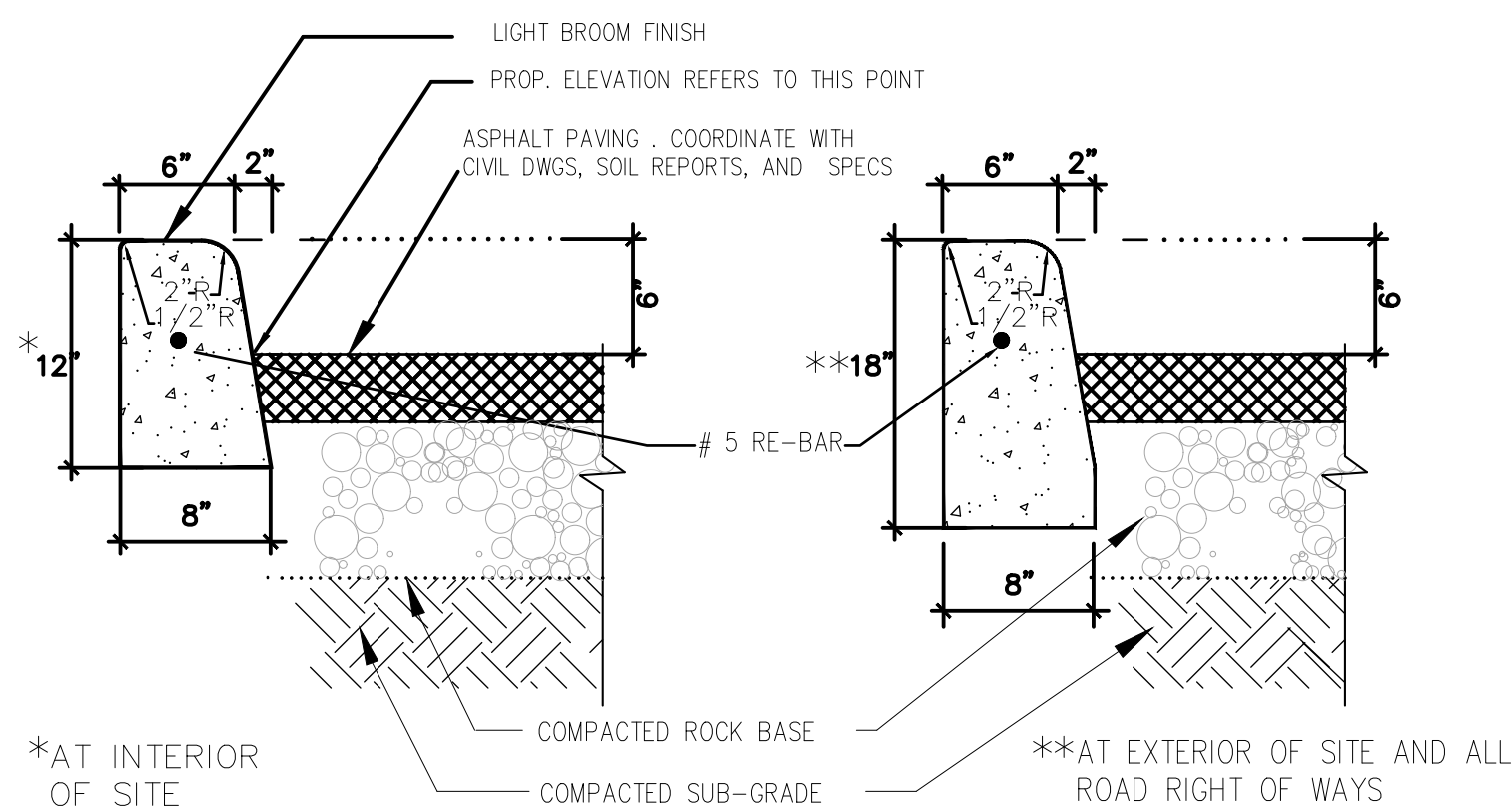
ACCESSIBLE CURB CUT DETAIL



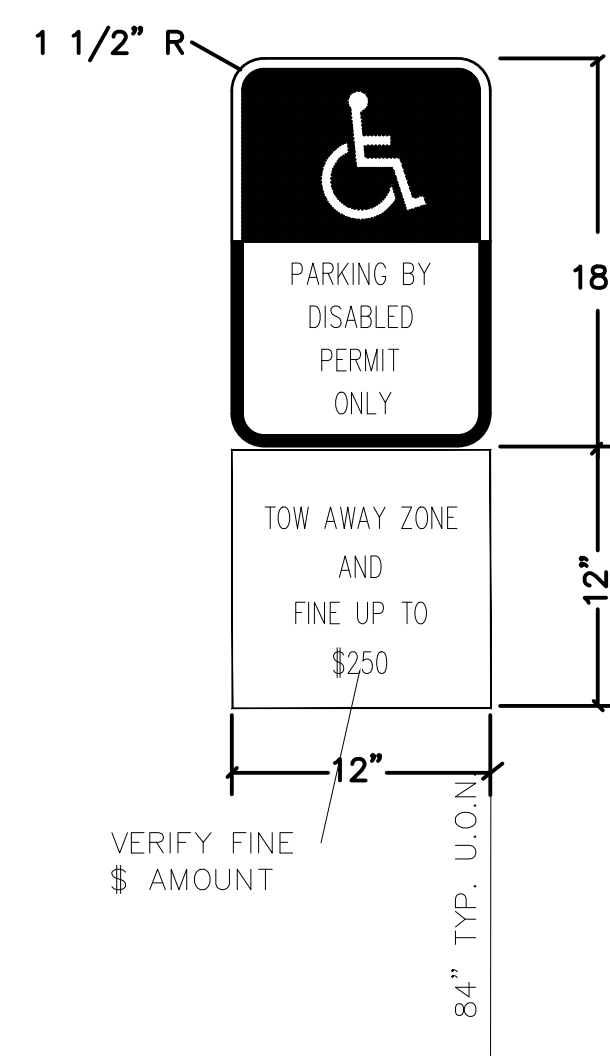
TYP. CONCRETE CURB



TYP. CONC. SLAB JOINTS



TYP. TYPE D CONCRETE CURB

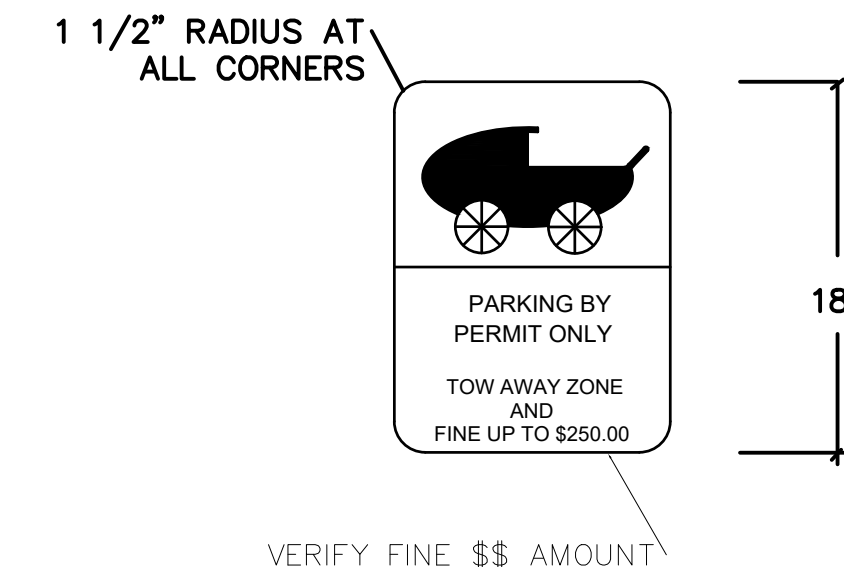


HANDICAPPED SIGNAGE DETAIL

NOTES:

- TOP PORTION OF SIGN SHALL HAVE A REFLECTORIZED BLUE BACKGROUND WITH WHITE REFLECTORIZED LEGEND AND BORDER.
- BOTTOM PORTION OF SIGN SHALL HAVE A REFLECTORIZED WHITE BACKGROUND WITH BLACK OPAQUE LEGEND AND BORDER.
- SIGN FACE SHOULD BE LOCATED NO FURTHER THAN 6" FROM THE FRONT OF EACH PARKING SPACE WITH A MINIMUM 3'-0" CLEAR IF MOUNTED ON POST. WHERE SIGN IS MOUNTED ON BLDG, SIGN SHALL BE MOUNTED ON BUILDING WALL AT LOCATIONS DEPICTED ON SITE PLAN.

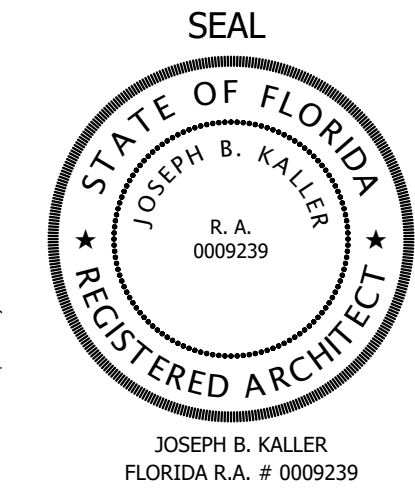
EACH SUCH PARKING SPACE SHALL BE CONSPICUOUSLY OUTLINED IN BLUE PAINT, AND SHALL BE POSTED AND MAINTAINED WITH A PERMANENT, ABOVE-GRADE SIGN BEARING THE INTERNATIONAL SYMBOL OF ACCESSIBILITY OR THE CAPTION "PARKING BY DISABLED PERMIT ONLY" OR BEARING BOTH SYMBOL AND CAPTION. SUCH SYMBOL SHALL NOT BE OBSCURED BY A VEHICLE PARKED IN THE SPACE. ALL HANDICAPPED PARKING SPACES MUST BE SIGNED AND MARKED IN ACCORDANCE WITH THE GOVERNING AGENCY.



ALL PROPERTY OWNERS WHO ARE REQUIRED BY THIS SECTION TO PROVIDE PARKING SPACES FOR PERSONS TRANSPORTING YOUNG CHILDREN AND STROLLERS SHALL PROVIDE WITHIN TWO YEARS FROM THE EFFECTIVE DATE OF THE ORDINANCE FROM WHICH THIS SECTION DERIVES (ORDINANCE NO. 94-104), IN NO EVENT SHALL THE NUMBER OF PARKING SPACES FOR THE PHYSICALLY HANDICAPPED AND/OR DISABLED BE REDUCED BELOW THE QUANTITY REQUIRED BY THE SOUTH FLORIDA BUILDING CODE. SEE SITE PLAN FOR LOCATIONS.



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PROJECT TITLE  
LINCOLN STREET APT. BLDG.  
1935-1951 LINCOLN STREET  
HOLLYWOOD, FL 33019

SHEET TITLE  
SCHEMATIC DESIGN PACKAGE  
SIGNAGE & DETAILS

MEETING DATES

BOARD/ COMMITTEE	DATE	DESCRIPTION
PACO	09/06/22	FILE# 22-DP-60
PRE TAC	11/07/22	FILE# 22-DP-60
FINAL TAC	12/19/22	FILE# 22-DP-60
P&D BOARD	T.B.D	FILE# 22-DP-60

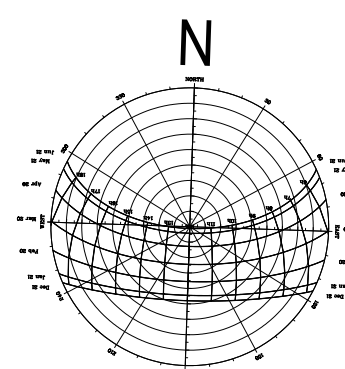
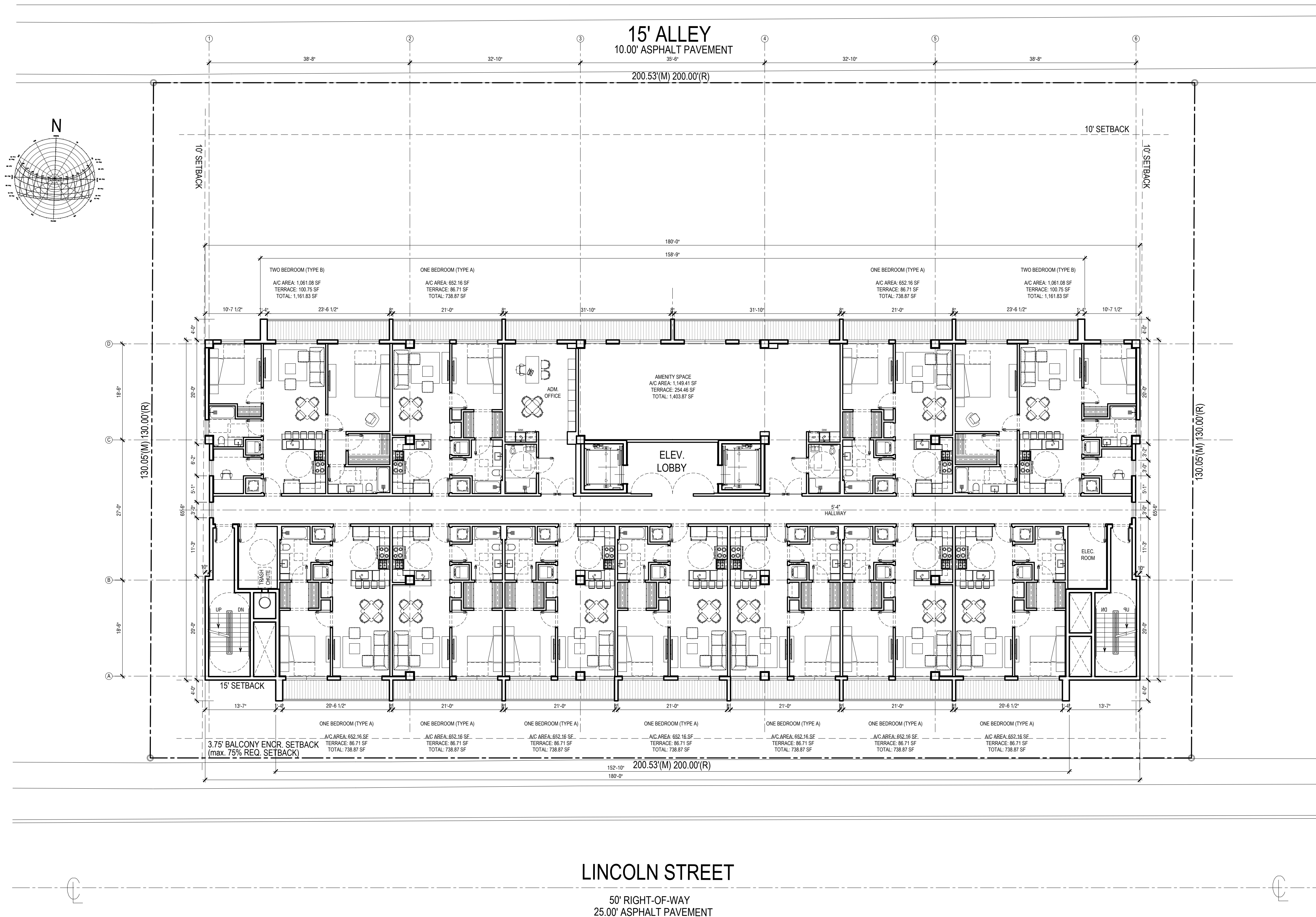
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DATE: 09.21.22  
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CHECKED BY: JBK

SHEET

A-1.02

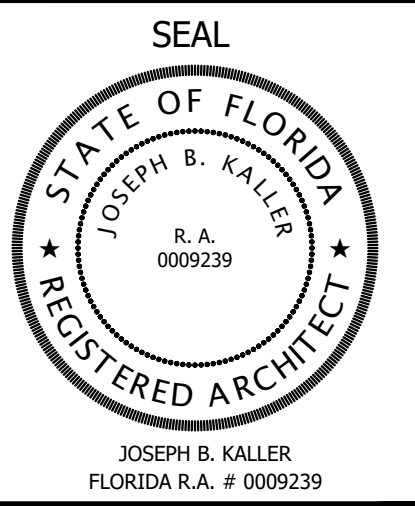
1 SITE DETAILS  
N.T.S.



SECOND FLOOR

LINCOLN STREET  
50' RIGHT-OF-WAY  
25.00' ASPHALT PAVEMENT

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PROJECT TITLE  
**LINCOLN STREET APT. BLDG.**  
HOLLYWOOD, FL. 33020

SHEET TITLE  
**SCHEMATIC DESIGN PACKAGE  
SECOND FLOOR**

MEETING DATES

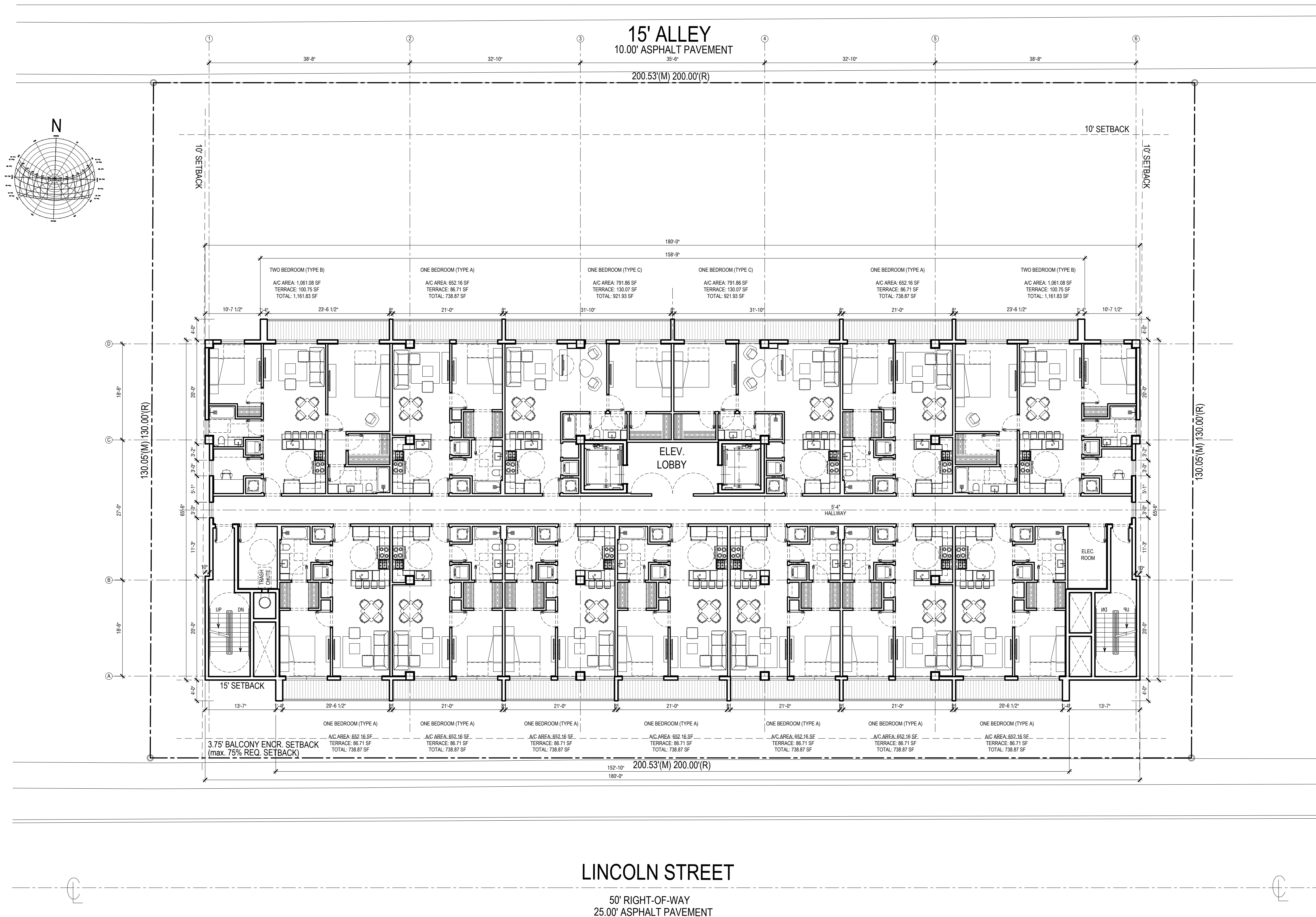
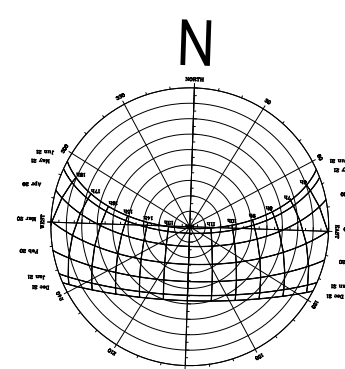
BOARD/ COMMITTEE	DATE	DESCRIPTION
PACO	09/06/22	FILE# 22-DP-60
PRE TAC	11/07/22	FILE# 22-DP-60
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P&D BOARD	T.B.D	FILE# 22-DP-60

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SHEET  
**A-1.2**

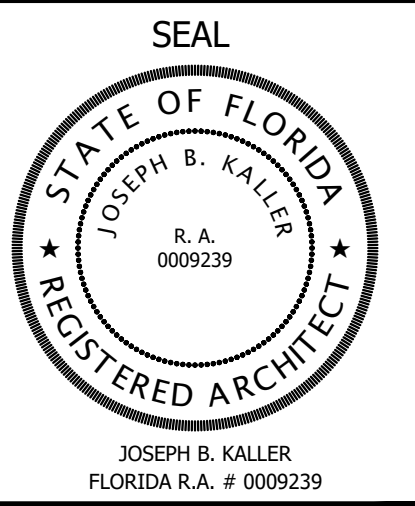
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3rd & 4th. FLOOR

LINCOLN STREET  
50' RIGHT-OF-WAY  
25.00' ASPHALT PAVEMENT

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PROJECT TITLE  
**LINCOLN STREET APT. BLDG.**  
HOLLYWOOD, FL. 33020

SHEET TITLE  
**SCHEMATIC DESIGN PACKAGE  
THIRD TO FOURTH FLOOR**

MEETING DATES

BOARD/ COMMITTEE	DATE	DESCRIPTION
PACO	09/06/22	FILE# 22-DP-60
PRE TAC	11/07/22	FILE# 22-DP-60
FINAL TAC	12/19/22	FILE# 22-DP-60
P&D BOARD	T.B.D.	FILE# 22-DP-60

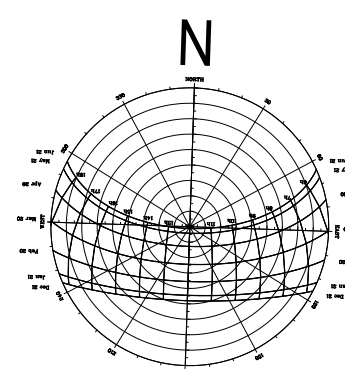
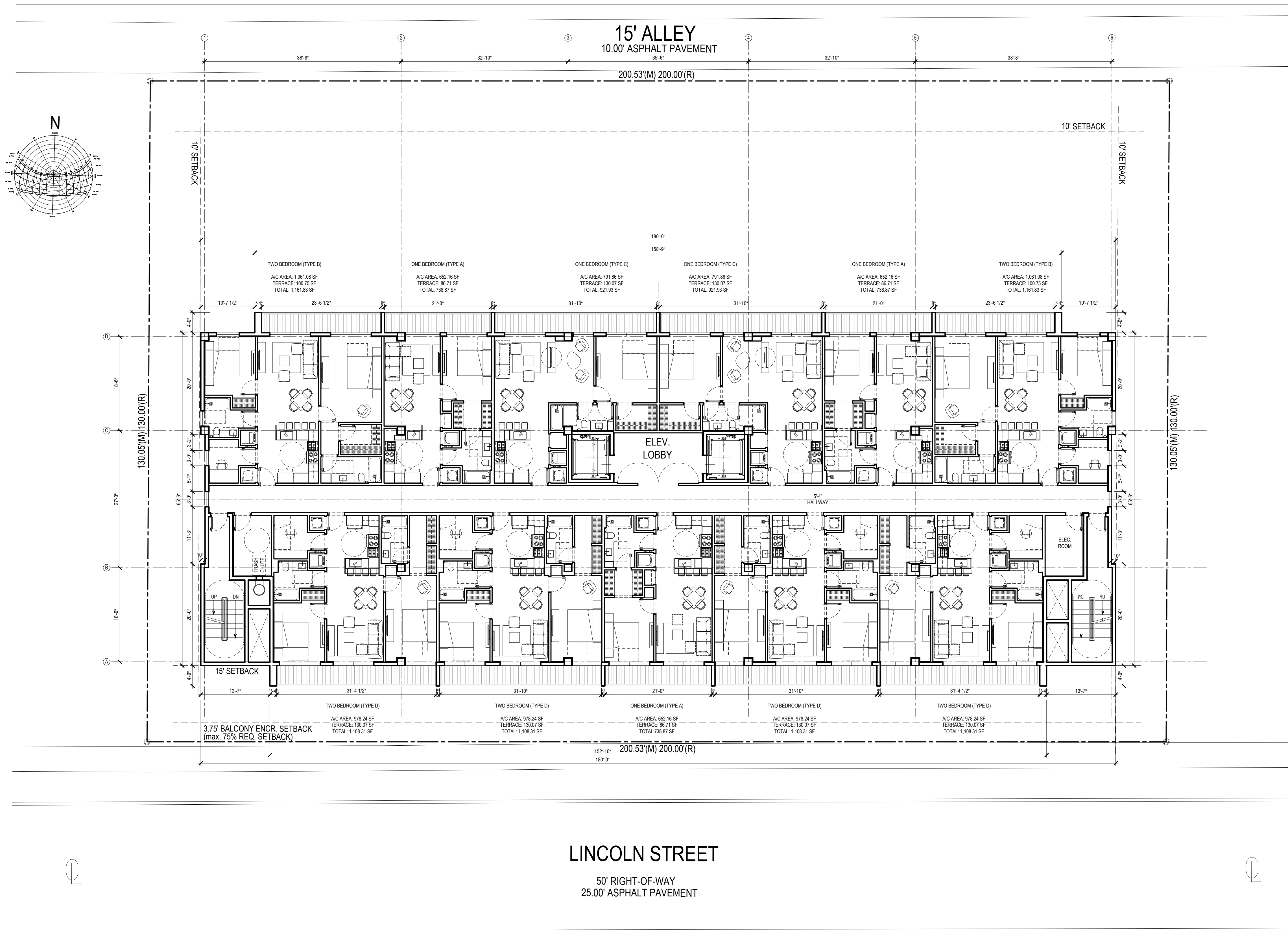
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SHEET  
**A-1.3**

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FIFTH FLOOR

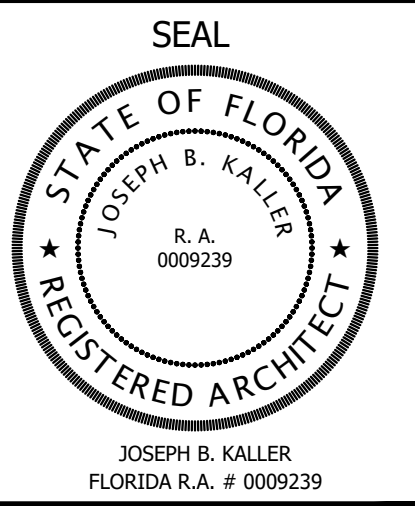
LINCOLN STREET  
50' RIGHT-OF-WAY  
25.00' ASPHALT PAVEMENT

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1 FIFTH FLOOR  
3/32"=1'-0"



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PROJECT TITLE  
**LINCOLN STREET APT. BLDG.**  
HOLLYWOOD, FL. 33020

SHEET TITLE  
**SCHEMATIC DESIGN PACKAGE  
FIFTH FLOOR**

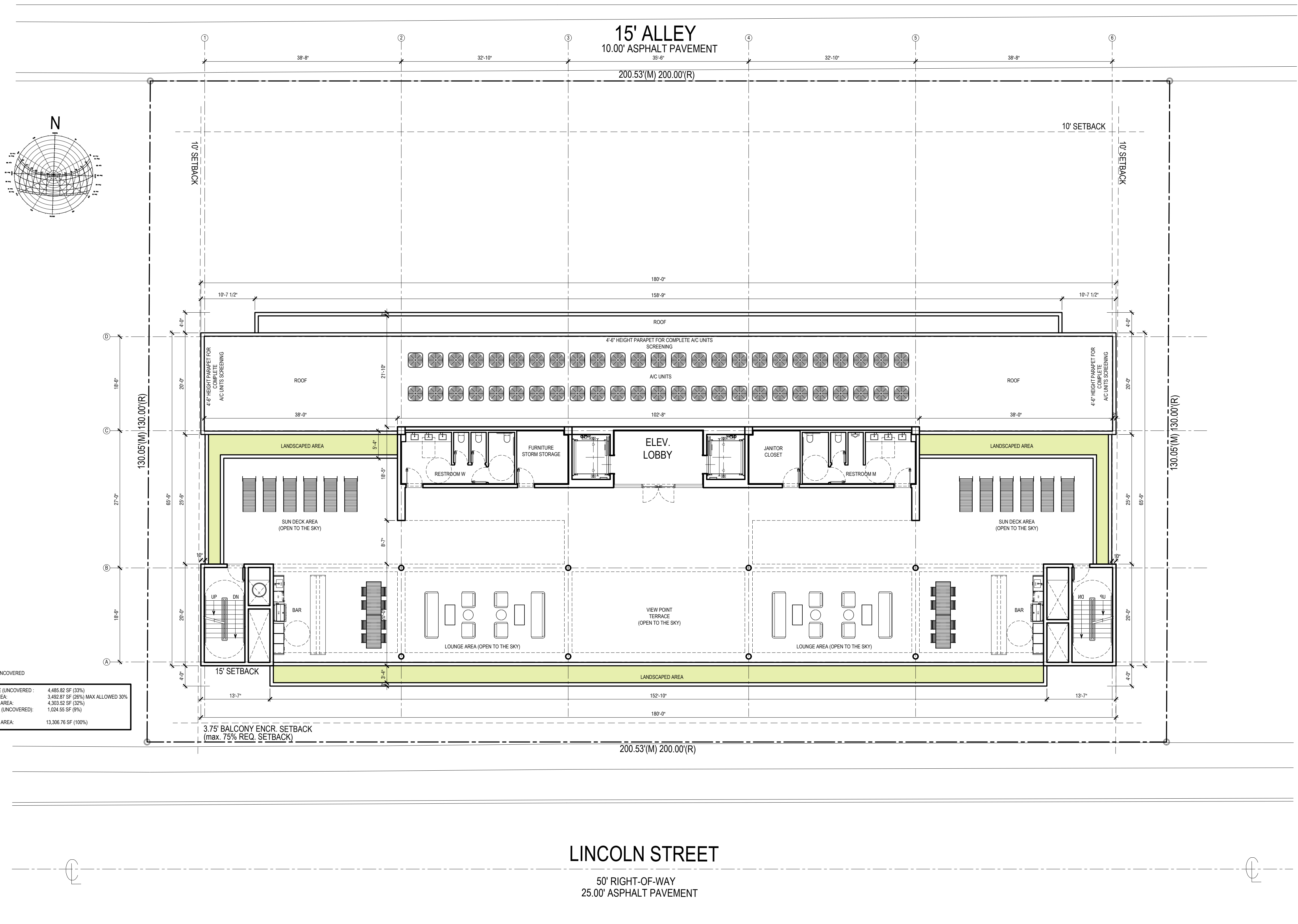
MEETING DATES

BOARD/ COMMITTEE	DATE	DESCRIPTION
PACO	09/06/22	FILE# 22-DP-60
PRE TAC	11/07/22	FILE# 22-DP-60
FINAL TAC	12/19/22	FILE# 22-DP-60
P&D BOARD	T.B.D	FILE# 22-DP-60

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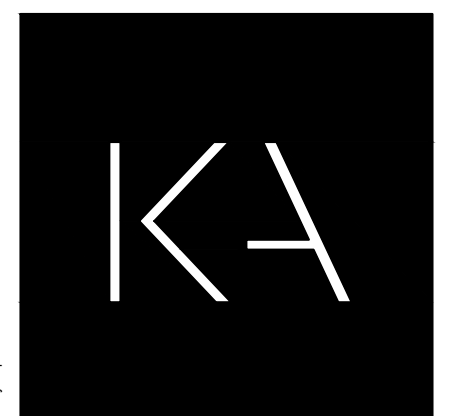
PROJECT No.: 22042  
DATE: 09.21.22  
DRAWN BY: SCHIFFINO  
CHECKED BY: JBK

SHEET  
**A-1.4**

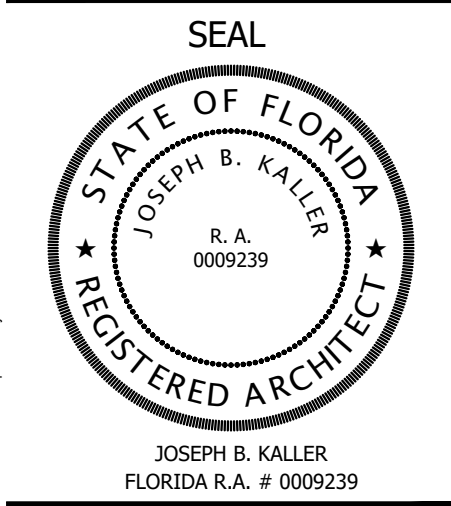


COVERED / UNCOVERED AREA CHART

A/C TERRACE (UNCOVERED):	4,485.82 SF (33%)
COVERED AREA:	3,482.87 SF (26%) MAX ALLOWED 30%
UNCOVERED AREA:	4,303.92 SF (32%)
GREEN AREA (UNCOVERED):	1,024.55 SF (8%)
TOTAL ROOF AREA:	13,306.76 SF (100%)



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 954.920.5746  
 joseph@kallerarchitects.com  
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PROJECT TITLE  
**LINCOLN STREET APT. BLDG.**  
 ---  
 HOLLYWOOD, FL. 33020

SHEET TITLE  
**SCHEMATIC DESIGN PACKAGE  
 SIXTH FLOOR - ROOF TERRACE**

MEETING DATES

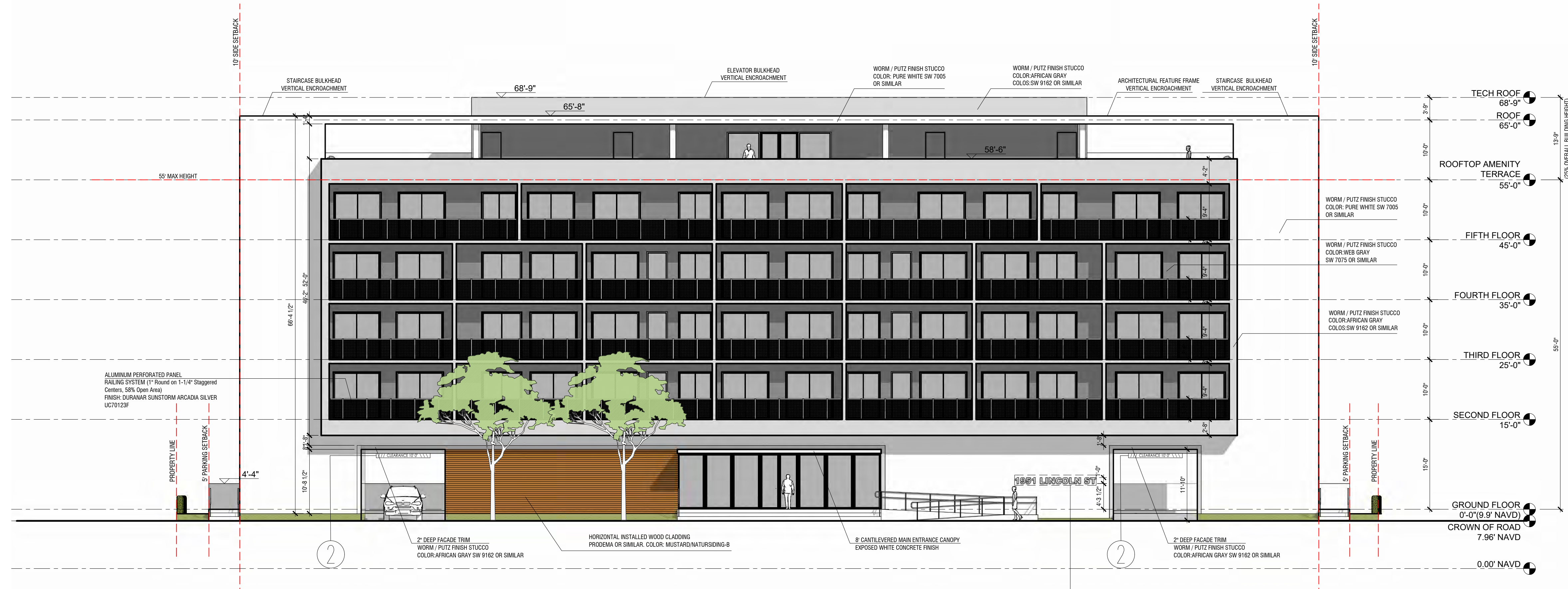
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PRE TAC	11/07/22	FILE# 22-DP-60
FINAL TAC	12/19/22	FILE# 22-DP-60
P&D BOARD	T.B.D	FILE# 22-DP-60

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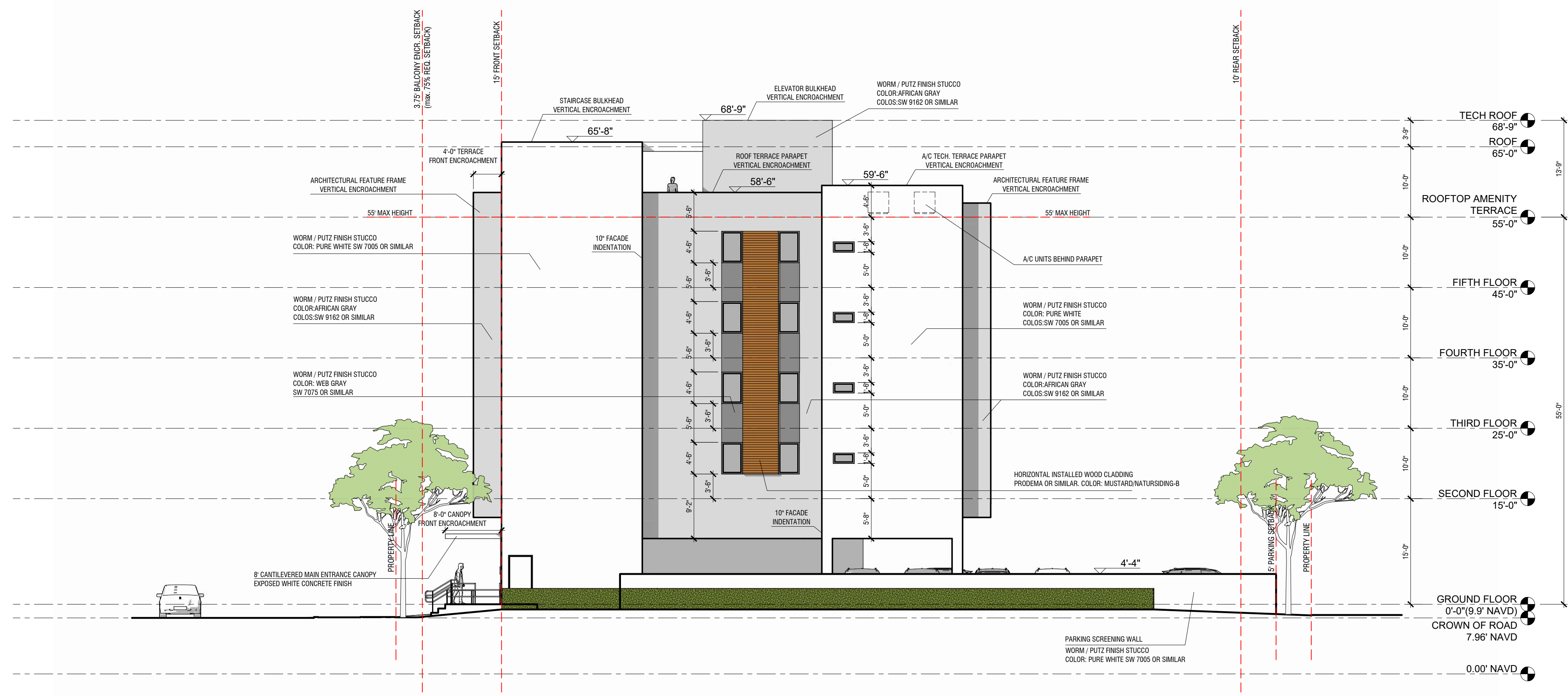
PROJECT No.: 22042  
 DATE: 09.21.22  
 DRAWN BY: SCHIFFINO  
 CHECKED BY: JBK

SHEET  
**A-1.5**





1 SOUTH ELEVATION  
3/32"=1'-0"

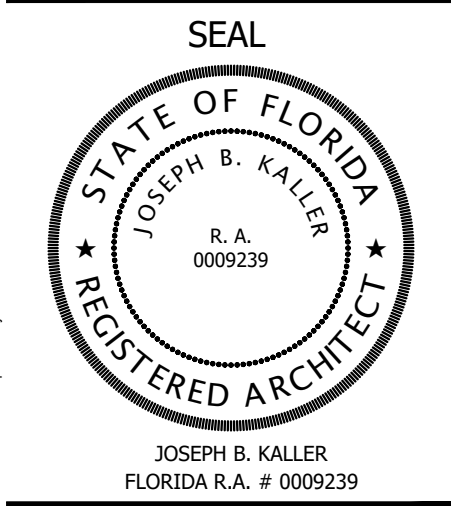


2 EAST ELEVATION  
3/32"=1'-0"

	HORIZONTAL INSTALLED WOOD CLADDING PRODEMA OR SIMILAR. COLOR: MUSTARD/NATURSIDING-B
	WORM / PUTZ FINISH STUCCO COLOR: PURE WHITE SW 7005 OR SIMILAR
	WORM / PUTZ FINISH STUCCO COLOR: WEB GRAY SW 7075 OR SIMILAR
	WORM / PUTZ FINISH STUCCO COLOR: AFRICAN GRAY SW 9162 OR SIMILAR
	WINDOW ALUMINUM FRAME FINISH: DURANAR SUNSTORM ARCADIA SILVER UC70123F
	CLEAR LOW-E GLASS



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PROJECT TITLE  
**LINCOLN STREET APT. BLDG.**  
 HOLLYWOOD, FL. 33020

SHEET TITLE  
 SCHEMATIC DESIGN PACKAGE  
 ELEVATIONS

MEETING DATES

BOARD/ COMMITTEE	DATE	DESCRIPTION
PACO	09/06/22	FILE# 22-DP-60
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P&D BOARD	T.B.D	FILE# 22-DP-60

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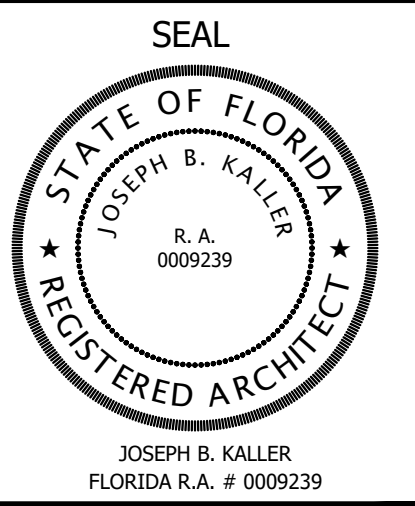
PROJECT No.: 22042  
 DATE: 09.21.22  
 DRAWN BY: SCHIFFINO  
 CHECKED BY: JBK

SHEET  
**A-1.7**

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**PROJECT TITLE**  
**LINCOLN STREET APT. BLDG.**  
 HOLLYWOOD, FL. 33020

**SHEET TITLE**  
**SCHEMATIC DESIGN PACKAGE**  
**ELEVATIONS**

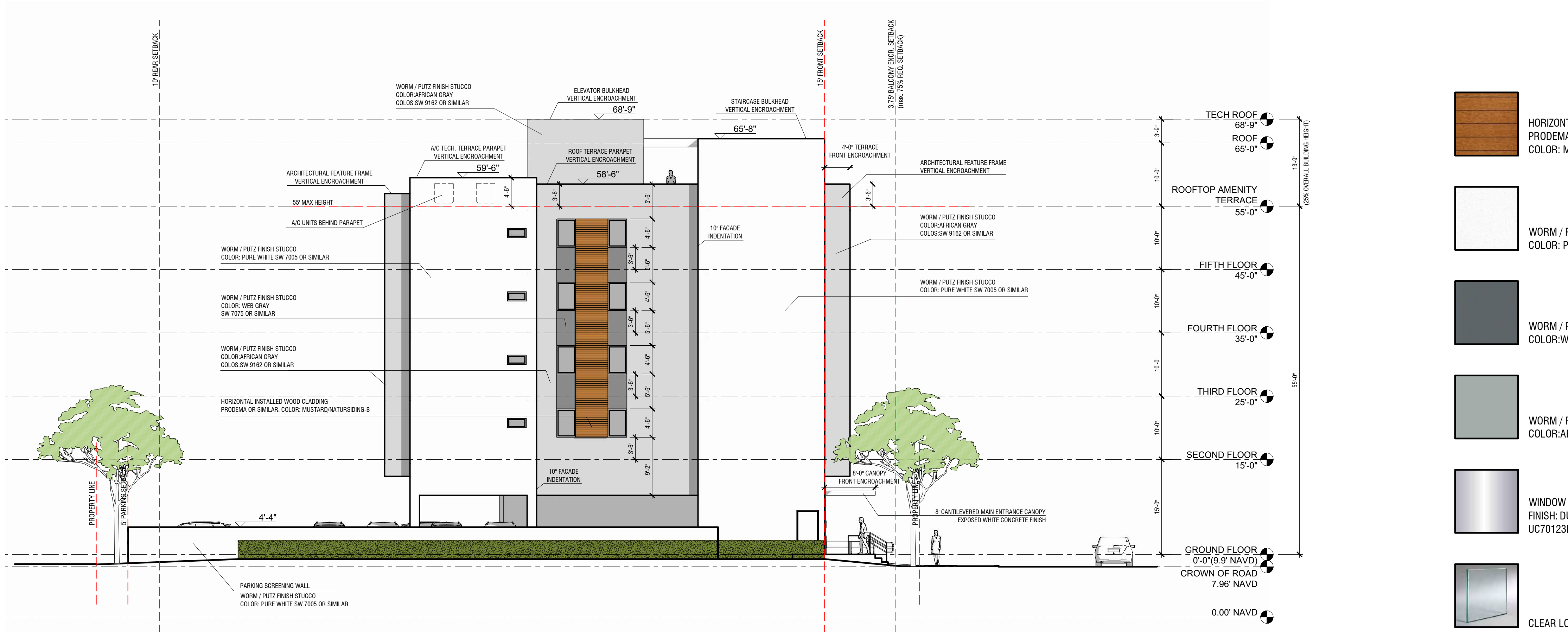
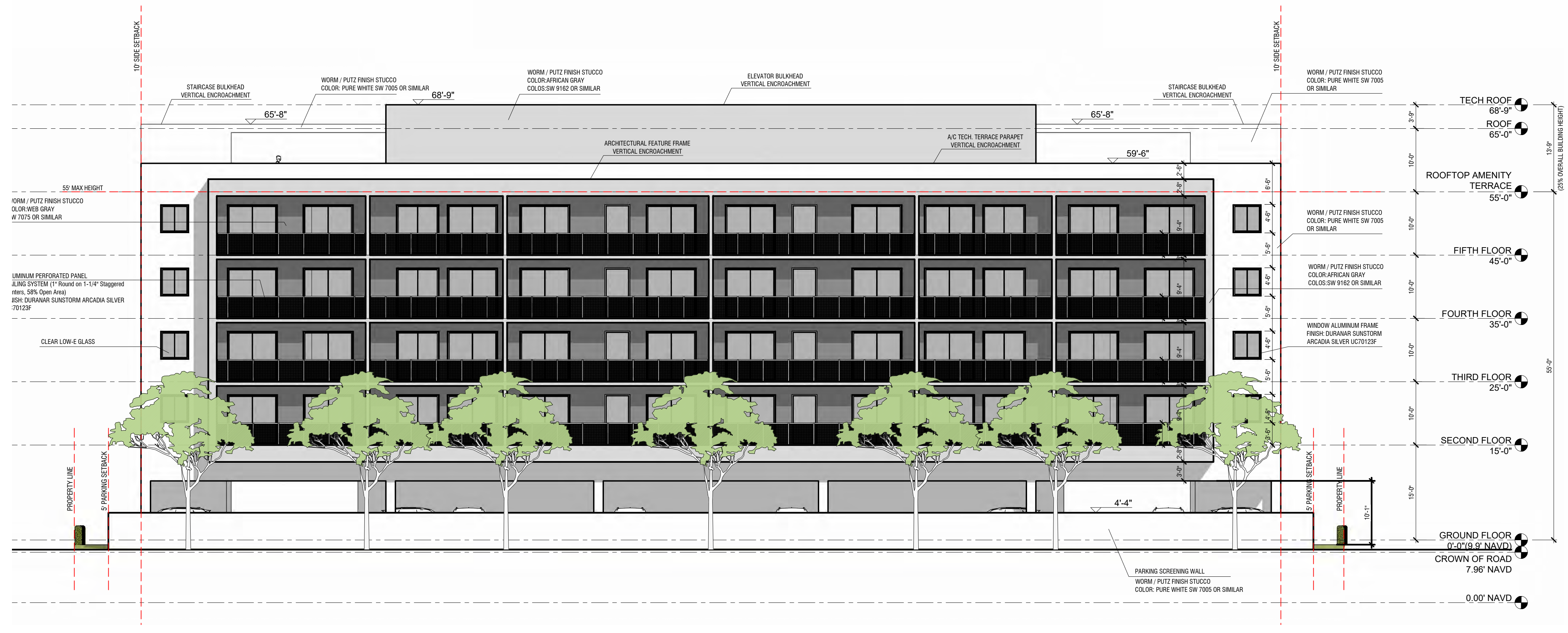
**MEETING DATES**


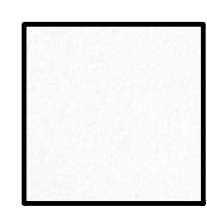

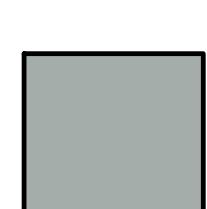
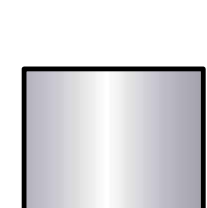

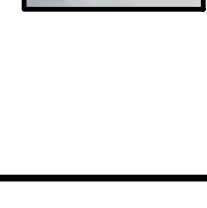
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PACO	09/06/22	FILE# 22-DP-60
PRE TAC	11/07/22	FILE# 22-DP-60
FINAL TAC	12/19/22	FILE# 22-DP-60
P&D BOARD	T.B.D	FILE# 22-DP-60

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**SHEET**  
**A-1.8**

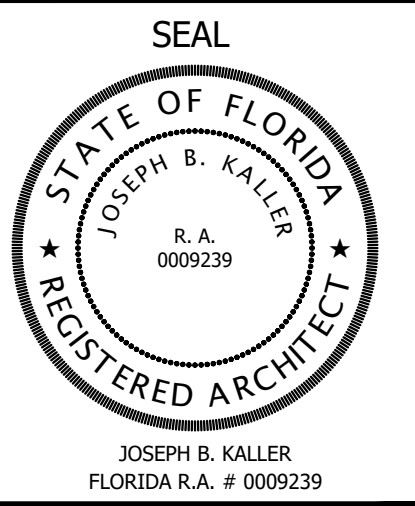


-  HORIZONTAL INSTALLED WOOD CLADDING  
 PRODEMA OR SIMILAR.  
 COLOR: MUSTARD/NATURSIDING-B
-  WORM / PUTZ FINISH STUCCO  
 COLOR: PURE WHITE SW 7005 OR SIMILAR
-  WORM / PUTZ FINISH STUCCO  
 COLOR: WEB GRAY SW 7075 OR SIMILAR
-  WORM / PUTZ FINISH STUCCO  
 COLOR:AFRICAN GRAY SW 9162 OR SIMILAR
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 COLOR:AFRICAN GRAY SW 9162 OR SIMILAR
-  WINDOW ALUMINUM FRAME  
 FINISH: DURANAR SUNSTORM ARCADIA SILVER  
 UC70123F
-  CLEAR LOW-E GLASS

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PROJECT TITLE  
**LINCOLN STREET APT. BLDG.**  
 HOLLYWOOD, FL. 33020

SHEET TITLE  
 SCHEMATIC DESIGN PACKAGE  
 STREET PROFILE

MEETING DATES

BOARD/ COMMITTEE	DATE	DESCRIPTION
PACO	09/06/22	FILE# 22-DP-60
PRE TAC	11/07/22	FILE# 22-DP-60
FINAL TAC	12/19/22	FILE# 22-DP-60
P&D BOARD	T.B.D	FILE# 22-DP-60

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 DATE: 09.21.22  
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 CHECKED BY: JBK

SHEET  
**A-1.9**



1955 LINCOLN ST.  
 HOLLYWOOD, FL. 33020

1951, 1935 - 1947 LINCOLN ST.  
 HOLLYWOOD, FL. 33020

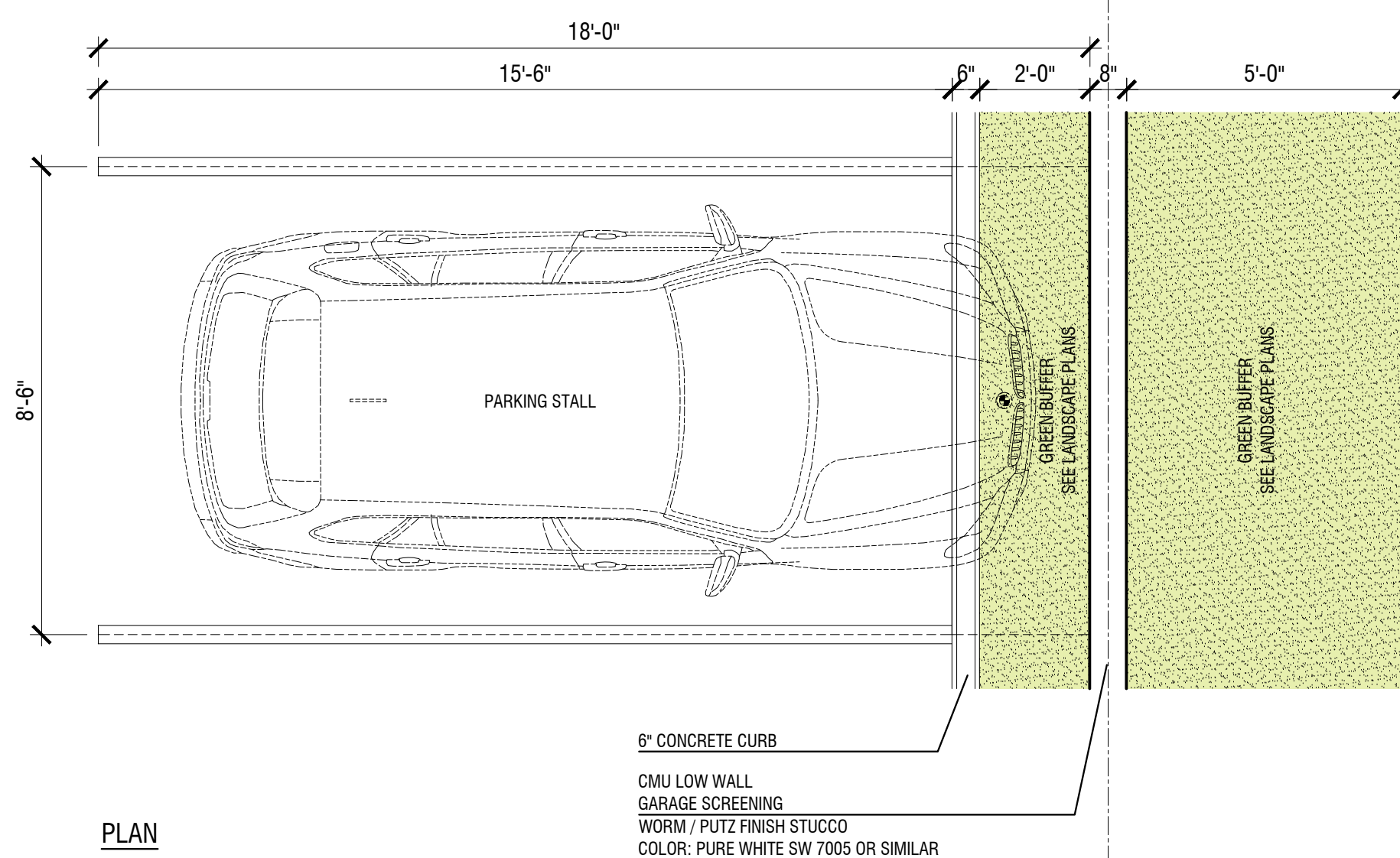
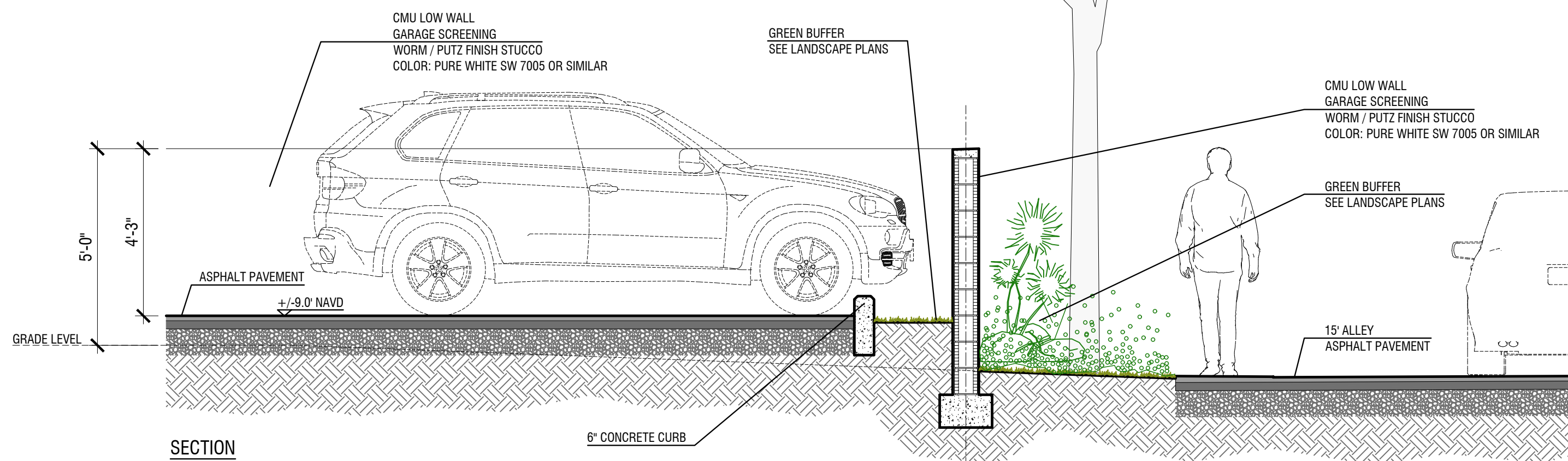
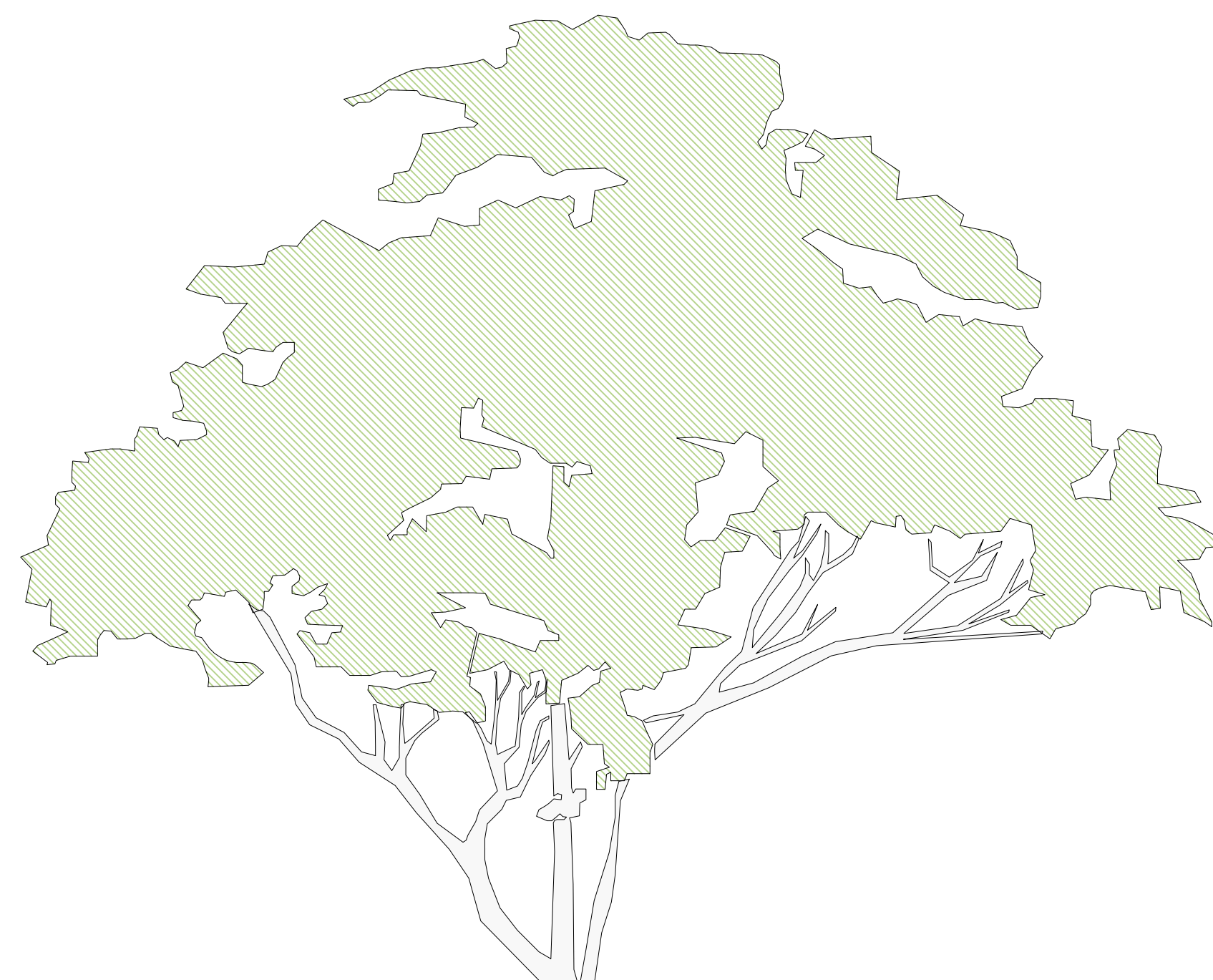
1931, 1927 LINCOLN ST.  
 HOLLYWOOD, FL. 33020

1917 LINCOLN ST.  
 HOLLYWOOD, FL. 33020

1911 LINCOLN ST.  
 HOLLYWOOD, FL. 33020

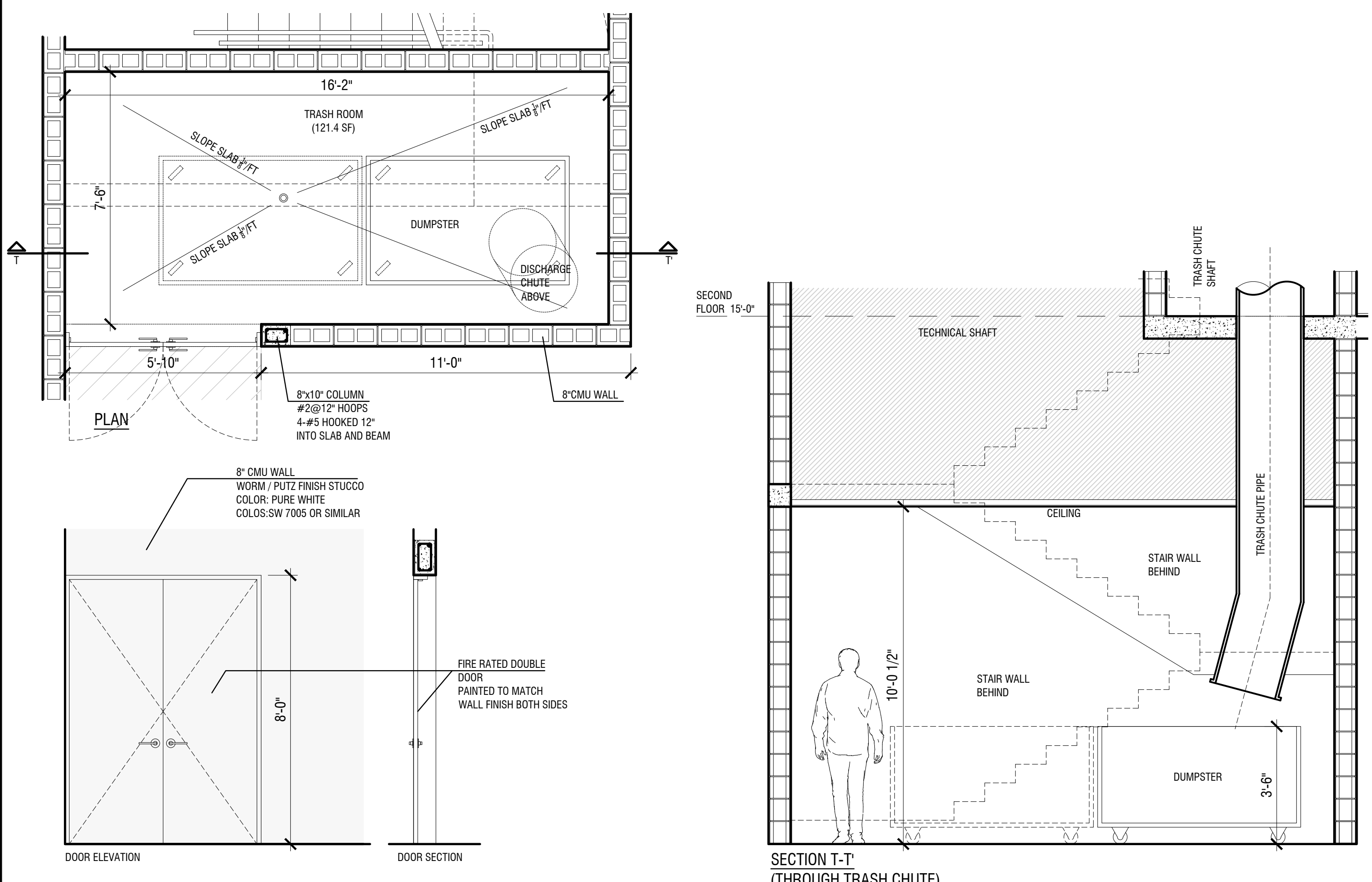
1905 LINCOLN ST.  
 HOLLYWOOD, FL. 33020

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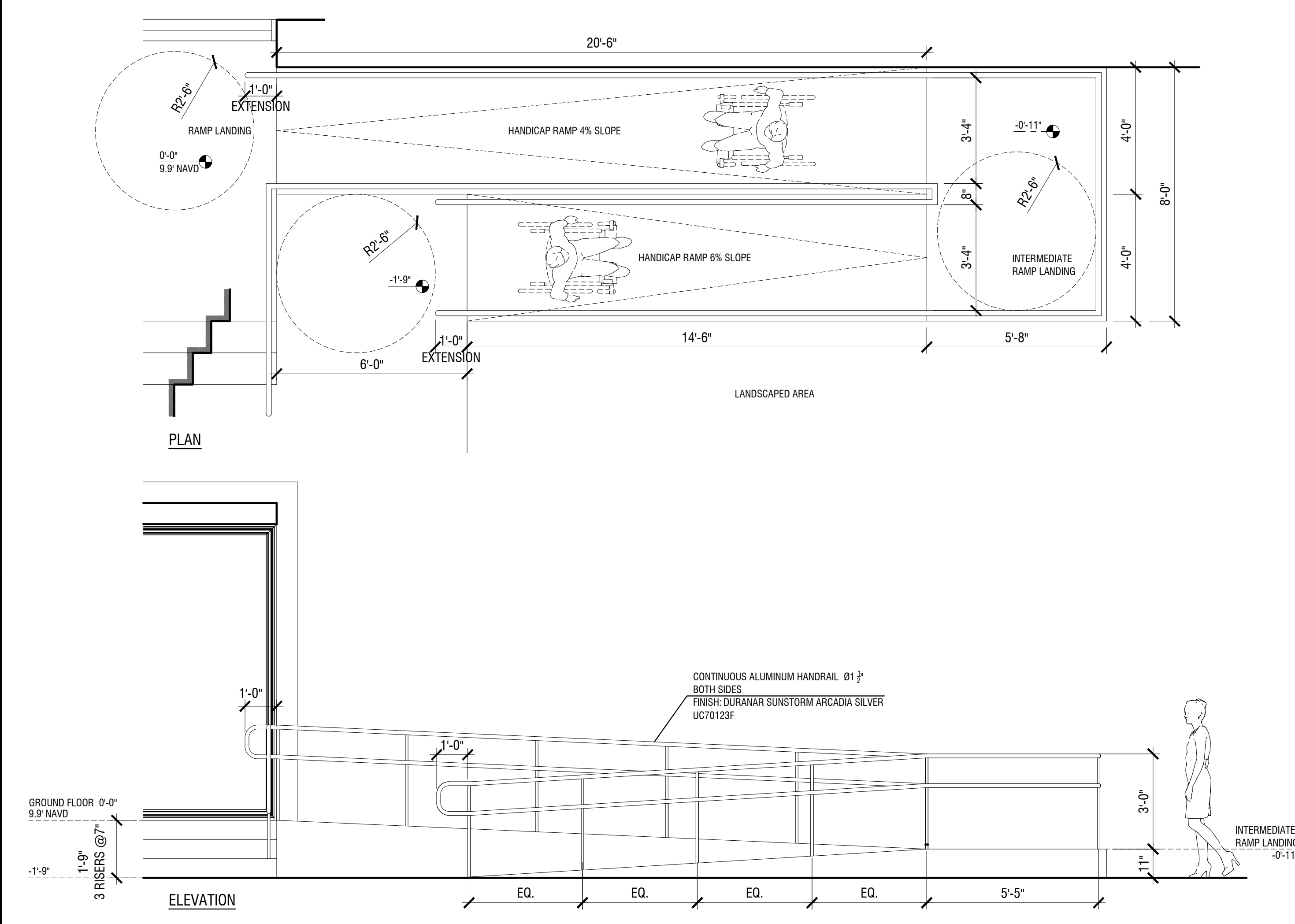


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**1** GARAGE SCREENING DETAIL  
3/8"=1'-0"



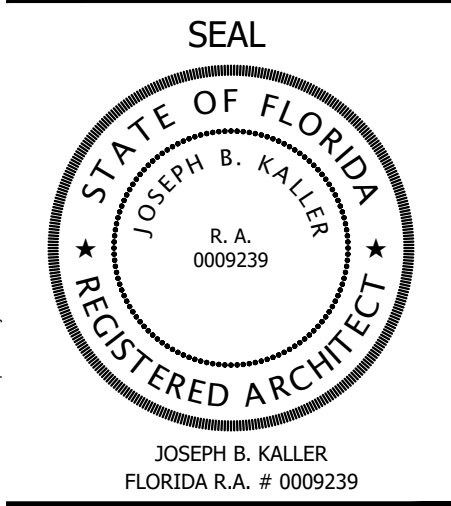
**2** TRASH ROOM DETAIL  
3/8"=1'-0"



**3** ADA RAMP DETAIL  
3/8"=1'-0"



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PROJECT TITLE  
**LINCOLN STREET APT. BLDG.**  
HOLLYWOOD, FL. 33020

SHEET TITLE  
**SCHEMATIC DESIGN PACKAGE DETAILS**

MEETING DATES

BOARD/ COMMITTEE	DATE	DESCRIPTION
PACO	09/06/22	FILE# 22-DP-60
PRE TAC	11/07/22	FILE# 22-DP-60
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P&D BOARD	T.B.D	FILE# 22-DP-60

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SHEET  
**A-1.10**



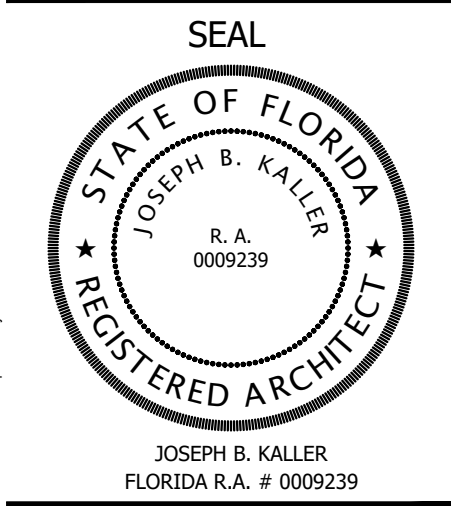
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1

SOUTH WEST ISOMETRIC  
NTS



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**PROJECT TITLE**  
 LINCOLN STREET APT. BLDG.  
 HOLLYWOOD, FL. 33020

**SHEET TITLE**  
 SCHEMATIC DESIGN PACKAGE  
 SOUTH WEST ISOMETRIC

**MEETING DATES**

BOARD/ COMMITTEE	DATE	DESCRIPTION
PACO	09/06/22	FILE# 22-DP-60
PRE TAC	11/07/22	FILE# 22-DP-60
FINAL TAC	12/19/22	FILE# 22-DP-60
P&D BOARD	T.B.D	FILE# 22-DP-60

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 DATE: 09.21.22  
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SHEET  
**A-1.11**





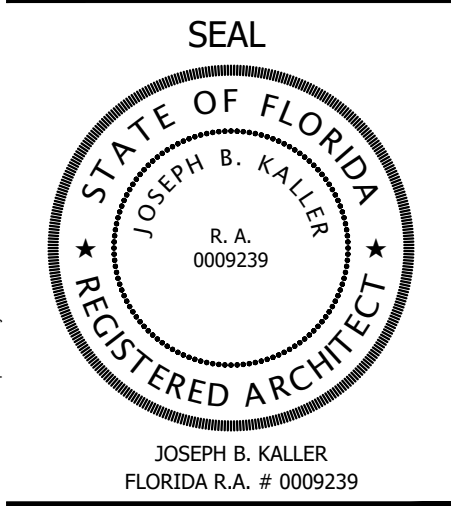
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1

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PROJECT TITLE  
**LINCOLN STREET APT. BLDG.**  
 HOLLYWOOD, FL. 33020

SHEET TITLE  
**SCHEMATIC DESIGN PACKAGE  
 SOUTH EAST ISOMETRIC**

MEETING DATES

BOARD/ COMMITTEE	DATE	DESCRIPTION
PACO	09/06/22	FILE# 22-DP-60
PRE TAC	11/07/22	FILE# 22-DP-60
FINAL TAC	12/19/22	FILE# 22-DP-60
P&D BOARD	T.B.D	FILE# 22-DP-60

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 DATE: 09.21.22  
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SHEET  
**A-1.12**



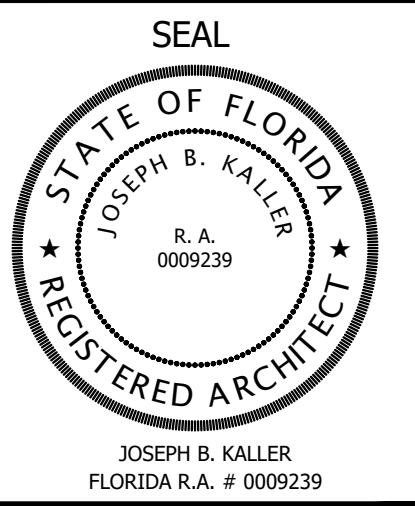
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NORTH EAST ISOMETRIC  
NTS



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**PROJECT TITLE**  
 LINCOLN STREET APT. BLDG.  
 HOLLYWOOD, FL. 33020

**SHEET TITLE**  
 SCHEMATIC DESIGN PACKAGE  
 NORTH EAST ISOMETRIC

**MEETING DATES**

BOARD/ COMMITTEE	DATE	DESCRIPTION
PACO	09/06/22	FILE# 22-DP-60
PRE TAC	11/07/22	FILE# 22-DP-60
FINAL TAC	12/19/22	FILE# 22-DP-60
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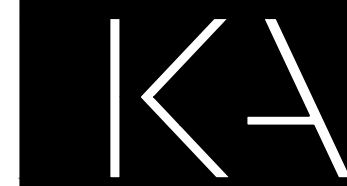
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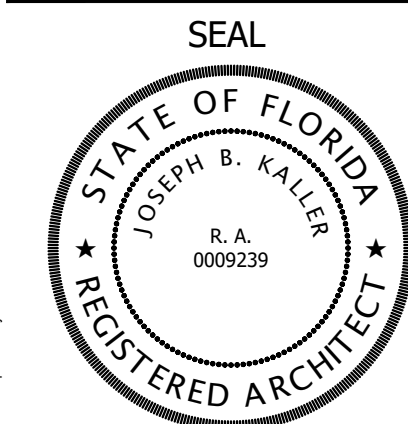
NORTH WEST ISOMETRIC  
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JOSEPH B. KALLER  
FLORIDA R.A. # 0009239

PROJECT TITLE  
**LINCOLN STREET APT. BLDG.**

HOLLYWOOD, FL. 33020

SHEET TITLE  
**SCHEMATIC DESIGN PACKAGE  
NORTH WEST ISOMETRIC**

MEETING DATES

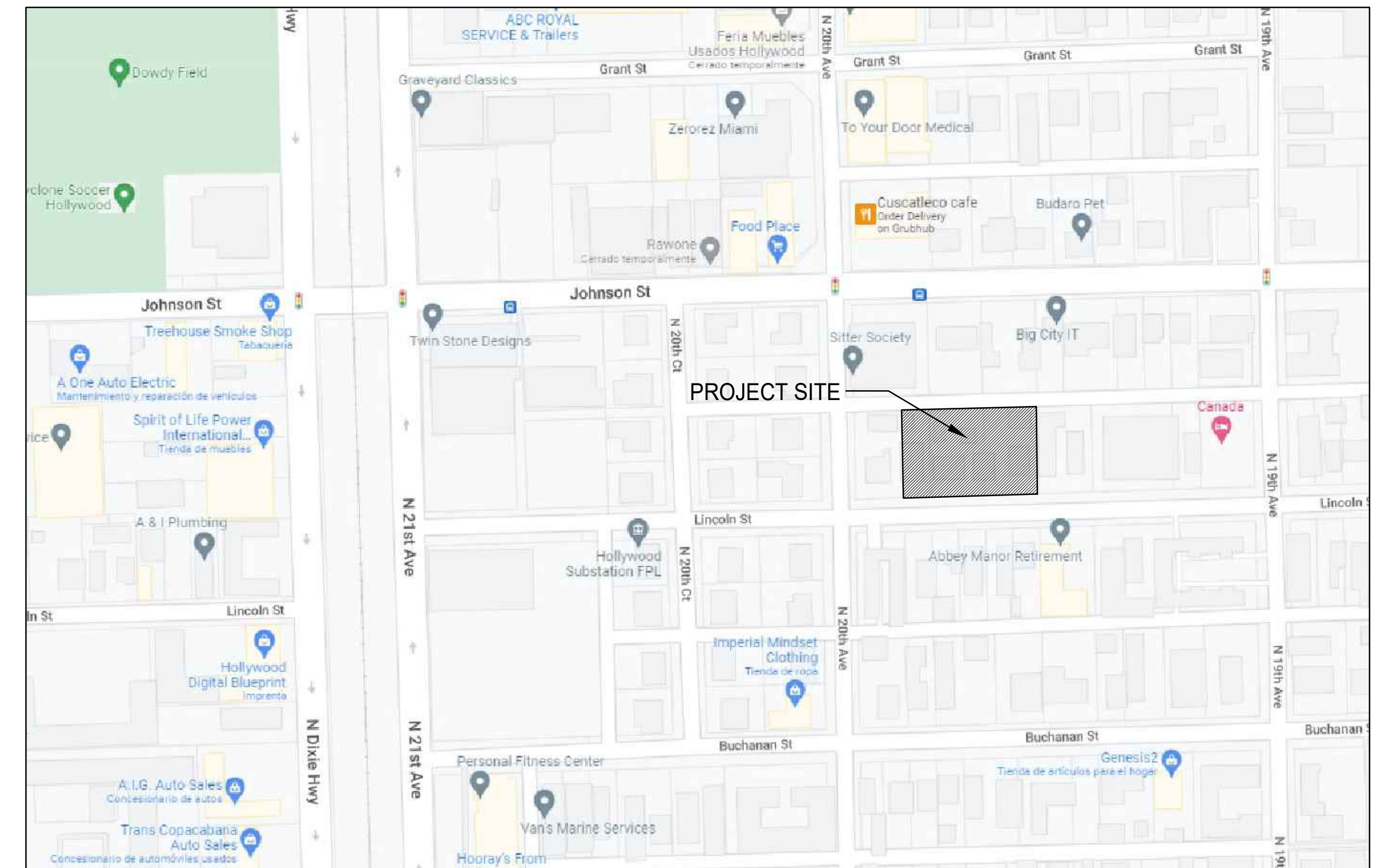
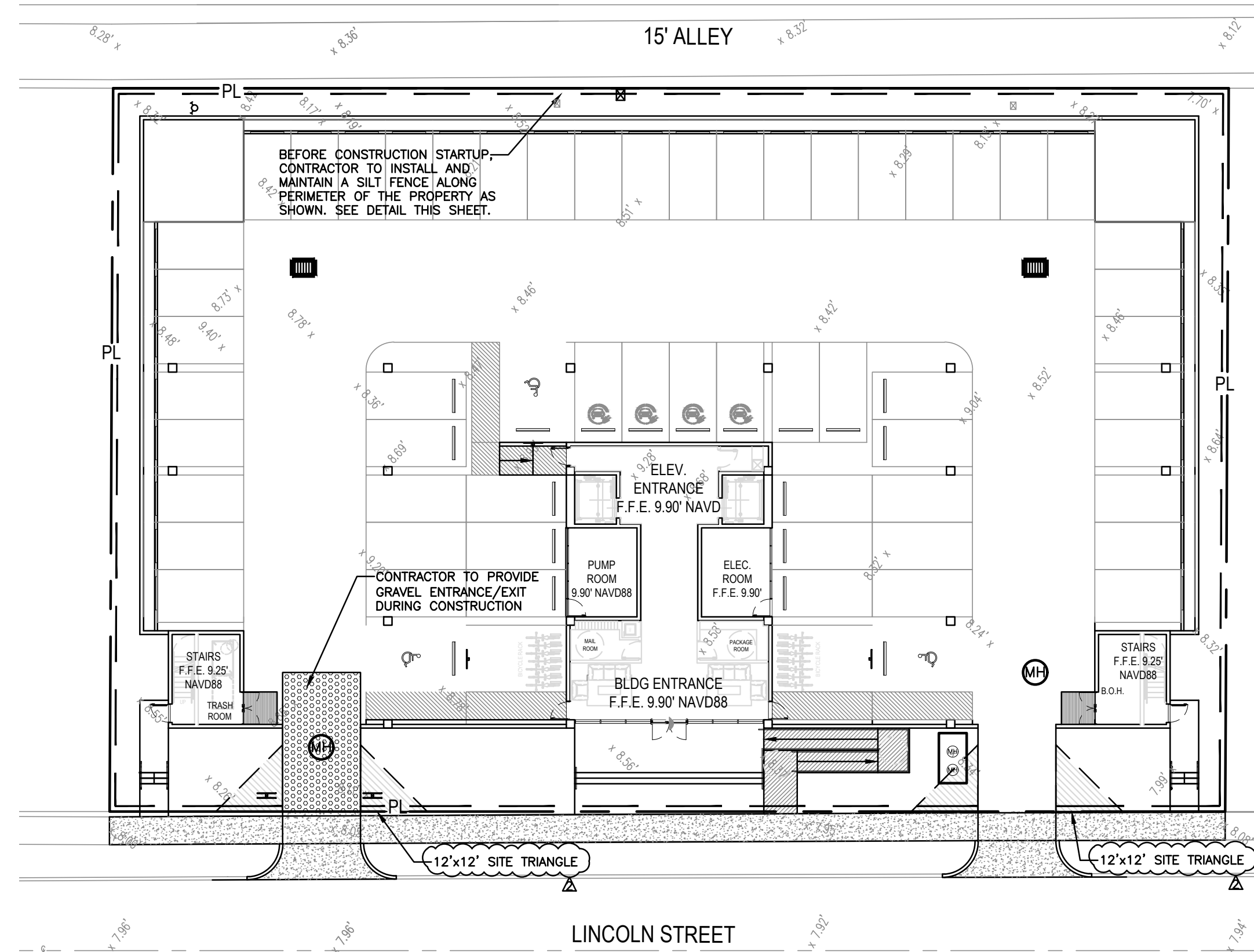
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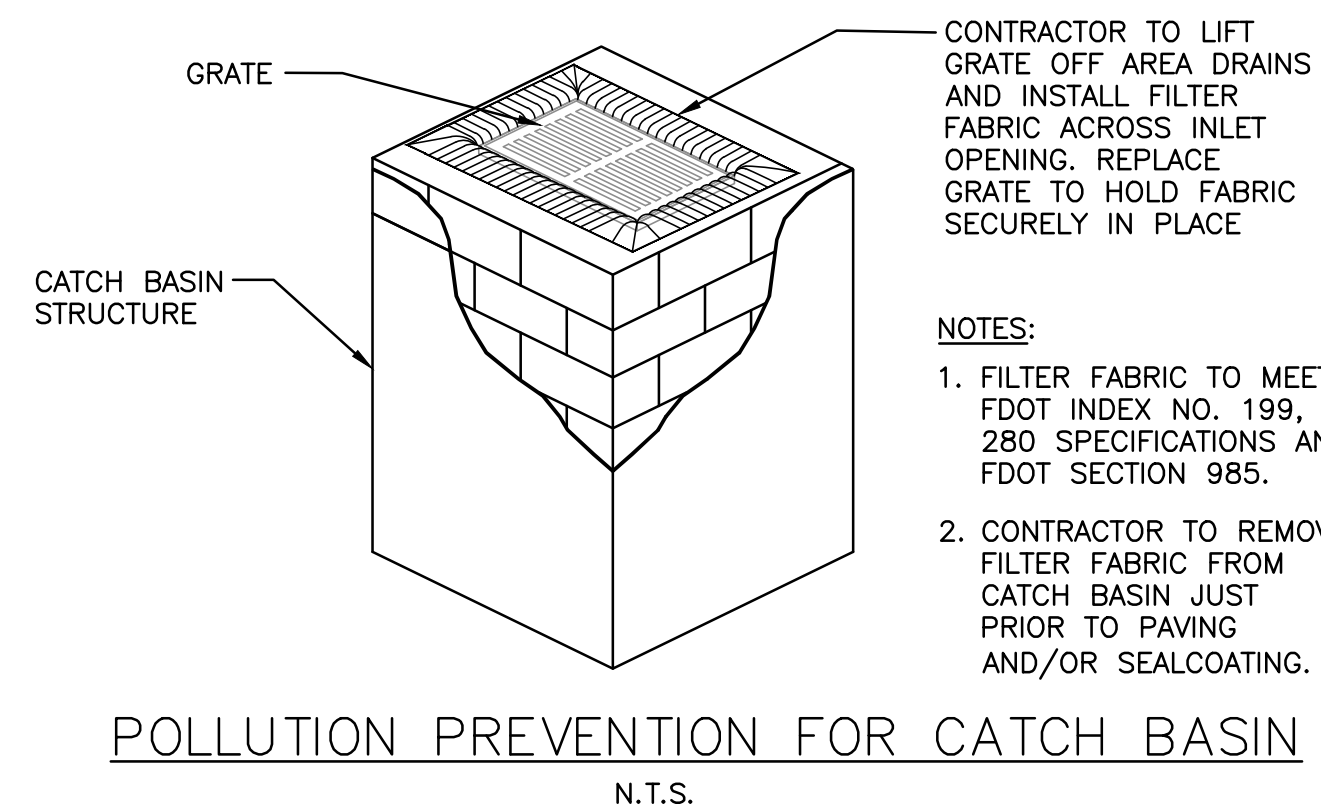
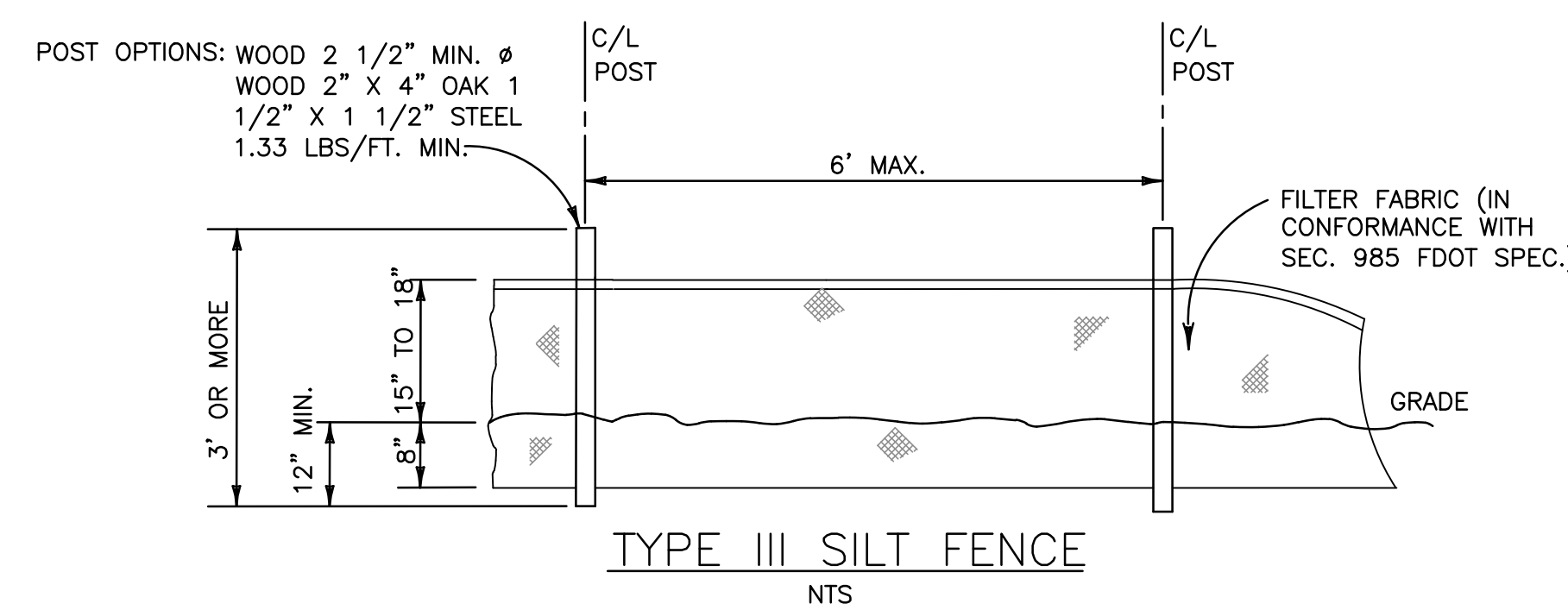
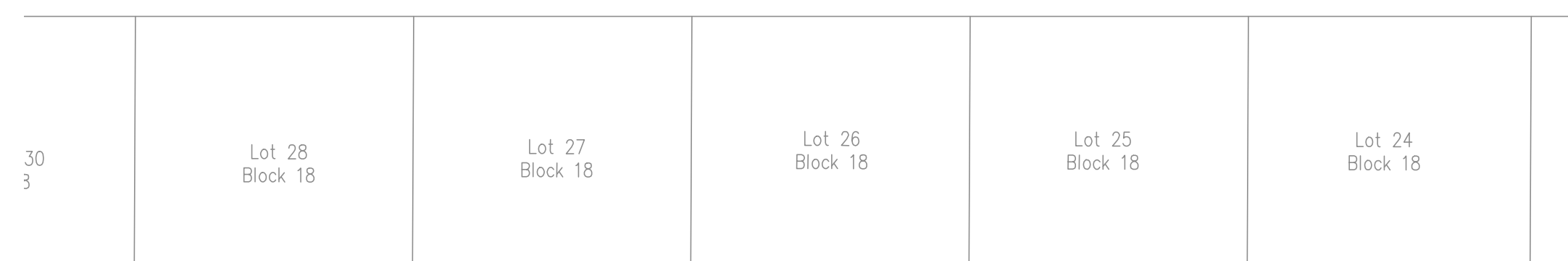
PROJECT No.: 22042  
DATE: 09.21.22  
DRAWN BY: SCHIFFINO  
CHECKED BY: JBK

SHEET

**A-1.14**



**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 CONTROL. 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.

**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

**EROSION & SEDIMENT CONTROL PLAN**

SCALE: 1"=20'



THIS ITEM HAS BEEN DIGITALLY SIGNED AND SEALED BY WILFORD ZEPHYR ON THE DATE ADJACENT TO THE SEAL.  
PRINTED COPIES OF THIS DOCUMENT ARE NOT CONSIDERED SIGNED AND SEALED AND THE SIGNATURE MUST BE VERIFIED ON ANY ELECTRONIC COPIES.

NO.	DATE	DESCRIPTION
1	4-27-23	TAC REVIEW COMMENTS
2	5-8-23	TAC REVIEW COMMENTS

**ZEPHYR ENGINEERING**  
WILFORD ZEPHYR, P.E.  
HOLLYWOOD, FL  
(786) 302-7693  
wzephyr@zephyr.com  
CA#: 31158

**ZE**

LINCOLN STREET APT. BLDG.  
1935-1951 LINCOLN STREET  
HOLLYWOOD, FL 33020

P.E.#: 76036

DATE: 11/2/22

SCALE: 1"=20'

SHEET NO.:

C1

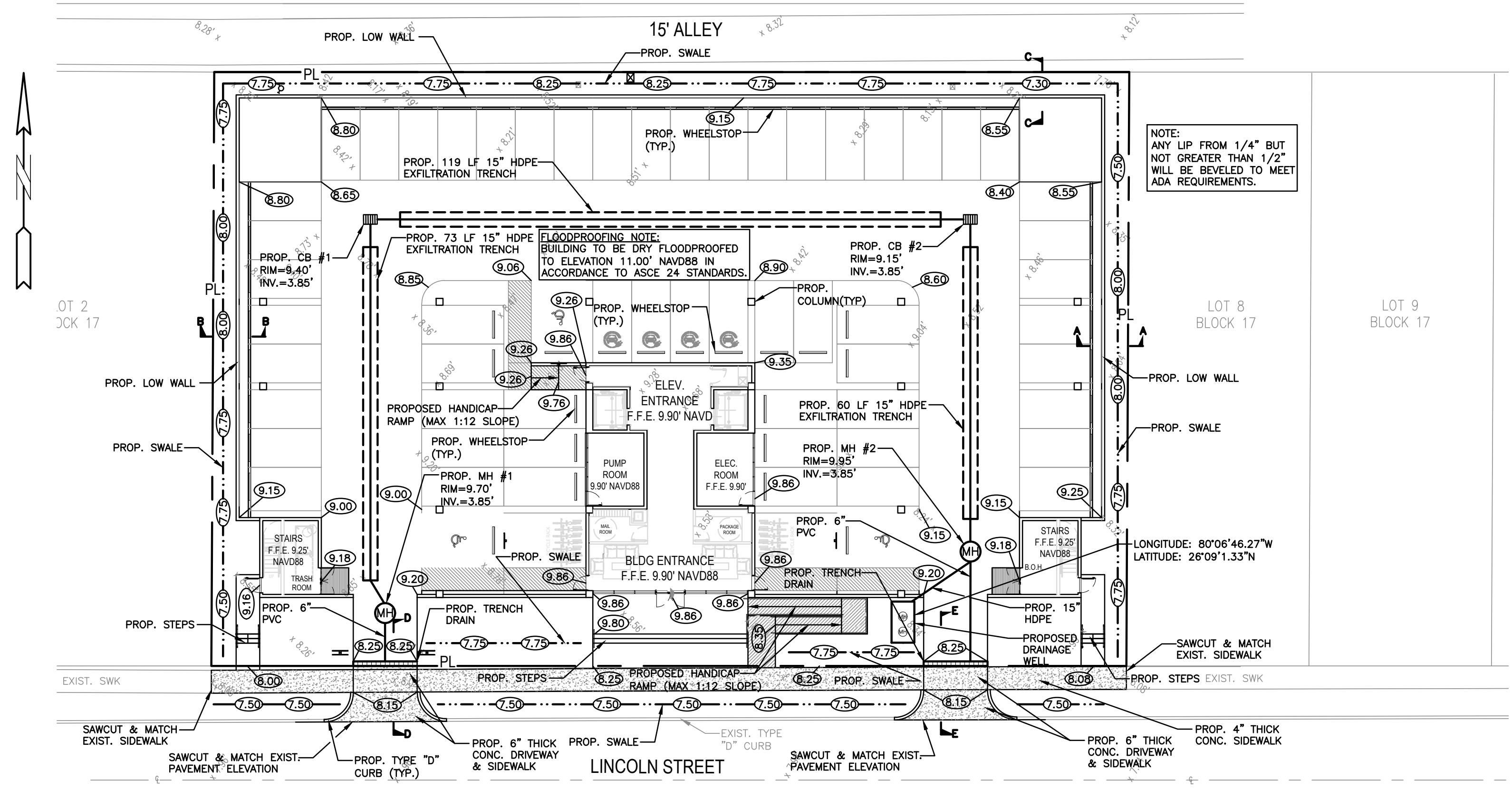
1 OF 6

PROJECT NO.: 22-82

5-8-23

ALL ELEVATIONS ARE REFERENCED TO NAVD88 VERTICAL DATUM

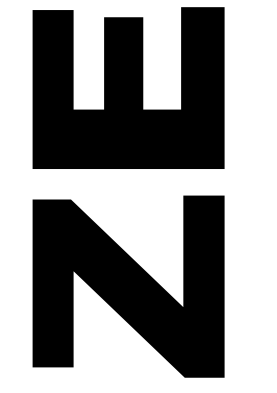
WATER TABLE ELEVATION=1.5' NAVD88 (PER BROWARD COUNTY FUTURE WATER TABLE MAP)



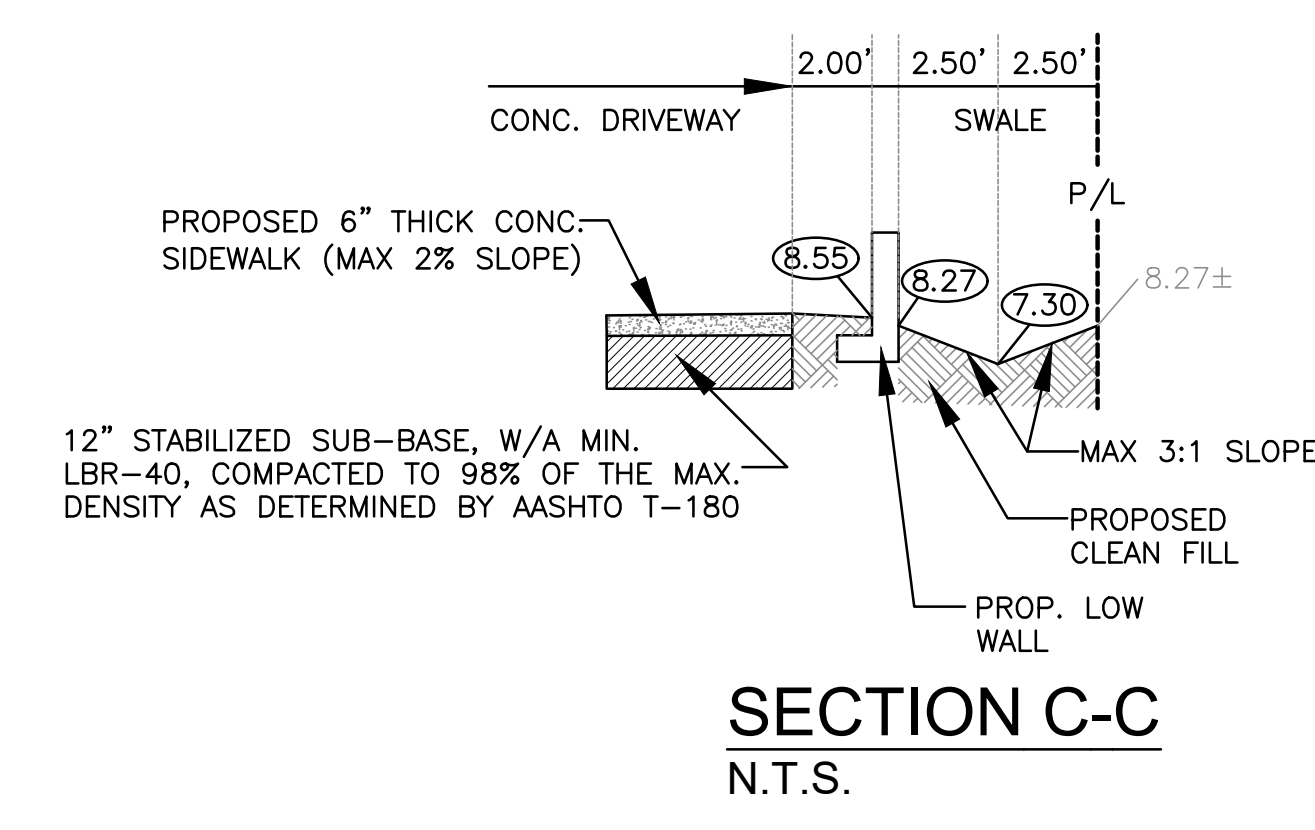
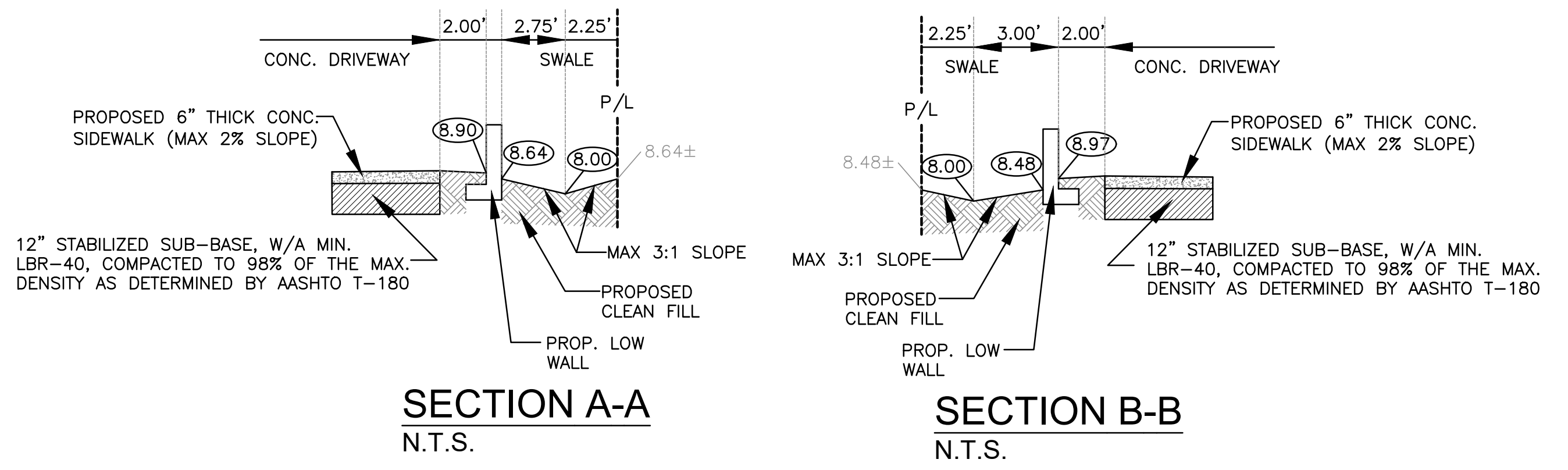
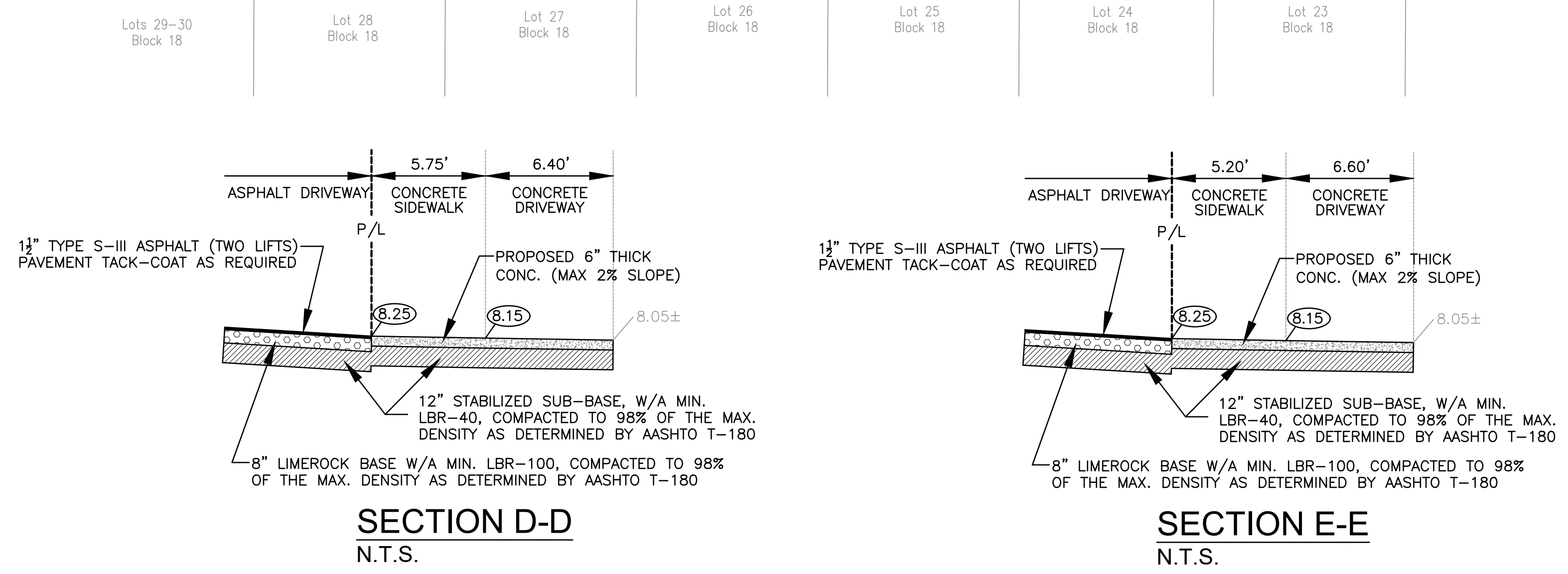
- NOTES:
- 1) CONTRACTOR MUST NOTIFY ZEPHYR ENGINEERING OF THE START OF CONSTRUCTION DATE PRIOR TO START OF CONSTRUCTION. ZEPHYR ENGINEERING WILL NOT CERTIFY ANY CONSTRUCTION THAT WAS NOT INSPECTED BY ZEPHYR ENGINEERING, OR ZEPHYR ENGINEERING'S AUTHORIZED REPRESENTATIVE.
  - 2) PRIOR TO CONSTRUCTION, CONTRACTOR RESPONSIBLE TO FIELD VERIFY ALL EXISTING ELEVATIONS.
  - 3) 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.
  - 4) 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.
  - 5) ALL ROOF DRAINS MUST BE CONNECTED TO THE ONSITE DRAINAGE SYSTEM.
  - 6) CONTRACTOR TO REFER TO ARCHITECTURAL PLANS FOR SITE PLAN LAYOUT AND DIMENSIONS.
  - 7) EXISTING UTILITIES SHOWN ARE BASED ON BEST AVAILABLE INFORMATION. CONTRACTOR'S 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.

NO.	DATE	DESCRIPTION	TAC	REVIEW COMMENTS
1	3-16-23			

**ZEPHYR ENGINEERING**  
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 CA#: 31158



LINCOLN STREET APT. BLDG.  
 1935-1951 LINCOLN STREET  
 HOLLYWOOD, FL 33020



- 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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**PAVING, GRADING & DRAINAGE PLAN**  
 SCALE: 1"=20'

P.E.#: 76036  
 DATE: 11/2/22  
 SCALE: 1"=20'  
 SHEET NO.: **C2**  
 2 OF 6  
 PROJECT NO.: 22-82

GENERAL CONDITION NOTES :

- 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:

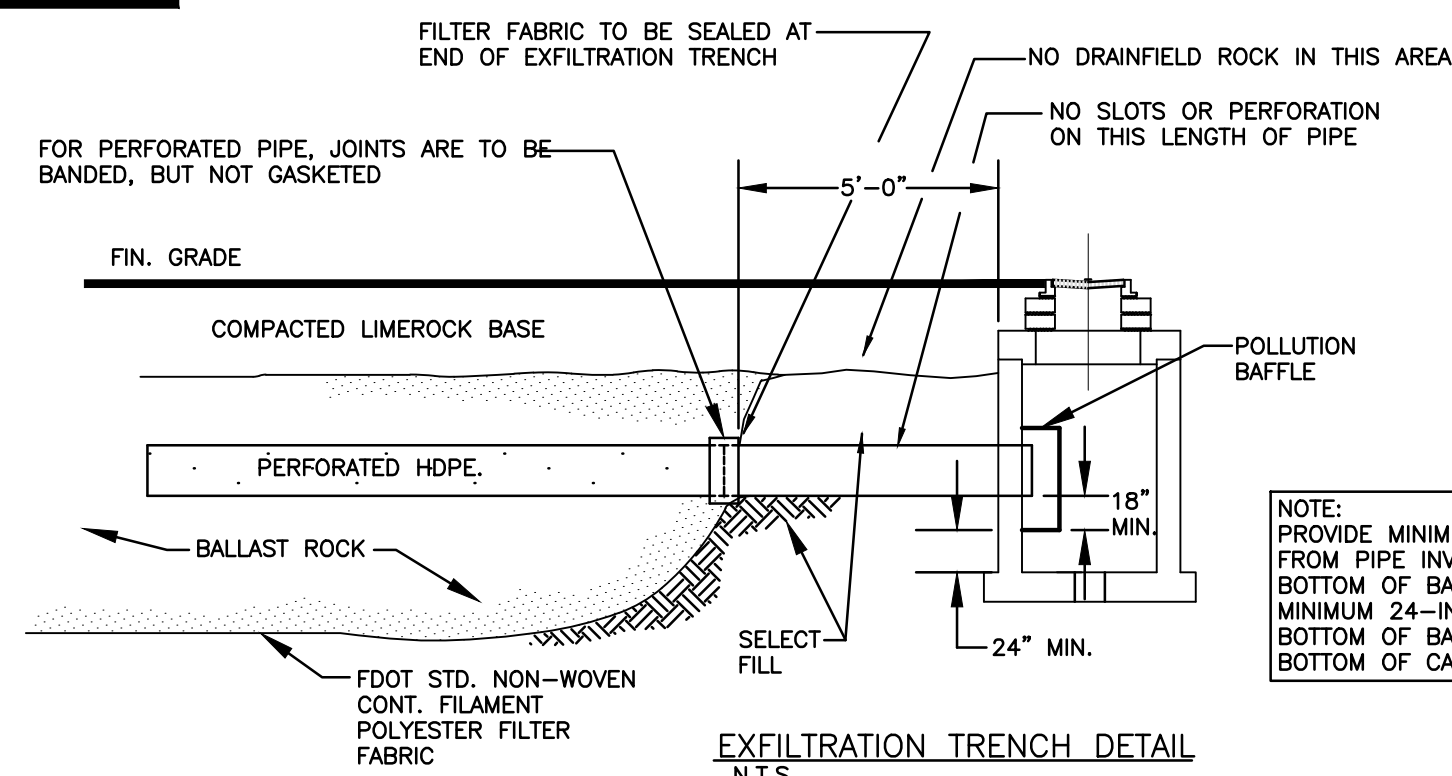
- ALL UNSUITABLE MATERIALS, SUCH AS MUCK, HARDPAN, ORGANIC MATERIAL & OTHER DELETERIOUS MATERIAL AS CLASSIFIED BY AASHTO M-145, FOUND WITHIN THE ROAD & PARKING LOT AREAS SHALL BE REMOVED DOWN TO ROCK OR SUITABLE MATERIAL, & REPLACED W/ THE SPECIFIED FILL MATERIAL IN MAXIMUM 12" LIFTS COMPACTED TO NOT 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.

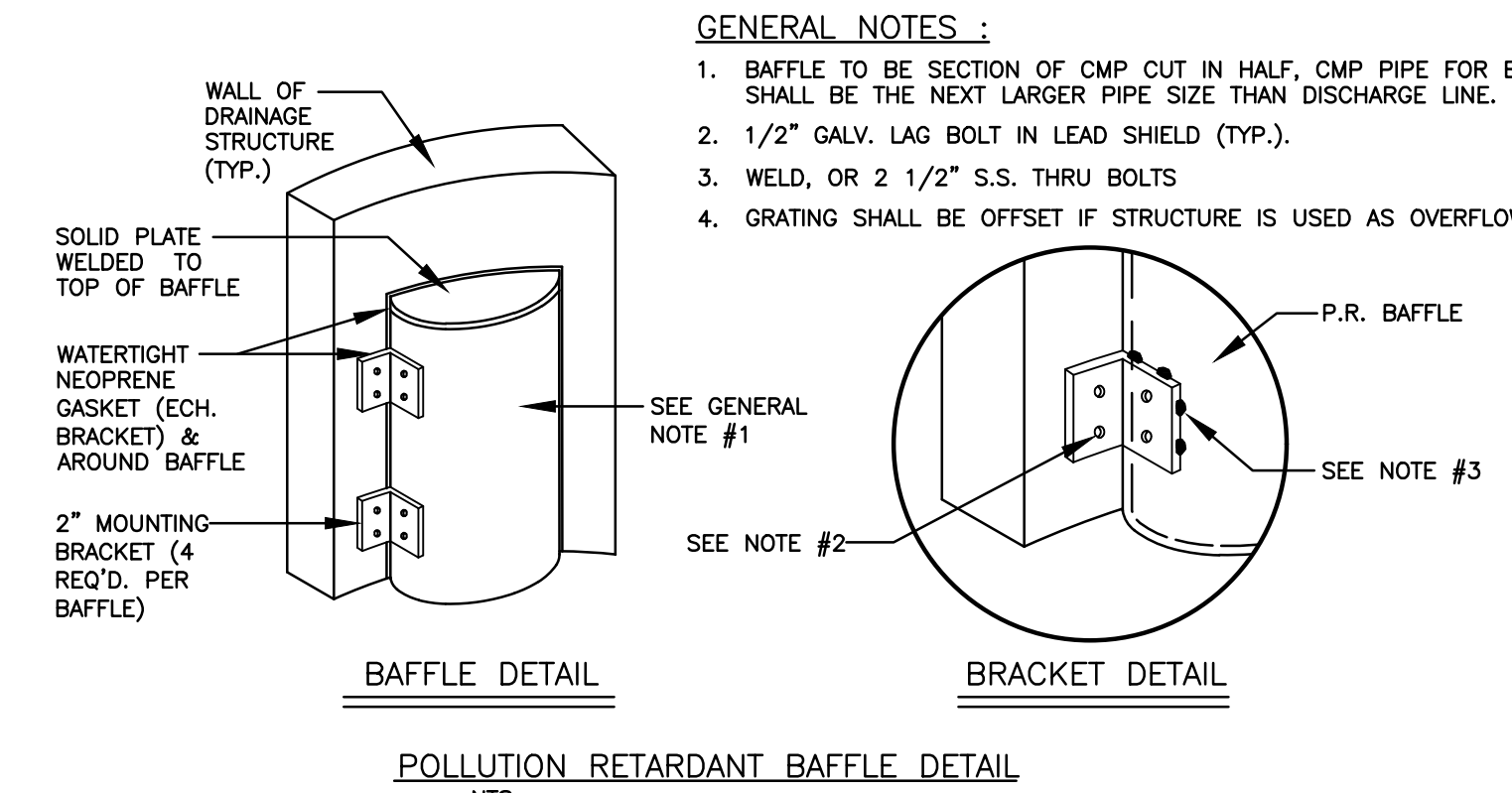
DESIGN MIX SHALL CONFORM TO FDOT SECTION 331 UNLESS OTHERWISE SPECIFIED.

- 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.

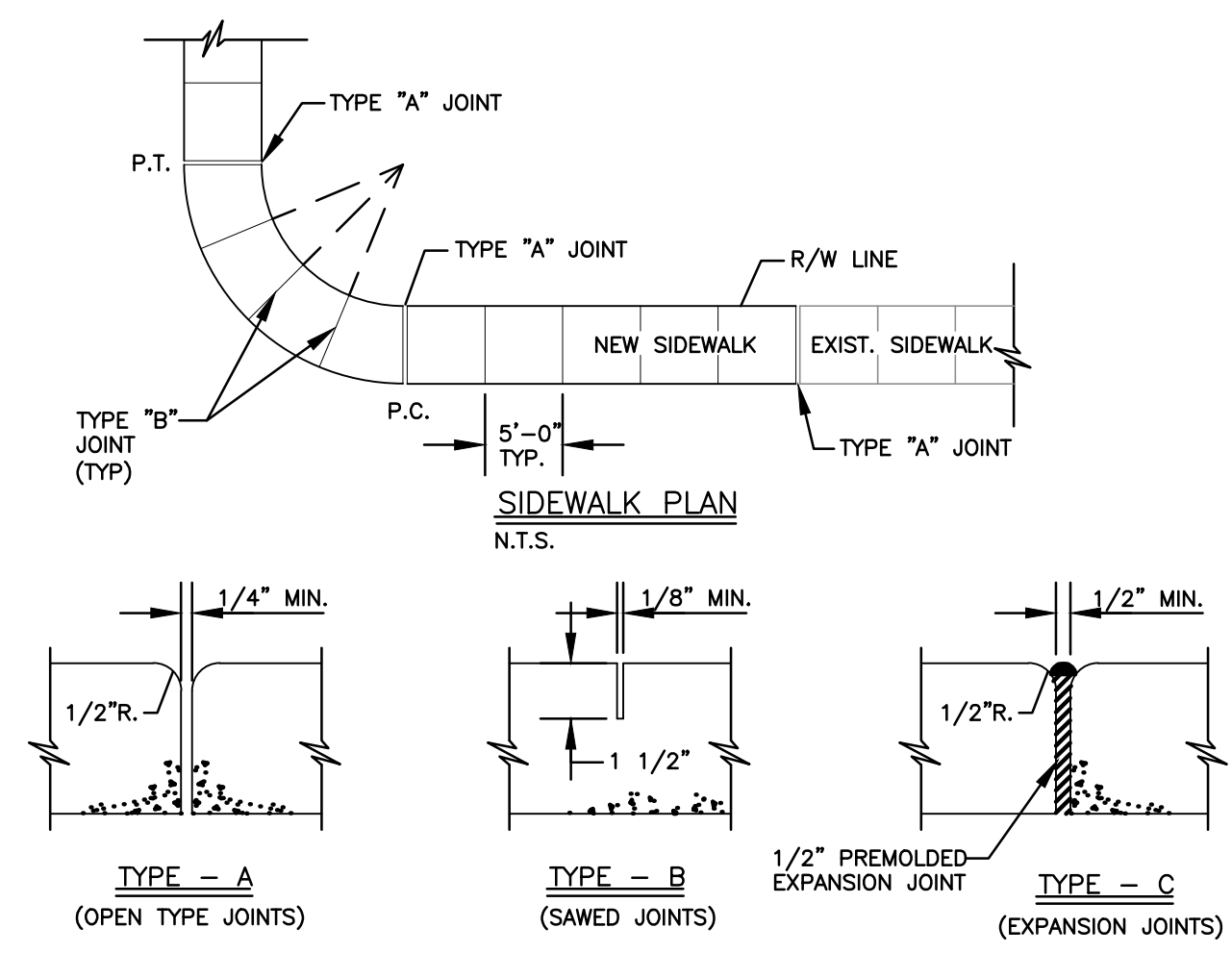
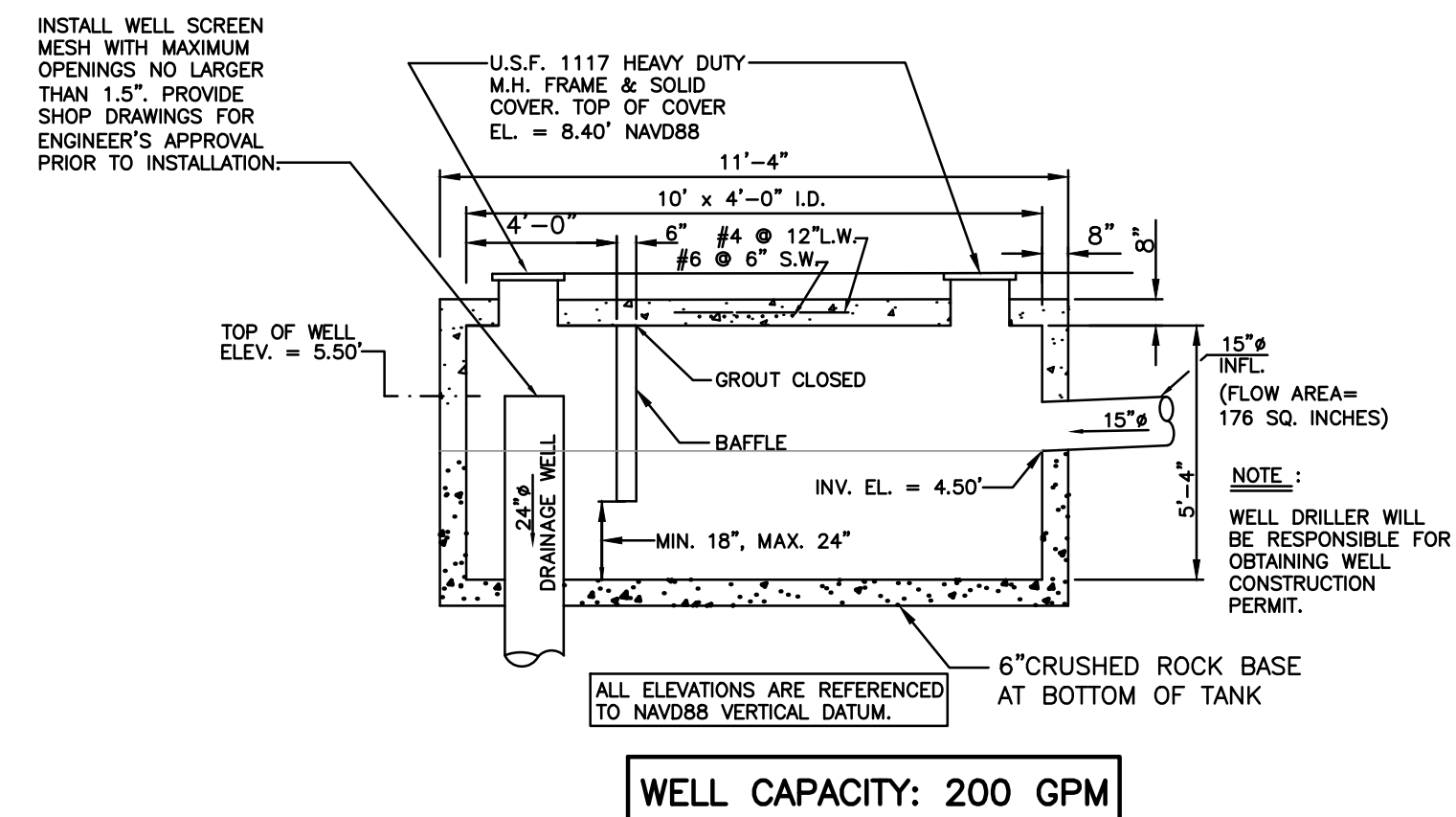
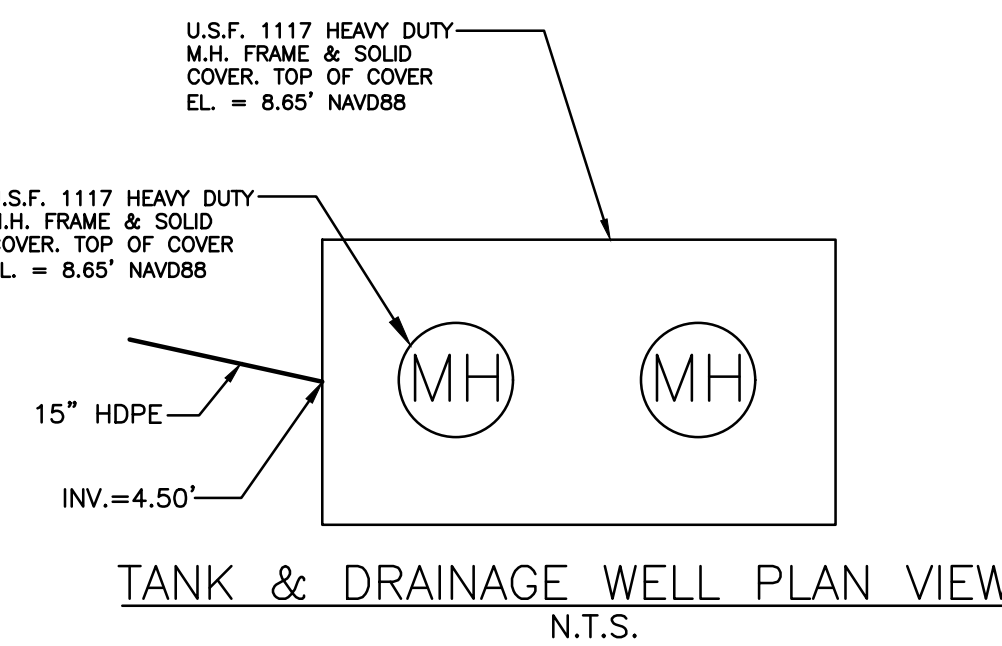
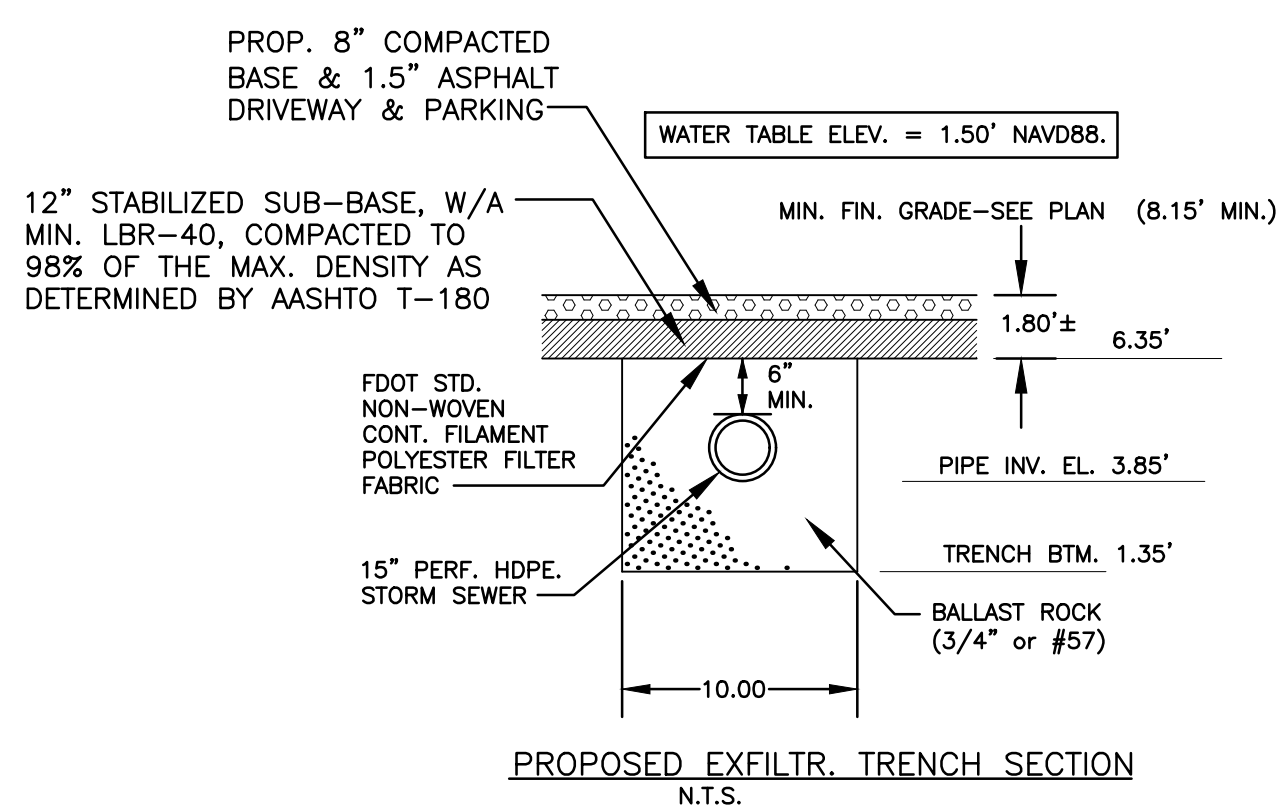
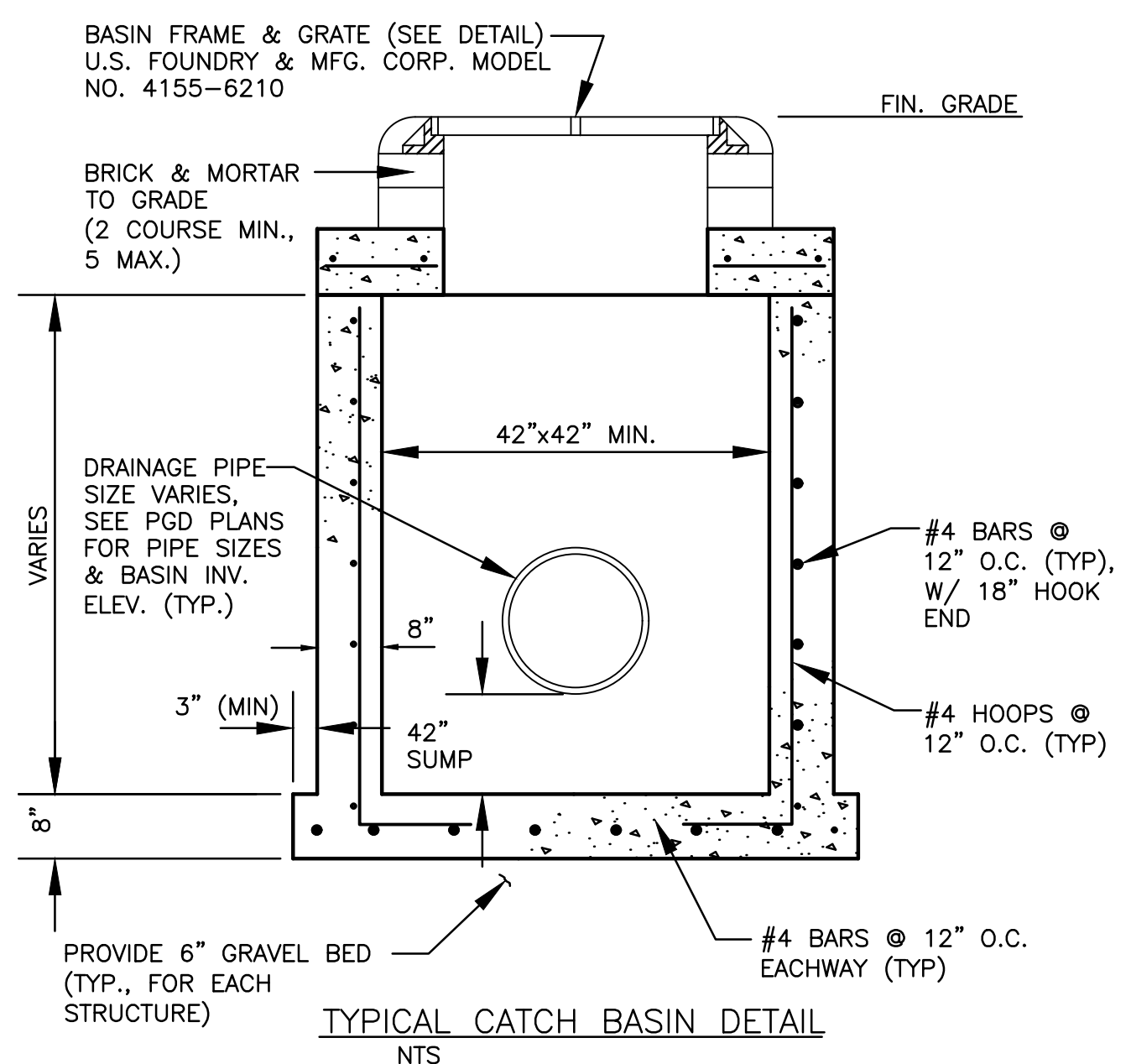
ALL ELEVATIONS ARE REFERENCED TO NAVD88 VERTICAL DATUM



NOTE: PROVIDE MINIMUM 18-INCHES FROM PIPE INVERT TO BOTTOM OF BAFFLE, PROVIDE MINIMUM 24-INCHES FROM BOTTOM OF BAFFLE TO BOTTOM OF CATCH BASIN



- GENERAL NOTES :
- BAFFLE TO BE SECTION OF CMP CUT IN HALF, CMP PIPE FOR BAFFLE SHALL BE THE NEXT LARGER PIPE SIZE THAN DISCHARGE LINE.
  - 1/2" GALV. LAG BOLT IN LEAD SHIELD (TYP.).
  - WELD, OR 2 1/2" S.S. THRU BOLTS
  - GRATING SHALL BE OFFSET IF STRUCTURE IS USED AS OVERFLOW.



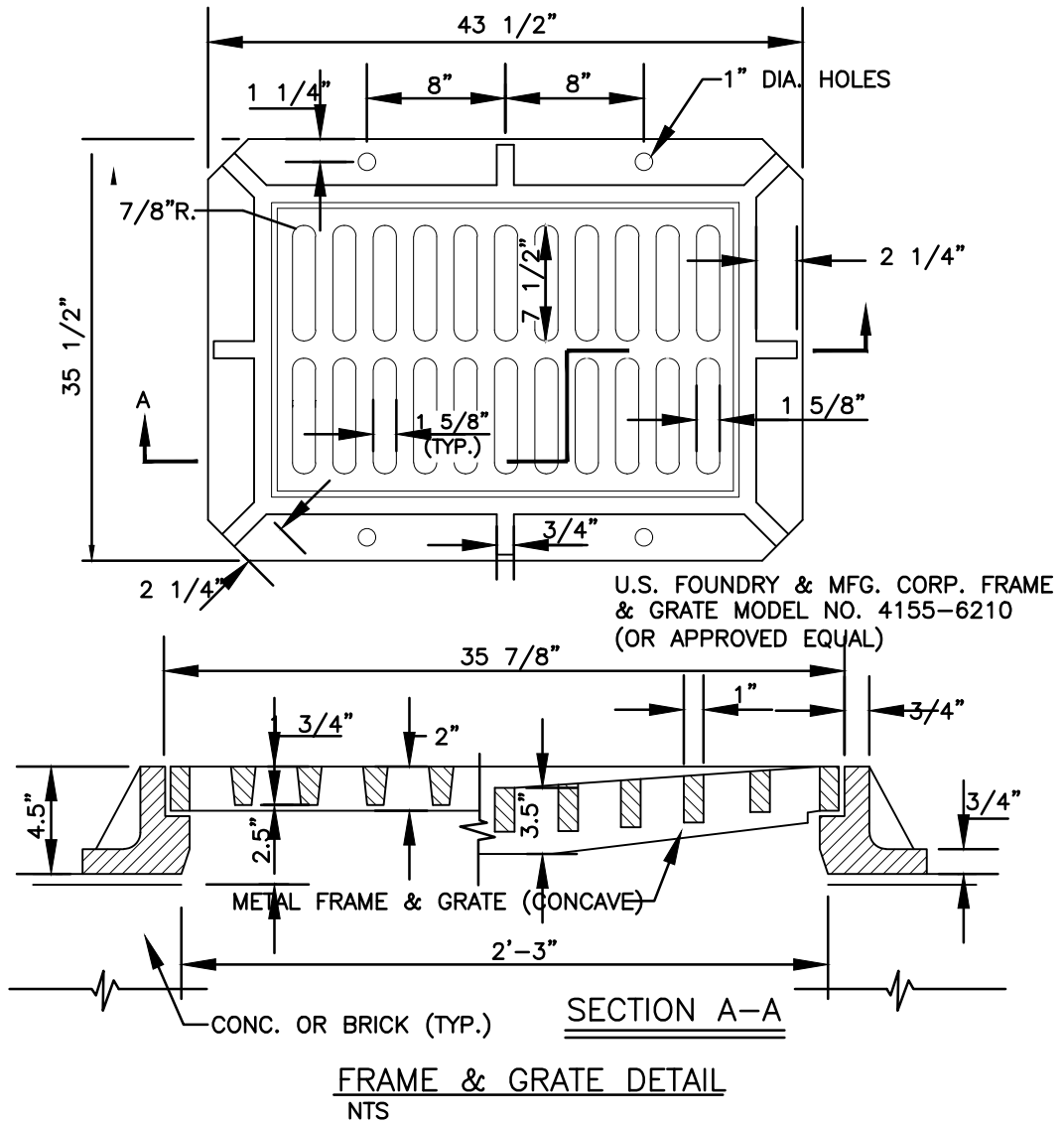
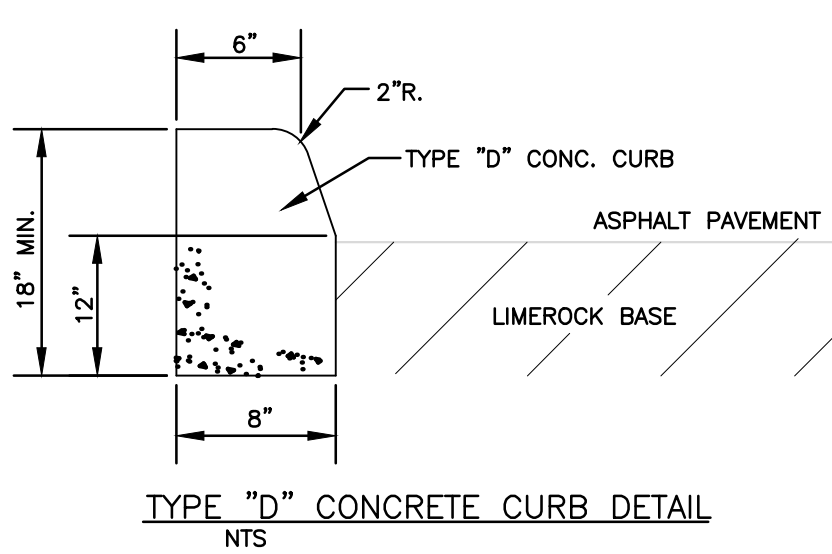
TYPICAL SIDEWALK THICKNESS (T)

LOCATION :	T
PEDESTRIAN AREAS	4"
DRIVEWAYS & OTHER	6"

TABLE OF SIDEWALK JOINTS

TYPE	LOCATION :
"A"	P.C. & P.T. OF CURVES & TIE-IN JUNCTION OF EXIST. TO NEW SIDEWALKS.
"B"	5'-0" O.C. ON SIDEWALKS.
"C"	* WHERE SIDEWALK ABUTS CONC. CURBS & DRIVEWAYS OR SIMILAR STRUCTURES. EXPANSION JOINTS EVERY 50' O.C.

NOTES:  
 1. EXPANSION JOINTS EVERY 50' O.C.  
 2. CONC. MIN. 2500 PSI, NO STEEL IN SIDEWALK  
 3. 8" THK. SIDEWALK ACROSS DRIVEWAYS



CIVIL DETAILS  
SCALE: N.T.S.

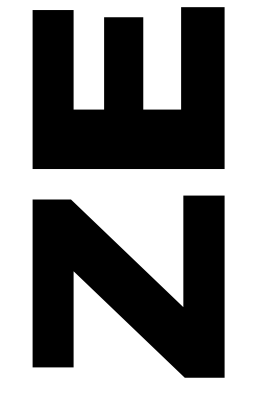


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REVISIONS

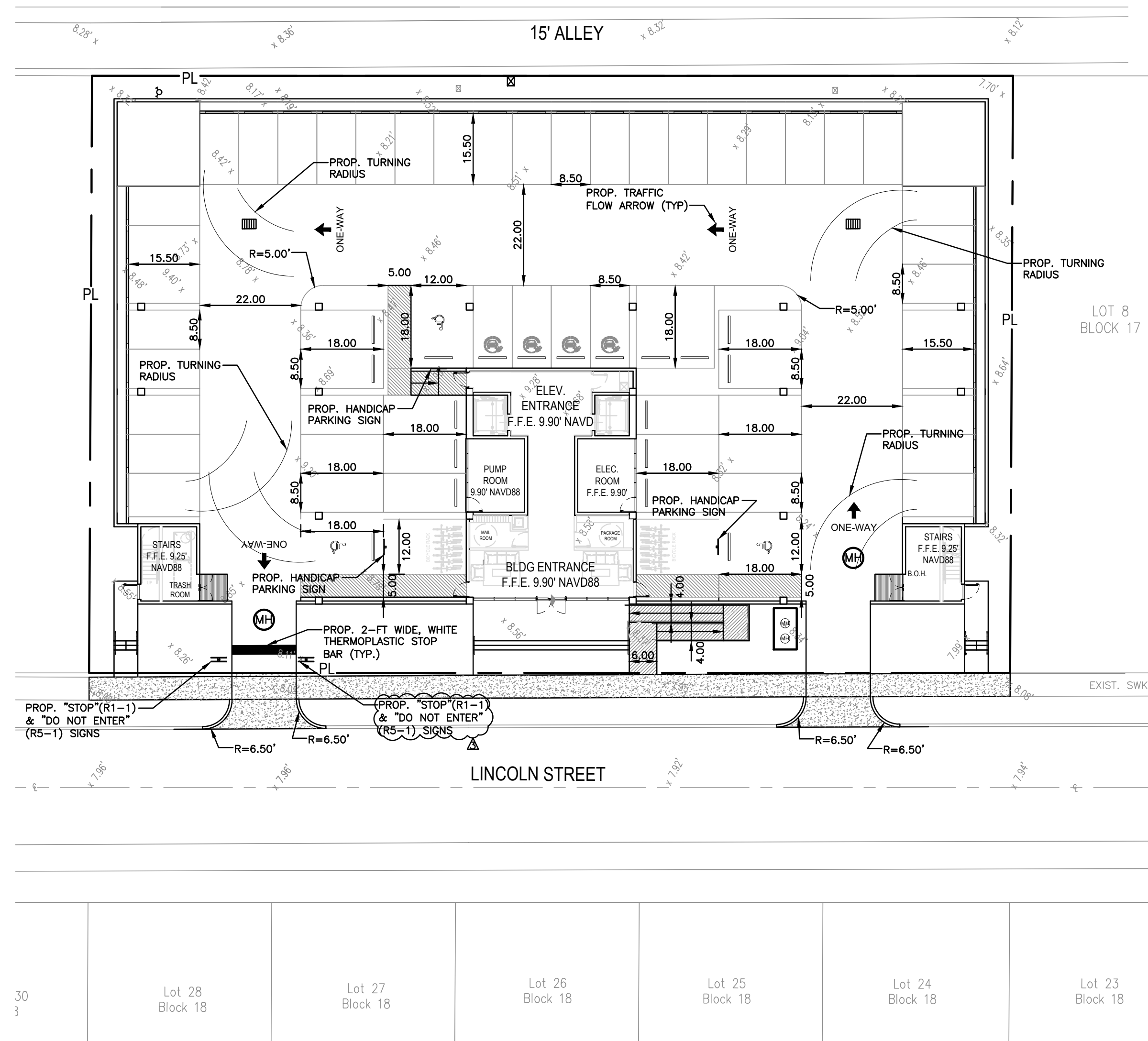
NO.	DATE	DESCRIPTION

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 wzephyr@gmail.com  
 CA# 31158



LINCOLN STREET APT. BLDG.  
 1935-1951 LINCOLN STREET  
 HOLLYWOOD, FL 33020

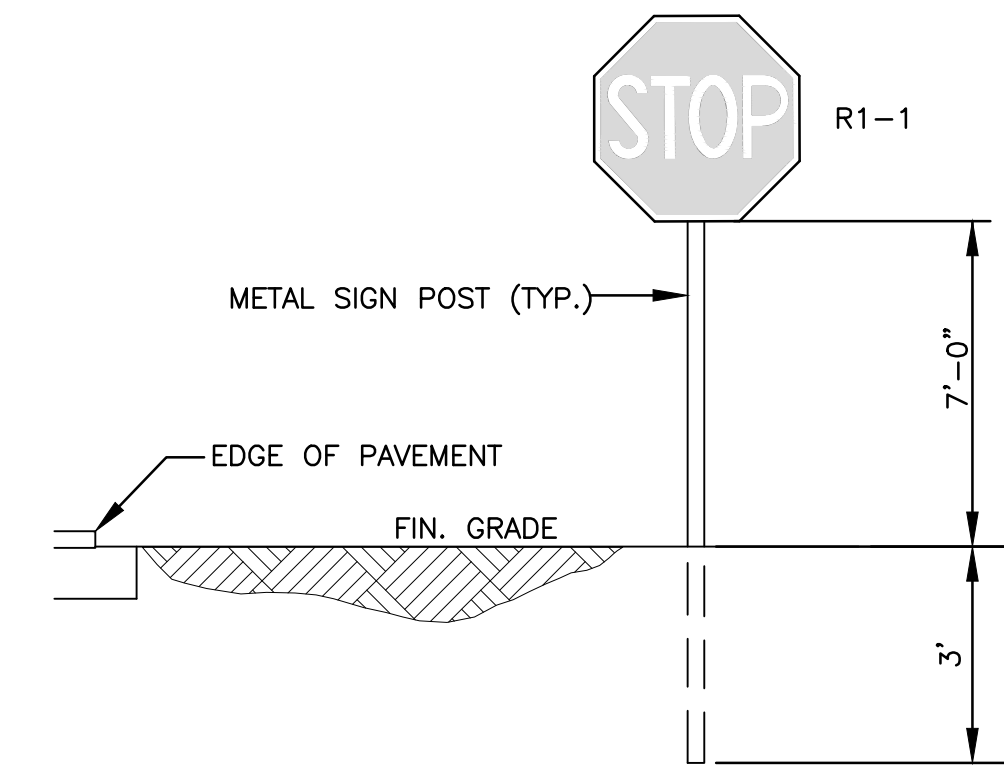
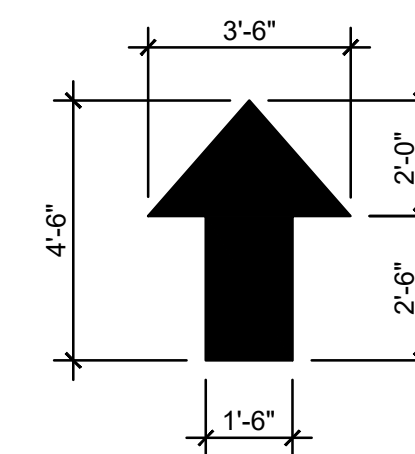
P.E.#: 76036  
 DATE: 11/2/22  
 SCALE: N.T.S.  
 SHEET NO.: C3  
 3 OF 6  
 PROJECT NO.: 22-82



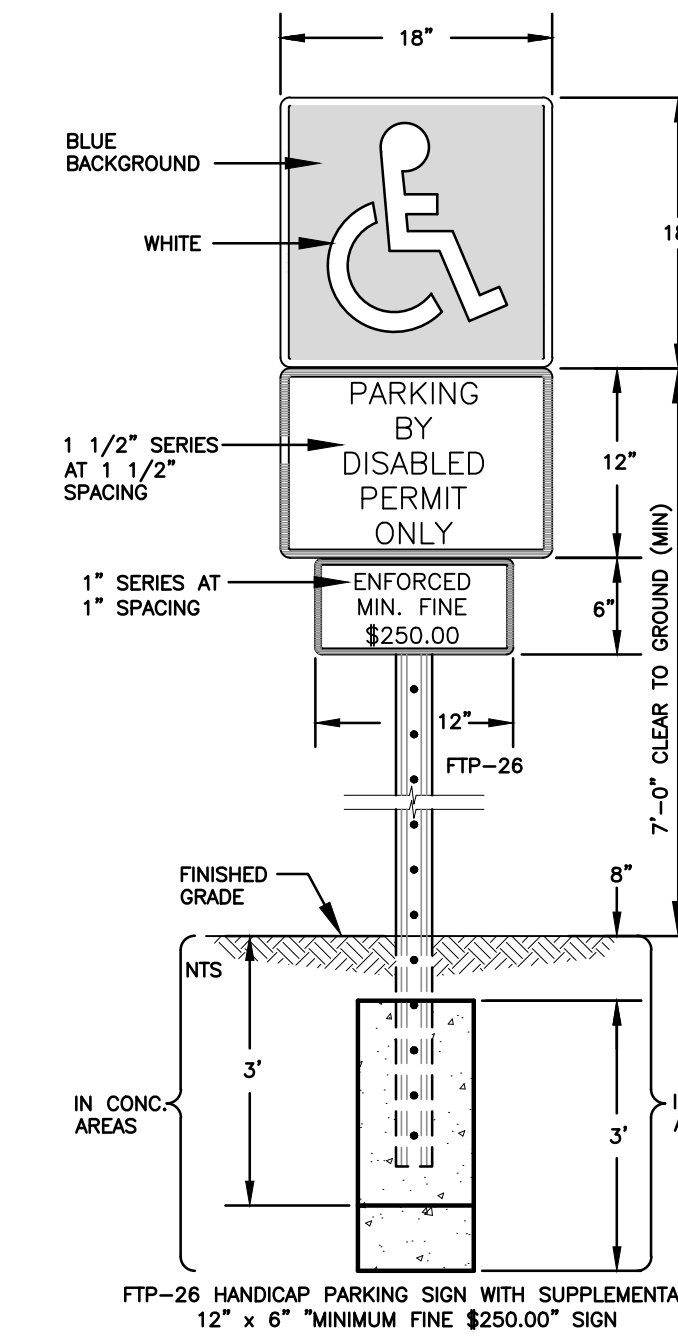
TRAFFIC CONTROL ARROWS: DIRECTIONAL ARROWS PAINTED ON CONCRETE - SEE LOCATIONS THIS SHEET.

PAINT FOR ARROWS: PROVIDE A MINIMUM OF 2-COATS OF D.O.T. APPROVED PAINT - UTILIZE "YELLOW" COLORED PAINT ON CONCRETE.

TRAFFIC CONTROL ARROWS DETAILS  
N.T.S.

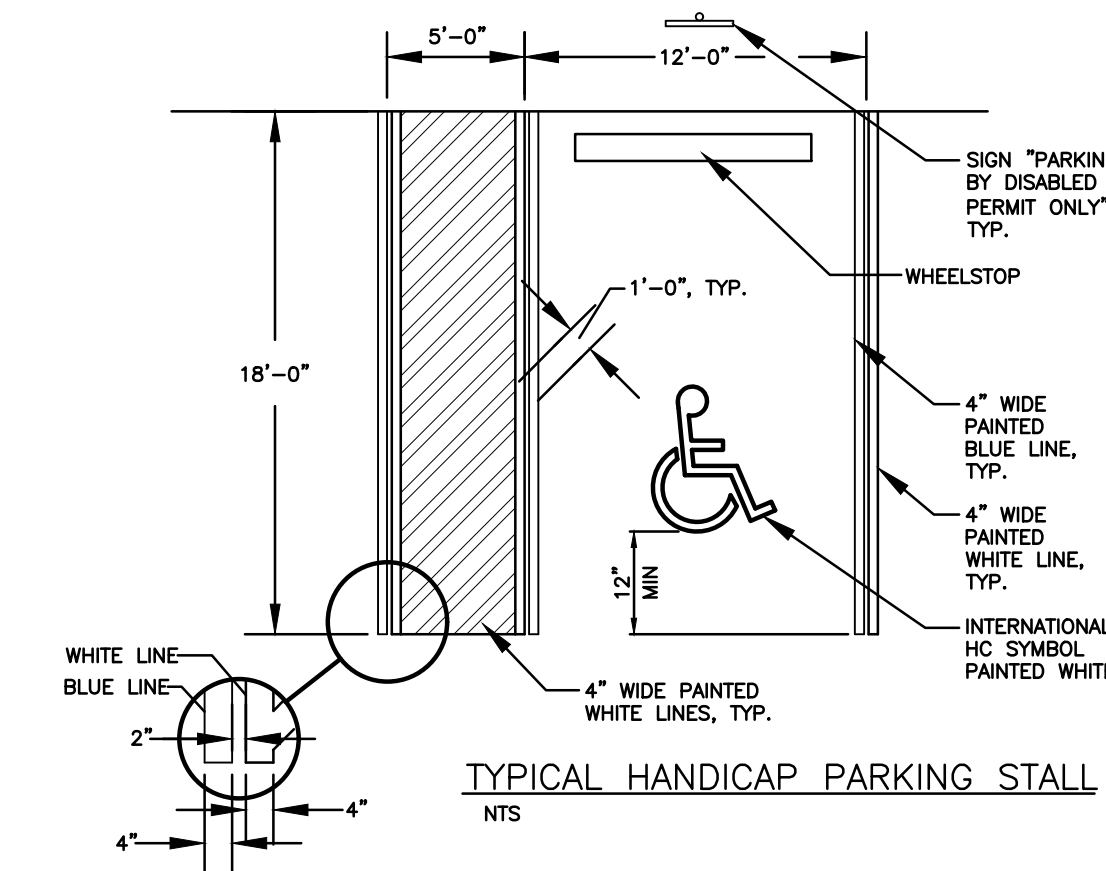


TYPICAL SIGN INSTALLATION DETAIL  
N.T.S.



NOTES:  
1. TOP PORTION OF SIGN SHALL HAVE A REFLECTORIZED BLUE BACKGROUND.  
2. BOTTOM PORTION OF SIGN SHALL HAVE A REFLECTORIZED WHITE BACKGROUND WITH BLACK OPAQUE LEGEND AND BORDER.  
3. LOCATE SIGN AT CENTERLINE AND HEAD OF EACH HANDICAP PARKING STALL, WHERE APPLICABLE.

HANDICAP PARKING SIGN DETAIL



TYPICAL HANDICAP PARKING STALL  
N.T.S.

**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



5-8-23

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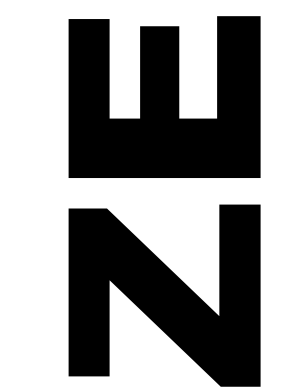
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**PAVEMENT MARKINGS & SIGNAGE PLAN**

SCALE: 1"=20'

NO.	DATE	DESCRIPTION
1	3-16-23	TAC REVIEW COMMENTS
2	4-27-23	TAC REVIEW COMMENTS
3	5-8-23	TAC REVIEW COMMENTS

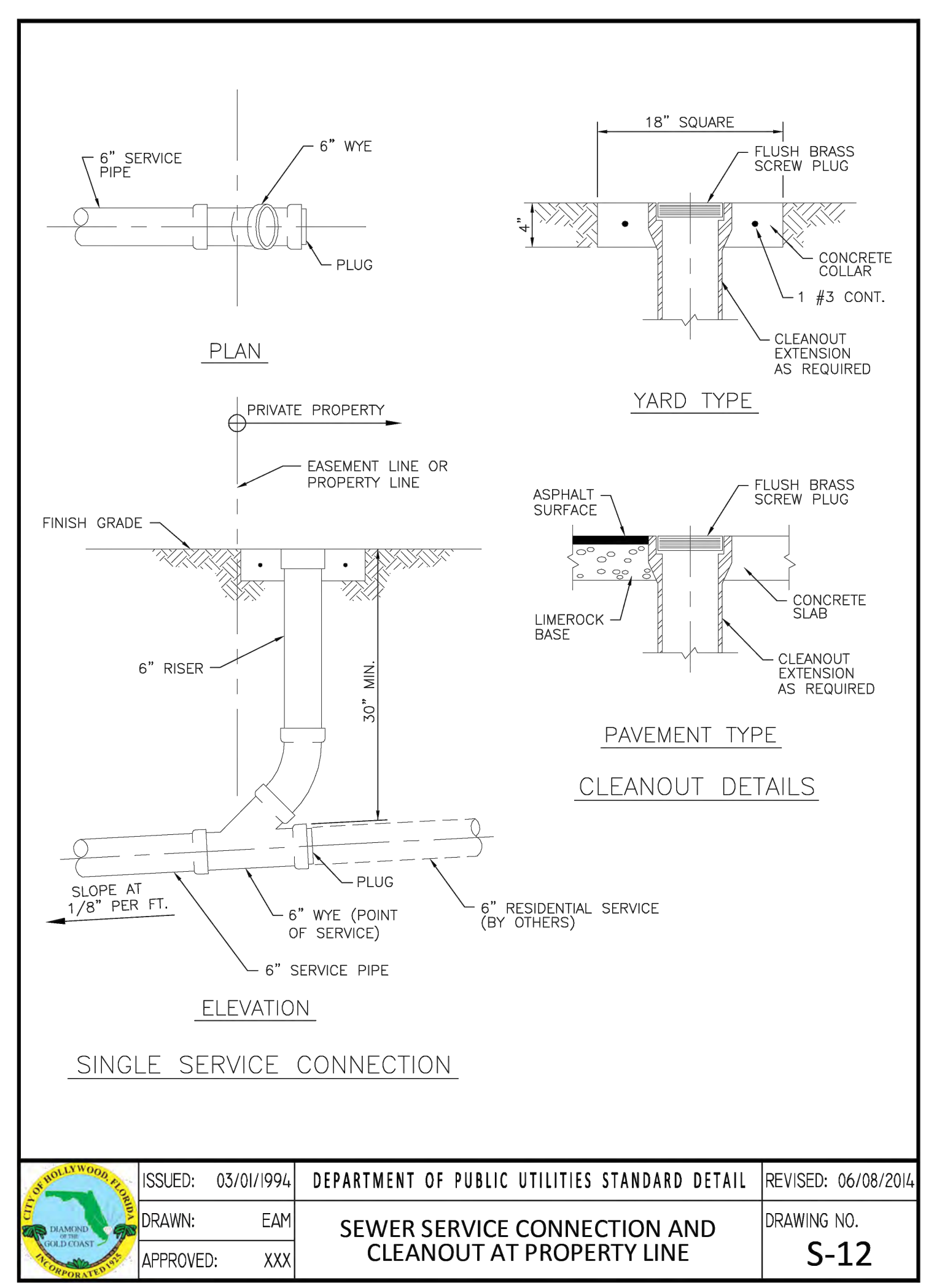
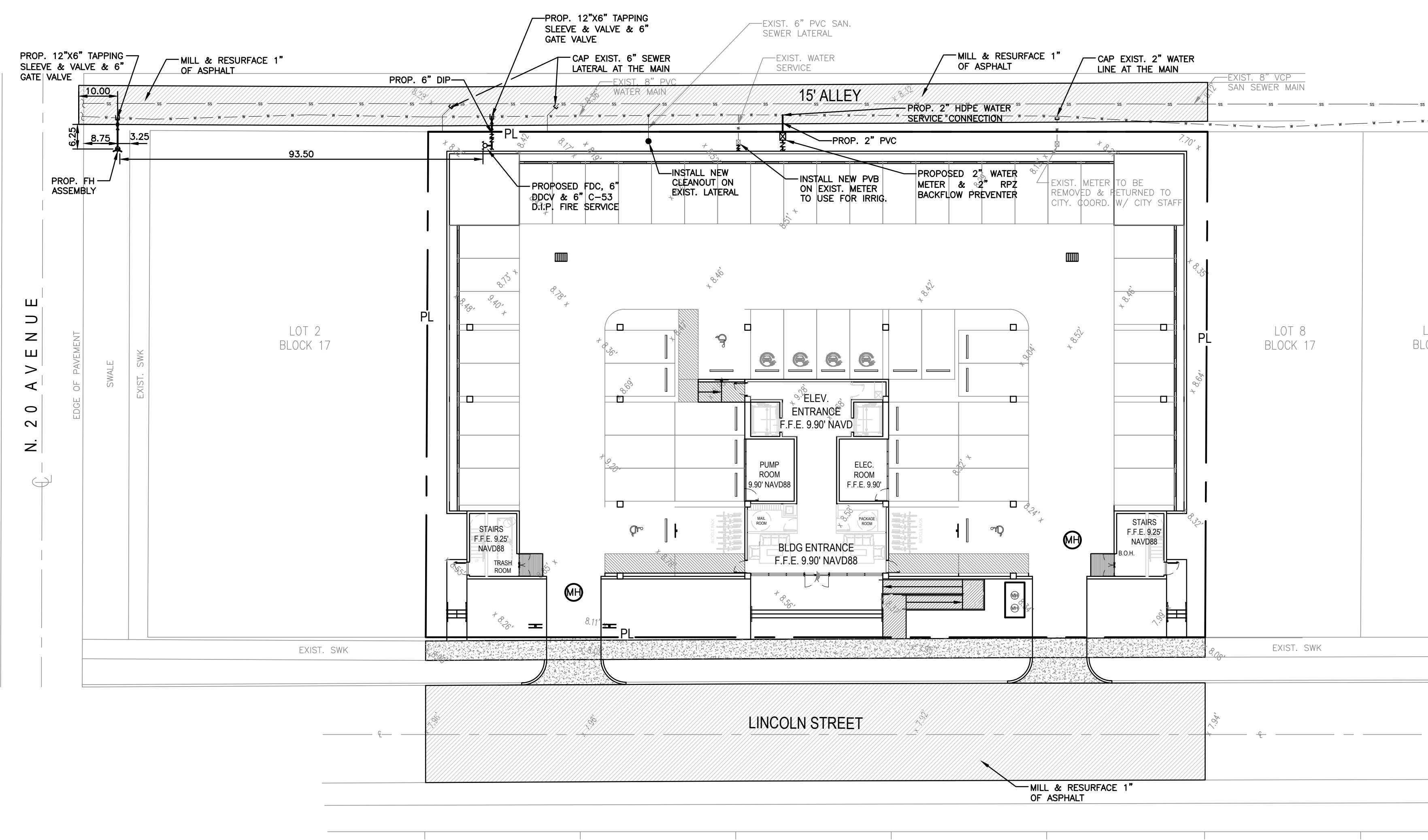
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wzephyr@gmail.com  
CA#: 31158



LINCOLN STREET APT. BLDG.  
1935-1951 LINCOLN STREET  
HOLLYWOOD, FL 33020

P.E.#: 78036  
DATE: 11/2/22  
SCALE: 1"=20'  
SHEET NO.:  
**C4**  
4 OF 6  
PROJECT NO.: 22-82

ALL ELEVATIONS ARE REFERENCED TO NAVD88 VERTICAL DATUM



**WATER & SEWER DEMAND CALCULATIONS:**

PROJECT INFO:

- 48 RESIDENTIAL UNITS

**WATER DEMAND**  
 (48 RESIDENTIAL UNITS)X(141 GPD/UNIT)=6,768 GPD

**WASTEWATER DEMAND**  
 (48 RESIDENTIAL UNITS)X(100 GPD/UNIT)=4,800 GPD

(PER BROWARD COUNTY WATER & WASTEWATER ENGINEERING DIVISION'S GUIDELINE FOR DETERMINING ABILITY TO PROVIDE POTABLE WATER & WASTEWATER SERVICE AND EQUIVALENT RESIDENTIAL UNIT FACTORS PUBLICATIONS)

**NOTE:**  
 UNDERGROUND FIRE MAIN WORK WILL BE COMPLETED BY A CONTRACTOR HOLDING A CLASS I, II, OR V LICENSE AS DEFINED BY FLORIDA STATUTE 633.102.

**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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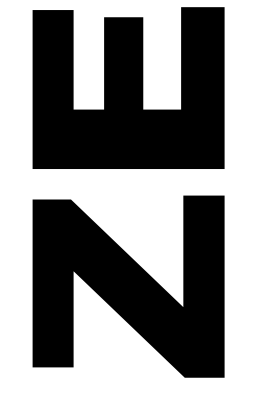
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**WATER & SEWER PLAN & DETAILS**

SCALE: 1"=20'

NO.	DATE	DESCRIPTION
1	4-27-23	TAC REVIEW COMMENTS

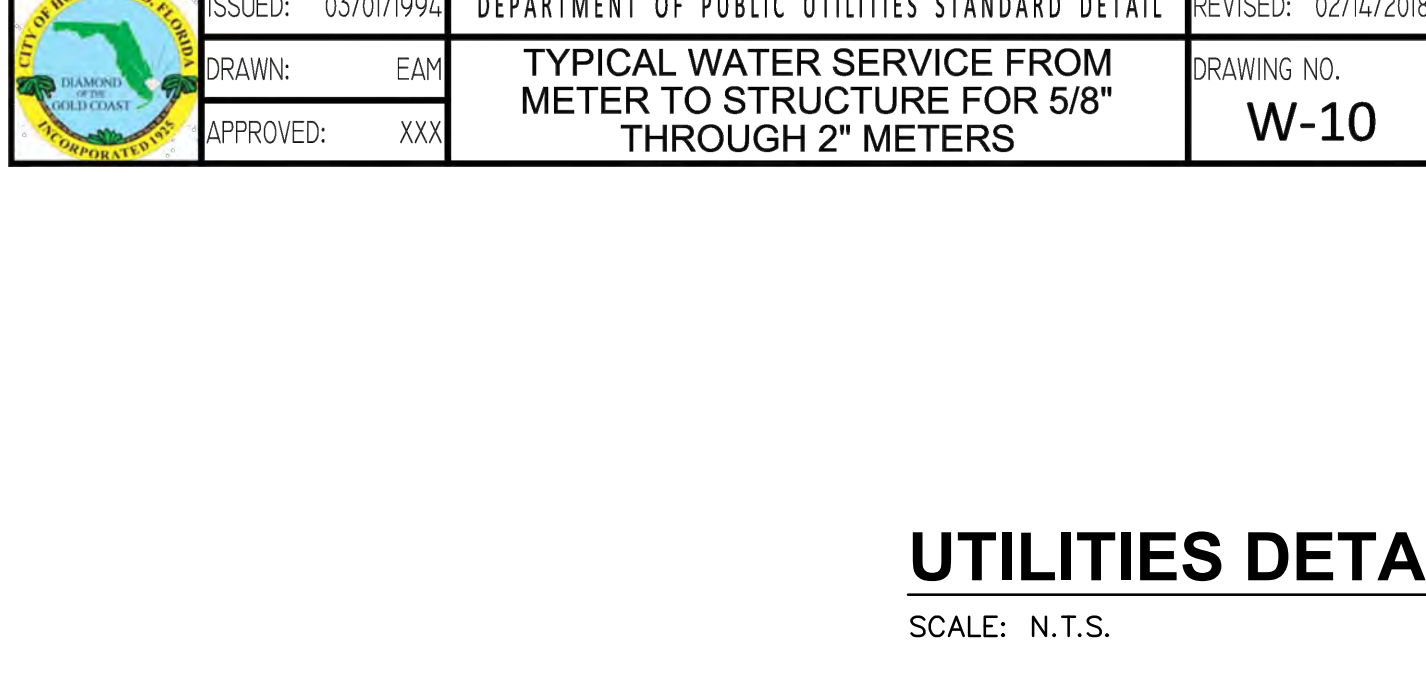
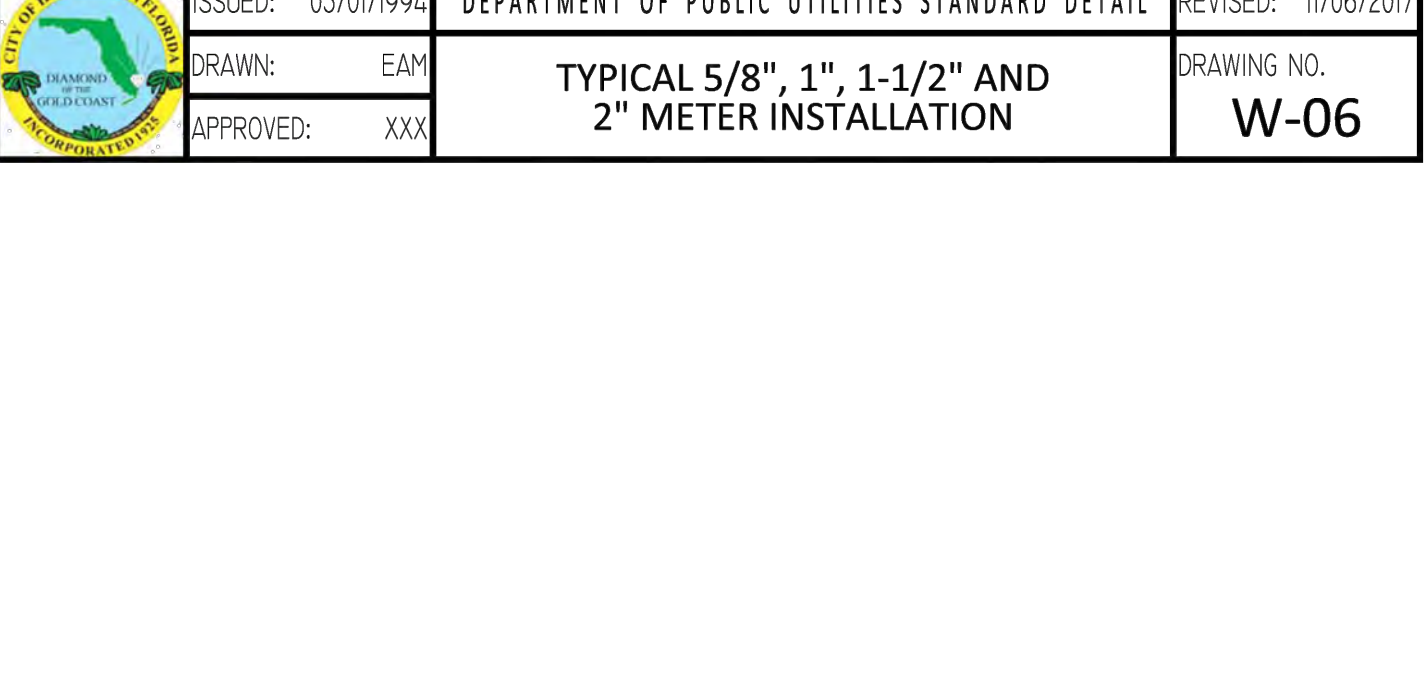
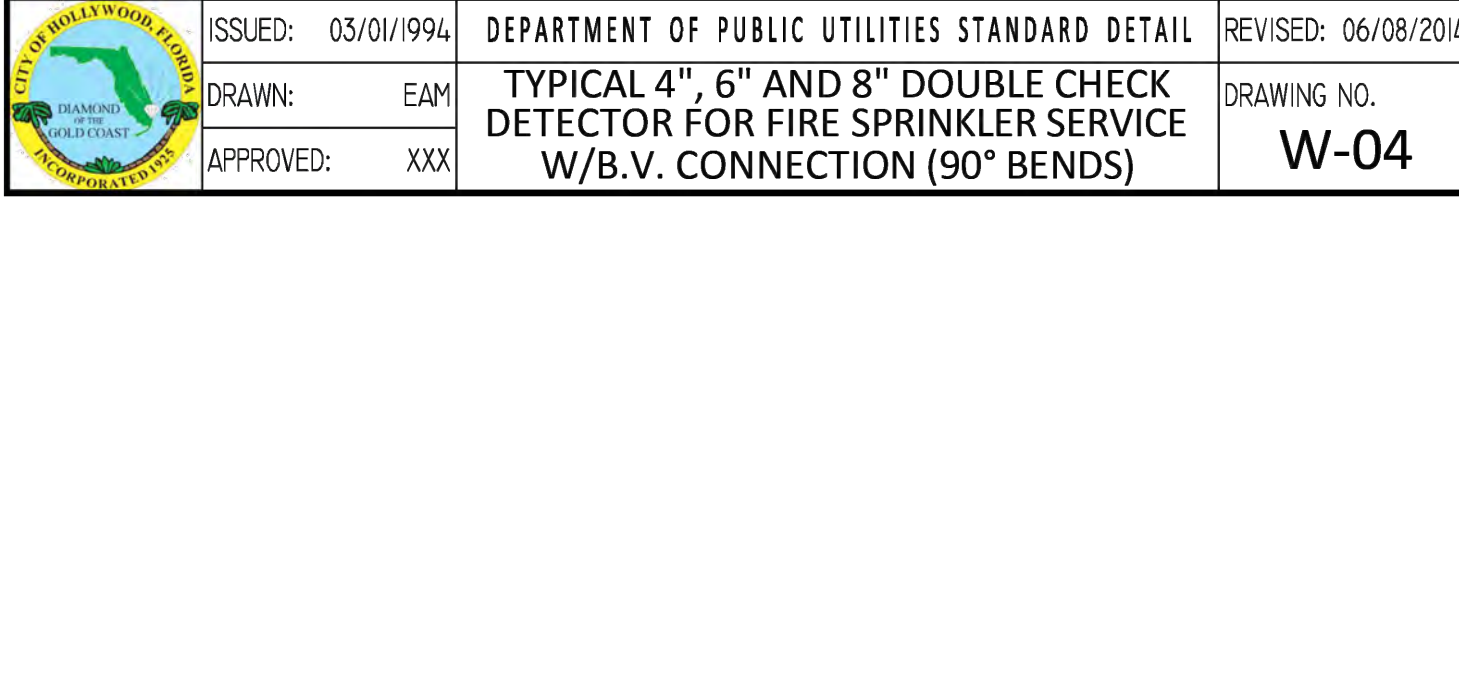
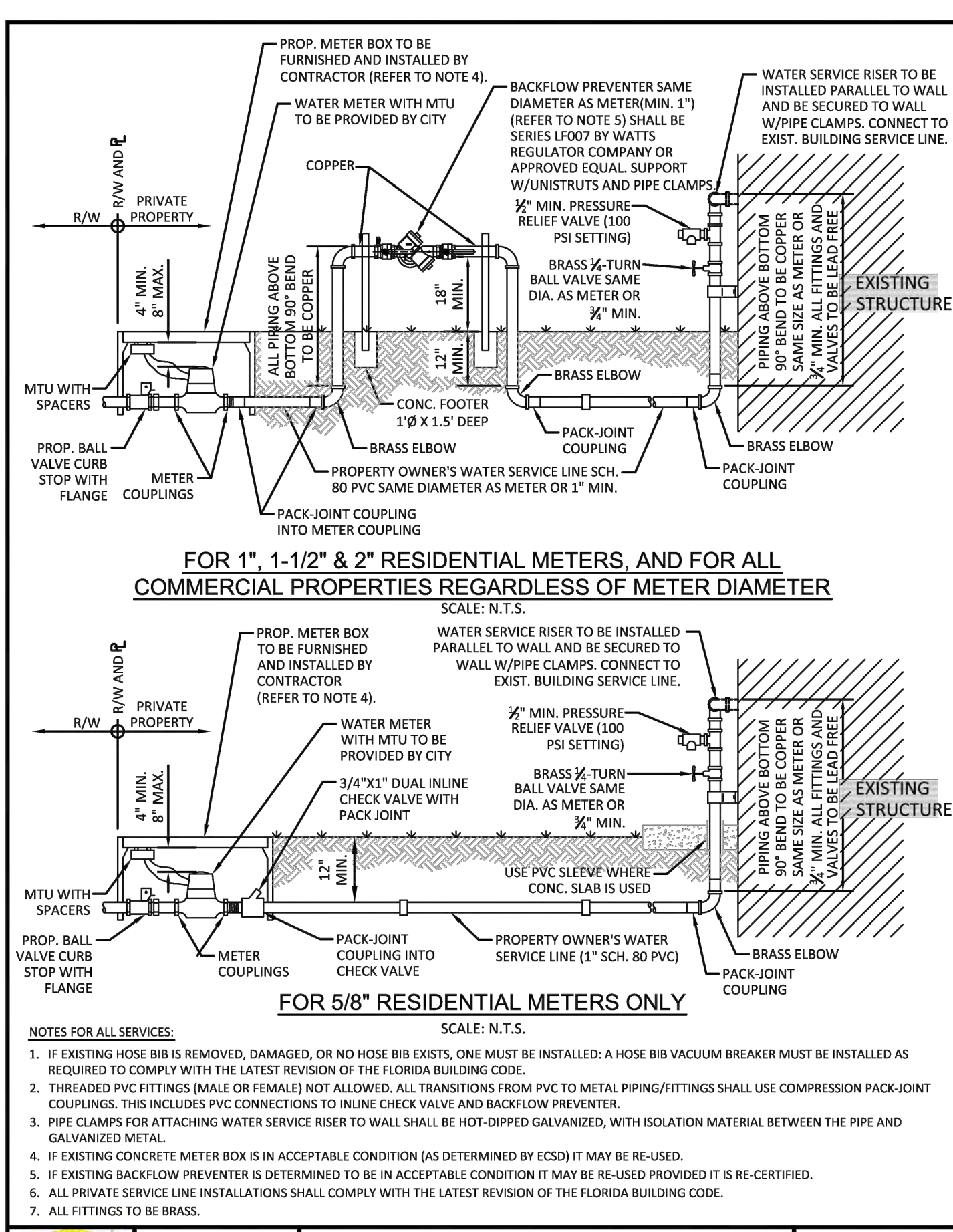
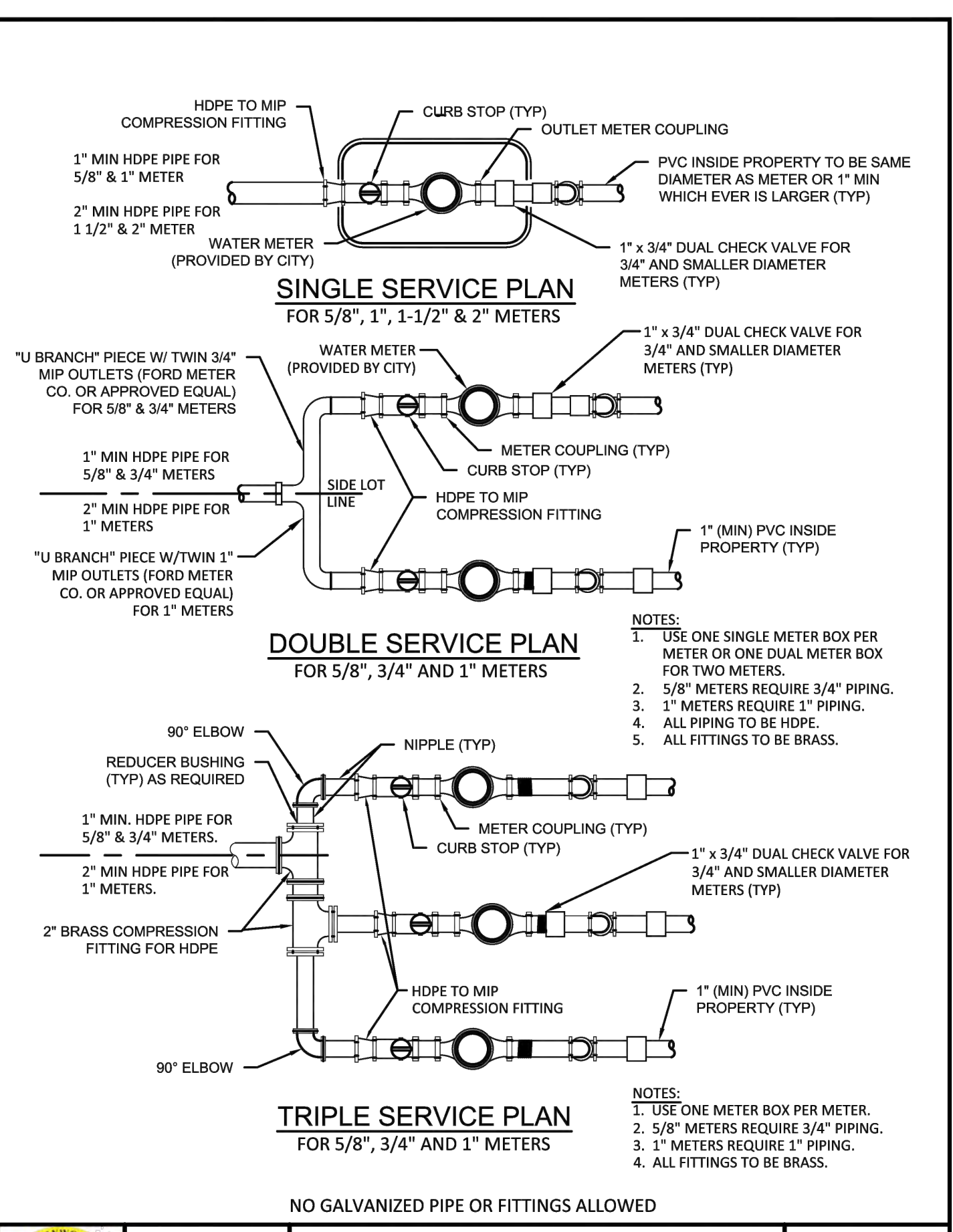
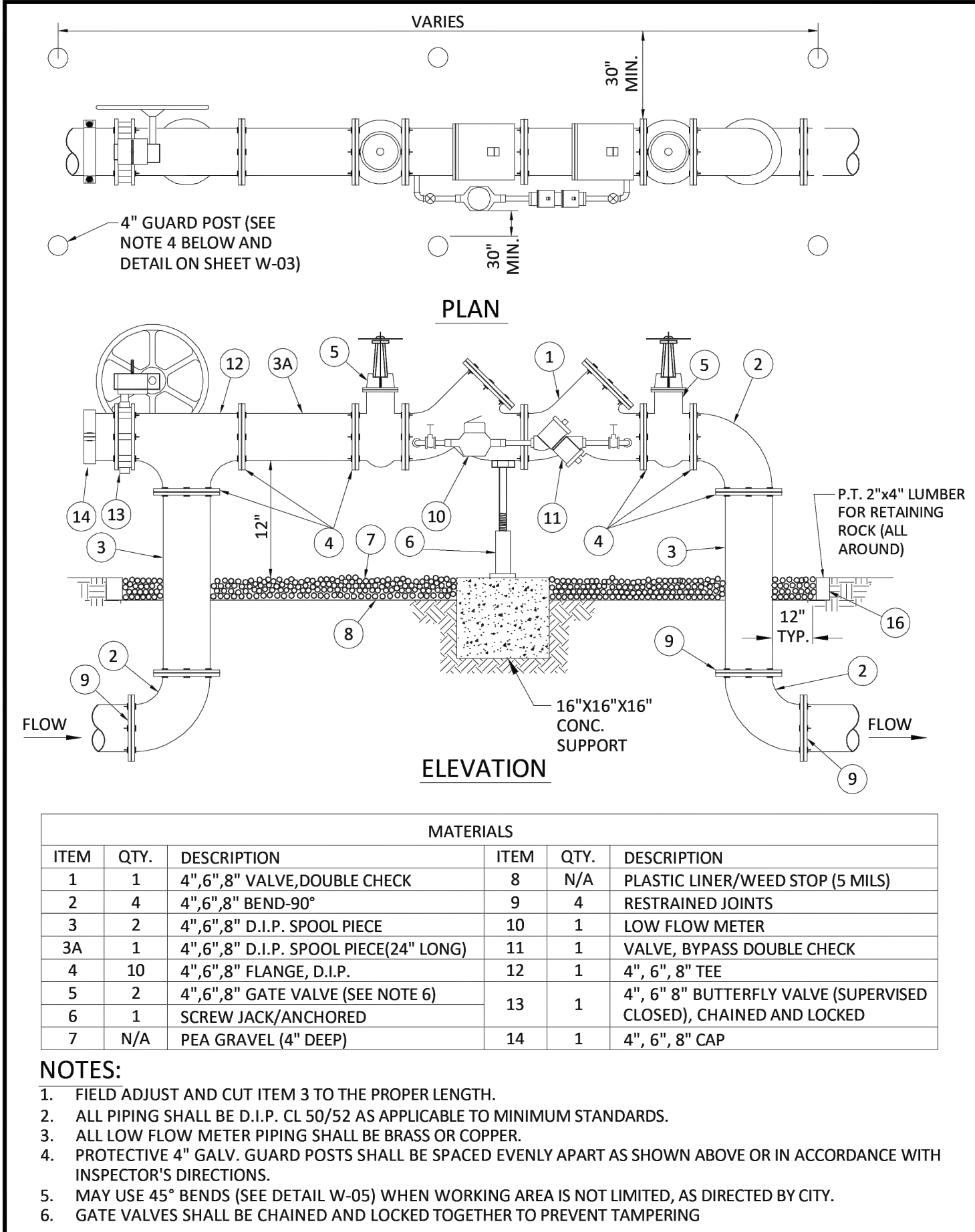
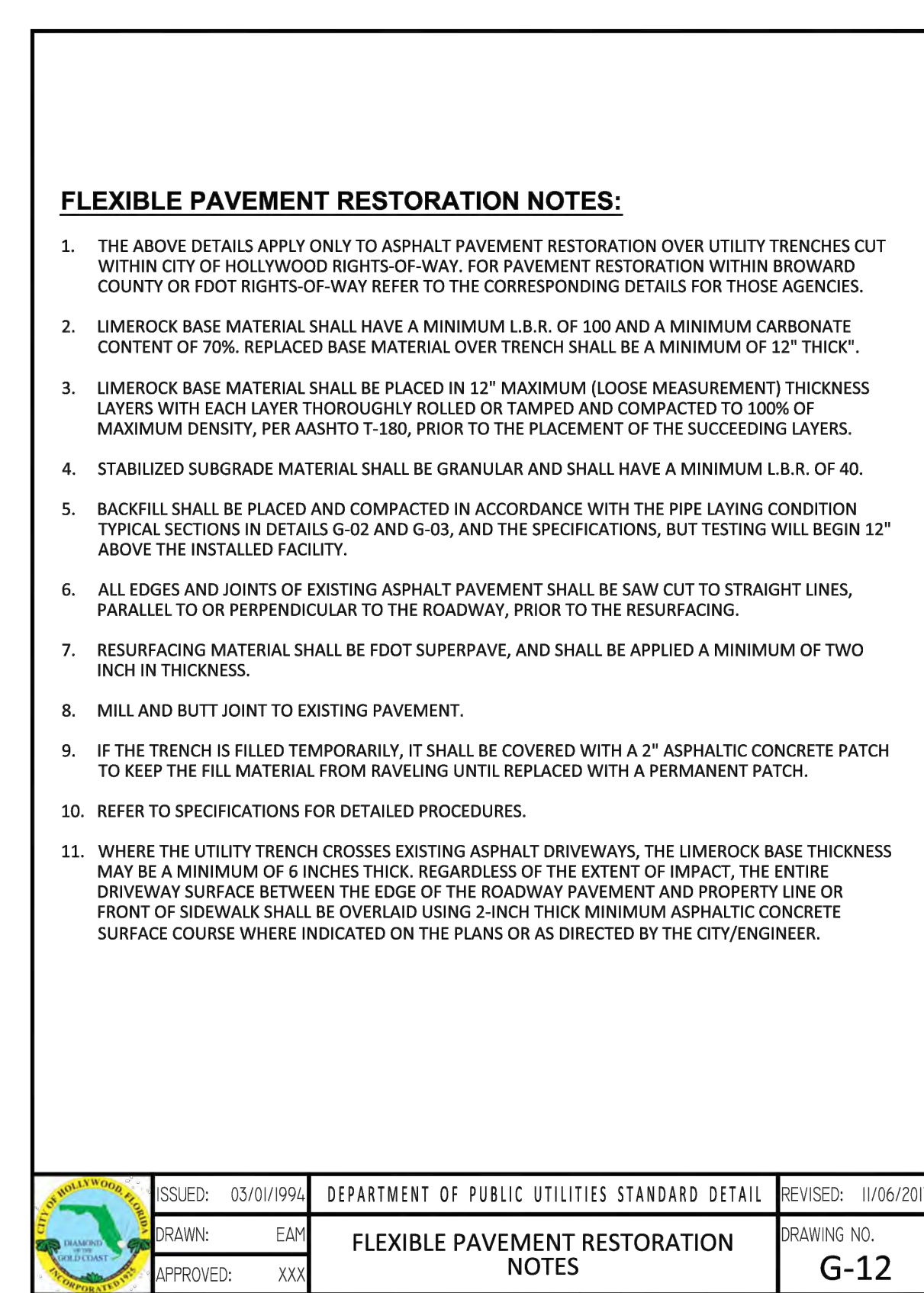
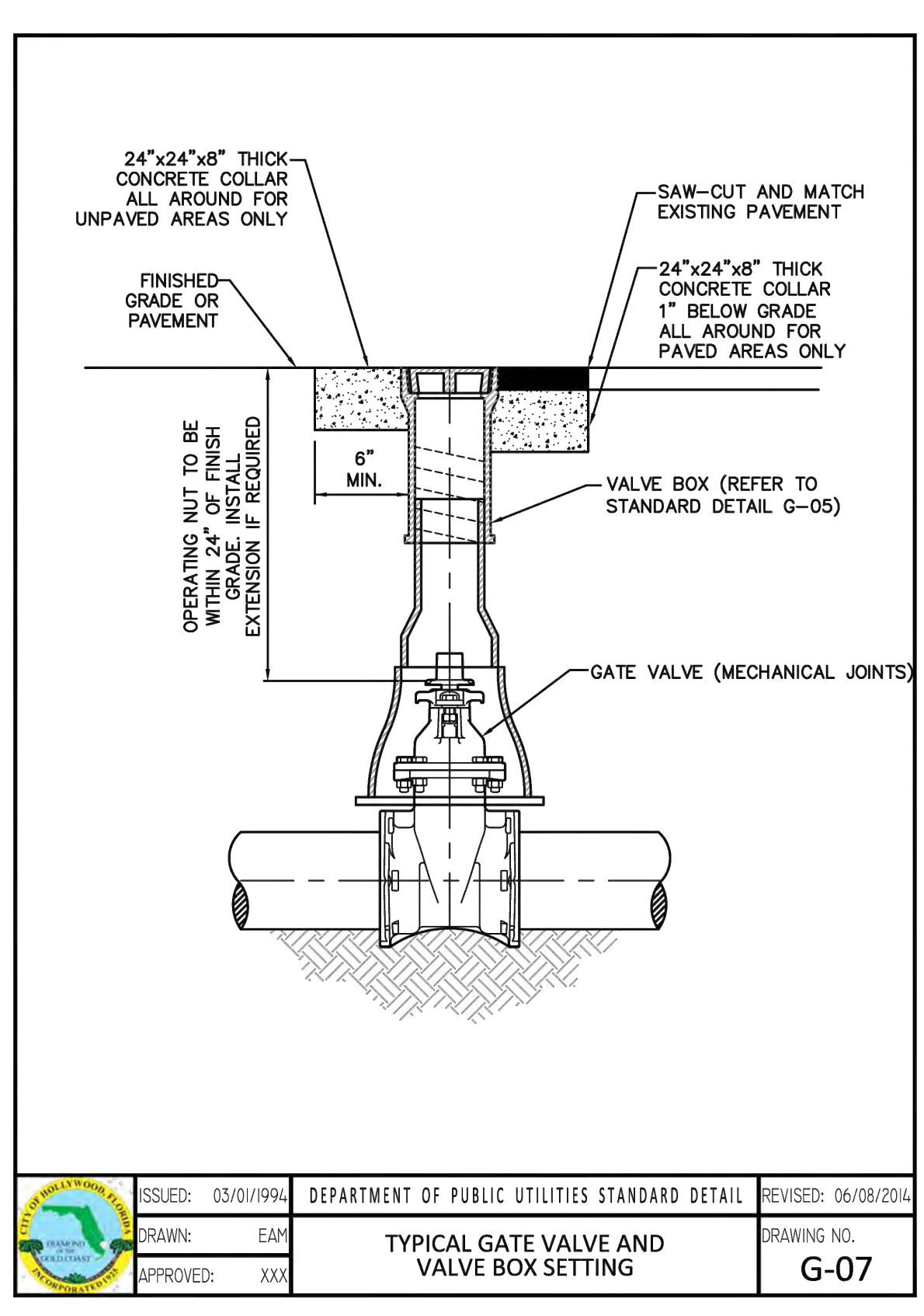
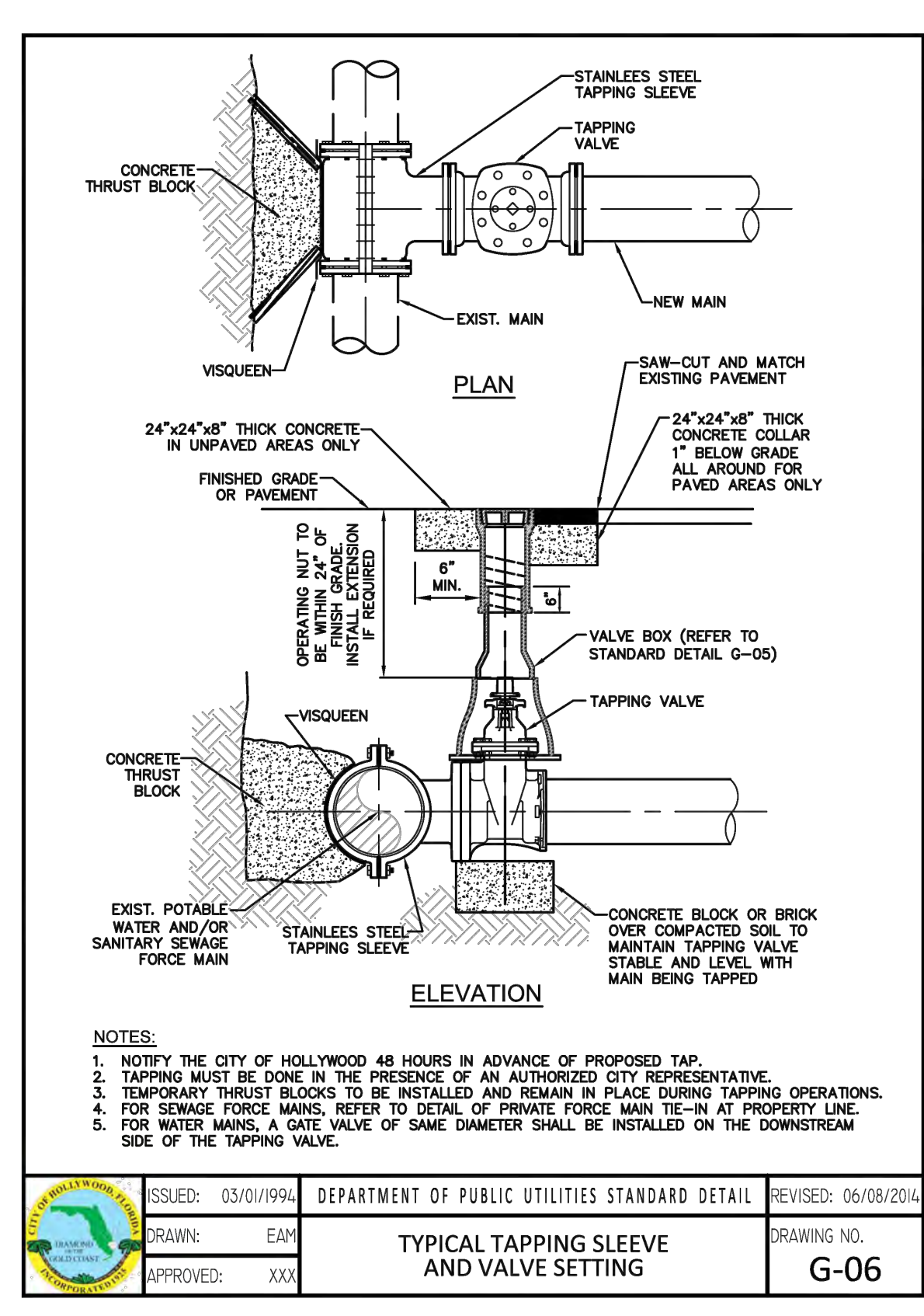
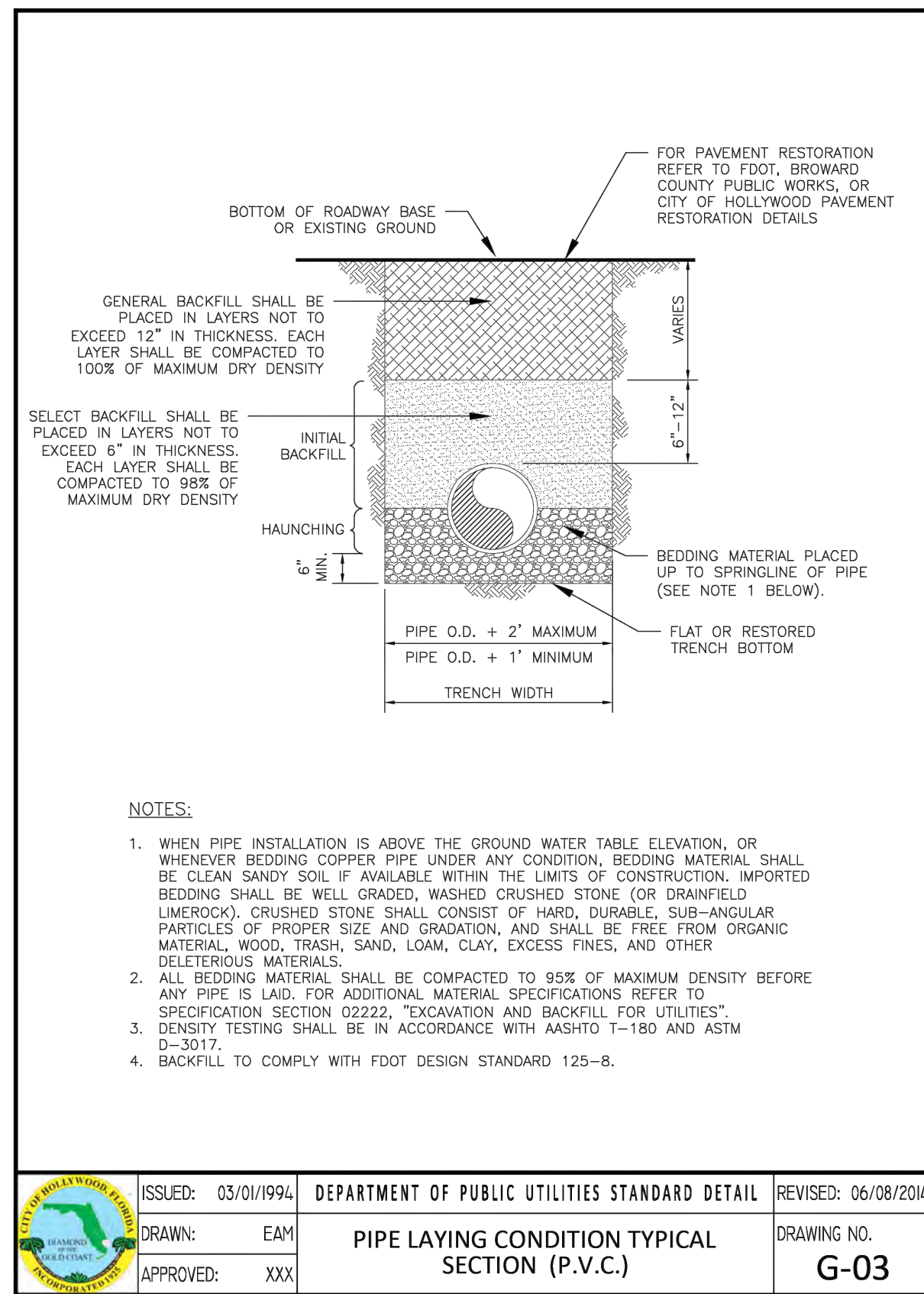
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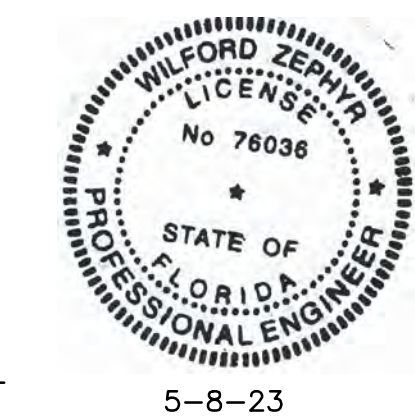
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 DATE: 11/2/22  
 SCALE: 1"=20'  
 SHEET NO.: C5  
 5 OF 6  
 PROJECT NO.: 22-82





**UTILITIES DETAILS I**

SCALE: N.T.S.

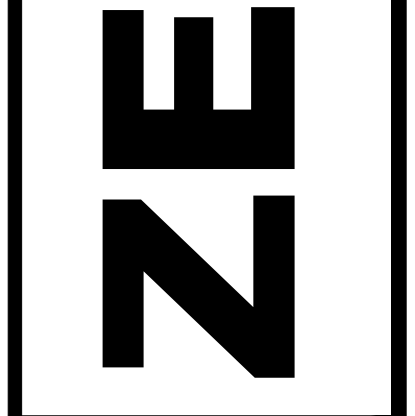


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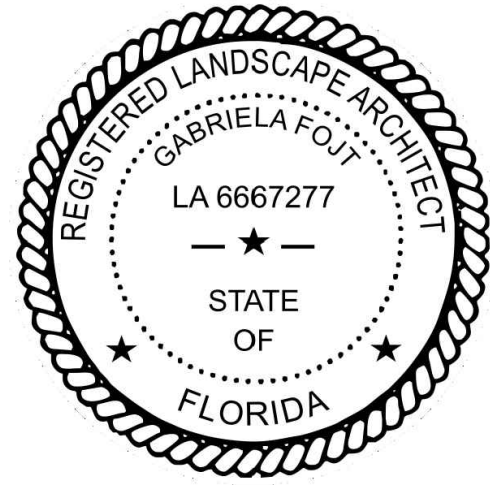
REVISIONS	
NO.	DATE

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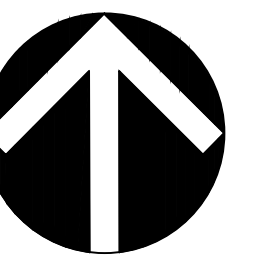
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 6 OF 6  
 PROJECT NO.: 22-82



The Mirror of Paradise

Gabriela Fojt  
LA 6667277  
LC 26000628

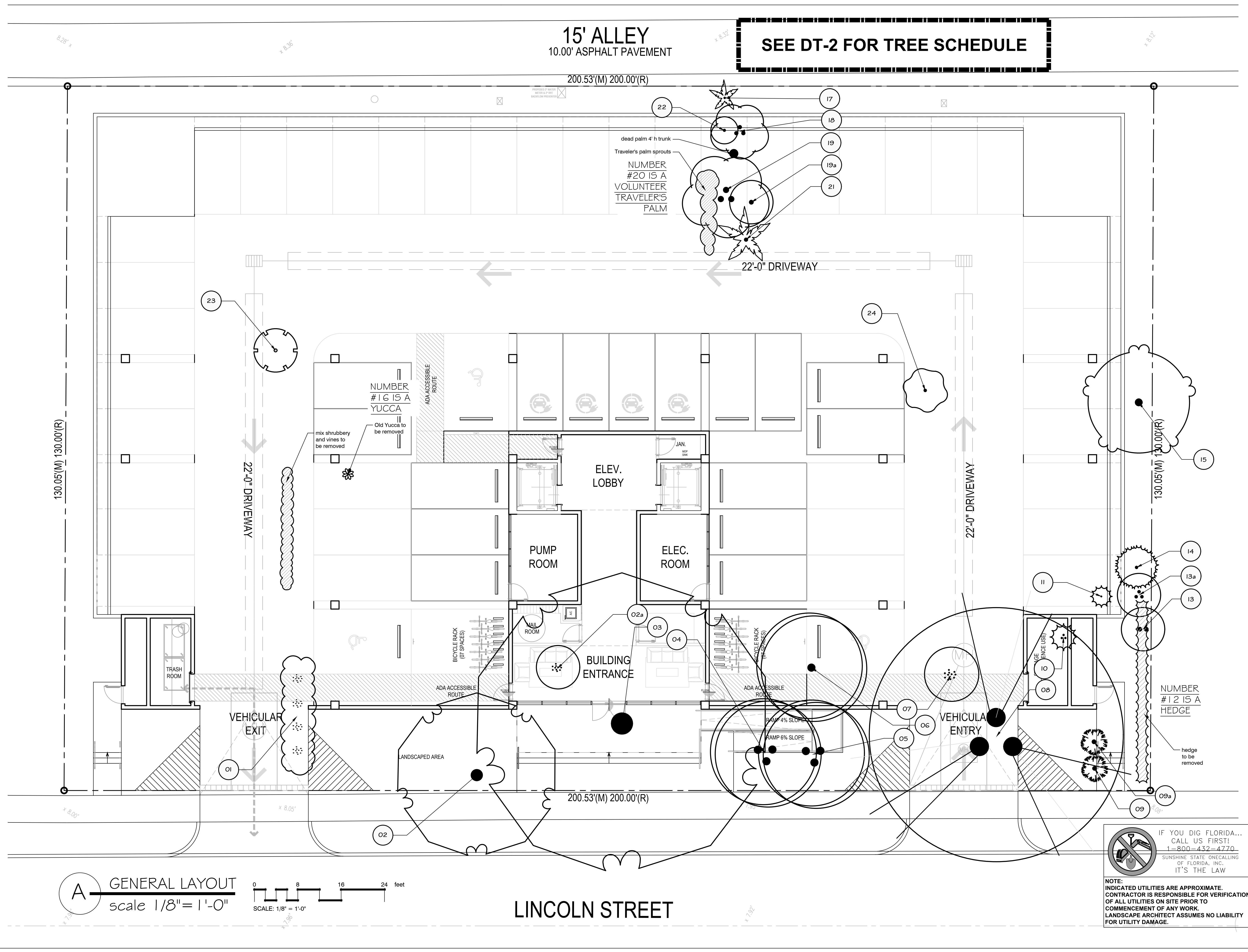
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per city comments	03.15.2023
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Florida

REMOVAL PLAN



**SEE DT-2 FOR TREE SCHEDULE**

15' ALLEY  
10.00' ASPHALT PAVEMENT

dead palm 4' h trunk  
Traveler's palm sprouts  
NUMBER #20 IS A VOLUNTEER TRAVELER'S PALM

NUMBER #16 IS A YUCCA  
Old Yucca to be removed

mix shrubby and vines to be removed

NUMBER #12 IS A HEDGE  
hedge to be removed

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

0 8 16 24 feet  
SCALE: 1/8" = 1'-0"

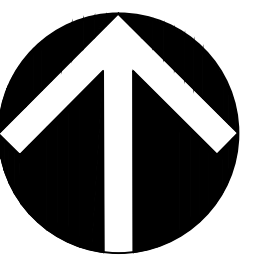
LINCOLN STREET



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TREES	CODE	BOTANICAL NAME	COMMON NAME	CAL	HEIGHT/CT	SPREAD	CONDITION	NOTES	ACTION
	01	Dypsis lutescens - cluster	Areca Palm	-	14'-20' OA		Poor		REMOVE
	02	Quercus virginiana	Southern Live Oak	22"	25' OA	35' x30'	Poor		REMOVE
	02a	Dypsis lutescens	Areca Palm	-	10' OA	8'	Fair		REMOVE
	03	Quercus virginiana	Southern Live Oak	34"	35' OA	60' x50'	Fair		REMOVE
	04	Cocos nucifera	Coconut Palm	-	triple trunk, 12' /25' /25' CT	20'	Fair		REMOVE
	05	Cocos nucifera	Coconut Palm	-	triple trunk 20' /25' /25' CT	20'	Fair		REMOVE
	06	Cocos nucifera	Coconut Palm	-	25' CT	20'	Fair		REMOVE
	07	Dypsis lutescens	Areca Palm	-	16' OA	10'	Fair		REMOVE
	08	Delonix regia	Royal Poinciana	triple trunk, 29' +12.5'+16.5"	40' OA	55' x40'	Poor	leaning toward street, visible disease	REMOVE
	09	Ptychosperma elegans	Alexander Palm	-	12' CT	5'	Poor		REMOVE
	09a	Ptychosperma elegans	Alexander Palm	-	12' CT	5'	Poor		REMOVE
	10	Phoenix roebelenii	Pygmy Date Palm triple	-	triple, 5' /1' /1' CT	5'	poor/dying		REMOVE
	11	Phoenix roebelenii	Pygmy Date Palm sngl	-	4' CT, sngl	4'	poor/dying		REMOVE
	13	Adonidia merrillii	Christmas Palm	-	dbl., 8' /18' CT	8'	Poor		REMOVE
	13a	Adonidia merrillii	Christmas Palm	-	triple, 14' /14' /18' CT	8'	Poor		REMOVE
	14	Sabal palmetto	Cabbage Palmetto	-	4' CT	8'	Poor	selfseeded	REMOVE
	15	Schefflera actinophylla	Schefflera	-	20' OA			INVASIVE	REMOVE
	17	Syagrus romanzoffiana	Queen Palm	-	8' CT	6'	Poor		REMOVE
	18	Ravenala madagascariensis	Traveler's Tree	-	cluster, 20' OA		Poor		REMOVE
	19	Ravenala madagascariensis	Traveler's Tree	-	triple, 20' OA		Poor		REMOVE
	19a	Adonidia merrillii	Christmas Palm	-	sngl., 8' CT	8'	Poor		REMOVE
	21	Syagrus romanzoffiana	Queen Palm	-	20' CT	11'	Poor		REMOVE
	22	Adonidia merrillii	Christmas Palm	-	sngl., 24' CT	5'	Poor		REMOVE
	23	Cupaniopsis anacardioides	Carrot Wood	-	18' OA			INVASIVE	REMOVE
	24	Ficus benghalensis	Indian Banyan	dbl trunk, 1.5'+2'	14' OA	8'	Poor		REMOVE

**TREES AND PALMS SHALL NOT BE REMOVED WITHOUT FIRST OBTAINING AN APPROVED TREE REMOVAL PERMIT FROM THE CITY OF HOLLYWOOD**

**NUMBERS WITH 'a' DESIGNATE TREES NOT INDICATED ON TREE SURVEY. NUMBERS 12, 16 & 20 ON SURVEY CORRESPOND IN REALITY TO PLANTS THAT ARE NOT TREES**

**TO BE REMOVED:**

- 117.5"dbh
- 14 qualifying palms

**PROVIDED AS MITIGATOIN 3 ADONIDIA PALMS 8'CT FOR 3 OF REMOVED ADONIDIAS. REMAINING MITIGATION TO BE PAID TO CITY TREE FUND:**

- 117.5"/2"=58.75 x \$350=\$20,562.5 for hardwood
- 11 x \$350=\$3,850

**TOTAL TO BE PAID \$24,412.5**

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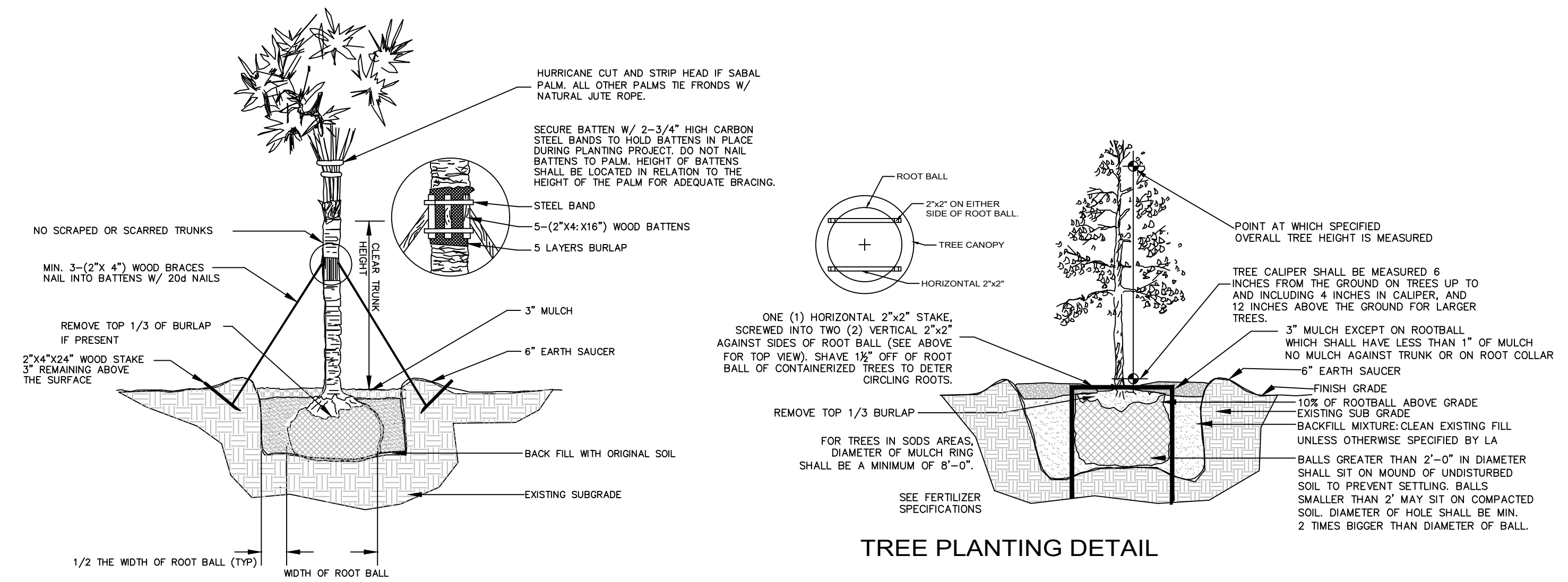
EXISTING TREES CHART



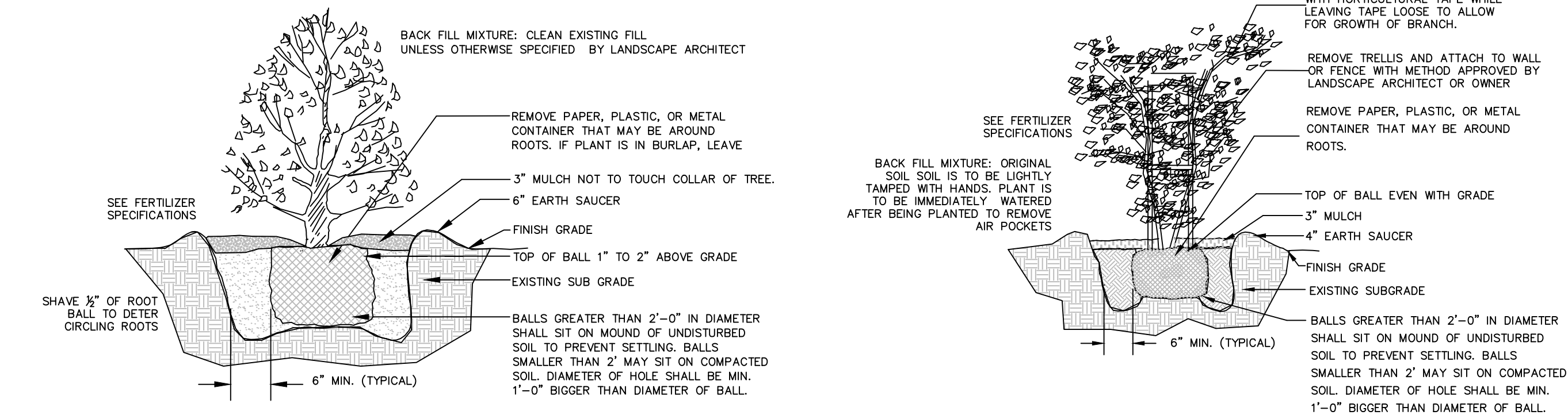
**PLANT SCHEDULE GROUND LEVEL**

TREES	CODE	QTY	BOTANICAL NAME	COMMON NAME	SIZE	SPACING	NATIVE	DROUGHT RESIST.
	Bs	4	Bursera simaruba	Gumbo Limbo	12' x 4'-5' spr, 2" dbh	AS SHOWN	YES	HIGH
	Cg	5	Caesalpinia granadillo	Bridal Veil Tree	12' x 4'-5' spr, 2" dbh, matched	AS SHOWN	NO	HIGH
	Ca	6	Carpentaria acuminata	Carpentaria Palm	12'-14' CT, matched	AS SHOWN	NO	HIGH
	Cd	5	Coccoloba diversifolia	Pigeon Plum	12' x 4' spr, 2" dbh, matched	AS SHOWN	YES	HIGH
	Ic	12	Ilex cassine	Dahoon Holly	12' x 4' spr, 2" dbh, matched	AS SHOWN	YES	HIGH
	Re	6	Roystonea elata	Florida Royal Palm	8' CT matched	AS SHOWN	YES	HIGH
	Ss	12	Sabal palmetto	Cabbage Palmetto	8' CT matched	AS SHOWN	YES	HIGH
SHRUBS	CODE	QTY	BOTANICAL NAME	COMMON NAME	SIZE	SPACING	NATIVE	DROUGHT RESIST.
	Cu	150	Coccoloba uvifera	Sea Grape	3gal, 2' x 2', flb	30" OC	YES	HIGH
	Ji	5	Jatropha integerrima	Spicy Jatropha	6' x 3'-4' spr, multi	AS SHOWN	NO	HIGH
	Pm	39	Podocarpus macrophyllus 'Maki'	Maki Podocarpus	3 gal, 2' x 1' spr, flb	24" OC	NO	HIGH
	Tc	12	Trachelospermum jasminoides 'Confederate'	Confederate Jasmine	3 gal, 30" x 12", full, trellis	AS SHOWN	NO	HIGH
	Ya	4	Yucca aloifolia	Spanish bayonet	3'-4' OA, multi	AS SHOWN	YES	HIGH
SHRUB AREAS	CODE	QTY	BOTANICAL NAME	COMMON NAME	SIZE	SPACING	NATIVE	DROUGHT RESIST.
	Bh	19	Bougainvillea x 'Helen Johnson'	Helen Johnson Compact Bougainvillea	1.5' x 1.5', full	24" OC	NO	HIGH
	Fg	52	Ficus microcarpa 'Green Island'	Green Island Indian Laurel Fig	10"-12" x 10"-12", full	18" OC	NO	HIGH
	Jv	74	Jasminum volubile	Wax Jasmine	1.5' x 1.5', full	24" OC	NO	HIGH
	Jb	85	Juniperus conferta 'Blue Pacific'	Blue Pacific Shore Juniper	12" x 12", full	30" OC	NO	HIGH
	Mc	88	Muhlenbergia capillaris	Pink Muhly Grass	12"-24" x 12"	30" OC	YES	HIGH
	Tf	17	Tripsacum dactyloides	Fakahatchee Grass	30" x 18"	36" OC	YES	HIGH
GROUND COVERS	CODE	QTY	BOTANICAL NAME	COMMON NAME	SIZE	SPACING	NATIVE	DROUGHT RESIST.
	Ms	289	Mimosa strigillosa	Sunshine Mimosa	1 gal, 6"-10" spr	24" OC	YES	HIGH
	Sr	908 sf	Stenotaphrum secundatum	St Augustine sod	sod			

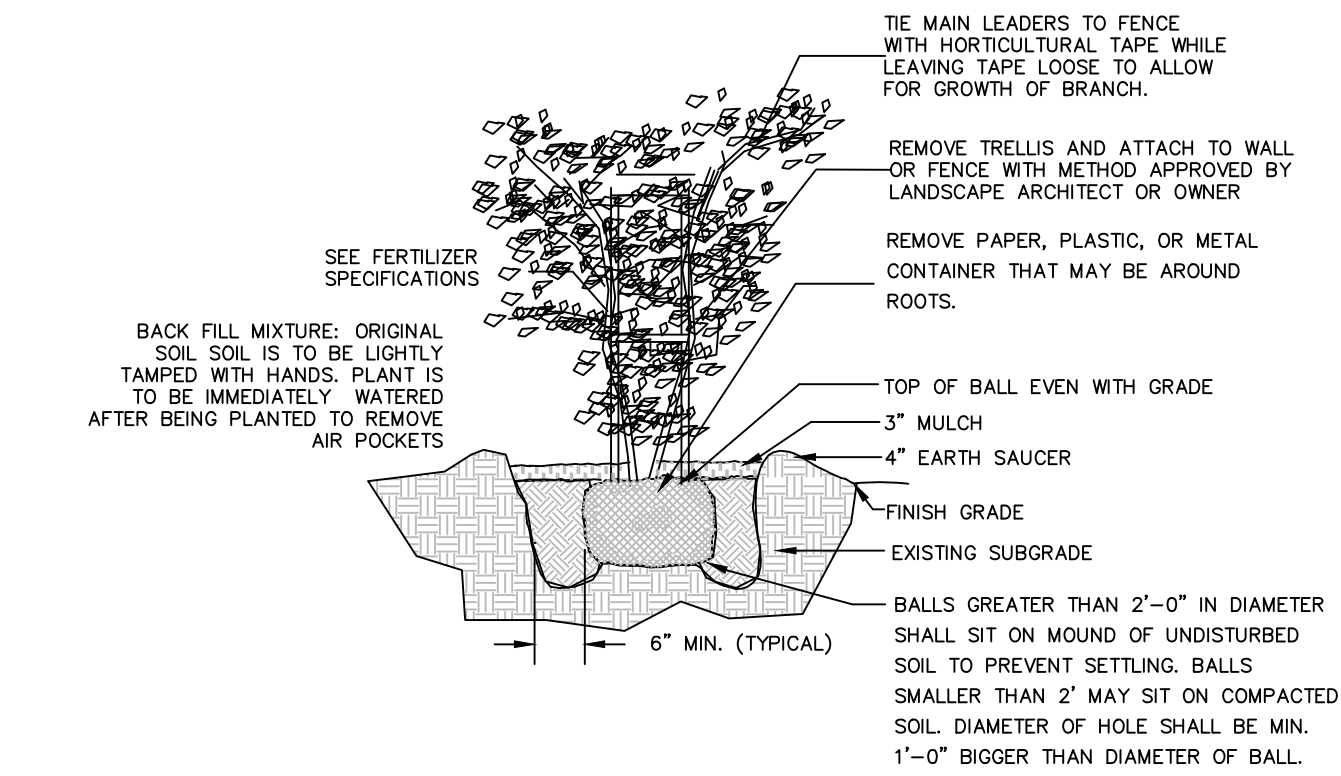
- NOTES:  
 1. SOD AS INDICATED.  
 2. MULCH ALL BEDS AS INDICATED ON DETAIL.  
 3. IT IS THE CONTRACTOR'S RESPONSIBILITY TO VERIFY PLANT, SOD AND MULCH AMOUNTS FOR BIDDING PURPOSES.  
 4. PLAN DRAWING TAKES PRECEDENCE OVER ANY QUANTITY SCHEDULES.



**PALM PLANTING DETAIL**

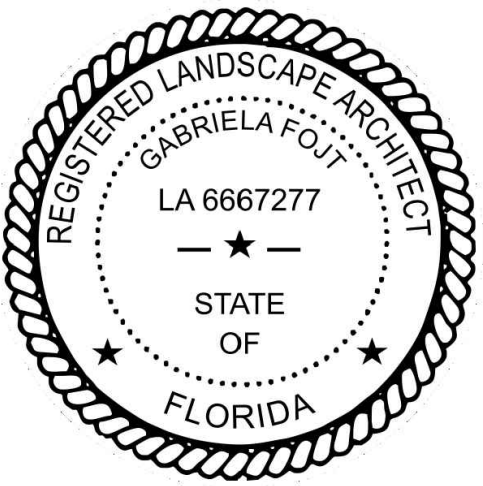


**SHRUB PLANTING DETAIL**



**VINE PLANTING DETAIL**

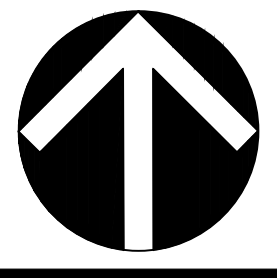
LANDSCAPE CODE REQUIREMENTS ND-2 (RAC)				
Code letter	Code requirement	Required	Proposed	Provided
<b>A</b>	<b>Perimeter landscape</b>			
<b>B</b>	<b>Street tree</b> - one 12'OA tree/each 30 lf of street frontage	200 lf/30=7 trees	6 Royal palms, 1 Bridal veil	7 provided
<b>C</b>	<b>Residential buffer</b> - one tree/each 20 lf of perimeter	260 lf/20=13 trees	1 Gumbo, 12 Holly	13 provided
<b>C</b>	<b>Abutting residential across an alley</b> - one tree/each 20 lf	200lf/20=10 trees	6 Carentaria (2 trees), 5 Pigeon, 9 Sabals (3 trees)	10 provided
<b>D</b>	<b>VUA landscape</b>			
<b>D</b>	<b>Terminal islands</b> - 1 tree	2 trees	2 Gumbo limbo	2 provided
<b>E</b>	<b>Open space</b>			
<b>E</b>	1 tree per 1,000 sf of pervious area of property; 6,020 sf Min. 20% of site to be landscaped (5,200 sf)	7 trees 5,200 sf	4 Bridalveil, 3 Sabals (1 tree), 1 Gumbo, 3 Adonidia (1 tree) 6,020 sf	7 provided 6,020 sf provided
	60% of required trees to be native (39 x .6=23.4) No more than 50% of trees to be palms (3:1 count) Automated irrigation to provide 100%+ coverage	24 native trees max. 20 trees to be substituted by palms	21 trees, 6 palms 1:1, 12 palms 3:1 6 Royal palms (counted 1:1), 12 Sabals (counted 3:1=4 trees) 100% coverage irrigation	31 trees provided 10 provided provided
<b>M</b>	<b>Mitigation trees</b>		3 8'CT Adonidia palms	3 palms provided



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PLANT SCHEDULE, CODE CHART & DETAILS

**PLANT SCHEDULE ROOF DECK**

TREES	CODE	QTY	BOTANICAL NAME	COMMON NAME	SIZE	SPACING	NATIVE	DROUGHT RESIST.
	Am	6	Adonidia merrillii	Christmas Palm	8'CT, single, matched	AS SHOWN	NO	HIGH
	Tr	6	Thrinax radiata	Florida Thatch Palm	4'-5'OA, dbl, matched	AS SHOWN	YES	HIGH
SHRUBS	CODE	QTY	BOTANICAL NAME	COMMON NAME	SIZE	SPACING	NATIVE	DROUGHT RESIST.
	Cs	38	Clusia guttifera	Small Leaf Clusia	2' x 2'spr, ftb	24"OC	NO	HIGH
SHRUB AREAS	CODE	QTY	BOTANICAL NAME	COMMON NAME	SIZE	SPACING	NATIVE	DROUGHT RESIST.
	Ce	194	Carissa macrocarpa 'Emerald Blanket'	Emerald Blanket Natal Plum	14" x 14"	18"OC	NO	HIGH
	Mc	54	Muhlenbergia capillaris	Pink Muhly Grass	12"-24" x 12"	30"OC	YES	HIGH

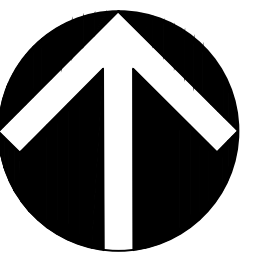
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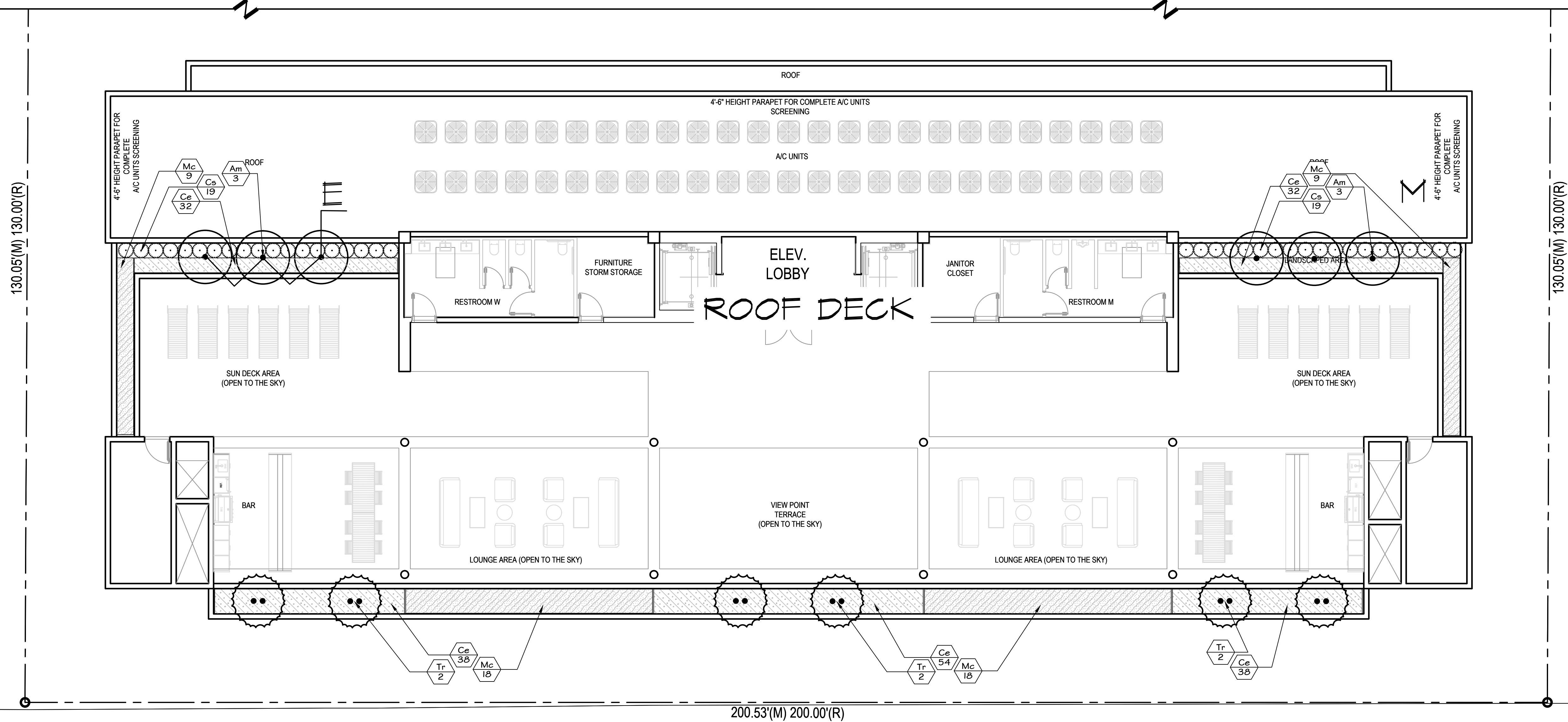
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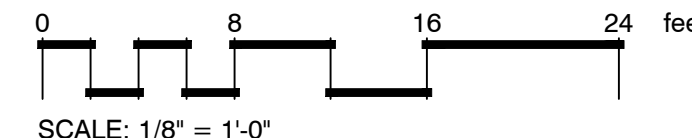
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**A** GENERAL LAYOUT  
scale 1/8"=1'-0"



**LINCOLN STREET**

50' RIGHT-OF-WAY  
25.00' ASPHALT PAVEMENT

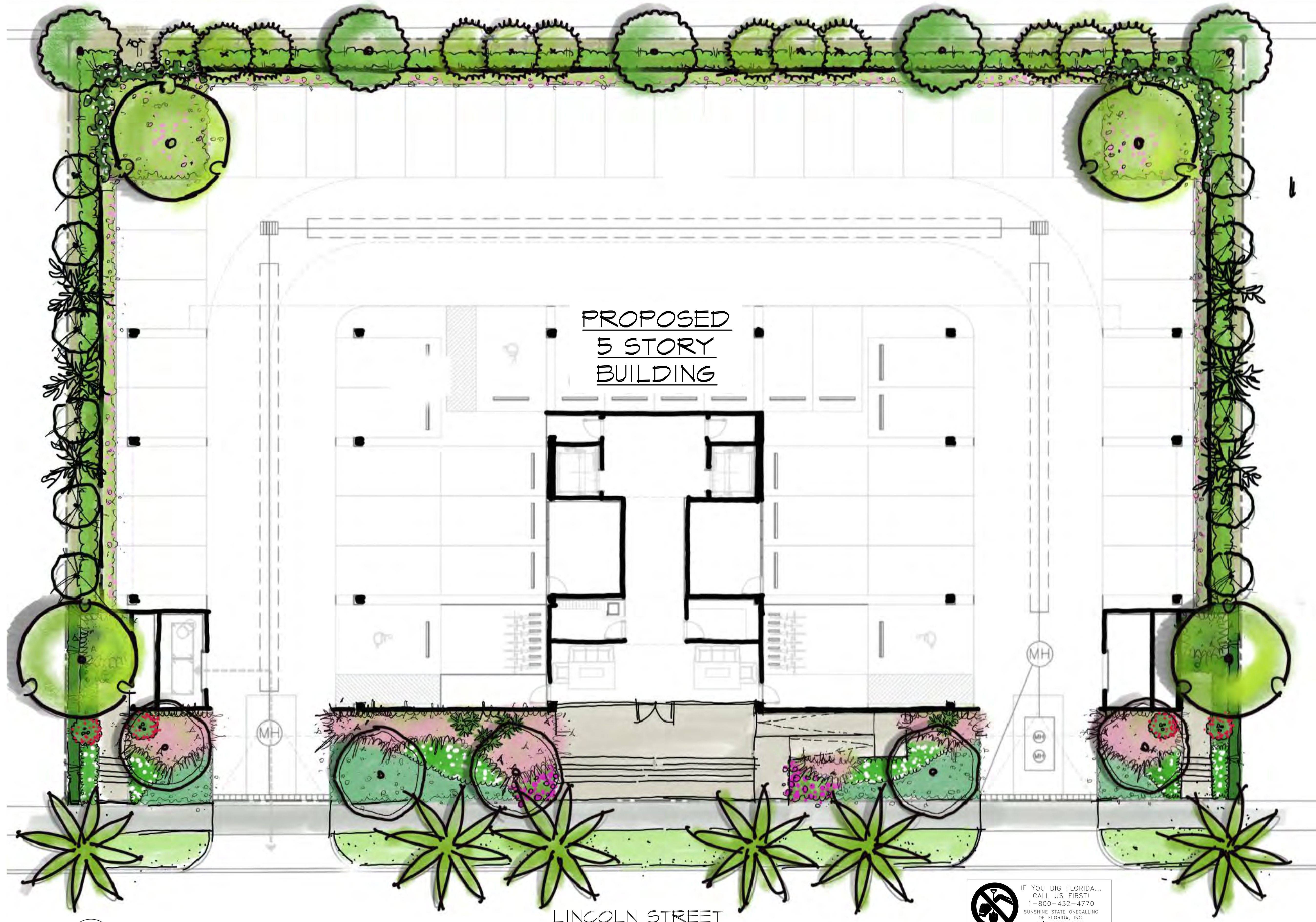
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LANDSCAPE ROOF TERRACE, PLANT SCHEDULE

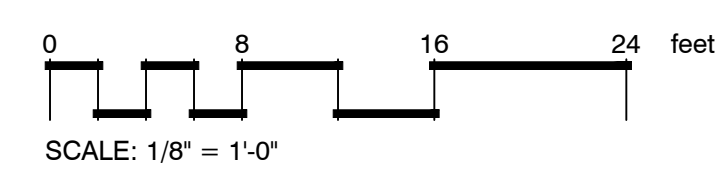
ALLEY




PROPOSED  
5 STORY  
BUILDING

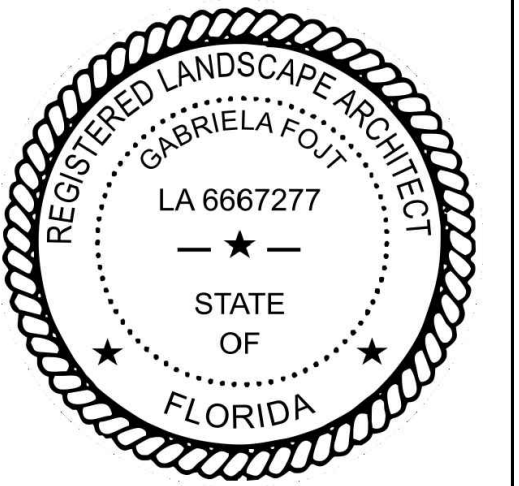
LINCOLN STREET

A GROUND LEVEL  
scale 1/8" = 1'-0"



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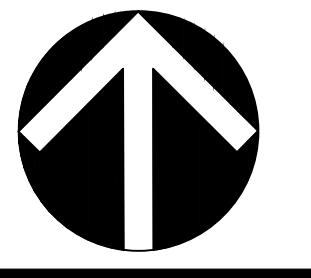
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COLORED PLAN GROUND LEVEL

15' ALLEY  
10.00' ASPHALT PAVEMENT

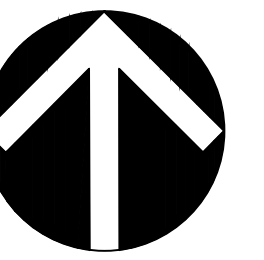
200.53'(M) 200.00'(R)



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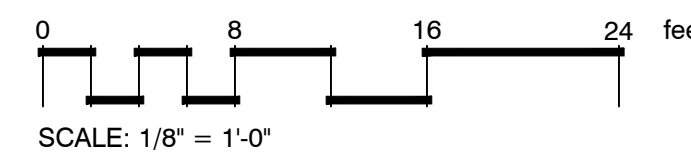
130.05'(M) 130.00'(R)

130.05'(M) 130.00'(R)

ROOF DECK

200.53'(M) 200.00'(R)

A ROOF DECK  
scale 1/8"=1'-0"



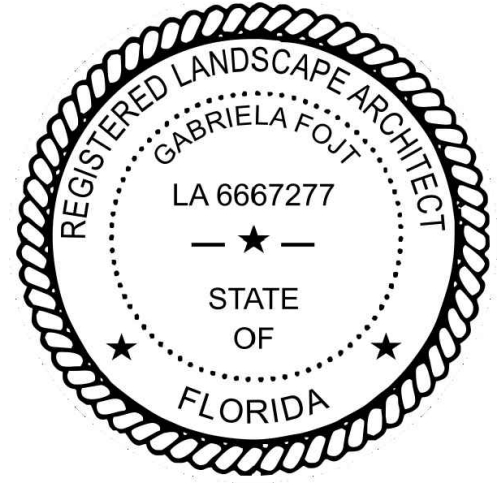
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LINCOLN STREET

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COLORED PLAN ROOF DECK

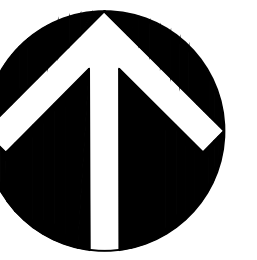




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JOB CONDITIONS:

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 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

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.

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.

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:

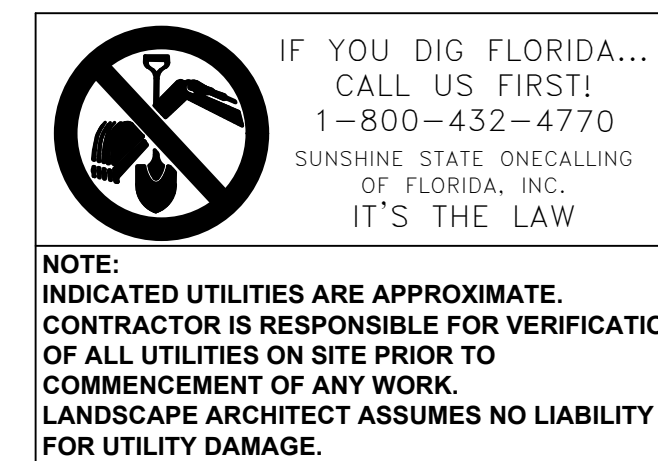
Following inspection, Contractor will be notified, in writing, by Owner and/or Landscape Architect of acceptance of completion with regards to plant material and workmanship according to Contract.

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\EUCALYTUS MULCH AROUND ALL PLANTS WITHIN 2 DAYS.
- CONTRACTOR TO COMPLY WITH ALL CITY LANDSCAPE ORDINANCE REQUIREMENTS.
- WHERE THERE IS A DISCREPENCY 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 ROW 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.
- \*12. 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.



1935, 1947, 1951 Lincoln St  
Hollywood  
Florida

HOLLYWOOD CITY NOTES, GENERAL NOTES