

ATTACHMENT A

Application Package



CITY OF
**DEVELOPMENT SERVICES
PLANNING DIVISION**

GENERAL APPLICATION

APPLICATION DATE: _____

2600 Hollywood Blvd

Room 315

Hollywood, FL 33022

Tel: (954) 921-3471

Email: Development@
Hollywoodfl.org

SUBMISSION REQUIREMENTS:

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

NOTE:

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

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

APPLICATION TYPE (CHECK ALL THAT APPLIES):

- | | | |
|---|---|--|
| <input type="checkbox"/> Technical Advisory Committee | <input type="checkbox"/> Art in Public Places Committee | <input checked="" type="checkbox"/> Variance |
| <input type="checkbox"/> Planning and Development Board | <input checked="" type="checkbox"/> Historic Preservation Board | <input type="checkbox"/> Special Exception |
| <input type="checkbox"/> City Commission | <input type="checkbox"/> Administrative Approval | |

PROPERTY INFORMATION

Location Address: 828 S SOUTHLAKE DR, HOLLYWOOD, FL 33019
Lot(s): 32 W 1/2, 33 LESS W 1/2 S Block(s): 78 Subdivision: HOLLYWOOD LAKES
Folio Number(s): 5142 1402 5116

Zoning Classification: RS-6 Land Use Classification: RESIDENTIAL
Existing Property Use: SINGLE FAMILY HOME Sq Ft/Number of Units: 2,341 SQ. FT.
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 Number(s) and Resolution(s): _____

DEVELOPMENT PROPOSAL

Explanation of Request: NEW 2ND FLOOR ADDITION.
INTERIOR AND EXTERIOR RENOVATIONS.

Phased Project: Yes ☐ No ☒ Number of Phases:

| Project | Proposal |
|-------------------------------|--|
| Units/rooms (# of units) | # UNITS: <input type="text" value="1"/> #Rooms <input type="text" value="4"/> |
| Proposed Non-Residential Uses | <input type="text" value="N/A"/> S.F.) |
| Open Space (% and SQ.FT.) | Required %: <input type="text" value="60"/> (Area: <input type="text" value="3,178 (44.2)"/> S.F.) |
| Parking (# of spaces) | PARK. SPACES: (# <input type="text" value="3"/>) |
| Height (# of stories) | (# STORIES) <input type="text" value="2"/> (<input type="text" value="26.79"/> FT.) |
| Gross Floor Area (SQ. FT) | Lot(s) Gross Area (<input type="text" value="2,679"/> FT.) |

Name of Current Property Owner: MIKE ARISS
Address of Property Owner: 828 S SOUTHLAKE DR, HOLLYWOOD FL 33019
Telephone: 705 4441120 Email Address: mikeyariss333@gmail.com

Applicant GONZALO MUÑOZ Consultant ☐ Representative ☒ Tenant ☐
Address: 1108 KANE CONCOURSE #212 BAY HARBOR Telephone: 786 3899535
Email Address: gmuno2@sixsidesinc.com
Email Address #2: scorria@sixsidesinc.com
Date of Purchase: 04/29/24 Is there an option to purchase the Property? Yes ☐ No ☒
If Yes, Attach Copy of the Contract.

Notifying Agent (FTAC & Board submissions only): _____

E-mail Address: _____

CERTIFICATION OF COMPLIANCE WITH APPLICABLE REGULATIONS

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

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

Signature of Current Owner: _____ Date: _____

PRINT NAME: MIKE ARISS Date: 30-DEC-2024

Signature of Consultant/Representative: _____ Date: _____

PRINT NAME: GONZALO MUÑOZ Date: 12.31.24

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 2ND FLOOR ADDITION to my property, which is hereby made by me, or I am hereby authorizing GONZALO MUÑOZ to be my legal representative before the HISTORIC PRESERVATION Board and/or Committee) relative to all matters concerning this application.

Sworn to and subscribed before me
this 31st day of DECEMBER, 2024

Notary Public
State of Florida

My Commission Expires



SUSANA CORRIA-ARIAS
SUSANA CORRIA-ARIAS
Notary Public
State of Florida
Commission #152174
Expires 7/8/2028

Signature of Current Owner

MIKE ARISS

Print Name

Personally known to me; OR ☐ Produced Identification

PROJECT INFORMATION

OWNER: Mike Ariss

ADDRESS: 828 S Southlake Drive, Hollywood, FL 33019

SUBDIVISION: HOLLYWOOD LAKES

FOLIO NO: 5142 1402 5110

LEGAL DESCRIPTION: Hollywood Lakes Section 1-32 B Lot 32 W1/2,33 Less W 12.5 BLK 78

YEAR BUILT: 1960

PROPERTY USE: Single Family Home

ZONING: RS-6



#AA26002922

SIX SIDES ARCHITECTURE, INC.

1102 KANE CONCOURSE, SUITE #212

BAY HARBOUR ISLAND FL 33154

Ph. 786.389.9535

CRITERIA OF APPROPRIATENESS FOR DESIGN

To: City of Hollywood
Historic Preservation Board
2600 Hollywood Boulevard
Hollywood, Florida 33020

Date: July 8th, 2025

Project: Second floor addition and Renovations for:
Mike Ariss
828 S SOUTHLAKE DR
Hollywood, Florida 33019

INTEGRITY OF LOCATION

The property is located in the Hollywood Lakes District on the southern side of South Lake close to the Intracoastal Waterway, built in 1960 as a One-Story Single family home sits alongside its respective residential zoning; also it sits on a 62'-5" wide lot like its neighboring properties within its zoning designation of RS-6. The second-floor expansion respects the original footprint and maintains the building's orientation within the streetscape, preserving the home's historic relationship to its site.

DESIGN

The existing building was built in 1960 and through the years, it was repaired and renovated, but its original design hasn't been altered that much, specially on the front facade. The new 2nd floor addition and the exterior renovation proposed refreshes the curb appeal alongside S Southlake Dr with a Mid-Century/Modern style to bring the historic essence of its surroundings and embrace the new without forgetting the old, also interact harmoniously in scale and positioning, creating a cohesive spatial relationship. These volumes are inviting an abundance of natural light while also highlighting the richness of the surrounding contextual environment.

SETTING

The setting of the existing single-family home is typical to most of the homes in the Historic District Section, sitting on the south side of the S Southlake Dr. with directly access to the South Lake and The Intracoastal Waterway.

However, the new proposed design will seamlessly help transition into an adequate structure relevant to the historic district. The addition will not disrupt the visual cohesion of the historic neighborhood. It maintains compatibility with neighboring properties in terms of scale, rhythm,



#AA26002922

SIX SIDES ARCHITECTURE, INC.

1102 KANE CONCOURSE, SUITE #212
BAY HARBOUR ISLAND FL 33154
Ph. 786.389.9535

and spatial relationship. Landscaping and site elements will be preserved or enhanced to support the historic context.

MATERIALS

The proposed building's materials and colors are intended to be neutral and cohesive. We are proposing a palette of white, beige and dark gray stone, complemented by clear glass. Features such as light natural wood ceilings and vertical elements, and clear glass railings throughout will create a striking contrast, highlighting its modern and sophisticated design.

ASSOCIATION

The home will continue to reflect its historic identity as a single-family residence within the district. The addition supports continued residential use and ensures the long-term viability of the property while respecting its heritage and contribution to the district's character

WORKMANSHIP

The proposed renovation and second-floor addition will maintain and highlight the quality of craftsmanship that characterizes the original structure. Existing features that reflect the home's mid-century workmanship — such as the clean lines, overhangs, and masonry details — will be preserved and carefully integrated into the new construction. New construction elements, including wood ceilings, trim, and exterior finishes, will be executed with high-quality materials and skilled techniques to ensure that the level of craftsmanship is consistent with the original period and style. Where repairs are necessary, methods and details will replicate or complement the original work to honor the home's historic integrity.

We are committed to ensuring the renovation and a second-floor addition enhances the home while preserving its historic significance. We respectfully request the Board's approval for the Certificate of Appropriateness for Design.

Sincerely,

Daniel Gomez (AOR)
Sixsides Architecture, Inc.
#AA26002922

HISTORIC PRESERVATION BOARD

NEW 2ND FLOOR ADDITION

828 S SOUTHLAKE DRIVE
HOLLYWOOD, FL 33019



NEW 2ND FLOOR ADDITION
FOR A SINGLE FAMILY HOME:
MIKE ARISS
828 S SOUTHLAKE DR,
HOLLYWOOD, FL 33019

PROJECT:

HISTORIC PRESERVATION
BOARD

SIXSIDES ARCHITECTURE, INC.
AA26002922
Daniel Gomez, R.A.
FL. Reg. AR96826
1108 KANE CONCOURSE, SUITE 220
BAY HARBOR ISLANDS, FL 33154
M. 305.610.1333
dgomez@sixsidesinc.com



COPYRIGHT © 2025

ALL RIGHTS RESERVED. THESE DRAWINGS AND SPECIFICATIONS ARE INSTRUMENTS OF SERVICE AND SHALL REMAIN THE PROPERTY OF THE ARCHITECT. WHETHER THE PROJECT FOR WHICH THEY WERE PREPARED IS EXECUTED OR NOT, THEY ARE NOT TO BE USED IN ANY OTHER MANNER ON OTHER PROJECTS OR EXTENSIONS TO THIS PROJECT EXCEPT BY AGREEMENT IN WRITING AND WITH APPROPRIATE COMPENSATION. REPRODUCTION OF SPECIFICATIONS WITHOUT WRITTEN CONSENT IS PROHIBITED.

REVISED:

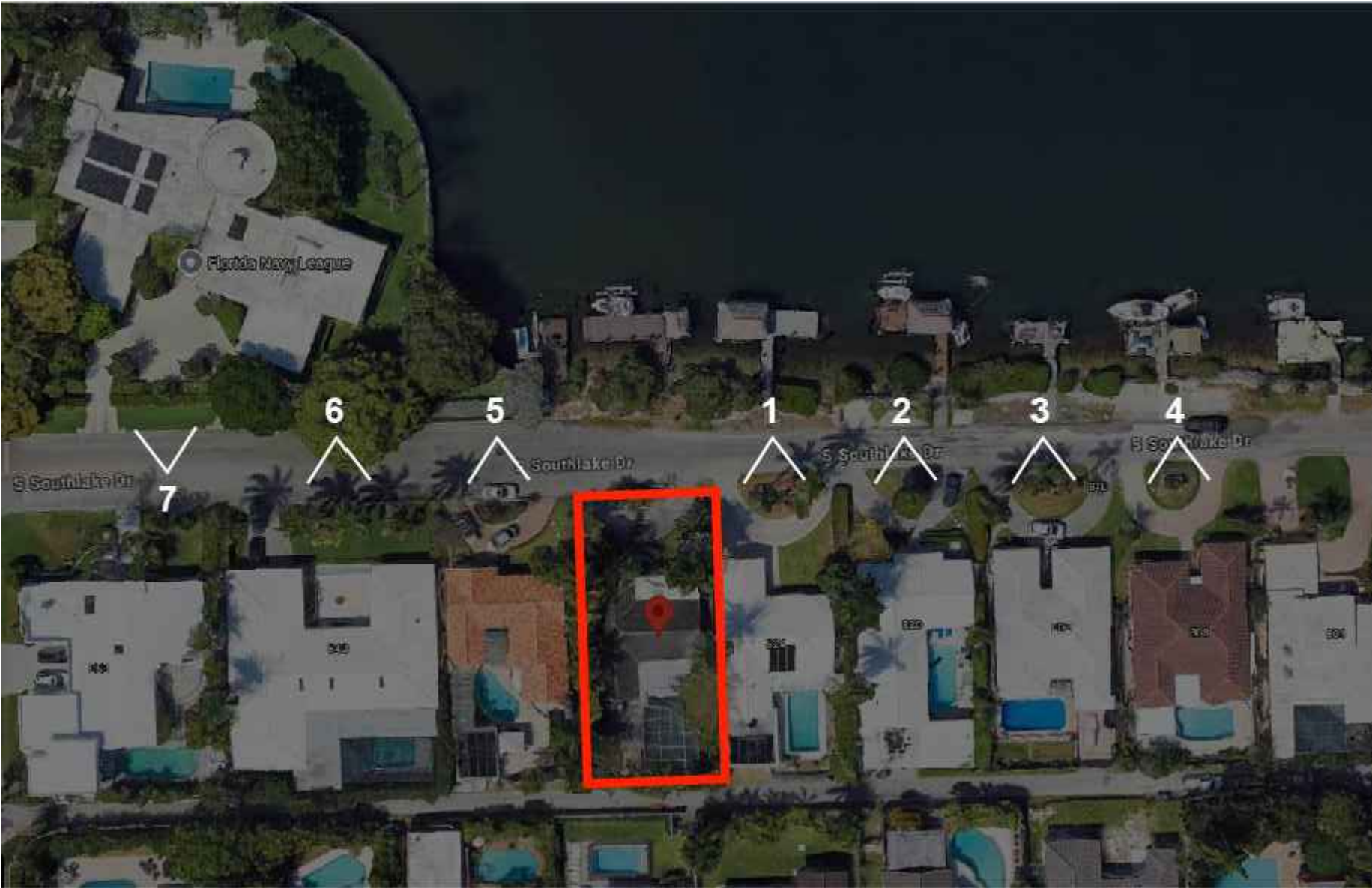
COVER

241119SSMA

08/12/2025

A-001

KEY MAP



1- 824 S SOUTHLAKE DR



2- 820 S SOUTHLAKE DR



3- 812 S SOUTHLAKE DR



4- 808 S SOUTHLAKE DR



5- 832 S SOUTHLAKE DR



6- 840 S SOUTHLAKE DR



7- 858 S SOUTHLAKE DR



8- 845 S SOUTHLAKE DR



PROJECT:
NEW 2ND FLOOR ADDITION
FOR A SINGLE FAMILY HOME:
MIKE ARISS
828 S SOUTHLAKE DR,
HOLLYWOOD, FL 33019

HISTORIC PRESERVATION
BOARD

SIXSIDES ARCHITECTURE, INC.
AA26002922
Daniel Gomez, R.A.
FL. Reg. AR96826
1108 KANE CONCOURSE, SUITE 220
BAY HARBOR ISLANDS, FL 33154
M. 305.610.1333
dgomez@sixsidesinc.com



COPYRIGHT © 2025
ALL RIGHTS RESERVED. THESE DRAWINGS AND SPECIFICATIONS ARE INSTRUMENTS OF SERVICE AND SHALL REMAIN THE PROPERTY OF THE ARCHITECT. WHETHER THE PROJECT FOR WHICH THEY WERE PREPARED IS EXECUTED OR NOT, THEY ARE NOT TO BE USED IN ANY OTHER MANNER ON OTHER PROJECTS OR EXTENSIONS TO THIS PROJECT EXCEPT BY AGREEMENT IN WRITING AND WITH APPROPRIATE COMPENSATION. REPRODUCTION OF SPECIFICATIONS WITHOUT WRITTEN CONSENT IS PROHIBITED.

REVISED:

ADJACENT
PROPERTIES

241119SSMA

08/12/2025

EXISTING SUBJECT PROPERTY



NEW 2ND FLOOR ADDITION
FOR A SINGLE FAMILY HOME:
MIKE ARISS
828 S SOUTHLAKE DR,
HOLLYWOOD, FL 33019

PROJECT:

HISTORIC PRESERVATION
BOARD

SIXSIDES ARCHITECTURE, INC.
AA26002922
Daniel Gomez, R.A.
FL. Reg. AR96826
1108 KANE CONCOURSE, SUITE 220
BAY HARBOR ISLANDS, FL 33154
M. 305.610.1333
dgomez@sixsidesinc.com



COPYRIGHT © 2025
ALL RIGHTS RESERVED. THESE DRAWINGS AND SPECIFICATIONS ARE INSTRUMENTS OF SERVICE AND SHALL REMAIN THE PROPERTY OF THE ARCHITECT, WHETHER THE PROJECT FOR WHICH THEY WERE PREPARED IS EXECUTED OR NOT. THEY ARE NOT TO BE USED IN ANY OTHER MANNER ON OTHER PROJECTS OR EXTENSIONS TO THIS PROJECT EXCEPT BY AGREEMENT IN WRITING AND WITH APPROPRIATE COMPENSATION. REPRODUCTION OF SPECIFICATIONS WITHOUT WRITTEN CONSENT IS PROHIBITED.

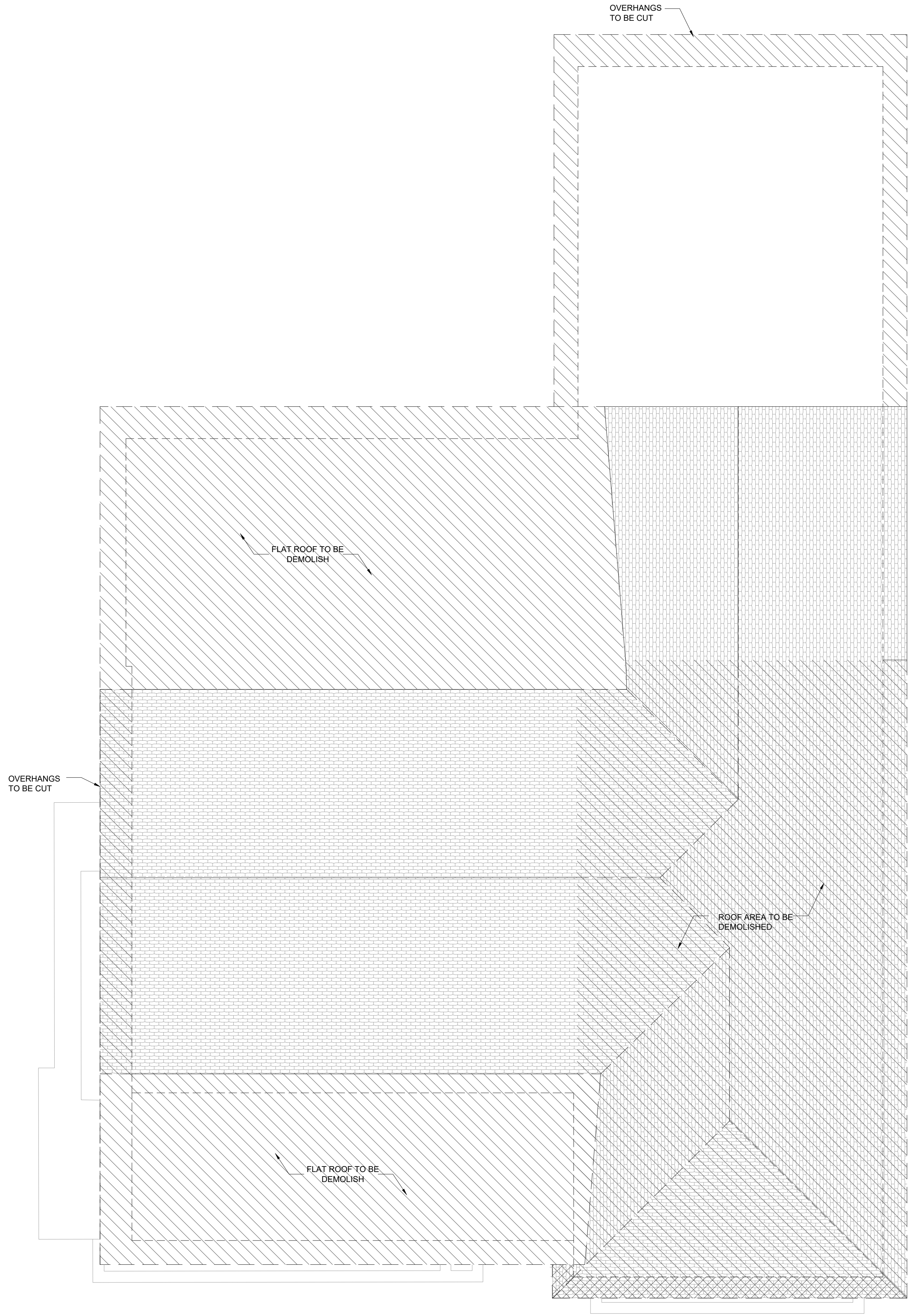
REVISED:

SUBJECT SITE
PICTURES

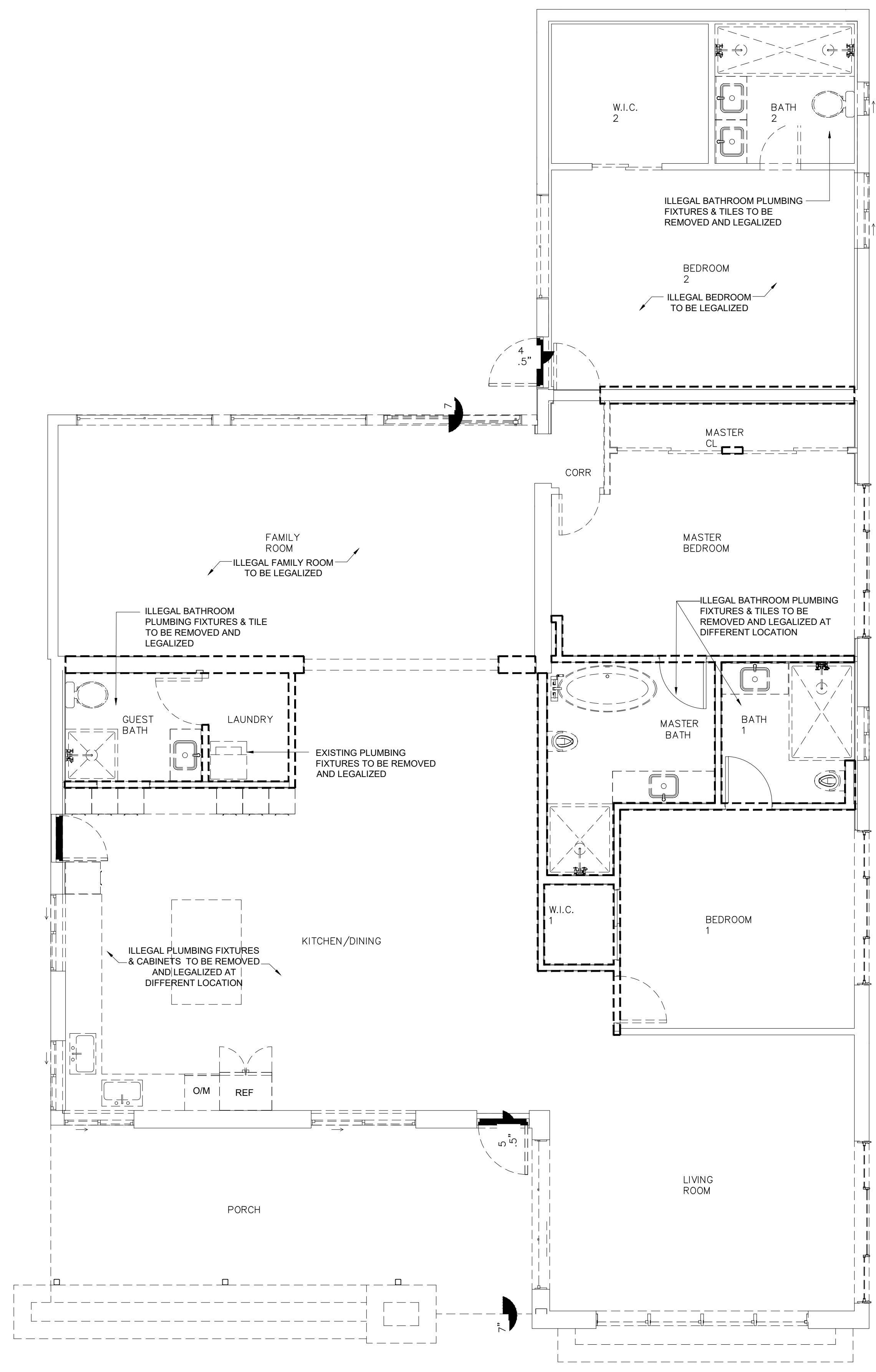
241119SSMA

08/12/2025

A-004



2 DEMO ROOF PLAN
Scale: 1/4" = 1'-0"



1 DEMO FLOOR PLAN
Scale: 1/4" = 1'-0"



PROJECT:

NEW 2ND FLOOR ADDITION
FOR A SINGLE FAMILY HOME:
MIKE ARISS
828 S SOUTHLAKE DR,
HOLLYWOOD, FL 33019

HISTORIC PRESERVATION BOARD

SIXSIDES ARCHITECTURE, INC.
AA26002922
Daniel Gomez, R.A.
FL Reg. AR96826
1108 KANE CONCOURSE, SUITE 220
BAY HARBOR ISLANDS, FL 33154
M. 305.610.1333
dgomez@sixsidesinc.com

SIX SIDES
architecture

COPYRIGHT © 2025

ALL RIGHTS RESERVED. THESE DRAWINGS AND SPECIFICATIONS ARE INSTRUMENTS OF SERVICE AND SHALL REMAIN THE PROPERTY OF THE ARCHITECT. WHETHER THE PROJECT FOR WHICH THEY WERE PREPARED IS EXECUTED OR NOT, THEY ARE NOT TO BE USED IN ANY OTHER MANNER ON OTHER PROJECTS OR EXTENSIONS TO THIS PROJECT EXCEPT BY AGREEMENT IN WRITING AND WITH APPROPRIATE COMPENSATION. REPRODUCTION OF SPECIFICATIONS WITHOUT WRITTEN CONSENT IS PROHIBITED.

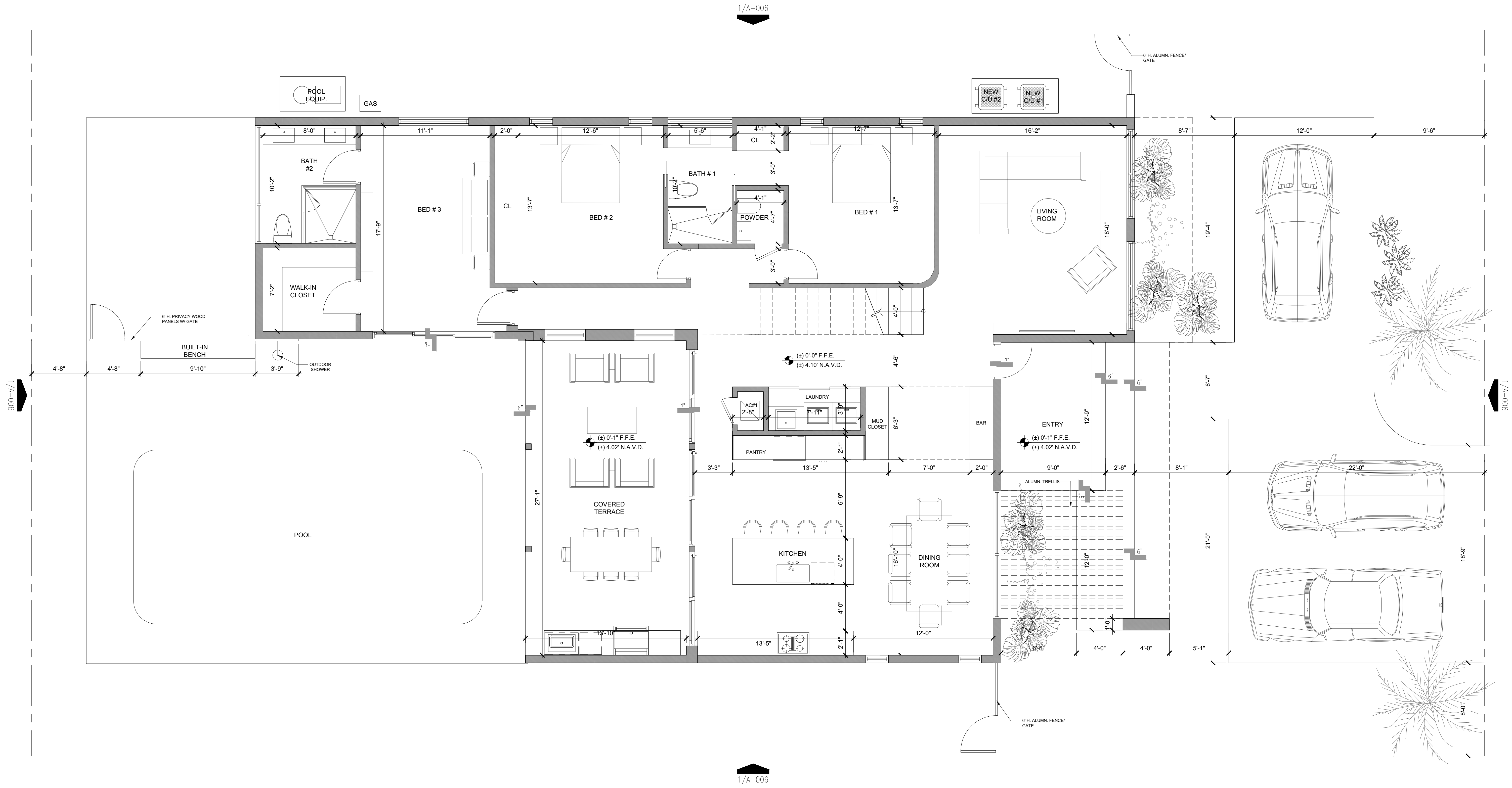
REVISED:

DEMO PLANS

241119SSMA

08/12/2025

A-007



PROJECT:
NEW 2ND FLOOR ADDITION
FOR A SINGLE FAMILY HOME:
MIKE ARISS
828 S SOUTHLAKE DR,
HOLLYWOOD, FL 33019

HISTORIC PRESERVATION BOARD

SIXSIDES ARCHITECTURE, INC.
AA26002922
Daniel Gomez, R.A.
FL. Reg. AR96826
1108 KANE CONCOURSE, SUITE 220
BAY HARBOR ISLANDS, FL 33154
M. 305.610.1333
dgomez@sixsidesinc.com



COPYRIGHT © 2025
ALL RIGHTS RESERVED. THESE DRAWINGS AND SPECIFICATIONS ARE INSTRUMENTS OF SERVICE AND SHALL REMAIN THE PROPERTY OF THE ARCHITECT, WHETHER THE PROJECT FOR WHICH THEY WERE PREPARED IS EXECUTED OR NOT. THEY ARE NOT TO BE USED IN ANY OTHER MANNER ON OTHER PROJECTS OR EXTENSIONS TO THIS PROJECT EXCEPT BY AGREEMENT IN WRITING AND WITH APPROPRIATE COMPENSATION. REPRODUCTION OF SPECIFICATIONS WITHOUT WRITTEN CONSENT IS PROHIBITED.

REVISED:

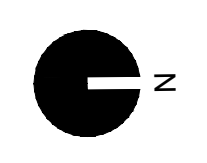
FIRST FLOOR PLAN

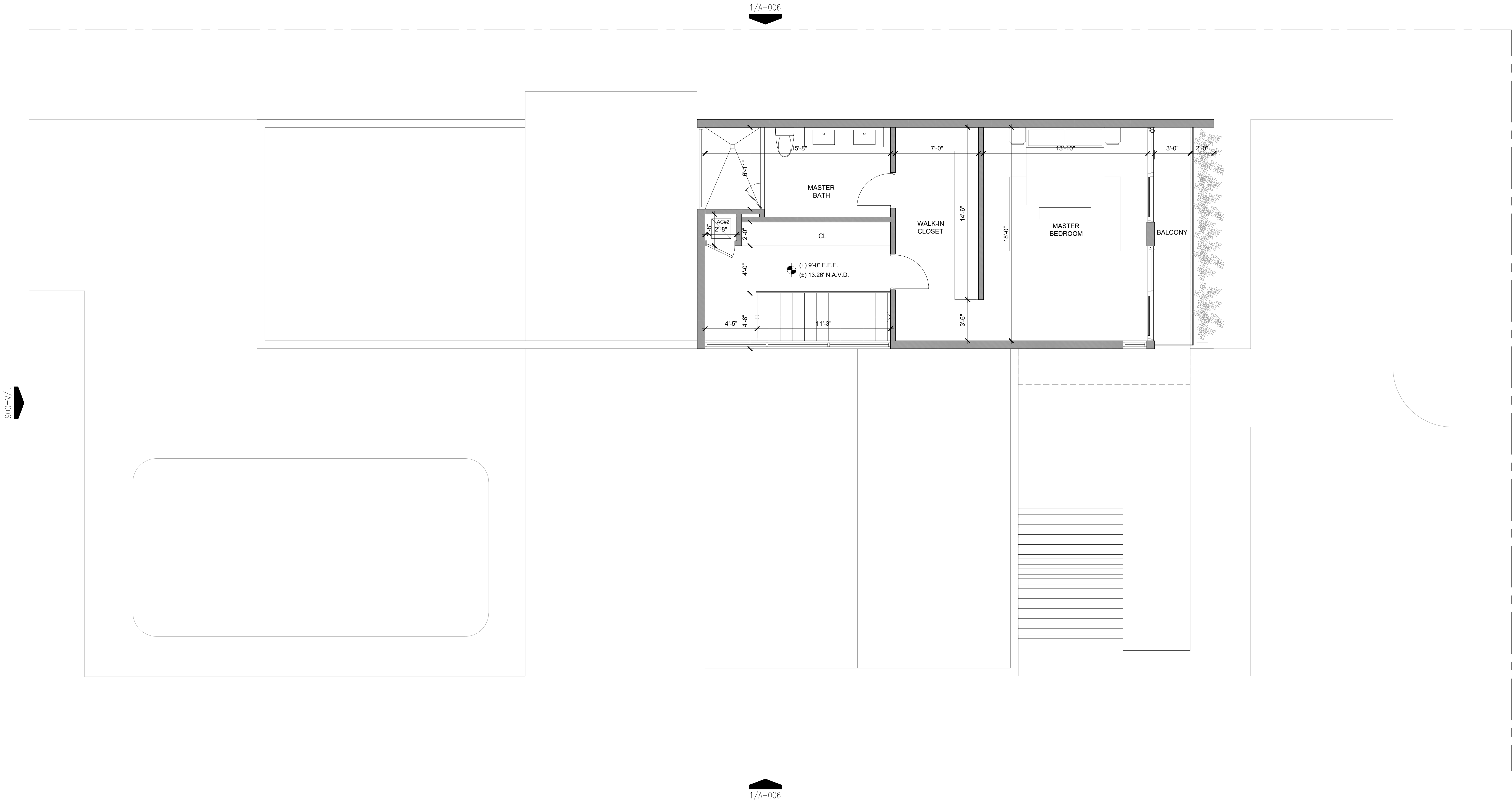
241119SSMA

08/12/2025

A-008

1
NEW
1ST FLOOR PLAN
Scale: 1/4" = 1'-0"





NEW 2ND FLOOR ADDITION
FOR A SINGLE FAMILY HOME:
MIKE ARISS
828 S SOUTHLAKE DR,
HOLLYWOOD, FL 33019

PROJECT:

HISTORIC PRESERVATION
BOARD

SIXSIDES ARCHITECTURE, INC.
AA26002922
Daniel Gomez, R.A.
FL. Reg. AR96826
1108 KANE CONCOURSE, SUITE 220
BAY HARBOR ISLANDS, FL 33154
M. 305.610.1333
dgomez@sixsidesinc.com



COPYRIGHT © 2025
ALL RIGHTS RESERVED. THESE DRAWINGS AND SPECIFICATIONS ARE INSTRUMENTS OF SERVICE AND SHALL REMAIN THE PROPERTY OF THE ARCHITECT. WHETHER THE PROJECT FOR WHICH THEY WERE PREPARED IS EXECUTED OR NOT, THEY ARE NOT TO BE USED IN ANY OTHER MANNER ON OTHER PROJECTS OR EXTENSIONS TO THIS PROJECT EXCEPT BY AGREEMENT IN WRITING AND WITH APPROPRIATE COMPENSATION. REPRODUCTION OF SPECIFICATIONS WITHOUT WRITTEN CONSENT IS PROHIBITED.

REVISED:

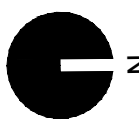
SECOND FLOOR PLAN

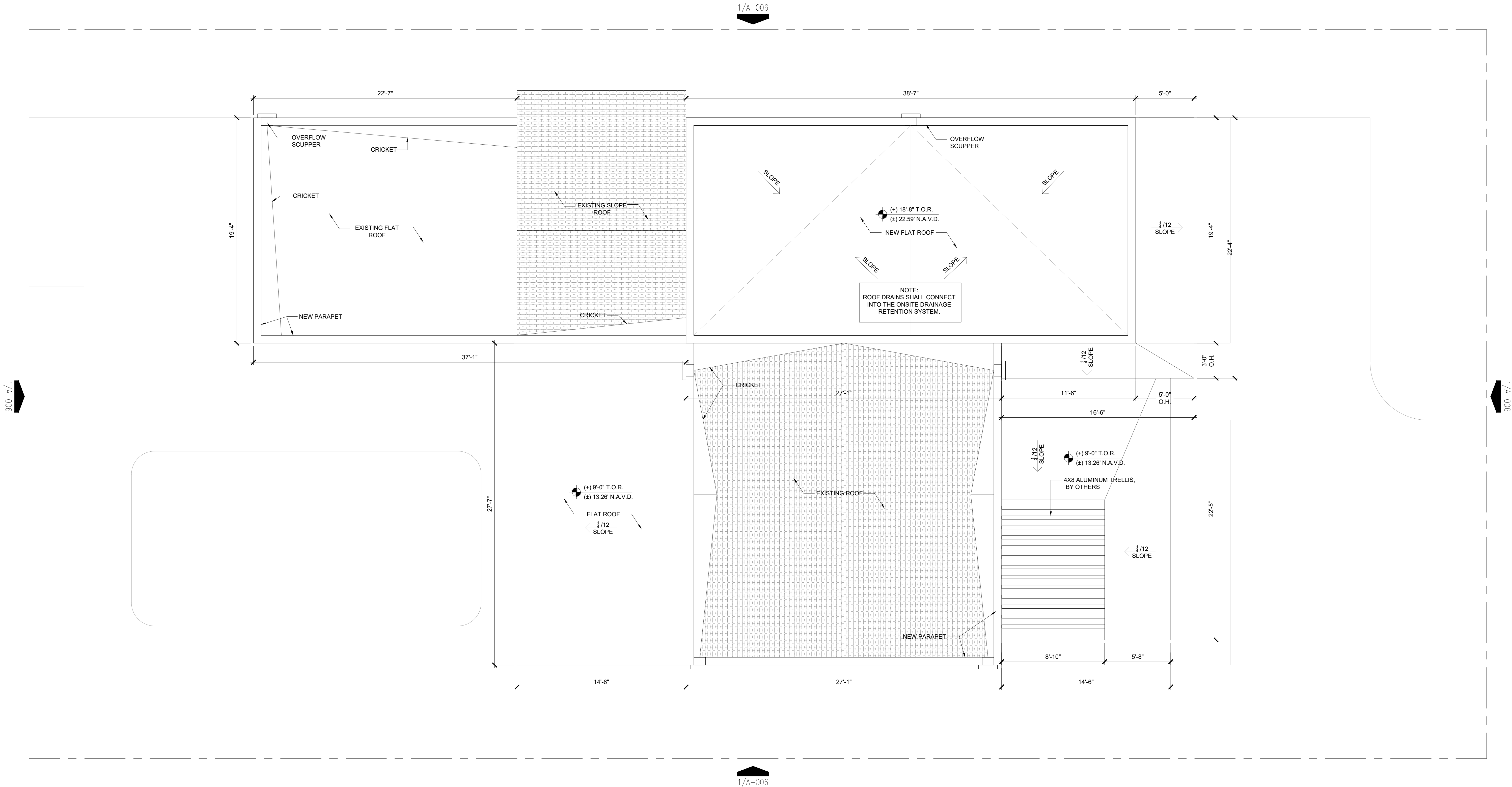
241119SSMA

08/12/2025

A-009

1
NEW
2ND FLOOR PLAN
Scale: 1/4" = 1'-0"





NEW 2ND FLOOR ADDITION
FOR A SINGLE FAMILY HOME:
MIKE ARISS
828 S SOUTHLAKE DR,
HOLLYWOOD, FL 33019

PROJECT:

HISTORIC PRESERVATION BOARD

SIXSIDES ARCHITECTURE, INC.
AA26002922
Daniel Gomez, R.A.
FL. Reg. AR96826
1108 KANE CONCOURSE, SUITE 220
BAY HARBOR ISLANDS, FL 33154
M. 305.610.1333
dgomez@sixsidesinc.com



COPYRIGHT © 2025
ALL RIGHTS RESERVED. THESE DRAWINGS AND SPECIFICATIONS ARE INSTRUMENTS OF SERVICE AND SHALL REMAIN THE PROPERTY OF THE ARCHITECT, WHETHER THE PROJECT FOR WHICH THEY WERE PREPARED IS EXECUTED OR NOT. THEY ARE NOT TO BE USED IN ANY OTHER MANNER ON OTHER PROJECTS OR EXTENSIONS TO THIS PROJECT EXCEPT BY AGREEMENT IN WRITING AND WITH APPROPRIATE COMPENSATION. REPRODUCTION OF SPECIFICATIONS WITHOUT WRITTEN CONSENT IS PROHIBITED.

REVISED:

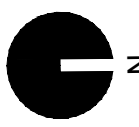
ROOF PLAN

241119SSMA

08/12/2025

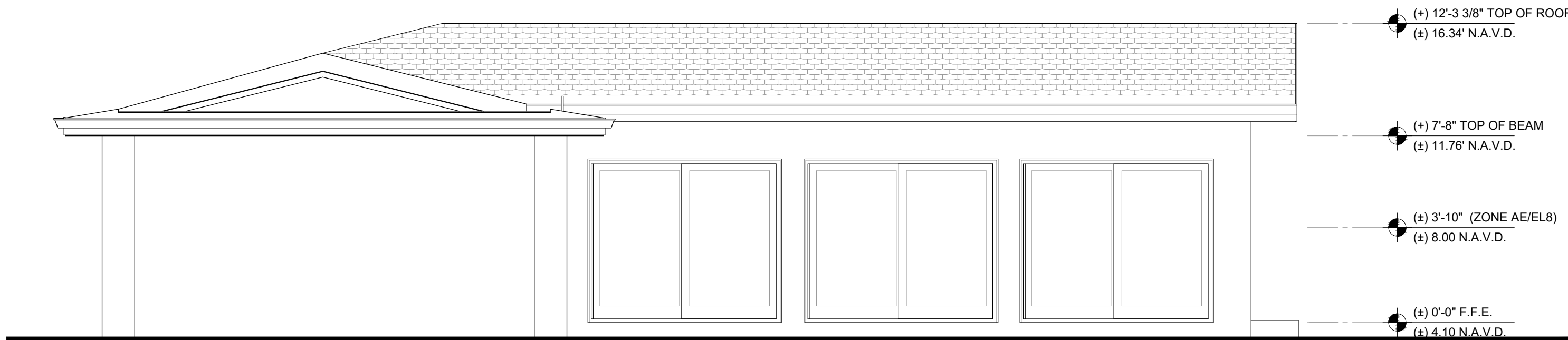
A-010

1
NEW
ROOF PLAN
Scale: 1/4" = 1'-0"

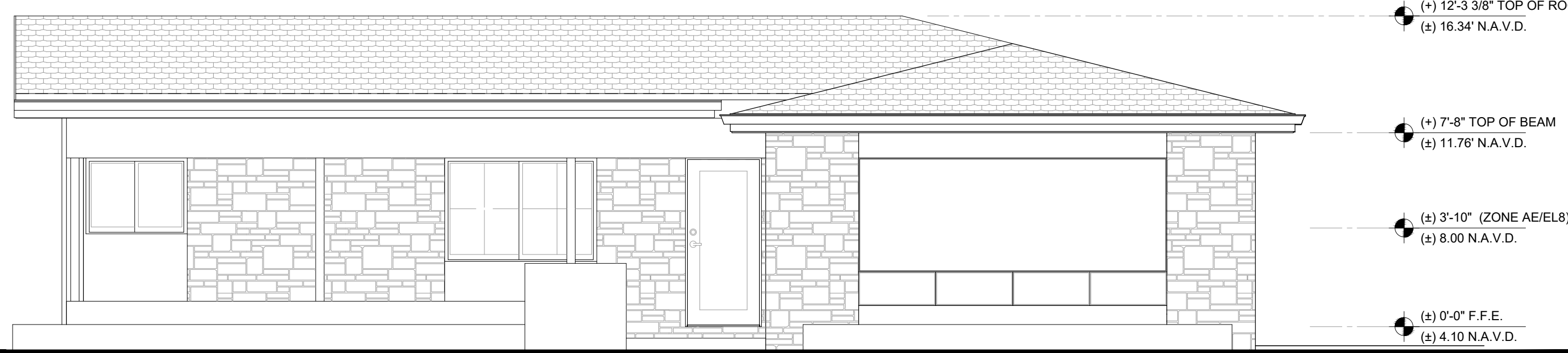


PROJECT:
NEW 2ND FLOOR ADDITION
FOR A SINGLE FAMILY HOME:
MIKE ARISS
828 S SOUTHLAKE DR,
HOLLYWOOD, FL 33019

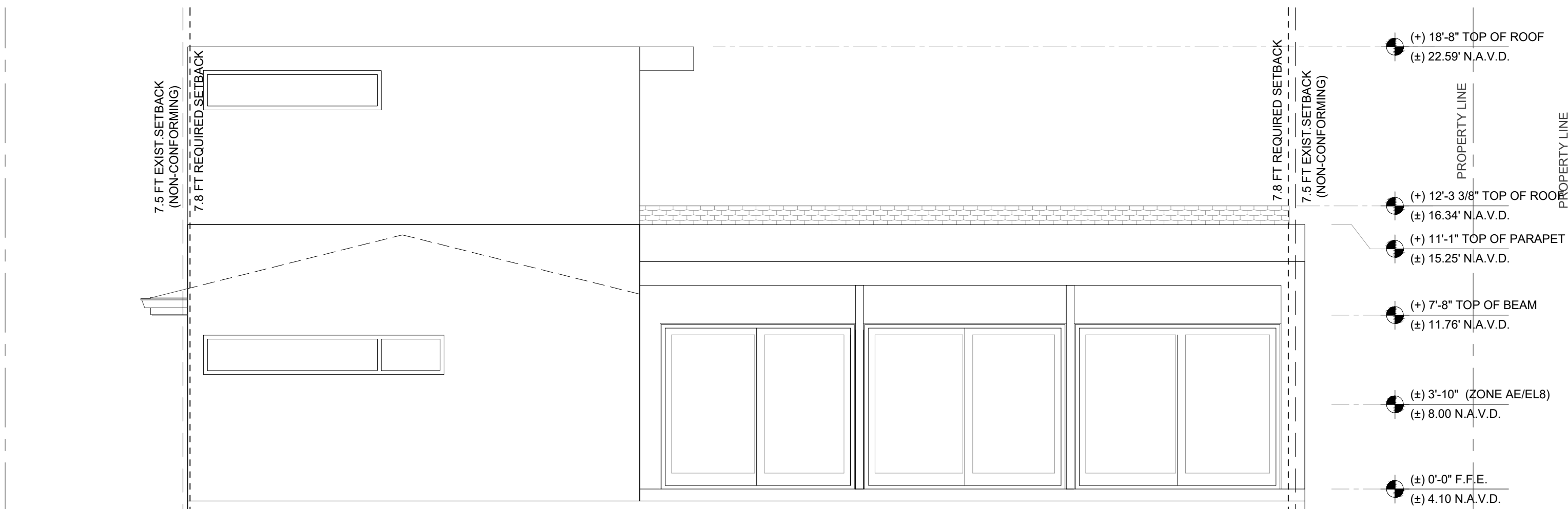
HISTORIC PRESERVATION
BOARD



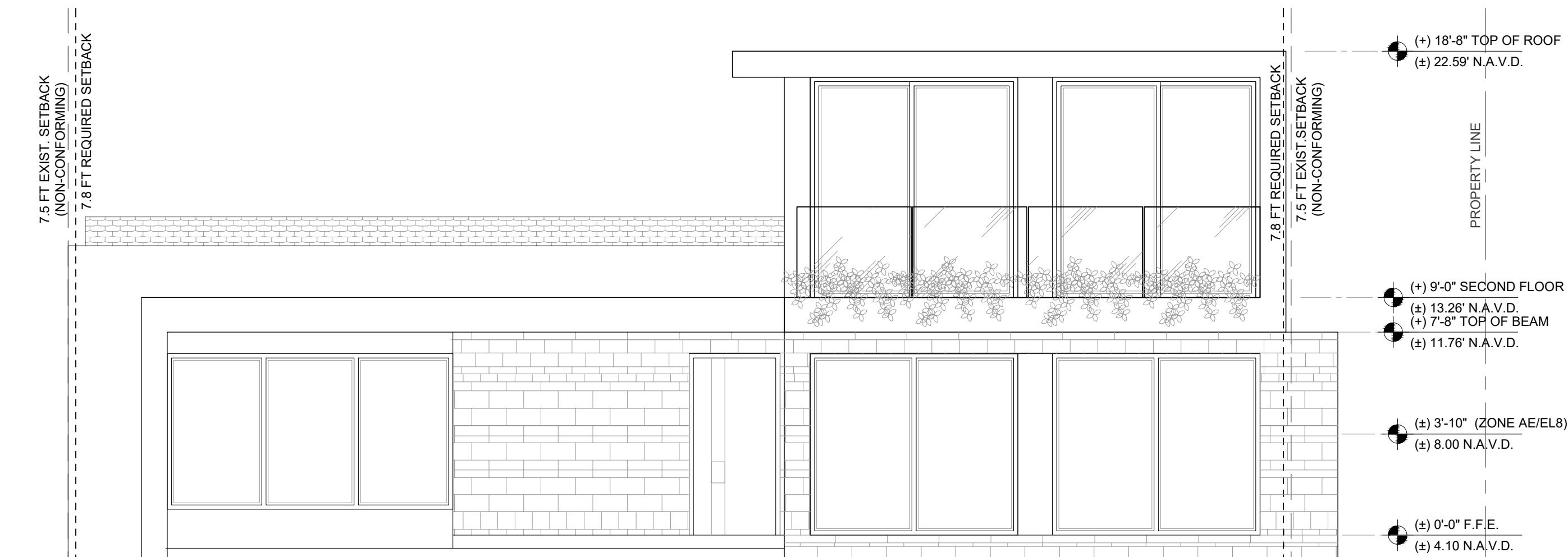
3 EXISTING
SOUTH ELEVATION
Scale: 1/4" = 1'-0"



1 EXISTING
NORTH ELEVATION
Scale: 1/4" = 1'-0"

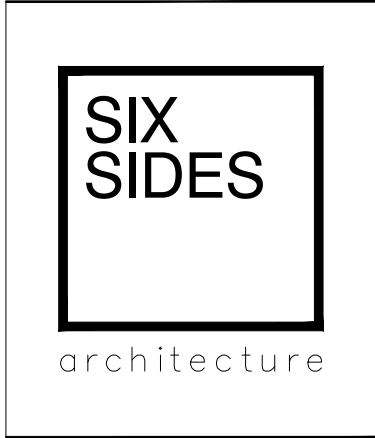


4 PROPOSED
SOUTH ELEVATION
Scale: 1/4" = 1'-0"



2 PROPOSED
NORTH ELEVATION
Scale: 1/4" = 1'-0"

SIXSIDES ARCHITECTURE, INC.
AA26002922
Daniel Gomez, R.A.
FL. Reg. AR96826
1108 KANE CONCOURSE, SUITE 220
BAY HARBOR ISLANDS, FL 33154
M. 305.610.1333
dgomez@sixsidesinc.com



COPYRIGHT © 2025
ALL RIGHTS RESERVED. THESE DRAWINGS AND SPECIFICATIONS ARE INSTRUMENTS OF SERVICE AND SHALL REMAIN THE PROPERTY OF THE ARCHITECT, WHETHER THE PROJECT FOR WHICH THEY WERE PREPARED IS EXECUTED OR NOT. THEY ARE NOT TO BE USED IN ANY OTHER MANNER ON OTHER PROJECTS OR EXTENSIONS TO THIS PROJECT EXCEPT BY AGREEMENT IN WRITING AND WITH APPROPRIATE COMPENSATION. REPRODUCTION OF SPECIFICATIONS WITHOUT WRITTEN CONSENT IS PROHIBITED.

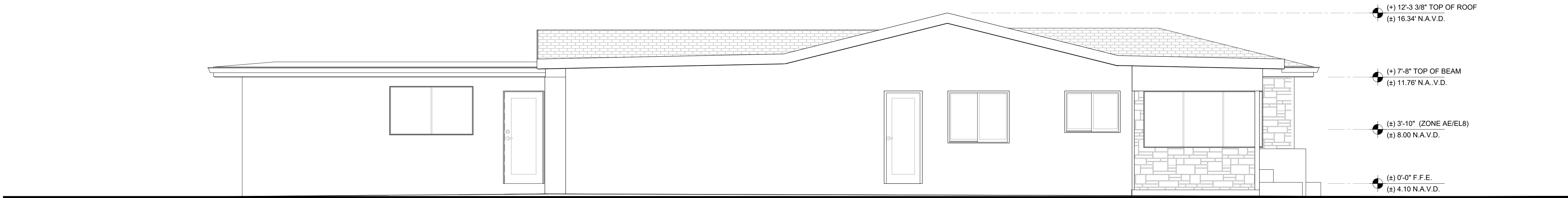
REVISED:

ELEVATIONS

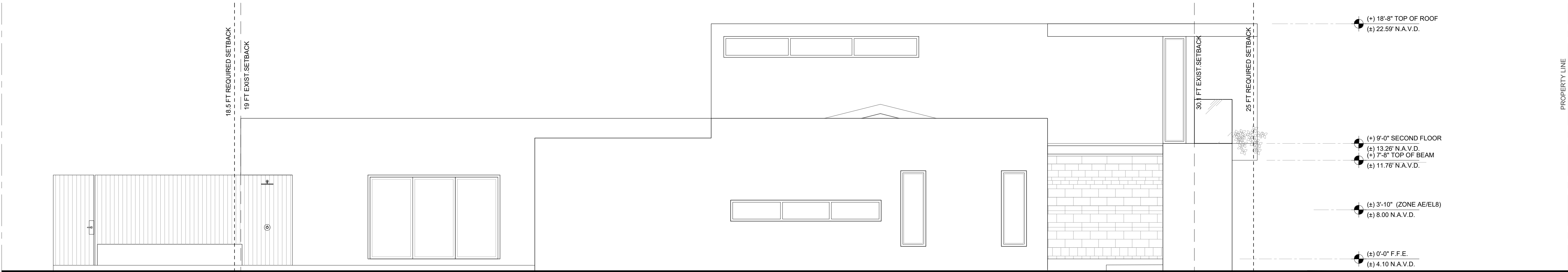
241119SSMA

08/12/2025

A-011



1
EXISTING
EAST ELEVATION
Scale: 1/4" = 1'-0"



2
PROPOSED
EAST ELEVATION
Scale: 1/4" = 1'-0"

PROJECT:
NEW 2ND FLOOR ADDITION
FOR A SINGLE FAMILY HOME:
MIKE ARISS
828 S SOUTHLAKE DR,
HOLLYWOOD, FL 33019

HISTORIC PRESERVATION
BOARD

SIXSIDES ARCHITECTURE, INC.
AA26002922
Daniel Gomez, R.A.
FL. Reg. AR96826
1108 KANE CONCOURSE, SUITE 220
BAY HARBOR ISLANDS, FL 33154
M. 305.610.1333
dgomez@sixsidesinc.com

SIX
SIDES

architecture

COPYRIGHT © 2025
ALL RIGHTS RESERVED. THESE DRAWINGS AND SPECIFICATIONS ARE INSTRUMENTS OF SERVICE AND SHALL REMAIN THE PROPERTY OF THE ARCHITECT. WHETHER THE PROJECT FOR WHICH THEY WERE PREPARED IS EXECUTED OR NOT, THEY ARE NOT TO BE USED IN ANY OTHER MANNER ON OTHER PROJECTS OR EXTENSIONS TO THIS PROJECT EXCEPT BY AGREEMENT IN WRITING AND WITH APPROPRIATE COMPENSATION. REPRODUCTION OF SPECIFICATIONS WITHOUT WRITTEN CONSENT IS PROHIBITED.

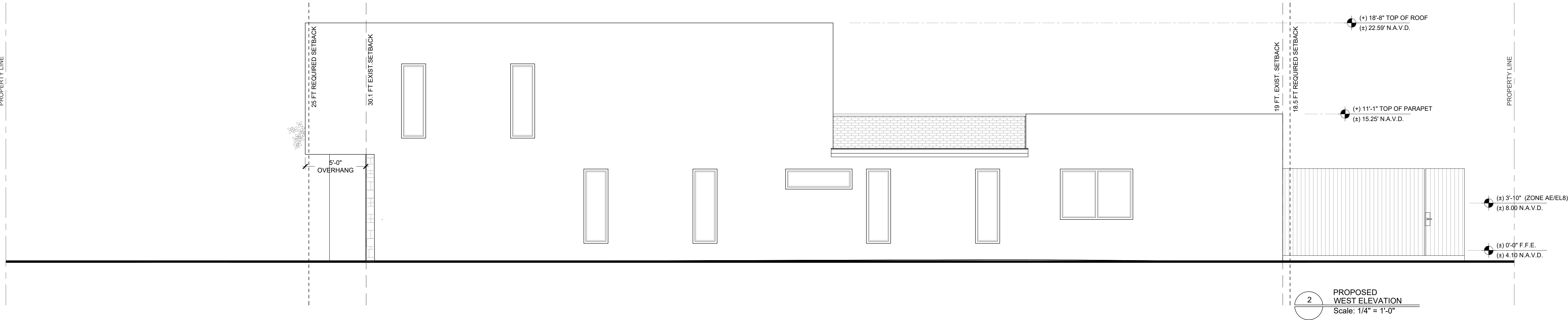
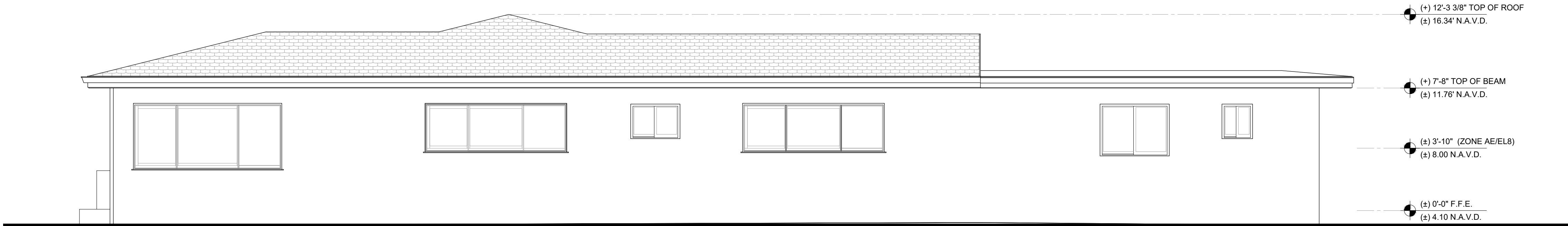
REVISED:

ELEVATIONS

241119SSMA

08/12/2025

A-012



NEW 2ND FLOOR ADDITION
FOR A SINGLE FAMILY HOME:
MIKE ARISS
828 S SOUTHLAKE DR,
HOLLYWOOD, FL 33019

PROJECT:

HISTORIC PRESERVATION
BOARD

SIXSIDES ARCHITECTURE, INC.
AA26002922
Daniel Gomez, R.A.
FL. Reg. AR96826
1108 KANE CONCOURSE, SUITE 220
BAY HARBOR ISLANDS, FL 33154
M. 305.610.1333
dgomez@sixsidesinc.com



COPYRIGHT © 2025
ALL RIGHTS RESERVED. THESE DRAWINGS AND SPECIFICATIONS ARE INSTRUMENTS OF SERVICE AND SHALL REMAIN THE PROPERTY OF THE ARCHITECT, WHETHER THE PROJECT FOR WHICH THEY WERE PREPARED IS EXECUTED OR NOT. THEY ARE NOT TO BE USED IN ANY OTHER MANNER ON OTHER PROJECTS OR EXTENSIONS TO THIS PROJECT EXCEPT BY AGREEMENT IN WRITING AND WITH APPROPRIATE COMPENSATION. REPRODUCTION OF SPECIFICATIONS WITHOUT WRITTEN CONSENT IS PROHIBITED.

REVISED:

ELEVATIONS

241119SSMA

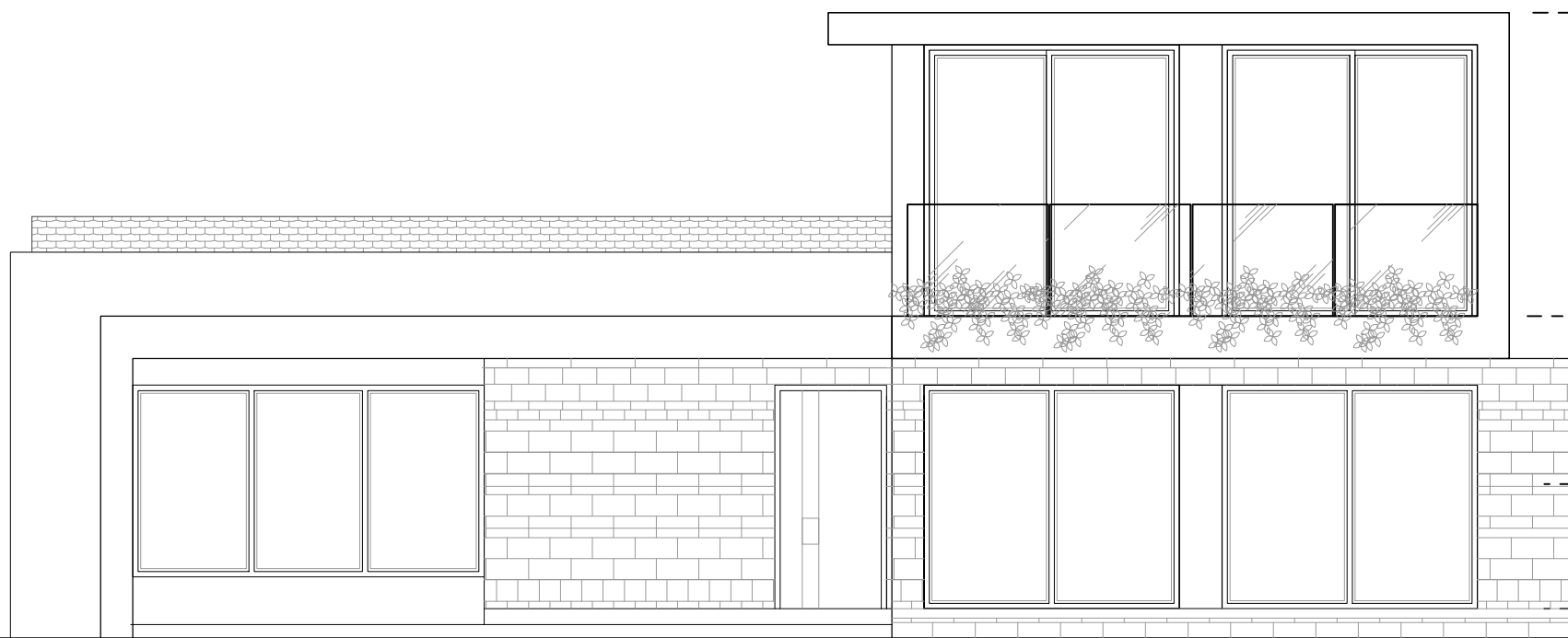
08/12/2025

A-013

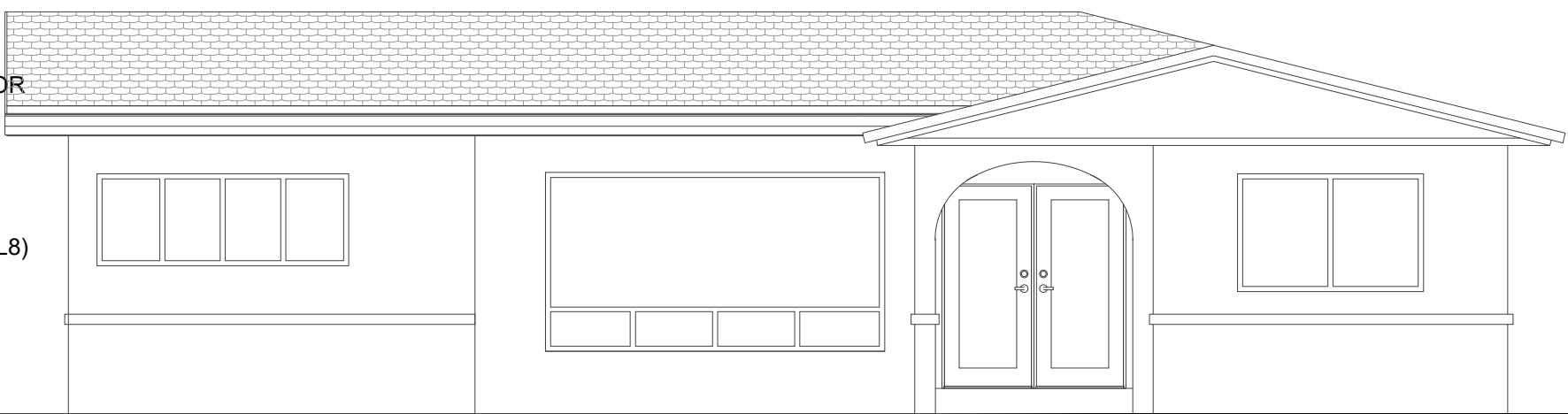
824



828



832



S SOUTHLAKE DR

2 PROPOSED WEST ELEVATION
Scale: 1/4" = 1'-0"



824 S SOUTHLAKE DR



832 S SOUTHLAKE DR

PROJECT:
NEW 2ND FLOOR ADDITION
FOR A SINGLE FAMILY HOME:
MIKE ARISS
828 S SOUTHLAKE DR,
HOLLYWOOD, FL 33019

HISTORIC PRESERVATION
BOARD

SIXSIDES ARCHITECTURE, INC.
AA26002922
Daniel Gomez, R.A.
FL. Reg. AR96826
1108 KANE CONCOURSE, SUITE 220
BAY HARBOR ISLANDS, FL 33154
M. 305.610.1333
dgomez@sixsidesinc.com



COPYRIGHT © 2025
ALL RIGHTS RESERVED. THESE DRAWINGS AND SPECIFICATIONS ARE INSTRUMENTS OF SERVICE AND SHALL REMAIN THE PROPERTY OF THE ARCHITECT, WHETHER THE PROJECT FOR WHICH THEY WERE PREPARED IS EXECUTED OR NOT. THEY ARE NOT TO BE USED IN ANY OTHER MANNER ON OTHER PROJECTS OR EXTENSIONS TO THIS PROJECT EXCEPT BY AGREEMENT IN WRITING AND WITH APPROPRIATE COMPENSATION. REPRODUCTION OF SPECIFICATIONS WITHOUT WRITTEN CONSENT IS PROHIBITED.

REVISED:

STREET
ELEVATION

241119SSMA

08/12/2025

RENDERINGS



NORTH VIEW



WEST VIEW



SOUTH VIEW



EAST VIEW

NEW 2ND FLOOR ADDITION
FOR A SINGLE FAMILY HOME:
MIKE ARISS
828 S SOUTHLAKE DR,
HOLLYWOOD, FL 33019

PROJECT:

HISTORIC PRESERVATION
BOARD

SIXSIDES ARCHITECTURE, INC.
AA26002922
Daniel Gomez, R.A.
FL Reg. AR96826
1108 KANE CONCOURSE, SUITE 220
BAY HARBOR ISLANDS, FL 33154
M. 305.610.1333
dgomez@sixsidesinc.com



COPYRIGHT © 2025
ALL RIGHTS RESERVED. THESE DRAWINGS AND SPECIFICATIONS ARE INSTRUMENTS OF SERVICE AND SHALL REMAIN THE PROPERTY OF THE ARCHITECT, WHETHER THE PROJECT FOR WHICH THEY WERE PREPARED IS EXECUTED OR NOT. THEY ARE NOT TO BE USED IN ANY OTHER MANNER ON OTHER PROJECTS OR EXTENSIONS TO THIS PROJECT EXCEPT BY AGREEMENT IN WRITING AND WITH APPROPRIATE COMPENSATION. REPRODUCTION OF SPECIFICATIONS WITHOUT WRITTEN CONSENT IS PROHIBITED.

REVISED:

RENDERINGS

241119SSMA

08/12/2025

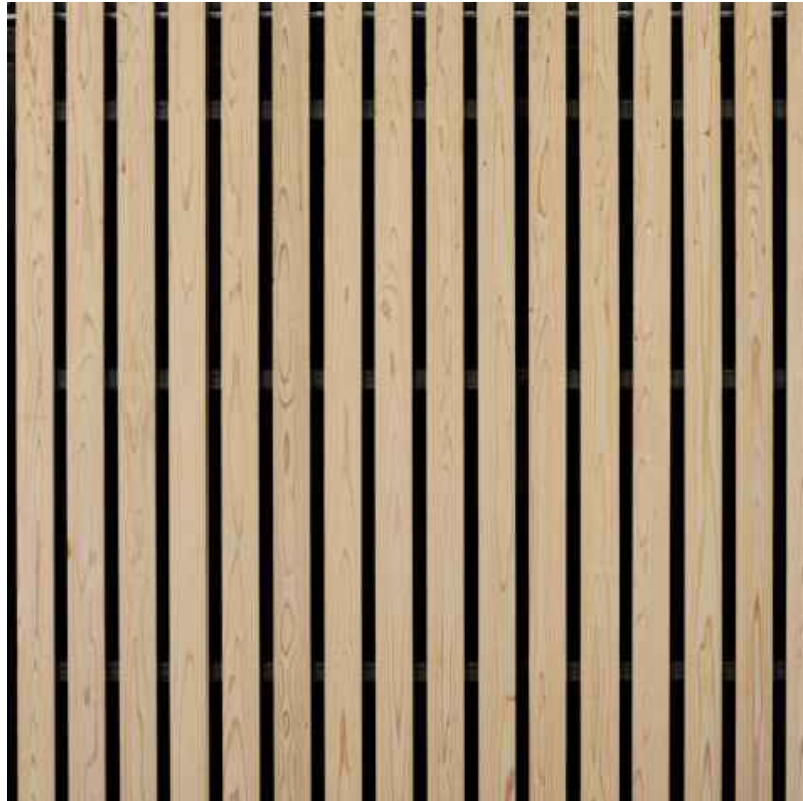
A-015

MATERIAL BOARD / EXTERIORS

_WHITE SMOOTH STUCCO FACADE



_EXTERIOR WOOD CEILING



_EXTERIOR SIDING



_EXTERIOR ALUMINUM TRELLIS



_CONCRETE FLAT ROOF TILE (GREY)



_DRIVEWAY STONE PAVER



_EXTERIOR TILE (GREY PORCELAIN)



_SLIDING GLASS DOORS/WINDOWS (BRONZE)



_FLOATING ENTRY STEPS (GREY PORCELAIN)



_EXTERIOR WALL COVERING (GREY STONE)



_BUILT-IN PLANTER / GLASS RAILING



NEW 2ND FLOOR ADDITION
FOR A SINGLE FAMILY HOME:
MIKE ARISS
828 S SOUTHLAKE DR,
HOLLYWOOD, FL 33019

PROJECT:

HISTORIC PRESERVATION
BOARD

SIXSIDES ARCHITECTURE, INC.
AA26002922
Daniel Gomez, R.A.
FL. Reg. AR96826
1108 KANE CONCOURSE, SUITE 220
BAY HARBOR ISLANDS, FL 33154
M. 305.610.1333
dgomez@sixsidesinc.com

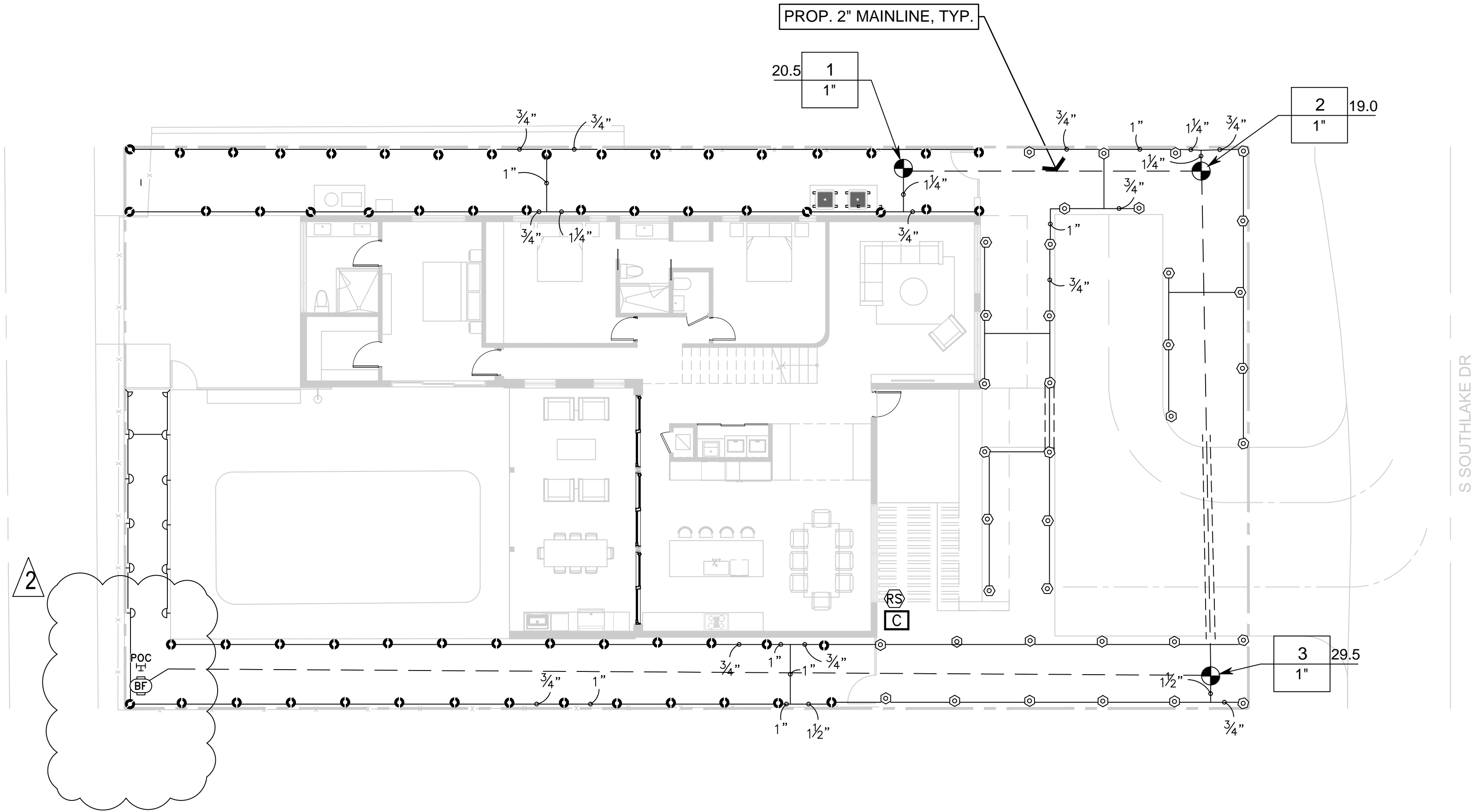


COPYRIGHT © 2025
ALL RIGHTS RESERVED. THESE DRAWINGS AND SPECIFICATIONS ARE INSTRUMENTS OF SERVICE AND SHALL REMAIN THE PROPERTY OF THE ARCHITECT, WHETHER THE PROJECT FOR WHICH THEY WERE PREPARED IS EXECUTED OR NOT. THEY ARE NOT TO BE USED IN ANY OTHER MANNER ON OTHER PROJECTS OR EXTENSIONS TO THIS PROJECT EXCEPT BY AGREEMENT IN WRITING AND WITH APPROPRIATE COMPENSATION. REPRODUCTION OF SPECIFICATIONS WITHOUT WRITTEN CONSENT IS PROHIBITED.

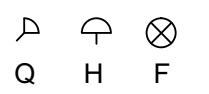
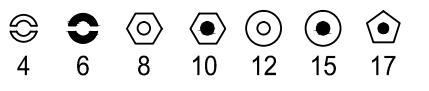





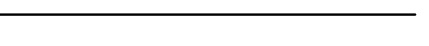

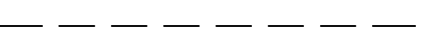
REVISED:

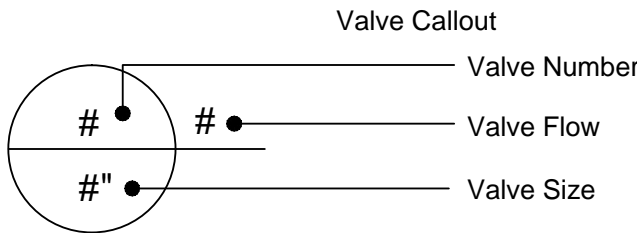
COLOR PALETTE

241119SSMA
08/12/2025



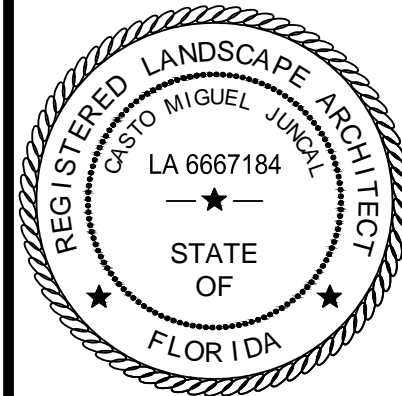
| VALVE SCHEDULE | | | | |
|----------------|--------------|------|-------------|-------|
| NUMBER | MODEL | SIZE | TYPE | GPM |
| 1 | HUNTER ICV-G | 1" | SHRUB SPRAY | 20.5 |
| 2 | HUNTER ICV-G | 1" | SHRUB SPRAY | 19.03 |
| 3 | HUNTER ICV-G | 1" | SHRUB SPRAY | 29.49 |

| IRRIGATION_SCHEDULE | | | |
|--|---|----------|-----|
| SYMBOL | MANUFACTURER/MODEL/DESCRIPTION | QTY | PSI |
|  Q H F | HUNTER PROS-06 5' RADIUS SHRUB SPRAY, 6" POP-UP. CO-MOLDED WIPER SEAL WITH UV RESISTANT MATERIAL. | 12 | 30 |
|  4 6 8 10 12 15 17 | HUNTER PROS-06 ADJUSTABLE ARC SHRUB SPRAY, 6" POP-UP. CO-MOLDED WIPER SEAL WITH UV RESISTANT MATERIAL. | 97 | 30 |
| SYMBOL | MANUFACTURER/MODEL/DESCRIPTION | QTY | |
|  | HUNTER ICV-G 1", 1-1/2", 2", AND 3" PLASTIC ELECTRIC REMOTE CONTROL VALVES, GLOBE CONFIGURATION, WITH NPT THREADED INLET/OUTLET, FOR COMMERCIAL/MUNICIPAL USE. | 3 | |
|  | FEBCO 765 1" PRESSURE VACUUM BREAKER, BRASS WITH BALL VALVE SOV. INSTALL 12" ABOVE HIGHEST DOWNSTREAM OUTLET AND THE HIGHEST POINT IN THE DOWNSTREAM PIPING. | 1 | |
|  | HUNTER XC-800 (2) 8 STATION CONTROLLER, RESIDENTIAL USE. PLASTIC CABINET, OUTDOOR, WITH 3 INDEPENDENT PROGRAMS. 120 VAC. | 1 | |
|  | HUNTER MINI-CLIK RAIN SENSOR, MOUNT AS NOTED | 1 | |
|  | POINT OF CONNECTION 2" POTABLE WATER SOURCE | 1 | |
|  | IRRIGATION LATERAL LINE: PVC SCHEDULE 40 | 712.9 LF | |
|  | IRRIGATION MAINLINE: PVC SCHEDULE 40 | 203.0 LF | |
|  | PIPE SLEEVE: PVC CLASS 200 SDR 21 | 29.9 LF | |



| NO. | DATE | REVISIONS | DES. DWG. | | | |
|-----|----------|-----------|-----------|---------|-----|------|
| | | | PLANS | UPDATED | PER | CITY |
| 1 | 12/11/24 | | | | | |

NEW RESIDENCE
828 S. SOUTHLAKE DRIVE, HOLLYWOOD, FLORIDA-33019
IRRIGATION PLAN

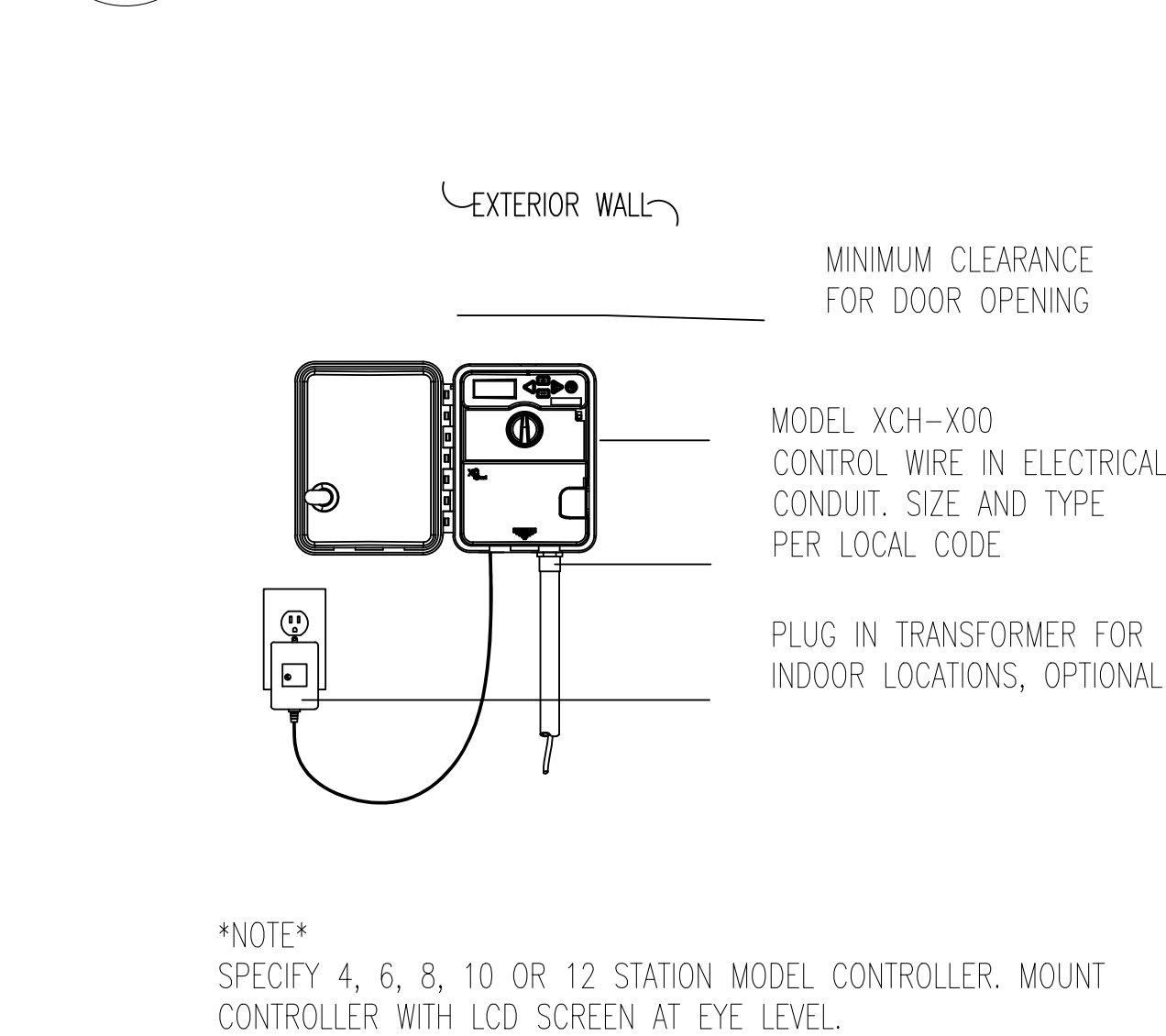
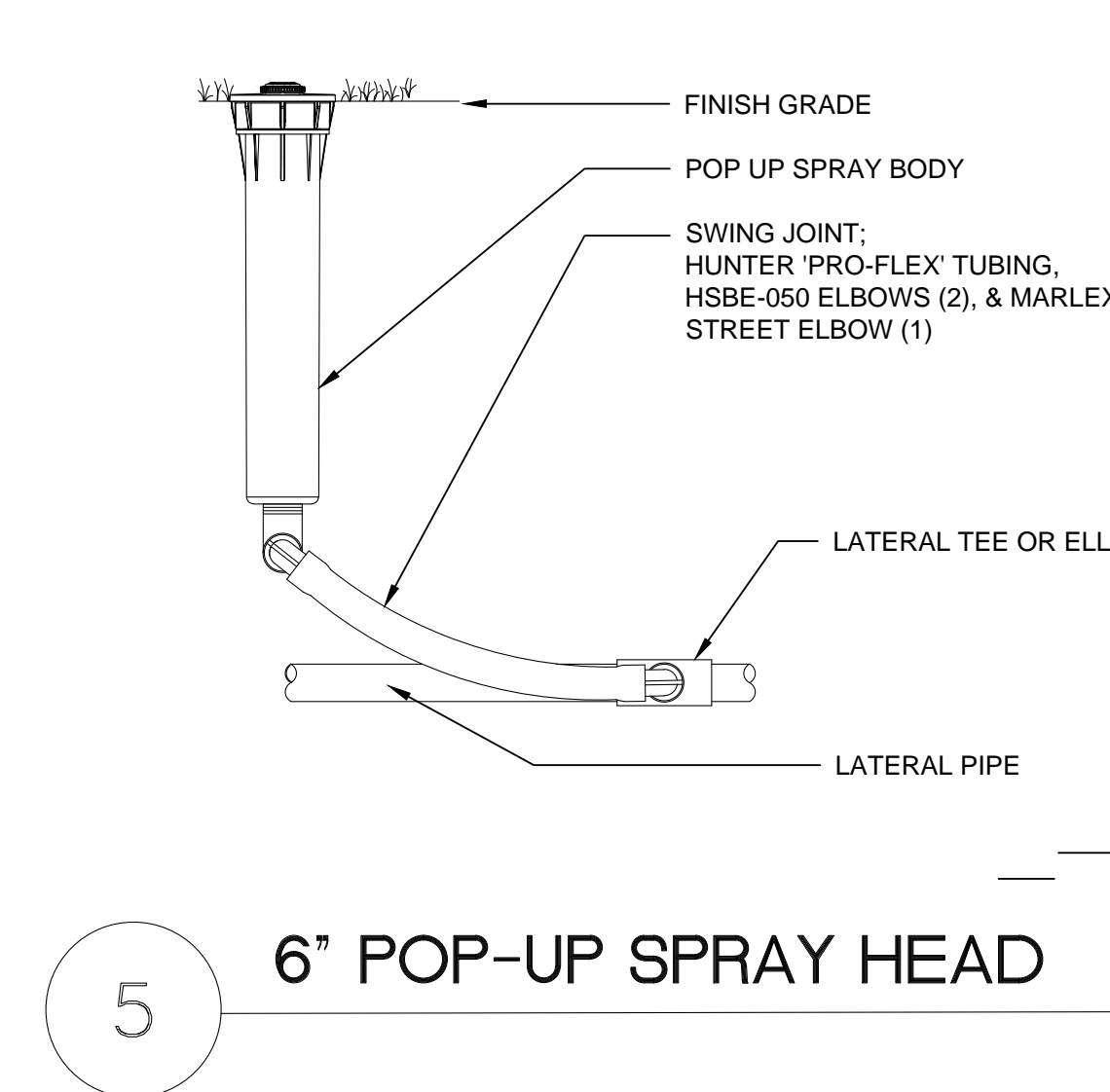
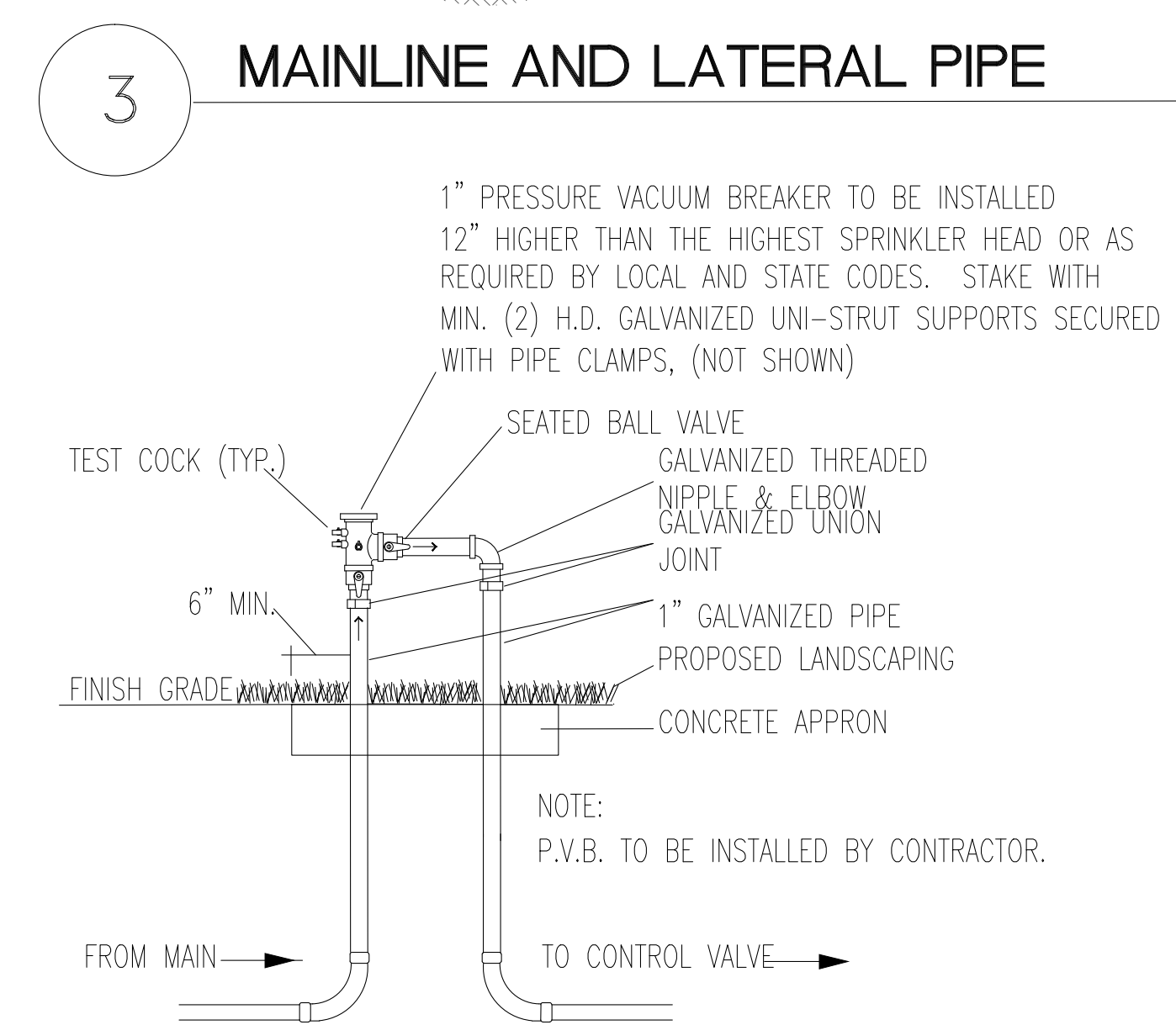
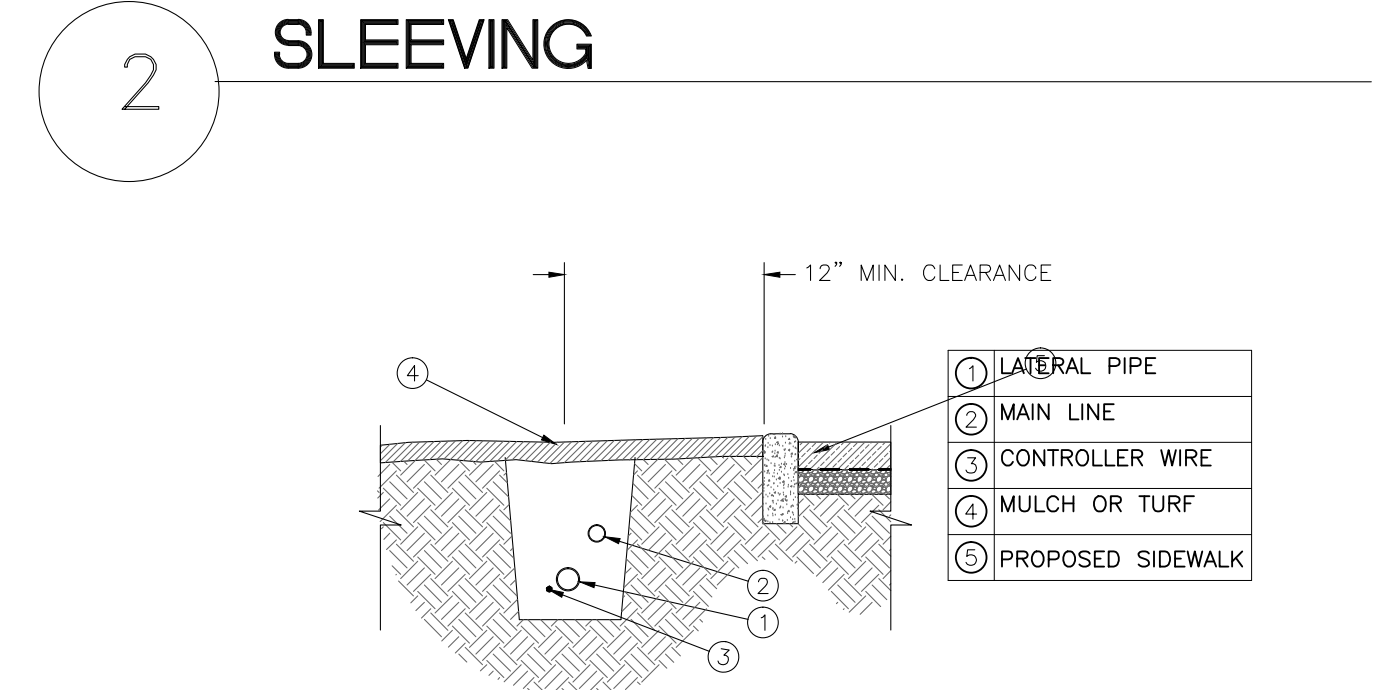
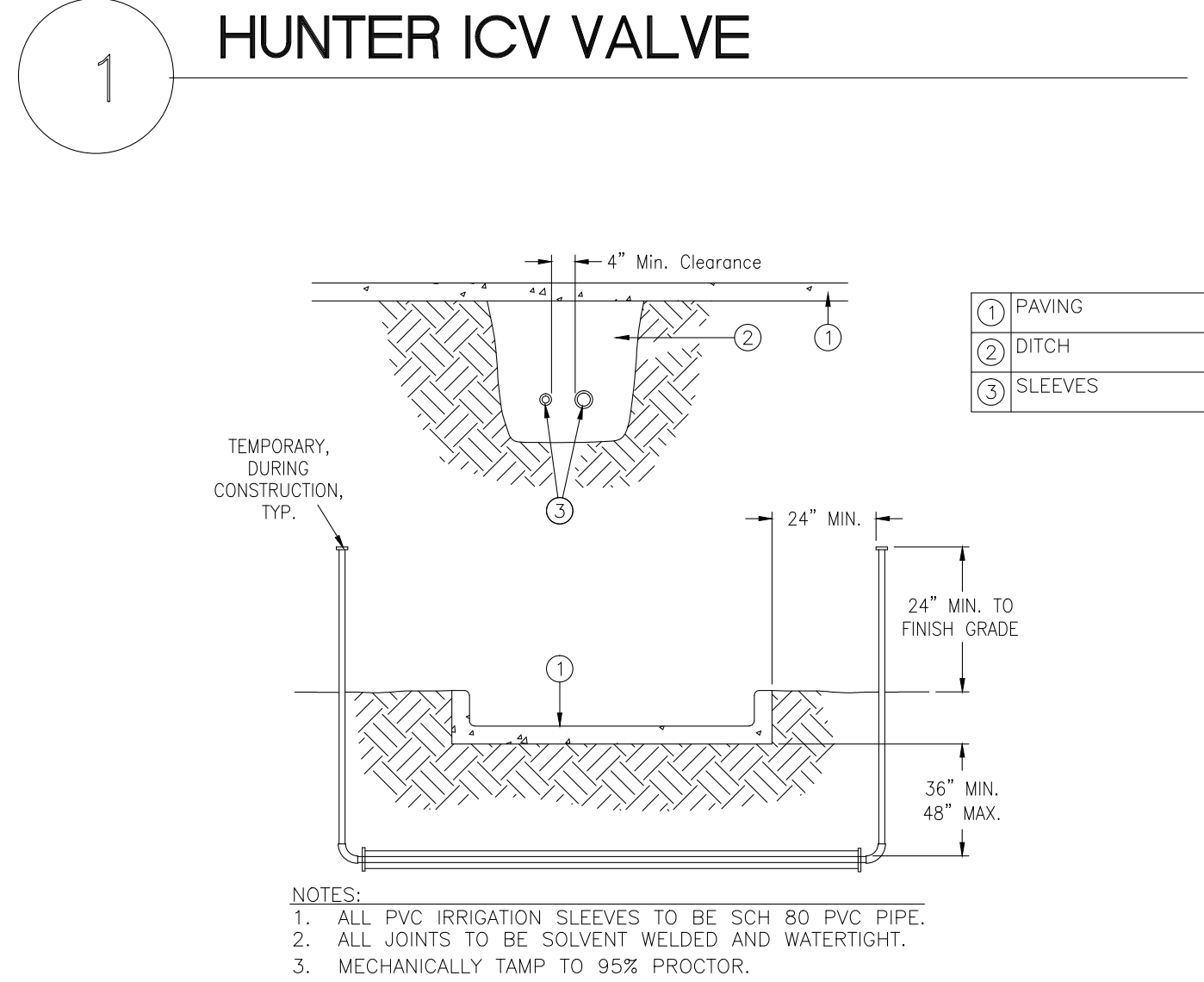
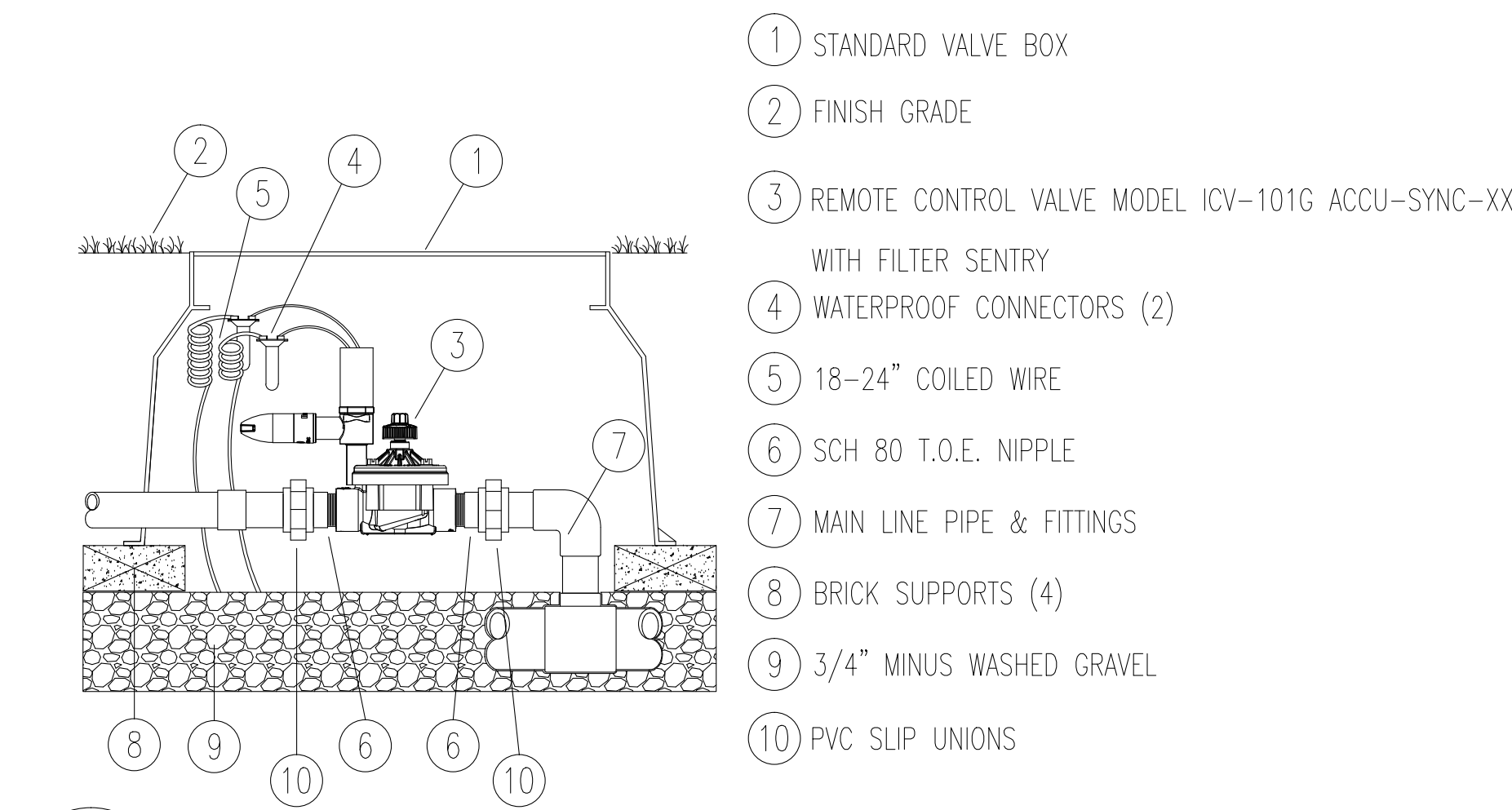


Casto Miguel Juncal
Registered Landscape Architect
LA6667184
20449 SW 93rd Ave.
Cutler Bay, FL 33189
ph: 786-877-2034
JuncalDesignStudio@gmail.com

| | | |
|------|------|------|
| MJ | MJ | MJ |
| DES. | DWN. | CHK. |

IRR-1

IRRIGATION DETAILS

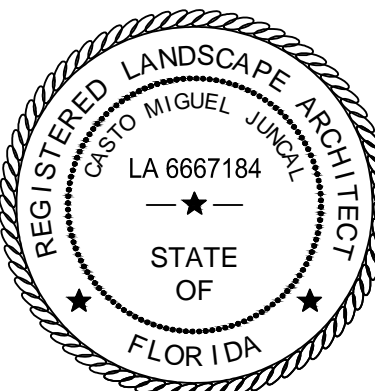


- ## IRRIGATION NOTES

1. CONTRACTOR TO VERIFY THE LOCATION OF WATER SOURCE.
2. CONTRACTOR SHALL BE RESPONSIBLE FOR MAINTAINING IRRIGATION SERVICE TO AREAS OUTSIDE OF THE CONSTRUCTION SITE THAT WOULD RESULT IN THE DISRUPTION OF SERVICE DURING CONSTRUCTION. THE CONTRACTOR WILL RESTORE/REPAIR ALL DAMAGED IRRIGATION LOCATED WITHIN THE CONSTRUCTION SITE OR ANY AREAS BEING USED BY THE CONTRACTOR, SUCH AS STAGING AREAS AND PARKING AREAS. IF ANY SOD/LANDSCAPING DIES INSIDE OR OUTSIDE THE CONSTRUCTION FENCE AS A RESULT OF IRRIGATION FAILURE DUE TO CONSTRUCTION, THE CONTRACTOR WILL BE HELD RESPONSIBLE FOR RESTORING THE AREAS EXACTLY AS THEY WERE PREVIOUS TO CONSTRUCTION.
3. THE PROPOSED VALVES AND IRRIGATION HEADS ARE CONNECTED TO THE EXISTING IRRIGATION SYSTEM.
4. IRRIGATION SYSTEMS SHALL BE DESIGNED TO MEET THE NEEDS OF THE PLANTS IN THE LANDSCAPE.
5. THE CONTRACTOR SHALL PROVIDE ALL LABOR, EQUIPMENT, AND MATERIAL TO INSTALL A FULLY OPERATIONAL IRRIGATION SYSTEM.
6. ALL SPRINKLER HEADS SHALL BE INSTALLED WITH SWING .
7. IRRIGATION SLEEVES ARE REQUIRED UNDER HARDSCAPE AREAS SUCH AS PAVED AREAS, DRIVEWAYS, RETAINING WALLS, AND ALL OTHER HARD-WEARING MATERIALS SUCH AS STONE, CONCRETE SIDEWALKS, ROAD, ETC. ALL IRRIGATION SLEEVE PIPE SHALL BE SCHEDULE 40 PVC. SLEEVES SHALL BE 2 PIPE SIZES LARGER THAN THE RUNNING PIPE AND SHALL EXTEND 24" OUTWARD FROM EDGE OF ASPHALT/ROADWAY OR CONCRETESLAB. SLEEVES UNDER PAVED AREAS SHALL BE INSTALLED TO A MINIMUM DEPTH OF 24".
8. VALVES AND FITTINGS SHALL BE INSTALLED IN ACCORDANCE WITH LOCAL CODES AND PIPE MANUFACTURER'S INSTRUCTIONS.
9. IRRIGATION MAIN PIPE SHALL BE SCHEDULE 40 PVC.
 LATERALS: CLASS 200
 SLEEVES: SCHEDULE 40
10. TOP OF VALVE BOXES AND SPRINKLER HEADS SHALL BE INSTALLED AT FINISH GRADE LEVEL.
11. MAINS SHALL BE @ 18" BELOW FINISH GRADE AND LATERALS BETWEEN 6" AND 12" (DEPENDING OF THE PIPE SIZE) BELOW FINISH GRADE. ALL IRRIGATION TRENCHES TO BE BACK FILLED WITH 100% SAND TO PREVENT PIPE RUPTURES.
12. ZONE CONTROLLING VALVES WILL BE ADJUSTED AND CONNECTED TO THE EXISTING CONTROLLER.
13. WHEN FEASIBLE, IRRIGATION SYSTEMS SHALL BE DESIGNED TO SEPARATELY SERVE TURF AND NON-TURF AREAS.
14. THE DESIGN SHALL CONSIDER SOIL, SLOPE, AND OTHER SITE CHARACTERISTICS IN ORDER TO MINIMIZE WATER WASTE, INCLUDING OVERSPRAY, WATERING OF IMPERVIOUS SURFACES AND OTHER NON-VEGETATED AREAS, AND OFF-SITE RUNOFF.
15. RAIN SWITCHES OR OTHER APPROVED DEVICES, SUCH AS SOIL MOISTURE SENSORS, TO PREVENT UNNECESSARY IRRIGATION SHALL BE INCORPORATED.
16. A RECOMMENDED SEASONAL OPERATING SCHEDULE AND AVERAGE PRECIPITATION RATES FOR EACH IRRIGATION ZONE FOR BOTH ESTABLISHMENT AND MAINTENANCE CONDITIONS SHALL BE PROVIDED.
17. SPRINKLER LOCATIONS SHALL BE COORDINATED WITH EXISTING AND PROPOSED PLANTING MATERIAL, SITE LIGHTING, UTILITIES, ETC. TO ENSURE PROPER COVERAGE WITH MINIMAL UNDESIRABLE OVERTHROW.
18. BEFORE ANY CONSTRUCTION START, A TEST OF THE IRRIGATION SYSTEM MUST BE CONDUCTED. THE CONTRACTOR, PROJECT MANAGER AND IRRIGATION TECHNICIAN MUST BE THERE TO SEE IF THERE ARE ANY INFRACTIONS THAT HAVE TO BE ADDRESSED.
19. TESTING FOR PRESSURE AND LEAKAGE SHALL BE ACCOMPLISHED UPON THE COMPLETION OF EACH SECTION OF ZONED PIPING. ALL RISERS SHALL BE INSTALLED PRIOR TO TESTING AND SHALL BE SUITABLE PLUGGED AND BLOCKED. THE CONTRACTOR SHALL ALLOW ALL SOLVENT-WELDED JOINTS TO CURE ACCORDING TO MANUFACTURER'S DIRECTION PRIOR TO PRESSURE TESTING. THE CONTRACTOR MAY NOT BACKFILL JOINTS BEFORE TESTING. IN THE EVENT OF AN UNSATISFACTORY TEST, THE CONTRACTOR WILL UNCOVER THE SECTIONS FOR LOCATION OF LEAKS AND MAKE THE REQUIRED REPAIRS.
20. ALL LINES SHALL BE FLUSHED AND ALL OUTLETS SHALL BE CAPPED AND PLUGGED BEFORE TESTING. PRESSURE TESTING (100 PSI FOR A MINIMUM OF ONE HOUR) SHALL BE CONDUCTED IN THE PRESENCE OF THE PROJECT MANAGER. TEST SHALL PASS WHEN THERE IS NO DETECTABLE CHANGE IN PRESSURE AT THE END OF ONE HOUR PERIOD. THE TESTING COST SHALL BE PAID FOR BY THE CONTRACTOR.
21. BACKFILL SHALL BE CAREFULLY PLACED TO AVOID PIPE DISLOCATION. BACKFILL MATERIAL SHALL BE FREE OF ROCKS, STUMPS, ROOTS, STONES, AND OTHER DEBRIS THAT COULD DAMAGE IRRIGATION SYSTEM COMPONENTS.
22. POP-UP ROTORS SHALL BE RAIN BIRD 5004 AND SPRAY HEADS SHALL BE RAIN BIRD 18006 SERIES. ROTORS FOR ATHLETIC FIELDS SHALL BE FALCON 6504 HIGH-SPEED #12 NOZZLE.
23. SIX INCH POP-UP SPRAYHEADS SHALL BE INSTALLED IN AREAS LANDSCAPED WITH SOD AND MULCH. TWELVE INCH POP-UP TYPE SPRAYHEADS SHALL BE INSTALLED IN AREAS LANDSCAPED WITH GROUNDCOVERS. BUBBLERS SHALL BE INSTALLED AT ROYAL PALMS AND LARGE TREES.
24. THE CONTRACTOR SHALL FULLY WARRANT THE IRRIGATION SYSTEM FOR A PERIOD OF ONE (1) YEAR AFTER FINAL ACCEPTANCE. THE CONTRACTOR WILL RECEIVE A WRITTEN CONFIRMATION FROM THE LANDSCAPE ARCHITECT, AFTER ACCEPTANCE, WHICH WILL STATE THE DURATION OF WARRANTY PERIOD FROM BEGINNING TO END.

[illegible]

NEW RESIDENCE

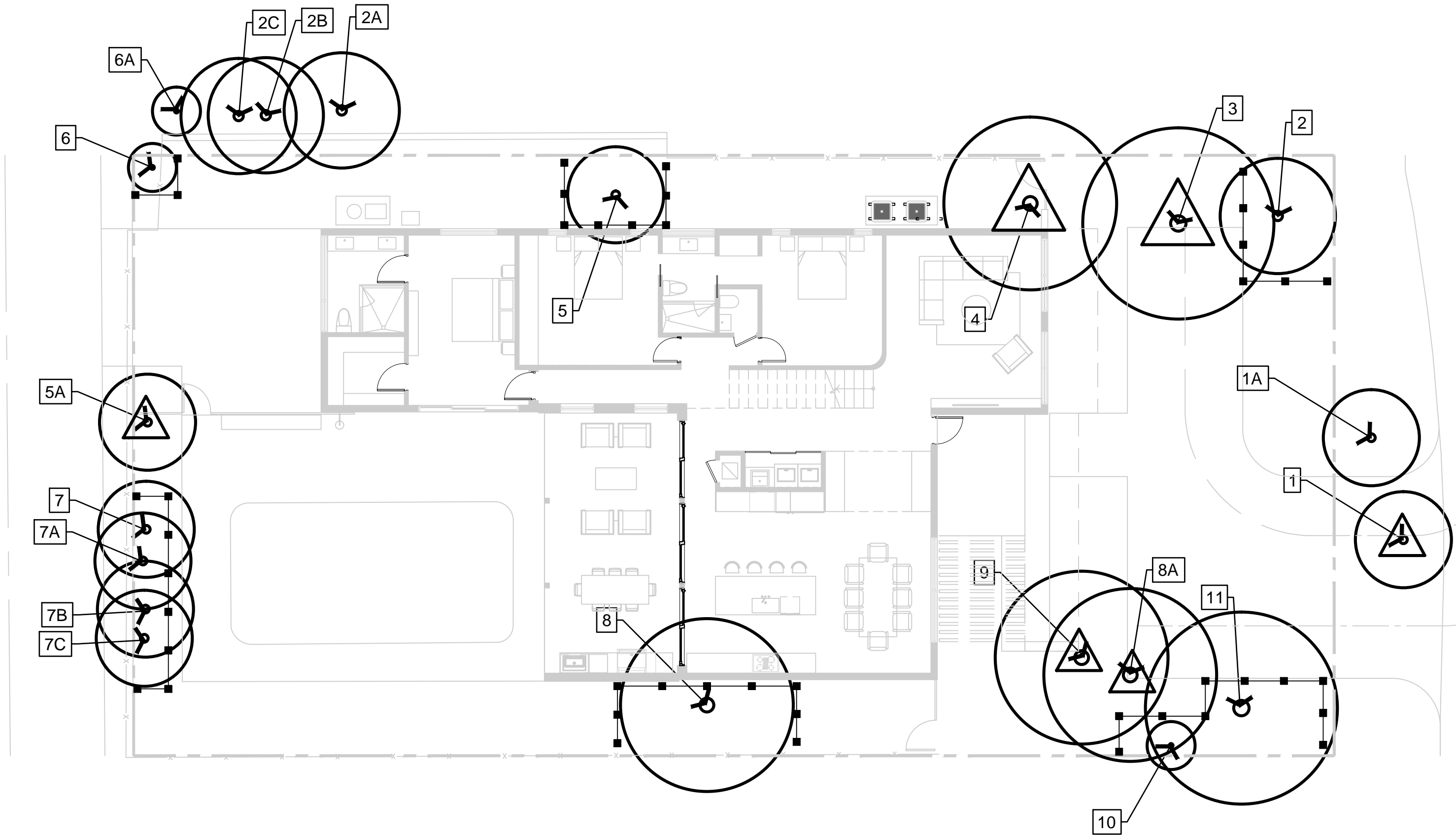


Casto Miguel Juncal
Registered Landscape Architect
LA6667184
20449 SW 93rd Ave.
Cutler Bay, FL 33189
ph: 786-877-2034
JuncalDesignStudio@gmail.com

| | | |
|------|------|------|
| MJ | MJ | MJ |
| DES. | DWN. | CHK. |

IRR-2

12/11/24 SHEET 1 OF 3



LEGEND

EXISTING TREE TO BE REMOVED

EXISTING TREE TO REMAIN

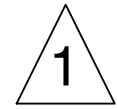
EXISTING TREE TO RELOCATE

TREE PROTECTION FENCE

TPZ AREA

NORTH

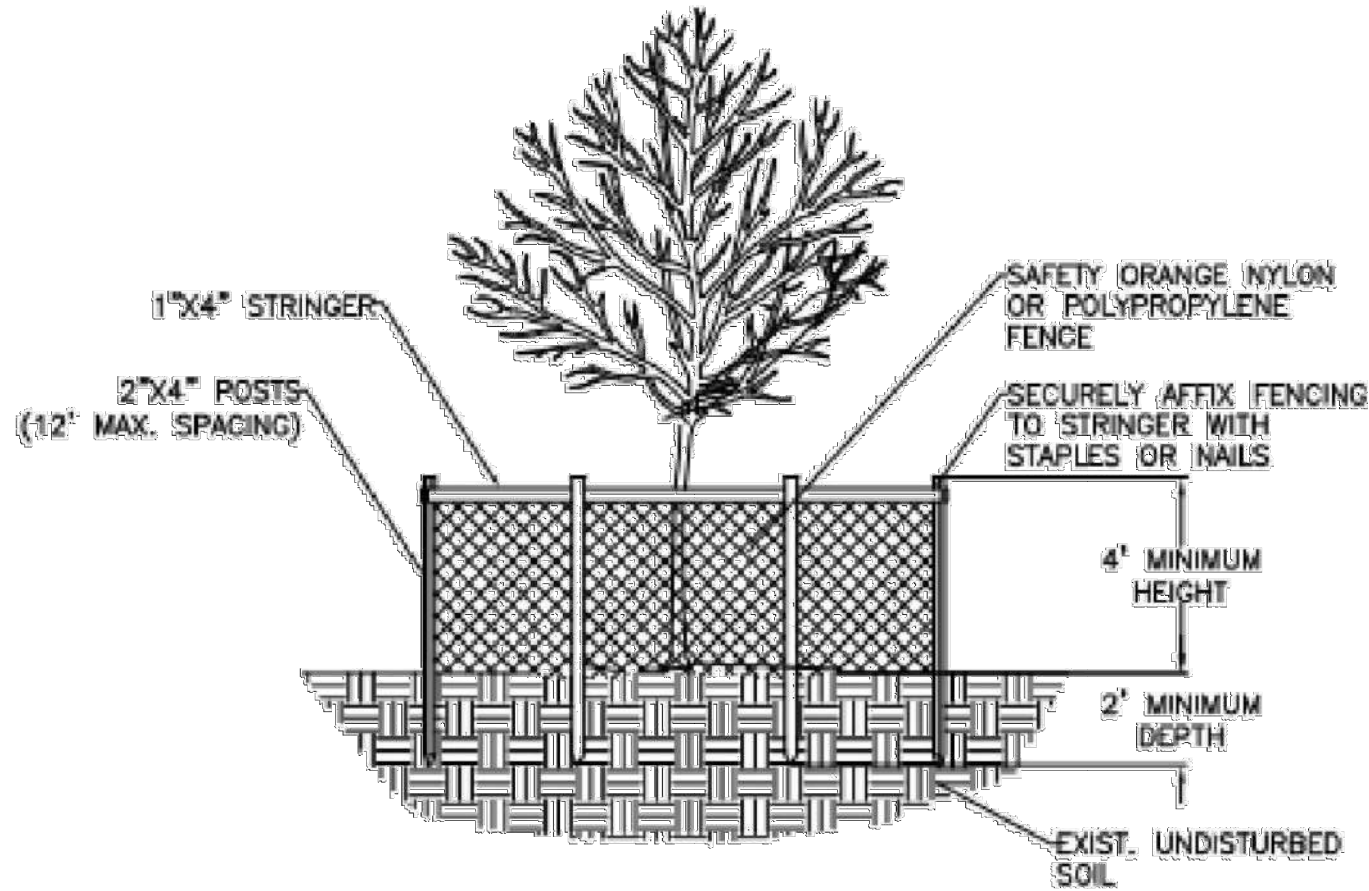
SCALE 1" : 10'



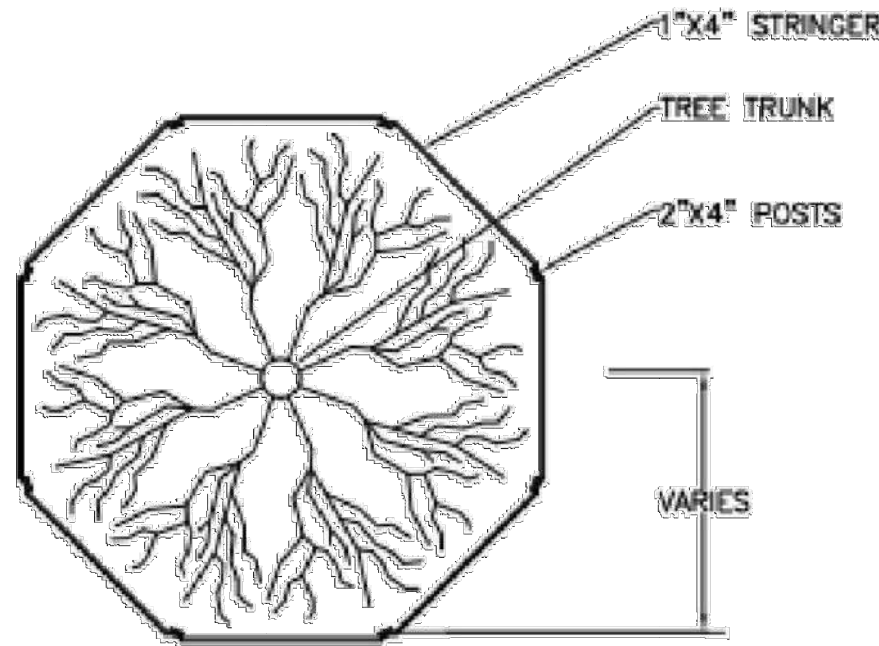
SCALE 1" : 10'

NORTH

| Tree Disposition Chart | | | | | | | | | |
|------------------------|----------------------|-------------------------|------------|-----------|-----------|-----------|---------|-------------|---------------------|
| No. | Botanical Name | Common Name | D.B. H./ft | Height/ft | Spread/ft | Condition | Remarks | Disposition | T.P.Z. / ft. radius |
| 1 | Cycas revoluta | Sago Palm | 1 | 14 | 10 | Fair | | Relocate | 3 |
| 1A | Livistona chinensis | Chinese Fan Palm | 1 | 14 | 10 | Fair | 2 | Remain | 5 |
| 2 | Washingtonia robusta | Washington Palm | 1.8 | 24 | 12 | Fair | | Remain | 5 |
| 2A | Roystonea regia | Royal Palm | 1.8 | 24 | 12 | Fair | | Remain | 5 |
| 2B | Roystonea regia | Royal Palm | 1.8 | 24 | 12 | Fair | | Remain | 5 |
| 2C | Roystonea regia | Royal Palm | 1.8 | 24 | 12 | Fair | | Remain | 5 |
| 3 | Bambusa spp. | Bamboo | 2.3 | 22 | 20 | Fair | | Relocate | 8 |
| 4 | Roystonea regia | Royal Palm | 2 | 30 | 18 | Fair | | Relocate | 5 |
| 5 | Roystonea regia | Royal Palm | 2 | 24 | 10 | Fair | | Remain | 5 |
| 6 | Roystonea regia | Royal Palm | 0.8 | 12 | 5 | Fair | | Remain | 5 |
| 6A | Roystonea regia | Royal Palm | 0.8 | 12 | 5 | Fair | | Remain | 5 |
| 7 | Roystonea regia | Royal Palm | 1.6 | 18 | 10 | Fair | | Remain | 5 |
| 7A | Roystonea regia | Royal Palm | 1.6 | 18 | 10 | Fair | | Remain | 5 |
| 7B | Roystonea regia | Royal Palm | 1.6 | 18 | 10 | Fair | | Remain | 5 |
| 7C | Roystonea regia | Royal Palm | 1.6 | 18 | 10 | Fair | | Remain | 5 |
| 8 | Roystonea regia | Royal Palm | 2.4 | 35 | 18 | Fair | | Remain | 5 |
| 8A | Bismarkia nobilis | Bismark Palm | 2.4 | 35 | 18 | Fair | | Relocate | 5 |
| 9 | Roystonea regia | Royal Palm | 2 | 24 | 18 | Fair | | Relocate | 5 |
| 10 | Vietchia merrillii | Christmas Palm | 0.8 | 12 | 5 | Fair | | Remain | 3 |
| 11 | Phoenix canariensis | Canary Island Date Palm | 2.5 | 12 | 20 | Fair | | Remain | 5 |



SECTION



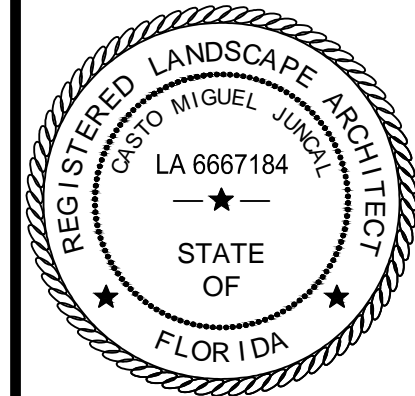
TOP VIEW

- NOTES:
1. BARRICADE CIRCLE TO BE CENTERED ON TREE TRUNK(S). FOR GROUPS OF TREES, PLACE BARRICADES BETWEEN TREES AND CONSTRUCTION ACTIVITY.
 2. TREE PROTECTION BARRICADES SHALL BE LOCATED TO PROTECT EXISTING, RELOCATED AND NEW TREES IN CONSTRUCTION AREAS. THE PROTECTIVE BARRIER SHALL BE PLACED AROUND THE TREE AT A DISTANCE 6 FEET FROM THE TREE TRUNK OR AT THE CANOPY DRIP LINE, WHICHEVER IS GREATER OR AS SHOWN ON LANDSCAPE PLAN.

TREE PROTECTION BARRIER DETAIL BY CITY OF HOLLYWOOD
<https://www.hollywoodfl.org/DocumentCenter/View/21607/43-L-08-TREE-PROTECTION-DETAIL>

| NO. | DATE | REVISIONS | DESIGN |
|-----|------------|---------------|--------|
| 1 | 02/25/2025 | CITY COMMENTS | |
| 2 | 04/13/25 | CITY COMMENTS | |

NEW RESIDENCE
828 S. SOUTHLAKE DRIVE, HOLLYWOOD, FLORIDA-33019
TREE DISPOSITION PLAN

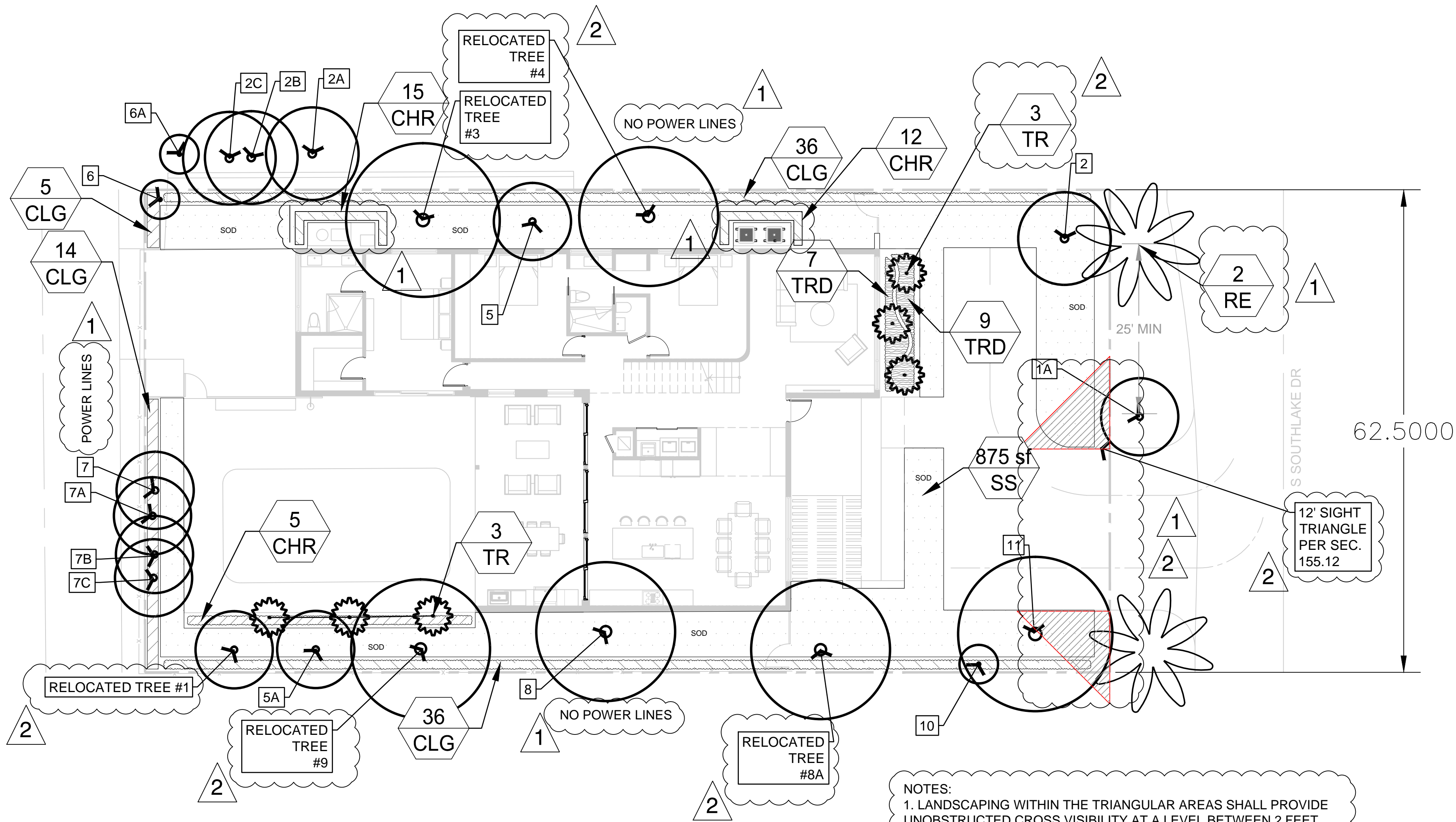


Casto Miguel Juncal
Registered Landscape Architect
LA6667184
20449 SW 93rd Ave.
Cutler Bay, FL 33189
ph: 786-877-2034
JuncalDesignStudio@gmail.com

| | | |
|------|------|------|
| MJ | MJ | MJ |
| DES. | DWN. | CHK. |

L-1

12/11/24 1 OF 3



LANDSCAPE REQUIREMENTS TABLE
CITY OF HOLLYWOOD LANDSCAPE REQUIREMENTS, CHAPTER
9.4. Minimum Landscape Requirements for Single Family
Residential.

828 S. SOUTHLAKE DRIVE, HOLLYWOOD, FLORIDA-33019
B 311 LOT AREA 7,813 SF ACRES 0.179

| Required Trees | Required | Provided |
|---|----------|----------|
| SQUARE FEET OF REQUIRED OPEN SPECIES AND INDICATED ON THE SITE PLAN LOT AREA + 7,813 SF X 25 % = 1,953 SF | 1,953 | 1,994 |
| SQUARE FEET OF PARKING LOT OPEN SPACES ARE REQUIRED BY CODE, AS INDICATED IN THE SITE PLAN NUMBER OF PARKING SPACES 30 X 10 S.F PER PARKING SPACE: | N/A | N/A |
| TOTAL SQUARE FEET OF LANDSCAPED OPEN SPACE REQUIRED A+B | 1,953 | 1,994 |

LAWN AREA CALCULATION

| | | |
|--|-------|-------|
| SQUARE FEET OF LANDSCAPED OPEN SPECIES REQUIRED BY CITY OF HOLLYWOOD MAXIMUM LAWN AREA (SOD) PERMITTED = 25 % X 26,605 SF | 1,953 | 1,994 |
|--|-------|-------|

| TREES | | |
|--|---|-----------------|
| NUMBER OF TREES REQUIRED PER NET LOT ACRE, LESS EXISTING NUMBER OF TREES MEETING MINIMUM REQUIREMENTS = 3 TREES X 0.16 NET LOT ACRES - NUMBER OF EXISTING TREES = | 4 | (4) EXIST. TREE |
| % PALMS ALLOWED: NUMBER OF TREES PROVIDED X 50% = | 2 | 2 |
| % NATIVES REQUIRED: NUMBER OF TREES PROVIDED X 60% = | 1 | 1 |
| % DROUGHT TOLERANT AND LOW MAINTENANCE: NUMBER OF TREES PROVIDED X 20% = | 1 | 1 |
| STREET TREES (MAXIMUM AVERAGE SPACING OF 50' O.C.): 62.50 LINEAR FEET ALONG STREET / 50 = | 2 | 3 |

| SHRUBS | | |
|---|----|----|
| NUMBER OF SHRUBS REQUIRED: NUMBER OF TREES REQUIRED X 10 = | 60 | 61 |
| % NATIVE SHRUBS REQUIRED: NUMBER OF SHRUBS PROVIDED X 50% = | 18 | 18 |
| % DROUGHT TOLERANT AND LOW MAINTENANCE REQUIRED: A. NUMBER OF SHRUBS PROVIDED X 20%= | 12 | 12 |

NOTE: NEW AND RELOCATED TREES/PALMS SHALL BE AT LEAST 5' AWAY FROM PROPERTY LINES

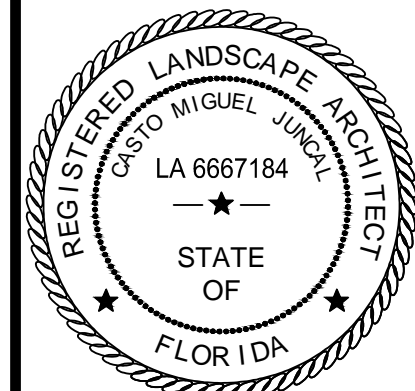
PLANT_SCHEDULE

| SYMBOL | CODE | QTY | BOTANICAL / COMMON NAME | SIZE | NATIVE | REMARKS | ROOT DEPTH |
|-------------|------|-----|---|---------------------------|--------|--------------|------------|
| TREES | | | | | | | |
| | RE | 2 | ROYSTONEA ELATA ROYAL PALM | 8' GRAY WOOD | YES | | |
| | ET | 37 | EXIST. TREE | | | | |
| PALMS | | | | | | | |
| | TR | 6 | THRINAX RADIATA FLORIDA THATCH PALM | 8' HT | YES | | |
| SHRUB AREAS | | | | | | | |
| | CHR | 32 | CHRYSOBALANUS ICACO 'RED TIP' RED TIP COCOPLUM | 48" HT. X 24" SPR. | YES | 24" O.C. | 36" o.c. |
| | CLG | 91 | NATIVE SHRUB CLUSIA GUTTIFERA SMALL LEAF CLUSIA | 36" HT. X 30" SPRD. | YES | 30" OC | 24" o.c. |
| | TRD | 16 | TRIPSACUM DACTYLOIDES FAKAHATCHEE GRASS | 3G, 12 IN HT X 18 IN SPRD | YES | 36" O.C. N** | 24" o.c. |

| SYMBOL | CODE | QTY | BOTANICAL / COMMON NAME | SIZE |
|--------|------|----------|--|------|
| | SS | 1,748 SF | STENOTAPHRUM SECUNDATUM ST. AUGUSTINE GRASS | SOD |

| NO. | DATE | REVISIONS | DESIGN |
|-----|----------|-----------|--------|
| 1 | 12/11/24 | 1 | DESIGN |
| 2 | 12/11/24 | 2 | DESIGN |

NEW RESIDENCE
828 S. SOUTHLAKE DRIVE, HOLLYWOOD, FLORIDA-33019
LANDSCAPE PLANS



Casto Miguel Juncal
Registered Landscape Architect
LA6667184
20449 SW 93rd Ave.
Cutler Bay, FL 33189
ph: 786-877-2034
JuncalDesignStudio@gmail.com

| DESIGN | DATE | BY | CHK |
|--------|----------|----|-----|
| DESIGN | 12/11/24 | MJ | MJ |

L-2



N.T.S.



N.T.S.



NTS



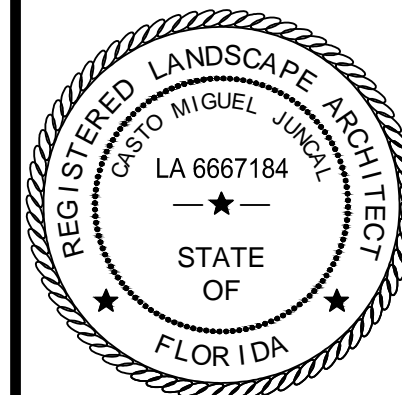
N.T.S.

[illegible]

NEW RESIDENCE

828 S. SOUTHLAKE DRIVE, HOLLYWOOD, FLORIDA-33019

LANDSCAPE NOTES & DETAILS



Casto Miguel Juncal
Registered Landscape Architect
LA6667184
20449 SW 93rd Ave.
Cutler Bay, FL 33189
ph: 786-877-2034
JuncalDesignStudio@gmail.com

| | | |
|------|------|-----|
| MJ | MJ | MJ |
| DES. | DWN. | CHK |

L-3

12/11/24

SHEET
3 OF 3



1

PROPOSED
SITE PLAN
Scale: 1/8" = 1'-0"



S SOUTHLAKE DR

NEW 2ND FLOOR ADDITION
FOR A SINGLE FAMILY HOME:
MIKE ARISS
828 S SOUTHLAKE DR,
HOLLYWOOD, FL 33019

PROJECT:

HISTORIC PRESERVATION
BOARD

SIXSIDES ARCHITECTURE, INC.
AA26002922
Daniel Gomez, R.A.
FL. Reg. AR96826
1108 KANE CONCOURSE, SUITE 220
BAY HARBOR ISLANDS, FL 33154
M. 305.610.1333
dgomez@sixsidesinc.com



COPYRIGHT © 2025
ALL RIGHTS RESERVED. THESE DRAWINGS AND
SPECIFICATIONS ARE INSTRUMENTS OF SERVICE AND
SHALL REMAIN THE PROPERTY OF THE ARCHITECT.
WHETHER THE PROJECT FOR WHICH THEY WERE
PREPARED IS EXECUTED OR NOT, THEY ARE NOT TO
BE USED IN ANY OTHER MANNER ON OTHER
PROJECTS OR EXTENSIONS TO THIS PROJECT
EXCEPT BY AGREEMENT IN WRITING AND WITH
APPROPRIATE COMPENSATION. REPRODUCTION OF
SPECIFICATIONS WITHOUT WRITTEN CONSENT IS
PROHIBITED.

REVISED:

COLORED
SITE PLAN

241119SSMA

08/12/2025

A-006

LOCATED IN: E:\New My Company\Projects\2024\2453-828 Sunshine Drive\CD\C-1 - GENERAL NOTES - 828 S SOUTHLAKE DR.dwg & PRINTED ON: Tuesday, April 15, 2025, 2:53:15 PM

GENERAL NOTES:

- THE INFORMATION PROVIDED IN THESE DRAWINGS IS SOLELY TO ASSIST THE CONTRACTOR IN ASSESSING THE NATURE AND EXTENT OF CONDITIONS WHICH WILL BE ENCOUNTERED DURING THE COURSE OF THE CONSTRUCTION. THE CONTRACTORS ARE DIRECTED, PRIOR TO BIDDING, TO CONDUCT WHATEVER INVESTIGATIONS THEY DEEM NECESSARY TO ARRIVE AT THEIR OWN CONCLUSION REGARDING THE ACTUAL CONDITIONS THAT WILL BE ENCOUNTERED, AND UPON WHICH BIDS WILL BE BASED.
- ALL CONSTRUCTION AND MATERIALS SHALL CONFORM TO APPLICABLE STANDARDS AND SPECIFICATIONS OF THE CITY OF HOLLYWOOD DEPARTMENT OF PUBLIC UTILITIES, ENGINEERING AND CONSTRUCTION SERVICES DIVISION (ECSO), AND ALL OTHER LOCAL, STATE AND NATIONAL CODES, WHERE APPLICABLE.
- LOCATIONS, ELEVATIONS, SIZES, MATERIALS, ALIGNMENTS, AND DIMENSIONS OF EXISTING FACILITIES, UTILITIES AND OTHER FEATURES ARE SHOWN ACCORDING TO THE BEST INFORMATION AVAILABLE AT THE TIME OF THE PREPARATION OF THESE PLANS; AND DO NOT PURPORT TO BE ABSOLUTELY CORRECT. ALSO, THERE MAY HAVE BEEN OTHER IMPROVEMENTS, UTILITIES, ETC., WITHIN THE PROJECT AREA WHICH WERE CONSTRUCTED AFTER THE PREPARATION OF THESE PLANS AND/OR THE ORIGINAL SITE SURVEY. THE CONTRACTOR SHALL VERIFY THE LOCATIONS, ELEVATIONS, AND OTHER FEATURES AFFECTING HIS/HER WORK PRIOR TO CONSTRUCTION, AND NOTIFY THE ENGINEER IMMEDIATELY WHEN CONFLICT BETWEEN DRAWINGS AND ACTUAL CONDITIONS ARE DISCOVERED. THE ENGINEER ASSUMES NO RESPONSIBILITY FOR ANY FACILITIES SHOWN OR NOT SHOWN ON THE PLANS. THE CONTRACTOR SHALL WORK AS NEEDED TO AVOID CONFLICT WITH EXISTING UTILITIES (NO ADDITIONAL COST SHALL BE PAID FOR THIS WORK). EXISTING UTILITIES SHALL BE MAINTAINED IN SERVICE DURING CONSTRUCTION UNLESS OTHERWISE APPROVED BY THE RESPECTIVE UTILITY OWNER.
- THE CONTRACTOR SHALL COORDINATE WITH ALL UTILITIES TO ARRANGE FOR THE RELOCATION AND TEMPORARY SUPPORT OF UTILITY FEATURES, ETC. AS NECESSARY TO COMPLETE THE WORK.
- IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO LOCATE AND PROTECT ANY AND ALL EXISTING UTILITIES ON THIS PROJECT, AND TO ENSURE THAT EXISTING UTILITIES ARE MAINTAINED IN SERVICE DURING CONSTRUCTION UNLESS APPROVED OTHERWISE BY THE UTILITY OWNER.
- CONTRACTOR SHALL ADJUST ALL EXISTING UTILITY CASTINGS INCLUDING VALVE BOXES, MANHOLES, HAND-HOLES, PULL-BOXES, STORMWATER INLETS, AND SIMILAR STRUCTURES IN CONSTRUCTION AREA TO BE OVERLAID WITH ASPHALT PAVEMENT.
- THE CONTRACTOR IS REQUIRED TO OBTAIN ALL APPLICABLE CONSTRUCTION AND ENVIRONMENTAL PERMITS PRIOR TO THE START OF CONSTRUCTION.
- THE CONTRACTOR SHALL NOTIFY ECSO AT LEAST 48 HOURS PRIOR TO BEGINNING CONSTRUCTION.
- PRIOR TO THE COMMENCEMENT OF CONSTRUCTION AND INSTALLATION OF THE PROPOSED IMPROVEMENTS, SHOP DRAWINGS SHALL BE SUBMITTED TO ECSO IN ACCORDANCE WITH THE CONTRACT DOCUMENT'S REQUIREMENTS, FOR APPROVAL. IN ADDITION, IT IS THE CONTRACTOR'S RESPONSIBILITY TO OBTAIN ANY OTHER AGENCY SHOP DRAWING APPROVAL, IF REQUIRED.
- THE CONTRACTOR SHALL NOTIFY ECSO IMMEDIATELY FOR ANY CONFLICT ARISING DURING CONSTRUCTION OF ANY IMPROVEMENTS SHOWN ON THESE DRAWINGS. THIS WORK BY THE CONTRACTOR SHALL BE CONSIDERED INCIDENTAL TO THE CONTRACT AND NO ADDITIONAL COMPENSATION SHALL BE ALLOWED.
- ELEVATIONS SHOWN ARE IN FEET AND ARE REFERENCED TO THE NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD 88).
- CITY OF HOLLYWOOD SHALL NOT PROVIDE STAGING/ STORAGE AREA. CONTRACTOR SHALL SECURE STAGING STORAGE AREA AS NECESSARY FOR CONSTRUCTION WORK.
- CONTRACTOR SHALL HAUL AWAY EXCESSIVE STOCKPILE OF SOIL FOR DISPOSAL EVERY DAY. NO STOCKPILE SOIL IS ALLOWED TO BE LEFT ON THE CONSTRUCTION SITE OVERNIGHT.
- CONTRACTOR SHALL CLEAN/ SWEEP AT LEAST ONCE A DAY OR AS REQUIRED BY THE ENGINEER.
- CONTRACTOR SHALL PROTECT CATCH BASINS WITHIN/ ADJACENT TO THE CONSTRUCTION SITE AS REQUIRED BY NPDES REGULATIONS.
- THE CITY OF HOLLYWOOD HAS A NOISE ORDINANCE (CHAPTER 100) WHICH PROHIBITS EXCAVATION AND CONSTRUCTION BEFORE 8:00 A.M. AND AFTER 6:00 P.M., MONDAY THROUGH SATURDAY AND ALL DAY SUNDAY.
- SUITABLE EXCAVATED MATERIAL SHALL BE USED IN FILL AREAS. NO SEPARATE PAY ITEM FOR THIS WORK, INCLUDE COST IN OTHER ITEMS.
- ALL ROAD CROSSINGS ARE OPEN CUT AS PER THE REQUIREMENTS OF THE ECSO UNLESS OTHERWISE NOTED ON THE DRAWINGS.
- THE CONTRACTOR SHALL REPLACE ALL PAVING, STABILIZING EARTH, DRIVEWAYS, PARKING LOTS, SIDEWALKS, ETC. TO SATISFY THE INSTALLATION OF THE PROPOSED IMPROVEMENTS WITH THE SAME TYPE OF MATERIAL THAT WAS REMOVED DURING CONSTRUCTION OR AS DIRECTED BY ECSO FIELD ENGINEER.
- THE CONTRACTOR SHALL NOT ENCRoACH INTO PRIVATE PROPERTY WITH PERSONNEL, MATERIAL OR EQUIPMENT. IN CASE WORK ON PRIVATE PROPERTY IS NEEDED, A CITY OF HOLLYWOOD "RIGHT OF ENTRY" FORM MUST BE SIGNED BY PROPERTY OWNER AND THE DIRECTOR OF PUBLIC UTILITIES. THE CONTRACTOR IS RESPONSIBLE TO MAINTAIN ACCESS AT ALL TIMES TO PRIVATE HOMES/BUSINESSES.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR DAMAGE, REMOVAL OR MODIFICATION, CAUSED TO ANY IRRIGATION SYSTEM (PRIVATE OR PUBLIC) ACCIDENTALLY OR PURPOSELY. THE CONTRACTOR SHALL REPLACE ANY DAMAGED, REMOVED OR MODIFIED IRRIGATION PIPES, SPRINKLER HEADS OR OTHER PERTINENT APPURTENANCES TO MATCH OR EXCEED EXISTING CONDITIONS AT NO ADDITIONAL COST TO THE CITY.
- MAIL BOXES, FENCES, OR OTHER PRIVATE PROPERTY DAMAGED DURING THE CONSTRUCTION OF THE PROPOSED IMPROVEMENTS SHALL BE REPLACED TO MATCH OR EXCEED EXISTING CONDITIONS.
- CONTRACTOR SHALL PROVIDE MAINTENANCE OF TRAFFIC IN ACCORDANCE WITH FDOT STANDARDS AND CITY OF HOLLYWOOD DEPARTMENT OF PUBLIC UTILITIES STANDARDS.
- NO TREES ARE TO BE REMOVED OR RELOCATED WITHOUT PRIOR APPROVAL FROM ECSO FIELD ENGINEER.
- THE CONTRACTOR IS RESPONSIBLE FOR OBTAINING THE NECESSARY TREE REMOVAL OR RELOCATION PERMITS FROM THE CITY OF HOLLYWOOD BUILDING DEPARTMENT FOR TREES LOCATED IN THE PUBLIC RIGHT OF WAY.
- IT IS INTENT OF THESE PLANS TO BE IN ACCORDANCE WITH APPLICABLE CODES AND AUTHORITIES HAVING JURISDICTION, ANY DISCREPANCIES BETWEEN THESE PLANS AND APPLICABLE REGULATORY STANDARDS/ REQUIREMENTS SHALL BE IMMEDIATELY BROUGHT TO THE ATTENTION OF ECSO.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR MAINTAINING THE INTEGRITY OF AND MAKING THE REPAIRS TO EXISTING PAVEMENT, SIDEWALKS, PIPES, CONDUITS, CURBS, CABLES, ETC., WHETHER OR NOT SHOWN ON THE PLANS DAMAGED AS A RESULT OF THE CONTRACTOR OPERATIONS AND/ OR THOSE OF HIS SUBCONTRACTORS, AND SHALL RESTORE THEM PROMPTLY AT NO ADDITIONAL EXPENSE TO THE OWNER. THE CONTRACTOR SHALL REPAIR ANY DAMAGE TO SIDEWALK, DRIVEWAY, ETC., PRIOR TO BEGINNING WORK IN ANY AREA.
- WHERE NEW PAVEMENT MEETS EXISTING, CONNECTION SHALL BE MADE IN A NEAT STRAIGHT LINE AND FLUSH WITH EXISTING PAVEMENT TO MATCH EXISTING CONDITIONS.
- UNDER NO CIRCUMSTANCES SHALL THE CONTRACTOR LEAVE EXCAVATED TRENCHES, OR PART OF, EXPOSED OR OPENED AT THE END OF THE WORKING DAY, WEEKENDS, HOLIDAYS, OR OTHER TIMES, WHEN THE CONTRACTOR IS NOT WORKING, UNLESS OTHERWISE DIRECTED. ALL TRENCHES SHALL BE COVERED, FIRMLY SECURED AND MARKED ACCORDINGLY FOR PEDESTRIAN/ VEHICULAR TRAFFIC.
- ALL EXCAVATED MATERIAL REMOVED FROM THIS PROJECT SHALL BE DISPOSED OFF THE PROPERTY BY THE CONTRACTOR AT THE CONTRACTOR'S EXPENSE.
- ALL DUCTILE IRON PRODUCTS SHALL BE DOMESTIC MADE HEAVY DUTY CLASSIFICATION SUITABLE FOR HIGHWAY TRAFFIC LOADS, OR 20,000 LB.
- ALL GRASS AREAS AFFECTED BY CONSTRUCTION SHALL BE RE-SODDED.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROVISION, INSTALLATION AND MAINTENANCE OF ALL TRAFFIC CONTROL AND SAFETY DEVICES, IN ACCORDANCE WITH SPECIFICATIONS OF THE LATEST REVISION OF FDOT DESIGN STANDARDS. IN ADDITION, THE CONTRACTOR IS RESPONSIBLE FOR THE RESETTING OF ALL TRAFFIC CONTROL AND INFORMATION SIGNAGE REMOVED DURING THE CONSTRUCTION PERIOD.
- EXCAVATED OR OTHER MATERIAL STORED ADJACENT TO OR PARTIALLY UPON A ROADWAY PAVEMENT SHALL BE ADEQUATELY MARKED FOR TRAFFIC SAFETY AT ALL TIMES.
- TEMPORARY PATCH MATERIAL MUST BE ON THE JOB SITE WHENEVER PAVEMENT IS CUT, OR THE CITY'S INSPECTOR WILL SHUT THE JOB DOWN.
- CONTRACTOR MUST PROVIDE FLASHER ARROW SIGNAL FOR ANY LANE THAT IS CLOSED OR DIVERTED.
- CONTRACTOR SHALL NOTIFY LAW ENFORCEMENT AND FIRE PROTECTION SERVICES TWENTY-FOUR (24) HOURS IN ADVANCE OF TRAFFIC DETOUR IN ACCORDANCE WITH SECTION 336.07 OF FLORIDA STATUTES.
- CONTRACTOR TO RESTORE PAVEMENT TO ORIGINAL CONDITION AS REQUIRED.
- CONTRACTOR SHALL BE RESPONSIBLE FOR PROVIDING DEWATERING PER SPECIFICATION SECTION 02140 DEWATERING.
- THE CONTRACTOR SHALL GIVE AT LEAST 48 HOURS NOTICE TO UTILITY COMPANIES TO PROVIDE FOR THE LOCATION OF EXISTING UNDERGROUND UTILITIES IN ADVANCE OF CONSTRUCTION, CONTACT UTILITIES NOTIFICATION CENTER AT 811 OR 1-800-432-4770.



- ALL CONNECTIONS TO EXISTING MAINS SHALL BE RESPONSIBILITY OF THE CONTRACTOR, WATER CONNECTIONS SHALL BE METERED, AND THE COST OF WATER AND TEMPORARY METER SHALL BE BORNE BY THE CONTRACTOR.
- A COMPLETE AS-BUILT SURVEY SHALL BE ACCURATELY RECORDED OF THE UTILITY SYSTEM DURING CONSTRUCTION. AS-BUILT SURVEY SHALL BE SUBMITTED TO ECSO SIGNED AND SEALED BY A FLORIDA REGISTERED SURVEYOR PRIOR TO FINAL INSPECTION AND ACCEPTANCE OF PROJECT. THE COST OF SIGNED AND SEALED AS-BUILTS SHALL BE COVERED IN OVERALL BID
 - PLAN VIEW SHOWING THE HORIZONTAL LOCATIONS OF EACH MANHOLE, INLET, VALVE, FITTING, BEND, AND HORIZONTAL PIPE DEFLECTION WITH COORDINATES AND IN REFERENCE TO A SURVEY BASELINE OR RIGHT-OF-WAY CENTERLINE.
 - THE PLAN VIEW SHALL ALSO SHOW SPOT ELEVATIONS OF THE TOP OF THE MAIN (WATER MAIN AND FORCE MAIN) OR PIPE INVERTS (GRAVITY MAINS) AT INTERVALS NOT TO EXCEED 100 FEET AS MEASURED ALONG MAIN. THE PLAN VIEW SHALL ALSO INCLUDE SPOT ELEVATIONS AT EACH MANHOLE, INLET, VALVE, FITTING, BEND AND VERTICAL PIPE DEFLECTION
 - THE PLAN VIEW SHALL ALSO SHOW THE HORIZONTAL SEPARATION FROM UNDERGROUND UTILITIES IMMEDIATELY ADJACENT OR PARALLEL TO THE NEW MAIN.
 - PROFILE WITH SPOT ELEVATIONS OF THE TOP OF THE MAIN (WATER MAIN AND FORCE MAIN) OR PIPE INVERT (GRAVITY MAIN) AND OF THE FINISH GRADE OR MANHOLE RIM DIRECTLY ABOVE THE MAIN AT INTERVALS NOT TO EXCEED 100 FEET AS MEASURED ALONG THE MAIN, THE PROFILE VIEW SHALL ALSO INCLUDE SPOT ELEVATIONS AT EACH MANHOLE, INLET, VALVE, FITTING, BEND, AND VERTICAL PIPE DEFLECTION.
 - THE PROFILE VIEW SHALL SHOW ALL UNDERGROUND UTILITIES CROSSING THE NEW MAIN AND THE VERTICAL SEPARATION PROVIDED BETWEEN THAT UNDERGROUND UTILITY AND THE NEW MAIN.
 - ALL CAD FILES MUST BE CREATED FOLLOWING THE CITY OF HOLLYWOOD " SURVEY/ AS-BUILT CAD DRAWING STANDARDS"

WATER SYSTEM NOTES

- NEW OR RELOCATED UNDERGROUND WATER MAINS INCLUDED IN THIS PROJECT THAT WILL CROSS ANY EXISTING OR PROPOSED GRAVITY OR VACUUM-TYPE SANITARY SEWER OR STORM SEWER WILL BE LAID SO THE OUTSIDE OF THE WATER MAIN IS AT LEAST SIX INCHES ABOVE THE OTHER PIPELINE OR AT LEAST 12 INCHES BELOW THE OTHER PIPELINE.
- NEW OR RELOCATED UNDERGROUND WATER MAINS INCLUDED IN THIS PROJECT THAT WILL CROSS ANY EXISTING OR PROPOSED PRESSURE-TYPE SANITARY SEWER, WASTEWATER OR STORM WATER FORCE MAIN, OR PIPELINE CONVEYING RECLAIMED WATER WILL BE LAID SO THE OUTSIDE OF THE WATER MAIN IS AT LEAST 12 INCHES ABOVE OR BELOW THE OTHER PIPELINE. [FAC 62-555.314(2); EXCEPTIONS ALLOWED UNDER FAC 62-555.314(5)].
- AT ALL UTILITY CROSSINGS DESCRIBED ABOVE, ONE FULL LENGTH OF WATER MAIN PIPE WILL BE CENTERED ABOVE OR BELOW THE OTHER PIPELINE SO THE WATER MAIN JOINTS WILL BE AS FAR AS POSSIBLE FROM THE OTHER PIPELINE, OR THE PIPES WILL BE ARRANGED SO THAT ALL WATER MAIN JOINTS ARE AT LEAST THREE FEET FROM ALL JOINTS IN VACUUM-TYPE SANITARY SEWERS, STORM SEWERS, STORM WATER FORCE MAINS, OR PIPELINES CONVEYING RECLAIMED WATER REGULATED UNDER PART III OF CHAPTER 62-610, F.A.C., AND AT LEAST SIX FEET FROM ALL JOINTS IN GRAVITY OR PRESSURE-TYPE SANITARY SEWERS, WASTEWATER FORCE MAINS, OR PIPELINES CONVEYING RECLAIMED WATER NOT REGULATED UNDER PART III OF CHAPTER 62-610, F.A.C. [FAC 62-555.314(2); EXCEPTIONS ALLOWED UNDER FAC 62-555.314(5)].
- NEW UNDERGROUND WATER MAINS INCLUDED IN THIS PROJECT TO BE DUCTILE IRON PIPE (D.I.P.) WHEN CROSSING BELOW SANITARY SEWER MAINS.
- POLYETHYLENE ENCASMENT SHALL BE USED TO ENCASE ALL BURIED DUCTILE IRON PIPE, FITTINGS, VALVES, AND APPURTENANCES IN ACCORDANCE WITH AWWA C105, METHOD A. THE POLYETHYLENE TUBING SHALL BE CUT TWO FEET LONGER THAN THE PIPE SECTION AND SHALL OVERLAP THE ENDS OF THE PIPE BY ONE FOOT. THE POLYETHYLENE TUBING SHALL BE GATHERED AND LAPPED TO PROVIDE A SNUG FIT AND SHALL BE SECURED AT QUARTER POINTS WITH POLYETHYLENE TAPE. EACH END OF THE POLYETHYLENE TUBING SHALL BE SECURED WITH A WRAP OF POLYETHYLENE TAPE.
- THE POLYETHYLENE TUBING SHALL PREVENT CONTACT BETWEEN THE PIPE AND BEDDING MATERIAL, BUT IS NOT INTENDED TO BE A COMPLETELY AIRTIGHT AND WATERTIGHT ENCLOSURE. DAMAGED POLYETHYLENE TUBING SHALL BE REPAIRED IN A WORKMANLIKE MANNER USING POLYETHYLENE TAPE, OR THE DAMAGED SECTION SHALL BE REPLACED. POLY WRAP WILL NOT BE PAID FOR AS A SEPARATE BID ITEM. IT SHALL BE CONSIDERED TO BE A PART OF THE PRICE BID FOR WATER MAINS.
- FIRE HYDRANT BARRELS SHALL BE ENCASED IN POLY WRAP UP TO THE GROUND SURFACE AND THE WEEP HOLES SHALL NOT BE COVERED BY THE POLY WRAP.
- GATE VALVES FOR USE WITH PIPE LESS THAN THREE INCHES (3") IN DIAMETER SHALL BE RATED FOR TWO HUNDRED (200) PSI WORKING PRESSURE, NON-SHOCK, BLOCK PATTERN, SCREWED BONNET, NON-RISING STEM, BRASS BODY, AND SOLID WEDGE. THEY SHALL BE STANDARD THREADED FOR PVC PIPE AND HAVE A MALLEABLE IRON HAND WHEEL. GATE VALVES 3" THROUGH 16" IN DIAMETER SHALL BE RESILIENT SEAT AND BIDIRECTIONAL FLOW ONLY. VALVES FOR SPECIAL APPLICATIONS WILL REQUIRE CITY UTILITY APPROVAL.
- VALVE BOXES AND COVERS FOR ALL SIZE VALVES SHALL BE OF CAST IRON CONSTRUCTION AND ADJUSTABLE SCREW-ON TYPE. THE LID SHALL HAVE CAST IN THE METAL THE WORD "WATER" FOR THE WATER LINES. ALL VALVE BOXES SHALL BE SIX INCH (6") NOMINAL DIAMETER AND SHALL BE SUITABLE FOR DEPTHS OF THE PARTICULAR VALVE. THE STEM OF THE BURIED VALVE SHALL BE WITHIN TWENTY-FOUR INCHES (24") OF THE FINISHED GRADE UNLESS OTHERWISE APPROVED BY THE CITY.
- ALL WATER MAIN INSTALLATIONS SHALL COMPLY WITH THE COLOR CODING REQUIREMENTS OF CHAPTER 62-555.320 F.A.C.

- ALL WATER MAIN INSTALLATIONS SHALL COMPLY WITH THE COLOR CODING REQUIREMENTS OF CHAPTER 62-555.320 F.A.C.
- ALL PVC PIPE SHALL CONFORM TO THE REQUIREMENTS OF ANSI/AWWA C900 LATEST REVISION AND CLASS DR 18. ALL DIP WATER MAINS SHALL BE DUCTILE IRON PRESSURE CLASS 350, WITH WALL THICKNESS COMPLYING WITH CLASS 52. ALL DUCTILE IRON PIPE SHALL CONFORM TO THE REQUIREMENTS OF ANSI/AWWA C151/A21.51-02 AND BE CEMENT LINED AND SEAL COATED PER ANSI/AWWA C104/A21.4-03.
- FITTINGS SHALL BE DUCTILE IRON, MEETING ANSI/AWWA C153/A21.53-00 SPECIFICATIONS, WITH 350 PSI MINIMUM WORKING PRESSURE. FITTINGS MUST BE CEMENT LINED AND SEAL COATED PER ANSI/AWWA C104/A21.4-03. ALL DUCTILE IRON PIPE AND FITTINGS MUST BE MANUFACTURED IN THE UNITED STATES OF AMERICA.
- ALL DUCTILE IRON PIPE TO BE MECHANICAL JOINTS, WRAPPED IN POLY. ADEQUATE PROTECTIVE MEASURES AGAINST CORROSION SHALL BE USED AS DETERMINED BY DESIGN.
- PAVEMENT RESTORATION SHALL BE CARRIED OUT IN ACCORDANCE WITH THE REQUIREMENTS OF THE CITY.
- ALL TRENCHING, PIPE LAYING, BACKFILL, PRESSURE TESTING, AND DISINFECTING MUST COMPLY WITH THE CITY OF HOLLYWOOD SPECIFICATIONS.
- THE MINIMUM DEPTH OF COVER OVER WATER MAINS IS 30" (DIP) OR 36" (PVC).
- MINIMUM HORIZONTAL SEPARATION BETWEEN STORM STRUCTURES AND WATER MAINS SHALL BE 3'.
- MAXIMUM DEFLECTION PER EACH JOINT SHALL BE 50% OF MANUFACTURES RECOMMENDATION (MAXIMUM) WHERE DEFLECTION IS REQUIRED.
- CONTRACTOR SHALL BE RESPONSIBLE FOR IDENTIFYING CONFLICTS WITH WATER MAINS PLACED AT MINIMUM COVER. IN CASE OF CONFLICT, WATER MAIN SHALL BE LOWERED TO PASS UNDER CONFLICTS WITH 18" MINIMUM VERTICAL SEPARATION. NO ADDITIONAL PAYMENT SHALL BE DUE TO CONTRACTOR FOR LOWERING THE MAIN OR THE ADDITIONAL FITTINGS USED THEREON.
- PIPE JOINT RESTRAINT SHALL BE PROVIDED BY THE USE OF DUCTILE IRON FOLLOWER GLANDS MANUFACTURED TO ASTM A 536-80. TWIST-OFF NUTS SHALL BE USED TO ENSURE PROPER ACTUATING OF THE RESTRAINING DEVICES. THE MECHANICAL JOINT RESTRAINING DEVICES SHALL HAVE A WORKING PRESSURE OF 250 PSI MINIMUM, WITH A MINIMUM SAFETY FACTOR OF 2:1, AND SHALL BE EBAA IRON INC., MEGALUG OR APPROVED EQUAL. JOINT RESTRAINTS SHALL BE PROVIDED AT A MINIMUM OF THREE JOINTS (60 FEET) FROM ANY FITTING.
- WHENEVER IT IS NECESSARY, IN THE INTEREST OF SAFETY, TO BRACE THE SIDES OF A TRENCH, THE CONTRACTOR SHALL FURNISH, PUT IN PLACE AND MAINTAIN SUCH SHEETING OR BRACING AS MAY BE NECESSARY TO SUPPORT THE SIDES OF THE EXCAVATION TO ENSURE PERSONNEL SAFETY, AND TO PREVENT MOVEMENT WHICH CAN IN ANY WAY DAMAGE THE WORK OR ENDANGER ADJACENT STRUCTURES. THE CONTRACTOR SHALL BE SOLELY RESPONSIBLE FOR THE SEQUENCE, METHODS AND MEANS OF CONSTRUCTION, AND FOR THE IMPLEMENTATION OF ALL OSHA AND OTHER SAFETY REQUIREMENTS.

SEWER NOTES

- THE MINIMUM DEPTH OF COVER OVER D.I.P. SANITARY SEWER GRAVITY OR FORCE MAINS IS 30". THE MINIMUM DEPTH OF COVER OVER PVC SANITARY SEWER OR FORCE MAINS IS 36".
- ALL CONNECTIONS TO EXISTING MAINS SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR.
- LEAKAGE TESTS AND ALIGNMENT (LAMPING) TESTS SHALL BE PERFORMED ON ALL NEW SEWER LINES UP TO THE CONNECTION POINT WITH THE EXISTING SEWER SYSTEM. THESE TESTS SHALL BE REQUESTED AND PAID FOR BY THE CONTRACTOR.
- LAMPING TESTS SHALL BE PERFORMED ON GRAVITY SEWERS FROM MANHOLE TO MANHOLE UP TO AND INCLUDING THE POINT OF CONNECTION TO THE EXISTING SEWER SYSTEM.
- LEAKAGE TESTS SHALL BE PERFORMED ON ALL SEGMENTS OF A GRAVITY SEWER SYSTEM, INCLUDING SERVICE LATERALS AND MANHOLES, FOR A CONTINUOUS PERIOD OF NO LESS THAN 2 HOURS. AT THE END OF THE TEST, THE TOTAL MEASURED LEAKAGE SHALL NOT EXCEED 100 GALLONS PER INCH OF PIPE DIAMETER PER MILE PER DAY FOR ANY SECTION OF THE SYSTEM, WITH ZERO ALLOWABLE LEAKAGE FOR LATERALS AND MANHOLES. AN EXFILTRATION OR INFILTRATION TEST SHALL BE PERFORMED WITH A MINIMUM POSITIVE HEAD OF 2 FEET ON THE SECTION BEING TESTED.
- FORCE MAINS SHALL BE PRESSURE-TESTED IN ACCORDANCE WITH RULE 62-555.330 (FAC). THE PRESSURE TEST SHALL CONSIST OF HOLDING A TEST PRESSURE OF 150 PSI ON THE PIPELINE FOR A CONTINUOUS PERIOD OF 2 HOURS THE MAXIMUM ALLOWABLE LEAKAGE SHALL BE DETERMINED BY THE FOLLOWING FORMULA:
$$L = S \times D \times P / 148,000$$

WHERE:
L = ALLOWABLE LEAKAGE FOR SYSTEM IN GALLONS PER HOUR
D = PIPE DIAMETER IN INCHES
S = LENGTH OF LINES IN LINEAL FEET
P = AVERAGE TEST PRESSURE IN PSI
- CONTRACTOR SHALL BE RESPONSIBLE FOR IDENTIFYING CONFLICTS WITH FORCE MAINS PLACED AT MINIMUM COVER. IN CASE OF CONFLICT, FORCE MAIN SHALL BE LOWERED TO PASS UNDER CONFLICTS WITH 12" MINIMUM SEPARATION FROM WATER MAINS AND 6" MINIMUM SEPARATION FROM OTHER UTILITIES. NO ADDITIONAL PAYMENT SHALL BE DUE TO CONTRACTOR FOR LOWERING THE MAIN OR THE ADDITIONAL FITTINGS USED THEREON.
- WHENEVER IT IS NECESSARY, IN THE INTEREST OF SAFETY, TO BRACE THE SIDES OF A TRENCH, THE CONTRACTOR SHALL FURNISH, PUT IN PLACE AND MAINTAIN SUCH SHEETING OR BRACING AS MAY BE NECESSARY TO SUPPORT THE SIDES OF THE EXCAVATION TO ENSURE PERSONNEL SAFETY, AND TO PREVENT MOVEMENT WHICH CAN IN ANY WAY DAMAGE THE WORK OR ENDANGER ADJACENT STRUCTURES. THE CONTRACTOR SHALL BE SOLELY RESPONSIBLE FOR THE SEQUENCE, METHODS AND MEANS OF CONSTRUCTION, AND FOR THE IMPLEMENTATION OF ALL OSHA AND OTHER SAFETY REQUIREMENTS.
- ALL CATCH BASINS WILL BE COVERED DURING CONSTRUCTION. UPON COMPLETION OF CONSTRUCTION ALL CATCH BASINS WILL BE CLEANED AND BE FREE OF DEBRIS.
- ANY DAMAGE TO THE RIGHT OF WAY MUST BE REPAIRED BY THE CONTRACTOR.
- APPROACH MUST HAVE 5FT RADIUS.

PROJECT NAME

NEW 2nd FLOOR ADDITION
FOR A SINGLE-FAMILY HOME
828 S SOUTHLAKE DR,
HOLLYWOOD, FL 33019

SHEET TITLE

GENERAL NOTES
AND
SPECIFICATIONS

B.E.S PROJ. No.: _____

DATE: DECEMBER, 2024

DRAWN BY: _____

DESIGNED BY: _____

CHECKED BY: _____

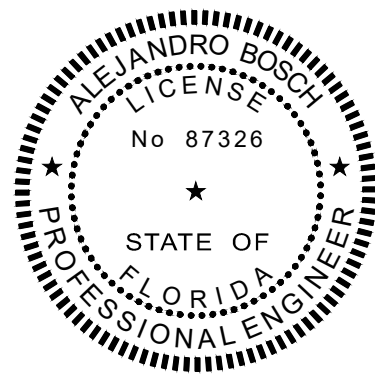
REVISIONS

date description no.

SHEET

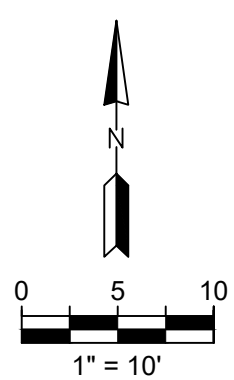
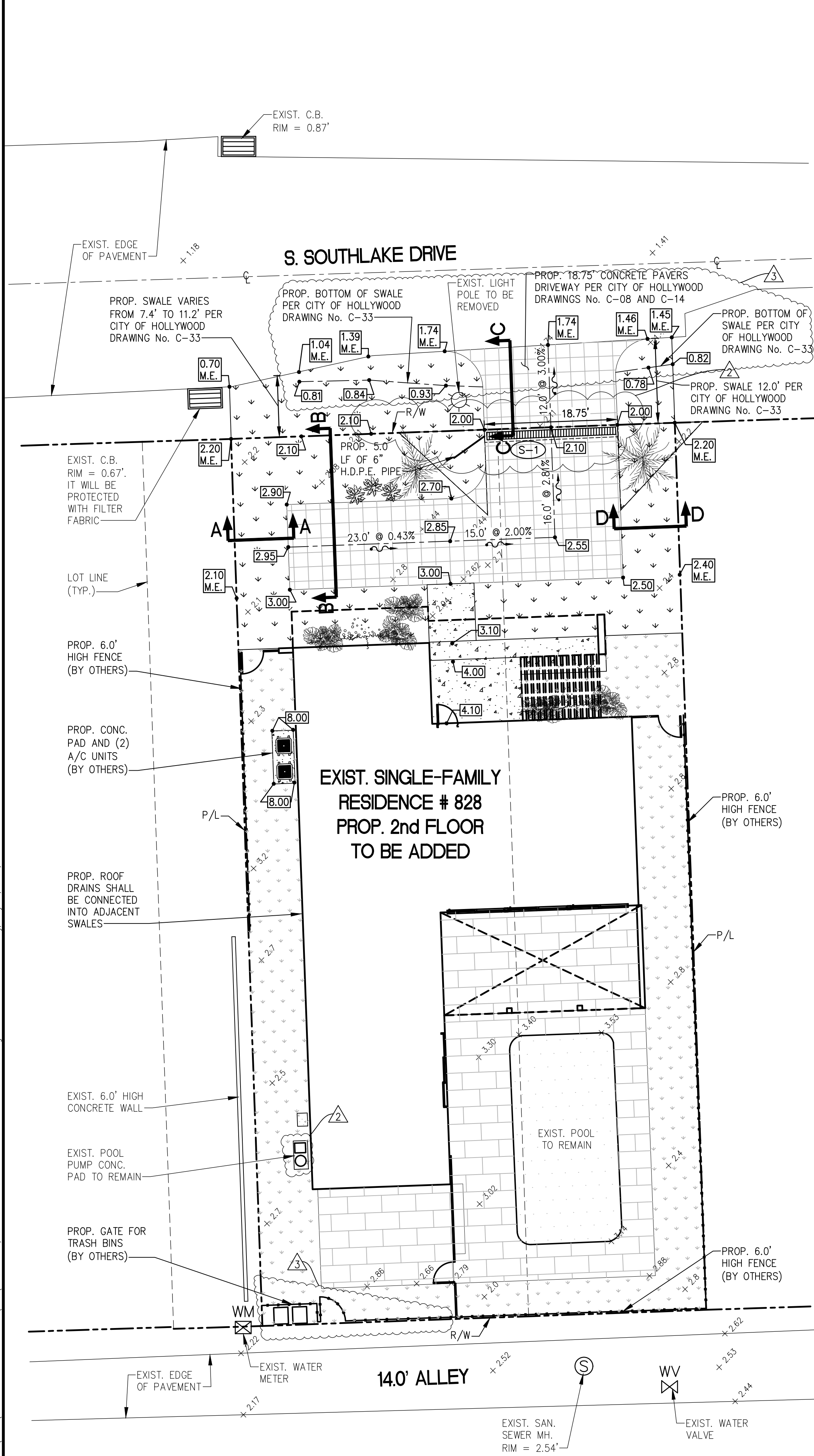
C-1

This item has been digitally signed and sealed by ALEJANDRO BOSCH, P.E. on the date adjacent to the seal.
Printed copies of this document are not considered signed and sealed and the signature must be verified on any electronic copies.



4/22/2025

LOCATED IN: E:\For My Company\Projects\2024\2451-828 Southlake Drive\CAD\C-2 - P&ID DETAILS & SECTIONS - 828 S Southlake Drive.dwg & PRINTED ON: Thursday, July 10, 2025, 4:36:03 PM



- LEGEND:**
- PROPOSED CONCRETE AREA
 - PROPOSED CONCRETE PAVEMENT AREA
 - EXISTING CONCRETE AREA
 - PROPOSED GREEN AREA
 - EXISTING GREEN AREA
 - EXISTING PAVEMENT AREA
 - EXISTING ELEVATION
 - PROPOSED ELEVATION
 - PROPOSED RUNOFF FLOW

GENERAL NOTES:

- EXISTING TOPOGRAPHIC AND TREE LOCATION INFORMATION HAS BEEN OBTAINED FROM MAP BOUNDARY SURVEY PREPARED BY COUSINS SURVEYORS AND ASSOCIATES INC ON 11/10/2020.
- ELEVATIONS SHOWN ON DRAWINGS ARE IN FEET BASED ON NAVD88
- THE CONTRACTOR SHALL NOTIFY IMMEDIATELY WHEN A CONFLICT BETWEEN THE DRAWING AND ACTUAL CONDITIONS ARE DISCOVERED DURING THE COURSE OF CONSTRUCTION
- IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY PRIOR THE CONSTRUCTION OF THE WORK TO PERFORM SUCH TESTS, STUDIES, AND SURVEYS AS HE DEEMS NECESSARY TO SATISFY HIMSELF AS TO THE ACTUAL CONDITIONS EXISTING AT THE SITE. THE CONTRACTOR SHALL PROVIDE AT LEAST 48 HOURS NOTICE TO THE VARIOUS UTILITY COMPANIES TO PERMIT THE LOCATION OF EXISTING UNDERGROUND UTILITIES IN ADVANCE FOR CONSTRUCTION BY CALLING SUNSHINE STATE ONE CALL 811
- THE CONTRACTOR SHALL HAVE A SET OF PLANS WITH CURRENT FIELD CHANGES MARKED THERE-ON AND SHALL DELIVER THESE PLANS TO THE ENGINEER UPON COMPLETION OF CONSTRUCTION.
- NO CONSTRUCTION ACTIVITY SHALL TAKE COMMENCE PRIOR TO OBTAINING ALL THE REQUIRED PERMITS AND APPROVALS FOR THIS PROJECT. THE CONTRACTOR SHALL OBTAIN ALL REQUIRED CONSTRUCTION PERMITS AND COMPLY WITH APPROVED PLANS/ ALL DIMENSIONS AND ELEVATIONS SHALL BE IN ACCORDANCE WITH THE APPROVED PLANS AND REQUIREMENT OF ALL PERMITTING AGENCIES.
- PROPOSED BERM IS REQUIRED TO BE CONSTRUCTED OF SUITABLE FILL MATERIAL, NO MUCK OR OPEN GRADED SILICA, COMPACTED TO 92% DENSITY, AND SODDED OR STABILIZED IN AN APPROVED METHOD TO PREVENT EROSION.

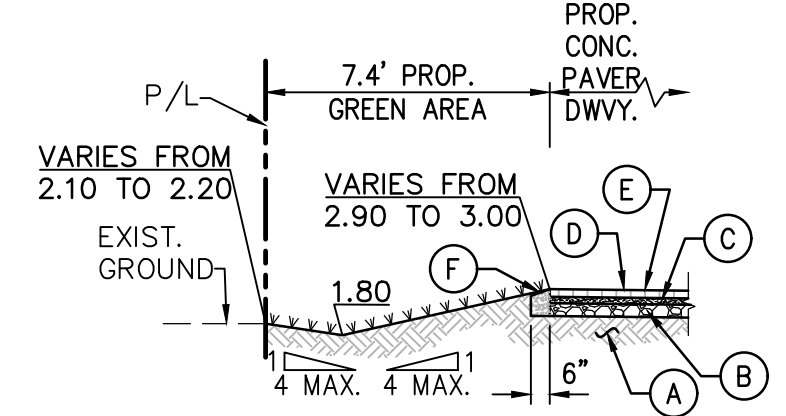
PAVING AND DRAINAGE NOTES:

- PAVER DRIVEWAY REQUIRE A MINIMUM OF 2 3/8" PAVERS PLACED OVER A 1 1/2" SAND BASE AND COMPACTED SUBBASE. IN ADDITION TO A MINIMUM 6" EDGE RESTRAINT (CONCRETE BORDER) IS REQUIRED AROUND PERIMETER TO INTERLOCK PAVERS.
- THE FULL DEPTH OF ALL EXISTING ORGANIC AND DETERIUS MATERIALS WITHIN THE RIGHT-OF-WAY AND UTILITY DRAINAGE EASEMENT SHALL BE REMOVED. NO MATERIAL OF FDOT CLASS A-5, A-7 OR A-8 SHALL BE ALLOWED.
- PRIME COAT SHALL BE APPLIED AT A RATE OF 0.10 GALLON PER SQUARE YARD. PRIME AND TACK COAT FOR BASE SHALL CONFORM TO THE REQUIREMENTS AND SPECIFICATIONS OF SECTION 300-1 THROUGH 300-7 OF FDOT STANDARDS SPECIFICATIONS.
- PROCTORS SHALL BE PERFORMED ON ALL MATERIAL, SUBGRADE, AND BASE AND ANY SUBSEQUENT CHANGE IN MATERIALS. LIMEROCK BEARING RATIOS, SIEVES ANALYSIS, AND DENSITIES REQUIRED BY THE CONTRACTOR DOCUMENTS SHALL BE SUBMITTED TO THE CITY AND THE ENGINEER OF RECORD. THE CONTRACTOR SHALL PAY FOR ALL REQUIRED TESTING. TEST RESULTS SHALL BE SIGNED AND SEALED BY THE LABORATORY PROFESSIONAL ENGINEER REGISTER IN THE STATE OF FLORIDA.
- AS-BUILT DRAWINGS SHALL BE PREPARED AND SUBMITTED TO ENGINEERING OF RECORD TO SHOW FINISH GRADE OF THE SUBGRADE AND ENTIRE SITE ELEVATIONS.
- ALL FILL IMPORTED/ BORROW MATERIAL SHALL BE CLEAN SANDY SOIL FREE OF ROCKS, CONCRETE, AND ORGANIC MATERIAL AND SHALL MEET THE FDOT STANDARDS FOR BORROWED FILL.

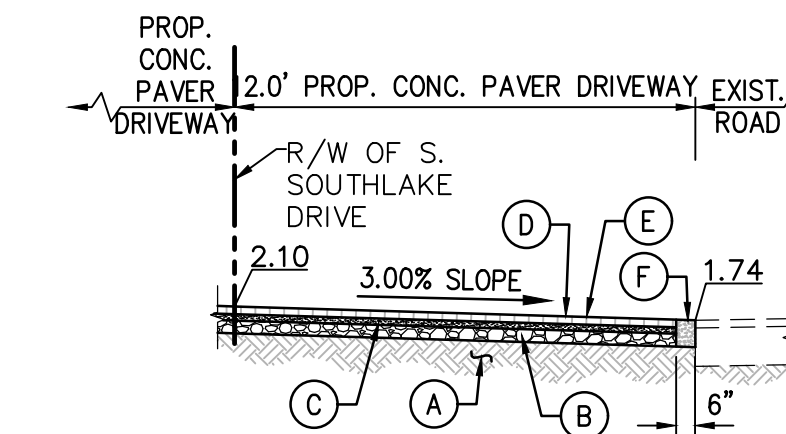
REFER TO SITE PLAN BY ARCHITECT FOR SITE DIMENSIONS AND CONSTRUCTION LAYOUT



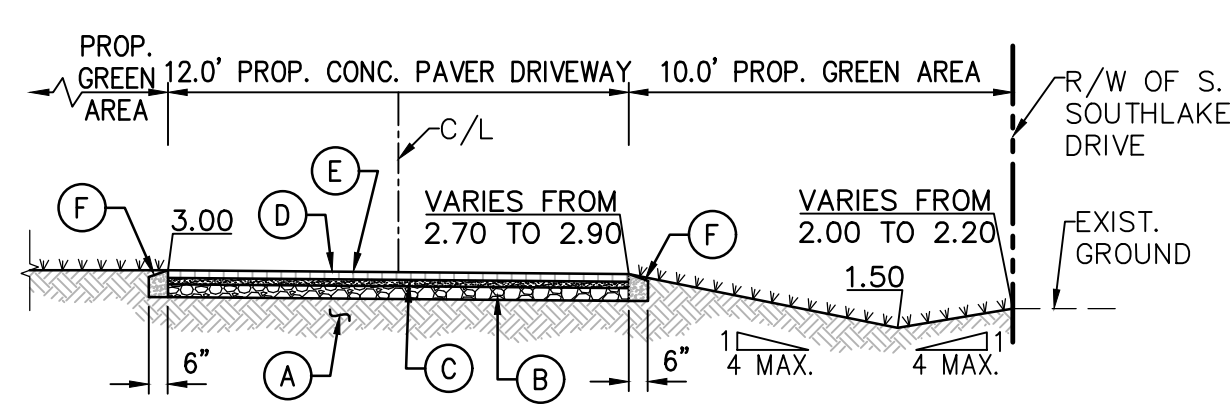
| DRAINAGE STRUCTURE SCHEDULE | | | | | |
|-----------------------------|--|----------------------------|---------------|------------------|-----------------------|
| STRUCTURE No. | STRUCTURE TYPE | FRAME AND GRATE | RIM ELEVATION | BOTTOM ELEVATION | PIPE INVERT ELEVATION |
| S-1 | ZURN Z882 (12" WIDE REVEAL TRENCH DRAIN) | DUCTILE IRON SLOTTED GRATE | 2.10 | - | 1.58 |



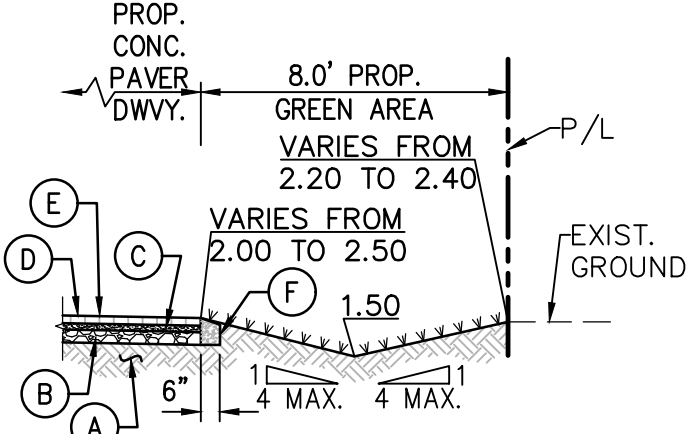
TYPICAL SECTION "A-A"
SCALE: N.T.S.



TYPICAL SECTION "C-C"
SCALE: N.T.S.



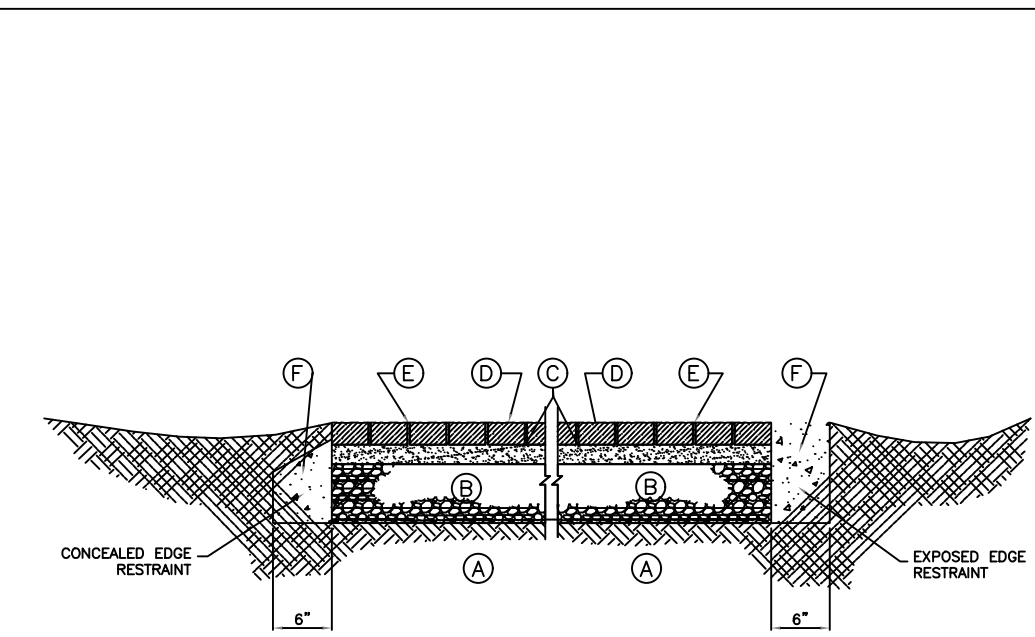
TYPICAL SECTION "B-B"
SCALE: N.T.S.



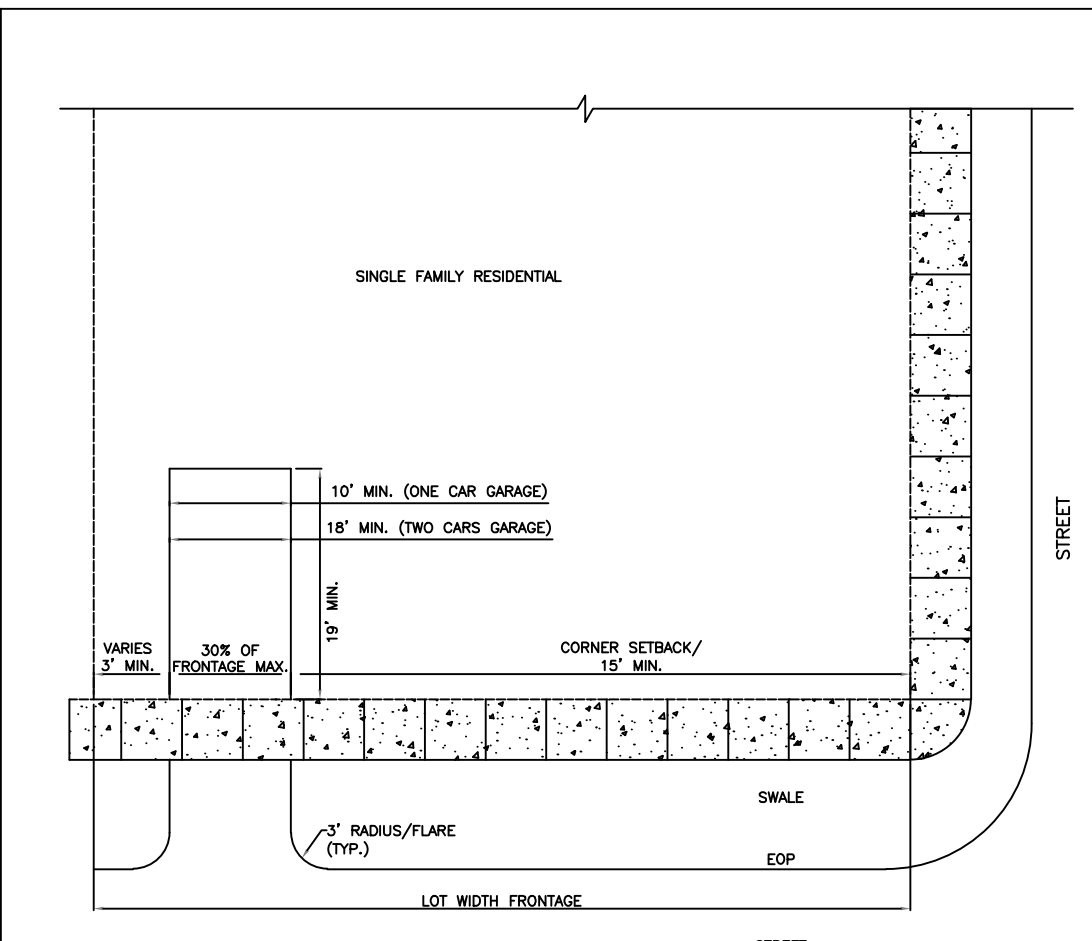
TYPICAL SECTION "D-D"
SCALE: N.T.S.

TYPICAL SECTIONS LEGEND:

- (A) SUBGRADE
- (B) 8" LIMEROCK BASE COURSE COMPACTED TO MIN. 98% OF MAX. DENSITY AS DETERMINED BY AASHTO T-180. MINIMUM THICKNESS REQUIRED: 6" IN THE PUBLIC RIGHT OF WAY, 4" ON PRIVATE PROPERTY.
- (C) 2" SAND BEDDING COURSE.
- (D) CONCRETE SEGMENTAL PAVING UNITS
- (E) JOINT-FILLING SAND
- (F) 3,000 PSI CONCRETE CONCEALED/EXPOSED EDGE RESTRAINT



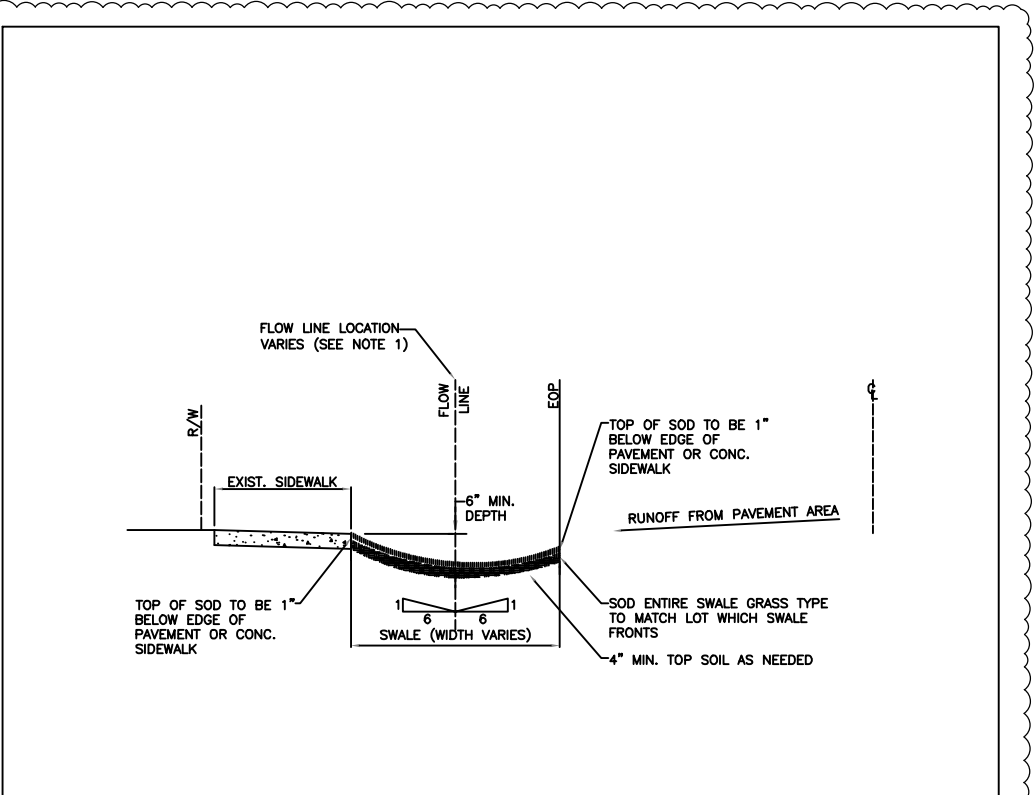
- LEGEND:**
- SUBGRADE (SEE NOTE NO. 1)
 - LIMEROCK BASE COMPACTED TO A MIN. OF 98% OF MAX. DENSITY AS DETERMINED BY AASHTO T-180 MINIMUM THICKNESS REQUIRED:
 - 2" IN THE PUBLIC RIGHT OF WAY
 - 4" ON PRIVATE PROPERTY
 - SAND BEDDING COURSE, 2" TYPICAL
 - CONCRETE SEGMENTAL PAVING UNITS
 - JOINT-FILLING SAND
 - 3,000 PSI CONCRETE CONCEALED/EXPOSED EDGE RESTRAINT REQUIRED IN THE PUBLIC RIGHT-OF-WAY.
- LIMITATIONS:**
- 1. LIGHT TRAFFIC AND DOMESTIC USE ONLY. HEAVIER TRAFFIC OR UNSUITABLE SOIL CONDITIONS REQUIRE SPECIAL PAVING STRUCTURE AND THICKNESS.
 - 2. SURFACE DRAINAGE: RECOMMENDED MINIMUM GRADE OF 2% TO SWALE PERIODIC AREA.
 - 3. CONSTRUCTION AND AN AFFIDAVIT IS REQUIRED FROM THE OWNER FOR WORK IN PUBLIC RIGHT-OF-WAY OR EASEMENT.



- NOTES:**
- ALL DRIVEWAY AND CURB CUTS SHALL BE IN ACCORDANCE WITH CITY OF HOLLYWOOD'S CODE OF ORDINANCES SECTION 155.08 AND 155.11.
 - CURB CUTS IN RESIDENTIAL DISTRICTS SHALL NOT EXCEED A MAXIMUM TOTAL WIDTH OF 30% OF THE LOT DIMENSION WHERE THE CURB CUT IS PROPOSED AND MAY NOT EXCEED A WIDTH OF 24 FEET EXCEPT AS SET FORTH BELOW:
 - 2.1. A MINIMUM OF ONE 18 FOOT CURB CUT OR TWO TEN FOOT CURB CUTS MAY BE PERMITTED ON ALL RESIDENTIAL LOTS OR A MINIMUM OF ONE TEN FOOT AND ONE 18 FOOT CURB CUT FOR A RESIDENTIAL LOT SERVING A TWO CAR GARAGE/PORT.
 - 2.2. RESIDENTIAL DEVELOPMENTS OF FOUR UNITS OR LESS PROVIDING ENCLOSED GARAGE FACILITIES SHALL BE PERMITTED A MINIMUM CURB CUT OF NINE FEET SERVING A ONE CAR GARAGE AND 18 FEET SERVING A TWO CAR GARAGE WITHIN A MINIMUM OF 10 FEET FROM THE LOT LINE.
 - 2.3. CURB CUTS SERVING THREE CAR GARAGE FACILITIES MAY BE A MAXIMUM WIDTH OF 27 FEET SUBJECT TO COMPLIANCE WITH THE 30% TOTAL WIDTH CRITERIA.

| | | |
|------------------|---|-------------------|
| ISSUED: MAY 2023 | DEPARTMENT OF DEVELOPMENT SERVICES ENGINEERING, TRANSPORTATION & MOBILITY DIVISION | REVISED: - |
| DRAWN: EG | CONCRETE PAVERS DETAIL | DRAWING NO.: C-14 |
| APPROVED: JG | | |

| | | |
|------------------|---|-------------------|
| ISSUED: MAY 2023 | DEPARTMENT OF DEVELOPMENT SERVICES ENGINEERING, TRANSPORTATION & MOBILITY DIVISION | REVISED: - |
| DRAWN: EG | SINGLE FAMILY RESIDENTIAL SINGLE DRIVEWAY | DRAWING NO.: C-08 |
| APPROVED: JG | | |



- NOTES:**
- HORIZONTAL BOTTOM (BELOW LINE) OF SWALE LOCATION IS TO BE PLACED AT THE POINT WHERE A 1% SLOPE FROM THE EDGE OF PAVEMENT AND A 1% SLOPE FROM EDGE OF PAVEMENT
 - TOP OF SOIL ELEVATION AS SHOWN ABOVE.

| | | |
|------------------|---|-------------------|
| ISSUED: MAY 2023 | DEPARTMENT OF DEVELOPMENT SERVICES ENGINEERING, TRANSPORTATION & MOBILITY DIVISION | REVISED: - |
| DRAWN: EG | TYPICAL SWALE GRADING | DRAWING NO.: C-33 |
| APPROVED: JG | | |

DRAINAGE CALCULATIONS

TOTAL AREA= 0.179 Ac = 7,811 SF

EXISTING CONDITIONS AREA BREAKDOWN

BUILDING AREA= 0.060 Ac = 2,636 SF
IMPERVIOUS AREA= 0.053 Ac = 2,324 SF
PERVIOUS AREA= 0.065 Ac = 2,851 SF

PROPOSED CONDITIONS AREA BREAKDOWN

BUILDING AREA= 0.051 Ac = 2,220 SF
IMPERVIOUS AREA= 0.0645 Ac = 2,813 SF
PERVIOUS AREA= 0.063 Ac = 2,764 SF

DIFFERENCE OF IMPERVIOUS AREA BETWEEN EXISTING AND PROPOSED CONDITIONS = 73 SF

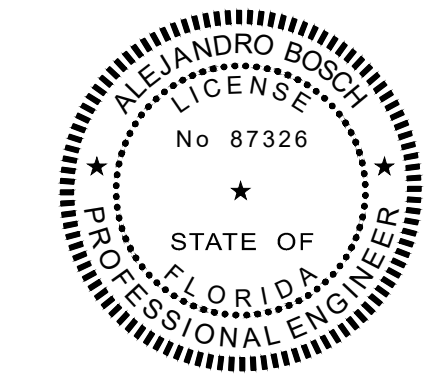
WATER QUALITY CALCULATIONS FOR INCREASE OF IMPERVIOUS AREA

1. THE AMOUNT OF 2.5 INCHES TIMES THE IMPERVIOUS AREA

2.5*(73)/(12*43560)=0.00034 Ac=FT
=15.20 CUBIC FT

THE INCREASE OF IMPERVIOUS AREA AND WATER QUALITY REQUIREMENTS IS MINIMUM AND CAN STILL BE MAINTAINED WITHIN THE ADJACENT RESHAPED SWALES SYSTEM.

This item has been digitally signed and sealed by ALEJANDRO BOSCH, P.E. on the date adjacent to the seal. Printed copies of this document are not considered signed and sealed and the signature must be verified on any electronic copies.



PROJECT NAME

NEW 2nd FLOOR ADDITION
FOR A SINGLE-FAMILY HOME
828 S SOUTHLAKE DR,
HOLLYWOOD, FL 33019

SHEET TITLE

PAVING, GRADING AND
DRAINAGE PLAN AND DETAILS
AND TYPICAL SECTION

B.E.S PROJ. No.:
DATE: DECEMBER, 2024
DRAWN BY:
DESIGNED BY:
CHECKED BY:

| REVISIONS | | |
|-----------|-------------|-----|
| 5/29/2025 | | |
| 7/11/2025 | | |
| | | |
| | | |
| date | description | no. |

SHEET

C-2

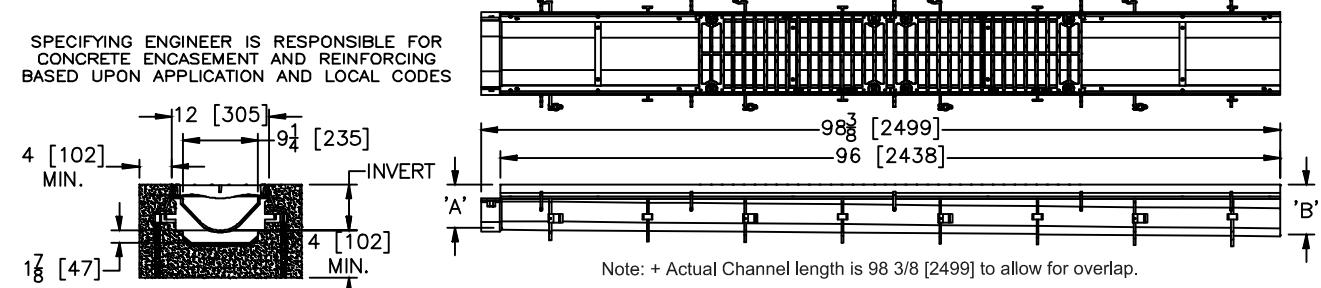


Z882
12 [305] WIDE REVEAL TRENCH DRAIN
SYSTEM WITH STEEL FRAME

SPECIFICATION SHEET

TAG _____

Dimensional Data (inches and [mm]) are Subject to Manufacturing Tolerances and Change Without Notice



ENGINEERING SPECIFICATION: Zurn Z882
Channels shall be 96" [2438mm] long, 12" [305mm] wide reveal and have a 9-1/4" [235mm] throat. Modular channel sections shall be made of 0% water absorbent High Density Polyethylene (HDPE). Shall have a positive mechanical connection between channel sections that will not separate during the installation and shall mechanically lock into the concrete surround every 12" [305mm]. Channels shall weigh less than 5.05 lbs. [2.29kg] per linear foot, have a smooth, 3" [76mm] radiused self cleaning bottom with a Manning's coefficient of 0.009 and 1.04% or neutral 0% built in slope. Channels shall have rebar clips standard to secure trench in its final location. Shall be provided with standard DGC grates that lock down to frame. Zurn 12" [305mm] wide reveal ductile iron slotted grate conforming to ASTM specification A536-84, Grade 80-55-06. Ductile iron grate is rated class C per the DIN EN1433 top load classifications. Supplied in 24" [608mm] nominal lengths with 1/316" [21mm] wide slots, and 1-1/2" [38mm] bearing depth. Grate has an open area of 80.8 sq. in. per ft. [171,027 sq. mm per meter]. The 1/4" [6mm] thick heavy-duty carbon steel frame assembly conforms to ASTM specification A36 with 10 - 4" [102mm] long concrete anchors per 96" [2438mm]. Grate lockdown bars are to be integral to the frame. The frame is supplied with a powder coated finish. All welds must be performed by a certified welder per ASTM standard AWS D1.1. Frames shall be produced in the U.S.A.

PREFIX OPTIONS (Check/specify appropriate options)
___Z Eight-foot High Density Polyethylene (HDPE) Channel, Heavy-Duty Frame with Anchor Studs.*

SUFFIX OPTIONS (Check/specify appropriate options)

Outlet Adapters Add/Each
___E1 Closed End Cap
___E4 4 [102] No-Hub End Outlet
___E6 6 [152] No-Hub End Outlet
___E8 8 [203] No-Hub End Outlet

Grate Options (Load Classifications are per DIN EN1433)

___BDC Black Acid Resistant Epoxy Coated Ductile Grate - Class C
___BDE Black Acid Resistant Epoxy Coated Ductile Grate - Class E
___BDF Black Acid Resistant Epoxy Coated Ductile Grate - Class F
___DC Ductile Iron Solid Cover - Class E
___DCC Ductile Iron Slotted Grate - Class C
___DGE Ductile Iron Slotted Grate - Class E
___DGF Ductile Iron Slotted Grate - Class F
___GDC Galvanized Ductile Slotted Grate - Class C
___GDE Galvanized Ductile Slotted Grate - Class E
___GDF Galvanized Ductile Slotted Grate - Class F
___GHPDGalvanized Heel-Proof Ductile Slotted Grate - Class B
___GHPDEGalvanized Heel-Proof Ductile Slotted Grate - Class E
___HPD Heel-Proof Ductile Slotted Grate - Class B
___HPDE Heel-Proof Ductile Slotted Grate - Class E
___HPDE Heel-Proof Ductile Slotted Grate - Class E
___RFGCRReinforced Slotted Galvanized Grate - Class C
___RPGCRReinforced Perforated Galvanized Grate - Class C
___RPGCRReinforced Perforated Galvanized Reverse Punch Grate - Class C

MADE in the U.S.A

___ADA-USA Meets Americans with Disabilities Act Requirements - Class C
___BG Galvanized Steel Bar Grate - Class D
___DCC-USA Ductile Iron Slotted Grate - Class C
___DGE-USA Ductile Iron Slotted Grate - Class E
___FG Fabricated Galvanized Steel Slotted Grate - Class A
___FS Fabricated Stainless Steel Slotted Grate - Class A
___GADA-USAGalvanized Ductile ADA Slotted Grate - Class C
___GDC-USA Galvanized Ductile Slotted Grate - Class C
___GDE-USA Galvanized Ductile Slotted Grate - Class E
___GHPDE-USAGalvanized Ductile Slotted Grate - Class E
___HPDE-USA Heel-Proof Ductile Slotted Grate - Class E

| Trench No. | 'A' Shallow Inv. | 'B' Deep Inv. | (cfs) | Flow (gpm)(lps) |
|------------|------------------|---------------|-------|-----------------|
| 8201 | 6.25(159) | 7.25(184) | 1.241 | 557 35 |
| 8202 | 7.25(184) | 8.25(210) | 1.725 | 774 49 |
| 8203 | 8.25(210) | 9.25(235) | 2.226 | 959 63 |
| 8203N | 9.25(235) | 9.25(235) | - | - |
| 8204 | 9.25(235) | 10.25(260) | 2.745 | 1232 78 |
| 8205 | 10.25(260) | 11.25(286) | 3.271 | 1468 93 |
| 8206 | 11.25(286) | 12.25(311) | 3.898 | 1709 108 |
| 8206N | 12.25(311) | 12.25(311) | - | - |
| 8207 | 12.25(311) | 13.25(337) | 4.347 | 1951 123 |
| 8208 | 13.25(337) | 14.25(362) | 4.893 | 2196 139 |
| 8209 | 14.25(362) | 15.25(387) | 5.443 | 2443 155 |
| 8209N | 15.25(387) | 15.25(387) | - | - |
| 8210 | 15.25(387) | 16.25(413) | 5.996 | 2691 170 |
| 8211 | 16.25(413) | 17.25(438) | 6.551 | 2940 186 |
| 8212 | 17.25(438) | 18.25(464) | 7.106 | 3189 202 |

___RFSC Reinforced Slotted Stainless Steel Grate - Class C
___RPSC Reinforced Perforated Stainless Steel Grate - Class C
___RPSCReinforced Perforated Stainless Steel Reverse Punch Grate - Class C

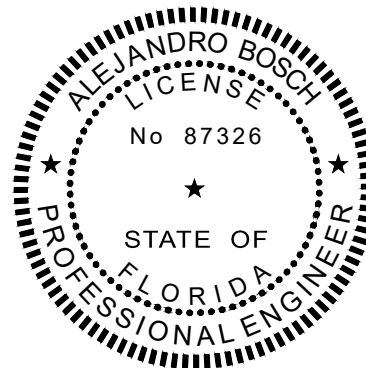
Miscellaneous Options
___CBF Black Acid Resistant Coated Top Frame
___JC Joint Connector
___SW Sidewall Extensions - 11 [279] High
___SW2 Double Sidewall Extensions - 22 [559] High
___VP Vandal-Proof Lockdown

* Regularly furnished unless otherwise specified.

Zurn Industries, LLCSpecification Drainage Operation
1801 Pittsburgh Avenue, Erie, PA U.S.A. 16562 - Ph: 855-663-9876, Fax 814-454-7929
In CanadaZurn Industries Limited
3544 Nashua Drive, Mississauga, Ontario L4V 1L2 - Ph: 905-405-8272, Fax 905-405-1292
www.zurn.com

Rev. G
Date: 12/15/17
C.N. No. 139333
Prod. | Dwg. No. Z882

This item has been digitally signed and sealed by ALEJANDRO BOSCH, P.E. on the date adjacent to the seal.
Printed copies of this document are not considered signed and sealed and the signature must be verified on any electronic copies.



5/28/2025

PROJECT NAME

NEW 2nd FLOOR ADDITION
FOR A SINGLE-FAMILY HOME
828 S SOUTHLAKE DR,
HOLLYWOOD, FL 33019

SHEET TITLE

DRAINAGE DETAILS 2

B.E.S PROJ. No.: _____
DATE: DECEMBER, 2024
DRAWN BY: _____
DESIGNED BY: _____
CHECKED BY: _____

REVISIONS

date description no.

SHEET

C-2A





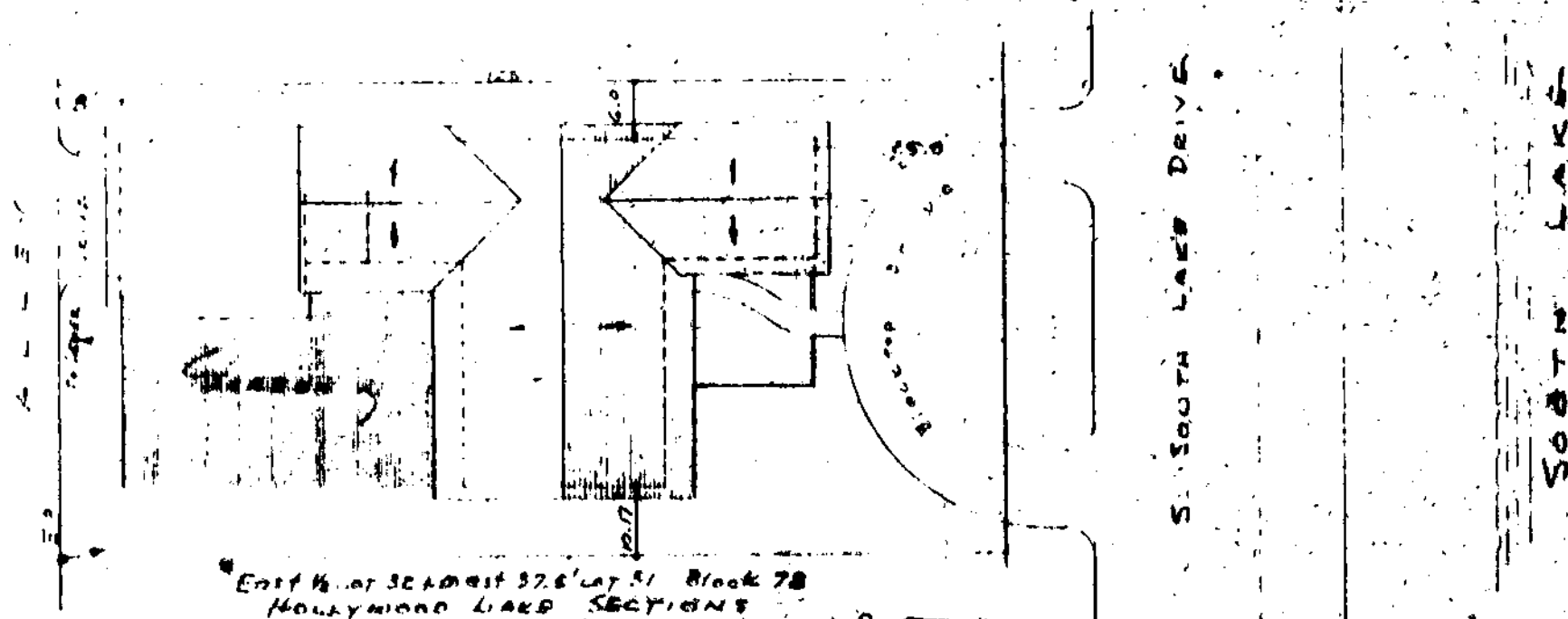
GRADE BEAM SCHEDULE

| BEAM | | | SIZE | | BEAM BARS | | | STIRRUPS | | NOTES |
|------|------|------|------|----|-----------|-------|-------|----------|---------|---|
| No. | Mark | Span | b | d | Straight | Bent | Top | No. | Spacing | |
| 6 | 101 | E | 8 | 20 | 1- #7 | 1- #8 | | 16 | #2 | Low: To support garage slab Extend top bar 36" into B103 |
| 1 | 102 | E | 8 | 22 | 2- #6 | | 1- #7 | 4 | " | |
| 1 | 103 | C | 8 | 24 | 1- #7 | 1- #8 | | 8 | " | |
| 2 | 104 | C | 8 | 24 | 1- #7 | 1- #8 | | 8 | " | |
| 1 | 105 | C | 8 | 24 | 1- #7 | 1- #8 | | 8 | " | |
| 1 | 106 | S | 8 | 16 | 1- #6 | 1- #7 | | 6 | " | Low: to receive slab |
| 1 | 107 | S | 8 | 16 | 1- #6 | 1- #7 | | 6 | " | Low: to receive slab |
| 1 | 108 | C | 8 | 24 | 1- #7 | 1- #7 | | 8 | " | |
| 2 | 109 | C | 8 | 24 | 1- #7 | 1- #7 | | 8 | " | |
| 1 | 110 | C | 8 | 24 | 1- #7 | 1- #7 | | 6 | " | |
| 1 | 111 | C | 8 | 24 | 1- #7 | 1- #7 | | 6 | " | Low: to support pool deck |
| 1 | 112 | S | 8 | 18 | 1- #7 | 1- #7 | | 6 | " | do |
| 1 | 113 | C | 8 | 18 | 1- #7 | 1- #7 | | 6 | " | do |
| 1 | 114 | C | 8 | 18 | 1- #7 | 1- #7 | | 6 | " | |
| 2 | 115 | C | 8 | 24 | 1- #7 | 1- #7 | | 6 | " | Low: to support pool deck |
| 2 | 116 | C | 8 | 18 | 1- #6 | 1- #7 | | 6 | " | Low: to support garage slab |
| 2 | 117 | E | 8 | 20 | 1- #7 | 1- #8 | | 14 | " | |
| 1 | 118 | E | 8 | 24 | 2- #6 | | 2- #6 | 2 | " | |
| 1 | 119 | C | 8 | 24 | 2- #6 | | 2- #6 | 2 | " | |
| 1 | 120 | S | 8 | 24 | 2- #7 | | 2- #7 | 14 | " | |
| 1 | 121 | S | 8 | 24 | 1- #7 | 1- #8 | | 21 | " | |
| 5 | 122 | E | 8 | 22 | 1- #7 | 1- #7 | | 6 | " | |
| 4 | 123 | C | 8 | 22 | 1- #7 | 1- #7 | | 6 | " | |
| 1 | 124 | C | 8 | 24 | 1- #7 | 1- #8 | | 6 | " | |
| 1 | 125 | C | 8 | 22 | 1- #6 | | 2- #6 | 4 | " | Extend top bar 30 into B122 |

All concrete shall be certified 2500 PSI.

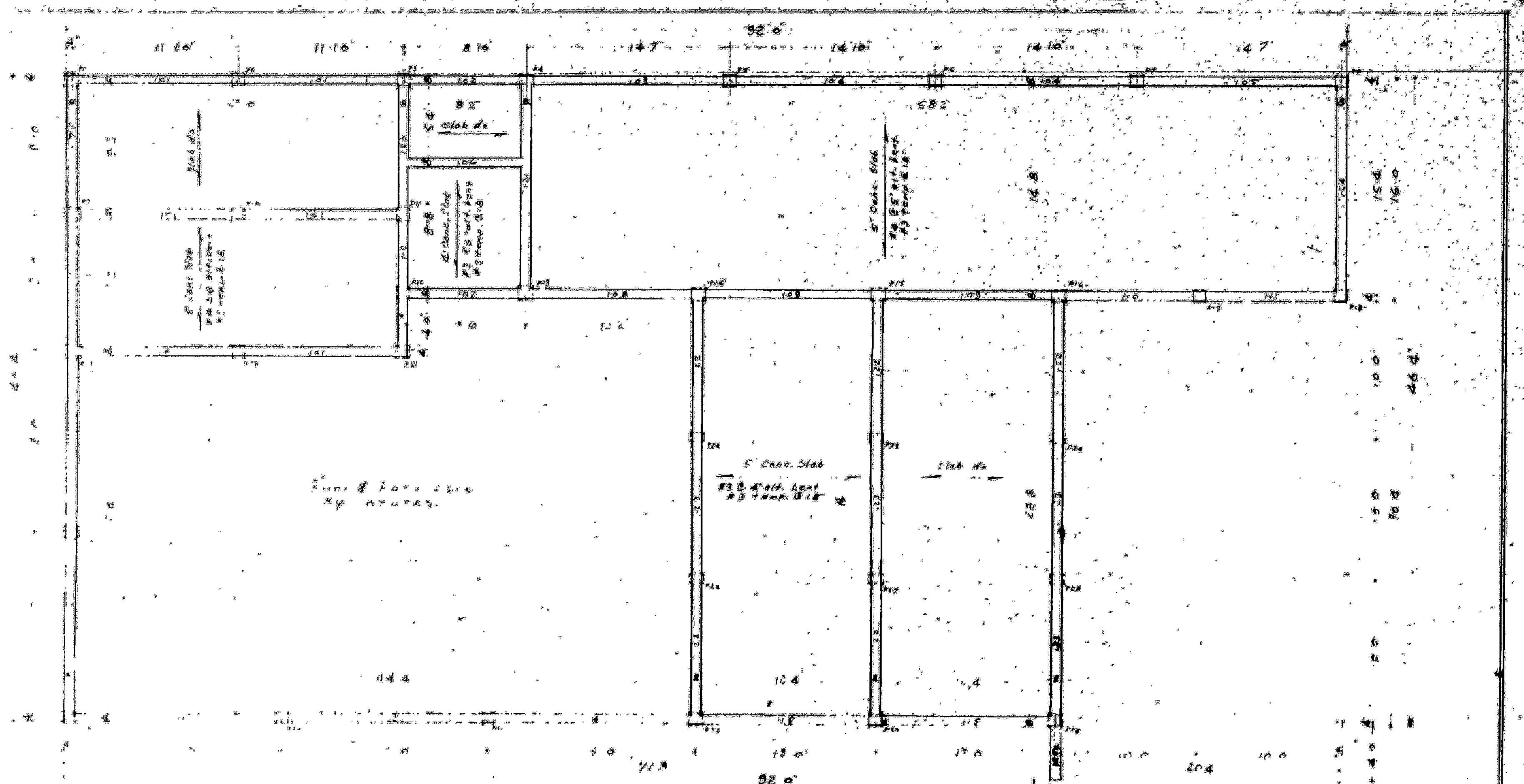
All reinforcing shall be accurately fabricated and set in conformance with all recommendations of the American Concrete Institute.

All piers shall be 10x10 precast concrete driven plumb and square to a safe bearing value of 27,600 lbs each within two inches of positions indicated.



1000' & PLOT PLAN

1/16" = 1' 0"

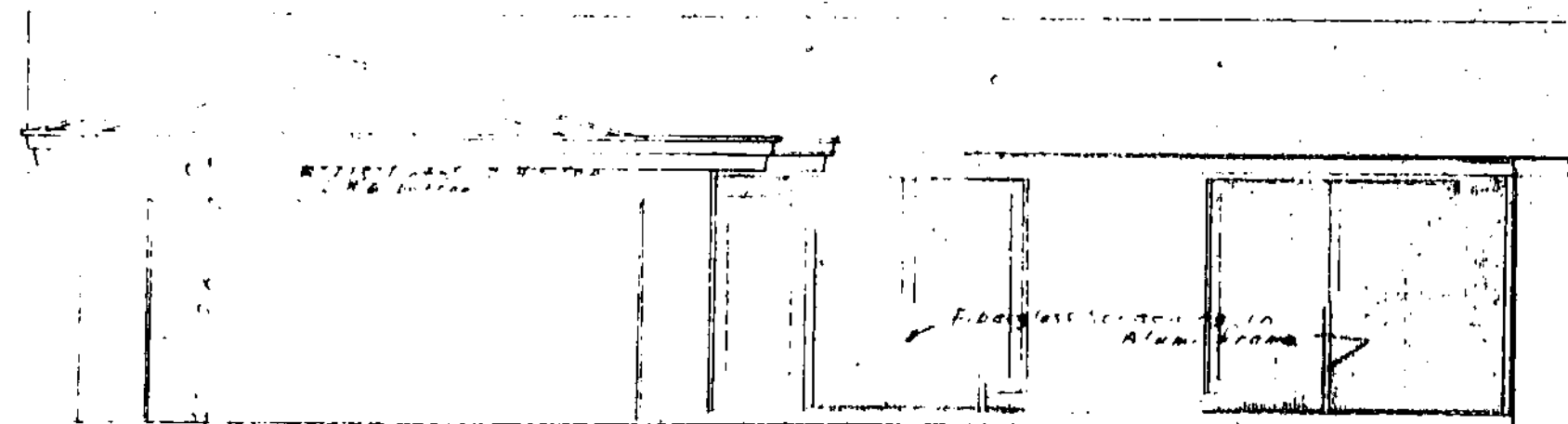


FILING & GRADE BEAM PLAN

1/4" = 1'-0"



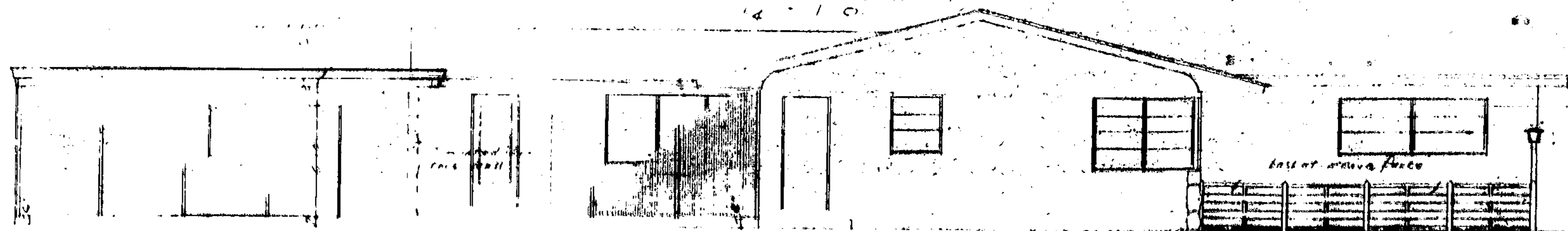
FRONT ELEVATION
1/4" = 1' 0"



LEFT SIDE ELEVATION
1/4" = 1' 0"

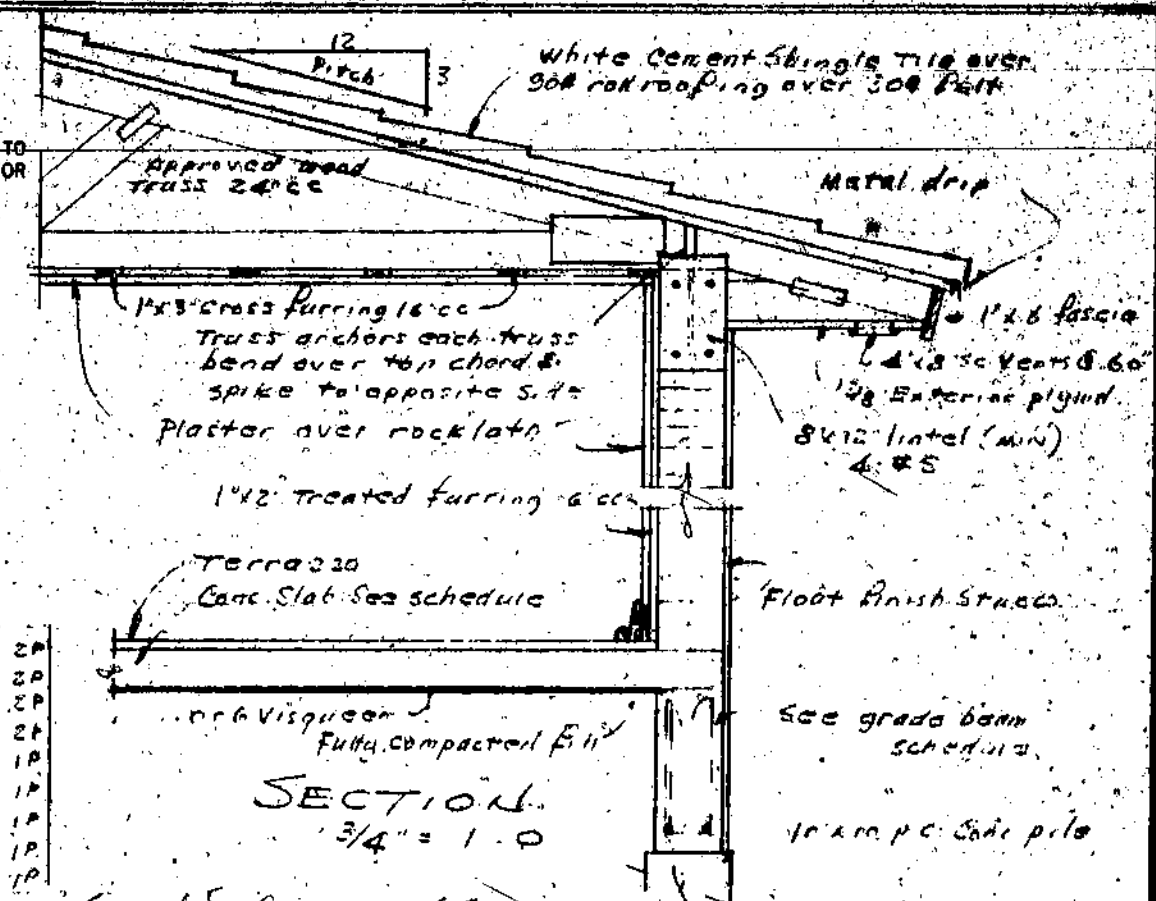


RIGHT SIDE ELEVATION
1/4" = 1' 0"

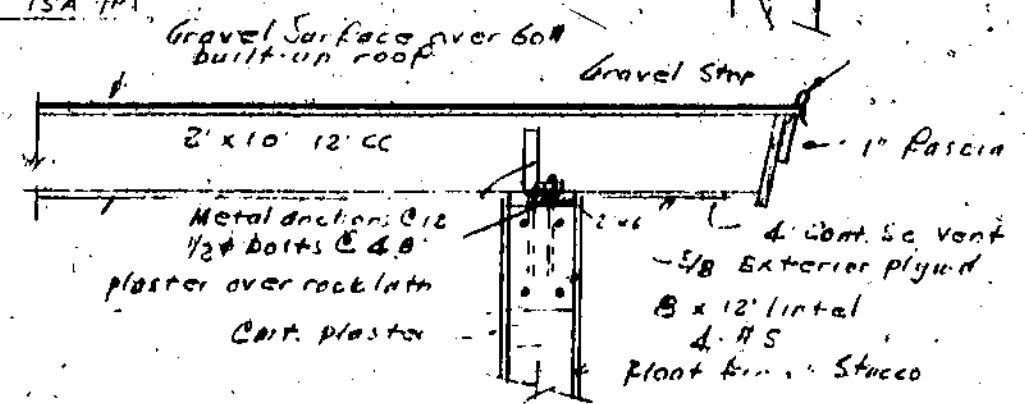


LEFT SIDE ELEVATION
1/4" = 1' 0"

TRUSSED RAFTER DETAILS SHALL BE SUBMITTED TO ENGINEER FOR APPROVAL BEFORE APPLICATION FOR PERMIT IS MADE.



SECTION
3/4" = 1' 0"



SECTION thru FLAT ROOF (GARAGE)
3/4" = 1' 0"

| | | |
|-------------------|-----|----|
| 1. Cook top | 40A | 2P |
| 1. Oven | 30A | 2P |
| 1. W.H. | 30A | 2P |
| 5 A.C. units | 20A | 2P |
| 1. Refriger | 20A | 1P |
| 1. Washer | 20A | 1P |
| 2. Heaters (bath) | 20A | 1P |
| 2. Small appl. | 20A | 1P |
| 3. G.P. | 15A | 1P |

Carlos J. Maradiaga
Georgina Cabrera
Property Owners Data Researches Services
3802 SW 79th Ave, #117
Miami, FL 33155
Pho: (305) 262-8965 ● Pho: (305) 207-1412
E-mail: DataResearchAssociates@gmail.com
Date: December 26, 2024

Number of Owners: 30 (including Subject)

COVER LETTER & CERTIFICATION

TO: City Of Hollywood
2600 Hollywood Blvd
Hollywood, FL 33020-4807

RE: Property Owners within a 500 FOOT RADIUS of:
828 S SOUTHLAKE DR
HOLLYWOOD, FL 33019-1943
PID # 5142-14-02-5110

Legal Description: As Describe in Exhibit "A"
HOLLYWOOD LAKES SECTION 1-32 B LOT 32 W1/2,33 LESS W 12.5 BLK 78

I hereby certify that I have prepared the attached ownership list, map, and mailing labels which are a complete and accurate representation of all the real estate property and property owners who live (or own) real estate property within a 500 foot radius of the external boundaries of the subject property listed above. All of which reflects the latest ad-valorem tax records on file in the Broward County Tax Assessor's Office.

Sincerely,

A handwritten signature in blue ink, appearing to read "Georgina Cabrera", written over a horizontal line.



500 FOOT RADIUS MAP APPROXIMATE SCALE = 1" = 500'

PROPERTY ADDRESS:
828 S SOUTHLAKE DR
HOLLYWOOD, FL 33019-1943
PID # 5142-14-02-5110

LEGAL DESCRIPTION:
HOLLYWOOD LAKES SECTION 1-32 B LOT 32 W1/2,33 LESS W 12.5
BLK 78



| Property Owner Name | Property Address | Property City | Property Zip Code |
|--|---------------------------|----------------------------|-------------------|
| Investment AGJFH LP | 10000 Rue Du Plein-Air | Mirabel Qc, J7J 1S5 CANADA | |
| William Pender & Helen M. Durkan | 901 Adams St | Hollywood, FL | 33019-1906 |
| Randy Wade & Mary Mchugh | 900 Adams St | Hollywood, FL | 33019-1907 |
| Tucker Pierre & Sherri Verret | 805 Washington St | Hollywood, FL | 33019-1919 |
| Raul Cabrera & Anita Funtek | 825 Washington St | Hollywood, FL | 33019-1919 |
| Petr Mikes & Eva Mikesova | 821 Washington St | Hollywood, FL | 33019-1919 |
| Samuel Marlin & Sara Marlin | 817 Washington St | Hollywood, FL | 33019-1919 |
| Erez Khteeb | 801 Washington St | Hollywood, FL | 33019-1919 |
| Kirk Opsal | 845 Washington St | Hollywood, FL | 33019-1919 |
| Goce Markovski & Violeta Markovski | 841 Washington St | Hollywood, FL | 33019-1919 |
| Margot Luque | 837 Washington St | Hollywood, FL | 33019-1919 |
| Naomi Lerner & Lerner Naomi | 838 Washington St | Hollywood, FL | 33019-1920 |
| Christopher D. Dacek & Mary Jane Dacek | 901 Washington St | Hollywood, FL | 33019-1921 |
| Frederick Heidemann | 720 S Southlake Dr | Hollywood, FL | 33019-1941 |
| Doris Edelman - Doris Edelman Tr | 712 S Southlake Dr | Hollywood, FL | 33019-1941 |
| Michele Towbin | 832 S Southlake Dr | Hollywood, FL | 33019-1943 |
| David Hazan & Mushka Greenwald | 858 S Southlake Dr | Hollywood, FL | 33019-1943 |
| Tzill Kashani | 840 S Southlake Dr | Hollywood, FL | 33019-1943 |
| Charles L. & J. A. Geanuracos | 800 S Southlake Dr | Hollywood, FL | 33019-1943 |
| Cynthia Klar & Eric H. Newman | 804 S Southlake Dr | Hollywood, FL | 33019-1943 |
| Ghazi Atallah | 808 S Southlake Dr | Hollywood, FL | 33019-1943 |
| Michael J. & Tonya Quarequio - Quarequio Fam Tr | 812 S Southlake Dr | Hollywood, FL | 33019-1943 |
| Shareena & Gerard Quinn | 820 S Southlake Dr | Hollywood, FL | 33019-1943 |
| Shawn L. Fanshier - Shawn L. Fanshier Rev Liv Tr | 824 S Southlake Dr | Hollywood, FL | 33019-1943 |
| Mike Ariss | 828 S Southlake Dr | Hollywood, FL | 33019-1943 |
| David E. M. & Lynn L. Drucker | 845 S Southlake Dr | Hollywood, FL | 33019-1944 |
| Osher Khteeb | 3725 S Ocean Dr # Ph07 | Hollywood, FL | 33019-2926 |
| City Of Hollywood | 2600 Hollywood Blvd # 206 | Hollywood, FL | 33020-4807 |
| Alaa Y. Alsafadi | 1430 Polk St | Hollywood, FL | 33020-5245 |
| Vitali Stesik | 4568 Bedford Ave | Brooklyn, NY | 11235-2527 |

Investment AGJJFH LP
10000 Rue Du Plein-Air
Mirabel Qc, J7J 1S5
CANADA

William Pender &
Helen M. Durkan
901 Adams St
Hollywood, FL 33019-1906

Randy Wade & Mary Mchugh
900 Adams St
Hollywood, FL 33019-1907

Tucker Pierre & Sherri Verret
805 Washington St
Hollywood, FL 33019-1919

Raul Cabrera & Anita Funtek
825 Washington St
Hollywood, FL 33019-1919

Petr Mikes & Eva Mikesova
821 Washington St
Hollywood, FL 33019-1919

Samuel Marlin & Sara Marlin
817 Washington St
Hollywood, FL 33019-1919

Erez Khteeb
801 Washington St
Hollywood, FL 33019-1919

Kirk Opsal
845 Washington St
Hollywood, FL 33019-1919

Goce Markovski &
Violeta Markovski
841 Washington St
Hollywood, FL 33019-1919

Margot Luque
837 Washington St
Hollywood, FL 33019-1919

Naomi Lerner & Lerner Naomi
838 Washington St
Hollywood, FL 33019-1920

Christopher D. Dacek &
Mary Jane Dacek
901 Washington St
Hollywood, FL 33019-1921

Frederick Heidemann
720 S Southlake Dr
Hollywood, FL 33019-1941

Doris Edelman
Doris Edelman Tr
712 S Southlake Dr
Hollywood, FL 33019-1941

Michele Towbin
832 S Southlake Dr
Hollywood, FL 33019-1943

David Hazan &
Mushka Greenwald
858 S Southlake Dr
Hollywood, FL 33019-1943

Tzill Kashani
840 S Southlake Dr
Hollywood, FL 33019-1943

Charles L. & J. A. Geanuracos
800 S Southlake Dr
Hollywood, FL 33019-1943

Cynthia Klar & Eric H. Newman
804 S Southlake Dr
Hollywood, FL 33019-1943

Ghazi Atallah
808 S Southlake Dr
Hollywood, FL 33019-1943

Michael J. & Tonya Quarequio
Quarequio Fam Tr
812 S Southlake Dr
Hollywood, FL 33019-1943

Shareena & Gerard Quinn
820 S Southlake Dr
Hollywood, FL 33019-1943

Shawn L. Fanshier
Shawn L. Fanshier Rev Liv Tr
824 S Southlake Dr
Hollywood, FL 33019-1943

Mike Ariss
828 S Southlake Dr
Hollywood, FL 33019-1943

David E. M. & Lynn L. Drucker
845 S Southlake Dr
Hollywood, FL 33019-1944

Osher Khteeb
3725 S Ocean Dr # Ph07
Hollywood, FL 33019-2926

City Of Hollywood
2600 Hollywood Blvd # 206
Hollywood, FL 33020-4807

Alaa Y. Alsafadi
1430 Polk St
Hollywood, FL 33020-5245

Vitali Stesik
4568 Bedford Ave
Brooklyn, NY 11235-2527

| Parcel ID | Legal Description | Owner Name 1 | Owner Address 1 |
|-----------------|--|---------------------------------|---------------------------|
| 5142-14-02-1460 | HOLLYWOOD LAKES SECTION 1-32 B LOT 13,14 W1/2 BLK 57 | OSHER KHTEEB | 3725 S OCEAN DR # PH07 |
| 5142-14-02-1470 | HOLLYWOOD LAKES SECTION 1-32 B LOT 14 E1/2 & 15 BLK 57 | CHRISTOPHER D DACEK | 901 WASHINGTON ST |
| 5142-14-02-1480 | HOLLYWOOD LAKES SECTION 1-32 B LOT 16,17,18 E 40 BLK 57 | RANDY WADE | 900 ADAMS ST |
| 5142-14-02-1630 | HOLLYWOOD LAKES SECTION 1-32 B LOT 13 TO 15 BLK 58 | WILLIAM PENDER & HELEN M DURKAN | 901 ADAMS ST |
| 5142-14-02-4910 | HOLLYWOOD LAKES SECTION 1-32 B THAT PT BLK 77 E OF 13 AVE LESS PAR 6 AS IN PB 17/23-A & LESS PT IN OR 2088/759 & LESS PT ADJ TO LOTS 13 TO 18 BLK 59 | CITY OF HOLLYWOOD | 2600 HOLLYWOOD BLVD # 206 |
| 5142-14-02-4911 | HOLLYWOOD LAKES SECTION 1-32 B THAT PT BLK 77 AS DESC IN OR 2088/759 | DAVID E M & LYNN L DRUCKER | 845 S SOUTHLAKE DR |
| 5142-14-02-4930 | HOLLYWOOD LAKES SECTION 1-32 B LOT 1,2 BLK 78 | KIRK OPSAL | 845 WASHINGTON ST |
| 5142-14-02-4931 | HOLLYWOOD LAKES SECTION 1-32 B LOT 3,4 W1/2 BLK 78 | GOCE MARKOVSKI | 841 WASHINGTON ST |
| 5142-14-02-4932 | HOLLYWOOD LAKES SECTION 1-32 B LOT 4 E1/2,5 BLK 78 | MARGOT LUQUE | 837 WASHINGTON ST |
| 5142-14-02-4940 | HOLLYWOOD LAKES SECTION 1-32 B LOT 6,7 W 14 BLK 78 | VITALI STESIK | 4568 BEDFORD AVE |
| 5142-14-02-4941 | HOLLYWOOD LAKES SECTION 1-32 B LOT 7 E 36,8 W 40 BLK 78 | RAUL CABRERA | 825 WASHINGTON ST |
| 5142-14-02-4950 | HOLLYWOOD LAKES SECTION 1-32 B LOT 8 E 10,9,10 W 16 BLK 78 | PETR MIKES | 821 WASHINGTON ST |
| 5142-14-02-4960 | HOLLYWOOD LAKES SECTION 1-32 B LOT 10 LESS W 16,11 W 42 BLK 78 | SAMUEL A MARLIN | 817 WASHINGTON ST |
| 5142-14-02-4961 | HOLLYWOOD LAKES SECTION 1-32 B LOT 11 E 8,12,13 W 18 BLK 78 | ALAA Y ALSAFADI | 1430 POLK ST |
| 5142-14-02-4962 | HOLLYWOOD LAKES SECTION 1-32 B LOT 13 E 32,14 W 44 BLK 78 | TUCKER PIERRE & SHERRI VERRET | 805 WASHINGTON ST |
| 5142-14-02-4970 | HOLLYWOOD LAKES SECTION 1-32 B LOT 14 E 6,15,16 W 24.3 BLK 78 | EREZ KHTEEB | 801 WASHINGTON ST |
| 5142-14-02-5030 | HOLLYWOOD LAKES SECTION 1-32 B LOT 23 BLK 78 | DORIS EDELMAN | 712 S SOUTHLAKE DR |
| 5142-14-02-5040 | HOLLYWOOD LAKES SECTION 1-32 B LOT 24 BLK 78 | FREDERICK HEIDEMANN | 720 S SOUTHLAKE DR |
| 5142-14-02-5050 | HOLLYWOOD LAKES SECTION 1-32 B LOT 25,26 E 12 1/2 BLK 78 | CHARLES L & J A GEANURACOS | 800 S SOUTHLAKE DR |
| 5142-14-02-5060 | HOLLYWOOD LAKES SECTION 1-32 B LOT 26 LESS E 12 1/2,27 E1/2 BLK 78 | CYNTHIA KLAR & ERIC H NEWMAN | 804 S SOUTHLAKE DR |
| 5142-14-02-5070 | HOLLYWOOD LAKES SECTION 1-32 B LOT 27 W1/2,LOT 28 E 37.50, BLK 78 | GHAZI ATALLAH | 808 S SOUTHLAKE DR |
| 5142-14-02-5080 | HOLLYWOOD LAKES SECTION 1-32 B LOT 28 W 12.50,LOT 29,BLK 78 | MICHAEL J & TONYA R QUAREQUIO | 812 S SOUTHLAKE DR |
| 5142-14-02-5090 | HOLLYWOOD LAKES SECTION 1-32 B LOT 30,31 E 12.5 BLK 78 | SHAREENA & GERARD QUINN | 820 S SOUTHLAKE DR |
| 5142-14-02-5100 | HOLLYWOOD LAKES SECTION 1-32 B LOT 31 W 37.5,32 E1/2 BLK 78 | SHAWN L FANSHIER | 824 S SOUTHLAKE DR |
| 5142-14-02-5110 | HOLLYWOOD LAKES SECTION 1-32 B LOT 32 W1/2,33 LESS W 12.5 BLK 78 | MIKE ARISS | 828 S SOUTHLAKE DR |
| 5142-14-02-5120 | HOLLYWOOD LAKES SECTION 1-32 B LOT 33 W 12.5,34 BLK 78 | MICHELE TOWBIN | 832 S SOUTHLAKE DR |
| 5142-14-02-5140 | HOLLYWOOD LAKES SECTION 1-32 B LOT 35,36 BLK 78 | TZILL KASHANI | 840 S SOUTHLAKE DR |
| 5142-14-02-5160 | HOLLYWOOD LAKES SECTION 1-32 B LOT 37,38 BLK 78 | DAVID HAZAN | 858 S SOUTHLAKE DR |
| 5142-23-10-0431 | HOLLYWOOD GOLF ESTATES SEC TWO 56-8 B LOT 11 E 18.87,12 LESS E 38.87 BLK 5 | ELAINE T BUCCI | |
| 5142-23-10-0440 | HOLLYWOOD GOLF ESTATES SEC TWO 56-8 B LOT 12 E 38.87,13 W 62 BLK 5 | DAN BERGER | |
| 5142-23-10-0450 | HOLLYWOOD GOLF ESTATES SEC TWO 56-8 B LOT 13 E 28,14 LESS E 18 BLK 5 | AHMAD M AMER | |
| 5142-23-10-0460 | HOLLYWOOD GOLF ESTATES SEC TWO 56-8 B LOT 14 E 18,15 W 82 BLK 5 | NAOMI LERNER | 838 WASHINGTON ST |
| 5142-23-10-0470 | HOLLYWOOD GOLF ESTATES SEC TWO 56-8 B LOT 15 E 8,16 W 86 BLK 5 | ANTONINO & STEPHANIE DE FILIPPO | |
| 5142-23-10-0480 | HOLLYWOOD GOLF ESTATES SEC TWO 56-8 B LOT 16 E 4,17 BLK 5 | 820 WASHINGTON LLC | |
| 5142-23-10-0500 | HOLLYWOOD GOLF ESTATES SEC TWO 56-8 B LOT 18 BLK 5 | INVESTMENT AGJJFH L P | 10000 RUE DU PLEIN-AIR |