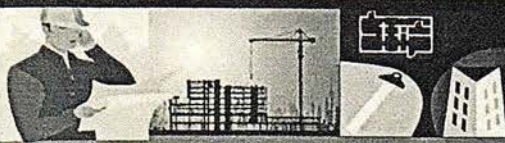


PLANNING DIVISION



File No. (internal use only): _____

2600 Hollywood Boulevard Room 315
Hollywood, FL 33022

GENERAL APPLICATION



Tel: (954) 921-3471
Fax: (954) 921-3347

This application must be completed in full and submitted with all documents to be placed on a Board or Committee's agenda.

The applicant is responsible for obtaining the appropriate checklist for each type of application.

Applicant(s) or their authorized legal agent must be present at all Board or Committee meetings.

At least one set of the submitted plans for each application must be signed and sealed (i.e. Architect or Engineer).

Documents and forms can be accessed on the City's website at

<http://www.hollywoodfl.org/DocumentCenter/Home/View/21>



APPLICATION TYPE (CHECK ONE):

- ☒ Technical Advisory Committee ☐ Historic Preservation Board
☐ City Commission ☐ Planning and Development Board

Date of Application: 02/21/17

Location Address: 1604 Cleveland St. Hollywood, FL 33020

Lot(s): 5 to 7 Block(s): 2 Subdivision: Poinsett Park

Folio Number(s): 5142 10 20 0160

Zoning Classification: RM-12 (MF) Land Use Classification: Multifamily

Existing Property Use: Multifamily less than 10 Sq Ft/Number of Units: 1,600 sq ft/unit, 6 units

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

Has this property been presented to the City before? If yes, check all that apply and provide File Number(s) and Resolution(s): _____

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

Explanation of Request: _____

Number of units/rooms: 6 units Sq Ft: 1,600 sq ft/unit

Value of Improvement: _____ Estimated Date of Completion: _____

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

Name of Current Property Owner: Cleveland Homes LLC

Address of Property Owner: 1001 Ives Dairy Rd STE 200 Miami, FL 33179

Telephone: _____ Fax: _____ Email Address: _____

Name of Consultant/Representative/Tenant (circle one): Oscar Amorelli

Address: 2501 S. Ocean Drive Telephone: (786) 262-7540

Fax: NA Email Address: oscar@lobainc.com

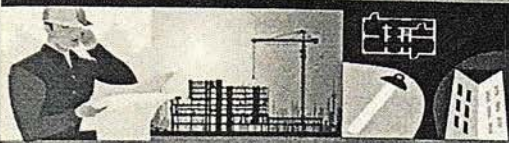
Date of Purchase: _____ Is there an option to purchase the Property? Yes () No ()

If Yes, Attach Copy of the Contract.

List Anyone Else Who Should Receive Notice of the Hearing: _____

Address: _____

Email Address: _____

PLANNING DIVISION

File No. (Internal use only): _____

2600 Hollywood Boulevard Room 315
Hollywood, FL 33022**GENERAL APPLICATION****CERTIFICATION OF COMPLIANCE WITH APPLICABLE REGULATIONS**

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

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

Signature of Current Owner: _____

Date: 2/8/2017PRINT NAME: Gustavo Francisco GombatoDate: 2/8/2017

Signature of Consultant/Representative: _____

Date: _____

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
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 _____

April 14, 2017

City of Hollywood
TECHNICAL ADVISORY COMMITTEE
2650 Hollywood Boulevard
Hollywood, Florida 33020

Ref: FILE # 17-DP-07
1604 Cleveland St. Hollywood, FL 33020

Dear Technical Advisory Committee,

The following are the responses to your plans review comments of the above mentioned project:

A. APPLICATION SUBMITTAL

Jean-Paul W. Perez, Planning Administrator 954-921-3471

1. Provide an O&E Report which shall:

- a. Be dated within 30 days of submittal packet.
- b. Indicate it was searched from time of platting of 1953 (earliest of the two).
- c. Provide the legal description of property.
- d. Provide the names of all current owners.
- e. Name of all outstanding mortgage holders or a lien affidavit.
- f. Provide a listing and hard copy of all recorded and unrecorded encumbrances (with O.R. or plat book(s) and page number(s) provided) lying within or on the property boundaries (i.e., easements, right-of-way, non-vehicular access lines, et cetera).
- g. Provide a listing and hard copy of any type of encumbrance abutting the property boundary necessary for legal access to the property (if none, state so).

R: See revised O & E report provided with submittal.

2. Provide a box on the Cover Sheet listing the dates for Preliminary TAC meeting and Final TAC meeting.

R: Box provided see cover sheet A0.0

3. The ALTA Survey shall:

- a. State it is based on and dated after the O&E.

SKLARchitecture



ARCHITECTURE
Commercial
& Residential

Interior
Architecture
& Design

Urban
Renovation

Architectural
Design of
Children's
Environments

Development
Consulting

2310 Hollywood Blvd.

Hollywood

Florida 33020

Tel: 954.925.9292

Fax: 954.925.6292

email:
mail@sklarchitect.com

WEBSITE:
www.sklarchitect.com

AA 0002849

IB 0000894

NCARB CERTIFIED



Ari Sklar, A.I.A.
Oscar Sklar, A.I.A.



b. Illustrate the existing curb cuts and driveways to surrounding properties within 100-feet.

c. Provide the net and gross property size in square feet and acreage.

R: See updated ALTA survey provided with submittal.

4. Revise the following on Site Data:

a. Remove Applicable Codes from the General portion.

b. Provide the legal description.

c. Correct the parking calculations which state only 9 stalls are required where 12 are required.

R: Revised, see updated site data.

5. Revise the following on Title Block:

a. Provide dates for drawing and ensure any future revisions have dates.

b. Provide a name for "Drawn by:."

R: Revised, see plans.

6. Provide dumpster enclosure details.

R: provided on site plan A-1.0

7. Ensure property street names are provided on the Site Plan.

R: Updated on site plan A-1.0

8. Provide details of all regulatory signage and pavement markings. Work with the Engineering Division to ensure signage provided will adequately serve proposed circulation.

R: Only limited signage required, see civil plan C-1.

9. Provide Color Renderings with next submittal. Ensure renderings match floor plans and reflect actual proposed landscape material. Work with the City's Landscape

Architect to ensure species proposed are appropriate.

R: New renderings provided, see sheet A0.6

10. Provide a Street Profile with next submittal. Ensure elevations show the general character and relationship with surrounding properties.

R: Street Profile now provided, see sheet A0.7.

11. Complete and submit to Broward County School Board an impact fee application prior to submitting for Board consideration. Website:

http://www.broward.k12.fl.us/propertymgmt/Growth_Management/meetings/Docs/PublicSchoolImpactApplication.pdf

R: Application submitted online.



12. Staff encourages Applicant to meet with surrounding homeowner's associations prior to submitting for any Boards. Provide update with next submittal.

R: Applicant will meet with surroundings association prior to board meetings.

13. Provide written responses to all comments with next submittal.

R: Understood.

B. ZONING

Jean-Paul W. Perez, Planning Administrator 954-921-3471

1. Provide the setback dimensions of the at-grade parking lot from the north and south plot lines.

R: Setback dimensions provided, see sheet A1.0

2. Location of all utilities shall be coordinated with appropriate departments.

R: Understood.

3. Provide the width of the curb cut proposed on Cleveland Street.

R: Curb cut dimension provided, see sheet A1.0

4. Recycling area required within dumpster enclosure.

R: Recycling area provided, see sheet A1.0

5. Pedestrian access required for dumpster enclosure.

R: Pedestrian access provided, see sheet A1.0

6. Work with Engineering Division regarding visibility triangles from driveway access on Cleveland Street.

R: Visibility triangles noted, see sheet A1.0

7. Illustrate either on the Site Plan or Traffic Marking Plan the required regulatory signage and uniform traffic control devices as required by the Florida Department of Transportation.

R: See site plan, and civil plans.

8. Identify whether type 'D' or 'F' curbing is proposed.

R: Curb type noted, see sheet A1.0

9. List any Green Building practices proposed.

R: Green practices listed, see sheets A1.0

10. Illustrate the method of mail delivery.

R: Mailboxes will be on exterior front wall, independent for every unit.

11. Parking stalls must be 10-feet from the west plot line where 8-feet is provided.

R: Dimension adjusted, see sheet A1.0

12. Clarify whether the turf area in the vehicular use area is included in the pervious area calculation.

R: Turf area in vehicular area is not counted in the latest calculation of pervious area.



13. Provide the finished floor elevation on the Site Plan, and ensure it is accurately illustrated on the building elevations.

R: Finished floor elevations shown, see sheet A1.0

14. Project is required to install electric vehicle charging station infrastructure, please see Ordinance O-2016-02.

R: V. Charging conduit provided, see sheet A1.0

C. ARCHITECTURE AND URBAN DESIGN

Jean-Paul W. Perez, Planning Administrator 954-921-3471

1. For the parking lot, consider using material with high albedo to limit absorption of sunlight and reduce urban heat island effect or consider using permeable paving material which reduces runoff and increases water penetration.

R: Considered, see revised site plan & conceptual civil plans.

2. Is rooftop access proposed? If so, illustrate where access is provided and any improvements or amenities on the rooftop.

R: No roof top access other than for mechanical & service.

3. The entrance to unit 6 shall face North 16 Avenue.

R: Agreed & Adjusted, see sheet A1.0

4. Staff recommends using a straight design for the wall where it abuts the sight triangle.

R: See revised site plan.

5. Staff recommends using glass railing or material of similar quality.

R: Glass railings provided.

6. Staff recommends moving the Dumpster Enclosure to the rear of the vehicular use area.

R: Dumpster enclosure moved to rear of property, see sheet A1.0

7. Design decisions should be finalized prior to sign-off by the Technical Advisory Committee ("TAC"). Board submittals shall be reflective of the TAC approved design, as such, construction documents submitted at time of permitting shall be reflective of Board approved drawings. Substantial changes to design of approved drawings may be require additional review by the body which last reviewed them.

R: Understood.

Terrence Comiskey, Architect, 954-921-3930

1. Sheet A1.0: How will the "Turf Block" area be maintained. Is grass being used? No landscape plans were included for review.

R: Turf block eliminated.

2. Sheet A1.0: The east entry walk does not connect to the sidewalk along SW 16th Avenue.

R: Revised, see site plan.



3. Sheet A1.0: Dumpster enclosure details were not included for review. Gates are required and how is recycling be accommodated.

R: Dumpster enclosure moved to rear of property.

4. Sheet A1.0: You cannot have more than 10 parking spaces without a landscape island.

R: Prefer to keep as shown and all parking is needed.

5. Sheet A2.0: What is the purpose of Bathroom #1? It doesn't have a toilet and it has a shower.

R: Bathroom #1 clarified. Has all fixtures, toilet, sink, shower.

6. Sheet A4.0: The exterior elevations have no materials or finishes indicated and as such cannot be reviewed.

R: See updated elevations.

7. Sheet A-7.0: How are the roofs drained? No Roof Plan included in the set.

R: See roof plan now provided.

D. LANDSCAPING

Dale Bryant, Landscape Architect 954-921-3997

1. Provide existing tree and palm information including species, estimated height and canopy/crown spread, caliper diameter of trunks, overall condition, and proposed disposition (remain, remove, or relocate) on a Tree Disposition Plan.

R: See tree disposition plan.

2. For any trees to be removed, provide mitigation requirements on the Landscape Plan and how they are being met. Mitigation for new development can be found in Article 9 of the Land and Zoning Development Regulations.

R: See landscape plan.

3. A City of Hollywood Tree Removal/Relocation Permit will be required for any existing tree removal or relocation. The existing Royal Palms where proposed for removal appear to be good candidates for relocation instead of removal.

R: To be coordinated with city and developer.

4. Submit a Landscape Planting Plan signed and sealed by a Registered Landscape Architect in the State of Florida. Landscape Plans will follow City of Hollywood Land and Zoning Development Regulation requirements and Florida State Statute requirements in regard to Florida Friendly Landscaping, Xeriscape principles and other requirements and standards listed in the landscape manual. Include a tabular data chart defining applicable City of Hollywood landscape requirements, including any tree mitigation requirements, and demonstrate on the Landscape Plan how they are being met.

R: Landscape plan provided.

5. Landscape Plans should responsibly maximize shade on the site and adjacent to the site (especially where adjacent to public pedestrian ways), aim to preserve or relocate existing Royal Palms, and also serve to buffer site uses and design from



adjacent developments while improving the overall site aesthetic from public view.

R: The proposed design intends to save most royal palms – see landscape plan.

6. The Site Plan as submitted appears to allow ample space for inclusion of the above elements.

R: Agreed, we intend to improve the site aesthetics.

7. Provide an Irrigation Plan with details and general specifications at time of Building Permit.

R: Irrigation plan provided.

8. As a general subjective comment, the architectural design is fresh, unique and stately with the proposed open geometry elements providing height variation and breaking up the monotony often seen with townhomes, as well in helping to marry the proposed 2-story structure into the context of its surroundings including the 3-story existing building to the south, the existing one-story building to the west, and the general one and two-story homes in the surrounding neighborhood, the former being more prevalent than the latter. Additionally, the Site Plan and arrangement of elements will allow better choices of landscape planting materials and integration into the site without being forced to make poor, last-minute planting design choices.

R: Thank you, agreed.

9. Additional comments may be forthcoming.

R: Understood.

E. SIGNAGE

Jean-Paul W. Perez, Planning Administrator 954-921-3471

1. For review, full signage package shall be provided, including signage details, signs illustrated on Elevations, dimensions on Site Plan, etc.

R: Signs not planned for now for this development. Only address numbers.

2. Refer to the City of Hollywood Design Guidelines to ensure the monument sign meets design standards.

R: No monument sign.

3. Include a note on plans that all signage will comply with Zoning and Land Development Regulations.

R: Can do, but no signage planned for this site.

4. All signs, which are electrically illuminated by neon or other means, shall require a separate electrical permit and inspection. Separate permits are required for each sign.

R: no illuminated signs.

F. LIGHTING

Jean-Paul W. Perez, Planning Administrator 954-921-3471

1. Include note on Site Plan stating the maximum foot-candle level at all property lines (maximum



0.5 if adjacent to residential).
 R: See photometric plan.

G. GREEN BUILDING

Jean-Paul W. Perez, Planning Administrator 954-921-3471

1. Work with Building Department to ensure compliance with Green Building Ordinance;
 List practices to be achieved on Site Plan.

R: See green practices list. Now provided.

H. ENVIRONMENTAL SUSTAINABILITY

Lindsey Nieratka, Environmental Sustainability Coordinator, 954 -921-3201

1. List the green building features you will choose to comply with the green building ordinance. Consider selecting items related:
 - a. Using Energy Star rated materials for roofing – “cool roof.”
 - b. External lights should be energy efficient and fully shielded in compliance with the International Dark Skies Association.
 - c. Use of sustainable building material (e.g. material with recycled content, third party sustainable labels).
 - d. Increased energy efficient relative to the Florida Building Code.

R: MIGUEL & ARI MONDAY!

2. Consider the utilization of green infrastructure methods (bioswales, rain gardens) to manage stormwater on the property.

R: Will consider. See landscape plan.

I. UTILITIES

James Rusnak, Engineer 954-921-3302
 Wilford Zephyr, Engineer 954-924-2985

1. Provide civil plans to show how you propose to connect to sewer and to provide water service to your property, show water meters to be located outside of proposed wall areas and at back of sidewalk.

R: See provided conceptual civil plans.

2. For water and sewer city atlas information and standard details please contact Mike Zaske at (954) 921-3930.

R: Thank you, will do.

3. Provide site grading and drainage plan to show how you propose to collect and retain stormwater drainage on your own property and to show that site grades will not be raised. Suggestion to maintain site grades you should consider using stem wall footer



placing top of footer below the existing grades, mono slob will require raising site and require additional setbacks to maintain 4:1 transition grading.

R: See conceptual civil plan.

4. Show how roof drainage will be tied into your drainage system.

R: See conceptual civil plan.

5. Include perimeter grading section details.

R: See conceptual civil plan.

6. Provide pre and post drainage calculations for your site.

R: To be determined.

7. Indicate on plans if units are to rentals or to be sold fee-simple. Depending on type of unit the water and sewer lines may need appropriate utility easements and or common areas maintained under a Homeowners Association.

R: Project to be rental.

8. Finish floor elevation to be BFE + 1 under the FLBC. Property is within an AE 5 your FFE will be required to be at 6.0 ft NAVD. For true town homes as fee simple and under the FLBC as residential your FFE would be BFE.

R: Property is designed to be BFE+1.

J. **BUILDING**

Philip Sauer, Chief Building Official 954-921-3025

1. The application is substantially compliant.

R: Thank you!

K. **ENGINEERING**

Luis Lopez, City Engineer 954-921-3251

Clarissa Ip, Engineering Support Services Manager 954-921-3915

1. Provide civil plans for the proposed work. Provide and indicate items such as but not limited to drainage improvements, site grading and elevations, curbing, all vehicle turning radii, sight triangles, pavement marking and signage plans and details.

R: See conceptual civil plans.

2. Will there be utility, water and sewer, connection with the City right-of-way? For utility work within City rights-of-way, show area of pavement restoration and include City restoration detail. Depending location of the connection, full lane or road width pavement restoration is required.

R: See conceptual civil plan.

3. Extend sidewalk flush through driveway.

R: See conceptual civil plan & Site plan

4. North 16th Avenue is shown as Southwest 16th Avenue.

R: Corrected.



5. Indicate width of driveway opening on Sheet A1.0.
Sheet A1.0 shows for a wall at the property line, be sure wall footings are within the property.
R: Driveway width indicated.
6. On Sheet A0.0, and Sheet A1.0, clarify the parking calculation shown in the Parking Calculations table. "2 Parking x 6 Units=9 Parking" is shown.
R: Parking calculation corrected (REMIND MIGUEL)
7. Provide north arrow on plans and survey.
R: North arrow provided.
8. Pedestrian walk path along the west side of the building is part of the vehicle drive aisle.
R: Agreed.
9. Provide pedestrian walkway to the entrance of each unit.
R: Entrance way provided.
10. Indicate sidewalk at the adjacent properties as existing, not proposed.
R: Understood. (REMIND MIGUEL)
11. Sheet A1.0, sidewalk from the south side of Unit #6 transpasses to the adjacent private property.
R: Corrected.
12. Indicate setback between the parking area and the north and south property lines.
R: See revised site plan.
13. Indicate the depth of the turnaround space of the dead end drive aisle on Sheet A1.0.
R: See revised site plan.
14. Sheet A1.0, thirteen continuous parking stalls requires a landscape island.
R: Parking needs to remain as shown on site plan.
15. On Sheet A1.0, what is "Turf Black"? Is turn blocks being proposed? Provide detail for the material.
R: Turf black removed.
16. Clarify what the "B.S.L." line is on Sheet A1.0.
R: Clarified.
17. Will there be a centralized location for mailboxes? If so, please indicate location.
R: No, additional mailboxes for each unit.
18. All outside agency permits must be obtained prior to issuance of building permit.
R: Understood.
19. More comments may follow upon review of the requested information.
R: Understood.

**L. FIRE**

Janet A. Washburn, Fire Prevention Officer III 954-921-3263

1. The building must meet the minimum fire flow requirements found in NFPA 1, 18.4.5 for firefighting purposes. In order to determine the fire flow requirements a hydrant flow test is required. Contact underground utilities at 954-921-3046 to schedule. Once that information has been determined, show on civil drawings the calculations showing compliance meeting the fire flow requirements.

R: A flow test will be obtained.

2. Show all new (if required) and existing fire hydrants on civil drawings after determining water supply.

R: Fire hydrants will be shown. (REMIND MIGUEL)

3. The Fire Department must be able to get to the front or rear door within 50-feet per NFPA 1, 18.2.3.2. Show on the plan how this will be accomplished.

R: Understood.

M. COMMUNITY DEVELOPMENT

Clay Milan, Community Development Manager 954-921-3271

1. Meet with Hollywood Lakes Civic Association about the proposed project.

R:

2. Are the units for sale or for rent?

R: RENT.

3. Sheet A1.0:

- a. Plans show 4' wall around rear/side yards. Is the remainder of the property fenced? Is the parking area gated?
- b. Provide more back-out area for parking space #13
- c. Identify handicapped parking space(s) and show accessible path to front doors of units
- d. Relocate dumpster enclosure to interior of property and away from street
- e. Show room dimensions
- f. Clarify whether the first floor bathroom has a toilet. Consider converting to powder room only, without toilet.
- g. Clarify the term "turf black"
- h. Clarify how the private patios of Units #1 & #6 are accessed from side doors. Is there a paved walkway from the door to patio?

R: See revised Plans.



4. Sheet A2.0:

- a. Show bathroom details of Units #4 & #5.
- b. Why does second bathroom of Unit #1 & #6 have stall showers and the other units all have tubs in the second bathroom? Consider putting tubs in all the second bathrooms
- c. Unit numbers are labeled incorrectly

R: See revised plans.

5. Sheet A6.0:

- a. Dishwashers appear to be located in the kitchen island. Consider relocating d/w adjacent to sink
- b. Master bedroom and master bathroom labels are reversed in Unit #1.
- c. Show details of master bathroom in Unit #5.

R: See revised floor plans. (REMIND MIGUEL)

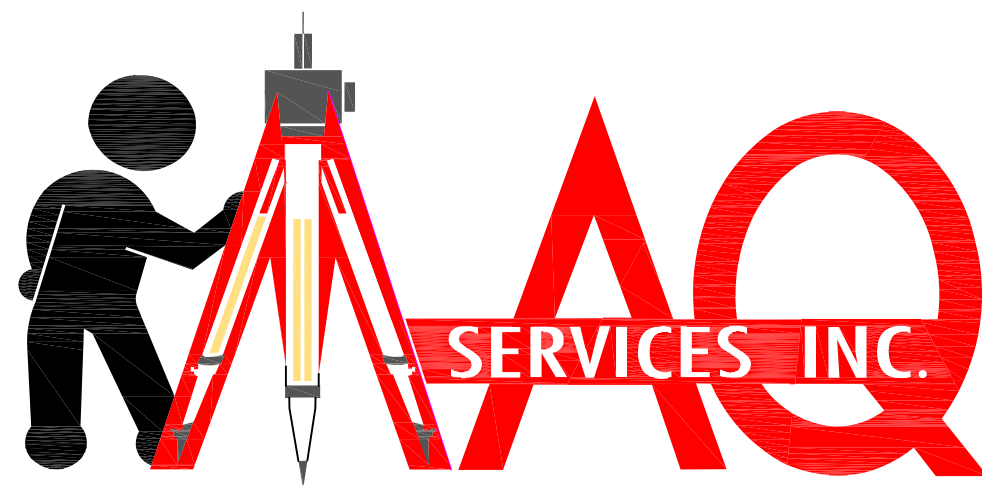
6. Sheet A7 – roof has parapet. Consider relocating mechanical equipment to roof to decrease noise in rear/side yards

R: See revised floor plans. (REMIND MIGUEL)

Should you have any questions please do not hesitate to contact us.

Sincerely,

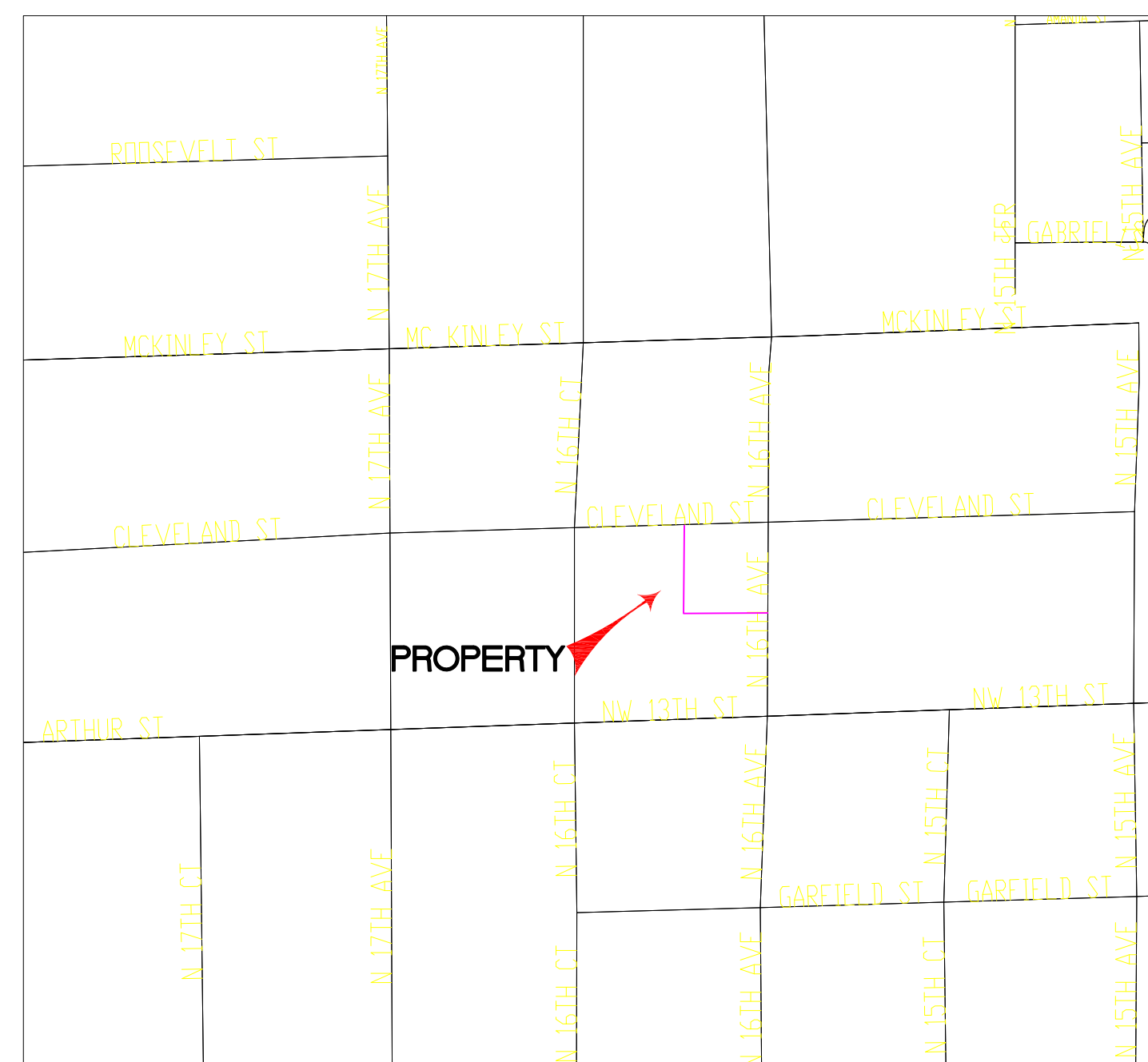
Ari Sklar, AIA, NCARB, LEED AP
ALS/jt



ALTA/ACSM LAND TITLE SURVEY

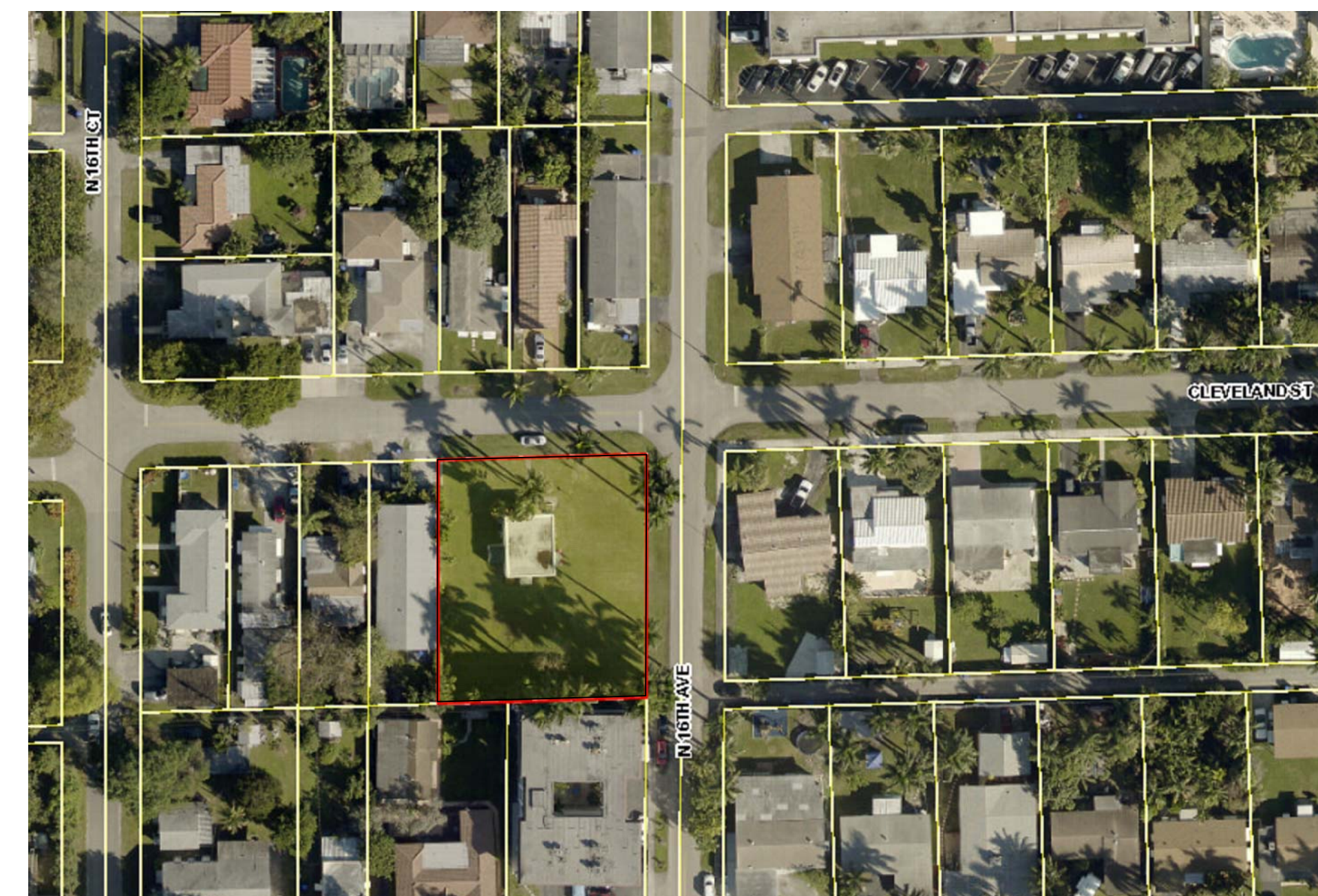
PAGE 1 OF 2

FOLIO: 5142-10-20-0160
1604-1606 CLEVELAND STREET
HOLLYWOOD FL 33020



VICINITY MAP

NOT TO SCALE



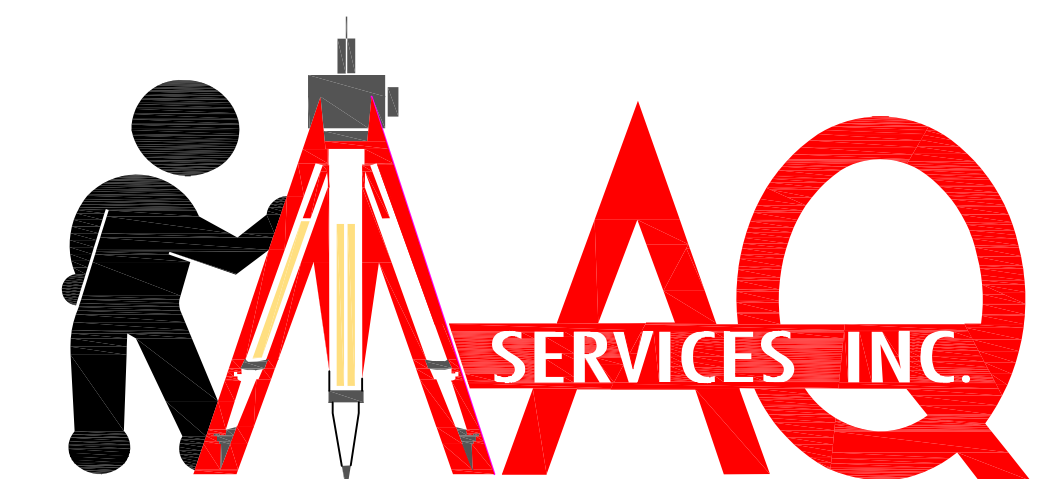
AERIAL MAP

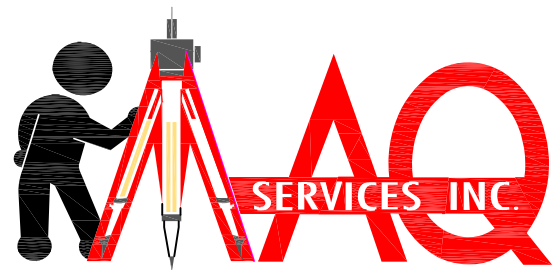
NOT TO SCALE

OWNER: CLEVELAND HOMES LLC
PROPOSED INSURER: CLEVELAND HOMES LLC,
A LIMITED LIABILITY COMPANY
EFFECTIVE DATE - MAY 23, 2016 AT 11:00 PM
TITLE COMMITMENT / POLICY NO. / FUND FILE NO. / : 319515

INDEX OF DRAWINGS

1 OF 2 COVER SHEET / LOCATION
2 OF 2 ALTA/ACSM LAND TITLE SURVEY
SURVEYOR NOTES



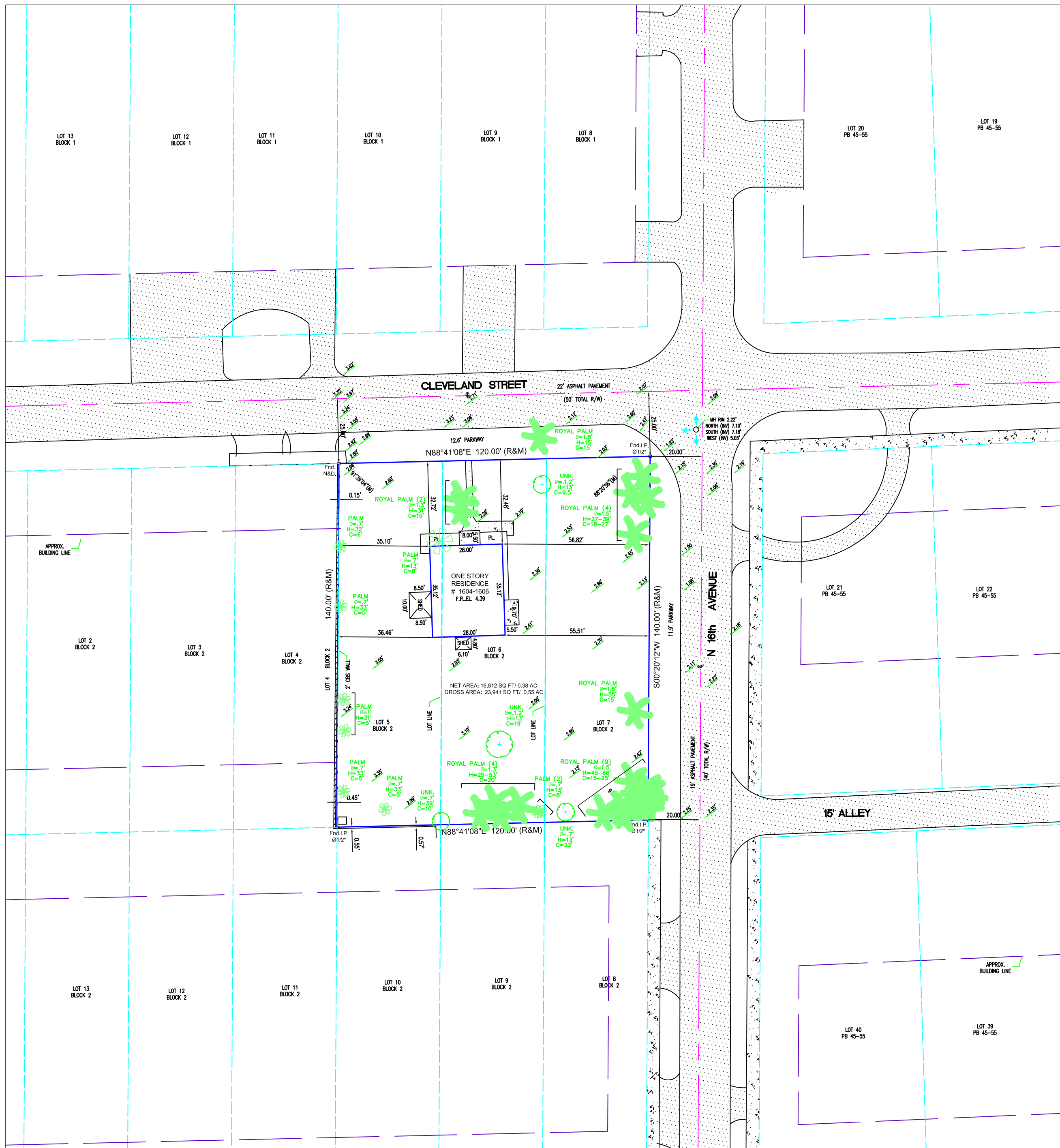


ALTA/ACSM LAND TITLE SURVEY

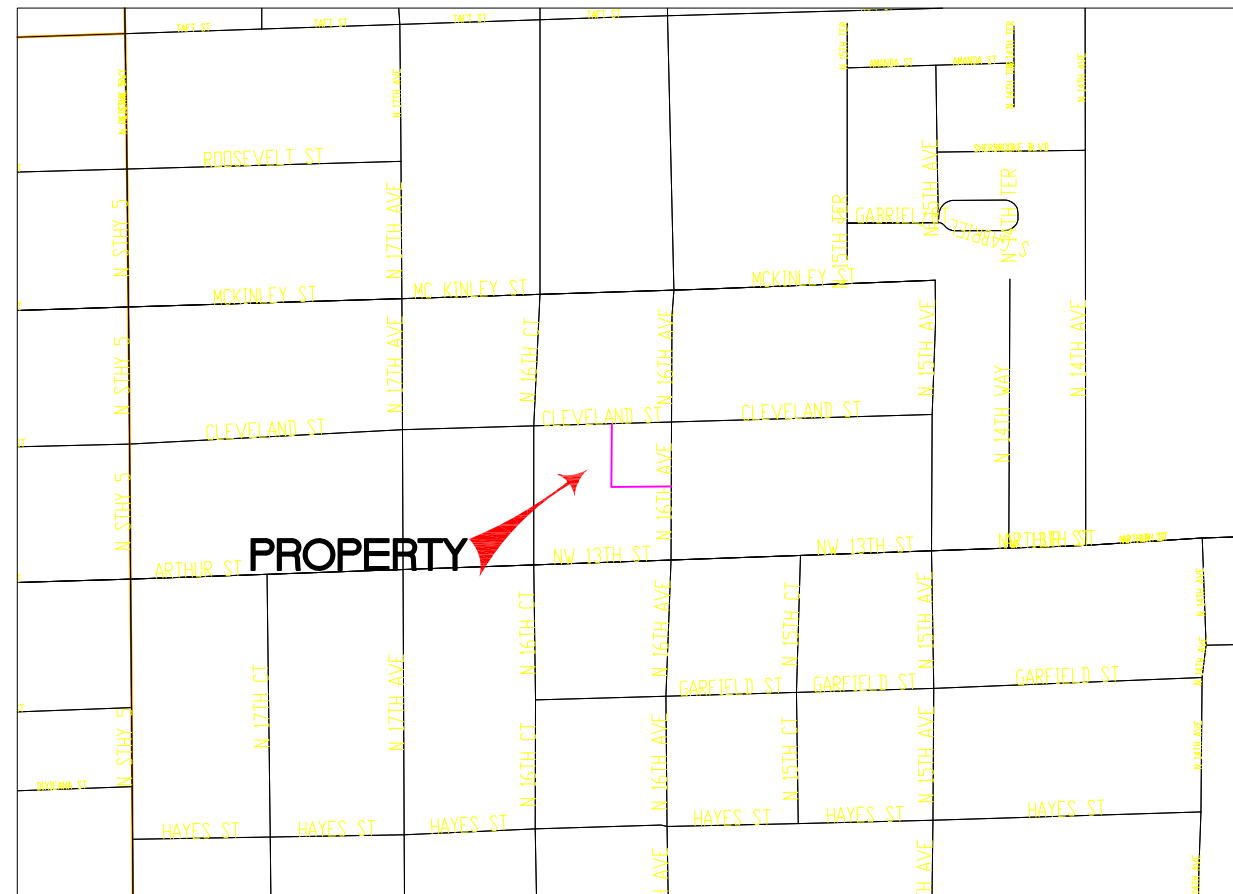
SCALE: 1" = 30'

Drawn by: MAQ

PAGE 2 OF 2



VICINITY MAP
NOT TO SCALE



AERIAL MAP
NOT TO SCALE



1. CLIENT INFORMATION

THIS ALTA/ACSM LAND TITLE SURVEY AND SURVEY MAP RESULTING THEREFROM WAS PREPARED AT THE INSISTENCE OF:

CLEVELAND HOMES LLC

2. STATEMENTS OF ENCROACHMENTS

NO VISIBLE ENCROACHMENTS AND/OR EASEMENTS AFFECTING SAID PROPERTY

3. ADDITIONAL NOTES

-PRESENT ZONING: RM-12 (MEDIUM DENSITY MULTIPLE FAMILY)

-NO VISIBLE OR APPARENT CEMETERIES LYING WITHIN THE SUBJECT PROPERTY

-ABOVE GROUND UTILITIES AVAILABLE FOR THIS SITE AS SHOWN ON SKETCH OF SURVEY AND SHOULD BE VERIFIED BEFORE CONSTRUCTION

ADEQUATE INGRESS AND EGRESS TO THE PREMISES IS PROVIDED BY

CLEVELAND STREET & NORTH 16 AVENUE

4. COUNTY BENCHMARK USED

B.M. USED ----- ELEVATIONS ----- LOCATED -----

5. SOURCES OF DATA

-BY SCALED DETERMINATION THE SUBJECT PROPERTY LIES IN FLOOD ZONE AH, ELEVATION 5.00', MAP/PANEL NUMBER 12011C/0569, SUFFIX H, REVISED DATE: 08-18-14. AN ACCURATE ZONE DETERMINATION SHOULD BE MADE BY THE REPAIRER OF THE MAP, THE FEDERAL EMERGENCY MANAGEMENT AGENCY, OF THE LOCAL GOVERNMENT AGENCY HAVING JURISDICTION OVER SUCH MATTERS PRIOR TO ANY JUDGEMENT BEING MADE FROM THE ZONE AS NOTED. THE MAP IS FOR INSURANCE PURPOSES ONLY.

-ZONING REQUIREMENTS AS PER CITY OF HOLLYWOOD, BROWARD COUNTY

- TITLE COMMITMENT AS PROVIDED BY CLIENT

(FUND FILE NUMBER:319515 & AGENT'S FILE REFERENCE: 1620.16)

SURVEY CERTIFICATIONS:

CLEVELAND HOMES LLC, A FLORIDA LIMITED LIABILITY COMPANY
OLD REPUBLIC NATIONAL TITLE INSURANCE CO
NICOLAS FERNANDEZ, P.A.

REQUIREMENTS AS PER COMMITMENT SCHEDULE B-11 (CONTINUED): FUND FILE NUMBER: 319515 & AGENT'S FILE REFERENCE: 1620.16

#5 ALL MATTERS CONTAINED ON THE PLAT OF POINSETTA PARK, AS RECORDED IN PLAT BOOK 8, PAGE 35, PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA.

ALL PLAT INFORMATION REFLECTED ON SAID SKETCH OF SURVEY

RM-12 (MEDIUM DENSITY MULTIPLE FAMILY)

MAXIMUM DENSITY, UNITS PER ACRE	12
MAIN PERMITTED USES	SINGLE FAMILY, DUPLEX, TOWNHOUSE, APT. BLDG.
MIN. LOT AREA (SQ FT)	6000
MIN. LOT WIDTH (FT)	60
MAX HEIGHT (FT)	3 STORIES NOT TO EXCEED 35 FT
LANDSCAPE, OPEN SPACE **	40%
MINIMUM UNIT SIZE (SQ FT)	SINGLE FAMILY (SF) 1000 DUPLEX (DUP) 500 TOWNHSE. 800 APT. 500 MIN 750 AVG HOTEL NOT ALLOWED
SETBACK REQUIREMENTS	
FRONT	20 ft. for structures; 5 ft. for at grade parking lots.
SIDE/INTERIOR	THE SUM OF THE SIDE YARD SETBACKS shall be at least 20% of the lot width, but not to exceed 50 ft. with no side yard less than 7.5 ft.; except , platted and recorded lots of 50 ft. or less in width may have a 5 ft. setback. When an existing building has a 5 ft. side yard setback, the setback of new construction may also be 5 ft. This applies to the linear or vertical extension of a single story building.
SIDE/STREET	15 ft.; except at grade lot 5 ft.
REAR	1 story bldg. - 20 ft. 2 story bldg. or higher - 15% of the lot depth; 20 ft. min.

** INCLUDES LANDSCAPED OPEN SPACE LOCATED AT-GRADE OR AT HIGHER ELEVATIONS SUCH AS ON POOL DECKS, PARKING DECKS, ROOF DECKS AND SIMILAR USES.

CLIENT: CLEVELAND HOMES LLC
PROPERTY ADDRESS: 1604-1606 CLEVELAND STREET, HOLLYWOOD FL 33020

LEGAL DESCRIPTION:
LOTS 5, 6 AND 7, BLOCK 2, OF POINSETTA PARK, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 8, PAGE(S) 35, PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA

ELEVATION INFORMATION:
B.M. USED ----- ELEVATIONS ----- LOCATED -----

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 AH BASE FLOOD ELEVATION 5.00 COMMUNITY 125113 PANEL NUMBER 0569 SUFFIX H

DRAWN BY:	MAQ
CHECKED BY:	L.MAQ
FIELD DATE:	02-01-2017
REVISION	
JOB NO:	17-024350

LEGEND AND ABBREVIATIONS

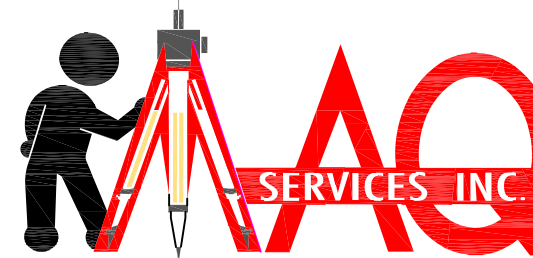
S.P. = ELEVATION D.W. = DRIVEWAY U.P. = UTILITY POLE B.O.B. = BASE OF BENCHMARK A/C = AIR CONDITIONING PAD A = ARC SERVICE BLDG. = BUILDING C.B. = CATCH BASIN C.B.S. = CONCRETE BLOCK STRUCTURE C.D. = CHORD DISTANCE C. = CLEAR C/L = CENTER LINE CONC. = CONCRETE	F.L. = FOUND LAMP P.O.C. = POINT OF COMMON-COMENT F.D.H. = FOUND DRILL HOLE P.T. = POINT OF TANGENCY E.N.C. = ENCROACHMENT F.H. = FIRE HYDRANT F.I.P. = FOUND IRON PIPE F.R. = FOUND REBAR L.F.E. = LOWEST FLOOR ELEVATION L.P. = LIGHT POLE M. = MEASURED (N) = NORTH (S) = SOUTH (R & M) = RECORD & MEASURED	E.M. = ELECTRIC METER P.I. = POINT OF INTERSECTION P.R.C. = POINT OF REVERSE CURVE P.C. = POINT OF CURVATURE F.N.D. = FOUND NAIL/DRILL P.C.C. = POINT OF COMINGLING CURVE M.A. = MONUMENT LINE N.A.D. = NATIONAL GEODETIC VERTICAL DATUM O.E. = OVERHEAD ELECTRIC LINE P.B. = PLAY BOOK P.C.P. = PERMANENT CONTROL POINT P.D. = PAGE P.O.B. = POINT OF BEGINNING P.L. = PROPERTY LINE R.C. = RECORD N.T.S. = NOT TO SCALE	CONCRETE FOUNDATION CENTRAL ANGLE WOOD FENCE CHAIN LINK FENCE C.B.S. WALL B.O.B. CORNER R = RADIUS RES. = RESIDENCE R/W = RIGHT OF WAY SEC. = SECTION S.I.P. = SET IRON PIPE STY. = STORY SWK = SIDEWALK U.E. = UTILITY EASEMENT	OVERHEAD ELECTRIC UTILITY CONC. POLE WATER METER
--	---	--	---	--

SURVEYOR'S NOTES:

- 1-) IF SHOWN, BEARINGS AND ANGLES ARE REFERRED 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 PROVIDED BY CLIENT. REFER TO ABOVE NOTES FOR REQUIREMENTS AS PER COMMITMENT SCHEDULE B-11 (CONTINUED).
- 4-) THERE MAY BE UNDERGROUND UTILITY LOCATIONS AND SURFACE 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 54-17 OF THE FLORIDA ADMINISTRATIVE CODE TO ALTER THIS SURVEY DRAWING WITHOUT THE PRIOR WRITTEN CONSENT OF THE SURVEYOR.
- 6-) INFORMATION OF TREE PROVIDED: DIAMETER (D), HEIGHT (H), CANOPY SHADE (C). ALL NAMES ARE NOTED TO SURVEYORS ABILITY. SURVEYOR IS NOT AN ARBORIST AND CANNOT PROVIDE SCIENTIFIC NAMES OF TREE AND OR PLANTS.
- 7-) ALTA/ACSM LAND TITLE SURVEY IS BASED AND DATED AFTER THE O&E REPORT



SURVEY DATE: 05-23-2016
UP-DATE: 07-14-2016
ALTA UP-DATE: 04-16-2017



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

BY: LEONARDO MAQUEIRA, P.S.M.

CERTIFICATE NO.L.B. 8064
STATE OF FLORIDA
"NOT VALID WITHOUT THE SIGNATURE, DATE AND THE ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER."

NEW TOWNHOUSES FOR:

CLEVELAND HOMES LLC.

1604-1606 CLEVELAND ST.
HOLLYWOOD, FL 33020

PRELIMINARY TAC MEETING:
03/20/17
FINAL TAC MEETING:
04/24/2017

PERMIT #:

SKLARchitecture

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www.sklararchitect.com
AA 0002849
IB 0000894
NCARB CERTIFIED

SEAL
ARI L. SKLAR
LICENSE #ARI473

PROJECT TEAM

ARCHITECT OF RECORD:

SKLARchitecture

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LANDSCAPE:

Joaquin Cortada
Cortada Landscape Design
305.321.4350

PROJECT RENDERING



DRAWING INDEX

ARCHITECTURAL

A0.0 COVER
A0.6 RENDERINGS
A0.7 STREET PROFILE
A1.0 PROPOSED SITE PLAN
A2.0 1ST & 2ND FLOOR PLANS
A2.1 ROOF PLAN
A4.0 BUILDING ELEVATIONS
A6.0 ENLARGED UNITS
A7.0 3D VIEWS

CIVIL

C-1 PAVING, GRADING & DRAINAGE
C-2 WATER & SEWER

LANDSCAPE

LN-1 COVER SHEET / NOTES / INDEX
L-1 LANDSCAPE PLAN GROUND LEVEL
L-2 LANDSCAPE PLAN ROOF TOP
LD-1 LANDSCAPE DETAILS
TD-1 TREE DISPOSITION PLAN
TD-2 TREE DISPOSITION SCHEDULE/DETAILS
IRR-1 IRRIGATION PLAN GROUND LEVEL
IRR-2 IRRIGATION PLAN ROOF TOP
IRR-3 IRRIGATION DETAILS

PHOTOMETRIC

PH 1.0 PHOTOMETRIC PLAN

CODE ANALYSIS / PROJECT DATA

SITE DATA

LEGAL DESCRIPTION:

LOT 5 TO 7, BLOCK 2 SUBDIVISION POINSETTA PARK ACCORDING TO THE PLAT THEREOF AS RECORDED UN PLAT BOOK 8 AT PAGE 35 OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA.

ID # 5142 10 20 0160

GENERAL	REQ'D/ALLOWED	PROVIDED/REQUESTED
ZONING:	(MF) RM-12	12 UNITS/ACRE
LAND USE:	MULTIFAMILY	MULTIFAMILY
NET :	16,809 SF	16,809 SF= 0.38 AC
GROSS - W/ PORTION R.O.W.	23,126 SF	23126= 0.53 ACRES
DENSITY CALCULATIONS	~12 UNITS X 0.53 ACRES=6.36 ~6 TOWNHOUSES ALLOWED	PROVIDED UNITS 6 TOWNHOUSES
OPEN SPACE:	MIN 40% PERVIOUS AREA 16,809 X 0.40 = 6,723.6 SF	GROUND 6,158 SF ROOF 600 SF TOTAL 6,758 SF (40.20%)
MAX HEIGHT (ft.):	3 STORIES 35'-0" FT	2 STORIES 24'-0" FT
MIN UNIT SIZE FOR TOWN HOUSE:	800 SF MIN.	1,695 MIN SF.

SETBACKS REQUIREMENTS

FRONT :	20' FOR STRUCTURES. 5' AT GRADE.	CLEVELAND ST. 15' FOR STRUCTURES.	SW 16TH AVE 20' FOR STRUCTURES.
SIDE :	20% OF LOT WIDTH . 140' X.2 = 28' (THE SUM)	13' FOR STRUCTURES.	13' FOR STRUCTURES.
SIDE STREET :	15' FOR STRUCTURES. 5' AT GRADE.	SW 16TH AVE 20' FOR STRUCTURES.	CLEVELAND ST. 15' FOR STRUCTURES.
REAR :	2 STORIES OR HIGHER. 15% OF THE LOT DEPTH (20'MIN)	20' FOR STRUCTURES.	CLEVELAND ST. 37'-10" FOR STRUCTURES.

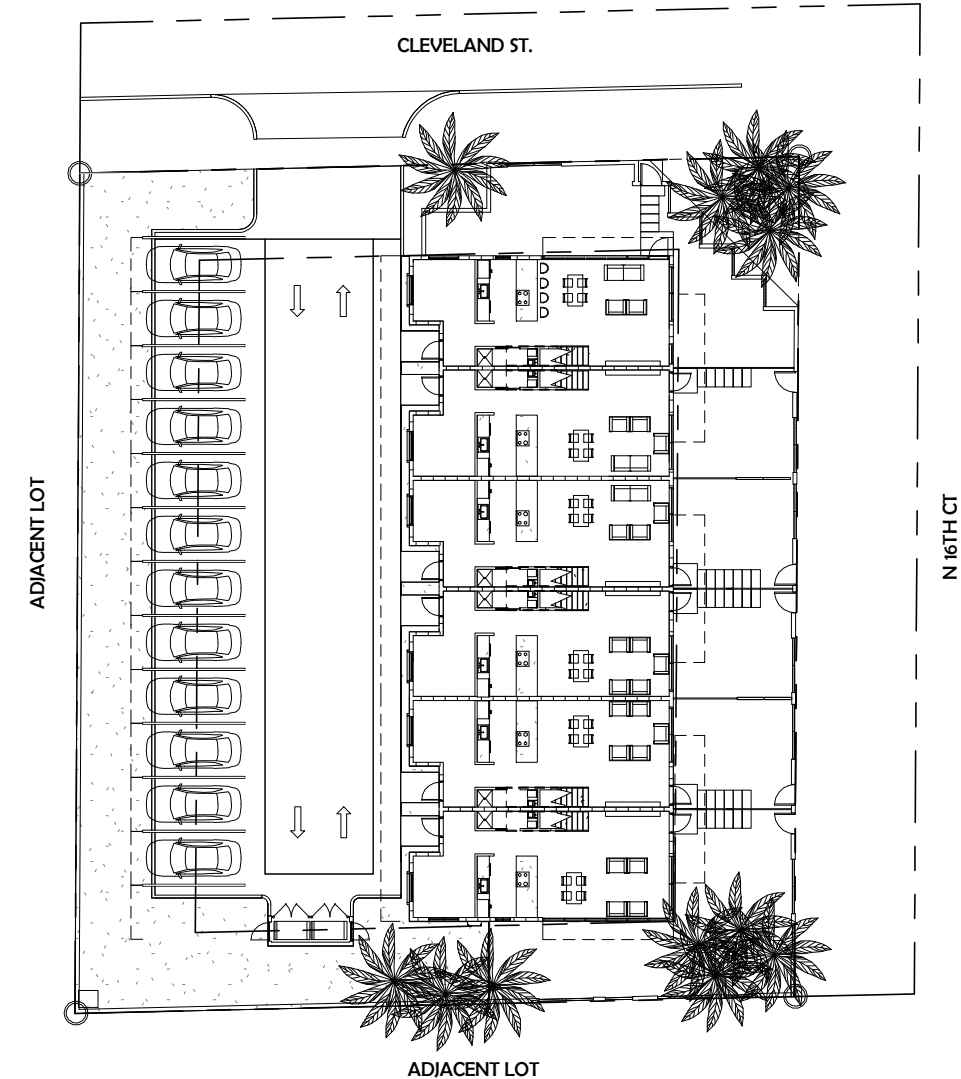
TOWNHOUSE UNIT BREAKDOWN

UNIT	NUMBER OF DWELLING UNITS	SQ.FT RANGE PER UNIT (AC)	TOTAL S.F. FOOTPRINT BUILDING (GROSS)	TOTAL S.F. BUILDING (AO)
TYPICAL	6 UNITS - , 3 BDR, 2.5 BATH, 2 STORY	1,695 SQ FT	990 SQ FT	10,170 SQ FT
GRAND TOTAL	6 UNITS		5,940 SQ FT	10,170 SQ FT

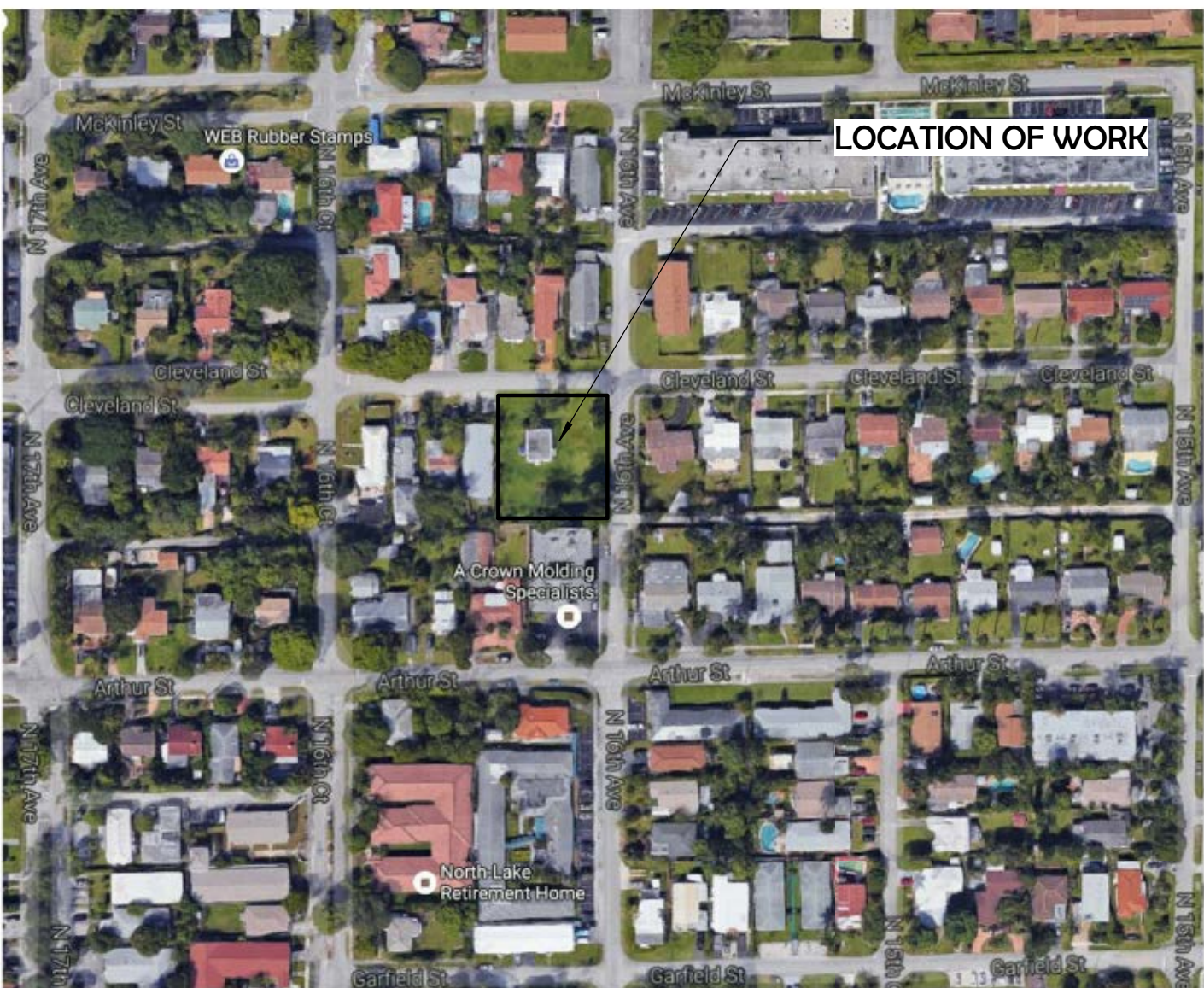
PARKING CALCULATIONS

TOWNHOME 1.5 PARKING PER UNIT 1 GUEST PARKING PER 10 UNITS	2 PARKING X 6 UNITS = 12 PARKING 6 UNITS/10 -> 0 GUEST PARKING	REQ. 12 PKNG	PROV. 12 PARKING
TOTAL		REQ. 12 PKNG	PROV. 12 PARKING

KEY PLAN



LOCATION MAP



SCOPE OF WORK

SIX NEW TWO-STORY TOWNHOUSES APPROXIMATELY
10,500 SQ FT.

LEGAL DESCRIPTION

THIS PROPERTY IS DESCRIBED AS:

LOT 5 TO 7, BLOCK 2 SUBDIVISION POINSETTA PARK
ACCORDING TO THE PLAT THEREOF AS RECORDED UN
PLAT BOOK 8 AT PAGE 35 OF THE PUBLIC RECORDS OF
BROWARD COUNTY, FLORIDA.

ID # 5142 10 20 0160

NEW TOWNHOUSE FOR:
CLEVELAND HOMES LLC.
1604-1606 CLEVELAND ST.
HOLLYWOOD, FL 33020

- ☐ REVIEW SET
☐ PRELIMINARY
☐ NOT FOR CONSTRUCTION
☒ DRY RUN PERMIT SET
☐ PERMIT SET
☐ BID SET
☐ CONSTRUCTION SET

SUBMITTAL DATE: 04-17-17

DRAWN BY:
M.V.
CHECKED BY:
ARI SKLAR

COVER

A0.0

PROJECT #: 16-017

DATE : 04-17-17



SE CORNER



NE CORNER



NW CORNER



N 16TH AVE FACADE



VIEW FROM WEST ELEVATION

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IB 0000894
NCARB CERTIFIED

SEAL
ARI L. SKLAR
LICENSE #ARI473

REVISIONS

NEW TOWNHOUSE FOR:
CLEVELAND HOMES LLC.
1604-1606 CLEVELAND ST.
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SUBMITTAL DATE: 04-17-17

DRAWN BY:
M.V.
CHECKED BY:
ARI SKLAR

RENDERINGS

A0.6

PROJECT #: 16-017

DATE : 04-17-17

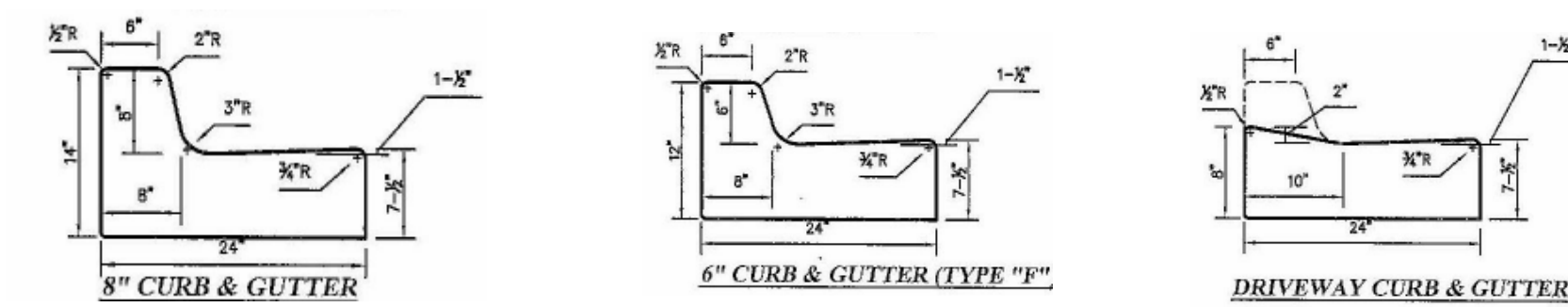


1 EAST CONTEXT ELEVATION
1/16" = 1'-0"

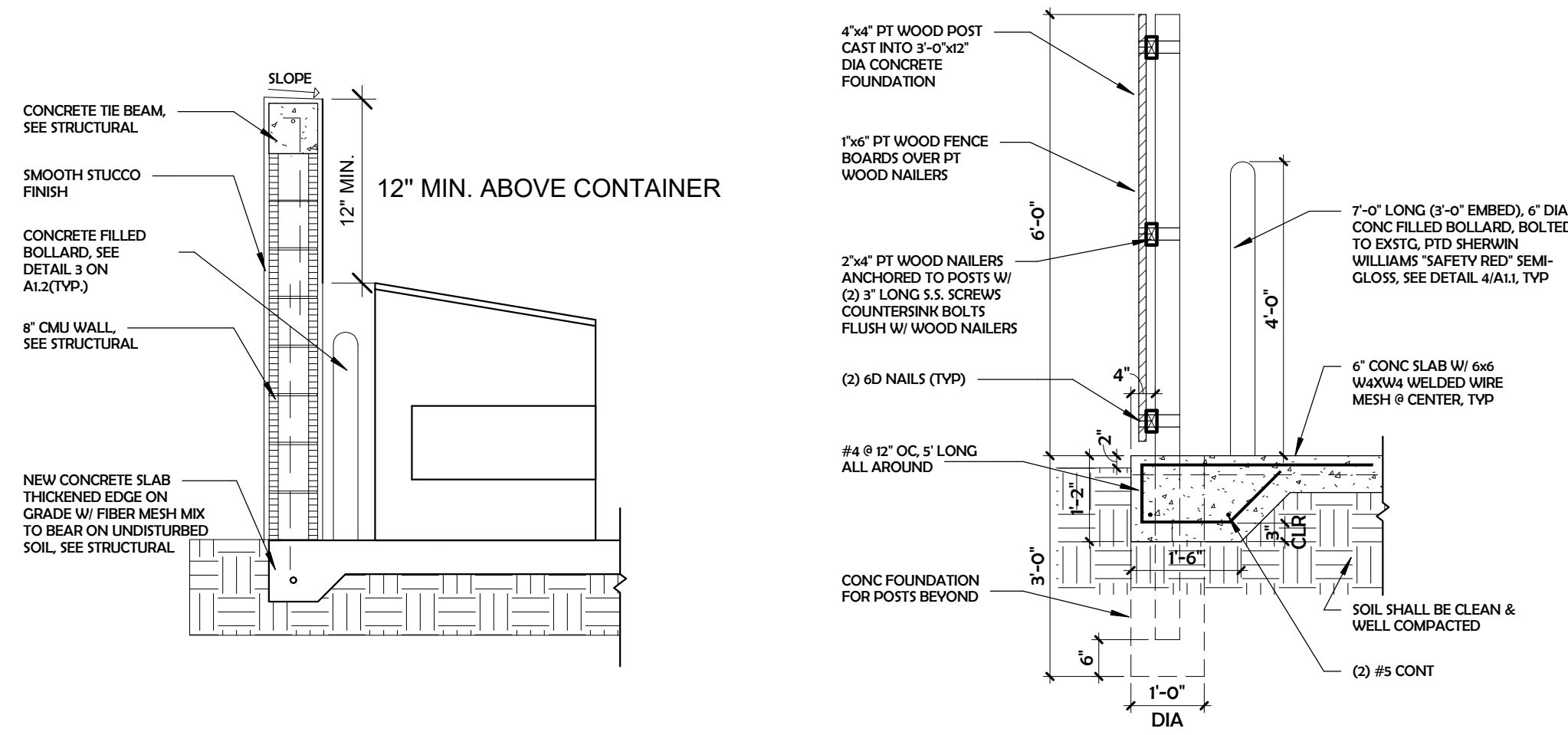


2 NORTH CONTEXT ELEVATION
1/16" = 1'-0"

6 SIDEWALK SECTION
3/8" = 1'-0"



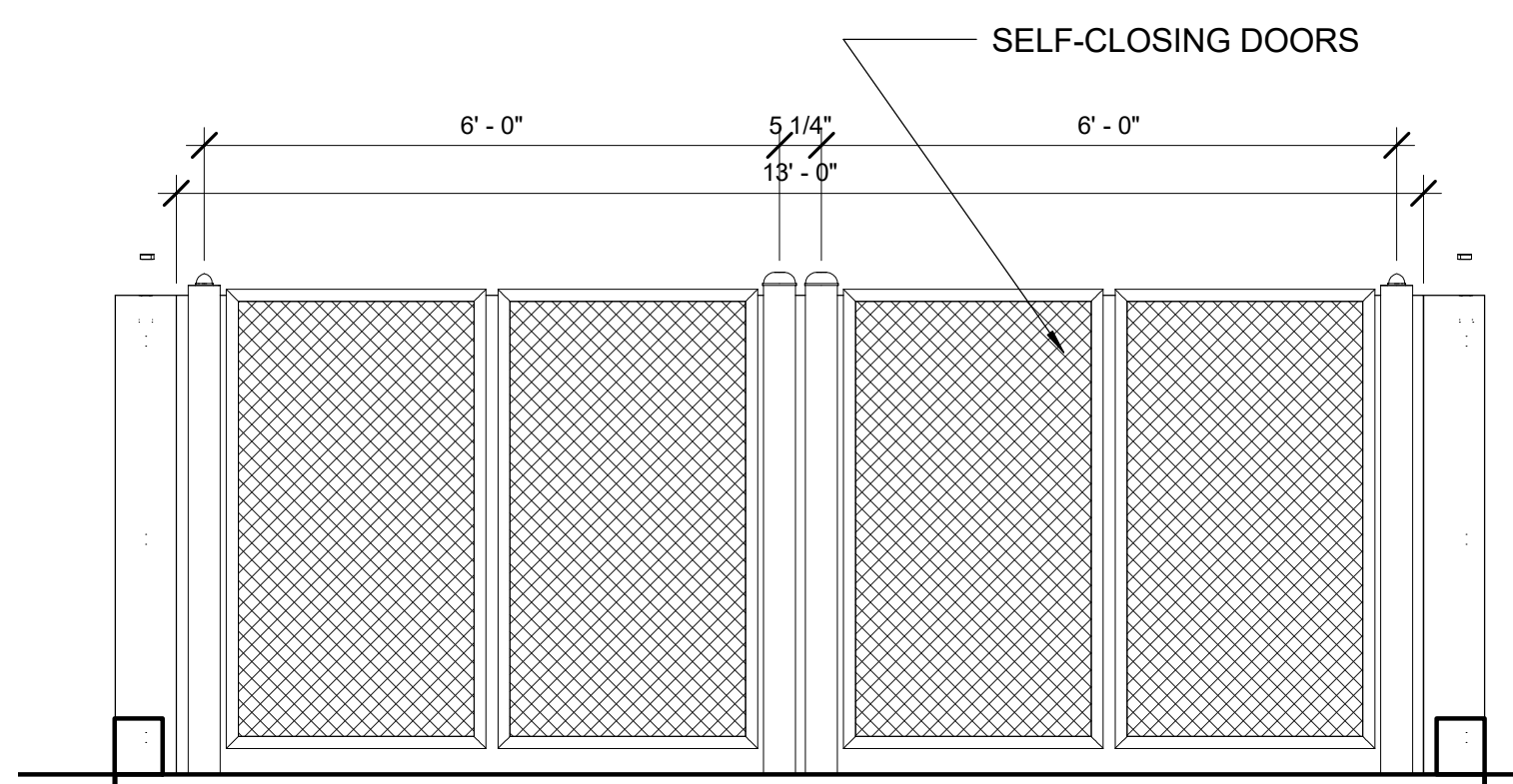
5 CURB DETAILS
3/4" = 1'-0"



3 DUMPSTER WALL DETAIL
1/2" = 1'-0"

2 DUMPSTER ENCLOSURE WALL DETAIL
1/2" = 1'-0"

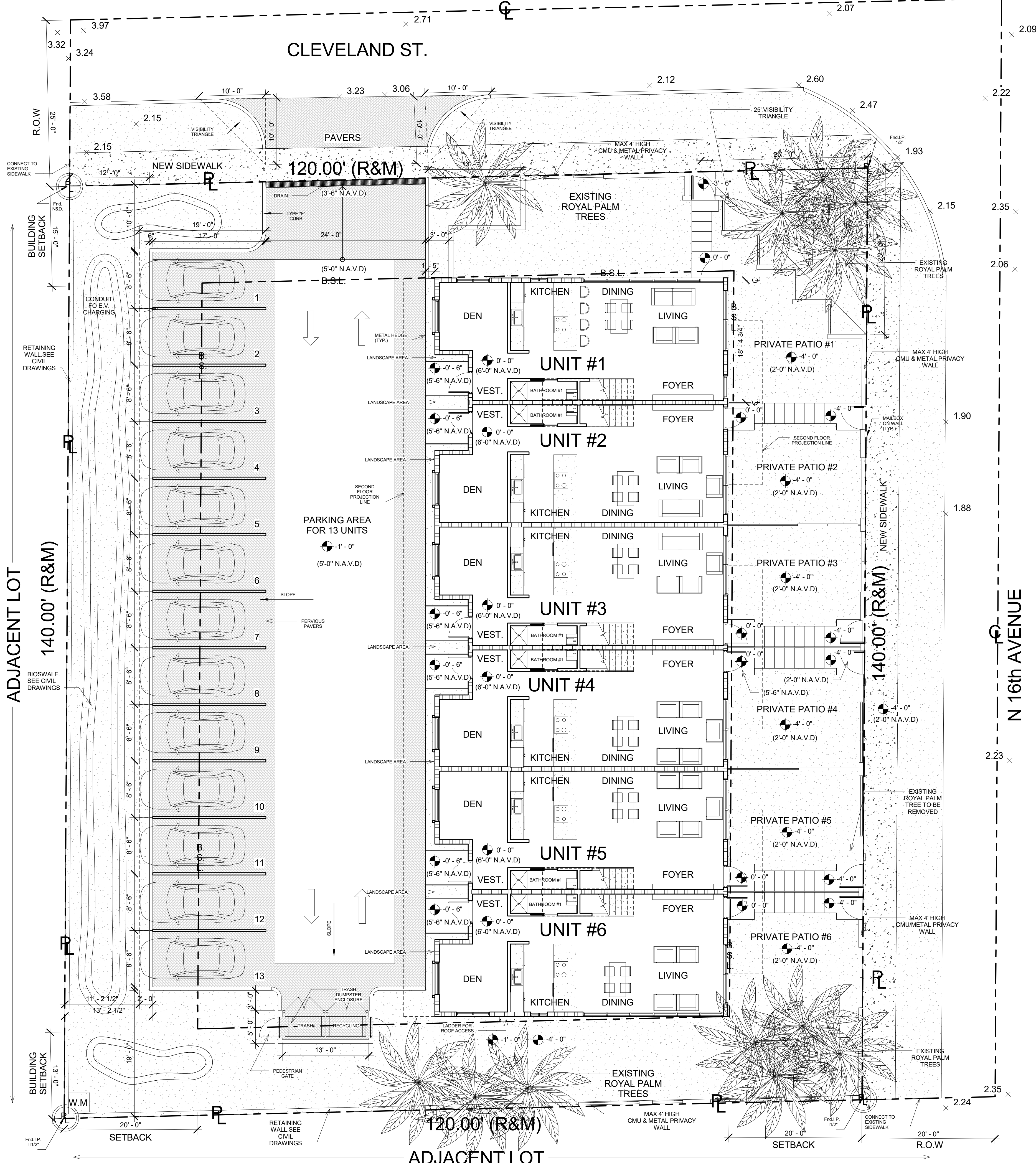
RESIDENTIAL GREEN BUILDING PRACTICES	
CHAPTER 151.150 LARGE DEVELOPMENTS	
1. RADIANT BARRIER - ENERGY STAR QUALIFIED - APPLIED TO ATTIC INSULATION.	
2. ENERGY STAR APPROVED ROOFING MATERIALS.	
3. PROGRAMMABLE THERMOSTATS.	
4. OCCUPANCY / VACANCY SENSORS.	
5. DUAL FLUSH TOILETS (LESS THAN 1 GALLON TO FLUSH LIQUID AND 1.6 GALLONS OR LESS FOR SOLIDS, PER USGBC).	
6. AT LEAST 80% OF PLANTS, TREES AND GRASSES PER THE SOUTH FLORIDA WATER MANAGEMENT DISTRICT RECOMMENDATIONS.	
7. LED LIGHTING AND LOW VOLTAGE LANDSCAPE LIGHTS THAN RUN ON A TIMER.	
8. ENERGY PERFORMANCE AT LEAST 10% MORE EFFICIENT THAN STANDARD ESTABLISHED BY ASHRAE (LATEST EDITION).	
9. INSULATED HOT WATER PIPES. ALL HOT WATER PIPES SHALL HAVE A MINIMUM OF 1/2" INSULATION, INCLUDING BURIED PIPES.	
10. MERV OF AIR FILTERS ON ALL AIR CONDITIONING UNITS AT LEAST 8 WITH ANTI-MICROBIAL AGENT.	
11. TANKLESS WATER HEATER IN LIEU OF A STANDARD TANK WATER HEATER. DOCUMENTATION OF ENERGY SAVINGS MUST BE PROVIDED.	



4 DUMPSTER FRONT ELEVATION
1/2" = 1'-0"

1 CUBIC INCH OF STORAGE FOR EACH SQFT OF PROPERTY AREA.

1 SITE PLAN
1/8" = 1'-0"



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LICENSE #AR1473

REVISIONS

NEW TOWNHOUSE FOR:
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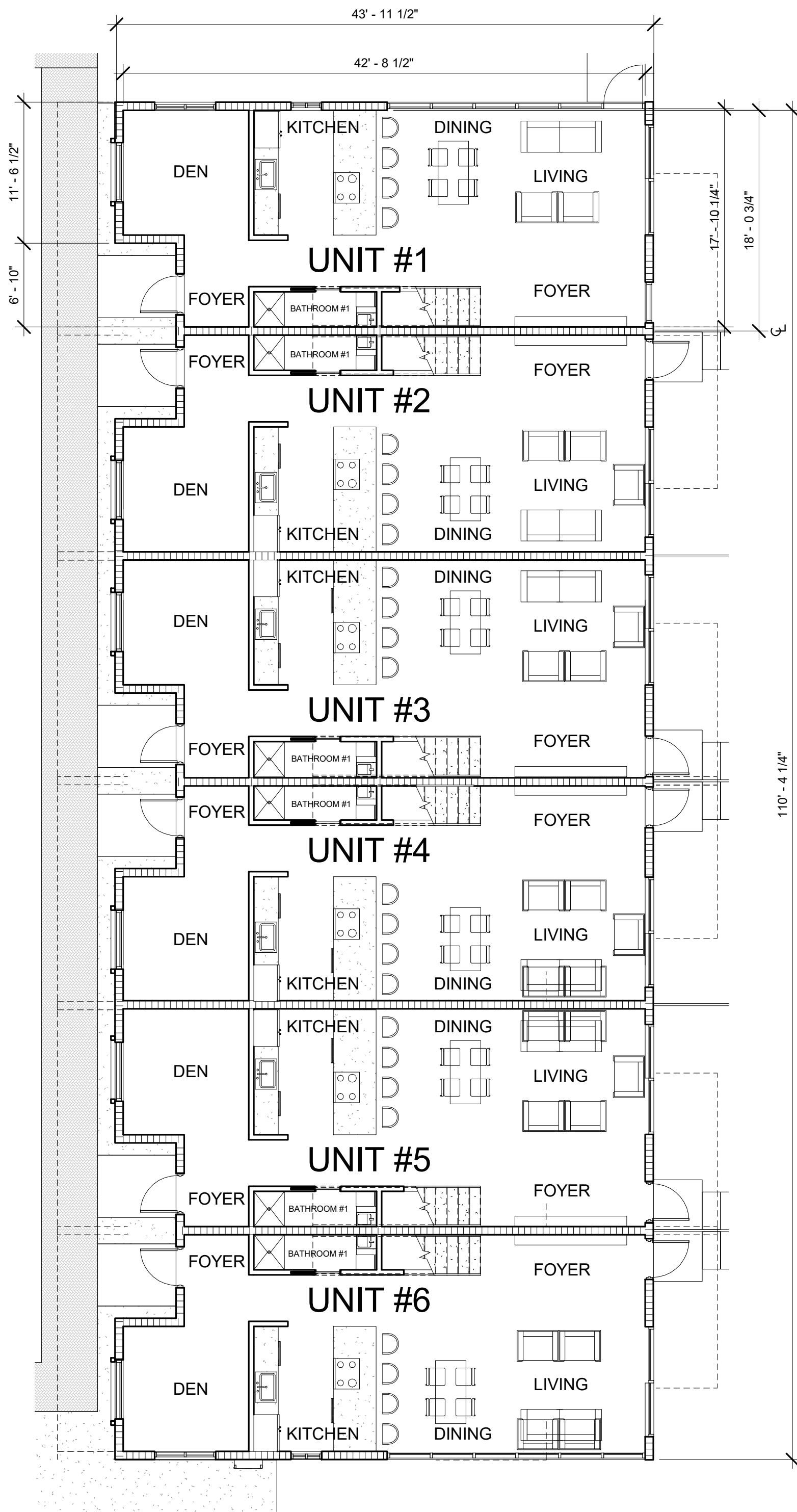
☐ REVIEW SET
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SUBMITTAL DATE: 04-17-17

DRAWN BY:
M.V.
CHECKED BY:
ARI SKLAR

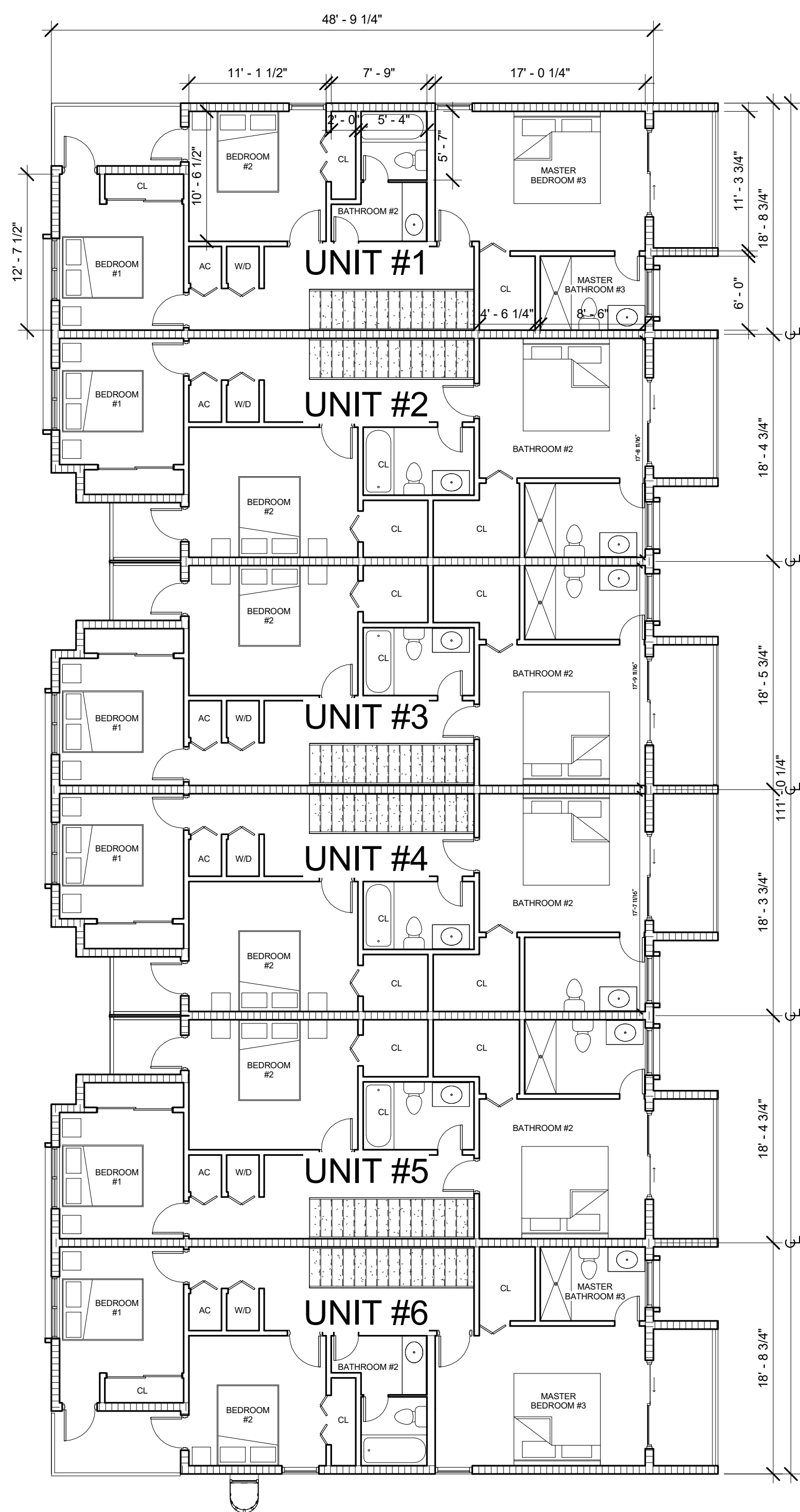
PROPOSED SITE PLAN

A1.0

PROJECT #: 16-017
DATE: 04-17-17



1 Level 1
1/8" = 1'-0"



2 Level 2
1/8" = 1'-0"

SITE DATA

LEGAL DESCRIPTION:

LOT 5 TO 7, BLOCK 2 SUBDIVISION POINSETTA PARK ACCORDING TO THE PLAT THEREOF AS RECORDED UN PLAT BOOK 8 AT PAGE 35 OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA.

ID # 5142 10 20 0160

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ZONING:	(MF) RM-12	12 UNITS/ACRE
LAND USE:	MULTIFAMILY	MULTIFAMILY
NET :	16,809 SF	16,809 SF= 0.38 AC
GROSS - W/ PORTION R.O.W.	23,126 SF	23126= 0.53 ACRES
DENSITY CALCULATIONS	=12 UNITS X 0.53 ACRES=6.36 =6 TOWNHOUSES ALLOWED	PROVIDED UNITS 6 TOWNHOUSES
OPEN SPACE:	MIN 40% PERVIOUS AREA 16,809 X 0.40 = 6,723.6 SF	GROUND 6,158 SF ROOF 600 SF TOTAL 6,758 SF (40.20%)
MAX HEIGHT (ft.):	3 STORIES 35'-0" FT	2 STORIES 24'-0" FT
MIN UNIT SIZE FOR TOWN HOUSE:	800 SF MIN.	1,695 MIN SF.

SETBACKS REQUIREMENTS

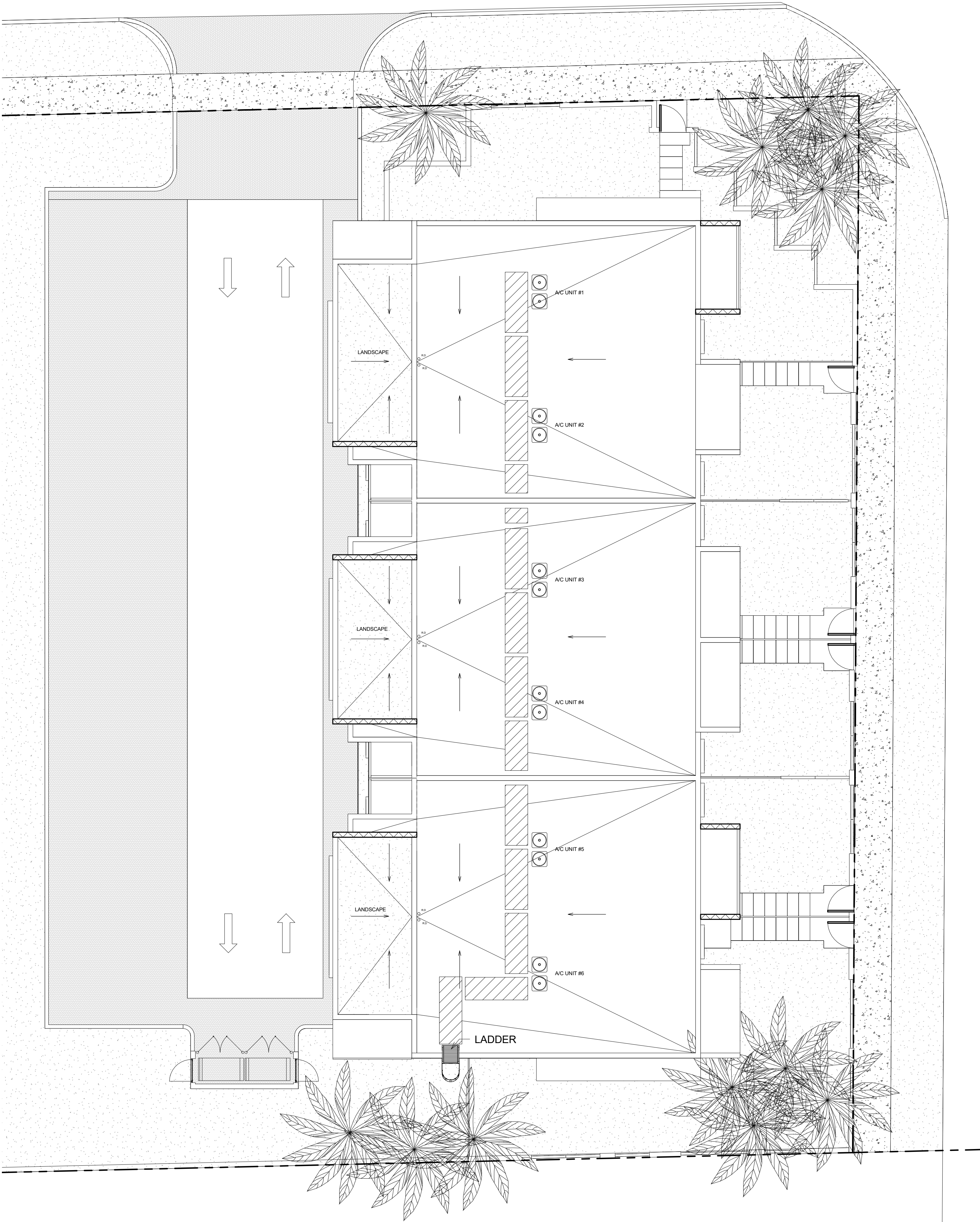
FRONT :	20' FOR STRUCTURES. 5' AT GRADE.	CLEVELAND ST. 15' FOR STRUCTURES.	SW 16TH AVE 20' FOR STRUCTURES.
SIDE :	20% OF LOT WIDTH . 140" X.2 = 28"(THE SUM)	13' FOR STRUCTURES.	13' FOR STRUCTURES.
SIDE STREET :	15' FOR STRUCTURES. 5' AT GRADE.	SW 16TH AVE 20' FOR STRUCTURES.	CLEVELAND ST. 15' FOR STRUCTURES.
REAR :	2 STORIES OR HIGHER. 15% OF THE LOT DEPTH (20"MIN)	20' FOR STRUCTURES.	CLEVELAND ST. 37'-10" FOR STRUCTURES.

TOWNHOUSE UNIT BREAKDOWN

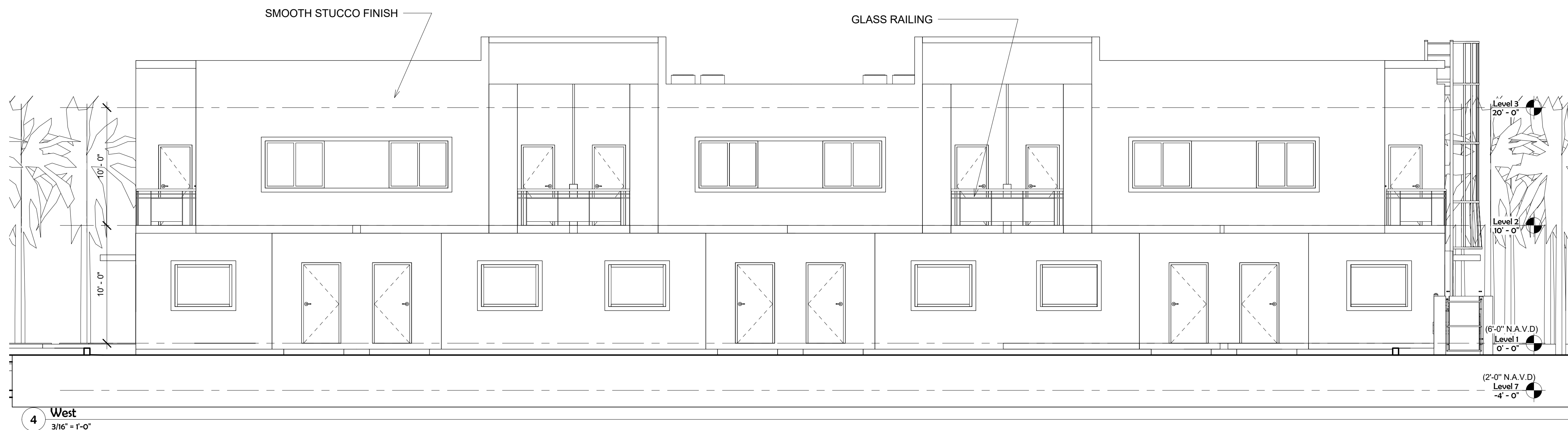
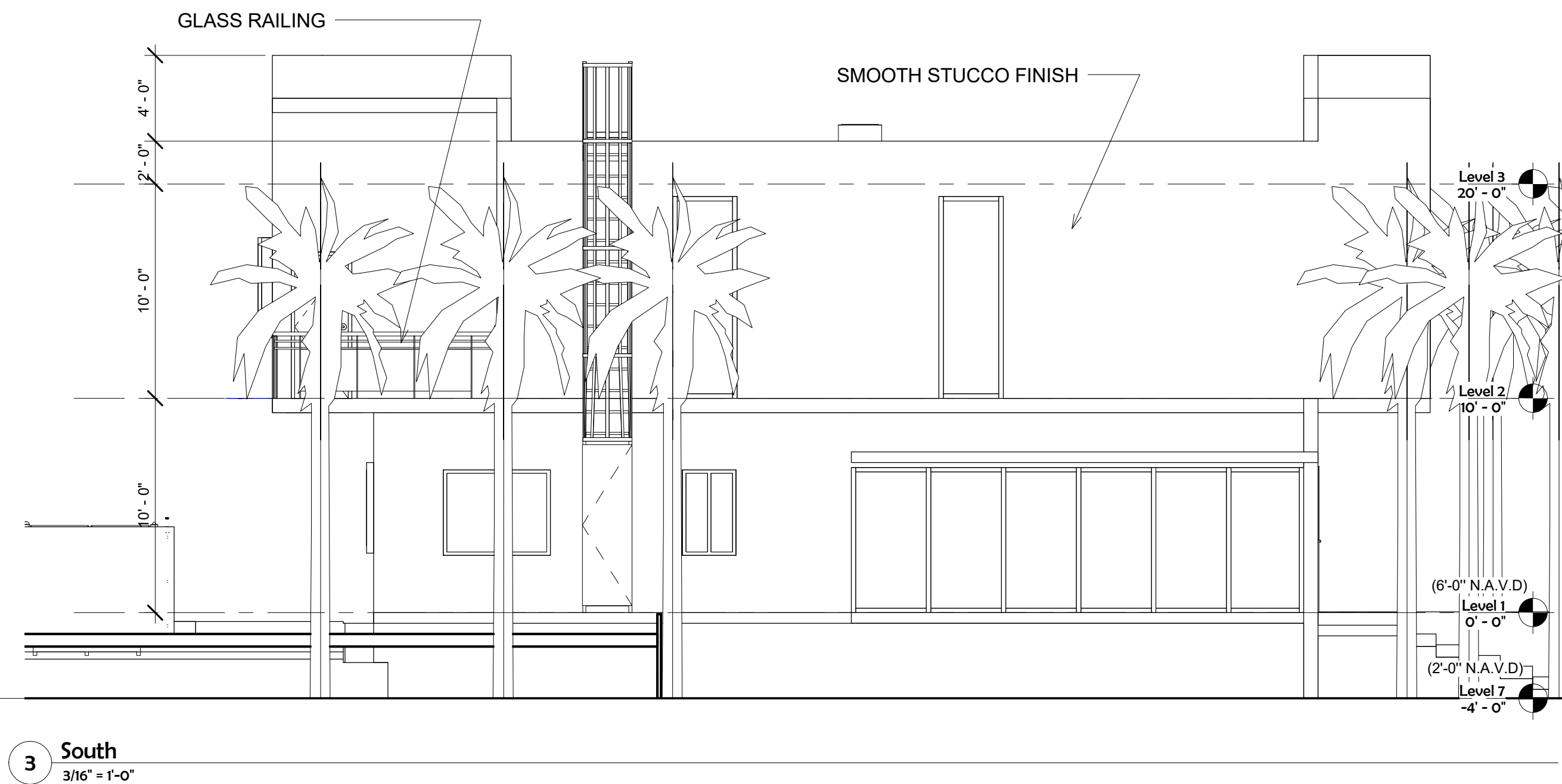
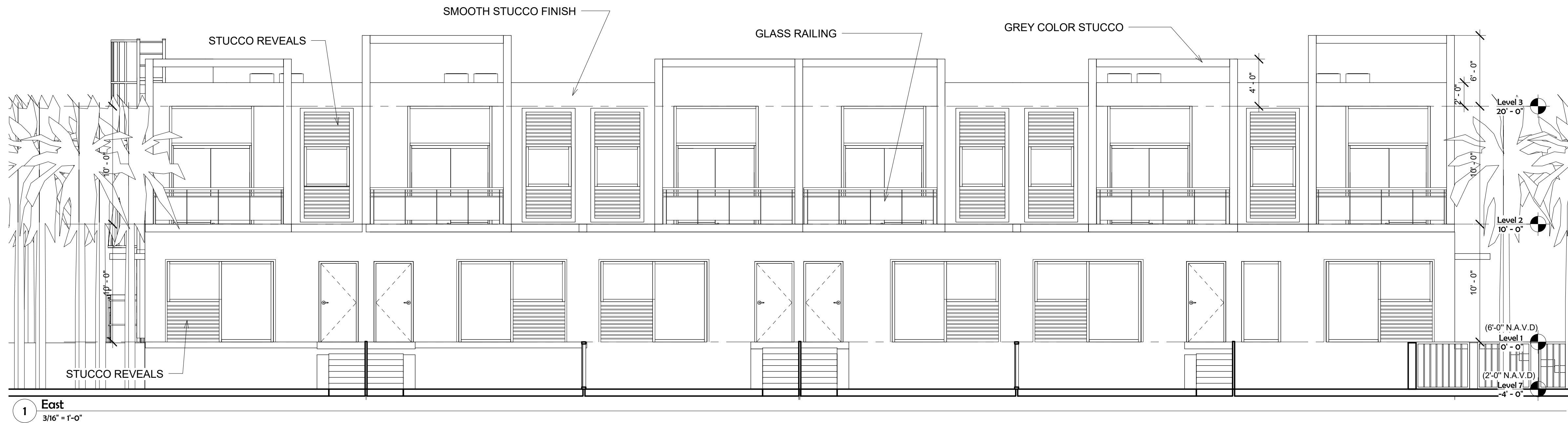
UNIT	NUMBER OF DWELLING UNITS	SQ.FT RANGE PER UNIT (AC)	TOTAL S.F. FOOTPRINT BUILDING (GROSS)	TOTAL S.F BUILDING (AC)
TYPICAL	6 UNITS - , 3 BDR, 2.5 BATH, 2 STORY	1,695 SQ FT	990 SQ FT	10,170 SQ FT
GRAND TOTAL	6 UNITS		5,940 SQ FT	10,170 SQ FT

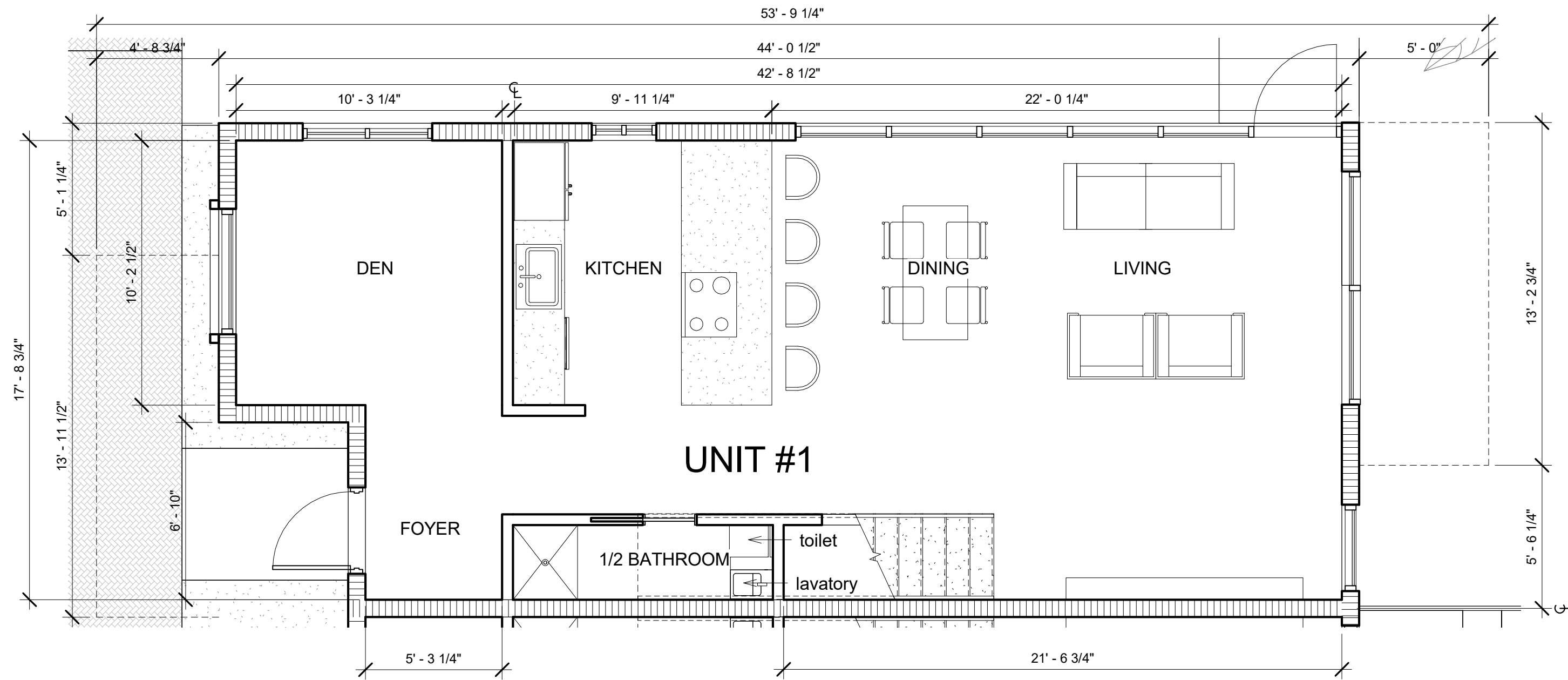
PARKING CALCULATIONS

TOWNHOME 1.5PARKING PER UNIT+ 1 GUEST PARKING PER 10 UNITS+	2 PARKING X 6 UNITS = 12 PARKING 6 UNITS/10 =0 GUEST PARKING	REQ. 12 PKNG	PROV. 12 PARKING
TOTAL		REQ. 12 PKNG	PROV. 12 PARKING

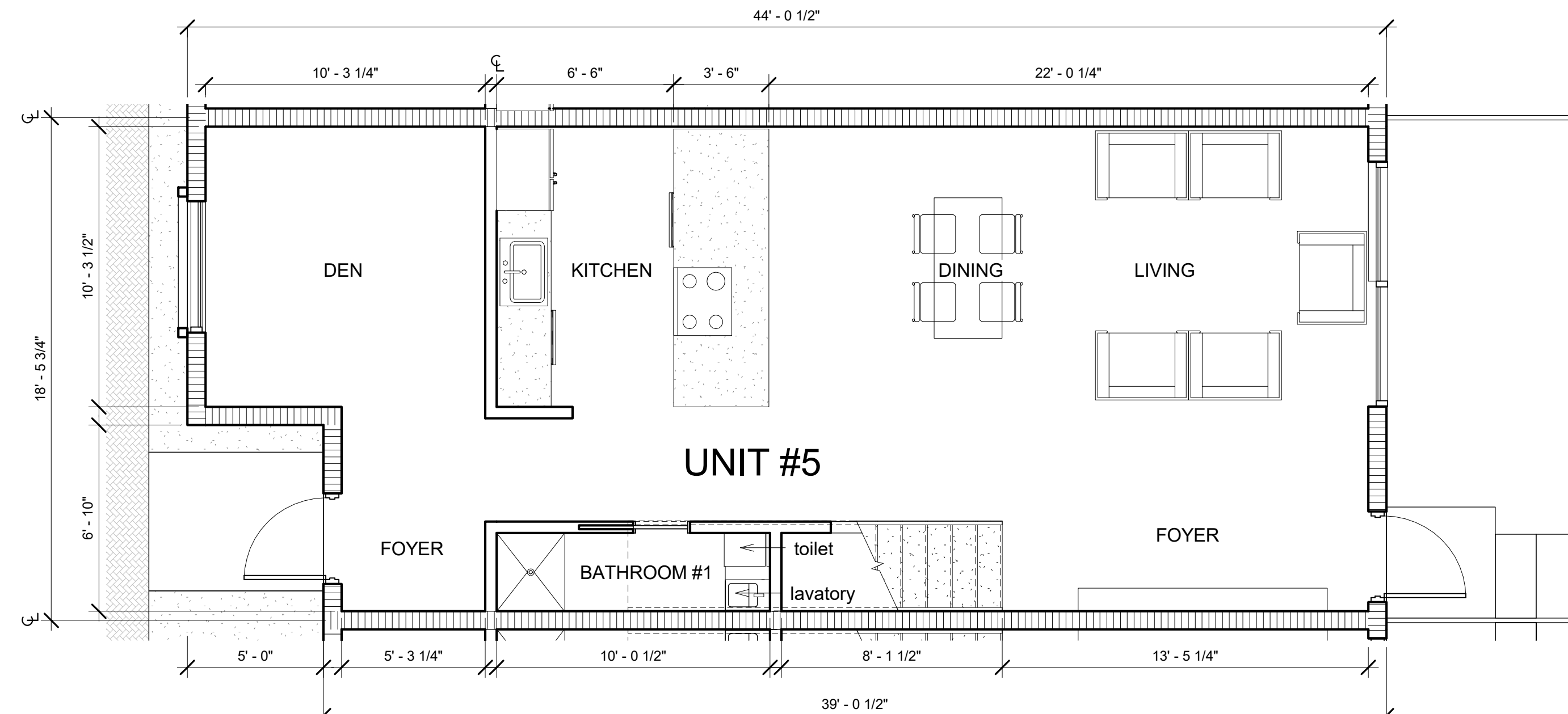


1 ROOF PLAN
1/8" = 1'-0"

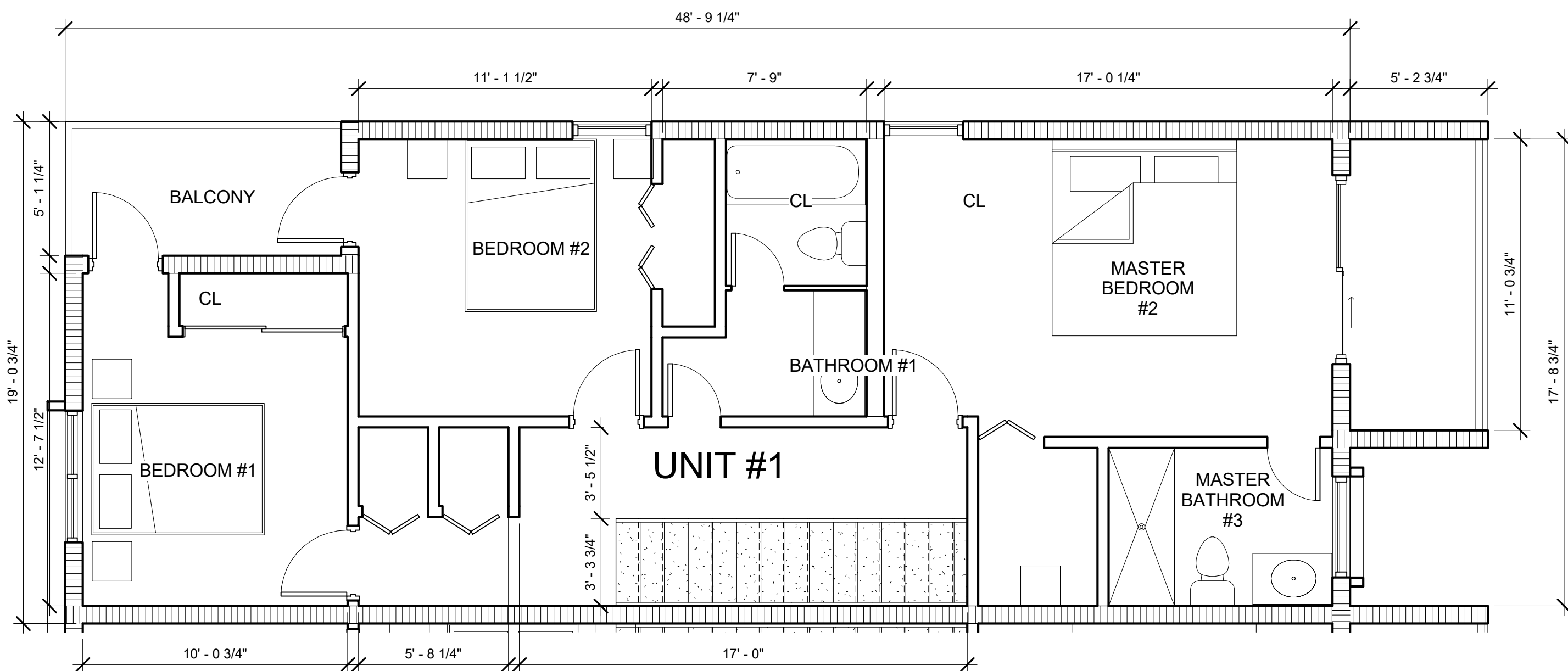




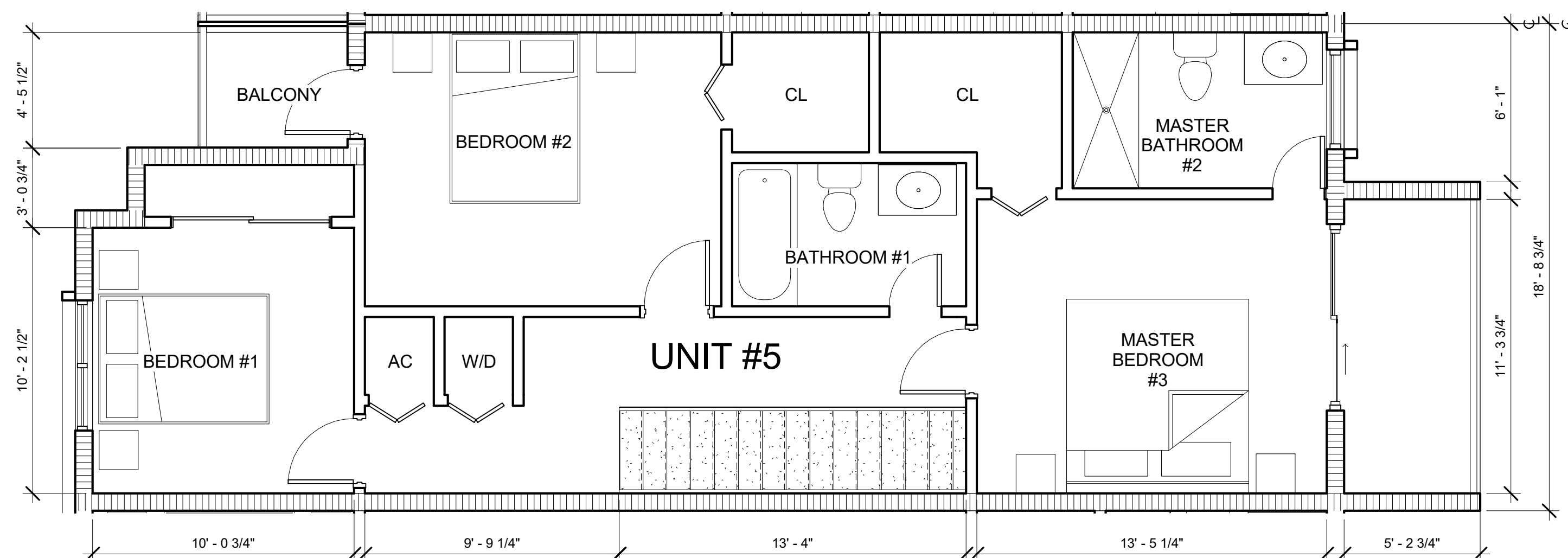
1 TYPICAL UNIT A FIRST FLOOR PLAN
1/4" = 1'-0"



3 TYPICAL UNIT B FIRST FLOOR PLAN
1/4" = 1'-0"



2 TYPICAL UNIT A SECOND FLOOR PLAN
1/4" = 1'-0"



4 TYPICAL UNIT B SECOND FLOOR PLAN
1/4" = 1'-0"



1 VIEW FROM EAST



2 VIEW FROM WEST



3 NORTH-WEST



4 SOUTH-EAST

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REVISIONS

NEW TOWNHOUSE FOR:
CLEVELAND HOMES LLC.
1604-1606 CLEVELAND ST.
HOLLYWOOD, FL 33020

- ☐ REVIEW SET
- ☐ PRELIMINARY
- ☐ NOT FOR CONSTRUCTION
- ☐ DRY RUN PERMIT SET
- ☐ PERMIT SET
- ☐ BID SET
- ☐ CONSTRUCTION SET

SUBMITTAL DATE: 04-17-17

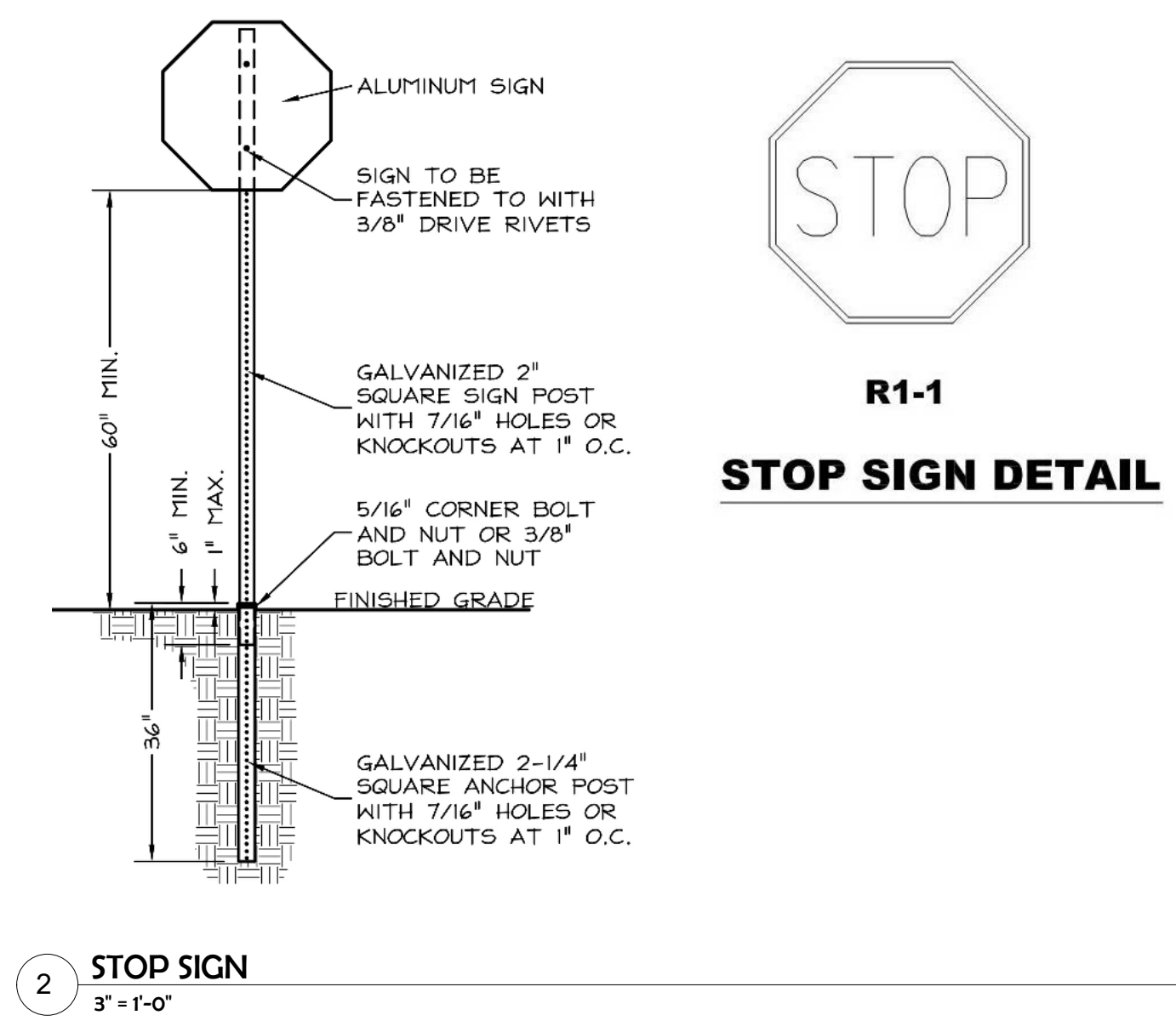
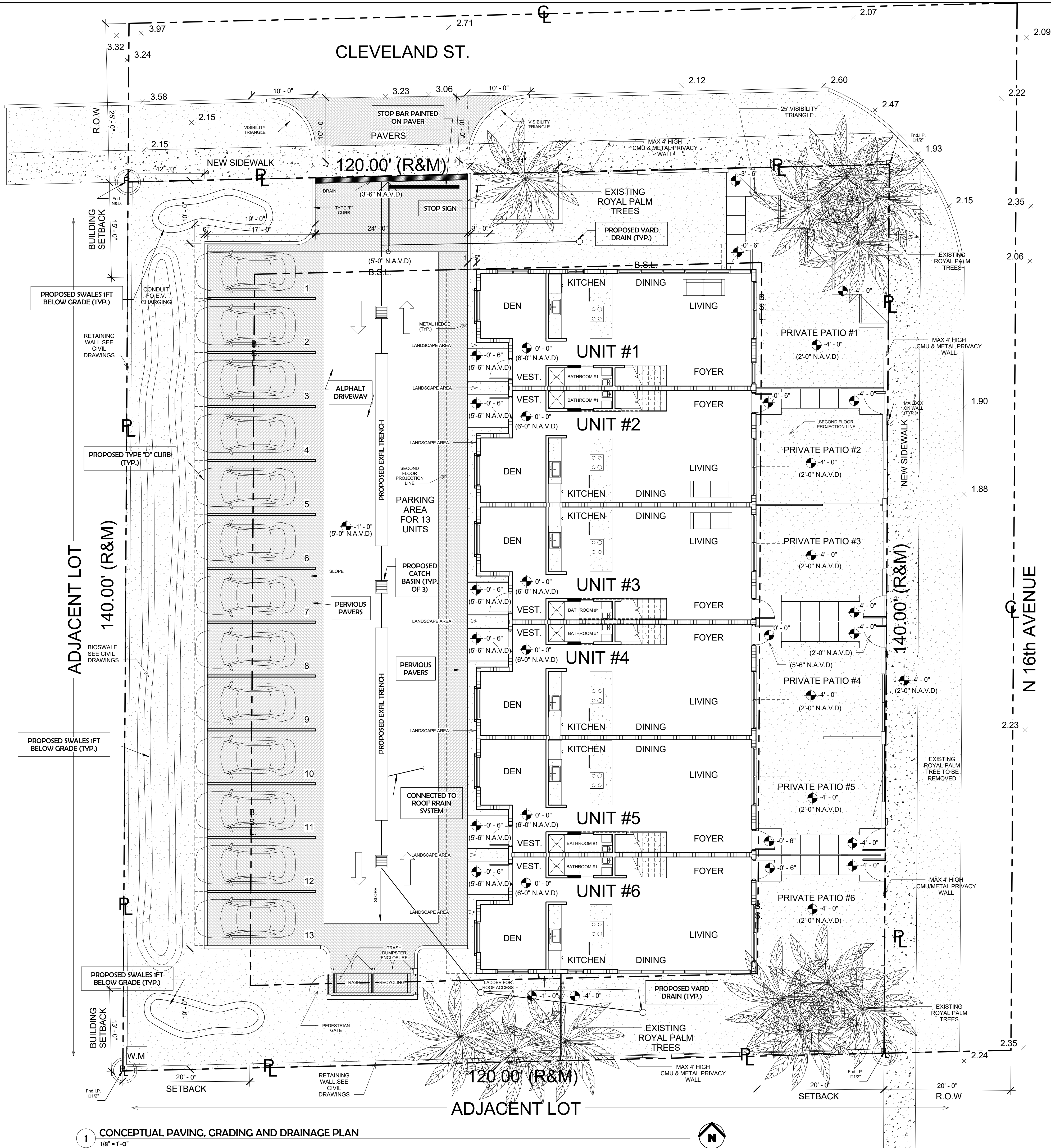
DRAWN BY:
M.V.
CHECKED BY:
ARI SKLAR

3D VIEW

A7.0

PROJECT #: 16-017

DATE : 04-17-17



CONCEPTUAL DESIGN
NOT FOR CONSTRUCTION



1 CONCEPTUAL PAVING, GRADING AND DRAINAGE PLAN
1/8" = 1'-0"

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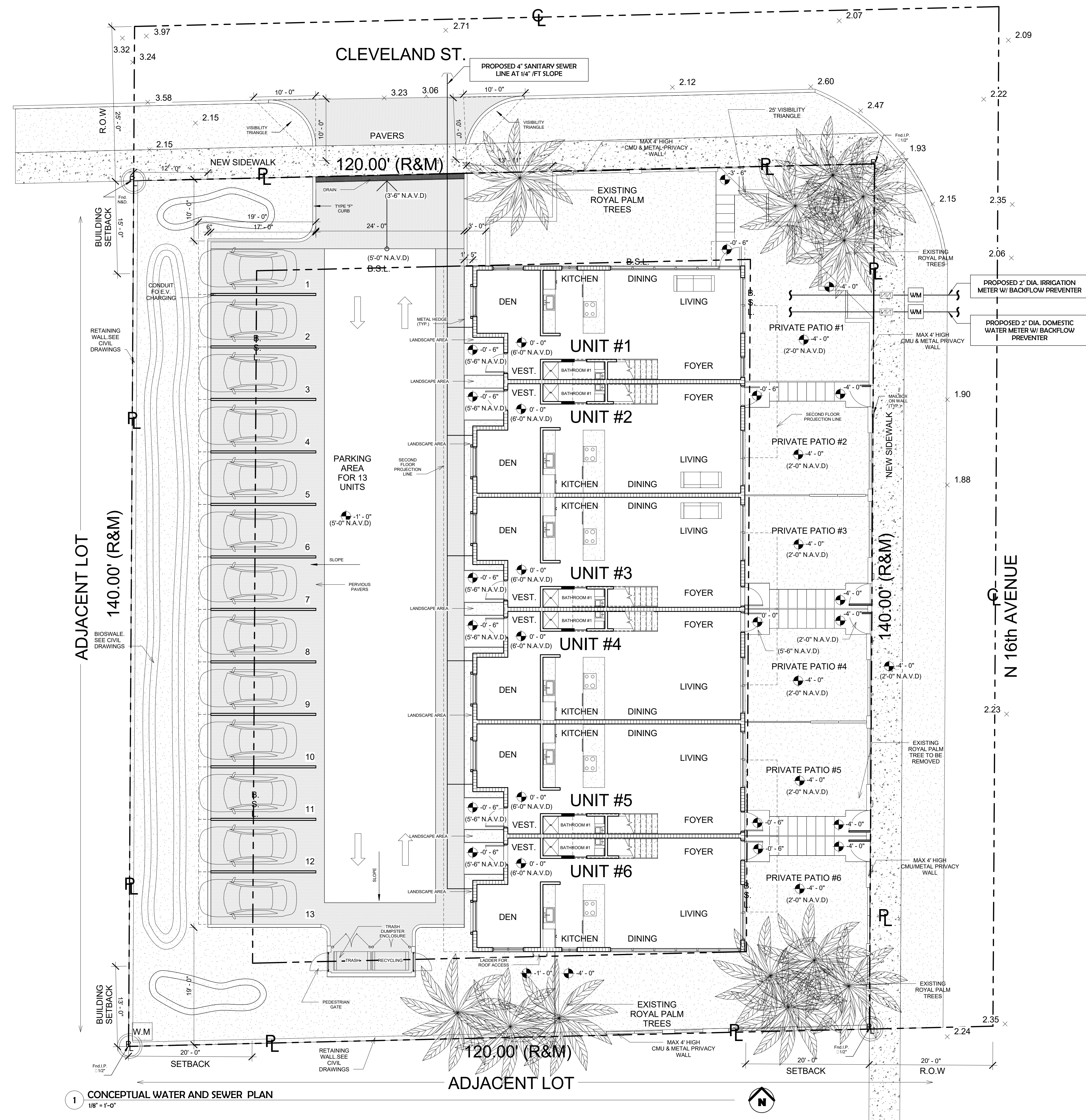
DRAWN BY:
M.V.
CHECKED BY:
ARI SKLAR

CONCEPTUAL CIVIL PAVING,
GRADING AND DRAINAGE
PLAN

C-1

PROJECT #: 16-017

DATE: 04-17-17



CONCEPTUAL DESIGN
NOT FOR CONSTRUCTION



1 CONCEPTUAL WATER AND SEWER PLAN
1/8" = 1'-0"

GENERAL LANDSCAPE NOTES:

- A. SCOPE
- The locations of plants, as shown in these plans, are approximate. The final locations may be adjusted slightly to accommodate unforeseen field conditions. All other location adjustments to the layout are to be approved in advance in writing by the Landscape Architect and owner.
- B. BIDDING
- See typical planting details sheet for additional planting details and notes
 - Landscape contractor shall verify all estimated quantities of material shown on the drawings prior to submitting his bid. Planting plan to take precedence over plant list.
 - Pre-inspections of site required prior to bidding.
 - The plant list is intended only as an aid to bidding. Any discrepancies found between the quantities on the plan and plant list the quantities on the plan shall be held valid.
 - All labor and material for soil amendments and fertilizer that is required to insure the successful establishment and survival of the proposed vegetation, as well as all the cost for the removal of unsuitable or excess backfill material, shall be included in the contractor's bid to perform the work represented in this plan set.
 - Bid shall be itemized for possible value engineering.
 - Sod shall include price per square foot.
- C. GENERAL LANDSCAPE NOTES
- All landscaping shall be installed according to sound nursery practices. Plants grown in containers prior to installation shall be removed from their containers before they are planted in the ground. A layer of mulch to a minimum depth of three inches shall be installed in plant beds and around individual trees in turf areas.
 - All screening shrubs shall be planted for proper operation of equipment being screened and/or per the requirements of the utility as necessary. All hedge material required for screening purposes shall be planted with branches touching. Adjust spacing as necessary and/or provide additional plants to provide an adequate screen.
 - All ideas, designs and plans indicated or represented by this drawing are owned by and are the exclusive property of Cortada Landscape Design and may not be duplicated without authorization or used for other projects than the intended.
 - Where there is a discrepancy either in quantities, plant names or specifications between the plan & or plant list, the plan takes precedence.
 - The Landscape Contractor shall exercise caution to protect all existing sod, electrical and irrigation. Any damage to the sod, electrical or irrigation shall be replaced or repaired to the original state by the Landscape Contractor at no additional cost to the owner.
 - Tree, palm, accent and bed lines are to be located in the field and approved by the Landscape Architect / owner prior to installation.
 - All trees must be pruned as per landscape architect's direction.
 - Plant material shall not be planted in the root balls of any tree.
- D. PERMITS & REGULATIONS
- Contractor(s) must obtain separate landscape, irrigation & tree relocation/removal permits from the city prior to the issuance of the first building permit for the project.
 - Landscape contractor to call the city Landscape Inspector to schedule a pre-construction meeting prior to installation if required.
- E. TREE REMOVAL
- Removal of any trees or palms will require a written "tree removal permit" from the local governing agency prior to removal. Non-native trees classified as "prohibited" trees may be exempt from the permit.
- F. EXISTING TREES & RELOCATION
- Existing trees designated to remain shall be protected during all construction phases. Any trees or shrubs scarred or destroyed designated to remain will be replaced at the contractor's expense, with same species, size and quality.
 - Existing plant material not shown on the plan and in conflict with new planting shall be evaluated at the time of new planting installation by the Landscape Architect. Trees & plant material indicated to be relocated with no new location provided in plans shall be moved to a location on site designated as a nursery holding area with the root ball protected from direct sunlight, maintained and irrigated until new location is determined.
 - Prune trees to remove damaged branches, improve natural shape and thin out structure. Do not remove more than 15% of branches. Do not prune back terminal leader.
 - Prune existing shrubs to remove damaged branches & improve natural shape.
 - Existing trees to remain shall be trimmed per Ansi-A300 standards. Supervision of the trimming shall be performed by an ISA Certified Arborist to insure quality work.
 - All existing trees shall be "lifted and thinned" to provide an 8' minimum clearance for sidewalks and pedestrian walkways and a 14' minimum clearance for roadways, driveways and all vehicular use areas.
 - Prune trees as required / Indicated in walk-through to provide sunlight filtering.
 - The plans call for relocation of several plants. High level of care should be exercised to assure that plants are not damaged or traumatized in the process and that they are promptly replanted upon being dug up.
- G. SITE PREPARATION & GRADING
- Landscape contractor shall loosen & till compacted soils in all other planting areas of the project to provide for proper soil aeration for plant establishment.
 - Planted areas shall be cleared of underground rocks, construction debris and other materials detrimental to the health of the plants. Lime rock base material shall be removed within planting pits and adjacent to pavement. Plant area soils shall be tested for pH before planting. Soils showing high (alkaline) pH (over 7.5) shall be removed and replaced with native soil having a pH range of 6.5 - 7.5, or modified as approved by Landscape Architect.
 - Site preparation shall include the eradication & removal of any weeds, clean-up of any dead material, debris, and rubbish.
 - General site and berm grading to +/- 1 inch (1") shall be provided by the general contractor. All finished site grading and final decorative berm shaping shall be provided by the Landscape Contractor.
 - All planting beds shall be free of all rocks 1/2" or larger, sticks, and objectionable material including weeds, weed seeds. All lime rock shall be removed/cleaned down to the native soils.
 - The Landscape contractor shall ensure the planting areas are at finish grade prior to installing plant materials. Grade shall be per plans, if not indicated, in any event drainage shall be directed away from structures U.O.N.
 - Site preparation shall include the eradication and removal of any weeds, clean-up of any dead material and finish grading as per the specs.
 - All trees and plant material to remain shall be protected during construction. Contractor shall install protective barriers such as "Tenax" orange safety fencing or similar, to be installed before the beginning of the project. Barriers shall be located to include the drip line of the trees, palms and plant material. The contractor shall take extra caution to prevent any damage to the trunk, root zones and grade.
 - Final grade within planting areas to be 2" below adjacent paved areas or top of curb.
 - All planting beds shall be shaped and sloped to provide proper drainage.
- H. IRRIGATION
- The Landscape Contractor shall coordinate with the irrigation contractor if not the same and leave provisions for all individual trees in turf areas and all planting beds
 - Landscape contractor to retro-fit automatic lawn irrigation system guaranteeing 100% coverage & maintain a 50% min. overlap to all landscaped areas. There shall be no over spray onto sidewalks.
 - The contractor shall ensure that the irrigation system is operational and free of leaks prior to any planting. Plant material that is installed prior to the irrigation system being operational shall be watered by the contractor at his expense. Water for plant establishment should be included in the cost of the plant.
 - All guidelines as outlined by the South Florida Water Management District (SWFMD) or water management district with jurisdiction shall be strictly adhered.
 - Existing irrigation system shall be retrofitted to comply with those specifications as

outlined above.

- I. HARDSCAPE & OTHER MATERIALS
- Face of trees and palms to be located a minimum of 2' -0" setback from all walkways, walls, and paved surfaces, unless otherwise indicated on the plans.
- J. UTILITIES/CLEARANCES
- The contractor shall be responsible for determining the location of and avoid and protect utility lines, buried cables, and other utilities.
 - Trees shall be placed a minimum of 5 ft. from underground utilities, unless otherwise approved in writing by Landscape architect and Owner.
 - All shade trees to be planted min. of 15' from light poles. Unless otherwise approved in writing by Landscape architect and Owner.
 - Landscape contractor shall contact the county, city and/or utility companies to locate all underground utilities or structures prior to digging. Landscape contractor shall repair all damage to underground utilities, and/or construction caused by utility damage, at no cost to the owner.
 - All plant material symbols shown on landscape plan shall be considered diagrammatic and should be adjusted in the field by contractor to avoid all utilities, and all other obstructions.
 - If/ When digging in right of way needed: Two (2) full business days before digging, call toll free 1-800-432-4770, or 811, Sunshine State One Call of Florida, inc. Notification Center. In addition, call the City's Utilities/Public Works Department. Contractors are responsible for coordinating with the owners and appropriate public agencies to assist in locating and verifying all underground utilities prior to excavation. All existing utilities shown on the plans are to be considered approximate and should be verified by the contractor prior to the start of work operations.
 - Above & below ground utilities shall be verified & located in the field by the contractor prior to commencing work in the project area. The contractor shall examine available utility plans & confirm contacts between indicated or located utilities & landscape work. The contractor shall then notify the Project Engineer of said conflicts & the Engineer will coordinate any necessary adjustments with the utility provider. Tree locations will be adjusted as necessary when in conflict with existing utilities.
 - The final plant locations may be adjusted, as approved / directed by the Landscape Architect in writing, to accommodate utilities compliance. Excavations within 5' of known utilities should be done by hand.
 - Contractor shall familiarize himself with the location of and avoid and protect utility lines, buried cables, and all other utilities, noted or not, on plans.
 - Root barriers shall be installed where required by local utility company or other regulating agencies.
 - If clearance and access shall be provided around all above ground or at grade meters and equipment.
 - Landscape planting shall be in conformance with FPL guidelines for setbacks from overhead utility lines.
 - Landscape shall not interfere with light poles, fire hydrants, electrical/mechanical equipment access, signs, drainage structures, etc. Bring the attention of Landscape Architect any conflicts.
- K. LANDSCAPE BACKFILL & SOIL AMENDMENT
- 6" top soil required around & beneath all root ball.
 - All building construction material and foreign material shall be removed from the planting areas and void replaced with 50/50 mix fill soil or as per specifications on plans.
 - Planting soil mix shall be delivered to the site in a clean loose and friable condition and is required around the root ball of all trees and palms, the top 6" of all shrubs and ground cover beds and top 2" of all sodded areas. This soil shall be tilled into the existing soil after the existing soil has been cleaned of all rocks, limestone and sticks. Recycled compost is encouraged as a soil amendment alternative.
 - Planting soil to be weed free.
- Groundcover planting beds: 4" depth planting soil spread in place - throughout.
- Shrub and hedge planting areas: 6" depth planting soil spread in place - throughout.
- Trees, palms, specimen plant material: 30" depth planting soil spread in place -or- to the depth of the root ball or container, whichever is greatest, throughout.
- Building foundations shall be the same for a width of 36" from the building base.
- L. PLANT SIZE & QUALITY
- Plant material shall conform to the standards for grade # 1 or better as given in the latest grades and standards for nursery plants, parts i and ii by the Florida Department of Agriculture and consumer services or to the standards as given in the latest American Standard for Nursery Stock by the American National Standard Institute.
 - All perimeter hedge material shall meet the minimum specified heights at the time of planting.
 - All plant material must meet or exceed the minimum size requirements as specified on the plant list. Height specification governs over container size spread if both specifications given and cannot be met.
 - All sizes shown for plant material on the plan are to be considered minimum. All plant material must meet or exceed these minimum requirements for both height and spread. Any other requirements for specific shape or effect as noted on the plan shall also be required for acceptance. All trees to be single trunked, unless otherwise noted on the plans.
 - All trees designated as single trunk shall have a single, relatively straight, dominant leader, proper structural branching and even branch distribution. Trunks on palms shall be uniform in thickness for the entire length of the palm and shall not taper off to disproportionate thinness towards the crown. Trees with bark inclusion, tipped branches, and co-dominant trunks will not be accepted. Trees with girdling, circling and/or plunging roots will be rejected.
 - Use nursery grown plant materials that complies with all required inspection, grading standards, and plant regulations in accordance with the latest edition of Florida Department of Agriculture, "Grade & Standards for Nursery Plants".
 - All plant material must meet or exceed the minimum size requirements as specified on the plant list.
 - All substitutions must be approved by the Architect and Owner.
 - Trees, palms, shrubs, ground covers: Plant species and sizes shall conform to those indicated on the drawings. All nursery stock shall be in accordance with grades and standards for nursery plants parts 1 & 2, latest edition published by the Florida Department of Agriculture and Consumer Services, unless specified otherwise. All plants shall be Florida grade number 1 or better as determined by the Florida Division of Plant Industry and tightly knit plant, so trained or favored in its development that first appearance is unquestionable and it is outstandingly superior in form, number of branches, compactness and symmetry. All plants shall be freshly dug, sound, healthy, vigorous, well branched and free of disease and insect eggs and larvae and shall have adequate root systems. Trees and palms shall be uniform in size and shape. All materials shall be subject to approval by the landscape architect. The plants furnished shall be normal for the variety and Florida number 1. Plants shall be pruned prior to delivery only upon the approval of the Landscape Architect.
 - All containers grown material shall be healthy, vigorous, well-rooted plants and established in the container in which they are sold. The plants shall have tops of good quality and be in a healthy growing condition. An established container grown plant shall be transplanted into a container and grown in that container sufficiently long enough for the new fibrous roots to have developed so that the root mass will retain its shape and hold together when removed from the container.
 - Field grown trees and palms previously root pruned shall obtain a root ball with

- sufficient roots for continued growth without resulting shock.
- Root suckers on any tree are not acceptable and must be properly pruned.
- Contractor shall coordinate with Landscape Architect and Owner to obtain prior approval for the selection of the specific specimens of all palms and any trees of more than 6 feet in height.

M. PLANTING NOTES

- All synthetic burlap, synthetic string or cords, or wire baskets shall be removed before any trees are planted. All synthetic tape (i.e. tagging tape, nursery tape) shall be removed from trunks, branches, etc. before inspection. The top 1/3 of any natural burlap shall be removed or tugged into the planting hole before the trees are back filled.
- All "groundcover" requires 75% coverage and 100% within 3 months of installation. Bring to the attention of Landscape Architect in writing before commencing if this is not achievable with the design.
- Set trees no deeper than it was in its original growing condition with the top of the root ball even with, or slightly higher (+/- 1") than the finished grade.
- All burlap, string, cords, wire baskets, plastic or metal containers shall be removed from the root balls before planting. Remove all bamboo and metal nursery stakes. Remove all tagging tape.
- All trees/palms shall be planted so the top of the root ball, root flair are slightly above final grade. Shrub material shall be planted such that the top of the plant ball is flush with the surrounding grade.
- All trees and palms shall be staked per accepted standards by the Florida Nurserymen & Growers Association (FNGA) Nailing into trees and palms for any reason is prohibited and the material will be rejected. Please refer to the planting details.
- The location of plants, as shown on the plans, is approximate. The final locations may be adjusted slightly to accommodate unforeseen field conditions, to comply with safety setback criteria, to avoid creating unsafe sight conditions, or as otherwise directed or approved by the Landscape Architect / owner in writing. All other location adjustments to the layout are to be approved in advance in writing by the Landscape Architect and owner.
- All trees, new or relocated, to be staked and guyed as detailed.
- Layout shrubs to create a continuous smooth front line and fill in behind.
- Excavate pit or trench to 1-1/2 times the diameter of the balls or containers or 1'-0" wider than the spread of roots and 3" deeper than required for positioning at proper height. Compact a layer of topsoil in bottom before placing plants. Backfill around plants with planting mixture, compacted to eliminate voids and air pockets. Form grade slightly dishd and bermed at edges of excavation. Apply 3" of mulch.
- Groundcover and shrubs to be spaced in a uniform and consistent pattern.
- All mechanical equipment, irrigation pumps, FPL transformers, pool pumps, etc. shall be screened on a minimum of three sides by landscape shrubs.
- Contractor shall not mark or scar trunks in any fashion.

N. SOD

- All areas disturbed during construction shall be sodded with St. Augustine "Floratum" unless otherwise noted. Landscape Contractor to supply & install 2" soil layer 50/50 mix blanket for all new sod areas.
- All open areas not covered by trees, palms, shrubs, vines, ground covers or existing sod in good condition to remain, shall receive Stenotaphrum Secundatum, St. Augustine "Palmetto" sod, whether labeled on the plans or not, unless a different species is indicated on the planting plan. All s.f. if noted shall be approximate; it is the contractor's responsibility to do his or her take off and sod all open areas. It shall be the responsibility of the contractor to include in the bid, the repair of any existing sod which may be damaged during construction.
- Sod shall be of the species indicated on the plans (St. Augustine "Floratum" if not indicated, strongly rooted, free from weed, fungus, insects and disease. Contractor shall sod all areas as indicated on the plans or as directed. Contractor shall be paid by the total sodded area x the unit price submitted (field verified).
- Sod type specified on plant list shall be machine stripped no more than 24 hours prior to laying.
- Lay sod strips with tight joints, do not overlap, stagger strips to offset joints in adjacent courses. Work sifted soil mix into minor cracks between pieces of sod and remove excess soil deposits from sodded areas. Sod on slopes greater than 3:1 shall be immediately staked after planting.

O. INSPECTION & ACCEPTANCE

- A mandatory inspection of the planting bed layout is required before planting.
- Onsite plant deliveries shall occur on Monday through Friday only unless otherwise directed by the Landscape Architect. The contractor shall ensure that plant material is delivered undamaged from transportation or digging operations. The Landscape Architect may reject material that has been damaged or rendered unacceptable due to relocation or transportation from the point of origin. All plant material shall be available for inspection & approval by the Landscape Architect prior to final installation.
- There shall be one final inspection for approval by each of the presiding governing agency, Landscape Architect and owner. Contractor shall insure that the plans, details, specifications and notes have been adhered to and that the landscape and irrigation installation is compliant to all items as directed on the plans prior to scheduling of the final inspection.
- Upon completion of the work, the Landscape Contractor shall notify the Landscape Architect and request a final inspection. Any items that are judged incomplete or unacceptable by the Landscape Architect or owner shall be promptly corrected by the Landscape Contractor.
- No substitution of plant material, type or sizes will be permitted without prior written authorization from the Landscape Architect and owner.
- To obtain final payment, Contractor must provide release of all mechanic's liens and materiel men's liens.

P. FERTILIZING

- All landscape materials shall be fertilized upon installation. See details sheet.
- Fertilizer in backfill mixture for all plants shall consist of Mllorgante activated sludge mixed with the backfill at a rate of not less than 50 lbs. per cubic yard.
- Fertilizer for trees and shrubs may be tablet form or granular. Granular fertilizer shall be uniform in composition, dry and free-flowing. This fertilizer shall be delivered to the site in the original unopened bags, each bearing the manufacturer's statement of analysis, and shall meet the following minimum requirements: 16% nitrogen, 7% phosphorus, 12% potassium, plus iron. Tablet fertilizer (agriform or equal) in 21 gram size shall be applied at the following rates

Plant size 16-7-12 agrifrom tablets (21 grams)

1 gal.	1/4 lb.	1
3 gal.	1/3 lb.	3
7-15 gal.	1/2 lb.	6
1"-6" caliper	2 lbs./1" caliper	2 per 1" caliper
6" and larger	3 lbs./1" caliper	2 per 1" caliper

- "Florida east coast palm special" shall be applied to all palms at installation at a rate of 1/2 lb. per inch of trunk unless otherwise specified.

Q. MULCH

- All planting beds shall be mulched to a depth of 3" with an organic mulch approved by Landscape Architect. No heavy metals, such as arsenic, etc. are to be contained in the mulch. The contractor shall provide certification if requested or proof that all mulch is free of heavy metals or similar environmental contaminants.
- Shredded approved organic mulch to be used beyond trunk in all directions & throughout all hedges & plant material.
- All trees in sodded areas shall have a clean cut 4' diameter mulch ring. Cypress, red, gold and green mulch is prohibited.
- All proposed trees located within grassed areas shall have a minimum three foot mulch ring with a three inch separation from the trunk of the tree.

R. WATERING

- All plant material shall be watered in thoroughly at the time of planting.
- It is the sole responsibility of the Landscape Contractor to insure that all new plantings receive adequate water during the installation and until completion of contract. Deep watering of all new trees and palms and any supplemental watering that may be required to augment natural rainfall and site irrigation is mandatory to insure proper plant development and shall be provided by Contractor as a part of this contract.

S. CLEAN UP

- The Landscape Contractor is responsible for maintaining all landscape planting areas until final acceptance of the owner.
- The contractor is responsible for mowing the entire project during planting & establishment periods, based on mowing project once a month from October to April, & twice a month from April to October.
- Any excess soil, undesired stones or debris resulting from landscape operations shall be removed promptly, keeping the site clean as work progresses.
- The Landscape Contractor shall at all times keep the premises free from accumulation of waste materials or debris caused by his crews during the performance of the work. Upon completion of the work, the contractor shall promptly remove all waste materials, debris, unused plant material, empty plant containers, and all equipment from the project site.

T. MAINTENANCE

- Landscape Contractor to return to job site 12 months after tree bracing and remove all tree braces. Owner may choose to retain 5% of payment to ensure compliance.
- The Landscape Contractor shall water, mulch, weed, prune, and otherwise maintain all plants, including sod, until completion of contract or acceptance by landscape architect. Settled plants shall be reset to proper grade, planting saucers restored, and defective work corrected.
- Trees and shrubs shall be maintained to keep clearance of stop signs, safety clearance for visibility at intersection traffic.

U. GUARANTEE & REPLACEMENT

- By accepting the contract, the Contractor is thereby guaranteeing all plant materials and workmanship for a period of not less than ninety (180) days from the time of final acceptance by the owner. Contractor shall replace any plants which die or wither within such 180 days with healthy plants that meet specifications of the same species and size without additional cost to the owner unless such death or withering is due to Owner's failure to do ordinary maintenance on such plants after final acceptance in accordance with any maintenance instructions given by Landscape Architect for such plants. Such replacement shall include all plants and labor to plant the replacement plants. Any plant materials damaged by lightning, storms, freeze damage or other "acts of God" as well plants damaged by vehicles, vandalism or neglect are not included in this replacement agreement. If requested, the Landscape Architect may act as a mediator between owner and Landscape Contractor on a time material basis. "Plants" includes all trees, palms, shrubs, grass and other plants provided or planted by Contractor.

T. MISCELLANEOUS.

- Contractor shall be responsible for obtaining and cost of all permits.
- Contractor to have liability insurance including Owner and Landscaper as insured's in excess of \$10,000 as well as workmen's insurance.
- All work to be done in a professional and workmanlike manner.
- Contractor understands that an important element of the design of this project is symmetry and shall use care and instruct the working crews accordingly. In the event of any doubt as to how to execute the plans, Contractor shall immediately consult with Architect and/or Owner.
- No change order shall be valid, due or paid unless it is approved by Owner in writing in advance.
- These notes shall be an integral part of the contract of Contractor and shall be deemed incorporated therein by reference. In the event of a conflict among the terms among the plans and these notes, the terms of this document shall control.

INDEX OF LANDSCAPE ARCHITECTURE PLANS		
#	NAME	DESCRIPTION
1.	LN-1	COVER SHEET / NOTES / INDEX
2.	L-1	LANDSCAPE PLAN GROUND LEVEL
3.	L-2	LANDSCAPE PLAN ROOF TOP
4.	LD-1	LANDSCAPE DETAILS
5.	TD-1	TREE DISPOSITION PLAN
6.	TD-2	TREE DISPOSITION SCHEDULE/DETAILS
7.	IRR-1	IRRIGATION PLAN GROUND LEVEL
8.	IRR-2	IRRIGATION PLAN ROOF TOP
9.	IRR-3	IRRIGATION DETAILS



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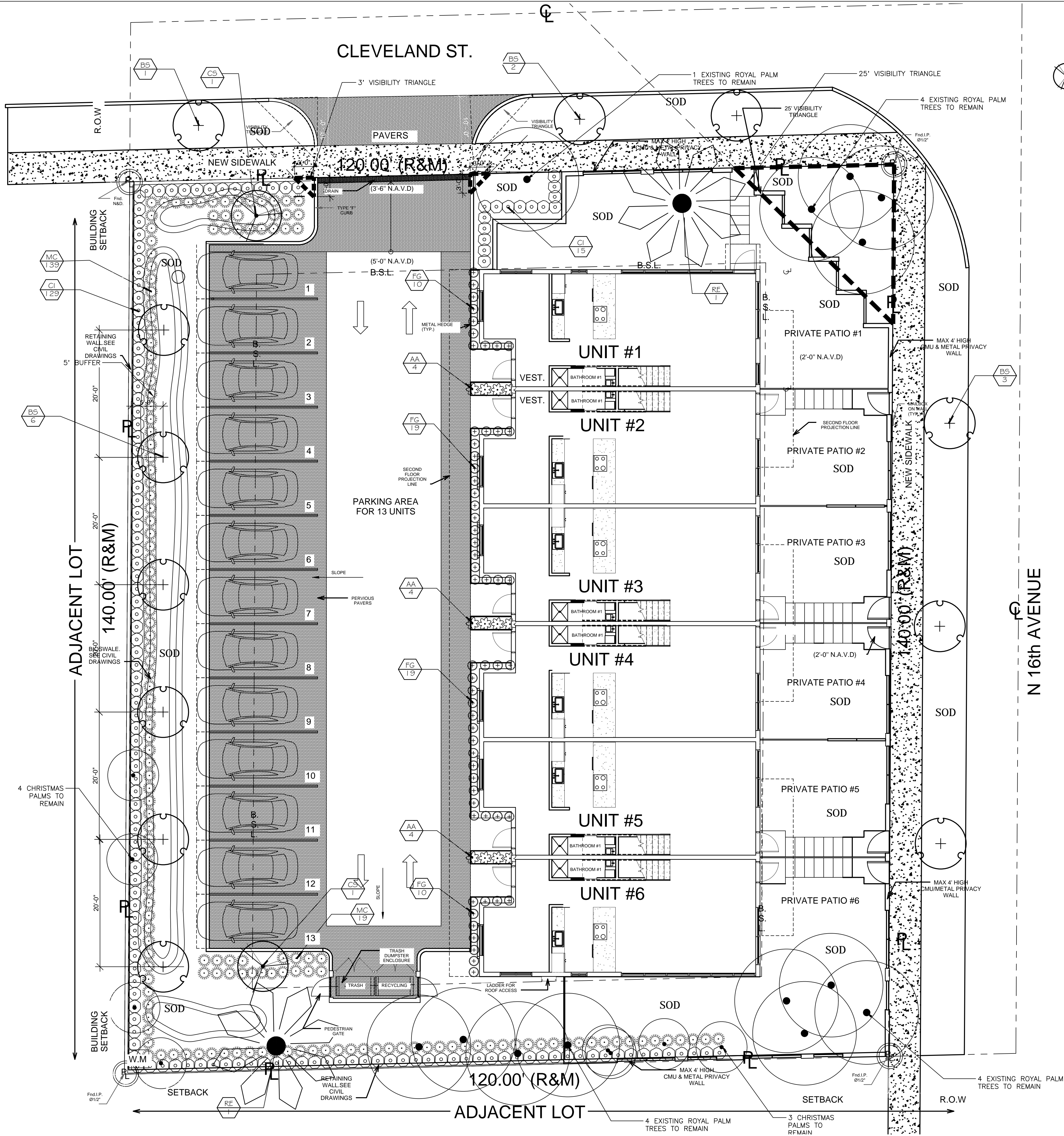
PROJECT TEAM:

LANDSTONE DESIGN INC
TEL: (954) 599-1582
info@landstonedesign.com

CLEVELAND HOMES LLC

1604-1606 CLEVELAND ST
HOLLYWOOD, FL 33020

SEAL	
DERICK LANGE, RLA, ISA FLORIDA REG. NO. LA6867045	
SCALE: INDICATED	
DRAWN BY:	
CHECKED BY:	
DATE DESCRIPTION	
3-09-17	
PROJECT NO.	
SHEET NO.	
LN-1	



PLANT SCHEDULE

TREES	CODE	QTY	BOTANICAL NAME / COMMON NAME	CONT	CAL	SIZE
	BS	12	Bursera simaruba / Gumbo Limbo	B & B	2' Cal	12' HT, 6' Spr
	CS	2	Conocarpus erectus 'Sericeus' / Silver Buttonwood	B & B	2' Cal	12' HT, 6' Spr
	RE	2	Roystonia elata / Florida Royal Palm	Transplanted	15' Cal	50' HT, 15' SPR
SHRUBS	CODE	QTY	BOTANICAL NAME / COMMON NAME	CONT	H&T	SPRD
	AA	12	Asparagus aethiopicus / Foxtail Fern	3 gal		
	CI	144	Chrysobalanus icaco 'Red Tip' / Red Tip Cocoplum	3 gal	24" HT, 24" O.C.	
	FG	58	Ficus microcarpa 'Green Island' / Green Island Ficus	3 gal		
	MC	158	Muhlenbergia capillaris / Pink Muhly	3 gal		
SHRUB AREAS	CODE	QTY	BOTANICAL NAME / COMMON NAME	CONT	H&T	SPRD
	MC2	78	Muhlenbergia capillaris / Pink Muhly	3 gal		

SPECIFIED SIZES ARE MINIMUM REQUIREMENTS FOR MATERIAL. CONTAINER SIZE IS REFERENCE ONLY.
SOD - ST AUGUSTINE FLORATAM - VERIFY SQUARE FOOTAGE IN FIELD FOR FULL COVERAGE OF PROPERTY.

MISC MATERIALS
MULCH QUANTITY BY CONTRACTOR TO PROVIDE COVERAGE PER PLANT NOTES AND DETAILS.

LANDSCAPE CODES FOR CITY OF HOLLYWOOD
ZONE: RM-12 DISTRICT

SITE CALCULATIONS	AREA
TOTAL LOT AREA	16,809 S.F.
BUILDING FOOT PRINT	10,170 S.F.
V.U.A. DRIVEWAY / PARKING AREA	3,287.49 S.F.
TOTAL PERVIOUS AREA REQUIRED (LANDSCAPE 40%)	6,723 S.F.
	ROOF 600 S.F.
	GROUND 6,158 S.F.
TOTAL PERVIOUS AREA PROVIDED	6,758 S.F.

LANDSCAPE CODE CALCULATIONS	REQUIRED	EXISTING / RELOCATED	NEW	TOTAL PROVIDED
PERIMETER LANDSCAPE & BUFFERS: 1 STREET TREE / 50 LINEAL FEET OF STREET FRONTAGE Cleveland St. 120 LF / 50 = 3 SW 16th Avenue. 140 LF / 50 = 3	3 TREES 3 TREES		3 3	3 3
A 5' LANDSCAPE BUFFER WITHIN REQ. SETBACK 1 TREE / 20 L.F. OF REQ. BUFFER AREA.				
WHEN ABUTTING OR ACROSS ALLEY FROM RESIDENTIAL ZONING DISTRICT A PERIMETER LANDSCAPE BUFFER MUST BE INCLUDED WITHIN THE REQUIRED SETBACK AREA. 1 TREE / 20 L.F. OF REQ. BUFFER AREA WEST 120 LF / 20 = 6 SOUTH 60 LF / 20 = 3	6 TREES 3 TREES	1 3	6 3	7 3
INTERIOR LANDSCAPE FOR V.U.A. TERMINAL ISLAND AT THE END OF EACH ROW OF PARKING SPACES. EACH ISLAND SHALL CONTAIN 190 S.F. MIN. OF PERVIOUS AREA. 1 TREE PER ISLAND.	2 TREES	0	2	2
LOTS WITH A WIDTH OF MORE THAN 50 FT: 25% OF TOTAL SQUARE FOOTAGE OF V.U.A. SHALL BE LANDSCAPED.				821.87 SF
OPEN SPACE: ALL PERVIOUS AREAS MUST BE LANDSCAPED WITH GRASS, GROUND COVER AND/ OR SHRUBBERY				YES
A MINIMUM OF 1 TREE PER 1,000 S.F. OF PERVIOUS AREA OF PROPERTY 6,723 S.F. / 1,000 = 7 TREES	7 TREES	13	0	13
DESIGN REVIEW: ALL LANDSCAPE PROJECTS INCLUDING DECKS AND PATIOS THAT CONTAIN 10,000 S.F. OR MORE SHALL COMPLY WITH DESIGN REVIEW GUIDELINES FOR LANDSCAPING	Yes			Yes
IRRIGATION: PROVIDE 100% IRRIGATION COVERAGE OF AN AUTOMATIC SPRINKLER SYSTEM DESIGNED AND CONSTRUCTED IN ACCORDANCE WITH THE CITY OF HOLLYWOOD CODE REGULATIONS OF THE SOUTH FLORIDA WATER MANAGEMENT DISTRICT.	YES			YES
TOTAL	24 TREES	17	14	31 TREES

NATIVE SPECIES REQUIREMENT

60% Native Trees PROPOSED NATIVE TREES
TOTAL PROPOSED TREES = 94% NATIVE
TREES PROVIDED

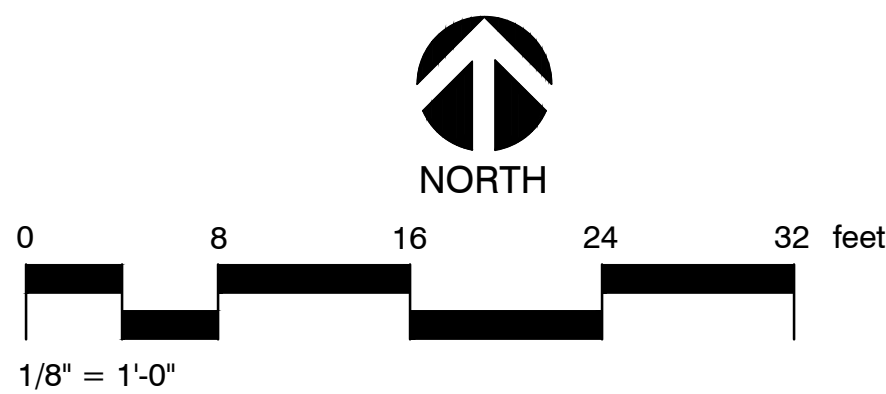
50% SHRUBS 450 TOTAL PROPOSED SHRUBS
380 PROPOSED NATIVE SHRUBS
84% NATIVE SHRUBS PROVIDED

SPECIES MIX
24 TREES = MINIMUM 4 SPECIES
Maximum 50% Palms to fulfill Requirement
13 Trees / 31 Palms = 46% Palms

TOTAL ON-SITE TREES: 31 TREES

Specimen Palms 15 Existing Royal Palms
Non-specimen Palms 7 Existing Adonidia Palms = 2 trees @ 3:1 ratio

LANDSCAPE PLAN
GROUND LEVEL



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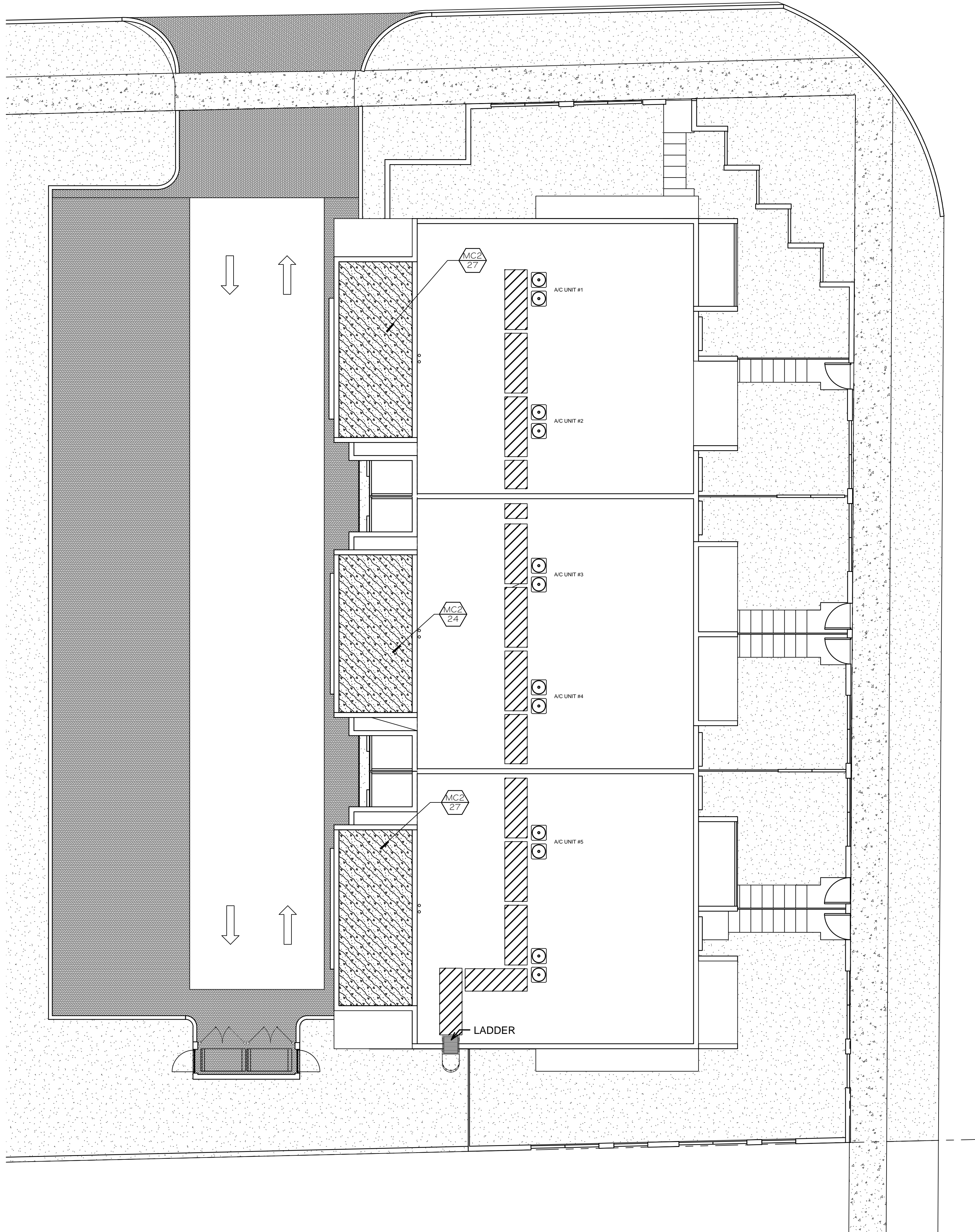
SEAL








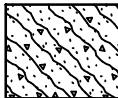
DERICK LANGE, RLA, ISA
FLORIDA REG. NO. LA6667045

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DATE	DESCRIPTION
03-09-17	

PROJECT NO.
SHEET NO.
L-1



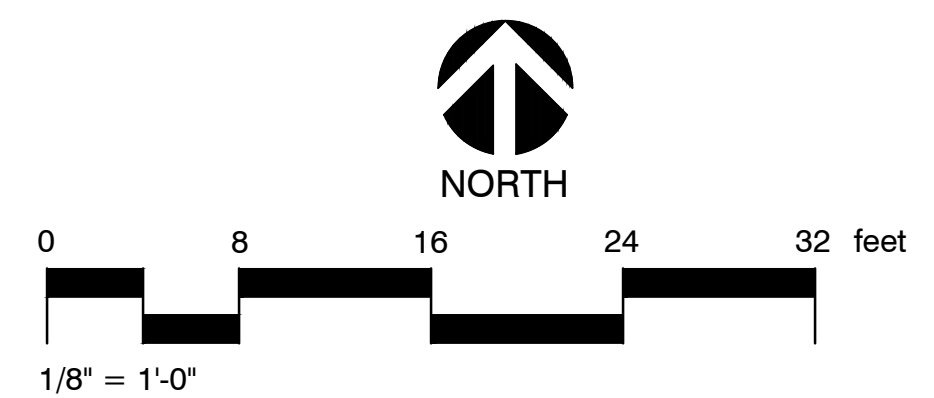
TREES	CODE	QTY	BOTANICAL NAME / COMMON NAME	CONT	GAL	SIZE	
	BS	12	Bursera simaruba / Gumbo Limbo	B & B	2"Gal	12' HT, 6' Spr	
	CS	2	Conocarpus erectus 'Sericeus' / Silver Buttonwood	B & B	2"Gal	12' HT, 6' Spr	
	RE	2	Roystonea elata / Florida Royal Palm	Transplanted	15"Gal	50' HT, 15' SPR	
SHRUBS	CODE	QTY	BOTANICAL NAME / COMMON NAME	CONT	HGT	SPRD	
	AA	12	Asparagus aethiopicus / Foxtail Fern	3 gal			
	CI	144	Chrysobalanus icaco 'Red Tip' / Red Tip Cocoplum	3 gal	24" HT, 24" O.C.		
	FG	58	Ficus microcarpa 'Green Island' / Green Island Ficus	3 gal			
	MC	158	Muhlenbergia capillaris / Pink Muhly	3 gal			
SHRUB AREAS	CODE	QTY	BOTANICAL NAME / COMMON NAME	CONT	HGT	SPRD	SPAC
	MC2	78	Muhlenbergia capillaris / Pink Muhly	3 gal			36" o.

SPECIFIED SIZES ARE MINIMUM REQUIREMENTS FOR MATERIAL. CONTAINER SIZE IS REFERENCE ONLY.
SOD - ST AUGUSTINE FLORATAM - VERIFY SQUARE FOOTAGE IN FIELD FOR FULL COVERAGE OF PROPERTY.

MISC MATERIALS
MULCH

QUANTITY BY CONTRACTOR TO PROVIDE COVERAGE PER PLANT NOTES AND DETAILS.

LANDSCAPE PLAN
ROOF TOP



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SEAL

DERICK LANCEL RLA ISA
FLORIDA REG. NO. LA6667045

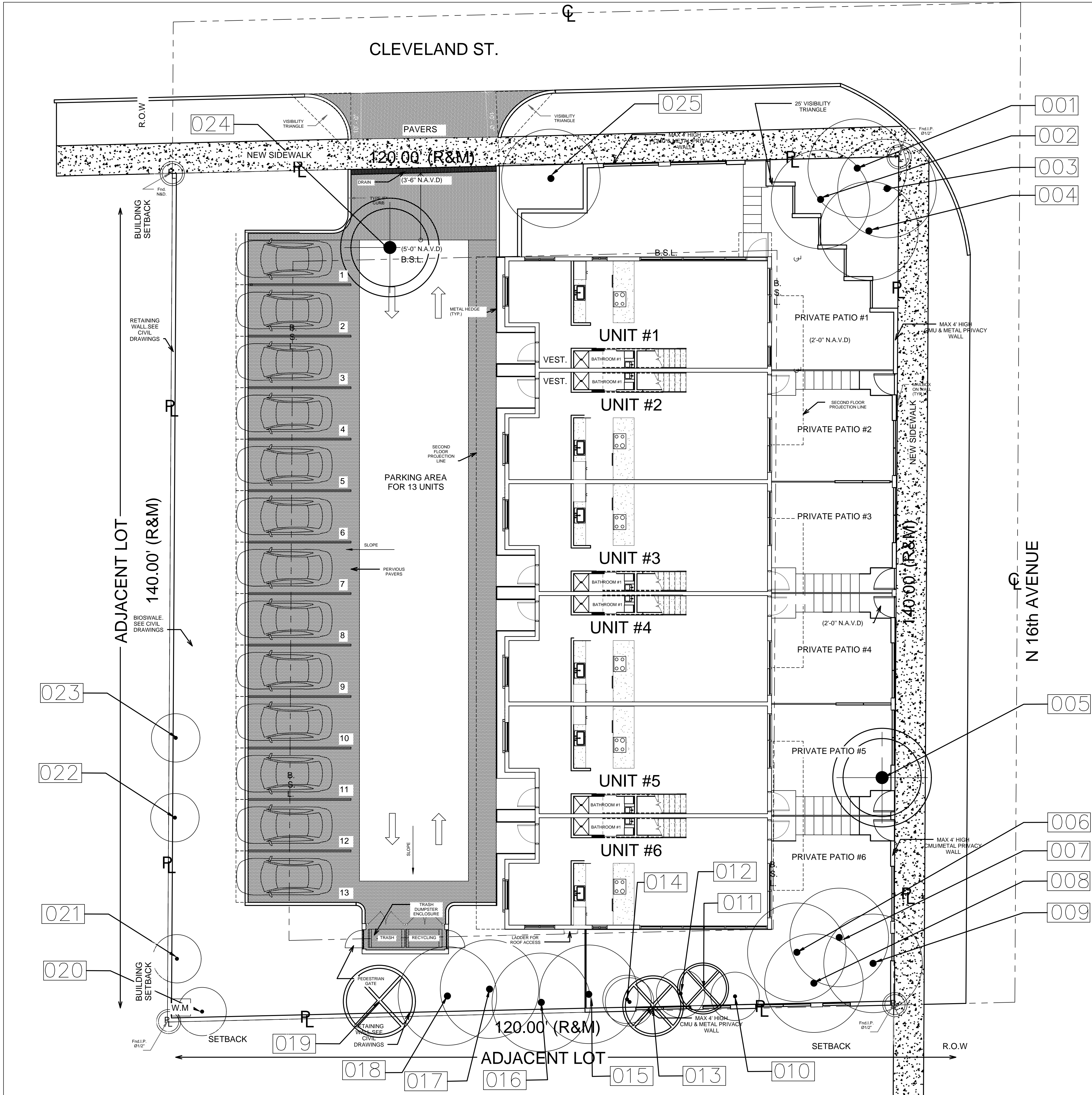
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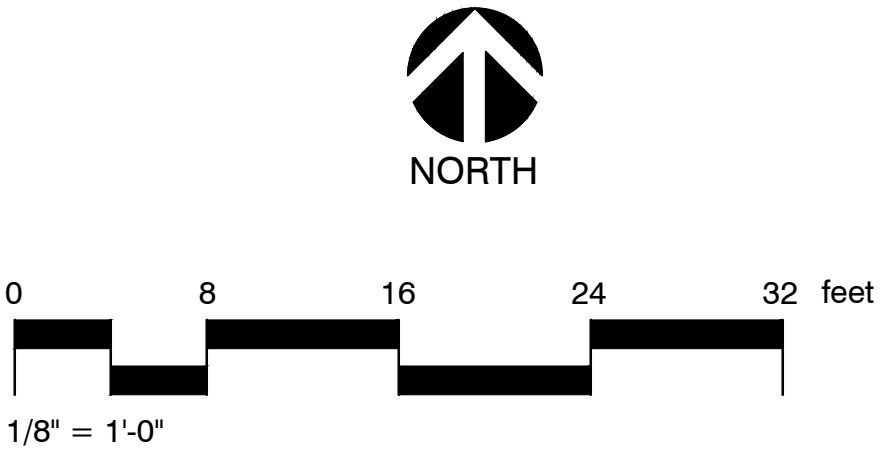
SHEET NO.

L-2



TREE #	TREE NAME	SCIENTIFIC NAME
001	ROYAL PALM	"Roystonea elata"
002	ROYAL PALM	"Roystonea elata"
003	ROYAL PALM	"Roystonea elata"
004	ROYAL PALM	"Roystonea elata"
005	ROYAL PALM	"Roystonea elata"
006	ROYAL PALM	"Roystonea elata"
007	ROYAL PALM	"Roystonea elata"
008	ROYAL PALM	"Roystonea elata"
009	ROYAL PALM	"Roystonea elata"
010	CHRISTMAS PALM	"Veitchia merrillii"
011	SCHEFFLERA	"Schefflera actinophylla"
012	CHRISTMAS PALM	"Veitchia merrillii"
013	SCHEFFLERA	"Schefflera actinophylla"
014	CHRISTMAS PALM	"Veitchia merrillii"
015	ROYAL PALM	"Roystonea elata"
016	ROYAL PALM	"Roystonea elata"
017	ROYAL PALM	"Roystonea elata"
018	ROYAL PALM	"Roystonea elata"
019	SCHEFFLERA	"Schefflera actinophylla"
020	CHRISTMAS PALM	"Veitchia merrillii"
021	CHRISTMAS PALM	"Veitchia merrillii"
022	CHRISTMAS PALM	"Veitchia merrillii"
023	CHRISTMAS PALM	"Veitchia merrillii"
024	ROYAL PALM	"Roystonea elata"
025	ROYAL PALM	"Roystonea elata"

TREE DISPOSITION PLAN



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PROJECT NO.
SHEET NO.

TD-1

PROJECT #:		PROJECT NAME: LOBA INVESTMENT GROUP							
TREE #	TREE NAME	SCIENTIFIC NAME	DBH IN.	HT. FT.	CNPY. FT.	TREE CONDITION	TREE DISPOSITION	DBH LOSS IN.	COMMENTS
001	ROYAL PALM	"Roystonea elata"	16	45	15	GOOD	REMAIN		REFER TO TREE PROTECTION DETAIL AND/OR RECOMMENDATIONS
002	ROYAL PALM	"Roystonea elata"	16	50	15	GOOD	REMAIN		REFER TO TREE PROTECTION DETAIL AND/OR RECOMMENDATIONS
003	ROYAL PALM	"Roystonea elata"	15	50	15	GOOD	REMAIN		REFER TO TREE PROTECTION DETAIL AND/OR RECOMMENDATIONS
004	ROYAL PALM	"Roystonea elata"	15	60	15	GOOD	REMAIN		REFER TO TREE PROTECTION DETAIL AND/OR RECOMMENDATIONS
005	ROYAL PALM	"Roystonea elata"	15	50	15	GOOD	RELOCATE		DOUBLE TRUNK REFER TO TREE RELOCATION DETAIL / NOTES
006	ROYAL PALM	"Roystonea elata"	16	55	15	GOOD	REMAIN		REFER TO TREE PROTECTION DETAIL AND/OR RECOMMENDATIONS
007	ROYAL PALM	"Roystonea elata"	16	55	15	GOOD	REMAIN		REFER TO TREE PROTECTION DETAIL AND/OR RECOMMENDATIONS
008	ROYAL PALM	"Roystonea elata"	16	55	15	GOOD	REMAIN		DOUBLE TRUNK REFER TO TREE PROTECTION DETAIL AND/OR RECOMMENDATIONS
009	ROYAL PALM	"Roystonea elata"	16	55	15	GOOD	REMAIN		MULTI TRUNK REFER TO TREE PROTECTION DETAIL AND/OR RECOMMENDATIONS
010	CHRISTMAS PALM	"Veitchia merillii"	5	14	7	GOOD	REMAIN		REFER TO TREE PROTECTION DETAIL AND/OR RECOMMENDATIONS
011	SCHEFFLERA	"Schefflera actinophylla"	10	15	8	GOOD	REMOVE		INVASIVE MULTI TRUNK TREE. NO MITIGATION REQUIRED
012	CHRISTMAS PALM	"Veitchia merillii"	6	14	8	GOOD	REMAIN		REFER TO TREE PROTECTION DETAIL AND/OR RECOMMENDATIONS
013	SCHEFFLERA	"Schefflera actinophylla"	20	15	10	GOOD	REMOVE		INVASIVE MULTI TRUNK TREE. NO MITIGATION REQUIRED
014	CHRISTMAS PALM	"Veitchia merillii"	6	15	8	GOOD	REMAIN		DOUBLE TRUNK REFER TO TREE PROTECTION DETAIL AND/OR RECOMMENDATIONS
015	ROYAL PALM	"Roystonea elata"	16	55	15	GOOD	REMAIN		REFER TO TREE PROTECTION DETAIL AND/OR RECOMMENDATIONS
016	ROYAL PALM	"Roystonea elata"	16	55	15	GOOD	REMAIN		REFER TO TREE PROTECTION DETAIL AND/OR RECOMMENDATIONS
017	ROYAL PALM	"Roystonea elata"	16	45	15	GOOD	REMAIN		REFER TO TREE PROTECTION DETAIL AND/OR RECOMMENDATIONS
018	ROYAL PALM	"Roystonea elata"	16	45	15	GOOD	REMAIN		REFER TO TREE PROTECTION DETAIL AND/OR RECOMMENDATIONS
019	SCHEFFLERA	"Schefflera actinophylla"	18	16	12	GOOD	REMOVE		INVASIVE MULTI TRUNK TREE. NO MITIGATION REQUIRED
020	CHRISTMAS PALM	"Veitchia merillii"	5	14	7	GOOD	REMAIN		REFER TO TREE PROTECTION DETAIL AND/OR RECOMMENDATIONS
021	CHRISTMAS PALM	"Veitchia merillii"	5	15	7	GOOD	REMAIN		REFER TO TREE PROTECTION DETAIL AND/OR RECOMMENDATIONS
022	CHRISTMAS PALM	"Veitchia merillii"	5	15	7	GOOD	REMAIN		REFER TO TREE PROTECTION DETAIL AND/OR RECOMMENDATIONS
023	CHRISTMAS PALM	"Veitchia merillii"	6	15	8	GOOD	REMAIN		REFER TO TREE PROTECTION DETAIL AND/OR RECOMMENDATIONS
024	ROYAL PALM	"Roystonea elata"	15	40	15	GOOD	RELOCATE		REFER TO TREE RELOCATION DETAIL / NOTES
025	ROYAL PALM	"Roystonea elata"	16	35	15	GOOD	REMAIN		REFER TO TREE PROTECTION DETAIL AND/OR RECOMMENDATIONS

CONDITION: Excellent = 90-100%, Good= 75-85 %, Fair= 60-70%, Poor= 40-60%, Very Poor= 10-35%

EXISTING TREE DISPOSITION LIST & TREE REPLACEMENT CHART

TREE DISPOSITION LEGEND:

Tree/Palm Number (TP)

001

Existing **TREE/PALM TO REMAIN**
Refer To Tree Protection during construction - Detail.
(Refer To Tree Survey /Disposition Plan List For Species and Canopy Sizes) Symbol may be enlarged to include more than one tree

Tree/Palm Number (TP)

001

Existing **TREE/PALM TO BE RELOCATED**
Refer To Landscape Plan for new location
(All Sabal Palms on site in conflict with proposed development will be relocated)
Whether noted on plans or not.
Symbol may be enlarged to include more than one tree

001

Existing **TREE/PALM TO BE REMOVED**
Mitigated with Replacement Trees - Refer To Landscape Plan
(Refer To Tree Survey /Disposition Plan List For Species and Canopy Sizes)
Symbol may be enlarged to include more than one tree

001

Existing **INVASIVE** nuisance Tree. **MUST BE REMOVED**
No Mitigation required
(Refer To Tree Survey /Disposition Plan List For Species and Canopy Sizes)
Symbol may be enlarged to include more than one tree

SYMBOLS MAY BE SHOWN OFFSET FROM ACTUAL TREE LOCATION FOR CLARITY.
ALWAYS CROSS CHECK WITH TREE DISPOSITION LIST FOR DISPOSITION STATUS.
CONTACT LANDSCAPE ARCHITECT / ISA CERTIFIED ARBORIST FOR CLARIFICATION ON ANY DISCREPANCIES.

TREE REMOVAL NOTES:

1. ALL TREES AND PLANT MATERIAL TO REMAIN SHALL BE PROTECTED DURING CONSTRUCTION. CONTRACTOR SHALL INSTALL PROTECTIVE BARRIERS SUCH AS "TENAX" OR ORANGE SAFETY FENCING OR SIMILAR, TO BE INSTALLED AT THE BEGINNING OF THE PROJECT. BARRIERS SHALL BE LOCATED TO INCLUDE THE DRIP LINE OF THE TREES, PALMS AND PLANT MATERIAL. THE CONTRACTOR SHALL TAKE EXTRA CAUTION TO PREVENT ANY DAMAGE TO THE TRUNK, ROOT ZONES AND GRADE. SEE TREE PROTECTION DETAIL.

2. EXISTING TREES TO REMAIN SHALL BE TRIMMED PER ANSI-A300 STANDARDS, REMOVING WEAKEST RUBBING BRANCHES AND DEAD BRANCHES, BUT RETAINING 80% OF FOLIAGE UNLESS OTHERWISE NOTED. LARGE TREES SHALL HAVE LOWER BRANCHES CLEARED UP TO 8'.

3. TRIMMING AND ANY NECESSARY ROOT PRUNING SHALL BE PERFORMED OR SUPERVISED BY A CERTIFIED ARBORIST TO INSURE QUALITY WORK AND MAXIMIZE SURVIVAL RATE.

4. REMOVAL OF ANY TREES OR PALMS WILL REQUIRE A WRITTEN "TREE REMOVAL PERMIT" FROM THE LOCAL GOVERNING AGENCY PRIOR TO REMOVAL. NON-NATIVE TREES CLASSIFIED AS NUISANCE TREES MAY BE EXEMPT FROM THE PERMIT. REFER TO TREE DISPOSITION LIST AND ALSO CONFIRM WITH LOCAL GOVERNING AGENCY.

LANDSCAPE PLAN LEGEND

EXISTING 10' CANOPY TO REMAIN

EXISTING 20' CANOPY TO REMAIN

EXISTING 30' CANOPY TO REMAIN

as req'd - max 10' o.c.
(TYP.)

10' max.

12" min.
(TYP.)

2" x 4" p.t. or termite treated wood posts and frame. Use #3 Rebar in asphalt areas or as required.

"Tenax" or similar plastic orange construction fence attached to wood posts and frame forming continuous barrier around tree or palm to be protected.

existing tree or palm to remain (protected during construction)

drip line

(no vehicular traffic or construction storage within protected area)

Existing tree or palm to remain to be protected. Refer to planting plans

overall dimension to protect root zone
Canopy drip line projection

PLAN VIEW

as req'd - max 10' o.c.
(TYP.)

4' min.

2' min.

2" x 4" p.t. or termite treated wood posts and frame extend 2' minimum below grade

(TYP.) Maintain posts vertical if terrain is sloped

90°

existing grade meeting root collar to be preserved

"Tenax" or similar plastic orange construction fence attached to wood posts forming continuous barrier around tree or palm to be protected.

Posts to be driven into ground avoiding primary horizontal roots

Existing root zone to be protected

overall dimension to protect root zone

SECTION

Temporary tree protection detail for existing trees to remain. NTS

Cortada

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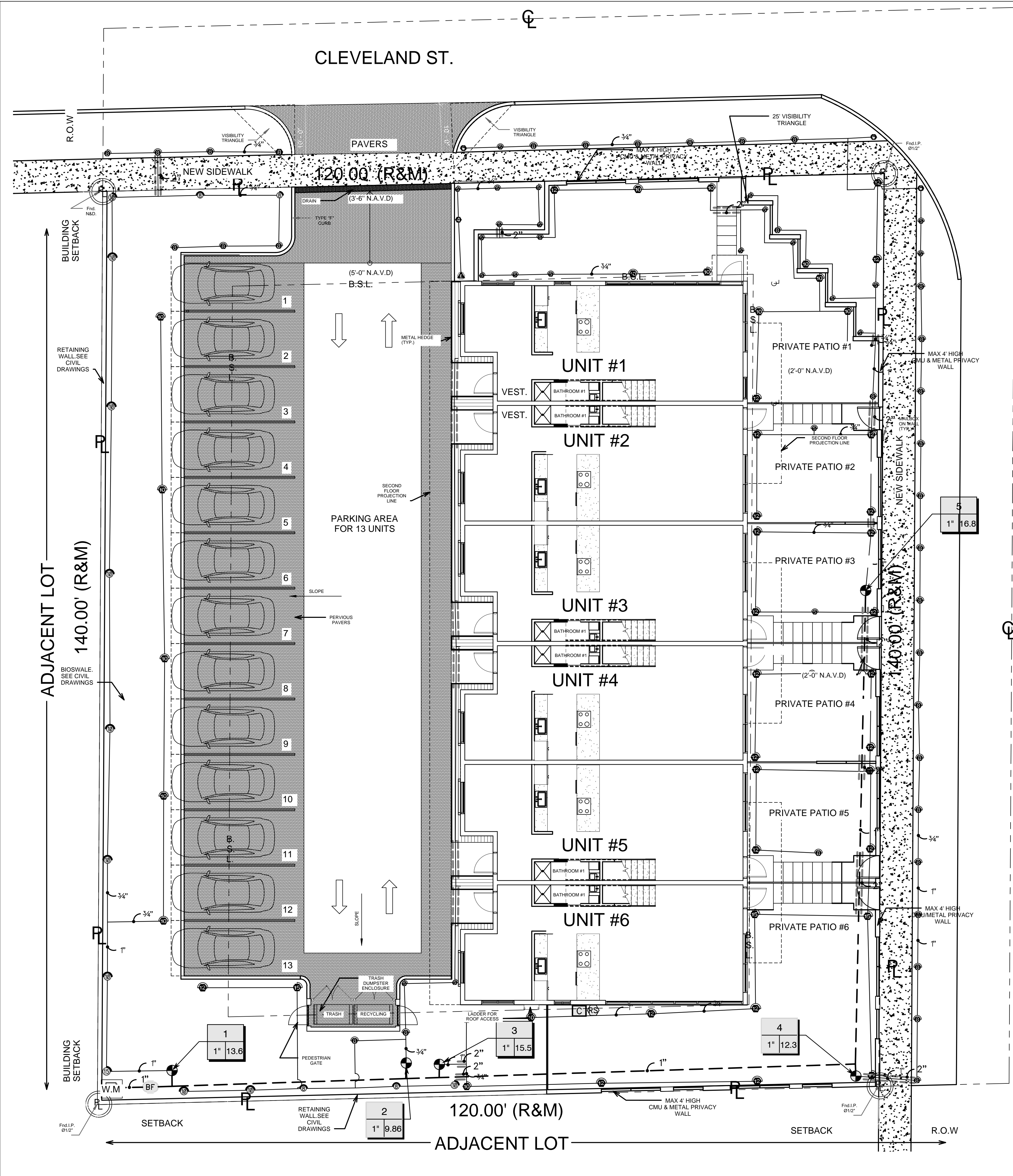
DATE

DESCRIPTION

03-09-17

PROJECT NO.

SHEET NO.
TD-2



IRRIGATION SCHEDULE

SYMBOL	MANUFACTURER/MODEL/DESCRIPTION	QTY	PSI	DETAIL
	Rain Bird 1804 15 Strip Series Turf Spray 4.0" Pop-Up Sprinkler with Co-Molded Nlper Seal. 1/2" NPT Female Threaded Inlet.	1	30	
	Rain Bird 1804 5 Series MPR Turf Spray 4.0" Pop-Up Sprinkler with Co-Molded Nlper Seal. 1/2" NPT Female Threaded Inlet.	25	30	
	Rain Bird 1804 8 Series MPR Turf Spray 4.0" Pop-Up Sprinkler with Co-Molded Nlper Seal. 1/2" NPT Female Threaded Inlet.	52	30	
	Rain Bird 1804 10 Series MPR Turf Spray 4.0" Pop-Up Sprinkler with Co-Molded Nlper Seal. 1/2" NPT Female Threaded Inlet.	16	30	
	Rain Bird 1804 12 Series MPR Turf Spray 4.0" Pop-Up Sprinkler with Co-Molded Nlper Seal. 1/2" NPT Female Threaded Inlet.	25	30	
	Rain Bird 1804 15 Series MPR Turf Spray 4.0" Pop-Up Sprinkler with Co-Molded Nlper Seal. 1/2" NPT Female Threaded Inlet.	4	30	
	Rain Bird 1804 ADJ Turf Spray 4.0" Pop-Up Sprinkler with Co-Molded Nlper Seal. 1/2" NPT Female Threaded Inlet.	4	30	
	Rain Bird 1804 ADJ Turf Spray 4.0" Pop-Up Sprinkler with Co-Molded Nlper Seal. 1/2" NPT Female Threaded Inlet.	1	30	
	Rain Bird 1812 8 Series MPR Shrub Spray 12.0" Pop-Up Sprinkler with Co-Molded Nlper Seal. Side and Bottom Inlet. 1/2" NPT Female Threaded Inlet.	4	30	
	Rain Bird 1812 10 Series MPR Shrub Spray 12.0" Pop-Up Sprinkler with Co-Molded Nlper Seal. Side and Bottom Inlet. 1/2" NPT Female Threaded Inlet.	10	30	
	Rain Bird 1812 15 Series MPR Shrub Spray 12.0" Pop-Up Sprinkler with Co-Molded Nlper Seal. Side and Bottom Inlet. 1/2" NPT Female Threaded Inlet.	1	30	

SYMBOL	MANUFACTURER/MODEL/DESCRIPTION	QTY	DETAIL
	Area to Receive Dripline Rain Bird XFCV-09-12 (09) XFCV On-Surface Landscape Dripline with a Heavy-Duty 3.5 psi Check Valve. 0.96PH emitters at 12.0" O.C. Dripline laterals spaced at 9.0" apart, with emitters offset for triangular pattern. Great for elevation change. Specify XF insert fittings.	157.6 s.f.	

SYMBOL	MANUFACTURER/MODEL/DESCRIPTION	QTY	DETAIL
	Rain Bird PGA Globe 1", 1-1/2", 2" Electric Remote Control Valve, Globe.	5	
	Natts 009 1" Reduced Pressure Backflow Preventer	1	
	Rain Bird ESP4ME with (1) ESP-SMB 7 Station, Hybrid Modular Outdoor Controller. For Residential or Light Commercial Applications.	1	
	Rain Bird RSD-BEx Rain Sensor, with metal latching bracket, extension wire.	1	
	Water Meter 1"	1	
	Irrigation Lateral Line: PVC Class 160 SDR 26 PVC Class 200 Irrigation pipe.	1,598 l.f.	
	Irrigation Mainline: PVC Schedule 40 PVC Schedule 40 Irrigation pipe.	195.7 l.f.	
	Pipe Sleeve: PVC Schedule 40	85.9 l.f.	
	Valve Callout		

IRRIGATION PLAN
GROUND LEVEL

NORTH

0 8 16 24 32 feet
1/8" = 1'-0"

Valve Number

Valve Flow

Valve Size

Cortada
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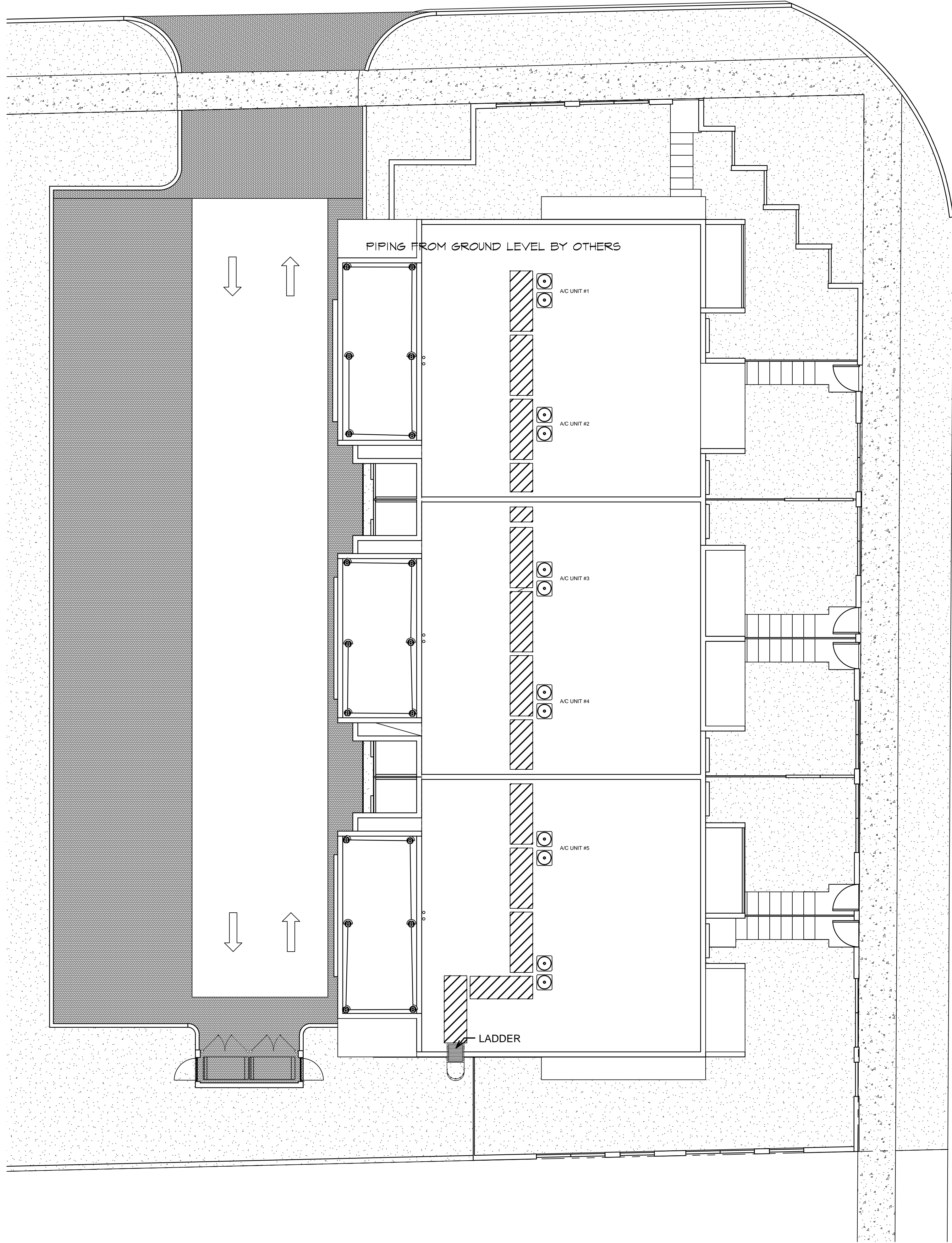
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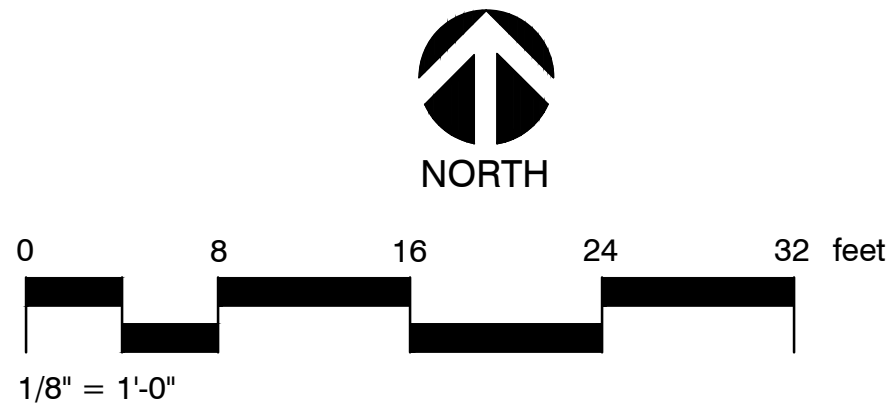
PROJECT NO.

SHEET NO.

IRR-1



IRRIGATION PLAN
ROOF TOP



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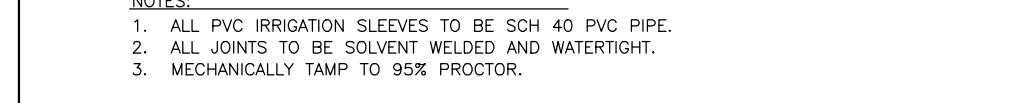
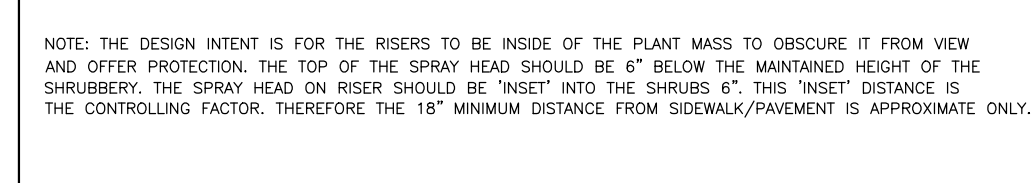
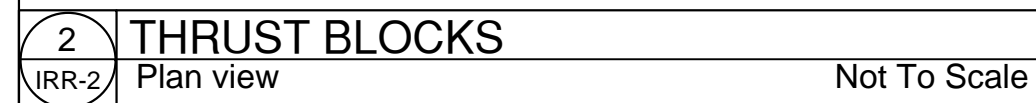
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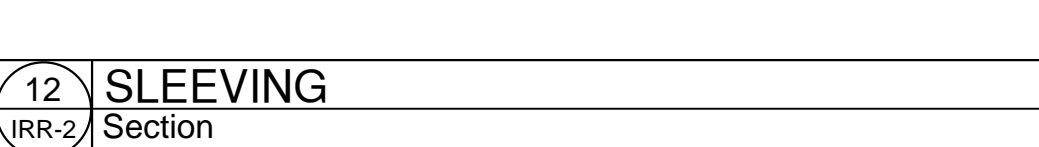
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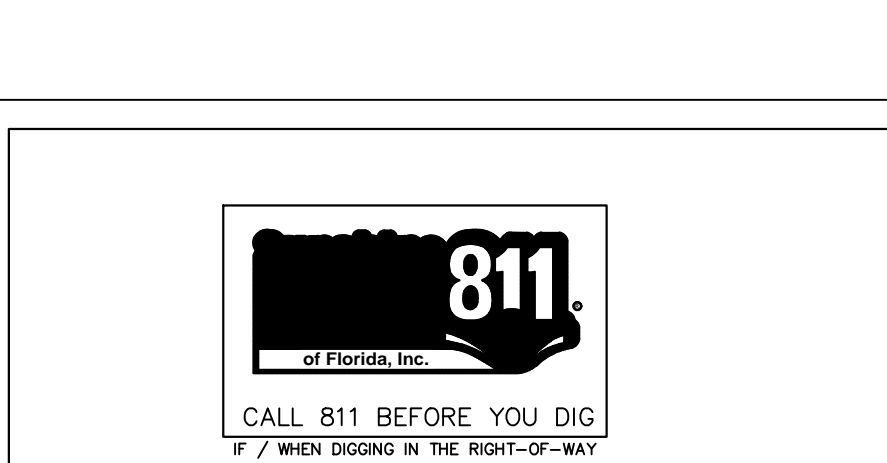
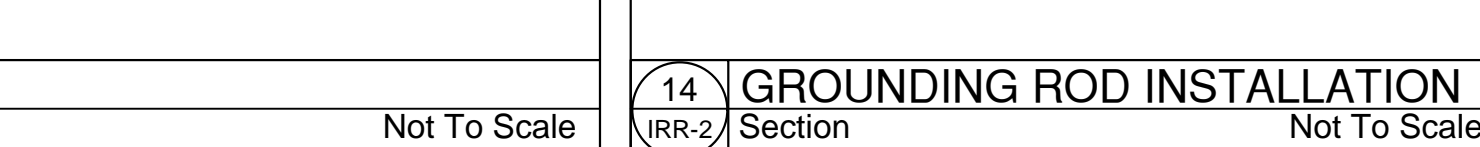
IRR-2



TRENCHING DETAIL (NTS)
NON-TRAFFIC AREAS



13	BUBBLERS FOR NEW TREES
IRR-2	Plan View Not To Scale



Luminaire Schedule					
Symbol	Qty	Label	Description	LLF	Lum. Lumens
<div><div></div></div>	2	SA	VNTLEDM021004SNUIN510XXBLHO / WALL MTD AT 18' AFG	0.900	11901

Calculation Summary							
Label	CalcType	Units	Avg	Max	Min	Avg/Min	Max/Min
PARKING AREA	Illuminance	Fc	2.39	4.3	1.0	2.39	4.30

Filename: CST-Site-2017-04-07.AGI

