Attachment I
First Application Package

CITY OF Hollywood

DEVELOPMENT SERVICES
PLANNING DIVISION

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

NOTE:

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

CLICK HERE FOR FORMS, CHECKLISTS, & MEETING DATES

APPLICATION TYPE (CHECK ALL THAT APPLIES):

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

PROPERTY INFORMATION

Location Address: 834 Polk Street

Lot(s): 26 Block(s): 72 Subdivision: SECTION 1-32 B

Folio Number(s): 514214024271

Zoning Classification: RS-6 Land Use Classification: RESIDENTIAL

Existing Property Use: RESIDENTIAL - VACANT LAND Sq Ft/Number of Units: 6,400 SQFT

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 al that apply and provide File Number(s) and Resolution(s): YES / RESOLUTION PENDING / LOT DIVISION APPROVED #24-V-17

DEVELOPMENT PROPOSAL

Explanation of Request: NEW SINGLE FAMILY HOME

Phased Project: Yes ☐ No ☑ Number of Phases: ____

Project	Proposal
Units/rooms (# of units)	# UNITS: 1 #Rooms 5
Proposed Non-Residential Uses	S.F.)
Open Space (% and SQ.FT.)	Required %: 45.69 (Area: 2,922 S.F.)
Parking (# of spaces)	PARK. SPACES: (# 5)
Height (# of stories)	(# STORIES) 2 (30 FT.)
Gross Floor Area (SQ. FT)	Lot(s) Gross Area (3,465 FT.)

Name of Current Property Owner: BIDASK LADRILLO LLC

Address of Property Owner: 2501 S OCEAN DR STE 105, HOLLYWOOD, FL 33019

Telephone: (786) 262-7546 Email Address: oscar@lobainc.com

Applicant YOANN ANDREU Consultant ☐ Representative ☐ Tenant ☐

Address: 1025 92ND ST, #701, BAY HARBOR IS., FL 33154 Telephone: (786) 218-3072

Email Address: yoann@andreustudio.com

Email Address #2: _____

Date of Purchase: _____ Is there an option to purchase the Property? Yes ☐ No ☐

If Yes, Attach Copy of the Contract.

Noticing Agent (FTAC & Board submissions only) : _____

E-mail Address: _____

CITY OF Hollywood
DEVELOPMENT SERVICES
PLANNING DIVISION

GENERAL APPLICATION

CERTIFICATION OF COMPLIANCE WITH APPLICABLE REGULATIONS

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

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

Signature of Current Owner: Christian Rene Gardel Signed on 2024/05/17 12:22:13 -8:00 Date: 05/17/2024

PRINT NAME: Christian Rene Gardel Date: 05/17/2024

Signature of Consultant/Representative: YOANN ANDREU Date: 5/14/2024

PRINT NAME: Date:

Signature of Tenant: Date:

PRINT NAME: Date:

Current Owner Power of Attorney

I am the current owner of the described real property and that I am aware of the nature and effect the request for _____ 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 05/17/2024
this 17 day of May

Signature of Current Owner

Print Name

Signed on 2024/05/17 12:22:13 -8:00

Bruce Toledo
Commission # HH 284846
Notary Public - State of Florida
My Commission Expires Sep 09, 2026
Notary Stamp 2024/05/17 12:22:13 PST 18DD4EF206EE

My Commission Expires: 9-26 (Check One) ___Personally known to me; OR X Produced Identification Passport

Department of Development Services
Division of Planning and Urban Design

CITY OF Hollywood FLORIDA

tel: 954.921.3471
fax: 954.921.3347

October 29, 2024

Leonard Robinson Rev Tr Robinson

RE: Address Designation - Folio No. 5142-14-02-4271

To whom it may concern:

The City of Hollywood will designate the below address for the parcel described as Lot 26, Block 72, subdivision Hollywood Lakes, according to the plat thereof as recorded in Plat Book 1 Page 32 of the Public Records of Broward County, Florida. The address is as follows:

FROM**:** **Vacant**

TO: **834 Polk Street**

We will amend City of Hollywood records to reflect this change and will notify the below listed entities. You are required to provide a copy to your USPS regional address management office. Furthermore, we encourage you to furnish a copy to any utility service provider with connection to your property (e.g.: FPL, Teco Peoples Gas Company, and any relevant cable or internet service provider).

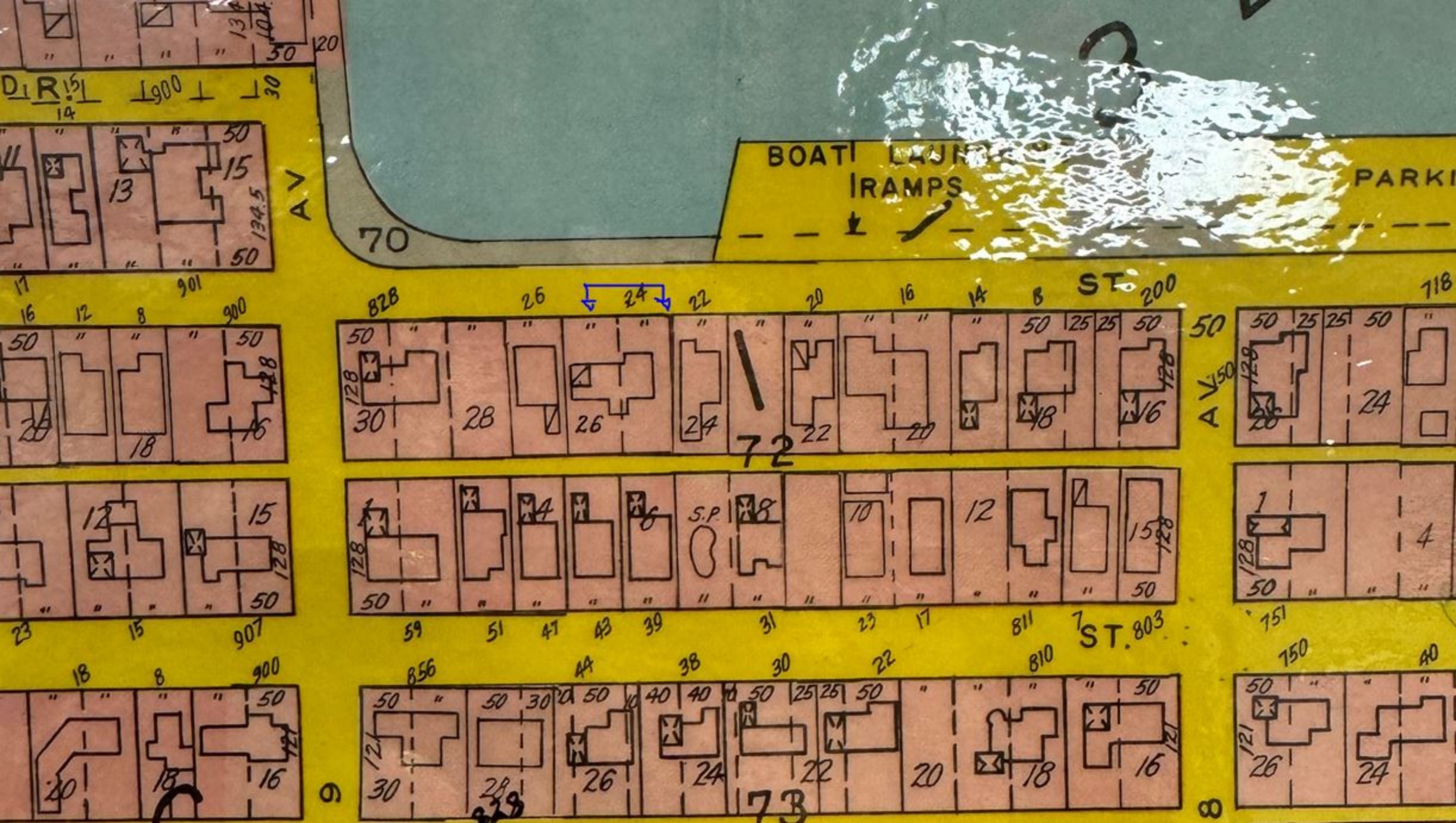
Sincerely,

Laura Gomez
Planner II

Cc via e-mail: Broward County
City of Hollywood Internal Departments

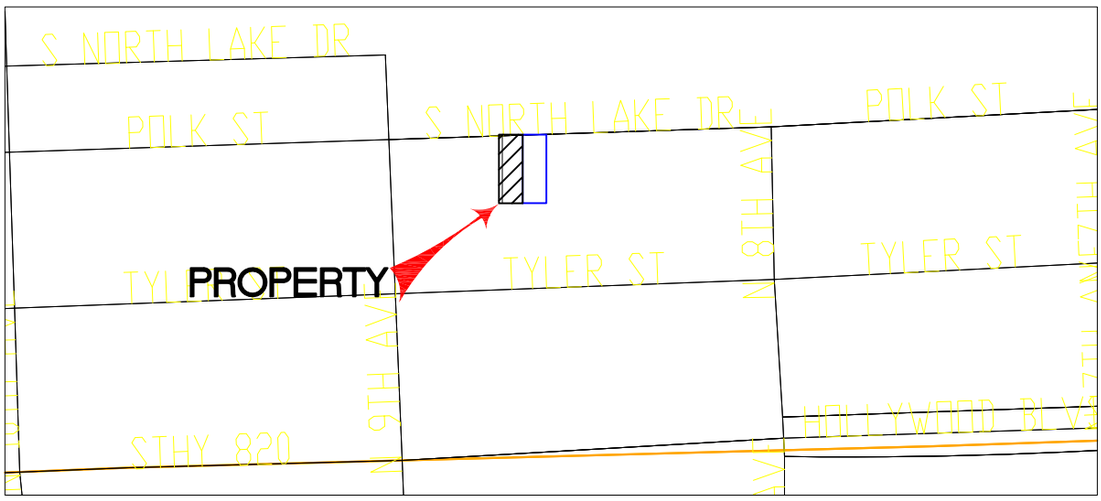
2600 Hollywood Boulevard
P.O. Box 229045
Hollywood, Florida
33022-9045

hollywoodfl.org


BOATI LAUN
RAMPS
PARKI
70
72
73
ST.
ST. 803
AV
AV
S.P.
901
900
907
900
856
828
200
718
751
750
810
811
9
8

LOCATION SKETCH

SCALE: NTS



JOB No. 24-03824L26 CLIENT: BIDASK LADRILLO LLC

PROPERTY ADDRESS POLK ST HOLLYWOOD FL 33019 FOLIO: 514214024271

LEGAL DESCRIPTION: (FURNISHED BY CLIENT)

LOT 26, BLOCK 72

SUBDIVISION HOLLYWOOD LAKES

ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 1 AT PAGE 32

OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA.

SUBJECT TO ALL RESTRICTIONS, RESERVATIONS, EASEMENTS AND RIGHT-OF-WAY OF RECORD, UNDERGROUND ENCROACHMENTS IF ANY, NOT LOCATED.

SURVEYOR'S NOTES:

1-) IF SHOWN, BEARINGS AND ANGLES ARE REFEREED TO SAID PLAT IN LEGAL DESCRIPTION.
2-) THE RELATIVE CLOSURE IN THE FIELD MEASURED BOUNDARY IS BETTER THAN: 1 FOOT IN 7,500 FEET; LINEAR (SUBURBAN).
3_) A TITLE REPORT WAS NOT PROVIDED FOR THIS SURVEY. THEREFORE, THERE MAY BE RESTRICTIONS ON THIS PARCEL THAT ARE NOT SHOWN THAT MAY BE FOUND IN THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA. NO EXPRESSED OR IMPLIED DETERMINATION OF TITLE OR OWNERSHIP TO THE LAND DESCRIBED IS MADE.
4-) THERE MAY BE UNDERGROUND UTILITY LOCATIONS AND SUBSURFACE FEATURES WITHIN THE PARCEL THAT ARE NOT SHOWN. THERE IS NO VISIBLE SURFACE OR OVERHEAD ENCROACHMENT, OTHER THAN SHOWN ON THIS SURVEY.
5-) IT IS A VIOLATION OF RULE 5J-17 OF THE FLORIDA ADMINISTRATIVE CODE TO ALTER THIS SURVEY DRAWING WITHOUT THE PRIOR WRITTEN CONSENT OF THE SURVEYOR.
6-) INFORMATION OF TREE IF PROVIDED: DIAMETER (ø), HEIGHT (H), CANOPY SHADE (CS). ALL NAMES ARE NOTED TO SURVEYORS ABILITY. SURVEYOR IS NOT AN ARBORIST AND CANNOT PROVIDE SCIENTIFIC NAMES OF TREE AND OR PLANTS.
7-) SURVEYOR DOES NOT DETERMINE OWNERSHIP OF FENCE, ONLY EXISTING LOCATION IS REPRESENTED.
8-) FLOOD ZONE DETERMINATION MUST BE CONFIRMED BY AUTHORIZED OFFICIAL PRIOR TO CONSTRUCTION AND/OR DESIGN.
9-) ELEVATION INFORMATION: (IF APPLICABLE): THESE ELEVATIONS WERE MEASURED USING SURVEY- GRADE GLOBAL POSITION SYSTEM EQUIPMENT, THAT UTILIZES THE F.D.O.T. PERMANENT REFERENCE NETWORK AS ITS HIGH ACCURACY REFERENCE NETWORK (H.A.R.N)

ELEVATION INFORMATION:

BASED ON THE FLOOD INSURANCE RATE MAP OF THE FEDERAL EMERGENCY MANAGEMENT AGENCY DATED OR REVISED ON 08-18-14 THE HEREIN DESCRIBED PROPERTY IS SITUATED WITHIN ZONE AE
BASE FLOOD ELEVATION 5.0 COMMUNITY 125113 PANEL NUMBER 0588 SUFFIX H
ELEVATIONS(WHEN SHOWN) REFER TO N.A.V.D. 1988 DATUM,
COUNTY BENCHMARK USED #1915 ELEVATIONS 1.67' FEET B.M. LOCATION HWY A-1-A SR 820

CERTIFIED TO:

BIDASK LADRILLO LLC

AAQ SERVICES INC
Professional Land Surveyors, Mapper
CERTIFICATE No.L.B. 8064
STATE OF FLORIDA
Main Line: (305) 901-1317
Fax: (305) 901-1323

SURVEY DATE: 03-05-2024

BY:_____

LEONARDO MAQUEIRA, P.S.M
CERTIFICATE No.L.S.-6992
STATE OF FLORIDA

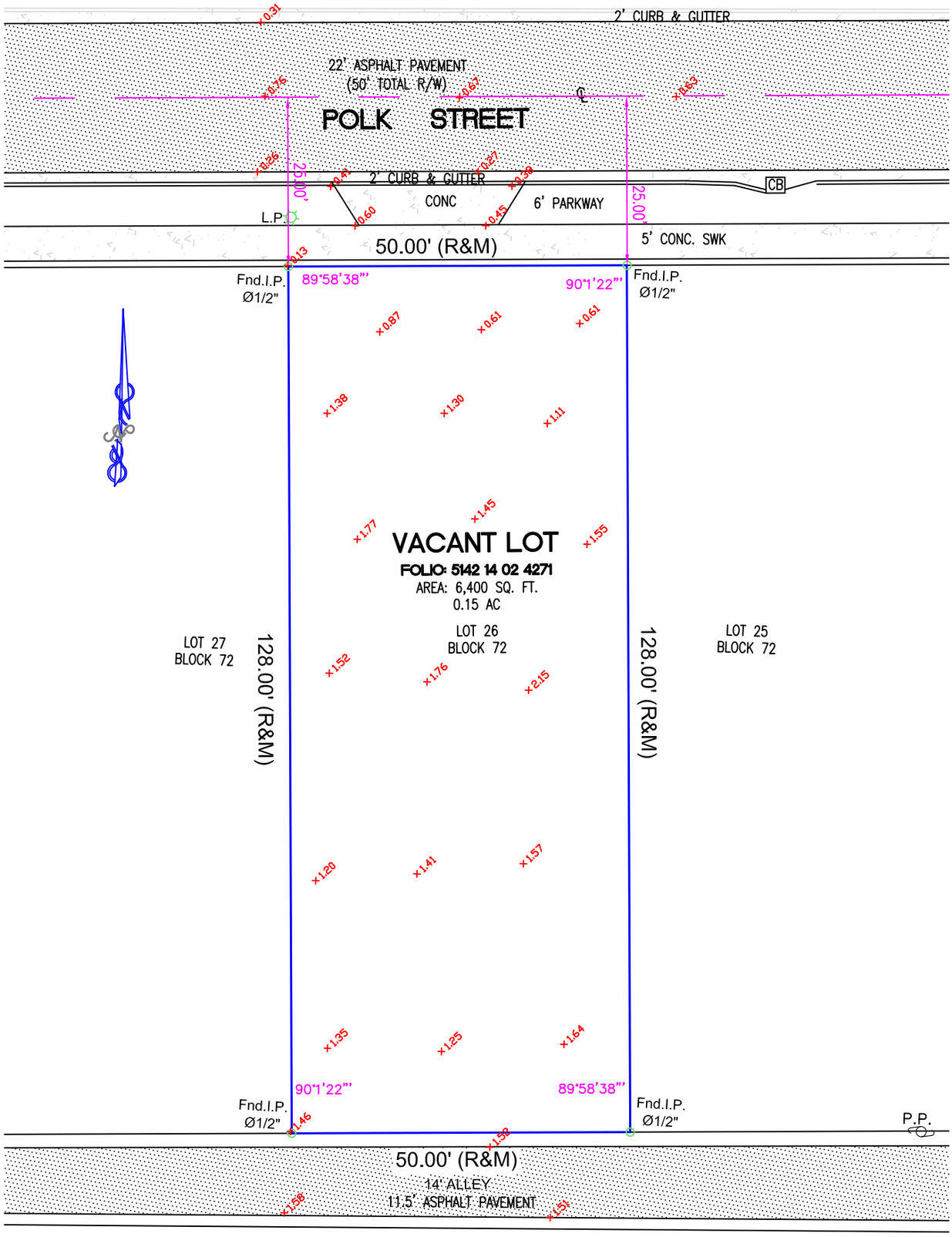
"NOT VALID WITHOUT THE SIGNATURE, DATE AND THE ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER, UNLESS DIGITALLY SIGNED WITH SIGNATURE & CERTIFICATE"

MAQ SERVICES, INC.
Professional Land Surveyors, Mapper
CERTIFICATE No.L.B. 8064
STATE OF FLORIDA
Main Line: (305) 901-1317
Fax: (305) 901-1323

JOB No. 24-03824L26

SCALE: 1" = 20'

BOUNDARY SURVEY



LEGEND AND ABBREVIATIONS

0.00	= ELEVATION	F.N.	= FOUND NAIL	E.M.	= ELECTRIC METER		= CONCRETE FOUNDATION
DRWY.	= DRIVEWAY	P.O.C.	= POINT OF COMMEN-CEMENT	P.I.	= POINT OF INTERSECTION	Δ	= CENTRAL ANGLE
U.P.	= UTILITY POLE	F.D.H.	= FOUND DRILL HOLE	P.R.C	= POINT OF REVERSE CURVE	—//—	= WOOD FENCE
B.O.B.	= BASIS OF BEARINGS	P.T.	= POINT OF TANGENCY	P.C.	= POINT OF CURVATURE	—X—	=CHAIN LINK FENCE
A/C	= AIR CONDITIONING PAD	E.N.C.	= ENCROACHMENT	F.N.D.	= FOUND NAIL/DISK		=C.B.S. WALL
A	= ARC DISTANCE	F.H.	= FIRE HYDRANT	P.C.C.	= POINT OF COMPOUND CURVE	B/C	=BLOCK CORNER
BLDG.	= BUILDING	F.I.P.	= FOUND IRON PIPE	M/L	= MONUMENT LINE	R	= RADIUS
C.B.	= CATCH BASIN	F.I.R.	= FOUND REBAR	N.G.V.D.	= NATIONAL GEODETIC VERTICAL DATUM	RAD.	= RADIAL
C.B.S.	= CONCRETE BLOCK STRUCTURE	I.F.E.	= LOWEST FLOOR ELEVATION	O.E.	= OVERHEAD ELECTRIC LINE	RES.	= RESIDENCE
CH.	= CHORD DISTANCE	I.P.	= LIGHT POLE	P.B.	= PLAT BOOK	R/W	= RIGHT OF WAY
CL.	= CLEAR	(M)	= MEASURED	P.C.P.	= PERMANENT CONTROL POINT	SEC.	= SECTION
C/L	= CENTER LINE	(R)	= RECORD	P.G.	= PAGE	S.I.P.	= SET IRON PIPE
CONC.	= CONCRETE	(R & M)	= RECORD & MEASURED	P.O.B.	= POINT OF BEGINNING	STY	= STORY
				P/L	= PROPERTY LINE	SWK	= SIDEWALK
				N.T.S.	= NOT TO SCALE	UE.	= UTILITY EASEMENT

OVERHEAD ELECTRIC
UTILITY CONC. POLE
W WATER METER

BELLE COAST GROUP, Inc.
2475 NE 135th Street, North Miami, FL 33181
Phone: (786) 218-3072 www.bellecoast.com
License #AR102136

CERTIFICATE OF APPROPRIATENESS FOR DESIGN

The applicant is proposing the construction of a new two-story single-family residence located at 834 Polk Street in the Single Family Residential District (RS-6).

According to information from the Broward County Property Appraiser, the subject property is a vacant lot and does not contain any existing structures.

The proposed design consists of a two-story modern subtropical residence totaling approximately 3,500 square feet of air-conditioned space, featuring layered horizontal planes, a landscaped courtyard, a pool and deck, and integrated outdoor living areas.
Vehicular access is provided from both the front street and the rear alleyway in compliance with design guidelines.

The proposed residence conforms to all current zoning, floodplain, and life-safety regulations, and is designed to promote architectural harmony within the Lakes Area District while introducing a refined subtropical modern aesthetic consistent with Belle Coast's design standards.

DECISIONS ON CERTIFICATES OF APPROPRIATENESS FOR DESIGN

A decision on an application for a Certificate of Appropriateness for Design for **new building construction** shall be based on evaluation of the compatibility of the physical alteration or improvement with and adherence to the **criteria for designation listed in Section 5.6.F** of the City of Hollywood Zoning and Land Development Regulations.

CONSISTENCY WITH THE COMPREHENSIVE PLAN

The proposed new residence supports the goals of the Comprehensive Plan by promoting **contextual residential development** consistent with the **Low Residential** land use designation.
The project enhances the architectural quality of the neighborhood and contributes to the continued **revitalization of the Lakes Area District** through compatible scale, material integrity, and environmental responsiveness.

CONSISTENCY WITH THE CITY-WIDE MASTER PLAN

The proposed project aligns with the City-wide Master Plan by encouraging **high-quality residential design**, **sustainability**, and **context-sensitive construction**.
The home's site orientation, fenestration, and landscape integration promote natural ventilation, daylighting, and a **pedestrian-friendly streetscape** consistent with the district's character.

CONSISTENCY WITH THE LAKES AREA MULTIPLE RESOURCE LISTING DISTRICT NEIGHBORHOOD PLAN

The design for 834 Polk Street supports the Lakes Area's mission to maintain its **eclectic yet cohesive architectural identity**.
The project introduces a **subtropical modern residence** that emphasizes **horizontal planes, screened terraces, and material honesty**—principles aligned with the neighborhood's contemporary evolution.

MANDATORY CRITERIA: INTEGRITY OF LOCATION, DESIGN, SETTING, MATERIALS, WORKMANSHIP, AND ASSOCIATION

Criteria: Integrity of Location

Analysis:
The integrity of the location remains intact as the lot is currently vacant. The proposed residence meets all zoning and flood elevation standards, ensuring compliance with the City of Hollywood's design and safety requirements.
The structure's siting and setbacks are proportionate to adjacent homes, maintaining the street rhythm and massing consistent with the surrounding context.

Finding: Consistent

Criteria: Design

Analysis:
The proposed design employs a refined subtropical modern vocabulary that features clean massing, light-filtering elements, recessed planes, and sculptural roof forms.
The home's design is compatible with other new modern residences within the Lakes District while maintaining its own distinct architectural expression through proportion, rhythm, and spatial composition.
The project's horizontal emphasis and material articulation enhance the architectural integrity of the block without imitating historical styles.

Finding: Consistent

Criteria: Setting

Analysis:
The proposed home preserves the district's open front yard pattern and integrates lush subtropical landscaping.
The massing transitions with setback upper levels, shaded terraces, and cantilevered overhangs that soften the facade and mitigate verticality.
This composition reinforces the low-density residential character of the neighborhood while enhancing its architectural sophistication.

Finding: Consistent

Criteria: Materials

Analysis:
Primary materials include smooth stucco, architectural concrete, and aluminum-framed window systems.
Secondary materials such as natural wood soffits, stone pavers, and permeable grass block driveways reinforce the subtropical design intent and meet sustainability objectives.
The proposed design incorporates 40% green space at grade level, with energy-efficient glazing, solar preparation, and low-impact landscape materials.

Finding: Consistent

Criteria: Workmanship

Analysis:
Construction will be performed by licensed and insured contractors in accordance with the Florida Building Code and the City of Hollywood inspection standards.
The project's workmanship will meet or exceed the minimum quality requirements for residential construction, ensuring longevity, safety, and architectural fidelity.

Finding: Consistent

Criteria: Association

Analysis:
The proposed residence maintains an architectural relationship with the broader Lakes Area District through scale, massing, and material continuity.
The project's modern design language complements existing neighboring homes and contributes positively to the area's evolving architectural narrative.
The balanced horizontal rhythm, proportional facade, and tropical landscaping reinforce the district's distinctive coastal identity.

Finding: Consistent

CONCLUSION

The proposed new residence at 834 Polk Street satisfies all criteria for a Certificate of Appropriateness for Design under the City of Hollywood's Historic Preservation Ordinance. The project demonstrates contextual compatibility, architectural integrity, and compliance with applicable zoning and design standards.

Recommendation: Approval of Certificate of Appropriateness for Design.

HOLLYWOOD RESIDENCE

834 POLK ST, HOLLYWOOD, FL 33019

FOLIO: 514214024271, HOLLYWOOD LAKES SECTION 1-32 B LOT 26 BLK 72

PROJECT TEAM

DESIGNER
BELLE COAST GROUP, Inc.
Yoann Andreu
1025 92nd St #701
Bay Harbor Islands, FL 33154
andreu@bellecoast.com
(786) 218-3072

ARCHITECT OF RECORD
Dennis Lytkine
lytkinedennis@gmail.com
16 Monroe St #J0D3
New York, NY 10002
(347) 830-5763
License #AR102136

CIVIL ENGINEER
Catarina Engineering, LLC
Enelise Michaels
6330 N Andrews Ave #271
Fort Lauderdale, FL 33309
emichaels@catarinaengineering.com
(561) 929-0876
License #84162

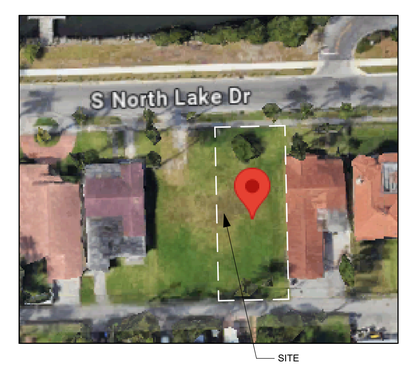
LANDSCAPE ARCHITECT
Flora Landscape Architecture, Inc.
Shaylin Castillo
11431 Northwest 21st Street
Pembroke Pines, FL 33026
ShayC@floraladesign.com
(786) 660-1097
License #LA6667593

DRAWING INDEX

LOCATION MAP

N

AERIAL



N

BELLE COAST
LIFESTYLE PROPERTIES

BELLE COAST GROUP, Inc.

1025 92nd St #701
Bay Harbor Islands, FL 33154
andreu@bellecoast.com
(786) 218-3072

PROJECT:

834 POLK ST
HOLLYWOOD, FL 33019

FOLIO NUMBER: 514214024271

DATE: 11/15/2024

REVISION

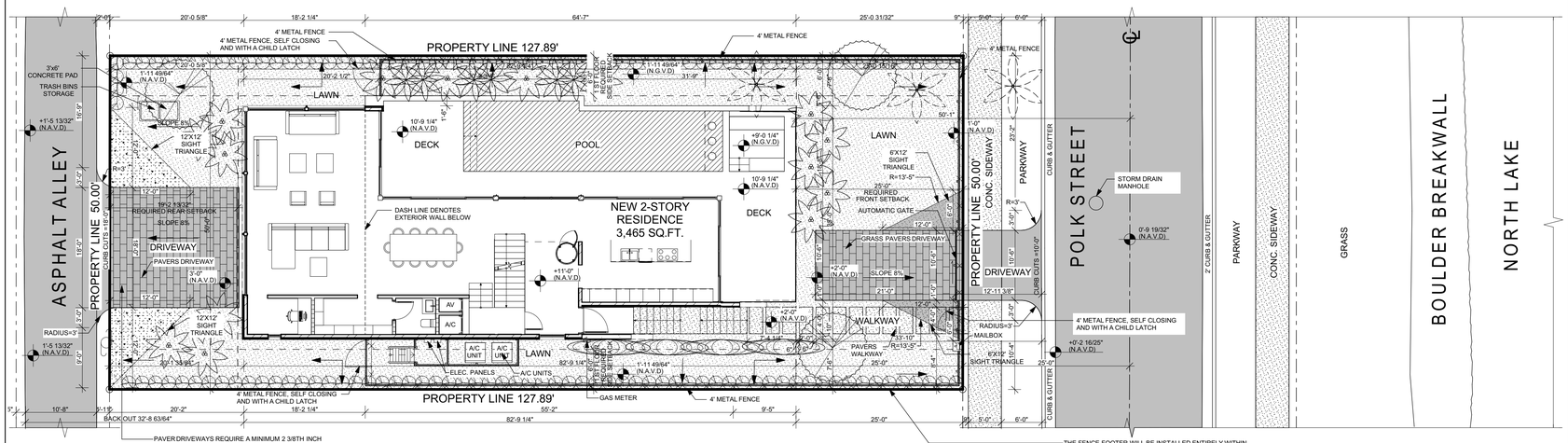
DATE:
DRAFTED BY:
SCALE:

CONSULTANTS:

COVER SHEET + PROJECT INFORMATION

T-1

DRAWN BY: B.C.



1 SP-1 SITE PLAN
SCALE: 1" = 10'

NOTE:

- LANDSCAPED AREA
- DRIVEWAY
- GRASS PAVERS DRIVEWAY
- PAVERS DRIVEWAY
- WALKWAY
- VISIVILITY TRIANGLE

GREEN BUILDING PRACTICES FROM CITY OF HOLLYWOOD ORDINANCE #0-2015-06

1. RADIANT BARRIER ROOF - SEALOFLEX COOL ROOF - REFLECTO WHITE. WALLS - AL-FOIL REFLECTIVE
2. WINDOWS AND GLAZING LOW E, TINTED DOUBLE GLAZING- U FACTOR 0.56, SHGC 0.25
3. DOORS INSULATED AND FIRE RATED
4. ENERGY STAR ROOFING SEALOFLEX COOL ROOF - REFLECTO WHITE.
5.PROGRAMMABLE THERMOSTATS
6. OCCUPANCY SENSORS
7. DUAL FLUSH TOILETS
8. 80% OF PLANT MATERIAL NATIVE
9. ENERGY EFFICIENT OUTDOOR LIGHTING
10. INSULATED PIPING
11. RECYCLING AREA
12. ENERGY STAR APPLIANCES
13. ONE LOW FLOW SHOWERHEAD
14. ENERGY EFFICIENT OUTDOOR LIGHTING
15. ENERY EFFICIENCY 10% BETTER THAN STANDARD ESTABLISHED BY ASHRAE.
16. MERV 8 AC FLITERS

SITE LIGHTING LEVELS SHALL NOT EXCEED 0.5 FC AT THE PROPERTY LINE ADJACENT TO RESIDENTIALLY ZONED OR RESIDENTIALLYUSED AREAS.

SITE LIGHTING NOTE:
SITE LIGHTING LEVELS SHALL NOT EXCEED 0.5 FC AT THE PROPERTY LINE ADJACENT TO RESIDENTIALLY ZONE OR RESIDENTIALLYUSED AREAS.

PER NFPA 1, 12.3.2* A QUALITY ASSURANCE PROGRAM FOR THE INSTALLATION OF DEVICES AND SYSTEMS INSTALLED TO PROTECT PENETRATION AND JOINTS SHALL BE PREPARED AND MONITORED BY THE REGISTERED DESIGN PROFESSIONAL RESPONSIBLE FOR DESIGN. INSPECTIONS OF FIRE STOP SYSTEMS AND FIRE-RESISTIVE JOINT SYSTEMS SHALL BE IN ACCORDANCE WITH 12.3.2.1 AND 12.3.2.1.

NFPA 1(2015 EDITOR) CHAPTER 11.10 REQUIERS THAT MINIMUM RADIO SIGNAL STRENGTH FROM FIRE DEPARTMENT COMMUNICATIONS BE MAINTANED AT A LEVEL DETERMINED BY THE AHJ FROM ALL NEW AND EXISTING BUILDINGS INCLUDING COMPLYNG WITH NFPA T2 (2013 EDITOR) BDA SYSTEM MAY BE REQUIERED

A PRE-HEAT MAP PLAN, CONCEPTUAL DRAWINGS AND CUT SHEETS WILL BE REQUIRED TO BE SUBMITTED WITH THE MAIN SET OF ARCHITECTURAL DRAWINGS FOR THE BDA SYSTEM

ALL CHANGES TO THE DESIGN WILL REQUIRE PLANING REVIEW AND MAY BE SUBJECT TO BOARD APPROVAL.

FEMA NOTE:
THE NATIONAL FLOOD INSURANCE PROGRAM IS IN THE PROCESS OF ISSUING NEW FLOOD MAPS. AT TIME OF BUILDING PERMIT THE FEMA BASE FLOOD ELEVATION SHOULD BE CHECKED TO ENSURE IT IS STILL COMPLIANT.

ALL MECHANICAL EQUIPMENT SHALL BE SCREENED FROM PUBLIC VIEW.

NOTE:
BUILDING TO COMPLY WITH CHAPTER 108 REGARDING ALL MARINE TURTLE PROTECTION

ALL SIGNAGE TO COMPLY WITH THE REQUIREMENTS OF THE CITY OF HOLLYWOOD ZONING AND LAND DEVELOPMENT CODE BASED ON THE MC-1 ZONING DISTRICT. SEPARATE PERMIT ARE REQUIRED FOR EACH SIGN. ALL SIGNS, WHICH ARE ELECTRICALLY ILLUMINATED, SHALL REQUIRE A SEPARATE ELECTRICAL PERMIT AND INSPECTION.

NOTE: PRIOR TO POURING THE FIRST FLOOR TIE BEAM A SPOT SURVEY OF THE FINISHED FLOOR ELEVATION MUST BE SUBMITTED TO THE BUILDING DEPT.

FEMA NOTE: THE NATIONAL FLOOD INSURANCE PROGRAM IS IN THE PROCESS OF ISSUING NEW FLOOD MAPS . AT TIME OF BUILDING PERMIT THE FEMA BASE FLOOD ELEVATION SHOULD BE CHECKED TO ENSURE IT IS STILL COMPLIANT.

FEMA NOTE:
THE NATIONAL FLOOD INSURANCE PROGRAM IS IN THE PROCESS OF ISSUING NEW FLOOD MAPS.AT THE TIME OF BUILDING PERMIT THE FEMABASE FLOOD ELEVATION SHOULD BE CHECKED TO ENSURE IT IS STILL COMPLAINT

TWO WAY RADIO COMPLIANCE: BUILDING WILL BE IN COMPLIANCE WITH N.F.P.A. 1, 11.10 AND BROWARD COUNTY CODE AMENDMENT 118.2 FOR TWO WAY RADIO COMMUNICATION.

NOTE: TRASH AND RECYCLE BIN TO BE INDIVIDUAL PER UNIT

ALL SIGNAGE TO COMPLY WITH THE REQUIREMENTS OF THE CITY OF HOLLYOOD ZONING AND LAND DEVELOPMENT CODE BASED ON THE HOLLYWOOD LAKES SECTION 1-32 B LOT 12.13 BLK 74 RS-6 ZONING DISTRICT

PROPERTY ADDRESS

834 POLK STREET
HOLLYWOOD, FL 33019

FOLIO

 # 514214024271

LEGAL DESCRIPTION

HOLLYWOOD LAKES SECTION 1-32 B LOT 26 BLK 72

SITE INFORMATION	EXISTING	PROPOSED
ZONING	RS-6	RS-6
SUB-DISTRICT	N/A	N/A
BUILDING USE	VACANT LOT	SINGLE FAMILY HOME
LAND USE DESIGNATION	RESIDENTIAL	RESIDENTIAL
COUNTY USE DESIGNATION	RESIDENTIAL	RESIDENTIAL
NET LOT AREA	6,395 SQFT- 0.146 ACRES	6,395 SQFT- 0.146 ACRES
	6,395 SQFT- 0.146 ACRES	6,395 SQFT- 0.146 ACRES
BASE FLOOD ZONE	AE - 8'-0" NAVD	

BUILDING INTENSITY	ALLOWED	PROVIDED
FAR	N/A	N/A
A/C AREA	1000 SF	3465.65 SF
BUILDING FOOTPRINT	N/A	2912.00 SF
PROPOSED DWELLING	1	1
NUMBER OF FLOORS	2	2
BUILDING HEIGHT	30'-0"	26'-2 1/2"

PARKING CALCULATION	REQUIRED	PROVIDED
PARKING SPACE	5	5

SETBACKS:	REQUIRED	PROVIDED
FRONT (NORTH)	25'-0"	25'-0"
REAR (SOUTH)	19.17'	19.17'
EAST SIDE 1ST FLOOR	6'-0"	7'-6"
EAST SIDE 2ND FLOOR	7'-6"	7'-6"
WEST SIDE 1ST FLOOR	6'-0"	6'-0"
WEST SIDE 2ND FLOOR	7'-6"	7'-6"

LANDSCAPE	REQUIRED	PROVIDED
IMPERVIOUS AREA BUILDING FOOTPRINT, WALKWAYS & DRIVEWAYS	N/A	3584.08 SF (56.04%)
PERVIOUS AREA LANDSCAPE AREAS	2238.25 SF (40%)	3426.00 SF (53.57%)
FRONT LANDSCAPE AREA	250.00 SF (20%)	923.00 SF (73.84%)

BUILDING AREA	REQUIRED	PROVIDED
FIRST FLOOR (A/C AREA)	N/A	1,578.87 SF
SECOND FLOOR (A/C AREA)	N/A	1,923.12 SF
TOTAL (A/C AREA)		3501.99 SF

BELLE COAST
LIFESTYLE PROPERTIES

BELLE COAST GROUP, Inc.
1025 92nd St #701
Bay Harbor Islands, FL 33154
andreu@bellecoast.com
(786) 218-3072

PROJECT:
834 POLK ST
HOLLYWOOD, FL 33019

FOLIO NUMBER: 514214024271

DATE: 11/15/2024

REVISION

DATE:
DRAFTED BY:
SCALE:

CONSULTANTS:

SITE PLAN AND SITE DATA

SP-1

DRAWN BY: B.C.

1 **826 S NORTH LAKE DR, HOLLYWOOD, FL 33019**
NTS

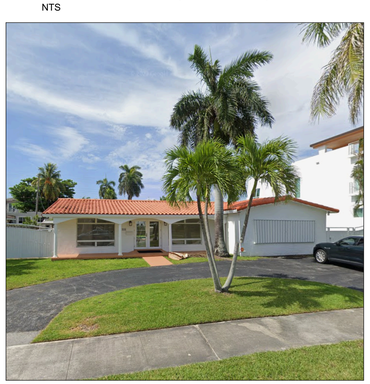
2 **828 S NORTH LAKE DR, HOLLYWOOD, FL 33019**
NTS

3 **830 S NORTH LAKE DR, HOLLYWOOD, FL 33019**
NTS

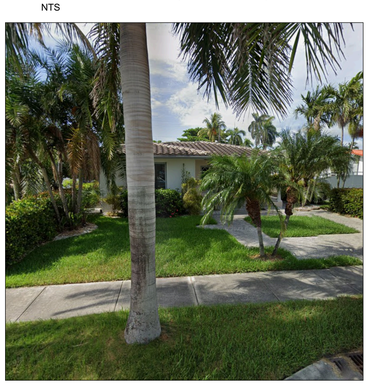
4 **822 S NORTH LAKE DR, HOLLYWOOD, FL 33019**
NTS

5 **820 S NORTH LAKE DR, HOLLYWOOD, FL 33019**
NTS

6 **818 S NORTH LAKE DR, HOLLYWOOD, FL 33019**
NTS



7 **816 S NORTH LAKE DR, HOLLYWOOD, FL 33019**
NTS



8 **814 S NORTH LAKE DR, HOLLYWOOD, FL 33019**
NTS

BELLE COAST
LIFESTYLE PROPERTIES

BELLE COAST GROUP, Inc.

1025 92nd St #701
Bay Harbor Islands, FL 33154
andreu@bellecoast.com
(786) 218-3072

PROJECT:

834 POLK ST
HOLLYWOOD, FL 33019

FOLIO NUMBER: 514214024271

DATE: 11/15/2024

REVISION	

DATE:
DRAFTED BY:
SCALE:

CONSULTANTS:

NEIGHBORS PHOTOGRAPHY

SP-2

DRAWN BY: B.C.

1 SOUTH-EAST - RENDER

2 SOUTH-WEST - RENDER

1
SP-3
STREET PROFILE
0 4' 8' 16'

BELLE COAST
LIFESTYLE PROPERTIES

BELLE COAST GROUP, Inc.

1025 92nd St #701
Bay Harbor Islands, FL 33154
andreu@bellecoast.com
(786) 218-3072

PROJECT:

834 POLK ST
HOLLYWOOD, FL 33019

FOLIO NUMBER: 514214024271

DATE: 11/15/2024

REVISION

DATE:
DRAFTED BY:
SCALE:

CONSULTANTS:

STREET PROFILE VIEW

SP-3

DRAWN BY: B.C.

822 POLK STREET | 824 POLK STREET | 834 POLK STREET | 826 POLK STREET

STREET VIEW ALONG POLK STREET

BELLE COAST
LIFESTYLE PROPERTIES

BELLE COAST GROUP, Inc.

1025 92nd St #701
Bay Harbor Islands, FL 33154
andreu@bellecoast.com
(786) 218-3072

PROJECT:

834 POLK ST
HOLLYWOOD, FL 33019

FOLIO NUMBER: 514214024271

DATE: 11/15/2024

REVISION

DATE:
DRAFTED BY:
SCALE:

CONSULTANTS:

STREET VIEW

SP-3.1

DRAWN BY: B.C.

BELLE COAST
LIFESTYLE PROPERTIES

BELLE COAST GROUP, Inc.

1025 92nd St #701
Bay Harbor Islands, FL 33154
andreu@bellecoast.com
(786) 218-3072

PROJECT:

834 POLK ST
HOLLYWOOD, FL 33019

FOLIO NUMBER: 514214024271

DATE: 11/15/2024

REVISION

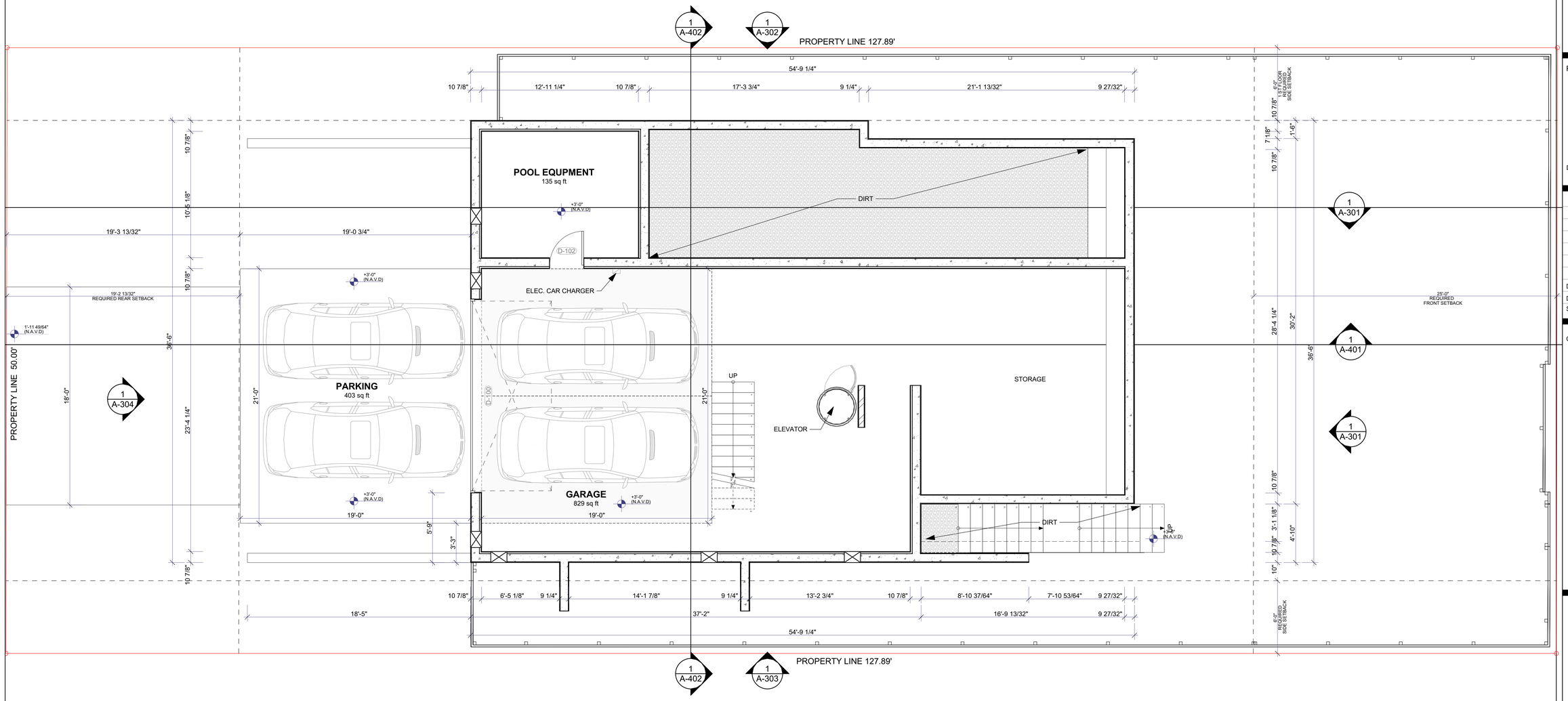
DATE:
DRAFTED BY:
SCALE:

CONSULTANTS:

SUBJECT PROPERTY

SP-4

DRAWN BY: B.C.



N

3 A-101 GARAGE FLOOR PLAN

0 2' 4' 8'

WALL LEGEND:

- EXTERIOR WALL
- INTERIOR WALL
- RETAINING WALL
- INTERIOR WALL
- STRUCTURAL WALL

BELLE COAST

LIFESTYLE PROPERTIES

BELLE COAST GROUP, Inc.

(786) 218-3072

PROJECT:

DATE: 11/15/2024

REVISION

DATE:

DRAFTED BY:

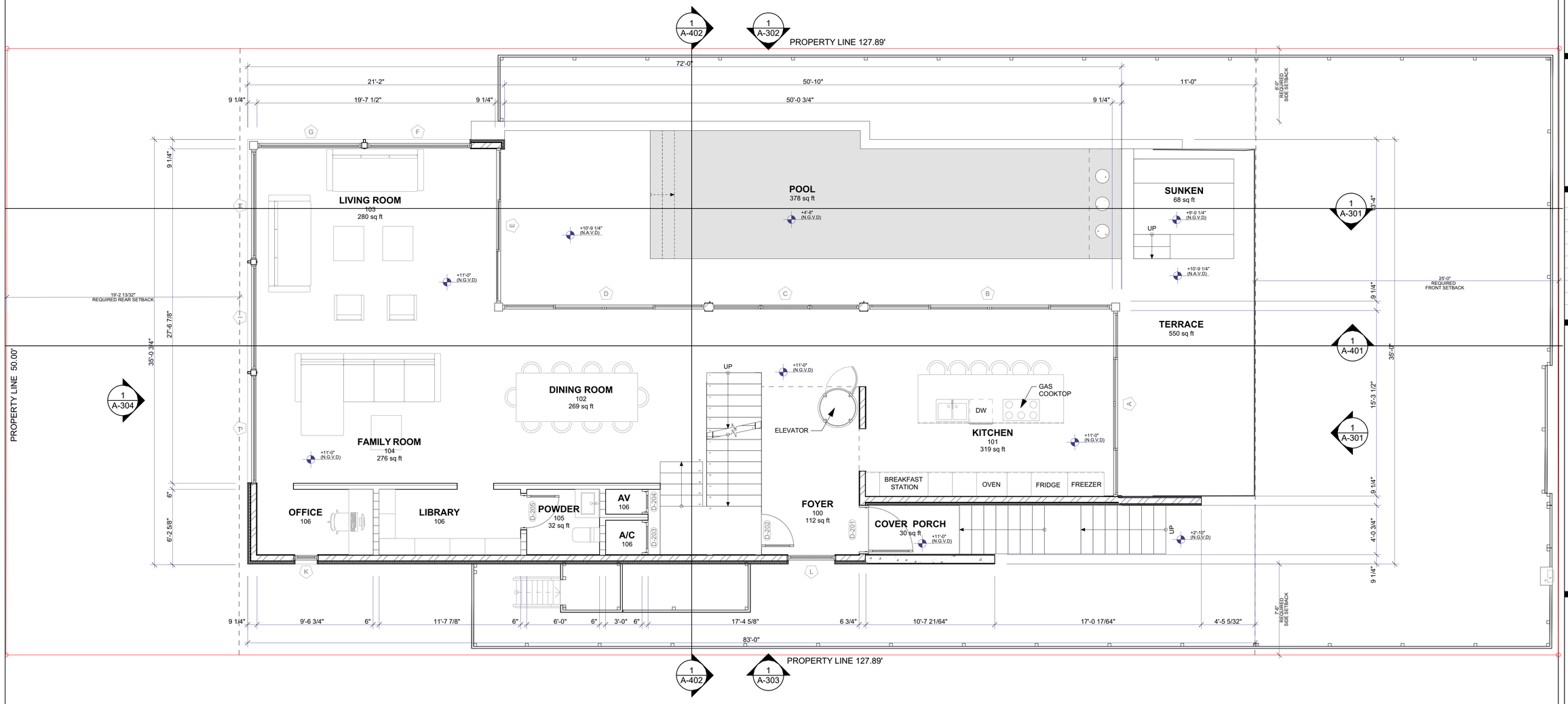
SCALE:

CONSULTANTS:

GARAGE FLOOR PLAN

A-101

DRAWN BY: B.C.



N

3 A-102 GROUND FLOOR PLAN

0 2' 4' 8'

WALL LEGEND:

- EXTERIOR WALL
- INTERIOR WALL
- RETAINING WALL
- INTERIOR WALL
- STRUCTURAL WALL

BELLE COAST
LIFESTYLE PROPERTIES

BELLE COAST GROUP, Inc.

(786) 218-3072

PROJECT:

DATE: 11/15/2024

REVISION

DATE:

DRAFTED BY:

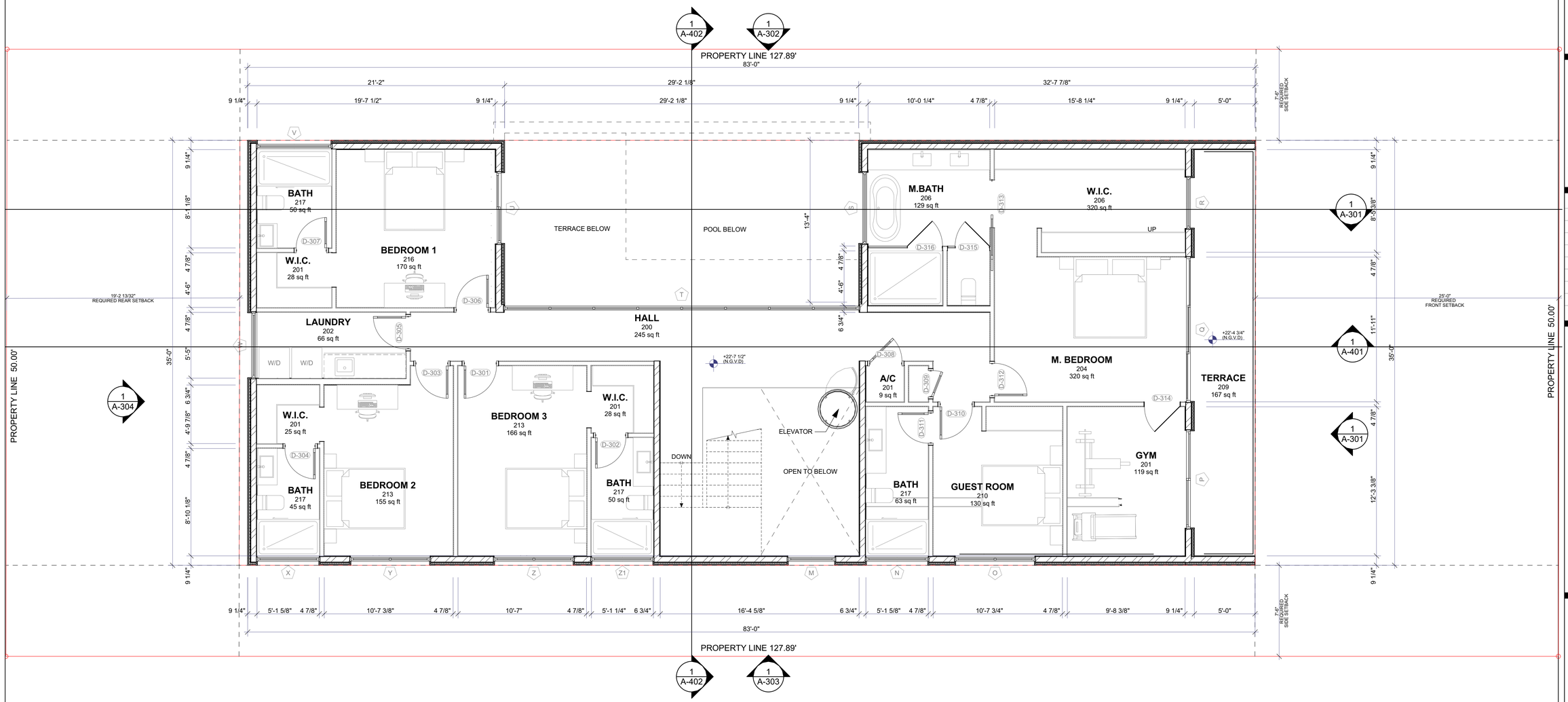
SCALE:

CONSULTANTS:

GROUND FLOOR PLAN

A-102

DRAWN BY: B.C.



N

3 A-103 SECOND FLOOR PLAN

0 2' 4' 8'

WALL LEGEND:

- EXTERIOR WALL
- INTERIOR WALL
- RETAINING WALL
- INTERIOR WALL
- STRUCTURAL WALL

BELLE COAST
LIFESTYLE PROPERTIES

BELLE COAST GROUP, Inc.

(786) 218-3072

PROJECT:

DATE: 11/15/2024

REVISION

DATE:

DRAFTED BY:

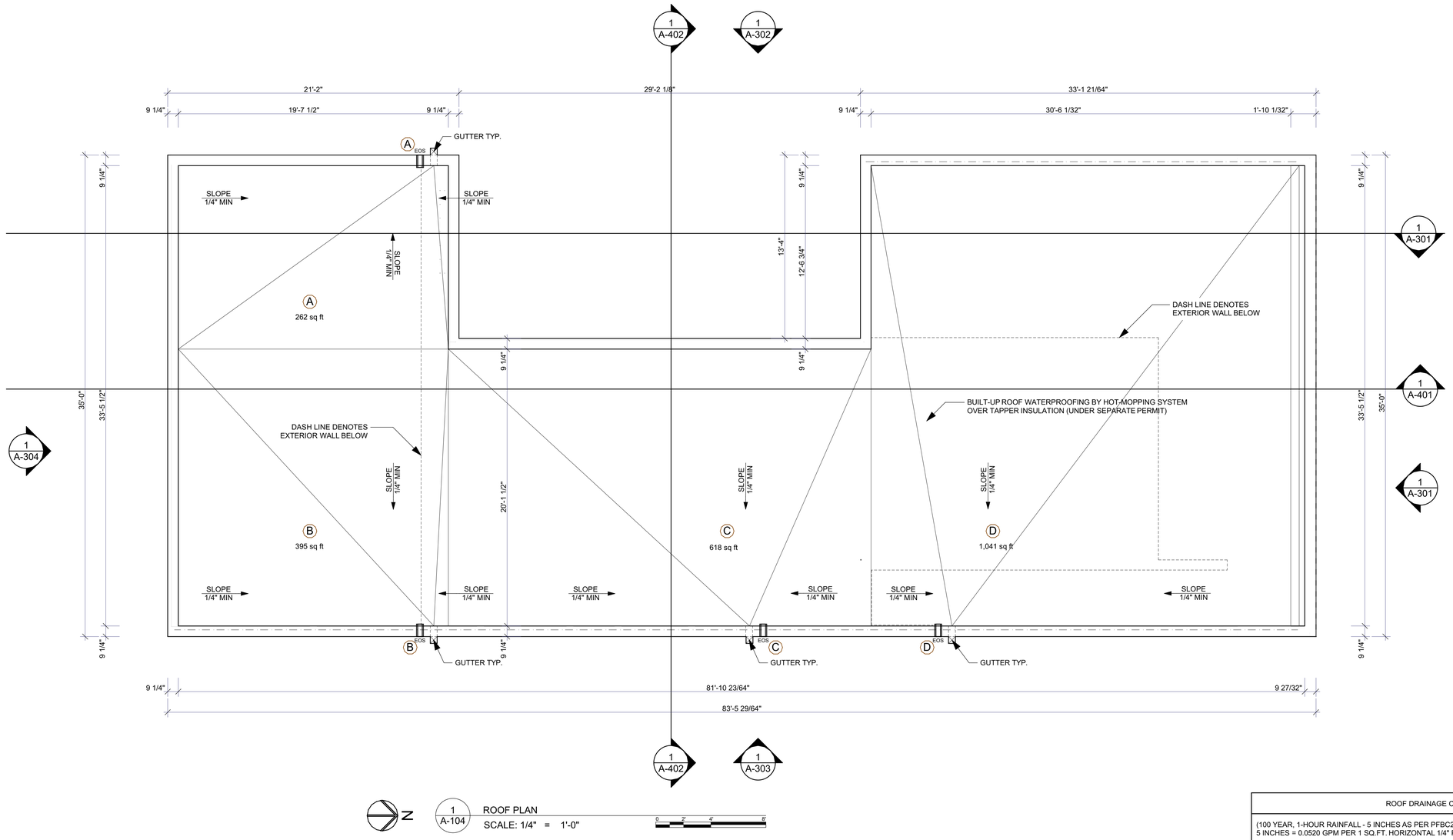
SCALE:

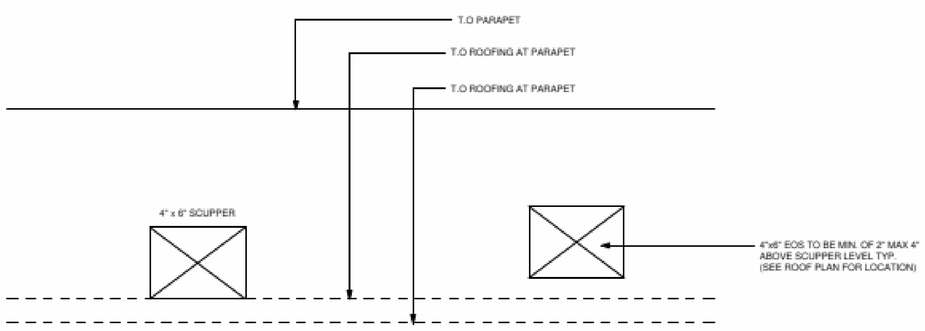
CONSULTANTS:

SECOND FLOOR PLAN

A-103

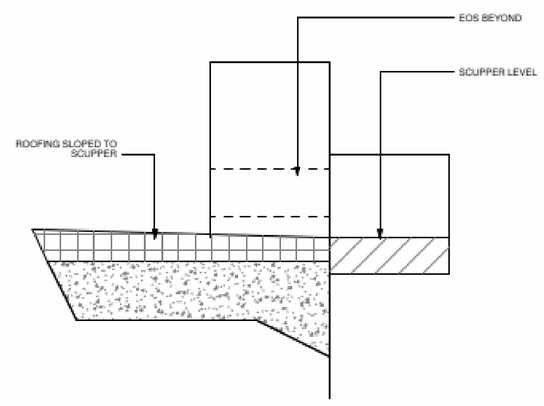
DRAWN BY: B.C.





SCUPPER & EOS DETAILS

3" = 1'-0"



ROOF DRAINAGE CALCULATIONS
(100 YEAR, 1-HOUR RAINFALL - 5 INCHES AS PER PFBC2020) 5 INCHES = 0.0520 GPM PER 1 SQ.FT. HORIZONTAL 1/4" PER LF
ROOF AREA A-262 SF x 0.0520 = 13.62 GPM PROVIDED: 6" DIA. HORIZONTAL 487 GPM
ROOF AREA B-395 SF x 0.0520 = 20.54 GPM PROVIDED: 6" DIA. HORIZONTAL 487 GPM
ROOF AREA C-618 SF x 0.0520 = 32.14 GPM PROVIDED: 6" DIA. HORIZONTAL 487 GPM
ROOF AREA D-1041 SF x 0.0520 = 54.13 GPM PROVIDED: 6" DIA. HORIZONTAL 487 GPM
PER TABLE 1106.7, ROOF AREAS A,B,C,D. "4h x 6w" SCOOPER DRAINS W/4h x 6w EMERGENCY SCUPPER DRAINS.

NOTES:

ENCLOSED AREAS BELOW THE DESIGN FLOOD ELEVATION SHALL BE USED SOLELY FOR PARKING, BUILDING ACCESS OR STORAGE AS PER ASCE 4.6.

ROOFING SYSTEM NOTES:

ALL ROOFING SYSTEM SHALL BE PAINTED "WHITE" AS PER URBAN HEAT ISLAND ORDINANCE.

WATERPROOFING NOTE:

- WATERPROOFING TESTED SHALL BE FLOOD TESTED IN ACCORDANCE WITH ASTM D5957 .
- WATERPROOFING WILL COMPLY WITH F.B.C. 1519.16.6
- WATERPROOFING WILL BE SUBMITTED WITH A SEPARATE PERMIT
- FLASHING SHALL BE INSTALLED IN ACCORDANCE TO THE MANUFACTURERS PUBLISHED STANDARD DETAILS, SPECIFIC DETAILS, APPROVED BY THE MANUFACTURE; AND SHALL COMPLY WITH F.B.C. 1519.16

BELLE COAST
LIFESTYLE PROPERTIES

BELLE COAST GROUP, Inc.

1025 92nd St #701
Bay Harbor Islands, FL 33154
andreu@bellecoast.com
(786) 218-3072

PROJECT:

834 POLK ST
HOLLYWOOD, FL 33019

FOLIO NUMBER: 514214024271

DATE: 11/15/2024

REVISION

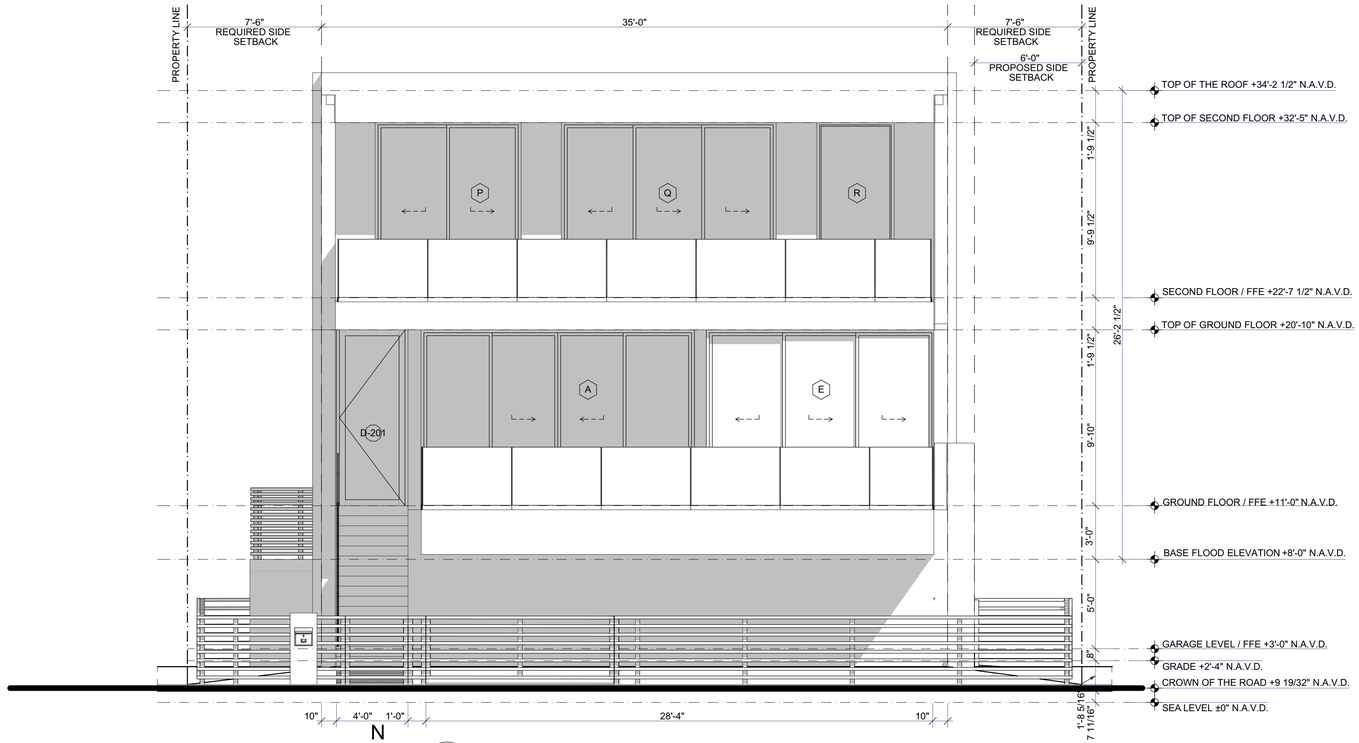
DATE:
DRAFTED BY:
SCALE:

CONSULTANTS:

ROOF PLAN

A-104

DRAWN BY: B.C.



1 A-301 NORTH EILEVATION
SCALE: 1/4" = 1'-0"

2 A-301 NORTH COLORED ELEVATION
SCALE: 1/4" = 1'-0"

BELLE COAST
LIFESTYLE PROPERTIES

BELLE COAST GROUP, Inc.

1025 92nd St #701
Bay Harbor Islands, FL 33154
andreu@bellecoast.com
(786) 218-3072

PROJECT:

834 POLK ST
HOLLYWOOD, FL 33019

FOLIO NUMBER: 514214024271

DATE: 11/15/2024

REVISION

DATE:
DRAFTED BY:
SCALE:

CONSULTANTS:

NORTH ELEVATIONS

A-301

DRAWN BY: B.C.

N

1
A-302

WEST ELEVATION

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

0 4' 8' 12'

N

2
A-302

WEST COLORED ELEVATION

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

0 4' 8' 12'

BELLE COAST

LIFESTYLE PROPERTIES

BELLE COAST GROUP, Inc.

1025 92nd St #701
Bay Harbor Islands, FL 33154
andreu@bellecoast.com
(786) 218-3072

PROJECT:

834 POLK ST
HOLLYWOOD, FL 33019

FOLIO NUMBER: 514214024271

DATE: 11/15/2024

REVISION

DATE:

DRAFTED BY:

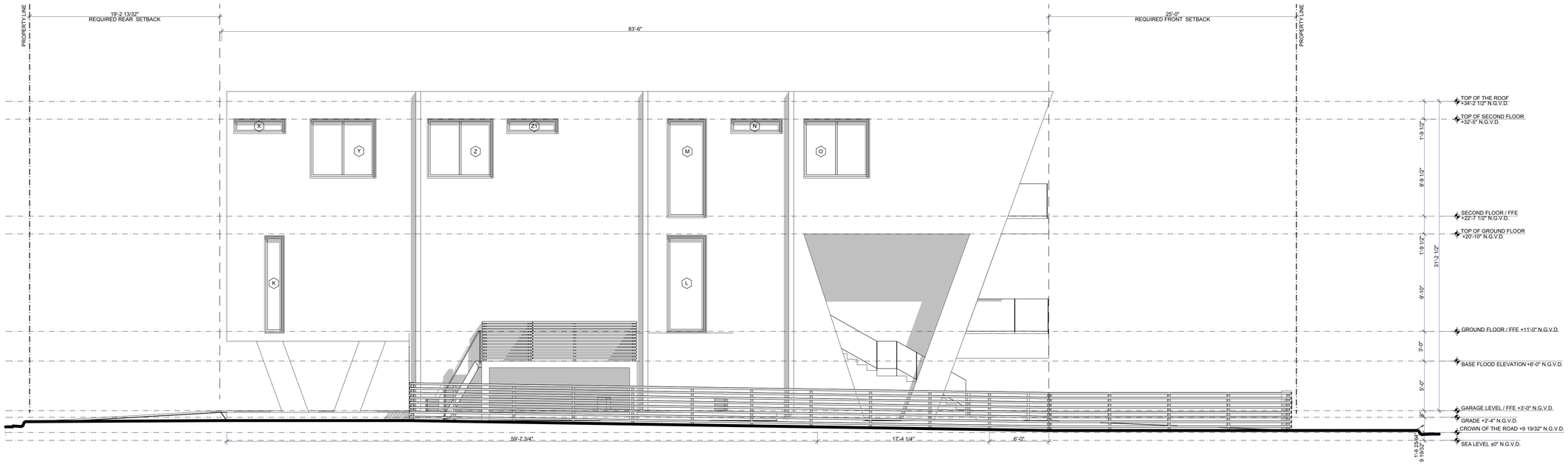
SCALE:

CONSULTANTS:

WEST ELEVATION

A-302

DRAWN BY: B.C.



N 1 A-303 EAST ELEVATION

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

0 4' 8' 12'

N 2 A-303 EAST COLORED ELEVATION

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

0 4' 8' 12'

BELLE COAST

LIFESTYLE PROPERTIES

BELLE COAST GROUP, Inc.

1025 92nd St #701
Bay Harbor Islands, FL 33154
andreu@bellecoast.com
(786) 218-3072

PROJECT:

834 POLK ST
HOLLYWOOD, FL 33019

FOLIO NUMBER: 514214024271

DATE: 11/15/2024

REVISION

DATE:

DRAFTED BY:

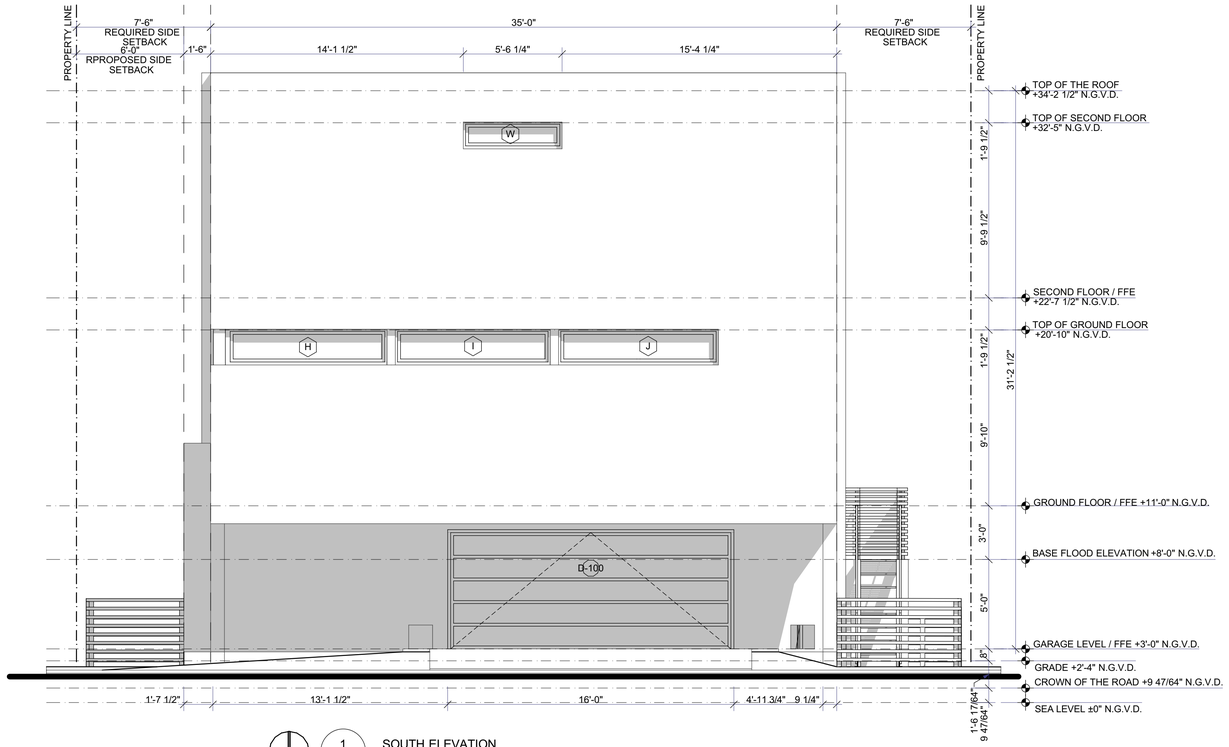
SCALE:

CONSULTANTS:

EAST ELEVATION

A-303

DRAWN BY: B.C.



1 A-304 SOUTH ELEVATION
SCALE: 1/4" = 1'-0"

2 A-304 SOUTH COLORED ELEVATION
SCALE: 1/4" = 1'-0"

BELLE COAST
LIFESTYLE PROPERTIES

BELLE COAST GROUP, Inc.

1025 92nd St #701
Bay Harbor Islands, FL 33154
andreu@bellecoast.com
(786) 218-3072

PROJECT:

834 POLK ST
HOLLYWOOD, FL 33019

FOLIO NUMBER: 514214024271

DATE: 11/15/2024

REVISION

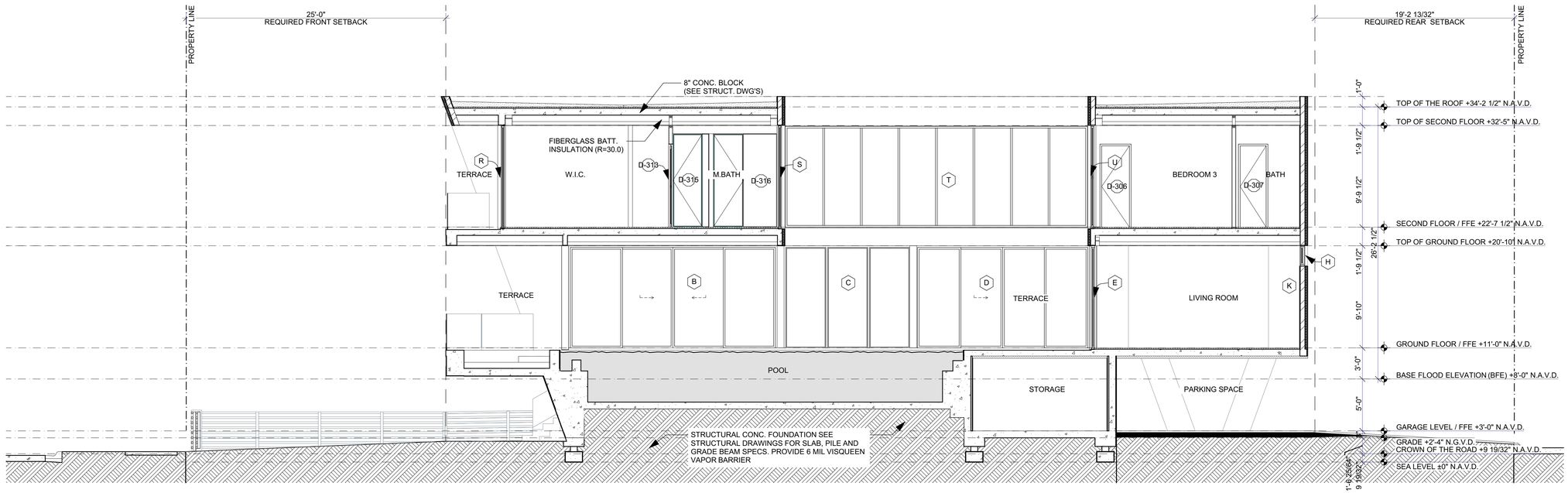
DATE:
DRAFTED BY:
SCALE:

CONSULTANTS:

SOUTH ELEVATION

A-304

DRAWN BY: B.C.

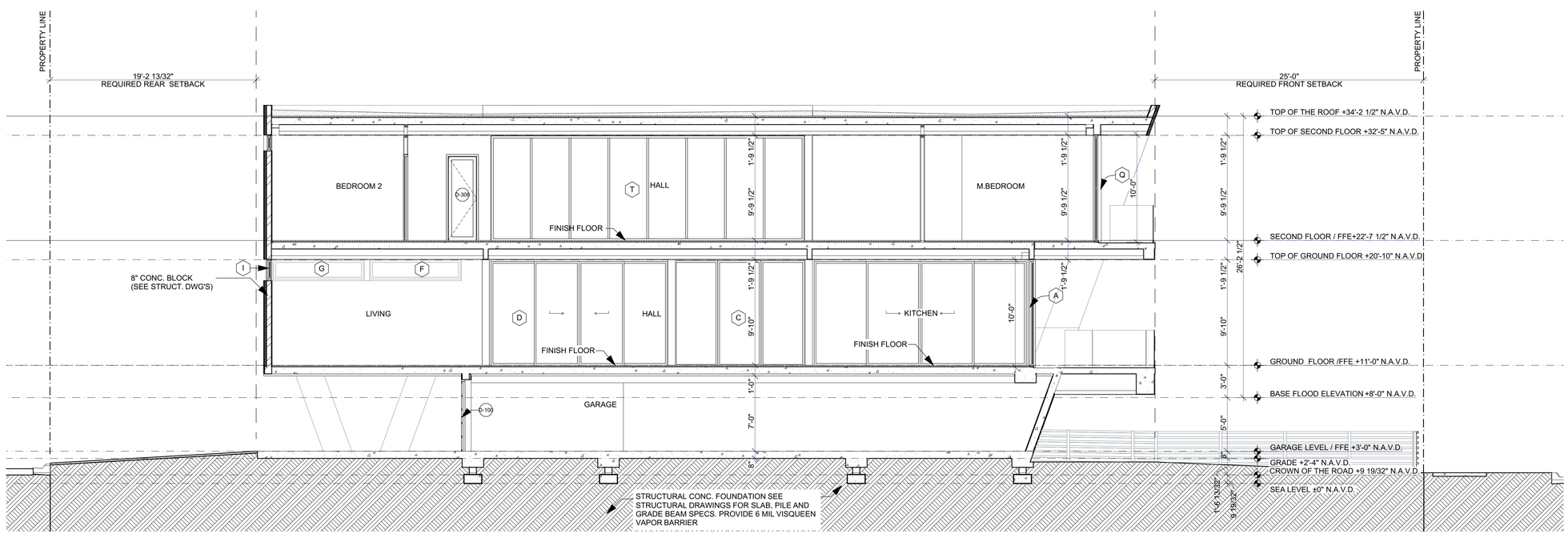


N

2
A-401

BUILDING SECTION A

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



N

1
A-401

BUILDING SECTION C

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

BELLE COAST
LIFESTYLE PROPERTIES

BELLE COAST GROUP, Inc.

1025 92nd St #701
Bay Harbor Islands, FL 33154
andreu@bellecoast.com
(786) 218-3072

PROJECT:

834 POLK ST
HOLLYWOOD, FL 33019

FOLIO NUMBER: 514214024271

DATE: 11/15/2024

REVISION

DATE:

DRAFTED BY:

SCALE:

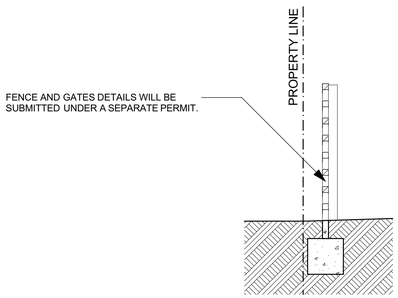
CONSULTANTS:

SECTION VIEWS

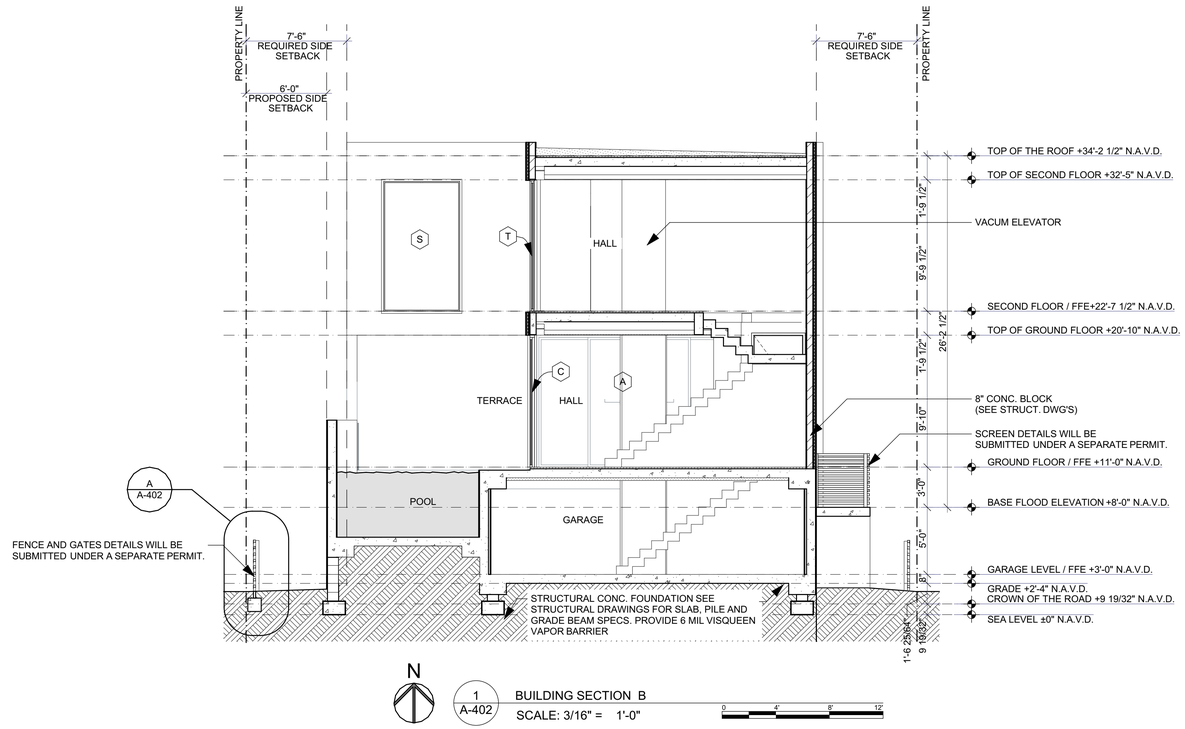
A-401

DRAWN BY: B.C.

BELLE COAST
LIFESTYLE PROPERTIES

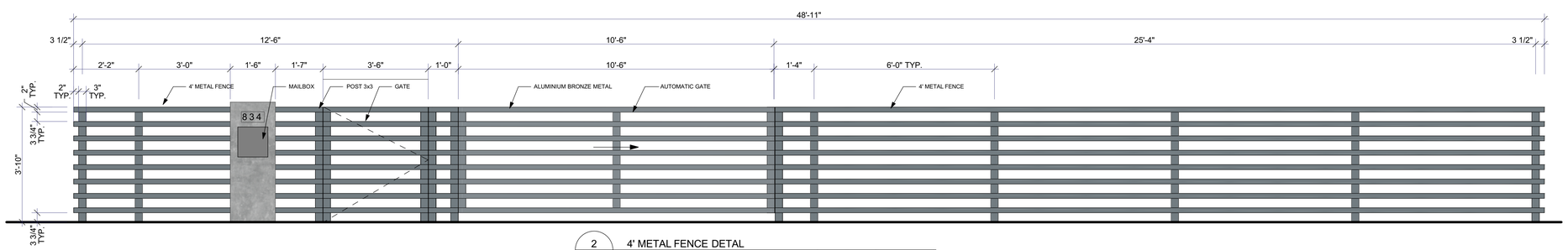


A
A-402
DETAIL
0 1' 2' 4'



N

1
A-402
BUILDING SECTION B
SCALE: 3/16" = 1'-0"
0 4' 8' 12'



2
A-402
4' METAL FENCE DETAL
0 1' 2' 4'

BELLE COAST

LIFESTYLE PROPERTIES

BELLE COAST GROUP, Inc.

1025 92nd St #701
Bay Harbor Islands, FL 33154
andreu@bellecoast.com
(786) 218-3072

PROJECT:

834 POLK ST
HOLLYWOOD, FL 33019

FOLIO NUMBER: 514214024271

DATE: 11/15/2024

REVISION	

DATE:

DRAFTED BY:

SCALE:

CONSULTANTS:

RENDERINGS

A-501

DRAWN BY: B.C.

BELLE COAST
LIFESTYLE PROPERTIES

BELLE COAST GROUP, Inc.

1025 92nd St #701
Bay Harbor Islands, FL 33154
andreu@bellecoast.com
(786) 218-3072

PROJECT:

834 POLK ST
HOLLYWOOD, FL 33019

FOLIO NUMBER: 514214024271

DATE: 11/15/2024

REVISION	

DATE:
DRAFTED BY:
SCALE:

CONSULTANTS:

RENDERINGS

A-502

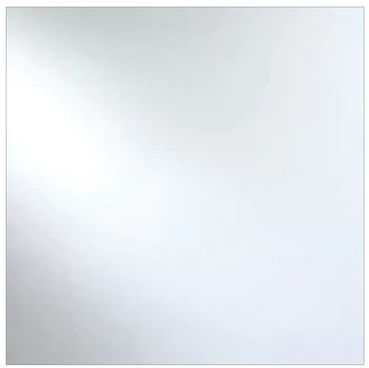
DRAWN BY: B.C.

01 WHITE STUCCO

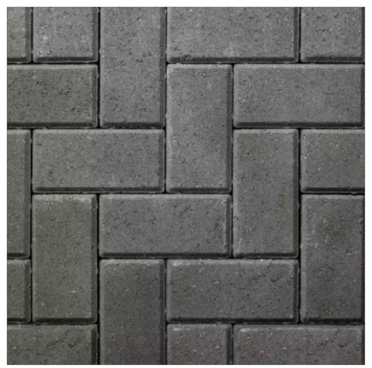
02 - BEIGE TRAVERTINE PORCELAIN

03 - BLACK ALUMINIUM

04 - GREY IMPACT GLASS



05 - CLEAR IMPACT GLASS



06 - PAVERS DRIVEWAY

BELLE COAST
LIFESTYLE PROPERTIES

BELLE COAST GROUP, Inc.

1025 92nd St #701
Bay Harbor Islands, FL 33154
andreu@bellecoast.com
(786) 218-3072

PROJECT:

834 POLK ST
HOLLYWOOD, FL 33019

FOLIO NUMBER: 514214024271

DATE: 11/15/2024

REVISION

DATE:
DRAFTED BY:
SCALE:

CONSULTANTS:

MATERIAL SCHEDULES

A-503

DRAWN BY: B.C.

NOTE:

• Flat Roof: The clean, flat roof reflects Mid-Century Modern's emphasis on simplicity and straight lines, giving the building a sleek, low-profile look.

• Angled Concrete Columns: The bold, angled concrete columns add a sculptural and dynamic element, inspired by Mid-Century Modern's use of strong geometric forms.

• Large Black-Framed Windows: Expansive glass windows with black frames emphasize clean, linear aesthetics and create a sharp contrast, enhancing the modern look while connecting indoor and outdoor spaces—a key Mid-Century Modern principle.

• Neutral Tones & Travertine Stone Accents: The use of travertine stone introduces natural warmth and texture, aligning with Mid-Century Modern's preference for organic materials that integrate harmoniously with the surroundings.

This concept reinterprets Mid-Century Modern's distinct style, combining bold, innovative architecture with materials and details that respect the district's historic character.

BELLE COAST

LIFESTYLE PROPERTIES

BELLE COAST GROUP, Inc.

1025 92nd St #701
Bay Harbor Islands, FL 33154
andreu@bellecoast.com
(786) 218-3072

PROJECT:

834 POLK ST
HOLLYWOOD, FL 33019

FOLIO NUMBER: 514214024271

DATE: 11/15/2024

REVISION

DATE:
DRAFTED BY:
SCALE:

CONSULTANTS:

MID-CENTURY MODERN INSPIRATIONS

A-504

DRAWN BY: B.C.

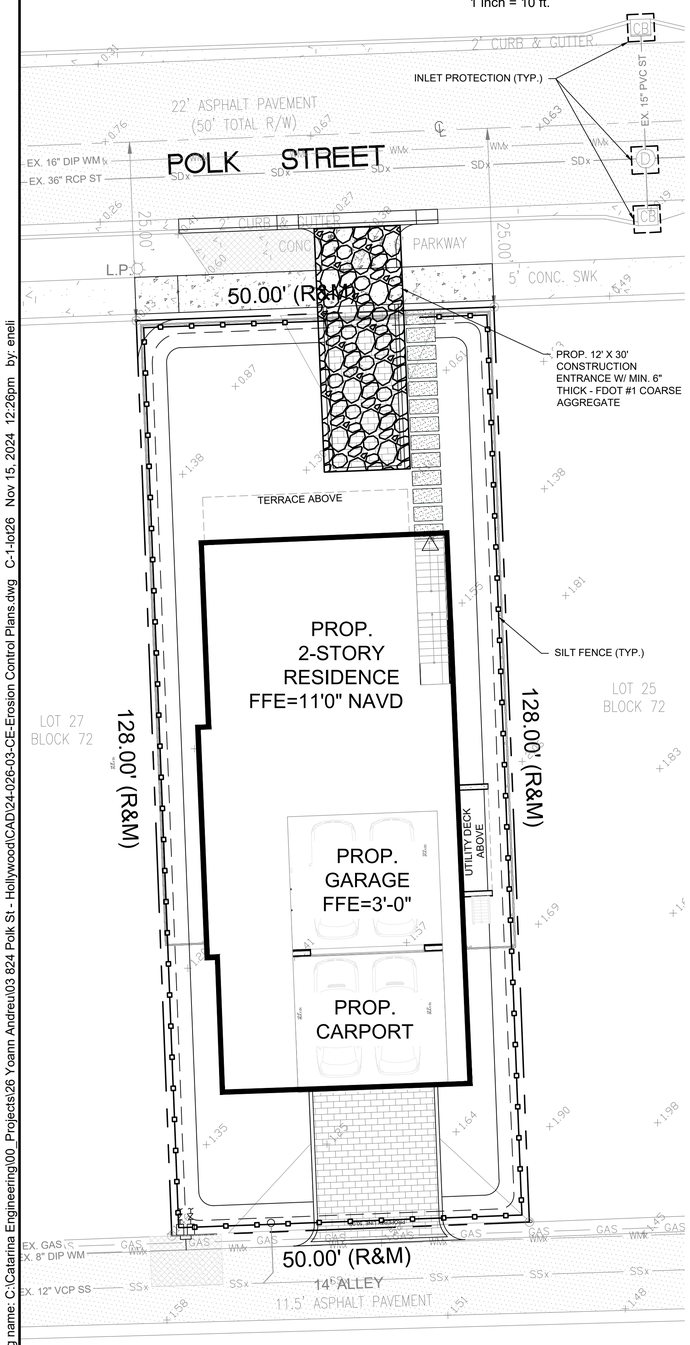
LEGEND

- INLET PROTECTION DOUBLE LAYER OF MIRAFI OR APPROVED OTHER
- SILT FENCE
- PROPERTY LINE

N

10 0 5 10 20

GRAPHIC SCALE
(IN FEET)
1 inch = 10 ft.



EROSION CONTROL NOTES

1. THE CONTRACTOR SHALL INSTALL TEMPORARY AND MAINTAIN EROSION CONTROL AND SEDIMENTATION CONTROL MEASURES IN ACCORDANCE WITH THE STANDARDS FOR SOIL EROSION AND SEDIMENT CONTROL IN FLORIDA
2. MAINTENANCE MEASURES SHALL BE APPLIED AS NEEDED DURING THE ENTIRE CONSTRUCTION CYCLE. AFTER EACH RAINFALL, A VISUAL INSPECTION SHALL BE MADE OF ALL INSTALLED TEMPORARY EROSION CONTROL MEASURES AND REPAIRS SHALL BE CONDUCTED TO ENSURE THEIR CONTINUING FUNCTION AS DESIGNED.
3. CATCH BASIN, INLETS AND STORM SEWER MANHOLES STRUCTURES WITHIN SITE WILL BE PROTECTED DURING FILLING OPERATIONS FROM SEDIMENT RUNOFF AND DEBRIS BY PLACING A FILTER FABRIC MATERIAL IN THE FRAME AND GRATE/MANHOLE COVER. PREVENTIVE METHODS MUST BE UTILIZED AROUND THESE STRUCTURES (DURING FILLING OPERATIONS) BY GRADING TO DRAIN AWAY FROM STRUCTURES AND ANY OTHER METHODS APPROVED BY THE COUNTY ENGINEER OR DESIGN ENGINEER.
4. THE CONTRACTOR SHALL INSTALL A TYPE 3 SILT FENCE (24" MIN.) AS PER FL GUIDELINES.
5. THE CONTRACTOR SHALL INSTALL A TEMPORARY SOIL TRACKING PREVENTION DEVICE AS PER FL GUIDELINES. THE CONTRACTOR SHALL TAKE MEASURES TO ENSURE THE CLEANUP OF SEDIMENT THAT HAVE BEEN TRACKED BY VEHICLES OR HAVE BEEN TRANSPORTED BY WIND OR STORMWATER ABOUT THE SITE OR ONTO NEARBY ROADWAYS. STABILIZED CONSTRUCTION ENTRANCES AND CONSTRUCTION ROADS, IF APPROPRIATE, SHALL BE IMPLEMENTED IN ORDER TO REDUCE OFFSITE TRACKING.
6. THE CONTRACTOR WILL BE RESPONSIBLE FOR ACQUIRING A VALID NPDES PERMIT, UNLESS SUCH PERMIT IS DETERMINED TO BE NON-APPLICABLE BY REGULATORY AGENCY WITH JURISDICTION.

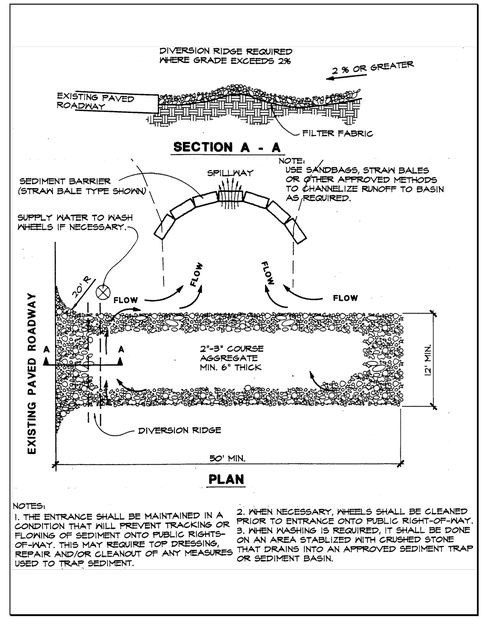


Plate 4.03a Temporary Gravel Construction Entrance
Source: Erosion Draw

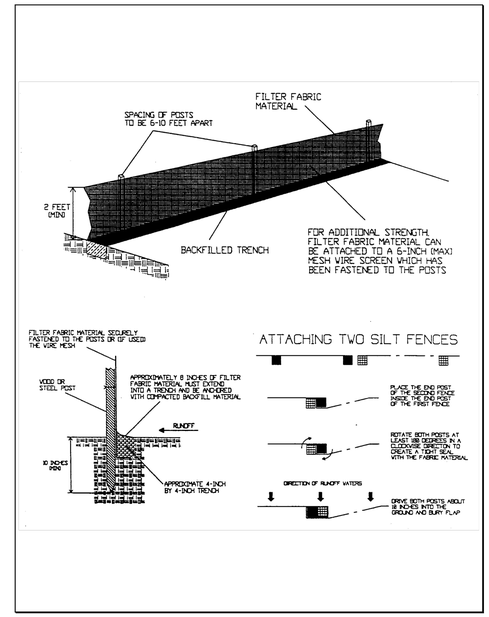


Plate 4.06d Installing a Filter Fabric Silt Fence
Source: HydroDynamics, Inc.

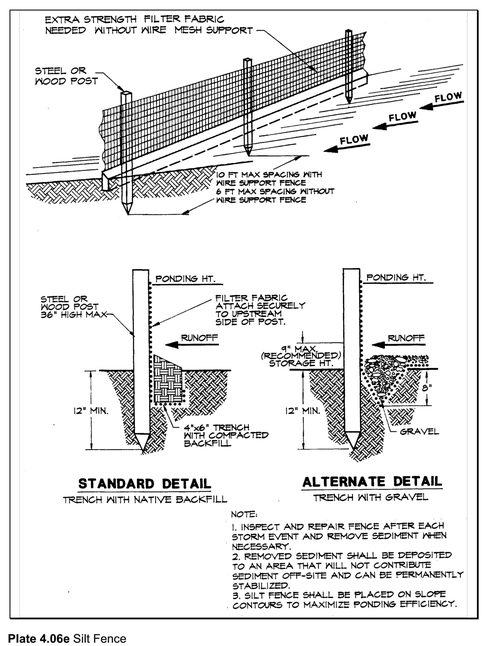


Plate 4.06e Silt Fence
Source: Erosion Draw

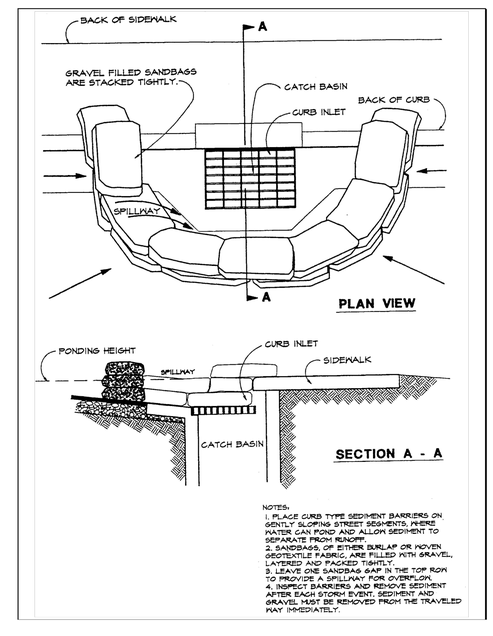


Plate 4.08o Curb Inlet Sediment Barrier
Source: Erosion Draw

CATARINA ENGINEERING

Fort Lauderdale, FL
(561) 929-0876
emichaels@catarinaengineering.com

ENELISE L. MICHAELS, P.E.
FLORIDA LICENSE # 84162

This item has been digitally signed and sealed by Enelise L. Michaels, P.E., on the date above. Printed copies of this document are not considered signed and sealed and the signature must be verified on any electronic copies.

Client:

BELLE COAST

Project Name and Address:

CUSTOM HOME

834 POLK ST
LOT 26
CITY OF HOLLYWOOD
BROWARD COUNTY

Rev.	Date	Description
1	CITY COMMENTS	10/31/2024

Sheet Title:

EROSION CONTROL PLAN

CONSTRUCTION DRAWINGS

Date:	08/08/24
Scale:	AS NOTED
Drawn by:	EM
Designed/ Approved by:	EM
Project Number:	24-026-03
Sheet Number:	C-1

LEGEND

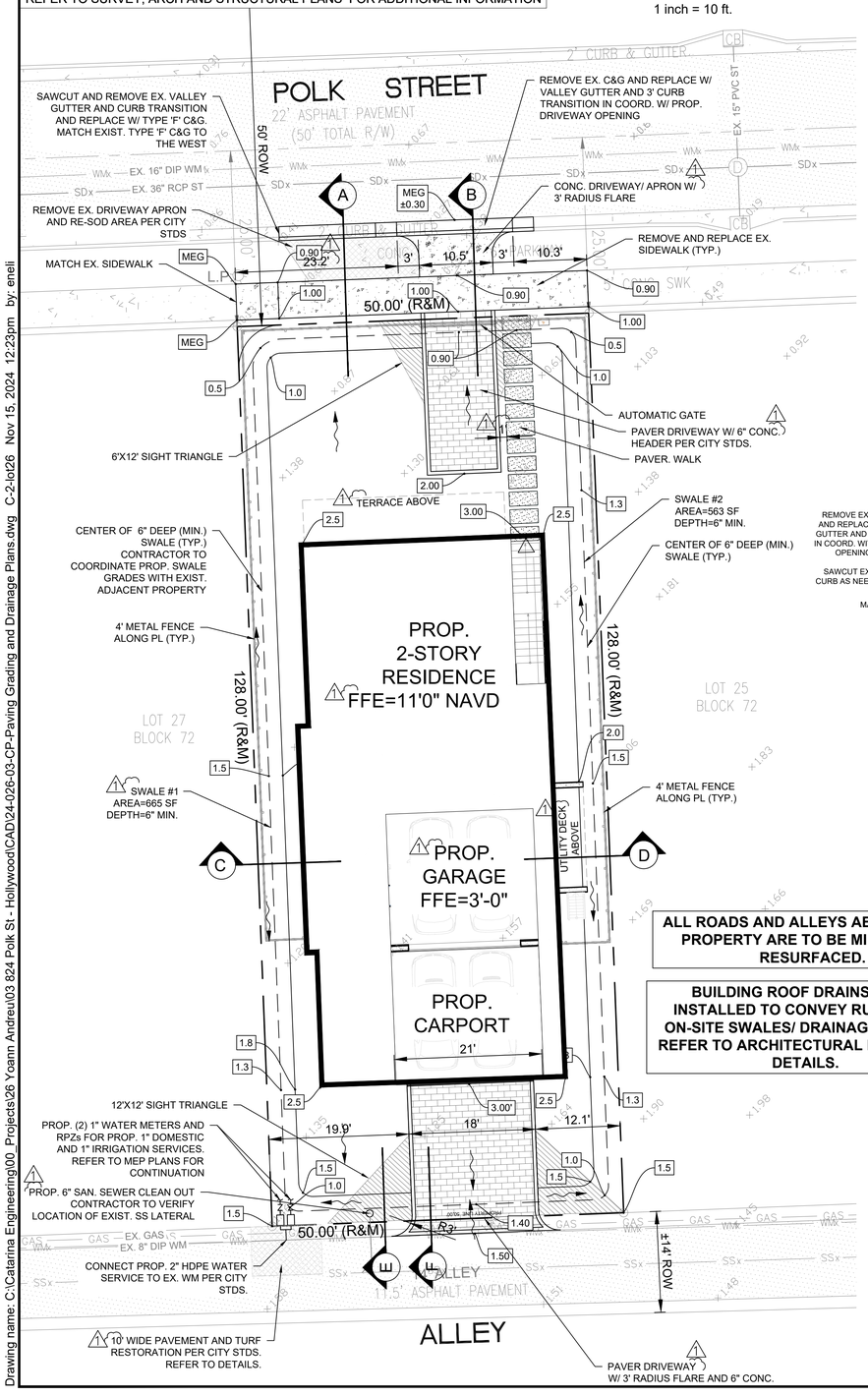
- EXISTING GRADES
- 2.00 — PROPOSED GRADES
- 2.50 / 2.00 — PROPOSED TOP & BOTTOM OF CURB ELEVATIONS
- BUILDING ACCESS (REFER TO ARCH. PLANS)
- DRAINAGE FLOW
- PROPERTY LINE/ ROW

REFER TO SURVEY, ARCH AND STRUCTURAL PLANS FOR ADDITIONAL INFORMATION

N

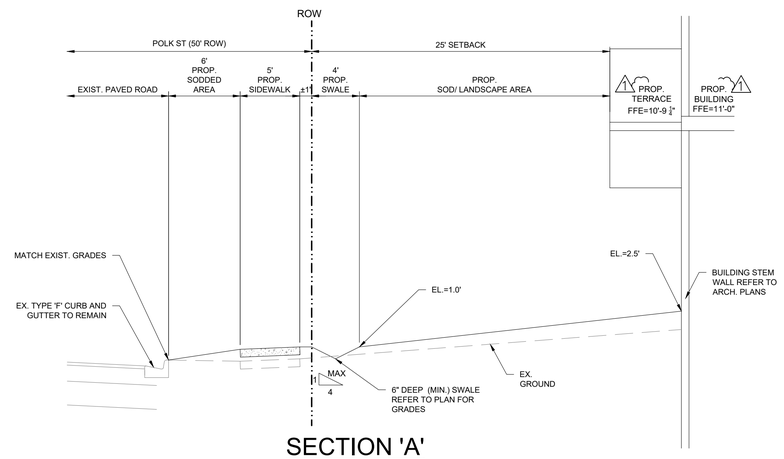
10 0 5 10 20

GRAPHIC SCALE
(IN FEET)
1 inch = 10 ft.

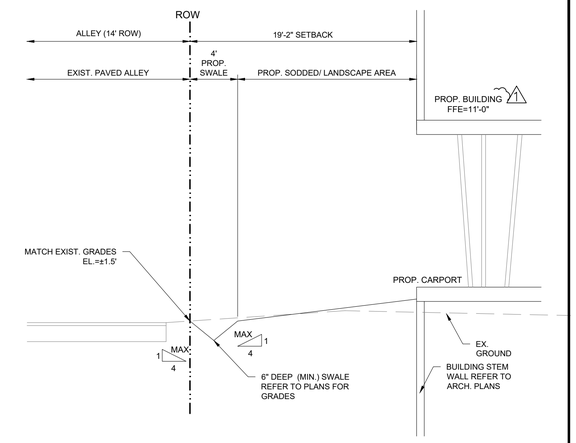


ALL ROADS AND ALLEYS ABUTTING THE PROPERTY ARE TO BE MILLED AND RESURFACED.

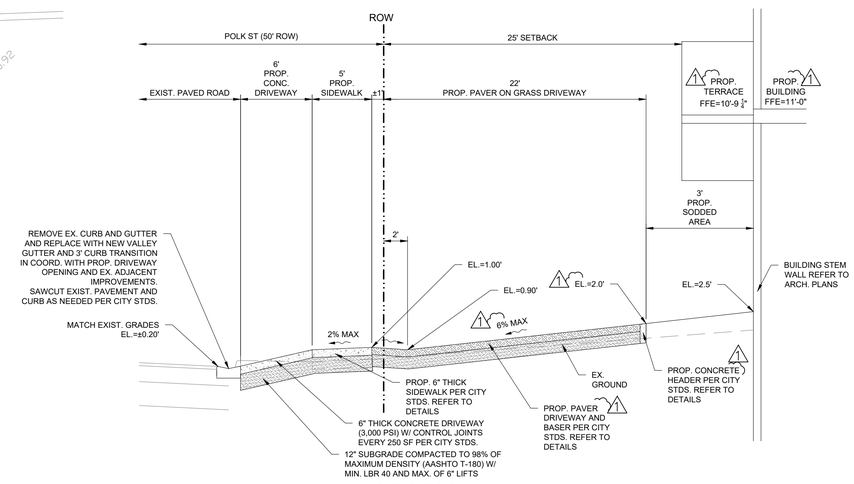
BUILDING ROOF DRAINS TO BE INSTALLED TO CONVEY RUNOFF TO ON-SITE SWALES/ DRAINAGE SYSTEM. REFER TO ARCHITECTURAL PLANS FOR DETAILS.



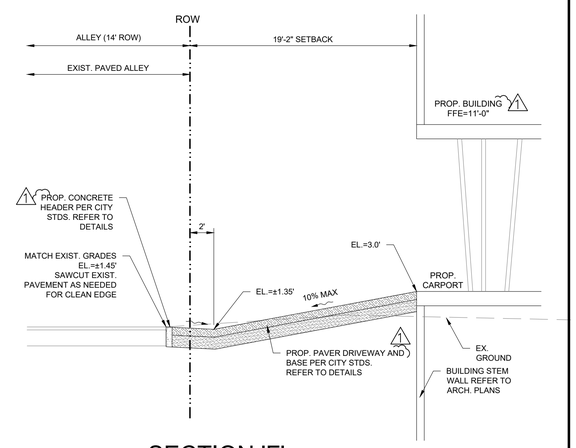
SECTION 'A'
N.T.S



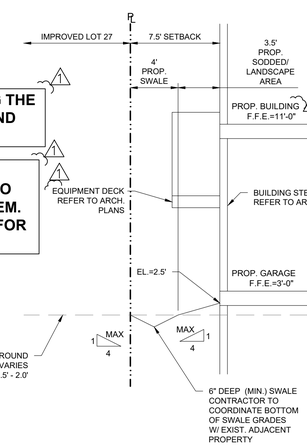
SECTION 'E'
N.T.S



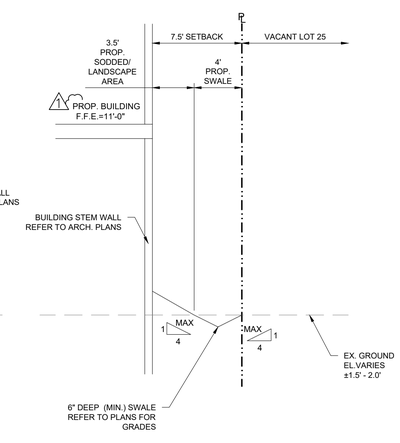
SECTION 'B'
N.T.S



SECTION 'F'
N.T.S



SECTION 'C'
N.T.S



SECTION 'D'
N.T.S

STORMWATER CALCULATIONS

PROPOSED SITE INFORMATION				
Impervious Area (Ai)	**3,600 sf**	**0.083 ac**	**Ai%**	**56%**
Roof Area (RA)=	2,921 sf	0.067 ac		
Other Impervious Area (OIA)=	679 sf	0.016 ac		
Pervious Area (Ap)	**2,800 sf**	**0.064 ac**	**Ap%**	**44%**
Landscape Area (LA)=	2,800 sf	0.064 ac		
Water Area (WA)=	- sf	0.000 ac		
Total Area (A)=	**6,400 sf**	**0.147 ac**	**A%**	**100%**
% Impervious for Water Quality (%WQ)=	**OIA / OIA+LA =**	**19.5%**		
SFWMD WATER QUALITY REQUIREMENTS				
Retain the greater runoff volume of:				
1st inch of runoff from the entire site, or	1"xA= 0.147 ac-in	533 ft^3		
2.5 inches times the percentange of imperviousness	2.5"x%WQxA= 0.072 ac-in	260 ft^3		
WQ Volume required (wet retention) =	**533 ft^3**			
WQ Volume required (dry retention) = 50% wet retention	**267 ft^3**			
PROPOSED RETENTION AREAS				
Swales 1 and 2				
Area (A)	1228.0 sf			
Depth (D)	0.5 ft			
Volume= (AxD)/2	**307 ft^3**			
Total Volume Provided=	**307 ft^3**			

The required dry retention volume will be provided within the proposed swales.

ALL EXISTING/PROPOSED ELEVATIONS SHOWN ARE BASED ON NAVD 1988

CATARINA ENGINEERING

Fort Lauderdale, FL
(561) 929-0876
emichaels@catarinaengineering.com

ENELISE L. MICHAELS, P.E.
FLORIDA LICENSE # 84162

This item has been digitally signed and sealed by Enelise L. Michaels, P.E., on the date above. Printed copies of this document are not considered signed and sealed and the signature must be verified on any electronic copies.

Client:

BELLE COAST

Project Name and Address:

CUSTOM HOME
834 POLK ST
LOT 26
CITY OF HOLLYWOOD
BROWARD COUNTY

Rev.	Date	Description
1	CITY COMMENTS	10/31/2024

Sheet Title:

ENGINEERING PLAN AND SECTIONS

CONSTRUCTION DRAWINGS

Date:	08/08/24
Scale:	AS NOTED
Drawn by:	EM
Designed/ Approved by:	EM
Project Number:	24-026-03
Sheet Number:	C-2

GENERAL NOTES:

1. THE INFORMATION PROVIDED IN THESE DRAWINGS IS SOLELY TO ASSIST THE CONTRACTOR IN ASSESSING THE NATURE AND EXTENT OF CONDITIONS WHICH WILL BE ENCOUNTERED DURING THE COURSE OF THE WORK. THE CONTRACTORS ARE DIRECTED, PRIOR TO BIDDING, TO CONDUCT WHATEVER INVESTIGATIONS THEY DEEM NECESSARY TO ARRIVE AT THEIR OWN CONCLUSION REGARDING THE ACTUAL CONDITIONS THAT WILL BE ENCOUNTERED, AND UPON WHICH BIDS WILL BE BASED.

2. ALL CONSTRUCTION AND MATERIALS SHALL CONFORM TO APPLICABLE STANDARDS AND SPECIFICATIONS OF THE CITY OF HOLLYWOOD DEPARTMENT OF DEVELOPMENT SERVICES, ENGINEERING, TRANSPORTATION & MOBILITY DIVISION, AND ALL OTHER LOCAL, STATE AND NATIONAL CODES, WHERE APPLICABLE.

3. LOCATIONS, ELEVATIONS, SIZES, MATERIALS, ALIGNMENTS, AND DIMENSIONS OF EXISTING FACILITIES, UTILITIES AND OTHER FEATURES ARE SHOWN ACCORDING TO THE BEST INFORMATION AVAILABLE AT THE TIME OF THE PREPARATION OF THESE PLANS; AND DO NOT PURPORT TO BE ABSOLUTELY CORRECT. ALSO, THERE MAY HAVE BEEN OTHER IMPROVEMENTS, UTILITIES, ETC., WITHIN THE PROJECT AREA WHICH WERE CONSTRUCTED AFTER THE PREPARATION OF THESE PLANS AND/OR THE ORIGINAL SITE SURVEY. THE CONTRACTOR SHALL VERIFY THE LOCATIONS, ELEVATIONS, AND OTHER FEATURES AFFECTING HIS/HER WORK PRIOR TO CONSTRUCTION, AND NOTIFY THE ENGINEER IMMEDIATELY WHEN CONFLICT BETWEEN DRAWINGS AND ACTUAL CONDITIONS ARE DISCOVERED. THE ENGINEER ASSUMES NO RESPONSIBILITY FOR ANY FACILITIES SHOWN OR NOT SHOWN ON THE PLANS. THE CONTRACTOR SHALL WORK AS NEEDED TO AVOID CONFLICT WITH EXISTING UTILITIES (NO ADDITIONAL COST SHALL BE PAID FOR THIS WORK). EXISTING UTILITIES SHALL BE MAINTAINED IN SERVICE DURING CONSTRUCTION UNLESS OTHERWISE APPROVED BY THE RESPECTIVE UTILITY OWNER.

4. THE CONTRACTOR IS REQUIRED TO OBTAIN ALL APPLICABLE CONSTRUCTION AND ENVIRONMENTAL PERMITS PRIOR TO THE START OF CONSTRUCTION.

5. THE CONTRACTOR SHALL NOTIFY PUBLIC UTILITIES AT LEAST 48 HOURS PRIOR TO BEGINNING CONSTRUCTION.

6. PRIOR TO THE COMMENCEMENT OF CONSTRUCTION AND INSTALLATION OF THE PROPOSED IMPROVEMENTS, IT IS THE CONTRACTOR'S RESPONSIBILITY TO OBTAIN ANY OTHER AGENCY SHOP DRAWING APPROVAL, IF REQUIRED.

7. ELEVATIONS SHALL BE IN FEET AND REFERENCED TO THE NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD 88).

8. CITY OF HOLLYWOOD SHALL NOT PROVIDE STAGING/STORAGE AREA. CONTRACTOR SHALL SECURE STAGING/STORAGE AREA AS NECESSARY FOR CONSTRUCTION WORK.

9. CONTRACTOR SHALL HAUL AWAY EXCESSIVE STOCKPILE OF SOIL FOR DISPOSAL EVERY DAY. NO STOCKPILE SOIL IS ALLOWED TO BE LEFT ON THE CONSTRUCTION SITE OVER NIGHT.

10. CONTRACTOR SHALL CLEAN/SWEEP THE ROAD AT LEAST ONCE A DAY OR AS REQUIRED BY THE ENGINEER.

11. CONTRACTOR SHALL PROTECT CATCH BASINS WITHIN/ADJACENT TO THE CONSTRUCTION SITE AS REQUIRED BY NPDES REGULATIONS.

12. CITY OF HOLLYWOOD HAS A NOISE ORDINANCE (CHAPTER 100) WHICH PROHIBITS EXCAVATION AND CONSTRUCTION BEFORE 8:00 A.M. AND AFTER 6:00 P.M., MONDAY THROUGH SATURDAY AND ALL DAY SUNDAY.

13. SUITABLE EXCAVATED MATERIAL SHALL BE USED IN FILL AREAS. NO SEPARATE PAY ITEM FOR THIS WORK, INCLUDE COST IN OTHER ITEMS.

14. THE CONTRACTOR SHALL REPLACE ALL PAVING, STABILIZING EARTH, DRIVEWAYS, PARKING LOTS, SIDEWALKS, ETC. TO SATISFY THE INSTALLATION OF THE PROPOSED IMPROVEMENTS WITH THE SAME TYPE OF MATERIAL THAT WAS REMOVED DURING CONSTRUCTION.

15. THE CONTRACTOR SHALL NOT ENCROACH INTO PRIVATE PROPERTY WITH PERSONNEL, MATERIAL OR EQUIPMENT. IN CASE WORK ON PRIVATE PROPERTY IS NEEDED, A CITY OF HOLLYWOOD "RIGHT OF ENTRY" FORM MUST BE SIGNED BY PROPERTY OWNER AND THE DIRECTOR OF DEVELOPMENT SERVICES. THE CONTRACTOR IS RESPONSIBLE TO MAINTAIN ACCESS AT ALL TIMES TO PRIVATE HOMES/BUSINESSES.

16. THE CONTRACTOR SHALL BE RESPONSIBLE FOR DAMAGE, REMOVAL OR MODIFICATION, CAUSED TO ANY IRRIGATION SYSTEM (PRIVATE OR PUBLIC) ACCIDENTALLY OR PURPOSELY. THE CONTRACTOR SHALL REPLACE ANY DAMAGED, REMOVED OR MODIFIED IRRIGATION PIPES, SPRINKLER HEADS OR OTHER PERTINENT APPURTENANCES TO MATCH OR EXCEED EXISTING CONDITIONS AT NO ADDITIONAL COST TO THE CITY.

17. MAIL BOXES, FENCES OR OTHER PRIVATE PROPERTY DAMAGED DURING THE CONSTRUCTION OF THE PROPOSED IMPROVEMENTS SHALL BE REPLACED TO MATCH OR EXCEED EXISTING CONDITION.

18. CONTRACTOR SHALL PROVIDE MAINTENANCE OF TRAFFIC IN ACCORDANCE WITH FDOT STANDARD PLANS INDEX, LATEST EDITION, AND CITY OF HOLLYWOOD DEPARTMENT OF DEVELOPMENT SERVICES STANDARDS.

19. NO TREES ARE TO BE REMOVED OR RELOCATED WITHOUT PRIOR APPROVAL FROM THE CITY ENGINEER.

20. THE CONTRACTOR IS RESPONSIBLE FOR OBTAINING THE NECESSARY TREE REMOVAL OR RELOCATION PERMITS FROM THE CITY OF HOLLYWOOD BUILDING DEPARTMENT FOR TREES LOCATED IN THE PUBLIC RIGHT OF WAY.

21. IT IS THE INTENT OF THESE PLANS TO BE IN ACCORDANCE WITH APPLICABLE CODES AND AUTHORITIES HAVING JURISDICTION. ANY DISCREPANCIES BETWEEN THESE PLANS AND APPLICABLE REGULATORY STANDARDS/REQUIREMENTS SHALL BE IMMEDIATELY BROUGHT TO THE ATTENTION OF CITY ENGINEER.

22. THE CONTRACTOR SHALL BE RESPONSIBLE FOR MAINTAINING THE INTEGRITY OF AND MAKING THE REPAIRS TO EXISTING PAVEMENT, SIDEWALKS, PIPES, CONDUITS, CURBS, CABLES, ETC., WHETHER OR NOT SHOWN ON THE PLANS DAMAGED AS A RESULT OF THE CONTRACTORS OPERATIONS AND/OR THOSE OF HIS SUBCONTRACTORS, AND SHALL RESTORE THEM PROMPTLY AT NO ADDITIONAL EXPENSE TO THE OWNER. CONTRACTOR SHALL REPORT ANY DAMAGE TO SIDEWALK, DRIVEWAY, ETC., PRIOR TO BEGINNING WORK IN ANY AREA.

23. WHERE NEW PAVEMENT MEETS EXISTING, CONNECTION SHALL BE MADE IN A NEAT STRAIGHT LINE AND FLUSH WITH EXISTING PAVEMENT TO MATCH EXISTING CONDITIONS.

24. UNDER NO CIRCUMSTANCES SHALL THE CONTRACTOR LEAVE EXCAVATED TRENCHES, OR PARTS OF, EXPOSED OR OPENED AT THE END OF THE WORKING DAY, WEEKENDS, HOLIDAYS OR OTHER TIMES, WHEN THE CONTRACTOR IS NOT WORKING, UNLESS OTHERWISE DIRECTED. ALL TRENCHES SHALL BE COVERED, FIRMLY SECURED AND MARKED ACCORDINGLY FOR PEDESTRIAN/VEHICULAR TRAFFIC.

25. ALL EXCAVATED MATERIAL REMOVED FROM THIS PROJECT SHALL BE DISPOSED OF OFF THE PROPERTY BY THE CONTRACTOR AT THE CONTRACTOR'S EXPENSE.

26. ALL RAMPS, SIDEWALK CURB RAMPS, AND, ACCESSIBLE ROUTES SHALL BE ADA COMPLIANT AND SHALL BE IN ACCORDANCE WITH FDOT STANDARD PLANS INDEX, LATEST EDITION.

27. ALL GRASSED AREAS AFFECTED BY CONSTRUCTION SHALL BE RE-SODDED.

28. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROVISION, INSTALLATION AND MAINTENANCE OF ALL TRAFFIC CONTROL AND SAFETY DEVICES, IN ACCORDANCE WITH SPECIFICATIONS OF THE LATEST REVISION OF FDOT DESIGN STANDARDS. IN ADDITION, THE CONTRACTOR IS RESPONSIBLE FOR THE RESETTING OF ALL TRAFFIC CONTROL AND INFORMATION SIGNAGE REMOVED DURING THE CONSTRUCTION PERIOD.

29. EXCAVATED OR OTHER MATERIAL STORED ADJACENT TO OR PARTIALLY UPON A ROADWAY PAVEMENT SHALL BE ADEQUATELY MARKED FOR TRAFFIC SAFETY AT ALL TIMES.

30. TEMPORARY PATCH MATERIAL MUST BE ON THE JOB SITE WHENEVER PAVEMENT IS CUT, OR THE CITY'S INSPECTOR WILL SHUT THE JOB DOWN.

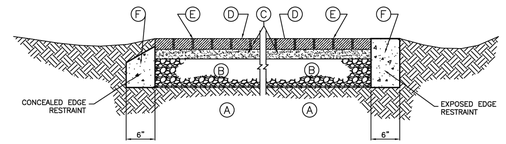
31. CONTRACTOR MUST PROVIDE FLASHER ARROW SIGNAL FOR ANY LANE THAT IS CLOSED OR DIVERTED.

32. THE CITY PREFERS THAT IT'S OWN POLICE OFFICERS PROVIDE TRAFFIC CONTROL TO ENSURE SAFE AND EFFICIENT INTERSECTION OPERATIONS IS MAINTAINED THROUGHOUT THE DURATION OF CONSTRUCTION, THEREFORE, PLEASE CONTACT MR. JANEL DIXON TO ARRANGE FOR A DETAIL TO PROVIDE THIS SERVICE. HE MAY BE REACHED AT 954-967-4500 OR VIA EMAIL AT jdixon@hollywoodfl.org.

33. CONTRACTOR TO RESTORE PAVEMENT TO ORIGINAL CONDITION AS REQUIRED, REFER TO BCTED, PAVING MARKINGS AND SIGNS DETAILS PLAN, LATEST EDITION.

34. THE CONTRACTOR SHALL GIVE AT LEAST 48 HOURS NOTICE TO UTILITY COMPANIES TO PROVIDE FOR THE LOCATION OF EXISTING UNDERGROUND UTILITIES IN ADVANCE OF CONSTRUCTION. CONTACT UTILITIES NOTIFICATION CENTER AT 811 OR 1-800-432-4770 (SUNSHINE ONE-CALL OF FLORIDA).

Sunshine 811

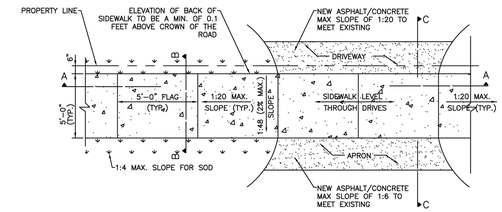


LEGEND:

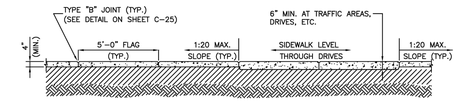
- (A) SUITABLE SUBGRADE (SEE NOTE No. 1)
- (B) LIMEROCK BASE COMPACTED TO A MIN. OF 98% OF MAX. DENSITY AS DETERMINED BY AASHTO T-180 MINIMUM THICKNESS REQUIRED:
  6" IN THE PUBLIC RIGHT OF WAY
  4" ON PRIVATE PROPERTY
- (C) SAND BEDDING COURSE, 2" TYPICAL.
- (D) CONCRETE SEGMENTAL PAVING UNITS
- (E) JOINT-FILLING SAND
- (F) 3,000PSI CONCRETE @ CONTINUOUS EXPOSED EDGE RESTRAINT REQUIRED IN THE PUBLIC RIGHT-OF-WAY.

LIMITATIONS:

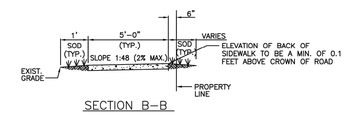
1. LIGHT TRAFFIC AND DOMESTIC USE ONLY. HEAVIER TRAFFIC OR UNSUITABLE SOIL CONDITIONS REQUIRE SPECIAL PAVEMENT STRUCTURE AND THICKNESS DESIGN.
2. SURFACE DRAINAGE: RECOMMENDED MINIMUM GRADE OF 2% TO SWALE PERVIOUS AREA.
3. THIS IS A NON-STANDARD TYPE OF DRIVEWAY CONSTRUCTION AND AN AFFIDAVIT IS REQUIRED FROM THE OWNER FOR WORK IN PUBLIC RIGHT-OF-WAY OR EASEMENT.



PLAN



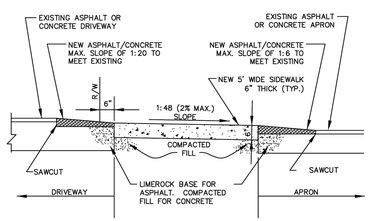
SECTION A-A



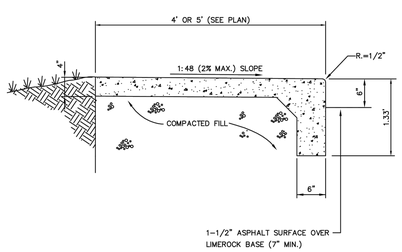
SECTION B-B

NOTE:

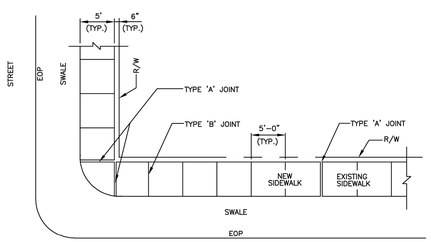
1. ALL SIDEWALK CONSTRUCTION SHALL BE IN STRICT ACCORDANCE WITH THE ADA STANDARDS.
2. LIGHT BROOM FINISH PERPENDICULAR TO THE DIRECTION OF THE SIDEWALK.
3. ALL SIDEWALKS CROSS SLOPES SHALL BE 1:48 (2% MAX.); AND, RUNNING SLOPES 1:20 MAX.



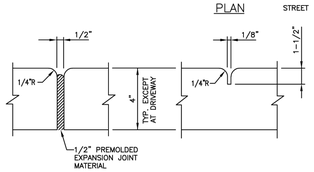
SECTION C-C



SIDEWALK WITH CURB



PLAN



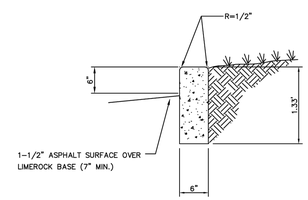
TYPE 'A' TYPE 'B'

SIDEWALK JOINTS

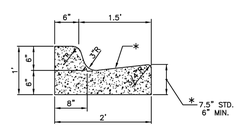
TABLE OF SIDEWALK JOINTS	
TYPE	LOCATION
'A'	P.C. & P.T. OF CURVES; JUNCTION OF EXISTING AND NEW SIDEWALKS; WHERE SIDEWALK ABUTS CONCRETE CURBS, DRIVEWAYS AND SIMILAR STRUCTURES.
'B'	5' CENTER TO CENTER ON SIDEWALKS.

NOTES:

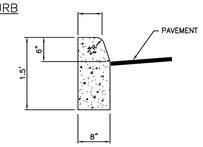
1. CONCRETE SHALL BE CLASS 1 WITH MINIMUM COMPRESSIVE STRENGTH OF 3,000 PSI AT 28 DAYS.
2. USE OF FIBER REINFORCED CEMENT IS PROHIBITED.
3. SIDEWALK LONGITUDINAL AND CROSS SLOPES SHALL MEET ADA STANDARDS.
4. SIDEWALK CURB RAMPS SHALL BE PROVIDED AT ALL DESIGNATED PEDESTRIAN CROSSING AT INTERSECTIONS PER FDOT STANDARD PLANS INDEX NO. 522-002.
5. THE VERTICAL DEVIATION OF THE COVER/LID OF A GIVEN UTILITY BOX/STRUCTURE SHALL NOT BE MORE THAN A ¼" DIFFERENCE IN HEIGHT/ELEVATION OF THE FINISHED SIDEWALK SURFACE.
6. 4" THICK MINIMUM (TYP.); 6" THICK AT DRIVEWAYS, EXTENDED TWO FEET ON BOTH SIDES BEYOND THE DRIVE.



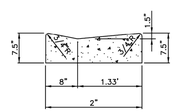
STANDARD CURB



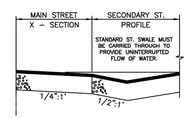
6" CURB & GUTTER (FDOT TYPE "F")



TYPE 'D' CURB

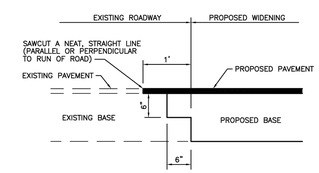


DRIVEWAY CURB & GUTTER



VALLEY GUTTER

* WHEN USED ON HIGH SIDE OF ROADWAYS, THE CROSS SLOPE OF THE GUTTER SHALL MATCH THE CROSS SLOPE OF THE ADJACENT PAVEMENT. THE THICKNESS OF THE LIP SHALL BE 6", UNLESS OTHERWISE SHOWN ON PLANS.



ISSUED: MAY 2023	DEPARTMENT OF DEVELOPMENT SERVICES ENGINEERING, TRANSPORTATION & MOBILITY DIVISION	REVISED: –	
DRAWN: EG	GENERAL NOTES (1 OF 2)	DRAWING NO.: C-01	
APPROVED: JG			

ISSUED: MAY 2023	DEPARTMENT OF DEVELOPMENT SERVICES ENGINEERING, TRANSPORTATION & MOBILITY DIVISION	REVISED: –	
DRAWN: EG	GENERAL NOTES (2 OF 2)	DRAWING NO.: C-02	
APPROVED: JG			

ISSUED: MAY 2023	DEPARTMENT OF DEVELOPMENT SERVICES ENGINEERING, TRANSPORTATION & MOBILITY DIVISION	REVISED: –	
DRAWN: EG	CONCRETE PAVERS DETAIL	DRAWING NO.: C-14	
APPROVED: JG			

ISSUED: MAY 2023	DEPARTMENT OF DEVELOPMENT SERVICES ENGINEERING, TRANSPORTATION & MOBILITY DIVISION	REVISED: –	
DRAWN: EG	SIDEWALK CONSTRUCTION DETAILS (1 OF 3)	DRAWING NO.: C-23	
APPROVED: JG			

ISSUED: MAY 2023	DEPARTMENT OF DEVELOPMENT SERVICES ENGINEERING, TRANSPORTATION & MOBILITY DIVISION	REVISED: –	
DRAWN: EG	SIDEWALK CONSTRUCTION DETAILS (2 OF 3)	DRAWING NO.: C-24	
APPROVED: JG			

ISSUED: MAY 2023	DEPARTMENT OF DEVELOPMENT SERVICES ENGINEERING, TRANSPORTATION & MOBILITY DIVISION	REVISED: –	
DRAWN: EG	SIDEWALK CONSTRUCTION DETAILS (3 OF 3)	DRAWING NO.: C-25	
APPROVED: JG			

ISSUED: MAY 2023	DEPARTMENT OF DEVELOPMENT SERVICES ENGINEERING, TRANSPORTATION & MOBILITY DIVISION	REVISED: –	
DRAWN: EG	CURB AND GUTTER DETAILS	DRAWING NO.: C-26	
APPROVED: JG			

ISSUED: MAY 2023	DEPARTMENT OF DEVELOPMENT SERVICES ENGINEERING, TRANSPORTATION & MOBILITY DIVISION	REVISED: –	
DRAWN: EG	SAWCUT DETAIL	DRAWING NO.: C-28	
APPROVED: JG			

CATARINA ENGINEERING

Fort Lauderdale, FL
(561) 929-0876
emichaels@catarinaengineering.com

ENELISE L. MICHAELS, P.E.
FLORIDA LICENSE # 84162

This item has been digitally signed and sealed by Enelise L. Michaels, P.E., on the date above. Printed copies of this document are not considered signed and sealed and the signature must be verified on any electronic copies.

Client:

BELLE COAST

Project Name and Address:

CUSTOM HOME

834 POLK ST

LOT 26

CITY OF HOLLYWOOD

BROWARD COUNTY

Rev.	Date	Description
1	CITY COMMENTS	10/31/2024

Sheet Title:

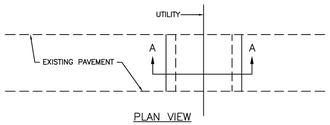
CONSTRUCTION NOTES AND DETAILS

CONSTRUCTION DRAWINGS

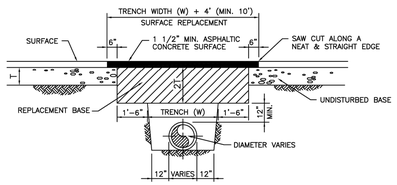
Date:	08/08/24
Scale:	AS NOTED
Drawn by:	EM
Designed/ Approved by:	EM
Project Number:	24-026-03

Sheet Number:

C-3



PLAN VIEW

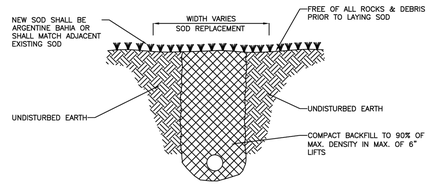


SECTION "A–A"

NOTES:

1. REPLACED BASE MATERIAL OVER TRENCH SHALL BE TWICE THE THICKNESS OF THE ORIGINAL BASE, MINIMUM 12", MAXIMUM 18".
2. BASE MATERIAL SHALL BE PLACED IN 6" MAXIMUM (LOOSE MEASUREMENT) LAYERS AND EACH LAYER THOROUGHLY ROLLED OR TAMPED TO 98% OF MAXIMUM DENSITY, PER AASHTO T–180.
3. ASPHALT CONCRETE PAVEMENT JOINTS SHALL BE MECHANICALLY SAWED.
4. SURFACE TREATED PAVEMENT JOINTS SHALL BE LAPPED AND FEATHERED.
5. SURFACE MATERIAL SHALL BE CONSISTENT WITH THE EXISTING SURFACE.
6. BASE MATERIAL SHALL HAVE A MINIMUM LBR OF 100 AND A MINIMUM CARBONATE CONTENT OF 70%.
7. IF THE TRENCH IS FILLED TEMPORARILY, IT SHALL BE COVERED WITH A 2" ASPHALTIC CONCRETE PATCH TO KEEP THE FILL MATERIAL FROM RAVELING UNTIL REPLACED WITH A PERMANENT PATCH.
8. MINIMUM PAVEMENT RESTORATION WIDTH IS 10'.

ISSUED: MAY 2023	DEPARTMENT OF DEVELOPMENT SERVICES ENGINEERING, TRANSPORTATION & MOBILITY DIVISION	REVISED: –	
DRAWN: EG	FLEXIBLE PAVEMENT RESTORATION PERPEND. UTILITY INSTALLATION	DRAWING NO.: C–31	
APPROVED: JG			



ISSUED: MAY 2023	DEPARTMENT OF DEVELOPMENT SERVICES ENGINEERING, TRANSPORTATION & MOBILITY DIVISION	REVISED: –	
DRAWN: EG	TURF RESTORATION DETAIL	DRAWING NO.: C–32	
APPROVED: JG			

CATARINA
ENGINEERING

Fort Lauderdale, FL
(561) 929-0876
emichaels@catarinaengineering.com

ENELISE L. MICHAELS, P.E.
FLORIDA LICENSE # 84162

This item has been digitally signed and sealed by Enelise L. Michaels, P.E., on the date above. Printed copies of this document are not considered signed and sealed and the signature must be verified on any electronic copies.

Client:

BELLE COAST

Project Name and Address:

CUSTOM HOME

834 POLK ST
LOT 26
CITY OF HOLLYWOOD
BROWARD COUNTY

Rev.	Date	Description
1	CITY COMMENTS	10/31/2024

Sheet Title:

CONSTRUCTION NOTES AND DETAILS

CONSTRUCTION DRAWINGS

Date:	08/08/24
Scale:	AS NOTED
Drawn by:	EM
Designed/ Approved by:	EM
Project Number:	24-026-03

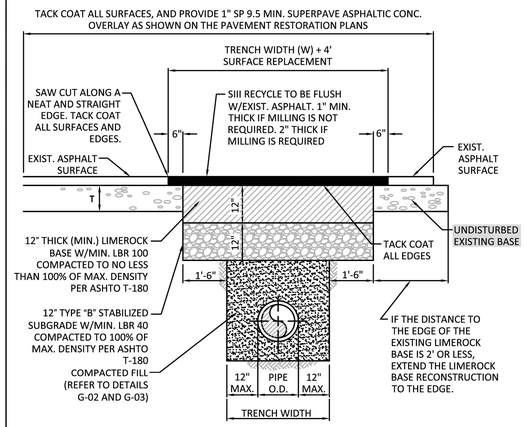
Sheet Number:

C-3.1

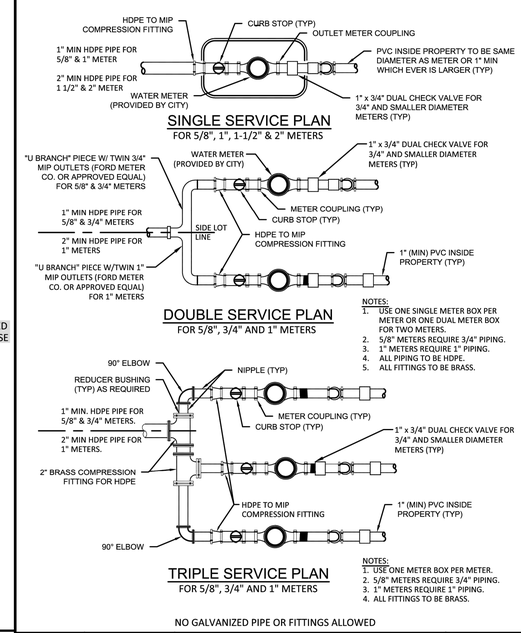
FLEXIBLE PAVEMENT RESTORATION NOTES:

1. THE ABOVE DETAILS APPLY ONLY TO ASPHALT PAVEMENT RESTORATION OVER UTILITY TRENCHES CUT WITHIN CITY OF HOLLYWOOD RIGHTS-OF-WAY. FOR PAVEMENT RESTORATION WITHIN BROWARD COUNTY OR FDOT RIGHTS-OF-WAY REFER TO THE CORRESPONDING DETAILS FOR THOSE AGENCIES.
2. LIMEROCK BASE MATERIAL SHALL HAVE A MINIMUM L.B.R. OF 100 AND A MINIMUM CARBONATE CONTENT OF 70%. REPLACED BASE MATERIAL OVER TRENCH SHALL BE A MINIMUM OF 12" THICK".
3. LIMEROCK BASE MATERIAL SHALL BE PLACED IN 12" MAXIMUM (LOOSE MEASUREMENT) THICKNESS LAYERS WITH EACH LAYER THOROUGHLY ROLLED OR TAMPED AND COMPACTED TO 100% OF MAXIMUM DENSITY, PER AASHTO T-180, PRIOR TO THE PLACEMENT OF THE SUCCEEDING LAYERS.
4. STABILIZED SUBGRADE MATERIAL SHALL BE GRANULAR AND SHALL HAVE A MINIMUM L.B.R. OF 40.
5. BACKFILL SHALL BE PLACED AND COMPACTED IN ACCORDANCE WITH THE PIPE LAYING CONDITION TYPICAL SECTIONS IN DETAILS G-02 AND G-03, AND THE SPECIFICATIONS, BUT TESTING WILL BEGIN 12" ABOVE THE INSTALLED FACILITY.
6. ALL EDGES AND JOINTS OF EXISTING ASPHALT PAVEMENT SHALL BE SAW CUT TO STRAIGHT LINES, PARALLEL TO OR PERPENDICULAR TO THE ROADWAY, PRIOR TO THE RESURFACING.
7. RESURFACING MATERIAL SHALL BE FDOT SUPERPAVE, AND SHALL BE APPLIED A MINIMUM OF TWO INCH IN THICKNESS.
8. MILL AND BUTT JOINT TO EXISTING PAVEMENT.
9. IF THE TRENCH IS FILLED TEMPORARILY, IT SHALL BE COVERED WITH A 2" ASPHALTIC CONCRETE PATCH TO KEEP THE FILL MATERIAL FROM RAVELING UNTIL REPLACED WITH A PERMANENT PATCH.
10. REFER TO SPECIFICATIONS FOR DETAILED PROCEDURES.
11. WHERE THE UTILITY TRENCH CROSSES EXISTING ASPHALT DRIVEWAYS, THE LIMEROCK BASE THICKNESS MAY BE A MINIMUM OF 6 INCHES THICK. REGARDLESS OF THE EXTENT OF IMPACT, THE ENTIRE DRIVEWAY SURFACE BETWEEN THE EDGE OF THE ROADWAY PAVEMENT AND PROPERTY LINE OR FRONT OF SIDEWALK SHALL BE OVERLAID USING 2-INCH THICK MINIMUM ASPHALTIC CONCRETE SURFACE COURSE WHERE INDICATED ON THE PLANS OR AS DIRECTED BY THE CITY/ENGINEER.

ISSUED: 03/01/1994	DEPARTMENT OF PUBLIC UTILITIES STANDARD DETAIL	REVISED: 11/06/2017
DRAWN: EAM	FLEXIBLE PAVEMENT RESTORATION NOTES	DRAWING NO. G-12
APPROVED: XXX		



ISSUED: 03/01/1994	DEPARTMENT OF PUBLIC UTILITIES STANDARD DETAIL	REVISED: 11/06/2017
DRAWN: EAM	FLEXIBLE PAVEMENT RESTORATION FOR TRENCHES CUT PERPENDICULAR AND PARALLEL TO THE ROADWAY	DRAWING NO. G-12.1
APPROVED: XXX		

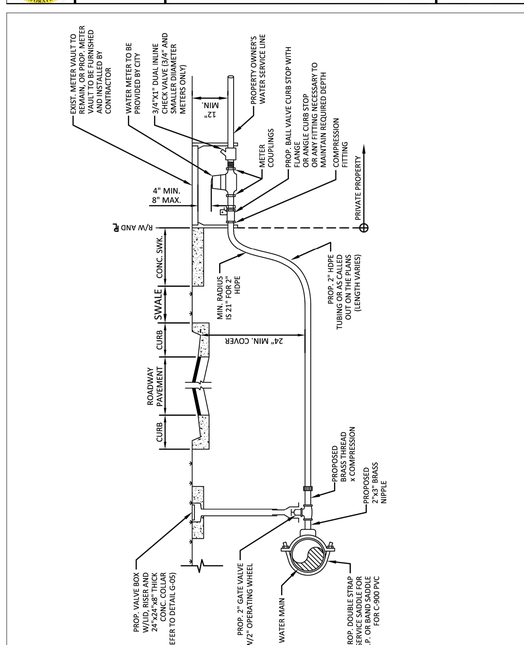


ISSUED: 03/01/1994	DEPARTMENT OF PUBLIC UTILITIES STANDARD DETAIL	REVISED: 11/06/2017
DRAWN: EAM	TYPICAL 5/8", 1", 1-1/2" AND 2" METER INSTALLATION	DRAWING NO. W-06
APPROVED: XXX		

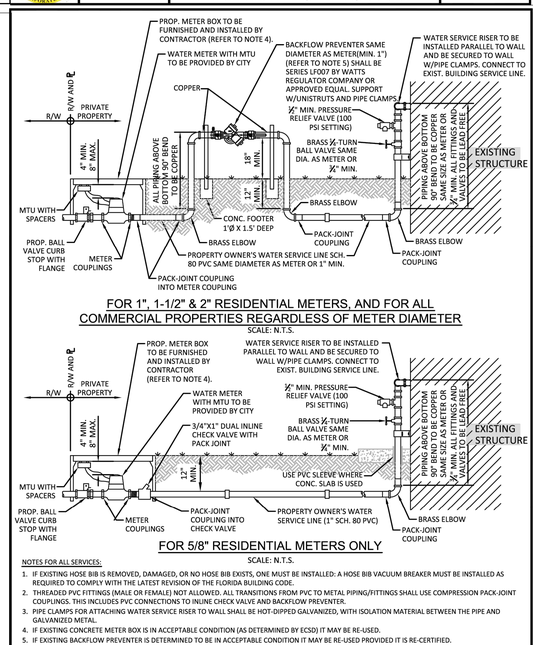
WATER METER SERVICE NOTES:

1. SUCCESSIVE TAPS INTO THE WATER MAIN SHALL BE SPACED NOT LESS THAN 18" ON CENTER.
2. P.E. TUBING SHALL BE IN ACCORDANCE WITH THE LATEST EDITION OF AWWA STANDARD C901, "POLYETHYLENE (PE) PRESSURE PIPE AND TUBING, 1/2 IN. (13mm) THROUGH 3 IN. (76 mm), FOR WATER SERVICE".
3. MINIMUM SERVICE PIPE DIAMETER SHALL BE 1" FOR SINGLE OR DUAL ⅝" OR SINGLE 1" DIAMETER METERS.
4. MINIMUM SERVICE PIPE DIAMETER SHALL BE 2" FOR SINGLE OR DUAL 1-½" OR SINGLE 2" DIAMETER METERS.
5. FOR METER DIAMETERS LARGER THAN 2", THE MINIMUM SERVICE PIPE DIAMETER SHALL BE THE SAME AS THE METER DIAMETER.
6. APPROVED COPPER TUBING MAY BE USED AT THE CITY'S DISCRETION.
7. FOR NEW METER INSTALLATIONS, ALL SADDLES, VALVES, PIPING, FITTINGS,CURB STOPS, METER VALVES, METER COUPLINGS, METER VAULTS AND COVERS SHALL BE FURNISHED AND INSTALLED BY THE CONTRACTOR. THE WATER METERS WILL BE PROVIDED AND INSTALLED BY THE CITY OF HOLLYWOOD (NEW ACCOUNTS).
8. FOR METER RELOCATIONS, ALL SADDLES, VALVES, PIPING, FITTINGS, CURB STOPS, METER VALVES, METER COUPLINGS, METER VAULTS AND COVERS SHALL BE FURNISHED AND INSTALLED BY THE CONTRACTOR. THE EXISTING WATER METER TO BE RELOCATED AND INSTALLED BY CONTRACTOR.
9. FOR EXISTING METERS ABUTTING THE RIGHT-OF-WAY THAT ARE BEING DISCONNECTED FROM EXISTING MAINS AND RECONNECTED TO NEW MAINS, THE CONTRACTOR SHALL:
   a. CUT AND PLUG THE EXISTING SERVICE LINE AT THE MAIN AND AT THE METER, AND REMOVE THE EXISTING BALL VALVE CURB STOP.
   b. FURNISH AND INSTALL SERVICE SADDLE, CORPORATION STOP OR SERVICE VALVE AND VALVE BOX, PIPING AND FITTINGS UP TO AND INCLUDING THE BALL VALVE CURB STOP.
12. THE ELEVATION AT THE TOP OF THE METER BOX SHALL MATCH THE ELEVATION OF THE BACK OF SIDEWALK, WHENEVER PRACTICAL.
13. AS PART OF THE SERVICE INSTALLATION, THE CONTRACTOR SHALL RESTORE THE RIGHT-OF-WAY TO MATCH EXISTING CONDITIONS, INCLUDING ROADWAY PAVEMENT, PAVEMENT MARKINGS AND RPMs, CONCRETE CURBS, SIDEWALKS, RAMPS (INCLUDING DETECTABLE WARNING SURFACE), SODDING, AND ALL OTHER IMPROVEMENTS REMOVED OR DAMAGED DURING THE SERVICE INSTALLATION.
14. FOR UNPAVED AREAS, THE MINIMUM GROUND COVER ACCEPTED BY THE CITY IS SODDING.

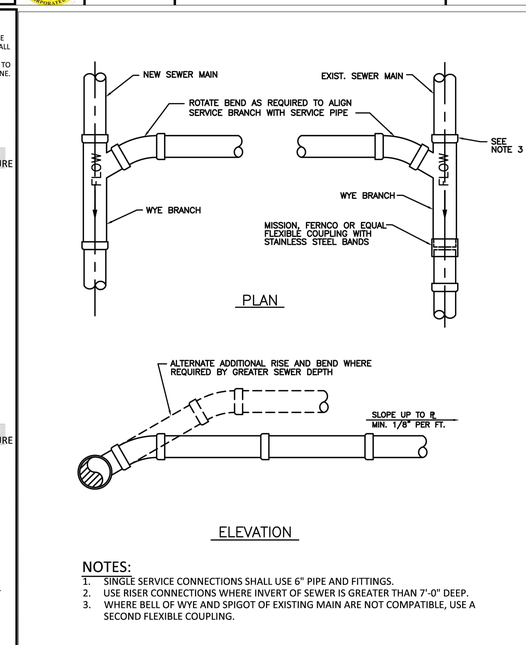
ISSUED: 03/01/1994	DEPARTMENT OF PUBLIC UTILITIES STANDARD DETAIL	REVISED: 11/06/2017
DRAWN: EAM	WATER METER SERVICE NOTES FOR 5/8" THROUGH 2" METERS	DRAWING NO. W-07
APPROVED: XXX		



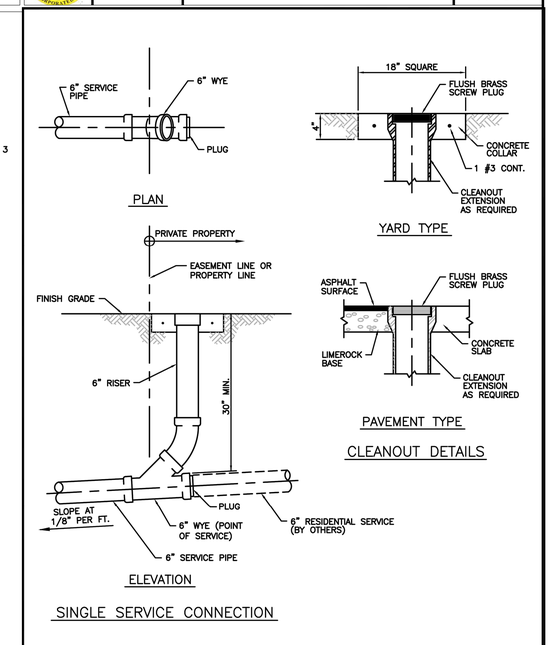
ISSUED: 03/01/1994	DEPARTMENT OF PUBLIC UTILITIES STANDARD DETAIL	REVISED: 11/06/2017
DRAWN: EAM	TYPICAL 2-INCH HDPE WATER SERVICE FOR SINGLE/DUAL 5/8" TO 1" METERS, AND ANY SINGLE 1-1/2" TO 2" METERS	DRAWING NO. W-09
APPROVED: XXX		



ISSUED: 03/01/1994	DEPARTMENT OF PUBLIC UTILITIES STANDARD DETAIL	REVISED: 02/14/2018
DRAWN: EAM	TYPICAL WATER SERVICE FROM METER TO STRUCTURE FOR 5/8" THROUGH 2" METERS	DRAWING NO. W-10
APPROVED: XXX		



ISSUED: 03/01/1994	DEPARTMENT OF PUBLIC UTILITIES STANDARD DETAIL	REVISED: 06/08/2014
DRAWN: EAM	WYE BRANCH CONNECTION	DRAWING NO. S-09
APPROVED: XXX		



ISSUED: 03/01/1994	DEPARTMENT OF PUBLIC UTILITIES STANDARD DETAIL	REVISED: 06/08/2014
DRAWN: EAM	SEWER SERVICE CONNECTION AND CLEANOUT AT PROPERTY LINE	DRAWING NO. S-12
APPROVED: XXX		

CATARINA ENGINEERING

Fort Lauderdale, FL
(561) 929-0876
emichaels@catarinaengineering.com

ENELISE L. MICHAELS, P.E.
FLORIDA LICENSE # 84162

This item has been digitally signed and sealed by Enelise L. Michaels, P.E., on the date above. Printed copies of this document are not considered signed and sealed and the signature must be verified on any electronic copies.

Client:

BELLE COAST

Project Name and Address:

CUSTOM HOME
834 POLK ST
LOT 26
CITY OF HOLLYWOOD
BROWARD COUNTY

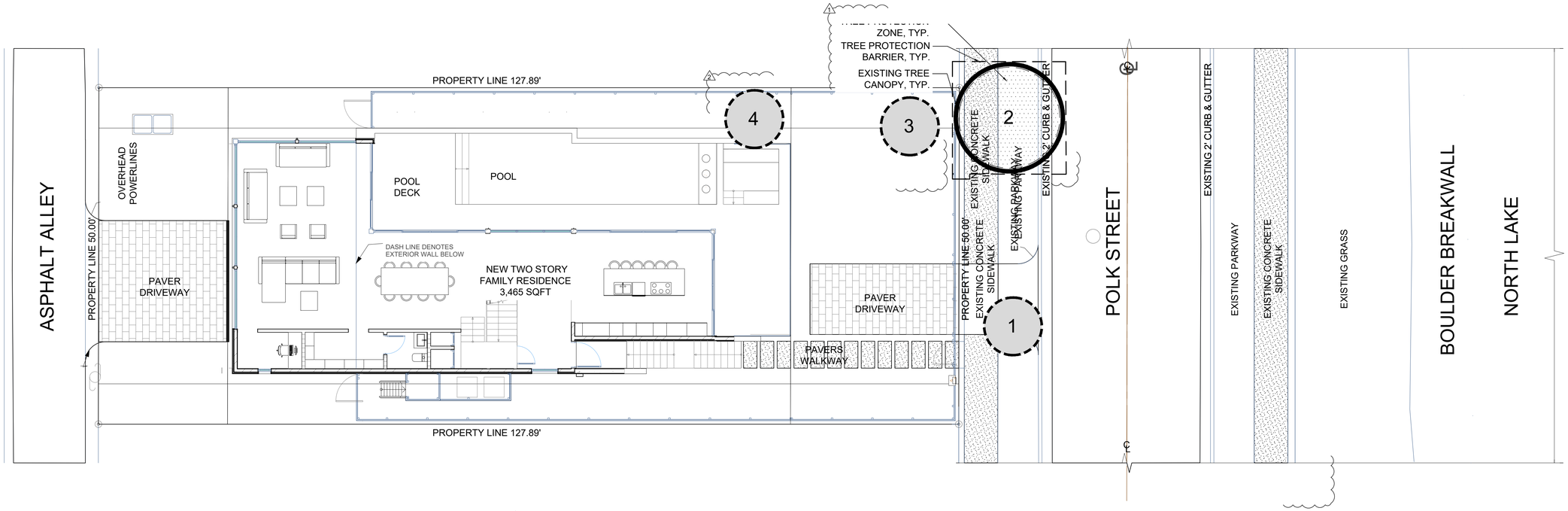
Rev.	Date	Description
1	CITY COMMENTS	10/31/2024

Sheet Title:

CONSTRUCTION NOTES AND DETAILS

CONSTRUCTION DRAWINGS

Date:	08/08/24
Scale:	AS NOTED
Drawn by:	EM
Designed/ Approved by:	EM
Project Number:	24-026-03
Sheet Number:	C-4



TREE DISPOSITION PLAN - LOT 02

Scale: 1" = 8'-0"

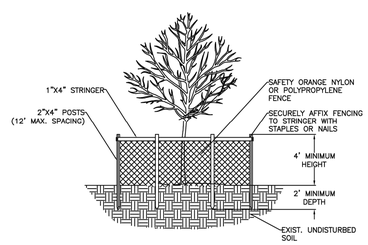
NORTH

SYMBOL LEGEND

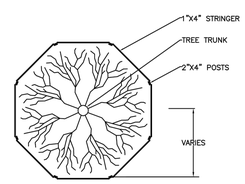
TREE PROTTECTION BARRIER, TYP.
SPREAD
TPZ

#x Tree to Remain

#x Tree to Remove



SECTION



TOP VIEW

NOTES:
1. BARRICADE CIRCLE TO BE CENTERED ON TREE TRUNK(S). FOR GROUPS OF TREES, PLACE BARRICADES BETWEEN TREES AND CONSTRUCTION ACTIVITY.
2. TREE PROTECTION BARRICADES SHALL BE LOCATED TO PROTECT EXISTING, RELOCATED AND NEW TREES IN CONSTRUCTION AREAS. THE PROTECTIVE BARRIER SHALL BE PLACED AROUND THE TREE AT A DISTANCE 6 FEET FROM THE TREE TRUNK OR AT THE CANOPY DRIP LINE, WHICHEVER IS GREATER OR AS SHOWN ON LANDSCAPE PLAN.

	ISSUED: MAY 2023	DEPARTMENT OF DEVELOPMENT SERVICES ENGINEERING, TRANSPORTATION & MOBILITY DIVISION	REVISED: –
	DRAWN: EG	TREE PROTECTION DETAIL	DRAWING NO.: L-08
	APPROVED: JG		

TREE SURVEY CHART

TREE #	SCIENTIFIC NAME	COMMON NAME	DBH (INCHES)	CT HEIGHT (FEET)	CANOPY (FEET)	TREE PROTECTION ZONE (TPZ)	DISPOSITION	CONDITION	NOTES
1	Roystonea regia	Royal Palm	24"	25'	10'	--	**REMOVE**	GOOD	IN CONFLICT WITH PROPOSED DRIVEWAY
2	Roystonea regia	Royal Palm	24	30'	15'	15'	REMAIN	GOOD	
3	Roystonea regia	Royal Palm	24	35'	15'	15'	**REMOVE**	GOOD	
4	Roystonea regia	Royal Palm	24	50'	15'	15'	**REMOVE**	GOOD	

MITIGATION REQUIRED: 0" TREE DBH REMOVED, 3 PALMS REMOVED = 0" DBH AND (3) 8' CLEAR TRUNK PALMS

MITIGATION BREAKDOWN	REQ.	PROV.
TREE DBH REPLACEMENT: No trees will be removed therefore there is no DBH needed towards mitigation.	0" DBH	
PALM REPLACEMENT: We are using (8) 8' C.T. towards mitigation.	3 PALMS	3 PALMS

TREE PROTECTION NOTES:
1. PROTECTION AREA SHALL BE KEPT UP AT ALL TIMES DURING THE CONSTRUCTION PHASE.
2. NO ENCROACHMENT OR CONSTRUCTION DEBRIS SHALL BE ALLOWED IN THE PROTECTION ZONE.
3. ZONE SHALL EXTEND TO THE TREE CANOPY DRIPLINE.
4. KEEP IN PLACE ALL TREE PROTECTION BARRIERS UNTIL THE PROJECT IS COMPLETED.

FLORÁ LANDSCAPE ARCHITECTURE + DESIGN

SHAYC@FLORALADESIGN.COM
786-660-1097

TREE DISPOSITION PLAN

LOT 26: NO ADDRESS

HOLLYWOOD, FLORIDA 33019

Revisions:	Date:	By:
1) HPB Comments	08.11.2024	DM
2) HPB Comments	11.04.2024	SC

Seal:

Digitally signed by Shaylin Castillo
Date: 2024.11.18 14:25:08 -05'00'

Lic. # LA6667593

Sheet Description:

TREE DISPOSITION PLAN

Release Date:

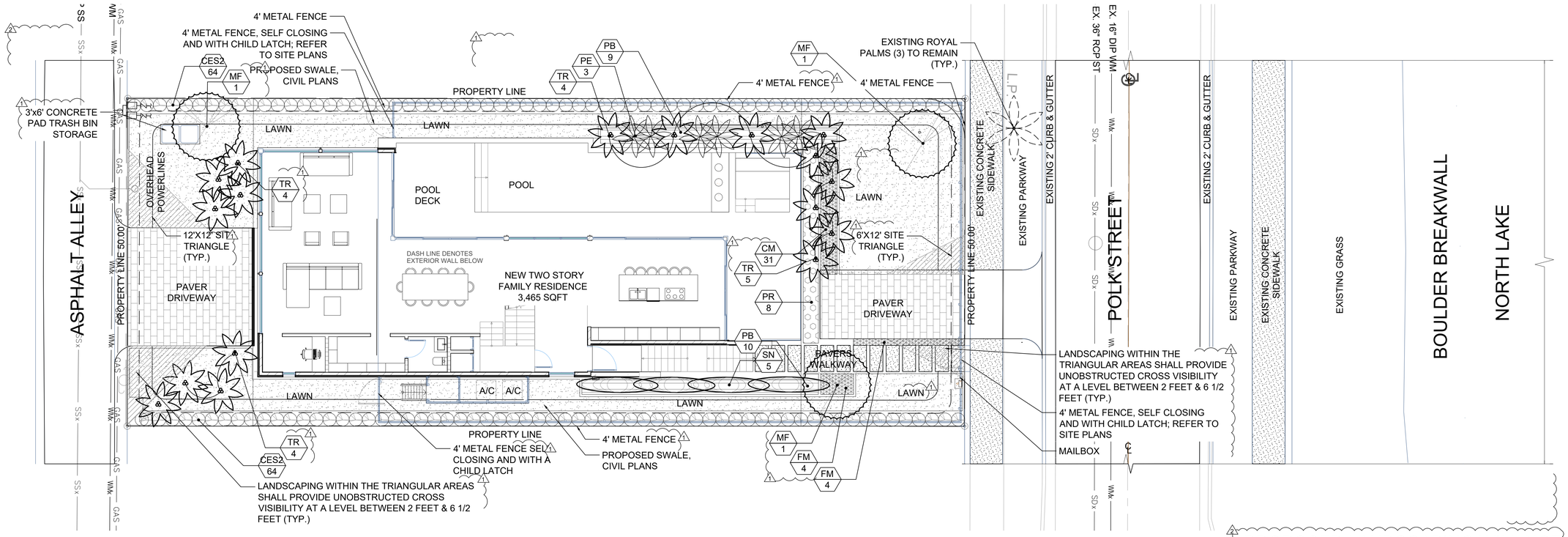
05.14.2023

Project Number:

2024-15

Drawing Number:

TD-1



LANDSCAPE PLAN - LOT 02

Scale: 1" = 8'-0"

NORTH

LANDSCAPE LEGEND
CITY OF HOLLYWOOD

ZONE DISTRICT: RS-6

Pervious Landscape area 3,182 sq. ft.

Street Tree distance 50 linear feet

	REQ.	PROV.
TREES: A. No. trees required per pervious landscape area 1 tree per 1,250 sq. ft. 6,395 sq ft. / 1,250 sq.ft. = 6 trees	6	6***
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	9	9**
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)	7	7**
E. Percentage Natives Required 60% of total trees required must be Florida Native	5	5+**
SHRUBS A. 15 shrubs in front half of plot 10 shrubs in back half of plot	25	25+
B. Total Shrubs Provided	205	
C. 50% of total shrubs required to be Florida Native	103	103+

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 comply's with the Historic Preservation Board review requirements.

**EXISTING TREES AND PALMS TO COUNT TOWARDS REQUIREMENTS

***9 PALMS COUNTING TOWARDS LOT TREES WHERE 3 PALMS = 1 TREE

MITIGATION REQUIREMENTS:
REQUIRED DBH TO MITIGATE: 0" PROVIDED DBH: 0"
REQUIRED PALMS TO MITIGATE: 1 PROVIDED PALMS: 1

LANDSCAPE LIST

TREES

SYMBOL	QUAN.	PROPOSED MATERIAL	DESCRIPTION
MF	3	*Myrcianthis fragrans	10' HT. X 4' SPR., 2" DBH
		SIMPSON'S STOPPER	SINGLE TRUNK, STD.
TR	17	*Thrinax radiata	8' C.T., SINGLE
		FLORIDA THATCH PALM	
PE	3	Ptychosperma elegans 'double'	18' O.A. HT., DOUBLE
		DOUBLE ALEXANDER PALMS	

SHRUBS AND GROUNDCOVERS

SYMBOL	QUAN.	PROPOSED MATERIAL	DESCRIPTION
CES2	128	*Conocarpus erectus 'serecius'	24" HT. X 24" SPR. / 24" O.C.
		SILVER BUTTONWOOD	
CM	31	Carissa macrocarpa	10" HT. X 10" SPR. / 15" O.C.
		DWARF NATAL PLUM	
FM	8	Ficus microcarpa	24" HT. X 24" SPR. / 24" O.C.
		GREEN ISLAND FICUS	
PB	20	Philodendron 'Burle Marx'	24" HT. X 24" SPR. / 36" O.C.
		BURLE MARX PHILODENDRON	
PR	8	Philodendron 'Rojo Congo'	24" HT. X 24" SPR. / 36" O.C.
		CONGO RED PHILODENDRON	
SN	5	Strelitzia nicolai	10' O.A. HT. X 5' SPR.
		GIANT BIRD OF PARADISE	FULL INTACT FOLIAGE
LAWN	As Required	Stenotaphrum secundatum 'Floratam'	SOLID EVEN SOD
		ST. AUGUSTINE GRASS	

* DENOTES NATIVE SPECIES

FLORÁ LANDSCAPE ARCHITECTURE + DESIGN
SHAYC@FLORALADESIGN.COM
786-660-1097

PROPOSED LANDSCAPE PLAN
LOT 26: NO ADDRESS
HOLLYWOOD, FLORIDA 33019

Revisions:	Date:	By:
1) HPB Comments	08.11.2024	DM
2) HPB Comments	11.04.2024	SC

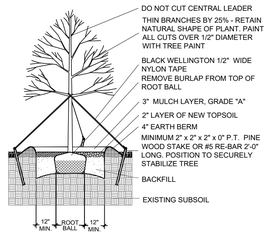
Seal:
Digitally signed by Shaylin Castillo
Date: 2024.11.18 14:25:21 -05'00'
Lic. # LA6667593

Sheet Description:
PROPOSED LANDSCAPE PLAN

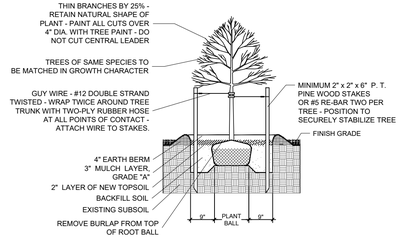
Release Date:
08.12.2024

Project Number:
2024-15

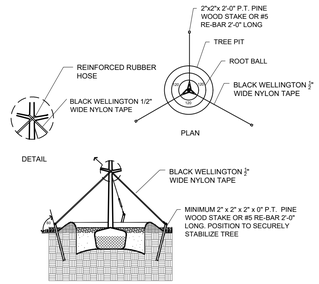
Drawing Number:
L-1



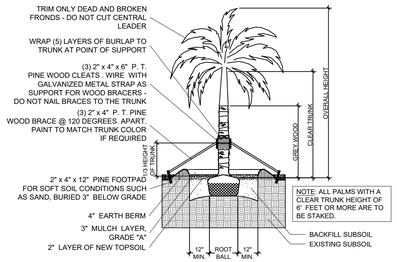
LARGE TREE PLANTING DETAIL



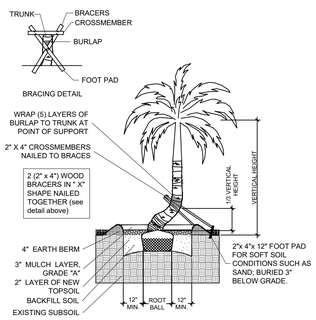
SMALL TREE PLANTING DETAIL



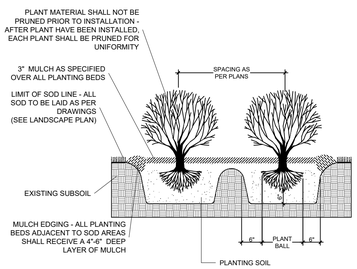
TYPICAL TREE GUYING DETAIL



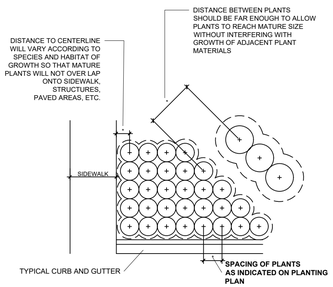
STRAIGHT TRUNK PALM PLANTING DETAIL



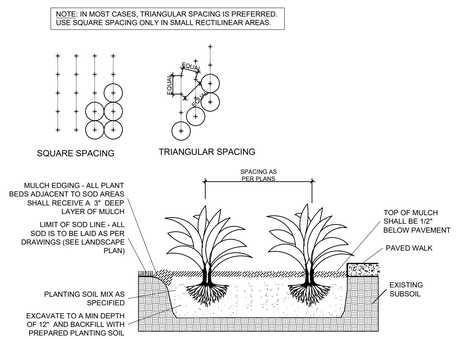
CURVED TRUNK PALM PLANTING DETAIL



TYPICAL SHRUB PLANTING DETAIL



TYPICAL CONTAINER SPACING DETAIL



TYPICAL GROUNDCOVER PLANTING DETAIL

PLANTING NOTES:

-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.

--No Cypress mulch is to be used on site. Provide Eucalyptus or Melaleuca mulch in a 3" consistent layer in all planting beds.

-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 engineer.

-Landscape Contractor is responsible for providing their own square footage takeoffs and field verification 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.

- All trees in lawn areas are to receive a 24" diameter mulched saucer at the base of the trunk.

- 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 Pells", 21 gram size with a 20-10-5 analysis, or substitute application accepted by Landscape Architect. Deliver in manufacturer's standard containers showing weight, analysis and name of manufacturer.

- All landscaping shall be warranted for 1 year after final inspection.

-No landscape substitutions shall be made without the City of Hollywood approval.

-No tree removal or planting allowed until subpermits are fully approved by city.

SOD NOTES:

-Sod is to be grade "A" weed free.

-All areas marked "LAWN" shall be solid sodded with St. Augustine 'Floratam' solid sod. See limit on plan. All areas marked 'Bahia Grass' shall be solid sodded with Paspalum.

-Provide a 2" deep blanket of planting soil as described in planting notes this sheet. Prior to planting, remove stones, sticks, etc. from the sub soil surface. Excavate existing non-conforming soil as required so that the finish grade of sod is flush with adjacent pavement or top of curb as well as adjacent sod in the case of sod patching.

-Place sod on moistened soil, with edges tightly butted, in staggered rows at right angles to slopes.

-Keep edge of sod bed a minimum of 18" away from groundcover beds and 24" away from edge of shrub beds and 36" away from trees, measured from center of plant.

-Sod Shall be watered immediatley after installation to uniformily wet the soil to at least 2" below the bottom of the sod strips.
-Excavate and remove excess soil so top of sod is flush with top of curb or adjacent pavement or adjacent existing sod.

GENERAL NOTES:

-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 (see Roadway Plans for more utility notes).

-Landscape Contractor is to verify all current drawings and check for discrepancies and bring to the attention of the Landscape Architect prior to commencing with 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.

FLORÁ
LANDSCAPE ARCHITECTURE + DESIGN

SHAYC@FLORALADESIGN.COM
786-660-1097

TYPICAL LANDSCAPE DETAILS

LOT 26: NO ADDRESS

HOLLYWOOD, FLORIDA 33019

Revisions:	Date:	By:
1) HPB Comments	08.11.2024	DM
2) HPB Comments	11.04.2024	SC

Seal:

Digitally signed by Shaylin Castillo
Date: 2024.11.18 14:24:53 -05'00'

Lic. # LA6667593

Sheet Description:

TYPICAL LANDSCAPE DETAILS

Release Date:

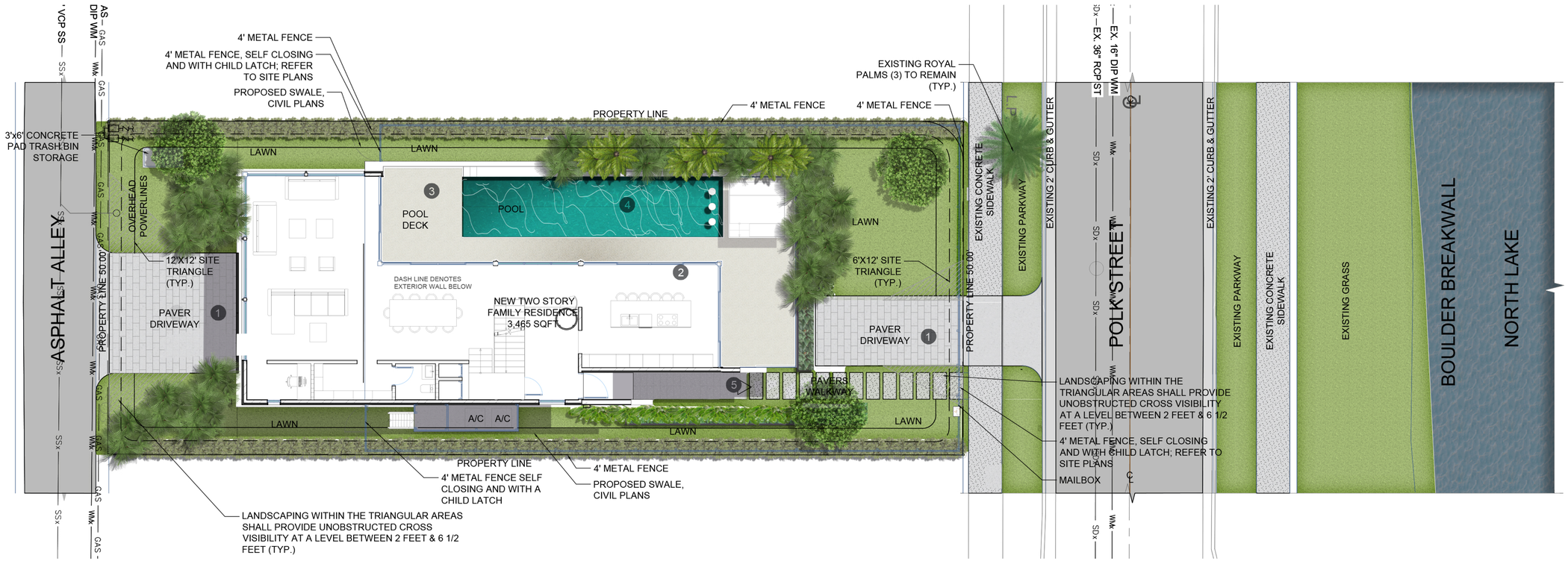
08.12.2024

Project Number:

2024-15

Drawing Number:

L-2



LANDSCAPE PLAN - LOT 02

Scale: 1" = 8'-0"

NORTH

PROPOSED LANDSCAPING WILL NOT OBSTRUCT ONSITE DRAINAGE OF RETENTION SWALES ALONG PROPERTY LINES

LEGEND

1. PAVER DRIVEWAY
2. SINGLE FAMILY RESIDENCE
3. POOL DECK
4. POOL
5. RESIDENCE ACCESS

FLORÁ LANDSCAPE ARCHITECTURE + DESIGN

SHAYC@FLORALADESIGN.COM
786-660-1097

COLOR LANDSCAPE PLAN

LOT 26: NO ADDRESS

HOLLYWOOD, FLORIDA 33019

Revisions:	Date:	By:
1) HPB Comments	08.11.2024	DM
2) HPB Comments	11.04.2024	SC

Seal:

Digitally signed by Shaylin Castillo
Date: 2024.11.18 14:24:31 -05'00'

Lic. # LA6667593

Sheet Description: COLOR LANDSCAPE PLAN

Release Date: 08.12.2024

Project Number: 2024-15

Drawing Number: L-3