CITY OF HOLLYWOOD
HISTORIC PRESERVATION BOARD

RESOLUTION NO. 19-C-38

A RESOLUTION OF THE HISTORIC PRESERVATION BOARD OF THE CITY OF HOLLYWOOD, FLORIDA, GRANTING A CERTIFICATE OF APPROPRIATENESS FOR DESIGN FOR AN ADDITION AND EXTERIOR RENOVATIONS TO AN EXISTING COMMERCIAL BUILDING LOCATED AT 1903 HOLLYWOOD BOULEVARD IN THE HISTORIC HOLLYWOOD BUSINESS DISTRICT AS MORE SPECIFICALLY DESCRIBED IN THE ATTACHED EXHIBIT "A" PURSUANT TO PROVISIONS OF THE CITY OF HOLLYWOOD ZONING AND LAND DEVELOPMENT REGULATIONS.

WHEREAS, the Historic Preservation Board (the Board) is charged with the responsibility of preserving and conserving properties of historical, architectural and archeological merit in the City of Hollywood; and

WHEREAS, a Certificate of Appropriateness for Design is required prior to the issuance of a building permit for new building construction, additions to existing buildings, major renovation work or substantial alteration based upon evaluation of the compatibility of the physical alteration or improvement with the criteria listed in the City of Hollywood Zoning and Land Development Regulations; and

WHEREAS, Woolworth 26, LLC, the "Applicant", (File Number 19-C-38), requested a Certificate of Appropriateness for Design for an addition and exterior renovations to an existing commercial building located at 1903 Hollywood Boulevard as more particularly described in the attached Exhibit "A" incorporated herein by reference; and

WHEREAS, an advertised public meeting was held on July 16, 2019 to consider the Applicant's request; and

WHEREAS, the Board reviewed the Applicant's request for a Certificate of Appropriateness for Design for an addition and exterior renovations to an existing commercial building, reviewed the evidence submitted and testimony received at the public hearing, and applied the criteria for granting a Certificate of Appropriateness for Design as contained in the Section 5.5.F.1 of the City's Zoning and Land Development Regulations as follows:

1. The criteria for reviewing a request for a Certificate of Appropriateness for Design set forth in Section 5.5.F.1 includes: integrity of location, design, setting, materials, workmanship, and association; and

(HISTORIC PRESERVATION BOARD RESOLUTION 19-C-38)

WHEREAS, after applying the criteria stated above the Board determined that the Certificate of Appropriateness for Design should be granted with conditions.

NOW, THEREFORE, BE IT RESOLVED BY THE HISTORIC PRESERVATION BOARD OF THE CITY OF HOLLYWOOD, FLORIDA:

Section 1: That the foregoing "WHEREAS" clauses are ratified and confirmed as being true and correct and are incorporated in this Resolution.

Section 2: That the Board, after hearing all the evidence submitted and reviewing the Applicant's request and Staff Summary Report and hearing testimony from all parties and public speakers, approves the issuance of a Certificate of Appropriateness for Design based on the plans submitted and approved by the Board with the following conditions: i) The Applicant shall work with the Police Department and Staff to incorporate CPTED strategies and revise design of rear stairway in a manner similar to the original design (Attachment D); ii) The Applicant shall work with Staff to replace the stone with stucco on the two smaller columns on the front façade, and to align the banding from existing building with banding on the addition; iii) Lighting on the marquee awning shall be green.

Section 3: That the Department of Development Services Planning and Urban Design Division is hereby directed to forward a copy of this Resolution to the Applicant and the owner of the property with respect to which the request was made. This Resolution will be delivered to the City Clerk to be recorded in the public records of Broward County, as provided by the applicable provisions of Article 5 in the Zoning and Land Development Regulations. A copy shall be furnished to any enforcement official.

PASSED AND ADOPTED THIS 16 DAY OF JULY, 2019.

RENDERED THIS _____ DAY OF _____, 2019.

TERRY CANTRELL,
BOARD CHAIR

STEPHEN PIPER,
SECRETARY

APPROVED AS TO FORM & LEGAL SUFFICIENCY for the use and reliance of the Historic Preservation Board of the City of Hollywood, Florida only

DENISE MANOS,
BOARD ATTORNEY

(HISTORIC PRESERVATION BOARD RESOLUTION 19-C-38)

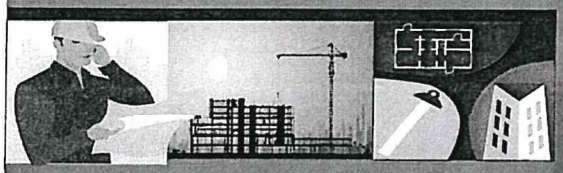
EXHIBIT "A"

LEGAL DESCRIPTION

ATTACHMENT A

Application Package

PLANNING DIVISION



2600 Hollywood Boulevard Room 315
Hollywood, FL 33022

File No. (internal use only): _____

GENERAL APPLICATION

CITY OF Hollywood FLORIDA

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: 05.16.2019

Location Address: 1903 Hollywood Blvd.
Lot(s): 22, 23 and 24 Block(s): 24 Subdivision: _____
Folio Number(s): 5142 15 01 4430
Zoning Classification: RC-2 Land Use Classification: Activity Center
Existing Property Use: Restaurant Sq Ft/Number of Units: 11,445 s.f.
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 al that apply and provide File Number(s) and Resolution(s): _____

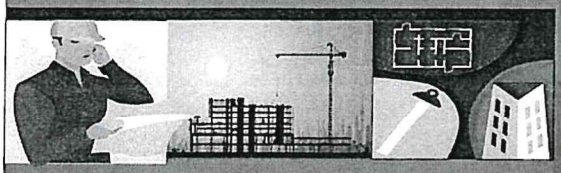
☐ Economic Roundtable ☐ Technical Advisory Committee ☐ Historic Preservation Board
☐ City Commission ☐ Planning and Development

Explanation of Request: The project was presented to PACO on May 6th, 2019

Number of units/rooms: N/A Sq Ft: _____
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: WOOLWORTH 26 LLC
Address of Property Owner: 1550 LATHAM RD #8 WEST PALM BEACH FL 33409
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: CARLOS V. GONZALEZ, ARCHITECT
Address: 1915 SE 4TH AVENUE, FORT LAUDERDALE FLORIDA 33316
Email Address: CARLOS@BGARCHITECTURE.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.

Signature of Current Owner: _____ Date: 5/14/19

PRINT NAME: YANIV SANANES Date: 5/14/19

Signature of Consultant/Representative: _____ Date: 05.14.19

PRINT NAME: CARLOS V. GONZALEZ, ARCHITECT Date: 5/14/19

Signature of Tenant: _____ Date: 5/14/19

PRINT NAME: JACK FLECHNER Date: 5/14/19

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 14 day of MAY 2019

_____
Notary Public
State of Florida
My Commission Expires: FEB 15, 2021 (Check One) ___ Personally known to me; OR X Produced Identification FLDL

OSCAR HOLGUIN
Notary Public - State of Florida
Commission # GG 59547
My Comm. Expires Feb 15, 2021

_____
Signature of Current Owner

YANIV SANANES
Print Name

barranco gonzalez • architecture • planning • interior design

AA# 26001030

May 8, 2019

City of Hollywood
Division of Planning and Urban Design
2600 Hollywood Boulevard, room 315
Hollywood, FL 33021
Phone: 954.921.3471

Re: Twin Peaks Restaurant Hollywood; 1903 Hollywood Boulevard, Hollywood FL 33020.

Legally described as follows:
LOTS 22, 23, 24, BLOCK 24, TOWN OF HOLLYWOOD, ACCORDING TO THE PLAT THEREOF, AS RECORDDED IN PLAT BOOK 1, PAGE 21, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA. CONTAINING 9,075 SQUARE FEET.

To Whom It May Concern:

The proposed project is located at the Historic Hollywood Business District on the corner of Hollywood Blvd. and N 19th. Ave. The building's current use is Assembly (restaurant / bar) which we will maintain. Also, no improvements are being proposed for the existing 2nd floor which is currently used as a storage area. The improvements will be divided in two phases:

- Phase #1: This phase includes the modifications of the interior restaurant and bar areas as well as the upgrade of the storefront along Hollywood Blvd. In addition, minor paint changes to the existing marquee awning are being proposed. Other than these variations, the façade will remain intact, faithful to its original design and historical merit.
- Phase #2: This phase consists of improvements to the existing exterior bar and outside seating areas including a new 2nd. floor deck that will extend close to the property line along N 19th Ave. These modifications intend to maximize the buildable area allowed and will require the removal of (3) existing palm trees which we intend to mitigate as recommended by staff.

Waste / waste water service is provided by the Hollywood. The dumpster enclosure is existing to remain. Supplies loading will most likely be done by large to medium trucks and / or vans that will park on the back-service alley. Deliveries are anticipated to happen during regular business hours (Monday thru Friday from 8:00 am to 5:00 pm). There is no increase in traffic anticipated for these improvements. Overhead metal shutters will be used at the patio area for afterhours protection.

The project will be designed and developed within the confines of the city's Zoning & Land development Code. If you have any questions or wish further elaboration please contact me at my office.

Sincerely,

Architect Carlos V. Gonzalez
for the firm

1915 Southeast 4th Avenue **Ft. Lauderdale, Florida 33316** **(954) 961-7675 Fax: (954) 961-7685**
mail@bgarchitecture.com

barranco gonzalez • architecture • planning • interior design

AA# 26001030

May 8, 2019

City of Hollywood
Division of Planning and Urban Design
2600 Hollywood Boulevard, room 315
Hollywood, FL 33021
Phone: 954.921.3471

Re: Twin Peaks Restaurant Hollywood; Consistency with all applicable criteria found in Article 5 of the City of Hollywood ZLDR.

The proposed project is located at the Historic Hollywood Business District (HPOD-1) on the corner of Hollywood Blvd. and N 19th. Ave. The scope of the project consists of minor façade renovations to the existing two-story building facing Hollywood Blvd. and the complete renovation of the existing exterior patio and bar along N 19th Ave. The exterior rear walls as well as the roof are existing to remain.

The existing two-story building façade design style is Art Deco and its key architectural feature is the marquee awning with decorative top and bottom neon light banding. We understand the importance of preserving the building's historical value for this reason the proposed improvements for this side are minimal and will include patching and re-painting the existing stucco and the replacement of the existing storefront with a new impact rated storefront system that will square off the existing storefront line. In addition, the awing decorative banding will be painted in a color that ties into the new exterior patio and bar renovations and the neon lights will be replaced with new energy efficient LED lights. These enhancements will not only stay true to the original design but will also, emphasize a strong pedestrian connection with the existing sidewalk and pedestrian traffic. New signage is being proposed throughout the structure set in locations that are architecturally and aesthetically compatible with the building.

The new exterior patio and bar façade improvements include the demolition of the existing bar and awning to make room for a new exterior bar and seating area at the ground level as well as a new 2nd. floor deck and bar that will extend close to the property line along N 19th Ave. The new two-story patio façade would be a couple of feet recessed from the existing Art Deco façade. The architectural style can be best described as "rustic" with the use of natural materials, a look that is typical of the new owner's franchise branding. On the Hollywood Blvd. side, the new design features a 4' deep, standing seam open gable canopy and open wood truss that seats on top off two large stone column bases. The stone bases and exposed wood elements are carried to the N 19th Ave. facade reinforcing the design language. A perforated perimeter railing separates the patio seating area from the public sidewalks and right of ways but it also allows the free flow of air and views. A new metal staircase takes you into the 2nd floor bar and open deck. This area will be protected by a low pitch flat metal roof and a continuous perimeter railing with a design that matches the 1st floor railing. The suggested design and scale reflect a simple composition of basic architectural details that blend well with its context.

The proposed improvements will enhance the existing streetscape in a favorable way towards the City's idea of future retail architecture. Furthermore, the improvements are compatible and continue the relationship between the existing architectural style of the adjacent properties and the other buildings across the street, relating as a whole and creating interesting patterns with the neighboring structures.

Sincerely,

Architect Carlos Gonzalez
for the firm

1915 Southeast 4th Avenue **Ft. Lauderdale, Florida 33316** **(954) 961-7675 Fax: (954) 961-7685**
mail@bgarchitecture.com

NAME OF OWNER F.W.WOOLWORTH Co. ADDRESS OF CONSTRUCTION 1903-05. Bulevard.

LEGAL DESCRIPTION Lot 22-23. Bl 24. Hyd Prop.

Owner's Present Address

Description of Construction Cost 65,000. Fee c.o.

Addition & ...erations, -Store Building.

Permit Type	No.	Date Issued	To Whom	Fixtures or Outlets
Bldg	15449	7-31-50	R.E.Clarson Inc.	
	15716	9-26-50	OTIS Elev Co	54-00.
Electrical	8941	9-14-50	George S L.	108
	9206	11-24-50	Ryle El.	3 Motors for Fan Units
Plumbing	5297	6-3-50	Imm PL	-14-
	66734	6-2-66	Owner	20 S Sheet Metal
Gas	35232	6-9-66	Plumber	23

1-16 Th. $540. Boiler

INSPECTIONS

FOUNDATION

Elev Pit. 8-16-50

COLUMNS Partial 8-11-50

Steel Elev Shaft 8-26-50

TIE BEAM Partial 8-21-50

Power 9-1-50 PART 9-12-50

Ornamental Col - Ft Beam 9-16-50

Beam - Elev Shaft - Lintels 9-21-50

GAS Tank Shafts 10-5-50

1st Rough Plg. 9-26-50

Under Concrete 9-17-50

Final Rough Plg.

Septic Tank

Grease Trap

Final Plumbing 11-16-50

Cert of Occupancy 11-16-50

Temp. Service

REAR STAIR RUFF 9-11-50

Rough Electric

Temporary Final 11-17-50

Final Electric 11-21-50

6-29-66

Rubbish Bond

Remarks: 14716 - Break Down Pan.

R/B# 2409, -$50. 14716 - $16.

Air Conditioning Hook up 11-21-50 Ryle Elec.

NAME OF OWNER Hwd. Bank + Trust 71-810

ADDRESS 1903 Hwd Blvd.

LEGAL DESCRIPTION L. 22-23 B. 24 HWD. ORIGINAL

DESCRIPTION OF CONST. FEE $6.50

ARCHITECT: EVAL. $1,000.00

fire extinguisher office remodel

PERMIT TYPE	NO.	DATE	TO WHOM	FIXT. OR OUT.
BLDG.	10203	8-24-71	owner	
ROOF				
ELECTRICAL	5230	11-1-71	Masters	40 circuit
PLUMBING				
GAS				
SEPTIC, SEWER				
A/C DUCTS	4423	11-9-71	Whitson	
SCREEN ENCL.				
POOL				
DRIVEWAY				
FENCE				

JOB CARD

OWNER	JOB ADDRESS
BARNETT BANK	1903-05 Hwd. Blvd.

LEGAL DESCRIPTION	LOT NUMBER	BLOCK	SUBDIVISION OR ADDITION

MICROFILM NO.	ARCHITECT	FEE	VALUATION
		$ 7.00	$ 1000

DESCRIPTION OF CONSTRUCTION: Repairs on Roof

☐ SEPTIC TANK
☐ SEWER TAP

TYPE PERMIT	NUMBER	DATE	CONTRACTOR	TYPE PERMIT	NUMBER	DATE	CONTRACTOR
BUILDING				SEPTIC/SEWER			
ROOF	52738	2/2[illegible] 79	Plantation R[illegible]	REPAIR/CONDITION			
ELECTRIC-BASIC				MECHANICAL			
ELECTRIC-SUPP.				SCREEN			
PLUMBING (NO. FIX.)				POOL			
L-P-DRY WALL				DRIVEWAY			
FENCE				PATIO or WALK			

NOTES: County Surcharge $.35

Permit Search Results

Search > **Properties located at/on/near '...1903 hollywood...'**

53 permits were found for
1903 HOLLYWOOD BLVD

View	Process #	Permit #	Description	Appl. Date	Permit Date
Details		**E11-101271**	FIRE ALARM SYSTEM	6/27/2011	**7/18/2011**
Details		**P09-100761**	FIRE SPRINKLER SYSTEM	7/14/2009	**8/3/2009**
Details		**E08-100941**	LOW VOLTAGE (CABLE TELEVISION)	8/14/2008	**8/14/2008**
Details		**P08-100606**	PLUMBING WORK	8/11/2008	**8/11/2008**
Details		**E08-100940**	ELECTRICAL WORK	8/11/2008	**8/11/2008**
Details		**B08-102259**	AWNINGS - ALUM OR CANVAS	5/16/2008	**6/24/2008**
Details		**B08-102218**	ALTERATIONS-INTERIOR	5/14/2008	**8/11/2008**
Details		**E08-100392**	ELECTRICAL WORK	3/12/2008	**8/25/2008**
Details		**P08-100254**	DEMOLITION-PLUMBING	3/12/2008	**3/12/2008**
Details		**B08-100838**	INTERIOR DEMOLITION	2/27/2008	**3/12/2008**
Details		**B07-103779**	FENCE-CHAIN LINK &/OR WOOD	11/27/2007	**12/11/2007**
Details		**M07-100533**	A/C CENTRAL (REPLACEMENT)	10/3/2007	**10/16/2007**
Details	25496	**M0601600**	A/C - CENTRAL - REPLACEMENT	11/15/2006	**12/19/2006**
Details	43318	**E0203524**	ELECTRICAL WORK	7/23/2001	**12/30/2002**
Details		**E0200554**	LOW VOLTAGE-COMPUTER SYST.		**3/1/2002**
Details		**P9900143**	PLUMBING WORK		**2/1/1999**
Details		**P9801930**	PLUMBING WORK		**11/13/1998**
Details		**E9802213**	MIN/NO PLAN REQ OR LOW VOLTAGE PHONE/TV		**6/26/1998**
Details		**E9800410**	SIGN-ELECTRICAL		**2/2/1998**
Details		**E9800409**	SIGN-ELECTRICAL		**2/2/1998**
Details		**E9800408**	SIGN-ELECTRICAL		**2/2/1998**
Details		**B9800665**	SIGNS - SEE PLANS		**2/2/1998**
Details		**B9800664**	SIGNS - SEE PLANS		**2/2/1998**
Details		**B9800663**	SIGNS - SEE PLANS		**2/2/1998**
Details		**M9800152**	CHEMICAL FIRE EXTINGUISHING SYSTEM		**1/28/1998**
Details		**M9800144**	WALK IN REFRIGERATOR/COOLER		**1/27/1998**
Details		**M9800126**	HOOD SYSTEM		**1/23/1998**
Details		**B9800454**	SLAB - NOT FOR		**1/23/1998**

			STRUCTURE		
Details		**B9800453**	PAVING & DRAINAGE		**1/23/1998**
Details		**B9800408**	STORM SHUTTERS		**1/21/1998**
Details		**M9800083**	A/C - CENTRAL - NEW		**1/16/1998**
Details		**P9800075**	LAWN SPRINKLER EXCL PUMP AND WELL		**1/13/1998**
Details		**B9708591**	STORM SHUTTERS		**12/29/1997**
Details		**E9704746**	TELEPHONE SYSTEM		**12/5/1997**
Details		**E9704725**	TEMP POWER(FOR CONSTRUCTION)		**12/3/1997**
Details		**E9704675**	MIN/NO PLAN REQ OR LOW VOLTAGE PHONE/TV		**12/1/1997**
Details		**B9708068**	GLASS & GLAZING		**12/1/1997**
Details		**E9704464**	ALARM - COMMERCIAL - LOCAL - AUDIBLE		**11/13/1997**
Details		**E9704463**	FIRE ALARM SYSTEM		**11/13/1997**
Details		**E9704269**	ELECTRICAL WORK		**10/28/1997**
Details		**P9701977**	FIRE SPRINKLER SYSTEM		**10/21/1997**
Details		**B9707109**	RE-ROOF-FLAT		**10/10/1997**
Details		**P9701864**	PLUMBING WORK		**10/1/1997**
Details		**E9703763**	ELECTRICAL WORK		**9/15/1997**
Details		**B9706529**	ALTERATIONS-EXTERIOR & INTERIOR		**9/15/1997**
Details		**P9701262**	PLUMBING WORK		**6/27/1997**
Details		**M9701137**	MECHANICAL WORK		**6/27/1997**
Details		**E9702785**	ELECTRICAL WORK		**6/27/1997**
Details		**B9704593**	INTERIOR DEMOLITION		**6/27/1997**
Details		**B9301772**	SIGN - PAINTED WALL		**3/18/1993**
Details		**E9102638**	RECONNECTION OF COMMERCIAL SERVICE-ELECT		**10/25/1991**
Details		**E9001194**	RECONNECTION OF COMMERCIAL SERVICE-ELECT		**5/31/1990**
Details		**B8907006**	EXTERIOR RENOVATIONS		**11/28/1989**

SITE AND BUILDING IMPROVEMENTS FOR:

1903 HOLLYWOOD BLVD. HOLLYWOOD, FLORIDA



E6 NOT USED

LANDSCAPE ARCHITECT
ARCHITECTURAL ALLIANCE
612 SW 4TH AVENUE
FORT LAUDERDALE, FL 33315
PH: (954) 764-8555 FAX: (954) 764-0731
CONTACT: JAIME MAYOR

D6 CONSULTANTS

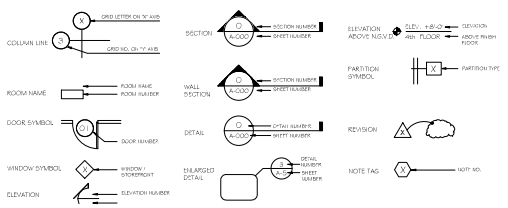
LOTS 22, 23, 24, BLOCK 24, TOWN OF HOLLYWOOD, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 1, PAGE 21, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA. CONTAINING 9,075 SQUARE FEET.

C6 LEGAL DESCRIPTION

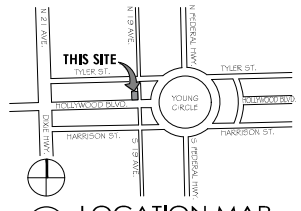
ARCHITECTURAL, MEP AND STRUCTURAL ENGINEERING AS REQUIRED FOR BUILDING PERMIT FOR A PROPOSED +/- 4,500 S.F. RESTAURANT BUILDING. THE STRUCTURE IS REINFORCED MASONRY OVER A SHALLOW FOUNDATION. THE BUILDING WILL HAVE PARTIAL HEAVY TIMBER ROOF STRUCTURE.

B6 SCOPE OF WORK

ABV.	ABOVE	BRK.	BRICK	DP.	DAMP PROOFING	FIN.	FINISH	HGT/HT.	HEIGHT	MAX.	MAXIMUM	PL.	PLATE	STRD.	STANDARD
ACOUS.	ACOUSTICAL	CAB.	CABINET	DR.	DOOR	FL.	FLOOR	HM.	HOLLOW METAL	MECH.	MECHANICAL	PLBG.	PLUMBING	TOC.	TOP OF CONCRETE
AD.	AREA DRAIN	CJ.	CONTROL JOINT	DTL.	DETAIL	FLASH.	FLASHING	HOR.	HORIZONTAL	MFGR.	MANUFACTURER	PLAS.	PLASTER	T & G.	TONGUE & GROOVE
ADJ.	ADJACENT/ADJUSTABLE	CLG.	CEILING	DWGS.	DRAWING (S)	FLR.	FLOOR	HP.	HIGH POINT	MIN.	MINIMUM	PROJ.	PROJECT	TEMP.	TEMPERED
AFF.	ABOVE FINISH FLOOR	C.	CENTERLINE	DW.	DRYWALL	FT.	FOOT, FEET	HVAC.	HEATING VENTILATING & AIR CONDITIONING	MISC.	MISCELLANEOUS	PLYWD.	PLYWOOD	TERR.	TERRAZZO
AGGR.	AGGREGATE	CLR.	CLEAR	EA.	EACH	FURR.	FURRING	ID.	INSIDE DIAMETER	MO.	MASONRY OPENING	PVMT.	PAVEMENT	T.J.	TOP OF JOIST
ALUM.	ALUMINUM	CLR. OPG.	CLEAR OPENING	E.J.	EXPANSION JOINT	GA.	GAUGE	IN.	INCH	MR.	MOISTURE RESISTANT	PT.	POINT	TOW.	TOP OF WALL
ANCH.	ANCHOR	CMU.	CONCRETE MASONRY UNIT	ELECT.	ELECTRICAL	GALV.	GALVANIZED	INSUL.	INSULATION	MTL.	METAL	P.T.	PRESSURE TREATED	TYP.	TYPICAL
ANOD.	ANODIZED	CP.	CEMENT PLASTER	ELEV / EL.	ELEVATION	GC.	GENERAL CONTRACTOR	INT.	INTERIOR	MULL.	MULLION	QT.	QUARRY TILE	U.O.N.	UNLESS OTHERWISE NOTED
APPROX.	APPROXIMATELY	COL.	COLUMN	EQ.	EQUAL	GL.	GLASS	JC.	JANITORS CLOSET	NIC.	NOT IN CONTRACT	REF.	REFRIGERATER/FRIGERATOR	W.	WITH
ARCH.	ARCHITECTURAL	CONC.	CONCRETE	EQUIP.	EQUIPMENT	GWB.	GYPSUM WALL BOARD	JST.	JOIST	NO.	NUMBER	REINF.	REINFORCED	WD.	WOOD
AS.	ACOUSTICAL SEALANT	CONST.	CONSTRUCTION	EXP.	EXPOSED	GYP.	GYPSUM	JT.	JOINT	NOM.	NOMINAL	RES.	RESILIENT	WDW.	WINDOW
ASPH.	ASPHALT	CONT.	CONTINUOUS	EXPAN.	EXPANSION	GYP. BD.	GYPSUM BOARD	KIT.	KITCHEN	NTS.	NOT TO SCALE	RO.	ROUGH OPENING	WH.	WATER HEATER
AT.	ACOUSTICAL TILE	CONTR.	CONTRACTOR	EXIST.	EXISTING	HANDIC.	HANDICAP	KO.	KNOCK OUT	OC.	ON CENTER	SAN.	SANITARY	W/O.	WITHOUT
BI.	BOTTOM OF	CPT.	CARPET	FE.	FIRE EXTINGUISHER	HB.	HOSE BIB	LAM.	LAMINATE	OD.	OUTSIDE DIAMETER	SHT.	SHEET	W/SCT.	WAINSCOT
BD.	BOARD	CT.	CERAMIC TILE	FEC.	FIRE EXTINGUISHER CABINET	HC.	HOLLOW CORE	LP.	LOW POINT	OPNG.	OPENING	SHTG.	SHEATHING		
BITUM.	BITUMINOUS	DIAM.	DIAMETER	FD.	FLOOR DRAIN	HD.	HAND	LT.	LIGHT	OPP.	OPPOSITE	SIM.	SIMILAR		
BLDG.	BUILDING	DIM.	DIMENSION	FF.	FINISH FLOOR	HDW.	HARDWARE	LVR.	LOUVER	PATN.	PARTITION	SPEC.	SPECIFICATION		
BM.	BEAM	D.O.S.	DOOR OPENING SIZE	FHC.	FIRE HOSE CABINET	HDWD.	HARDWOOD	MACH.	MACHINE	PFS.	PREMOLDED FILLER	SS.	STAINLESS STEEL		



A1 ABBREVIATIONS & SYMBOLS



A6 LOCATION MAP

TWIN PEAKS
SITE & BLDG. IMPROVEMENTS
HOLLYWOOD, FLORIDA
barranco gonzalez • architecture • planning • interior design
1915 southeast 4th avenue fort lauderdale, fl 33316 phone: (954)961-7675 fax: (954) 961-7685 mail@barranchitecture.com

STATE OF FLORIDA — JAIME L. GONZALEZ — AR18887 — REGISTERED ARCHITECT

DESIGNED	DRAWN	CHECKED
CVG/RED	RED	CVG
DATE: 4/30/19		COMM: 190401

REVISIONS
△ SITE REVISIONS 6/12/19

COVER SHEET

SITE PLAN APPROVAL

G-001

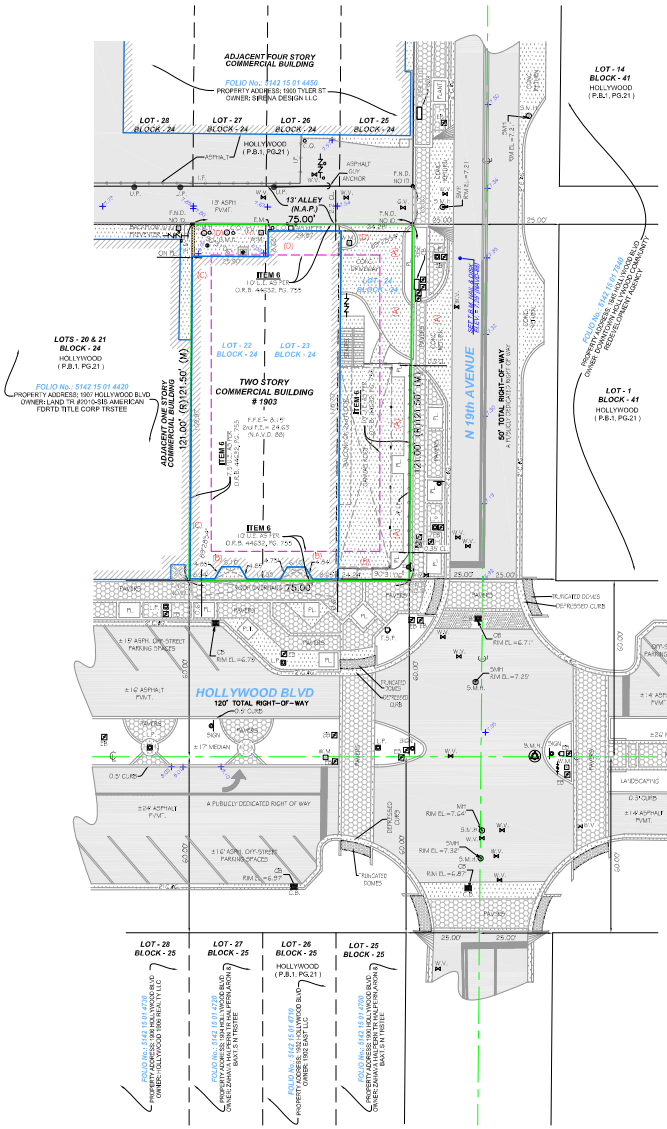
THE ARCHITECT HEREBY EXPRESSLY RESERVES THE COPYRIGHT AND PROPERTY RIGHTS IN THESE PLANS. DRAWINGS ARE NOT TO BE REPRODUCED, CHANGED, OR COPIED IN ANY FORM OR MANNER WHATSOEVER WITHOUT FIRST OBTAINING WRITTEN PERMISSION AND CONSENT. NOR ARE THEY TO BE ASSIGNED TO ANY PARTY WITHOUT FIRST OBTAINING SAID WRITTEN PERMISSION AND CONSENT.

JOHN IBARRA & ASSOCIATES, INC.
Professional Land Surveyors & Mappers
WWW.IBARRALANDSURVEYORS.COM
777 N.W. 72nd AVENUE
SUITE 3025
MIAMI, FLORIDA 33126
PH: (305) 262-0400
FAX : (305) 262-0401

4040 DEL PRADO BLVD. S.
SUITE 823
CAPE CORAL, FL 33904
PH: (239) 540-2660
FAX: (239) 540-2664

ALTA/NSPS Land Title Survey

GRAPHIC SCALE
-20 0 10 20 40 80
(IN FEET)
1 INCH = 20 FEET



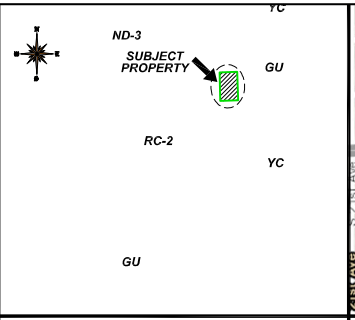
ENCROACHMENT NOTES:

A. EAST SIDE OF THE SUBJECT PROPERTY, CONCRETE DRIVEWAY, CONCRETE SLAB AND IRON FENCE ARE ENCROACHING INTO THE 10 FOOT UTILITY EASEMENT AND CONCRETE RETURN IS ENCROACHING INTO THE RIGHT OF WAY OF N 19th AVENUE.

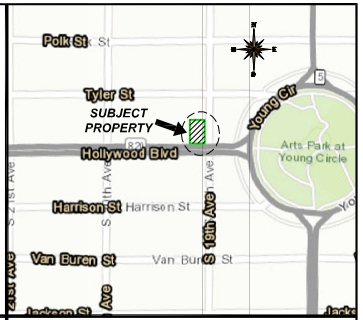
B. SOUTH SIDE OF THE SUBJECT PROPERTY, BUILDING, IRON FENCE AND CONCRETE SLAB ARE ENCROACHING INTO THE 10 FOOT UTILITY EASEMENT AND ROOF OVERHANG IS ENCROACHING INTO THE RIGHT OF WAY OF HOLLYWOOD BLVD.

C. WEST SIDE OF THE SUBJECT PROPERTY, BUILDING IS ENCROACHING INTO THE 7.5 FOOT UTILITY EASEMENT.

D. NORTH SIDE OF THE SUBJECT PROPERTY, BUILDING, CONCRETE SLAB AND CURB WALL ARE ENCROACHING INTO THE 15 FOOT UTILITY EASEMENT AND WATER METER, GAS METER, GAS MANHOLE AND STAND PIPE LIE INTO THE SUBJECT PROPERTY.



ZONING SKETCH
SCALE = N.T.S.



LOCATION SKETCH
SCALE = 1" - 300'

ABBREVIATIONS

A	= ARC
AC	= AIR CONDITIONER PAD
ANC	= ANCHOR EASEMENT
AP	= ALUMINUM ROOF
APP	= ALUMINUM SHED
ASPH.	= ASPHALT
B.C.C.	= BLOCK CORNER
BLDG.	= BUILDING
B.M.	= BENCH MARK
B.C.R.	= BROWARD COUNTY RECORDS
B.S.L.	= BASIS OF BEARING
B.S.L.	= BUILDING SETBACK LINE
BW	= CALCULATED
C.B.	= CATCH BASIN
C.B.S.	= CONCRETE BLOCK STRUCTURE
C.B.W.	= CONCRETE BLOCK WALL
CH.	= CHORD
CH.B.	= CHORD BEARING
C.L.	= CENTER LINE/DOOR
CLF.	= CLEAR
C.O.	= CLEAN OUT
C.L.F.	= CHAIN LINK FENCE
C.M.E.	= CANAL MAINTENANCE EASEMENT
CONC.	= CONCRETE
C.P.P.	= CONCRETE UTILITY POLE
C.P.	= CONCRETE PORCH
C.R.	= CONCRETE SLAB
C.W.	= CONCRETE WALL
D.E.	= DRAINAGE EASEMENT
D.W.E.	= DRIVEWAY MAINTENANCE EASEMENT
DRIVE	= DRIVEWAY
E	= EAST
E.B.	= ELECTRIC BOX
E.T.P.	= ELECTRIC TRANSFORMER PAD
ELEV.	= ELEVATION
ENCR.	= ENCROACHMENT
F.H.	= FIRE HYDRANT
F.I.P.	= FOUND IRON PIPE
F.I.R.	= FOUND IRON ROD
F.F.E.	= FINISH FLOOR ELEVATION
F.N.D.	= FOUND NAIL & DISK
FT.	= FEET
F.I.R.M.	= FEDERAL NATIONAL INSURANCE PROGRAM
F.N.	= FOUND NAIL
G	= GROOVE (INCHES)
G.U.E.	= GAS UTILITY ACCESS EASEMENT
H.E.	= HYDRATION CONTROL VALVE
I.E.	= IRON FENCE
L.B.	= LICENSED BUSINESS
L.P.	= LIGHT POLE
L.F.E.	= LOWEST FLOOR ELEVATION
L.M.E.	= LAKE MAINTENANCE EASEMENT
M	= MEASURED
(M)	= MEASURED DISTANCE
M.B.	= MAIL BOX
M.D.C.R.	= MIAMI DADE COUNTY RECORDS
M.E.	= MAINTENANCE EASEMENT
M.H.	= MANHOLE
N.A.P.	= NOT A PART OF
N.A.V.D.	= NORTH AMERICAN GEODETIC VERTICAL DATUM
N.T.S.	= NOT TO SCALE
# or NO.	= NUMBER
OFF.	= OFFSET
O.H.	= OVERHEAD
O.H.U.	= OVERHEAD UTILITY LINES
O.R.B.	= OFFICIAL RECORDS BOOK
P	= PLAT
PAVT.	= PAVEMENT
PL.	= PLANTER
P.L.	= PROPERTY LINE
P.C.C.	= POINT OF COMPOUND CURVATURE
P.C.	= POINT OF CURVATURE
P.O.C.	= POINT OF COMMENCE
P.O.B.	= POINT OF BEGINNING
P.O.E.	= POINT OF ENDING
P.R.C.	= POINT OF REVERSE CURVATURE
PWY.	= PARKWAY
P.R.M.	= PERMANENT REFERENCE MONUMENT
P.L.S.	= PROFESSIONAL LAND SURVEYOR
P.P.	= POWER POLE
P.U.E.	= PUBLIC UTILITY EASEMENT
R	= RECORD DISTANCE
R.R.	= RAIL ROAD
RES	= RESIDENCE
R/W	= RIGHT-OF-WAY
RAD.	= RADIUS OR RADIAL
R.E.	= RADIUS EDGE
S.D.E.	= STORM DRAINAGE EASEMENT
SEC.	= SECTION
STY.	= STORY
SWK.	= SIDEWALK
S.P.	= SET IRON PIPE
S.	= SOUTH
S.P.	= SCREENED PORCH
S.V.	= SEWER VALVE
SEC.	= SECONDS
T	= TANGENT
TB	= TELEPHONE BOOTH
T.B.M.	= TEMPORARY BENCHMARK
T.U.E.	= TECHNOLOGY UTILITY EASEMENT
T.S.B.	= TRAFFIC SIGNAL BOX
T.S.P.	= TRAFFIC SIGNAL POLE
TWP.	= TOWNSHIP
UTIL.	= UTILITY
U.E.	= UTILITY EASEMENT
U.P.	= UTILITY POLE
W.M.	= WATER METER
W.V.	= WATER VALVE
W.P.	= WOOD PORCH
W.R.	= WOOD ROOF
W.V.	= WATER VALVE
M	= MONUMENT LINE
℄	= CENTER LINE
Δ	= DELTA

SURVEYOR'S CERTIFICATE:

1A. THE POSITIONAL UNCERTAINTIES RESULTING FROM THE SURVEY MEASUREMENTS MADE ON THE SURVEY DO NOT EXCEED THE ALLOWABLE POSITIONAL TOLERANCE.

1B. THE SURVEY MEASUREMENTS WERE MADE IN ACCORDANCE WITH THE "MINIMUM ANGLE, DISTANCE AND CLOSURE REQUIREMENTS FOR SURVEYS MEASUREMENTS WHICH CONTROL LAND BOUNDARIES FOR ALTA/NSPS LAND TITLE SURVEYS" OR

1C. PROPER FIELD PROCEDURES, INSTRUMENTATION AND ADEQUATE SURVEY PERSONNEL WERE EMPLOYED IN ORDER TO ACHIEVE RESULTS COMPARABLE TO THOSE OUTLINED IN THE "MINIMUM ANGLE,DISTANCE AND CLOSURE REQUIREMENTS FOR SURVEY MEASUREMENTS WHICH CONTROL LAND BOUNDARIES FOR ALTA/NSPS LAND TITLE SURVEYS."

2. THE LOCATION OF THE SUBJECT PROPERTY IS BY ZONE RO-2 (HISTORIC RETAIL CORE). SETBACKS ARE AS PER CITY OF HOLLYWOOD.

ZONED SETBACKS MUST BE CHECKED WITH THE CITY OF HOLLYWOOD BUILDING DEPARTMENT PRIOR TO ANY CONSTRUCTION OR DESIGN WORK.

(RC-2)

MINIMUM SETBACKS		
Frontage	Base: Ground Floor – 35 Feet; Mezzo Adjacent or 5	Upper Level: Above 35 Feet
All Frontages	20 ft.	20 ft.
Side Interior	0 ft.	0 ft.
Alley	5 ft.	5 ft.
MAXIMUM SETBACKS		
Frontage	Ground Floor	Above Ground Floor
All Frontages	20 ft.	N/A
MINIMUM ACTIVE USE		
Frontage	Ground Floor	Above Ground Floor
Hollywood Boulevard	75%	N/A
Harrison Street	50%	N/A

3. THE PROPERTY HAS DIRECT PEDESTRIAN ACCESS TO AND FROM PUBLICLY USED AND MAINTAINED STREETS OR HIGHWAYS KNOWN AS HOLLYWOOD BLVD AND N. 19th AVENUE.

4. MUNICIPAL WATER, MUNICIPAL STORM SEWER AND MUNICIPAL SANITARY FACILITIES, TELEPHONE AND ELECTRIC SERVICES OF PUBLIC UTILITIES ARE AVAILABLE AT THE BOUNDARY OF THE PROPERTY IN THE LOCATIONS AS SHOWN ON THE SURVEY.

5. THE SUBJECT PROPERTY DOES SERVE ADJOINING PROPERTY FOR VISIBLE SUBSURFACE DRAINAGE STRUCTURES, VISIBLE WATER COURSES, UTILITIES, STRUCTURAL SUPPORT OR INGRESS & EGRESS.

6. THE PROPERTY DESCRIBED ON THIS SURVEY DOES NOT LIE WITHIN A SPECIAL FLOOD HAZARD AREA AS DESIGNATED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY. THE PROPERTY LIES WITHIN ZONE "X" OF THE FLOOD INSURANCE RATE MAP IDENTIFIED AS COMMUNITY NO. 125113, COMMUNITY PANEL CITY OF HOLLYWOOD, PANEL NO. 0568, SUFFIX "H", AND HAVING A BASE FLOOD OF N/A FEET, BEARING AN EFFECTIVE DATE OF 09/11/2014.

7. THE LAND AREA OF THE SUBJECT PROPERTY IS IN TOTAL 4,915 SQUARE FEET OR 0.1128 ACRES AS DESCRIBED IN THE LEGAL DESCRIPTION.

8. THE TOTAL BUILDING AREA (BASED UPON EXTERIOR FOOTPRINT OF BUILDING ON GROUND SURFACE, NOT INTERIOR USABLE FLOOR SPACE) IS 3,706 SQUARE FEET.

9. THERE ARE 9 REGULAR PARKING SPACES AND 0 MARKED HANDICAPPED PARKING SPACES ON THE SUBJECT PROPERTY. OFF STREET PARKING SPACES ONLY.

10. ELEVATIONS ARE REFERRED TO BROWARD COUNTY BENCHMARK NO. 1996, ELEVATION 10.93 FEET OF N.G.V.D. OF 1929, CONVERTED TO N.A.V.D. 88 BY USING VERTCON (V.1.0.50), ELEVATION IS 8.33 FEET OF N.A.V.D. 1988.

11. THE PARTIES LISTED ABOVE AND THEIR SUCCESSORS AND ASSIGNS ARE ENTITLED TO RELY ON THE SURVEY AND THIS CERTIFICATE AS BEING TRUE AND ACCURATE.

12. FLOOR ELEVATION OF EXISTING BUILDING IS 9.15 FEET OF N.A.V.D. 88.

13. THERE IS NO VISIBLE OBSERVED EVIDENCE OF CURRENT EARTH MOVING WORK, BUILDING CONSTRUCTION OR BUILDING ADDITIONS.

14. THERE IS NO VISIBLE OBSERVED EVIDENCE OF SITE USE AS A SOLID WASTE DUMP, SUMP OR SANITARY LANDFILL.

LEGEND

- OHU — OVERHEAD UTILITY LINES
- CBW — CONCRETE BLOCK WALL
- CLF — CHAIN LINK FENCE
- IF — IRON FENCE
- WF — WOOD FENCE
- BSL — BUILDING SETBACK LINE
- UE — UTILITY EASEMENT
- LAR/W — LIMITED ACCESS R/W
- NAV — NON-VEHICULAR ACCESS R/W
- x 0.00 — EXISTING ELEVATIONS

LEGAL DESCRIPTION:

THE LAND REFERRED TO HEREIN BELOW IS SITUATED IN THE COUNTY OF BROWARD, STATE OF FLORIDA, AND IS DESCRIBED AS FOLLOWS:

LOTS 22, 23 AND 24, BLOCK 24, HOLLYWOOD, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 1, PAGE 21, PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA.

LEGAL NOTES TO ACCOMPANY SKETCH OF SURVEY :

- THE PURPOSE OF THIS SURVEY IS FOR USE IN OBTAINING TITLE INSURANCE AND FINANCING AND SHOULD NOT BE USED FOR CONSTRUCTION PURPOSES.
- THE TERM "ENCROACHMENTS" MEANS VISIBLE AND ABOVE GROUND ENCROACHMENTS.
- ZONING REPORT HAS NOT BEEN PROVIDED FOR REFERENCE TO SURVEYOR BY THE PLANNING & ZONING ASSOCIATE COMPANY.
- UNLESS OTHERWISE NOTED, THIS FIRM HAS NOT ATTEMPTED TO LOCATE FOOTING AND/OR FOUNDATIONS.
- BOUNDARY SURVEY MEANS A DRAWING AND/ OR A GRAPHIC REPRESENTATION OF THE SURVEY WORK PERFORMED BY THE FIELD, COULD BE DRAWN AT A SHOWN SCALE AND/OR NOT TO SCALE. THE WALLS OR FENCES MAY BE EXAGGERATED FOR CLARITY PURPOSES.

TITLE COMMITMENT NOTES:

THAT I HAVE REVIEWED THE COMMITMENT AND ALL ITEMS ARE SHOWN ON THE SURVEY. THE ITEMS SHOWN HERE FORTH ARE PER SCHEDULE B-II OF FIDELITY NATIONAL TITLE INSURANCE COMPANY COMMITMENT ORDER No. 7372575, ISSUING OFFICE FILE NUMBER: 19-422 WOOLWORTH 26, LLC, DATED 12/11/2019, AT 11:00 P.M.*

ITEM 5, TERMS, CONDITIONS, RIGHTS, PROVISIONS, DUTIES AND OBLIGATIONS OF THAT CERTAIN LEASE BY AND BETWEEN KATHERINE MARELLA AND HENRY MARELLA, HER HUSBAND, LANDLORD, AND HOLLYWOOD BANK AND TRUST COMPANY, A FLORIDA BANKING CORPORATION, TENANT, AS EVIDENCED IN LEASE (SHORT FORM) FOR A TERM OF NINETY-NINE (99) YEARS, DATED MAY 1ST, 1965, FILED DECEMBER 23, 1965 AND RECORDED IN OFFICIAL RECORDS BOOK 4038, PAGE 471, AS ASSIGNED BY CONFORMED ASSIGNMENT OF LEASE, DATED JULY 19, 1991 BY BARNETT BANK, N.A., SUCCESSOR IN INTEREST TO BARNETT BANK OF BROWARD COUNTY, N.A., TO THE RYAN FAMILY, LIMITED PARTNERSHIP, A FLORIDA LIMITED PARTNERSHIP, FILED JULY 29, 1997 AND RECORDED IN OFFICIAL RECORDS BOOK 26171, PAGE 170, AS ASSIGNED BY THAT ASSIGNMENT OF LEASE AND THAT WARRANTY DEED RECORDED IN OFFICIAL RECORDS BOOK 44632 PAGE 755, DOES AFFECT THE PROPERTY, ITEM IS BLANKET IN NATURE AND CANNOT BE PLOTTED.

ITEM 6, EASEMENTS AS SET FORTH IN THAT CERTAIN WARRANTY DEED RECORDED SEPTEMBER 26, 2007 IN OFFICIAL RECORDS BOOK 44632, PAGE 755, DOES AFFECT THE PROPERTY, ITEM IS PLOTTED ON SURVEY.

Subject to zoning, restrictions, prohibitions and other requirements imposed by governmental authority; restrictions, easements and matters appearing on the plat or otherwise common to the subdivision provided, however, that this foregoing shall not be deemed to reimpose same; public utility easements of record which are located contiguous to real boundary lines and not more than 10 feet in width as to the rear or front lines and 7.5 feet in width as to the side lines

ITEM 7, ORDINANCE NO. 2005-18 RECORDED JULY 15, 2005 IN OFFICIAL RECORDS BOOK 40082, PAGE 1783 AND ORDINANCE NO. 2005-19 RECORDED JULY 15, 2005 IN OFFICIAL RECORDS BOOK 40082, PAGE 1790, DOES AFFECT THE PROPERTY, ITEM IS BLANKET IN NATURE AND CANNOT BE PLOTTED.

Project Address:	1903 HOLLYWOOD BLVD., HOLLYWOOD, FL 33020
Project Location:	BROWARD COUNTY
	SECTION 15, TOWNSHIP 51 SOUTH, RANGE 42 EAST
Folio No.:	5142 15 01 4430 & 5142 15 01 4440
DRAWN BY:	DA
Job Number:	19-000759-1

WOOLWORTH 26, LLC, A FLORIDA LIMITED LIABILITY COMPANY
1903 HOLLYWOOD BLVD., HOLLYWOOD, FL 33020

BASED UPON TITLE COMMITMENT ORDER NUMBER: 7372575.
ISSUING OFFICE FILE NUMBER: 19-422 WOOLWORTH 26, LLC
OF FIDELITY NATIONAL TITLE INSURANCE COMPANY
BEARING AN EFFECTIVE DATE OF 12/11/2019 AT 11:00 PM

SURVEYOR'S CERTIFICATION

TO: WOOLWORTH 26, LLC, A FLORIDA LIMITED LIABILITY COMPANY; LAW OFFICES OF PAUL FELDMAN, P.A.; AND FIDELITY NATIONAL TITLE INSURANCE COMPANY;

THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE 2016 MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/NSPS LAND TITLE SURVEYS," JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS, AND INCLUDES ITEMS 1,2,3,4,6,7(a),7(b),7(c),8,9,10,11,16,18, OF TABLE A THEREOF. THE FIELD WORK WAS COMPLETED ON FEBRUARY 22, 2019.

02/22/2019
(DATE OF SURVEY)

JOHN IBARRA
PROFESSIONAL LAND SURVEYOR NO.: 5214 , **STATE OF FLORIDA** (NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER).
REVISED SURVEY*

I HEREBY CERTIFY: THIS "ALTA/NSPS SURVEY" OF THE PROPERTY DESCRIBED HEREON, WAS RECENTLY BEEN SURVEYED AND DRAWN UNDER MY SUPERVISION, AND COMPLIES WITH THE STANDARDS OF PRACTICE AS SET FORTH BY THE FLORIDA BOARD OF PROFESSIONAL LAND SURVEYORS IN CHAPTER 61-17, FLORIDA ADMINISTRATIVE CODE PURSUANT TO 472.027, FLORIDA STATUTES.

777 N.W. 72nd AVENUE SUITE3025
MIAMI, FLORIDA 33126
TELEPHONE: (305) 262-0400 FAX (305) 262-0401
www.ibarralandsurveyors.com

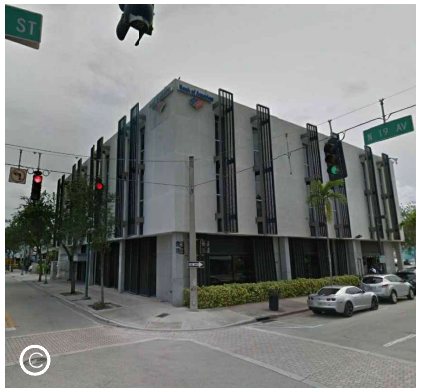
John Ibarra And Assor.,Inc.
LAND SURVEYORS
L.B.# 7806

NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER.

















A1 EXISTING SITE VIEWS

TWIN PEAKS
SITE & BLDG. IMPROVEMENTS
HOLLYWOOD, FLORIDA
barranco gonzalez • architecture • planning • interior design
1915 southeast 4th avenue fort lauderdale, fl 33316 phone: (954)961-7675 fax: (954) 961-7685 mail@barranchitecture.com ab # 26001020

STATE OF FLORIDA REGISTERED ARCHITECT AR16867

consultant

DESIGNED	DRAWN	CHECKED
CVG/RED	RED	CVG
DATE:		COMM:
4/30/19		190401

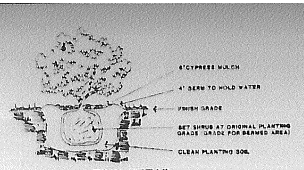
REVISIONS

EXISTING SITE VIEWS AND SURROUNDING PROPERTIES

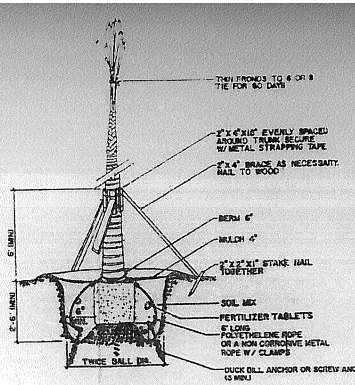
SITE PLAN APPROVAL

G-002

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SHRUB PLANTING DETAIL



PALM PLANTING DETAIL

NO SCALE

LANDSCAPE SCHEDULE

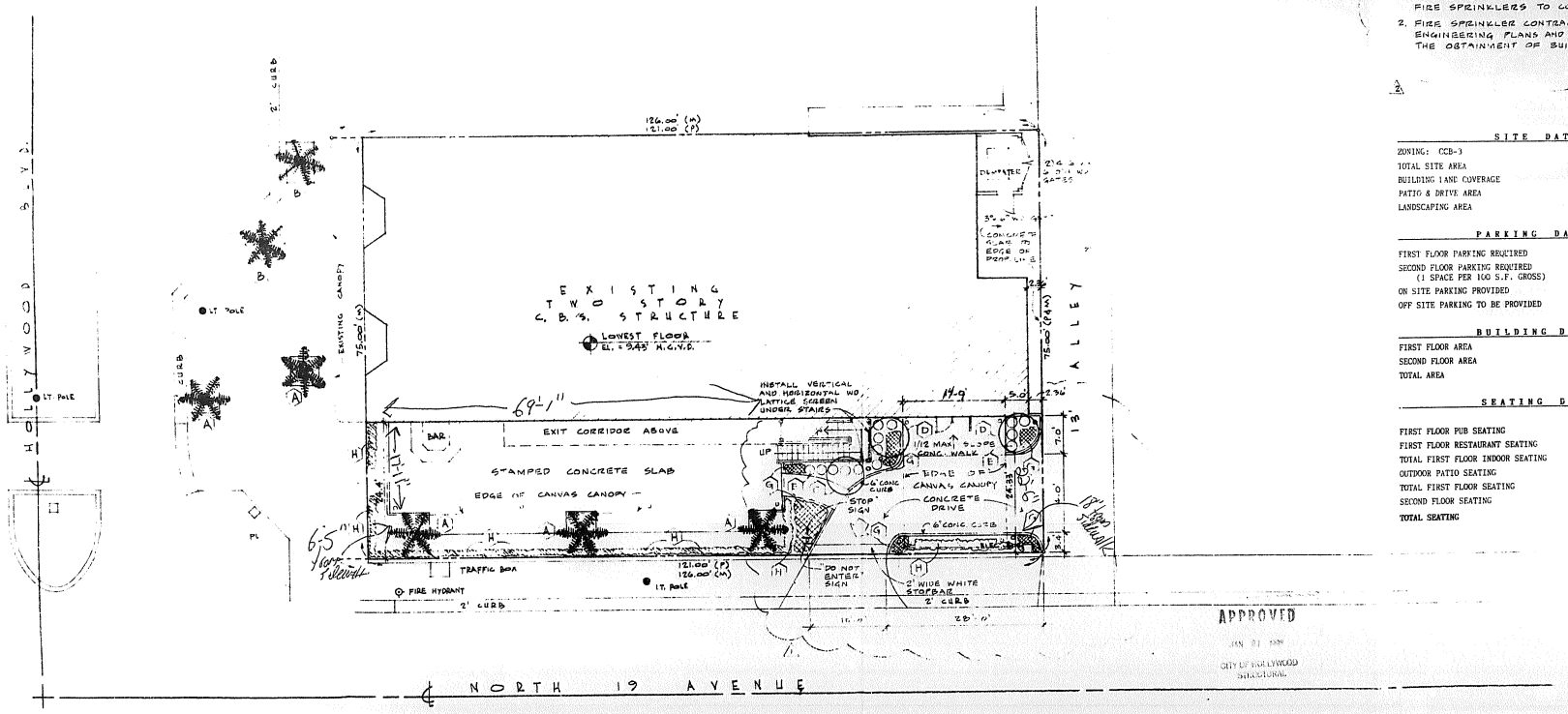
MARK	BOTANICAL NAME	COMMON NAME	SIZE & SPACING	QTY.
(A)	RHYSTONEA ELATA	ROYAL PALM	8' CLEAR TRUNK	5
(A) EXIST.	RHYSTONEA ELATA (EXISTING)	ROYAL PALM (EXISTING)	EXISTING	2
(B)		TRAVELLERS PALM	6' TO 8' H. B&B	1
(C)		TRIPLE ALEXANDER PALM	12' H. B&B	6
(D)		CANARY ISLAND DATE PALM	12' H. (3 GAL.) 18" O.C.	14
(E)		DWARF PENTAS	8" H. @ 12" O.C. (1 GAL.)	112
(F)	LANTANA	LANTANA NORA GRANT	24" H. @ 24" O.C. (3 GAL.)	64

LANDSCAPE NOTES:

1. TREES SHALL BE A MINIMUM OF 8' OVERALL HEIGHT WITH A MINIMUM CANOPY SPREAD OF 4' AND A MINIMUM TRUNK DIAMETER AS SPECIFIED IN SCHEDULE. (M.A.)
2. PLANT MATERIALS USED SHALL CONFORM TO LOCAL LANDSCAPING ORDINANCES AND TO THE STANDARDS OF FLORIDA GRADE No. 1 OR BETTER AS GIVEN IN "GRADES AND STANDARDS".
3. ALL TREES AND SHRUBS SHALL BE PLANTED WITH A MINIMUM OF 6" OF TOPSOIL AROUND AND BENEATH THE ROOT BALL, A MINIMUM OF 3" OF SHREDDED CYPRESS MULCH (OR EQUAL MATERIAL) OR GROUND COVER SHALL BE INSTALLED AROUND EACH TREE PLANTING AND THROUGHOUT HEDGE AND SHRUB PLANTING. (SEE DETAIL)
4. THE MINIMUM TOPSOIL DEPTH SHALL BE 6" FOR GROUNDCOVER AREAS, 4" FOR SEEDED GRASS AREAS AND 2" FOR SODDED GRASS AREAS.
5. ALL TREES SHALL BE PROPERLY GUYED AND STAKED AT TIME OF PLANTING. (SEE DETAIL)
6. ALL OPEN AREAS TO BE SODDED WITH FLORITAM.
7. ALL LANDSCAPED AREAS SHALL BE PROVIDED WITH AN AUTOMATIC IRRIGATION SYSTEM. 100 % COVERAGE

FIRE SPRINKLER NOTES

1. THIS BUILDING SHALL BE EQUIPPED WITH FIRE SPRINKLERS TO COVER ALL AREAS
2. FIRE SPRINKLER CONTRACTOR SHALL PROVIDE ENGINEERING PLANS AND CALCULATIONS FOR THE OBTAINMENT OF BUILDING PERMITS.



APPROVED

JAN 31 1997

CITY OF HOLLYWOOD STRUCTURAL

SITE PLAN

1"= 0'

LOTS 22, 23, 24, BLOCK 24, TOWN OF HOLLYWOOD
P. B. 1, PG. 21, BROWARD COUNTY, FLORIDA

EXISTING SITE PLAN (FOR YOUR REF.)

SITE DATA

ZONING: CCB-3		
TOTAL SITE AREA	9,075 S.F.	(0.21 ACRE)
BUILDING LANE COVERAGE	5,819 S.F.	(64.1%)
PATIO & DRIVE AREA	1,830 S.F.	(20.2%)
LANDSCAPING AREA	1,426 S.F.	(15.7%)

PARKING DATA

FIRST FLOOR PARKING REQUIRED	0
SECOND FLOOR PARKING REQUIRED (1 SPACE PER 100 S.F. GROSS)	57
ON SITE PARKING PROVIDED	0
OFF SITE PARKING TO BE PROVIDED	57

BUILDING DATA

FIRST FLOOR AREA	5,819 S.F.
SECOND FLOOR AREA	5,619 S.F.
TOTAL AREA	11,438 S.F.

SEATING DATA

FIRST FLOOR PUB SEATING	150 SEATS
FIRST FLOOR RESTAURANT SEATING	75 SEATS
TOTAL FIRST FLOOR INDOOR SEATING	225 SEATS
OUTDOOR PATIO SEATING	75 SEATS
TOTAL FIRST FLOOR SEATING	300 SEATS
SECOND FLOOR SEATING	300 SEATS
TOTAL SEATING	600 SEATS

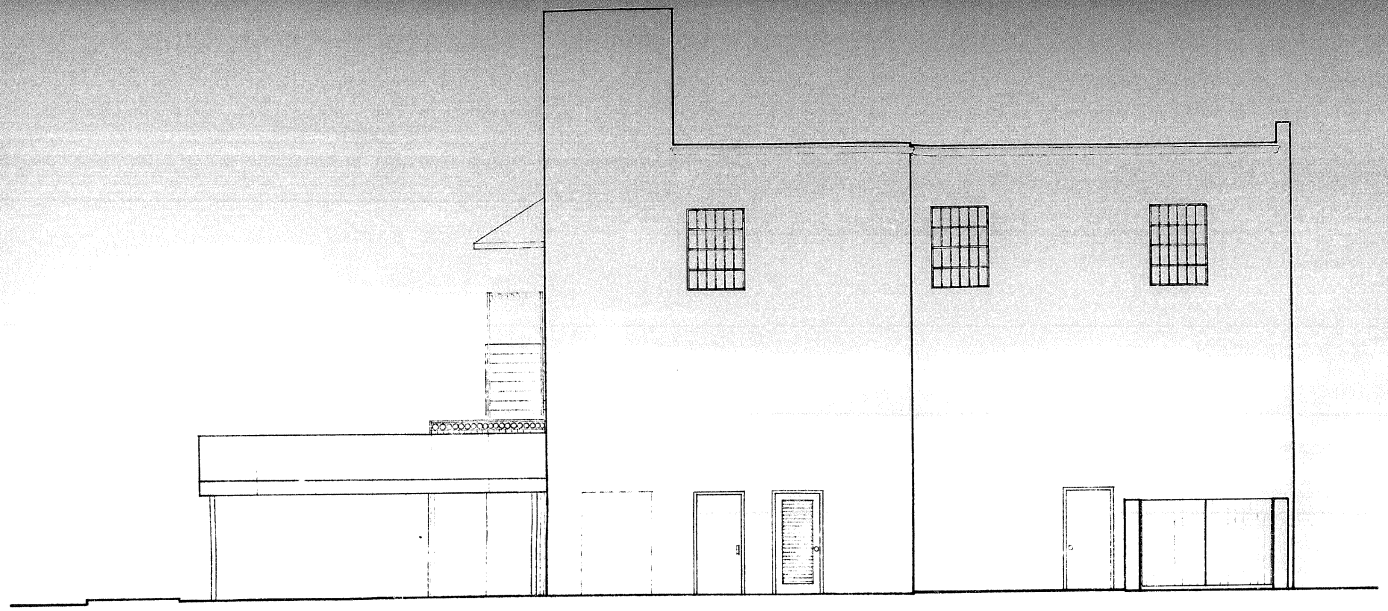
REVISIONS	DATE
1 DRIVEWAY & LANDSCAPING	7/22/97
2 DUMPSTER AREA & PIPE SP NOTES	8/1/97

REMODELING FOR O'HARA'S PUB & JAZZ CAFE
1803 HOLLYWOOD BOULEVARD
HOLLYWOOD, FLORIDA

MS ARCHITECTS, INC.
ARCHITECTS, PLANNERS
730 EAST BROWARD BLVD, SUITE 202
FORT LAUDERDALE, FLORIDA 33301
(305) 463-3066
JOB NUMBER: 9507-45

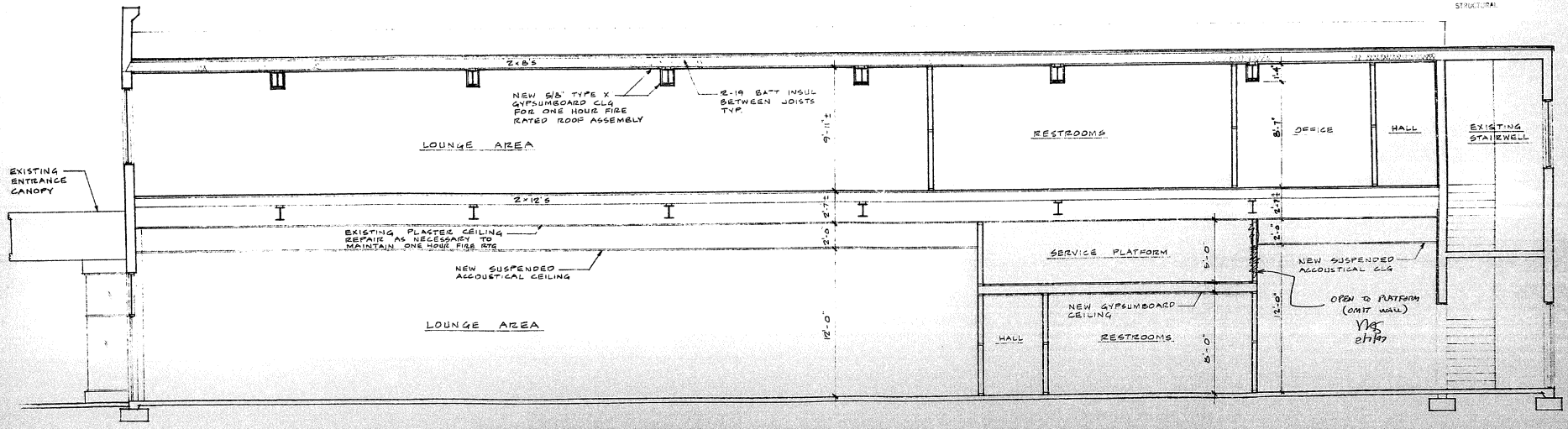
SHEET: A-1

OF: 7



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

APPROVED
SEP 11 1997
CITY OF HOLLYWOOD
STRUCTURAL



A/A-5 TRANSVERSE SECTION 1/4"=1'-0" A/A-5

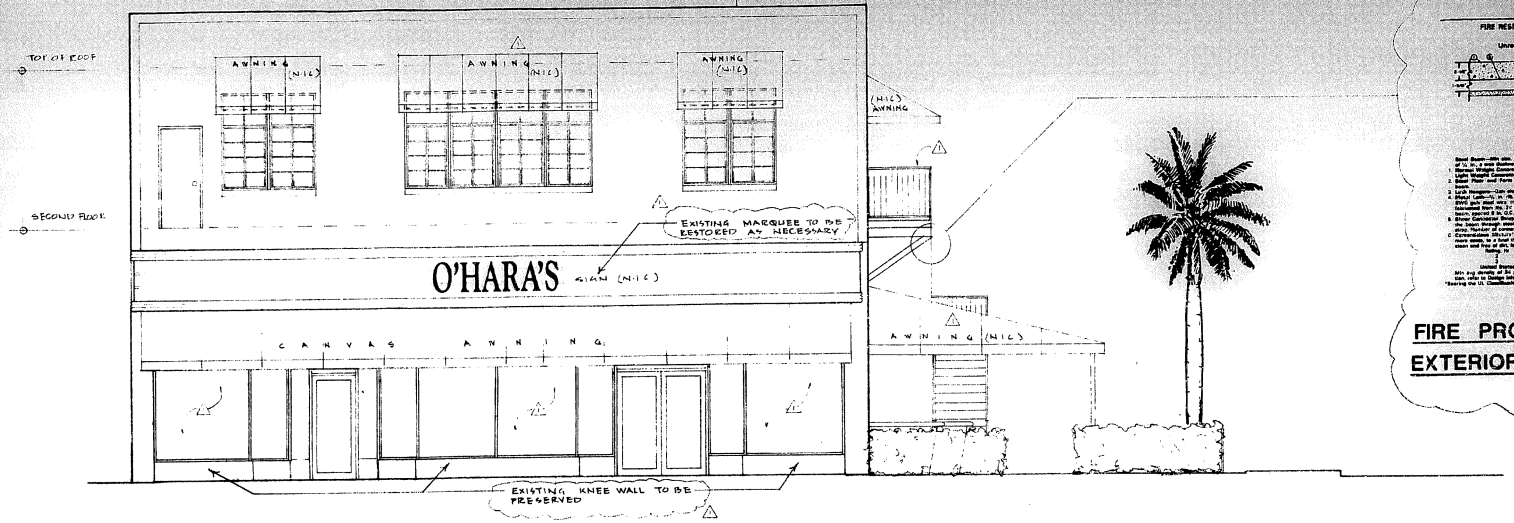
EXISTING ELEVATIONS (FOR YOUR REF.)

REVISIONS	DATE: 6/10/97

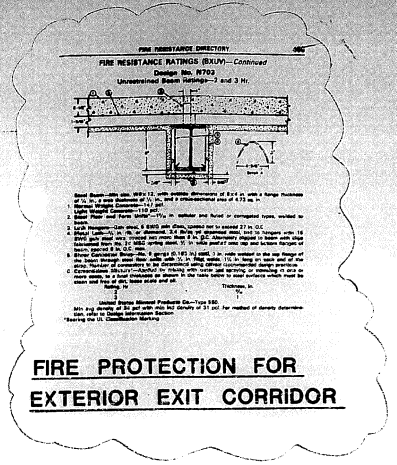
REMODELING FOR O'HARA'S PUB & JAZZ CAFE
1903 HOLLYWOOD BOULEVARD
HOLLYWOOD, FLORIDA

MS ARCHITECTS, INC.
ARCHITECTS, PLANNERS
700 EAST BROWARD BLVD., SUITE 202
FORT LAUDERDALE, FLORIDA 33301
(305) 463-3068
JOB NUMBER: 96-07-45

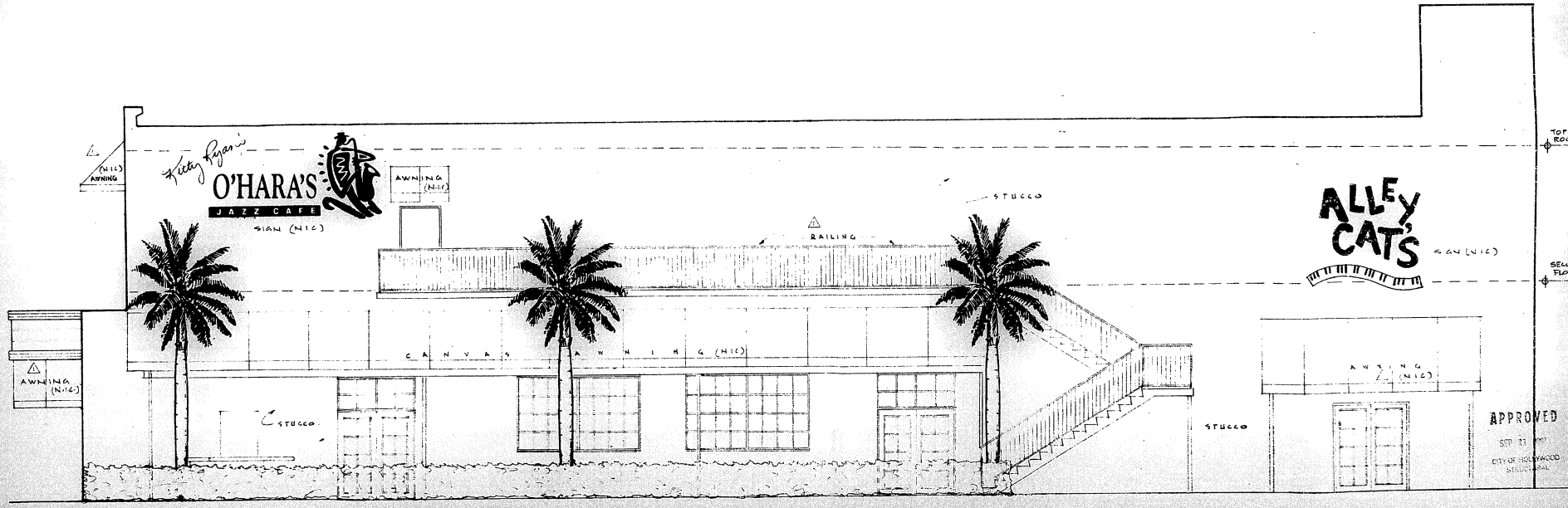
SHEET: A-6
OF: 7



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



FIRE PROTECTION FOR EXTERIOR EXIT CORRIDOR



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

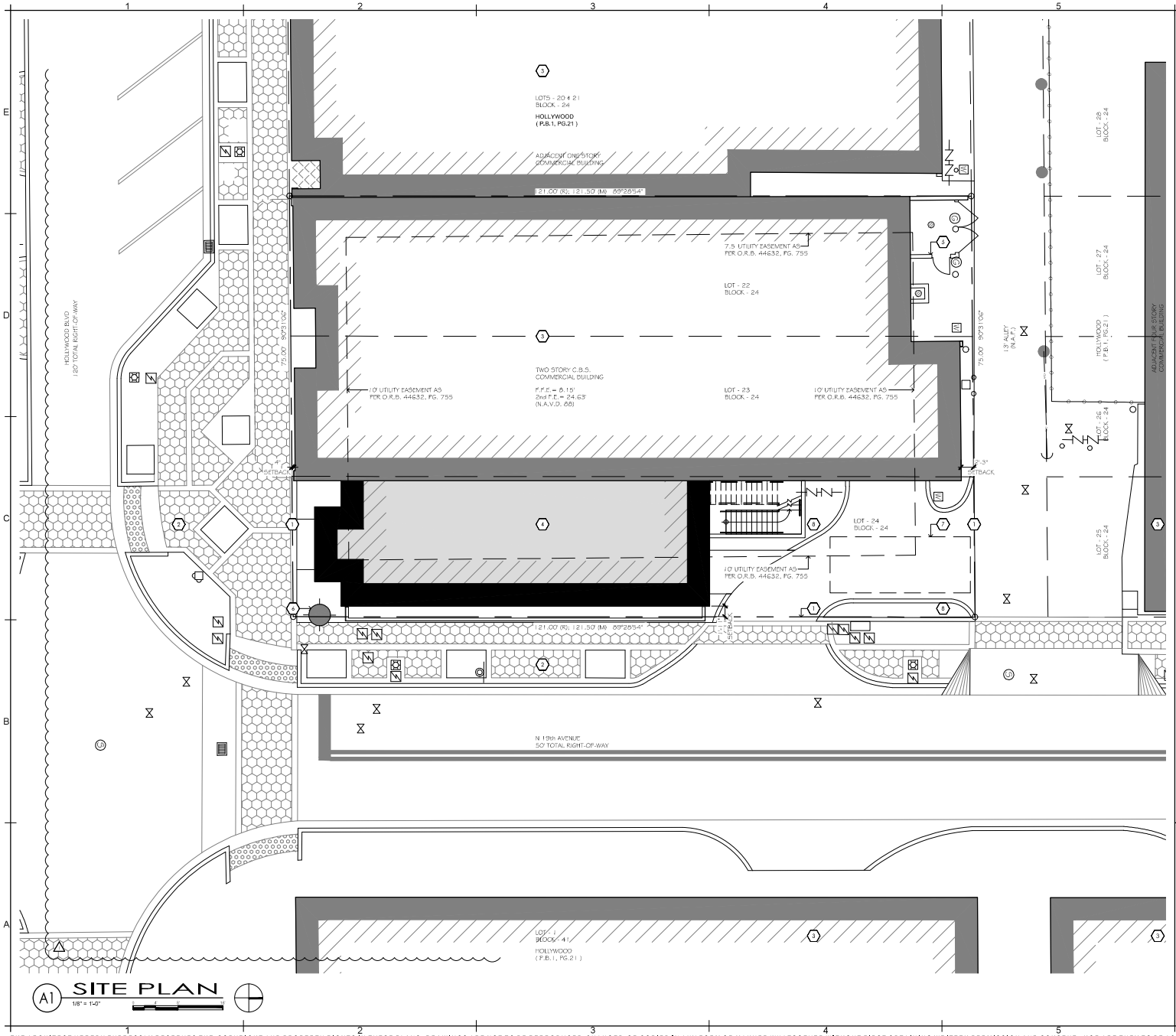
EXISTING ELEVATIONS (FOR YOUR REF.)

DATE	REVISIONS
6/6/97	
7/22/97	REMOVE WINDOW MUTTONS & DRC #5.6

REMODELING FOR O'HARA'S PUB & JAZZ CAFE
1903 HOLLYWOOD BOULEVARD
HOLLYWOOD, FLORIDA

MS ARCHITECTS, INC.
ARCHITECTS, PLANNERS
700 EAST BROWARD BLVD, SUITE 202
FORT LAUDERDALE, FLORIDA 33301
(305) 463-3068
JOB NUMBER: 9507-45

SHEET: A-7
OF: 7



A1 SITE PLAN
1/8" = 1'-0"

PROJECT DATA		
LAND USE CLASSIFICATION	ACTIVITY CENTER	
ZONING	RC-2	
SITE AREA	9,113 SQ. FT.	100%
SITE COVERAGE		
IMPERVIOUS AREA		
BUILDING COVERAGE	7,432 SQ. FT.	82%
PARKING, DRIVEWAYS & ROADWAY (TOTAL VEHICULAR USE AREA)	737 SQ. FT.	8%
WALKWAYS	529 SQ. FT.	7%
TOTAL IMPERVIOUS AREA	8,698 SQ. FT.	97%
PERVIOUS AREA (0% REQ.)		
LANDSCAPE AREA	315 SQ. FT.	3%
TOTAL PERVIOUS AREA	315 SQ. FT.	3%
BUILDING INFORMATION		
AREA CALCULATION		
EXISTING 1ST. FLOOR BUILDING AREA	5,707 SQ. FT.	
EXISTING 2ND. FLOOR BUILDING AREA	5,392 SQ. FT.	
EXISTING 1ST. FLOOR PATIO AREA	1,346 SQ. FT.	
EXISTING 2ND. FLOOR PATIO AREA	84 SQ. FT.	
EXISTING TOTAL BUILDING AREA	12,639 SQ. FT.	
PROPOSED 1ST. FLOOR BUILDING AREA	5,737 SQ. FT.	
PROPOSED 2ND. FLOOR BUILDING AREA	5,392 SQ. FT.	
PROPOSED 1ST. FLOOR PATIO AREA	1,783 SQ. FT.	
PROPOSED 2ND. FLOOR PATIO AREA	1,504 SQ. FT.	
PROPOSED TOTAL BUILDING AREA	14,416 SQ. FT.	
BUILDING FINISH ROOF HEIGHT	± 22'-0"	
FLOOR AREA RATIO CALCULATION		
14,416 SQ. FT. / 9,113 SQ. FT. =	58%	
PARKING DATA		
FOR THE PURPOSE OF PARKING CALCULATION, FLOOR GROSS AREA WAS USED AS DEFINED ON THE CITY OF HOLLYWOOD LDR, ARTICLE 7, SEC. 7.4		
PROPOSED USE	REQUIRED PARKING / LOADING	
RESTAURANT	60% TIMES THE GROSS FLOOR AREA OF BLDG., THEN 1 PER 60 SQ. FT. OF THE RESULTING FLOOR AREA	
TOTAL PARKING REQUIRED	0	
TOTAL PARKING PROVIDED	0	
TOTAL LOADING ZONE REQUIRED		
TOTAL LOADING ZONE PROVIDED		
BUILDING SETBACKS		
	REQUIRED	PROVIDED
FRONT	0'-0"	0'-4" (SOUTH)
REAR	0'-0"	2'-3" (NORTH)
SIDE	0'-0"	1'-11" (EAST)
SIDE	0'-0"	0'-0" (WEST)

SITE PLAN BOUNDARY INFORMATION, LEGAL DESCRIPTION AND EASEMENTS SHOWN HEREON, TAKEN FROM A SURVEY PREPARED BY JOHN IBARRA & ASSOC. INC., LAND SURVEYORS, DATED: 2/22/19

SITE GENERAL NOTES

A. THE PURPOSE OF THESE DRAWINGS IS TO CONVEY THE DESIGN INTENT ONLY. THEY ARE NOT TO BE USED TO OBTAIN BUILDING PERMITS OR FOR ACTUAL CONSTRUCTION OF THE PROJECT.

B. THE PROPOSED DESIGN SOLUTION MAY REQUIRE MODIFICATIONS DUE TO JOB SPECIFIC INFORMATION REGARDING GRADING, UTILITIES, EASEMENTS, SETBACKS, WATER RETENTION AND SITE ACCESS. ALL STRUCTURAL MODIFICATIONS MUST BE CAREFULLY ANALYZED BY A LICENSED STRUCTURAL ENGINEER AND MODIFIED / DESIGNED AS REQUIRED.

C. ADA COMPLIANT ACCESSIBLE ROUTE FROM PUBLIC RIGHT OF WAY IS PROVIDED AT ALL ENTRANCES TO BUILDING.

B6 SITE DATA

1. PROPERTY LINE (TYP.)
2. EXISTING R.O.W. SIDEWALK.
3. EXISTING BUILDING TO REMAIN.
4. NEW PATIO RENOVATION. SEE FLOOR PLAN.
5. EXISTING DUMPSTER ENCLOSURE TO REMAIN.
6. EXISTING FIRE HYDRANT TO REMAIN.
7. DENOTES 10' x 25' LOADING ZONE.
8. LANDSCAPE AREA (TYP.) SEE LANDSCAPE PLANS.

A6 SITE PLAN KEY NOTES

TWIN PEAKS
SITE & BLDG. IMPROVEMENTS
HOLLYWOOD, FLORIDA

barranco gonzalez • architecture • planning • interior design
1915 southeast 4th avenue fort lauderdale, fl 33316 phone: (954)961-7675 fax: (954)961-7685 mail@bgarchitecture.com ab # 26001020

STATE OF FLORIDA REGISTERED ARCHITECT AR18867

consultant

DESIGNED	DRAWN	CHECKED
CVG/RED	RED	CVG
DATE: 4/30/19		COMM: 190401

REVISIONS
SITE REVISIONS 6/12/19

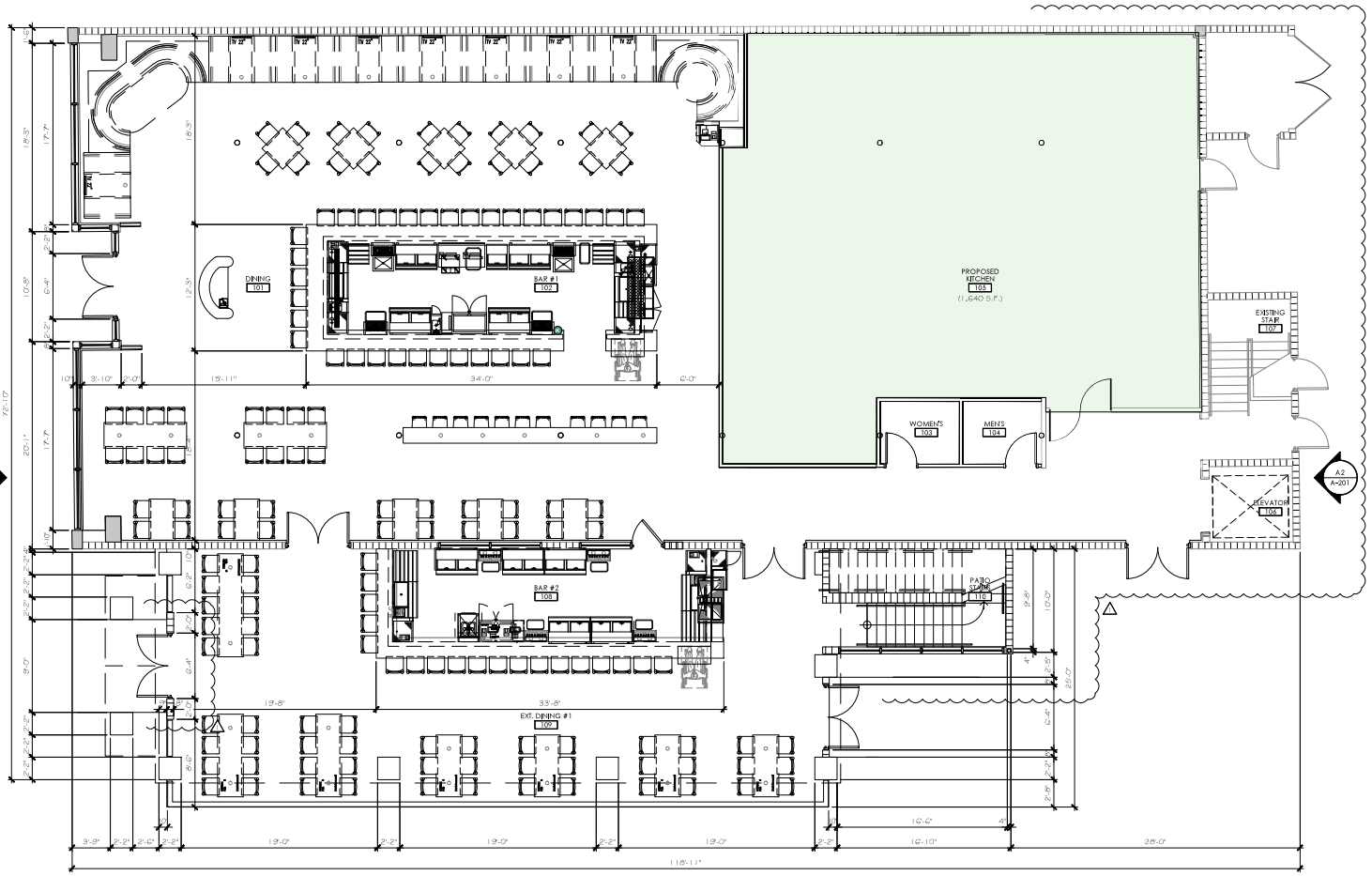
SITE PLAN

SITE PLAN APPROVAL

AS-101

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E1 NOT USED



A1 1ST. FLOOR PLAN
3/16" = 1'-0"

A6 NOT USED

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HOLLYWOOD, FLORIDA

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ab # 26001020

STATE OF FLORIDA
CARLOS V. GONZALEZ
AR18887
REGISTERED ARCHITECT

consultant

DESIGNED	DRAWN	CHECKED
CVG/RED	RED	CVG
DATE:		COMM:
4/30/19		190401

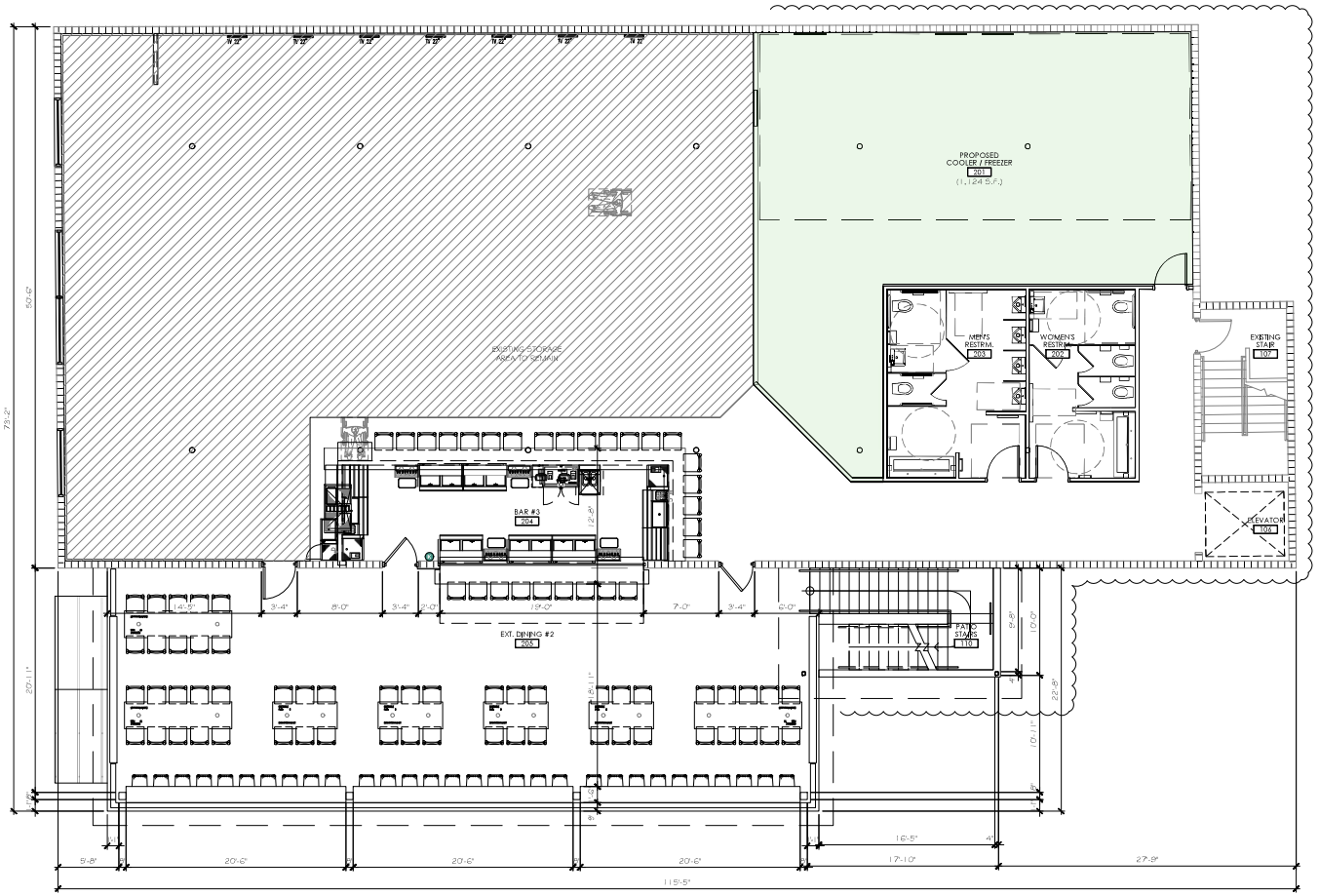
REVISIONS
△ SITE REVISIONS 6/12/19

1ST. FLOOR PLAN

SITE PLAN APPROVAL

A-101

E1 NOT USED



A1 2ND. FLOOR PLAN
3/16" = 1'-0"

A6 NOT USED

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TWIN PEAKS
SITE & BLDG. IMPROVEMENTS
HOLLYWOOD, FLORIDA

barranco gonzalez • architecture • planning • interior design
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ab # 26001020 as # 26001020

STATE OF FLORIDA
CERTIFICATE OF AUTHORIZATION
AR16867
REGISTERED ARCHITECT

consultant

DESIGNED	DRAWN	CHECKED
CVG/RED	RED	CVG
DATE:		COMM:
4/30/19		190401

REVISIONS
1 SITE REVISIONS 6/12/19

2ND. FLOOR PLAN

SITE PLAN APPROVAL

A-102



D1 STREET PROFILE ELEV. (HOLLYWOOD BLDV.)
1/8" = 1'-0"



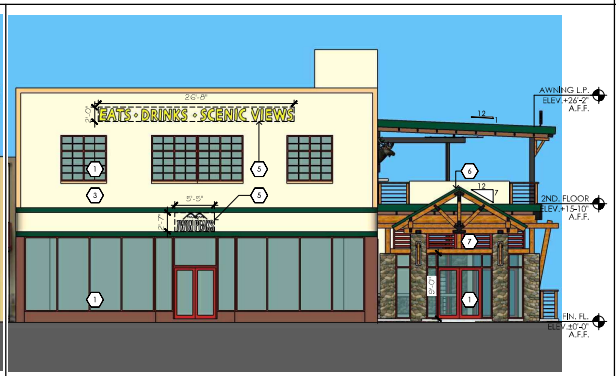
B2 EAST ELEVATION
1/8" = 1'-0"

1 ALUMINUM STORE FRONT SYSTEM, FACTORY APPLIED PAINTED FINISH AND LT. TINTED GLASS (TYP.) SEE MAT./FINISH SCHED.
2 SECTIONAL ALUMINUM & GLASS GARAGE DOOR. FACTORY APPLIED PAINTED FINISH AND LT. TINTED GLASS (TYP.) FINISH PDR-01.
3 SMOOTH STUCCO. PAINTED FINISH, SEE MAT./FINISH SCHED. & SECTIONS.
4 DECORATIVE STONE VENEER, ST-02. SEE MAT./FINISH SCHED.
5 FUTURE SIGN AREA. BY OTHERS, UNDER SEPARATE PERMIT. ALL SIGNAGE SHALL CONFORM TO ARTICLE 5 OF THE ZONING AND LAND DEVELOPMENT REGULATIONS.
6 STANDING SEAM PRE-FINISHED ROOFING SYSTEM, RNS-01. SEE MAT./FINISH SCHED., SECTIONS AND SPECIFICATIONS SHEETS.
7 DECORATIVE LOUVER W/ INSECT SCREEN. PAINTED FINISH PDR-01.
8 WOOD AND METAL RAILING.
9 METAL CANOPY. PAINTED FINISH, SEE MAT./FINISH SCHED.

C6 EXT. ELEV. KEY NOTES



A2 NORTH ELEVATION
1/8" = 1'-0"



A4 SOUTH ELEVATION
1/8" = 1'-0"

FINISH / MATERIAL SCHEDULE

#	DESCRIPTION	LEGEND	REMARKS
WS-04	CLEAR POLYURETHANE SEAL COAT		
ST-02	SYNTHETIC STONE SYSTEM - RIVER ROCK 'MATCHEZ' BY LONESTAR STONE SET IN SCRATCH COAT ON GALV METAL LATH OVER FELT.		SAR. SIDEWALLS, ENT. ACCENTS
PDR-01	POWDERCOAT-RAL 3002 CARMINE RED		EXT. ALUM. DOORS, STOREFRONT & WIN.
RNS-01	STANDING SEAM PRE-FINISHED ROOFING SYSTEM ON 30# FELT ON T&G PLYWOOD DECK. INSTALL PER FLORIDA APPROVAL FL-10471.2 R1, MTL-01 - BERRIDGE MANUFACTURING PREPAINTED Z-LOCK ROOF PANEL: HARTFORD GREEN - KYNAR 500 OR HYLOR 5000 FINISH.		ENTRY AND SERVICE YARD COVER
PT-01	SHERWIN WILLIAMS: SW 6134, NEBULE, FLAT		
PT-02	SHERWIN WILLIAMS: SW 0041 "DARD HUNTER GREEN, FLAT		
PT-03	SHERWIN WILLIAMS: SW 6104 "KAPPEE, FLAT		
PT-04	SHERWIN WILLIAMS: SW 8024, "VINTAGE GOLD", FLAT		
PT-05	SHERWIN WILLIAMS: SW 6258 "TRICORN BLACK, FLAT		
GL-02	IMPACT RESISTANT GLAZING, LT. TINTED, COLOR: GREEN.		

A6 FINISH MAT./ SCHED.
1/8" = 1'-0"

TWIN PEAKS
SITE & BLDG. IMPROVEMENTS
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STATE OF FLORIDA — REGISTERED ARCHITECT — AR19867
consultant

DESIGNED	DRAWN	CHECKED
CVG/RED	RED	CVG
DATE: 4/30/19		COMM: 190401

REVISIONS
△ SITE REVISIONS 6/12/19

ELEVATIONS

SITE PLAN APPROVAL

A-201

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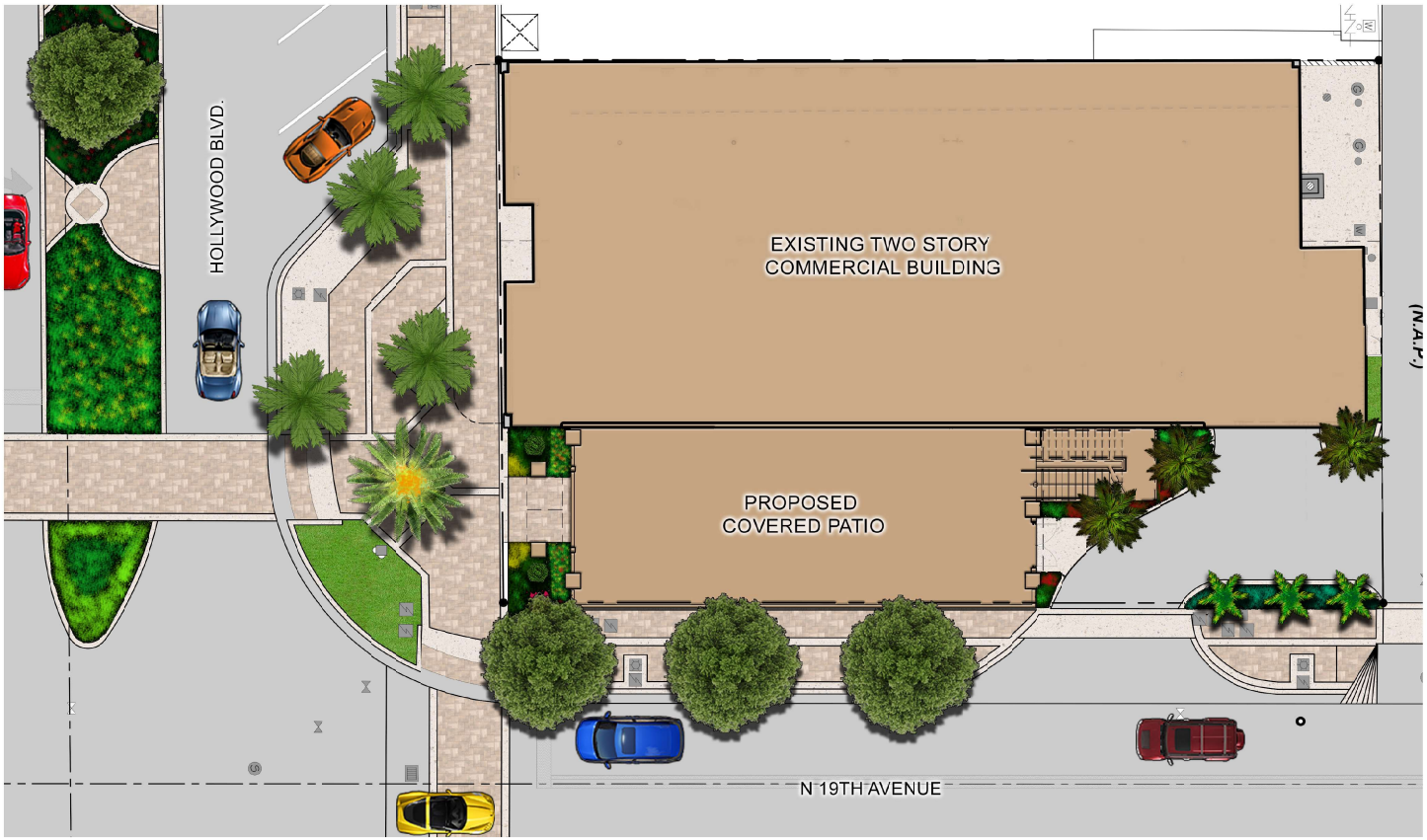


△ RFB REVISIONS
6 / 12 / 19

TWIN PEAKS HOLLYWOOD
SITE & BUILDING IMPROVEMENTS

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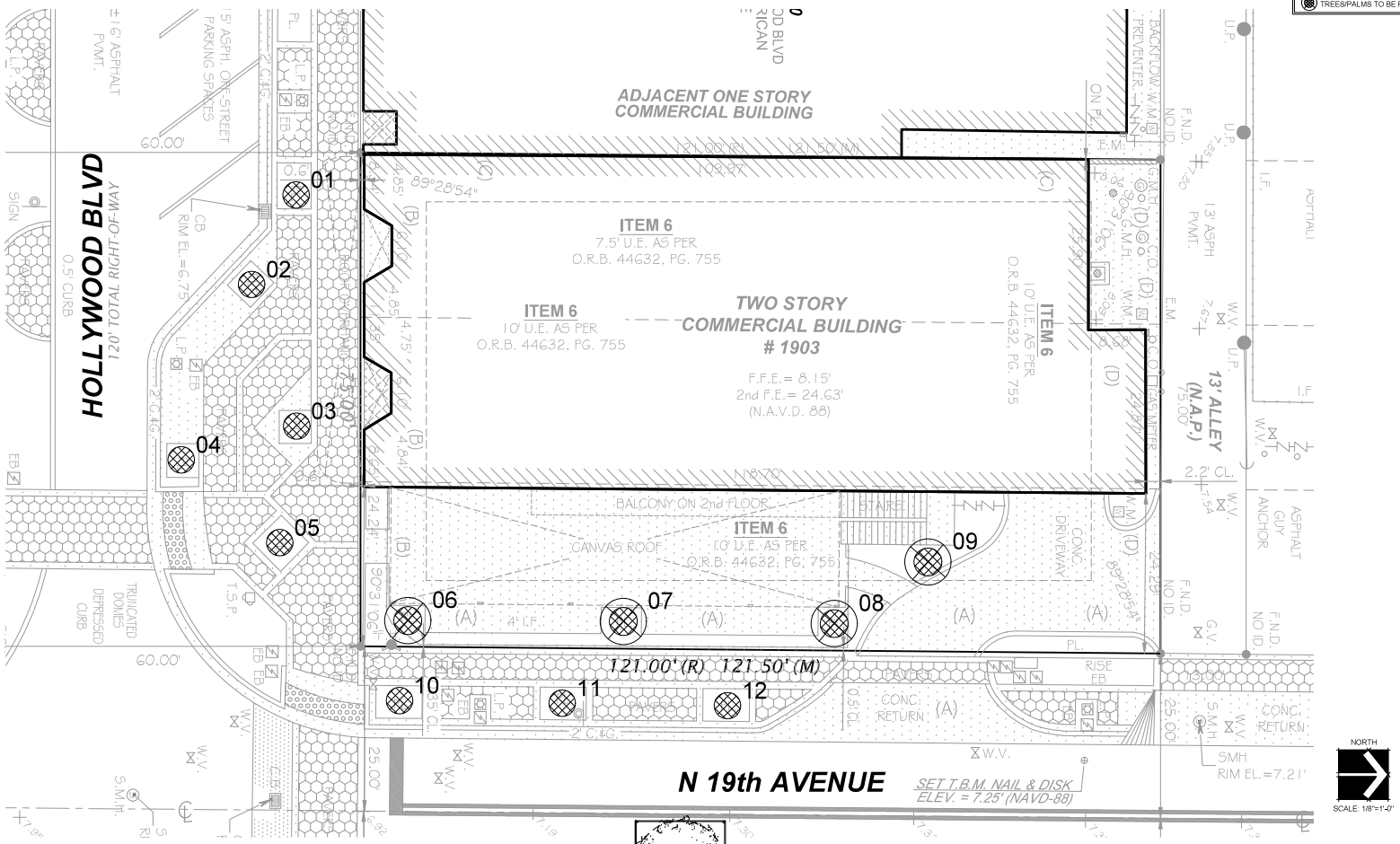
NORTH

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

Architectural Alliance Landscape

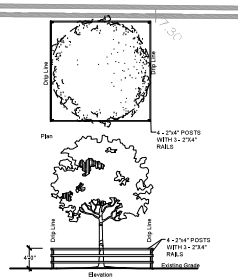
ILLUSTRATIVE SITE PLAN
TWIN PEAKS
HOLLYWOOD, FLORIDA

barranco gonzalez



Existing Tree Survey

KEY	BOTANTICAL NAME	COMMON NAME	CALIPER (INCHES)	HEIGHT (FEET)	WIDTH (FEET)	CONDITION	DISFOSITION	COMMENTS
1	Roystonea elata	Royal Palm	15	30	12	50%	Remain	
2	Roystonea elata	Royal Palm	20	28	12	60%	Remain	
3	Roystonea elata	Royal Palm	20	30	12	60%	Remain	
4	Roystonea elata	Royal Palm	18	30	15	60%	Remain	
5	Phoenix dactylifera	Date Palm	12	28	15	70%	Remain	
6	Roystonea elata	Royal Palm	18	30	12	50%	Remove	
7	Roystonea elata	Royal Palm	18	30	12	50%	Remove	
8	Roystonea elata	Royal Palm	18	30	12	50%	Remove	
9	Ptychosperma elegans	Solitaire Palm	3	22	4	50%	Remove	
10	Quercus virginiana	Southern Live Oak	26	24	22	45%	Remain	
11	Quercus virginiana	Southern Live Oak	28	24	22	45%	Remain	
12	Quercus virginiana	Southern Live Oak	26	24	22	45%	Remain	



Existing Tree(s) Protection Detail

NTS

811 KNOW WHAT'S BELOW ALWAYS CALL 811 BEFORE YOU DIG

TWIN PEAKS

SITE & BLDG. IMPROVEMENTS

HOLLYWOOD, FLORIDA

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DESIGNED	DRAWN	CHECKED
CVG/RED	RED	CVG
DATE:		COMM:
4/30/19		190401

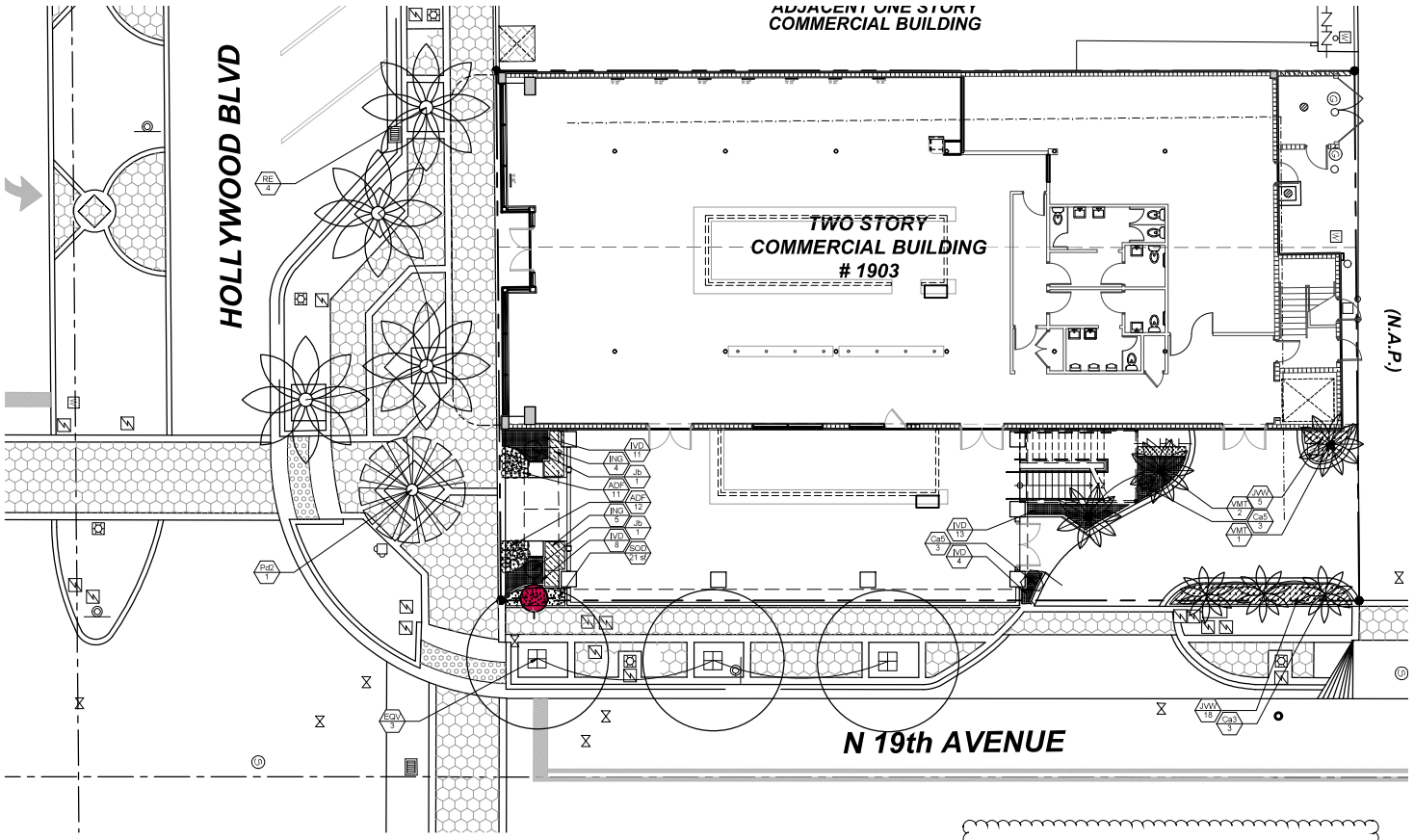
REVISIONS

LANDSCAPE PLAN

SCHEMATIC DESIGN

L-200

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CONTRACTOR TO FIELD ADJUST ACTUAL LOCATION OF THE PROPOSED TREE TO PREVENT DAMAGE TO EXISTING WATER METER AND WATER SERVICE LINE

TWIN PEAKS
SITE & BLDG. IMPROVEMENTS
HOLLYWOOD, FLORIDA
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ab # 26001020
consultant

DESIGNED	DRAWN	CHECKED
CVG/RED	RED	CVG
DATE:		COMM:
4/30/19		190401

REVISIONS

△ HPB REVISIONS 6/1 /2019

LANDSCAPE PLAN

SCHEMATIC DESIGN

L-210

811 KNOW WHAT'S BELOW ALWAYS CALL 811 BEFORE YOU DIG
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LANDSCAPE CALCULATIONS ZONING: CCB-3		
GROSS SITE AREA		
9075 SQUAREFEET		
BUILDING LAND COVERAGE	5,819 S.F.	
PATIO AND DRIVE AREA	1,830 S.F.	
LANDSCAPE AREA	1,426 S.F.	
	REQUIRED	PROVIDED
SECTION 2.4		
COMMERCIAL DISTRICTS		
PERIMETER LANDSCAPE		
(1) 2" CALIPER X 12' HT REEPER 50 LINEAR FEET OR PORTION THEREOF STREET FRONTAGE OF PROPERTY WHEREIN IMPROVEMENTS ARE PROPOSED		
HOLLYWOOD BLVD. 75L.F. / 50= 1.5	2 TREES	2 TREES
N. 19TH AVENUE 121 L.F. / 1.42=24	2 TREES	2 TREES
A 5' LANDSCAPE BUFFER WITHIN REQUIRED SETBACK AREAS WITH 1 TREE FOR EVERY 20 LF. OR REQUIRED BUFFER AREA		
1 TREE AND 15 SHRUBS IN REAR HALF OF PLOT	1 TREE	1 TREE
INTERIOR LANDSCAPE FOR VUA	N/A	N/A
OPEN SPACE		
ALL PERVIOUS AREAS MUST BE LANDSCAPED WITH GRASS, GROUND COVER AND OR SHRUBBERY MINIMUM 1 TREE PER 1,000 S.F. OF PERVIUS AREA OF PROPERTY 1426 S.F. / 1,000=1.42	1 TREE	1 TREE
STREET TREES		
(1) 2" CALIPER X 12' HT REEPER 50 LINEAR FEET OR PORTION THEREOF STREET FRONTAGE OF PROPERTY WHEREIN IMPROVEMENTS ARE PROPOSED		
HOLLYWOOD BLVD. 75L.F. / 50= 1.5	2 TREES	2 TREES
N. 19TH AVENUE 121 L.F. / 1.42=24	2 TREES	2 TREES
TOTAL TREES		
TOTAL TREES REQUIRED	10 TREES	10 TREES
MIN. 60% NATIVE (25 TOTAL TREES REQUIRED)	6 TREES	6 TREES
PERCENT OF PALMS-NO MORE THAN 50%	15 PALMS(5 TREES)	
PERCENT OF NATIVE SHRUBS 50%	10 SHRUBS	10+ SHRUBS

NOTE: ALL PALMS SHALL BE COUNTED AS 3:1 EXCEPT ROYAL PALMS AND DATE PALMS

PLANT SCHEDULE LANDSCAPE PLAN

TREES	QTY	BOTANICAL NAME	COMMON NAME	CONT	SIZE	NATIVE	DROUGHT		REMARKS
EQV	3	QUERCUS VIRGINIANA	SOUTHERN LIVE OAK	EXISTING		YES	HIGH		TO REMAIN
PALM TREES	QTY	BOTANICAL NAME	COMMON NAME	CONT	SIZE	NATIVE	DROUGHT		REMARKS
Ca3	3	CARPENTARIA ACUMINATA	CARPENTARIA PALM	FIELD GROWN / B & B	10'-12' OA, SINGLE	NO	HIGH		
Pd2	1	PHOENIX DACTYLIFERA	DATE PALM	EXISTING		NO	HIGH		
RE	4	ROYSTONEA ELATA	FLORIDA ROYAL PALM	EXISTING		YES	HIGH		TO REMAIN
VMT	3	VEITCHIA MONTGOMERYANA	MONTGOMERY PALM	FG/B&B	12-16' OA, TRIPLE TRUNK	NO	MEDIUM		
SHRUBS	QTY	BOTANICAL NAME	COMMON NAME	CONT	SIZE	NATIVE	DROUGHT		REMARKS
ADF	23	ASPARAGUS DENSIFLORUS 'MYERS'	MYERS ASPARAGUS	3 GAL	18"X18"	NO	HIGH		
Ca5	6	CORDYLINE FRUTICOSA 'AUNTIE LOU'	TI PLANT	3 GAL	24" HT, X 24" SPD.	NO	HIGH		
Jb	2	JUNIPERUS CHINENSIS 'BLUE VASE'	BLUE VASE JUNIPER	25 GAL	5-6' CONE	NO	HIGH		
SHRUB AREAS	QTY	BOTANICAL NAME	COMMON NAME	CONT	SIZE	NATIVE	SDROUGHT	SPACING	REMARKS
IVD	49	ILEX VOMITORIA 'STOKES DWARF'	DWARF YAUPON HOLLY	3 GAL,,	14" HT X 16" SPR	YES	HIGH	18" o.c.	
ING	9	IXORA COCCINEA 'NORA GRANT'	RED IXORA	3 GAL,,	20" HT X 20" SPR	NO	HIGH	24" o.c.	
JVW	23	JASMINUM VOLUBILE	WAX JASMINE	3 GAL,,	20" HT X 20" SPR	NO	MEDIUM	24" o.c.	
PMP	3	PODOCARPUS MACROPHYLLUS,	PODOCARPUS	5 GAL,	24"HT X 24"SPR	NO	MEDIUM	24" o.c.	
SOD/SEED	QTY	BOTANICAL NAME	COMMON NAME	CONT	SIZE	NATIVE	DROUGHT	SPACING	REMARKS
SOD	21 SF	STENOTAPHRUM SECUNDATUM 'FLORITAM'	'FLORITAM' ST. AUGUSTINE SOD	SOD					

TREE MITIGATION

4 PALMS WILL BEREMOVED REMOVED. PALMS TO BE MITIGATED AS 1:1. PLEASE SEE BREAK DOWN OF REPLACEMENT AS FOLLOWS:

1 VEITCHIA AND 1 CARPENTERIA PALMS PROPOSED TO MITIGATE THE 4 PALMS REMOVED

NOTES:

GENERAL PLANTING REQUIREMENTS

All sizes shown for plant material on the plans are to be considered Minimum. All plant material must meet or exceed these minimum requirements for both height and spread including trunk diameter in DBH (for SL Trees only). Any other requirements for specific shape or effect as noted on the plan(s) will also be required for final acceptance.

All plant material furnished by the landscape contractor shall be Florida #1 or better as established by "Grades and Standards for Florida Nursery Plants" and "Grades and Standards for Florida Nursery Trees". All material shall be installed as per CSI specifications.

All plant material as included herein shall be warrantied by the landscape contractor for a minimum period as follows: All trees and palms for 12 months, all shrubs, vines, groundcovers and miscellaneous planting materials for 90 days, and all lawn areas for 60 days after final acceptance by the owner or owner's representative.

All plant material shall be planted in planting soil that is delivered to the site in a clean loose and friable condition. All soil shall have a well drained characteristic. Soil must be free of all rocks, sticks, and objectionable material including weeds and weed seeds as per CSI specifications.

Twelve inches (12") of planting soil 50/50 sand/topsoil mix is required around and beneath the root ball of all trees and palms, and 1 cubic yard per 50 bedding or groundcover plants.

All landscape areas shall be covered with Eucalyptus or sterilized seed free Melaleuca mulch to a minimum depth of three inches (3") of cover when settled. A four-inch clear space must be left for air between plant bases and the mulch. Cypress bark mulch shall not be used.

All plant material shall be thoroughly watered in at the time of planting; no dry planting permitted. All plant materials shall be planted such that the top of the plant ball is flush with the surrounding grade.

All landscape and lawn areas shall be irrigated by a fully automatic sprinkler system adjusted to provide 100% coverage of all landscape areas. All heads shall be adjusted to 100% overlap as per manufacturers specifications and performance standards utilizing a rust free water source. Each system shall be installed with a rain sensor.

It is the sole responsibility of the landscape contractor to insure that all new plantings receive adequate water during the installation and during all plant warranty periods. 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 as a part of this contract.

All plant material shall be installed with fertilizer, which shall be State approved as a complete fertilizer containing the required minimum of trace elements in addition to N-P-K, of which 50% of the nitrogen shall be derived from an organic source as per CSI specifications.

Contractors are responsible for coordinating with the owners and appropriate public agencies to assist in locating and verifying all underground utilities prior to excavation.

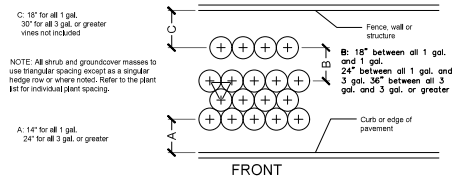
All ideas, designs and plans indicated or represented by this drawing are owned by and are the exclusive property of Architectural Alliance.

The plan takes precedence over the plant list.

SPECIAL INSTRUCTIONS

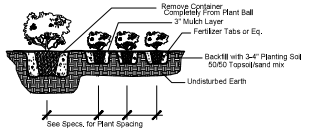
General site and berm grading to +/- 1 inch (1") shall be provided by the general contractor. All finished site grading and final decorative berm shaping shall be provided by the landscape contractor.

All sod areas as indicated on the planting plan shall receive Stenotaphrum secundatum, St. Augustine 'Palmetto' solid sod. It shall be the responsibility of the landscape contractor to include in the bid, the repair of any sod which may be damaged from the landscape installation operations.



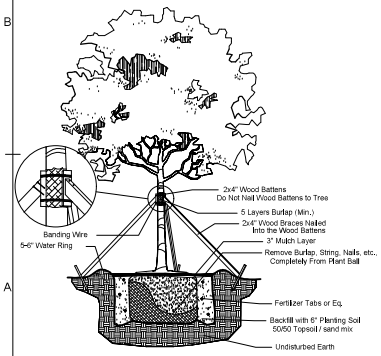
Typical Plant Spacing

NTS



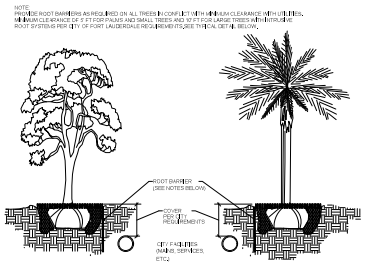
Shrub & Ground Cover Planting Detail

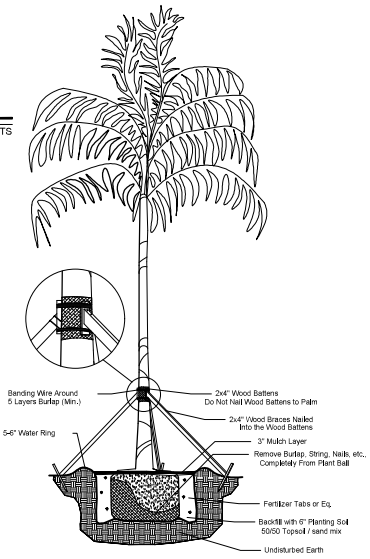
NTS



Large Tree Planting Detail

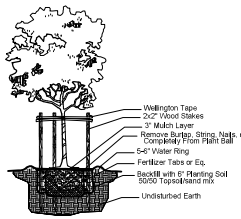
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Palm Planting Detail

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Small Tree Planting Detail

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811 KNOW WHAT'S BELOW. ALWAYS CALL 811 BEFORE YOU DIG.

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CVG/RED	RED	CVG
DATE: 4/30/19		COMM: 190401

REVISIONS

LANDSCAPE DETAILS

SCHEMATIC DESIGN

L-220

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