

ATTACHMENT A

Application Package

GENERAL APPLICATION

APPLICATION DATE: August 21, 2025

2600 Hollywood Blvd

Room 315

Hollywood, FL 33022

Tel: (954) 921-3471

Email: Development@Hollywoodfl.org

SUBMISSION REQUIREMENTS:

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

NOTE:

- This application must be **completed in full** and submitted with all documents to be placed on a Board or Committee's agenda.
- The applicant is responsible for obtaining the appropriate checklist for each type of application.
- Applicant(s) or their authorized legal agent **must** be present at all Board or Committee meetings.

CLICK HERE FOR
FORMS, CHECKLISTS, &
MEETING DATES

APPLICATION TYPE (CHECK ALL THAT APPLIES):

- | | | |
|---|---|---|
| ☐ Technical Advisory Committee | ☐ Art in Public Places Committee | ☒ Variance |
| ☐ Planning and Development Board | ☐ Historic Preservation Board | ☐ Special Exception |
| ☐ City Commission | ☐ Administrative Approval | ☐ Pre-Application Consultation |

PROPERTY INFORMATION

Location Address: 5441 ESTATE OAK CIRCLE HOLLYWOOD, Florida 33312-6278

Lot(s): 1 Block(s): 2 Subdivision: BANYAN OAKRIDGE PL

Folio Number(s): 504231190930

Zoning Classification: RS-8 - SINGLE FAMILY DI Land Use Classification: Residential

Existing Property Use: Residential-Single Family Home Sq Ft/Number of Units: 3148/1

Is the request the result of a violation notice? ☐ Yes ☒ No If yes, attach a copy of violation.

Has this property been presented to the City before? If yes, check all that apply and provide File Number(s) and Resolution(s): No

DEVELOPMENT PROPOSAL

Explanation of Request: Variance in frontage setback from twenty-five (25) feet to ten (10) feet

Phased Project: Yes ☐ No ☒ Number of Phases: 1

Project	Proposal
Units/rooms (# of units)	# UNITS: <u>1</u> #Rooms <u>3</u>
Proposed Non-Residential Uses	<u>N/A</u> S.F.)
Open Space (% and SQ.FT.)	Required %: <u>N/A</u> (Area: <u> </u> S.F.)
Parking (# of spaces)	PARK. SPACES: (# <u>5</u>)
Height (# of stories)	(# STORIES) <u>2</u> (<u>25'-7"</u> FT.)
Gross Floor Area (SQ. FT)	Gross Area (<u>5,586</u> FT.)

Name of Current Property Owner: FROMMER, AVIDAN J & MELISSA

Address of Property Owner: 5441 ESTATE OAK CIRCLE HOLLYWOOD, 33312-6278

Telephone: 305-525-6013 Email Address: avidanfrommer@gmail.com

Applicant Knight Law PA for Avidan Frommer Consultant ☐ Representative ☒ Tenant ☐

Address: 4624 Hollywood Blvd, Suite 203, Hollywood, FL 33021 Telephone: 786.480.0045

Email Address: shawna@knightlawfl.com

Email Address #2: yirmi@knightlawfl.com

Date of Purchase: 05/19/2016 Is there an option to purchase the Property? Yes ☐ No ☒

If Yes, Attach Copy of the Contract.

Noticing Agent (Board submissions only): Banyan Printing & Signs

E-mail Address: erlante@banyanprinting.com



DEVELOPMENT SERVICES
PLANNING DIVISION

GENERAL APPLICATION

CERTIFICATION OF COMPLIANCE WITH APPLICABLE REGULATIONS

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

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

Signature of Current Owner: _____

Date: 08/21/2025

PRINT NAME: Avidan Frommer

Date: 08/21/2025

Signature of Consultant/Representative: _____

Date: 08/21/25

PRINT NAME: Shawna Shpirt

Date: _____

Signature of Tenant: _____

Date: _____

PRINT NAME: _____

Date: _____

Current Owner Power of Attorney

I am the current owner of the described real property and that I am aware of the nature and effect the request for Variance for Front Setback to my property, which is hereby made by me or I am hereby authorizing Knight Law, P.A. & Shawna Shpirt, Esq. to be my legal representative before the PZAB and City Commission (Board and/or Committee) relative to all matters concerning this application.

Sworn to and subscribed before me
this 21st day of August

2025



Signature of Current Owner

Print Name

Notary Public
State of Florida

My Commission Expires: 2026 (Check One) ☐ Personally known to me; OR ☒ Produced Identification



Ms. Andria Wingett, Development Services Director
City of Hollywood
2600 Hollywood Boulevard, Room 320
Hollywood, Florida 33020

RE: Variance Conformity Criteria for 5441 Estate Oak Circle, Hollywood, Florida 33312

Ms. Wingett:

On behalf of our client, Mr. Avidan Frommer, Knight Law, P.A. is pleased to submit this variance conformance letter for the planned residential garage addition and parking expansion at 5441 Estate Oak Circle, Hollywood, Florida 33312. Mr. Frommer requests a variance reducing the minimum primary frontage setback of twenty-five (25) feet to ten (10) feet, the granting of which is consistent with the variance criteria established by the City of Hollywood.

The requested Variance maintains the basic intent and purpose of the subject regulations, particularly as it affects the stability and appearance of the city

The intent and purpose of establishing minimum frontage setbacks in general is to ensure home security, privacy, a uniform appearance, and environmental protection for the entire neighborhood. Since the proposed setback reduction in this case is not for primary living quarters, but for a garage, there will be no compromise to home security or privacy. In fact, because the property will now have an enclosed garage for parking, there will be improved security and privacy provided. Additionally, because the lot in question is situated along a corner with no neighboring properties near the proposed setback reduction, there will not be damage to the appearance or environment of the neighborhood.

The requested Variance is otherwise compatible with the surrounding land uses and would not be detrimental to the community

The subject property is located within the RS8 single-family residential district, intended for larger lot sizes and larger homes. The requested variance to the frontage setback is compatible with the area because it provides an enclosed garage consistent with the existing design principles of the area, and that will result in improved curb appeal by limiting visibility of parked vehicles to the front of the property and to the neighboring property. The granting of this variance will actually provide an improvement to the community by improving the exterior aesthetics of this property.



The requested Variance is consistent with and in furtherance of the Goals, Objectives, and Policies of the adopted Comprehensive Plan, as amended from time to time, the applicable Neighborhood Plan, and all other similar plans adopted by the city

The variance is consistent with Objective 8 of the City of Hollywood Comprehensive Plan's Housing Element, "[t]o provide a more balanced supply of housing by increasing the supply of single-family homes and rental units having three or more bedrooms." The existing structure on this property is a single-family home having three or more bedrooms, so allowing a variance that increases the property's value and attractiveness by creating an enclosed garage space is in furtherance of this goal. Additionally, the variance is consistent with Policy 10.1 of the City of Hollywood Comprehensive Plan's Conservation Element: "Amend the landscape ordinance and other zoning ordinances to allow flexibility in setbacks and edges so that green spaces can be combined with adjoining properties' green spaces by June 2010." In this case, reducing the front setback allows the green space and buffer to the side and rear of the property to remain undisturbed and provide a more seamless transition.

The need for the requested Variance is not economically based or self-imposed

The need for the variance in front setback is not economically based or self-imposed. The subject property is irregularly shaped, located on a curve, and the existing dwelling structure is already located with a frontage setback of twenty-nine feet, as evidenced in the attached survey. In order to meet the minimum size requirements for a two-car space garage of twenty-one feet wide by nineteen feet long, as required by the City of Hollywood, a reduction in setback is required. For the reasons enumerated above, a variance in frontage setback from twenty-five (25) feet to ten (10) feet for the garage addition at 5441 Estate Oak Circle, Hollywood, Florida 33312 is in conformance with the City of Hollywood's criteria for variance approval. Therefore, on behalf of our client, Mr. Avidan Frommer, Knight Law, P.A. respectfully requests the granting of the requested variance.

Regards,

Shawna Shpirt, Esq.

Shawna Shpirt, Esq.

Knight Law, P.A.

4624 Hollywood Blvd,

Suite 203, Hollywood, Florida 33021

Telephone: 786.480.0045

Enclosures: Legal Description and Project Information

Ownership and Encumbrance Property Information Report

Issuer: Attorneys' Title Fund Services, LLC
Recipient: The Florida Real Estate Law Firm, PLLC

Broward
1201 West Cypress Creek Road, Suite 200
Fort Lauderdale, FL 33309
(800)929-5791
(800) 783-1943

Fund File Number: 1552746

Agent's File Reference: 5441 ESTATE OAK CIRCLE

Effective Dates: ***From*** June 14, 2016 at 11:00 PM
 To July 23, 2024 at 11:00 PM

This title search commences from the date of the last outstanding institutional first mortgage on the property. If there is no outstanding mortgage, the search commences with the date record title vested in the current record owner.

Description of Real Property Situated in Broward County, Florida.

See Exhibit A

Apparent Title Vested in:

Avidan J. Frommer and Melissa S. Frommer by Warranty Deed recorded in Instrument Number [113753043](#), Public Records of Broward County, Florida.

This search does not cover matters other than those recorded in the Official Records Book of the county and does not assure the legality or validity of the referenced instruments.

Ad Valorem tax information is not provided.

Prepared Date: July 29, 2024

Prepared by: Salene Levin

Phone Number: (800) 336-3863 x6217

Email Address: slevin@thefund.com

Ownership and Encumbrance Property Information Report

Attorneys' Title Fund Services, LLC

Fund File Number: 1552746

ENCUMBRANCES

1. Subject to all assessments levied by the Condominium/Homeowner Association.
2. Mortgage to Amerant Bank, N.A., mortgagee(s), recorded in , as affected by the Subordination Agreement recorded in Instrument Number [117449812](#), Public Records of Broward County, Florida.
3. Assignment of Rents filed May 6, 2020, in Instrument Number [116490867](#), Public Records of Broward County, Florida.
4. Mortgage to Amarant Bank, National Association, mortgagee(s), recorded in Instrument Number [117449813](#), Public Records of Broward County, Florida.
5. Collateral Assignment of Right to Collect Assessments and Assignment of Lien Rights filed May 18, 2017, in Instrument Number [114391139](#), as affected by the Modification recorded in Instrument Number [115015298](#), Public Records of Broward County, Florida.
6. Covenants, conditions, and restrictions recorded in Instrument Number [113956672](#), Public Records of Broward County, Florida, which contain provisions creating easements and/or assessments.
7. Notice of Establishment of the Oakridge Community Development District recorded in Instrument Number [116550335](#), Public Records of Broward County, Florida.
8. Notice of Financing Plan and Maintenance of Improvements recorded in Instrument Number [116550343](#), Public Records of Broward County, Florida.
9. Notice of Financing Plan and Maintenance of Improvements recorded in Instrument Number [116550366](#), Public Records of Broward County, Florida.
10. Final Judgment recorded in Instrument Number [116497383](#), Public Records of Broward County, Florida.
11. Lien of Record recorded in Instrument Number [116572215](#), Public Records of Broward County, Florida.
12. Restrictions, covenants, conditions and easements as contained in the Agreement recorded in O.R. Book [23677, Page 301](#), Public Records of Broward County, Florida.
13. Collateral Assignment of Right to Collect Assessments and Assignment of Lien Rights, recorded in Instrument Number [114391139](#); together with Modification recorded in Instrument Number [115015298](#), Public Records of Broward County, Florida.
14. Any liens created or levied pursuant to Chs. 190, 170, and 197, F.S., pertaining to community development districts.

A 20-year name search has been performed on parties acquiring an interest within the time period covered by this search.

This Title Search is prepared and furnished for information only. It is not an opinion of title and may not be used as a title base for the issuance of a title insurance commitment and/or policy, nor should it be used for the preparation of foreclosure proceedings or other litigation.

Ownership and Encumbrance Property Information Report

Attorneys' Title Fund Services, LLC

Fund File Number: 1552746

This report is not title insurance. Pursuant to s. 627.7843, Florida Statutes, the maximum liability of the issuer of this property information report for errors or omissions in this property information report is limited to the amount paid for this property information report, and is further limited to the person(s) expressly identified by name in the property information report as the recipient(s) of the property information report.

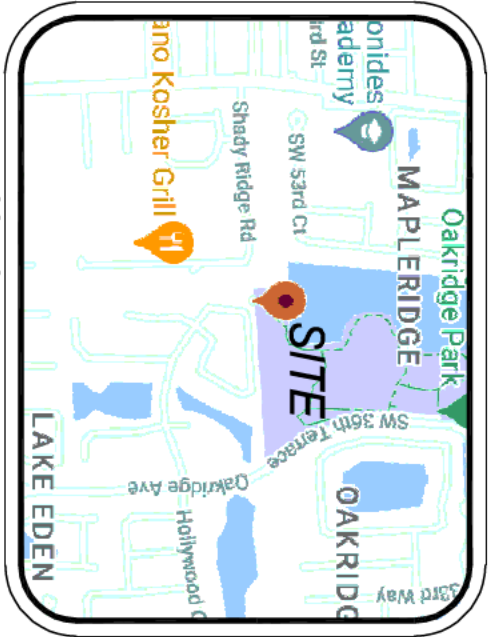
Ownership and Encumbrance Property Information Report

Attorneys' Title Fund Services, LLC.

Exhibit A

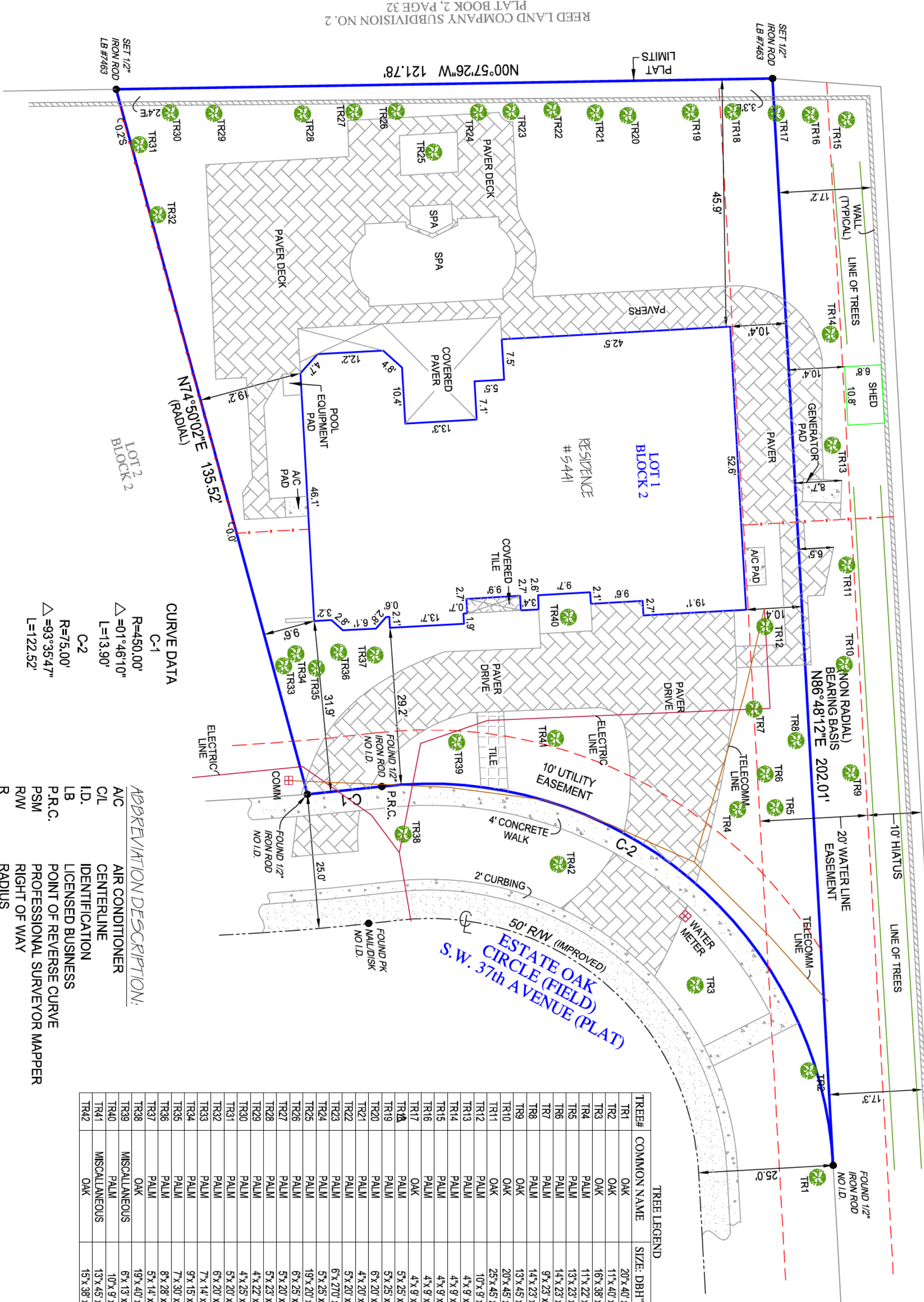
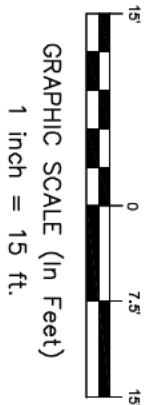
Fund File Number: 1552746

Lot 1, Block 2, BANYAN OAKRIDGE, according to the map or plat thereof as recorded in Plat Book [157, Page 44](#), Public Records of Broward County, Florida.



LEGAL DESCRIPTION:
LOT 1, BLOCK 2, BANYAN OAKRIDGE, ACCORDING TO THE PLAT THEREOF, AS RECORDED TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 157, PAGE 44, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA.

FLOOD ZONE: XAH
COMMUNITY NUMBER: 125113
PANEL: 125113
SUFFIX: H
BASE FLOOD ELEVATION: 5 (N.A.V.D. 88)
FIRM DATE: 08-18-2014



REED LAND COMPANY SUBDIVISION NO. 2
PLAT BOOK 2, PAGE 32

CURVE DATA
C-1
R=450.00'
Δ=01°46'10"
L=13.90'
C-2
R=75.00'
Δ=93°35'47"
L=122.52'

ABBREVIATION DESCRIPTION:
A/C AIR CONDITIONER
C/L CENTERLINE
ID. IDENTIFICATION
LB LICENSED BUSINESS
P.R.C. POINT OF REVERSE CURVE
PSM PROFESSIONAL SURVEYOR MAPPER
R/R RIGHT OF WAY
R RADIUS
Δ DELTA
L LENGTH

TREE#	COMMON NAME	SIZE: DBH"xH"xC"
TR1	OAK	20"x40"x30"
TR2	OAK	11"x40"x31"
TR3	OAK	16"x38"x45"
TR4	PALM	11"x22"x13"
TR5	PALM	13"x23"x14"
TR6	PALM	14"x23"x14"
TR7	PALM	9"x23"x13"
TR8	PALM	14"x23"x14"
TR9	OAK	13"x45"x27"
TR10	OAK	20"x45"x28"
TR11	OAK	25"x45"x25"
TR12	PALM	10"x9"x9"
TR13	PALM	4"x9"x9"
TR14	PALM	4"x9"x9"
TR15	PALM	4"x9"x9"
TR16	PALM	4"x9"x9"
TR17	OAK	4"x9"x9"
TR18	PALM	5"x25"x15"
TR19	PALM	5"x25"x19"
TR20	PALM	6"x20"x10"
TR21	PALM	4"x20"x18"
TR22	PALM	5"x20"x15"
TR23	PALM	6"x20"x15"
TR24	PALM	5"x25"x13"
TR25	PALM	19"x20"x21"
TR26	PALM	6"x25"x19"
TR27	PALM	5"x20"x15"
TR28	PALM	5"x23"x18"
TR29	PALM	4"x22"x11"
TR30	PALM	4"x25"x10"
TR31	PALM	5"x20"x10"
TR32	PALM	6"x20"x10"
TR33	PALM	7"x14"x14"
TR34	PALM	9"x15"x13"
TR35	PALM	7"x30"x15"
TR36	PALM	8"x28"x14"
TR37	PALM	5"x14"x13"
TR38	OAK	19"x40"x34"
TR39	MISCALANEOUS	6"x13"x16"
TR40	PALM	10"x9"x9"
TR41	MISCALANEOUS	13"x45"x16"
TR42	OAK	15"x38"x31"

- NOTES:**
- LEGAL DESCRIPTION PROVIDED BY CLIENT
 - NO SEARCH OF THE PUBLIC RECORD FOR THE PURPOSE OF ABSTRACTING TITLE WAS PERFORMED BY THIS OFFICE
 - NO SUBSURFACE IMPROVEMENTS WERE LOCATED AS PART OF THIS SURVEY
 - ALL ANGLES AND DISTANCES SHOWN HEREON ARE BOTH RECORDED AND MEASURED UNLESS OTHERWISE NOTED
 - THE BEARINGS SHOWN HEREON ARE BASED ON THE NORTHERLY PROPERTY LINE, ASSUMED TO BEAR N89°55'05"W.

ORIGINAL FIELD WORK: 11-29-2019
REVISIONS:
1. UPDATED BOUNDARY: 02-08-2024
2. LOCATED TREES AND UTILITIES: 02-27-2024

Kenneth J. Osborne PSM #6415
THIS SURVEY IS NOT VALID WITHOUT
THE SIGNATURE AND THE ORIGINAL RAISED SEAL
OF A FLORIDA LICENSED SURVEYOR AND MAPPER



WWW.COMPASSSURVEYING.NET

6250 N. MILITARY TRAIL, SUITE 102
WEST PALM BEACH, FL 33407
PHONE: 561.640.4800
FAX: 561.640.0576

LB #7463

Project: C-18448
Date: 11-29-2019
Scale: 1" = 15'
Sheet: 1 OF 1

BOUNDARY AND TREE SURVEY OF
5441 ESTATE OAK CIRCLE
FT. LAUDERDALE, FL 33312
PREPARED FOR
AVIDAN FROMMER



THIS PROJECT WAS DESIGNED TO MEET THE FOLLOWING APPLICABLE CODES AND STANDARDS:

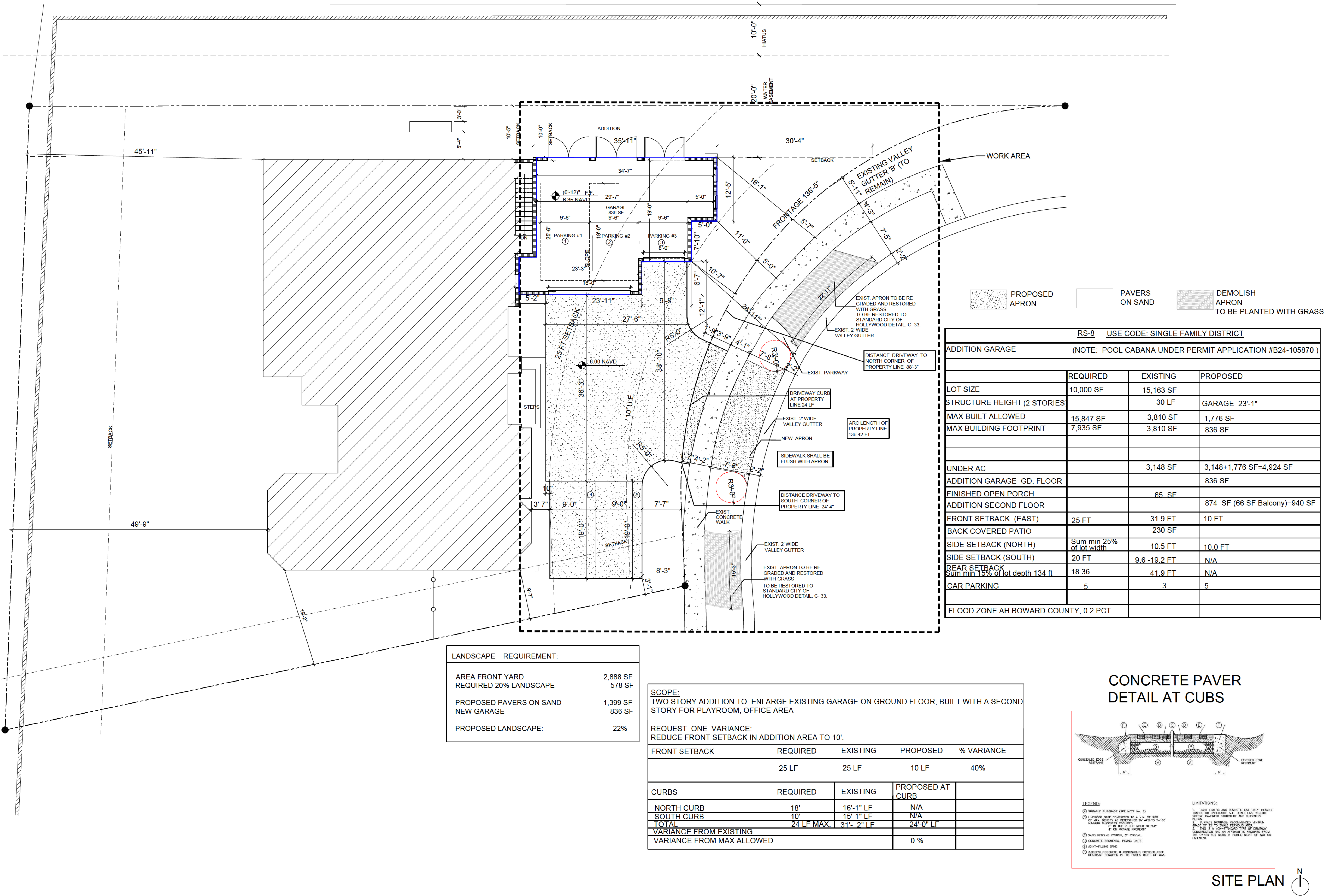
2023 FLORIDA BUILDING CODE, 8TH EDITION
2023 FLORIDA BUILDING CODE: EXISTING BUILDING W/BROWARD COUNTY AMENDMENTS

GENERAL NOTES:
1. CARE SHALL BE MADE TO CONTAIN AND MINIMIZE CONSTRUCTION DEBRIS AND DUST. PRIOR TO DEMOLITION, ALL HVAC DUCTWORK LOCATED IN DESIGNATED WORK AREA SHALL BE TEMPORARILY SEALED TO MINIMIZE DAMAGE TO HVAC SYSTEM AND INDOOR AIR QUALITY. TRACK OFF MATS AT LEAST 2' WIDE AND 4' IN LENGTH SHALL BE PLACED IN FRONT OF WORK AREAS AND CLEANED REGULARLY TO MINIMIZE DUST CONTAMINATION. CONTRACTOR SHALL MAINTAIN A PLASTIC DUST BARRIER THROUGHOUT CONSTRUCTION.
2. ALL NEW PAINTS, ADHESIVES, SEALANTS, GLUES AND SHELLACS SHALL BE "LOW VOC" ONLY.
3. THE SHOWN WORK AREAS ARE DESIGNATED NON-SMOKING AREAS AT ALL TIMES.
4. WORK SHALL BE PERFORMED ONLY DURING TIMES WHICH ARE NOT RESTRICTED BY LOCAL ORDINANCE OR OWNER. IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO BECOME FAMILIAR WITH ANY RESTRICTIONS IN PLACE BY SUCH AS TO WORK HOURS, LOADING AND DELIVERY OF MATERIALS, USE OF VERTICAL CIRCULATION SYSTEMS, AND OTHER RESTRICTIONS THAT MAY BE IN PLACE.
5. CONTRACTOR SHALL BE FAMILIAR WITH ALL SITE CONDITIONS PRIOR TO COMMENCEMENT OF CONSTRUCTION.
6. CONTRACTOR SHALL NOTIFY ARCHITECT AND OWNER OF ANY DISCREPANCIES BETWEEN FIELD CONDITIONS AND DESIGN DRAWINGS.
7. GC AND ALL SUB-CONTRACTORS SHALL MAINTAIN AS-BUILT DRAWINGS THROUGHOUT THE PROGRESS OF THE PROJECT. ANY DEVIATIONS FROM THE PLANS SHALL BE CLEARLY MARKED IN RED ON THE AS-BUILT DRAWINGS AND SUBMITTED TO THE ARCHITECT FOR REVIEW PRIOR TO FINAL INSPECTION. THIS SET OF MARKED UP AS-BUILT DRAWINGS SHALL BE REVIEWED AND SIGNED BY THE GC AND THEN RETURNED TO THE ARCHITECT FOR FINAL RECORD DRAWING COMPLETION. THE RECORD DRAWINGS SHALL BE ISSUED TO THE OWNER PRIOR TO SUBSTANTIAL COMPLETION OR ISSUANCE OF CERTIFICATE OF OCCUPANCY.
8. FINISH FLOOR SHALL BE INSTALLED SO THAT TOP SURFACE IS LEVEL. GC SHALL BE RESPONSIBLE FOR COORDINATION OF FLOOR MATERIAL HEIGHTS SO THAT FINISH FLOOR IS LEVEL.
ALL NEW FINISHES (WALL/CEILING/FLOOR/TRIM/DECOR), ARE TO COMPLY WITH FBC8 CHAPTER 8, FOR FLAME SPREAD AND SMOKE DEVELOPMENT CLASSIFICATION.

KEY PROJECT DATA	
ALTERATION LEVEL : 2 - ADDITION COMPLIANCE METHOD: CLASSIFICATION OF WORK. CH-602	
ZONING:	RS-8 SINGLE FAMILY DISTRICT
YEAR BUILT:	1997
FOLIO #:	504231190930
LEGAL DESCRIPTION:	BANYAN OAKRIDGE PLAT 157-44 B LOT 1 BLK 2

SCOPE OF WORK	
PRESENTATION FOR A FRONT SETBACK VARIANCE FOR A TWO STORY ADDITION FOR NEW GARAGE AND SECOND STORY PLAYROOM.	
DRAWING INDEX	
T-1 TITLE SHEET SP-1 SITE PLAN A-101 GROUND FLOOR A-102 SECOND STORY FLOOR PLAN AND ROOF PLAN A-201 EXISTING ELEVATIONS A-202 PROPOSED ELEVATIONS A-203 STREET PROFILE A-701 RENDERINGS A-702 COLOR PHOTOGRAPHS OF SITE AND SUBJECT PROPERTIES A-703 FINISHES	
C-1 CIVIL L-1 DS LANDSCAPE PLAN L-2 DS LANDSCAPE PLAN TD-1 DS TREE DISPOSITION PLAN	





ALL IDEAS, DESIGNS, ARRANGEMENTS, & PLANS INDICATED OR REPRESENTED BY THIS DRAWING ARE OWNED BY & THE PROPERTY OF THE ARCHITECT & WERE CREATED, EVOLVED, & DEVELOPED FOR USE ON & IN CONNECTION WITH THE SPECIFIED PROJECT. NONE OF SUCH IDEAS, DESIGNS, ARRANGEMENTS, OR PLANS SHALL BE USED BY OR DISCLOSED TO ANY PERSON, FIRM, OR CORPORATION FOR ANY PURPOSE WHATSOEVER WITHOUT THE WRITTEN PERMISSION OF BRIAN RA BULLOCK, ARCHITECT. WRITTEN DIMENSIONS ON THESE DRAWINGS SHALL HAVE PRECEDENCE OVER SCALE DIMENSIONS. CONTRACTORS SHALL VERIFY & BE RESPONSIBLE FOR ALL DIMENSIONS & CONDITIONS ON THE JOB. THE ARCHITECT MUST BE NOTIFIED OF ANY VARIATIONS FROM THE DIMENSIONS AND CONDITIONS SHOWN BY THESE DRAWINGS. SHOP DETAILS OF ADEQUATE SCALE MUST BE SUBMITTED TO THE ARCHITECT BEFORE PROCEEDING WITH FABRICATION ON ITEMS SO INDICATED.

REV	REVISIONS	BY	DATE
1	REVISION 1	CE	05-21-24
2	REVISION	CE	05-23-24
3	GARAGE REDESIGNED	CE	06-24-24
4	STALL # 3 DIMENSION	CE	06-24-24

The Benedict Bullock Group, PA

ARCHITECTURE ■ PLANNING

1026 NW 3RD STREET, SUITE #1
DEERFIELD BEACH, FLORIDA 33442
PHONE (954) 570-9500 FAX (954) 570-9550
www.TBBO.net

TWO STORY ADDITION

5441 ESTATE OAK CIRCLE,

HOLLYWOOD, FL 33312

ARCHITECT'S SEAL

BRIAN BULLOCK,
ARCHITECT AR 56754

DIGITAL SIGNATURE

DATE 08/21/2025

DRAWN BY CE

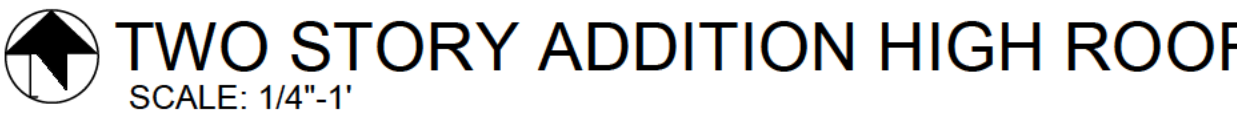
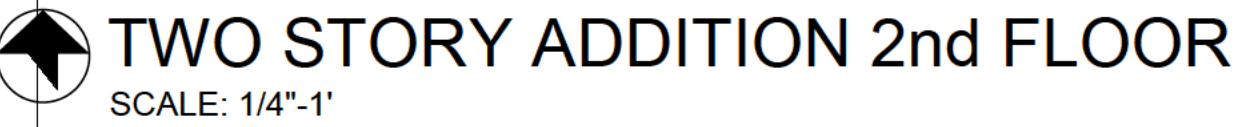
PROJECT NO. BF 2305

SP-1

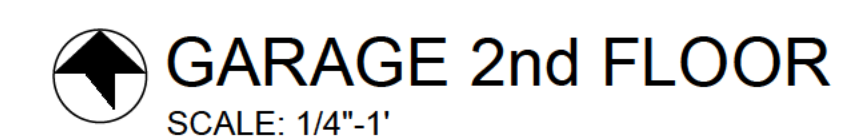
SHEET TITLE & NUMBER



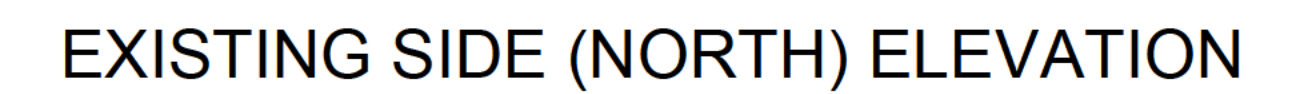
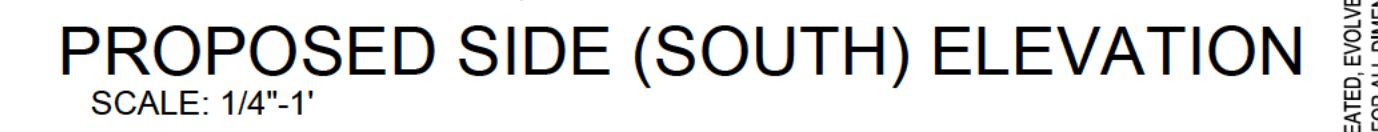
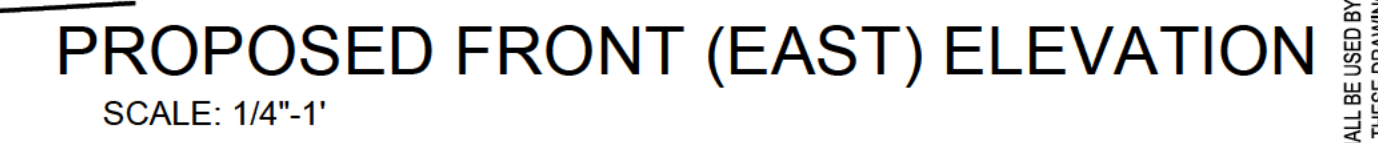
A-101



TWO STORY ADDITION
5441 ESTATE OAK CIRCLE,
HOLLYWOOD, FL 33312



A-102

A-202

ARCHITECT: WRITTEN DIMENSIONS ON THESE DRAWINGS SHALL HAVE PRECEDENCE OVER SCALE DIMENSIONS. CONTRACTORS SHALL VERIFY & BE RESPONSIBLE FOR ALL DIMENSIONS & CONDITIONS ON THE JOB. THE ARCHITECT MUST BE NOTIFIED OF ANY VARIATIONS FROM THE DIMENSIONS AND CONDITIONS SHOWN BY THESE DRAWINGS. SHOP DETAILS TO THE ARCHITECT FOR APPROVAL BEFORE PROCEEDING WITH FABRICATION ON ITEMS		BY		DATE	
D		REVISIONS			
E		REV			
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EQ					
ER					
ES					



EXISTING FRONT ELEVATION AND PROPOSED EAST VIEW PROPOSED ADDITION

EXISTING FRONT ELEVATION AND PROPOSED SOUTH VIEW PROPOSED ADDITION



ALL IDEAS, DESIGNS, ARRANGEMENTS, & PLANS INDICATED OR REPRESENTED BY THIS DRAWING ARE OWNED BY & THE PROPERTY OF THE ARCHITECT & WERE CREATED, DEVELOPED, & WERE CREATED FOR USE ON & IN CONNECTION WITH THE SPECIFIED PROJECT. NONE OF SUCH IDEAS, DESIGNS, ARRANGEMENTS, OR PLANS SHALL BE USED BY OR DISCLOSED TO ANY PERSON, FIRM, OR CORPORATION FOR ANY PURPOSE WHATSOEVER WITHOUT THE WRITTEN PERMISSION OF BRIAN RA. BULLOCK, ARCHITECT. WRITTEN DIMENSIONS ON THESE DRAWINGS SHALL HAVE PRECEDENCE OVER SCALE DIMENSIONS. CONTRACTORS SHALL VERIFY & BE RESPONSIBLE FOR ALL DIMENSIONS & CONDITIONS ON THE JOB. THE ARCHITECT MUST BE NOTIFIED OF ANY VARIATIONS FROM THE DIMENSIONS AND CONDITIONS SHOWN BY THESE DRAWINGS. SHOP DETAILS OF FABRICATE SCALE MUST BE SUBMITTED TO THE ARCHITECT FOR APPROVAL BEFORE PROCEEDING WITH FABRICATION ON ITEMS SO

DATE

08/21/2025

DRAWN BY

CE

PROJECT NO.

BF 2305

ARCHITECT'S SEAL

BRIAN BULLOCK,
ARCHITECT AR 55754

DIGITAL SIGNATURE

A-701

SHEET TITLE & NUMBER

REVISIONS

REV

BY

DATE

The
Benedict
Bullock
Group, PA

ARCHITECTURE ■ PLANNING

1025 NW 3RD STREET, SUITE #1
DEERFIELD BEACH, FLORIDA 33442
PHONE (564) 570-9500 FAX (564) 570-9550
www.TBGG.net

TWO STORY ADDITION

5441 ESTATE OAK CIRCLE,
HOLLYWOOD, FL 33312



5441 ESTATE OAK CIR. EXIST. FRONT DOOR



5441 ESTATE OAK CIR. EXIST. VIEW N-W CORNER



5441 ESTATE OAK CIR. EXIST. GARAGE VIEW



3696 ESTATE OAK CIRCLE DIAGONAL TO 5441



5481 ESTATE OAK CIRCLE SOUTH SIDE NEIGHBOR



STREET VIEW



NORTH SIDE NEIGHBORING LOT WEST VIEW



NORTH SIDE EAST VIEW



NORTH SIDE EXISTING WALL AND LANDSCAPING

ESTATE OAK CIRCLE COLORED PHOTOGRAPHS

ALL IDEAS, DESIGNS, ARRANGEMENTS, & PLANS INDICATED OR REPRESENTED BY THIS DRAWING ARE OWNED BY & THE PROPERTY OF THE ARCHITECT & WERE CREATED, EVOLVED, & DEVELOPED FOR USE ON & IN CONNECTION WITH THE SPECIFIC PROJECT. NONE OF SUCH IDEAS, DESIGNS, ARRANGEMENTS, OR PLANS SHALL BE USED BY, OR DISCLOSED TO, ANY PERSON, FIRM, OR CORPORATION FOR ANY PURPOSE WHATSOEVER WITHOUT THE WRITTEN PERMISSION OF BRIAN BULLOCK ARCHITECT. WRITTEN PERMISSIONS ON THESE DRAWINGS SHALL HAVE PRECEDENCE OVER SCALE DIMENSIONS. CONTRACTORS SHALL VERIFY & BE RESPONSIBLE FOR ALL DIMENSIONS FROM THE DIMENSIONS SHOWN IN THESE DRAWINGS. SHOP DETAILS OF ADEQUATE SCALE MUST BE SUBMITTED TO THE ARCHITECT FOR APPROVAL BEFORE PROCEEDING WITH FABRICATION ON ITEMS SO NOTED.

DATE
08/21/2025

DRAWN BY
CE

PROJECT NO.
BF 2305

ARCHITECT'S SEAL

BRIAN BULLOCK,
ARCHITECT AR 95754

DIGITAL SIGNATURE

A-702

SHEET TITLE & NUMBER

REV

BY

DATE

REVISIONS

THE

Benedict

Bullock

Group, PA

ARCHITECTURE ■ PLANNING

1025 NW 3RD STREET, SUITE #1

DEERFIELD BEACH, FLORIDA 33442

PHONE (561) 570-9500 FAX (561) 570-9500

WWW.TBGG.NET

TWO STORY ADDITION

5441 ESTATE OAK CIRCLE,

HOLLYWOOD, FL 33312

		
PAVERS TO MATCH EXISTING	PAINT, STUCCO AND DECORATIVE FEATURES TO MATCH EXISTING	ROOF TILES TO MATCH EXISTING
	PAINT HGSW 2486 BALANCED BEIGE	ROOF TILE COLOR CAPISTRANO COCOA

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THE BENEDICT BULLOCK GROUP, PA

ARCHITECTURE ■ PLANNING

1625 NW 3RD STREET, SUITE #1
DEERFIELD BEACH, FLORIDA 33442
PHONE (564) 570-9500 FAX (564) 570-9500
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TWO STORY ADDITION
5441 ESTATE OAK CIRCLE,
HOLLYWOOD, FL 33312

ARCHITECT'S SEAL

BRIAN BULLOCK,
ARCHITECT AR 55754

DIGITAL SIGNATURE

DATE08/21/2025

DRAWN BYCE

PROJECT NO.BF 2305

A-703

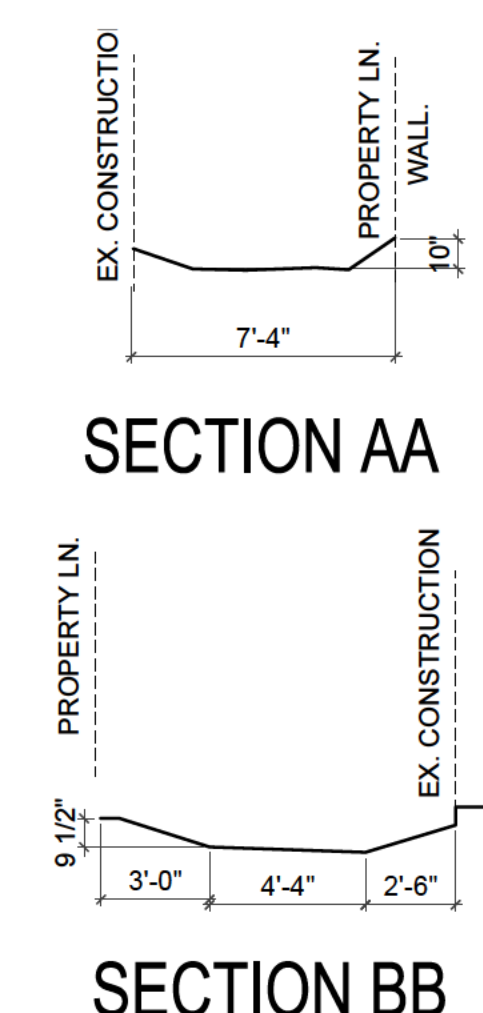
SHEET TITLE & NUMBER

REV

REVISIONS

BY

DATE



- DRAINAGE CALCULATIONS**
1' OVER SITE=1,264 CU.FT.
2.5" OVER IMPERVIOUS=1,693 CU.FT
PROVIDED 1,693 CU.FT.

LOT AREA: 15,163 SF

PERVIOUS AREA: 7,036 SF 46%

IMPERVIOUS AREA

EXISTING BUILDING..... 3,810 SF

GARAGE.....	836 SF	
POOL.....	409 SF	
PAVERS ON SAND PROPOSED FRONT	1,399 SF	(50 % 699.5 SF)
STONE PAVERS ON SAND.....	2,353 SF	
CONCRETE PAD N.....	35 SF	
CONCRETE PAD N.....	28 SF	
CONCRETE PAD S.....	16 SF	
TOTAL.....	8,187 SF	54%

SWALE A	66 SF.....	264 CU.FT.
SWALE B	32 SF.....	1 CU.FT.
SWALE C	357 SF.....	179 CU.FT.
SWALE D	1,375 SF.....	1,375 CU.FT.
SWALE E	216 SF.....	108 CU.FT.
TOTAL CU.FT.	1,830	CU.FT.

LANDSCAPE REQUIREMENT:	
AREA FRONT YARD	2,888 SF
REQUIRED 20% LANDSCAPE	578 SF
PROPOSED PAVERS ON SAND	1,399 SF
NEW GARAGE	836 SF
PROPOSED LANDSCAPE:	22%



PLANT LIST							
SYMBOL	BOTANICAL NAME	COMMON NAME	CAL./CONT.*	HEIGHT	SPREAD	SPACING	QUANTITY NOTES
TREES							
ED	Elaeocarpus decipiens	Japanese Blueberry		10'	4'	as shown	2
PALMS							
CHM	Chamaerops humilis	European Fan Palm		6' o.a.h.	7'	as shown	4 Triple trunk
SHRUBS AND GROUND COVER							
FGI	Ficus microcarpa 'Green Island'	Green Island Ficus	3 gallon	12"	12"	12" O.C.	185 Full, compact
JC	Juniperus conferta	Shore Juniper	3 gallon	10"	15"	18" O.C.	25
SA	Schefflera arboricola	Dwarf Green Schefflera	3 gallon	24"	18"	24" O.C.	34
SOD							
	Stenotaphrum secundatum	St. Augustine 'Palmetto'					
*CONTAINER SIZE IS FOR REFERENCE ONLY. HEIGHT AND SPREAD LISTED ARE MINIMUM REQUIREMENTS FOR ALL PLANT MATERIAL. ALL PLANT MATERIAL SHALL BE FLORIDA GRADE #1 AND MEET ALL GOVERNMENTAL CODES AND ORDINANCES							

CAUTION: PLEASE NOTE

Contractor shall secure all permits required for the work from any state or local departments, utility companies or jurisdiction affected by the work. The Contractor shall have permits "in hand" prior to starting work. The Landscape Architect and/or Owner shall bear no responsibility for work performed without permitted drawings. The Contractor shall be responsible for all changes to Work, at no additional cost to Owner as a result of unauthorized work prior to receipt of permit.

48 HOURS BEFORE DIGGING

CALL 811

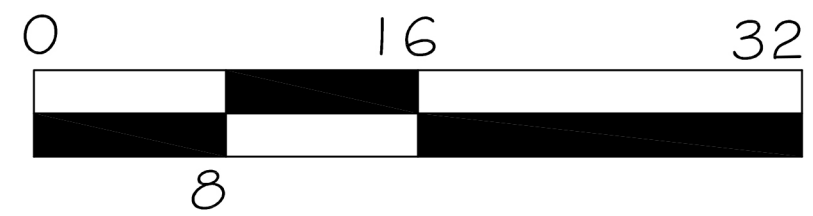
TOLL FREE

SUNSHINE STATE UTILITIES LOCATION
ONE CALL CENTER OF FLORIDA

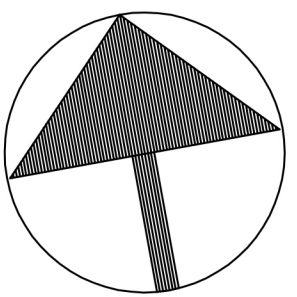
LANDSCAPE PLAN

FOR PERMIT

AUGUST 21, 2025



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



PROJECT:

TWO STORY ADDITION
5441 ESTATE OAK CIRCLE
HOLLYWOOD, FLORIDA 33312

FOR: NAME
Address

SEAL:



Date:

SHEET:

L-1

PROJECT DATA:

DATE: 7/24/2024

JOB NUMBER:

SD

DESIGNED BY:

SD

DRAWN BY:

SD

CAD NAME:

DAVIDSON DESIGN STUDIO, INC.

LANDSCAPE ARCHITECTURE & SITE PLANNING

235 COMMERCIAL BLVD., SUITE 206
LAUDERDALE-BY-THE-SEA, FLORIDA 33308

(954) 649-6688

PROJECT:

TWO STORY ADDITION
5441 ESTATE OAK CIRCLE
HOLLYWOOD, FLORIDA 33312

FOR: NAME
Address

SEAL:



Date:

SHEET:

L-1

PROJECT DATA:

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JOB NUMBER:

SD

DESIGNED BY:

SD

DRAWN BY:

SD

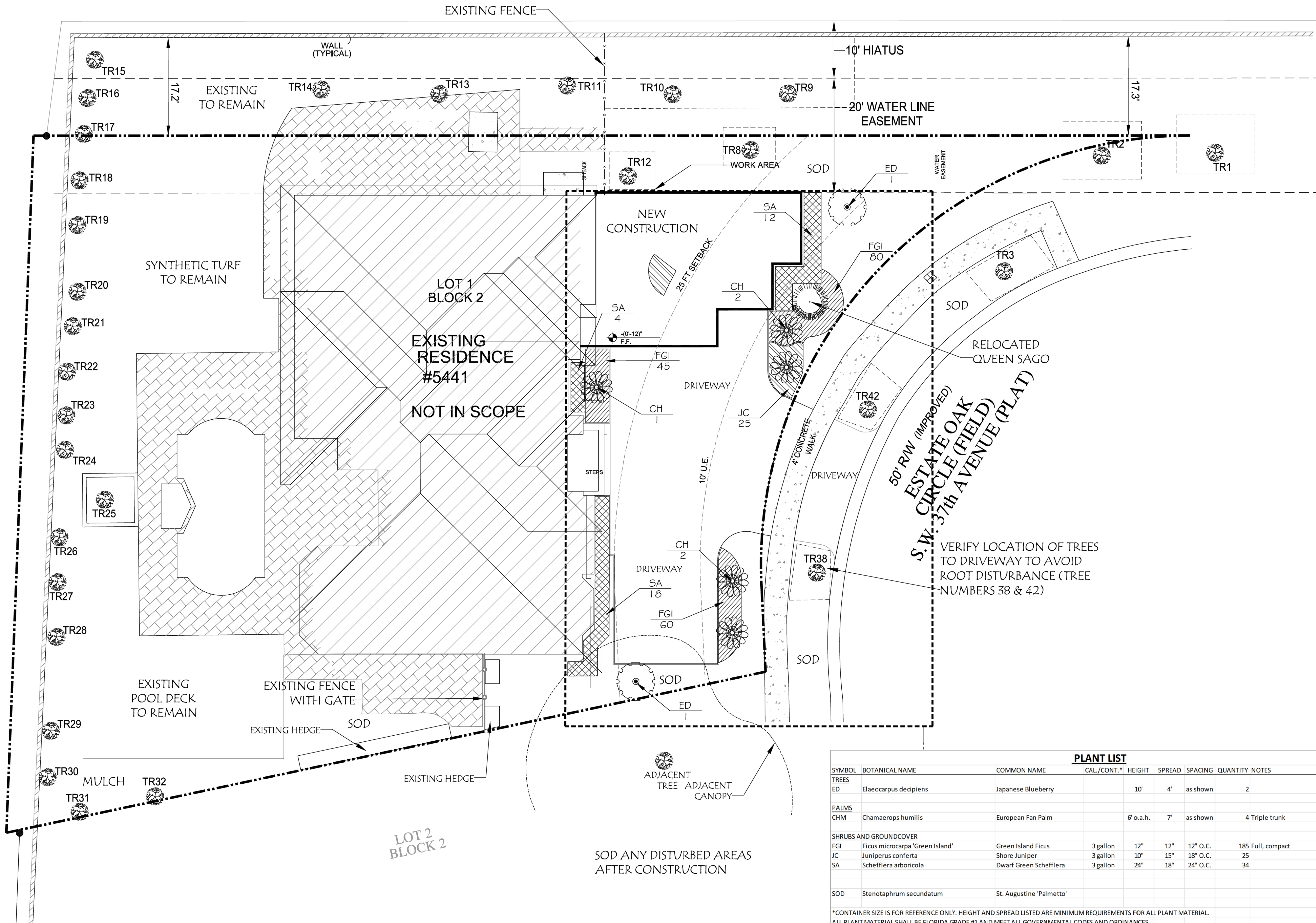
CAD NAME:

DAVIDSON DESIGN STUDIO, INC.

LANDSCAPE ARCHITECTURE & SITE PLANNING

235 COMMERCIAL BLVD., SUITE 206
LAUDERDALE-BY-THE-SEA, FLORIDA 33308

(954) 649-6688



PLANT LIST							
SYMBOL	BOTANICAL NAME	COMMON NAME	CAL./CONT.*	HEIGHT	SPREAD	SPACING	QUANTITY NOTES
TREES							
ED	Elaeocarpus decipiens	Japanese Blueberry		10'	4'	as shown	2
PALMS							
CHM	Chamaerops humilis	European Fan Palm		6' o.a.h.	7'	as shown	4 Triple trunk
SHRUBS AND GROUNDCOVER							
FGI	Ficus microcarpa 'Green Island'	Green Island Ficus	3 gallon	12"	12"	12" O.C.	185 Full, compact
JC	Juniperus conferta	Shore Juniper	3 gallon	10"	15"	18" O.C.	25
SA	Schefflera arboricola	Dwarf Green Schefflera	3 gallon	24"	18"	24" O.C.	34
SOD	Stenotaphrum secundatum	St. Augustine 'Palmetto'					

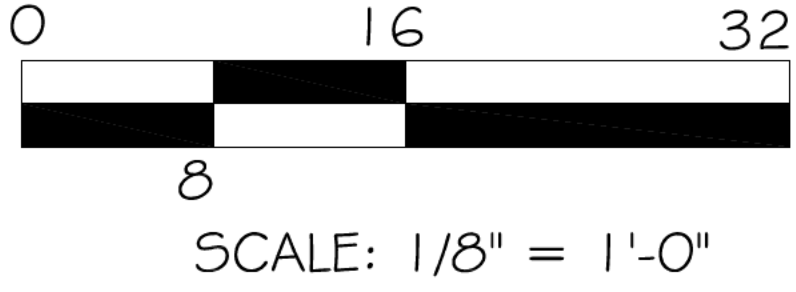
*CONTAINER SIZE IS FOR REFERENCE ONLY. HEIGHT AND SPREAD LISTED ARE MINIMUM REQUIREMENTS FOR ALL PLANT MATERIAL.
ALL PLANT MATERIAL SHALL BE FLORIDA GRADE #1 AND MEET ALL GOVERNMENTAL CODES AND ORDINANCES

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48 HOURS BEFORE DIGGING
CALL 811
TOLL FREE
SUNSHINE STATE UTILITIES LOCATION
ONE CALL CENTER OF FLORIDA

LANDSCAPE PLAN

FOR PERMIT
AUGUST 21, 2025



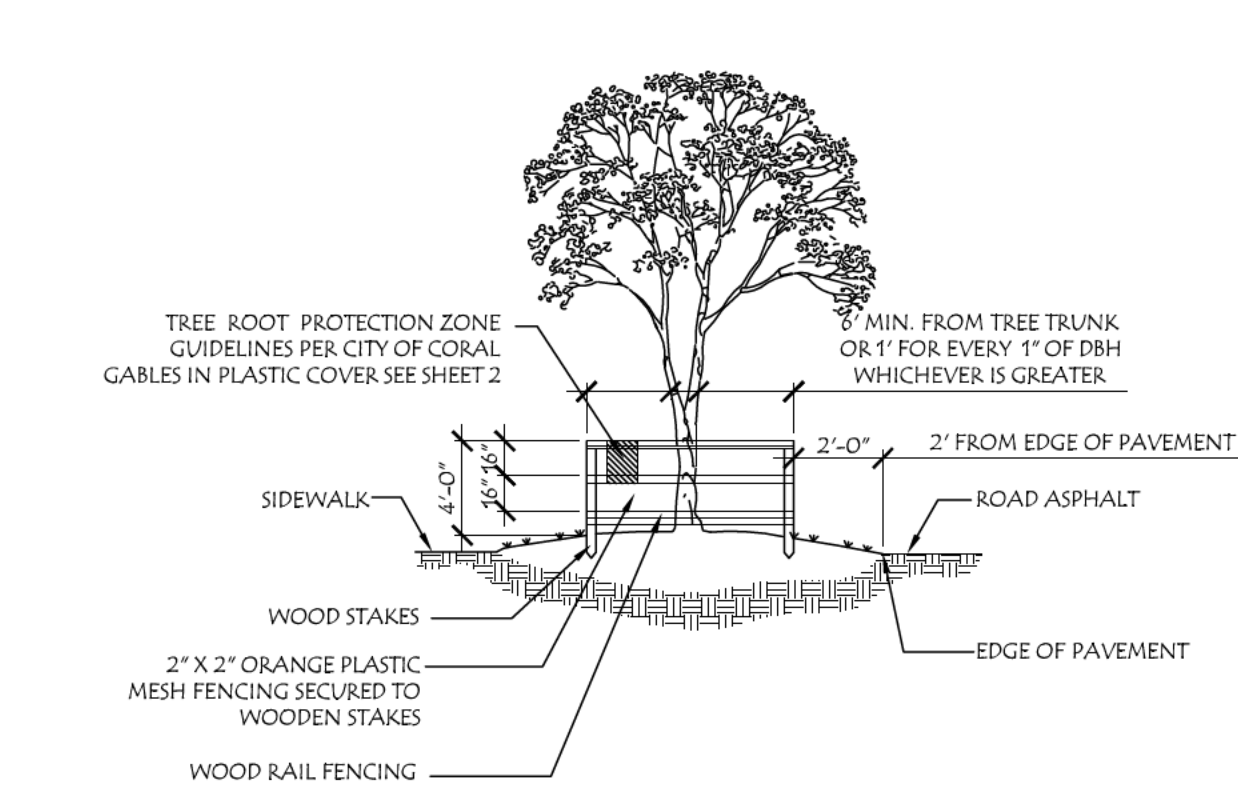
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DATE: 7/24/2024
JOB NUMBER: SD
DESIGNED BY: SD
DRAWN BY: SD
CAD NAME:

DAVIDSON DESIGN STUDIO, INC.
LANDSCAPE ARCHITECTURE & SITE PLANNING
235 COMMERCIAL BLYD., SUITE 206
LAUDERDALE-BY-THLSEA, FLORIDA 33308
(954) 649-6688

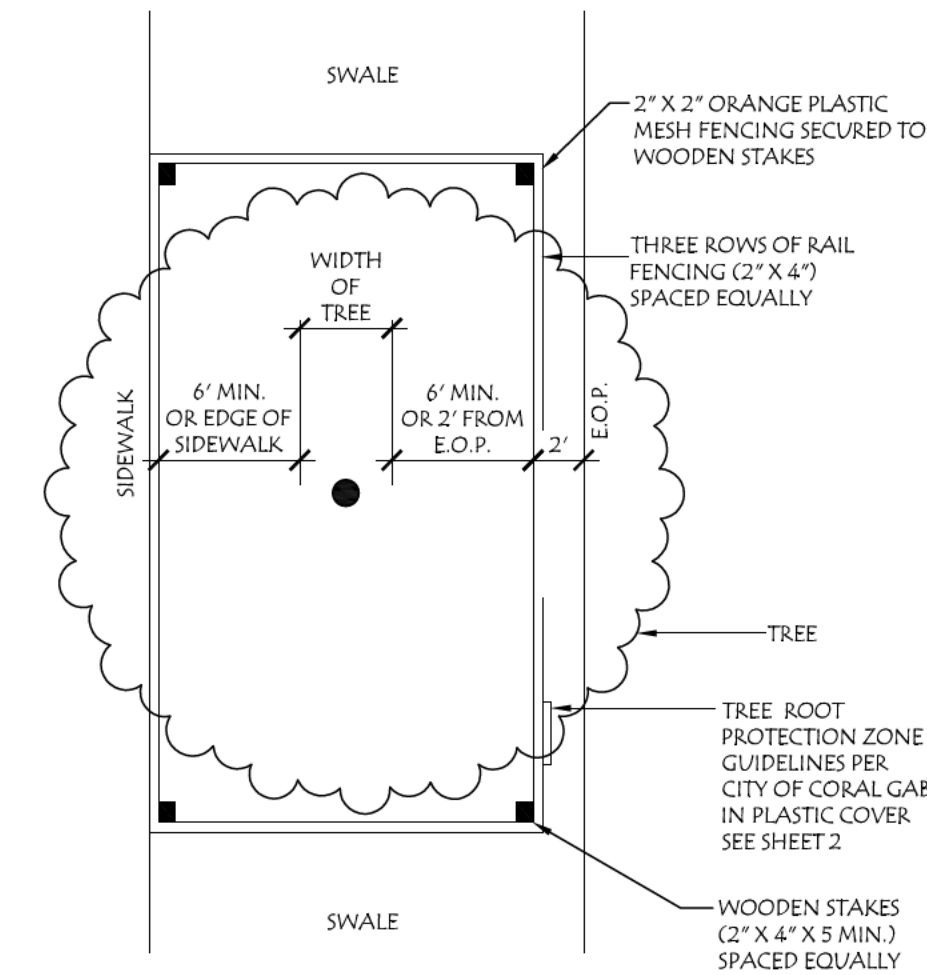
TWO STORY ADDITION
5441 ESTATE OAK CIRCLE
HOLLYWOOD, FLORIDA 33312
FOR: NAME ADDRESS

SEAL:
CHRISTOPHER SCOTT
DAVIDSON
LA 0001419
DATE:
SHEET:
L-1

DESCRIPTION
BY: DATE
CHK'D



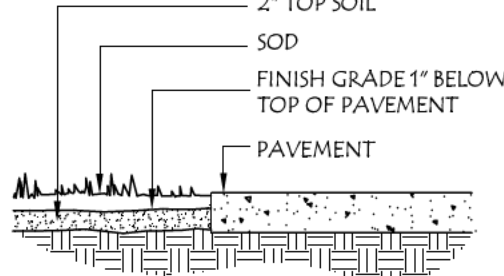
WOODEN STAKES (2" X 4" X 5" MIN.) ON 5 CENTERS - TO SUPPORT RAIL FENCING BARRIER TO FORM A CONTINUOUS BARRIER AROUND THE TREE OR GROUP OF TREES. THREE ROWS OF RAIL FENCING (2" X 4") SPACED EQUALLY AROUND ALL EXISTING TREES TO REMAIN. CONTRACTOR TO INSTALL PROTECTIVE FENCE BARRIER AROUND ALL EXISTING TREES TO REMAIN. AT THE START OF THE PROJECT, FENCE TO REMAIN IN PLACE THROUGHOUT THE DURATION OF THE PROJECT. CONTRACTOR SHALL TAKE EXTRA CARE DURING EARTHWORK AND UTILITY OPERATIONS TO PROTECT ALL EXISTING TREES - AND SHALL BE RESPONSIBLE TO REPLACE ANY TREE DAMAGED DURING CONSTRUCTION.



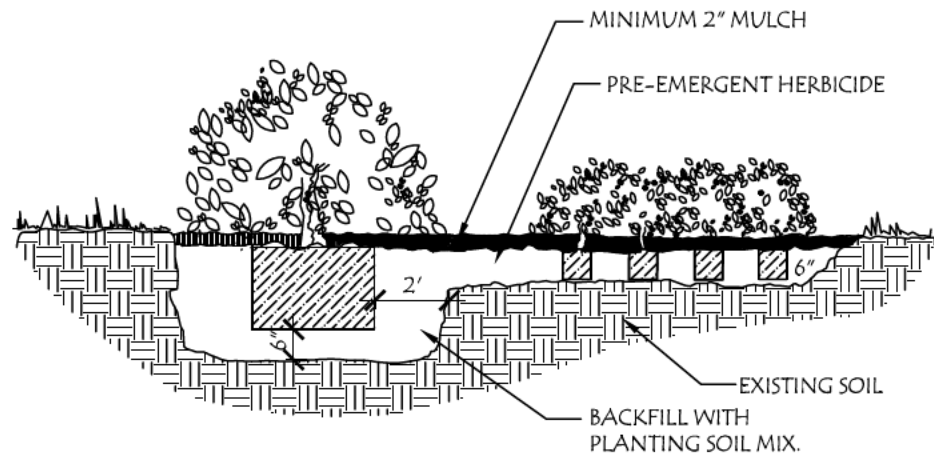
TREE PROTECTION DETAILS
N.T.S.

TREE ROOT PROTECTION ZONE TO BE POSTED ON TREE PROTECTION FENCE PROTECTED WITH PLASTIC COVER

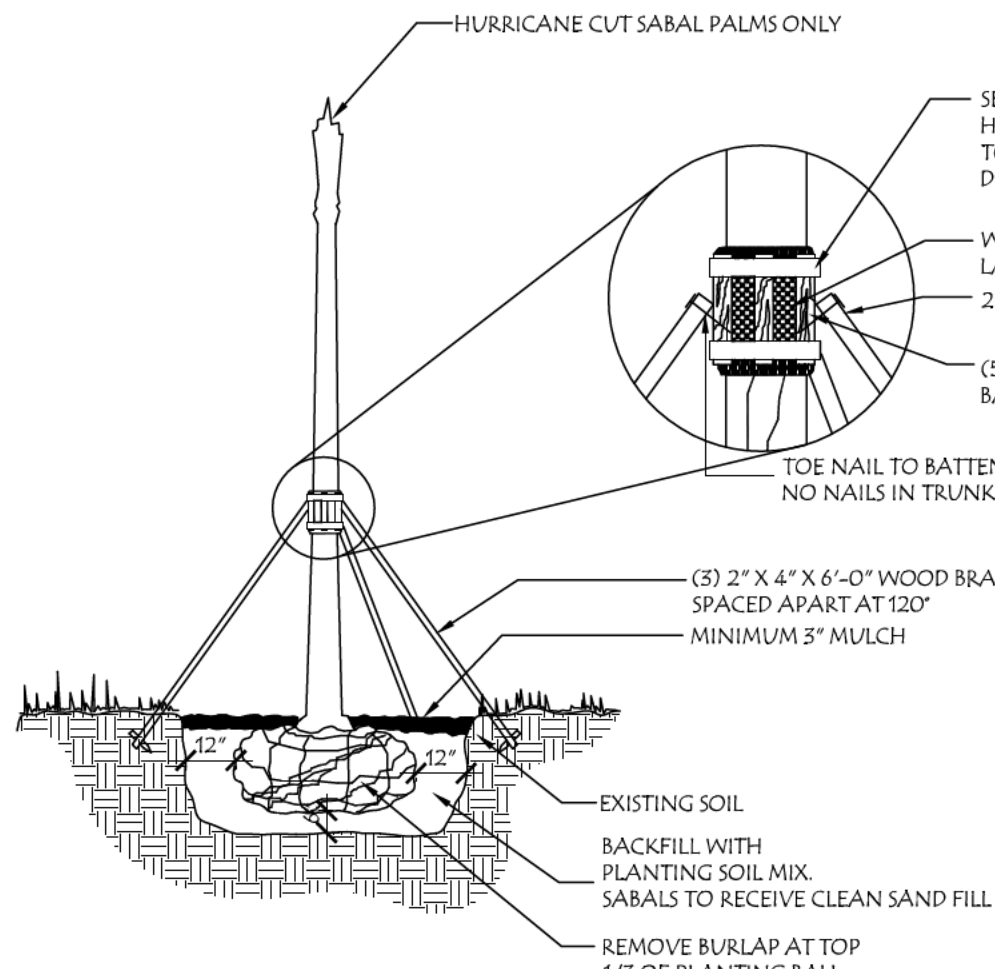
- NO EXCAVATION
- NO STORAGE OF CONSTRUCTION BUILDING MATERIALS OR TRAILERS
- NO SPILLAGE OR PUMPING OF FUEL OR OTHER CHEMICALS OR LIQUIDS
- NO GRADE CHANGES
- NO EQUIPMENT OPERATION
- NO ENTRANCE INTO ENCLOSURE
- NO TEMPORARY REMOVAL OF ENCLOSURE
- CONTACT PERSON RESPONSIBLE FOR SITE INFORMATION



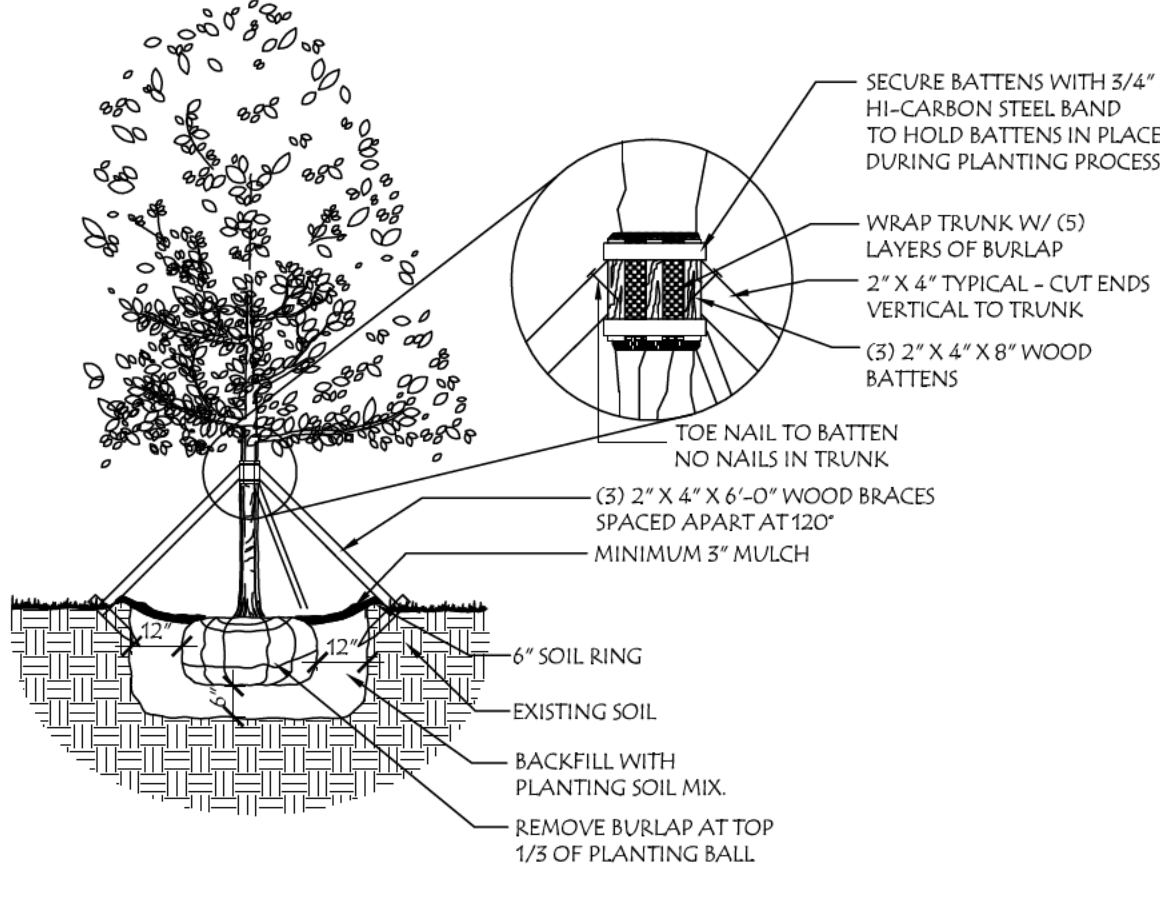
SOD INSTALLATION DETAIL (TYP.)
N.T.S.



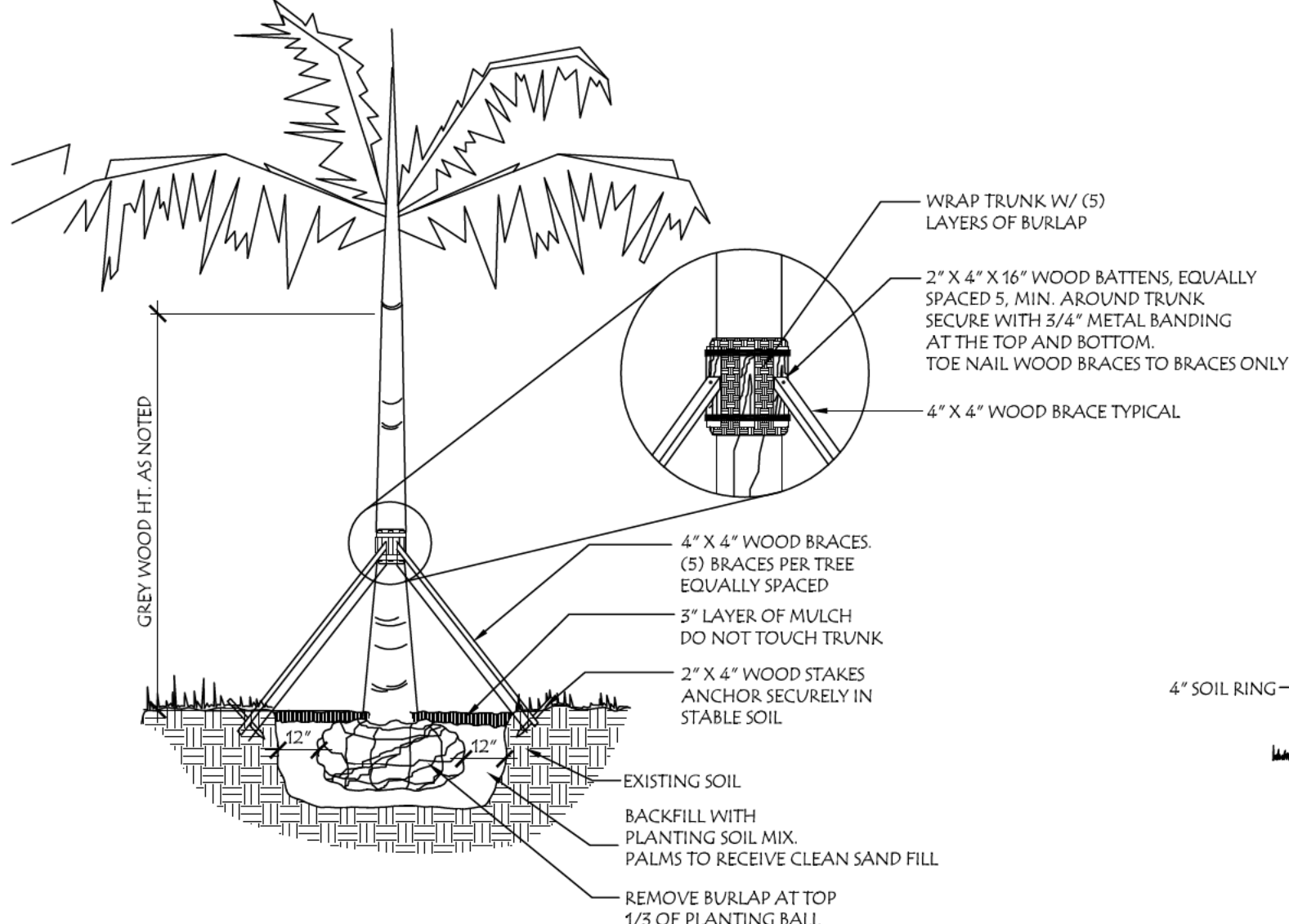
SHRUB AND GROUND COVER DETAIL
N.T.S.



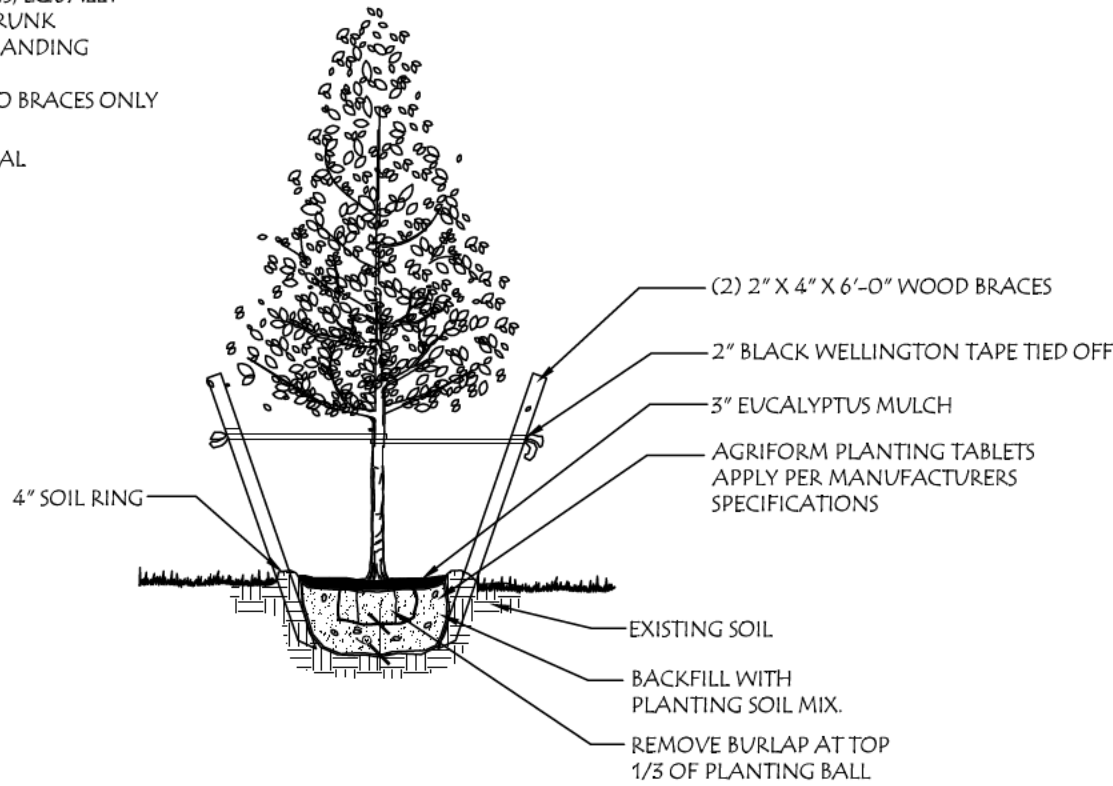
SABAL PALM PLANTING DETAIL
N.T.S.



LARGE TREE PLANTING DETAIL
N.T.S. FOR TREES OVER 4 INCH CALIPER



LARGE PALM PLANTING DETAIL
N.T.S.



SMALL TREE PLANTING DETAIL
N.T.S. FOR TREES UNDER 3 INCH CALIPER

LANDSCAPE NOTES:

1. LANDSCAPE:

A. GENERAL CONDITIONS AND REQUIREMENTS

- 1) WORK TO INCLUDE FURNISHING LABOR, MATERIALS, TOOLS AND EQUIPMENT, OBTAINING NECESSARY PERMITS, INSTALLING ALL MATERIALS NECESSARY TO COMPLETE IN PLACE THE LANDSCAPING AS SHOWN ON THE PLANS AND AS HEREIN SPECIFIED.
- 2) THE INSTALLATION SHALL COMPLY WITH ALL REGULATIONS OF THE COUNTY, CITY AND THE STATE OF FLORIDA. ALL LICENSES, PERMITS AND INSPECTIONS REQUIRED SHALL BE OBTAINED BY CONTRACTOR. OWNER WILL PAY PERMIT FEE DIRECTLY TO THE CITY. AT COMPLETION OF THE WORK, THE CONTRACTOR WILL TRANSMIT ALL APPLICABLE CERTIFICATES OF INSPECTION TO THE OWNER, OR AUTHORIZED REPRESENTATIVE.
- 3) THE CONTRACTOR AND THE LANDSCAPE SUBCONTRACTOR SHALL PROVIDE A QUALIFIED FOREMAN PRESENT ON THE SITE AT ALL TIMES. THE FOREMAN SHALL BE WELL-VERSED IN READING AND UNDERSTANDING PLANS. THE LANDSCAPE FOREMAN SHALL BE KNOWLEDGEABLE ABOUT SOUTH FLORIDA PLANT MATERIAL AND ITS PROPER HANDLING. THE FOREMAN SHALL BE A FULLY AUTHORIZED AGENT OF THE CONTRACTOR, CAPABLE OF MAKING ON-SITE DECISIONS.

B. MATERIALS:

- 1) PLANT SIZES: ALL SIZES SHOWN FOR PLANT MATERIALS ON THE PLAN ARE TO BE CONSIDERED AS MINIMUMS. ALL PLANT MATERIAL MUST MEET OR EXCEED THESE MINIMUM REQUIREMENTS FOR BOTH HEIGHT AND SPREAD. ANY OTHER REQUIREMENTS FOR SPECIFIC SHAPE OR EFFECT AS NOTED ON THE PLAN WILL ALSO BE REQUIRED FOR ACCEPTANCE.
- 2) PLANT QUALITY: ALL PLANT MATERIAL FURNISHED BY THE LANDSCAPE CONTRACTOR, UNLESS OTHERWISE SPECIFIED, SHALL BE FLORIDA NO. 1, OR BETTER, AND SHALL BE INSTALLED AS SPECIFIED IN "GRADES AND STANDARDS FOR NURSERY PLANTS", LATEST EDITION.
- 3) PLANTS NOT LISTED IN "GRADES AND STANDARDS FOR NURSERY PLANTS" SHALL CONFORM TO THE FLORIDA STANDARDS SPECIFIED FOR PLANTS LISTED WITH SIMILAR GROWTH HABITS. THE PLANT STANDARDS TO BE MET INCLUDE FREEDOM FROM PEST AND MECHANICAL DAMAGE, FOLIAGE CONDITIONS, TRUNK AND BRANCHING HABIT, AND ROOT CONDITION.

C. INSTALLATION

- 1) PLANTING BEDS: THE PLANTING BEDS SHALL BE PREPARED TO PROVIDE ADEQUATE DRAINAGE FOR GOOD PLANT GROWTH. THE CONTRACTOR SHALL REPORT IN WRITING ANY CONTAMINANTS DISCOVERED IN A PLANTING BED THAT WOULD INHIBIT GOOD PLANT GROWTH TO THE OWNER, OR HIS AGENT, PRIOR TO PLANTING IN SUCH A CONTAMINATED PLANT BED.
- 2) FERTILIZER: TREES AND SHRUBS SHALL BE FERTILIZED AT TIME OF PLANTING WITH A GENERAL PURPOSE FERTILIZER IN ACCORDANCE WITH MANUFACTURER'S RECOMMENDATIONS.
- 3) MULCH: ALL TREES IN SOD AREAS ARE TO HAVE A (60) INCH RAISED SOIL RING COVERED WITH A (3) INCH LAYER OF GRADE #1 EUCALYPTUS MULCH. COVER ALL SHRUBS AND GROUND COVER BEDS WITH A (2) INCH LAYER OF MULCH. DO NOT LET MULCH TOUCH OUTER BARK OF ANY PLANT.
- 4) WATERING: HAND WATERING SHALL BE DONE AS NEEDED TO KEEP THE PLANT ROOT MASSES AND PLANTING SOIL UNIFORMLY MOIST TO MAINTAIN A HEALTHY GROWING CONDITION UNTIL FINAL JOB ACCEPTANCE BY THE OWNER, OR AUTHORIZED REPRESENTATIVE. ANY PLANTS WITH ROOT MASSES THAT DRY OUT WILL NOT BE ACCEPTABLE.
- 5) SODDING: PLACE ST. AUGUSTINE, FLORITAM, SOLID SOD IN ALL AREAS NOT COVERED BY PLANT MATERIAL OR PAVING AS NOTED ON THE PLANS. THE SOD AND SOD BED SHALL BE MOIST AT TIME OF INSTALLATION. THE SOD SHALL BE THICK, WELL-MATTED AND EVENLY CUT. THE SOD SHALL BE STRONG ENOUGH SO IT RETAINS ITS SHAPE WHEN HANDLED BY THE TOP GRASS BLADES. THE SOD PIECE SHALL BE A MINIMUM 12" X 24" SIZE. THE SOD BED IS TO BE WELL-COMPACTED AND EVEN. THE SOD SHALL BE LAID BY HAND SO THERE ARE NO GAPS OR VOIDS BETWEEN PIECES. STAGGER THE SOD PIECES BETWEEN ROWS. ON SLOPES, THE ROWS SHALL RUN 90° TO THE SLOPE DIRECTION. ROLL OR HAND TAMP THE SOD IMMEDIATELY AFTER INSTALLATION AND COMMENCE WATERING. THE SOD LEVEL SHALL BE SET SO WATER FLOW FROM ADJACENT SURFACES IS NOT IMPEDED. MAINTENANCE OF THE SOD WILL BE THE RESPONSIBILITY OF CONTRACTOR UNTIL ACCEPTANCE BY THE OWNER, OR AUTHORIZED REPRESENTATIVE. MOVING SHALL BE DONE OFTEN ENOUGH SO NO MORE THAN ONE-THIRD THE HEIGHT OF THE GRASS BLADE IS REMOVED. THE SOD SHALL BE GUARANTEED FREE OF WEEDS AND PESTS THAT AFFECT ITS UNIFORM APPEARANCE FOR NINETY DAYS. SOD LINES AT SHRUB BEDS, TREE RINGS AND PAVEMENTS SHALL BE CUT EVEN AND SHARP.

- 6) TREE GUYING AND STAKING: SEE PLANTING DETAILS. THE USE OF SISAL/ROPE IS REQUIRED TO BE INCORPORATED AROUND THE TREE WHEN WELLINGTON TAPE IS USED TO STABILIZE PLANTING.
- 7) PLANTING: REMOVE THE EXCAVATED SOIL MATERIAL FROM THE PLANT HOLES. INSTALL PLANT AT CORRECT LEVEL (SEE DETAIL). GROUND COVER PLANTING AREAS ARE TO BE EXCAVATED TO A DEPTH OF SIX INCHES. SHRUB PLANTING AREAS ARE TO BE EXCAVATED SIX INCHES DEEPER THAN THE ROOT DEPTH AND SIX INCHES GREATER IN RADIUS. TRENCH HEDGE PLANTING PLANTING STRIPS SIX INCHES DEEPER THAN THE ROOT DEPTH AND SIX INCHES WIDER ON EACH SIDE OF THE PLANTS.

SET ALL PLANTS ON A FIRM WELL COMPACTED BASE IN A STRAIGHT UPRIGHT POSITION AT THE SAME DEPTH AS BEFORE TRANSPLANTING SO THE TOP OF THE ROOT BALL IS EQUAL TO THE LEVEL OF THE SURROUNDING FINISHED GRADE. WHEN BACKFILLING AROUND THE PLANTS, TAMP AND WATER IN THE TOP SOIL TO ELIMINATE AIR POCKETS. RELEVEL AND FILL ANY AREAS THAT SETTLE AFTER COMPLETION OF THE JOB. THE OWNER OR AUTHORIZED REPRESENTATIVE WILL REQUIRE PLANTS BE RESET IF NOT SET PROPERLY.

D. FINAL COMPLETION:

THE CONTRACTOR SHALL BE RESPONSIBLE FOR LEAVING THE JOB SITE FREE OF ALL CONSTRUCTION DEBRIS AND IN AN ORDERLY STATE. CLEAN ALL WALKS, PAVING, AND SITE FEATURES OF DIRT, TIRE MARKS AND OTHER DEBRIS. WEEDING OF PLANT BEDS, PRUNING OF SHRUBS, CUTTING AND TRIMMING OF GRASS WILL BE DONE UNTIL THE JOB IS COMPLETE AND ACCEPTED BY THE OWNER OR AUTHORIZED REPRESENTATIVE. UNTIL FINAL ACCEPTANCE, THE PLANT MATERIALS ARE THE SOLE RESPONSIBILITY OF THE CONTRACTOR.

E. GUARANTEE:

ALL PLANT MATERIAL AND WORK SHALL BE GUARANTEED AS FOLLOWS: TREES AND PALMS - ONE YEAR, SHRUBS AND GROUND COVERS - 90 DAYS, ALL TIMELINES FROM DATE OF FINAL JOB ACCEPTANCE. DURING THE SPECIFIED GUARANTEE PERIOD, ANY PLANT MATERIAL THAT DIES, OR IS IN AN UNHEALTHY CONDITION SHALL BE REPLACED WITH THE SAME PLANT TYPE AT LEAST EQUAL TO THE SIZE AND QUALITY ORIGINALLY SPECIFIED. THE REPLACEMENT MATERIAL SHALL BE INSTALLED WITHIN (2) WEEKS OF NOTICE FROM OWNER AND SHALL BE GUARANTEED FOR AS SPECIFIED ABOVE FROM THE DATE OF ITS INSTALLATION. THE GUARANTEE WILL BE NULL AND VOID IF PLANT MATERIAL IS DAMAGED OR KILLED BY LIGHTNING, HURRICANE FORCE WINDS, HAIL OR FREEZE.

F. EXCESS SUITABLE MATERIAL:

UPON DIRECTION OF THE OWNER, OR AUTHORIZED REPRESENTATIVE, ALL VEGETATION, ROCKS, BOULDERS, DEBRIS, CONCRETE, OR OTHER UNSUITABLE MATERIALS SHALL BE DISPOSED IN A SUITABLE MANNER BY THE CONTRACTOR.

- G. CONTRACTOR SHALL BE RESPONSIBLE FOR LOCATING ALL UTILITIES. CARE SHOULD BE TAKEN NOT TO DISTURB OR DAMAGE ANY UTILITIES. ANY DAMAGE WILL BE REPAIRED AT THE EXPENSE OF THE CONTRACTOR IN A MANNER APPROVED BY THE OWNER'S REPRESENTATIVE, WHERE UNDERGROUND CONSTRUCTION OR OBSTRUCTION WILL NOT PERMIT THE INSTALLATION PER PLANS. NEW LOCATIONS FOR THE PLANT MATERIAL WILL BE DESIGNATED BY THE LANDSCAPE ARCHITECT OR OWNERS REPRESENTATIVE.
- H. TREE LOCATIONS ARE TO BE STAKED IN THE FIELD PRIOR TO INSTALLATION. LOCATIONS ARE SCHEMATIC AND MAY REQUIRE ADJUSTMENT. IN EVENT OF CONFLICTS WITH UTILITIES, EXISTING PLANT MATERIAL, ETC., LANDSCAPE ARCHITECT TO APPROVE FINAL LOCATIONS PRIOR TO PLANTING.

- I. ALL TREES AND PALMS TO BE THOROUGHLY WATERED AT PLANTING. TREES AND PALMS SHALL BE STAKED TO ASSURE PROPER ALIGNMENT AND STABILITY.
- J. CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING ALL QUANTITIES PER MATERIAL ON DRAWINGS PRIOR TO SUBMITTING BID. THE PLANTING PLAN SHALL TAKE PRECEDENCE OVER PANT LIST. FINAL SOD, MULCH AND TOPSOIL QUANTITIES ARE TO BE MADE BY THE CONTRACTOR.

CAUTION: PLEASE NOTE

Contractor shall secure all permits required for the work from any state or local departments, utility companies or jurisdiction affected by the work. The Contractor shall have permits "in hand" prior to starting work. The Landscape Architect and/or Owner shall bear no responsibility for work performed without permitted drawings, and the Contractor shall be responsible for all changes to Work, at no additional cost to Owner, as a result of unauthorized work prior to receipt of permit.

48 HOURS BEFORE DIGGING

CALL 811

TOLL FREE

SUNSHINE STATE UTILITIES LOCATION
ONE CALL CENTER OF FLORIDA

DETAILS AND NOTES

FOR PERMIT

AUGUST 21, 2025

PROJECT DATA:	DESCRIPTION	BY:	DATE	SD	CHK'D
DATE: 7/24/2024					
JOB NUMBER:					
DESIGNED BY: SD					
DRAWN BY: SD					
CAD NAME:					

PROJECT DATA:	DESCRIPTION	BY:	DATE	SD	CHK'D
DATE: 7/24/2024					
JOB NUMBER:					
DESIGNED BY: SD					
DRAWN BY: SD					
CAD NAME:					

DAVIDSON DESIGN STUDIO, INC.	33308
LANDSCAPE ARCHITECTURE & SITE PLANNING	
235 COMMERCIAL BLVD., SUITE 206	
LAUDERDALE-BY-THE-SEA, FLORIDA	
(954) 649-6688	

PROJECT:	FOR NAME ADDRESS
TWO STORY ADDITION	
5441 ESTATE OAK CIRCLE	
HOLLYWOOD, FLORIDA 33312	

SEAL:	DATE:
REVIEWED LANDSCAPE ARCHITECT	
CHRISTOPHER SCOTT	
LA 0001419	
STATE OF FLORIDA	

SHEET:
L-2



Total Canopy Removed	974
Specimen Canopy Removed	0

SHEET:
TD-1