

**CITY OF HOLLYWOOD, FLORIDA
DEPARTMENT OF DEVELOPMENT SERVICES
PLANNING DIVISION**

DATE: October 19, 2017 **FILE:** 17-DP-07
TO: Planning and Development Board
VIA: Leslie A. Del Monte, Planning Manager 
FROM: Jean-Paul W. Perez, Planning Administrator 
SUBJECT: Cleveland Homes, LLC requests Design and Site Plan for 6 townhouses located at 1604 Cleveland Street (Cleveland Street Townhomes).

REQUEST:

Design and Site Plan for 6 townhouses.

RECOMMENDATION:

Design: Approval.

Site Plan: Approval Design are granted with the following conditions:

- a. Unity of Title or Unity of Control, in a form acceptable to the City Attorney, be submitted prior to the issuance of a Building Permit, and shall be recorded in the Broward County Public Records, by the City of Hollywood, prior to the issuance of a Certificate of Occupancy (C/O) or Certificate of Completion (C/C).
- b. Updated drainage calculations and design shall be provided in a form acceptable to the City Manager or designee prior to the issuance of a Building Permit.

REQUEST

Cleveland Homes, LLC ("Applicant"), owner of the subject properties located at 1604 Cleveland Street ("Property"), is requesting Design and Site Plan approvals for 6 townhouses. The subject site is approximately 17,000 square feet net and 23,000 square feet gross. Currently, the site contains two dwelling units according to Broward County Property Appraiser ("BCPA") records. The subject property is located in the Poinsetta Park area, east of US-1 and north of Johnson Street, and is considered part of the Hollywood Lakes neighborhood according to the City-Wide Master Plan.

Site design incorporates urban principles, such as pedestrian scale, programming the site to the street and locating parking at the rear to enhance walkability of the neighborhood. Yards are located in the front of the townhouses to activate the site as well as encourage interaction between the private and public realms. The building maintains a low profile of two-stories. Structures, such as a four foot privacy wall, stairs leading up to the front door, and various architectural elements, are utilized to provide transition of scale, thus maintaining a relatable structure for pedestrians. To the top portion of the flat roof, the height of the building is 20-feet, however, mechanical equipment, a green roof system, parapet and other architectural elements extend beyond the roof—up to approximately 28-feet from the established grade. Passive uses, such as parking, are located in the rear, and are screened by the building. Access to the

parking in the rear is limited to a single curb cut on Cleveland Street, which will reduce potential conflict of vehicular and pedestrian traffic.

The proposed design is contemporary, effectively a timestamp of the period. Horizontality and projecting volumes are used to create depth, shadow and variation in massing of the façades. Materials include glass railing, smooth stucco finish and a black and white palette. Common areas, such as kitchen, living and dining room and den, are located on the ground floor. The second floor has two bed rooms and a master suite. The master suite accesses a balcony on the front, east side of the building, overlooking the yard and 16th Avenue further emphasizing activity on the street side of the development. However, the yards are intended for private use, and are surrounded by a 4-foot privacy wall.

Because the site consists of multiple lots, Staff recommends **a Unity of Title or Unity of Control, in a form acceptable to the City Attorney, be submitted prior to the issuance of permits and recorded in the Broward County Public Records, by the City of Hollywood, prior to the issuance of Certificate of Occupancy (C/O) or Certificate of Completion (C/C).**

SITE DATA

Owner/Applicant:	Cleveland Homes, LLC
Address/Location:	1604 Cleveland Street
Net Area of Property:	16,793 sq. ft. (0.38 acres)
Gross Area of Property:	8536 sq. ft. (0.20 acres)
Land Use:	Medium Residential
Zoning:	Medium Multifamily District (RM-12)
Existing Use of Land:	Two Dwelling Units

ADJACENT LAND USE

North:	Medium Residential
South:	Medium Residential
East:	Medium Residential
West:	Medium Residential

ADJACENT ZONING

North:	Medium Multifamily District (RM-12)
South:	Medium Multifamily District (RM-12)
East:	Medium Multifamily District (RM-12)
West:	Medium Multifamily District (RM-12)

CONSISTENCY WITH THE COMPREHENSIVE PLAN

The proposed project is located in the Medium Residential Land Use area. The goal of the Land Use Element is to *promote a distribution of land uses that will enhance and improve the residential, business, resort, and natural communities while allowing land Applicants to maximize the use of their property.* The surrounding community has a single and multiple family properties. The project is consistent with the Comprehensive Plan based on the following Objectives:

Objective 4: *Promote improved architectural and streetscape design standards, code enforcement, economic development, neighborhood planning, and public information dissemination to maintain and enhance neighborhoods, businesses and tourist areas.*

Objective 5: *Encourage appropriate infill, redevelopment in blighted areas throughout the City and economic development in blighted business and tourist areas.*

CONSISTENCY WITH THE CITY-WIDE MASTER PLAN

The site is located in Sub-Area 2, East Hollywood or Hollywood Lakes, which is geographically defined by the Intracoastal Waterway to the east, Dixie Highway to the west, Sheridan Street to the north and Pembroke Road to the south.

The City-Wide Master Plan is a compilation of policy priorities and recommendations designed to improve the appearance, appeal, and economic tax base of the City. It establishes a format for future direction and vision for the City.

The following City-Wide Master Plan Policies are applicable to this project:

Policy 2.46: *Preserve stable neighborhoods and encourage rehabilitation initiatives that will revitalize and promote stability of neighborhoods.*

The proposed development is consistent with the City-Wide Master Plan as it expands on the availability of market rate housing and provides increased density for property located two blocks east of the US-1 corridor. The proposed development will ameliorate an underutilized site and provide desired growth and density in a neighborhood surrounding a major commercial corridor.

APPLICABLE CRITERIA

Analysis of CRITERIA and Findings for Design as stated in the City of Hollywood's Zoning and Land Development Regulations, Article 5.

CRITERION 1: Architectural and Design components. Architecture refers to the architectural elements of exterior building surfaces. Architectural details should be commensurate with the building mass. The use of traditional materials for new architectural details is recommended. Design of the building(s) shall consider aesthetics and functionality, including the relationship of the pedestrian with the built environment.

ANALYSIS: Contemporary design relies heavily on massing and depth to create depth and shadow, giving buildings form. The proposed design channels these apropos traditions by introducing generous cubic forms to the façade—framing key elements of the building, in this case, the master suite's balconies. In addition, the open cube forms are also use to frame the windows. These architectural elements create depth and contrast in shade to establish difference in massing of the façade. The Applicant purports, "The exterior reflects the interior uses with an inspiration yet residential aesthetic."

FINDING: Consistent.

CRITERION 2: Compatibility. The relationship between existing architectural styles and proposed construction, including how each building along the street relates to the whole and the pattern created with adjacent structures and the surrounding neighborhood. Buildings should contain architectural details that are characteristic of the surrounding neighborhood.

ANALYSIS: The surrounding neighborhood consists primarily of modest single family homes and older and mostly nonconforming apartment buildings. The proposed townhouses provide for subtle scale and rhythm that address the avenue, and provide for a pedestrian oriented design that is compatible with the envisioned development in neighborhoods surrounding the US-1 corridor.

FINDING: Consistent.

CRITERION 3: Scale/Massing. Buildings shall be proportionate in scale, with a height which is consistent with the surrounding structures. Building mass shall reflect a simple composition of basic architectural details in relation to its length, width, height, lot coverage, and setting of the structure in context with adjacent buildings. Architectural details include, but are not limited to, banding molding, and fenestration.

ANALYSIS: The structure and yards are amassed on the eastern portion of the lot towards the avenue to emphasize the pedestrian oriented design of the residences. Locating the active uses along the avenue encourage for interaction between the public and private realms. In addition, the scale of the structure to the street is kept within a proportion relatable to pedestrians at two stories. Transitional structures for scale, such as the 4 foot privacy wall, the stairs leading up to the front door, and the balconies and other architectural features on the east elevation further add to the intentionality of design allocating a majority of the activities to the street. Passive uses, such as parking, are located in the rear and screened by the building.

FINDING: Consistent.

CRITERION 4: Landscaping. Landscaped areas should contain a variety of native and other compatible plant types and forms, and be carefully integrated with existing buildings and paved areas. Existing mature trees and other significant plants on the site should be preserved.

ANALYSIS: Both native and other tropical plant types are used in the landscape design. The plant types enhance the design of the building while adding visual appeal to the neighborhood. Due to site constraints, the Applicant is proposing a green roof system which will allow the proposed project to meet open space requirements. In addition, the Applicant has worked intimately with the City's Landscape Architect towards a plan that meets the guidelines set forth in the Landscape Manual. Accordingly, all landscape plans shall be in accordance with the Landscape Manual and in a form acceptable to the City's Landscape Architect.

FINDING: Consistent.

SITE PLAN

The Technical Advisory Committee (TAC) found the proposed Site Plan compliant with all regulations as set forth in Article 6 of Zoning and Land Development Regulations on August 16, 2017. Staff recommends approval if Design is granted with the aforementioned conditions.

ATTACHMENTS

Attachment A: Application Package
Attachment B: Land Use & Zoning Map

ATTACHMENT A

Application Package

PLANNING DIVISION



File No. (internal use only): _____

GENERAL APPLICATION

2600 Hollywood Boulevard Room 315
Hollywood, FL 33022



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: 8/22/17

Location Address: 1604 Cleveland Street, Hollywood, FL 33020

Lot(s): 5, 6 + 7 Block(s): 2 Subdivision: N/A

Folio Number(s): 5142-10-20-0160

Zoning Classification: RM-12 Land Use Classification: Multi-Family

Existing Property Use: One-Story Residences Sq Ft/Number of Units: 1,630 / 6 units

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

Has this property been presented to the City before? If yes, check 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: NEW DEVELOPMENT OF 6 TOWNHOUSES.

Number of units/rooms: 6 TOWNHOUSES Sq Ft: 9,780 sqft.

Value of Improvement: _____ Estimated Date of Completion: 2019

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

Name of Current Property Owner: Cleveland Homes LLC

Address of Property Owner: 2501 S Ocean Dr #106 Hollywood, FL 33019

Telephone: _____ Fax: _____ Email Address: _____

Name of Consultant/Representative/Tenant (circle one): _____

Address: _____ Telephone: _____

Fax: _____ Email Address: _____

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

If Yes, Attach Copy of the Contract.

List Anyone Else Who Should Receive Notice of the Hearing: SKL Architecture

Address: 2310 Hollywood Blvd, Hollywood, FL 33020
Email Address: ari@sklarchitect.com, info@sklarchitect.com, accounting@sklarchitect.com

PLANNING DIVISION



2600 Hollywood Boulevard Room 315
Hollywood, FL 33022

File No. (internal use only): _____

GENERAL APPLICATION

CERTIFICATION OF COMPLIANCE WITH APPLICABLE REGULATIONS

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

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

X Signature of Current Owner: _____

Date: 8/24/17

X PRINT NAME: Gustavo Gambaro

Date: 8/24/17

Signature of Consultant/Representative: _____

Date: 8/23/17

PRINT NAME: Sri Shan, Arunachal

Date: _____

Signature of Tenant: N/A

Date: _____

PRINT NAME: N/A

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
State of Florida

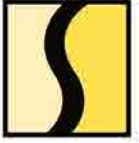
Print Name

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

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



September 5th, 2017

Planning & Development Board
c/o Dept. of Planning & Development Services
2900 Hollywood Blvd, 3rd Floor
Hollywood, FL 33020

ARCHITECTURE
Commercial
& Residential

Ref: Cleveland Townhomes Project Narrative - 1604 Cleveland Street, Hollywood, FL 33020

Interior
Architecture
& Design

Dear Board Members,

Urban
Renovation

We are proposing a new townhouse development on the corner of Cleveland Street & North 16th Avenue. This project consist of 6 new 2 story townhomes approximately 1,700 sq.ft each, with parking in the rear and a garden in the front. The design is contemporary and is planned to be constructed with typical concrete construction methods. The required finish floor elevation will be 1 ft above FEMA or 6ft NAVD. All 6 townhouses will face N 16th Ave and will help improve the character of the street and improve the neighborhood. The parking drive entrance will be behind the building entered from Cleveland St., there are 13 parking spaces.

Architectural
Design of
Children's
Environments

Development
Consulting

Sincerely,

Ari L. Sklar - AIA, NCARB
President

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.

September 5th, 2017

Planning & Development Board c/o
Department of Planning and Development Services
2900 Hollywood Boulevard, 3rd Floor
Hollywood FL 33020

RE: Criteria Statement
Cleveland homes LLC/Cleveland Townhouses
1604-1606 Cleveland ST

Dear Board Members,

Our firm is the architect for the owner of the property. It is our hope that the City and the Planning and Development Board will support this application for the new development of 6 proposed townhouses. These new townhouses will enhance the Property and provide stability and revitalization to this multi-family portion of neighborhood.

The Subject Property is located at 1604-1606 Cleveland St. is at the corner of Cleveland St. & North 16th Ave East of Federal Highway/US 1, it consists of 16,804 sq.ft. The development will replace a small 2 unit building which otherwise is vacant land. Each townhouse will have approximately 1,700 sq.ft.

The parcel is designated "Medium Residential" under the City's Comprehensive Plan and is within the RM-12 (Multiple Family Residential District). The subject Property is surrounded by multiple and single Residential development.

The property has only been developed with a small 2 unit building without any parking or landscaping. No variances are being requested with this application. The Subject Property currently lacks landscaping, lighting, proper site grading and drainage.

Design Criteria:

1. Architectural & Design Components:

We feel that we have created a well thought out & exceptional design solution for this townhouse development. The Architecture is all about the consideration of aesthetics & functionality. The exterior reflects the interior uses with an inspirational yet residential aesthetic. The pedestrian is considered from all sides of the proposed design as well. Architectural elements are present on all facades with interesting materials, shapes & features.

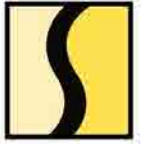
2. Compatibility:

The existing neighborhood consists of single story and 3 story buildings. This new development will fit right in with the existing single & multi-family neighborhood fabric as a 2 story, low scale, structure with a residential feel. A variety of window sizes and pedestrian oriented details & elements are incorporated to connect the new project to the neighborhood.

3. Scale Massing:

This new structure is proportionate to the scale of the neighborhood in a variety of ways.
a. Height – consistent with surrounding structures of 1 & 3 stories. Our project is 2 stories.

SKLARchitecture



ARCHITECTURE
Commercial
& Residential

Interior
Architecture
& Design

Urban
Renovation

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Design of
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NCARB CERTIFIED



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



b. Building Mass – Our design reflects a simple rectangular composition with recognizable architectural elements and pleasing proportions in relation to length, width & height, lot coverage & its setting in context with the adjacent buildings. See the street context elevations profile on Sheet A-0.7.

c. Details – The design provides architectural details throughout the façade including vertical & horizontal elements on the building façade with similar fenestration in the privacy fencing. The railings are metal & glass. The façade is also articulated with elegant moldings at and around the windows & doors. Other architectural details may be discovered throughout the building.

4. Landscaping:

The development plan for the Subject Property provides landscaped areas with green concepts implemented. The landscape palette has been designed to enhance the existing architecture and will be installed in accordance with the City's landscaping design and installation standards. The landscaping includes both native & a variety of other compatible plant types and forms to be enjoyed by residents & which complement the neighborhood. Including a Bio-swale adjacent to the parking lot. A number of mature existing Royal Palms are integrated into the site are incorporated be preserved!

Conclusion:

This new 6 unit development will help to improve the neighborhood and provide the needed living units for all the residents in the area. It is our goal to be good neighbors to those residents living adjacent to and near the Subject Property. We feel that the redevelopment of the site will improve the overall look of the neighborhood and hope that our plans for the area will encourage others to improve and purchase property in the neighborhood.

In closing, we believe that our plans demonstrate commitment to the neighborhood of Cleveland and North 16th Street and the City of Hollywood. We have worked hard to provide a plan that meets the City's Development & design review criteria.

Thank you for your time and consideration.

Sincerely,

Ari L. Sklar, AIA, NCARB

President

NEW TOWNHOUSES FOR:

CLEVELAND HOMES LLC.

1604-1606 CLEVELAND ST.
HOLLYWOOD, FL 33020

PRELIMINARY TAC MEETING:
03/20/2017
FINAL TAC MEETING:
04/24/2017
PDB MEETING:
10/19/2017

PERMIT #:

SKLARchitecture

2310 HOLLYWOOD BLVD.
HOLLYWOOD, FL 33020
TEL - (954) 925-9292
FAX - (954) 925-6292
www.sklararchitect.com
AA 0002849
IB 0000894
NCARB CERTIFIED

SEAL
ARI L. SKLAR
LICENSE #ARI473

REVISIONS

PROJECT TEAM

PROJECT RENDERING

DRAWING INDEX

ARCHITECT OF RECORD:

SKLARchitecture

2310 HOLLYWOOD BLVD.
HOLLYWOOD, FL 33020
www.sklararchitect.com
TEL - (954) 925-9292
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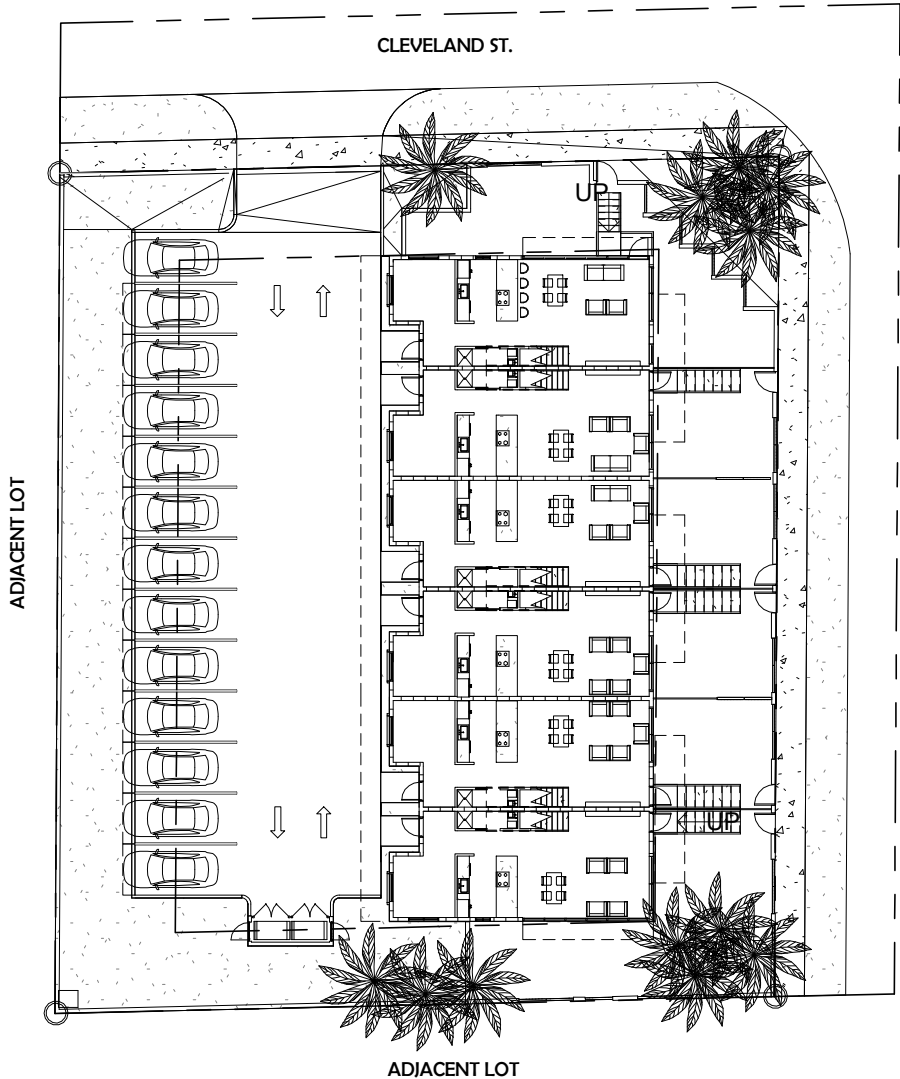
LANDSCAPE:

Joaquin Cortada
Cortada Landscape Design
305.321.4350

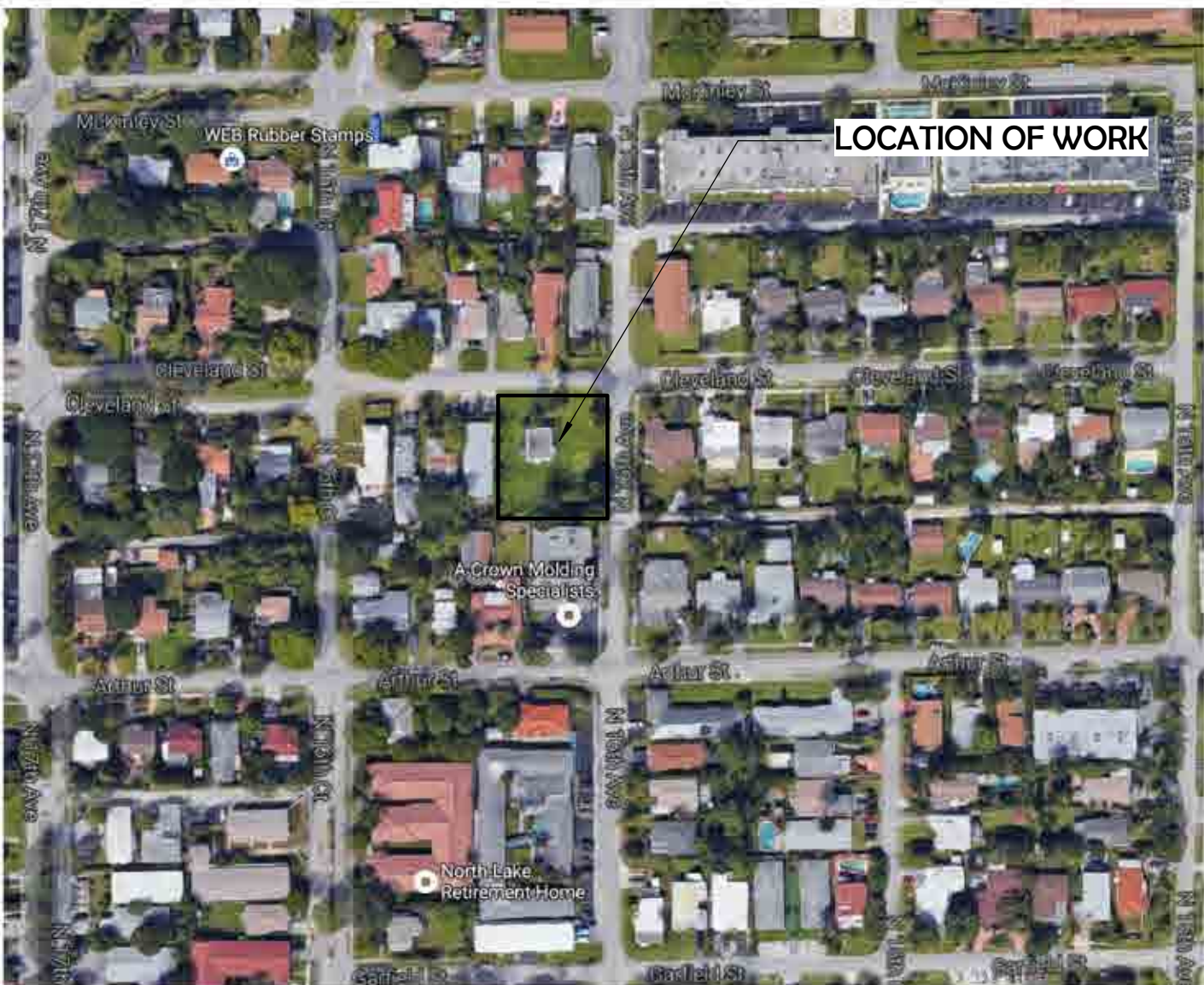


KEY PLAN

LOCATION MAP



SCALE: N.T.S.



SCALE: N.T.S.

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 (N 16TH AVE):	20' FOR STRUCTURES. 5' AT GRADE.	20'-0"
SIDE :	20% OF LOT WIDTH . 140' X.2 = 28'(THE SUM)	15' (NORTH SIDE) 13' (SOUTH SIDE) 28' BOTH SIDES
SIDE STREET (CLEVELAND ST.) :	15' FOR STRUCTURES. 5' AT GRADE.	15'-0"
REAR :	2 STORIES OR HIGHER. 15% OF THE LOT DEPTH 120' X 0.15 = 18'	55'-0"

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 2 PARKING PER UNIT PLUS 1 GUEST PARKING PER 5 UNITS	2 PARKING X 6 UNITS = 12 PARKING 6 UNITS/5 = 1.2 GUEST PARKING TOTAL = 13 PARKING SPACES	REQ. 13 PKNG	PROV. 13 PARKING

SCOPE OF WORK

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

LEGAL DESCRIPTION

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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



SITE DATA

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TOWNHOUSE UNIT BREAKDOWN

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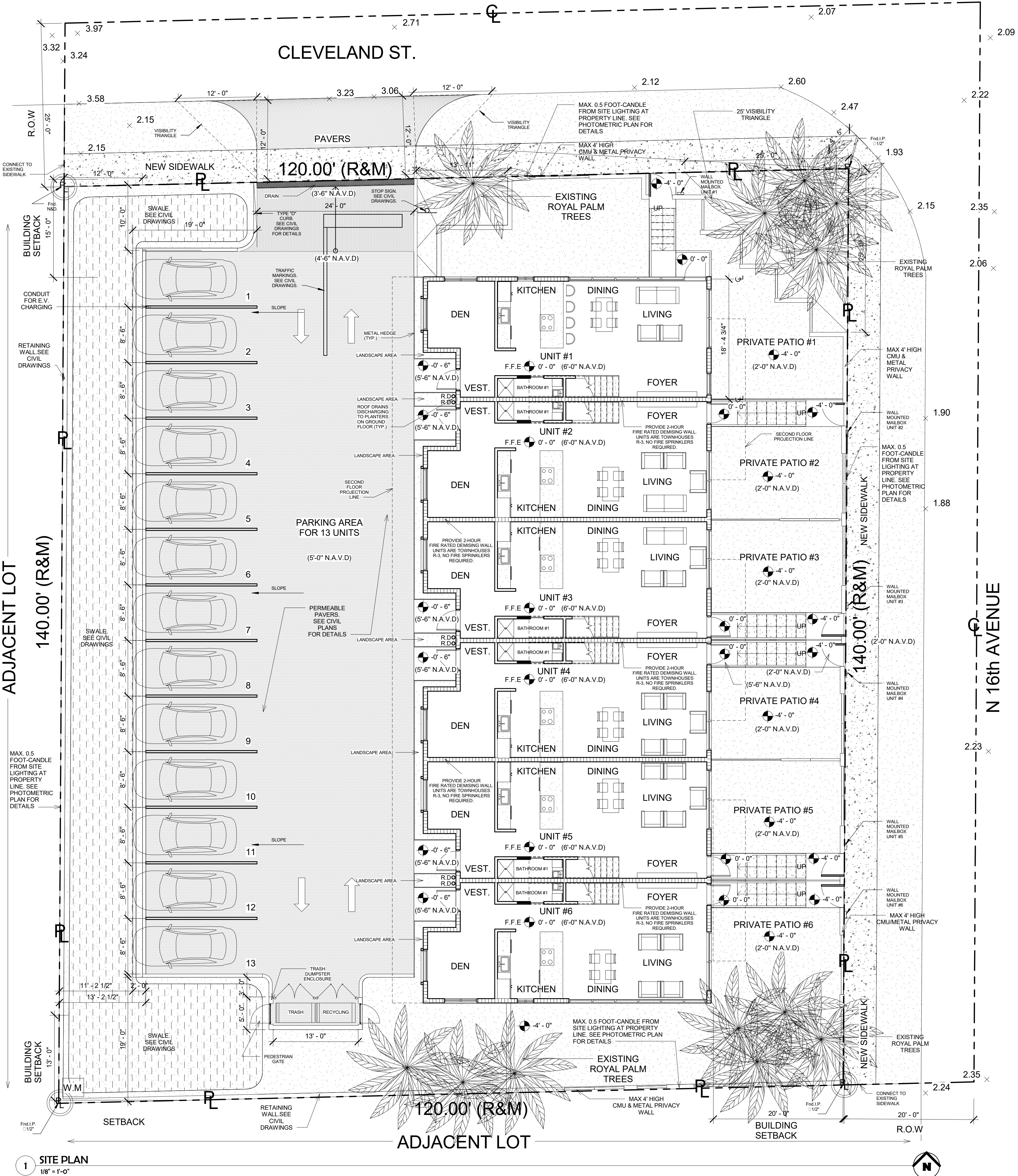
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RESIDENTIAL GREEN BUILDING PRACTICES

CHAPTER 15.150 LARGE DEVELOPMENT

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



SKLARchitecture

2300 HOLLYWOOD BLVD
HOLLYWOOD, FL 33020
TEL - (954) 925-9292
FAX - (954) 925-9292
WWW.SKLARCHITECT.COM
AA 0002849
IB 0000894
NCARB CERTIFIED

SEAL
ARI L SKLAR
LICENSE #AR1473

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

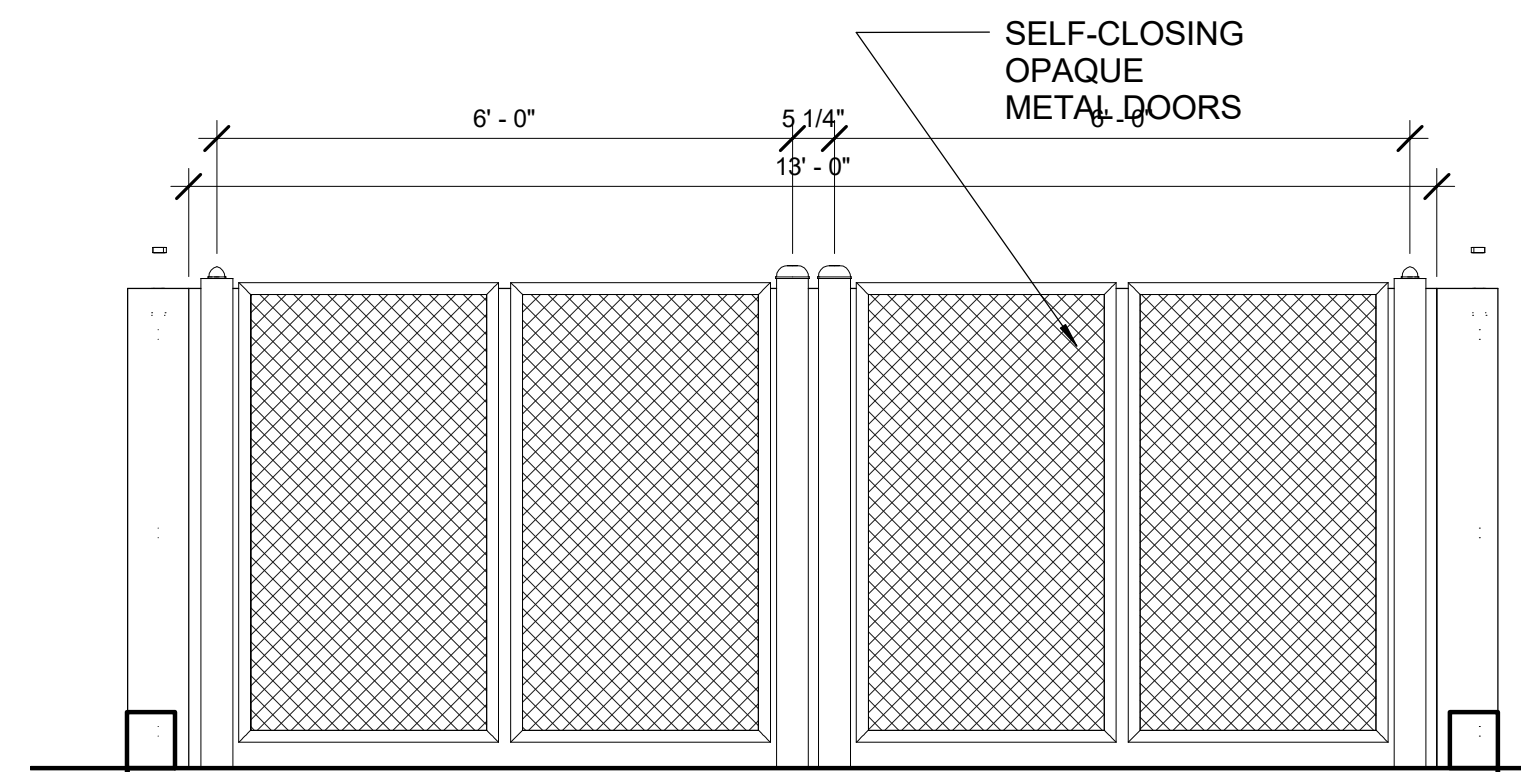
DRAWN BY:
M.V
CHECKED BY:
ARI SKLAR

PROPOSED SITE PLAN

A1.0

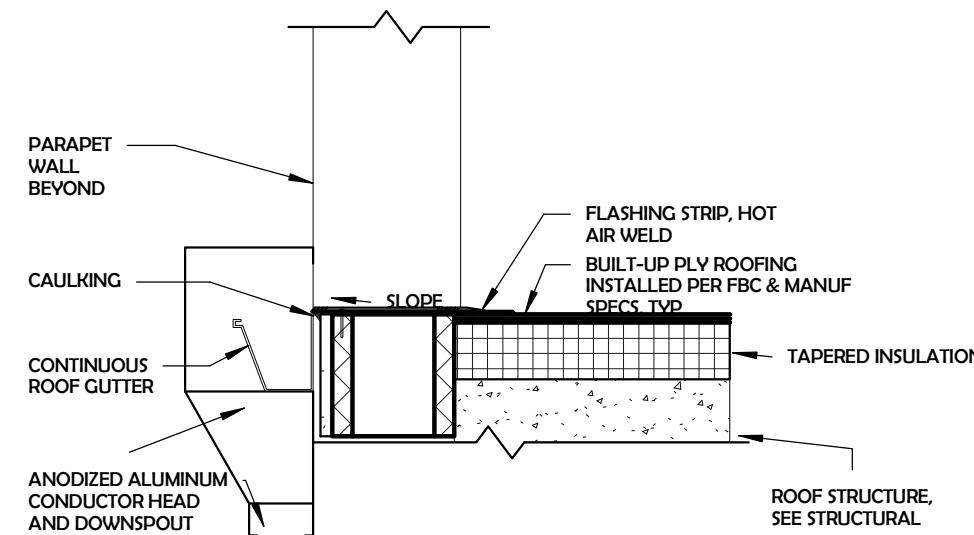
PROJECT #: 16-017

DATE : 04-17-17

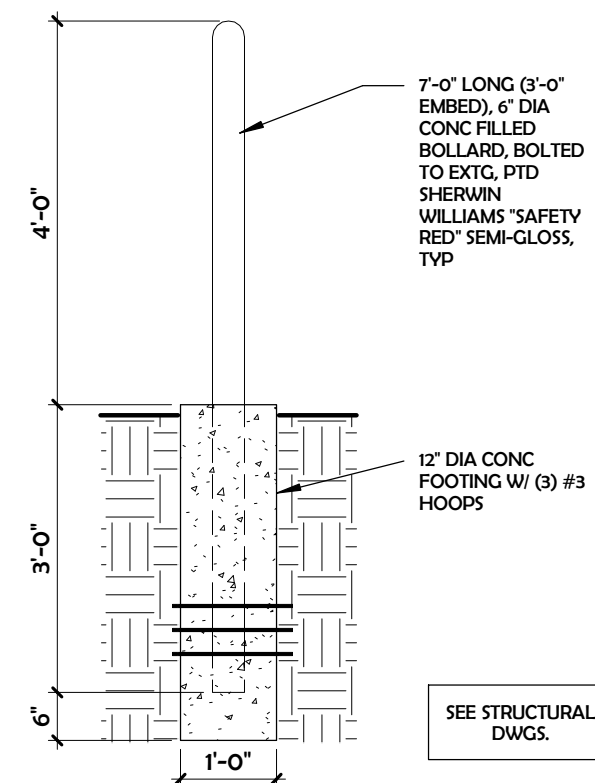


1 DUMPSTER FRONT ELEVATION
1/2" = 1'-0"

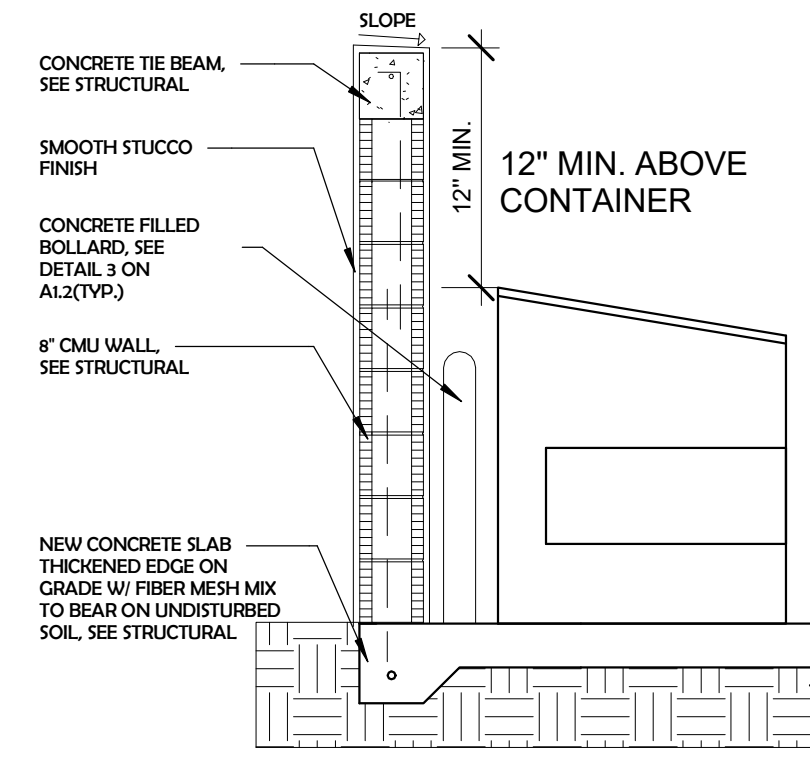
1 CUBIC INCH OF STORAGE FOR EACH SQFT OF PROPERTY AREA.



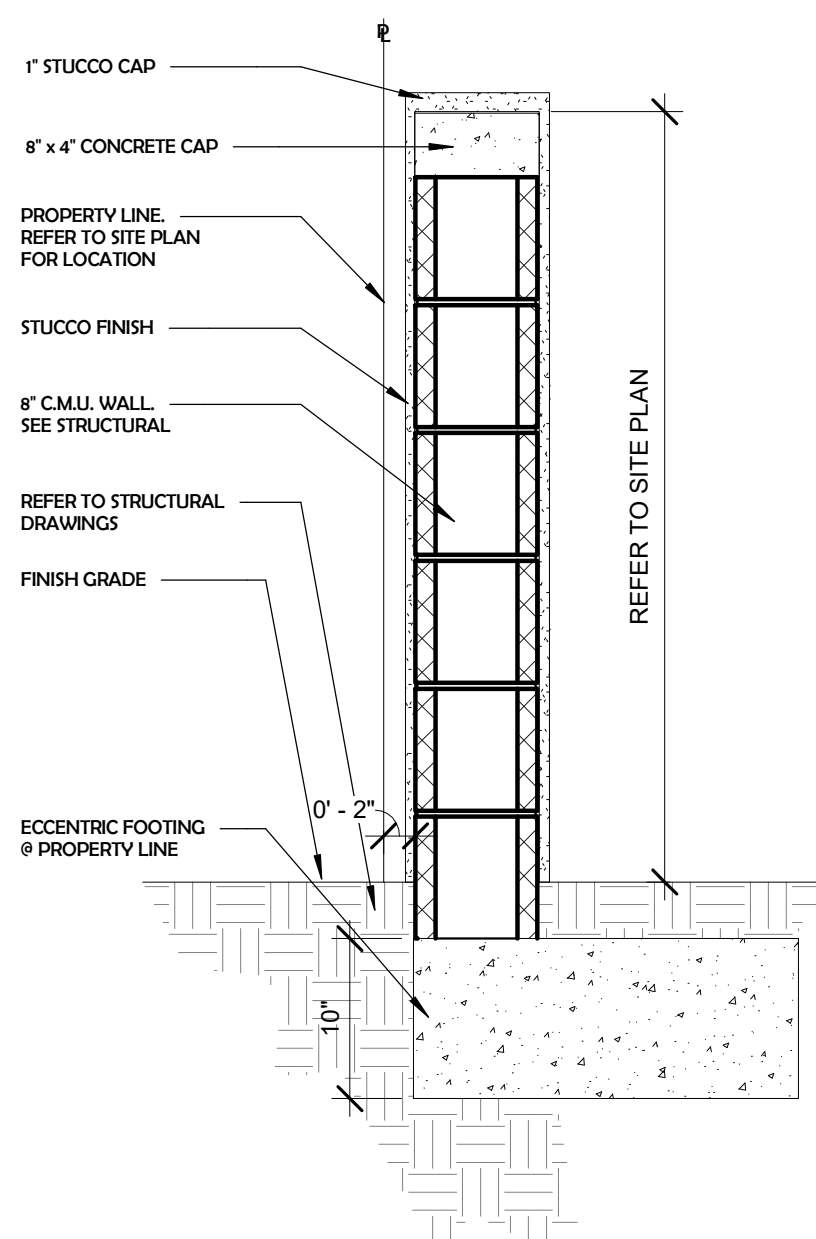
4 GUTTER & DRAINAGE DETAIL
1" = 1'-0"



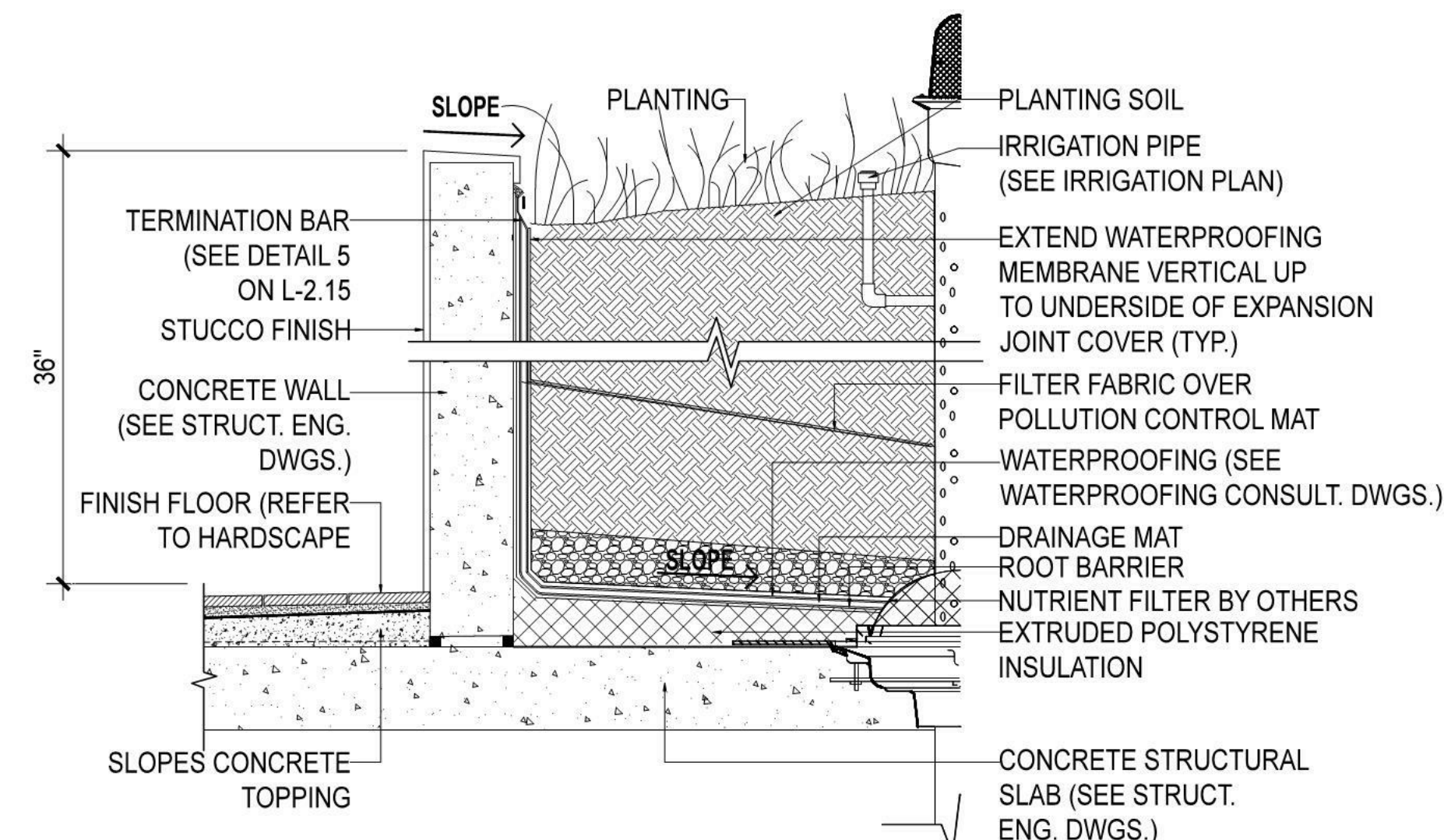
2 BOLLARD DETAIL
1/2" = 1'-0"



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



6 WALL SECTION AT PROPERTY LINE
1" = 1'-0"



3 CONCRETE PLANTER DETAIL
SCALE: N.T.S.

GREEN ROOF ASSEMBLY
1/8" = 1'-0"

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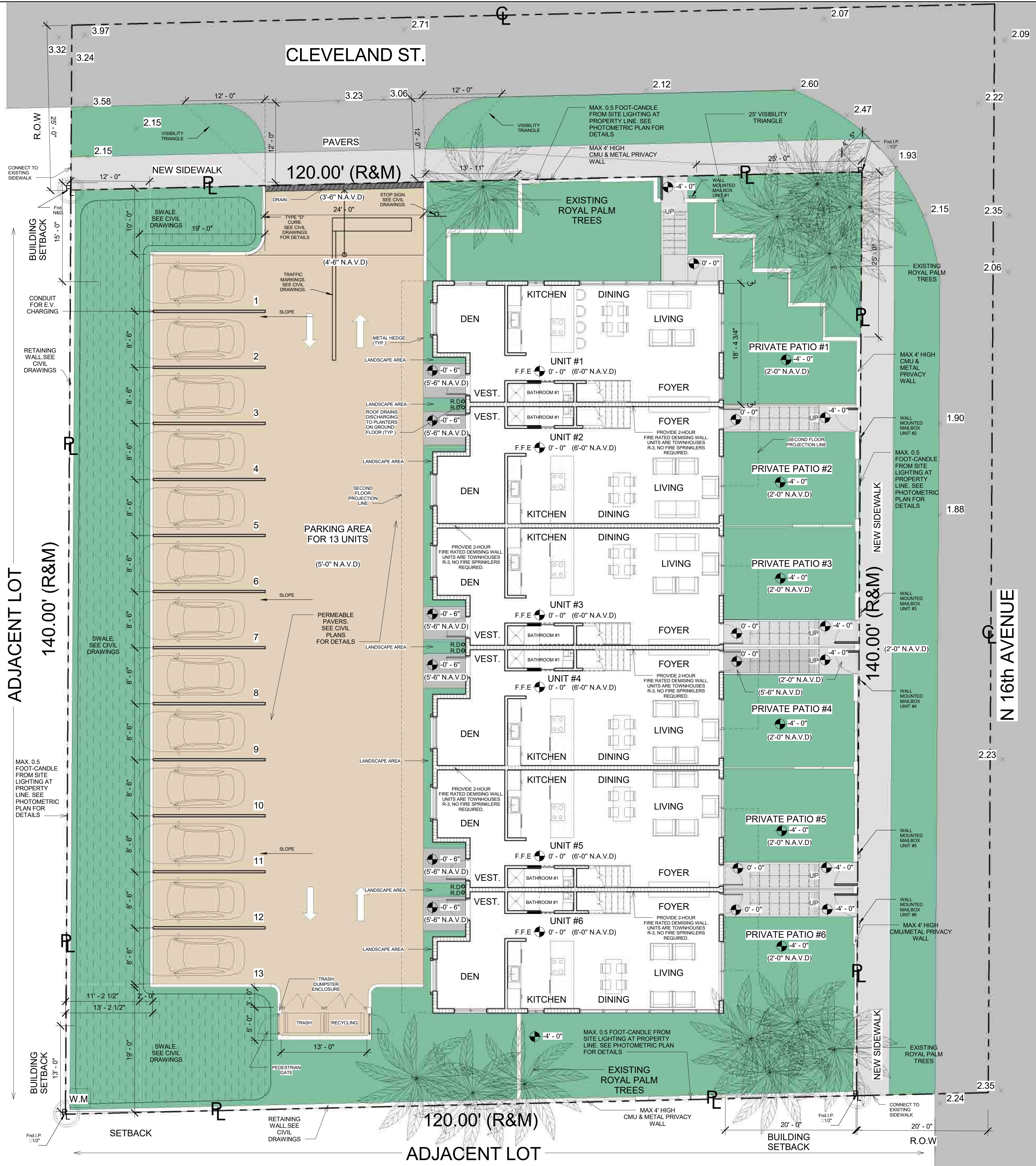
DRAWN BY:
M.V.
CHECKED BY:
ARI SKLAR

SITE PLAN DETAILS

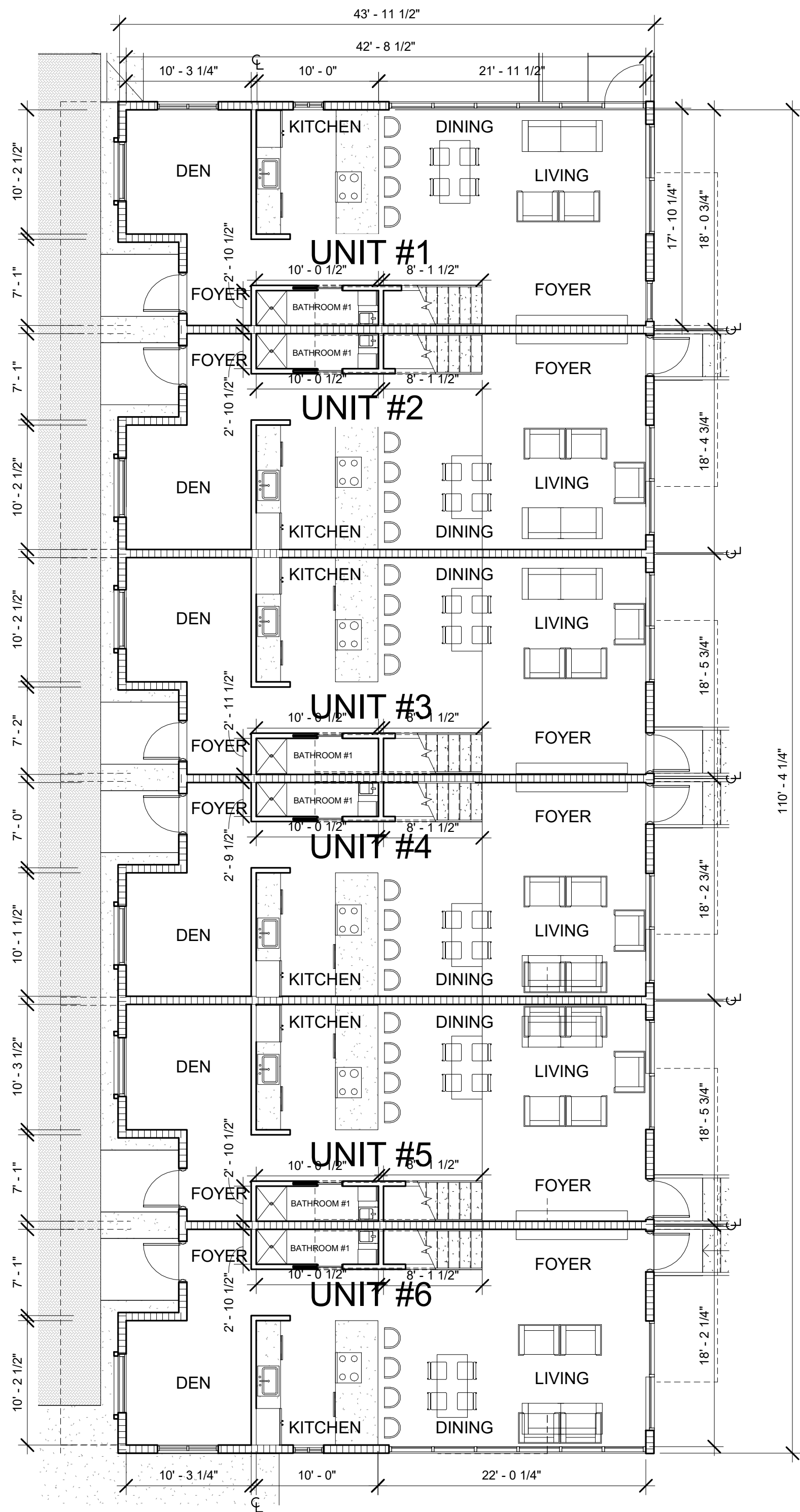
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PROJECT #: 16-017

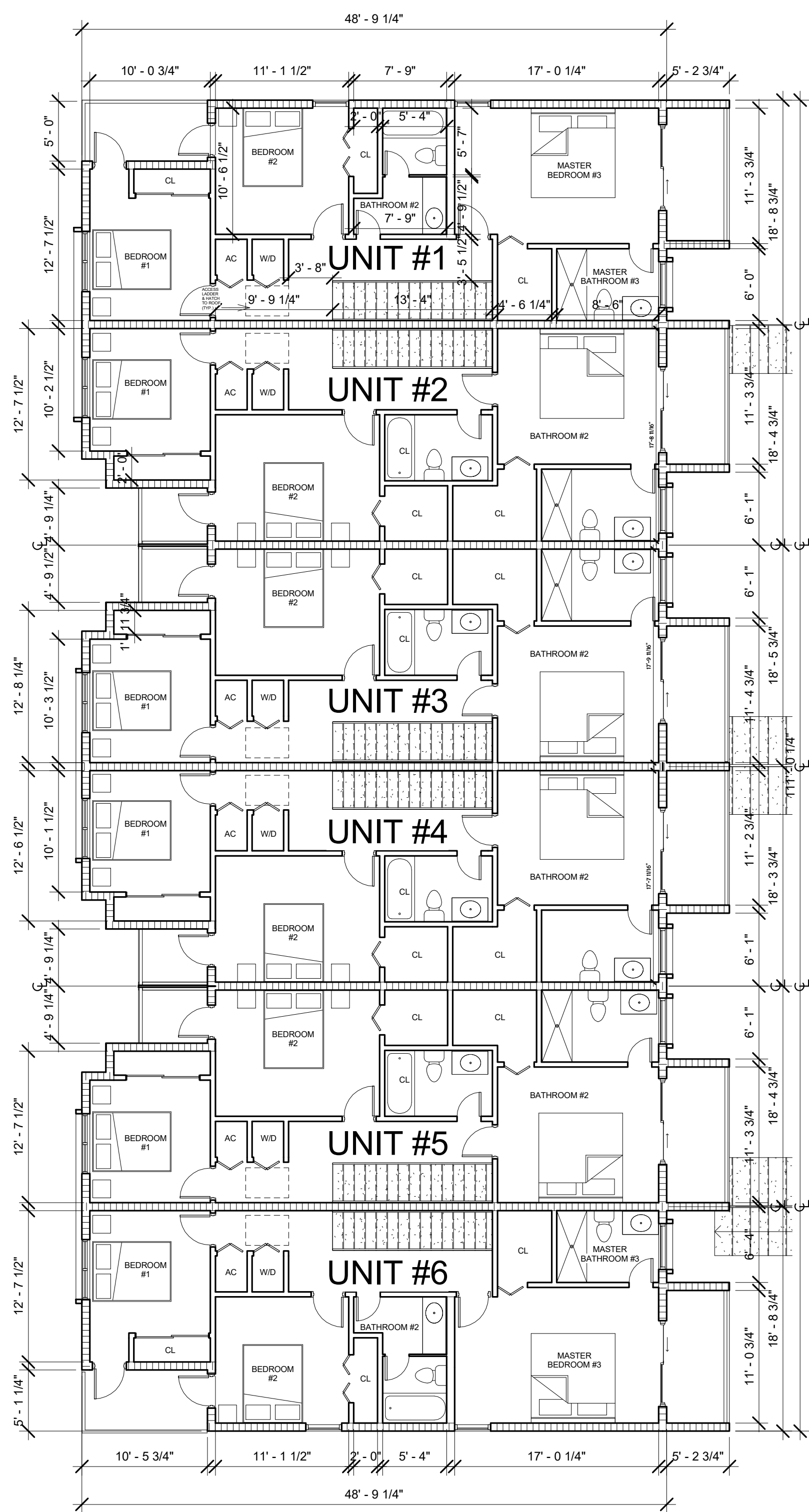
DATE: 04-17-17



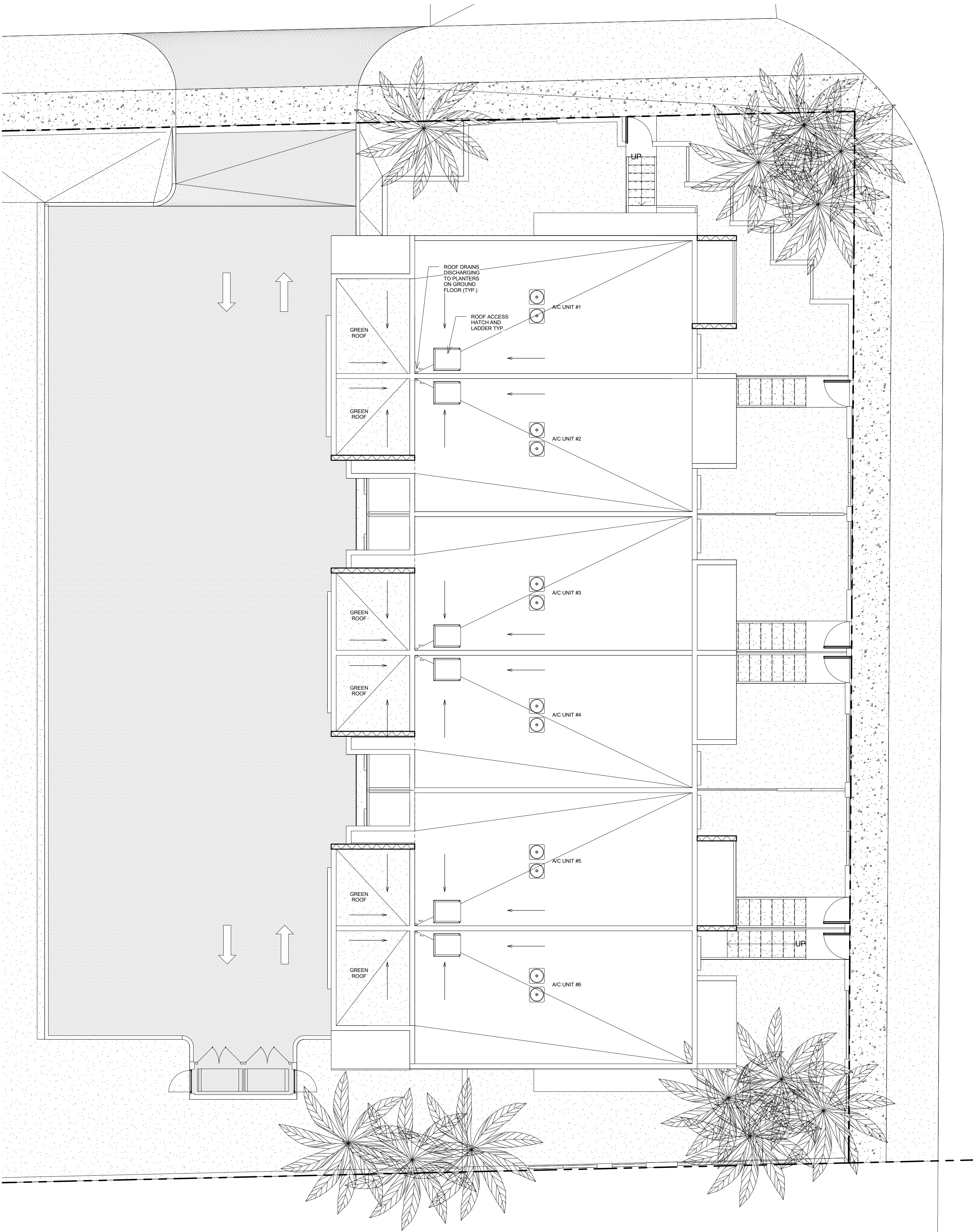
1 SITE PLAN COLOR
1/8" = 1'-0"



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



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



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

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REVISIONS

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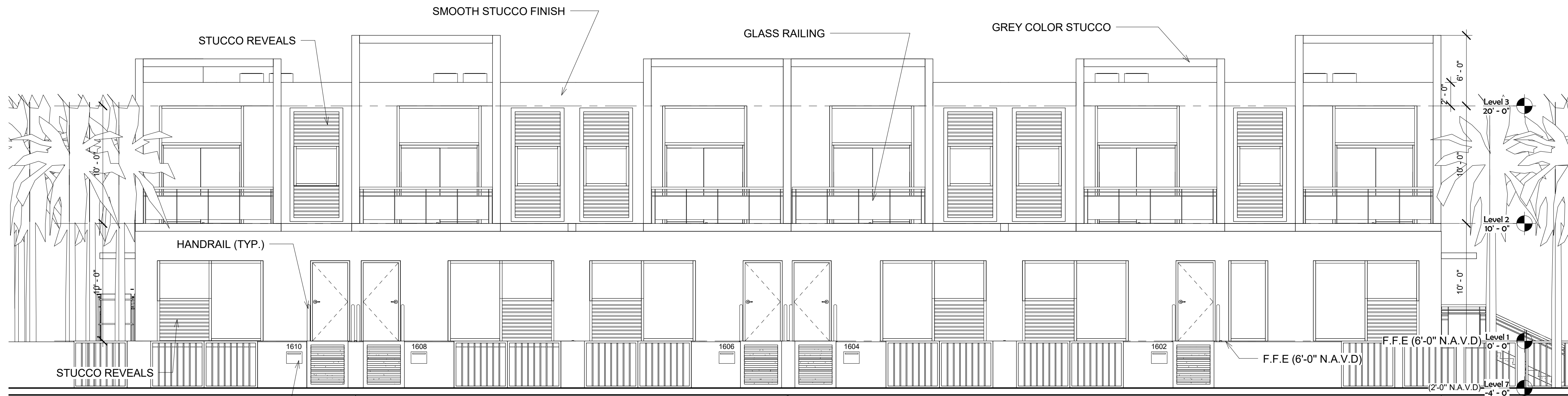
DRAWN BY:
M.V.
CHECKED BY:
ARI SKLAR

ROOF PLAN

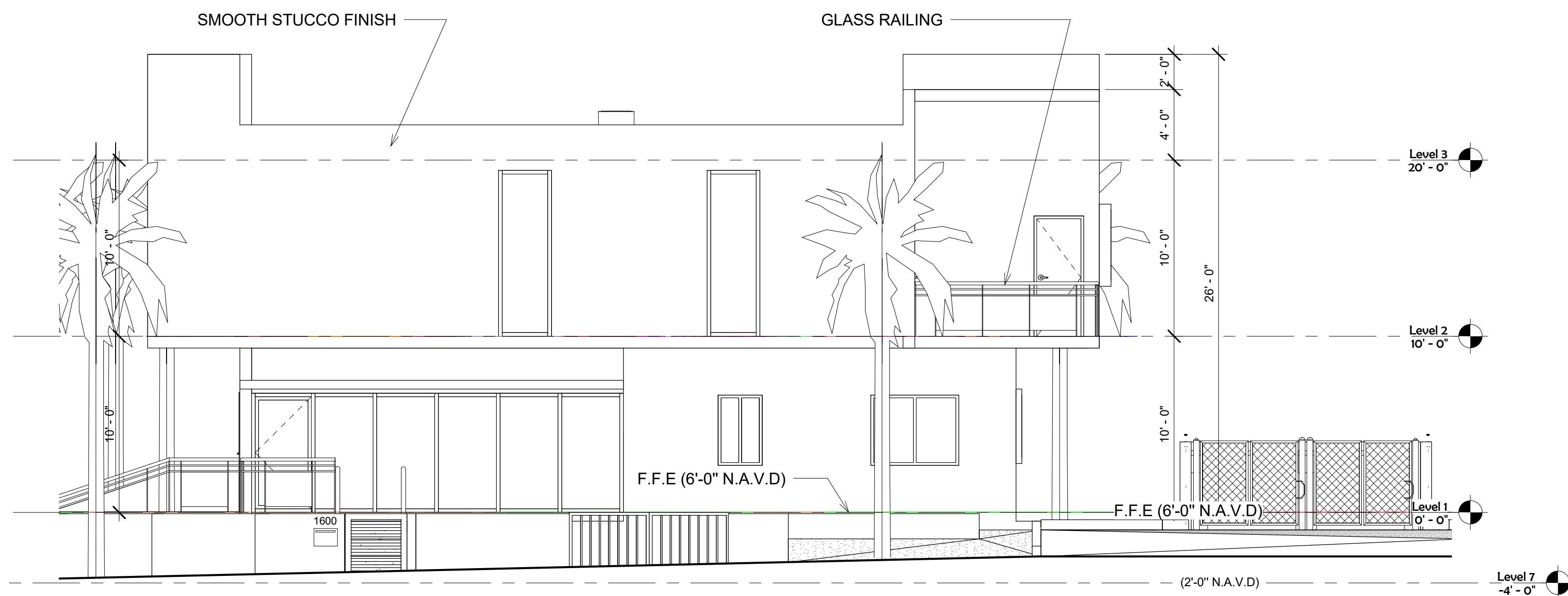
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PROJECT #: 16-017

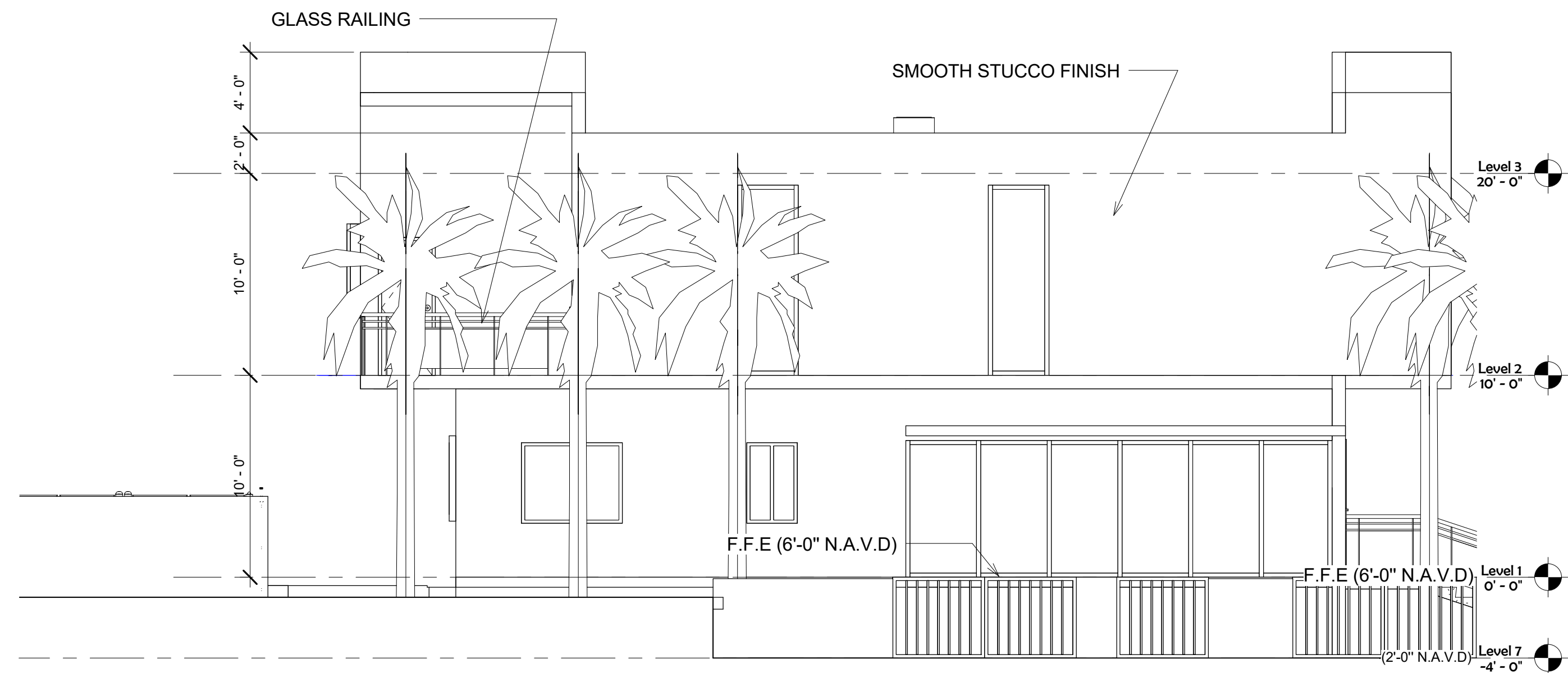
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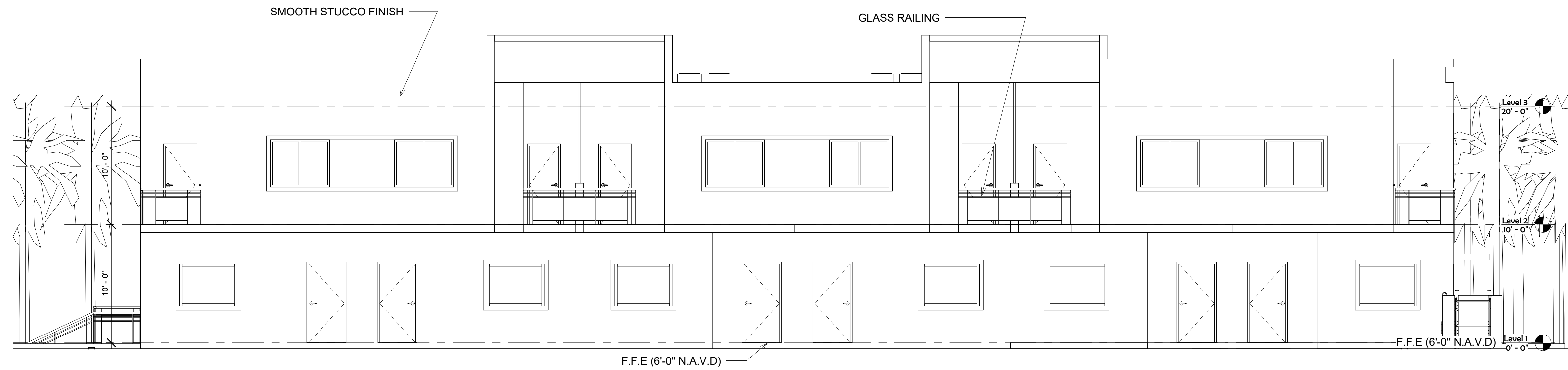
1 East
3/16" = 1'-0"



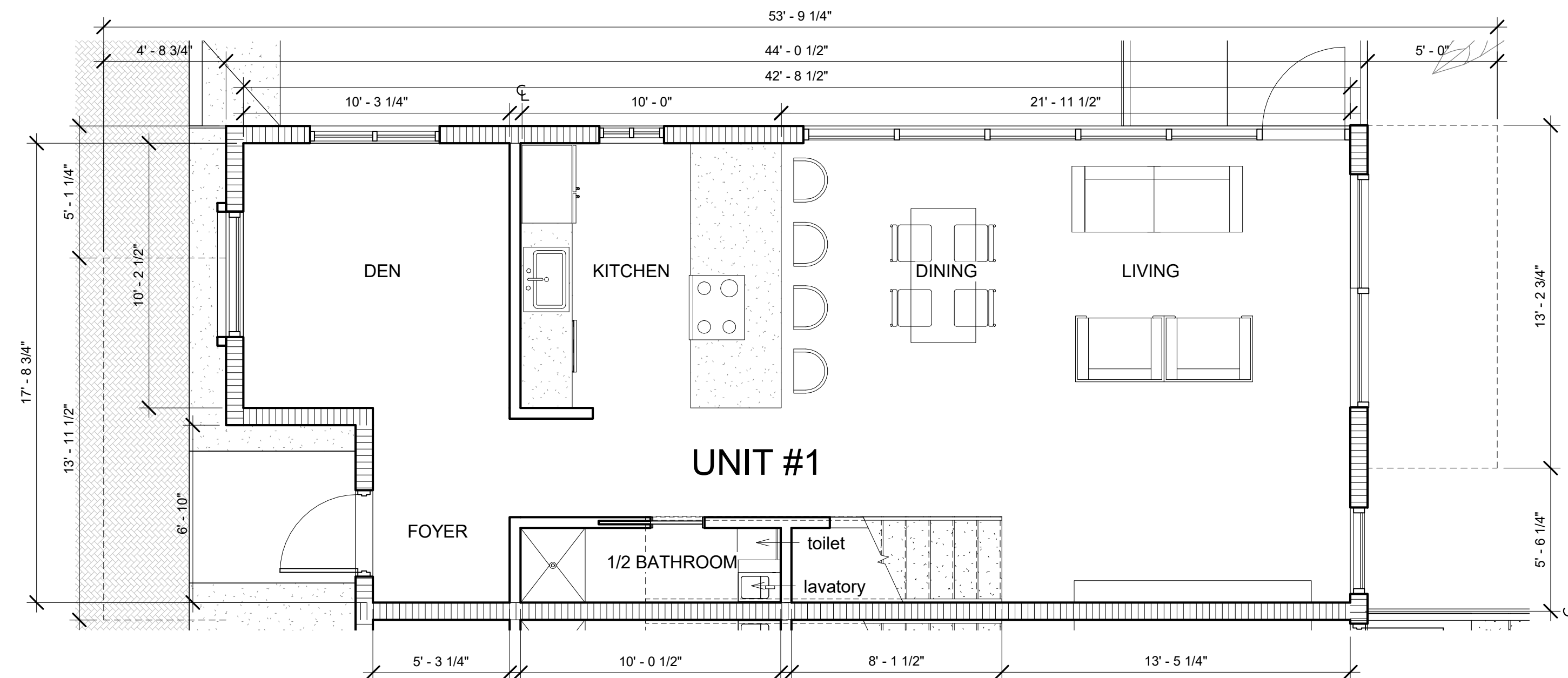
2 North
3/16" = 1'-0"



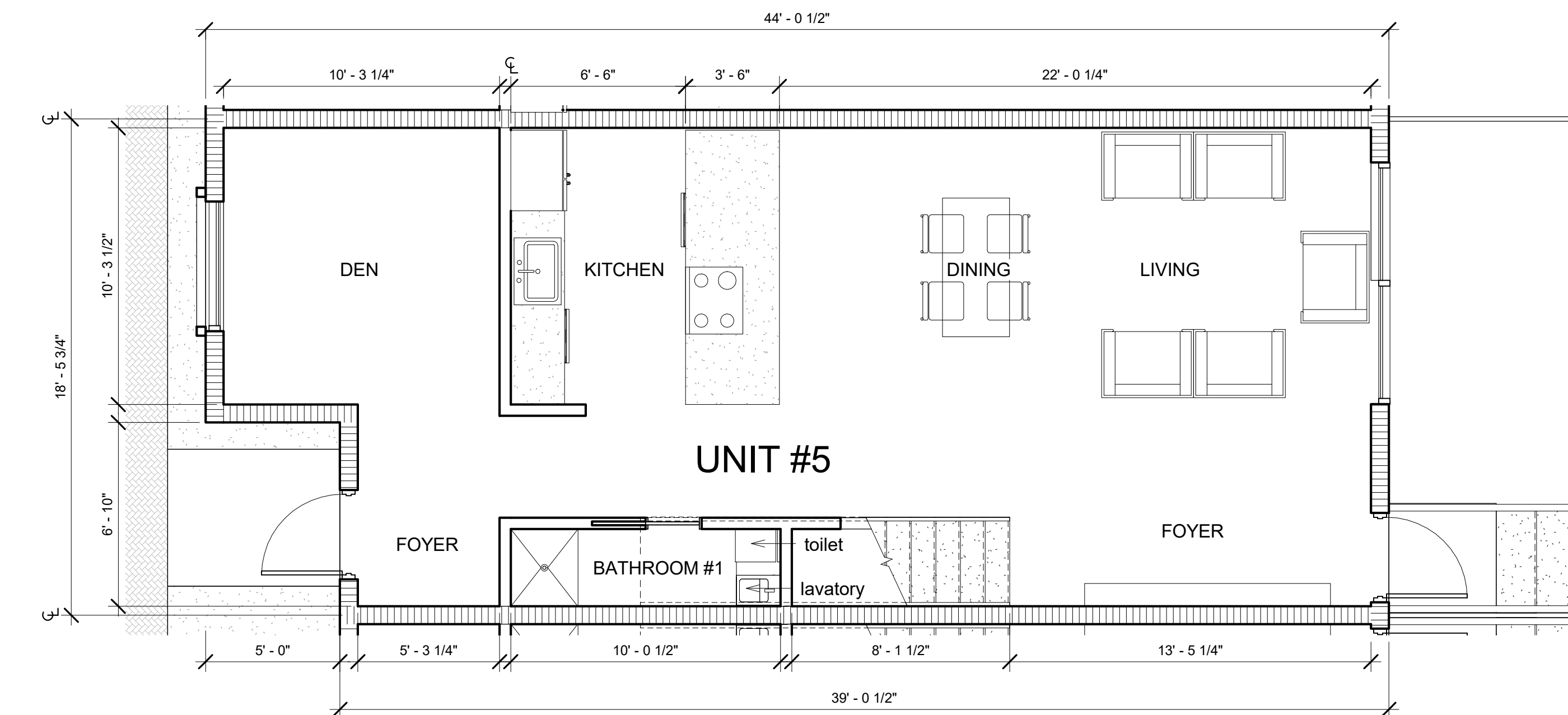
3 South
3/16" = 1'-0"



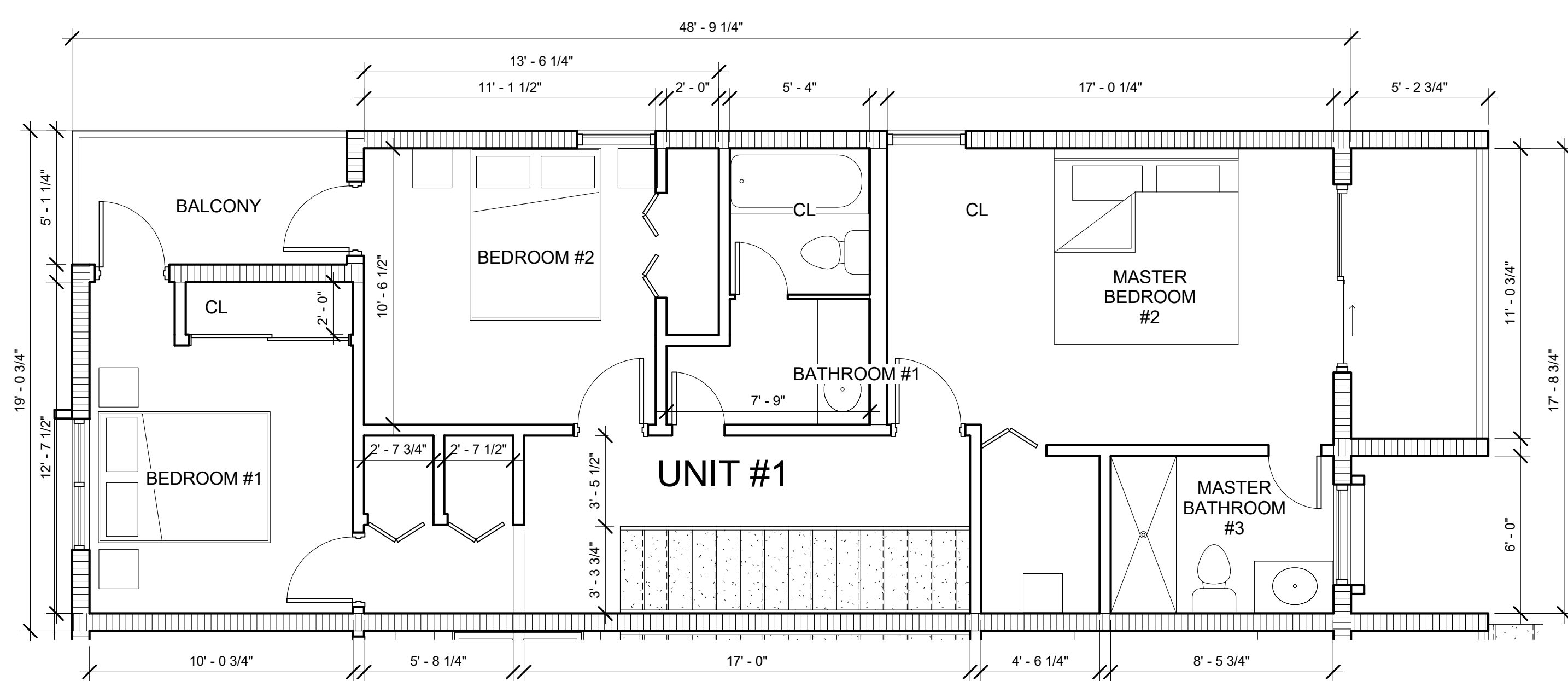
4 West
3/16" = 1'-0"



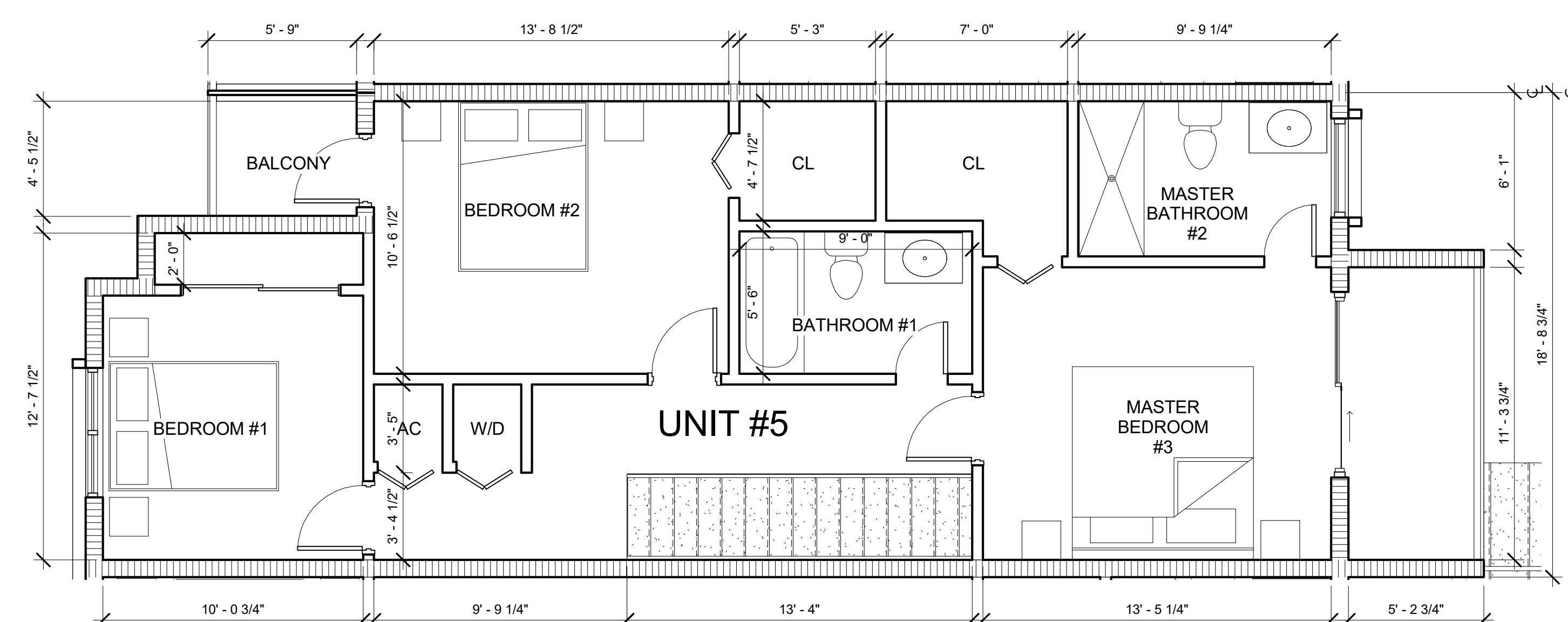
1 TYPICAL UNIT A FIRST FLOOR PLAN
1/4" = 1'-0"



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"

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- ☐ CONSTRUCTION SET

SUBMITTAL DATE: 04-17-17

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

ENLARGED UNIT

A6.0

PROJECT #: 16-017

DATE: 04-17-17



1 VIEW FROM EAST



2 VIEW FROM WEST



3 NORTH-WEST



4 SOUTH-EAST

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

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

3D VIEW

A7.0

PROJECT #: 16-017

DATE : 04-17-17

CLEVELAND STREET TOWNHOMES
SITE LIGHTING

Luminaire Schedule					
Symbol	Qty	Label	Description	LLF	Lum. Lumens
	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
PROPERTY LINE	Illuminance	Fc	0.12	0.4	0.0	N.A.	N.A.

Filename: CST-Site-2017-05-04.AGI



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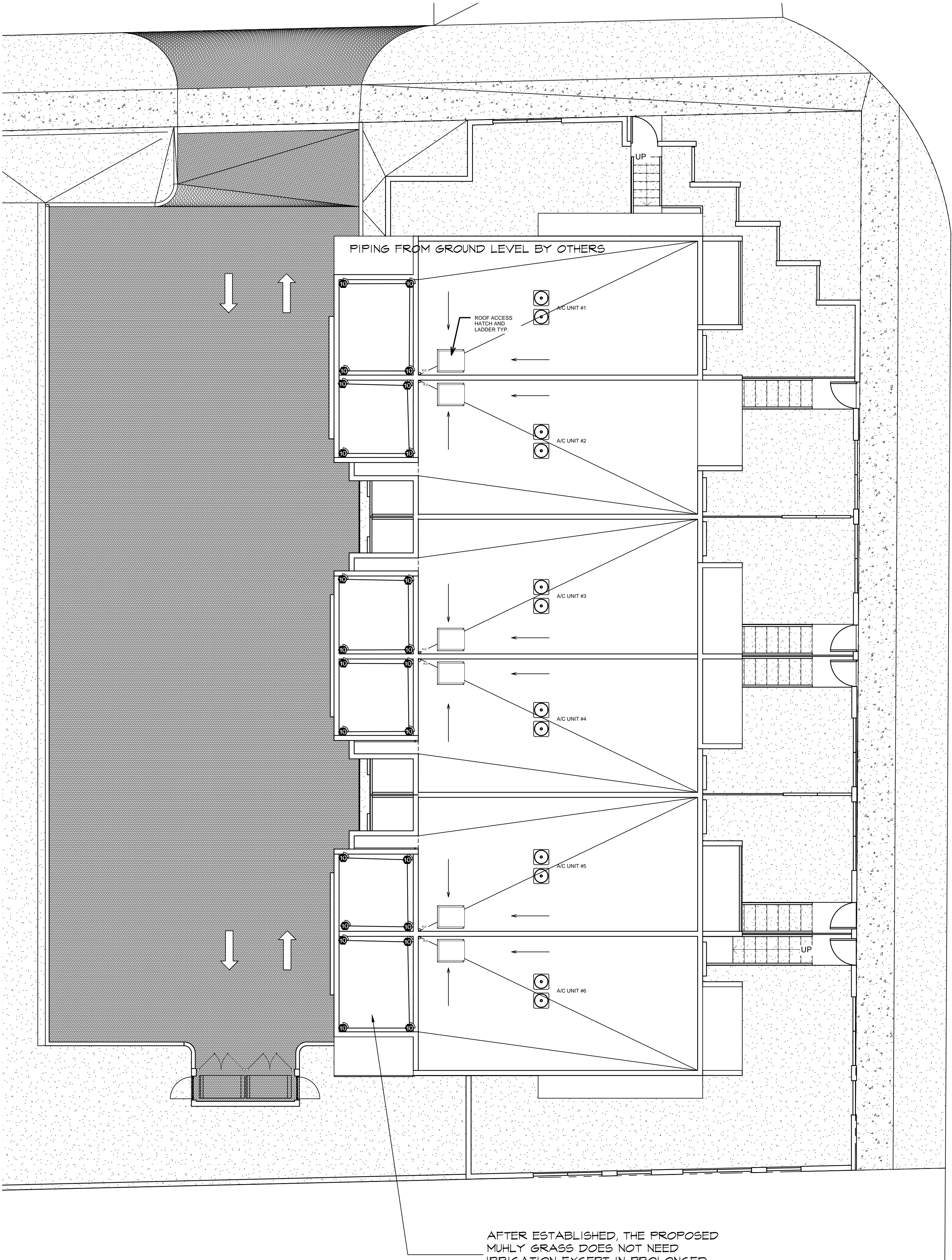
DRAWN BY:
M.V.
CHECKED BY:
ARI SKLAR

PHOTOMETRIC PLAN

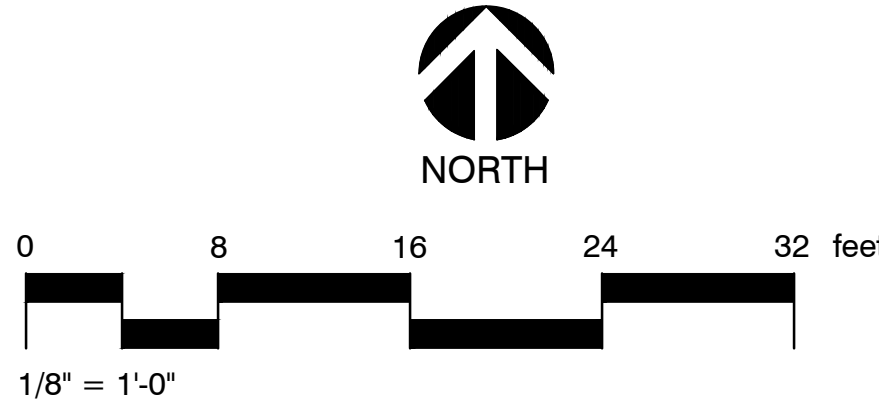
PH1.0

PROJECT #: 16-017

DATE : 04-17-17



IRRIGATION PLAN
ROOF TOP



TEL: (305) 321.4350
design@landscapingofmiami.com
91 NW 154 ST
MIAMI FL 33169

PROJECT TEAM:
LANDSTONE DESIGN INC
TEL: (818) 856.9556
info@landstonedesign.com

CLEVELAND HOMES LLC
1604-1606 CLEVELAND ST
HOLLYWOOD, FL 33020

SEAL

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

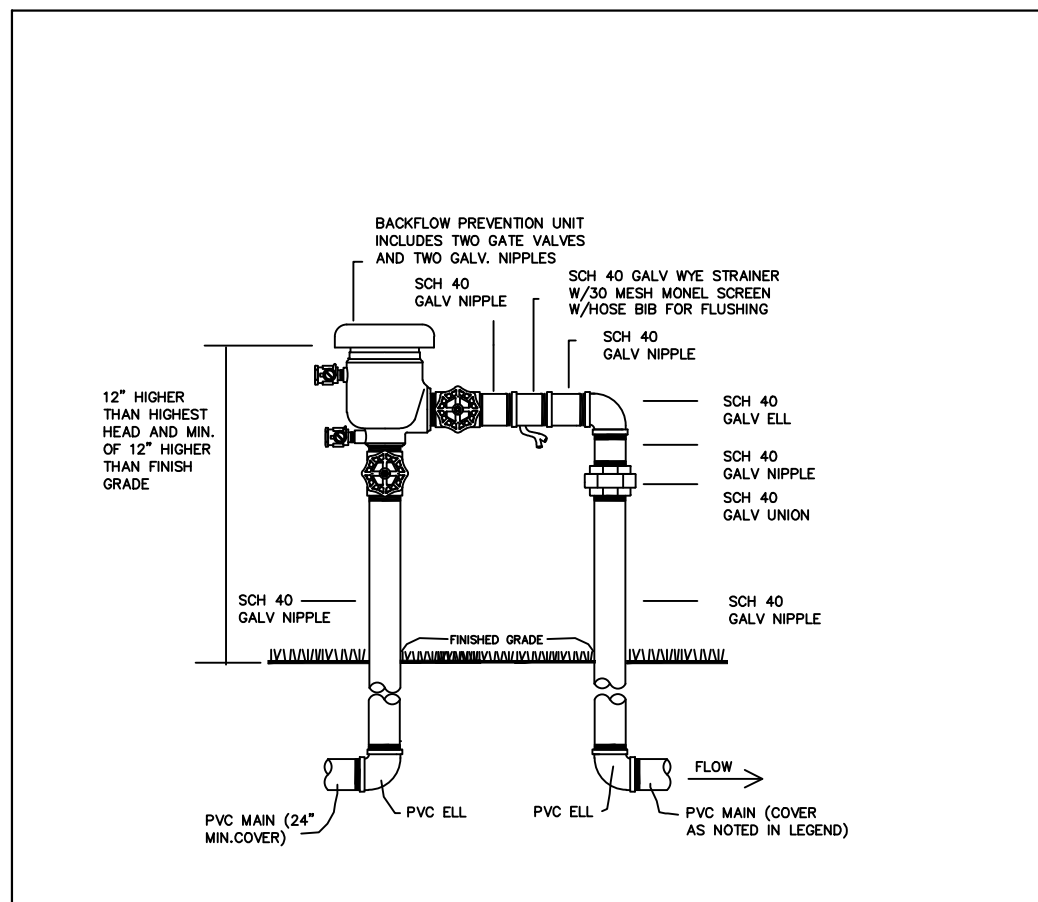
SCALE: INDICATED
DRAWN BY:
CHECKED BY:

DATE	DESCRIPTION
03-09-17	

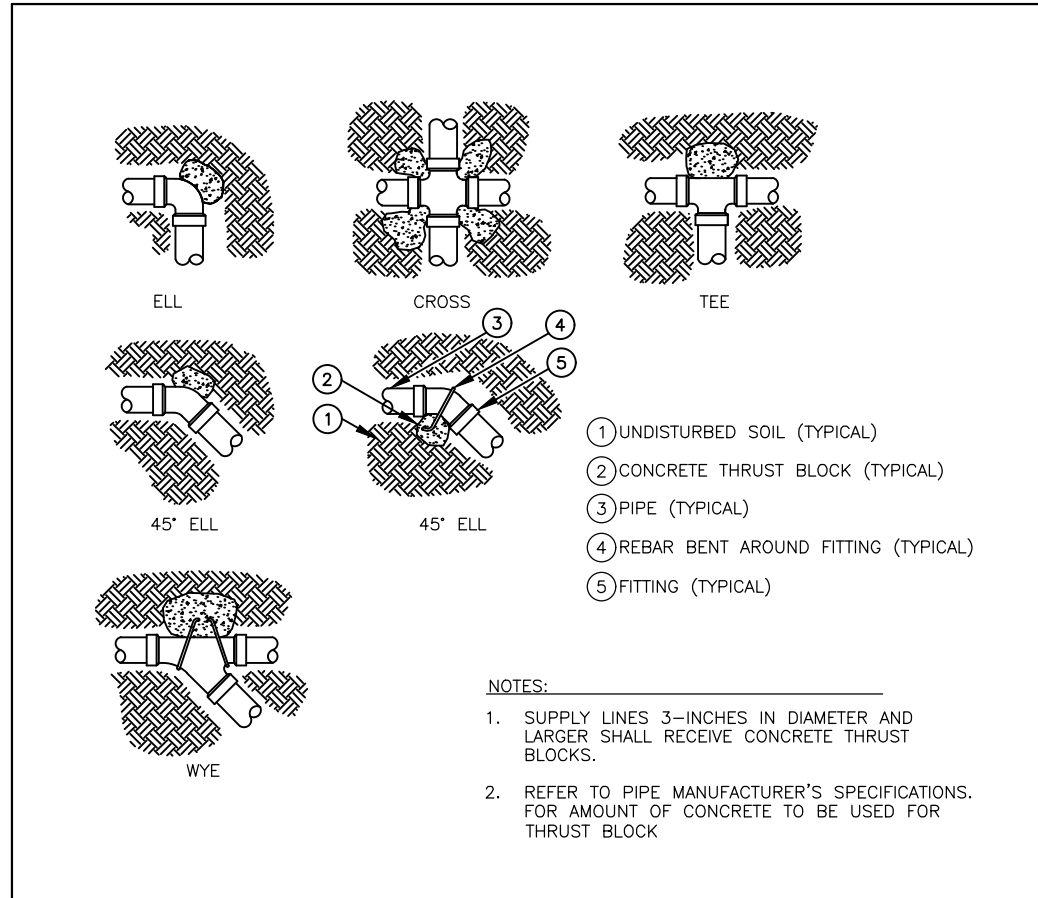
PROJECT NO.

SHEET NO.

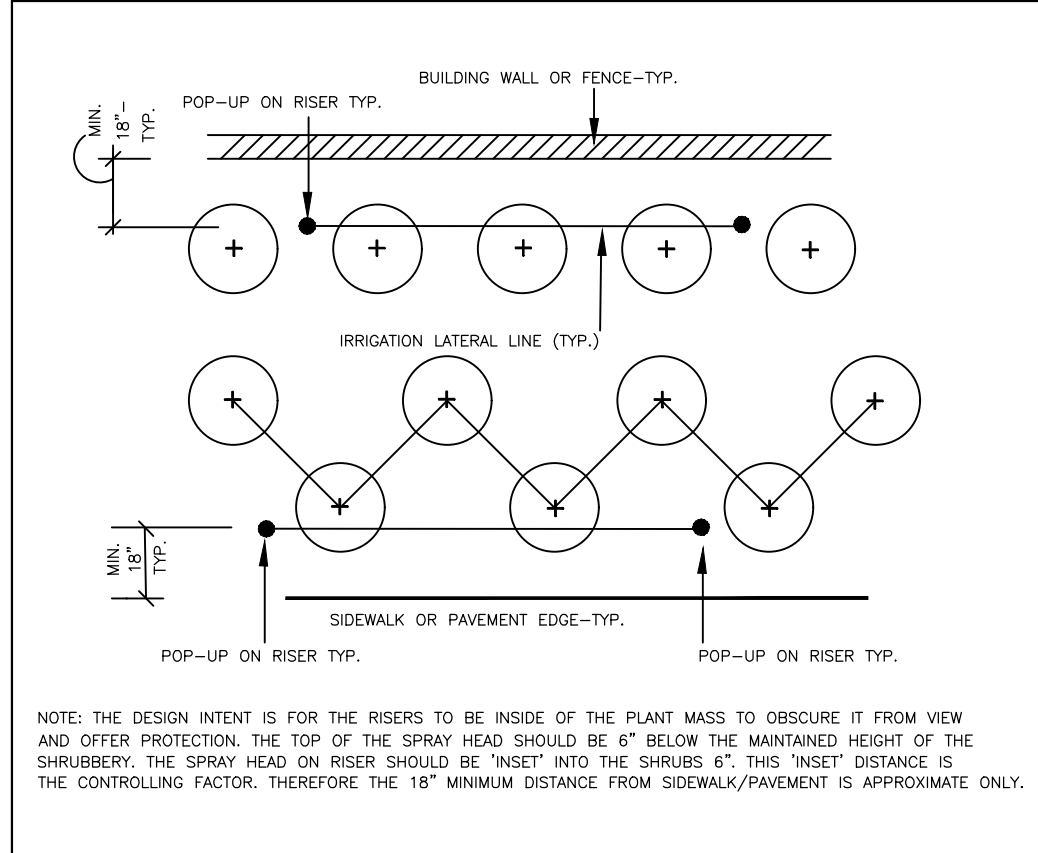
IRR-2



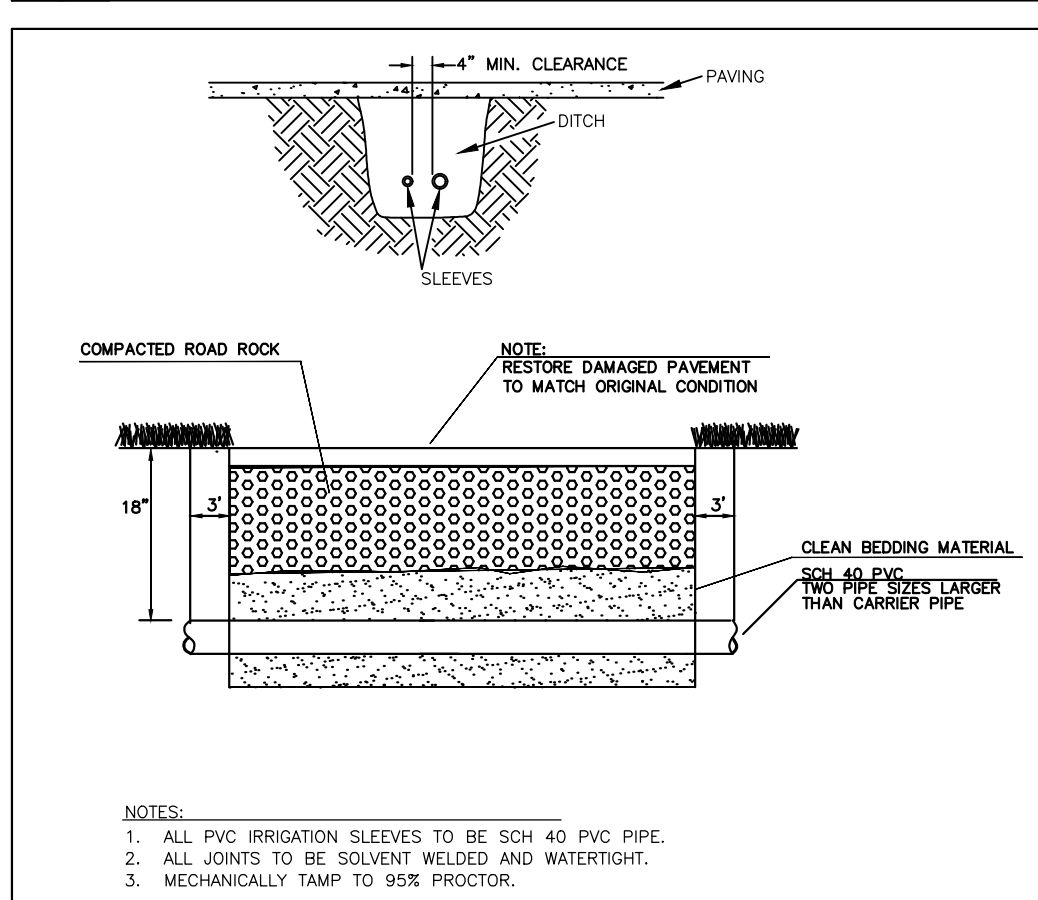
1 PRESSURE VACUUM BREAKER
IRR-2 Section Not To Scale



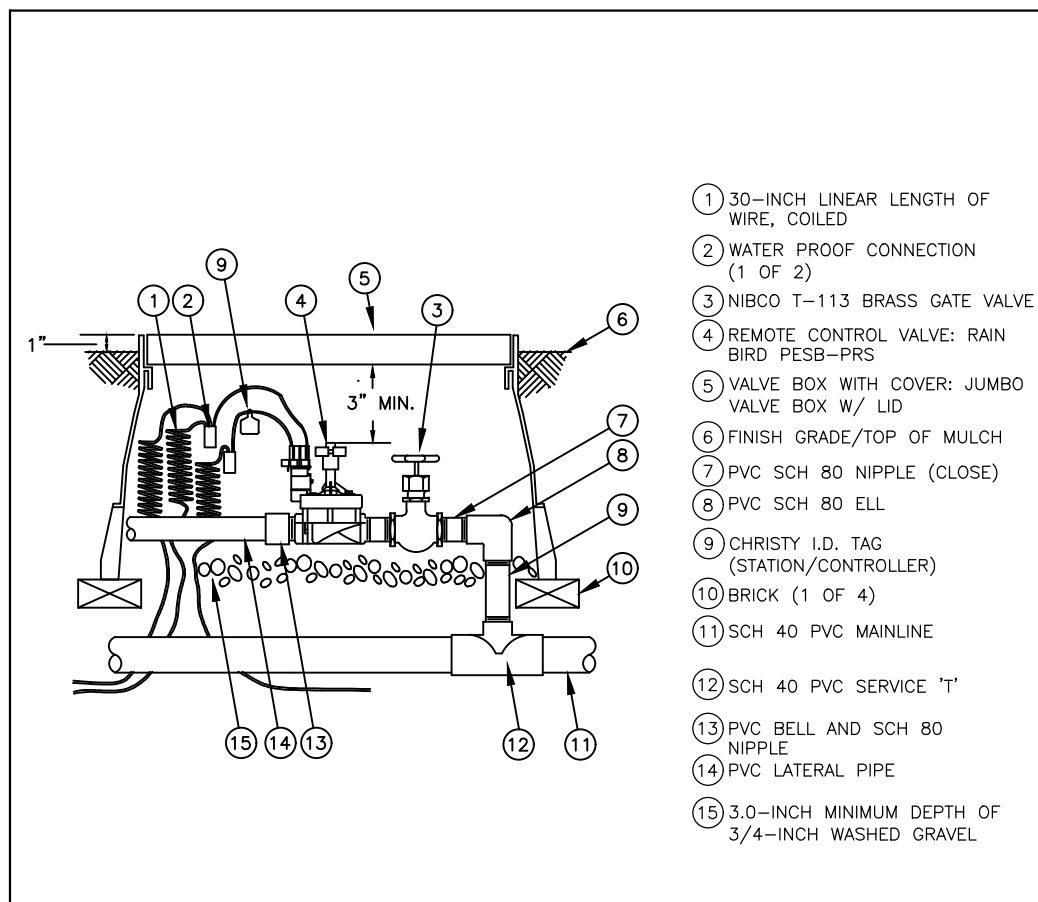
2 THRUST BLOCKS
IRR-2 Plan view Not To Scale



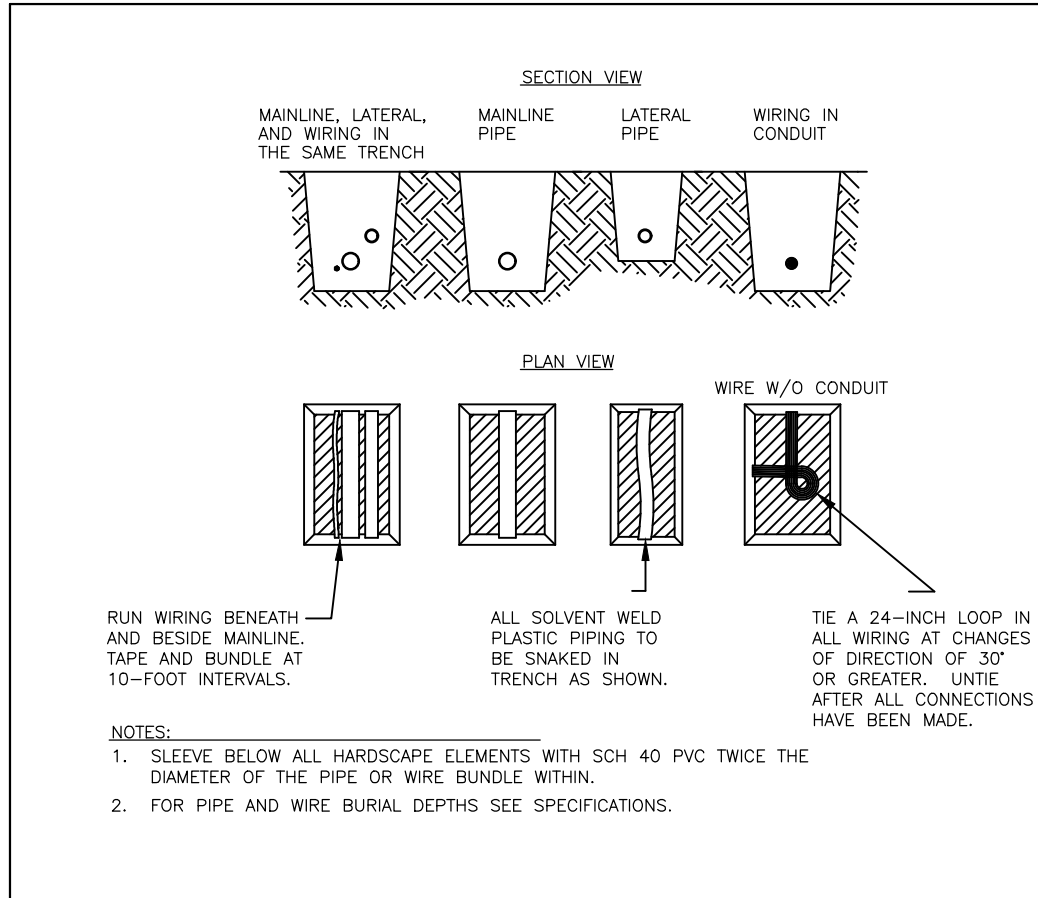
3 PIPE AND WIRE TRENCHING
IRR-2 Plan view Not To Scale



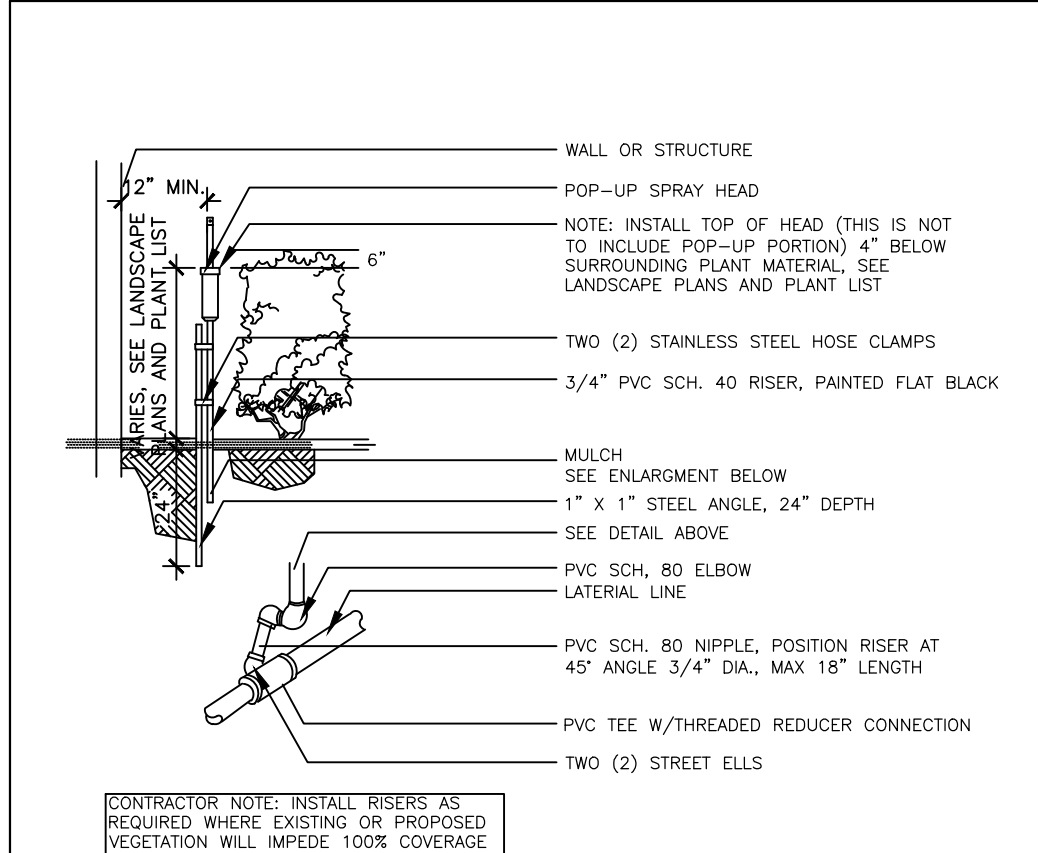
4 PIPE SLEEVE DETAIL
IRR-2 Section Not To Scale



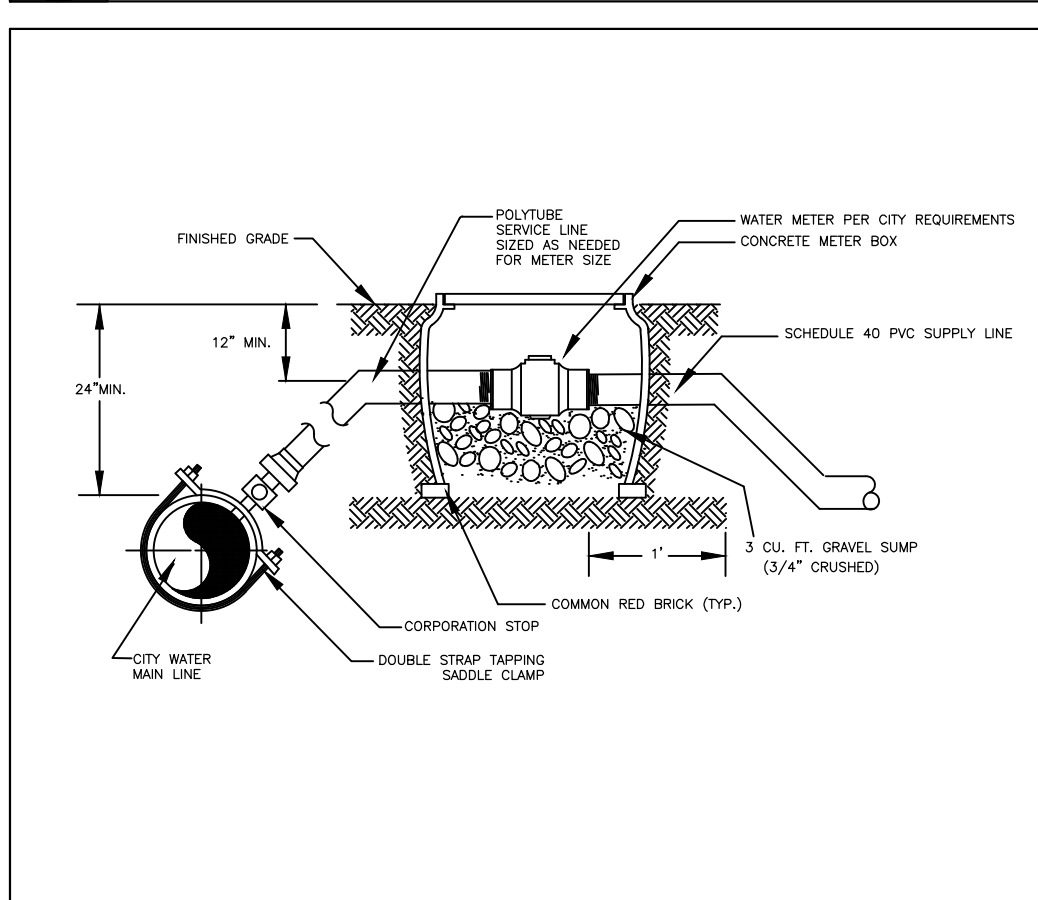
5 RAINBIRD PESB-PRS VALVE
IRR-2 Section Not To Scale



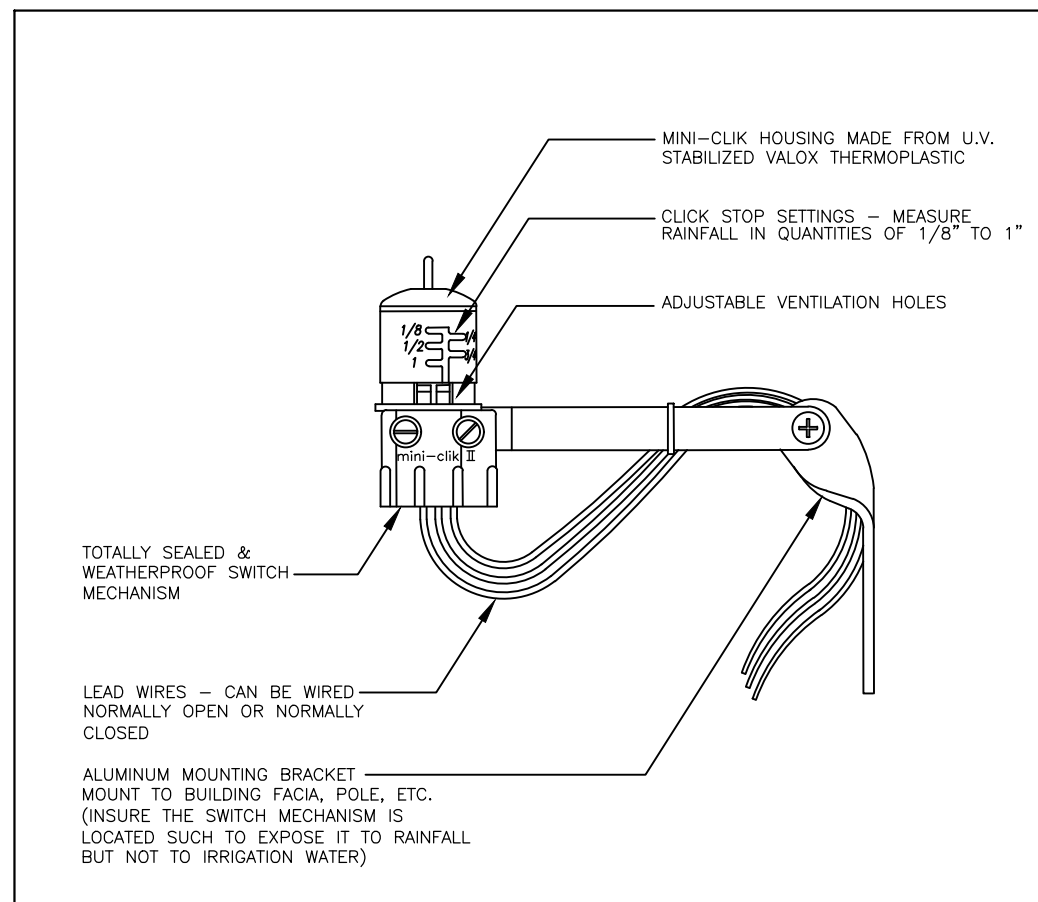
6 PIPE AND WIRE TRENCHING
IRR-2 Section and Plan view Not To Scale



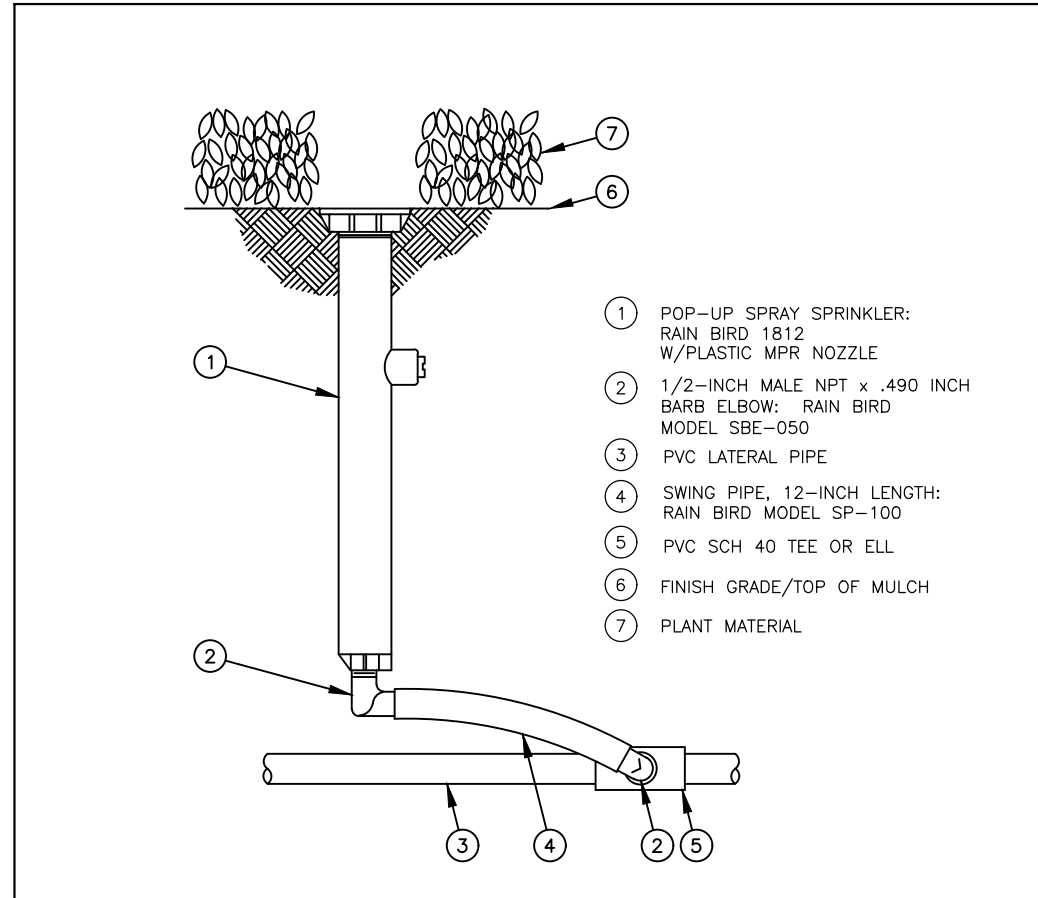
7 POP-UP HEAD ON RISER
IRR-2 Section Not To Scale



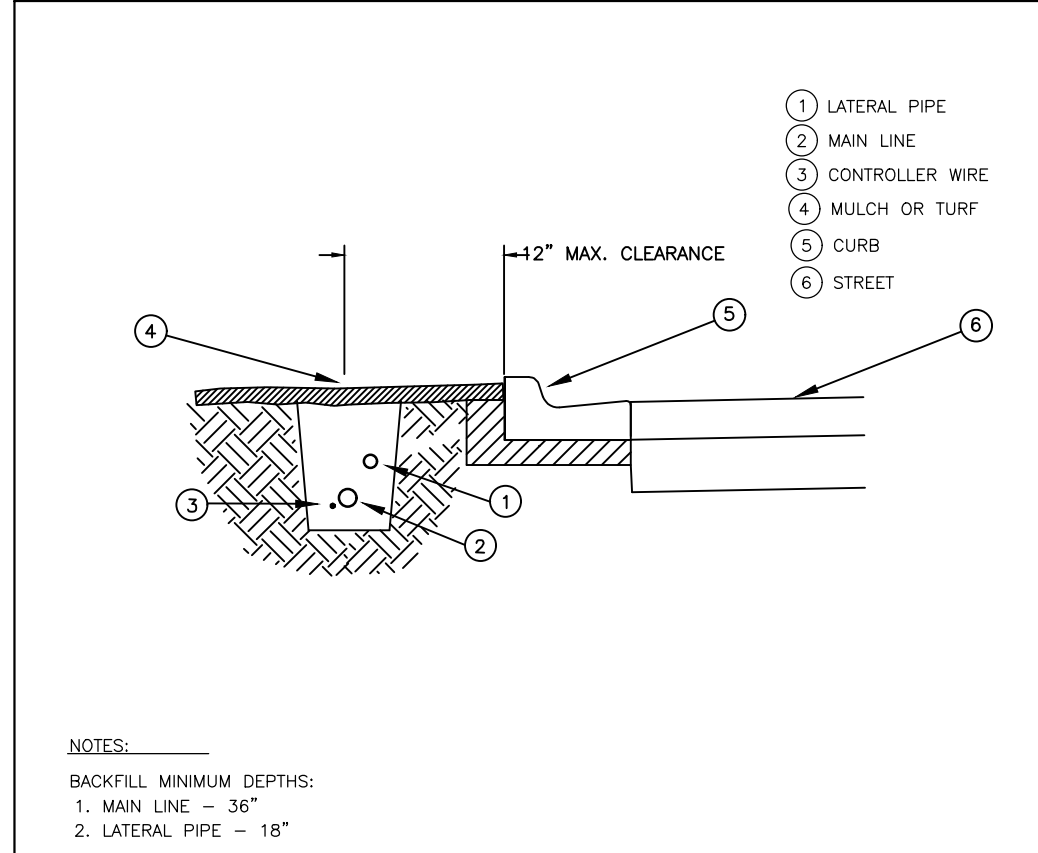
8 SADDLE TAP AND METER
IRR-2 Section Not To Scale



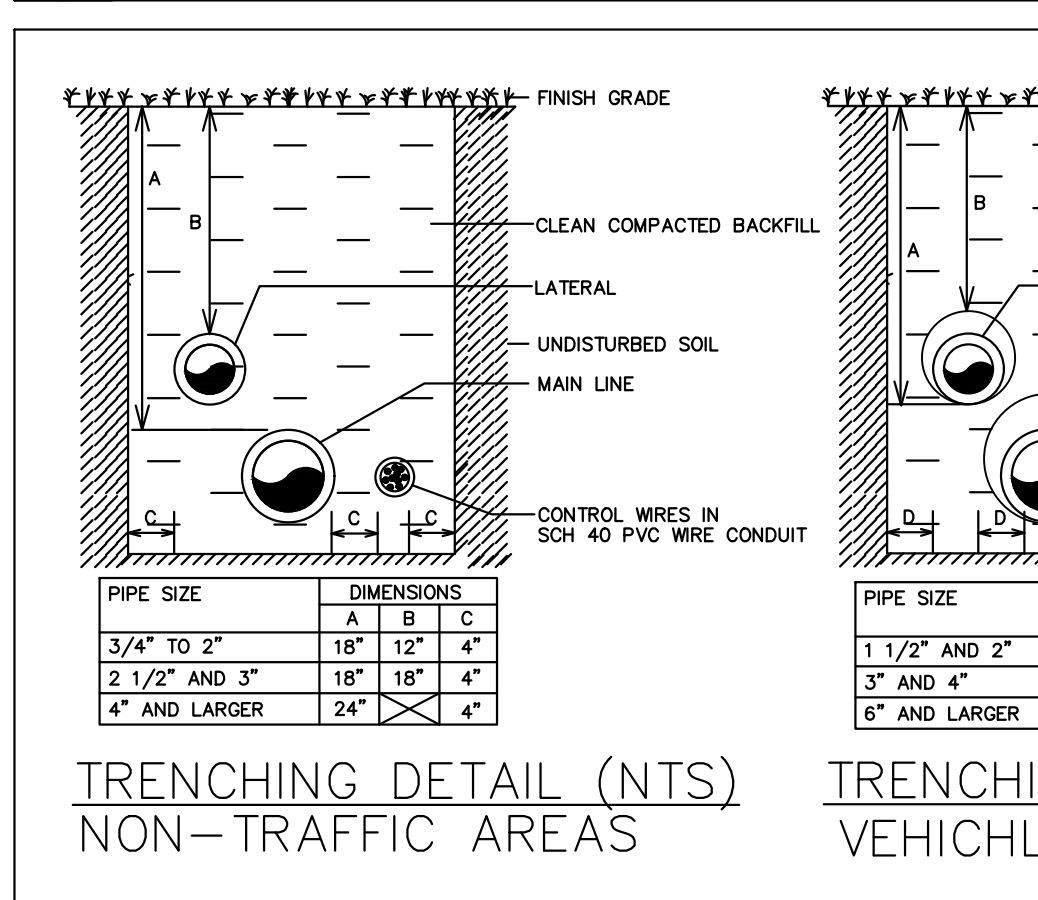
9 MINI-CLICK RAIN SENSOR
IRR-2 Section / Elevation Not To Scale



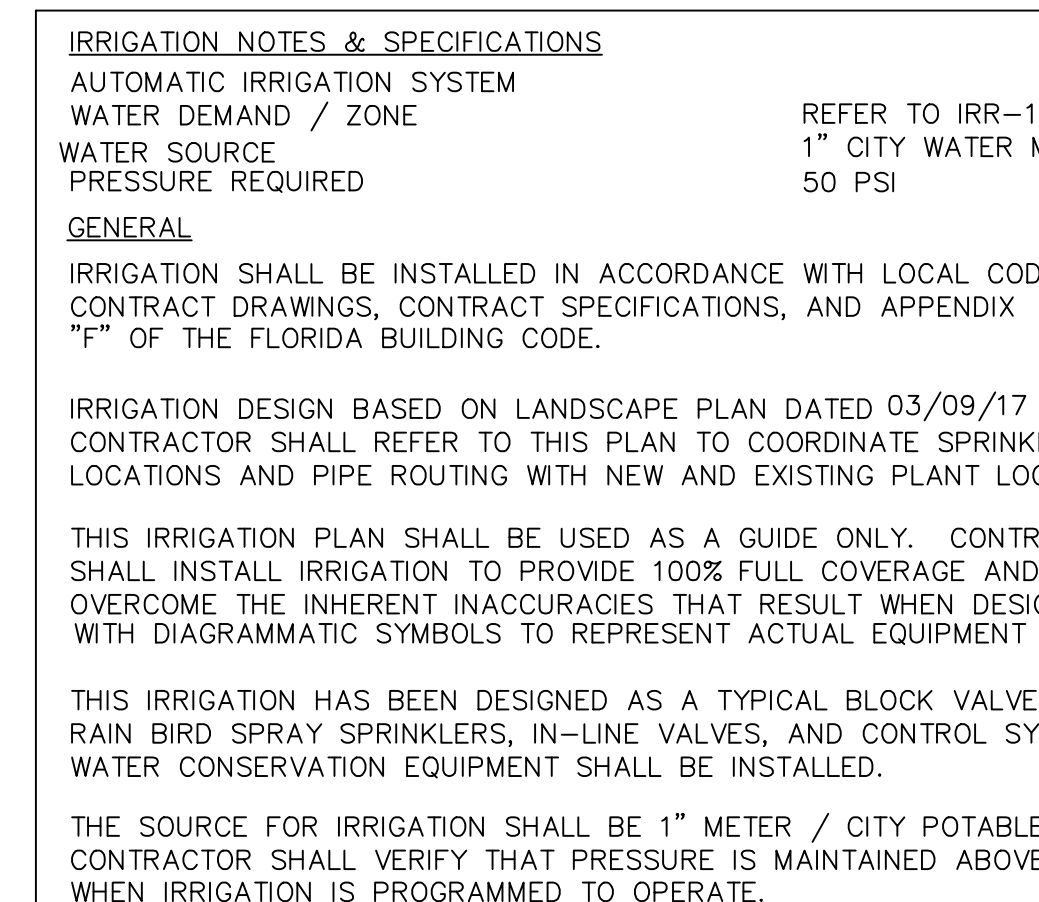
10 POP-UP SPRAY DETAIL
IRR-2 Section Not To Scale



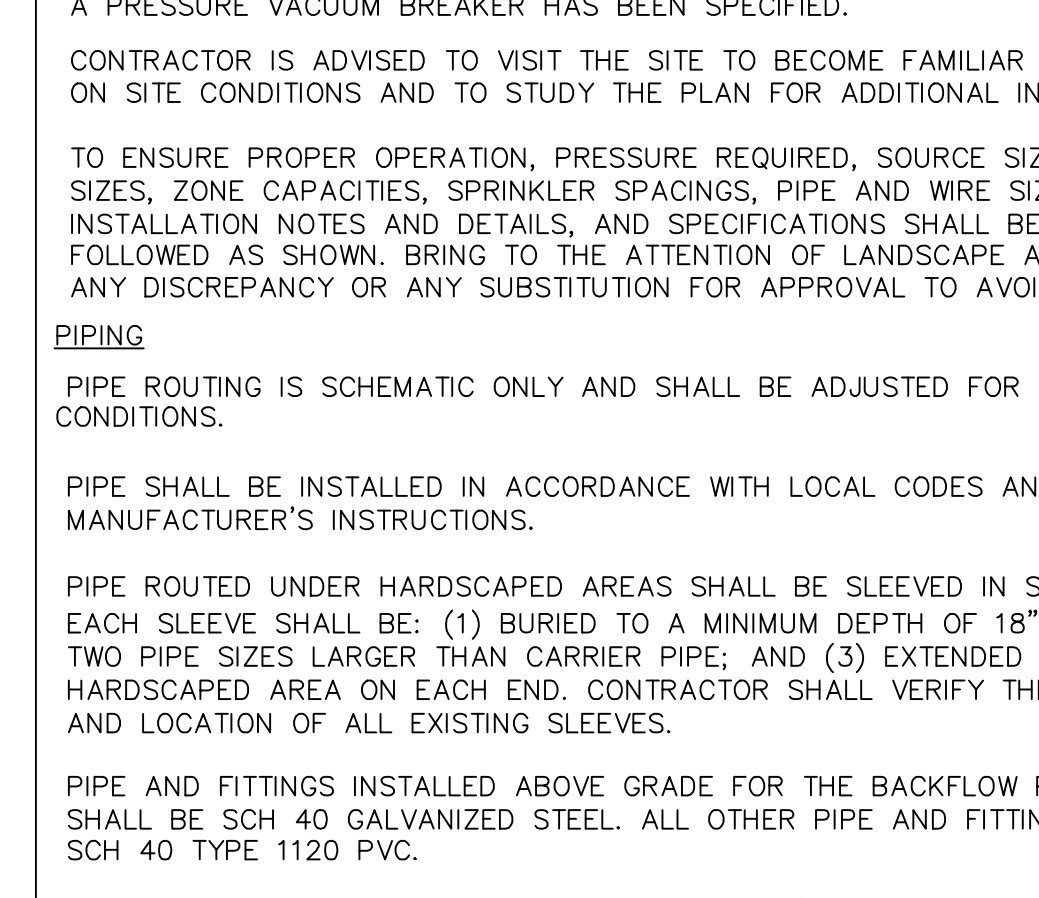
11 MAINLINE AND LATERAL PIPELINE
IRR-2 Section Not To Scale



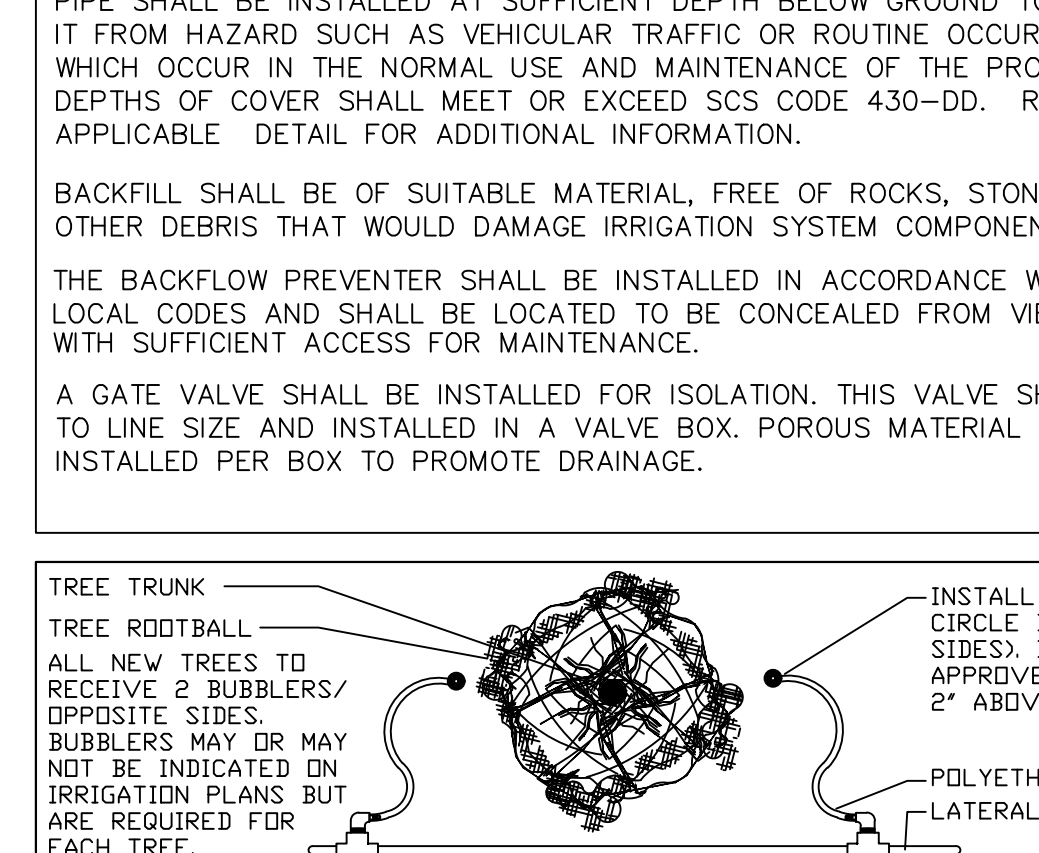
12 SLEEVING
IRR-2 Section Not To Scale



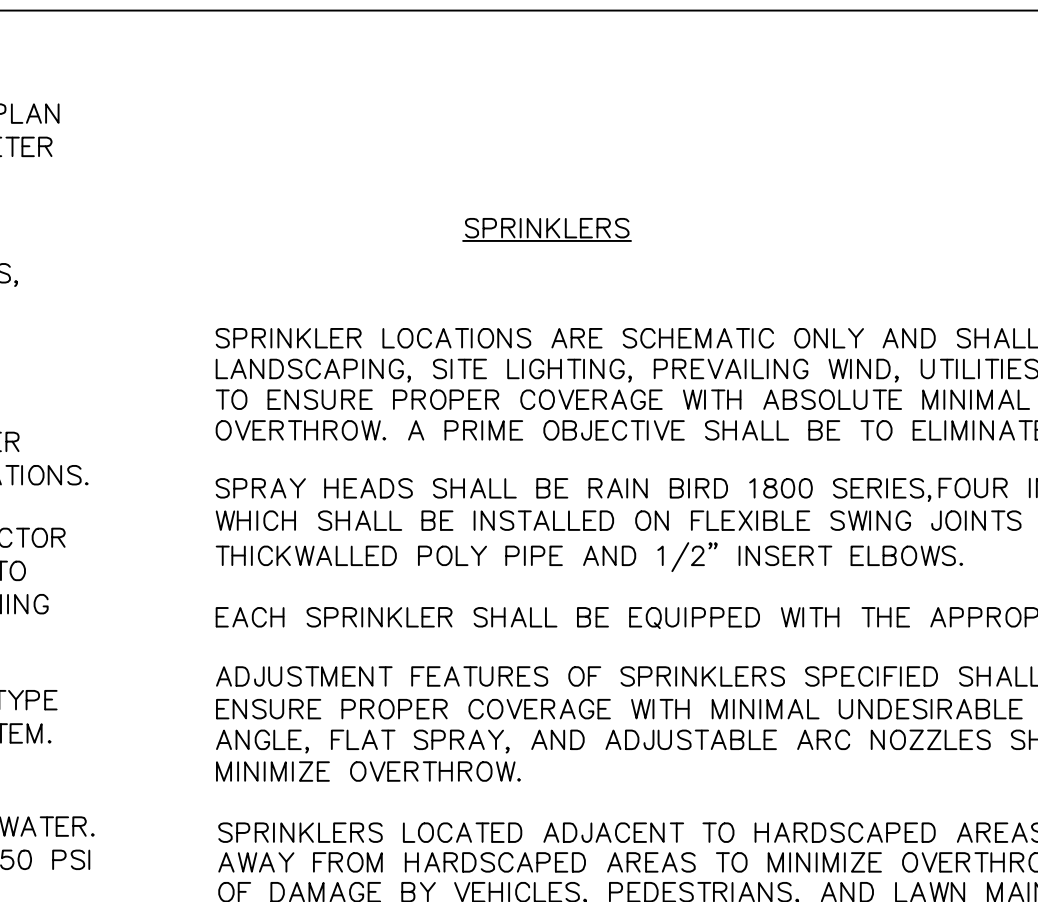
13 BUBBLERS FOR NEW TREES
IRR-2 Plan View Not To Scale



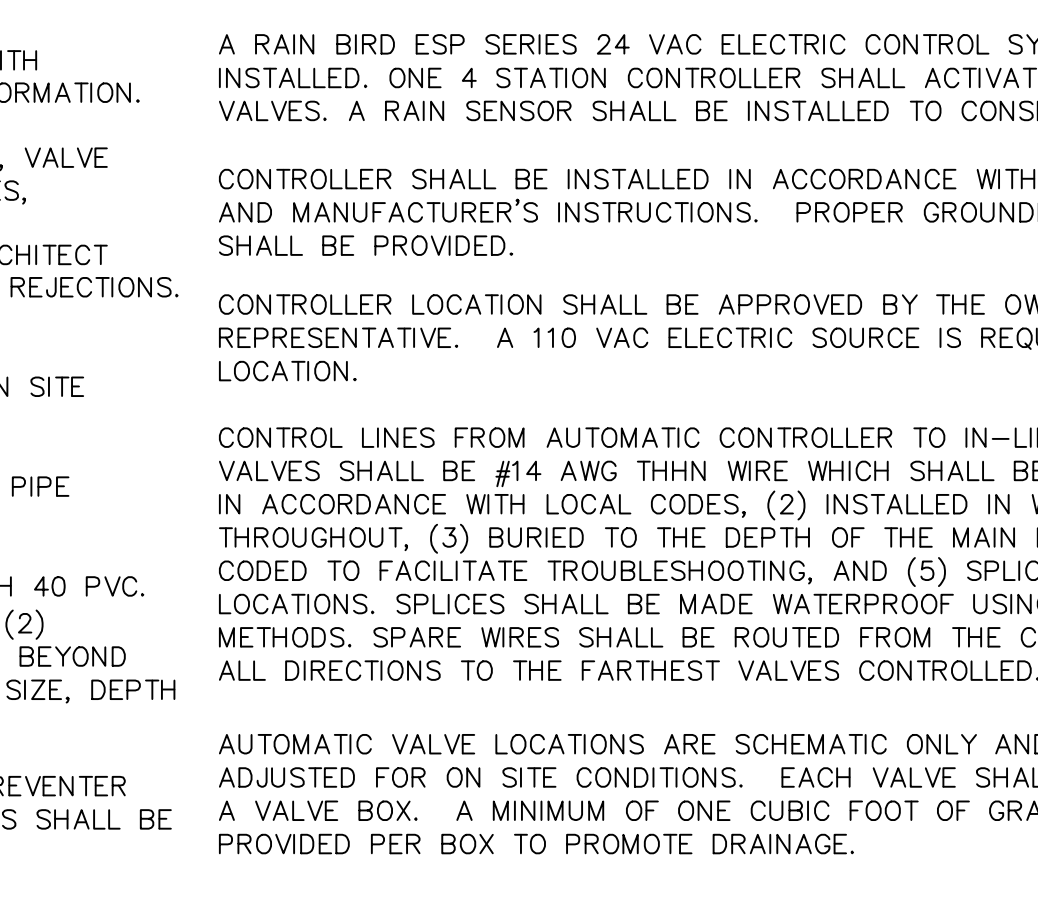
14 GROUNDING ROD INSTALLATION
IRR-2 Section Not To Scale



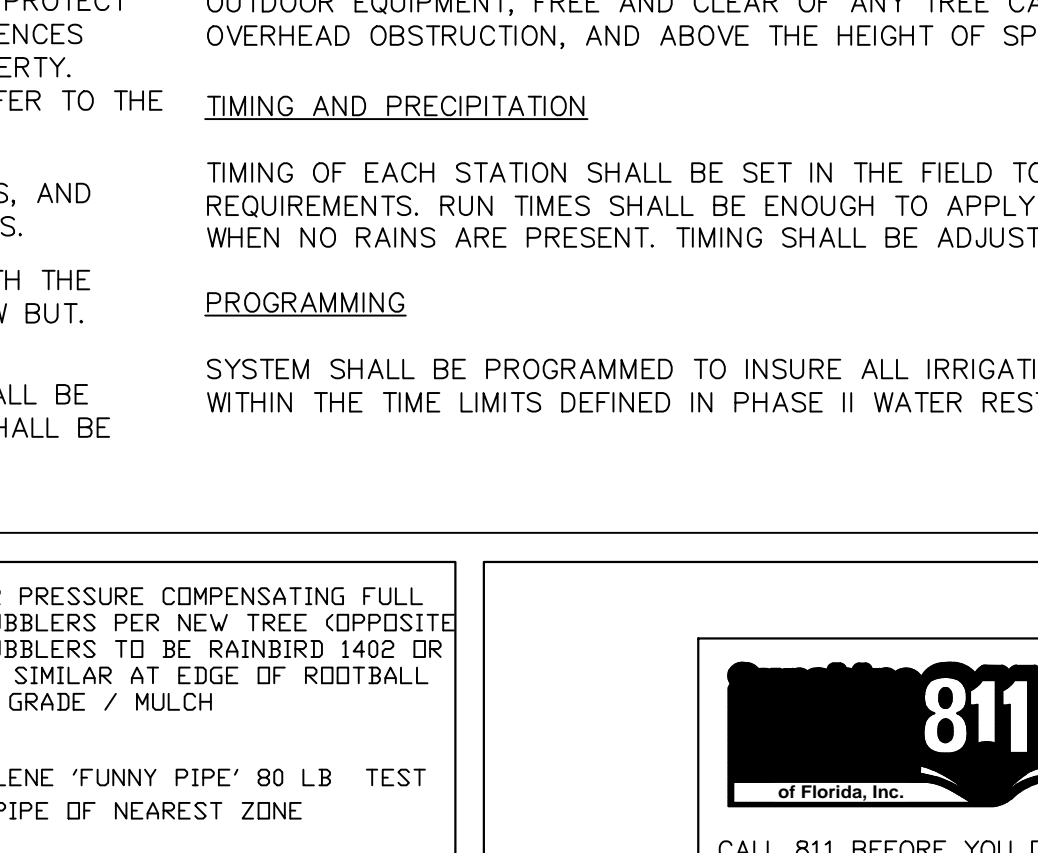
15 ESP AUTOMATIC CONTROLLER
IRR-2 Elevation Not To Scale



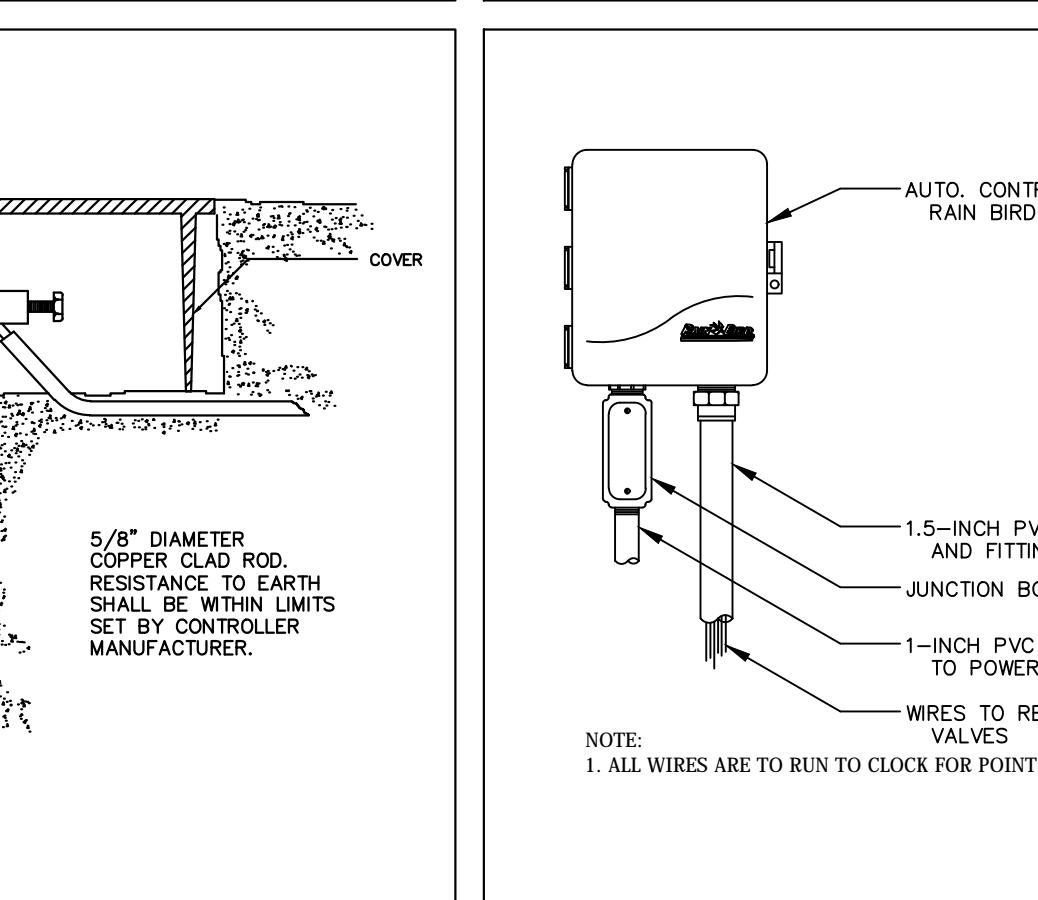
16 ESP AUTOMATIC CONTROLLER
IRR-2 Elevation Not To Scale



17 ESP AUTOMATIC CONTROLLER
IRR-2 Elevation Not To Scale



18 ESP AUTOMATIC CONTROLLER
IRR-2 Elevation Not To Scale



19 ESP AUTOMATIC CONTROLLER
IRR-2 Elevation Not To Scale

IRRIGATION DETAILS

SCALE: NTS

TEL: (305) 321.4350
design@landscapingofmiami.com
91 NW 154 ST
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SEAL

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

SCALE: INDICATED
DRAWN BY:
CHECKED BY:

DATE	DESCRIPTION
03-09-17	

PROJECT NO.

SHEET NO.

IRR-3

A. SCOPE

- ## B. BIDDING

- ### C. GENERAL LANDSCAPE NOTES

- #### D. PERMITS & REGULATIONS

- ## E. TREE REMOVAL

- ## F. EXISTING TREES & RELOCATION

- ## G. SITE PREPARATION & GRADING

- ## H. IRRIGATION

- outlined above.

I. HARDSCAPE & OTHER MATERIALS

- ## J. UTILITIES/CLEARANCES

- ## K. LANDSCAPE BACKFILL & SOIL AMENDMENT

- 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.

6. Do not allow air pockets to form when backfilling. All trees shall be spiked in utilizing water and a tree bar.

L. PLANT SIZE & QUALITY

1. 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.
2. All perimeter hedge material shall meet the minimum specified heights at the time of planting.
3. 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.
4. 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.
5. 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.
6. 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".
7. All plant material must meet or exceed the minimum size requirements as specified on the plant list.
8. All substitutions must be approved by the Architect and Owner.
9. 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 shaped or favored for 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.
10. 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 good 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.
11. Field grown trees and palms previously root pruned shall obtain a root ball with

- ### M. PLANTING NOTES

- N. SOD

- ## O. INSPECTION & ACCEPTANCE

- ## P. FERTILIZING

- | Plant size | 16-7-12 | agriform 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 |

4. "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

- ## R. WATERING

- ## S. CLEAN UP

- ## T. MAINTENANCE

- #### U. GUARANTEE & REPLACEMENT

- ## T. MISCELLANEOUS

1. Contractor shall be responsible for obtaining and cost of all permits.
2. Contractor to have liability insurance including Owner and Landscaper as insured's in excess of \$10,000 as well as workmen's insurance.
3. All work to be done in a professional and workmanlike manner.
4. 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.
5. No change order shall be valid, due or paid unless it is approved by Owner in writing in advance.
6. 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.











811
of Florida, Inc.

CALL 811 BEFORE YOU DIG
IF / WHEN DIGGING IN THE RIGHT-OF-WAY





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	H&T	SPRD
	CI	144	Chrysobalanus icaco 'Red Tip' / Red Tip Cocoplum	3 gal	24" HT, 24" O.C.	
	HD	18	Helianthus debilis / Cucumberleaf Sunflower	1 gal	12" HT X 12" SPR, 12" O.C.	
	MC	158	Muhlenbergia capillaris / Pink Muhly	3 gal	24" HT, 24" O.C.	
	VO	58	Viburnum ovobatum / Walter's Viburnum	3 gal	24" HT, 24" O.C.	
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

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

LANDSCAPE CODES FOR CITY OF HOLLYWOOD

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 SF
	GROUND	6,158 SF
TOTAL PERVIOUS AREA PROVIDED		6,758 SF

LANDSCAPE CODE CALCULATIONS

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 WITHINING 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 7	3 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 50FT; 25% OF TOTAL SQUARE FOOTAGE OF VUA SHALL BE LANDSCAPED	821.8754			821.8754
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 $6,723 \text{ S.F.} / 1,000 = 7 \text{ TREES}$	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 EASTERN 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	456 TOTAL PROPOSED SHRUBS 456 PROPOSED NATIVE SHRUBS 100% NATIVE SHRUBS PROVIDED

SPECIES MIX

24 TREES = MINIMUM 4 SPECIES 4

Maximum 50% Palms to fulfill Requirement

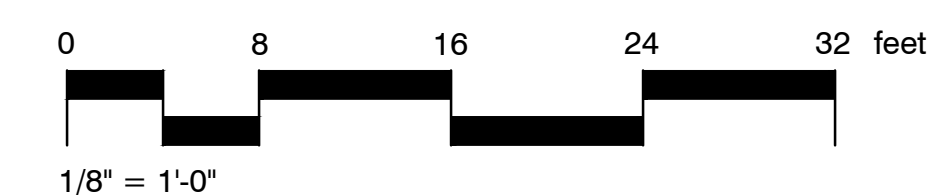
13 Trees / 11 Palms = 46% Palms

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

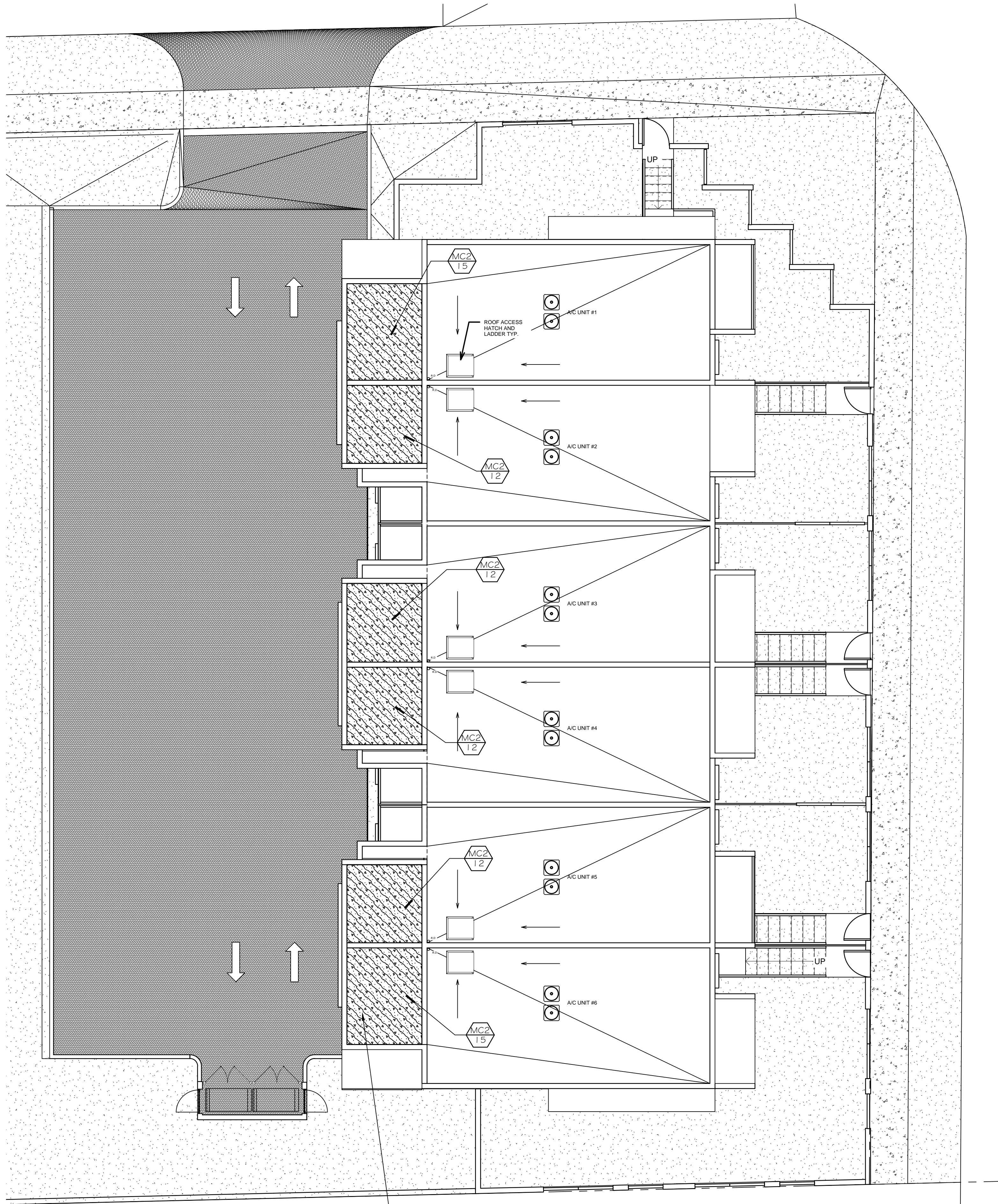
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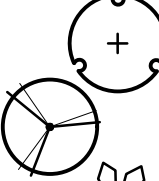
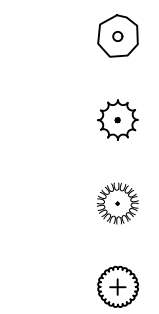

PROJECT NO.

SHEET NO.

L-1



AFTER ESTABLISHED, THE PROPOSED MUHLY GRASS DOES NOT NEED IRRIGATION EXCEPT IN PROLONGED PERIODS WITHOUT RAIN.

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	H&T	SPRD
	CI	144	Chrysobalanus icaco 'Red Tip' / Red Tip Cocoplum	3 gal	24" HT, 24" O.C.		
	HD	18	Helianthus debilis / Cucumberleaf Sunflower	1 gal	12" HT X 12" SPR, 12" O.C.		
	MC	158	Muhlenbergia capillaris / Pink Muhly	3 gal	24" HT, 24" O.C.		
	VO	58	Viburnum obovatum / Walter's Viburnum	3 gal	24" HT, 24" O.C.		
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.



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HOLLYWOOD, FL 33020

SEAL

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

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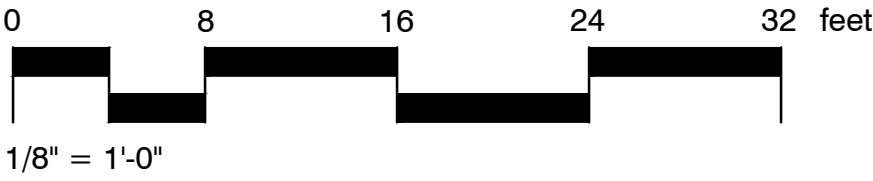
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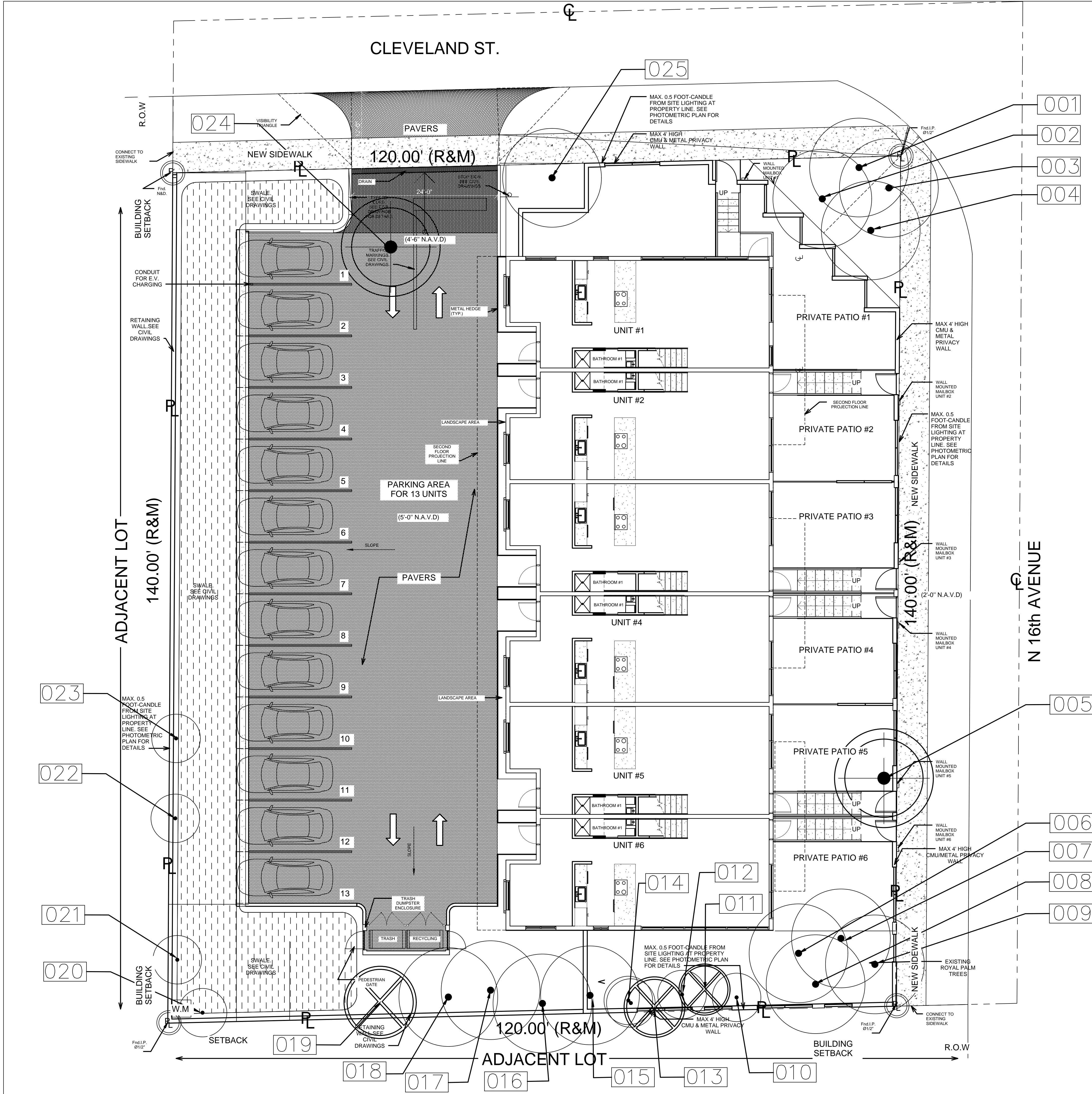
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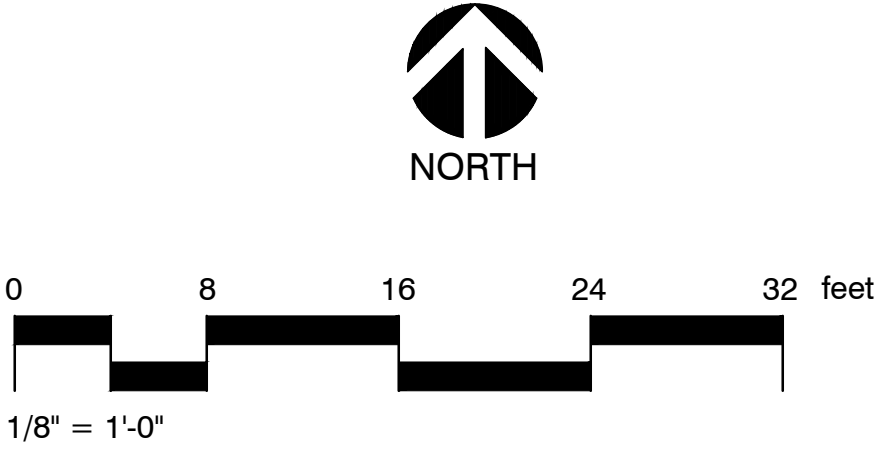
LANDSCAPE PLAN
ROOF TOP





TREE DISPOSITION SCHEDULE		
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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DERICK L'ANGE, RLA, ISA
FLORIDA REG. NO. LA6667045

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DATE	DESCRIPTION
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PROJECT NO.
SHEET NO.

TD-1

PROJECT #:		PROJECT NAME: LOBA INVESTMENT GROUP							
TREE #	TREE NAME	SCIENTIFIC NAME	DBH	HT.	CNPY.	TREE	TREE	DBH LOSS	COMMENTS
			IN.	FT.	FT.	CONDITION	DISPOSITION	IN.	
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 merrillii"	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 merrillii"	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 merrillii"	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 merrillii"	5	14	7	GOOD	REMAIN		REFER TO TREE PROTECTION DETAIL AND/OR RECOMMENDATIONS
021	CHRISTMAS PALM	"Veitchia merrillii"	5	15	7	GOOD	REMAIN		REFER TO TREE PROTECTION DETAIL AND/OR RECOMMENDATIONS
022	CHRISTMAS PALM	"Veitchia merrillii"	5	15	7	GOOD	REMAIN		REFER TO TREE PROTECTION DETAIL AND/OR RECOMMENDATIONS
023	CHRISTMAS PALM	"Veitchia merrillii"	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

10' max.

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

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



TREE PROTECTION ZONE (TPZ)

SCALE: NTS



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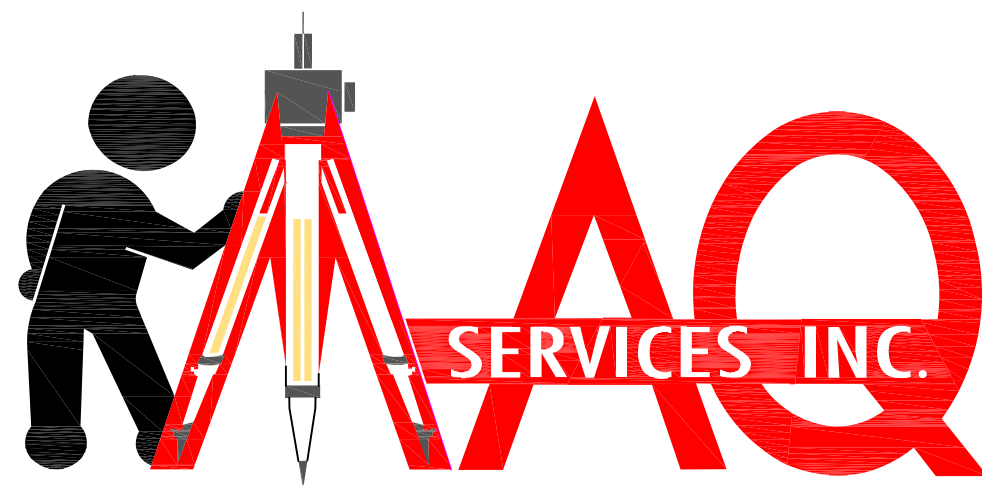
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PROJECT NO.

SHEET NO.

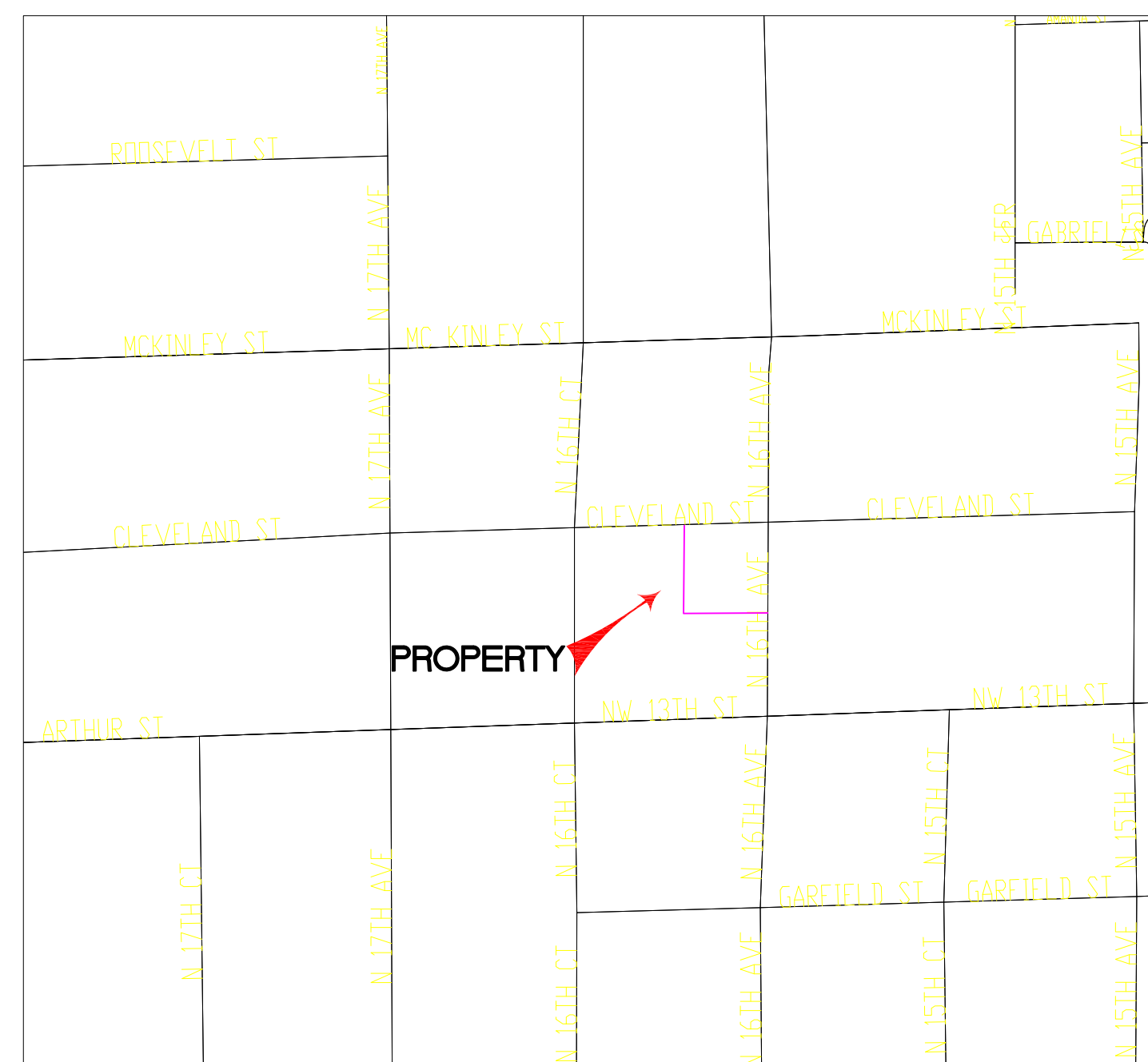
TD-2



ALTA/ACSM LAND TITLE SURVEY

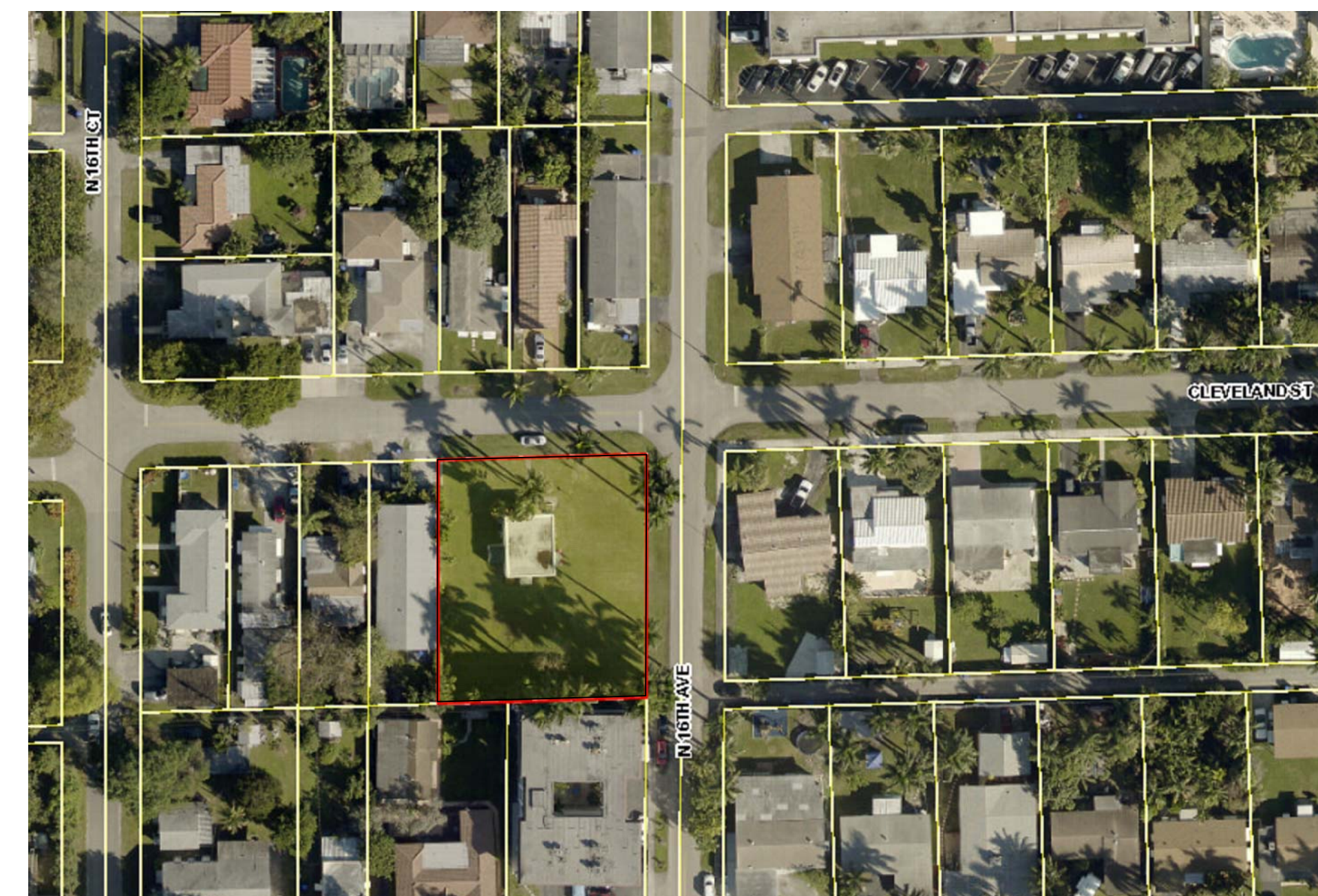
PAGE 1 OF 2

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



VICINITY MAP

NOT TO SCALE



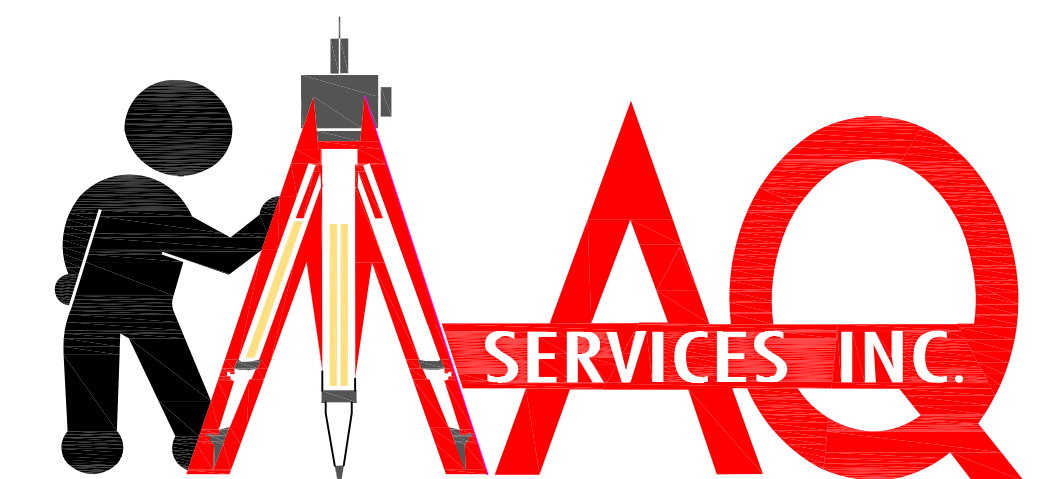
AERIAL MAP

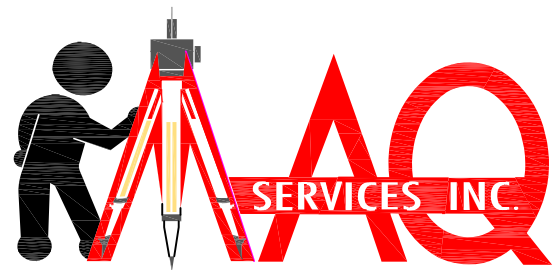
NOT TO SCALE

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 |



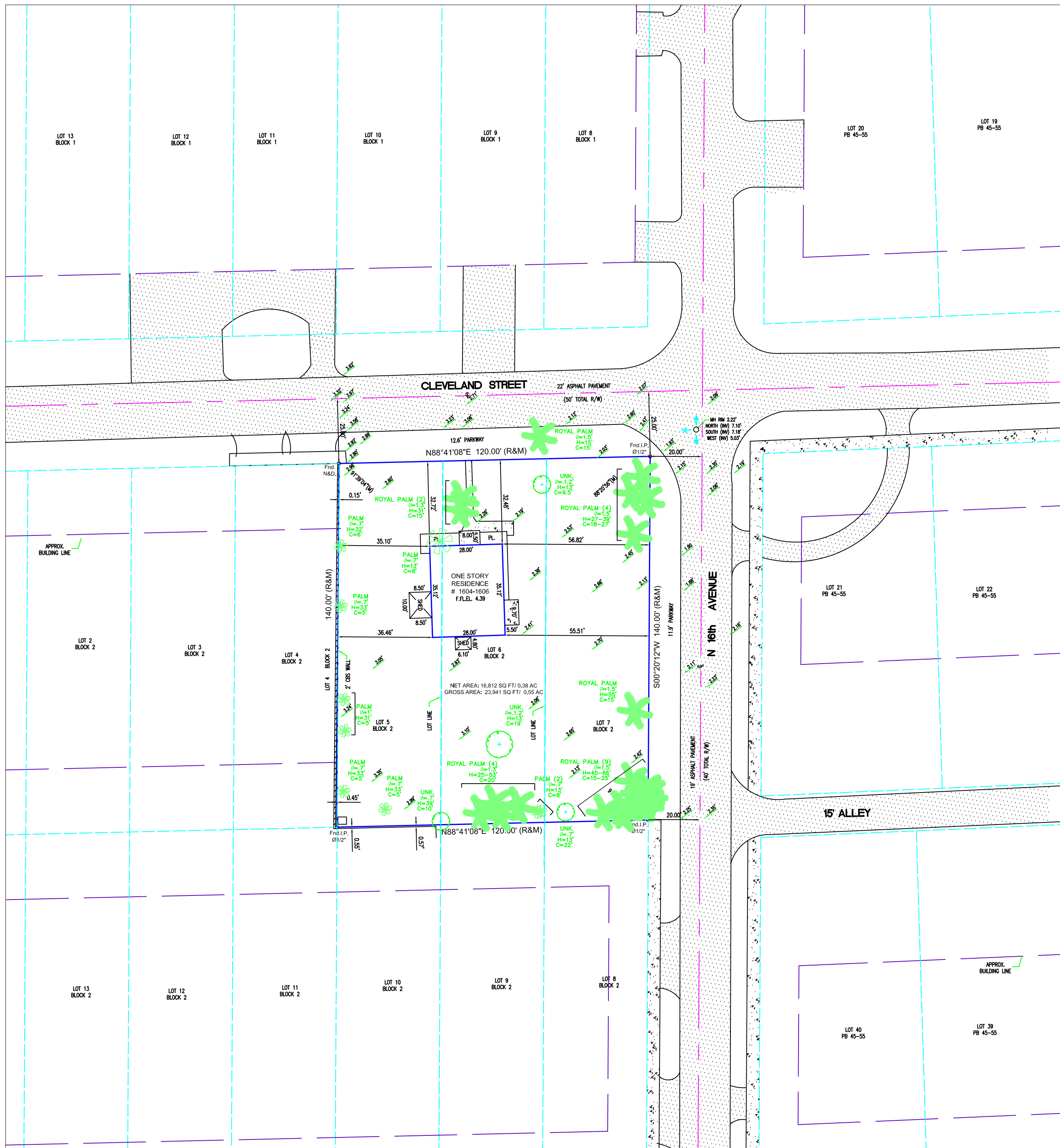


ALTA/ACSM LAND TITLE SURVEY

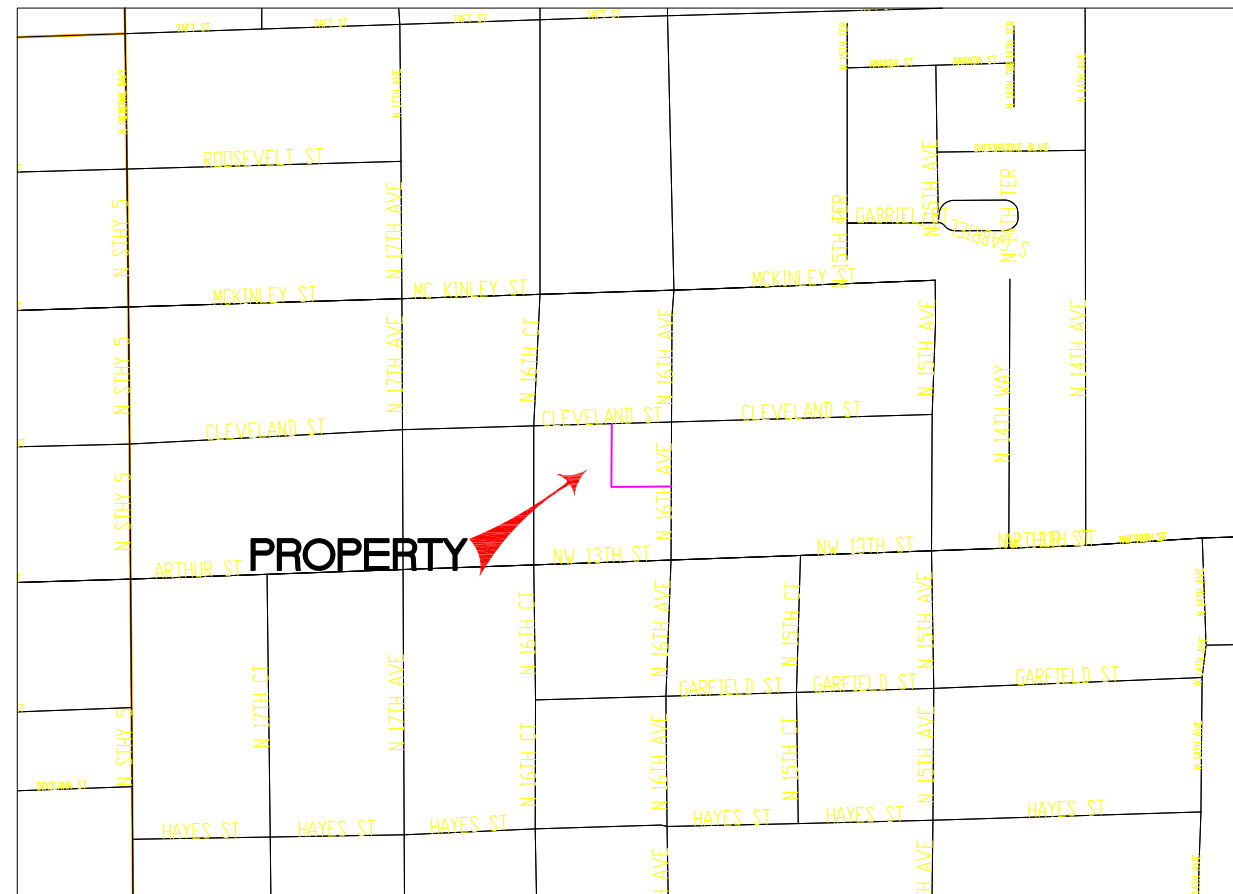
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Drawn by: MAQ

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

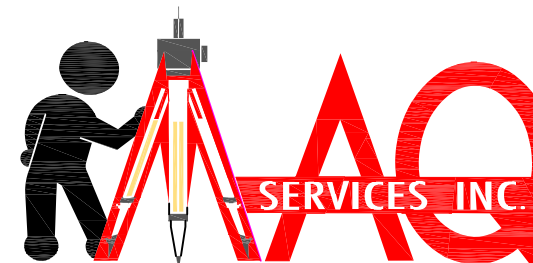
S.B. = ELEVATION SPRY = DRIVEWAY U.P. = UTILITY POLE B.O.B. = BASE OF BEARING A/C = AIR CONDITIONING PAD A = ARC SERVICE BLDG. = BUILDING C.B. = CATCH BASIN C.B.S. = CONCRETE BLOCK STRUCTURE C.D. = CHORD DISTANCE C. = CLEAR C/L = CENTER LINE CONC. = CONCRETE	F.L. = FOUND NAIL P.O.C. = POINT OF COMMON-COMENT P.O.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 (N) = NORTH C/L = CENTER LINE CONC. = CONCRETE	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 COMPOUND 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 (R & M) = RECORD & MEASURED	Δ = CENTRAL ANGLE // = WOOD FENCE - - - - - = CHAIN LINK FENCE - - - - - = C.B.S. WALL R/C = REBLOC CORNER R = RADIUS RES. = RESIDENCE R/W = RIGHT OF WAY SEC. = SECTION S.L.P. = SET IRON PIPE STY. = STORY SWK = SIDEWALK U.E. = UTILITY EASEMENT	CONCRETE FOUNDATION OVERHEAD ELECTRIC UTILITY CONC. POLE WATER METER
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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."



ATTACHMENT B

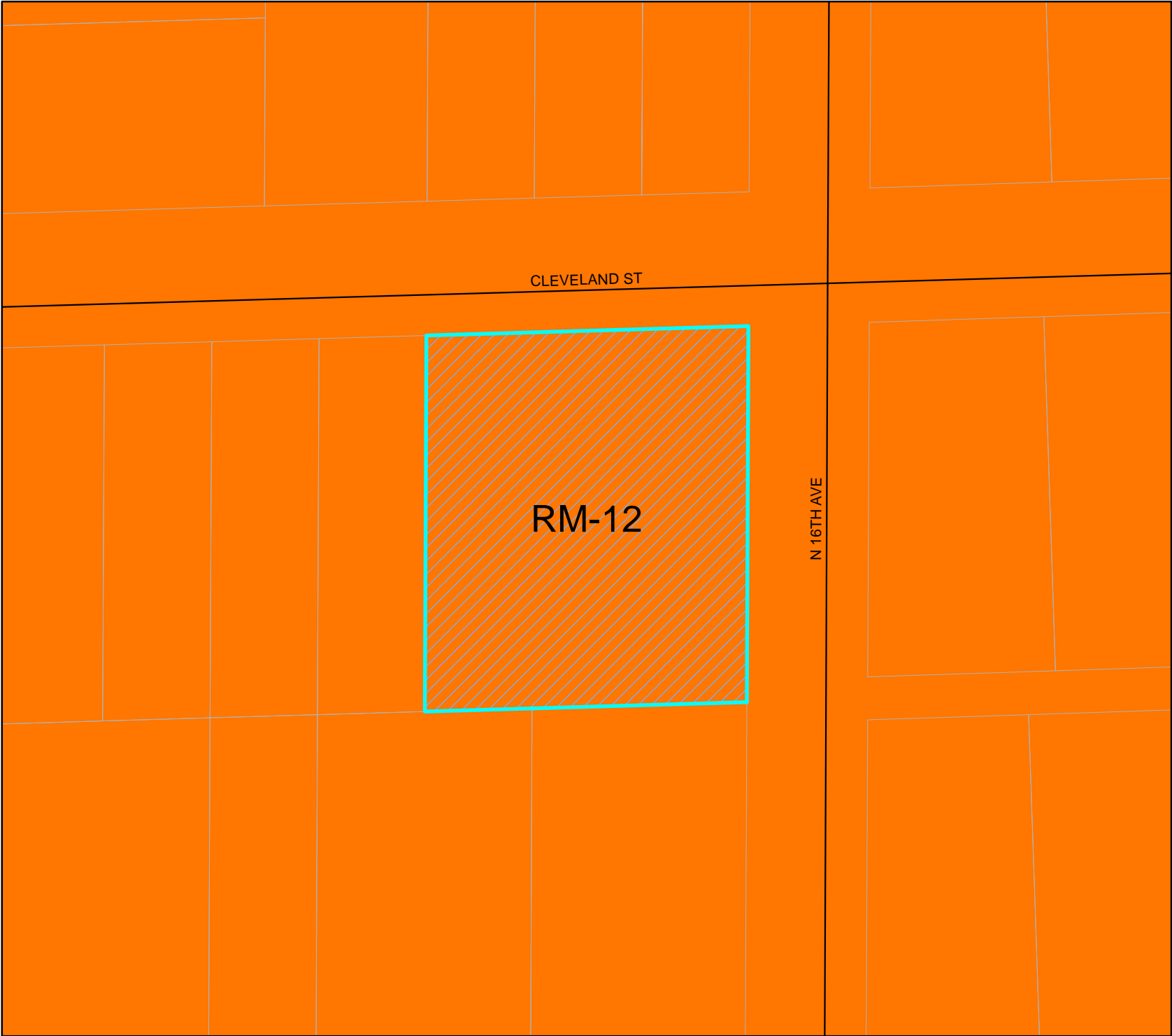
Land Use & Zoning Map



DEVELOPMENT SERVICES
PLANNING

Legend

-  Subject Property
-  MRES



0 12.5 25 50 Feet

