Historic Preservation Board

Tuesday, April 14, 2026
3:00 PM

City of Hollywood

Hollywood City Hall
2600 Hollywood Blvd
Hollywood, FL 33020
http://www.hollywoodfl.org

Room 219

Thank you for demonstrating an interest in the City of Hollywood Historic Preservation Board Meeting. The public may view the meeting either in person or virtually http://hollywoodfl.org/calendar.

Any member of the public wishing to speak on an agenda item, which calls for public comment, may do so r in person.

In-person:
On the day of the meeting a comment card shall be completely filled out. Comment cards will be available at the start of the meeting and must be received by the Board Clerk prior to the close of public comment for each item. If commenting on multiple items, a comment card shall be completed for each individual item.

To register use the Board Meeting Registration and Public Comment Form. If commenting on multiple items, the form shall be completed for each individual item. Should an item require consideration by multiple Boards, individual forms shall be submitted for each Board. The form may be found at the following link and shall be submitted by 6:00 PM the day before the meeting:

https://www.hollywoodfl.org/1248/Public-CommentRegistration-and-Submittal

Due to the quasi-judicial nature of items, written comments CANNOT be read into the record. Public comment shall be limited to three minutes speaking time maximum. All comments received during the submission period will become part of the public record. Comments left on voicemail machines, emailed, posted to the City's social media accounts or submitted for virtual comment after 6:00 PM on the day prior to the meeting shall not be accepted.

Persons with disabilities who require reasonable accommodations to participate in City programs and/or services may call Clarissa Ip, ADA Coordinator/City Engineer, five business days in advance at 954-921-3915 (voice) or email: cip@hollywoodfl.org. For the hearing and speech impaired at 800-955-8771 (V-TDD).

For additional information or for assistance, please contact Planning and Urban Design Division, at 954-921-3471 option 3 or via email at planningdivision@hollywoodfl.org.

Persons attending meetings shall remain seated at all times unless called upon to speak, will not callout comments during the meeting or make inappropriate hand or facial gestures.

Please silence all cell phones prior to entering the meeting.

A. Administration

1. Pledge of Allegiance
2. Roll Call
3. Approval of Previous Meeting Minutes

Attachments: Minutes 02-10 DRAFT

4. Summary of Appeals to City Commission
5. Additions, Deletions and Withdrawals
6. City Attorney Announcements

Attachments: Quasi-Judicial Hearing Procedures

Attachments: Witness List P-25-01

B. Applications

ITEMS # 1-2 BELOW ARE CONSIDERED QUASI-JUDICIAL

1. 2026-0414

FILE NO.: 25-C-104
APPLICANT: Ricki Kaneti
LOCATION: 800 S 7th AVE
REQUEST: Certificate of Appropriateness for Design to construct a new single-family in the RS-6 Zoning District and the Hollywood Lakes Historic District.

Attachments: 25104_C_Staff Report_2026_0414
Attachment A_Application Package
Attachment B_Aerial Photograph
Attachment C_Permit History

2. 2026-0414

FILE NO.: 26-C-05
APPLICANT: GRAMANZINI BEACH PROPS I LLC
LOCATION: 200 Garfield Street
REQUEST: Certificate of Appropriateness of Design for façade alterations to an existing commercial building within the Hollywood Beach Historic District and BWK-25-HD-C Zoning District.

Attachments: 2605-C_HPB_Staff Report_2026_0414
2605-C_HPB_Attachement A_2026_0414
2605-C_HPB_Attachement B_2026_0414

C. Old Business

D. New Business

Historic Preservation Award Nominations

E. Adjournment

Legal descriptions for each of the above petitions is on file in the Department of Development Services.

Any person wishing to appeal any decision made by this Commission with respect to any matter considered at such meeting or hearing will need a record of the proceedings, and for such purposes may need to ensure that a verbatim record of the proceedings is made, which record includes the testimony and evidence upon which the appeal is made.

Two or more members of the same city board, commission, or committee, who are not of this Commission, may attend this meeting and may, at that time, discuss matters on which foreseeable action may later be taken by their board, commission or committee.

Persons with disabilities who require reasonable accommodations to participate in City programs and/or services may call Clarissa Ip, ADA Coordinator/City Engineer, five business days in advance at 954-921-3915 (voice) or email: cip@hollywoodfl.org. If an individual is hearing or speech impaired, please call 1-800-955-8771 (V-TDD).

City of Hollywood

Staff Summary

Hollywood City Hall
2600 Hollywood Blvd
Hollywood, FL 33020
http://www.hollywoodfl.org

Agenda Date: 4/14/2026

To: Historic Preservation Board

Title:

SUMMARY OF THE MINUTES

HISTORIC PRESERVATION BOARD

CITY OF HOLLYWOOD
2600 HOLLYWOOD BOULEVARD
HOLLYWOOD, FLORIDA 33020

A. ADMINISTRATION

1. Pledge of Allegiance

2. Roll Call

The meeting of the Historic Preservation Board was called to order by Board Chair, Terry Cantrell on Tuesday, **February 10, 2026, at 3:00 PM** in Room 219, 2600 Hollywood Blvd, Hollywood, Florida, with the following members present:

Terry Cantrell	Kathleen DiBona
Diana Pittarelli	Ari Sklar
Stephanie Bendoym	Fred Villiers-Furze
Dulce Conde	

Development Services, Division of Planning and Urban Design Staff present:

Cameron Palmer	Planning Manager
Clarissa Ip	Assistant Director/Chief City Engineer
Nicole Moyo	Principal Planner/ Supervisor
Laura Gomez	Planner II
Adrian Montoya	Planner II
Shira Ridley-Risk	Assistant Planner
Stephanie Rivera	Development Review Coordinator
Stacey Sequeira	Development Services Support Coordinator

Also Present:

Kim Phan	Assistant City Attorney (Board Attorney)
Alicia Lewis	Outside Counsel (Staff Attorney)

3. Approval of the Meeting Minutes
November 10, 2025 – Approved.

MOTION WAS MADE BY DIANA PITTARELLI AND SECONDED BY FRED VILLIERS-FURZE TO APPROVE THE NOVEMBER 10, 2025, MEETING MINUTES. MOTION PASSED UNANIMOUSLY BY VOICE VOTE.

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4. Summary of Appeals to City Commission

   None

5. Additions, Deletions, Withdrawals, and Continuances

6. City Attorney Announcements
   Kim Phan informed the Board that items 1-3 are ruled by Quasi-Legislative Proceedings.

B. APPLICATIONS:

ITEMS # 1 BELOW MAY BE CONSIDERED QUASI-JUDICIAL AND MAY BE SUBJECT TO A CRR REGULATION.

1. **FILE NO.:** 25- CSV-58
   APPLICANT: Shloime Nelken and Chaya Posner
   LOCATION: 1434 Monroe Street
   REQUEST: Special Exception to build a religious building, pursuant to Section 5.3.G(2); Variances pursuant to Section 4.1.G of the Zoning and Land Development Regulations to reduce the required north and west building setbacks; Certificate of Appropriateness for Design for a new non-residential building within the Historic Multiple Property Resource Listing District.

Terry Cantrell, Board Chair, recused himself, and the Fred Villiers- Furze, Vice Chair, assumed the role of Chair to moderate the meeting.

Fred Villiers-Furze read the Application.

Fred Villiers-Furze asked Staff, the Applicant, and members of the public if they wished to waive Quasi-Judicial Proceedings. Quasi-Judicial Proceedings were waived.

Cameron Palmer, Planning Manager, presented the item and answered questions from the board.

Fred Villiers-Furze opened the meeting to public comments. Twelve (12) comments cards from the public were collected to comment on this item. Terry Cantrell closed the public comment portion.

Board discussion ensued.

MOTION WAS MADE BY ARI SKLAR AND SECONDED BY STEPHANIE BENDOYM TO APPROVE SPECIAL EXCEPTION WITH CONDITIONS PROFERRED BY THE APPLICANT:
1) THE FACILITY SHALL BE RESTRICTED TO A SINGLE-STORY CONFIGURATION, WITH NO

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VERTICAL OR HORIZONTAL EXPANSIONS PERMITTED TO THE FACILITY
2) OPERATION SHALL BE BY APPOINTMENT ONLY, BEGINNING NO EARLIER THAN 6:30 PM, WITH THE LAST APPOINTMENT NO LATER THAN 10:30 PM.
3) THE FACILITY SHALL BE LIMITED TO A MAXIMUM OF EIGHT (8) APPOINTMENTS PER DAY, WITH NO OVERLAPPING APPOINTMENTS.
4) ON-SITE PARKING SHALL BE LIMITED TO FIVE (5) SPACES, WITH NO EXPANSION OF PARKING SPACES PERMITTED.
5) THE FACILITY SHALL BE LIMITED TO FEMALE USE ONLY.

MOTION PASSED 4-2 IN FAVOR. FRED VILLIERS-FURZE AND KATHLEEN DIBONA VOTED NOT IN FAVOR OF THIS MOTION.

MOTION WAS MADE TO BY ARI SKLAR AND SECONDED BY DIANA PITTARELLI TO APPROVE VARIANCE #1. MOTION PASSED IN FAVOR 5-1. FRED VILLIERS-FURZE VOTED NOT IN FAVOR OF THIS MOTION.

MOTION WAS MADE TO BY ARI SKLAR AND SECONDED BY KATHLEEN DIBONA TO APPROVE VARIANCE #2. MOTION PASSED 5-1 IN FAVOR. FRED VILLIERS-FURZE VOTED NOT IN FAVOR OF THIS MOTION.

MOTION WAS MADE TO BY ARI SKLAR AND SECONDED BY KATHLEEN DIBONA TO APPROVE VARIANCE #3. MOTION PASSED 5-1 IN FAVOR. FRED VILLIERS-FURZE VOTED NOT IN FAVOR OF THIS MOTION.

MOTION FOR DESIGN WAS MADE TO ARI SKLAR AND SECONDED BY DIANA PITTARELLI TO APPROVE DESIGN WITH CONDITIONS: 1) THE BUILDING FAÇADE SHALL UTILIZE LINEAR (SQUARE-CUT) STONE, AS SHOWN IN THE RENDERINGS. 2)FAÇADE MATERIAL SHOWN AS GLASS SHALL NOT BE FROSTED AND SHALL APPEAR CLEAR OR INCORPORATE MORE TRANSPARENT ALTERNATIVES. 3)EXTERIOR LIGHTING FOR THE COVERED WALKWAY SHALL CONSIST OF UPLIGHTING ONLY, AND SHALL BE DIRECTED TOWARD THE BUILDING FAÇADE. 4)THE MAIN ENTRY DOOR MATERIAL SHALL BE UPDATED TO MATCH THE WOOD CLADDING MATERIAL USED ON THE FRONT FAÇADE. 5)MEMORABILIA IN THE FORM OF AN INTERIOR PLAQUE AND/OR PHOTOGRAPH COMMEMORATING THE HISTORY OF THE SITE SHALL BE INCLUDED IN THE BUILDING. 6)THE APPLICANT SHALL WORK WITH STAFF TO LOCATE ONE (1) ADDITIONAL TREE WITHIN THE RIGHT-OF-WAY. THIS ITEM REMAINS SUBJECT TO LANDSCAPE AND CITY APPROVAL. 7)NO SIGNAGE SHALL BE PERMITTED OTHER THAN THE PROPERTY ADDRESS NUMBER.

C. OLD BUSINESS

None

D. NEW BUSINESS

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E. ADJOURNMENT

The meeting was adjourned at 7:01 P.M.

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City of Hollywood

Staff Summary

Hollywood City Hall
2600 Hollywood Blvd
Hollywood, FL 33020
http://www.hollywoodfl.org

Agenda Date: 4/14/2026 **Agenda Number:**

To: Historic Preservation Board

Title:

QUASI-JUDICIAL HEARING PROCEDURES
AND RULES FOR EX-PARTE COMMUNICATIONS

I. Scope and Applicability. These procedures shall apply to all quasi-judicial hearings held by the City Commission or by any Board or Committee (hereinafter referred to as "Boards") which holds quasi-judicial hearings. The City Attorney shall determine which matters are quasi-judicial in nature and shall direct the City Clerk or Board liaison to designate specially such matters on the agenda.

II. Proceedings. Mayor, Vice Mayor or other presiding officer (hereafter, the "Presiding Officer") shall conduct the proceedings and maintain order. The City Attorney or legal advisor shall represent the City Commission or Board, rule on all evidentiary and procedural issues and objections, and advise the City Commission or Board as to the applicable law and necessary factual findings. Hearings shall be conducted informally, but with decorum. Formal rules of procedure shall not apply except as set forth herein; however, fundamental due process shall be accorded.

III. Unauthorized Communications. In all quasi-judicial hearings, all rulings must be based only upon the evidence presented at the hearing. In accordance with Section 286.0115(1), Florida Statutes, ex parte communications with City Commissioners or Board members in quasi-judicial matters is permissible and the adherence to the following procedures shall remove the presumption of prejudice arising from ex parte communications with City Commissioners or Board members:

1. The substance of any ex parte communication with a City Commissioner or Board member which relates to a quasi-judicial action pending before the Commission or Board is not presumed prejudicial to the action if the subject of the communication and the identity of the person, group, or entity with whom the communication took place is disclosed and made a part of the record before the final action on the matter.

2. A City Commissioner or Board member may read a written communication from any person. However, a written communication that relates to a quasi-judicial action pending before the Commission or Board shall not be presumed prejudicial to the action, and such written communication shall be made a part of the record before final action on the matter.

3. City Commissioners or Board members may conduct investigations and site visits and may receive expert opinions regarding quasi-judicial action pending before them. Such activities shall not be presumed prejudicial to the action if the existence of the investigation, site visit, or expert opinion is made a part of the record before final action on the matter.

4. Disclosure made pursuant to subparagraphs 1, 2 and 3 must be made before or during the public meeting at which a vote is taken on such matters, so that persons who have opinions contrary to those expressed in the ex parte communication are give a reasonable opportunity to refute or respond to the communication.

IV. Witnesses and Supporting Materials. At least eight City business days before a quasi-judicial hearing.

A. Staff shall prepare a report, recommendation and supporting materials, a copy of which shall be available to the applicant, appellant and to the public at the City Clerk's Office. Included in the supporting materials will be copies of all exhibits and documents upon which staff's recommendation is based.

B. The Applicant and the Appellant, if applicable, shall submit a detailed outline of the argument in support of their application, copies of all exhibits which will be presented at hearing and the names and addresses of all witnesses who will be called to testify in support of the application (including resumes for any witness the party intends to qualify as an expert).

C. The eight City business day deadline is necessary to ensure the Commission or Board members are given sufficient opportunity to review the written submissions prior to the hearing, and shall be strictly observed. Should the eight ~~-day~~ City business day deadline be missed by either staff or the Applicant, the item may be continued at the discretion of the City Commission or Board to the next available agenda.

V. Party Intervenors.

The City Attorney may allow a person to intervene as a Party Intervenor if they meet the following requirements:

A. The person must have an interest in the application, which is different than the public at large.

B. At least ~~eight~~ three days prior to the hearing, the person shall submit a written request to intervene including: a detailed outline of their interest in the application and argument in favor or against it, copies of all exhibits which will be presented at the hearing and the names and addresses of all witnesses who will be called to testify on their behalf (including resumes for any witness the person intends to qualify as an expert).

VI. Conduct of Hearing.

A. The Presiding Officer shall call the proceeding to order and announce that the hearing has begun.

B. The Presiding Officer, City Attorney or legal advisor shall inquire whether all parties, members of the public and Commission or Board members agree to waiving the quasi-judicial hearing.

C. When the quasi-judicial hearing is not waived, the City Attorney, legal advisor or Presiding Officer shall explain the rules concerning procedure, testimony, and admission of evidence.

D. When the quasi-judicial hearing is not waived, the City Clerk or staff liaison shall swear in all witnesses who are to testify at the hearing.

E. The order of proof shall be as follows:

1. A representative of the City's staff (or outside counsel) shall briefly describe the Applicant's request, introduce and review all relevant exhibits and evidence, report staff's recommendation, and present any testimony in support of staff's recommendation. Staff shall have a maximum of 30 minutes to make their full presentation, including opening statement and all direct presentation by witnesses, but excluding any cross-examination or questions from the Commission or a Board member.

2. The Appellant, if applicable, (or his/her representative or counsel) shall present evidence and testimony in support of the application. Appellant shall have a maximum of 30 minutes to make its full presentation, including opening statement and all direct presentation by witnesses, but excluding any cross-examination or questions from the Commission or a Board member.

3. Any Party Intervenor (or his/her representative or counsel) shall present evidence and testimony in support of or opposed to the application. A Party Intervenor shall have a maximum of 30 minutes to make his/her full presentation, including opening statement and all direct presentation by witnesses, but excluding any cross-examination or questions from the Commission or a Board Member.

4. The Applicant (or his/her representative or counsel) shall present evidence and testimony in support of the application. Applicant shall have a maximum of 30 minutes to make his/her full presentation, including opening statement and all direct presentation by witnesses, but excluding any cross-examination or questions from the Commission or a Board member.

5. Any other persons present who wish to submit relevant information to the City Commission or Board shall speak next for a maximum of three minutes each (excluding any cross-examination or questions from the Commission or a Board member). Members of the public will be permitted to present their non-expert opinions, but the Commission or board will be expressly advised that public sentiment is not relevant to the decision, which must be based only upon competent and substantial evidence.

6. The Appellant will be permitted to make final comments, if any (maximum of five minutes).

7. The Applicant will be permitted to make final comments, if any (maximum of five minutes).

8. The Party Intervenor will be permitted to make final comments, if any (maximum of five minutes).

9. The City's staff will make final comments, if any (maximum of five minutes).

10. At the discretion of the Presiding Officer, the Applicant may be permitted to respond to the final Party Intervenor and staff comments and recommendations (maximum of three minutes).

G. The City Attorney or legal advisor will advise the City Commission or Board as to the applicable law and the factual findings that must be made to approve or deny the application.

H. The City Commission or Board will conduct open deliberation of the application. The Presiding Officer shall have the discretion to reopen the proceeding for additional testimony or argument by the parties when an outcome substantially different than either the granting or denial of the application is being considered. After deliberations, a vote shall be taken to approve, approve with conditions or deny the application.

VII. Examination by Commissioners and City Attorney or Legal Advisor.

Commissioners, Board members and the City Attorney or Legal Advisor may ask questions of persons presenting testimony or evidence at any time during the proceedings until commencement of deliberation.

VIII. Cross-Examination of Witnesses. After each witness testifies, the City staff representative, the Applicant's representative, Appellant's representative, and/or the Party Intervenor's representative shall be permitted to question the witness, but such cross-examination shall be limited to matters about which the witness testified and shall be limited to five minutes per side. Members of the public will not be permitted to cross-examine witnesses. Cross-examination shall be permitted only as would be permitted in a Florida court of law.

IX. Rules of Evidence.

A. All evidence of a type commonly relied upon by reasonably prudent persons in the conduct of their affairs shall be admissible, whether or not such evidence would be admissible in a court of law in Florida. Irrelevant, immaterial, harassing, defamatory or unduly repetitive evidence shall be excluded.

B. Hearsay evidence may be used for the purposes of supplementing or explaining other evidence, but it shall not be sufficient by itself to support a finding unless it would be admissible over objection in a civil action.

C. Documentary evidence may be presented in the form of a copy or the original. Upon request, parties shall be given an opportunity to compare the copy with the original.

X. Statements of Counsel. Statements of counsel, or any non-attorney representative, shall only be considered as argument and not testimony unless counsel or the representative is sworn in and the testimony if based on actual personal knowledge of the matters which are the subject of the statements.

XI. Continuances and Deferrals. The City Commission or Board shall consider requests for continuances made by City staff, the Applicant, the Appellant or a Party Intervenor and may grant continuances in its sole discretion. If, in the opinion of the City Commission or Board, any testimony or documentary evidence or information presented at the hearing justifies allowing additional research or review in order to properly determine the issue presented, then the City Commission or Board may continue the matter to a time certain to allow for such research or review.

XII. Transcription of hearing.

A. The City Clerk or staff liaison shall preserve the official transcript of the hearing through tape recording and/or video recording.

B. The Applicant, Appellant or Party Intervenor may arrange, at its own expense, for a court reporter to transcribe the hearing.

C. The Applicant, Appellant or Party Intervenor may request that all or a part of the transcript of a hearing be transcribed into verbatim, written form. In such case, the Applicant, Appellant or Party Intervenor requesting the transcript shall be responsible for the cost of production of the transcription and the transcription shall become the official transcript.

XIII. Maintenance of Evidence and Other Documents. The Office of the City Clerk or staff liaison shall retain all of the evidence and documents presented at the hearing unless any such evidence is too large to be stored by the City Clerk or staff liaison. In that event, such evidence will be stored in the Community Planning and Development Department.

XIV. False Testimony. Any willful false swearing on the part of any witness or person giving evidence before the Commission or Board as to any material fact in the proceedings shall be deemed to be perjury and shall be punished in the manner prescribed by law for such offense.

XV. Failure of Applicant to Appear. If the Applicant, the Appellant or Party Intervenor or their representative fails to appear at the time fixed for the hearing, and such absence is not excused by the Commission or Board, the Commission or Board may proceed to hear the evidence and render a decision thereon *in absentia.*

XVI. Subpoena Power. The Applicant, the Appellant or Party Intervenor or City's staff shall be entitled to compel the attendance of witnesses through the use of subpoenas. All such subpoenas shall be issued by the City Clerk at the request of the Applicant, Appellant or City's staff.

City of Hollywood

Staff Summary

Hollywood City Hall
2600 Hollywood Blvd
Hollywood, FL 33020
http://www.hollywoodfl.org

Agenda Date: 4/14/2026

To: Historic Preservation Board

Title:

CITY OF HOLLYWOOD
MEMORANDUM
DEPARTMENT OF DEVELOPMENT SERVICES
DIVISION OF PLANNING AND URBAN DESIGN

DATE: February 24, 2025 **MEMO NO.:** P-25-01

TO: City Clerk

FROM: Andria Wingett, Director of Development Services

SUBJECT: Witness List for Quasi-Judicial Items

EXPLANATION:

Following is a list of Technical Advisory Committee members which may serve as witnesses for all **Planning and Development Board, Historic Preservation Board, and City Commission Quasi-Judicial items.** Resumes and credentials on file with the Office of Human Resources. The City may add additional witness for specific items as necessary in conformance with Quasi-Judicial procedures.

Raelin Storey	Assistant City Manager
Donna Biederman	Community Development Coordinator
Liliana Beltran	Housing Inspector
Andria Wingett	Director of Development Services
Clarissa Ip	City Engineer
Joan Shen	Assistant City Engineer
Alexander Barr	Development Review Engineering Manager
Rick Mitinger	Transportation Engineer
Lisa Bernstein	External Traffic Consultant
Ralph Aronberg	External Traffic Expert, Aronberg and Associates Consultants Engineers Inc.
Carina Harvey	District Access Management Manager, FDOT Consultant
Adam Licht	Engineering Specialist II
Favio Perez	Landscape Plans Examiner
Russell Long	Chief Building Official
Daniel Quintana	Assistant Building Official
James McGuinness	Assistant Building Official
Norman Bruhn	Assistant Building Official
Timothy Jones	Chief Structural Inspector
Jovan Douglas	Division Director of Parking and Code Compliance
Angela Kelsheimer	Operations Administrator, Parking and Code Compliance
Natnael Jowhar	Parking Operations Superintendent
Elaine Franklin	Environmental Sustainability Coordinator
Vincent Morello	Director of Public Utilities
Feng Jiang	Assistant Director of Public Utilities
Alicia Verea-Feria	Utilities Permit Review Manager

Chris Clinton	Fire Marshal / Division Chief
Marcy Hofle	Deputy Fire Marshal / Battalion Chief
Maribel Medina	Fire Prevention Officer III
Meghan Grimsley	Fire Prevention Officer III
Chris O'Brien	Director of Public Safety
Ryan Ostrowsky	Police Lieutenant
Chantel Magrino	Crime Prevention Specialist
Joseph Kroll	Director of Public Works
Rosendo Prieto	Assistant Director of Public Works
Ricky Engle	Director of Parks, Recreation, and Cultural Arts
David Vazquez	Assistant Director of Parks, Recreation, and Cultural Arts
Anand Balram	Planning Manager
Cameron Palmer	Principal Planner / Supervisor of Development Planning
Lauren Pruss	Principal Planner / Supervisor of Long-Range Planning
Robert Gooljar	Principal Planner / Supervisor - GIS
Carmen Diaz	Planner III
Reginald White	Planner III
Laura Gomez	Planner II
Umar Javed	Planner II
Adrian Montoya	Planner II
Jorge Camejo	Executive Director, Community Redevelopment Agency
Susan Goldberg	Deputy Director, Community Redevelopment Agency
Francisco Diaz-Mendez	Project Manager, Community Redevelopment Agency
Christopher Crocitto	Project Manager, Community Redevelopment Agency
Herbert Conde-Parlato	Economic Development Manager

City of Hollywood

Staff Summary

Hollywood City Hall
2600 Hollywood Blvd
Hollywood, FL 33020
http://www.hollywoodfl.org

File Number: 1. 2026-0414

Agenda Date: 4/14/2026

To: Historic Preservation Board

Title: FILE NO.: 25-C-104
APPLICANT: Ricki Kaneti
LOCATION: 800 S 7th AVE
REQUEST: Certificate of Appropriateness for Design to construct a new single-family in the RS-6 Zoning District and the Hollywood Lakes Historic District.

CITY OF HOLLYWOOD, FLORIDA
DEPARTMENT OF DEVELOPMENT SERVICES
DIVISION OF PLANNING AND URBAN DESIGN

DATE: April 14, 2026 **FILE:** 25-C-104

TO: Historic Preservation Board

VIA: Cameron Palmer, Assistant director – Planner Chief

FROM: Laura Gomez, Planner II

SUBJECT: Certificate of Appropriateness for Design to construct a new single-family residence in the RS-6 Zoning District and the Hollywood Lakes Historic District.

APPLICANT'S REQUEST

Certificate of Appropriateness for Design to construct a new single-family residence located within the Lakes Area Historic Multiple Resource Listing District.

STAFF'S RECOMMENDATION

Certificate of Appropriateness for Design: Approval with the following conditions:

1. The applicant provides a marker on the property which describes the historic background of the structure to be demolished. (Section 5.5.F.4.j. of the ZLDR).

BACKGROUND

The subject property was previously reviewed by the Historic Preservation Board. On August 12, 2025, the Board approved a Certificate of Appropriateness for Design under Resolution No. 25-C-61, which authorized the demolition of the existing structure and the construction of a new single-family residence on the property. Since that time, the property owner has elected to revise the previously approved architectural plans and is now proposing a new design that differs in architectural style, configuration, and overall size from the plans originally approved by the Board. As a result of these modifications, the applicant is requesting a new Certificate of Appropriateness for Design for the revised proposal, which is now being presented for review and consideration by the Historic Preservation Board.

According to Broward County Property Appraiser records, the single-family residence located at 800 South 7th Avenue was constructed in 1977 on a 0.34-acre lot (approximately 14,778 square feet). The home includes 4 bedrooms, 5.5 bathrooms, and a total of 4,614 square feet of living area.

Preliminary research suggests that the home may have been constructed by Hollywood Dream Homes, Inc., a Florida-based development company formerly active in the region. The architectural plans associated with the residence reference Anthony A. Montagnari and one additional individual attributed to design work. However, neither individual appears to be licensed architects in the State of Florida, nor are they listed as contributing architects in the City of Hollywood's Historic Properties and Districts Design Guidelines (May 2005).

Architecturally, the existing home reflects a Southern Colonial (Colonial Revival)–inspired style, featuring a two-story symmetrical façade, prominent balcony, grand spiral staircase foyer, and masonry construction. Interior finishes include marble flooring, raised-panel wood trim, 10-foot ceilings, and custom millwork, which are consistent with upscale residences constructed during the late 1970s.

The property is situated within the Hollywood Lakes neighborhood, which is a designated historic district. However, the residence itself is not individually designated as historic and holds no local, state, or federal preservation status that would preclude administrative demolition under Florida Statute §553.79(26). The property is also located within a FEMA-designated Special Flood Hazard Area, and the existing finished floor is below the lawfully required base flood elevation. As a result, the Historic Preservation Board's review will be limited to Design considerations.

While minor renovations have been made over time, available archival and permit records do not attribute the design to any architect of recognized historic or architectural significance. Therefore, the property is classified as a non-historic late-20th-century residence with no individual architectural or historical significance under the City's preservation criteria.

REQUEST

The Applicant is requesting a Certificate of Appropriateness for Design to construct a new two-story, single-family residence at 800 S 7th Avenue of proximally 8,833 sq. ft. The proposed design features a refined contemporary-style home that includes seven bedrooms, seven bathrooms, an open-concept kitchen and living/dining area, multiple terraces and balconies, a pool with surrounding deck, and a three-car garage with a concrete slab driveway. The layout optimizes the site by maximizing functional living space while maintaining required setbacks, a landscaped area of at least 40 percent, and compatibility with the surrounding neighborhood context.

The proposed residence incorporates a contemporary architectural design characterized by articulated horizontal massing, layered roof planes, deep overhangs, and recessed glazing elements that help break down the overall scale of the structure. Architectural features such as cantilevered balconies, large glass openings, and floating roof elements contribute to a modern aesthetic while maintaining visual compatibility with the surrounding residential context. The structure will utilize durable materials including native coral stone, Venetian plaster finishes, smooth stucco, composite wood soffits, and high-performance impact-resistant glazing designed to withstand coastal conditions while providing a warm and organic architectural palette.

The proposed design is compatible with the character of the surrounding neighborhood and maintains the established building orientation and lot proportions typical of the Hollywood Lakes area. Additionally, the proposed landscaping will enhance the aesthetics achieved by the house's contemporary design, allowing for shade, visibility and framing of the property. The Applicant has worked to ensure a design

that fits within the setting of the neighborhood. The new house meets all applicable requirements including setbacks, height, and open space.

The Historic Preservation Board is guided by the Secretary of the Interior's Standards for Rehabilitation and the City of Hollywood's Design Guidelines for Historic Properties and Districts. These documents offer design controls for materials, scale, massing and location for all properties within the District. The proposed home is consistent with the character of the Lakes Area Historic Multiple Resource Listing District and the design maintains the spatial relationship with surrounding properties in its scale and massing.

SITE BACKGROUND

Applicant/Owner:	Ricki Kaneti
Address/Location:	800 S 7th Avenue
Size of Property:	14,778 sq. ft. (0.33 acres)
Present Zoning:	Single-Family Residential (RS-6) Lakes Area Multiple Resource Listing District (HMPRLOD-1)
Present Land Use:	Low (5) Residential (LRES)
Present Use of Land:	Single Family
Year Built:	1977 (Broward County Property Appraiser)

ADJACENT ZONING

North:	Government Use (GU)
South:	Single-Family Residential District (RS-6) Lakes Area Multiple Resource Listing District (HMPRLOD-1)
East:	Government Use (GU)
West:	Single-Family Residential District (RS-6) Lakes Area Multiple Resource Listing District (HMPRLOD-1)

CONSISTENCY WITH THE COMPREHENSIVE PLAN

Within the Comprehensive Plan, the primary goal of the Land Use Element is to *promote a distribution of land uses that will enhance and improve the residential, business, resort and natural communities while allowing the land owners to maximize the use of their property*.

The proposed design is consistent with the Comprehensive Plan. The proposed single family structure is consistent with the residential land use designation, while allowing the Applicant to maximize the living area of their property.

CONSISTENCY WITH THE CITY-WIDE MASTER PLAN

The City-Wide Master Plan (CWMP) places a priority on protecting, preserving, and enhancing residential neighborhoods. It addresses the need for strict design controls to maintain the individual character of each neighborhood. The overall design incorporates elements of Mid Century Modern Design, paying respect to significant architectural styles recognized in out design guidelines.

Policy 2.46: *Preserve stable neighborhoods and encourage rehabilitation initiatives that will revitalize and promote stability of neighborhoods.*

Policy CW.15: *Place a priority on protecting, preserving and enhancing residential neighborhoods.*

The CWMP also states *the single-family character of the area should be preserved and enhanced through strict zoning code enforcement, traffic calming and streetscape improvements*. The project has minimal impact on the current streetscape.

The proposed new house and improvements are sensitive to the character of the Historic Lakes Section through its design which possesses similar characteristics to existing structures in the surrounding neighborhood.

CONSISTENCY WITH THE HOLLYWOOD LAKES NEIGHBORHOOD PLAN

The Hollywood Lakes Neighborhood Plan seeks to maintain and preserve the character and integrity of the existing residential community by protecting historical areas. It also seeks to eliminate the encroachment of negative residential uses.

The proposed new two-story house is consistent with the architectural features of previously approved contemporary architectural designs within the surrounding area. Therefore, it will not adversely affect the integrity of the Historic District.

APPLICABLE CRITERIA

Analysis of criteria and finding for Certificate of Appropriateness of Design as stated in the City of Hollywood's Zoning and Land Development Regulations, Article 5.

CRITERION: INTEGRITY OF LOCATION

ANALYSIS: The Design Guidelines recommend maintaining *consistent spacing and setbacks* and further state *new construction should be compatible with existing buildings.* The proposed site plan complies with all regulations including setbacks and lot coverage and therefore is consistent with the surrounding area. The proposed two-story residence relates to the surrounding properties by complying with the required setbacks, maintaining the pattern of development as intended by the regulations.

FINDING: Consistent.

CRITERION: DESIGN

ANALYSIS: The Historic District Design Guidelines encourages new construction to be compatible with the character of the neighborhood regarding scale, materials, texture, and color. The design element of scale relates to the size of the building components or spaces relative to the human body as well as to the larger context relative to the surrounding buildings, streetscape, and environment. The proposed residence incorporates articulated horizontal massing, deep roof overhangs, and recessed glazing elements that help reduce the perceived scale of the structure while maintaining a strong architectural identity. The

composition of layered volumes and cantilevered elements creates visual interest while maintaining appropriate proportions relative to neighboring residences. Large window openings and balconies provide transparency and reinforce the relationship between indoor and outdoor living, which is characteristic of residential architecture in coastal South Florida.

The proposed material palette includes natural stone, smooth stucco finishes, wood-textured soffits, and high-performance glazing, which together create a balanced combination of texture and color. These materials contribute to a warm and contemporary aesthetic while remaining compatible with the surrounding residential context. Overall, the proposed design demonstrates thoughtful consideration of scale, architectural composition, and material selection, resulting in a residence that is consistent with the intent of the Historic District Design Guidelines.

FINDING: Consistent.

CRITERION: SETTING

ANALYSIS: The Historic Design Guidelines states that setting is *relationship of a building to adjacent buildings and the surrounding site environment.* The proposed home complies with all applicable setback requirements. Its design aligns with the prevailing style of the district, incorporating materials, colors, and landscaping that complement the area while preserving the spatial relationship with neighboring properties. Although the proposed two-story structure will be taller than adjacent properties due to FEMA construction requirements, the second story is positioned on the north side, facing the waterway. Its architectural style aligns with the neighborhood's mix of traditional, mid-century modern, and contemporary homes, incorporating openness, natural light, and mature landscaping. The massing, scale, and roof profile are designed to fit comfortably among surrounding properties, offering a contemporary interpretation of the local vernacular. The garage placement, pedestrian pathways, and landscaping maintain the residential streetscape, ensuring compatibility with other contemporary architecture along South Southlake Drive within the Lakes Historic District.

FINDING: Consistent.

CRITERION: MATERIALS

ANALYSIS: Design Guidelines state materials are an important part of the fabric of any historic district or property and help to maintain the historic character of the place. Furthermore, materials should be compatible in quality to those that are used in the historic district. The proposed residence incorporates a warm material palette centered on natural textures. The primary façade utilizes native coral stone, which provides a durable and textured base that reflects materials historically used in South Florida architecture. This stone is complemented by hand-finished Venetian plaster in soft tones, helping the structure harmonize with the surrounding coastal environment. Additionally, the design incorporates composite wood soffits beneath deep roof overhangs, introducing warmth and visual depth while providing durability appropriate for the coastal climate.

These materials are intentionally selected for both their resilience and their ability to reflect natural light and texture in a manner consistent with residential architecture found throughout the Lakes Historic District. The combination of natural stone, plaster finishes, and wood-textured elements contributes to a cohesive architectural composition while maintaining compatibility with the material quality and character of surrounding properties.

FINDING: Consistent.

CRITERION: WORKMANSHIP

ANALYSIS: The proposed design is consistent with current workmanship styles and methods and does not imitate or copy any existing style or period while complying with all regulations and it fits within the neighborhood's character. The design of the new single-family home is consistent with current workmanship styles and methods.

FINDING: Consistent.

CRITERION: ASSOCIATION

ANALYSIS: Design Guidelines recommend maintaining *consistent spacing and setbacks* and further state *new construction should be compatible with existing buildings… Within the context of historic preservation, elements of design such as massing, scale and rhythm reflect architectural style as well as the richness of the historic district.* Meeting all applicable code requirements, the proposed design is consistent with the scale and massing of the adjacent neighborhood. This project enhances the streetscape elements of the existing residence and the neighbors. As such, the proposed redevelopment of the property will maintain and improve the character of the area.

FINDING: Consistent.

ATTACHMENTS

ATTACHMENT A: Application Package
ATTACHMENT B: Aerial Photograph
ATTACHMENT C: Permit History

ATTACHMENT A
Application Package

CITY OF Hollywood

DEVELOPMENT SERVICES
PLANNING DIVISION

GENERAL APPLICATION

APPLICATION DATE: _____

2600 Hollywood Blvd
Room 315
Hollywood, FL 33022
Tel: (954) 921-3471
Email: Development@Hollywoodfl.org

SUBMISSION REQUIREMENTS:

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

NOTE:

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

CLICK HERE FOR FORMS, CHECKLISTS, & MEETING DATES

APPLICATION TYPE (CHECK ALL THAT APPLIES):

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

PROPERTY INFORMATION

Location Address: 800 S 7th Ave. Hollywood, Florida 33019

Lot(s): LOT 3 LESS S 46.25,4,5 Block(s): BLK 79 TOGET WITH THAT PT OF VAC ALLEY LYING EAST OF & ADJ WITH LOT Subdivision: HOLLYWOOD LAKES SECTION 1-32 B

Folio Number(s): 514214025172

Zoning Classification: RS-6 - SINGLE FAMILY DISTRICT Land Use Classification: RESIDENTIAL

Existing Property Use: Single Family Home Sq Ft/Number of Units: 4,946 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 al that apply and provide File Number(s) and Resolution(s): Yes. Historic Preservation Board File # 25-C-61, Approved + RES-DEMO-25-000095, In Process

DEVELOPMENT PROPOSAL

Explanation of Request:

- Certificate of Appropriateness for Design to construct a new single-family residence.
- Requesting HPB approval followed by Hollywood Building Permit review and approval.
- We are seeking the following conditions to be issued by the HPB:
  1. Approval for to submit for an early start underground permit to begin the piles.
  2. Approval of the demo permit upon issuance of the early start underground pile permit or upon issuance of the main home building permit, whichever is issued first.

Phased Project: Yes ☐ No ☑ Number of Phases: ____

Project	Proposal
Units/rooms (# of units)	# UNITS: 1 #Rooms 6 BEDROOMS
Proposed Non-Residential Uses	N/A S.F.)
Open Space (% and SQ.FT.)	Required %: 40.1% (Area: (5,256 SqFt) S.F.)
Parking (# of spaces)	PARK. SPACES: (# 5)
Height (# of stories)	(# STORIES) 2 STORIES + SCENERY LOFT (27 FT (MAIN) + 9'-6" ALLOWABLE EXTENSION FT.)
Gross Floor Area (SQ. FT)	Lot(s) Gross Area (14,778 Sq. FT.)

Name of Current Property Owner: Ricki Kaneti

Address of Property Owner: 891 Captiva Drive. Hollywood 33019

Telephone: 954.600.6333 Email Address: ricki@rickikaneti.com

Applicant Jose Ortez, Alumbra Architecture Consultant ☑ Representative ☐ Tenant ☐

Address: 3535 W 10 AVE, #207, HIALEAH, FL 33012 Telephone: 786-216-5659

Email Address: jose@alumbra-arch.com

Email Address #2: N/A

Date of Purchase: 8-14-2024 Is there an option to purchase the Property? Yes ☐ No ☐

If Yes, Attach Copy of the Contract.

Noticing Agent (FTAC & Board submissions only) : _____

E-mail Address: _____

CITY OF Hollywood

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: _____ Date: 12-30-2025

PRINT NAME: Ricki Kaneti Date: 12-30-2025

Signature of Consultant/Representative: _____ Date: 12-30-2025

PRINT NAME: Jose Ortez Date: 12-30-2025

Signature of Tenant: N/A Date: N/A

PRINT NAME: N/A Date: N/A

Current Owner Power of Attorney

I am the current owner of the described real property and that I am aware of the nature and effect the request for Certificate of Appropriateness and Building Permits to my property, which is hereby made by me or I am hereby authorizing Jose Ortez of Alumbra Architecture to be my legal representative before the City of Hollywood & Historic Preservation (Board and/or Committee) relative to all matters concerning this application.

Sworn to and subscribed before me
this 30 day of DECEMBER

ULISSES DIAS
MY COMMISSION EXPIRES 10-22-2027
NOTARY PUBLIC
COMM. # HH 415764
STATE OF FLORIDA

Notary Public
State of Florida
My Commission Expires: 10-22-27 (Check One) ☒ Personally known to me; OR ☐ Produced Identification _____

_____
Signature of Current Owner

Ricki Kaneti
Print Name

PAGE 1 OF 1

TYPE OF SURVEY:

☐ BOUNDARY ■ CONSTRUCTION ☐ CONDOMINIUM
☐ ALTA/NSPS ■ TOPOGRAPHIC ☐ SPECIAL PURPOSE

PURPOSE OF SURVEY (SEE GENERAL NOTES BELOW):

PERMITTING

N
NE
E
SE
S
SW
W
NW

SCALE:1"=30'

BEARING REFERENCE:

NONE. RECORD INFORMATION LACKS ANGULAR DATA.
ALL ANGULAR DATA SHOWN BASED UPON FIELD OBSERVATION ONLY.



AERIAL PHOTOGRAPH
(MAY NOT SHOW LATEST IMPROVEMENTS)
(NOT-TO-SCALE)

PROPERTY ADDRESS:
800 SOUTH 7th AVENUE, HOLLYWOOD, FL. 33019

LEGAL DESCRIPTION:
LOT 3, LESS THE SOUTH 46.25 FEET, AND ALL OF LOTS 4 AND 5 IN BLOCK 79 OF HOLLYWOOD LAKES SECTION, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 1 AT PAGE 32, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA, TOGETHER WITH THAT PORTION OF THE VACATED ALLEY WHICH IS ADJACENT AND CONTIGUOUS TO THE ABOVE DESCRIBED PROPERTY, AND WHICH ALLEY IS DESCRIBED AS FOLLOWS: THE ALLEY LYING BETWEEN ADAMS STREET ON THE NORTH AND WASHINGTON STREET ON THE SOUTH AND BETWEEN LOTS 1, 2, 3, 4, AND 5, IN BLOCK 79 OF HOLLYWOOD LAKES SECTION, ON THE WEST AND THE INTRACOASTAL WATERWAY ON THE EAST AS SHOWN ON THE PLAT OF HOLLYWOOD LAKES SECTION, PLAT BOOK 1 AT PAGE 32, OF THE PUBLIC RECORDS OF BROWARD COUNTY, TOGETHER WITH ANY AND ALL RIPARIAN RIGHTS THERETO AND ANY AND ALL RIGHT IN AND TO THE LAND ADJACENT TO THE INTRACOASTAL WATERWAY AND CONTIGUOUS THERETO.

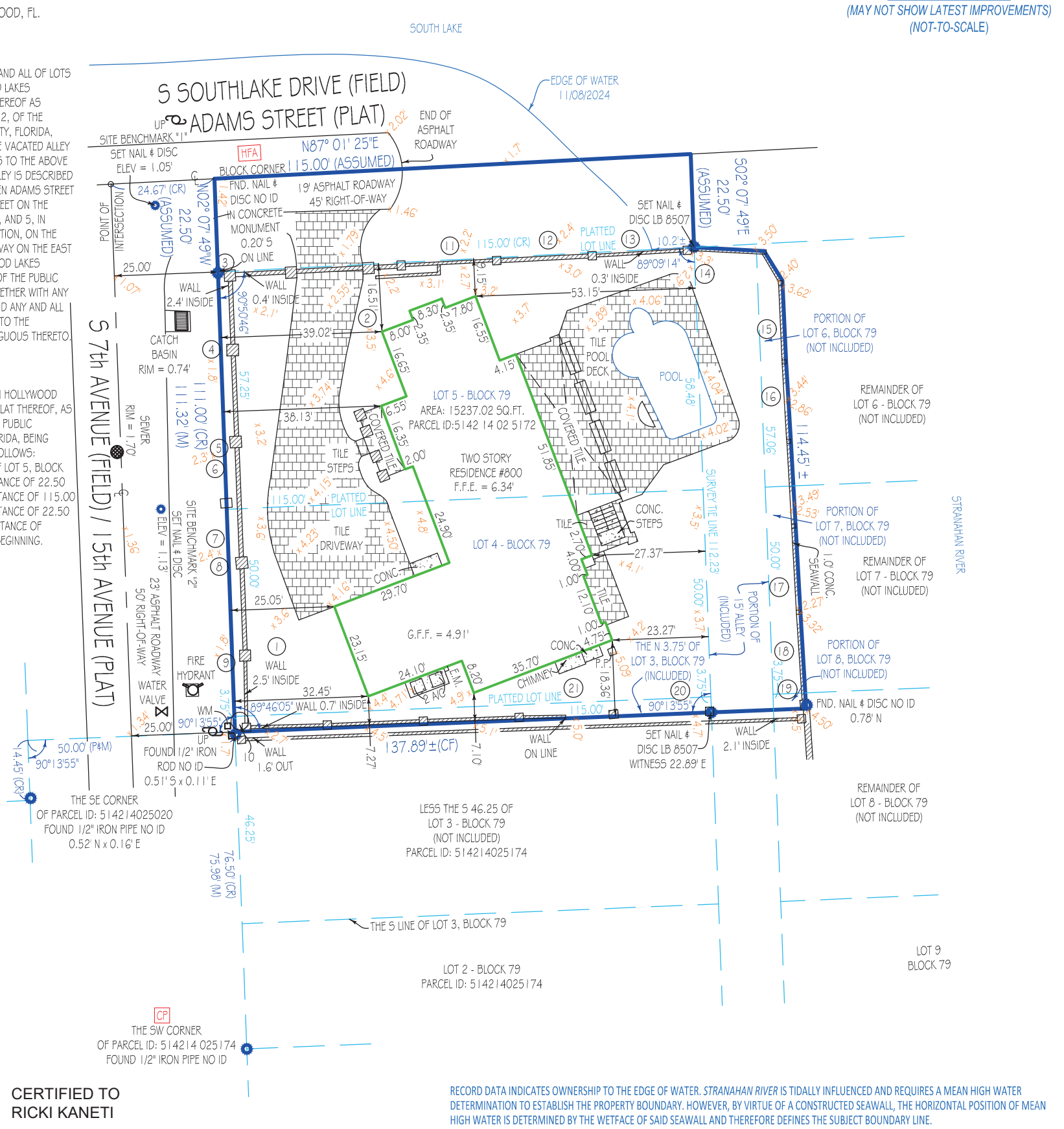
TOGETHER WITH:

A PORTION OF S SOUTH LAKE DRIVE IN HOLLYWOOD LAKES SECTION, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 1, PAGE 32, PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:
BEGIN AT THE NORTHWEST CORNER OF LOT 5, BLOCK 79; THENCE RUN N02°07'49"W A DISTANCE OF 22.50 FEET; THENCE RUN N87°01'25"E A DISTANCE OF 115.00 FEET; THENCE RUN S02°07'49"E A DISTANCE OF 22.50 FEET; THENCE RUN S87°01'25"W A DISTANCE OF 115.00 FEET BACK TO THE POINT OF BEGINNING.

FLOOD INFORMATION:
ZONE: "AE"
ELEV.= 7.00' (NAVD88)
MAP PANEL#: 12011C0588J
EFFECTIVE DATE: 08/18/2014

NOTE:
(#) = TREE

# TREE		DBH
1	MANGO TREE	27.6'
2	PALM TREE	12"
3	PALM TREE	6"
4	PALM TREE	6"
5	PALM TREE	6"
6	COCONUT TREE	12"
7	COCONUT TREE	12"
8	PALM TREE	4.8"
9	PALM TREE	4.8"
10	PALM TREE	4.8"
11	COCONUT TREE	12"
12	COCONUT TREE	12"
13	COCONUT TREE	12"
14	COCONUT TREE	16.8"
15	COCONUT TREE	8.4"
16	COCONUT TREE	16.8"
17	COCONUT TREE	16.8"
18	COCONUT TREE	20.4"
19	COCONUT TREE	20.4"
20	COCONUT TREE	24"
21	MEYSA SPINOSA	4.4"



CERTIFIED TO
RICKI KANETI

RECORD DATA INDICATES OWNERSHIP TO THE EDGE OF WATER. *STRANAHAN RIVER* IS TIDALLY INFLUENCED AND REQUIRES A MEAN HIGH WATER DETERMINATION TO ESTABLISH THE PROPERTY BOUNDARY. HOWEVER, BY VIRTUE OF A CONSTRUCTED SEAWALL, THE HORIZONTAL POSITION OF MEAN HIGH WATER IS DETERMINED BY THE WETFACE OF SAID SEAWALL AND THEREFORE DEFINES THE SUBJECT BOUNDARY LINE.

"CP" = CONTROLLING POINT (POINT OF ROTATION) "HFA" = HELD FOR ALIGNMENT - ALL OTHER MONUMENTATION AND IMPROVEMENTS RELATIVE THERETO

Platted Easements & Notable Conditions (unplatted easements also listed if provided): IF APPLICABLE, RECIPIENTS OF THIS SURVEY SHOULD REVIEW THE POSITION OF ANY FENCE LINES SHOWN AND THEIR RELATIONSHIP TO THE BOUNDARY LINE.
- NO NOTABLE CONDITIONS FOUND.

This survey has been issued by the following Landtec Surveying office:
840 U.S. HWY 1, Suite 330
North Palm Beach, FL 33408
Office: (561) 210-9344
Email: Construction@landtecsurvey.com
www.Landtecsurvey.com

ABBREVIATION LEGEND (SOME ITEMS IN LEGEND MAY NOT APPEAR ON DRAWING):
A OR AL = ARC LENGTH; C/O = CLEANOUT; CA = CENTRAL ANGLE; CATV = CABLE TV RISER; CF = CALCULATED FROM FIELD; CH = CHORD DISTANCE; CONC. = CONCRETE; CR = CALCULATED FROM RECORD; DE = DRAINAGE EASEMENT; DBH = DIAMETER AT BREAST HEIGHT; EL OR ELEV = ELEVATION; EM = ELECTRIC METER; F.F.E. = FINISHED FLOOR ELEV.; FIR = FOUND IRON ROD; FN = FOUND NAIL; FND = FOUND; G.F.F. = GARAGE FINISHED FLOOR; L= LEGAL DESCRIPTION; M = MEASURED; OHC = OVERHEAD CABLE; P = PLAT; PC = POINT OF CURVE; PCC = POINT OF COMPOUND CURVATURE; PH = POOL HEATER; PI = POINT OF INTERSECTION; PK = PARKER KAELON; POB = POINT OF BEGINNING; POC = POINT OF COMMENCEMENT; PP = POOL PUMP; PRC = POINT OF REVERSE CURVATURE; PT = POINT OF TANGENCY; QTR = QUARTER; R = RADIUS; RNG = RANGE; ROW = RIGHT OF WAY; SEC = SECTION; TR = TELEPHONE RISER; TWP = TOWNSHIP; UE = UTILITY EASEMENT; UP = UTILITY POLE; WM = WATER METER; WV = WATER VALVE

SYMBOLS (SOME ITEMS IN LEGEND MAY NOT APPEAR ON DRAWING - NOT TO SCALE):
= UTILITY POLE; = LIGHT POLE; = CATCH BASIN; = FIRE HYDRANT; = MANHOLE; = WATER VALVE; WM = WATER METER; W = WELL; ℄ = CENTER LINE; PL = PARTY WALL; A/C = AIR CONDITIONER; SL = SEPTIC LID; X = ELEV. SHOT; = HANDICAP PARKING SPACE; = SEC. QTR. CORNER; = SECTION CORNER

LINETYPES:
BOUNDARY; BUILDING; EASEMENT; CHAIN LINK FENCE; WOOD FENCE; PLASTIC FENCE; OVERHEAD CABLE

GENERAL NOTES:
1. THIS SURVEY IS BASED UPON RECORD INFORMATION PROVIDED BY CLIENT. NO SPECIFIC SEARCH OF THE PUBLIC RECORD HAS BEEN MADE BY THIS OFFICE UNLESS OTHERWISE NOTED.
2. ANY FENCES SHOWN HEREON ARE ILLUSTRATIVE OF THEIR GENERAL POSITION ONLY. FENCE TIES SHOWN ARE TO GENERAL CENTERLINE OF FENCE. THIS OFFICE WILL NOT BE RESPONSIBLE FOR DAMAGES RESULTING FROM THE REMOVAL OF, OR CHANGES MADE TO, ANY FENCES UNLESS WE HAVE PROVIDED A SURVEY SPECIFICALLY LOCATING SAID FENCES FOR SUCH PURPOSES. DETERMINATION OF FENCE POSITIONS SHOULD BE BASED SOLELY ON THEIR PHYSICAL RELATIONSHIP TO THE MONUMENTED BOUNDARY LINES.
3. GRAPHIC REPRESENTATIONS MAY HAVE BEEN EXAGGERATED TO MORE CLEARLY ILLUSTRATE MEASURED RELATIONSHIPS - DIMENSIONS SHALL HAVE PRECEDENCE OVER SCALED POSITIONS.
4. UNDERGROUND IMPROVEMENTS HAVE NOT BEEN LOCATED EXCEPT AS SPECIFICALLY SHOWN.
5. ELEVATIONS ARE BASED UPON NATIONAL GEODETIC VERTICAL DATUM (N.G.V.D. 1929) OR NORTH AMERICAN VERTICAL DATUM (N.A.V.D. 1988) AS SHOWN HEREON.
6. ALL BOUNDARY AND CONTROL DIMENSIONS SHOWN ARE FIELD MEASURED AND CORRESPOND TO RECORD INFORMATION UNLESS SPECIFICALLY NOTED OTHERWISE.
7. ANY CORNERS SHOWN AS "SET" HAVE EITHER BEEN SET ON THE DATE OF FIELD WORK, OR WILL BE SET WITHIN 2 BUSINESS WEEKS OF SAID DATE AND ARE IDENTIFIED WITH A CAP MARKED LB (LICENSED BUSINESS) #8507.

Job Nr: 228220-SE | Date of Field Work : 11/08/2024 | Drawn by: S.C.V.

I HEREBY CERTIFY THAT THIS SURVEY MEETS THE STANDARDS OF PRACTICE AS OUTLINED IN CHAPTER 5J-17.051 & 5J-17.052 OF THE FLORIDA ADMINISTRATIVE CODE, PURSUANT TO SECTION 472.027, FLORIDA STATUTES, AND THAT THE ELECTRONIC SIGNATURE AND SEAL HEREON MEETS PROCEDURES AS SET FORTH IN CHAPTER 5J-17.062. PURSUANT TO SECTION 472.025, FLORIDA STATUTES.

SIGNATURE _____ DATE: 1-8-2025

PABLO ALVAREZ - PROFESSIONAL SURVEYOR AND MAPPER FLORIDA REGISTRATION NO. 7274 (NOT VALID WITHOUT THE SIGNATURE AND ORIGINAL RAISED SEAL OR THE ELECTRONIC SEAL (IF AFFIXED) OF THE FLORIDA LICENSED SURVEYOR AND MAPPER SHOWN ABOVE)

Elevations, if shown:

Benchmark: BM 1915
Benchmark Elev.: 3.27'
Benchmark Datum: N.G.V.D.29

Elevations on Drawing are in:
N.G.V.D.29 ☐ N.A.V.D.88 ■

Revisions:	
01/08/2025 - UPDATED BOUNDARY - K.T.	

PRINTING INSTRUCTIONS:
WHEN PRINTING THIS PDF IN ADOBE. SELECT "ACTUAL SIZE" TO ENSURE CORRECT SCALING.
DO NOT USE "FIT".

LANDTEC
CONSTRUCTION SURVEYING

LICENSED BUSINESS No. 8598

ALUMBRA ARCHITECTURE

City of Hollywood
2600 Hollywood Boulevard
Hollywood, Florida 33020

Re:
800 S. 7th Avenue
Hollywood, Florida 33019

Criteria Statements for Appropriateness of Design

1. Integrity of Location

The property is located South of Hollywood Blvd. at 800 S. 7th Avenue in close proximity to South Lake, situated within a residential neighborhood defined by its coastal setting. The proposed two-story residence sits on a lot measuring approximately 111' x 137', totaling 14,778 square feet, which complies with its RS-6 zoning designation. By respecting established building orientation and maintaining a building to lot proportion similar to neighboring properties, the home preserves local integrity while protecting the character-defining vistas and open space common to the Hollywood Lakes area.

2. Design

The proposed two-story residence will replace the existing structure, introducing a highly articulated and layered contemporary design that enhances the streetscape along S. 7th Avenue. The architectural vision utilizes staggered elevations and floating roof planes to create horizontal movement, effectively breaking up the massing to ensure the home remains compatible with its residential surroundings.

By incorporating deep overhangs with warm composite wood soffits, the design provides sheltered transitions that integrate indoor and outdoor spaces while maintaining a human scale. The architecture balances privacy with transparency through recessed glazing that avoids a monolithic appearance. Clean lines are intentionally softened by the use of native masonry textures and warm toned Venetian plaster, ensuring the home sits respectfully within its coastal context. This project reflects a thoughtful blend of functional luxury, organic materiality, and neighborhood harmony.

3. Setting

The property is situated within a lush residential area characterized by views of the nearby Lakes. The proposed design respects the established neighborhood setting by maintaining traditional front yard depths and utilizing integrated landscape buffers to define property boundaries. To address current flood zone requirements and the necessary transition to new finished floor elevations, the design incorporates terraced retaining elements. These features utilize warm Venetian plaster and integrated planters to soften the transition, ensuring the site work complements the organic aesthetic of the residence. The new landscape plan features native species that reinforce the tranquil subtropical character of the district.

4. Materials

The material selection for the new residence embraces a warm and organic palette centered around natural textures. The primary facade utilizes native coral stone, providing a rugged base that grounds the home in the local Florida style. This is complemented by hand finished Venetian plaster applied in soft tones that harmonize with the natural masonry. To add further warmth and visual movement without high maintenance concerns, the undersides of the deep roof overhangs feature composite wood materials. These high quality materials are chosen for their durability in a coastal climate and their ability to reflect warm light.

5. Workmanship

The workmanship on the proposed new construction will ensure that all State and Local regulations are maintained throughout the duration of the project. Proper barricading will be provided during the demolition of the existing structure and throughout the construction process. All practices will meet or exceed requirements of the Florida Building Code 2023 and the State of Florida Department of Environmental Protection (FEMA).

6. Association

The proposed residence maintains a strong integrity of association by reflecting the evolution of Hollywood’s coastal architecture while respecting its historical context. The design draws inspiration from the region's long standing tradition of integrating indoor and outdoor living, a concept seen in the city's early development. By utilizing local materials such as native coral stone and emphasizing horizontal lines that mirror the coastal landscape, the design references the “City Beautiful” vision of

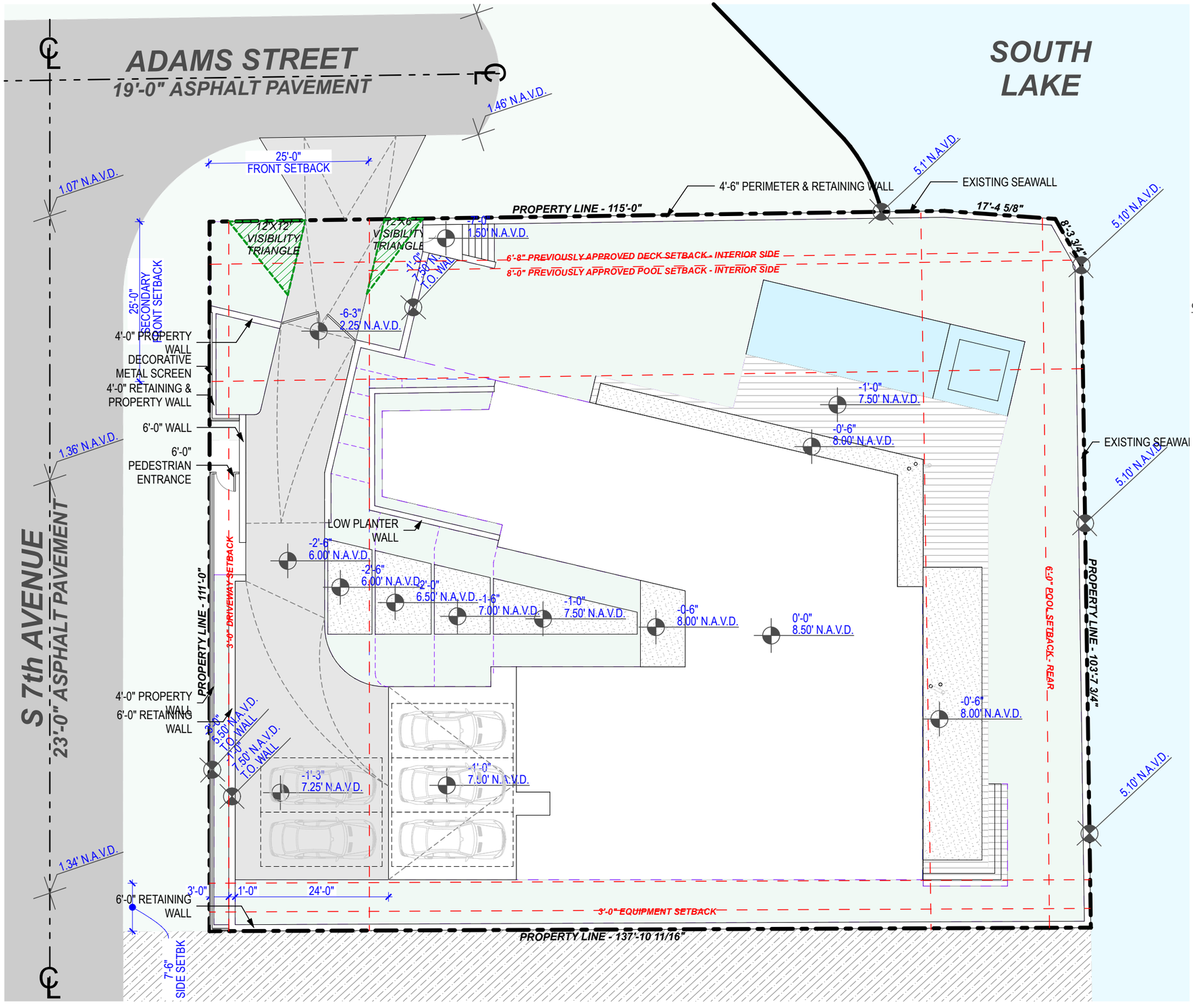
ALUMBRA ARCHITECTURE

Hollywood's founders. This project represents a thoughtful continuation of the city's architectural growth, providing a residence deeply rooted in its local environment.

3535 WEST 10 AVE, 207
HIALEAH, FLORIDA 33012

786 432 5150 O
786 216 5659 M

JOSE@ALUMBRA-ARCH.COM



1 ARCHITECTURAL SITE PLAN

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

COVER LETTER

The proposed project is a new two-story, 9,166-square-foot single-family residence at 800 S. 7th Avenue in Hollywood, FL. The home is designed in a warm contemporary style and will include six bedrooms, a three-car garage, a gourmet kitchen with a butler's pantry, a library, a private theatre, and a rooftop scenery loft. The design emphasizes highly articulated massing and horizontal linearity to maintain a human scale , intentionally avoiding double-height volumes to ensure compatibility with the surrounding residential streetscape. Thoughtfully integrated into the neighborhood, the home respects established building setbacks and utilizes a palette of native coral stone and composite wood-lined soffits, with Venetian plaster applied in tones that harmonize with the natural masonry. This approach provides a sophisticated, organic retreat that maintains the rhythm and character of the district.

GENERAL PROJECT INFORMATION

ADDRESS	800 SOUTH 7 AVENUE, HOLLYWOOD, FL 33019	
PARCEL CONTROL NUMBER	514214025172	
LEGAL DESCRIPTION	HOLLYWOOD LAKES SECTION 1-32 B LOT 3 LESS S 46.25,4.5 BLK 79 TOGET WITH THAT PT OF VAC ALLEYLYING EAST OF & ADJ WITH LOT 3 LESS S 46.25 LOTS 4,5 BLK 79	
ZONING	RS-6 RESIDENTIAL	
LAND USE	RESIDENTIAL	
BASE FLOOD ELEVATION (B.F.E.)	ZONE AE - 7FT N.A.V.D. + 1.5 FT = 8.50' FT N.A.V.D.	
	REQUIRED	**PROPOSED**
HEIGHT	30 FT MAX., 2 STORIES + 7.5 FT (25% OF MAX HEIGHT) FOR SCENERY LOFT HEIGHT EXEMPTION, IF LESS THAN 10% OF GROUND FLOOR AREA TOTAL HEIGHT = **37' - 6"**	27 FT., 2 STORIES + 9'-8" SCENERY LOFT TOTAL HEIGHT = **36' - 8"**
LOT SIZE	14,778 SF	-
LOT SIZE	14,778 SF	-
GROUND FLOOR AREA SECOND FLOOR AREA SCENERY LOFT		4,340 SF 8,627 SF 3,868 SF (A/C) 419 SF **9,247 SF**
GARAGE		620 SF

OPEN SPACE	**REQUIRED**	**PROPOSED**
LANDSCAPE SPACE	LOT AREA= 14,778 SF 40% REQUIRED LANDSCAPE AREA = 5,911 SF	SITE LANDSCAPE GREEN = **5,612 SF** ROOF DECK GREEN = 836 SF/2 = **418 SF** TOTAL LANDSCAPE PROVIDED = **6,030 SF (40.8%)**
FRONT YARD LANDSCAPE	FRONT YARD=111 X 25 FT = 2,775 SF 20% OF FRONT YARD = 555 SF MIN.	28.8% = 798 SF

SETBACKS	**REQUIRED**	**PROPOSED**
FRONT	25 FT	25' - 0"
SIDE	25 % LOT WIDTH 111FT X 25%=27.75 FT MIN. 7'-6"	7' - 6"
ADJACENT TO LAKE	25 FT	25' - 0"

PARKING	**REQUIRED**		**PROPOSED**
A SINGLE-FAMILY HOUSE OF 2,000 SQ. FT. REQUIRES (2) PARKING SPACES THEN (1) PARKING SPACE PER 500 SQ.	GROUND FLOOR A/C AREA	4,340 SF	5 SPACES PROPOSED
	2ND FLOOR A/C AREA	3,868 SF	
	ROOF DECK A/C AREA	419 SF	
	TOTAL A/C AREA	8,627 SF	
	1ST 2,000 SF	2 SPACES	
	REST 6,627 SF/500	13 SPACES	
	TOTAL SPACES REQUIRED	15 SPACES	
	MAX. ALLOWED SPACES	**5 SPACES**	

LOCATION MAP



ALUMBRA ARCHITECTURE
3535 W 10 AVE, UNIT 207, HIALEAH, FL 33012
JOSE@ALUMBRA-ARCH.COM
(305) 709-6210

PROJECT NAME

KANETI RESIDENCE

800 SOUTH 7 AVENUE
HOLLYWOOD, FL 33019

PROJECT NO. 25-15

ISSUE DATE
12/30/25

NOTES

LAYOUT NAME

SITE PLAN COVER LETTER

SP-1

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SHEET INDEX

			INITIAL SUBMISSION 12.30.2025	HRB COMMENTS 2.2.2026	HRB COMMENTS 2.12.2026	HRB COMMENTS 2.24.2026
1- ARCHITECTURE						
	A-0.0	COVER SHEET	X	X	X	X
	A-0.1	PERMIT HISTORY	X	X		
	A-0.2	MICROFILM - FLOOR PLANS	X	X		
	A-0.3	MICROFILMS - SECTIONS & ELEVATIONS & DOCKS	X	X		
	A-0.4	EXISTING HOUSE PHOTOS	X	X		
	A-0.5	STREET PROFILE	X	X		
	A-0.7	AREA PLANS	X	X		X
	A-0.8	VOID	X			
	A-0.9	DEMOLITION PLAN		X		
	A-1.0	SITE PLAN	X	X		
	A-1.1	SITE DETAIL SECTIONS	X	X		
	A-1.2	FLOOR PLAN - LEVEL 1	X	X		
	A-1.3	FLOOR PLAN - LEVEL 2	X	X		
	A-1.4	FLOOR PLAN - ROOF	X	X	X	X
	A-1.5	FLOOR PLAN - ROOF UPPER	X	X		X
	A-2.0	EXTERIOR ELEVATIONS - NORTH & WEST	X	X	X	
	A-2.1	EXTERIOR ELEVATION - SOUTH & EAST	X	X	X	
	A-3.1	OVERALL SECTIONS	X	X		
	A-3.2	OVERALL SECTIONS	X	X		
	A-3.3	EXTERIOR DOOR SCHEDULE		X		
	A-3.4	WINDOW SCHEDULE		X		
	A-4.0	3D VIEW	X	X		
	A-4.1	3D VIEW	X	X		
	A-4.2	VOID	X			
	A-4.3	VOID	X			
	A-4.4	VOID	X			
2- CIVIL						
	C-01	GENERAL NOTES	X	X	X	
	C-02A	EROSION CONTROL PLAN	X	X	X	
	C-02B	EROSION CONTR PLAN DETAILS	X	X	X	
	C-03	PAVING, GRADING, & DRAINAGE	X	X	X	
	C-03A	PG&D DETAILS		X	X	
	C-04	UTILITIES	X		X	
3 - LANDSCAPE						
	L-00	ILLUSTRATIVE LANDSCAPE PLAN	X	X	X	
	L-01	PROPERTY SURVEY & TREE DISPOSITION PLAN	X	X	X	
	L-02	LANDSCAPE PLAN	X	X	X	
	L-4	LANDSCAPE DETAILS & GENERAL NOTES	X	X	X	
4 - SURVEY						
	S-1	SURVEY	X			

03

LOCATION MAP



APPLICABLE CODES

GOVERNING AGENCY	**CITY OF HOLLYWOOD**	
CODE REFERENCE	2023	FLORIDA BUILDING CODE
	2023	FLORIDA RESIDENCE CODE
	2023	FLORIDA EXISTING BUILDING CODE
	2023	FLORIDA MECHANICAL CODE
	2023	FLORIDA PLUMBING CODE
	2023	FLORIDA ENERGY CONSERVATION CODE
	2023	NATIONAL ELECTRIC HANDBOOK
	2023	FLORIDA FIRE PREVENTION CODE



PROJECT TEAM

OWNERS	RICKI KANETI 800 S. 7TH AVENUE HOLLYWOOD, FL 33019	LANDSCAPE ARCHITECT	ANDRES E. MONTERO **ANDRES MONTERO LANDSCAPE ARCHITECTURE** 954.591.5606 AMONTERO@AMLASTUDIO.COM
ARCHITECT OF RECORD	JOSE ANGEL ORTEZ **ALUMBRA ARCHITECTURE** 786-216-5659 JOSE@ALUMBRA-ARCH.COM	CIVIL ENGINEER	JORGE M. SZAUER **SZAUER ENGINEER, INC.** 561.716.0159 JSZAUER@SZAUERENG.COM

AERIAL PHOTOGRAPHY



ZONING MAP



RS-6 RESIDENTIAL ZONE

SCOPE OF WORK

THESE DRAWINGS ARE FOR THE CONSTRUCTION OF A SINGLE-STORY SINGLE-FAMILY RESIDENCE.

ALL WORK TO BE DONE ACCORDING TO THE 2023 FLORIDA BUILDING CODE.

THE SCOPE OF WORK INCLUDES:

1. NEW 2-STORY SINGLE FAMILY RESIDENCE WITH SCENERY LOFT.
2. GROSS FLOOR AREA APPROXIMATELY **8,833 SF** + **692 SF** GARAGE

GENERAL PROJECT INFORMATION

ADDRESS	800 SOUTH 7 AVENUE, HOLLYWOOD, FL 33019
PARCEL CONTROL NUMBER	514214025172
LEGAL DESCRIPTION	HOLLYWOOD LAKES SECTION 1-32 B LOT 3 LESS S 46.25,4,5 BLK 79 TOGET WITH THAT PT OF VAC ALLEYLYING EAST OF & ADJ WITH LOT 3 LESS S 46.25 LOTS 4,5 BLK 79
ZONING	RS-6 RESIDENTIAL
LAND USE	RESIDENTIAL
BASE FLOOD ELEVATION (B.F.E.)	ZONE AE - 7FT N.A.V.D. + 1.5 FT = 8.50' FT N.A.V.D.

	REQUIRED	**PROPOSED**
HEIGHT	30 FT MAX., 2 STORIES + 7.5 FT (25% OF MAX HEIGHT) FOR SCENERY LOFT HEIGHT EXEMPTION, IF LESS THAN 10% OF GROUND FLOOR AREA TOTAL HEIGHT = **37' - 6"**	27 FT., 2 STORIES + 9'-8" SCENERY LOFT TOTAL HEIGHT = **36' - 8"**
LOT SIZE	14,778 SF	-
LOT SIZE	14,778 SF	-
GROUND FLOOR AREA SECOND FLOOR AREA SCENERY LOFT		4,444 SF 8,833 SF 3,970 SF (A/C) 419 SF **9,525 SF**
GARAGE		692 SF

OPEN SPACE	**REQUIRED**	**PROPOSED**
LANDSCAPE SPACE	LOT AREA= 14,778 SF 40% REQUIRED LANDSCAPE AREA = 5,911 SF	SITE LANDSCAPE GREEN = **5,549 SF** ROOF DECK GREEN = 962 SF/2 = **481 SF** TOTAL LANDSCAPE PROVIDED = **6,030 SF (40.8%)**
FRONT YARD LANDSCAPE	FRONT YARD=111 X 25 FT = 2,775 SF 20% OF FRONT YARD = 555 SF MIN.	28.8% = 798 SF

SETBACKS	**REQUIRED**	**PROPOSED**
FRONT	25 FT	25' - 0"
SIDE	25 % LOT WIDTH 111FT X 25%=27.75 FT MIN. 7'-6"	7' - 6"
ADJACENT TO LAKE	25 FT	25' - 0"

PARKING	**REQUIRED**		**PROPOSED**
A SINGLE-FAMILY HOUSE OF 2,000 SQ. FT. REQUIRES (2) PARKING SPACES THEN (1) PARKING SPACE PER 500 SQ.	GROUND FLOOR A/C AREA	4,444 SF	
	2ND FLOOR A/C AREA	3,970 SF	
	ROOF DECK A/C AREA	419 SF	
	TOTAL A/C AREA	**8,833 SF**	
	1ST 2,000 SF	2 SPACES	
	REST 6,833 SF/500	14 SPACES	
	TOTAL SPACES REQUIRED	**16 SPACES**	
	MAX. ALLOWED SPACES	**5 SPACES**	**5 SPACES PROPOSED**

**Refer to Civil Sheet C-03 for detailed Stormwater Retention Calculations.*

PROJECT NO. 25-15

KANETI RESIDENCE

800 SOUTH 7 AVENUE HOLLYWOOD, FL 33019

ARCHITECT OF RECORD

ALUMBRA ARCHITECTURE

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JOSE@ALUMBRA-ARCH.COM
(786) 216-5659

STATE OF FLORIDA · JOSE ANGEL ORTEZ · AR100507 · REGISTERED ARCHITECT

DIGITAL SIGNATURE STATEMENT

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SCALE AS NOTED

COVER SHEET

A-0.0

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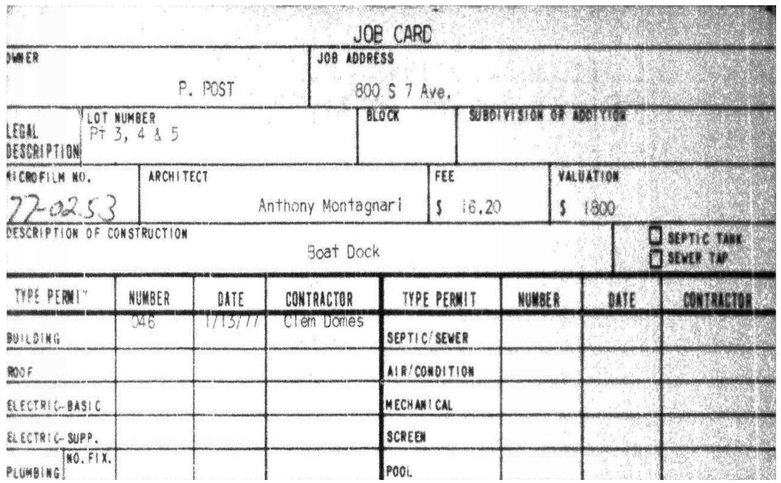


JOB CARD

OWNER	JOB ADDRESS
P. POST	800 S 7 Ave.

LEGAL DESCRIPTION	LOT NUMBER	BLOCK	SUBDIVISION OR ADDITION
	Pt 3, 4 & 5		

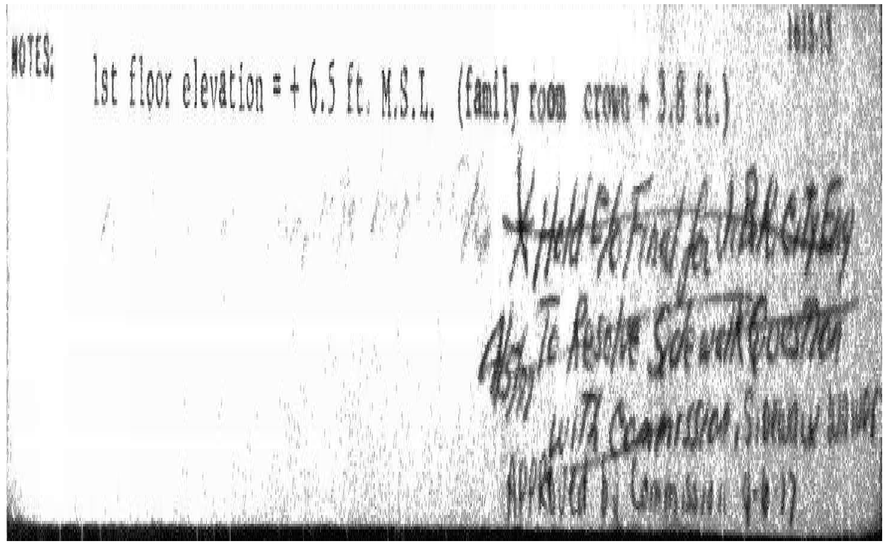
MICROFILM NO.	ARCHITECT	FEE	VALUATION
77-0253	Anthony Montagnari	$ 16.20	$ 1800

DESCRIPTION OF CONSTRUCTION: Boat Dock

☐ SEPTIC TANK ☐ SEWER TAP

TYPE PERMIT	NUMBER	DATE	CONTRACTOR	TYPE PERMIT	NUMBER	DATE	CONTRACTOR
BUILDING	348	1/13/77	Clem Domes	SEPTIC/SEWER			
ROOF				AIR/CONDITION			
ELECTRIC-BASIC				MECHANICAL			
ELECTRIC-SUPP.				SCREEN			
PLUMBING NO. FIX.				POOL			





3 permits were found for
800 S 7 AVE

View	Process #	Permit #	Description	Appl. Date	Permit Date
Details		B25-100965	SEAWALL/BULKHEAD	4/14/2025	5/21/2025
Details		P9601088	PLUMBING WORK		6/21/1996
Details		B9207999	RE-ROOF-METAL,TILE,WOOD SHINGLE OR SHAKE		12/4/1992

PROJECT NO. 25-15

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JOSE@ALUMBRA-ARCH.COM
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SCALE AS NOTED

PERMIT HISTORY

A-0.1

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[redacted]

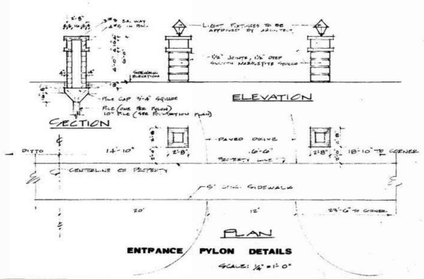
Revised

INDEX TO DRAWINGS

SHEET No.	CONTENTS
A -1	SITE
A -2	FIRST FLOOR PLAN
A -3	SECOND FLOOR PLAN
A -4	FRAMING 2ND FLOOR & 1ST FLOOR I. JOIST
A -5	FRAMING 2ND I.JOIST ROOF
A -6	SECTIONS
A -7	ELECTRIC
A -8	ELECTRIC
A -9	BATH ELEVATIONS SANITARY RISER
A -10	ELEVATIONS
A -11	ELEVATIONS
S -1	STRUCTURAL
S -2	STRUCTURAL

GENERAL NOTES

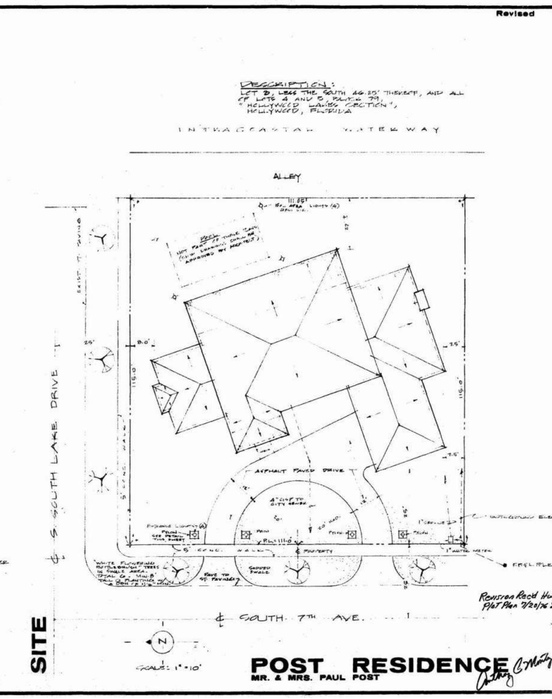
1. CODE: SOUTH FLORIDA BUILDING CODE.
2. THESE PRINTS ARE INSTRUMENTS OF SERVICE ONLY AND ARE THE PROPERTY OF THE ARCHITECT.
3. ALL WRITTEN DIMENSIONS ON THESE DRAWINGS TAKE PRECEDENCE OVER SCALE DIMENSIONS.
4. THE CONTRACTOR SHALL VERIFY AND BE RESPONSIBLE FOR DIMENSIONS AND CONDITIONS AT THE PROJECT SITE AND SHALL REPORT ANY DISCREPANCIES IN WRITING IMMEDIATELY TO ANY OMISSIONS.
5. IN THE EVENT THE ARCHITECT IS RETAINED TO APPROVE SHOP DRAWINGS, SUCH APPROVAL IS ONLY TO CHECK FOR CONFORMANCE WITH THE DESIGN CONCEPT.
6. THE CONTRACTOR SHALL CHECK AND VERIFY DRAWINGS PRIOR TO CONSTRUCTION. IN THE EVENT OF DISCREPANCIES OR DIMENSIONS OR WITH CODE REQUIREMENTS SUCH INFORMATION SHALL BE SENT TO THE ARCHITECT IN WRITING BEFORE PROCEEDING WITH THE WORK.



ENTRANCE PYLON DETAILS

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

DESCRIPTION:
LOT 9, LESS THE SOUTH 40.25' THEREOF, AND ALL OF LOTS 4 AND 5, BLOCK 73, "HOLLYWOOD LAKES SECTION", HOLLYWOOD, FLORIDA



SITE

POST RESIDENCE

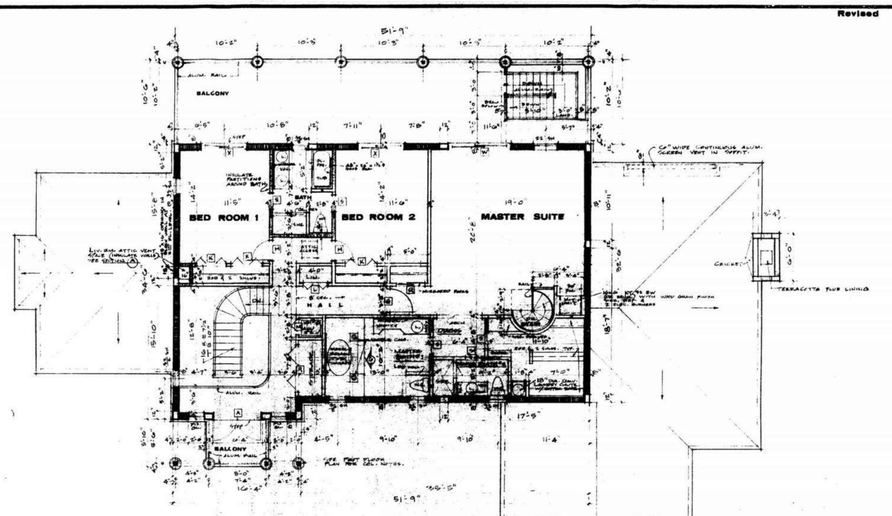
MR. & MRS. PAUL POST

ANTHONY A. MONTAGNARI
ARCHITECT
HALLANDALE, FLORIDA

HRB HOLLYWOOD DREAM HOMES Allen Zucker FLORIDA

sheet A1 11

Revised



DOOR SCHEDULE

MARK	SIZE	DESCRIPTION
A	PR. 3'-0"x6'-8"x1 3/8"	SOLID CORE-6 PANELED TIMBER
B	2'8"x6'8"x1 3/8"	SOLID CORE FLUSH PANEL
C	2'8"x6'8"x1 3/8"	SOLID CORE MIRROR PANEL W/LOUVER
D	2'8"x6'8"x1 3/8"	SOLID CORE W/ 12 LIGHT WINDOW (PATENT GL)
E	2'8"x6'8"x 1 3/8"	FULL WOOD LOUVER
F	PR. 5'0"x6'8"x1 3/8"	SOLID CORE RAISED PANELS
G	3'0"x6'8"x1 3/8"	SOLID CORE, 6 RAISED PANELS
H	2'8"x6'8"x 1 3/8"	SOLID CORE FLUSH PANEL
J	2'4"x6'8"x 1 3/8"	SOLID CORE FLUSH PANEL
K	4'0"x6'8"	BI-FOLDING FLUSH PANEL
L	5'0"x6'8"	BI-FOLDING FLUSH PANEL
M	2'8"x6'8"	BI-FOLDING FULL WOOD LOUVER
N	2'8"x6'8"	BI-FOLDING FLUSH PANEL
P	PR. 3'0"x6'8"x1 3/8"	SOLID CORE BI-PASS
Q	PR. 2'8"x6'8"x1 3/8"	SOLID CORE BI-PASS
R	6'8"x6'8"	BI-FOLDING FLUSH PANEL
S	2'8"x6'8"x 1 3/8"	SOLID CORE PRIVACY
T	2'8"x6'8"x 1 3/8"	SOLID CORE, DOUBLE ACTING, SWING-LITE
U	(4) 3'0"x6'8"	TEMP. GLASS SLIDING
V	(4) 5'0"x6'8"	TEMP. GLASS SLIDING
W	(2) 4'8"x6'8"	TEMP. GLASS SLIDING
X	(2) 3'8"x6'8"	TEMP. GLASS SLIDING

SECOND FLOOR PLAN

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

ANTHONY A. MONTAGNARI
ARCHITECT
HALLANDALE, FLORIDA

HRB HOLLYWOOD DREAM HOMES Allen Zucker FLORIDA

sheet A3

PROJECT NO. 25-15

KANETI RESIDENCE

800 SOUTH 7 AVENUE HOLLYWOOD, FL 33019

ARCHITECT OF RECORD

ALUMBRA ARCHITECTURE

3535 W 10 AVE, UNIT 207, HIALEAH, FL 33012
JOSE@ALUMBRA-ARCH.COM
(786) 216-5659

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SCALE AS NOTED

MICROFILM - FLOOR PLANS

A-0.2

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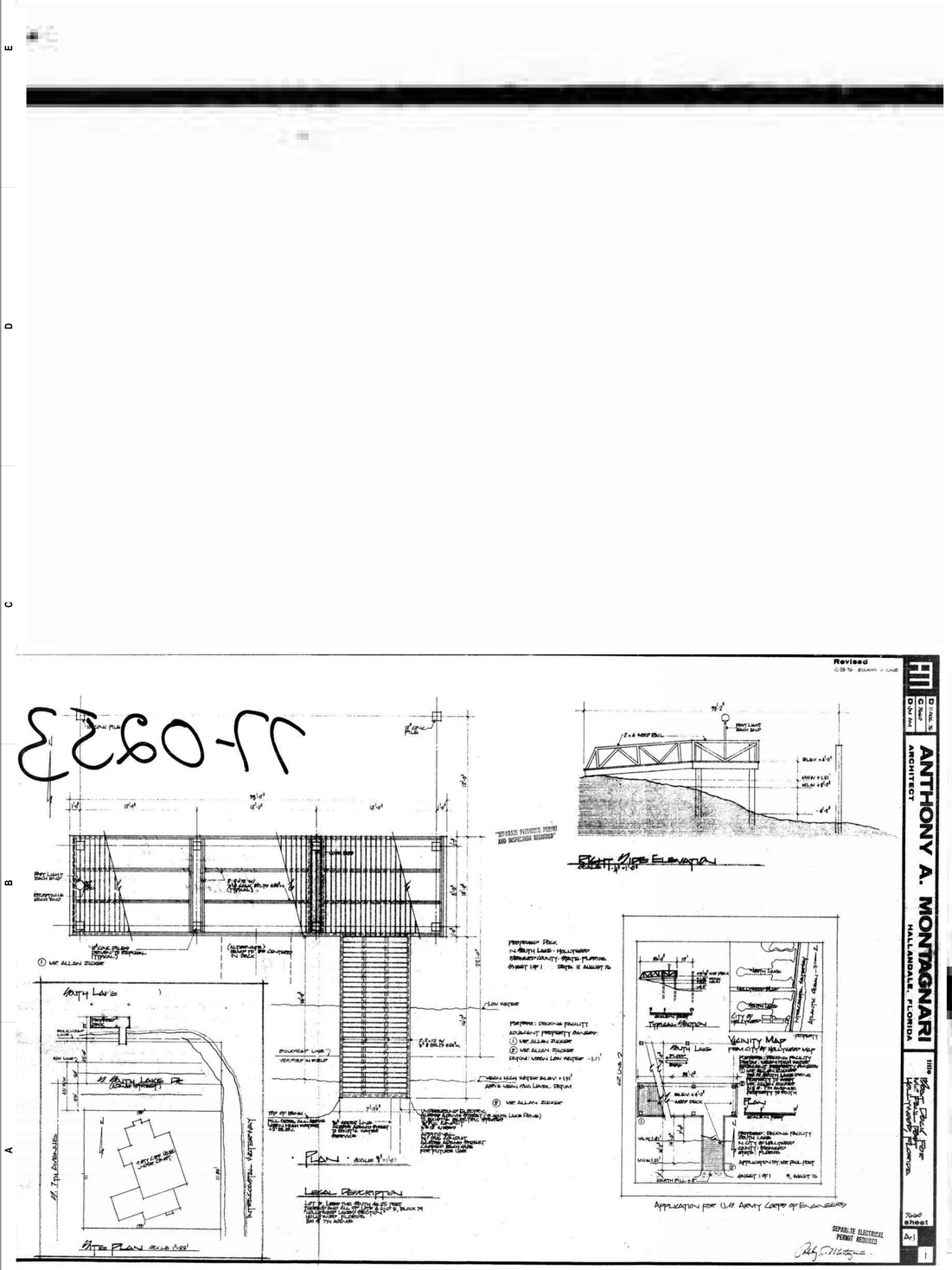

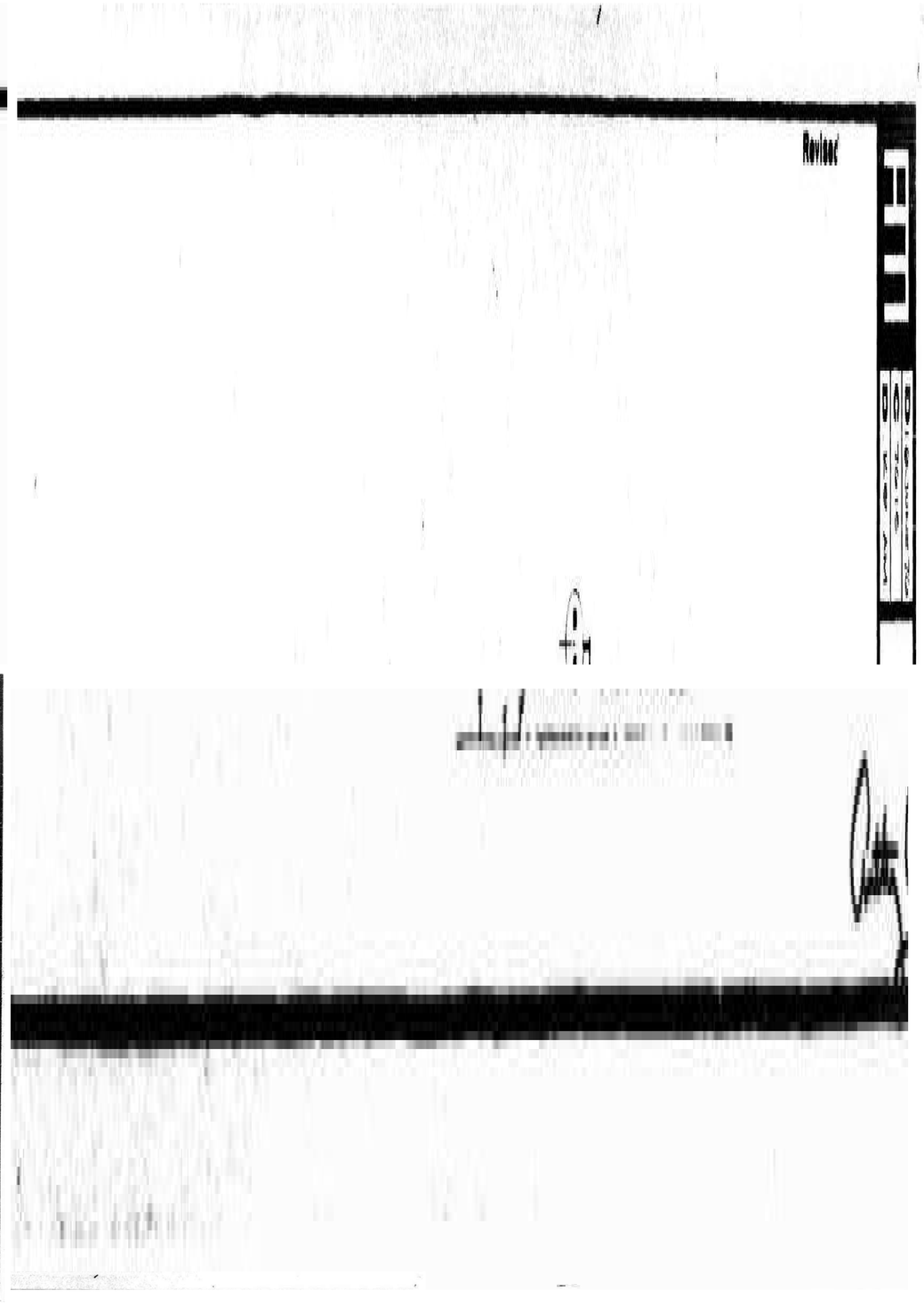

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SCALE AS NOTED

MICROFILMS - SECTIONS & ELEVATIONS & DOCKS

A-0.3

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PROJECT NO. 25-15

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SCALE AS NOTED

EXISTING HOUSE PHOTOS

A-0.4

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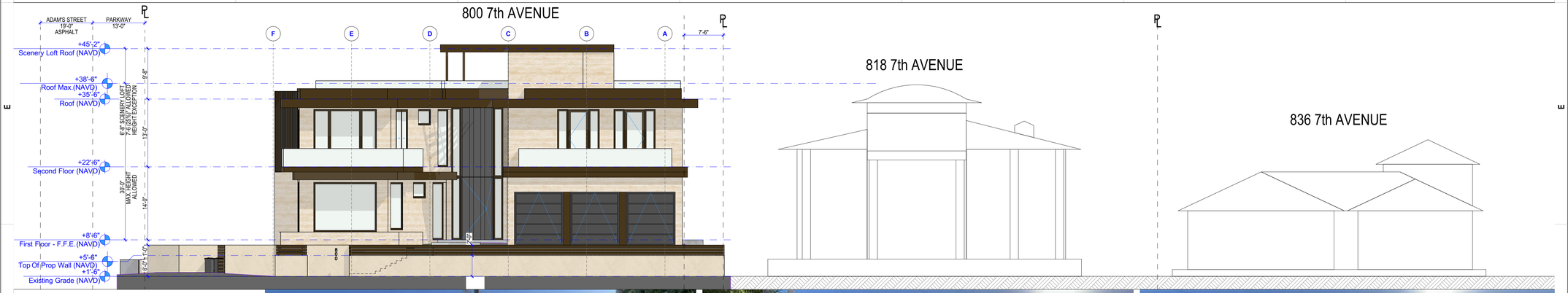


2 WEST ELEVATION

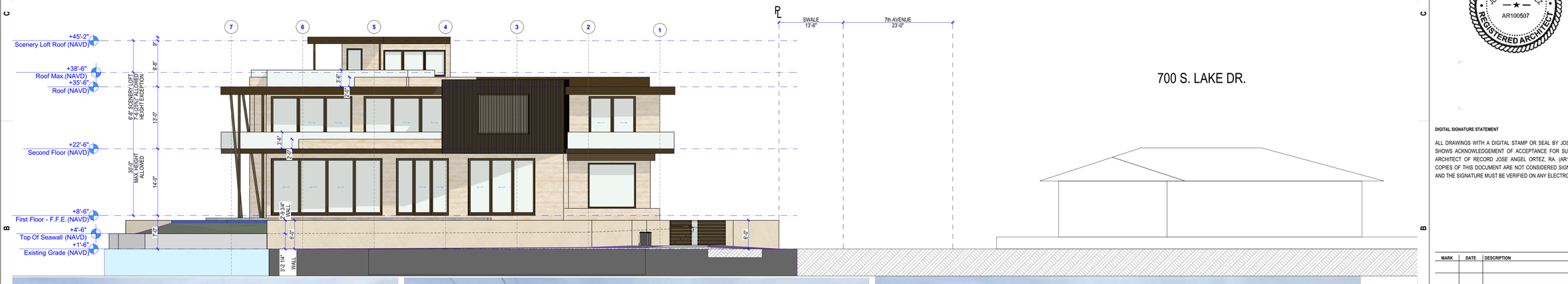
SCALE: 1" = 10'





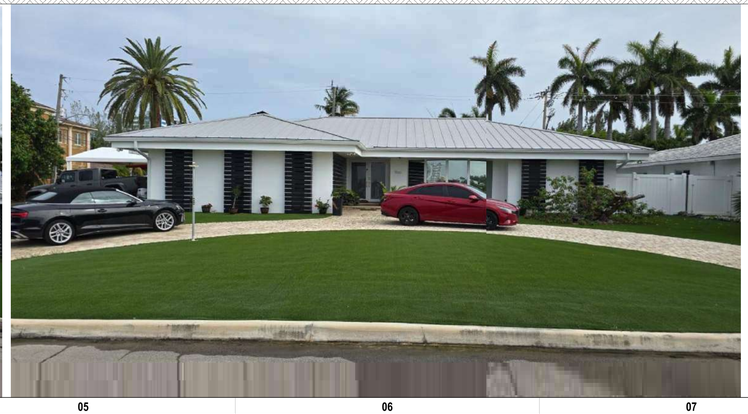












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SCALE AS NOTED

STREET PROFILE

A-0.5

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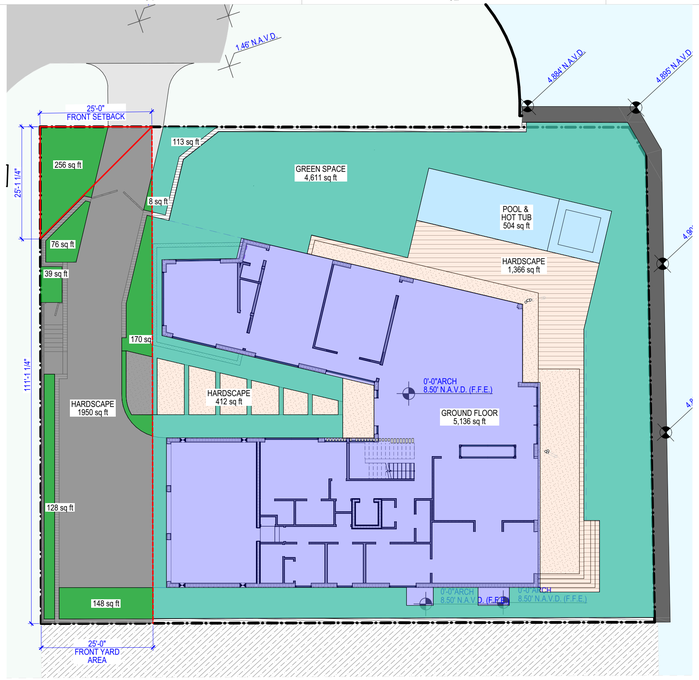


FRONT YARD AREA CALCULATION:
(29.7%)
= 825 SF / 2,775 SF
111 SF X 25 FT = 2,775 SF

825 SF (TOTAL FRONT YARD AREA)
= 256SF + 76SF + 8SF + 39SF + 170SF + 128SF + 148SF

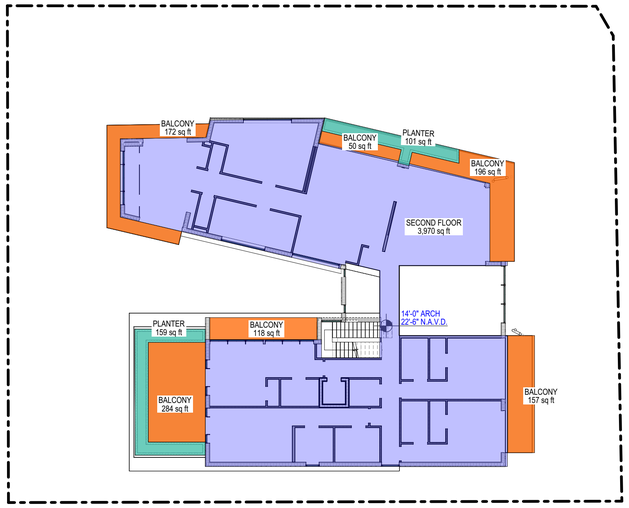
GREEN SPACE AREA (OPEN SPACE) - GROUND LEVEL
4,724 SF
= 4,611 SF + 113 SF

1 First Floor - Area Calculations
SCALE: 1/16" = 1'-0"

5,549 SF - SUBTOTAL GREEN AREA @ GROUND LEVEL
4,724 SF = GREEN SPACE AREA - GROUND LEVEL
825 SF = FRONT YARD GREEN AREA
481 SF - SUBTOTAL PLANTER AREA @ UPPER LEVELS
962 SF/2 PLANTERS @ UPPER LEVELS

(40.8%) 6,030 SF TOTAL GREEN AREA
= 6,030 SF / 14,778 SF LOT AREA

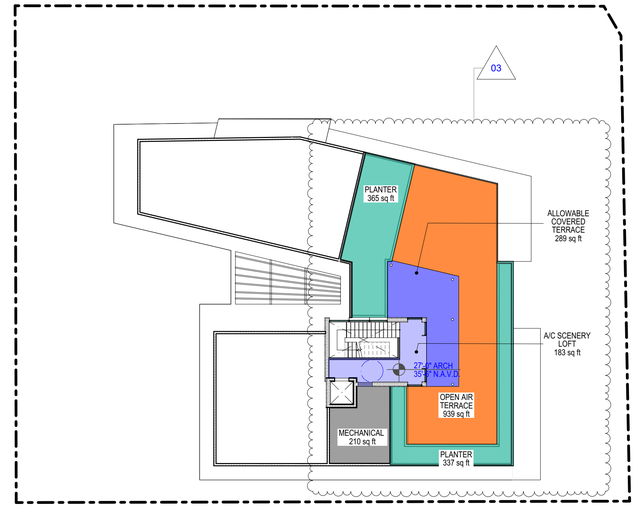
GROUND LEVEL AREA
5,136 SF
=4,444 SF (AC AREA) + 692 SF (GARAGE AREA)



GREEN AREA (PLANTERS) CALCULATIONS - SECOND LEVEL:
101 SF

2 Second Floor - Area Calculations
SCALE: 1/16" = 1'-0"

SECOND LEVEL AREA
5,207 SF
=3,970 SF (AC AREA) + 977 SF (BALCONY) + 260 SF (PLANTERS)



SCENERY LOFT CALCULATION
513 SF ALLOWABLE
(10%) OF 5,136 SF GROUND FLOOR AREA

PROPOSED
472 SF TOTAL SCENERY LOFT AREA
= 183 SF (A/C) + 289 SF
SF (ALLOWABLE COVERED)

03

GREEN AREA (PLANTERS) CALCULATIONS - ROOF LEVEL:
702 SF
= 365 SF + 337 SF

3 Roof Max. - Area Calculations
SCALE: 1/16" = 1'-0"

ROOF LEVEL AREA
2,438 SF
=419 SF (AC AREA) + 948 SF (OPEN AIR TERRACE) + 861 SF (PLANTERS) + 210 SF (MECH)

PROJECT NO. 25-15

KANETI RESIDENCE

800 SOUTH 7 AVENUE HOLLYWOOD, FL 33019

ARCHITECT OF RECORD

ALUMBRA ARCHITECTURE

3535 W 10 AVE, UNIT 207, HIALEAH, FL 33012
JOSE@ALUMBRA-ARCH.COM
(786) 216-5659

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SCALE AS NOTED

AREA PLANS

A-0.7

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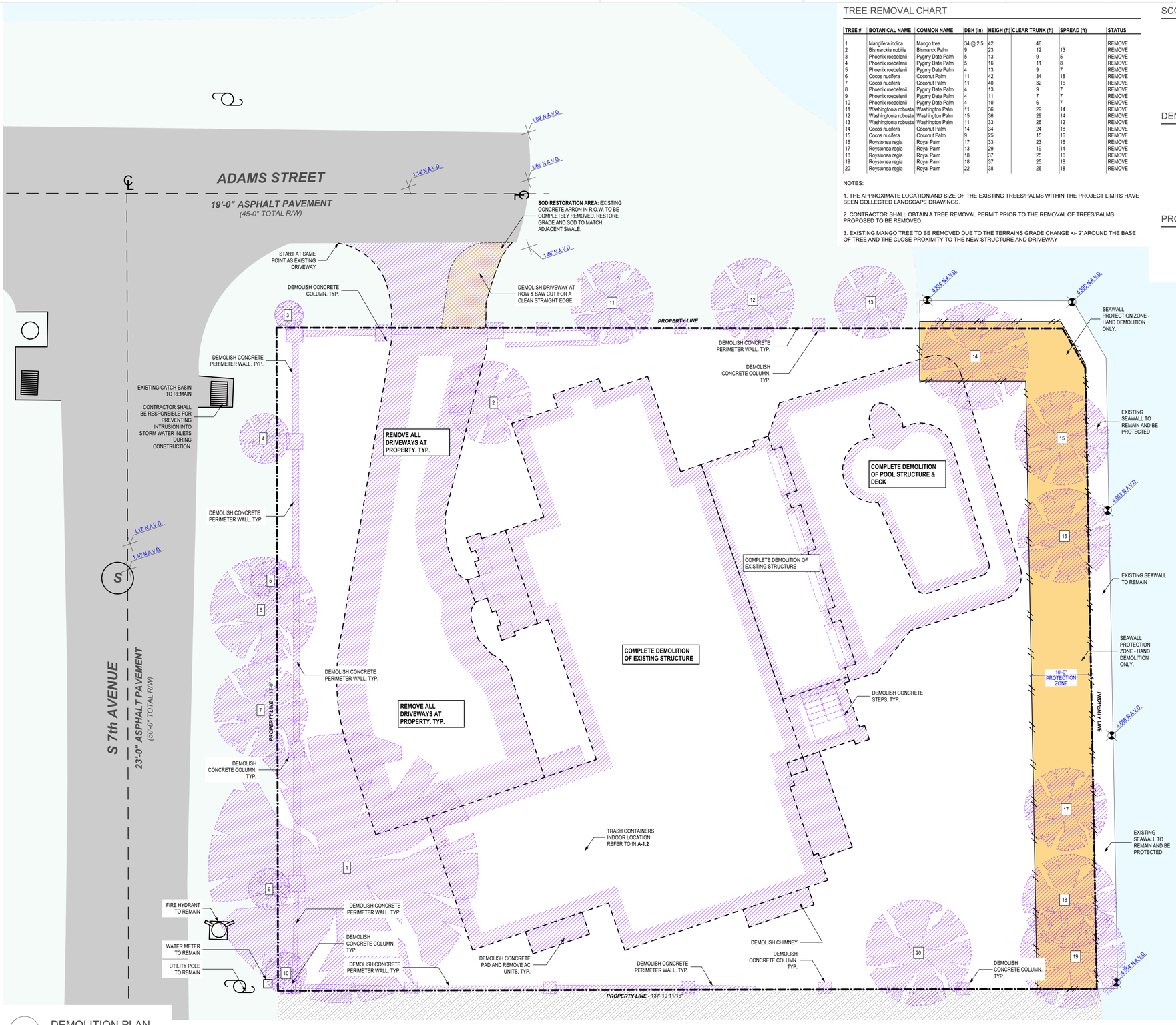

1 DEMOLITION PLAN

SCALE: 1/8" = 1'-0"

TREE REMOVAL CHART

TREE #	BOTANICAL NAME	COMMON NAME	DBH (in)	HEIGH (ft)	CLEAR TRUNK (ft)	SPREAD (ft)	STATUS
1	Mangifera indica	Mango tree	34 @ 2.5	42	46		REMOVE
2	Bismarckia nobilis	Bismarck Palm	9	23	12	13	REMOVE
3	Phoenix roebelenii	Pygmy Date Palm	5	13	9	5	REMOVE
4	Phoenix roebelenii	Pygmy Date Palm	5	16	11	8	REMOVE
5	Phoenix roebelenii	Pygmy Date Palm	4	13	9	7	REMOVE
6	Cocos nucifera	Coconut Palm	11	42	34	18	REMOVE
7	Cocos nucifera	Coconut Palm	11	40	32	16	REMOVE
8	Phoenix roebelenii	Pygmy Date Palm	4	13	9	7	REMOVE
9	Phoenix roebelenii	Pygmy Date Palm	4	11	7	7	REMOVE
10	Phoenix roebelenii	Pygmy Date Palm	4	10	6	7	REMOVE
11	Washingtonia robusta	Washington Palm	11	36	29	14	REMOVE
12	Washingtonia robusta	Washington Palm	15	36	29	14	REMOVE
13	Washingtonia robusta	Washington Palm	11	33	26	12	REMOVE
14	Cocos nucifera	Coconut Palm	14	34	24	18	REMOVE
15	Cocos nucifera	Coconut Palm	9	25	15	16	REMOVE
16	Roystonea regia	Royal Palm	17	33	23	16	REMOVE
17	Roystonea regia	Royal Palm	13	29	19	14	REMOVE
18	Roystonea regia	Royal Palm	18	37	25	16	REMOVE
19	Roystonea regia	Royal Palm	18	37	25	18	REMOVE
20	Roystonea regia	Royal Palm	22	38	26	18	REMOVE

NOTES:

1. THE APPROXIMATE LOCATION AND SIZE OF THE EXISTING TREES/PALMS WITHIN THE PROJECT LIMITS HAVE BEEN COLLECTED LANDSCAPE DRAWINGS.

2. CONTRACTOR SHALL OBTAIN A TREE REMOVAL PERMIT PRIOR TO THE REMOVAL OF TREES/PALMS PROPOSED TO BE REMOVED.

3. EXISTING MANGO TREE TO BE REMOVED DUE TO THE TERRAINS GRADE CHANGE +/- 2' AROUND THE BASE OF TREE AND THE CLOSE PROXIMITY TO THE NEW STRUCTURE AND DRIVEWAY

SCOPE OF WORK

TOTAL DEMOLITION OF EXISTING SINGLE-STORY SINGLE-FAMILY RESIDENCE, POOL, AND HARDSCAPE.

ALL WORK TO BE DONE ACCORDING TO THE 2023 FLORIDA BUILDING CODE.

THE SCOPE OF WORK INCLUDES:

1. SITE WORK:
   A. COMPLETE DEMOLITION OF RESIDENCE STRUCTURE
   B. CAP ALL UTILITIES

DEMOLITION NOTES

1. EXISTING SEAWALL TO REMAIN. CONTRACTOR TO PROTECT SEAWALL DURING DEMOLITION OPERATIONS.

2. ALL UTILITIES TO BE CAPPED AT PROPERTY LINE PRIOR TO DEMOLITION.

3. SILT FENCE AND EROSION CONTROL MEASURES TO BE INSTALLED PRIOR TO DEMOLITION.

4. TREE DISPOSITION DATA PROVIDED BY LANDSCAPE ARCHITECT. REFER TO SHEET **L-01** FOR FULL LANDSCAPE PLANS.

PROTECTION ZONE NOTES

1. NO HEAVY EQUIPMENT WITHIN 10' OF SEAWALL.

2. HAND DEMOLITION ONLY FOR HARDSCAPE REMOVAL.

3. ROOT SYSTEMS OF TREES TO BE REMOVED WITHIN THIS ZONE SHALL BE GROUND IN PLACE, NOT EXTRACTED.

LEGEND

TREE TO BE REMOVED

TREE NUMBER

PROTECTION BARRIER

AREAS TO BE DEMOLISHED

PROJECT NO. 25-15

KANETI RESIDENCE

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SCALE AS NOTED

DEMOLITION PLAN

A-0.9

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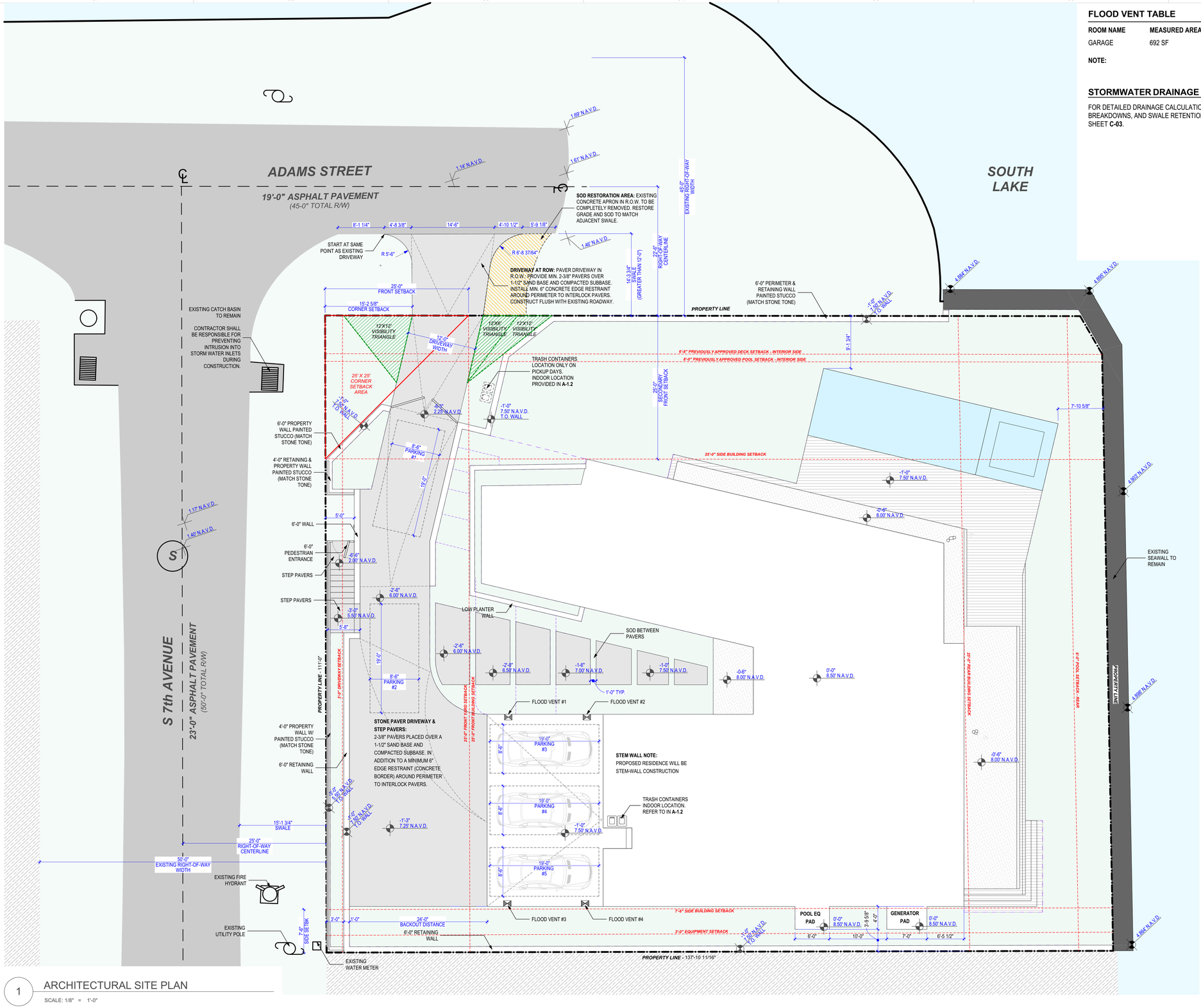
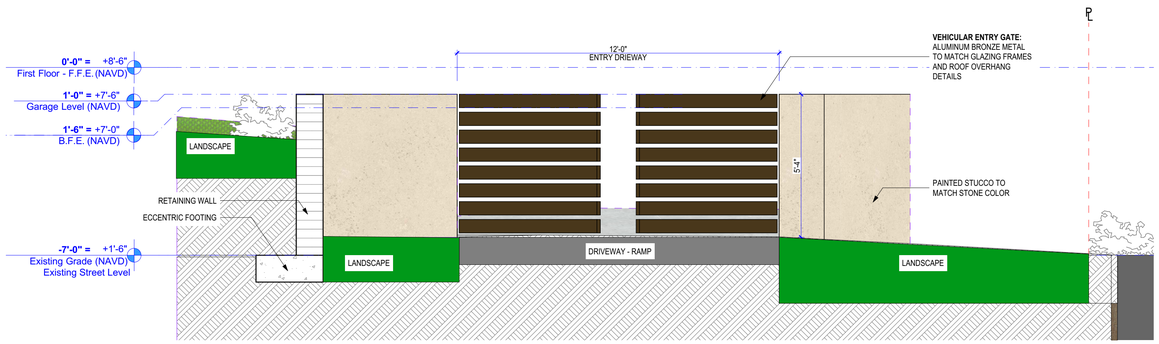
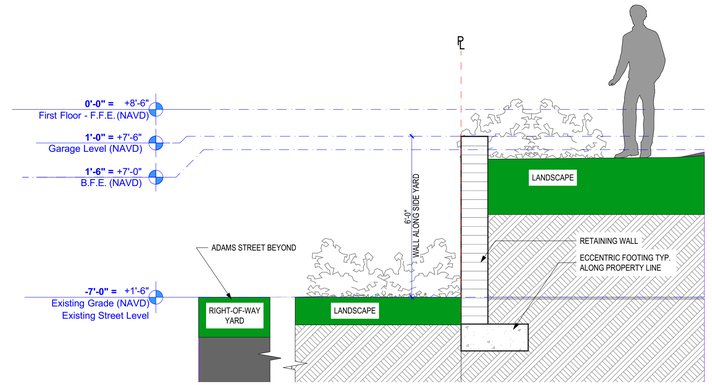

ADAMS STREET
19'-0" ASPHALT PAVEMENT
(45-0" TOTAL R/W)
SOUTH LAKE
S 7th AVENUE
23'-0" ASPHALT PAVEMENT
(50'-0" TOTAL R/W)
PROPERTY LINE - 111'-0"
PROPERTY LINE - 137'-10 11/16"
SOD RESTORATION AREA: EXISTING CONCRETE APRON IN R.O.W. TO BE COMPLETELY REMOVED. RESTORE GRADE AND SOD TO MATCH ADJACENT SWALE.
DRIVEWAY AT ROW: PAVER DRIVEWAY IN R.O.W.: PROVIDE MIN. 2-3/8" PAVERS OVER 1-1/2" SAND BASE AND COMPACTED SUBBASE. INSTALL MIN. 6" CONCRETE EDGE RESTRAINT AROUND PERIMETER TO INTERLOCK PAVERS. CONSTRUCT FLUSH WITH EXISTING ROADWAY.
START AT SAME POINT AS EXISTING DRIVEWAY
R 5'-6"
R 6'-8 37/64"
25'-0" FRONT SETBACK
15'-2 5/8" CORNER SETBACK
12'X12' VISIBILITY TRIANGLE
12'X6' VISIBILITY TRIANGLE
12'-0" DRIVEWAY WIDTH
25' X 25' CORNER SETBACK AREA
EXISTING CATCH BASIN TO REMAIN
CONTRACTOR SHALL BE RESPONSIBLE FOR PREVENTING INTRUSION INTO STORM WATER INLETS DURING CONSTRUCTION.
PROPERTY LINE
6'-0" PERIMETER & RETAINING WALL PAINTED STUCCO (MATCH STONE TONE)
TRASH CONTAINERS LOCATION ONLY ON PICKUP DAYS. INDOOR LOCATION PROVIDED IN A-1.2
6'-8" PREVIOUSLY APPROVED DECK SETBACK - INTERIOR SIDE
5'-0" PREVIOUSLY APPROVED POOL SETBACK - INTERIOR SIDE
25'-0" SECONDARY FRONT SETBACK
25'-0" SIDE BUILDING SETBACK
6'-0" PROPERTY WALL PAINTED STUCCO (MATCH STONE TONE)
4'-0" RETAINING & PROPERTY WALL PAINTED STUCCO (MATCH STONE TONE)
6'-0" WALL
6'-0" PEDESTRIAN ENTRANCE
STEP PAVERS
8'-6" PARKING #1
8'-6" PARKING #2
19'-0"
5'-0"
5'-8"
LOW PLANTER WALL
SOD BETWEEN PAVERS
1'-0" TYP.
FLOOD VENT #1
FLOOD VENT #2
FLOOD VENT #3
FLOOD VENT #4
19'-0" PARKING #3
19'-0" PARKING #4
19'-0" PARKING #5
8'-6"
4'-0" PROPERTY WALL W/ PAINTED STUCCO (MATCH STONE TONE)
6'-0" RETAINING WALL
STONE PAVER DRIVEWAY & STEP PAVERS:
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) AROUND PERIMETER TO INTERLOCK PAVERS.
STEM WALL NOTE:
PROPOSED RESIDENCE WILL BE STEM-WALL CONSTRUCTION
TRASH CONTAINERS INDOOR LOCATION. REFER TO IN A-1.2
15'-1 3/4" SWALE
25'-0" RIGHT-OF-WAY CENTERLINE
50'-0" EXISTING RIGHT-OF-WAY WIDTH
EXISTING FIRE HYDRANT
EXISTING UTILITY POLE
7'-6" SIDE SETBK
EXISTING WATER METER
24'-0" BACKOUT DISTANCE
6'-0" RETAINING WALL
3'-0" EQUIPMENT SETBACK
7'-6" SIDE BUILDING SETBACK
POOL EQ PAD
GENERATOR PAD
6'-0"
10'-0"
7'-0"
6'-5 1/2"
EXISTING SEAWALL TO REMAIN
25'-0" REAR BUILDING SETBACK
6'-0" POOL SETBACK - REAR
35'-0" FRONT YARD SETBACK
25'-0" FRONT BUILDING SETBACK
45'-0" EXISTING RIGHT-OF-WAY WIDTH
25'-0" RIGHT-OF-WAY CENTERLINE
14'-1 3/4" SWALE (GREATER THAN 12'-0")
1.69' N.A.V.D.
1.81' N.A.V.D.
1.16' N.A.V.D.
1.46' N.A.V.D.
1.17' N.A.V.D.
1.40' N.A.V.D.
4.894' N.A.V.D.
4.895' N.A.V.D.
4.958' N.A.V.D.
4.898' N.A.V.D.
4.994' N.A.V.D.
7'-10 5/8"
8'-1 3/4"
-1'-0" 7.50' N.A.V.D.
-0'-6" 8.00' N.A.V.D.
0'-0" 8.50' N.A.V.D.
-2'-6" 6.00' N.A.V.D.
-3'-0" 5.50' N.A.V.D.
-2'-6" 6.50' N.A.V.D.
-1'-6" 7.00' N.A.V.D.
-1'-0" 7.50' N.A.V.D.
-0'-6" 8.00' N.A.V.D.
-1'-3" 7.25' N.A.V.D.
-1'-0" 7.50' N.A.V.D. T.O. WALL
-0'-6" 8.00' N.A.V.D. T.O. WALL
-0'-6" 2.00' N.A.V.D.
-2'-6" 6.00' N.A.V.D.
-3'-0" 5.50' N.A.V.D.
-1'-0" 7.50' N.A.V.D. T.O. WALL
-1'-0" 7.50' N.A.V.D. T.O. WALL
-1'-0" 7.50' N.A.V.D. T.O. WALL
-0'-6" 8.00' N.A.V.D.
0'-0" 8.50' N.A.V.D.
-0'-6" 8.00' N.A.V.D.
-1'-3" 7.25' N.A.V.D.
-1'-0" 7.50' N.A.V.D.
-1'-0" 7.50' N.A.V.D.
-1'-0" 7.50' N.A.V.D.
-0'-6" 8.00' N.A.V.D.
0'-0" 8.50' N.A.V.D.
0'-0" 8.50' N.A.V.D.
0'-0" 8.50' N.A.V.D.
-0'-6" 8.00' N.A.V.D.
0'-0" 8.50' N.A.V.D.
8'-1 3/4"
3'-9 5/8"
4'-0"
8'-1" PARKING #1
8'-1" PARKING #2
8'-1" PARKING #3
8'-1" PARKING #4
8'-1" PARKING #5
8'-6" PARKING #1
8'-6" PARKING #2
8'-6" 2.25' N.A.V.D.
8'-6" 2.00' N.A.V.D.
8'-8" 2.00' N.A.V.D.
8'-8" 2.25' N.A.V.D.
8'-8" 2.50' N.A.V.D.
8'-8" 2.75' N.A.V.D.
8'-8" 3.00' N.A.V.D.
8'-8" 3.25' N.A.V.D.
8'-8" 3.50' N.A.V.D.
8'-8" 3.75' N.A.V.D.
8'-8" 4.00' N.A.V.D.
8'-8" 4.25' N.A.V.D.
8'-8" 4.50' N.A.V.D.
8'-8" 4.75' N.A.V.D.
8'-8" 5.00' N.A.V.D.
8'-8"



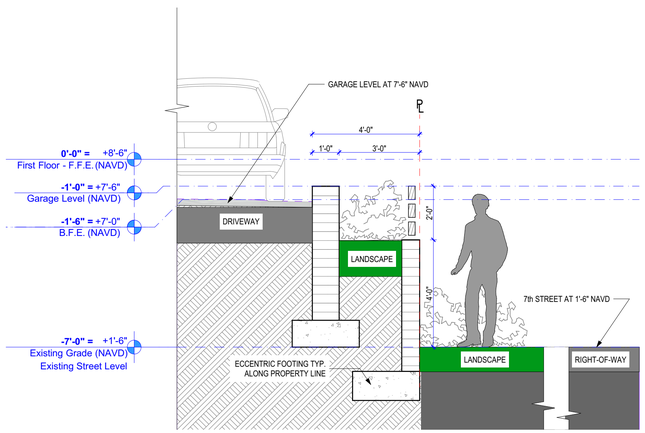
3 VEHICULAR ENTRY DETAIL

SCALE: 3/8" = 1'-0"



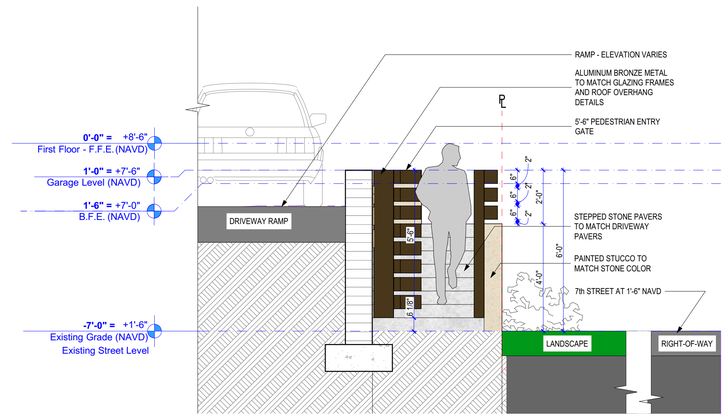
4 NORTH PROPERTY WALL SECTION

SCALE: 3/8" = 1'-0"



1 PROPERTY WALL SECTION

SCALE: 3/8" = 1'-0"



2 ENTRANCE FROM 7TH STREET SECTION

SCALE: 3/8" = 1'-0"

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KANETI RESIDENCE

800 SOUTH 7 AVENUE HOLLYWOOD, FL 33019

ARCHITECT OF RECORD

ALUMBRA ARCHITECTURE

3535 W 10 AVE, UNIT 207, HIALEAH, FL 33012
JOSE@ALUMBRA-ARCH.COM
(786) 216-5659

STATE OF FLORIDA
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SCALE AS NOTED

SITE DETAIL SECTIONS

A-1.1

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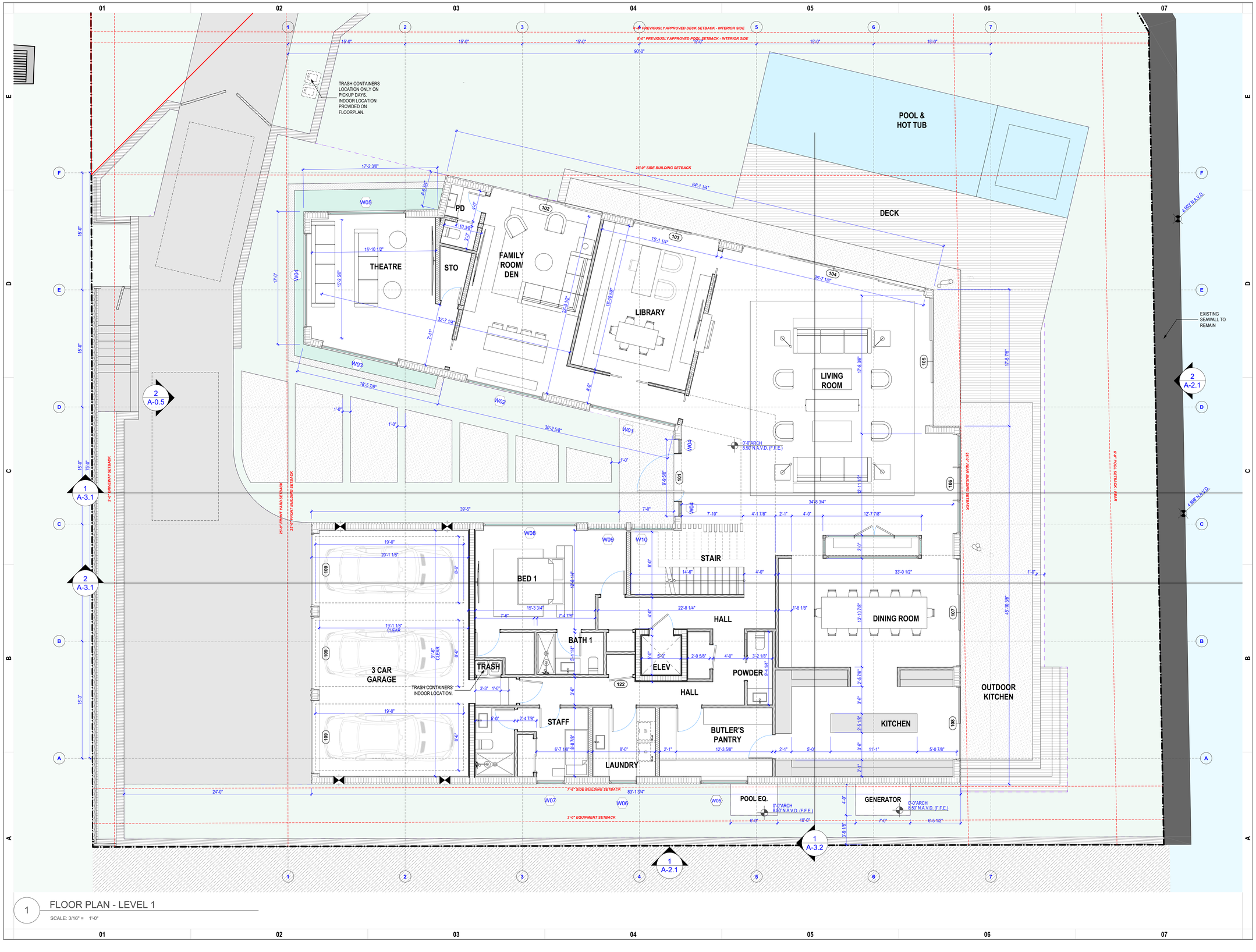

1 FLOOR PLAN - LEVEL 1

SCALE: 3/16" = 1'-0"

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FLOOR PLAN - LEVEL 1

A-1.2

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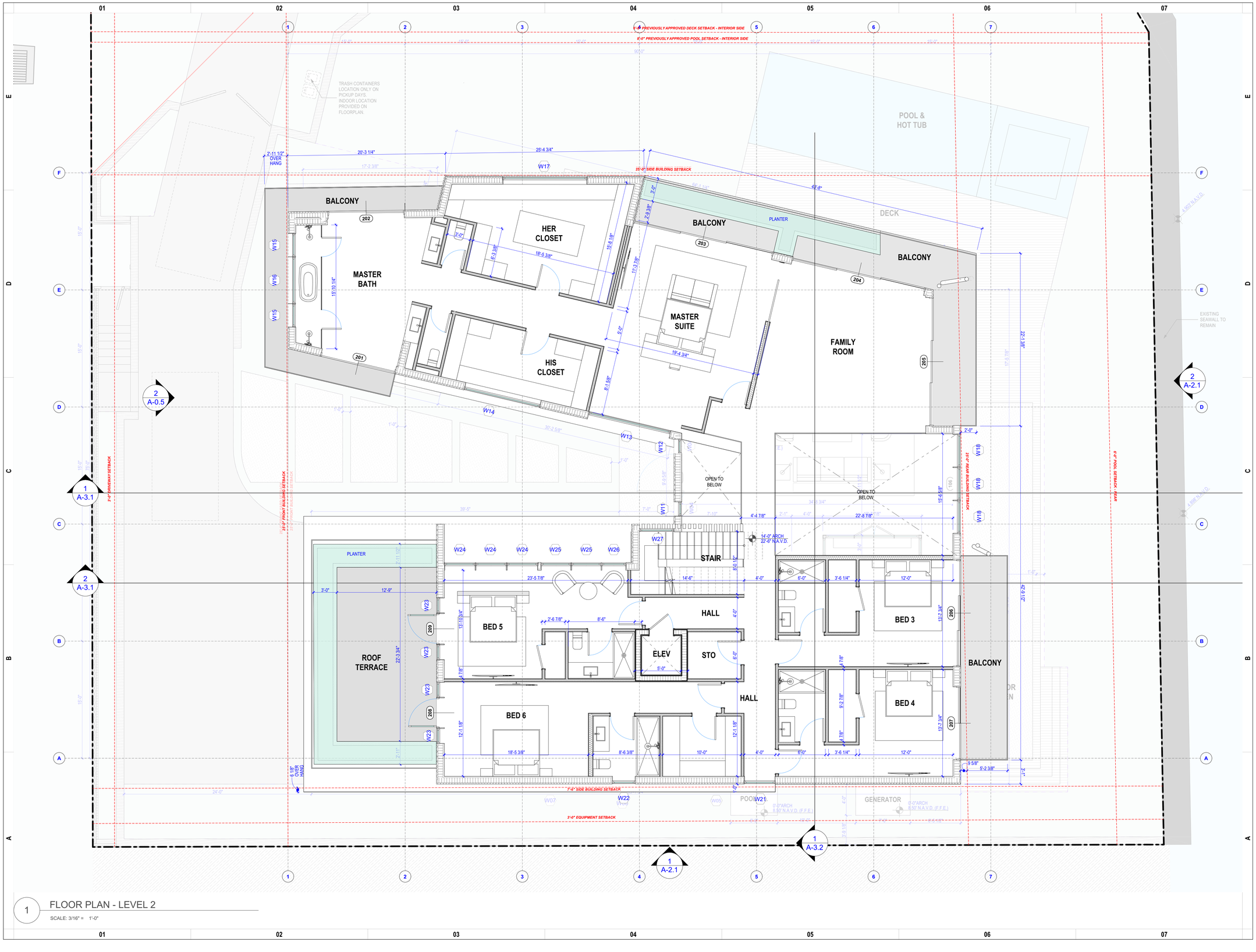

1 FLOOR PLAN - LEVEL 2

SCALE: 3/16" = 1'-0"

PROJECT NO. 25-15

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ARCHITECT OF RECORD

ALUMBRA ARCHITECTURE

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SCALE AS NOTED

FLOOR PLAN - LEVEL 2

A-1.3

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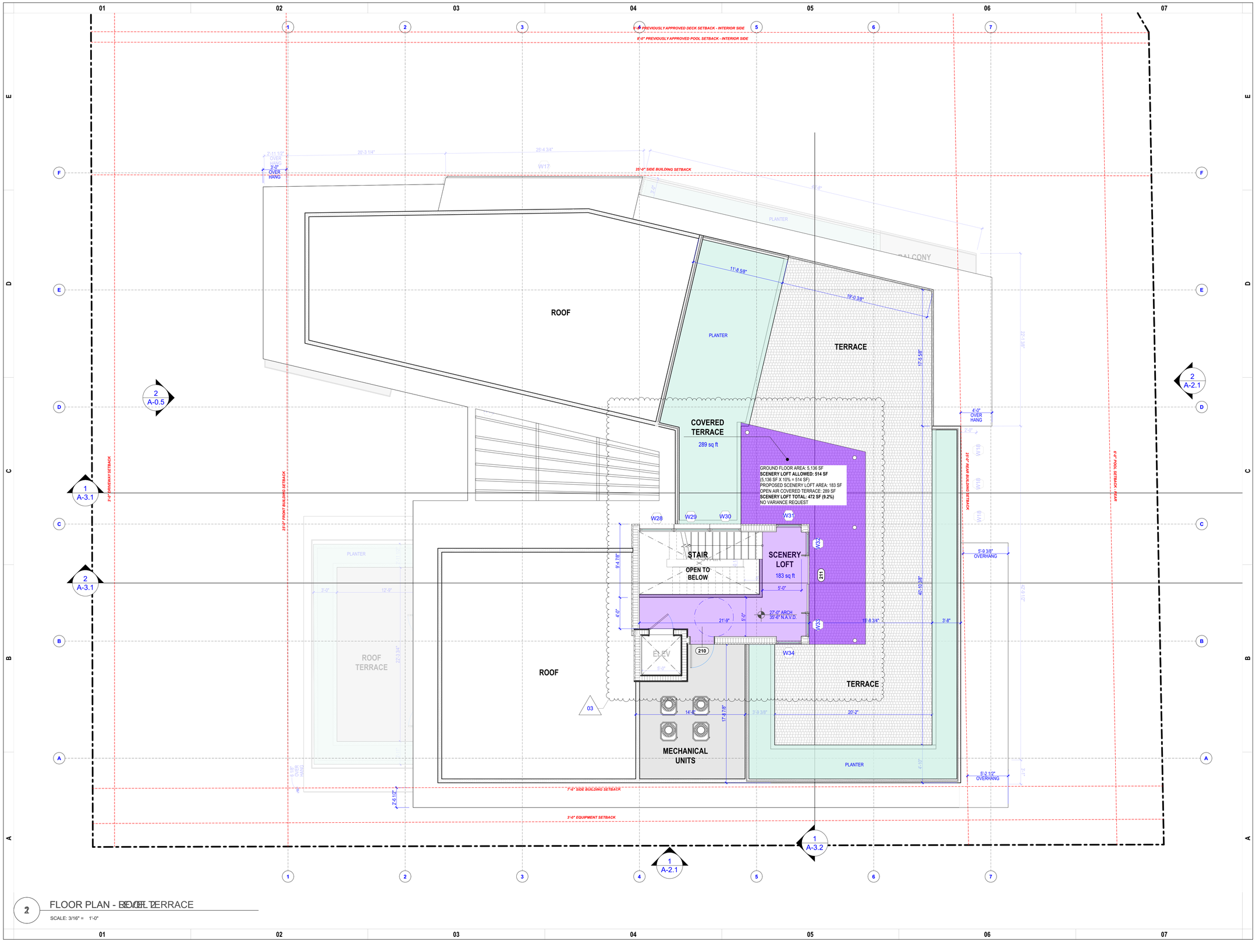

2 FLOOR PLAN - ROOF TERRACE

SCALE: 3/16" = 1'-0"

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SCALE AS NOTED

FLOOR PLAN - ROOF

A-1.4

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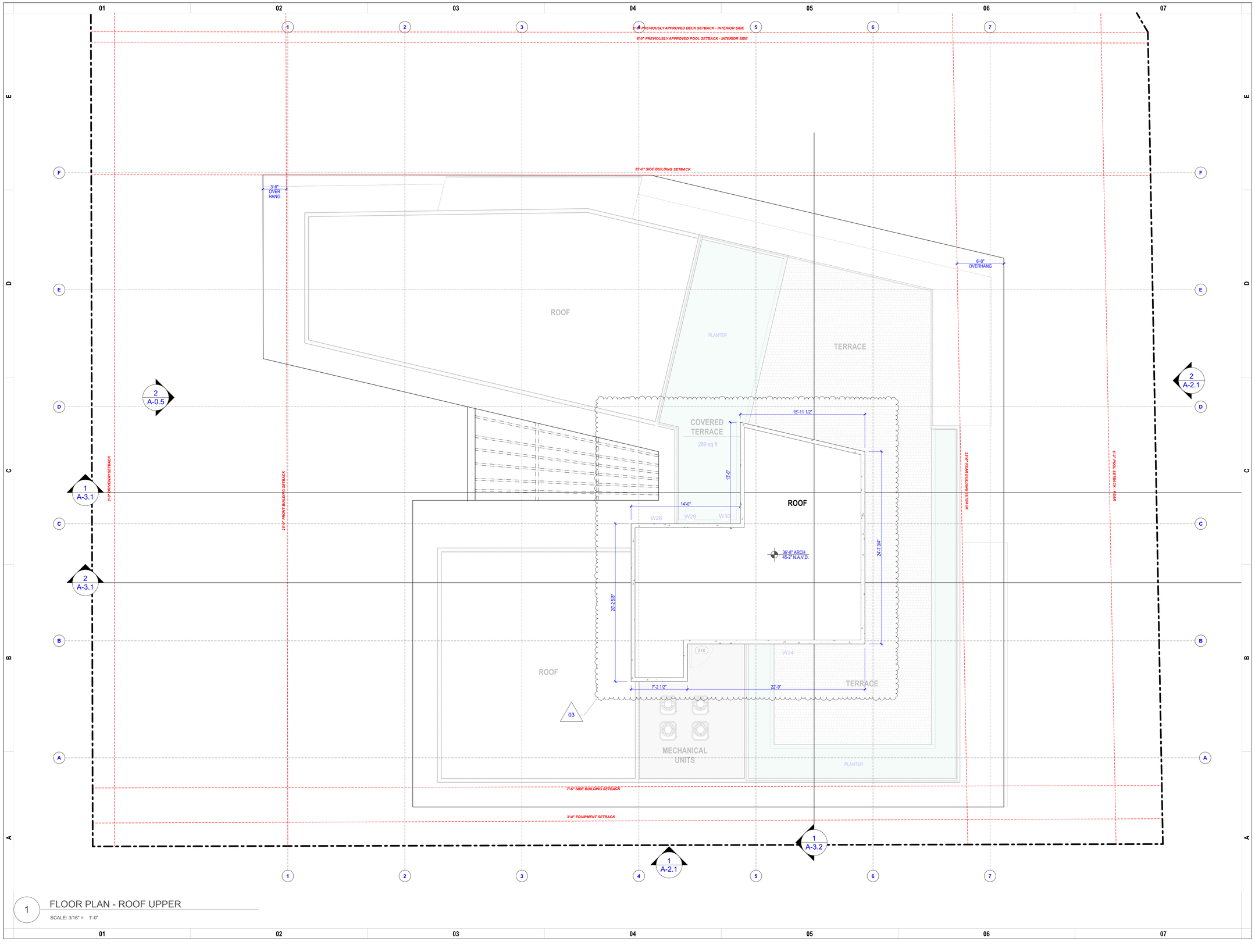

1 FLOOR PLAN - ROOF UPPER

SCALE: 3/16" = 1'-0"

PROJECT NO. 25-15

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FLOOR PLAN - ROOF UPPER

A-1.5

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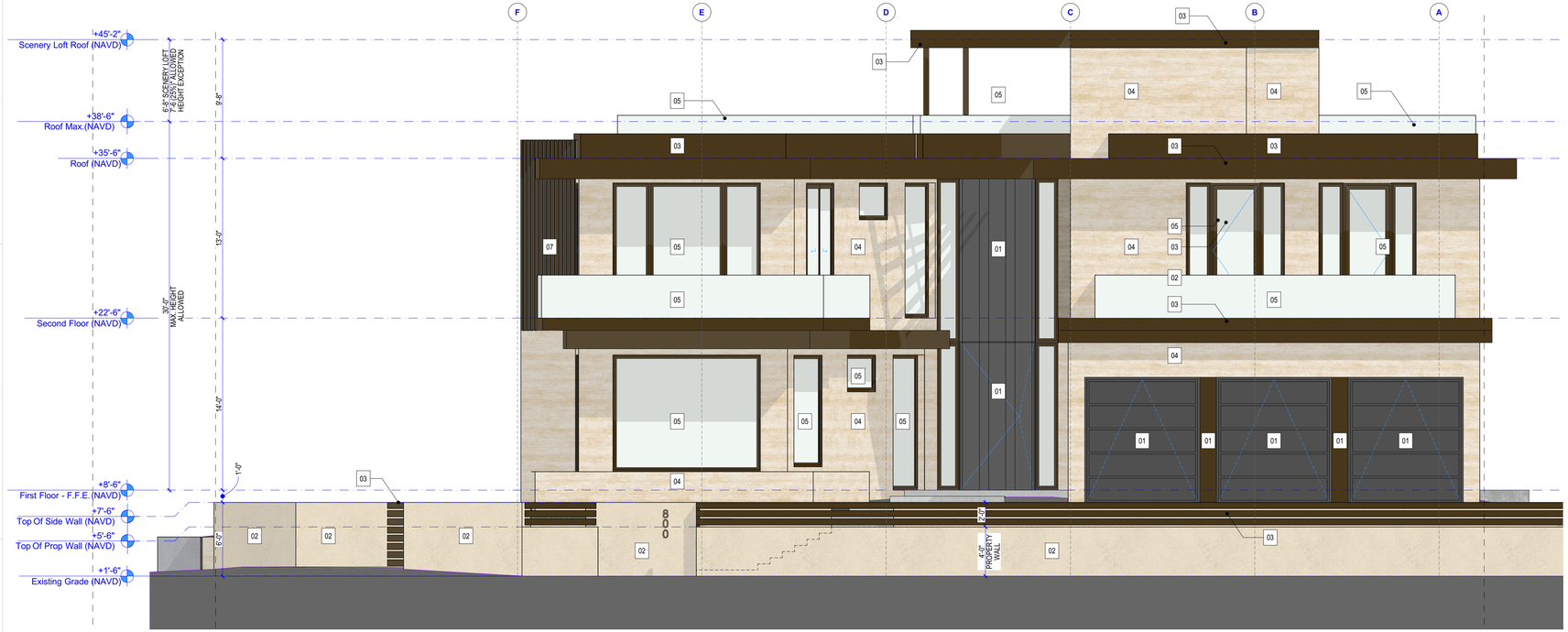

2 WEST ELEVATION

SCALE: 3/16" = 1'-0"



1 NORTH ELEVATION

SCALE: 3/16" = 1'-0"



ALUMINUM METAL CLADDING

UNDER ROOF EAVES, ROOF FASCIA, GARAGE DOORS



SMOOTH PAINTED STUCCO

EXTERIOR SITE WALLS



BRONZE METAL

WINDOWS, DOORS, & ORNAMENTAL METALS



LIGHT VEIN-CUT TRAVERTINE HONED & FILLED

EXTERIOR WALL CLADDING



GLASS

EXTERIOR SLIDING DOORS & WINDOWS



LIGHT COLORED STONE PAVERS

DRIVEWAY & EXTERIOR WALKWAY

ALUMINUM METAL CLADDING SLATS

SELECTED EXTERIOR WALLS

PROJECT NO. 25-15

KANETI RESIDENCE

800 SOUTH 7 AVENUE HOLLYWOOD, FL 33019

ARCHITECT OF RECORD

ALUMBRA ARCHITECTURE

3535 W 10 AVE, UNIT 207, HIALEAH, FL 33012
JOSE@ALUMBRA-ARCH.COM
(786) 216-5659

STATE OF FLORIDA
JOSE ANGEL ORTEZ
AR100507
REGISTERED ARCHITECT

DIGITAL SIGNATURE STATEMENT

ALL DRAWINGS WITH A DIGITAL STAMP OR SEAL BY JOSE ANGEL ORTEZ SHOWS ACKNOWLEDGEMENT OF ACCEPTANCE FOR SUBMITTAL BY THE ARCHITECT OF RECORD JOSE ANGEL ORTEZ, RA. (AR100507). PRINTED COPIES OF THIS DOCUMENT ARE NOT CONSIDERED SIGNED AND SEALED AND THE SIGNATURE MUST BE VERIFIED ON ANY ELECTRONIC COPIES.

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SCALE AS NOTED

EXTERIOR ELEVATIONS - NORTH & WEST

A-2.0

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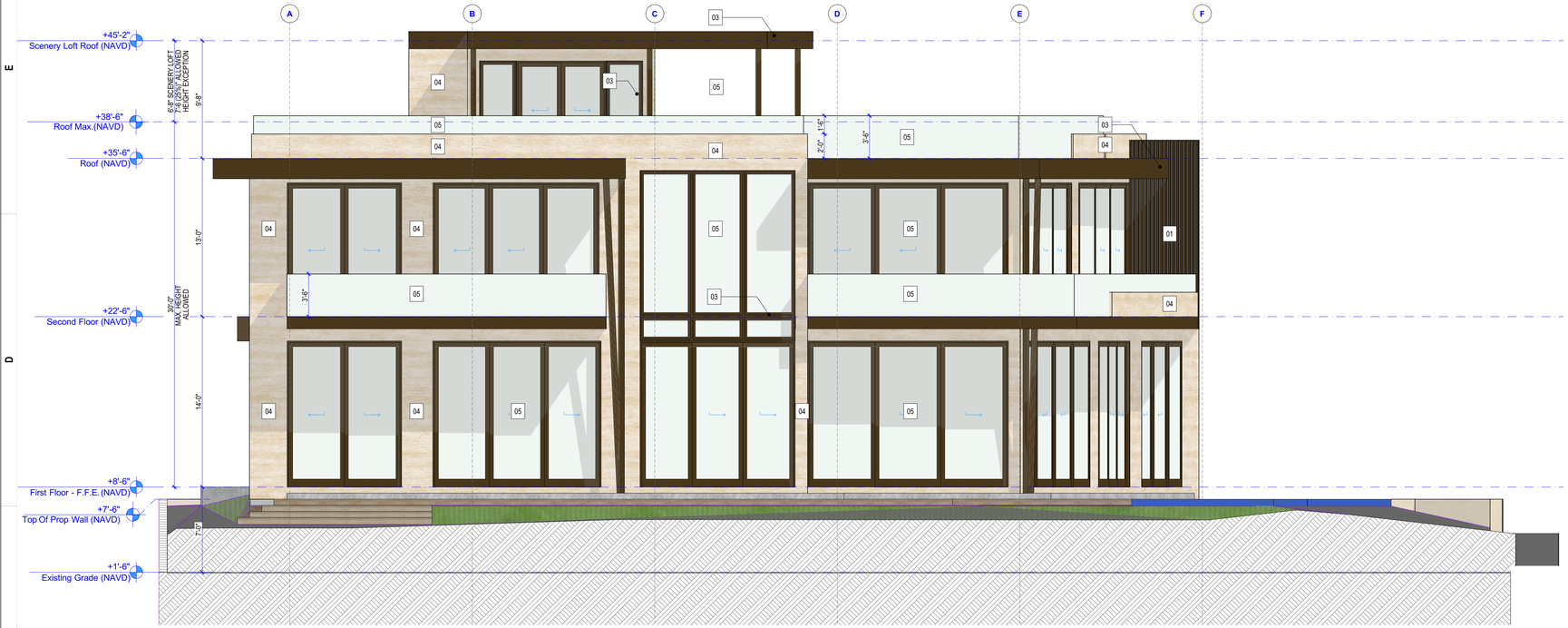
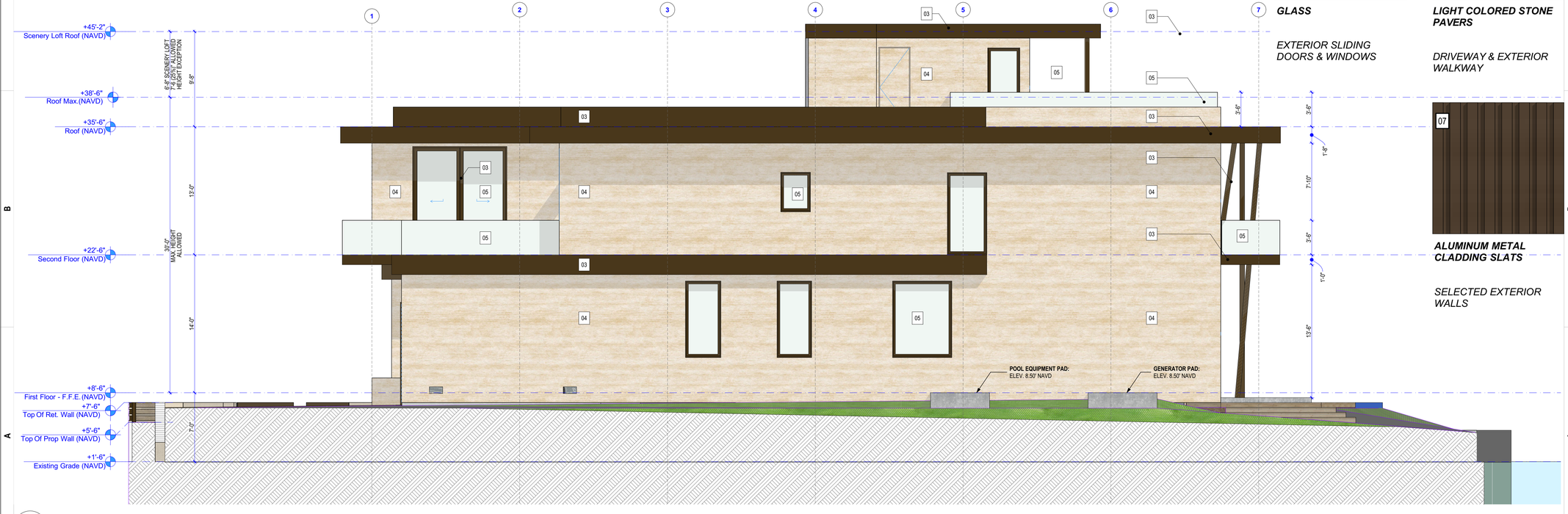


2 EAST ELEVATION

SCALE: 3/16" = 1'-0"



1 SOUTH ELEVATION

SCALE: 3/16" = 1'-0"

01



ALUMINUM METAL CLADDING

UNDER ROOF EAVES, ROOF FASCIA, GARAGE DOORS

02



SMOOTH PAINTED STUCCO

EXTERIOR SITE WALLS

03



BRONZE METAL

WINDOWS, DOORS, & ORNAMENTAL METALS

04



LIGHT VEIN-CUT TRAVERTINE HONED & FILLED

EXTERIOR WALL CLADDING

05



GLASS

EXTERIOR SLIDING DOORS & WINDOWS



LIGHT COLORED STONE PAVERS

DRIVEWAY & EXTERIOR WALKWAY

07

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SELECTED EXTERIOR WALLS

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SCALE AS NOTED

EXTERIOR ELEVATION - SOUTH & EAST

A-2.1

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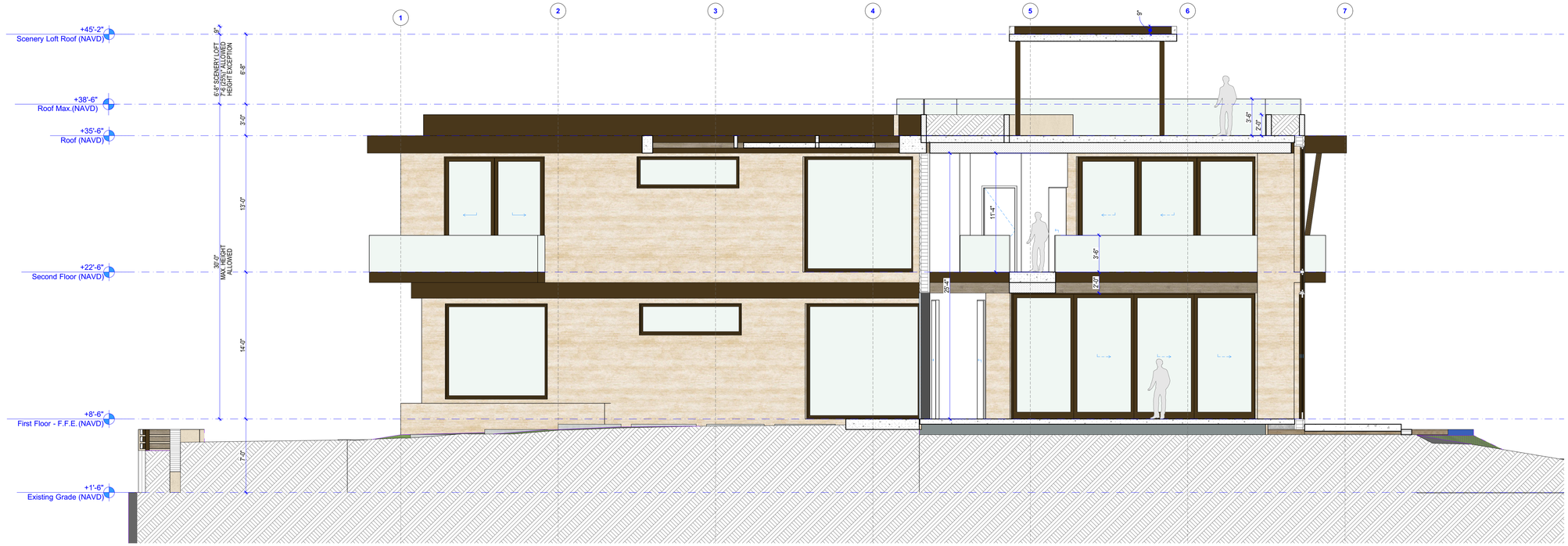
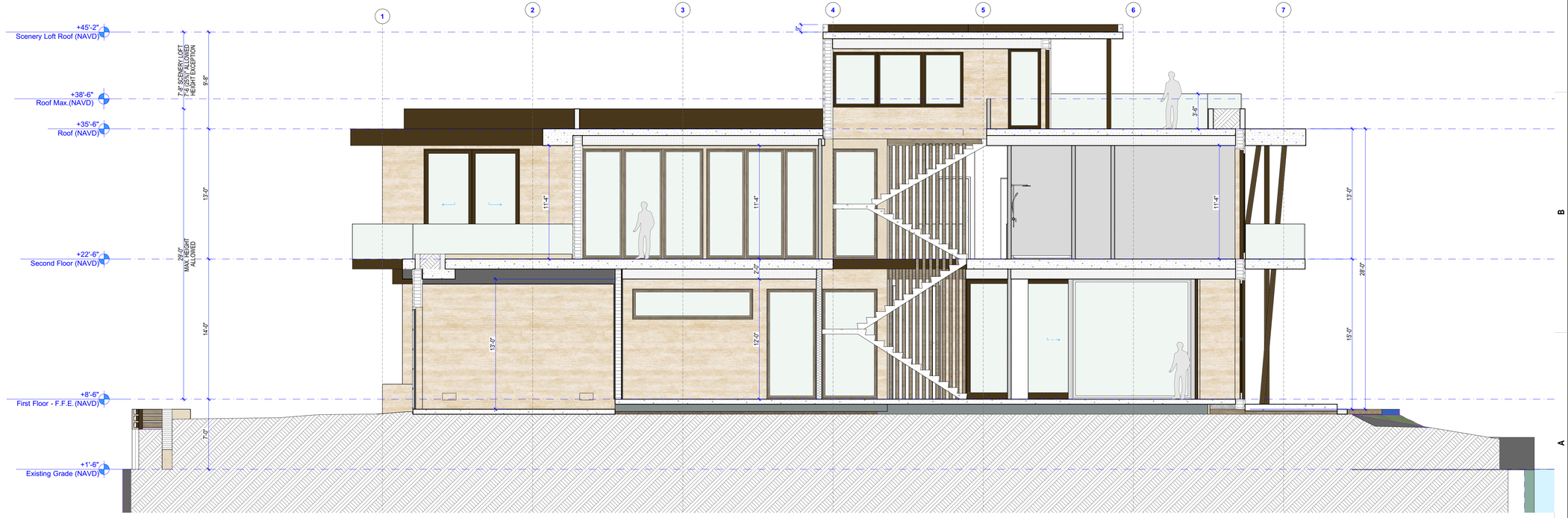


1 OVERAL BUILDING SECTIONS B

SCALE: 3/16" = 1'-0"



2 OVERAL BUILDING SECTIONS A

SCALE: 3/16" = 1'-0"

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SCALE AS NOTED

OVERALL SECTIONS

A-3.1

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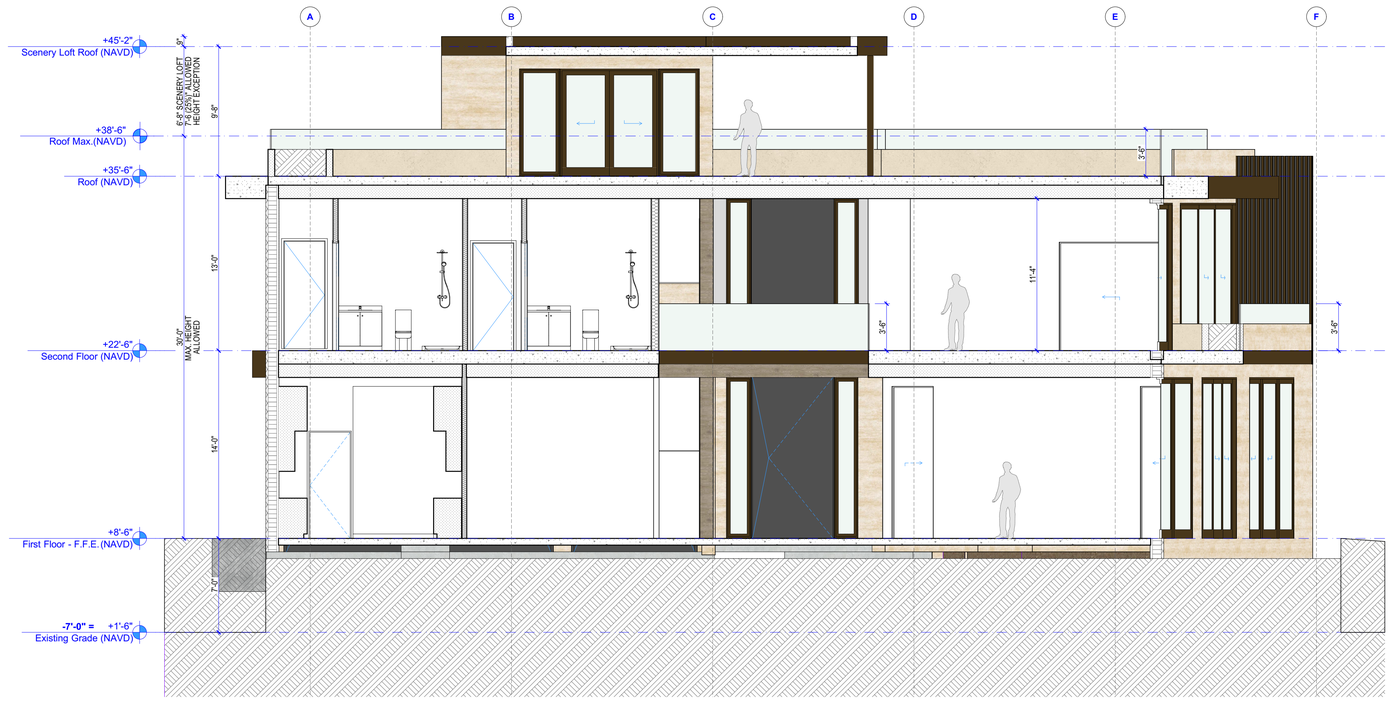

1 OVERAL BUILDING SECTIONS C

SCALE: 3/16" = 1'-0"

PROJECT NO. 25-15

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SCALE AS NOTED

OVERALL SECTIONS

A-3.2

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EXTERIOR DOOR SCHEDULE

ID	Zone Name for Schedule	NOMINAL WIDTH	NOMINAL HEIGHT	LEAF THICKNESS	MATERIAL	TYPE	HEAD DETAIL	JAMB DETAIL	SILL DETAIL	HARDWARE SET	ACCESSORIES	FIRE	STC	REMARKS
101	FOYER	6'-0"	12'-0"	1 3/4"	SC WOOD	PIVOT	-	-	-	-	-	Non-Rated	-	SOLID, IMPACT RATED, BRONZE COLOR PANEL & FRAME
102	FAMILY ROOM / DEN	14'-6"	12'-0"	1 3/4"	ALUM / GLASS	SLIDING	-	-	-	-	-	Non-Rated	-	IMPACT GLASS, BRONZE FRAME
103	LIBRARY	11'-4"	12'-0"	1 3/4"	ALUM / GLASS	SLIDING	-	-	-	-	-	Non-Rated	-	IMPACT GLASS, BRONZE FRAME
104	LIVING ROOM	24'-0"	12'-0"	1 3/4"	ALUM / GLASS	SLIDING	-	-	-	-	-	Non-Rated	-	IMPACT GLASS, BRONZE FRAME
105	LIVING ROOM	16'-6"	12'-0"	1 3/4"	ALUM / GLASS	SLIDING	-	-	-	-	-	Non-Rated	-	IMPACT GLASS, BRONZE FRAME
106	LIVING ROOM	12'-9"	12'-0"	1 3/4"	ALUM / GLASS	SLIDING	-	-	-	-	-	Non-Rated	-	IMPACT GLASS, BRONZE FRAME
107	DINING ROOM	13'-10"	12'-0"	1 3/4"	ALUM / GLASS	SLIDING	-	-	-	-	-	Non-Rated	-	IMPACT GLASS, BRONZE FRAME
108	KITCHEN	9'-5"	12'-0"	1 3/4"	ALUM / GLASS	SLIDING	-	-	-	-	-	Non-Rated	-	IMPACT GLASS, BRONZE FRAME
109	GARAGE	9'-0"	10'-0"	1 3/4"	ALUM / GLASS	ROLL-UP	-	-	-	-	-	Non-Rated		IMPACT RATED, COLOR TO MATCH ENTRY DOOR
109	GARAGE	9'-0"	10'-0"	1 3/4"	ALUM / GLASS	ROLL-UP	-	-	-	-	-	Non-Rated		IMPACT RATED, COLOR TO MATCH ENTRY DOOR
109	GARAGE	9'-0"	10'-0"	1 3/4"	ALUM / GLASS	ROLL-UP	-	-	-	-	-	Non-Rated		IMPACT RATED, COLOR TO MATCH ENTRY DOOR
201	MASTER BATH	9'-10"	11'-0"	1 3/4"	ALUM / GLASS	SLIDING	-	-	-	-	-	Non-Rated	-	IMPACT GLASS, BRONZE FRAME
202	MASTER BATH	9'-10"	11'-0"	1 3/4"	ALUM / GLASS	SLIDING	-	-	-	-	-	Non-Rated	-	IMPACT GLASS, BRONZE FRAME
203	MASTER SUITE	18'-4"	11'-0"	1 3/4"	ALUM / GLASS	SLIDING	-	-	-	-	-	Non-Rated	-	IMPACT GLASS, BRONZE FRAME
204	FAMILY ROOM	17'-6"	11'-0"	1 3/4"	ALUM / GLASS	SLIDING	-	-	-	-	-	Non-Rated	-	IMPACT GLASS, BRONZE FRAME
205	FAMILY ROOM	16'-6"	11'-0"	1 3/4"	ALUM / GLASS	SLIDING	-	-	-	-	-	Non-Rated	-	IMPACT GLASS, BRONZE FRAME
206	BEDROOM 3	13'-8"	11'-0"	1 3/4"	ALUM / GLASS	SLIDING	-	-	-	-	-	Non-Rated	-	IMPACT GLASS, BRONZE FRAME
207	BEDROOM 4	9'-5"	11'-0"	1 3/4"	ALUM / GLASS	SLIDING	-	-	-	-	-	Non-Rated	-	IMPACT GLASS, BRONZE FRAME
208	BEDROOM 6	3'-11"	10'-10"	1 3/4"	ALUM / GLASS	SWING	-	-	-	-	-	Non-Rated	-	IMPACT GLASS, BRONZE FRAME
209	BEDROOM 5	4'-0"	10'-10"	1 3/4"	ALUM / GLASS	SWING	-	-	-	-	-	Non-Rated	-	IMPACT GLASS, BRONZE FRAME
210	MECHANICAL	3'-0"	8'-0"	1 3/4"	ALUM / GLASS	SWING	-	-	-	-	-	Non-Rated	-	IMAPACT RATED, LEAF & FRAME COLOR TO MATCH ADJACENT STONE
211	SCENERY LOFT	7'-4"	8'-0"	1 3/4"	ALUM / GLASS	SLIDING	-	-	-	-	-	Non-Rated	-	IMPACT GLASS, BRONZE FRAME

PROJECT NO. 25-15

KANETI RESIDENCE

800 SOUTH 7 AVENUE HOLLYWOOD, FL 33019

ARCHITECT OF RECORD

ALUMBRA ARCHITECTURE

3535 W 10 AVE, UNIT 207, HIALEAH, FL 33012
JOSE@ALUMBRA-ARCH.COM
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SCALE AS NOTED

EXTERIOR DOOR SCHEDULE

A-3.3

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WINDOW SCHEDULE

ID	Zone Name for Schedule	WIDOW SIZE		TYPE	HEAD DETAIL	JAMB DETAIL	SILL DETAIL	ACCESSORIES	STC	U-VALUE	TEMPERED	REMARKS
		NOMINAL WIDTH	NOMINAL HEIGHT									
W01	LIBRARY / HALL	11'-2"	11'-0"	Fixed	-	-	-	-		-	☐	IMPACT GLASS, BRONZE FRAME
W02	FAMILY ROOM / DEN	10'-0"	3'-0"	Fixed	-	-	-	-		-	☐	IMPACT GLASS, BRONZE FRAME
W03	THEATRE	10'-0"	9'-1"	Fixed	-	-	-	-		-	☐	IMPACT GLASS, BRONZE FRAME
W04	FOYER	1'-9"	12'-0"	Fixed	-	-	-	-		-	☐	IMPACT GLASS, BRONZE FRAME
W04	FOYER	1'-10"	12'-0"	Fixed	-	-	-	-		-	☐	IMPACT GLASS, BRONZE FRAME
W04	LIVING ROOM	4'-3"	2'-0"	Fixed	-	-	-	-		-	☐	IMPACT GLASS, BRONZE FRAME
W04	LIVING ROOM	4'-3"	2'-0"	Fixed	-	-	-	-		-	☐	IMPACT GLASS, BRONZE FRAME
W04	LIVING ROOM	4'-3"	2'-0"	Fixed	-	-	-	-		-	☐	IMPACT GLASS, BRONZE FRAME
W04	LIVING ROOM	12'-0"	9'-6"	Fixed	-	-	-	-		-	☐	IMPACT GLASS, BRONZE FRAME
W05	BUTLER'S PANTRY	6'-0"	7'-9"	Fixed	-	-	-	-		-	☐	IMPACT GLASS, BRONZE FRAME
W05	THEATRE	10'-0"	9'-6"	Fixed	-	-	-	-		-	☐	IMPACT GLASS, BRONZE FRAME
W06	LAUNDRY ROOOM	3'-6"	7'-9"	Casement	-	-	-	-		-	☐	IMPACT GLASS, BRONZE FRAME
W07	STAFF	3'-7"	7'-9"	Fixed	-	-	-	-		-	☐	IMPACT GLASS, BRONZE FRAME
W08	BEDROOM 1	12'-0"	3'-0"	Fixed	-	-	-	-		-	☐	IMPACT GLASS, BRONZE FRAME
W09	BEDROOM 1	4'-11"	11'-0"	Casement	-	-	-	-		-	☐	IMPACT GLASS, BRONZE FRAME
W10	LIVING ROOM	5'-6"	11'-0"	Fixed	-	-	-	-		-	☐	IMPACT GLASS, BRONZE FRAME
W11	FOYER	1'-10"	13'-4"	Fixed	-	-	-	-		-	☐	IMPACT GLASS, BRONZE FRAME
W12	FOYER	1'-10"	13'-4"	Fixed	-	-	-	-		-	☐	IMPACT GLASS, BRONZE FRAME
W13	MASTER SUITE	10'-9"	11'-0"	Fixed	-	-	-	-		-	☐	IMPACT GLASS, BRONZE FRAME
W14	HIS CLOSET	10'-0"	3'-0"	Fixed	-	-	-	-		-	☐	IMPACT GLASS, BRONZE FRAME
W15	LIVING ROOM	3'-0"	11'-0"	Fixed	-	-	-	-		-	☐	IMPACT GLASS, BRONZE FRAME
W15	LIVING ROOM	3'-0"	11'-0"	Fixed	-	-	-	-		-	☐	IMPACT GLASS, BRONZE FRAME
W16	LIVING ROOM	6'-0"	11'-0"	Fixed	-	-	-	-		-	☐	IMPACT GLASS, BRONZE FRAME
W17	HER CLOSET	10'-10"	8'-6"	Fixed	-	-	-	-		-	☐	IMPACT GLASS, BRONZE FRAME
W18	LIVING ROOM	4'-3"	12'-0"	Fixed	-	-	-	-		-	☐	IMPACT GLASS, BRONZE FRAME
W18	LIVING ROOM	4'-3"	12'-0"	Fixed	-	-	-	-		-	☐	IMPACT GLASS, BRONZE FRAME
W18	LIVING ROOM	4'-3"	12'-0"	Fixed	-	-	-	-		-	☐	IMPACT GLASS, BRONZE FRAME
W21	HALL	4'-0"	8'-4"	Fixed	-	-	-	-		-	☐	IMPACT GLASS, BRONZE FRAME
W22	BATHROOM 6	3'-0"	4'-0"	Fixed	-	-	-	-		-	☐	IMPACT GLASS, BRONZE FRAME
W23	LIVING ROOM	2'-0"	10'-10 1/4"	Fixed	-	-	-	-		-	☐	IMPACT GLASS, BRONZE FRAME
W23	LIVING ROOM	2'-0"	10'-10 1/4"	Fixed	-	-	-	-		-	☐	IMPACT GLASS, BRONZE FRAME
W23	LIVING ROOM	2'-0"	10'-10 1/4"	Fixed	-	-	-	-		-	☐	IMPACT GLASS, BRONZE FRAME
W23	LIVING ROOM	2'-0"	10'-10 1/4"	Fixed	-	-	-	-		-	☐	IMPACT GLASS, BRONZE FRAME
W24	BEDROOM 5	4'-0"	11'-0"	Fixed	-	-	-	-		-	☐	IMPACT GLASS, BRONZE FRAME
W24	BEDROOM 5	4'-0"	11'-0"	Fixed	-	-	-	-		-	☐	IMPACT GLASS, BRONZE FRAME
W24	BEDROOM 5	4'-0"	11'-0"	Fixed	-	-	-	-		-	☐	IMPACT GLASS, BRONZE FRAME
W25	BEDROOM 5	3'-10 1/2"	11'-0"	Fixed	-	-	-	-		-	☐	IMPACT GLASS, BRONZE FRAME
W25	BEDROOM 5	3'-10 1/2"	11'-0"	Fixed	-	-	-	-		-	☐	IMPACT GLASS, BRONZE FRAME
W26	BEDROOM 5	3'-2"	11'-0"	Fixed	-	-	-	-		-	☐	IMPACT GLASS, BRONZE FRAME
W27	STAIR	4'-5"	11'-0"	Fixed	-	-	-	-		-	☐	IMPACT GLASS, BRONZE FRAME
W28	STAIR	4'-5"	5'-6"	Fixed	-	-	-	-		-	☐	IMPACT GLASS, BRONZE FRAME
W29	STAIR	4'-7"	5'-6"	Fixed	-	-	-	-		-	☐	IMPACT GLASS, BRONZE FRAME
W30	STAIR	4'-0"	5'-6"	Fixed	-	-	-	-		-	☐	IMPACT GLASS, BRONZE FRAME
W31	SCENERY LOFT	3'-3"	8'-0"	Fixed	-	-	-	-		-	☐	IMPACT GLASS, BRONZE FRAME
W32	SCENERY LOFT	3'-0"	8'-0"	Fixed	-	-	-	-		-	☐	IMPACT GLASS, BRONZE FRAME
W33	SCENERY LOFT	3'-0"	8'-0"	Fixed	-	-	-	-		-	☐	IMPACT GLASS, BRONZE FRAME
W34	SCENERY LOFT	3'-3"	8'-0"	Fixed	-	-	-	-		-	☐	IMPACT GLASS, BRONZE FRAME

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SCALE AS NOTED

WINDOW SCHEDULE

A-3.4

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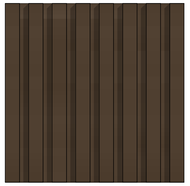
ALUMINUM METAL CLADDING FLAT

UNDER ROOF EAVES, ROOF FASCIA, GARAGE DOORS



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SMOOTH PAINTED STUCCO

EXTERIOR SITE WALLS



LIGHT COLORED STONE PAVERS

DRIVEWAY & EXTERIOR WALKWAY



1 FRONT VIEW

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SCALE AS NOTED

3D VIEW

A-4.0

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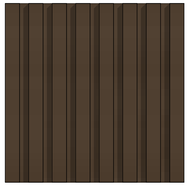
ALUMINUM METAL CLADDING FLAT

UNDER ROOF EAVES, ROOF FASCIA, GARAGE DOORS



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EXTERIOR WALL CLADDING



GLASS

EXTERIOR SLIDING DOORS & WINDOWS

SMOOTH PAINTED STUCCO

EXTERIOR SITE WALLS



LIGHT COLORED STONE PAVERS

DRIVEWAY & EXTERIOR WALKWAY



1 SIDE VIEW

PROJECT NO. 25-15

KANETI RESIDENCE

800 SOUTH 7 AVENUE HOLLYWOOD, FL 33019

ARCHITECT OF RECORD

ALUMBRA ARCHITECTURE

3535 W 10 AVE, UNIT 207, HIALEAH, FL 33012
JOSE@ALUMBRA-ARCH.COM
(786) 216-5659

STATE OF FLORIDA · JOSE ANGEL ORTEZ · AR100507 · REGISTERED ARCHITECT

DIGITAL SIGNATURE STATEMENT

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MARK	DATE	DESCRIPTION
00	12/30/2025	HRB Initial Submission
01	2/3/2026	HRB Comments
02	2/12/2026	HRB Comments
03	2/24/2026	HRB Comments

SCALE AS NOTED

3D VIEW

A-4.1

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GENERAL PROVISIONS

1. THE CONTRACTOR SHALL OBTAIN FROM THE OWNER COPIES OF ALL AVAILABLE REGULATORY AGENCY PERMITS AND LOCAL AGENCY PERMITS.

2. ALL CONSTRUCTION PROJECTS 1 OR MORE ACRES IN SIZE THAT DISCHARGE TO OFFSITE AREAS ARE REQUIRED TO COMPLY WITH THE REQUIREMENTS OF THE NATIONAL POLLUTANT DISCHARGE ELIMINATION SYSTEM (NPDES) GENERAL PERMIT FOR STORMWATER DISCHARGE FROM SMALL AND LARGE CONSTRUCTION ACTIVITIES. IN ORDER TO MEET NPDES REQUIREMENTS, THE CONTRACTOR IS RESPONSIBLE FOR PREPARING A STORMWATER POLLUTION PREVENTION PLAN (SWPPP), IMPLEMENTING, INSPECTING, MAINTAINING, AND REPORTING ON ALL ELEMENTS OF THE SWPPP. COMPLETING AND SUBMITTING THE REQUIRED NOTICE OF INTENT (NOI) AND NOTICE OF TERMINATION (NOT) FORMS AS THE OPERATOR, AND PAYING ALL ASSOCIATED FEES. FOR PROJECTS LESS THAN 1 ACRE IN SIZE THAT ARE NOT REQUIRED TO COMPLY WITH THE NPDES GENERAL PERMIT, THE CONTRACTOR IS STILL RESPONSIBLE FOR IMPLEMENTING AND MAINTAINING EROSION AND SEDIMENT CONTROL MEASURES PRIOR TO AND DURING CONSTRUCTION IN ACCORDANCE WITH THE DRAWINGS AND SPECIFICATIONS.

3. UNLESS OTHERWISE NOTED ON THE PLANS, THE CONTRACTOR SHALL USE THE GEOMETRY PROVIDED ON THE CONSTRUCTION PLANS. BENCHMARK INFORMATION SHALL BE PROVIDED TO THE CONTRACTOR BY THE OWNER OR OWNERS SURVEYOR. ANY DISCREPANCIES BETWEEN FIELD MEASUREMENTS AND CONSTRUCTION PLAN INFORMATION SHALL BE BROUGHT TO THE ATTENTION OF THE ENGINEER IMMEDIATELY.

4. BASE SURVEY INFORMATION INCLUDING BUT NOT LIMITED TO ELEVATIONS, EASEMENTS, RIGHTS OF WAY, AND OTHER TOPOGRAPHIC INFORMATION HAS BEEN PREPARED BY OTHER PROFESSIONALS. SZAUER ENGINEERING, INC. NO RESPONSIBILITY FOR THE ACCURACY OF THIS INFORMATION.

5. THIS SET OF PLANS MAY CONTAIN DRAWINGS PREPARED BY OTHER PROFESSIONALS, WHICH CONTAIN THE NAME, ADDRESS, AND LOGO OF THE PROFESSIONAL. SZAUER ENGINEERING, INC. IS NOT RESPONSIBLE FOR DRAWINGS PREPARED BY OTHER PROFESSIONALS.

6. THE CONTRACTOR SHALL SUBMIT (6) COPIES OF SHOP DRAWINGS TO THE ENGINEER FOR APPROVAL PRIOR TO ORDERING THE MATERIALS REQUIRED FOR CONSTRUCTION. PRIOR TO SUBMISSION, THE CONTRACTOR SHALL THOROUGHLY CHECK SHOP DRAWINGS, PRODUCT DATA, AND SAMPLES FOR COMPLETENESS AND FOR COMPLIANCE WITH THE CONSTRUCTION PLANS AND SHALL VERIFY ALL DIMENSIONS AND FIELD CONDITIONS AND SHALL COORDINATE THE SHOP DRAWINGS WITH THE REQUIREMENTS FOR OTHER RELATED WORK. THE CONTRACTORS RESPONSIBILITY FOR ERRORS AND OMISSIONS IN SUBMITTALS IS NOT RELIEVED BY THE ENGINEERS REVIEW OF SUBMITTALS. THE CONTRACTOR SHALL NOTIFY THE ENGINEER, IN WRITING AT THE TIME OF SUBMISSION, OF DEVIATIONS IN SUBMITTALS FROM THE REQUIREMENTS OF THE CONTRACT DOCUMENTS.

7. PROTECT BENCHMARKS, PROPERTY CORNERS, AND OTHER SURVEY MONUMENTS FROM DAMAGE OR DISPLACEMENT. IF MARKER NEEDS TO BE REMOVED IT SHALL BE REFERENCED BY LICENSED LAND SURVEYOR AND REPLACED. AS NECESSARY, BY SAME.

8. THE CONTRACTOR IS RESPONSIBLE FOR ALL QUALITY CONTROL TESTING. AS A MINIMUM, TESTING SHALL INCLUDE A) PIPING AND STRUCTURAL EXCAVATION, BEDDING AND BACKFILL MATERIALS AND DENSITY TESTS; B) DETERMINATION OF COMPACTIVE EFFORT NEEDED FOR COMPLIANCE WITH THE DENSITY REQUIREMENTS; C) PORTLAND CEMENT CONCRETE AND ASPHALT PAVING QUALITY CONTROL TESTING INCLUDING DESIGN MIX REVIEW, MATERIALS, FIELD SLUMP AND AIR CONTENT, AND FIELD AND LAB CURED STRENGTH SAMPLES AND TESTING.

9. IN ADDITION TO QUALITY CONTROL TESTING, THE CONTRACTOR SHALL BE RESPONSIBLE FOR REQUESTING FOR OBTAINING AND PAYING FOR ANY WORK (OR ANY PART THEREOF) IF LAWS OR REGULATIONS OF ANY PUBLIC BODY HAVING JURISDICTION SPECIFICALLY REQUIRE TESTING, INSPECTIONS OR APPROVAL. THE CONTRACTOR SHALL PAY ALL COSTS IN CONNECTION THEREWITH AND SHALL FURNISH THE OWNER AND ENGINEER THE REQUIRED CERTIFICATES OF INSPECTION, TESTING OR APPROVAL.

10. ANY DESIGN OR TESTING LABORATORY UTILIZED BY THE CONTRACTOR SHALL BE AN INDEPENDENT LABORATORY ACCEPTABLE TO THE OWNER AND THE ENGINEER, APPROVED IN WRITING, AND COMPLYING WITH THE LATEST EDITION OF THE "RECOMMENDED REQUIREMENTS FOR INDEPENDENT LABORATORY QUALIFICATION" PUBLISHED BY THE AMERICAN COUNCIL OF INDEPENDENT LABORATORIES.

11. TESTING RESULTS SHALL BE PROVIDED TO THE OWNEROPERATOR AND THE ENGINEER. ALL TEST RESULTS SHALL BE PROVIDED (PASSING AND FAILING) ON A REGULAR AND IMMEDIATE BASIS.

12. THE ENTIRE PROJECT SITE SHALL BE THOROUGHLY CLEANED AT THE COMPLETION OF THE WORK. CLEAN ALL INSTALLED PIPELINES, STRUCTURES, SIDEWALKS, PAVED AREAS, ACCUMULATED SILT IN PONDS, PLUS ALL ADJACENT AREAS AFFECTED BY CONSTRUCTION, AS DIRECTED BY THE OWNER OR JURISDICTIONAL AGENCY. EQUIPMENT TO CLEAN THESE SURFACES SHALL BE SUBJECT TO APPROVAL BY THE OWNER.

UTILITY GENERAL NOTES

1. THE UTILITY DATA SHOWN ON THESE PLANS WAS LOCATED BY THE RESPECTIVE UTILITY, OR IS BASED ON UTILITY DRAWINGS, MAPS, OR FIELD RECONNAISSANCE.

2. THE LOCATIONS OF ALL EXISTING UTILITIES SHOWN ON THE PLANS HAVE BEEN DETERMINED FROM THE BEST INFORMATION AVAILABLE AND ARE GIVEN FOR THE CONVENIENCE OF THE CONTRACTOR. THE ENGINEER ASSUMES NO RESPONSIBILITY FOR THEIR ACCURACY PRIOR TO THE START OF ANY CONSTRUCTION ACTIVITY. IT SHALL BE THE CONTRACTORS RESPONSIBILITY TO NOTIFY THE VARIOUS UTILITIES AND TO MAKE THE NECESSARY ARRANGEMENTS FOR ANY RELOCATIONS OF THESE UTILITIES WITH THE OWNER OF THE UTILITY. THE CONTRACTOR SHALL EXERCISE CAUTION WHEN CROSSING AN UNDERGROUND UTILITY, WHETHER SHOWN ON THE PLANS OR LOCATED BY THE UTILITY COMPANY. ANY UTILITIES NOT SHOWN ON THESE PLANS OR NOT, THAT INTERFERE WITH THE PROPOSED CONSTRUCTION SHALL BE CLOSELY COORDINATED WITH THE ENGINEER AND THE RESPECTIVE UTILITY COMPANY FOR RELOCATION OR PROPER INSTRUCTION.

3. A SINGLE POINT UTILITY IDENTIFICATION SERVICE HAS BEEN SET UP FOR EXISTING UTILITIES. THE CONTRACTOR IS TO CONTACT THE SUNSHINE STATE ONE CALL CENTER BY DIALING "811" AT LEAST TWO (2) AND NO MORE THAN FIVE (5) WORKING DAYS PRIOR TO THE SPECIFIC CONSTRUCTION ACTIVITY FOR FIELD LOCATION. NOTE THAT NOT ALL UTILITIES PARTICIPATE IN THIS PROGRAM. THE CONTRACTOR SHOULD CONTACT ALL NONPARTICIPATING UTILITIES SEPARATELY FOR FIELD LOCATION OF THEIR FACILITIES AT LEAST TWO (2) WORKING DAYS PRIOR TO CONSTRUCTION. PER FLORIDA STATUTE 553.851, THE CONTRACTOR OR EXCAVATOR IS REQUIRED TO NOTIFY THE GAS COMPANY TWO (2) WORKING DAYS PRIOR TO STARTING EXCAVATION.

4. THE CONTRACTOR SHALL KEEP LOCATE TICKETS UP TO DATE AT ALL TIMES.

5. THE CONTRACTOR IS RESPONSIBLE FOR ALL COORDINATION WITH EACH UTILITY AND ALL COSTS ASSOCIATED WITH THE PROTECTION OF EXISTING FACILITIES DURING CONSTRUCTION. THE CONTRACTOR SHALL ALSO COORDINATE NECESSARY RELOCATIONS OR OTHER CONSTRUCTION RELATED MATTERS WITH EACH UTILITY.

6. IT SHALL BE THE CONTRACTORS RESPONSIBILITY TO MAINTAIN IN SERVICE ALL EXISTING PIPING ENCOUNTERED DURING CONSTRUCTION UNLESS OTHERWISE INDICATED IN THE DRAWINGS. ANY PIPING WHICH CAN BE REMOVED DURING CONSTRUCTION WITHOUT UNDUE INTERRUPTION OF SERVICE MAY BE REMOVED AND REPLACED BY THE CONTRACTOR WITH THE PERMISSION OF THE OWNER AND THE ENGINEER.

7. TYPICAL DETAILS AS SHOWN ARE TO ILLUSTRATE THE ENGINEERS INTENT AND ARE NOT PRESENTED AS A SOLUTION TO ALL CONSTRUCTION PROBLEMS ENCOUNTERED IN THE FIELD. THE CONTRACTOR MAY ALTER THE METHOD OF CONSTRUCTION TO SUIT FIELD CONDITIONS, PROVIDING HE SUBMITS A PROPOSAL FOR AN ALTERNATE METHOD TO THE ENGINEER FOR APPROVAL AND USES MATERIALS AS DESIGNATED IN THE SPECIFICATIONS.

8. FOR EACH RESPECTIVE PIPELINE CONSTRUCTION REQUIRED, THE CONTRACTOR SHALL FIELD VERIFY THE LOCATION, DEPTH, AND ALIGNMENT OF ALL EXISTING PIPES, CABLES, ETC. TO BE CROSSED OR CONNECTED TO. IF THE CONTRACTOR DEEMS NECESSARY (A) A CHANGE IN ALIGNMENT OR DEPTH, OR THE NEED FOR ADDITIONAL FITTINGS, BENDS, OR COUPLINGS, WHICH REPRESENT A DEPARTURE FROM THE CONTRACT DRAWING, OR (B) A NEED FOR RELOCATION OF EXISTING UTILITIES, THEN DETAILS OF SUCH DEPARTURES, RELOCATIONS, OR ADDITIONAL FITTINGS, INCLUDING CHANGES IN RELATED PORTIONS OF THE PROJECT AND THE REASONS THEREFORE, SHALL BE SUBMITTED WITH SHOP DRAWINGS. APPROVED DEPARTURES FOR THE CONTRACTORS CONVENIENCE SHALL BE MADE AT NO ADDITIONAL COST TO THE OWNER.

9. THE CONTRACTOR SHALL PROVIDE AT HIS OWN EXPENSE ALL NECESSARY TEST PUMPING EQUIPMENT, WATER, WATER METERS, PRESSURE GAUGES, AND OTHER EQUIPMENT, MATERIAL AND FACILITIES REQUIRED FOR ALL HYDROSTATIC, LEAKAGE, AND PRESSURE TESTS. THE CONTRACTOR SHALL CONTACT THE ENGINEER AND THE OWNER IN WRITTEN FORM, FORTY-EIGHT (48) HOURS IN ADVANCE OF PROPOSED TESTING. THE CONTRACTOR SHALL PERFORM SATISFACTORY PRETESTING PRIOR TO NOTIFICATION.

AS-BUILT DRAWING REQUIREMENTS

1. AS-BUILT DRAWINGS SHALL BE PROVIDED BY THE CONTRACTOR TO THE ENGINEER THREE WEEKS PRIOR TO FINAL INSPECTION. ALL AS-BUILT DATA SHALL BE PROVIDED BY A FLORIDA LICENSED SURVEYOR, SIGNED, SEALED AND DATED BY THE RESPONSIBLE PARTY.

2. AT THE COMPLETION OF THE WORK, DELIVER THE DRAWINGS DOCUMENTING AS-BUILT INFORMATION, MEASURED BY A LICENSED SURVEYOR, TO THE ENGINEER, IN GOOD CONDITION AND FREE FROM ANY EXTRANEOUS NOTATION. THE AS-BUILT INFORMATION IS TO INCLUDE, BUT NOT BE LIMITED TO, THE FOLLOWING:

   A. HORIZONTAL LOCATIONS AND VERTICAL ELEVATIONS FOR ALL UTILITY AND STORM STRUCTURES INCLUDING BUT NOT LIMITED TO MANHOLES, INLETS AND CLEANOUTS, INCLUDING STRUCTURE TOP AND INVERT ELEVATIONS.

   B. DISTANCE ALONG PIPELINES BETWEEN STRUCTURES.

   C. STORMWATER POND TOP OF BERM AND POND BOTTOM ELEVATIONS AND HORIZONTAL DIMENSIONS MEASURED AT A MINIMUM OF TEN LOCATIONS PER POND, AT LOCATIONS DESIGNATED BY THE ENGINEER. TOP OF POND HORIZONTAL DIMENSIONS ARE ALSO TO BE TIED TO PROPERTY CORNERS, EASEMENTS, AND RIGHTS-OF-WAY.

   D. STORMWATER CONTROL STRUCTURE DIMENSIONS AND ELEVATIONS, INCLUDING ALL WEIRS, SLOTS, ORIFICES, GATES, AND SKIMMERS.

   E. STORMWATER CONVEYANCE SYSTEMS INCLUDING DIMENSIONS, ELEVATIONS, CONTOURS, AND CROSS SECTIONS.

   F. HORIZONTAL LOCATIONS AND VERTICAL ELEVATIONS OF ALL UTILITY VALVES, FITTINGS, CONNECTION POINTS, ETC.

   G. VERTICAL ELEVATIONS OF ALL PIPELINES AT CROSSINGS OF POTABLE WATER MAINS (WHETHER THE WATER MAIN IS EXISTING OR NEW) IN ORDER TO DOCUMENT THAT THE MINIMUM REQUIRED VERTICAL SEPARATION HAS BEEN MET.

   H. UTILITY PIPELINE TIED HORIZONTALLY TO EDGE OF PAVEMENT AND RIGHT-OF-WAY LINES, LOCATED EVERY 200-FT PLUS ALL CHANGES IN HORIZONTAL OFFSET.

   I. PAVEMENT WIDTH AND ELEVATIONS AT THE CENTERLINE AND EDGE OF PAVEMENT EVERY 200 FEET PLUS AT ALL CHANGES IN LONGITUDINAL SLOPE, CROSS SLOPE, INLET LOCATIONS, AND AT ALL DRIVEWAY AND STREET INTERSECTIONS. FOR PARKING LOTS, RECORD ELEVATIONS AT THE CENTERLINE AND EDGE OF PAVEMENT ELEVATIONS ALONG ALL DRIVE AISLES AND ISLANDS.

   J. ALL PARKING AREAS AND SIDEWALK RAMPS DESIGNATED FOR HANDICAP ACCESS SHALL CONTAIN HORIZONTAL AND VERTICAL MEASUREMENTS IN ORDER TO VERIFY REQUIRED WIDTHS AND SLOPES HAVE BEEN MET.

   K. HORIZONTAL AND VERTICAL DATA FOR ANY CONSTRUCTION THAT DEVIATES FROM THE APPROVED ENGINEERING DRAWINGS.

   L. WHERE THE PLANS CONTAIN SPECIFIC HORIZONTAL LOCATION DATA, SUCH AS STATION AND OFFSET, THE AS-BUILT DRAWINGS ARE TO REFLECT THE ACTUAL HORIZONTAL LOCATION.

   M. WHERE THE PLANS CONTAIN SPECIFIC VERTICAL ELEVATION DATA, THE AS-BUILT DRAWINGS ARE TO REFLECT THE ACTUAL MEASURED VERTICAL ELEVATION.

EROSION AND SEDIMENT CONTROL

1. EROSION AND SEDIMENT CONTROL MEASURES ARE TO BE PROVIDED AND INSTALLED PRIOR TO COMMENCEMENT OF CONSTRUCTION. SEDIMENT CONTROL CONSISTS OF SILT FENCING AND FLOATING TURBIDITY BARRIERS PER FDOT INDEX NO. 102 AND 103. EROSION CONTROL CONSISTS OF SEEDING AND MULCHING, SODDING, WETTING SURFACES, PLACEMENT OF COARSE AGGREGATE, TEMPORARY PAVING.

2. MAINTAIN TEMPORARY EROSION CONTROL SYSTEMS AS DIRECTED BY OWNER OR GOVERNING AUTHORITIES TO CONTROL EROSION AND SILTATION DURING LIFE OF CONTRACT. OWNER HAS AUTHORITY TO LIMIT SURFACE AREA OF ERODIBLE EARTH MATERIAL EXPOSED BY CLEARING AND GRUBBING, EXCAVATION, TRENCHING, BORROW AND EMBANKMENT OPERATIONS. OWNER ALSO HAS AUTHORITY TO DIRECT CONTRACTOR TO PROVIDE IMMEDIATE PERMANENT OR TEMPORARY EROSION AND SEDIMENT CONTROL MEASURES.

3. CONTRACTOR SHALL RESPOND TO EROSION AND SEDIMENT CONTROL MAINTENANCE REQUIREMENTS OR IMPLEMENT ADDITIONAL MEASURES TO CONTROL EROSION ORDERED BY OWNER OR GOVERNING AUTHORITIES WITHIN 48 HOURS OR SOONER IF REQUIRED AT NO ADDITIONAL COST TO THE OWNER.

4. CONTRACTOR WILL BE REQUIRED TO INCORPORATE PERMANENT EROSION CONTROL FEATURES INTO PROJECT AT EARLIEST PRACTICAL TIME TO MINIMIZE NEED FOR TEMPORARY CONTROLS.

5. THE EROSION AND SEDIMENT CONTROL MEASURES SHOWN ON THE PLANS REPRESENT A MINIMUM REQUIREMENT. THE CONTRACTOR IS RESPONSIBLE FOR DETERMINING ADDITIONAL EROSION AND SEDIMENT CONTROL MEASURES NEEDED IN ORDER TO PREVENT THE TRANSFER OF SEDIMENT FROM THE PROJECT AREA AND PREVENT THE EROSION OF SURFACES DURING CONSTRUCTION. AS NEEDED TO PROTECT ADJACENT PROPERTIES AND WATER BODIES.

6. GRASS ALL DISTURBED AREAS WITHIN 7 DAYS OF INITIAL DISTURBANCE. TYPE OF GRASSING SHALL BE AS FOLLOWS: TEMPORARY GRASSING TO BE SODDING AT ALL DRAINAGE STRUCTURES, RETENTION AREAS, SWALES AND DITCHES. AND WHERE SLOPES ARE STEEPER THAN 5:1. TEMPORARY GRASSING CAN BE SEED AND MULCH AT ALL OTHER LOCATIONS UNLESS OTHERWISE INDICATED IN THE DRAWINGS OR SPECIFICATIONS.

7. INSPECT EVERY TWO WEEKS DURING CONSTRUCTION. REMOVE ANY SEDIMENT BUILD-UP. REPAIR AND REINSTALL ANY DAMAGED OR MISSING SEDIMENT CONTROL MEASURES. INSTALL ADDITIONAL MEASURES IF INSPECTION REVEALS ADDITIONAL SEDIMENTATION CONTROL IS NECESSARY.

8. AREAS TO BE PAVED SHALL BE TREATED WITH A BITUMINOUS PRIME COAT AND SANDED TO MINIMIZE EROSION. WHERE PAVING IS SCHEDULED TO OCCUR MORE THAN 48 HOURS AFTER INSTALLATION OF BASE COURSE, AREAS TO RECEIVE CONCRETE PAVING SHALL BE EITHER PROTECTED WITH A LAYER OF FDOT COARSE AGGREGATE MATERIAL OR SHALL BE PAVED WITHIN 48 HOURS OF INSTALLATION OF THE SUBGRADE. INSTALL FINAL SURFACE COURSES WITHIN 14 DAYS AFTER REMOVAL OF EXISTING PAVEMENT.

TRAFFIC CONTROL

1. THE CONTRACTOR IS RESPONSIBLE FOR PROVIDING A MAINTENANCE OF TRAFFIC (M.O.T.) PLAN PRIOR TO CONSTRUCTION. THE M.O.T. PLAN SHALL SHOW ALL PROPOSED TRAFFIC CONTROL SIGNS, PAVEMENT MARKINGS, AND BARRICADES, AND SHALL DETAIL ALL PROPOSED CONSTRUCTION SEQUENCING. THE M.O.T. PLAN SHALL BE APPROVED BY THE ENGINEER, OWNER, AND ROADWAY JURISDICTIONAL AGENCY PRIOR TO CONSTRUCTION. ALL PROPOSED ROADWAY AND DRIVEWAY LANE CLOSURES SHALL BE RESTRICTED TO THE HOURS BETWEEN 9:00 A.M. AND 4:00 P.M. UNLESS OTHERWISE AUTHORIZED IN THE APPROVED M.O.T.

2. ALL CONSTRUCTION SIGNING AND MARKINGS SHALL BE INSTALLED PRIOR TO CONSTRUCTION AND MAINTAINED DURING CONSTRUCTION IN ACCORDANCE WITH FDOT INDEX NO. 600 AND THE MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES (MUTCD), THE PLACEMENT OF THE SIGNING AND MARKINGS SHALL BE APPROVED IN THE FIELD BY THE ENGINEER PRIOR TO CONSTRUCTION.

3. INSPECT TRAFFIC CONTROL DEVICES ON A DAILY BASIS TO ENSURE PLACEMENT OF BARRICADES AND FUNCTION OF LIGHTS IS MAINTAINED THROUGHOUT CONSTRUCTION.

4. CONTACT PROPERTY OWNERS AFFECTED BY CONSTRUCTION. COORDINATE TEMPORARY DRIVEWAY CLOSURES AND SEQUENCING. MAINTAIN ACCESS FOR ALL PROPERTY OWNERS DURING CONSTRUCTION.

5. WET UNSTABILIZED AREAS AS NECESSARY TO CONTROL DUST.

6. ADJUST TRAFFIC CONTROL DEVICES AS REQUIRED UNDER EMERGENCY CONDITIONS.

7. THE CONTRACTOR IS EXPECTED TO COORDINATE ITS ACTIVITIES WITH OTHER CONTRACTORS WHO MAY BE WORKING IN THE IMMEDIATE VICINITY.

8. WHEN WORK OCCURS WITHIN 15-FT OF ACTIVE ROAD TRAVEL LANES BUT NO CLOSER THAN 2-FT FROM THE EDGE OF PAVEMENT, SIGNAGE AND WARNING DEVICES ARE TO BE INSTALLED IN ACCORDANCE WITH FDOT INDEX NO. 600 AND 602, FOR A 2-LANE ROADWAY AND PER INDEX # 612 FOR A 4 LANE HIGHWAY.

9. TYPE I OR TYPE II BARRICADES AT 20-FT CENTERS SHALL BE PLACED AND MAINTAINED ALONG THE EDGE OF THE ROAD WHEREVER DROP-OFFS OR OTHER HAZARDS EXIST AND TO BLOCK ENTRANCE INTO COMPLETED OR PARTIALLY COMPLETED PAVEMENTS UNTIL SUCH PAVEMENTS ARE OPEN TO PUBLIC USE.

SITE PREPARATION

1. UNLESS OTHERWISE DIRECTED BY THE OWNER OR ENGINEER, THE CONTRACTOR IS EXPECTED TO CONTAIN ALL CONSTRUCTION ACTIVITIES WITHIN THE PROPERTY, RIGHT-OF-WAY, AND EASEMENTS AS INDICATED ON THE DRAWINGS. AT NO TIME SHALL THE CONTRACTOR DISTURB SURROUNDING PROPERTIES OR TRAVEL ON SURROUNDING PROPERTIES WITHOUT WRITTEN CONSENT FROM THE PROPERTY OWNER. ANY REPAIR OR RECONSTRUCTION OF DAMAGED AREAS IN SURROUNDING PROPERTIES SHALL BE REPAIRED BY THE CONTRACTOR ON AN IMMEDIATE BASIS. ALL COSTS FOR REPAIRS SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR AND NO EXTRA COMPENSATION SHALL BE PROVIDED.

2. STAKE OUT THE CONSTRUCTION, ESTABLISH LINES AND LEVELS, TEMPORARY BENCH MARKS, BATTER BOARDS, CENTERLINES, BASELINES, AND REFERENCE POINTS FOR THE WORK, AND VERIFY ALL DIMENSIONS RELATING TO INTERCONNECTION WITH EXISTING FEATURES. REPORT ANY INCONSISTENCIES IN THE PROPOSED GRADES, LINES AND LEVELS, DIMENSIONS AND LOCATIONS TO THE ENGINEER BEFORE COMMENCING WORK.

3. PROTECT ALL TREES AND SHRUBS LOCATED OUTSIDE THE RIGHT-OF-WAY, EASEMENTS, AND OTHER SECURED PROPERTY, PARTICULARLY THOSE TREES AND SHRUBS LOCATED ADJACENT TO WORK AREAS.

4. WITHIN THE RIGHT-OF-WAY, EASEMENTS, AND OWNER SECURED PROPERTY, THE INTENT IS TO ALLOW TREES AND SHRUBS TO REMAIN IN ACCORDANCE WITH THE FOLLOWING SCHEDULE: NEW ROADWAY CONSTRUCTION - TREES AND SHRUBS TO REMAIN WHERE LOCATED MORE THAN 15 FEET FROM THE BACK OF CURB, OR OUTSIDE THE LIMITS OF EXCAVATION OR FILL AREAS, WHICHEVER IS FURTHER; UTILITY PIPELINE CONSTRUCTION - TREES AND SHRUBS TO REMAIN OUTSIDE A 15 FOOT WIDE PATH, CENTERED ON THE PIPELINE.

5. TREES TO REMAIN IN THE CONSTRUCTION AREA SHALL BE BOXED, FENCED OR OTHERWISE PROTECTED IN ACCORDANCE WITH DETAILS ON THE DRAWINGS. DO NOT PERMIT HEAVY EQUIPMENT OR STOCKPILES WITHIN BRANCH SPREAD

6. AREAS TO RECEIVE CLEARING AND GRUBBING SHALL INCLUDE ALL AREAS TO BE OCCUPIED BY THE PROPOSED IMPROVEMENTS, AREAS FOR FILL AND SITE GRADING, AND BORROW SITES. REMOVE TREES OUTSIDE OF THESE AREAS ONLY AS INDICATED ON THE DRAWINGS OR AS APPROVED IN WRITING BY THE ENGINEER.

7. CLEARING SHALL CONSIST OF REMOVING TREES AND BRUSH AND DISPOSAL OF OTHER MATERIALS THAT ENCROACH UPON OR OTHERWISE OBSTRUCT THE WORK.

8. EXERCISE EXTREME CARE DURING THE CLEARING AND GRUBBING OPERATIONS. DO NOT DAMAGE EXISTING STRUCTURES, PIPES OR UTILITIES.

9. GRUBBING SHALL CONSIST OF REMOVING AND DISPOSING OF STUMPS, ROOTS LARGER THAN 7 IN DIAMETER, AND MATTED ROOTS. REMOVE TO A DEPTH OF NOT LESS THAN 18" BELOW THE ORIGINAL SURFACE LEVEL OF THE GROUND.

10. ALL COMBUSTIBLE DEBRIS AND REFUSE FROM SITE PREPARATION OPERATIONS SHALL BE REMOVED TO LEGAL OFFSITE DISPOSAL AREAS.

GRADING

1. GRADING SHOWN ON THESE PLANS ARE PROVIDED TO THE CONTRACTOR TO EXPRESS THE GENERAL GRADING INTENT OF THE PROJECT. THE CONTRACTOR SHALL BE EXPECTED TO GRADE THE ENTIRE SITE TO PROVIDE POSITIVE DRAINAGE IN ALL AREAS THROUGHOUT THE SITE. SMOOTH TRANSITIONS SHALL BE PROVIDED BETWEEN CONTOURS OR SPOT ELEVATIONS AS SHOWN ON THE PLANS TO ACCOMPLISH THE GRADING INTENT. ALL SLOPES SHALL BE STABILIZED IMMEDIATELY AFTER FINAL GRADING HAS BEEN COMPLETED. CONTRACTOR SHALL NOTIFY OWNER AND ENGINEER PRIOR TO DEMOBILIZATION OF GRADING EQUIPMENT TO DETERMINE THAT THE GRADING INTENT HAS BEEN ACHIEVED.

2. ALL PAVING SURFACES IN INTERSECTIONS AND ADJACENT SECTIONS SHALL BE GRADED TO DRAIN POSITIVELY AND TO PROVIDE A SMOOTHLY TRANSITIONED DRIVING SURFACE FOR VEHICLES WITH NO SHARP BREAKS IN GRADE, AND NO UNUSUALLY STEEP OR REVERSE CROSS SLOPES. THE STANDARD CROWN MAY HAVE TO BE CHANGED IN ORDER TO DRAIN POSITIVELY IN THE AREA OF INTERSECTIONS. IT IS THE CONTRACTORS RESPONSIBILITY TO ACCOMPLISH THE ABOVE AND THE ENGINEER SHALL BE CONSULTED SO THAT HE MAY MAKE ANY AND ALL REQUIRED INTERPRETATIONS OF THE PLANS OR GIVE SUPPLEMENTARY INSTRUCTIONS TO ACCOMPLISH THE INTENT OF THE PLANS.

3. UNIFORMLY SMOOTH GRADE THE SITE. DEPRESSIONS FROM SETTLEMENT SHALL BE FILLED AND COMPACTED. TOPS OF EMBANKMENTS AND BREAKS IN GRADE SHALL BE ROUNDED. FINISHED SURFACES SHALL BE REASONABLY SMOOTH, COMPACTED, FREE FROM IRREGULAR SURFACE CHANGES AND COMPARABLE TO THE SMOOTHNESS OBTAINED BY BLADE_GRADER OPERATIONS.

4. SLOPE GRADES TO DRAIN AWAY FROM STRUCTURES AT A MINIMUM OF ¼-INCH PER FOOT FOR 10 FEET. FINISHED SURFACES ADJACENT TO PAVED AREAS AND WITHIN 10 FEET OF STRUCTURES SHALL BE WITHIN 1 INCH OF THE PROPOSED GRADE. ALL OTHER AREAS SHALL BE WITHIN 3 INCHES OF THE PROPOSED GRADE.

5. NEWLY GRADED AREAS SHALL BE PROTECTED FROM TRAFFIC AND EROSION. ALL SETTLEMENT OR WASHING AWAY THAT MAY OCCUR FROM ANY CAUSE PRIOR TO SEEDING OR ACCEPTANCE SHALL BE REPAIRED AND GRADES RE_ESTABLISHED TO THE REQUIRED ELEVATIONS AND SLOPES AT NO ADDITIONAL COST TO THE OWNER.

EXCAVATION, TRENCHING, AND FILL

1. THE CONTRACTOR SHALL RECOGNIZE AND ABIDE BY ALL OSHA EXCAVATION SAFETY STANDARDS, INCLUDING THE FLORIDA TRENCH SAFETY ACT (FS 553.60-553.64), ANY MATERIAL, CONSTRUCTION METHODS, OR MATERIAL COST TO COMPLY WITH THESE LAWS SHALL BE INCIDENTAL TO THE CONTRACT

2. ROUGH EXCAVATE AND GRADE ANY PROPOSED STORMWATER PONDS AT THE START OF SITE GRADING ACTIVITIES. DIRECT SITE RUNOFF TOTHE PONDS TO MINIMIZE RUNOFF TO OFFSITE AREAS.

3. POND CONSTRUCTION SHALL RESULT IN THE FINISHED POND HAVING SIDE SLOPES AND DIMENSIONS THAT ARE IN ACCORDANCE WITH THE CONSTRUCTION DRAWINGS. IT IS THE CONTRACTORS SOLE RESPONSIBILITY TO ENSURE THAT THESE REQUIREMENTS HAVE BEEN MET. IF THE CONSTRUCTED SIDE SLOPES ARE STEEPER THAN THE REQUIRED SIDE SLOPES, OR THE POND VOLUME IS NOT WITHIN THREE (3) PERCENT OF THE DESIGN VOLUME, THE CONTRACTOR MAY BE REQUIRED TO MAKE CORRECTIONS TO THE POND AT NO ADDITIONAL COST TO THE OWNER.

4. FIELD DENSITY TESTING FREQUENCIES: A) ONE TEST FOR EACH 10,000 SQUARE FEET OR FRACTION THEREOF PER LIFT OF GENERAL BACKFILLING, MINIMUM 2 TESTS EACH LAYER; B) ONE TEST FOR EACH 100 SQUARE FEET OR FRACTION THEREOF OF BACKFILL AROUND AND UNDER STRUCTURES; C) ONE TEST FOR EACH 300 LINEAL FEET OR FRACTION THEREOF PER LIFT OF GENERAL BACKFILLING IN THE PIPELINE TRENCH; D) ONE TEST PER LIFT PER EACH CHANGE IN TYPE OF FILL; E) ONE TEST PER 100 SQUARE FEET OF PAVEMENT SUBGRADE, MINIMUM OF 2 TESTS.

5. IT IS INTENDED THAT PREVIOUSLY EXCAVATED MATERIALS CONFORMING TO THE FOLLOWING REQUIREMENTS BE UTILIZED WHEREVER POSSIBLE.

   A. ACCEPTABLE MATERIALS: AASHTO M145 CLASSIFICATION A-1, A-3, A-2-4, A-2-6; ASTM D2487 CLASSIFICATION GW, GP, GM, SM, SW, SP; UNLESS OTHERWISE DISAPPROVED WITHIN THE SOIL AND SUBSURFACE INVESTIGATION REPORTS. NO MORE THAN 12% OF ACCEPTABLE MATERIALS SHALL PASS THE NUMBER 200 SIEVE.

   B. UNACCEPTABLE MATERIALS: AASHTO M145 CLASSIFICATION A-2-5, A-2-7, A-4, A-5, A-6, A-7, A-8; ASTM D2487 CLASSIFICATION GC, SC, ML, MH, CL, CH, OL, OH, PT; UNLESS OTHERWISE APPROVED WITHIN THE SOIL AND SUBSURFACE INVESTIGATION REPORTS.

6. PROVIDE BARRIERS, WARNING LIGHTS AND OTHER PROTECTIVE DEVICES AT ALL EXCAVATIONS.

7. SIDEWALKS, ROADS, STREETS, AND PAVEMENTS SHALL NOT BE BLOCKED OR OBSTRUCTED BY EXCAVATED MATERIALS, EXCEPT AS AUTHORIZED BY THE ENGINEER, IN WHICH CASE ADEQUATE TEMPORARY PROVISIONS MUST BE MADE FOR SATISFACTORY TEMPORARY PASSAGE OF PEDESTRIANS AND VEHICLES. MINIMIZE INCONVENIENCE TO PUBLIC TRAVEL OR TO TENANTS OCCUPYING ADJOINING PROPERTY.

8. FURNISH, INSTALL, AND MAINTAIN, WITHOUT ADDITIONAL COMPENSATION, SHEETING, BRACING, AND SHORING SUPPORT REQUIRED TO KEEP EXCAVATIONS WITHIN THE PROPERTY OR EASEMENTS PROVIDED, TO SUPPORT THE SIDES OF THE EXCAVATION, AND TO PREVENT ANY MOVEMENT WHICH MAY DAMAGE ADJACENT PAVEMENTS OR STRUCTURES, DAMAGE OR DELAY THE WORK, OR ENDANGER LIFE AND HEALTH. VOIDS OUTSIDE THE SUPPORTS SHALL BE IMMEDIATELY FILLED AND COMPACTED.

9. ALL EXCAVATIONS SHALL BE MADE BY OPEN CUT UNLESS OTHERWISE INDICATED. SLOPE SIDES OF TRENCHES IN ACCORDANCE WITH OSHA REQUIREMENTS AND THE RECOMMENDATIONS CONTAINED WITHIN THE PROJECT GEOTECHNICAL REPORT.

10. EXCAVATE TRENCHES TO DEPTH INDICATED OR REQUIRED FOR INDICATED FLOW LINES AND INVERT ELEVATIONS. OVER EXCAVATE TRENCHES A MINIMUM OF 2 FEET WHERE EXCAVATIONS OCCUR WITHIN UNSUITABLE SOILS, AND REPLACE OV

CONTRACTOR SHALL BE RESPONSIBLE FOR PREVENTING INTRUSION INTO STORM WATER INLETS DURING CONSTRUCTION

TEMPORARY CONSTRUCTION ENTRANCE

GENERAL EROSION & SEDIMENTATION CONTROL NOTES

A. CONTRACTOR SHALL IMPLEMENT BEST MANAGEMENT PRACTICES AS REQUIRED BY THIS STORM WATER POLLUTION PREVENTION PLAN. ADDITIONAL BEST MANAGEMENT PRACTICES SHALL BE IMPLEMENTED AS DICTATED BY CONDITIONS AT NO ADDITIONAL COST OF OWNER THROUGHOUT ALL PHASES OF CONSTRUCTION.

B. BEST MANAGEMENT PRACTICES (BMP'S) AND CONTROLS SHALL CONFORM TO FEDERAL, STATE, OR LOCAL REQUIREMENTS OR MANUAL OF PRACTICE, AS APPLICABLE CONTRACTOR SHALL IMPLEMENT ADDITIONAL CONTROLS AS DIRECTED BY PERMITTING AGENCY OR OWNER.

C. SITE MAP MUST CLEARLY DELINEATE ALL STATE WATERS. PERMITS FOR ANY CONSTRUCTION ACTIVITY IMPACTING STATE WATERS OR REGULATED WETLANDS MUST BE MAINTAINED ON SITE AT ALL TIMES.

D. CONTRACTOR TO LIMIT DISTURBANCE OF SITE IN STRICT ACCORDANCE WITH EROSION CONTROL SEQUENCING SHOWN ON THIS PLAN, OR AS REQUIRED BY THE APPLICABLE GENERAL PERMIT. NO UNNECESSARY OR IMPROPERLY SEQUENCED CLEARING AND / OR GRADING SHALL BE PERMITTED.

E. GENERAL CONTRACTOR SHALL DENOTE ON PLAN THE TEMPORARY PARKING AND STORAGE AREA WHICH SHALL ALSO BE USED AS THE EQUIPMENT MAINTENANCE AND CLEANING AREA, EMPLOYEE PARKING AREA , AND AREA FOR LOCATING PORTABLE FACILITIES, OFFICE TRAILERS, AND TOILET FACILITIES. CONTRACTOR SHALL CONSTRUCT TEMPORARY BERM ON DOWNSTREAM SIDES.

F. ALL WASH WATER (CONCRETE TRUCKS, VEHICLE CLEANING , EQUIPMENT CLEANING , ETC.) SHALL BE DETAINED AND PROPERLY TREATED OR DISPOSED.

G. SUFFICIENT OIL AND GREASE ABSORBING MATERIALS AND FLOTATION BOOMS SHALL BE MAINTAINED ON SITE OR READILY AVAILABLE TO CONTAIN AND CLEAN–UP FUEL OR CHEMICAL SPILLS AND LEAKS.

H. DUST ON THE SITE SHALL BE MINIMIZED. THE USE OF MOTOR OILS AND OTHER PETROLEUM BASED OR TOXIC LIQUIDS FOR DUST SUPPRESSION OPERATIONS IS PROHIBITED.

I. RUBBISH , TRASH , GARBAGE, LITTER, OR OTHER SUCH MATERIALS SHALL BE DEPOSITED INTO SEALED CONTAINERS. MATERIALS SHALL BE PREVENTED FROM LEAVING THE PREMISES THROUGHOUT THE ACTION OF WIND OR STORM WATER DISCHARGE INTO DRAINAGE DITCHES OR WATERS OF THE STATE.

J. ALL DENUDED / BARE AREAS THAT WILL BE INACTIVE FOR 7 DAYS OR MORE , MUST BE STABILIZED IMMEDIATELY UPON COMPLETION OF MOST RECENT GRADING ACTIVITY , WITH THE USE OF FAST–GERMINATING ANNUAL GRASS / GRAIN VARIETIES, STRAW / HAY MULCH WOOD CELLULOSE FIBERS , TACKIFIERS, NETTING OR BLANKETS.

K. DISTURBED PORTIONS OF THE SITE WHERE CONSTRUCTION ACTIVITY HAS PERMANENTLY STOPPED SHALL BE PERMANENTLY STABILIZED AS SHOWN ON THE PLANS. THESE AREAS SHALL BE SEEDED, SODDED , AND / OR VEGETATED IMMEDIATELY, AND NO LATER THAN 7 DAYS AFTER THE LAST CONSTRUCTION ACTIVITY OCCURRING IN THESE AREAS. REFER TO THE GRADING PLAN AND / OR LANDSCAPE PLAN.

L. IF THE ACTION OF VEHICLES TRAVELING OVER THE GRAVEL CONSTRUCTION ENTRANCES IS NOT SUFFICIENT TO PREVENT TRACKING OF DIRT, DUST OR MUD, THEN THE TIRES MUST BE WASHED BEFORE THE VEHICLES ENTER A PUBLIC ROAD. PROVISIONS MUST BE MADE TO INTERCEPT THE WASH WATER AND TRAP THE SEDIMENT BEFORE IT IS CARRIED OFF THE SITE ONLY USE INGRESS / EGRESS LOCATIONS AS PROVIDED.

M. ALL MATERIALS SPILLED, DROPPED, WASHED, OR TRACKED FROM VEHICLES ONTO ROADWAYS OR INTO STORM DRAINS MUST BE REMOVED IMMEDIATELY.

N. CONTRACTOR OR SUBCONTRACTORS WILL BE RESPONSIBLE FOR REMOVING SEDIMENT IN THE DETENTION POND AND ANY SEDIMENT THAT MAY HAVE COLLECTED IN THE STORM SEWER DRAINAGE SYSTEMS IN CONJUNCTION WITH THE STABILIZATION OF THE SITE.

O. ON–SITE AND OFFSITE SOIL STOCKPILE AND BORROW AREAS SHALL BE PROTECTED FROM EROSION AND SEDIMENTATION THROUGH IMPLEMENTATION OF BEST MANAGEMENT PRACTICES. STOCKPILE AND BORROW AREA LOCATIONS SHALL BE NOTED ON THE SITE MAP AND PERMITTED IN ACCORDANCE WITH GENERAL PERMIT REQUIREMENTS.

P. SLOPES SHALL BE LEFT IN A ROUGHENED CONDITION DURING THE GRADING PHASE TO REDUCE RUNOFF VELOCITIES AND EROSION.

Q. DUE TO THE GRADE CHANGES DURING THE DEVELOPMENT OF THE PROJECT , THE CONTRACTOR SHALL BE RESPONSIBLE FOR ADJUSTING THE EROSION AND SEDIMENT CONTROL MEASURES (SILT FENCES, ETC.) TO PREVENT EROSION AND POLLUTANT DISCHARGE.

R. GENERAL CONTRACTOR IS TO DESIGNATE / IDENTIFY AREAS ON THE SITE MAPS, INSIDE OF THE LIMITS OF DISTURBANCE, FOR WASTE DISPOSAL AND DELIVERY AND MATERIAL STORAGE.

S. WHEN INSTALLATION OF SILT FENCE IS PERFORMED, THE CONTRACTOR SHALL STABILIZE THE DISTURBED AREA ALONG THE DOWNWARD SLOPE BY SEEDING OR MULCHING AS CONDITIONS WARRANT.

BMP MAINTENANCE EROSION NOTES

1. INLET PROTECTION DEVICES AND BARRIERS SHALL BE REPAIRED OR REPLACED IF THEY SHOW SIGNS OF UNDERMINING OR DETERIORATION.
2. ALL SEEDED \ SODDED AREAS SHALL BE CHECKED REGULARLY TO SEE THAT A GOOD STAND IS MAINTAINED. AREAS SHOULD BE FERTILIZED, WATERED, AND RESEEDED \ RESODDED AS NEEDED.
3. SILT FENCES SHALL BE REPAIRED TO THEIR ORIGINAL CONDITIONS IF DAMAGED. SEDIMENT SHALL BE REMOVED FROM THE SILT FENCES WHEN IT REACHES ONE–HALF THE HEIGHT OF THE SILT FENCE.
4. THE CONSTRUCTION EXITS SHALL BE MAINTAINED IN A CONDITION WHICH WILL PREVENT TRACKING OR FLOW OF MUD ONTO PUBLIC RIGHTS–OF–WAY. THIS MAY REQUIRE PERIODIC TOP DRESSING OF THE CONSTRUCTION EXITS AS CONDITIONS DEMAND.
5. THE TEMPORARY PARKING AND STORAGE AREA SHALL BE KEPT IN GOOD CONDITION (SUITABLE FOR PARKING AND STORAGE). THIS MAY REQUIRE PERIODIC TOP DRESSING OF THE TEMPORARY PARKING AREA AS CONDITIONS DEMAND.
6. OUTLET STRUCTURES SHALL BE MAINTAINED IN OPERATIONAL CONDITIONS AT ALL TIMES. SEDIMENT SHALL BE REMOVED FROM SEDIMENT BASINS OR TRAPS WHEN THE DESIGN CAPACITY HAS BEEN REDUCED BY 50%.
7. PRIOR TO LEAVING THE SITE, ALL VEHICLES SHALL BE CLEANED OF DEBRIS. AND DEBRIS AND / OR SEDIMENT REACHING THE PUBLIC STREET SHALL BE CLEANED IMMEDIATELY BY A METHOD OTHER THAN FLUSHING.

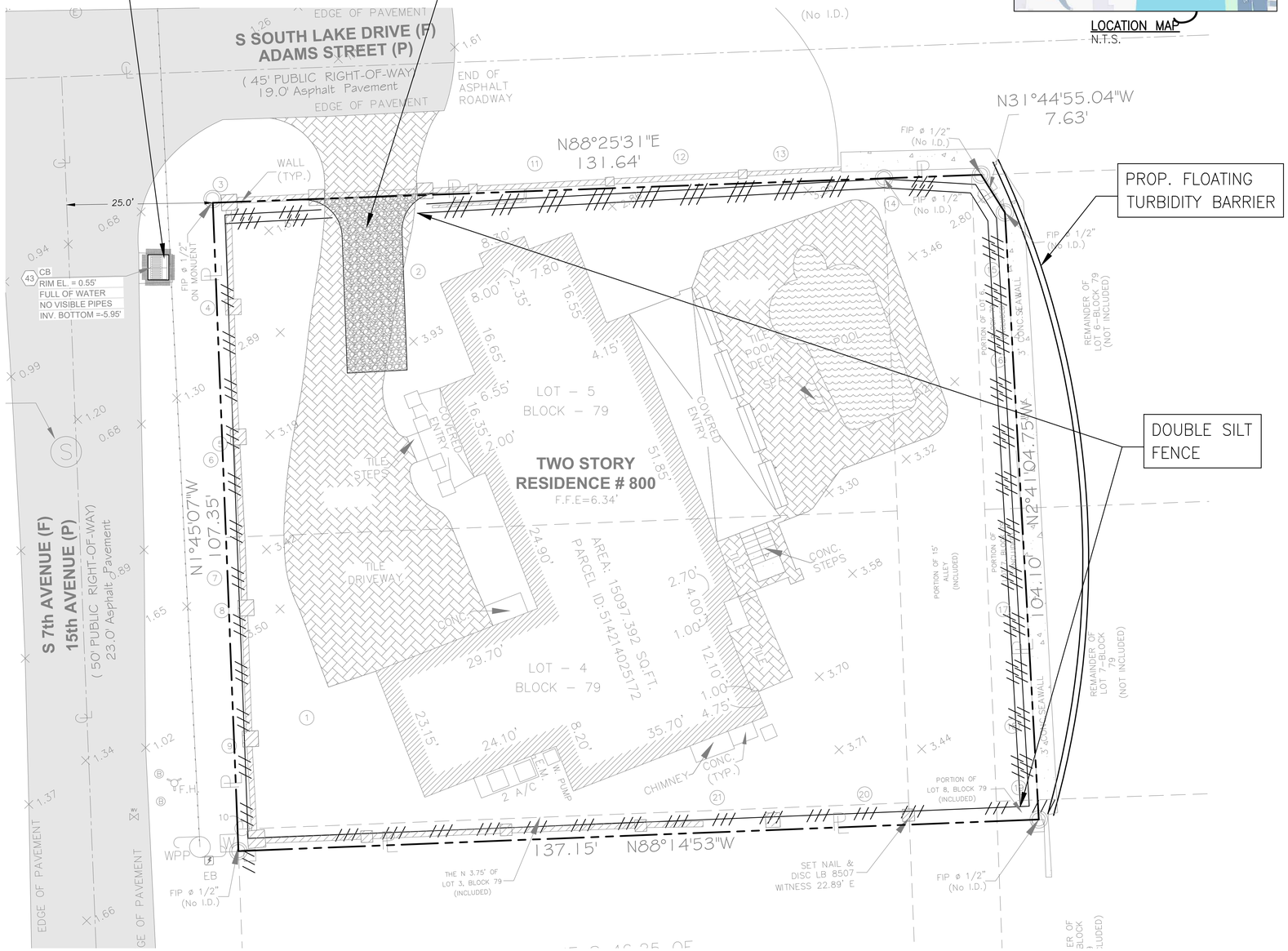
WASHING AREAS

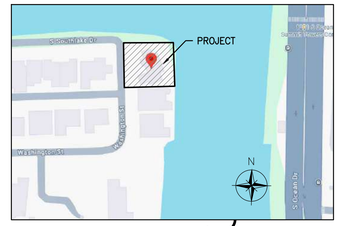
VEHICLES SUCH AS CEMENT OR DUMP TRUCKS AND OTHER CONSTRUCTION EQUIPMENT SHOULD NOT BE WASHED AT LOCATIONS WHERE THE RUNOFF WILL FLOW DIRECTLY INTO A WATERCOURSE OR STORMWATER CONVEYANCE SYSTEM. SPECIAL AREAS SHOULD BE DESIGNATED FOR WASHING VEHICLES. THESE AREAS SHOULD BE LOCATED WHERE THE WASH WATER WILL SPREAD OUT AND EVAPORATE OR INFILTRATE DIRECTLY INTO THE GROUND, OR WHERE RUNOFF CAN BE COLLECTED IN A TEMPORARY HOLDING OR SEEPAGE BASIN. WASH AREAS SHOULD HAVE GRAVEL BASES TO MINIMIZE MUD GENERATION.

SYMBOLS LEGEND

PROPERTY LINE/LIMITS OF DISTURBANCE

PROPOSED SILT FENCE





CONTRACTOR SHALL BE RESPONSIBLE FOR PREVENTING SEDIMENT INTRUSION INTO STORM WATER INLETS DURING CONSTRUCTION, WHEN APPLICABLE.

NOTE:
CONTRACTOR TO INSTALL A DOUBLE LINE OF SILT FENCE IN AREAS ADJACENT TO WATER WAYS OR POTENTIAL SENSIBLE LAND

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10 5 0 10 20
GRAPHIC SCALE
1" = 10'

Szauer Engineering
Civil Engineers
7251 W Palmetto Park Road Suite 100
Boca Raton, FL. 33433
Phone: (561) 716-0159
Certificate of Authorization Number 30129

Reviews:

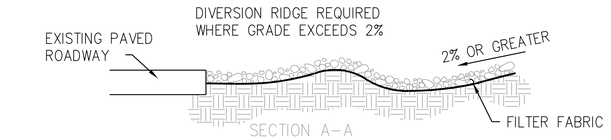
Client:
Project: 800 S RESIDENCE
800 S 7th Ave, Hollywood, FL 33019

Plan Description: EROSION CONTROL PLAN

Seal:
JORGE SZAUER
FLA. REG. P.E. # 62579

Designed by:	JORGE M. SZAUER
Drawn by:	J. JANSE
Revised & Sealed:	JORGE M. SZAUER
Date:	DECEMBER 2025
Scale:	AS SHOWN
Job N°:	

Sheet: C-02A
of Sheets



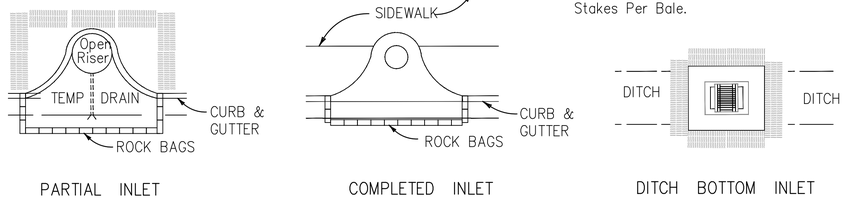
NOTE:
USE SANDBAGS, SILT FENCE OR OTHER APPROVED METHODS TO CHANNELIZE RUNOFF TO BASIN AS REQUIRED

NOTE:
1. THE ENTRANCE SHALL BE MAINTAINED IN A CONDITION THAT WILL PREVENT TRACKING OR FLOWING OF SEDIMENT ONTO PUBLIC RIGHTS-OF-WAY, THIS MAY REQUIRE TOP DRESSING REPAIR AND/OR CLEANOUT OF ANY MEASURES USED TO TRAP SEDIMENT.
2. WHEN NECESSARY, WHEELS SHALL CLEANED PRIOR TO ENTRANCE ONTO PUBLICS RIGHTS-OF-WAY.
3. WHEN WASHING IS REQUIRED, IT SHALL BE DONE ON AN AREA STABILIZED WITH CRUSHED STONE THAT DRAINS INTO AN APPROVED SEDIMENT TRAP OR SEDIMENT BASIN

TEMPORARY CONSTRUCTION ENTRANCE DETAIL

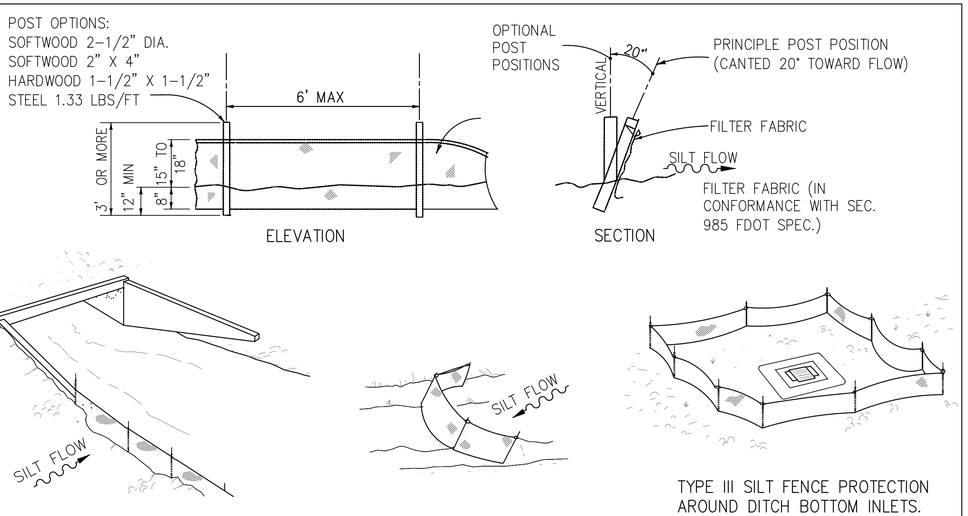
N.T.S.

DO NOT DEPLOY IN A MANNER THAT SILT FENCES WILL ACT AS A DAM ACROSS PERMANENT FLOWING WATERCOURSES. SILT FENCES ARE TO BE USED AT UPLAND LOCATIONS AND TURBIDITY BARRIERS USED AT PERMANENT BODIES OF WATER.



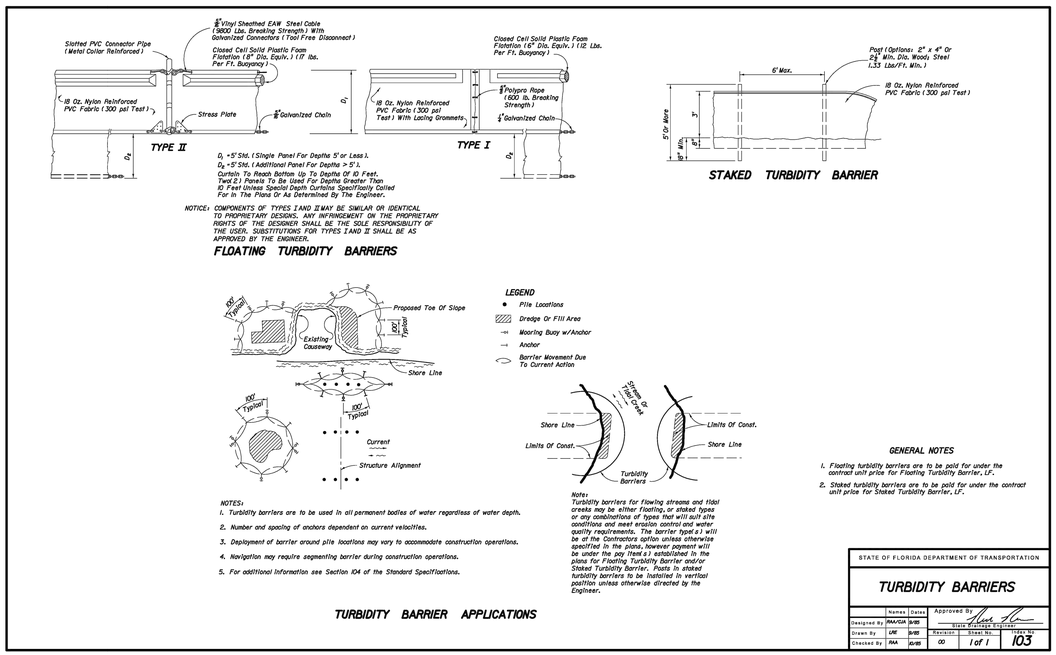
GUTTER BUDDY CURB INLET PROTECTION DETAIL

N.T.S.



SILT FENCE DETAIL

N.T.S.



NOTES:
1. Turbidity barriers are to be used in all permanent bodies of water regardless of water depth.
2. Number and spacing of anchors dependent on current velocities.
3. Deployment of barrier around pile locations may vary to accommodate construction operations.
4. Navigation may require segmenting barrier during construction operations.
5. For additional information see Section 104 of the Standard Specifications.

Note:
Turbidity barriers for flowing streams and tidal creeks may be either floating, or staked types or any combinations of types that will suit site conditions and meet erosion control and water quality requirements. The barrier type(s) will be at the Contractors option unless otherwise specified in the plans, however payment will be under the pay item(s) established in the plans for Floating Turbidity Barrier and/or Staked Turbidity Barrier. Posts in staked turbidity barriers to be installed in vertical position unless otherwise directed by the Engineer.

GENERAL NOTES
1. Floating turbidity barriers are to be paid for under the contract unit price for Floating Turbidity Barrier, LF.
2. Staked turbidity barriers are to be paid for under the contract unit price for Staked Turbidity Barrier, LF.

STATE OF FLORIDA DEPARTMENT OF TRANSPORTATION

TURBIDITY BARRIERS

	Names	Date
Designed By	RMA/GSA	6/05
Drawn By	LME	6/05
Checked By	RMA	6/05

Approved By
STATE MAINTENANCE ENGINEER
Revision | Sheet No.
00 | 1 of 1 | Index No. 103

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Szauer Engineering
Civil Engineers
7251 W Palmetto Park Road Suite 100
Boca Raton, FL. 33433
Phone: (561) 716-0159
Certificate of Authorization Number 30129

Reviews:

Client:
Project: 800 S RESIDENCE
800 S 7th Ave, Hollywood, FL 33019

Plan Description: EROSION CONTROL PLAN DETAILS

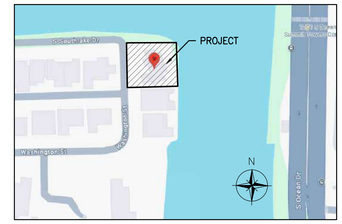
Seal:
JORGE SZAUER
FLA. REG. P.E. # 62579

Designed by: JORGE M. SZAUER
Drawn by: J. JANSE
Revised & Sealed: JORGE M. SZAUER
Date: DECEMBER 2025
Scale: AS SHOWN
Job N°:

Sheet: C-02B
of Sheets

NOTE:
ROOF DRAIN TO BE CONNECTED TO PROPOSED STORMWATER DRAINAGE SYSTEM

GRAPHIC SCALE
1" = 10'



LOCATION MAP
N.T.S.

ALL ELEVATIONS ARE RELATIVE TO THE NAVD 88 DATUM

LEGEND

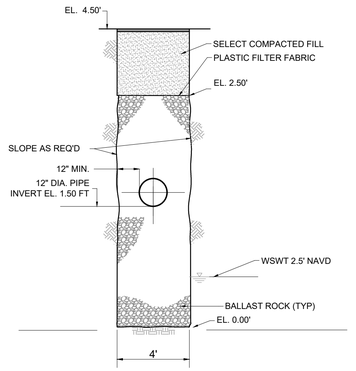
- PROPERTY LINE
- x7.50 EXISTING ELEVATION
- 7.50 PROP. GRADING ELEVATION
- MEG MATCH EXISTING GRADE
- GRASS
- ASPHALT
- PAVERS
- SWALE RESTORATION

NOTES:

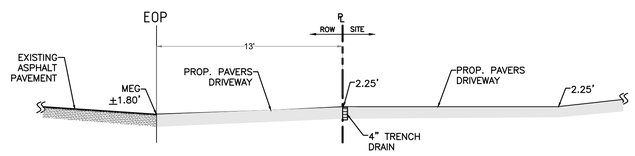
PAVERS:
PAVER DRIVEWAYS REQUIRE A MINIMUM 2 3/8TH INCH PAVERS PLACED OVER A 1–1/2 INCH SAND BASE AND COMPACTED SUBBASE. IN ADDITION TO A MINIMUM 6–INCH EDGE RESTRAINT (CONCRETE BORDER) IS REQUIRED AROUND PERIMETER TO INTERLOCK PAVERS. THE DRIVEWAY IS TO BE CONSTRUCTED FLUSH WITH THE EXISTING ROADWAY AND THE EXISTING ASPHALT IN THE CITY ROW WILL BE SAWCUT FOR A CLEAN STRAIGHT EDGE.

NOTE:
ANY LIP FROM 1/4" BUT NO GREATER THAN 1/2" WILL BE BEVELED TO MEET ADA REQUIREMENTS

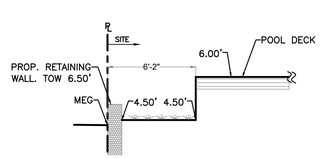
NOTE:
PROPOSED RESIDENCE SHALL BE STEM–WALL CONSTRUCTION



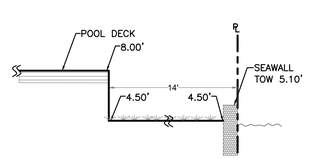
EXFILTRATION TRENCH DETAIL
SCALE. N.T.S.



SECTION A–A
SCALE. 1"=5'



SECTION B–B
SCALE. 1"=5'



SECTION C–C
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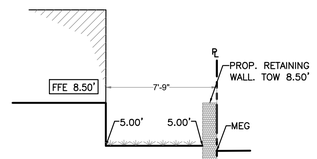

SECTION D–D
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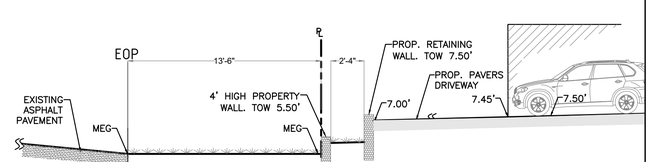

SECTION E–E
SCALE. 1"=5'

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Szauer Engineering
Civil Engineers
7251 W Palmetto Park Road Suite 100
Boca Raton, FL. 33433
Phone: (561) 716-0159
Certificate of Authorization Number 30129

Reviews:

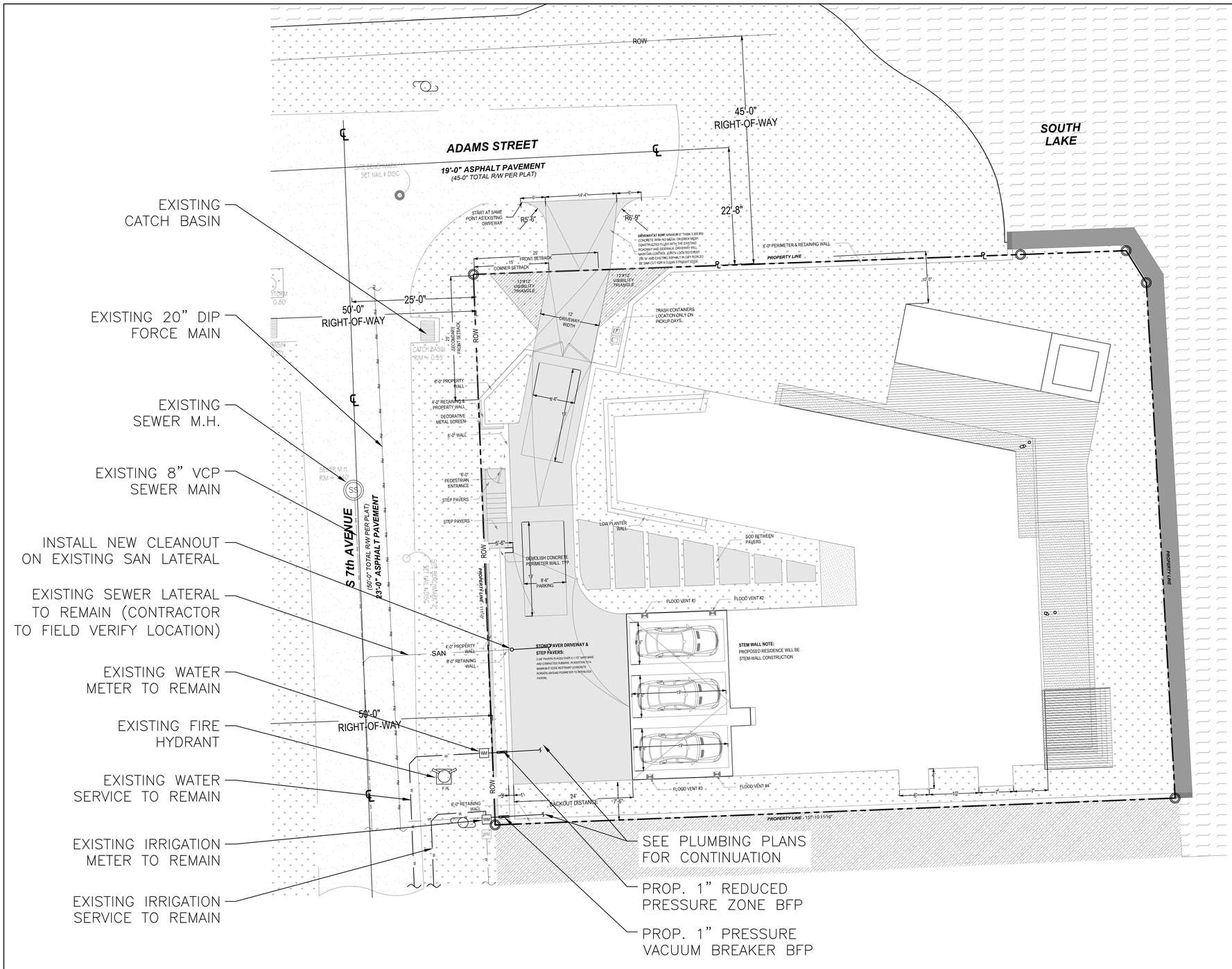
Client:
Project: 800 S RESIDENCE
800 S 7th Ave, Hollywood, FL 33019

Plan Description: PAVING, GRADING & DRAINAGE

Seal:
JORGE SZAUER
FLA. REG. P.E. # 62579

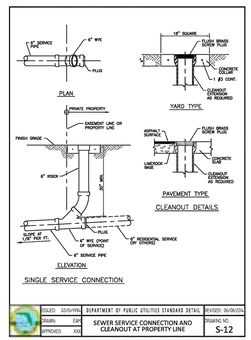
Designed by:	JORGE M. SZAUER
Drawn by:	J. JANSE
Revised & Sealed:	JORGE M. SZAUER
Date:	DECEMBER 2025
Scale:	AS SHOWN
Job N°:	

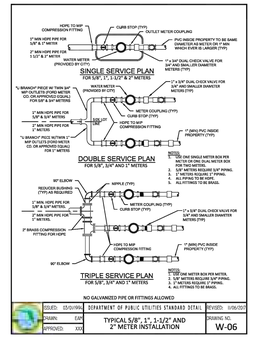
Sheet: C-03 of Sheets





LOCATION MAP
N.T.S.





WATER METER SERVICE NOTES:

1. SUCCESSIVE TAPS INTO THE WATER MAIN SHALL BE SPACED NOT LESS THAN 18" ON CENTER.
2. P.E. TUBING SHALL BE IN ACCORDANCE WITH THE LATEST EDITION OF AWWA STANDARD C901, "POLYETHYLENE (PE) PRESSURE PIPE AND TUBING, 1/2 IN. (13mm) THROUGH 3 IN. (76 mm), FOR WATER SERVICE".
3. MINIMUM SERVICE PIPE DIAMETER SHALL BE 1" FOR SINGLE OR DUAL ¾" OR SINGLE 1" DIAMETER METERS.
4. MINIMUM SERVICE PIPE DIAMETER SHALL BE 2" FOR SINGLE OR DUAL 1-½" OR SINGLE 2" DIAMETER METERS.
5. FOR METER DIAMETERS LARGER THAN 2", THE MINIMUM SERVICE PIPE DIAMETER SHALL BE THE SAME AS THE METER DIAMETER.
6. APPROVED COPPER TUBING MAY BE USED AT THE CITY'S DISCRETION.
7. FOR NEW METER INSTALLATIONS, ALL SADDLES, VALVES, PIPING, FITTINGS,CURB STOPS, METER VALVES, METER COUPLINGS, METER VAULTS AND COVERS SHALL BE FURNISHED AND INSTALLED BY THE CONTRACTOR, THE WATER METERS WILL BE PROVIDED AND INSTALLED BY THE CITY OF HOLLYWOOD (NEW ACCOUNTS).
8. FOR METER RELOCATIONS, ALL SADDLES, VALVES, PIPING, FITTINGS, CURB STOPS, METER VALVES, METER COUPLINGS, METER VAULTS AND COVERS SHALL BE FURNISHED AND INSTALLED BY THE CONTRACTOR. THE EXISTING WATER METER TO BE RELOCATED AND INSTALLED BY CONTRACTOR.
9. FOR DUPLEX METERS ABUTTING THE RIGHT-OF-WAY THAT ARE BEING DISCONNECTED FROM EXISTING MAINS AND RECONNECTED TO NEW MAINS, THE CONTRACTOR SHALL:
   a. CUT AND PLUG THE EXISTING SERVICE LINE AT THE MAIN AND AT THE METER, AND REMOVE THE EXISTING BALL VALVE CURB STOP.
   b. FURNISH AND INSTALL SERVICE SADDLE, CORPORATION STOP OR SERVICE VALVE AND VALVE BOX, PIPING AND FITTINGS UP TO AND INCLUDING THE BALL VALVE CURB STOP.
12. THE ELEVATION AT THE TOP OF THE METER BOX SHALL MATCH THE ELEVATION OF THE BACK OF SIDEWALK, WHENEVER PRACTICAL.
13. AS PART OF THE SERVICE INSTALLATION, THE CONTRACTOR SHALL RESTORE THE RIGHT-OF-WAY TO MATCH EXISTING CONDITIONS, INCLUDING ROADWAY PAVEMENT, PAVEMENT MARKINGS AND RPMs, CONCRETE CURBS, SIDEWALKS, RAMPS (INCLUDING DETECTABLE WARNING SURFACE), SODDING, AND ALL OTHER IMPROVEMENTS REMOVED OR DAMAGED DURING THE SERVICE INSTALLATION.
14. FOR UNPAVED AREAS, THE MINIMUM GROUND COVER ACCEPTED BY THE CITY IS SODDING.

DEPARTMENT OF PUBLIC UTILITIES STANDARD DETAIL
WATER METER SERVICE NOTES FOR 5/8" THROUGH 2" METERS
W-07

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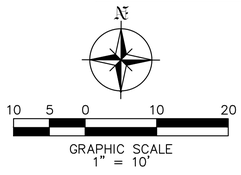


NOTE:

- PROPOSED WATER TAPPING SHALL BE PERFORMED BY CITY OF HOLLYWOOD PUBLIC UTILITIES FORCE.

- RIGHT OF WAY PERMIT SHALL BE REQUIRED PRIOR TO FINAL PERMIT FOR THE FULL ROAD PAVEMENT MILL & RESURFACE.

NOTE:

FULL ROAD WIDTH PAVEMENT MILL AND RESURFACE WILL BE REQUIRED FOR ALL STREETS / ROADWAY ADJACENT TO THE PROJECT SITE

NOTE:

INTERNAL ROUTING OF WATER SERVICE, FIRE SERVICE & IRRIGATION SERVICE SHALL BE SHOWN ON EACH DISCIPLINE PRIOR TO FINAL PERMIT APPROVAL

LEGEND

- PROPERTY LINE
- GRASS
- CONCRETE

Szauer Engineering
Civil Engineers
7251 W Palmetto Park Road Suite 100
Boca Raton, FL. 33433
Phone: (561) 716-0159
Certificate of Authorization Number 30129

Reviews:

Client:

Project: 800 S RESIDENCE

800 S 7th Ave, Hollywood, FL 33019

Plan Description: UTILITIES

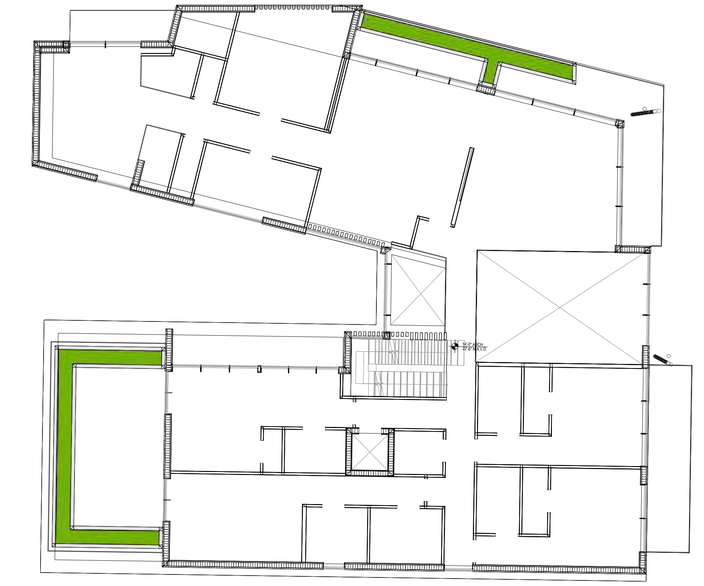
Seal:

JORGE SZAUER
FLA. REG. P.E. # 62579

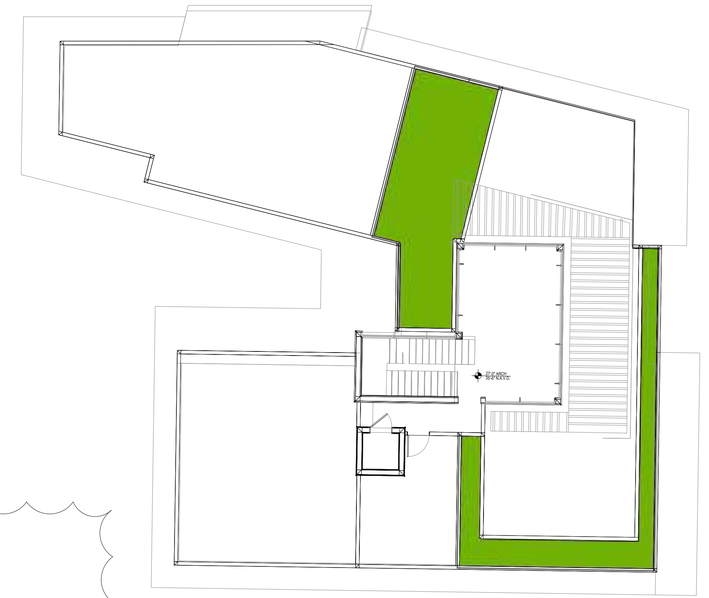
Designed by:	JORGE M. SZAUER
Drawn by:	J. JANSE
Revised & Sealed:	JORGE M. SZAUER
Date:	DECEMBER 2025
Scale:	AS SHOWN
Job №:	

Sheet: C-04 of Sheets





SECOND FLOOR



ROOF TERRACE

LEGEND

- SHADE TREE
- SMALL TREE
- LARGE PALM
- SMALL PALM
- HEDGE
- SHRUBS & GROUNDCOVERS
- SOD
- EXISTING MANGROVE & OTHER VEGETATION

A	VEHICULAR ENTRANCE	H	SPA
B	DRIVEWAY	I	POOL DECK
C	PEDESTRIAN ENTRANCE	J	COVERED TERRACE
D	PARKING SPACES	K	HOUSE
E	GARAGE	L	SEAWALL
F	PRIVATE FENCE	M	CANAL
G	POOL	N	EXISTING VEGETATION

PERMIT SET - NOT FOR CONSTRUCTION

GRAPHIC SCALE
NORTH 0' 10' 20' 30'

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LANDSCAPE ARCHITECTURE
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URBAN DESIGN
2300 E. OAKLAND PARK BLVD. SUITE 300
FORT LAUDERDALE, FLORIDA 33306 USA
TEL: 954.533.8259
www.amlastudio.com

Rev:	Date:	Description:	By:
1	2/3/26	REVISED PLANNING TO ADDRESS HPB REVIEW COMMENTS FROM 1/28/2026	AEM/MP
2			
3			
4			
5			
6			

Sheet Title: ILLUSTRATIVE LANDSCAPE PLAN

Project Name: KANETI RESIDENCE
800 S. 7th AVE.
HOLLYWOOD, FL 33019

ANDRES MONTERO, PLA, ASLA
STATE OF FLORIDA
REGISTRATION LA0669973
SEAL / SIGNATURE

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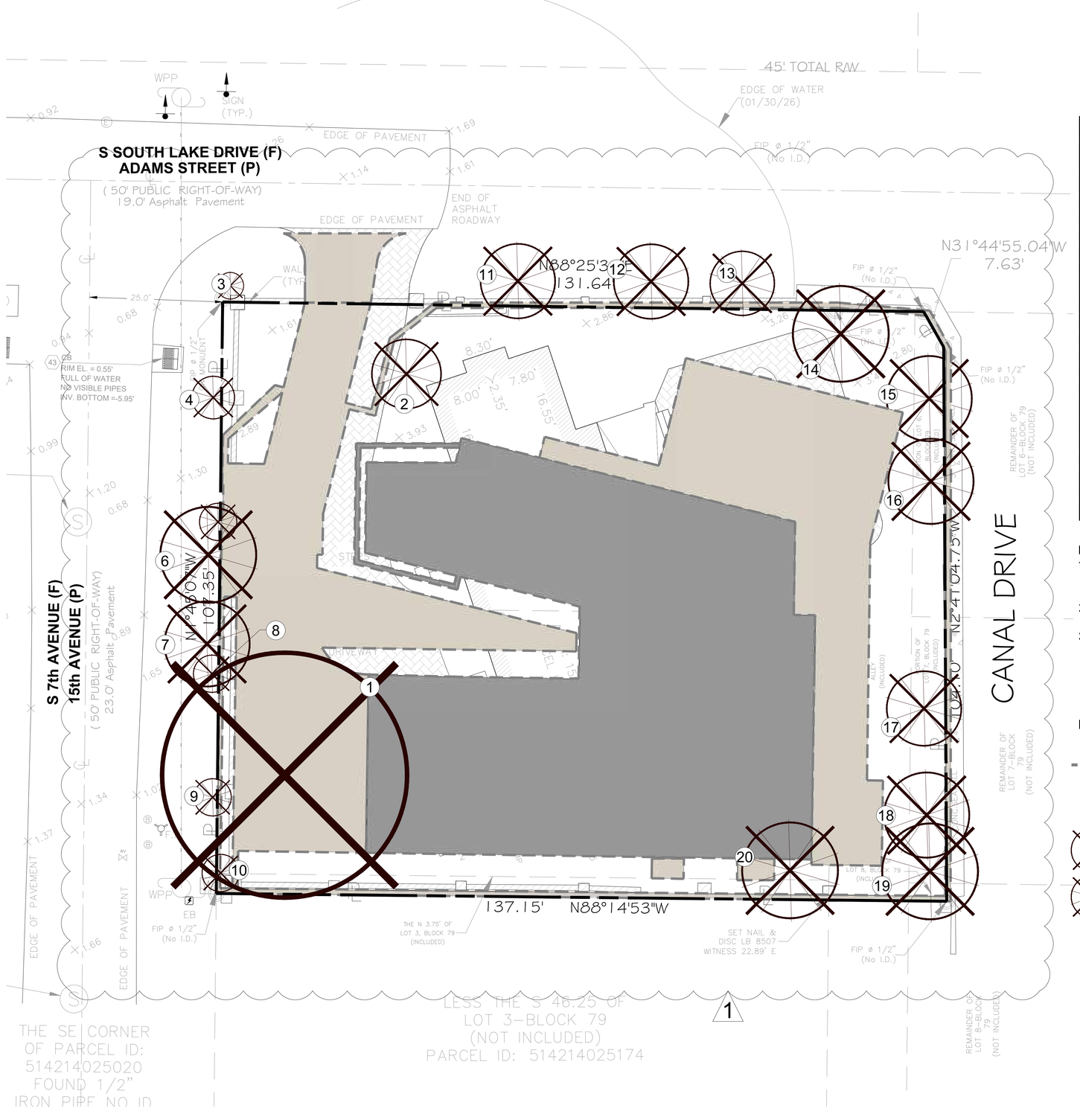
Date:	DECEMBER 26, 2025
Scale:	1" = 10'-0"
Drawn By:	AEM/MEP
Approved By:	AEM
Project No:	202539

Sheet Number: L-00



TREE DISPOSITION TABLE

TREE #	BOTANICAL NAME	COMMON NAME	DBH (in)	HEIGH (ft)	CLEAR TRUNK (ft)	SPREAD (ft)	STATUS
1	Mangifera indica	Mango tree	34 @ 2.5	42		46	REMOVE
2	Bismarckia nobilis	Bismarck Palm	9	23	12	13	REMOVE
3	Phoenix roebelenii	Pygmy Date Palm	5	13	9	5	REMOVE
4	Phoenix roebelenii	Pygmy Date Palm	5	16	11	8	REMOVE
5	Phoenix roebelenii	Pygmy Date Palm	4	13	9	7	REMOVE
6	Cocos nucifera	Coconut Palm	11	42	34	18	REMOVE
7	Cocos nucifera	Coconut Palm	11	40	32	16	REMOVE
8	Phoenix roebelenii	Pygmy Date Palm	4	13	9	7	REMOVE
9	Phoenix roebelenii	Pygmy Date Palm	4	11	7	7	REMOVE
10	Phoenix roebelenii	Pygmy Date Palm	4	10	6	7	REMOVE
11	Washingtonia robusta	Washington Palm	11	36	29	14	REMOVE
12	Washingtonia robusta	Washington Palm	15	36	29	14	REMOVE
13	Washingtonia robusta	Washington Palm	11	33	26	12	REMOVE
14	Cocos nucifera	Coconut Palm	14	34	24	18	REMOVE
15	Cocos nucifera	Coconut Palm	9	25	15	16	REMOVE
16	Roystonea regia	Royal Palm	17	33	23	16	REMOVE
17	Roystonea regia	Royal Palm	13	29	19	14	REMOVE
18	Roystonea regia	Royal Palm	18	37	25	16	REMOVE
19	Roystonea regia	Royal Palm	18	37	25	18	REMOVE
20	Roystonea regia	Royal Palm	22	38	26	18	REMOVE

NOTES:

1. THE APPROXIMATE LOCATION AND SIZE OF THE EXISTING TREES/PALMS WITHIN THE PROJECT LIMITS HAVE BEEN COLLECTED FROM A SITE VISIT BY THE LANDSCAPE ARCHITECT AND THE EXISTING PROPERTY SURVEY.
2. CONTRACTOR SHALL OBTAIN A TREE REMOVAL PERMIT PRIOR TO THE REMOVAL OF TREES/PALMS PROPOSED TO BE REMOVED.
3. EXISTING MANGO TREE TO BE REMOVED DUE TO THE TERRAINS GRADE CHANGE +/- 2' AROUND THE BASE OF TREE AND THE CLOSE PROXIMITY TO THE NEW STRUCTURE AND DRIVEWAY

LEGEND

- PROPOSED BUILDING & HARDSCAPE FOOTPRINT
- X — TREE NUMBER
- EXISTING TREE TO BE REMOVED
- EXISTING PALM TO BE REMOVED

GRAPHIC SCALE
NORTH 0' 10' 20' 30'

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Rev	Date:	Description:	By:
1	2/3/26	REVISED DRAWING TO ADDRESS HPB REVIEW COMMENTS FROM 1/29/2026	AEM/MP
2			
3			
4			
5			
6			

Sheet Title: PROPERTY SURVEY & TREE DISPOSITION PLAN

Project Name: KANETI RESIDENCE
800 S. 7th AVE.
HOLLYWOOD, FL 33019

ANDRES MONTERO, PLA, ASLA
STATE OF FLORIDA
REGISTRATION LA0666970
SEAL / SIGNATURE

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Date:	DECEMBER 26, 2025
Scale:	1" = 10'-0"
Drawn By:	AEM/MEP
Approved By:	AEM
Project No:	202539

Sheet Number: L-01

PROTECTION ZONE: ALL EXISTING VEGETATION, MANGROVES AND OTHERS REMAIN AND TO BE PROTECTED. PROVIDE SOD, GROUNDCOVER AND/OR NATIVE PLANTINGS AS NEEDED. PROTECTION AREA SHALL BE KEPT PROTECTED AT ALL TIMES DURING THE CONSTRUCTION PHASE. NO ENCROACHMENT OR CONSTRUCTION DEBRIS SHALL BE ALLOWED IN THE PROTECTION ZONE.

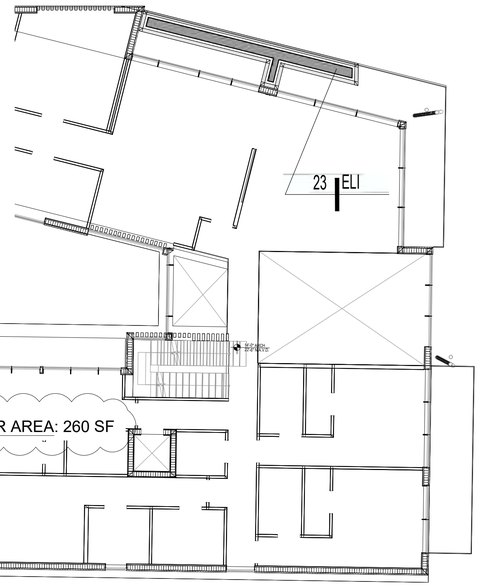
EXISTING MANGROVE & OTHER VEGETATION







EXISTING CONDITION AS PER 02/02/26



LANDSCAPE CALCULATIONS - 800 S. 7th AVE.			
SITE AREA DATA:			
Single Family Residence and Historic District Regulations		RS-6	
		SF	ACRES
NET LOT AREA		14,778	0.34
PROJECT DATA:		REQUIRED	PROVIDED
Minimum 40% of pervious area		40%	40.8%
PERIMETER LANDSCAPE - STREET TREE (1/53 LI of street frontage)			
A	1 tree per 50 LI of street frontage	3	3
OPEN SPACE AT FRONT YARD AREA:			
Minimum landscape pervious open space of front yard area		20%	29.7%
B	1 tree per 1,250 SF of front yard area (2,778 SF)	2	2
RECOMMENDED LANDSCAPE FOR SINGLE FAMILY RESIDENCE			
C	Minimum 3 trees in front half of plot	3	3
	Minimum 1 tree in rear half of plot	1	1
	Minimum 15 Shrubs in front half of plot	15	136
	Minimum 10 Shrubs in rear half of plot	10	135
M	ADDITIONAL TREES/PALMS FOR MITIGATION		4/15
	NATIVE TREES	60%	67%
	NATIVE SHRUBS	50%	79%

PLANT LIST								
Qt	code	species	common name	native	drought tolerance	specifications	container size	spacing
	TREES							
1	BU	Bursera simaruba	Gumbo Limbo	yes	High	16' Ht., 5" DBH, 8' Spr., 6' CT, Std.	FG	as shown
1	CE	Conocarpus erectus	Green Buttonwood	yes	High	16' Ht., 4" DBH, 8' Spr., 6' CT, Std.	FG	as shown
2	CS	Conocarpus erectus "sericeus"	Silver Buttonwood	yes	High	14' Ht., 2.5" DBH, 5' Spr., 6' CT., Std.	FG	as shown
1	CU	Coccoloba uvifera	Seagrape Tree	yes	High	16' Ht., 4.5" DBH, 8' Spr., 6' CT, Std	FG	as shown
5	EL	Elaeocarpus decipiens	Japanese Blueberry	no	Medium	14' Ht., 3.5" DBH., 6' Spr., 6.5' CT. Std.	FG	as shown
2	PU	Pandanus utilis	Screwpine	no	Medium	12' Ht. Min., 8' Spr. Full, Florida Fancy, 4' CT.,	FG	as shown
	PALMS							
5	PHX	Phoenix sylvestris	Silvester Date Palm	no	High	12' CT/ Heavy/ Straigh trunk	FG	as shown
3	PTX	Ptychosperma elegans	Alexandar Palm	no	Medium	14' O.A. Double	FG	as shown
4	THX	Thrinax radiata	Florida Thach Palm	yes	High	8' O.A. - Full head	FG	as shown
10	VMX	Veitchia montgomeriana	Montgomery Palm	no	Medium	16' O.A. 8' CT Min., Double	FG	as shown
	SHRUBS & GROUNDCOVERS							
6	ALV	Alpinia zerumbet 'Variegata'	Variegated Ginger	no	Medium	24" O.A.	7 Gal.	30" O.C.
4	BAM	Bambusa textilis gracilis	Gracetul Bamboo	no	Medium	8' Ht.	7 Gal.	36" O.C.
29	CAM	Calyptranthes cymosiphophora	Jamaican Caper	yes	High	24" Ht x 18" spr.	3 Gal.	24" O.C.
73	CLF	Clusia guttifera	Small Leaf Clusia	yes	High	36" Ht. x 30" spr.	7 Gal.	30" O.C.
16	CLR	Clusia rosea 'Nana'	Dwarf Clusia	yes	High	18" Ht. x 8" spr.	3 Gal.	24" O.C.
125	CMG	Carissa macrocarpa 'Emeralds Blanket'	Emerald Blanket Natal Plum	no	High	15" Ht. x 18" spr.	3 Gal.	24" O.C.
27	COU	Coccoloba uvifera	Seagrape	yes	High	24' Ht O.A. Sun grown/Full	3 Gal.	36" O.C.
80	DII	Dietes iridioides	African Iris	no	Medium	18" O.A./ Full Clump	1 Gal.	24" O.C.
49	ELI	Emodea littoralis	Golden Beech Creeper	yes	High	12" Ht. x 12 spr.	3 Gal.	18" O.C.
54	FIM	Ficus microcarpa 'Green Island'	Green Island Ficus	no	High	24" O.A.	7 Gal.	24" O.C.
25	HAM	Hamelia patens	Firebush	yes	Medium	24" Ht x 24" spr.	3 Gal.	36" O.C.
19	MIC	Microsorum scolopendrium	Wart Fern	no	High	18" Ht x 24" spr.	3 Gal.	18" O.C.
44	MIS	Miscanthus sinensis 'Adagio'	Adagio Grass	no	High	24" Ht x 30" spr.	3 Gal.	30" O.C.
24	MOS	Monstera deliciosa	Swiss Cheese Plant	no	Low	24" Ht. x 24" Spr.	7 Gal.	36" O.C.
12	PSY	Psychotria nervosa	Wild Coffee	yes	Medium	24" O.A.	7 Gal.	30" O.C.
22	REX	Rhapis excelsa	Lady Palm	no	Medium	30" O.A. Clump, Full	7 Gal.	36" O.C.
23	RUS	Russelia equisetiformis	Firecracker Bush	no	High	18" Ht x 24" spr.	3 Gal.	24" O.C.
20	SRX	Serenoa repens	Saw Palmetto	yes	High	30" O.A. Clump, Full	7 Gal.	36" O.C.
34	ZAP	Zamia pumila	Coontie	yes	High	24" O.A./ Full Clump	3 Gal.	30" O.C.
	SOD							
2400	SOD	Stenotaphrum secundatum	St. Augustine Grass			Staggered Panels		
1860	SOD-R	Stenotaphrum secundatum	St. Augustine Grass			Staggered Panels		

TREE MITIGATION TABLE - LIST OF TREES TO BE MITIGATED			
TREE #	BOTANICAL NAME	COMMON NAME	DBH
1	Mangifera indica	Mango tree	34
		Total tree DBH to be mitigated	34" DBH
PALMS TO MITIGATE			
2	Bismarckia nobilis	Bismarck Palm	
3	Phoenix roebelenii	Pygmy Date Palm	
4	Phoenix roebelenii	Pygmy Date Palm	
5	Phoenix roebelenii	Pygmy Date Palm	
6	Cocos nucifera	Coconut Palm	
7	Cocos nucifera	Coconut Palm	
8	Phoenix roebelenii	Pygmy Date Palm	
9	Phoenix roebelenii	Pygmy Date Palm	
10	Phoenix roebelenii	Pygmy Date Palm	
11	Washingtonia robusta	Washington Palm	
12	Washingtonia robusta	Washington Palm	
13	Washingtonia robusta	Washington Palm	
14	Cocos nucifera	Coconut Palm	
15	Cocos nucifera	Coconut Palm	
16	Roystonea regia	Royal Palm	
17	Roystonea regia	Royal Palm	
18	Roystonea regia	Royal Palm	
19	Roystonea regia	Royal Palm	
20	Roystonea regia	Royal Palm	
		Total Palms to be mitigated	19 PALMS
		TOTAL NUMBER OF REPLACEMENT TREES FOR MITIGATION	34 DBH + 19 PALMS
NEW TREES & PALMS TO MITIGATE			
1	Coccoloba uvifera	Seagrape Tree	16' Ht. 4.5" DBH, 8' Sprd., 6' CT, Std
1	Conocarpus erectus	Green Buttonwood	16' Ht. 4" DBH, 8' Spr., 6' CT, Std.,
2	Elaeocarpus decipiens	Japanese Blueberry	14' Ht., 3.5" DBH., 6' Sprd., 6.5' CT. Std.
5	Phoenix sylvestris	Silvester Date Palm	12' CT/ Heavy/ Straight trunk
10	Veitchia montgomeriana	Montgomery Palm	14' O.A. Double
		Total new tree DBH to mitigate removed trees/palms	16" DBH + 15 PALMS
		MITIGATION SHORTFALL	18" DBH = 9 TREES (18/2) + 4 PALMS

Note: Tree mitigation shortfall to be addressed by a monetary contribution to the city's tree trust fund by the property owner. 13 trees @ $350 each = $4,550.00

NOTES:
1. REQUIRED SCREENING HEDGES SHALL BE PLANTED AND MAINTAINED TO FORM A CONTINUOUS VISUAL SCREEN.
2. IRRIGATION SYSTEM SHALL PROVIDE 100% COVERAGE BY MEANS OF AN AUTOMATIC SPRINKLER SYSTEM IN ACCORDANCE WITH THE CITY OF HOLLYWOOD CODE OF ORDINANCES AND THE REGULATIONS OF THE SOUTH FLORIDA WATER MANAGEMENT DISTRICT.
3. ROOT BARRIERS SHALL BE INSTALLED AT ALL TREES/PALMS THAT ARE PLANTED WITHIN FIVE (5) FEET OF UNDERGROUND UTILITIES OR UTILITY EASEMENT. SEE DETAIL #5 ON SHEET L-03.
4. REQUIRED TREES SHALL BE A MINIMUM OF TWELVE (12) FEET IN HEIGHT WITH A TWO (2) INCH DBH AT PLANTING.
5. WITHIN VISIBILITY TRIANGLES, LANDSCAPE SHALL BE MAINTAIN TO PROVIDE CLEAR VISIBILITY WITHOUT OBSTRUCTION FROM AN AREA BETWEEN 2 FEET AND 6.5 FEET ABOVE AVERAGE ELEVATION OF THE INTERSECTION.
6. TREES IN THE SWALE AREA MUST HAVE AT LEAST A 6.5 FOOT CLEARANCE ABOVE GRADE AT ALL TIMES
7. 3" OF APPROVED ORGANIC MULCH MUST BE INSTALLED IN ALL LANDSCAPE AREAS COVERED BY TREES, SHRUBS AND GROUNDCOVERS.
8. ALL LANDSCAPE AREAS WITHIN PROPOSED SWALES SHALL BE FINISH GRADED SO AS NOT TO IMPEDE THE FLOW OF DRAINAGE WITHIN THE SWALES.

CITY OF HOLLYWOOD NOTES:

- ALL LANDSCAPING SHALL BE WARRANTED FOR 1 YEAR AFTER FINAL INSPECTION.
- PLANT MATERIAL SHALL NOT BE PLANTED IN THE ROOT BALLS OF ANY TREE.
- NO LANDSCAPE SUBSTITUTIONS SHALL BE MADE WITHOUT THE CITY OF HOLLYWOOD APPROVAL.
- NO TREE REMOVAL OR PLANTING ALLOWED UNTIL SUBPERMITS ARE FULLY APPROVED BY CITY.
- CONTRACTOR TO PROVIDE SCREENING HEDGE FOR ANY ADDITIONAL EQUIPMENT NOT SHOWN ON PLAN. PROVIDE MINIMUM OF 36" ht.

LEGEND

NEW TREE
NEW PALM
SHRUBS & GROUNDCOVERS
SCREENING HEDGE

GRAPHIC SCALE
NORTH 0' 10' 20' 30'

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Rev	Date:	Description:	By:
1	2/3/26	REVISED DRAWING TO ADDRESS HPB REVIEW COMMENTS FROM 1/29/2026	AEM/MP
2	2/13/26	REVISED DRAWING TO ADDRESS HPB REVIEW COMMENTS FROM 2/4/2026	AEM/MP
3			
4			
5			
6			

Sheet Title: LANDSCAPE PLAN

Project Name: KANETI RESIDENCE
800 S. 7th AVE.
HOLLYWOOD, FL 33019

ANDRES MONTERO, PLA, ASLA
STATE OF FLORIDA REGISTRATION LA0669373
SEAL / SIGNATURE

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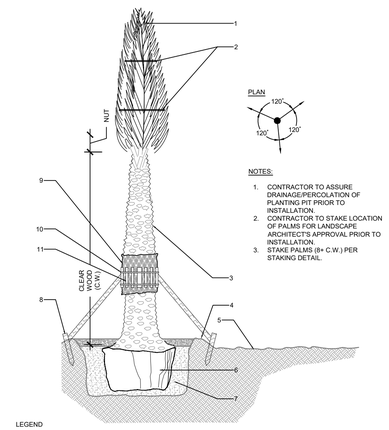
Date:	DECEMBER 26, 2025
Scale:	1" = 10'-0"
Drawn By:	AEM/MEP
Approved By:	AEM
Project No:	202539

Sheet Number: L-02

GENERAL NOTES:

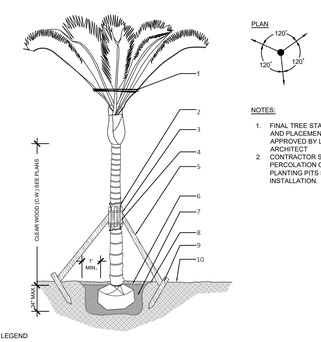
1. Before construction begins, the Landscape Contractor is responsible for locating all underground utilities and must avoid damaging any services during construction. If any damage occurs by the fault of the Contractor, the necessary repairs must take place at the Landscape Contractor's expense and under the supervision of the Owner's representative.
2. The Landscape Contractor shall be responsible for securing all necessary applicable permits and licenses to perform the work set forth in this plan set and the specifications.
3. The Landscape Contractor shall be responsible for examining fully both the site and bid documents. Discrepancies in the documents or the actual site conditions shall be reported to the Landscape Architect in writing at the time of bidding or discovery. No account shall be made after contract completion for failure by the Landscape Contractor to report such condition or for errors on the part of the Landscape Contractor at the time of bidding.
4. All dimensions to be field checked by the Landscape Contractor prior to landscape material installation. Discrepancies shall be reported immediately to the Landscape Architect.
5. Contractor shall be responsible for removing all existing and imported limerock and limerock sub-base from all landscape planting areas to a minimum depth of 36" or to native soil. Contractor is responsible to backfill these planting areas to rough finished grade with clean topsoil from an on-site source or an imported source.
6. All planting beds shall be excavated to a minimum size and depth as shown in the planting details for trees, shrubs, and groundcovers, and backfilled with suitable soil unless specified otherwise. All plant material shall be planted in planting soil that is delivered to the site in a loose, clean, and friable condition. The planting soil shall be of the approximate proportions as follows: 50% sand and 50% organic material consisting of native peat, well-decomposed sawdust, leaf mold and topsoil. It shall provide a good, pliable, and thoroughly mixed medium with adequate aeration, drainage, and water-holding capacity. It shall also be free of all extraneous debris, such as roots, stones, weeds, etc.
7. Contractor to test all tree pits with water before planting to assure proper drainage percolation is available.
8. All proposed trees and plant materials shall be graded as Nursery Grade Florida No. 1 or better as outlined by the Florida Department of Agriculture and Consumer Services, Division of Plant Industry "Grades and standards for Nursery Plants", most current edition. All planting shall be done in accordance with the Florida Nurserymen's and Grower's Association approved practices.
9. All trees/palms and shrubs shall be fertilized with "Agriform" 20-10-5 planting tablets as per the manufacturer's specifications at the time of installation and prior completion of pit backfilling also in conjunction with note #5. Tablets to be placed uniformly around the root mass at a depth that is between the middle and bottom of root mass at an application rate of: One (1) - 21 gram tablet for 1 gal container, two (2)- tablets for 3 gal container, three (3)- tablets for 5 gal container, four (4)-tablets for 7 gal container, three (3)-tablets for each 1/2 inch of tree caliper, and seven (7) tablets for palms. Ground Cover areas shall receive fertilization with "Ozmocote" time release fertilizer as per manufacturer's specification.
10. All plant beds shall receive a 3" layer of organic mulch, which is to be watered-in after installation. Mulch should be at least six (6) inches away from any portion of a structure or tree trunk and three (3) inches away from the base of shrubs. The use of Cypress mulch is discouraged.
11. All plant material shall be thoroughly watered in at the time of planting and until landscape material is established. No dry material shall be permitted.
12. The plant material schedule is presented for the convenience of the Landscape Contractor. In the event of a discrepancy between the plan and the plant list quantities, the contractor shall notify the owner's representative/Landscape Architect prior to bidding or installation of the project.
13. Plants shall meet size, container, and spacing specifications. Any material not meeting specifications shall be removed and replaced at the contractor's expense.
14. All tree and shrub locations shall be approved by Landscape Architect prior to planting.
15. Plant material shall be bid as specified unless unavailable, at which time the Landscape Architect shall be notified in writing of intended changes.
16. All questions concerning the plan set and/or specifications shall be directed to the Landscape Architect.
17. All materials must be as specified on the landscape plan. If materials or labor do not adhere to specifications, they will be rejected by the Landscape Architect with proper installation carried out by the Landscape Contractor at no additional cost.
18. There shall be no additions, deletions, or substitutions without written approval of the Landscape Architect.
19. All screening hedges shall be planted and maintained in a way that they form a continuous visual screen. Screening hedges at VUA to be maintained at a minimum height of thirty (30) inches unless specified otherwise to meet local codes.
20. All plant material to have one (1) year warranty from final acceptance by the Owner or Owner's representative.
21. Existing sod shall be removed as necessary to accommodate new plantings.
22. All existing trees on site shall be protected from damage during construction - See existing tree protection fence detail.
23. Any existing landscape and hardscape areas that are unnecessarily disturbed during the landscape installation shall be restored to their original conditions by the Landscape Contractor.
24. The Landscape Contractor will be responsible for the collection, removal, and proper disposal of all debris generated during the installation of this project.
25. The Landscape contractor shall fine grade all lawn and planting areas prior to plant material installation. Fine grading shall consist of final finished grading of lawn and planting areas that have been rough graded by others.
26. The Landscape Contractor shall grade planting beds, as required, to provide positive drainage and promote optimum plant growth.
27. Prior to sod installation, the Landscape Contractor shall clear the area of debris, weeds and remove any bumps and depressions within the area to be sodded.
28. All landscape areas to have a positive drainage away from buildings and structures. Finished grade of landscape areas to be at or below the grade of adjacent sidewalks, slabs, or VUA
29. All shade and medium trees installed within 5' of a public infrastructure shall utilize a root barrier system unless specified otherwise.
30. In addition to these requirements the Landscape Contractor shall comply with all local landscape codes and requirements as part of this base bid and contract in order to satisfy the review and approval of the governing agency.



LEGEND

1. DO NOT PRUNE FROND LENGTHS REMOVE ONLY DEAD FRONDS.
2. TIE FRONDS WITH HEMP TWINE DO NOT CUT HEAD OPEN WITHOUT LANDSCAPE ARCHITECT APPROVAL.
3. TRUNKS TO BE FREE OF DAMAGE (IE. CHAIN MARKS, BURNS, GOUGES, ETC.) AND HAVE UNIFORM TAPER.
4. SOIL BERM TO HOLD WATER.
5. FINISHED GRADE.
6. ROOTBALL SIZE, SEE SPECS. FOR MINIMUM DIMENSIONS PER PALM HEIGHTS.
7. PREPARED PLANTING SOIL AS SPECIFIED.
8. 2" X 4" X 30" WOOD STAKES.
9. FIVE LAYERS OF BURLAP TO PROTECT TRUNK.
10. TWO STEEL BANDS TO SECURE BATTONS.
11. 4" X 4" WOOD BRACES. NAIL TO BATTONS AND FLAG AT MIDPOINT USE 3 @120 FOR ROX-1, 4 @90 FOR ROX-2 AND ROX-3.

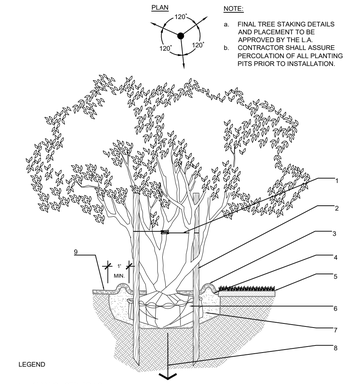
1 SILVESTER DATE PALM — d-silvester date palm
SECTION — SCALE: N.T.S



LEGEND

1. PRUNE AND TIE FRONDS WITH HEMP TWINE.
2. TWO LAYERS OF BURLAP TO PROTECT TRUNK.
3. TWO STEEL BANDS TO SECURE BATTONS.
4. THREE 2" X 4" X 18" WOOD BATTONS.
5. 3-2" X 4" LUMBER POLE BRACES. NAIL (DRILL AND NAIL IF NECESSARY) TO BATTONS & 2" X4" STAKES. FLAG AT MIDPOINT.
6. 3" MIN. MULCH- SEE SPECIFICATIONS.
7. PREPARED PLANTING SOIL AS SPECIFIED. PALMS SHALL BE PLANTED WITH THE TOP OF ROOTBALL AT FINISHED GRADE.
8. BERM SOIL TO HOLD WATER.
9. 2" X 4" X 3' WOOD STAKES.
10. FINISH GRADE

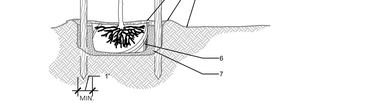
2 SMALL PALM — d-Small palm.DWG
SECTION — SCALE: N.T.S



LEGEND

1. 2" NYLON STRAPPING
2. THREE-2"X2"X8' STAKES
3. 3" MULCH AS SPECIFIED
4. SOIL BERM TO HOLD WATER.
5. FINISHED GRADE - SOD CONDITION (SEE GRADING PLAN).
6. B&B OR CONTAINERIZED (SEE SPECIFICATIONS FOR ROOT BALL REQUIREMENTS).
7. PREPARED PLANTING SOIL AS SPECIFIED
8. AUGER PER SPECS FOR PERCOLATION
9. MULCH CONTINUES - SHRUB BED CONDITION

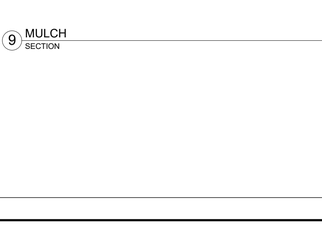
3 MULTI-TRUNK TREE — d-Multi-trunk tree.dwg
SECTION — SCALE: N.T.S



LEGEND

1. THREE 2"x4"x8" STAKES SPACE EVENLY AROUND TREE PAINTED BROWN.
2. #10 GUAGE WIRE.
3. 3" MINIMUM OF MULCH.
4. SOIL BERM TO HOLD WATER.
5. FINISHED GRADE (SEE GRADING PLAN).
6. B&B OR CONTAINERIZED (SEE SPECIFICATIONS FOR ROOT BALL REQUIREMENTS).
7. PREPARED PLANTING SOIL AS SPECIFIED.

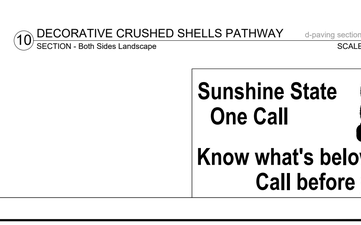
4 SMALL TREE — d-Small tree.dwg
SECTION — SCALE: N.T.S



LEGEND

1. SET ROOT-TRUNK COLLAR FLUSH 1" ABOVE FINISHED GRADE.
2. SIDEWALK OR PAVERS
3. ROOT BARRIER TO EXTEND A MINIMUN 6' IN BOTH DIRECTION FROM THE CENTERLINE OF THE TREES.
4. CENTER TREE IN PLANTER OPENING.
5. MULCH.
6. BACKFILL WITH TOPSOIL OR AMENDED TOPSOIL.
7. CONCRETE SIDEWALK.

5 ROOT BARRIER INSTALLATION — d-Root barrier.dwg
SECTION — SCALE: N.T.S



LEGEND

1. PLANT MATERIAL SHALL BE PLANTED 2" HIGH WITH SOIL MOUNDING UP TO THE TOP OF ROOT BALL.
2. 3" MINIMUM OF MULCH.
3. SOIL BERM TO HOLD WATER
4. MINIMUN DEPTH OF 12" PLANTING SOIL FOR GROUNDCOVER BED
5. EXCAVATE ENTIRE BED SPECIFIED FOR GROUNDCOVER BED.
6. FINISHED GRADE (SEE GRADING PLAN)
7. PREPARED PLANTING SOIL AS SPECIFIED.

NOTE: WHEN GROUNDCOVERS AND SHRUBS USED IN MASSES, ENTIRE BED TO BE EXCAVATED TO RECEIVE PLANTING SOIL & PLANT MATERIAL, UNLESS NOTED OTHERWISE.

6 SHRUBS & GROUNCOVERS — d-Shrubs and groundcovers.DWG
SECTION — SCALE: N.T.S



LEGEND

1. SETBACK FOR SHRUBS PLANTED 24" O.C. OR GREATER.
2. SETBACK FOR GROUNDCOVER AND ANNUALS.
3. PROVIDE MIN. 18" SPACING BETWEEN DIFFERENT PLANT TYPES.
4. CURB OR EDGE OF PAVEMENT.

NOTE:

ALL SHRUBS AND GROUNDCOVER MASSES TO USE TRIANGULAR SPACING EXCEPT WHERE NOTED REFER TO PLANT LIST FOR INDIVIDUAL PLANT SPACING "X".

7 TYPICAL PLANT SPACING — d-Typical spacing.DWG
SECTION — SCALE: N.T.S



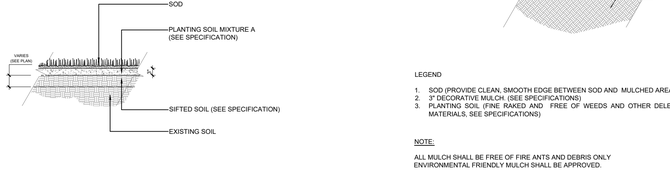
LEGEND

1. SOD (PROVIDE CLEAN, SMOOTH EDGE BETWEEN SOD AND MULCHED AREAS).
2. 3" DECORATIVE MULCH. (SEE SPECIFICATIONS)
3. PLANTING SOIL (FINE RAKED AND FREE OF WEEDS AND OTHER DELETERIOUS MATERIALS, SEE SPECIFICATIONS)

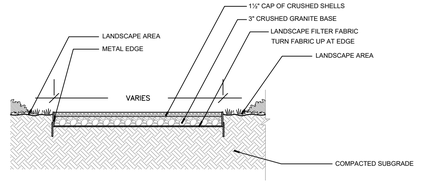
NOTE:

ALL MULCH SHALL BE FREE OF FIRE ANTS AND DEBRIS ONLY ENVIRONMENTAL FRIENDLY MULCH SHALL BE APPROVED.

9 MULCH — d-Mulch.DWG
SECTION — SCALE: N.T.S



8 SOD — d-sod.dwg
SECTION — SCALE: N.T.S



10 DECORATIVE CRUSHED SHELLS PATHWAY — d-paving sections.DWG
SECTION - Both Sides Landscape — SCALE: N.T.S

Sunshine State One Call 811
Know what's below. Call before you dig.

PERMIT SET - NOT FOR CONSTRUCTION

ANDRES MONTERO LANDSCAPE ARCHITECTURE
LANDSCAPE ARCHITECTURE LAND PLANNING URBAN DESIGN
2300 E. OAKLAND PARK BLVD. SUITE 300
FORT LAUDERDALE, FLORIDA 33306 USA
TEL: 954.533.8259
www.amlastudio.com

Rev:	Date:	Description:	By:
1			
2			
3			
4			
5			
6			

Sheet Title: LANDSCAPE DETAILS & GENERAL NOTES

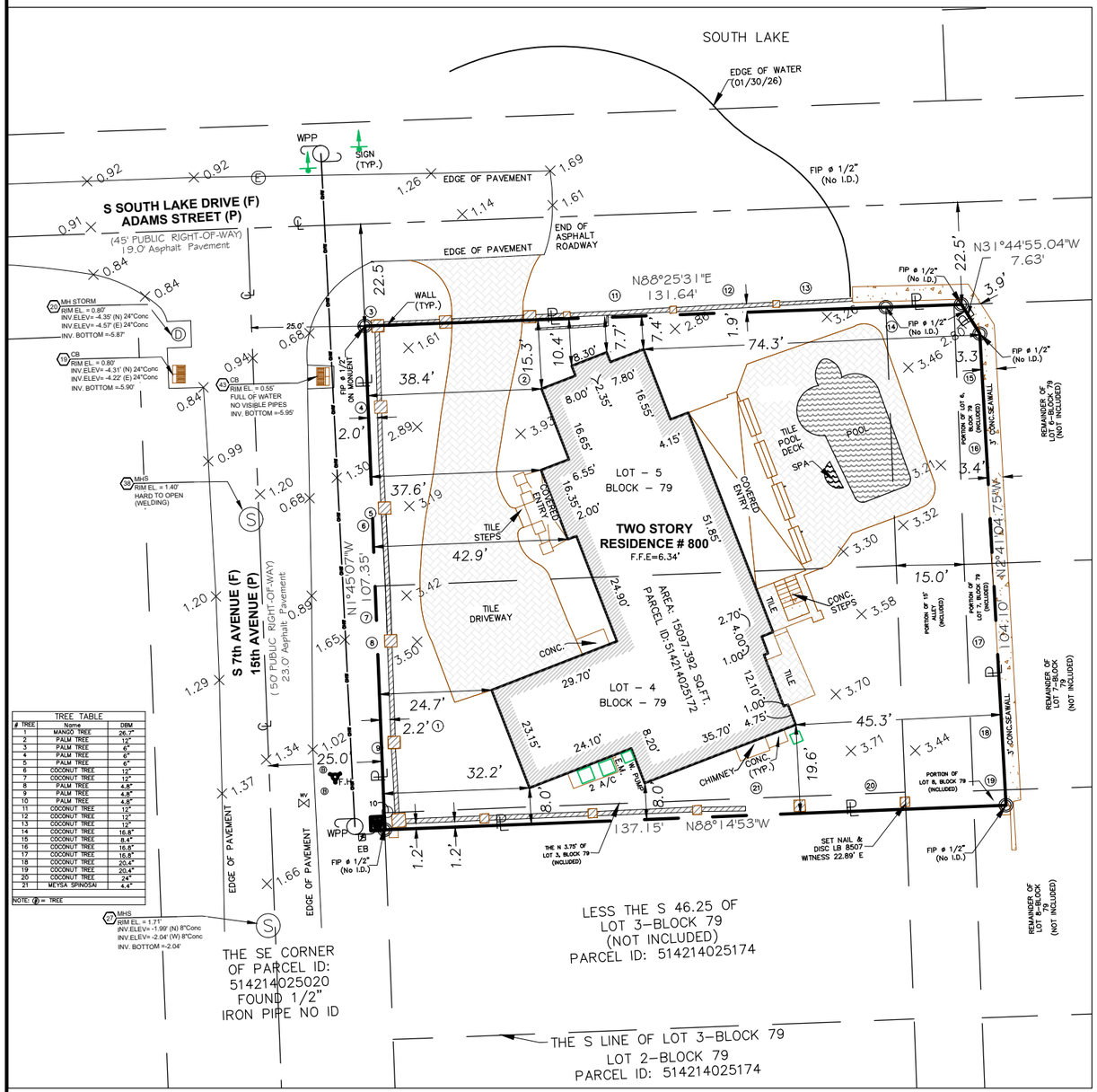
Project Name: KANETI RESIDENCE
800 S. 7th AVE.
HOLLYWOOD, FL 33019

ANDRES MONTERO, PLA, ASLA
STATE OF FLORIDA REGISTRATION LA0666973
SEAL / SIGNATURE

ALL DESIGNS AND DETAILS ON THIS DRAWING ARE THE PROPERTY OF ANDRES MONTERO LANDSCAPE ARCHITECTURE, LLC. AND SHALL NOT BE USED, COPIED, OR REPRODUCED WITHOUT WRITTEN PERMISSION FROM ANDRES MONTERO LANDSCAPE ARCHITECTURE, LLC.

Date:	DECEMBER 26, 2025
Scale:	N.T.S.
Drawn By:	AEM/MEP
Approved By:	AEM
Project No:	202539

Sheet Number: L-03



TREE TABLE		
# TREE	Name	DBM
1	MANGO TREE	26.7"
2	PALM TREE	12"
3	PALM TREE	6"
4	PALM TREE	6"
5	PALM TREE	6"
6	COCONUT TREE	12"
7	COCONUT TREE	12"
8	PALM TREE	4.8"
9	PALM TREE	4.8"
10	PALM TREE	4.8"
11	COCONUT TREE	12"
12	COCONUT TREE	12"
13	COCONUT TREE	12"
14	COCONUT TREE	16.8"
15	COCONUT TREE	8.4"
16	COCONUT TREE	16.8"
17	COCONUT TREE	16.8"
18	COCONUT TREE	20.4"
19	COCONUT TREE	20.4"
20	COCONUT TREE	24"
21	MEYSA SPINOSAI	4.4"

NOTE: (#) = TREE



LOCATION MAP
NTS

LEGAL DESCRIPTION:

LOT 3, LESS THE SOUTH 46.25 FEET, AND ALL OF LOTS 4 AND 5 IN BLOCK 79 OF HOLLYWOOD LAKES SECTION, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK I AT PAGE 32, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA, TOGETHER WITH THAT PORTION OF THE VACATED ALLEY WHICH IS ADJACENT AND CONTIGUOUS TO THE ABOVE DESCRIBED PROPERTY, AND WHICH ALLEY IS DESCRIBED AS FOLLOWS: THE ALLEY LYING BETWEEN ADAMS STREET ON THE NORTH AND WASHINGTON STREET ON THE SOUTH AND BETWEEN LOTS 1, 2, 3, 4, AND 5, IN BLOCK 79 OF HOLLYWOOD LAKES SECTION, ON THE WEST AND THE INTRACOASTAL WATERWAY ON THE EAST AS SHOWN ON THE PLAT OF HOLLYWOOD LAKES SECTION, PLAT BOOK AT PAGE 32, OF THE PUBLIC RECORDS OF BROWARD COUNTY, TOGETHER WITH ANY AND ALL RIPARIAN RIGHTS THERETO AND ANY AND ALL RIGHT IN AND TO THE LAND ADJACENT TO THE INTRACOASTAL WATERWAY AND CONTIGUOUS THERETO.

SURVEYOR'S NOTES:

1) The above captioned Property was surveyed and described based on the above Legal Description: Provided by Client.
2) The lands shown hereon were not abstracted for easements or other recorded encumbrances not shown on the plat and the same, if any may not be shown on this section.
3) Bearings shown hereon are based on an assumed Meridian and referenced on the CENTER LINE OF S 7TH AVENUE, Bearing N01°45'07"W.
4) Ownership subject to opinion of the Title.
5) Underground utilities are not depicted hereon.
6) Underground portions of Footings, Foundations or other improvements were not located.
7) Zoning and Setbacks are not verified by this survey.
8) Fence ownership not determined by this survey.
9) Flood Elevation Information:
   Community: CITY OF HOLLYWOOD 125113. FIRM Panel: 12011C0588J
   Flood Zone: AE Date of FIRM: 7/31/2014 Suffix: J
10) Elevation shown hereon are relative to the National American Vertical Datum 1988 (N.A.V.D.88) of mean sea level and are based on a Benchmark supplied by the engineering department of BROWARD COUNTY, FLORIDA.
    Benchmark used: Number: 0-00 Elevation(NGVD29): 9.76' Elevation(NAVD88): 8.15'
11) The minimum relative distance accuracy for this type of Survey is 1 foot in 7,500 feet. The accuracy obtained by measurement and calculation of closed geometric figures was found to exceed this requirement.
    Well-identified features as depicted on the Survey Map were measured to an estimated horizontal positional accuracy of 1/10 foot.
12) Dimensions indicated hereon are field measured by electronic measurement, unless otherwise noted.
13) Roof overhang not located unless otherwise shown.
14) Underground improvements and/or underground encroachments not shown unless otherwise indicated.

ENCROACHMENT NOTES:

There are no above ground encroachments, other than those shown hereon.

CERTIFICATE NOTE:

I hereby certify that the BOUNDARY SURVEY hereon was completed under my direction on January 30th, 2026 and that said survey is true and correct to the best of my knowledge and belief.I further certify that this survey meets the STANDARDS OF PRACTICE set forth by the FLORIDA BOARD OF SURVEYORS AND MAPPERS in Chapter 5J-17.051, Florida Administrative Code pursuant to Section 472.027 Florida State Statutes.

CERTIFIED TO:

1- Pulsari Builders
2- RICKI KANETI

ABBREVIATIONS AND LEGEND

PL. = PROPERTY LINE
F.F.E. = FLOOR FINISH ELEVATION
(M) = MEASURED
(R) = RECORD
NO ID.= NO IDENTIFICATION NUMBER
N.T.S.= NOT TO SCALE
R/W = RIGHT OF WAY
PG. = PAGE
SEC. = SECTION
R. = RADIUS
℄ = CENTER LINE
P.B. = PLAT BOOK
B.C. = BLOCK CORNER
ID. = IDENTIFICATION
(C) = CALCULATED

(D) = DEED
F.I.P.= FOUND IRON PIPE
CONC. = CONCRETE
BLDG. = BUILDING
= C.B.S. WALL
—X—CLF = CHAIN LINK FENCE
FH = FIRE HYDRANT
----GYA= GUY ANCHOR
OHL = OVERHEAD ELECTRIC LINE
UP = UTILITY POLE
= ELECTRIC BOX
= SIGN
= WATER METER
= WATER VALVE

Ⓑ = BOLLARD
● = SANITARY MANHOLE
= CATCH BASIN
Ⓔ = ELECTRIC MANHOLE

GRAPHIC SCALE
0 15 30
(IN FEET)
1 inch = 30 ft.

Date of Field Work: 01/30/2026

LEVEL TECH SURVEYORS, LLC
RONALD W. WALLING LICENSE NUMBER 6473 STATE OF FLORIDA
RONALD W. WALLING
PROFESSIONAL SURVEYOR AND MAPPER
NO. 6473
STATE OF FLORIDA
"NOT VALID UNLESS SEALED WITH THE SURVEYORS EMBOSSED SEAL".

LEVEL-TECH SURVEYORS, LLC.
777 NW 72ND AVENUE, SUITE 3002, MIAMI FL, 33126.
TEL:305.261.8483
LB # 7154
LAND SURVEYORS * LAND PLANNERS

DRAWINGS ARE THE PROPERTY OF LEVEL-TECH SURVEYORS, LLC, AND MAY NOT BE USED BY CLIENT ON OTHER PROJECTS EXCEPT BY AGREEMENT IN WRITING AND WITH THE APPROPRIATE COMPENSATION TO LEVEL-TECH SURVEYORS, LLC.

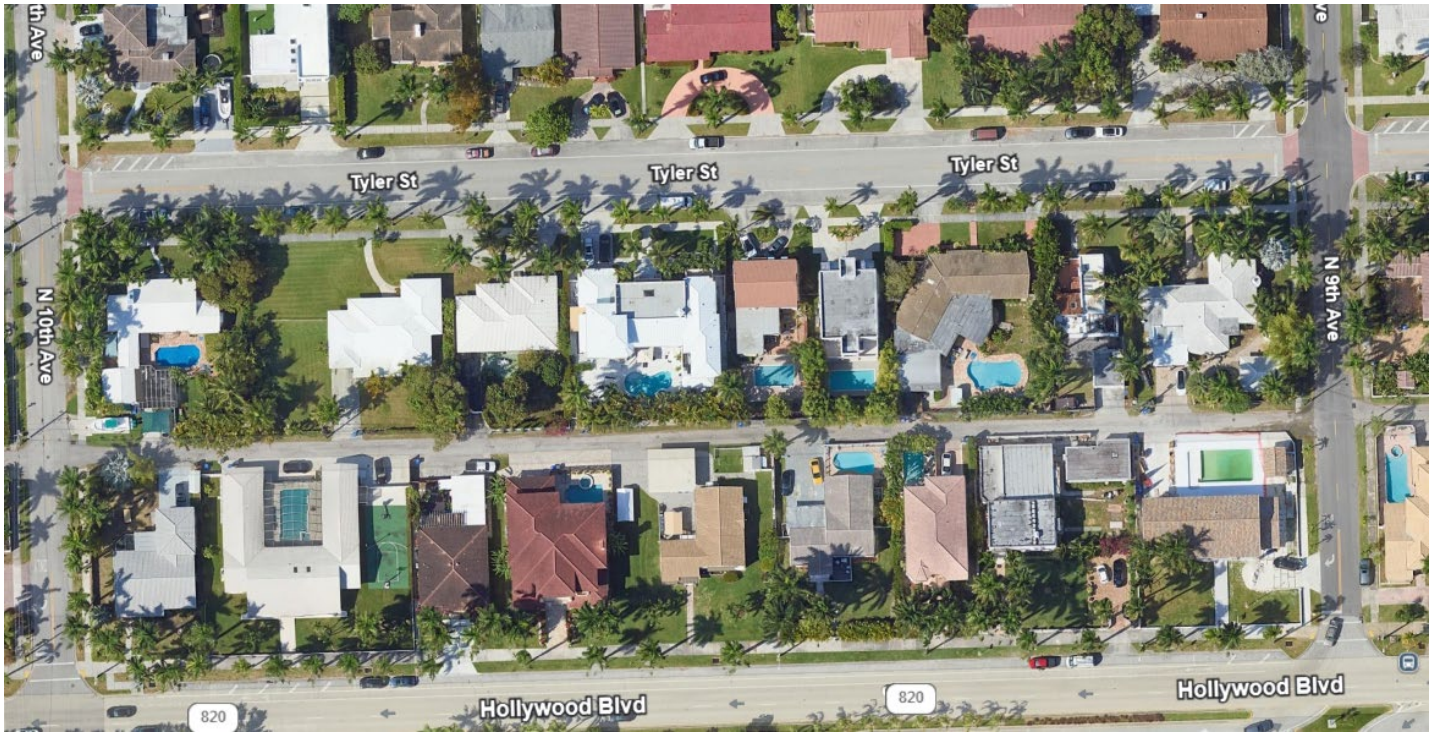
NAME AND TYPE OF PROJECT: BOUNDARY & TOPOGRAPHIC SURVEY
PROJECT LOCATION: 800 S 7TH AVE, HOLLYWOOD, FL 33019
CLIENT: PULSARI BUILDERS
CLIENT TELEPHONE:
CLIENT ADDRESS:
FILE PATH:

SCALE: 1" = 30'
DATE: 01/30/2026
DRAWN BY: GS
FIELD BOOK: 25-01-2664
PROJECT No: 25-01-2664

SHEET: 1 OF 1 SHEETS

ATTACHMENT B
Aerial Photograph

AERIAL PHOTOGRAPH



908 Tyler Street

ATTACHMENT B
Permit History

JOB CARD

OWNER	JOB ADDRESS
PAUL POST	800 South 7 Avenue

LEGAL DESCRIPTION	LOT NUMBER	BLOCK	SUBDIVISION OR ADDITION
	3 less south 46.25 ft. all 56.04 south lots 4 and 5	thereof, 79	Hollywood Lakes Section

MICROFILM NO.	ARCHITECT	FEE	VALUATION
77-0133	Anthony Montagnari	$ 387.40	$117,694.00

DESCRIPTION OF CONSTRUCTION

Pile and Grade Beam CBS SINGLE RESIDENCE, 3 bedrooms, 6 baths 2 story

☐ SEPTIC TANK
☒ SEWER TAP

TYPE PERMIT	NUMBER	DATE	CONTRACTOR	TYPE PERMIT	NUMBER	DATE	CONTRACTOR
BUILDING 5095	34765	7-20-76	C.E. Domes	~~SEPTIC~~/SEWER	8487	8-5-76	Bestway
ROOF 4000	36226	9-23-76	R&J Roof	AIR/CONDITION	6908	9-23-76	[illegible]
ELECTRIC-BASIC	11618	8-4-76	Rossi	MECHANICAL Cent UAC	6853	9-9-76	Built [illegible]
ELECTRIC-SUPP.				SCREEN			
4 HB PLUMBING NO. FIX. 25	8486	8-5-76	Bestway	POOL			
L-P-~~DRY WALL~~ Well	9318	2-25-77	FRANK [illegible]	DRIVEWAY	38469	1-20-77	Al Silbert
FENCE				PATIO or WALK			

1613-13

NOTES: 1st floor elevation = + 6.5 ft. M.S.L. (family room crown + 3.8 ft.)

~~* Hold C/O Final for [illegible] City Eng~~
~~Also~~ To Resolve Sidewalk Question
with Commission, Sidewalk [illegible]
Approved by Commission 9-6-77

JOB CARD

OWNER	JOB ADDRESS
FMD. OCEAN HOMES	800-18-36 S 7 Ave.

LEGAL DESCRIPTION	LOT NUMBER	BLOCK	SUBDIVISION OR ADDITION

MICROFILM NO.	ARCHITECT	FEE	VALUATION
27-C 550	D. E. Britt Assoc	$ 73.80	$ 19,500

DESCRIPTION OF CONSTRUCTION: Seawall

☐ SEPTIC TANK
☐ SEWER TAP

TYPE PERMIT	NUMBER	DATE	CONTRACTOR	TYPE PERMIT	NUMBER	DATE	CONTRACTOR
BUILDING 297	38278	12/23/76	Pool Pilin	SEPTIC/SEWER			
MECT				AIR/CONDITION			
ELECTRIC-BASIC				MECHANICAL			
ELECTRIC-SUPP.				SCREEN			
PLUMBING NO. FIX.				POOL			
L-P-DRY WALL				DRIVEWAY			
FENCE				PATIO & WALK			

NOTES)

72

JOB CARD

OWNER	JOB ADDRESS
P. POST	800 S 7 Ave.

LEGAL DESCRIPTION	LOT NUMBER	BLOCK	SUBDIVISION OR ADDITION
	Pt 3, 4 & 5		

MICROFILM NO.	ARCHITECT	FEE	VALUATION
22-0253	Anthony Montagnari	$ 16.20	$ 1800

DESCRIPTION OF CONSTRUCTION

Boat Dock

☐ SEPTIC TANK
☐ SEWER TAP

TYPE PERMIT	NUMBER	DATE	CONTRACTOR	TYPE PERMIT	NUMBER	DATE	CONTRACTOR
BUILDING	046	1/13/77	Clem Dames	SEPTIC/SEWER			
ROOF				AIR/CONDITION			
ELECTRIC-BASIC				MECHANICAL			
ELECTRIC-SUPP.				SCREEN			
PLUMBING NO. FIX.				POOL			
L-P-DRY WALL				DRIVEWAY			
FENCE				PATIO or WALK			

1813.13

NOTES:

JOB CARD

OWNER	JOB ADDRESS
City of Hollywood	800 S. 7 Ave.

LEGAL DESCRIPTION	LOT NUMBER	BLOCK	SUBDIVISION OR ADDITION
	corner of S.S. ake Dr.		

M CROFILM NO.	ARCHITECT	FEE	VALUATION
		$ No Fee	$ 1000.~

DESCRIPTION OF CONSTRUCTION

Remove and replace 1407 sq. ft. asphalt on S.S. Lake Dr.

☐ SEPTIC TANK
☐ SEWER TAP

TYPE PERMIT	NUMBER	DATE	CONTRACTOR	TYPE PERMIT	NUMBER	DATE	CONTRACTOR
BUILDING				SEPTIC SEWER			
ROOF				AIR CONDITION			
ELECTRIC BASIC				MECHANICAL			
ELECTRIC SUPP.				SCREEN			
PLUMBING NO. FIX.				POOL			
L. F. DRY WALL				DRIVEWAY	93794	2/21/85	A. DiTocco
FENCE				PATIO or WALK			

NOTES: County Surcharge: .20

74

2 permits were found for

800 S 7 AVE

View	Process #	Permit #	Description	Appl. Date	Permit Date
Details		P9601088	PLUMBING WORK		6/21/1996
Details		B9207999	RE-ROOF-METAL,TILE,WOOD SHINGLE OR SHAKE		12/4/19[illegible]

JOB CARD

OWNER	JOB ADDRESS
PAUL POST	800 South 7 Avenue

LEGAL DESCRIPTION	LOT NUMBER	BLOCK	SUBDIVISION OR ADDITION
	3 less south 46.25 ft. all 56.04 south lots 4 and 5	thereof, 79	Hollywood Lakes Section

MICROFILM NO.	ARCHITECT	FEE	VALUATION
77-0133	Anthony Montagnari	$ 387.40	$117,694.00

DESCRIPTION OF CONSTRUCTION

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☒ SEWER TAP

TYPE PERMIT	NUMBER	DATE	CONTRACTOR	TYPE PERMIT	NUMBER	DATE	CONTRACTOR
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ROOF 4000	36226	9-23-76	R&J Roof	AIR/CONDITION	6908	9-23-76	[illegible]
ELECTRIC-BASIC	11618	8-4-76	Rossi	MECHANICAL Cent UAC	6853	9-9-76	Built [illegible]
ELECTRIC-SUPP.				SCREEN			
4 HB PLUMBING NO. FIX. 25	8486	8-5-76	Bestway	POOL			
L-P-~~DRY WALL~~ Well	9318	2-25-77	FRANK [illegible]	DRIVEWAY	38469	1-20-77	Al Silbert
FENCE				PATIO or WALK			

1613-13

NOTES: 1st floor elevation = + 6.5 ft. M.S.L. (family room crown + 3.8 ft.)

~~* Hold C/O Final for [illegible] City Eng~~
~~Also~~ To Resolve Sidewalk Question
with Commission, Sidewalk [illegible]
Approved by Commission 9-6-77

76

Hollywood Dream Homes

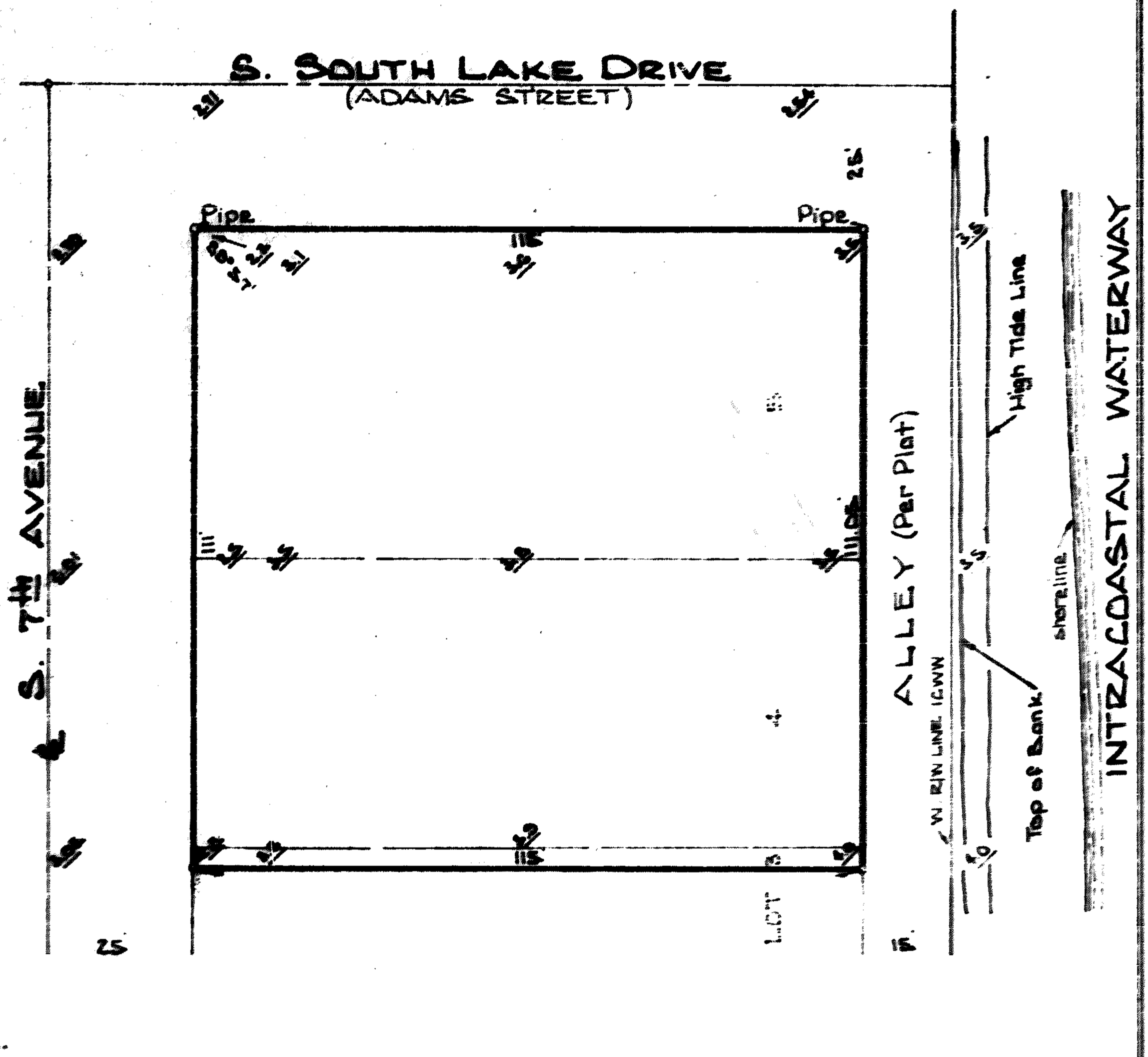
SURVEY FOR :

DESCRIPTION

Lot 3, less the South 46.25 feet thereof, and all of Lots 4 and 5, Block 79, "HOLLYWOOD LAKES SECTION", according to plat thereof recorded in Plat Book 1, page 32, of the public records of Broward County, Florida.

SCALE: 1"=25'

Rev. Rec'd 7/19/76



Note: Elevations shown are based on Mean Sea Level datum.

TO ALL PARTIES INTERESTED IN TITLE TO PREMISES SURVEYED:

I, MAURICE E. BERRY II, hereby certify that I have made a recent survey of the above described property as indicated, and that there are no above-ground encroachments except as shown. I further certify that the survey represented hereon meets the requirements of the Florida Land Title Association and that this plat is true and correct.

Dated at Hollywood, Broward County, Florida, this 16th day of JULY, A.D. 1976.

M. E. BERRY & ASSOCIATES
REGISTERED LAND SURVEYORS
[illegible] HOLLYWOOD BOULEVARD
HOLLYWOOD, FLORIDA
P. O. BOX [illegible]
PHONE [illegible]

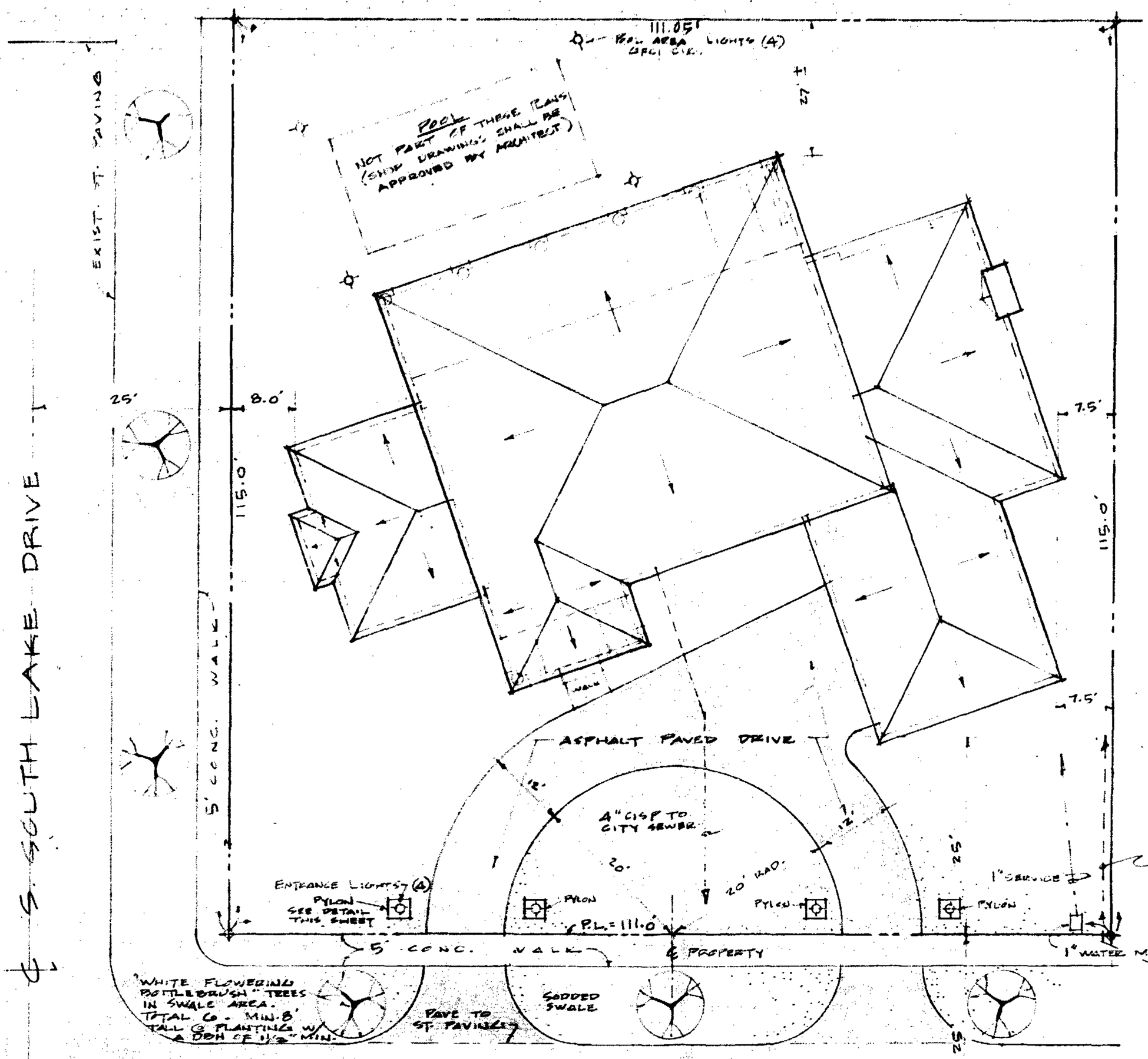
Maurice E. Berry

MAURICE E. BERRY II
Registered Land Surveyor No. 1822
STATE OF FLORIDA

DESCRIPTION:
LOT 3, LESS THE SOUTH 46.25' THEREOF, AND ALL OF LOTS 4 AND 5, BLOCK 79, "HOLLYWOOD LAKES SECTION", HOLLYWOOD, FLORIDA

INTRACOASTAL WATERWAY

ALLEY



Revision Recd Hwd. Plot Plan 7/20/76 D.W.P.

SITE

SCALE: 1" = 10'

POST RESIDENCE

MR. & MRS. PAUL POST

Revised

INDEX TO DRAWINGS

SHEET No.	CONTENTS
A -1	SITE
A -2	FIRST FLOOR PLAN
A 3	SECOND FLOOR PLAN
A -4	FRAMING 2nd FLOOR & 1st FLOOR FLOOR
A -5	FRAMING 2nd FLOOR ROOF
A -6	SECTIONS
A -7	ELECTRIC
A -8	ELECTRIC
A -9	BATH ELEVATIONS SANITARY RISER
A -10	ELEVATIONS
A -11	ELEVATIONS
S -1	STRUCTURAL
S -2	STRUCTURAL

GENERAL NOTES

1. CODE: SOUTH FLORIDA BUILDING CODE
2. THESE PRINTS ARE INSTRUMENTS OF SERVICE ONLY AND ARE THE PROPERTY OF THE ARCHITECT.
3. ALL WRITTEN DIMENSIONS ON THESE DRAWINGS TAKE PRECEDENCE OVER SCALE DIMENSIONS.
4. THE CONTRACTOR SHALL VERIFY AND BE RESPONSIBLE FOR DIMENSIONS AND CONDITIONS AT THE PROJECT SITE AND THE ARCHITECT SHALL BE NOTIFIED IN WRITING IMMEDIATELY OF ANY VARIATIONS.
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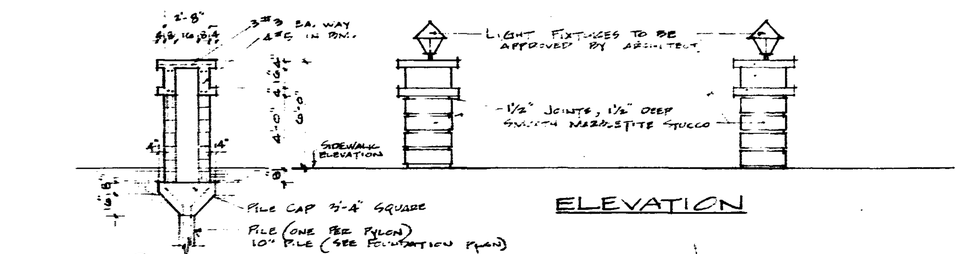
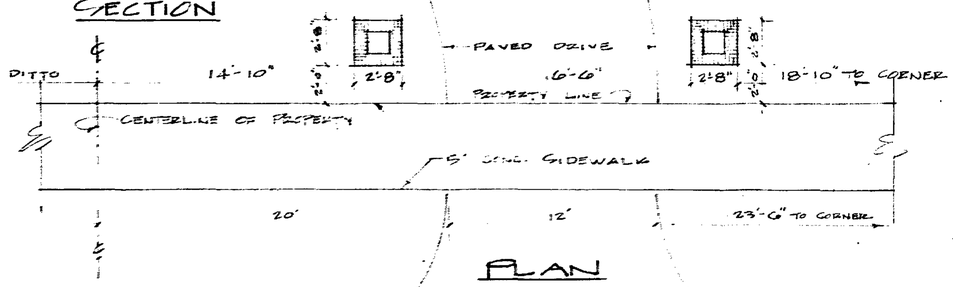


ELEVATION

SECTION



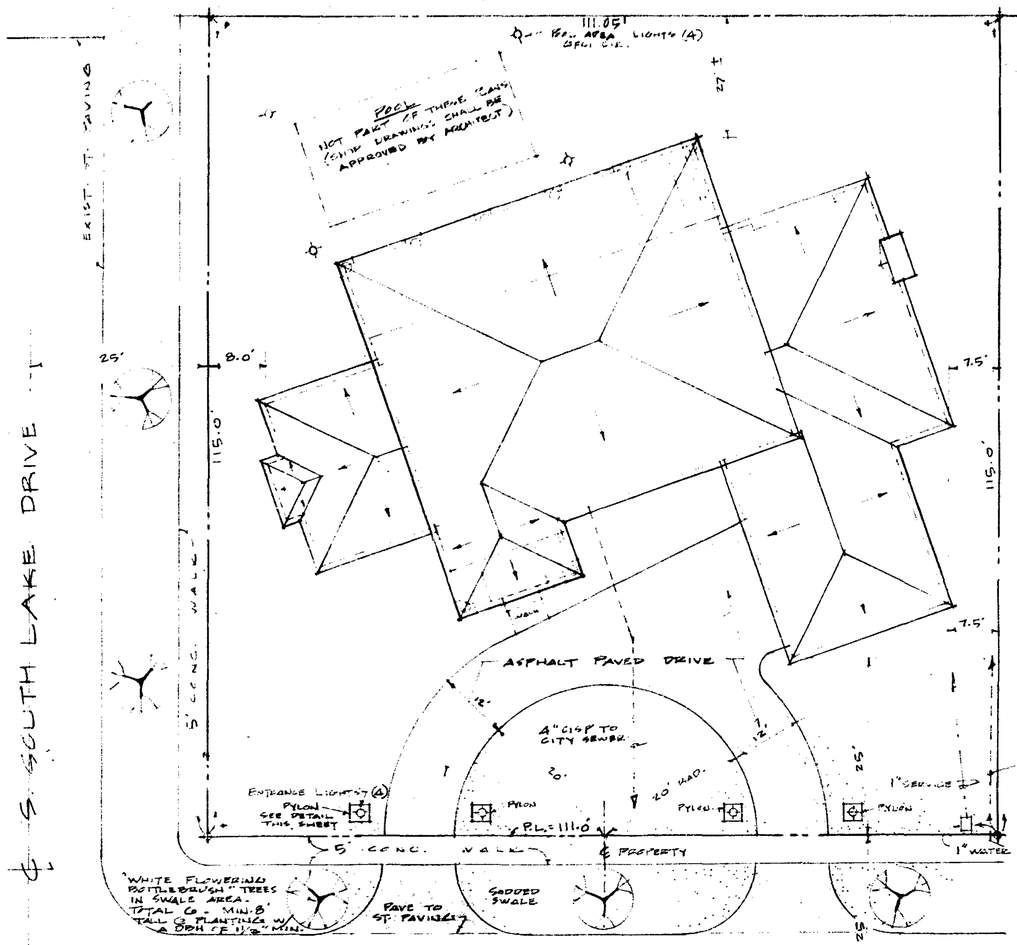
PLAN

ENTRANCE PYLON DETAILS

SCALE: ¼" = 1'-0"

DESCRIPTION:
LOT D, LESS THE SOUTH 46.25' THEREOF, AND ALL OF LOTS 4 AND 5, BLOCK 79, "HOLLYWOOD LAKES SECTION", HOLLYWOOD, FLORIDA

INTRACOASTAL WATERWAY



SITE

℄ S. SOUTH LAKE DRIVE

N

SCALE: 1" = 10'

Revision Recd Hwd. Plot Plan 7/20/76 D.M.M.

POST RESIDENCE

MR. & MRS. PAUL POST

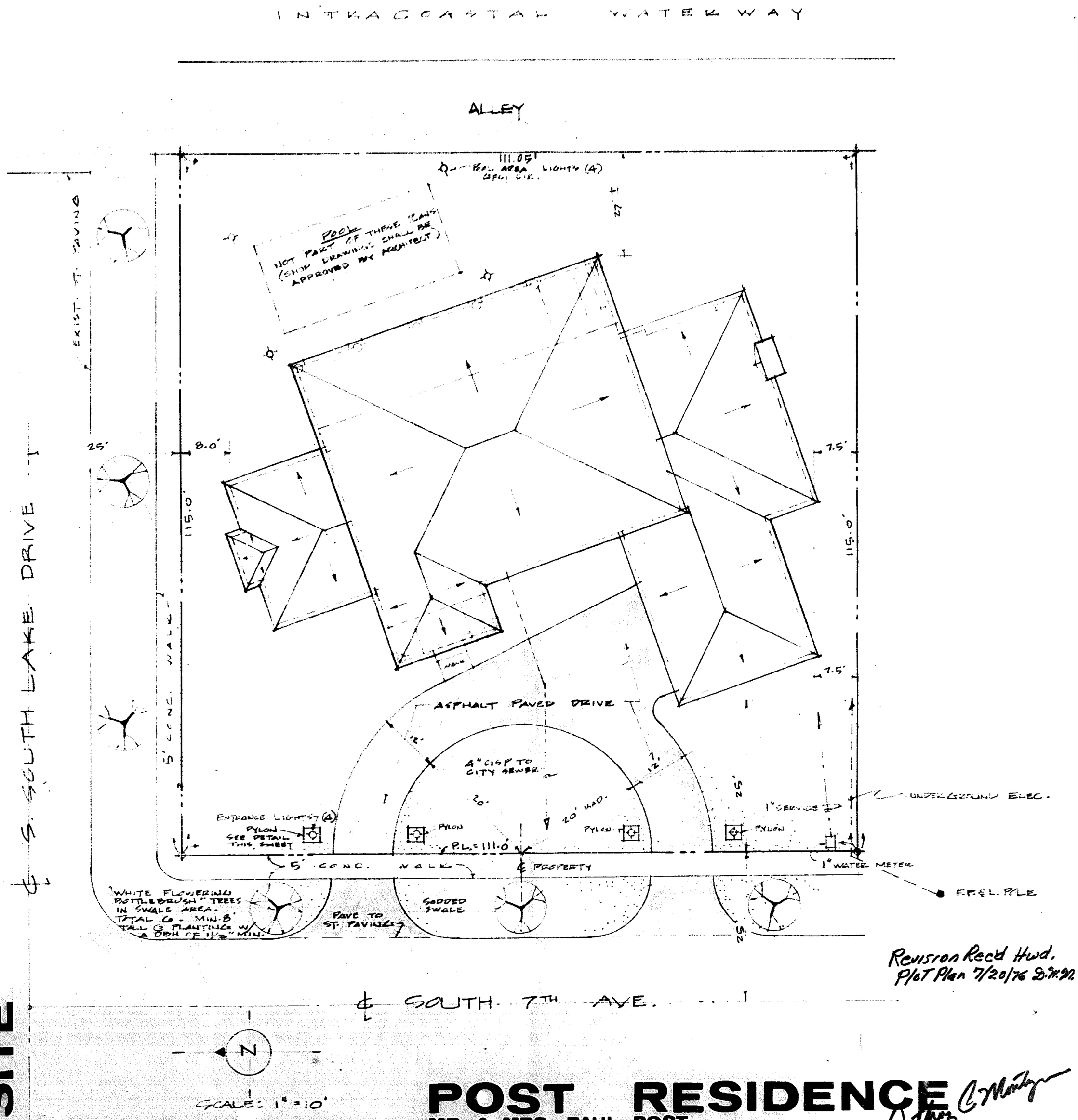
D. JUNE
C 7615
D AM KB

ANTHONY A. MONTAGNARI
ARCHITECT
HALLANDALE, FLORIDA

title
HOLLYWOOD DREAM HOMES
Mr. Allen Zucker
HOLLYWOOD FLORIDA

sheet
A1
11

DESCRIPTION:
LOT 3, LESS THE SOUTH 46.25' THEREOF, AND ALL OF LOTS 4 AND 5, BLOCK 79, "HOLLYWOOD LAKES SECTION", HOLLYWOOD, FLORIDA



Revision Rec'd Hwd. Plot Plan 7/20/76 D.M.M.

SITE

POST RESIDENCE
MR. & MRS. PAUL POST

Anthony A. Montagnari

ANTHONY A. MONTAGNARI
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HALLANDALE, FLORIDA

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HOLLYWOOD DREAM HOMES
Mr. Allan Zucker
HOLLYWOOD FLORIDA

sheet
A1

D 16 JUNE
C 7615
D AM KB

11

Revised

INDEX TO DRAWINGS	
SHEET No.	CONTENTS
A - 1	SITE
A - 2	FIRST FLOOR PLAN
A 3	SECOND FLOOR PLAN
A - 4	FRAMING 2nd FLOOR & 1st FLOOR ROOF
A - 5	FRAMING 2nd FLOOR ROOF
A - 6	SECTIONS
A - 7	ELECTRIC
A - 8	ELECTRIC
A - 9	BATH ELEVATIONS SANITARY RISER
A - 10	ELEVATIONS
A - 11	ELEVATIONS
S - 1	STRUCTURAL
S - 2	STRUCTURAL

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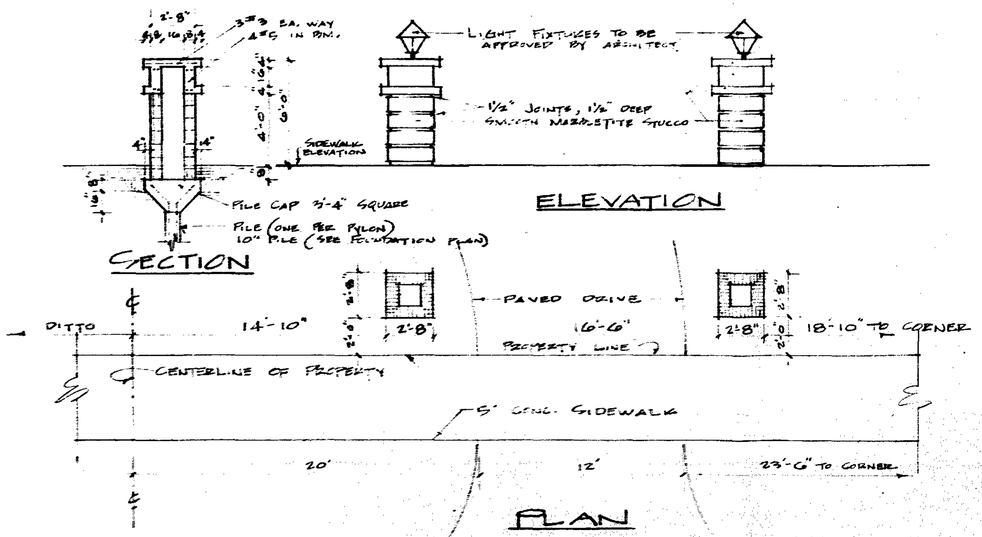
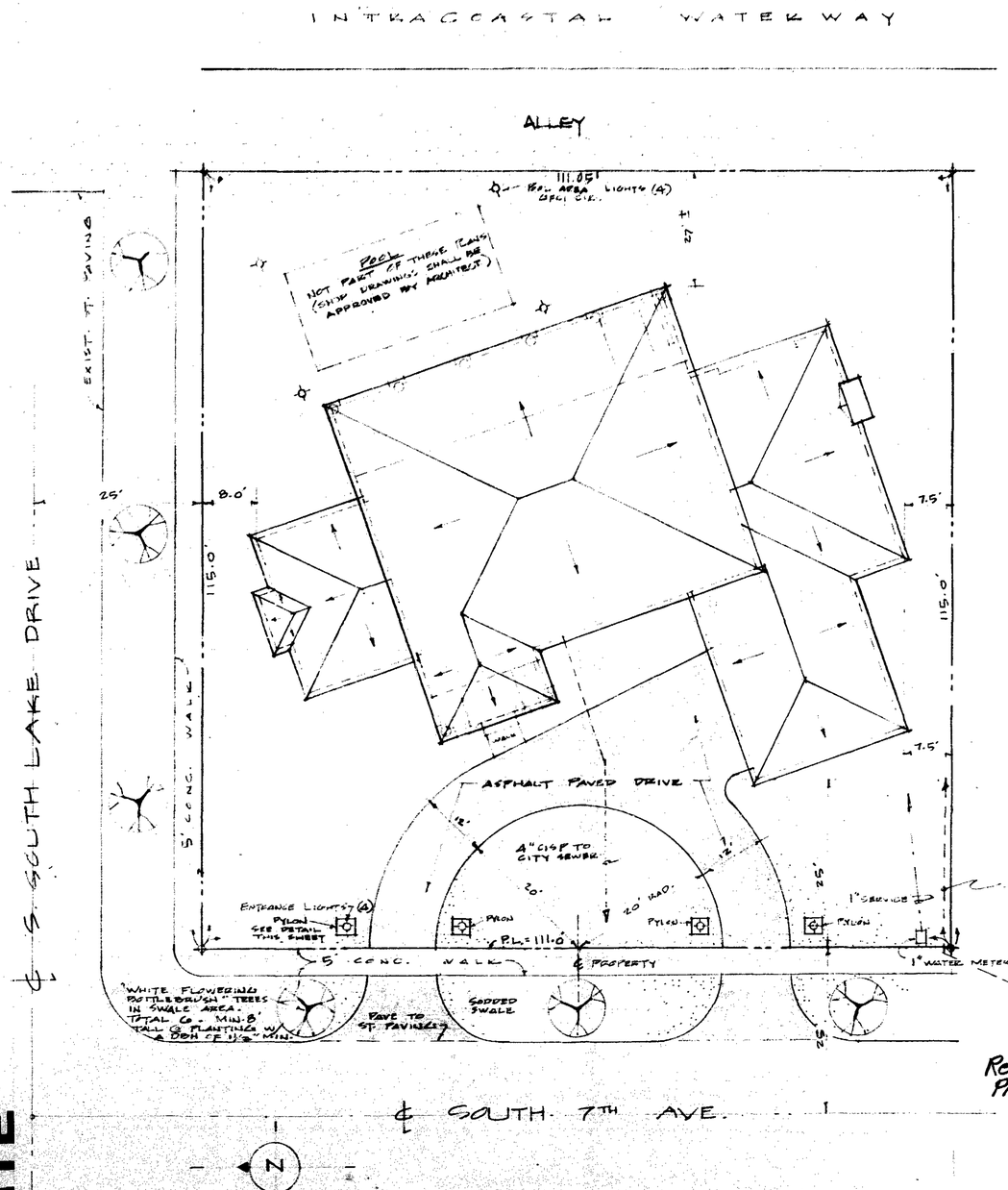


ENTRANCE PYLON DETAILS

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

DESCRIPTION:
LOT 3, LESS THE SOUTH 46.25' THEREOF, AND ALL OF LOTS 4 AND 5, BLOCK 79, "HOLLYWOOD LAKES SECTION", HOLLYWOOD, FLORIDA



SITE

SCALE: 1" = 10'

Revision Rec'd Hwd. Plot Plan 7/20/76 D.M.M.

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MR. & MRS. PAUL POST

Anthony A. Montagnari

D 7 JUNE
C 7615
D AM KB

ANTHONY A. MONTAGNARI
ARCHITECT
HALLANDALE, FLORIDA

title
HOLLYWOOD DREAM HOMES
Mr. Allan Zucker
HOLLYWOOD FLORIDA

sheet
A1

11

D
C
D

ANTHONY A. MONTAGNARI

ARCHITECT

HALLANDALE, FLORIDA

title

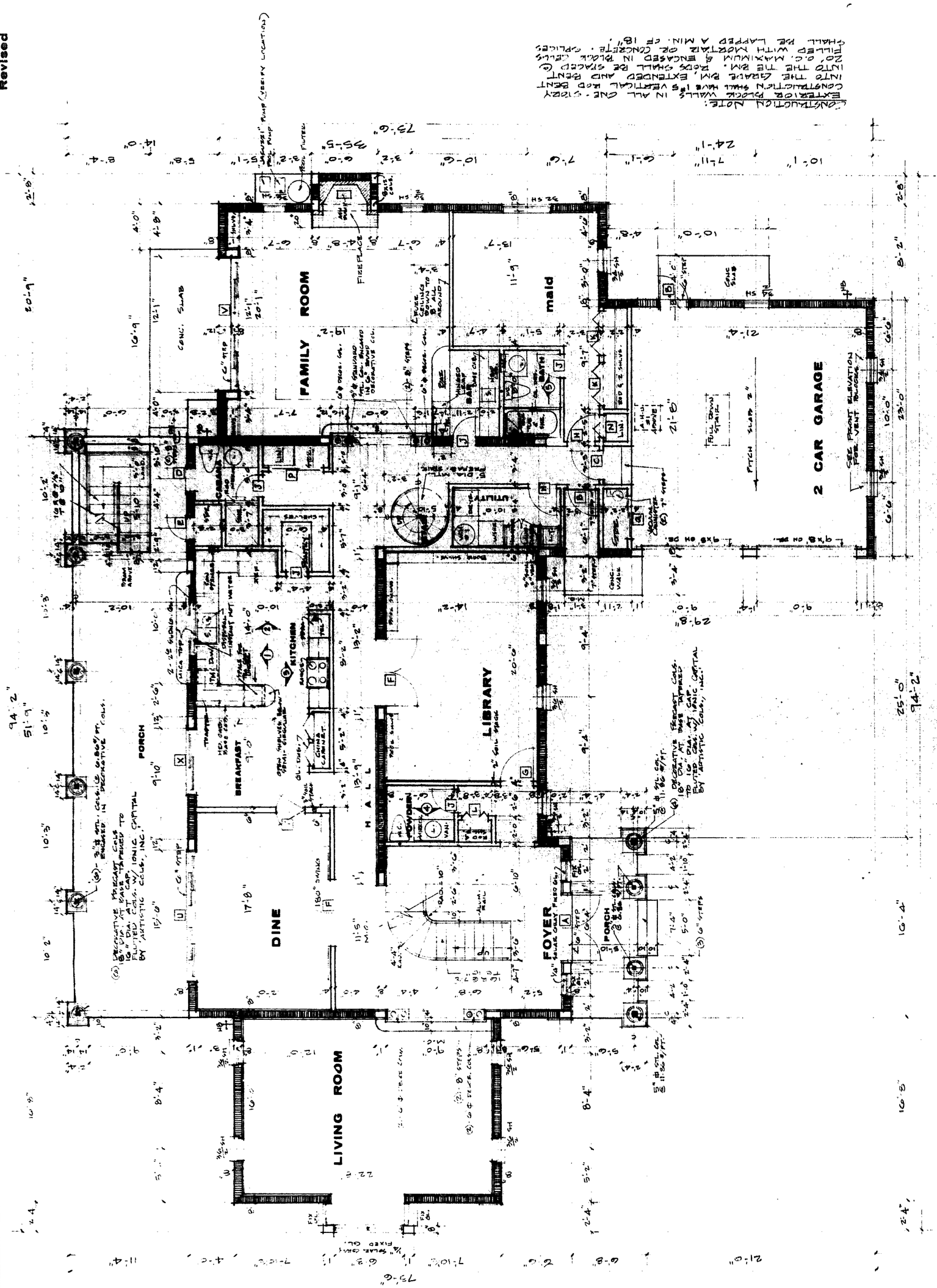
HOLLYWOOD DREAM HOMES

Mr. Allan Zucker

HOLLYWOOD FLORIDA

sheet A2

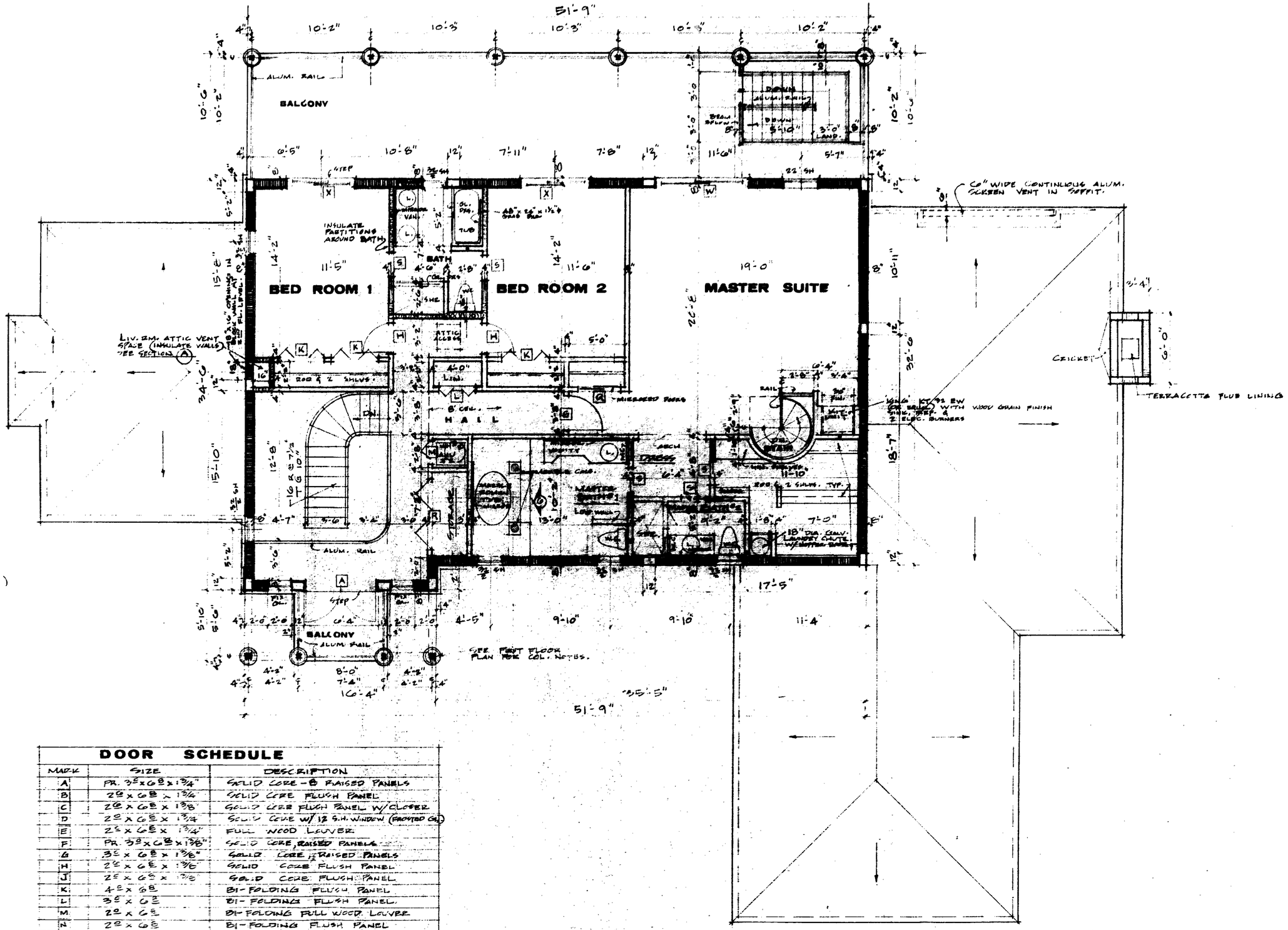
Revised



FIRST FLOOR PLAN

SCALE 1/4"=1'-0"

Revised



DOOR SCHEDULE

MARK	SIZE	DESCRIPTION
A	PR. 3⁰ x 6⁸ x 1¾"	SOLID CORE - 8 RAISED PANELS
B	2⁶ x 6⁸ x 1¾"	SOLID CORE FLUSH PANEL
C	2⁶ x 6⁸ x 1⅜"	SOLID CORE FLUSH PANEL W/CLOSER
D	2⁰ x 6⁸ x 1¾"	SOLID CORE W/ 12 S.H. WINDOW (FROSTED GL.)
E	2⁰ x 6⁸ x 1¾"	FULL WOOD LOUVER
F	PR. 3⁰ x 6⁸ x 1⅜"	SOLID CORE, RAISED PANELS
G	3⁰ x 6⁸ x 1⅜"	SOLID CORE, RAISED PANELS
H	2⁶ x 6⁸ x 1⅜"	SOLID CORE FLUSH PANEL
J	2⁰ x 6⁸ x 1⅜"	SOLID CORE FLUSH PANEL
K	4⁰ x 6⁸	BI-FOLDING FLUSH PANEL
L	3⁰ x 6⁸	BI-FOLDING FLUSH PANEL
M	2⁰ x 6⁸	BI-FOLDING FULL WOOD LOUVER
N	2⁰ x 6⁸	BI-FOLDING FLUSH PANEL
P	PR. 2⁶ x 6⁸ x 1⅜"	SOLID CORE BY-PASS
Q	PR. 2⁰ x 6⁸ x 1⅜"	SOLID CORE BY-PASS
R	6⁰ x 6⁸	BI-FOLDING FLUSH PANEL
S	2⁶ x 6⁸ x 1⅜"	SOLID CORE POCKET
T	2⁶ x 6⁸ x 1⅜"	SOLID CORE, DOUBLE ACTING, 8"x8" GL. LITE
U	(4) 3⁰ x 6⁸	TEMP. GLASS SLIDING
V	(4) 3⁰ x 8⁰	TEMP. GLASS SLIDING
W	(2) 4⁰ x 6⁸	TEMP. GLASS SLIDING
X	(2) 3⁰ x 6⁸	TEMP. GLASS SLIDING

SECOND FLOOR PLAN

SCALE: ¼" = 1'-0"

Anthony A. Montagnari

DIG JUNE 76
C 7615
DAM KB

ANTHONY A. MONTAGNARI
ARCHITECT
HALLANDALE, FLORIDA

title
HOLLYWOOD DREAM HOMES
Mr. Allan Zucker
HOLLYWOOD FLORIDA

sheet
A3

Revised

SEE BASE & CAP PL NOTE THIS SHEET.

8" CONC. SLAB W/ 5/12 TEMP.

6" CONC. SLAB W/ 5/10 TEMP.

6" CONC SLAB W/ 5/10 TEMP.

#4 TOP DIAG. 2ND LAYER x 6'-8"

WOOD TRUSSES @ 24" O.C. CHCP DWGS. REQ'D. FOR APPROVAL

GIRDER TRUSS

HIP GIRDER

END JACKS

CORNER JACKS

NOTE: BASE & CAP PL'S

ALL 3" STEEL COL. BASE PLATES ARE 7x7x½ W/ 4 - ½" ϕ BOLTS W/ LEVELING NUTS.

ALL STEEL CAP PLATES ARE 7x7x½ W/ 2 - ½" ϕ "L" ANCHORS (A-36 STL.)

ALL 5" STEEL COL. BASE PLATES ARE 8x8x⅜ W/ 4 - ½" ϕ BOLTS W/ LEVELING NUTS.

NOTE:

ALL POURED CONC. COLS. SHALL HAVE 4 #5 VERT. & #2 TIES @ 12" O.C.
DOWEL TO GRADE BM. W/ 4 #5 & LAP COL. RODS 30 DIA.
SEE SHEETS A-2 & A-3 FOR COL. SIZES AND LOCATIONS.

2ND FLOOR & 1ST FLOOR ROOF FRAMING

SCALE

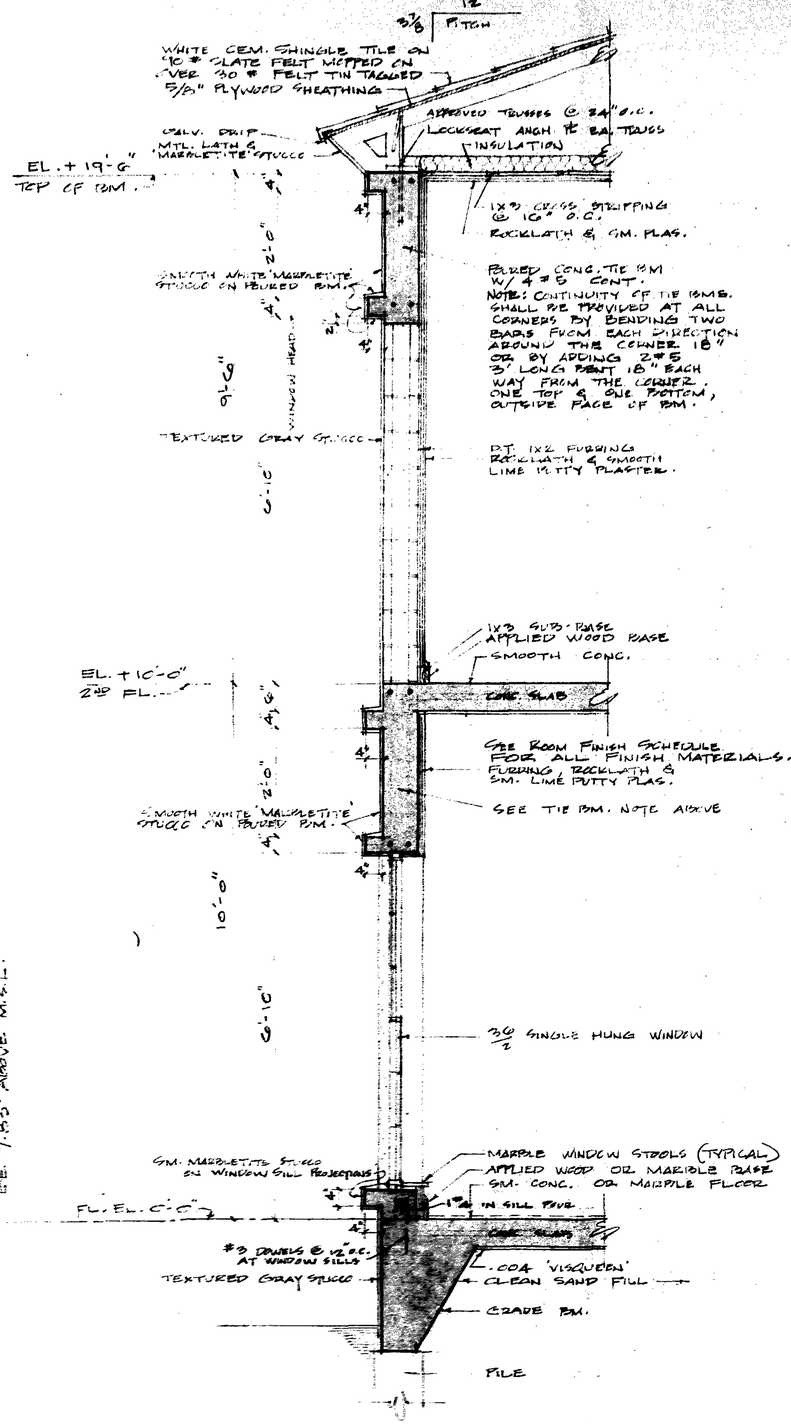
DRAWING TO
C 7615
D AM KB

ANTHONY A. MONTAGNARI
ARCHITECT
HALLANDALE, FLORIDA

title
HOLLYWOOD DREAM HOMES
HOLLYWOOD Mr. Allan Zucker FLORIDA

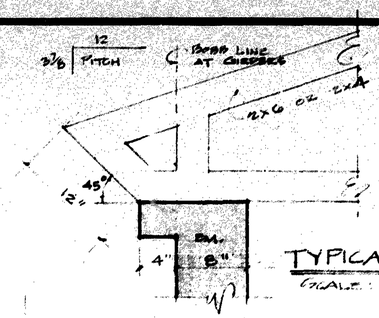
sheet
A4

Revised



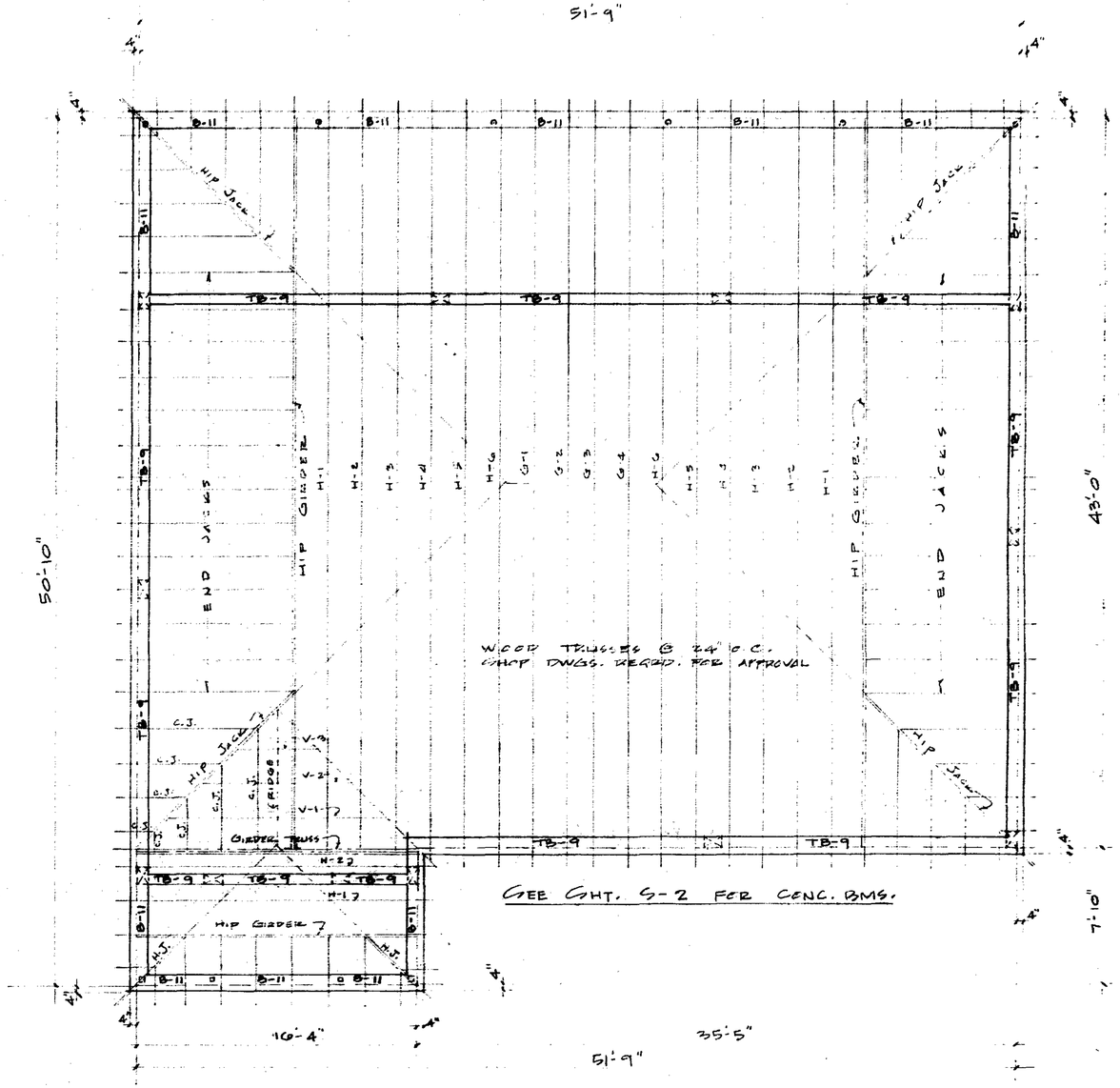
TYPICAL WALL SECTION

3/4" = 1'-0"



TYPICAL TRUSS END

SCALE: 1½" = 1'-0"



SECOND FL. ROOF FRAMING

Anthony A. Montagnari

ANTHONY A. MONTAGNARI
ARCHITECT
HALLANDALE, FLORIDA

DIV. NO. C 7615
D AM KB

title

sheet 5

Revised

SECTION D/6
1/4" = 1'-0"

SECTION C/6
1/4" = 1'-0"

SECTION B/6
1/4" = 1'-0"

SECTIONS

SECTION A/6
1/4" = 1'-0"

Anthony C. Montagnari

ANTHONY A. MONTAGNARI
ARCHITECT
HALLANDALE, FLORIDA

DESIGNED
C 7615
DRAWN KB

title
HOLLYWOOD DREAM HOMES
Mr. Allen Zucker
HOLLYWOOD FLORIDA

sheet
A6

Revised

FIRST FLOOR ELECTRIC

ANTHONY A. MONTAGNARI
ARCHITECT
HALLANDALE, FLORIDA

title

#7615
sheet
A7

Revised
9 DEC 76 (GEN'L REVISIONS)

PANEL "A"

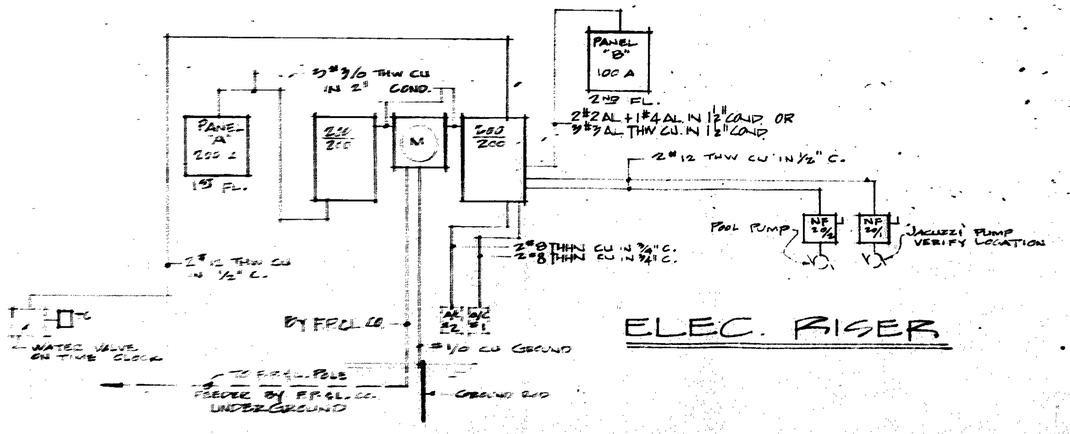
ITEM	CIR.	O	ϕ	●	VOLTS	AMPS	WIRE	COND.	CB
REFRIGERATOR	A-1		1		120	3.0	#12	½	20/1
DISPOSAL	2		1		120	3.0			
DISH WASHER	3		1		120	4.5			
TRASH MASHER	4		1		120	3.0			
HOT WATER DISPENSER	5		1		120	6.5			
SPECIAL PURPOSE	6		1		120	3.0			
" "	7		1		120	3.0			
" "	8		1		120	3.0			
" "	9		1		120	3.0			
" (POOL LITE) "	10	1			120	3.0			
* POOL AREA LIGHTING	11	4			120	3.0	#14		
FUTURE LOCK JB	12				120	4.5	#12		
GARAGE HEAT CABLE(S)	13-14		2		120	6.0	#12		
WATER HEATER # 1	15,16			1	240	25.0	#10	¾	30/2
DRYER	17,18			1	240	22.5 (7.5 / 15.0)	#12	¾	40/2
CLOTHES WASHER	19		1		120	4.5	#12	½	20/1
FLOOD LIGHTS	20-21	7			120	6.0	#14		15/1
ENTRANCE PYLON LIGHTS	22	2			120	3.0	#14		15/1
SMALL APPLIANCE	23-25		11		120	13.5	#12		20/1
* BATH & EXTERIOR RECPTLS.	26		6		120	3.0	#14		15/1
HEAT LAMPS (1)	27-28		2		120	9.0	#12	ϕ	20/1
RANGE 14 KW	29,30			1	240	58.0 (25.0 / 33.0)	#8	1	60/2
SPRINKLER VALVE ON TC	31		1		120	3.0	#14	½	15/1
GENERAL PURPOSE	32-39	7.5	5		120	24.0	#14	½	15/1
SPARE	40					3.0			
					DEMAND LOAD = 223.0 AMPS D.L. @ D.F. = 159.05 AMPS				
VACUUM MOTOR	41		1		120	13.0	#12	½	20/1
AIR HANDLER # 1	42		1		120	4.5	#14 THHN	½	20/1
					NON DEMAND LOAD = 27.5 AMPS TOTAL PANEL LOAD = 159.05 + 27.5 = 180.55 AMPS				

PANEL "B"

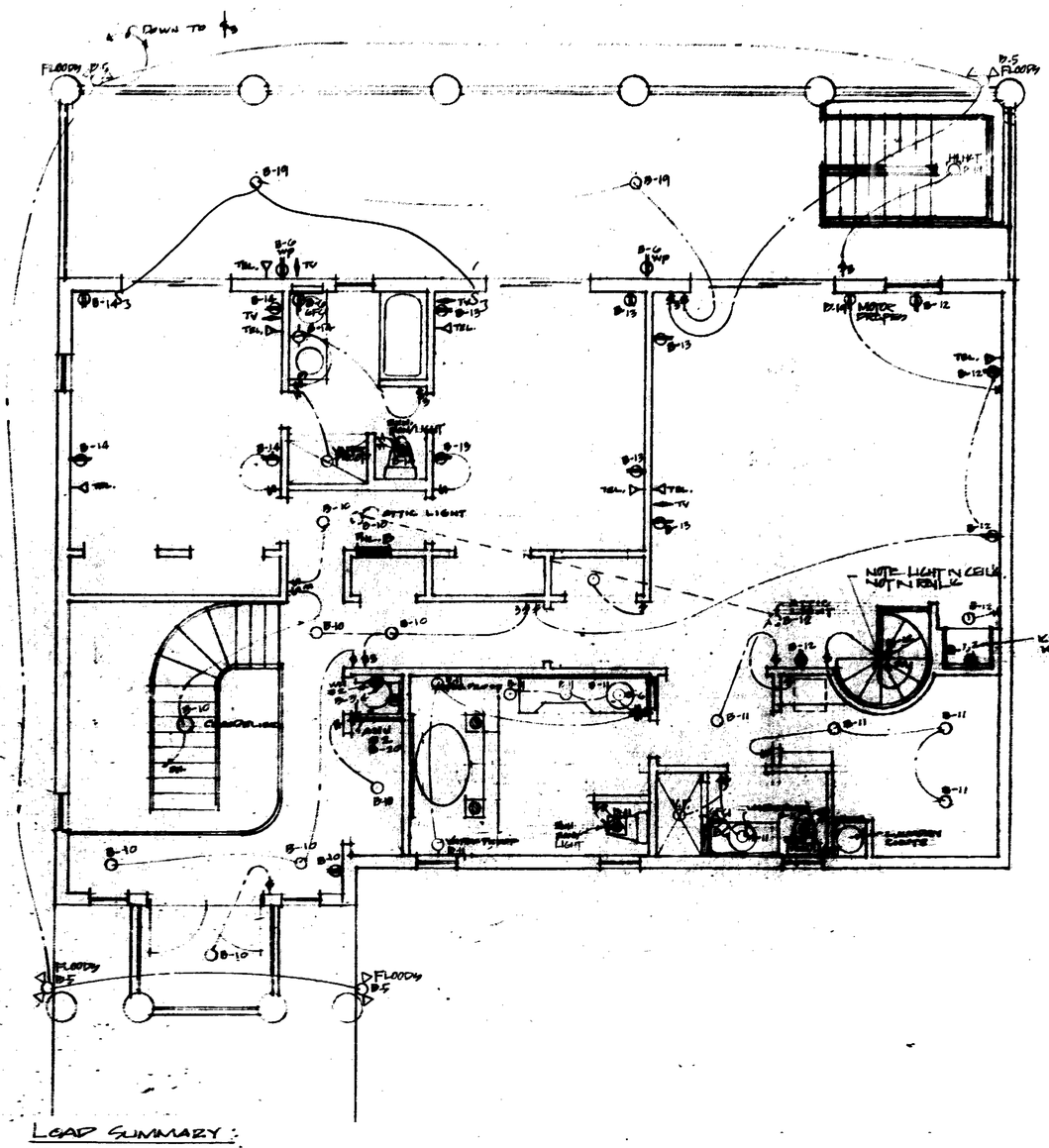
ITEM	CIR.	O	ϕ	●	VOLTS	AMPS	WIRE	COND.	CB
MINI-KITCHEN	B-1,2			1	240	17.0	#10	¾	30/2
WATERHEATER # 2	3,4			1	240	25.0	#10	¾	30/2
FLOOD LIGHTS	5	4			120	3.0	#14	½	15/1
* BATH & EXTERIOR RECEPTCLS.	6		5		120	3.0	#14	½	15/1
GENERAL PURPOSE	10-14	25	13		120	15.0	#14	½	15/1
SPARES	15-18	-				12.0			
					DEMAND LOAD = 88.5 AMPS D.L. @ D.F. = 80.8 AMPS				
AIR HANDLER # 2	20		1		120	3.0	#12	½	20/1
					NON DEMAND LOAD = 7.5 AMPS TOTAL PANEL LOAD = 80.8 + 7.5 = 88.3 AMPS				

* — GROUND FAULT CIRCUIT INTERRUPTER

NOTES:
1. A/C EQUIPMENT & DUCT DESIGN NOT PART OF THESE PLANS.
2. TELEPHONE SERVICE LINE SHALL BE INSTALLED UNDERGROUND.
3. G.C. SHALL INSTALL SECURITY ALARM SYSTEM.
4. G.C. SHALL INSTALL CENTRAL TELEVISION ANTENNA.



ELEC. RISER



LOAD SUMMARY:

PANEL "A"	=	180.55
PANEL "B"	=	88.3
A/C # 1	=	40.0
A/C # 2	=	23.0
POOL PUMP	=	5.5
"JACUZZI" PUMP	=	8.0
		345.35 AMPS = TOTAL CONN. LOAD

2nd FLOOR ELECTRIC

Arthur C. Martin

Revised
9 DEC 76 (GEN'L REVISIONS)

PANEL "A"

ITEM	CIR.	O	ϕ	●	VOLTS	AMPS	WIRE	COND.	C.B
REFRIGERATOR	A-1		1		120	3.0	#12	½	20/1
WASHER	2		1		120	3.0			
DISH WASHER	3		1		120	4.5			
TRASH MASHER	4		1		120	3.0			
HOT WATER DISPENSER	5		1		120	6.5			
GENERAL PURPOSE	6		1		120	3.0			
" "	7		1		120	3.0			
" "	8		1		120	3.0			
" "	9		1		120	3.0			
" (WELL LITE) "	10	1			120	3.0			
POOL AREA LIGHTING	11	4			120	3.0	#14		
RECESSED DECK JB	12				120	4.5	#12		
GARAGE DOOR OPENER (2)	13-14		2		120	6.0	#12	½	20/1
WATER HEATER # 1	15,16			1	240	25.0	#10	¾	30/2
DRYER	17,18			1	240	22.5	#10	¾	40/2
GENERAL PURPOSE	19		1		120	4.5	#12	½	20/1
FLOOD LIGHTS	20-21	7			120	6.0	#14	½	15/1
ENTRANCE PYLON LIGHTS	22	2			120	3.0	#14		15/1
SMALL APPLIANCE	23-25		11		120	13.5	#12		20/1
BATH & EXTERIOR RECPTLS.	26		6		120	3.0	#14		15/1
HEAT LAMPS (1)	27-28		2		120	9.0	#12	½	20/1
RANGE 14 KW	29,30			1	240	58.0	2#6 1#8	1	60/2
SPRINKLER VALVE ON TC	31		1		120	3.0	#14	½	15/1
GENERAL PURPOSE	32-39	3.5	3.5		120	24.0	#14	½	15/1
SPARE	40					3.0			

DEMAND LOAD = 223.0 AMPS
D.L. @ D.F. = 158.05 AMPS

VACUUM METER	41		1		120	13.0	#12	½	20/1
AIR HANDLER #1	42		1		120	4.5	BOTHN	½	20/1

NON DEMAND LOAD = 27.5 AMPS
TOTAL PANEL LOAD = 158.05 + 27.5 = 180.55 AMPS

PANEL "B"

ITEM	CIR.	O	ϕ	●	VOLTS	AMPS	WIRE	COND.	C.B
MINI-KITCHEN	B-1,2			1	240	17.0	#10	¾	30/2
WATER HEATER # 2	3,4			1	240	25.0	#10	¾	30/2
FLOOD LIGHTS	5	4			120	3.0	#14	½	15/1
* BATH & EXTERIOR RECEPTCLS.	6		5		120	3.0	#14	½	15/1
GENERAL PURPOSE	10-14	25	15		120	15.0	#14	½	15/1
SPARES	15-18					12.0			

DEMAND LOAD = 88.5 AMPS
D.L. @ D.F. = 80.8 AMPS

AIR HANDLER # 2	20		1		120	3.0	#12	½	20/1

NON DEMAND LOAD = 7.5 AMPS
TOTAL PANEL LOAD = 80.8 + 7.5 = 88.3 AMPS

* — GROUND FAULT CIRCUIT INTERRUPTER

NOTES:
1. A/C EQUIPMENT & DUCT DESIGN NOT PART OF THESE PLANS.
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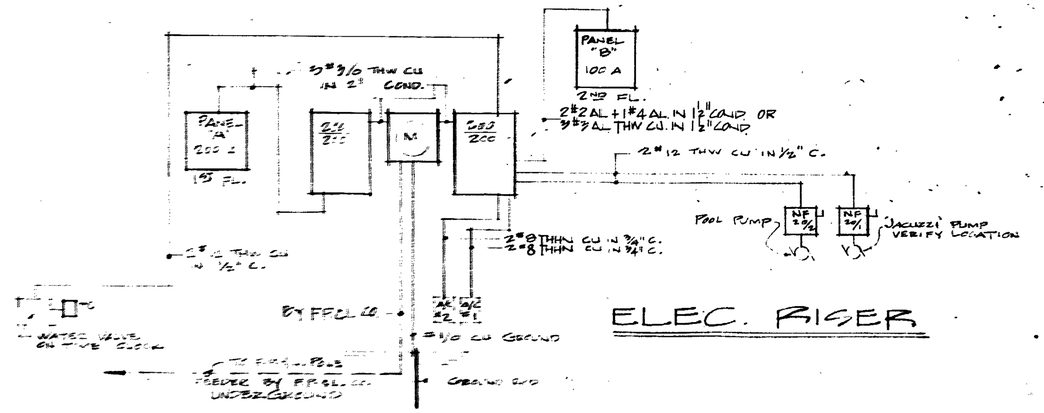
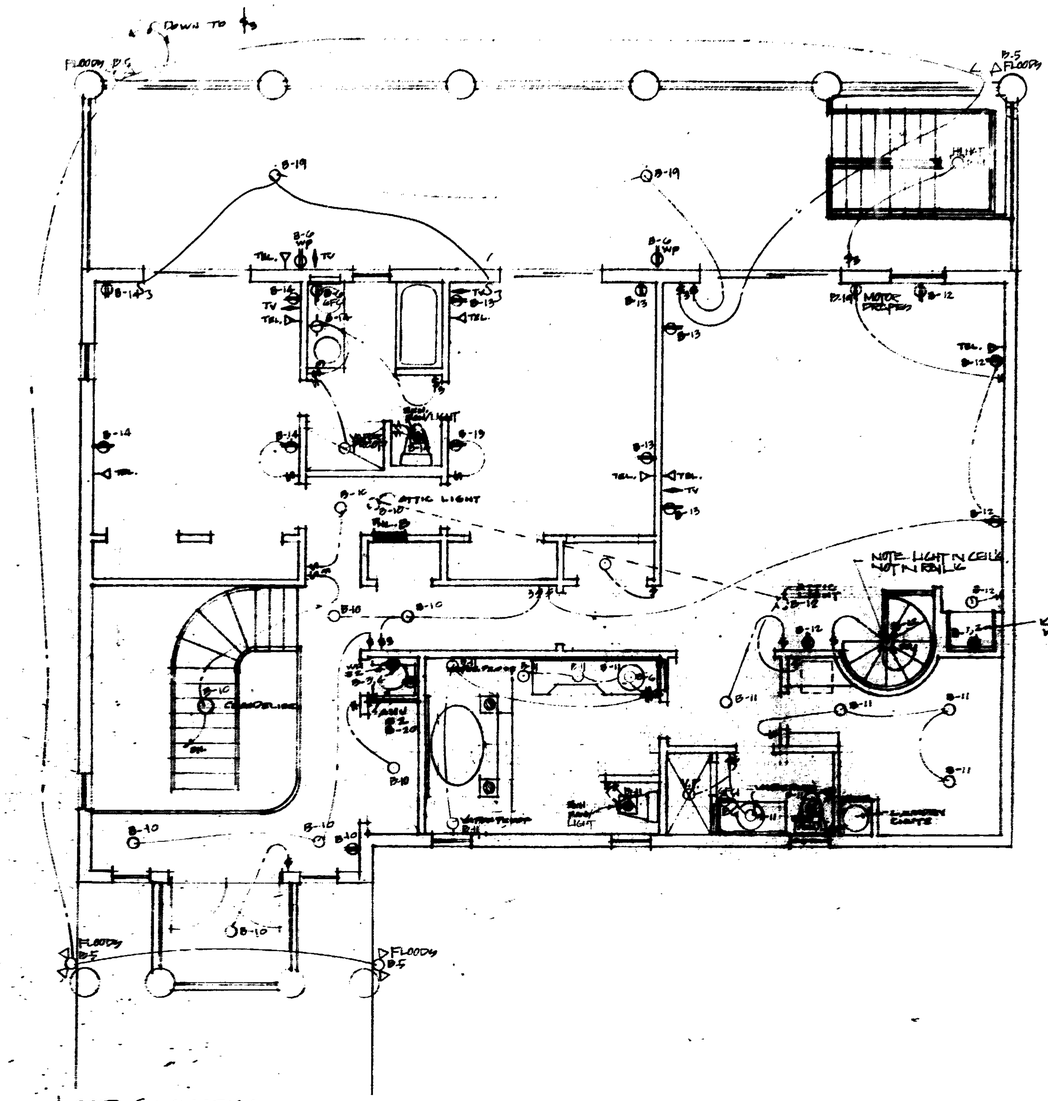


ELEC. RISER

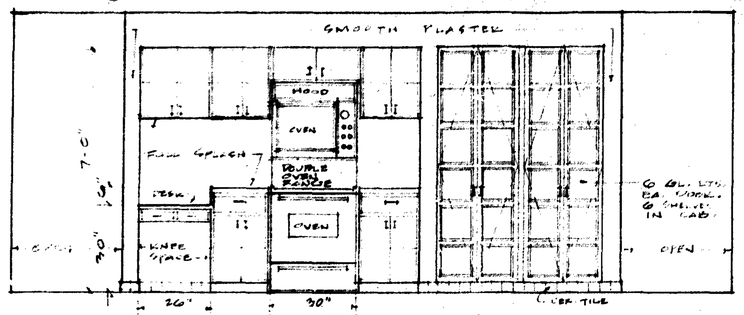


LOAD SUMMARY:

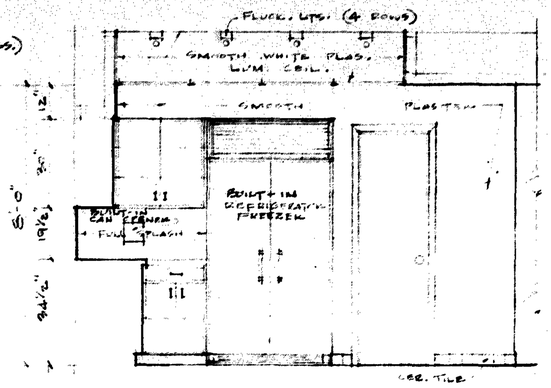
PANEL 'A'	=	180.55
PANEL 'B'	=	88.3
A/C # 1	=	44.0
A/C # 2	=	23.0
POOL PUMP	=	5.5
"JACUZZI" PUMP	=	8.0
		345.35 AMPS = TOTAL CONN. LOAD

2nd FLOOR ELECTRIC

NOTES:
1. ALL DRAWERS SHALL HAVE K & V SLIDES
2. DRAWER INTERIORS SHALL BE 3/8" VENEERED PLYWOOD (SHELLAC)
3. INSIDES OF CABINET DOORS SHALL BE LAM. PLASTIC COVERED
4. ALL EXPOSED SURFACES SHALL BE LAM. PLASTIC COVERED (ALL CABS.)
5. SHOP DRAWINGS ARE REQUIRED FOR ARCHITECT'S APPROVAL.



ELEVATION 3



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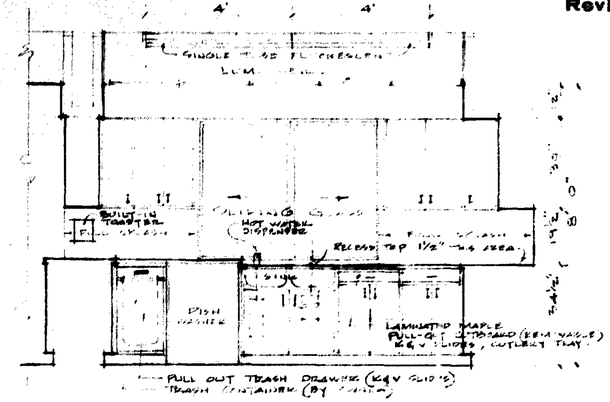
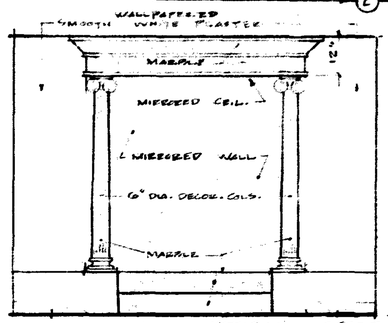


ELEVATION 1



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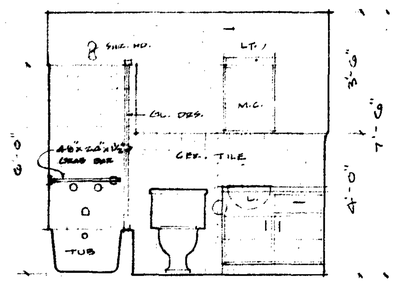

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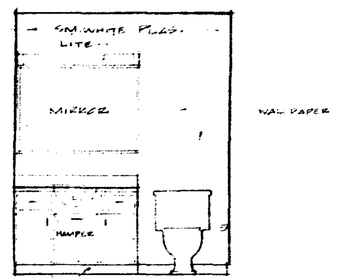
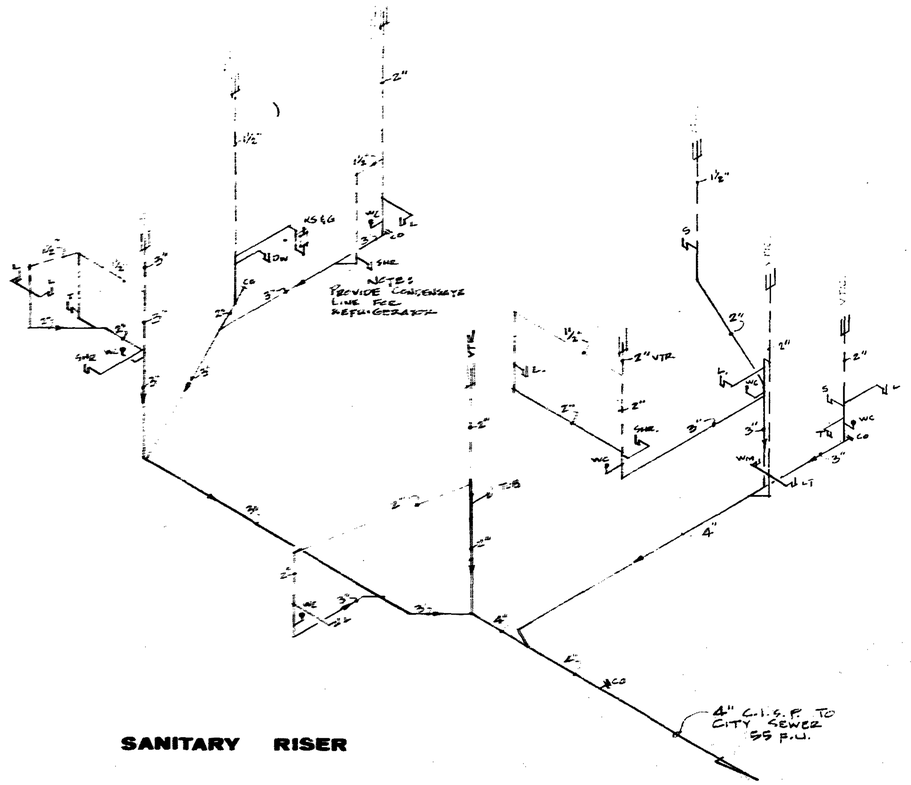


ELEVATION 4

SCALE: 1/2" = 1'-0"



SANITARY RISER

ROOM FINISH SCHEDULE

AREA	FLOOR	BASE	WALL	CEILING	WINDOW STOOLS	CEIL. HEIGHT
LOWER FOYER	MARBLE	MARBLE	PLASTER & PAINT		MARBLE	
LIVING ROOM	MARBLE	MARBLE	PLASTER & PAINT	SM. PLAS.	MARBLE	10'-10" ±
DINING ROOM	MARBLE	MARBLE	SM. PLAS. & WALLPAPER	SM. PLAS.	-	9'-6" ±
LIBRARY	CARPET W/ MARBLE PERIMETER	MARBLE	PREFIN. WOOD PANELING	ACOUSTIC PLASTER	MARBLE	8'-4" ±
POWDER ROOM	CERAMIC TILE	CERAMIC TILE	SM. PLAS. & WALLPAPER	SM. PLAS.	-	7'-6"
BREAKFAST ROOM	CERAMIC TILE	CERAMIC TILE	SM. PLAS. & WALLPAPER	SM. PLAS.	-	8'-0"
KITCHEN	CERAMIC TILE	CERAMIC TILE	SM. PLAS. & WALLPAPER	LUM. CEIL. & SM. PLAS.	LAM. PLASTIC	8'-0"
PANTRY	CERAMIC TILE	CERAMIC TILE	SM. PLAS. & PAINT	SM. PLAS.	-	8'-0"
HALLWAY 1ST FLOOR	MARBLE	MARBLE	SM. PLAS. & PAINT	SM. PLAS.	-	8'-0"
CABANA BATH	CERAMIC TILE	CER. TILE WAINSCOT @ 4' & 6', SM. PLAS. ABV. (WALLPAPER)		SM. PLAS.	-	7'-6"
FAMILY ROOM	CERAMIC TILE	APPLIED WOOD	PREFIN. WOOD PANELING	ACOUSTIC PLAS.	MARBLE	10'-10" & 9'-4"
BAR	VINYL TILE	VINYL TILE	PREFIN. WOOD PANELING	ACOUSTIC PLAS.	-	8'-0"
LAUNDRY	CERAMIC TILE	CERAMIC TILE	SM. PLAS. (PAINT)	SM. PLAS.	-	8'-0"
MAIDS ROOM	CARPET	APPLIED WOOD	SM. PLAS. (PAINT OR WALLPAPER)	SM. PLAS.	MARBLE	9'-6" ±
MAID'S BATH	CERAMIC TILE	CER. TILE WAINSCOT @ 4' & 6', SM. PLAS. ABV.		SM. PLAS.	-	7'-6"
GARAGE	SMOOTH CONCRETE		CEM. PLAS. & PAINT	PLASTER	CEM. PLAS.	10'-8" ±
UPPER FOYER	CARPET	APPLIED WOOD	SM. PLAS & PAINT	SM. PLAS.	MARBLE	9'-6" ±
HALLWAY 2ND FLOOR	CARPET	APPLIED WOOD	SM. PLAS. & PAINT	SM. PLAS.	-	8'-0"
BEDROOM #1	CARPET	APPLIED WOOD	SM. PLAS. & WALLPAPER	SM. PLAS.	MARBLE	9'-6" ±
BEDROOM #2	CARPET	APPLIED WOOD	SM. PLAS. & WALLPAPER	SM. PLAS.	-	9'-6" ±
BEDROOM 1 & 2 BATH	CERAMIC TILE	CER. TILE WAINSCOT @ 4' & 6', SM. PLAS. ABV. (WALLPAPER)		SM. PLAS.	MARBLE	7'-6"
TYPICAL CLOSET	CARPET	APPLIED WOOD	SM. PLAS., PAINT	SM. PLAS.	-	8'-0"
MASTER SUITE	CARPET	APPLIED WOOD	SM. PLAS., WALLPAPER	SM. PLAS.	MARBLE	9'-6" ±
DRESSING AREA	CARPET	APPLIED WOOD	SM. PLAS., WALLPAPER	SM. PLAS.	-	7'-6"
MASTER BATH	CERAMIC TILE	CERAMIC TILE	SM. PLAS., WALLPAPER	SM. PLAS.	MARBLE	8'-0"
FRONT PORCH 1ST FL.	MARBLE			SM. STUCCO		9'-8" ±
FRONT BALCONY	BRICK PAVERS			SM. STUCCO		10'-0" ±
REAR PORCH 1ST FL.	BRICK PAVERS			SM. STUCCO		9'-6" ±
REAR BALCONY	BRICK PAVERS			SM. STUCCO		10'-0" ±

FOYER STAIR - MARBLE RISERS & TREADS
REAR STAIR - BRICK PAVER RISERS & TREADS
SPIRAL PREFAB. STAIR - CARPETED TREADS

Revised

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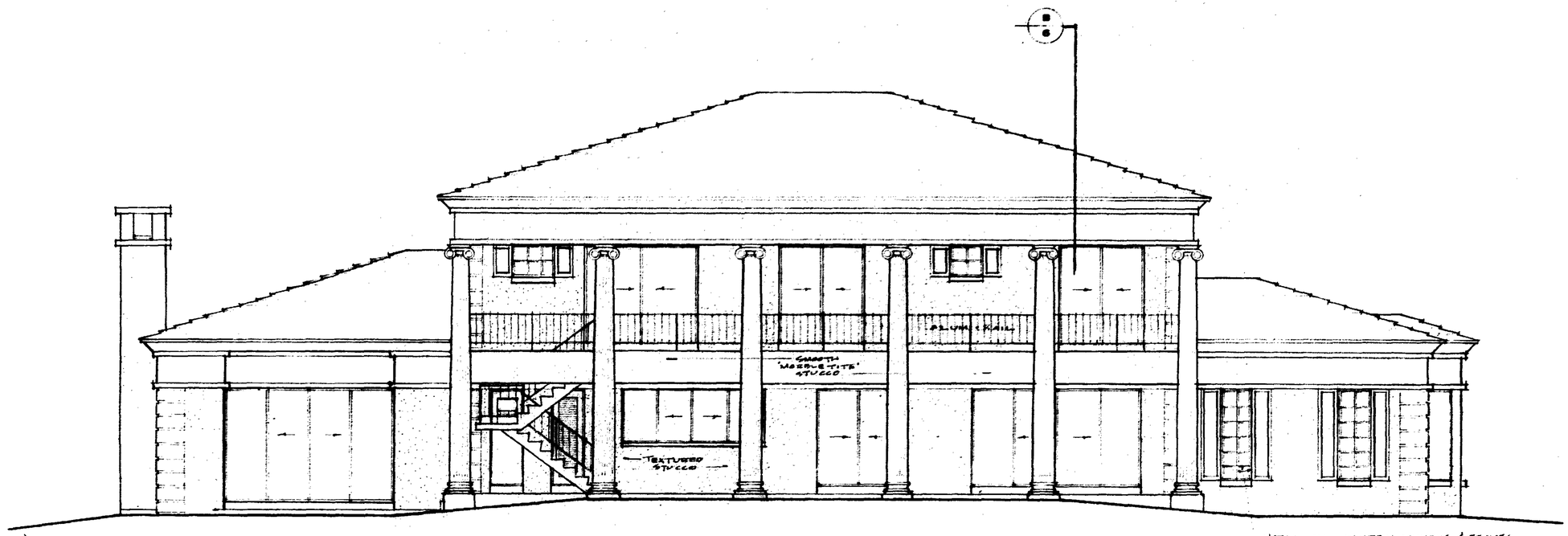
D AM KB

ANTHONY A. MONTAGNARI
ARCHITECT
HALLANDALE, FLORIDA

title

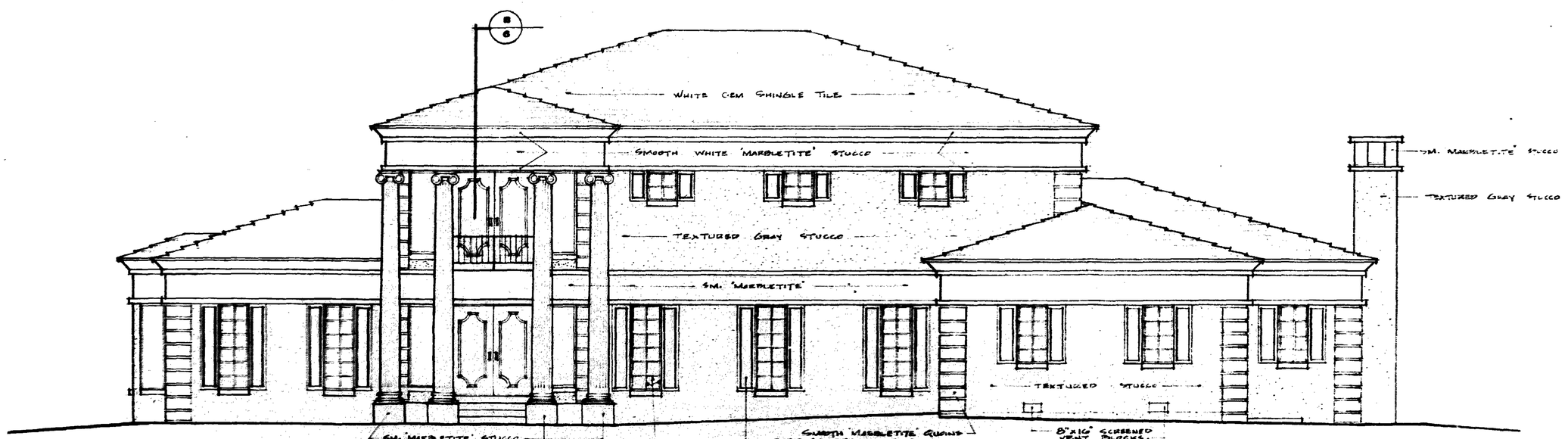
sheet 9

Revised



REAR ELEVATION

NOTE: ALL WINDOW MUNTINS & FRAMES SHALL BE WHITE.



FRONT ELEVATION

NOTE: ALL WINDOW MUNTINS & FRAMES SHALL BE WHITE.

ELEVATIONS

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

Anthony A. Montagnari

HM

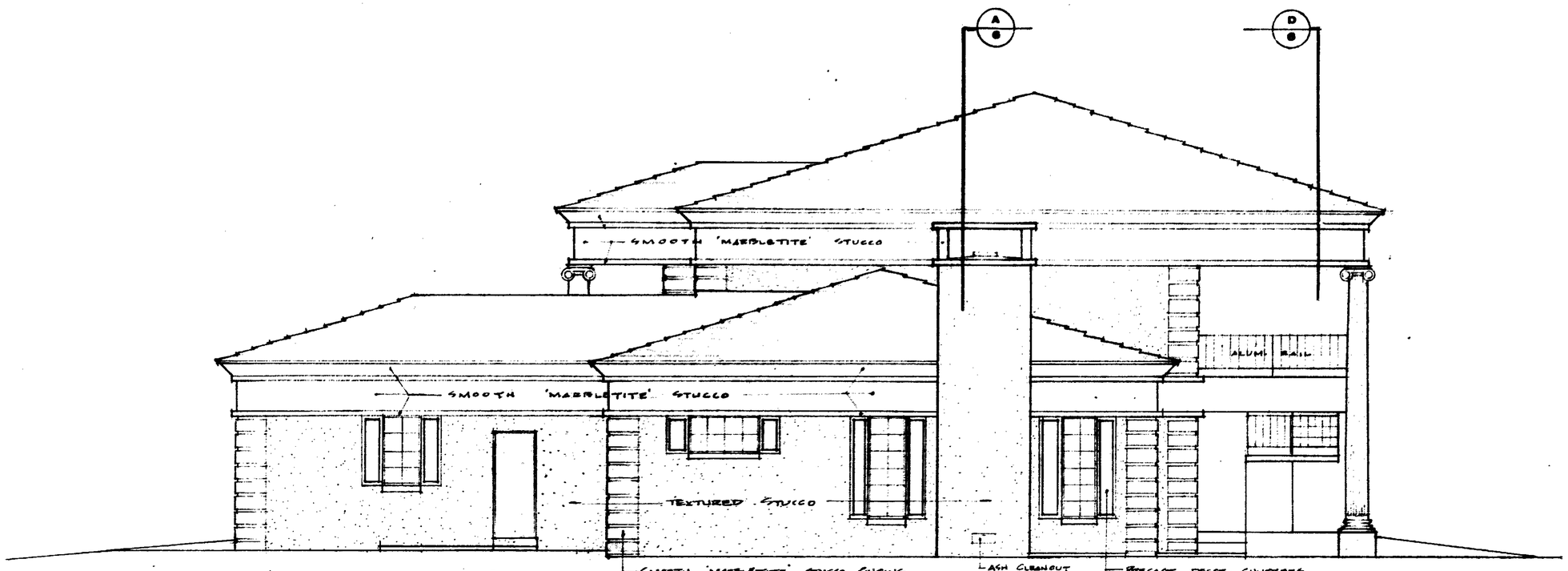
D 16 JUNE 76
C 7615
D KB AM

ANTHONY A. MONTAGNARI
ARCHITECT
HALLANDALE, FLORIDA

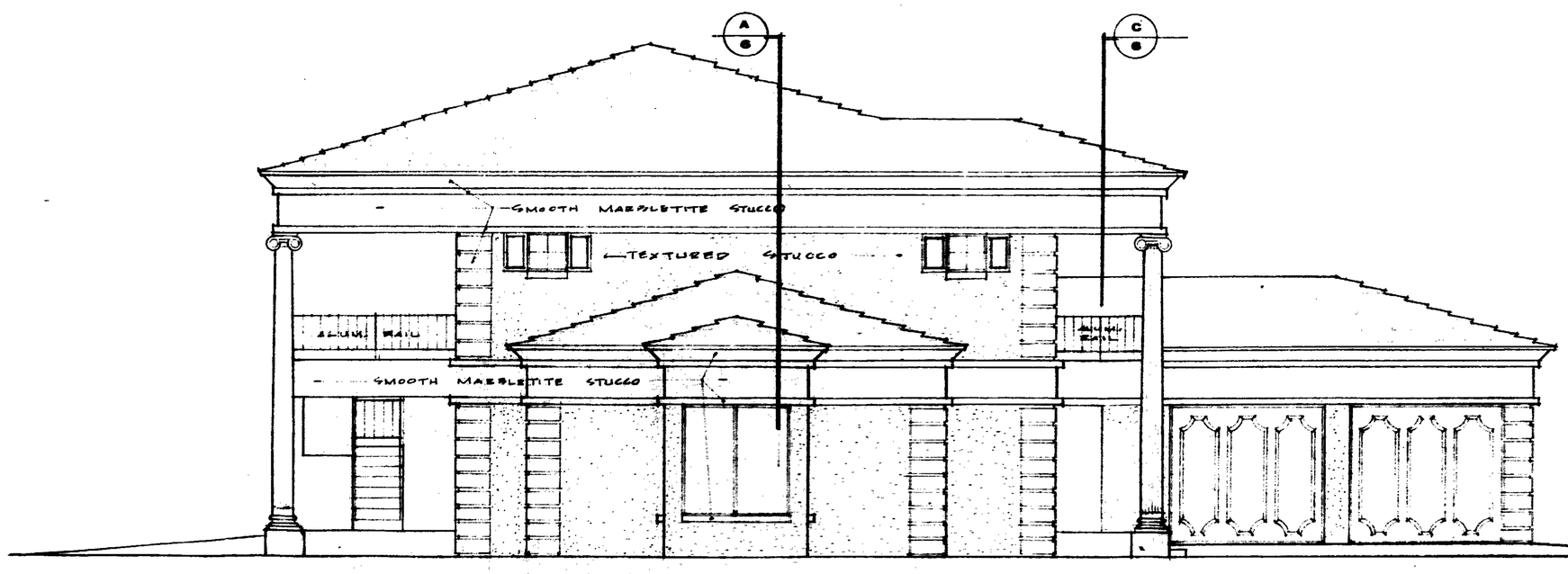
title
HOLLYWOOD DREAM HOMES
Mr. Allan Zucker
HOLLYWOOD FLORIDA

sheet
A10

Revised



RIGHT ELEVATION



LEFT ELEVATION

ELEVATIONS

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

Anthony E. Montagnari

ANTHONY A. MONTAGNARI
ARCHITECT
HALLANDALE, FLORIDA

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DAM KS

title
HOLLYWOOD DREAM HOMES
Mr. Allan Zucker
HOLLYWOOD FLORIDA

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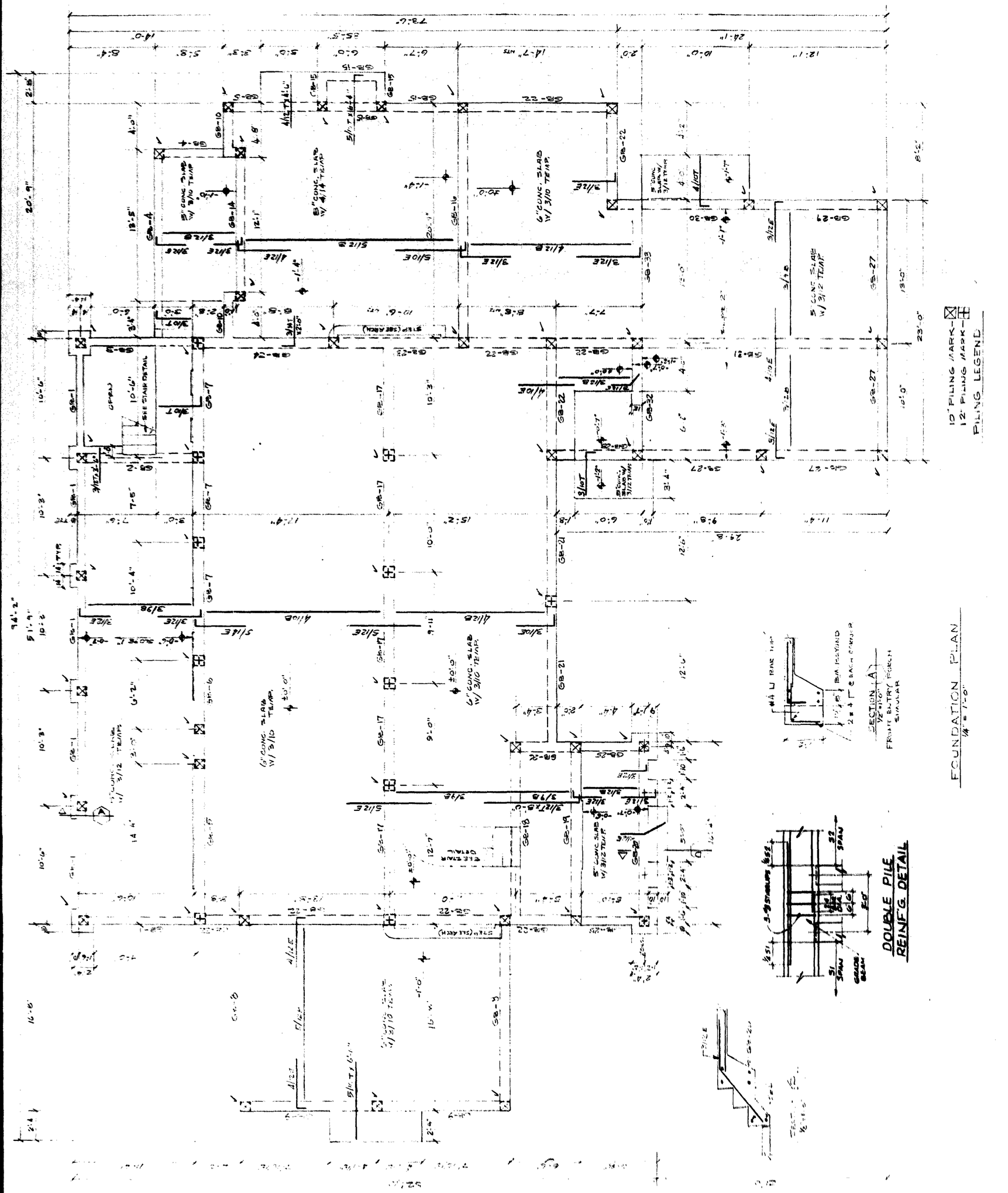
ANTHONY A. MONTAGNARI

ARCHITECT — HALLANDALE, FLORIDA

title

sheet

Revised



FOUNDATION PLAN
1/4" = 1'-0"

DOUBLE PILE
REINF'G. DETAIL

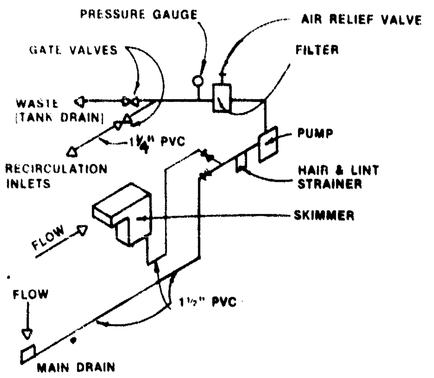
Revised

BEAM SCHEDULE

BM.	ELEV. TOP OF BM.	SIZE	REINFORCING STIRRUPS		'8'	'88'	@ ENDS	@ CENTER	SPACING	JUMP	REMARKS
B-1	+9'-7"	8x14	2-#5	2-#5							
B-2	+9'-7"	10x14	2-#6	2-#5							
B-3	+9'-7"	8x14	2-#6	2-#5							
B-4	+9'-7"	8x12	2-#5	2-#5							
B-5	+9'-7"	8x12	2-#5	2-#5							
B-6	+9'-7"	8x14	2-#5	2-#5	1-#7						
B-7	+9'-7"	8x12	2-#5	2-#5							
B-8	+9'-7"	8x12	2-#5	2-#5							
B-9	+9'-7"	10x20	2-#7	2-#5							
B-10	+9'-7"	8x12	2-#5	2-#5							
B-11	+9'-7"	8x14	2-#5	2-#5							
B-12	+9'-7"	8x14	2-#7	2-#5							
B-13	+9'-7"	8x14	2-#5	2-#5							
B-14	+9'-7"	8x12	2-#5	2-#5							
B-15	+9'-7"	8x12	2-#5	2-#5							
B-16	+9'-7"	8x12	2-#5	2-#5							
B-17	+9'-7"	8x14	2-#5	2-#5							
B-18	+9'-7"	8x12	2-#5	2-#5							
B-19	+9'-7"	8x12	2-#5	2-#5							
B-20	+9'-7"	8x12	2-#5	2-#5							

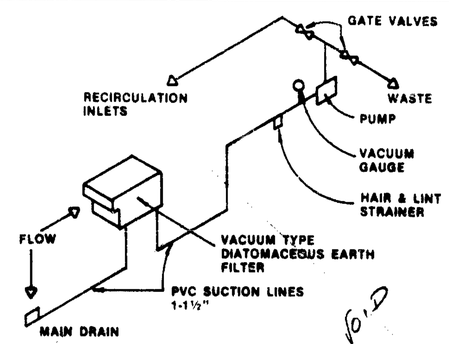
GENERAL NOTES

1. ALL FLOORS AND WALLS OF POOL TO BE GUNITE APPLIED CONC. WITH A 28 DAY MINIMUM COMPRESSIVE STRENGTH OF 3000 PSI.
2. ALL REINF. STEEL TO CONFORM TO A.S.T.M. 615 GRADE 40.
3. ALL POOL PIPING TO BE SCHED. 40 PVC BEARING NSF APPROVAL.
4. FILTER BACKWASH SHALL COMPLY WITH SECTION 5004 SFBC.
5. ALL POOL CONSTRUCTION SHALL COMPLY WITH CHAPTER 50 OF THE SOUTH FLORIDA BUILDING CODE (SFBC).
6. SURFACE SOILS ARE SANDY AND ARE PRESUMED TO HAVE A SAFE BEARING CAPACITY OF 600 PSF. THE MINIMUM BEARING CAPACITY REQUIRED IS EQUAL TO 500 PFS; IF ORGANIC OR MARL TYPE SOILS ARE ENCOUNTERED ON EXCAVATION OR IF TRASH OR OTHER DELITERIOUS MATERIAL IS ENCOUNTERED, ALL SUCH MATERIAL AND SOILS SHALL BE REMOVED AND THE OVER EXCAVATION SHALL BE BACKFILLED WITH CLEAN SAND AND/OR ROCK AND COMPACTED IN 12" THICK LAYERS OR: NOTIFY ENGINEER FOR PILING DESIGN. NO POOL OR PATIO SHALL BEAR ON ORGANIC SOILS OR ANY OTHER TYPE SOILS THAN SAND OR ROCK WITH A MINIMUM SAFE BEARING VALUE OF 600 P.S.F. NOR SHALL ANY SUCH SOIL STRATAS I.E. (ORGANIC) UNDERLIE POOL SHELL AND/OR PATIO BEARING STRATAS. IT IS RECOMMENDED THAT SOIL BORINGS BE TAKEN AT ALL SITES OF QUESTIONABLE SOIL BEARING CAPACITY.
7. IN ALL CASES THE POOL CONTRACTOR SHALL TAKE ALL PRECAUTIONS TO PROTECT EXISTING STRUCTURES FROM FAILURE BY SHORING, UNDERPINNING OR ANY OTHER METHOD IF REQUIRED. THE DESIGN ENGINEER ACCEPTS NO RESPONSIBILITY FOR THE SAFETY OF EXISTING STRUCTURES.
8. THE DESIGN ENGINEER ASSUMES NO RESPONSIBILITY FOR POOL CONSTRUCTION IN EASEMENTS OR REQUIRED SETBACK AREAS. PLOT PLANS NOT PREPARED FROM LEGAL SURVEYS OF THE EXISTING LOT AND RESIDENCE ARE SO INDICATED. POOL CONTR. SHALL VERIFY ALL DIMENSIONS IN THE FIELD AND ESTABLISH LOT LINES IF NECESSARY. POOL CONTRACTOR AND/OR OWNER SHALL VERIFY LAYOUT SHOWN AND ALL DIMENSIONS PRIOR TO CONSTRUCTION.
9. POOL CONTRACTOR SHALL ESTABLISH LOCATIONS OF EXISTING UTILITIES AT THE SITE PRIOR TO CONSTRUCTION. ESTABLISH UTILITY CLEARANCES FROM POOL WITH LOCAL REGULATORY AGENCIES.
10. POOL SLIDES TO BE INSTALLED IN ACCORDANCE WITH LATEST U.S. GOVERNMENT SAFETY STANDARDS.
11. MIN. 4° FENCE RECOMMENDED AROUND ALL POOLS.



D.E. FILTER PIPING SCHEMATIC

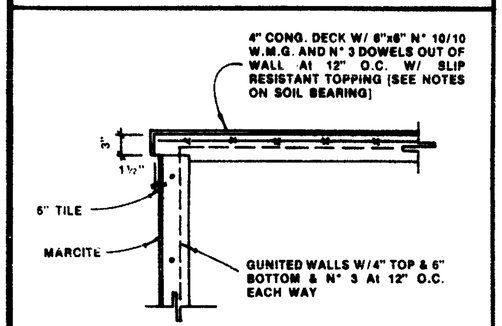
SOL PIPING NOT SHOWN FOR CLARITY



VACUUM FILTER PIPING SCHEMATIC

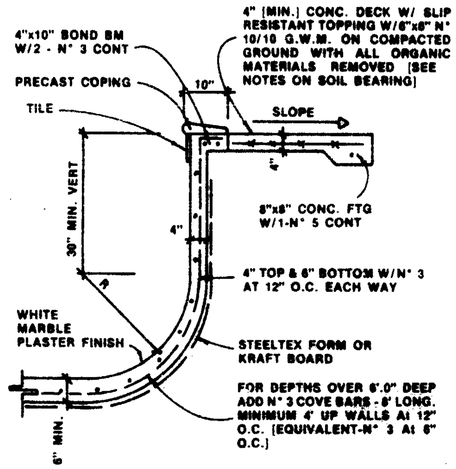
NTS

VOID



ALTERNATE WALL SECTION

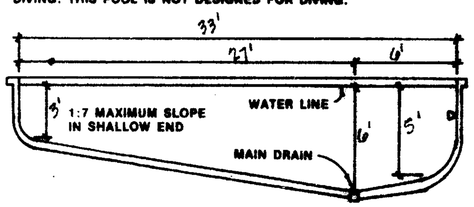
NTS



TYPICAL WALL SECTION

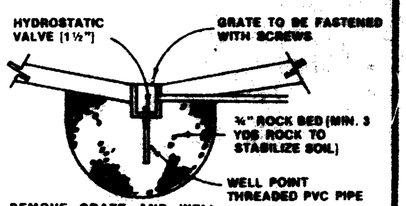
NTS

IMPORTANT NOTE:
NO DIVING BOARD AND NO DIVING IS ALLOWED ON ANY POOL LESS THAN 8'-0" DEPTH AND SPECIFICALLY DESIGNED FOR DIVING. THIS POOL IS NOT DESIGNED FOR DIVING.



LONGITUDINAL POOL SECTION — STANDARD POOL

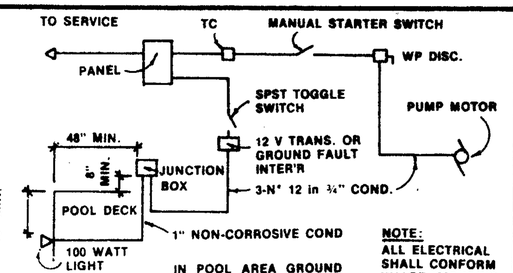
NTS



REMOVE GRATE AND WELL POINT VALVE FROM MAIN DRAIN, AND ATTACH AUXILIARY PUMP LINE WHEN EMPTYING.

WELL POINT DETAIL

NTS



IN POOL AREA GROUND ALL BOXES, RAILS, LIGHT, MOTOR, ETC. W/N° 8 WIRE

NOTE: ALL ELECTRICAL SHALL CONFORM W/ART. 680 N.E.C.

ELECTRICAL DIAGRAM

POOL DATA AND EQUIPMENT

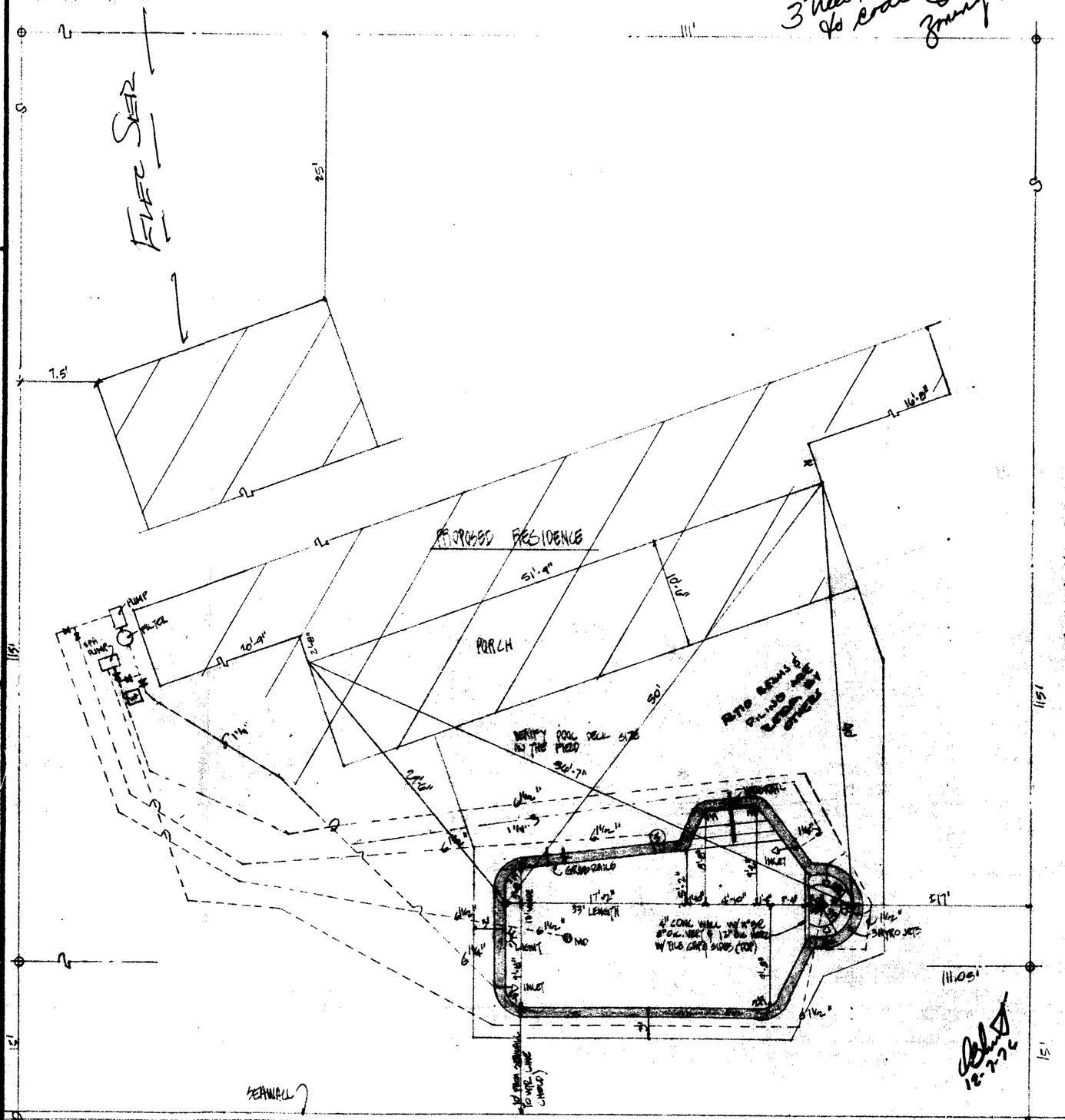
SIZE & DEPTH	33' x 33' 3' TO 6'
CAPACITY	15000 GALLONS
PERIMETER	90 L.F.
PUMP	3/4 HP / 1½ HP SPA PUMP
FILTER	PUREX CHF 500 SIZE DE
TILE	6" AROUND
TYPE OF PATIO	SLIP RESISTANT FINISH
EXIT RAILINGS	FIGURE 4 GRAB RAILS AND HANDRAIL
COPING	PRECAST CONCRETE
TURNOVER	8 HOURS

LEGAL DESCRIPTION

LOT 3 LESS THE S. 4 FEET AND ALL OF LOT 4 & 5 BLOCK 79 HOLLYWOOD LAKES SECTION BROWARD COUNTY FLORIDA

S. 7TH AVENUE

3 trees in pool to code Zoning 12/9/76



ELEVATION OF DECK IN RELATION TO HOUSE: TO BE ESTABLISHED IN THE FIELD

POOL AND SITE PLAN

SCALE: 1/8" = 1'-0"

NORTH

REVISED DIMENSIONS 12 DEC 1976

DANIEL F. BLUST
CONSULTING ENGINEER
HOLLYWOOD, FLORIDA

POOL FOR: HOLLYWOOD DREAM HOMES
800 SOUTH 7TH AVENUE
HOLLYWOOD, FLORIDA

Paul Post

ATLANTIC POOLS OF BROWARD INC.

ORDER
DATE 17 Nov. 1976
SHEET N° 1 OF 1
COMM N°

95

LEGAL DESCRIPTION

LOT 3 LESS THE S. 40.00' AND ALL OF LOT 4 & 5 BLOCK 79
HOLLYWOOD LAKES SECTION
BROWARD COUNTY FLORIDA

3 trees in private to code
Zoning 12/9/76

S. 7TH AVENUE

EXIST SHED

PROPOSED RESIDENCE

PORCH

PUMP

FILTER

SPA PUMP

PROPOSED POOL

VERIFY POOL DECK SIZE IN THE FIELD

GRADE BEAM

INLET

4" CONC. WALL W/ 4" SQ. 8" O.C. VERT. & 12" SQ. HORIZ. W/ TILE COPE SLOPE (TOP)

SHYPRO JET

INLET

SEAWALL

INTERCOASTAL WATERWAY

S. SAINTA LUCIE DRIVE

REVISED DIMENSIONS 2 DEC 1976

ELEVATION OF DECK IN RELATION TO HOUSE: TO BE ESTABLISHED IN THE FIELD

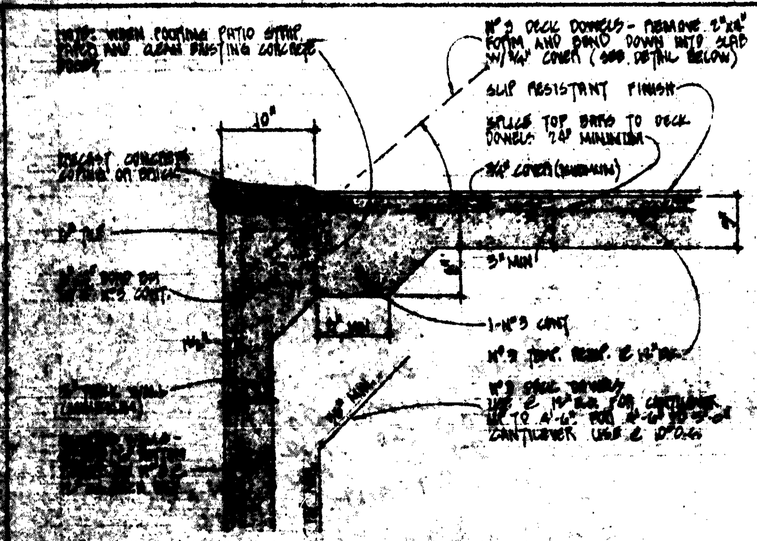
POOL AND SITE PLAN

SCALE: 1/8" = 1'-0"

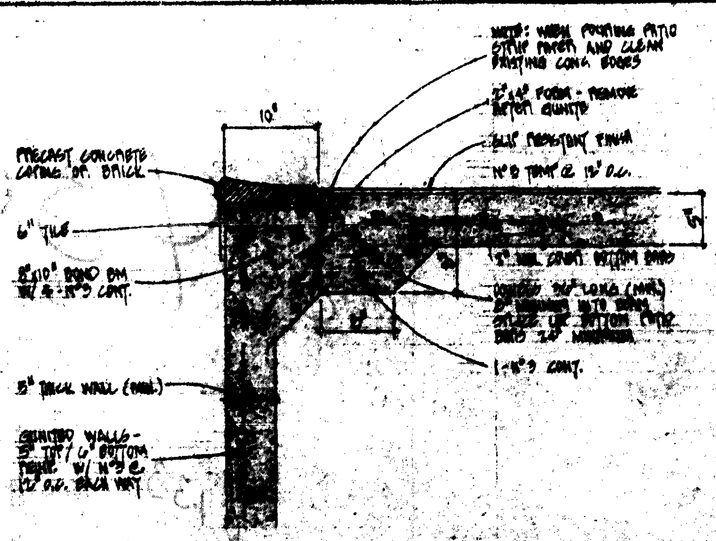
NORTH

DATE

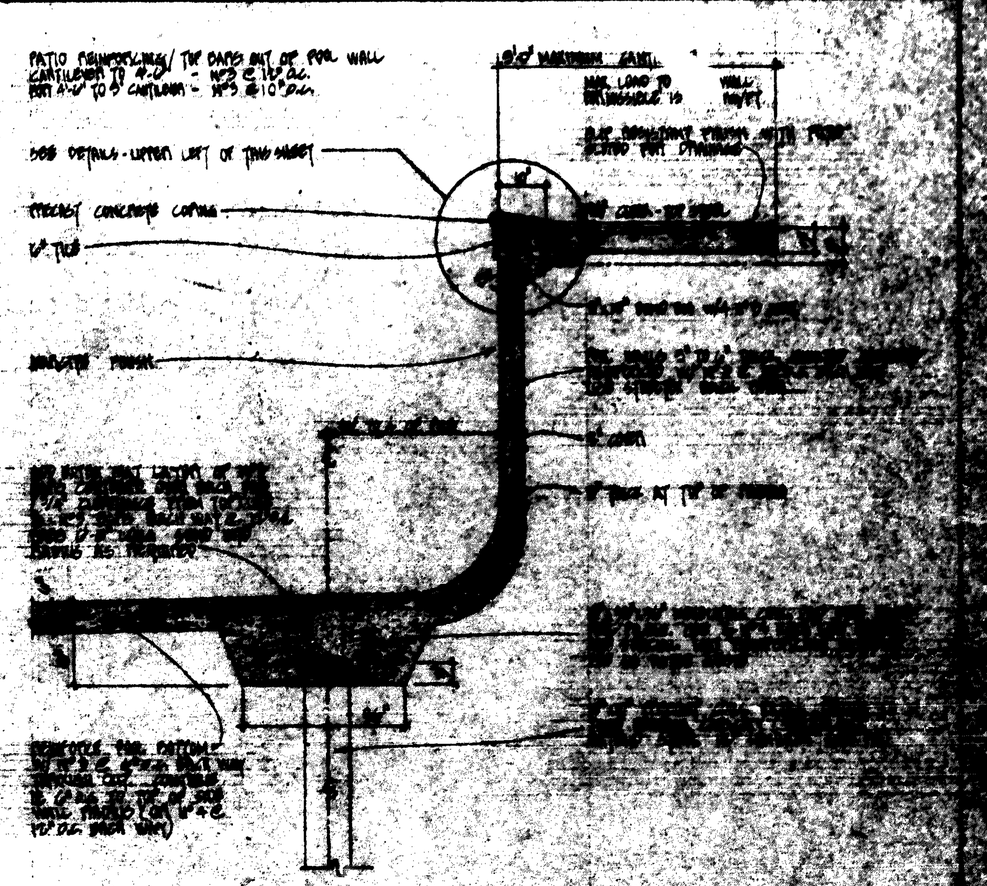
ORDER



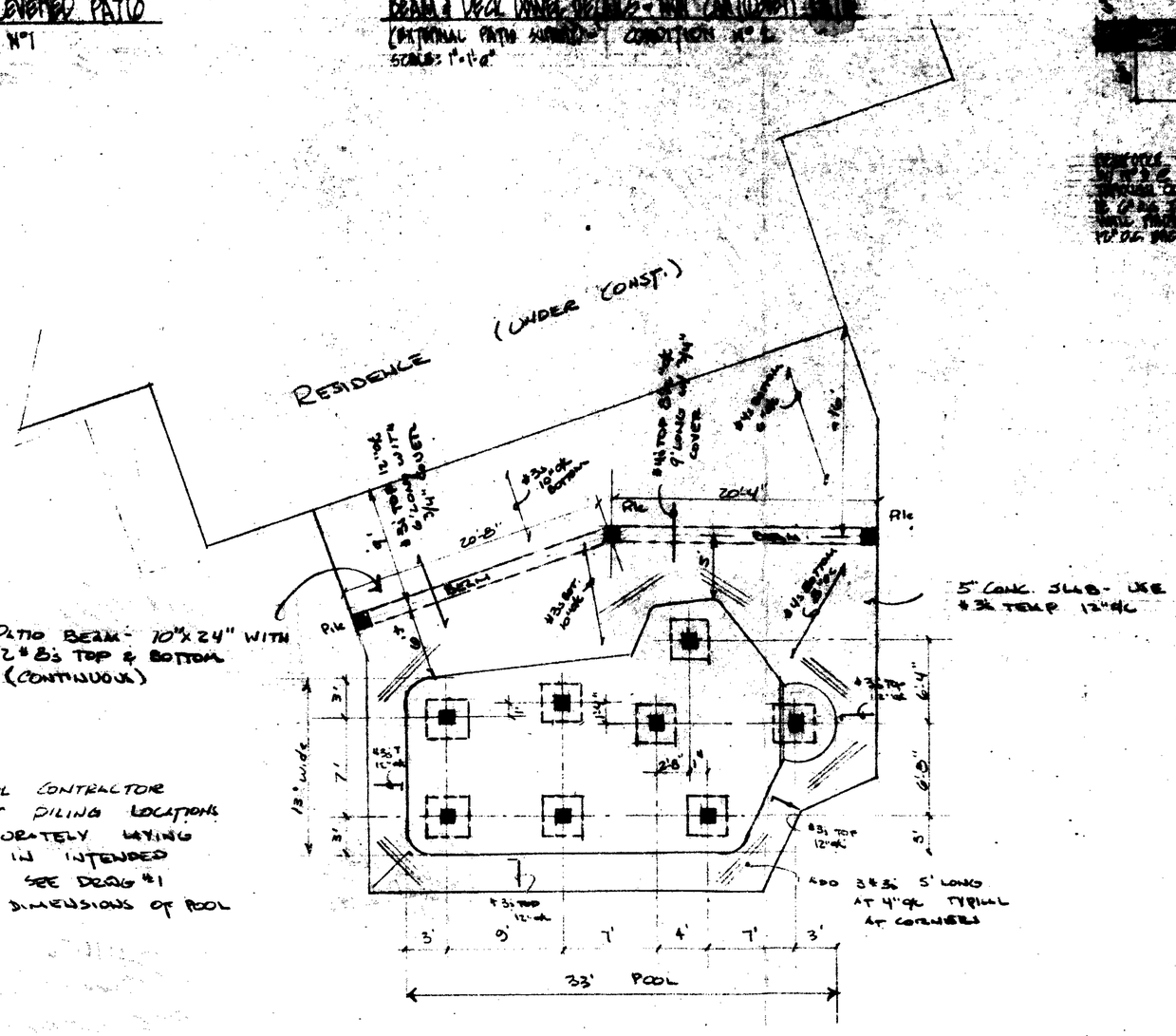
BEAM & DECK DOWEL DETAILS - CANTILEVERED PATIO
(NO EXTERNAL PATIO SUPPORT) - CONDITION N°1
SCALE: 1"=1'-0"



BEAM & DECK DOWEL DETAILS - NON CANTILEVER PATIO
(EXTERNAL PATIO SUPPORT) - CONDITION N°2
SCALE: 1"=1'-0"



TYPICAL POOL WALL SECTION
SCALE: 1/2"=1'-0"



NOTE: POOL CONTRACTOR SHALL SPOT PILING LOCATIONS AFTER ACCURATELY LAYING OUT POOL IN INTENDED POSITION. SEE DRWG #1 FOR LAYOUT DIMENSIONS OF POOL

STRUCTURAL NOTES

[illegible]

CONCRETE FOR POOL AND PATIO SHALL DEVELOPE A COMPRESSIVE STRENGTH OF 3000 PSI MINIMUM (28 DAYS).

REINFORCING STEEL SHALL CONFORM W/ [illegible]

REINFORCED CONCRETE PILES SHALL BE [illegible] COMPRESSIVE STRENGTH [illegible] @ 8" O.C. THRU OUT, EXCEPT AT BUTT AND [illegible] BE AT 5" O.C.

PATIO SLABS SHALL BE 5" THICK (MINIMUM) 3000 PSI CONCRETE. [illegible] PATIO IS HEREIN DETAILED AND/OR IS NOTED BY STRUCTURE THAN [illegible] OF SAID PATIO SHALL LIMIT SPANS SO THAT THE LOAD TO THE [illegible] BEAM DOES NOT EXCEED 600 POUNDS / FOOT. SEE TABLE BELOW FOR SUGGESTED SPANS AND REINFORCING

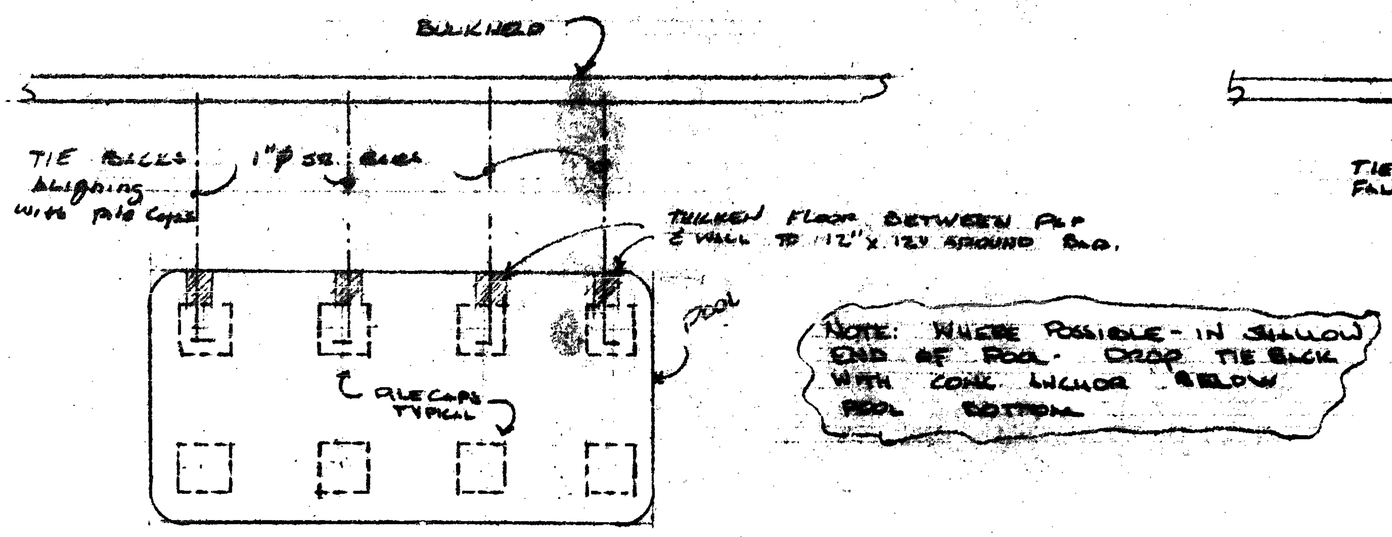
5" CONCRETE PATIO SLAB SUPPORTED EACH [illegible] OF SPAN - 2" COVER ON BOTTOM BARS - GRADE 40 REINFORCING

SPAN	BARS	TEMPERATURE REINF.
7'	N°3 @ 12" O.C.	N°3 @ 12" O.C.
8'	N°3 @ 10" O.C.	
9'	N°3 @ 9 1/2" O.C.	
10'	N°4 @ 12" O.C.	
11'	N°4 @ 9 1/2" O.C.	
12'	N°4 @ 8" O.C.	

POOL FOR HOLLYWOOD DREAM HOMES
800 SOUTH 7TH AVENUE
HOLLYWOOD FLORIDA

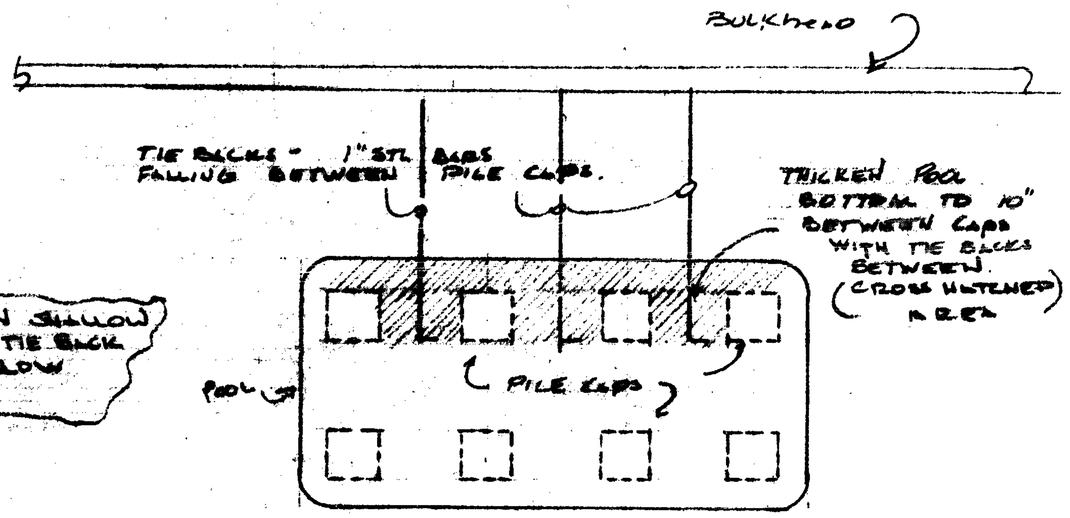
DATE		SHEET N°
NOV 23 1976	DANIEL P. BLUST CONSULTING ENGINEER HOLLYWOOD, FLORIDA	2 OF 2

12-7-76



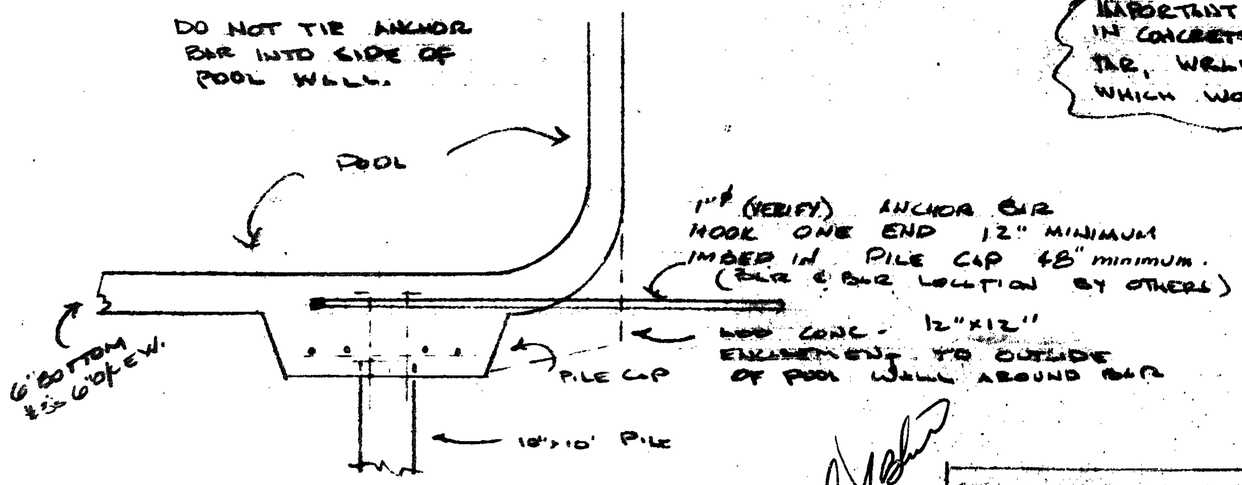
TIE BACKS - PLAN VIEW - CONDITION #1

ALIGNING WITH PILECAPS - NTS. SEE SECTION BELOW



TIE BACKS - PLAN VIEW - CONDITION #2

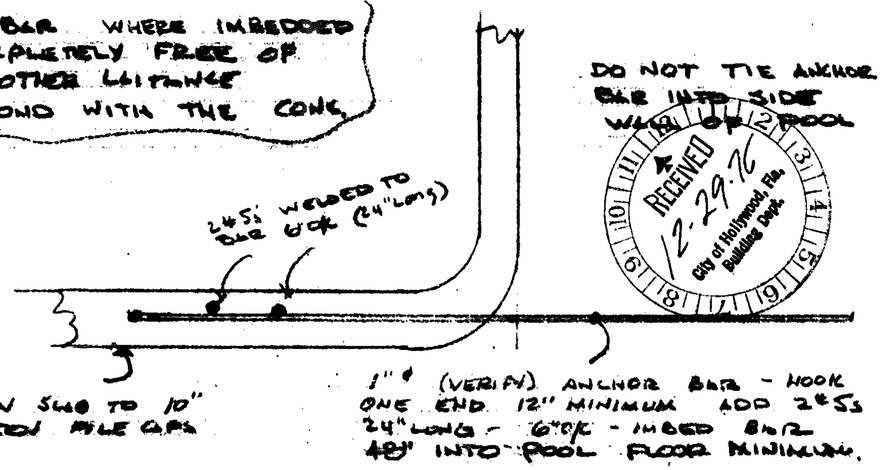
FALLING BETWEEN PILE CAPS. SEE BELOW.



CONDITION #1 - SECTION NTS

12-21-76

IMPORTANT NOTE - ANCHOR BAR WHERE IMBEDDED IN CONCRETE SHALL BE COMPLETELY FREE OF TAR, WRAPPINGS AND/OR OTHER LAITANCE WHICH WOULD PREVENT BOND WITH THE CONC.



RECEIVED 12-29-76 City of Hollywood, Fla. Building Dept.

BULKHEAD ANCHOR BAR TIE BACKS INTO PROPOSED SWIMMING POOL FOR: HOLLYWOOD DREAM HOMES - HOLLYWOOD - FLA	DANIEL F. BLUST CONSULTING ENGINEER HOLLYWOOD - FLORIDA	DEC 21 1976 ADDENDA SHEET

JOB CARD

OWNER	JOB ADDRESS
P. POST	800 S 7 Ave.

LEGAL DESCRIPTION	LOT NUMBER	BLOCK	SUBDIVISION OR ADDITION
	Pt 3, 4 & 5		

MICROFILM NO.	ARCHITECT	FEE	VALUATION
22-0253	Anthony Montagnari	$ 16.20	$ 1800

DESCRIPTION OF CONSTRUCTION

Boat Dock

☐ SEPTIC TANK
☐ SEWER TAP

TYPE PERMIT	NUMBER	DATE	CONTRACTOR	TYPE PERMIT	NUMBER	DATE	CONTRACTOR
BUILDING	046	1/13/77	Clem Dames	SEPTIC/SEWER			
ROOF				AIR/CONDITION			
ELECTRIC-BASIC				MECHANICAL			
ELECTRIC-SUPP.				SCREEN			
PLUMBING NO. FIX.				POOL			
L-P-DRY WALL				DRIVEWAY			
FENCE				PATIO or WALK			

1813.13

NOTES:

77-0639

Revised
12-28-76 EL. KNEAD LINE

PLAN · SCALE 3/16"=1'0"

"SEPARATE PLUMBING PERMIT AND INSPECTION REQUIRED"

RIGHT SIDE ELEVATION
SCALE 1/4"-1'-0"

PROPOSED DOCK
IN SOUTH LAKE - HOLLYWOOD
BROWARD COUNTY - STATE - FLORIDA
SHEET 1 OF 1 DATE 11 AUGUST 76

PURPOSE: DOCKING FACILITY
ADJACENT PROPERTY OWNERS:
① MR. ALLAN ZUCKER
② MR. ALLAN ZUCKER
DATUM: MEAN LOW WATER -1.01'

MEAN HIGH WATER ELEV. +1.51'
ABOVE MEAN SEA LEVEL DATUM

② MR. ALLAN ZUCKER

① MR. ALLAN ZUCKER

SITE PLAN SCALE 1"=25'

LEGAL DESCRIPTION

LOT 9, LESS THE SOUTH 16.25 FEET THEREOF AND ALL OF LOTS 4 AND 5, BLOCK 79, HOLLYWOOD LAKES SECTION "B" HOLLYWOOD FLORIDA
800 W. 7TH AVENUE

APPLICATION FOR U.S. ARMY CORPS OF ENGINEERS

SEPARATE ELECTRICAL PERMIT REQUIRED

Anthony C. Montagnari

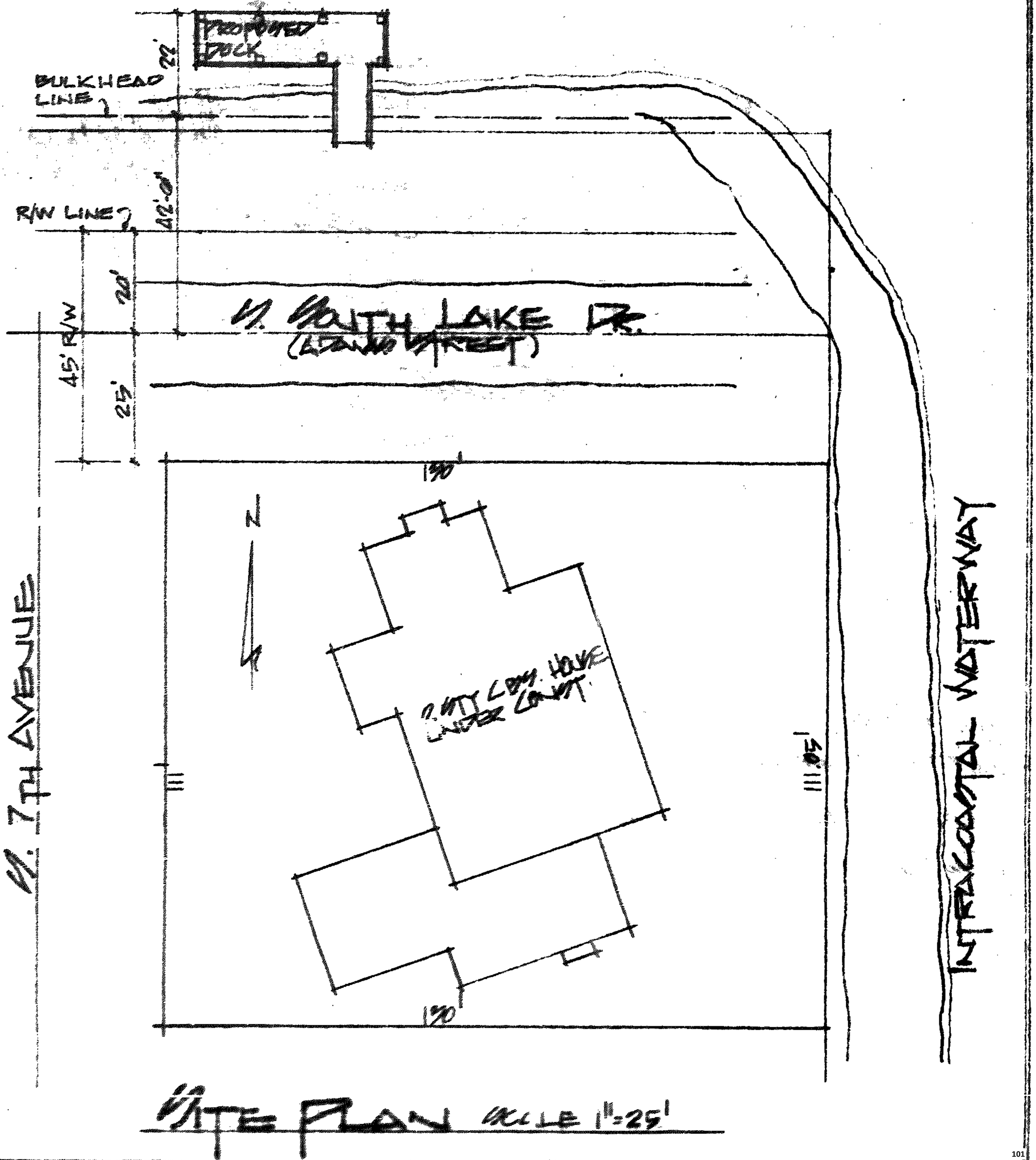
ANTHONY A. MONTAGNARI
ARCHITECT
HALLANDALE, FLORIDA

D. HALL '76
C. 7660
D. J.M. AM.

7660 Dock for Mr. Paul Post Hollywood Florida

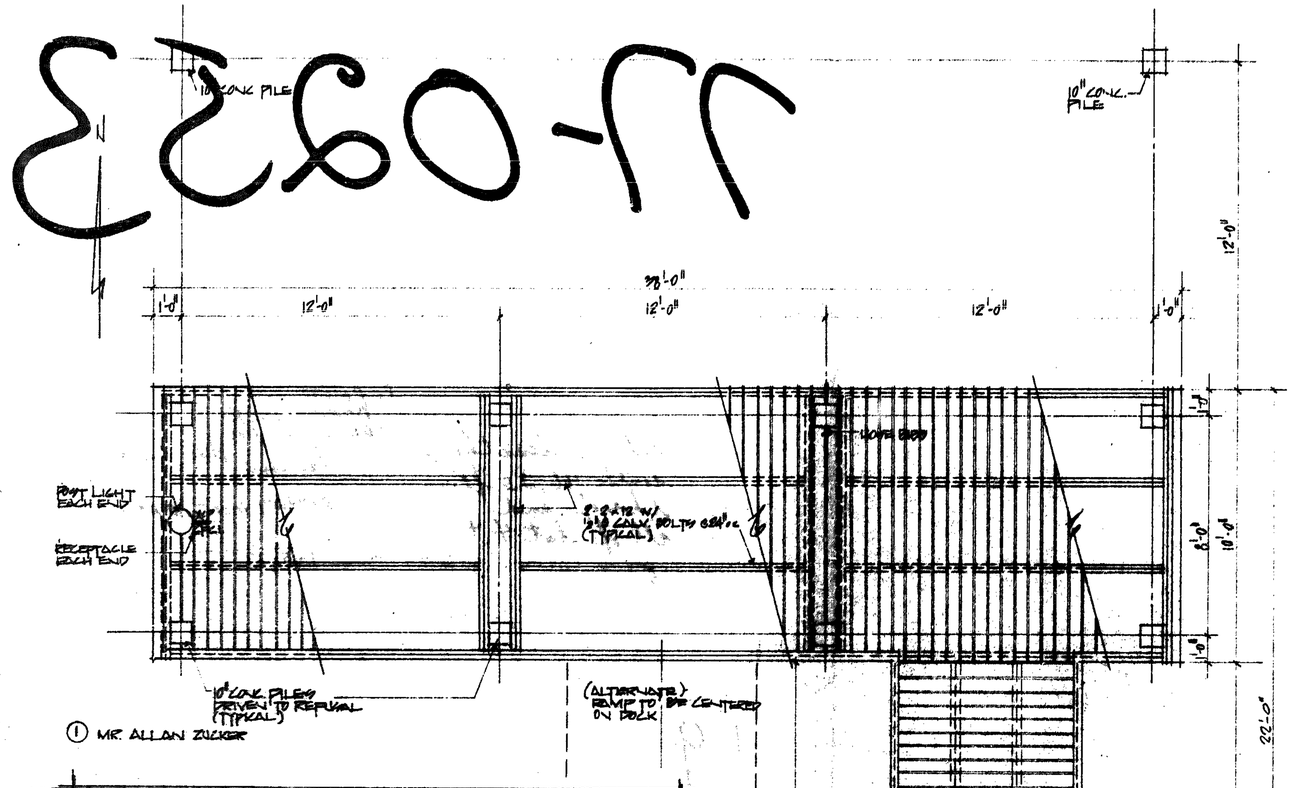
7660
sheet
A-1
1

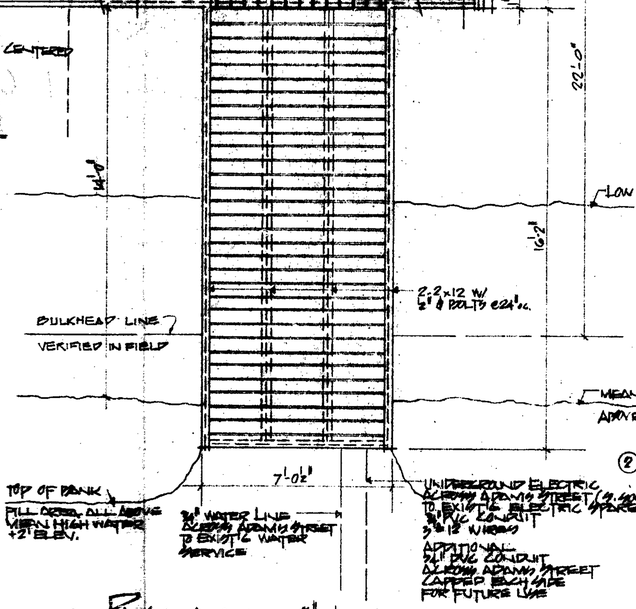
SOUTH LAKE



SITE PLAN SCALE 1"=25'

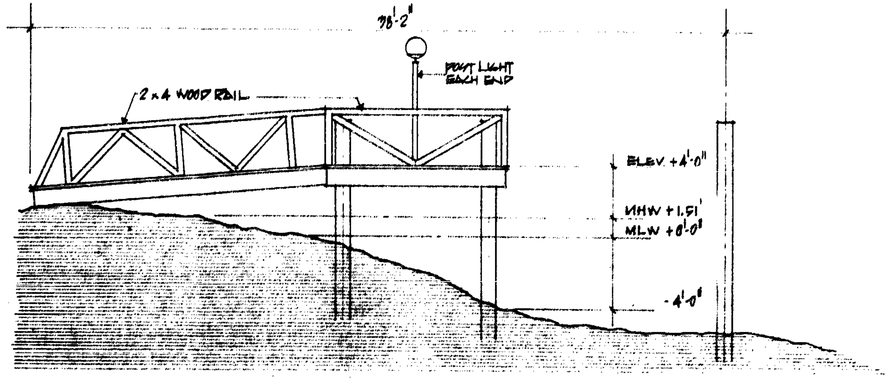
Revised
12-28-76 BULKHEAD LINE





PLAN · SCALE 3/8" = 1'-0"

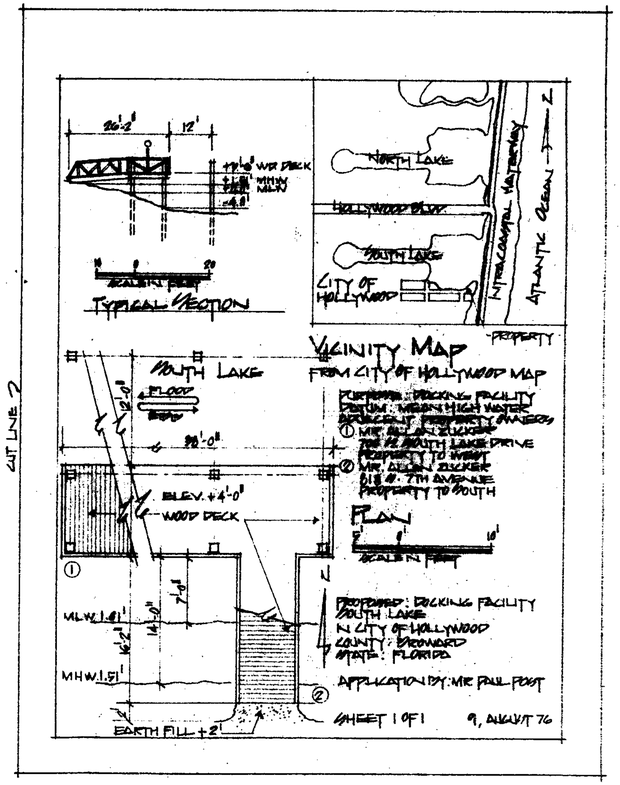
"SEPARATE PLUMBING PERMIT AND INSPECTION REQUIRED"



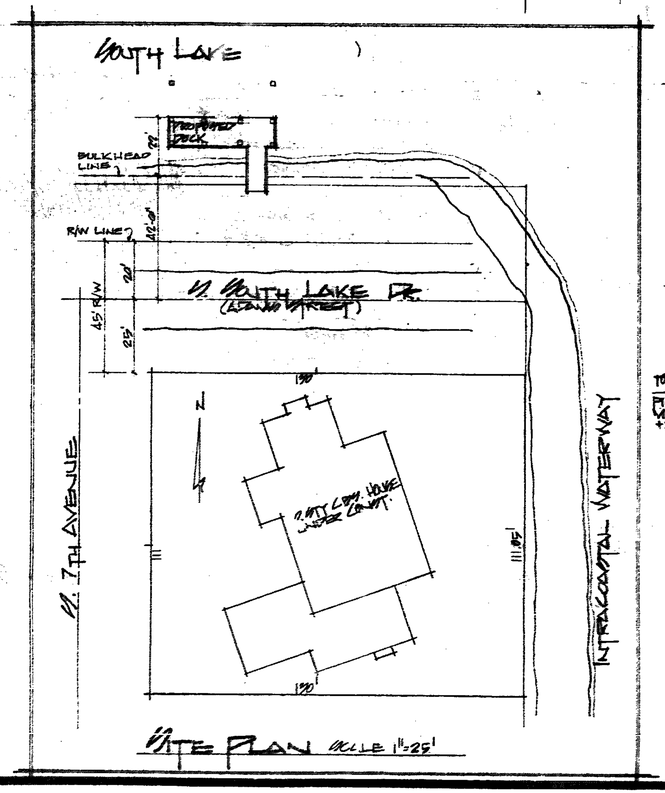
RIGHT SIDE ELEVATION
SCALE 1/4" = 1'-0"

PROPOSED DOCK
IN SOUTH LAKE - HOLLYWOOD
BROWARD COUNTY - STATE - FLORIDA
SHEET 1 OF 1 DATE 11 AUGUST 76

PURPOSE: DOCKING FACILITY
ADJACENT PROPERTY OWNERS:
① MR. ALLAN ZUCKER
② MR. ALLAN ZUCKER
DATUM: MEAN LOW WATER -1.01'



APPLICATION FOR U.S. ARMY CORPS OF ENGINEERS



SITE PLAN SCALE 1" = 25'

LEGAL DESCRIPTION

LOT 3, LESS THE SOUTH 46.25 FEET THEREOF AND ALL OF LOTS 4 AND 5, BLOCK 79 "HOLLYWOOD LAKES SECTION" HOLLYWOOD FLORIDA 800 S. 7TH AVENUE

SEPARATE ELECTRICAL PERMIT REQUIRED

HM

D 11 AUG. 76
C 7660
D JM AM

ANTHONY A. MONTAGNARI
ARCHITECT
HALLANDALE, FLORIDA

title
BOAT DOCK FOR MR. PAUL POST HOLLYWOOD, FLORIDA

7660
sheet
A-1
1

JOB CARD

OWNER	JOB ADDRESS
City of Hollywood	800 S. 7 Ave.

LEGAL DESCRIPTION	LOT NUMBER	BLOCK	SUBDIVISION OR ADDITION
	corner of S.S. ake Dr.		

M CROFILM NO.	ARCHITECT	FEE	VALUATION
		$ No Fee	$ 1000.~

DESCRIPTION OF CONSTRUCTION

Remove and replace 1407 sq. ft. asphalt on S.S. Lake Dr.

☐ SEPTIC TANK
☐ SEWER TAP

TYPE PERMIT	NUMBER	DATE	CONTRACTOR	TYPE PERMIT	NUMBER	DATE	CONTRACTOR
BUILDING				SEPTIC SEWER			
ROOF				AIR CONDITION			
ELECTRIC BASIC				MECHANICAL			
ELECTRIC SUPP.				SCREEN			
PLUMBING NO. FIX.				POOL			
L.F. DRY WALL				DRIVEWAY	93794	2/21/85	A. DiTocco
FENCE				PATIO or WALK			

NOTES: County Surcharge: .20

103

JOB CARD

OWNER	JOB ADDRESS
FMD. OCEAN HOMES	800-18-36 S 7 Ave.

LEGAL DESCRIPTION	LOT NUMBER	BLOCK	SUBDIVISION OR ADDITION

MICROFILM NO.	ARCHITECT	FEE	VALUATION
27-C 550	D. E. Britt Assoc	$ 73.80	$ 19,500

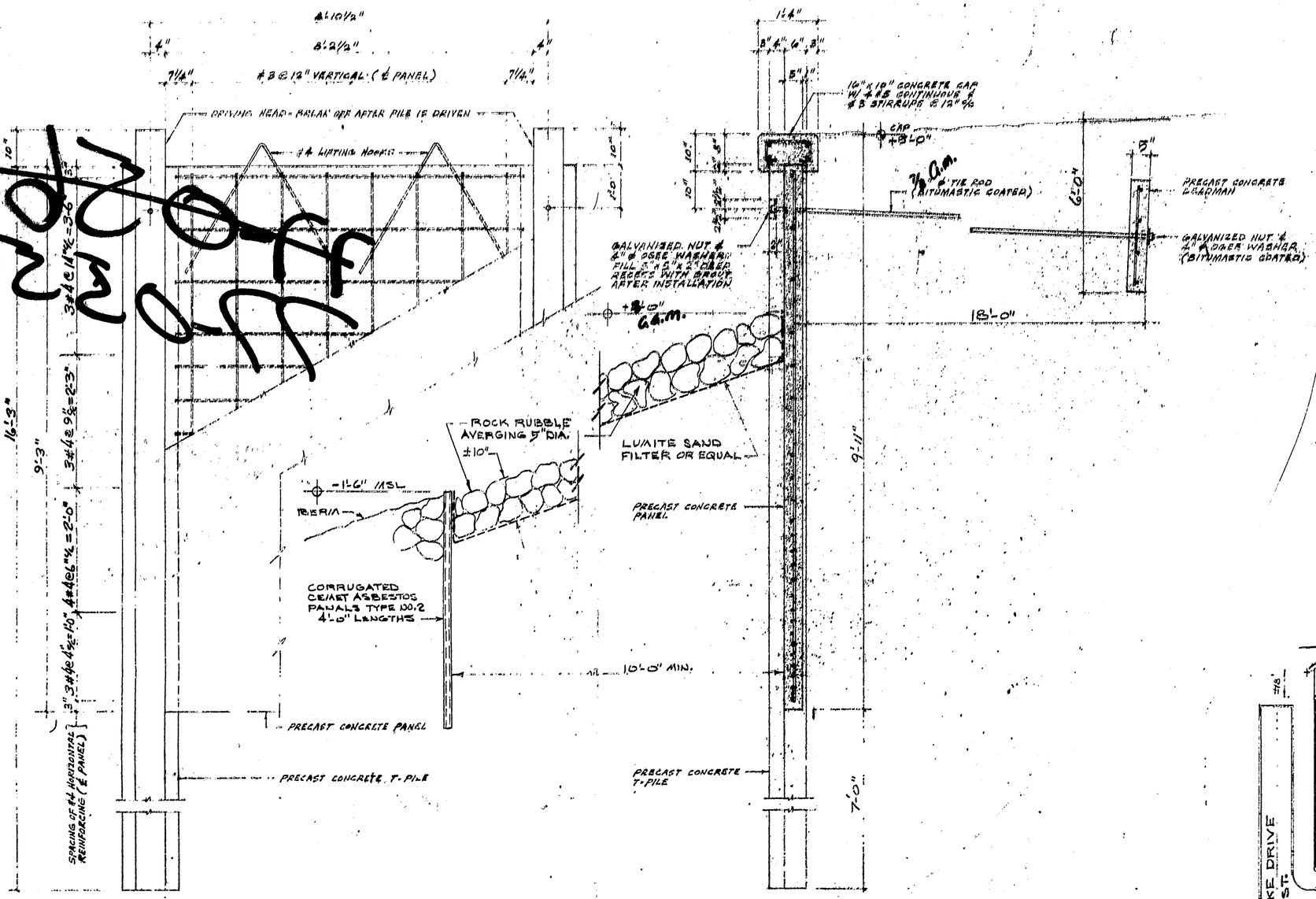
DESCRIPTION OF CONSTRUCTION: Seawall

☐ SEPTIC TANK
☐ SEWER TAP

TYPE PERMIT	NUMBER	DATE	CONTRACTOR	TYPE PERMIT	NUMBER	DATE	CONTRACTOR
BUILDING 297	38278	12/23/76	Pool Pilin	SEPTIC/SEWER			
MECT				AIR/CONDITION			
ELECTRIC-BASIC				MECHANICAL			
ELECTRIC-SUPP.				SCREEN			
PLUMBING NO. FIX.				POOL			
L-P-DRY WALL				DRIVEWAY			
FENCE				PATIO & WALK			

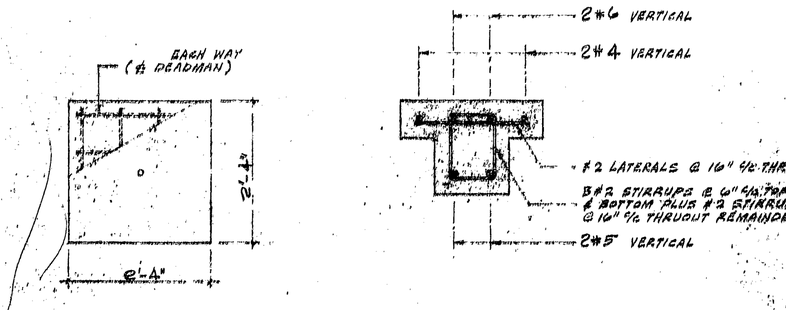
NOTES)

104



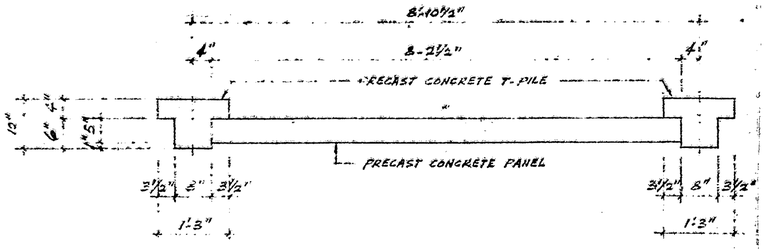
REAR ELEVATION SCALE ¾" = 1'-0"

SECTION SCALE ¾" = 1'-0"

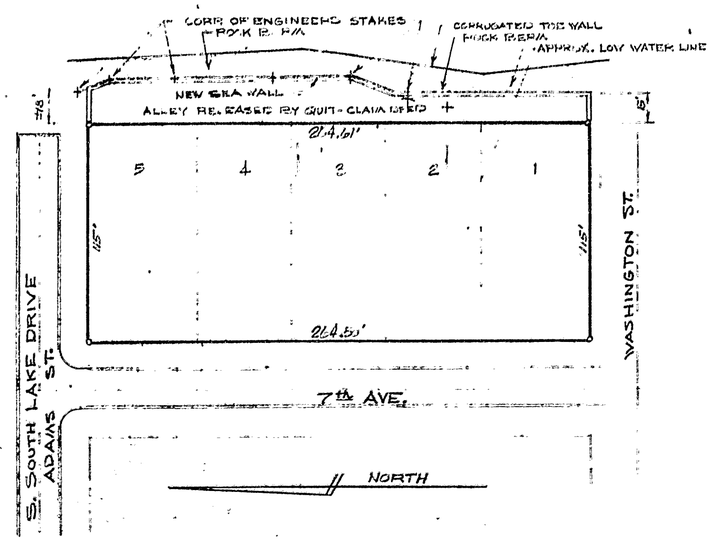


DEADMAN SCALE ¾" = 1'-0"

T-PILE REINFORCING SCALE 1½" = 1'-0"



PLAN SCALE ¾" = 1'-0"



SITE PLAN SCALE: 1" = 40'-0"

LEGAL DESCRIPTION:
LOTS 1, 2, 3, 4 AND 5, BLOCK 79
HOLLYWOOD LAKES
HOLLYWOOD, BROWARD COUNTY, FLA.

Mayor: Scollings to be printed: C.M.

STRUCTURAL NOTES:

BULKHEAD IS DESIGNED FOR A BERM ELEVATION NO LOWER THAN -3'-0" MSL. MAINTENANCE OF SAID BERM ELEVATION SHALL BE PROPERTY OWNERS RESPONSIBILITY.

CONCRETE TO BE A MIX DESIGNED IN ACCORDANCE WITH ASTM C-94 BY A RECOGNIZED TESTING LABORATORY TO ACHIEVE A STRENGTH OF 3000 PSI, AT 28 DAYS, WITH A PLASTIC AND WORKABLE MIX.

REINFORCING STEEL TO BE A615-60 GRADE, FREE FROM OIL, LOOSE SCALE AND LOOSE RUST AND BENT, LAPPED, PLACED, SUPPORTED AND FASTENED ACCORDING TO THE MANUAL OF STANDARD PRACTICE FOR DETAILING CONCRETE STRUCTURES (ACI-315-65) AND THE BUILDING CODE REQUIREMENTS FOR REINFORCED CONCRETE (ACI-318-71). MINIMUM CONCRETE COVER ON REINFORCING STEEL TO BE: CONCRETE CAP = 3"; ALL OTHER COMPONENTS = 2".

TIE ROD TO BE BITUMASTIC COATED A-36 STEEL.

JOINTS ABOVE BERM SHALL BE SEALED

SHEET TITLE: T-PILE & PANEL BULKHEAD	FILE
JOB: INTRACOASTAL WATERWAY BULKHEAD FOR ANTHONY A. MONTAGNARI ARCHITECT 2500 E. HALLANDALE BCH. BLVD. HALLANDALE, FLA.	DRAWN HL
D.E. BRITT ASSOCIATES, INC. ENGINEERS 1428 NORTH FEDERAL HIGHWAY FORT LAUDERDALE, FLORIDA 33305	CHK. HL
	DATE 11
	SHEET

DEPARTMENT OF THE ARMY
JACKSONVILLE DISTRICT, CORPS OF ENGINEERS
P. O. BOX 4970
JACKSONVILLE, FLORIDA 32201

SAJOD-RP
76J-0924

20 December 1976

Mr. Allen Zucker
c/o Anthony A. Montagnari
2500 E. Hallandale Beach Blvd.
Hallandale, Florida 33009

Dear Mr. Zucker:

We are pleased to inclose your Department of the Army Permit and a Notice of Authorization which should be displayed at the construction site. Work may begin immediately but you must notify the appropriate Area Engineer as representative of the District Engineer, of:

(1) The date of commencement of the work (mail attached card),
(2) The dates of work suspensions and resumptions if work is suspended over a week, and,
(3) The date of final completion.

Area Engineer addresses and telephone numbers are shown on the attached map. The Area Engineer is responsible for inspections to determine that permit conditions are strictly adhered to.

IT IS NOT LAWFUL TO DEVIATE FROM
THE APPROVED PLANS ATTACHED.

Sincerely yours,

Gail G. Gren

GAIL G. GREN
Chief, Operations Division

4 Incl
1. Permit w/plans
2. Notice of Authorization
3. Commencement Card
4. Area Office Map

DEPARTMENT OF THE ARMY
CORPS OF ENGINEERS

NOTICE OF AUTHORIZATION

20 DECEMBER 1976

A PERMIT TO CONSTRUCT A BULKHEAD AND BACKFILL

AT S. SOUTHLAKE DRIVE AND S. 7TH AVENUE, HOLLYWOOD, SECTION 14, TOWNSHIP 51 S, RANGE 42 E, BROWARD COUNTY, FLORIDA

HAS BEEN ISSUED TO MR. ALLEN ZUCKER ON 20 DECEMBER 19 76

ADDRESS OF PERMITTEE 700 S. SOUTH LAKE DRIVE
HOLLYWOOD, FLORIDA 33009

PERMIT NUMBER 76J-0924

DONALD A. WISHON, COL., CE
District Engineer

ENG Form 4336
Jul 70

THIS NOTICE MUST BE CONSPICUOUSLY DISPLAYED AT THE SITE OF WORK.

2 permits were found for

800 S 7 AVE

View	Process #	Permit #	Description	Appl. Date	Permit Date
Details		P9601088	PLUMBING WORK		6/21/1996
Details		B9207999	RE-ROOF-METAL,TILE,WOOD SHINGLE OR SHAKE		12/4/19[illegible]

City of Hollywood

Staff Summary

Hollywood City Hall
2600 Hollywood Blvd
Hollywood, FL 33020
http://www.hollywoodfl.org

File Number: 2. 2026-0414

Agenda Date:	4/14/2026	**Agenda Number:**	
To:	Historic Preservation Board		
Title:	FILE NO.: 26-C-05 APPLICANT: GRAMANZINI BEACH PROPS I LLC LOCATION: 200 Garfield Street REQUEST: Certificate of Appropriateness of Design for façade alterations to an existing commercial building within the Hollywood Beach Historic District and BWK-25-HD-C Zoning District.		

CITY OF HOLLYWOOD, FLORIDA
DEPARTMENT OF DEVELOPMENT SERVICES
DIVISION OF PLANNING AND URBAN DESIGN

DATE: April 14, 2026 **FILE:** 26-C-05

TO: Historic Preservation Board

VIA: Cameron Palmer, Assistant Director/Chief Planner

FROM: Urja Modi, Planner II

SUBJECT: Request a Certificate of Appropriateness of Design for façade alterations to an existing commercial building located at 200 Garfield Street within the Hollywood Beach Historic District and BWK-25-HD-C Zoning District.

REQUEST
Certificate of Appropriateness of Design for façade alterations to an existing commercial building within the Hollywood Beach Historic District and BWK-25-HD-C Zoning District.

STAFF'S RECOMMENDATION

Certificate of Appropriateness of Design: Approval.

BACKGROUND

The Owner, Gramanzini Beach Props I LLC, is requesting façade alterations to an existing commercial building located at 200 Garfield Street, Hollywood, Florida (the "site"). The site is within the Hollywood Beach Historic District and is zoned Broadwalk Historic District Commercial (BWK-25-HD-C). The site is located within the Hollywood Central Beach neighborhood and is bounded by the Hollywood Beach Broadwalk to the east, North Surf Road to the west, Garfield Street to the north, and a commercial building to the south. The structure occupies a prominent corner location at Garfield Street and the Hollywood Beach Broadwalk, contributing to the pedestrian-oriented commercial character of the corridor.

The existing one-story building was constructed in 1961 (per the Broward County Property Appraiser) and contains approximately 1,944 square feet. The building currently houses a restaurant tenant, Florio's of Little Italy. The structure has a rectangular footprint with the exterior consisting of a stucco finish painted in a terracotta/orange tone. A maroon fabric awning wraps around the primary façades and includes signage for the restaurant while providing shade for outdoor dining areas. The ground level features storefront windows and doors along both frontages, creating a pedestrian-oriented façade with visibility into the restaurant. Outdoor tables and seating are located beneath the awning along the Broadwalk and Garfield Street.

The building has a flat roof with a parapet typical of low-scale commercial structures along the Broadwalk. Overall, the building presents an active, pedestrian-friendly frontage with outdoor dining and storefront glazing. The existing façade does not contain any distinctive architectural features identified in the City's Historic District Design Guidelines.

REQUEST

The Owner is requesting a Certificate of Appropriateness of Design for façade alterations to the existing commercial building located at 200 Garfield Street within the Hollywood Beach Historic District. The proposed improvements consist of a façade rehabilitation and storefront modernization of the existing one-story corner commercial structure. The work includes installation of a new exterior finish, addition of new parapets, replacement of storefront glazing and entry doors, installation of new metal awnings above storefront openings, new wall-mounted lighting fixtures, a new primary wall sign, and a mural on the side wall featuring artwork that complements the Hollywood Beach Historic District.

The proposed improvements are limited to exterior façade elements and do not alter the building footprint. The proposal introduces parapets that vertically extend portions of the façade, modifying the apparent height of the structure from approximately 10 feet at the roofline to approximately 14 feet 8 inches at the parapet, which remains consistent with the zoning district permissions. However, the floor-to-roof height remains consistent with the existing building and the structure will remain a one-story commercial building. The added parapets create a height visually consistent with the surrounding development pattern along the Hollywood Beach Broadwalk. The proposed material palette includes smooth stucco finishes, wood cladding accent panels, aluminum storefront framing, laminated glass storefront systems, and black aluminum canopies. Updated storefront glazing strengthens the pedestrian-oriented character of the corridor by enhancing visibility into the commercial space. The proposed metal awnings provide shade and establish a consistent architectural rhythm along the façade, while pedestrian-scaled lighting improves nighttime visibility. The wall sign is located above the storefront and scaled to remain compatible with the building's proportions.

Staff notes that the Historic District Design Guidelines do not include specific architectural guidance for properties within the Hollywood Beach Historic District, as the district was designated in 2007 after adoption of the existing guidelines. Accordingly, projects within the district are evaluated based on compatibility with the existing development pattern and architectural character of the Broadwalk corridor. The proposed façade improvements introduce cohesive architectural elements that enhance continuity and harmony with surrounding structures.

The Owner has committed to providing a public art installation (wall mural or similar) on the blank portion of the east façade (orientation to be confirmed on the drawings). This artwork will further enhance the public realm, particularly as the façade faces one of the side pedestrian access points to the beach. The proposed wall mural is currently under refinement and will be finalized at the time of building permit review. Murals are a common feature throughout the Hollywood Beach Broadwalk and contribute to the vibrant character of the area. Overall, the proposed improvements modernize the building while maintaining the established scale and commercial storefront character typical of the Broadwalk and are considered compatible with the surrounding context.

The Historic Preservation Board is guided by the Secretary of the Interior's Standards for Rehabilitation and the City of Hollywood's Design Guidelines for Historic Properties and Districts, which provide guidance regarding materials, scale, massing, and location for properties within the City's historic districts. The proposed improvements maintain the building's existing scale and massing and preserve its spatial relationship with surrounding properties along the Broadwalk.

SITE BACKGROUND

Applicant/Owner:	GRAMANZINI BEACH PROPS I LLC
Address/Location:	200 Garfield Street, Hollywood FL
Size of Property:	3,310 sq. ft. (±0.076 acres)
Present Zoning:	Broadwalk Historic District Commercial (BWK-25-HD-C) Hollywood Beach Historic District
Present Land Use:	General Business (GBUS)
Present Use of Land:	Restaurant
Year Built:	1961 (BCPA)

ADJACENT ZONING

North:	Government Use (GU) Hollywood Beach Historic District
South:	Broadwalk Historic District Commercial (BWK-25-HD-C) Hollywood Beach Historic District
East:	N/A (Hollywood Beach Broadwalk) Hollywood Beach Historic District
West:	Beach Resort Commercial District (BRT-25-C) Hollywood Beach Historic District

CONSISTENCY WITH THE COMPREHENSIVE PLAN

Within the Comprehensive Plan, the primary goal of the Land Use Element is to *promote a distribution of land uses that will enhance and improve the residential, business, resort and natural communities while allowing the land owners to maximize the use of their property*.

The proposed design is consistent with the scale and massing of surrounding development and maintains the established character of the Hollywood Beach Broadwalk corridor. The proposed façade improvements and addition of parapets enhance the architectural presence of the building while remaining compatible with the surrounding built environment. Approval of the proposed improvements supports continued reinvestment within the Hollywood Beach Historic District while allowing the Owner to improve and modernize the property in a manner that respects the character of the area.

APPLICABLE CRITERIA

Analysis of criteria and finding for Certificate of Appropriateness of Design as stated in the City of Hollywood's Zoning and Land Development Regulations, Article 5.

CRITERION: INTEGRITY OF LOCATION

ANALYSIS: Design Guidelines recommend maintaining *consistent spacing and setbacks* and further state *new construction should be compatible with existing buildings.*

The Design Guidelines recommend maintaining consistent spacing and setbacks and state that new construction should be compatible with existing buildings. The proposed improvements do not relocate the structure or modify the building footprint. The existing building maintains its established relationship to the surrounding streetscape along the Hollywood Beach Broadwalk and Garfield Street. As the proposed work is limited to façade improvements and the addition of parapets, the spacing, setbacks, and orientation of the building remain unchanged. Accordingly, the proposal maintains the integrity of location and is compatible with the surrounding development pattern within the Hollywood Beach Historic District.

FINDING: Consistent.

CRITERION: DESIGN

ANALYSIS: The Historic District Design Guidelines encourages additions to be compatible with the character of the neighborhood with regard to scale, materials, texture, and color. The design element of scale relates to the size of the building components or spaces relative to the human body as well as to the larger context relative to the surrounding buildings, streetscape and environment.

The proposed façade improvements introduce architectural elements that are compatible with the character of the Hollywood Beach Broadwalk corridor. The addition of parapets enhances the architectural presence of the building while maintaining the one-story scale typical of surrounding commercial structures. Updated storefront glazing, metal awnings, and pedestrian-scale lighting reinforce the active, pedestrian-oriented character of the Broadwalk. The storefront design emphasizes transparency at the pedestrian level, reinforcing the building's relationship with the public realm and maintaining the active commercial character typical of the Broadwalk corridor.

A mural is proposed on the side façade of the building facing Garfield Street. Public art, including murals, is a defining feature of the Hollywood Beach Broadwalk and contribute to the vibrant visual character of the District. The inclusion of wall art complements the existing streetscape and strengthens the cultural and pedestrian experience of the area.

Overall, the proposed improvements maintain a scale, design, and visual character consistent with the surrounding built environment and the Hollywood Beach Historic District.

FINDING: Consistent.

CRITERION: SETTING

ANALYSIS: As stated in the Design Guidelines, *"…setting is the relationship of buildings within the Historic District and the surrounding site and neighborhood."*

The proposed improvements are limited to façade alterations and do not modify the building footprint, setbacks, or orientation of the structure on the site. The building will maintain its established relationship with the Hollywood Beach Broadwalk and Garfield Street, preserving the existing development pattern and pedestrian-oriented character of the corridor. The corner location of the building allows the proposed façade improvements to enhance visibility and architectural presence along both the Broadwalk and Garfield Street.

The proposed façade enhancements, including the addition of parapets, updated storefront elements, and architectural details, reinforce the building's presence along the Broadwalk while remaining compatible with the surrounding commercial streetscape. As such, the proposed improvements maintain and enhance the building's setting within the Hollywood Beach Historic District.

FINDING: Consistent.

CRITERION: MATERIALS

ANALYSIS: Design Guidelines state materials are an important part of the fabric of any historic district or site and help to maintain the historic character of the place. Furthermore, materials are compatible in quality, color, texture, finish, and dimension to those that are in the historic district should be used.

The proposed façade improvements incorporate materials commonly found along the Hollywood Beach Broadwalk and within the surrounding commercial district. The use of smooth stucco finishes, metal awnings, and storefront glazing introduces durable materials that are appropriate for the coastal environment and consistent with the commercial character of the corridor. These materials create a cohesive façade treatment while maintaining compatibility with surrounding structures in terms of texture, finish, and visual quality. As such, the proposed material palette reinforces the architectural character of the district while supporting the continued maintenance and reinvestment of the site.

FINDING: Consistent.

CRITERION: WORKMANSHIP

ANALYSIS: The Design Guidelines recommend consideration of significant materials before undergoing rehabilitation of a historic structure or site.

The proposed improvements consist primarily of façade upgrades to a building that does not contain distinctive historic architectural features. The work includes installation of parapets, updated storefront glazing, metal awnings, lighting fixtures, and exterior finishes. These improvements utilize durable materials and contemporary construction methods appropriate for the coastal environment while maintaining compatibility with the commercial character of the Hollywood Beach Broadwalk. The proposed work does not remove or obscure significant historic materials and improves the overall architectural presentation of the structure. Accordingly, the proposed improvements are

consistent with the intent of the Design Guidelines related to workmanship and support continued reinvestment in the Hollywood Beach Historic District.

FINDING: Consistent.

CRITERION: ASSOCIATION

ANALYSIS: Design Guidelines recommend maintaining *consistent spacing and setbacks* and further state *new construction should be compatible with existing buildings… Within the context of historic preservation, elements of design such as massing, scale and rhythm reflect architectural style as well as the richness of the historic district.*
The proposed improvements maintain the existing building footprint and established relationship to the Hollywood Beach Broadwalk streetscape. The addition of parapets and updated façade elements strengthens the architectural rhythm of the building while maintaining the one-story scale typical of surrounding commercial structures. The introduction of new storefront glazing, metal awnings, and pedestrian-scaled lighting reinforces the active commercial character of the corridor. Additionally, the proposed wall mural contributes to the artistic and cultural identity of the Broadwalk, where murals and public art are a recognizable feature of the district.

Collectively, these elements reinforce the building's relationship to surrounding structures, the visual rhythm and architectural continuity commonly found among commercial buildings along the Hollywood Beach Broadwalk and contribute to the overall continuity and visual character of the Hollywood Beach Historic District.

FINDING: Consistent.

ATTACHMENTS

ATTACHMENT A: Application Package
ATTACHMENT B: Land Use and Zoning Map

ATTACHMENT A
Application Package

CITY OF Hollywood
DEVELOPMENT SERVICES
Planning and Urban Design

GENERAL APPLICATION

Application Date: 02/20/2026

Development Services Hub - Second Floor Library
City Hall Circle
2600 Hollywood Blvd,
Hollywood, FL 33020

(954) 921-3471, Option 2

development@hollywoodfl.org

Submission Requirements:

Stage 1:

- One set of signed and sealed plans *via Engineer or Architect*
- One professional land survey
- Completed Application

All to be submitted as one, electronic *combined* PDF

After contacted by Planning:

Stage 2:

- Application fee *as calculated by your assigned planner*
- Completed, checked Submittal Checklist for Boards
- Completed Submittal Packet for Boards

Note:

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

*use N/A for Not Applicable fields

APPLICATION TYPE (check all that apply)

- ☐ Pre-application Consultation (PAC)
- ☒ Historic Preservation Board
- ☐ Public Art Review Committee
- ☐ Development Review Committee
- ☐ Administrative Approval
- ☐ Variance
- ☐ Planning and Development Board
- ☐ City Commission
- ☐ Special Exception

PROPERTY INFORMATION

Location Address: 200 GARFIELD ST HOLLYWOOD FL 33019

Lot(s): 1 Block(s): 4 Subdivision: _____

Folio Number(s): 514212010780

Is the property within a Historic District? ☒ Yes ☐ No

If yes: ☒ Facade Alteration ☐ Addition over 25% of total sqft

Existing Property Use: COMMERCIAL # of Units & Square Footage 1,944 SF

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

Has this property been presented to the City before? If yes, please provide the previous File Number(s) and Resolution(s): NO

DEVELOPMENT PROPOSAL

Explanation of Request:
FACADE RENOVATION

Phased Project: ☐ Yes ☒ No Number of Phases _____

Project	Proposal
Project Name (if applicable)	
Developer Name (if applicable)	
# of Units/Rooms	# Units N/A # Rooms N/A
Proposed Non-Residential Uses	1,944 sqft
Open Space (% and Square Footage)	Required % N/A Area N/A sqft
Parking (# of spaces)	# Spaces 4
Height (# of stories)	# Stories 1 Total Height (feet) 15.5'
Gross Floor Area (Square Footage)	1,944 sqft
Projected Valuation	$ -
Estimated Start and Completion Dates	Start - Completion -

CONTACT INFORMATION

Name of Current Property Owner: GRAMANZINI BEACH PROPS I LLC

Address of Current Property Owner: -

Email Address: amginvest2024@gmail.com Telephone Number: -

If different from Property Owner:

Name of Applicant: _____ ☐ Consultant ☐ Representative ☐ Tenant

Address of Applicant: _____

Email Address: _____ Telephone Number: _____

Alternative Email Address: _____

Noticing Agent: _____

Email Address: _____

CITY OF Hollywood DEVELOPMENT SERVICES Planning and Urban Design

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 at the Development Services Hub 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 Planning and Urban Design Division and Development Services Department. The owner(s) will photograph the sign the day of posting and submit photographs to the Planning and Urban Design Division and Development Services Department 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 of Hollywood'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 of Hollywood and are not returnable.

Signature of Current Owner: [signature] Date: 3/17/26

Print Name: Gramanzini Bergen Properties I, LLC

Signature of Consultant/Representative: _____ Date: 02/20/2026

Print Name: AUSTIN FOX

Signature of Tenant: [signature] Date: _____

Print Name: _____

Current Owner Power of Attorney

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

Sworn to and subscribed before me this 16th day of March 2026

[signature]
Notary Public State of Florida

MARIA AUGELLO
MY COMMISSION # HH256467
EXPIRES: April 24, 2026

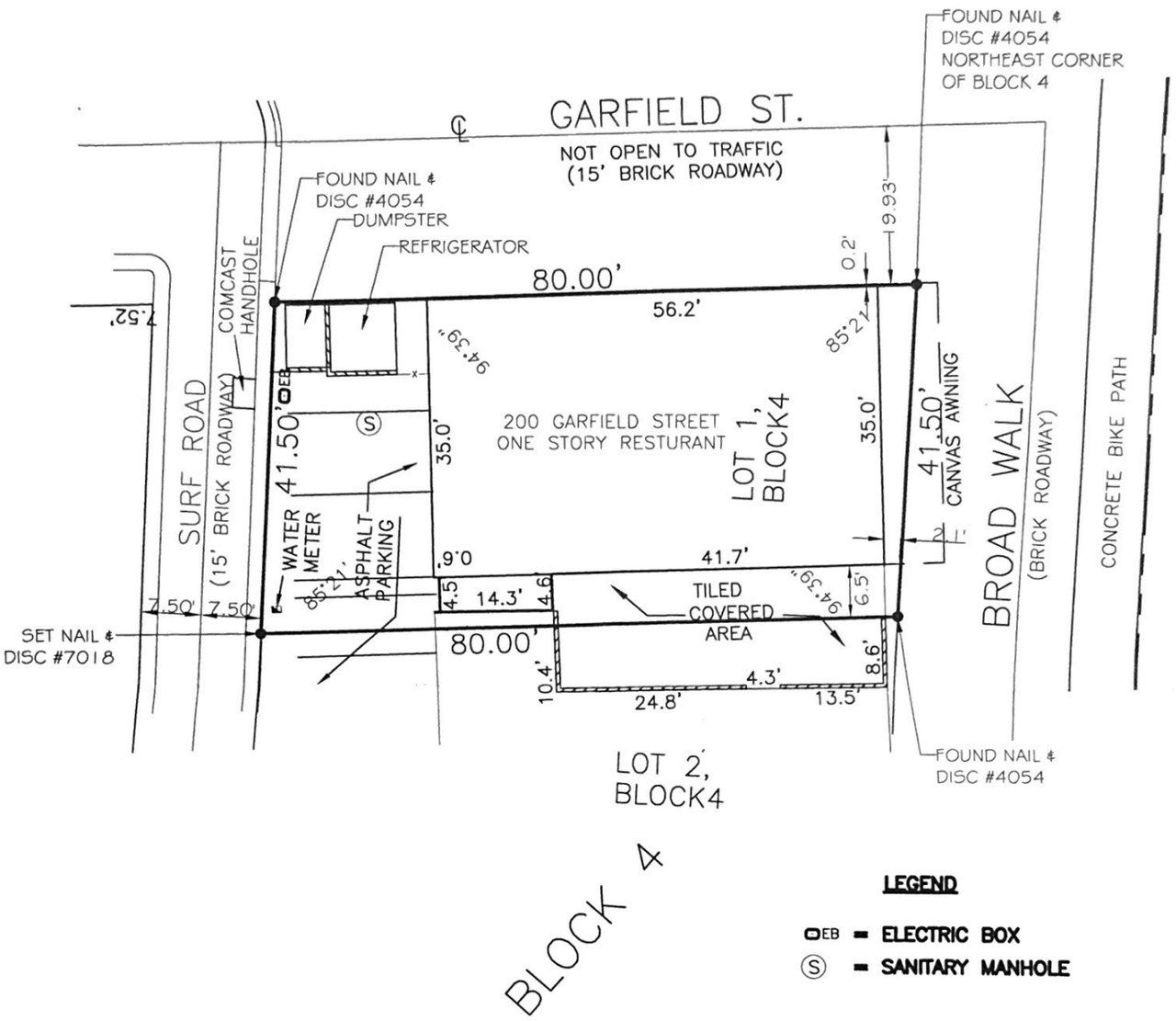
[signature]
Signature of Current Owner

Angelo Gramanzini
Print Name

My Commission Expires: 04/24/2026 ☐ Personally known to me; OR ☒ Produced Identification FL DL

DESCRIPTION:

LOT 1, BLOCK 4, "HOLLYWOOD BEACH FIRST ADDITION", ACCORDING TO PLAT THEREOF AS RECORDED IN PLAT BOOK 1, PAGE 4, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA. SAID LAND SITUATED IN THE CITY OF HOLLYWOOD, BROWARD COUNTY, FLORIDA



LEGEND

OEB = **ELECTRIC BOX**

Ⓢ = **SANITARY MANHOLE**

STEPHEN K SEELEY
LICENSE NUMBER
LS4574
STATE OF FLORIDA
Professional Surveyor and Mapper

NOTES

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3) NORTH ARROW RELATIVE TO ASSUMED EAST ALONG THE CENTERLINE OF GARFIELD STREET.
4) ADDITIONS OR DELETIONS TO SURVEY MAPS OR REPORTS BY OTHER THAN THE SIGNING PARTY IS PROHIBITED WITHOUT WRITTEN CONSENT OF THE SIGNING PARTY.

STEPHEN K. SEELEY, FOR THE FIRM
PROFESSIONAL SURVEYOR & MAPPER
FLORIDA REGISTRATION NO. 4574

REVISION	DATE	BY

SKETCH OF BOUNDARY SURVEY

JOB # RN3406	DATE 01-04-2022
SCALE 1"=20'	FILE No
DRAWN BY CM	CHECKED BY SKS

GIBBS LAND SURVEYORS

2131 HOLLYWOOD BOULEVARD, SUITE 204 HOLLYWOOD, FL 33020 (954) 923-7666
LICENSED BUSINESS NO. 7018

INSTR # 114134865 Page 1 of 2, Recorded 01/05/2017 at 02:39 PM
Broward County Commission, Doc. D $0.70 Deputy Clerk 1922

This instrument was prepared by -
Record and Return To:

Jeffrey A. Ferguson, Esq.
Snyder & Snyder, P.A.
7931 S.W. 45th Street
Davie, Florida 33328

Property Appraiser's
Property Identification No. 5142-12-01-0780

WARRANTY DEED (STATUTORY FORM - SECTION 689.02, F.S.)

This Indenture, made this 7th day of December, 2016, between **ANGELO R. GRAMANZINI** and **LUISA M. GRAMANZINI**, individually and as Trustees of the **ANGELO GRAMANZINI REVOCABLE TRUST AGREEMENT, DATED DECEMBER 8, 1999,** whose post office address is 11700 NW 11th Street, Plantation Florida 33323, Grantor, and **GRAMANZINI BEACH PROPERTIES I, LLC, a Florida limited liability company**, whose post office address is 11700 NW 11th Street, Plantation, Florida 33323, Grantee.

Witnesseth that said grantor, for and in consideration of the sum of TEN AND NO/100 ($10.00) DOLLARS, and other good and valuable considerations to said grantor in hand paid by said grantee, the receipt whereof is hereby acknowledged, has granted, bargained and sold to the said grantee, and grantee's heirs and assigns forever, the following described land, situate, lying and being in Broward County, Florida, to-wit:

Lot 1, Block 4, HOLLYWOOD BEACH FIRST ADDITION, according to the Plat thereof recorded in Plat Book 1, Page 31, of the Public Records of Broward County, Florida.

a/k/a 200 Garfield Street, Hollywood, Florida 33019

SUBJECT TO:

(1) Zoning and/or restrictions and prohibitions imposed by governmental authority.

(2) Restrictions, easements, and other matters common to the Plat thereof.

(3) Taxes for the year 2016 and subsequent years.

THIS SUBJECT PROPERTY IS NOT THE HOMESTEAD OF GRANTOR, WHO CURRENTLY RESIDES AT 11700 NW 11th STREET, PLANTATION, FLORIDA 33323.

GRANTOR does hereby fully warrant the title to said real property and will defend the same against the lawful claims of all persons whomsoever.

*"Grantor" and "grantee" are used for singular or plural, as context requires.

THIS DEED WAS PREPARED WITHOUT THE BENEFIT OF A TITLE EXAMINATION.

In Witness Whereof, grantor has hereunto set grantor's hand and seal the day and year first above written.

Signed, sealed and delivered in our presence:

ANGELO R. GRAMANZINI and LUISA M. GRAMANZINI, individually and as Trustees of the ANGELO GRAMANZINI REVOCABLE TRUST AGREEMENT, dated December 8, 1999

Witness

Angelo R. Gramanzini (Seal)
ANGELO R. GRAMANZINI, individually and as Trustee

OLGA I. GACANTER
Please Print/Type Name

Witness

Luisa M. Gramanzini (Seal)
LUISA M. GRAMANZINI, individually and as Trustee

Kaley N. Barbera
Please Print/Type Name

STATE OF FLORIDA

COUNTY OF BROWARD

The foregoing instrument was acknowledged before me this 7th day of December, 2016, by **ANGELO R. GRAMANZINI**, individually and as Trustee of the **ANGELO GRAMANZINI REVOCABLE TRUST AGREEMENT, dated December 8, 1999**, who is personally known to me or who has produced Fla Drivers Lic as identification and by **LUISA M. GRAMANZINI**, individually and as Trustee of the **ANGELO GRAMANZINI REVOCABLE TRUST AGREEMENT, dated December 8, 1999**, who is personally known to me or who has produced Fla Drivers Lic as identification.

Ralph A. Gay
Notary Public, State of Florida, at Large

My Commission Expires:

RALPH A. GAY
Print, Type, or Stamp Name

RALPH A. GAY
MY COMMISSION #FF005276
EXPIRES June 6, 2017
(407) 398-0153 FloridaNotaryService.com

AUSTIN FOX
ARCHITECTURE

February 20, 2026

Historic Preservation Board Criteria Statement

Project: Commercial Façade Renovation
Address: 200 Garfield Street, Hollywood, FL 33020
Historic District: Hollywood Beach Historic District

Project Description

The proposal is a façade rehabilitation and storefront modernization for an existing one-story corner commercial building. Work includes a new exterior finish, updated storefront glazing and doors, new metal awnings/canopies, updated wall lighting, and a new primary wall sign. The building footprint, height, and overall massing remain unchanged.

Criteria for COA Approval

1) Location and Site Relationship
The project does not relocate the structure and maintains its established corner orientation within the Hollywood Beach streetscape. Work is limited to façade elements and does not alter placement relative to sidewalks or the public realm.

2) Massing, Height, and Scale Compatibility
The proposal retains the existing one-story scale and parapet/roof form, consistent with surrounding commercial structures. No vertical expansion is proposed.

3) Façade Design Compatibility
The renovation strengthens the storefront composition by emphasizing transparency at pedestrian level, adding consistent projecting metal awnings/canopies aligned with storefront openings, and using a cohesive finish to reduce visual clutter. New elements are contemporary but compatible and do not create a false historic appearance.

4) Materials and Finish
Proposed materials (smooth stucco, metal storefront framing, metal canopy elements) are durable, coastal-appropriate, and compatible with the district's commercial character.

5) Openings and Storefront Proportions
Storefront improvements maintain large glazed openings that enhance visibility and activate the sidewalk, consistent with street-facing commercial use.

6) Lighting
New wall-mounted lighting is pedestrian-scaled and consistently placed to improve safety and nighttime character without overwhelming the façade.

7) Signage
The primary wall sign is located above the storefront zone and scaled for readability without visual dominance. Side wall will have a colorful city of Hollywood mural created by a local artist with historical city of Hollywood references and cues.

Conclusion

The proposed façade renovation at 200 Garfield Street is compatible with the Hollywood Beach Historic District because it preserves location and one-story scale, improves storefront rhythm and pedestrian experience, and uses compatible materials and aa intent of HPB review for COA approval.

EXISTING



PROPOSED



We appreciate the Historic Preservation Board's time and consideration and welcome any feedback or recommendations to ensure the project is successful.

FACADE RENOVATION

200 GARFIELD ST. HOLLYWOOD, FL 33020

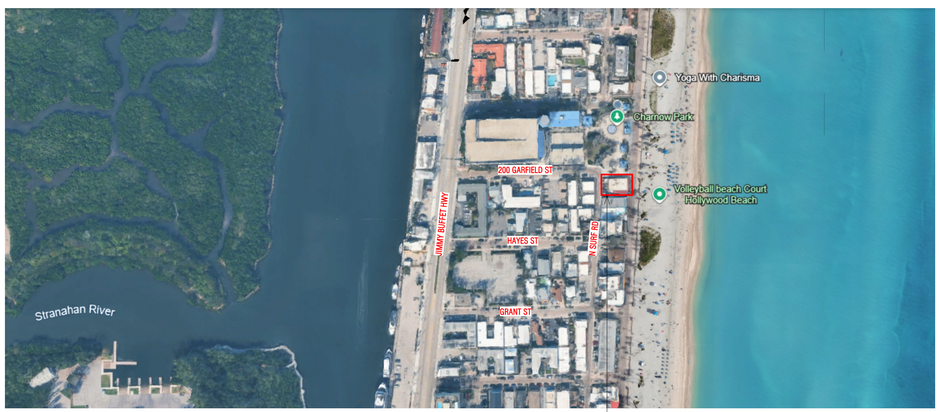
EXISTING



PROPOSED



LOCATION MAP



SITE LOCATION

NORTH

AERIAL



SITE LOCATION

NORTH

AUSTIN FOX ARCHITECTURE

ALL DESIGNS AND DETAILS INDICATED BY AND REPRESENTED BY THIS DRAWING ARE FOR USE ON ANG IN CONJUCTION WITH THE SPECIFIES PROJECT. ALL DRAWINGS HEREIN ARE THE PROPERTY OF AUSTIN FOX ARCHITECTURE AND NOT TO BE USED OR REPRODUCED IN WHOLE OR IN PART WITHOUT THE ADVANCED WRITTEN PERMISSION AND CONSENT FROM AUSTIN FOX ARCHITECTURE. WRITTEN DIMENSION IONS TAKE PRECEDENCE OVER SCALED DIMENSIONS. TO THE BEST OF THE ARCHITECT OR ENGINEERS KNOWLEDGE, THE PLANS AND SPECIFICATIONS COMPLY WITH THE APPLICABLE MINIMUM CODES AND THE APPLICABLE FIRE SAFETY STANDARDS ATE THE TIME OF THEIR PREPARATION AS DETERMINED BY THE LOCAL AUTHORITIES IN ACCORDANCE WITH SECTION 105 (F.B.C.) FLORIDA BUILDING CODE AND 885 FLORIDA STATUTES. NOTE: AUTHENTIC COPIES OF THIS DOCUMENT SHALL BEAR THE SIGNATURE IN ORIGINAL AND THE SEAL OF THE ATTESTING ARCHITECT OR ENGINEER OF RECORD. COPY RIGHT 2025-2030

DESIGN DEVELOPMENT

HISTORIC PRESERVATION BOARD

PROJECT NAME:

FACADE RENOVATION

PROJECT ADDRESS:

200 GARFIELD ST.
HOLLYWOOD, FL 33020

ARCHITECT
AUSTIN FOX ARCHITECTURE
1754 E COMMERCIAL BLVD
FORT LAUDERDALE, FL 33334
PH: 954-314-9242
INFO@AF-ARCHITECT.COM
AR101117

MEP ENGINEERING
SIGNUM ENGINEERING CORP
YURIAN GARCIA
PH: 786-620-0228
YURIANGARCIA@SIGNUMENGINEERINGCORP.COM

SEAL & SIGNATURE

REVISION LOG

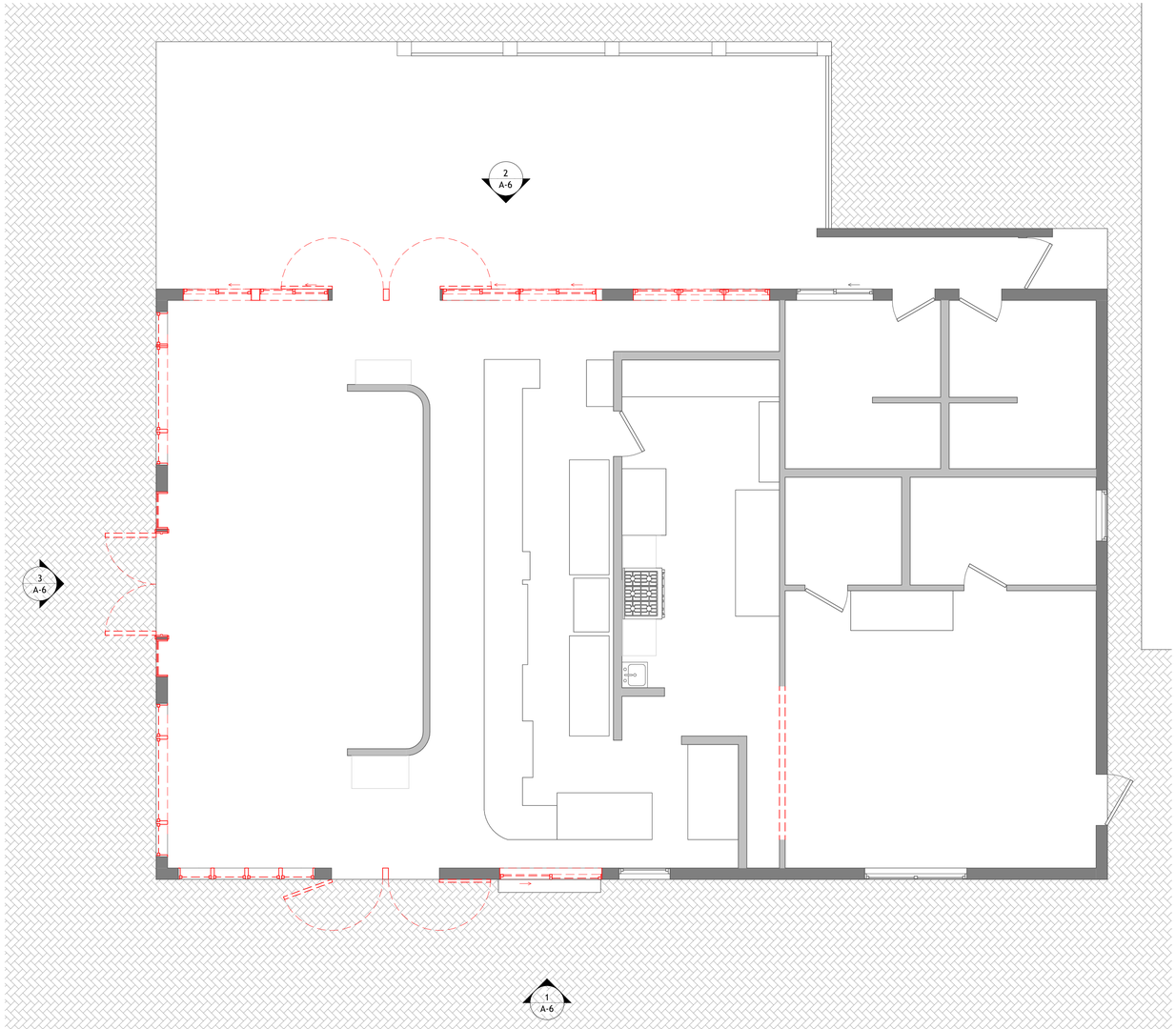
No.	Description	Date

COVER SHEET

Project number	AF2573
Date	03.19.2026
Drawn by	STAFF
Checked by	AF

A-0

Scale



NORTH TRUE

1 DEMOLITION PLAN

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

DEMOLITION LEGEND:

- EXISTING PARITION OR OBJECT TO BE REMOVED
- EXISTING INTERIOR PARTITION TO REMAIN
- EXISTING FIRE RATED INTERIOR PARTITION TO REMAIN
- EXISTING CMU WALL TO REMAIN

DEMOLITION KEYNOTES: (X)

1. EXISTING EXTERIOR WALL TO REMAIN
2. EXISTING STORE FRONT TO REMAIN
3. EXISTING WALL TO REMAIN
4. EXISTING EXIT DOOR TO REMAIN
5. EXISTING AIR INTAKE TO REMAIN
6. EXISTING FIRE RATED WALL
7. EXISTING FINISH FLOOR TO REMAIN

REMOVAL GENERAL NOTES

1. CONTRACTOR SHALL SUBMIT A SCHEDULE INDICATING PROPOSED SEQUENCE OF OPERATIONS FOR SELECTIVE REMOVAL WORK TO OWNERS REPRESENTATIVE AND ARCHITECT FOR REVIEW AND APPROVAL PRIOR TO START OF WORK. INCLUDE COORDINATION FOR SHUTOFF, CAPPING, AND CONTINUATION OF UTILITY SERVICES AS REQUIRED.

2. UPON COMPLETION OF REMOVAL WORK, REMOVE TOOLS, EQUIPMENT, AND REMOVED MATERIALS FROM SITE.

3. PARTIAL REMOVAL: STORAGE OF REMOVED ITEMS ON SITE WILL NOT BE PERMITTED, UNLESS AUTHORIZED BY OWNER.

4. DAMAGES: PROMPTLY REPAIR DAMAGES TO ADJACENT FACILITY ITEMS CAUSED BY CONTRACTOR WORK.

5. MAINTAIN EXISTING BUILDING SYSTEM/UTILITIES INDICATED TO REMAIN IN SERVICE AND PROJECT THEM AGAINST DAMAGE DURING REMOVAL OPERATIONS.

6. IF UNANTICIPATED MECHANICAL, ELECTRICAL, OR STRUCTURAL ELEMENTS THAT CONFLICT WITH INTENDED FUNCTION OR DESIGN ARE ENCOUNTERED, INVESTIGATE AND MEASUR BOTH NATURE AND EXTENT OF THE CONFLICT. SUBMIT REPORT TO OWNER'S REPRESENTATIVE IN WRITTEN, ACCURATE DETAIL. PENDING RECEIPT OF DIRECTIVE FROM OWNER'S REPRESENTATIVE, REARRANGE SELECTIVE REMOVAL SCHEDULE AS NECESSARY TO CONTINUE OVERALL JOB PROGRESS WITHOUT UNDUE DELAY.

7. REMOVE FROM PROPERTY SITE ON A DAILY BASIS, ALL DEBRIS, RUBBISH AND OTHER MATERIALS RESULTING FROM REMOVAL OPERATIONS. TRANSPORT AND LEGALLY DISPOSE OF OFF SITE. DEBRIS REMOVAL TO BE DONE AFTER REGULAR WORKING HOURS.

8. OWNER TO SURVEY AND REMOVE AND PROVIDE CERTIFICATION TO GENERAL CONTRACTOR. IF HAZARDOUS MATERIALS ARE ENCOUNTERED DURING REMOVAL OPERATIONS COMPLY WITH APPLICABLE REGULATIONS, LAWS, AND ORDINANCES CONCERNING REMOVAL, HANDLING AND PROTECTION AGAINST EXPOSURE OF ENVIRONMENTAL POLLUTION.

9. BURNING OF REMOVED MATERIALS IS NOT PERMITTED ON PROJECT SITE.

DEMOLITION GENERAL NOTES

1. REFER TO GENERAL NOTES SHEET SHEET FOR ADDITIONAL DEMOLITION NOTES.

2. GC TO COORDINATE REQUIRED DEMOLITION OF CEILING AREAS AND WALLS TO ACCOMODATE NEW HVAC EQUIPMENT, LIGHTING, AND AV SYSTEMS AS REQUIRED FOR NEW CONSTRUCTION.

3. REMOVE EXISTING ELECTRICAL SWITCH, OUTLET COVER PLATES, SPEAKERS, FIRE ALARMS, SPRINKLERS, AND A/C GRILLES. NEW ONES TO MATCH SURFACE IT RESIDES ON, UNLESS OTHERWISE NOTED.

4. CONTRACTOR IS RESPONSIBLE FOR FIELD VERIFICATION OF EXISTING CONDITIONS AND COORDINATION WITH PROPOSED WORK. IF DISCREPANCIES ARE FOUND CONTRACTOR MUST NOTIFY A/E TEAM INMEDIATELY, OTHERWISE, CONTRACTOR WILL ASSUME RESPONSIBILITY.

5. IN THE AREA IN SCOPE OF WORK, GENERAL CONTRACTOR SHALL COORDINATE THE REMOVAL OF BEAMS WITH STRUCTURAL DRAWINGS. G.C SHALL PROVIDE SHORING IN ALL AREAS AS REQUIRED

6. G.C. SHALL PATCH AND/OR REPAIR ALL WALLS, FLOOR, AND CEILING FINISHES TO EXISTING CONDITION DEEMED DAMAGED DURING PROGRESS OF EXECUTION OF PROPOSED WORK. ALL FINISHES SHALL MATCH EXISTING

7. ALL ITEMS IN WALL BEING DEMOLISHED ARE TO BE REMOVED OR CAPPED AS REQUIRED.

8. ELECTRICAL PANELS TO REMAIN UNTIL PROPOSED DRAWINGS ARE PROVIDED

9. ALL LIFE SAFETY SYSTEMS SHALL REMAIN IN ACTIVE DUTY DURING THE DEMOLITION PROCESS GENERAL CONTRACTOR SHALL PROVIDE ARCHITECT WITH A SIGNED AND SEALED APPROVAL LETTER FROM THE STRUCTURAL ENGINEER PRIOR TO PERFORMING THE SLAB PENETRATIONS

10. GENERAL CONTRACTOR SHALL REMOVE ALL UNUSED ITEMS IN CEILING AREAS IN SCOPE OF WORK. ELEC. CONDUITS, PLUMBING LINES LOOSE WIRES, LOW VOLTAGE, ETC

AUSTIN FOX ARCHITECTURE

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DESIGN DEVELOPMENT

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FACADE RENOVATION

PROJECT ADDRESS:

200 GARFIELD ST.
HOLLYWOOD, FL 33020

ARCHITECT
AUSTIN FOX ARCHITECTURE
1754 E COMMERCIAL BLVD
FORT LAUDERDALE, FL 33334
PH: 954-314-9242
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AR101117

MEP ENGINEERING
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SEAL & SIGNATURE

REVISION LOG

No.	Description	Date

EXISTING PLAN

Project number	AF2573
Date	03.19.2026
Drawn by	STAFF
Checked by	AF

D-1

Scale As indicat

DESCRIPTION:

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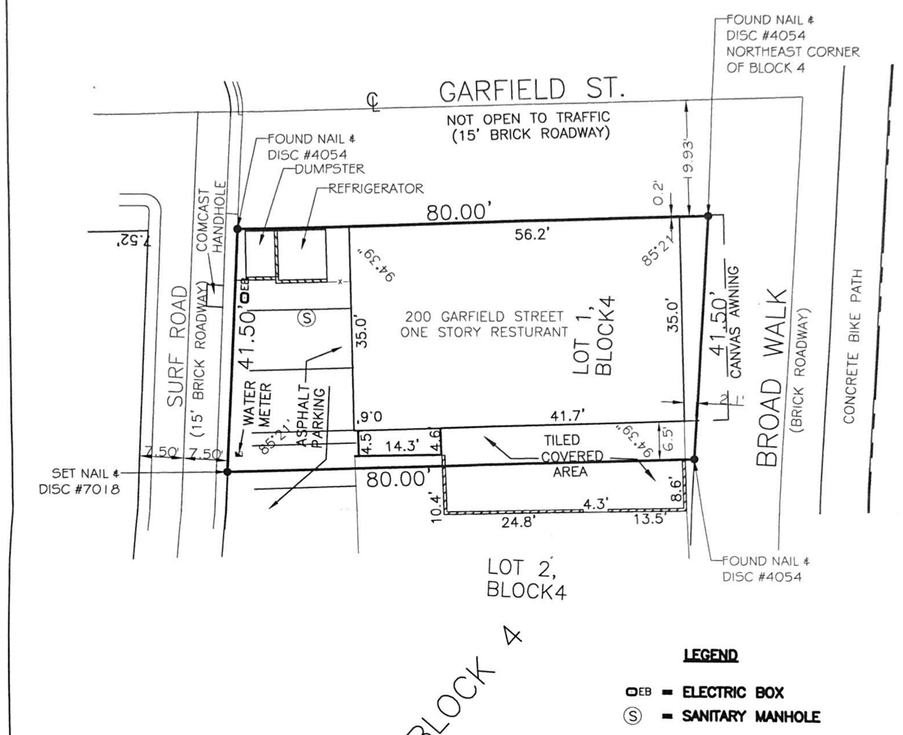

LEGEND

OEB = ELECTRIC BOX
Ⓢ = SANITARY MANHOLE

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LICENSE NUMBER
LS4574
STATE OF FLORIDA
Professional Surveyor and Mapper

STEPHEN K. SEELEY, FOR THE FIRM
PROFESSIONAL SURVEYOR & MAPPER
FLORIDA REGISTRATION NO. 4574

REVISION	DATE	BY

SKETCH OF BOUNDARY SURVEY

JOB # RN3406	DATE 01-04-2022
SCALE 1"=20'	FILE No.
DRAWN BY CM	CHECKED BY SKS

GIBBS LAND SURVEYORS
2131 HOLLYWOOD BOULEVARD, SUITE 204 HOLLYWOOD, FL 33020 (954) 923-7000
LICENSED BUSINESS NO. 7018

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DESIGN DEVELOPMENT

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FACADE RENOVATION

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SEAL & SIGNATURE

REVISION LOG

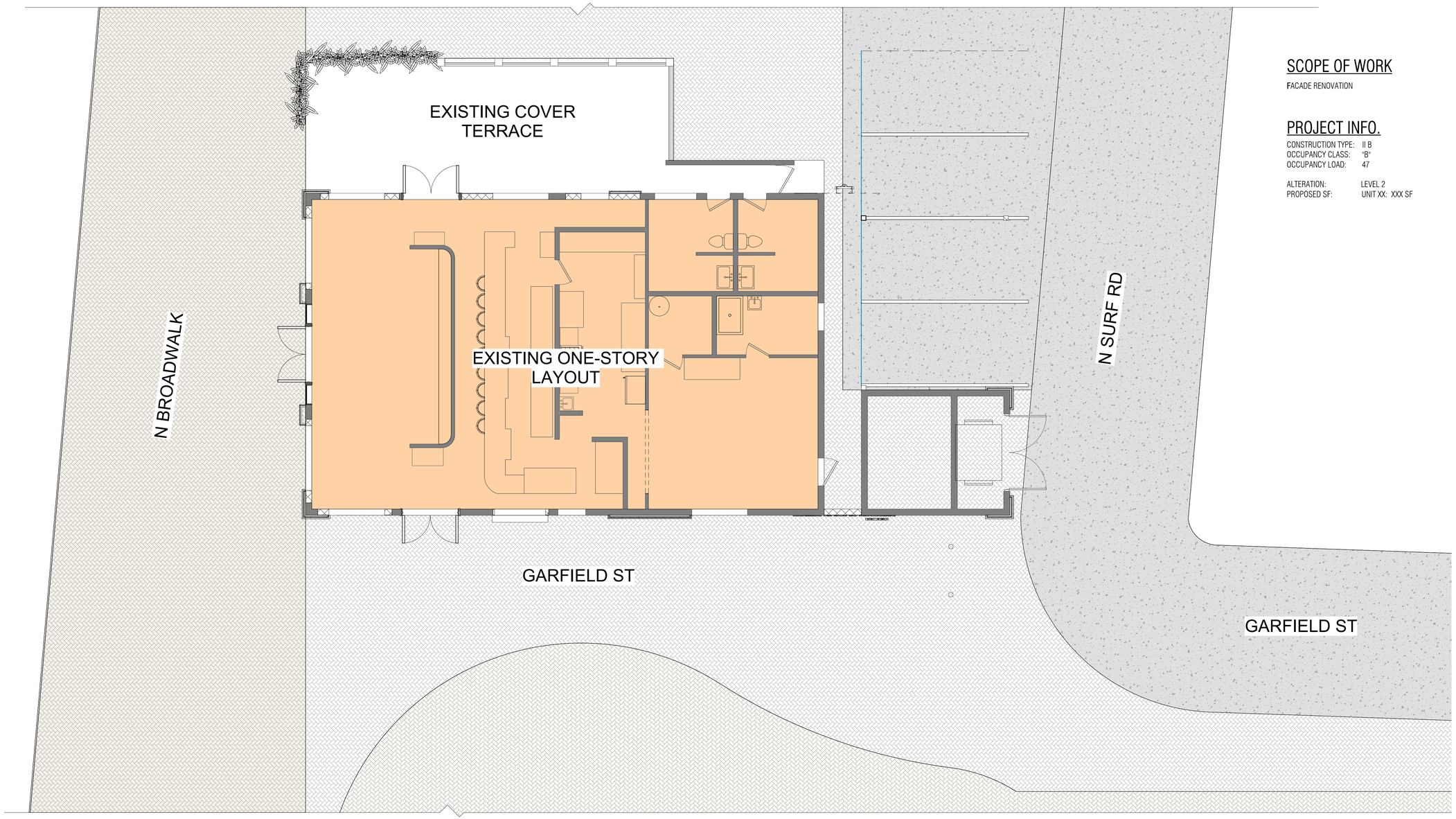
No.	Description	Date

SURVEY

Project number	AF2573
Date	03.19.2026
Drawn by	STAFF
Checked by	AF

A-1

Scale



SCOPE OF WORK

FACADE RENOVATION

PROJECT INFO.

CONSTRUCTION TYPE: II B
OCCUPANCY CLASS: "B"
OCCUPANCY LOAD: 47

ALTERATION: LEVEL 2
PROPOSED SF: UNIT XX: XXX SF

NORTH TRUE

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

AUSTIN FOX ARCHITECTURE

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AUSTIN FOX ARCHITECTURE
1754 E COMMERCIAL BLVD
FORT LAUDERDALE, FL 33334
PH: 954-314-9242
INFO@AF-ARCHITECT.COM
AR101117

MEP ENGINEERING
SIGNUM ENGINEERING CORP
YURIAN GARCIA
PH: 786-620-0228
YURIANGARCIA@SIGNUMENGINEERINGCORP.COM

SEAL & SIGNATURE

REVISION LOG

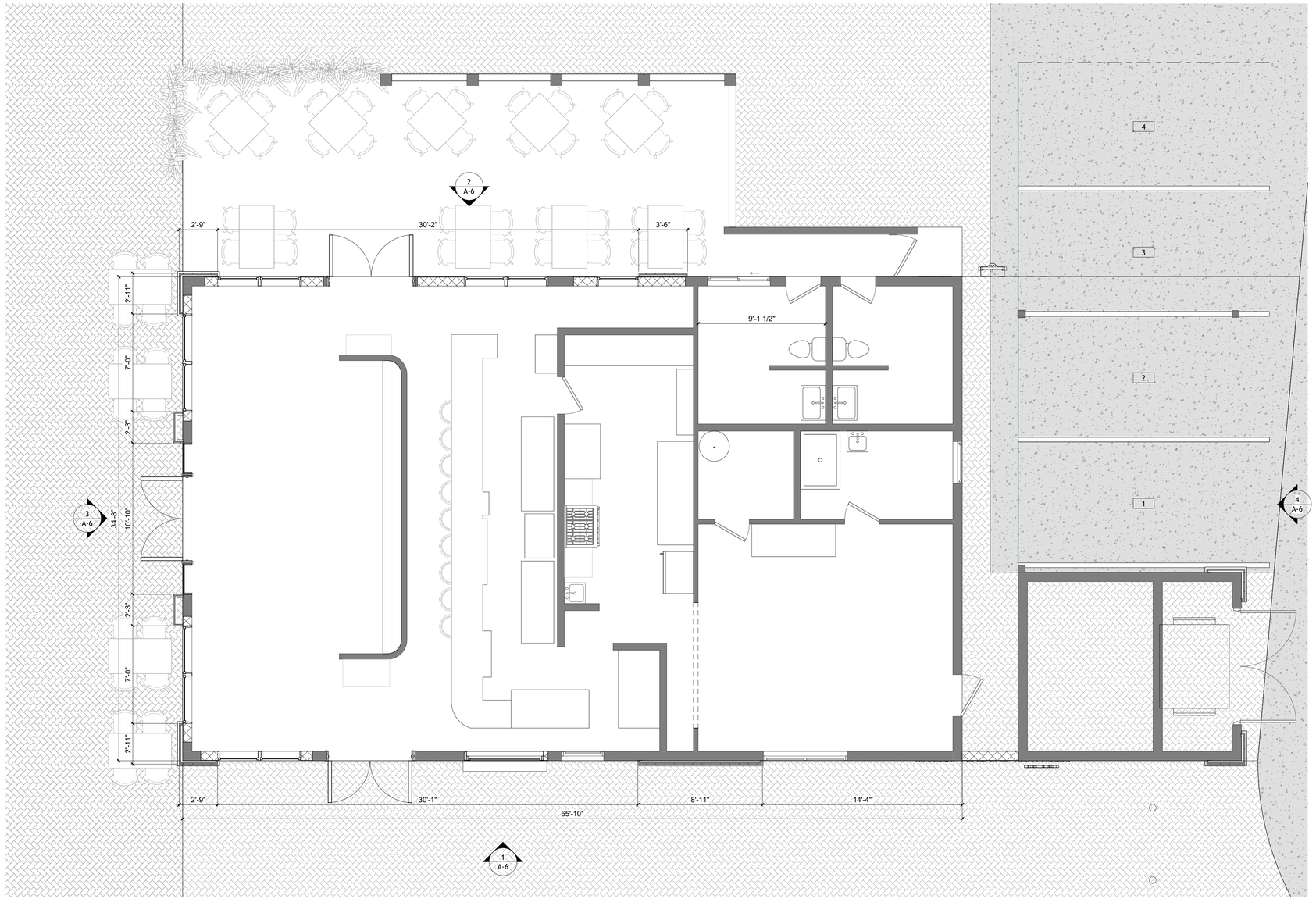
No.	Description	Date

SITE PLAN

Project number	AF2573
Date	03.19.2026
Drawn by	STAFF
Checked by	AF

A-2

Scale 3/16" = 1'



NORTH TRUE

1 PROPOSED PLAN

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

GENERAL FLOOR PLAN NOTES

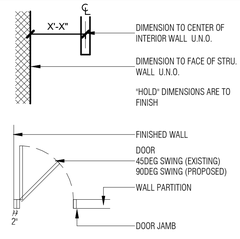
1. THE CONTRACTOR SHALL VERIFY ALL DIMENSIONS, ELEVATIONS AND ANGLES AND ALL OTHER EXISTING CONDITIONES PRIOR TO COMMENCING ANY WORK. CONTRACTOR TO ALSO VERIFY AND APPROVE ALL INFORMATION ON DRAWINGS. ACCEPTANCE OF THIS PLANS CONSTITUTES APPROVAL. PLEASE NOTIFY ENGINEER BY CERTIFIED MAIL OF ANY CONFLICTS OR DISCREAPANCIES IF ANY.
2. OVERALL FLOOR PLANS INCLUDE OVERALL BUILDING DIMENSIONS, COLUMN LINE DESIGNATIONS, EXTERIOR ELEVATION TAGS, GENERAL NOTES, EXTERIOR DOOR AND WINDOW TAGS, UNIT LABELS.
3. COORDINATE ALL WINDOW AND DOOR SELECTIONS W/OWNNER AND/OR ARCHITECT INCLUDING, BUT NOT LIMITIED TO: MANUFACTURER, TYPE, STYLE, MATERIAL(S), FINISH, ENERGY EFFICIENCY, MUNTIN/LITE PATTERN, AND HARDWARE. VERIFY AND COORDINATE ALL UNIT SIZES, HEAD AND SILL HEIGHTS, AND ROUGH OPENING DIMENSIONS. COORDINATE AND INSTALL BRICK MOLD, EXTERIOR CASING, INTERIOR TRIM, SHUTTERS, DECORATIVE ELEMENTS, ETC. AS APPLICABLE. SEE ELEVATIONS. COORDINATE REPLACEMENT AND/OR REFURBISHMENT OF EXISTING WINDOWS IN EXISTING OPENINGS AS APPLICABLE. VERIFY ALL SIZES. INSTALL AS PER MANUFACTURER'S REQUIREMENTS.
4. ALL INTERIOR WALLS TO BE 5/8" GWB PAINTED. COORDINATE COLOR AND FINAL TEXTURE W OWNER. AT ALL INTERIOR WALLS & CEILINGS PROVIDE FLOAT TEXTURE AND PAINT.
5. STYLE AND SIZES OF ALL DOORS ARE TO BE COORDINATED W/ OWNER PRIOR TO ORDERING.
6. PROVIDE SOUND DEADENING INSULATION AT SHARED WALLS WITH MASTER BEDROOM.
7. PROVIDE SOUND DEADENING INSULATION IN ALL BATHROOM AND LAUNDRY INTERIOR PARTITION WALLS.
8. PROVIDE IN WALL BLOCKING BETWEEN WOOD STUD ON ALL BATHROOM AND SHOWER WALLS, AND WHERE OTHERWISE NOTED.
9. ALL FINISHES/ COLORS TO BE SELECTED BY OWNER. FINAL COLORS TO BE APPROVED BY OWNER.
10. PROVIDE VENTS TO EXTERIOR FOR DRYER, KITCHEN HOOD, AND ALL BATHROOMS. COORDINATE ROUTE WITH GENERAL CONTRACTOR.
11. CONRACTOR SHALL FURNISH AND BE SOLELY RESPONSIBLE FOR ALL TEMPORARY BRACING AND SHORING REQUIRED TO MAINTAIN PLUMBNESS AND STABILITY OF ALL STRUCTURAL ELEMENTS DURING CONSTRUCTION.
12. THE CONTRACTOR SHALL OBTAIN FROM ALL SUBCONRTACTORS THE FINAL APPROVED SITE AND LOCATION OF ALL OPENINGS TO BE PROVIDED FOR RESPECTIVE TRADES. HE SHALL BE RESPONSIBLE FOR LOCATION AND DETAILS.
13. ALL CONCRETE FOR FOUNDATION AND SLABS ON GRADE SHALL REACH 2500 P.S.I. COMPRESSIVE STRENGHT AT 28 DAYS, AND ALL COLUMNS, GROUTED CELLS, SLABS ABOVE GRADE, AND TIE BEAMS SHALL REACH 3000 P.S.I. COMPRESSIVE STRENGHT MINIMUM AT 28 DAYS UNLESS OTHERWISE NOTED.
14. CONTRACTOR / OWNER SHALL BE RESPONSIBLE FOR VERIFYING REQUIRED GRADE AND FINISHED FLOOR ELEVATIONS WITH RESPECT TO LOCAL FLOOD CRITERIA, EXISTING CROWN OF ROAD ELEVATIONS, FEDERAL FLOOD CRITERIA OR ANY OTHER GOVERNING BODY.
15. OWNER AND CONTRACTOR SHALL NOTIFY ENGINEER IN WRITING BY CERTIFIED MAIL UPON COMMENCEMENT OF PROJECT.
16. THE OWNER SHALL BE SOLELY RESPONSIBLE FOR INVESTIGATION IN REFERENCE TO WHETHER STRUCTURE CAN BE BUILT ON SITE. PAYMENT OF THIS DRAWINGS CONSTITUTES ACCEPTANCE AND AGREEMENT WITH THE FOLLOWING STATEMENT: NO PARTY SHALL INITIATE DELAY CLAIMS AGAINST AUSTIN FOX ARCHITECTURE. LIABILITIES SHALL BE LIMITED TO FEES PAID TO DESIGN PROFESSIONAL
17. ALL FURNITURE SHOWN IS FOR REFERENCE ONLY. OWNER PROVIDED AND CONTACTOR INSTALLED.
18. ALL MILLWORK AND PLUMBING FIXTURES ARE SHOWN FOR REFRENCE ONLY. OWNER PROVIDED AND CONTACTOR INSTALLED.

WALL LEGEND

- EXISTING CMU EXTERIOR WALL
- EXISTING FIRE RATED WALL
- PROPOSED INTERIOR
- PROPOSED INTERIOR LEAD-LINED

NOTE: REFER TO WALL TYPE SEC. FOR DETAIL

DIMENSIONS



FLOOR PLAN KEYNOTES: (X)

1. EXISTING FINISH FLOOR TO REMAIN.
2. PROPOSED FINISH FLOOR (TO BE SELECTED BY OWNER)
3. PROPOSED INTERIOR WALL FINISH (TO BE SELECTED BY OWNER)
4. FRONT DESK
5. MILLWORK (TO BE SELECTED)
6. PROPOSED CABINET WITH SINK
7. ADA KITCHEN SINK (BY OTHERS)
8. KITCHEN COUNTERTOP AND CABINETS (BY OTHERS)
9. FREEZER (BY OTHERS)
10. WALL FINISH (SELECTED BY OWNER)
11. PROPOSED BATH ACCESORIE (BY OTHERS)
12. PROPOSED ADA SINK
13. PROPOSED ADA W.C.
14. SERVICE/MOP SINK
15. EXISTING ELECTRICAL PANEL (REFER TO ELECTRICAL SHEETS)
16. EXISTING STORE FRONT TO REMAIN
17. PROPOSED SHOWER
18. HIGH AND LOW DRINKING FOUNTAIN

AUSTIN FOX ARCHITECTURE

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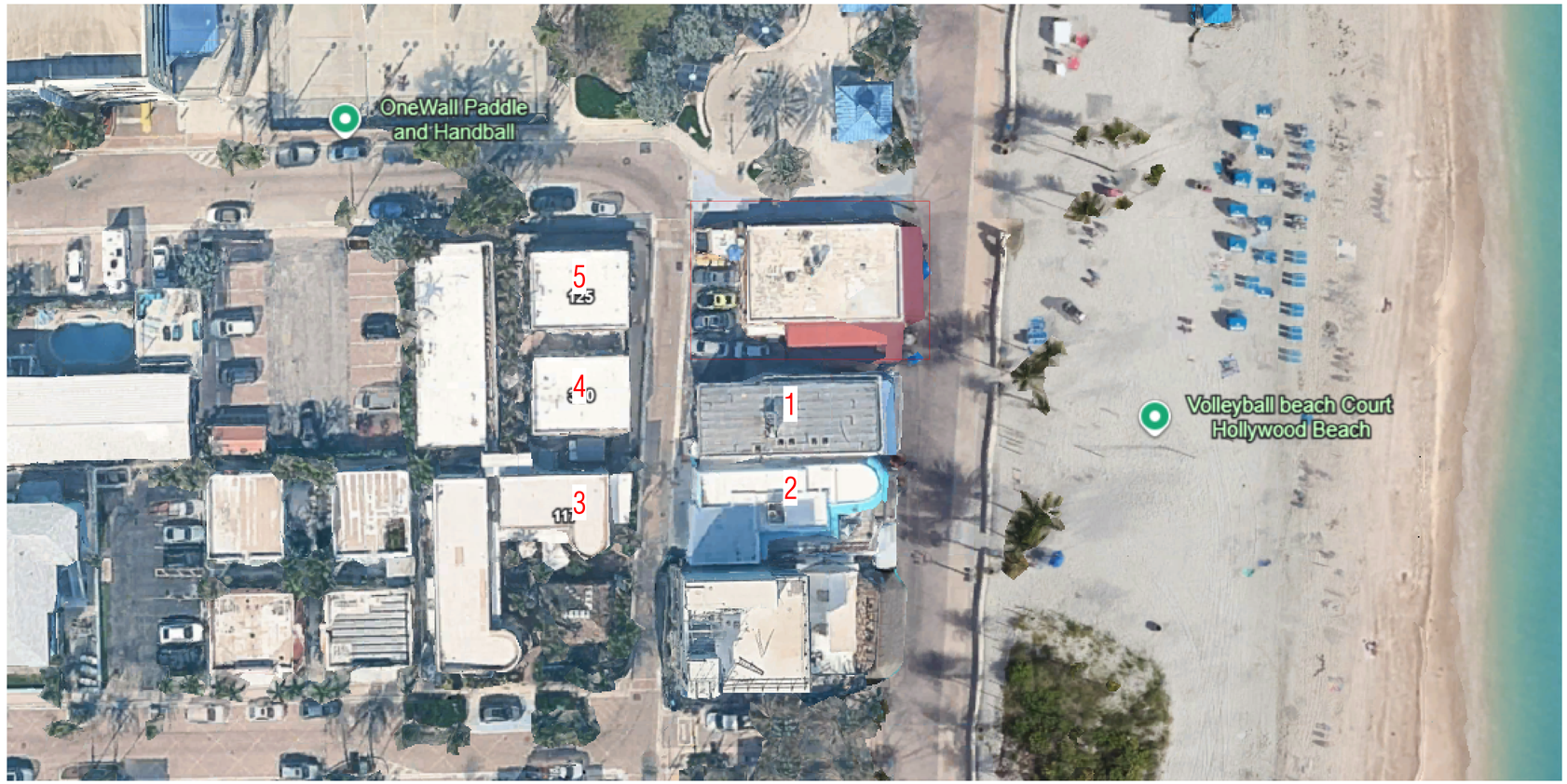

1	1512 N BROADWALK



2	1504 N BROADWALK



3	117 N SURF RD



4 & 5	310 GARFIELD ST - 125 N SURF RD



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DESIGN DEVELOPMENT

HISTORIC PRESERVATION BOARD

PROJECT NAME:

FACADE RENOVATION

PROJECT ADDRESS:

200 GARFIELD ST.
HOLLYWOOD, FL 33020

ARCHITECT
AUSTIN FOX ARCHITECTURE
1754 E COMMERCIAL BLVD
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YURIAN GARCIA
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SEAL & SIGNATURE

REVISION LOG

No.	Description	Date

SURROUNDING PROPERTIES

Project number	AF2573
Date	03.19.2026
Drawn by	STAFF
Checked by	AF

A-4

Scale 12" = 1'



NORTH

1



2



3



4



5



6



7



AUSTIN FOX
ARCHITECTURE

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AUSTIN FOX ARCHITECTURE
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YURIAN GARCIA
PH: 786-620-0228
YURIANGARCIA@SIGNUMENGINEERINGCORP.COM

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REVISION LOG

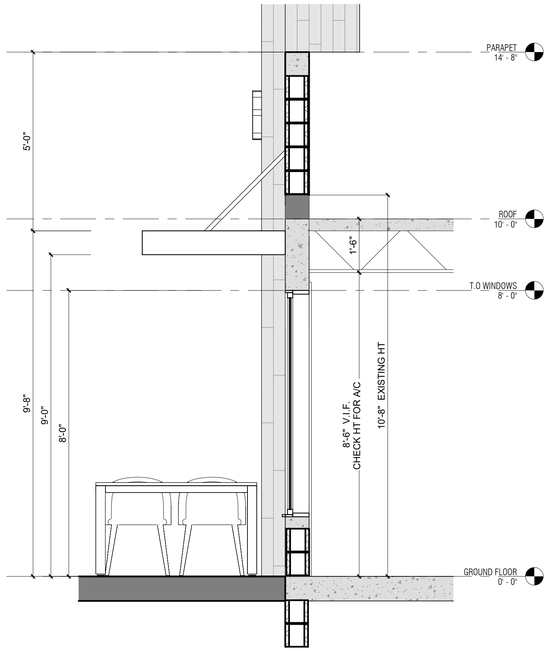
No.	Description	Date

SUBJECT PHOTOGRAPHS

Project number	AF2573
Date	03.19.2026
Drawn by	STAFF
Checked by	AF

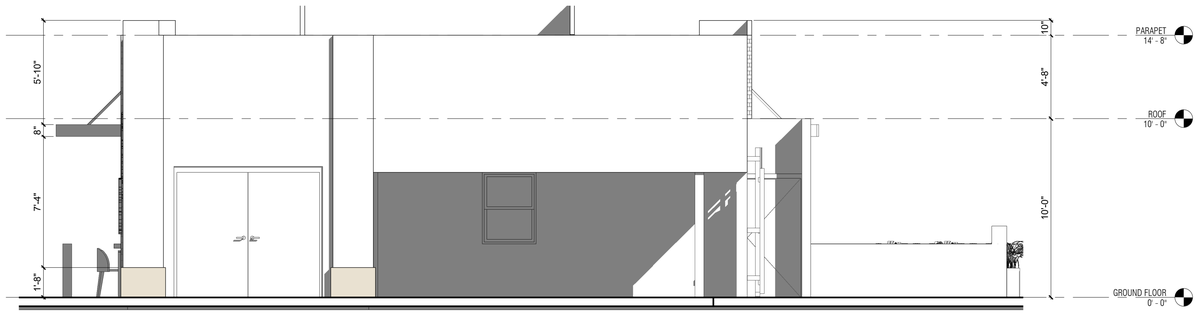
A-5

Scale



5 TYP. SECTION

SCALE: 1/2" = 1'-0"



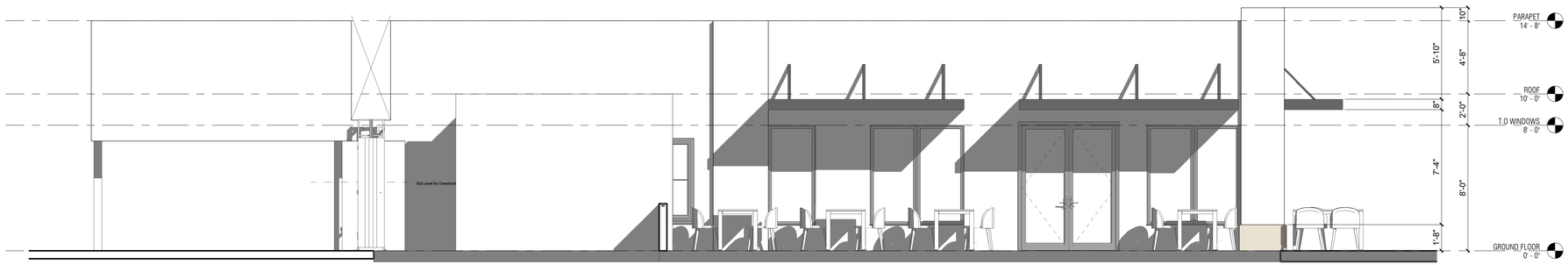
4 REAR WEST ELEVATION

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



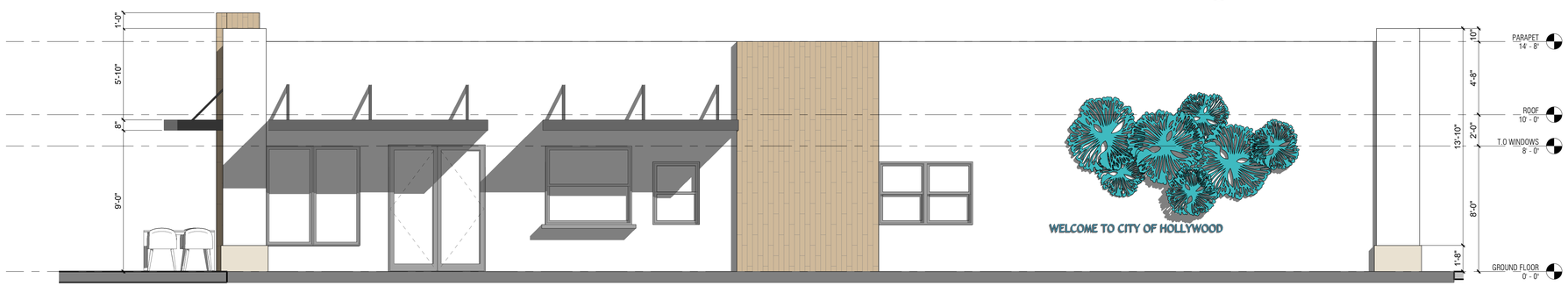
3 FRONT EAST ELEVATION

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



2 SOUTH SIDE ELEVATION

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



1 NORTH SIDE ELEVATION

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

MATERIAL LEGEND

1	STUCCO SMOOTH FINISH (SW 7008 ALABASTER).
2	WOOD CLADDING
3	LIGHT TRAVERTINE TONE
4	LAMINATED GLASS
5	BLACK ALUMINUM CANOPY
5	BLACK ALUMINUM FRAMING
6	WALL SCULPTURE

ELEVATION LEGEND AND NOTES

1. REFER TO INTERIOR DESIGN SET FOR MATERIAL SPECIFICATIONS AND DETAILED LOCATION.
2. ALL PAINT COLORS MUST BE SUBMITTED FOR APPROVAL.
3. ALL CONSTRUCTION AND FINISH MATERIALS INSTALLED BELLOW BFE SHALL BE FLOOD RESISTANT MATERIAL.

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DESIGN DEVELOPMENT

HISTORIC PRESERVATION BOARD

PROJECT NAME:

FACADE RENOVATION

PROJECT ADDRESS:

200 GARFIELD ST.
HOLLYWOOD, FL 33020

ARCHITECT
AUSTIN FOX ARCHITECTURE
1754 E COMMERCIAL BLVD
FORT LAUDERDALE, FL 33334
PH: 954-314-9242
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AR101117

MEP ENGINEERING
SIGNUM ENGINEERING CORP
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YURIANGARCIA@SIGNUMENGINEERINGCORP.COM

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REVISION LOG

No.	Description	Date

EXTERIOR ELEVATIONS

Project number	AF2573
Date	03.19.2026
Drawn by	STAFF
Checked by	AF

A-6

Scale: As indicated



AUSTIN FOX
ARCHITECTURE

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REVISION LOG

No.	Description	Date

RENDERS

Project number	AF2573
Date	03.19.2026
Drawn by	STAFF
Checked by	AF

A-7

Scale



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Scale



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RENDERS

Project number	AF2573
Date	03.19.2026
Drawn by	STAFF
Checked by	AF

A-9

Scale

CHARLES DRAKOULASKIE. 200 GARFIELD ST. N

NAME OF OWNER

ADDRESS OF CONSTRUCTION

LEGAL DESCRIPTION

LOTS 1 & 2 BLOCK 4 HUD. BEACH 1 st. ADD.

OWNERS ADDRESS

822 So. 26 th. Ave.

DESCRIPTION OF CONSTRUCTION

COST

$ 17,500.

COMMERCIAL BUILDING.

ARCHITECT

K.J. SPRY.

PERMIT TYPE	NO.	DATE ISSUED	TO WHOM	FIXTURES OR OUTLETS
BLDG.	42174	11-8-60	ALFRED KESSLER	BLDG.
ROOF	42962	11-17-61	N & W. Roofing	
ELECTRICAL	24001	11-16-60	Blackwelder	1-2-73
[illegible]	[illegible]	[illegible]	[illegible]	
PLUMBING	19610	11-23-60	Ban Plb Co	15
[illegible]	[illegible]	[illegible]	Boggs St	1
[illegible]	[illegible]	[illegible]	[illegible]	[illegible]

INSPECTIONS

FOUNDATION Grade Beam 11-18-60 NR H 11-21-60 CR L Concrete cap 12-22-60 H	1 ST ROUGH PLUG 12-1-60	TEMP SERVICE Pole Slab 12-2-60
BLAS 12-1-60	FINAL ROUGH PLUG 1-9-61	ROUGH ELECTRIC 1-18-61
COLUMNS		
	SEPTIC TANK 1-20-61	TEMPORARY FINAL
TIE BEAM 12-15-60 H		
FRAMING 1-5-60 H	GREASE TRAP 2-3-61	FINAL ELECTRIC 2-4-61
ROOF 12-28-60 H Trap 1-17-61 H	FINAL PLUMBING 3-1-61	
LATHING 1-12-61 H 1-20-61 CR	CERT. OF OCCUPANCY 3-2-61	RUBBISH BOND & C/B By transfer
		C of A. 143-[illegible] [illegible]

[illegible] must [illegible] by architect before [illegible].

[illegible] chased by [illegible] [illegible] [illegible]

B.A.48

11-8-60 Valuation £2175

Owner

Description

Tenure

Use

Date Built

Cubic Contents

Rateable Value £500

Sq. Ft.

Rent

Inspection

Engineer

Hotel Inspector

Strig Health Inspector

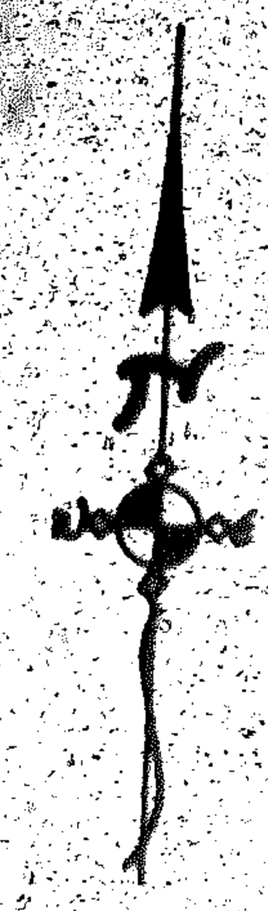
Job No.

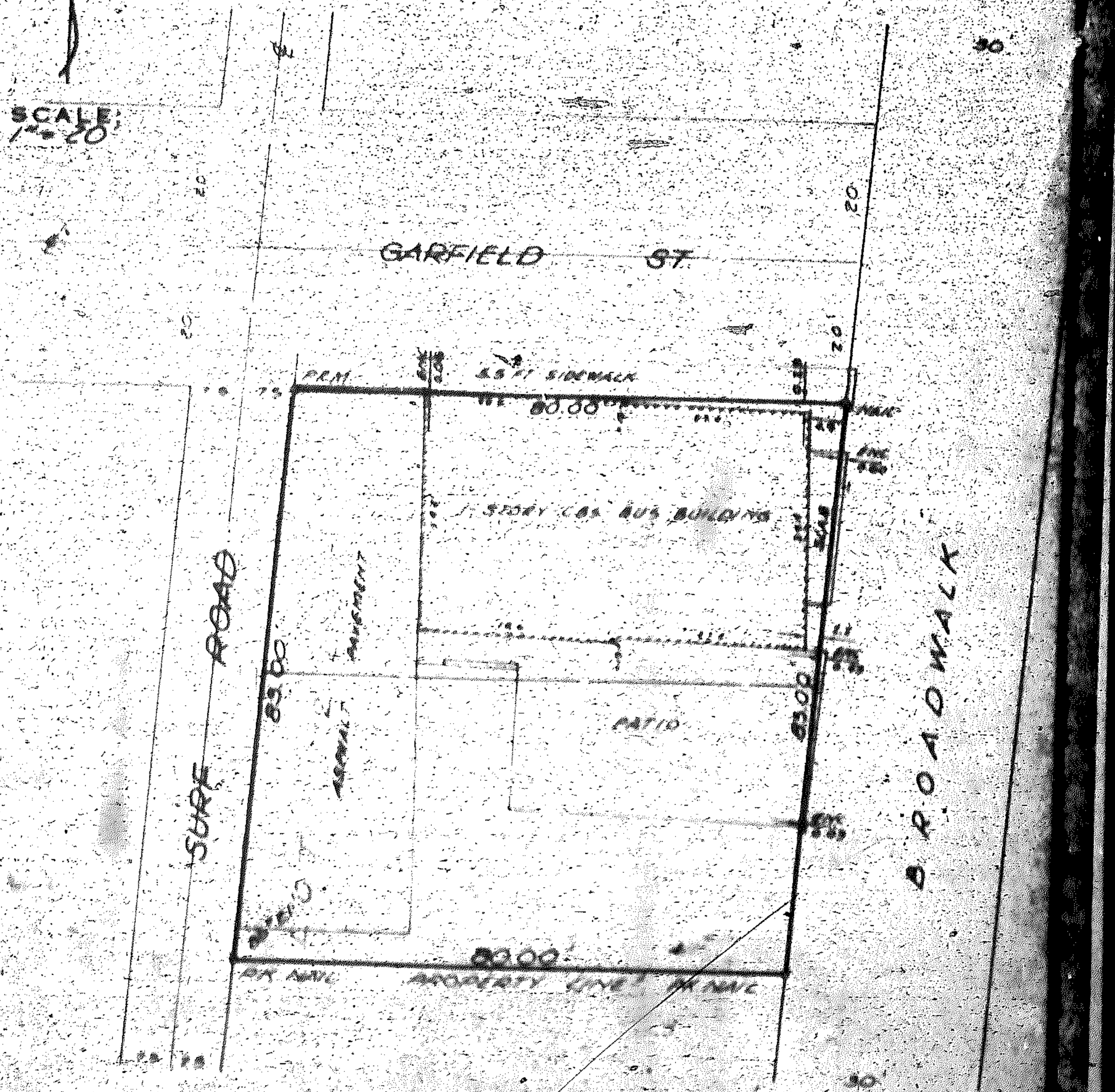
SURVEY FOR
CHARLES DRAKOULAKOS

DESCRIPTION

Lots 1 and 2, Block 4, "HOLLYWOOD BEACH FIRST ADDITION", according to plat thereof recorded in Plat Book 1, page 31, of the public records of Broward County, Florida

ADDRESS
200 GARFIELD ST.
HOLLYWOOD, FLORIDA





TO ALL PARTIES INTERESTED IN TITLE TO PREMISES SURVEYED:

I, MAURICE E. BERRY II, hereby certify that I have made a recent survey of the above described property as indicated, and that there are no above-ground encroachments except as shown on above plat, and that said plat is true and correct to the best of my knowledge and belief.

Dated at Hollywood, Broward County, Florida, this 2nd day of APRIL, A.D., 1964.

M. E. BERRY & ASSOCIATES
SURVEYS MAPS
LAND DEVELOPMENT
HOLLYWOOD 3615 BLVD.

Maurice E. Berry

MAURICE E. BERRY II
Registered Land Surveyor No. 1745
STATE OF FLORIDA

Job No.

SURVEY FOR

CHARLES DRAKOULAKOS

DESCRIPTION.

Lots 1 and 2, Block 4, "HOLLYWOOD BEACH FIRST ADDITION", according to plat thereof recorded in Plat Book 1, page 31, of the public records of Broward County, Florida

ADDRESS
200 GARFIELD ST.
HOLLYWOOD FLORIDA

SCALE: 1" = 20'

GARFIELD ST.

N

20

80

20

N

80.00

SIDEWALK

ROADWAY

SURF

TO ALL PARTIES INTERESTED IN TITLE TO PREMISES SURVEYED:

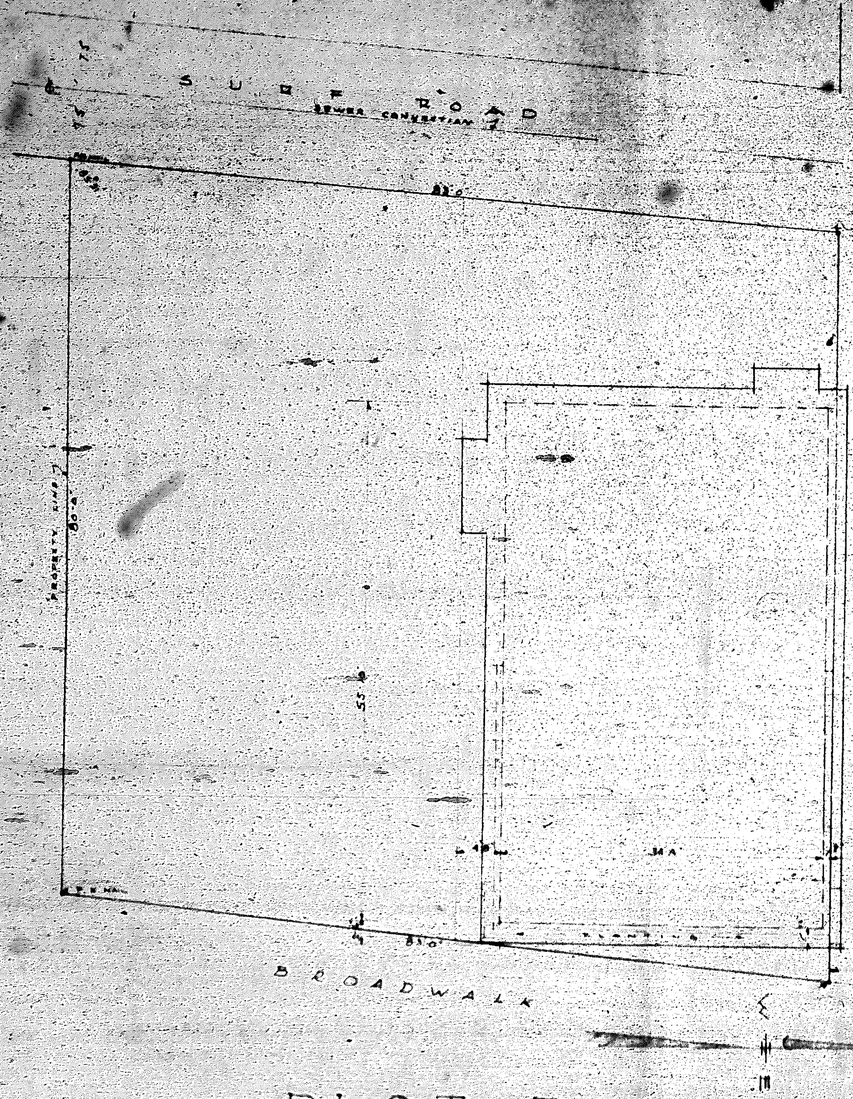
I, MAURICE E. BERRY II, hereby certify that I have made a recent survey of the above described property as indicated, and that there are no above-ground encroachments except as shown on above plat, and that said plat is true and correct to the best of my knowledge and belief.

Dated at Hollywood, Broward County, Florida, this 2nd day of MARCH, A. D., 1961.

M. E. BERRY & ASSOCIATES
SURVEYS MAPS
LAND DEVELOPMENT
HOLLYWOOD 3819 BLVD.

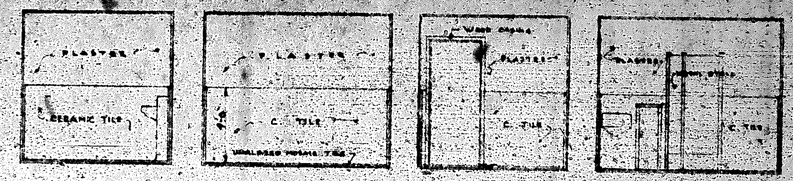
Maurice E. Berry

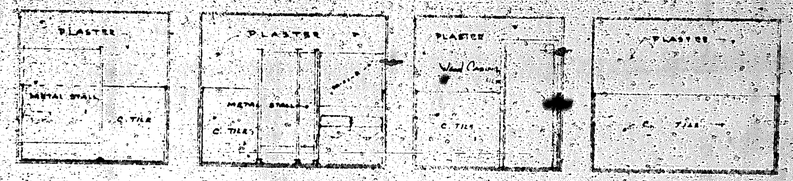
MAURICE E. BERRY II
REGISTERED LAND SURVEYOR NO. 1788
STATE OF FLORIDA

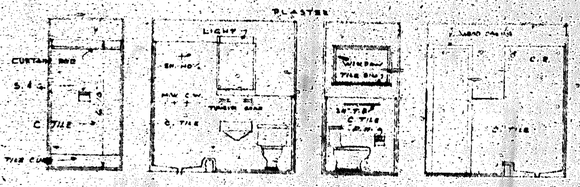


PLOT PLAN

Scale 1/8" = 1'-0"







FINISH SCHEDULE

ROOM	FLOOR	BASE	WAINSCOT MAT.	WAINSCOT HEIGHT	WALLS	CEILING	REMARKS
RESTAURANT	UNGLAZED MOSAIC TILE	UNGLAZED MOSAIC TILE	UNGLAZED MOSAIC TILE	WAINSCOT HEIGHT	PLASTER	PLASTER	
KITCHEN	STEEL "INDUSTRIAL" CANE	4" VINYL COVE	NONE	NONE	PLASTER	"	
STORAGE	"	"	NONE	NONE	"	"	
BATH	UNGL. MOSAIC TILE	UNGL. MOSAIC TILE	CERAMIC TILE	6'-0"	"	"	
MEN TOILET	"	"	"	6'-0"	"	"	
WOMEN TOILET	"	"	"	6'-0"	"	"	

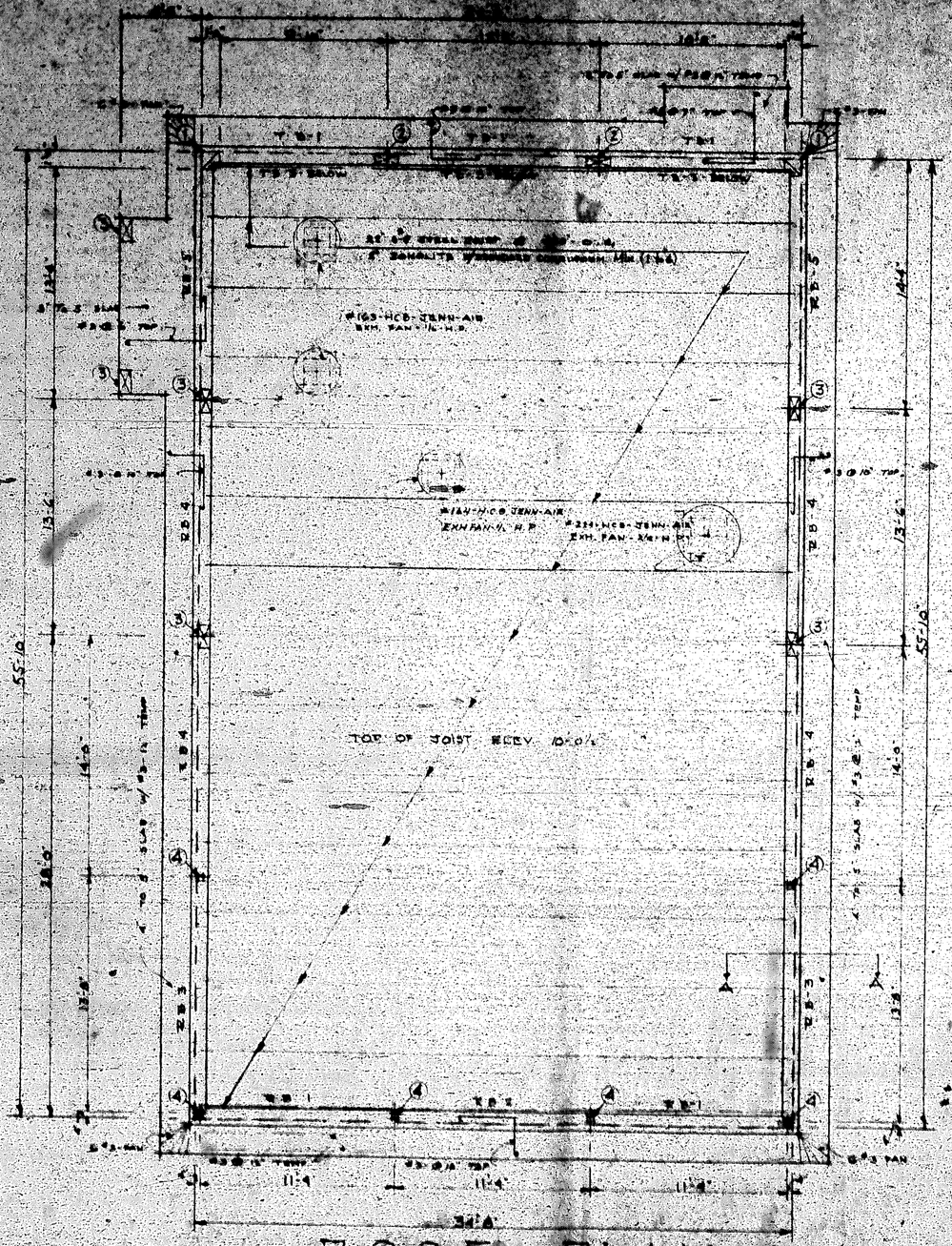
GENERAL NOTES:

1- ALL PLASTER TO BE LIME PUTTY.
2- ALL PLASTER CEILINGS SUSPENDED ON GALVANIZED IRON FURRINGS & GALV. WIRE LATH.
3- ALL MOSAIC TILE WILL BE "INDIAN MERSEY" PATTERN & COLOR SELECTED BY OWNER FROM STOCK RANGE. ALL TILE INSTALLATIONS TO BE COMPLETE WITH COVE & CAP TILE.
4- TOILET STALLS AS SUPPLIED BY "MILLS METAL DEPARTMENT CO."

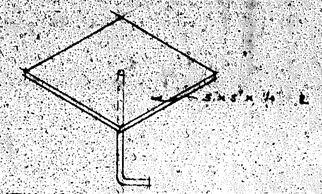
PLUMBING FIXTURE SCHEDULE

LAVATORIES: LEDGEWOOD P 2400-46 UNIT-SUPPLY/DRAIN FITTING No N 2418
36 SUPPLY LINES 4 294-042-1/4" O.D. TUBING-1966-44
WATER CLOSETS: "CRAFTON" No P 2116 W/CHURCH SEAT #207 WHITE W/OPEN FRONT
URINALS: No 6486-1 W/CLEAN RITE #1824 UNIVERSAL STRAINER # 2365.
BUILT-IN SINKS: "HERITAGE" TYPE "N"-1860 N-1861 SMALL COUNT SINKS WITH AMERICAN STANDARD CHROMED BRASS TRAPS & STRAINERS
FLOOR DRAINS: JOSAM No. 120.

KENNETH J. SPROUL
ARCHITECT

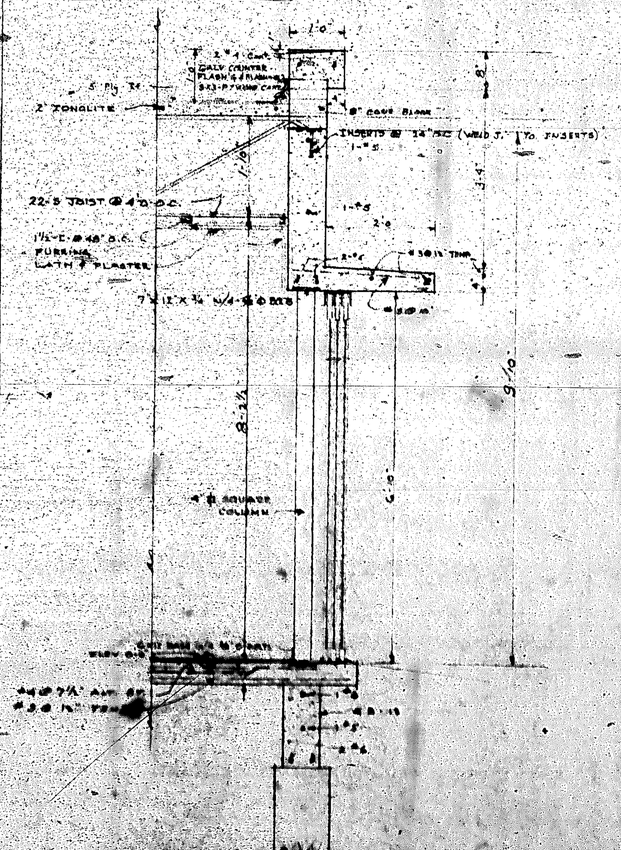


ROOF PLAN



STEEL JOIST INSERT DETAIL





SECTION AA

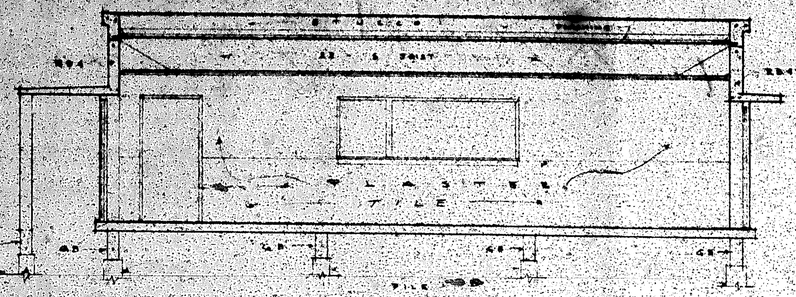
COLUMN SCHEDULE

MARK	SIZE	VERT. REINFORCEMENT, BASE PLATE & BOLTS	TIES & SPACING, CAP PLATE & BOLTS	REMARKS
1	8" x 12" x 12"	5-#8	2-#8 @ 12" ⅝	
2	8" x 12"	4-#8	1-#8 @ 12" ⅝	
3	8" x 16"	4-#8	1-#8 @ 2" ⅝	
4	4" ⊠ SQ. COLUMN	7"x12"x¾" w/4-⅝" ⊕ BOLTS	7"x12"x¾" w/4-⅝" ⊕ BOLTS	CONC. BILLETS

BEAM SCHEDULE

BEAM	ELEV. TOP OF BEAM	SIZE	REINFORCING BOTT.	REINFORCING BENT	REINFORCING TOP	REINFORCING 'C'	REINFORCING 'R'	STIRRUPS UP	STIRRUPS SPACING	REMARKS
GB-1	-0'-5"	8" x 16"	2-5		1-5	1-5				
GB-2		8" x 16"	2-5		1-5					
GB-3		8" x 16"	2-5		1-5	1-5				
GB-4		8" x 12"	2-5		1-5	1-5				
GB-5		8" x 12"	2-5		1-5					
GB-6		8" x 12"	2-5		1-5	1-5				
GB-7		8" x 16"	2-6		1-6	1-5		2	5"	
GB-8		8" x 16"	1-4 1-6		1-7			2	5"	
GB-9		8" x 16"	1-5 1-6		1-9			2	5"	
GB-10		8" x 16"	1-5 1-9		1-9	1-6		16	5", 2@6", 4@8"	
GB-11		8" x 16"	1-7 1-8		1-9	1-6		16	5", 4@6"	
GB-12		8" x 16"	2-8		1-8			16	5", 4@8"	
GB-13		8" x 16"	2-6		1-6	1-5		2	5"	
GB-14		8" x 16"	1-5 1-6		1-7			2	5"	
GB-15		8" x 16"	1-5 1-6		1-9			2	5"	
GB-16	-0'-5"	8" x 16"	1-5 1-9		1-9	1-6		16	5", 2@6", 4@8"	
GB-17	-0'-5"	8" x 16"	2-6		2-5			2	5", 1@5", 2@6"	
RB-1	+10'-0½"	8" x 36½"	2-5		1-5	1-5			#3 HOOPS @ 12" ⅝	[illegible]
RB-2	+10'-0½"	8" x 36½"	2-5		1-5				#3 HOOPS @ 12" ⅝	[illegible]
RB-3	+9'-10"	8" x 40"	2-5		1-5	1-5			#3 HOOPS @ 12" ⅝	[illegible]
RB-4	+9'-10"	8" x 40"	2-5		1-5				#3 HOOPS @ 12" ⅝	[illegible]
RB-5	+9'-10"	8" x 40"	2-5		1-5	1-5			#3 HOOPS @ 12" ⅝	[illegible]
TB-1	+10'-0½"	8" x 12"	2-5		2-5					
TB-2	-0'-5"	8" x 16"	2-5		2-5					

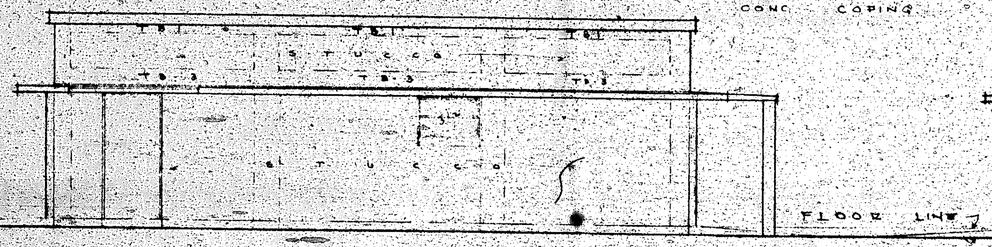
KENNETH JOSEY [illegible]
ARCHITECT
[illegible]



CROSS SECTION



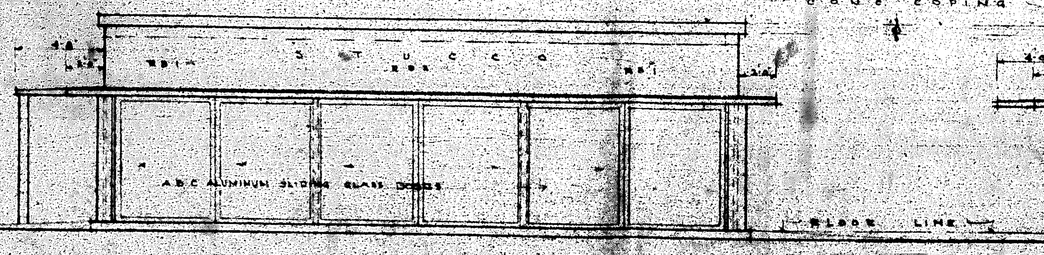
LONGITUDINAL SECTION



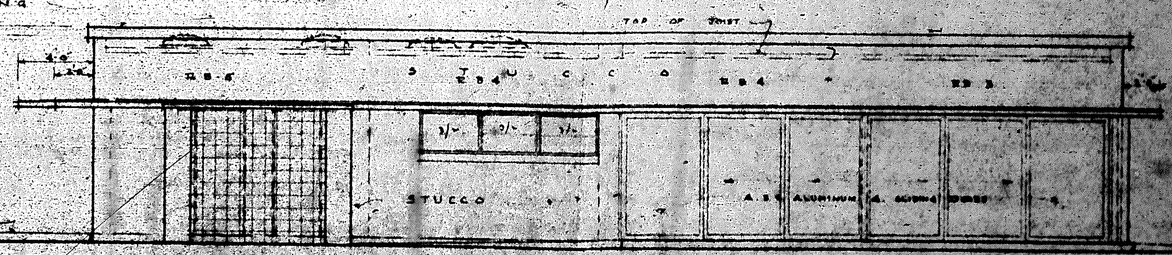
WEST ELEVATION



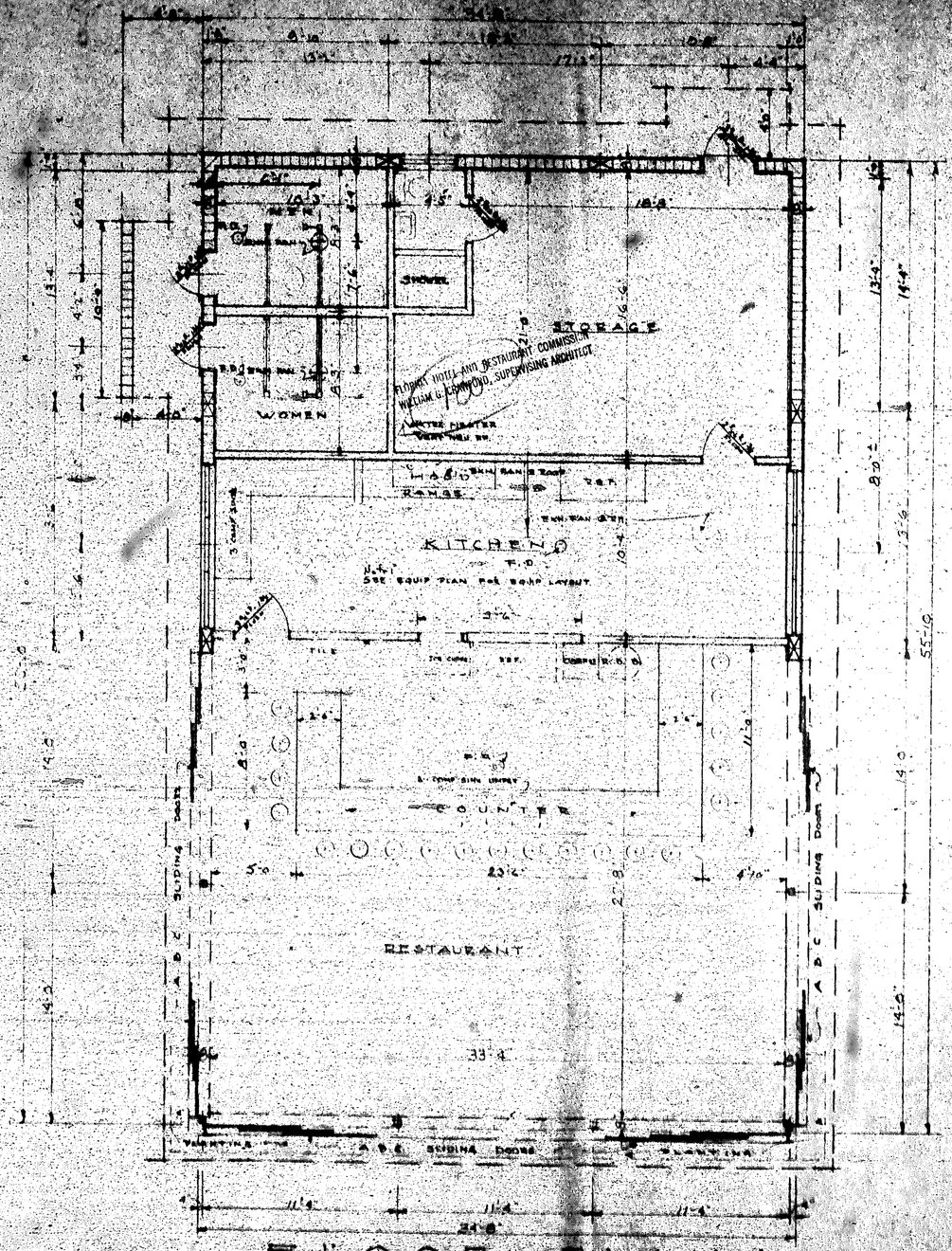
NORTH ELEVATION

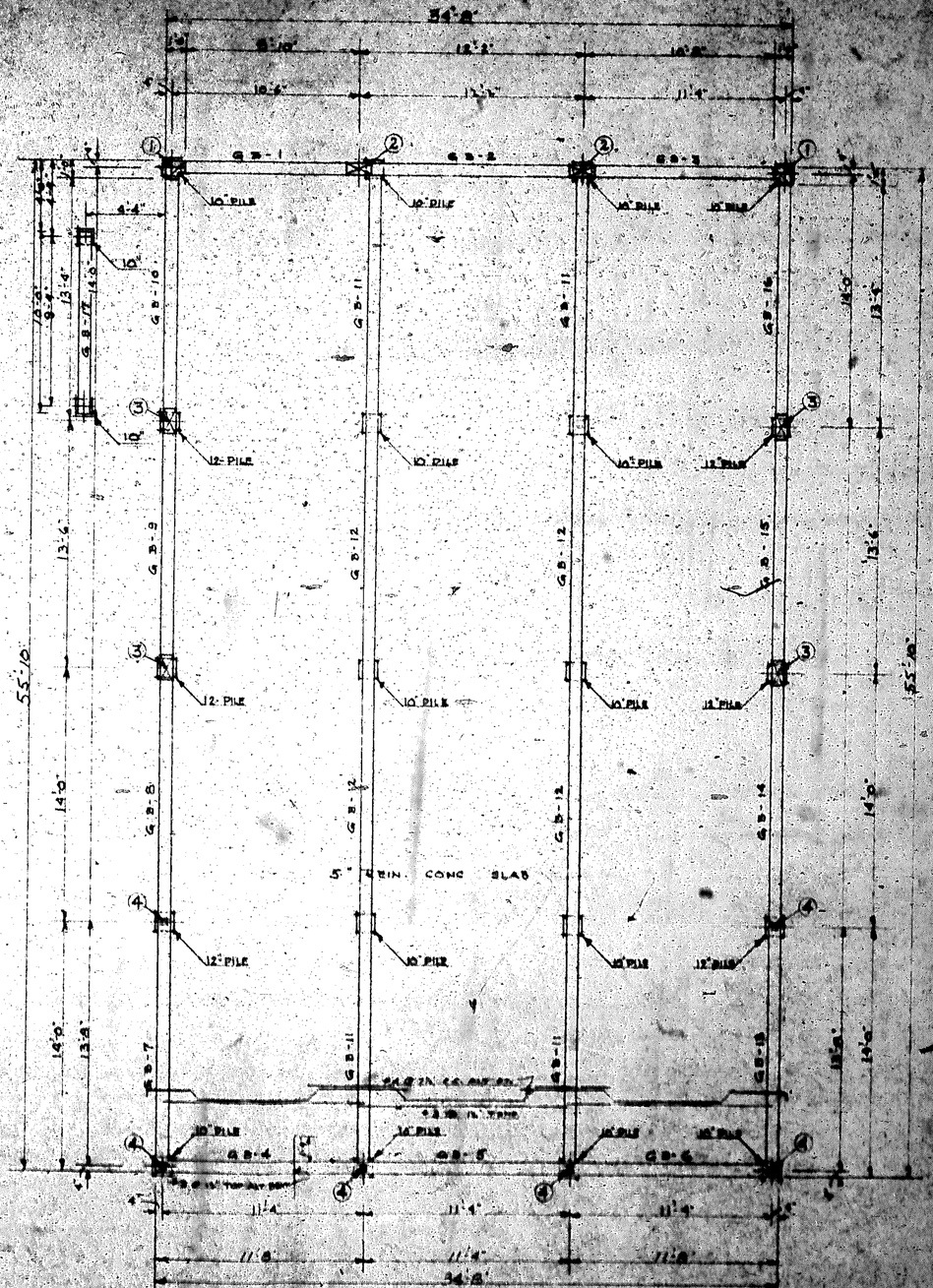


EAST ELEVATION



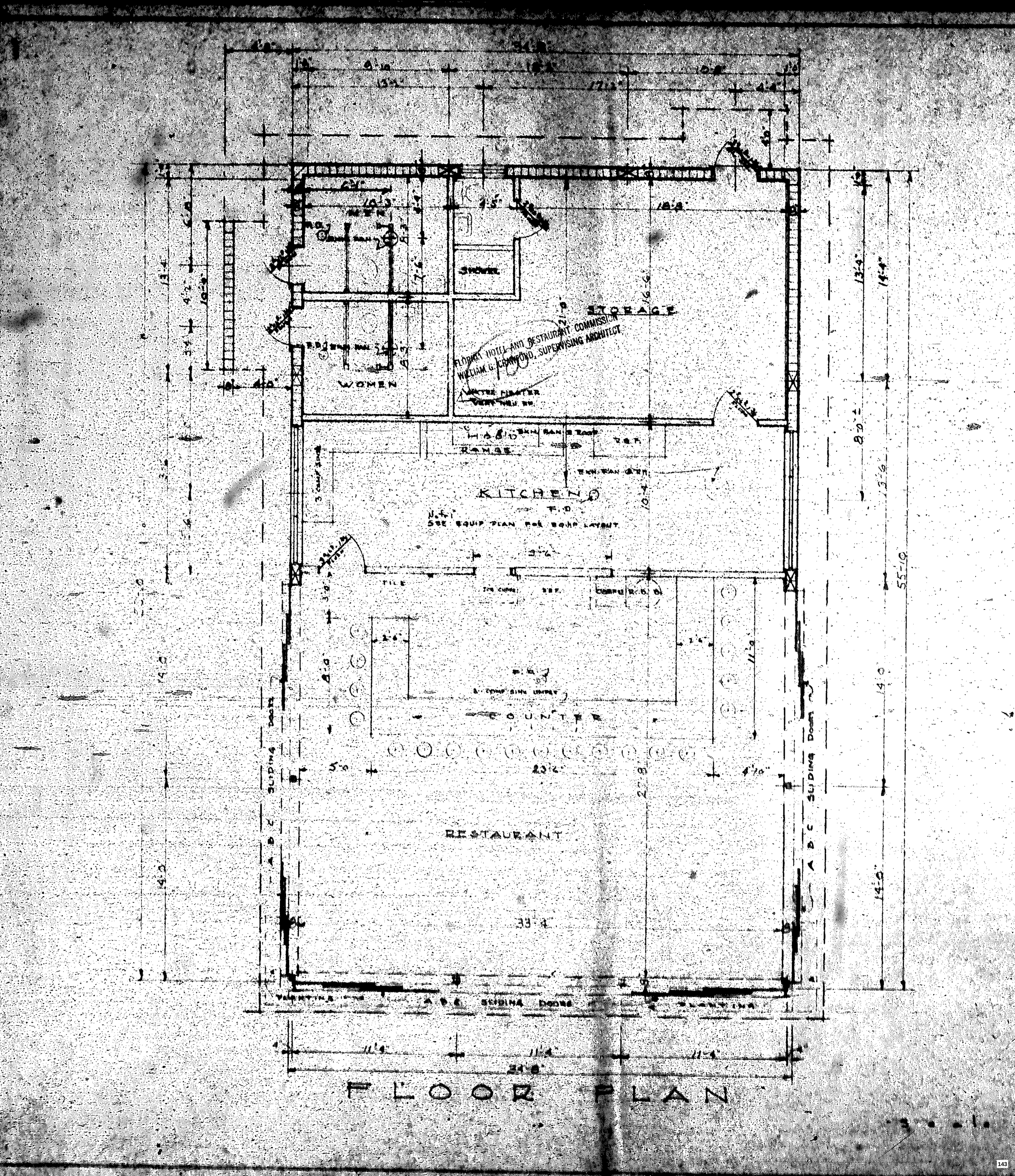
SOUTH ELEVATION





Florist Hotel and Restaurant Commission
William G. Raymond, Supervising Architect

Kenneth J. Spratling
Architect


WOMEN
SHOWER
STORAGE
FLORIDA HOTEL AND RESTAURANT COMMISSION
WILLIAM G. CRAWFORD, SUPERVISING ARCHITECT
KITCHEN
RANGE
TILE
COUNTER
RESTAURANT
SLIDING DOORS
FLOOR PLAN

FLORIDA HOTEL AND RESTAURANT COMMISSION
WILLIAM G. LARIMORE, SUPERVISING ARCHITECT

WOMEN

STORAGE

KITCHEN

Note:
SEE EQUIP. PLAN FOR EQUIP. LAYOUT

TILE

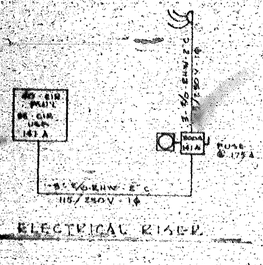
COUNTER

RESTAURANT

FLOOR PLAN

ELECTRICAL SYMBOLS

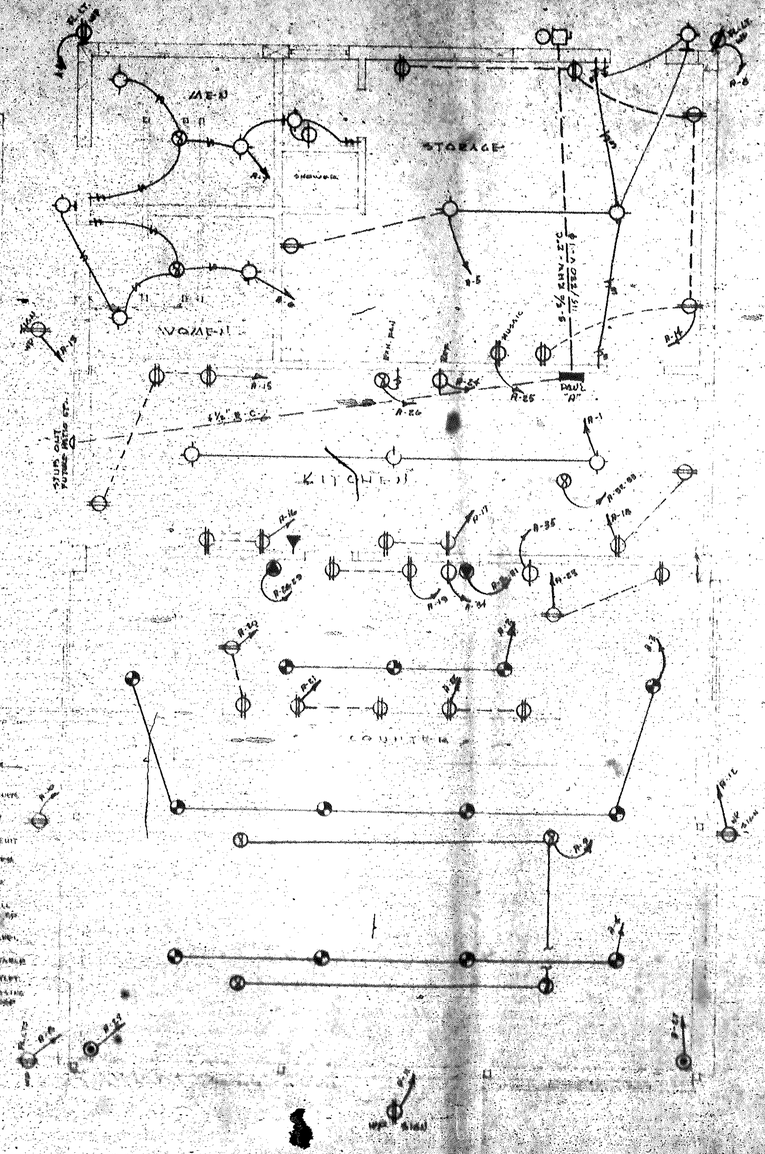
- RECESSED MOUNTED LITE OUTLET
- RECESSED HI-HAT
- BRACKET LITE
- DUPLEX RECEPT.
- WATERPROOF DUPLEX RECEPT.
- SIMPLEX RECEPT.
- SPECIAL PURPOSE OUTLET
- PUSH OUTLET
- TEL. OUTLET
- C.I.R. LITE
- SINGLE POLE WALL SWITCH
- 3 WAY SWITCH
- LIGHT PANEL
- DISCONNECT SWITCH
- LIGHTING OR LITE CLASS
- E.C. EMPTY CONDUIT



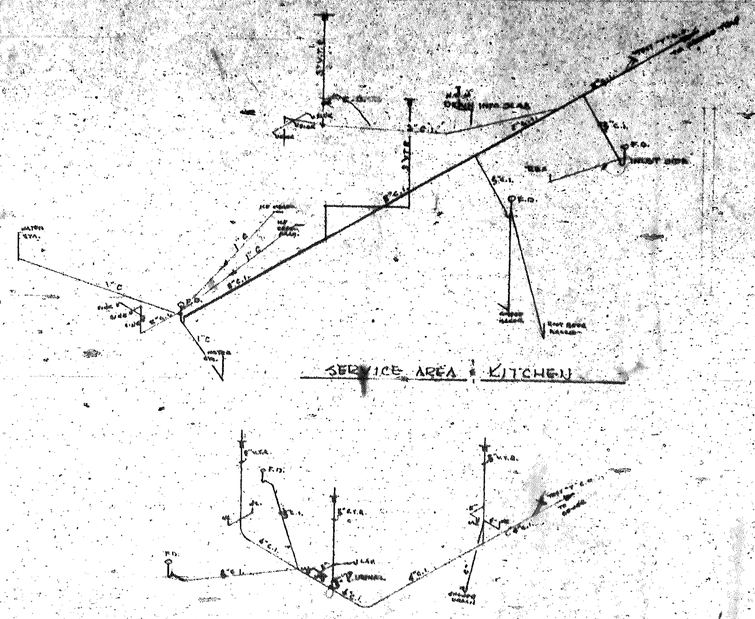
ELECTRICAL RISER

ELECTICAL NOTES

1. SWITCH RATED AT 15 AMP A SWITCH
2. THE ELECTRICAL CONTRACTOR SHALL TYPE CIRCUIT DIRECTORY.
3. LOCATIONS OF PANEL IS APPROXIMATE, CHECK IN FIELD FOR EXACT LOCATIONS.
4. LIGHT PANEL SHALL BE INTERNALLY GROUNDED CIRCUIT BREAKER TYPE. BRANCH CIRCUITS SHALL BE #12 WIRE, ALSO PROVIDED WITH COMMON TRIP. REFER TO PLANS, SCHEDULE AND RISER.
5. DISCONNECT SWITCH SHALL BE HEAVY DUTY TYPE OR PULL OUT'S SHALL BE USED.
6. THE ELECTRICAL CONTRACTOR SHALL INSTALL ALL TELEPHONE CONDUIT & PULL WIRE. CONTRACT TO USE #18 PULL WIRE(MIN.)
7. NO CONDUCTOR SMALLER THAN #12 AWG SHALL BE USED. ALL #12 AWG CONDUCTOR SIZE OR LARGER SHALL BE STRANDED.
8. BOXES FOR OUTLET OUTLETS SHALL HAVE SUITABLE STUDS SO ARRANGED THAT THE WEIGHT OF THE FIXTURE WILL NOT HANG DIRECTLY ON THE OUTLET.
9. WEATHERPROOF OUTLETS SHALL HAVE A SELF CLOSING SPRING LOADED FLAP COVER. IN A WEATHERPROOF OUTLET BOX.



ELECTRICAL PLAN

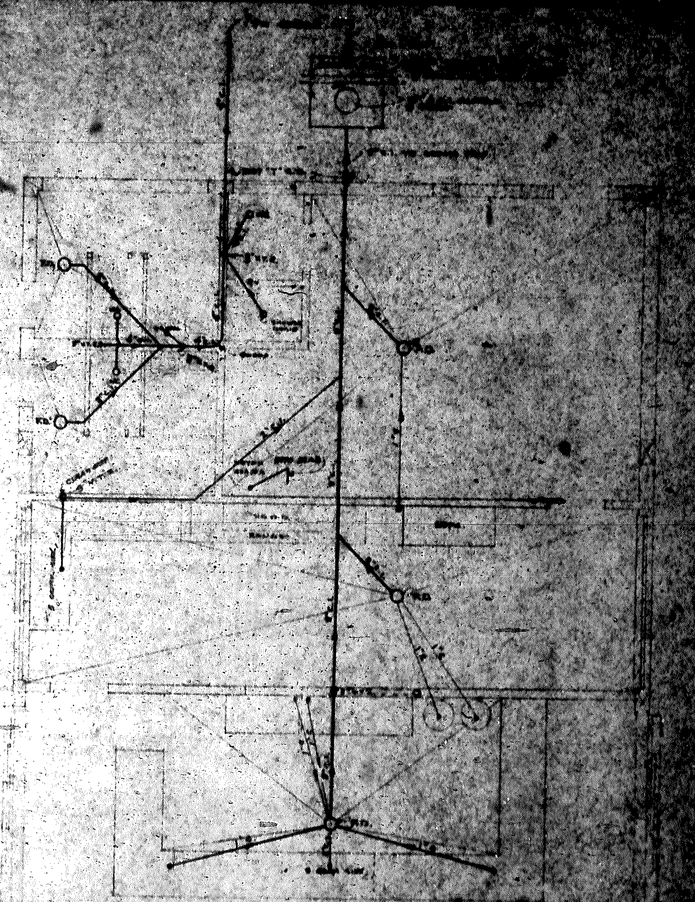


RISER DIAGRAMS

NO SCALE

PANEL "A" - 42 CIR. LOAD - 14 A.
40 CIR. MAIN - INVERSED ALO. 1-0 CIR. MINE TYPE

CIR. NO.	USE	WATTS	BREAK	WIRE SIZE
1	LIGHTS - KITCHEN	500	15-15	12
2	- COUNTER	400	"	"
3		500	"	"
4	- DINING AREA	500	"	"
5	- STORAGE	500	"	"
6	- TOILET	915	"	"
7		915	"	"
8	- HALLWAY	500	"	"
9	PANEL - DINING AREA	500	"	"
10	SIGN	500	"	"
11		500	"	"
12		500	"	"
13		500	"	"
14	RECEPTS. - STORAGE	720	"	"
15	" - KITCHEN AREA	1500	15-20	"
16	" "	1500	"	"
17	" "	1500	"	"
18	" - COUNTER	1500	"	"
19	" "	1500	"	"
20	" "	1500	"	"
21	" "	1500	"	"
22	" "	1500	"	"
23	" - KITCHEN EQUIP.	1500	15-15	"
24	" - DINING AREA	720	"	"
25	PANEL BOARD - KITCHEN	1500	15-20	"
26	RECEPTS. - KITCHEN	1500	15-20	"
27	" - DINING	1500	15-20	"
28-29	" - GENERAL EQUIP.	3000	15-20	"
30-31	" "	3000	15-20	"
32-33	WTR. HTR. - KITCHEN	3000	15-20	"
34	AIR-HAND. MOTOR	1000	15-15	"
35	EXHAUST	200	15-15	"
	TOTAL	37,000	14.8	
36-39	SPARE		20 AMP	
	SPACE			

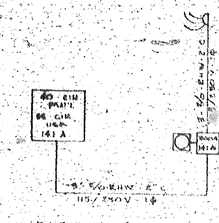


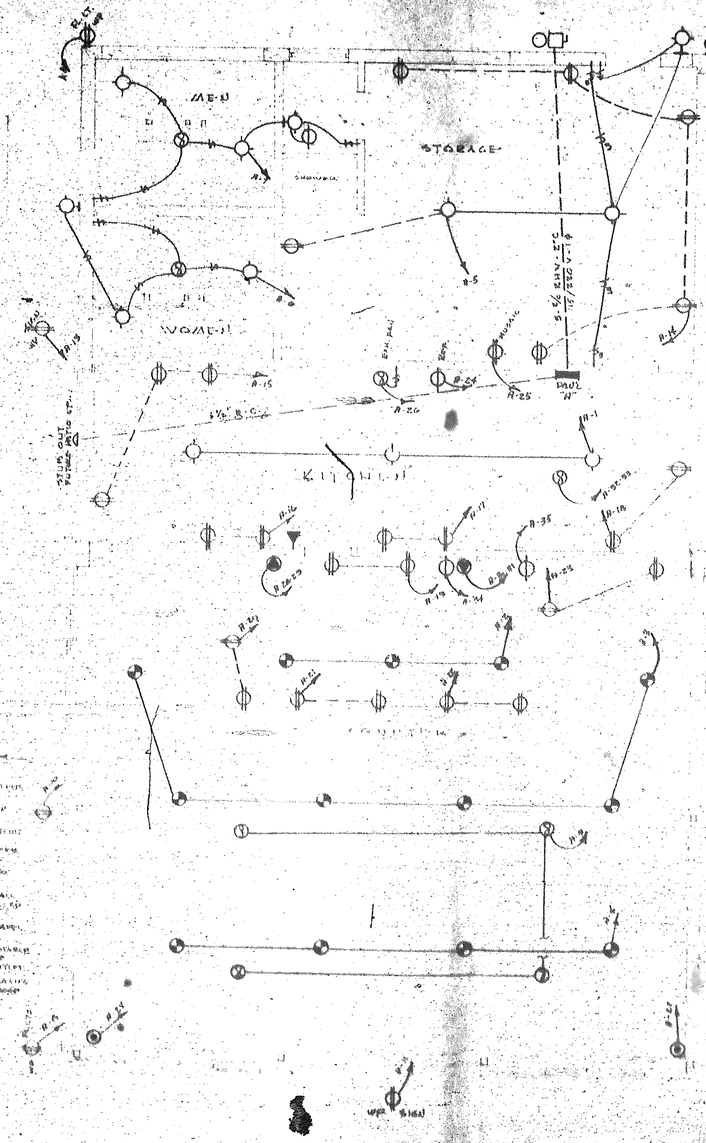
PLUMBING PLAN

ELECTRICAL SYMBOLS

- CEILING MOUNTED LITE OUTLET
- RECESSED HI-HAT
- BRACKET LITE
- DUPLEX RECEPT.
- WATERPROOF DUPLEX RECEPT.
- SIMPLEX RECEPT.
- SPECIAL PURPOSE OUTLET
- FAN OUTLET
- TEL. OUTLET
- CIR. No.
- SINGLE POLE WALL SWITCH
- 3 WAY SWITCH
- LIGHT PANEL
- DISCONNECT SWITCH
- LUMINE OR HI SLAB
- E.C. EMPTY CONDUIT

ELECTRICAL RISER

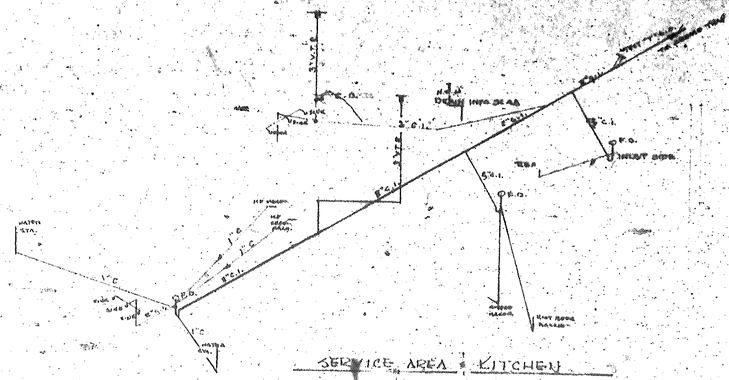


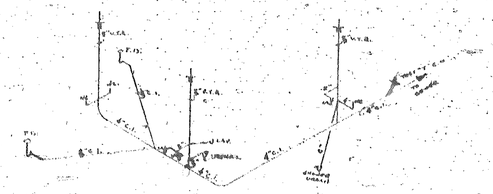


ELECTRICAL PLAN

ELECTRICAL NOTES

1. SERVICE ENTRANCE TO BE A SWITCH
2. THESE ELECTRICAL SYMBOLS SHALL TYPE, UNLESS OTHERWISE NOTED.
3. LOCATIONS OF PANELS, SWITCHES, CHECK OF PLANS FOR EXACT LOCATIONS.
4. LIGHT PANEL SHALL BE RECESSED TYPE WITH DOOR AND FRAME OF SATIN FINISH ANODIZED ALUMINUM. DOOR SHALL BE HINGED TYPE WITH CONCEALED SPRING HINGES. DOOR SHALL BE PROVIDED WITH FLUSH LOCK AND KEY. DOOR SHALL BE PROVIDED WITH CONCEALED SPRING HINGES. DOOR SHALL BE PROVIDED WITH FLUSH LOCK AND KEY.
5. INTERCOMM SYSTEM SHALL BE PROVIDED TYPE AS PLANS SHALL BE USED.
6. THIS ELECTRICAL INFORMATION SHALL INCLUDE ALL TELEPHONE CONDUIT AND WIRE, CONNECTION TO BE DONE BY TELEPHONE CO.
7. NO CROSS (NM) SIZE AND SHALL BE USED ARE NEVER SMALLER THAN #12 WIRE.
8. BOXES FOR RECESS MOUNTED SHALL HAVE SUITABLE STUDS SO ARRANGED THAT THE MOUNTING OF THE FIXTURE WILL NOT BEAR DIRECTLY ON THE OUTLET.
9. WATERPROOF OUTLETS SHALL HAVE A CAST BASE AND A CLOSED LOCKING CAP COVER. IN A WATERPROOF OUTLET BOX.



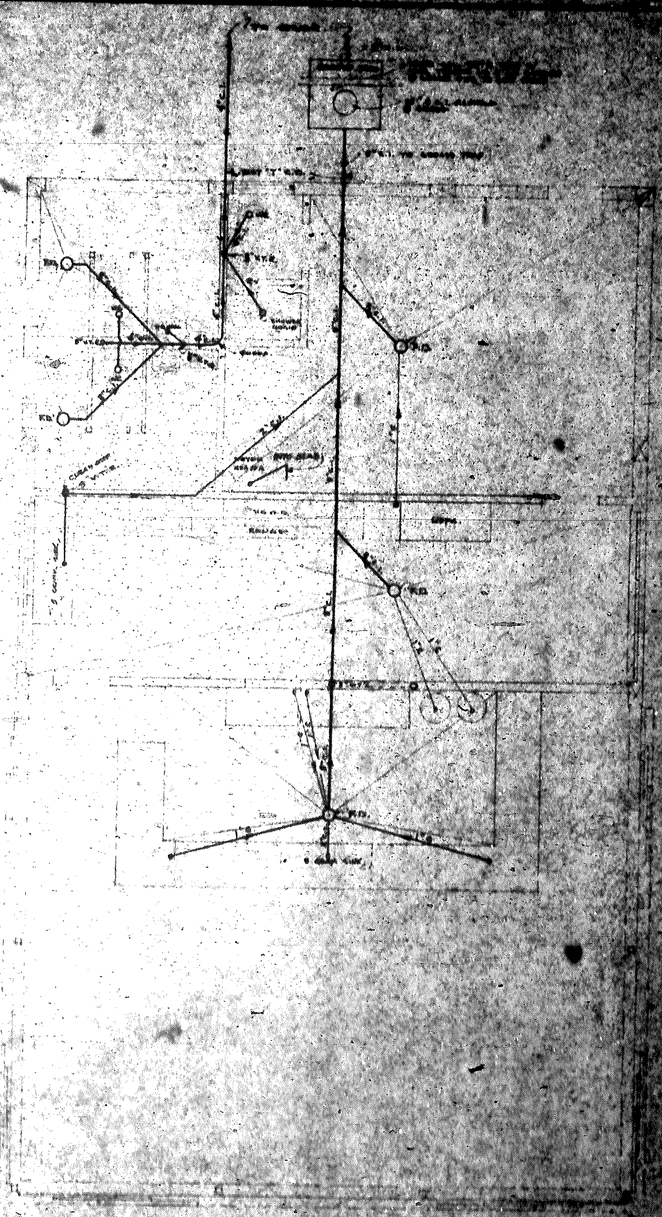


RISER DIAGRAMS

NO SCALE

PANEL "A" - 96 CIR. USE - 100 A
40 CIR. PANEL - 120/240 V. 4 WIRE - CIR. BREAK. TYPE

CIR. NO.	USE	WATTS	BREAK	WIRE SIZE
1	LIGHTS KITCHEN	900	1P - 15	12
3	COUNTER	900		"
5		900		"
7	DINING AREA	900		"
9	STORAGE	900		"
11	TOILET	900		"
13		900		"
15	KLOSOK	900		"
17	MAN'S DINING AREA	900		"
19	HALL	900		"
21	"	900		"
23	"	900		"
25	"	900		"
27	RECEPTS. - STORAGE	900		"
29	" - KITCHEN AREA	1500	1P - 20	"
31	"	1500	"	"
33	"	1500	"	"
35	"	1500	"	"
37	" - COUNTER	1500	"	"
39	"	1500	"	"
41	"	1500	"	"
43	"	1500	"	"
45	"	1500	"	"
47	" - KITCHEN AREA	900	1P - 15	"
49	" - MANS DINING AREA	900	"	"
51	MAN. HALL - KITCHEN	1200	1P - 20	"
53	RECEPTS. - PLUMB.	900	1P - 15	"
55-57	" - OFFICE, KIT. ETC.	2700	3P - 20	"
59-61		2700	3P - 20	"
63-65	MAN. HALL LIGHT - EXIT	1200	1P - 20	"
67	MEN DINING AREA	900	1P - 15	"
69	COOLER	900	1P - 15	"
	TOTAL	37,400	1414	
71-73	SPARE		SPARE	


KD
KD
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JOB CARD

[illegible]	Holliday Patio Restaurant
JOB ADDRESS	200 Garfield Street

LEGAL DESCRIPTION	LOT NUMBER	BLOCK	SUBDIVISION OR ADDITION
			3698083P

MICROFILM NO.	ARCHITECT	FEE	VALUATION
57 [illegible]	Gustavo Carbonell	$ 405.00	$ 26,000.00

DESCRIPTION OF CONSTRUCTION

Interior Remodeling

☐ SEPTIC TANK
☐ SEWER TAP

TYPE PERMIT	NUMBER	DATE	CONTRACTOR	TYPE PERMIT	NUMBER	DATE	CONTRACTOR
BUILDING	10020	[illegible]	[illegible]	SEPTIC SEWER			
ROOF				AIR CONDITION	20741	7-25-81	Sheridan Air
ELECTRIC BASIC	[illegible]	[illegible]	[illegible]	MECHANICAL	[illegible]	[illegible]	[illegible]
ELECTRIC SUPP.				SCREEN			
PLUMBING NO. FIX.	[illegible]	[illegible]	[illegible]	POOL			
L-P. BUT WALL	[illegible]	[illegible]	[illegible]	DRIVEWAY			
FENCE				PATIO or WALK			

NOTES:

County Surcharge 35.20

[illegible]

JOB CARD

[illegible]	Holliday Patio Restaurant
JOB ADDRESS	200 Garfield Street
LOCAL DESCRIPTION	
LOT NUMBER	
BLOCK	
SUBDIVISION OR ADDITION	3690083P
MICROFILM NO.	57 [illegible]
ARCHITECT	Gustavo Carbonell
FEE	$ 405.00
VALUATION	$ 26,000.00
DESCRIPTION OF CONSTRUCTION	Interior Remodeling
☐ SEPTIC TANK	
☐ SEWER TAP	

TYPE PERMIT	NUMBER	DATE	CONTRACTOR	TYPE PERMIT	NUMBER	DATE	CONTRACTOR
BUILDING	10020	[illegible] 14 47	[illegible]	SEPTIC SEWER			
ROOF				AIR CONDITION	20741	7-25-81	Sheridan Air
ELECTRIC-BASIC	[illegible]	[illegible]	[illegible]	MECHANICAL	[illegible]	[illegible]	[illegible]
ELECTRIC-SUPP.				SCREEN			
PLUMBING	[illegible]	[illegible]	[illegible]	POOL			
[illegible]	[illegible]	[illegible]	[illegible]	DRIVEWAY			
FENCE				PATIO or WALK			

NOTES:

County Surcharge 35.20

[illegible]

[illegible]:

JOB ADDRESS:

CONSTRUCTION	DATE	PLUMBING	DATE	AIRCONDITIONING	DATE	NOTES
FOUNDATION		1st ROUGH	10-19-87	A/C HEAT DUCTS		
PILING		2nd ROUGH	10-19-87	DUCTS		Tax Form Comp
GRADE BEAM		SEPTIC SEWER		MECHANICAL		12/9/87
SOIL		SEWER SKETCH		[illegible]		
SLAB-BLDG.		GREASE TRAP		[illegible] FINAL	[illegible]	
PADS/COLUMNS		GAS		[illegible]	[illegible]	
TIE BEAM				[illegible] FIRE BUREAU	[illegible]	
[illegible] FRAMING [illegible]	[illegible]	FINAL	[illegible]	SPEC. INSP.		
[illegible] LATHING [illegible]	10-14-87					
TIN CAP TILE		ELECTRIC	DATE	FINAL-ENG.	[illegible]	
SCREEN ENCLOSURE		TEMPORARY POLE				
MATERIAL FINAL		ROUGH	10-26-87	UTILITIES		
POOL STEEL		[illegible] SLAB	[illegible]	SEWER TAP		
CONC. SLAB GRADE		TEMPORARY FINAL		BONDS		
C/A STRUCTURE	12-07-87	[illegible]		BLDG. FORM		c/o DATE: 12/10/87
		FINAL	12-10-87	ZONING FINAL	[illegible]	rec'd by: Marked by owner

INSPECTION RECORD

GENERAL NOTES:

(1) CONTRACTOR SHALL VISIT SITE PRIOR TO SUBMITTING BID TO BECOME FAMILIAR WITH SCOPE OF WORK

(2) ALL EQUIPMENT PURCHASED BY OWNER AND INSTALLED BY CONTRACTOR AS INDICATED, BY OTHERS, EXCEPT A SERVICE AREA NEW ELECTRIC SERVICE TO BE UPGRADED

(3) ALL NEW WINDOWS WHITE REV FRAMES, CLEAR GLASS AND SCREENS

(4) ALL NEW DOORS PLANT WHITE REV ALUMINUM FRAME, KEY LOCK, ~~PANIC HARDWARE~~, THUMB LATCH

(5) NEW MASONRY WORK, SERVICE AND KITCHEN TO RECEIVE NEW CERAMIC TILE FINISH

(6)

(7)

(8) REMOVE EXISTING VENT FROM CEILING TO TOP OF WINDOWS

(9) REMOVE AND DISPOSE OF EXISTING BAR AND PARTITION BETWEEN KITCHEN AND SERVICE AREA

(10) REMOVE EXISTING CEILING IN SERVICE AND DINING AREA TO INSTALL NEW VENT, SPRINKLER & LIGHTS.

(11) WALL BEHIND EQUIPMENT IN SERVICE AREA TO BE FINISHED WITH CERAMIC TILE FROM FLOOR TO CEILING

(12) WALL BEHIND SINKS AND EQUIPMENT TO BE FINISHED IN CERAMIC TILE

(13) ALL PLUMBING IN KITCHEN AND SERVICE AREA NEW

(14) NEW CONCRETE BLOCK SHEARWALL WHERE WINDOWS WITH STUCCO FINISH AND CONCRETE SILL

(15) NEW CONCRETE 8" BLOCK WITH STUCCO FINISH AND TILED FOOT REST, NICA SEAL TO MATCH

(16) ALL NEW EXPOSED PIPES TO BE NEW SELF FLASHING

(17) COORDINATE WITH OWNER FOR SERVING LOCATIONS

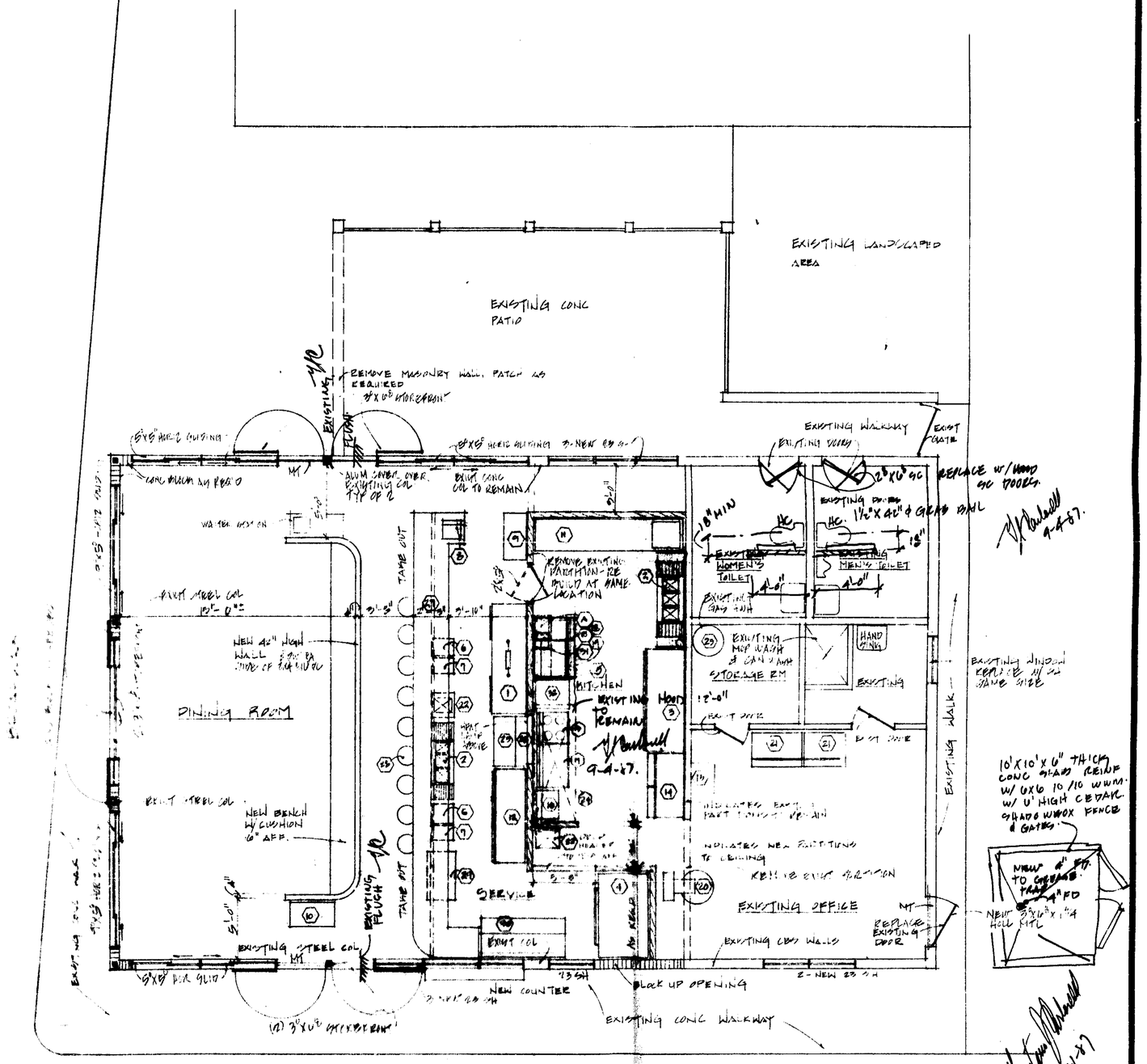
(18) WINDOW INTERIOR AND EXTERIOR TO BE PAINTED

EQUIPMENT LEGEND

(1) [illegible]
(2) 2 COMPARTMENT SINK WITH DRAIN BOARDS
(3) 3 DOOR REFRIGERATOR
(4) PIZZA OVEN
(5) RADIATION COOKER UNIT
(6) JUICE DISPENSER
(7) SODA DISPENSER
(8) CASH REGISTER
(9) COFFEE MACHINE
(10) CIGARETTE MACHINE
(11) DISHWASHER
(12) 3 DOOR REFRIGERATOR
(13) BLENDER
(14) TOASTER
(15) MIXER
(16) FRYER
(17) GRILL
(18) TOASTER
(19) MICRO WAVE OVEN
(20) MIXER MIXER
(21) ICE MACHINE
(22) MIXER SINK
(23) WORK TABLE
(24) ~~CHARBROILER~~ [illegible] 9-4-87
(25) ~~SINK~~
(26) FOOD TEST COUNTER
(27) ~~ICE CHUTTER~~
(28) BAR SINKS
(29) ~~ICE CREAM FREEZER~~
(30) PIZZA PROOF BOX

(31) SHELF

(32) work table



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

REVISIONS | BY

gustavo j carbonell
architect and planner
113 S.W. 11th ct. suite B
fort lauderdale, fla. 33315
tel (305) 463-9555
member of the american institute of architects

REMODELING FOR:
HOLIDAY PATIO RESTAURANT
200 OAKFIELD
HOLLYWOOD, FLORIDA

DRAWN: RG GC
CHECKED: GC
DATE: 7-15-87
SCALE: AS SHOWN
JOB NO.: 8789
SHEET: A-1
OF 3 SHEETS

EXISTING LANDSCAPED AREA

EXISTING CONC PATIO

REMOVE MASONRY WALL, PATCH AS REQUIRED 3'X6' STOREFRONT

EXISTING

FLUSH

6'X6' HORIZ SLIDING

6'X6' HORIZ SLIDING 3- NEW 8'8 SILL

CONC MASONRY WALL

MT

ALUM COVER OVER EXISTING COL TYP OF 2

EXIST CONC COL TO REMAIN

EXISTING WALKWAY

EXIST GATE

EXISTING DOORS

2"X6" SC

REPLACE W/ WOOD SC 1700 SERIES

HC

1½"X 42" ø GRAB BAR

18" MIN

EXISTING WOMEN'S TOILET

EXISTING MEN'S TOILET

4'-0"

EXISTING GAS VENT

WATER HEATER

TAKE OUT

REMOVE EXISTING PARTITION - RE BUILD AT SAME LOCATION

EXIST STEEL COL 15'-0" ±

NEW 42" HIGH WALL

DINING ROOM

KITCHEN

EXISTING TO REMAIN

HOOD

9-4-87.

EXISTING MOP WASH & CAN WASH

STORAGE RM

12'-0"

HAND SINK

EXISTING

EXIST DOOR

NEW BENCH W/ CUSHION 16" AFF.

INDICATES EXIST PART TO BE REMAIN

INDICATES NEW FIXTURES TO BEYOND

KEEP EXIST PARTITION

EXISTING OFFICE

EXISTING CMU WALLS

REPLACE EXISTING DOOR

EXISTING WINDOW REPLACE W/ SAME SIZE

10'X10'X6" THICK CONC SLAB REINF W/ 6X6 10/10 WWM. W/ 6' HIGH CEDAR SHADOW BOX FENCE & GATES.

NEW 4" FD TO GREASE TRAP

4" FD

NEW 3'X6'X 1¼ HOLLOW MTL

EXISTING FLUSH

EXISTING STEEL COL

5'X8' PAIR SLIDING

SERVICE

EXIST COL

NEW COUNTER

BLOCK UP OPENING

EXISTING CONC WALKWAY

(2) 3'X6' STOREFRONT

2 - NEW 23 ⅞ SH

EXISTING WALK

7-21-87

FLOOR PLAN SCALE: ¼"=1'-0"

INTERIOR REMODELING FOR:
HOLIDAY PATIO RESTAURANT
200 OAKFIELD
HOLLYWOOD, FLORIDA

DESIGNED BY: BC
DRAWN BY: BC
CHECKED BY: AC
DATE: 7-15-87
SCALE: AS SHOWN
JOB NO.: 8789
SHEET: A-1
OF: 3 SHEETS

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fort lauderdale, fla. 33315
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FLOOR PLAN SCALE: 1/4"=1'-0"

EXISTING LANDSCAPED AREA

EXISTING CONC PATIO

REMOVE MASONRY WALL, PATCH AND FINISH TO MATCH EXISTING

EXISTING WALKWAY

EXISTING WALK

EXISTING BUILDING

EXISTING OFFICE

EXISTING CMU WALLS

EXISTING CMU WALKWAY

KITCHEN

EXISTING MEN'S TOILET

EXISTING WOMEN'S TOILET

EXISTING STORAGE

EXISTING HAND SINKS

EXISTING DRINKING FOUNTAIN

EXISTING TELEPHONE

EXISTING DOOR

EXISTING WINDOW

EXISTING CMU WALL TO REMAIN

EXISTING STEEL COL.

EXISTING CONC. COL.

EXISTING CONC. BEAM

EXISTING PLANTERS

EXISTING CONC. STEPS

EXISTING CONC. WALL

EXISTING CONC. FOOTING

EXISTING CONC. SLAB

EXISTING ROOF OVERHANG

EXISTING ROOF

EXISTING FLOOR

EXISTING CEILING

EXISTING WALL

EXISTING DOOR

EXISTING WINDOW

EXISTING COLUMN

EXISTING BEAM

EXISTING STAIR

EXISTING RAMP

EXISTING HANDRAIL

EXISTING GUARDRAIL

EXISTING FENCE

EXISTING GATE

EXISTING TREE

EXISTING SHRUB

EXISTING GRASS

EXISTING PAVING

EXISTING CURB

EXISTING GUTTER

EXISTING DRAIN

EXISTING MANHOLE

EXISTING CATCH BASIN

EXISTING INLET

EXISTING PIPE

EXISTING VALVE

EXISTING METER

EXISTING HYDRANT

EXISTING LIGHT POLE

EXISTING POWER POLE

EXISTING GUY WIRE

EXISTING OVERHEAD WIRE

EXISTING UNDERGROUND WIRE

EXISTING TELEPHONE LINE

EXISTING CABLE TV LINE

EXISTING GAS LINE

EXISTING WATER LINE

EXISTING SEWER LINE

EXISTING STORM SEWER LINE

EXISTING SANITARY SEWER LINE

EXISTING FORCE MAIN

EXISTING LIFT STATION

EXISTING SEPTIC TANK

EXISTING DRAIN FIELD

EXISTING WELL

EXISTING IRRIGATION SYSTEM

EXISTING SPRINKLER SYSTEM

EXISTING FIRE HYDRANT

EXISTING FIRE DEPARTMENT CONNECTION

EXISTING STANDPIPE

EXISTING SPRINKLER HEAD

EXISTING FIRE ALARM

EXISTING SMOKE DETECTOR

EXISTING HEAT DETECTOR

EXISTING SPEAKER

EXISTING MICROPHONE

EXISTING CAMERA

EXISTING MONITOR

EXISTING CONTROL PANEL

EXISTING EMERGENCY LIGHT

EXISTING EXIT SIGN

EXISTING BATTERY PACK

EXISTING TRANSFORMER

EXISTING GENERATOR

EXISTING SWITCHGEAR

EXISTING PANELBOARD

EXISTING DISCONNECT

EXISTING CONDUIT

EXISTING WIRE

EXISTING GROUND

EXISTING LIGHTNING ARRESTER

EXISTING METER

EXISTING CT CABINET

EXISTING PT CABINET

EXISTING RELAY

EXISTING CONTACTOR

EXISTING TIMER

EXISTING SWITCH

EXISTING PUSHBUTTON

EXISTING INDICATOR LIGHT

EXISTING SELECTOR SWITCH

EXISTING TERMINAL BLOCK

EXISTING WIRE MARKER

EXISTING CONDUIT MARKER

EXISTING GROUND ROD

EXISTING GROUND WIRE

EXISTING GROUND CLAMP

EXISTING GROUND BUS

EXISTING GROUND CONNECTOR

EXISTING GROUND TERMINAL

EXISTING GROUND SYMBOL

EXISTING GROUND NOTE

EXISTING GROUND DETAIL

EXISTING GROUND SECTION

EXISTING GROUND PLAN

EXISTING GROUND ELEVATION

EXISTING GROUND ISOMETRIC

EXISTING GROUND SCHEMATIC

EXISTING GROUND WIRING DIAGRAM

EXISTING GROUND RISER DIAGRAM

EXISTING GROUND ONE-LINE DIAGRAM

EXISTING GROUND THREE-LINE DIAGRAM

EXISTING GROUND SINGLE-LINE DIAGRAM

EXISTING GROUND MULTI-LINE DIAGRAM

EXISTING GROUND BLOCK DIAGRAM

EXISTING GROUND FLOW DIAGRAM

EXISTING GROUND SEQUENCE DIAGRAM

EXISTING GROUND TIMING DIAGRAM

EXISTING GROUND LOGIC DIAGRAM

EXISTING GROUND TRUTH TABLE

EXISTING GROUND BOOLEAN EXPRESSION

EXISTING GROUND KARNAUGH MAP

EXISTING GROUND VEITCH CHART

EXISTING GROUND QUINE-MCCLUSKEY

EXISTING GROUND PETRICK METHOD

EXISTING GROUND TABULAR METHOD

EXISTING GROUND ALGEBRAIC METHOD

EXISTING GROUND GRAPHICAL METHOD

EXISTING GROUND NUMERICAL METHOD

EXISTING GROUND ITERATIVE METHOD

EXISTING GROUND RECURSIVE METHOD

EXISTING GROUND HEURISTIC METHOD

EXISTING GROUND ALGORITHMIC METHOD

EXISTING GROUND PROCEDURAL METHOD

EXISTING GROUND DECLARATIVE METHOD

EXISTING GROUND FUNCTIONAL METHOD

EXISTING GROUND OBJECT-ORIENTED METHOD

EXISTING GROUND LOGIC METHOD

EXISTING GROUND CONSTRAINT METHOD

EXISTING GROUND RULE METHOD

EXISTING GROUND PATTERN METHOD

EXISTING GROUND TEMPLATE METHOD

EXISTING GROUND FRAME METHOD

EXISTING GROUND SCRIPT METHOD

EXISTING GROUND MACRO METHOD

EXISTING GROUND SUBROUTINE METHOD

EXISTING GROUND FUNCTION METHOD

EXISTING GROUND PROCEDURE METHOD

EXISTING GROUND METHOD METHOD

EXISTING GROUND CLASS METHOD

EXISTING GROUND OBJECT METHOD

EXISTING GROUND INSTANCE METHOD

EXISTING GROUND ATTRIBUTE METHOD

EXISTING GROUND PROPERTY METHOD

EXISTING GROUND EVENT METHOD

EXISTING GROUND MESSAGE METHOD

EXISTING GROUND SIGNAL METHOD

EXISTING GROUND INTERRUPT METHOD

EXISTING GROUND EXCEPTION METHOD

EXISTING GROUND ERROR METHOD

EXISTING GROUND WARNING METHOD

EXISTING GROUND DEBUG METHOD

EXISTING GROUND TRACE METHOD

EXISTING GROUND LOG METHOD

EXISTING GROUND AUDIT METHOD

EXISTING GROUND SECURITY METHOD

EXISTING GROUND ENCRYPTION METHOD

EXISTING GROUND DECRYPTION METHOD

EXISTING GROUND HASH METHOD

EXISTING GROUND DIGEST METHOD

EXISTING GROUND SIGNATURE METHOD

EXISTING GROUND CERTIFICATE METHOD

EXISTING GROUND KEY METHOD

EXISTING GROUND PASSWORD METHOD

EXISTING GROUND USER METHOD

EXISTING GROUND GROUP METHOD

EXISTING GROUND ROLE METHOD

EXISTING GROUND PERMISSION METHOD

EXISTING GROUND ACCESS METHOD

EXISTING GROUND AUTHENTICATION METHOD

EXISTING GROUND AUTHORIZATION METHOD

EXISTING GROUND ACCOUNTING METHOD

EXISTING GROUND AUDITING METHOD

EXISTING GROUND MONITORING METHOD

EXISTING GROUND REPORTING METHOD

EXISTING GROUND ANALYSIS METHOD

EXISTING GROUND DESIGN METHOD

EXISTING GROUND IMPLEMENTATION METHOD

EXISTING GROUND TESTING METHOD

EXISTING GROUND DEPLOYMENT METHOD

EXISTING GROUND MAINTENANCE METHOD

EXISTING GROUND UPGRADE METHOD

EXISTING GROUND DECOMMISSIONING METHOD

EXISTING GROUND DISPOSAL METHOD

EXISTING GROUND RECYCLING METHOD

EXISTING GROUND REUSE METHOD

EXISTING GROUND REDUCE METHOD

EXISTING GROUND REFUSE METHOD

EXISTING GROUND REJECT METHOD

EXISTING GROUND REPAIR METHOD

EXISTING GROUND RESTORE METHOD

EXISTING GROUND RECOVER METHOD

EXISTING GROUND REBUILD METHOD

EXISTING GROUND REINSTALL METHOD

EXISTING GROUND REMOVE METHOD

EXISTING GROUND REPLACE METHOD

EXISTING GROUND RELOCATE METHOD

EXISTING GROUND RENAME METHOD

EXISTING GROUND RENUMBER METHOD

EXISTING GROUND REORDER METHOD

EXISTING GROUND REARRANGE METHOD

EXISTING GROUND REFACTOR METHOD

EXISTING GROUND REDESIGN METHOD

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EXISTING LANDSCAPED AREA

EXISTING CONC PATIO

REMOVE MASONRY WALL, PATCH AS REQUIRED

8'X6' STOREFRONT

EXISTING FLOOR

5'X5' HORIZ SLIDING

8'X5' HORIZ SLIDING

3- NEW 8'-0" O.C.

EXISTING WALKWAY

EXIST GATE

EXISTING DOORS

2'6"X6'8" SC

REPLACE W/ WOOD SC DOORS.

9-4-87.

CONC BLOCK AS REQ'D

MT

ALUM COVER OVER EXISTING COL TYP OF 2

EXIST CONC COL TO REMAIN

WAITER STATION

5'-0"

TAKE OUT

REMOVE EXISTING PARTITION - RE BUILD AT SAME LOCATION

2'X8"

EXIST STEEL COL 13"- 0"=

3'-5"

3'-10"

NEW 42" HIGH WALL W/ SHELF EA SIDE OF EXIST COL

DINING ROOM

KITCHEN

EXIST HOOD TO REMAIN

9-4-87.

HEAT LAMP ABOVE

EXIST STEEL COL

NEW BENCH W/ CUSHION 16" AFF.

DROP HEATER

SERVICE

EXIST COL

EXISTING STEEL COL MT

5'X8' HOR SLID

NEW COUNTER

3 NEW 23 SH

(2) 3"X10" SPACEBOARD

EXISTING CONC WALKWAY

BLOCK UP OPENING

2- NEW 23 SH

EXISTING WOMEN'S TOILET

EXISTING MEN'S TOILET

18" MIN

HC.

1½"X 42" ϕ GRAB BAR

4'-0"

EXISTING GAS WH

EXISTING MOP WASH & CAN WASH STORAGE RM

HAND SINK

EXISTING

EXIST DOOR

INDICATES EXISTING PARTITIONS TO REMAIN

INDICATES NEW PARTITIONS TO CEILING

REMOVE EXIST PARTITION

EXISTING OFFICE

REPLACE EXISTING DOOR

EXISTING CBS WALLS

EXISTING WINDOW REPLACE W/ SH SAME SIZE

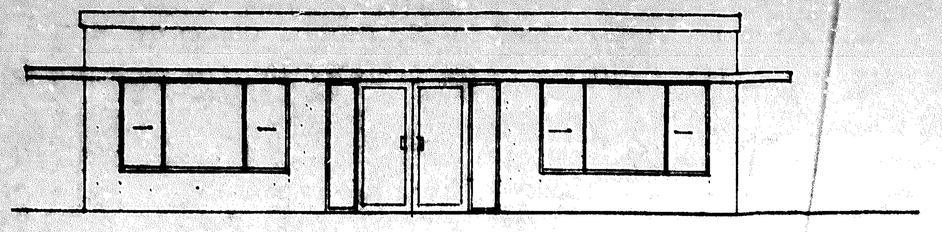
10'X10'X6" THICK CONC SLAB REINF W/ 6X6 10/10 WWM W/ 6' HIGH CEDAR SHADOW BOX FENCE & GATES.

NEW 6" FD TO STORAGE TRENCH 4" FD

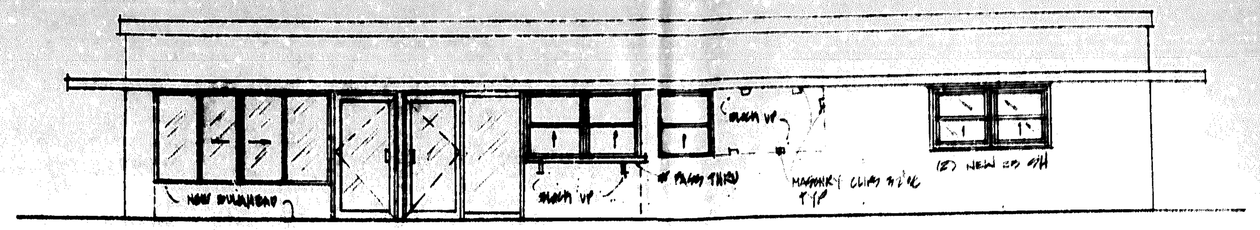
NEW 3'X6'8" X 1¾ HOLLOW MTL

7-21-87

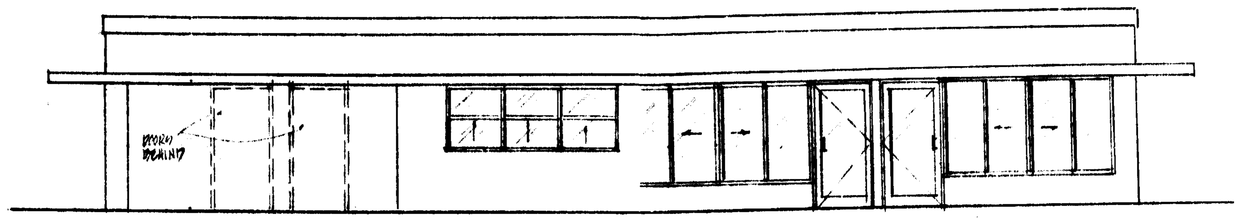
FLOOR PLAN SCALE: 1/4"-1'-0"



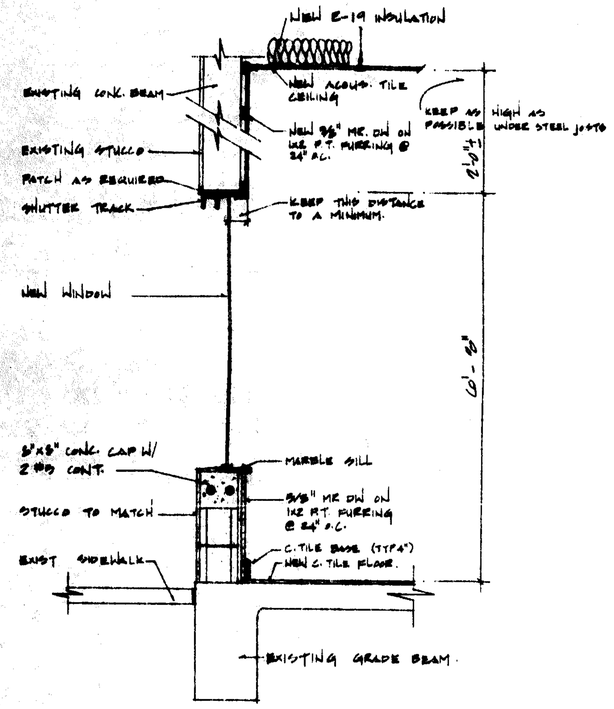
EAST ELEVATION SCALE: 1/4"=1'-0"



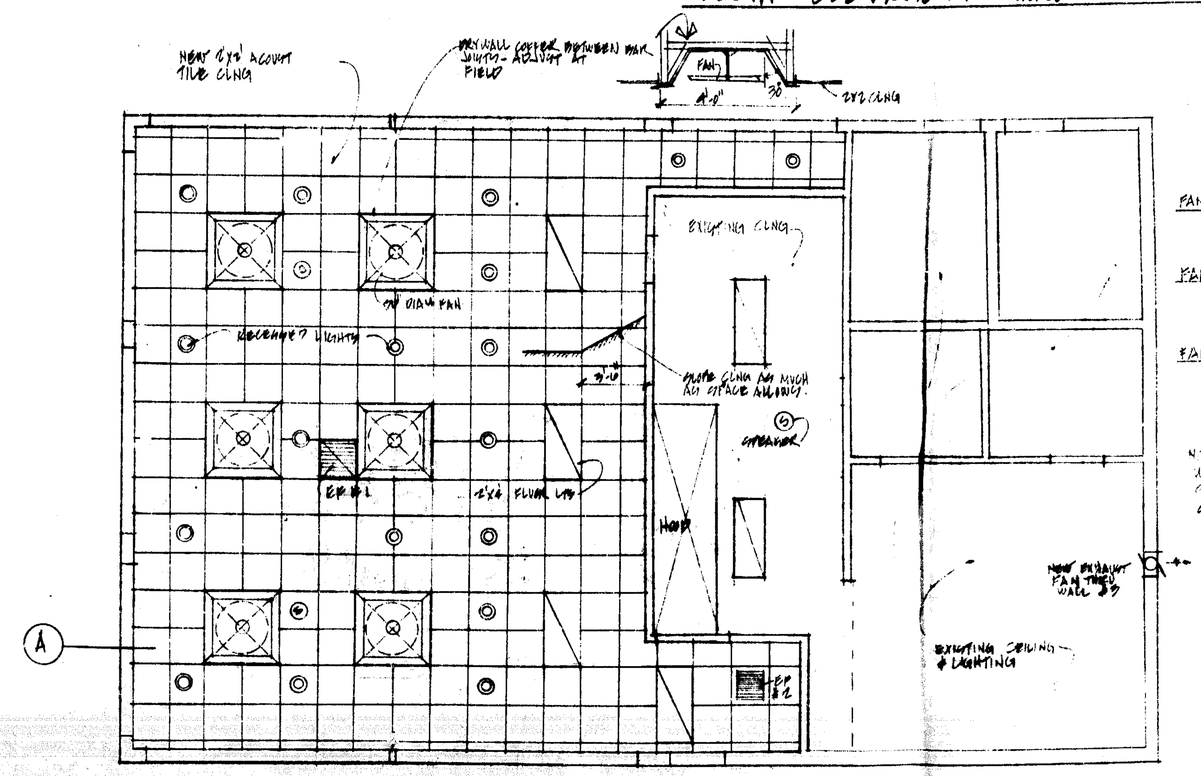
NORTH ELEVAION SCALE: 1/4"=1'-0"



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



SECTION A SCALE: 3/4"=1'-0"



REFLECTED CEILING PLAN SCALE: 1/4"=1'-0"

FAN SCHEDULE

FAN #1	121 NBOR, SERIES 1PC JENN AIR 1/6 HP 4.2 SONES W/ ROOF MOUND ATTENUATED CURB 110 VOLT 60 HZ CFM
FAN #2	80 CK JENN AIR 680 CFM 1650 RPM 5.4 SONES - W/ ROOF CURB VIS HP 110 V 60 HZ
FAN #3	91 CWT JENN AIR 1/4 HP 5.4 SONES 1140 CFM 110 V 60 HZ

NOTE:
WINDOWS W/ SCREENS TO REMAIN OPEN WHEN EXHAUST FANS ARE OPERATING TO PROVIDE FRESH AIR MAKE UP

7-21-87

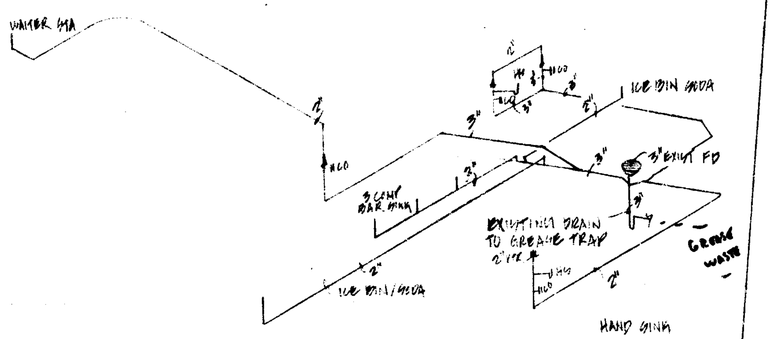
REVISIONS

	BY

gustavo j carbonell
architect and planner
119 S.W. 11th ct. suite B
fort lauderdale, fla. .....
tel (305) 463-2585
member of the american institute of architects

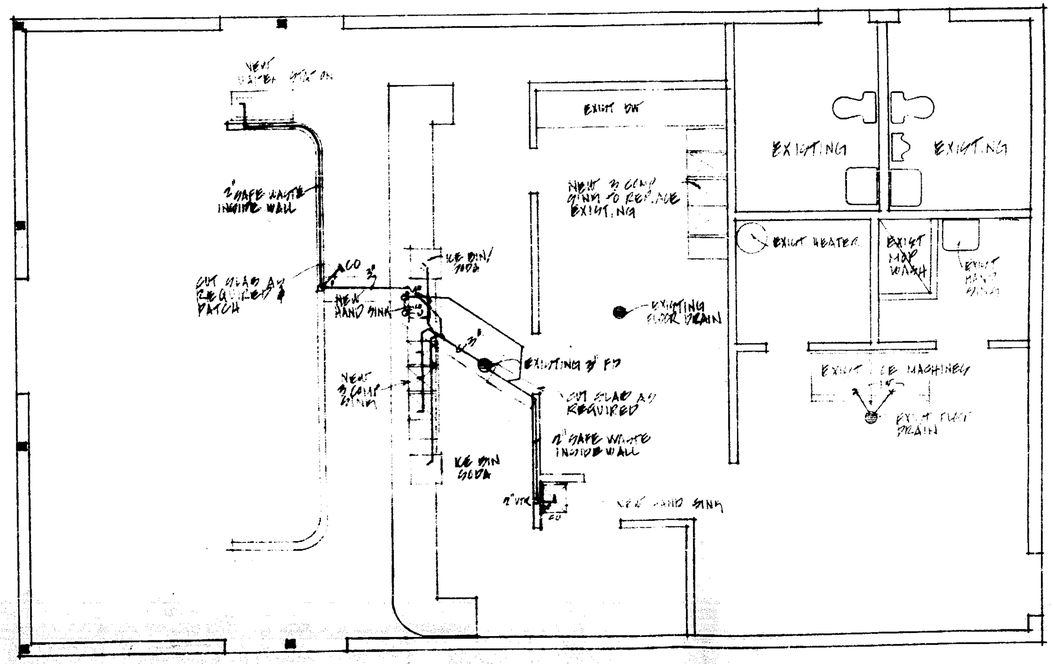
INTERIOR REMODELING FOR:
HOLLIDAY PATIO RESTAURANT
1100 GARFIELD
HOLLYWOOD FLORIDA

DRAWN GK KG
CHECKED GK
DATE 7-15-87
SCALE AS SHOWN
JOB NO. 8789
SHEET 2
OF 3 SHEETS



SAFE WASTE ISOMETRIC NTS

NOTE: ALL SAFE WASTE LINES UNDER SLAB TO BE 3" PVC
ALL LINES ABOVE SLAB AT LEAST 3" AFF.



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

Gustavo Carbonell 7-21-87

REVISIONS | BY

gustavo carbonell
architect and planner
113 S.W. 11th ct. suite B
fort lauderdale, fla. 33313
tel (305) 462-9906
member of the american institute of architects

INTERIOR REMODELING FOR:
HOLIDAY PATIO RESTAURANT
200 GARFIELD
HOLLYWOOD FLORIDA

DRAWN GC
CHECKED GC
DATE 7-15-87
SCALE AS SHOWN
JOB NO. 8727
SHEET A-3
OF 3 SHEETS

PANEL 'A' 120/240 V., 1 Ø, 3 W., 200 AMP MAIN LUGS

VOLTS	VOLTS	TRIP	○	DESCRIPTION	WATTS	HP	WIRE & CONDUIT	REMARKS

LIGHTING FIXTURE SCHEDULE

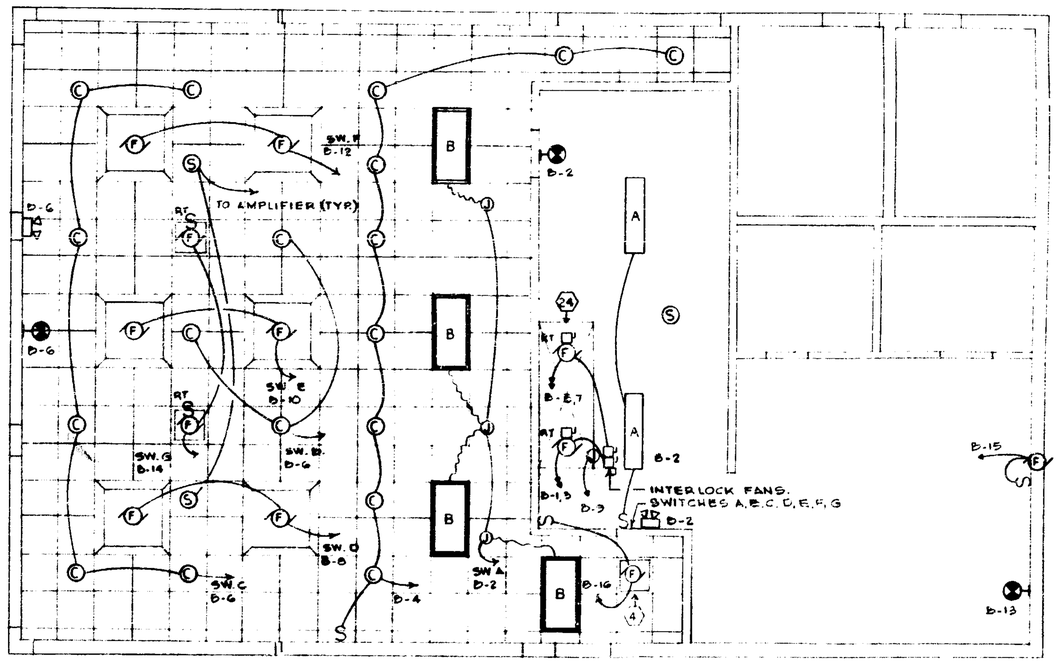
TYPE	MANUFACTURER & CAT. NO.	LAMPS	WATTS	REMARKS
A	MILLER EW4101-04	4-F40T12CW	184	SURFACE MOUNTED WRAPAROUND
B	MILLER ET4192-S4N	4-F40T12CW	184	2'X4' LAY-IN
C	JUNO TC 931-32	1-100WA19	100	ALUMINUM REFLECTOR FRESNEL LENS.
	EXIDE EP 100 SWR-B	FURNISHED	30	EXIT LIGHT/ BATTERY
	EXIDE M 200 H76	FURNISHED	30	BATTERY/OPERATED EMERGENCY LIGHT

PANEL 'B' 120/240V, 1Ø, 3W, 125 AMP MAIN LUGS

CIRCUIT	POLES	TRIP	⬡	DESCRIPTION	WATTS	HP	WIRE & CONDUIT	REMARKS
2,3	2	30	24	HOOD EXHAUST FAN	[illegible]	[illegible]	[illegible]	[illegible]
3	1	20		LTG.	[illegible]		2#12/GND. 1/2"C.	
4	1	20		LTG.	[illegible]		2#12/GND. 1/2"C.	
5,7	2	20	24	HOOD SUPPLY FAN	[illegible]	1/2	2#12/GND. 1/2"C.	[illegible]
6	1	20		LTG.	[illegible]		2#12/GND. 1/2"C.	
8	1	20		CEILING FANS	[illegible]	[illegible]	2#12/GND. 1/2"C.	
9	1	20	24	CO² SYSTEM	100		2#12/GND. 1/2"C.	
10	1	20		CEILING FANS	[illegible]	[illegible]	2#12/GND. 1/2"C.	
11	1	20		EXISTING TOILETS-LTG.	[illegible]		2#12/GND. 1/2"C.	
12	1	20		CEILING FANS	1012	[illegible]	2#12/GND. 1/2"C.	
13	1	20		EXISTING STORAGE-LTG.	1200		2#12/GND. 1/2"C.	
14	1	20		EXHAUST FANS	1012	[illegible]	2#12/GND. 1/2"C.	S RT
15	1	20		EXHAUST FAN STORAGE	667	1/4	2#12/GND. 1/2"C.	
16	1	20	4	EXHAUST FAN PIZZA OVEN	250	1/15	2#12/GND. 1/2"C.	
17	1	—		SPACE	—		—	
18	1	—		SPACE	—		—	
19	1	—		SPACE	—		—	
20	1	—		SPACE	—		—	
21	1	—		SPACE	—		—	
22	1	—		SPACE	—		—	
23	1	—		SPACE	—		—	
24	1	—		SPACE	—		—	
				TOTAL CONNECTED	12303			
				AMPS @ 120/240V, 1Ø, 3W	51A			

ELECTRICAL LEGEND

- S WALL SWITCH SINGLE POLE, 20 AMP. 120V.
- (F) FAN LOCATION.
- (J) JUNCTION BOX.
- DISCONNECTING MEANS AS NOTED.
- ELECTRICAL PANEL SEE SCHEDULE.
- DUPLEX CONVENIENCE RECEPTACLE 20 AMP 120 VOLT. 12" A.F.F.
- DUPLEX CONVENIENCE RECEPTACLE 20 AMP. 120 VOLT. MOUNT TO SUIT EQUIP
- SPECIAL PURPOSE OUTLET.
- (S) SPEAKER LOCATION



CEILING PLAN - LIGHTING, FANS, SPEAKERS SCALE 1/4" = 1'-0"

N

APPROVED
AUG 26 1987
City of Hollywood, Fla.
Electrical Dept.

REVISIONS | BY

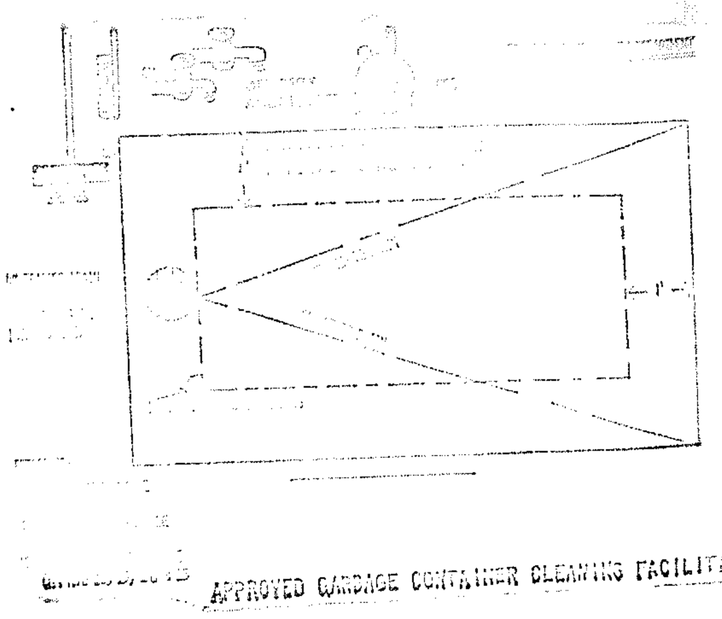
gustavo j carbonell
architect and planner
113 S.W. 11th ct. suite B
fort lauderdale, fla. 33315
tel (305) 462-9666
member of the american institute of architects

INTERIOR REMODELING FOR:
HOLIDAY PATIO RESTAURANT
200 GARFIELD
HOLLYWOOD FLORIDA

DRAWN P.J.R.
CHECKED G.J.C.
DATE JULY 1987
SCALE AS NOTED
JOB NO. 8789
SHEET E-2
OF 2 SHEETS

Angello
923-0679

B-2



APPROVED GARBAGE CONTAINER CLEANING FACILITIES

9/14/87

Date Issued _____ Permit No. 10030

Owner Holiday Patio Restaurant

Description Interior remodeling

Location 200 Fairfield Street

Lot _____ Subdivision _____

Contractor Vallone Const.

License No. R60031507 566-9618

Architect Gustavo Caldwell

Cubic Ft. _____ Valuation $ 36,000.-

Square Ft. _____ Roof _____

Date Plans Received 8/25/87

No Rec.

GET CHECKS FROM

Zoning GK 9-14-87

Engineering-Curb Cuts R. 9/14/87

Sidewalk R.

Drainage R.

Utilities-Water _____

Sewer _____

Traffic Eng. _____

Bldg.-Electric CB 8/24/87.

Plumbing 8/26/87 - mcb

A/C-Mech. WB 9/4/87

Structural N/A

Fire Bureau 8-31-87 RBm

Plan Review Maurice Lush 9-14-87

Other _____

~~Toilets to meet Handicapped Code~~

~~Grease trap to be shown on plot plan~~

~~Dumpster pad to be enclosed~~ OK

Waiver 8/25/87 of site plan review required

~~Will sign off after Zoning. R. 8/28/87~~

PLEASE CALL 963-2501 Ext 401
PRIOR TO OPENING FOR BUSINESS
REFER TO NO. S 87-549

BROWARD COUNTY HEALTH DEPARTMENT

Layout approved subject to the following provisos:

1. All floors, walls and ceilings in food preparation areas to be smooth, impervious easily cleanable and light in color.
2. All equipment to be easily cleanable, and of non-corrosive material, and installed to permit easy cleaning, behind, under and in between. Floors and walls to be coved.
3. Construction subject to provisions of the South Florida Building Code, Division of Hotel and Restaurants, and all local codes.
4. Cleaning facilities for garbage containers shall be provided. See stamped diagram.
5. If hand dipped ice cream is served instead a running water dipper well.
6. _____

NOTE: BROWARD COUNTY ORDINANCE NO. 75-43 REQUIRES a manager/owner to complete FOOD HYGIENE COURSE. CERTIFICATION MUST BE OBTAINED BEFORE OPENING FOR BUSINESS.

DATE: 8/25/87 SAN: M Cosme

"Plans must be served with public sewer"

APPROVED BY
BROWARD COUNTY ENVIRONMENTAL
QUALITY CONTROL BOARD
BY _____
DATE AUG 24 1987

IF A BUILDING PERMIT IS NOT APPLIED FOR WITHIN 30 DAYS OF THE ABOVE DATE THESE PLANS MUST BE RE-SUBMITTED TO THE BROWARD COUNTY ENVIRONMENTAL QUALITY CONTROL BOARD FOR REEVALUATION (SECTION 27-5(a))

87-841

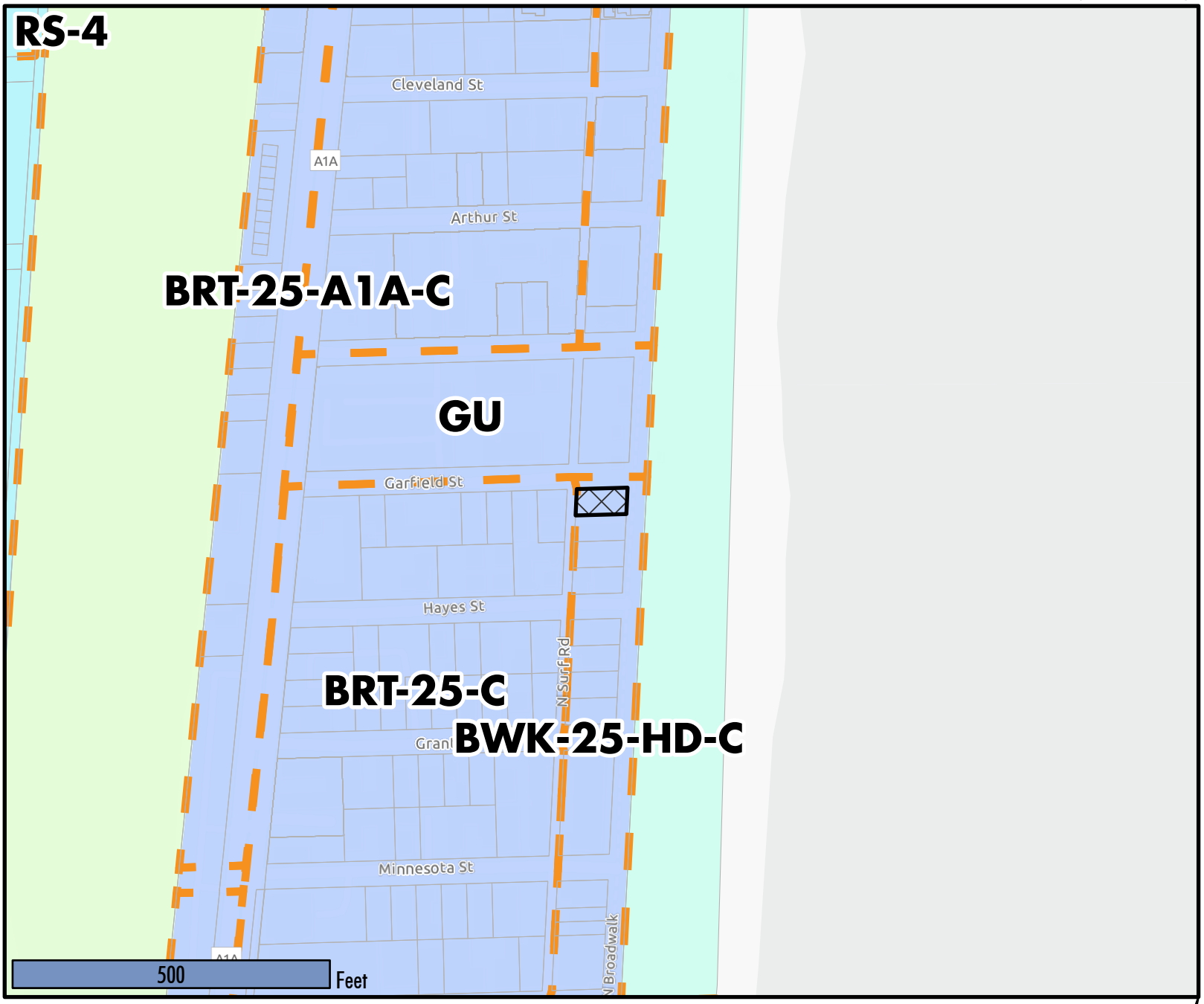
APPROVED
JUL 30 1987
City of Hollywood
Plumbing

"SEPARATE PLUMBING PERMIT AND INSPECTION REQUIRED"

26-C-05 200 Garfield St.

folio(s): 514212010780

CITY OF Hollywood
DEVELOPMENT SERVICES
Planning and Urban Design



LEGEND

LAND USE

- CONSERVATION
- OPEN SPACE AND RECREATION
- INTRACOASTAL WATERWAY
- GENERAL BUSINESS

- ZONING
- PARCELS
- SUBJECT SITE

