Side Street View
Scale: NTS

1

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7926 SW 48 St.
miami florida 33155

tel. 786.206.9895
fax. 786.513.0686

hector@ftarchitectspa.com
www.ftarchitectspa.com

Courtyard View
Scale: NTS

1

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Jefferson Street View
Scale: NTS
1

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Jefferson Street View
Scale: NTS

1

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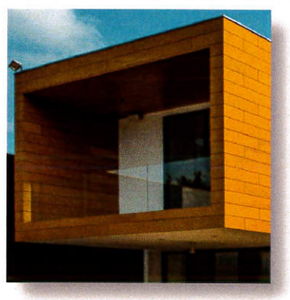
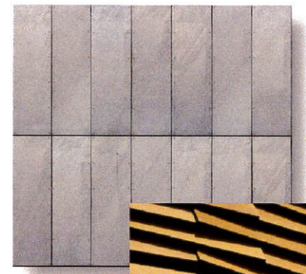
Brova Homes

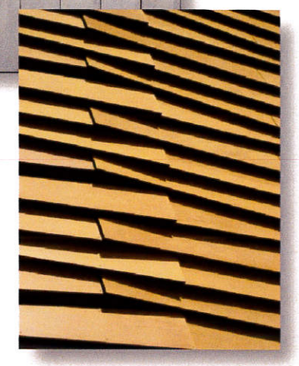
958 Jefferson St. Hollywood, Fl.



Zinc Panel or Wood Cladding

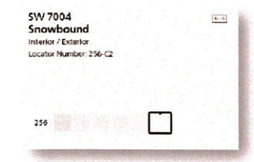
Zinc Panel Cladding

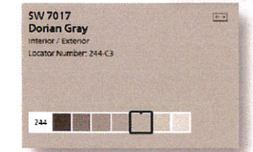




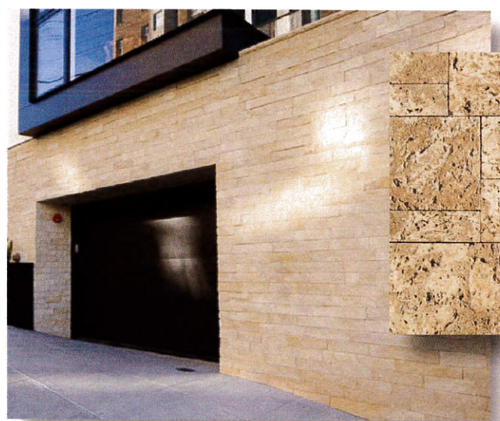
Wood Cladding

Wood Louvers





Paint Colors



Oolite Limestone

Stone Cladding

Dimensional Limestone

Interior Finishes | Bathroom

Interior Finishes | Kitchen

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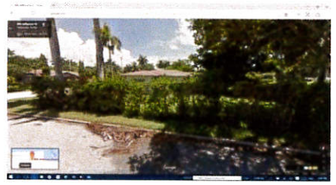
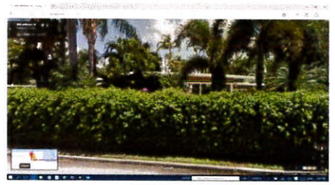
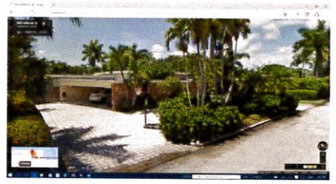
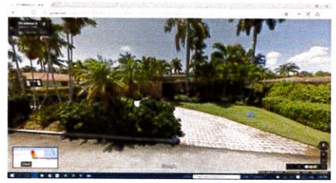
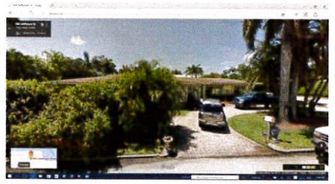
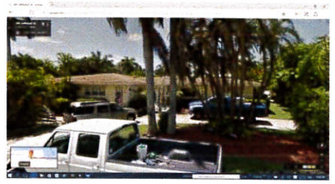
Brova Homes

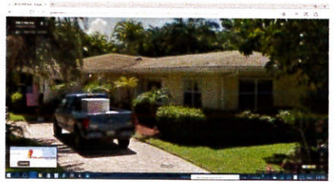
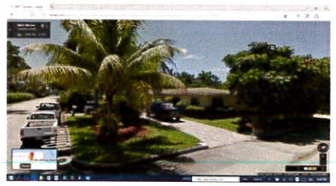
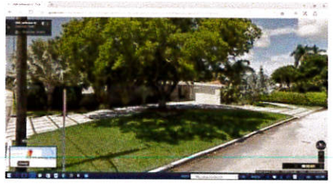
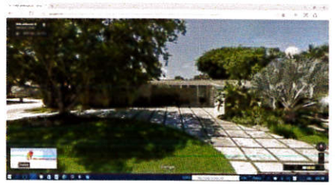
Jefferson St. Hollywood, Fl.

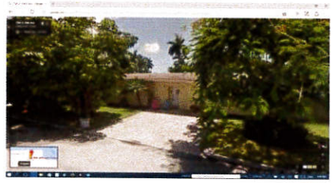
Jefferson Street | North Side

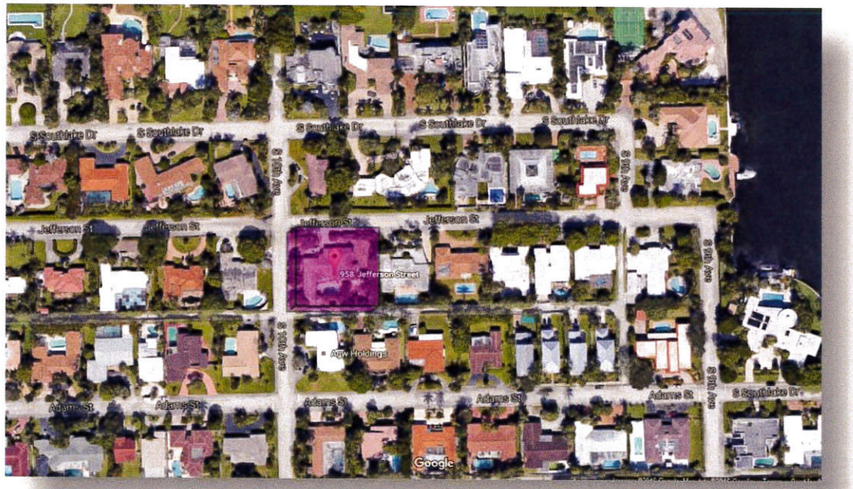
Jefferson Street South Side | East of 10th Avenue

Jefferson Street South Side | West of 10th Avenue



South 10th Avenue | East Side



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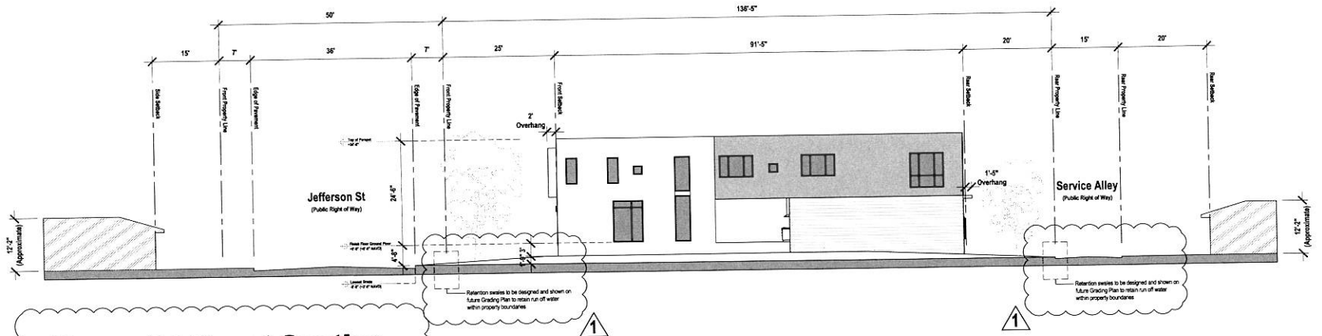
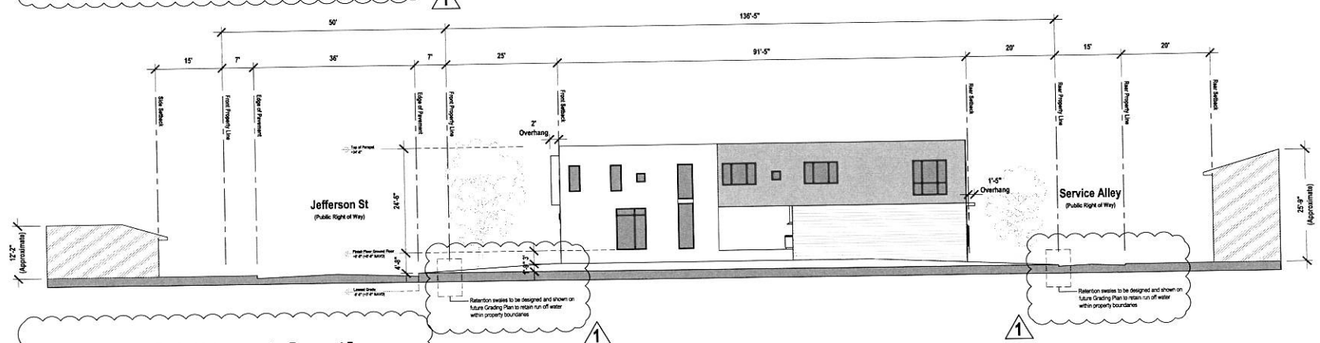


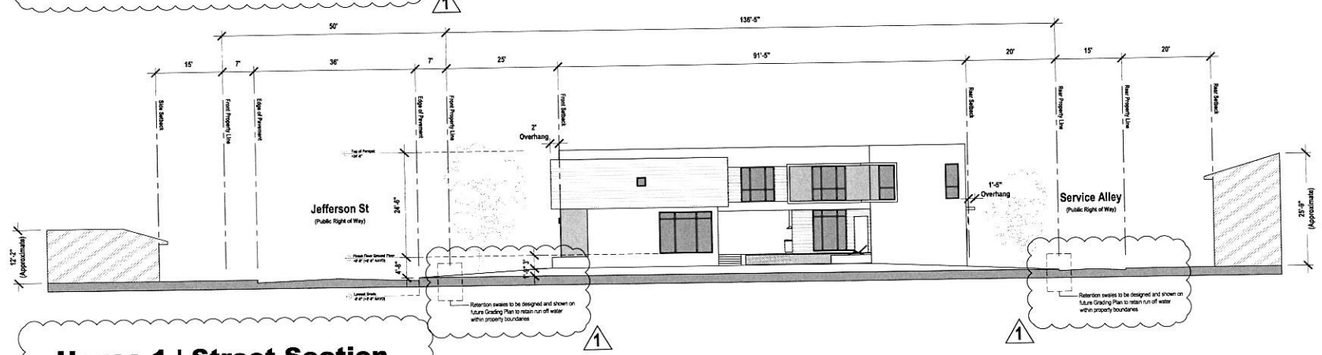
House 3 | Street Section

0' 5' 10' 20' 30' 40' 50'



House 2 | Street Section

0' 5' 10' 20' 30' 40' 50'



House 1 | Street Section

0' 5' 10' 20' 30' 40' 50'

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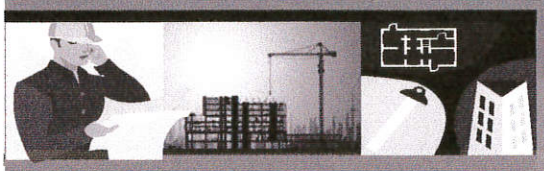
ATTACHMENT B

Application Package for 17-C-14

PLANNING DIVISION



File No. (internal use only): _____

GENERAL APPLICATION

2600 Hollywood Boulevard Room 315
Hollywood, FL 33022

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

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

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

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

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

Documents and forms can be accessed on the City's website at http://www.hollywoodfl.org/DocumentCenter/Home/View/21

APPLICATION TYPE (CHECK ONE):

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

Date of Application: 03/21/2017

Location Address: 958 Jefferson St, Hollywood, FL 33019
Lot(s): 28, 29, 30 Block(s): 58 Subdivision: _____
Folio Number(s): 514214-02-1710
Zoning Classification: Single Family Land Use Classification: Residential
Existing Property Use: Residential Sq Ft/Number of Units: 1
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): _____

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

Explanation of Request: Certificate for Demolition

Number of units/rooms: 1/5 Sq Ft: 4,467
Value of Improvement: _____ Estimated Date of Completion: June 2018
Will Project be Phased? ( ) Yes (✓) No If Phased, Estimated Completion of Each Phase

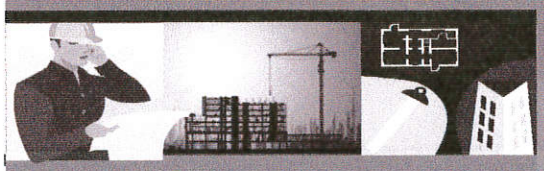
Name of Current Property Owner: Vacation Homes Invest LLC
Address of Property Owner: 300 Three Islands Blvd, #810, Hallandale, FL 33009
Telephone: 954-980-8052 Fax: _____ Email Address: olesyalaw@yahoo.com
Name of Consultant/Representative/Tenant (circle one): Olesya Trayber
Address: 300 Three Islands Blvd #810, 33009 Telephone: 954-980-8052
Fax: _____ Email Address: olesyalaw@yahoo.com
Date of Purchase: 02/05/16 Is there an option to purchase the Property? Yes ( ) No (✓)
If Yes, Attach Copy of the Contract.
List Anyone Else Who Should Receive Notice of the Hearing: _____
_____ Address: _____
_____ Email Address: _____

RECEIVED

MAR 21 2017

CITY OF HOLLYWOOD
OFFICE OF PLANNING

PLANNING DIVISION



2600 Hollywood Boulevard Room 315
Hollywood, FL 33022

File No. (internal use only): _____

GENERAL APPLICATION

CERTIFICATION OF COMPLIANCE WITH APPLICABLE REGULATIONS

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

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

Signature of Current Owner: _____ Date: 03/21/17

PRINT NAME: Vacation Homes Invest LLC/Manager O. Trayber Date: _____

Signature of Consultant/Representative: _____ Date: 03/21/17

PRINT NAME: Olesya Trayber 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 Certificate for Demolition to my property, which is hereby made by me or I am hereby authorizing Olesya Trayber to be my legal representative before the Historic Board (Board and/or Committee) relative to all matters concerning this application.

Sworn to and subscribed before me
this 21 day of March, 2017

Emilia Velez
Notary Public
State of Florida

My Commission Expires: 7-8-18 (Check One) ✓ Personally known to me; OR ___ Produced Identification _____

_____
Signature of Current Owner

Manager O. Trayber
Print Name

EMILIA VELEZ
Notary Public - State of Florida
My Comm. Expires Jul 8, 2018
Commission # FF 109055

RECEIVED
MAR 21 2017
CITY OF HOLLYWOOD
OFFICE OF PLANNING

Fernandez Tapanes
Architects

May 31st, 2017

City of Hollywood Historic Preservation Board,

As part of our submission for a Certificate of Appropriateness for the design of 3 new homes at 958 Jefferson St. we would like to provide the following narrative to support how the proposed designs meet the criteria of: integrity of location, design, setting, materials, workmanship, and association.

As part of our submission we are demolishing an existing non-contributing single family residence which has been added to with apparent non-conforming nor appropriate additions throughout the years. The structure is deemed non-contributing based on the "Designation Criteria" outlined in the "City of Hollywood Design Guidelines for Historic Properties and Historic Districts" due the position that a. The structure no longer possesses historic character which would reflect its original character and b. The structure is not capable of yielding important information about the period.

We are currently proposing to replace said deficient and non-contributing structure with three new homes that will be more compatible with the spirit and aesthetic of the Historic District without competing or detracting from the importance and historical quality of contributing neighboring structures.

The proposed new structures address the following criteria items:

Integrity of Location:
The proposed structures integrate within the historic district and do not detract nor diminish the cohesiveness and integrity of the historic character of the district.

Design:
The design of the proposed structures integrate themselves into the fabric of the neighborhood using details and cues that allude to some of the design features found in some of the movements that the district strives to support and preserve such as mid-century modern and streamline. The proposed designs mix contemporary aspects with classic streamline and deco period details such as the extended concrete eyebrows and concrete surround frames. We have inlayed exterior wood paneling to provide texture and variation in finish material again drawing inspiration from the framed frieze panels popular with the tropical deco movement. The mix of the materials and the soft palette is somewhat reminiscent of the pastel color palette also found with period tropical modern without being literal.

Setting:
In preserving the setting of the single family area we are proposing three new single family homes. The structures have a residential aspect to them in order to preserve the setting of the district in which they will be located. The massing of the buildings provides a change of scale and massing that is more appropriate to the scale of midcentury homes with side yards and an open feel for the houses that provides a true inside/outside lifestyle and circulation for the homes.

Miami Office
7296 s.w. 48 street
miami, fl. 33155

786.206.9895 off
786.513.0686 fax

Naples | Marco Island Office
950 n. collier blvd Suite 400
marco island, fl. 34145

239.330.8124 off

www.ftarchitectspa.com

Fernandez Tapanes
Architects

Materials:
The proposed are sensitive in their use of materials by using a restrained palette of proposed wood rain screen system and painted stucco. The placement of the wood rain screen serves to accent and highlight aspects without becoming an overbearing feature but instead alludes to the decorative features used in the deco movement such as friezes and insert panels. The stucco surfaces will be smooth painted stucco.

Workmanship:
The level of detailing and accenting will imbue the proposed structures with a rich texturing and layers that will achieve a feel of heightened craftsmanship and workmanship in the detailing of the envelope of the structures.

Association:
The proposed structures draw a direct association with the surrounding homes of a mid century modern and streamline character. The proposed designs take inspiration from these mid-century modern structures and attempts to incorporate such cues and details of historic significance in a contemporary fashion.

We hope that the Historic Board will find our proposed structures worthy additions to this beautiful community.

Respectfully,

Hector J. Fernandez, AIA NCARC, USGBC
Architect | principal

Permit #_____ **Date:** 05-31-17

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. 6,810 s.f. (50'x136.33') SQUARE FEET OF YOUR LOT (length x width)

2. 2,074 s.f. (footprint) SQUARE FEET OF YOUR HOUSE

3. _____ SQUARE FEET OF ALL EXISTING IMPERVIOUS SURFACES (e.g. Driveways, walkways, decks, pools, storage sheds, etc.)

4. _____ SQUARE FEET OF THE ADDITION, AND OR…

5. 1,254 s.f. SQUARE FEET OF THE PROPOSED ACCESSORY STRUCTURES, DRIVEWAYS, PAVEMENT, DECKS, ETC.

6. 3,328 s.f. TOTAL SQUARE FEET OF THE IMPERVIOUS AREA ON YOUR LOT (Add Nos. 2 + 3+ 4+ 5)…

7. 49% PERCENTAGE OF IMPERVIOUS LOT COVERAGE (Divide No.6 by No. 1)

U.S. DEPARTMENT OF HOMELAND SECURITY
FEDERAL EMERGENCY MANAGEMENT AGENCY
National Flood Insurance Program

ELEVATION CERTIFICATE

IMPORTANT: Follow the instructions on pages 1–9.

OMB No. 1660-0008
Expiration Date: July 31, 2015

SECTION A – PROPERTY INFORMATION

	FOR INSURANCE COMPANY USE
A1. Building Owner's Name SERGII BROVA	Policy Number:
A2. Building Street Address (including Apt., Unit, Suite, and/or Bldg. No.) or P.O. Route and Box No. 958 JEFFERSON ST	Company NAIC Number:

City HOLLYWOOD State FL ZIP Code 33019

A3. Property Description (Lot and Block Numbers, Tax Parcel Number, Legal Description, etc.)
LOTS 28-30, BLOCK 58, HOLLYWOOD LAKES SECTION, PB 1, PG 32, PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA

A4. Building Use (e.g., Residential, Non-Residential, Addition, Accessory, etc.) RESIDENTIAL

A5. Latitude/Longitude: Lat. 26°00'22.20"N Long. 80°07'30.04"W Horizontal Datum: ☐ NAD 1927 ☒ NAD 1983

A6. Attach at least 2 photographs of the building if the Certificate is being used to obtain flood insurance.

A7. Building Diagram Number 8

A8. For a building with a crawlspace or enclosure(s):
- a) Square footage of crawlspace or enclosure(s) 2,805 sq ft
- b) No. of permanent flood openings in the crawlspace or enclosure(s) within 1.0 foot above adjacent grade 7
- c) Total net area of flood openings in A8.b 896 sq in
- d) Engineered flood openings? ☐ Yes ☒ No

A9. For a building with an attached garage:
- a) Square footage of attached garage N/A sq ft
- b) Number of permanent flood openings in the attached garage within 1.0 foot above adjacent grade N/A
- c) Total net area of flood openings in A9.b N/A sq in
- d) Engineered flood openings? ☐ Yes ☒ No

SECTION B – FLOOD INSURANCE RATE MAP (FIRM) INFORMATION

B1. NFIP Community Name & Community Number	B2. County Name	B3. State
CITY OF HOLLYWOOD 125113	BROWARD	FL

B4. Map/Panel Number	B5. Suffix	B6. FIRM Index Date	B7. FIRM Panel Effective/ Revised Date	B8. Flood Zone(s)	B9. Base Flood Elevation(s) (Zone AO, use base flood depth)
12011C0569	AE	08/18/2014	08/18/2014	AE	7.00 FT.

B10. Indicate the source of the Base Flood Elevation (BFE) data or base flood depth entered in Item B9:
☐ FIS Profile ☒ FIRM ☐ Community Determined ☐ Other/Source:

B11. Indicate elevation datum used for BFE in Item B9: ☐ NGVD 1929 ☒ NAVD 1988 ☐ Other/Source: N/A

B12. Is the building located in a Coastal Barrier Resources System (CBRS) area or Otherwise Protected Area (OPA)? ☐ Yes ☒ No
Designation Date: N/A / / ☐ CBRS ☐ OPA

SECTION C – BUILDING ELEVATION INFORMATION (SURVEY REQUIRED)

C1. Building elevations are based on: ☐ Construction Drawings* ☐ Building Under Construction* ☒ Finished Construction
*A new Elevation Certificate will be required when construction of the building is complete.

C2. Elevations – Zones A1–A30, AE, AH, A (with BFE), VE, V1–V30, V (with BFE), AR, AR/A, AR/AE, AR/A1–A30, AR/AH, AR/AO. Complete Items C2.a–h below according to the building diagram specified in Item A7. In Puerto Rico only, enter meters.

Benchmark Utilized: CITY OF HOLLYWOOD BM Vertical Datum: NAVD1988

Indicate elevation datum used for the elevations in items a) through h) below. ☐ NGVD 1929 ☒ NAVD 1988 ☐ Other/Source:
Datum used for building elevations must be the same as that used for the BFE.

		Check the measurement used.	
a) Top of bottom floor (including basement, crawlspace, or enclosure floor)	3 . 00	☒ feet	☐ meters
b) Top of the next higher floor	4 . 29	☒ feet	☐ meters
c) Bottom of the lowest horizontal structural member (V Zones only)	N/A .	☐ feet	☐ meters
d) Attached garage (top of slab)	N/A .	☒ feet	☐ meters
e) Lowest elevation of machinery or equipment servicing the building (Describe type of equipment and location in Comments)	3 . 83	☒ feet	☐ meters
f) Lowest adjacent (finished) grade next to building (LAG)	2 . 83	☒ feet	☐ meters
g) Highest adjacent (finished) grade next to building (HAG)	3 . 10	☒ feet	☐ meters
h) Lowest adjacent grade at lowest elevation of deck or stairs, including structural support	N/A .	☐ feet	☐ meters

SECTION D – SURVEYOR, ENGINEER, OR ARCHITECT CERTIFICATION

This certification is to be signed and sealed by a land surveyor, engineer, or architect authorized by law to certify elevation information. *I certify that the information on this Certificate represents my best efforts to interpret the data available. I understand that any false statement may be punishable by fine or imprisonment under 18 U.S. Code, Section 1001.*

☒ Check here if comments are provided on back of form.
☐ Check here if attachments.

Were latitude and longitude in Section A provided by a licensed land surveyor? ☒ Yes ☐ No

Certifier's Name		License Number	
JOHN A. IBARRA		5204	
Title: PRESIDENT	Company Name: JOHN IBARRA & ASSOCIATES, INC.		
Address: 777 NW 72nd AVE, #3025	City: MIAMI	State: FL	ZIP Code: 33126
Signature	Date: 01/06/2015	Telephone: (305) 262-0400	

JOHN IBARRA CERTIFICATE NO. 5204 STATE OF FLORIDA PROFESSIONAL LAND SURVEYOR & MAPPER

01/06/2015

IMPORTANT: In these spaces, copy the corresponding information from Section A.			FOR INSURANCE COMPANY USE
Building Street Address (including Apt., Unit, Suite, and/or Bldg. No.) or P.O. Route and Box No. 958 JEFFERSON ST			Policy Number:
City HOLLYWOOD	State FL	ZIP Code 33019	Company NAIC Number:

SECTION D – SURVEYOR, ENGINEER, OR ARCHITECT CERTIFICATION (CONTINUED)

Copy both sides of this Elevation Certificate for (1) community official, (2) insurance agent/company, and (3) building owner.

Comments SECTION C2(E) LOWEST ELEVATION OF MACHINERY = THE A/C PAD; LATITUDE AND LONGITUDE DETERMINED BY SURVEYOR USING GOOGLE EARTH.

Signature Date 01/06/2015

SECTION E – BUILDING ELEVATION INFORMATION (SURVEY NOT REQUIRED) FOR ZONE AO AND ZONE A (WITHOUT BFE)

For Zones AO and A (without BFE), complete Items E1–E5. If the Certificate is intended to support a LOMA or LOMR-F request, complete Sections A, B,and C. For Items E1–E4, use natural grade, if available. Check the measurement used. In Puerto Rico only, enter meters.

E1. Provide elevation information for the following and check the appropriate boxes to show whether the elevation is above or below the highest adjacent grade (HAG) and the lowest adjacent grade (LAG).

a) Top of bottom floor (including basement, crawlspace, or enclosure) is _____ . _____ ☐ feet ☐ meters ☐ above or ☐ below the HAG.

b) Top of bottom floor (including basement, crawlspace, or enclosure) is _____ . _____ ☐ feet ☐ meters ☐ above or ☐ below the LAG.

E2. For Building Diagrams 6–9 with permanent flood openings provided in Section A Items 8 and/or 9 (see pages 8–9 of Instructions), the next higher floor (elevation C2.b in the diagrams) of the building is _____ . _____ ☐ feet ☐ meters ☐ above or ☐ below the HAG.

E3. Attached garage (top of slab) is _____ . _____ ☐ feet ☐ meters ☐ above or ☐ below the HAG.

E4. Top of platform of machinery and/or equipment servicing the building is _____ . _____ ☐ feet ☐ meters ☐ above or ☐ below the HAG.

E5. Zone AO only: If no flood depth number is available, is the top of the bottom floor elevated in accordance with the community's floodplain management ordinance? ☐ Yes ☐ No ☐ Unknown. The local official must certify this information in Section G.

SECTION F – PROPERTY OWNER (OR OWNER'S REPRESENTATIVE) CERTIFICATION

The property owner or owner's authorized representative who completes Sections A, B, and E for Zone A (without a FEMA-issued or community-issued BFE) or Zone AO must sign here. The statements in Sections A, B, and E are correct to the best of my knowledge.

Property Owner or Owner's Authorized Representative's Name SERGII BROVA

Address 958 JEFFERSON ST City HOLLYWOOD State FL ZIP Code 33019

Signature Date 01/06/2015 Telephone

Comments

☐ Check here if attachments.

SECTION G – COMMUNITY INFORMATION (OPTIONAL)

The local official who is authorized by law or ordinance to administer the community's floodplain management ordinance can complete Sections A, B, C (or E), and G of this Elevation Certificate. Complete the applicable item(s) and sign below. Check the measurement used in Items G8–G10. In Puerto Rico only, enter meters.

G1. ☐ The information in Section C was taken from other documentation that has been signed and sealed by a licensed surveyor, engineer, or architect who is authorized by law to certify elevation information. (Indicate the source and date of the elevation data in the Comments area below.)

G2. ☐

☐ The following information (Items G4–G9) is provided for community floodplain management purposes.

G4. Permit Number	G5. Date Permit Issued	G6. Date Certificate Of Compliance/Occupancy Issued

G7. This permit has been issued for: ☐ New Construction ☐ Substantial Improvement

G8. Elevation of as-built lowest floor (including basement) of the building: _____ . _____ ☐ feet ☐ meters Datum _____

G9. BFE or (in Zone AO) depth of flooding at the building site: _____ . _____ ☐ feet ☐ meters Datum _____

G10. Community's design flood elevation: _____ . _____ ☐ feet ☐ meters Datum _____

Local Official's Name Title

Community Name Telephone

Signature Date

Comments

☐ Check here if attachments.

BUILDING PHOTOGRAPHS

See Instructions for Item A6.

IMPORTANT: In these spaces, copy the corresponding information from Section A.			FOR INSURANCE COMPANY USE
Building Street Address (including Apt., Unit, Suite, and/or Bldg. No.) or P.O. Route and Box No. 958 JEFFERSON ST			Policy Number:
City HOLLYWOOD	State FL	ZIP Code 33019	Company NAIC Number:

If using the Elevation Certificate to obtain NFIP flood insurance, affix at least 2 building photographs below according to the instructions for Item A6. Identify all photographs with date taken; "Front View" and "Rear View"; and, if required, "Right Side View" and "Left Side View." When applicable, photographs must show the foundation with representative examples of the flood openings or vents, as indicated in Section A8. If submitting more photographs than will fit on this page, use the Continuation Page.

FRONT VIEW 01/06/2015

REAR VIEW 01/06/2015

BUILDING PHOTOGRAPHS

Continuation Page

IMPORTANT: In these spaces, copy the corresponding information from Section A.			FOR INSURANCE COMPANY USE
Building Street Address (including Apt., Unit, Suite, and/or Bldg. No.) or P.O. Route and Box No. 958 JEFFERSON ST			Policy Number:
City HOLLYWOOD	State FL	ZIP Code 33019	Company NAIC Number:

If submitting more photographs than will fit on the preceding page, affix the additional photographs below. Identify all photographs with: date taken; "Front View" and "Rear View"; and, if required, "Right Side View" and "Left Side View." When applicable, photographs must show the foundation with representative examples of the flood openings or vents, as indicated in Section A8.

LEFT VIEW 01/06/2015

RIGHT SIDE 01/06/2015

3 permits were found for

958 JEFFERSON ST

View	Process #	Permit #	Description	Appl. Date	Permit Date
Details		**B08-105274**	FENCE-CHAIN LINK &/OR WOOD	11/20/2008	**12/1/2008**
Details	49478	**B0303450**	DRIVEWAY	5/13/2003	**6/25/2003**
Details		**B9307865**	RE-ROOF-FLAT		**12/3/1993**

JOB CARD

OWNER: Milton Israeloff		JOB ADDRESS: 958 Jefferson St.	
LEGAL DESCRIPTION	LOT NUMBER	BLOCK	SUBDIVISION OR ADDITION
MICROFILM NO. I-81	ARCHITECT	FEE $ 10.50	VALUATION $ 2200.

DESCRIPTION OF CONSTRUCTION: 1 central sys. 3 ton

☐ SEPTIC TANK
☐ SEWER TAP

TYPE PERMIT	NUMBER	DATE	CONTRACTOR	TYPE PERMIT	NUMBER	DATE	CONTRACTOR
BUILDING				SEPTIC/SEWER			
ROOF				AIR/CONDITION	12773	5/17/81	Hill York
ELECTRIC-BASIC				MECHANICAL			
ELECTRIC-SUPP.				SCREEN			
PLUMBING NO. FIX.				POOL			
L-P-DRY WALL				DRIVEWAY			
FENCE				PATIO or WALK			

NOTES:

JOB CARD

OWNER	JOB ADDRESS
MILTON SRAELOFF	958 Jefferson St.

LEGAL DESCRIPTION	LOT NUMBER	BLOCK	SUBDIVISION OR ADDITION

MICROFILM NO.	ARCHITECT	FEE	VALUATION
		$ 10.00	$ 300

DESCRIPTION OF CONSTRUCTION: Block up A/C Wall Openings Remove & Replace Wi

☐ SEPTIC TANK ☐ SEWER TAP

TYPE PERMIT	NUMBER	DATE	CONTRACTOR	TYPE PERMIT	NUMBER	DATE	CONTRACTOR
BUILDING	42050	4/13/77	Owner	SEPTIC/SEWER			
ROOF				AIR/CONDITION			
ELECTRIC-BASIC	12150		Sherba	MECHANICAL			
ELECTRIC-SUPP.				SCREEN			
PLUMBING NO. FIX.				POOL			
L-P-DRY WALL				DRIVEWAY			
FENCE				PATIO or WALK			

NOTES:

JOB CARD

OWNER	JOB ADDRESS
H. ISRAELOFF	958 Jefferson St.

LEGAL DESCRIPTION	LOT NUMBER	BLOCK	SUBDIVISION OR ADDITION

MICROFILM NO.	ARCHITECT	FEE	VALUATION
		$ 8.00	$

DESCRIPTION OF CONSTRUCTION: Trailer gas heater 2 Gas Outlets

☐ SEPTIC TANK
☐ SEWER TAP

TYPE PERMIT	NUMBER	DATE	CONTRACTOR	TYPE PERMIT	NUMBER	DATE	CONTRACTOR
BUILDING				SEPTIC/SEWER			
ROOF				AIR/CONDITION			
ELECTRIC-BASIC				MECHANICAL			
ELECTRIC-SUPP.				SCREEN			
PLUMBING NO. FIX.	10904	12/21/77	Peoples Gas.	POOL			
L-P-DRY WALL				DRIVEWAY			
FENCE				PATIO or WALK			

NOTES:

JOB CARD

OWNER: MILTON ISRAELOFF	JOB ADDRESS: 958 Jefferson St.

LEGAL DESCRIPTION	LOT NUMBER	BLOCK	SUBDIVISION OR ADDITION

MICROFILM NO.	ARCHITECT	FEE $ 12.00	VALUATION $ 300

DESCRIPTION OF CONSTRUCTION: Replairs & Remodelling Dropped Ceiling

☐ SEPTIC TANK
☐ SEWER TAP

TYPE PERMIT	NUMBER	DATE	CONTRACTOR	TYPE PERMIT	NUMBER	DATE	CONTRACTOR
BUILDING	23894	10/21/74	Owner	SEPTIC/SEWER			
ROOF				AIR/CONDITION			
ELECTRIC-BASIC				MECHANICAL			
ELECTRIC-SUPP.				SCREEN			
PLUMBING / NO. FIX.				POOL			
L-P-DRY WALL				DRIVEWAY			
FENCE				PATIO OR WALK			

NOTES:

JOB CARD

OWNER	JOB ADDRESS
W. ISRAELOFF	958 Jefferson St.

LEGAL DESCRIPTION	LOT NUMBER	BLOCK	SUBDIVISION OR ADDITION

MICROFILM NO.	ARCHITECT	FEE	VALUATION
MISC-79		$ 10.00	$ 300

DESCRIPTION OF CONSTRUCTION: Off Fly Shed

☐ SEPTIC TANK
☐ SEWER TAP

TYPE PERMIT	NUMBER	DATE	CONTRACTOR	TYPE PERMIT	NUMBER	DATE	CONTRACTOR
BUILDING	50816	11/7/78	Owner	SEPTIC/SEWER			
ROOF				AIR/CONDITION			
ELECTRIC-BASIC				MECHANICAL			
ELECTRIC-SUPP.				SCREEN			
PLUMBING NO. FIX.				POOL			
L-F-DRY WALL				DRIVEWAY			
FENCE				PATIO or WALK			

NOTES: County Surcharge $.11

NAME OF MAIN FIRM [illegible] ADDRESS OF [illegible]
Owner
Lot Description Lot 29 - [illegible] Mt. Lake Terrace

Owner's Present Address

Description of Construction Cost $27,000.
Single Family Res.

Permit Type	No.	Date Issued	To What	Finaled or Lapsed
Bldg.	16723	6-3-55	Owner	
Electrical	[illegible]	[illegible]	[illegible]	[illegible]
	[illegible]	[illegible]	[illegible]	[illegible]
Plumbing	[illegible]	[illegible]	[illegible]	[illegible]
Gas				

INSPECTIONS

FOUNDATION 7-2-56	1st Rough Fin. 7-9-56	Temp. Service
Slab Floor		Mr. Gardner Fin. 56
COLUMNS	Final Rough Fin. 8-14-56	Temp. Electric 8-10-56
TIE LEAM 7-16-56	Septic Tank	Temporary Final
ROOF	Grease Trap	Final Electric 10-17-56
	Final Plumbing 10-5-56	
GAS	Cert. of Occupancy 10-17-56	Bottom Board

Remarks: B/S - 1555 - $25.00

JOHN IBARRA & ASSOCIATES, INC.

Professional Land Surveyors & Mappers

WWW.IBARRALANDSURVEYORS.COM

777 N.W. 72nd AVENUE
SUITE 3025
MIAMI, FLORIDA 33126
PH: (305) 262-0400
FAX : (305) 262-0401

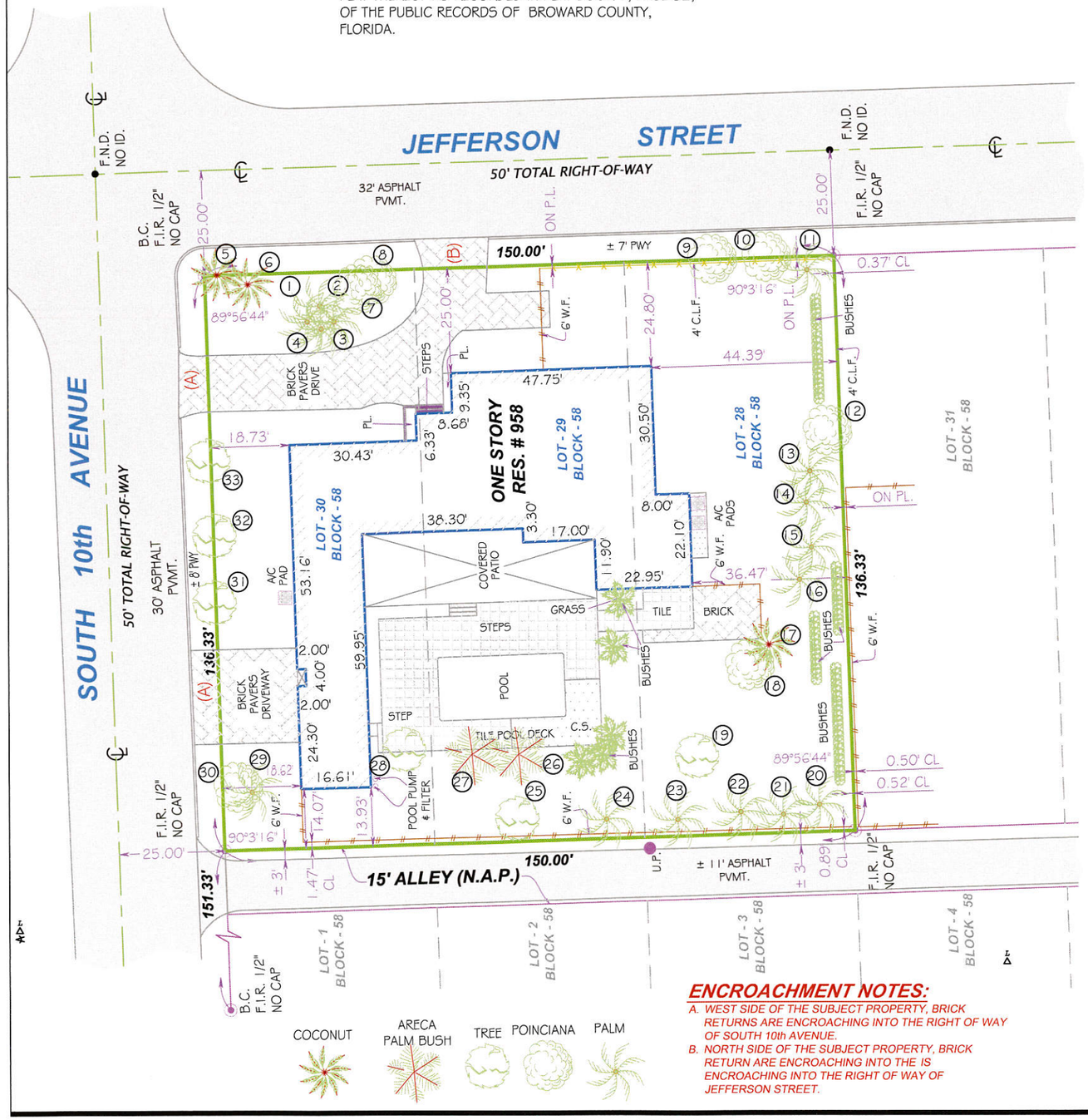
2804 DEL PRADO BLVD SOUTH
SUITE NO. 202 UNIT 1
CAPE CORAL, FL 33904
PH: (239) 540-2660
FAX: (239) 540-2664

MAP OF BOUNDARY SURVEY

958 JEFFERSON ST, HOLLYWOOD, FL 33019

CERTIFICATION:
VACATION HOMES INVEST LLC

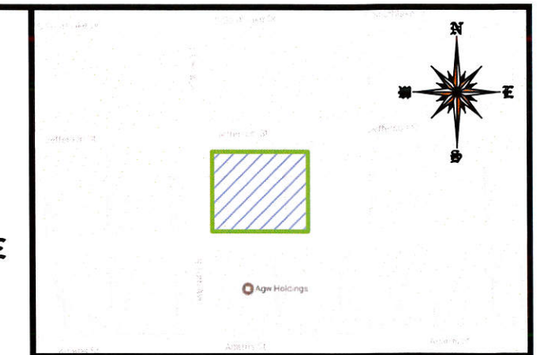
LEGAL DESCRIPTION:
LOTS 28; 29, 30, BLOCK 58, OF HOLLYWOOD "BY THE SEA" HOLLYWOOD LAKES SECTION, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 1, PAGE 32, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA.



GRAPHIC SCALE

-30 0 15 30

(IN FEET)
1 INCH = 30 FEET



LOCATION SKETCH

SCALE = N.T.S.

TREE TABLE

No.	Name	Diameter (Ft.)	Height (Ft.)	Spread (Ft.)
1	PALM BUSH	0.6	20	8
2	PALM BUSH	0.6	20	8
3	PALM BUSH	0.6	20	8
4	PALM BUSH	0.6	20	8
5	COCONUT	0.8	18	11
6	COCONUT	0.8	18	11
7	POINCIANA	1	27	12
8	POINCIANA	1	27	12
9	POINCIANA	1	27	12
10	POINCIANA	1	27	12
11	PALM	1	24	10
12	POINCIANA	1	35	15
13	PALM	1	24	10
14	PALM	0.5	24	10
15	PALM	1	24	10
16	PALM	1	24	10
17	COCONUT	0.8	18	11
18	POINCIANA	1	27	12
19	TREE	1	14	10
20	PALM	1	24	10
21	PALM	1	24	10
22	PALM	1	24	10
23	PALM	1	24	10
24	PALM	1	24	10
25	TREE	1	14	10
26	ARECA PALM BUSH	3	12	10
27	ARECA PALM BUSH	3	12	10
28	TREE	2	18	11
29	PALM	0.5	18	10
30	POINCIANA	1.0	20	18
31	TREE	3	22	18
32	TREE	3	22	18
33	TREE	3	22	18

LEGAL NOTES TO ACCOMPANY SKETCH OF SURVEY :

- THERE MAY BE EASEMENTS RECORDED IN THE PUBLIC RECORDS NOT SHOWN ON THIS SURVEY.
- THE PURPOSE OF THIS SURVEY IS FOR USE IN OBTAINING TITLE INSURANCE AND FINANCING AND SHOULD NOT BE USED FOR CONSTRUCTION PURPOSES.
- EXAMINATIONS OF THE ABSTRACT OF TITLE WILL HAVE TO BE MADE TO DETERMINE RECORDED INSTRUMENTS, IF ANY, AFFECTING THE PROPERTY.
- THIS SURVEY IS SUBJECT TO DEDICATIONS, LIMITATIONS, RESTRICTIONS, RESERVATIONS OR EASEMENTS OF RECORD.
- LEGAL DESCRIPTIONS PROVIDED BY CLIENT OR ATTESTING TITLE COMPANY.
- BOUNDARY SURVEY MEANS A DRAWING AND/ OR A GRAPHIC REPRESENTATION OF THE SURVEY WORK PERFORMED IN THE FIELD, COULD BE DRAWN AT A SHOWN SCALE AND/OR NOT TO SCALE; THE WALLS OR FENCES MAY BE EXAGGERATED FOR CLARITY PURPOSES.
- EASEMENTS AS SHOWN ARE PER PLAT BOOK, UNLESS DEPICTED OTHERWISE.
- THE TERM "ENCROACHMENT" MEANS VISIBLE AND ABOVE GROUND ENCROACHMENTS.
- ARCHITECTS SHALL VERIFY ZONING REGULATIONS, RESTRICTIONS, SETBACKS AND WILL BE RESPONSIBLE FOR SUBMITTING
- PLOT PLANS WITH CORRECT INFORMATION FOR 'APPROVAL FOR AUTHORIZATION' TO THE PROPER AUTHORITIES IN NEW CONSTRUCTION.
- UNLESS OTHERWISE NOTED, THIS FIRM HAS NOT ATTEMPTED TO LOCATE FOOTING AND/OR FOUNDATIONS.
- FENCE OWNERSHIP NOT DETERMINED.
- THIS PLAN OF SURVEY, HAS BEEN PREPARED FOR THE EXCLUSIVE USE OF THE ENTITIES NAMED HEREON, THE CERTIFICATE
- DOES NOT EXTEND TO ANY UNNAMED PARTY.

FLOOD ZONE INFORMATION:

THE NFIP FLOOD MAPS HAVE DESIGNATED THE HEREIN DESCRIBED LAND TO BE SITUATED IN:

FLOOD ZONE:	*"AE"*
BASE FLOOD ELEVATION:	*7FT.*
COMMUNITY:	*12011C*
PANEL:	*0588*
SUFFIX:	*H*
DATE OF FIRM:	*08/18/2014*

THE SUBJECT PROPERTY DOES NOT LIE IN A SPECIAL FLOOD HAZARD AREA.

SURVEYOR' S NOTES:

1. IF SHOWN, BEARINGS ARE REFERRED TO AN ASSUMED MERIDIAN, BY SAID PLAT IN THE DESCRIPTION OF THE PROPERTY, IF NOT, BEARINGS ARE THEN REFERRED TO COUNTY, TOWNSHIP MAPS.
2. THE CLOSURE IN THE BOUNDARY SURVEY IS ABOVE 1:7500 FT.
3. CERTIFICATE OF AUTHORIZATION LB # 7806.

SURVEYOR'S CERTIFICATION:

I HEREBY CERTIFY: THIS "BOUNDARY SURVEY" OF THE PROPERTY DESCRIBED HEREON, HAS RECENTLY BEEN SURVEYED AND DRAWN UNDER MY SUPERVISION, AND COMPLIES WITH THE STANDARDS OF PRACTICE AS SET FORTH BY THE FLORIDA BOARD OF PROFESSIONAL LAND SURVEYORS IN CHAPTER 5J-17, FLORIDA ADMINISTRATIVE CODE PURSUANT TO 472.027, FLORIDA STATUTES.

BY: _____ **05/11/2017**
JOHN IBARRA (DATE OF FIELD WORK)

PROFESSIONAL LAND SURVEYOR NO.: 5204 STATE OF FLORIDA
(NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER).

REVISED ON: ***UPDATE 05/11/2017***
REVISED ON: ***TREE SURVEY 01/07/2016***

ENCROACHMENT NOTES:

A. WEST SIDE OF THE SUBJECT PROPERTY, BRICK RETURNS ARE ENCROACHING INTO THE RIGHT OF WAY OF SOUTH 10th AVENUE.
B. NORTH SIDE OF THE SUBJECT PROPERTY, BRICK RETURN ARE ENCROACHING INTO THE IS ENCROACHING INTO THE RIGHT OF WAY OF JEFFERSON STREET.

ABBREVIATIONS AND MEANINGS

A = ARC
A/C = AIR CONDITIONER PAD.
A.E. = ANCHOR EASEMENT.
A/R = ALUMINUM ROOF.
A/S = ALUMINUM SHED.
ASPH. = ASPHALT.
B.C. = BLOCK CORNER.
B.C.R. = BROWARD COUNTY RECORDS
BLDG. = BUILDING.
B.M. = BENCH MARK.
B.O.B. = BASIS OF BEARINGS.
B.S.L. = BUILDING SETBACK LINE
C = CALCULATED
C.B = CATCH BASIN.
C.B.S = CONCRETE BLOCK STRUCTURE.
CBW = CONCRETE BLOCK WALL.
CH. = CHORD.
CH.B. = CHORD BEARING.
CL = CLEAR.
C.L.F. = CHAIN LINK FENCE.
C.M.E. = CANAL MAINTENANCE EASEMENTS.
CONC. = CONCRETE.
C.P. = CONC. PORCH.
C.S. = CONCRETE SLAB.
C.U.P. = CONC. UTILITY POLE
C.W. = CONCRETE WALK.
D.E. = DRAINAGE EASEMENT .
D.M.E. = DRAINAGE MAINTENANCE EASEMENTS
DRIVE = DRIVEWAY
° = DEGREES.
E = EAST.
EB = ELECTRIC BOX
E.T.P. = ELECTRIC TRANSFORMER PAD.
ELEV. = ELEVATION.
ENCR. = ENCROACHMENT.
F.H. = FIRE HYDRANT.
F.I.P. = FOUND IRON PIPE.
F.I.R. = FOUND IRON ROD.
F.F.E. = FINISHED FLOOR ELEVATION.
F.N.D. = FOUND NAIL & DISK.
FR = FRAME.
FT = FEET.
FNIP. = FEDERAL NATIONAL INSURANCE
F.N. = FOUND NAIL.
H. = HIGH (HEIGHT)
I.F. = IRON FENCE
IN.& EG. = INGRESS AND EGRESS EASEMENT.
L.B. = Certificate of Authorization L.B.#7806
L.P. = LIGHT POLE.
L.F.E. = LOWEST FLOOR ELEVATION.
L.M.E. = LAKE MAINTENANCE EASEMENT.
' = MINUTES.
M. = MEASURED DISTANCE.
MB = MAIL BOX
M.D.C.R. = MIAMI DADE COUNTY RECORDS
M.E. = MAINTENANCE EASEMENTS
MON. = MONUMENT LINE.
MH = MANHOLE.
M/L = MONUMENT LINE.
N.A.P. = NOT A PART OF.
NGVD = NATIONAL GEODETIC VERTICAL DATUM.
N. = NORTH.
N.T.S. = NOT TO SCALE.
#NO. = NUMBER.
O/S = OFFSET.
O.H. = OVERHEAD
O.H.L. = OVERHEAD UTILITY LINES
O.R.B. = OFFICIAL RECORDS BOOK
OVH = OVERHANG
PVMT. = PAVEMENT.
PL. = PLANTER.
P/L = PROPERTY LINE.
P.C.C. = POINT OF COMPOUND CURVE.
P.C. = POINT OF CURVE.
PT. = POINT OF TANGENCY.
POC. = POINT OF COMMENCEMENT.
POB. = POINT OF BEGINNING.
P.R.C. = POINT OF REVERSE CURVE
P.B. = PLAT BOOK.
PG. = PAGE.
PWY. = PARKWAY.
PRM. = PERMANENT REFERENCE MONUMENT.
P.L.S. = PROFESSIONAL LAND SURVEYOR.
R. = RECORDED DISTANCE.
RR. = RAIL ROAD.
RES. = RESIDENCE
PROP. COR. = PROPERTY CORNER
R/W = RIGHT-OF-WAY.
R.P. = RADIUS POINT.
RGE. = RANGE.
SEC. = SECTION.
STY. = STORY.
SWK. = SIDEWALK.
S.I.P. = SET IRON PIPE L.B. #7806.
S.P. = SCREENED PORCH
S. = SOUTH.
" = SECONDS
T = TANGENT
TB = TELEPHONE BOOTH
T.U.E. = TECHNOLOGY UTILITY EASEMENT
TSB = TRAFFIC SIGNAL BOX
T.S.P. = TRAFFIC SIGNAL POLE
TWP = TOWNSHIP.
UTIL = UTILITY.
U.P. = UTILITY POLE.
W.M. = WATER METER.
W.F. = WOOD FENCE.
W.R. = WOOD ROOF.
W.S. = WOODEN SHED.
W = WEST.
℄ = CENTER LINE.
Δ = CENTRAL ANGLE.
∠ = ANGLE.
= OVERHEAD UTILITY LINES
= CONCRETE BLOCK WALL
= CHAIN LINK FENCE
= IRON FENCE
= WOOD FENCE
= BUILDING SETBACK LINE
= UTILITY EASEMENT
= LIMITED ACCESS R/W
= NON-VEHICULAR ACCESS R/W
+0.00 = EXISTING ELEVATIONS

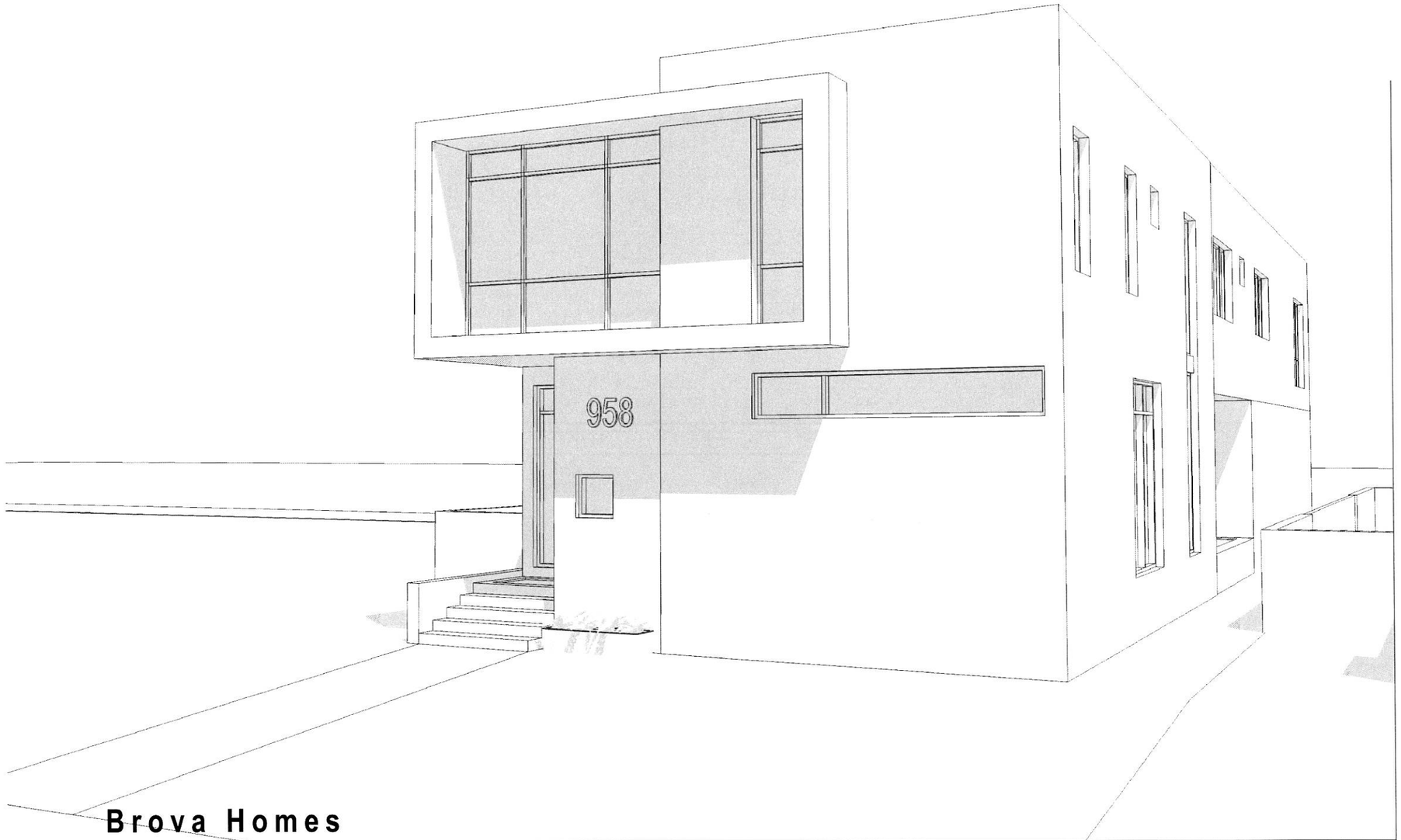
DRAWN BY:	**YELENIS**
FIELD DATE:	**05/11/2017**
SURVEY NO:	**16-000102-2**
SHEET:	**1 OF 1**

JOHN IBARRA CERTIFICATE NO. 5204 STATE OF FLORIDA PROFESSIONAL LAND SURVEYOR

L.B.# 7806 **SEAL**

Brova Homes

958 Jefferson St. Hollywood, Fl.



index of drawings

01	site plan | zoning table
01.5	zoning area diagrams
~~02~~	~~colored site plan~~
ld-1	tree disposition plan
lp-1	landscape plan
lp-2	landscape details
04	ground floor plan
05	second floor plan
06	elevations
07	elevations
08	perspective
09	perspective
10	perspective
11	perspective
12	perspective
13	perspective
13.1	perspective | jefferson street
13.2	perspective | jefferson street
14	materials board
15	site images
16	street sections

Brova Homes

958 Jefferson Street |

Certificate of Appropriateness to Demolish
Certificate of Appropriateness of Design

05.31.17

revision index

rev no.	date	description
1	05.31.17	Staff Review Comments
	06.27.17	Additional Staff Comments

Fernandez Tapanes Architects AA0002311

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miami florida 33155

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fax. 786.513.0686

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www.ftarchitectspa.com

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305.669.8494
olesyatrayberlaw@gmail.com

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structural consulting
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Miami, Fl. 33130
305.423.7047

mep|engineering
Gonzalez Guerrero
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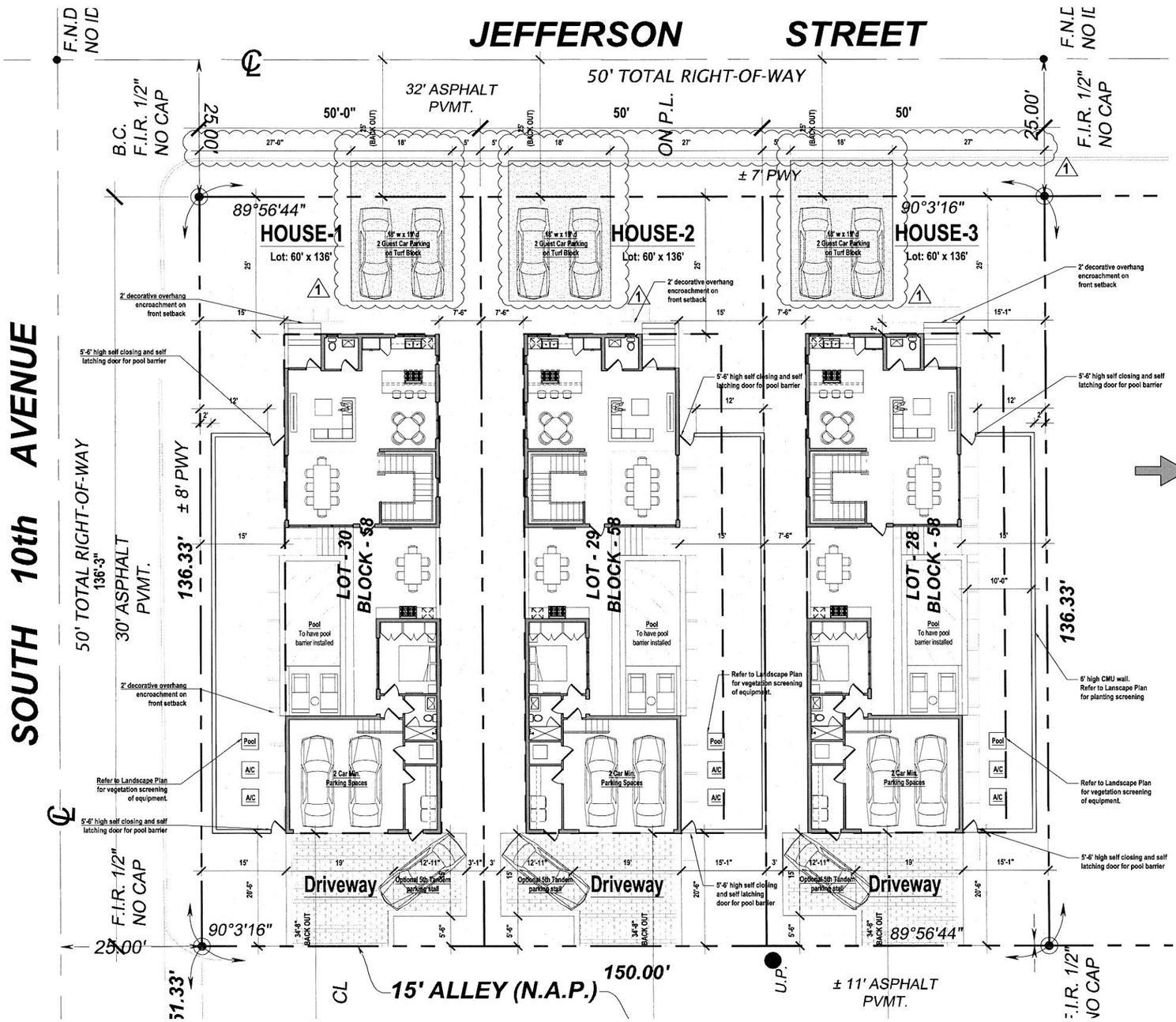
Miami, FL. 33144
305.262.8211

landscape architect
Mariano Corral
3001 SW 109 Ct.
Miami, FL. 33165
305.551.1262



Site Plan

0' 5' 10' 20' 30' 40' 50'

NORTH

NOTES:
All run off water to be contained within property boundaries.

All areas below base flood that are non-dwelling areas must have flood vents as per FBC and FEMA

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www.ftarchitectspa.com

legal description

lots 28, 29 and 30, in block 58, 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.

Brova Homes

958 Jefferson St. Hollywood, Fl.

hollywood zoning code

Article 4.1-Single Family Districts & Article 7.2.A

Min. Lot Area (sq.ft.)	Min. Lot Width* (ft.)	Min. Unit Size (1 story/2 story) (sq.ft.)	Max. Bldg. Height (ft.)	Required Parking Spaces
RS- 1 = 4000	RS- 1 = 40	RS- 1 = 800	30 feet, not to exceed 2 stories	2
RS- 2 = 4800	RS- 2 = 40	RS- 2 = 850/750		Each parking space shall be 8.5 ft. wide; 19 ft. deep & spaces may be tandem. Construction materials as approved by City Engineer.
RS- 3 = 5000	RS- 3 = 50	RS- 3 = 1300/1000		
RS- 4 = 5800	RS- 4 = 50	RS- 4 = 1650/1250		
RS- 5 = 6000	RS- 5 = 50	RS- 5 = 1100/ 950		
RS- 6 = 6000	RS- 6 = 60	RS- 6 = 1000		
RS- 7 = 7500	RS- 7 = 75	RS- 7 = 1000		
RS- 8 = 10000	RS- 8 = 100	RS- 8 = 1500		
RS- 9 = 15000	RS- 9 = 75	RS- 9 = 1660/1250		
RS-10 = 15000	RS-10 = 100	RS-10 = 2000/1650		

* Platted lots or lots of record as of April 6, 1994 are considered as legal non-conforming and may be developed consistent with these regulations.

Use	Required No. of Spaces	Special Conditions; Additional Spaces Required
		Outdoor sales 1 per 1000 sq. ft.
34. Single Family Residence	2 spaces for residences with 2,000 sq. ft. or less	1 space per 500 sq. ft above first 2,000 sq. ft.; provided, however, an addition of 500 sq. ft. or less with no bedroom shall not require any additional spaces. Total required spaces not to exceed 5. Tandem spaces allowed if carport or garage present
35. Theater and places of assembly with fixed seating	1 per 4 seats	1 per movie booth
36. Townhome	2 per Unit	If in a development that has more than 4 units then 1 space per 5 units (marked guest)
37. Warehouse	1 per 1000 sq. ft.	Non-warehouse Uses: 1 per 1000 sq. ft.
38. Yacht Club	1 per 60 sq. ft. of area available for seating	See marina for wet and dry slips.

zoning legend (Typical Per ea. LOT)

RS-6 (low density single family) — As per City of Hollywood Dimensional Requirements

FLOOD ZONE: AE 7'-0" as per survey and FEMA flood FIRM — FINISH Floor at 8'-0" NAVD

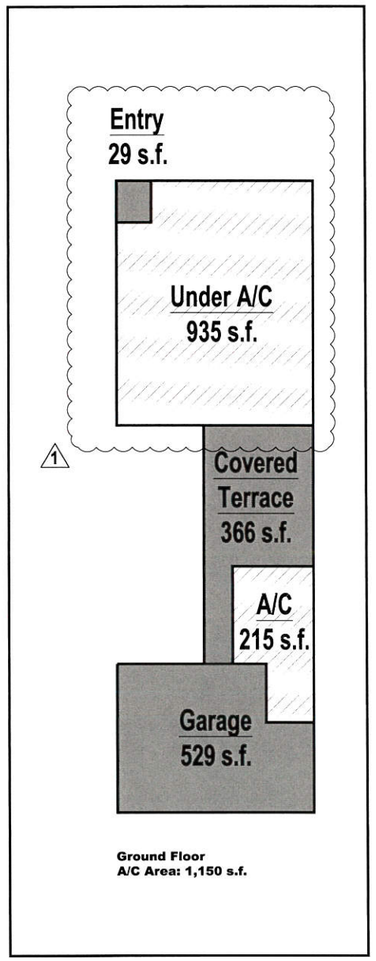
	Required	Proposed
Site area (Net Lot Area)	6,000 sq.ft.	6,810 sq.ft.
Front Yard Pervious Area 20% min. (of 1,250 sq.ft.) **Total Pervious Area 40% min.**	250 sq.ft. 2,724 sq.ft.	908 sq.ft. (73%) 3,482 sq.ft. (51%)
Minimum Lot Width	75' or as platted. *Refer to attached copy of Hollywood Zoning Code Section 4.1 Single Family Districts*	50'-0" *Existing Legal Non-Conforming*
Building Setbacks **Front :** **Rear** *(15% of lot depth/min. 15')*: **Side Setbacks:** **Interior Side** *(sum 25% of lot width/7.5' min.)*: **Street Side:**	 25' 20'-5" 7.5' 15'	 25' 20'-6" 7.5' 15'
Accessory Structure Setbacks *(including Pool)* **Rear:** **Side Setbacks:** **Interior Side:** **Street Side:**	 6' 6' 15'	 NA NA NA
Building Height	25' (2 Story)	25' (2 Story) from FEMA
Parking Requirement:	4 spaces	4 spaces

01

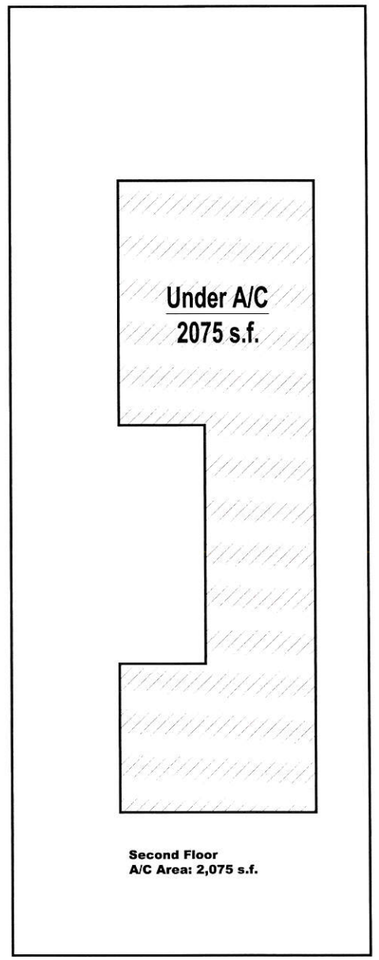
Historic Board Submission | 06.29.17

Brova Homes

958 Jefferson St. Hollywood, Fl.



Ground Floor
A/C Area: 1,150 s.f.



Second Floor
A/C Area: 2,075 s.f.

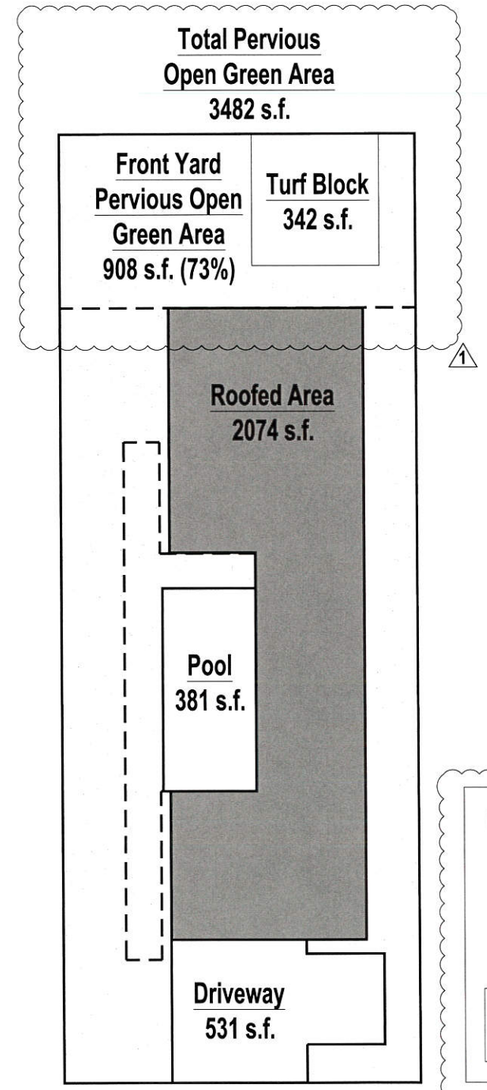
Structure Tabulation

Ground Floor A/C		**1,150 s.f.**
Main	935 s.f.	
Guest	215 s.f.	
2nd Floor A/C		**2,075 s.f.**
TOTAL:		**3,225 s.f.**
Ground Floor Non-A/C		**924 s.f.**
Entry	29 s.f.	
Terrace	366 s.f.	
Garage	529 s.f.	
TOTAL:		**924 s.f.**
TOTAL Gross Built:		**4,149 s.f.**

Note: Overhangs are not calculated as enclosed area. Staircase is calulated on both floors. Dimensions take from exterior to exterior face of walls.

1

Structure Area Ratio Diagrams



Building Coverage Tabulation

Residence	**2,074 s.f.**
Driveway	**531 s.f.**
Turf Block Stalls	**342 s.f.**
Pool	**381 s.f.**
Deck	**0 s.f.**
TOTAL: (49%)	**3,328 s.f.**
GREEN AREA: (51%)	**3,482 s.f.**

1

Impervious & Building Coverage Diagram

1

Site Area Diagrams

0' 5' 10' 20' 30' 40' 50'

NORTH

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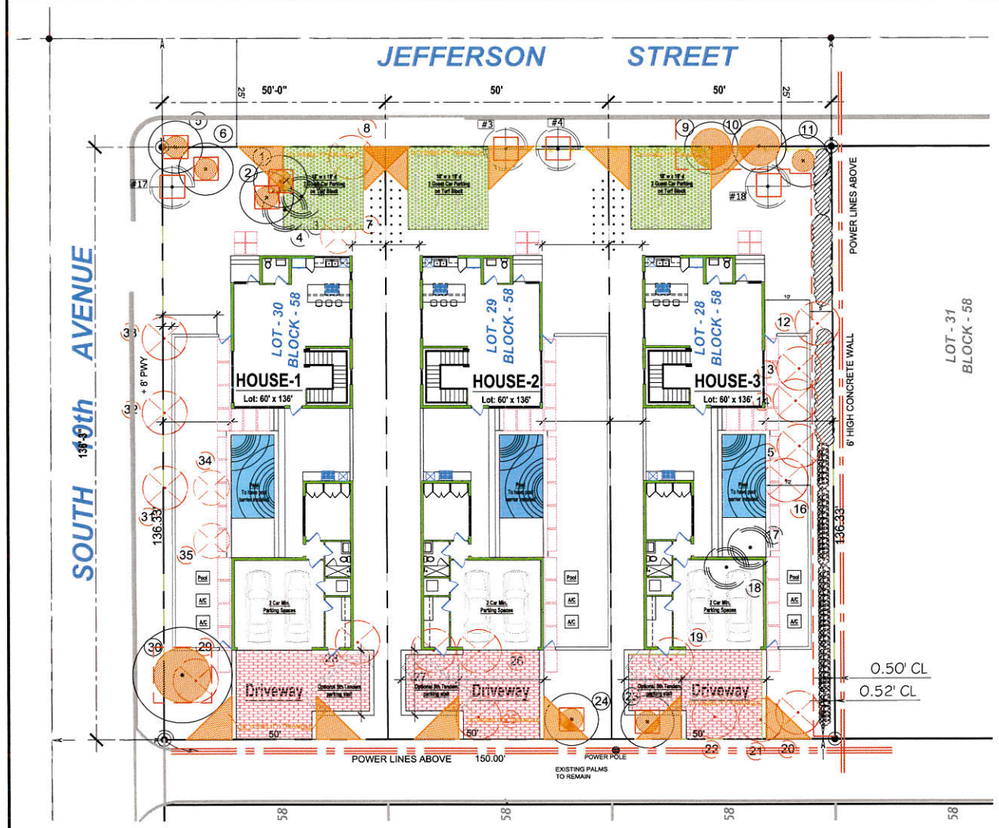
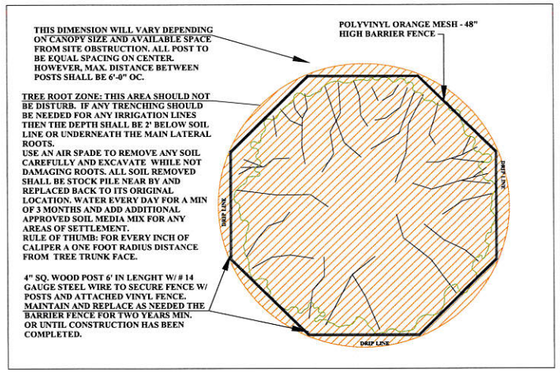


TREE DISPOSITION PLAN- EXISTING TREES OVER OVER PROPOSED DEVELOPMENT

SCALE:1/16"=1'-0"



TREE PROTECTION FENCE PLAN

LEGEND

#10 NUMBER OF EA TREE, SEE LIST

EXISTING TREE TO REMAIN IN PLACE

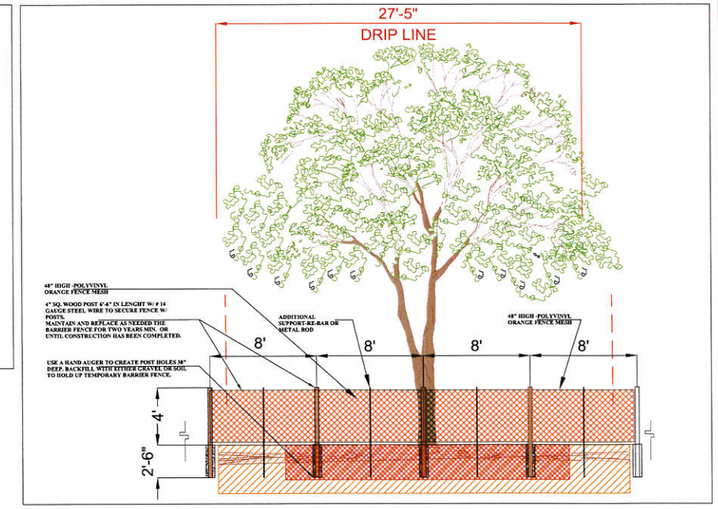
EXISTING TREE TO BE REMOVED

EXISTING TREE TO BE RELOCATE

EXISTING TREE NEW LOCATION

MIN. DISTANCE OF ROOT ZONE PROTECTION

TREE PROTECTION BARRIER



TREE PROTECTION BARRIER

CHART PREPARED BY MARIANO CORRAL LANDSCAPE ARCHITECT- ASLA, ISA

TREE NO.	BOTANICAL NAMES	TYPE COMMON NAME	DIAMETER INCHES AT 4.5' DBH INCHES	HEIGHT IN FEET	TREE EXISTING CANOPY IN FEET	TPZ (RADIUS OF TREE PROTECT ZONE	TO BE REPLACE ON A 1 TO 1	CONDITION	NATIVE	DISPOSITION OF TREES AND PALMS
1	Phoenix reclinata	Senegal date palm	Multi-trunked	22	25	8'		POOR TO FAIR	NO	TO REMAIN. PALM TREE SHOWS LACK OF CARE. DIFICULT TO TRANSPLANT
2	Phoenix reclinata	Senegal date palm				8'		POOR TO FAIR	NO	SURVEY IS INCORRECT- IT IS A CLUSTER OF THE SENEGAL DATE PALM
3	Roystonea regia	Cuban Royal palm	14"	35'	20'	10		GOOD	NO	INCORRECTLY IDENTIFIED ON SURVEY -TO RELOCATED AS SHOWN ON PLAN
4	Roystonea regia	Cuban Royal palm	14"	35'	20'	10		GOOD	NO	INCORRECTLY IDENTIFIED ON SURVEY -TO RELOCATED AS SHOWN ON PLAN
5	Cocos nucifera	Coconut palm tree	10"	18'	11'	6'		FAIR	NO	TO REMAIN - TREE PROTECTION BARRIER SHALL BE PROVIDED
6	Cocos nucifera	Coconut palm tree	10"	18'	11'	6'		FAIR	NO	TO REMAIN - TREE PROTECTION BARRIER SHALL BE PROVIDED
7	Phoenix robellini	Dwarf date Palm	4"	8'	10'		1 TO 1	POOR	NO	TO BE REMOVED- OLD -MANGANESE DEFIECIENT
8	Chrysalidocarpus lustences	Areca Palm	MULTI TRUNK	12'	5'		1 TO 1	FAIR	NO	THE CLUSTER PALM TREE IS NOT WORTH RELOCATING - WE CAN PROPOSE BETTER QUALITY AT SAME HEIGHT AND IN GOOD CONDITION IF NECESSARY.
9	Roystonea regia	Cuban Royal palm	20"	40'	24'	10'		FAIR	NO	TO REMAIN
10	Roystonea regia	Cuban Royal palm	20"	40'	24'	10'		FAIR	NO	TO REMAIN
11	Ptychospermum elegans	Solitare Palm	5"	30'	10'	5'		GOOD	NO	TO REMAIN- HOWEVER THERE MAYBE THE POSSIBILITY THAT IT MAY NEED REMOVAL
12	Ptychospermum elegans	Solitare Palm	5"	30'	10'	5'		GOOD	NO	CANDIDATE FOR POSSIBLE RELOCATION - INSUFFICENT LAND SIZE TO CREATE A HOLDING AREA DURING CONSTRUCTION
13	Ptychospermum elegans	Solitare Palm	5"	30'	10'	5'		GOOD	NO	HOWEVER, WE DIDI COORDINATE WITH ARCHITECT TO FLIP HOME IN ORDER TO PROVIDE A LARGER SIDEYARD TO PRESERVE
14	Ptychospermum elegans	Solitare Palm	5"	30'	10'	5'		GOOD	NO	THEM ALONG WITH EXISTING IXORA HEDGE WHICH PROVIDES A GOOD BUFFER WITH NEIGHBORS.
15	Ptychospermum elegans	Solitare Palm	5"	30'	10'	5'		GOOD	NO	THERE ARE ARECA PALMS THAT WILL ALSO BE PRESERVE.
16	Cocos nucifera	Coconut palm tree	10"	18'	11'			GOOD	NO	TO BE RELOCATED - INCONFLICT WITH DESIGN-RELOCATED AS SHOWN ON PLAN
17	Roystonea regia	Cuban Royal palm	20"	30'	26'			GOOD	NO	TO BE RELOCATED - INCONFLICT WITH DESIGN- NEW LOCATION AS SHOWN
18	Hyophorbe lagenicaulis	Bottle Palm	20"	18'	10'			GOOD	NO	TO BE RELOCATED - INCONFLICT WITH DESIGN- NEW LOCATION AS SHOWN
19	Ficus lyrata	Fiddleleaf Fig	3"	14'	10'		INCH/ INCH	FAIR	NO	TO BE RELOCATED- TREE WILL GET TO BIG FOR SMALL LOTS - ROOTS WILL CAUSE PROBLEMS-TO BE DETERMINE BY CITY ITS NEW LOCATION
20	Ptychospermum elegans	Solitare Palm	5"	20'	10'	5'		FAIR TO POOR	NO	TO REMAIN- SAME AS THE DESCRIPTION FOR TREES 11- 16
21	Veitchia montgomeryana	Montgomery Palm	5"	20'	10'	5'	1 TO 1	FAIR	NO	TO REMOVE IT IS ENTANGLED WITH THE POWER LINES INCONFLICT WITH DESIGN AND DANGEROUS TO RELOCATE
22	Veitchia montgomeryana	Montgomery Palm	5"	20'	10'	5'	1 TO 1	FAIR	NO	AND INCONFLICT WITH THE PROPOSED DESIGN
23	Wodyetia bifurcata	Foxtail Palm	12"	20'	10'	8'		FAIR	NO	TO REMAIN- manganese defienct- IT IS UNDERNEATH POWER LINES- IT IS A RISK TO KEEP BECAUSE OF POWER LINES.
24	Wodyetia bifurcata	Foxtail Palm	12"	20'	10'	8'		FAIR	NO	TO REMAIN- manganese defienct- IT IS UNDERNEATH POWER LINES
25	Ficus nitida	Indian laurel	3"	14'	10'		INCH/ INCH	POOR	NO	REMOVE - THIS WAS ONCE A HEDGE LEFT TO GROW AS A TREE AND NOT WORTH SAVING - POOR -UNDER POWER LINES
26	Chrysalidocarpus lustences	Areca Palm	3"	12'	10'	8'		POOR	NO	THE CLUSTER PALM TREE IS NOT WORTH RELOCATING - WE CAN PROPOSE BETTER QUALITY
27	Chrysalidocarpus lustences	Areca Palm	3"	12'	10'	12'		POOR	NO	AT SAME HEIGHT AND IN GOOD CONDITION IF NECESSARY. WILL PROVIDE REPLACEMENT TREE 1 TO 1
28	Chrysalidocarpus lustences	Areca Palm	3"	12'	10'	12'		POOR	NO	REMOVE-SAME AS ABOVE
29	Brassaia actinophylla	Schefflera	16"	18'	11'				NO	REMOVE INVASIVE
30	Delonix regia	Royal Poinciana	12"	20'	18'	TO DRIP LINE		FAIR TO POOR	NO	TO REMIAN - REMOVE 12' ROYAL PALM FROM POINCIANA TRUNK CAREFULLY
31	Brassaia actinophylla	Schefflera	36"	22'	18'				NO	REMOVE INVASIVE
32	Brassaia actinophylla	Schefflera	36"	22'	18'				NO	REMOVE INVASIVE
33	Brassaia actinophylla	Schefflera	36"	22'	18'				NO	REMOVE INVASIVE
34	Phoenix robellini	Dwarf date Palm	4"	8'	10'		1 TO 1	POOR	NO	NOT SHOWN ON SURVEY-TO BE REMOVED-TOO OLD FOR RELOCATION- WILL PROVIDE REPLACEMENT TREE
35	Phoenix robellini	Dwarf date Palm	4"	8'	10'		1 TO 1	POOR	NO	NOT SHOWN ON SURVEY-TO BE REMOVED-TOO OLD FOR RELOCATION- WILL PROVIDE REPLACEMENT TREE

THERE ARE NO NATIVE TREES OR PALM TREES ON THIS SITE SOME PEOPLE WOULD CONSIDER COCONUTS AND THE CUBAN ROYAL AS NATIVES. BUT ACTUALLY THEY ARE NOT. ONLY THE FLORIDA ROYAL (ELATA) IS NATIVE

REPLACEMENT : A TOTAL OF 6 REPLACEMENT PALM TREES SHALL BE PLACE ON SITE ON A 1 TO 1 BASIS

TWO TREES SHALL BE REPLACE ON AN INCH BY INCH BASIS THAT WILL TOTAL TO 6 INCHES IN CALIPER AT DBH HEIGHT.

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Landscape Architecture
Golf Course Design
Land Planning
Urban Design
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ASSOCIATION WITH
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NORTH

SCALE: AS SHOWN

PROJECT NUMBER 33-052017-R

DATE: 05-21-17

REVISIONS:

SEAL: REGISTERED LANDSCAPE ARCHITECT MARIANO CORRAL LA 6666671 STATE OF FLORIDA

LIC.# LA 6666671

SHEET NUMBER: LD-1

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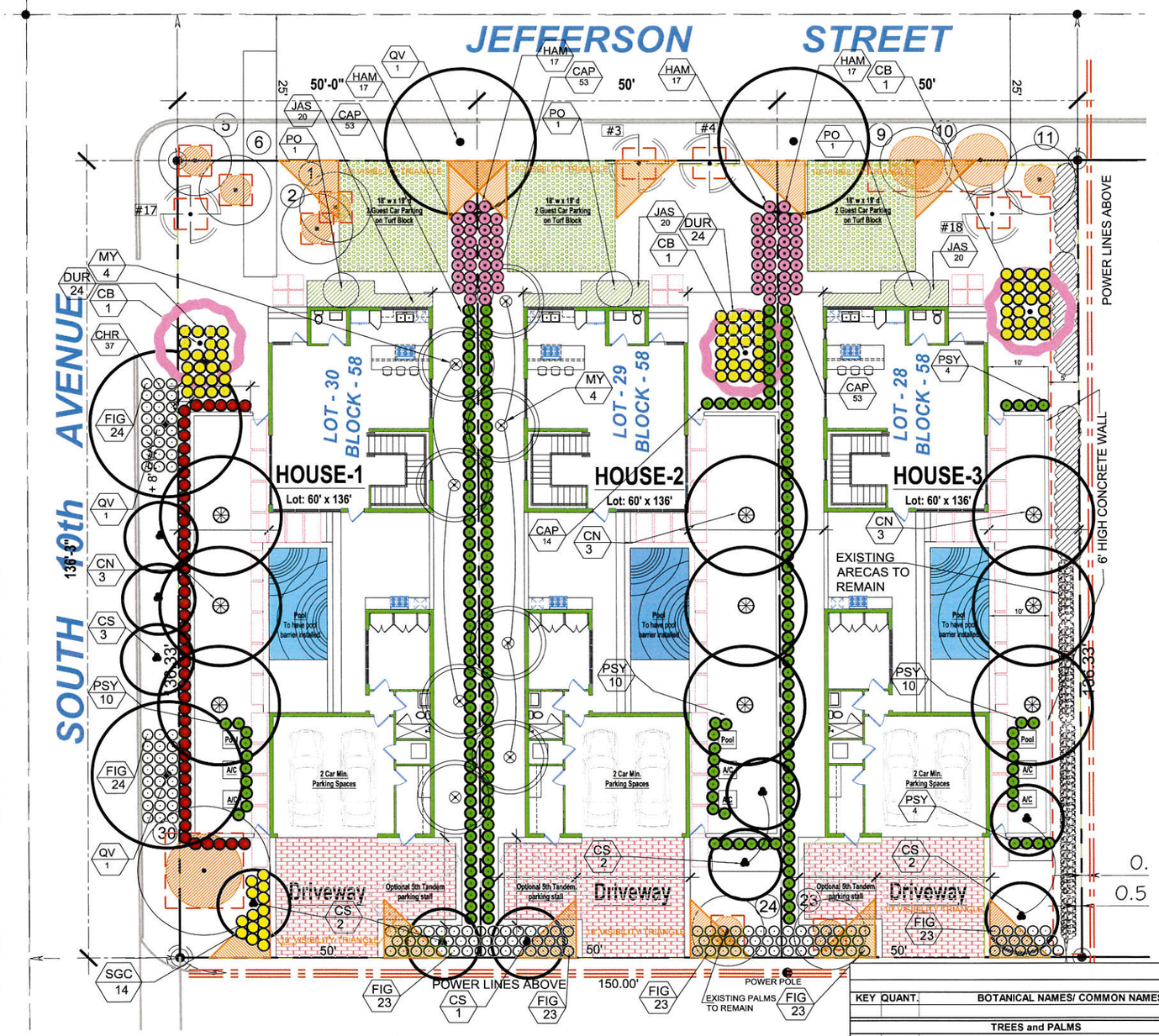


PRELIMINARY LANDSCAPE PLAN

SCALE:1"=10'-0"

(CHR) COCOPLUM

(CAP) JAMAICAN CAPER

LANDSCAPE CALCULATIONS REQUIRED TO BE PERMANENTLY AFFIXED TO PLAN

ZONING DISTRICT: RS-6 NET LOT AREA: .156 ACRES 6,810 S.F.

TREES AND SHRUB REQUIREMENTS	REQUIRED	PROVIDED
A. LOT# 30 CORNER HOUSE - THREE (3) PER LOT	3	12
NATIVE TREES REQUIRED-60% = 12 TREES PROVIDED- 11 NATIVES= 92 PERCENT NATIVE		
A. LOT# 30 - 15 SHRUBS PER TREE	180	246
NATIVE SHRUBS REQUIRED-50% = 246 SHRUBS PROVIDED-141 NATIVES = 58% NATIVES	90	141
PLUS ONE RELOCATED PALM TREES		
B. LOT# 29 - THREE (3) PER LOT	3	8
NATIVE TREES REQUIRED-60% = 8 TREES PROVIDED- 7 NATIVES, 92 PERCENT NATIVE		
PLUS TWO RELOCATED PALM TREES		
B. LOT# 29 - 15 SHRUBS PER TREE	120	201
NATIVE SHRUBS REQUIRED-50% = 201 SHRUBS PROVIDED-135 NATIVES = 68% NATIVES	60	135
C. LOT# 28 - THREE (3) PER LOT	3	3
NATIVE TREES REQUIRED-60% = 3 TREES PROVIDED- 2 NATIVES, 66 PERCENT NATIVE		
C. LOT# 28 - 15 SHRUBS PER TREE	45	201
NATIVE SHRUBS REQUIRED-50% = 151 SHRUBS PROVIDED-108 NATIVES = 72% NATIVES	23	135

ALL LOTS SHALL HAVE 100% IRRIGATION COVERAGE IN ACCORDANCE WITH CITY OF HOLLYWOOD CODE OF ORDINANCES AND REGULATION AT TIME OF PERMIT SUBMISSION

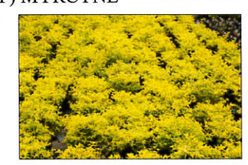
(QV) LIVE OAK

(MY) MYRCYNE

(CB)CASSIA BAKERIANA

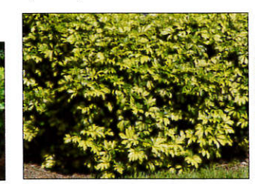
(PO) PODOCARPUS COLUMN

(FIG) GREEN ISLAND FICUS


(DUR) DURANTA

(CN) COCONUT PALMS

(PSY) WILD COFFEE


(SGC) DWARF ARBICOLA

(HAM) FIREBUSH

958 JEFFERSON

KEY	QUANT.	BOTANICAL NAMES/ COMMON NAMES	HGT	SPR	CALIPER DBH HGT.	TYPE L, M, F, S	FLOWERS FRUITS	NATIVE	XERISCAPE REQ. TOLERANCE SALT	DROUGHT	REMARKS
		TREES and PALMS							HIGH, MED. LOW		FLORIDA # 1 MATERIAL
CB	3	Cassia bakeriana / Pink shower tree	12'	5'	2"	Medium	Pink	NO	Med-High	HIGH	BEAUTIFULL WHITE PINK FLOWERS IN THE SPRING
CN	9	Cocos nucifera Green Malayan / Coconut Palm	6' of GREYWOOD			PALM	FRUIT	YES	MEDIUM	HIGH	18' OVERALL MATCHED
CS	10	Conocarpus e. "SERICEUS"/Silverbutton wodd	12'	5'	2"						
MY	8	Myrcianthes fragrans / Simpson's Stopper	10'	5'	2"	Small	FLOWERS	Yes	Medium	High	MATCHED
PO	3	Podocarpus macrophylla / Japanese Yew	8'	4'	3'	Med-Fine		NO	MEDIUM	HIGH	MATCHED FULL TO BASE
QV	4	Quercus virginiana / Live Oak	16'	8'	4"	Large	FRUIT	Yes	Medium	HIGH	CONTAINER GROWN (NO B AND B)
	37	total									
		SHRUBS and GROUND COVERS									
CHR	37	Chrysobalanus horizontalis / Horizontal Cocoplum	24"	20"	24" oc	Medium	Fruit		HIGH	HIGH	Native Shrub- grows to max, of 3' high
CAP	226	Capparis cynophallophora /Jamaican capers	24"	20"	24" OC	Medium	WHITE	YES	HIGH	HIGH	FULL TO BASE
DUR	72	Duranta repens Gold Mound / Duranta	18"	18"	24" oc	med-fine	Purple	YES	MED	HIGH	3 Gals. Full
FIG	163	Ficus macrophylla GREEN ISLAND FICUS	20"	20"	24" oc	Fine	Rose Color	NO	HIGH	HIGH	Excellent low shrub for urban environmnet
JAS	60	Jasminum simplicifolium / Jasmine	18"	18"	24" OC	Medium	WHITE	NO	MEDIUM	HIGH	Good plant for urban environment
HAM	68	Hamelia pattens "COMPACTA" / Firebush "COMPACTA"	18"-20"	20"	24" oc	Med-Fine	Red		HIGH	HIGH	This variety grows more compact-Can take shade but flowers less
PSY	34	**Psychotria nervosa / Wild Coffee**	24"	20"	30" oc	Medium	Fruit	YES	HIGH	HIGH	Excellent native for shade and attracts wild life
SGC	14	Schefflera arboricola "Gold capella" / Dwarf Gold Scheffelera	24"	20"	24" OC	Medium		NO	Medium	HIGH	FULL TO BASE- DROUGHT TOLERANT
	674										

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NORTH

SCALE: AS SHOWN
PROJECT NUMBER 33-052017-R
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SEAL: REGISTERED LANDSCAPE ARCHITECT MARIANO CORRAL LA 6666671 STATE OF FLORIDA
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SHEET NUMBER: LP-1
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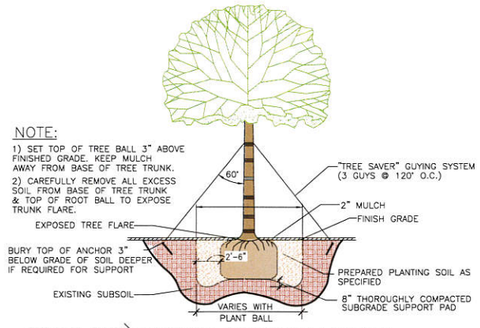
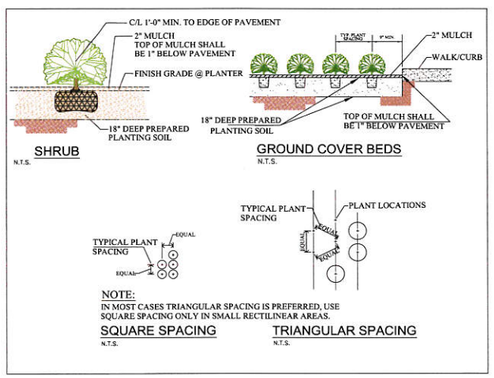
SPECIFICATIONS AND DETAILS



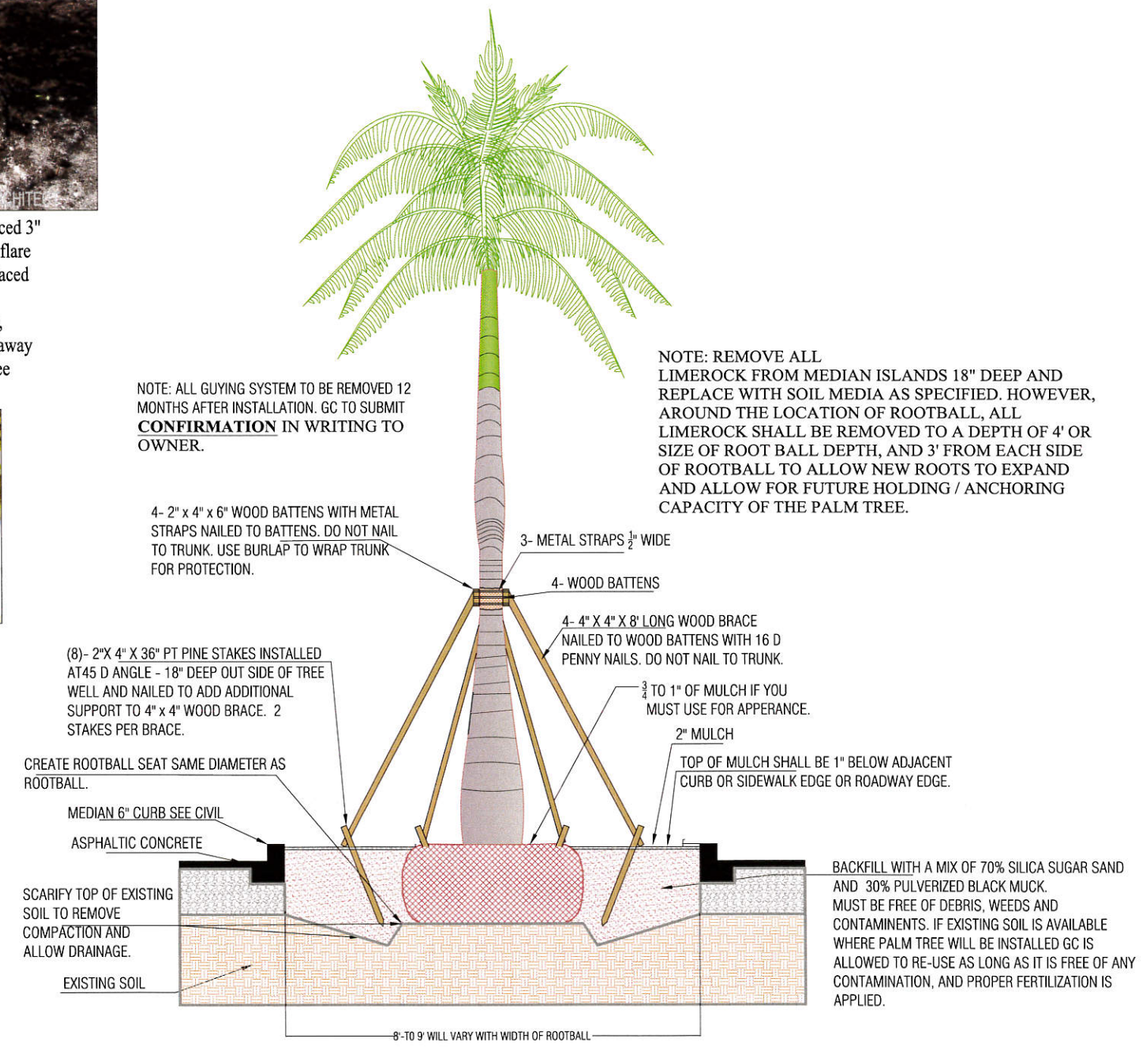
OPTION TWO:
SINGLE STEM TREE GUYING (1-1/2" - 3" CAL.)
N.T.S.



The TOP of TREE ROOTBALL shall be placed 3" above existing soil. This will insure that tree flare will be exposed and NO MULCH shall be placed on top of rootball.
If you must place mulch for appearance sake, lightly do so no more than 1/2" thick and 4" away from tree trunk. Create a 4" saucer around tree rootball 6' in diameter.

TYP. GUY WIRE AND HOSE WRAPING AROUND TREE BRANCHES

ALL PLANTING BEDS TO USE EUCALYTUS GRADE A MULCH, OR ECO MULCH, OR SHREDDED WOOD PRODUCTS AND AS APPROVED AND CERTIFIED BY THE NATIONAL SOIL AND MULCH COUNCIL. (NO RED MULCH PLEASE)



TYP. PALM TREE DETAIL
(NOT TO SCALE)

811
Know what's below.
Call before you dig.
IT'S THE LAW!

Mariano Corral
Landscape Architect
Landscape Architecture
Golf Course Design
Land Planning
Urban Design
Member of the American Society of Landscape Architects
ASSOCIATION WITH
CHI CHI RODRIGUEZ
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BROVA HOMES
958 JEFFERSON STREET
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NORTH

SCALE: AS SHOWN
PROJECT NUMBER: 33-052017-R
DATE: 05-21-17
REVISIONS:

SEAL: REGISTERED LANDSCAPE ARCHITECT MARIANO CORRAL LA 6666671 STATE OF FLORIDA
LIC.# LA 6666671

SHEET NUMBER: LP-2
OF:

3001 SW 109 Court
Miami, Florida 33165
Off : (305) 551-1262
Fax: (305) 229- 4146
EMAIL: marianocorral@comcast.net

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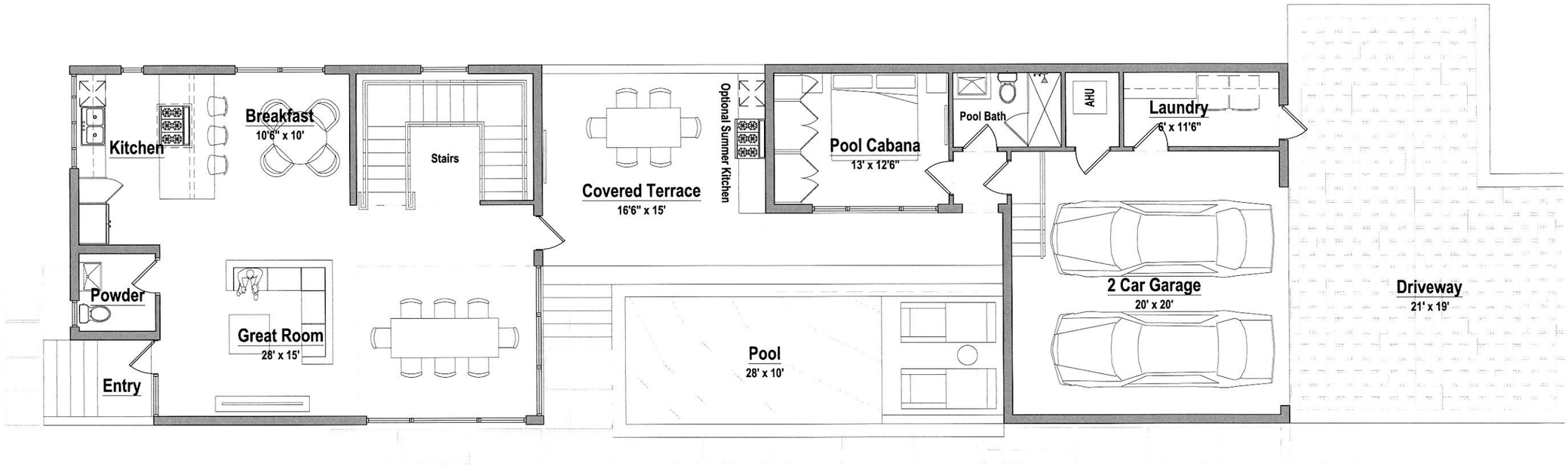

Floor Plan | Ground Floor

1

0' 2' 4' 8' 12' 16' 20'

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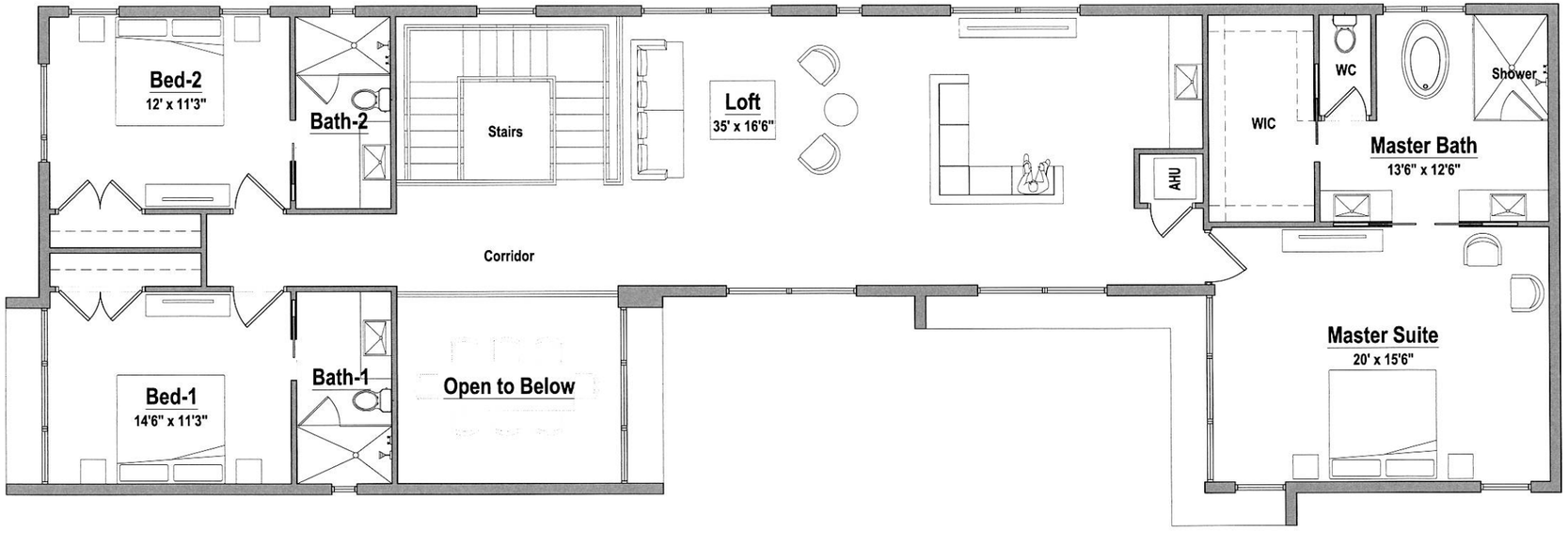
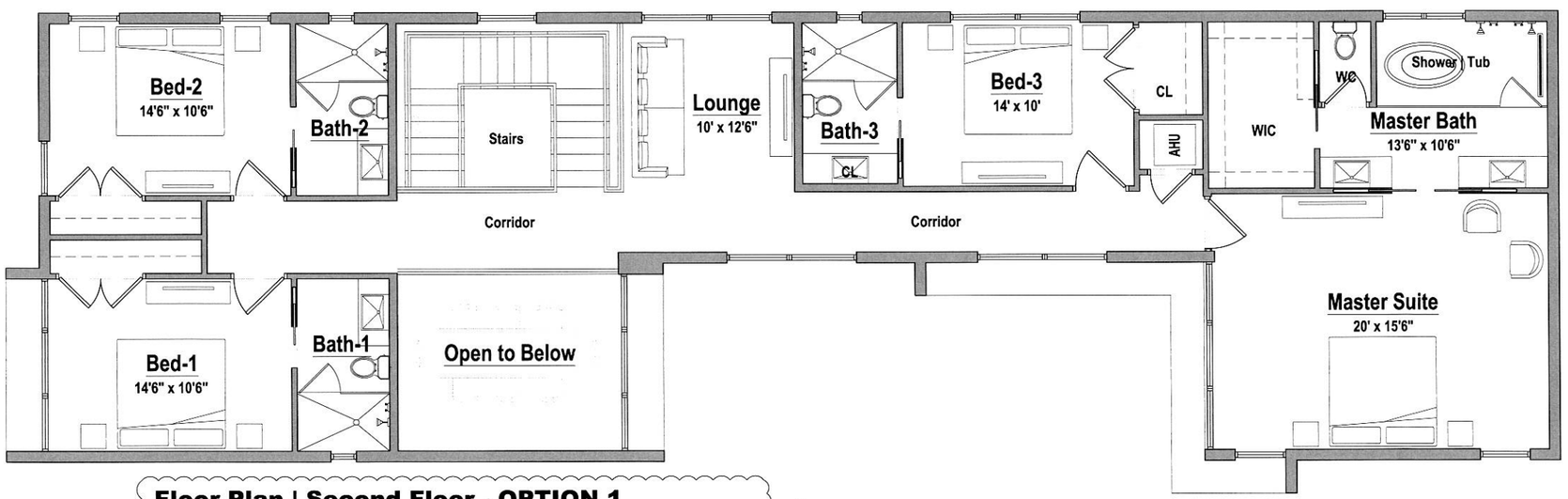


Floor Plan | Second Floor - OPTION 2

Scale: 1:48 1/4" : 1'-0"



Floor Plan | Second Floor - OPTION 1

1

0' 2' 4' 8' 12' 16' 20'

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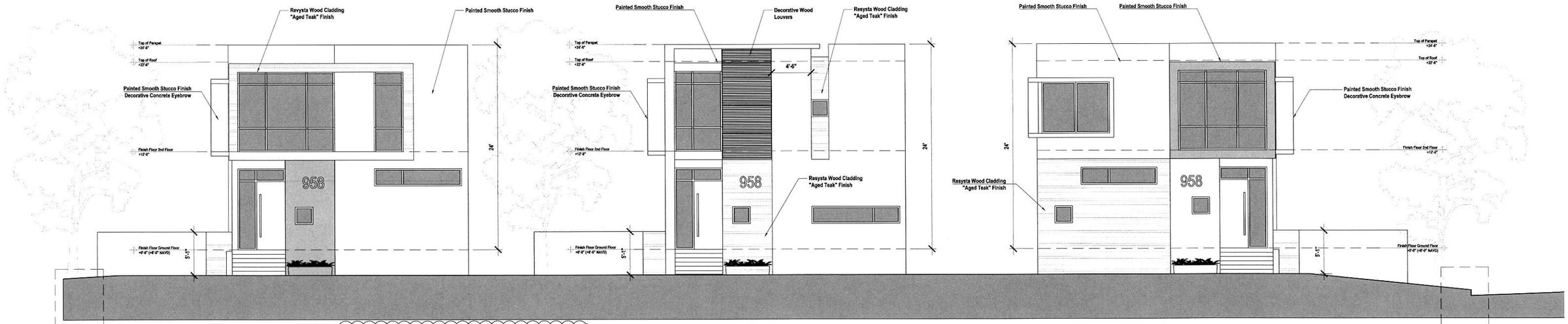
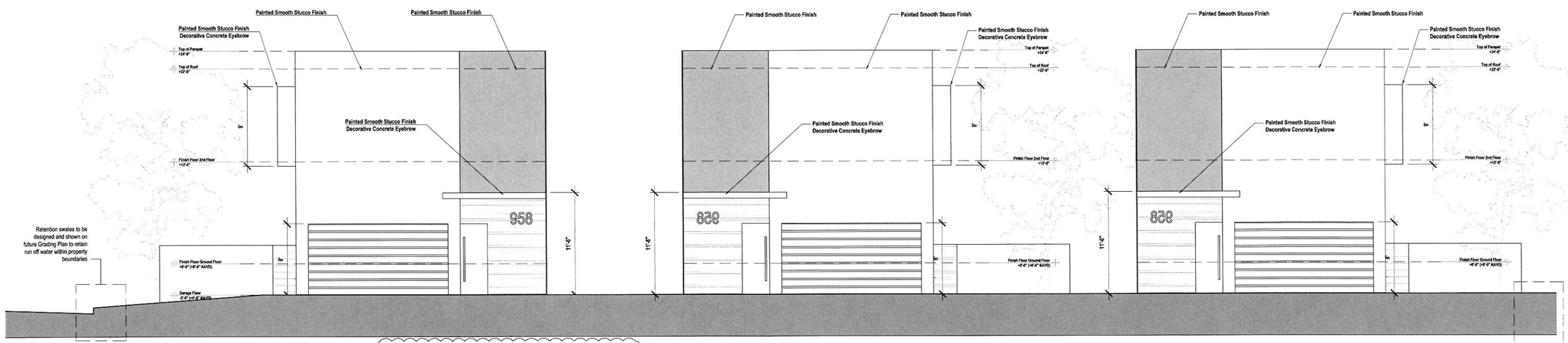


Retention swales to be designed and shown on future Grading Plan to retain run off water within property boundaries

Front Block Elevation

1

0' 5' 10' 20' 40'



Retention swales to be designed and shown on future Grading Plan to retain run off water within property boundaries

Rear Block Elevation

1

0' 5' 10' 20' 40'

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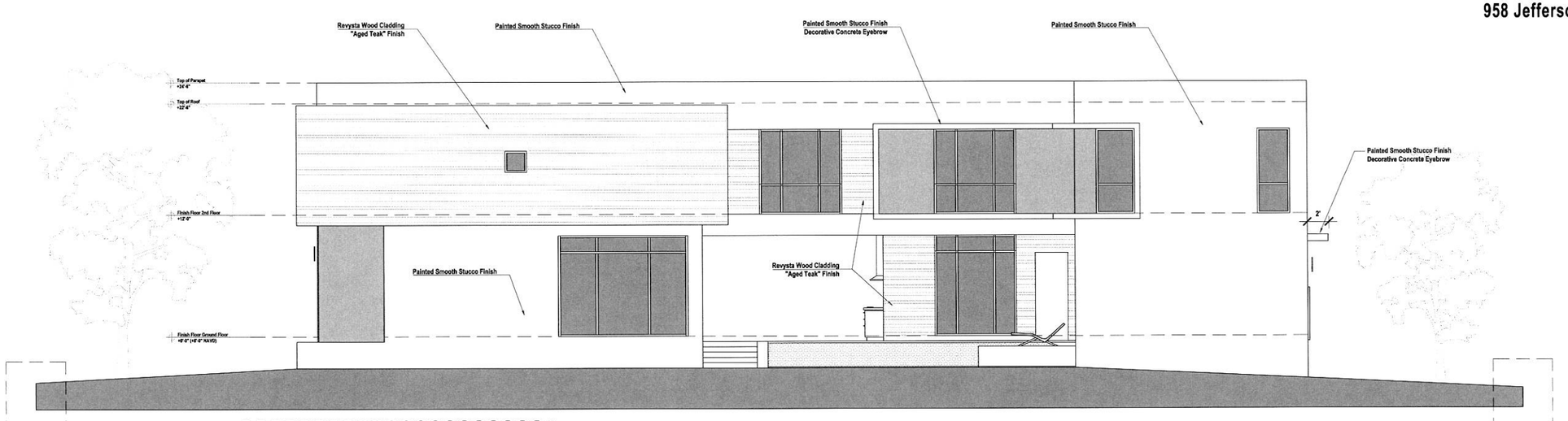


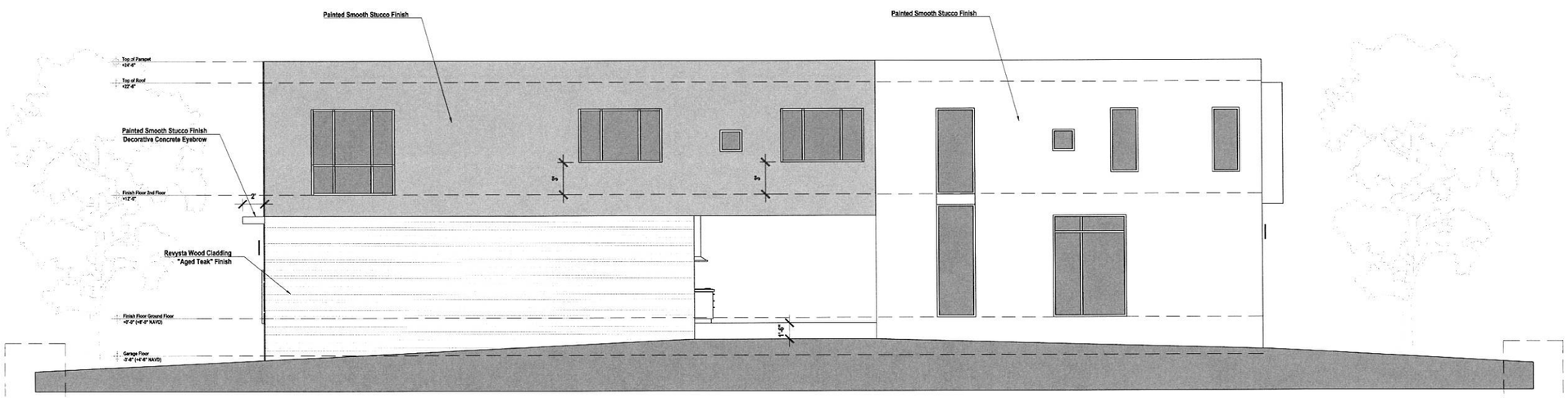
Retention swales to be designed and shown on future Grading Plan to retain run off water within property boundaries

Courtyard Elevation

1

0' 5' 10' 20' 40'

Retention swales to be designed and shown on future Grading Plan to retain run off water within property boundaries



Retention swales to be designed and shown on future Grading Plan to retain run off water within property boundaries

Side Property Line Elevation

0' 5' 10' 20' 40'

Retention swales to be designed and shown on future Grading Plan to retain run off water within property boundaries

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House 3 Perspective
Scale: NTS

1

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House 2 Perspective
Scale: NTS

1

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House 1 Perspective
Scale: NTS

1

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Alley Perspective
Scale: NTS

1

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Side Street View
Scale: NTS

1

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Courtyard View
Scale: NTS

1

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Jefferson Street View
Scale: NTS
1

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Jefferson Street View
Scale: NTS

1

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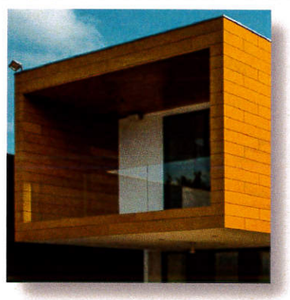
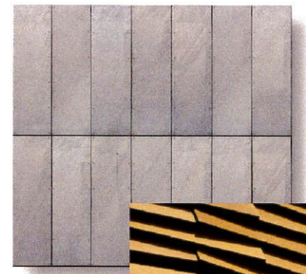
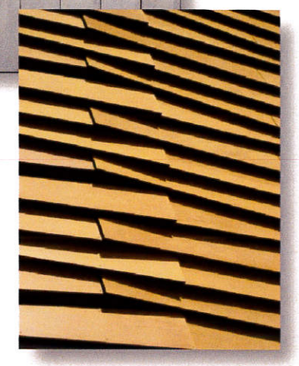


Zinc Panel or Wood Cladding

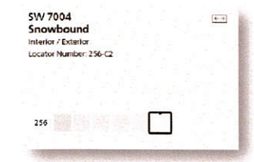
Zinc Panel Cladding

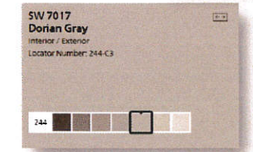




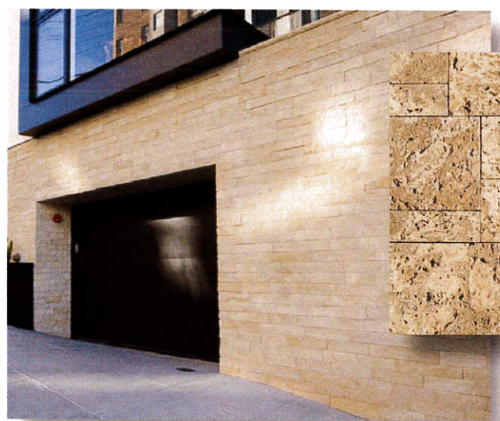
Wood Cladding

Wood Louvers





Paint Colors



Oolite Limestone

Stone Cladding

Dimensional Limestone

Interior Finishes | Bathroom

Interior Finishes | Kitchen

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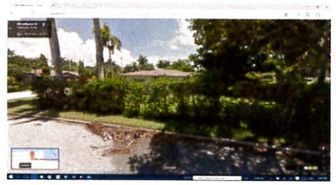
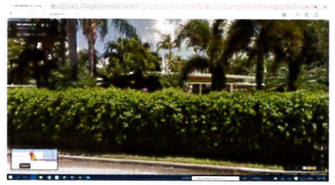
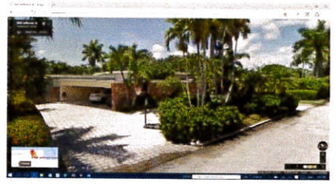
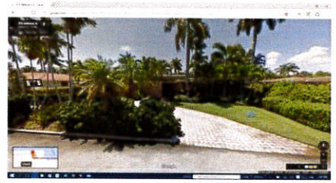
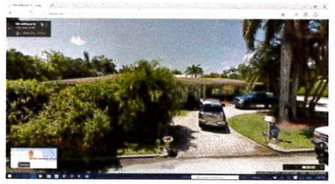
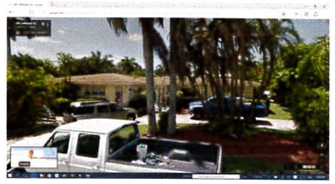
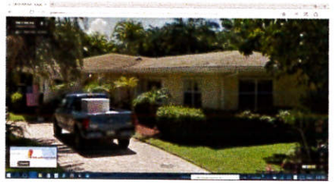
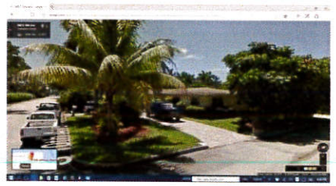
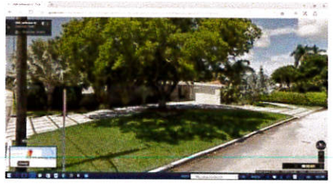
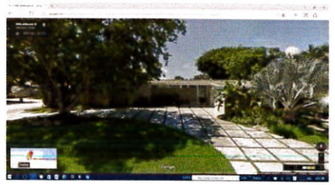



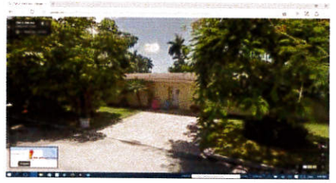
Jefferson Street | North Side

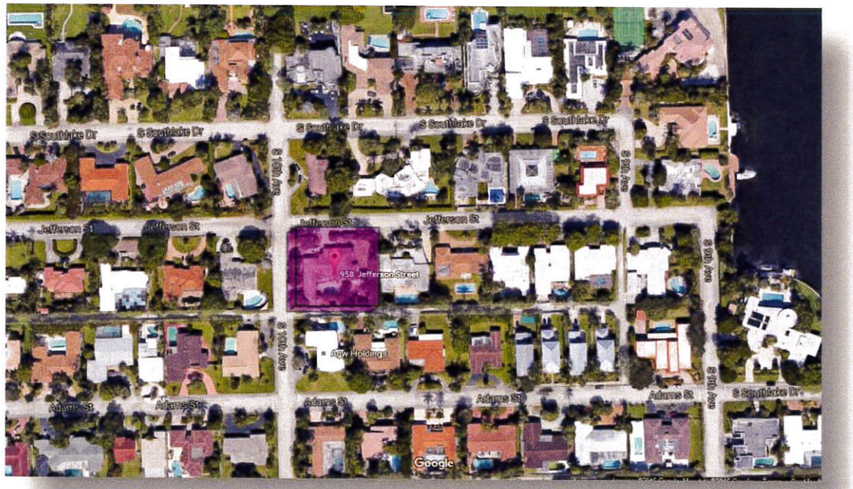
Jefferson Street South Side | East of 10th Avenue

Jefferson Street South Side | West of 10th Avenue



South 10th Avenue | East Side



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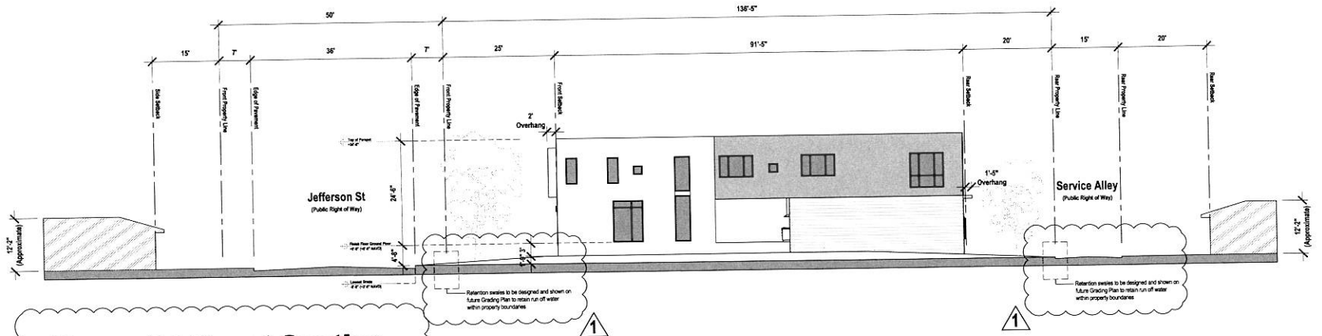
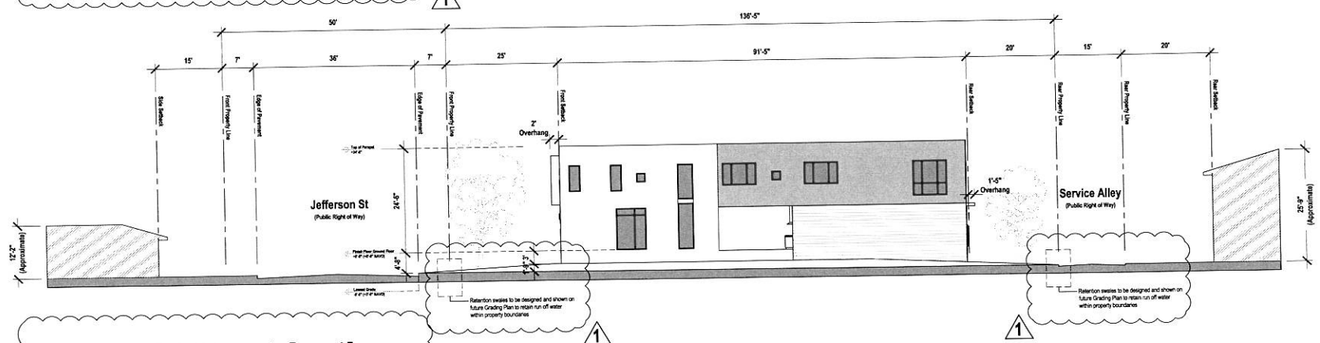


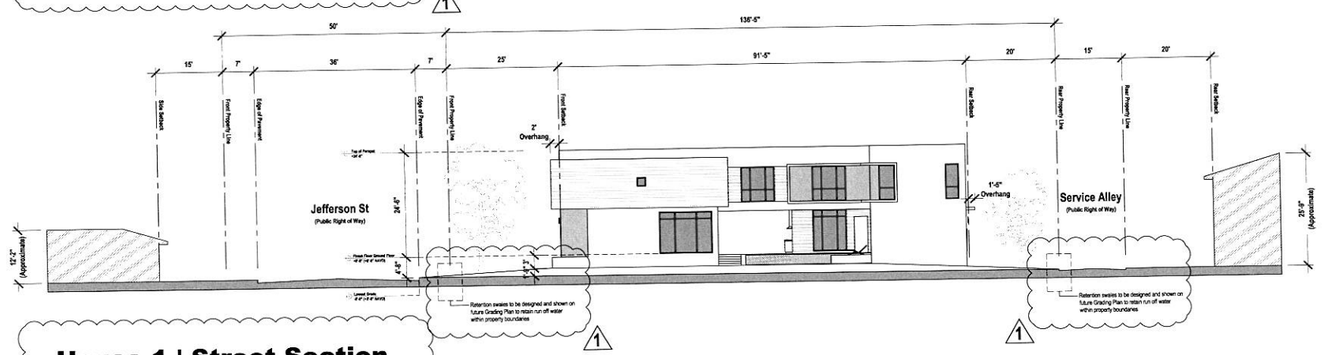
House 3 | Street Section

0' 5' 10' 20' 30' 40' 50'



House 2 | Street Section

0' 5' 10' 20' 30' 40' 50'



House 1 | Street Section

0' 5' 10' 20' 30' 40' 50'

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