



CITY OF
Hollywood
DEVELOPMENT SERVICES
PLANNING DIVISION

GENERAL APPLICATION

APPLICATION DATE: 1-15-2025

24-166

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.

APPLICATION TYPE (CHECK ALL THAT APPLIES):

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

PROPERTY INFORMATION

Location Address: 1949 HERBING ST. HOLLYWOOD FL
 Lot(s): 3 Block(s): 32 Subdivision: NORTH HOLLYWOODS
 Folio Number(s): _____

Zoning Classification: MD-1 Land Use Classification: _____
 Existing Property Use: VACANT Sq Ft/Number of Units: 5 UNITS
 Is the request the result of a violation notice? Yes No If yes, attach a copy of violation.
 Has this property been presented to the City before? If yes, check all that apply and provide File Number(s) and Resolution(s): _____

DEVELOPMENT PROPOSAL

Explanation of Request: NEW 5 UNIT APTS

Phased Project: Yes No Number of Phases:

Project	Proposal
Units/rooms (# of units)	# UNITS: <u>5</u> #Rooms <u>2</u>
Proposed Non-Residential Uses	_____ S.F.)
Open Space (% and SQ.FT.)	Required %: <input type="checkbox"/> (Area: <u>2,531</u> S.F.)
Parking (# of spaces)	PARK SPACES: (# <u>9</u>)
Height (# of stories)	(# STORIES) <u>3</u> (<u>35</u> FT.)
Gross Floor Area (SQ. FT)	Lot(s) Gross Area (<u>8,034</u> FT.)

Name of Current Property Owner: Gmax FL LLC
 Address of Property Owner: 5201 Ravenswood Rd, Dania Beach, 33312
 Telephone: 786-655-9921 Email Address: Processing@gmaxamerica.com

Applicant Gonzalo Gomez Consultant Representative Tenant
 Address: 5201 Ravenswood Rd Telephone: 786-655-9921
 Email Address: Processing@gmaxamerica.com
 Email Address #2: _____

Date of Purchase: _____ Is there an option to purchase the Property? Yes No
 If Yes, Attach Copy of the Contract.

Noting Agent (FPA or Board member only): _____
 E-mail Address: _____

PBE APPLICATION MEETING



CITY OF

DEVELOPMENT SERVICES
PLANNING DIVISION

GENERAL APPLICATION

CERTIFICATION OF COMPLIANCE WITH APPLICABLE REGULATIONS

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

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

Signature of Current Owner: [Signature] Date: 01/13/2025

PRINT NAME: Camzelo Gomez Date: 01/13/2025

Signature of Consultant/Representative: _____ Date: _____

PRINT NAME: _____ Date: _____

Signature of Tenant: _____ Date: _____

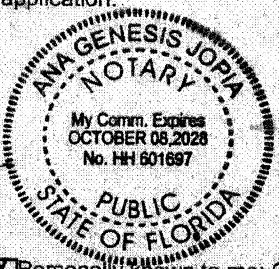
PRINT NAME: _____ Date: _____

Current Owner Power of Attorney

I am the current owner of the described real property and that I am aware of the nature and effect the request for 1300 Harding St to my property, which is hereby made by me or I am hereby authorizing Camzelo Gomez to be my legal representative before the city of Hollywood (Board and/or Committee) relative to all matters concerning this application.

Sworn to and subscribed before me this 13 day of JAN, 2025

Ayna Jopia Zuyffl
Notary Public
State of Florida



[Signature]
Signature of Current Owner

Camzelo Gomez
Print Name

My Commission Expires: 01, 2028 (Check One) Personally known to me; OR Produced Identification Driver License

LEGEND

→ GUY ANCHOR	□ FP&L BOX
⊙ WATER METER	▣ CATCH BASIN
⊕ FIRE HYDRANT	● CLEAN OUT
⊠ CABLE BOX	⊗ MANHOLE
⊞ ELECTRIC SERVICE	⊞ WELL
⊞ POOL EQUIPMENT	⊞ WATER VALVE
⊕ POWER/LIGHT POLE	
⊕ SPRINKLER SYSTEM	
⊕ CONTROL VALVE	

	CONCRETE/CHAT
	ASPHALT PAVEMENT
	BRICK/TILE PAVERS
	WOOD DECK/DOCK
	PROPERTY LINE
	CENTERLINE
	CONCRETE WALL
	METAL FENCE
	WOOD/PVC FENCE
	OVERHEAD WIRES
	0.00 / 0.00 ELEVATION

ABBREVIATIONS

AC	AIR CONDITIONER
AE	ANCHOR EASEMENT
BC	BUILDING CORNER
BM	BENCHMARK
BW	BACK OF WALK
C	CALCULATED
CNF	CORNER NOT FOUND
DE	DRAINAGE EASEMENT
E/F	END/FENCE
EP	EDGE OF PAVEMENT
EW	EDGE OF WATER
F/C	FENCE/CORNER
FF	FINISH FLOOR
F/L	FENCE/LINE
FIP	FOUND IRON PIPE
FIR	FOUND IRON ROD
FN	FOUND NAIL
FN&D	FOUND NAIL & DISC
FN&T	FOUND NAIL & TAB
FP&L	FLORIDA POWER & LIGHT
GAR	GARAGE
GEN	GENERATOR
INSTR	INSTRUMENT
OP	OPEN PORCH
ORB	OFFICIAL RECORD BOOK
M	MEASURED
NTS	NOT TO SCALE
PB	PLAT BOOK
PC	POINT OF CURVATURE
POB	POINT OF BEGINNING
POC	POINT OF COMMENCEMENT
PG	PAGE
PRC	POINT OF REVERSE CURVE
PRM	PERMANENT REFERENCE MONUMENT
PT	POINT OF TANGENCY
R	RECORD
RAD	RADIAL
RW	RIGHT-OF-WAY
SN&D	SET NAIL & DISC 5495
SP	SCREENED PORCH
SP&C	SET 1/2" PIN & CAP 5495
UE	UTILITY EASEMENT

LEGAL DESCRIPTION
 LOT 3, BLOCK 32, NORTH HOLLYWOOD, ACCORDING TO THE MAP OR PLAT THEREOF AS RECORDED IN PLAT BOOK 4, PAGE 1, PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA.

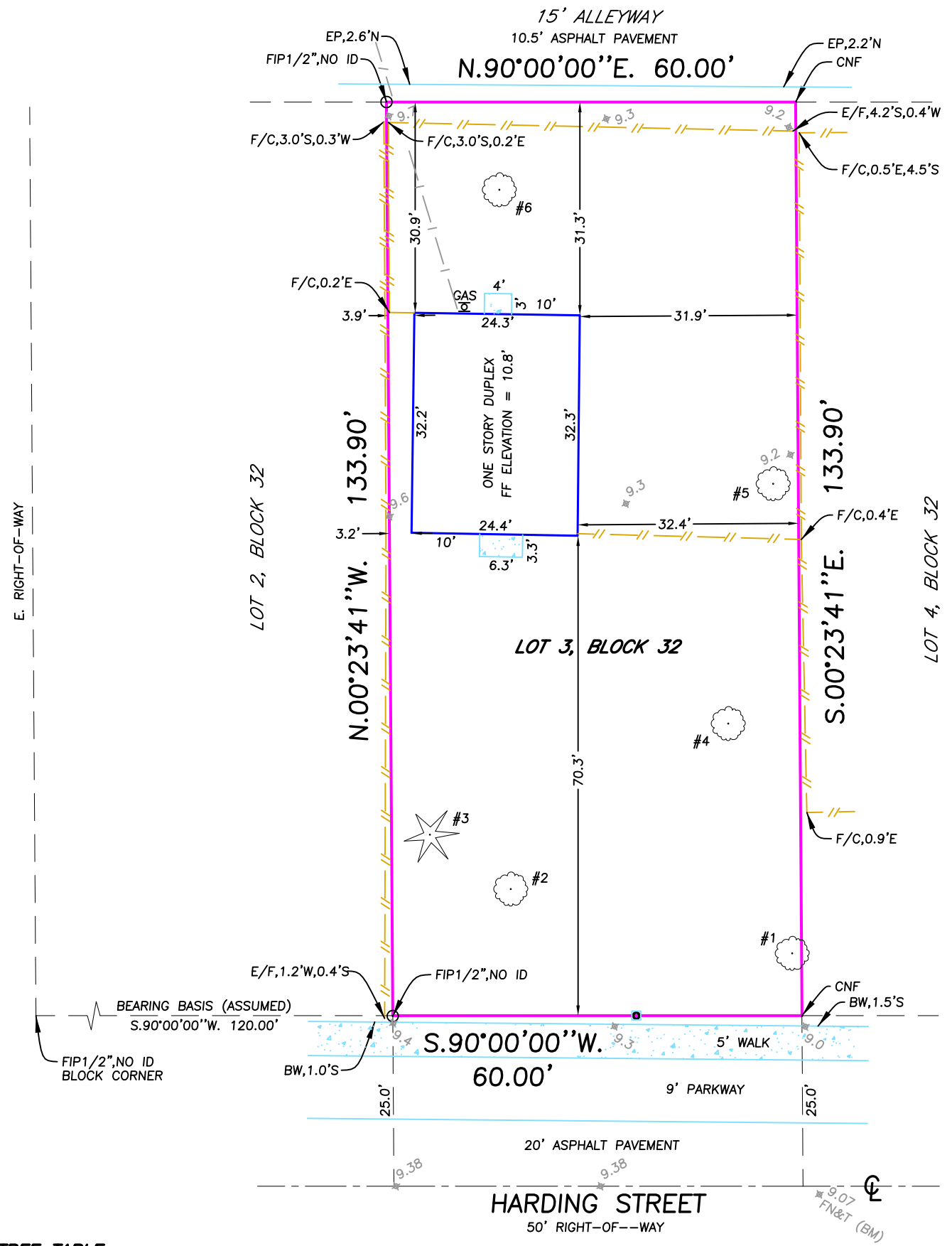
CERTIFIED TO:
 VICCI GROUP LLC

PROPERTY ADDRESS
 1949 HARDING STREET
 HOLLYWOOD, FL 33020

BOUNDARY SURVEY
 INVOICE # 44918
 SURVEY DATE 08/29/24

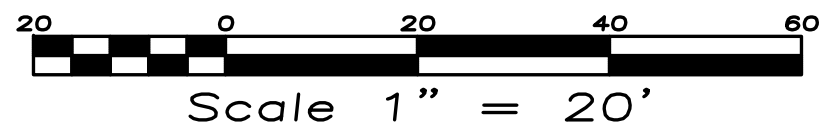
FLOOD ZONE X0.2%
 MAP DATE 07/31/24
 MAP NUMBER 125113 0569J

(PLATTED AS SECOND AVENUE)
N. 20TH AVENUE
 E. RIGHT-OF-WAY



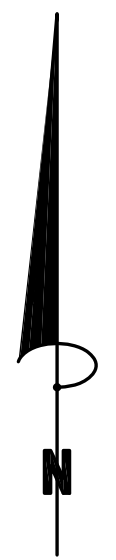
TREE TABLE

NUMBER	TYPE	SIZE
#1	PINE	7"
#2	PINE	(3) X 12"
#3	COCONUT PALM	14"
#4	PINE	24"
#5	FICUS	60"
#5	CITRUS TREE	4"



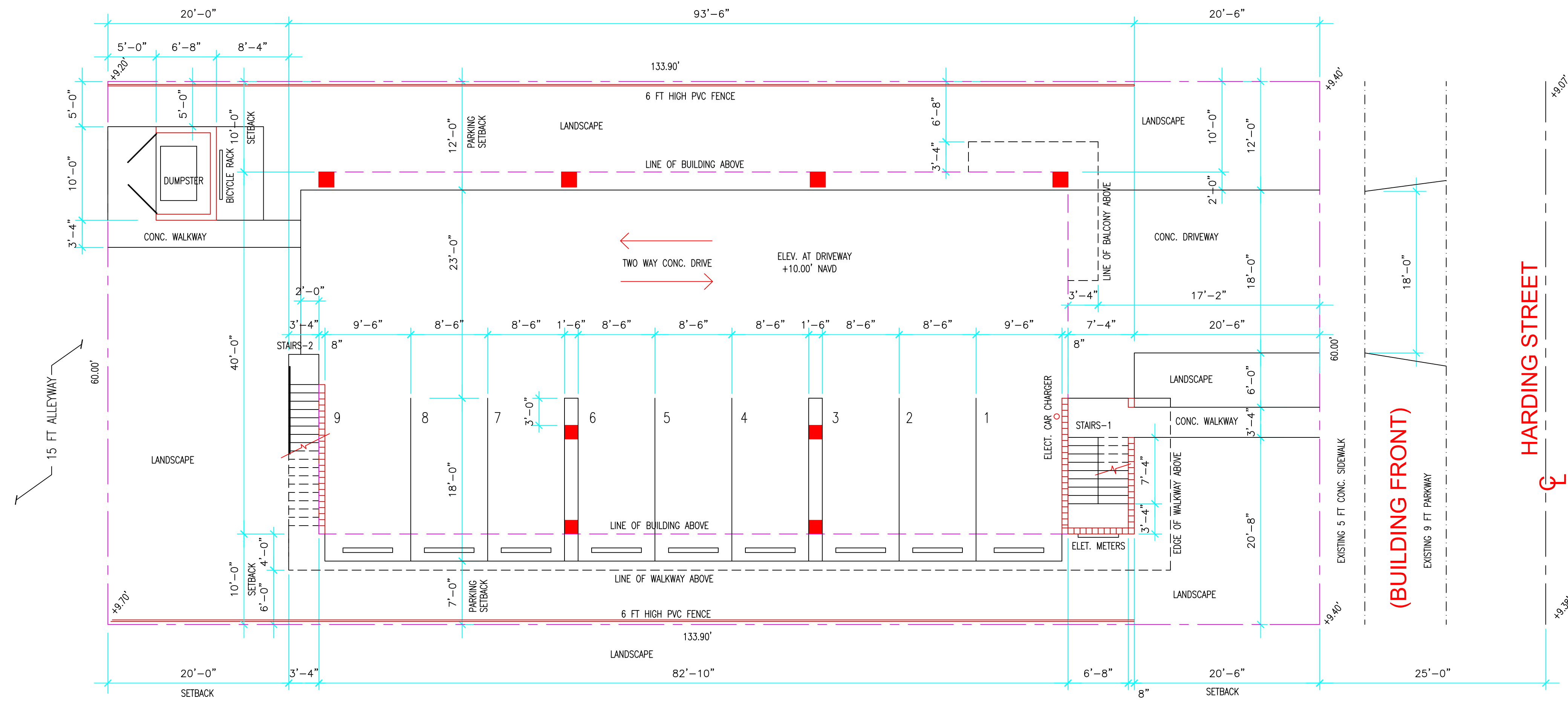
SURVEYOR'S NOTES

1. BASIS OF BEARINGS ASSUMED UNLESS OTHERWISE INDICATED ON SKETCH.
2. LEGAL DESCRIPTION PROVIDED BY CLIENT OR PROPERTY APPRAISER WEBSITE.
3. THE LANDS SHOWN HEREON WERE NOT ABSTRACTED BY THIS OFFICE FOR EASEMENTS, RIGHT-OF-WAYS, OWNERSHIP OR OTHER INSTRUMENTS OF RECORD.
4. UNDERGROUND OR INTERIOR PORTIONS OF FOOTINGS, FOUNDATIONS, WALLS OR OTHER NON-VISIBLE IMPROVEMENTS WERE NOT LOCATED.
5. ELEVATIONS ARE BASED ON NORTH AMERICAN VERTICAL DATUM OF 1988 UNLESS OTHERWISE INDICATED ON SKETCH.
6. FLOOR ELEVATION OBTAINED FROM MAIN ENTRY WAY OF STRUCTURE UNLESS OTHERWISE INDICATED ON SKETCH.
7. FENCE TIES ARE TO THE CENTER-LINE OF FENCE. WALL TIES ARE TO THE FACE OF WALL.
8. IN SOME INSTANCES GRAPHIC REPRESENTATIONS HAVE BEEN EXAGGERATED TO MORE CLEARLY ILLUSTRATE THE CONTROL THE LOCATION OF THE IMPROVEMENTS OVER SCALED POSITIONS.
9. THE DIMENSIONS AND DIRECTIONS SHOWN HEREON ARE IN SUBSTANTIAL AGREEMENT WITH RECORD VALUES UNLESS OTHERWISE NOTED.
10. PARTY WALLS ARE CENTERED ON PROPERTY LINE AND ARE 0.7' WIDE UNLESS OTHERWISE NOTED.
11. EXISTING CORNERS FOUND OFFSETS WITNESS PROPERTY CORNERS
12. OBSTRUCTED CORNERS ARE WITNESSED BY IMPROVEMENTS.
13. NO ATTEMPT WAS MADE TO LOCATE WRITTEN OR UNWRITTEN EASEMENTS OR RIGHTS-OF-WAY, OTHER THEN THOSE SHOWN HEREON.

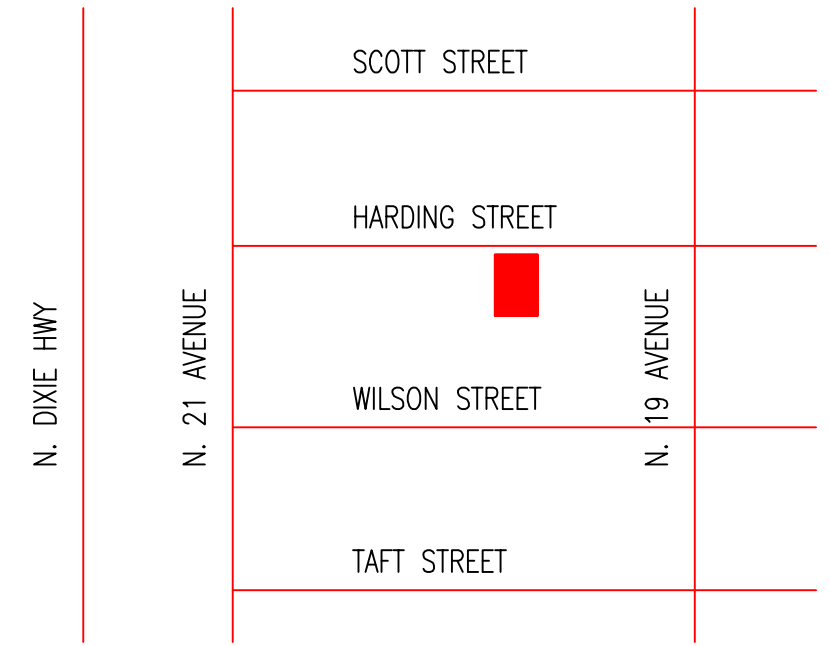


ATLANTIC COAST SURVEYING INC.

PAUL J. STOWELL
 PROFESSIONAL LAND SURVEYOR
 FLORIDA CERTIFICATION NO. 5241
 ATLANTIC COAST SURVEYING, INC.
 13798 NW 4th Street, Suite 306
 Sunrise, FL 33325
 P: 954.587.2100 E: info@acsiweb.net



**SITE PLAN
GROUND FLOOR PLAN**
SCALE: 1/8"=1'-0"
FLOOD ZONE "X 0.2%"



LOCATION PLAN
NTS

DRAWING INDEX

- A-1 SITE PLAN AND GROUND FLOOR PLAN
- A-2 SITE DISTRIBUTION PLAN
- A-3 PROJECT INFORMATION PLAN
- A-4 SECOND FLOOR PLAN
- A-5 THIRD FLOOR PLAN
- A-6 SOUTH AND WEST ELEVATION
- A-7 NORTH AND EAST ELEVATION

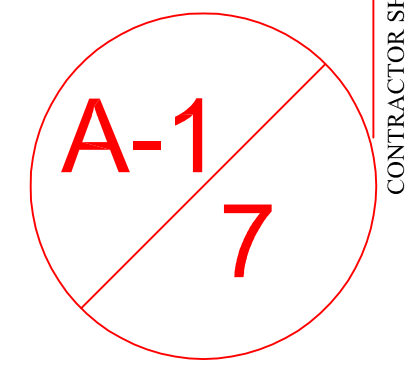
25-DP-10
FIRST PACO 2-3- 2025
PRE-TAC 3-3-2025

NO.	DATE	REVISION

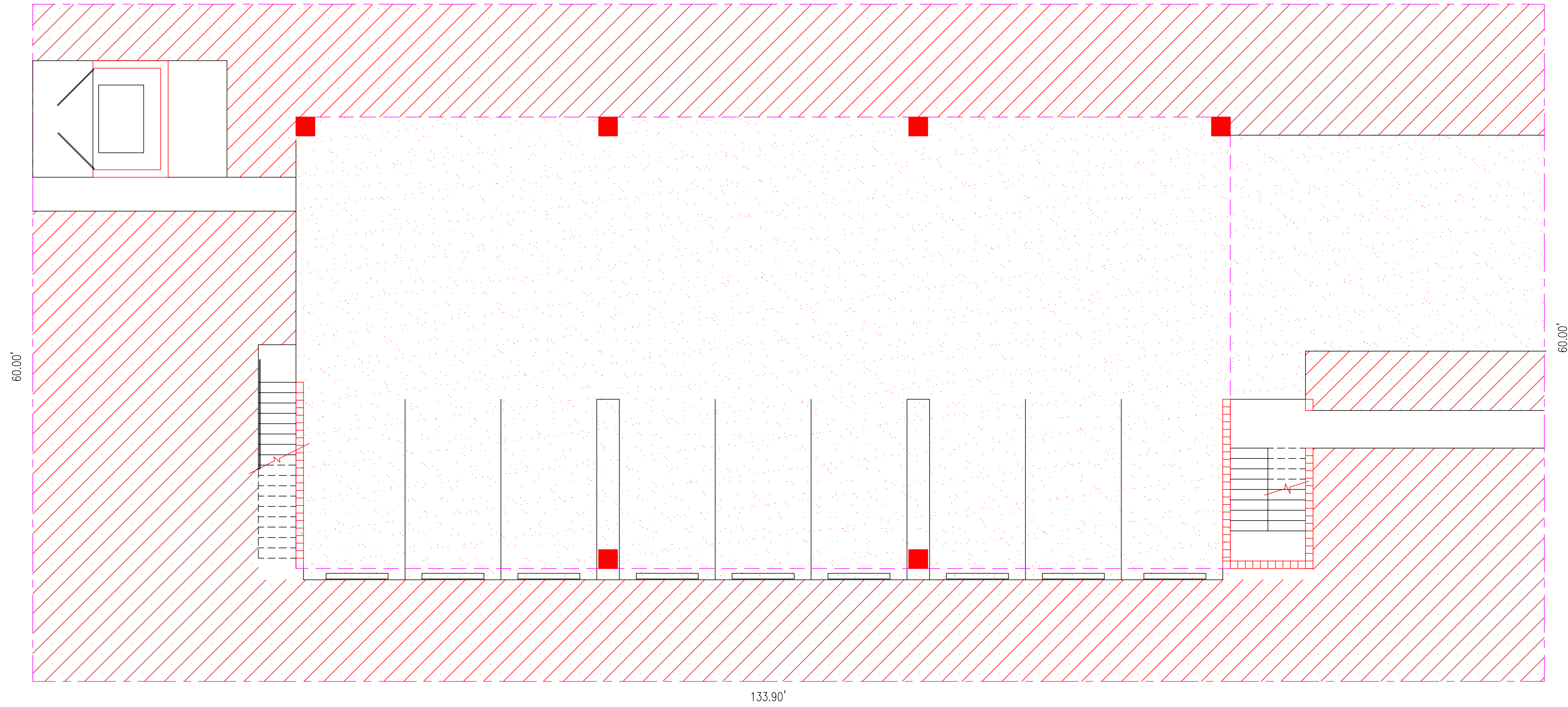
**FIVE UNIT TOWNHOMES
LOCATED AT
1949 HARDING STREET
HOLLYWOOD, FLORIDA**

**Miguel de Diego
ARCHITECT P.A.**
AR-13378
PH. (954) 926-3358

1657 TYLER STREET SUITE 107 HOLLYWOOD, FLORIDA 33020
DATE 12-2-2024
COMM. NO. 24-166



CONTRACTOR SHALL FIELD VERIFY ALL DIMENSIONS, NOTES AND CONDITIONS PRIOR TO PROCEEDING WITH ANY WORK



SITE DISTRIBUTION PLAN
 SCALE: 3/16"=1'-0"

- BUILDING FOOTPRINT
- PARKING AND DRIVEWAY AREAS 3,900.00 S.F. 48.54 %
- WALKWAYS , STAIRS AND DUMPSTER 417.00 S.F. 5.18 %
- TOTAL PERVIOUS (LANDSCAPE) 3,717.00 S.F. 46.26 %

**FIVE UNIT TOWNHOMES
 LOCATED AT
 1949 HARDING STREET
 HOLLYWOOD, FLORIDA**

Miguel de Diego
 ARCHITECT P.A.
 1657 TYLER STREET SUITE 107 HOLLYWOOD, FLORIDA 33020
 PH. (954) 926-3358

DATE 12-2-2024
 COMM. NO. 24-166

A-2
7

NO.	DATE	REVISION

CONTRACTOR SHALL FIELD VERIFY ALL DIMENSIONS, NOTES AND CONDITIONS PRIOR TO PROCEEDING WITH ANY WORK

GENERAL NOTES

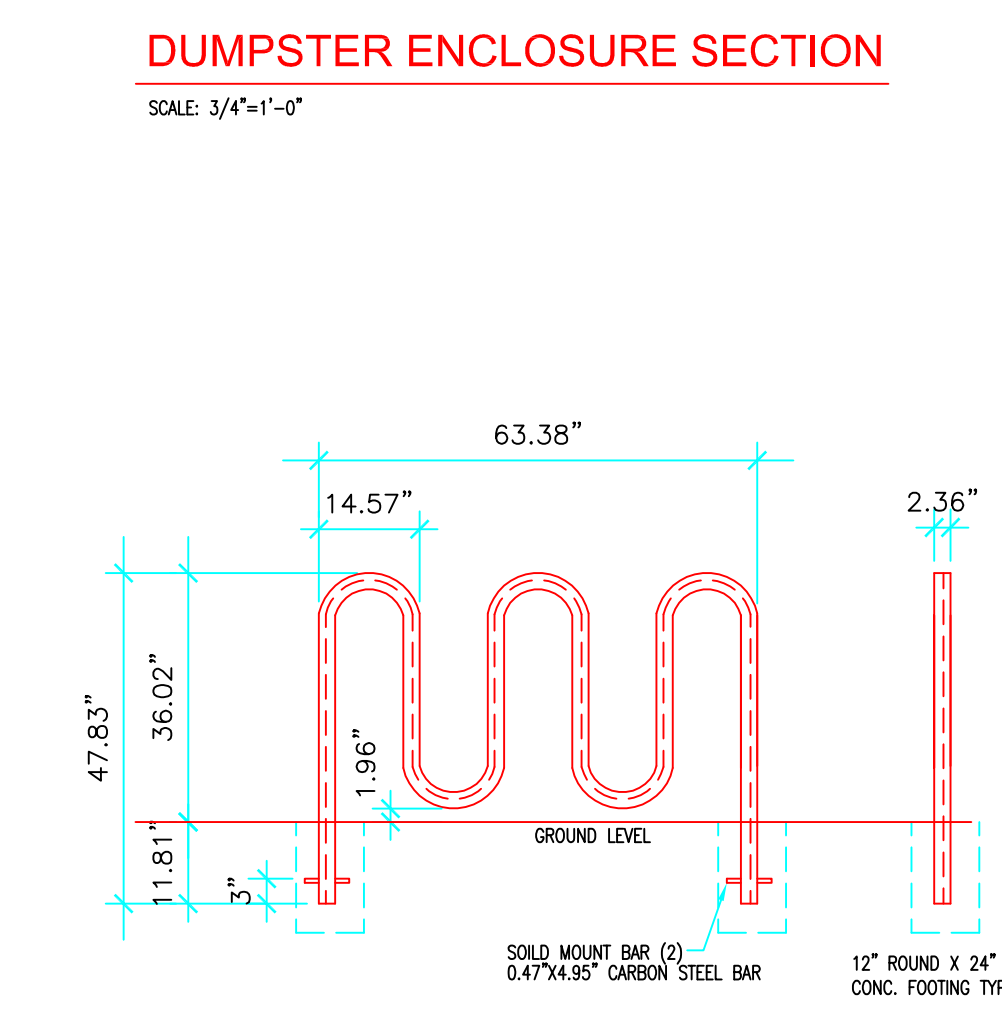
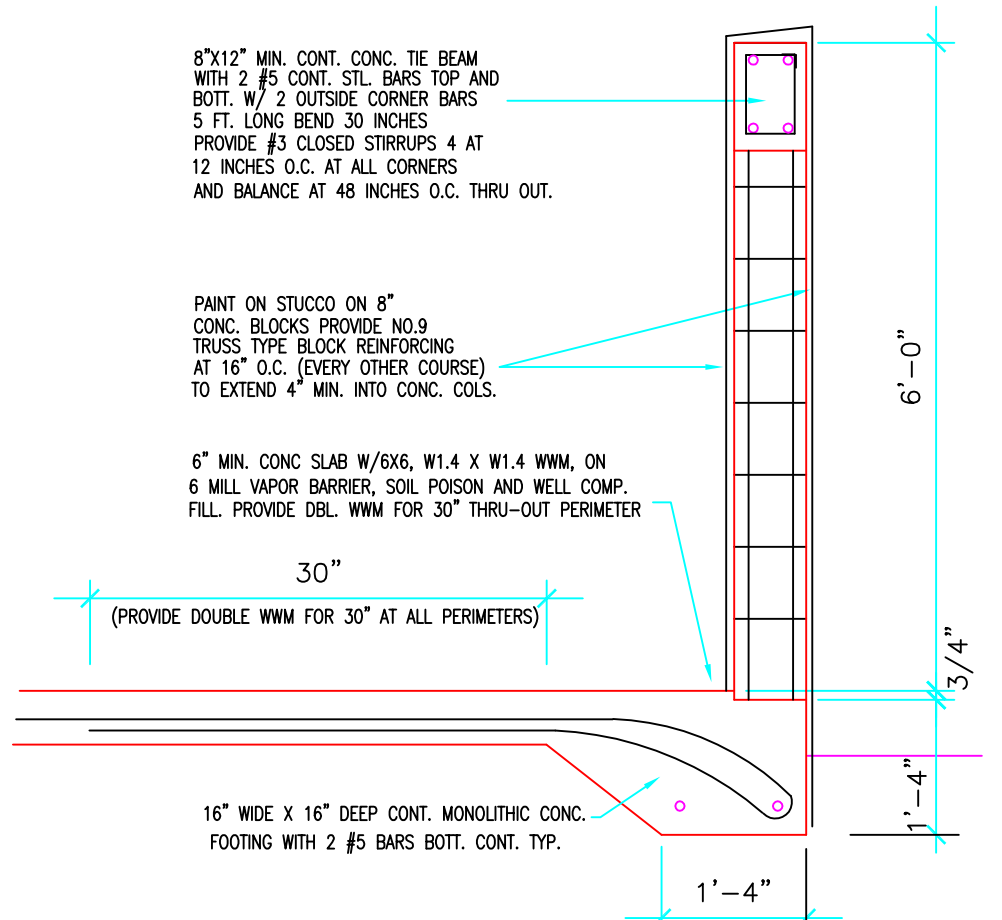
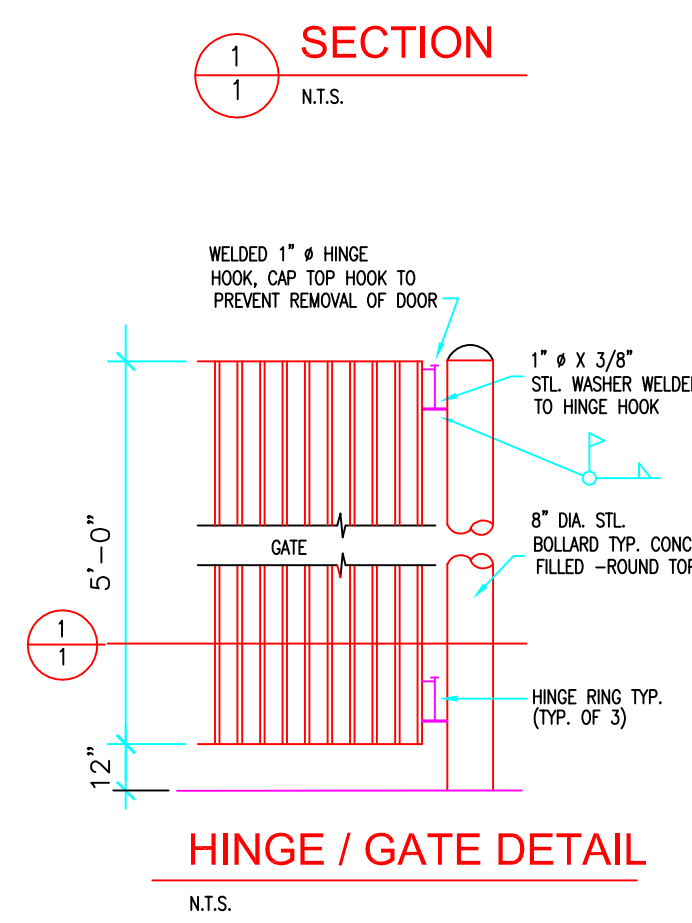
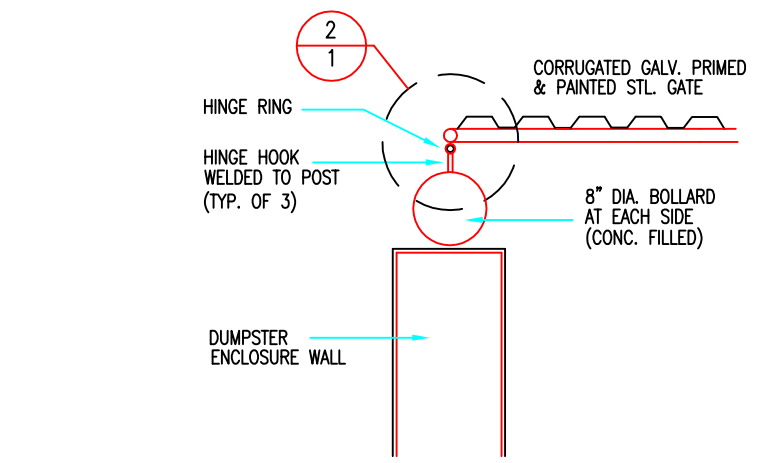
- THE CONTRACTOR SHALL VISIT THE SITE OF THE WORK AND EXAMINE THE PLANS AND IT WILL BE ASSUMED THAT THE CONTRACTOR HAS INVESTIGATED AND IS FULLY INFORMED AS TO THE CONDITIONS AND MATERIALS TO BE ENCOUNTERED AS TO CHARACTER, QUALITY AND QUANTITIES OF WORK TO BE PERFORMED AND MATERIALS TO BE FURNISHED AND AS TO THE REQUIREMENTS OF THE PLANS.
- THE CONTRACTOR SHALL FIELD CHECK AND VERIFY ALL DIMENSIONS AND CONDITIONS AND BE RESPONSIBLE FOR SAME. DISCREPANCIES BETWEEN FIELD AND DRAWINGS SHALL BE BROUGHT TO THE ATTENTION OF THE ARCHITECT.
- DO NOT SCALE DRAWINGS.
- CONTRACTOR WILL GUARANTEE IN WRITING ALL MATERIALS AND WORKMANSHIP FOR A PERIOD OF ONE YEAR FROM THE DATE OF FINAL ACCEPTANCE BY THE OWNER AND WILL, AT HIS OWN COST, REPAIR OR REPLACE ALL WORK OR DAMAGES CAUSED BY WORK WHICH BECOMES DEFECTIVE DURING THE TERM OF THE GUARANTEE.
- CONTRACTOR SHALL COORDINATE AND SUPERVISE HIS WORK AND WORK BY SUBCONTRACTORS.
- THESE PLANS ARE THE PROPERTY OF THE ARCHITECT AND SHALL NOT BE USED, REPRODUCED, OR CHANGED IN ANY WAY WITHOUT THE EXPRESSED WRITTEN CONSENT OF THE ARCHITECT.
- ALL MATERIALS AND WORK TO CONFORM TO LATEST GOVERNING BUILDING CODES AND REGULATIONS.
- ALL COUNTERS AND CABINETS ARE BY OTHERS
- AIR CONDITIONING CONTRACTOR TO PROVIDE FULL SET OF A/C SHOPDRAWINGS OF ALL A/C LAY-OUT AND DESIGN TO INCLUDE ALL REQUIRED ENERGY CALCULATIONS AND HEAT LOAD CALCULATIONS.
- TOP OF A/C COMP. PAD TO BE LOCATED AT THE SAME HEIGHT AS THE REQUIRED FINISHED FLOOR ELEVATION AT THE LIVING ROOM.
- CONTRACTOR TO VERIFY ALL EGRESS CAPABILITY WITH WINDOW MANUFACTURER
- ARCHITECTS ERRORS OR OMISSIONS DO NOT RELIEVE THE CONTRACTORS FROM COMPLYING WITH THE LATEST EDITION OF THE FL. BLDG. CODE
- BASE FOR TILE IN WET AREAS SHALL BE GLASS-MAT FACED GYPSUM PANELS FIBER CEMENT SHEETS OR CEMENTITIOUS BAKER UNITS.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR ALL UNDERGROUND UTILITIES WHETHER SHOWN OR NOT ON THE PLANS. NOTIFY ALL UTILITIES INVOLVED PRIOR TO CONSTRUCTION.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR COORDINATING ALL WINDOWS AND DOORS SIZES AND REQUIREMENTS WITH THE MANUFACTURERS.
- GYPSUM BOARD IN BATHROOMS SHALL BE WATER RESISTANT GYPSUM BACKING BOARD AS PER F.B.C. PROVIDE NON SKIT CER TILES AT BATHROOM FLOORS. PROVIDE CER TILES AT ALL BATHTUBS AND SHOWER WALLS FOR A HEIGHT OF 72" INCHES. AS PER F.B.C. COORDINATE STYLE AND COLOR WITH THE OWNER. (GREEN BOARD SHALL NOT BE USED)
- ALL FINISHES ARE TO BE COORDINATED WITH THE OWNER. COORDINATE ALL DOOR TYPES AND DOOR HARDWARE WITH OWNER
- ALL DRAWINGS UNDER THIS SET OF PLANS ARE TO BE SUBMITTED TO ALL THE PROPER AUTHORITIES AND BUILDING DEPTS. FOR REVIEW AND PROCESSING. NO WORK IS TO BE STARTED UNTIL ALL PROPER PERMITS ARE ISSUED.
- TERMITE PROTECTION SHALL BE PROVIDED BY REGISTERED TERMITICIDES OR OTHER APPROVED METHODS OF TERMITE PROTECTION LABELED FOR USE AS A PREVENTIVE TREATMENT TO NEW CONSTRUCTION. TO BE DONE PRIOR TO ANY CONSTRUCTION. A PERMANENT SIGN, WHICH IDENTIFIES THE TERMITE TREATMENT PROVIDER AND NEED FOR RE-INSPECTION AND TREATMENT CONTRACT RENEWAL, SHALL BE PROVIDED. THE SIGN SHALL BE PLACED NEAR THE WATER HEATER OR ELECTRICAL PANEL.
- FOR WOOD STUD PARTITIONS:
U.O.N. WOOD STUDS IN BEARING WALLS, EXTERIOR WALLS AND NON BEARING PARTITIONS SUPPORTING WALL HUNG PLUMBING FIXTURES AND WALL CABINETS SHALL BE NOT LESS THAN 2X4 WHERE SPACED NOT MORE THAN 16" O.C., NOR LESS THAN 2X6 WHERE SPACED NOT MORE THAN 24" O.C. A MIN. 2X4 HORIZONTAL WOOD MEMBER, SECURELY FASTENED TO NOT LESS THAN TWO SUCH STUDS, SHALL BE INSTALLED FOR THE ATTACHMENT OF EACH WALL HUNG PLUMBING FIXTURE AND WALL CABINETS.
FOR STEEL STUD PARTITIONS:
STEEL STUDS SUPPORTING WALL HUNG PLUMBING FIXTURES SHALL BE DOUBLED OR NOT LESS THAN 20 GAUGE WITH A MIN. EFFECTIVE MOMENT OF INERTIA EQUAL TO 0.864 IN⁴. SUCH STUDS SHALL BE RIGIDLY CONNECTED TOP AND BOTTOM TO PREVENT SIGNIFICANT END ROTATION OR DISPLACEMENT.
A HORIZONTAL MEMBER SECURELY FASTENED TO NOT LESS THAN TWO STUDS SHALL BE INSTALLED FOR THE ATTACHMENT OF EACH WALL HUNG PLUMBING FIXTURE.
WHERE LATH ON VERTICAL SURFACES EXTENDS BETWEEN RAFTERS OR OTHER SIMILAR PROJECTING MEMBERS, SOLID BACKING SHALL BE INSTALLED TO PROVIDE SUPPORT FOR LATH AND ATTACHMENTS.
- ALL GLAZING ADJACENT TO DOORS WITHIN 48 INCHES OF THE DOOR IN THE CLOSED POSITION AND BELOW THE TOP OF THE DOOR SHALL BE SAFETY GLAZING. ALL WINDOWS LESS THAN 18 INCHES FROM THE INTERIOR SLAB, ARE TO BE CAT-2 SAFETY GLAZING.
- ALL CONCEALED SPACES AT STUD PARTITIONS AND FURRED SPACES SHALL BE FIRRED STOPPED TO LIMIT MAXIMUM VERTICAL DIMENSION TO 8 FEET
- ALL SMOKE DETECTORS MUST BE COMBINATION SMOKE / CARBON MONOXIDE ALARM DETECTORS THEY MUST BE HARD WIRED, INTERCONNECTED WITH A BATTERY BACKUP AND AT LEAST 4 INCHES AWAY FROM THE NEAREST SIDEWALL TO THE EDGE OF THE DETECTOR. DERECTORS CAN BE NO CLOSER THAN 3 FEET TO THE DOOR OF ANY BATHROOM OR KITCHEN, AND NO CLOSER THAN 3 FEET TO A FAN AND OR AIR CONDITIONING DUCT OUTLET. IF DETECTORS ARE NOT MOUNTED ON A SIDEWALL, THEY MUST BE LOCATED BETWEEN 4 AND 12 INCHES FROM THE CEILING TO THE TOP EDGE OF THE DETECTORS. ALL DETECTORS SHALL BE LISTED OR LABELED BY A NATIONALLY RECOGNIZED TESTING LABORATORY.
- ADDRESS NUMBERS SHALL BE PROVIDED ON OR BY THE MAIN ENTRANCE DOOR. NUMERALS SHALL CONTRAST WITH BACKGROUND AND BE AT LEAST 3 INCHES IN HEIGHT.
- SECONDARY MEANS OF ESCAPE EGRESS WINDOWS TO BE AS FOLLOWS:
N.F.P.A 101.24.2.2.3 (C) AN OUTSIDE WINDOW USED AS A SECONDARY MEANS OF ESCAPE FROM A BEDROOM OR LIVING AREA SHALL BE OPERABLE FROM THE INSIDE WITHOUT THE USE OF TOOLS, KEYS, OR SPECIAL EFFORT AND SHALL PROVIDE A CLEAR OPENING OF 5.7 SQ. FT. IN AREA. WINDOW WIDTH SHALL BE NO LESS THAN 20 INCHES. HEIGHT NO LESS THAN 24 INCHES, AND THE BOTTOM OF THE WINDOW NO MORE THAN 44 INCHES ABOVE THE FLOOR.
WHERE THERE IS A DROP OF MORE THAN 4 FEET ON THE FAR SIDE OF ANY WINDOW AND THE SILL IS LESS THAN 36 INCHES ABOVE THE NEAR SIDE WALKWAY SURFACE, SAFEGUARD SHALL BE PROVIDE AT 42" FROM FIN. FLOOR.
- THE TOTAL NET FREE VENTILATION AREA SHALL NOT BE LESS THAN 1 TO 150 OF THE AREA OF THE SPACE VENTILATED. WHERE EAVE OR CORNICE VENTS ARE INSTALLED, INSULATION SHALL NOT BLOCK THE FREE FLOW OF AIR. A MIN. OF ONE INCH APACE SHALL BE PROVIDED BETWEEN THE INSULATION AND THE ROOF SHEATHING AT THE LOCATION OF THE VENTS.
- ATTIC ACCESS OPENINGS SHALL BE PROVIDED TO ALL ATTIC AREAS THAT EXCEED 30 SQUARE FEET, AND HAVE A VERTICAL HEIGHT OF 30 INCHES OR GREATER. THE ROUGH FRAME OPENING SHALL NOT BE LESS THAN 22 INCHES BY 36 INCHES AND SHALL BE LOCATED WHERE A 30 INCH MIN. UNOBSTRUCTED HEADROOM IN THE ATTIC SPACE IS PROVIDED ABOVE THE ACCESS OPENING.
- PROVIDE CONTINUOUS DRAFTSTOP AT ALL ROOFS ATTIC AREAS AND FLOORS. TO BE INSTALLED SO THAT THE AREAS OF THE CONCEALED SPACE DOES NOT EXCEED 1,000 SQ. FT. DRAFTSTOP MATERIAL TO BE 1/2" GYP BOARD WITH TAPED JOINTS, TO BE INSTALLED PARALLEL TO THE FRAMING MEMBERS.

NOTE:
FLAME SPREAD FOR WALL AND CEILING FINISHES
MAX 200 SMOKE DEVELOPMENT MAX. TO COMPLY WITH
450 FBC 2014 R 302.9 AND FLAME SPREAD FOR
INSULATION MAX. 25 SMOKE DEVELOPMENT MAX. 450
TO COMPLY WITH F.B.C. LATES EDITION

INSULATION MATERIALS, FACINGS, VAPOR RETARDERS
SHALL HAVE A FLAME SPREAD CLASSIFICATION OF NOT
GRADER THAN 25 AND A SMOKE DEVELOPMENT INDEX
NOT GREATER THAN 450 AS PER ASTM E-84 OR
UL 273. FBCR 302.10

NOTE:
1. FIRE BLOCKING SHALL BE PROVIDED IN WALLS EVERY
8 FT AT INTERCONNECTIONS BETWEEN STAIR STRINGERS
AT OPENINGS, AT FLOOR JOIST AND AROUND DOOR POCKETS.

NOTE:
TEMPORARY SILT FENCE TO BE LOCATED
AT THE PROPERTY LINES IN ORDER TO
PREVENT THE DIRT TO RUN OFF INTO
THE ADJACENT PROPERTIES.



LEGAL DESCRIPTION: ZONED ND-1
LOT-3 BLOCK 32 NORTH HOLLYWOOD
PLAT BOOK 4, PAGE 1
BROWARD COUNTY, FLORIDA

SITE CALCULATIONS:
SITE 8,034.00 S.F.

GROUND FLOOR BLDG. FOOTPRINT (PARKING)	3,400.00 S.F.	42.32 %
ENTRANCE DRIVEWAY	500.00 S.F.	6.22 %
STAIRS	123.00 S.F.	1.53 %
WALKWAYS	170.00 S.F.	2.11 %
DUMPSTER ENCLOSURE	124.00 S.F.	1.54 %
LANDSCAPE	3,717.00 S.F.	46.26 %

SET BACKS:

	REQUIRED	PROVIDED
FRONT	20'-0"	20'-6"
REAR	20'-0"	20'-0"
EAST SIDE	10'-0"	10'-0"
WEST SIDE	10'-0"	10'-0"

PARKING REQUIRED
1.5 PARKING SPACE PER UNIT
5 UNITS = 7.5 PARKING SPACES REQUIRED
9 PARKING SPACES PROVIDED

ELECTRIC VEHICLE CHARGING
PROVIDE TWO EMPTY 3/4" COND.
JUNCTION BOX WITH BLANK PLATE. PROVIDE AS PER N.E.C. AND SAE J1772
TO A TWO GANG JUNCTION BOX WITH BLANK PLATE

NOTE:
ANY CHANGES TO DESIGN INCLUDING MATERIAL CHANGES
MAY REQUIRE PLANNING AND DEVELOPMENT BOARD APPROVAL
PRIOR TO CONSTRUCTION.

NOTE:

- ALL SIGNAGE SHALL COMPLY WITH THE ZONING AND LAND DEVELOPMENT REGULATIONS
- ROOF MATERIAL TO BE HIGH ALBEDO (TO BE DETERMINED BY THE OWNER)
- RAILINGS AT BALCONIES TO BE ALUM. AND SLAB TO BE CONCRETE
- FOOT CANDLE LEVEL AT PROPERTY LINE TO BE 0.5 MAX.

FAR = 1.25
8,034 X 1.25 = 10,042 SF ALLOWED

	CUMULATIVE AVERAGE SQ. FT.
GROUND FLOOR	3,314 S.F.
SECOND FLOOR	3,314 S.F.
THIRD FLOOR	3,314 S.F.
TOTAL PROVIDED	9,942 S.F.

TOTAL UNDER AIR S.T. = 6,628 S.F.
6,628 / 5 = 1,325 S.F. CUMULATIVE AVERAGE

TYPICAL UNIT	GEN PROJECT INFORMATION:
SECOND FLOOR 662.5 S.F	FL. BLDG CODE 2023 EIGHT EDITION
THIRD FLOOR 662.5 S.F	CONSTRUCTION TYPE VB
TOTAL S.F. 1,325.00 S.F	OCCUPANCY R-2
	OCCUP LOAD = 1 PERSON PER / 200 SF
	NUMBER OF OCCUP:
	BUILDING = 6,628 SF / 200 = 34 PEOPLE
	TYP EXIT DOOR ARE 36" WIDE. ALL LEAD TO BUILDING EXTERIOR

- GREEN BUILDING REQUIREMENTS (151.153)**
- ALL DOORS SHALL CONFORM TO THE ENERGY STAR RATING CRITERIA FOR SOUTH FLORIDA
 - PROVIDE PROGRAMMABLE THERMOSTATS
 - PROVIDE DUAL FLUSH TOILETS. VERIFY TO USE LESS THAN ONE GALLON TO FLUSH LIQUIDS AND 1.6 GALLONS OR LESS FOR SOLIDS.
 - PROVIDE MERV OF AIR FILTERS ON ALL AIR CONDITIONING UNITS AT LEAST 8 WITH ANTIMICROBIAL AGENT. MERV OF AT LEAST 8 SHALL BE VERIFIED BY THE MECHANICAL INSPECTOR ON SITE AT FINAL INSPECTION.
 - ALL OUTDOORS LIGHTS INCLUDING FLUORESCENT BULBS AND FIXTURES WITH ELECTRONIC BALLAST LOW PRESSURE SODIUM OR MERCURY VAPOR, PHOTOVOLTIC SYSTEM, LED LIGHTING AND LOW VOLTAGE LANDSCAPE LIGHTS THAT RUN ON TIMER. ALL ENERGY EFFICIENT OUTDOOR LIGHTING SHALL BE VERIFIED BY THE ELECTRICAL INSPECTOR AT FINAL INSPECTION.
 - AT LEAST 80% OF PLANTS, TREES AND GRASSES PER SO. FL. WATER MANAGEMENT DISTRICT RECOMMENDATIONS
 - ALL WINDOWS TO BE IMPACT LOW E RATED
 - ALL HOT WATER PIPES TO BE INSULATED
 - ALL UNITS TO HAVE TANKLESS WATER HEATERS
 - ROOF MATERIAL TO BE ENERGY STAR COMPLIANCE

NO.	DATE	REVISION

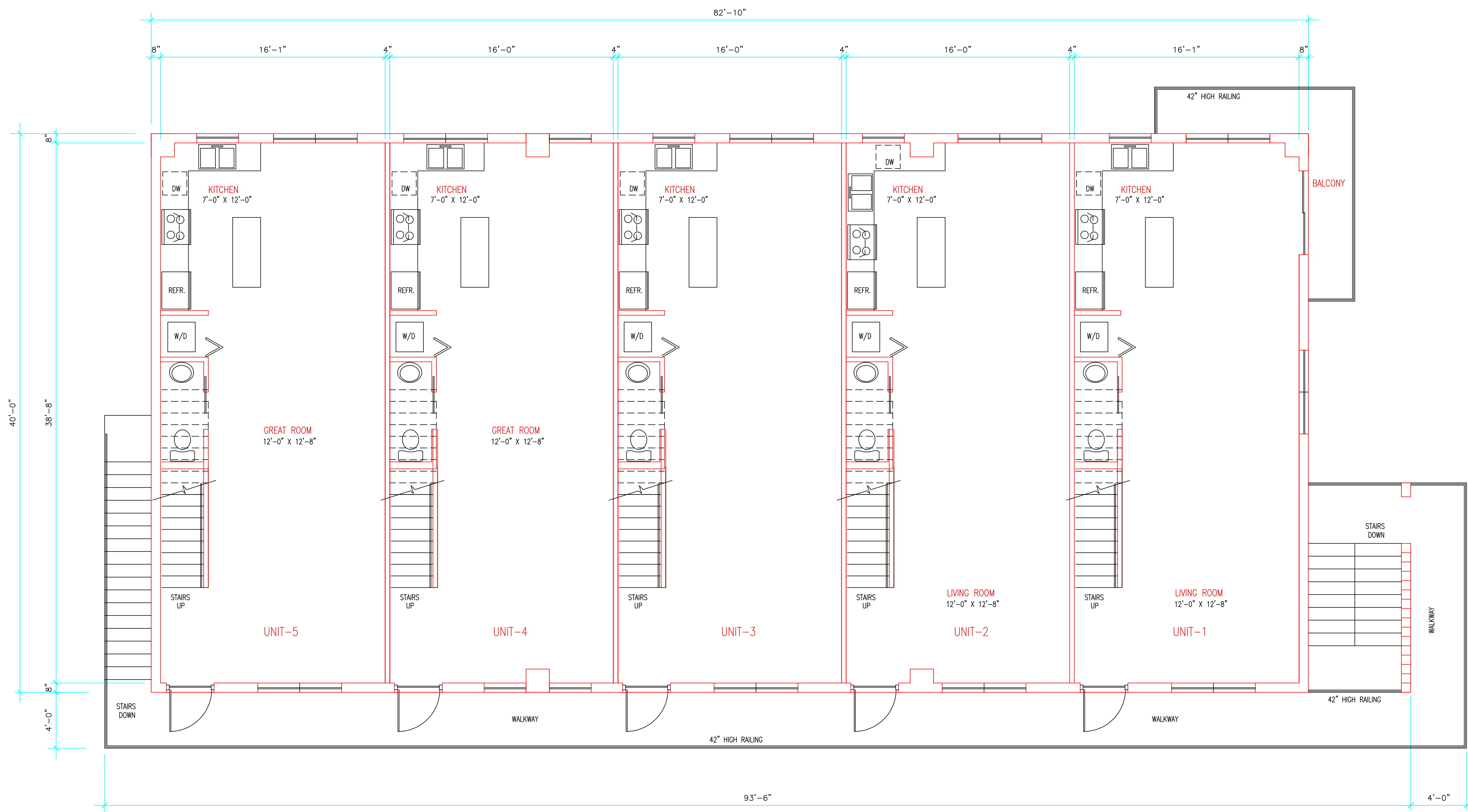
**FIVE UNIT TOWNHOMES
LOCATED AT
1949 HARDING STREET
HOLLYWOOD, FLORIDA**

**Miguel de Diego
ARCHITECT P.A.**
AR-13378
1657 TYLER STREET SUITE 107 HOLLYWOOD, FLORIDA 33020
PH. (954) 926-3358

DATE 12-2-2024
COMM. NO. 24-166

**A-3
7**

CONTRACTOR SHALL FIELD VERIFY ALL DIMENSIONS, NOTES AND CONDITIONS PRIOR TO PROCEEDING WITH ANY WORK



SECOND FLOOR

SCALE: 1/4"=1'-0"

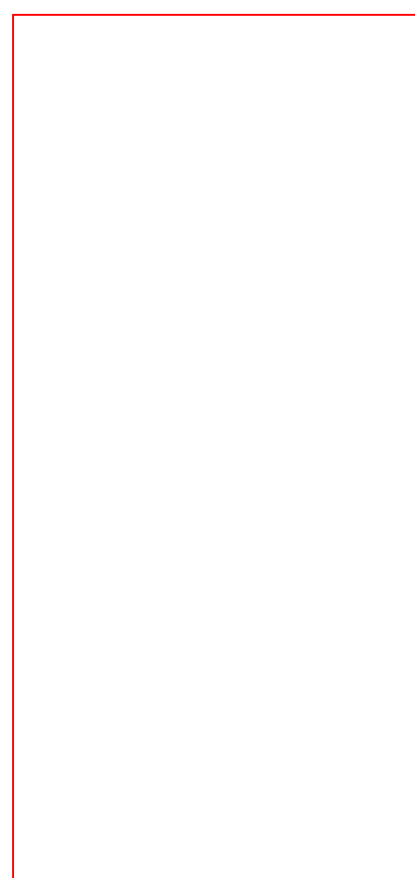
NO.	DATE	REVISION

**FIVE UNIT TOWNHOMES
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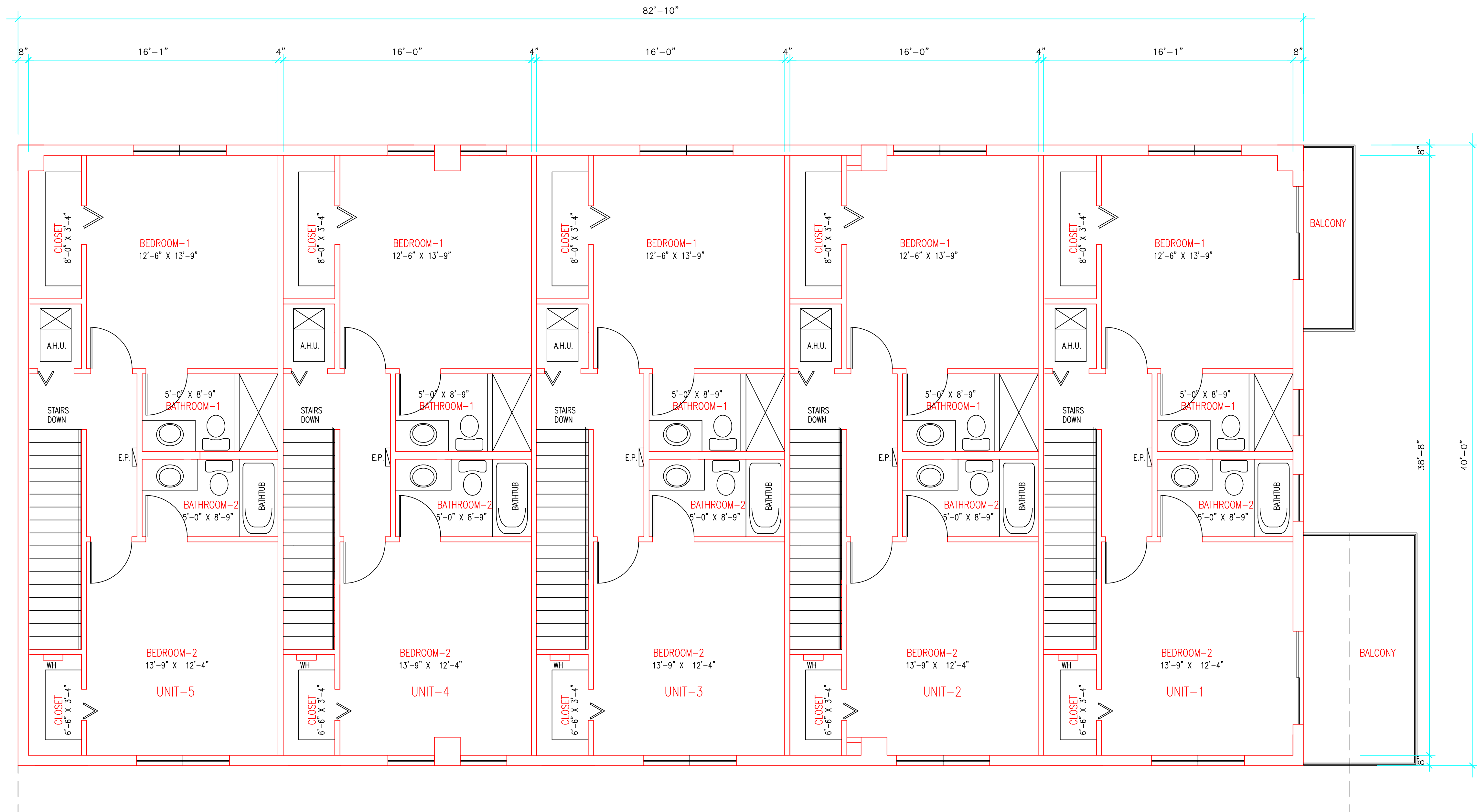
Miguel de Diego
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1657 TYLER STREET SUITE 107 HOLLYWOOD, FLORIDA 33020
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A-4
7



CONTRACTOR SHALL FIELD VERIFY ALL DIMENSIONS. NOTES AND CONDITIONS PRIOR TO PROCEEDING WITH ANY WORK.



THIRD FLOOR

SCALE: 1/4"=1'-0"

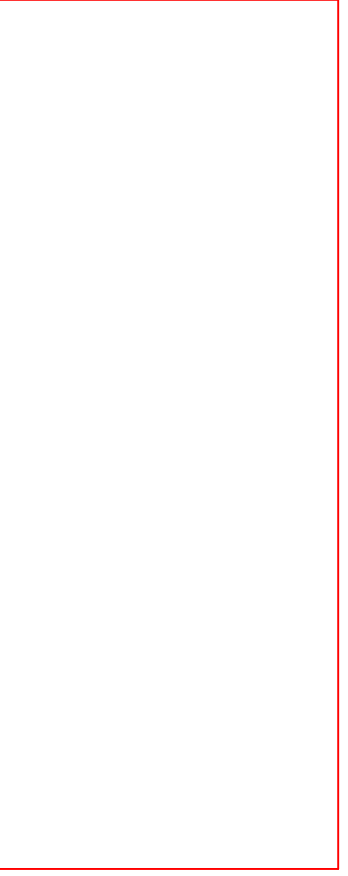
**FIVE UNIT TOWNHOMES
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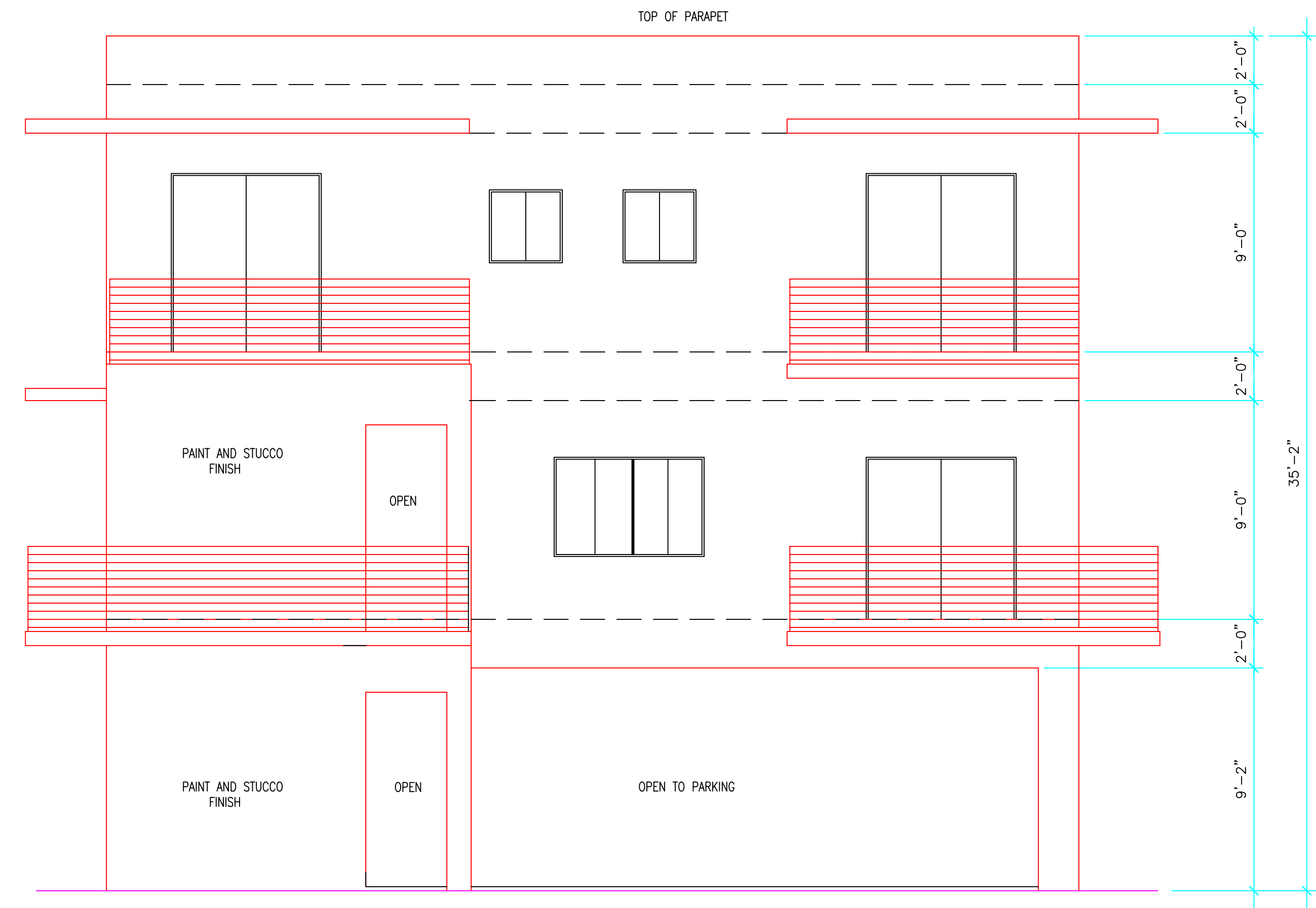
**Miguel de Diego
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1657 TYLER STREET SUITE 107 HOLLYWOOD, FLORIDA 33020
PH. (954) 926-3358

DATE 12-2-2024
COMM. NO. 24-166

**A-5
7**

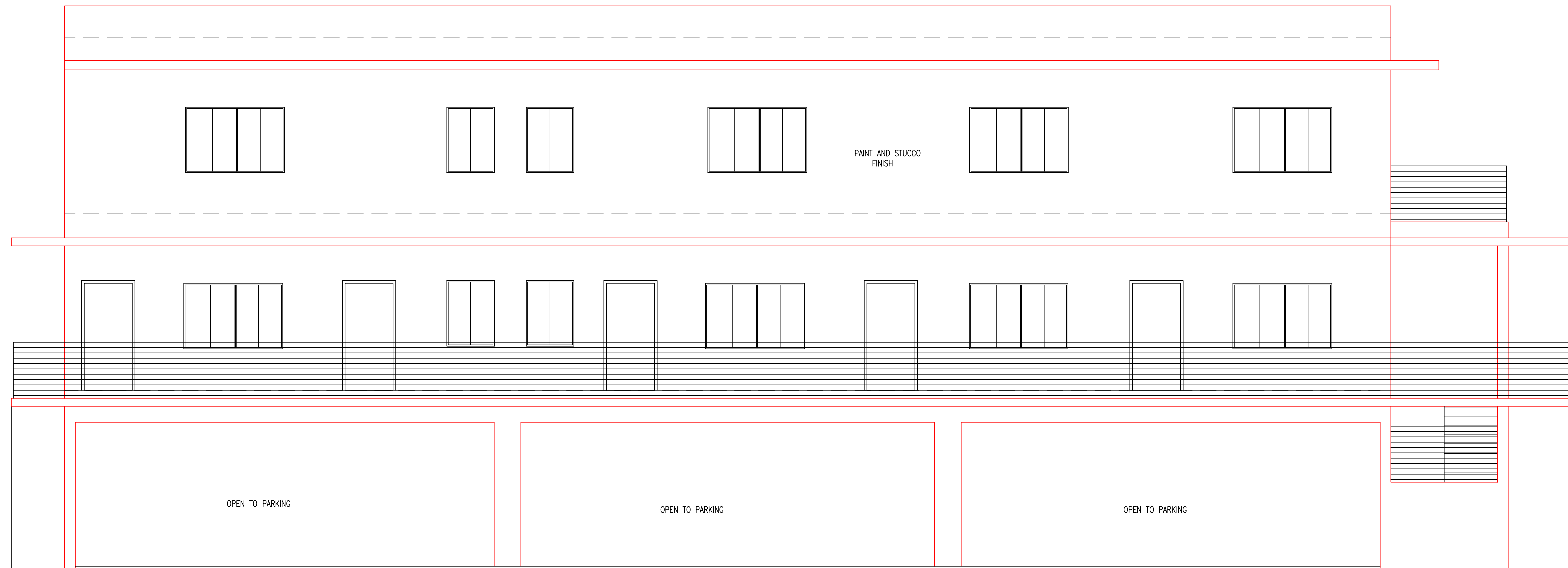
NO.	DATE	REVISION





FRONT ELEVATION

SCALE: 1/4"=1'-0" SOUTH



LEFT SIDE ELEVATION

SCALE: 1/4"=1'-0" WEST

NO.	DATE	REVISION

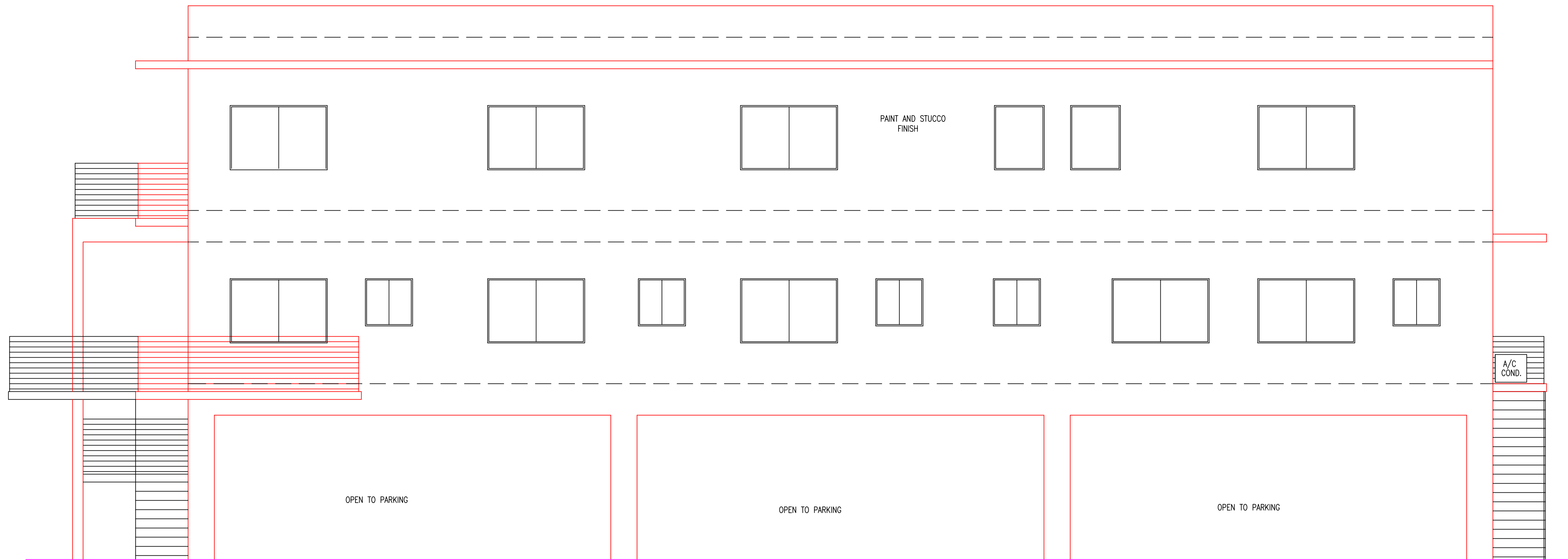
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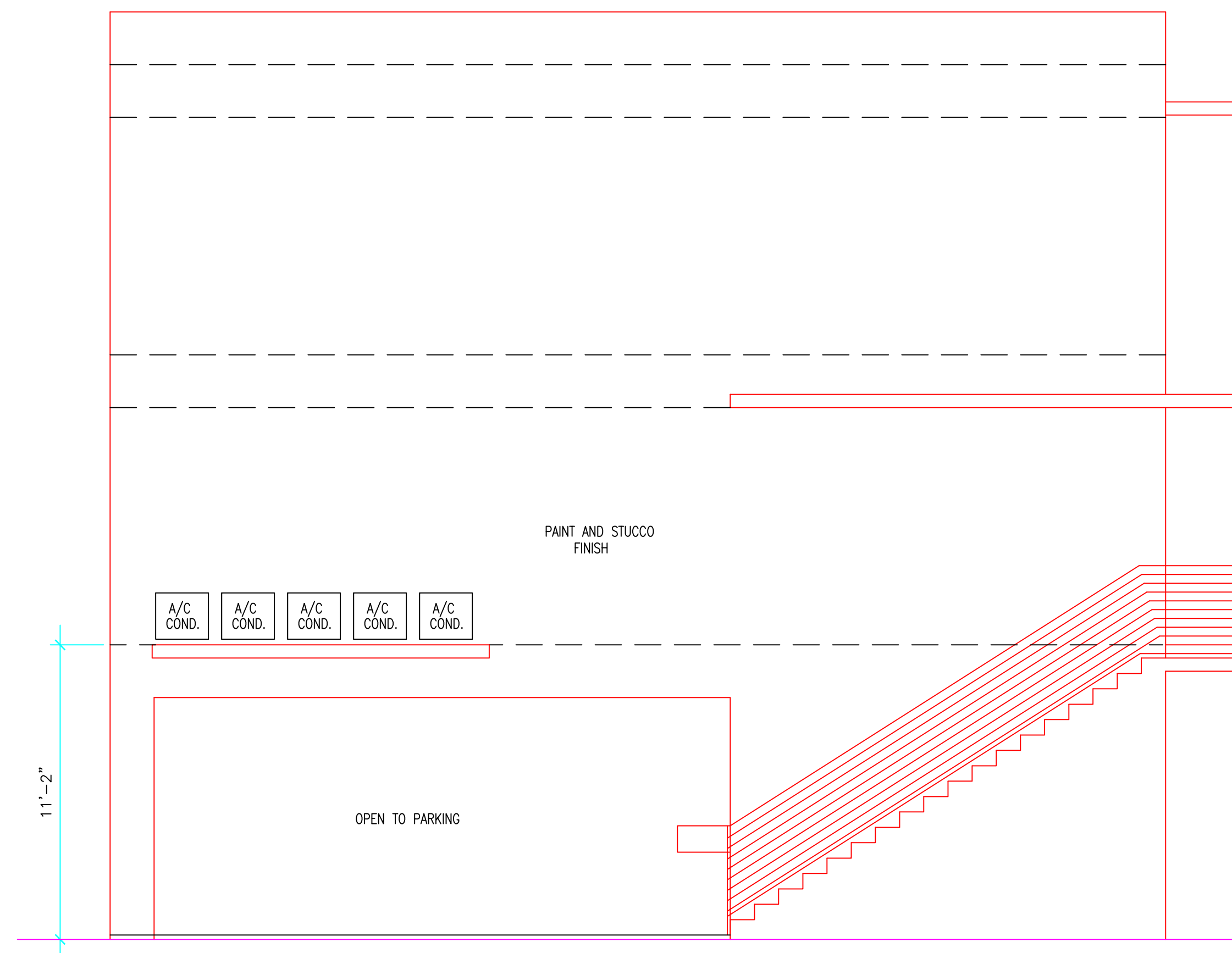
A-6
 7

CONTRACTOR SHALL FIELD VERIFY ALL DIMENSIONS, NOTES AND CONDITIONS PRIOR TO PROCEEDING WITH ANY WORK



RIGHT SIDE ELEVATION

SCALE: 1/4"=1'-0" EAST



REAR ELEVATION

SCALE: 1/4"=1'-0" NORTH

NO.	DATE	REVISION

**FIVE UNIT TOWNHOMES
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DATE 12-2-2024
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**A-7
7**

CONTRACTOR SHALL FIELD VERIFY ALL DIMENSIONS, NOTES AND CONDITIONS PRIOR TO PROCEEDING WITH ANY WORK