

ATTACHMENT A

Application Package

Roomscapes, Inc.

9641 SW 100 Avenue ■ Miami, Florida 33176 ■ (305) 305-3880 ■ Email: lurias@comcast.net ■ FL License: AR0017359

LEGAL DESCRIPTION: 1012 JOHNSON STREET, HOLLYWOOD, FL

LOT 19, BLOCK 45

HOLLYWOOD LAKES SECTION

ACCORDING TO THE PLAT THEREOF: RECORDED IN PLAT BOOK 1, PAGE 32 OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA

PROJECT INFORMATION:

ZONING DISTRICT: RS-6 - SINGLE FAMILY RESIDENTIAL

ADDRESS: 1012 JOHNSON ST. HOLLYWOOD, FL 33019

FOLIO: 5142-14-01-7900

YEAR BUILT: NEW 2-STORY CBS CONSTRUCTION , SINGLE-FAMILY RESIDENCE.

NEW STRUCTURE TO COMPLY WITH CURRENT ZONING REGULATIONS

PROJECT DESCRIPTION:

PROPOSED TWO STORY SINGLE FAMILY RESIDENCE WITH 1,506 SF FIRST FLOOR UNDER AIR, 232 SF GARAGE, AND 246 SF COVERED PORCH AND TERRACE = 1,984 SF FOOTPRINT (37.3%).

SECOND FLOOR IS 1,232 SF UNDER AIR.

TOTAL AREA UNDER AIR TO BE 2,738 SF.

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CRITERIA FOR APPROPRIATENESS OF DESIGN: 1012 JOHNSON STREET, HOLLYWOOD, FL

INTEGRITY OF LOCATION:

The property is a vacant lot located in the Historic District of Hollywood Lakes. The property size is 50 feet of frontage and 106 feet in depth which is similar in size to all adjacent properties along Johnson Street.

DESIGN:

This home is designed to feel warm and inviting while lifting the design quality from “cookie cutter” (as in the fire-destroyed house that was previously on the site) to a unique, stylish look. Complementary colored volumes are varied along all facades to break up the scale. The house will include many “green” features such as a green wall, clerestory windows, shading and buffering landscaping, and high efficiency materials and workmanship throughout.

SETTING:

The street has a combination of one- story and two-story houses along the South side and a walled-in community with mostly two- story houses set along the North side. The neighborhood was mostly built in the late 60’s and early 70’s, however, there are many upscale, modern and contemporary style homes built more recently in the area as well.

MATERIALS:

The proposed residence is two stories and will consist of smooth, very light colored stucco and darker metal accents in order to relate the tone and scale to neighboring homes. All materials are durable, high-quality, meet applicable building codes and are designed to withstand hurricane force winds.

WORKMANSHIP:

All workmanship will be required to meet local construction requirements at a minimum and far exceed those standards by design.

ASSOCIATION:

The house is designed to be compatible with neighboring houses while also relating with more contemporary houses being built nearby. On a larger scale, and in an effort to become part of the larger community, the house is also designed to be in keeping with those being built closer to the Ocean.

Steven Luria, RA

NAME OF OWNER Ray Daniels 67-227

ADDRESS 1012 Johnson St

LEGAL DESCRIPTION Lot 19 Blk 45 COST 22.066

DESCRIPTION OF CONST. H. Lake Sec

ARCHITECT: Yale Eng.

Single Family Res 1949

PERMIT TYPE	NO.	DATE	TO WHOM	EXT. or OUT.
BLDG.	86029	10-8-49	R. Daniels	
ROOF 2200	87010	11-2-49	Yale	
ELECTRICAL	87011	10-15-49	Yale	
PLUMBING 19	85172	10-10-49	Yale	
GAS				
SEPTIC, SEWER	10533	10-10-49	Yale	
A/C DUCTS	05754	11-18-49	F. H. Heat	2 in x 6 in
SCREEN ENCL.				
POOL				
DRIVEWAY	294	12-16-49	Owner	
FENCE				
2. Driveway	296	12-16-49	Owner	
1. Fence	11239	12-1-49	Yale	2200-

JOB CARD

OWNER John Kotkovetz JOB ADDRESS 1012 Johnson St.

LEGAL DESCRIPTION 19 BLOCK 45 SUBDIVISION OR ADDITION 1-32B

MICROFILM NO. _____ ARCHITECT _____ FEE \$ 20.00 VALUATION \$ 970.

DESCRIPTION OF CONSTRUCTION Re-Roof shingles

☐ SEPTIC TANK
☐ SEWER TAP

TYPE PERMIT	NUMBER	DATE	CONTRACTOR	TYPE PERMIT	NUMBER	DATE	CONTRACTOR
BUILDING				SEPTIC/SEWER			
ROOF 1900	81515	4-29-83	King Rig.	AIR/CONDITION			
ELECTRIC-BASIC				MECHANICAL			
ELECTRIC SUPP.				SCREEN			
PLUMBING NO. FIX.				POOL			
L. P.-DRY WALL				DRIVEWAY			
FENCE				PATIO & WALK			

NOTES: County Surcharge: .20

Furnish pde logs prior to C.B. MSP.

69-229

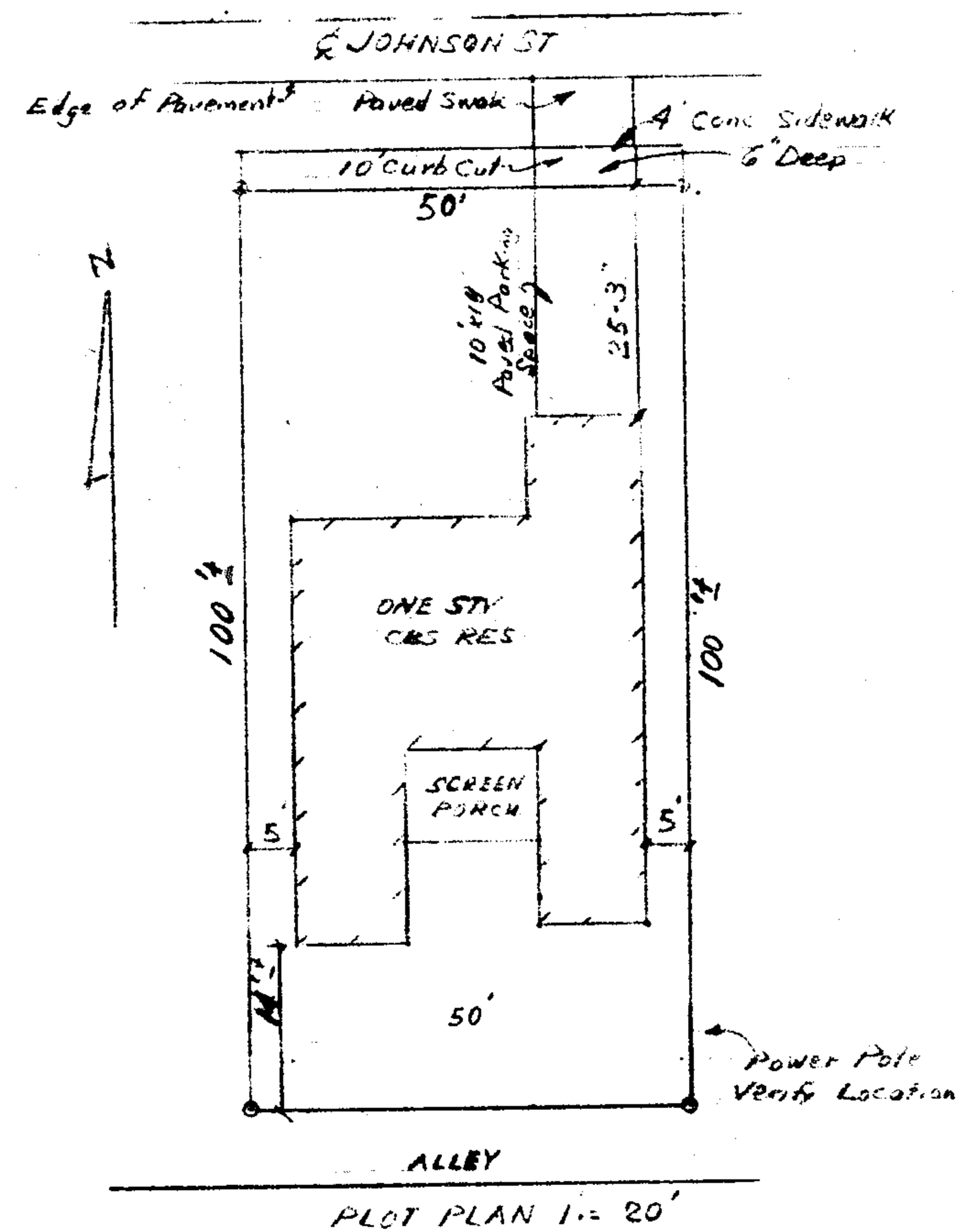
1012 Johnson St.

Date 10-8-69 Permit No. 86029
Owner Ray Daniels
Description Single Family Res
Location 1012 Johnson St
Lot 19 Block 145 Sub. Div. Hand Lobs Snc
Contractor or Builder Ray Daniels
Cont. Lic. No. _____
Architect Yale Eng
Cubic Ft. 20,669 Valuation \$ 22,066
Electric R10-69 Plumbing 13P-70 1semer
Chief Bldg. Inspector W. J. H.
Zoning Inspector W. J. H.
City Engineer W. J. H.
State Lic. No. _____
Date Received _____

19497

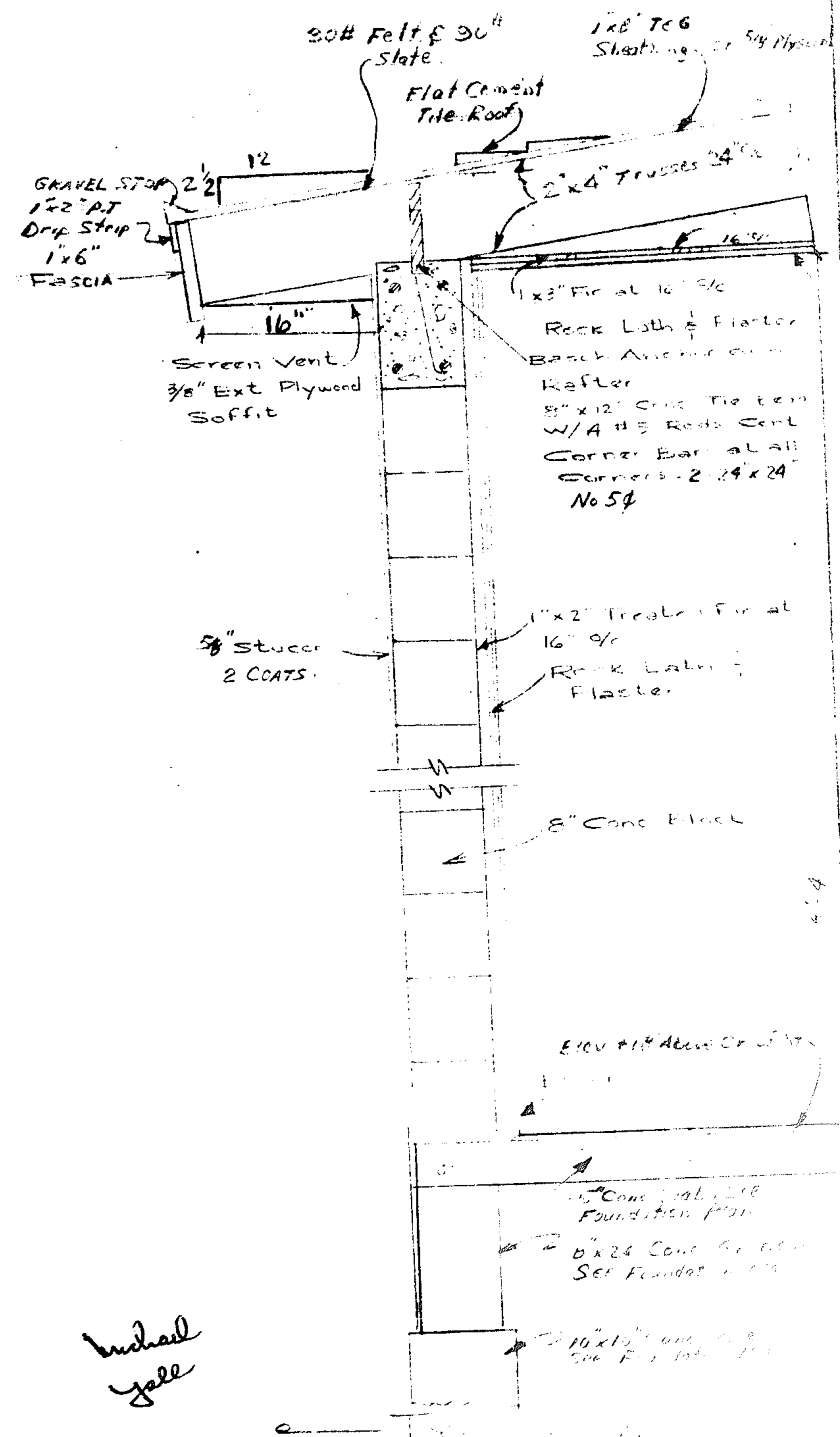
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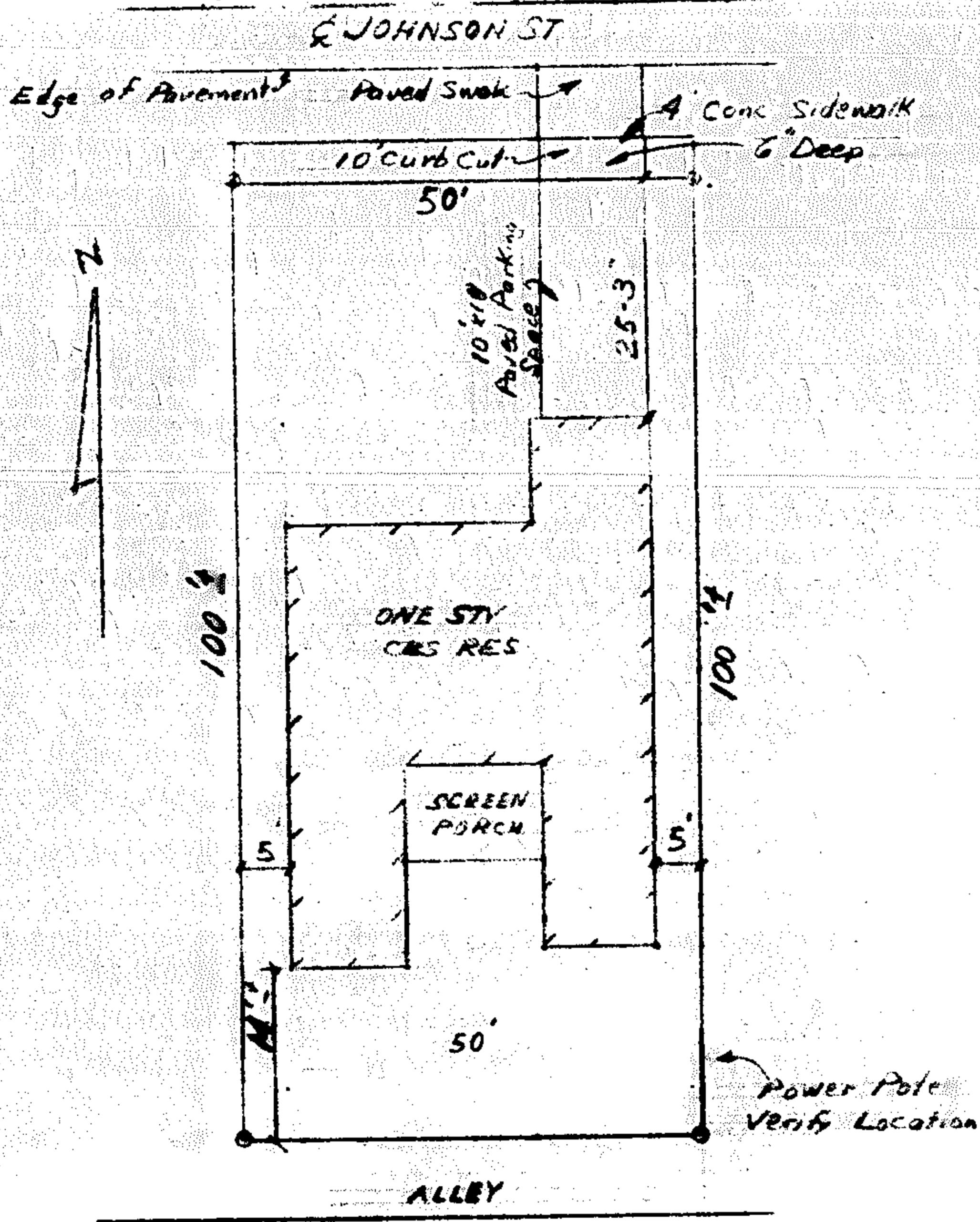
69-229



LEGAL
LOT 19 BLOCK 45
Hollywood Lakes Section

Michael
Jale



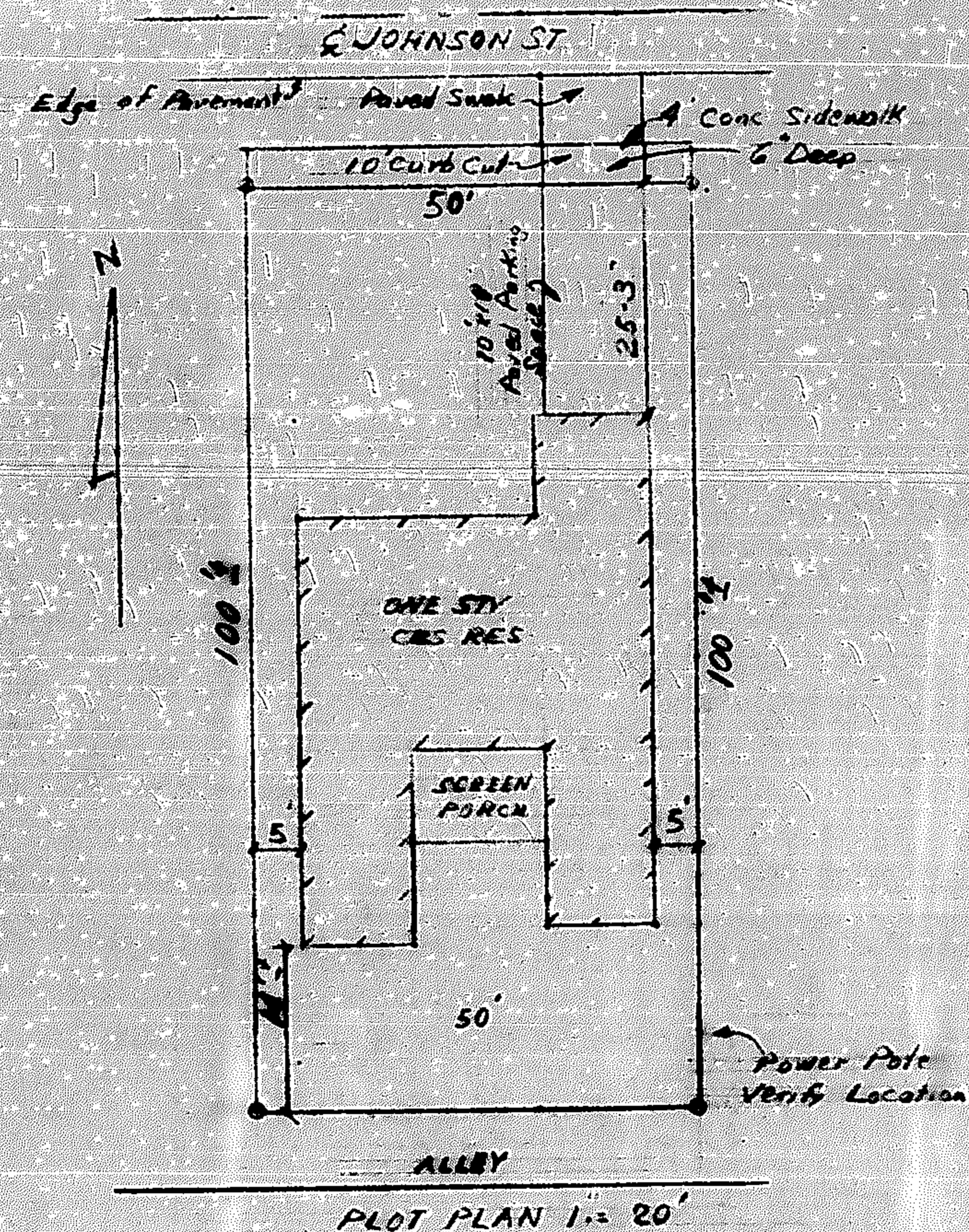


PLOT PLAN 1" = 20'

LEGAL

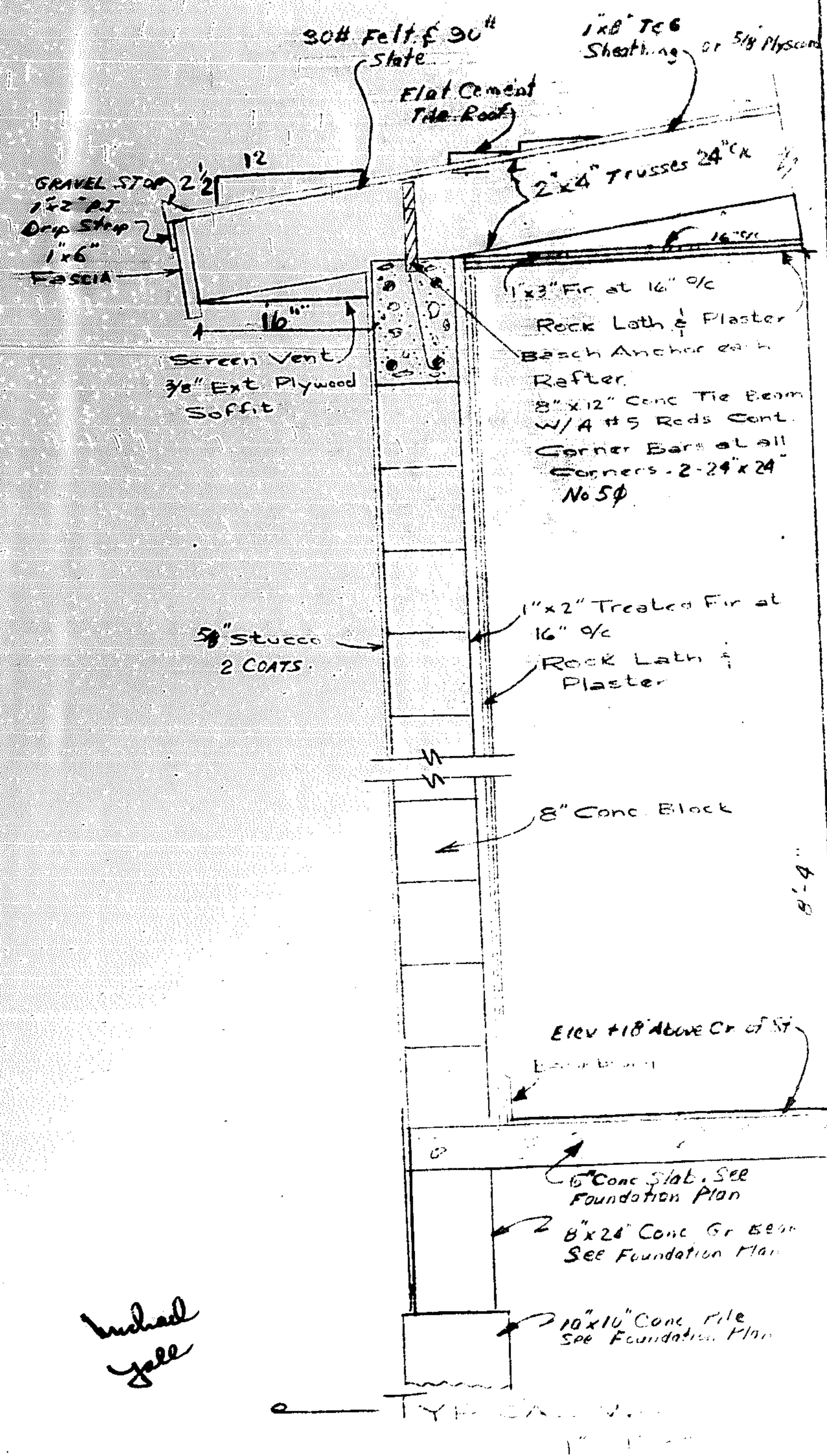
LOT 19 BLOCK 45

Hollywood Lakes Section

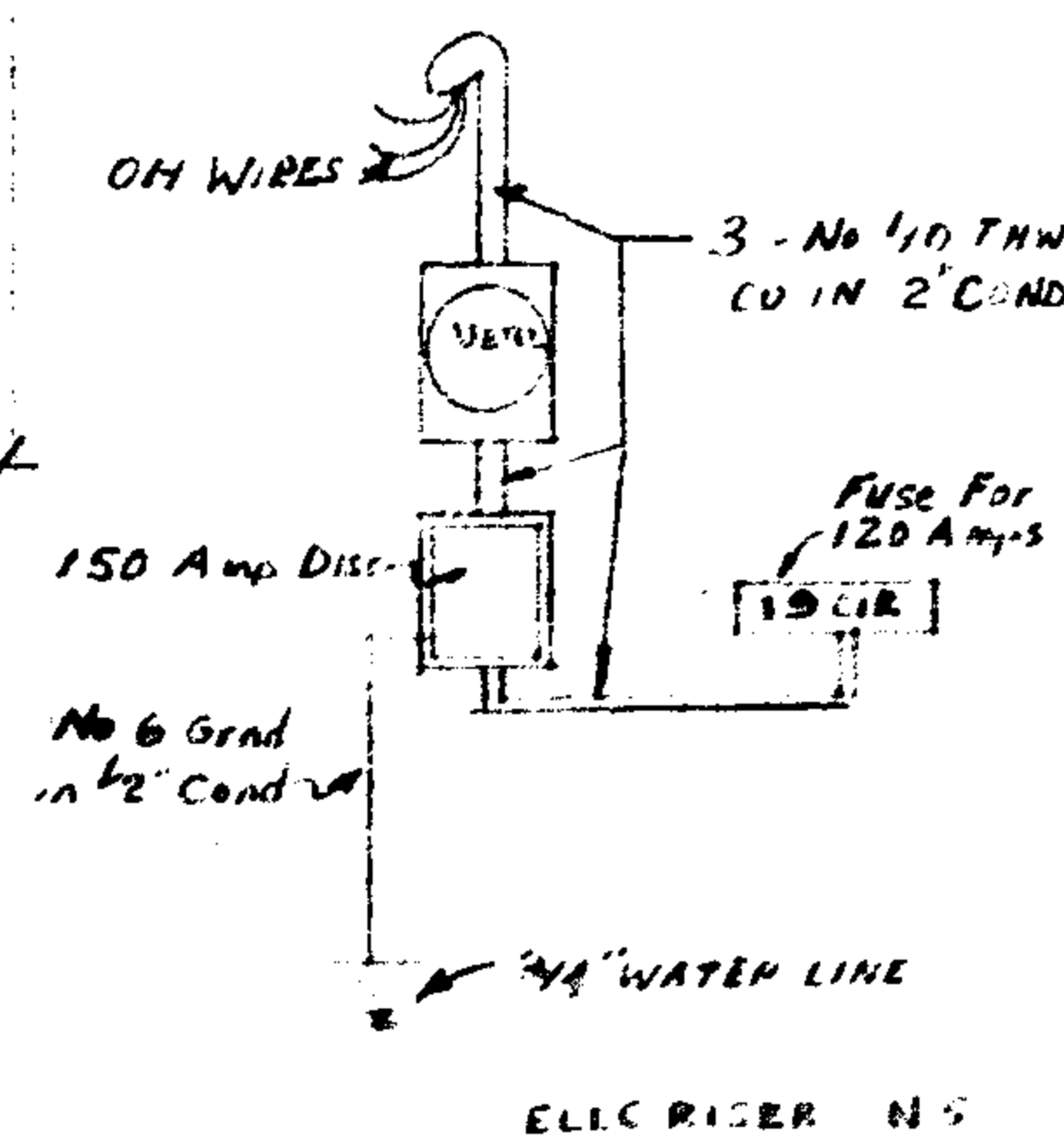
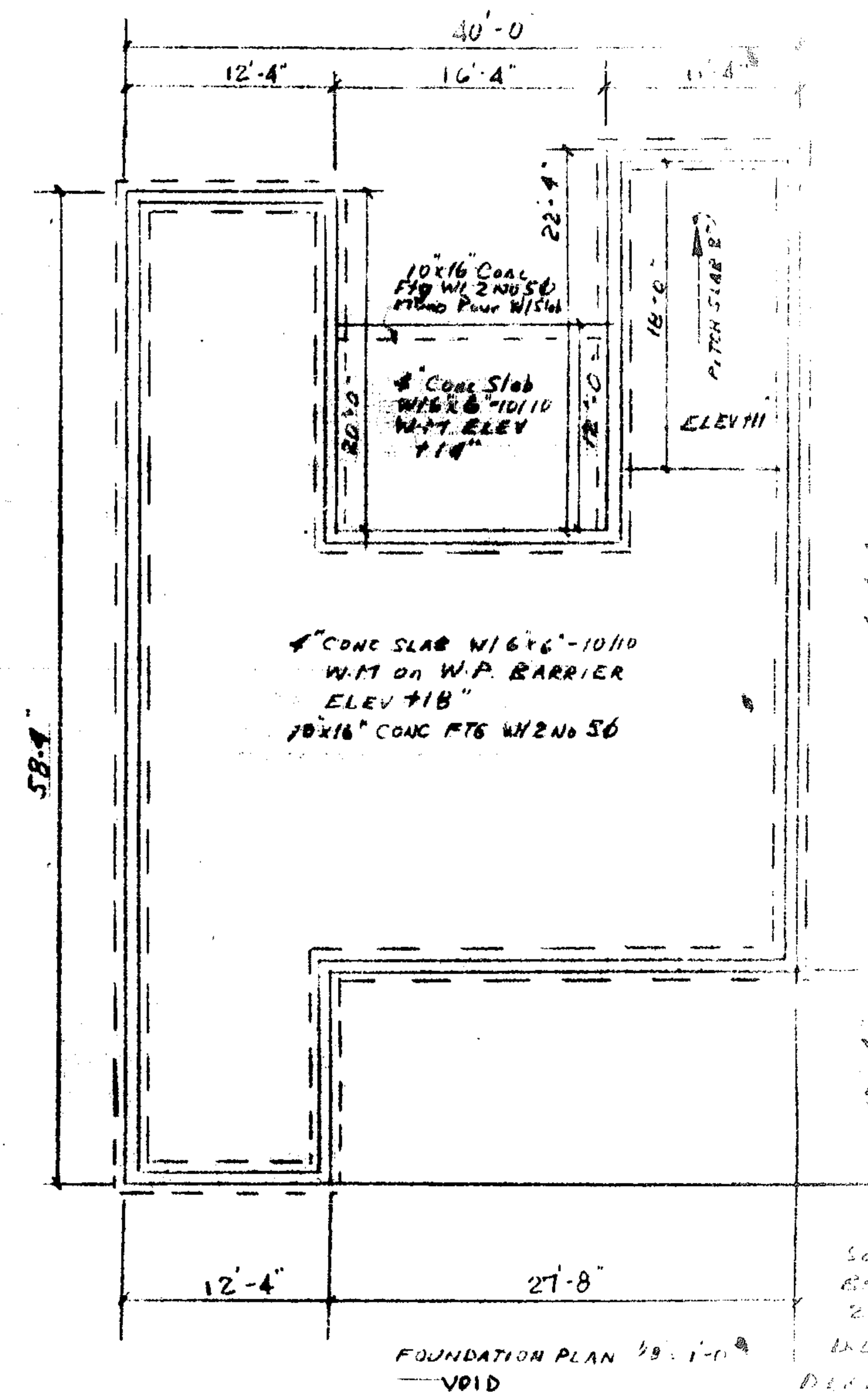
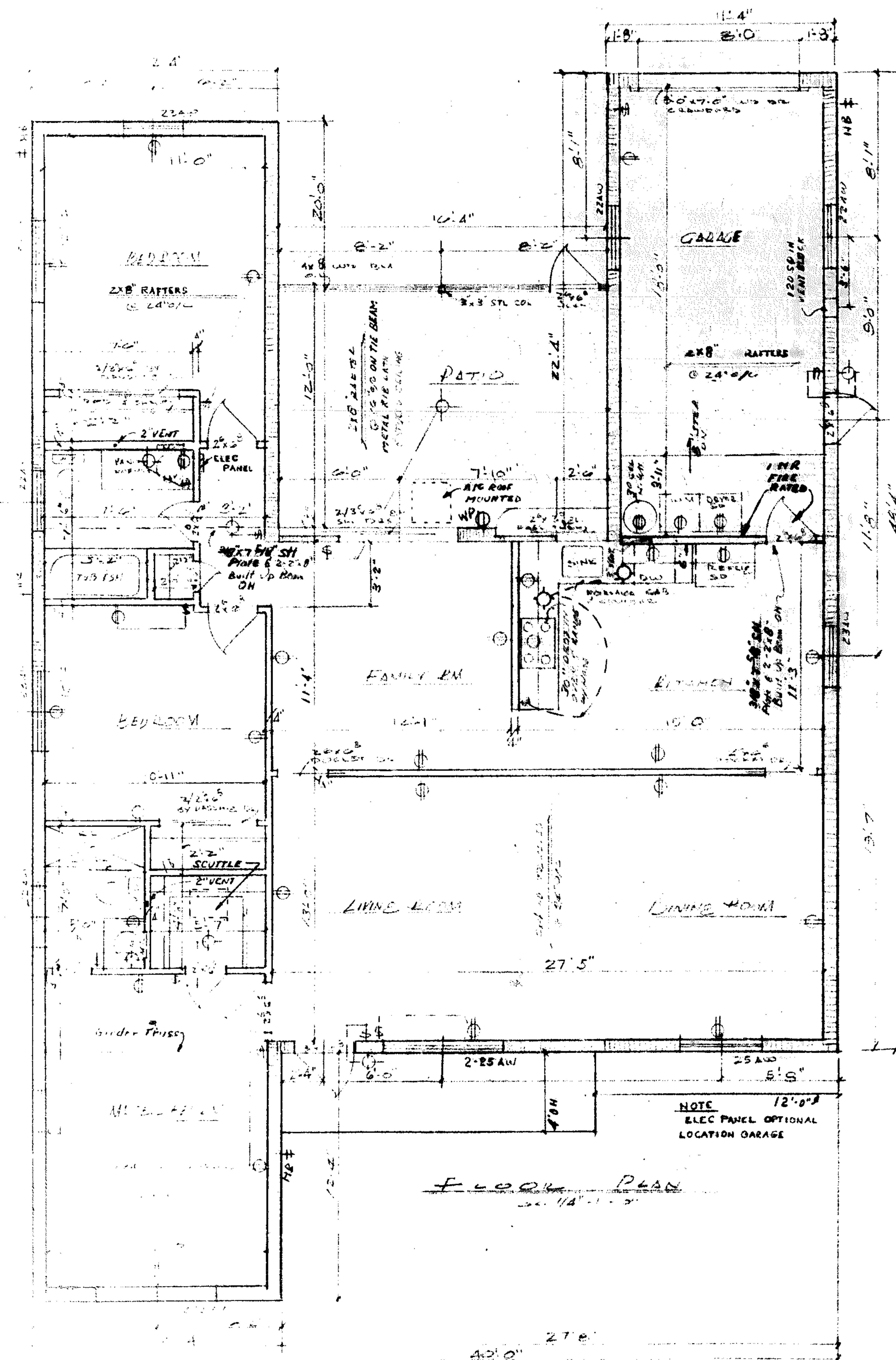


LEGAL
LOT 19 BLOCK 45
Hollywood Lakes Section

Michael
Yale

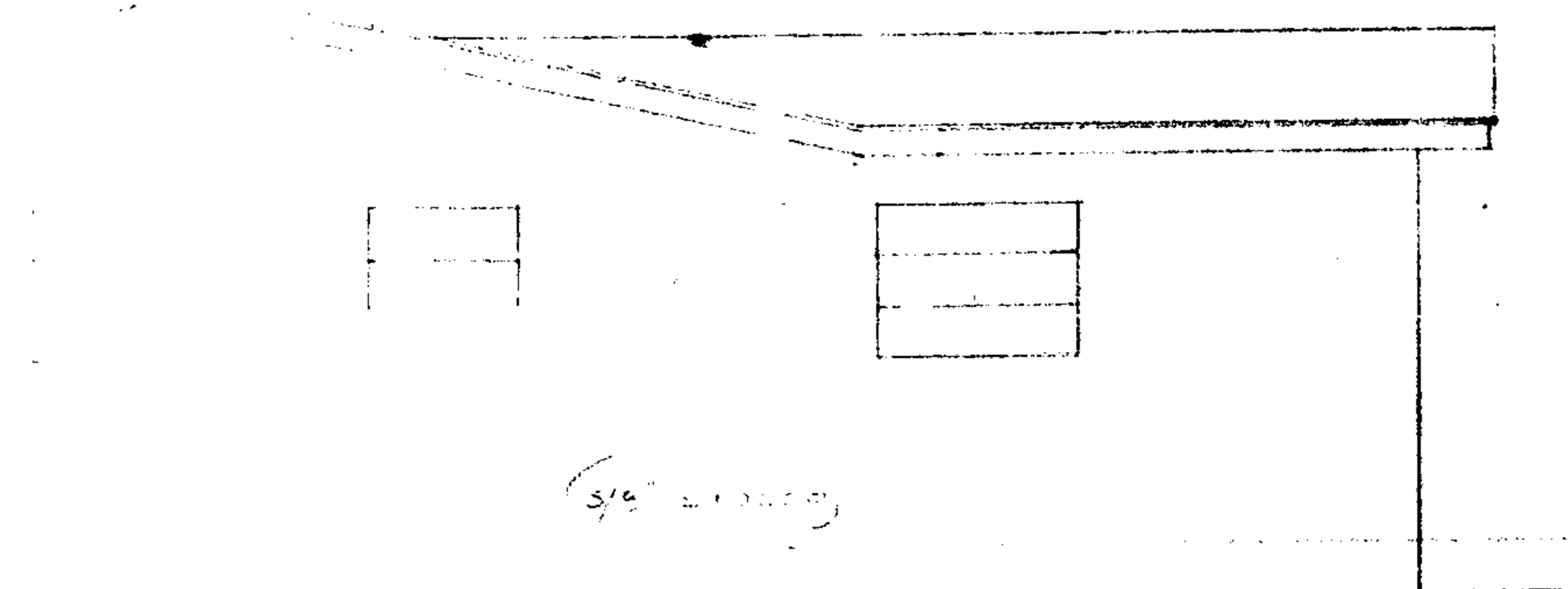
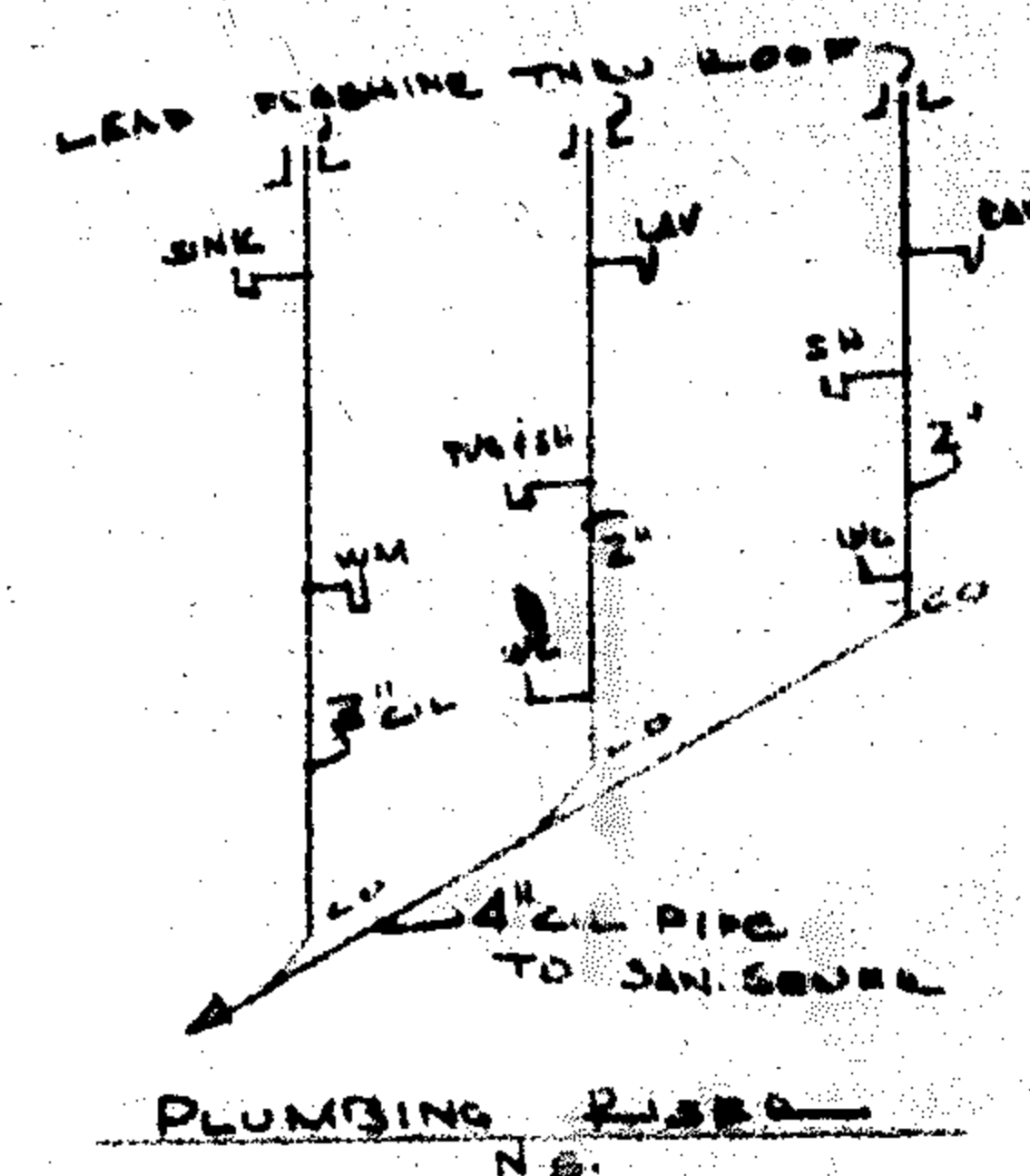
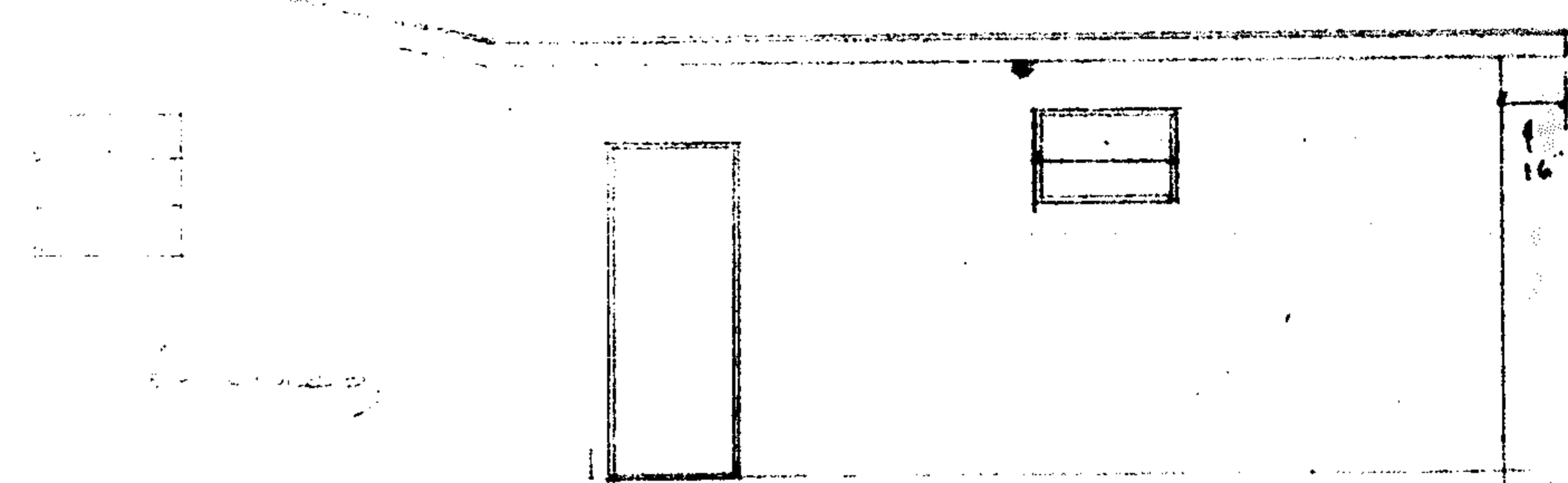


Michael
Yale



ELEC. LOAD		6	5
1	CHILLED	1	10
2	REFRIG.	6	10
3	WATER	7	30
4	SM. APPL.	1	40
5	REFRIG.	1	3
6	WATER	4	10
7	WATER	1	10
8	H. H. H.	2	10
9	WATER	15	30
10	WATER	10	10
11	DRYER	30	10
12	WATER	10	10
13	WATER	10	10

YALB



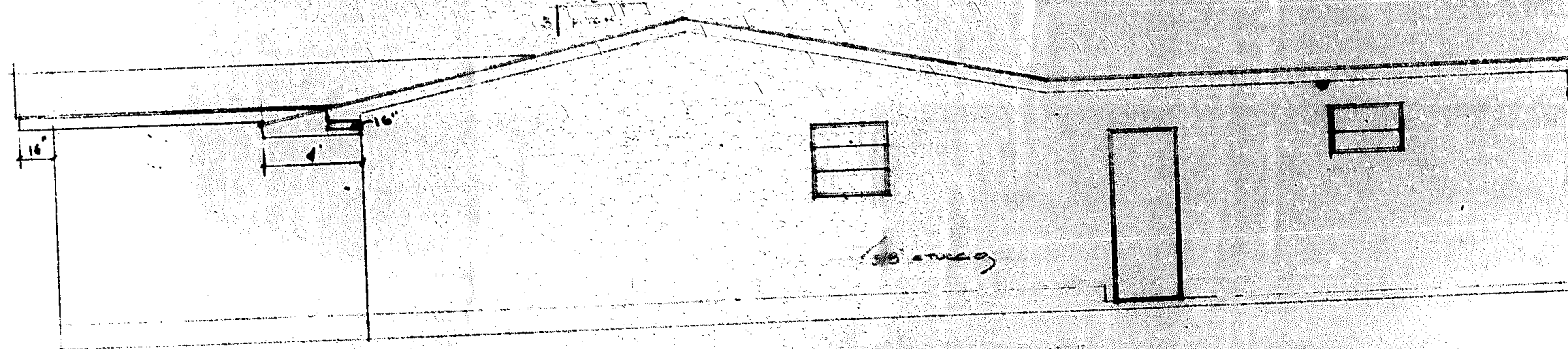
2000 1/2-1'0"

Richard
Yale

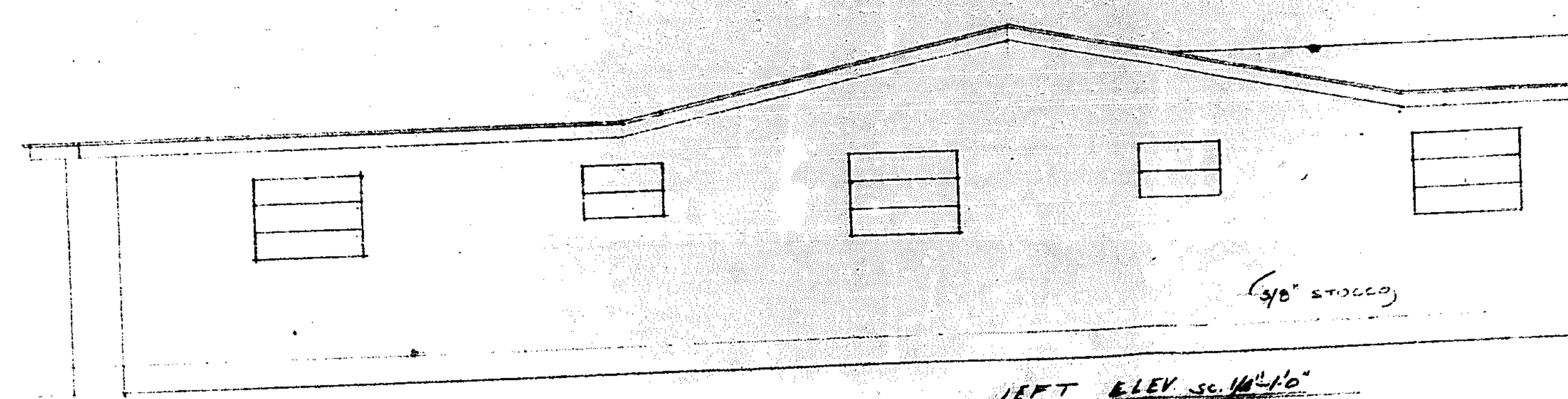
1545



FRONT ELEV. SC. 1/8" = 1'-0"

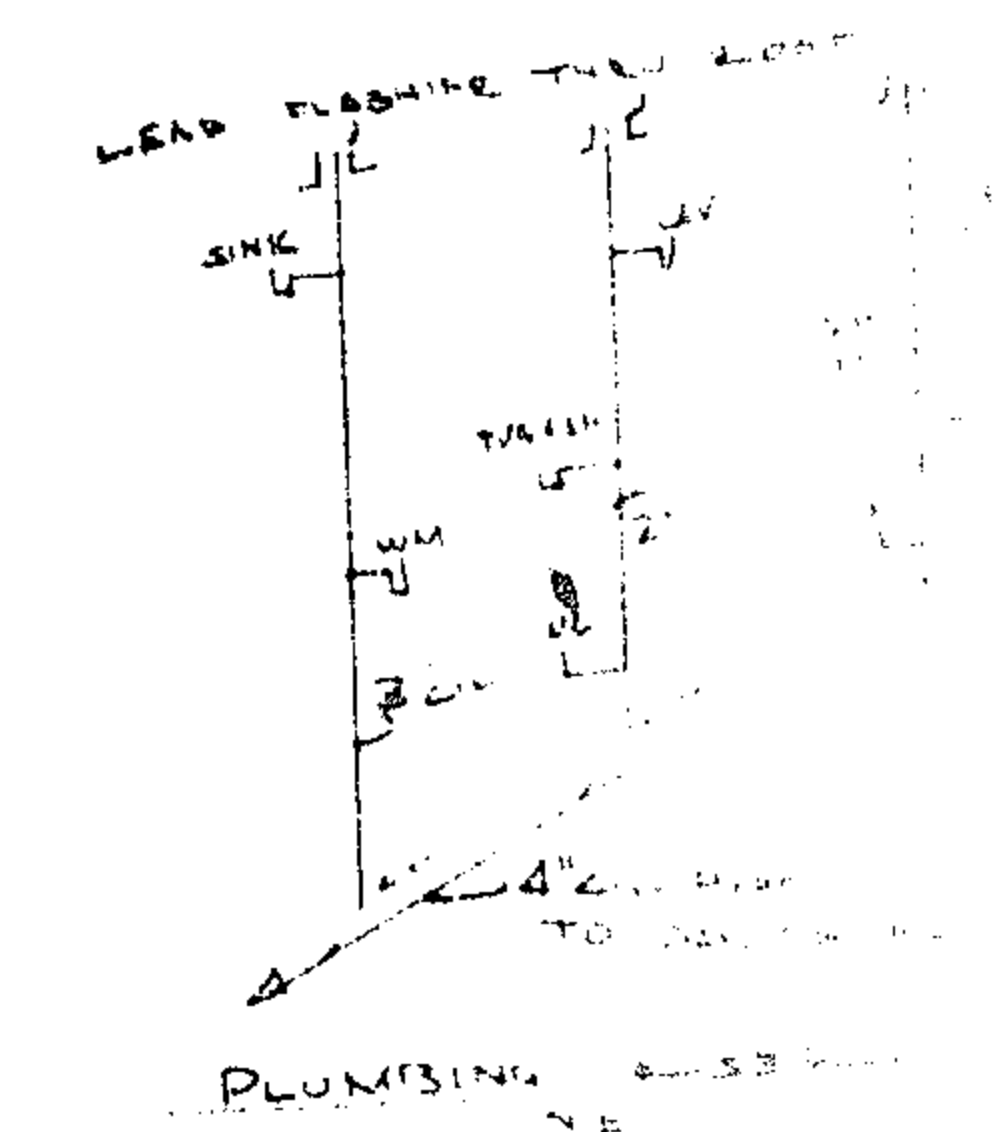
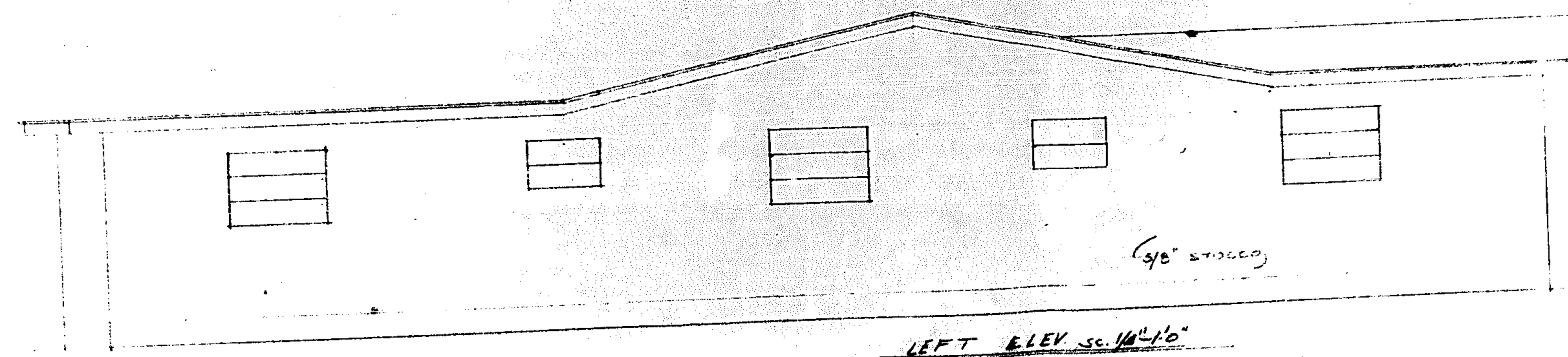
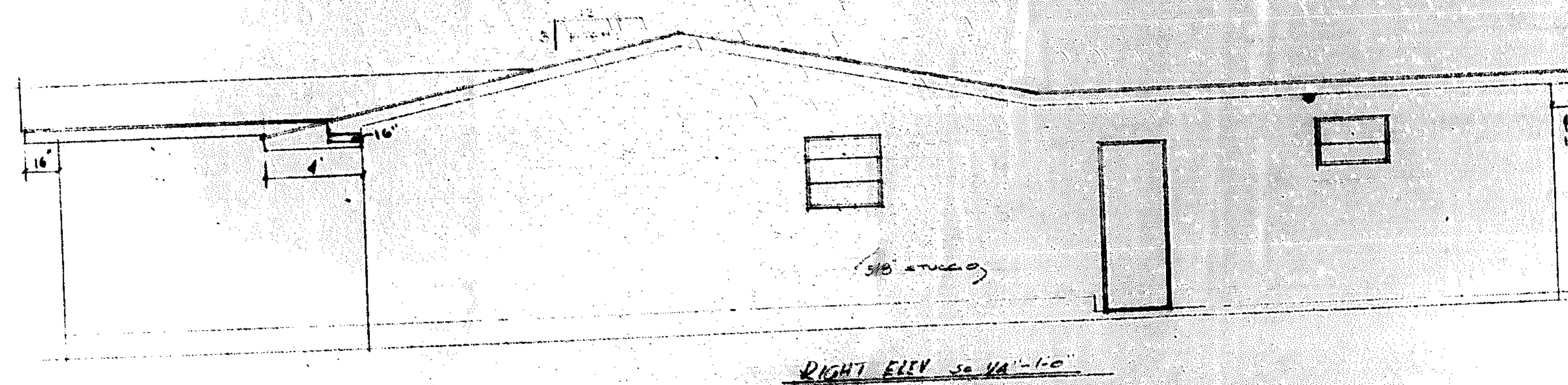
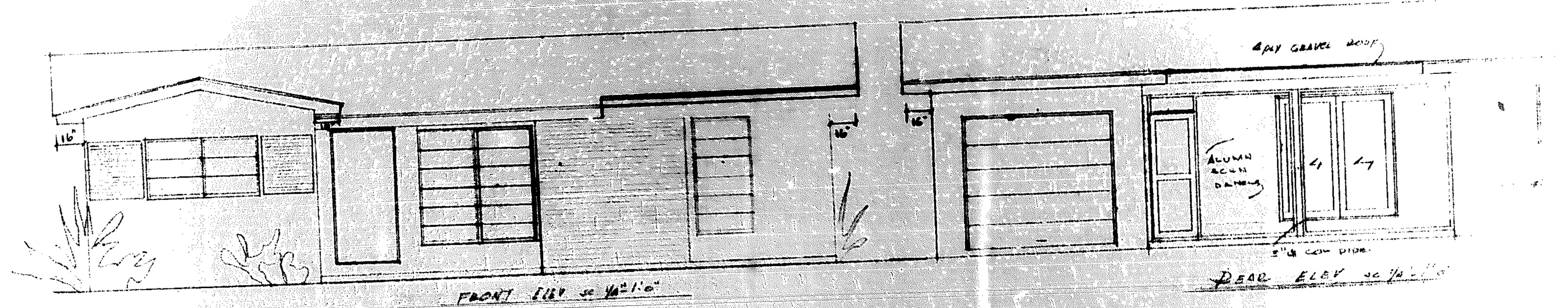


RIGHT ELEV. SC. 1/8" = 1'-0"



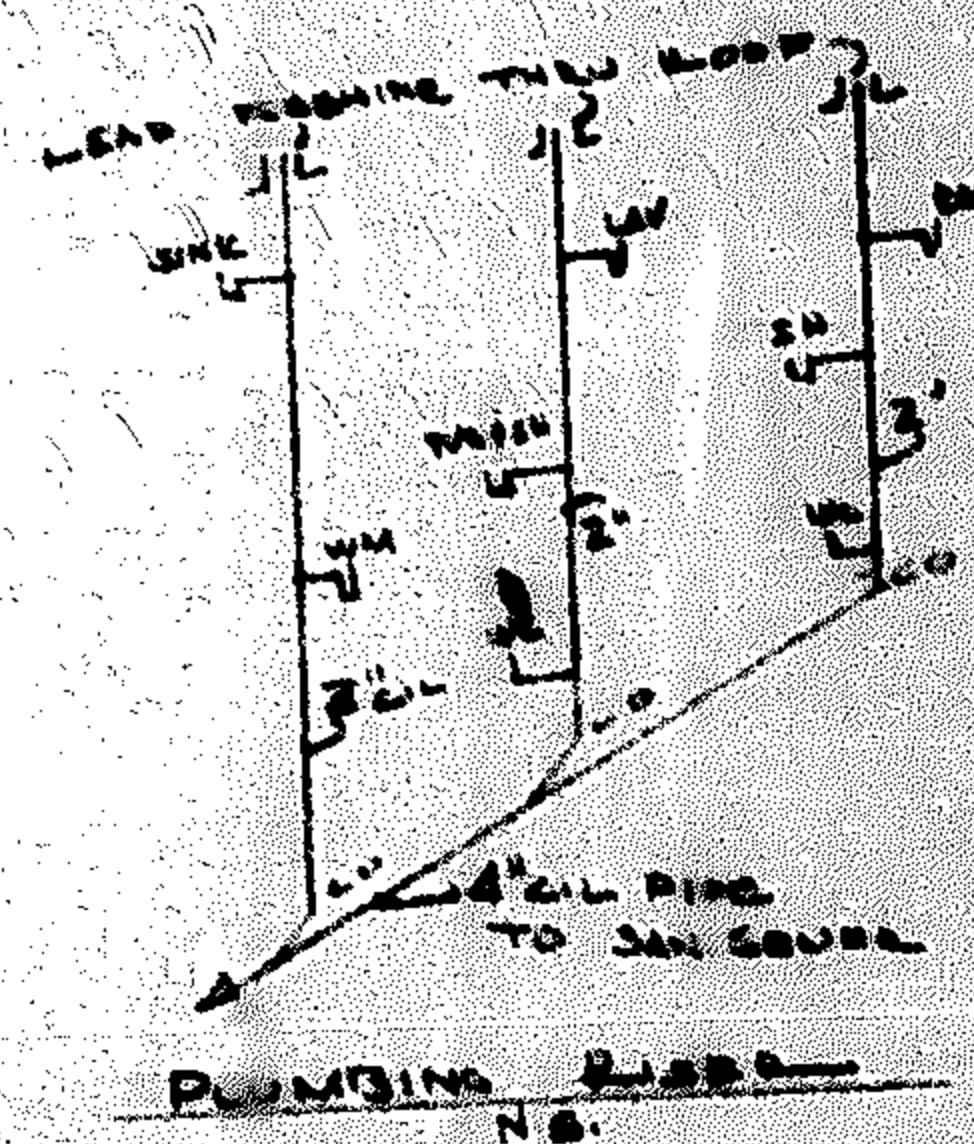
LEFT ELEV. SC. 1/8" = 1'-0"

69-22

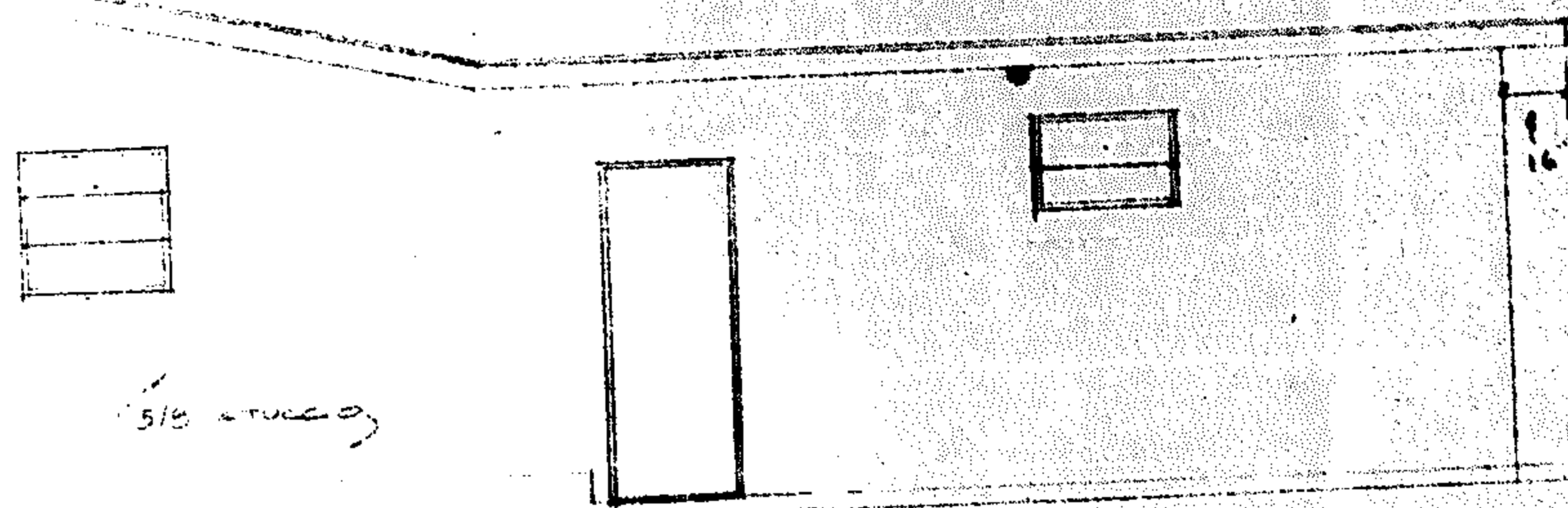




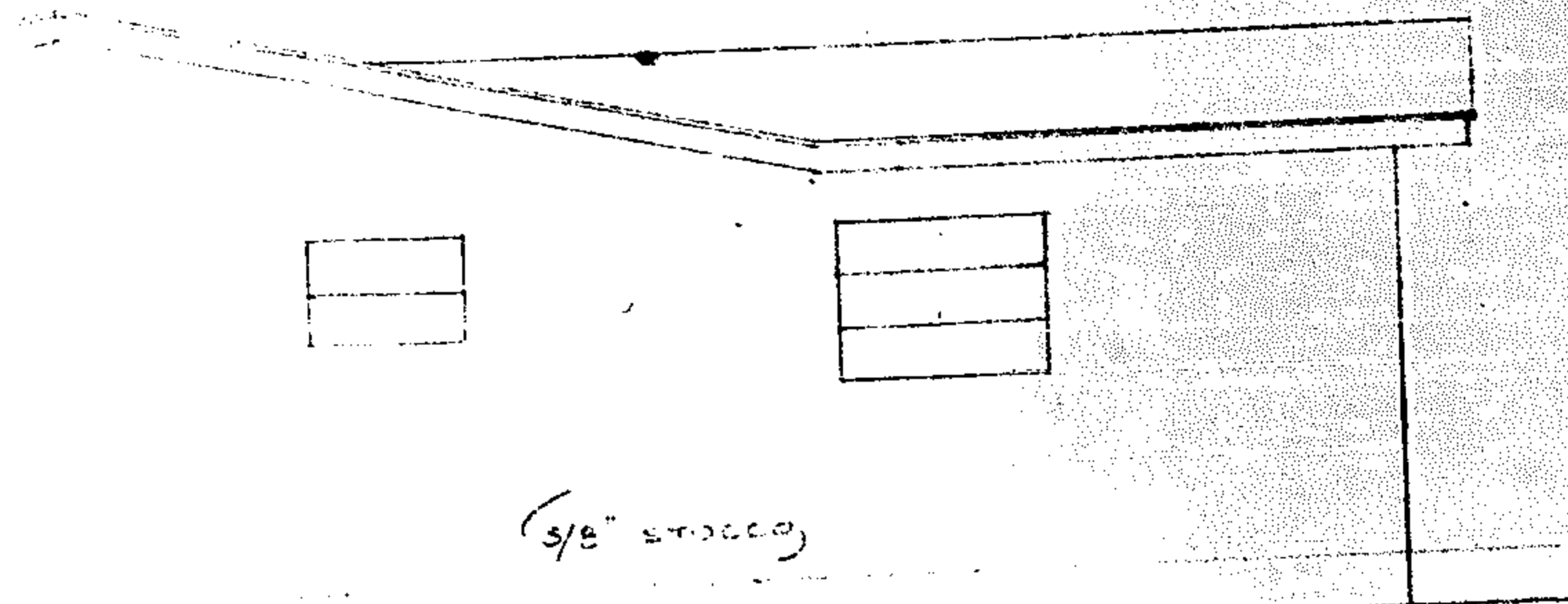
DEAD ELEV 46 1/2'-10"



PUMPING PLUMBING N.B.



RIGHT ELEV 56 1/4'-10"

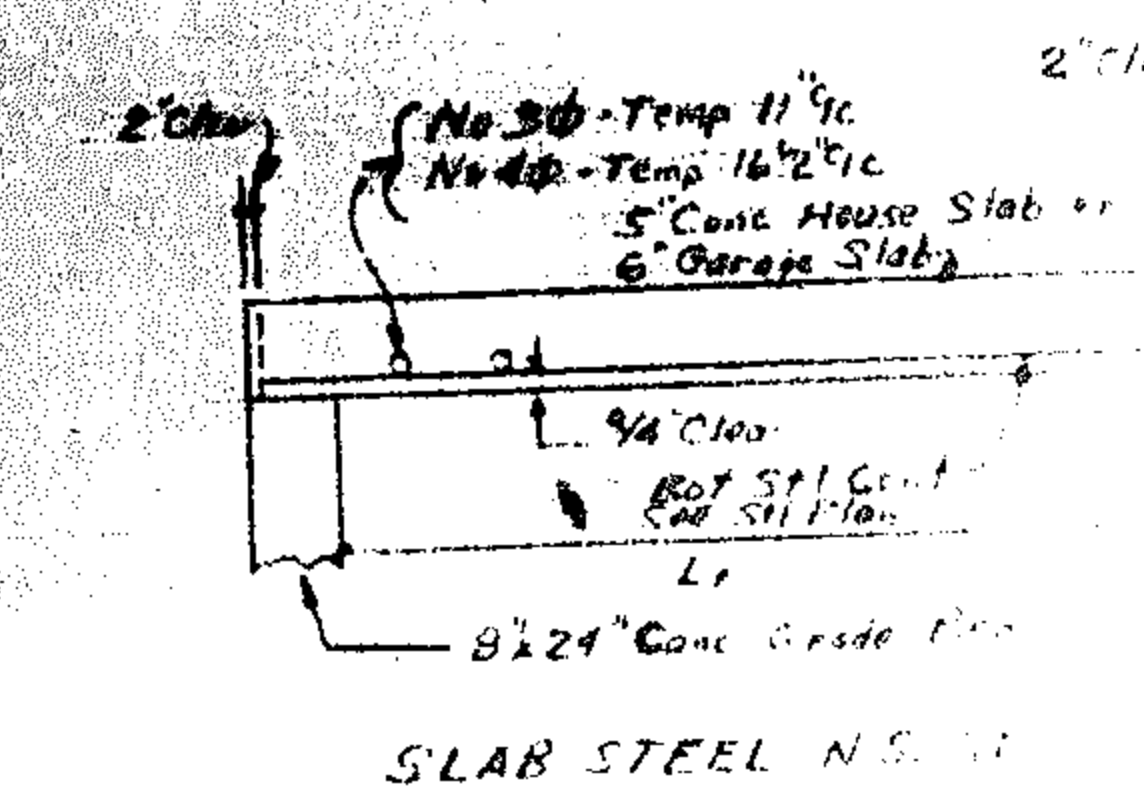
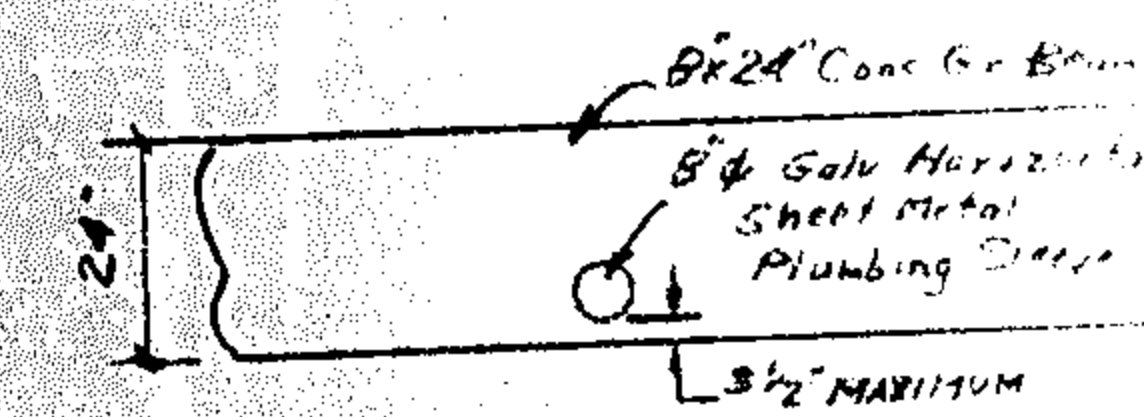
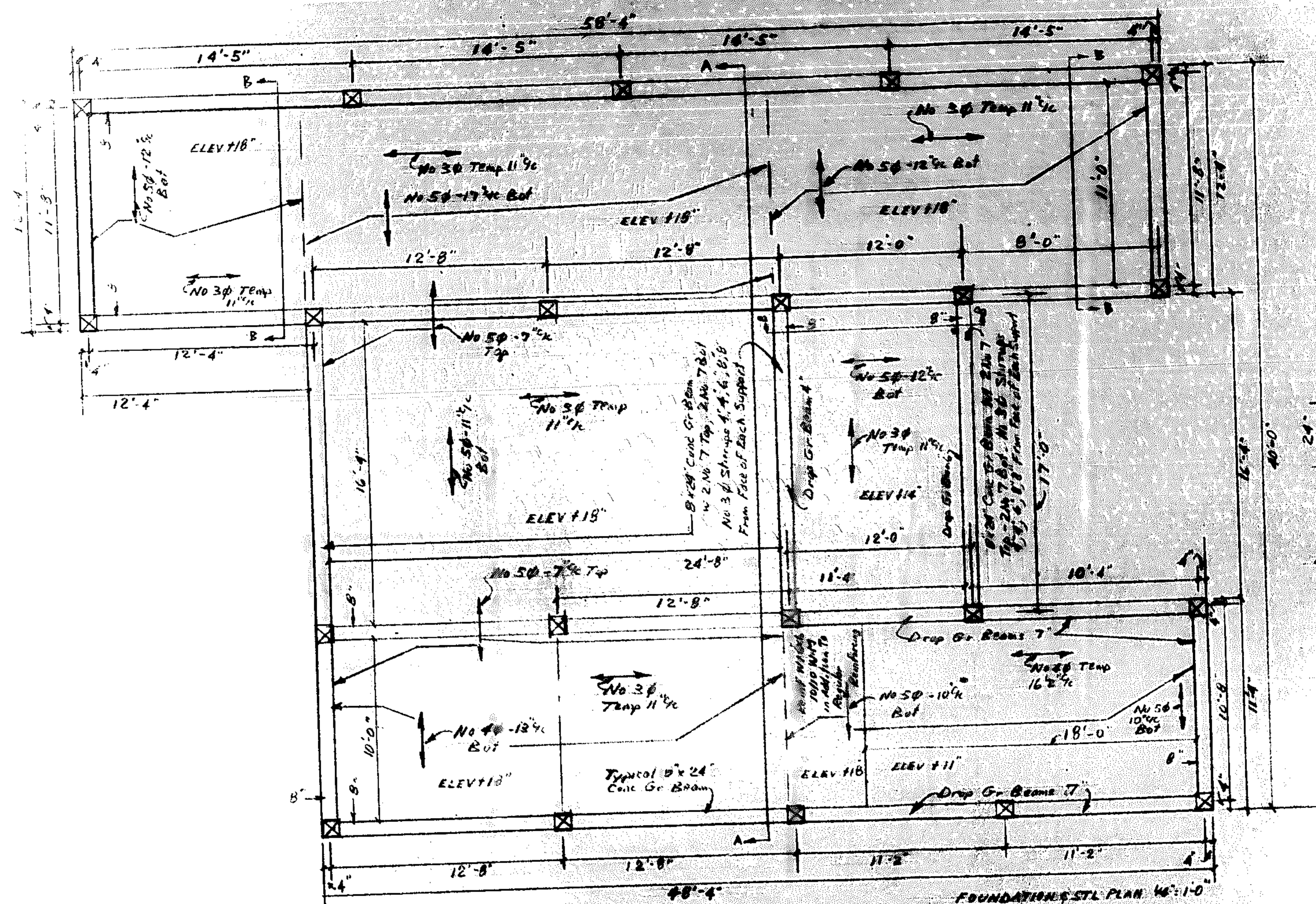


LEFT ELEV 56 1/4'-10"

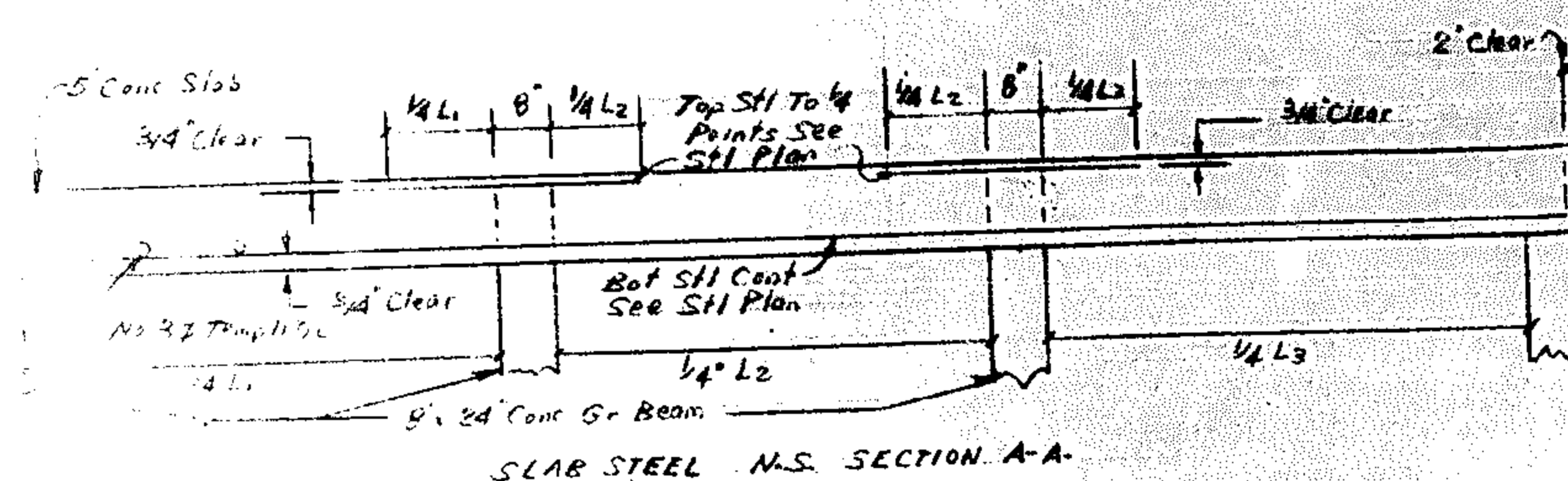
Michael Gale

SHEET

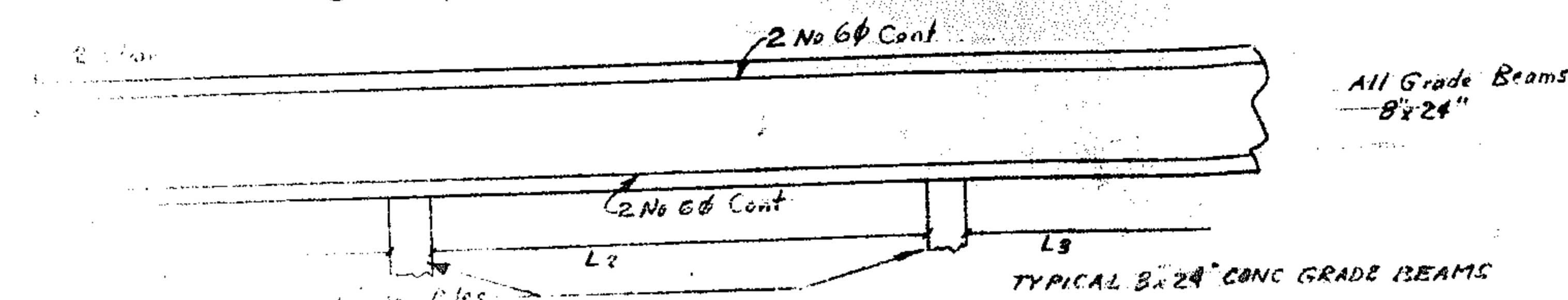
3



1. ☒ indicates 100% Bearing 17' from F.
2. $f_c = 2000 \text{ psi}$
3. Use 2x4" Bracing
4. Exposure 1 - 12" Grade Beam



SLAB STEEL N.S. SECTION A-A



TYPICAL 8x24" CONC GRADE BEAMS

Included
Notes



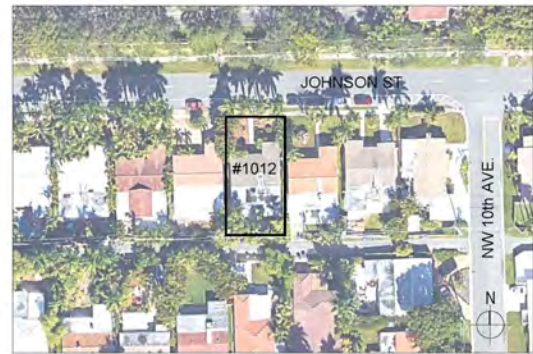
1 PROPOSED FRONT RENDERING
SCALE: N.T.S.



2 PROPOSED REAR RENDERING
SCALE: N.T.S.

ZONING DATA AND PROJECT INFO		
ZONING DISTRICT:	RS-6 - SINGLE FAMILY RESIDENTIAL	
ADDRESS:	1012 JOHNSON ST. HOLLYWOOD, FL 33019	
LEGAL DESCR:	LOT 19, BLOCK 45, HOLLYWOOD LAKES SECTION, A SUBDIVISION, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 1, PAGE(S) 32, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA.	
FOLIO:	5142-14-01-7900	
YEAR BUILT:	NEW CONSTRUCTION	
CONST. TYPE:	TYPE III	
FLOOD_ZONE:	AE-7 PROPOSED RESIDENCE F.F.E. = +8.10' NAVD	
SET-BACKS:	REQUIRED	PROVIDED
BUILDING:	FRONT: 25'-0" FT	25'-10" FT
	SIDE: 5'-0"	7'-6"/7'-6" FT
	SIDE STREET: 15'-0"	N/A
	REAR: 15% OF LOT DEPTH, 15FT. MIN. 50FT MAX (108.4FT LOT DEPTH)	16'-3" FT (15.27%)
POOL/SPA:	FRONT: NOT PERMITTED	N/A
	SIDE: 6'-0"	7'-6"
	SIDE STREET: 15'-0"	N/A
	REAR: 6'-0"	8'-9"
FLOOD:	ZONE 'AE' BASE FLOOD ELEVATION: 7	
HEIGHT:	2 STORIES AND 35 FT MAX.	
COVERAGE:	40% - (BUILDINGS AND ROOFED STRUCTURES)	
MIN. FL. AREA:	800 SF	
LOT AREA:	5,320 SF X 40% = 2128 SF COVERAGE MAX. ALLOWED	
LOT COVERAGE:	1,738 SF FOOTPRINT (1ST FL.) 70 SF COVERED ENTRY 176 SF COVERED PATIO 1,984 SF PROPOSED LOT COVERAGE = 37.3% < 40% MAX	
	1ST FL. 1,506 SF UNDER AIR (+232 SF GARAGE) 2ND FL. 1,232 SF UNDER AIR TOTAL: 2,738 SF UNDER AIR	
	FOOTPRINT: 1,738 SF EXTERIOR WALLS 246 SF COVERED PORCH 1,984 SF TOT. FOOTPRINT	

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BOA-3	PROPOSED NORTH & EAST ELEVATIONS
BOA-4	PROPOSED SOUTH & WEST ELEVATIONS
BOA-5	PAVING, GRADING, & DRAINAGE PLAN
BOA-5.1	STORMWATER RETENTION CALCULATIONS
BOA-6	PICTURES OF NEIGHBORING HOUSES
L-1	LANDSCAPE PLAN
L-2	LANDSCAPE DETAILS
TD-1	TREE DISPOSITION PLAN



LOCATION MAP

PROJECT NAME: NEW SINGLE FAMILY RESIDENCE
ADDRESS: 1012 JOHNSON STREET
HOLLYWOOD, FL 33019
OWNER: PRIMAVIX, LLC
FOLIO: 5142-14-01-7900

ARCHITECT: STEVEN LURIA, RA
9641 SW 100 AVENUE
MIAMI, FL 33176
LICENSE NO.: AR 0017359
305-305-3880



Digitally signed
by STEVEN R
LURIA
Date: 2024.05.07
13:58:26 -04'00'



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JOB No.: 22.01012.SFR

REVISIONS:
01-29-24 NEW SHEET ADDED
04-22-24 REV

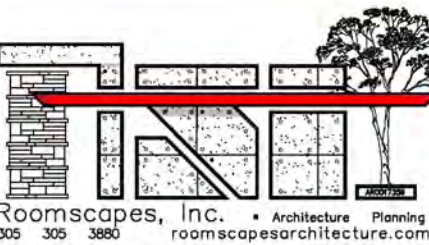
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CHECKED BY:
DRAWN BY: SRL
PLOT: 100%

SHEET INDEX:
COVER SHEET

SHEET No.: BOA-CS

PROJECT NAME: NEW SINGLE FAMILY RESIDENCE
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HOLLYWOOD, FL 33019
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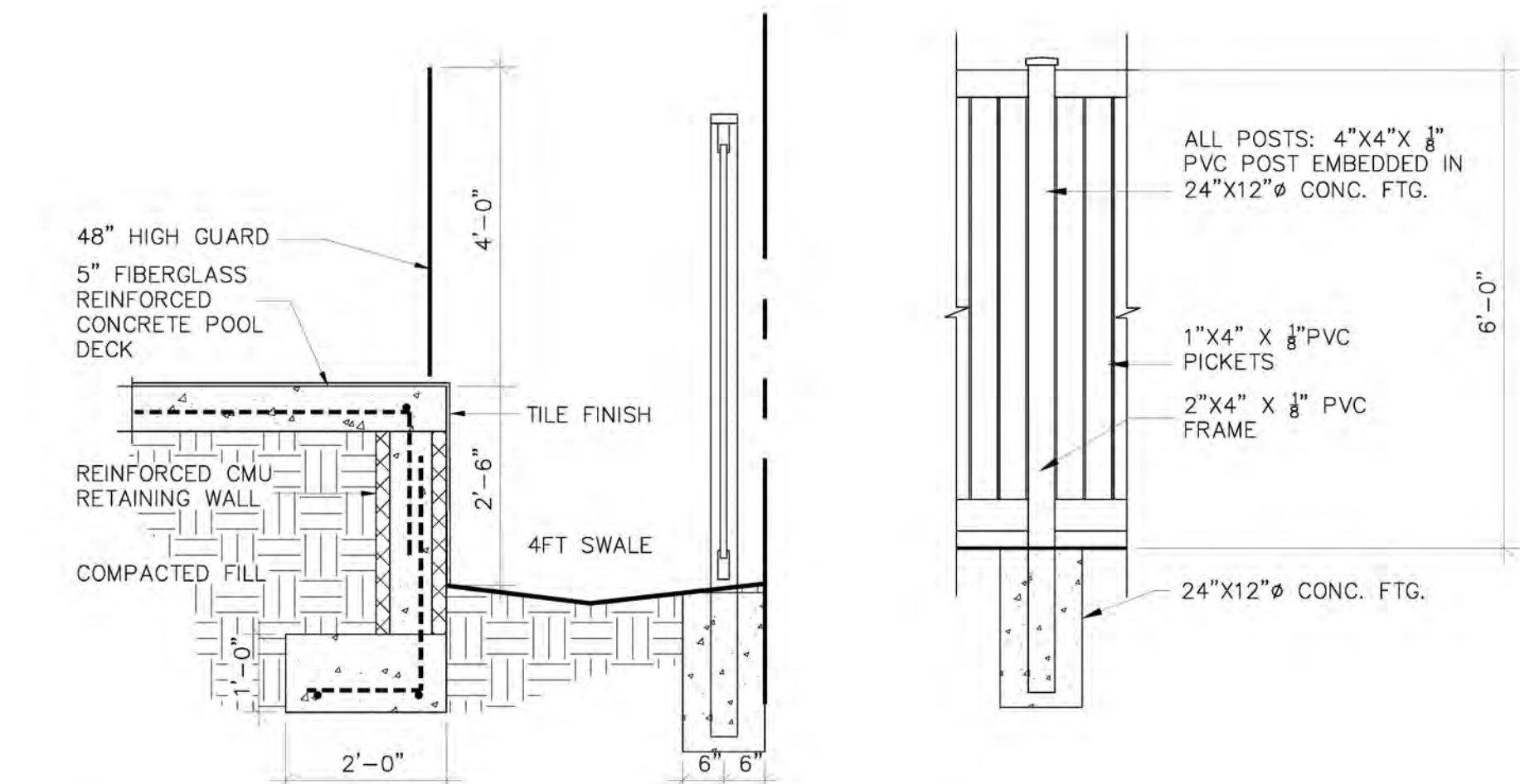
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REVISIONS:
7-25-23 REV
9-6-23 REV
10-10-23 REV
11-12-23 REV
01-29-24 REV
04-22-24 REV

DATE: 02/20/2022
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DRAWN BY: SRL
PLOT: 100%

SHEET INDEX:
PROPOSED SITE PLAN, RENDERINGS

SHEET No.: BOA-0

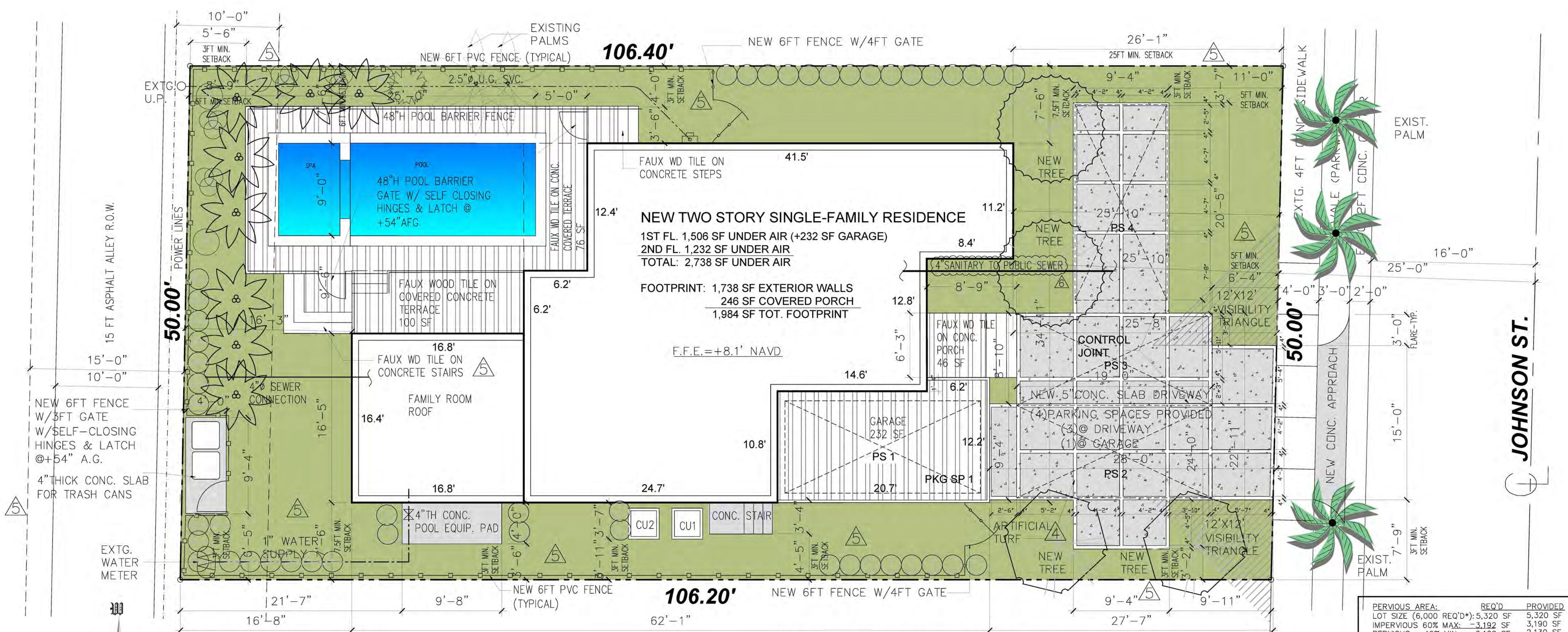
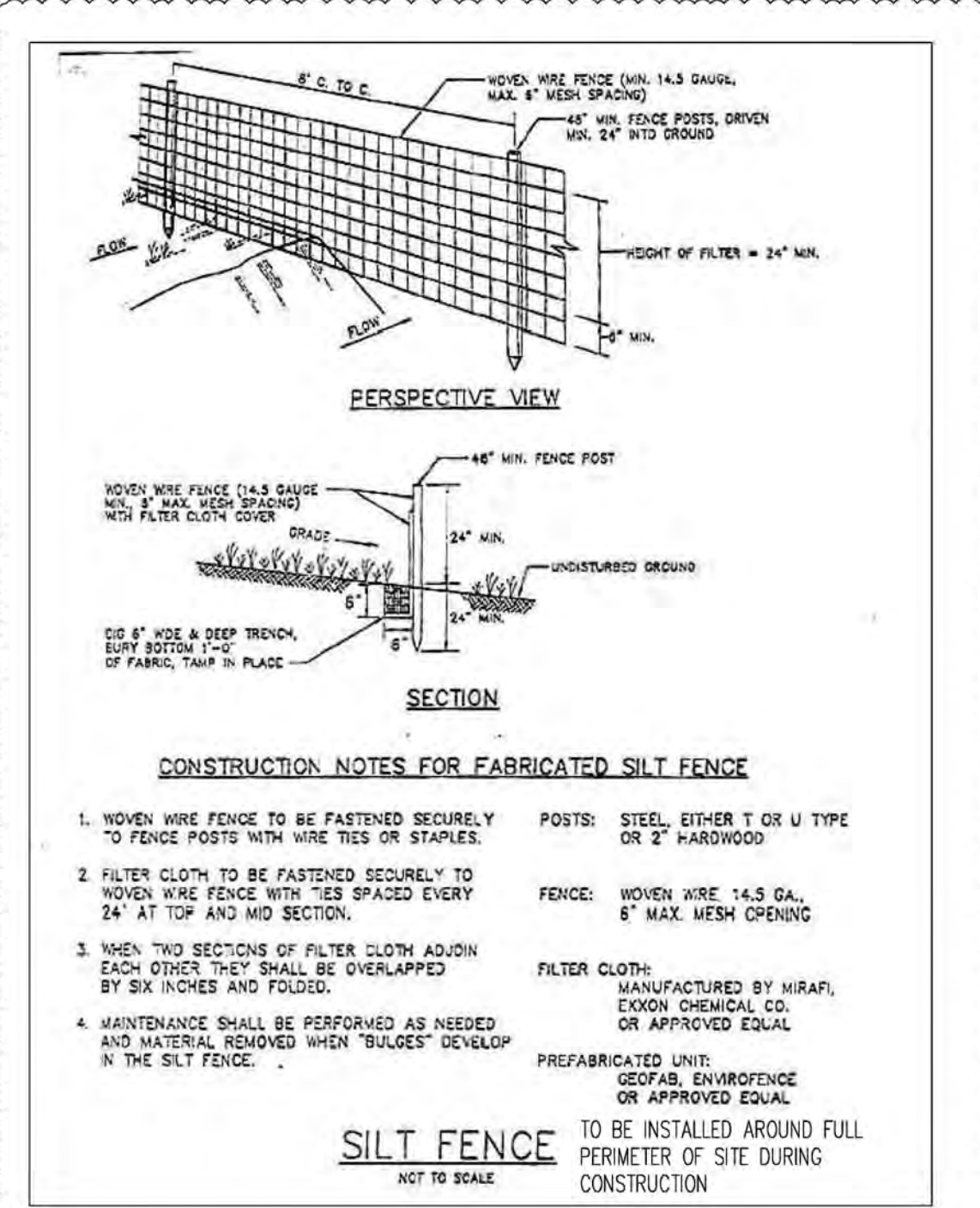
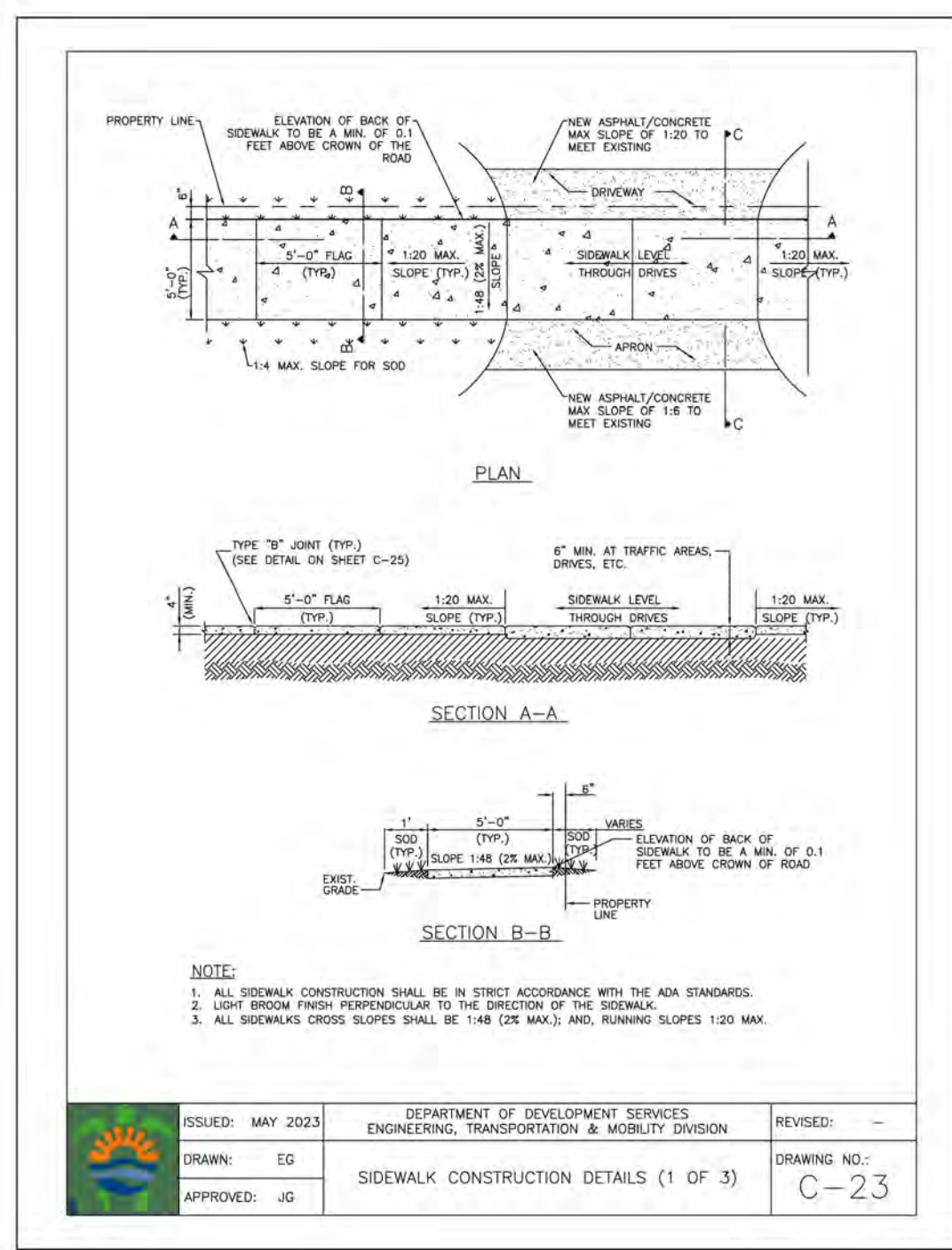


2 POOL RETAINING WALL
SCALE: 1/2"=1'-0"

3 FENCE
SCALE: 1/2"=1'-0"

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ISSUED: MAY 2023	DEPARTMENT OF DEVELOPMENT SERVICES ENGINEERING, TRANSPORTATION & MOBILITY DIVISION	REVISED: -
DRAWN: EG	TABLE OF CONTENTS	DRAWING NO.: TC
APPROVED: JG		



1 PROPOSED SITE PLAN
SCALE: 3/16" = 1'-0"

ALL PARKING SPACES ARE 8.5'X19.0' MINIMUM
SEE SHEETS L-1, L-2 AND TD-1 FOR LANDSCAPING INFO.

NOTE: ROOF DRAINAGE SHALL BE DIRECTED TO PROPOSED STORMWATER RETENTION AREAS.

PERVIOUS AREA: REQ'D PROVIDED
LOT SIZE (6,000 REQ'D): 5,320 SF 5,320 SF
IMPERVIOUS 60% MAX: 3,192 SF 3,190 SF
PERVIOUS 40% MIN: 2,128 SF 2,130 SF
PERVIOUS 40% MIN: 2130/5320 = 40% OK

FRONT YARD: REQ'D PROVIDED
IMPERVIOUS 80% MAX: 1,000 SF 697 SF
LANDSCAPE 20% MIN: 250 SF 553 SF
LANDSCAPE 20% MIN: 553/1250 = 44.2% OK

* NON-CONFORMING LOT SIZE:
LOT PREDATES 4/6/1994 OK

OPEN SPACE REQUIREMENTS

- REMOVE EXISTING TREES AS NOTED.
- SEPARATE PERMIT REQUIRED FOR TREE REMOVAL

 DEMOLISH/REMOVE (REFER TO "SCOPE OF WORK FOR DEMOLITION")

 REMOVE EXISTING CONC. SLAB

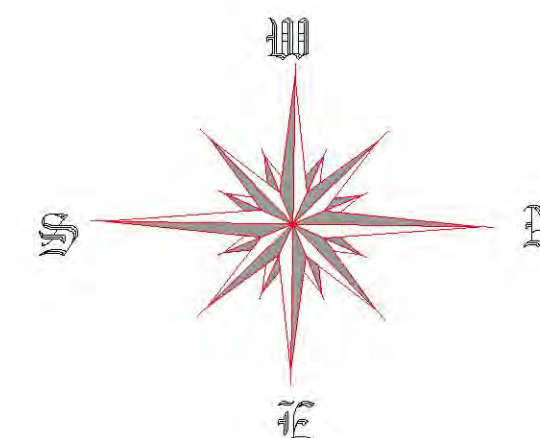
—x—x—x— TREE PROTECTION FENCING

NOTE:
REFER TO BOA-5 FOR LANDSCAPE PLAN.



1 EXISTING SITE PLAN
SCALE: 1/8" = 1'-0"

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



PROJECT NAME: NEW SINGLE FAMILY RESIDENCE

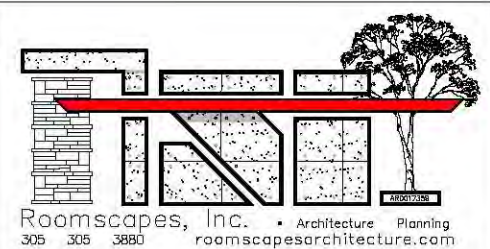
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22.01012.SFR

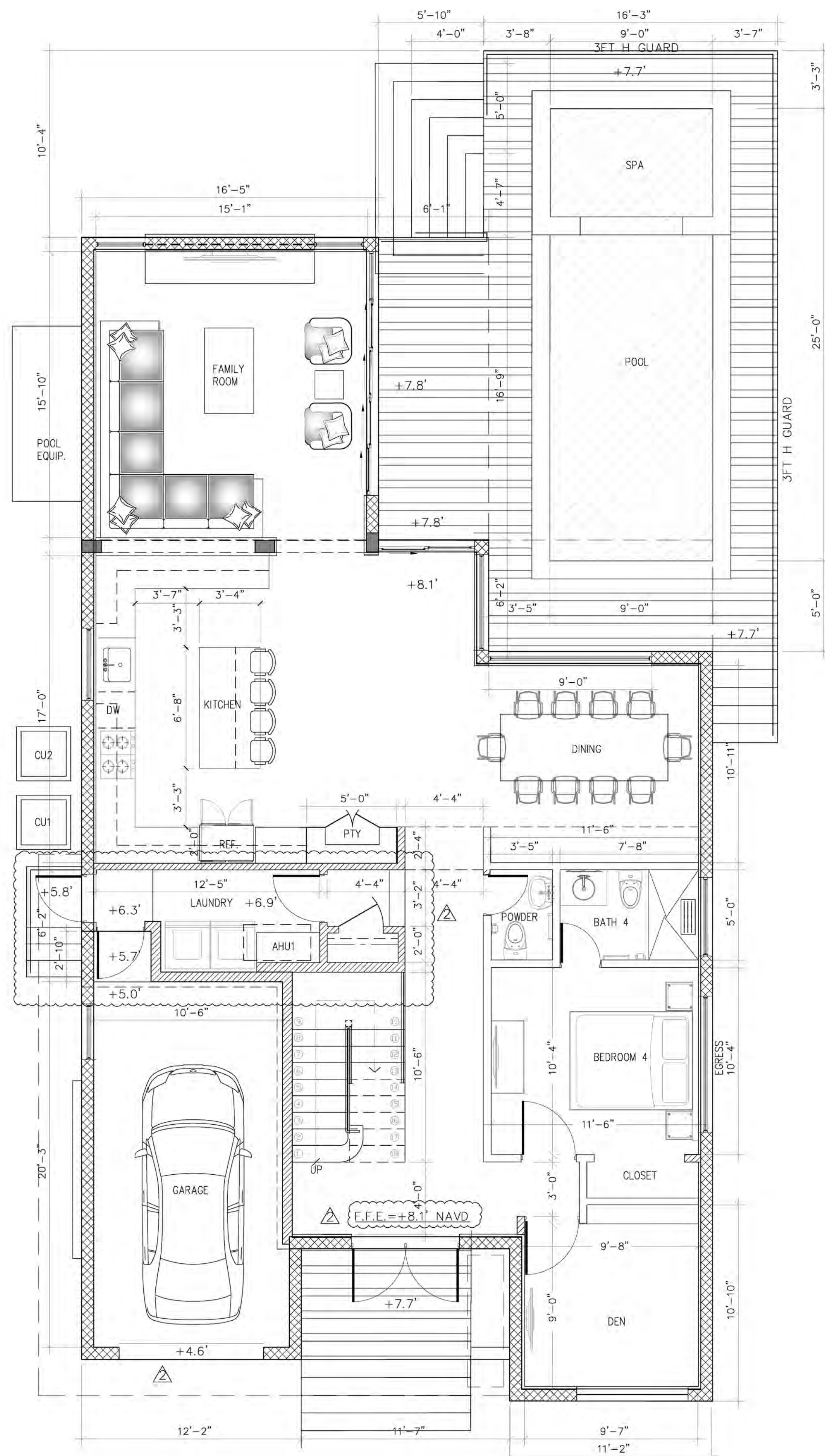
REVISIONS:

2	9-6-23	REV
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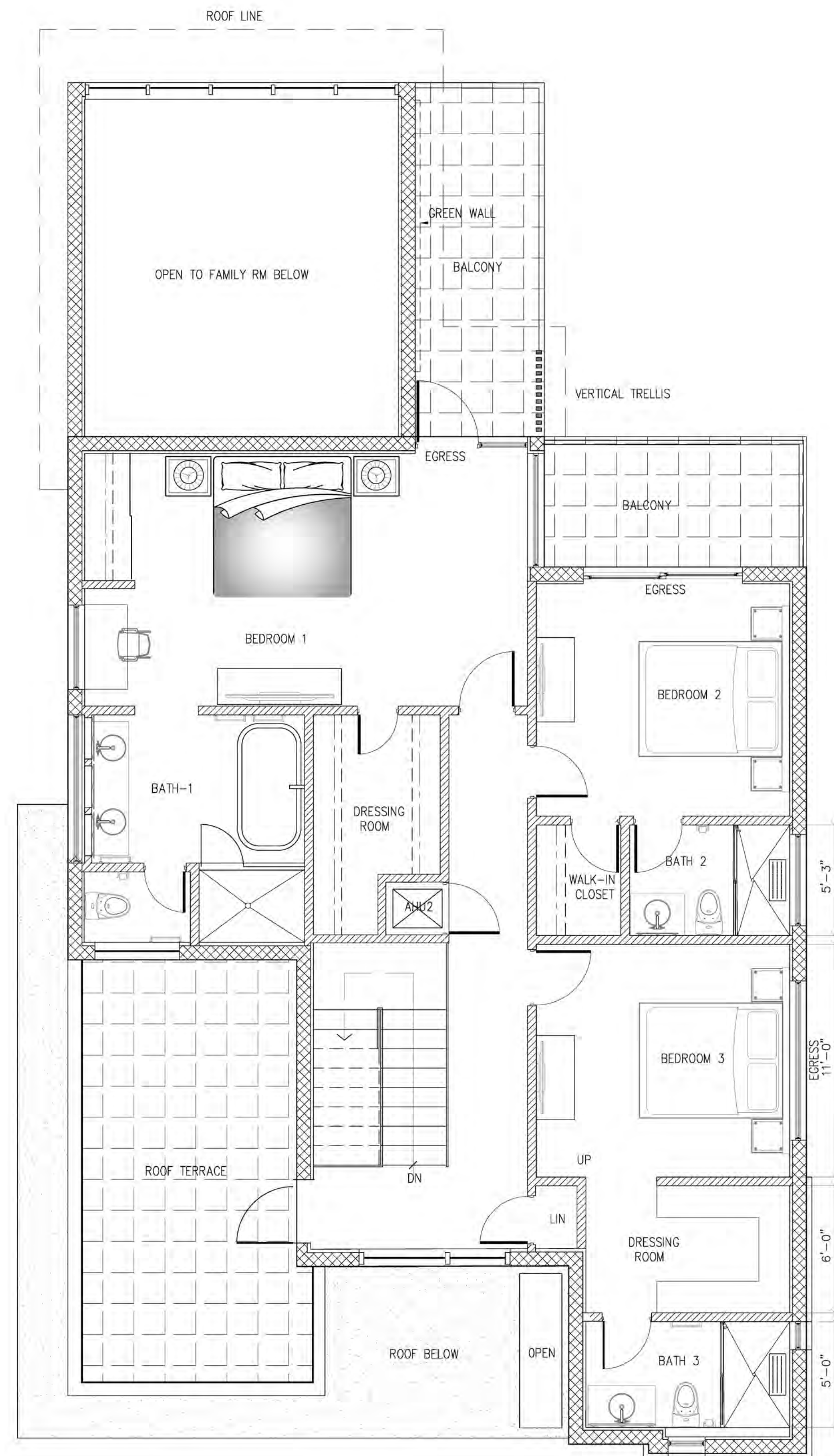
DATE: 02/20/2022
CHECKED BY:
DRAWN BY: SRL
PLOT:100%

EXISTING SITE PLAN

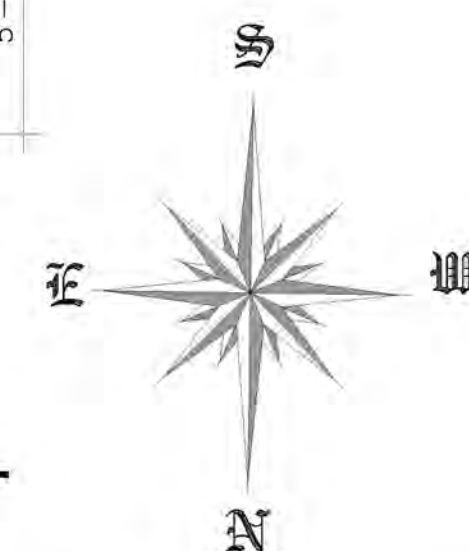
SHEET No.:
BOA-1



1 PROPOSED 1ST FLOOR PLAN
SCALE: 1/4" = 1'-0"

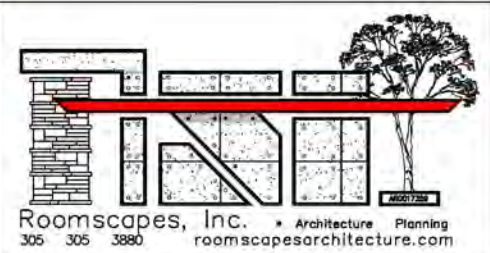


2 PROPOSED 2ND FLOOR PLAN
SCALE: 1/4" = 1'-0"



PROJECT NAME: NEW SINGLE FAMILY RESIDENCE
ADDRESS: 1012 JOHNSON STREET
HOLLYWOOD, FL 33019
OWNER: PRIMAVIX, LLC
FOLIO: 5142-14-01-7900

ARCHITECT: STEVEN LURIA, RA
9641 SW 100 AVENUE
MIAMI, FL 33176
LICENSE NO: AR 0017359
305-305-3880



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JOB No.: 22.01012.SFR

REVISIONS:
7-25-23 REV
10-10-23 REV

DATE: 02/20/2022
CHECKED BY:
DRAWN BY: SRL
PLOT: 100%

SHEET INDEX:
PROPOSED FLOOR PLANS

SHEET No.: BOA-2



② SOUTH ELEVATION (REAR)
SCALE: 1/4" = 1'-0"

MATERIALS

- ① STUCCO - SMOOTH
- ② STUCCO - RUSTICATED
- ③ ALUMINUM - FACTORY WHITE
- ④ ALUMINUM RAILING W/ STEEL TENSION CABLES
- ⑤ GLAZING - GRAY TINTED

COLORS

- ① COLOR #1
- ② COLOR #2
- ③ COLOR #3

COLOR #1
SHERWIN WILLIAMS SW7647
CRUSHED ICE

COLOR #2
SHERWIN WILLIAMS SW7067
CITYSCAPE

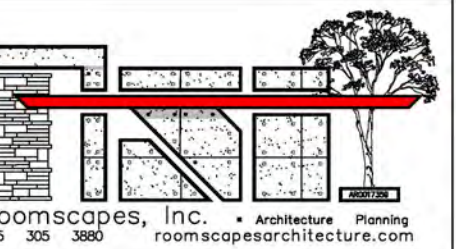
COLOR #3
SHERWIN WILLIAMS SW7006
EXTRA WHITE



① NORTH ELEVATION (FRONT)
SCALE: 1/4" = 1'-0"

PROJECT NAME: NEW SINGLE FAMILY RESIDENCE
ADDRESS: 1012 JOHNSON STREET
HOLLYWOOD, FL 33019
OWNER: PRIMAVIX, LLC
FOLIO: 5142-14-01-7900

ARCHITECT: STEVEN LURIA, RA
9641 SW 100 AVENUE
MIAMI, FL 33176
LICENSE NO: AR 0017359
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JOB No.: 22.01012.SFR

REVISIONS:

△ 7-25-23	REV
△ 9-6-23	REV
△ 10-10-23	REV
△ 01-29-24	REV

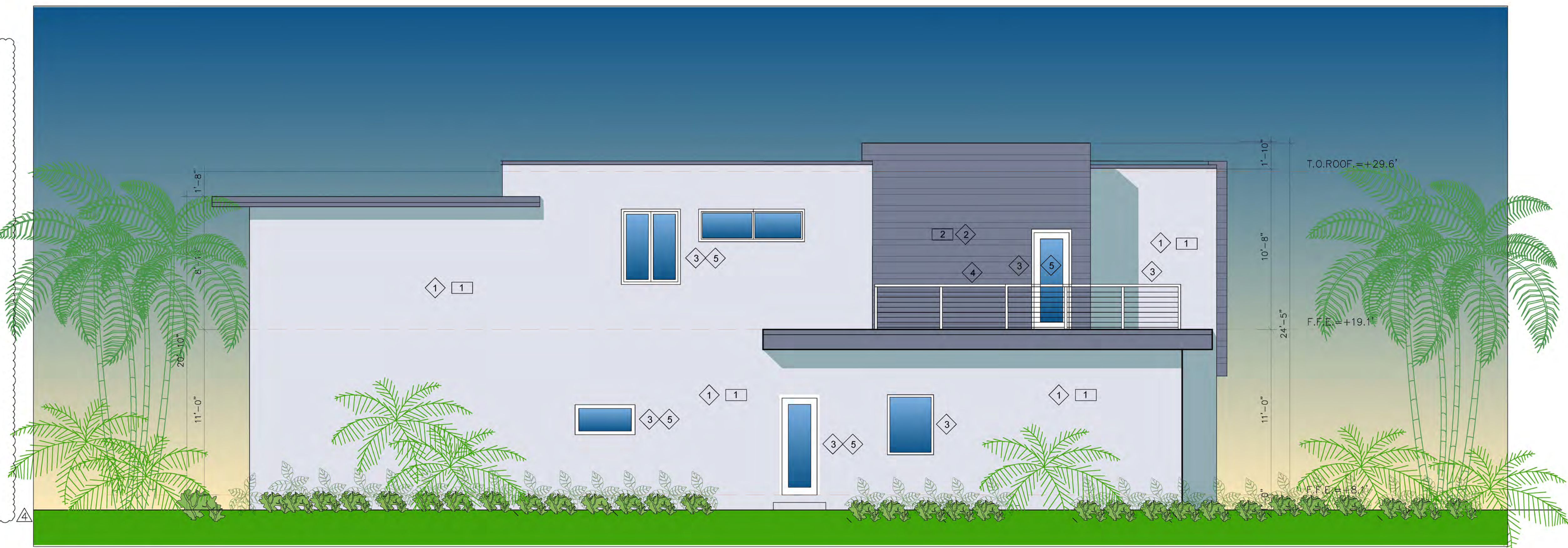
DATE: 02/20/2022
CHECKED BY:
DRAWN BY: SRL
PLOT: 100%

SHEET INDEX:
PROPOSED FRONT
& REAR ELEVATION

SHEET No.: BOA-3



4 WEST ELEVATION
SCALE: 1/4" = 1'-0"



3 EAST ELEVATION
SCALE: 1/4" = 1'-0"

MATERIALS

- 1 STUCCO - SMOOTH
- 2 STUCCO - RUSTICATED
- 3 ALUMINUM - FACTORY WHITE
- 4 ALUMINUM RAILING W/ STEEL TENSION CABLES
- 5 GLAZING - GRAY TINTED

COLORS

- 1 COLOR #1
- 2 COLOR #2
- 3 COLOR #3

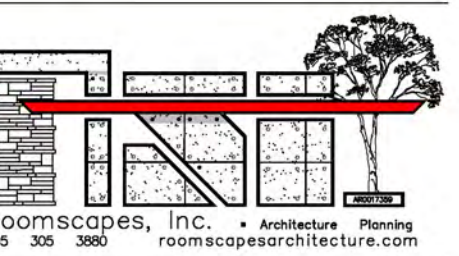
COLOR #1
SHERWIN WILLIAMS SW7647
CRUSHED ICE

COLOR #2
SHERWIN WILLIAMS SW7067
CITYSCAPE

COLOR #3
SHERWIN WILLIAMS SW7006
EXTRA WHITE

PROJECT NAME: NEW SINGLE FAMILY RESIDENCE
ADDRESS: 1012 JOHNSON STREET
HOLLYWOOD, FL 33019
OWNER: PRIMAVIX, LLC
FOLIO: 5142-14-01-7900

ARCHITECT: STEVEN LURIA, RA
9641 SW 100 AVENUE
MIAMI, FL 33176
LICENSE NO: AR 0017359
305-305-3880



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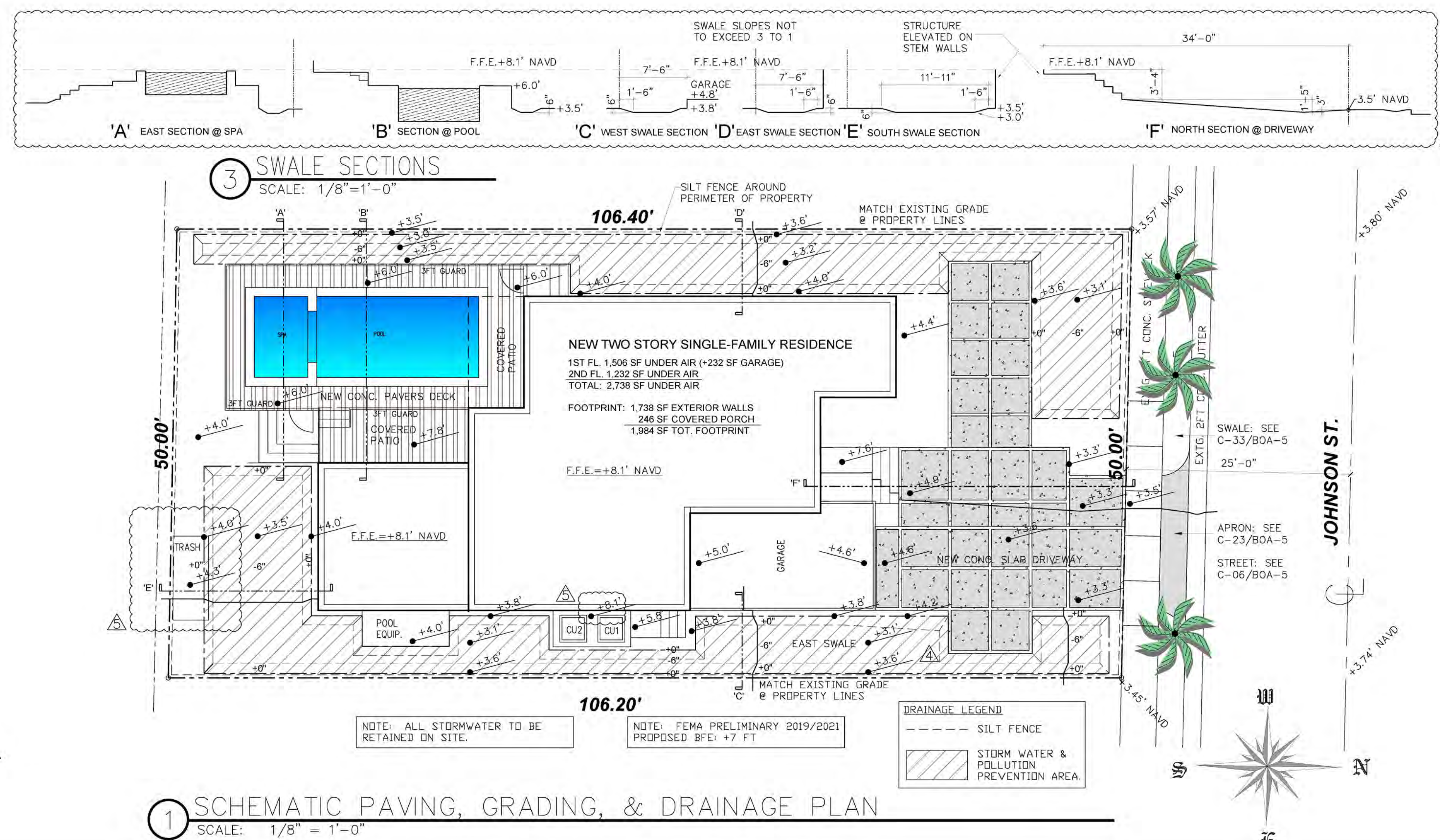
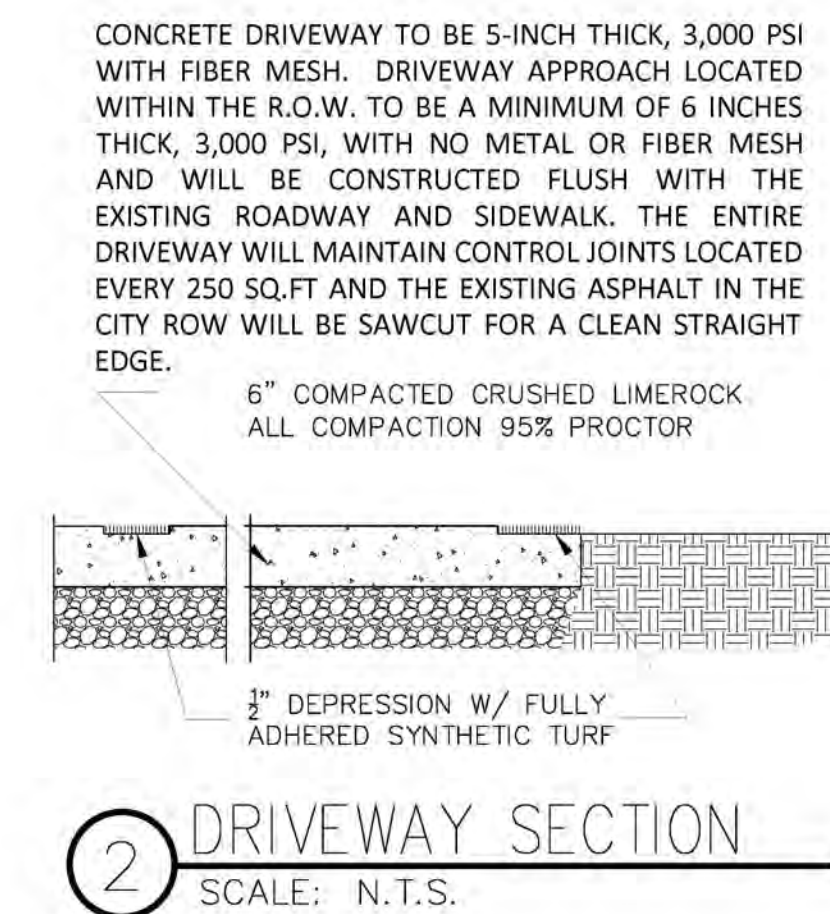
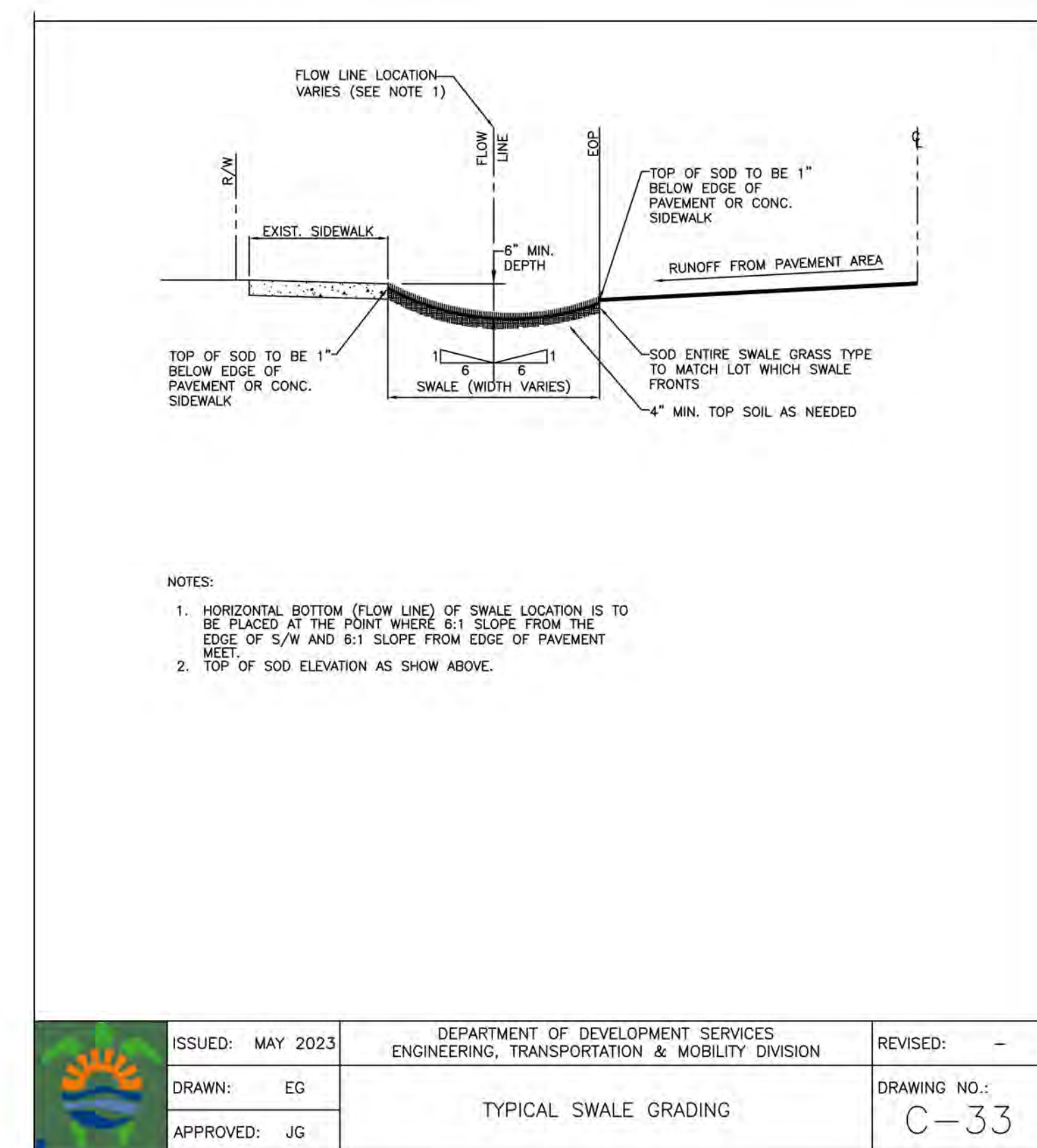
JOB No.: 22.01012.SFR

REVISIONS:
7-25-23 REV
9-6-23 REV
10-10-23 REV
01-29-24 REV

DATE: 02/20/2022
CHECKED BY:
DRAWN BY: SRL
PLOT: 100%

SHEET INDEX:
PROPOSED SIDE
ELEVATIONS

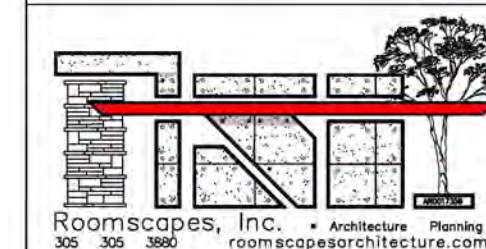
SHEET No.: BOA-4



PROJECT NAME:	NEW SINGLE FAMILY RESIDENCE
ADDRESS:	1012 JOHNSON STREET HOLLYWOOD, FL 33019
OWNER:	PRIMAVIX, LLC
FOLIO:	5142-14-01-7900

ARCHITECT:
STEVEN LURIA, RA
9641 SW 100 AVENUE
MIAMI, FL 33176

LICENSE NO: AR 0017359
305-305-3880



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JOB No.:
22.01012.SFR

REVISIONS:	
1	7-25-23 REV
2	9-6-23 REV
3	10-10-23 REV
4	11-12-23 REV
5	04-22-24 REV

DATE: 02/20/2022
CHECKED BY:
DRAWN BY: SRL
PLOT: 100%

SHEET INDEX:
**PAVING, GRADING,
DRAINAGE PLAN &
LANDSCAPE PLAN**

SHEET No.:
BOA-5

CODES AND STANDARDS

Applicable Codes and Standards shall include all State Laws, Local Ordinances, Utility Company Regulations and the applicable requirements of the following accepted Codes and Standards, without limiting the number, as follows.

1. Florida Building Code - 2020
2. Environmental Protection Agency (EPA).
3. Dept. Of Environmental Regulation Management (DERM).
4. Local Ordinances, Regulations of the Building Depts. And Fire Depts.
5. Regulatory division SFWD 2014

SITE USE DATA:

LEGAL DESCRIPTION: SEE ATTACHED SURVEY DRAWING
ZONING ON PROPERTY: (SEE ARCH. FLOOR PLAN) SEE FLOOR PLAN

PROPOSED USE: RESIDENTIAL

TOTAL SQUARE FEET OF NET LAND AREA 5,320 Sq.Ft.

NET LAND IN ACRES 0.12 Ac.

GROSS BUILDING LOT COVERAGE (SQUARE FEET) 1,738

GROSS BUILDING LOT COVERAGE (%) 32.7%

PERVIOUS:

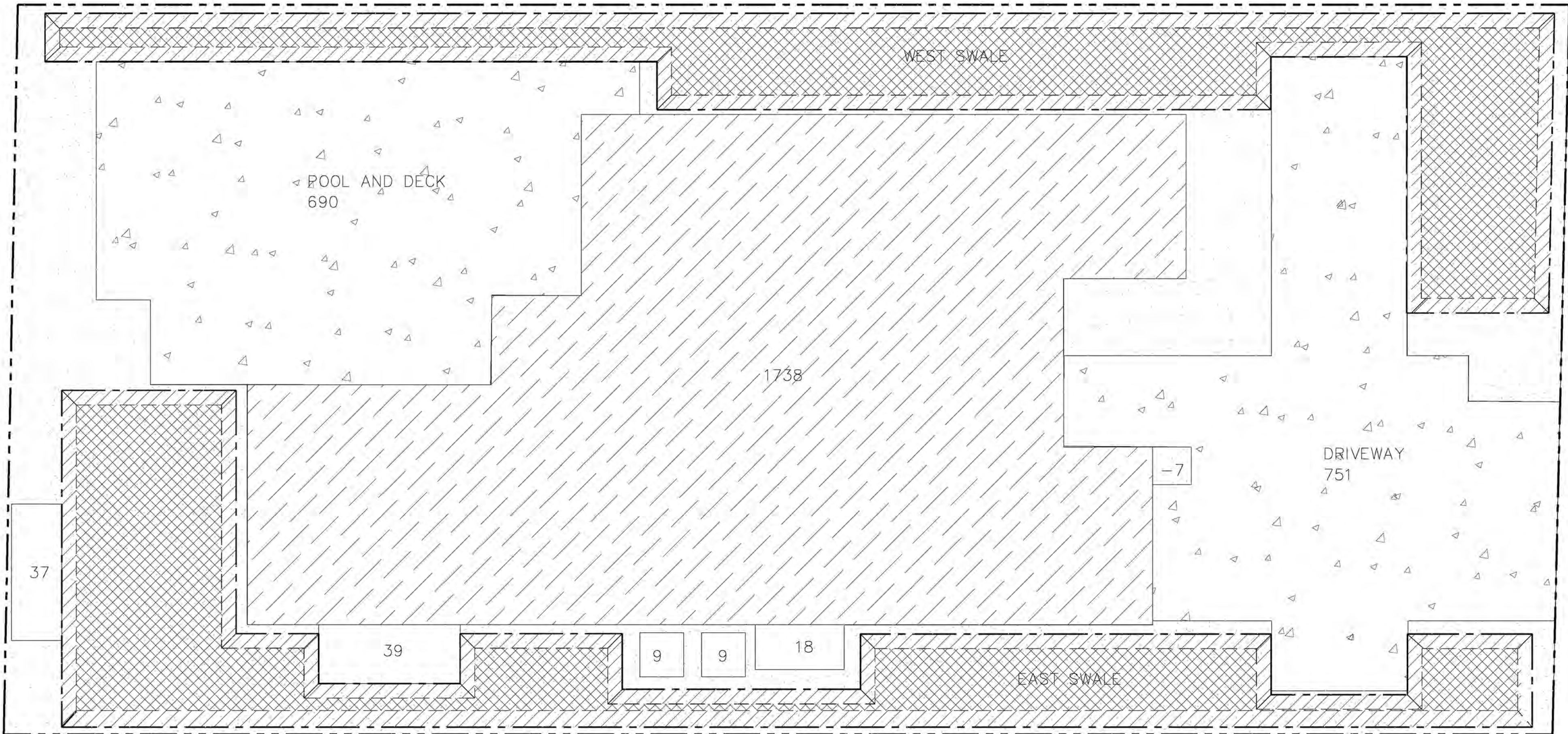
TOTAL LANDSCAPE AREA (SQUARE FEET) 2130

TOTAL PERVIOUS AREA (%) 40%

IMPERVIOUS:

TOTAL CONCRETE, POOL, POOL DECK, EQUIPMENT PADS, TRASH PAD, DRIVEWAY SQUARE FEET 1452
% 27.3%

TOTAL IMPERVIOUS (HOUSE FOOTPRINT AND CONCRETE AREAS) SQUARE FEET 3190
% 60%



1 SCHEMATIC PAVING, GRADING, & DRAINAGE PLAN
SCALE: 3/16" = 1'-0"

Stormwater Drainage as per SFWMD

Project: 1012 JOHNSON STREET, HOLLYWOOD, FL. 33019

PROPOSE LAND USE

Impervious areas: (Sq. Ft.)	Pervious areas: (Sq. Ft.)	Total areas: (Sq. Ft.)	
Building 1,738.00	Green areas 2,130.00	5,320.00	100%
Concrete, Asphalt 1452.00	Conc. decks 0		
Pavers, Equipment pads 0.00	Pervious Asph. 0		
Pools & Ponds			
Total = 3,190.00	60.0 % 2,130.00	40.0 %	

Calculate Water quality:

1" x Entire Site = 1.0" X 5,320.00 443.33 C.F.

2.5" x % Impervious X = 2.50" X 0.28 X 5,320.00 310.33 C.F.

Entire Site

Since 2.5" of impervious < than the 1" of runoff: 1" of total site controls

Average Water Table Elevation : FT. NAVD 2.00 FT NGVD

Average Finish Site Grade Elevation : FT. NAVD 3.75 FT NGVD

Depth to Water Table : 1.75 FT.

Comp. Water Storage = 4.95 inches (By interpolating using a depth to water table of (ft) 1.75

Calculate Water quantity:

8 year-24 Hours duration Storm, P = 4.00 in (from SFWMD)

Compacted soil factor, SSC, In = 4.95 in (from SFWMD Manual section 8.4.2 Vol. IV)

Development Runoff

Calculate soil storage 4.95 X 100% = 4.95 Inch

Runoff (P-0.20XS)/ (P+0.80S) R = 1.14 Inch

Vol. of water quantity V = R * Total area V = 443.33 C.F.

Dry retention volume required 443.33 C.F.

Swale	Top area SF	Bottom area	Average area	Height FT	Volume CF
North	0.00	0.00	0.00	0.00	0.00
East	710.00	387.00	548.50	0.50	274.25
South	0.00	0.00	0.00	0.00	0.00
West	650.00	345.00	497.50	0.50	248.75

Volume of runoff retained by swales TOTAL 543.00 C.F.

Dry retention volume of 443.33 < than retention capacity 543.00

Volume of runoff treated by Exfiltration Trench = 0.00 C.F.

P-1 OF 1

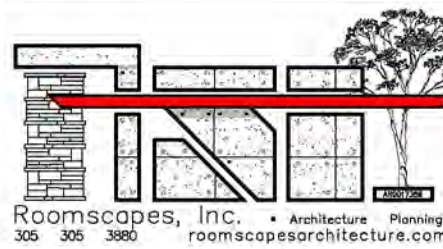
Call 48 hours before you dig
It's the Law!
1-800-432-4770
Sunshine State One Call Of Florida, Inc.

AREAS LEGEND

- GREEN AREAS (SWALES SLOPED SIDES)
- GREEN AREAS (BOTTOM OF SWALE -6")
- HOUSE STRUCTURE
- CONCRETE DECK AREAS
- PROPERTY LINE

PROJECT NAME: NEW SINGLE FAMILY RESIDENCE
ADDRESS: 1012 JOHNSON STREET
HOLLYWOOD, FL 33019
OWNER: PRIMAVIX, LLC
FOLIO: 5142-14-01-7900

ARCHITECT: STEVEN LURIA, RA
9641 SW 100 AVENUE
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JOB No.: 22.01012.SFR

REVISIONS:
04-22-24 REV
NEW SHEET ADDED

DATE: 02/20/2022
CHECKED BY:
DRAWN BY: SRL
PLOT: 100%

SHEET INDEX:
STORMWATER
RETENTION
CALCULATIONS

SHEET No.: BOA-5.1



STREET PROFILE/ELEVATION WITH ADJACENT BUILDINGS
SCALE: 3/16" = 1'-0"



1016 JOHNSON STREET

①



1008 JOHNSON STREET

②



NEIGHBORING PROPERTIES

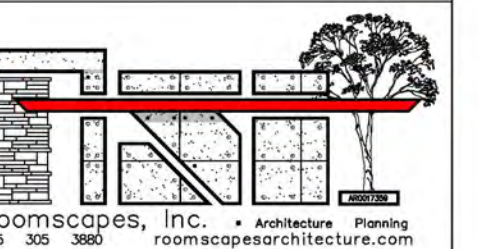
WEST LAKE VILLAGE (ACROSS STREET) ③



LOCATION MAP

PROJECT NAME: NEW SINGLE FAMILY RESIDENCE
ADDRESS: 1012 JOHNSON STREET
HOLLYWOOD, FL 33019
OWNER: PRIMAVIX, LLC
FOLIO: 5142-14-01-7900

ARCHITECT: **STEVEN LURIA, RA**
9641 SW 100 AVENUE
MIAMI, FL 33176
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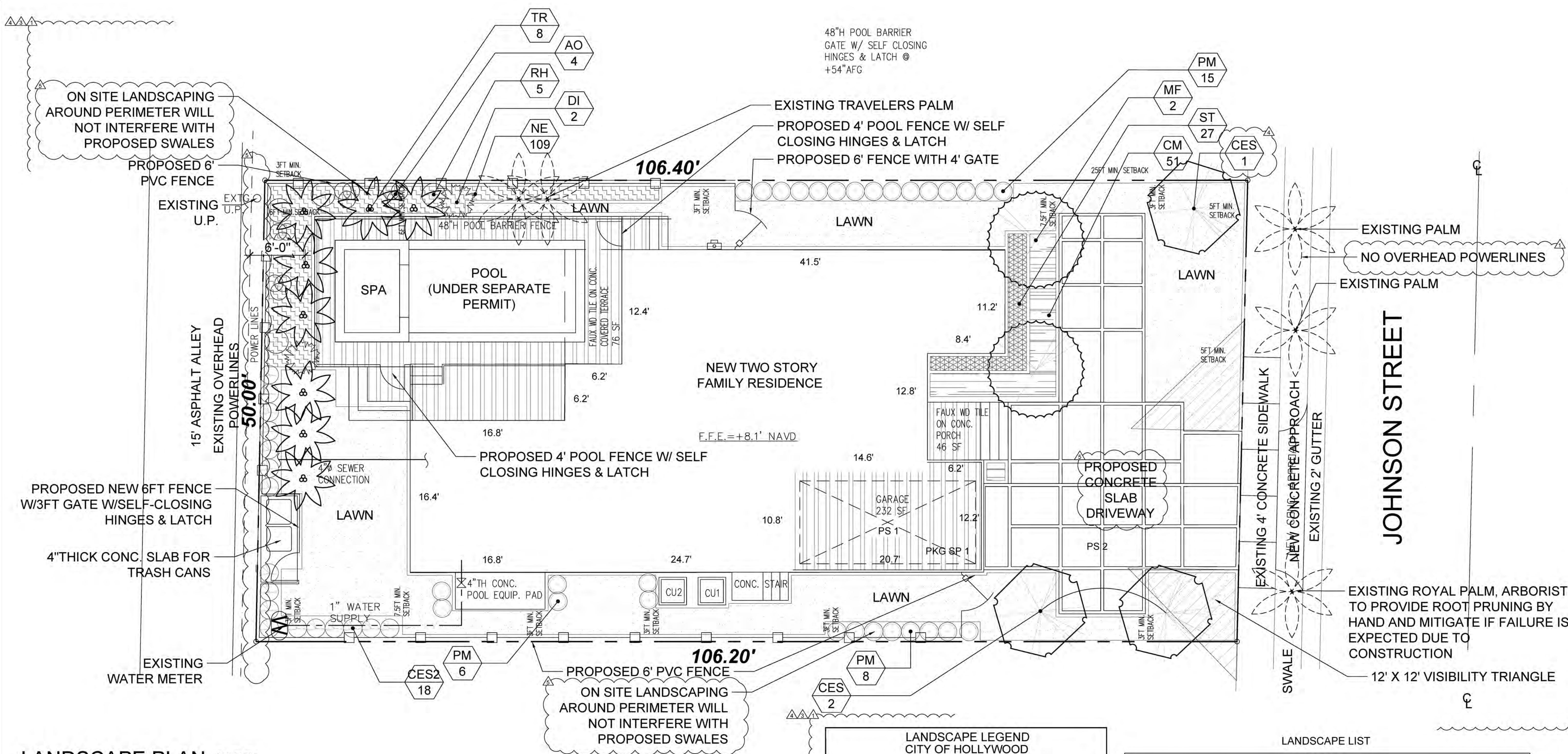
JOB No.:
22.01012.SFR

REVISIONS:

DATE: 02/20/2022
CHECKED BY:
DRAWN BY: SRL
PLOT: 100%

SHEET INDEX:
EXISTING RESIDENCE
& SURROUNDINGS
PICTURES

SHEET No.:
BOA-6



LANDSCAPE PLAN NORTH

Scale: 3/16"=1'-0"

NOTE: 100% IRRIGATION COVERAGE TO BE PROVIDED.

LANDSCAPE LEGEND CITY OF HOLLYWOOD			
ZONE DISTRICT: RS-6			
Pervious Landscape area 3,331 sq. ft.			
Street Tree distance 50 linear feet			
		A	
TREES:		REQ.	PROV.
A. No. trees required per pervious landscape area 1 tree per 1,250 sq. ft. 5,315 sq. ft. / 1,250 sq. ft. = 5 trees		5	5**
B. Percentage palms allowed Palms permitted count as 3 palms = 1 tree Up to 50%, but more than 20% all trees must be shade natives		3	3**
C. Street trees (maximum spacing 50' o.c.) 50 linear feet along street / 50 lf = 1 trees		1	1**
D. Total Trees Required A + C + D = Total Trees(60% NATIVE REQUIRED)		6	6**
E. Percentage Natives Required 60% of total trees required must be Florida Native		4	4**
SHRUBS			
A. 15 shrubs in front half of plot 10 shrubs in back half of plot		25	25+
B. Total Shrubs Provided		208	
C. 50% of total shrubs required to be Florida Native		104	109
NOTES			
IRRIGATION: 100% coverage as required by City of Hollywood			
Plant material will not be planted into root balls of trees and palms			
No substitutions without the approval of Hollywood's Landscape Plan Reviewer			

*Property is within a Historic Preservation District, proposed landscaping complies with the Historic Preservation Board review requirements.

**EXISTING TREES AND PALMS TO COUNT TOWARDS REQUIREMENTS

MITIGATION REQUIREMENTS:
REQUIRED DBH TO MITIGATE: 0"
REQUIRED PALMS TO MITIGATE: 8

PROVIDED DBH: 0"
PROVIDED PALMS: 8

LANDSCAPE LIST			
TREES			
SYMBOL	QUAN.	PROPOSED MATERIAL	DESCRIPTION
CES	3	*Conocarpus erectus 'sericeus'	STREET TREE 12" HT. X 4' SPR. 2" DBH.
MF	2	SILVER BUTTWOOD	F.G.
TR	8	*Myrsine fragrans	10" HT. X 4' SPR. 2" DBH
		SIMPSON'S STOPPER	F.G., MULTI TRUNK
		*Thrinax radiata	8' G.T., SINGLE
		FLORIDA THATCH PALM	F.G.
SHRUBS AND GROUNDCOVERS			
SYMBOL	QUAN.	PROPOSED MATERIAL	DESCRIPTION
AO	4	Alocasia odora 'California'	3' HT. X 2' SPR. / 3' O.C.,
		CALIFORNIA ALOCASIA	FULL TO BASE, INTACT FOLIAGE
CES2	18	*Conocarpus erectus 'sericeus'	24" HT. X 24" SPR. / 24" O.C.
		SILVER BUTTWOOD	3 GAL.
CM	51	Carissa macrocarpa	10" HT. X 10" SPR. / 15" O.C.
		DWARF NATAL PLUM	3 GAL.
DI	2	Dioon spinulosum	3' O.A. HT.
		Giant DIOON	15 GAL. FULL
NE	109	*Nephrolepis exaltata	12" HT. X 12" SPR. / 15" O.C.
		BOSTON FERN	1 GAL. FULL
PM	29	Podocarpus macrophyllus	24" HT. X 24" SPR. / 24" O.C.
		PODOCARPUS	3 GAL.
RH	5	Rhaphis excelsa	5-6' O.A. HT.
		LADY PALM	15 GAL., SUN GROWN
ST	27	Sansevieria trifasciata 'Black Coral'	24" HT. X 15" SPR. / 15" O.C.
		BLACK CORAL SNAKE PLANT	3 GAL.
LAWN	As Required	Stenotaphrum secundatum 'Floritam'	SOLID EVEN SOD
		ST. AUGUSTINE GRASS	

* DENOTES NATIVE SPECIES

FLORA
LANDSCAPE
DESIGN

SHAYC@FLORALDESIGN.COM
786-660-1097

2023 FLORA LANDSCAPE ARCHITECTURE
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LANDSCAPE PLAN

1012 JOHNSON STREET

HOLLYWOOD, FLORIDA 33019

Revisions:	Date:	By:
1) City Review Comments	10/02/2023	SG
2) City Review Comments	10/29/2023	SG
3) City Review Comments	01/03/2024	SG
4) City Review Comments	03/28/2024	SG
5) City Review Comments	04/24/2024	SG

Seal:

Lic. # LA6667593

Sheet Description:

LANDSCAPE PLAN

Release Date:

11.14.2023

Project Number:

2023-09

Drawing Number:

L-1

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Seal:

ic. # LA6667593

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TD-1



REQ.	PROV.
0" DBH	8" of DBH provided over the 0" DBH required
8 PALMS	8 PALMS