PLANNING DIVISION

2600 Hollywood Boulevard Room 315
Hollywood, FL 33022

File No. (internal use only):_____

GENERAL APPLICATION

CITY OF Hollywood FLORIDA

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 ☒ Historic Preservation Board
☐ City Commission ☐ Planning and Development Board

Date of Application: 10/25/23

Location Address: 1030 S Southlake Drive

Lot(s): 22, 23 Block(s): 1-32 Subdivision: Hollywood Lakes

Folio Number(s): 514214 02 0930

Zoning Classification: _____ Land Use Classification: LRES

Existing Property Use: _____ Sq Ft/Number of Units: _____

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

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

Explanation of Request: Existing Structure Demo/New Home Condtruction

Number of units/rooms: 1 Sq Ft: 5,000

Value of Improvement: 1,000,000 Estimated Date of Completion: July 2025

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

Name of Current Property Owner: Henry & Rosa Leace

Address of Property Owner: 1254 Madison Street, Hollywood, FL 33019

Telephone: 954-495-5986 Fax: _____ Email Address: Henry@themojitobar.com

Name of Consultant/Representative/Tenant (circle one): Vivien Robotis/VR Villas

Address: 1122 Polk Street Telephone: 954-394-3926

Fax: _____ Email Address: vvrobotis@yahoo.com

Date of Purchase: May 2023 Is there an option to purchase the Property? Yes ( ) No ( )

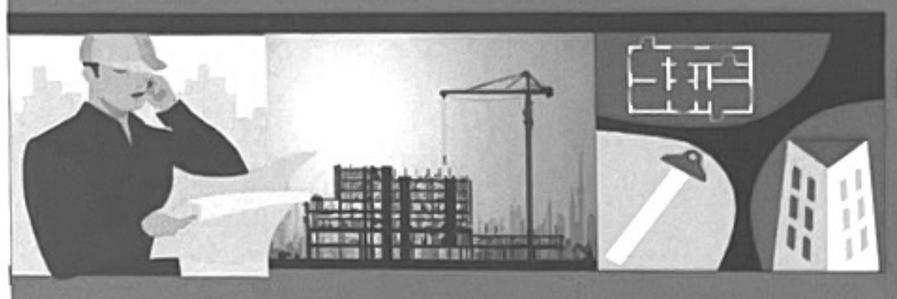
If Yes, Attach Copy of the Contract.

List Anyone Else Who Should Receive Notice of the Hearing: Mark Budd, Architect

Address: 221 S Federal Hwy Suite #4

PO Box 2463, Ft Laud, Fl 33301 Email Address: marktbudd@gmail.com

PLANNING DIVISION



2600 Hollywood Boulevard Room 315
Hollywood, FL 33022

File No. (internal use only):_____

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: 10/25/23

PRINT NAME: Henry Leace _____ Date: _____

Signature of Consultant/Representative: _____ Date: _____

PRINT NAME: Vivien Robotis _____ Date: _____

Signature of Tenant: _____ Date: 10/25/23

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 DEMOLITION & NEW HOME to my property, which is hereby made by me or I am hereby authorizing VIVIEN ROBOTIS to be my legal representative before the HPB (Board and/or Committee) relative to all matters concerning this application.

Sworn to and subscribed before me
this _____ day of _____

_____
Notary Public
State of Florida
My Commission Expires:_____(Check One) ___Personally known to me; OR ___ Produced Identification _____

Signature of Current Owner

Henry Leace
Print Name

Mark Thomas Budd, Architect
224 Commercial Blvd., Suite #302
Lauderdale by the Sea, Florida 33308
954-798-6570

October 20, 2023

To: City of Hollywood
Historical Preservation Board

Re: Application for a Certificate of Appropriateness to the Historic Preservation Board for the

Leace Residence
1030 S. Southlake Drive
Hollywood , Florida

Legal Description:
Lots 22 & 23, less and except the South 30 thereof, Block 54, Hollywood Lakes Section, accordingto the map or plat thereof as recorded in Plat Book 1, Page 32, public records of Broward County, Florida. Together with all that parcel of land described and bounded as follows: being a part of Madison Street and a part of Block 77, Hollywood Lakes Section bounded on the South by the North line of Lots 22 and 23, Block 54 of said subdivision, on the East by the East line of Lot 22, Block 54, extended northerly and on the west by the west line of Lot 23, Block 54, extended northerly as shown on the plat of Hollywood Lakes section recorded in Plat Book 1, page 32, of the Public Records of Broward County, Florida, being all that parcel of land laying north of lots 22 and 23, of the public records of Broward County, Florida, being all that parcel of land lying north of lots 22 and 23, block 54, Hollywood Lakes Section extending to the South lake in said subdivision. Hollywood Lakes Section, Plat Book 1, Page 32, Broward County, Florida

To whom it may concern,

The scope of the proposed work for this project is the demolition of an existing Residence and the construction of a new two-story Single Family Residence along with site improvements which include new driveway, swimming pool and landscaping.

Please contact this office should there be any questions regarding this matter.

Sincerely,

Mark Thomas Budd,
Architect
Fla. Reg. #AR-9549

Permit #_____ Date: 12.6.23

1030 S. SOUTHLAKE DRIVE

LOT COVERAGE INFORMATION

If you are the applicant for a building permit for a SINGLE FAMILY RESIDENCE, please be aware that the following information is needed in order to process your request for any additions or accessory structures, including pools, decks, and the like:

1. 13,999 SQUARE FEET OF YOUR LOT (length x width)
2. 5,401 SQUARE FEET OF YOUR HOUSE
3. -0- SQUARE FEET OF ALL EXISTING IMPERVIOUS SURFACES (e.g. Driveways, walkways, decks, pools, storage sheds, etc.)
4. N/A SQUARE FEET OF THE ADDITION, AND OR...
5. 6,494 SQUARE FEET OF THE PROPOSED ACCESSORY STRUCTURES, DRIVEWAYS, PAVEMENT, DECKS, ETC.
6. 11,894 TOTAL SQUARE FEET OF THE IMPERVIOUS AREA ON YOUR LOT (Add Nos. 2 + 3+ 4+ 5)...
7. 51% PERCENTAGE OF IMPERVIOUS LOT COVERAGE (Divide No.6 by No. 1)

Mark Thomas Budd, Architect
224 Commercial Blvd., Suite #302
Lauderdale by the Sea, Florida 33308
954-798-6570

October 20, 2023

To: City of Hollywood
Historical Preservation Board

Re: Application for a Certificate of Appropriateness to the Historic Preservation Board for the
Leace Residence
1030 S. Southlake Drive
Hollywood , Florida

To whom it may concern,

Based on the guideline criteria for design listed in 5.6.D.3 of the City of Hollywood Zoning and Land Development Regulations, the points of analysis of the proposed project are as follows:

Citywide Master Plan:
The proposed development will revitalize and promote stability of the neighborhood per Policy 2-46.
The proposed development will enhance the residential neighborhood per Policy CW-15.

Consistency with the Comprehensive Plan:
The primary goal of the land use element is to enhance and improve the residential community while allowing the land owner to maximize the use of their property.

Hollywood Lakes Neighborhood Plan:
The proposed development will not impact the adjacent properties and will preserve the general Character of the Historic District by eliminating the encroachment of negative residential uses.

Integrity of Location:
The proposed residence will conform to zoning district setbacks.

Design:
The modern style design is compatible with, in size, proportion, materials, texture and colors of the surrounding area.

Setting:
The proposed development complies with the City's Zoning setback regulations.

Materials:
Materials uses in the new design, which include stucco & natural stone are totally compatible with residences in the surrounding area.

Workmanship:
There is no imitation or incompatibility of style. The proposed design can blend and fit into the neighborhood.

Association:
The proposed design provides an attractive look to the property and the elevation design and massing will continue to be consistent with the surrounding buildings and district character.

It is our professional opinion that this new modern style design will adhere to the Citywide Master Plan, the Comprehensive Plan, and the Hollywood Lakes Neighborhood Plan.

Please contact this office should there be any questions regarding this matter.

Sincerely,

Mark Thomas Budd,
Architect
Fla. Reg. #AR-9549

FRONTIER
ENGINEERING | DEVELOPMENT

CITY OF HOLLYWOOD
PLANNING & ZONING DEPARTMENT
2600 Hollywood Blvd.
Hollywood, FL 33020

RE: **SFR STRUCTURAL EVALUATION**
Residential Single-Family Residence
1030 S Southlake Dr.
Hollywood, FL 33019
Folio: 5142 14 02 0930

October 10, 2023
Total Pages: 45

This report is prepared for the specific scope of evaluating the current building condition for major addition/renovation scope and the impact on the existing building's structural system. The descriptions that follow are our determinations from visual field observations performed on October 4 & 5th 2023. The methodology for this investigation was primarily visual and aided by measuring the building components observed. We find that the information obtained through this method is sufficient to conclude the findings mentioned. At this time, we do not require any additional investigations such as soil testing or any destructive type of investigations in order to conclude our findings.

Although there are hidden conditions of this project that have not been explored and are not identified such as the complete attic spaces, this does not hinder the principal conclusion stated in this report.

Existing Building Construction and Descriptions:

- The building is a one-story structure with approximately 2,790 SF living area, 600 SF Garage and 105 SF Wood deck according to BCPA information.
- The building was constructed in 1951 with an apparent renovation in 1962.
- The single-family residence construction system is concrete grade beam and structural concrete slab on deep foundation piles with concrete tie columns and 8" CMU reinforced masonry walls, concrete tie beams.
- The floor slab is on grade without a crawl space or sub-floor ventilation.
- The roof system is hip style hand framed 2"x6" wood joists spaced at 16" o/c with T & G roof sheathing and tile roofing.
- The interiors and ceiling finishes are GWB/Plaster finish throughout.
- The main building finish floor elevation is 4.43' NAVD '88 according to the finish floor elevation certificate (copy provided).
- The lower finish floor level at the garage is 3.16' NAVD '88.
- The front open covered porch is under the main roof area.
- The existing original windows and doors are not considered for this report.

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FL C.A. NO: 30629
P.O. BOX 222023, HOLLYWOOD, FL 33022
OFFICE (954) 678-2030 · FAX (954) 678-2032
INFO@MYFLORIDAENGINEERING.COM

- The exterior concrete paver driveway, rear wood deck patio, concrete sea wall or other site improvements are not considered for this report.
- Ground and grade conditions appear to be stable.
- There is a wood gazebo structure at the rear yard also.

Our inspection findings are as follows:

- The building roof shows to be stable in nature with tile roofing of approximately 28 years old (Permit B9504980).
- The existing CMU walls appear well maintained and having horizontal fine cracks at the base of the block wall to slab joint.
- The building finish floor is approximately 30" below FEMA base floor elevation of AE-7 (see finish floor elevation attached and Firmette).
- The electrical system has components that are below the flood elevation.
- Other building components such as the likely original cast iron sanitary plumbing or HVAC systems are not included in this report.

Client's continued building use considerations:

- The client desires a major renovation with an increase of size that will be determined to be FBC 7TH Edition, 2020 Alteration Level III classification and a substantial improvement condition having a construction cost greater than 50% of the current building value.
- The finish floor will be required to be raised from the 4.43' to min. of 8.0' NAVD '88 to satisfy the FEMA B.F.E. +1.0'.
- This property is also waterfront having the north property-line fronting South Southlake and is of concern for water intrusion, or other event and it is the client's desire to protect the property from any potential flood hazards.
- Maintaining any portions of this existing building are counterproductive when it is determined that the floor elevation must be raised and include: causing the headers of the doors and windows as well as the window sills to become non-compliant, slab/piles foundation will be potentially overloaded with the additional elevated floor solution, etc.
- The other existing building components, such as the electrical, plumbing and mechanical also impact the cost of the project.

Financial Considerations and concerns:

The re-construction and major renovation that would be an alternative method to a new construction according to the historical district considerations applied to this project are the basis for this financial consideration as described below.

The features of this property at this time are such that a renovation or major reconstruction will have challenges that cannot be solved. Such features include:

- Limited grade-beams and piling capacities at the time of built as well as aging.
- Low finish floor elevation (30" below required Flood Elev.)
- Low interior ceilings/floor structure heights (8'-0")

Should these challenges be attempted to be solved, the methods used are to such extreme conditions that it may prove to be unreconcilable in nature due to the following code considerations:

- FBC and FBC Existing Building Code provisions for Alteration Level III
- FEMA Flood Elevation and flood proofing
- ASCE 07-16 wind loads and structural requirements

In addition to these items mentioned above, the age and conditions of the major structural components of the building place them past their functional and operational lifespan, therefore, a continuation of their function with a major increase in loading and higher structural load requirements prove to be an unreasonable proposition.
In conclusion, the financial costs related to the above-mentioned construction considerations are such that they are upwards of normal construction procedures and methods to the extent that much higher costs are to be expected should this path be attempted. It would be my determination that any contractor and design firm would incur greater costs in comparison to conventional new construction. Without further analysis or specific studies, further conclusions or specific conclusions are not able to be made at this time.

As a matter of clarification, it is my conclusion at this time and to the best fo my knowledge and professional belief that the code requirements required for this property may not be able to be satisfied for a major renovation or rebuilding effort, in addition to the financial aspects mentioned.

Our conclusions at this time:

- Our conclusion at this time is that the current structural and building condition are not of any major concern and are not the evident and primary contributing factors to the outcome of the building improvements determination. Of the major concerns related to the building's determination is the existing finish floor elevation not being sufficient to provide the protection for the up-coming major renovation and impedes the FBC requirements for the investment for the building including increase in size, etc. that is necessary in order to obtain the full use and enjoyment of this property having 23,300 Sf lot size.
- The desired building increase in size (>200%) with the required 16" raising of the finish floor elevation is considered to be a substantial improvement condition. Compliance with alteration level III where all conditions of the buildings will be required to meet the complete FBC 7th Edition code requirements. I therefore find

that the rehabilitation efforts of this residential property is not feasible considering the above mentioned details.
    - It is also considered to be a relevant statement that the insurability and property value can only be secured at this time by providing a higher finish floor that is not possible with the building that is currently in-place.
- Therefore, a new building construction project will benefit the client and achieve full use and enjoyment of this SFR property with increase in size and additional building features securing the future insurability and property value.

If after reading this report you have any questions, please contact me at your earliest convenience. I would be glad to clarify or provide any additional information as much as I am able to.

Sincerely,

_____
VENKATESAN M. BALAKRISHNAN, P.E.
FL. REG. No: 63107

Encl.: Annex "A" - Inspection Images
Annex "B" – BCPA Info
Annex "C" – Survey and Elevation Certificate
Annex "D" – Building Permit Records

ANNEX "A"

INSPECTION IMAGES

FRONTIER
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STREET FRONT VIEW

Frontier Engineering development, llc
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FRONTIER
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FRONT ENTRY VIEW

FRONT COURTYARD AREA VIEW

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FRONTIER
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ENTRY AREA

REAR OF HOUSE VIEW

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REAR DECK AREA

LAKEFRONT VIEW

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office (954) 678-2030 · fax (954) 678-2032
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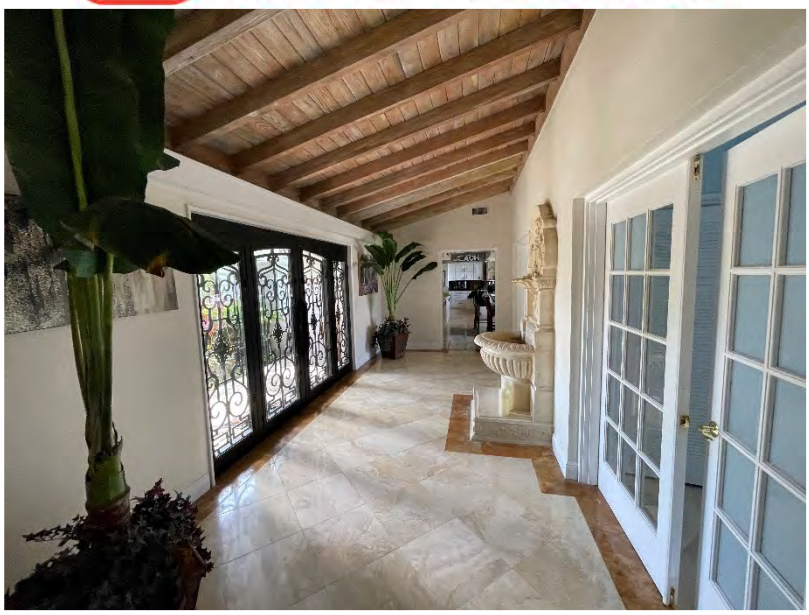

INSIDE FRONT ENTRY VIEW

KITCHEN AND DINING VIEW

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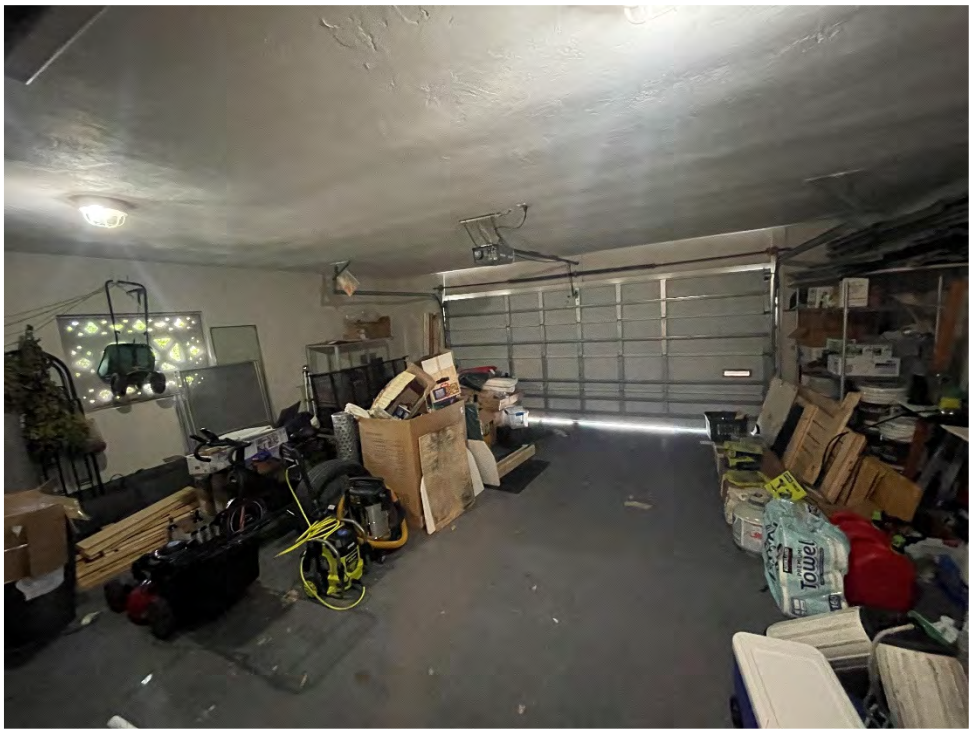
LIVING TO KITCHEN AREA VIEW



GARAGE VIEW

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GARAGE TO LAUNDRY VIEW

MASTER BEDROOM

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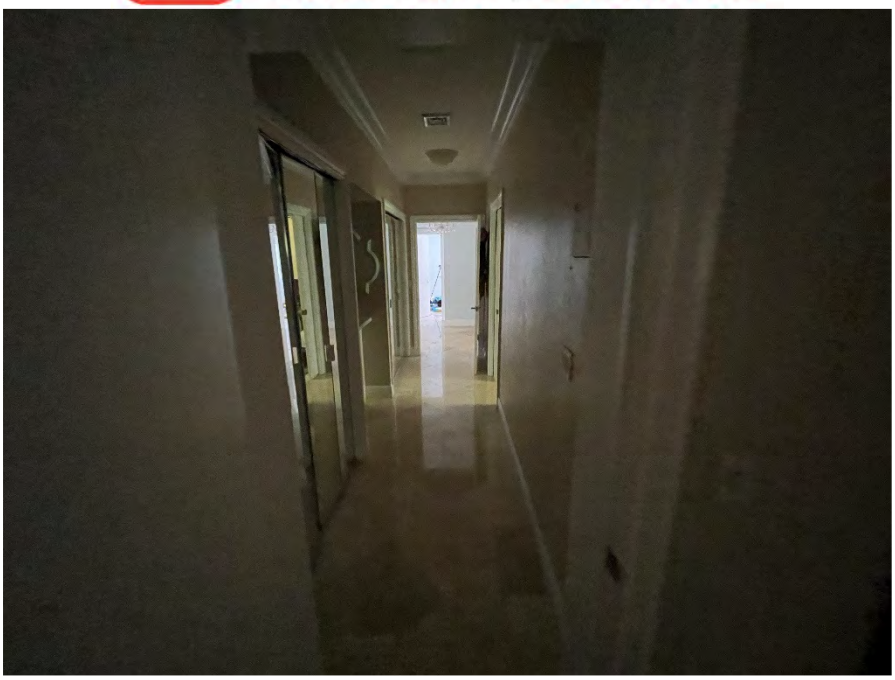

HALLWAY VIEW

BATHROOM VIEW

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ELECTRIC SERVICE AT GARAGE AREA

MEECH. EQUIP AT GRADE AND SERVICE EQUIP. VIEW

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MAIN ELECT. PANEL

SUB-PANEL

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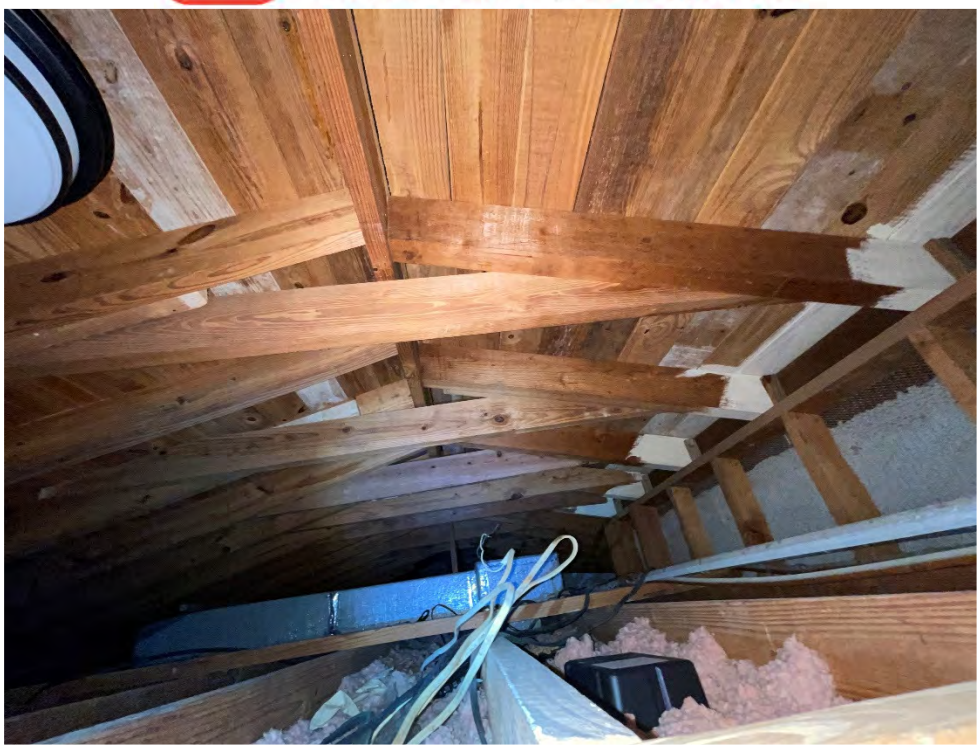

ATTIC AREA ABOVE LIVING AREA VIEW

ATTIC AREA ABOVE GARAGE VIEW

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FRONTIER
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HVAC EQUIP.

HVAC AT GRADE VIEW

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FRONTIER
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ANNEX "B"

BCPA Info

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Fl C.A. No: 30629
P.O. Box 222023, Hollywood, FL 33022
office (954) 678-2030 · fax (954) 678-2032
info@myfloridaengineering.com

Site Address	1030 S SOUTHLAKE DRIVE, HOLLYWOOD FL 33019
Property Owner	LEACE, HENRY LEACE, ROSA
Mailing Address	1254 MADISON ST HOLLYWOOD FL 33019

ID #	5142 14 02 0930
Millage	0513
Use	01-01

Abbr Legal Description	HOLLYWOOD LAKES SECTION 1-32 B LOTS 22,23,LESS S 30 FOR ST,TR OF LAND LYING N OF LOTS 22 & 23, BET SAME & LAKE BLK 54

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

* 2023 values are considered "working values" and are subject to change.

Property Assessment Values

Year	Land	Building / Improvement	Just / Market Value	Assessed / SOH Value	Tax
2023*	$884,480	$1,469,020	$2,353,500	$2,353,500	
2022	$884,480	$1,068,180	$1,952,660	$1,922,840	$40,434.43
2021	$884,480	$863,560	$1,748,040	$1,748,040	$36,835.14

2023* Exemptions and Taxable Values by Taxing Authority

	County	School Board	Municipal	Independent
Just Value	$2,353,500	$2,353,500	$2,353,500	$2,353,500
Portability	0	0	0	0
Assessed/SOH 23	$2,353,500	$2,353,500	$2,353,500	$2,353,500
Homestead 100%	$25,000	$25,000	$25,000	$25,000
Add. Homestead	$25,000	0	$25,000	$25,000
Wid/Vet/Dis	0	0	0	0
Senior	0	0	0	0
Exempt Type	0	0	0	0
Taxable	$2,303,500	$2,328,500	$2,303,500	$2,303,500

Sales History

Date	Type	Price	Book/Page or CIN
5/11/2023	WD-Q	$2,725,000	118855257
4/10/2003	WD	$758,000	34996 / 899
1/22/2002	PRD	$475,000	32929 / 1066

Land Calculations

Price	Factor	Type
$37.80	23,399	SF

Adj. Bldg. S.F. (Card, Sketch)	3142
Units/Beds/Baths	1/3/2
Eff./Act. Year Built: 1962/1951	

Special Assessments

Fire	Garb	Light	Drain	Impr	Safe	Storm	Clean	Misc
05								
R								
1								

Parcel ID Number	Calculation Num
514214020930	1

Use Code
01 - Single family

No. Bedrooms	No. Baths	No. Units	No. Stories	No. Buildings
3	2	1	1	1

Foundation	Exterior	Roof Type	Roof Material
PILING	C.B. STUCCO	HIP OR GABLE	TILE, BARREL

Interior	Floors	Plumbing	Electric
DRYWALL/PLASTR	WOOD, HARD	GOOD/TILE RES	GOOD RES CA

Ceiling Heights	Quality Of Construction	Current Condition of Structure	Construction Class
8' - 9'	Average	Average	Masonry

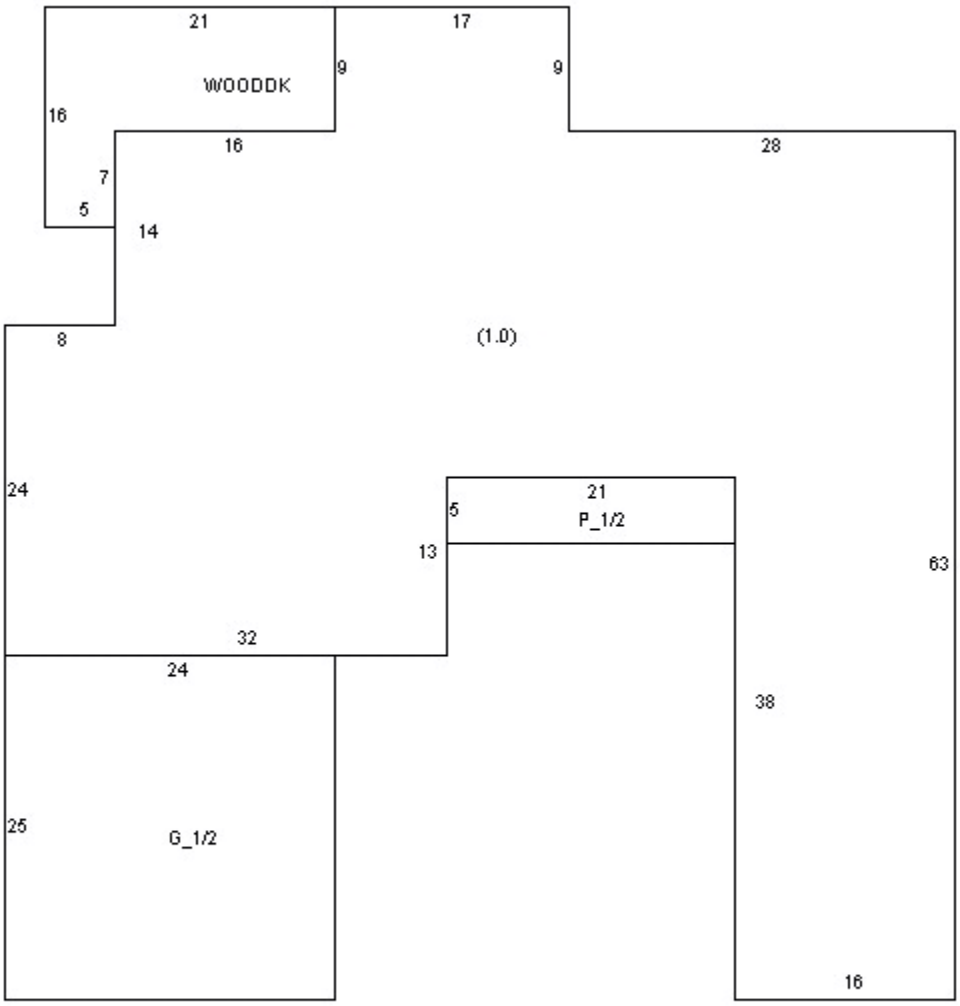
Extra Features
Paver driveway
Patios, Floors - Wood

Permit No.	Permit Type	Est. Cost	Permit Date	CO Date

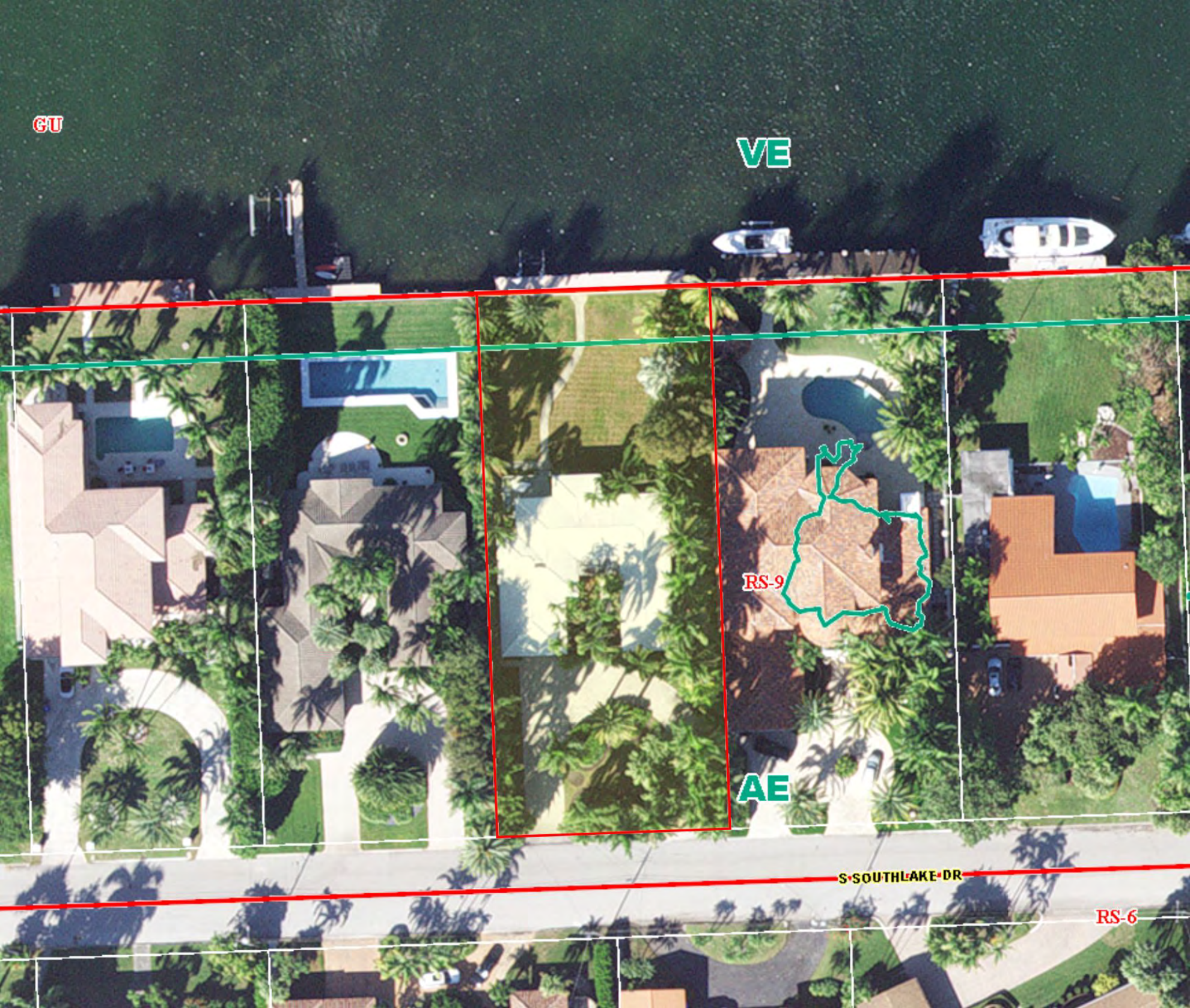
There may be permits for the subject property which are not listed.
Please contact the city's building department or click here to search for permits associated with this property.

Sketch: 514214020930
Building: 1 of 1

Code	Description
(1.0)	One Story
G_1/2	Garage
P_1/2	Porch
WOODDK	Wood Deck



Code	Description	Area	Factor	Adj Area	Stories	Stories Under Air	Under Air Area
(1.0)	One Story	2,790	1.00	2,790	1	1	2,790
G_1/2	Garage	600	0.50	300	1	0	0
P_1/2	Porch	105	0.50	53	1	0	0
WOODDK	Wood Deck	224	0.00	0	0	0	0
Total				3,143			2,790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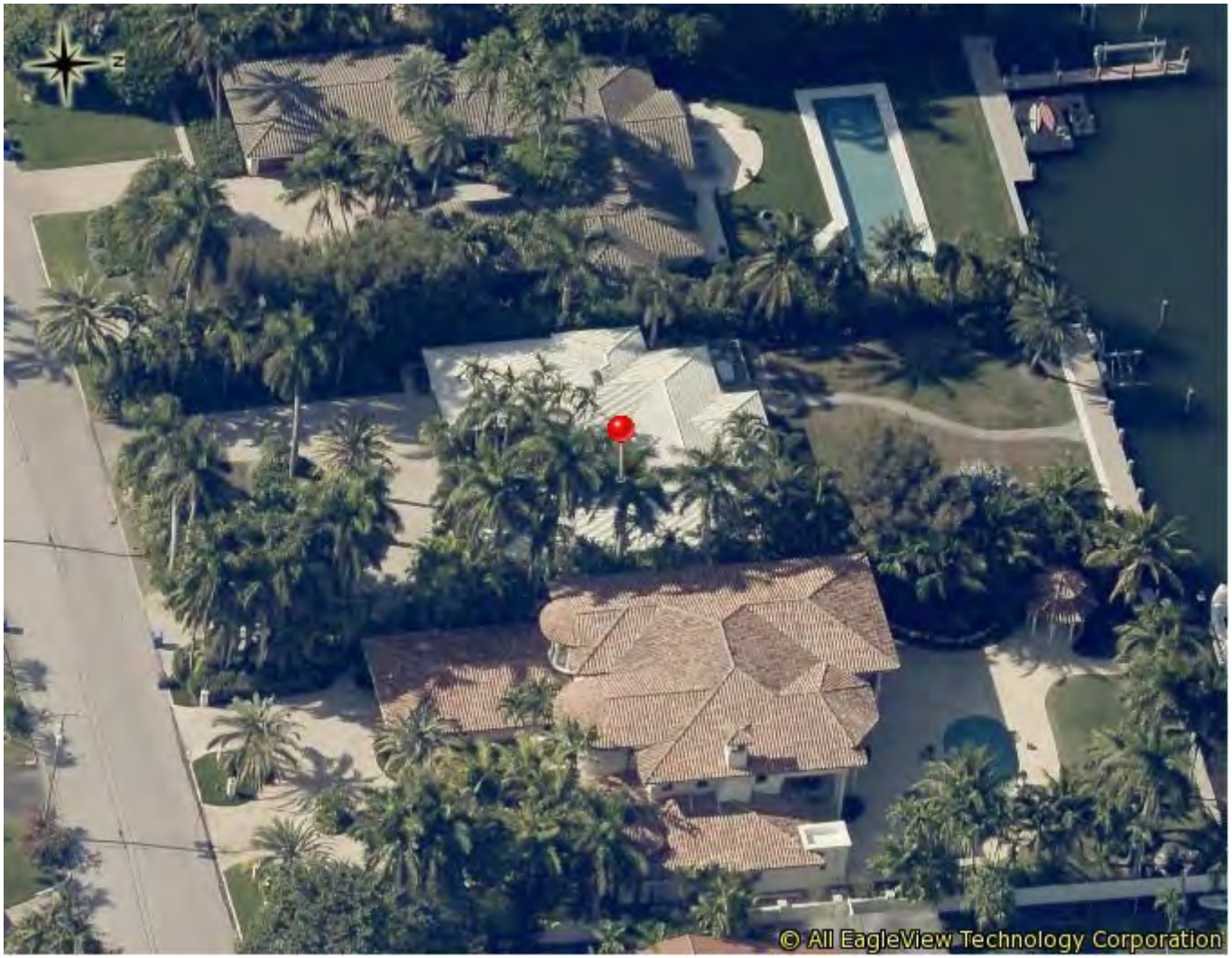
RS-6

North View

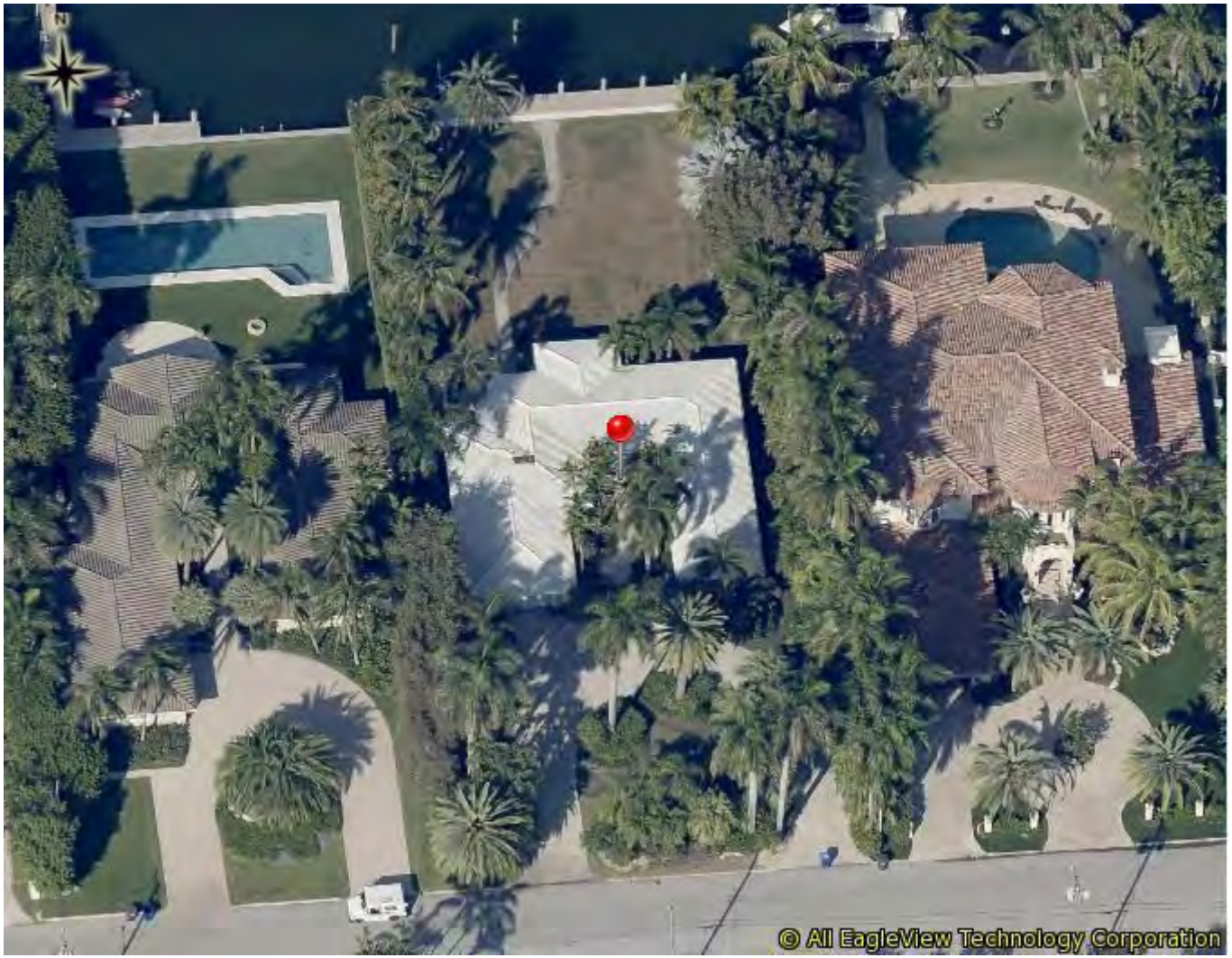
01/09/2023

East View



01/09/2023

S View



West View

02/03/2023

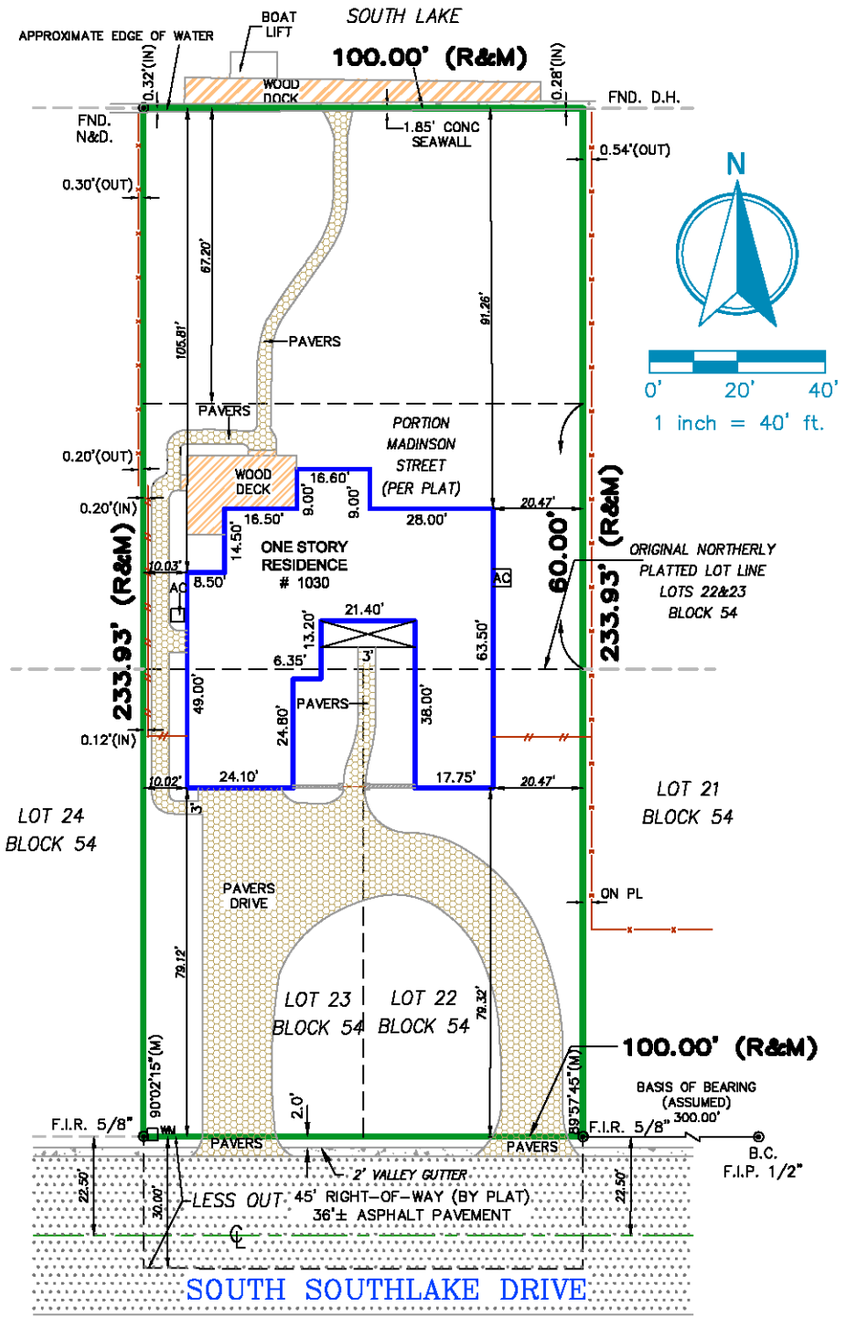
ANNEX "C"

Survey and Finish Floor Elevation Certificate

Frontier Engineering development, llc
Fl C.A. No: 30629
P.O. Box 222023, Hollywood, FL 33022
office (954) 678-2030 · fax (954) 678-2032
info@myfloridaengineering.com

Ordered By:

TRI-COUNTY FLORIDA TITLE



POINTS OF INTEREST:

DRIVEWAY CROSSES LOT LINE; DOCK AND BOAT LIFT ARE LOCATED BEYOND LOT LINES.

MAP OF BOUNDARY SURVEY

Property Address:

1030 S SOUTHLAKE DR
HOLLYWOOD, FL 33019

OnlineLand SURVEYORS, INC.

6175 NW 153rd St # 401,
Miami Lakes, FL 33014
www.OnlineLandSurveyors.Com

***SURVEYOR'S CERTIFICATION**: I HEREBY CERTIFY THAT THIS "BOUNDARY SURVEY" IS A TRUE AND CORRECT REPRESENTATION OF A SURVEY PREPARED UNDER MY DIRECTION. THIS COMPLIES WITH THE MINIMUM TECHNICAL STANDARDS, AS SET FORTH BY THE STATE OF FLORIDA BOARD OF PROFESSIONAL SURVEYORS AND MAPPER IN CHAPTER 5J-17.051, FLORIDA ADMINISTRATIVE CODE PURSUANT TO SECTION 472.027, FLORIDA STATUTES.*

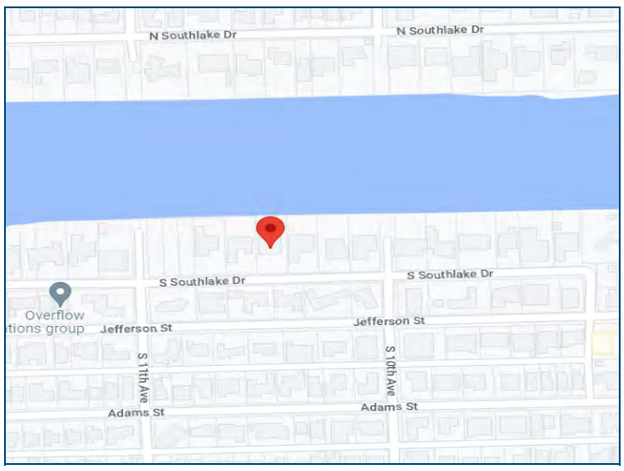
GUILLERMO A. GUERRERO
No. 6453
STATE OF FLORIDA
REGISTERED SURVEYOR & MAPPER

SIGNED _____ **FOR THE FIRM**

GUILLERMO A. GUERRERO
STATE OF FLORIDA

P.S.M. No. 6453

NOT VALID WITHOUT AN AUTHENTIC ELECTRONIC SIGNATURE AND AUTHENTICATED ELECTRONIC SEAL AND/OR THIS MAP IS NOT VALID WITHOUT THE SIGNATURE AND ORIGINAL RAISED SEAL OF A LICENSE SURVEYOR AND MAPPER.



LOCATION MAP N.T.S.

PROPERTY FRONT VIEW

CERTIFIED TO:

HENRY LEACE
TRI COUNTY FLORIDA TITLE COMPANY
OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY
ATTORNEYS TITLE FUND SERVICES, LLC
ITS SUCCESSORS AND/OR ASSIGNS AS THEIR
INTEREST MAY APPEAR.

FLOOD INFORMATION:

Community Number:	CITY OF HOLLYWOOD 125113
Panel Number:	12011C0569H
Suffix:	H
Date of Firm Index:	8/18/2014
Flood Zone:	AE
Base Flood Elevation:	7.0
Date of Survey:	4/27/2023

LEGAL DESCRIPTION: Please see the last page for long Legal Description.

Surveyor's Legend

PROPERTY LINE
STRUCTURE
CONC. BLOCK WALL
CHAIN-LINK or WIRE FENCE
WOOD FENCE
IRON FENCE
EASEMENT
CENTER LINE
WOOD DECK
CONCRETE
ASPHALT
BRICK/TILE
WATER
APPROXIMATE EDGE OF WATER
COVERED AREA

	TREE
P.P.	POWER POLE
C.B.	CATCH BASIN
C.U.E.	COUNTY UTILITY ESMT.
I.E./E.E.	INGRESS/ EGRESS ESMT.
U.E.	UTILITY EASEMENT
FND. OR F	FOUND IRON PIPE/ REBAR
	PIN AS NOTED ON PLAT
LB#	LICENSE # – BUSINESS
LS#	LICENSE # – SURVEYOR
CALC	CALCULATED POINT
SET	SET MONUMENT
▲	CONTROL POINT
■	CONCRETE MONUMENT
ELEV	ELEVATION
P.T.	POINT OF TANGENCY
P.C.	POINT OF CURVATURE
P.R.M.	PERMANENT REFERENCE MONUMENT
P.C.C.	POINT OF COMPOUND CURVATURE
P.R.C.	POINT OF REVERSE CURVATURE
P.O.B.	POINT OF BEGINNING
P.O.C.	POINT OF COMMENCEMENT
P.C.P.	PERMANENT CONTROL POINT
M	FIELD MEASURED
P	PLATTED MEASURMENT
D	DEED
C	CALCULATED

L.M.E.	LAKE or LANDSCAPE MAINT. ESMT.
R.O.E.	ROOF OVERHANG EASEMENT
P.P.	POOL PUMP
PL	PLANTER OR PROPERTY LINE
I.D.	IDENTIFICATION
B.C.	BLOCK CORNER
B.R.	BEARING REFERENCE
Δ	CENTRAL ANGLE or DELTA
R	RECORD OR RADIUS
RAD.	RADIAL
N.R.	NON RADIAL
TYP.	TYPICAL
I.R.	IRON ROD
I.P.	IRON PIPE
N&D	NAIL & DISK
PK NAIL	PARKER–KALON NAIL
D.H.	DRILL HOLE
	WELL
	FIRE HYDRANT
M.H.	MAN HOLE
O.H.	OVERHEAD LINES
TX	TRANSFORMER
CATV	CABLE TV. RISER
W.M.	WATER METER
P/E	POOL EQUIPMENT
CONC	CONCRETE
ML	MONUMENT LINE

ESMT.	EASEMENT
D.E.	DRAINAGE EASEMENT
L.B.E.	LANDSCAPE BUFFER ESMT.
L.A.E.	LIMITED ACCESS EASEMENT
TEL.	TELEPHONE FACILITIES
U.P.	UTILITY POLE
E.U.B.	ELECTRIC UTILITY BOX
SEP. T.	SEPTIC TANK
D.F.	DRAIN–FIELD
AC	AIR CONDITIONER
CSW	CONC SIDEWALK
DRIVE	DRIVEWAY
SCR.	SCREENED AREA
GAR.	GARAGE
ENCL.	ENCLOSURE
N.T.S.	NOT TO SCALE
F.F.E.	FINISHED FLOOR ELEVATION
T.O.B.	TOP OF BANK
E.O.W.	EDGE OF WATER
E/P OR E.O.P.	EDGE OF PAVEMENT
C.V.G.	CONCRETE VALLEY GUTTER
B.S.L.	BUILDING SETBACK LINE
S.T.L.	SURVEY TIE LINE
℄	CENTER LINE
R/W	RIGHT OF WAY
P.U.E.	PUBLIC UTILITY EASEMENT
C.M.E.	CANAL MAINTENANCE EASEMENT
A.E.	ANCHOR ESMT / ACCESS ESMT

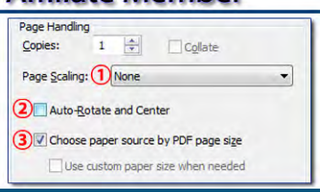
GENERAL NOTES:

1) *LEGAL DESCRIPTION PROVIDED BY OTHERS.*
2) *EXAMINATION OF THE ABSTRACT OF TITLE WILL HAVE TO BE MADE TO DETERMINE RECORDED INSTRUMENTS, IF ANY, AFFECTING PROPERTY.*
3) *THE LANDS SHOWN HEREON WERE NOT ABSTRACTED FOR EASEMENT OR OTHER RECORDED ENCUMBERANCES NOT SHOWN ON THE PLAT.*
4) *THE PURPOSE OF THIS SURVEY IS FOR USE IN OBTAINING TITLE INSURANCE AND FINANCING AND SHOULD NOT BE USED FOR CONSTRUCTION, PERMITTING DESIGN, OR ANY OTHER PURPOSE WITHOUT THE WRITTEN CONSENT OF ONLINE LAND SURVEYORS INC.*
5) *UNDERGROUND PORTIONS OF FOOTINGS, FOUNDATIONS OR OTHER IMPROVEMENTS WERE NOT LOCATED.*
6) *ONLY VISIBLE AND ABOVE GROUND ENCROACHMENTS LOCATED.*
7) *FENCE OWNERSHIP NOT DETERMINED.*
8) *WALL TIES ARE TO THE FACE OF THE WALL.*
9) *BEARINGS ARE BASE ON AN ASSUMED MERIDIAN.*
10) *BOUNDARY SURVEY MEANS A DRAWING AND/OR GRAPHIC REPRESENTATION OF THE SURVEY WORK PERFORMED IN THE FIELD, COULD BE DRAWN AT A SHOWN SCALE AND/OR NOT TO SCALE.*
11) *NO IDENTIFICATION FOUND ON PROPERTY CORNERS UNLESS NOTED.*
12) *NOT VALID UNLESS SEALED WITH THE SIGNING SURVEYORS EMBOSSED SEAL OR ELECTRONIC SEAL.*
13) *DIMENSIONS SHOWN ARE PER PLAT AND MEASURED IN THE FIELD UNLESS OTHERWISE SHOWN.*
14) *ELEVATIONS IF SHOWN ARE BASED UPON N.G.V.D. 1929 UNLESS OTHERWISE NOTED.*
15) *THIS IS A BOUNDARY SURVEY UNLESS OTHERWISE NOTED.*
16) *THIS BOUNDARY SURVEY HAS BEEN PREPARED FOR THE EXCLUSIVE USE OF THE ENTITIES NAMED HEREON; THE CERTIFICATIONS DO NOT EXTEND TO ANY UNNAMED PARTIES.*
17) *THE EXISTENCE OF ADDITIONAL RECORDED OR UNRECORDED INSTRUMENTS, EASEMENTS AND /OR RESOLUTIONS NOT AVAILABLE TO SURVEYOR MAY EXIST AND ARE NOT DEPICTED IN THIS SKETCH.*

Florida Land Title Association
FLTA
Affiliate Member

Printing to Scale:

1. Select "None" from Page Scaling
2. Deselect "Auto-Rotate and Center"
3. Select "Choose paper source by PDF page size"



FIELD WORK:	***4/25/2023***
DRAWN BY:	***C.S.***
CHECKED BY:	***G.A.G.***
FINAL REVISION:	***04/27/2023***
COMPLETED:	***4/27/2023***
SCALE:	***1" = 40'***
SURVEY CODE:	***O-98132***

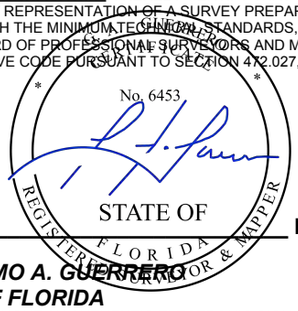
G. A. GUERRERO
CERTIFICATE
No. 6453
STATE OF
FLORIDA
REGISTERED SURVEYOR & MAPPER
~~LB# 7904~~

OnlineLand SURVEYORS, INC.
6175 NW 153rd St # 401
Miami Lakes, FL 33014
Phone: (305) 910-0123
Fax: (305) 675-0999
www.OnlineLandSurveyors.Com

LEGAL DESCRIPTION:

LOTS 22 AND 23 , TOGETHER WITH THAT PARCEL OF LAND LYING BETWEEN SAID LOTS AND THE LAKE, LESS AND EXCEPT THE SOUTH 30 FEET THEREOF, BLOCK 54, HOLLYWOOD LAKES SECTION, ACCORDING TO THE MAP OR PLAT THEREOF, AS RECORDED IN PLAT BOOK 1, PAGE 32, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA.

SURVEYOR'S CERTIFICATION: I HEREBY CERTIFY THAT THIS "BOUNDARY SURVEY" IS A TRUE AND CORRECT REPRESENTATION OF A SURVEY PREPARED UNDER MY DIRECTION. THIS COMPLIES WITH THE MINIMUM TECHNICAL STANDARDS, AS SET FORTH BY THE STATE OF FLORIDA BOARD OF PROFESSIONAL SURVEYORS AND MAPPER IN CHAPTER 5J-17.051, FLORIDA ADMINISTRATIVE CODE PURSUANT TO SECTION 472.027, FLORIDA STATUTES.



SIGNED _____ **FOR THE FIRM**

GUILLERMO A. GUERRERO ***P.S.M. No. 6453***

STATE OF FLORIDA

NOT VALID WITHOUT AN AUTHENTIC ELECTRONIC SIGNATURE AND AUTHENTICATED ELECTRONIC SEAL AND/OR THIS MAP IS NOT VALID WITHOUT THE SIGNATURE AND ORIGINAL RAISED SEAL OF A LICENSE SURVEYOR AND MAPPER.

OnlineLand SURVEYORS,INC.

6175 NW 153rd St # 401
Miami Lakes, FL 33014
Phone: (305) 910-0123
Fax: (305) 675-0999
LB #: 7904
www.OnlineLandSurveyors.Com

Accepted By: _____

U.S. DEPARTMENT OF HOMELAND SECURITY
Federal Emergency Management Agency
National Flood Insurance Program

OMB No. 1660-0008
Expiration Date: November 30, 2022

ELEVATION CERTIFICATE

Important: Follow the instructions on pages 1–9.

Copy all pages of this Elevation Certificate and all attachments for (1) community official, (2) insurance agent/company, and (3) building owner.

SECTION A – PROPERTY INFORMATION

FOR INSURANCE COMPANY USE

A1. Building Owner's Name: HENRY LEACE — Policy Number:

A2. Building Street Address (including Apt., Unit, Suite, and/or Bldg. No.) or P.O. Route and Box No.: 1030 S SOUTHLAKE DR — Company NAIC Number:

City: HOLLYWOOD | State: FLORIDA | ZIP Code: 33019

A3. Property Description (Lot and Block Numbers, Tax Parcel Number, Legal Description, etc.)
Folio #:5142 14 02 0930

A4. Building Use (e.g., Residential, Non-Residential, Addition, Accessory, etc.) Residential

A5. Latitude/Longitude: Lat. N 26°0'26.18" Long. W 80°7'35.41" Horizontal Datum: ☐ NAD 1927 ☒ NAD 1983

A6. Attach at least 2 photographs of the building if the Certificate is being used to obtain flood insurance.

A7. Building Diagram Number 1B

A8. For a building with a crawlspace or enclosure(s):

a) Square footage of crawlspace or enclosure(s) N/A sq ft

b) Number of permanent flood openings in the crawlspace or enclosure(s) within 1.0 foot above adjacent grade N/A

c) Total net area of flood openings in A8.b N/A sq in

d) Engineered flood openings? ☐ Yes ☒ No

A9. For a building with an attached garage:

a) Square footage of attached garage 400 sq ft

b) Number of permanent flood openings in the attached garage within 1.0 foot above adjacent grade 0

c) Total net area of flood openings in A9.b 0 sq in

d) Engineered flood openings? ☐ Yes ☒ No

SECTION B – FLOOD INSURANCE RATE MAP (FIRM) INFORMATION

B1. NFIP Community Name & Community Number	B2. County Name	B3. State
CITY OF HOLLYWOOD 125113	BROWARD COUNTY	FLORIDA

B4. Map/Panel Number	B5. Suffix	B6. FIRM Index Date	B7. FIRM Panel Effective/ Revised Date	B8. Flood Zone(s)	B9. Base Flood Elevation(s) (Zone AO, use Base Flood Depth)
12011C0569H	H	8/18/2014	8/18/2014	AE	7.0

B10. Indicate the source of the Base Flood Elevation (BFE) data or base flood depth entered in Item B9:
☐ FIS Profile ☒ FIRM ☐ Community Determined ☐ Other/Source: N/A

B11. Indicate elevation datum used for BFE in Item B9: ☐ NGVD 1929 ☒ NAVD 1988 ☐ Other/Source:

B12. Is the building located in a Coastal Barrier Resources System (CBRS) area or Otherwise Protected Area (OPA)? ☐ Yes ☒ No
Designation Date: N/A ☐ CBRS ☐ OPA

ELEVATION CERTIFICATE

OMB No. 1660-0008
Expiration Date: November 30, 2022

IMPORTANT: In these spaces, copy the corresponding information from Section A.	FOR INSURANCE COMPANY USE
Building Street Address (including Apt., Unit, Suite, and/or Bldg. No.) or P.O. Route and Box No. 1030 S SOUTHLAKE DR	Policy Number:
City State ZIP Code HOLLYWOOD, FL 33019	Company NAIC Number

SECTION C – BUILDING ELEVATION INFORMATION (SURVEY REQUIRED)

C1. Building elevations are based on: ☐ Construction Drawings* ☐ Building Under Construction* ☒ Finished Construction

*A new Elevation Certificate will be required when construction of the building is complete.

C2. Elevations – Zones A1–A30, AE, AH, A (with BFE), VE, V1–V30, V (with BFE), AR, AR/A, AR/AE, AR/A1–A30, AR/AH, AR/AO. Complete Items C2.a–h below according to the building diagram specified in Item A7. In Puerto Rico only, enter meters.

Benchmark Utilized: 1915 Vertical Datum: NAVD 1988

Indicate elevation datum used for the elevations in items a) through h) below.

☐ NGVD 1929 ☒ NAVD 1988 ☐ Other/Source: N/A

Datum used for building elevations must be the same as that used for the BFE.

		Check the measurement used.
a) Top of bottom floor (including basement, crawlspace, or enclosure floor)	4.43	☒ feet ☐ meters
b) Top of the next higher floor	N/A	☒ feet ☐ meters
c) Bottom of the lowest horizontal structural member (V Zones only)	N/A	☒ feet ☐ meters
d) Attached garage (top of slab)	3.15	☒ feet ☐ meters
e) Lowest elevation of machinery or equipment servicing the building (Describe type of equipment and location in Comments)	3.16	☒ feet ☐ meters
f) Lowest adjacent (finished) grade next to building (LAG)	2.96	☒ feet ☐ meters
g) Highest adjacent (finished) grade next to building (HAG)	3.10	☒ feet ☐ meters
h) Lowest adjacent grade at lowest elevation of deck or stairs, including structural support	N/A	☒ feet ☐ meters

SECTION D – SURVEYOR, ENGINEER, OR ARCHITECT CERTIFICATION

This certification is to be signed and sealed by a land surveyor, engineer, or architect authorized by law to certify elevation information. *I certify that the information on this Certificate represents my best efforts to interpret the data available. I understand that any false statement may be punishable by fine or imprisonment under 18 U.S. Code, Section 1001.*

Were latitude and longitude in Section A provided by a licensed land surveyor? ☒ Yes ☐ No ☒ Check here if attachments.

Certifier's Name	License Number	
Guillermo A. Guerrero	6453	
Title		
PROFESSIONAL SURVEYOR & MAPPER		
Company Name		
Online Land Surveyors Inc.		
Address		
6175 NW 153rd Street STE 401		
City	State	ZIP Code
Miami Lakes	FL	33014
Signature	Date	Telephone Ext.
	4/27/2023	(305) 910-0123

G. A. GUERRERO CERTIFICATE No. 6453 Place Seal Here STATE OF FLORIDA REGISTERED SURVEYOR & MAPPER

Copy all pages of this Elevation Certificate and all attachments for (1) community official, (2) insurance agent/company, and (3) building owner.

Comments (including type of equipment and location, per C2(e), if applicable)

LATITUDE LONGTITUDE PER GOOGLE, ATTACHMENTS = BUILDING PICTURES
C2(E) DENOTES TO AIR CONDITIONER PAD
NOTE: THIS ELEVATION CERTIFICATE IS ONLY VALID FOR THE PERSON OR PERSONS NAMED ON THIS CERTIFICATE. THIS CERTIFICATE IS FOR FLOOD INSURANCE PURPOSES ONLY. THE INFORMATION ON THIS CERTIFICATE SHOULD NOT TO BE USED FOR CONSTRUCTION OR PLANNING.

ELEVATION CERTIFICATE

OMB No. 1660-0008
Expiration Date: November 30, 2022

IMPORTANT: In these spaces, copy the corresponding information from Section A.			FOR INSURANCE COMPANY USE
Building Street Address (including Apt., Unit, Suite, and/or Bldg. No.) or P.O. Route and Box No. 1030 S SOUTHLAKE DR			Policy Number:
City HOLLYWOOD, FL 33019	State	ZIP Code	Company NAIC Number

SECTION E – BUILDING ELEVATION INFORMATION (SURVEY NOT REQUIRED) FOR ZONE AO AND ZONE A (WITHOUT BFE)

For Zones AO and A (without BFE), complete Items E1–E5. If the Certificate is intended to support a LOMA or LOMR-F request, complete Sections A, B,and C. For Items E1–E4, use natural grade, if available. Check the measurement used. In Puerto Rico only, enter meters.

E1. Provide elevation information for the following and check the appropriate boxes to show whether the elevation is above or below the highest adjacent grade (HAG) and the lowest adjacent grade (LAG).

a) Top of bottom floor (including basement, crawlspace, or enclosure) is _____ ☒ feet ☐ meters ☐ above or ☐ below the HAG.

b) Top of bottom floor (including basement, crawlspace, or enclosure) is _____ ☒ feet ☐ meters ☐ above or ☐ below the LAG.

E2. For Building Diagrams 6–9 with permanent flood openings provided in Section A Items 8 and/or 9 (see pages 1–2 of Instructions), the next higher floor (elevation C2.b in the diagrams) of the building is _____ ☒ feet ☐ meters ☐ above or ☐ below the HAG.

E3. Attached garage (top of slab) is _____ ☒ feet ☐ meters ☐ above or ☐ below the HAG.

E4. Top of platform of machinery and/or equipment servicing the building is _____ ☒ feet ☐ meters ☐ above or ☐ below the HAG.

E5. Zone AO only: If no flood depth number is available, is the top of the bottom floor elevated in accordance with the community's floodplain management ordinance? ☐ Yes ☐ No ☒ Unknown. The local official must certify this information in Section G.

SECTION F – PROPERTY OWNER (OR OWNER'S REPRESENTATIVE) CERTIFICATION

The property owner or owner's authorized representative who completes Sections A, B, and E for Zone A (without a FEMA-issued or community-issued BFE) or Zone AO must sign here. The statements in Sections A, B, and E are correct to the best of my knowledge.

Property Owner or Owner's Authorized Representative's Name			
Address	City	State	ZIP Code
Signature	Date	Telephone	

Comments

☐ Check here if attachments.

ELEVATION CERTIFICATE

OMB No. 1660-0008
Expiration Date: November 30, 2022

IMPORTANT: In these spaces, copy the corresponding information from Section A.			FOR INSURANCE COMPANY USE
Building Street Address (including Apt., Unit, Suite, and/or Bldg. No.) or P.O. Route and Box No. 1030 S SOUTHLAKE DR			Policy Number:
City HOLLYWOOD, FL 33019	State	ZIP Code	Company NAIC Number

SECTION G – COMMUNITY INFORMATION (OPTIONAL)

The local official who is authorized by law or ordinance to administer the community's floodplain management ordinance can complete Sections A, B, C (or E), and G of this Elevation Certificate. Complete the applicable item(s) and sign below. Check the measurement used in Items G8–G10. In Puerto Rico only, enter meters.

G1. ☐ The information in Section C was taken from other documentation that has been signed and sealed by a licensed surveyor, engineer, or architect who is authorized by law to certify elevation information. (Indicate the source and date of the elevation data in the Comments area below.)

G2. ☐ A community official completed Section E for a building located in Zone A (without a FEMA-issued or community-issued BFE) or Zone AO.

G3. ☐ The following information (Items G4–G10) is provided for community floodplain management purposes.

G4. Permit Number	G5. Date Permit Issued	G6. Date Certificate of Compliance/Occupancy Issued

G7. This permit has been issued for: ☐ New Construction ☐ Substantial Improvement

G8. Elevation of as-built lowest floor (including basement) of the building: _____ ☒ feet ☐ meters Datum _____

G9. BFE or (in Zone AO) depth of flooding at the building site: _____ ☒ feet ☐ meters Datum _____

G10. Community's design flood elevation: _____ ☒ feet ☐ meters Datum _____

Local Official's Name	Title
Community Name	Telephone
Signature	Date

Comments (including type of equipment and location, per C2(e), if applicable)

☐ Check here if attachments.

ELEVATION CERTIFICATE

BUILDING PHOTOGRAPHS

See Instructions for Item A6.

OMB No. 1660-0008
Expiration Date: November 30, 2022

IMPORTANT: In these spaces, copy the corresponding information from Section A.			FOR INSURANCE COMPANY USE
Building Street Address (including Apt., Unit, Suite, and/or Bldg. No.) or P.O. Route and Box No. 1030 S SOUTHLAKE DR			Policy Number:
City HOLLYWOOD, FL 33019	State	ZIP Code	Company NAIC Number

If using the Elevation Certificate to obtain NFIP flood insurance, affix at least 2 building photographs below according to the instructions for Item A6. Identify all photographs with date taken; "Front View" and "Rear View"; and, if required, "Right Side View" and "Left Side View." When applicable, photographs must show the foundation with representative examples of the flood openings or vents, as indicated in Section A8. If submitting more photographs than will fit on this page, use the Continuation Page.

Photo One

Photo One Caption: Front View — Clear Photo One

Photo Two

Photo Two Caption: Rear View — Clear Photo Two

ELEVATION CERTIFICATE

BUILDING PHOTOGRAPHS
Continuation Page

OMB No. 1660-0008
Expiration Date: November 30, 2022

IMPORTANT: In these spaces, copy the corresponding information from Section A.			FOR INSURANCE COMPANY USE
Building Street Address (including Apt., Unit, Suite, and/or Bldg. No.) or P.O. Route and Box No. 1030 S SOUTHLAKE DR			Policy Number:
City HOLLYWOOD, FL 33019	State	ZIP Code	Company NAIC Number

If submitting more photographs than will fit on the preceding page, affix the additional photographs below. Identify all photographs with: date taken; "Front View" and "Rear View"; and, if required, "Right Side View" and "Left Side View." When applicable, photographs must show the foundation with representative examples of the flood openings or vents, as indicated in Section A8.

Photo Three

Photo Three Caption: Left View

Clear Photo Three

Photo Four

Photo Four Caption: Right View

Clear Photo Four

FRONTIER
ENGINEERING | DEVELOPMENT

ANNEX "D"

Building Permit Records

Frontier Engineering development, llc
Fl C.A. No: 30629
P.O. Box 222023, Hollywood, FL 33022
office (954) 678-2030 · fax (954) 678-2032
info@myfloridaengineering.com

Permit Search Results

Search > **Properties located at/on/near '...1030 s southlake...'**

9 permits were found for
1030 S SOUTHLAKE DR

View	Process #	Permit #	Description	Appl. Date	Permit Date
Details	59388	**P0301538**	GAS PIPING	11/19/2003	**12/3/2003**
Details	58409	**P0301473**	GAS PIPING	11/4/2003	**11/18/2003**
Details		**E0002786**	ELECTRICAL WORK		**8/4/2000**
Details		**B9608164**	DRIVEWAY		**11/18/1996**
Details		**P9600615**	LAWN SPRINKLER EXCL PUMP AND WELL		**4/17/1996**
Details		**E9601259**	ELECTRICAL WORK		**4/17/1996**
Details		**B9505356**	REPAIRS-STRUCTURAL		**9/29/1995**
Details		**B9504980**	RE-ROOF(COMBINATION OF TYPES)		**9/13/1995**
Details		**M9200386**	A/C - CENTRAL - REPLACEMENT		**4/7/1992**

Register for E-Mail Notifications

New Search	Permit	Reviews	Inspections	Contractor

Permit Details

Process #: 59388	Permit #: P0301538	Master Permit: P0301538
Status: Closed		
List All Subpermits		

Site Information	
Address: 1030 S SOUTHLAKE DR	Folio#: 514214020930
Sub-division: HOLLYWOOD LAKES SECTION	Value: $1,430.00
Lot: 22 Block: 54	Sq Ft: 0

Permit Information	
Application Type: GAS PIPING Job Name: COVINO Film Number: 0308259	Application Date: 11/19/03 Permit Date: 12/03/03 CO/CC Date: Total Fees: $54.30

Applicant / Contact Information
Name: E H WHITSON CO INC Address: 423 S 21 AVE HOLLYWOOD, FL

Property Owner Information
Name: O'CALLAHAN,SUSAN Address: 525 N BROADWAY SUITE 101 WHITE PLAINS NY 10603

Contractor Information
Name: E H WHITSON CO INC (Permits + Details) Address: 423 S 21 AVE HOLLYWOOD, FL

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New Search	Permit	Reviews	Inspections	Contractor

Permit Details

Process #: 58409	Permit #: P0301473	Master Permit: P0301473
Status: Closed		
List All Subpermits		

Site Information	
Address: 1030 S SOUTHLAKE DR	Folio#: 514214020930
Sub-division: HOLLYWOOD LAKES SECTION	Value: $400.00
Lot: 22 Block: 54	Sq Ft: 0

Permit Information	
Application Type: GAS PIPING Job Name: COVING Film Number: 0400614	Application Date: 11/04/03 Permit Date: 11/18/03 CO/CC Date: Total Fees: $45.35

Applicant / Contact Information
Name: TECO PEOPLES GAS Address: 15779 W DIXIE HWY N MIAMI BEACH, FL

Property Owner Information
Name: O'CALLAHAN,SUSAN Address: 525 N BROADWAY SUITE 101 WHITE PLAINS NY 10603

Contractor Information
Name: TECO PEOPLES GAS (Permits + Details) Address: 15779 W DIXIE HWY N MIAMI BEACH, FL

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New Search	Permit	Reviews	Inspections	Contractor

Permit Details

Process #:	Permit #: E0002786	Master Permit: E0002786
Status: Closed		
List All Subpermits		

Site Information	
Address: 1030 S SOUTHLAKE DR	Folio#: 514214020930
Sub-division: HOLLYWOOD LAKES SECTION	Value: $875.00
Lot: 22 Block: 54	Sq Ft: 0

Permit Information	
Application Type: ELECTRICAL WORK Job Name: SPRAGUE Film Number: 0043573	Application Date: 00/00/00 Permit Date: 08/04/00 CO/CC Date: Total Fees: $35.35

Applicant / Contact Information
Name: LEWIS STEVEN CURTIS Address: 20341 NE 30TH AVE., #108 AVENTURA, FL

Property Owner Information
Name: SPRAGUE,E S & EDITH C EST Address:

Contractor Information
Name: LEWIS STEVEN CURTIS (Permits + Details) Address: 20341 NE 30TH AVE., #108 AVENTURA, FL

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New Search	Permit	Reviews	Inspections	Contractor

Permit Details

Process #:	Permit #: B9608164	Master Permit: B9608164
Status: Closed		
List All Subpermits		

Site Information	
Address: 1030 S SOUTH LAKE DR	Folio#: 514214020930
Sub-division: HOLLYWOOD LAKES SECTION	Value: $17,000.00
Lot: 22 Block: 54	Sq Ft: 0

Permit Information	
Application Type: DRIVEWAY Job Name: SPRAGUE,E S & EDITH C EST Film Number: 9610023	Application Date: 00/00/00 Permit Date: 11/18/96 CO/CC Date: Total Fees: $280.95

Applicant / Contact Information
Name: MASTER BRICK PAVERS Address: PO BOX 7195 LAKE WORTH, FL

Property Owner Information
Name: SPRAGUE,E S & EDITH C EST Address:

Contractor Information
Name: MASTER BRICK PAVERS (Permits + Details) Address: PO BOX 7195 LAKE WORTH, FL

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New Search	Permit	Reviews	Inspections	Contractor

Permit Details

Process #:	Permit #: P9600615	Master Permit: P9600615
Status: Closed		
List All Subpermits		

Site Information	
Address: 1030 S SOUTH LAKE DR	Folio#: 514214020930
Sub-division: HOLLYWOOD LAKES SECTION	Value: $2,740.00
Lot: 22 Block: 54	Sq Ft: 0

Permit Information	
Application Type: LAWN SPRINKLER EXCL PUMP AND WELL Job Name: SPRAGUE,E S & EDITH C Film Number: 9603279	Application Date: 00/00/00 Permit Date: 04/17/96 CO/CC Date: Total Fees: $62.15

Applicant / Contact Information
Name: BOBS WATERWORKS Address: 7580 LINCOLN STREET HOLLYWOOD, FL

Property Owner Information
Name: SPRAGUE,E S & EDITH C Address:

Contractor Information
Name: BOBS WATERWORKS (Permits + Details) Address: 7580 LINCOLN STREET HOLLYWOOD, FL

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New Search	Permit	Reviews	Inspections	Contractor

Permit Details

Process #:	Permit #: E9601259	Master Permit: P9600615
Status: Closed		
Show Master Permit		

Site Information	
Address: 1030 S SOUTH LAKE DR	Folio#: 514214020930
Sub-division: HOLLYWOOD LAKES SECTION	Value: $100.00
Lot: 22 Block: 54	Sq Ft: 0

Permit Information	
Application Type: ELECTRICAL WORK Job Name: SPRAGUE,E S & EDITH C Film Number: 9603279	Application Date: 00/00/00 Permit Date: 04/17/96 CO/CC Date: Total Fees: $35.35

Applicant / Contact Information
Name: ALS ELECTRIC Address: 4132 S.W. 52ND ST DANIA, FL

Property Owner Information
Name: SPRAGUE,E S & EDITH C Address:

Contractor Information
Name: ALS ELECTRIC (Permits + Details) Address: 4132 S.W. 52ND ST DANIA, FL

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New Search	Permit	Reviews	Inspections	Contractor

Permit Details

Process #:	Permit #: B9505356	Master Permit: B9505356
Status: Closed		
List All Subpermits		

Site Information	
Address: 1030 S SOUTH LAKE DR	Folio#: 514214020930
Sub-division: HOLLYWOOD LAKES SECTION	Value: $9,000.00
Lot: 22 Block: 54	Sq Ft: 0

Permit Information	
Application Type: REPAIRS-STRUCTURAL Job Name: SPRAGUE,E S & EDITH C Film Number: 9510880	Application Date: 00/00/00 Permit Date: 09/29/95 CO/CC Date: Total Fees: $158.15

Applicant / Contact Information
Name: BILL COOPER INC Address: 3505 FIELD RD FT LAUDERDALE, FL

Property Owner Information
Name: SPRAGUE,E S & EDITH C Address:

Contractor Information
Name: BILL COOPER INC (Permits + Details) Address: 3505 FIELD RD FT LAUDERDALE, FL

Register for E-Mail Notifications

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New Search	Permit	Reviews	Inspections	Contractor

Permit Details

Process #:	Permit #: M9200386	Master Permit: M9200386
Status: Closed		
List All Subpermits		

Site Information	
Address: 1030 S SOUTH LAKE DR	Folio#: 514214020930
Sub-division: HOLLYWOOD LAKES SECTION	Value: $5,988.00
Lot: 22 Block: 54	Sq Ft: 0

Permit Information	
Application Type: A/C - CENTRAL - REPLACEMENT Job Name: SPRAGUE,E S & EDITH C Film Number: F923399	Application Date: 00/00/00 Permit Date: 04/07/92 CO/CC Date: Total Fees: $106.92

Applicant / Contact Information
Name: E H WHITSON COMPANY Address: 423 S 21 ST AVENUE HOLLYWOOD, FL

Property Owner Information
Name: SPRAGUE,E S & EDITH C Address:

Contractor Information
Name: E H WHITSON COMPANY (Permits + Details) Address: 423 S 21 ST AVENUE HOLLYWOOD, FL

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1038 S. Southlake Drive

1021 S. Southlake Dive

Subject Property: 1030 S. Southlake Drive

LEGAL DESCRIPTION:

ALL THAT CERTAIN LOT, PARCEL OR TRACT OF LAND, SITUATE AND LYING IN THE CITY OF HOLLYWOOD , COUNTY OF BROWARD, STATE OF FLORIDA, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:ß
LOTS 22 AND 23, LESS AND EXCEPT THE SOUTH 30 THEREOF, BLOCK 54, HOLLYWOOD LAKES SECTION, ACCORDING TO THE MAP OR PLAT THEREOF AS RECORDED IN PLAT BOOK 1, PAGE 32, PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA. TOGETHER WITH ALL THAT PARCEL OF LAND DESCRIBED AND BOUNDED AS FOLLOWS: BEING A PART OF MADISON STREET AND A PART OF BLOCK 77, HOLLYWOOD LAKES SECTION BOUNDED ON THE SOUTH BY THE NORTH LINE OF LOTS 22 AND 23, BLOCK 54 OF SAID SUBDIVISION, ON THE NORTH BY BLOCK 76, HOLLYWOOD LAKES SECTION, OTHERWISE DISCRIBED AS SOUTH LAKE OF SAID SUBDIVISION, ON THE EAST BY THE EAST LINE OF LOT 22, BLOCK 54, EXTENDED NORTHERLY AND ON THE WEST BY THE WEST LINE OF LOT 23, BLOCK 54, EXTENDED NORTHERLY AS SHOWN ON THE PLAT OF HOLLYWOOD LAKES SECTION RECORDED IN PLAT BOOK 1, PAGE 32, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA, BEING ALL THAT PARCEL OF LAND LYING NORTH OF LOTS 22 AND 23, BLOCK 54, HOLLYWOOD LAKES SECTION EXTENDING TO THE SOUTH LAKE IN SAID SUBDIVISIONß

1030 S SOUTHLAKE DR,
Hollywood, FL 33019

Parcel ID	514214020930

Alert: This parcel has a historic designation which may have more restrictive development regulations. Please contact the City of Hollywood directly for more information.

Zone	RS-9
Allowed Use(s) - Primary	Residential(1), Civic(2), Educational(1)
Allowed Use(s) - Accessory	Residential(1)
Overlays	-
Informational Overlays	-
Lot Area - Public Records	23,399 ft²
Lot Area - GIS	23,397 ft²
Maximum Lot Coverage	N/A
Residential Density	N/A
Floor Area Ratio	N/A
Existing Building Area	2,790 ft²
Maximum Building Footprint	9,236 ft²
Minimum Open Space	0%
Maximum Building Height	30 ft
Maximum Height - Stories	2
Estimated Residential Units Allowed	Unlimited
Estimated Lodging Rooms Allowed	Unlimited
Minimum Primary Frontage Setback	25.00 ft
Minimum Secondary Frontage Setback	N/A
Minimum Side Ground Setback	N/A

LOCATION MAP - ZONING INFO

LEACE RESIDENCE

1030 S. SOUTHLAKE DRIVE
HOLLYWOOD, FLORIDA

DRAWING INDEX:

	COVER SHEET
	SURVEY
A-1	SITE PLAN
A-2	FIRST FLOOR PLAN
A-3	SECOND FLOOR PLAN
A-4	EXTERIOR ELEVATIONS
A-5	EXTERIOR ELEVATIONS
A-6	STREET PROFILE / ELEVATIONS
A-7	ROOF PLAN
C-1	PRELIMINARY DRAINAGE PLAN

MARK THOMAS BUDD, ARCHITECTURE
224 COMMERCIAL BLVD.
LAUDERDALE BY THE SEA, FLORIDA 33308
(954) 761-3698
FLA. REG. #AR-9549

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STATE OF FLORIDA
MARK THOMAS BUDD
9549
REGISTERED ARCHITECT
SEAL

DIGITAL SIGNATURE

PROJECT:
LEACE RESIDENCE
1030 S. SOUTHLAKE DRIVE
HOLLYWOOD, FLORIDA

DATE: 10-24-23
REVISIONS:
12-7-23

SHEET
CV -1
OF 4

MAP OF BOUNDARY SURVEY

DATE OF FIELD WORK 10/12/2023

PROPERTY ADDRESS:
1030 S SOUTHLAKE DRIVE
HOLLYWOOD, FL 33019

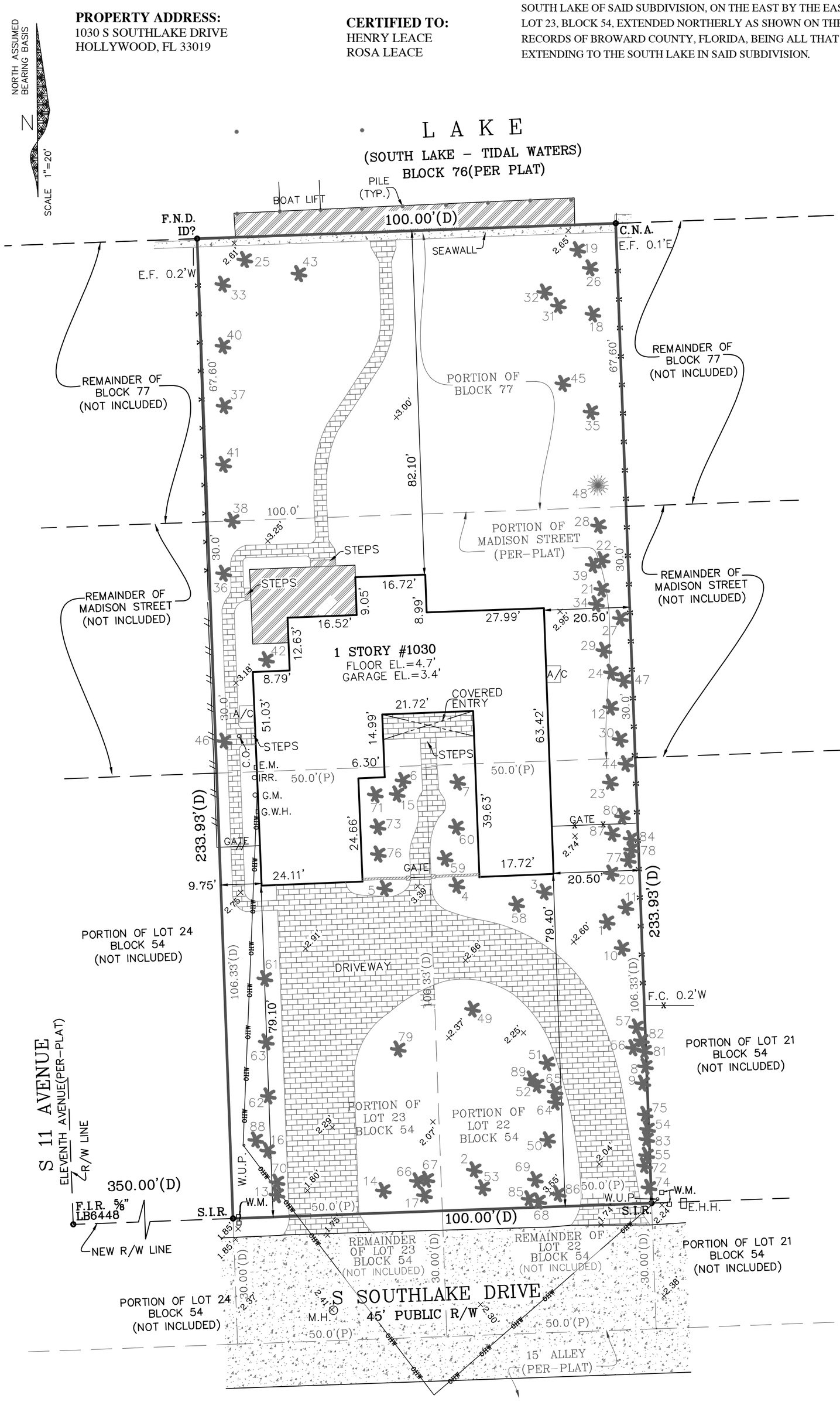
CERTIFIED TO:
HENRY LEACE
ROSA LEACE

LEGAL DESCRIPTION (FROM BROWARD COUNTY RECORDS INSTRUMENT# 118855257):
ALL THAT CERTAIN LOT, PARCEL OR TRACT OF LAND, SITUATE AND LYING IN THE CITY OF HOLLYWOOD , COUNTY OF BROWARD, STATE OF FLORIDA, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:
LOTS 22 AND 23, LESS AND EXCEPT THE SOUTH 30 THEREOF, BLOCK 54, HOLLYWOOD LAKES SECTION, ACCORDING TO THE MAP OR PLAT THEREOF AS RECORDED IN PLAT BOOK 1, PAGE 32, PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA. TOGETHER WITH ALL THAT PARCEL OF LAND DESCRIBED AND BOUNDED AS FOLLOWS: BEING A PART OF MADISON STREET AND A PART OF BLOCK 77, HOLLYWOOD LAKES SECTION BOUNDED ON THE SOUTH BY THE NORTH LINE OF LOTS 22 AND 23, BLOCK 54 OF SAID SUBDIVISION, ON THE NORTH BY BLOCK 76, HOLLYWOOD LAKES SECTION, OTHERWISE DESCRIBED AS SOUTH LAKE OF SAID SUBDIVISION, ON THE EAST BY THE EAST LINE OF LOT 22, BLOCK 54, EXTENDED NORTHERLY AND ON THE WEST BY THE WEST LINE OF LOT 23, BLOCK 54, EXTENDED NORTHERLY AS SHOWN ON THE PLAT OF HOLLYWOOD LAKES SECTION RECORDED IN PLAT BOOK 1, PAGE 32, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA, BEING ALL THAT PARCEL OF LAND LYING NORTH OF LOTS 22 AND 23, BLOCK 54, HOLLYWOOD LAKES SECTION EXTENDING TO THE SOUTH LAKE IN SAID SUBDIVISION.

NATIONAL FLOOD INSURANCE PROGRAM INFORMATION:
CITY OF HOLLYWOOD 125113
MAP/PANEL NUMBER 12011C0569H
INDEX DATE 8/18/14 PANEL EFFECTIVE DATE 8/18/14
FLOOD ZONE "AE / VE" BASE FLOOD ELEVATION "7 / 8"

ELEVATION NOTES:
ELEVATIONS SHOWN HEREON ARE BASED ON THE NORTH AMERICAN VERTICAL DATUM OF 1988, AND REFERENCED INTO THE FLORIDA DEPARTMENT OF TRANSPORTATION GLOBAL POSITIONING SYSTEM CONTROL NETWORK FOR A 6 MINUTE CYCLE

SPOT ELEVATION = x#.##



LEGEND AND ABBREVIATIONS

A/C = AIR CONDITIONER
ASPH. = ASPHALT
C/L = CENTER LINE
C.N.A. = CORNER NOT ACCESSIBLE
C.O. = CLEAN OUT
(D_ = DEED OR RESULT OF DEED
E.F. = END FENCE
E.H.H. = ELECTRIC HAND HOLE
EL. = ELEVATION
E.M. = ELECTRIC METER
F.C. = FENCE CORNER
F.I.P. = FOUND IRON PIPE
F.I.R. = FOUND IRON ROD
F.N.D. = FOUND NAIL AND DISC
G.M. = GAS METER
G.W.H. = GAS WATER HEATER
ID? = IDENTIFICATION ILLEGIBLE
IRR. = IRRIGATION EQUIPMENT
L.P. = LIGHT POLE
M.H. = MAN HOLE
O/L = ON-LINE
(P) = PLAT
P.B. = PLAT BOOK
PG. = PAGE
PL. = PLANTER
R/W = RIGHT-OF-WAY
S.I.R. = SET 5/8" IRON ROD LB7689
S.N.D. = SET NAIL AND DISC LB7689
TELE. = TELECOMMUNICATIONS UTILITY
TYP. = TYPICAL
U.E. = UTILITY EASEMENT
W.M. = WATER METER
W.U.P. = WOOD UTILITY POLE
W.V.R. = WATER VALVE RISER

ASPHALT =
BRICK =
CONCRETE =
WALL OR COLUMN STRUCTURE =
WOOD DECKING =
CHAIN LINK FENCE = X X X X
ROOFED OR OVERHANG =
OVERHEAD WIRE = OHW OHW
IRON OR ALUMINUM FENCE =
WOOD FENCE =

TREE NOTES:
THE TREES AND INFORMATION ABOUT SUCH TREES, ARE LABELED HEREON TO THE BEST KNOWLEDGE OF THE SURVEYOR SHOWN HEREON, THE SURVEYOR IS NOT A LANDSCAPE ARCHITECT, BOTANIST, OR ARBORIST AND INFORMATION ABOUT SUCH TREES SHOULD BE VERIFIED BY A QUALIFIED INDIVIDUAL

TREE INFORMATION TABLE		
TREE #	WIDTH TREE TYPE HEIGHT	
1	2' ARECA PALM 10–15'	
2	2 4" ROBELLINI PALM 5–8'	
3	2 4" ROBELLINI PALM 8–10'	
4	2 4" ROBELLINI PALM 8–10'	
5	2 4" ROBELLINI PALM 8–10'	
6	14" ALEXANDER PALM CLUSTER 10–15'	
7	4" ALEXANDER PALM 15–20'	
8	2 15" ROYAL PALM 30–35'	
9	2 10" SAW PALMETTO 2' 10'	
10	3' ARECA PALM CLUSTER 15–20'	
11	3' ARECA PALM CLUSTER 15–20'	
12	3' ARECA PALM CLUSTER 15–20'	
13	3 4" ROBELLINI PALM 7–10'	
14	3 4" ROBELLINI PALM 10'	
15	2 4" ALEXANDER PALM 15–20'	
16	3 4–6" XMAS PALM 15–20'	
17	3 4" XMAS PALM 10–15'	
18	3 4" XMAS PALM 10–15'	
19	3 4" XMAS PALM 10–15'	
20	4' ARECA PALM CLUSTER 15–20'	
21	4' ARECA PALM CLUSTER 10–15'	
22	4' ARECA PALM CLUSTER 10–15'	
23	4' ARECA PALM CLUSTER 15–20'	
24	4 4" ALEXANDER PALM 15–20'	
25	4 4" XMAS PALM 5–10'	
26	4" ALEXANDER PALM 10–15'	
27	4" ALEXANDER PALM 25–30'	
28	5' ARECA PALM CLUSTER 20–25'	
29	5' ARECA PALM CLUSTER 15–20'	
30	5 4" ALEXANDER PALM	
31	8" COCONUT PALM 10–15'	
32	8" COCONUT PALM 10–15'	
33	8" COCONUT PALM 15–20'	
34	8" COCONUT PALM 25–30'	
35	8" FOXTAIL PALM 15–20'	
36	8" FOXTAIL PALM 20–25'	
37	10" COCONUT PALM 20–25'	
38	10" COCONUT PALM 20–25'	
39	10" COCONUT PALM 20–25'	
40	10" FOXTAIL PALM 20–25'	
41	10" FOXTAIL PALM 20–25'	
42	10" FOXTAIL PALM 25–30'	
43	14" DATE PALM 15–20'	
44	14" ROYAL PALM 30–35'	
45	14" SILVER PALM 10–15'	
46	15" ROYAL PALM 30–35'	
47	15" ROYAL PALM 30–35'	

TREE INFORMATION TABLE		
TREE #	WIDTH TREE TYPE HEIGHT	
48	42" MALELUCA 30–35'	
49	24" CANARY ISLAND DATE PALM 25–30'	
50	8" CHINESE FAN PALM 10–15'	
51	8" CHINESE FAN PALM 15–20'	
52	8" CHINESE FAN PALM 15–20'	
53	10" CHINESE FAN PALM 10–15'	
54	18" ARECA PALM CLUSTER 6–10'	
55	18" ARECA PALM CLUSTER 6–10'	
56	18" ARECA PALM CLUSTER 10–15'	
57	18" ARECA PALM CLUSTER 10–15'	
58	8" FOXTAIL PALM 20–25'	
59	10" FOXTAIL PALM 25–30'	
60	10" FOXTAIL PALM 25–30'	
61	10" FOXTAIL PALM 25–30'	
62	10" FOXTAIL PALM 25–30'	
63	10" FOXTAIL PALM 25–30'	
64	8" QUEEN PALM 10–15'	
65	8" QUEEN PALM 10–15'	
66	10" QUEEN PALM 10–15'	
67	10" QUEEN PALM 10–15'	
68	4" ROBELLINI PALM 6–8'	
69	4" ROBELLINI PALM 8–10'	
70	4" ROBELLINI PALM 10'	
71	4" ALEXANDER PALM 15–20'	
72	12" ROYAL PALM 15–20'	
73	4" ALEXANDER PALM 15–20'	
74	12" ROYAL PALM 25–30'	
75	12" ROYAL PALM 30–35'	
76	4" ALEXANDER PALM 15–20'	
77	12" ROYAL PALM 30–35'	
78	14" ROYAL PALM 35–40'	
79	15" ROYAL PALM 35–40'	
80	10" SAW PALMETTO 4–8'	
81	16" ROYAL PALM 30–35'	
82	16" ROYAL PALM 30–35'	
83	18" ROYAL PALM 35–40'	
84	18" ROYAL PALM 35–40'	
85	16" ROYAL PALM 30–35'	
86	16" ROYAL PALM 30–35'	
87	10" SAW PALMETTO 4–8'	
88	16" ROYAL PALM 30–35'	
89	8" SAW PALMETTO 6–8'	

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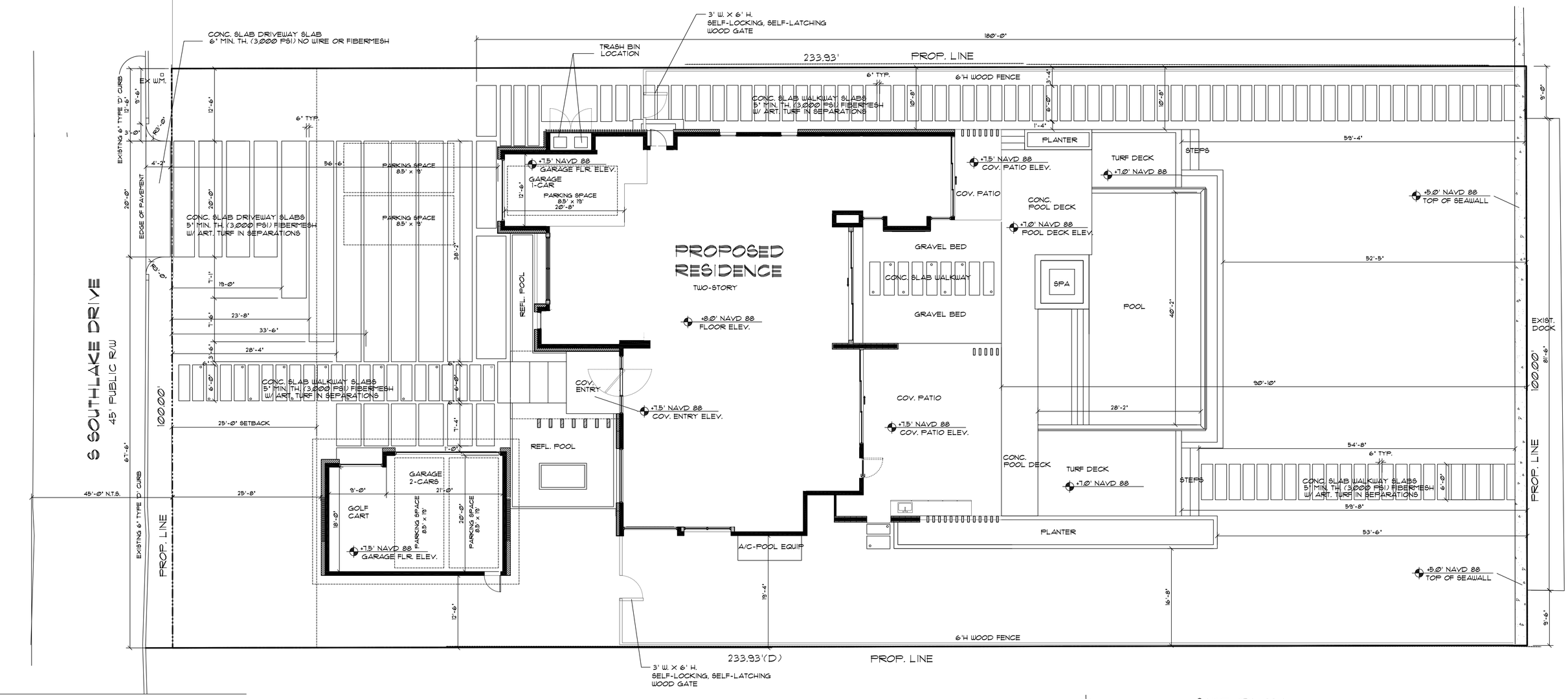
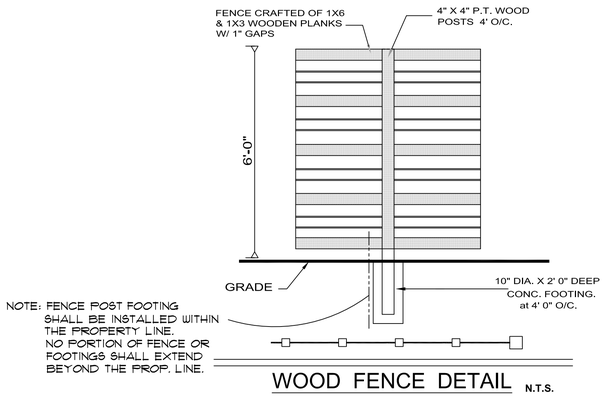
10/12/23

HENRY A. JOHNSTON P.L.S.#6843
JOHNSTON & JOHNSTON LAND SURVEYING SERVICES LB#7689
7777 DAVIE ROAD EXT. #302A–7
DAVIE, FL 33024
PHONE: 954–296–9516
WEB: WWW.JJSURVEYING.COM

Johnston & Johnston Land Surveying Services Inc.
JOB#23–10–002





WOOD FENCE DETAIL N.T.S.

NORTH

SITE PLAN

1/8" = 1'-0"

AREA CALCULATION:

TOTAL A/C FLOOR AREA=	6,180 SF
PARKING REQUIRED:	
2,000 SF	2 SPACES
4,180 SF / 500 =	8 SPACES
TOTAL REQ'D / PROVIDED:	5 SPACES

SCOPE OF WORK:

1. DEMOLITION OF EXISTING RESIDENCE.
2. SITE IMPROVMENTS AND CONSTRUCTION OF A NEW TWO-STORY RESIDENCE.

GREEN BUILDING INITIATIVES:

1. SALT SYSTEM TO BE INSTALLED FOR POOL TO REDUCE CHLORINE USE.
2. ENERGY STAR APPLIANCES SHALL BE INSTALLED.
3. DUAL FLUSH TOILETS SHALL BE INSTALLED.
4. ENERGY-EFFICIENT OUTDOOR LIGHTING SHALL BE INSTALLED WITH TIMERS & LED LIGHTING.
5. ELECTRIC VEHICLE CHARGING STATION TO BE LOCATED SW CORNER OF BUILDING -SEE SITE PLAN

SITE INFO:

ZONE: RS-3

SITE AREA:	23,399 SF
BUILDING FOOTPRINT=	5,401 SF
GROSS FLOOR AREA=	6,180 SF
LOT COVERAGE:	5,401 SF/23,399 SF = 23%
FAR:	6,180 SF/23,399 SF = 26%
IMPERVIOUS SITE AREA:	11,894 SF (51% OF SITE)
PERVIOUS SITE AREA:	11505 SF (49% OF SITE), 40% MIN. REQUIRED

FRONT YARD LANDSCAPE AREA CALC:
FRONT YARD AREA = 2,500 SF
FRONT YARD LANDSCAPED AREA = 2,250 SF = 90% PROVIDED, 20% MIN. REQUIRED

MARK THOMAS BUDD, ARCHITECTURE
224 COMMERCIAL BLVD.
LAUDERDALE BY THE SEA, FLORIDA 33308
(954) 761-3698
FLA. REG. #AR-9549

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STATE OF FLORIDA
MARK THOMAS BUDD
No. 9549
REGISTERED ARCHITECT
SEAL

DIGITAL SIGNATURE

PROJECT:
LEACE RESIDENCE
1030 S. SOUTHLAKE DRIVE
HOLLYWOOD, FLORIDA

DATE: 10-24-23
REVISIONS:
11-20-23
12-7-23
12-13-23

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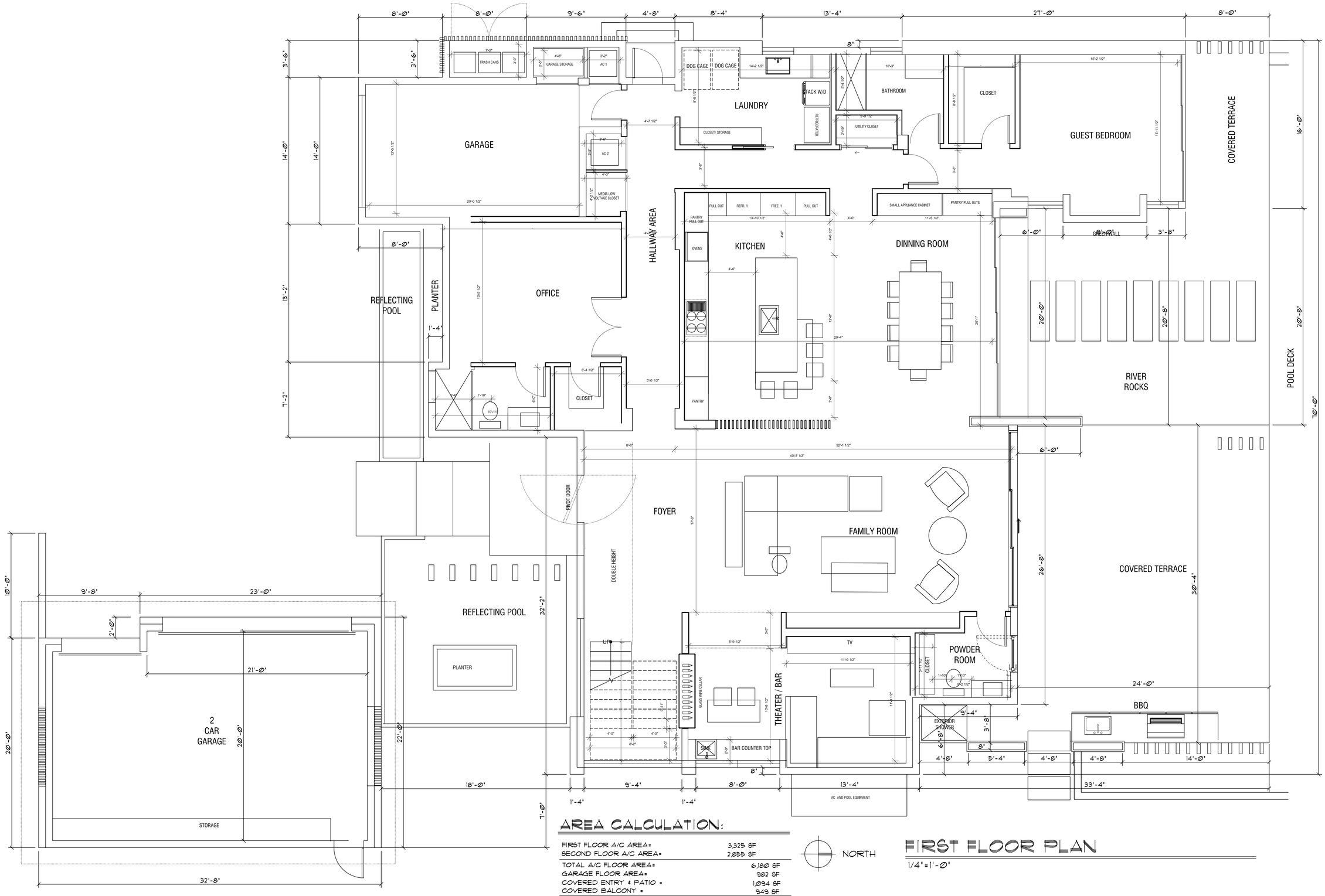

AREA CALCULATION:

FIRST FLOOR A/C AREA=	3,325 SF
SECOND FLOOR A/C AREA=	2,855 SF
TOTAL A/C FLOOR AREA=	6,180 SF
GARAGE FLOOR AREA=	982 SF
COVERED ENTRY & PATIO =	1,094 SF
COVERED BALCONY =	949 SF
TOTAL BUILDING AREA=	9,205 SF

NORTH

FIRST FLOOR PLAN

1/4"=1'-0"

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1030 S SOUTHLAKE DRIVE
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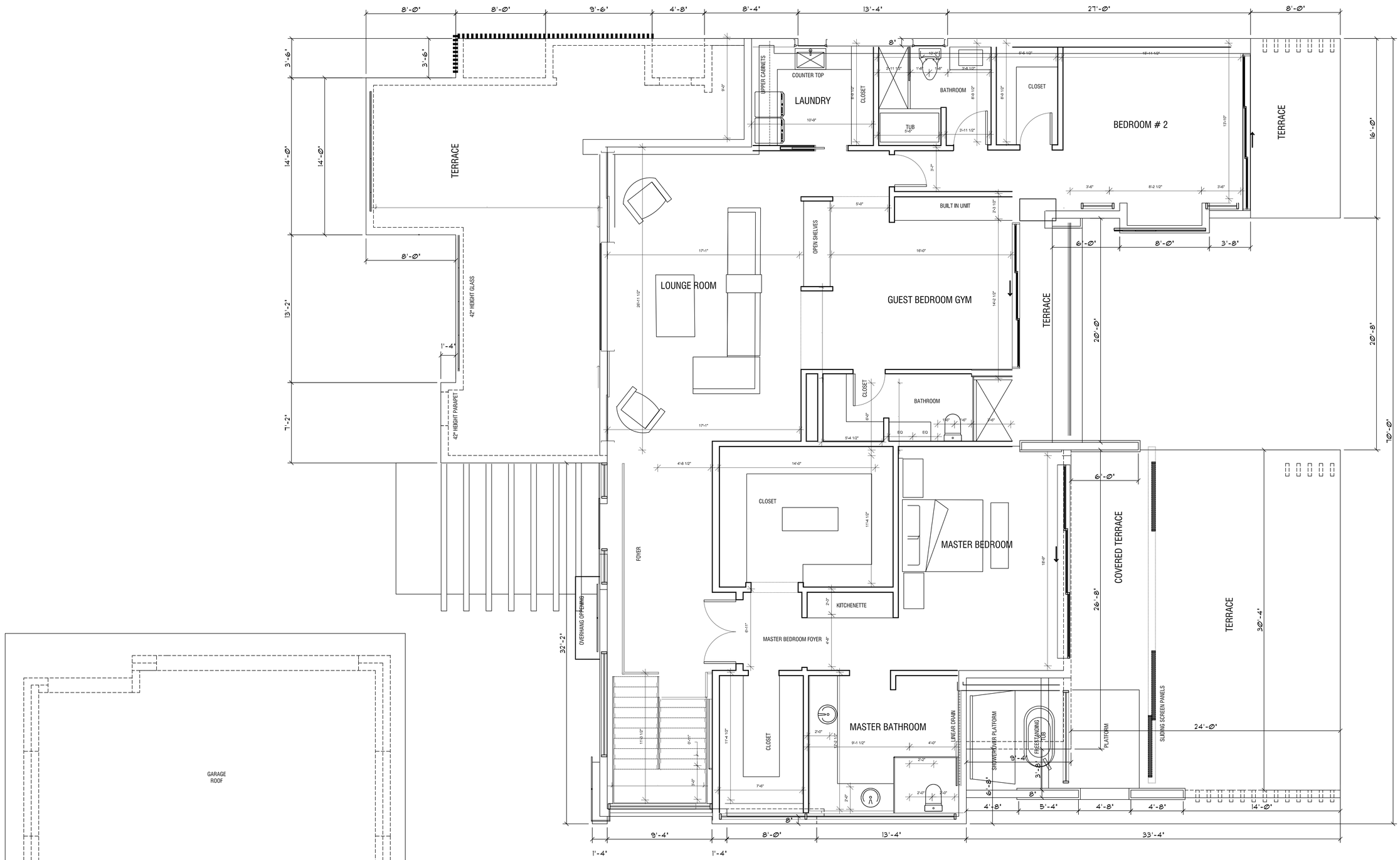

NORTH

SECOND FLOOR PLAN

1/4" = 1'-0"

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LEGEND:

- (A) STANDING SEAM METAL ROOF
- (B) STONE VENEER
- (C) IMPACT ALUMINUM DOOR OR WINDOW - DARK BRINZE FRAME
- (D) SMOOTH STUCCO
- (E) ALUM. GARAGE DOOR W/ WOOD FAUX FINISH
- (F) ALUM. & GLASS RAILING
- (G) WOOD FINISH ALUM. TUBES

FRONT / SOUTH ELEVATION

1/4"=1'-0"

REAR / NORTH ELEVATION

1/4"=1'-0"

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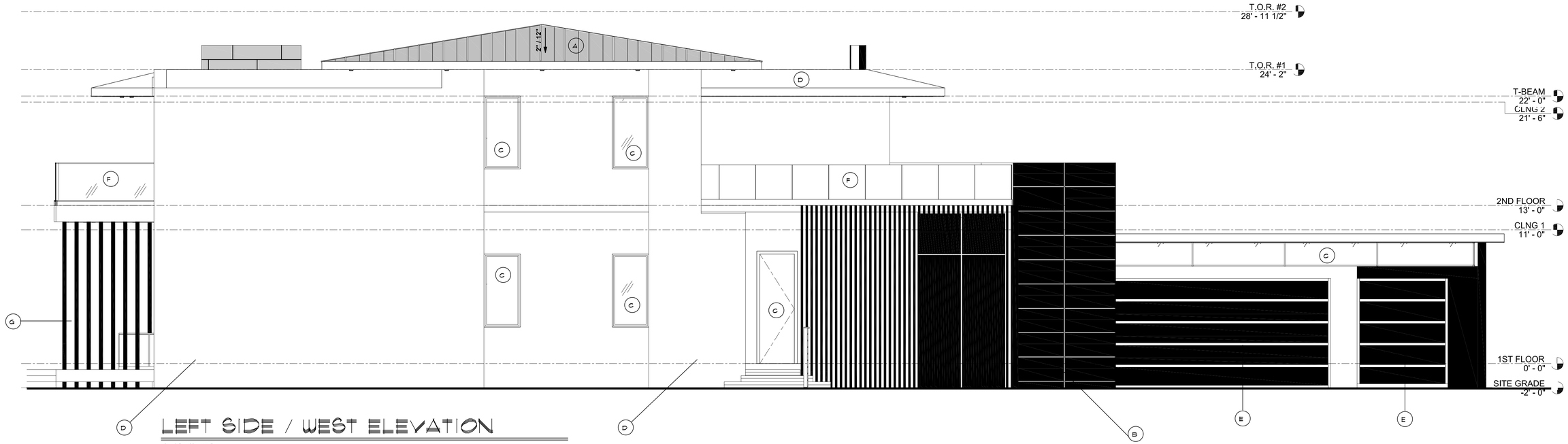
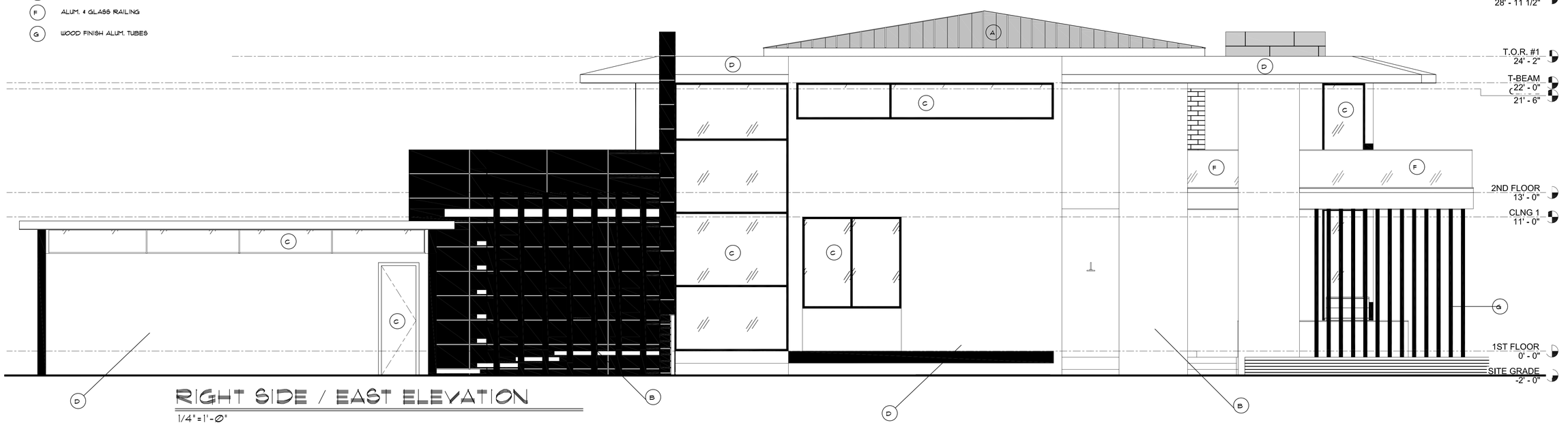


LEFT SIDE / WEST ELEVATION

1/4"=1'-0"

LEGEND:

- (A) STANDING SEAM METAL ROOF
- (B) STONE VENEER
- (C) IMPACT ALUMINUM DOOR OR WINDOW - DARK BRINZE FRAME
- (D) SMOOTH STUCCO
- (E) ALUM. GARAGE DOOR W/ WOOD FAUX FINISH
- (F) ALUM. & GLASS RAILING
- (G) WOOD FINISH ALUM. TUBES



RIGHT SIDE / EAST ELEVATION

1/4"=1'-0"

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STREET PROFILE / ELEVATION
S. SOUTHLAKE DRIVE VIEW

1/8"=1'-0"

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NORTH

ROOF PLAN

1/4"=1'-0"

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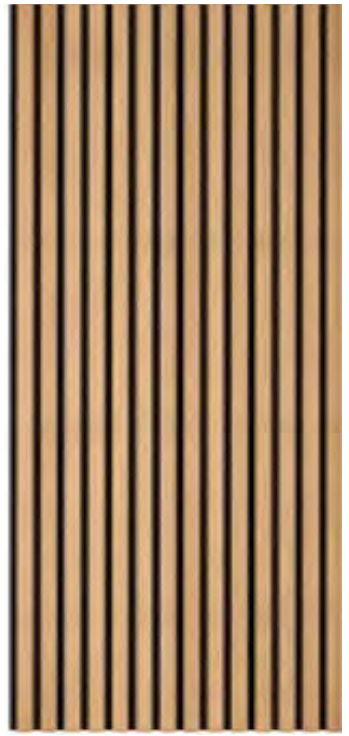
1030 S Southlake Dr., Hollywood, FL Exterior Finish Board

- Roof: Flat roof/Tiles painted in gray
- Walls: Stucco & wood looking composite cladding
- Entry way steps: Concrete look tile
- Driveway pavers: Concrete slabs with turf
- Main Entrance Door:
- Garage Doors: Tinted mirror look hurricane proof garage doors.



Wood looking composite for accent walls and pergolas.

Concrete slabs with turf at Driveway

Light accent color

Pediment SW 7634

Dark accent color

Less Brown SW 6040

Clear hurricane proof tempered glass for balcony railing

- Pergola: Composite wood
- Paint colors: Light accent color: SW7634 Pediment
  Dark accent color: SW6040 Less Brown
- Balcony railing: Hurricane proof Tempered clear glass

d-essentials inc.

Façade tile:
Cement
Block Gray

Black Aluminum
Window frames

Opacity impact glass
for Garage Doors

Live plants wall at
Pool area

d-essentials inc.

NOTE: NO NEW UTILITY WORK PROPOSED IN R/O/W.

CONC. SLAB DRIVEWAY SLAB
6" MIN. TH. (3000 PSI) NO WIRE OR FIBERMESH

3' W. X 6' H.
SELF-LOCKING, SELF-LATCHING
WOOD GATE

TRASH BIN
LOCATION

233.93'

PROP. LINE

6'H WOOD FENCE OVER NEW RETAINING WALL

EX. 1" WATER SERVICE

EX W.M.

NEW 1" WATER SERVICE

12' x 12'
VISIBILITY
TRIANGLE

SWALE AREA #1 - 8' DEEP
6' TYP.

CONC. SLAB WALKWAY SLABS
5" MIN. TH. (3000 PSI) FIBERMESH
W/ ART. TURF IN SEPARATIONS

EXIST. 6" TYPE 'D' CURB

EXIST. 8" SEWER LINE

EXIST. 8" WATER LINE

EDGE OF PAVEMENT

CONC. SLAB DRIVEWAY SLABS

CONC. SLAB DRIVEWAY SLABS
5" MIN. TH. (3000 PSI) FIBERMESH
W/ ART. TURF IN SEPARATIONS

PARKING SPACE
8.5' x 19'

NEW CO.

EX. 4" SAN. SEWER

S SOUTHLAKE DRIVE
45' PUBLIC R/W
100.00'

PROPOSED
RESIDENCE
TWO-STORY

+8.0' NAVD 88
FLOOR ELEV.

+7.5' NAVD 88
GARAGE FLR. ELEV.

GARAGE
1-CAR

PARKING SPACE
8.5' x 19'
20'-8"

REFL. POOL

COV. ENTRY

+7.5' NAVD 88
COV. ENTRY ELEV.

NOTE: ROOF TO DRAIN INTO ALUM. GUTTERS & DOWNSPOUTS
TO SPLASHBLOCKS AT GROUND LEVEL

25'-0" SETBACK

GARAGE
2-CARS

GOLF
CART

PARKING SPACE
8.5' x 19'

PARKING SPACE
8.5' x 19'

SWALE AREA #2 - 8' DEEP

45'-0" N.T.B.

EXISTING 6" TYPE 'D' CURB

PROP. LINE

A/C-POOL EQUIP

+7.5' NAVD 88
COV. PATIO ELEV.

COV. PATIO

GRAVEL BED

CONC. SLAB WALKWAY

GRAVEL BED

CONC.
POOL DECK

+7.0' NAVD 88
POOL DECK ELEV.

PLANTER

TURF DECK

+7.0' NAVD 88

STEPS

SPA

POOL

40'-2"

+5.0' NAVD 88
TOP OF SEAWALL

SWALE AREA #4 - 8' DEEP

EXIST.
DOCK

90'-10"

28'-2"

54'-8"
6' TYP.

CONC. SLAB WALKWAY SLABS
5" MIN. TH. (3000 PSI) FIBERMESH
W/ ART. TURF IN SEPARATIONS

59'-8"

59'-6"

PLANTER

+5.0' NAVD 88
TOP OF SEAWALL

SWALE AREA #3 - 8' DEEP

6'H WOOD FENCE OVER NEW RETAINING WALL

233.93'(D)

PROP. LINE

3' W. X 6' H.
SELF-LOCKING, SELF-LATCHING
WOOD GATE

NORTH

SCHEMATIC PAVING, GRADING & DRAINAGE PLAN

1/8"=1'-0"

DRAINAGE CALCULATION:

SITE AREA = 23,399 SF / .54 ACRES

IMPERVIOUS AREA = 11,894 SF

PERVIOUS AREA = 11,505 SF

1" OVER ENTIRE SITE= 23,399 SF X .08' = 1,872 CF
2-1/2" OVER IMPERV. AREA = 12,152 SF X .208' = 2,473 CF

2,473 CF REQUIRED

SWALE AREA #1 =	656 SF X .33' (8" DP)=	217 CF
SWALE AREA #2 =	1,050 SF X .33' (8" DP)=	347 CF
SWALE AREA #3 =	2,754 SF X .33' (8" DP)=	909 CF
SWALE AREA #4 =	3,120 SF X .33' (8" DP)=	1,030 CF
TOTAL RETAINAGE PROVIDED =		2,503 CF

SITE INFO:

ZONE: RS-9

SITE AREA:	23,399 SF
BUILDING FOOTPRINT=	5,401 SF
GROSS FLOOR AREA=	6,180 SF
LOT COVERAGE:	5,401 SF/23,399 SF = 23%
FAR:	6,180 SF/23,399 SF = 26%
IMPERVIOUS SITE AREA:	11,894 SF (51% OF SITE)
PERVIOUS SITE AREA:	11,505 SF (49% OF SITE), 40% MIN. REQUIRED

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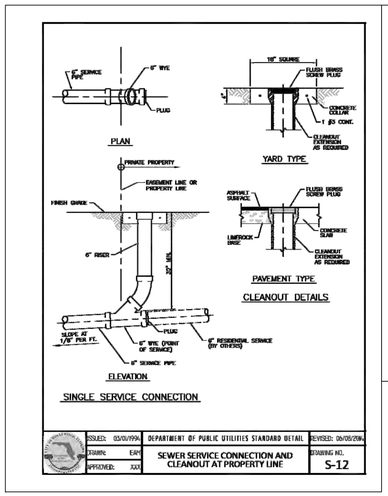
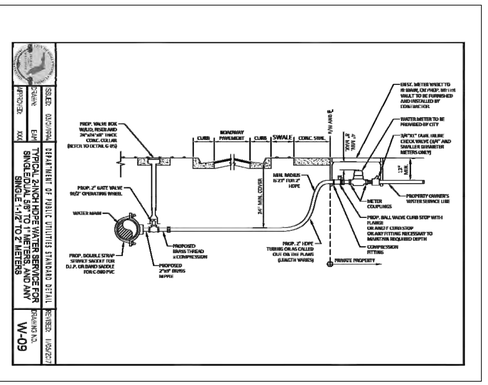
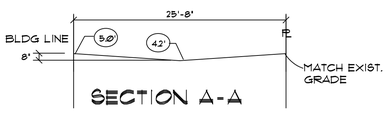
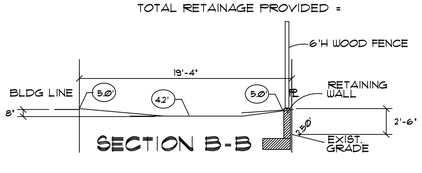
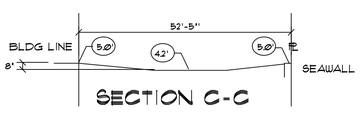
FRONT YARD AREA = 2,500 SF
FRONT YARD LANDSCAPED AREA = 2,250 SF = 90% PROVIDED, 20% MIN. REQUIRED

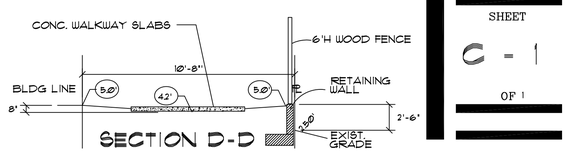












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LEACE RESIDENCE
1030 S SOUTHLAKE DRIVE
HOLLYWOOD, FLORIDA

DATE: 10-24-23
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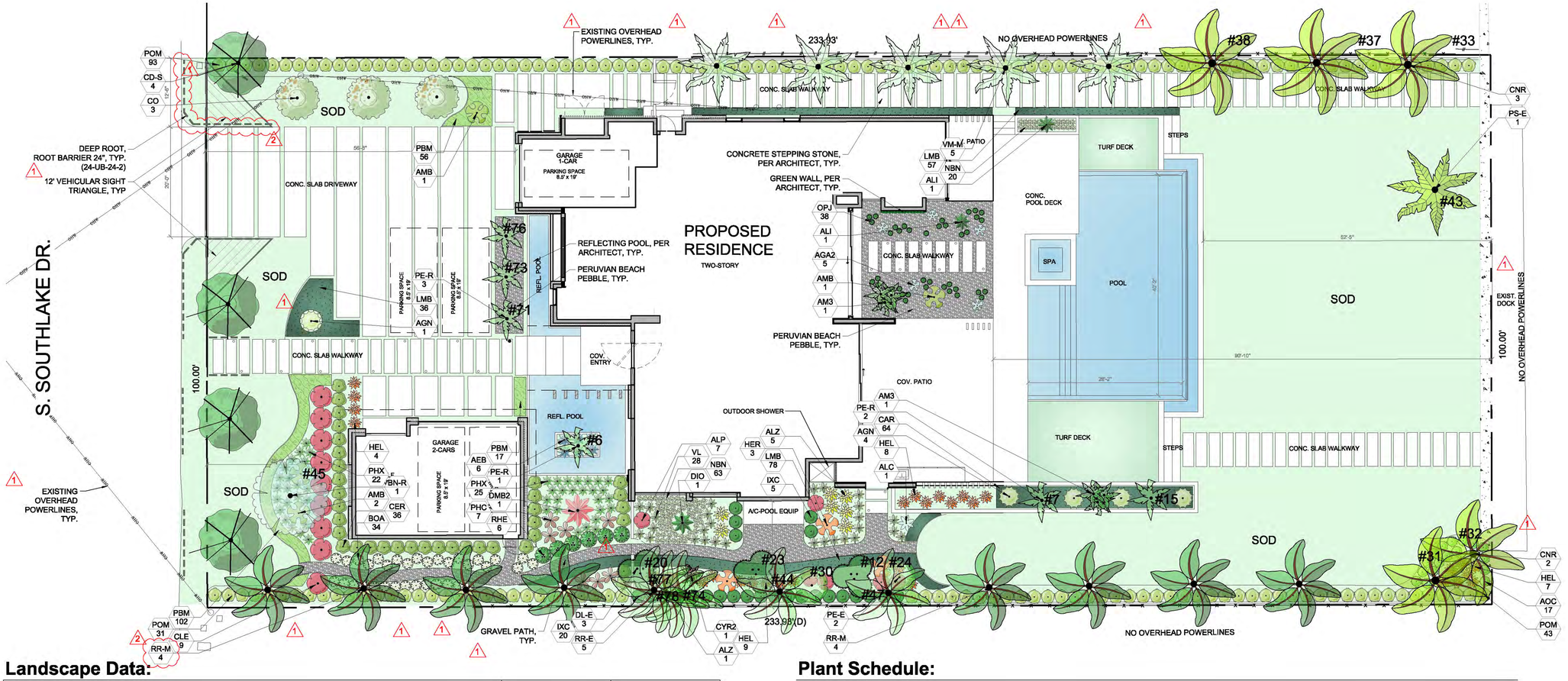

Landscape Data:

Single Family Districts (RS)	Required	Provided
Perimeter Landscape One 12' street tree per 50 linear feet or portion thereof, of street frontage of property wherein said improvements are proposed.	2 Trees (100' / 50')	4 Trees (See Plant Schedule)
Open Space A minimum of 20% of the required front yard area shall be landscaped pervious open space. All pervious areas are to be sodded or landscaped with living plant material such as ground cover and/or shrubs. One tree per 1,250 sq. ft. (including any fraction) of front yard area.	2 Trees (2,257 SF)	3 Trees (See Plant Schedule)
Minimum Tree Sizes Shade trees: 2" DBH/ 12' height. Palm trees: 8' of GW or CT.		
Native Requirements A minimum of 60% of required trees and 50% of required shrubs must be native species.	3 Trees	7 Trees

Landscape Notes:

- Alternative plant species for required landscape may be permitted subject to review and approval by the City of Hollywood Planning Department prior to installation.
- All prohibited exotic or invasive species shall be removed from the entire site prior to the issuance of a Certificate of Occupancy.
- All required landscaping shall be installed prior to the issuance of a Certificate of Occupancy.
- No Cypress Mulch is to be used on site. Eucalyptus or Melaleuca Mulch is to be used in a 3" consistent layer in all planting beds.
- Enhanced landscaping beyond minimum requirements will conform to all applicable sections of the City of Hollywood Landscape Manual.
- This plan has been designed to meet the tree planting requirements contained within the FPL document entitled 'Plant the Right Tree in the Right Place' and City of Hollywood Landscape Manual.
- For existing or proposed utilities, no tree shall be planted where it could, at mature height conflict with overhead power lines.
- Tree species shall be selected as to minimize conflicts with existing or proposed utilities.
- See engineer's plans for all underground & overhead utilities and field locate all prior to installation; contact Landscape Designer/Owner regarding any conflicts.
- All site drainage by others.
- Landscape adjacent to vehicular traffic to be maintained to preserve sight line visibility.
- Tree Relocation Note: Do not relocate without obtaining permit from the City of Hollywood. Existing tree(s) to be relocated require root pruning by a qualified professional prior to relocation. If the tree(s) does not survive after relocation and is dead or in poor health at time of final inspection, mitigation will be required through payment into the tree preservation fund, equal to $350 per every 2" tree mitigation owed.
- Irrigation Note: Per Article 9: 9.4(4): Irrigation. All landscaped areas shall receive 100% coverage by means of an automatic sprinkler system designed and constructed in accordance with the City of Hollywood Code of Ordinances, the Florida Building Code, State Law, and the regulations of the South Florida Water Management District. Failure to maintain or disconnection of the irrigation system shall be a violation of these regulations.

Plant Schedule:

CODE	QTY	BOTANICAL NAME	COMMON NAME	SIZE	NATIVE
MITIGATION TREES					
RR-M	8	Roystonea regia	Royal Palm	FG, 10` GW, SGL, SP, MATCHING	Yes
VM-M	5	Veitchia montgomeryana	Montgomery Palm	FG, 12` GW, HVY, NO SCARS, FF, SP	No
CODE TREES					
CO	3	Cordia sebestena	Orange Geiger Tree	FG, 12` HT, 2" DBH MIN, STD, SP	Yes
PALM TREES					
AM3	2	Adonidia merrillii	Christmas Palm Triple	FG, 8` OA, TRP, SP	No
CYR2	1	Cyrtostachys renda	Red Sealing Wax Palm	15G, 6`-8` HT, ML, SP	No
RHE	6	Rhapis excelsa	Lady Palm	15G, 5` HT X 3` SPR, ML, SP	No
RELOCATED & EXISTING TREES					
BN-R	1	Bismarckia nobilis `Silver`	Bismark Palm	Relocated on Site	No
CNR	5	Cocos nucifera `Green Malayan`	Relocated Coconut Palm	Relocated on Site	No
DL-E	3	Dypsis lutescens	Areca Palm	Existing to Remain	No
PS-E	1	Phoenix sylvestris	Sylvester Date Palm	Existing to Remain	No
PE-E	2	Ptychosperma elegans	Alexander Palm	Existing to Remain	No
PE-R	6	Ptychosperma elegans	Relocated Alexander Palm	Relocated on Site	No
RR-E	5	Roystonea regia	Existing Royal Palm	Existing to Remain	Yes
STREET TREES					
CD-S	4	Coccoloba diversifolia	Pigeon Plum	FG, 12` HT, 2" DBH MIN, STD, SP	Yes
SHRUBS					
AEB	6	Aechmea spp. `Blue Tango`	Blue Tango Bromeliad	10" POT, 2` OA, F from bullis	No
AGN	5	Agave angustifolia	Caribbean Century Plant	15G, 3`-4` OA, SP	No
AGA2	5	Agave attenuata	Soft Tip Agave	3G, 24" OA, SP	No
ALI	2	Alcantarea imperialis	Imperial Bromeliad	7G, 36" OA, F, SP, AS	No
ALC	1	Alcantarea odorata	Giant Silver Bromeliad	7G, 36" OA, F, SP, AS	No
AMB	4	Alocasia macrorrhiza `Borneo Giant`	Giant Elephant Ear	15G, 4`-6` HT, F, SP	No
AOC	17	Alocasia odora 'California'	Dwarf Elephant Ear	3G, 24" OA, SP	No
ALP	7	Alpinia purpurata	Red Ginger	15G, 6` HT x 3` SPR, F, SP	No
ALZ	8	Alpinia zerumbet `Variegata`	Variegated Shell Ginger	3G, 24" HT, 3PP, F	No
BOA	34	Begonia odorata `Alba`	Giant White Angel Begonia	3G, 24" OA, F,	No
CLE	9	Clerodendrum paniculatum	Pagoda Flower	3G, 24" OA, F,	No
CER	36	Conocarpus erectus	Green Buttonwood	3G, 24" OA, F	Yes
DIO	1	Dioon edule	Mexican Cycad	15G, 36" OA, SP	No
DMB2	1	Dracaena marginata `Tricolor`	Tricolor Dracaena	CG, 8` OA, STUMP, CH, SP	No
HEL	28	Heliconia psittacorum `Andromeda`	Parrot Beak Heliconia	3G, 24" OA, F,	No
HER	3	Heliconia rostrata	Lobster Claw Heliconia	7G, 4` HT x 3` SPR, FTB	No
IXC	25	Ixora coccinea `Nora Grant`	Red Ixora	3G, 24" OA, F,	No
NBN	83	Neoregelia x `Bossa Nova`	Bossa Nova Bromeliad	6" POT, F	No
OPJ	38	Ophiopogon japonicus	Mondo Grass	1G, 12" OA, F	No
PHC	7	Philodendron `Rojo Congo`	Red Congo Philodendron	3G, 24" OA, F, 30" OC	No
PHX	47	Philodendron `Xanadu`	Xanadu Philodendron	3G, 24" OA, F, 30" OC	No
POM	167	Podocarpus macrophyllus	Podocarpus	7G, 4` HT, FTB	No
VL	28	Vriesea ospinae `Gruberi`	Vriesea Bromeliad	9" POT, 24" OA, SP	No

CODE	QTY	BOTANICAL NAME	COMMON NAME	SIZE	NATIVE	SPACING
GROUND COVERS						
CAR	64	Carissa macrocarpa `Emerald Blanket`	Emerald Blanket Carissa	3G, 12" OA, F, @	No	18" o.c.
LMB	171	Liriope muscari `Big Blue`	Big Blue Liriope	1G, 12" OA, F, SP	No	18" o.c.
PBM	175	Philodendron x 'Burle Marx'	Burle Marx Philodendron	1G, 12" OA, F,	No	12" o.c.

Project Team

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Leace Residence

1030 South Southlake Drive, Hollywood, FL 33019

Landscape Plan

Revisions

	Date	Init.	Description
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REGISTERED LANDSCAPE ARCHITECT PAUL A. GOULAS LA 6666807 STATE OF FLORIDA

PAUL GOULAS, RLA
FLORIDA REG. # LA6666807

Drawn By: DC
Checked By: PG
Municipal Project:
Scale:

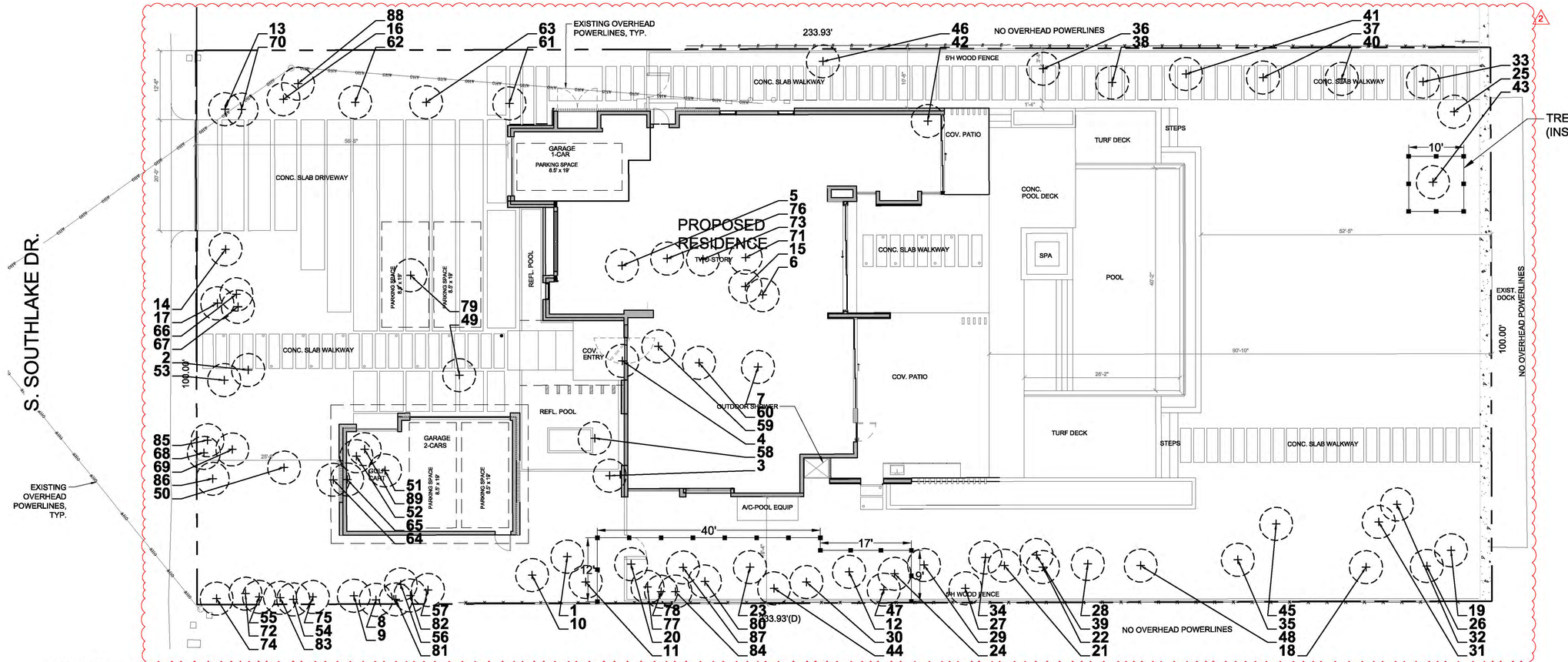
NORTH

SCALE: 1" = 10'

0 5' 10' 20'

LS-1

811 Know what's below. Call before you dig.



Existing Tree Schedule:

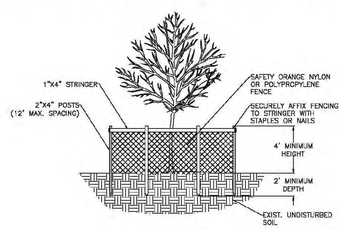
TREE ID#	BOTANICAL NAME	COMMON NAME	DBH INCHES "	HEIGHT '	DISPOSITION	TREE ID#	BOTANICAL NAME	COMMON NAME	DBH INCHES "	HEIGHT '	DISPOSITION
1	Dypsis lutescens	Areca Palm	2"	10-15'	Remove	46	Roystonea regia	Royal Palm	15"	30-35'	Remove
2	Phoenix roebelenii	Robellini Palm	8"	5-8'	Remove	**47**	**Roystonea regia**	**Royal Palm**	**15"**	**30-35'**	**Remain**
3	Phoenix roebelenii	Robellini Palm	8"	8-10'	Remove	48	Melaleuca quinquenervia	Paperbark Tree	42"	30-35'	Remove
4	Phoenix roebelenii	Robellini Palm	8"	8-10'	Remove	49	Phoenix canariensis	Canary Date Palm	24"	25-30'	Remove
5	Phoenix roebelenii	Robellini Palm	8"	8-10'	Remove	50	Livistona chinensis	Chinese Fan Palm	8"	10-15'	Remove
6	**Ptychosterma Elegans**	**Alexander Palm Multi**	**14"**	**10-15'**	**Relocate**	51	Livistona chinensis	Chinese Fan Palm	8"	15-20'	Remove
7	**Ptychosterma Elegans**	**Alexander Palm**	**4"**	**15-20'**	**Relocate**	52	Livistona chinensis	Chinese Fan Palm	8"	15-20'	Remove
8	Roystonea regia	Royal Palm	30"	30-35'	Remove	53	Livistona chinensis	Chinese Fan Palm	10"	10-15'	Remove
9	Serenoa repens	Saw Palmetto	20"	10'	Remove	54	Dypsis lutescens	Areca Palm	18"	6-10'	Remove
10	Dypsis lutescens	Areca Palm	3"	15-20'	Remove	55	Dypsis lutescens	Areca Palm	18"	6-10'	Remove
11	Dypsis lutescens	Areca Palm	3"	15-20'	Remove	56	Dypsis lutescens	Areca Palm	18"	10-15'	Remove
12	**Dypsis lutescens**	**Areca Palm**	**3"**	**15-20'**	**Remain**	57	Dypsis lutescens	Areca Palm	18"	10-15'	Remove
13	Phoenix roebelenii	Robellini Palm	12"	7-10'	Remove	58	Wodyetia bifurcata	Foxtail Palm	8"	20-25'	Remove
14	Phoenix roebelenii	Robellini Palm	12"	10'	Remove	59	Wodyetia bifurcata	Foxtail Palm	10"	25-30'	Remove
15	**Ptychosterma Elegans**	**Alexander Palm**	**8"**	**15-20'**	**Relocate**	60	Wodyetia bifurcata	Foxtail Palm	10"	25-30'	Remove
16	Adonidia merrillii	Christmas Palm	12"	15-20'	Remove	61	Wodyetia bifurcata	Foxtail Palm	10"	25-30'	Remove
17	Adonidia merrillii	Christmas Palm	12"	10-15'	Remove	62	Wodyetia bifurcata	Foxtail Palm	10"	25-30'	Remove
18	Adonidia merrillii	Christmas Palm	12"	10-15'	Remove	63	Wodyetia bifurcata	Foxtail Palm	10"	25-30'	Remove
19	Adonidia merrillii	Christmas Palm	12"	10-15'	Remove	64	Syagrus romanzoffiana	Queen Palm	8"	10-15'	Remove
20	**Dypsis lutescens**	**Areca Palm**	**4"**	**15-20'**	**Remain**	65	Syagrus romanzoffiana	Queen Palm	8"	10-15'	Remove
21	Dypsis lutescens	Areca Palm	4"	10-15'	Remove	66	Syagrus romanzoffiana	Queen Palm	10"	10-15'	Remove
22	Dypsis lutescens	Areca Palm	4"	10-15'	Remove	67	Syagrus romanzoffiana	Queen Palm	10"	10-15'	Remove
23	**Dypsis lutescens**	**Areca Palm**	**4"**	**15-20'**	**Remain**	68	Phoenix roebelenii	Robellini Palm	4"	6-8'	Remove
24	**Ptychosterma Elegans**	**Alexander Palm**	**16"**	**15-20'**	**Remain**	69	Phoenix roebelenii	Robellini Palm	4"	8-10'	Remove
25	Adonidia merrillii	Christmas Palm	16"	15-20'	Remove	70	Phoenix roebelenii	Robellini Palm	4"	10'	Remove
1 26	Ptychosterma Elegans	Alexander Palm	4"	10-15'	Remove	**71**	**Ptychosterma Elegans**	**Alexander Palm**	**4"**	**15-20'**	**Relocate**
27	Ptychosterma Elegans	Alexander Palm	4"	25-30'	Remove	72	Roystonea regia	Royal Palm	12"	15-20'	Remove
1 28	Dypsis lutescens	Areca Palm	5"	20-25'	Remove	**73**	**Ptychosterma Elegans**	**Alexander Palm**	**4"**	**15-20'**	**Relocate**
29	Dypsis lutescens	Areca Palm	5"	15-20'	Remove	74	Roystonea regia	Royal Palm	12"	25-30'	Remove
1 **30**	**Ptychosterma Elegans**	**Alexander Palm**	**20"**	**-**	**Remain**	75	Roystonea regia	Royal Palm	12"	30-35'	Remove
31	**Cocos nucifera**	**Coconut Palm**	**8"**	**10-15'**	**Relocate**	**76**	**Ptychosterma Elegans**	**Alexander Palm**	**4"**	**15-20'**	**Relocate**
32	**Cocos nucifera**	**Coconut Palm**	**8"**	**10-15'**	**Relocate**	**77**	**Roystonea regia**	**Royal Palm**	**12"**	**30-35'**	**Remain**
33	**Cocos nucifera**	**Coconut Palm**	**8"**	**15-20'**	**Relocate**	**78**	**Roystonea regia**	**Royal Palm**	**14"**	**35-40'**	**Remain**
34	Cocos nucifera	Coconut Palm	8"	25-30'	Remove	79	Roystonea regia	Royal Palm	15"	35-40'	Remove
35	Wodyetia bifurcata	Foxtail Palm	8"	15-20'	Remove	80	Serenoa repens	Saw Palmetto	10"	4-8'	Remove
36	Wodyetia bifurcata	Foxtail Palm	8"	20-25'	Remove	81	Roystonea regia	Royal Palm	16"	30-35'	Remove
37	**Cocos nucifera**	**Coconut Palm**	**10"**	**20-25'**	**Relocate**	82	Roystonea regia	Royal Palm	16"	30-35'	Remove
38	**Cocos nucifera**	**Coconut Palm**	**10"**	**20-25'**	**Relocate**	83	Roystonea regia	Royal Palm	18"	35-40'	Remove
39	Cocos nucifera	Coconut Palm	10"	20-25'	Remove	**84**	**Roystonea regia**	**Royal Palm**	**18"**	**35-40'**	**Remain**
40	Wodyetia bifurcata	Foxtail Palm	10"	20-25'	Remove	85	Roystonea regia	Royal Palm	16"	30-35'	Remove
41	Wodyetia bifurcata	Foxtail Palm	10"	20-25'	Remove	86	Roystonea regia	Royal Palm	16"	30-35'	Remove
42	Wodyetia bifurcata	Foxtail Palm	10"	25-30'	Remove	87	Serenoa repens	Saw Palmetto	10"	4-8'	Remove
43	**Phoenix sylvestris**	**Sylvester Date Palm**	**14"**	**15-20'**	**Remain**	88	Roystonea regia	Royal Palm	16"	30-35'	Remove
44	**Roystonea regia**	**Royal Palm**	**14"**	**30-35'**	**Remain**	89	Serenoa repens	Saw Palmetto	8"	6-8'	Remove
45	**Bismarckia nobilis**	**Bismarck Palm**	**14"**	**10-15'**	**Relocate**		Denotes tree exempt from mitigation, invasive exotic.				

Landscape Tree Mitigation Data:

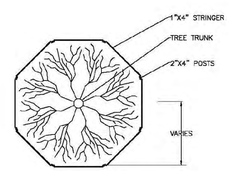
A total of (65) Palm Trees to be removed. (13) Palms (1:1) and & (3) Trees (1:3) planted onsite to satisfy replacement of (22) Palms. Remaining mitigation to be satisfied through a Payment Contribution to the City Tree Fund. $350 owed per 2" DBH / Palm. (43) x ($350) = **Total Payment Owed: $15,050.**

**Note: All replacement trees minimum of twelve (12) feet in height when planted on private property and twelve (12) feet when planted on swales and commercial properties. Palms minimum 8' clear trunk.*

1



SECTION



TOP VIEW

TREE PROTECTION BARRICADE

NOT TO SCALE

NOTES:
1. BARRICADE CIRCLE TO BE CENTERED ON TREE TRUNK(S). FOR GROUPS OF TREES, PLACE BARRICADES BETWEEN TREES AND CONSTRUCTION ACTIVITY.
2. TREE PROTECTION BARRICADES SHALL BE LOCATED TO PROTECT EXISTING, RELOCATED, AND NEW TREES IN CONSTRUCTION AREAS. THE PROTECTIVE BARRIER SHALL BE PLACED AROUND THE TREE AT A DISTANCE 6 FEET FROM THE TREE TRUNK OR AT THE CANOPY DRIP LINE, WHICHEVER IS GREATER OR AS SHOWN ON LANDSCAPE PLAN.
3. SEE LANDSCAPE PLAN FOR FENCE ALIGNMENT.
4. NO PRUNING SHALL BE PERFORMED EXCEPT BY APPROVED ARBORIST.
5. NO EQUIPMENT SHALL OPERATE INSIDE THE PROTECTIVE FENCING INCLUDING DURING FENCE INSTALLATION AND REMOVAL.

811 Know what's below. Call before you dig.

Project Team

Landscape Architect:

LANDSCAPE ARCHITECTURAL SERVICES, LLC

Brandon White | Owner
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Paul Goulas | Owner
772-631-8400 | paul@las-fl.com
1708 SE Joy Haven Street
Port St. Lucie, Fl. 34983

Architect:

MARK THOMAS BUDD, ARCHITECT
221 S. Federal Highway, Suite #4
Ft. Lauderdale, Florida 33301
(954) 798-6570

Leace Residence

1030 South Southlake Drive, Hollywood, FL 33019

Existing Tree Information

Revisions		
Date	Init.	Description
10.26.23	DC	Initial Submittal
11.28.23	DC	Revised per Comments
12.12.23	DC	Revised per Comments

REGISTERED LANDSCAPE ARCHITECT PAUL A. GOULAS LA 6666807 STATE OF FLORIDA

PAUL GOULAS, RLA
FLORIDA REG. # LA6666807

Drawn By:	DC
Checked By:	PG
Municipal Project:	
Scale:	

NORTH

SCALE: 1" = 10'

0 5' 10' 20'

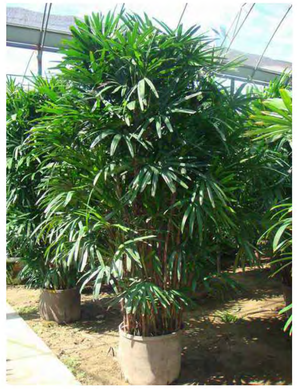
LS-2

Orange Geiger

Christmas Palm Triple

Red Sealing Wax Palm

Alexander Palm



Lady Palm

Bismark Palm

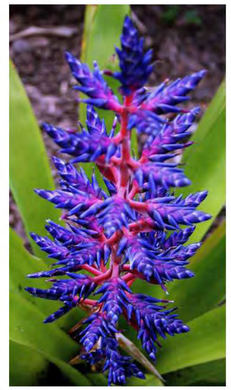
Coconut Palm

Areca Palm

Sylvester Date Palm

Royal Palm

Pigeon Plum



Blue Tango Bromeliad

Caribbean Century Plant

Imperial Bromeliad

Giant Silver Bromeliad

Giant Elephant Ear

Dwarf Elephant Ear

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Plant Photos

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LA 6666807
STATE OF FLORIDA

PAUL GOULAS, RLA
FLORIDA REG. # LA6666807

Drawn By: DC
Checked By: PG
Municipal Project:
Scale:

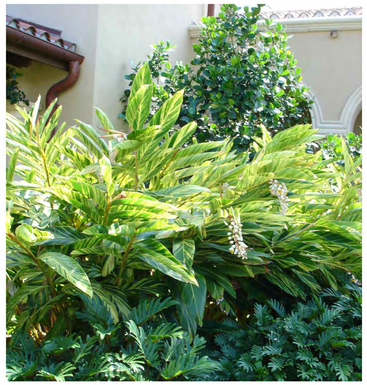
NORTH

SCALE: 1" = NTS

0 0 0 0

LS-3

Red Ginger



Variegated Shell Ginger

Giant White Angel Begonia

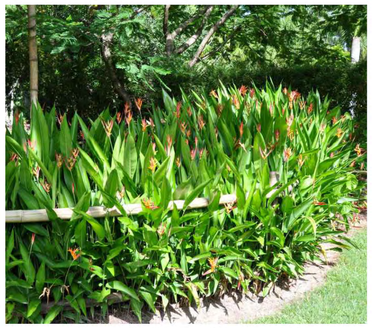
Pagoda Flower

Small-Leaf Clusia

Green Buttonwood

Mexican Cycad

Tricolor Dracaena



Parrot Beak Heliconia

Lobster Claw Heliconia

Red Ixora

Bossa Nova Bromeliad

Red Congo Philodendron

Xanadu Philodendron

Vriesea Bromeliad

Emerald Blanket Carissa

Big Blue Liriope

Burle Marx Philodendron

Project Team

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PAUL A. GOULAS
LA 6666807
STATE OF FLORIDA

PAUL GOULAS, RLA
FLORIDA REG. # LA6666807

Drawn By: DC
Checked By: PG
Municipal Project:
Scale:

NORTH

SCALE: 1" = NTS

0 0 0 0

LS-4

LANDSCAPE SPECIFICATIONS

PART 1: GENERAL CONDITIONS

1.01 SCOPE:
A. The landscape contract includes the supplying and planting of all trees, shrubs, vines, and ground cover together with all necessary labor, equipment, tools and materials needed for the successful completion, execution and maintenance of the landscape plans.

1.02 AGENCY STANDARDS:
A. Grades and standards of plant materials to be used shall be true to name, size, condition and graded Florida #1 or better as stated in: Grades and Standards of Florida Plant Materials published by the State of Florida Department of Agriculture, Tallahassee, Florida.

1.03 SITE EXAMINATION:
A. The Landscape Contractor shall personally examine the site and fully acquaint him/herself with all of the existing conditions in order that no mis-understanding may afterwards arise as to the character or extent of the work to be performed, and additionally, in order to acquaint him/herself with all precautions to be taken in order to avoid injury to property or persons. No additional compensation will be granted because of any unusual difficulties which may be encountered in the execution or maintenance of any portion of the work.

1.04 ERRORS AND OMISSIONS:
A. The plant list is a part of the drawings and is furnished as a convenience. The plant list indicates the name, size and quantities of specific plant materials as called for and is located on the drawings. The Landscape Contractor is responsible for his/her own quantity count, and any discrepancy between drawings and plant list shall be considered as correct on the drawings.

B. The Landscape Contractor shall not take advantage of errors or omissions in the specifications or contract drawings. Full instruction will be given if such errors are discovered. Upon the discovery of any discrepancies in, or omissions from the drawings or documents, or should the Landscape Contractor be in doubt as to their meaning, the Landscape Architect shall be notified and will determine the actions necessary to each query.

C. If plans and specifications are found to disagree after the contract is awarded, the Landscape Architect shall be the judge as to which was intended.

1.05 EXECUTION OF THE WORK:
A. The Landscape Contractor shall have his labor crews controlled and directed by a Foreman well versed in plant materials, planting methods, reading blueprints, and coordination between job and nursery in order to execute installation correctly and in a timely manner.

B. The Landscape Contractor shall provide a competent English-speaking Foreman on the project at all times, who shall be fully authorized as the Contractor's agent on the work. The Superintendent shall be capable of reading and thoroughly understanding the Plans, Specifications and other Contract Documents. If the Superintendent is deemed incompetent by the Landscape Architect, he (the superintendent) shall be immediately replaced.

C. The Landscape Contractor shall be available for any meetings with the Owner and/or Landscape Architect during implementation of the job. Any additional work or changes required as a result of failure to communicate with the Owner or Landscape Architect during implementation will be the responsibility of the Landscape Contractor.

1.06 PROTECTION OF PUBLIC AND PROPERTY:
A. The Landscape Contractor shall protect all materials and work against injury from any cause and shall provide and maintain all necessary safeguards for the protection of the public. He shall be held responsible for any damage or injury to persons or property which may occur as a result of his fault or negligence in the execution of the work, i.e. damage to underground pipes or cables.

1.07 CHANGES AND EXTRAS:
A. The Contractor shall not start work on any changes or "extras" in the project until a written agreement setting forth the adjusted prices has been executed by the Owner and the Contractor. Any work performed on changes or "extras" prior to execution of a written agreement may or may not be compensated for by the Owner at his discretion.

1.08 GUARANTEE:
A. The Landscape Contractor shall furnish a written guarantee warranting all materials, workmanship and plant materials, except sod, for a period of ONE (1) YEAR from the time of completion and acceptance by the Landscape Architect and Owner. Sod shall be guaranteed to 90 calendar days after acceptance by the Landscape Architect and Owner. All plant material shall be alive and in satisfactory condition and growth for each specific kind of plant at the end of the guarantee period. The guaranteeing of plant material shall be construed to mean complete and immediate replacement with plant material of the same variety, type, size, quality and grade as that of the originally specified material. During the guarantee period it shall be the Landscape Contractor's responsibility to immediately replace any dead or unhealthy material as determined by the Landscape Architect. The guarantee will be null and void if plant material is damaged by lightning, hurricane force winds, or any other acts of God, as well as vandalism or lack of proper maintenance.

B. At the end of the specified guarantee period, any plant required under this contract that is dead or not in satisfactory condition, as determined by the Landscape Architect, shall be replaced. The Landscape Contractor shall be responsible for the full replacement cost of plant materials for the first replacement and share subsequent replacement (s) costs equally with the Owner, should the replacement plant fail to survive.

1.09 CARE AND MAINTENANCE:
A. The Landscape Contractor shall be responsible for the care and maintenance of all plant materials and irrigation when applicable until final acceptance by the Owner or Landscape Architect.

B. The Owner agrees to execute the instructions for such care and maintenance.

1.10 SAFETY:
A. It shall be the responsibility of the Landscape Contractor to project all persons from injury and to avoid property damage. Adequate warning devices shall be placed and maintained during the progress of the work.

B. It shall be the contractor's responsibility to conform to all local, state, and federal safety laws and codes including the Federal Occupational Safety And Health Act (O.S.H.A.) .

1.11 CONTRACTOR QUALIFICATION:
A. The Owner may require the apparent contractor (s) to qualify him/herself to be a responsible entity by furnishing any or all of the following documentary data:
1. A financial statement showing assets and liabilities of the company current to date.
2. A listing of not less than (3) completed projects of similar scope and nature.
3. Permanent name and address of place of business.
4. The number of regular employees of the organization and length of time the organization has been in business under the present name.

1.12 INSURANCE AND BONDING:
A. The contractor (s) shall submit proof of insurance for this job for the time period that the work is done. The minimum amount of insurance shall be $300,000.00 per person and $300,000.00 per aggregate or as required by owner and agreed to in the contract.
The successful bidder shall be required to have this coverage in effect before beginning work on the site.

B. The Owner shall have the right to require the Contractor to furnish bonds covering faithful performance of the Contract and payment obligations arising thereunder as stipulated in bidding requirements or specifically required in the Contract Documents on the date of execution of the Contract.

1.13 PERMITS AND CERTIFICATES:
A. All contractors shall secure and pay for all permits and certificates required for his/her class of work.

PART 2: MATERIALS

2.01 PLANT MATERIALS:
A. A complete list of plants is shown on the drawings, including a schedule of quantities, sizes, and such other requirements deemed necessary. In the event discrepancies occur, the specifications on the drawings shall govern.

B. Substitutions: Substitutions of plant materials or changes in size or spacing of materials will be permitted ONLY upon written authorization by the Owner or the Landscape Architect. If plant material is not of sufficient size to meet applicable codes, a letter of variance from the appropriate agency must be obtained by the Contractor prior to issuance of any change order. If material of smaller size is to be accepted, the quantity of material shall be increased, at no additional cost to the Owner, to meet the intent of the drawings.

C. All plant materials shall have a habit of growth that is normal for the species and shall be healthy, vigorous and equal to or exceed the measurements specified in the plant list, which are the minimum acceptable sizes. Plants shall be measured before pruning with branches in normal position. Any necessary pruning shall be done at the time of planting.

D. All plant materials shall be nursery grown, unless otherwise noted, Florida #1 or better and shall comply with all required inspections, grading standards and plant regulations as set forth by the Florida Department of Agriculture's Grades and Standards for Nursery Plants, most current addition and Grades and Standards for Nursery Plants, most current addition.

E. Plants that do not have the normal balance of height and spread typical for the respective plant shall not be acceptable.

F. The Landscape Contractor shall install each plant to display its best side. Adjustments may be required if plants are not installed properly and/or approved by the Landscape Architect at no additional cost to owner.

2.02 INSPECTION
A. The Landscape Architect and Owner may inspect trees and shrubs at place of growth or at site before planting, for compliance with requirements for genus, species, variety, size and quality. The Landscape Architect and Owner retain the right to further inspect trees and shrubs for size and condition of balls and root systems, insects, injuries and latent defects, and to reject unsatisfactory or defective material at any time during progress of work. Rejected plant materials shall be immediately removed from project site.

2.03 PROTECTION OF PLANT MATERIALS:
A. Balled and burlapped plants (B & B) shall be dug with firm natural balls of earth of sufficient diameter and depth to encompass the fibrous and feeding root system necessary for full recovery of the plant. Balls shall be firmly wrapped with burlap similar materials and bound with cord, rope, or wire mesh. All collected plants shall be balled and burlapped.

B. Plants with broken, damaged or insufficient rootballs will be rejected.

C. All plant material shall be protected from possible bark injury or breakage of branches. All plants transported by open trucks shall be adequately covered to prevent windburn, drying or damage to plants.

D. Plants which cannot be planted immediately on delivery to the site shall be covered with moist soil, mulch or other protection from the drying of wind and sun. All plants shall be watered as necessary by the Landscape Contractor until planted.

2.04 STORAGE:
A. All plant materials shall be stored on the site in designated areas, specified by the Landscape Architect or Owner's agent.

B. No plant material shall be stored longer than seventy-two (72) hours unless approved by by Landscape Architect and/or owner.

C. The Landscape Architect reserves the right to reject any plant materials not in conformance with these specifications.

D. All rejected material shall be immediately removed from the site and replaced with acceptable material at no cost to the Owner.

2.05 PROTECTION DURING PLANTING:
A. Trees moved by winch or crane shall be thoroughly protected from chain marks, girdling or bark slippage by means of burlap, wood battens or other approved methods. Battens shall NOT be attached to the tree with nails.

2.06 PLANTING SOIL:
A. Planting soil for all plantings shall consist of existing native soil and shall be free of debris, roots, clay, stones, plants or other foreign materials which might be a hindrance to planting operations or be detrimental to good growth.

2.07 FERTILIZER:
A. Commercial fertilizer shall comply with the state fertilizer laws. Nitrogen shall not be less than 40% from organic source. Inorganic chemical nitrogen shall not be derived from the sodium form of nitrate. Fertilizers shall be delivered to the site in unopened original containers, each bearing the manufacturer's guaranteed analysis. Any fertilizer that becomes caked or otherwise damaged shall be rejected.

B. Thoroughly mixed 3 lbs. of commercial fertilizer to each cubic yard of planting soil.

C. Tabletized fertilizer shall be Agriform planting tablets 20-10-5 formula, 21 gram or equal. All trees and shrubs shall be fertilized with tabletized fertilizer as follows. While backfilling plant holes, fertilizer tablets shall be equally spaced and placed adjacent to the ball mid-way in depth in accordance with the following rates:

1 gallon container	1 tablet
3 gallon container	2 tablets
5 gallon container	3 tablets
7 gallon	5 tablets

Large tubs, wire baskets, grow bags, and balled and burlapped material shall have 1 tablet for each 1/2 inch of trunk diameter (measured 3 feet from ground) or for each foot of height or spread of larger shrub material.
The Landscape Architect reserves the right to inspect and review the application of fertilizer.

2.08 MULCH:
A. Mulch material shall be clean, dry, free of weeds, seeds and pests, moistened at the time of application to prevent wind displacement. Cypress &/or Red mulch is prohibited.

B. All trees and shrub beds shall receive 3" mulch immediately after planting and thoroughly watered.
or as required by local jusidiction. Apply 2" max on tree & palm rootballs, keep away from tree & palm trunks

PART 3: EXECUTION
3.01 DIGGING:
A. The Landscape Contractor shall exercise care in digging and other work so as not to damage existing work, including overhead wires, underground pipes and cables and the pipes and hydrants of watering systems. Should such overhead or underground obstructions be encountered which interfere with planting, the Owner shall be consulted and contractor will adjust the location of plants to clear such obstruction. The Contractor shall be responsible for the immediate repair of any damage caused by his work.

3.02 GRADING:
A. Grading for drainage, swales, etc. to within 4 inches of the finished grade to be provided by others.

B. It shall be the responsibility of the Landscape Contractor to provide the final grading during the course of landscape installation so as to bring sod and planting areas to their proper elevations in relation to walks, paving, drain structures, and other site conditions. The site grading plan must be checked prior to installation of sod to insure that drainage and other conditions will NOT be modified.

3.03 PLANTING:
A. Planting shall take place during favorable weather conditions.

B. The Contractor shall call for utility locates and ascertain the location of all utilities and easements so proper precautions can be taken not to damage or encroach on them.

C. Tree Planting shall be located where it is shown on the plan. No planting holes shall be dug until the proposed locations have been staked on the ground by the Contractor.

D. Excavation of holes shall extend to the required subgrades as specified on the planting diagrams located in the planting plans. Plant pits shall be circular in outline and shall have a profile which conforms to the aforementioned "Tree and Shrub Planting Diagrams".

E. A representative number of planting pits (a minimum of one in every 25 feet throughout the entire site) shall be tested for proper drainage. See Landscape Plan for complete testing methods and requirements.

F. Planting pits shall be excavated to the following dimensions and refilled with a mixture of (1/2) planting soil (1/2) existing native soil]:
1 Gallon material (1 gal.): 12" x 12" x 12" min.
3 Gallon material (3 gal.): 20" x 20" x 18" min.
Lerlo material (7 gal.): 30" x 30" x 24" min.
Field grown material and trees: 1-1/2 times width of ball and depth of ball plus 12" min.

G. No planting or laying of sod shall be initiated until the area has been cleaned of existing sod or other plant materials, rough grass, weeds, debris, stones etc. and the ground has been brought to an even grade, with positive drainage away from buildings and towards drain inlets and swales and approved by Landscape Architect or owner's rep.

H. Each plant shall be planted in an individual hole as specified for trees, shrubs, and vines.

I. All plants shall be set to ultimate finished grade. No filling will be permitted around trunks or stems. All ropes, wire, stakes, etc., shall be removed from sides and top of the ball and removed from hole before filling in.

J. All flagging ribbon shall be removed from trees and shrubs before planting.

K. Excess excavation (fill) from all holes shall be removed from the site, at no additional expense to Owner.

L. All palms shall be backfilled with sand, thoroughly washed in during planting operations and with a shallow saucer depression left at the soil line for future waterings. Saucer areas shall be top-dressed two (2") inches deep with topsoil raked and left in a neat, clean manner.

3.04 PRUNING:
A. Remove dead and broken branches from all plant material. Prune to retain typical growth habit of individual plants with as much height and spread as possible in a manner which will preserve the plant's natural character.

B. Make all cuts with sharp instruments flush with trunk or adjacent branch, in such a manner as to insure elimination of stubs. Cuts made at right angles to line of growth will not be permitted.

C. Trees shall not be poled or topped.

D. Remove all trimmings from site.

3.05 GUYING:
A. All trees over six (6') feet in height shall, immediately after setting to proper grade, be guyed with three sets of two strands, No. 12 gauge malleable galvanized iron, in tripod fashion. See Detail.

B. Wires shall not come in direct contact with the tree but shall be covered with an approved protection device at all contact points. Wires shall be fastened in such a manner as to avoid pulling crotches apart.

D. Stake & Brace all trees larger than 12' oa. See detail.
Stakes shall be 2" x 2" lumber of sufficient length to satisfactorily support each tree.

E. Turnbuckles for guying trees shall be galvanized or cadmium plated and shall be of adequate size and strength to properly maintain tight guy wires.

3.06 WATER:
A. Each plant or tree shall be thoroughly watered in after planting. Watering of all newly installed plant materials shall be the responsibility of the Landscape Contractor until final acceptance by the Landscape Architect.

B. See General Notes of Landscape Plan for water source.

3.07 SOD:

A. The Landscape Contractor shall sod all areas indicated on the drawings.

B. It shall be the responsibility of the Landscape Contractor to fine grade all landscape areas, eliminating all bumps, depressions, sticks, stones, and other debris.

C. The sod shall be firm, tough texture, having a compacted growth of grass with good root development. It shall contain no noxious weeds, or any other objectionable vegetation, fungus, insects, or disease. The soil embedded in the sod shall be good clean earth, free from stones and debris.

D. Before being cut and lifted, the sod shall have been mowed at least three times with a lawn mower, with the final mowing not more than seven days before the sod is cut. The sod shall be carefully cut into uniform dimensions.

E. 6-6-6 fertilizer with all trace elements is to be applied at the rate of 40 lbs. per 1,000 sq. ft. prior to laying sod.

F. Solid sod shall be laid with closely abutting, staggered joints with a tamped or rolled, even surface.

G. The finished level of all sod areas after settlement shall be one (1") inch below the top of abutting curbe, walks, paving and wood borders to allow for building turf.

H. If in the opinion of the Landscape Architect, top dressing is necessary after rolling, clean yellow sand will be evenly applied over the entire surface and thoroughly washed in.

3.08 SEEDING:
A. The Landscape Contractor shall remove all vegetation and rocks larger than (1") in diameter from areas to be seeded, scarify the area, then apply fertilizer at a rate of 500 lbs. per acre.

B. Application: Argentine Bahia Grass seed - 200 Pounds per acre mixed with common hulled Bermuda seed - 30 lbs. per acre. All other seed mixtures shall be applied per the manufacturer's instructions.

C. Roll immediately after seeding with a minimum 500 pound roller, then apply straw mulch at the rate of 2,500 pounds per acre.

D. Apply fertilizer at the rate of 150 lbs. per acre 45-60 days after seeding.

3.09 CLEANING UP:
A. The contractor shall at all times keep the premises free from accumulations of waste materials or rubbish caused by his employees or work. He shall leave all paved areas "broom clean" when completed with his work.

3.10 MAINTENANCE:
A. Maintenance shall begin immediately after each plant is installed and shall continue until all planting has been accepted by the Owner or Landscape Architect. Maintenance shall include watering, weeding, removal of dead materials, resetting plants to proper grades or upright positions, spraying, restoration of planting saucer and/or any other necessary operations.

B. Proper protection to lawn areas shall be provided and any damage resulting from planting operations shall be repaired promptly.

C. Replacement of plants during the maintenance period shall be the responsibility of the Contractor, excluding vandalism or damage on the part of others, lighting, or hurricane force winds, until final acceptance.

D. In the event that weeds or other undesirable vegetation become prevalent, it shall be the Contractor's responsibility to remove them.

E. Trees or other plant material which fall or are blown over during the maintenance period will be reset by the Contractor at no additional expense to the Owner, the only exception being hurricane force winds.

3.11 COMPLETION, INSPECTION AND ACCEPTANCE:
A. Completion of the work shall mean the full and exact compliance and conformity with the provisions expressed or implied in the Drawings and in the Specifications, including the complete removal of all trash, debris, soil or other waste created by the Landscape Contractor.

B. Inspection of work to determine completion of contract, exclusive of the possible replacement of plants, will be made by the Owner and/or Landscape Architect at the conclusion of all planting and at the request of the Landscape Contractor.

C. All plant material shall be alive and in good growing condition for each specified kind of plant at the time of acceptance. The rating of each plant according to Florida Grades and Standards shall be equal to or better than that called for on the plans and in these Specifications at the time of final inspection and acceptance.

D. After inspection, the Landscape Contractor will be notified by the Owner of the acceptance of all plant material and workmanship, exclusive of the possible replacement of plants subject to guarantee.

DRAINAGE TESTING/DRAINAGE CHANNEL REQUIREMENTS

PRIOR TO PLANTING ALL PLANTING PITS SELECTED FOR TESTING SHALL BE TESTED IN THE FOLLOWING MANNER

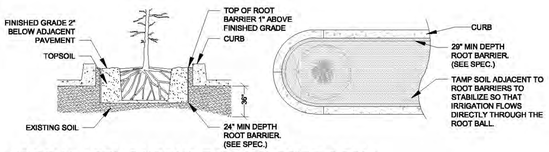
A. DIG EACH PLANTING PIT TO THE MINIMUM SPECIFIED SIZE.

B. FILL PLANTING PIT WITH TWELVE INCHES (12") OF WATER. IF THE WATER LEVEL DROPS FOUR (4") OR MORE WITHIN FOUR (4) HOURS, THE DRAINAGE IS SUFFICIENT AND A DRAINAGE CHANNEL IS NOT REQUIRED IF THE WATER LEVEL DROPS LESS THAN FOUR INCHES (4") WITHIN THE FOUR (4) HOUR PERIOD, A DRAINAGE CHANNEL IS REQUIRED.

C. WHERE REQUIRED, THE DRAINAGE CHANNEL MUST EXTEND DOWN THROUGH THE NON POROUS SOIL AND INTO POROUS SOIL. (SEE DETAIL)

D. ALL MATERIAL REMOVED FROM THE DRAINAGE CHANNEL SHALL BE DISCARDED.

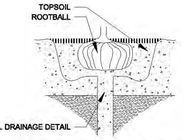
E. WHEN BACKFILLING PLANTING PITS WITH PLANTING MIXTURE, CARE MUST BE TAKEN TO KEEP THE CONSISTENCY OF THE SOIL MIX THE SAME THROUGHOUT THE PLANTING PIT AND DRAINAGE CHANNEL.



SPECIAL APPLICATIONS ROOT BARRIER DETAIL
NOT TO SCALE

NOTES:
1- ROOT BARRIER SHALL BE "DEEPROOT UB-24 OR APPROVED EQUAL.
2- ROOT BARRIER SHALL BE INSTALLED PER MANUFACTURER'S SPECIFICATIONS AND RECOMMENDATIONS.

BRACING DETAIL
NOT TO SCALE



DRAINAGE TESTING DETAIL
NOT TO SCALE

DRAINAGE TESTING/DRAINAGE CHANNEL REQUIREMENTS.

PRIOR TO PLANTING, ALL PLANTING PITS SELECTED FOR TESTING SHALL BE TESTED IN THE FOLLOWING MANNER.

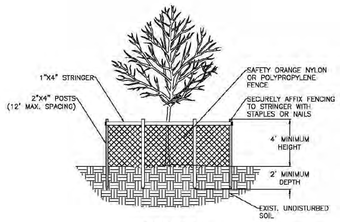
A. DIG EACH PLANTING PIT TO THE MINIMUM SPECIFIED SIZE.

B. FILL PLANTING PIT WITH TWELVE INCHES (12") OF WATER. IF THE WATER LEVEL DROPS FOUR (4") OR MORE WITHIN FOUR (4) HOURS, THE DRAINAGE IS SUFFICIENT AND A DRAINAGE CHANNEL IS NOT REQUIRED. IF THE WATER LEVEL DROPS LESS THAN FOUR INCHES (4") WITHIN THE FOUR (4) HOUR PERIOD, A DRAINAGE CHANNEL IS REQUIRED.

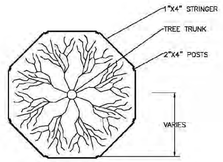
C. WHERE REQUIRED, THE DRAINAGE CHANNEL MUST EXTEND DOWN THROUGH THE NON POROUS SOIL AND INTO POROUS SOIL (SEE DETAIL)

D. ALL MATERIAL REMOVED FROM THE DRAINAGE CHANNEL SHALL BE DISCARDED.

E. WHEN BACKFILLING PLANTING PITS WITH NATIVE TOPSOIL, CARE MUST BE TAKEN TO KEEP THE CONSISTENCY OF THE SOIL MIX THE SAME THROUGHOUT THE PLANTING PIT AND DRAINAGE CHANNEL.



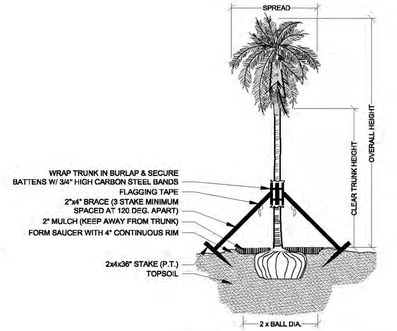
SECTION



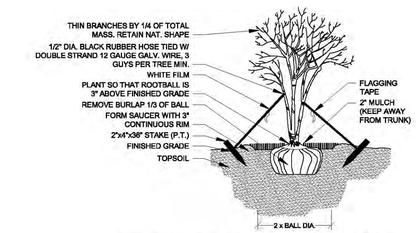
TOP VIEW

TREE PROTECTION BARRICADE
NOT TO SCALE

NOTES:
1. BARRICADE CIRCLE TO BE CENTERED ON TREE TRUNK(S). FOR GROUPS OF TREES, PLACE BARRICADES BETWEEN TREES AND CONSTRUCTION ACTIVITY.
2. TREE PROTECTION BARRICADES SHALL BE LOCATED TO PROTECT EXISTING, RELOCATED, AND NEW TREES IN CONSTRUCTION AREAS. THE PRTECTIVE BARRIER SHALL BE PLACED AROUND THE TREE AT A DISTANCE 6 FEET FROM THE TREE TRUNK OR AT THE CANOPY DRIP LINE, WHICHEVER IS GREATER OR AS SHOWN ON LANDSCAPE PLAN.
3. SEE LANDSCAPE PLAN FOR FENCE ALIGNMENT.
4. NO PRUNING SHALL BE PERFORMED EXCEPT BY APPROVED ARBORIST.
5. NO EQUIPMENT SHALL OPERATE INSIDE THE PROTECTIVE FENCING INCLUDING DURING FENCE INSTALLATION AND REMOVAL.



PALM PLANTING - ANGLE STAKE
NOT TO SCALE



MULTI-TRUNK PLANTING & GUYING
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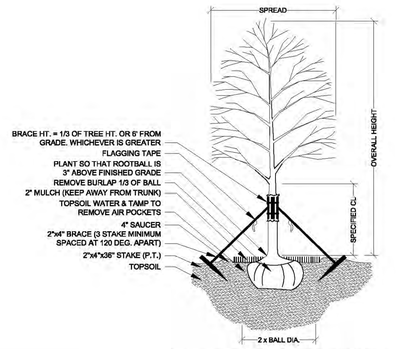
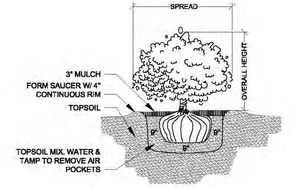


TREE PLANTING & STAKING
NOT TO SCALE



SHRUB PLANTING
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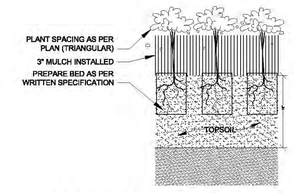

GROUNDCOVER PLANTING DETAIL
NOT TO SCALE

Project Team

Landscape Architect:

LANDSCAPE ARCHITECTURAL SERVICES, LLC

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Paul Goulas | Owner
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Leace Residence

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Details & Specifications

Revisions		
Date	Init.	Description
10.26.23	DC	Initial Submittal
11.28.23	DC	Revised per Comments
12.12.23	DC	Revised per Comments

REGISTERED LANDSCAPE ARCHITECT
PAUL A. GOULAS
LA 6666807
STATE OF FLORIDA

PAUL GOULAS, RLA
FLORIDA REG. # LA6666807

Drawn By:	DC
Checked By:	PG
Municipal Project:	
Scale:	

NORTH

SCALE: 1" = NTS

0 0 0 0

LS-5