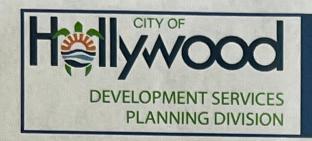




GENERAL APPLICATION

AP	APPLICATION DATE:					
Ro	600 Hollywood Blvd oom 315 ollywood, FL 33022	APPLICATION TYPE (CHECK ALI Technical Advisory Committee Planning and Development Board City Commission	L THAT APPLIES): Art in Public Places Committee Historic Preservation Board Special Exception Administrative Approval			
Те	el: (954) 921-3471	PROPERTY INFORMATION				
Email: Development@ Hollywoodfl.org		Location Address: 743 Harrison Street Lot(s): 384 Block(s): 81 Subdivision: 1-32				
SU	IBMISSION REQUIREMENTS:	Folio Number(s): 5142140253161				
•	One set of signed & sealed plans (i.e. Architect or Engineer) One electronic combined PDF submission (max. 25mb)	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 all that apply and provide File				
•	Completed Application Checklist	Number(s) and Resolution(s):				
•	Application fee	DEVELOPMENT PROPOSAL Explanation of Request _ E × +	rerior atterations			
		new windows & doors				
		Phased Project: Yes No Number of Phases:				
		Project Proposal				
		Project	Proposal			
		Project Units/rooms (# of units)				
<u>NO</u>	DTE:		#UNITS: #Rooms 2			
<u>NO</u>	This application must	Units/rooms (# of units)	#UNITS: #Rooms 3.F.)			
<u>NO</u>	This application must be completed in full and submitted with all	Units/rooms (# of units) Proposed Non-Residential Uses	# UNITS: #Rooms 3.F.) Required %: 49 (Area: 6,000 S.F.)			
<u>NO</u>	This application must be completed in full and submitted with all documents to be placed on a Board or	Units/rooms (# of units) Proposed Non-Residential Uses Open Space (% and SQ.FT.)	# UNITS: #Rooms			
<u>NO</u>	This application must be completed in full and submitted with all documents to be placed on a Board or Committee's agenda.	Units/rooms (# of units) Proposed Non-Residential Uses Open Space (% and SQ.FT.) Parking (# of spaces)	#UNITS: #Rooms 3.F.) Required %: 4 (Area: 0.00) S.F.) PARK. SPACES: (# 4) (# STORIES) 1 (2,294 FT.)			
<u>NO</u>	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 obtain-	Units/rooms (# of units) Proposed Non-Residential Uses Open Space (% and SQ.FT.) Parking (# of spaces) Height (# of stories) Gross Floor Area (SQ. FT)	#UNITS: #Rooms			
<u>NO</u>	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	Units/rooms (# of units) Proposed Non-Residential Uses Open Space (% and SQ.FT.) Parking (# of spaces) Height (# of stories) Gross Floor Area (SQ. FT) Name of Current Property Owner	#UNITS: #Rooms 2 Z			
NO •	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	Units/rooms (# of units) Proposed Non-Residential Uses Open Space (% and SQ.FT.) Parking (# of spaces) Height (# of stories) Gross Floor Area (SQ. FT) Name of Current Property Owner Address of Property Owner:	#UNITS: #Rooms S.F.) Required %: (Area: OU S.F.) PARK. SPACES: (# U) (# STORIES) (2,294 FT.) Lot(s) Gross Area (2,284 FT.) Debra Davis STicet			
NO.	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	Units/rooms (# of units) Proposed Non-Residential Uses Open Space (% and SQ.FT.) Parking (# of spaces) Height (# of stories) Gross Floor Area (SQ. FT) Name of Current Property Owner: Address of Property Owner: Telephone:	#UNITS: #Rooms 2 Z Z S.F.) Required %: (Area: OUT S.F.) PARK. SPACES: (# U) (#STORIES) (2294 FT.) Lot(s) Gross Area (2284 FT.) Lot(s) Gross Area (2284 FT.) STORIES STORES STO			
	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	Units/rooms (# of units) Proposed Non-Residential Uses Open Space (% and SQ.FT.) Parking (# of spaces) Height (# of stories) Gross Floor Area (SQ. FT) Name of Current Property Owner Address of Property Owner:	#UNITS: #Rooms 2 Z Z S.F.) Required %: (Area: OUI S.F.) PARK. SPACES: (# U) (#STORIES) (2294 FT.) Lot(s) Gross Area (2284 FT.) Debra Davis Address: Keldebra at gmail.com			
	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.	Units/rooms (# of units) Proposed Non-Residential Uses Open Space (% and SQ.FT.) Parking (# of spaces) Height (# of stories) Gross Floor Area (SQ. FT) Name of Current Property Owner: Address of Property Owner: Telephone: 154-997-68CBm Applicant 1-25 - 20 Address: 143 Haviso Email Address: Lelde b	#UNITS: #Rooms 2 Z Z S.F.) Required %: (Area: OUT S.F.) PARK. SPACES: (# U) (#STORIES) (2294 FT.) Lot(s) Gross Area (2284 FT.) Lot(s) Gross Area (2284 FT.) STORIES STORES STO			
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CLU	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.	Units/rooms (# of units) Proposed Non-Residential Uses Open Space (% and SQ.FT.) Parking (# of spaces) Height (# of stories) Gross Floor Area (SQ. FT) Name of Current Property Owner: Address of Property Owner: Telephone: 154-191-6828m Applicant 1682 143 142 152 152 152 152 152 152 152 152 152 15	#UNITS: #Rooms 2 Z G S.F.) Required %: (Area: OU S.F.) PARK. SPACES: (# U) (#STORIES) (2,294 FT.) Lot(s) Gross Area (2284 FT.) Lot(s) Gross Area (2284 FT.) ST ST ST ST ST ST ST ST			



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: 11/19/2024
PRINT NAME: Debra Davis	Date: 11/19/2024
Signature of Consultant/Representative:	Date;
PRINT NAME:	Date:
Signature of Tenant:	Date:
PRINT NAME:	Date:
Current Owner Power of Attorney I am the current owner of the described real property and that I am aware to my property which is hereby	of the nature and effect the request for
to be my legal representative before the	made by me or I am hereby authorizing
Committee) relative to all matters concerning this application.	(Boald alluol
Sworn to and subscribed before me	Sock
this 19 day of November Axel Ceballos Cruz	Signature of Current Owner
Act A Cum Comm. HH 282067 Expires. June 28, 2026 Notary Public - State of Florida	Debra Dans
Notary Public	Print Name
State of Florida My Commission Expires: 6.26.7074 (Check One) Personally known to me; OR 🔀	Produced Identification FL-DL

Instr# 119703195 , Page 1 of 3, Recorded 07/25/2024 at 11:02 AM Broward County Commission

Deed Doc Stamps: \$0.70

Documentary Stamp Tax: \$0.70

After Recording Mail To: uDeed, LLC - 112311 1349 Galleria Drive, Suite 100 Henderson, NV 89014-8624

This document prepared by: Debra K. Davis 743 Harrison Street Hollywood, FL 33019

WARRANTY DEED TITLE OF DOCUMENT

THIS WARRANTY DEED, made the 25th day of April , 2024, by DEBRA K. DAVIS, a single woman, whose mailing address is 743 Harrison Street, Hollywood, Florida 33019, hereinafter called the Grantor, to DEBRA KELLEY DAVIS, Trustee of THE DEBRA KELLEY DAVIS REVOCABLE TRUST, whose mailing address is 743 Harrison Street, Hollywood, Florida 33019, hereinafter called the Grantee.

The Grantor, for and in consideration of the sum of ONE AND NO/100 DOLLAR (\$1.00) and other good and valuable considerations to Grantor paid by Grantee, the receipt of which is hereby acknowledged, hereby grants, bargains, sells, unto the Grantee all that certain land, situate in Broward County, State of Florida, viz:

SEE EXHIBIT "A" ATTACHED HERETO AND BY THIS REFERENCE MADE A PART HEREOF.

Assessor's Parcel Number: 514214025361

MORE commonly known as: 743 Harrison Street, Hollywood, Florida 33019

Prior Recorded Doc. Ref.: Warranty Deed: Recorded July 28, 2023; Instrument No. 119008637

Subject to any Restrictions, Conditions, Covenants, Rights, Rights of Way, and easements now of record, if any.

Together with all the tenements, hereditaments and appurtenances thereto belonging or in anywise appertaining.

To have and to hold, the same in fee simple forever.

And the Grantor hereby covenants with said Grantee that the Grantor is lawfully seized of said land in fee simple; that the Grantor has good right and lawful authority to sell and convey said land, and hereby warrants the title to said land and will defend the same against the lawful claims of all persons whomsoever; and that said land is free of all encumbrances, except taxes accrued if any.

The land described herein (You must make a selection):

X is homestead property of the said Grantor

is NOT homestead property of the said Grantor

Grantor(s) reserve the right to reside upon any real property placed in this Trust as their permanent residence during their lives. It is the intent of this provision to retain for the grantor(s) the requisite beneficial interest and possessor right in and to such real property to comply with Florida Statute 196.041 (2), such interest being hereby declared to be "equitable title to real estate" as that term is employed in Section 6, Article VII of the State Constitution.

In witness whereof, the said Grantor has signed and sealed these presents the day and year first above written.

When the context requires, singular nouns and pronouns include the plural.

when the context requires, singular	nouns and pronouns include the plural.
Doll De	
Debra K. Davis	
Signed, sealed and delivered in the presence of	
Witness Signatures:	
ADV	1.1
Printed Name: ANA PERED NOSO Printed Address: 6511 NOVA DONE, DANIE,	Printed Name: Cezan Sawyen Printed Address: 6511 Nova Dr. Davie,
FC, 33317	+L, 33317
STATE OF Florida	
COUNTY OF Blong 10 ss	
or \square online notarization, this $\underline{\hspace{0.1cm}}$ day of Davis, who is/are personally known	dged before me by means of physical presence April , 20 24, by Debra K. to me or who has/have produced ation) as identification.
NOTARY STAMP/SEAL	
ROBERTO CORTEZ Notary Public - State of Fiorida Commission # HH 310947 My Cemm, Expires Sep 12, 2026 Bonded through National Notary Assn.	PRINTED NAME OF NOTARY PUBLIC My Commission Expires: Sept. 2, 2026
ОРП	ONAL
	or fraudulent reattachment of this form to an unintended document.
Description of Attached Document	
Title or Type of Document: Warranty Deed	
Document Date:	Number of Pages:
Signer(s) Other Than Named Above:	

EXHIBIT "A" LEGAL DESCRIPTION

ALL THAT CERTAIN LAND SITUATE IN BROWARD COUNTY, STATE OF FLORIDA, VIZ:

LOTS 3 AND 4, BLOCK 81, HOLLYWOOD LAKES SECTION, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 1, PAGE 32, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA.

SUBJECT TO EASEMENTS, RESTRICTIONS AND RESERVATIONS OF RECORD AND TO TAXES FOR THE YEAR 2023 AND THEREAFTER.

Permit #____

Date: 11/19/2021

LOT COVERAGE INFORMATION

If you are the applicant for a building permit for a SINGLE FAMILY RESIDENCE, please be aware that the following information is needed in order to process your request for any additions or accessory structures, including pools, decks, and the like:

1.12,026	SQUARE FEET OF YOUR LOT (length x width)
2. 2, 284	SQUARE FEET OF YOUR HOUSE
3. 1,854	SQUARE FEET OF ALL EXISTING IMPERVIOUS SURFACES (e.g. Driveways, walkways, decks, pools, storage sheds, etc.)
4. 1,647	SQUARE FEET OF THE ADDITION, AND OR
5.6,041	SQUARE FEET OF THE PROPOSED ACCESSORY STRUCTURES, DRIVEWAYS, PAVEMENT, DECKS, ETC.
6.6,041/12,100	TOTAL SQUARE FEET OF THE IMPERVIOUS AREA ON YOUR LOT (Add Nos. 2 + 3+ 4+ 5)
7. 49 90	PERCENTAGE OF IMPERVIOUS LOT COVERAGE (Divide No.6 by No. 1)



www.exactaland.com | office: 866.735.1916 | fax: 866.744.2882



PROPERTY ADDRESS:

743 HARRISON STREET, HOLLYWOOD, FLORIDA 33019

SURVEY NUMBER: 2410.0396

DATE SIGNED: 02/27/25

FIELD WORK DATE: 10/14/2024

REVISION DATE(S):

(REV.2 2/28/2025) (REV.2 2/27/2025) (REV.1 10/17/2024)

POINTS OF INTEREST NONE VISIBLE



KENNETH L. WARD

State of Florida Professional Surveyor and Mapper License Number 5646 Exacta Land Surveyors, LLC | LB# 8291

SURVEYORS CERTIFICATE

I hereby certify that this Survey of the lands described hereon was made under my direct supervision, and to the best of my knowledge and belief is a true and accurate representation of said lands and meets the Standards of Practice set forth in Chapter 5J-15.050 through 5J -15.053, Florida Administrative Code, pursuant to section 472.027, Florida Statutes. This survey is not valid without the signature and original raised seal of a Florida licensed surveyor and mapper, except when the electronic signature and seal of a Florida licensed surveyor and mapper is affixed hereto.



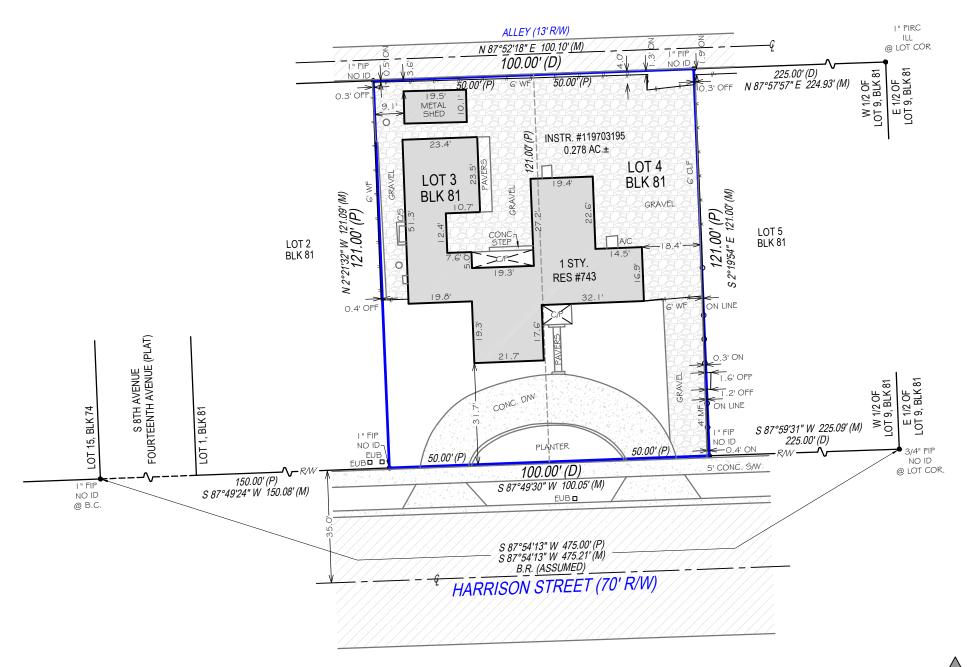
Exacta Land Surveyors, LLC LB# 8291

o: 866.735.1916 | f: 866.744.2882

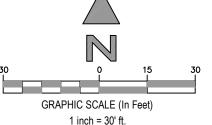


AFFILIATE MEMBERS

2410.0396 BOUNDARY SURVEY BROWARD COUNTY



SURVEYOR'S NOTES: FENCE OWNERSHIP NOT DETERMINED.



PROPERTY ADDRESS: 743 HARRISON STREET, HOLLYWOOD, FLORIDA 33019 SURVEY NUMBER: 2410.0396 CERTIFIED TO: DEBRA DAVIS; DATE SIGNED: 02/27/25 BUYER: DEBRA DAVIS LENDER: TITLE COMPANY: COMMITMENT DATE: NOT REVIEWED CLIENT FILE NO: LEGAL DESCRIPTION: LOTS 3 AND 4, BLOCK 81, HOLLYWOOD LAKES SECTION, ACCORDING

TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 1, PAGE 32, OF

THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA.

FLOOD ZONE INFORMATION:

BY PERFORMING A SEARCH WITH THE LOCAL GOVERNING MUNICIPALITY OR WWW.FEMA.GOV, THE PROPERTY APPEARS TO BE LOCATED IN ZONE AE (WITH A BASE FLOOD ELEVATION OF 7). THIS PROPERTY WAS FOUND IN THE CITY OF HOLLYWOOD, COMMUNITY NUMBER 125113, PANEL NUMBER 0588 DATED 07/31/2024.

GENERAL SURVEYORS NOTES:

- 1. The Legal Description used to perform this survey was supplied by others. This survey does not determine nor imply ownership of the lands or any fences shown hereon. Unless the Title Commitment Number and Date is referenced on this survey, an examination of the abstract of title was NOT performed by the signing surveyor to determine which instruments, if any, are affecting this property.
- 2. The purpose of this survey is to establish the boundary of the lands described by the legal description provided and to depict the visible improvements thereon for a pending financial transaction. Underground footings, utilities, or other service lines, including roof eave overhangs were not located as part of this survey. Unless specifically stated otherwise the purpose and intent of this survey is not for any construction activities or future planning.
- 3. If there is a septic tank or drain field shown on this survey, the location depicted hereon was either shown to the surveyor by a third party or it was estimated by visual above ground inspection. No excavation was performed to determine its location.
- 4. This survey is exclusively for a pending financial transaction and only to be used by the parties to whom it is certified.
- 5. Alterations to this survey map and report by other than the signing surveyor are prohibited.
- 6. Dimensions are in feet and decimals thereof.
- 7. Any FEMA flood zone data contained on this survey is for informational purposes only. Research to obtain said data was performed at www.fema.gov and may not reflect the most recent information.
- 8. Unless otherwise noted "SIRC" indicates a Set Iron Rebar with a Cap stamped LB#8291, a minimum half inch in diameter and eighteen inches long.
- 9. If you are reading this survey in an electronic format, the information contained on this document is only valid if this document is electronically signed as specified in Chapter 5J17.062 (3) of the Florida Administrative Code and Florida Statute 472.025. The Electronic Signature File related to this document is prominently displayed on the invoice for this survey which is sent under separate cover. Manually signed and sealed logs of all survey signature files are kept in the office of the performing surveyor.
- 10. The symbols reflected in the legend and on this survey may have been enlarged or reduced for clarity. The symbols have been plotted at the approximate center of the field location and may not represent the actual shape or size of the feature.
- 11. Points of Interest (POI's) are select above-ground improvements, which may appear in conflict with boundary, building setback or easement lines, as defined by the parameters of this survey. These POI's may not represent all items of interest to the viewer. There may be additional POI's which are not shown or called-out as POI's, or which are otherwise unknown to the surveyor.
- 12. Utilities shown on the subject property may or may not indicate the existence of recorded or unrecorded utility easements.
- 13. The information contained on this survey has been performed exclusively by and is the sole responsibility of Exacta Land Surveyors, LLC. Additional logos or references to third party firms are for informational purposes only.
- 14. Pursuant to F.S. 558.0035, an individual employee or agent may not be held individually liable for negligence.
- 15. Due to varying construction standards, building dimensions are approximate and are not intended to be used for new construction or planning.

SURVEYORS LEGEND:

	LINETYPES	ABBREVIATIONS	FIP - Found Iron Pipe	Surveyor
	Boundary Line	(C) - Calculated	FIPC - Found Iron Pipe & Cap	PLT - Planter
	,	(D) - Deed	FIR - Found Iron Rod	POB - Point of Beginning
	Center Line	(F) - Field (M) - Measured	FIRC - Found Iron Rod & Cap FN - Found Nail	POC - Point of Commencement
* * * * * *	Chain Link or Wire Fence	(P) - Plat	FN&D - Found Nail & Disc	PRC - Point of Reverse
	Easement	(R) - Record	FRRSPK - Found Rail Road	Curvature
		(S) - Survey	Spike	PRM - Permanent Reference
	Edge of Water	A/C - Air Conditioning	GAR - Garage	Monument PSM - Professional Surveyor &
	Iron Fence	AE - Access Easement	GM - Gas Meter	Mapper Mapper
—OHL——	Overhead Lines	ANE - Anchor Easement	ID - Identification	PT - Point of Tangency
	Structure	ASBL - Accessory Setback Line	IE/EE - Ingress/Egress Easement	PUE - Public Utility Easement
	Survey Tie Line	B/W - Bay/Box Window	ILL - Illegible	R - Radius or Radial
	Vinyl Fence	BC - Block Corner	INST - Instrument	R/W - Right of Way
	Wall or Party Wall	BFP - Backflow Preventer BLDG - Building	INT - Intersection	RES - Residential
	,	BLK - Block	IRRE - Irrigation Easement	RGE - Range
<i>- </i>	Wood Fence	BM - Benchmark	L - Length	ROE - Roof Overhang Easement
S	URFACE TYPES	BR - Bearing Reference	LAE - Limited Access Easement	RP - Radius Point
	Asphalt	BRL - Building Restriction Line	LB# - License No. (Business)	S/W - Sidewalk
	Brick or Tile	BSMT - Basement	LBE - Limited Buffer Easement	SBL - Setback Line
4	Concrete	C - Curve	LE - Landscape Easement LME - Lake/Landscape	SCL - Survey Closure Line
5/	Covered Area	C/L - Center Line	Maintenance Easement	SCR - Screen
		C/P - Covered Porch	LS# - License No. (Surveyor)	SEC - Section
11/1/17	Water	C/S - Concrete Slab	MB - Map Book	SEP - Septic Tank
<u> </u>	Wood	CATV - Cable TV Riser CB - Concrete Block	ME - Maintenance Easement	SEW - Sewer SIRC - Set Iron Rod & Cap
	SYMBOLS	CH - Chord Bearing	MES - Mitered End Section	SMWE - Storm Water
⊕	Benchmark	CHIM - Chimney	MF - Metal Fence	Management Easement
Q	Center Line	CLF - Chain Link Fence	MH - Manhole	SN&D - Set Nail and Disc
<u> </u>	Central Angle or	CME - Canal Maintenance	MHWL - Mean High Water Line NR - Non-Radial	SQFT - Square Feet
Δ	Delta	Easement	NTS - Not to Scale	STL - Survey Tie Line
	Common Ownership	CO - Clean Out	NAVD88 - North American	STY - Story
	Control Point	CONC - Concrete COR - Corner	Vertical Datum 1988	SV - Sewer Valve SWE - Sidewalk Easement
	Catch Basin	CS/W - Concrete Sidewalk	NGVD29 - National Geodetic	TBM - Temporary Bench Mark
ELEX	Elevation	CUE - Control Utility Easement	Vertical Datum 1929	TEL - Telephone Facilities
ᢆ		CVG - Concrete Valley Gutter	ORB - Official Records Book	TOB - Top of Bank
<u> </u>	Fire Hydrant	D/W - Driveway	ORV - Official Record Volume	TUE - Technological Utility
	Find or Set Monument	DE - Drainage Easement	O/A - Overall	Easement
\leftarrow	Guywire or Anchor	DF - Drain Field	O/S - Offset	TWP - Township
	Manhole	DH - Drill Hole	OFF - Outside Subject	TX - Transformer TYP - Typical
		DUE - Drainage & Utility Easement	Property	UE - Utility Easement
8	Tree	ELEV - Elevation	OH - Overhang OHL - Overhead Utility Lines	UG - Underground
*	Utility or Light Pole	EM - Electric Meter	OHWL - Ordinary High Water	UP - Utility Pole
W	Well	ENCL - Enclosure	Line	UR - Utility Riser
		ENT - Entrance	ON - Inside Subject Property	VF - Vinyl Fence
		EOP - Edge of Pavement	P/E - Pool Equipment	W/C - Witness Corner
		EOW - Edge of Water	PB - Plat Book	W/F - Water Filter
		ESMT - Easement	PC - Point of Curvature	WF - Wood Fence
		EUB - Electric Utility Box	PCC - Point of Compound Curvature	WM - Water Meter/Valve Box
		F/DH - Found Drill Hole	PCP - Permanent Control Point	WV - Water valve
		FCM - Found Concrete Monument	PI - Point of Intersection	
		FF - Finished Floor	PLS - Professional Land	

JOB SPECIFIC SURVEYOR NOTES:

2/28/2025- remove RV. 2/27/2025-revise structure label to RV vs. Mobile Home, only.

THE ASSUMED BEARING REFERENCE OF SOUTH 87 DEGREES 54 MINUTES 13 SECONDS WEST IS BASED ON THE NORTHERLY RIGHT-OF-WAY LINE OF HARRISON STREET, LOCATED WITHIN HOLLYWOOD LAKES SECTION, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 1, PAGE 32 OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA.



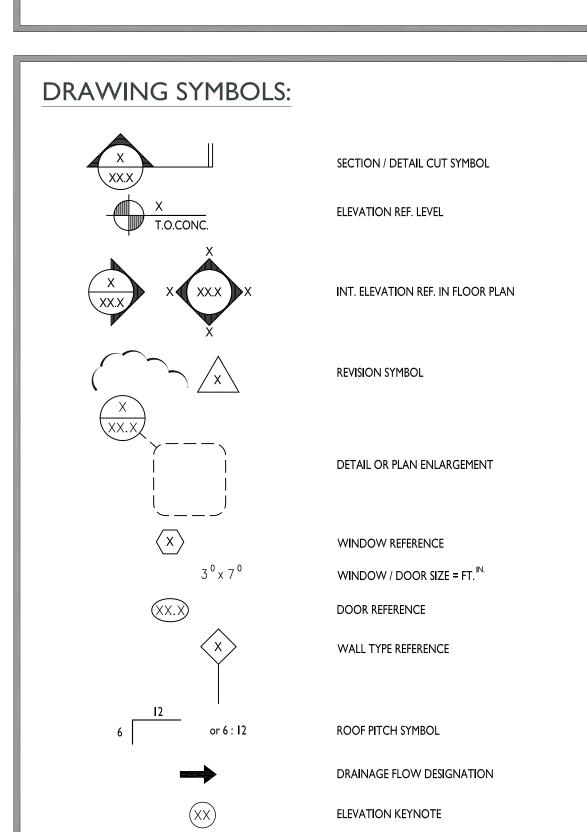
Exacta Land Surveyors, LLC

LB#8291

0: 866.735.1916 | f: 866.744.2882

HEAVY TIMBER

ENGINEERED WOOD



GENERAL NOTES

02. VERIFY ALL DIMENSIONS, CONDITIONS AND UTILITY LOCATIONS ON THE JOB SITE PRIOR TO BEGINNING ANY WORK OR ORDERING ANY MATERIALS. NOTIFY ARCHITECT OF ANY CONFLICTS OR DISCREPANCIES IN THE

I. THESE PLANS HAVE BEEN PREPARED PER THE REQUIREMENTS OF THE CITY OF HOLLYWOOD FL. THE WORK OF THE UNIT OWNER SHALL COMPLY WITH THE REQUIREMENTS SET FORTH IN THE AFOREMENTIONED CODES. NO DEVIATIONS FROM THE WORK SHOWN OR REASONABLY IMPLIED SHALL BE UNDERTAKEN WITHOUT THE ARCHITECT'S WRITTEN CONSENT A COPY OF WHICH MUST BE FILED WITH THE BUILDING OFFICIAL. THESE DRAWINGS ARE IN COMPLIANCE WITH THE ARCHITECT'S INTERPRETATION OF APPLICABLE CODES. IT IS ASSUMED THAT WHEN A BUILDING PERMIT IS ISSUED BY THE BUILDING OFFICIAL. THAT HE/SHE HAS THOROUGHLY EXAMINED THE DRAWINGS AND SPECIFICATIONS ACCORDING TO THE CODES. ANY CHANGES, ETC. MADE BY ANY PARTY DURING CONSTRUCTION SHALL BE DONE SO AT THEIR SOLE RESPONSIBILITY.

03. NO DEVIATIONS FROM THE WORK SHOWN OR REASONABLY IMPLIED SHALL BE UNDERTAKEN WITHOUT THE ARCHITECT'S WRITTEN CONSENT, A COPY OF WHICH WILL BE FILED WITH THE BUILDING OFFICIAL. IF A MINOR CHANGE IN THE WORK IS FOUND NECESSARY DUE TO ACTUAL FIELD CONDITIONS, THE UNIT OWNER SHALL SUBMIT A REQUEST OF SUCH DEPARTURE FOR THE APPROVAL OF THE ARCHITECT PRIOR TO MAKING ANY CHANGE.

04. PLAN DIMENSIONS ARE TO FACE OF STUD, FACE OF SHEATHING, OR FACE OF CONCRETE UNLESS NOTED OTHERWISE. SECTION AND ELEVATION DIMENSIONS ARE TO TOP OF CONCRETE, TOP OF PLYWOOD, OR TOP OF WALL PLATES OR BEAMS UNLESS NOTED OTHERWISE. THESE DRAWINGS INCORPORATE ALL OF THE DATA GIVEN TO THE ARCHITECT BY THE OWNER REGARDING EXISTING CONDITIONS, EQUIPMENT, AND FIXTURES. THE UNIT OWNER SHALL BEFORE ORDERING ANY MATERIALS OR DOING ANY WORK, VERIFY MEASUREMENTS, AT THE PROJECT AND ON THE DRAWINGS AND SHALL BE RESPONSIBLE FOR THE CORRECTNESS OF SUCH MEASUREMENTS. NO EXTRA CHARGES OR COMPENSATION WILL BE ALLOWED ON ACCOUNT OF DIFFERENCES BETWEEN ACTUAL DIMENSIONS AND THE DIMENSIONS INDICATED ON THE DRAWINGS. ANY DIFFERENCE THAT MAY BE FOUND SHALL BE SUBMITTED TO THE ARCHITECT FOR RESOLUTION BEFORE PROCEEDING WITH WORK OR GENERATING A DRAWING REVISION.

05. THE EXACTNESS OF GRADES, ELEVATIONS, DIMENSIONS, OR LOCATIONS GIVEN ON ANY DRAWINGS OR THE WORK INSTALLED BY THE UNIT OWNER, IS NOT GUARANTEED BY THE ARCHITECT. THE UNIT OWNER SHALL, THEREFORE, SATISFY HIS/HERSELF TO THE ACCURACY OF ALL GRADES, ELEVATIONS, DIMENSIONS, OR LOCATIONS. IN ALL CASES OF INTERCONNECTION WITH ITS WORK, WITH EXISTING CONDITIONS OR WITH OTHER WORK, THE UNIT OWNER SHALL VERIFY AT THE SITE ALL DIMENSIONS RELATING TO SUCH EXISTING OR OTHER WORK. THE UNIT OWNER SHALL PROMPTLY RECTIFY ANY ERRORS DUE TO FAILURE TO VERIFY SUCH GRADES, ELEVATIONS DIMENSIONS, OR LOCATIONS WITHOUT ANY BLAME TO THE ARCHITECT.

06. IN NO EVENT SHALL THE ARCHITECT HAVE CONTROL OVER, CHARGE OF OR ANY RESPONSIBILITY FOR THE CONSTRUCTION MEANS, METHODS, TECHNIQUES, SEQUENCES OR PROCEDURES, OR FOR THE SAFETY PRECAUTIONS AND PROGRAMS IN CONNECTION WITH THE WORK, NOT WITHSTANDING ANY OF THE RIGHTS AND AUTHORITY GRANTED IN THE CONTRACT DOCUMENTS.

07. THE UNIT OWNER SHALL BE HELD TO PROVIDE ALL LABOR, MATERIALS, TRANSPORTATION, ETC. NECESSARY FOR THE COMPLETION OF THE WORK INTENDED TO BE SHOWN AND/OR DESCRIBED AND SHALL NOT AVAIL HIM/HERSELF OF UNINTENTIONAL ERRORS AND/OR OMISSIONS SHOULD SUCH EXIST.

08. THE UNIT OWNER SHALL PROVIDE ALL LABOR TO UNLOAD MATERIALS AND EQUIPMENT TO BE PURCHASED DIRECTLY AND DELIVERED TO THE JOB SITE AND FOR VERIFYING QUANTITIES DELIVERED.

09. COORDINATE ALL ELECTRICAL AND MECHANICAL FIXTURES TO FIT WITHIN THE FLOOR AND/OR WALL SPACES AS SHOWN, VERIFY ELECTRICAL ROUGH-IN LOCATIONS FOR ALL APPLIANCES AND LIGHT FIXTURES. IMMEDIATELY NOTIFY ARCHITECT OF ANY CONFLICTS OR DISCREPANCIES WITH THE INFORMATION PROVIDED HEREIN OR AFTER DETERMINING EXISTING FIELD CONDITIONS.

10. IN THE EVENT THAT ADDITIONAL DETAILS OR GUIDANCE IS NEEDED BY THE GENERAL CONTRACTOR FOR CONSTRUCTION OF ANY ASPECTS OF THIS PROJECT, HE/SHE SHALL IMMEDIATELY NOTIFY THE ARCHITECT. FAILURE TO GIVE AMPLE NOTICE SHALL RELIEVE THE ARCHITECT OF RESPONSIBILITY FOR DELAYS TO THE PROJECT.

II. THE G. CONTRACTOR SHALL BE RESPONSIBLE FOR SATISFYING ALL APPLICABLE CODES AND OBTAINING ALL PERMITS AND REQUIRED APPROVALS. CODE COMPLIANCE IS MANDATORY. THE CONSTRUCTION DOCUMENTS SHALL NOT PERMIT WORK THAT DOES NOT CONFORM TO RELEVANT CODES GOVERNING THIS PROJECT.

12. THE G. CONTRACTOR AND SUBCONTRACTORS SHALL FIELD COORDINATE AND OBTAIN APPROVAL FROM THE ARCHITECT/ ENGINEER BEFORE ANY CUTTING, NOTCHING OR DRILLING OF ANY CAST-IN-PLACE CONCRETE, STEEL FRAMING, OR ANY OTHER STRUCTURAL ELEMENTS WHICH MAY AFFECT THE STRUCTURAL INTEGRITY OF THE BUILDING.

13. THE G.CONTRACTOR AND ALL TRADES SHALL REFER TO ALL ARCHITECTURAL, STRUCTURAL, MECHANICAL, CTRICAL, PLUMBING AND ANY/ALL OTHER SPECIALTY CONSULTANT/ENGINEER DRAWINGS ATTACHED these plans in order to fully determine the specifications for all materials used on this project. If THERE ARE ANY CONFLICTS OR OMISSION IN THE PLANS OR SPECIFICATIONS IT IS THE RESPONSIBILITY OF THE GENERAL CONTRACTOR TO CONTACT THE ARCHITECT AND/OR THE OWNER TO RESOLVE THE ISSUE.

14. THE CONTRACTOR SHALL FURNISH TO THE OWNER, ALL WRITTEN & GRAPHIC MATERIALS WHICH MAY COMI WITH ANY/ALL EQUIPMENT, HARDWARE AND SYSTEMS INCLUDING WARRANTIES, INSTRUCTION MANUALS, AND THE INSTALLERS & MANUFACTURERS NAME AND ADDRESS. ALL EQUIPMENT, SYSTEMS, FIXTURES AND APPLIANCES INSTALLED SHALL HAVE A MINIMUM OF A ONE (I) YEAR WARRANTY THE CONTRACTOR FURTHER WARRANTS AGAINST FAILURE OF ALL VARIOUS SYSTEMS INSTALLED, CONSTRUCTED OR CAUSED TO BE INSTALLED FOR THE PERIOD OF ONE (I) YEAR AFTER DATE OF FULL OWNER ACCEPTANCE. SEE ATTACHED ARCHITECTURAL PRODUCTS SPECIFICATIONS MANUAL.

8. THE UNIT OWNER SHALL CONFORM TO ALL CODES, ORDINANCES, AND REGULATIONS HAVING JURISDICTION WHICH SHALL TAKE PRECEDENCE OVER ANYTHING SHOWN ON THESE DRAWINGS. . THEREFORE, BEFORE THE UNIT OWNER PROCEEDS WITH CONSTRUCTION, HE/SHE SHALL THOROUGHLY FAMILIARIZE HIM/HERSELF WITH NOT ONLY THESE PLANS AND PLANS OF OTHERS, BUT WITH ALL CODES, ORDINANCES, AND REGULATIONS HAVING JURISDICTION OVER THIS PROJECT AND SHALL COMPLY WITH THE MOST STRINGENT. THE UNIT OWNER'S WORK TO BE PERFORMED SHALL BE GOVERNED BY THE ABOVE AND ALL WORK ACTUALLY PERFORMED SHALL ON THE BASIS OF THE ABOVE. IN THIS CASE THE ARCHITECT HAS OBSERVED THE WORK COMPLETED BY THE UNIT OWNER, AND APPROVES OF ITS QUALITY AND STRUCTURAL INTEGRITY.

12. THE ARCHITECT HAS NOT BEEN RETAINED BY THE OWNER FOR FULL SERVICE CONTRACT ADMINISTRATION, THEREFORE ANY ERRORS, INCONSISTENCIES, OR OMISSIONS ON THESE DRAWINGS OR ANY VARIATIONS OR AMBIGUITIES BETWEEN THESE DRAWINGS AND DRAWINGS BY OTHERS, AND ACTUAL SITE AND CONSTRUCTION CONDITIONS AND/OR REQUIREMENTS SHALL BE BROUGHT TO THE ATTENTION OF THE ARCHITECT IN WRITING AND RESOLVED AND DOCUMENTED TO THE UNIT OWNER IN WRITING BEFORE STARTING CONSTRUCTION, OTHERWISE THE UNIT OWNER SHALL PERFORM HIS/HER WORK IN ACCORDANCE WITH THE MOST STRINGENT NOTATION OR REQUIREMENT TO PROPERLY AND FUNCTIONALLY EXECUTE THE WORK AS PART OF THE CONTRACT. ANY ERRORS, OMISSIONS, OR INCONSISTENCIES ON THESE DRAWINGS AND ACTUAL SITE AND CONSTRUCTION CONDITIONS AND/OR REQUIREMENTS WHICH COULD NOT BE REASONABLY DETERMINED BEFORE COMMENCEMENT OF CONSTRUCTION SHALL BE BROUGHT TO THE ATTENTION OF THE ARCHITECT IN WRITING BEFORE CONTINUING

13. THESE DRAWINGS MAY NOT CONTAIN COMPLETE SPECIFICATIONS, DETAILS AND INFORMATION REQUIRED FOR THE TOTAL COMPLETION OF THE PROJECT. ADDITIONALLY INFORMATION SHALL BE OBTAINED FROM THE OWNER AND VENDORS REGARDING EQUIPMENT TO BE USED AND SHOP DRAWINGS AND FABRICATION SPECIFICATION. TECHNICAL COMPETENCE SHALL BE EXPECTED OF THE UNIT OWNER. THE UNIT OWNER SHALL HAVE THE KNOWLEDGE, SKILL AND EXPERIENCE NECESSARY TO COMPLETE THIS PROJECT IN AN EXPERT MANNER USING THAT INFORMATION PROVIDED ON THESE DRAWINGS, AND THOSE OF OTHERS.

14. THE UNIT OWNER AGREES THAT HE/SHE HAS CAREFULLY EXAMINED THE SITE, AND THAT FROM HIS/HER OWN INVESTIGATION, HE/SHE HAS SATISFIED HIM/HERSELF AS TO THE NATURE AND LOCATION OF THE WORK, THE GENERAL AND LOCAL CONDITIONS, AND ALL MATTERS WHICH MAY IN ANY WAY AFFECT THE WORK OR ITS PERFORMANCE. UNIT OWNER FURTHER AGREES THAT COMMENCEMENT OF THE WORK WILL CONSTITUTE A REPRESENTATION BY UNIT OWNER THAT HE/SHE HAS REVIEWED THE CONTRACT DOCUMENTS, AND TO THE BEST OF HIS/HER KNOWLEDGE THAT THE CONTRACT DOCUMENTS ARE SUFFICIENTLY DETAILED AND COMPLETE TO PERMIT UNIT OWNER TO I) DETERMINE ALL COSTS IN ORDER TO COMPLETE THE PROJECT WITHIN THE CONTRACT SUM, AND 2) TO COMPLETE THE WORK IN A TIMELY MANNER WITHIN THE CONTRACT TIME IN ACCORDANCE WITH THE CONSTRUCTION SCHEDULE. UNIT OWNER SHALL PROMPTLY INFORM ARCHITECT AND OWNER OF ANY ERRORS OR DISCREPANCIES IN THE CONTRACT DOCUMENTS. BY SUBMISSION OF A BID AND ACCEPTANCE OF A CONTRACT THE UNIT OWNER DOES WARRANT THAT THE DRAWINGS AND SPECIFICATIONS ARE ADEQUATE AS DRAWN TO PRODUCE THE INTENDED RESULT. NO CLAIM FOR ANY EXTRA SHALL BE ALLOWED BECAUSE OF THE ALLEGED IMPOSSIBILITIES IN THE PRODUCTION OF THE RESULTS SPECIFIED OR BECAUSE OF UNINTENTIONAL ERROR OR CONFLICTS IN THE PLANS AND SPECIFICATIONS.

16. ALL MATERIALS AND EQUIPMENT FURNISHED FOR THE PROJECT SHALL BE NEW UNLESS OTHERWISE SPECIFIED, AND ALL WORK SHALL BE GUARANTEED FOR ONE FULL YEAR FROM THE

18. WHEREVER THEY ARE NOT IN CONFLICT WITH THOSE SPECIFICATIONS, ALL MATERIALS SHALL BE INSTALLED IN STRICT ACCORDANCE WITH THE MANUFACTURER'S WRITTEN SPECIFICATIONS. WHERE MANUFACTURER'S RECOMMENDED DETAILS ARE USED THE MANUFACTURER SHALL BE RESPONSIBLE FOR THE PERFORMANCE OF THEIR PRODUCT AND SHALL INDEMNIFY AND SAVE HARMLESS THE OWNER, ARCHITECT, AND GENERAL UNIT OWNER IN CASE OF FAILURE.

20. THE ARCHITECT'S SITE RESPONSIBILITIES ARE LIMITED SOLELY TO THE ACTIVITIES OF THE ARCHITECT AND ITS EMPLOYEES ON SITE. THESE RESPONSIBILITIES SHALL NOT BE INFERRED BY ANY PARTY TO MEAN THE ARCHITECT HAS ANY RESPONSIBILITY FOR SITE SAFETY. SAFETY ON OR ABOUT THE SITE IS THE SOLE AND EXCLUSIVE RESPONSIBILITY OF THE UNIT OWNER ALONE. THE UNIT OWNER'S METHODS OF PERFORMANCE, SUPERINTENDENCE OF THE UNIT OWNER, AND SEQUENCING OF ACTIVITIES ARE THE SOLE AND EXCLUSIVE RESPONSIBILITY OF THE UNIT OWNER ALONE. THE PROJECT WARRANTS THAT: I) THE UNIT OWNER'S RESPONSIBILITIES HAVE BEEN MADE CLEAR, 2) BY SUBMISSION OF A BID AND ACCEPTANCE OF A CONTRACT, THE UNIT OWNER AGREES TO DEFEND. AND HOLD THE ARCHITECT HARMLESS FROM ANY CLAIM OR LIABILITY ARISING FROM THE ARCHITECTS ALLEGED FAILURE TO EXERCISE SITE SAFETY RESPONSIBILITY 3) BY ACCEPTANCE OF A CONTRACT AND SUBMISSION OF BID UNIT OWNER IS AGREEING TO NAME THE ARCHITECT AS ADDITIONAL INSURED UNDER UNIT OWNER'S GENERAL LIABILITY POLICY 4) BY ACCEPTANCE OF A CONTRACT FOR CONSTRUCTION AND SUBMISSION OF A BID UNIT OWNER AGREES TO REIMBURSE ARCHITECT FOR ANY AND ALL COSTS AND COST OF TIME, EXPENDED IN **DEFENSE OF ANY SUCH CLAIM**

21. UNIT OWNER ACKNOWLEDGES BY SUBMISSION OF A BID AND ACCEPTANCE OF A CONTRACT THAT ANY SOIL REPORT DATA PROVIDED BY THE OWNER SHALL NOT BE CONSIDERED TO BE ALL INCLUSIVE, AND IT IS THE UNIT OWNER'S RESPONSIBILITY TO FULLY INVESTIGATE SITE CONDITIONS AS HE/SHE DETERMINES NECESSARY TO VERIFY THAT THE WORK CAN BE ACHIEVED

22. LARGE SCALE DRAWINGS SHALL TAKE PRECEDENCE OVER SMALL SCALE DRAWINGS, FIGURE DIMENSIONS ON THE DRAWINGS OVER SCALE DIMENSIONS AND NOTED MATERIALS OVER GRAPHIC REPRESENTATIONS. IN THE EVENT OF AN INCONSISTENCY IN THE CONTRACT DOCUMENTS, THE INCONSISTENCY SHALL BE RESOLVED IN ACCORDANCE WITH THE FOLLOWING

A. AGREEMENT BETWEEN OWNER AND ARCHITECT B. THE SUPPLEMENTARY CONDITIONS (IF APPLICABLE)

C. THE GENERAL CONDITIONS (IF APPLICABLE) D. BETWEEN THE SPECIFICATIONS THE MORE STRINGENT REQUIREMENT SHALL APPLY.

23. PENETRATIONS: ALL PENETRATIONS SHALL BE SEALED (EXTERIOR) OR CAULKED (INTERIOR) BY THE UNIT OWNER PERFORMING THAT ASPECT OF THE WORK, ALL PENETRATIONS THAT TRAVEL THROUGH FIRE WALLS (SINGLE FAMILY HOMES N/A) OR ASSEMBLY WALLS EITHER HORIZONTAL OR VERTICALLY MUST BE FIRE CAULKED. JOINTS MUST BE PACKED WITH APPROVED FIRE CEMENT. JOINTS SHALL BE KEPT AS SMALL AS POSSIBLE NOT TO EXCEED 1/8" ON ALL SIDES. THE UNIT OWNER SHALL BE RESPONSIBLE FOR SEALING THEIR OWN PENETRATIONS. ALL METHODS OF SEALING PENETRATIONS SHALL BE IN ACCORDANCE WITH (UL) TESTED (ASTM) STANDARDS FOR THE ADIACENT RATED CONSTRUCTION.

PROJECT MAP:

PROJECT LOCATION:



ICH HARDINE

PROJECT IDENTITY:



DEBRA DAVIS & MARTIN HERNANDEZ ADDRESS: 743 HARRISON ST., HOLLYWOOD, FL 33019 E-MAIL: keldebra@gmail.com PHONE: 954.997.6820

PROJECT SUMMARY:

PROJECT NAME: DAVIS RESIDENCE ADDRESS: 743 HARRISON ST. CITY: HOLLYWOOD ZIP: 33019

COUNTY: BROWARD PARCEL ID:514214025361 EXISTING LOT AREA: 12,026 SQ.FT.

LEGAL DESCRIPTION: HOLLYWOOD LAKES SECTION I-32 B - LOTS 3 & 4 - BLK 81

SCOPE OF WORK: THE EXISTING SINGLE FAMILY RESIDENCE WANTS TO UPGRADE AESTHETICALLY THE EXTERIOR OF THE HOUSE BRINGING NEW ENJOYABLE OUTDOOR AREAS, SUCH AS CONCRETE PLATFORMS AND NEW COMPOSITE DECKING OVER GRADE AS SHOWN ON DRAWINGS, NEW REAR DRIVEWAY AND REPLACING ALL EXTG. WINDOWS FOR IMPACT WINDOWS AND NEW ENTRY DOOR.

INDEX SHEETS:

EXISTING BUILDING AREA: 1,947 SQ.FT.

TI.I TITLE SHEET

DEMO FLOOR PLAN & DEMO ROOF PLAN **DEMO ELEVATIONS** DI.2

NEW FLOOR PLAN & NEW ROOF PLAN

NEW ELEVATIONS

STRUCTURAL SET

ABBREVIATIONS:

DRINKING FOUNTAIN

	ABV	ABOVE	Е	EAST	LB
ı	AFF	ABOVE FINISHED FLOOR	ELEC	ELECTRICAL	LT
ı	AFG	ABOVE FINISHED GRADE	ELEV	ELEVATIONS	LTL
ı	AP	ACCESS PANEL	EL	ELEVATOR	MH
ı	ACT	ACOUSTICAL CEILING TILE	EMER	EMERGENCY	MFR
ı	ADJ	ADJACENT	EQ	EQUAL	MO
ı	ALT	ALTERNATE	EQUIV	EQUIVALENT	MAT
ı	ALI		EXH	EXHAUST	MA)
ı		ALUMINUM	EXTG	EXISTING	MEC
ı	APPROX	APPROXIMATELY	EXP	EXPANSION	MC
ı	ADA	AMERICAN DISABILITY ACT	EXT	EXTERIOR	MMI
ı	A/C	AIR CONDITIONING	FOC	FACE OF CONCRETE	MTL
ı	ARCH	ARCHITECTURAL	FOF	FACE OF FINISH	М
ı	BSMT	BASEMENT	FOM	FACE OF MASONRY	MW
ı	BRG	BEARING	FOS	FACE OF STUDS	MM
ı	BFG	BELOW FINISHED GRADE	FIN FL	FINISH FLOOR ELEVATION	MPH
ı	BEAM	BEAM	FE	FIRE EXTINGUISHER	MIN
ı	BVL	BEVELED	FDC	FIRE DEPARTMENT CONNECTION	MIR
ı	BIT	BITUMINOUS	FHC	FIRE HOSE CONNECTION	MISC
ı	BLK	BLOCK	FEC	FIRE EXTINGUISHER CABINET	MR Mul
ı	BLKG	BLOCKING	FPL FP F	FIREPLACE	NAT
ı	BD	BOARD	FLG	FIREPROOFING FLASHING	NR
ı	ВО	BOTTOM OF	FLR	FLASHING FLOOR	NOI
ı	BOT	BOTTOM	FLR D	FLOOR FLOOR DRAIN	N
ı	BLDG	BUILDING	FTG	FOOTING	NIC
ı	CPT	CARPET	FND	FOUNDATION	NTS
ı	CSMT	CASEMENT	FBO	FURNISHED BY OTHERS	0.0
ı	CIP	CAST IN PLACE	FUR	FURRING	OPC
ı	CLG	CEILING	GA	GAGE, GAUGE	OPP
ı	CTR	CENTER	GALV	GALVANIZED	OPF
ı	CT	CERAMIC TILE	GD	GARBAGE DISPOSAL	OSB
ı	CLR	CLEARANCE	GC	GENERAL CONTRACTOR	OD
ı	COL	COLUMN	GLAM	GLULAM LAMINATED BEAM	ОН
ı	CONC		GL	GLASS, GLAZING	OA
ı		CONCRETE MASONIDY LINIT	GB	GRAB BAR	(P)
ı	CMU	CONCRETE MASONRY UNIT	GND	GROUND	PR
ı	C	CONDUIT	GWB	GYPSUM WALL BOARD	PKN
ı	CONST	CONSTRUCTION	HGR	HANGER	PVM
ı	CONT	CONTINUOUS	HDW	HARDWARE	PED
ı	CJT	CONTROL JOINT	HDR	HEADER	PLA
	CPR	COPPER	HTG	HEATING	PL
	CUST	CUSTOM	HVAC	HEATING/VENTILATING/ AIR CONDITIONING	PLU
	DEPT	DEPARTMENT			PW
	D	DEPTH	HT	HEIGHT	PT PSF
	DTL	DETAIL	HC	HOLLOW CORE	
	DIM	DIMENSION	HM	HOLLOW METAL	PSI PC
	DW	DISH WASHER	HORIZ INCLD	HORIZONTAL	PRC
	DR	DOOR	ID	INCLUDED	QT
	DWG	DRAWING	שו	INSIDE DIAMETER	Q I

REFER TO/REFERENCE LIGHT REFRIGERATOR LINTEL REINFORCING REQD LOUVER REOUIRED RESILIENT MANUFACTURE REVISION MASONRY OPENING MATERIAL RIGHT HAND MAXIMUM MECHANICAL ROD AND SHELF MEDICINE CABINET ROOF DRAIN ROOFING **MEMBRANI** METAL ROOM **ROUGH OPENING** METER MICROWAVE ROUGH SAWN MILLIMETER SANITARY SEWER MILES PER HOUR MINIMUM SHEET MIRROR SHEATHING **MISCELLANEOUS** SHEET METAL MOISTURE RESISTANT SIMILAR MULLION SINGLE PLY MEMBRANE NATURAL SOLID CORE

NOISE REDUCTION NOMINAL NORTH SO. FT. NOT IN CONTRACT NOT TO SCALE ON CENTER OPENING OPPOSITE OPPOSITE HAND ORIENTED STRAND BOARD STR OUTSIDE DIAMETER STRUC OVERHEAD **OVERALL PARKING** PAVEMENT

PEDESTAL

PLUMBING

PLYWOOD

PRE-CAST

PROPERTY

QUARRY TILE

RECEPTACLE

PLASTIC LAMINATE

PRESSURE TREATED

POUNDS PER SQUARE FOOT

POUNDS PER SQUARE INCH

SPECIFICATIONS SQUARE FEET STAINLESS STEEL STANDARD SELF-TAPPING STORM DRAIN / SMOKE DET. STRINGER

STRUCTURAL SWITCH SYMMETRICAL TELEPHONE TELEVISION TO BE DETERMINED TONGUE AND GROOVE TOP OF SLAB TOP OF STEEL TOP OF WALL TYPICAL UNDERGROUND UNDERWRITERS LABRATORIES VERSALAM WASHER / DRYER

WATER CLOSET WATER HEATER

NEW WORK NOTES:

01. DO NOT SCALE DRAWINGS.

02. VERIFY ALL DIMENSIONS, CONDITIONS AND UTILITY LOCATIONS ON THE JOB SITE PRIOR TO BEGINNING ANY WORK OR ORDERING ANY MATERIALS. NOTIFY ARCHITECT OF ANY CONFLICTS OR DISCREPANCIES IN THE DOCUMENTS IMMEDIATELY.

03. AREAS OF CONFLICTS OR DISCREPANCIES MUST BE FULLY RESOLVED WITH WRITTEN APPROVAL FROM THE ARCHITECT BEFORE CONSTRUCTION CONTINUES IN THOSE AREAS.

04. PLAN DIMENSIONS ARE TO FACE OF STUD, FACE OF SHEATHING, OR FACE OF CONCRETE UNLESS NOTED OTHERWISE. SECTION AND ELEVATION DIMENSIONS ARE TO TOP OF CONCRETE, TOP OF PLYWOOD, OR TOP OF WALL PLATES OR BEAMS UNLESS NOTED OTHERWISE.

ADDITIONAL WATERPROOFING NOTES:

01. DO NOT SCALE DRAWINGS.

02. VERIFY ALL DIMENSIONS, CONDITIONS AND UTILITY LOCATIONS ON THE JOB SITE PRIOR TO BEGINNING ANY WORK OR ORDERING ANY MATERIALS. NOTIFY ARCHITECT OF ANY CONFLICTS OR DISCREPANCIES IN THE DOCUMENTS IMMEDIATELY.

03. AREAS OF CONFLICTS OR DISCREPANCIES MUST BE FULLY RESOLVED WITH WRITTEN APPROVAL FROM THE ARCHITECT BEFORE CONSTRUCTION CONTINUES IN THOSE AREAS.

04. PLAN DIMENSIONS ARE TO FACE OF STUD, FACE OF SHEATHING, OR FACE OF CONCRETE UNLESS NOTED OTHERWISE. SECTION AND ELEVATION DIMENSIONS ARE TO TOP OF CONCRETE, TOP OF PLYWOOD, OR TOP OF WALL PLATES OR BEAMS UNLESS NOTED OTHERWISE.

CODE REFERENCES:

FLORIDA BUILDING CODE, BUILDING 8th. Edition 2023 FLORIDA BUILDING CODE, EXISTING 8th. Edition 2023 FLORIDA BUILDING CODE, RESIDENTIAL 8th. Edition 2023

OCCUPANCY CLASSIFICATION RS-6 MAX. BUILDING HEIGHT 30 FT. MAX. BUILDING STORIES MAX. BUILT AREA ALLOWED 9,287 SQFT. MAX. BUILDING FOOTPRINT 4,643 SQFT. MIN. FRONTAGE SETBACK 25 FT. MIN. SIDE SETBACK 20 FT. MIN. REAR SETBACK 18.25 FT



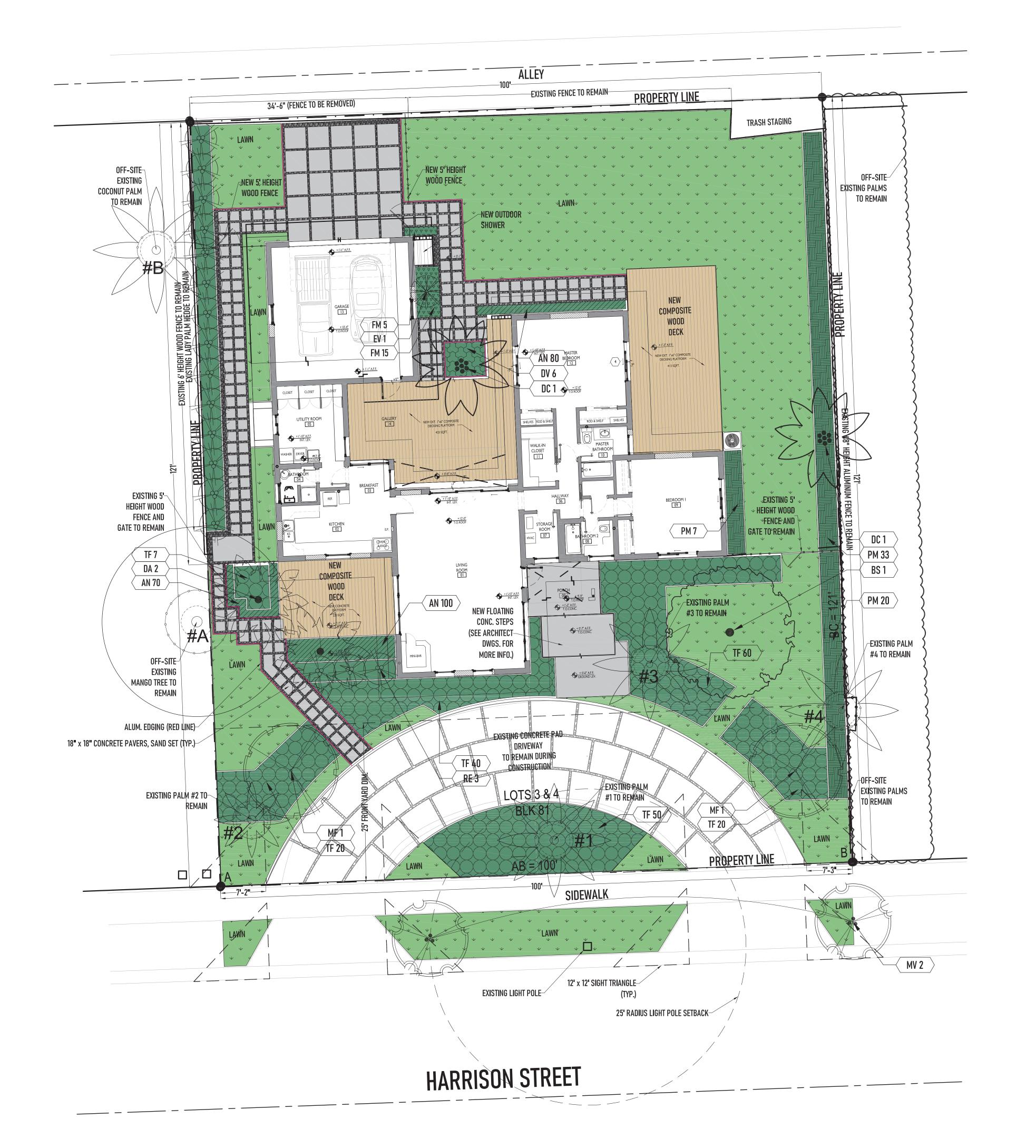
ernan Santarcangelo, Archite NCARB AR# 96867

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COASTAL OPERATIONS LANDSCAPE ARCHITECTURE LLC 5521 VAN BUREN STREET HOLLYWOOD, FLORIDA 33021 P: 954.451.8616 FIRM LICENSE: FL LA 6667411 WWW.COASTAL-OPS.COM

PROJECT LOCATION: **743 HARRISON STREET** HOLLYWOOD, FL 33019

PROJECT CLIENT(S) | OWNER(S): MR. MARTIN HERNANDEZ & MS. DEBRA K. DAVIS

PROJECT ARCHITECT(S) | ENGINEER(S): LANDSCAPE ARCHITECT COASTAL OPERATIONS LANDSCAPE ARCHITECTURE LLC **5521 VAN BUREN STREET** HOLLYWOOD, FL 33021 PH: 954-451-8616 FIRM LICENSE: LA6667411 (FLORIDA) **ARCHITECTS** ATELIER INTERNATIONAL LLC 1800 SW 1ST AVENUE, SUITE 307 MIAMI, FL 33129 PH: 305-374-9084 C: 786-302-5236 WEB: WWW.ATELLERINT.COM

PROJECT NAME:

REVISION DATE

CONFIDENTIALITY NOTICE:

743 HARRISON STREET GARDEN

NOT FOR CONSTRUCTION

SHEET ISSUE / REVISION LOG

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LANDSCAPE SITE PLAN

Project ID: 2025-743 HARRISON

Print Date: MARCH 9, 2025

Scale: As Indicated

Drawn By: TH

Sheet Title:

DESCRIPTION

PROFESSIONAL SEAL(S):

NOTES:

ZONING: RS-6 LOT: 12,026 SQUARE FEET YEAR BUILT: 1953 FEMA FLOOD ZONE: AE 6 MINIMUM OPEN SPACE: N/A HOLLYWOOD LAKES HISTORIC DISTRICT (HMPRLOD-1)

PERVIOUS VS. IMPERVIOUS CALCULATIONS:

TOTAL SITE AREA: +/-12,026 SF

IMPERVIOUS AREAS (TOTAL SITE): 706 SF (NEW CONC. PAVERS) 355 SF (DECORATIVE GRAVEL) 1,313 SF (EXISTING CONC. DRIVEWAY PAVERS) 220 SF (NEW WEST YARD COMPOSITE WOOD DECK) 413 SF (NEW EAST YARD COMPOSITE WOOD DECK) 432 SF (NEW CENTRAL COURTYARD COMPOSITE WOOD DECK) 2,813 SF (ARCHITECTURAL FOOTPRINT)

PERVIOUS AREA (TOTAL SITE): 3,621 SF (LAWN)

2,227 SF (PLANTING AREAS) TOTAL PERVIOUS AREA: +/-5,848 SF OR 48.6% OF TOTAL SITE AREA

TOTAL IMPERVIOUS AREA: +/-6,252 SF OR 51.98% TOTAL SITE AREA

FRONT YARD AREA CALCULATIONS:

FRONT YARD AREA = +/-2,500 SF / 1,250 SF PER REQ. SITE TREE = 2 REQ. SITE TREES. PROVIDING 1 NATIVE GUMBO LIMBO AND 2 NATIVE ORANGE GEIGER TREES. 15 SHRUBS REQ. IN FRONT YARD. PROVIDING DOZENS OF NEW FLORIDA NATIVE AND FLORIDA FRIENDLY SHRUBS AND GROUNDCOVERS.

PLANTING I	743 HARRISON STREET – LANDSCAPE PLANTING LEGEND – 2025.03.09 PLANTING MATERIALS - TREES AND PALMS					
QTY.	SYMBOL	TAG	SCIENTIFIC NAME	COMMON NAME	SIZE	REMARKS
2	ENVI	DA	DICTYOSPERMA ALBUM	PRINCESS PALM	- SINGLE TRUNK - MIN. 8' C.T.	- FLORIDA #1; SEE PLAN FOR SPACING - FLORIDA FRIENDLY
2		DC	DYPSIS CABADAE	CABADA PALM	- MIN. 16' OA. HT. - CLUSTER - MIN. 4 TRUNKS	- FLORIDA #1; SEE PLAN FOR SPACING - FLORIDA FRIENDLY - CONTACT: ST. GERMAIN FARMS 305.245.8311
1		BS	BUSERA SIMARUBA	GUMBO LIMBO (SITE REQ. TREE)	- MIN. 2" DBH / 10' OA. HT.	- FLORIDA #1; SEE PLAN FOR SPACING - FLORIDA NATIVE
2		MF	MYRCIANTHES FRAGRANS	WHITE SIMPSON STOPPER (SITE REQ. TREE)	- MIN. 2" DBH / 10' OA. HT. - MULTI-TRUNK	- FLORIDA #1; SEE PLAN FOR SPACING - FLORIDA NATIVE
2		MV	MAGNOLIA VIRGINIANA	SWEET BAY MAGNOLIA (STREET REQ. TREE)	- MIN. 2" DBH / 12' OA. HT. - MULTI-TRUNK	- FLORIDA #1; SEE PLAN FOR SPACING - FLORIDA NATIVE
4 EXISTING Palms to Remain	#	N/A	EXISTING TREE(S) AND / OR PALM(S)	EXISTING TREE(S) AND / OR PALM(S)	N / A	- SEE SHEET TD.01 FOR TREE/PALM DISPOSITIO
743 HAR	743 HARRISON STREET - LANDSCAPE PLANTING LEGEND - 2025.03.09					
PLANTING I	MATERIALS - SHRUBS, GROUNDCOVERS SYMBOL	TAG	CCENTS SCIENTIFIC NAME	COMMON NAME	SIZE	REMARKS
3	SIMBOL	RE	RHAPHIS EXCELSA	LADY FINGER PALM	- 25 GAL. - MIN. 6' HT.	- FLORIDA #1; SEE PLAN FOR SPACING - FLORIDA FRIENDLY
60		PM	PODOCARPUS MACROPHYLLUS	JAPANESE YEW	- 15 GAL. - MIN. 4' HT.	- FLORIDA #1; 30" O.C. - Florida Friendly
197		TF	TRIPSACUM FLORIDANUM	DWARF FAKAHATCHEE GRASS	- 3 GAL. - MIN. 24" HT.	- FLORIDA #1; 30" O.C. - FLORIDA NATIVE
6		DV	DIETES VEGETA	WHITE AFRICAN IRIS	- 3 GAL. - MIN. 24" HT.	- FLORIDA #1; 24" O.C. - FLORIDA FRIENDLY
20		FM	FICUS MICROCARPA	GREEN ISLAND FICUS	- 3 GAL. - MIN. 24" HT.	- FLORIDA #1 ; 18" O.C. - FLORIDA FRIENDLY
250		AN	ANNUAL COLOR BEDS	N/A	- 4"POT / 1 GALLON	- FLORIDA #1; 8" O.C. - FLORIDA FRIENDLY / FLORIDA NATIVE
+/-2,800 S.F.	\(\psi\) \(\	LAWN	ST. AUGUSTINE 'FLORTAM' SOD	ST. AUGUSTINE 'FLORTAM' SOD	N/A	- SEE LP SHEET SERIES FOR MORE INFORMATION -RUNNING BOND PATTERN, BUTT JOINTS, NO

FRONT YARD IMPERVIOUS VS. PERVIOUS CALCULATION:

TOTAL IMPERVIOUS AREA: +/-1,320 SF OR 52.8% OF TOTAL FRONT YARD AREA

TOTAL PERVIOUS AREA: +/- 1,180 OR 47.2% OF TOTAL FRONT YARD AREA

TREES. PROVIDING 2 NATIVE FLORIDA SWEETBAY MAGNOLIA TREES.

APPROVED TREE REMOVAL PERMIT FROM THE CITY OF HOLLYWOOD.

TREES AND PALMS SHALL NOT BE REMOVED WITHOUT FIRST OBTAINING AN

ENTIRE SITE TO RECEIVE AUTOMATIC 100% PROPERTY WIDE IRRIGATION SYSTEM.

1 STREET TREE REQUIRED PER 50 LINEAL FEET. 100' WIDE LOT / 50' = 2 REQ. STREE

TOTAL FRONT YARD AREA: +/-2,500 SF

EXISTING CONC. DRIVEWAY: 1,289 SF

NEW PAVERS + GRAVEL: 31 SF

IMPERVIOUS AREA:

PERVIOUS AREA:

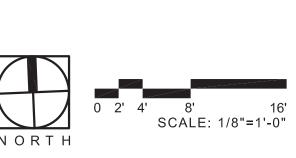
LAWN: 475 SF

PLANTING AREA: 705 SF

STREET TREE CALCULATION:







Front Facade Window and Door Alterations, and Installation of Redesigned Pillar for Existing Overhand

