

ATTACHMENT A

Application Package

GENERAL APPLICATION

APPLICATION DATE: _____

2600 Hollywood Blvd

Room 315

Hollywood, FL 33022

Tel: (954) 921-3471

Email: Development@
Hollywoodfl.org

SUBMISSION REQUIREMENTS:

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

NOTE:

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

[CLICK HERE FOR FORMS, CHECKLISTS, & MEETING DATES](#)

APPLICATION TYPE:

- ☐ Technical Advisory Committee
☐ City Commission

☐ Variance/Special Exception Requested

- ☐ Administrative Approvals
☒ Historic Preservation Board
☐ Planning and Development Board

PROPERTY INFORMATION

Location Address: 1015 S Southlake Dr. Hollywood, Florida, 33019

Lot(s): 18&19 Block(s): 54 Subdivision: _____

Folio Number(s): 514214-02-0900

RS-9

Zoning Classification: RS-9 Land Use Classification: Single family detached

Existing Property Use: Residential Sq Ft/Number of Units: 4,099 sq. ft. / 1

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

Has this property been presented to the City before? If yes, check all that apply and provide File/Resolution/Ordinance No.: _____

DEVELOPMENT PROPOSAL

Explanation of Request: New single family residence

Phased Project: Yes / No ☐ Number of Phases: _____

Project	Proposal		
Units/rooms (# of units)	9	(Area: 7,185	S.F.)
Proposed Non-Residential Uses			S.F.
Open Space (% and SQ.FT.)	49.10%	(Area: 11,490	S.F.)
Parking (# of spaces)	2	(Area: 586	S.F.)
Height (# of stories)	2	(27	FT.)
Gross Floor Area (SQ. FT)			

Name of Current Property Owner: Got The Magic House LLC

Address of Property Owner: 1015 S. Southlake Dr. Hollywood, Florida. 33019

Telephone: 7869725055 Email Address: matt@talaventura.com

Applicant Stephanie Halfen D. ☒ Consultant | ☐ Representative | ☐ Tenant (check one)

Address: 18200 NE 19th Ave, NMB. FL 33162 Telephone: (305) 501-5013

Email Address: stephanie@sdhstudio.com

Email Address #2: victoria@sdhstudio.com

Date of Purchase: 05/19/23 Is there an option to purchase the Property? Yes ☐ No ☒

If Yes, Attach Copy of the Contract.

Noticing Agent (FTAC & Board submissions only) : Diana B. Rio (RDR Miami)

E-mail Address: _____

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 as approved by the Division of Planning & Urban Design. 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: 03/20/24

PRINT NAME: Matt Rosenblatt

Date: 03/20/24

Signature of Consultant/Representative: _____

Stephanie
Dornbusch
de Halfen

Digitally signed by Stephanie
Dornbusch de Halfen
DN: cn=Stephanie Dornbusch
de Halfen o=US on SDH Studio
Reason: I am the author of this
document
Date: 2023.12.11 15:07:05.00

Date: 12/11/2023

PRINT NAME: Stephanie Halfen

Date: 12/11/2023

Signature of Tenant: _____

Date: _____

PRINT NAME: _____

Date: _____

Current Owner Power of Attorney

I am the current owner of the described real property and that I am aware of the nature and effect the request for _____ to my property, which is hereby made by me or I am hereby authorizing _____ to be my legal representative before the _____ (Board and/or Committee) relative to all matters concerning this application.

Sworn to and subscribed before me
this _____ day of _____

Signature of Current Owner

Notary Public

Print Name

State of Florida

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

THIS INSTRUMENT PREPARED BY:
GREG HERSKOWITZ, ESQ.
HERSKOWITZ SHAPIRO PLLC
9130 S. DADELAND BLVD., SUITE 1609
MIAMI, FL 33156

RETURN TO:
GREGORY FISHMAN, ESQ.
GREGORY R. FISHMAN, P.A.
2750 NORTHEAST 185TH STREET
SUITE 204
AVENTURA, FL 33180

Property Appraisers Parcel Identification (Folio) Number: 51-42-14-02-0900

SPACE ABOVE THIS LINE FOR RECORDING DATA

WARRANTY DEED

THIS WARRANTY DEED, made the 19 day of May, 2023, by **AI Commercial Group, LLC, a Florida Limited Liability Company**, whose post-office address is **808 South Southlake Drive, Hollywood, FL 33019** (hereinafter called the "grantor"), to **Got The Magic House LLC, a Florida Limited Liability Company**, whose post-office address is **1015 South Southlake Drive, Hollywood, FL 33019** (hereinafter called the "grantee");

(Wherever used herein the terms "grantor" and "grantee" include all the parties to this instrument and the heirs, legal representatives and assigns of individuals, and the successors and assigns of corporations.)

W I T N E S S E T H: That the grantor, for and in consideration of the sum of TEN AND 00/100'S (\$10.00) Dollars and other valuable considerations, receipt whereof is hereby acknowledged, hereby grants, bargains, sells, aliens, remises, releases, conveys and confirms unto the grantee all that certain land situate in Broward County, State of Florida, viz.:

Lots 18 and 19 in Block 54 of HOLLYWOOD LAKES SECTION, according to the Plat thereof, recorded in Plat Book 1, Page 32 of the Public Records of Broward County, Florida; subject to an easement for highway and street purposes over the South 30 feet of said Lots 18 and 19.

AND also 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 18 and 19, 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 18, Block 54, extended Northerly and on the West by the West line of Lot 19, 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 18 and 19, Block 54, Hollywood Lakes Section extending to the south in said subdivision.

Also known as: 1015 South Southlake Drive, Hollywood, FL 33019.

Subject to easements, restrictions and reservations of record and taxes for the year 2023 and thereafter.

TOGETHER, with all the tenements, hereditaments and appurtenances thereto belonging or in anywise appertaining.

TO HAVE AND TO HOLD, the same in fee simple forever.

AND, the grantor hereby covenants with said grantee that the grantor is lawfully seized of said land in fee simple; that the grantor has good right and lawful authority to sell and convey said land, and hereby warrants the title to said land and will defend the same against the lawful claims of all persons whomsoever; and that said land is free of all encumbrances, except taxes accruing subsequent to December 31, 2022.

[signatures and notarial acknowledgment on the following page]

Warranty Deed
Page 2 of 2
Parcel Identification (Folio) Number: 51-42-14-02-0900

IN WITNESS WHEREOF, the said grantor has signed and sealed these presents the day and year first above written.

Signed, sealed and delivered in the presence of:

Janay H. Sanchez
Witness #1 Signature

Janay H. Sanchez
Witness #1 Printed Name

Richard J. Velazquez
Witness #2 Signature

Richard J. Velazquez
Witness #2 Printed Name

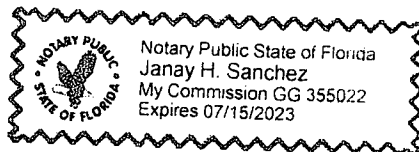
AI Commercial Group, LLC,
a Florida Limited Liability Company

By: [Signature]
Naji Atallah, Authorized Member

STATE OF FLORIDA
COUNTY OF BROWARD

The foregoing instrument was acknowledged before me by means of ☒ physical presence or () online notarization this 16th day of May, 2023 by Naji Atallah, as Authorized Member of AI Commercial Group, LLC, a Florida Limited Liability Company.

Janay H. Sanchez
Signature of Notary Public
Print, Type/Stamp Name of Notary



Personally known: _____ OR Produced Identification: X

Type of Identification Produced: DRIVERS LICENSE

City of Hollywood Historic Preservation Board

November 15, 2023

Legal description: Lots 18 and 19 in Block 54 of Hollywood Lakes Section, according to the plat thereof, recorded in Plat Book 1, Page 32 of the Public Records of Broward County, FL.

Dear Historic Preservation Board members and City Staff,

The following is a written document describing the proposed new single residential home located at 1015 S Southlake Dr. Hollywood, Florida 33019. The project involves the demolition of an existing structure that is currently in poor condition and below base flood elevation.

Considering the Historical designation of the Hollywood Lakes area in which the project is located, we studied the context in detail to create a design that would bridge the different architectural styles present in the vicinity. Such styles include Mediterranean Revival, Mission or Spanish Colonial, Art Deco or Art Moderne, Traditional, Bermuda, Masonry Vernacular, Prairie, Midcentury Modern, and Contemporary.

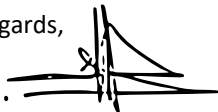
The design of the new home evokes a tropical modern style. It is characterized by a combination of clean volumetric elements, captivating curves that create a dialog between the beautiful organic lake and the structure, and a solid relationship to the natural environment.

The home's street-facing façade presents the residence as an artful play of horizontal planes accented with vertical elements, including narrow windows and metal louvers. Planes sheathed in stone breakthrough deep eaves finished within a light concrete roofline that is punctuated by organically shaped apertures, which soften the structure's appearance and enable natural light to flood the entryway.

The rear façade offers a visual continuity with the front through its use of pale stone, glass, and organic shapes in the roof. A sun deck and organically shaped pool expand the home's spatial boundaries, blurring the lines between indoor and outdoor living and providing a perfect space for entertainment and relaxation.

We are grateful for your time and consideration in approving the proposed new structure.

Best regards,



Stephanie D. Halfen

SDH Studio Architecture + Design

AR99155

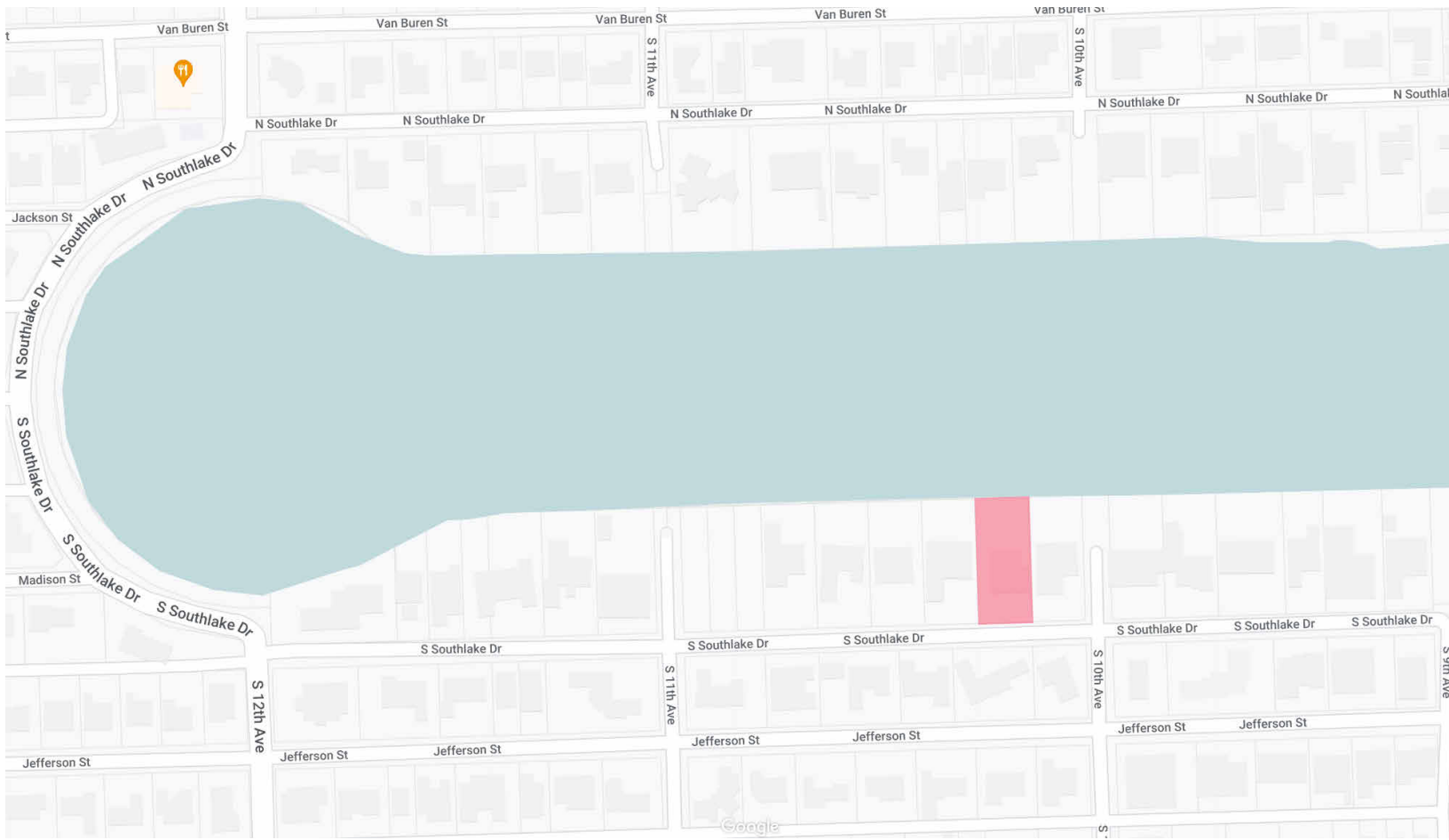


1015 Rosenblatt
1015 S Southlake Dr, Hollywood, FL
33019

SDH_STUDIO
ARCHITECTURE + DESIGN

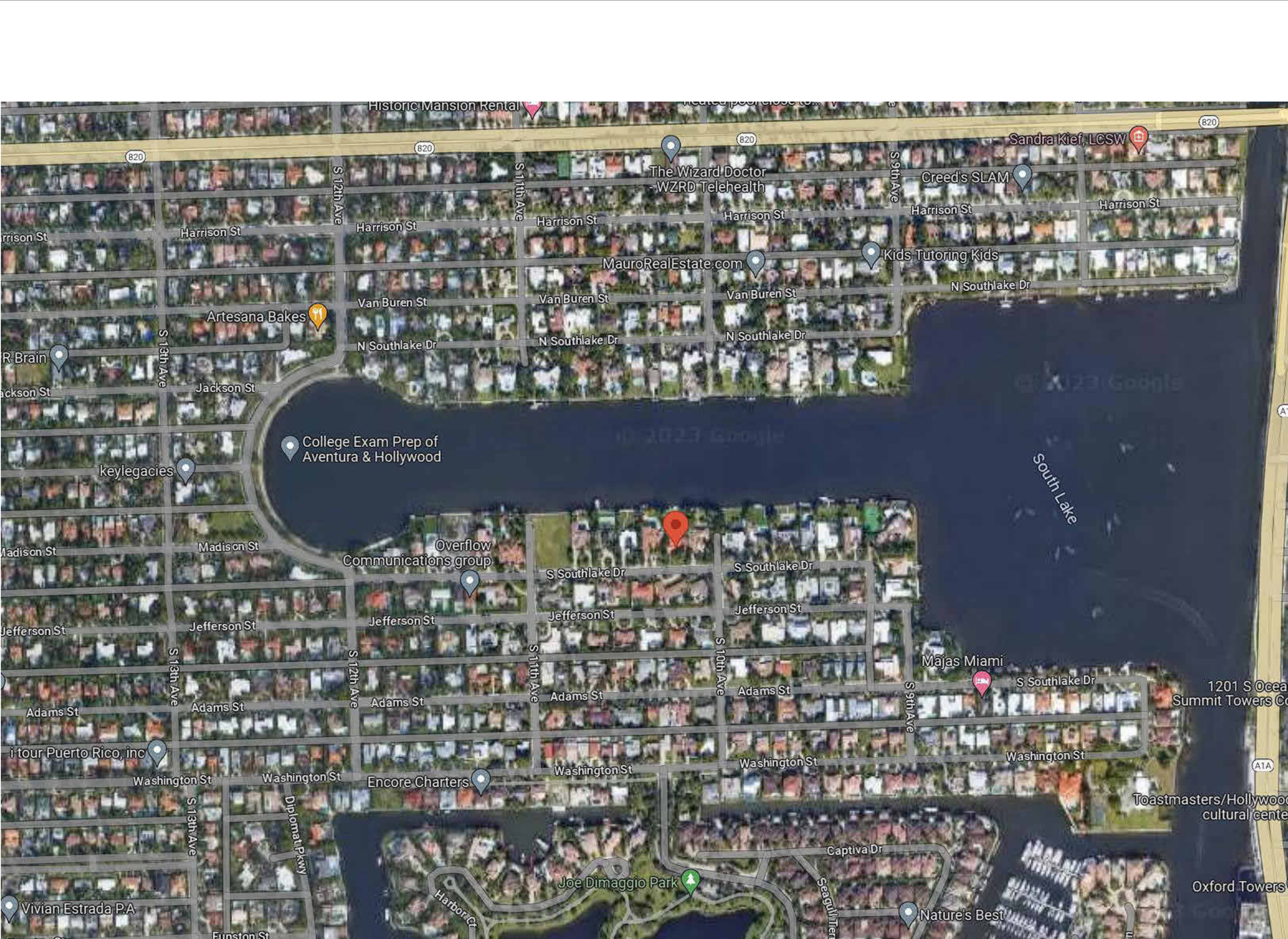
Firm License No. AA26002883
18200 NE 19th Ave. Suite 100
North Miami Beach, Florida 33162

305.501.5013
www.sdhstudio.com



LOCATION MAP
1015 S SOUTHLAKE DR, HOLLYWOOD, FL 33019

DRAWING INDEX	LANDSCAPING	ARCHITECTURE	STRUCTURAL	PLUMBING	MECHANICAL	ELECTRICAL	CIVIL
	L-1 LANDSCAPE PLANS TD-1 TREE DISPOSITION PLANS	A-000 COVER PAGE A-001 GENERAL NOTES A-100 SITE PLAN A-100.1 RENDERINGS A-100.2 STREET PROFILE / COLOR PHOTOGRAPH OF ADJACENT BUILDINGS A-101 FIRST FLOOR PLAN A-102 SECOND FLOOR A-103 ROOF PLAN A-200 ELEVATIONS A-201 ELEVATIONS A-202 COLORED ELEVATIONS / SIMPLE ELEVATIONS A-300 SECTIONS A-301 SECTIONS A-302 WALL SECTIONS A-400 ADDITIONAL SECTIONS AND DETAILS A-500 DOOR AND WINDOWS SCHEDULE					C-1 STORM DRAINAGE PLAN C-2 STORM DRAINAGE DETAILS
PROJECT TEAM		SDH_STUDIO ARCHITECTURE + DESIGN					



LOCATION MAP
1015 S SOUTHLAKE DR, HOLLYWOOD, FL 33019

ABBREVIATIONS

A	ANCHOR	HT	HEIGHT
AC	AIR CONDITIONING	HORIZ	HORIZONTAL
ACOUST	ACOUSTICAL	HB	HOSE BIBB
ACP	ACOUSTICAL CEILING PANEL	ID	INTERIOR DIMENSION
AFB	ABOVE FINISH FLOOR	INSUL	INSULATION
AHU	AIR HANDLE UNIT	INTERM	INTERMEDIATE
ALUM	ALUMINUM	JANITR	JANITOR
ANOD	ANODIZE	MANUF	MANUFACTURER
BD	BOARD	MAT	MATERIAL
BFF	BELOW FINISH FLOOR	MAX	MAXIMUM
BLK'G	BLOCKING	MIN	MINIMUM
BLCK	BLOCK	MTL	METAL
CEM	CEMENT	NIC	NOT IN CONTRACT
CER	CEMENT	NEOPR	NEOPRENE
CFV	CONTRACTOR FIELD VERIFY	OD	OUTSIDE DIMENSION
CJ	CONTROL JOINT	OC	ON CENTER
CLG	CEILING	OS	OVERFLOW SCUPPERS
COL	COLUMN	PTN	PARTITION
CONC	CONCRETE	PJ	PANEL JOINT
CONT	CONTINUOUS	PL	PLATE
COVER'G	COVERING	LFP	LIGHT POLE
DGL	DOUBLE	PLYWD	PLYWOOD
DIM	DIMENSION	PNL	PANEL
DTL/DTLS	DETAILS	PLAM	PLASTIC LAMINATE
EA	DISH WASHER	PT	PRESSURE TREATED
ETEC	EACH	REINF	REINFORCING
EL	ELECTRICAL	REQ'D	REQUIRED
ELEV	ELEVATION	RM	ROOM
EXH	EXHAUST	RD	ROOF DRAIN
EXIST	EXISTING	SHT	SHEET
EXP	EXPANSION	SS	STAINLESS STEEL
EXT	EXTERIOR	STL	STEEL
FD	FLOOR DRAIN	STD	STANDARD
FE	FIRE EXTINGUISHER	SECT	SECTION
FIRE EXT CAB	FIRE EXTINGUISHER CABINET	SIM	SIMILAR
FOIC	FURNISHED BY OWNER, INSTALLED BY CONTRACTOR	SPEC'S	SPECIFICATIONS
	FLOURESCENT	STR	STRUCTURAL
	FIN	SC	SOLID CORE WOOD
GA	GAUGE	PH	TELEPHONE
GBW	GYPSUM WALL BOARD	TEMP	TEMPERED
GYP BD	GYPSUM BOARD	TOS	TOP OF SLAB
GALV	GALVANIZED	VCT	VINYL COMPOSITION TILE
GS	GALVANIZED STEEL	VERT	VERTICAL
GL	GLASS	VESTIBULE	VESTIBULE
HM	HOLLOW METAL	WH	WATER HEATER

SYMBOL LEGEND			
	CENTER LINE		MATERIAL TAG
	PROPERTY LINE		PRINCIPAL ENTRY
	WINDOWS TAG		SLOPE TAG
	DOOR TAG		WATER METER
	DATUM FLOOR ELEV.		POLE
	BREAKLINE		PLUMBING TAG
	GRID BUBBLE TAG		REVISION TAG
	LEVEL HEAD CIRCLE		CHANGE OF ELEV.
	SECTION MARK		NORTH ARROW
	CALLOUT HEAD TAG	Room name	ROOM TAG
	BUILDING ELEV. TAG		INTERIOR ELEV. TAG
	VIEW NAME 1/8" = 1'-0"		VIEW TITLE

- GENERAL NOTES
1. CONTRACTOR SHALL COMPLY WITH THE LATEST APPLICABLE LOCAL, STATE AND FEDERAL BUILDING CODES, LAWS, REGULATIONS AND ORDINANCES.
 2. ALL MATERIALS AND EQUIPMENT UTILIZED IN THIS PROJECT SHALL BE UTILIZED AND INSTALLED IN STRICT ACCORDANCE WITH THE MANUFACTURER'S RECOMMENDATIONS AND SPECIFICATIONS.
 3. ALL WORK PERFORMED IN RELATIONSHIP TO THESE DOCUMENTS SHALL CONFORM TO STANDARDS PUBLISHED BY RECOGNIZED PROFESSIONAL AND INDUSTRY ORGANIZATIONS.
 4. CONTRACTOR AND SUBCONTRACTORS SHALL BE RESPONSIBLE FOR VISITING THE SITE PRIOR TO BIDDING AND FAMILIARIZING THEMSELVES WITH ALL EXISTING CONDITIONS AFFECTING THE WORK, INCLUDING BUT NOT LIMITED TO PRIVATE AND PUBLIC UTILITIES, ON AND OFF SITE AREAS, ACCESS ROADS, AND OTHER SUPPORT FACILITIES.
 5. CONTRACTOR TO CAP, REMOVE, RELOCATE OR RE-ROUTE AS NECESSARY ALL ELECTRICAL, WATER, GAS OR ANY OTHER UTILITY LINES ENCOUNTERED DURING CONSTRUCTION.
 6. CONTRACTOR MUST NOTIFY ARCHITECT/ENG. IMMEDIATELY OF ANY UNEXPECTED OR DISCOVERED CONDITIONS WHICH VARY FROM THOSE KNOWN, ANY DISCREPANCIES WITH THE DRAWINGS AND/OR CONTRACT DOCUMENTS, ANY ERRORS AND OMISSIONS ON THE DRAWINGS AND/OR THE FIELD PRIOR TO BIDDING, BEFORE PROCEEDING WITH WORK AND/OR SHOP FABRICATION.
 7. CONTRACTOR SHALL NOTIFY ARCHITECT/ENG. FOR CLARIFICATION PRIOR TO BIDDING OF ANY DISCREPANCIES BETWEEN ARCHITECTURAL, MECHANICAL AND ELECTRICAL, LANDSCAPE AND CIVIL DRAWINGS. ANY DISCREPANCIES DISCUSSED AFTER BIDDING SHALL BE INTERPRETED BY THE ARCHITECT BASED ON THE USE OF THE MOST EXPENSIVE METHOD OR FINISH.
 8. CONTRACTOR TO OBTAIN WRITTEN APPROVAL FROM THE ARCHITECT/ENG. PRIOR TO ANY CHANGES OR DEVIATIONS FROM CONTRACT DOCUMENTS.
 9. UNDER NO CIRCUMSTANCES SHALL ASSUMPTIONS BY THE CONTRACTOR BE CONSIDERED THE DESIGN INTENT NOR THE APPROVAL OF ARCHITECT OR ENGINEER WITHOUT THEIR WRITTEN APPROVAL.
 10. CONTRACTOR SHALL PREPARE AND MAINTAIN ALL CONSTRUCTION AND SURROUNDING AREAS KEEPING THEM FREE OF DEBRIS, HAZARDOUS EQUIPMENT OR MATERIALS.
 11. CONTRACTOR SHALL BE RESPONSIBLE FOR THE REPAIR AND/OR THE REPLACEMENT OF ANY MATERIALS, FINISHES OR EQUIPMENT DAMAGED DURING CONSTRUCTION OR CLEAN-UP. CONSTRUCTION PERSONNEL SHALL BE CONFINED TO THE LIMITS OF THE CONSTRUCTION AREA. ALL OSHA REGULATIONS FOR CONSTRUCTION AREAS SHALL BE STRICTLY FOLLOWED AND ENFORCED BY THE CONTRACTOR.
 12. DRAWINGS ARE NOT TO BE SCALED. DIMENSIONS TO BE FOLLOWED.
 13. ALL DIMENSIONS ARE BASED ON NOMINAL SIZES OF MEMBERS AND ARE GIVEN TO THE OUTER FACE OF SUCH MEMBERS, NOT TO FACE OF FINISH MATERIAL UNLESS OTHERWISE NOTED ON DRAWINGS.
 14. THE CONTRACTOR SHALL BE AWARE THAT SPECIFIC FIRE RATED SEPARATION, WITHIN THE BUILDING'S CONSTRUCTION AS REQUIRED BY CODE, THE USE OF SPECIFIC MATERIALS AND COMBINATIONS OF MATERIALS WITHIN FIRE RATED ASSEMBLIES AS CALLED FOR ON THE DRAWINGS AND SPECIFICATIONS ARE FOR THE PURPOSE OF ACHIEVING THOSE REQUIRED FIRE SEPARATIONS. IF SUBSTITUTIONS ARE REQUESTED BY THE CONTRACTOR OR SUBCONTRACTORS, IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO VERIFY THAT CHANGES IN MATERIALS AND DETAILS FOR THOSE MATERIALS DRAWN OR SPECIFIED, DOES NOT IN ANY WAY EFFECT OR LESSEN THE REQUIRED FIRE RATED CONSTRUCTION OR ASSEMBLY.
 15. WHERE CMU IS INDICATED TO HAVE A SPECIFIC HOURLY FIRE RATING, THIS SHALL BE TAKEN AS THE MINIMUM ALLOWED.
 16. ALL WOOD FRAMING, INCLUDING PLYWOOD, WHICH IS CONCEALED WITHIN WALLS OR CEILINGS OR USED FOR SUPPORT OF WALLS OR CEILINGS SHALL BE FIRE RETARDANT.
 17. ALL PIPING SHALL BE SLEEVED THROUGH SLABS. CONTRACTOR TO FULLY SEAL SPACE AROUND PIPES WITH A U.L. APPROVED FIRE RESISTIVE "THERMAFIBER" GLASS FIBER SAFING INSULATION AS MANUFACTURED BY U.S. GYPSUM CO. COMPLYING WITH ASTM E-119 OR APPROVED SIMILAR OR AS DETAILED ON DRAWINGS. PROTRUSIONS THROUGH FIRE RATED WALLS SHALL BE PROTECTED AS TO MAINTAIN THE FIRE RATING OF SAID WALL.
 18. ALL SHAFTS SHALL BE HOUR RATED WITHOUT EXCEPTION, U.L. DESIGN NO. U-465 OR APPROVED SIMILAR AND SHALL CONTINUE AS SUCH TO UNDERSIDE OF ROOF DECKING.
 19. ALL SHOP DRAWINGS SHALL BE SUBMITTED TO ARCHITECT AND/OR ENGINEER FOR REVIEW PRIOR TO FABRICATION.
 20. ALL SHOP DRAWINGS DIMENSIONS SHALL BE FIELD VERIFIED AND SHALL BEAR THE REVIEW STAMP, DATE AND SIGNATURE OF THE CONTRACTOR BEFORE SUBMITTAL TO THE ARCHITECT AND OR ENGINEER.
 21. SHOP DRAWING SUBMITTALS SHALL CONSIST OF 1 SET OF REPRODUCIBLE COPIES AND TWO SETS OF BLUE PRINTS.
 22. REFER TO CIVIL ENGINEERING DRAWINGS FOR SITE DETAILS, PAVING, CURBING, WHEEL STOPS, ETC., IF APPLICABLE.
 23. REFER TO LANDSCAPE DRAWINGS FOR ALL PLANTING AND INSTALLATION DETAILS.
 24. CONTRACTOR TO FURNISH AND INSTALL ALL METAL AND WOOD BLOCKING REQUIRED FOR WALL MOUNTED OR BRACED FIXTURES, MILLWORK OR 'BY OTHER' ITEMS DESCRIBED IN THE CONTRACT DOCUMENTS.
 25. IN ADDITION TO WALL TYPES SHOWN ON PLANS, THE CONTRACTOR SHALL REFER TO THE ROOM FINISH SCHEDULE, INTERIOR ELEVATIONS AND DETAILS FOR ADDITIONAL INFORMATION REGARDING FINISHES.
 26. CONTRACTOR SHALL COORDINATE THE LOCATION OF ALL ACCESS PANELS WITH MECHANICAL AND ELECTRICAL CONTRACTORS SO AS TO ALLOW FOR PROPER EQUIPMENT ACCESSIBILITY AND MAINTENANCE. NOTIFY ARCHITECT/ENG. AS TO SAID LOCATIONS PRIOR TO THEIR INSTALLATION TO AVOID CONFLICTS WITH INTERIOR FINISH MATERIALS AND DESIGN INTENT.
 27. CONTRACTOR TO PROVIDE ACCESS PANELS FOR ALL A/C FIRE DAMPERS. COORDINATE LOCATIONS WITH ARCHITECT/ENG. UNLESS NOTED ON PLANS.
 28. CONTRACTOR SHALL PAINT ALL VISIBLE SURFACES OF FACTORY PRIMED OR FACTORY PAINT FINISHED EQUIPMENT, A/C GRILLS OR REGISTERS, COVERS, ETC. UNLESS SPECIFICALLY NOTED OTHERWISE. VERIFY AND COORDINATE COLORS WITH ARCHITECT.
 29. BEFORE INSTALLATION, THE CONTRACTOR SHALL COORDINATE THE EXACT MOUNTING LOCATION OF ALL SWITCHES, WALL RECEPTACLES, PLUGS, THERMOSTATS AND OTHER WALL MOUNTED FIXTURES WITH THE ARCHITECT/ENG. UNLESS NOTED ON PLANS.
 30. ALL INTERIOR AND EXTERIOR JOINTS BETWEEN DISSIMILAR MATERIALS, PLANES OR FINISHES SHALL RECEIVE A BEAD OF CAULKING TO MATCH COLOR OF ADJACENT SURFACE.
 31. CONTRACTOR SHALL BE RESPONSIBLE FOR REMOVING ALL DEBRIS AND FOR PROPERLY CLEANING ALL AREAS PRIOR TO FINAL ACCEPTANCE BY THE OWNER, INCLUDING BUT NOT LIMITED TO WINDOWS, STOREFRONT, FLOORS, CONSTRUCTION MATERIAL FROM THE SITE AND SHALL ALSO BE RESPONSIBLE WALLS, DOORS, ETC. CONTRACTOR SHALL PROVIDE ITS OWN TRASH CONTAINER AT A LOCATION SELECTED BY THE OWNER.
 32. UPON COMPLETION OF THIS PROJECT, THE CONTRACTOR SHALL GIVE THE OWNER A COMPLETE SET OF RECORD DRAWINGS (AS BUILT) ALONG WITH THE WRITTEN GUARANTEES, AND ALL OPERATION AND MAINTENANCE MANUALS OF ALL EQUIPMENT AND FINISHES INSTALLED.
 33. NO EXISTING FACILITY SHALL BE OCCUPIED DURING REMODELING OR RENOVATION UNLESS ALL EXISTING EXITS AND ANY EXISTING FIRE PROTECTION ARE CONTINUOUSLY MAINTAINED OR, IN LIEU THEREOF, OTHER ALTERNATE MEASURES ARE TAKEN WHICH PROVIDE EQUIVALENT SAFETY CONDITIONS.
 34. CONTRACTOR IS RESPONSIBLE FOR INCLUDING IN HIS BID, LABOR AND MATERIAL COSTS FOR ANY CHANGE OR ALTERATION OF ADJACENT AREAS TO BE DISTURBED DURING DEMOLITION OR CONSTRUCTION. THIS INCLUDES BUT IS NOT LIMITED TO PAVING AND LANDSCAPING OF THE PROPOSED STAGING AREA TO INSURE PROPER DRAINAGE AND TO RETURN THEM TO THEIR ORIGINAL EXISTING CONDITION.
 35. ALL SLABS ON GRADE, INTERIOR AND EXTERIOR, TO BE ON 6 MIL POLYETHYLENE VAPOR BARRIER WITHOUT EXCEPTION.
 36. IF THE NORMAL WORK FLOW OF AN AREA MUST BE INTERRUPTED IN ORDER TO PROCEED WITH THE SCHEDULE, PROPER NOTICE MUST BE GIVEN TO THE OWNER IN ADVANCE, AND PERMISSION BE OBTAINED PRIOR TO THE OWNER IN ADVANCE, AND PERMISSION BE OBTAINED PRIOR TO COMMENCEMENT OF SUCH WORK.
 37. CONTRACTOR SHALL BE RESPONSIBLE FOR PAINTING STRIPES, NUMBERS AND/OR LABELING OF EACH PARKING STALL. OWNER SHALL SUPPLY CONTRACTOR WITH DESIRED SEQUENCE.
 38. CONTRACTOR SHALL AVOID INTERFERENCE WITH THE NORMAL WORK FLOW AND PROPER FUNCTIONING OF ALL AREAS WITHIN THE BUILDING. CONTRACTOR SHALL COORDINATE WITH OWNER'S SECURITY PROGRAM METHODS TO AVOID UNAUTHORIZED ENTRY, VANDALISM AND THEFT.
 39. CONTRACTOR SHALL BE REQUIRED TO CONTINUOUSLY MAINTAIN ALL NECESSARY UTILITIES TO THE OCCUPIED FACILITIES DURING CONSTRUCTION. TEMPORARY PROVISIONS SHALL BE MADE.
 40. ALL ROOFING, DECKING, WATERPROOFING, FLASHING TO COMPLY WITH ALL REQUIREMENTS UNDER SECTION 1519.16 OF THE FLORIDA BUILDING CODE. INSTALLATION TO BE DONE UNDER SEPARATE ROOF SUPERMIT, AND ALL NOA MUST BE SUBMITTED FOR APPROVAL. WATERPROOFING MEMBRANE AS PER VULKEM 350NF/EPOXY PRIMER - VULKEM 350NF/351 OR APPROVED EQUAL.
 41. CONTRACTOR TO VERIFY SOIL VALUES AND CAPACITIES IN REFERENCE TO SOIL TEST AND STRCUTRAL PLANS
 42. CONTRACTOR TO COORDINATE ELEVATOR REQUIREMENTS WITH ELEVATOR SELECTION

- RAIN WATER NOTES
- ALL RAIN WATER SHALL BE RETAINED WITHIN PROPERTY LIMITS. FOR DETAILS REFER TO DRAINAGE PLAN, IF APPLICABLE

O.S.F.H. -(OUTSIDE SPECIAL FLOOD HAZARD) ALL ELECTRICAL AND MECHANICAL EQUIPMENT MUST BE LOCATED AT OR ABOVE THE REQUIRED LOWEST FLOOR ELEVATION.
S.F.H. -(SPECIAL FLOOD HAZARD) ALL ELECTRICAL AND MECHANICAL EQUIPMENT MUST BE LOCATED AT OR ABOVE THE BASE FLOOD ELEV. REQUIRED LOWEST FLOOR ELEVATION WHICH EVER IS HIGHER. LOWEST FLOOR - SHALL MEAN THE LOWEST FLOOR OF THE LOWEST ENCLOSED AREA (INCLUDING BASEMENT). AN UNFINISHED OR FLOOD RESISTANT ENCLOSURE, USABLE FOR PARKING OF VEHICLES, BUILDING ACCESS OR STORAGE IN AN AREA OTHER THAN A BASEMENT AREA, IS NOT CONSIDERED A BUILDING'S LOWEST FLOOR; PROVIDED THAT SUCH ENCLOSURE IS NOT BUILT AS TO RENDER THE STRUCTURE IN VIOLATION OF THE ELEVATION DESIGN NON-ELEVATION DESIGNATIONS IN SECTIONS IIC-3, IIC-4, IIC-5. GARAGE OR STORAGE (SFHA, OSHA (IIC-5-F)) FULLY ENCLOSED AREAS BELOW THE BASE ELEVATIONS SHALL BE DESIGN TO PRECLUDE FINISHED LIVING SPACE EXCEPT ALLOWABLE USES I.E. PARKING, LIMITED STORAGE AND BUILDING ACCESS AND SHALL BE DESIGN TO ALLOW FOR THE ENTRY AND EXIT OF FLOOD-WATERS TO AUTOMATICALLY EQUALIZE HYDROSTATIC FLOOD FORCES ON EXTERIOR WALLS.
DESIGN FOR COMPLYING WITH THIS REQUIREMENT MUST BE EITHER CERTIFIED BY A PROFESSIONAL ENGINEER OR ARCHITECT AND MEET THE FOLLOWING CRITERIA:
(1) PROVIDE A MINIMUM OF TWO (2) OPENINGS HAVING A TOTAL NET AREA OF NO LESS THAN ONE (1) SQUARE INCH FOR EVERY SQUARE FOOT OF ENCLOSED AREA SIZE. BOTTOM OF ALL OPENING SHALL BE NO MORE HIGHER THAN ONE(1) FOOT ABOVE GRADE.
(2) THE INTERIOR PORTION OF SUCH ENCLOSED AREA SHALL NOT BE PARTITIONED OR FINISH INTO SEPARATE ROOMS OR AIR CONDITIONED.

- STAIRS NOTE S
1. CLEAR WIDTH OF SPIRAL STAIR IS AT LEAST 26".
 2. THE HEIGHT OF RISER IS NOT MORE THAN 7.75".
 3. HEADROOM IS AT LEAST 6'-8".
 4. TREADS SHOULD HAVE A MIN. DEPTH OF 10".
 5. ALL TREAD ARE IDENTICAL.
 6. MANUFACTURED STAIRS: ALL SHOP DRAWINGS SHALL BE SUBMITTED TO ARCHITECT AND/OR ENGINEER FOR REVIEW PRIOR TO FABRICATION. UNDER SEPARATE PERMITS. G.C TO PROVIDE ALL NECESSARY SHOP DRAWINGS AND CALCULATIONS.

- GARAGE NOTES
1. PROVIDE 1 LAYER OF 5/8" TYPE "X" GYPSUM BOARD ON 1"x3" FURRING STRIP @16" O.C., 5D CEMENT-COATED OR RING SHACKED NAILS 6" O.C. PAPER TAPE EMBEDDED IN CEMENTITIOUS COMPOUND OVER JOINTS AND EXPOSED NAILS HEADS COVERED WITH COMPOUND AND PRODUCT APPROVED INSULATION OF FIBERGLASS OR MINERAL WOOL BATS, OR BLOWN-IN FIBERGLASS, MINERAL WOOL OR CELLULOSIC INSULATION HAVING A MINIMUM INSULATION VALUE OF R-11 AS PER F.B.C
 2. PROVIDE 1 LAYER OF 5/8" TYPE "X" GYPSUM BOARD APPLIED VERTICALLY OR HORIZONTALLY ON 2"x4" WOOD STUDS OR 1"x3" FURRING STRIPS NAILED WITH 6D COOLER NAILS 7" O.C. WITH END JOINTS ON NAILING MEMBERS. PROVIDE 3-1/2" BATT INSULATION WITHIN FRAME AS PER F.B.C
 3. PROVIDE SIGN @ GARAGE DOOR "DANGER DO NOT OPERATE ENGINES WITH DOOR CLOSED. CARBON MONOXIDE EMISSION IS LETHAL", 1/2" MIN. LETTERS REQUIRED AS PER F.B.C 4. PROVIDE 2"x6" P.T. WOOD JAMS BOLTED TO CONC. COLUMN WITH 1/2" DIA. x 6" ANCHOR BOLTS @24" O.C. FOR OVERHEAD DOOR RAIL, NOT MORE THAN 6" TOP & BOTTOM.
 5. PROVIDE SCREENED VENTILATION IN GARAGE. VENTS AREA TO BE WITHIN 12" OF FIN. FLOOR.
 6. RESIDENCE TO GARAGE DOOR TO BE PROVIDED WITH AUTO CLOSURE AND TO BE 1 HOUR FIRE RATED AS PER F.B.C.
 7. ALL CONSTRUCTION MATERIAL BELOW BASE FLOOD ELEVATION 7.00' NGVD MUST BE FLOOD-RESISTANT MATERIAL. AS PER FEMA TECHNICAL BULLETIN NFIP-ACCEPTABLE/CLASS-4

MEAN OF ESCAPE NOTE

ALL EGRESS WINDOWS TO COMPLY W/ FBC 2020. AN OUTSIDE WINDOW OR DOOR OPERABLE FROM THE INSIDE WITHOUT THE USE OF TOOLS AND PROVIDING A CLEAR OPENING OF NOT LESS THAN 20" WIDE X 24" HIGH AND 5.7 S.G.F.T. IN AREA. THE BOTTOM OF THE OPENING SHALL NOT BE MORE THAN 44" OFF THE FLOOR, THE MODE OF OPERATION MUST NOT REQUIRE THE USE OF A KEY, TOOL, SPECIAL KNOWLEDGE OR EFFORT TO MAKE AVAILABLE THE REQUIRED CLEAR OPENING, AND NO PART OF THE OPERATION MECHANISM SHALL BE PLACED HIGHER THAN 54" ABOVE THE FINISHED FLOOR.
EVERY CLOSET DOOR LATCH SHALL BE SUCH THAT CHILDREN CAN OPEN THE DOOR FROM INSIDE THE CLOSET
EVERY BATHROOM DOOR SHALL BE DESIGNED TO ALLOW OPENING FROM THE OUTSIDE DURING AN EMERGENCY WHEN LOCKED

TERMITE PROTECTION

R318.1 TERMITE PROTECTION.
TERMITE PROTECTION SHALL BE PROVIDED BY REGISTERED TERMITICIDES, INCLUDING SOIL APPLIED PESTICIDES, BAITING SYSTEMS, AND PESTICIDES APPLIED TO WOOD, OR OTHER APPROVED METHODS OF TERMITE PROTECTION LABELED FOR USE AS A PREVENTATIVE TREATMENT TO NEW CONSTRUCTION. SEE SECTION 202. REGISTERED TERMITICIDE. UPON COMPLETION OF THE APPLICATION OF THE TERMITE PROTECTIVE TREATMENT, A CERTIFICATE OF COMPLIANCE SHALL BE ISSUED TO THE BUILDING DEPARTMENT BY THE LICENSED PEST CONTROL COMPANY THAT CONTAINS THE FOLLOWING STATEMENT: "THE BUILDING HAS RECEIVED A COMPLETE TREATMENT FOR THE PREVENTION OF SUBTERRANEAN TERMITES. TREATMENT IS IN ACCORDANCE WITH RULES AND LAWS ESTABLISHED BY THE FLORIDA DEPARTMENT OF AGRICULTURE AND CONSUMER SERVICES."

NOTE AS PER FBC

BATHROOMS SHALL HAVE A MINIMUM CEILING HEIGHT OF 6 FEET 8 INCHES (2036 MM) OVER THE FIXTURE AND AT THE FRONT CLEARANCE AREA FOR FIXTURES
A SHOWER OR TUB EQUIPPED WITH A SHOWERHEAD SHALL HAVE A MINIMUM CEILING HEIGHT OF 6 FEET 8 INCHES (2036 MM) ABOVE A MINIMUM AREA 30 INCHES (762 MM) BY 30 INCHES (762 MM) AT THE SHOWERHEAD.

DOORS, BATH AND SHOWER ENCLOSURES, AND SLIDING GLASS DOORS CONTAINING GLAZING MATERIAL GREATER THAN 9 SQUARE FEET (0.84 M2) IN SURFACE AREA SHALL BE CLASSIFIED AS CATEGORY II GLAZING PRODUCTS.

- FLOOR PLAN NOTES
1. SHOWER ENCLOSURE SAFETY GLASS CAT.II. TILE IMPERVIOUS FINISH UP TO 80" A.F.F.
 2. BATHTUB & SHOWER FLOORS & WALLS ABOVE BATHTUBS WITH INSTALLED SHOWER HEADS & IN SHOWER COMPARTMENTS SHALL BE FINISHED WITH A NONABSORBENT SURFACE. SUCH WALL SURFACES SHALL EXTEND TO A HEIGHT OF NO LESS THAN 6 FEET (1829 MM) ABOVE THE FLOOR. R307.2
BACKING BOARD FOR CERAMIC TILE TO BE CEMENT FIBER, OR GLASS MAT. R702.4.2
 3. FAIR HOUSING BACKING TYP. TOILET, TUB & SHOWERS
 4. RAILS SHALL REJECT A 4" DIAMETER SPHERE SHALL BE 42" HIGH MIN. THE TRIANGULAR OPENINGS FORMED BY THE RISER, TREAD AND BOTTOM ELEMENT OF A GUARDRAIL SHALL REJECT A 6" SPHERE
REQUIRED SHOP DRAWINGS TO BE SUBMITTED AND APPROVED BY CITY OF HOLLYWOOD
ALL SHOP DRAWING SHALL BE SUBMITTED TO ARCHITECT AND/OR ENGINEER FOR REVIEW PRIOR TO FABRICATION UNDER SEPARATE PERMITS. G.C TO PROVIDE ALL NECESSARY SHOP DRAWINGS AND CALCULATIONS.
GUARDRAIL RESISTANT TO 400# LAT PEDUL IMPACT GLASS GUARDRAILS TO HAVE KINETIC ENERGY IMPACT LOADING AS PER ANSI Z97.1- FBC2020 1618.4.6.5
 5. WINDOWS, EXT. DOORS AND SHUTTERS W/ PRODUCT APPROVAL SHOP DRAWINGS WILL BE PROVIDED. SEE ELEVATIONS PLANS FOR F.G. DIMENSIONS.

- ELEVATION NOTES
1. G.C TO PROVIDE ALL NECESSARY SHOP DRAWINGS AND CALCULATIONS FOR RAILINGS. RAILS SHALL REJECT A 4" DIAMETER SPHERE SHALL BE 42" HIGH MIN. GUARDRAIL RESISTANT TO 400# LAT PENDUL IMPACT (BY OTHERS)
 2. ALL WINDOWS AND DOORS IMPACT RESISTANT. BY SEPARATE PERMIT W/ PRODUCT APPROVAL FOR ALL WINDOWS AND DOORS ARE REQUIRED TO BE REVIEWED AND SIGNED APPROVED BY THE DESIGNER OF RECORD
 3. ALL WINDOWS AND DOORS, GARAGE DOOR, FENCES, HANDRAILS, STAIR, SPIRAL STAIR UNDER SEPARATED PERMIT.
 4. THE WINDOW INFORMATION CAN BE FOUND IN THE WINDOW SCHEDULE ON SHEET A-500
 5. ALL WINDOWS WILL BE TINTED
 6. REFER TO STRUCTURAL PLANS FOR SLAB DEPRESSION DETAILS, TYP.

POOL BARRIER: ALARM NOTES

WHERE A WALL OF A DWELLING SERVES AS PART OF THE BARRIER, ONE OF THE FOLLOWING SHALL APPLY: REQUIREMENTS RELATING TO POOL SAFETY FEATURES:
ALL DOORS AND WINDOWS PROVIDING DIRECT ACCESS FROM THE HOME TO THE POOL SHALL BE EQUIPPED WITH AN EXIT ALARM. COMPLYING W/ UL 2017 THAT HAS A MINIMUM SOUND PRESSURE RATING OF 85 DBA AT 10 FT. THE EXIT ALARM SHALL PRODUCE A CONTINUOUS AUDIBLE WARNING WHEN THE DOOR AND ITS SCREEN ARE OPENED AND BE CAPABLE OF BEING HEARD THROUGHOUT THE HOUSE DURING NORMAL HOUSEHOLD ACTIVITIES
THE ALARM SHALL BE EQUIPPED W/ A MANUAL MEANS TO TEMPORARY DEACTIVATE THE ALARM FOR A SINGLE OPENING. SUCH DEACTIVATION SHALL LAST NOT MORE THAN 15 SECONDS. THE DEACTIVATION SWITCH SHALL BE LOCATED AT LEAST 54 IN ABOVE THRESHOLD OF THE DOOR SCREENED OR PROTECTED WINDOWS HAVING A BOTTOM SILL HEIGHT OF 48" OR MORE MEASURED FROM THE INTERIOR FINISHED FLOOR AT THE POOL. ACCESS LEVEL WINDOWS FACING THE POOL ON FLOOR ABOVE THE FIRST STORY SCREENED OR PROTECTED PASS- THROUGH KITCHEN WINDOWS OR HIGHER W/ A COUNTER BENEATH.
SEPARATE ALARMS ARE NOT REQUIRED FOR EACH DOOR OR WINDOW IF SENSORS WIRED TO A CENTRAL SOUND WHEN CONTACT IS BROKEN AT ANY OPENING.
ALL DOORS PROVIDING DIRECT ACCESS FROM THE HOME TO THE POOL SHALL BE EQUIPPED WITH A SELF CLOSING, SELF LATCHING DEVICE W/ POSITIVE MECHANICAL LATCHING/ LOCKING INSTALLED A MINIMUM OF 54" ABOVE THE THRESHOLD WHICH IS APPROVED BY THE AUTHORITY HAVING JURISDICTION.

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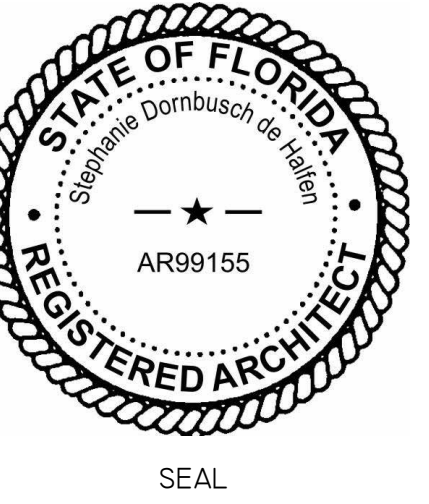
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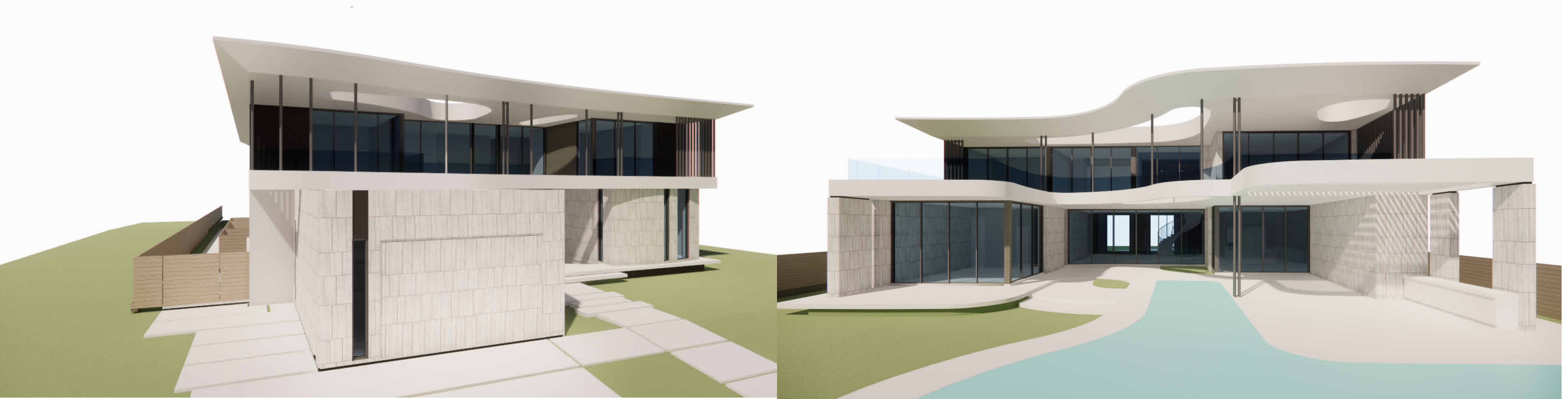
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FRONT ELEVATION RENDERINGS



REAR ELEVATION RENDERINGS

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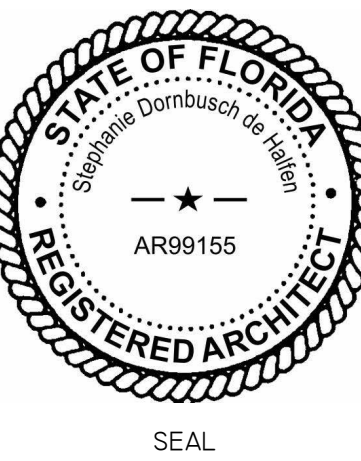
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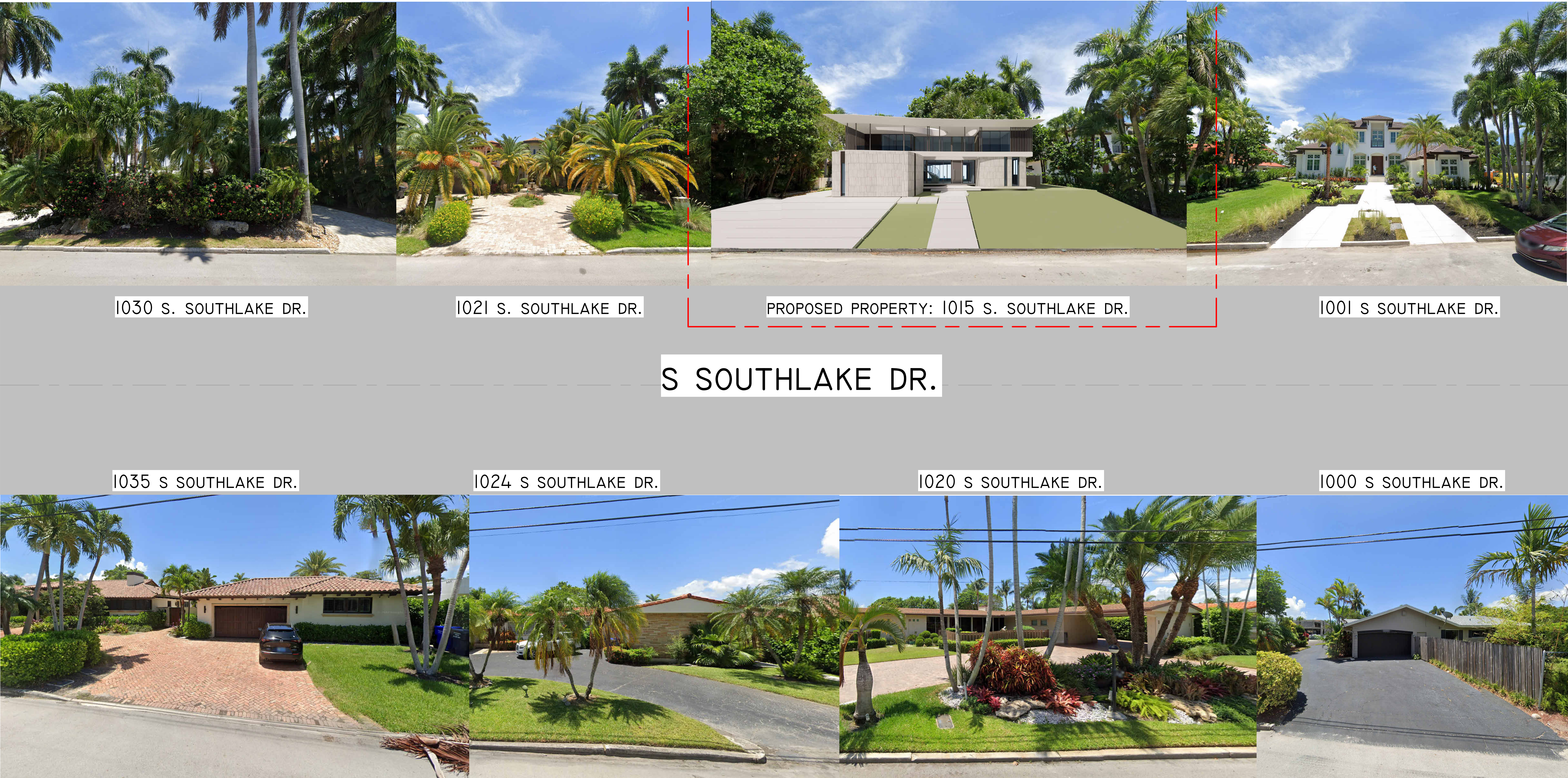
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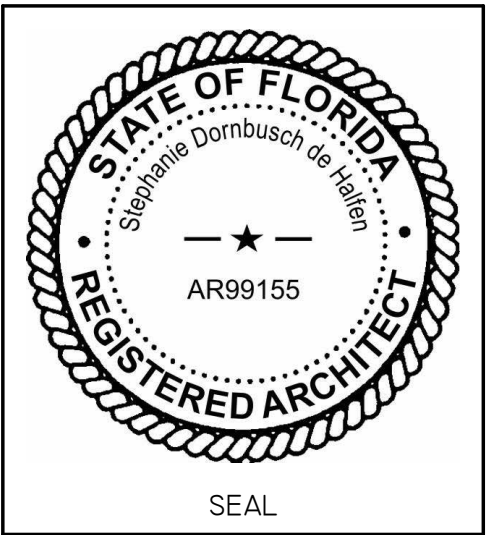
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STREET PROFILE / COLOR
PHOTOGRAPH OF
ADJACENT BUILDINGS

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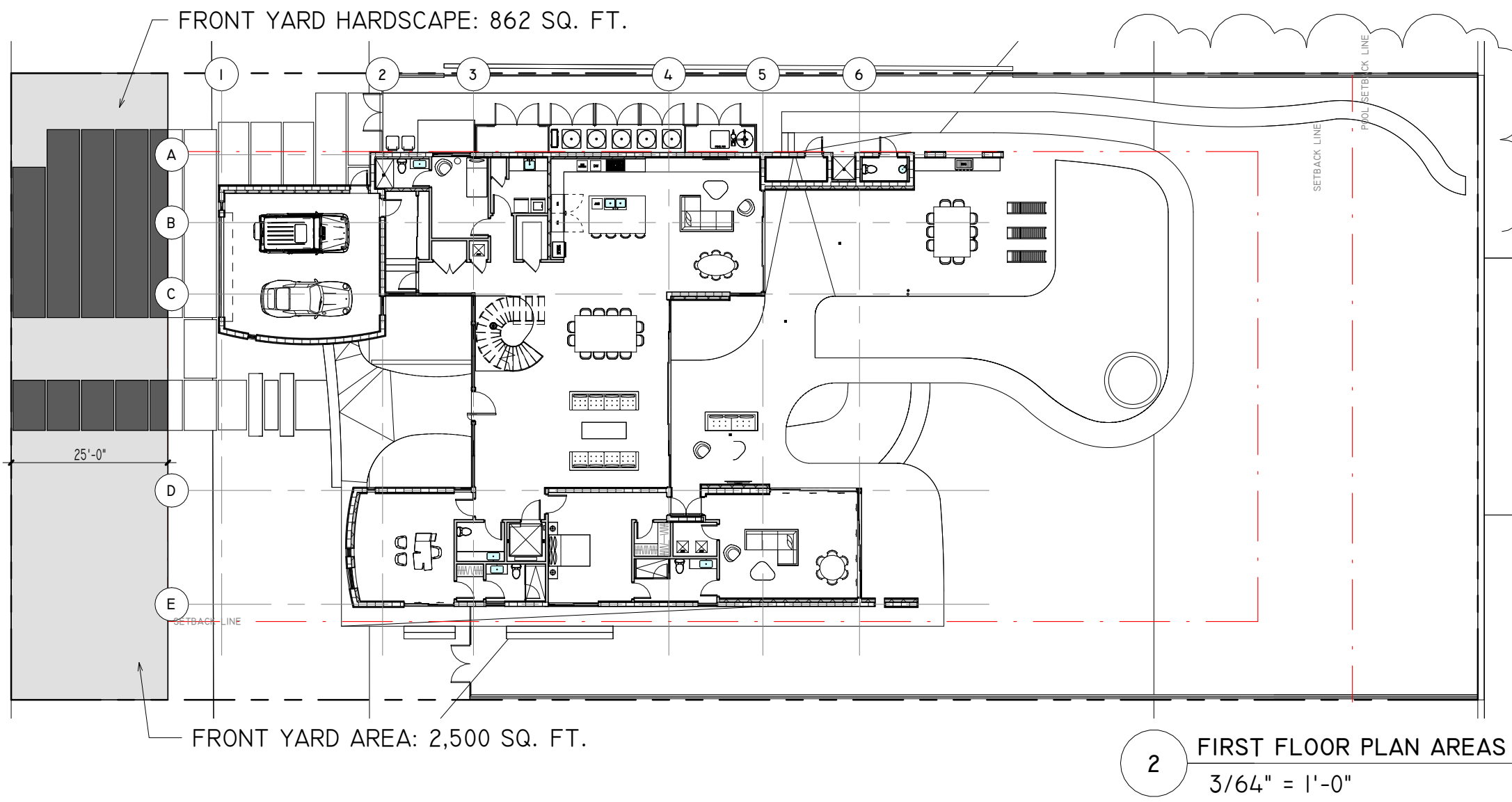
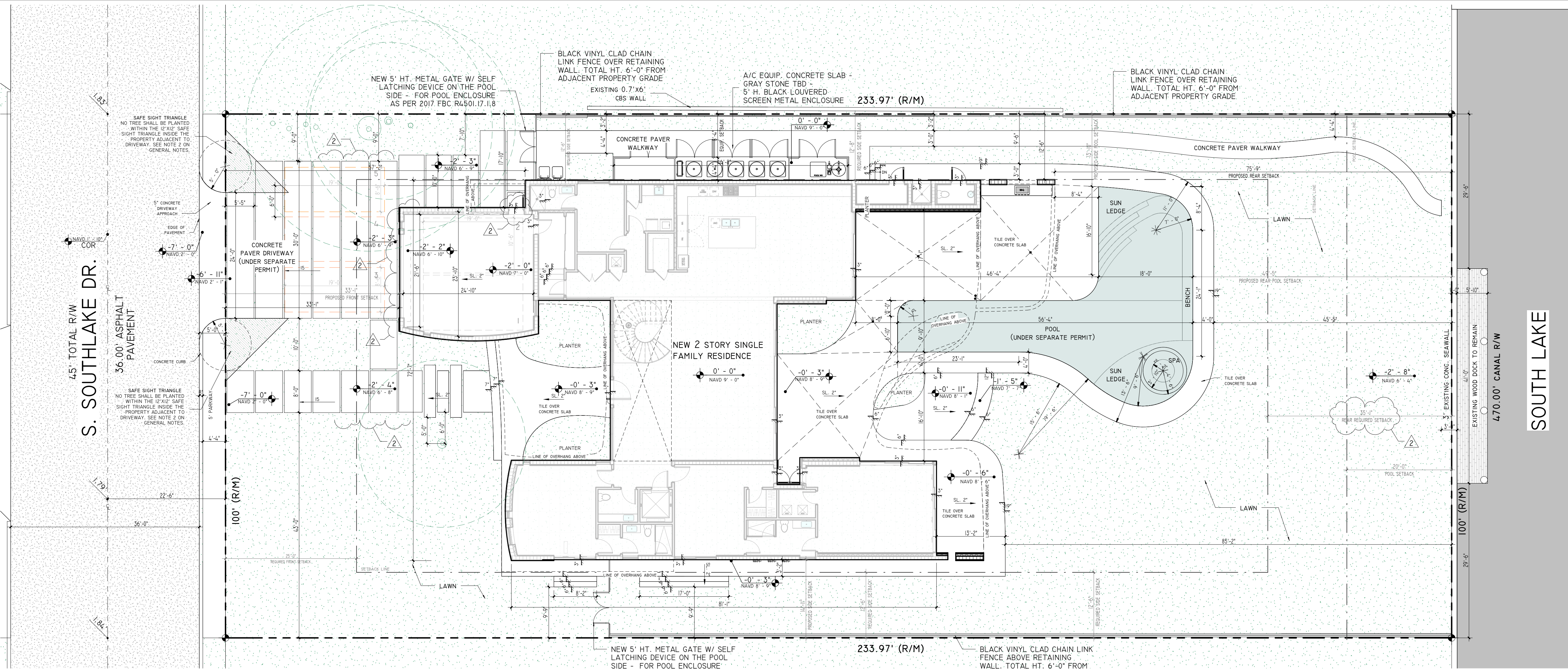
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AT LEAST 20% OF THE REQUIRED FRONT YARD AREA SHALL BE SODDED OR LANDSCAPED PERVIOUS OPEN SPACE:

FRONT YARD TOTAL AREA: 2,500 SQ. FT.

FRONT YARD HARDSCAPE AREA: 862 SQ. FT.

TOTAL OPEN/LANDSCAPED AREA: 1,638 SQ. FT. (65.52% OF FRONT YARD)

GENERAL NOTES

- CODE REQUIRES 2 PARKING SPACES FOR THE FIRST 2000 SQ.FT. OF UNDER AIR LIVING AREA. THEN ONE STALL EVERY 500 SF WITH A CAP AT 5. 7,185 SF OF A/C AREA PROPOSED. 5 PARKING SPACES PROVIDED. 2 PARKING SPACES INSIDE THE GARAGE AND 3 PARKING SPACES IN DRIVEWAY
- PLEASE NOTE ALL FENCES, WALLS, BUSHES, HEDGES, AND ANY OTHER LANDSCAPING OR PLANT MATERIAL, WITHIN THE VIEW TRIANGLE SHALL PROVIDE UNOBSTRUCTED CROSS VISIBILITY AT A LEVEL BETWEEN 30 INCHES AND 72 INCHES ABOVE GROUND LEVEL. PLEASE SHOW HOW THIS WILL BE ACHIEVED IN THE PLANS.
- PAVER DRIVEWAYS REQUIRE A MINIMUM 2 3/8TH INCH PAVERS PLACED OVER A 1 1/2 INCH SAND BASE AND COMPACTED SUBBASE. IN ADDITION TO A MINIMUM 6-INCH EDGE RESTRAINT (CONCRETE BORDER) IS REQUIRED AROUND PERIMETER TO INTERLOCK PAVERS. THE DRIVEWAY IS TO BE CONSTRUCTED FLUSH WITH THE EXISTING ROADWAY AND THE EXISTING ASPHALT IN THE CITY ROW WILL BE SAWCUT FOR A CLEAN STRAIGHT EDGE

SITE PLAN
3/32" = 1'-0"

APPLICABLE CODES

FLORIDA BUILDING CODE 2020 EDITION
FLORIDA RESIDENTIAL CODE 2020
NATIONAL ELECTRICAL CODE 2020
FLORIDA PLUMBING CODE 2020
FLORIDA MECHANICAL CODE 2020
FLORIDA ENERGY CODE 2020

SCOPE OF WORK

I. NEW 2 STORY SINGLE FAMILY RESIDENCE

AREA TALLY

LOT AREA (SF)	23,397 SF
LOT AREA (ACRES)	0.53 AC
A/C GROUND FL	3,924 SF
A/C SECOND FL	3,261 SF
A/C TOTAL	7,185 SF
ENTRY	236 SF
TERRACES	1,242 SF
GARAGE	586 SF
BALCONIES	1,304 SF
POOL - POOL DECK	1,090 SF-528 SF
WALKWAY	307 SQF
DRIVEWAY	1,356 SQF

ZONING INFORMATION

CITY OF HOLLYWOOD ART. 4 - SCHEDULE OF DISTRICT, USE AND SETBACK REGULATIONS ZONING DISTRICT - RS-9		
BUILDING SETBACK	REQUIRED	PROVIDED
FRONT SETBACK	25'-0"	33'-1"
REAR SETBACK	15% OF LOT DEPTH, 233.97' X 15% = 35'-1"	75'-9"
SIDES SETBACK	25% OF LOT WIDTH, MIN 7'-6", PROPOSED 12'-6" E - 12'-6" W	14'-11" E - 12'-8" W
POOL SETBACK	6'-0" FROM SIDES; 6'-0" FROM REAR	13'-10" FROM SIDE & 4'-9"-5" REAR
GARAGE SETBACK	25'-0" FROM FRONT; SIDES AS MAIN STR.	33'-1"
HEIGHT LIMITATION	30'-0"	27'-0" FROM BFE
20% MIN. FRONT YARD OPEN SPACE	TOTAL FRONT YARD AREA = 2500 SF 20% (MIN.) = 500 SF LANDSCAPED	1,638 SF = 65.52% LANDSCAPED
PARKING SPACES	2 SPACES MINIMUM	2 SPACES IN GARAGE

SITE DESCRIPTION

LEGAL DESCRIPTION

ADDRESS: 1015 S SOUTHLAKE DR, HOLLYWOOD, FL 33019

LOT: 18 & 19 BLOCK: 54 PLAT BOOK: 1 PAGE: 32

HIGHEST CROWN OF ROAD ELEVATION: 1' - 10" FLOOD ZONE: 7.00'

AVERAGE OF CROW OF ROAD ELEVATION: 1' - 9" BASE FLOOD: 7.00'

ALL SITE INFORMATION WAS TAKEN FROM THE ATTACHED CERTIFIED SURVEY, OR A CERTIFIED PREPARED BY:

SURVEYOR'S NAME: JULIO S. PITA PLS LIC.: 5789 FIELD WORK DATE: 04-24-2023

PROPOSED	LOWEST FLOOR ELEVATION	GARAGE/STORAGE ELEV.	ADJACENT GRADE ELEV.
MINIMUM	8' - 0" NAVD	6' - 5" NAVD	6' - 5" NAVD

AS-BUILT ELEVATION SURVEY IS REQUIRED BEFORE MAKING ANY INSPECTION ABOVE LOWEST FLOOR AND AS-BUILT ELEVATION CERTIFICATE IS REQUIRED BEFORE ISSUANCE OF CERTIFICATE OF OCCUPANCY OR COMPLETION (11C3-303)

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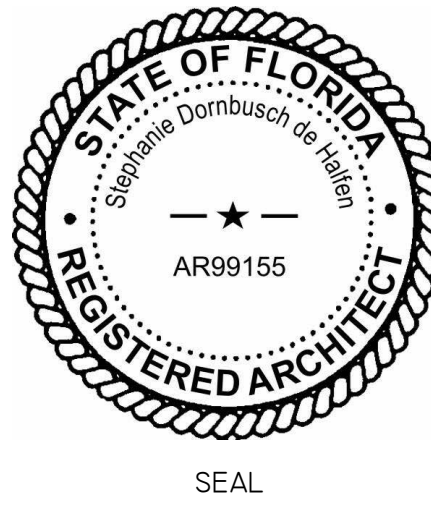
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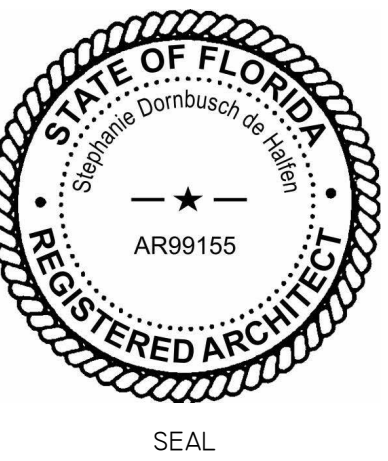
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FIRST FLOOR PLAN

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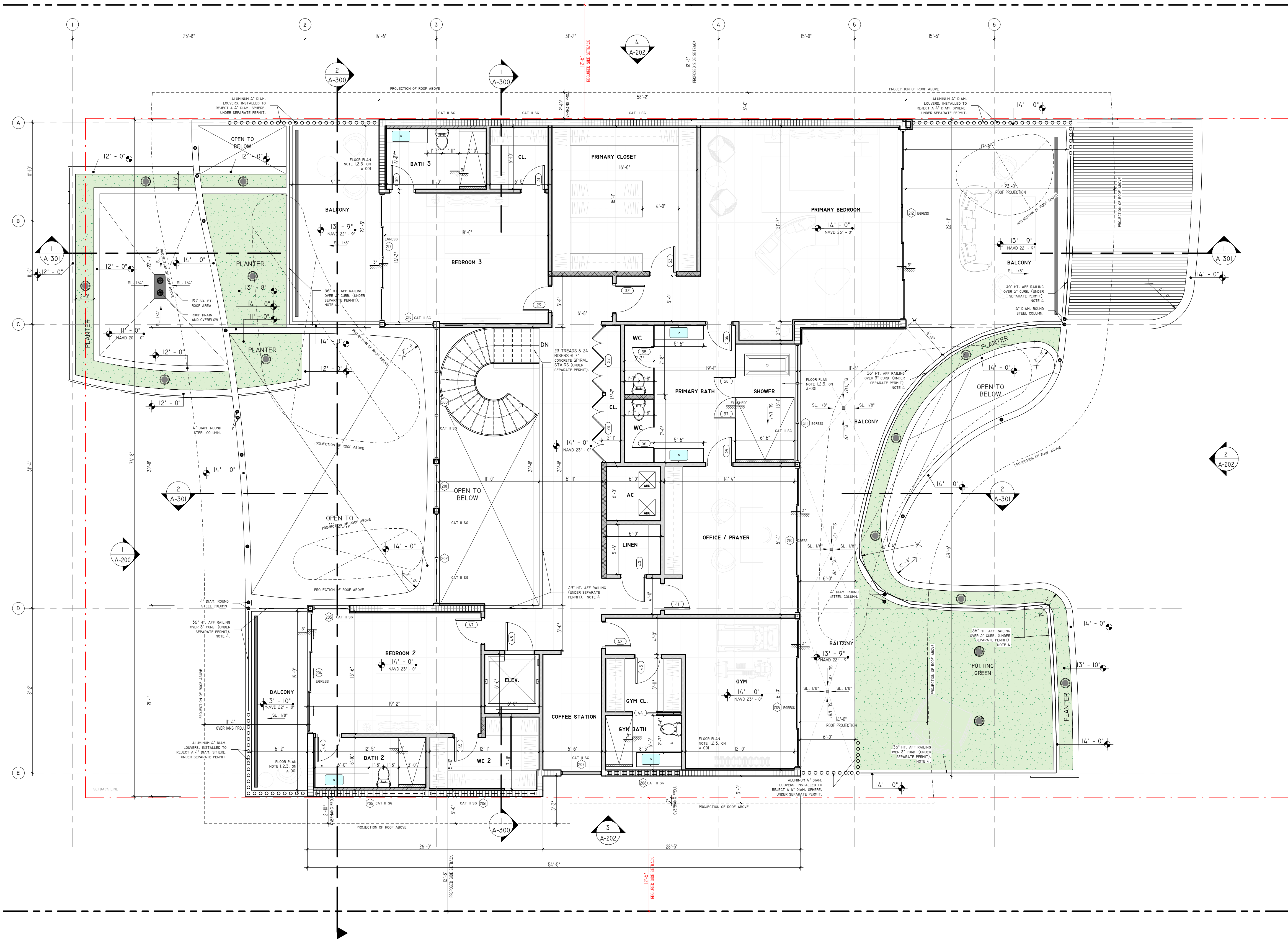
A-101

FIRST FLOOR PLAN
3/16" = 1'-0"

WALL LEGEND

- 3 5/8" - 25 GA. MTL. STUDS @ 16" O.C. 5/8" GYP. BD. EA. SIDE. PROVIDE 5/8" DUCK BOARD AT WET AREAS AND MOISTURE RESISTANT GREENBOARD AT AREAS SUBJECT TO MOISTURE (BATHROOMS).
- 6" - 25 GA. MTL. STUDS @ 16" O.C. 5/8" GYP. BD. EA. SIDE. PROVIDE 5/8" DUCK BOARD AT WET AREAS AND MOISTURE RESISTANT GREENBOARD AT AREAS SUBJECT TO MOISTURE (BATHROOMS).
- NEW 8" C.M.U. WALL - SEE STRUCTURAL DWGS. FOR SPECIFICATIONS
- NEW 8" POUR-IN-PLACE CONCRETE WALL - SEE STRUCTURAL DWGS. FOR SPECIFICATIONS
- NEW 8" C.M.U. WALL W/ - 2"x2" P.T. WD OR 1 1/2" MTL. FURRING @ 24" O.C. & R-7.8 INSULATION SEE STRUCTURAL DWGS. FOR SPECIFICATIONS

NOTE: FOR ALL NOTES PLEASE REFER
TO SHEET A-001: FLOOR PLAN NOTES



NOTE: FOR ALL NOTES PLEASE REFER
TO SHEET A-001: FLOOR PLAN NOTES

1 2ND FLOOR
3/16" = 1'-0"

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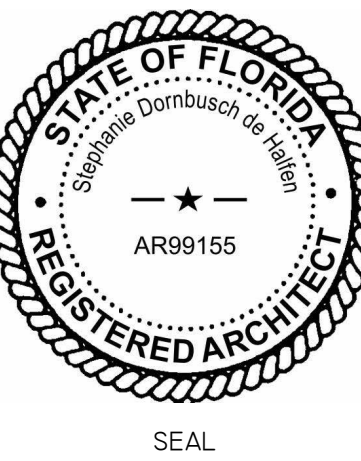
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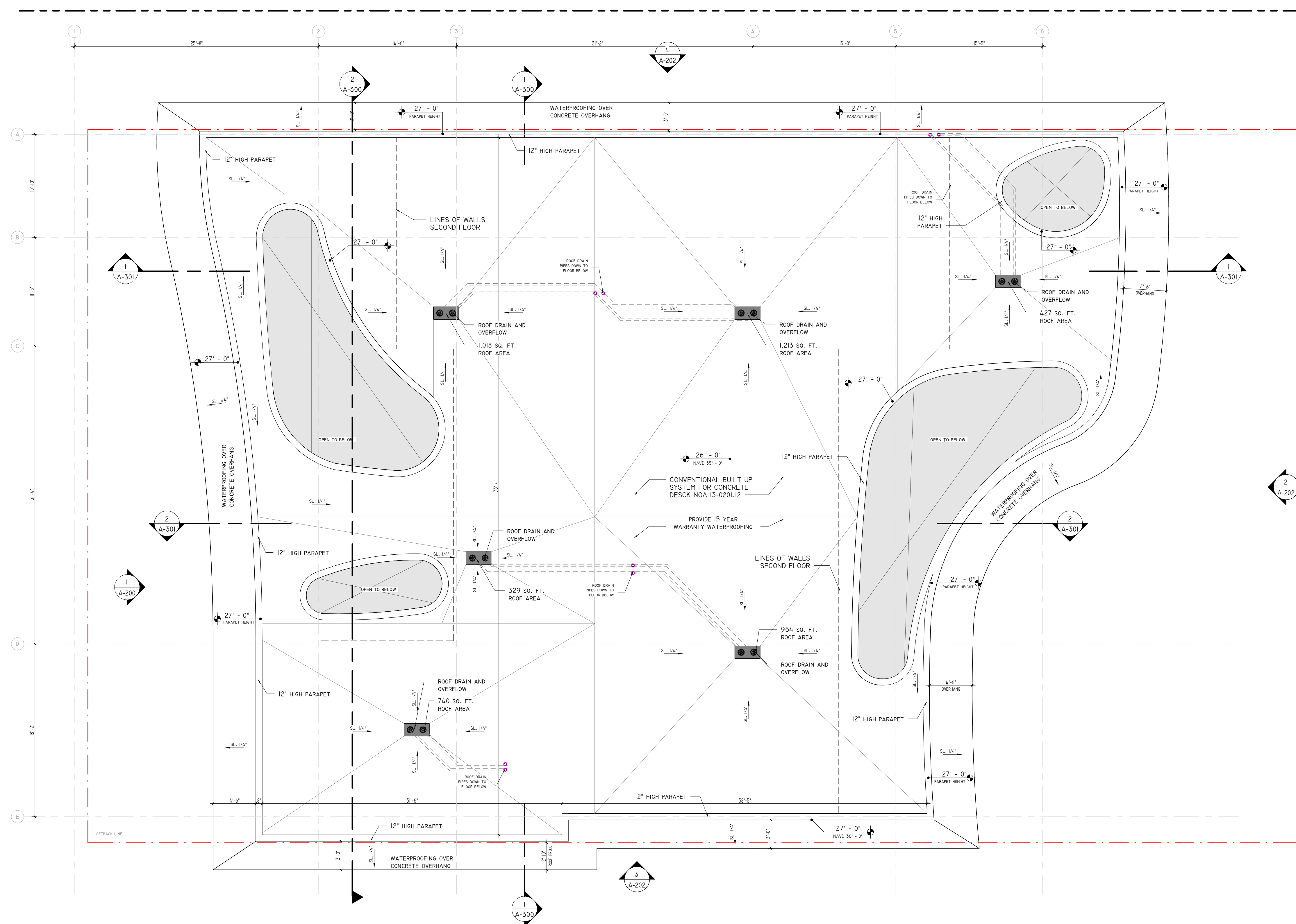
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SECOND FLOOR

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TO SHEET A-001: FLOOR PLAN NOTES

1 ROOF PLAN
3/16" = 1'-0"

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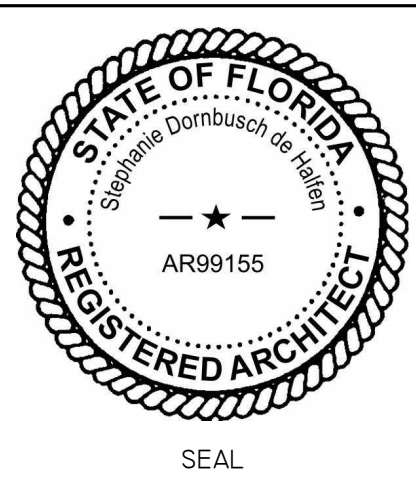
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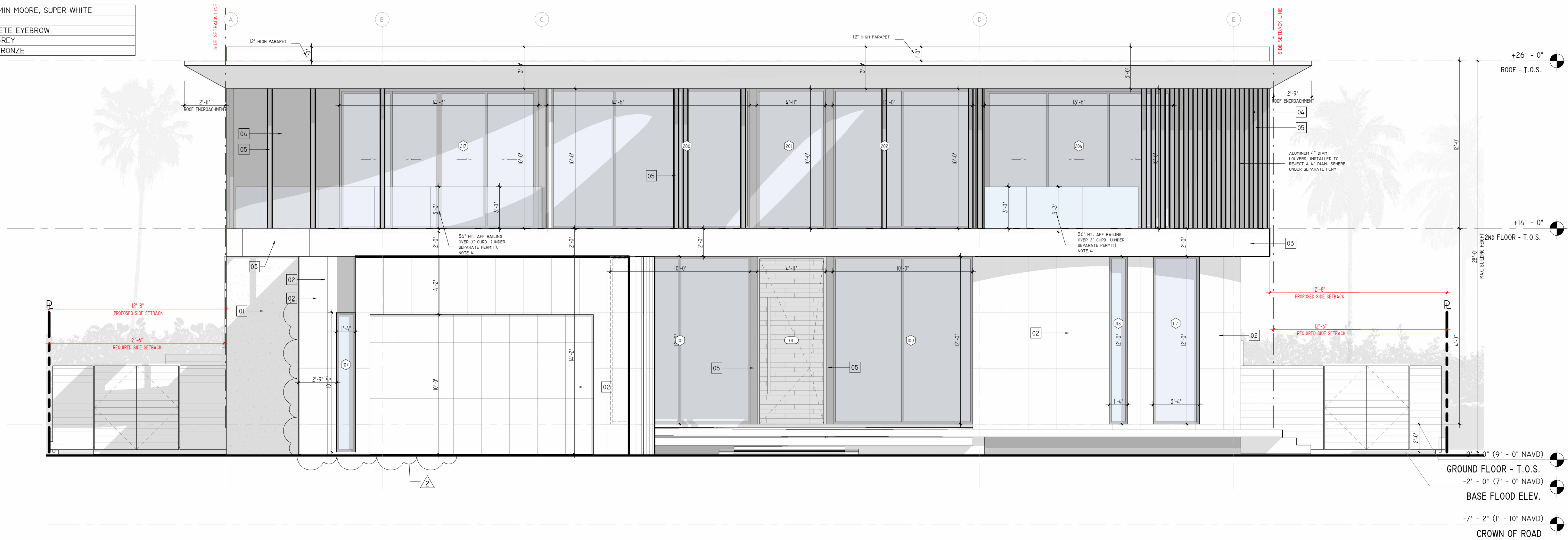
ROOF PLAN

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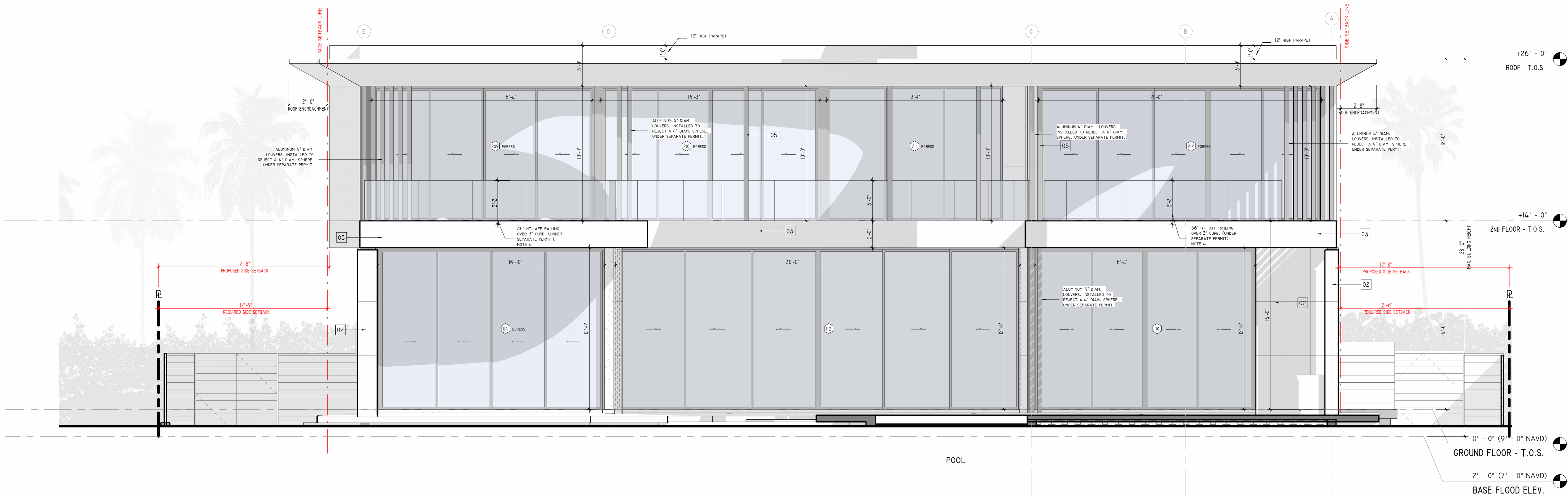
A-103

FINISH MATERIALS		
MATERIAL MARK	MATERIAL NAME	MATERIAL DESCRIPTION
01	SMOOTH STUCCO	BENJAMIN MOORE, SUPER WHITE
02	STONE	
03	CONCRETE, CAST-IN-PLACE GRAY	CONCRETE EYEBROW
04	SMOOTH STUCCO 3	DARK GREY
05	ALUMINUM	DARK BRONZE



NOTE: FOR ALL NOTES PLEASE REFER TO SHEET A-001: ELEVATIONS PLAN NOTES

1 FRONT ELEVATION
1/4" = 1'-0"



2 REAR ELEVATION
1/4" = 1'-0"

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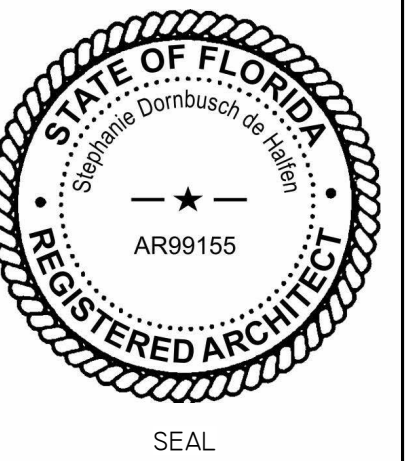
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(305) 501.5013
INFO@SDHSTUDIO.COM

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ARCHITECT P.A.
ARCH. REG # 99155

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ROSENBLATT

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HOLLYWOOD, FL 33019

OWNER



NOTES/COMMENTS

REVISIONS / SUBMISSIONS

2 REVISION 2 02/20/24

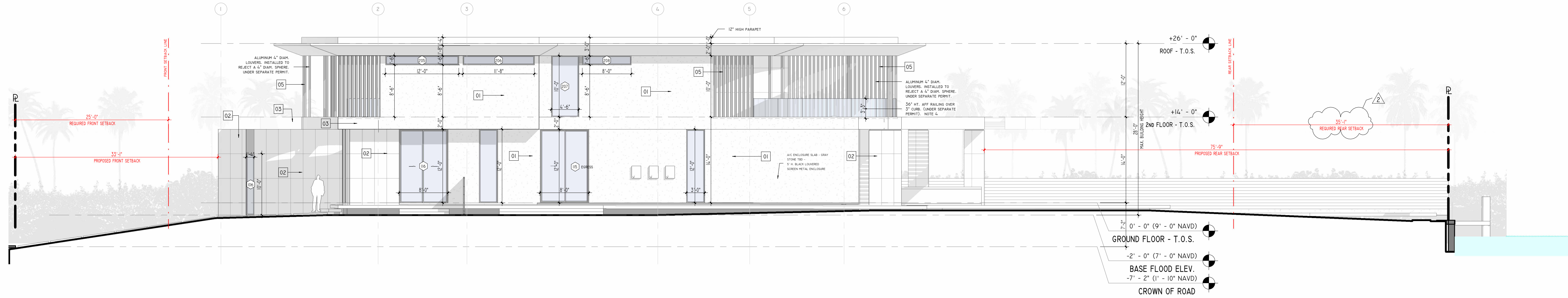
ELEVATIONS

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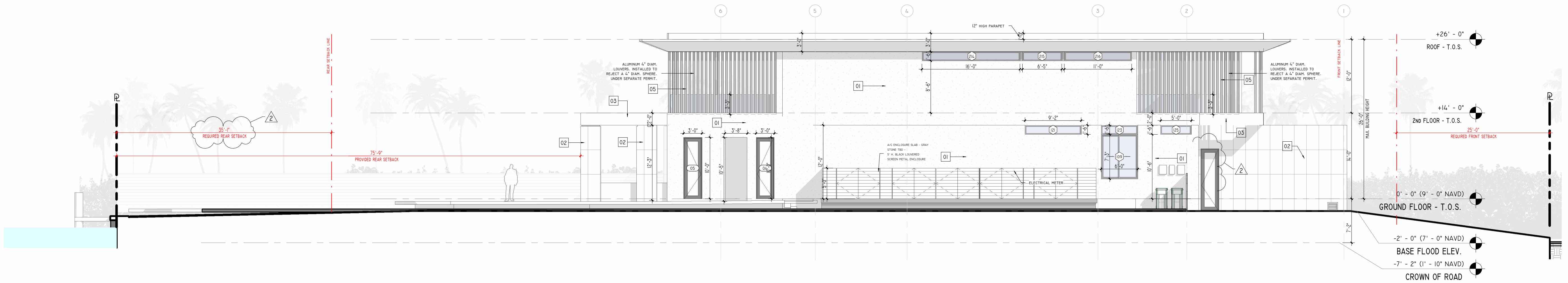
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A-200

FINISH MATERIALS		
MATERIAL MARK	MATERIAL NAME	MATERIAL DESCRIPTION
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02	STONE	
03	CONCRETE, CAST-IN-PLACE GRAY	CONCRETE EYEBROW
04	SMOOTH STUCCO 3	DARK GREY
05	ALUMINUM	DARK BRONZE



1 EAST ELEVATION
1/8" = 1'-0"



2 WEST ELEVATION
1/8" = 1'-0"

NOTE: FOR ALL NOTES PLEASE REFER TO
SHEET A-001: ELEVATIONS PLAN NOTES

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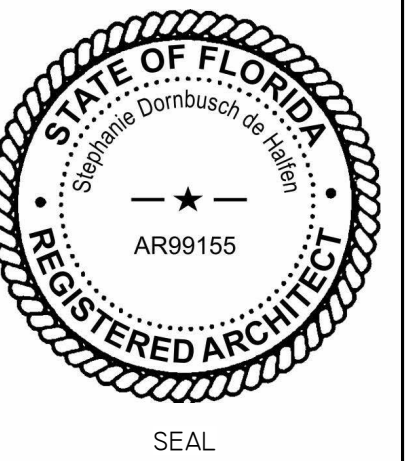
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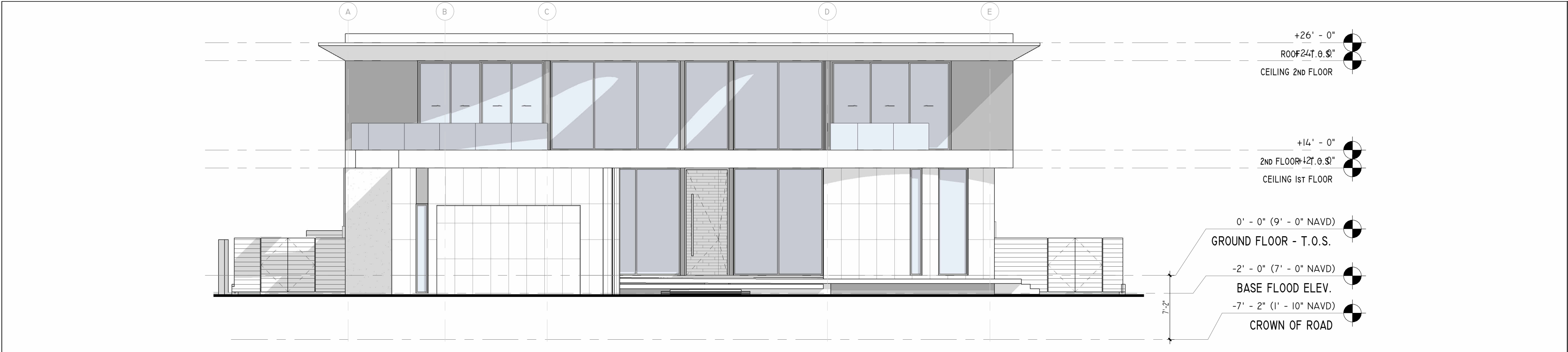
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2 REVISION 2 02/20/24

ELEVATIONS

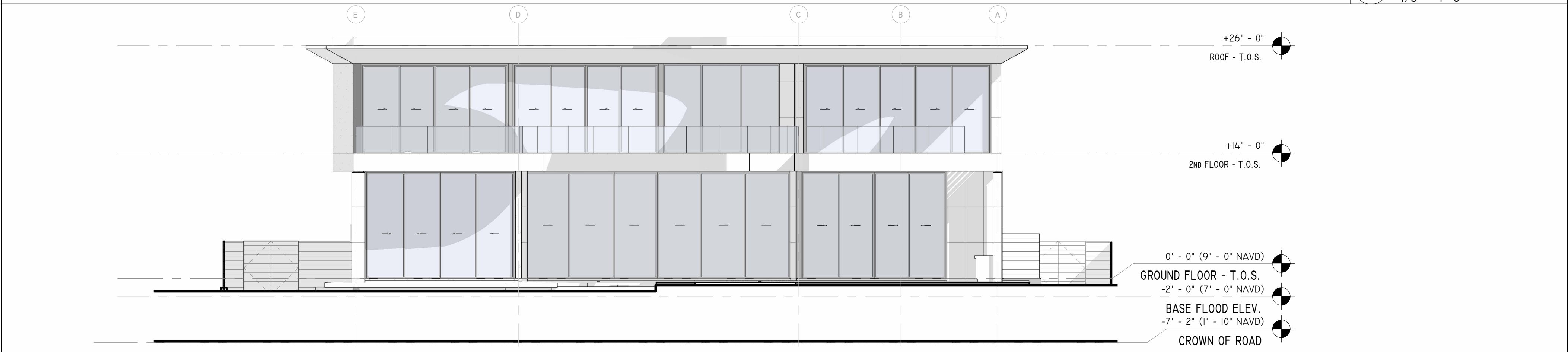
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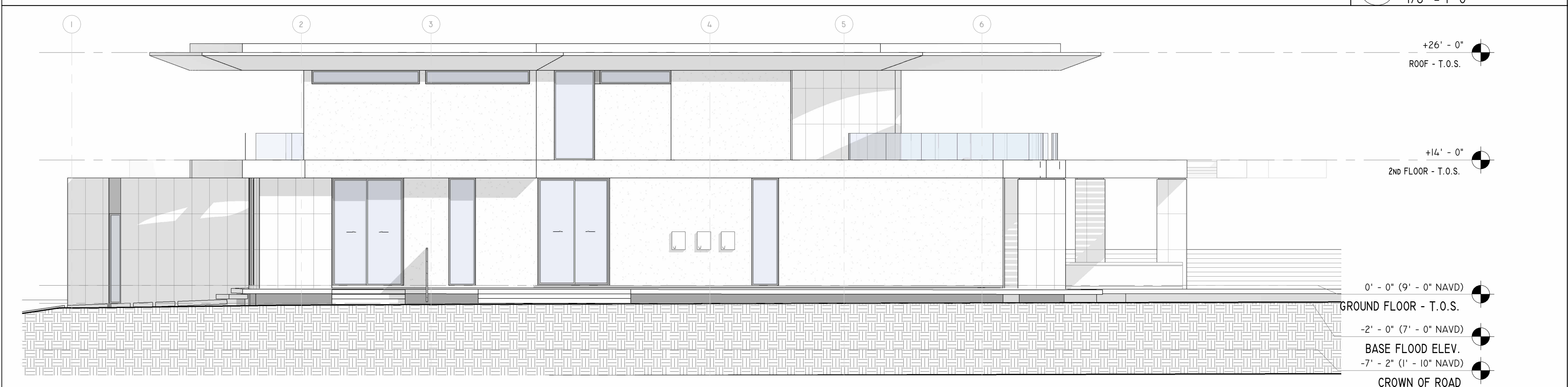
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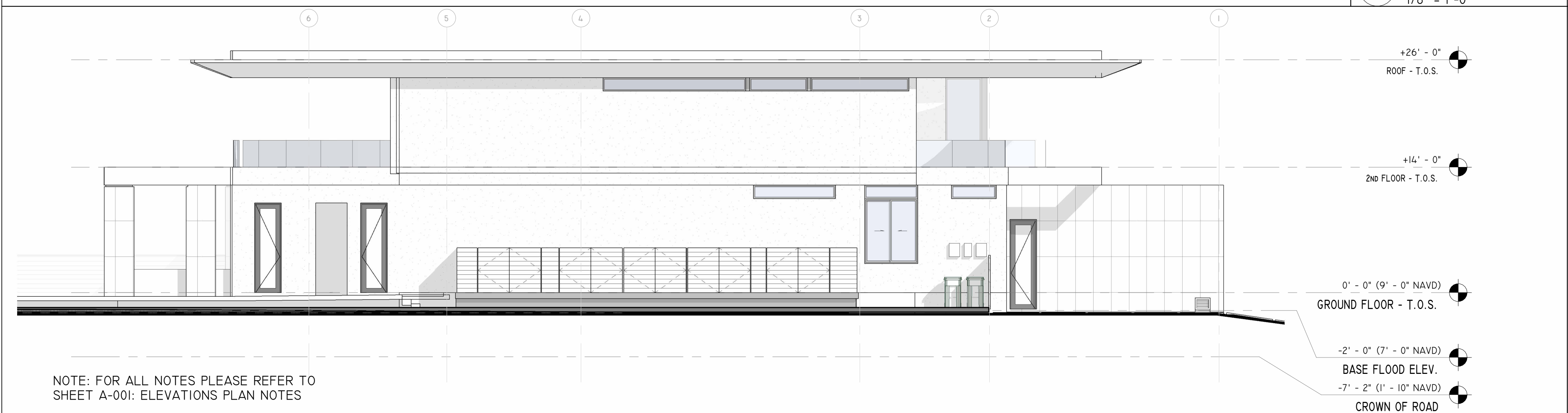
1 FRONT I
1/8" = 1'-0"



2 REAR I
1/8" = 1'-0"



3 EAST I
1/8" = 1'-0"



4 WEST I
1/8" = 1'-0"



NOTE: FOR ALL NOTES PLEASE REFER TO
SHEET A-001: ELEVATIONS PLAN NOTES

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STATE OF FLORIDA
Stephanie Dornbusch de Halpen
AR99155
REGISTERED ARCHITECT
SEAL

NOTES/COMMENTS

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COLORED ELEVATIONS /
SIMPLE ELEVATIONS

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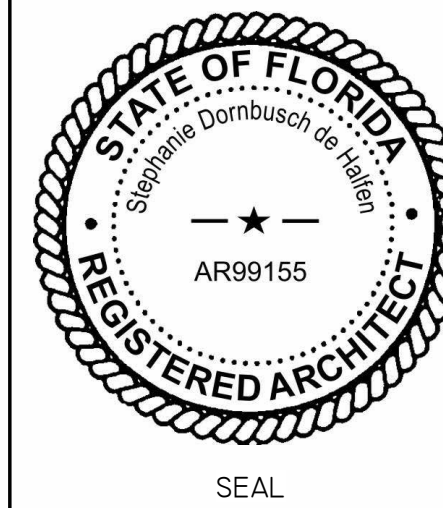
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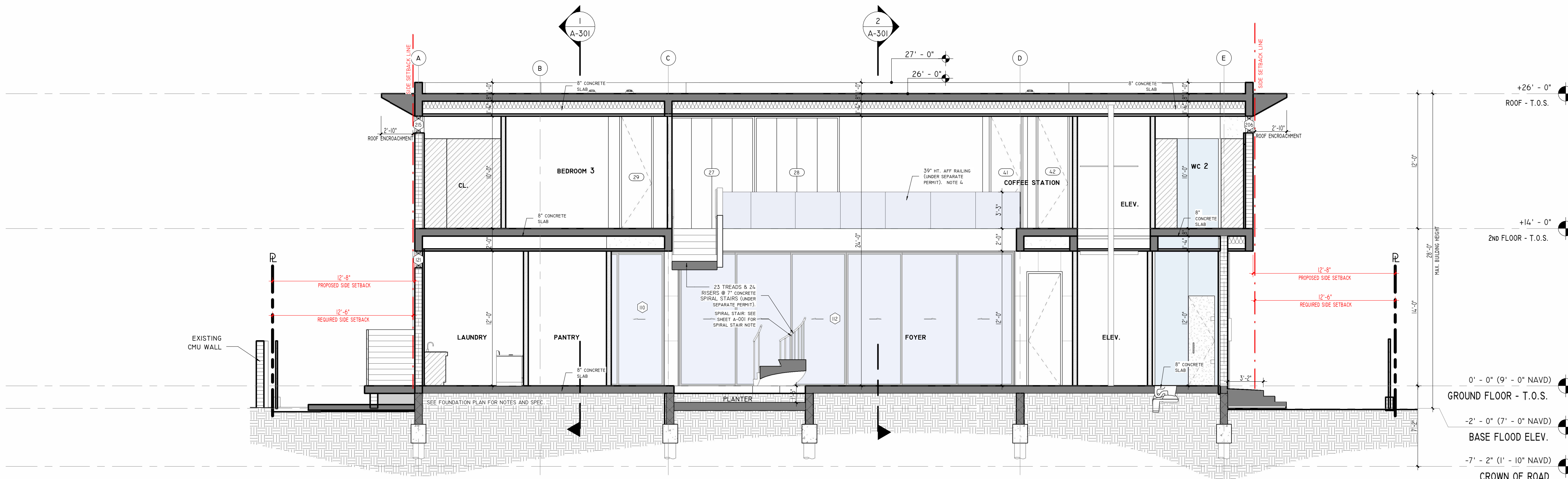
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SECTIONS

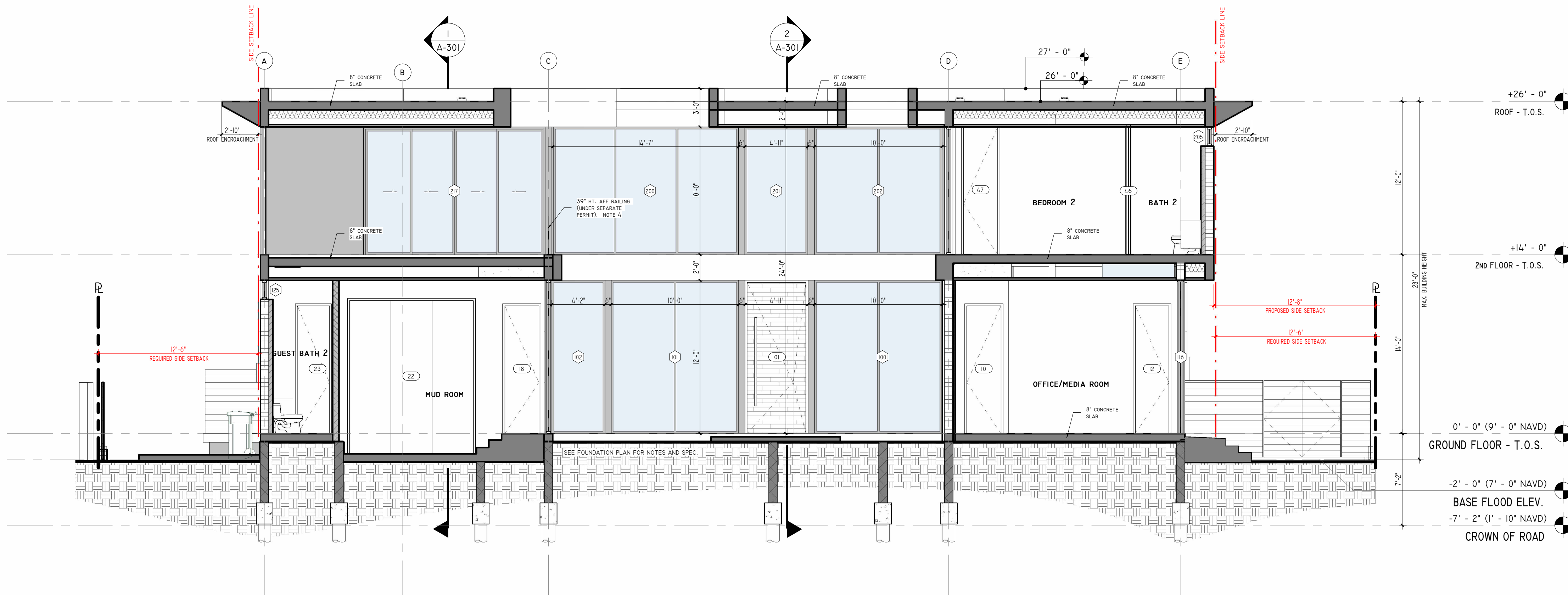
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A-300



SECTION C
3/16" = 1'-0"



SECTION D
3/16" = 1'-0"

NOTE: FOR ALL NOTES PLEASE REFER TO
SHEET A-001: SECTIONS PLAN NOTES

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ARCHITECTURE + DESIGN

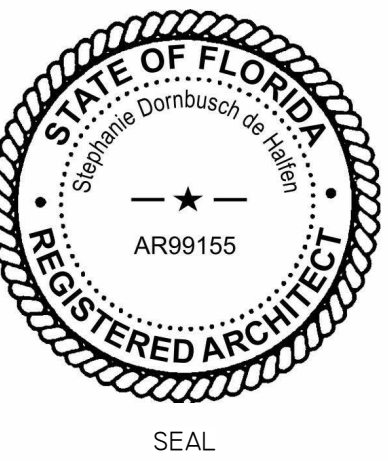
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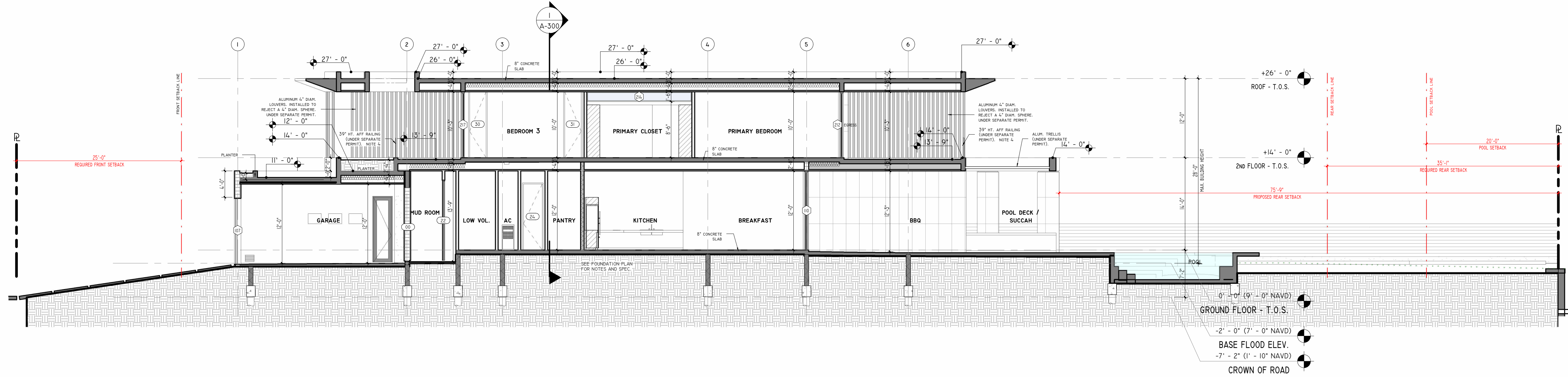
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SECTIONS

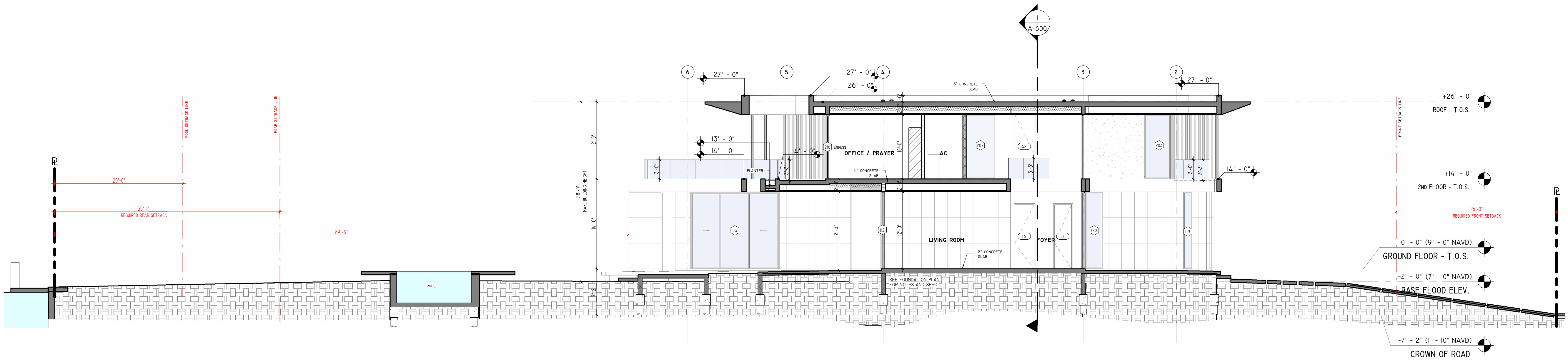
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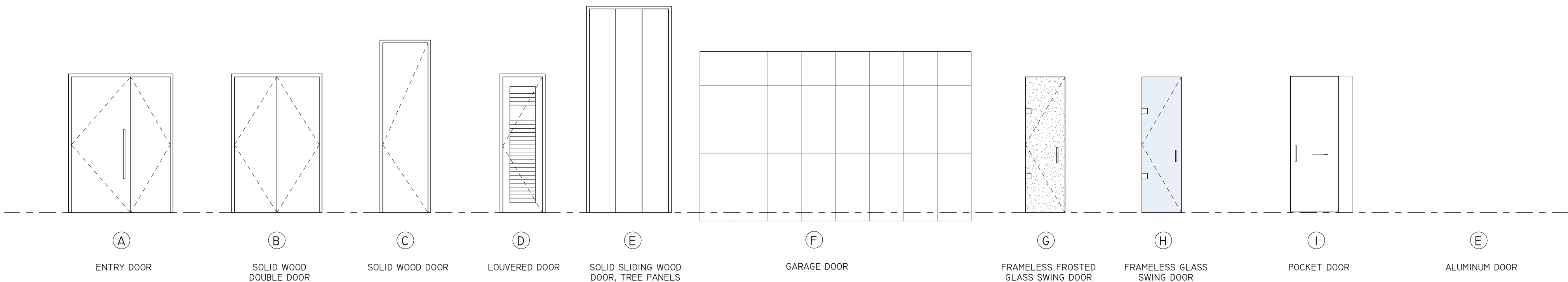


SECTION A
1/8" = 1'-0"



SECTION B
1/8" = 1'-0"

NOTE: FOR ALL NOTES PLEASE REFER TO
SHEET A-001: SECTIONS PLAN NOTES



DOORS & WINDOWS
1/4" = 1'-0"

STOREFRONT SCHEDULE							
MARK	FROM ROOM: NAME	WIDTH	HEIGHT	TYPE COMMENTS	REMARKS	SHGC	U-FACTOR
100	FOYER	10' - 0"	12' - 0"	FIXED GLASS	CAT II SAFETY GLASS	0.28	1.08
101	FOYER	10' - 0"	12' - 0"	FIXED GLASS	CAT II SAFETY GLASS	0.28	1.08
102	FOYER	4' - 2"	12' - 0"	FIXED GLASS	CAT II SAFETY GLASS	0.28	1.08
103	HALL	8' - 6"	12' - 0"	FIXED GLASS	CAT II SAFETY GLASS	0.28	1.08
104	MUD ROOM	4' - 10"	12' - 0"	FIXED GLASS	CAT II SAFETY GLASS	0.28	1.08
105	GARAGE	3' - 0"	10' - 0"	FIXED GLASS	CAT II SAFETY GLASS	0.28	1.08
106	GARAGE	1' - 4"	10' - 0"	FIXED GLASS	CAT II SAFETY GLASS	0.28	1.08
107	GARAGE	1' - 4"	10' - 0"	FIXED GLASS	CAT II SAFETY GLASS	0.28	1.08
109	GUEST ROOM 2	6' - 0"	7' - 3"	HORIZONTAL ROLLER WINDOW	CAT II SAFETY GLASS	0.28	1.08
110	BREAKFAST	16' - 4"	12' - 0"	SLIDING GLASS DOOR	CAT II SAFETY GLASS	0.28	1.08
111	BREAKFAST	5' - 0"	12' - 0"	FIXED GLASS	CAT II SAFETY GLASS	0.28	1.08
112	LIVING ROOM	30' - 0"	12' - 0"	SLIDING GLASS DOOR	CAT II SAFETY GLASS	0.28	1.08
113	REC. ROOM	14' - 0"	12' - 0"	SLIDING GLASS DOOR	CAT II SAFETY GLASS	0.28	1.08
114	REC. ROOM	16' - 10"	12' - 0"	HORIZONTAL ROLLER WINDOW	CAT II SAFETY GLASS	0.28	1.08
115	GUEST ROOM	8' - 0"	12' - 0"	HORIZONTAL ROLLER WINDOW	CAT II SAFETY GLASS	0.28	1.08
116	OFFICE/MEDIA ROOM	8' - 0"	12' - 0"	SLIDING GLASS DOOR	CAT II SAFETY GLASS	0.28	1.08
117	OFFICE/MEDIA ROOM	3' - 4"	12' - 0"	FIXED GLASS	CAT II SAFETY GLASS	0.28	1.08
118	OFFICE/MEDIA ROOM	1' - 4"	12' - 0"	FIXED GLASS	CAT II SAFETY GLASS	0.28	1.08
119	OFFICE/MEDIA ROOM	1' - 4"	12' - 0"	FIXED GLASS	CAT II SAFETY GLASS	0.28	1.08
120	OFFICE/MEDIA ROOM	2' - 9"	12' - 0"	FIXED GLASS	CAT II SAFETY GLASS	0.28	1.08
121	LAUNDRY	9' - 2"	1' - 6"	FIXED GLASS	CAT II SAFETY GLASS	0.28	1.08
122	BATH	3' - 0"	12' - 0"	FIXED GLASS	CAT II SAFETY GLASS	0.28	1.08
123	GUEST ROOM 2	6' - 0"	1' - 6"	FIXED GLASS	CAT II SAFETY GLASS	0.28	1.08
124	BATH	3' - 0"	12' - 0"	FIXED GLASS	CAT II SAFETY GLASS	0.28	1.08
125	GUEST BATH 2	5' - 0"	1' - 6"	FIXED GLASS	CAT II SAFETY GLASS	0.28	1.08
200	FOYER	14' - 6"	10' - 0"	FIXED GLASS	CAT II SAFETY GLASS	0.28	1.08
201	FOYER	4' - 11"	10' - 0"	FIXED GLASS	CAT II SAFETY GLASS	0.28	1.08
202	FOYER	10' - 0"	10' - 0"	FIXED GLASS	CAT II SAFETY GLASS	0.28	1.08
203	BEDROOM 2	4' - 0"	10' - 0"	FIXED GLASS	CAT II SAFETY GLASS	0.28	1.08
204	BEDROOM 2	13' - 6"	10' - 0"	SLIDING GLASS DOOR	CAT II SAFETY GLASS	0.28	1.08
205	BATH 2	12' - 0"	1' - 6"	FIXED GLASS	CAT II SAFETY GLASS	0.28	1.08
206	WC 2	11' - 8"	1' - 6"	FIXED GLASS	CAT II SAFETY GLASS	0.28	1.08
207	COFFEE STATION	4' - 6"	10' - 0"	FIXED GLASS	CAT II SAFETY GLASS	0.28	1.08
208	GYM BATH	8' - 0"	1' - 6"	FIXED GLASS	CAT II SAFETY GLASS	0.28	1.08
209	GYM	16' - 6"	10' - 0"	SLIDING GLASS DOOR	CAT II SAFETY GLASS	0.28	1.08
210	OFFICE / PRAYER	16' - 3"	10' - 0"	SLIDING GLASS DOOR	CAT II SAFETY GLASS	0.28	1.08
211	SHOWER	13' - 1'	10' - 0"	FIXED GLASS	CAT II SAFETY GLASS	0.28	1.08
212	PRIMARY BEDROOM	21' - 0"	10' - 0"	SLIDING GLASS DOOR	CAT II SAFETY GLASS	0.28	1.08
214	PRIMARY CLOSET	16' - 0"	1' - 6"	FIXED GLASS	CAT II SAFETY GLASS	0.28	1.08
215	CL.	6' - 5"	1' - 6"	FIXED GLASS	CAT II SAFETY GLASS	0.28	1.08
216	BATH 3	11' - 0"	1' - 6"	FIXED GLASS	CAT II SAFETY GLASS	0.28	1.08
217	BEDROOM 3	14' - 3"	10' - 0"	SLIDING GLASS DOOR	CAT II SAFETY GLASS	0.28	1.08
218	BEDROOM 3	5' - 6"	10' - 0"	FIXED GLASS	CAT II SAFETY GLASS	0.28	1.08

STOREFRONT NOTES

1. DIMENSIONS SHOWN IN STOREFRONT SCHEDULE ARE FOR PRELIMINARY WINDOW ROUGH OPENINGS. FINAL WINDOW DIMENSIONS AND ROUGH OPENINGS ARE TO BE VERIFIED AND DETERMINED BY GENERAL CONTRACTOR.

DOOR NOTES

1. ROUGH OPENING FOR EUROPEAN DOORS
2. HEIGHT OF ROUGH OPENING TO BE MEASURED FROM FINISH FLOOR ELEVATION (FFE)

ROOM FINISH SCHEDULE NOTES

1. SEE SPECIFICATIONS FOR ACTUAL MATERIAL SELECTION & SIZE. CONTACT ARCHITECT IF ANY DISCREPANCIES ARE FOUND BETWEEN FINISH SCHEDULE, INTERIOR ELEVATIONS AND SPECIFICATIONS.
2. ALL WOOD BASEBOARD AND CASING TO BE PAINT GRADE POPLAR UNLESS OTHERWISE NOTED IN INTERIOR.
3. ALL FLEXIBLE BASEBOARD, CASING AND STAIR SKIRT SHALL BE EXTRA-FLEX.
4. GENERAL CONTRACTOR SHALL COUNTER SINK ALL FINISH NAILS.
5. GENERAL CONTRACTOR SHALL SUBMIT SAMPLE OF ALL MILLWORK ASSEMBLY FOR ARCHITECT APPROVAL PRIOR TO INSTALLATION.
6. CERAMIC TILE ON ALL SHOWERS/TUBS/WALLS UP TO FINISH CEILING.

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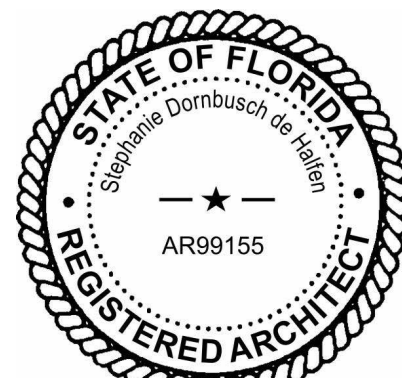
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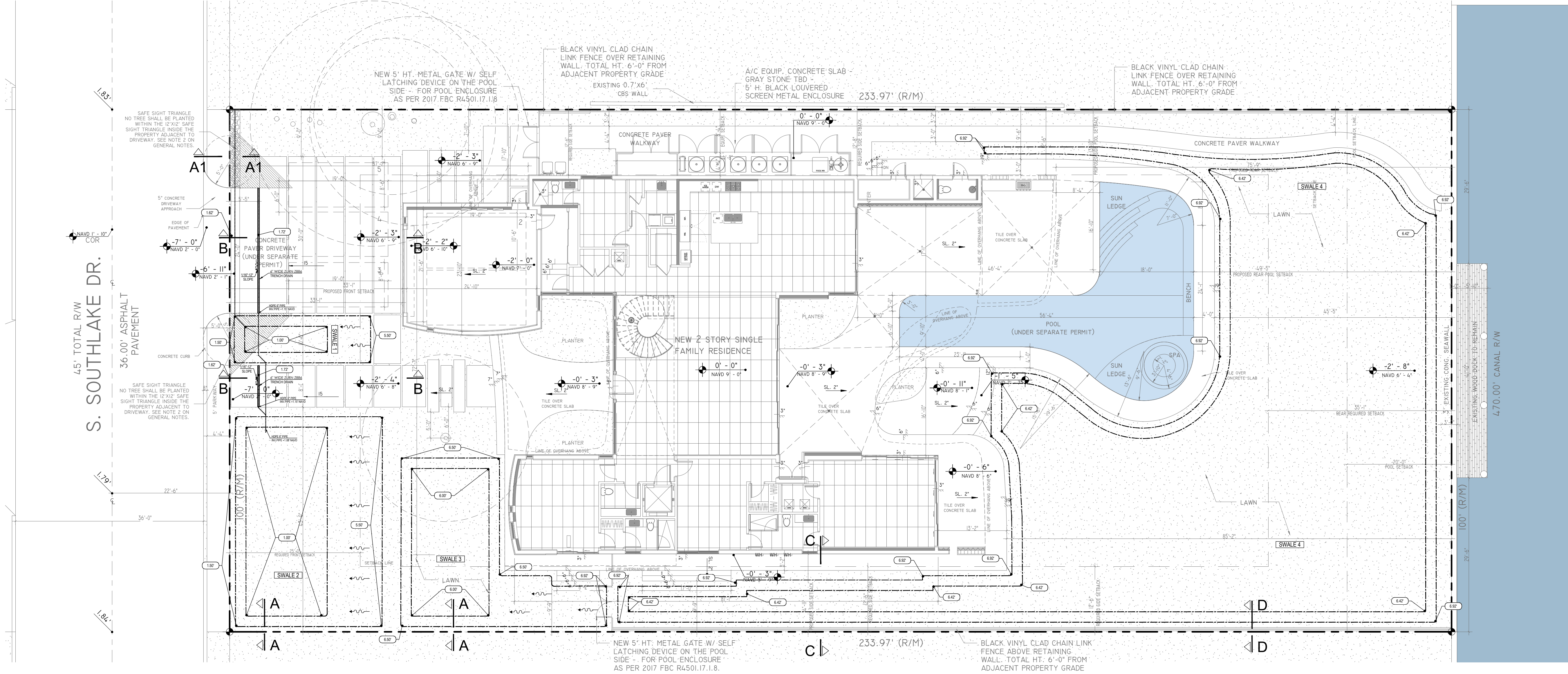
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DOOR AND WINDOWS
SCHEDULE

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LEGEND

8.42' PROPOSED ELEVATION

PROPOSED SWALE

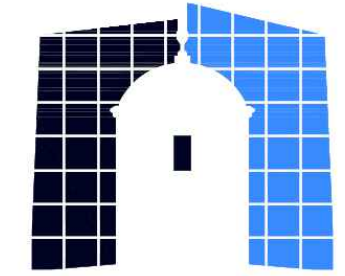
DIRECTION OF RUNOFF FLOW

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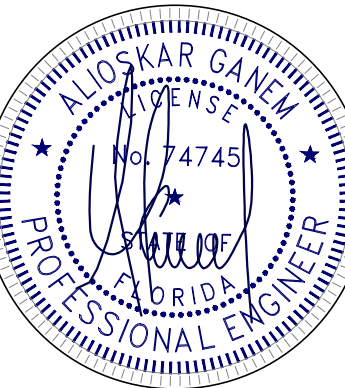
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GCE

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NOTES/COMMENTS

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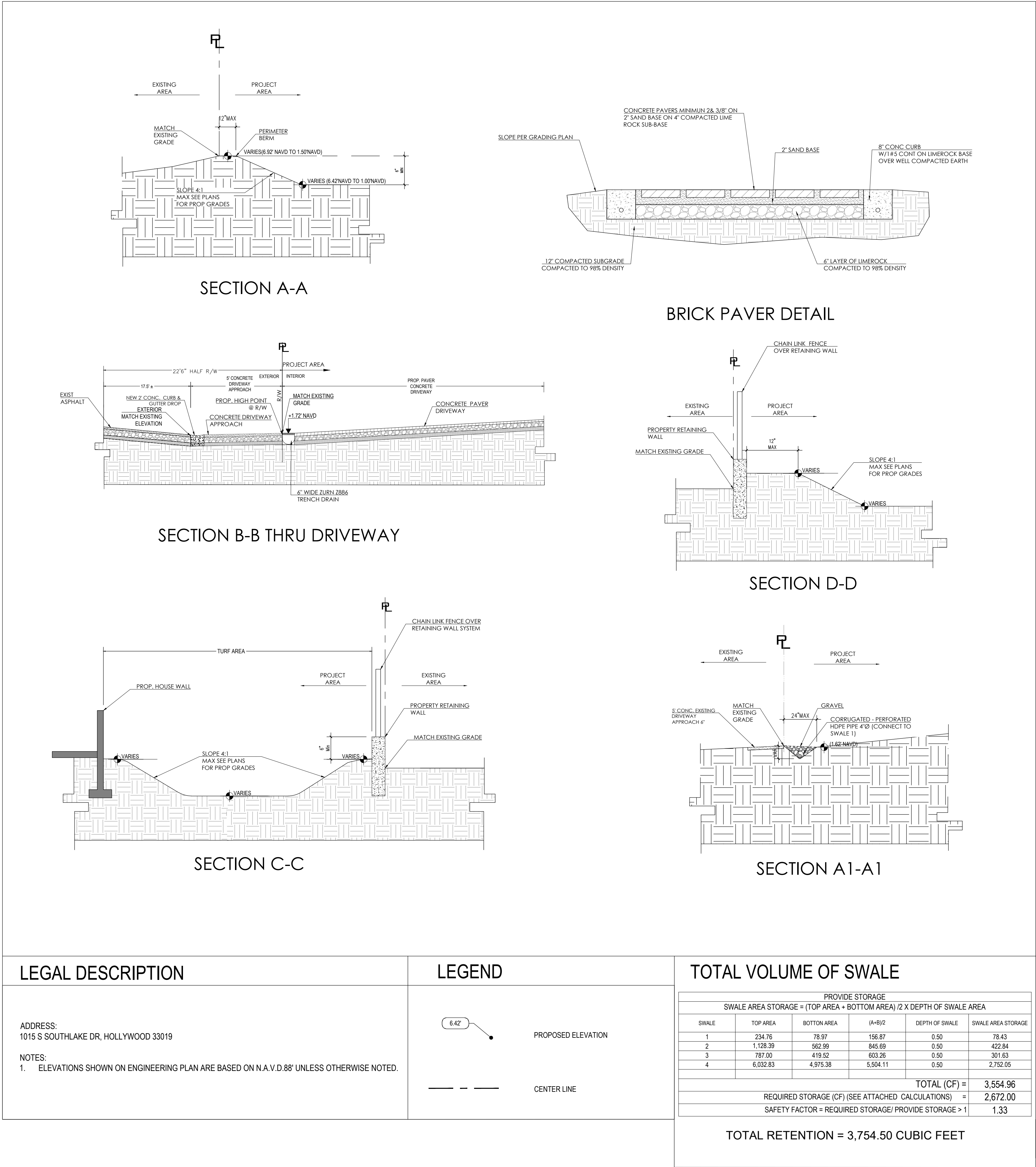
STORM DRAINAGE PLAN

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1 1 STORM DRAINAGE PLAN
3/32" = 1'-0"



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STORM DRAINAGE
DETAILS

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RELEASE DATE:

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PROPOSED LAND USED :

1015 S SOUTHLAKE DR, HOLLYWOOD, FL 33019

IMPERVIOUS AREA

Septic System

Building 3924.0 sf

Paver/Conc./Asphalt 7808.0 sf

Pool & Pond 1090.0 sf

Total Impervious Area: 12822.0 sf

PERVIOUS AREA

Green Areas: 10575.0 sf

Permeable Decks: 0.0 sf

Permeable Paver 0.0 sf

Total pervious Area: 10575.0 sf

TOTAL AREA : 23397.0 sf

STORAGE REQUIRED FOR WATER QUALITY**SFWD CRITERIA**

Total Area = 0.54 ac.

a) First inch of runoff from the development project area :

(1in x D.A. Ac. X 1Ft/12in) = 0.045 Ac. Ft. For water quality calculation (1949.75 CF)

b) 2.5 inches times the percentage of imperviousness:

Percent Impervious = 54.80% For water quality calculation

(2.5 in x % Imperv.) = 1.37 in to be treated

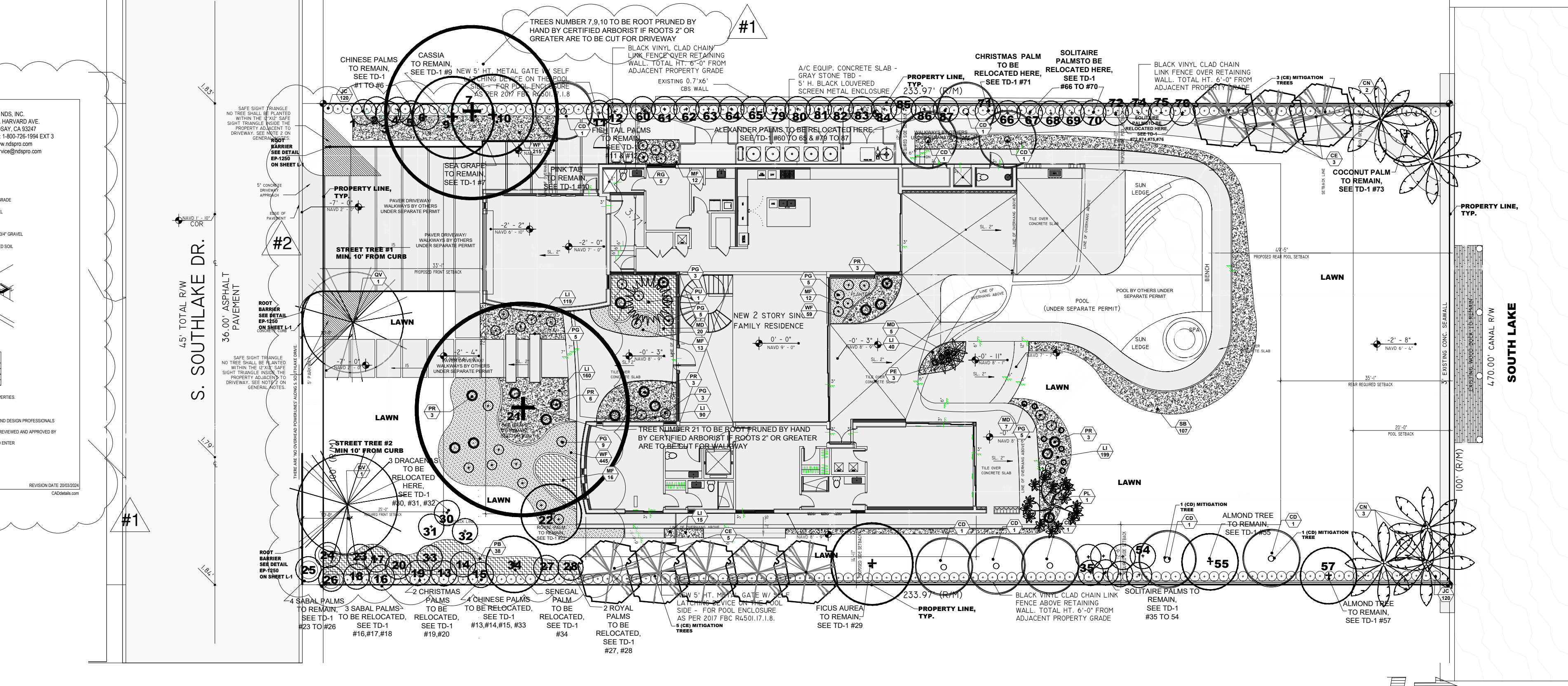
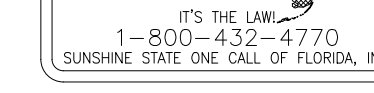
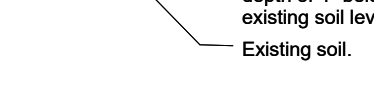
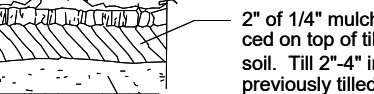
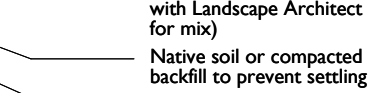
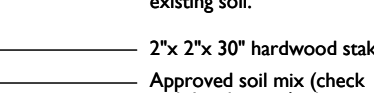
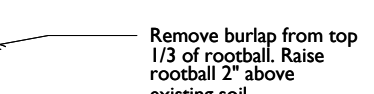
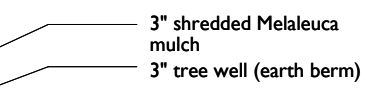
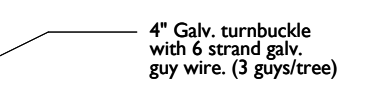
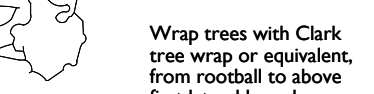
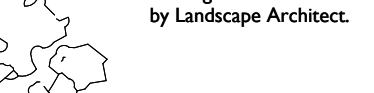
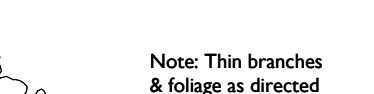
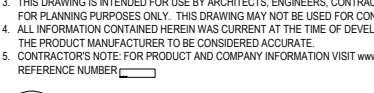
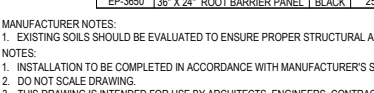
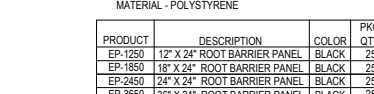
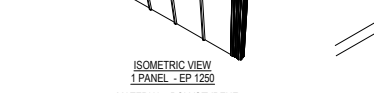
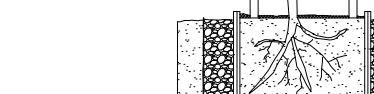
Volume required to be treated = (in. to be treated x D.A. Ac x 1 Ft/12 in) = 0.061 Ac. Ft. (2671.25 CF)

**VOLUME TREATMENT REQUIRED =****0.061 Ac Ft.****= 0.736 ac in****(2671.25 CF)**

LANDSCAPE NOTES

PLANTING NOTES:
(SEE PLANT SPECIFICATION AND DETAILS FOR ADDITIONAL STANDARDS)

- ALL PLANT MATERIAL IS TO BE FLORIDA NUMBER 1 OR BETTER PURSUANT TO THE FLORIDA DEPARTMENT OF AGRICULTURE'S GRADES AND STANDARDS FOR NURSERY PLANTS
- LAWN IS TO BE GRADE 1" WEED FREE. ALL AREAS MARKED "LAWN" SHALL BE SOLID SODDED WITH SOYSLA EMPIRE, SOLID EVEN PIECES. SEE LIMITS ON PLAN. ALL SOD IS TO BE LAID LEVEL, TIGHT, AND CUT EVEN ALONG PLANTING BEDS AND MUST HAVE A 3" TOPSOIL BASE.
- ALL PLANTS ARE TO BE TOP DRESSED WITH A MINIMUM 3" LAYER OF MELALEUCA MULCH, EUCALYPTUS MULCH OR EQUAL
- PLANTING PLANS SHALL TAKE PRECEDENCE OVER PLANT LIST IN CASE OF DISCREPANCIES
- NO CHANGES ARE TO BE MADE WITHOUT THE PRIOR CONSENT OF THE LANDSCAPE ARCHITECT AND OWNER. ADDITIONS AND / OR DELETIONS TO THE PLANT MATERIAL MUST BE APPROVED BY THE PROJECT MANAGER.
- LANDSCAPE CONTRACTOR IS RESPONSIBLE FOR PROVIDING THEIR OWN SQUARE FOOTAGE TAKEOFFS AND FIELD VERIFICATIONS FOR 100% SOD COVERAGE FOR ALL AREAS SPECIFIED.
- ALL LANDSCAPE AREAS ARE TO BE PROVIDED WITH AUTOMATIC SPRINKLER SYSTEM WHICH PROVIDE 100% COVERAGE, AND 50% OVERLAP. A RAIN SENSOR MUST BE PART OF THE AUTOMATIC SYSTEM.
- ALL TREES IN LAWN AREAS ARE TO RECEIVE A 24" DIAMETER MULCHED SAUCER AT THE BASE OF THE TRUNK.
- ALL LAWN LOCATED IN PARKING ISLANDS IS TO BE SET FLUSH WITH TOP OF CURB. PROVIDE ADEQUATE SOIL TO WITHIN 3" OF TOP OF CURB.
- TREES ARE TO BE PLANTED WITHIN PARKING ISLANDS AFTER SOIL IS BROUGHT UP TO GRADE. DEEPLY SET ROOT BALLS ARE NOT ACCEPTABLE.
- PLANTING SOIL FOR TOPSOIL AND BACKFILL SHALL BE 50/50 MIX, NEMATODE FREE. PLANTING SOIL FOR ANNUAL BEDS TO BE COMPRISED OF 50% CANADIAN PEAT MOSS, 25% SALT FREE COARSE SAND AND 25% AEROLITE.
- TREE AND SHRUB PITS WILL BE SUPPLEMENTED WITH "AGRIFORM PELLETS", 21 GRAM SIZE WITH A 20-10 ANALYSIS, OR SUBSTITUTE APPLIED FOR LANDSCAPE ARCHITECT. DELIVER IN MANUFACTURER'S STANDARD CONTAINERS SHOWING WEIGHT, ANALYSIS AND NAME OF MANUFACTURER.
- THE LANDSCAPE CONTRACTOR IS TO LOCATE AND VERIFY ALL UNDERGROUND AND OVERHEAD UTILITIES PRIOR TO BEGINNING WORK. CONTACT PROPER UTILITY COMPANIES AND / OR GENERAL CONTRACTOR PRIOR TO DIGGING FOR FIELD VERIFICATION. THE OWNER AND THE LANDSCAPE ARCHITECT SHALL NOT BE RESPONSIBLE FOR ANY DAMAGES TO UTILITY OR IRRIGATION LINES.
- LANDSCAPE CONTRACTOR IS TO VERIFY ALL CURRENT DRAWINGS AND CHECK FOR DISCREPANCIES AND BRING TO THE ATTENTION OF THE LANDSCAPE ARCHITECT PRIOR TO COMMENCING THE WORK.
- ALL UNATTENDED AND UNPLANTED TREE PITS ARE TO BE PROPERLY BARRICADED AND FLAGGED DURING INSTALLATION.
- ALL PLANTING PLANS ARE ISSUED AS DIRECTIVES FOR SITE LAYOUT. ANY DEVIATIONS, SITE CHANGES, ETCETERA ARE TO BE BROUGHT TO THE ATTENTION OF THE LANDSCAPE ARCHITECT FOR CLARIFICATION PRIOR TO INSTALLATION.
- ANY RELOCATED OR EXISTING TREE/ PALM THAT DIES DURING CONSTRUCTION SHALL BE REPLACED WITH SAME SPECIES/ SIZE/ QUALITY (OR BETTER)
- ALL HEDGES WITHIN THE 35' FRONT YARD SETBACK SHOULD BE MAINTAINED AT 4" H. ALL HEDGES WITHIN THE REAR YARD SHALL BE MAINTAINED AT 6" H
- LANDSCAPE CONTRACTOR HAS TO WARRANT AND REPLACE ANY PLANT MATERIAL (IF NEEDED) FOR 12 MONTHS FROM DATE OF FINAL ACCEPTANCE.
- NOTE: IRRIGATION TO BE PROVIDED WITH 100% COVERAGE



Landscape Plans

1/16" = 1'-0"

See TD-1 for existing trees information

PLANT SCHEDULE					
SHRUBS					
KEY	QUAN	PROPOSED MATERIAL	NATIVE	WATER	DESCRIPTION
PG	35	PHILODENDRON GIGANTEUM/ GIANT PHILODENDRON	NO	LOW	24" HT. X 24" SPR. / 7 GAL/ FULL/ AS SHOWN
PB	38	PHILODENDRON BIPINNATIFIDUM/ PHILO SELLOUM	NO	LOW	24" HT. X 24" SPR. / 7 GAL/ FULL/ AS SHOWN
PR	14	PHILODENDRON 'RED WHEELS'/ RED WHEELS PHILO	NO	LOW	24" HT. X 24" SPR. / 7 GAL/ FULL/ AS SHOWN
MD	32	MONSTERA DELICIOSA/ SWISS CHEESE PLANT	NO	LOW	24" HT. X 24" SPR. / 7 GAL/ FULL/ AS SHOWN
LI	623	LIRIOPE MUSCARI GREEN GIANT BLUE/ GIANT LIRIOPE	NO	LOW	12" HT. X 12" SPR. / 3 GALLONS/ FULL/ 1' OC.
JC	240	CAPPARIS CYNOPHALLOPHORA/ JAMAICAN CAPER (FOR HEDGE)	YES	LOW	48" HT. X 24" SPR. / 715 GAL/ FULL/ 24' O.C.
WF	719	MICROSORUM SCOLOPENDRIUM/ WART FERN	YES	LOW	12" HT. X 12" SPR. / 3 GALLONS/ FULL/ 1' OC.
RG	5	ALPINIA PURPURATA 'PINK'/ PINK GINGER	NO	LOW	24" HT. X 24" SPR. / 7 GALLONS/ FULL A. SHOWN
MF	52	NEPHROLEPIS BISERRATA 'MACHO'/ MACHO FERN	NO	LOW	18" HT. X 18" SPR. / 3 GALLONS/ 18" O.C./ FULL
SB	107	PENNISETUM SETACEUM 'ALBA'/ FOUNTAIN GRASS 'WHITE'	YES	LOW	24" HT. X 24" SPR. / 7 GALLONS/ FULL/ 2' OC.
TREES AND PALMS					
SYM	QUAN	PROPOSED MATERIAL	NATIVE	WATER	DESCRIPTION
CN/ 5		COCOS NUCIFERA 'GREEN MALAYAN' COCONUT PALM (JAMAICAN CERTIFIED)	NO	LOW	9' - 12' GREY WOOD, THICK TRUNK FG, BB, FF/ STRAIGHT TRUNKS
PE/ 3		PTYCHOSPHERA ELEGANS (TRIPLE) ALEXANDER PALM/ SOLITAIRE PALM	NO	LOW	8' - 12' O.A. HT./ F.G. / FULL/ HEAVY HEADS/ SINGLE/ STRAIGHT TRUNKS
PU/ 1		PANDANUS UTILIS SCREW PINE	NO	LOW	14'-16' HT. X 6" SPR X 4' CLEAR WOOD..3" DBH, FG, BB, FF/ SINGLE MAIN LEADER
PL/ 1		PLUMERIA RUBRA 'ALBA' WHITE PLUMERIA	NO	LOW	12' HT. X 5' SPR..2.5" DBH, FG, BB, FF/ SINGLE MAIN LEADER
CD/ 7		COCCOLOBA DIVERSIFOLIA PIGEON PLUM	YES	LOW	14' HT. X 6" SPR..2.5" DBH,FG, BB, FF/ SINGLE MAIN LEADER
STREET TREES (2)					
QV/ 2		QUERCUS VIRGINIANA OAK TREE (STREET TREES 50' O.C.)	YES	LOW	14' HT. X 6" SPR..2.5" DBH,FG, BB, FF/ SINGLE MAIN LEADER
MITIGATION TREES (10)					
CE/ 8		CONOCARPUS ERECTUS GREEN BUTTWOOD	YES	LOW	14' HT. X 6" SPR..2.5" DBH,FG, BB, FF/ SINGLE MAIN LEADER
CD/ 2		COCCOLOBA DIVERSIFOLIA PIGEON PLUM	YES	LOW	14' HT. X 6" SPR..2.5" DBH,FG, BB, FF/ SINGLE MAIN LEADER

CITY OF HOLLYWOOD LANDSCAPE CODE

2.1: SINGLE FAMILY DISTRICTS (RS)		
REQUIREMENTS PERIMETER LANDSCAPE		
REQUIRED	PROPOSED	
ONE 12' STREET TREE PER 50' LINEAR FEET OR PORTION THEREOF, OF STREET FRONTAGE OF PROPERTY WHEREIN SAID IMPROVEMENTS ARE PROPOSED.	2 (100 L.F.)	2
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 GRASS COVER AND/OR SHRUBS. TOTAL FRONT YARD: 2,900 S.F.	20% REQ. 500 S.F.	40.8% PROV. 1,021 S.F.
ONE TREE PER 1,250 SQ. FT.	23,397 S.F./1,250 = 18.7/19 TREES	7 EXISTING TREES 3 EXISTING LARGE PALMS + 9 NEW TREES = 19 TREES + 5 NEW PALMS + 53 SMALL EXISTING = 58 PALMS

DESIGN REVIEW AND HISTORIC PRESERVATION BOARD

SINGLE FAMILY HOME PROJECTS CONTAINING MORE THAN 5 DWELLINGS SHALL COMPLY WITH DESIGN REVIEW GUIDELINES FOR LANDSCAPING.	N/A	N/A
IF WITHIN A HISTORIC PRESERVATION DISTRICT, LANDSCAPING SHALL COMPLY WITH THE HISTORIC PRESERVATION BOARD REVIEW REQUIREMENTS. NOTE: FOR EXEMPTIONS REFER TO ARTICLE 5.9 (B)(2)(A)-(F) OF THE ZONING AND LAND DEVELOPMENT REGULATIONS AND CODE	COMPLIES	COMPLIES

VIEW TRIANGLE

FOR CORNER LOT, A SIGHT DISTANCE TRIANGLE MUST BE PROVIDED - SEE ILLUSTRATION DIAGRAM (PAGE 26).	N/A	N/A
--	-----	-----

IRRIGATION

PROVIDE 100% IRRIGATION COVERAGE BY MEANS OF AN AUTOMATIC SPRINKLER SYSTEM DESIGNED AND CONSTRUCTED IN ACCORDANCE WITH THE CITY OF HOLLYWOOD CODE OF ORDINANCES AND THE REGULATIONS OF THE SOUTH FLORIDA WATER MANAGEMENT DISTRICT.	COMPLIES	COMPLIES
---	----------	----------

OTHERS

APPLY XERISCAPE PRINCIPLES (SEE SECTION 6).	COMPLIES	DRAUGHT TOLERANT COMPLIES
---	----------	---------------------------

RECOMMENDED FOR SINGLE FAMILY RESIDENCES:

THREE (3) OR MORE TREES AND 15 SHRUBS IN FRONT HALF OF PLOT;	3 TREES 15 SHRUBS	7 TREES/ 23 PALMS 1,039 SHRUBS
ONE (1) TREE AND 10 SHRUBS IN REAR HALF OF PLOT;	1 TREE 10 SHRUBS	8 TREES/ 30 PALMS 345 SHRUBS

SELECT SWALE TREE SPECIES FROM THE CITY'S RECOMMENDED TREE LIST FOR SWALE TREES RELATING TO EXISTING STREET TREES WITHIN THE SAME BLOCK OR NEIGHBORHOOD.

TREE MITIGATION

EXISTING CONDITIONS:
TOTAL DBH TO BE REMOVED (2 TREES)= 16"

REQUIRED: QUANTITY 8 TREES AT 2" DBH

PROVIDED TREES: 8 (CB) (2" DBH each)= 16", 2 (CD) (2" DBH each)= 4", TOTAL DBH NEW TREES PROVIDED: 20" DBH

PROVIDED PALMS: 5 NEW COCONUT PALMS

CALCULATIONS : 16" REQUIRED - 20" PROVIDED

SEE L-1 FOR RELOCATED TREES/ PALMS NEW LOCATIONS

TOPO GRAPHIC

landscape architecture & design
TOPO GRAPHIC LLC
LAW 666665
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Miami Beach FL / Punta Gorda FL
info@topo-graphic.com

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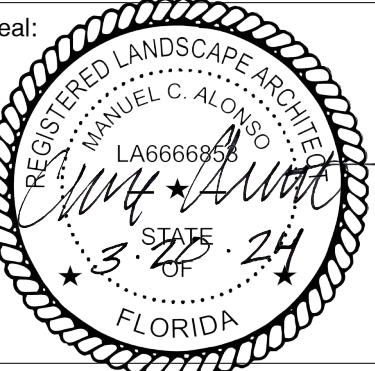
ecopacheco llc
design consultants + project management
www.ecopacheco.com
(305) 915-8622
juan@ecopacheco.com

1015 Residence Landscape Plans

1015 S. SOUTH LAKE DRIVE
HOLLYWOOD, FLORIDA

Project:

REVISIONS:
REVISION #1 01.03.2024:
ALL CITY COMMENTS ADDRESSED
REV 02.03.05.2024:
DRIVE REDUCED, MORE LANDSCAPE ADDED IN FRONT LOT.



DRAWING : LANDSCAPE PLANS

DATE: 11.10.2023

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

Drawn by: JRP/MCA

Sheet No.:

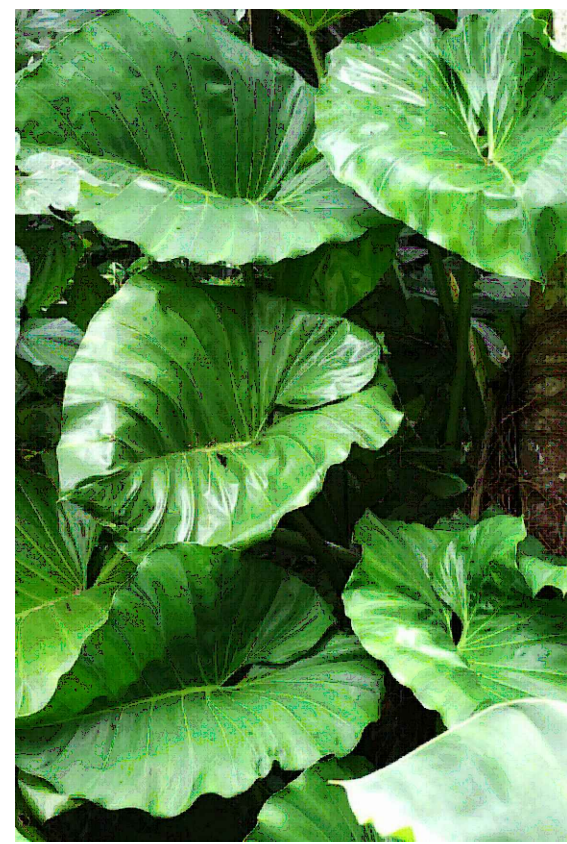
L-1



PU/ PANDANUS UTILIS



CE/ GREEN BUTTONWOOD



PG/ PHILODENDRON GIGANTEUM



PR/ PHILODENDRON RED WHEELS



CN/ COCONUT



MD/ MONSTERA DELICIOSA



AP/ ALPINIA PINK



SB/ PENNISETUM SETACEUM 'ALBA'



PL/ PLUMERIA RUBRA 'ALBA' WHITE PLUMERIA



MF/ MACHO FERN



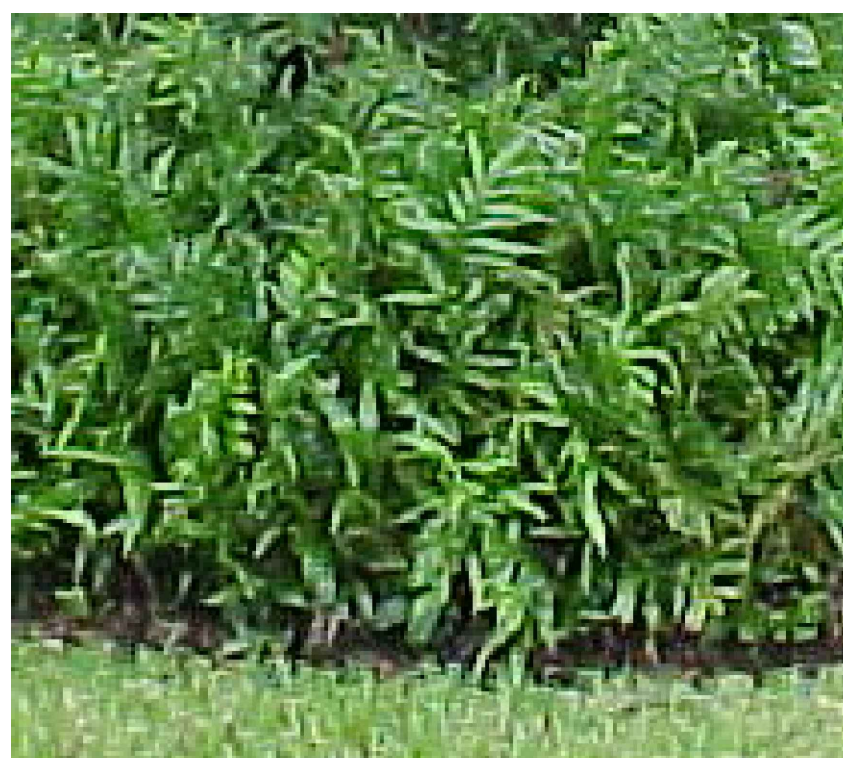
FM/ GREEN ISLAND FICUS



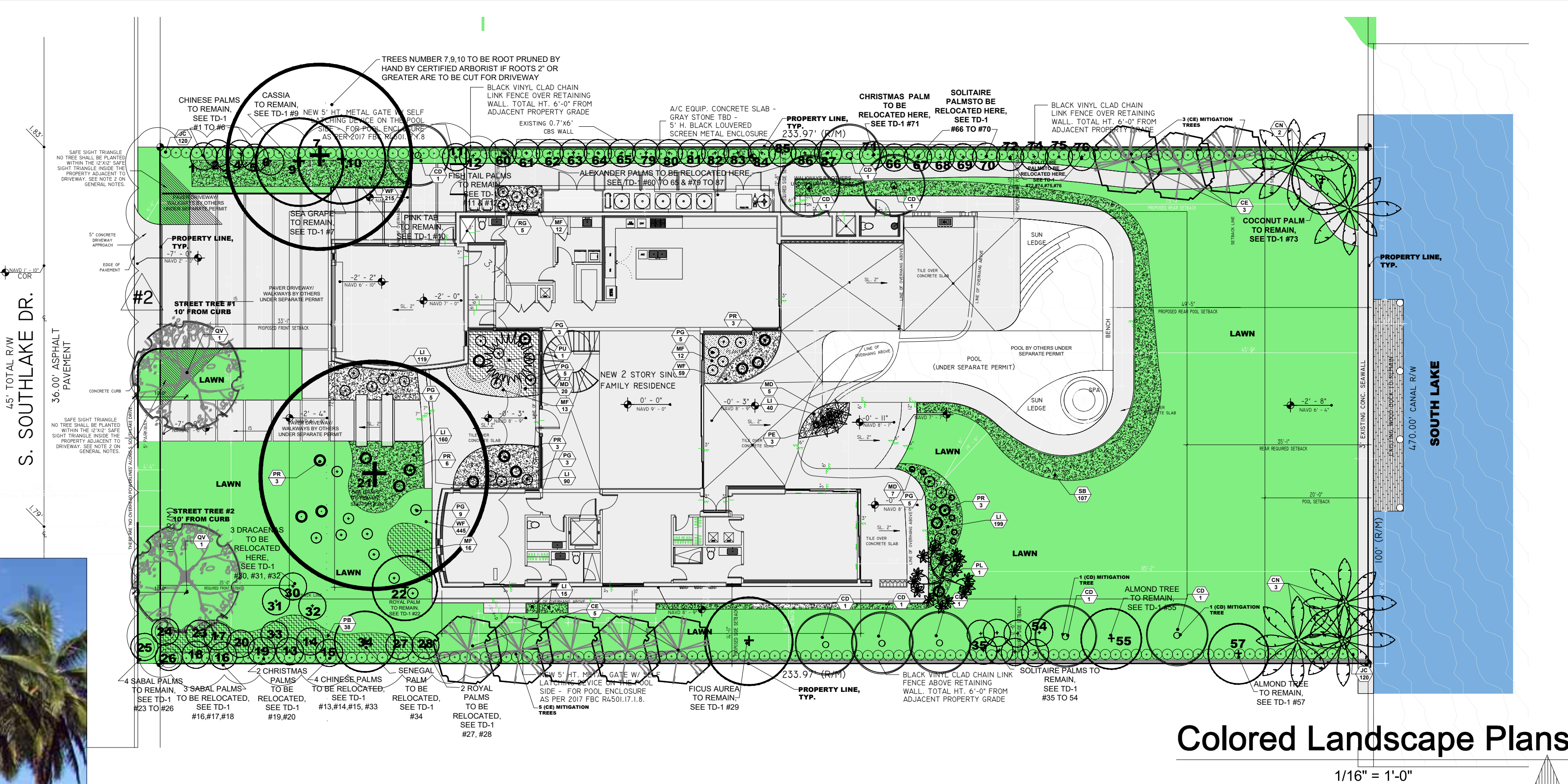
LI/ LIRIOPE



CD/ PIGEON PLUM



WF/ WART FERN



Colored Landscape Plans



PE/ ALEXANDER PALM



QV/ OAK TREE

PLANT SCHEDULE				
SHRUBS				
KEY	QUAN	PROPOSED MATERIAL	NATIVE	WATER
PG	35	PHILODENDRON GIGANTEUM/ GIANT PHILODENDRON	NO	LOW
PB	38	PHILODENDRON BIPINNATIFOLIUM/ PHILO SELLOUM	NO	LOW
PR	14	PHILODENDRON 'RED WHEELS'/ RED WHEELS PHILO	NO	LOW
MD	32	MONSTERA DELICIOSA/ SWISS CHEESE PLANT	NO	LOW
LI	623	LIRIOPE MUSCARI GREEN GIANT BLUE/ GIANT LIRIOPE	NO	LOW
JC	240	CHORRIS CYNOPHILLOPHORA/ JAMAICAN CAPER (FOR HEDGES)	YES	LOW
WF	719	MICROSORUM SCOLOPENDRIUM/ WART FERN	YES	LOW
RG	5	ALPINIA PURPURATA 'PINKY'/ PINK GINGER	NO	LOW
MF	52	NEPHROLEPIS BISERRATA 'MACHO'/ MACHO FERN	NO	LOW
SB	107	PENNISETUM SETACEUM 'ALBA'/ FOUNTAIN GRASS 'WHITE'	YES	LOW
TREES AND PALMS				
SYM	QUAN	PROPOSED MATERIAL	NATIVE	WATER
CN	5	COCOS NUCIFERA 'GREEN MALAYAN'/ COCONUT PALM (JAMAICAN CERTIFIED)	NO	LOW
PE	3	PTYCHOSPERMA ELEGANS (TRIPLE)/ ALEXANDER PALM/ SOLITAIRE PALM	NO	LOW
PU	1	PANDANUS UTILIS/ SCREW PINE	NO	LOW
PL	1	PLUMERIA RUBRA 'ALBA'/ WHITE PLUMERIA	NO	LOW
CD	7	COCOCCOLBA DIVERSIFOLIA/ PIGEON PLUM	YES	LOW
STREET TREES (2)				
QV	2	QUERCUS VIRGINIANA/ OAK TREE (STREET TREES 50' O.C.)	YES	LOW
MITIGATION TREES (10)				
CE	8	CONOCARPUS ERECTUS/ GREEN BUTTONWOOD	YES	LOW
CD	2	COCOCCOLBA DIVERSIFOLIA/ PIGEON PLUM	YES	LOW

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landscape architecture & design
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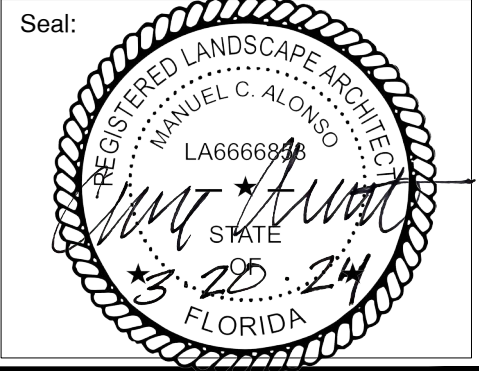
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1015 Residence
Colored Landscape Plans
& Plant Images
1015 S. SOUTH LAKE DRIVE
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REVISIONS:
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ALL CITY COMMENTS ADDRESSED
REV #2 03.05.2024:
DRIVE REDUCED, MORE LANDSCAPE ADDED IN FRONT LOT.



DRAWING : LANDSCAPE PLANS
DATE: 11.10.2023
Scale: 1/16" = 1' - 0"
Drawn by: JRP/MCA
Sheet No.:

AVILA & ASSOCIATES SERVICES INC

L.B. # 6971

20132 NW 62 AVENUE, HIALEAH, FLORIDA 33015
TEL:(786) 317-0364 DADE, (786) 444-1666 DADE
E-MAIL: avila0106@gmail.com

GENERAL LEGEND:

BCR = BROWARD COUNTY RECORDS
BM = BENCHMARK
CB = CATCH BASIN
C/L = CENTERLINE
CLF = CHAINLINK FENCE
CLP = CONCRETE LIGHT POLE
CBS = CONCRETE BLOCK STRUCTURE
CONC = CONCRETE
C/S = CONCRETE SLAB
DE = DRAINAGE EASEMENT
D = DELTA (CENTRAL ANGLE)
E = EAST
ELE = ELEVATION
X 0.00' = EXISTING ELEVATION
EOP = EDGE OF PAVEMENT
EOW = EDGE OF WATER
FF = FINISHED FLOOR
FH = FIRE HYDRANT
FN = FOUND NAIL
INV = INVERT
FIP = FOUND IRON PIPE
FIR = FOUND IRON ROD
FND = FOUND NAIL AND DISC
L = ARC LENGTH
MDCR = MIAMI DADE COUNTY RECORDS
N = NORTH
N/D = NAIL AND DISC
MF = METAL FENCE
ORB = OFFICIAL RECORDS BOOK
O/S = OFFSET
PB = PLAT BOOK
PBCR = PALM BEACH RECORDS
PC = POINT OF CURVATURE
PG = PAGE
PL = PROPERTY LINE
POB = POINT OF BEGINNING
POC = POINT OF COMMENCEMENT
PVCF = PLASTIC FENCE
R = RADIUS
R/W = RIGHT OF WAY
S = SOUTH
S/W = SIDEWALK
SIR = SET 1/2" IRON ROD
SND = SET NAIL & DISC
UE = UTILITY EASEMENT
UP = UTILITY POLE
W = WEST
W/F = WOOD FENCE
W/M = WATER METER

LEGAL DESCRIPTION:

Lots 18 and 19 in Block 54 of Hollywood Lakes Section, according to the plat thereof, recorded in PLat Book 1, Page 32 of the Public Records of Broward County, Florida; Subject to an easement for Highway and street purposes over the South 30' feet of said Lots 18 and 19, and also all that parcel of land described and bounded as follows: Being a part of Madison street and Part of Block 77, Hollywood Lakes Section bounded on the South by the North line of Lots 18 and 19, 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 18, Block 54, extended Northerly and on the West by the West Line of Lot 19, 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 Lot 18 and 19, Block 54, Hollywood Lakes Section extending to the South Lake in said Subdivision.
Parcel 514214-02-0900

FLOOD ZONE INFORMATION:

THE NFIP FLOOD MAPS HAVE DESIGNATED THE HEREIN DESCRIBED LAND TO BE SITUATED IN:

FLOOD ZONE: AE 7.00'
PANEL NO/SUFFIX: 12011C-0569H
COMMUNITY NO: 125113
DATE OF FIRM: 08/18/2014

THE SUBJECT PROPERTY DOES LIE IN A SPECIAL FLOOD HAZARD AREA

SURVEYORS NOTES:

- (1). ANGLES IF SHOWN ARE REFERENCED TO THE RECORD PLAT AND ARE AS MEASURED.
- (2). LEGAL DESCRIPTION PROVIDED BY CLIENT UNLESS OTHERWISE NOTED.
- (3). NO UNDERGROUND IMPROVEMENTS LOCATED EXCEPT AS SHOWN.
- (4). THIS SURVEY WAS PREPARED WITHOUT THE BENEFIT OF A TITLE COMMITMENT THEREFOR THE ONLY SURVEY MATTERS SHOWN ARE PER THE RECORD PLAT. THERE MAY BE ADDITIONAL MATTERS OF RECORD, NOT SHOWN WHICH CAN BE FOUND IN THE PUBLIC RECORDS OF THE CORRESPONDING COUNTY OF RECORD.
- (5). OWNERSHIP OF FENCE NOT DETERMINED BY SURVEYOR.
- (6). ALL EASEMENTS (IF ANY) ARE REFLECTED ON SURVEY PLAN.

PATRICK HANNAH
CERTIFIED ARBORIST LLC
ISA CA FL-6275 A PHCA LLC

TREE CHART

#	DESCRIPTION	Ø	HEIGHT	CANOPY
1-6	Livistona Chinensis (Chinese Fan Palm tree)(6)	6",8"ea	12'ea	20-30'ea
7	Coccoloba Uvifera (Sea Grape Tree)	54"	47'	42'
8	Callistemon Vernalis (Bottle Brush Tree)	18"	30'	24'
9	Cassia Fistula (Golden Shower Tree)	11"	40'	40'
10	Tabebuia Rosea (Pink Trumpet Tree)	12"	25'	30'
11,12	Caryota Mitis (Fishtail palm Tree (2)	15"ea	16'ea	24'ea
13,15	Livistona chinensis (Chinese Fan Palm Tree(3)	6",8"ea	12'ea	30'ea
16,18	Sabal Palmetto (Cabbage palm tree)	8",9"ea	10'ea	25',30'ea
19,20	Andonidia merrillii (Christmas palm tree (2)	4"ea	6'ea	23'ea
21	Coccoloba Uvifera(Sea Grape Tree)	22.5"ea	38'ea	40'ea
22	Roystea regia (Royal palm tree (2)	15"	24'	55'
23,26	Sabal Palmetto (Cabbage palm tree)(4)	6,8"ea	12'ea	27,32'ea
27,28	Roystea regia (Royal palm tree (2)	10"ea	24'ea	27'ea
29	Ficus Aurea (Strangler Fig Tree	16"ea	25'ea	30'ea
30,32	Dracana Marginata (Dragon Tree)(2)	6-15"ea	15'ea	20'ea
33	Livistona Chinensis (Chinese Fan palm tree)	6"	12'	24'
34	Phoenix Reclinata (Senegal Date Palm Tree	21"	30'	30'
35,54	Ptychosperma Elegans (Solitaire palm tree (20)	2" ea	5'ea	35'-45'ea
55	Terminalia catappa (indian Almond tree)	4"	30'	26'
56	Shefflera actinophylla (Umbrella tree)	13"	30'	32'
57	Terminalia catappa (indian Almond tree)	8"	40'	38'
58,59	Ficus Benjaminia (Weeping Fig Tree) (2)	13-15"ea	23'ea	20-25'ea
60,65	Ptychosperma Elegans (Solitaire palm tree (6)	2"ea	5'ea	30-38'ea
66,70	Ptychosperma Elegans (Solitaire palm tree (5)	2" ea	5'ea	32'-36'ea
71	Andonidia merrillii (Christmas palm tree	4"	8'	35'
72	Ptychosperma Elegans (Solitaire palm tree	3"	6'	42'
73	Coco Nucifera (Coconut palm tree)	7"	20'	23'
74,75	Ptychosperma Elegans (Solitaire palm tree (2)	2" ea	5'ea	35'-40'ea
76	Livistona Chinensis (Chinese Fan palm tree)	6"	12'	26'
77	Ligustrum Lucidum (Glossy Privet Tree)	7"	30'	22'
78	Bursera Simaruba (Gumbo Limbo tree)	9"	25'	26'
79,87	Ptychosperma Elegans (Solitaire palm tree (9)	2"ea	5'ea	25-36'ea

CERTIFICATION OF BOUNDARY SURVEY:

I HEREBY CERTIFY THAT THIS SURVEY WAS MADE UNDER MY RESPONSIBLE CHARGE AND TO THE BEST OF MY KNOWLEDGE AND BELIEF; THIS SURVEY MEETS THE MINIMUM TECHNICAL STANDARDS AS SET FORTH BY THE BOARD OF PROFESSIONAL LAND SURVEYORS IN CHAPTER 5J-17.050 TO 17.052 FLORIDA ADINISTRATIVE CODE PURSUANT TO SECTION 472.027, FLORIDA STATUTES.

JULIO S. PITA, P.S & M # 5789
PROFESSIONAL LAND SURVEYOR
STATE OF FLORIDA



CERTIFY TO:

GOT THE MAGIC HOUSE LLC, a Florida limited liability company
US CENTURY BANK
OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY
GREGORY R. FISCHMAN, P.A

PROPERTY ADDRESS:

1015 S SOUTHLAKE DRIVE,
HOLLYWOOD, FLORIDA, 33019

SKETCH OF SURVEY

SCALE: 1"= 3 0'

PROPOSAL FOR REMODEL AND ADDITION

March 5, 2024

Project Name and Address: Rosenblatt Residence
 1015 S Southlake Dr.
 Hollywood FL 33019

We hereby propose to furnish materials and perform the labor necessary for the completion of the following scope of work:

1. Complete remodel of the existing structure (3,722 SF under AC) bringing it up to the current Florida Building Code.
2. Build an addition of 3,464 SF under AC.

NOTE: This proposal is based on preliminary plans provided by owner. Need Structural and MEP plans to further develop this proposal and to submit building permits.

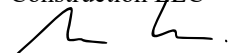
TREO Construction LLC proposes to provide necessary equipment, labor, and supervision to complete the above scope of work which we estimate will cost the following: US \$ 6,239,726.00. A detailed budget is attached to this proposal. Also Attached to this proposal is a payment schedule.

The following are excluded from the proposal:

- a. Permits Fees / Extras Fees
- b. Any resubmittal plan
- c. Special Inspector if required by the City
- d. Items not specified in this proposal is by owner or others
- e. Sewer lateral plans and work
- f. Closets
- g. Mirrors
- h. Kitchen Cabinets / Kitchen Tops
- i. Vanities
- j. AC Party
- k. Low-Voltage Distribution
- l. Changes in plans
- m. Blueprints
- n. Expeditor
- o. Temporary fence repairs

This Agreement is entered into as of the day and year written above.

Construction Manager:
TREO Construction LLC

By: 

Ricardo Halfen
Manager

Address: 18200 NE 19th Av. Suite 101
N. Miami Beach FL 33162

Accepted by Owner:
Got The Magic House LLC

By: 

Matt Rosenblatt
Manager

Address: 3802 NE 207th St South Tower, Unit 2803
Aventura, FL 33180

Detailed Budget

Item	Description	Total Remodel	Total New Addition	Total	Description
1	General Conditions				
1.1	<u>Project Management and Coordination</u>				
1.2	<u>General Labor</u>				
1.2.1	Receive Material				
1.2.2	Tub installation				
1.2.3	Shower wood Frames installation				
1.2.4	Punch List Structural				
1.2.5	Punch list Drywall				
1.2.6	Fire caulking				
1.3	<u>Quality Control</u>				
1.3.1	Testing Laboratory Services (Concrete)				Allowance
1.3.2	Testing compactation				Allowance
1.4	<u>Temporary Facilities and Controls</u>				
1.4.1	Temporary Electricity				By owner
1.4.2	Temporary Water				By owner
1.5	<u>Construction Facilities</u>				
1.5.1	Field Offices and Sheds				
1.5.2	Sanitary Facilities				Allowance
1.6	<u>Temporary Barriers and Enclosures</u>				
1.6.2	Fences				
1.7	<u>Preparation</u>				
1.7.1	Construction Layout				
1.7.2	Surveying				Allowance
1.8	<u>Cleaning</u>				
1.8.1	Progress Cleaning				
1.8.2	Final Cleaning				
1.8.3	Dumpster				By owner
1.9	<u>Construction signs City fees</u>				
1.1	<u>City fees</u>				By owner
1.10.1	Permits				
1.10.1.1	Building				
1.10.1.2	Mechanical				
1.10.1.3	Electrical				
1.10.1.4	Plumbing				
1.11	<u>Special Inspections</u>				
		\$ 119,104.00	\$ 67,548.00	\$ 186,652.00	
2	<u>Site Construction</u>				
2.1	<u>Utility Services / FPL-Gas- water, etc.</u>				
2.2	<u>Drainage and Containment</u>				
2.2.1	Storm Drainage - Swales				
2.2.2	Engineering: Shop drawing / calculation By GC				
2.3	<u>Site Improvements and Amenities</u>				
2.3.1	Irrigation System				
2.3.2	Engineering: Shop drawing / calculation By Subcontractors				
2.4	<u>Planting-Landscaping</u>				
		\$ 59,552.00	\$ 67,548.00	\$ 127,100.00	

3	Concrete - Shell			
3.1	<u>Basic Concrete Materials and Methods</u>			
3.1.1	Layout			
3.1.2	Survey Protection			
3.1.3	Concrete slab first story to match Fema Elevation			
3.1.4	Reinforcement			
3.1.5	Shoring			
3.1.6	Finish Concrete			
3.1.7	Masonry Block			
3.1.8	Bob Cat			
3.1.9	Concrete Pump			
3.1.10	Hardware and Lumber			
3.1.11	Crane			
3.1.12	Boom Lift			
3.1.13	New trusses			
3.4	<u>Engineering: Shop drawing / calculation By Subcontractor</u>			Allowance
		\$ 714,624.00	\$ 405,288.00	\$ 1,119,912.00
4	Masonry -Shell			
4.1	Basic Masonry Materials and Methods			
4.2	Masonry Units at exterior wall			
4.3	Masonry Units at Parapet			
		See price Item 3.2		
5	Metals			
5.1	<u>Entrance Door</u>			Allowance
5.2	<u>Engineering: Metal Shop drawing / calculation By Subcontractors & GC</u>			
		\$ 178,656.00	\$ 112,580.00	\$ 291,236.00
6	Wood and Plastics			
6.1	Rough Carpentry			
6.1.1	Baseboards (Labor and Material) 4" Paint grade			
		\$ 357,312.00	\$ 382,772.00	\$ 740,084.00
7	Thermal and Moisture			
7.1	<u>Protection Thermal Protection (Insulation)</u>			
7.2	<u>Roofing</u>			
7.2.1	Tiling roofing			
7.2.3	Engineering: Shop drawing / calculation By Subcontractors			
		\$ 148,880.00	\$ 90,064.00	\$ 238,944.00
8	Doors and Windows			
8.1	<u>Basic Door and Window Materials and Methods</u>			
8.2	<u>Metal Doors and Frames</u>			
8.2.1	Garage Doors			
8.3	<u>Interior</u>		By owner	
8.4	<u>Exterior Window and doors</u>			
8.4.1	As per window schedule			
	Engineering: Doors & Windows Shop drawing/ calculation By			
8.4.2	Subcontractors			Allowance
8.5	<u>Hardware (included)</u>			
		\$ 297,760.00	\$ 247,676.00	\$ 545,436.00

9	Finishes			
9.1	<u>Plaster and Gypsum Board</u>			
9.1.1	Furring and Framing Partition and Ceiling			
9.1.2	Gypsum Board Partition and Ceiling			
9.1.3	Gypsum Plaster Partition and Ceiling			
9.2	<u>Portland Cement Plaster (Stucco) Exterior</u>			
9.3	<u>Floring</u>			
9.3.1	Labor installation			
9.4	<u>Walls Tile installation</u>			
9.4.1	Bathroom 2			
9.4.2	Bathroom 1			
9.5	<u>Paints and Coatings</u>			
		\$ 595,520.00	\$ 495,352.00	\$ 1,090,872.00

10	Specialties			
10.1	Pest Control by code			
		\$ 29,776.00	\$ 22,516.00	\$ 52,292.00
11	<u>Equipment</u>			
11.1	Appliances	N/A		By Owner
		\$ 89,328.00	\$ 67,548.00	\$ 156,876.00

15	Mechanical and Plumbing			
15.1	<u>Plumbing</u>			
15.1.1	Install new underground sewer lines			
15.1.2	Install new hot and cold-water lines on L			
15.1.3	Install all new kitchen sink, dishwasher and ice maker			
15.1.4	Install new tankless gas Water Heater 237.000			
15.1.5	Install new laundry machine box			
15.1.6	Install new laundry tray			
15.1.7	Install new Stand by generator			
15.1.8	Install new Condensation drain for AC			
15.1.9	Install new sewer connection			
15.1.10	Install all new hose bibs around house			
15.2	<u>Plumbing Fixtures and Equipment</u>			
15.3	<u>Heating Ventilation and Air Conditioning</u>			
15.3.1	Heating, Ventilating, and Air Conditioning Equipment			
15.3.2	Air Distribution			
15.3.3	HVAC Instrumentation and Controls			
		\$ 178,656.00	\$ 135,096.00	\$ 313,752.00

16	Electrical			
16.1	Electrical work			
16.1.1	Basic Electrical Materials and Methods			
16.1.2	Wiring Methods			
16.1.3	Electrical Power			
16.1.4	Transmission and Distribution			
16.1.5	Generator			
16.1.6	<u>Lighting</u>			
		\$ 208,432.00	\$ 157,612.00	\$ 366,044.00

Sub Total Main House:				
Insurance	\$ 14,888.00	\$ 11,258.00	\$ 26,146.00	
Overhead and Administration	\$ 446,640.00	\$ 337,740.00	\$ 784,380.00	
Superintendent	\$ 100,000.00	\$ 100,000.00	\$ 200,000.00	
Grand total:	\$ 3,539,128.00	\$ 2,700,598.00	\$ 6,239,726.00	

Payment Schedule

1 Start	5%
Piles	
MEP underground	
Shell Sub	
Aerial	
2 After Piles Installation	10%
Shell Sub	
Windows	
3 After Foundation/1st Floor Slab	10%
Shell Sub	
Roofing	
4 After Columns/Beams/2nd Floor Slab/Aerial	10%
Shell Sub	
Metal Arch Contract	
5 After Columns/Beams/3rd Floor Slab/Aerial	10%
Shell Sub Final	
Roofing	
Windows	
Metal Framing	
Metal Arch	
6 Roofing	15%
Insulation	
Metal Frame	
MEP 1st Floor	
7 Metal Frame	5%
MEP Full Rough	
Metal Architectural installation	
8 MEP 1st Floor	5%
Drywall Installation	
9 MEP 2nd Floor	5%
Drywall Installation	
10 Drywall Finishes	15%
MEP Finals	
11 Paint	5%
12 Final Details	5%

Planning and Zoning Board
City of Hollywood
2600 Hollywood Boulevard,
Hollywood FL, 33022

**RE: CRITERIA STATEMENT ANALYSIS FOR APPLICABLE CRITERIA FOR THE HISTORIC
PRESERVATION BOARD FOR 1015 S SOUTHLAKE DRIVE, HOLLYWOOD.**

Dear Planning and Zoning Board,

The following document represents the Criteria Statement Analysis for a proposed new single-family home to be located at 1015 S Southlake Dr., Hollywood, Florida 33019.

Property. Lots 18 and 19 in Block 54 of Hollywood Lakes Section. Parcel 514214-02-0900

Lot size: 23,397 square feet.

Criteria Statement Analysis:

The applicant satisfies the compatibility criteria delineated in the design guidelines for Historic Properties and Districts as follows:

1. Integrity of Location

The modern typology of the proposed new single-family residence respects all the zoning setbacks and heights. The design intends to maximize indoor/outdoor connection as well as backyard green space for outdoor entertainment.

2. Setting

The setting of this proposed residence is the beautiful South Lake area, which is well known for its magnificent water views and spectacular landscape with matured trees and vegetation. The proposed two-story home has been designed to exploit these characteristics fully. The curved/organic structure aims to create a dialog between the building and its surroundings.

3. Materials

The proposed residence is structurally designed with block and concrete, with the facade materials primarily consisting of stone, exposed concrete, and aluminum louver accents. All these materials are compatible with the homes in the neighborhood.

4. Workmanship

The intent is to design and build the residence with the best standards available. The workmanship and quality of the construction will meet or exceed the standards in the area from a licensed construction professional.

5. Association

We believe this design intent will adhere to the Citywide Master Plan, the Comprehensive Plan, and the Hollywood Lakes Plan.

6. Design

Considering the Historical designation of the Hollywood Lakes area in which the project is located, we studied the context in detail to create a design that would bridge the different architectural styles in the vicinity. Such styles include Mediterranean Revival, Mission or Spanish Colonial, Art Deco or Art Moderne, Traditional, Bermuda, Masonry Vernacular, Prairie, Midcentury Modern, and Contemporary.

The design of the new home evokes a tropical modern style. It is characterized by a combination of clean volumetric elements, captivating curves that create a dialog between the beautiful organic lake and the structure, and a solid relationship to the natural environment.

The home's street-facing façade presents the residence as an artful play of horizontal planes accented with vertical elements, including narrow windows and metal louvers. Planes sheathed in stone breakthrough deep eaves finished within a light concrete roofline punctuated by organically shaped apertures, softening the structure's appearance and enabling natural light to flood the entryway.

The rear façade offers a visual continuity with the front through its use of pale stone, glass, and organic shapes in the roof. A sun deck and organically shaped pool expand the home's spatial boundaries, blurring the lines between indoor and outdoor living and providing a perfect space for entertainment and relaxation.

We look forward to your review and approval. If you have any questions or concerns, please do not hesitate to call us at 305 5195731 or email us at stephanie@sdhstudio.com

Sincerely,

A handwritten signature in black ink, appearing to read 'Stephanie Halfen', with a stylized flourish at the end.

Stephanie Halfen
Founder and Principal Architect
SDH Studio Architecture + Design