

ATTACHMENT A
Application Package



CITY OF
DEVELOPMENT SERVICES
PLANNING DIVISION

GENERAL APPLICATION

APPLICATION DATE: _____

2600 Hollywood Blvd

Room 315

Hollywood, FL 33022

Tel: (954) 921-3471

Email: Development@
Hollywoodfl.org

SUBMISSION REQUIREMENTS:

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

NOTE:

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

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

APPLICATION TYPE (CHECK ALL THAT APPLIES):

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

PROPERTY INFORMATION

Location Address: _____

Lot(s): _____ Block(s): _____ Subdivision: _____

Folio Number(s): _____

Zoning Classification: _____ Land Use Classification: _____

Existing Property Use: _____ Sq Ft/Number of Units: _____

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

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

DEVELOPMENT PROPOSAL

Explanation of Request: _____

Phased Project: Yes No Number of Phases:

Project	Proposal
Units/rooms (# of units)	# UNITS: <input type="text"/> #Rooms <input type="text"/>
Proposed Non-Residential Uses	<input type="text"/> S.F.)
Open Space (% and SQ.FT.)	Required %: <input type="text"/> (Area: <input type="text"/> S.F.)
Parking (# of spaces)	PARK. SPACES: (# <input type="text"/>)
Height (# of stories)	(# STORIES) <input type="text"/> (<input type="text"/> FT.)
Gross Floor Area (SQ. FT)	Lot(s) Gross Area (<input type="text"/> FT.)

Name of Current Property Owner: _____

Address of Property Owner: _____

Telephone: _____ Email Address: _____

Applicant _____ Consultant Representative Tenant

Address: _____ Telephone: _____

Email Address: _____

Email Address #2: _____

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

If Yes, Attach Copy of the Contract.

Noticing Agent (FTAC & Board submissions only) : _____

E-mail Address: _____

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: *Mirabelle Batista* Date: _____

PRINT NAME: _____ Date: _____

Signature of Consultant/Representative: *Pyermo Buss Nunes* Date: _____

PRINT NAME: _____ Date: _____

Signature of Tenant: _____ Date: _____

PRINT NAME: _____ Date: _____

Current Owner Power of Attorney

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

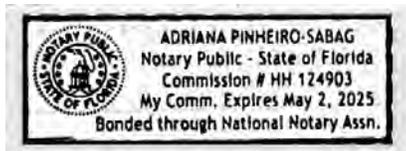


Sworn to and subscribed before me this _____ day of _____



Adriana Sabag

Notary Public
 State of Florida



 Signature of Current Owner

 Print Name

My Commission Expires: 05/02/2025 (Check One) Personally known to me; OR Produced Identification _____

**CITY OF HOLLYWOOD
HISTORIC PRESERVATION BOARD**

RESOLUTION NO. 22-C-39a

A RESOLUTION OF THE HISTORIC PRESERVATION BOARD OF THE CITY OF HOLLYWOOD, FLORIDA APPROVING A CERTIFICATE OF APPROPRIATENESS FOR DESIGN FOR A SINGLE-FAMILY HOME LOCATED AT 914 SOUTH SOUTHLAKE DRIVE IN THE LAKES AREA HISTORIC MULTIPLE RESOURCE LISTING 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 5.5.F.1 of the City of Hollywood Zoning and Land Development Regulations; and

WHEREAS, Balada Eventos E Producoes LLC (the "Applicant") requested a Certificate of Appropriateness for Design for exterior alterations to an existing single family home located at 914 South Southlake Drive, as more particularly described in the attached Exhibit "A" incorporated herein by reference; and

WHEREAS, the Board held an advertised public hearing on September, 10, 2024 to consider the Applicant's request; and

WHEREAS, the Board reviewed the Applicant's request for a Certificate of Appropriateness for Design for alterations to a single family home, 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.

WHEREAS, after consideration of the criteria listed in Section 5.5.F.1 the Board found the design to be acceptable.

A RESOLUTION OF THE HISTORIC PRESERVATION BOARD OF THE CITY OF HOLLYWOOD, FLORIDA APPROVING A CERTIFICATE OF APPROPRIATENESS FOR DESIGN FOR A SINGLE-FAMILY HOME LOCATED AT 914 SOUTH SOUTHLAKE DRIVE IN THE LAKES AREA HISTORIC MULTIPLE RESOURCE LISTING DISTRICT AS MORE SPECIFICALLY DESCRIBED IN THE ATTACHED EXHIBIT "A" PURSUANT TO PROVISIONS OF THE CITY OF HOLLYWOOD ZONING AND LAND DEVELOPMENT REGULATIONS.

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 reviewed by the Board.

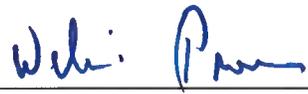
Section 3: That the Department of Development Services - Division of Planning and Urban Design is hereby directed to forward a copy of this Resolution to the Applicant and the owner of the property with respect to which the request was made. This Resolution will be delivered to the City Clerk to be recorded 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 10TH DAY OF SEPTEMBER, 2024.

RENDERED THIS _____ DAY OF _____, 2024.



TERRY CANTRELL,
BOARD CHAIR



WILLIAM TREECE,
SECRETARY

APPROVED AS TO FORM:



KIM N. PHAN
BOARD ATTORNEY

EXHIBIT "A"
LEGAL DESCRIPTION

914 S. Southlake Drive

All the portion of the 15 foot alley lying West of and adjacent to Lots 17 and 18, Block 59, Hollywood Lakes Section, according to the plat thereof, as recorded in Plat Book 1, Page 32, of the Public Records of Broward County, Florida, bounded on the South by the South line of said Lot 17, extended Westerly to the East line of Lot 19, in said Block 59, and bounded on the North by the North line of said Lot 18 extended Westerly to the East line of said Lot 19, AND

Lots 17 and 18, Block 59, Hollywood Lakes Section, a subdivision, according to the plat thereof, recorded in Plat Book 1, Page 32, of the Public Records of Broward County, Florida, AND

All that parcel of land described and bounded as follows:

Being a part of 13th Avenue (now South 9th Avenue) and a part of Block 77 (sometimes known as a parkway around South Lake), according to the plat of Hollywood Lakes Section, recorded in Plat Book 1, Page 32, of the Public Records of Broward County, Florida; Beginning at a point where the line between Blocks 76 and 77 is intersected by a projection in an Easterly direction of the Northerly line of Lot 18 in Block 59, of said Hollywood Lakes Section; thence, from said Point of Beginning run Southerly along said boundary line between Block 76 and 77 to a point where the same is intersected by the projection in an Easterly direction of the South line Lot 17 in Block 59, of said Hollywood Lakes Section; thence Westerly along said projection of the South line of said Lot 17 in Block 59 to the point where the same intersects the dividing line between the Westerly side of South 13th Avenue (now abandoned) and the Easterly side of said Lot 17 in Block 59; thence Northerly along said dividing line between the Westerly side of said 13th Avenue and the Easterly side of Lots 17 and 18 in Block 59 of said Hollywood Lakes Section to the point where said dividing line is intersected by the projection in an Easterly direction of the North line of Lot 18 in Block 59 of said Hollywood Lakes Section; thence Easterly along said projection of the North line of said Lot 18 in Block 59 of said Hollywood Lakes Section of the Point of Beginning;

TOGETHER WITH (as described in Deed from the City of Hollywood recorded in Official Records Book 134, Page 124, of the Public Records of Broward County, Florida):

Lot 220 feet by 127.6 feet in Block 77, Hollywood Lakes Section, located at the dead end of 9th Avenue, North of S. South Lake Drive, bounded on the South by the prolongation of North property line of Lot 18, Block 59, Hollywood Lakes Section, on the West by the prolongation of the East boundary line of Lot 19, Block 59, Hollywood Lakes Section, and on the North and East by South Lake known as Block 76, Hollywood Lakes Section, according to the plat thereof, recorded in Plat Book 1, Page 32, of the Public Records of Broward County, Florida; ALSO KNOWN AS beginning at a point where the line between Blocks 76 and 77 is intersected by a projection in an Easterly direction of the Northerly line of Lot 18, Block 59, of said Hollywood Lakes Section; thence from said place of beginning Northerly, and thence Westerly along said boundary line between Block 76 and 77 to a point where the same is intersected by the projection in a Northerly direction of the East line of Lot 19, Block 59; thence Southerly along said projection of the East line of Lot 19, Block 59, to the Northeast corner of said Lot 19, Block 59; thence Easterly to the Northwest corner of Lot 18, Block 59; thence Easterly along the Northerly line of said Lot 18, Block 59, and continuing Easterly along a projection of said Northerly line of Lot 18, Block 59, to the point of beginning, according to the plat of Hollywood Lakes Section recorded in Plat Book 1, Page 32, of the Public Records of Broward County.

FLOOD CRITERIA LEGEND

FEMA FLOOD ZONE:	AE	LOWEST ADJACENT GRADE:	EL +0.66' NAVD
CURRENT FIRM PANEL (2014):	12011C0588H	HIGHEST ADJACENT GRADE:	EL +5.51' NAVD
PROPOSED FEMA PANEL: (EFFECTIVE JULY 31, 2024)	12011C0588J	HIGHEST CROWN OF ROAD:	EL +1.95' NAVD
FEMA PROPOSED BFE:	EL +8.00' NAVD		
DESIGN FLOOD ELEVATION:	EL +9.00' NAVD		

EXISTING FINISHED FIRST FLOOR ELEVATION: EL +7.05' NAVD
PROPOSED FINISHED FIRST FLOOR ELEVATION: EL +9.00' NAVD

EXISTING GARAGE FIRST FLOOR ELEVATION: EL +4.50' NAVD
PROPOSED GARAGE FIRST FLOOR ELEVATION: EL +5.50' NAVD

LOWEST ELEVATION OF EQUIPMENT PADS: EL +9.00' NAVD

LOT COVERAGE

LOT AREA	EXISTING	ADDITION	REMOVED	TOTAL PROPOSED	ALLOWED
LOT AREA	48,650 SF	-	-	48,650 SF	-
BUILDING COVERAGE AREA	5,789 SF	+ 3,836 SF	- 0 SF	9,625 SF	-
IMPERVIOUS SURFACE AREA	20,905 SF	+ 8,425 SF	- 10,242 SF	19,088 SF	-
IMPERVIOUS AREA	26,694 SF	+ 12,261 SF	- 10,242 SF	28,713 SF	29,190 SF MAX
	54.8%	+ 25.2%	- 21.0%	59.0%	60% MAX

BUILDING FLOOR AREA

EXISTING	SPACE	FIRST FLOOR	SECOND FLOOR	TOTALS
A/C FLOOR AREA	4,648 SF	3,111 SF	7,759 SF	
GARAGE	627 SF	N/A	627 SF	
COVERED TERRACE - PORCH	930 SF	91 SF	1,021 SF	
UNCOVERED TERRACE - PORCH	924 SF	780 SF	1,704 SF	
GROSS FLOOR AREA	7,129	3,982 SF	11,111 SF	

PROPOSED	SPACE	FIRST FLOOR	SECOND FLOOR	TOTALS
A/C FLOOR AREA	8,338 SF	5,532 SF	13,870 SF	
GARAGE	551 SF	N/A	551 SF	
COVERED TERRACE - PORCH	1,114 SF	N/A	1,114 SF	
UNCOVERED TERRACE - PORCH	932 SF	2,352 SF	3,284 SF	
GROSS FLOOR AREA	10,935 SF	7,884 SF	18,819 SF	

BUILDING HEIGHT

BASE FLOOD ELEVATION (EFFECTIVE JULY 31, 2024): EL +8' NAVD

PROPOSED FINISHED FIRST FLOOR ELEVATION: EL +9' NAVD

MAX BUILDING HEIGHT ALLOWED (2) STORIES (FROM BFE): 30 FT
 (THE HEIGHT IS DETERMINED AS THE VERTICAL DISTANCE FROM THE ESTABLISHED GRADE OF THE PLOT UPON WHICH A BUILDING IS LOCATED TO THE HIGHEST POINT OF THE ROOF SURFACE FOR A FLAT ROOF)

MAX BUILDING HEIGHT ALLOWED: EL +38.00' NAVD

PROPOSED BUILDING HEIGHT (2 STORIES): 27'-6" (FROM BFE) / EL +35.50' NAVD

BUILDING SETBACKS

FRONT:	25' - 0"	PROPOSED:	40' - 0" (SOUTH)
SIDE/INTERIOR:	50' - 0" FOR BOTH SIDES	PROPOSED:	31' - 2" (WEST)
REAR (OR LAKESIDE):	25' - 0"	PROPOSED:	28' - 1" (NORTH) & 26' - 4" (EAST)

ADDITIONAL SETBACKS

POOL:	MIN 6' - 0" FROM REAR/SIDE PROPERTY LINE
WALKWAYS:	MIN 3' - 0" FROM PROPERTY LINE
DRIVEWAYS:	MIN 3' - 0" FROM PROPERTY LINE

PARKING

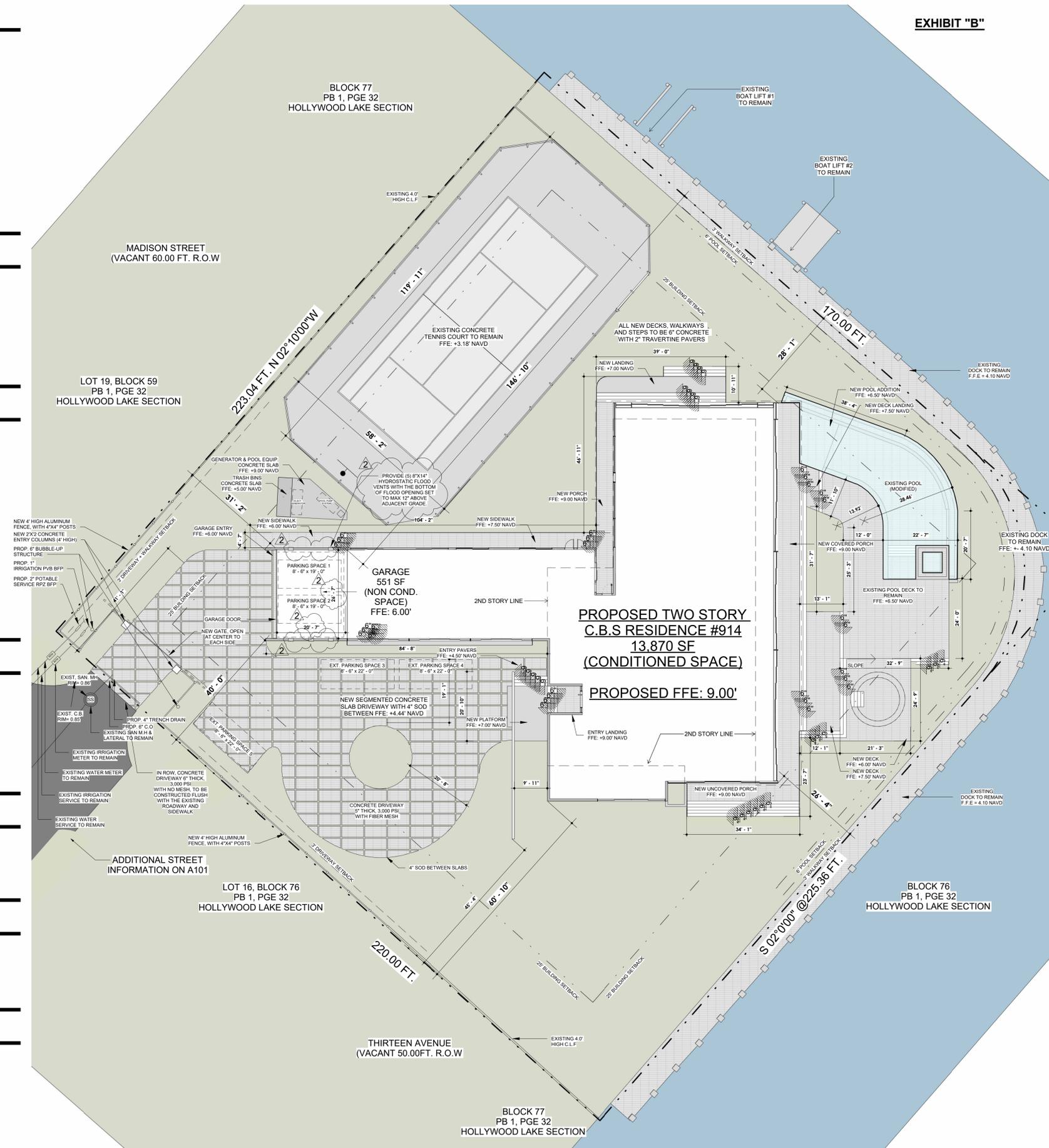
PARKING REQUIRED: 2 PER 2000 SF, THEN 1 PER 500 SF (MAXIMUM 5 SPACES)
PARKING PROVIDED: 5 SPACES

GARAGE

TWO CAR SPACE GARAGE MIN REQUIREMENTS: 21' - 0" WIDE BY 19' - 0" LONG.
TWO CAR SPACE GARAGE PROVIDED: 26' - 7" WIDE BY 21' - 1" LONG.

GARAGE SETBACKS:

FRONT:	25' - 0"	PROPOSED:	40' - 0" (SOUTH)
SIDE/INTERIOR:	50' - 0" FOR BOTH SIDES	PROPOSED:	31' - 2" (WEST)
REAR (OR LAKESIDE):	20' - 0"	PROPOSED:	146' - 10" (NORTH)



Site Plan
 ESC: 1/16" = 1'-0"

1. REFER TO LANDSCAPE DRAWINGS FOR ADDITIONAL SITE INFORMATION AND CALCULATIONS.
2. ALL CONSTRUCTION MATERIALS BELOW EL. +9.00' NAVD TO BE CONCRETE OR BLOCK.
3. CONTRACTOR TO ASSESS SITE CONDITIONS AND PREPARE FINAL GRADING PLAN SO THAT ALL WATER SHALL BE RETAINED WITHIN THE PROPERTY LINES.

914 Southlake Residence

914 S Southlake Drive
 Hollywood, FL 33019

Eneida Pinon PLLC
 Architecture and Design

9099 NW 165th Terrace Tel 305.331.7759
 Miami Lakes, FL 33018
 USA

Date	Description
07/09/24	HPB
07/31/24	HPB COMMENTS
08/13/24	HPB COMMENTS

Seal / Signature

NOT FOR CONSTRUCTION

Project Name
914 Southlake Residence
 Project Number
24008
 Description
Site Plan

Scale
 As indicated

A100.

DRAWING NO. _____ OF _____

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MATERIALS AND PROFILES

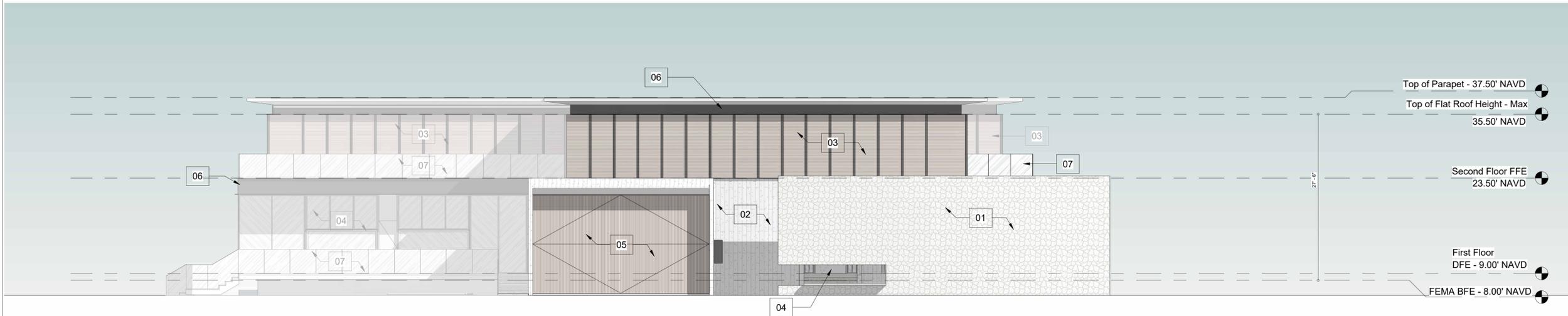
01	NATURAL ROUND EXTERIOR VENEER STONE
02	EXTERIOR STAMPED CONCRETE FINISH (WOOD PLANK STAMP)
03	IMPACT RATED ALUMINUM SLAT SYSTEM WITH FAUX WOOD FINISH (NEWTECHWOOD ALLUSIONS ALUMINUM SLAT SYSTEM OR SIMILAR)
04	IMPACT RATED GLASS DOOR (EURO-WALL OR SIMILAR)
05	IMPACT RATED GARAGE DOOR WITH WOOD SLAT CLADDING (RENLITA DOOR OR SIMILAR WITH NEWTECHWOOD CLADDING)
06	EXTERIOR WALL WITH STUCCO - BLACK FINISH
07	IMPACT RATED GLASS PANEL GUARD RAIL

914 Southlake Residence

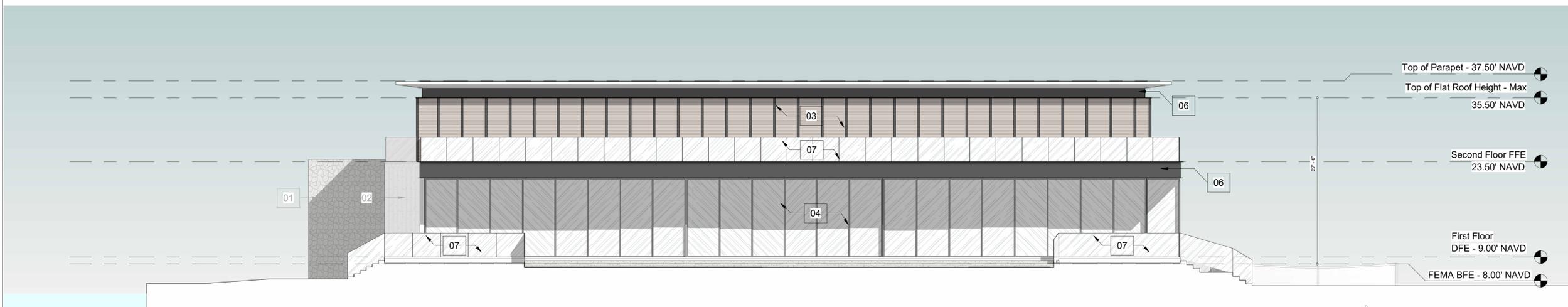
914 S Southlake Drive
Hollywood, FL 33019

Eneida Pinon PLLC
Architecture and Design

9099 NW 165th Terrace Tel 305.331.7759
Miami Lakes, FL 33018
USA



Front (West) Elevation
ESC: 1/8" = 1'-0"



Rear (East) Elevation
ESC: 1/8" = 1'-0"

Date	Description
07/09/24	HPB
1 07/31/24	HPB COMMENTS

Seal / Signature

NOT FOR CONSTRUCTION

Project Name
914 Southlake Residence
Project Number
24008

Description
Front - Rear Elevation

Scale
As indicated

A301.

DRAWING NO. ____ OF ____

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MATERIALS AND PROFILES

01	NATURAL ROUND EXTERIOR VENEER STONE
02	EXTERIOR STAMPED CONCRETE FINISH (WOOD PLANK STAMP)
03	IMPACT RATED ALUMINUM SLAT SYSTEM WITH FAUX WOOD FINISH (NEWTECHWOOD ALLUSIONS ALUMINUM SLAT SYSTEM OR SIMILAR)
04	IMPACT RATED GLASS DOOR (EURO-WALL OR SIMILAR)
05	IMPACT RATED GARAGE DOOR WITH WOOD SLAT CLADDING (RENLITA DOOR OR SIMILAR WITH NEWTECHWOOD CLADDING)
06	EXTERIOR WALL WITH STUCCO - BLACK FINISH
07	IMPACT RATED GLASS PANEL GUARD RAIL

914 Southlake Residence

914 S Southlake Drive
Hollywood, FL 33019

Eneida Pinon PLLC
Architecture and Design

9099 NW 165th Terrace Tel 305.331.7759
Miami Lakes, FL 33018
USA

△ Date	Description
07/09/24	HPB
1 07/31/24	HPB COMMENTS

Seal / Signature

NOT FOR CONSTRUCTION

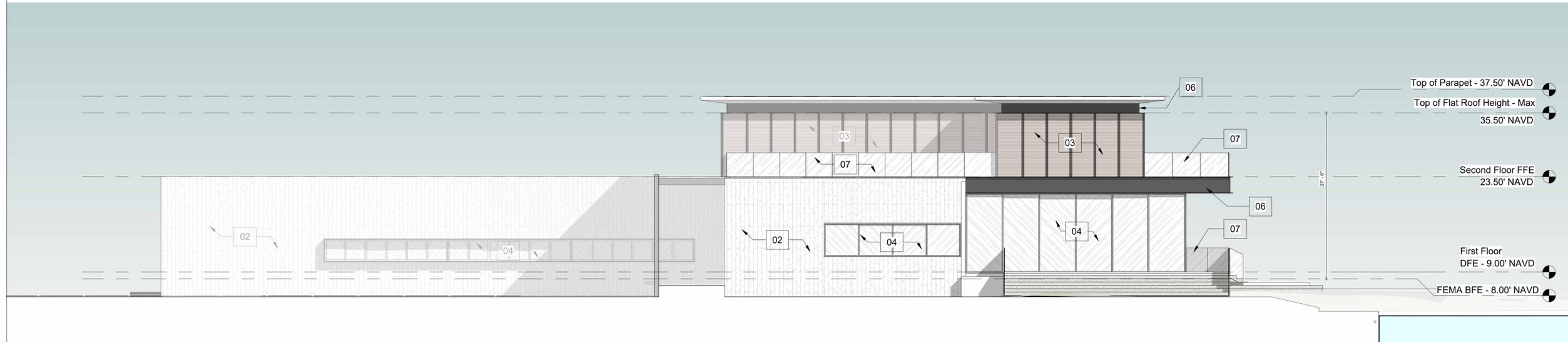
Project Name
914 Southlake Residence
Project Number
24008
Description
Sides - Elevation

Scale
As indicated

A302.

DRAWING NO. ____ OF ____

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Side (South) Elevation
ESC: 1/8" = 1'-0"



Side (North) Elevation
ESC: 1/8" = 1'-0"

SURROUNDING PROPERTIES



918 S. Southlake Drive (south)



922 S. Southlake Drive (south)



900 S. Southlake Drive (southwest)



919 S. Southlake Drive (west)

SUBJECT PROPERTY



October 31, 2024

Attn: City of Hollywood - Building Division - Historic Preservation Board
2600 Hollywood Boulevard
Hollywood, Florida 33020

Re: **HISTORIC PRESERVATION BOARD SUBMISSION - LAYOUT #2**
914 S Southlake Dr
Hollywood, FL 33019
For a Two-Story Residence Exterior / Interior Renovation and Additions

CERTIFICATE OF APPROPRIATENESS FOR DESIGN CRITERIA

1. INTEGRITY OF LOCATION

This project resides in the Hollywood Historic Lakes neighborhood, south of Hollywood Boulevard. The existing 1994 building sits on a waterfront lot with water on two sides of the property. The proposed design conforms with the RS-9 Zoning requirements and the HPB recommendations.

2. DESIGN

- Aesthetic: As the building was built in 1994, the existing building style is not one of the typical homes that would provide significant contribution to the Historic District in this area. The proposed design will provide a similar mass composition compared to the existing building, but will refresh the site with a newer, more contemporary appeal, quite similar to other residences around the neighborhood.
- Height: The proposed remodel design is built around the existing building structure, a mix of one and two stories that compose the main residence. There will be a two-story addition to the existing structure on the northwest side of the building, as well as a second-story expansion above the existing one-story portion. There will also be a smaller one-story expansion on the east side of the existing building.
- Window/Door Openings: The proposed design has the least amount of glass in the south facing elevations following passive architectural techniques. Large covered porches reduce direct sun exposure on areas with larger glazed openings. All building window/door openings will be impact rated. Any south-facing windows will have interior screens for privacy and to minimize sun exposure.
- Roof: The building roof will be raised and converted to a flat roof system, which will allow for higher ceilings floor to floor.

3. SETTING

The current site is situated between two (2) two-story residences and three (3) one-story residences on South Southlake Dr. The proposed design allows for open vistas to the intracoastal, while providing privacy from and to the neighboring properties in the south and west. The proposed placement of the main addition is directly adjacent and aligned to the existing building footprint, in order to keep the tennis court, green areas and dock existing to remain.

4. MATERIALS

The building systems include: concrete foundations, CMU walls, steel joists/concrete slabs for floor systems and roofs, concrete, stone, and metal/wood finishes and impact windows/doors. A natural tone material pallet has been proposed to allow for a smooth transition between the existing architecture and the new modern-contemporary design, as well as with

the other residences in the neighborhood. The natural tones keep the elegance of the neighborhood while working well with the modern-contemporary design.

5. WORKMANSHIP

The workmanship for this proposed structure will uphold all of the codes and laws regulated by the governing authorities of the project, State and Local with special regards to HVHZ requirements and environmental protections. All practices will meet or exceed requirements of the Florida Building Code 2023, 8th edition and the State of Florida Department of Environmental Protection. Demolition of the existing building will be clean and orderly. Proper shoring and barricading will be provided throughout the duration of the construction.

6. ASSOCIATION

The proposed design will function similarly to the existing structure, on the ground floor the entry will open up to a large open living room area with the kitchen adjacent. This large welcoming space will open largely to the exterior pool deck which has been modified to tie in the new design with the existing pool layout. The stair will be in a similar location, leading up to the bedrooms upstairs that have been reconfigured to create a larger master bedroom which will be housed in the addition portion. This master suite will over look the pool area and the tennis court. The other spaces upstairs have been reconfigured into additional bedrooms, with a private gym. As we are working with the original massing of the existing building, the new proposed design will function similarly as it is today, with some additional spaces and renovations to suit the programmatic needs of the owner and to make the structure more aesthetically modern and contemporary in design, which in turn will speak to other neighboring homes of the same architectural style.

Please feel free to contact us with any questions or concerns.

Sincerely,

Eneida Pinon, RA
FL License: AR99209
Eneidapinon7@gmail.com











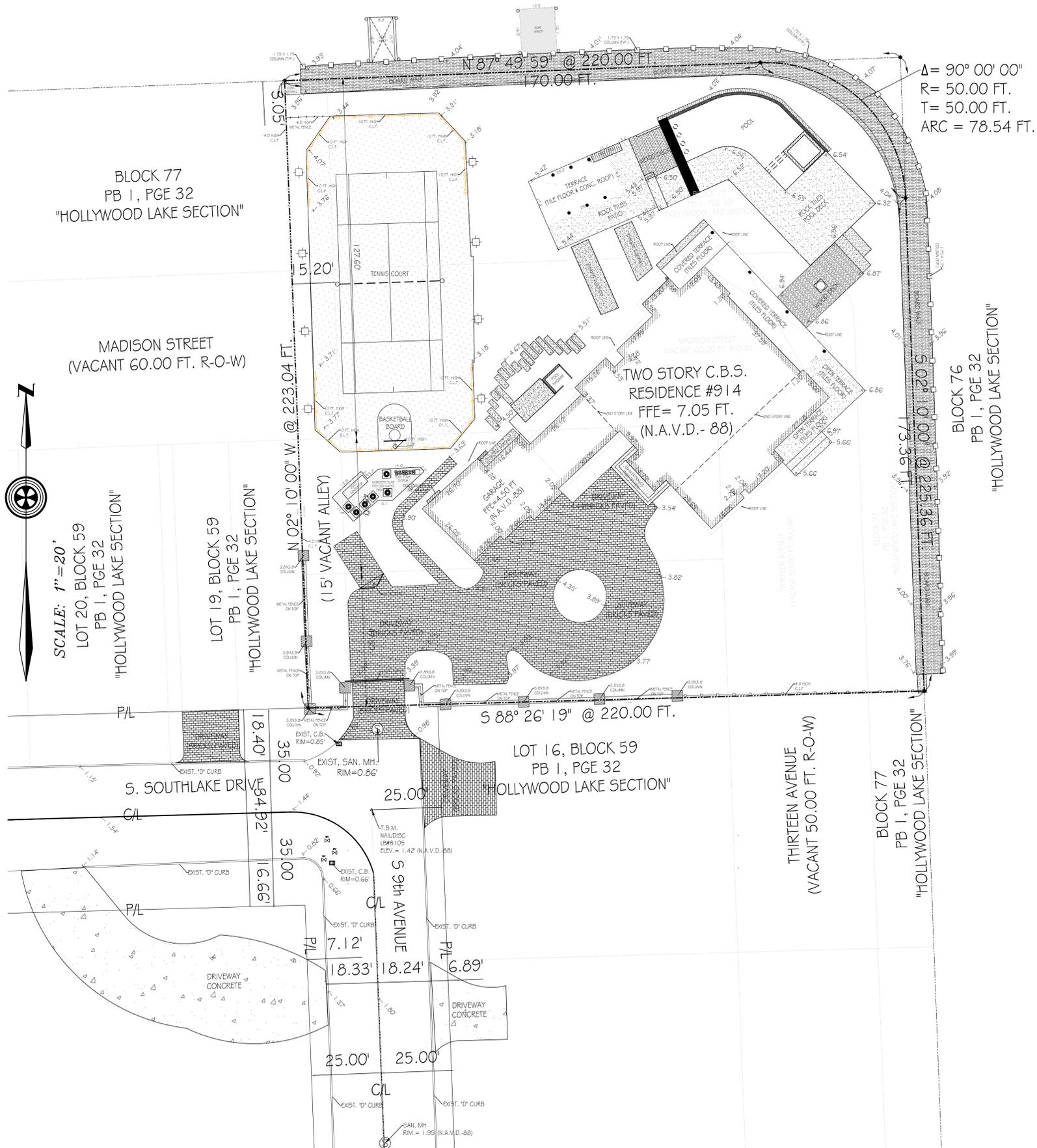




SKETCH OF BOUNDARY SURVEY

THIS SURVEY
25° 26' 55.30" N
80° 29' 59.04" W

BLOCK 76
PB 1, PGE 32
"HOLLYWOOD LAKE SECTION"



LEGAL DESCRIPTION

All the portion of the 15 foot alley lying West of and adjacent to Lots 17 and 18, Block 59, Hollywood Lakes Section, according to the plat thereof, as recorded in Plat Book 1, Page 32, of the Public Records of Broward County, Florida, bounded on the South by the South line of said Lot 17, extended Westerly to the East line of Lot 19, in said Block 59, and bounded on the North by the North line of said Lot 18 extended Westerly to the East line of said Lot 19, AND

All that parcel of land described and bounded as follows:

Being a part of 13th Avenue (now South 9th Avenue) and a part of Block 77 (sometimes known as a parkway around South Lake), according to the plat of Hollywood Lakes Section, recorded in Plat Book 1, Page 32, of the Public Records of Broward County, Florida; Beginning at a point where the line between Blocks 76 and 77 is intersected by a projection in an Easterly direction of the Northerly line of Lot 18 in Block 59, of said Hollywood Lakes Section; thence, from said Point of Beginning run Southerly along said boundary line between Block 76 and 77 to a point where the same is intersected by the projection in an Easterly direction of the South line of Lot 17 in Block 59, of said Hollywood Lakes Section; thence Westerly along said projection of the South line of said Lot 17 in Block 59 to the point where the same intersects the dividing line between the Westerly side of South 13th Avenue (now abandoned) and the Easterly side of said Lot 17 in Block 59; thence Northerly along said dividing line between the Westerly side of said 13th Avenue and the Easterly side of Lots 17 and 18 in Block 59 of said Hollywood Lakes Section to the point where said dividing line is intersected by the projection in an Easterly direction of the North line of Lot 18 in Block 59 of said Hollywood Lakes Section; thence Easterly along said projection of the North line of said Lot 18 in Block 59 of said Hollywood Lakes Section of the Point of Beginning;

TOGETHER WITH (as described in Deed from the City of Hollywood recorded in Official Records Book 134, Page 124, of the Public Records of Broward County, Florida):

Lot 220 feet by 127.6 feet in Block 77, Hollywood Lakes Section, located at the dead end of 9th Avenue, North of S. South Lake Drive, bounded on the South by the prolongation of North property line of Lot 18, Block 59, Hollywood Lakes Section, on the West by the prolongation of the East boundary line of Lot 18, Block 59, Hollywood Lakes Section, and on the North and East by South Lake known as Block 76, Hollywood Lakes Section, according to the plat thereof, recorded in Plat Book 1, Page 32, of the Public Records of Broward County, Florida; ALSO KNOWN AS beginning at a point where the line between Blocks 76 and 77 is intersected by a projection in an Easterly direction of the Northerly line of Lot 18, Block 59, of said Hollywood Lakes Section; thence from said place of beginning Northerly, and thence Westerly along said boundary line between Blocks 76 and 77 to a point where the same is intersected by the projection in a Northerly direction of the East line of Lot 18, Block 59; thence Southerly along said projection of the East line of Lot 18, Block 59, to the Northeast corner of said Lot 19, Block 59; thence Easterly to the Northwest corner of Lot 18, Block 59; thence Easterly along the Northerly line of said Lot 18, Block 59, and continuing Easterly along a projection of said Northerly line of Lot 18, Block 59, to the point of beginning, according to the plat of Hollywood Lakes Section recorded in Plat Book 1, Page 32, of the Public Records of Broward County.

SURVEYOR'S NOTES:

Bearings are based on Global Position System. All distances as shown are based on the US Survey foot.

Elevations are referred to the National American Vertical Datum, 1988 (NAVD-88). Elevations are based on Broward County Benchmark 3103. Elevation 4.73 feet (NGVD-29) ELEVATION: 4.73 (NGVD29) and converted to 3.22 feet (NAVD-88), located at Hollywood Beach. (Note: all elevations on this drawing are NAVD-88)

The accuracy obtained for all horizontal control measurements and office calculations of closed geometric figures, meets or exceeds the Minimum Technical Standards as set forth by the Florida Board of Professional Surveyors and Mappers as contained in Chapter 5J-17.051(3)(b)15.b FAC of 1 foot in 7,500 feet for Residential Areas. The elevations as shown are based on a closed level loop to benchmark noted above, and meets or exceeds the Minimum Technical Standards as set forth by the Florida Board of Professional Surveyors and Mappers as contained in Chapter 5J-17.051(3)(b)15.a, of a closure in feet of plus or minus 0.05 feet times the square root of the distance in miles.

This SKETCH OF BOUNDARY is based on: (i) recovered monumentation; (ii) the recorded description; (iii) and the plat of "HOLLYWOOD LAKES SECTION" according to the Plat thereof as recorded in Plat Book 1, Page 32 of the Public Records of Broward County, Florida.

The client provided the legal description to the surveyor and also based on the Broward County Property Appraiser's Property Information Map for Tax Folio No 5142-14-02-4920 and the Warranty Deed recorded as Instrument #117362891 as evidenced thereon. No title search has been conducted by nor was a title report provided to the surveyor. There may exist easements, rights of way and/or other encumbrances affecting the subject property not disclosed hereon that a title report would evidence.

Right of Way as shown is based on the recorded Broward County Public Records above mentioned and has not been abstracted by the Surveyor. Right of Way locations supported only by recorded information on plat of "HOLLYWOOD LAKES SECTION" according to the Plat thereof as recorded in Plat Book 1, Page 32 of the Public Records of Broward County, Florida. There are easements shown on the face of the said recorded information plat of "HOLLYWOOD LAKES SECTION" according to the Plat thereof as recorded in Plat Book 1, Page 32 of the Public Records of Broward County, Florida.

The Subject Property does not lie within a Special flood Hazard Area (SFHA) as shown on the National Flood Insurance Programs, Flood Insurance Rate Map for Broward County, Florida and Incorporated Areas Map No. 12011C0588H, Community No. 125113, bearing a revised date of August 18, 2014. Said map delineates the herein described land to be situated within Zone "AE", elevation 7(NAVD-88) an area determined to be outside of the 0.2% annual chance floodplain.

Only the surface indications of the underground utilities have been located in the field. The location of underground utility lines on or adjacent to the property was not secured. The Surveyor has performed no subsurface investigation or determined the location of underground footers. It should be noted that there may be other underground utilities in addition to those evidenced by visible appurtenances shown on this sketch. The owner or his agent should verify all utility locations with the appropriate utility provider before using.

No encroachments were noted by this survey, except as shown hereon. The ownership of the fences and/or walls as shown hereon was not determined. Fence locations as shown are based on the recovered monumentation.

This sketch shown hereon in its graphic form is the record depiction of the surveyed lands described herein and will in no circumstances be supplanted in authority by any other graphic or digital format of this Survey. This map is intended to be displayed at a scale of 1"=20' or smaller.

THIS ITEM HAS BEEN ELECTRONICALLY SIGNED AND SEALED BY FELIPE NAZARIO, PSM #LS6815. USING A DIGITAL SEAL CERTIFIED BY ENDTRUST SIGNATURE SERVICE. PRINTED COPIES OF THIS DOCUMENT ARE NOT CONSIDERED SIGNED AND SEALED WITHOUT THE SIGNATURE AND EMBOSSESEAL OF A FLORIDA LICENSED SURVEYOR. THE SIGNATURE MUST BE VERIFIED ON ANY ELECTRONIC COPIES.



9.18 S South

Washington St

13th Avenue

17th Avenue

19th Avenue

21st Avenue

23rd Avenue

25th Avenue

27th Avenue

29th Avenue

31st Avenue

33rd Avenue

35th Avenue

37th Avenue

39th Avenue

41st Avenue

43rd Avenue

45th Avenue

47th Avenue

49th Avenue

51st Avenue

53rd Avenue

55th Avenue

57th Avenue

59th Avenue

61st Avenue

63rd Avenue

65th Avenue

67th Avenue

69th Avenue

71st Avenue

73rd Avenue

75th Avenue

77th Avenue

79th Avenue

81st Avenue

83rd Avenue

85th Avenue

87th Avenue

89th Avenue

91st Avenue

93rd Avenue

95th Avenue

97th Avenue

99th Avenue

101st Avenue

103rd Avenue

105th Avenue

107th Avenue

109th Avenue

111th Avenue

113th Avenue

115th Avenue

117th Avenue

119th Avenue

121st Avenue

123rd Avenue

125th Avenue

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129th Avenue

131st Avenue

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143rd Avenue

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149th Avenue

151st Avenue

153rd Avenue

155th Avenue

157th Avenue

159th Avenue

161st Avenue

163rd Avenue

165th Avenue

167th Avenue

169th Avenue

171st Avenue

173rd Avenue

175th Avenue

177th Avenue

179th Avenue

181st Avenue

183rd Avenue

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187th Avenue

189th Avenue

191st Avenue

193rd Avenue

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211st Avenue

213rd Avenue

215th Avenue

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221st Avenue

223rd Avenue

225th Avenue

227th Avenue

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231st Avenue

233rd Avenue

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311st Avenue

313rd Avenue

315th Avenue

317th Avenue

319th Avenue

321st Avenue

323rd Avenue

325th Avenue

327th Avenue

329th Avenue

331st Avenue

333rd Avenue

335th Avenue

337th Avenue

339th Avenue

341st Avenue

343rd Avenue

345th Avenue

347th Avenue

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351st Avenue

353rd Avenue

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357th Avenue

359th Avenue

361st Avenue

363rd Avenue

365th Avenue

367th Avenue

369th Avenue

371st Avenue

373rd Avenue

375th Avenue

377th Avenue

379th Avenue

381st Avenue

383rd Avenue

385th Avenue

387th Avenue

389th Avenue

391st Avenue

393rd Avenue

395th Avenue

397th Avenue

399th Avenue

401st Avenue

403rd Avenue

405th Avenue

407th Avenue

409th Avenue

411st Avenue

413rd Avenue

415th Avenue

417th Avenue

419th Avenue

421st Avenue

423rd Avenue

425th Avenue

427th Avenue

429th Avenue

431st Avenue

433rd Avenue

435th Avenue

437th Avenue

439th Avenue

441st Avenue

443rd Avenue

445th Avenue

447th Avenue

449th Avenue

451st Avenue

453rd Avenue

455th Avenue</

914 Southlake Residence

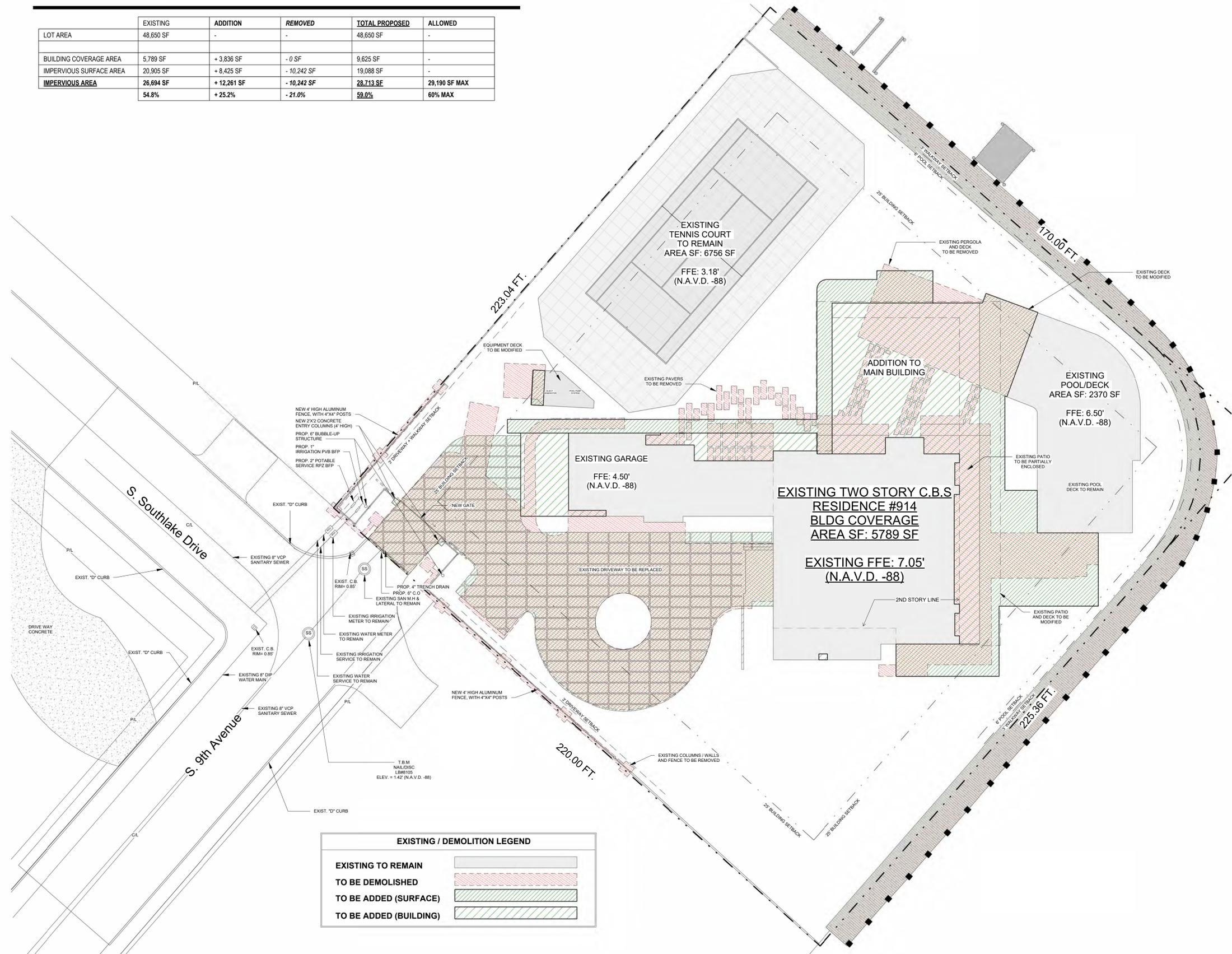
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Hollywood, FL 33019

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Architecture and Design

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Miami Lakes, FL 33018
USA

LOT COVERAGE

	EXISTING	ADDITION	REMOVED	TOTAL PROPOSED	ALLOWED
LOT AREA	48,650 SF	-	-	48,650 SF	-
BUILDING COVERAGE AREA	5,789 SF	+ 3,836 SF	- 0 SF	9,625 SF	-
IMPERVIOUS SURFACE AREA	20,905 SF	+ 8,425 SF	- 10,242 SF	19,088 SF	-
IMPERVIOUS AREA	26,684 SF	+ 12,261 SF	- 10,242 SF	28,713 SF	29,190 SF MAX
	54.8%	+ 25.2%	- 21.0%	59.0%	60% MAX



Site Plan Existing / Demolition.
ESC: 1/16" = 1'-0"



Date	Description
07/09/24	HPB
1 07/31/24	HPB COMMENTS

Seal / Signature

NOT FOR CONSTRUCTION

Project Name
914 Southlake
Residence
Project Number

24008

Description
Site Plan Existing / Demolition

Scale

As indicated
APPROVED

A010.

DRAWING NO. _____ OF _____

914 Southlake Residence

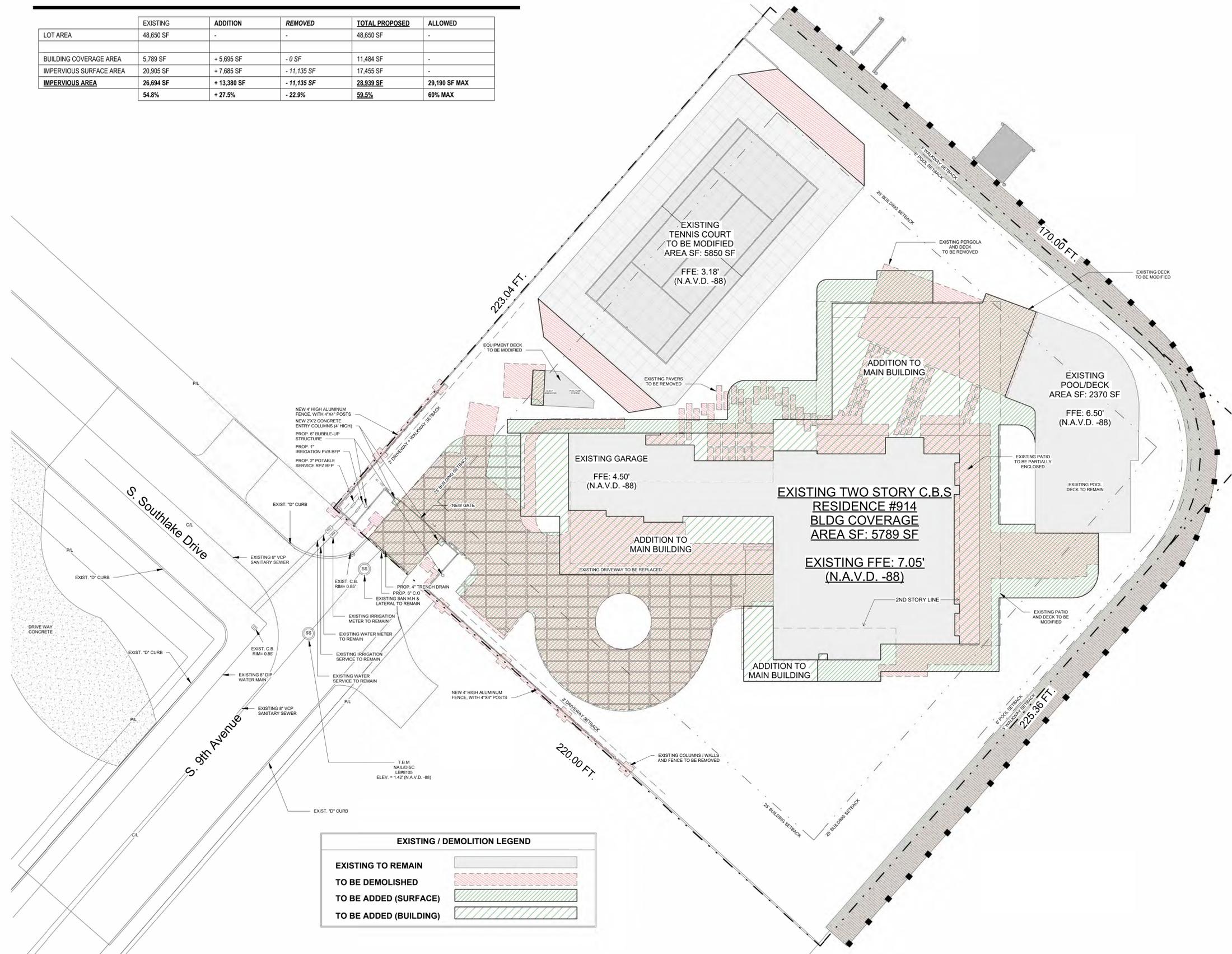
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Hollywood, FL 33019
HPB - LAYOUT 2

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Architecture and Design

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USA

LOT COVERAGE

	EXISTING	ADDITION	REMOVED	TOTAL PROPOSED	ALLOWED
LOT AREA	48,650 SF	-	-	48,650 SF	-
BUILDING COVERAGE AREA	5,789 SF	+ 5,695 SF	- 0 SF	11,484 SF	-
IMPERVIOUS SURFACE AREA	20,905 SF	+ 7,685 SF	- 11,135 SF	17,455 SF	-
IMPERVIOUS AREA	26,684 SF	+ 13,380 SF	- 11,135 SF	28,939 SF	29,190 SF MAX
	54.8%	+ 27.5%	- 22.9%	59.5%	60% MAX



Site Plan Existing / Demolition.
ESC: 1/16" = 1'-0"



Date	Description
10/31/24	HPB - LAYOUT 2

Seal / Signature

NOT FOR CONSTRUCTION

Project Name
**914 SOUTHLAKE
RESIDENCE**

Project Number
24008

Description
Site Plan Existing / Demolition

Scale
As indicated
**PROPOSED
A010.**

DRAWING NO. _____ OF _____

FLOOD CRITERIA LEGEND

FEMA FLOOD ZONE:	AE	LOWEST ADJACENT GRADE:	EL +0.66' NAVD
CURRENT FIRM PANEL (2014):	12011C0588H	HIGHEST ADJACENT GRADE:	EL +5.51' NAVD
PROPOSED FEMA PANEL: (EFFECTIVE JULY 31, 2024)	12011C0588J	HIGHEST CROWN OF ROAD:	EL +1.95' NAVD
FEMA PROPOSED BFE:	EL +8.00' NAVD		
DESIGN FLOOD ELEVATION:	EL +9.00' NAVD		

EXISTING FINISHED FIRST FLOOR ELEVATION: EL +7.05' NAVD
 PROPOSED FINISHED FIRST FLOOR ELEVATION: EL +9.00' NAVD

EXISTING GARAGE FIRST FLOOR ELEVATION: EL +4.50' NAVD
 PROPOSED GARAGE FIRST FLOOR ELEVATION: EL +5.50' NAVD

LOWEST ELEVATION OF EQUIPMENT PADS: EL +9.00' NAVD

LOT COVERAGE

LOT AREA	EXISTING	ADDITION	REMOVED	TOTAL PROPOSED	ALLOWED
LOT AREA	48,650 SF	-	-	48,650 SF	-
BUILDING COVERAGE AREA	5,789 SF	+ 5,695 SF	- 0 SF	11,484 SF	-
IMPERVIOUS SURFACE AREA	20,905 SF	+ 7,685 SF	- 11,135 SF	17,455 SF	-
IMPERVIOUS AREA	26,694 SF	+ 13,380 SF	- 11,135 SF	28,939 SF	29,190 SF MAX
	54.8%	+ 27.5%	- 22.9%	59.5%	60% MAX

BUILDING FLOOR AREA

EXISTING	SPACE	FIRST FLOOR	SECOND FLOOR	TOTALS
A/C FLOOR AREA	4,648 SF	3,111 SF	7,759 SF	
GARAGE	627 SF	N/A	627 SF	
COVERED TERRACE - PORCH	930 SF	91 SF	1,021 SF	
UNCOVERED TERRACE - PORCH	924 SF	780 SF	1,704 SF	
GROSS FLOOR AREA	7,129	3,982 SF	11,111 SF	

PROPOSED	SPACE	FIRST FLOOR	SECOND FLOOR	TOTALS
A/C FLOOR AREA	8,588 SF	7,554 SF	16,142 SF	
GARAGE	551 SF	N/A	551 SF	
COVERED TERRACE - PORCH	1,239 SF	1,830 SF	3,069 SF	
UNCOVERED TERRACE - PORCH	1,928 SF	2,101 SF	4,029 SF	
GROSS FLOOR AREA	12,306 SF	11,485 SF	23,791 SF	

BUILDING HEIGHT

BASE FLOOD ELEVATION (EFFECTIVE JULY 31, 2024): EL +8' NAVD

PROPOSED FINISHED FIRST FLOOR ELEVATION: EL +9' NAVD

MAX BUILDING HEIGHT ALLOWED (2) STORIES (FROM BFE): 30 FT
 (THE HEIGHT IS DETERMINED AS THE VERTICAL DISTANCE FROM THE ESTABLISHED GRADE OF THE PLOT UPON WHICH A BUILDING IS LOCATED TO THE HIGHEST POINT OF THE ROOF SURFACE FOR A FLAT ROOF)

MAX BUILDING HEIGHT ALLOWED: EL +38.00' NAVD

PROPOSED BUILDING HEIGHT (2 STORIES): 27'-6" (FROM BFE) / EL +35.50' NAVD

BUILDING SETBACKS

FRONT:	25' - 0"	PROPOSED:	39' - 0" (SOUTH)
SIDE/INTERIOR:	50' - 0" FOR BOTH SIDES	PROPOSED:	31' - 2" (WEST)
REAR (OR LAKESIDE):	25' - 0"	PROPOSED:	28' - 1" (NORTH) & 26' - 4" (EAST)

ADDITIONAL SETBACKS

POOL:	MIN 6' - 0" FROM REAR/SIDE PROPERTY LINE
WALKWAYS:	MIN 3' - 0" FROM PROPERTY LINE
DRIVEWAYS:	MIN 3' - 0" FROM PROPERTY LINE

PARKING

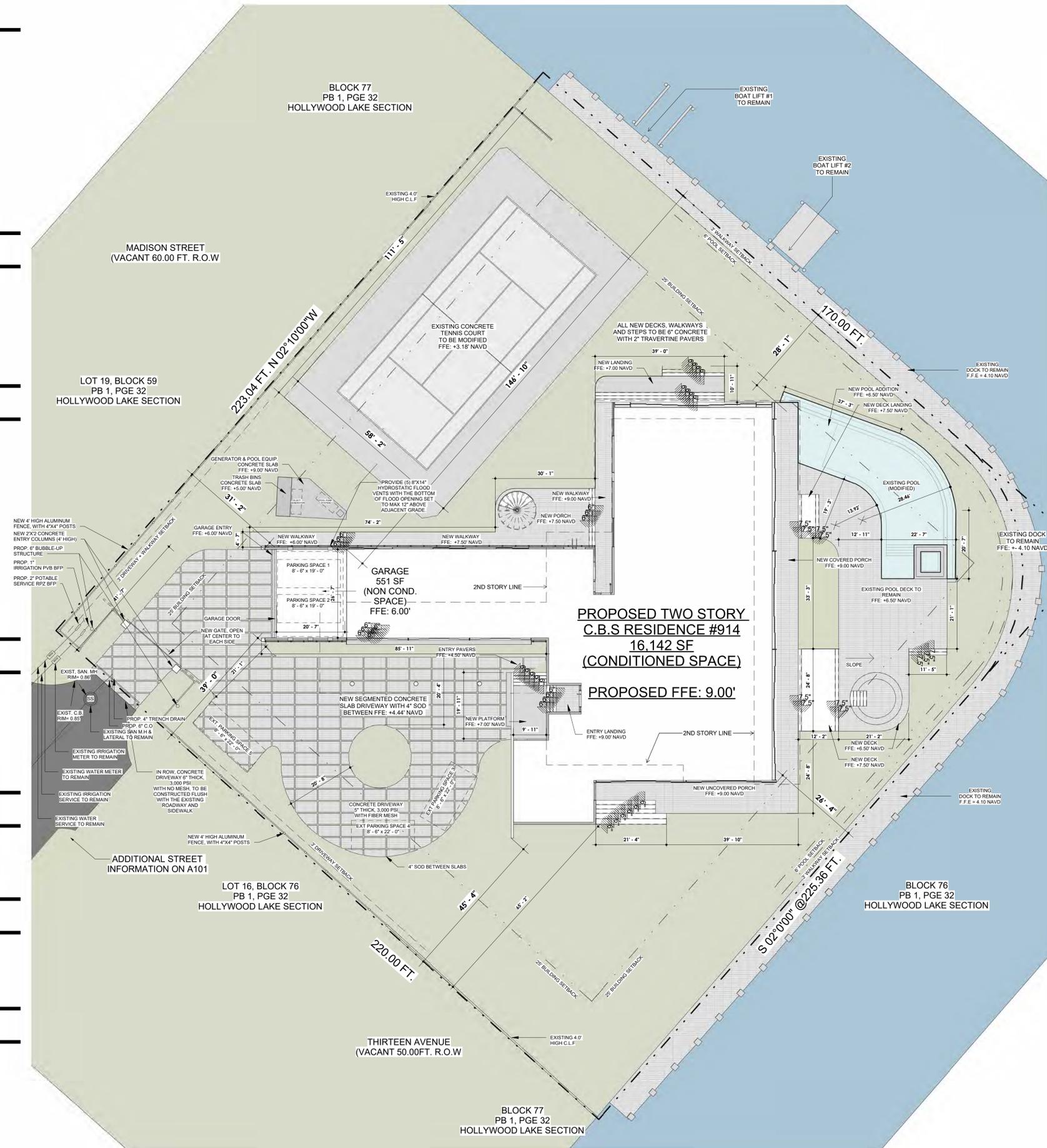
PARKING REQUIRED: 2 PER 2000 SF, THEN 1 PER 500 SF (MAXIMUM 5 SPACES)
 PARKING PROVIDED: 5 SPACES

GARAGE

TWO CAR SPACE GARAGE MIN REQUIREMENTS: 21' - 0" WIDE BY 19' - 0" LONG.
 TWO CAR SPACE GARAGE PROVIDED: 26' - 7" WIDE BY 20' - 7" LONG.

GARAGE SETBACKS:

FRONT:	25' - 0"	PROPOSED:	39' - 0" (SOUTH)
SIDE/INTERIOR:	50' - 0" FOR BOTH SIDES	PROPOSED:	31' - 2" (WEST)
REAR (OR LAKESIDE):	20' - 0"	PROPOSED:	146' - 10" (NORTH)



Site Plan
 ESC: 1/16" = 1'-0"

- REFER TO LANDSCAPE DRAWINGS FOR ADDITIONAL SITE INFORMATION AND CALCULATIONS.
- ALL CONSTRUCTION MATERIALS BELOW EL. +9.00' NAVD TO BE CONCRETE OR BLOCK.
- ALL ELECTRICAL AND MECHANICAL EQUIPMENT WILL BE LOCATED ABOVE EL. +9.00' NAVD.
- CONTRACTOR TO ASSESS SITE CONDITIONS AND PREPARE FINAL GRADING PLAN SO THAT ALL WATER SHALL BE RETAINED WITHIN THE PROPERTY LINES.

914 Southlake Residence

914 S Southlake Drive
 Hollywood, FL 33019
 HPB - LAYOUT 2

Eneida Pinon PLLC
 Architecture and Design

9099 NW 165th Terrace Tel 305.331.7759
 Miami Lakes, FL 33018
 USA

Date	Description
10/31/24	HPB - LAYOUT 2

Seal / Signature

NOT FOR CONSTRUCTION

Project Name
914 SOUTHLAKE RESIDENCE
 Project Number
24008
 Description
 Site Plan

Scale
 As indicated
PROPOSED A100.

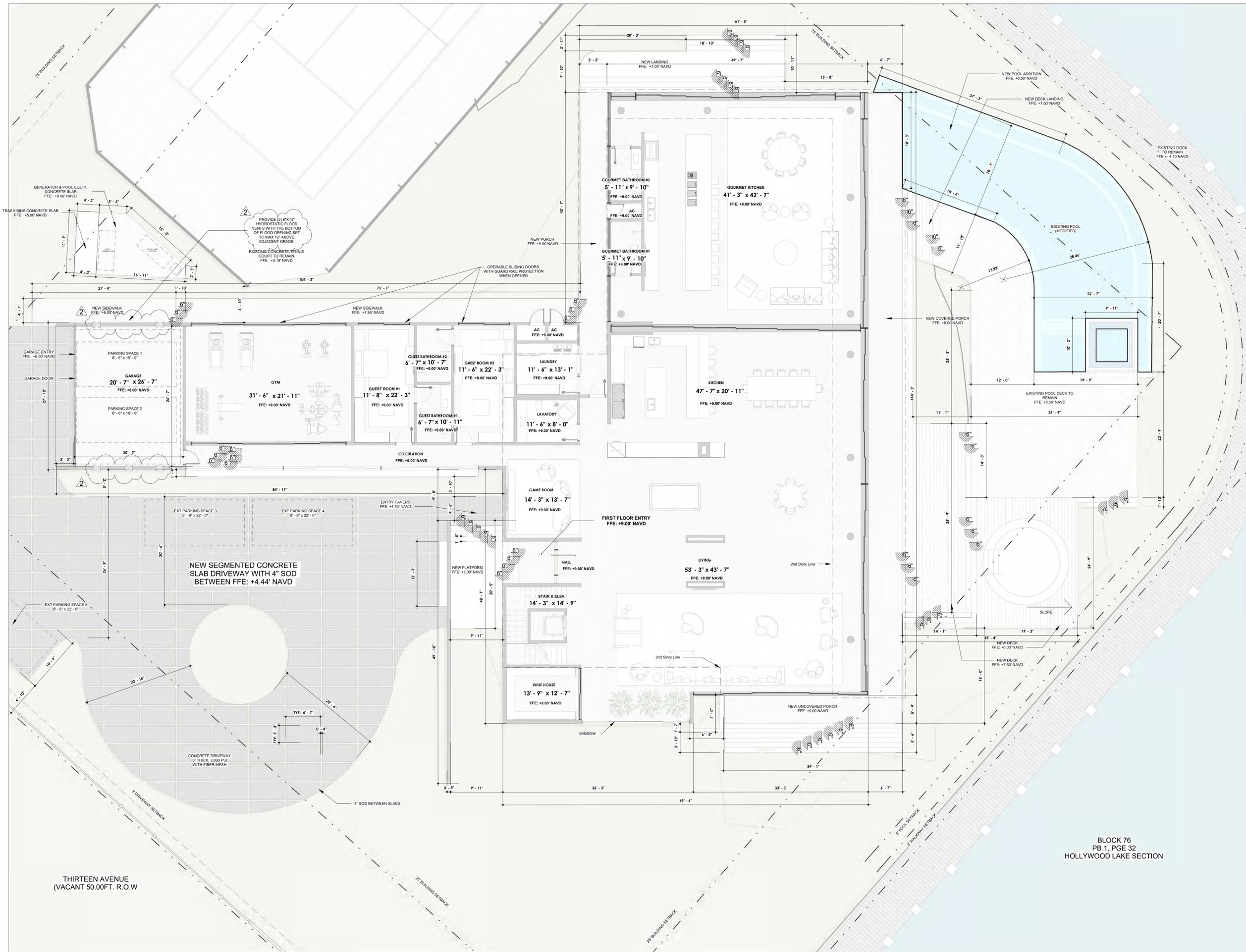
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914 Southlake Residence

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Hollywood, FL 33019

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Architecture and Design

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Miami Lakes, FL 33018
USA



Date	Description
07/09/24	HPB
1 07/31/24	HPB COMMENTS
2 08/13/24	HPB COMMENTS

Seal / Signature

NOT FOR CONSTRUCTION

Project Name
914 Southlake Residence

Project Number
24008

Description
First Floor Plan - Dimensioned

Scale
1/8" = 1'-0"

APPROVED
A201b.

DRAWING NO. _____ OF _____

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914 Southlake Residence

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HPB - LAYOUT 2

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Architecture and Design

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Miami Lakes, FL 33018
USA

Date	Description
10/31/24	HPB - LAYOUT 2

Seal / Signature

NOT FOR CONSTRUCTION

Project Name
**914 SOUTHLAKE
RESIDENCE**

Project Number

24008

Description

First Floor Plan - Dimensioned

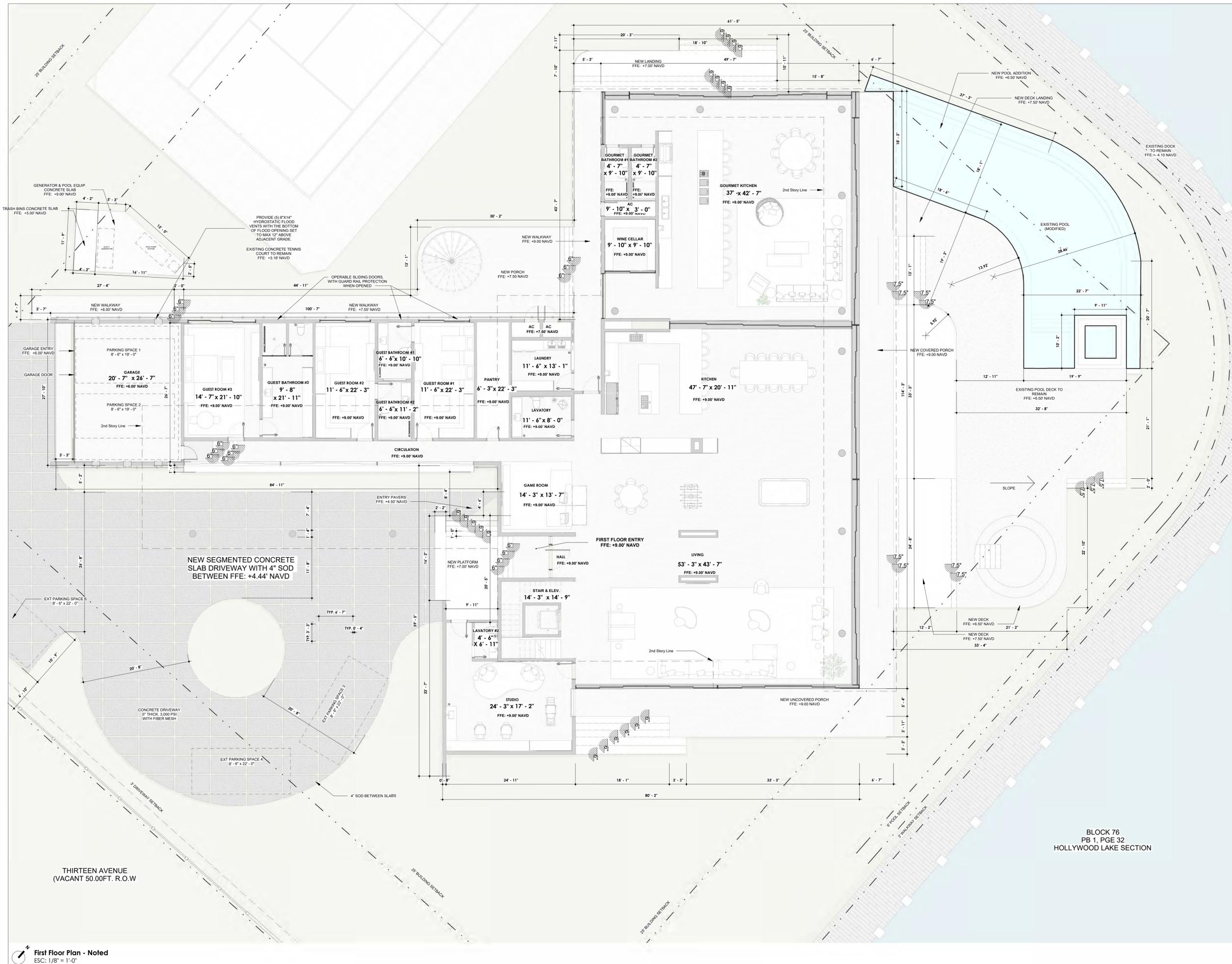
Scale

1/8" = 1'-0"

**PROPOSED
A201b.**

DRAWING NO. _____ OF _____

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First Floor Plan - Noted
ESC: 1/8" = 1'-0"

BLOCK 76
PB 1, PGE 32
HOLLYWOOD LAKE SECTION

914 Southlake Residence

914 S Southlake Drive
Hollywood, FL 33019

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Architecture and Design

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Miami Lakes, FL 33018
USA

Date	Description
07/09/24	HPB
1 07/31/24	HPB COMMENTS

Seal / Signature

NOT FOR CONSTRUCTION

Project Name
914 Southlake Residence
Project Number

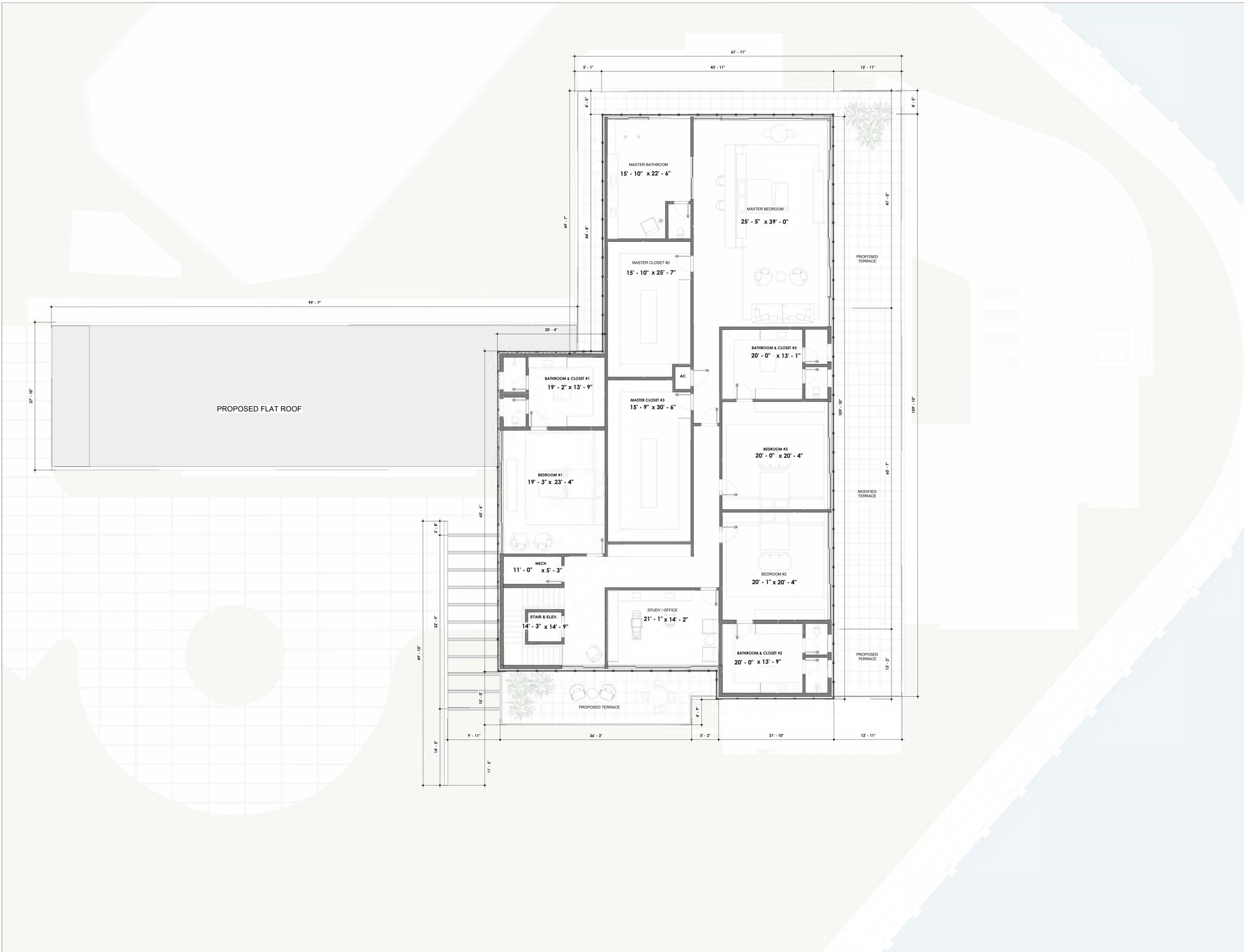
24008
Description
Second Floor Plan - Dimensioned

Scale

1/8" = 1'-0"
APPROVED
A202b.

DRAWING NO. _____ OF _____

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Second Floor - Dimensioned
ESC: 1/8" = 1'-0"

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Architecture and Design

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Miami Lakes, FL 33018
USA

Date	Description
10/31/24	HPB - LAYOUT 2

Seal / Signature

NOT FOR CONSTRUCTION

Project Name
**914 SOUTHLAKE
RESIDENCE**

Project Number

24008

Description

Second Floor Plan - Dimensioned

Scale

1/8" = 1'-0"

**PROPOSED
A202b.**

DRAWING NO. _____ OF _____

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Second Floor - Dimensioned
ESC: 1/8" = 1'-0"

MATERIALS AND PROFILES

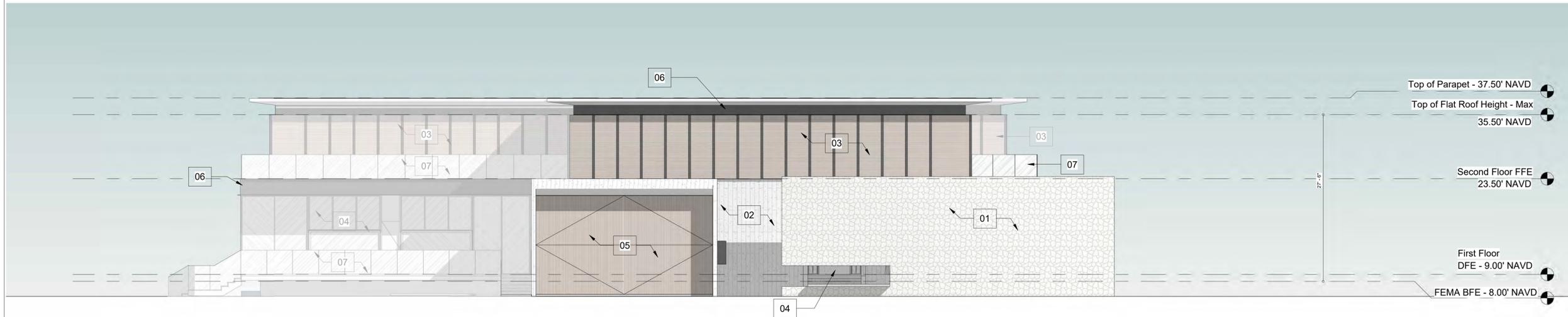
01	NATURAL ROUND EXTERIOR VENEER STONE
02	EXTERIOR STAMPED CONCRETE FINISH (WOOD PLANK STAMP)
03	IMPACT RATED ALUMINUM SLAT SYSTEM WITH FAUX WOOD FINISH (NEWTECHWOOD ALLUSIONS ALUMINUM SLAT SYSTEM OR SIMILAR)
04	IMPACT RATED GLASS DOOR (EURO-WALL OR SIMILAR)
05	IMPACT RATED GARAGE DOOR WITH WOOD SLAT CLADDING (RENLITA DOOR OR SIMILAR WITH NEWTECHWOOD CLADDING)
06	EXTERIOR WALL WITH STUCCO - BLACK FINISH
07	IMPACT RATED GLASS PANEL GUARD RAIL

914 Southlake Residence

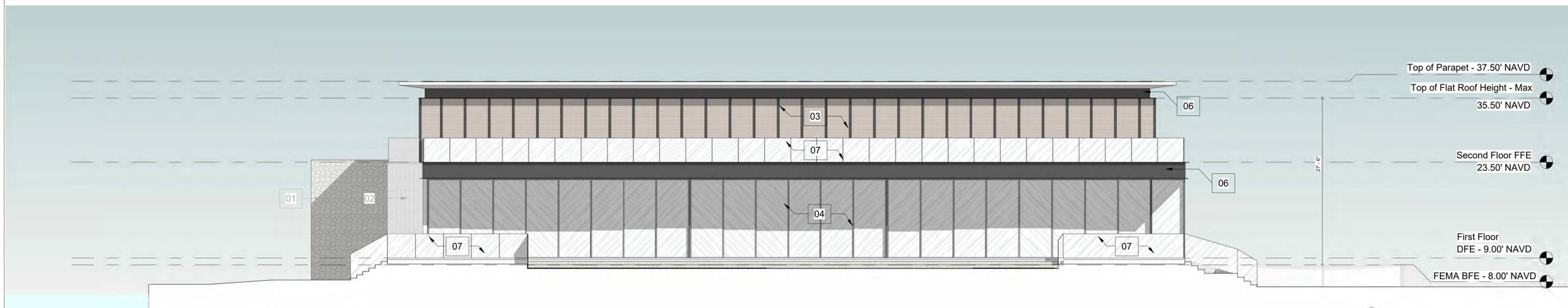
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USA



Front (West) Elevation
ESC: 1/8" = 1'-0"



Rear (East) Elevation
ESC: 1/8" = 1'-0"

Date	Description
07/09/24	HPB
1 07/31/24	HPB COMMENTS

Seal / Signature

NOT FOR CONSTRUCTION

Project Name
914 Southlake Residence
Project Number
24008
Description
Front - Rear Elevation

Scale
As indicated
APPROVED
A301.

DRAWING NO. _____ OF _____

MATERIALS AND PROFILES

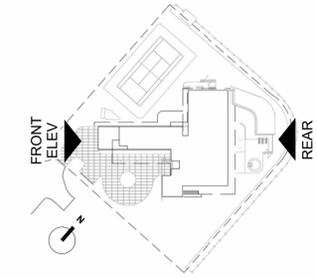
01	NATURAL ROUND EXTERIOR VENEER STONE
02	EXTERIOR STAMPED CONCRETE FINISH (WOOD PLANK STAMP)
03	IMPACT RATED ALUMINUM SLAT SYSTEM WITH FAUX WOOD FINISH (NEWTECHWOOD ALLUSIONS ALUMINUM SLAT SYSTEM OR SIMILAR)
04	IMPACT RATED GLASS DOOR (EURO-WALL OR SIMILAR)
05	IMPACT RATED GARAGE DOOR WITH WOOD SLAT CLADDING (RENLITA DOOR OR SIMILAR WITH NEWTECHWOOD CLADDING)
06	EXTERIOR WALL WITH STUCCO - BLACK FINISH
07	IMPACT RATED GLASS PANEL GUARD RAIL
08	PAINTED STEEL BEAM - BLACK FINISH

914 Southlake Residence

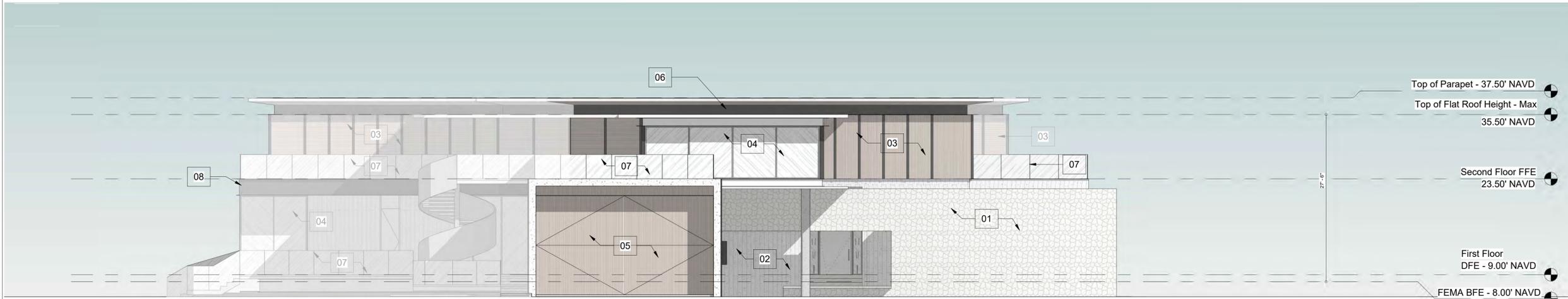
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HPB - LAYOUT 2

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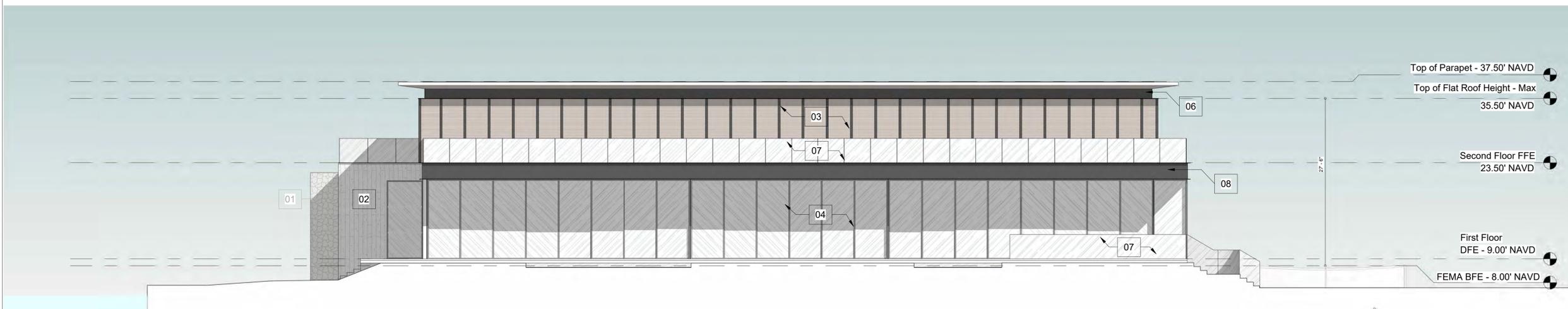
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USA



Key Plan
1" = 100'-0"



Front Elevation
ESC: 1/8" = 1'-0"



Rear Elevation
ESC: 1/8" = 1'-0"

Date	Description
10/31/24	HPB - LAYOUT 2

Seal / Signature

NOT FOR CONSTRUCTION

Project Name
914 SOUTHLAKE RESIDENCE

Project Number
24008

Description
Front - Rear Elevation

Scale
As indicated
PROPOSED A301.

DRAWING NO. ____ OF ____

MATERIALS AND PROFILES

01	NATURAL ROUND EXTERIOR VENEER STONE
02	EXTERIOR STAMPED CONCRETE FINISH (WOOD PLANK STAMP)
03	IMPACT RATED ALUMINUM SLAT SYSTEM WITH FAUX WOOD FINISH (NEWTECHWOOD ALLUSIONS ALUMINUM SLAT SYSTEM OR SIMILAR)
04	IMPACT RATED GLASS DOOR (EURO-WALL OR SIMILAR)
05	IMPACT RATED GARAGE DOOR WITH WOOD SLAT CLADDING (RENLITA DOOR OR SIMILAR WITH NEWTECHWOOD CLADDING)
06	EXTERIOR WALL WITH STUCCO - BLACK FINISH
07	IMPACT RATED GLASS PANEL GUARD RAIL

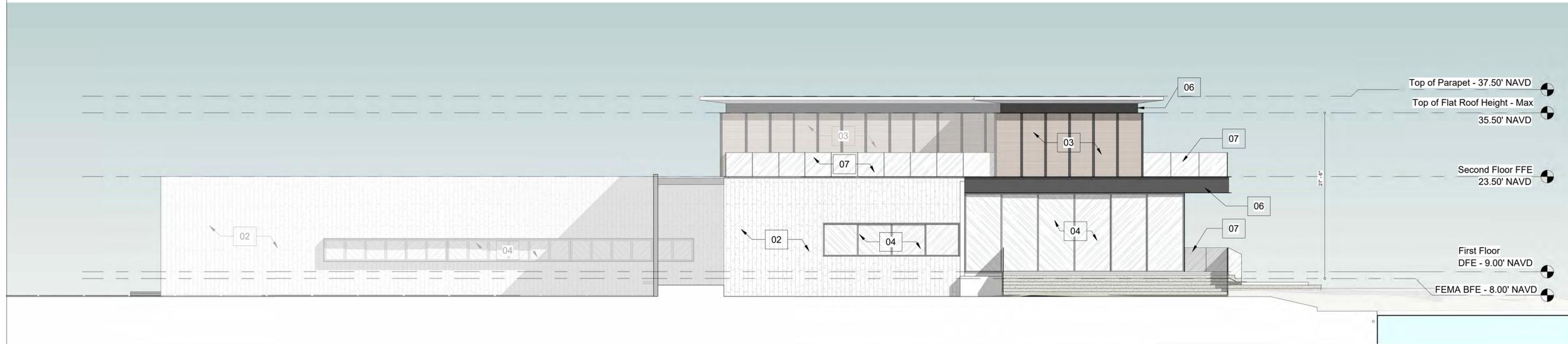
914 Southlake Residence

914 S Southlake Drive
Hollywood, FL 33019

Eneida Pinon PLLC
Architecture and Design

9099 NW 165th Terrace Tel 305.331.7759
Miami Lakes, FL 33018
USA

Date	Description
07/09/24	HPB
1 07/31/24	HPB COMMENTS



Side (South) Elevation
ESC: 1/8" = 1'-0"



Side (North) Elevation
ESC: 1/8" = 1'-0"

Seal / Signature

NOT FOR CONSTRUCTION

Project Name
914 Southlake Residence
Project Number
24008
Description
Sides - Elevation

Scale
As indicated
APPROVED
A302.

DRAWING NO. ____ OF ____

MATERIALS AND PROFILES

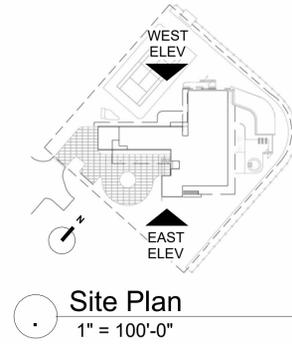
01	NATURAL ROUND EXTERIOR VENEER STONE
02	EXTERIOR STAMPED CONCRETE FINISH (WOOD PLANK STAMP)
03	IMPACT RATED ALUMINUM SLAT SYSTEM WITH FAUX WOOD FINISH (NEWTECHWOOD ALLUSIONS ALUMINUM SLAT SYSTEM OR SIMILAR)
04	IMPACT RATED GLASS DOOR (EURO-WALL OR SIMILAR)
05	IMPACT RATED GARAGE DOOR WITH WOOD SLAT CLADDING (RENLITA DOOR OR SIMILAR WITH NEWTECHWOOD CLADDING)
06	EXTERIOR WALL WITH STUCCO - BLACK FINISH
07	IMPACT RATED GLASS PANEL GUARD RAIL
08	PAINTED STEEL BEAM - BLACK FINISH

914 Southlake Residence

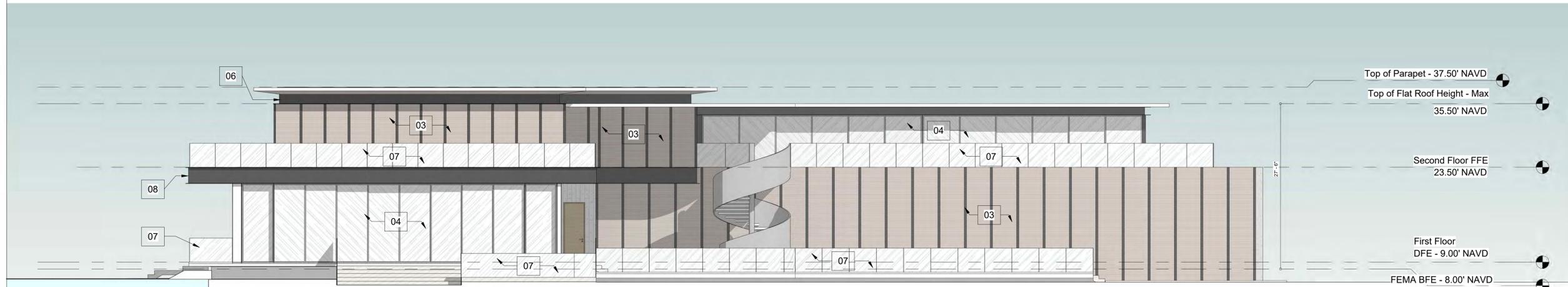
914 S Southlake Drive
Hollywood, FL 33019
HPB - LAYOUT 2

Eneida Pinon PLLC
Architecture and Design

9099 NW 165th Terrace Tel 305.331.7759
Miami Lakes, FL 33018
USA



East Elevation
ESC: 1/8" = 1'-0"



West Elevation
ESC: 1/8" = 1'-0"

Date	Description
10/31/24	HPB - LAYOUT 2

Seal / Signature

NOT FOR CONSTRUCTION

Project Name
914 SOUTHLAKE RESIDENCE

Project Number
24008

Description
Sides - Elevation

Scale
As indicated
PROPOSED A302.

DRAWING NO. ____ OF ____

914 Southlake Residence

914 S Southlake Drive
Hollywood, FL 33019
HPB - LAYOUT 2

Eneida Pinon PLLC
Architecture and Design

9099 NW 165th Terrace Tel 305.331.7759
Miami Lakes, FL 33018
USA

△ Date	Description
10/31/24	HPB - LAYOUT 2

Seal / Signature

NOT FOR CONSTRUCTION

Project Name
**914 SOUTHLAKE
RESIDENCE**
Project Number
24008
Description
Southlake St. Contextual Street
Elevation

Scale
1" = 20'-0"
**PROPOSED
A303.**

DRAWING NO. ____ OF ____

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#934 SOUTHLAKE DR

#930 SOUTHLAKE DR

#919 SOUTHLAKE DR

#914 SOUTHLAKE DR

SOUTHLAKE DR - Contextual Street Elevation
ESC: 1" = 20'-0"