Historic Preservation Board

Tuesday, June 9, 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 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_HPB_04_14

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 # 1-3 BELOW ARE CONSIDERED QUASI-JUDICIAL

1.2026-0609

FILE NO.: 26-C-06
APPLICANT: Carlos Hernandez, Lara Michele Hernandez.
LOCATION: 1036 Jefferson Street
REQUEST: Certificate of Appropriateness for Design to construct a new single-family dwelling located within the RS-6 Zoning District and the Hollywood Lakes Historic District.

Attachments: 2606_C_Staff Report_2026_0609
Attachment A_Application Package
Attachment B_Location Map
Attachment C_Permit History

2.2026-0609

FILE NO.: 25-C-101
APPLICANT: Kaller Architects on behalf of Metis Advisory Group LLC.
LOCATION: 1320 Hollywood Boulevard
REQUEST: Certificate of Appropriateness for Design to construct a new single-family dwelling located within the RS-6 Zoning District and the Hollywood Lakes Historic District.

Attachments: 25101_C_Approved Staff Report_2026_0609
25101_C_Attachment A_Application Package
25101_C_Attachment B_Land Use and Zoning Map
25101_C_Attachment C_Conditions of Approval

3.2026_0609

FILE NO.: 26-CV-33

APPLICANT: 918H LLC.

LOCATION: 819 Hollywood Boulevard

REQUEST: Certificate of Appropriateness for Design to construct a new single-family dwelling, and a Variance to Article 7, Section 7.2.A of the Zoning and Land Development Regulations, to reduce the parking requirements for a property in the RS-6 Zoning District, located at 819 Hollywood Boulevard, within the Hollywood Lakes Historic Overlay District.

Attachments: 2633_CV_Staff Report_2026_0609
Attachment A_Application Package
Attachment B_Location Map
Attachment C_Permit History

C. Old Business

D. New Business

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: 6/9/2026

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 April 14, 2026, at 3:06 PM** in Room 219, 2600 Hollywood Blvd, Hollywood, Florida, with the following members present:

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

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

Cameron Palmer	Assistant Director
Nicole Moyo	Principal Planner/ Supervisor
Laura Gomez	Planner II
Urja Modi	Planner II
Stephanie Rivera	Development Review Coordinator

The following members were absent from the meeting:

Ari Sklar

Also Present:

Kim Phan	Assistant City Attorney (Board Attorney)
Farosha Andasheva	Sr. Assistant City Attorney
Alicia Lewis	Outside Counsel (Staff Attorney)

3. Approval of the Meeting Minutes
February 10, 2026 - approved.

DRAFT

MOTION WAS MADE BY DIANA PITTARELLI AND SECONDED BY STEPHANIE BENDOYM TO APPROVE THE APRIL 14, 2026, MEETING MINUTES. MOTION PASSED UNANIMOUSLY BY VOICE VOTE.

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 1-2 are ruled by Quasi-Legislative Proceedings.

B. APPLICATIONS:

ITEMS # 1-2 BELOW MAY BE CONSIDERED QUASI-JUDICIAL AND MAY BE SUBJECT TO A CRR REGULATION.

1. **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.

   Terry Cantrell read the Applications as companion items.

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

   Laura Gomez, Planner II, presented the item and answered questions from the board.

   Terry Cantrell opened the meeting to public comments. Two (2) members of the public commented on this item. Terry Cantrell closed the public comment portion.

   Board discussion ensued.

   MOTION WAS MADE BY DIANA PITTARELLI AND SECONDED BY KATHLEEN DIBONA TO APPROVE THE CERTIFICATE OF APPROPRIATENESS FOR DESIGN. MOTION PASSED UNANIMOUSLY BY VOICE VOTE.

2. **FILE NO.:** 26-C-05
   APPLICANT: GRAMANZINI BEACH PROPS I LLC

DRAFT

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.

Terry Cantrell read the Applications as companion items.

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

Urja Modi, Planner II, presented the item and answered questions from the board.

Terry Cantrell opened the meeting to public comments. No members of the public commented on this item. Terry Cantrell closed the public comment portion.

Board discussion ensued.

MOTION WAS MADE BY DULCE CONDE AND SECONDED BY FRED VILLIERS-FURZE TO APPROVE THE CERTIFICATE OF APPROPRIATENESS WITH CONDITIONS TO REVISE THE WINDOW SIZSES ON THE NORTH FAÇADE TO BE UNIFORM AND ALIGNED WITH THE TOP OF THE DOORS, CREATING A MORE VERTICAL PROPORTION CONSISTENT WITH A STOREFRONT-STYLE APPERARANCE AND ENCHANCE THE FAÇADE FACING THE PARK BY INCORPORATING ADDITIONAL VERTICAL WOOD SIDING ADJACENT TO THE ARTWORK TO CREATE A MORE COHESIVE AND INTERGRATED DESIGN. MOTION PASSED UNANIMOUSLY BY VOICE VOTE.

C. OLD BUSINESS

None

D. NEW BUSINESS

Historic Preservation Award Nominations

E. ADJOURNMENT

The meeting was adjourned at 4:25 P.M.

DRAFT

City of Hollywood

Staff Summary

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

Agenda Date: 6/9/2026

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: 6/9/2026

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: 1.2026-0609

Agenda Date: 5/12/2026

To: Historic Preservation Board

Title: FILE NO.: 26-C-06
APPLICANT: Carlos Hernandez, Lara Michele Hernandez.
LOCATION: 1036 Jefferson Street
REQUEST: Certificate of Appropriateness for Design to construct a new single-family dwelling located within 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: June 09, 2026 **FILE:** 26-C-06

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 dwelling located at 1036 Jeferson Street within 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 dwelling located within the RS-6 Zoning District and the Hollywood Lakes Historic District.

STAFF'S RECOMMENDATION

Certificate of Appropriateness for Design: Approval

BACKGROUND

According to Broward County Property Appraiser records, the single-family residence located at 1036 Jefferson Street was constructed in 1951 on a 0.35-acre lot (approximately 14,5339 square feet). The home includes 3 bedrooms, 2 bathrooms, and a total of 1,977 square feet of living area.

Based on the records reviewed, staff were unable to locate the original construction plans for the residence within the City's available archives. Consequently, the original developer, builder, and architect of record could not be verified. Furthermore, the available records do not identify any individual associated with the property as a licensed architect in the State of Florida, nor is any architect associated with the residence listed as a contributing architect in the City of Hollywood's *Historic Properties and Districts Design Guidelines* (May 2005).

Architecturally, the residence presents as a one-story, mid-century single-family home with a low horizontal profile, attached front-facing garage, masonry construction, and a low-pitched tile roof. The visible front elevation is modest and residential in character, with limited ornamental detailing and a

landscape setting typical of the Hollywood Lakes neighborhood. Based on the available exterior image and permit records, the residence does not appear to reflect a Southern Colonial or Colonial Revival style, nor does it exhibit a two-story symmetrical façade, prominent balcony, or other defining features typically associated with that architectural style. While the property contributes to the established residential character of the surrounding district, available records do not establish that the residence was designed by a recognized architect or that it possesses individual architectural significance under the City's adopted historic preservation criteria.

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 1036 Jefferson Street of approximately 6,941 square feet. The proposed design features a contemporary-style home that includes four bedrooms and living areas, an open-concept kitchen and living/dining area, outdoor living spaces, a pool, jacuzzi, conversation pit, outdoor dining area, outdoor kitchen, and on-site parking. The layout optimizes the site by maximizing functional living space while maintaining required setbacks, a landscaped area of approximately 49 percent, and compatibility with the surrounding neighborhood context.

The proposed residence incorporates a contemporary architectural design characterized by articulated horizontal massing, a flat roof with parapet walls, recessed glazing elements, and covered outdoor areas that help break down the overall scale of the structure. Architectural features such as large glass openings, balconies, outdoor terraces, and layered wall planes contribute to a modern aesthetic while maintaining visual compatibility with the surrounding residential context. The structure will utilize durable materials including smooth stucco, natural stone cladding, aluminum wood-like accents, and high-performance impact-resistant windows and doors designed to withstand coastal conditions while providing a warm and compatible 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, parking, 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:	Carlos Hernandez, Lara Michele Hernandez
Address/Location:	1036 Jefferson Street,
Size of Property:	15,339 sq. ft. (0.35 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:	1951 (Broward County Property Appraiser)

ADJACENT ZONING

North:	Single-Family Residential District (RS-6) Lakes Area Multiple Resource Listing District (HMPRLOD-1)
South:	Single-Family Residential District (RS-6) Lakes Area Multiple Resource Listing District (HMPRLOD-1)
East:	Single-Family Residential District (RS-6) Lakes Area Multiple Resource Listing District (HMPRLOD-1)
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 landowners 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 a two-story contemporary design with articulated massing, a flat roof with parapet walls, recessed openings, and covered outdoor spaces that help reduce the perceived scale of the structure while maintaining a clear architectural identity. The composition of horizontal and vertical building elements creates visual interest while maintaining appropriate proportions relative to the surrounding one- and two-story residences within the Hollywood Lakes Historic District.

The proposed design includes large window and door openings, recessed glazing, balconies, and outdoor living areas that provide transparency and reinforce the relationship between indoor and outdoor living, which is characteristic of residential architecture in coastal South Florida. The building's placement maintains the established residential orientation along Jefferson Street, while the overall design presents a modern interpretation of single-family residential development within the district.

The proposed material palette includes smooth stucco, natural stone cladding, aluminum wood-like accents, and impact-rated windows and doors. These materials provide a balanced combination of texture and color while contributing to a warm, contemporary appearance. Overall, the proposed design demonstrates consideration of scale, architectural composition, and material selection, resulting in a residence that is compatible with the surrounding residential context and 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 and maintains the established residential orientation of the property along Jefferson Street. The design preserves the general spatial relationship between the residence, front yard, driveway, pedestrian access, and surrounding single-family properties within the Hollywood Lakes Historic District.

Although the proposed two-story structure will be taller than the existing residence and some adjacent properties due to FEMA construction requirements, the design incorporates articulated massing, recessed glazing, deep roof overhangs, balconies, and landscaped areas to help reduce the perceived scale of the structure. The second floor is integrated into the overall composition of the home, with portions of the upper-level set within layered wall planes and roof forms to create depth and visual interest rather than a flat, uninterrupted façade.

The architectural style reflects a contemporary interpretation of residential design within the Lakes Historic District, incorporating openness, natural light, outdoor living areas, and tropical landscaping. The garage placement, pedestrian entry, driveway, pool area, rear outdoor living spaces, and landscaping maintain the residential character of the site and help soften the transition between the new construction and surrounding properties. Overall, the proposed setting maintains compatibility with adjacent residences and the surrounding site environment while accommodating FEMA-related elevation requirements and modern residential design.

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 contemporary material palette that includes smooth stucco, natural stone cladding, aluminum wood-like accents, and impact-rated windows and doors. These materials provide a balanced combination of texture, durability, and visual warmth while remaining appropriate for the coastal residential setting of the Hollywood Lakes Historic District.

The use of smooth stucco and natural stone cladding helps establish a clean and refined architectural appearance, while the aluminum wood-like accents provide warmth and visual depth. The impact-rated windows and doors are appropriate for coastal conditions and support the overall contemporary design of the residence. Together, these materials create a cohesive architectural composition that is compatible with the quality and character of surrounding residential properties. Overall, the proposed material selection demonstrates consideration of durability, texture, and color, resulting in a design that remains compatible with the surrounding neighborhood context and consistent with the intent of the Historic District Design Guidelines.

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

PROPERTY INFORMATION

Location Address: 1036 JEFFERSON STREET, HOLLYWOOD FL 33019

Lot(s): 24 Block(s): 55 Subdivision: _____

Folio Number(s): 5142 14 02 1130

Zoning Classification: RS-6 Land Use Classification: LOW MED.RESIDENTIAL

Existing Property Use: RESIDENTIAL Sq Ft/Number of Units: 6941 S.F./1

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

Has this property been presented to the City before? If yes, check al that apply and provide File Number(s) and Resolution(s): NO

DEVELOPMENT PROPOSAL

Explanation of Request: New Construction - Residential One Story Single Family

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

Project	Proposal
Units/rooms (# of units)	# UNITS: 1 #Rooms 4
Proposed Non-Residential Uses	0 S.F.)
Open Space (% and SQ.FT.)	Required %: 49 (Area: 7495 S.F.)
Parking (# of spaces)	PARK. SPACES: (# 5)
Height (# of stories)	(# STORIES) 2 (24 FT.)
Gross Floor Area (SQ. FT)	Gross Area (6941 FT.)

Name of Current Property Owner: Lara Hernandez

Address of Property Owner: 1036 JEFFERSON STREET, HOLLYWOOD FL 33019

Telephone: 718 619 2927 Email Address: lcempirehollywood@gmail.com

Applicant Kaller Architects Consultant ☐ Representative ☑ Tenant ☐

Address: 2417 Hollywood Boulevard, Hollywood, FL 33020 Telephone: 954-920-5746

Email Address: laurie@kallerarchitects.com

Email Address #2: jsaavedra@kallerarchitects.com

Date of Purchase: 7/10/2025 Is there an option to purchase the Property? Yes ☐ No ☑

If Yes, Attach Copy of the Contract.

Noticing Agent (FTAC & Board submissions only) : Cutro & Associates

E-mail Address: cutroplanning@yahoo.com

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: 04/07/2026

PRINT NAME: LARA MICHELE HERNANDEZ Date: 04/07/2026

Signature of Consultant/Representative: _____ Date: 04/07/2026

PRINT NAME: JONATHAN N. CHADES, RA Date: 04/07/2026

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 **Historic Preservation Board** to my property, which is hereby made by me or I am hereby authorizing **Kaller Architects** to be my legal representative before the **Historic Preservation** (Board and/or Committee) relative to all matters concerning this application.

Sworn to and subscribed before me
this 4 day of April, 2026

LAURIE YODER
Notary Public - State of Florida
Commission # HH 535999
My Comm. Expires Jun 6, 2028
Bonded through National Notary Assn.

Notary Public
State of Florida

Signature of Current Owner

Lara Hernandez
Print Name

My Commission Expires: _____ (Check One) ☑ Personally known to me; OR ☐ Produced Identification _____

Certificate of Appropriateness for Design Criteria:

1. INTEGRITY OF LOCATION

The subject property is located within the Hollywood Lakes Historic District, south of Hollywood Boulevard. The proposed new two-story single-family residence complies with all applicable zoning regulations and Historic Preservation Board (HPB) requirements. The project has been designed to respect the established scale, setbacks, and character of the surrounding neighborhood while maintaining consistency with existing development patterns.

2. DESIGN

- **Building Height** – The proposed residence is a two-story structure with a flat roof and parapet, remaining below the maximum allowable height. The building mass has been carefully articulated into smaller components to reduce visual impact and maintain compatibility with adjacent one- and two-story residences.
- **Window Openings** – Window and door openings are vertically proportioned and recessed to provide depth and shadow, reducing perceived scale. Openings are placed to balance natural light, privacy, and compatibility with neighboring properties.
- **Roof** – A flat roof system with parapet walls is proposed. This configuration allows building systems to be screened from public view and maintains a clean, understated profile consistent with the character of the district.

3. SETTINGS

The surrounding context consists primarily of one- and two-story single-family residences. The proposed structure follows a footprint and orientation similar to the existing residence, preserving established front yard, side yard, and rear yard relationships. Outdoor living areas are located primarily toward the rear of the property to limit visibility from the public right-of-way and minimize impacts to adjacent properties.

4. MATERIAL

The proposed building incorporates concrete foundations, CMU walls, and wood-framed floor and roof systems (truss system). Exterior finishes include smooth stucco, natural stone cladding, aluminum wood-like accents, and impact-rated windows and doors. The selected materials are neutral in tone and compatible with both the historic character and architectural fabric of the neighborhood.

5. WORKMANSHIP

The proposed construction methods and materials reflect a level of quality consistent with surrounding single-family residences in the Hollywood Lakes Historic District. The new residence replaces an existing structure that is no longer viable, ensuring that the property will contribute positively to the overall quality and appearance of the neighborhood.

6. ASSOCIATION

The design addresses site conditions, scale, and historic preservation guidelines through articulated massing, recessed openings, and covered outdoor spaces; and is compatible with the surrounding historic context and reinforces the established residential character of the Hollywood Lakes neighborhood.

Sincerely,

JOHN IBARRA & ASSOC., INC.
Professional Land Surveyors & Mappers
WWW.IBARRALANDSURVEYORS.COM

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

3725 DEL PRADO BLVD. S.
SUITE 823
CAPE CORAL, FL 33904
PH: (239) 540-2660

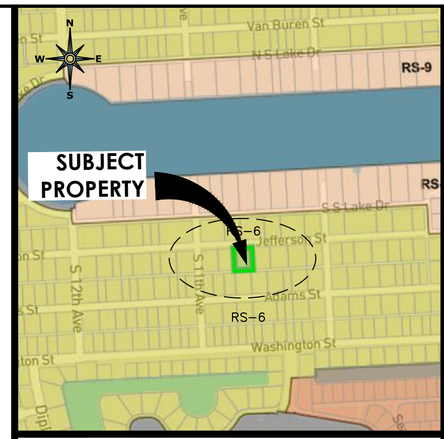
ALTA/NSPS LAND TITLE SURVEY

LEGEND

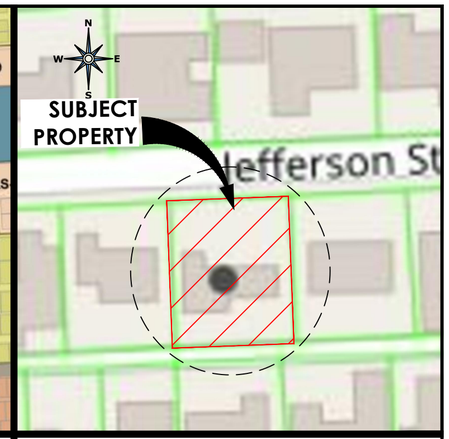
- CENTERLINE
- MONUMENT LINE
- OVERHEAD UTILITY LINES
- CHAIN LINK FENCE
- IRON FENCE
- WOOD FENCE
- BUILDING SETBACK LINE
- LIMITED ACCESS R/W
- NON-VEHICULAR ACCESS R/W
- x 0.00 EXISTING ELEVATION

GRAPHIC SCALE
30 0 15 30
(IN FEET)
1 INCH = 30 FEET

N W E S



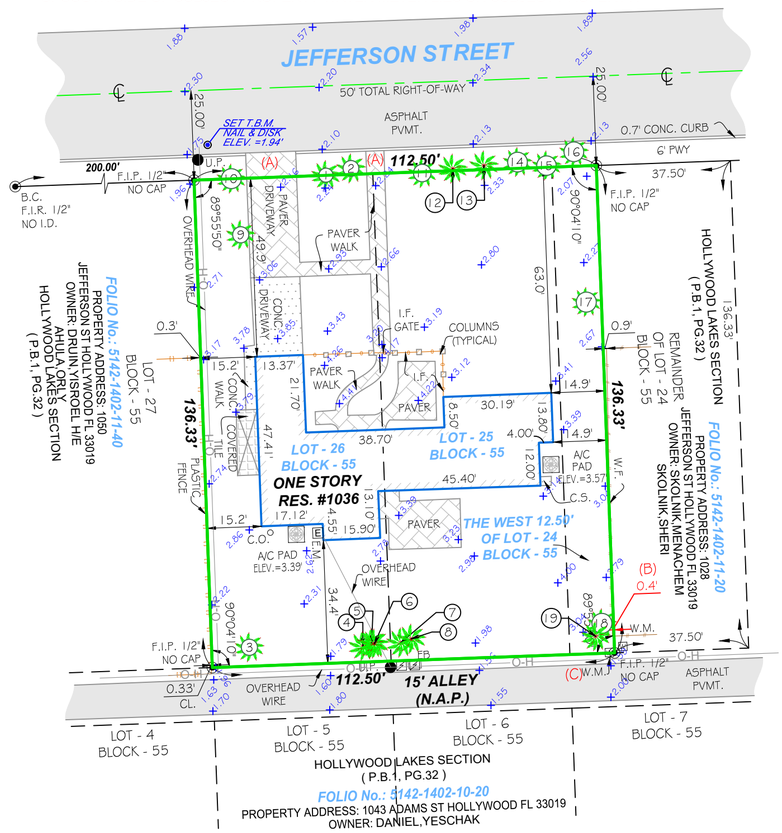
ZONING SKETCH
SCALE = N.T.S.



LOCATION MAP
SCALE = 1" - 300'

ENCROACHMENT NOTES:

A. NORTH SIDE OF THE SUBJECT PROPERTY, PAVER DRIVEWAY AND PAVER WALK ARE ENCROACHING INTO THE RIGHT OF WAY OF JEFFERSON STREET.
B. EAST SIDE OF THE SUBJECT PROPERTY, NEIGHBOR'S WOOD FENCE IS ENCROACHING INTO THE SUBJECT PROPERTY.
C. SOUTH SIDE OF SUBJECT PROPERTY WATER METER LIES ON SUBJECT PROPERTY.



TITLE COMMITMENT NOTES:

THAT I HAVE REVIEWED THE COMMITMENT AND ALL ITEMS ARE SHOWN ON THE SURVEY.THE ITEMS SHOWN HERE FORTH ARE PER SCHEDULE B-II OF AMERICAN LAND TITLE ASSOCIATION ISSUED BY OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY; COMMITMENT, COMMITMENT NUMBER 1650139, ISSUING AGENT:2742801, DATED JUNE 6, 2025, AT 11:00 P.M.;

ITEM NO. 5. ALL MATTERS CONTAINED ON THE PLAT OF HOLLYWOOD LAKES SECTION, AS RECORDED IN PLAT BOOK 1, PAGE 32, PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA. DOES AFFECTS THE PROPERTY. LOT LINES, RIGHT OF WAY, ETC. AS SHOWN ON THE SURVEY.

LEGAL DESCRIPTION:

THE LAND REFERRED TO HEREIN BELOW IS SITUATED IN THE COUNTY OF BROWARD, STATE OF FLORIDA, AND IS DESCRIBED AS FOLLOWS:

THE WEST 12.50 FEET OF LOT 24 AND ALL OF LOTS 25 AND 26, BLOCK 55, HOLLYWOOD LAKES SECTION, ACCORDING TO THE MAP OR PLAT THEREOF AS RECORDED IN PLAT BOOK 1, PAGE 32, PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA.

SURVEYOR'S CERTIFICATE:

1. 1A. THE POSITIONAL UNCERTAINTIES RESULTING FROM THE SURVEY MEASUREMENTS MADE ON THE SURVEY DO NOT EXCEED THE ALLOWABLE POSITIONAL TOLERANCE;

1B. THE SURVEY MEASUREMENTS WERE MADE IN ACCORDANCE WITH THE "MINIMUM ANGLE, DISTANCE AND CLOSURE REQUIREMENTS FOR SURVEYS MEASUREMENTS WHICH CONTROL LAND BOUNDARIES FOR ALTA/NSPS LAND TITLE SURVEYS;" OR

1C. PROPER FIELD PROCEDURES, INSTRUMENTATION AND ADEQUATE SURVEY PERSONNEL WERE EMPLOYED IN ORDER TO ACHIEVE RESULTS COMPARABLE TO THOSE OUTLINED IN THE "MINIMUM ANGLE,DISTANCE AND CLOSURE REQUIREMENTS FOR SURVEY MEASUREMENTS WHICH CONTROL LAND BOUNDARIES FOR ALTA/NSPS LAND TITLE SURVEYS."

2. ADDRESS(ES) OF THE SURVEYED PROPERTY : 1036 JEFFERSON STREET HOLLYWOOD, FLORIDA 33019
THE PROPERTY HAS DIRECT PEDESTRIAN ACCESS AND VEHICULAR ACCESS TO AND FROM PUBLICLY USED AND MAINTAINED STREETS OR HIGHWAYS KNOWN AS ACCESS TO AND FROM PUBLICLY USED AND MAINTAINED STREETS OR HIGHWAYS KNOWN AS JEFFERSON STREET.

3. THE PROPERTY DESCRIBED ON THIS SURVEY DOES LIE WITHIN A SPECIAL FLOOD HAZARD AREA AS DEFINED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY; THE PROPERTY LIES WITHIN ZONE "AE" OF THE FLOOD INSURANCE RATE MAP IDENTIFIED AS COMMUNITY NO. 125113 PANEL NO.0569, SUFFIX "J", AND HAVING A BASE FLOOD OF 7 FEET, BEARING AN EFFECTIVE DATE OF 07/31/2024.

4. THE LAND AREA OF THE SUBJECT PROPERTY IS IN TOTAL ± 15,337 SQUARE FEET OR ± 0.35 ACRES AS DESCRIBED IN THE LEGAL DESCRIPTION.

5. ELEVATIONS ARE REFERRED TO COUNTY BROWARD BENCHMARK BM 1915, ELEVATION 3.268 FEET OF N.G.V.D. OF 1929. CONVERTED TO NAVD (88) USING CORPSCON, BY SUBSTRACTING 1.60 FEET FROM 3.268 FEET NGVD (29) CONVERSION FORMULA = (3.268'-1.60'=1.668') RESULTS = 1.668 FEET NAVD 1988.

6. THE LOCATION OF THE SUBJECT PROPERTY IS IN ZONE RS-6 , SINGLE FAMILY RESIDENCE. SETBACKS ARE AS PER CITY OF HOLLYWOOD:

ZONED SETBACKS MUST BE CHECKED WITH THE CITY OF HOLLYWOOD BUILDING DEPARTMENT PRIOR TO ANY CONSTRUCTION OR DESIGN WORK.
(RS-6)
FRONT = 25 FEET
SIDE/INTERIOR= THE SUM OF THE SIDE YARD SETBACKS SHALL BE AT LEAST 25% OF THE LOT WIDTH, BUT NOT TO EXCEED 50 FT. WITH NO SIDE YARD LESS THAN 7.5 FT.; EXCEPT, PLATTED AND RECORDED LOTS OF 50 FT. OR LESS IN WIDTH MAY HAVE A 5 FT. SETBACK (ONLY APPLIES TO ONE STORY ADDITIONS AND NEW CONSTRUCTION OF ONE STORY BUILDINGS). ANY CONSTRUCTION IN EXCESS OF ONE STORY MUST MEET THE 25% RULE WITH A MINIMUM 7.5 FT. SETBACK.
SIDE/STREET= 15 FEET
REAR= 15% OF THE LOT DEPTH; 15 FT. MIN. 50 FT. MAX.; EXCEPT LOTS IN THE LAKES AREA - FOR LOTS WITH A LOT LINE ADJACENT TO A LAKE, SETBACK IS 25 FT.

7. DETACHED AND ATTACHED PARKING GARAGE; MINIMUM SIZE
A. ONE CAR SPACE GARAGE: 10.5 FT WIDE BY 19 FT. LONG
B. TWO CAR SPACE GARAGE 21.0 FT. WIDE BY 19 FT. LONG

8. THE TOTAL BUILDING AREA (BASED UPON EXTERIOR FOOTPRINT OF BUILDING ON GROUND SURFACE, NOT INTERIOR USABLE FLOOR SPACE) IS 2,268 SQUARE FEET.
FLOOR ELEVATION OF EXISTING BUILDING IS 5.39 FEET.
GARAGE ELEVATION = 3.87 FEET
THE HIGHEST PART OF ROOF HAS AN ELEVATION IS 20.30 FEET N.A.V.D. 1988.

9. SUBSTANTIAL FEATURES OBSERVED IN THE PROCESS OF CONDUCTING THE FIELDWORK (IN ADDITION TO THE IMPROVEMENTS AND FEATURES REQUIRED PURSUANT TO SECTION 5 ABOVE) (E.G., PARKING LOTS, BILLBOARDS, SIGNS, SWIMMING POOLS, LANDSCAPED AREAS, SUBSTANTIAL AREAS OF REFUSE). SHOWN ON THE SURVEY.

10. THERE ARE 0 REGULAR PARKING SPACES AND 0 MARKED HANDICAPPED PARKING SPACES ON THE SUBJECT PROPERTY.

11. NO PARTY OR COMMON WALLS WERE OBSERVED ALONG THE PROPERTY LINES.

11. THE SUBJECT PROPERTY DOES SERVE ADJOINING PROPERTY FOR VISIBLE SUBSURFACE DRAINAGE STRUCTURES, VISIBLE WATER COURSES, UTILITIES, STRUCTURAL SUPPORT OR INGRESS & EGRESS.
MUNICIPAL WATER, MUNICIPAL STORM SEWER AND MUNICIPAL SANITARY FACILITIES, TELEPHONE, AND ELECTRIC SERVICES OF PUBLIC UTILITIES ARE AVAILABLE AT THE BOUNDARY OF THE PROPERTY IN THE LOCATIONS AS SHOWN ON THE SURVEY.

12. AS SPECIFIED BY THE CLIENT, GOVERNMENTAL AGENCY SURVEY-RELATED REQUIREMENTS (E.G., HUD SURVEYS, SURVEYS FOR LEASES ON BUREAU OF LAND MANAGEMENT MANAGED LANDS). THE RELEVANT SURVEY REQUIREMENTS ARE TO BE PROVIDED BY THE CLIENT OR CLIENT'S DESIGNATED REPRESENTATIVE.
NOT APPLICABLE.

13. NAMES OF ADJOINING OWNERS ACCORDING TO CURRENT TAX RECORDS. SHOWN ON THE SURVEY.

14. AS SPECIFIED BY THE CLIENT, DISTANCE TO THE NEAREST INTERSECTING STREET.SHOWN ON THE SURVEY.

15. RECTIFIED ORTHOPHOTOGRAPHY, PHOTOGRAMMETRIC MAPPING, REMOTE SENSING, AIRBORNE/MOBILE LASER SCANNING AND OTHER SIMILAR PRODUCTS, TOOLS OR TECHNOLOGIES AS THE BASIS FOR SHOWING THE LOCATION OF CERTAIN FEATURES (EXCLUDING BOUNDARIES) WHERE GROUND MEASUREMENTS ARE NOT OTHERWISE NECESSARY TO LOCATE THOSE FEATURES TO AN APPROPRIATE AND ACCEPTABLE ACCURACY RELATIVE TO A NEARBY BOUNDARY. NOT APPLICABLE.

16. THERE IS NO VISIBLE OBSERVED EVIDENCE OF CURRENT EARTH MOVING WORK, BUILDING CONSTRUCTION OR BUILDING ADDITIONS.

17. THERE IS NO VISIBLE OBSERVED EVIDENCE OF SITE USE AS A SOLID WASTE DUMP, SUMP OR SANITARY LANDFILL.

SURVEYOR'S NOTE:
A CERTIFIED ARBORIST MUST CONFIRM ALL THE TREE NAMES, CONDITIONS AND SPECIES. TREES WERE IDENTIFIED TO THE BEST OF OUR ABILITIES.

TREE TABLE

No.	Name	Diameter (feet)	Height (feet)	Spread (feet)
1	PALM	0.70	12	0
2	PALM	1.00	21	14
3	PALM	0.60	26	7
4	PALM	0.65	20	8
5	PALM	0.60	20	10
6	PALM	0.70	20	5
7	ROYAL PAM	1.20	33	17
8	ROYAL PALM	1.20	33	15
9	PALM	1.00	17	15
10	PALM	1.20	25	15
11	PALM GROUP	0.70	20	8
12	PALM	1.00	25	15
13	PALM GROUP	0.70	18	8
14	PALM	0.80	17	8
15	PALM	0.65	10	5
16	PALM	1.30	25	15
17	PALM	1.10	20	15
18	PALM	0.70	22	13
19	PALM	0.70	20	10

JOHN IBARRA & ASSOC., INC.
Professional Land Surveyors & Mappers
777 N.W. 72nd AVENUE, SUITE 3025
MIAMI, FLORIDA 33126
PH: (305) 262-0400

Project Address: 1036 JEFFERSON STREET
HOLLYWOOD, FLORIDA 33019

Project Location: BROWARD COUNTY
SECTION 14, TOWNSHIP 51 SOUTH, RANGE 42 EAST

Folio Number:
5142 - 14 - 02 -1130

Drawn By: LK

Job Number:
25-000890-2

LB 7806 *SEAL*

1036 JEFFERSON STREET
HOLLYWOOD, FLORIDA 33019

BASED UPON TITLE COMMITMENT ISSUING AGENT:2742801
COMMITMENT NUMBER : 1650139,
OF AMERICAN LAND TITLE ASSOCIATION
ISSUED BY OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY
BEARING AN EFFECTIVE DATE OF JUNE 6, 2025, AT 11:00 P.M.;

SURVEYOR'S CERTIFICATION

TO: CARLOS HERNANDEZ, III AND LARA MICHELE HERNANDEZ, HUSBAND AND WIFE; ANGEL FRANCISCO CONDOM, P.A; OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY; LOANDEPOT.COM, LLC, ITS SUCCESSOR AND/OR ASSIGNS, AS THEIR RESPECTIVE INTERESTS MAY APPEAR:

THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE 2021 MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/NSPS LAND TITLE SURVEYS," JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS, AND INCLUDES ITEMS 1,2,3,4,5,7(A),7(B-1),8,9,13,16,19, OF TABLE A THEREOF. THE FIELD WORK WAS COMPLETED ON AUGUST 27, 2025:

08/27/2025
JOHN IBARRA (DATE OF SURVEY)

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

REVISED SURVEY:

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

HISTORIC PRESERVATION BOARD
NEW TWO-STORY SINGLE - FAMILY RESIDENCE
HERNANDEZ RESIDENCE, 1036 JEFFERSON STREET, HOLLYWOOD, FL 33019



EXISTING



PROPOSED

PROJECT TEAM

ARCHITECT
JOSEPH B. KALLER AND ASSOCIATES, P.A.
CONTACT: MR JOSEPH B. KALLER
ADDRESS: 2417 HOLLYWOOD BLVD. HOLLYWOOD, FL 33020
PHONE: (954) 920-5746
FAX: (954) 926-2841
EMAIL: JOSEPH@KALLERARCHITECTS.COM

SURVEYOR
COUSINS SURVEYORS AND ASSOCIATE, INC.
3921S AW 4TH AVENUE, SUITE 1011
DAVE, FLORIDA 33314
PHONE(954)689-7766
EMAIL: OFFICE@CSASURVEY.NET

CIVIL
CIVIL DESIGN ENGINEERING LLC
ALEJANDRO BOSCH
+1 (786) 439 - 9837
abosch@civildeng.com
www.civildesignengineering.com

LANDSCAPE
THE MIRROR OF PARADISE
GABRIELA FOJT
+1 (954) 478 - 3064
gabriela@themirrorofparadise.com
www.florida-landscape.com

OWNER
LARA HERNANDEZ
+1 (718) 619 - 2927
lcempirehollywood@gmail.com
ADDRESS: 1036 Jefferson St. Hollywood, FL 33019

PROJECT DATA

JURISDICTION

CITY OF HOLLYWOOD
BROWARD COUNTY
STATE OF FLORIDA

DRAWING INDEX

ARCHITECTURAL:

A-000	HERNANDEZ-HISTORIC PRESERVATION BOARD
A-000 (1)Y	Unnamed
A-001	HISTORIC PRESERVATION BOARD
A-002	STREET PROFLE-HISTORIC PRESERVATION BOARD
A-003	SITE DEMOLITION
A-100	SITE PLAN
A-101	GROUND FLOOR PLAN
A-102	SECOND FLOOR PLAN
A-103	ROOF PLAN
A-201	REFLECTED CEILING- GROUND FLOOR
A-202	REFLECTED CEILING- SECOND FLOOR
A-301	NORTH & SOUTH ELEVATION
A-302	EAST & WEST ELEVATION
A-400	SECTIONS
LP-001	COLORED LANDSCAPE PLAN

CIVIL:

C-1	GENERAL NOTES AND SPECIFICATIONS
D-1	DEMOLITION PLAN
C-2	PAVING , GRADING ,AND DRAINAGE PLAN AND TYPICAL SECTIONS
C-3	PAVING , GRADING ,AND DRAINAGE DETAILS
C-4	STORMWATER POLLUTION PREVENTION PLAN AND DETAILS

LANDSCAPE:

DT-1	REMOVAL PLAN & TREE PROTECTION DETAIL
LP-1	LANDSCAPE PLAN, PLANT SCHEDULE, CODE CHART
LP-2	COLORED LANDSCAPE PLAN
LP-3	NOTES & DETAILS

LOCATION MAP



AERIAL



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JONATHAN NELSON CHADES
FLORIDA R.A. #100034

CONSTRUCTION DOCUMENTS

PROJECT TITLE
HERNANDEZ RESIDENCE
1036 JEFFERSON STREET

SHEET TITLE
HERNANDEZ-HISTORIC PRESERVATION BOARD

REVISIONS

No.	Description	Date
1	CITY COMMENTS - REV 1	04-28-2026

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SHEET

A-000

Electronic Media Documents: The Construction Documents are complimentary, and what is required by one shall be as binding as if required by all. In the event of a conflict between the Construction Documents, the Owner shall request clarification from the Architect which shall be provided in writing by the Architect. In the event of conflicts between the Construction Documents and Existing Conditions, the Owner shall promptly notify the Architect in writing. The Owner shall be responsible for any and all errors, inconsistencies or omissions discovered by the Owner or Owner's consultants prior to commencement of construction unless the Owner promptly notifies the Architect of such errors, inconsistencies or omissions. The Owner shall be responsible for the cost of corrections to the extent caused by the Owner's failure to timely discover errors, inconsistencies or omissions in the Construction Documents



SUBJECT PROPERTY



1-1050 Jefferson St



2-1050 Jefferson St



3-1035 Jefferson St



4-1024 Jefferson St



5-1050 Jefferson St



6-1014 Jefferson St



7-1022 Jefferson St



8-1028 Jefferson St

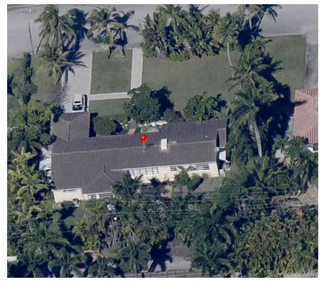


9-1041 Jefferson St

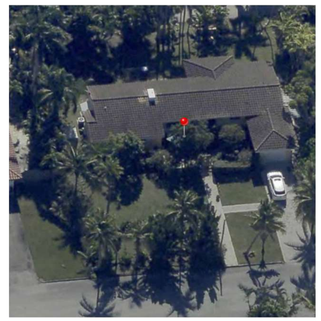


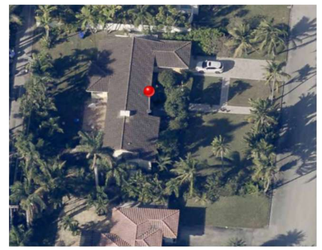
10-1058 Jefferson St

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CONSTRUCTION DOCUMENTS

PROJECT TITLE

HERNANDEZ RESIDENCE

1036 JEFFERSON STREET

SHEET TITLE

HISTORIC PRESERVATION BOARD

REVISIONS

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A-001

Bidders shall visit complete sets of Bidding Documents in preparing bids; neither the Owner nor Architect assumes responsibility for errors or misinterpretations resulting from the use of incomplete or preliminary sets of Bidding Documents. The Contractor shall be required to the extent consistent with the Contract Documents and reasonably inferable from them as being necessary to produce the intended results for the proper execution and completion of the work by the Contractor. The intent of the Contract Documents is to include all items necessary





FRONT ELEVATION





REAR ELEVATION



1 STREET PROFILE
3/32" = 1'-0"

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CONSTRUCTION DOCUMENTS

PROJECT TITLE
HERNANDEZ RESIDENCE
1036 JEFFERSON STREET

SHEET TITLE
STREET PROFILE-HISTORIC PRESERVATION BOARD

REVISIONS

No.	Description	Date

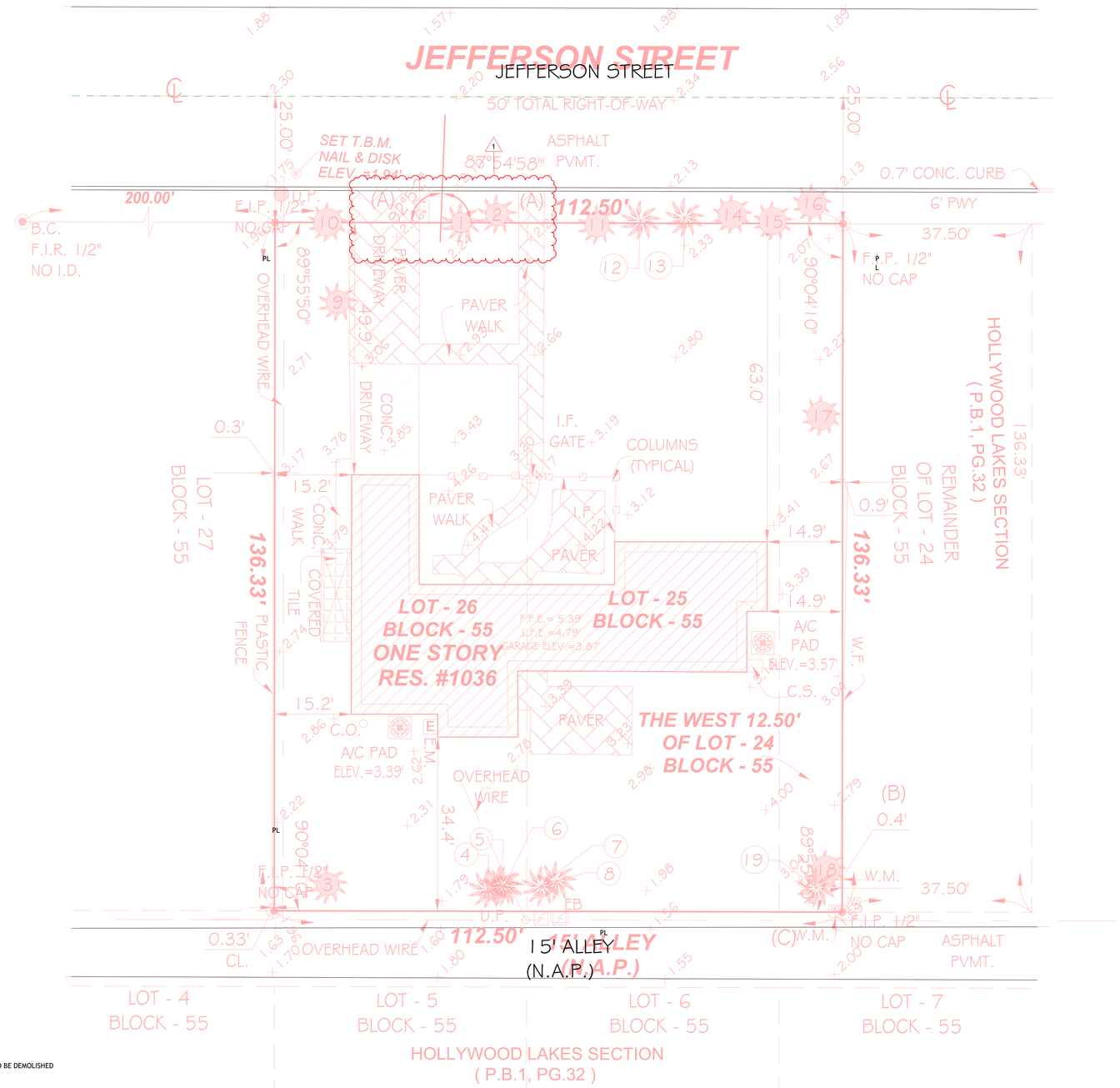
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These plans are property and of Kaller Architecture. The Owner of the Contract Documents is the owner of the Project whether or not construction proceeds from those documents. The Owner and the Architect agree that the Contract Documents shall not be used by the Owner on other projects, for additions to this Project or for completion of this Project by others, except by agreement in writing and with appropriate compensation to the Architect, unless the Architect is in default under the Agreement between Owner and Architect. The Contract Documents are not to be changed or copied in any form or manner whatsoever, nor are they to be assigned to any third party, without first obtaining the express written permission and consent of the Architect. Any unauthorized use of the Contract Documents shall be at the Owner's sole risk and without liability to the Architect and the Architect's consultants, and the Owner shall indemnify and hold harmless the Architect and the Architect's consultants from all claims, damages, losses and expenses including attorney's fees arising out of or resulting therefrom. Submission or distribution of the Contract Documents to meet official regulatory requirements or for purposes in connection with the Project is not to be construed as publication in derogation of the Architect's reserved rights.



1 SITE DEMOLITION PLAN
3/32" = 1'-0"

DEMOLITION NOTES

1. AT ALL TIMES DURING DEMOLITION WORK, CONTRACTOR SHALL SECURE PUBLIC SAFETY, HEALTH AND GENERAL WELFARE THROUGH STRUCTURAL STRENGH IN TEMPORARY SUPPORTS, STABILITY, SANITATION AND SAFETY TO LIFE AND PROPERTY DURING THE REMOVAL OF STRUCTURES, ELECTRICAL, MECHANICAL AND PLUMBING SYSTEMS.

2. THE CONTRACTOR SHALL COMPLY WITH ALL APPLICABLE PROVISIONS OF THE FLORIDA BUILDING CODE PARTICULARLY CHAPTER 33 WITH REGARD TO DEMOLITION & SITE WORK.

3. THE EXTENT OF THE DEMOLITION WORK IS TO SHOW ON THE DEMOLITION DRAWING AND REFERRED TO IN ALL DRAWINGS. DEMOLITION INCLUDES THE COMPLETE REMOVAL OF PORTIONS OF THE BUILDING AS INDICATED, AND ALL MISCELLANEOUS DAMAGED PORTIONS OF THE BUILDING AS REQUIRED TO MEET SPECIFICATIONS AND DRAWINGS REQUIREMENTS. EXISTING PLUMBING AND ELECTRICAL LINES TO BE REMOVED OR CONCEALED BY EXISTING STRUCTURE AND NEW WORK SHALL BE FULLY DE-ACTIVIATED.

4. REMOVE ALL DEMOLITION MATERIALS AND DEBRIS FROM THE CONSTRUCTION SITE.

5. ALL EXISTING EXPOSED SURFACES THAT ARE TO REMAIN IN PLACE THAT ARE DAMAGED DURING CONSTRUCTION SHALL BE REPAIRED AS REQUIRED TO MATCH EXISTING UNDAMAGED SURFACES.

6. ARRANGE WITH UTILITY COMPANIES FOR THE DISCONNECTION OF SERVICES AND REMOVAL FITTINGS AND EQUIPMENT BEFORE STARTING DEMOLITION WORK

1. PROTECT PARTS OF THE EXISTING WORK SCHEDULED TO REMAIN. CUT AWAY CAREFULLY THE PARTS TO BE DEMOLISHED TO REDUCE THE AMOUNT OF NECESSARY REPAIRS.

2. SECURE OWNER'S EXISTING PROPERTY TO BE SALVAGED. COORDINATE THOSE ITEMS WITH THE OWNER.

3. SHORE, BRACE AND SECURE STRUCTURAL ITEMS TO REMAIN BEFORE DEMOLITION.

4. REMOVE ANY AND ALL NECESSARY EXISTING CONCRETE SLABS TO ACCOMMODATE NEW PLUMBING LINES, COLUMNS, FOUNDATIONS & OTHER STRUCTURAL ITEMS IN COORDINATION WITH THESE RAWINGS.

STANDARDS FOR DEMOLITION (SECTION 3406 OF FBC

1. DEMOLITION WORK HAVING COMMENCED SHALL BE PURSUED DILIGENTLY AND WITHOUT INTERRUPTION WITH DUE REGARD TO SAFETY. IT IS THE INTENT OF THIS SECTION TO LIMIT THE EXISTENCE OF ANY UNSAFE CONDITION OR NUISANCE ON THE PREMISES DURING THE PERIOD OF DEMOLITION OPERATIONS.

2. ANY SURFACE HOLES OR IRREGULARITIES, WELLS, SEPTIC THANK, BASEMENTS, CELLAR, SIDEWALK VAULTS OR COAL CHUTES REMAINING AFTER DEMOLITION OF ANY BUILDING OR STRUCTURE SHALL BE FILLED WITH MATERIAL AS APPROVED BY THE BUILDING OFFICIAL, AND SHALL BE GRADED IN A MANNER THAT WILL PROVIDE EFFECTIVE SURFACE DRAINAGE.

3. ALL DEBRIS AND ACCUMULATION OF MATERIAL RESULTING FROM DEMOLITION OF ANY BUILDING OR STRUCTURE SHALL BE REMOVED FROM THE PREMISES.

4. ALL BUILDING SEWERS SHALL BE EFFECTIVELY PLUGGED WITH CONCRETE AT THE PROPERTY LINE, OR AS MAY BE REQUIRED BY THE BUILDING OFFICIAL.

5. IN ORDER TO CONTROL DUST DURING A DEMOLITION PROJECT, THE PERMIT HOLDER SHALL TAKE THE NECESSARY SAFEGUARDS TO ENSURE THAT WATER SUPPLY IS AVAILABLE AND APPROPRIATE ACTIONS ARE TAKEN TO RETAIN DUST AT THE IMMEDIATE VICINITY OF THE DEMOLITION PROJECT AND TO ENSURE THAT NO DUST IS TRANSMITTED TO NEIGHBORING PROPERTIES OR STREETS.

1. THE EXTENT OF THE DEMOLITION MAY BE ADJUSTED PENDING FIELD CONDITIONS OF THE STRUCTURE.

2. ALL EXT'G INTERIOR GYP. BD., AND STUCCO TO BE REMOVED.

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FLORIDA R.A. #100034

CONSTRUCTION DOCUMENTS

PROJECT TITLE
HERNANDEZ RESIDENCE
1036 JEFFERSON STREET

SHEET TITLE
SITE DEMOLITION

REVISIONS

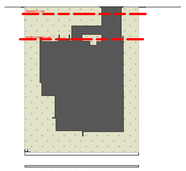
No.	Description	Date
1	CITY COMMENTS - REV 1	04-28-2026

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DATE: 01/12/2026
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SHEET
A-003

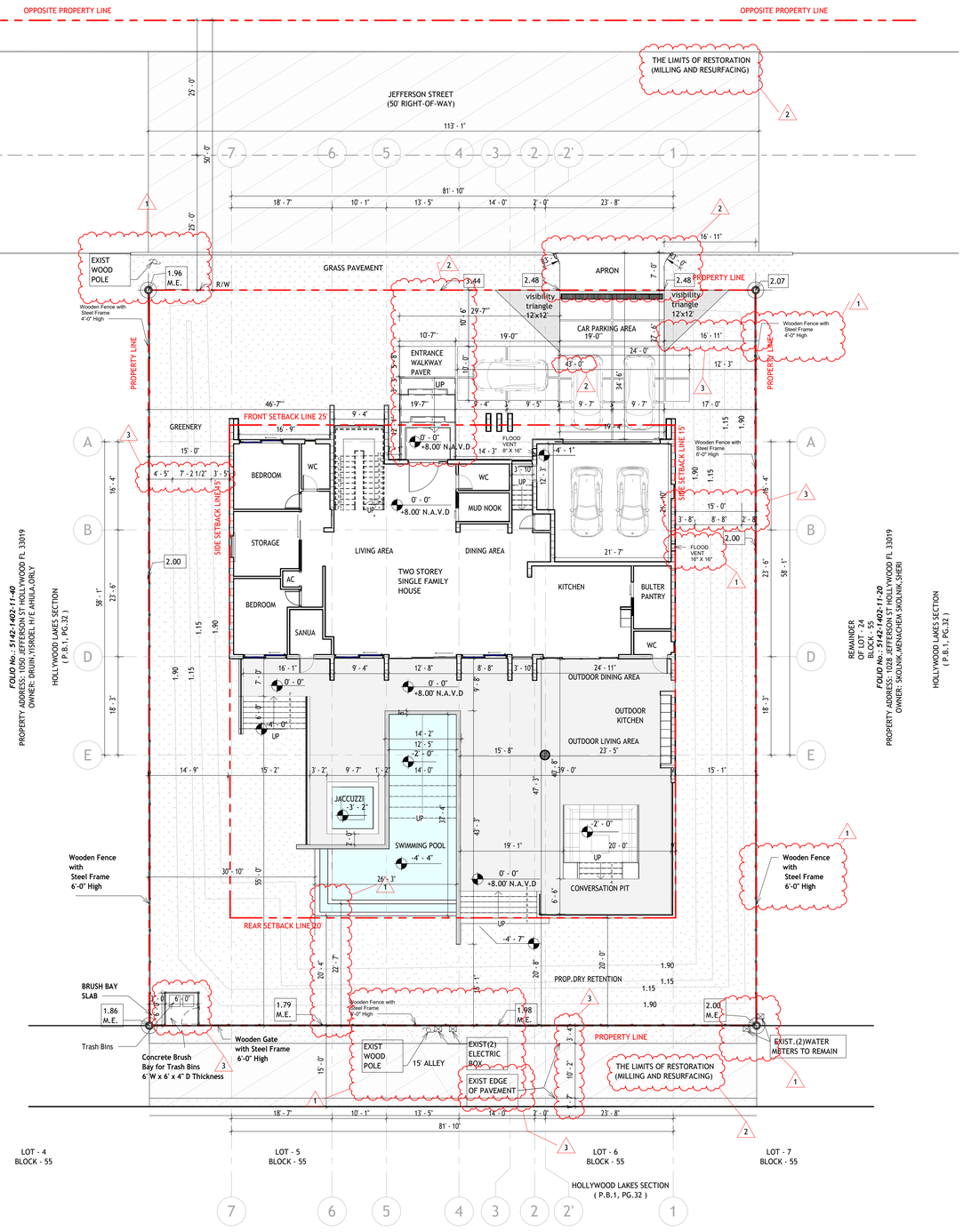
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TOTAL AREA: 15,474 SF
LANDSCAPE AREA (TURF):7495 SF (49%)
NON-LANDSCAPE AREA:7979 SF (51%)



FRONT YARD AREA:2817.13 SF
LANDSCAPE AREA (TURF):2091.10 SF (74%)



1 SITE PLAN
3/32" = 1'-0"

PROPERTY ADDRESS
1036 JEFFERSON ST HOLLYWOOD FL 330191913

FOLIO
5142-14-02-1130

LEGAL DESCRIPTION
HOLLYWOOD LAKES SECTION 1-32 B LOT 24 W 12 1/2,25,26 BLK 55

SITE INFORMATION	EXISTING	PROPOSED
ZONING:	RS-6	RS-6
SUB-DISTRICT:	N/A	N/A
BUILDING USE:	SINGLE FAMILY DWELLING	SINGLE FAMILY DWELLING
LAND USE DESIGNATION:	RESIDENTIAL	RESIDENTIAL
COUNTY USE DESIGNATION:	RESIDENTIAL	RESIDENTIAL
LOT AREA:	15474 SF	
BASE FLOOD ZONE:	AE - 7.0' NAVD	8.0' NAVD

BUILDING INTENSITY	ALLOWED	PROPOSED
LOT COVERAGE	N/A	N/A
FAR:	N/A	N/A
A/C AREA:	N/A	5293 SF
BUILDING FOOT PRINT	N/A	6941 SF
PROPOSED DWELLING	1	1
NUMBER OF FLOORS	2	2
BUILDING HEIGHT	30'	24'

BUILDING INFORMATION	EXISTING	PROPOSED
TYPE OF CONSTRUCTION	TBD	TYPE V - B
SPRINKLER (REQUIRED)	TBD	TBD
FIRE ALARM (REQUIRED)	TBD	TBD
OCCUPANCY CLASSIFICATION	R-3	R-3

PARKING CALCULATION:	REQUIRED	PROVIDED
	5	5

1 SPACE PER 500 SQ. FT ABOVE FIRST 2,000 SQ. FT.; PROVIDED, HOWEVER, AN ADDITION OF 500 SQ. FT. OR LESS WITH NO BEDROOM SHALL NOT REQUIRE ANY ADDITIONAL SPACES. TOTAL REQUIRED SPACES NOT TO EXCEED 5. TANDEM SPACES ALLOWED IF CARPORT OR GARAGE PRESENT

SETBACKS:	REQUIRED	PROVIDED
(a) FRONTAGE (JEFERSON) (NORTH)	25' 0"	25'
(b) SIDE INTERIOR (EAST)**	15'	15'
(c) SIDE INTERIOR (WEST)**	15'	15'
(d) REAR* (ALLEY)	20'	20'

*15% LOT DEPTH
** 25% OF LOT WIDTH

LANDSCAPE	REQUIRED	PROVIDED
IMPERVIOUS AREA BUILDING FOOTPRINT, PARKING , SIDEWALKS & DRIVES	N/A	7,979 (51%)
PERVIOUS AREA (GREEN) LANDSCAPE AREAS (SITE)	6,189.6 SF (40%)	7,495 (49%)

GROSS BUILDING A/C AREA	INTERIOR
FIRST FLOOR (A.C.)	2545 SF
SECOND FLOOR (A.C.)	2748 SF
ROOF LEVEL (A.C.)	N/A
TOTAL (A.C.) AREA	5293 SF

FLOOD VENTS

MODEL	FLOOD COVERAGE	AIR VENTILATION	DIMENTION	ROUGHOPENING
1540-510	200 SQ FT	51 SQ IN	16"W X 8"H X 3"D	16 1/4" X 8 1/4"
1540-511	400 SQ FT	102 SQ IN	16"W X 16"H X 3"D	16 1/4" X 16 1/4"

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FLORIDA R.A. #100034

CONSTRUCTION DOCUMENTS

PROJECT TITLE
HERNANDEZ RESIDENCE
1036 JEFFERSON STREET

SHEET TITLE
SITE PLAN

REVISIONS

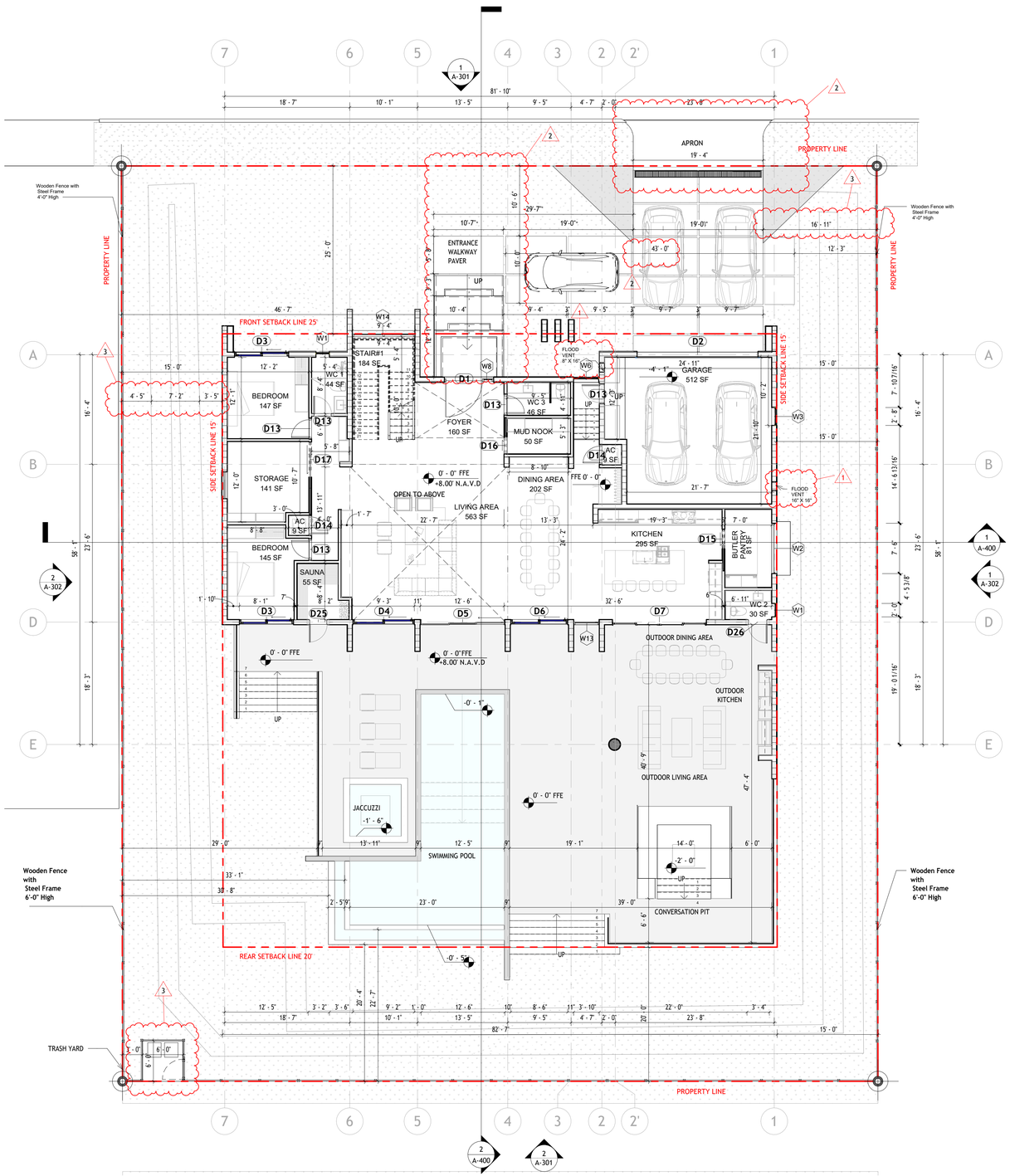
No.	Description	Date
1	CITY COMMENTS - REV 1	04-28-2026
2	CITY COMMENTS - REV 2	05-11-2026
3	CITY COMMENTS - REV 3	05-14-2026

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SHEET
A-100

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1 GROUND FLOOR PLAN
1/8" = 1'-0"

DOOR & WINDOW SCHEDULES

DOOR SCHEDULE

NO.	DOOR SIZE WIDTH	DOOR SIZE HEIGHT	THICKNESS	SWING TYPE	DOOR MATERIAL	Comments
D1	5' - 5 1/2"	9' - 4 1/2"		SINGLE SWING	WOOD	
D2	18' - 0"	8' - 4"		GARAGE DOOR		
D3	8' - 1"	9' - 8 1/2"		SLIDING DOOR	WOOD	
D4	9' - 2"	10' - 0 1/2"		SLIDING DOOR	GLASS	
D5	12' - 4"	10' - 0"	0' - 1 1/2"	SLIDING DOOR	GLASS	
D6	8' - 5"	10' - 0 1/2"		SLIDING DOOR	GLASS	
D7	14' - 0"	9' - 11 1/2"	0' - 6"	SLIDING DOOR	GLASS	
D8	7' - 9"	10' - 0 1/2"		SLIDING DOOR	GLASS	
D9	5' - 1"	10' - 0 1/2"		SLIDING DOOR	GLASS	
D10	6' - 1"	10' - 0 1/2"		SLIDING DOOR	GLASS	
D11	13' - 1"	11' - 9"	0' - 1 1/2"	SLIDING DOOR	GLASS	
D12	7' - 1"	11' - 9 1/2"		SLIDING DOOR	GLASS	
D13	2' - 8"	7' - 0"	0' - 2"	SINGLE SWING	WOOD	
D14	2' - 6"	7' - 0"	0' - 2"	SINGLE SWING	WOOD	
D15	2' - 11 1/2"	7' - 2"	0' - 1 1/2"	POCKET SLIDING DOOR	WOOD	
D16	2' - 6 1/2"	7' - 2"	0' - 1 1/2"	POCKET SLIDING DOOR	WOOD	
D17	5' - 3"	7' - 2"	0' - 2"	POCKET SLIDING DOOR	WOOD	
D18	3' - 7"	7' - 0"	0' - 2"	SINGLE SWING	GLASS	
D19	6' - 0"	6' - 8"	0' - 2"	DOUBLE SWING	WOOD	
D20	2' - 10"	7' - 0"	0' - 2"	SINGLE SWING	WOOD	
D21	5' - 3"	8' - 2"	0' - 1 1/2"	POCKET SLIDING DOOR	WOOD	
D22	2' - 0 1/2"	7' - 2"	0' - 1 1/2"	POCKET SLIDING DOOR	WOOD	
D23	5' - 4"	6' - 8"	0' - 2"	DOUBLE SWING	WOOD	
D24	3' - 1"	6' - 11"	0' - 1 1/2"	SINGLE SWING	WOOD	
D25	2' - 8"	10' - 0"	0' - 2"	SINGLE SWING	WOOD	
D26	2' - 10"	10' - 0"	0' - 2"	SINGLE SWING	WOOD	

WINDOW SCHEDULE

NO.	SIZE WIDTH	SIZE HEIGHT	TYPE	MATERIAL	COMMENTS
W1	2' - 0"	10' - 0"	SIGLE FIXED		
W2	7' - 6"	2' - 0"	SIGLE FIXED		
W3	2' - 8"	10' - 0"	SIGLE FIXED		
W4	2' - 11 1/2"	10' - 0"	SIGLE FIXED		
W5	3' - 11"	10' - 0"	SIGLE FIXED		
W6	3' - 9"	10' - 0"	SIGLE FIXED		
W7	4' - 0"	2' - 4"	SINGLE HUNG		
W8	2' - 0"	15' - 7 1/2"	FIXED PANEL		
W9	9' - 3 11/16"	11' - 0"	FIXED PANEL		
W10	8' - 8"	11' - 0"	FIXED PANEL		
W11	12' - 8"	11' - 0"	FIXED PANEL		
W12	9' - 3 11/16"	17' - 0 1/2"	FIXED PANEL		
W13	3' - 9 11/16"	10' - 0"	FIXED PANEL		
W14	9' - 3 11/16"	4' - 11 1/2"	FIXED PANEL		

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SHEET TITLE
GROUND FLOOR PLAN

REVISIONS

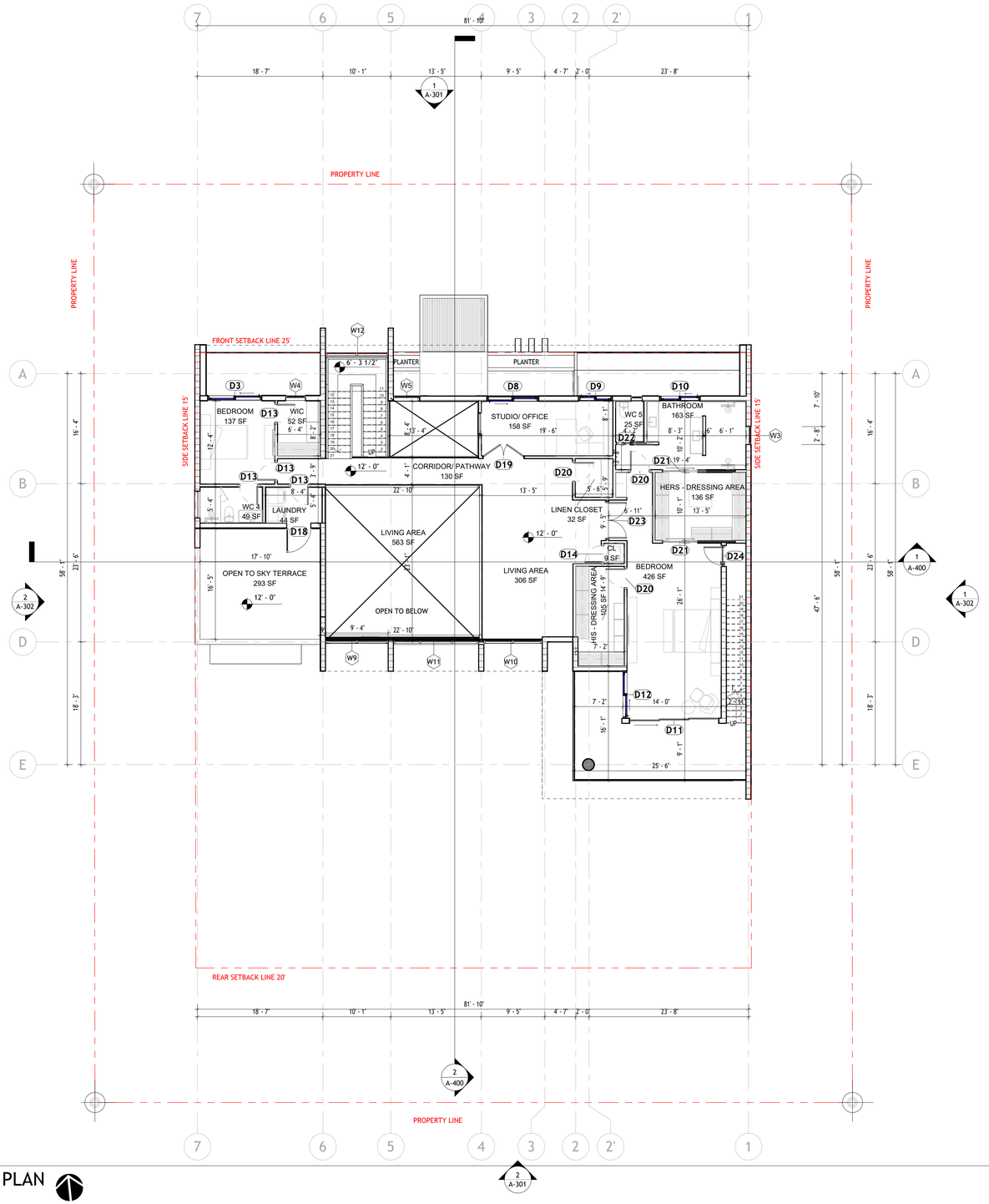
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CHECKED BY: JNC

SHEET
A-101

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1 SECOND FLOOR PLAN
1/8" = 1'-0"

DOORS & WINDOWS SCHEDULES

DOOR SCHEDULE

NO.	DOOR SIZE WIDTH	DOOR SIZE HEIGHT	THICKNESS	SWING TYPE	DOOR MATERIAL	Comments
D1	5' - 5 1/2"	9' - 4 1/2"		SINGLE SWING	WOOD	
D2	18' - 0"	8' - 4"		GARAGE DOOR		
D3	8' - 1"	9' - 8 1/2"		SLIDING DOOR	WOOD	
D4	9' - 2"	10' - 0 1/2"		SLIDING DOOR	GLASS	
D5	12' - 4"	10' - 0"	0' - 1 1/2"	SLIDING DOOR	GLASS	
D6	8' - 6"	10' - 0 1/2"		SLIDING DOOR	GLASS	
D7	14' - 0"	9' - 11 1/2"	0' - 6"	SLIDING DOOR	GLASS	
D8	7' - 9"	10' - 0 1/2"		SLIDING DOOR	GLASS	
D9	5' - 1"	10' - 0 1/2"		SLIDING DOOR	GLASS	
D10	6' - 1"	10' - 0 1/2"		SLIDING DOOR	GLASS	
D11	13' - 1"	11' - 9"	0' - 1 1/2"	SLIDING DOOR	GLASS	
D12	7' - 1"	11' - 9 1/2"		SLIDING DOOR	GLASS	
D13	2' - 8"	7' - 0"	0' - 2"	SINGLE SWING	WOOD	
D14	2' - 6"	7' - 0"	0' - 2"	SINGLE SWING	WOOD	
D15	2' - 11 1/2"	7' - 2"	0' - 1 1/2"	POCKET SLIDING DOOR	WOOD	
D16	2' - 6 1/2"	7' - 2"	0' - 1 1/2"	POCKET SLIDING DOOR	WOOD	
D17	5' - 3"	7' - 2"	0' - 2"	POCKET SLIDING DOOR	WOOD	
D18	3' - 7"	7' - 0"	0' - 2"	SINGLE SWING	GLASS	
D19	6' - 0"	6' - 8"	0' - 2"	DOUBLE SWING	WOOD	
D20	2' - 10"	7' - 0"	0' - 2"	SINGLE SWING	WOOD	
D21	5' - 3"	8' - 2"	0' - 1 1/2"	POCKET SLIDING DOOR	WOOD	
D22	2' - 0 1/2"	7' - 2"	0' - 1 1/2"	POCKET SLIDING DOOR	WOOD	
D23	5' - 4"	6' - 8"	0' - 2"	DOUBLE SWING	WOOD	
D24	3' - 1"	6' - 11"	0' - 1 1/2"	SINGLE SWING	WOOD	
D25	2' - 8"	10' - 0"	0' - 2"	SINGLE SWING	WOOD	
D26	2' - 10"	10' - 0"	0' - 2"	SINGLE SWING	WOOD	

WINDOW SCHEDULE

NO.	SIZE WIDTH	SIZE HEIGHT	TYPE	MATERIAL	COMMENTS
W1	2' - 0"	10' - 0"	SIGLE FIXED		
W2	7' - 6"	2' - 0"	SIGLE FIXED		
W3	2' - 8"	10' - 0"	SIGLE FIXED		
W4	2' - 11 1/2"	10' - 0"	SIGLE FIXED		
W5	3' - 11"	10' - 0"	SIGLE FIXED		
W6	3' - 9"	10' - 0"	SIGLE FIXED		
W7	4' - 0"	2' - 4"	SINGLE HUNG		
W8	2' - 0"	15' - 7 1/2"	FIXED PANEL		
W9	9' - 3 11/16"	11' - 0"	FIXED PANEL		
W10	8' - 8"	11' - 0"	FIXED PANEL		
W11	12' - 8"	11' - 0"	FIXED PANEL		
W12	9' - 3 11/16"	17' - 0 1/2"	FIXED PANEL		
W13	3' - 9 11/16"	10' - 0"	FIXED PANEL		
W14	9' - 3 11/16"	4' - 11 1/2"	FIXED PANEL		

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FLORIDA R.A. #100034

CONSTRUCTION DOCUMENTS

PROJECT TITLE
HERNANDEZ RESIDENCE
1036 JEFFERSON STREET

SHEET TITLE
SECOND FLOOR PLAN

REVISIONS

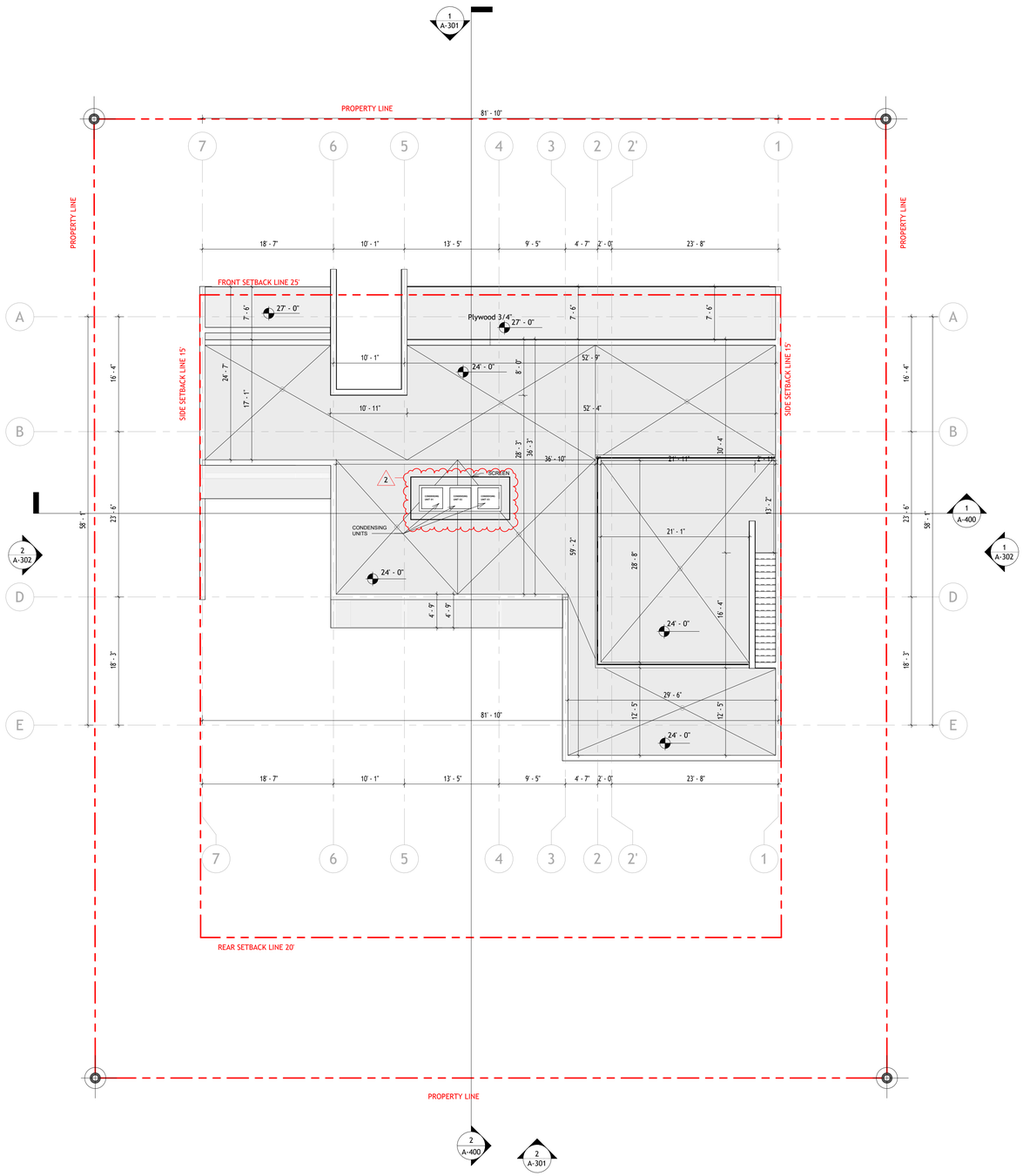
No.	Description	Date

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DATE: 01/12/2026
DRAWN BY: GMV
CHECKED BY: JNC

SHEET
A-102

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1 ROOF FLOOR PLAN
1/8" = 1'-0"

DOOR & WINDOW SCHEDULES

DOOR SCHEDULE

NO.	DOOR SIZE WIDTH	DOOR SIZE HEIGHT	THICKNESS	SWING TYPE	DOOR MATERIAL	Comments
D1	5' - 5 1/2"	9' - 4 1/2"		SINGLE SWING	WOOD	
D2	18' - 0"	8' - 4"		GARAGE DOOR		
D3	8' - 1"	9' - 8 1/2"		SLIDING DOOR	WOOD	
D4	9' - 2"	10' - 0 1/2"		SLIDING DOOR	GLASS	
D5	12' - 4"	10' - 0"	0' - 1 1/2"	SLIDING DOOR	GLASS	
D6	8' - 6"	10' - 0 1/2"		SLIDING DOOR	GLASS	
D7	14' - 0"	9' - 11 1/2"	0' - 6"	SLIDING DOOR	GLASS	
D8	7' - 9"	10' - 0 1/2"		SLIDING DOOR	GLASS	
D9	5' - 1"	10' - 0 1/2"		SLIDING DOOR	GLASS	
D10	6' - 1"	10' - 0 1/2"		SLIDING DOOR	GLASS	
D11	13' - 1"	11' - 9"	0' - 1 1/2"	SLIDING DOOR	GLASS	
D12	7' - 1"	11' - 9 1/2"		SLIDING DOOR	GLASS	
D13	2' - 8"	7' - 0"	0' - 2"	SINGLE SWING	WOOD	
D14	2' - 6"	7' - 0"	0' - 2"	SINGLE SWING	WOOD	
D15	2' - 11 1/2"	7' - 2"	0' - 1 1/2"	POCKET SLIDING DOOR	WOOD	
D16	2' - 6 1/2"	7' - 2"	0' - 1 1/2"	POCKET SLIDING DOOR	WOOD	
D17	5' - 3"	7' - 2"	0' - 2"	POCKET SLIDING DOOR	WOOD	
D18	3' - 7"	7' - 0"	0' - 2"	SINGLE SWING	GLASS	
D19	6' - 0"	6' - 8"	0' - 2"	DOUBLE SWING	WOOD	
D20	2' - 10"	7' - 0"	0' - 2"	SINGLE SWING	WOOD	
D21	5' - 3"	8' - 2"	0' - 1 1/2"	POCKET SLIDING DOOR	WOOD	
D22	2' - 0 1/2"	7' - 2"	0' - 1 1/2"	POCKET SLIDING DOOR	WOOD	
D23	5' - 4"	6' - 8"	0' - 2"	DOUBLE SWING	WOOD	
D24	3' - 1"	6' - 11"	0' - 1 1/2"	SINGLE SWING	WOOD	
D25	2' - 8"	10' - 0"	0' - 2"	SINGLE SWING	WOOD	
D26	2' - 10"	10' - 0"	0' - 2"	SINGLE SWING	WOOD	

WINDOW SCHEDULE

NO.	SIZE WIDTH	SIZE HEIGHT	TYPE	MATERIAL	COMMENTS
W1	2' - 0"	10' - 0"	SIGLE FIXED		
W2	7' - 6"	2' - 0"	SIGLE FIXED		
W3	2' - 8"	10' - 0"	SIGLE FIXED		
W4	2' - 11 1/2"	10' - 0"	SIGLE FIXED		
W5	3' - 11"	10' - 0"	SIGLE FIXED		
W6	3' - 9"	10' - 0"	SIGLE FIXED		
W7	4' - 0"	2' - 4"	SINGLE HUNG		
W8	2' - 0"	10' - 2 1/2"	FIXED PANEL		
W9	9' - 3 11/16"	11' - 0"	FIXED PANEL		
W10	8' - 8"	11' - 0"	FIXED PANEL		
W11	12' - 8"	11' - 0"	FIXED PANEL		
W12	9' - 3 11/16"	17' - 0 1/2"	FIXED PANEL		
W13	3' - 9 11/16"	10' - 0"	FIXED PANEL		
W14	9' - 3 11/16"	4' - 11 1/2"	FIXED PANEL		

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CONSTRUCTION DOCUMENTS

PROJECT TITLE
HERNANDEZ RESIDENCE

1036 JEFFERSON STREET

SHEET TITLE
ROOF PLAN

REVISIONS

No.	Description	Date
2	CITY COMMENTS - REV 2	05-11-2026

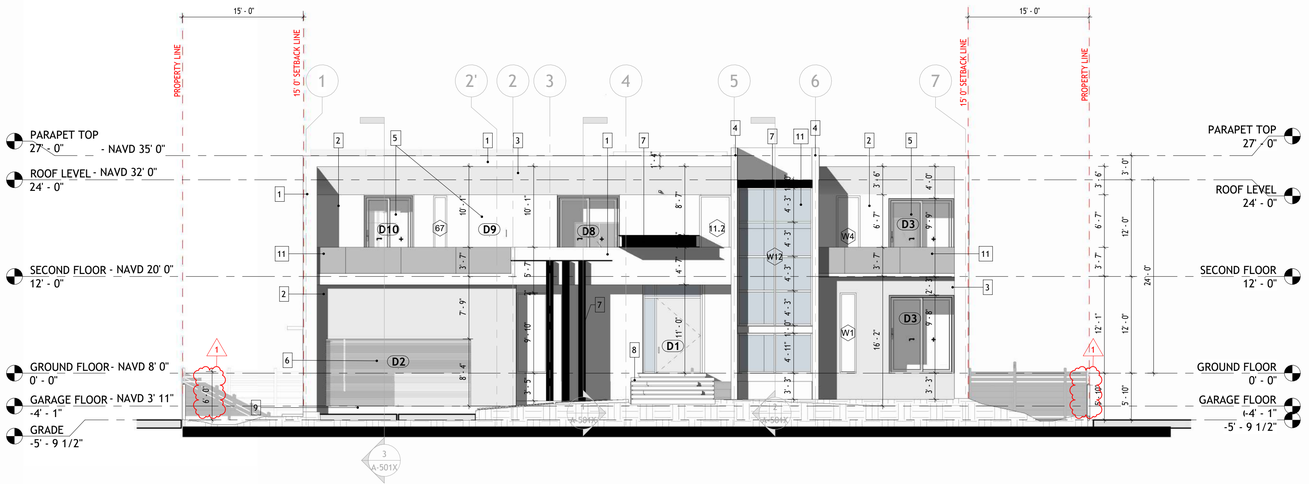
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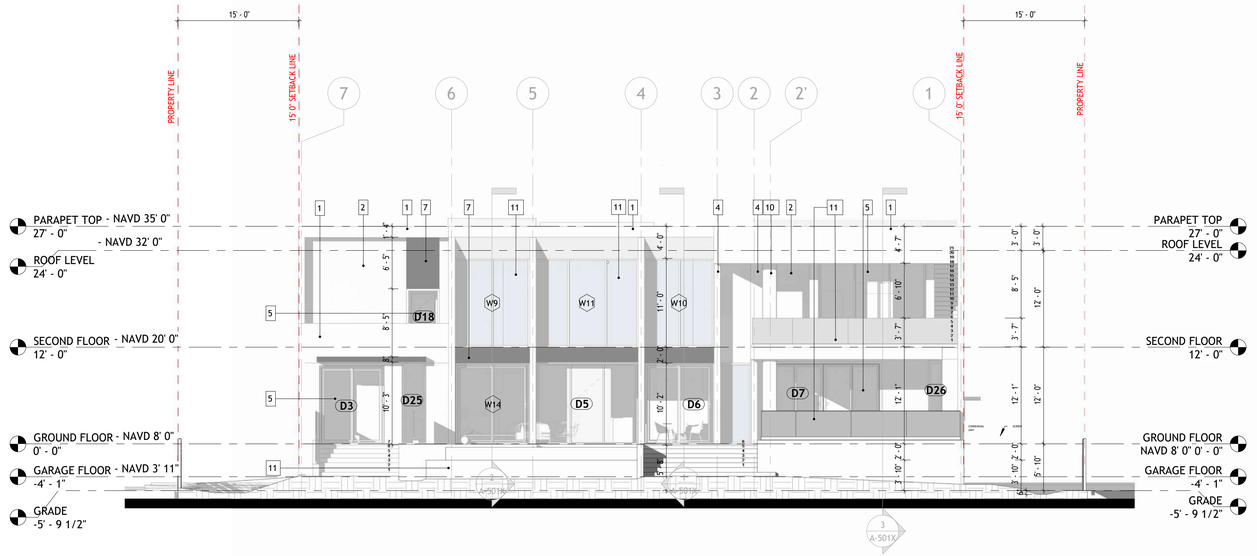
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DATE: 01/12/2026
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CHECKED BY: JNC

SHEET
A-103



1 NORTH ELEVATION
1/8" = 1'-0"



2 SOUTH ELEVATION
1/8" = 1'-0"

	MATERIAL DESCRIPTION	
1		STUCCO SYSTEM OVER CMU - SMOOTH FINISH - PAINTED WHITE/GREIGE OFF
2		STUDIO ARCA TILE: IVORY SANDBLASTED 24 X 48 3/4IN TRAVERTINE TILE BL001647 OR SIMILAR
3		LIGHT BROWN COMPOSITE WIDE SLAT EXTERIOR CLADDING
4		STUCCO SYSTEM OVER CMU - SMOOTH FINISH - PAINTED WHITE
5		SD-01 – GLASS SLIDING DOOR SYSTEM – BLACK ALUMINUM FRAME
6		CONTEMPORARY BLACK ALUMINUM & BLACK LAMINATE (PRIVACY) GLASS GARAGE DOOR
7		STUCCO SYSTEM OVER CMU - SMOOTH FINISH - PAINTED BLACK
8		ENTRANCE STEPS IN CONCRETE-LOOK TILE
9		DRIVEWAY IN CONCRETE PAVERS
10		MOSAIC TILES
11		CLEAR GLASS OR SIMLAR
12		W-01 GLASS WINDOW SYSTEM – BLACK ALUMINUM FRAME

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CONSTRUCTION DOCUMENTS

PROJECT TITLE
HERNANDEZ RESIDENCE
1036 JEFFERSON STREET

SHEET TITLE
NORTH & SOUTH ELEVATION

REVISIONS

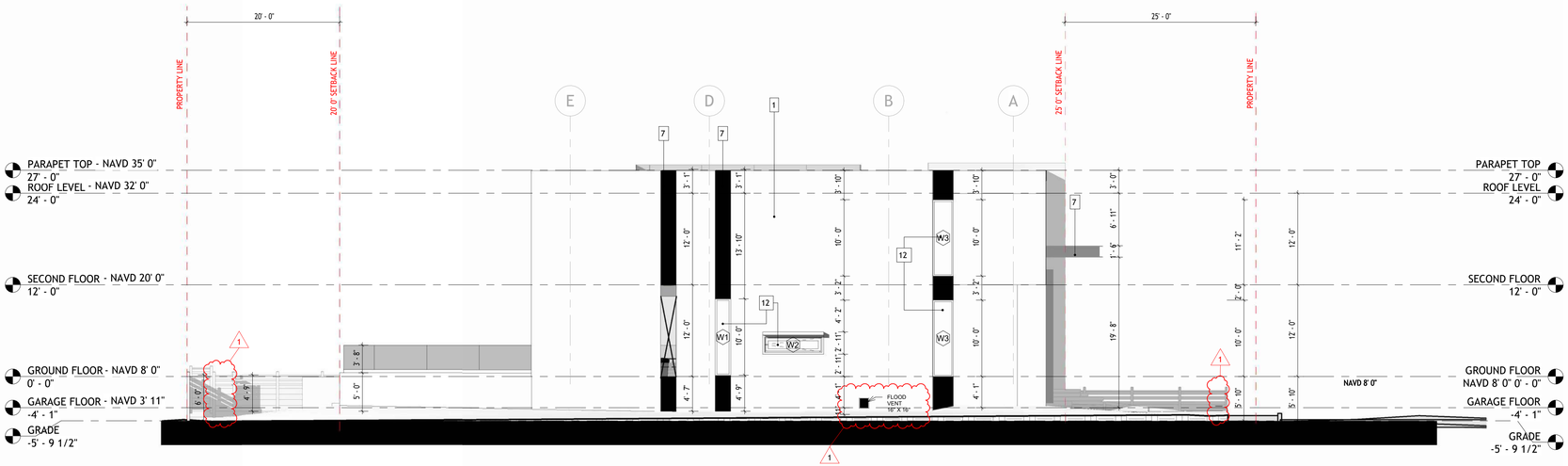
No.	Description	Date
1	CITY COMMENTS - REV 1	04-28-2026

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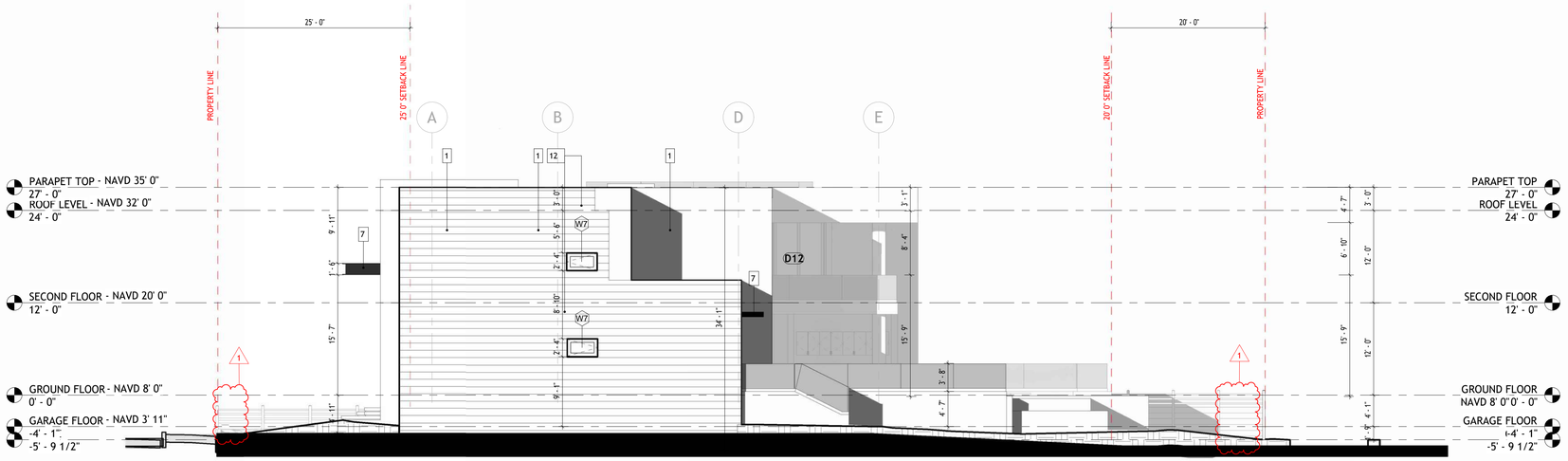
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SHEET
A-301

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1 EAST ELEVATION
1/8" = 1'-0"



2 WEST ELEVATION
1/8" = 1'-0"

MATERIAL DESCRIPTION

1		STUCCO SYSTEM OVER CMU - SMOOTH FINISH - PAINTED WHITE/GREIGE OFF
2		STUDIO ARCA TILE: IVORY SANDBLASTED 24 X 48 3/4IN TRAVERTINE TILE BL001647 OR SIMILAR
3		LIGHT BROWN COMPOSITE WIDE SLAT EXTERIOR CLADDING
4		STUCCO SYSTEM OVER CMU - SMOOTH FINISH - PAINTED WHITE
5		SD-01 – GLASS SLIDING DOOR SYSTEM – BLACK ALUMINUM FRAME
6		CONTEMPORARY BLACK ALUMINUM & BLACK LAMINATE (PRIVACY) GLASS GARAGE DOOR
7		STUCCO SYSTEM OVER CMU - SMOOTH FINISH - PAINTED BLACK
8		ENTRANCE STEPS IN CONCRETE-LOOK TILE
9		DRIVEWAY IN CONCRETE PAVERS
10		MOSAIC TILES
11		CLEAR GLASS OR SIMLAR
12		W-01 GLASS WINDOW SYSTEM – BLACK ALUMINUM FRAME

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CONSTRUCTION DOCUMENTS

PROJECT TITLE
HERNANDEZ RESIDENCE
1036 JEFFERSON STREET

SHEET TITLE
EAST & WEST ELEVATION

REVISIONS

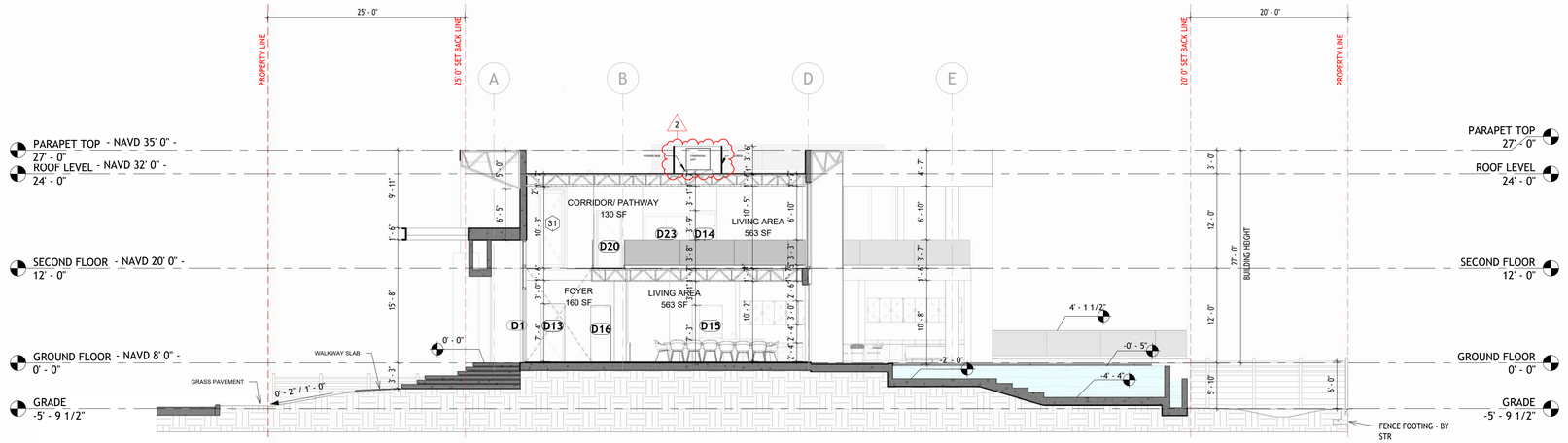
No.	Description	Date
1	CITY COMMENTS - REV 1	04-28-2026

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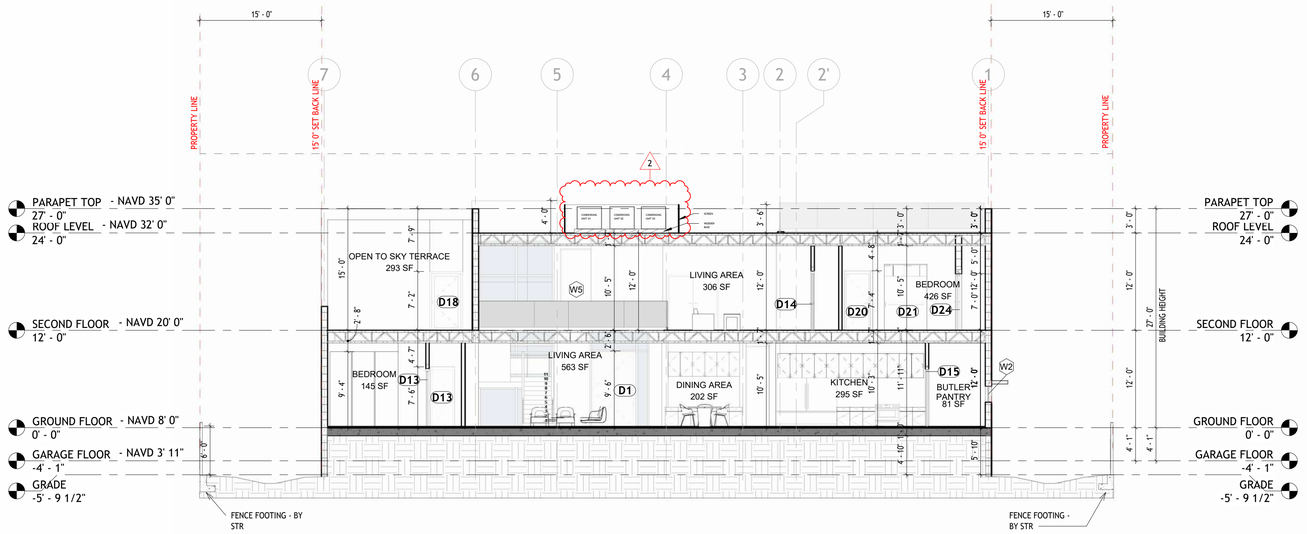
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DATE: 01/12/2026
DRAWN BY: GMV
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SHEET
A-302

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1 SECTION 1
1/8" = 1'-0"



2 SECTION 2
1/8" = 1'-0"

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CONSTRUCTION DOCUMENTS

PROJECT TITLE
HERNANDEZ RESIDENCE
1036 JEFFERSON STREET

SHEET TITLE
SECTIONS

REVISIONS

No.	Description	Date
2	CITY COMMENTS - REV 2	05-11-2026

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GENERAL NOTES:

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

Always call 811 two full business days before you dig

Sunshine811.com

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

WATER SYSTEM NOTES

1. NEW OR RELOCATED UNDERGROUND WATER MAINS INCLUDED IN THIS PROJECT THAT WILL CROSS ANY EXISTING OR PROPOSED GRAVITY OR VACUUM-TYPE SANITARY SEWER OR STORM SEWER WILL BE LAID SO THE OUTSIDE OF THE WATER MAIN IS AT LEAST SIX INCHES ABOVE THE OTHER PIPELINE OR AT LEAST 12 INCHES BELOW THE OTHER PIPELINE.
2. NEW OR RELOCATED UNDERGROUND WATER MAINS INCLUDED IN THIS PROJECT THAT WILL CROSS ANY EXISTING OR PROPOSED PRESSURE-TYPE SANITARY SEWER, WASTEWATER OR STORM WATER FORCE MAIN,OR PIPELINE CONVEYING RECLAIMED WATER WILL BE LAID SO THE OUTSIDE OF THE WATER MAIN IS AT LEAST 12 INCHES ABOVE OR BELOW THE OTHER PIPELINE. [FAC 62-555.314(2); EXCEPTIONS ALLOWED UNDER FAC 62-555.314(5)].
3. AT ALL UTILITY CROSSINGS DESCRIBED ABOVE, ONE FULL LENGTH OF WATER MAIN PIPE WILL BE CENTERED ABOVE OR BELOW THE OTHER PIPELINE SO THE WATER MAIN JOINTS WILL BE AS FAR AS POSSIBLE FROM THE OTHER PIPELINE, OR THE PIPES WILL BE ARRANGED SO THAT ALL WATER MAIN JOINTS ARE AT LEAST THREE FEET FROM ALL JOINTS IN VACUUM-TYPE SANITARY SEWERS, STORM SEWERS, STORM WATER FORCE MAINS, OR PIPELINES CONVEYING RECLAIMED WATER REGULATED UNDER PART III OF CHAPTER 62-610, F.A.C., AND AT LEAST SIX FEET FROM ALL JOINTS IN GRAVITY OR PRESSURE-TYPE SANITARY SEWERS, WASTEWATER FORCE MAINS, OR PIPELINES CONVEYING RECLAIMED WATER NOT REGULATED UNDER PART III OF CHAPTER 62-610, F.A.C. [FAC 62-555.314(2); EXCEPTIONS ALLOWED UNDER FAC 62-555.314(5)].
4. NEW UNDERGROUND WATER MAINS INCLUDED IN THIS PROJECT TO BE DUCTILE IRON PIPE (D.I.P.) WHEN CROSSING BELOW SANITARY SEWER MAINS.
5. POLYETHYLENE ENCASEMENT MATERIAL SHALL BE USED TO ENCASE ALL BURIED DUCTILE IRON PIPE, FITTINGS, VALVES, RODS, AND APPURTENANCES IN ACCORDANCE WITH AWWA C105, METHOD A. THE POLYETHYLENE TUBING SHALL BE CUT TWO FEET LONGER THAN THE PIPE SECTION AND SHALL OVERLAP THE ENDS OF THE PIPE BY ONE FOOT. THE POLYETHYLENE TUBING SHALL BE GATHERED AND LAPPED TO PROVIDE A SNUG FIT AND SHALL BE SECURED AT QUARTER POINTS WITH POLYETHYLENE TAPE. EACH END OF THE POLYETHYLENE TUBING SHALL BE SECURED WITH A WRAP OF POLYETHYLENE TAPE.
6. THE POLYETHYLENE TUBING SHALL PREVENT CONTACT BETWEEN THE PIPE AND BEDDING MATERIAL, BUT IS NOT INTENDED TO BE A COMPLETELY AIRTIGHT AND WATERTIGHT ENCLOSURE. DAMAGED POLYETHYLENE TUBING SHALL BE REPAIRED IN A WORKMANLIKE MANNER USING POLYETHYLENE TAPE, OR THE DAMAGED SECTION SHALL BE REPLACED. POLY WRAP WILL NOT BE PAID FOR AS A SEPARATE BID ITEM. IT SHALL BE CONSIDERED TO BE A PART OF THE PRICE BID FOR WATER MAINS.
7. FIRE HYDRANT BARRELS SHALL BE ENCASED IN POLY WRAP UP TO THE GROUND SURFACE AND THE WEEP HOLES SHALL NOT BE COVERED BY THE POLY WRAP.
8. GATE VALVES FOR USE WITH PIPE LESS THAN THREE INCHES (3") IN DIAMETER SHALL BE RATED FOR TWO HUNDRED (200) PSI WORKING PRESSURE, NON-SHOCK, BLOCK PATTERN, SCREWED BONNET, NON-RISING STEM, BRASS BODY, AND SOLID WEDGE. THEY SHALL BE STANDARD THREADED FOR PVC PIPE AND HAVE A MALLEABLE IRON HAND WHEEL. GATE VALVES 3" THROUGH 16" IN DIAMETER SHALL BE RESILIENT SEAT AND BIDIRECTIONAL FLOW ONLY. VALVES FOR SPECIAL APPLICATIONS WILL REQUIRE CITY UTILITY APPROVAL.
9. VALVE BOXES AND COVERS FOR ALL SIZE VALVES SHALL BE OF CAST IRON CONSTRUCTION AND ADJUSTABLE SCREW-ON TYPE. THE LID SHALL HAVE CAST IN THE METAL THE WORD "WATER" FOR THE WATER LINES. ALL VALVE BOXES SHALL BE SIX INCH (6") NOMINAL DIAMETER AND SHALL BE SUITABLE FOR DEPTHS OF THE PARTICULAR VALVE. THE STEM OF THE BURIED VALVE SHALL BE WITHIN TWENTY-FOUR INCHES (24") OF THE FINISHED GRADE UNLESS OTHERWISE APPROVED BY THE CITY.
10. ALL WATER MAIN INSTALLATIONS SHALL COMPLY WITH THE COLOR CODING REQUIREMENTS OF CHAPTER 62-555.320 F.A.C.
11. ALL WATER MAIN INSTALLATIONS SHALL COMPLY WITH THE COLOR CODING REQUIREMENTS OF CHAPTER 62-555.320 F.A.C.
12. ALL PVC PIPE SHALL CONFORM TO THE REQUIREMENTS OF ANSI/AWWA C900 LATEST REVISION AND CLASS DR 18. ALL DIP WATER MAINS SHALL BE DUCTILE IRON PRESSURE CLASS 350, WITH WALL THICKNESS COMPLYING WITH CLASS 52. ALL DUCTILE IRON PIPE SHALL CONFORM TO THE REQUIREMENTS OF ANSI/AWWA C151/A21.51-02 AND BE CEMENT LINED AND SEAL COATED PER ANSI/AWWA C104/A21.4-03.
13. FITTINGS SHALL BE DUCTILE IRON, MEETING ANSI/AWWA C153/A21.53-00 SPECIFICATIONS, WITH 350 PSI MINIMUM WORKING PRESSURE. FITTINGS MUST BE CEMENT LINED AND SEAL COATED PER ANSI/AWWA C104/A21.4-03. ALL DUCTILE IRON PIPE AND FITTINGS MUST BE MANUFACTURED IN THE UNITED STATES OF AMERICA.
14. ALL DUCTILE IRON PIPE TO BE MECHANICAL JOINTS, WRAPPED IN POLY. ADEQUATE PROTECTIVE MEASURES AGAINST CORROSION SHALL BE USED AS DETERMINED BY DESIGN.
15. PAVEMENT RESTORATION SHALL BE CARRIED OUT IN ACCORDANCE WITH THE REQUIREMENTS OF THE CITY.
16. ALL TRENCHING, PIPE LAYING, BACKFILL, PRESSURE TESTING, AND DISINFECTING MUST COMPLY WITH THE CITY OF HOLLYWOOD SPECIFICATIONS.
17. THE MINIMUM DEPTH OF COVER OVER WATER MAINS IS 30" (DIP) OR 36" (PVC).
18. MINIMUM HORIZONTAL SEPARATION BETWEEN STORM STRUCTURES AND WATER MAINS SHALL BE 3'.
19. MAXIMUM DEFLECTION PER EACH JOINT SHALL BE 50% OF MANUFACTURES RECOMMENDATION (MAXIMUM) WHERE DEFLECTION IS REQUIRED.
20. CONTRACTOR SHALL BE RESPONSIBLE FOR IDENTIFYING CONFLICTS WITH WATER MAINS PLACED AT MINIMUM COVER. IN CASE OF CONFLICT, WATER MAIN SHALL BE LOWERED TO PASS UNDER CONFLICTS WITH 18" MINIMUM VERTICAL SEPARATION. NO ADDITIONAL PAYMENT SHALL BE DUE TO CONTRACTOR FOR LOWERING THE MAIN OR THE ADDITIONAL FITTINGS USED THEREON.
21. PIPE JOINT RESTRAINT SHALL BE PROVIDED BY THE USE OF DUCTILE IRON FOLLOWER GLANDS MANUFACTURED TO ASTM A 536-80. TWIST-OFF NUTS SHALL BE USED TO ENSURE PROPER ACTUATING OF THE RESTRAINING DEVICES. THE MECHANICAL JOINT RESTRAINING DEVICES SHALL HAVE A WORKING PRESSURE OF 250 PSI MINIMUM, WITH A MINIMUM SAFETY FACTOR OF 2:1, AND SHALL BE EBAA IRON INC., MEGALUG OR APPROVED EQUAL. JOINT RESTRAINTS SHALL BE PROVIDED AT A MINIMUM OF THREE JOINTS (60 FEET) FROM ANY FITTING.
22. WHENEVER IT IS NECESSARY, IN THE INTEREST OF SAFETY, TO BRACE THE SIDES OF A TRENCH, THE CONTRACTOR SHALL FURNISH, PUT IN PLACE AND MAINTAIN SUCH SHEETING OR BRACING AS MAY BE NECESSARY TO SUPPORT THE SIDES OF THE EXCAVATION TO ENSURE PERSONNEL SAFETY, AND TO PREVENT MOVEMENT WHICH CAN IN ANY WAY DAMAGE THE WORK OR ENDANGER ADJACENT STRUCTURES. THE CONTRACTOR SHALL BE SOLELY RESPONSIBLE FOR THE SEQUENCE, METHODS AND MEANS OF CONSTRUCTION, AND FOR THE IMPLEMENTATION OF ALL OSHA AND OTHER SAFETY REQUIREMENTS.

SEWER NOTES

1. THE MINIMUM DEPTH OF COVER OVER D.I.P. SANITARY SEWER GRAVITY OR FORCE MAINS IS 30". THE MINIMUM DEPTH OF COVER OVER PVC SANITARY SEWER OR FORCE MAINS IS 36".
2. ALL CONNECTIONS TO EXISTING MAINS SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR.
3. LEAKAGE TESTS AND ALIGNMENT (LAMPING) TESTS SHALL BE PERFORMED ON ALL NEW SEWER LINES UP TO THE CONNECTION POINT WITH THE EXISTING SEWER SYSTEM. THESE TESTS SHALL BE REQUESTED AND PAID FOR BY THE CONTRACTOR.
4. LAMPING TESTS SHALL BE PERFORMED ON GRAVITY SEWERS FROM MANHOLE TO MANHOLE UP TO AND INCLUDING THE POINT OF CONNECTION TO THE EXISTING SEWER SYSTEM.
5. LEAKAGE TESTS SHALL BE PERFORMED ON ALL SEGMENTS OF A GRAVITY SEWER SYSTEM, INCLUDING SERVICE LATERALS AND MANHOLES, FOR A CONTINUOUS PERIOD OF NO LESS THAN 2 HOURS, AT THE END OF THE TEST, THE TOTAL MEASURED LEAKAGE SHALL NOT EXCEED 100 GALLONS PER INCH OF PIPE DIAMETER PER MILE PER DAY FOR ANY SECTION OF THE SYSTEM, WITH ZERO ALLOWABLE LEAKAGE FOR LATERALS AND MANHOLES. AN EXFILTRATION OR INFILTRATION TEST SHALL BE PERFORMED WITH A MINIMUM POSITIVE HEAD OF 2 FEET ON THE SECTION BEING TESTED.
6. FORCE MAINS SHALL BE PRESSURE-TESTED IN ACCORDANCE WITH RULE 62-555.330 (FAC). THE PRESSURE TEST SHALL CONSIST OF HOLDING A TEST PRESSURE OF 150 PSI ON THE PIPELINE FOR A CONTINUOUS PERIOD OF 2 HOURS THE MAXIMUM ALLOWABLE LEAKAGE SHALL BE DETERMINED BY THE FOLLOWING FORMULA:
    $L = S \times D \times P / 148{,}000$
    WHERE:
    L = ALLOWABLE LEAKAGE FOR SYSTEM IN GALLONS PER HOUR
    D = PIPE DIAMETER IN INCHES
    S = LENGTH OF LINES IN LINEAL FEET
    P = AVERAGE TEST PRESSURE IN PSI
7. CONTRACTOR SHALL BE RESPONSIBLE FOR IDENTYFYING CONFLICTS WITH FORCE MAINS PLACED AT MINIMUM COVER. IN CASE OF CONFLICT, FORCE MAIN SHALL BE LOWERED TO PASS UNDER CONFLICTS WITH 12" MINIMUM SEPARATION FROM WATER MAINS AND 6" MINIMUM SEPARATION FROM OTHER UTILITIES. NO ADDITIONAL PAYMENT SHALL BE DUE TO CONTRACTOR FOR LOWERING THE MAIN OR THE ADDITIONAL FITTINGS USED THEREON.
8. WHENEVER IT IS NECESSARY, IN THE INTEREST OF SAFETY, TO BRACE THE SIDES OF A TRENCH, THE CONTRACTOR SHALL FURNISH, PUT IN PLACE AND MAINTAIN SUCH SHEETING OR BRACING AS MAY BE NECESSARY TO SUPPORT THE SIDES OF THE EXCAVATION TO ENSURE PERSONNEL SAFETY, AND TO PREVENT MOVEMENT WHICH CAN IN ANY WAY DAMAGE THE WORK OR ENDANGER ADJACENT STRUCTURES. THE CONTRACTOR SHALL BE SOLELY RESPONSIBLE FOR THE SEQUENCE, METHODS AND MEANS OF CONSTRUCTION, AND FOR THE IMPLEMENTATION OF ALL OSHA AND OTHER SAFETY REQUIREMENTS.
9. ALL CATCH BASINS WILL BE COVERED DURING CONSTRUCTION. UPON COMPLETION OF CONSTRUCTION ALL CATCH BASINS WILL BE CLEANED AND BE FREE OF DEBRIS.
10. ANY DAMAGE TO THE RIGHT OF WAY MUST BE REPAIRED BY THE CONTRACTOR.
11. APPROACH MUST HAVE 5FT RADIUS.

ALEJANDRO BOSCH LICENSE No 87326 STATE OF FLORIDA PROFESSIONAL ENGINEER

5/14/2026

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www.civildesignengineering.com

PROJECT NAME
1036 JEFFERSON STREET,
HOLLYWOOD, FL 33019

SHEET TITLE
GENERAL NOTES
AND SPECIFICATIONS

B.E.S PROJ. No.:
DATE: JANUARY, 2026
DRAWN BY:
DESIGNED BY:
CHECKED BY:

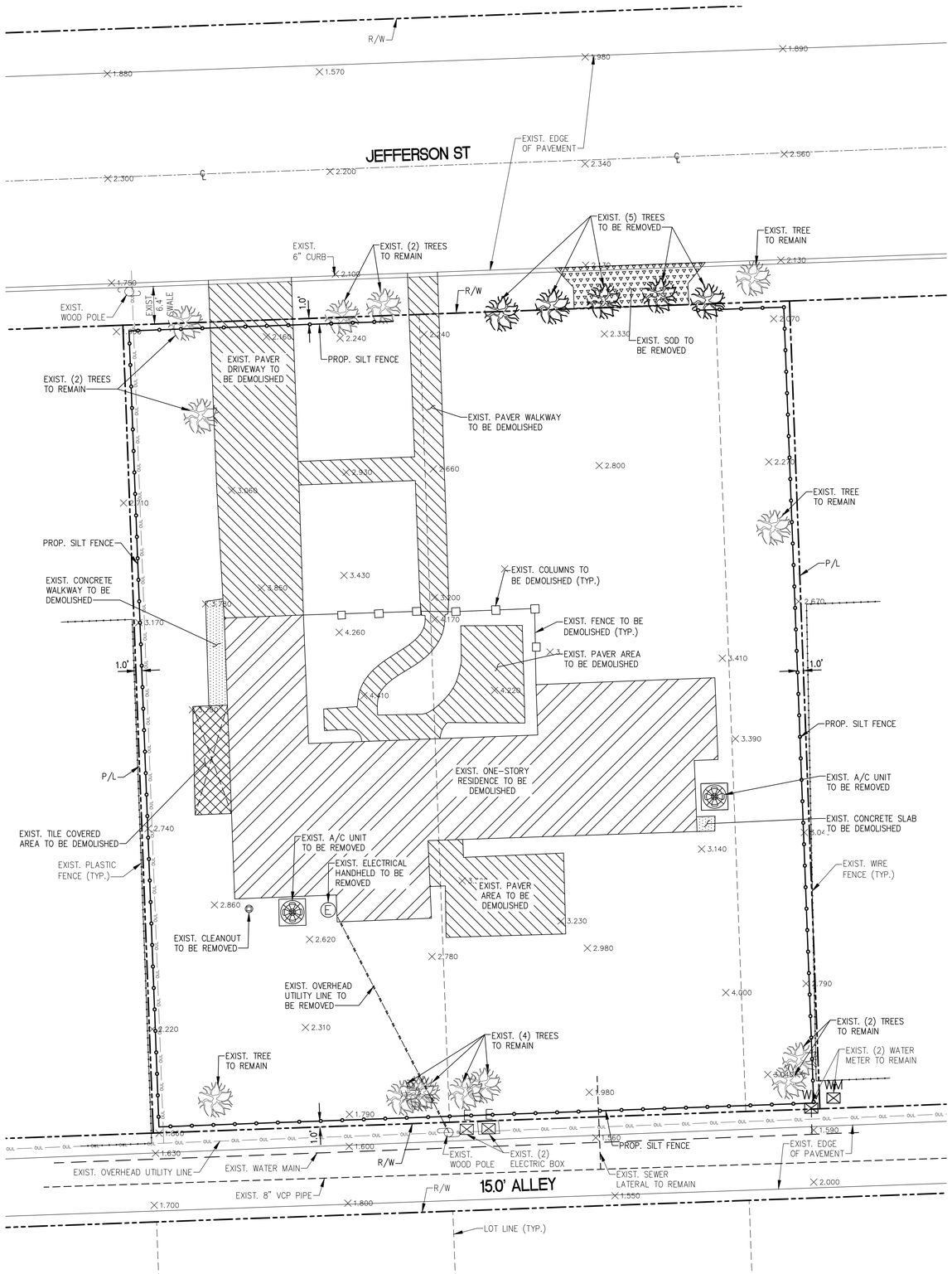
REVISIONS

date	description	no.

SHEET
C-1

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LOCATED IN: E:\For My Company\Projects\2025\2558-Jefferson Street, Hollywood, FL (Hernandez Residence)\CAD\C-1 - GENERAL NOTES - 1036 JEFFERSON St.dwg & PRINTED ON: Monday, April 13, 2026, 4:49:58 PM



NOTES:

1. PHYSICAL SEPARATION BETWEEN THE BUILDING AND THE WATER AND SEWER SERVICE LINES IS REQUIRED PRIOR TO BUILDING DEMO.
2. EXISTING ELECTRICAL UTILITIES REMOVAL TO BE FIELD VERIFIED BY THE CONTRACTOR AND COORDINATED WITH UTILITY PROVIDER.
3. EXISTING UNDERGROUND TELEPHONE REMOVAL TO BE FIELD VERIFY AND COORDINATED WITH UTILITY PROVIDER.
4. EXISTING GAS LINE REMOVAL TO BE FIELD VERIFIED BY THE CONTRACTOR AND COORDINATED WITH UTILITY PROVIDER
5. PERMANENT OR TEMPORARY SOIL STABILIZATION SHALL BE APPLIED TO DENUDED AREAS WITHIN SEVEN (7) DAYS AFTER FINAL GRADE IS REACHED ON ANY PORTION OF THE SITE. TEMPORARY SOIL STABILIZATION SHALL BE APPLIED WITHIN SEVEN (7) DAYS TO DENUDED AREAS THAT MAY NOT BE AT FINAL GRADE BUT WILL REMAIN UNDISTURBED FOR LONGER THAN 30 DAYS. PERMANENT STABILIZATION SHALL BE APPLIED TO AREAS THAT ARE TO BE LEFT UNDISTURBED FOR MORE THAN ONE YEAR.
6. DURING CONSTRUCTION OF THE PROJECT, SOIL STOCK PILES SHALL BE STABILIZED, COVERED OR CONTAINED WITH SEDIMENT TRAPPING MEASURES. THE APPLICANT IS RESPONSIBLE FOR THE TEMPORARY PROTECTION AND PERMANENT STABILIZATION OF ALL SOIL STOCKPILES ON SITE AS WELL AS SOIL INTENTIONALLY TRANSPORTED FROM THE PROJECT SITE.
7. A PERMANENT VEGETATIVE COVER SHALL BE ESTABLISHED ON DENUDED AREAS NOT OTHERWISE PERMANENTLY STABILIZED
8. DEMOLITION CONTRACTOR MUST USE BEST MANAGEMENT PRACTICES DURING AND AFTER THE DEMO TO PREVENT SEDIMENT AND EROSION RUNOFF FROM PROPERTY DURING AND AFTER CONSTRUCTION.

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5/14/2026

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PROJECT NAME
1036 JEFFERSON STREET,
HOLLYWOOD, FL 33019

SHEET TITLE
DEMOLITION PLAN

B.E.S PROJ. No.: _____
DATE: JANUARY, 2026
DRAWN BY: _____
DESIGNED BY: _____
CHECKED BY: _____

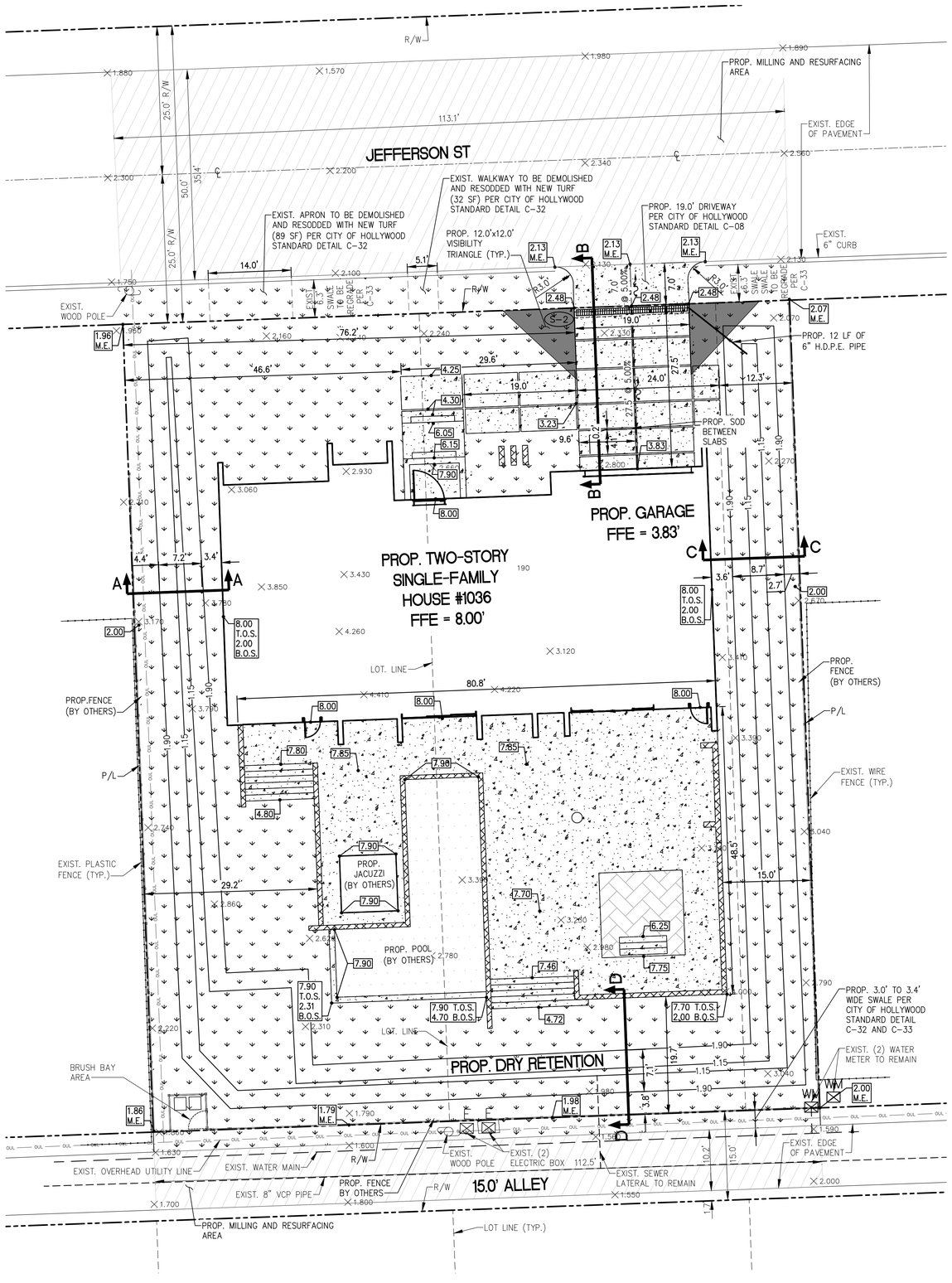
REVISIONS

date	description	no.

SHEET
D-1

LOCATED IN: E:\For My Company\Projects\2025\2558-Jefferson Street, Hollywood, FL (Hernandez Residence)\CAD\D-1 - DEMOLITION PLAN - 1036 JEFFERSON St.dwg & PRINTED ON: Monday, April 13, 2026, 4:53:15 PM

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NOTES:

1. NO ROW UTILITY WORK PROPOSED.
2. ROOF DRAINAGE WILL BE COLLECTED THROUGH SCUPPERS AND ROUTED TO THE PROPOSED SWALE.
3. ADJACENT ROADS AND ALLEYS TO BE FULLY MILLED AND RESURFACED.

N

0 5 10
1" = 10'

LEGEND:

- PROPOSE GREEN AREA
- PROPOSE CONCRETE AREA
- PROPOSE PAVER AREA
- EXISTING ELEVATION
- PROPOSED ELEVATION

DRAINAGE STRUCTURE SCHEDULE

STRUCTURE No.	STRUCTURE TYPE	RIM ELEVATION	BOTTOM ELEVATION	PIPE INVERT ELEVATION
S-1	ZURN Z882	2.48-3.44	SEE DETAIL ON SHEET C-3	

Civil Design Engineering LLC

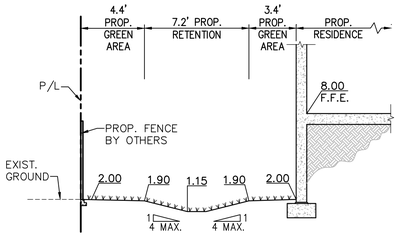
1036 Jefferson Street, Hollywood, Florida
Water Quality Calculations

Prepared by: Alejandro Bosch, P.E., VMA

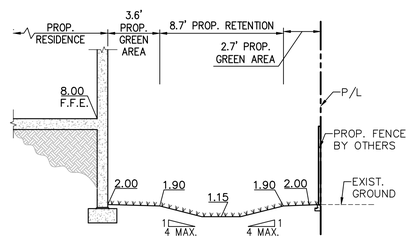
SYSTEM	TOTAL AREA (Ac.)	IMPERVIOUS AREA (Ac.)	BUILDING AREA (Ac.)	PERVIOUS AREA (Ac.)	1" OVER TOTAL AREA (Ac-ft)	2.5" OVER IMPERVIOUS (Ac-ft)	WATER QUALITY TREATMENT REQUIRED (Ac-ft)	DRY-RETENTION TREATMENT VOLUME PROVIDED (Ac-ft)	DEFICIT/SURPLUS (Ac-ft)
RETENTION	0.352	0.189	0.076	0.16	0.016	0.023	0.023	0.029	0.005

RY RETENTION

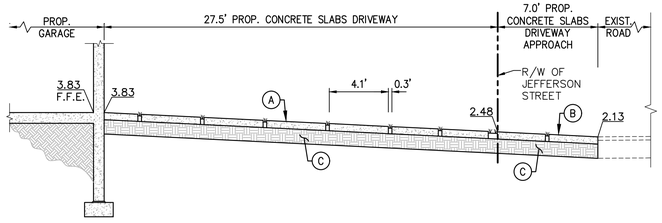
Elev.	Area (Ac)	Incr. Vol. (Ac-Ft)	Treatment Volume (Ac-Ft)	Remark
1.15	0.0141	0.000	0.000	
1.40	0.0299	0.0055	0.0055	
1.90	0.0622	0.023	0.029	



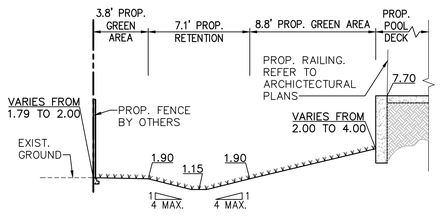
TYPICAL SECTION "A-A"
SCALE: N.T.S.



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



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



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

LEGEND:

(A) 5" 3,000 PSI CONCRETE WITH FIBER MESH CONCRETE.

(B) 6" 3,000 PSI CONCRETE TO BE CONSTRUCTED FLUSH WITH EXISTING ROADWAY.

(C) 12" CLEAN SUBGRADE COMPACTED TO 98%, PER AASHTO T-180.

ALEJANDRO BOSCH LICENSE No 87326 STATE OF FLORIDA PROFESSIONAL ENGINEER

5/14/2026

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PROJECT NAME
1036 JEFFERSON STREET, HOLLYWOOD, FL 33019

SHEET TITLE
PAVING, GRADING AND DRAINAGE PLAN AND TYPICAL SECTIONS

B.E.S PROJ. No.:
DATE: JANUARY, 2026
DRAWN BY:
DESIGNED BY:
CHECKED BY:

REVISIONS

date	description	no.
	1 REVISION 1	

SHEET
C-2

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Z882-HDG

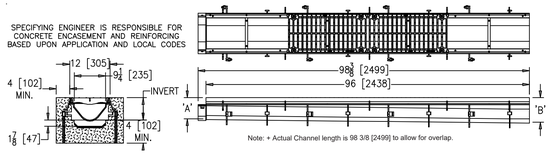
12 [305] WIDE REVEAL TRENCH DRAIN SYSTEM WITH GALVANIZED STEEL FRAME

SPECIFICATION SHEET

TAG_____

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

SPECIFYING ENGINEER IS RESPONSIBLE FOR CONCRETE ENCASEMENT AND REINFORCING BASED UPON APPLICATION AND LOCAL CODES



Note: + Actual Channel length is 98 3/8 [2499] to allow for overlap.

ENGINEERING SPECIFICATION: Zurn Z882-HDG Channels shall be 96 [2438] long, 12 [305] wide reveal and have a 9-1/4 [235] throat. Modular channel sections shall be made of 0% water absorbent High Density Polyethylene (HDPE). Shall have a positive mechanical connection between channel sections that will not separate during the installation and shall mechanically lock into the concrete surround every 12 [305]. Channels shall weigh less than 5.05 lbs. [2.29kg] per linear foot, have a smooth, 3 [76] radiused self cleaning bottom with a Manning's coefficient of 0.009 and 1.04% or neutral 0% built in slope. Channels shall have all grates locked down. Shall have rebar clips standard to secure trench in its final location. Shall be provided with the standard GDC grate that locks down to the frame. Zurn 12 [305] wide reveal Galvanized Ductile Iron Slotted Grate. Ductile Iron conforms to ASTM specification A536-84, Grade 80-55-06. Galvanized Ductile Iron grate is rated class C per the DIN EN1433 top load classifications. Supplied in 24 [608] nominal lengths with 13/16[21] wide slots, and 1-1/2 [38] bearing depth. Grate has an open area of 57.50 sq. in per ft. [121708 sq. mm per meter]. The 1/4 [6] thick Galvanized Carbon Steel Frame Assembly conforms to ASTM specification A36 and Galvanizing conforms to ASTM specification A123 with 10 - 4 [102] long concrete anchors per 96 [2438]. Grate lockdown bars are integral to the frame. All welds must be performed by a certified welder per ASTM standard AWS D1.1. Frames Shall be produced in the USA.

PREFIX OPTIONS (Check/specify appropriate options)

___Z Eight-foot High Density Polyethylene (HDPE) Channel, Heavy-Duty Frame with Anchor Studs.*

SUFFIX OPTIONS (Check/specify appropriate options)

Outlet Adapters Add/Each

___-E1 Closed End Cap
___-E4 4 [102] No-Hub End Outlet
___-E6 6 [152] No-Hub End Outlet
___-E8 8 [203] No-Hub End Outlet
___-U4 4 [102] No-Hub Bottom Outlet
___-U6 6 [152] No-Hub Bottom Outlet
___-U8 8 [203] No-Hub Bottom Outlet

Grate Options (Load Classifications are per DIN EN1433)

___-BDC Black Acid Resistant Epoxy Coated Ductile Grate - Class C
___-BDE Black Acid Resistant Epoxy Coated Ductile Grate - Class E
___-DC Ductile Iron Solid Cover - Class C
___-DGC Ductile Iron Slotted Grate - Class C
___-DGE Ductile Iron Slotted Grate - Class E
___-DGF Ductile Iron Slotted Grate - Class F
___-GDC Galvanized Ductile Slotted Grate - Class C *
___-GDE Galvanized Ductile Slotted Grate – Class E
___-GDF Galvanized Ductile Slotted Grate – Class F
___-GHPD Galvanized Heel-Proof Ductile Grate - Class B
___-GHPDE Galvanized Heel-Proof Ductile Slotted Grate - Class E
___-HPD Heel-Proof Ductile Slotted Grate - Class B
___-HPDE Heel-Proof Ductile Slotted Grate - Class E

Trench No.	'A' Shallow Inv.	'B' Deep Inv.	Flow (cfs)	Flow (gpm)	Flow (l/s)
8201	6.25[159]	7.25[184]	1.241	557	35
8202	7.25[184]	8.25[210]	1.725	774	49
8203	8.25[210]	9.25[235]	2.226	999	63
8203N	9.25[235]	9.25[235]	-	-	-
8204	9.25[235]	10.25[260]	2.745	1232	78
8205	10.25[260]	11.25[286]	3.271	1468	93
8206	11.25[286]	12.25[311]	3.808	1709	108
8206N	12.25[311]	12.25[311]	-	-	-
8207	12.25[311]	13.25[337]	4.347	1951	123
8208	13.25[337]	14.25[362]	4.893	2196	139
8209	14.25[362]	15.25[387]	5.443	2443	155
8209N	15.25[387]	15.25[387]	-	-	-
8210	15.25[387]	16.25[413]	5.996	2691	170
8211	16.25[413]	17.25[438]	6.551	2940	186
8212	17.25[438]	18.25[464]	7.106	3189	202

Miscellaneous Options (cont.)

___-GFA Galvanized Frame Assembly
___-JC Joint Connector
___-SW Sidewall Extensions - 11 [279] High
___-SW2 Double Sidewall Extensions - 22 [559] High
___-VP Vandal-Proof Lockdown

MADE in the U.S.A.

___-ADA-USA Meets Americans with Disabilities Act Requirements - Class C
___-BG Galvanized Steel Bar Grate - Class D
___-DGC-USA Ductile Iron Slotted Grate - Class C
___-DGE-USA Ductile Iron Slotted Grate - Class E
___-FG Fabricated Galvanized Steel Slotted Grate - Class A
___-GADA-USA Galvanized Ductile ADA Slotted Grate - Class C
___-GDC-USA Galvanized Ductile Slotted Grate - Class C
___-GDE-USA Galvanized Ductile Slotted Grate - Class E
___-GG Fiberglass Grate - Class A
___-PG Perforated Galvanized Steel Grate - Class A
___-RFG Reinforced Galvanized Slotted Grate - Class B
___-RPG Reinforced Galvanized Perforated Grate - Class B

Miscellaneous Options

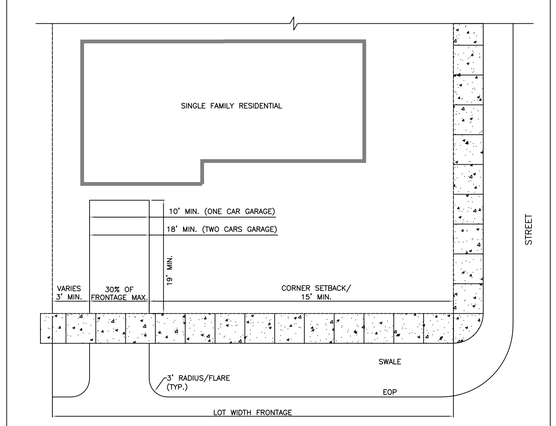
___-DB Bottom Dome Strainer

*REGULARLY FURNISHED UNLESS OTHERWISE SPECIFIED

REV. C DATE: 7/15/11 C.N. NO. 121593

DWG. NO. 301769 PRODUCT NO. Z882-HDG

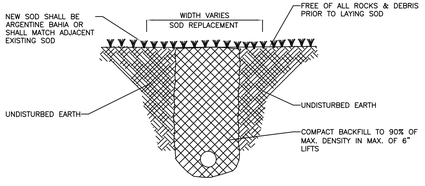
ZURN INDUSTRIES, LLC ♦ SPECIFICATION DRAINAGE OPERATION ♦ 1801 Pittsburgh Ave. ♦ Erie, PA 16514
Phone: 814\455-0921 ♦ Fax: 814\454-7929 ♦ World Wide Web: www.zurn.com
In Canada: ZURN INDUSTRIES LIMITED ♦ 3544 Nashua Drive ♦ Mississauga, Ontario L4V1L2 ♦ Phone: 905\405-8272 Fax: 905\405-1292



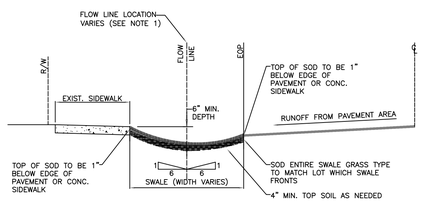
NOTES:

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

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



	ISSUED: MAY 2023	DEPARTMENT OF DEVELOPMENT SERVICES ENGINEERING, TRANSPORTATION & MOBILITY DIVISION	REVISED: –
	DRAWN: EG	TURF RESTORATION DETAIL	DRAWING NO.: C–32
	APPROVED: JG		



NOTES:

1. HORIZONTAL BOTTOM (FLOW LINE) OF SWALE LOCATION IS TO BE PLACED AT THE POINT WHERE 6:1 SLOPE FROM THE EDGE OF S/W AND 6:1 SLOPE FROM EDGE OF PAVEMENT MEET.
2. TOP OF SOD ELEVATION AS SHOW ABOVE.

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

ALEJANDRO BOSCH LICENSE No 87326 STATE OF FLORIDA PROFESSIONAL ENGINEER

This item has been digitally signed and sealed by ALEJANDRO BOSCH, P.E. on the date adjacent to the seal.

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5/14/2026

Civil Design Engineering LLC
+1 (786) 439-9837
www.civildesignengineering.com

PROJECT NAME

1036 JEFFERSON STREET, HOLLYWOOD, FL 33019

SHEET TITLE

PAVING AND DRAINAGE DETAILS

B.E.S PROJ. No.: _____

DATE: JANUARY, 2026

DRAWN BY: _____

DESIGNED BY: _____

CHECKED BY: _____

REVISIONS

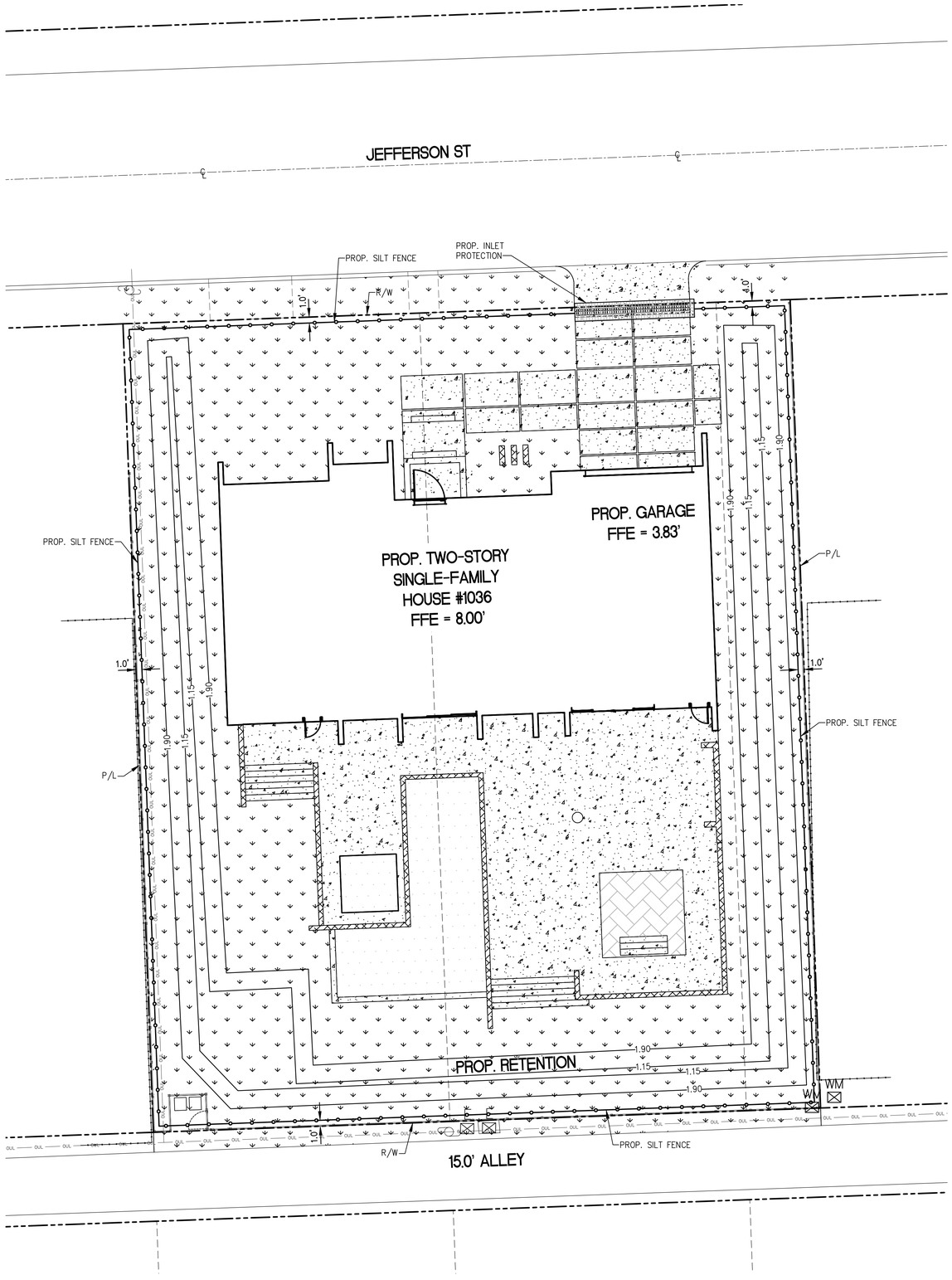
date	description	no.

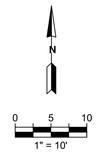
SHEET

C-3

LOCATED IN: E:\For My Company\Projects\2025\2558-Jefferson Street, Hollywood, FL (Hernandez Residence)\CAD\C-3 - PAVING AND DRAINAGE DETAILS - 1036 JEFFERSON St.dwg & PRINTED ON: Monday, April 13, 2026, 4:52:07 PM

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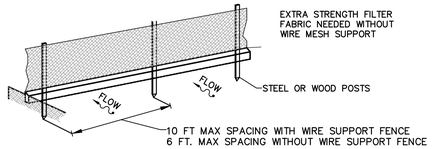
TEMPORARY EROSION CONTROL LEGEND

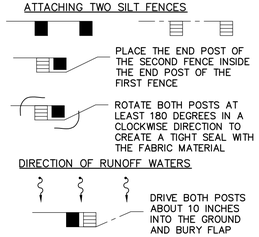
PROPOSED SILT FENCE, FDOT TYPE III

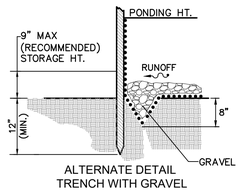
PROPOSED FILTER FABRIC INLET PROTECTION

GENERAL NOTES:

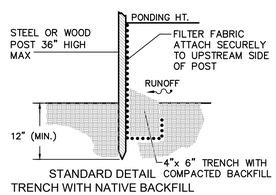
1. TEMPORARY EROSION AND TURBIDITY CONTROL SHALL BE IMPLEMENTED PRIOR TO AND DURING CONSTRUCTION, AND PERMANENT CONTROL MEASURES SHALL BE COMPLETED WITHIN 7 DAYS OF ANY CONSTRUCTION ACTIVITY.
2. SYNTHETIC BALES AND SILT FENCES SHALL BE INSTALLED AND MANTAINED AT ALL LOCATIONS AS INDICATED ON PLANS. SYNTHETIC BALES AND SILT FENCES SHALL REMAIN IN PLACE IN ALL LOCATIONS UNTIL CONSTRUCTION IS COMPLETED AND SOILS ARE, STABILIZED AND VEGETATION HAS BEEN ESTABLISHED.
3. SYNTHETIC BALES SHALL BE TRENCHED 3" TO 4" AND ANCHORED WITH 2 – 1" X 2" (OR 1" DIAM.) X 4" WOOD STAKES. STAKES OF OTHER MATERIAL OR SHAPE PROVIDING EQUIVALANT STRENGTH MAY BE USED IF APPROVED BY THE ENGINEER.
4. ADJACENT BALES SHALL BE BUTTED FIRMLY TOGETHER. UNAVOIDABLE GAPS SHALL BE PLUGGED WITH HAY OR STRAW TO PREVENT SILT FROM PASSING.
5. SILT FENCES SHALL BE INSTALLED AS INDICATED ON PLANS.
6. SYNTHETIC BALES AND/OR FILTER FABRIC SHALL BE INSTALLED AT ALL NEW INLETS DURING CONSTRUCTION.
7. SYNTHETIC BALES AND/OR FILTER FABRIC SHALL BE INSTALLED AT EXISTING INLETS LOCATED IN SWALE AREA
8. SILT FENCES SHALL BE PROVIDED ON EXIST INLETS LOCATED IN C&G, OR VALLEY GUTTER
9. FOR ADDITIONAL STRENGTH FILTER FABRIC MATERIAL CAN BE ATTACHED TO A 6" (MAX.) MESH WIRE SCREEN WHICH HAS BEEN FASTENED TO THE POSTS.
10. THE FABRIC MATERIAL AND THE WIRE MESH SHALL NOT EXTEND MORE THAN 36" (90 CM) ABOVE THE ORIGINAL GROUND SURFACE.
11. SILT FENCES AND FILTER BARRIERS SHALL BE INSPECTED IMMEDIATELY AFTER EACH RAINFALL AND REMOVE SEDIMENT WHEN NECESSARY.
12. REMOVE SEDIMENT SHALL BE DEPOSITED TO AN AREA THAT WILL NOT CONTRIBUTE SEDIMENT OFF-SITE AND CAN BE PERMANENTLY STABILIZED
13. SILT FENCE SHALL BE PLACED ON SLOPE CONTOURS TO MAXIMIZE PONDING EFFICIENCY







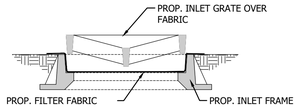
ALTERNATE DETAIL
TRENCH WITH GRAVEL



STANDARD DETAIL
TRENCH WITH NATIVE BACKFILL

TEMPORARY EROSION AND TURBIDITY CONTROL DETAILS

N.T.S.



FILTER FABRIC DETAIL "A"

N.T.S.

2

ALEJANDRO BOSCH LICENSE No 87326 STATE OF FLORIDA PROFESSIONAL ENGINEER

5/14/2026

This item has been digitally signed and sealed by ALEJANDRO BOSCH, P.E. on the date adjacent to the seal.

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Civil Design Engineering LLC
+1 (786) 439-9837
www.civildesignengineering.com

PROJECT NAME
1036 JEFFERSON STREET, HOLLYWOOD, FL 33019

SHEET TITLE
STORMWATER POLLUTION PREVENTION PLAN AND DETAILS

B.E.S PROJ. No.:
DATE: JANUARY, 2026
DRAWN BY:
DESIGNED BY:
CHECKED BY:

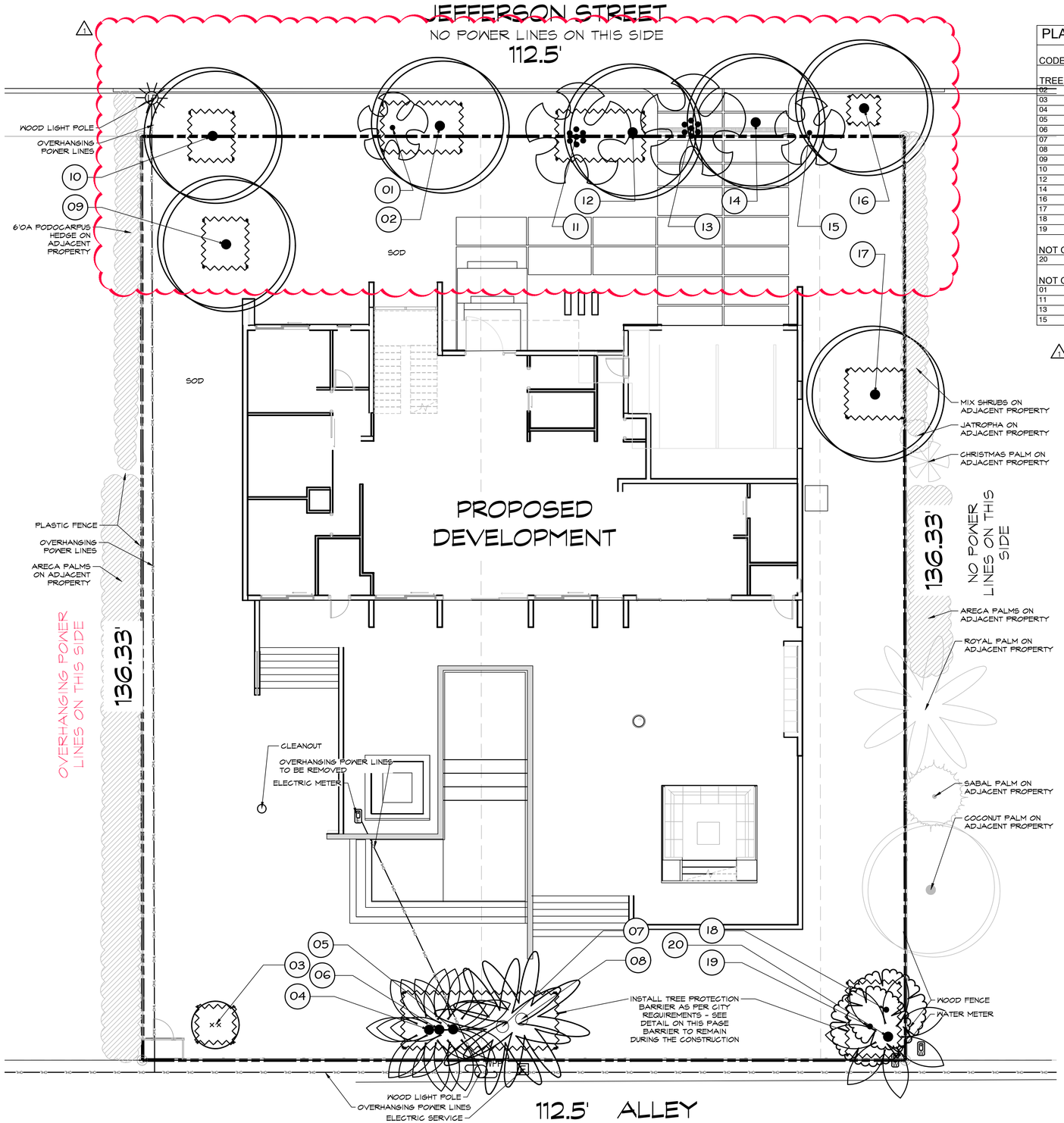
REVISIONS

1	REVISION 1	
date	description	no.

SHEET
C-4

LOCATED IN: D:\For My Company\Projects\2025\2588-Jefferson Street, Hollywood, FL (Hernandez Residence)\CAD\C-4 - SWPPP & DETAILS - 1036 JEFFERSON ST.dwg & PRINTED ON: Thursday, May 14, 2026, 5:07:42 PM

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PLANT SCHEDULE

CODE	BOTANICAL NAME	COMMON NAME	DBH	HEIGHT/CT	CANOPY	CONDITION	NOTES	ACTION
TREES								
02	Cocos nucifera	Coconut Palm	N/A	20`CT	20`	Fair	leaning	TO REMAIN
03	Ptychosperma elegans	Alexander Palm DOUBLE	N/A	25`CT	7`	Fair	Double	TO REMAIN
04	Wodyetia bifurcata	Foxtail Palm	N/A	20`CT	18`	Fair		TO REMAIN
05	Wodyetia bifurcata	Foxtail Palm	N/A	20`CT	18`	Fair		TO REMAIN
06	Wodyetia bifurcata	Foxtail Palm	N/A	20`CT	18`	Fair		TO REMAIN
07	Roystonea regia	Royal Palm	N/A	20`CT	20`	Fair		TO REMAIN
08	Roystonea regia	Royal Palm	N/A	30`CT	20`	Fair		TO REMAIN
09	Cocos nucifera	Coconut Palm	N/A	17'CT	20`	Fair		TO REMAIN
10	Cocos nucifera	Coconut Palm	N/A	25`CT	20`	Fair		TO REMAIN
12	Cocos nucifera	Coconut Palm	N/A	25`CT	20`	Fair		TO REMAIN
14	Cocos nucifera	Coconut Palm	N/A	15`CT	20`	Fair		REMOVE
16	Cocos nucifera	Coconut Palm	N/A	25`CT	20`	Fair		TO REMAIN
17	Cocos nucifera	Coconut Palm	N/A	20`CT	20`	Fair		TO REMAIN
18	Syagrus romanzoffiana	Queen Palm	N/A	22`CT	12`	Fair		TO REMAIN
19	Syagrus romanzoffiana	Queen Palm	N/A	20`CT	12`	Fair		TO REMAIN
NOT ON SURVEY								
20	Wodyetia bifurcata	Foxtail Palm	N/A	25`CT	18`	Fair		TO REMAIN
NOT QUALIFYING AS A TREE								
01	Ravenala madagascariensis	Traveler's Tree	N/A	5`CT	10`	Fair	NOT QUALIFYING AS TREE	TO REMAIN
11	Ravenala madagascariensis	Traveler's Tree	N/A	20`OA	15`	Fair	NOT QUALIFYING AS TREE	TO REMAIN
13	Ravenala madagascariensis	Traveler's Tree	N/A	20`OA	15`	Fair	NOT QUALIFYING AS TREE	REMOVE
15	Ravenala madagascariensis	Traveler's Tree	N/A	5`CT	10`	Fair	NOT QUALIFYING AS TREE	REMOVE

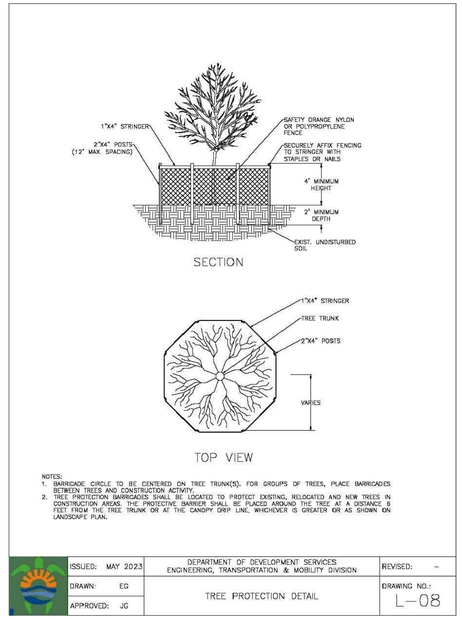
15 PALMS PRESERVED

1 PALM TO REMOVE.....$350

NO HARDWOOD TREES REMOVED

1 NATIVE TREE PROPOSED FOR MITIGATION - SEE LP-1

NO MITIGATION TO BE PAID FOR CITY TREE FUND.



ISSUED: MAY 2023	DEPARTMENT OF DEVELOPMENT SERVICES ENGINEERING, TRANSPORTATION & MOBILITY DIVISION		REVISED: –
DRAWN: EG	TREE PROTECTION DETAIL		DRAWING NO.: L–08
APPROVED: JG			

A GENERAL LAYOUT
scale 1/8"=1'-0"

0 8 16 24 feet
SCALE: 1/8" = 1'-0"

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NOTE:
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REGISTERED LANDSCAPE ARCHITECT
GABRIELA FOJT
LA 6667277
STATE OF FLORIDA

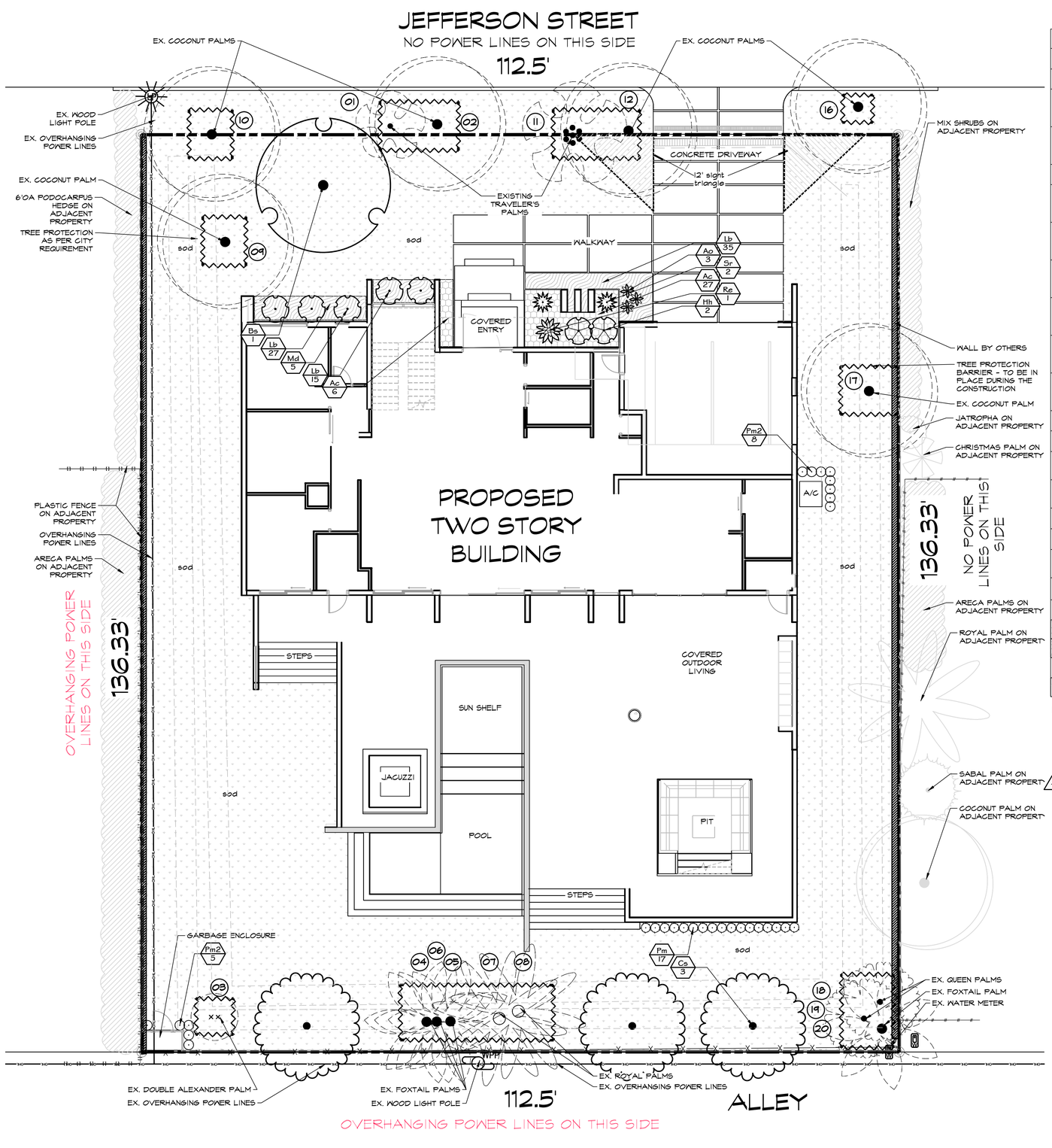
The Mirror of Paradise
Gabriela Fojt
LA 6667277
ISA FL-10207A

2300 E Oakland Park Blvd
Suite 208
Fort Lauderdale
FL 33306
c (954) 478 3064
www.florida-landscape.com
gabriela@themirrorofparadise.com

SCALE	1/8"=1'-0"
DESIGNED BY	GF
DRAWN BY	KM,GF
CHECKED BY	GF
DATE	01.29.2026
REVISIONS	
per City comments	1 04.16.2026

HERNANDEZ RESIDENCE
1036 JEFFERSON STREET
HOLLYWOOD, FL

REMOVAL PLAN & TREE PROTECTION DETAIL



PLANT SCHEDULE

SYMBOL	CODE	QTY	BOTANICAL NAME	COMMON NAME	SIZE	SPACING	NATIVE	DROUGHT RESIST.
TREES								
	Bs	1	Bursera simaruba	Gumbo Limbo	12`OA, 2"dbh, std	AS SHOWN	YES	HIGH
	Cs	3	Conocarpus erectus f. sericeus	Silver Buttonwood	12`OA, 2"dbh, std	AS SHOWN	YES	HIGH
EXISTING PALMS								
	eCn	6	Cocos nucifera	Coconut Palm	see DT-1	EXISTING	NO	HIGH
	ePe	1	Ptychosperma elegans	Alexander Palm	see DT-1	EXISTING	NO	HIGH
	eRm	2	Ravenala madagascariensis	Traveler's Tree	see DT-1	EXISTING	NO	HIGH
	eRr	2	Roystonea regia	Royal Palm	see DT-1	EXISTING	YES	HIGH
	eSq	2	Syagrus romanzoffiana	Queen Palm	see DT-1	EXISTING	NO	MODERATE
	eWb	4	Wodyetia bifurcata	Foxtail Palm	see DT-1	EXISTING	NO	HIGH
SHRUBS								
	Ao	3	Alcantarea odorata	Giant Silver Bromeliad	7 gal	AS SHOWN	NO	HIGH
	Hh	2	Heliconia caribaea x bihai 'Hot Rio Nights'	Hot Rio Nights Heliconia	15 gal, full	AS SHOWN	NO	MODERATE
	Md	5	Monstera deliciosa	Split-leaf Philodendron	3 gal, full	48"OC	NO	MODERATE
	Pm	17	Podocarpus macrophyllus	Yew Podocarpus	3 gal ftb	18" OC	NO	HIGH
	Pm2	13	Podocarpus macrophyllus	Yew Podocarpus	4'OA, full	18" OC	NO	HIGH
	Re	1	Rhapis excelsa	Lady Palm	3'-4'OA, full	AS SHOWN	NO	LOW
	Sr	2	Strelitzia reginae	Bird Of Paradise	7 gal	AS SHOWN	NO	HIGH
SHRUB AREAS								
	Ac	33	Alocasia odora 'California'	California Elephant Ear	3 gal	24"OC	NO	LOW
	Lb	77	Liriope muscari 'Big Blue'	Big Blue Lilyturf	3 gal, full	18"OC	NO	HIGH
GROUND COVERS								
	Ss	7,650 sf	Stenotaphrum secundatum	St. Augustine Grass	sod			

NOTES:
1. SOD & MULCH AS INDICATED.
2. MULCH ALL BEDS AS INDICATED ON DETAIL.
3. IT IS THE CONTRACTOR'S RESPONSIBILITY TO VERIFY PLANT, SOD AND MULCH AMOUNTS FOR BIDDING PURPOSES.
4. PLAN DRAWING TAKES PRECEDENCE OVER ANY QUANTITY SCHEDULES.

LANDSCAPE REQUIREMENTS RS-6	Required	Existing	Proposed	Total Provided
TREES REQUIRED ON THE LOT				
1 tree/each 1,250 sq.ft of front yard (2,207 sf/1,250=1.7)	**2**		**2** Silver Buttonwoods	**2 provided**
Min. 20% of front yard pervious area to be landscaped (2,207 sf x.2= 441.4 sf)	**442 sf**		**1,754 sf**	**100% provided**
SWALE TREES				
1 tree/each 50 lf of street frontage (112.5+Alley 112.5/50=4.5)	**5**	**2** Royal Palms (1:1), **2** Coconuts	**1** Silver Butonwood	**5 provided**
Project plants:				
Min. 15 shrubs in front yard	**15**		**(+)15**	**(+)15 provided**
Min. 10 shrubs in back yard	**10**		**(+)10**	**(+)10 provided**
Palms no more than 50% of required trees (7x.5=3.5)	**4**	**4**		**4 provided**
Min 60% of required trees to be native (7 x .6=4.2)	**5**	**2**	**3**	**5 provided**
MITIGATION TREES	**1** palm		**1** Gumbo limbo	**1 provided**

A GENERAL LAYOUT
scale 1/8"=1'-0"

0 8 16 24 feet
SCALE: 1/8" = 1'-0"

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STATE OF FLORIDA

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Gabriela Fojt
LA 6667277
ISA FL-10207A

2300 E Oakland Park Blvd
Suite 208
Fort Lauderdale
FL 33306
c (954) 478 3064
www.florida-landscape.com
gabriela@themirrorofparadise.com

SCALE	1/8"=1'-0"
DESIGNED BY	GF
DRAWN BY	KM,GF
CHECKED BY	GF
DATE	01.29.2026
REVISIONS	
per City comments	1 04.16.2026

HERNANDEZ RESIDENCE
1036 JEFFERSON STREET
HOLLYWOOD, FL

LANDSCAPE PLAN, PLANT SCHEDULE, CODE CHART



A GENERAL LAYOUT
scale 1/8"=1'-0"

0 8 16 24 feet
SCALE: 1/8" = 1'-0"

IF YOU DIG FLORIDA...
CALL US FIRST!
1-800-432-4770
SUNSHINE STATE ONECALLING OF FLORIDA, INC.
IT'S THE LAW

NOTE:
INDICATED UTILITIES ARE APPROXIMATE. CONTRACTOR IS RESPONSIBLE FOR VERIFICATION OF ALL UTILITIES ON SITE PRIOR TO COMMENCEMENT OF ANY WORK. LANDSCAPE ARCHITECT ASSUMES NO LIABILITY FOR UTILITY DAMAGE.

REGISTERED LANDSCAPE ARCHITECT
GABRIELA FOJT
LA 6667277
STATE OF FLORIDA

Gabriela Fojt

The Mirror of Paradise
Gabriela Fojt
LA 6667277
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HERNANDEZ RESIDENCE
1036 JEFFERSON STREET
HOLLYWOOD, FL

COLORED LANDSCAPE PLAN

JOB CONDITIONS:

Any building construction material or foreign material shall be removed from planting areas and replaced with acceptable top soil.

Care shall be taken not to disturb or damage any underground construction or utilities. Any damage to these facilities during the planting operations will be repaired at the expense of the Landscape Contractor in a manner approved by the Owner. Where underground obstructions will not permit the planting materials in accordance with the plans, new locations shall be approved by the Landscape Architect.

Landscape work shall be coordinated with the landscape irrigation work. Landscape Contractor shall ensure that no plantings will interfere with the proper coverage. Landscape Contractor shall point out situations where minor adjustments or relocation or addition of sprinklers heads may be most beneficial for the landscape work as a whole.

PLANT MATERIAL:

Plant species and size shall conform to those indicated on the drawings. Nomenclature shall conform to STANDARDIZED PLANT NAMES, LATEST EDITION. All plant material shall be in accordance with GRADES AND STANDARDS FOR NURSERY PLANTS, latest edition published by the Florida Department Agriculture and Consumer Services. All plants not otherwise specified as Florida Fancy, or Specimen, shall be Florida Grade Number 1 or better as determined by the Florida Grade Plant Industry. Specimen means an exceptionally heavy, symmetrical, tightly-knit plant, so trained or favored in its development that its appearance is unquestionable and outstandingly superior in form, number of branches, compactness and symmetry. All plants shall be sound, healthy, vigorous, well branched and free of disease and insect eggs and larvae and shall have adequate root systems. Trees and shrubs for planting rows shall be uniform in size and shape. All materials shall be subject to approval by the Landscape Architect. Where any requirements are omitted from the Plant List, the plants furnished shall be normal for the variety.

All container grown material shall be healthy, vigorous, well-rooted plants and established in the container. The plants shall have tops which are good quality and are in a healthy growing condition. An established container grown plant shall be transplanted into a container and grown in that container long enough for the new fibrous roots to have developed enough to hold the root mass together when removed from the container. Root bound plants will not be accepted.

Site water shall be verified by Contractor prior to submission of bids.

The use of natural material is strongly encouraged for balled and burlapped plants. All synthetic material shall be completely removed from root ball PRIOR to planting.

At time of bid, Contractor shall submit a written schedule of all sources for coconut palms as well as seed sources for coconuts. Coconuts shall be certified Malayan Green with a certified seed source from Jamaica.

TREES:

The most critical factor for selecting a healthy Florida Number 1 tree is the structure. This consists of one central main trunk and leader. Branches are considered competing if they are 2/3 the diameter of the leader or greater. Competing branches may be acceptable if they occur above 50% of the overall height of the tree. Caliper of tree should meet specifications. Leader (center trunk) may have slight (<15 degree) bow (Tabebuia caraiba excluded), but must be intact with apical (leading) bud.

Branches should be spread evenly (staggered, alternating) through the tree branches spaced no closer than 4".

Canopy should be full to specifications with little or no openings or holes. A thinning canopy will be taken into consideration with field dug plant material.

Trees should have no open wounds or damage, flush cuts, chlorosis, shorter or taller than specified height, girdling roots, undersize loose root ball, crossing branches, smaller than normal leaves.

10% of root ball shall be above grade after planting. Root ball tying ropes removed from trunk and top of root ball.

MULTIPLE TRUNK TREES:

Trees having no distinct leader. Trunks on these trees should not be touching and free of damage and similar in size. Canopy should be full and uniform.

RELOCATED TREES:

These trees may not conform to grades and standards, yet do have quality criteria which effect the health, longevity and safety of the tree (and person which may contact tree). This is NOT meant to be a guideline for transplanting trees, but rather the criteria by which relocated trees will meet Town, County, State or governing agency guidelines. Trees which require excessive pruning should NOT be used. Damaged or dead relocated trees will be replaced with appropriate number of caliper inches and species equal to relocated or dead tree, as approved by the Landscape Architect.

No more than 20% of the foliage should be removed for any reason (excluding Sabal Palms). Trees should be corrected for any structural defects, touching branches, dead or rotting wood, V-shaped branching or branching which may effect human safety issues post relocation. Topping a relocated tree is not acceptable.

Damage to the trunk/branches will not exceed 10% of the trunk diameter and 2" in height.

Any major limb or canopy pruning will be qualified and performed by a Certified Arborist.

IRRIGATION

Provide bubblers on separate zones for all newly planted and transplanted trees unless alternate approach to provide additional water is approved by owner and Landscape Architect.

MATERIALS LIST:

Landscape Contractor shall be responsible for verifying all quantities for material shown on drawings prior to submitting a bid. Planting plan shall take precedence over the plant list. Final quantity of sod and mulch shall be verified.

SUBSTITUTIONS:

No substitutions shall be made without the approval from the Landscape Architect and/or the Owner. Intended substitutions shall be indicated on the bid.

MEASUREMENTS:

Canopy Trees- Height shall be measured from the ground to the average height of canopy. Spread shall be measured to the end of branching equally around the crown from the center of the trunk. Caliper (d.b.h.) will be measured 4'-6" above grade.

Shrubs- Height shall be measured from the ground. Spread shall be measured to the end of branching equally around the shrub mass.

Palms- Clear trunk (C.T.) shall be measured from the ground to the point where the mature aged trunk joins the immature or green part of the trunk or head.

Overall height (O.A.) shall be measured from the ground to the tip of the unopened bud.

IRRIGATION:

100% irrigation coverage shall be provided. Provide bubblers on separate zones for all newly planted and transplanted trees unless alternate approach to provide additional water is approved by Owner and Landscape Architect.

GUARANTEE:

All new plant materials shall be guaranteed for one year from the time of acceptance and shall be alive and in satisfactory growth for each specific kind of plant at the end of the guarantee period. The Landscape Contractor shall not be responsible for damage caused by vandalism, violent wind storms or other acts of God beyond control. Replacement shall occur within two weeks of rejection and guaranteed six months from date of installation. Landscape Contractor shall repair damage to other plants or lawns during plant replacements at no additional cost.

MULCH:

Mulch shall not contain sticks 1/4" in diameter or stones. Apply 3" of mulch except on top of tree rootballs and against woody shrubs. Rootballs will receive less than 1" mulch with no mulch touching trunk or root collar. Do not apply mulch against the trunks of woody shrubs.

SOD:

All sod shall be installed in such a manner that there is an even surface, staggered pattern. Sod will be green in color and in good health. NO overlap, gaps, damage, insects, disease and less than 10% chlorosis will be permitted. All gaps will be filled with clean native soil.

STAKING:

Landscape Contractor to suggest alternate means of staking for approval with Landscape Architect if staking methods shown are not feasible due to site conditions.

FERTILIZER:

Manufacturer's Specification: Submit manufacturer's specification sheet(s) for approval of product. Submit tags from bags of fertilizer used on site to the Architect. Submit copies of the manufacturer's specifications or analysis of all fertilizer for approval.

Composition and Quality: All fertilizer shall be uniform in composition and dry. Granular fertilizer shall be free flowing and delivered in unopened bags. Tablet fertilizer shall be delivered in unopened containers or boxes. All bags, containers or boxes shall be fully labeled with the manufacturer's analysis.

Fertilizer shall be slow release with ratio greater than 3 to 1 nitrogen to phosphorous applied on top of backfill, per manufacturer's recommendations.

All shall comply with the State of Florida fertilizer laws.

CLEANUP:

Landscape Contractor shall at all times keep job site clean and free from accumulation of waste material, debris and rubbish.

INSPECTION:

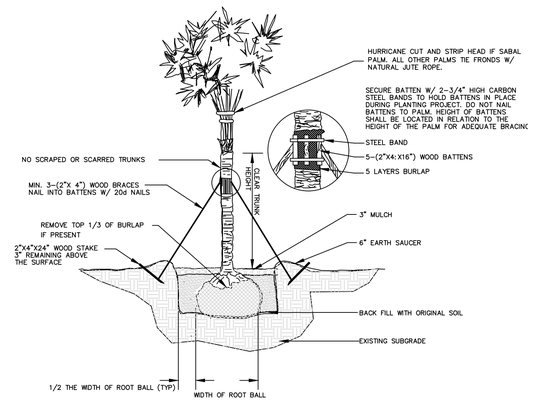
Upon written request from the Contractor, Owner and/or Landscape Architect shall perform inspection to determine completion of Contract.

ACCEPTANCE:

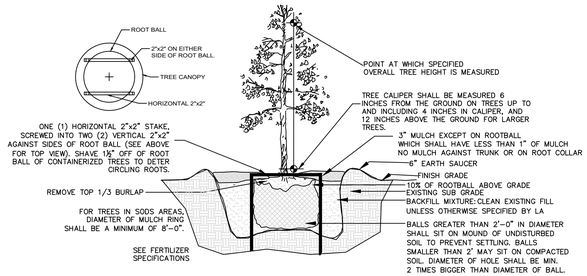
Following inspection, Contractor will be notified, in writing, by Owner and/or Landscape Architect of acceptance of completion with regards to plant material and workmanship according to Contract.

HORIZONTAL CLEARANCE TO UTILITIES, A MINIMUM 5 FT IS REQUIRED FOR SMALL TREES AND 10 FT FOR LARGE TREES WITH INTRUSIVE ROOT SYSTEMS. IF CLEARANCE LESS THAN REQUIRED, INSTALL ROOT BARRIERS (BY DEEPROOT OR EQUIVALENT) MIN.12" FROM UTILITY AS PER MANUFACTURER INSTRUCTIONS

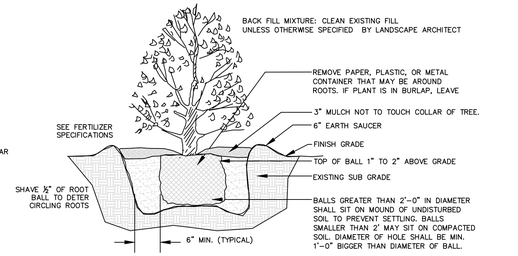
⚠1 **PLANT MATERIAL SHALL NOT BE PLANTED IN THE ROOT BALLS OF ANY TREE AS PER SEC.3.10**



PALM PLANTING DETAIL



TREE PLANTING DETAIL



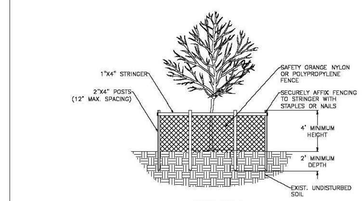
SHRUB PLANTING DETAIL

⚠1 **CONTRACTOR TO PROVIDE SCREENING HEDGE FOR ANY ADDITIONAL EQUIPMENT NOT SHOWN ON PLAN. PROVIDE MINIMUM OF 36" HT.**

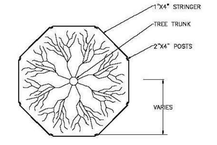
LANDSCAPE NOTES:

1. PLANT MATERIAL SHALL BE HEALTHY, VIGOROUS AND FREE FROM DISEASES, INSECTS EGGS, AND SHALL HAVE A HEALTHY NORMAL ROOT SYSTEM, FURNISHED IN THE MINIMUM SIZES INDICATED IN THE SCHEDULE. NO SUBSTITUTIONS SHALL BE PERMITTED WITHOUT A WRITTEN PERMISSION FROM THE CITY OF HOLLYWOOD.
2. ALL PLANTS SHALL BE FLORIDA GRADE NO. 1 OR BETTER
3. ALL PLANTING SOIL AND TOP SOIL SHALL CONSIST OF 30% MUCK, 70% SAND, AND SHALL BE FREE OF HEAVY CLAY, COARSE SAND, ROCKS LARGER THAN 2", LUMPS, STICKS OR ANY OTHER DEBRIS.
4. FERTILIZER SHALL BE 12-12-12, 50% ORGANIC OR SLOW RELEASE NITROGEN.
5. TERRA-SORB OR APPROVED EQUAL SHALL BE PROVIDED ACCORDING TO MANUFACTURER'S RECOMMENDATION.
6. ALL PLANT MATERIALS EXCEPT TREES SHALL BE GUARANTEED FOR 180 DAYS AFTER THE COMPLETED PROJECTS IS ACCEPTED BY THE CITY. TREES SHALL BE GUARANTEED FOR ONE (1) YEAR.
7. CONTRACTOR SHALL CONFIRM PLANT QUANTITIES PRIOR TO BIDDING.
8. CONTRACTOR IS RESPONSIBLE FOR MAINTENANCE OF LANDSCAPE AREA AND PLANTS FOR 90 DAYS STARTING ON THE DATE OF SUBSTANTIAL COMPLETION.
9. MULCH SHALL BE EUCALYPTUS GRADE A OR BETTER, USE OF CYPRESS BARK MULCH IS PROHIBITED IN THE PUBLIC RIGHT-OF-WAY.
10. THE ESTABLISHMENT PERIOD SHALL BEGIN AT THE TIME OF ACCEPTANCE OF INSTALLATION OF PLANTING AND IRRIGATION, AND EXTEND FOR 90 DAYS PAST THAT DATE, AND SHALL INCLUDE THE FOLLOWING ACTIVITIES:
    a. SUPPLY WATER IN SUFFICIENT AMOUNTS REQUIRED TO INSURE ESTABLISHMENT AND GOOD GROWTH FOLLOWING INDUSTRY STANDARDS. WATERING SCHEDULE MAY BE INTERRUPTED DURING PERIODS OF HEAVY RAINFALL (0.50" OR MORE PER DAY).
    b. STRAIGHTEN TREES AND PALMS AS REQUIRED (INCLUDING RE-GUYING AND RE-STAKING AS REQUIRED).
    c. WEEDING IS REQUIRED.
    d. MOWING EVERY 21 DAYS.
    e. MAINTAIN AND REPAIR IRRIGATION SYSTEM AS REQUIRED.
    f. INSECT AND DISEASE CONTROL AS REQUIRED.
    g. REMOVE STAKES AND GUYS AT THE END OF THE MAINTENANCE PERIOD.
11. ALL SOD AND LANDSCAPE SHALL RECEIVE 100% COVERAGE FROM AN AUTOMATIC IRRIGATION SYSTEM USING AN APPROVED WATER SOURCE.
12. IRRIGATION SYSTEM SHALL ALSO BE EQUIPPED WITH RAIN SENSOR.
13. ALL TREES AND PALMS SHALL BE PLANTED AT LEAST FIVE (5) FEET AWAY FROM ANY UNDERGROUND UTILITY LINE.
14. ALL TREES AND PALMS SHALL BE PLANTED AT LEAST SEVEN AND A HALF (7.5) FEET AWAY FROM ANY FIRE HYDRANT.
15. ANY SPECIES THAT ARE LISTED AS CATEGORY I AND II SPECIES ON THE MOST CURRENT 'FLORIDA EXOTIC PEST PLANT COUNCIL' LIST ARE PROHIBITED TO BE PLANTED ON PRIVATE PROPERTY OR ON CITY PROPERTY INCLUDING ROW AND SWALE AREAS. – SEC. 100.01.
16. A MAXIMUM OF 50% OF THE REQUIRED TREES MAY BE OF A PALM SPECIES. SEC.3.5
17. STREET TREES: AT TIME OF INSTALLATION, SHADE TREES MUST BE A MINIMUM OF 12' OVERALL HEIGHT, APPROVED PALM TREES ARE TO HAVE A MINIMUM OF 8' CLEAR TRUNK (CT).
18. IDENTIFY ALL TREES TO REMAIN ON SITE WITH THE CORRESPONDING TREE PROTECTION AND PROTECTION BARRIERS. PROVIDE A TREE PROTECTION BARRIER DETAIL ON PLAN AS APPROVED BY CITY OF HOLLYWOOD. OUTLINE THE TREE PROTECTION BARRIER TO SCALE AROUND EACH TREE/PALM TO REMAIN ON PLAN.
19. PROVIDE A RECENT TREE SURVEY TO SHOW THE EXISTING TREES ON SITE AND IN SWALE AREAS.
20. SHOW ALL TREES ON SITE TO SCALE, SUPERIMPOSE EXISTING TREES ON PROPOSED SITE PLAN. THE TREE LEGEND MUST INCLUDE THE TREE NUMBER, COMMON NAME, BOTANICAL NAME, DBH, OVERALL HEIGHT, SPREAD, CONDITION, AND DISPOSITION (TO REMAIN, TO BE RELOCATED, TO BE REMOVED). SHOW ALL CANOPY INCLUDING CROWNS OF TREES FROM ADJACENT LOT LOCATED WITHIN 10' FROM PROPERTY LINE.
21. PROVIDE SIGHT TRIANGLES ON PLANS AT INTERSECTION OF DRIVEWAY AND PROPERTY LINE.
22. NATIVE PLANT REQUIREMENTS: 60% TREES, 50% SHRUBS – SEC. 3.4.
23. LABEL ALL SIDES OF PROPERTY WEATHER THERE ARE 'EXISTING OVERHEAD POWERLINES' OR 'NO OVERHEAD POWERLINES'. PROVIDE FPL APPROVED TREES FOR PLANTING UNDER POWERLINES.
24. TREE REMOVAL DISCLAIMER: WRITE THIS STATEMENT ON ALL SHEETS FOR EXISTING/PROPOSED LANDSCAPE 'TREES AND PALMS SHALL NOT BE REMOVED WITHOUT FIRST OBTAINING AN APPROVED TREE REMOVAL PERMIT FROM THE CITY OF HOLLYWOOD.'
25. ABOVE GROUND EQUIPMENT: WHERE REQUIRED FOR SCREENING PURPOSES, HEDGE SHALL BE PLANTED AT EQUIPMENT HEIGHT FOR VISUAL SCREENING.
26. NO TREE REMOVALS ALLOWED WITHOUT AN APPROVED CITY OF HOLLYWOOD TREE REMOVAL PERMIT.
27. FOR BUILDING PERMITS; NO TREE REMOVAL OR PLANTING ALLOWED WITHOUT AN APPROVED SUB-PERMIT.
28. EQUIPMENT (DUMPSTERS, ELECTRICAL TRANSFORMERS, ETC. WITH THE EXCEPTION OF FIRE HYDRANTS) MUST BE SCREENED ON AT LEAST THREE SIDES BY LANDSCAPE MATERIAL A MINIMUM OF 30 INCHES TALL. LANDSCAPING MUST NOT INTERFERE WITH THE NORMAL OPERATION OF THE EQUIPMENT.
29. IF YOU ARE PLANNING A PROJECT ON YOUR PROPERTY THAT INVOLVES DIGGING, SUCH AS INSTALLING A MAILBOX, FENCE, TREE, OR PATIO, YOU ARE ENCOURAGED TO CALL 811 A FEW DAYS BEFORE YOU START TO MAKE SURE YOU DO NOT DAMAGE UTILITY LINES. UTILITY COMPANIES WILL MARK BURIED LINES SO THAT YOU CAN DIG SAFELY AROUND THEM. VISIT CALL811.COM FOR DETAILS.

ISSUED: MAY 2023	DEPARTMENT OF DEVELOPMENT SERVICES ENGINEERING, TRANSPORTATION & MOBILITY DIVISION		REVISED: –
DRAWN: EG	LANDSCAPING GENERAL NOTES		DRAWING NO.: L-05
APPROVED: JG			



SECTION



TOP VIEW

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

ISSUED: MAY 2023	DEPARTMENT OF DEVELOPMENT SERVICES ENGINEERING, TRANSPORTATION & MOBILITY DIVISION		REVISED: –
DRAWN: EG	TREE PROTECTION DETAIL		DRAWING NO.: L-08
APPROVED: JG			

REGISTERED LANDSCAPE ARCHITECT
GABRIELA FOJT
LA 6667277
STATE OF FLORIDA

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DATE	01.29.2026
REVISIONS	
per City comments ⚠1	04.16.2026

HERNANDEZ RESIDENCE
1036 JEFFERSON STREET
HOLLYWOOD, FL

NOTES & DETAILS

S

JOB CARD

OWNER	JOB ADDRESS
Trevathan	1036 Jefferson Street

LEGAL DESCRIPTION	LOT NUMBER	BLOCK	SUBDIVISION OR ADDITION
			514214021130

MICROFILM NO.	ARCHITECT	FEE	VALUATION
88 misc T	None	$52.50	$ 2500.00

DESCRIPTION OF CONSTRUCTION

Replace A/C.

☐ SEPTIC TANK
☐ SEWER TAP

TYPE PERMIT	NUMBER	DATE	CONTRACTOR	TYPE PERMIT	NUMBER	DATE	CONTRACTOR
BUILDING				SEPTIC/SEWER			
ROOF				AIR/CONDITION	21349	1-13-88	AAA Modern
ELECTRIC-BASIC				MECHANICAL			
ELECTRIC-SUPP.				SCREEN			
PLUMBING NO. FIX.				POOL			
L-P-DRY WALL				DRIVEWAY			
FENCE				PATIO or WALK			

NOTES;

County surcharge - $1.05

OWNER: | JOB ADDRESS:

CONSTRUCTION	DATE	PLUMBING	DATE	AIRCONDITIONING	DATE	NOTES
FOUNDATION		1st ROUGH		A/C HEAT DUCTS		
PILING		2nd ROUGH		DUCTS		
GRADE BEAM		SEPTIC/SEWER		MECHANICAL		
SOIL		SEWER SKETCH				
SLAB-BLDG.		GREASE TRAP		FINAL	1-29-88	
PADS/COLUMNS		GAS				
TIE BEAM				FIRE BUREAU		
FRAMING		FINAL		SPEC. INSP.		
LATHING						
TIN CAP/TILE		ELECTRIC	DATE	FINAL-ENG.		
SCREEN ENCLOSURE		TEMPORARY POLE				
MATERIAL FINAL		ROUGH		UTILITIES		
POOL STEEL		SLAB		SEWER TAP		
CONC. SLAB/GRADE		TEMPORARY FINAL		BONDS		
C/A STRUCTURE				BLDG. FORM		c/o DATE:
		FINAL		ZONING FINAL		rec'd by:

17-13

INSPECTION RECORD

NAME OF OWNER Dangel

ADDRESS 1036 Jefferson St

LEGAL DESCRIPTION // COST

DESCRIPTION OF CONST.

ARCHITECT:

WELL / pump under violation / Clyde Owens 150. or

PERMIT TYPE	NO.	DATE	TO WHOM	FIXT. or OUT.
BLDG.				
ROOF				
ELECTRICAL	185	12-30-69	Cuddy Elec	10 @ 150-8gp
PLUMBING				
GAS				
SEPTIC, SEWER				
A/C DUCTS	224	1-12-70	CLYDE OWENS	
SCREEN ENCL.				
POOL				
DRIVEWAY				
FENCE				
A/C	238	1-14-70	Whitson	

INSPECTIONS

FOUNDATION	PLUMBING	ELECTRIC
PILING	1st ROUGH	TEMP POLE
GRADE BEAM	2nd ROUGH	ROUGH
SOIL	SEPTIC SEWER	SLAB
SLAB	SEWER SKETCH	TEMP. FINAL
PADS COLUMNS	GREASE TRAP	POOL
TIE BEAM	FINAL	FINAL 2-16-70
FRAMING	GAS	A/C HEAT DUCTS
LATHING		DUCTS
ROOF TIN CAP TILE		A/C 1-28-70
SCREEN ENCL.	CERT OF OCCUPANCY	HEAT
MATERIAL FINAL		
POOL		BOND
STEEL FINAL	SURVERY DATE	
Well + Pump 1-28-70	1st	C/A DATE
	2nd	RECD BY
	BLDG FORM	P & L
		GAS

JOB CARD

OWNER	JOB ADDRESS
Hangel	1036 Jefferson St.

LEGAL DESCRIPTION	LOT NUMBER	BLOCK	SUBDIVISION OR ADDITION

MICROFILM NO.	ARCHITECT	FEE	VALUATION
		$ 15.00	$ 500.

DESCRIPTION OF CONSTRUCTION

Fumigation

☐ SEPTIC TANK
☐ SEWER TAP

TYPE PERMIT	NUMBER	DATE	CONTRACTOR
BUILDING	82785	6-27-83	BIPS
ROOF			
ELECTRIC-BASIC			
ELECTRIC-SUPP.			
PLUMBING NO. FIX.			
L-P-DRY WALL			
FENCE			

TYPE PERMIT	NUMBER	DATE	CONTRACTOR
SEPTIC/SEWER			
AIR/CONDITION			
MECHANICAL			
SCREEN			
POOL			
DRIVEWAY			
PATIO or WALK			

NOTES; County Surcharge: .20

OWNER: | JOB ADDRESS:

CONSTRUCTION	DATE	PLUMBING	DATE	AIRCONDITIONING	DATE	NOTES
FOUNDATION		1st ROUGH		A/C HEAT DUCTS		
PILING		2nd ROUGH		DUCTS		
GRADE BEAM		SEPTIC/SEWER		MECHANICAL		
SOIL		SEWER SKETCH				
SLAB-BLDG.		GREASE TRAP		FINAL		
PADS/COLUMNS		GAS				
TIE BEAM				FIRE BUREAU		
FRAMING		FINAL		SPEC. INSP		
LATHING						
TIN CAP/TILE		ELECTRIC	DATE	FINAL-ENG.		
SCREEN ENCLOSURE		TEMPORARY POLE				
MATERIAL FINAL		ROUGH		UTILITIES		
POOL STEEL		SLAB		SEWER TAP		
CONC. SLAB/GRADE		TEMPORARY FINAL		BONDS		
C/A STRUCTURE				BLDG. FORM		c/o DATE:
		FINAL		ZONING FINAL		rec'd by:

12-13 INSPECTION RECORD

JOB CARD

OWNER	JOB ADDRESS
Dengel	1036 Jefferson Street

LEGAL DESCRIPTION	LOT NUMBER	BLOCK	SUBDIVISION OR ADDITION

MICROFILM NO.	ARCHITECT	FEE	VALUATION
		$ 22.40	$ 3000

DESCRIPTION OF CONSTRUCTION
replace 32 windows to awning type

☐ SEPTIC TANK
☐ SEWER TAP

TYPE PERMIT	NUMBER	DATE	CONTRACTOR	TYPE PERMIT	NUMBER	DATE	CONTRACTOR
BUILDING	54727	6/5/79	Quality Ctrl	SEPTIC/SEWER			
ROOF				AIR/CONDITION			
ELECTRIC-BASIC				MECHANICAL			
ELECTRIC-SUPP.				SCREEN			
PLUMBING NO. FIX.				POOL			
L-P-DRY WALL				DRIVEWAY			
FENCE				PATIO or WALK			

NOTES; county surcharge $1.05

OWNER: | JOB ADDRESS:

CONSTRUCTION	DATE	PLUMBING	DATE	AIRCONDITIONING	DATE	NOTES
FOUNDATION		1st ROUGH		A/C HEAT DUCTS		
PILING		2nd ROUGH		DUCTS		
GRADE BEAM		SEPTIC/SEWER		MECHANICAL		
SOIL		SEWER SKETCH				
SLAB-BLDG.		GREASE TRAP		FINAL		
PADS/COLUMNS		GAS				
TIE BEAM				FIRE BUREAU		
FRAMING		FINAL		SPEC. INSP.		
LATHING						
TILE CAP/TILE		ELECTRIC	DATE	FINAL-ENG.		
SCREEN ENCLOSURE		TEMPORARY POLE				
MATERIAL FINAL		ROUGH		UTILITIES		
POOL STEEL		SLAB		SEWER TAP		
CONC. SLAB/GRADE		TEMPORARY FINAL		BONDS		
C/A STRUCTURE	12-26-79			BLDG. FORM		c/o DATE:
		FINAL		ZONING FINAL		rec'd by:

7-13

INSPECTION RECORD

18 permits were found for

1036 JEFFERSON ST

View	Process #	Permit #	Description	Appl. Date	Permit Date
Details		B22-103089	POOL - RESIDENTIAL	6/20/2022	
Details		B22-102252	FENCE-CHAIN LINK &/OR WOOD	4/7/2022	5/17/2022
Details		B15-103000	REROOF - METAL, TILE, WOOD, SHINGLE OR SHAKE	6/12/2015	6/22/2015
Details		B09-104021	FENCE-CHAIN LINK &/OR WOOD	10/13/2009	10/21/2009
Details		P08-100472	GAS PIPING	4/21/2008	4/30/2008
Details		P07-100850	NATURAL GAS SERVICE	11/19/2007	12/5/2007
Details		E07-100186	OUTLETS,SERVICE,PANELS,ETC	7/11/2007	7/11/2007
Details		P07-100074	PLUMBING WORK	7/10/2007	7/10/2007
Details		B07-100098	ALTERATIONS-INTERIOR	5/10/2007	7/10/2007
Details	33789	M0700319	A/C - CENTRAL - REPLACEMENT	4/5/2007	4/13/2007
Details		B9906222	DRIVEWAY		10/5/1999
Details		B9906219	STORM SHUTTERS		10/5/1999
Details		E9604777	ELECTRICAL WORK		11/27/1996
Details		B9604579	STORM SHUTTERS		6/27/1996
Details		B9405040	RE-ROOF-METAL,TILE,WOOD SHINGLE OR SHAKE		8/10/1994
Details		E9200897	SERVICE CHANGE-SINGLE FAMILY RESIDENCE		4/10/1992
Details		P22-100951	POOL PIPING AND FILTER EQUIPMENT		
Details		E22-101577	ELECTRICAL WORK		

CITY of HOLLYWOOD, FLORIDA

DEPARTMENT OF DEVELOPMENT ADMINISTRATION

Letter of Transmittal

To: City of Hollywood
2600 Hollywood Blvd.
Hollywood, FL 33022-4807
Phone: (954) 921-3300 • Fax: (954) 921-3037

Date: 7/28/99

Process Number: 83493

Project/Reference: _____

For Review By: (check ☑ all applicable spaces)

Division: ☐ Building ☑ Zoning ☑ Engineering ☐ Fire ☐ Water/Sewer ☐ Drainage

Discipline: ☑ Structural ☐ Electrical ☐ Plumbing ☐ Mechanical ☐ Reserve Capacity Charges

From: PAVER CENTER & SHUTTERS

Addres: 4460 NO FEDERAL HWY FT. LAUD.

Contact: NICKI

Phone: (__) 776-3338 Fax: (__) _____

PLANS SUBMITTED: (check ☑)

☐ Architectural sheet # _____	☐ Fire sheet # _____
☐ Structural sheet # _____	☐ Zoning sheet # _____
☐ Electrical sheet # _____	☐ Engineering sheet # _____
☐ Mechanical sheet # _____	☐ RCC sheet # _____
☐ Plumbing sheet # _____	☐ Drainage sheet # _____
☐ Water sheet # _____	☐ Sewer sheet # _____

CITY OF HOLLYWOOD BUILDING DIVISION JUL 28 PM 1:18

WE ARE SUBMITTING TO YOU (check ☑)

Via ☑ hand delivery ☐ Postal delivery
☐ special delivery ☐ fax copy

☐ initial (original) sets of plans
☐ corrected (non-permitted) plans
☐ revised (permitted) plans
☐ shop drawings: ☐ structural steel
☐ wood trusses
☐ glass/glazing
☐ product approvals
☐ fire protection
☐ spot survey
☐ final survey
☐ energy (insulation) certification
☐ special inspector letter
☐ soil report
☐ inspection reports
☐ energy calcs
☐ site plans
☐ other _____

Special Instructions:

For Departmental Use Only:

Received by: _____ Date: 7/28/99

17-65 (Rev 03/99)

CITY OF HOLLYWOOD, FLORIDA
PERMIT APPLICATION

ALL OF THE FOLLOWING MUST BE FILLED IN BY APPLICANT, ACCORDING TO FS 713.135:

DATE 7-23 MASTER PERMIT # _____ MASTER PROCESS # 83493

TAX FOLIO # _____

LEGAL DESCRIPTION: LOT 24 BLOCK 55 SUBDIVISION _____

JOB NAME JAROSLAW KUTYNSKY PHONE # 925-7581

JOB ADDRESS 1036 JEFFERSON ST. CITY HOLLYWOOD STATE FL ZIP 33019

WORK DESCRIPTION: INSTALL PAVERS IN DRIVEWAY

ESTIMATED VALUE: $ 3650.00

CONTRACTOR'S NAME PAVER CENTER + SHUTTERS INC. PHONE # 776-3338

CONTRACTOR'S ADDRESS 4460 N. Federal Hwy CITY FT. Laud. STATE FL ZIP 33308

CERTIFICATE OF COMPETENCY # 96-1430W FAX # 492-8769

OWNER NAME JAROSLAW KUTYNSKY

OWNER ADDRESS 1036 JEFFERSON ST.

BONDING COMPANY _____

BONDING COMPANY ADDRESS _____ CITY _____ STATE _____ ZIP _____

ARCHITECT/ENGINEER'S NAME _____ PHONE # _____

ARCHITECT/ENGINEER'S ADDRESS _____ CITY _____ STATE _____ ZIP _____

MORTGAGE LENDER'S NAME _____

MORTGAGE LENDER'S ADDRESS _____ CITY _____ STATE _____ ZIP _____

CITY OF HOLLYWOOD BUILDING DIVISION
1999 JUL 28 PM 1:11

Application is hereby made to obtain a permit to do work and installations as indicated. I certify that no work or installation has commenced prior to the issuance of a permit and that all work will be performed to meet the standards of all laws regulating construction in the City of Hollywood, Florida. I understand that a separate permit must be secured for ELECTRICAL WORK, PLUMBING, SIGNS, WELLS, POOLS, BOILERS, TANKS, AIR CONDITIONERS, ETC.

OWNER'S AFFIDAVIT: I certify that all the foregoing information is accurate and that all work will be done in compliance with all applicable laws regulating construction and zoning.

WARNING TO OWNER: YOUR FAILURE TO RECORD A NOTICE OF COMMENCEMENT MAY RESULT IN YOUR PAYING TWICE FOR IMPROVEMENTS TO YOUR PROPERTY. IF YOU INTEND TO OBTAIN FINANCING, CONSULT WITH YOUR LENDER OR AN ATTORNEY BEFORE RECORDING YOUR NOTICE OF COMMENCEMENT.

X SIGNATURE Jaroslaw Kutynsky (Owner or Agent)

DATE 7/28/99

NOTARY as to Owner or Agent

My Commission Expires _____

SIGNATURE _____ (Prime Contractor (Owner/Builder))

DATE 7/28/99

NOTARY as to Contractor

My Commission Expires _____

By Building Department: PROCESS FEE PAID$ _____ APPLICATION APPROVED BY _____

Permit Officer

17-54 (08/91)

CITY of HOLLYWOOD, FLORIDA

GEN. JOSEPH W. WATSON CIRCLE • P.O. BOX 229045 • ZIP 33022-9045

DATE: 7-23

PERMIT PROCESS NO. _____

PERMIT NO. _____

NAME: Jaroslaw Kutynsky

ADDRESS: 1036 Jefferson St. Hollywood, FL.

In the event the City of Hollywood must excavate in the public right-of-way or easements, the owner of the property listed herein has indicated with their signature, they shall be responsible for:

Restoration of a driveway constructed of stamped concrete, decorative paving blocks or any type of paving, concrete construction, or surface dressing not included as part of the City's standards.

I, _____ owner of the above property hereby certify and accept the responsibility for the item(s) noted above.

X Jaroslaw Kutynsky
Signature

_____
Date

_____ (Seal)
Notary Public,
State of Florida

_____
Date

My Commission expires:

CITY OF HOLLYWOOD
BUILDING DIVISION
2009 JUL 28 P 1:18

HISTORICAL

AREA

PLEASE DO REVIEW

AND

COMPUTER

DESIGN REVIEW

Date: _____ REVIEWER: _____

Property Address: _____

_____

☐ APPROVED AS SHOWN

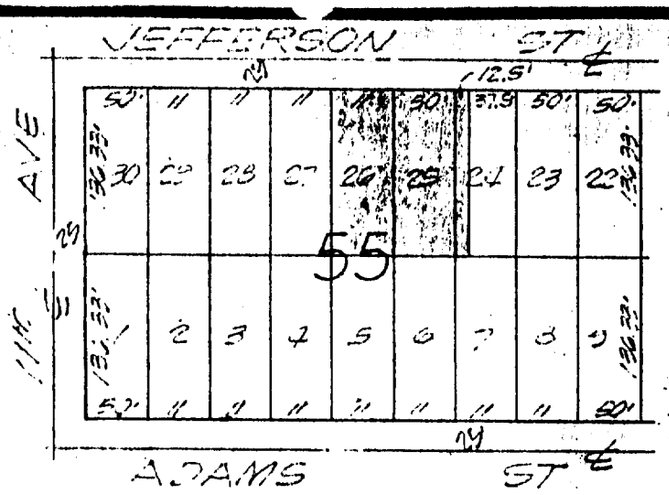
☐ APPROVED WITH CONDITIONS
(Conditions on back of sheet)

☐ DENIED

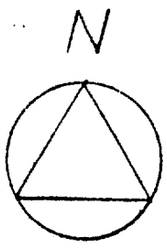
SHEET ____ OF ____

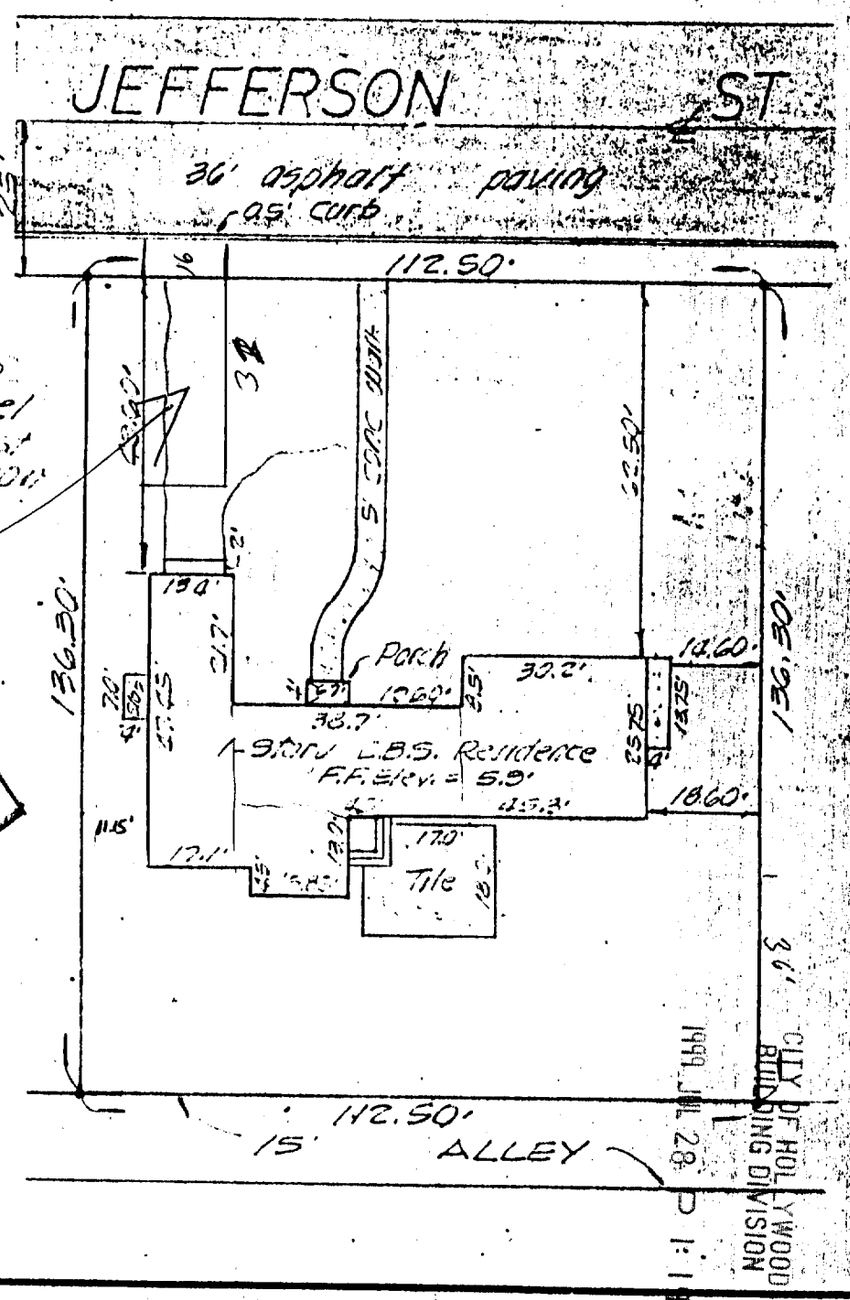
This Property described as:
The West 12.5 feet of Lot 24 and All of Lots 25 and 26, Block 55, ~~HOLLYWOOD BY THE SEA~~, HOLLYWOOD LAKES SECTION, according to the plat thereof, as recorded in Plat Book 1, Page 32 of the Public Records of Broward County, Florida.

Certified To: First Nationwide Savings.



LOCATION MAP
SCALE: 1" = 150'





Note
Elevation shown refers to N.G.V.D. Mean Sea Level
F.F. Elev. denotes Lowest Residence Floor Elevation

THE NFIP FLOOD MAPS HAVE DESIGNATED THE HEREIN DESCRIBED LAND TO BE SITUATED IN ZONE A-6

PROPERTY OF: Trevathan, 1036 Jefferson Street, Hollywood, Florida.

I HEREBY CERTIFY that the survey represented hereon meets the minimum requirements adopted by the F.S.P.L.S. and the F.L.T.A. and there are not encroachments, overlaps, easements appearing on the plat or visible easements other than as shown hereon.

FL. Reg. Surveyor No. 2243
FL. Reg. Engineer No.

LANNES and GARCIA, INC.
ENGINEERS - LAND SURVEYORS - LAND PLANNERS
P. O. Box 561131
Miami, Florida 33156

DATE	SCALE	DRAWN BY	DRWG. NO.
6-23-83	1" = 30'	L.L.	183-5380

CITY of HOLLYWOOD, FLORIDA

DEPARTMENT OF DEVELOPMENT ADMINISTRATION

Letter of Transmittal

To: City of Hollywood
2600 Hollywood Blvd.
Hollywood, FL 33022-4807
Phone: (954) 921-3300 • Fax: (954) 921-3037

Date: 11/9/99

Process Number: 8693 8493

Project/Reference:

For Review By: (check ☑ all applicable spaces)

Division: ☐ Building ☐ Zoning ☐ Engineering ☐ Fire ☐ Water/Sewer ☐ Drainage

Discipline: ☐ Structural ☐ Electrical ☐ Plumbing ☐ Mechanical ☐ Reserve Capacity Charges

From: PAVER CENTER & SHUTTERS

Addres: 4460 NO. FEDERAL HWY
FORT LAUDERDALE FL 33308

Contact: NICKI

Phone: (__) 776-3338 Fax: (__)

PLANS SUBMITTED: (check ☑)

☐ Architectural sheet #____	☐ Fire sheet #____
☐ Structural sheet #____	☐ Zoning sheet #____
☐ Electrical sheet #____	☐ Engineering sheet #____
☐ Mechanical sheet #____	☐ R[illegible] sheet #____
☐ Plumbing sheet #____	☐ Drainage sheet #____
☐ Water sheet #____	☐ Sewer sheet #____

CITY OF HOLLYWOOD BUILDING DIVISION 1999 NOV -9 P 2:43

WE ARE SUBMITTING TO YOU (check ☑)

Via ☑ hand delivery ☐ Postal delivery
☐ special delivery ☐ fax copy

- ☐ initial (original) sets of plans
- ☐ corrected (non-permitted) plans
- ☐ revised (permitted) plans
- ☐ shop drawings: ☐ structural steel
  - ☐ wood trusses
  - ☐ glass/glazing
  - ☐ product approvals
  - ☐ fire protection
- ☐ spot survey
- ☐ final survey
- ☐ energy (insulation) certification
- ☐ special inspector letter
- ☐ soil report
- ☐ inspection reports
- ☐ energy calcs
- ☐ site plans
- ☐ other

Special Instructions:

WALK THRU REQUESTED
FOR PAVERS ON WALKWAY
ADDITION TO PERMIT
#B9906222

For Departmental Use Only:

Received by: Date: 11.9.99

17-65 (Rev 03/99)

CITY OF HOLLYWOOD, FLORIDA
PERMIT APPLICATION

ALL OF THE FOLLOWING MUST BE FILLED IN BY APPLICANT, ACCORDING TO FS 713.135:

DATE_____ MASTER PERMIT #_____ MASTER PROCESS # 83493

TAX FOLIO # _____

LEGAL DESCRIPTION: LOT 25&26 BLOCK 55 SUBDIVISION HOLLYWOOD LAKES SECTION

JOB NAME JAROSLAW KUTYNSKY PHONE #_____

JOB ADDRESS 1036 JEFFERSON ST. CITY HOLLYWOOD STATE FL ZIP_____

WORK DESCRIPTION: INSTALLATION OF PAVERS ON WALKWAY

Sq. Ft. 355 ESTIMATED VALUE: $ 1800.00

CONTRACTOR'S NAME PAVER CENTER & SHUTTERS PHONE # 776-3338

CONTRACTOR'S ADDRESS 4460 NO. FED. HWY. CITY FT. LAUD. STATE FL ZIP 33308

CERTIFICATE OF COMPETENCY #_____ FAX #_____

OWNER NAME _____

OWNER ADDRESS_____

BONDING COMPANY_____

BONDING COMPANY ADDRESS_____ CITY_____ STATE_____ ZIP_____

ARCHITECT/ENGINEER'S NAME _____ PHONE #_____

ARCHITECT/ENGINEER'S ADDRESS _____ CITY_____ STATE_____ ZIP_____

MORTGAGE LENDER'S NAME _____

MORTGAGE LENDER'S ADDRESS _____ CITY_____ STATE_____ ZIP_____

CITY OF HOLLYWOOD BUILDING DIVISION 1999 NOV -9 P 2:

Application is hereby made to obtain a permit to do work and installations as indicated. I certify that no work or installation has commenced prior to the issuance of a permit and that all work will be performed to meet the standards of all laws regulating construction in the City of Hollywood, Florida. I understand that a separate permit must be secured for ELECTRICAL WORK, PLUMBING, SIGNS, WELLS, POOLS, BOILERS, TANKS, AIR CONDITIONERS, ETC.

OWNER'S AFFIDAVIT: I certify that all the foregoing information is accurate and that all work will be done in compliance with all applicable laws regulating construction and zoning.

WARNING TO OWNER: YOUR FAILURE TO RECORD A NOTICE OF COMMENCEMENT MAY RESULT IN YOUR PAYING TWICE FOR IMPROVEMENTS TO YOUR PROPERTY. IF YOU INTEND TO OBTAIN FINANCING, CONSULT WITH YOUR LENDER OR AN ATTORNEY BEFORE RECORDING YOUR NOTICE OF COMMENCEMENT.

SIGNATURE Jaroslaw Kutynsky SIGNATURE_____
Owner or Agent Prime Contractor (Owner/Builder)

DATE 11/5/99 DATE 11/5/99

NOTARY: Sworn to, Subscribed and Acknowledged before me this 5th day of November, 1999

JOEL JACK BROWN MY COMMISSION # CC 875013 EXPIRES: October 2, 2003 Bonded Thru Notary Public Underwriters

My Commission Expires 10/2/2003

JOEL JACK BROWN MY COMMISSION # CC 875013 EXPIRES: October 2, 2003 Bonded Thru Notary Public Underwriters

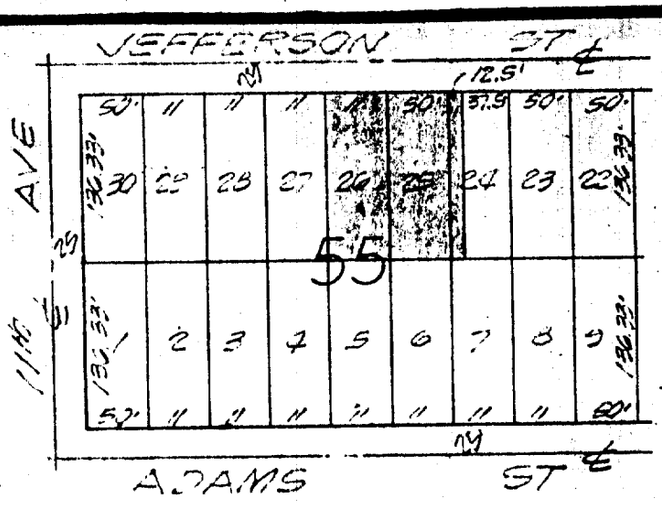
By Building Department: PROCESS FEE PAID$_____ APPLICATION APPROVED BY_____
Permit Officer

17-54 (Rev 02/95)

A-6

This Property described as:
The West 12.5 feet of Lot 24 and All of Lots 25 and 26, Block 55, ~~HOLLYWOOD BY THE SEA~~, HOLLYWOOD LAKES SECTION, according to the plat thereof, as recorded in Plat Book 1, Page 32 of the Public Records of Broward County, Florida.

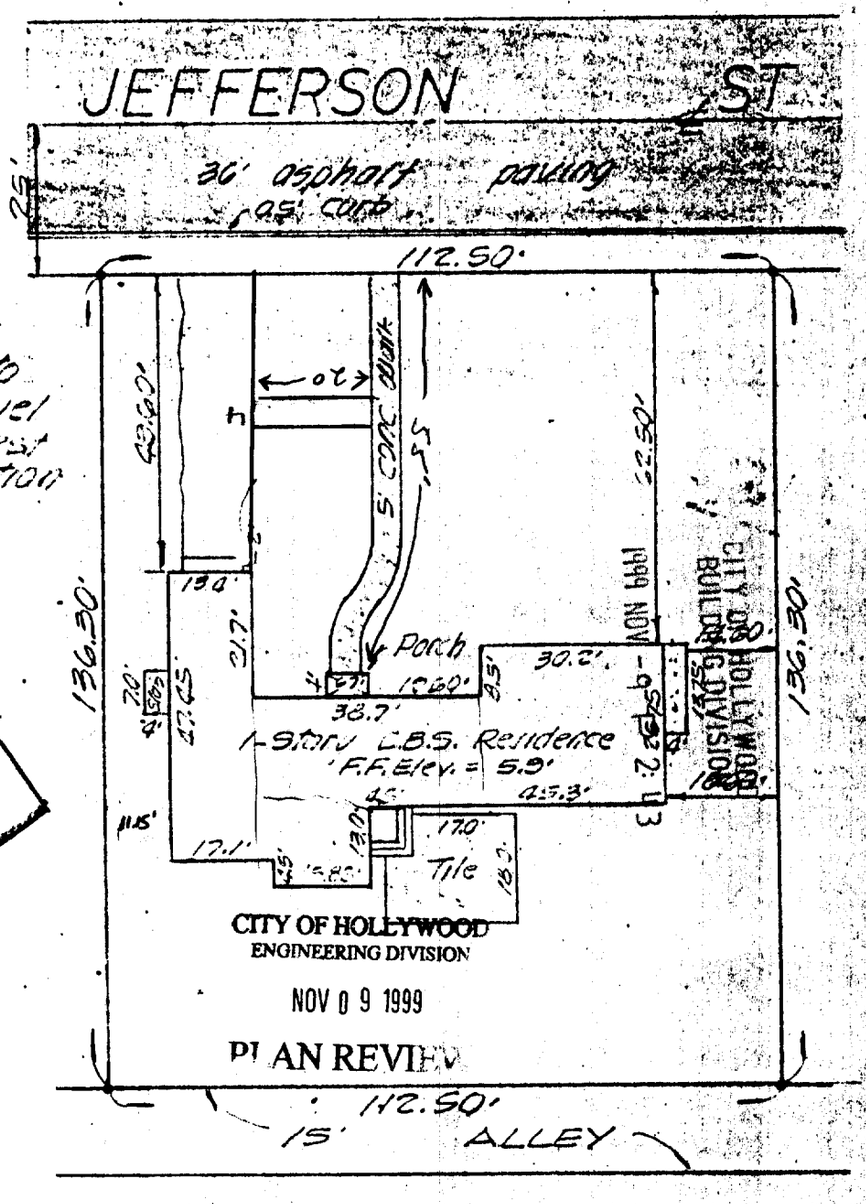
Certified To: First Nationwide Savings.



LOCATION MAP
SCALE: 1" = 150'

N

Note
Elevation shown refers to N.G.V.D. Mean Sea Level
F.F. Elev. denotes Lowest Residence Floor Elevation



THE NFIP FLOOD MAPS HAVE DESIGNATED THE HEREIN DESCRIBED LAND TO BE SITUATED IN ZONE A/C

PROPERTY OF: Trevathan, 1036 Jefferson Street, Hollywood, Florida.

I HEREBY CERTIFY that the survey represented hereon meets the minimum requirements adopted by the F.S.P.L.S, and the F.L.T.A. and there are not encroachments, overlaps, easements appearing on the plat or visible easements other than as shown hereon.

FL. Reg. Surveyor No. 2243
FL. Reg. Engineer No.

LANNES and GARCIA, INC.
ENGINEERS - LAND SURVEYORS - LAND PLANNERS
P. O. Box 561131
Miami, Florida 33156

DATE	SCALE	DRAWN BY	DRWG. NO.
6-28-83	1" = 30'	L.L.	183-5380

CITY of HOLLYWOOD, FLORIDA

GEN. JOSEPH W. WATSON CIRCLE • P.O. BOX 229045 • ZIP 33022-9045

DATE: 9/8/99

PERMIT PROCESS NO. 83493

PERMIT NO. _____

NAME: JAROSLAW KUTYNSKY

ADDRESS: 1036 JEFFERSON ST.

In the event the City of Hollywood must excavate in the public right-of-way or easements, the owner of the property listed herein has indicated with their signature, they shall be responsible for:

Restoration of a driveway constructed of stamped concrete, decorative paving blocks or any type of paving, concrete construction, or surface dressing not included as part of the City's standards.

I, JAROSLAW KUTYNSKY owner of the above property hereby certify and accept the responsibility for the item(s) noted above.

Jaroslaw Kutynsky
Signature

9/8/99
Date

Notary Public,
State of Florida

JOEL JACK BROWN
MY COMMISSION # CC 498972
EXPIRES: October 2, 1999
Bonded Thru Notary Public Underwriters

9/8/99
Date

My Commission expires: OCT. 2, 1999

CITY of HOLLYWOOD, FLORIDA

DEPARTMENT OF DEVELOPMENT ADMINISTRATION

Letter of Transmittal

To: City of Hollywood
2600 Hollywood Blvd.
Hollywood, FL 33022-4807
Phone: (954) 921-3300 • Fax: (954) 921-3037

Date: 9/17/99

Process Number: 83493

Project/Reference: _____

For Review By: (check ☑ all applicable spaces)

Division: ☐ Building ☑ Zoning ☑ Engineering ☐ Fire ☐ Water/Sewer ☐ Drainage

Discipline: ☐ Structural ☐ Electrical ☐ Plumbing ☐ Mechanical ☐ Reserve Capacity Charges

From: PAVER CENTER & SHUTTERS

Addres: 4460 NO. FEDERAL HWY
FORT LAUD. FL. 33308

Contact: NICKI

Phone: 954-776-3338 Fax: (__) _____

WE ARE SUBMITTING TO YOU (check ☑)

Via ☒ hand delivery ☐ Postal delivery
☐ special delivery ☐ fax copy

- ☐ initial (original) sets of plans
- ☐ corrected (non-permitted) plans
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- ☐ shop drawings: ☐ structural steel
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  - ☐ glass/glazing
  - ☐ product approvals
  - ☐ fire protection
- ☐ spot survey
- ☐ final survey
- ☐ energy (insulation) certification
- ☐ special inspector letter
- ☐ soil report
- ☐ inspection reports
- ☐ energy calcs
- ☐ site plans
- ☐ other _____

PLANS SUBMITTED: (check ☑)

☐ Architectural sheet # _____	☐ Fire sheet # _____
☐ Structural sheet # _____	☐ Zoning sheet # _____
☐ Electrical sheet # _____	☐ Engineering sheet # _____
☐ Mechanical sheet # _____	☐ RCC sheet # _____
☐ Plumbing sheet # _____	☐ Drainage sheet # _____
☐ Water sheet # _____	☐ Sewer sheet # _____

Special Instructions:

SUBMITAL OF ADDITIONAL INFORMATION REQUIRED.

For Departmental Use Only:

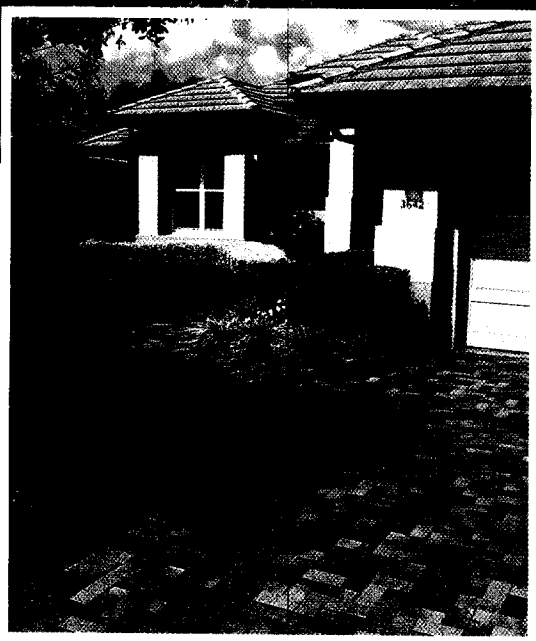
Received by: _____ Date: 9/17/99

17-65 (Rev 03/99)

AMERICAN PAVERS MANUFACTURING, INC.

BORDER





The BRICK paver is reminiscent of quaint European streets and open plazas. More durable than clay brick, it has a warmth of texture and is available in a wide array of decorator colors.

Concrete Pavers have a multitude of uses for both residential and commercial properties. Projects range from pool decks and driveways to retail plazas and streetscapes.

Their segmental design, flexibility, durability, easy maintenance and cost effectiveness make concrete pavers popular among architects, site engineers and landscape architects.

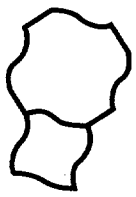
American Pavers is a privately American owned company with over fourteen years experience. We offer the latest, most innovative designs, materials and colors in paving products. Over 250 colors are available as well as custom colors, textures and patterns.

American Pavers Guarantee:
We stand behind our products and fully warranty them for 10 years against structural failure. Structural failure means: Paver breaking in (2) two under normal traffic and with proper base support.



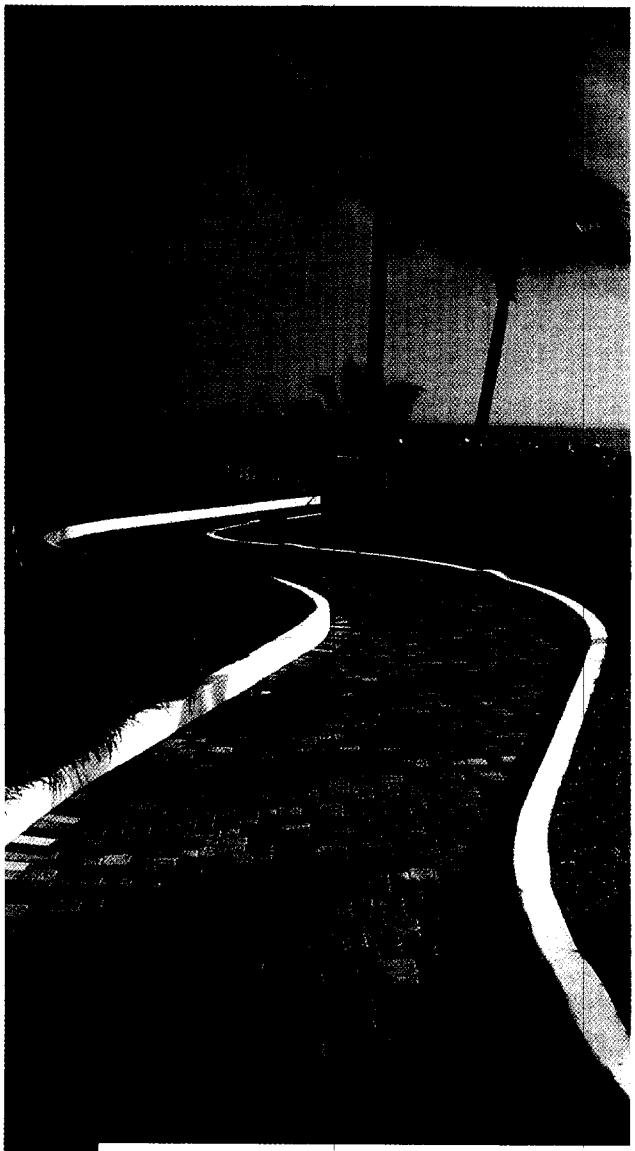
Brick

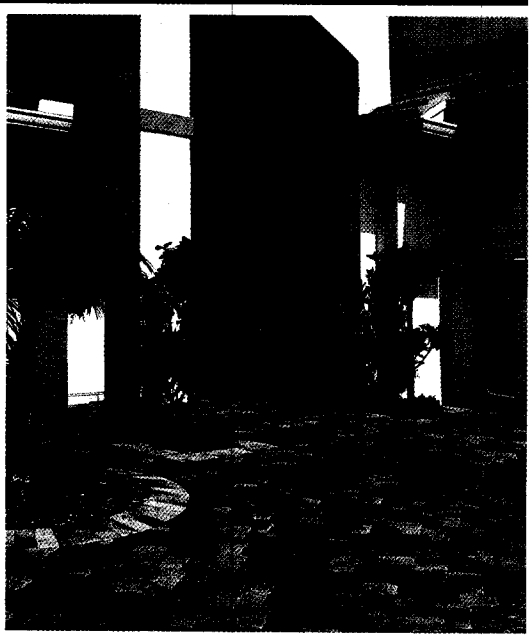
AMERICAN PAVERS MANUFACTURING, INC.



DRIVEWAY
CHARISMA

Charisma





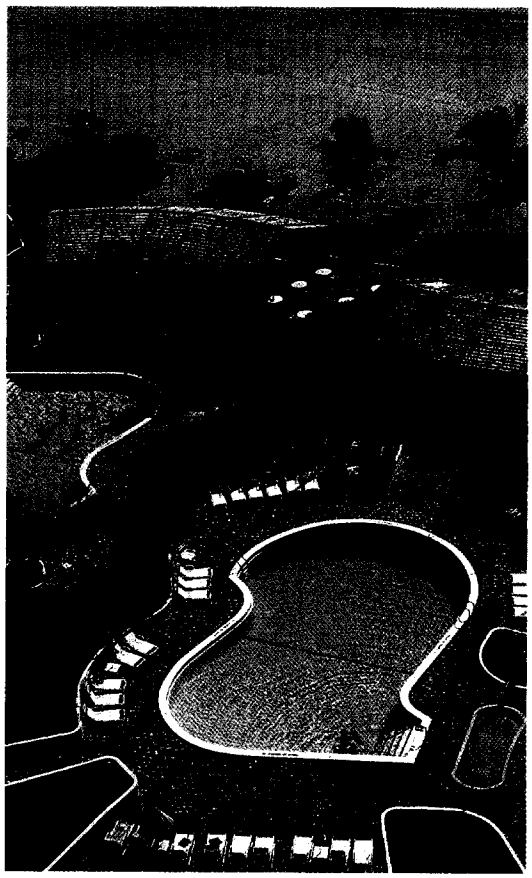
Beautifully intricate yet subtle in design, the CHARISMA paver combines two scored shapes in a single paver. This durable low maintenance paver provides a real touch of elegance in a wide range of settings.

Concrete Pavers have a multitude of uses for both residential and commercial properties. Projects range from pool decks and driveways to retail plazas and streetscapes.

Their segmental design, flexibility, durability, easy maintenance and cost effectiveness make concrete pavers popular among architects, site engineers and landscape architects.

American Pavers is a privately American owned company with over fourteen years experience. We offer the latest, most innovative designs, materials and colors in paving products. Over 250 colors are available as well as custom colors, textures and patterns.

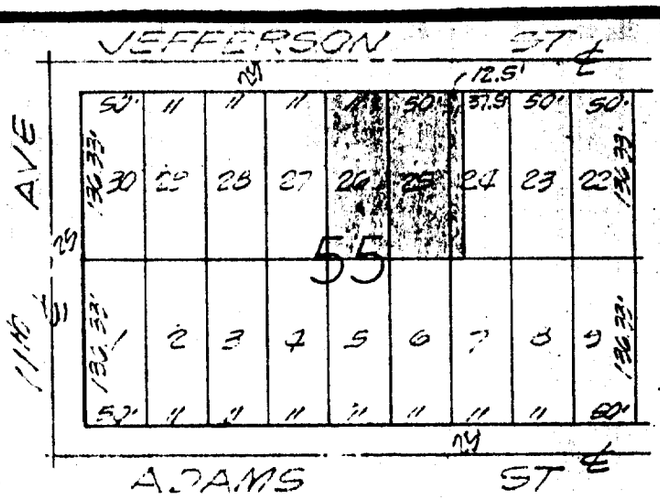
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We stand behind our products and fully warranty them for 10 years against structural failure. Structural failure means: Paver breaking in (2) two under normal traffic and with proper base support.



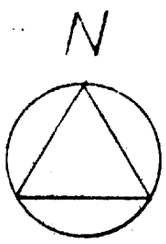
A-6

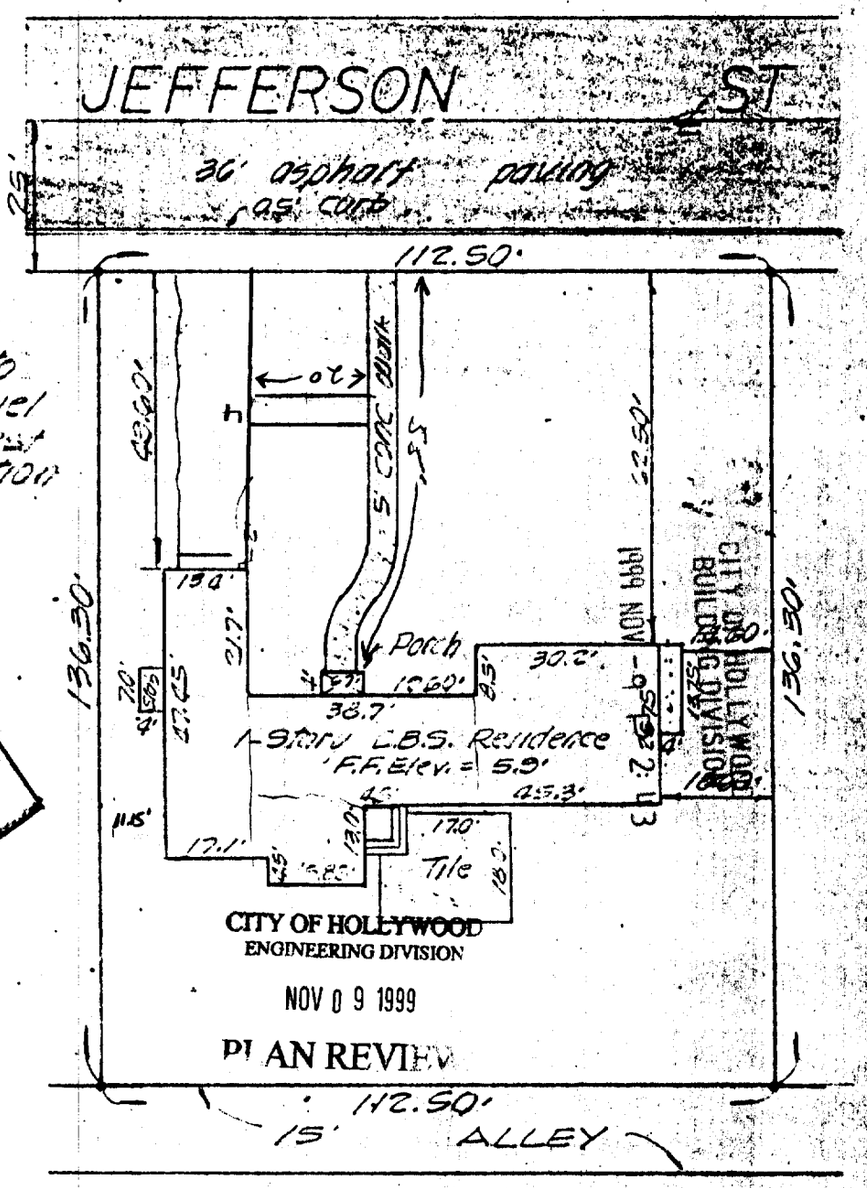
This Property described as:
The West 12.5 feet of Lot 24 and All of Lots 25 and 26, Block 55, ~~HOLLYWOOD BY THE SEA~~, HOLLYWOOD LAKES SECTION, according to the plat thereof, as recorded in Plat Book 1, Page 32 of the Public Records of Broward County, Florida.

Certified To: First Nationwide Savings.



LOCATION MAP
SCALE: 1" = 150'





Note
Elevation shown refers to N.G.V.D. Mean Sea Level
F.F. Elev. denotes Lowest Residence Floor Elevation

THE NFIP FLOOD MAPS HAVE DESIGNATED THE HEREIN DESCRIBED LAND TO BE SITUATED IN ZONE A-6

PROPERTY OF: Trevathan, 1036 Jefferson Street, Hollywood, Florida.

I HEREBY CERTIFY that the survey represented hereon meets the minimum requirements adopted by the F.S.P.L.S. and the F.L.T.A. and there are not encroachments, overlaps, easements appearing on the plat or visible easements other than as shown hereon.

FL. Reg. Surveyor No. 2243
FL. Reg. Engineer No.

LANNES and GARCIA, INC.
ENGINEERS - LAND SURVEYORS - LAND PLANNERS
P. O. Box 561131
Miami, Florida 33156

DATE	SCALE	DRAWN BY	DRWG. NO.
6-28-83	1"=30'	L.L.	183-5380



KUTYNSKY RESIDENCE
1036 JEFFERSON ST.



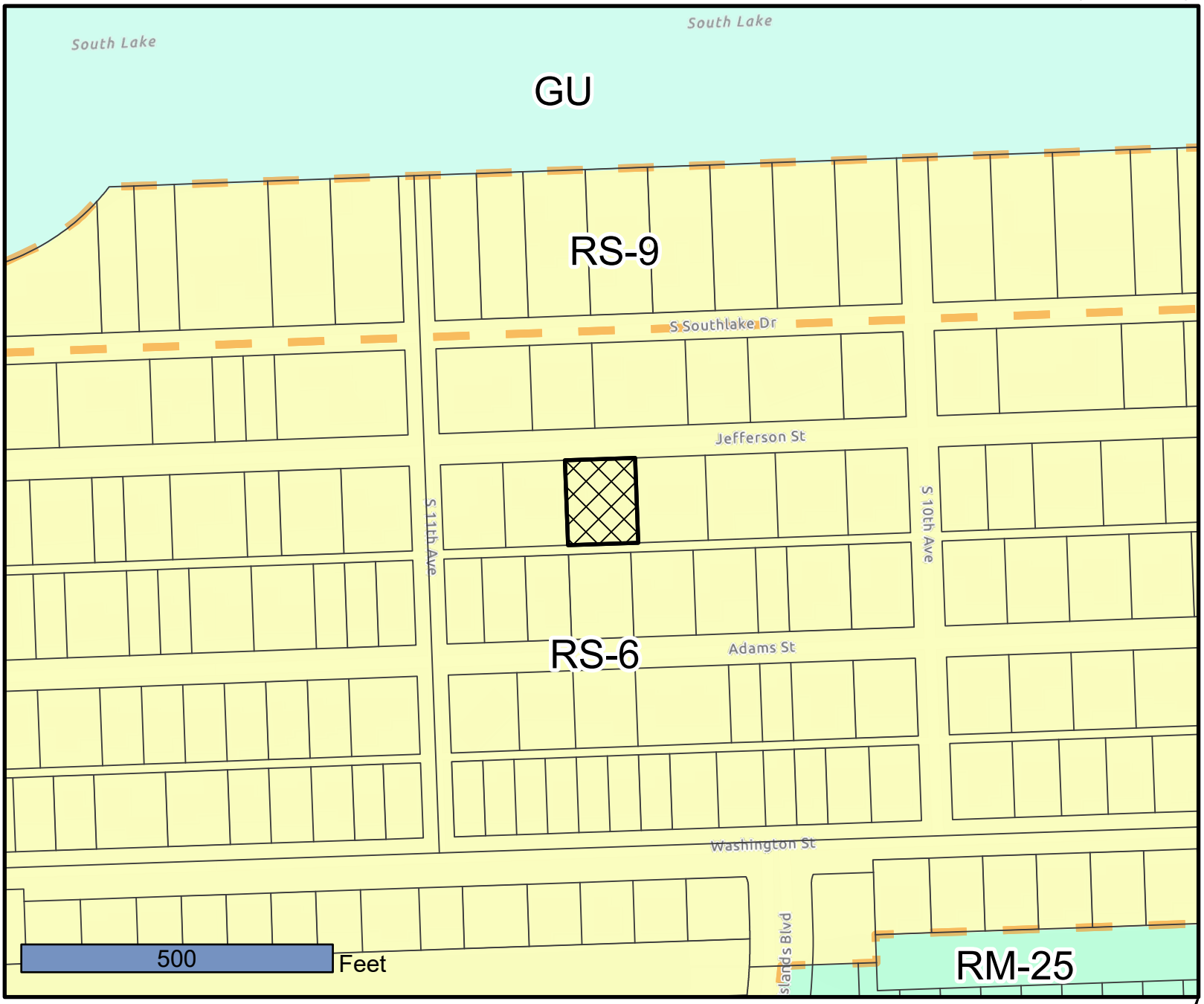
KUTYNSKY RESIDENCE
1036 JEFFERSON ST.

26-C-06

1036 Jefferson St

folio(s): 514214021130

CITY OF Hollywood
DEVELOPMENT SERVICES
Planning and Urban Design

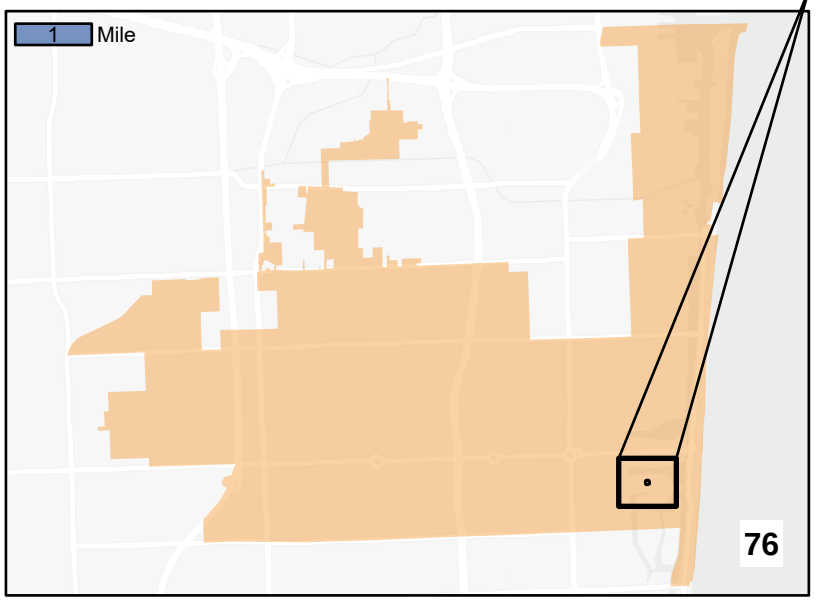


LEGEND

LAND USE

- LOW-MEDIUM (10) RESIDENTIAL
- LOW (5) RESIDENTIAL
- OPEN SPACE AND RECREATION

- ZONING
- PARCELS
- SUBJECT SITE



ATTACHMENT C
Permit History

S

JOB CARD

OWNER	JOB ADDRESS
Trevathan	1036 Jefferson Street

LEGAL DESCRIPTION	LOT NUMBER	BLOCK	SUBDIVISION OR ADDITION
			514214021130

MICROFILM NO.	ARCHITECT	FEE	VALUATION
88 misc T	None	$52.50	$ 2500.00

DESCRIPTION OF CONSTRUCTION

Replace A/C.

☐ SEPTIC TANK
☐ SEWER TAP

TYPE PERMIT	NUMBER	DATE	CONTRACTOR	TYPE PERMIT	NUMBER	DATE	CONTRACTOR
BUILDING				SEPTIC/SEWER			
ROOF				AIR/CONDITION	21349	1-13-88	AAA Modern
ELECTRIC-BASIC				MECHANICAL			
ELECTRIC-SUPP.				SCREEN			
PLUMBING NO. FIX.				POOL			
L-P-DRY WALL				DRIVEWAY			
FENCE				PATIO or WALK			

NOTES;

County surcharge - $1.05

OWNER: | JOB ADDRESS:

CONSTRUCTION	DATE	PLUMBING	DATE	AIRCONDITIONING	DATE	NOTES
FOUNDATION		1st ROUGH		A/C HEAT DUCTS		
PILING		2nd ROUGH		DUCTS		
GRADE BEAM		SEPTIC/SEWER		MECHANICAL		
SOIL		SEWER SKETCH				
SLAB-BLDG.		GREASE TRAP		FINAL	1-29-88	
PADS/COLUMNS		GAS				
TIE BEAM				FIRE BUREAU		
FRAMING		FINAL		SPEC. INSP.		
LATHING						
TIN CAP/TILE		ELECTRIC	DATE	FINAL-ENG.		
SCREEN ENCLOSURE		TEMPORARY POLE				
MATERIAL FINAL		ROUGH		UTILITIES		
POOL STEEL		SLAB		SEWER TAP		
CONC. SLAB/GRADE		TEMPORARY FINAL		BONDS		
C/A STRUCTURE				BLDG. FORM		c/o DATE:
		FINAL		ZONING FINAL		rec'd by:

17-13

INSPECTION RECORD

NAME OF OWNER Dangel

ADDRESS 1036 Jefferson St

LEGAL DESCRIPTION " " COST

DESCRIPTION OF CONST.

ARCHITECT:

WELL / pump under violation / Clyde Owens Sr. or

PERMIT TYPE	NO.	DATE	TO WHOM	FIXT. or OUT.
BLDG.				
ROOF				
ELECTRICAL	185	12-30-69	Cuddy Elec	10 @ 150 Bgd
PLUMBING				
GAS				
SEPTIC, SEWER				
A/C DUCTS	224	1-12-70	CLYDE OWENS	
SCREEN ENCL.				
POOL				
DRIVEWAY				
FENCE				
A/C	238	1-14-70	Whitson	

INSPECTIONS

FOUNDATION	PLUMBING	ELECTRIC
PILING	1st ROUGH	TEMP POLE
GRADE BEAM	2nd ROUGH	ROUGH
SOIL	SEPTIC SEWER	SLAB
SLAB	SEWER SKETCH	TEMP. FINAL
PADS COLUMNS	GREASE TRAP	POOL
TIE BEAM	FINAL	FINAL 2-16-70
FRAMING	GAS	A/C HEAT DUCTS
LATHING		DUCTS
ROOF TIN CAP TILE		A/C 1-28-70
SCREEN ENCL.	CERT OF OCCUPANCY	HEAT
MATERIAL FINAL		
POOL		BOND
STEEL FINAL	SURVERY DATE	
Well + Pump 1-28-70	1st	C/A DATE
	2nd	RECD BY
	BLDG FORM	P & L
		GAS

JOB CARD

OWNER	JOB ADDRESS
Hangel	1036 Jefferson St.

LEGAL DESCRIPTION	LOT NUMBER	BLOCK	SUBDIVISION OR ADDITION

MICROFILM NO.	ARCHITECT	FEE	VALUATION
		$ 15.00	$ 500.

DESCRIPTION OF CONSTRUCTION

Fumigation

☐ SEPTIC TANK
☐ SEWER TAP

TYPE PERMIT	NUMBER	DATE	CONTRACTOR
BUILDING	82785	6-27-83	BIPS
ROOF			
ELECTRIC-BASIC			
ELECTRIC-SUPP.			
PLUMBING NO. FIX.			
L-P-DRY WALL			
FENCE			

TYPE PERMIT	NUMBER	DATE	CONTRACTOR
SEPTIC/SEWER			
AIR/CONDITION			
MECHANICAL			
SCREEN			
POOL			
DRIVEWAY			
PATIO or WALK			

NOTES; County Surcharge: .20

OWNER: | JOB ADDRESS:

CONSTRUCTION	DATE	PLUMBING	DATE	AIRCONDITIONING	DATE	NOTES
FOUNDATION		1st ROUGH		A/C HEAT DUCTS		
PILING		2nd ROUGH		DUCTS		
GRADE BEAM		SEPTIC/SEWER		MECHANICAL		
SOIL		SEWER SKETCH				
SLAB-BLDG.		GREASE TRAP		FINAL		
PADS/COLUMNS		GAS				
TIE BEAM				FIRE BUREAU		
FRAMING		FINAL		SPEC. INSP		
LATHING						
TIN CAP/TILE		ELECTRIC	DATE	FINAL-ENG.		
SCREEN ENCLOSURE		TEMPORARY POLE				
MATERIAL FINAL		ROUGH		UTILITIES		
POOL STEEL		SLAB		SEWER TAP		
CONC. SLAB/GRADE		TEMPORARY FINAL		BONDS		
C/A STRUCTURE				BLDG. FORM		c/o DATE:
		FINAL		ZONING FINAL		rec'd by:

12-13 INSPECTION RECORD

JOB CARD

OWNER	JOB ADDRESS
Dengel	1036 Jefferson Street

LEGAL DESCRIPTION	LOT NUMBER	BLOCK	SUBDIVISION OR ADDITION

MICROFILM NO.	ARCHITECT	FEE	VALUATION
		$ 22.40	$ 3000

DESCRIPTION OF CONSTRUCTION
replace 32 windows to awning type

☐ SEPTIC TANK
☐ SEWER TAP

TYPE PERMIT	NUMBER	DATE	CONTRACTOR	TYPE PERMIT	NUMBER	DATE	CONTRACTOR
BUILDING	54727	6/5/79	Quality Ctrl	SEPTIC/SEWER			
ROOF				AIR/CONDITION			
ELECTRIC-BASIC				MECHANICAL			
ELECTRIC-SUPP.				SCREEN			
PLUMBING NO. FIX.				POOL			
L-P-DRY WALL				DRIVEWAY			
FENCE				PATIO or WALK			

NOTES; county surcharge $1.05

OWNER: | JOB ADDRESS:

CONSTRUCTION	DATE	PLUMBING	DATE	AIRCONDITIONING	DATE	NOTES
FOUNDATION		1st ROUGH		A/C HEAT DUCTS		
PILING		2nd ROUGH		DUCTS		
GRADE BEAM		SEPTIC/SEWER		MECHANICAL		
SOIL		SEWER SKETCH				
SLAB-BLDG.		GREASE TRAP		FINAL		
PADS/COLUMNS		GAS				
TIE BEAM				FIRE BUREAU		
FRAMING		FINAL		SPEC. INSP.		
LATHING						
TIN CAP/TILE		ELECTRIC	DATE	FINAL-ENG.		
SCREEN ENCLOSURE		TEMPORARY POLE				
MATERIAL FINAL		ROUGH		UTILITIES		
POOL STEEL		SLAB		SEWER TAP		
CONC. SLAB/GRADE		TEMPORARY FINAL		BONDS		
C/A STRUCTURE	12-26-79			BLDG. FORM		c/o DATE:
		FINAL		ZONING FINAL		rec'd by:

7-13

INSPECTION RECORD

18 permits were found for

1036 JEFFERSON ST

View	Process #	Permit #	Description	Appl. Date	Permit Date
Details		B22-103089	POOL - RESIDENTIAL	6/20/2022	
Details		B22-102252	FENCE-CHAIN LINK &/OR WOOD	4/7/2022	5/17/2022
Details		B15-103000	REROOF - METAL, TILE, WOOD, SHINGLE OR SHAKE	6/12/2015	6/22/2015
Details		B09-104021	FENCE-CHAIN LINK &/OR WOOD	10/13/2009	10/21/2009
Details		P08-100472	GAS PIPING	4/21/2008	4/30/2008
Details		P07-100850	NATURAL GAS SERVICE	11/19/2007	12/5/2007
Details		E07-100186	OUTLETS,SERVICE,PANELS,ETC	7/11/2007	7/11/2007
Details		P07-100074	PLUMBING WORK	7/10/2007	7/10/2007
Details		B07-100098	ALTERATIONS-INTERIOR	5/10/2007	7/10/2007
Details	33789	M0700319	A/C - CENTRAL - REPLACEMENT	4/5/2007	4/13/2007
Details		B9906222	DRIVEWAY		10/5/1999
Details		B9906219	STORM SHUTTERS		10/5/1999
Details		E9604777	ELECTRICAL WORK		11/27/1996
Details		B9604579	STORM SHUTTERS		6/27/1996
Details		B9405040	RE-ROOF-METAL,TILE,WOOD SHINGLE OR SHAKE		8/10/1994
Details		E9200897	SERVICE CHANGE-SINGLE FAMILY RESIDENCE		4/10/1992
Details		P22-100951	POOL PIPING AND FILTER EQUIPMENT		
Details		E22-101577	ELECTRICAL WORK		

CITY of HOLLYWOOD, FLORIDA

DEPARTMENT OF DEVELOPMENT ADMINISTRATION

Letter of Transmittal

To: City of Hollywood
2600 Hollywood Blvd.
Hollywood, FL 33022-4807
Phone: (954) 921-3300 • Fax: (954) 921-3037

Date: 7/28/99

Process Number: 83493

Project/Reference: _____

For Review By: (check ☑ all applicable spaces)

Division: ☐ Building ☑ Zoning ☑ Engineering ☐ Fire ☐ Water/Sewer ☐ Drainage

Discipline: ☑ Structural ☐ Electrical ☐ Plumbing ☐ Mechanical ☐ Reserve Capacity Charges

From: PAVER CENTER & SHUTTERS

Addres: 4460 NO FEDERAL HWY FT. LAUD.

Contact: NICKI

Phone: ( ) 776-3338 Fax: ( ) _____

PLANS SUBMITTED: (check ☑)

☐ Architectural sheet # _____	☐ Fire sheet # _____
☐ Structural sheet # _____	☐ Zoning sheet # _____
☐ Electrical sheet # _____	☐ Engineering sheet # _____
☐ Mechanical sheet # _____	☐ RCC sheet # _____
☐ Plumbing sheet # _____	☐ Drainage sheet # _____
☐ Water sheet # _____	☐ Sewer sheet # _____

CITY OF HOLLYWOOD BUILDING DIVISION JUL 28 PM 1:18

WE ARE SUBMITTING TO YOU (check ☑)

Via ☑ hand delivery ☐ Postal delivery
☐ special delivery ☐ fax copy

- ☐ initial (original) sets of plans
- ☐ corrected (non-permitted) plans
- ☐ revised (permitted) plans
- ☐ shop drawings: ☐ structural steel
  - ☐ wood trusses
  - ☐ glass/glazing
  - ☐ product approvals
  - ☐ fire protection
- ☐ spot survey
- ☐ final survey
- ☐ energy (insulation) certification
- ☐ special inspector letter
- ☐ soil report
- ☐ inspection reports
- ☐ energy calcs
- ☐ site plans
- ☐ other _____

Special Instructions:

For Departmental Use Only:

Received by: _____ Date: 7/28/99

17-65 (Rev 03/99)

CITY OF HOLLYWOOD, FLORIDA
PERMIT APPLICATION

ALL OF THE FOLLOWING MUST BE FILLED IN BY APPLICANT, ACCORDING TO FS 713.135:

DATE 7-23 MASTER PERMIT # _____ MASTER PROCESS # 83493

TAX FOLIO # _____

LEGAL DESCRIPTION: LOT 24 BLOCK 55 SUBDIVISION _____

JOB NAME JAROSLAW KUTYNSKY PHONE # 925-7581

JOB ADDRESS 1036 JEFFERSON ST. CITY HOLLYWOOD STATE FL ZIP 33 19

WORK DESCRIPTION: INSTALL PAVERS IN DRIVEWAY

ESTIMATED VALUE: $ 3650.00

CONTRACTOR'S NAME PAVER CENTER + SHUTTERS INC. PHONE # 776-3338

CONTRACTOR'S ADDRESS 4460 N. FEDERAL HWY CITY FT. LAUD. STATE FL ZIP 33308

CERTIFICATE OF COMPETENCY # 96-14306 FAX # 492-8769

OWNER NAME JAROSLAW KUTYNSKY

OWNER ADDRESS 1036 JEFFERSON ST.

BONDING COMPANY _____

BONDING COMPANY ADDRESS _____ CITY _____ STATE _____ ZIP _____

ARCHITECT/ENGINEER'S NAME _____ PHONE # _____

ARCHITECT/ENGINEER'S ADDRESS _____ CITY _____ STATE _____ ZIP _____

MORTGAGE LENDER'S NAME _____

MORTGAGE LENDER'S ADDRESS _____ CITY _____ STATE _____ ZIP _____

CITY OF HOLLYWOOD BUILDING DIVISION
1999 JUL 28 11:11

Application is hereby made to obtain a permit to do work and installations as indicated. I certify that no work or installation has commenced prior to the issuance of a permit and that all work will be performed to meet the standards of all laws regulating construction in the City of Hollywood, Florida. I understand that a separate permit must be secured for ELECTRICAL WORK, PLUMBING, SIGNS, WELLS, POOLS, BOILERS, TANKS, AIR CONDITIONERS, ETC.

OWNER'S AFFIDAVIT: I certify that all the foregoing information is accurate and that all work will be done in compliance with all applicable laws regulating construction and zoning.

WARNING TO OWNER: YOUR FAILURE TO RECORD A NOTICE OF COMMENCEMENT MAY RESULT IN YOUR PAYING TWICE FOR IMPROVEMENTS TO YOUR PROPERTY. IF YOU INTEND TO OBTAIN FINANCING, CONSULT WITH YOUR LENDER OR AN ATTORNEY BEFORE RECORDING YOUR NOTICE OF COMMENCEMENT.

X SIGNATURE Jaroslaw Kutynsky
Owner or Agent

DATE 7/28/99

NOTARY as to Owner or Agent

My Commission Expires _____

SIGNATURE _____
Prime Contractor (Owner/Builder)

DATE 7/28/99

NOTARY as to Contractor

My Commission Expires _____

By Building Department: PROCESS FEE PAID$ _____ APPLICATION APPROVED BY _____
Permit Officer

17-54 (08/91)

CITY of HOLLYWOOD, FLORIDA

GEN. JOSEPH W. WATSON CIRCLE • P.O. BOX 229045 • ZIP 33022-9045

DATE: 7-23

PERMIT PROCESS NO. _____

PERMIT NO. _____

NAME: Jaroslaw Kutynsky

ADDRESS: 1036 Jefferson St. Hollywood, FL.

In the event the City of Hollywood must excavate in the public right-of-way or easements, the owner of the property listed herein has indicated with their signature, they shall be responsible for:

Restoration of a driveway constructed of stamped concrete, decorative paving blocks or any type of paving, concrete construction, or surface dressing not included as part of the City's standards.

I, _____ owner of the above property hereby certify and accept the responsibility for the item(s) noted above.

X Jaroslaw Kutynsky
Signature

_____
Date

_____ (Seal)
Notary Public,
State of Florida

_____
Date

My Commission expires:

CITY OF HOLLYWOOD
BUILDING DIVISION
2009 JUL 28 P 1:18

HISTORICAL

AREA

PLEASE DO REVIEW

AND

COMPUTER

DESIGN REVIEW

Date: _____ REVIEWER: _____

Property Address: _____

_____

☐ APPROVED AS SHOWN

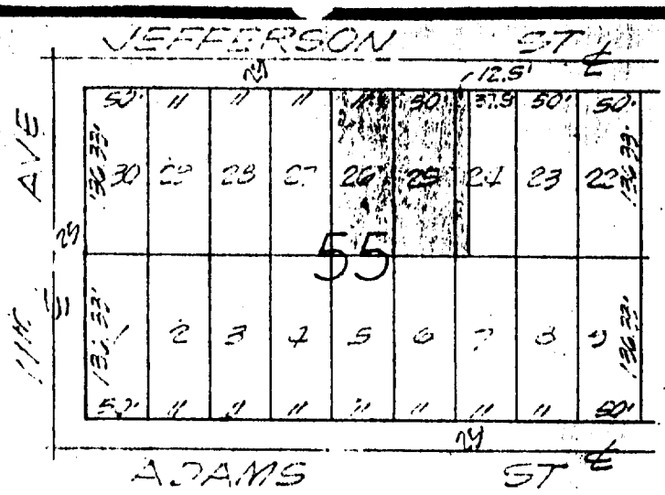
☐ APPROVED WITH CONDITIONS
(Conditions on back of sheet)

☐ DENIED

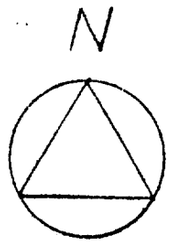
SHEET ____ OF ____

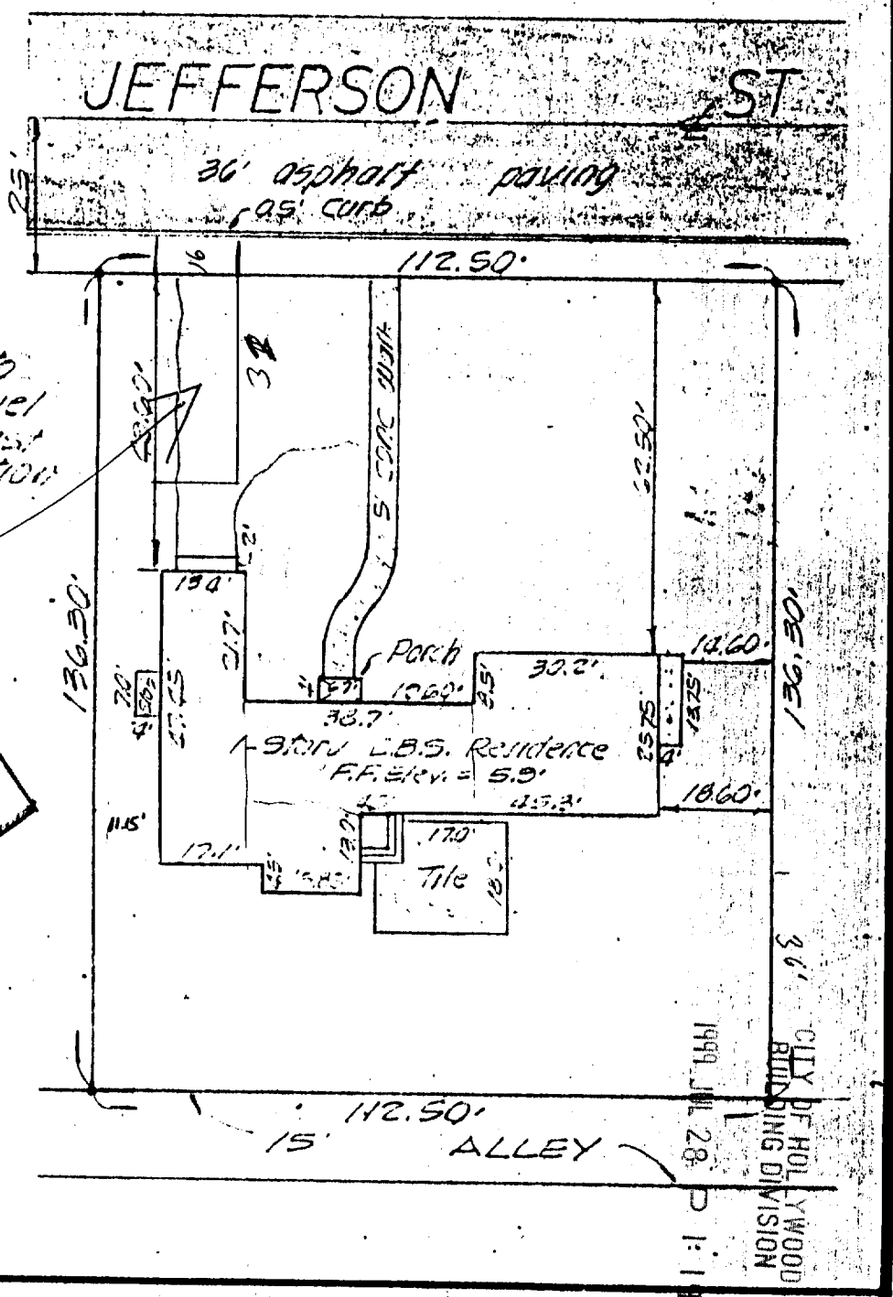
This Property described as:
The West 12.5 feet of Lot 24 and All of Lots 25 and 26, Block 55, ~~HOLLYWOOD BY THE SEA~~, HOLLYWOOD LAKES SECTION, according to the plat thereof, as recorded in Plat Book 1, Page 32 of the Public Records of Broward County, Florida.

Certified To: First Nationwide Savings.



LOCATION MAP
SCALE: 1" = 150'





Note
Elevation shown refers to N.G.V.D. Mean Sea Level
F.F. Elev. denotes Lowest Residence Floor Elevation

THE NFIP FLOOD MAPS HAVE DESIGNATED THE HEREIN DESCRIBED LAND TO BE SITUATED IN ZONE A-6

PROPERTY OF: Trevathan, 1036 Jefferson Street, Hollywood, Florida.

I HEREBY CERTIFY that the survey represented hereon meets the minimum requirements adopted by the F.S.P.L.S. and the F.L.T.A. and there are not encroachments, overlaps, easements appearing on the plat or visible easements other than as shown hereon.

FL. Reg. Surveyor No. 2243
FL. Reg. Engineer No.

LANNES and GARCIA, INC.
ENGINEERS - LAND SURVEYORS - LAND PLANNERS
P. O. Box 561131
Miami, Florida 33156

DATE	SCALE	DRAWN BY	DRWG. NO.
6-23-83	1" = 30'	L.L.	183-5380

CITY of HOLLYWOOD, FLORIDA

DEPARTMENT OF DEVELOPMENT ADMINISTRATION

Letter of Transmittal

To: City of Hollywood
2600 Hollywood Blvd.
Hollywood, FL 33022-4807
Phone: (954) 921-3300 • Fax: (954) 921-3037

Date: 11/9/99

Process Number: 8693 $34.98

Project/Reference:

For Review By: (check ☑ all applicable spaces)

Division: ☐ Building ☐ Zoning ☐ Engineering ☐ Fire ☐ Water/Sewer ☐ Drainage

Discipline: ☐ Structural ☐ Electrical ☐ Plumbing ☐ Mechanical ☐ Reserve Capacity Charges

From: PAVER CENTER & SHUTTERS

Addres: 4460 NO. FEDERAL HWY
FORT LAUDERDALE FL 33308

Contact: NICKI

Phone: (__) 776-3338 Fax: (__)

PLANS SUBMITTED: (check ☑)

☐ Architectural sheet #____	☐ Fire sheet #____
☐ Structural sheet #____	☐ Zoning sheet #____
☐ Electrical sheet #____	☐ Engineering sheet #____
☐ Mechanical sheet #____	☐ Reserve sheet #____
☐ Plumbing sheet #____	☐ Drainage sheet #____
☐ Water sheet #____	☐ Sewer sheet #____

CITY OF HOLLYWOOD BUILDING DIVISION 1999 NOV -9 P 2:43

WE ARE SUBMITTING TO YOU (check ☑)

Via ☒ hand delivery ☐ Postal delivery
☐ special delivery ☐ fax copy

- ☐ initial (original) sets of plans
- ☐ corrected (non-permitted) plans
- ☐ revised (permitted) plans
- ☐ shop drawings: ☐ structural steel
  - ☐ wood trusses
  - ☐ glass/glazing
  - ☐ product approvals
  - ☐ fire protection
- ☐ spot survey
- ☐ final survey
- ☐ energy (insulation) certification
- ☐ special inspector letter
- ☐ soil report
- ☐ inspection reports
- ☐ energy calcs
- ☐ site plans
- ☐ other

Special Instructions:

WALK THRU REQUESTED
FOR PAVERS ON WALKWAY
ADDITION TO PERMIT
#B9906222

For Departmental Use Only:

Received by: Date: 11.9.99

17-65 (Rev 03/99)

CITY OF HOLLYWOOD, FLORIDA
PERMIT APPLICATION

ALL OF THE FOLLOWING MUST BE FILLED IN BY APPLICANT, ACCORDING TO FS 713.135:

DATE_____ MASTER PERMIT #_____ MASTER PROCESS # 83493

TAX FOLIO # _____

LEGAL DESCRIPTION: LOT 25&26 BLOCK 55 SUBDIVISION HOLLYWOOD LAKES SECTION

JOB NAME JAROSLAW KUTYNSKY PHONE #_____

JOB ADDRESS 1036 JEFFERSON ST. CITY HOLLYWOOD STATE FL ZIP_____

WORK DESCRIPTION: INSTALLATION OF PAVERS ON WALKWAY

Sq. Ft. 355 ESTIMATED VALUE: $ 1800.00

CONTRACTOR'S NAME PAVER CENTER & SHUTTERS PHONE # 776-3338

CONTRACTOR'S ADDRESS 4460 NO. FED. HWY. CITY FT. LAUD. STATE FL ZIP 33308

CERTIFICATE OF COMPETENCY #_____ FAX #_____

OWNER NAME _____

OWNER ADDRESS_____

BONDING COMPANY_____

BONDING COMPANY ADDRESS_____ CITY_____ STATE_____ ZIP_____

ARCHITECT/ENGINEER'S NAME _____ PHONE #_____

ARCHITECT/ENGINEER'S ADDRESS _____ CITY_____ STATE_____ ZIP_____

MORTGAGE LENDER'S NAME _____

MORTGAGE LENDER'S ADDRESS _____ CITY_____ STATE_____ ZIP_____

CITY OF HOLLYWOOD BUILDING DIVISION 1999 NOV -9 P 2:

Application is hereby made to obtain a permit to do work and installations as indicated. I certify that no work or installation has commenced prior to the issuance of a permit and that all work will be performed to meet the standards of all laws regulating construction in the City of Hollywood, Florida. I understand that a separate permit must be secured for ELECTRICAL WORK, PLUMBING, SIGNS, WELLS, POOLS, BOILERS, TANKS, AIR CONDITIONERS, ETC.

OWNER'S AFFIDAVIT: I certify that all the foregoing information is accurate and that all work will be done in compliance with all applicable laws regulating construction and zoning.

WARNING TO OWNER: YOUR FAILURE TO RECORD A NOTICE OF COMMENCEMENT MAY RESULT IN YOUR PAYING TWICE FOR IMPROVEMENTS TO YOUR PROPERTY. IF YOU INTEND TO OBTAIN FINANCING, CONSULT WITH YOUR LENDER OR AN ATTORNEY BEFORE RECORDING YOUR NOTICE OF COMMENCEMENT.

SIGNATURE Jaroslaw Kutynsky SIGNATURE _____
Owner or Agent Prime Contractor (Owner/Builder)

DATE 11/5/99 DATE 11/5/99

NOTARY: Sworn to and subscribed before me this _____ day of _____, 2000.

JOEL JACK BROWN MY COMMISSION # CC 875013 EXPIRES: October 2, 2003 Bonded Thru Notary Public Underwriters

My Commission Expires: 10/2/2003

NOTARY: Sworn to and subscribed before me this _____ day of _____, 2000.

JOEL JACK BROWN MY COMMISSION # CC 875013 EXPIRES: October 2, 2003 Bonded Thru Notary Public Underwriters

My Commission Expires: 10/2/2003

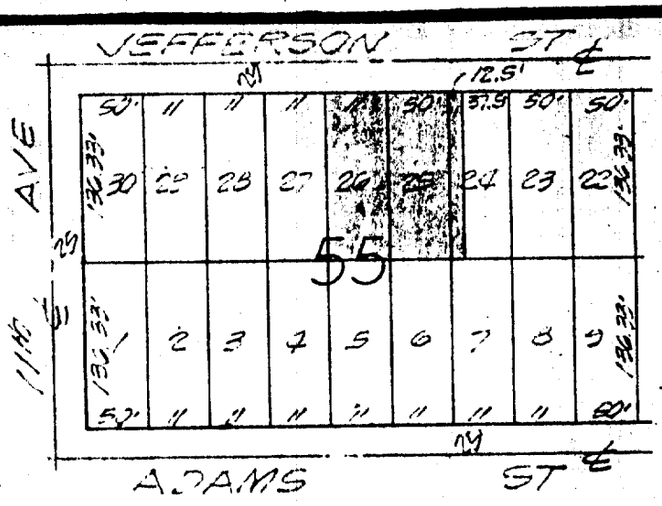
By Building Department: PROCESS FEE PAID$_____ APPLICATION APPROVED BY_____
Permit Officer

17-54 (Rev 02/95)

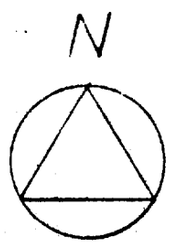
A-6

This Property described as:
The West 12.5 feet of Lot 24 and All of Lots 25 and 26, Block 55, ~~HOLLYWOOD BY THE SEA~~, HOLLYWOOD LAKES SECTION, according to the plat thereof, as recorded in Plat Book 1, Page 32 of the Public Records of Broward County, Florida.

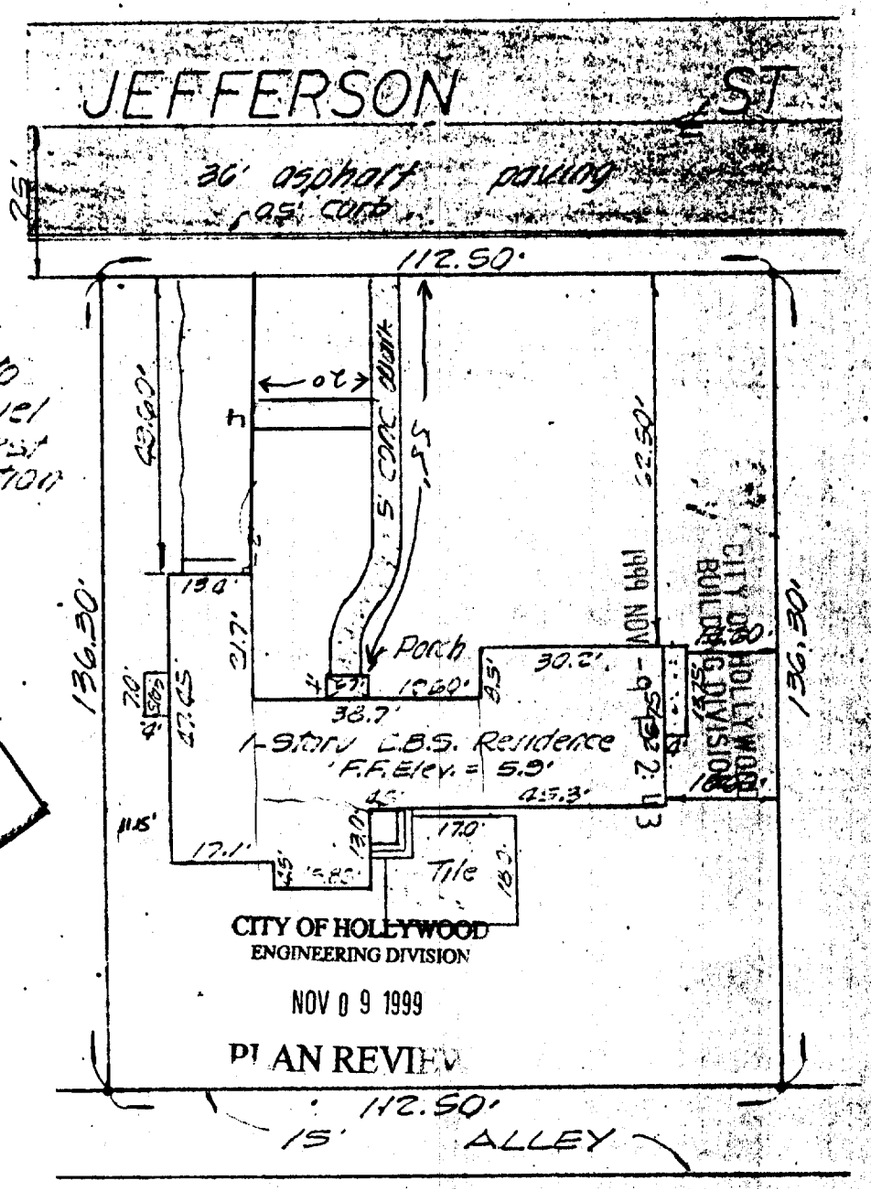
Certified To: First Nationwide Savings.



LOCATION MAP
SCALE: 1" = 150'



Note
Elevation shown refers to N.G.V.D. Mean Sea Level
F.F. Elev. denotes Lowest Residence Floor Elevation



THE NFIP FLOOD MAPS HAVE DESIGNATED THE HEREIN DESCRIBED LAND TO BE SITUATED IN ZONE A-6

PROPERTY OF: Trevathan, 1036 Jefferson Street, Hollywood, Florida.

I HEREBY CERTIFY that the survey represented hereon meets the minimum requirements adopted by the F.S.P.L.S, and the F.L.T.A. and there are not encroachments, overlaps, easements appearing on the plat or visible easements other than as shown hereon.

FL. Reg. Surveyor No. 2243
FL. Reg. Engineer No.

LANNES and GARCIA, INC.
ENGINEERS - LAND SURVEYORS - LAND PLANNERS
P. O. Box 561131
Miami, Florida 33156

DATE	SCALE	DRAWN BY	DRWG. NO.
6-28-83	1" = 30'	L.L.	183-5380

12

CITY of HOLLYWOOD, FLORIDA

GEN. JOSEPH W. WATSON CIRCLE • P.O. BOX 229045 • ZIP 33022-9045

DATE: 9/8/99

PERMIT PROCESS NO. 83493

PERMIT NO. _____

NAME: JAROSLAW KUTYNSKY

ADDRESS: 1036 JEFFERSON ST.

In the event the City of Hollywood must excavate in the public right-of-way or easements, the owner of the property listed herein has indicated with their signature, they shall be responsible for:

Restoration of a driveway constructed of stamped concrete, decorative paving blocks or any type of paving, concrete construction, or surface dressing not included as part of the City's standards.

I, JAROSLAW KUTYNSKY owner of the above property hereby certify and accept the responsibility for the item(s) noted above.

Jaroslaw Kutynsky
Signature

9/8/99
Date

Notary Public,
State of Florida

JOEL JACK BROWN
MY COMMISSION # CC 498972
EXPIRES: October 2, 1999
Bonded Thru Notary Public Underwriters

9/8/99
Date

My Commission expires: OCT. 2, 1999

CITY of HOLLYWOOD, FLORIDA

DEPARTMENT OF DEVELOPMENT ADMINISTRATION

Letter of Transmittal

To: City of Hollywood
2600 Hollywood Blvd.
Hollywood, FL 33022-4807
Phone: (954) 921-3300 • Fax: (954) 921-3037

Date: 9/17/99

Process Number: 83493

Project/Reference: _____

For Review By: (check ☑ all applicable spaces)

Division: ☐ Building ☑ Zoning ☑ Engineering ☐ Fire ☐ Water/Sewer ☐ Drainage

Discipline: ☐ Structural ☐ Electrical ☐ Plumbing ☐ Mechanical ☐ Reserve Capacity Charges

From: PAVER CENTER & SHUTTERS

Addres: 4460 NO. FEDERAL HWY
FORT LAUD. FL. 33308

Contact: NICKI

Phone: 954-776-3338 Fax: (__) _____

WE ARE SUBMITTING TO YOU (check ☑)

Via ☒ hand delivery ☐ Postal delivery
☐ special delivery ☐ fax copy

- ☐ initial (original) sets of plans
- ☐ corrected (non-permitted) plans
- ☐ revised (permitted) plans
- ☐ shop drawings: ☐ structural steel
  - ☐ wood trusses
  - ☐ glass/glazing
  - ☐ product approvals
  - ☐ fire protection
- ☐ spot survey
- ☐ final survey
- ☐ energy (insulation) certification
- ☐ special inspector letter
- ☐ soil report
- ☐ inspection reports
- ☐ energy calcs
- ☐ site plans
- ☐ other _____

PLANS SUBMITTED: (check ☑)

☐ Architectural sheet # _____	☐ Fire sheet # _____
☐ Structural sheet # _____	☐ Zoning sheet # _____
☐ Electrical sheet # _____	☐ Engineering sheet # _____
☐ Mechanical sheet # _____	☐ RCC sheet # _____
☐ Plumbing sheet # _____	☐ Drainage sheet # _____
☐ Water sheet # _____	☐ Sewer sheet # _____

Special Instructions:

SUBMITAL OF ADDITIONAL INFORMATION REQUIRED.

For Departmental Use Only:

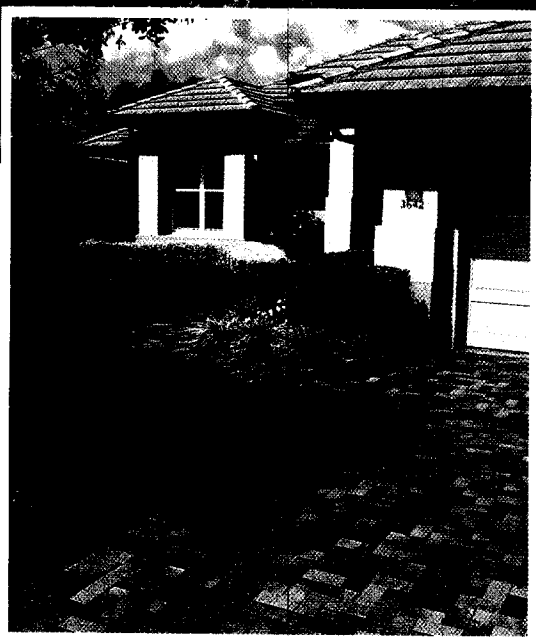
Received by: _____ Date: 9/17/99

17-65 (Rev 03/99)

AMERICAN PAVERS MANUFACTURING, INC.

BORDER





The BRICK paver is reminiscent of quaint European streets and open plazas. More durable than clay brick, it has a warmth of texture and is available in a wide array of decorator colors.

Concrete Pavers have a multitude of uses for both residential and commercial properties. Projects range from pool decks and driveways to retail plazas and streetscapes.

Their segmental design, flexibility, durability, easy maintenance and cost effectiveness make concrete pavers popular among architects, site engineers and landscape architects.

American Pavers is a privately American owned company with over fourteen years experience. We offer the latest, most innovative designs, materials and colors in paving products. Over 250 colors are available as well as custom colors, textures and patterns.

American Pavers Guarantee:
We stand behind our products and fully warranty them for 10 years against structural failure. Structural failure means: Paver breaking in (2) two under normal traffic and with proper base support.

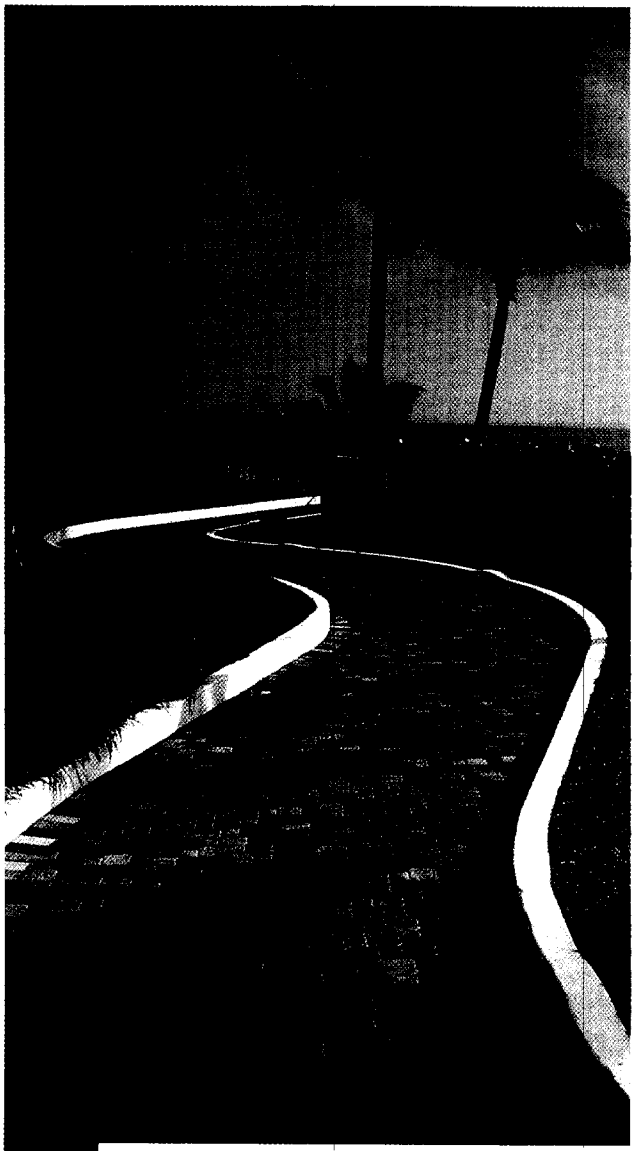


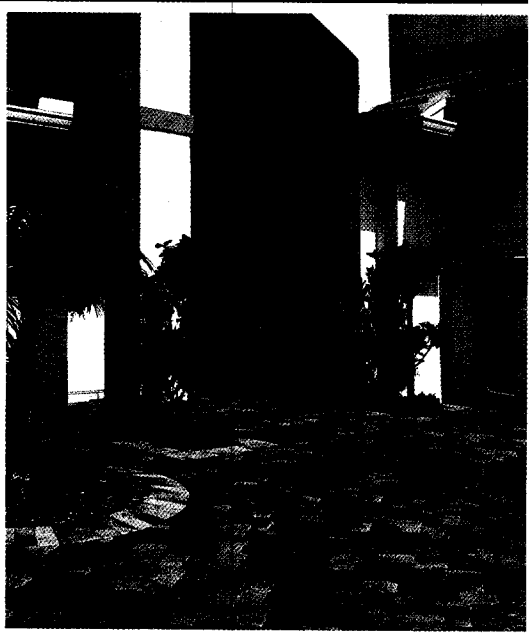
Brick

AMERICAN PAVERS MANUFACTURING, INC.



DRIVEWAY CHARISMA





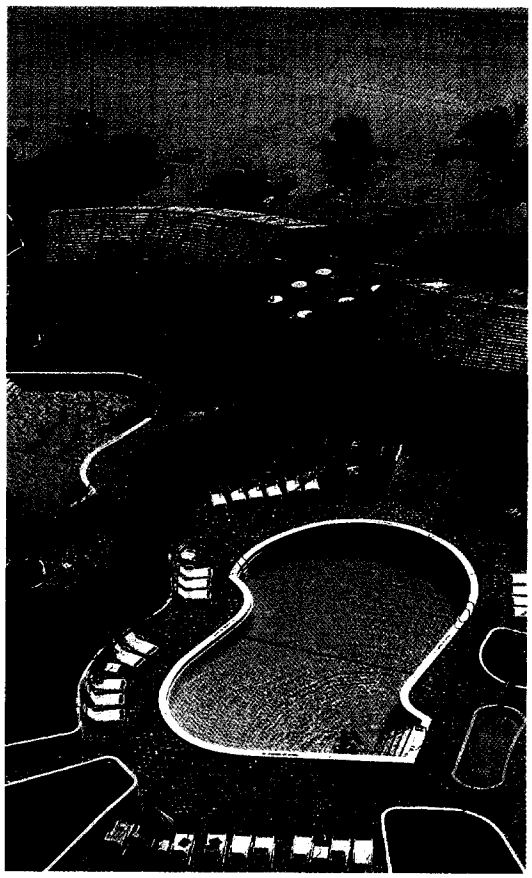
Beautifully intricate yet subtle in design, the CHARISMA paver combines two scored shapes in a single paver. This durable low maintenance paver provides a real touch of elegance in a wide range of settings.

Concrete Pavers have a multitude of uses for both residential and commercial properties. Projects range from pool decks and driveways to retail plazas and streetscapes.

Their segmental design, flexibility, durability, easy maintenance and cost effectiveness make concrete pavers popular among architects, site engineers and landscape architects.

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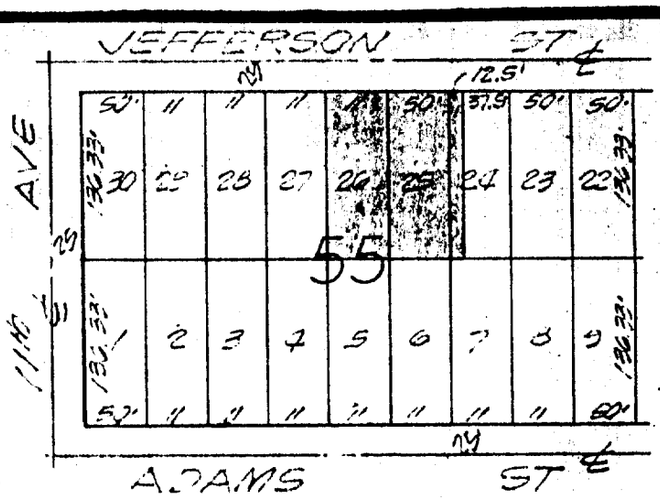


Charisma

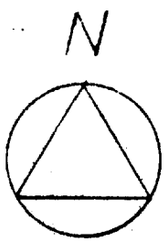
A-6

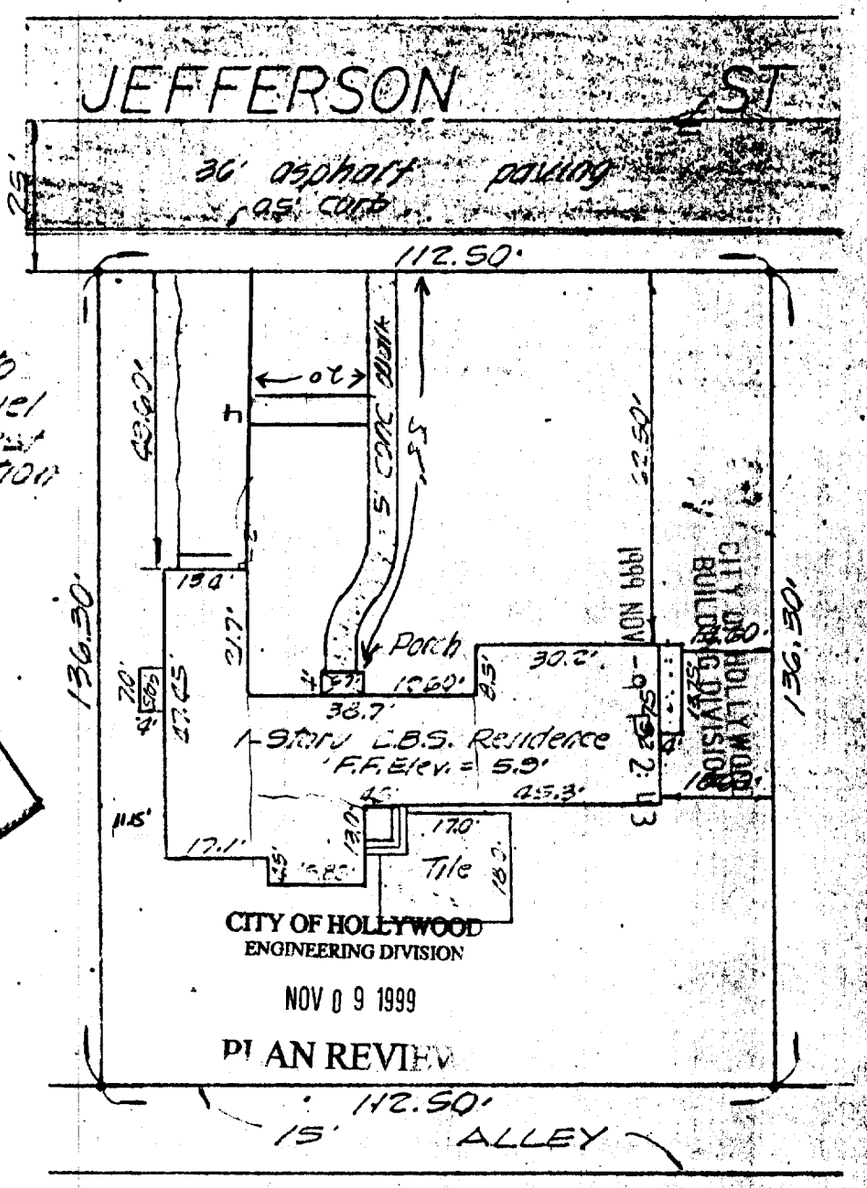
This Property described as:
The West 12.5 feet of Lot 24 and All of Lots 25 and 26, Block 55, ~~HOLLYWOOD BY THE SEA~~, HOLLYWOOD LAKES SECTION, according to the plat thereof, as recorded in Plat Book 1, Page 32 of the Public Records of Broward County, Florida.

Certified To: First Nationwide Savings.



LOCATION MAP
SCALE: 1" = 150'





Note
Elevation shown refers to N.G.V.D. Mean Sea Level
F.F. Elev. denotes Lowest Residence Floor Elevation

THE NFIP FLOOD MAPS HAVE DESIGNATED THE HEREIN DESCRIBED LAND TO BE SITUATED IN ZONE A-6

PROPERTY OF: Trevathan, 1036 Jefferson Street, Hollywood, Florida.

I HEREBY CERTIFY that the survey represented hereon meets the minimum requirements adopted by the F.S.P.L.S. and the F.L.T.A. and there are not encroachments, overlaps, easements appearing on the plat or visible easements other than as shown hereon.

FL. Reg. Surveyor No. 2243
FL. Reg. Engineer No.

LANNES and GARCIA, INC.
ENGINEERS - LAND SURVEYORS - LAND PLANNERS
P. O. Box 561131
Miami, Florida 33156

DATE	SCALE	DRAWN BY	DRWG. NO.
6-28-83	1"=30'	L.L.	183-5380



KUTYNSKY RESIDENCE
1036 JEFFERSON ST.



KUTYNSKY RESIDENCE
1036 JEFFERSON ST.

City of Hollywood

Staff Summary

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

File Number: 2.2026-0609

Agenda Date:	6/9/2026
To:	Historic Preservation Board
Title:	FILE NO.: 25-C-101 APPLICANT: Kaller Architects on behalf of Metis Advisory Group LLC. LOCATION: 1320 Hollywood Boulevard REQUEST: Certificate of Appropriateness for Design to construct a new single-family dwelling located within 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: June 9, 2026 **FILE:** 25-C-101

TO: Historic Preservation Board

VIA: Cameron Palmer, Assistant Director/Chief Planner

FROM: Urja Modi, Planner II

SUBJECT: Request a Certificate of Appropriateness for Design for a new single-family house located within the RS-6 Zoning District and the Hollywood Lakes Historic District (1320 Hollywood Boulevard).

APPLICANT'S REQUEST
Certificate of Appropriateness for Design for a new single-family house located within the RS-6 Zoning District and the Hollywood Lakes Historic District.

STAFF'S RECOMMENDATION

Approval, subject to the "Conditions of Approval" outlined in Attachment C.

BACKGROUND

The subject property is municipally addressed as 1320 Hollywood Boulevard and is located on the south side of Hollywood Boulevard within the Hollywood Lakes Historic District. The property consists of Lots 20 and 21, Block 8 of the Hollywood Lakes Section, is zoned Single-Family Residential District (RS-6), and is currently developed with a one-story single-family residence.

The existing structure presents as a modest one-story residential structure with a low horizontal form, front-facing orientation, shallow covered entry condition, rectangular openings, limited ornamentation, and a pitched concrete tile roof. The existing structure maintains a traditional residential relationship to Hollywood Boulevard through its landscaped front yard, centered pedestrian access, low scale, and front façade orientation. However, the current façade does not exhibit distinctive architectural detailing or unique character-defining elements that are strongly recognized within the Historic District Design Guidelines.

The existing structure exhibits characteristics generally associated with Post-War Modern / Ranch-style residential development, including horizontal emphasis, simple massing, rectangular openings, and limited ornamentation. The Design Guidelines for Historic Properties note that Post-War Modern homes

were often constructed in large numbers to house new residents, were popular with builders, were relatively inexpensive, and typically used simple materials with limited traditional detailing.

The Applicant, Kaller Architects, on behalf of Metis Advisory Group LLC (the "Owner"), requests a Certificate of Appropriateness of Design for the construction of a new one-story single-family residence. The proposed residence replaces the existing structure with a new minimalist Modern home. While the architectural expression is contemporary, the proposal incorporates several site and design relationships present in the existing condition, including a one-story scale, low horizontal massing, front-facing orientation, landscaped frontage, and a defined transition from Hollywood Boulevard to the private residence.

REQUEST

The Applicant, on behalf of the Owner, requests a Certificate of Appropriateness for Design for the construction of a new one-story single-family residence located at 1320 Hollywood Boulevard within the Hollywood Lakes Historic District. The proposal includes demolition of the existing one-story single-family residence and construction of a new one-story residence designed in a minimalist Modern architectural style.

The proposed residence is organized around an interior courtyard and includes a flat roof, front entrance terrace/balcony, rear terrace, landscaped open space, paver driveway, tandem metal carport, glass railings, smooth white stucco, aluminum window systems, wood-style doors and shutters, composite wood accent elements, and a jacuzzi area enclosed by permanent railing and gate. The submitted site plan identifies one residential unit, five parking spaces, a proposed building footprint of approximately 4,307.95 square feet, and approximately 41.5% pervious/open space.

Although the new residence is contemporary and distinguishable from the existing home, it carries forward key compatible elements of the existing site condition and surrounding Historic District context. These include a one-story profile, horizontal building form, front-facing orientation, landscaped setback, and clear pedestrian entry sequence from Hollywood Boulevard. The new design reinterprets the existing home's modest residential scale in a more cohesive and contemporary manner, while maintaining the property's single-family character and relationship to the streetscape.

The Historic Preservation Board's review is limited to the appropriateness of the proposed design within the Historic District. The proposal is reviewed for consistency with the Secretary of the Interior's Standards, the City's Design Guidelines for Historic Properties and Districts, and the applicable criteria for Certificate of Appropriateness of Design, including location, design, scale, massing, materials, orientation, and compatibility with the surrounding historic district context. The proposed house is consistent with the character of the Hollywood Lakes Historic District and the design maintains the spatial relationship with surrounding properties in its scale and massing.

SITE BACKGROUND

Owner:	Metis Advisory Group LLC
Applicant:	Kaller Architects
Address/Location:	1320 Hollywood Boulevard, Hollywood FL
Size of Property:	Approximately 12,106 sq. ft. (±0.28 acres)
Present Zoning:	Single-Family Residential (RS-6)

	Hollywood Lakes Historic District
Present Land Use:	Low (5) Residential (LRES)
Present Use of Land:	Single Family
Year Built:	1938 (BCPA)

ADJACENT ZONING

North:	Single-Family Residential District (RS-6) Hollywood Lakes Historic District
South:	Single-Family Residential District (RS-6) Hollywood Lakes Historic District
East:	Single-Family Residential District (RS-6) Hollywood Lakes Historic District
West:	Single-Family Residential District (RS-6) Hollywood Lakes 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 development is consistent with this goal because it maintains the single-family residential use of the property within an established residential district. The request does not introduce a new or incompatible use; rather, it proposes reinvestment in an existing residential property through construction of a new code-compliant single-family home.

The proposed residence remains within the single-family residential character of the area and is designed with a one-story building form, low overall height, required setbacks, landscaped open space, and a site layout that preserves the residential function of the property. The project allows the property owner to make reasonable use of the site while maintaining the land use pattern of the Hollywood Lakes Historic District.

The proposal also supports the Comprehensive Plan's broader objectives related to neighborhood enhancement and reinvestment by replacing an aging residential structure with a new single-family home that incorporates improved site design, landscaping, stormwater coordination, parking, and contemporary residential construction.

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.

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 proposed development is consistent with these policies because it maintains the single-family residential use of the property and provides reinvestment within an established residential neighborhood. While the proposal includes demolition of the existing structure, the replacement residence maintains a one-story form and is designed to be compatible in scale, height, and residential orientation with the surrounding neighborhood.

The new home introduces a contemporary design; however, it does so through a restrained one-story massing, horizontal composition, landscaped frontage, and material palette intended to be compatible with the surrounding residential context. The project also addresses functional site elements, including parking, drainage, landscaping, driveway materials, and pedestrian access, which support neighborhood stability and long-term property maintenance.

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 subject property is located within the Hollywood Lakes Historic District and is proposed to remain in single-family residential use. The proposed residence maintains a low, one-story scale and a residential streetscape relationship along Hollywood Boulevard. The design includes a front entrance terrace, landscape areas, paver-style driveway treatment, and a horizontal architectural expression that helps reduce visual massing and maintain a residential character.

Although the proposed home is contemporary in style, it does not introduce an incompatible use, excessive height, or a nonresidential intensity. The design maintains a compatible spatial relationship to surrounding single-family properties through its setbacks, low height, open space, landscape screening, and residential site planning. As such, the proposal is consistent with the intent of the Hollywood Lakes Neighborhood Plan to preserve the area's residential character while allowing appropriate reinvestment.

APPLICABLE CRITERIA

Analysis of criteria and finding for Certificate of Appropriateness for 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 proposed residence maintains the established residential orientation of the property along Hollywood Boulevard and does not alter the historic lot pattern or single-family use of the site. The site plan identifies a 25-foot front setback, 11-foot east side setback, 14-foot west side setback, and 19-foot rear setback, which maintain appropriate spacing

from adjacent properties and preserve a residential building-to-lot relationship. The proposed one-story residence is also generally centered on the lot, with landscaped side yards, front yard treatment, and rear open space that support compatibility with the surrounding residential pattern.

Although the proposed home is contemporary in architectural expression, the location and placement of the structure are compatible with existing buildings in the district through its continued residential use, street-facing orientation, consistent front yard setback, low one-story form, and maintained separation from neighboring properties. The proposal therefore preserves the integrity of the site's location within the Historic District while allowing appropriate new construction.

FINDING: Consistent.

CRITERION: DESIGN

ANALYSIS: The Historic District Design Guidelines encourage construction 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 residence introduces a minimalist Modern architectural style that is compatible with the character of the Hollywood Lakes Historic District through its one-story scale, low horizontal massing, defined entry sequence, landscaped frontage, and restrained material palette. The design is organized around an interior courtyard and includes a front entrance terrace that creates a transition between Hollywood Boulevard and the private interior of the home.

The proposed materials and colors, including smooth white stucco, sandstone-colored aluminum windows, wood-style doors and shutters, composite wood accents, glass railings, paver driveway, and a powder-coated white metal carport, are coordinated to create a cohesive architectural expression. While the design is contemporary and distinguishable from older homes in the district, the scale, materials, texture, and color palette maintain visual compatibility with the surrounding residential streetscape.

The existing home is modest in design, with horizontal emphasis, limited ornamentation, and a simple residential form. The proposed residence does not replicate the existing structure, but it carries forward its low residential scale and horizontal orientation in a more refined contemporary expression. The front terrace, entry steps, landscaping, and interior courtyard create a cohesive design that improves the site while maintaining the single-family character of the property and contributes to the overall visual quality and relationship to Hollywood Boulevard.

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 residence maintains the site's relationship to the Hollywood Boulevard streetscape through its continued single-family use, one-story form, front-facing orientation, landscaped front yard, and defined pedestrian entry.

The site design also maintains compatibility with the surrounding residential setting through side and rear setbacks, open space, paver driveway, carport placement, and landscape screening. While the architecture is contemporary, the building's low scale, residential orientation, and site layout allow it to fit within the established neighborhood pattern without creating an incompatible visual or spatial relationship.

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 are compatible in quality, color, texture, finish, and dimension to those that are in the historic district should be used.

The proposed materials include smooth white stucco, sandstone-colored aluminum windows, wood-style doors and shutters, composite wood accents, glass railings, paver driveway surfaces, and a powder-coated white metal carport. These materials create a restrained, cohesive palette that is contemporary but residential in character. The use of stucco, warm wood-style accents, pavers, and landscape integration helps soften the modern design and maintain compatibility with the surrounding Historic District context.

FINDING: Consistent.

CRITERION: WORKMANSHIP

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

The proposed residence uses coordinated contemporary materials and construction methods that are sensitive to the property and surrounding Historic District context. The design includes smooth white stucco, sandstone-colored aluminum windows, wood-style doors and shutters, composite wood accents, glass railings, paver driveway surfaces, and a powder-coated white metal carport, which together create a cohesive and well-defined architectural expression.

Although the project involves new construction rather than rehabilitation of a contributing structure, the proposed design reflects current workmanship styles and methods while maintaining compatibility with the residential character of Hollywood Boulevard and adjacent properties. Final construction quality and detailing will be reviewed through the building permit process.

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 existing residence maintains a low, one-story residential presence along Hollywood Boulevard. The proposed residence continues this relationship through its one-story form, horizontal massing, 25-foot front setback, landscaped frontage, and front-facing entry. The building is organized around an interior courtyard, which reduces perceived mass and creates a low, open residential form.

Although contemporary in design, the proposed residence maintains an appropriate association with the surrounding Historic District by carrying forward the site's single-family use, low scale, horizontal character, landscaped setback, and residential orientation. Based on this, and subject to compliance with applicable code requirements, the proposed design is consistent with the scale, massing, and residential character of the adjacent neighborhood.

FINDING: Consistent.

SUMMARY AND RECOMMENDATION

The Applicant requests a Certificate of Appropriateness for Design for the construction of a new one-story single-family residence located at 1320 Hollywood Boulevard within the Hollywood Lakes Historic District. The proposal includes demolition of the existing one-story residence and construction of a new minimalist Modern home.

The existing residence presents as a modest one-story structure with limited ornamentation, horizontal emphasis, and a front-facing relationship to Hollywood Boulevard. While the existing structure does not exhibit distinctive character-defining features recognized as significant within the Historic District Design Guidelines, it contributes to the streetscape through its low scale, landscaped setback, and residential orientation.

The proposed residence is contemporary and distinguishable from the existing structure; however, it carries forward the broader site relationships that support compatibility with the Historic District, including one-story scale, low horizontal massing, front-facing orientation, landscaped frontage, paver driveway treatment, and a defined entry sequence. The proposed materials and architectural elements create a cohesive contemporary expression while maintaining compatibility with the surrounding residential context.

Based on the analysis of the application materials, existing site condition, submitted plans, Design Guidelines for Historic Properties and Districts, and applicable Certificate of Appropriateness criteria, Staff finds the request consistent with the intent of the Historic District review standards.

RECOMMENDATION: The Division of Planning and Urban Design recommends approval of the Certificate of Appropriateness for Design for the construction of a new one-story single-family residence located at 1320 Hollywood Boulevard, subject to final permitting review and compliance with all applicable City, County, State, and Federal requirements.

ATTACHMENTS

ATTACHMENT A: Application Package
ATTACHMENT B: Land Use and Zoning Map
ATTACHMENT C: Conditions of Approval

ATTACHMENT A
Application Package

CITY OF Hollywood

DEVELOPMENT SERVICES
PLANNING DIVISION

GENERAL APPLICATION

APPLICATION DATE: ORIGINAL: 12/09/25 - REV.2: 05/14/26

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

PROPERTY INFORMATION

Location Address: 1320 Hollywood Blvd, Hollywood, FL 33019

Lot(s): 20 & 21 Block(s): 8 Hollywood Lakes Subdivision:

Folio Number(s): 5142-14-01-1631

Zoning Classification: RS6 Land Use Classification:

Existing Property Use: Residential Single family Sq Ft/Number of Units: 6,213.91 SF/ 1

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

Has this property been presented to the City before? If yes, check al that apply and provide File Number(s) and Resolution(s):

DEVELOPMENT PROPOSAL

Explanation of Request: New construction - Residential one story single family

Phased Project: Yes ☐ No ☑ Number of Phases:

Project	Proposal
Units/rooms (# of units)	# UNITS: 1 #Rooms 13
Proposed Non-Residential Uses	0 S.F.)
Open Space (% and SQ.FT.)	Required %: 49 (Area: 5,929 S.F.)
Parking (# of spaces)	PARK. SPACES: (# 5)
Height (# of stories)	(# STORIES) 1 (13 FT.)
Gross Floor Area (SQ. FT)	Lot(s) Gross Area (6,213.91 SF FT.)

Name of Current Property Owner: Metis Advisory Group LLC

Address of Property Owner: 16400 Collins Ave, PH 43, Sunny Isles Beach, FL 33160

Telephone: 917-257-7772 Email Address: dubeyatul@gmail.com

Applicant Kaller Architects Consultant ☐ Representative ☑ Tenant ☐

Address: 2417 Hollywood Blvd, Hollywood, FL 33020 Telephone: 954-920-5746

Email Address: laurie@kallerarchitects.com

Email Address #2: amolinajackson@kallerarchitects.com

Date of Purchase: 11/14/2023 Is there an option to purchase the Property? Yes ☐ No ☑

If Yes, Attach Copy of the Contract.

Noticing Agent (FTAC & Board submissions only) : Cutro & Associates

E-mail Address: cutroplanning@yahoo.com

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: _____

PRINT NAME: _____ Date: _____

Signature of Consultant/Representative: X _____ Date: 12/9/25

PRINT NAME: Jonathan N. Chades, RA Date: _____

Signature of Tenant: _____ Date: _____

PRINT NAME: _____ Date: _____

Current Owner Power of Attorney

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

Sworn to and subscribed before me
this 9 day of December /25

Alejandro Alarcon T

Notary Public
State of Florida
My Commission Expires: Aug 3/29 (Check One) ☐ Personally known to me; OR ☒ Produced Identification D1000 124 92 150

ALEJANDRO ALARCON TORO
Notary Public - State of Florida
Commission # HH 705795
My Comm. Expires Aug 3, 2029

Signature of Current Owner

ATUL DUBEY

Print Name

KallerArchitecture

City of Hollywood
2600 Hollywood Boulevard
Hollywood, Florida 33020

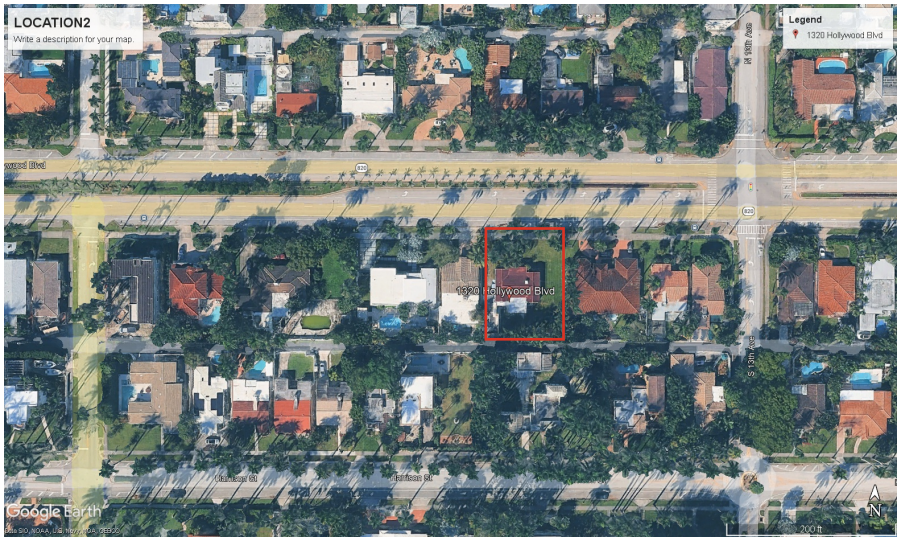
March 10th, 2026

Re:
1320 Hollywood Blvd
Hollywood, Florida 33019
Architect's Project #25075

COVER LETTER

Please find enclosed, as part of this Resubmittal to the Historic Board, all required items per the applicable checklist for the property located at **1320 Hollywood Blvd, Hollywood, Florida**, for your review and approval.

Below is the location map indicating the referenced site.
Please do not hesitate to contact us should you have any questions or require additional information.
Thank you very much in advance,



Jonathan Chades, RA
Kaller Architecture

KallerArchitecture

City of Hollywood
2600 Hollywood Blvd.
Hollywood, Florida 33020

March 10th, 2026

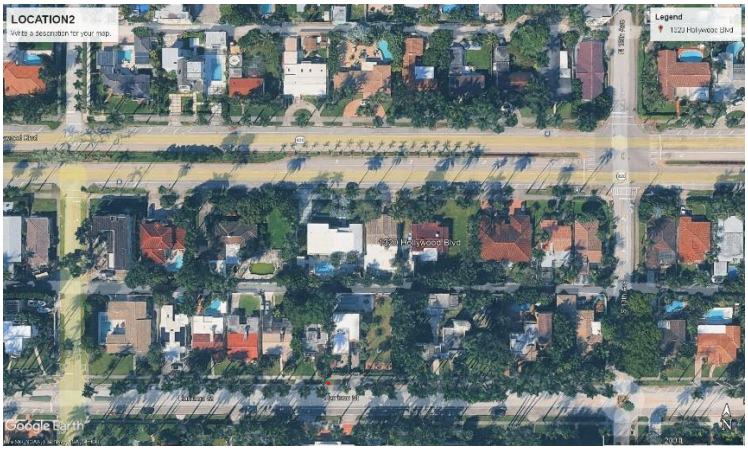
LEGAL DESCRIPTION:

Lots 20 and 21 in block 8 of Hollywood Lakes Section, according to the map or plat thereof, as recorded in Plat Book 1, Page 32, of the Public Records of Broward County, Florida.

PROJECT DESCRIPTION

New one story – single family residence, with 6,213.91 sf. building area, with 4 bedrooms, 4 bathrooms, living and dining room integrated with the kitchen area. The house proposes a core courtyard, with a tree focal element. A carport and driveway for 5 cars.
The residence embraces a minimalist modern style, with white facades and accent wooden architectural components. The flat roof completes the dominant horizontal lines and symmetrical composition of protruding volumes and balconies.

Please do not hesitate to contact us should you have any questions or require additional information. Thank you very much in advance,



Jonathan Chades, RA
Kaller Architecture

KallerArchitecture

City of Hollywood
2600 Hollywood Boulevard
Hollywood, Florida 33020

December 10th, 2026

Re:
1320 Hollywood Blvd
Hollywood, Florida 33019
Architect's Project #25075

CRITERIA OF APPROPRIATENESS FOR DESIGN

728 Harrison Street – New Single-Family Residence

CRITERION 1: INTEGRITY OF LOCATION

The property is located within the North and South Lake District on the south side of Hollywood Boulevard, between Young Circle and the Atlantic Intracoastal Waterway. It currently contains a one-story, 1,665 SF single-family residence built in 1938, within the RS-6 residential zoning district. There are no records indicating that the existing structure contributes to the Historic District.

Over the years, the home has undergone multiple repairs and renovations with poor workmanship, diminishing its structural and aesthetic integrity. The structure will be demolished to allow construction of a newly proposed one-story single-family residence on a 100'-0" wide lot, consistent with neighboring properties.

CRITERION 2: DESIGN

Analysis

The proposed residence refreshes the streetscape of Hollywood Boulevard with a minimalist Modern architectural style. The design is composed of simple geometry in an almost square layout centered around an interior courtyard, incorporating symmetry in the arrangement of façade elements such as openings and massing reductions.

From the outset, the intent was to maintain a similar building footprint to preserve as much open space as possible. A flat roof was selected to keep the building's height consistent with the surrounding context. The front façade incorporates a transitional entrance balcony, serving as a buffer between the public realm and the private interior of the residence. This space encourages interaction with the street, echoing Hollywood's characteristic porch typology. A similar architectural treatment is applied symmetrically at the rear of the home.

The interior courtyard reinforces the Florida lifestyle by creating a private outdoor space that functions as an integral part of both circulation and daily activities, essentially becoming the heart of the residence. A centrally placed tree acts as a focal point and provides shaded seating, contributing both aesthetically and environmentally to the design.

Façade openings are symmetrically arranged and, in some cases, reference the existing structure or neighboring residences. The overall design avoids visual disruption on the street; a neutral white exterior harmonizes with nearby modern residences, while wood screens, shutters, and doors introduce warm organic accents. The glass railing is intentionally minimal to allow the landscape to take visual precedence. Wood-style decking completes the porch surfaces at both the front and rear. The sequence of entrance steps provides a natural transition from the public sidewalk to the private porch.

CRITERION 3: SCALE

The scale of the proposed residence is consistent with the surrounding neighborhood, reinforcing horizontal proportions rather than vertical emphasis. Horizontal lines dominate the composition, helping the structure blend into its context. The human scale is reflected in the welcoming outdoor spaces designed to encourage social interaction, relaxation, and comfortable seating areas.

CRITERION 4: MATERIALS

The material selection creates a balanced dialogue between smooth white stucco as the neutral base and warm-toned wood accents. Transparency and opacity on the façades are carefully distributed according to the interior functions: larger glazed areas open the social spaces to the street and courtyard, while private rooms feature more controlled openings to maintain privacy without limiting views.
The minimalist nature of architecture allows the home to harmonize with the natural environment rather than compete through excessive ornamentation.

CRITERION 5: BUILDING ORIENTATION – SUSTAINABLE PASSIVE DESIGN

The design incorporates several passive sustainable strategies, including cross-ventilation, roof and façade overhangs for solar control, natural materials, minimized mechanical equipment, and lush vegetation that reduces heat island effects and cools outdoor areas. The white exterior walls and roof are highly reflective, contributing to lower thermal absorption and assisting in maintaining cooler surroundings.

CRITERION 6: WORKMANSHIP

The proposed construction will be executed to ensure compliance with all State and Local regulations. Proper fencing will be installed during demolition and construction. All work will meet or exceed the requirements of the Florida Building Code 2023 (8th Edition) and the regulations of the State of Florida Department of Environmental Protection.



Jonathan Chades, RA
Kaller Architecture

Permit #_____ Date: 03/10/2026

LOT COVERAGE INFORMATION

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

1. 12,106 SF ____ SQUARE FEET OF YOUR LOT (length x width)
2. 3,647 SF ____ SQUARE FEET OF YOUR HOUSE
3. N / A ____ SQUARE FEET OF ALL EXISTING IMPERVIOUS SURFACES (e.g. Driveways, walkways, decks, pools, storage sheds, etc.)
4. N / A ____ SQUARE FEET OF THE ADDITION, AND OR...
5. 3,448 SF _ SQUARE FEET OF THE PROPOSED ACCESSORY STRUCTURES, DRIVEWAYS, PAVEMENT, DECKS, ETC.
6. 7,095 SF _ TOTAL SQUARE FEET OF THE IMPERVIOUS AREA ON YOUR LOT (Add Nos. 2 + 3+ 4+ 5)...
7. 7,095 SF / 12,106 SF = 58.5 % PERCENTAGE OF IMPERVIOUS LOT COVERAGE (Divide No.6 by No. 1)

Instr# 119246661 , Page 1 of 2, Recorded 11/27/2023 at 11:31 AM
Broward County Commission
Deed Doc Stamps: $7245.00

THIS INSTRUMENT PREPARED BY:
GREG HERSKOWITZ, ESQ.
HERSKOWITZ SHAPIRO PLLC
9130 S. DADELAND BLVD., SUITE 1609
MIAMI, FL 33156

RETURN TO:
ELITE CHOICE TITLE AND ESCROW CORP
3516 NORTHEAST 12TH AVENUE
OAKLAND PARK, FL 33334

Property Appraisers Parcel Identification (Folio) Number: 51-42-14-01-1631

SPACE ABOVE THIS LINE FOR RECORDING DATA

WARRANTY DEED

THIS WARRANTY DEED, made the 27th day of November, 2023, by **Nadim Atallah, a single man,** whose post-office address is **808 South South Lake Drive, Hollywood, FL 33019** (hereinafter called the "grantor"), to **Metis Advisory Group LLC, a New York Limited Liability Company,** whose post-office address is **16400 Collins Avenue, PH 43, Sunny Isles Beach, FL 33160** (hereinafter called the "grantee"):

(Wherever used herein the terms "grantor" and "grantee" include all the parties to this instrument and the heirs, legal representatives and assigns of individuals, and the successors and assigns of corporations.)

W I T N E S S E T H: That the grantor, for and in consideration of the sum of TEN AND 00/100'S ($10.00) Dollars and other valuable considerations, receipt whereof is hereby acknowledged, hereby grants, bargains, sells, aliens, remises, releases, conveys and confirms unto the grantee all that certain land situate in Broward County, State of Florida, viz.:

Lots 20 and 21, Block 8, HOLLYWOOD LAKES SECTION, according to the Plat thereof, as recorded in Plat Book 1, Page 32, of the Public Records of Broward County, Florida.

Also known as: 1320 Hollywood Boulevard, Hollywood, FL 33019.

Subject to easements, restrictions and reservations of record and taxes for the year 2024 and thereafter.

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

TO HAVE AND TO HOLD, the same in fee simple forever.

AND, the grantor hereby covenants with said grantee that the grantor is lawfully seized of said land in fee simple; that the grantor has good right and lawful authority to sell and convey said land, and hereby warrants the title to said land and will defend the same against the lawful claims of all persons whomsoever; and that said land is free of all encumbrances, except taxes accruing subsequent to December 31, 2023.

[signatures and notarial acknowledgment on the following page]

Warranty Deed
Page 2 of 2
Parcel Identification (Folio) Number: 51-42-14-01-1631

IN WITNESS WHEREOF, the said grantor has signed and sealed these presents the day and year first above written.

Signed, sealed and delivered in the presence of:

Witness #1 Signature

James Howie
Witness #1 Printed Name

9130 S. Dadeland Blvd.,
Ste 1609, Miami, FL 33156
Witness #1 Mailing Address

Witness #2 Signature

DEV BHARATH
Witness #2 Printed Name

9130 S. Dadeland Blvd.,
Ste 1609, Miami, FL 33156
Witness #2 Mailing Address

Nadim Atallah

STATE OF FLORIDA
COUNTY OF MIAMI-DADE

The foregoing instrument was acknowledged before me by means of (X) physical presence or ( ) online notarization this 14 day of November, 2023, by Nadim Atallah.

Signature of Notary Public
Print, Type/Stamp Name of Notary **James Howie**

Personally Known:_____ OR Produced Identification: /
Type of Identification
Produced: FLDL

Notary Public State of Florida
James Howie
My Commission HH 020229
Expires 08/01/2024

GRAPHIC SCALE

25 0 12.5 25

(IN FEET)

1 inch = 25 ft.

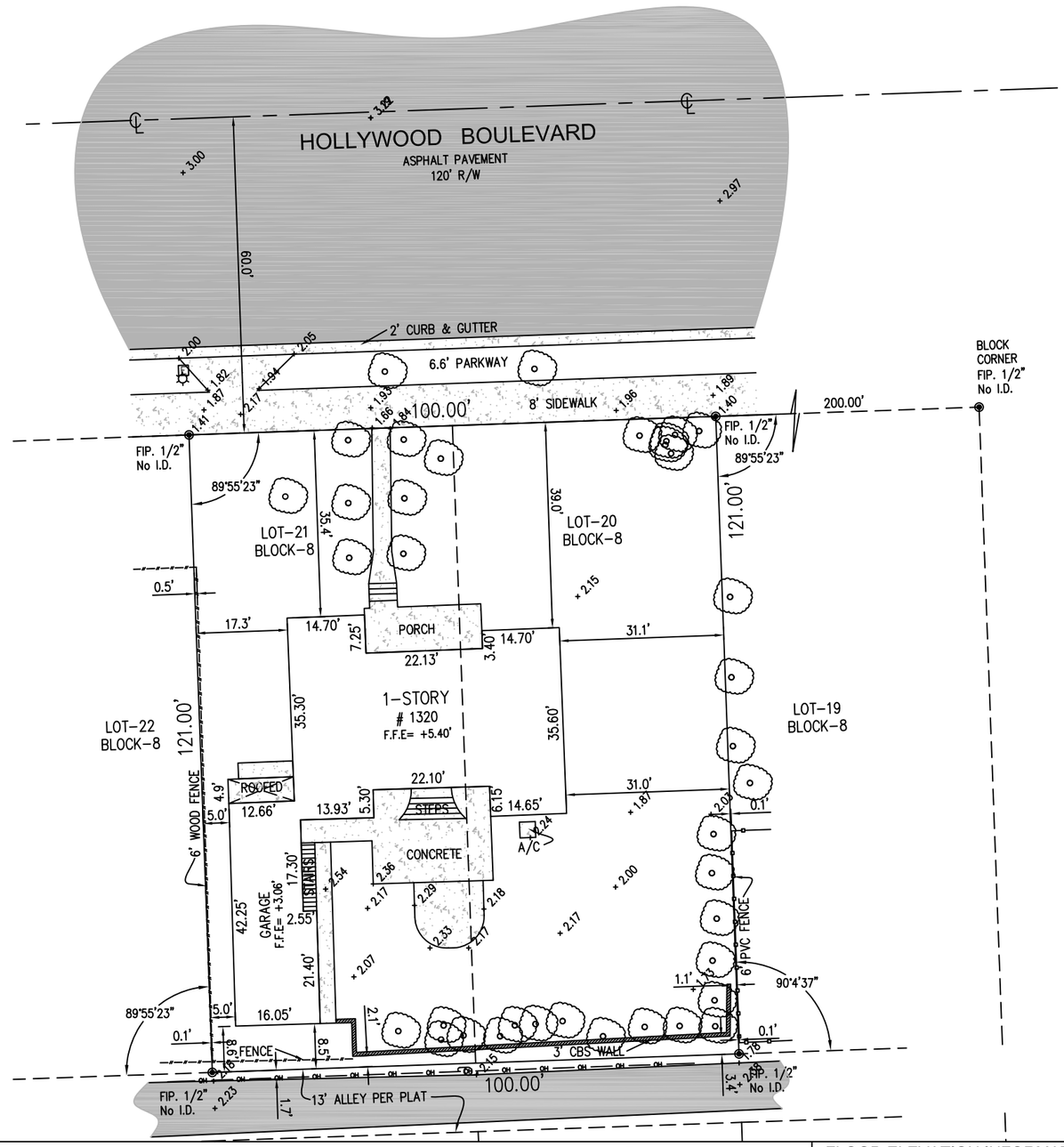
ABBREVIATIONS LEGEND

A = ARC
(C) = CALCULATED
CH = CHORD
C.N.A. = CORNER NOT ACCESSIBLE
CONC. = CONCRETE
Δ = DELTA
F.C. = FENCE CORNER
F.D.H. = FOUND DRILL HOLE
F.E. = FENCE ENDS
F.F.E. = FINISHED FLOOR ELEVATION
F.I.P./F.I.R. = FOUND IRON PIPE/ROD
F.N. = FOUND NAIL
F.N&D. = FOUND NAIL AND DISC
F.Pk.N. = FOUND PARKER KALON NAIL
I.D. = SURVEYOR'S IDENTIFICATION
L = LENGTH
(M) = MEASURED
O/S = OFFSET
(P) = PLATTED
P.C. = POINT OF CURVATURE
P.C.C. = POINT OF COMPOUND CURVATURE
P.O.B. = POINT OF BEGINNING
P.O.C. = POINT OF COMMENCEMENT
P.R.C. = POINT OF REVERSE CURVATURE
P.R.M. = PERMANENT REFERENCE MONUMENT
P.T. = POINT OF TANGENCY
R = RADIUS
(R) = RECORD
R/W = RIGHT-OF-WAY
S.I.R./S.I.P. = SET 1/2" IRON ROD/PIPE
S.N.D. = SET NAIL AND DISC
TAN = TANGENT
(TYP.) = TYPICAL
U.E. = UTILITY EASEMENT

OH OVERHEAD WIRE LINE
// WOOD FENCE
X CHAIN LINK FENCE
IRON/ALUMINUM FENCE
POLYVINYLCHLORIDE FENCE (PVCF)
MONUMENT LINE
CENTERLINE
PROPERTY LINE
ASPHALT PAVING
CONCRETE
CONCRETE BLOCK STUCCO
OVERHANG (O/H) OR ROOF

SYMBOL LEGEND

= AIR CONDITIONER
= BELLSOUTH BOX
= CABLE BOX
= CATCH BASIN
= CONCRETE LIGHT POLE
= CONTROL VALVE BOX
= ELECTRIC BOX
× 0.00' = EXISTING ELEVATIONS
= ELECTRIC METER
= ELECTRIC SERVICE BOX
= FIRE HYDRANT
= FLORIDA POWER & LIGHT BOX
= HANDICAP SPACE
= INLET
= LIGHT POLE
= METAL LIGHT POLE
= POOL PUMP
= SANITARY MANHOLE
= SPRINKLER PUMP
= WATER METER
= WATER VALVE
= WOOD POLE



LOCATION SKETCH

NOT TO SCALE

FOLIO NO: 5142-14-01-1631

PROPERTY ADDRESS:
1320 HOLLYWOOD BOULEVARD
HOLLYWOOD, FLORIDA 33019

LEGAL DESCRIPTION:
Lots 20 and 21, in Block 8 of "HOLLYWOOD LAKES SECTION", according to the map or plat thereof, as recorded in Plat Book 1, Page 32, of the Public Records of Broward County, Florida.

SURVEYOR'S NOTES:

1. LEGAL DESCRIPTION FURNISHED BY CLIENT. NO SEARCH OF PUBLIC RECORDS WAS MADE BY THIS OFFICE.
2. ANY ELEVATIONS SHOWN HEREON ARE PER NAVD (NORTH AMERICAN VERTICAL DATUM OF 1988.
3. NO EXCAVATIONS WERE PERFORMED AS TO DETERMINE UNDERGROUND ENCROACHMENTS.
4. DISTANCES AND ANGLES ARE FIELD MEASURED AND CORRESPOND WITH RECORD DATA UNLESS NOTED.
5. THIS SURVEY WAS PREPARED FOR PERMITTING PURPOSE .
6. IN SOME INSTANCES, GRAPHIC REPRESENTATIONS HAVE BEEN EXAGGERATED TO MORE CLEARLY ILLUSTRATE RELATIONSHIPS BETWEEN PHYSICAL IMPROVEMENTS AND/OR LOT LINES, IN ALL CASES, DIMENSIONS SHOWN SHALL CONTROL THE LOCATION OF THE IMPROVEMENTS OVER SCALED POSITIONS.
7. ADDITIONS OR DELETIONS TO THIS SURVEY MAP BY OTHER THAN THE SIGNING PARTY OR PARTIES IS PROHIBITED WITHOUT THE WRITTEN CONSENT OF THE SIGNING PARTY OR PARTIES. (CHAPTER 5J-17 OF THE FLORIDA ADMINISTRATIVE CODE PURSUANT TO SECTION 472.027 OF THE FLORIDA STATUTES)

CERTIFIED TO:

1.
2.
3.
4.

I HEREBY CERTIFY THAT THIS SURVEY HAS BEEN PREPARED BY THE OFFICE SHOWN HEREON AND THAT I AM THE SURVEYOR OF RESPONSIBLE CHARGE FOR NONE OTHER THAN SAID OFFICE. ADDITIONALLY, THIS SURVEY MEETS AND/OR EXCEEDS THE MINIMUM TECHNICAL STANDARDS AS SET FORTH IN CHAPTER 5J-17.051 OF THE FLORIDA ADMINISTRATIVE CODE PURSUANT TO SECTION 472.027 OF THE FLORIDA STATUTES.

NO. 5044
STATE OF FLORIDA
PROFESSIONAL SURVEYOR & MAPPER

SIGNED: _____
GINO FURLANO SURVEYOR AND MAPPER
FLORIDA LICENSE NO.: 5044
NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF THE FLORIDA LICENSED SURVEYOR/MAPPER NAMED ABOVE.

DRAWN BY:	L.R.
CHECKED BY:	G.F.
SCALE:	1" = 25'
FIELD DATE:	09-04-25
JOB No.	JAF-1320-25
SHEET:	1

J A F SURVEYING SERVICES, INC.

7178 WEST 29TH WAY , HIALEAH, FL. 33018 ** PHONE: 786-416-1018 - FAX.305-817-9709 ** E-MAIL: jafsurveyorsinc@gmail.com

PREPARED FOR:

TYPE OF PROJECT: SKETCH OF SURVEY

FLOOD ELEVATION INFORMATION:	
Date of Field Work:	09-04-2025
DATE OF FIRM:	07/31/2024
COMMUNITY No:	125113/HOLLYWOOD
PANEL: 0569	SUFFIX: J
ZONE:	AE
BASE FLOOD ELEVATION:	+7.00
BENCHMARK NO:	1915
ELEVATION:	3.26

OWNER

Mr. Atul Dubey

ARCHITECT

JOSEPH KALLER
KALLER ARCHITECTURE
AA#26001212
2417 Hollywood Blvd.
Hollywood Florida 33020
954.920.5746
joseph@kallerarchitects.com
www.kallerarchitects.com

CIVIL ENGINEER

JORGE M. SZAUER, PE
SZAUER ENGINEERING, Inc.
7251 W. Palmetto Park Road, suite 100.
Boca Raton, FL 334433
561-716-0159
jszauer@szauereng.com

STRUCTURAL ENGINEER

LANDSCAPE ARCHITECT

THOMAS WHITE, ASLA-ISA
954-253-2265
tcawhite@bellsouth.net

MEP ENGINEERS

LAND SURVEYOR

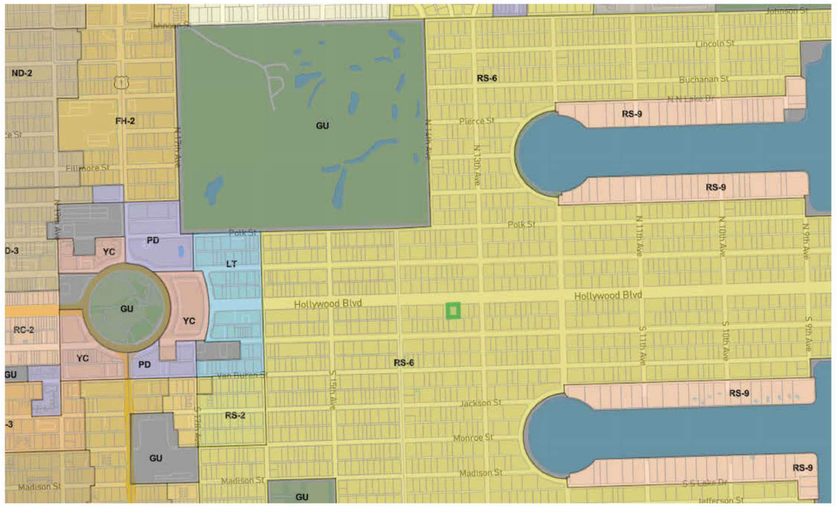
JAF Surveying Services
jafsurveyorsinc@gmail.com
7178 W 29th Way
Hialeah, FL. 33018
Phone: (786) 416-1018
Fax: (305) 817-9709

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DUBEY RESIDENCE

1320 HOLLYWOOD BLVD,
HOLLYWOOD FLORIDA 33019

LEGAL DESCRIPTION:
LOAT 20 AND 21 IN BLOCK 8 OF HOLLYWOOD LAKES SECTION, ACCORDING TO THE MAP OR PLAT THEREOF, AS RECORDED IN PLAT BOOK 1, PAGE 32, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA.



ZONING MAP



LOCATION MAP

Kaller Architecture

2417 Hollywood Blvd.
Hollywood Florida 33020

KallerArchitecture
AA#26001212
2417 Hollywood Blvd.
Hollywood Florida 33020
954.920.5746
joseph@kallerarchitects.com
www.kallerarchitects.com

SEAL

STATE OF FLORIDA
JONATHAN NELSON CHADES
AR 100034
REGISTERED ARCHITECT

JONATHAN CHADES
FLORIDA R.A. #

PROJECT TITLE

DUBEY HISTORIC RESIDENCE
1320 HOLLYWOOD BLVD
HOLLYWOOD FLORIDA 33019

SHEET TITLE

COVER SHEET

REVISIONS

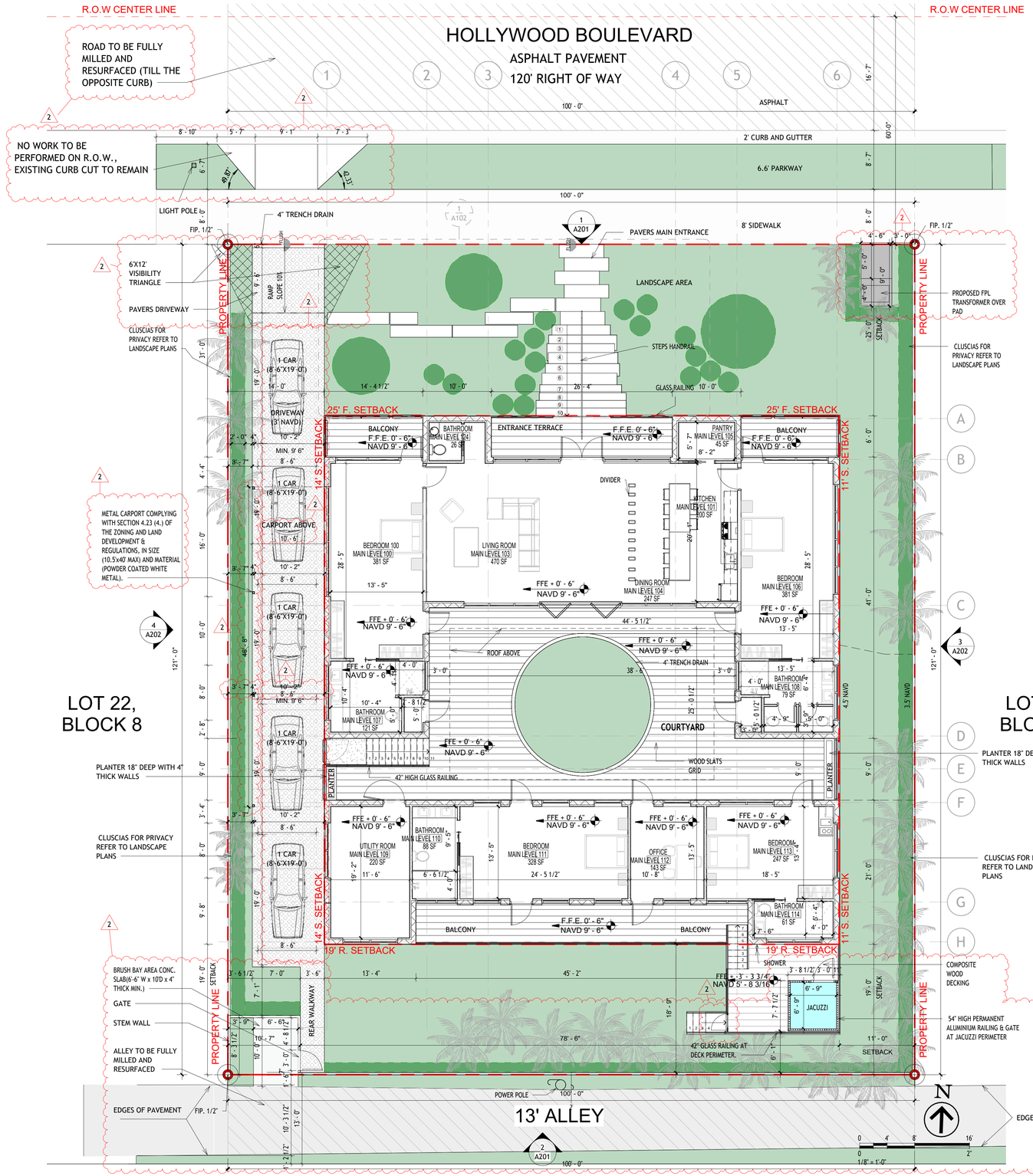
No.	Description	Date

This drawing, as an instrument of service, is and shall remain the property of the Architect and shall not be reproduced, published or used in any way without the permission of the Architect.

PROJECT No.: 25075
DATE: 05/01/2026
DRAWN BY: PAZ
CHECKED BY: JBK

SHEET

G-100



SITE DATA

SITE INFORMATION		
FOLIO:514214011631		
LOT AREA: 12,106 SF		
ZONING INFORMATION		
ZONE: RS-6		
BUILDING USE: SINGLE FAMILY RESIDENCE		
EXISTING LAND USE: RESIDENTIAL		
FEMA FLOOD ZONE: AE COASTAL FLOODPLAIN		
BASE FLOOD ELEVATION: 7 (BFE: 7+1: 8)		
RIGHT OF WAY = 120'		
BUILDING	REQUIRED	PROPOSED
MAXIMUM BUILDING HEIGHT / STORIES	30 FEET / 2	13 FEET (TO BFE +1)
MAXIMUM LOT COVERAGE	N/A	51 %
MAXIMUM BUILT AREA	9,373 SF	7,095.8543 SF
MAXIMUM BUILDING FOOTPRINT	4,686 SF	4,307.95 SF
MINIMUM OPEN SPACE	40%	41.5%
MAXIMUM RESIDENTIAL AREA ALLOWED	9,373 SF	6,213.91 SF
ESTIMATED RESIDENTIAL UNITS ALLOWED	UNLIMITED	1
SETBACKS	REQUIRED	PROPOSED
FRONTAGE SETBACK	25 FEET	25 FEET
SIDE SETBACK	A*	11 FEET (EAST)/14 FEET (WEST)
REAR SETBACK	18.34 FEET	19 FEET
PERVIOUS AREA		5,010.1457 SF
IMPERVIOUS AREA		7,095.8543 SF
	REQUIRED	PROPOSED
PARKING CALCS.	B*	5

A*: The sum of the side yard setbacks shall be at least 25% of the lot width, but not to exceed 50 ft. with no side yard less than 7.5 ft.; except, platted and recorded lots of 50 ft. or less in width may have a 5 ft. setback (only applies to one story additions and new construction of one story buildings). Any construction in excess of one story must meet the 25% rule with a minimum 7.5 ft. setback.

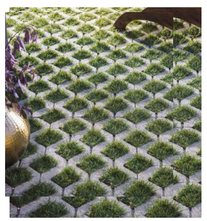
B*: 2 spaces for residences with 2,000 sq. ft. or less
1 space per 500 sq. ft above first 2,000 sq. ft.; provided, however, an addition of 500 sq. ft. or less with no bedroom shall not require any additional spaces. Total required spaces not to exceed 5. Tandem spaces allowed if carport or garage present

SQUARE FEET OF TOTAL LOT: 12,106 SF
SQUARE FEET OF YOUR HOUSE(A/C AREA): 3,647.3617 SF
SQUARE FEET OF PROPOSED ACCESSORY STRUCTURES, DRIVEWAYS,PAVEMENT, DECKS, ETC: 2,448.4926 SF
TOTAL SQUARE FEET OF THE IMPERVIOUS AREA ON YOUR LOT: 6,095.8543 SF
PERCENTAGE OF IMPERVIOUS LOT: 7,095.8543 / 12,106 = 58.5 %
PERCENTAGE OF PERVIOUS LOT: 5,010.1457 / 12,106 = 41.5 %

TO BE COMPLIANT WITH SECTION 4.23 OF THE CITY'S ZONING AND LAND DEVELOPMENT & REGULATIONS.

AS THIS IS A FULL SITE REDEVELOPMENT AND BASED ON THE LEVEL OF CONSTRUCTION THAT WILL OCCUR BY ACCESS THROUGH THE CITY/STATE ROW AS WELL AS THE DRIVEWAY CONNECTIONS, AT THE END OF PROJECT, THROUGH FIELD VERIFICATION, RESTORATION WILL BE PERFORMED. ALL ROADS ADJACENT TO THE PROJECT SITE WILL BE FULLY MILLED AND RESURFACED AS FAR AS NEEDED IN ORDER TO LEAVE CONDITIONS AS EXISTING.

DRIVEWAY PAVERS



MATERIAL SPECS

- MANUFACTURED IN ACCORDANCE WITH ASTM C1319
- OPEN LATTICE GRID DESIGN FOR TURF INFILL
- 40% SURFACE OPENING WITH VOID SPACE FOR CREATING A GRASS PAVEMENT
- APPLICATIONS INCLUDE DRIVEWAYS, PARKING STALLS, RAMPS, SERVICE AND EMERGENCY ACCESS LANES
- 15 3/4 x 23 5/8 x 3 1/8

SQFT/ PALLET	UNITS/ LAYER	SQFT/ LAYER	LAYER/ PALLET	WEIGHT/ PALLET
128	5	12.8	10	3205

1 **SITE PLAN**
1/8" = 1'-0"

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KallerArchitecture
AA#26001212
2417 Hollywood Blvd.
Hollywood Florida 33020
954.920.5746
joseph@kallerarchitects.com
www.kallerarchitects.com

SEAL
STATE OF FLORIDA · JONATHAN NELSON CHADES · AR 100034 · REGISTERED ARCHITECT
JONATHAN CHADES
FLORIDA R.A. #

DUBEY HISTORIC RESIDENCE
1320 HOLLYWOOD BLVD
HOLLYWOOD FLORIDA 33019

PROJECT TITLE

SHEET TITLE
SITE PLAN

REVISIONS

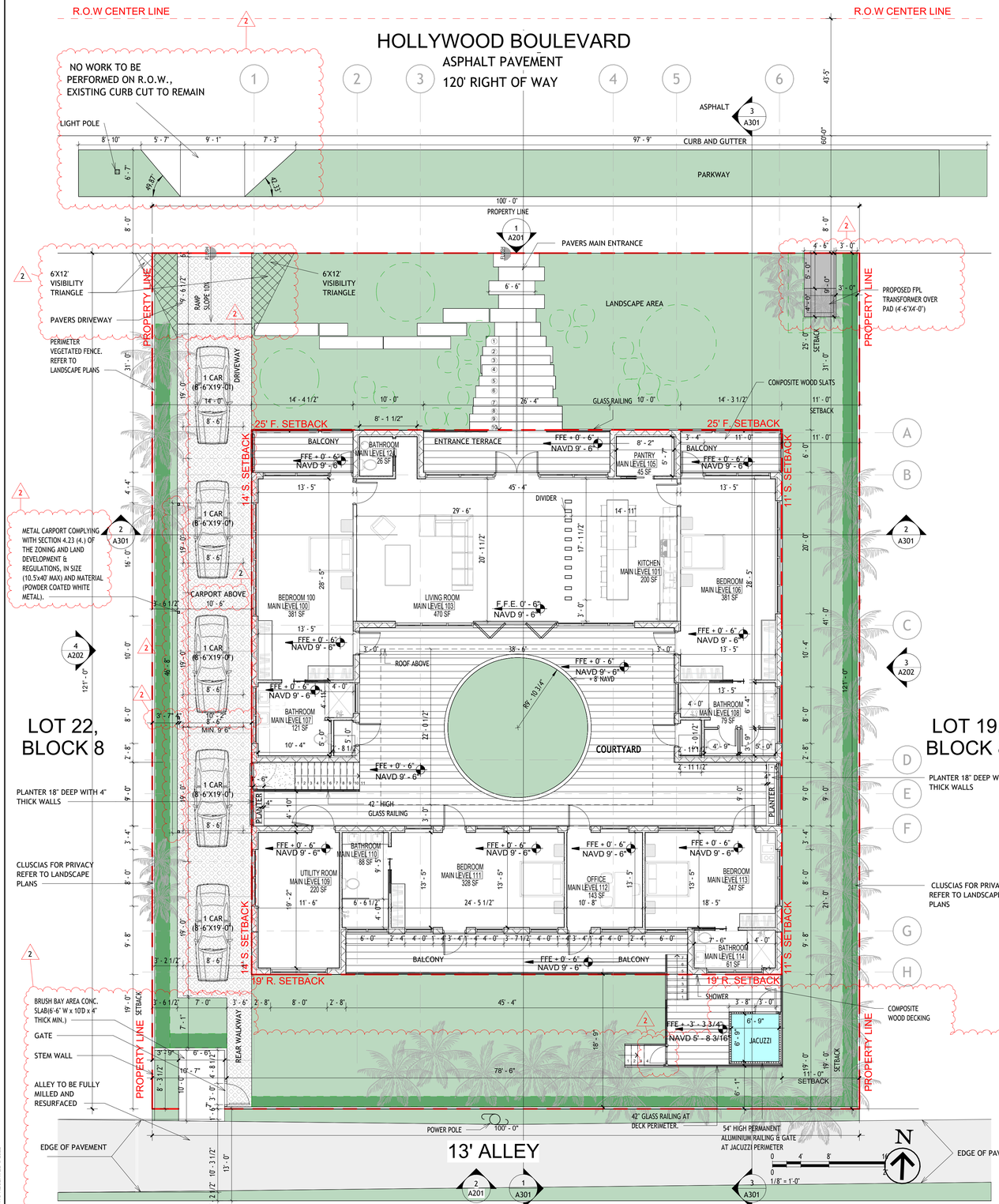
No.	Description	Date
2	H.B COMMENTS. REV 2	05.15.2026

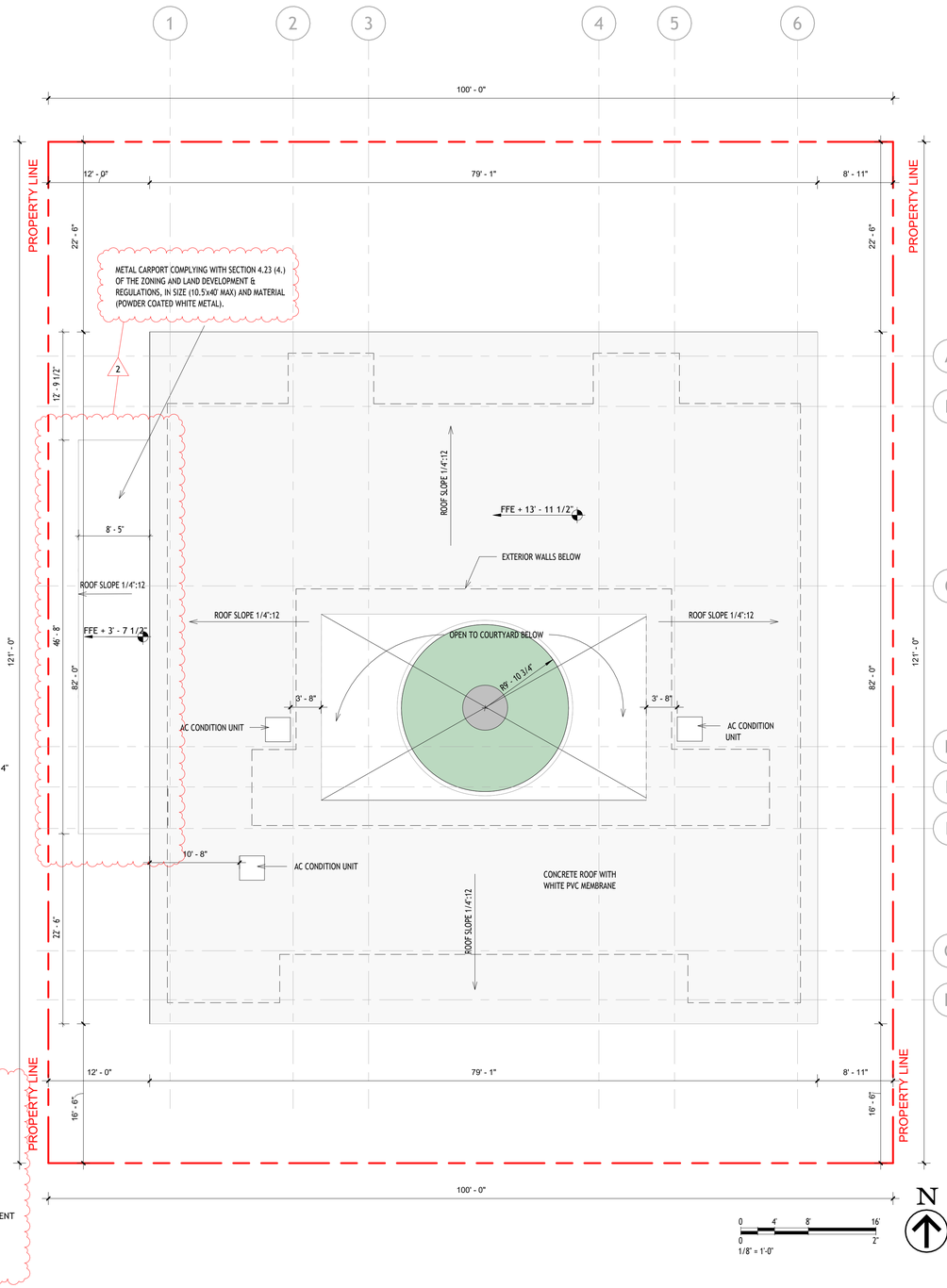
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PROJECT No.: 25075
DATE: 05/01/2026
DRAWN BY: PAZ
CHECKED BY: JBK

SHEET
A100

All Contractors must verify all Contract Documents and Conditions on the Project and shall notify the Architect immediately of any discrepancies before proceeding with the work. Failure to do so will result in the Contractor assuming responsibility for any errors that may be found. Contractor shall not scale drawings. Figured dimensions are to be taken as preference to scaled dimensions. Shop drawings must be submitted to the Architect for review before fabrication. Review shall be for general conformance with the design concept of the project and general compliance with the information given in the Contract Documents. Contractor is responsible for all dimensions and conditions on the job site, and this office must be informed of any variations from the Contract Documents before proceeding with the fabrication of the work affected. Contractor shall submit in writing to the Architect any proposed deviations from the Contract Documents and request for final approval. Contractor shall not take advantage of any apparent error or omission in the Contract Documents, and the Architect shall be entitled to reasonable compensation for any extra services necessitated by such error or omission. Should the Contractor proceed with the work affected without having received written approval from the Architect, any additional cost due to correction of such work shall be borne by the Contractor. Contractor shall keep one copy of current Contract Documents and submittals on site, available to the Architect and his consultants during reviews. Any reproduction of these documents, whether in whole or in part, or any use of the information contained therein for purposes other than those authorized by the Architect is forbidden. Neither the Contract Documents nor any part thereof may be loaned, sold or otherwise disposed of to any third party without written consent of the Architect. All rights, including property rights in the ideas, designs and arrangements indicated in these documents are and shall remain the property of the Architect whether the project for which they are made is executed or not. They are not to be used in any way prejudicial to the Architect's interests. The visual contents of these documents are protected under the Federal Copyright Act and may not be reproduced in any manner without the express written consent of the Architect. Written dimensions on these drawings shall have precedence over scaled dimensions. Contractors shall verify and be responsible for all dimensions. Do not scale drawings. Any discrepancies shall be reported to the Architect before commencement of work. Contractor shall submit shop drawings to the Architect for review before proceeding with fabrication. Contractor shall coordinate all trades. Contractor shall keep one copy of current addenda, drawings and specifications on site. Drawings are not to be used for construction purposes unless issued and dated for construction. Contractor shall visit the site and be responsible for all conditions and dimensions thereon. Any discrepancies shall be reported to the Architect before commencement of work. Contractor shall submit shop drawings to the Architect for review before proceeding with fabrication. Contractor shall coordinate all trades. Contractor shall keep one copy of current addenda, drawings and specifications on site. Drawings are not to be used for construction purposes unless issued and dated for construction. Contractor shall visit the site and be responsible for all conditions and dimensions thereon.





1 **FLOOR PLAN**
1/8" = 1'-0"

2 **ROOF PLAN**
1/8" = 1'-0"

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JONATHAN NELSON CHADES
AR 100034
REGISTERED ARCHITECT
JONATHAN CHADES
FLORIDA R.A. #

DUBEY HISTORIC RESIDENCE
1320 HOLLYWOOD BLVD
HOLLYWOOD FLORIDA 33019

PROJECT TITLE

SHEET TITLE
FLOOR AND ROOF PLANS

REVISIONS

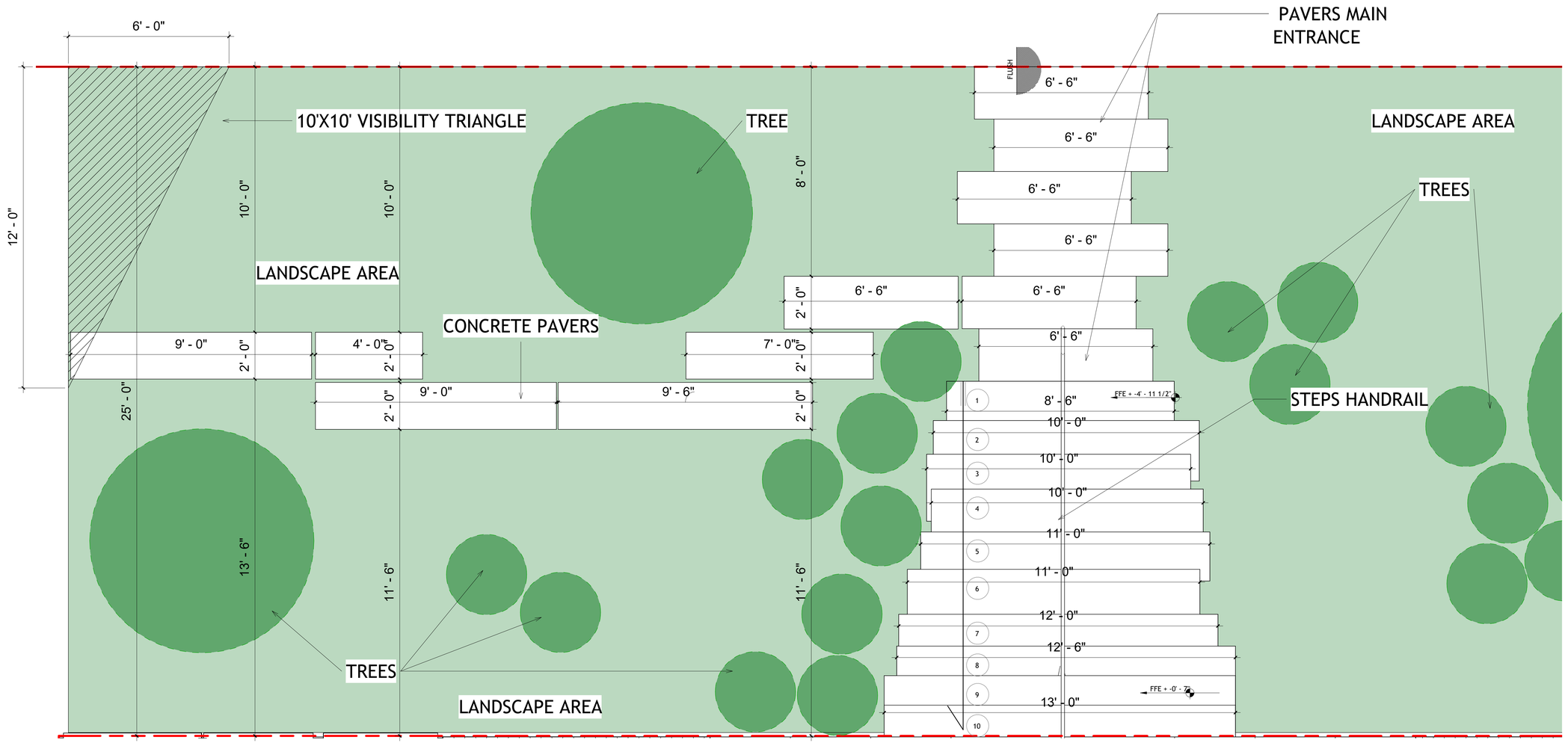
No.	Description	Date
2	H.B COMMENTS. REV 2	05.15.2026

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PROJECT No.: 25075
DATE: 05/01/2026
DRAWN BY: PAZ
CHECKED BY: JBK

SHEET
A101

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These Contract Documents are the property of the Architect and may not be reproduced, published or changed without written permission. Use of these Contract Documents without the Architect's written permission shall constitute a misuse of instruments of service. Submission or distribution of these Contract Documents to meet official regulatory requirements or for similar purposes in connection with the Project is not to be construed as publication in derogation of the Architect's reserved rights. These Contract Documents are complementary, and what is required by one shall be as binding as if required by all; performance by the Contractor shall be according to the intent of the Contract Documents as a whole. Figured dimensions shall govern over scaled dimensions. Contractor shall verify and be responsible for all dimensions and conditions on the job. Any discrepancies shall be reported to the Architect before proceeding with the work. Contractor shall keep one copy of these Contract Documents on the job site, available to the Architect and his representatives at all times. Shop drawings, product data, samples and similar submittals are not Contract Documents. Their purpose is to demonstrate the way by which the Contractor intends to implement the design concept as shown in the Contract Documents. Review of such submittals is not approval of an alternate except as the Architect may specifically indicate in writing. The Contractor is responsible for dimensions to be confirmed and correlated at the job site, for information that pertains solely to the fabrication processes or to techniques of construction and installation, and for coordination of the work of all subcontractors. Review of his submittals by the Architect is not approval of these items unless the Contractor has specifically called the Architect's attention to each such item and has included information about it in his written communication at the time of submission. The review is only for conformance with the design concept of the project and with the information given in the Contract Documents. Any changes made by the Contractor from the Contract Documents not brought to the attention of the Architect in writing shall be made at the Contractor's risk. The Architect will assume no responsibility for them. Contractor shall not order materials or perform work described in these Contract Documents until he has reviewed and approved shop drawings, samples or similar submittals required by him. Contractor shall submit sufficiently in advance of construction operations to allow adequate review time by the Architect. Contractor shall not perform any portion of the work requiring submittal and review of shop drawings, samples or similar submittals until the submittal has been approved by the Architect. Such work shall be in accordance with approved submittals. Contractor shall be responsible for the accuracy of his submittals and for the performance of the materials, systems or equipment contained in his submittals. Contractor shall direct specific attention in writing to revisions other than those requested by the Architect on previous submittals. Contractor shall not be relieved of responsibility for deviations from requirements of the Contract Documents by the Architect's approval of shop drawings, samples or similar submittals unless the Contractor has specifically informed the Architect in writing of such deviation at the time of submittal and the Architect has given written approval to the specific deviation. Contractor shall not be relieved of responsibility for errors or omissions in shop drawings, samples or similar submittals by the Architect's approval thereof. Contractor shall carry out his work in accordance with the Contract Documents and submittals as approved by the Architect. Contractor shall not be allowed to take advantage of errors or omissions in the Contract Documents or the Architect's approval thereof. In the event of conflicting requirements within the Contract Documents, the more stringent requirements shall govern. Should the Contractor perform any construction or prepare any shop drawings, samples or similar submittals which are not in accordance with the Contract Documents and submittals as approved by the Architect, he shall assume responsibility for bringing the construction and submittals into conformance with the Contract Documents and submittals as approved by the Architect. Contractor shall be responsible for the coordination of the trades, subcontractors and suppliers on the job. Contractor shall be responsible for all construction means, methods, techniques, sequences and procedures and for safety precautions and programs in connection with the work



1 **FRONT YARD ENLARGED PLAN**
1/2" = 1'-0"

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JONATHAN CHADES
FLORIDA R.A. #

PROJECT TITLE
DUBEY HISTORIC RESIDENCE
1320 HOLLYWOOD BLVD
HOLLYWOOD FLORIDA 33019

SHEET TITLE
FRONTYARD ENLARGED PLAN

REVISIONS

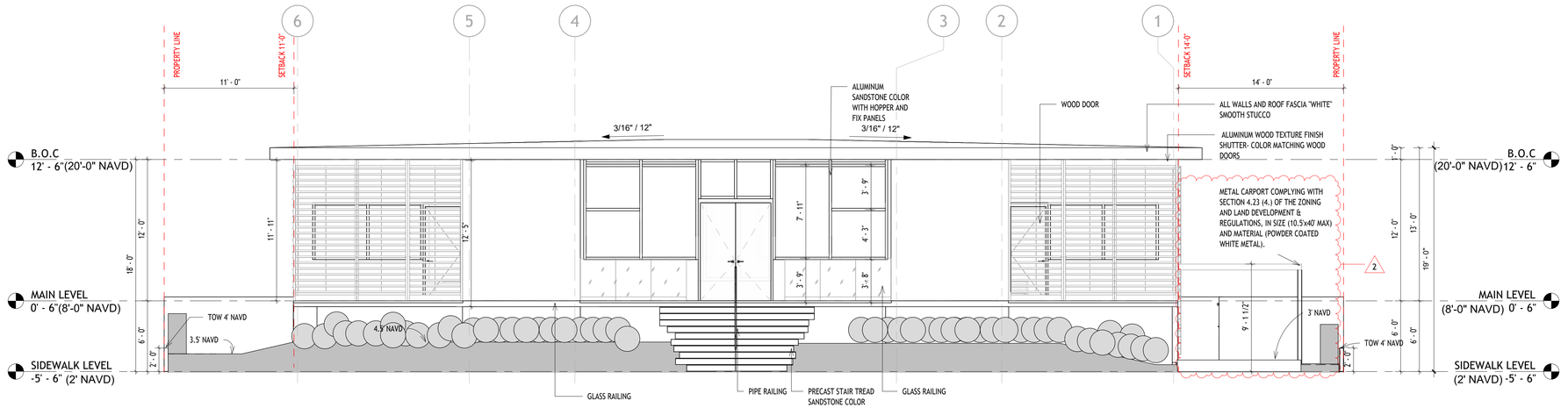
No.	Description	Date
2	H.B COMMENTS. REV 2	05.15.2026

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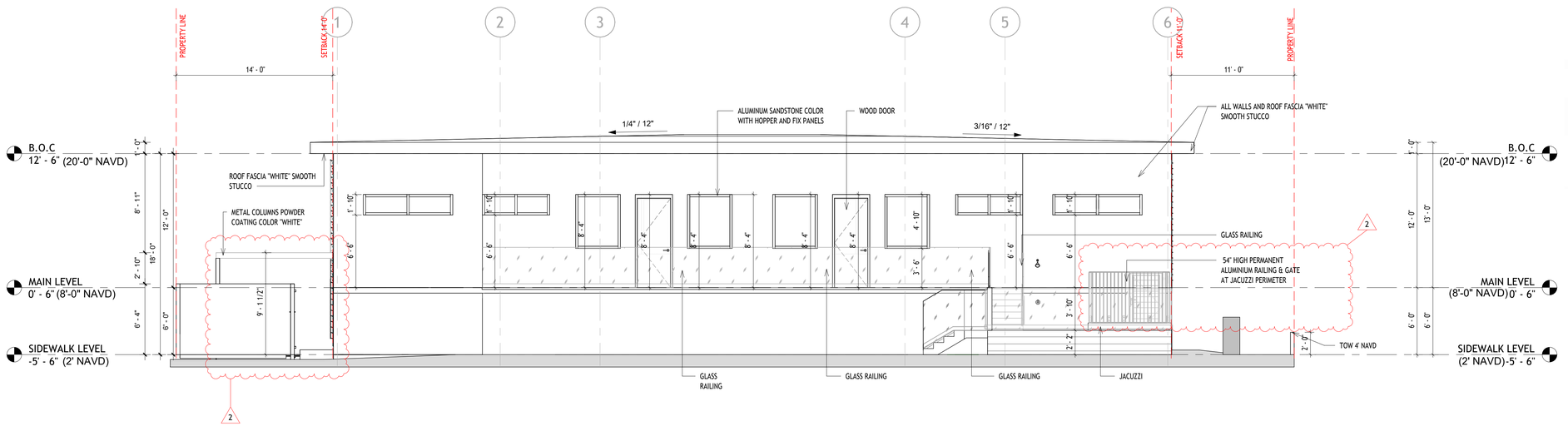
PROJECT No.: 25075
DATE: 05/01/2026
DRAWN BY: PAZ
CHECKED BY: JBK

SHEET
A102

Contractor shall verify and coordinate all conditions and dimensions in the field and shall notify the Architect of any discrepancies resulting from the use of Prints/Plots or preliminary sets of Building Documents. The intent of the Contract Documents is to include all items necessary for the proper execution and completion of the work by the Contractor and consistent with the Contract Documents and reasonably inferable from them as being necessary to produce the intended results. Should the Contractor find discrepancies in, or omissions from the Contract Documents, or be in doubt as to their meaning, he shall request clarification from the Architect before proceeding with the work affected thereby; failure to do so shall make the Contractor responsible to perform such work as may be necessary for the correction of same, at no additional cost to the Owner. Dimensions govern over scale. Do not scale drawings. Written dimensions on these drawings shall have precedence over scaled dimensions. Contractor shall verify and be responsible for all dimensions and conditions on the job site. This office must be notified of any variations from the dimensions and conditions shown by these drawings prior to the start of any work. Shop drawings must be submitted to this office for review before proceeding with any work. Contractor shall coordinate all work with that of all trades. Contractor shall perform all work in accordance with all applicable codes and ordinances. Contractor shall obtain and pay for all permits and fees. Contractor shall obtain and pay for all inspections required by governing authorities. Contractor shall guarantee all work for a period of one year after date of substantial completion. Contractor shall provide adequate temporary shoring and bracing where required to insure the structural integrity of the building during construction. Contractor shall keep premises free from accumulation of waste materials or rubbish caused by his operations. At completion of work, he shall remove all waste materials and rubbish from and about the project as well as all tools, construction equipment, machinery and surplus materials. Contractor shall clean all glass surfaces and leave the building in a clean condition.



1 **NORTH ELEVATION**
3/16" = 1'-0"



2 **SOUTH ELEVATION**
3/16" = 1'-0"

MATERIALS LEGENDS


ALUMINUM SANDSTONE COLOR WINDOWS FRAME WITH FIXED AND HOPPER PANELS.


SMOOTH STUCCO PAINTED WHITE


WOOD FLUSH PANELS DOORS


ALUMINUM WOOD FINISH TEXTURE SHUTTER PANELS

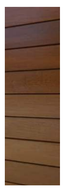

GLASS RAILING


STAIR GLASS RAILING


JACUZZI WOOD FINISH PLANKS CLADDING


PRECAST SANDSTONE STEPS


SLATS GRID DECK


COMPOSITE WOOD WALL PANELS


DRIVEWAY PAVERS

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JONATHAN CHADES
FLORIDA R.A. #

PROJECT TITLE
DUBEY HISTORIC RESIDENCE
1320 HOLLYWOOD BLVD
HOLLYWOOD FLORIDA 33019

SHEET TITLE
EXTERIOR ELEVATIONS NORTH & SOUTH

REVISIONS

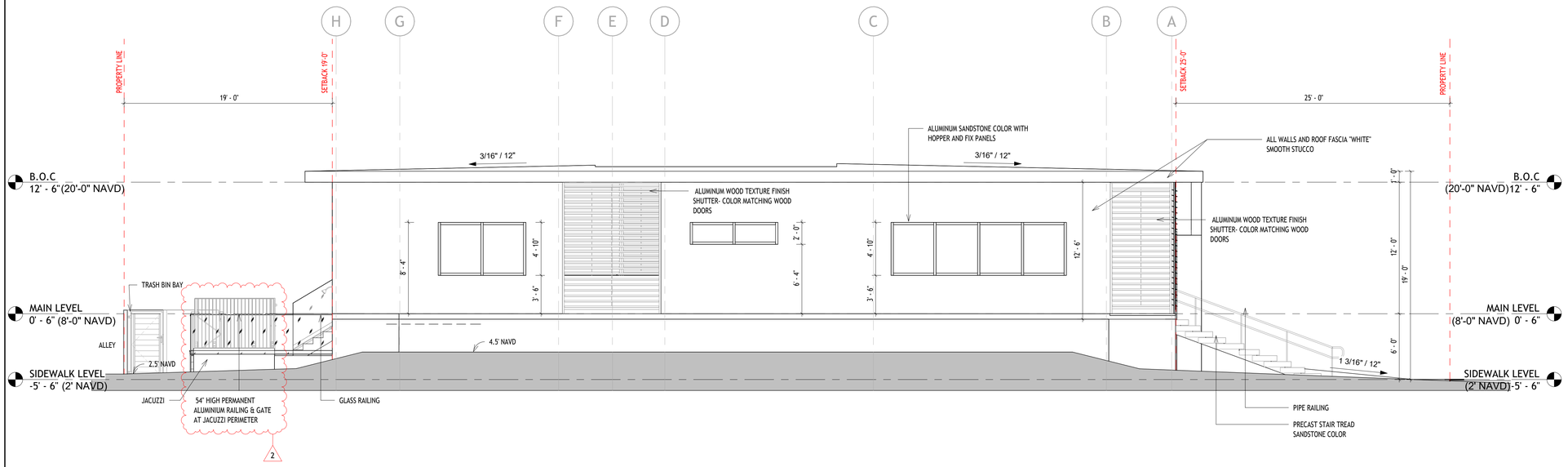
No.	Description	Date
2	H.B COMMENTS. REV 2	05.15.2026

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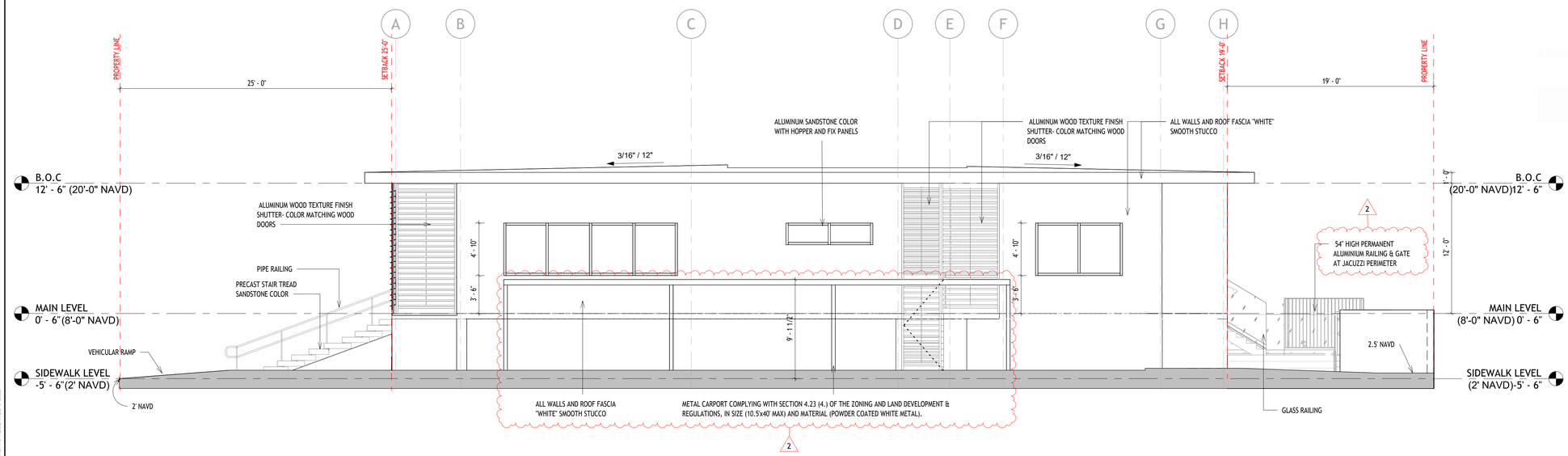
PROJECT No.: 25075
DATE: 05/01/2026
DRAWN BY: PAZ
CHECKED BY: JBK

SHEET
A201

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3 **EAST ELEVATION**
3/16" = 1'-0"



4 **WEST ELEVATION**
3/16" = 1'-0"

MATERIALS LEGENDS


ALUMINUM SANDSTONE COLOR WINDOWS FRAME WITH FIXED AND HOPPER PANELS.


SMOOTH STUCCO PAINTED WHITE


WOOD FLUSH PANELS DOORS


ALUMINUM WOOD FINISH TEXTURE SHUTTER PANELS


GLASS RAILING


STAIR GLASS RAILING


JACUZZI WOOD FINISH PLANKS CLADDING


PRECAST SANDSTONE STEPS


SLATS GRID DECK


COMPOSITE WOOD WALL PANELS


DRIVEWAY PAVERS

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PROJECT TITLE
DUBEY HISTORIC RESIDENCE
1320 HOLLYWOOD BLVD
HOLLYWOOD FLORIDA 33019

SHEET TITLE
EXTERIOR ELEVATIONS WEST & EAST

REVISIONS

No.	Description	Date
2	H.B COMMENTS. REV 2	05.15.2026

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DATE: 05/01/2026
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SHEET
A202

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The Contractor shall use the Contract Documents as complementary, and what is required by one shall be as binding as if required by all; performance by the Contractor shall be required only to the extent consistent with the Contract Documents and reasonably inferable from them as being necessary to produce the indicated results.
Before ordering any materials or doing any work the Contractor shall verify all measurements at the site and shall be responsible for the correctness of same. No extra charge or compensation will be allowed on account of differences between actual dimensions and the measurements indicated on the Drawings. Any such differences must be submitted to the Architect for his approval before proceeding with the work. The Contractor shall also be responsible for the proper fitting of his work and that of all trades.



1331 HOLLYWOOD BOULEVARD



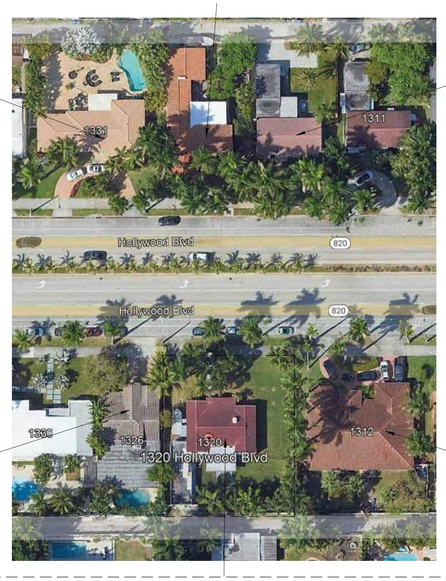
1327 HOLLYWOOD BOULEVARD



1315 HOLLYWOOD BOULEVARD



1326 HOLLYWOOD BOULEVARD



N



1312 HOLLYWOOD BOULEVARD

1327 HOLLYWOOD BOULEVARD (SUBJECT SITE)



NORTHEAST CORNER VIEW



FRONT ENTRY VIEW



NORTHWEST CORNER VIEW

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PROJECT TITLE

DUBEY HISTORIC RESIDENCE
1320 HOLLYWOOD BLVD
HOLLYWOOD FLORIDA 33019

SHEET TITLE

ADJACENT PROPERTIES

REVISIONS

No.	Description	Date

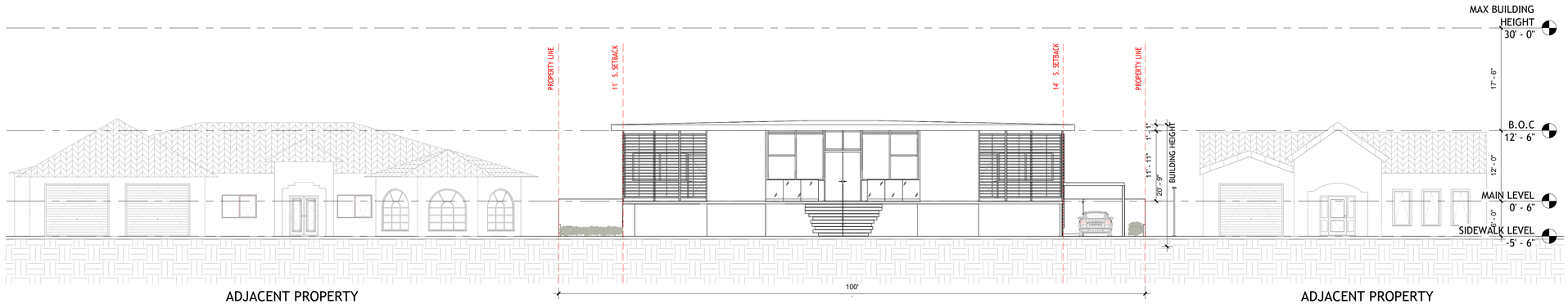
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PROJECT No.: 25075
DATE: 05/01/2026
DRAWN BY: PAZ
CHECKED BY: JBK

SHEET

A203

The Contractor shall verify and be responsible for all dimensions and conditions on the job. Any discrepancies found between the Contract Documents and site conditions or any omissions from the Contract Documents that are considered necessary for the proper execution and completion of the work shall be reported to the Architect immediately before proceeding with the work. The Contractor shall carry out all work in accordance with the Contract Documents and reasonably inferable therefrom as being necessary to produce the indicated results.



HOLLYWOOD BOULEVARD

120' RIGHT OF WAY

1 **STREET PROFILE**
1" = 10'-0"

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PROJECT TITLE

DUBEY HISTORIC RESIDENCE

1320 HOLLYWOOD BLVD
HOLLYWOOD FLORIDA 33019

SHEET TITLE

STREET PROFILE

REVISIONS

No.	Description	Date

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PROJECT No.: 25075
DATE: 05/01/2026
DRAWN BY: PAZ
CHECKED BY: JBK

SHEET

A204

Contractor shall verify and coordinate all conditions and dimensions in the field before commencing any work. Contractor shall be responsible for all dimensions and conditions on the job and shall report any discrepancies before proceeding with the work. Contractor shall coordinate all work with that of all trades. Contractor shall be responsible for all construction means, methods, techniques, sequences and procedures and for coordinating all portions of the work under the contract. Contractor shall be responsible for all safety precautions and programs in connection with the work. Contractor shall be responsible for all damage to property and injury to any person resulting from the use of incomplete or preliminary sets of building documents. The intent of the contract documents is to include all items necessary for the proper execution and completion of the work by the contractor. Contractor shall be responsible for the coordination of the trades, subcontractors and suppliers and shall schedule and direct their work so as to avoid conflicts, delays and interference with the work of others. Contractor shall be responsible for all temporary facilities and controls of all portions of the work, including temperature controls. Contractor shall be responsible for all quantities and dimensions shown on the drawings. Contractor shall be responsible for all work sequences and coordination. Contractor shall be responsible for all work performed by the contractor and subcontractors. Contractor shall be responsible for all work performed by the contractor and subcontractors. Contractor shall be responsible for all work performed by the contractor and subcontractors



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PROJECT TITLE

DUBEY HISTORIC RESIDENCE

1320 HOLLYWOOD BLVD
HOLLYWOOD FLORIDA 33019

SHEET TITLE

FRONT VIEW RENDERING

REVISIONS

No.	Description	Date

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PROJECT No.: 25075

DATE: 05/01/2026

DRAWN BY: PAZ

CHECKED BY: JBK

SHEET

A205

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Prior to commencement of the Work, the Contractor shall take field measurements and verify field conditions and shall carefully compare such field measurements and conditions and other information known to the Contractor with the Contract Documents before commencing the Work. Errors, inconsistencies or omissions discovered shall be reported to the Architect immediately. It is the Contractor's responsibility to coordinate the Work and to perform construction in a manner that will not interfere with the work of any other contractor. The Contractor shall be responsible for the means, methods, techniques, sequences and procedures of construction, and for the safety precautions and programs incident thereto, and shall not be relieved of such responsibility by the Architect's review of any submittals. The Contractor shall perform all Work in accordance with the Contract Documents and customarily accepted good practices. The Contractor shall supervise and direct the Work using the Contractor's best skill and attention. The Contractor shall be solely responsible for all construction means, methods, techniques, sequences and procedures and for coordinating all portions of the Work under the Contract, unless the Contract Documents give other specific instructions concerning these matters. If the Contract Documents give specific instructions concerning construction means, methods, techniques, sequences or procedures, the Contractor shall evaluate the jobsite safety thereof and, except as stated below, shall be fully and solely responsible for the jobsite safety of such means, methods, techniques, sequences or procedures. If the Contractor determines that such means, methods, techniques, sequences or procedures may not be safe, the Contractor shall give timely notice to the Architect and shall not proceed with that portion of the Work without further written instructions from the Architect. If the Contractor is then instructed to proceed with the required means, methods, techniques, sequences or procedures without acceptance of changes proposed by the Contractor, the Contractor shall be excused from any resulting jobsite safety violations, provided that the Contractor did not know that the instructions were unsafe and does not thereafter cause any unsafe conditions. The Contractor shall be responsible for initiating, maintaining and supervising all safety precautions and programs in connection with the Work. The Contractor shall take reasonable precautions for safety of, and shall provide reasonable protection to prevent damage, injury or loss to: (1) employees on the Work and other persons who may be affected thereby; (2) the Work and materials and equipment to be incorporated therein, whether in storage on or off the site, under care, custody or control of the Contractor or the Contractor's Subcontractors or Sub-subcontractors; and (3) other property at the site or adjacent thereto, except for property designated for removal, relocation or replacement in the course of construction. The Contractor shall comply with and give notices required by applicable laws, statutes, ordinances, codes, rules and regulations, lawful orders of public authorities, and applicable standards bearing on safety of persons or property or their protection from damage, injury or loss. The Contractor shall erect and maintain, as required by existing conditions and progress of the Work, reasonable safeguards for safety and protection, including posting danger signs and other warnings against hazards, promulgating safety regulations and notifying owners and users of adjacent sites and utilities. When use or storage of explosives or other hazardous materials or equipment or unusual methods are necessary for execution of the Work, the Contractor shall exercise the utmost care and shall carry on such activities under the supervision of properly qualified personnel. The Contractor shall maintain accurate records of all caused injuries or damages requiring reporting and shall report promptly to the Architect all accidents arising out of or in connection with the Work that cause death, personal injury or property damage, regardless of who may be responsible for such injuries or damages. In addition, the Contractor shall promptly report in writing to the Architect all accidents whether or not involving injury or property damage, which occur on the site or in connection with the Work, and the Contractor shall provide a copy of all such reports submitted to other persons or organizations (safety inspection organizations, insurance companies, etc.). If any claim is made by anyone against the Contractor or anyone for whose acts the Contractor may be liable, arising out of or in connection with the Work, the Contractor shall promptly report the facts in writing to the Architect, giving full details of the claim.



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JONATHAN CHADES
FLORIDA R.A. #

PROJECT TITLE

DUBEY HISTORIC RESIDENCE

1320 HOLLYWOOD BLVD HOLLYWOOD FLORIDA 33019

SHEET TITLE

BACK VIEW RENDERING

REVISIONS

No.	Description	Date
2	H.B COMMENTS. REV 2	05.15.2026

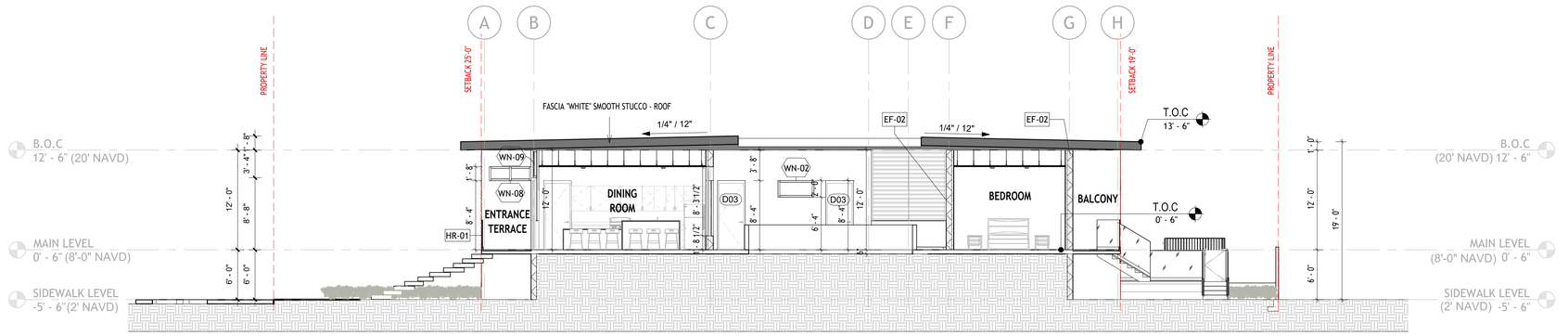
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PROJECT No.: 25075
DATE: 05/01/2026
DRAWN BY: PAZ
CHECKED BY: JBK

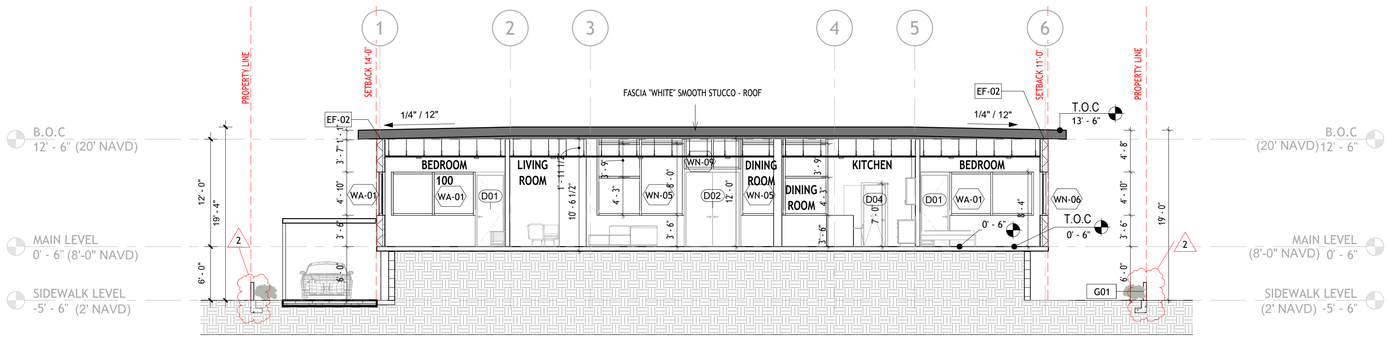
SHEET

A206

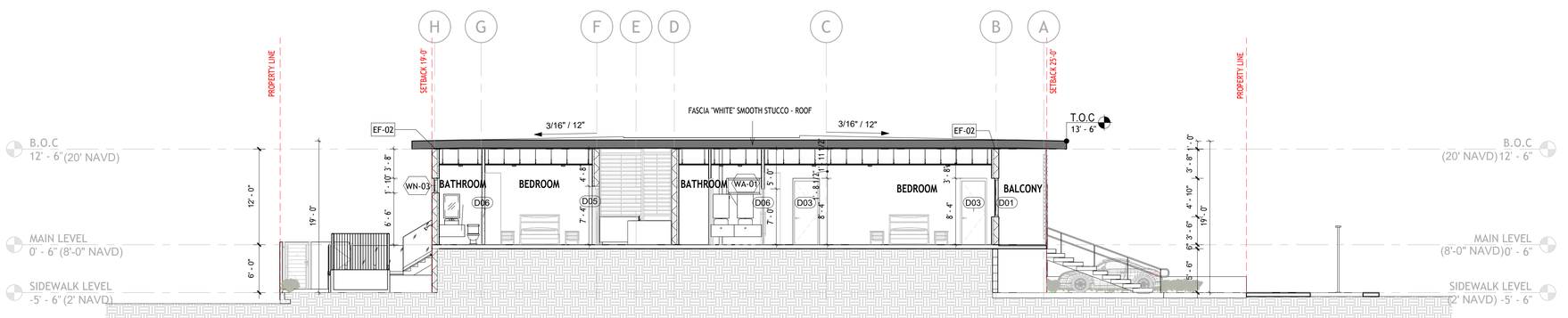
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1 **SECTION A-A**
1/8" = 1'-0"



2 **SECTION B-B**
1/8" = 1'-0"



3 **SECTION C-C**
1/8" = 1'-0"

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Exterior Finish Schedule		
Type Mark	Description	Pattern
EF-01	Concrete Wall Finish	
EF-02	Smooth White Stucco	
EF-05	White Powder Coated Paint	

Railings Schedule	
Type Mark	Description
HR-01	Laminated glass panel 0.47 inches thick
HR-03	

Door Schedule 2	
Type Mark	Description
D01	Wooden Single Flush Door
D02	Wooden Double Flush Door
D03	Wooden Single Flush Door
D04	Wooden Single Sliding Door
D05	Wooden Single Flush Door 180'
D06	Wooden Single Sliding Door
D7	Single swing gate with HoriZen Prime Composite infill
D8	FOLDING GLASS DOOR
D14	System of fixed, operable and mobile internal partition walls.
D30	Louver Door
D31	
D32	
D34	
D36	

Windows Schedule			
Type Mark	Description	Height	Length
WN-03	Type-defined horizontal and verical spacing only	2' - 0"	8' - 0"
WN-05	Type-defined horizontal and verical spacing only	7' - 11"	<varies>
WN-06	Type-defined horizontal and verical spacing only	<varies>	<varies>
WN-07	Type-defined horizontal and verical spacing only	1' - 11 15/16"	<varies>
WN-08	Type-defined horizontal and verical spacing only	1' - 11 15/16"	<varies>
W7	Aluminium Shutter - Wooden Texture	11' - 11"	5' - 9 3/4"
W11	Aluminium Shutter - Wooden Texture	12' - 0"	5' - 9 3/4"
W12	Aluminium Shutter - Wooden Texture	12' - 0"	5' - 10"
W13	Aluminium Shutter - Wooden Texture	12' - 0"	4' - 0"
W14		4' - 0"	6' - 6"
W15	Awning Window	3' - 11 1/4"	5' - 11 1/4"
W16		6' - 0"	2' - 10"

KallerArchitecture
AA#26001212
2417 Hollywood Blvd.
Hollywood Florida 33020
954.920.5746
joseph@kallerarchitects.com
www.kallerarchitects.com

SEAL

STATE OF FLORIDA
JONATHAN NELSON CHADES
AR 100034
REGISTERED ARCHITECT

JONATHAN CHADES
FLORIDA R.A. #

PROJECT TITLE

DUBEY HISTORIC RESIDENCE

1320 HOLLYWOOD BLVD
HOLLYWOOD FLORIDA 33019

SHEET TITLE

SECTIONS A-A, B-B AND C-C

REVISIONS

No.	Description	Date
2	H.B COMMENTS. REV 2	05.15.2026

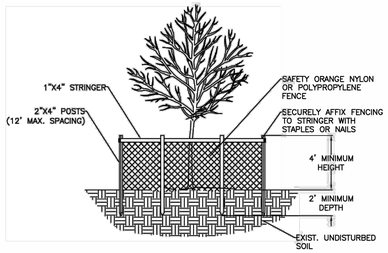
This drawing, as an instrument of service, is and shall remain the property of the Architect and shall not be reproduced, published or used in any way without the permission of the Architect.

PROJECT No.: 25075
DATE: 05/01/2026
DRAWN BY: PAZ
CHECKED BY: JBK

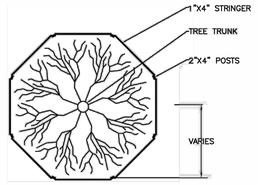
SHEET

A301

These Contract Documents contain the Drawings and Specifications and shall be used only for the purposes stated within the Agreement. Reuse of these documents without the prior written consent of the Architect for any purpose other than that authorized by the Architect is forbidden. Contractor shall verify and be responsible for all dimensions and conditions on the job. Any discrepancies must be reported to the Architect before proceeding with the work. Submission or distribution of these documents to meet official regulatory requirements or for similar purposes in connection with the Project is not to be construed as publication in derogation of the Architect's rights. Visual contact with these documents shall constitute prima facie evidence of the acceptance of these restrictions. The Architect's Drawings and Specifications are instruments of service for use solely with respect to this Project and, unless otherwise provided, the Architect shall be deemed the author of these documents and shall retain all common law, statutory and other reserved rights, including the copyright thereto. Written dimensions on these drawings shall have precedence over scaled dimensions



SECTION



TOP VIEW

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

Before Construction Begins, Contractor to Install and Maintain Tree Protection Fencing Around Existing Trees As Shown. See Existing Tree Protection Detail This Sheet

1

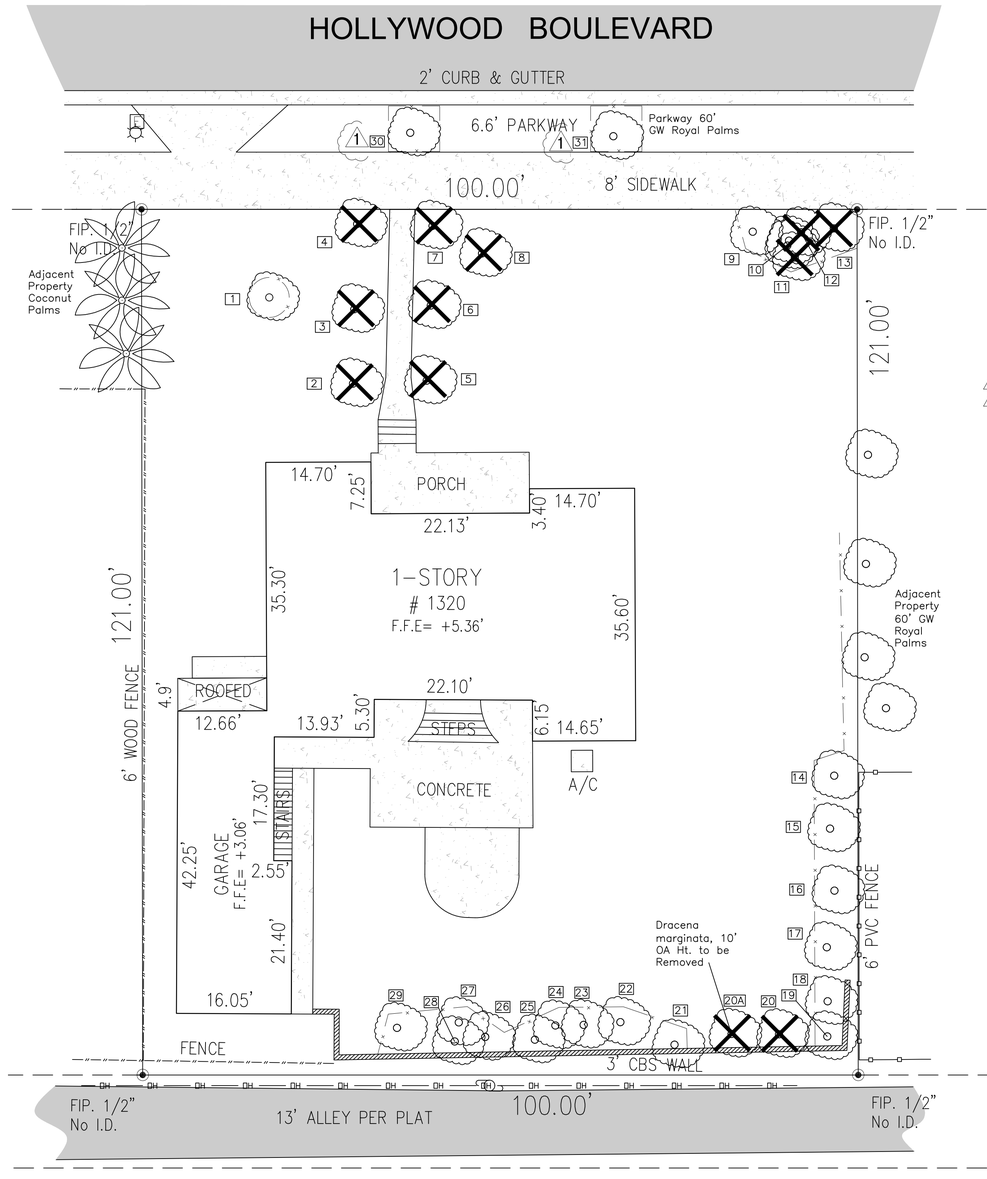
2

Existing Palm / Succulent Shrub List

Address: 1320 Hollywood Blvd., Hollywood, FL
Date: 11/5/2025
Appraiser: Thomas White, ASLA-ISA.
ISA Arborist FL-5248A

Palm #	(Botanical Name / Common Name)	Ht. Feet	C.T. Feet	DBH Inches	Condition	Replacement Palms	Disposition
1	Roystonea elata / Royal Palm, Double	60	40 & 50	24	Good		Remain
2	Wodyetia bifurcata / Foxtail Palm	25	16-20	6	Good	1	**Remove**
3	Wodyetia bifurcata / Foxtail Palm	25	16-20	6	Good	1	**Remove**
4	Wodyetia bifurcata / Foxtail Palm	25	16-20	6	Good	1	**Remove**
5	Wodyetia bifurcata / Foxtail Palm	25	16-20	6	Good	1	**Remove**
6	Wodyetia bifurcata / Foxtail Palm	25	16-20	6	Good	1	**Remove**
7	Wodyetia bifurcata / Foxtail Palm	25	16-20	6	Good	1	**Remove**
8	Wodyetia bifurcata / Foxtail Palm	25	16-20	6	Good	1	**Remove**
9	Wodyetia bifurcata / Foxtail Palm	25	16-20	6	Good		Remain
10	Wodyetia bifurcata / Foxtail Palm, Double	25	16-20	12	Good		Remain
11	Wodyetia bifurcata / Foxtail Palm	25	16-20	6	Good	1	** **Remove**
12	Phychosperma elegans / Solitaire Palm, Dbl.	15	10	6	Good	1	** **Remove**
13	Wodyetia bifurcata / Foxtail Palm	25	16	6	Good	1	** **Remove**
14	Wodyetia bifurcata / Foxtail Palm	25	16	6	Good		Remain
15	Wodyetia bifurcata / Foxtail Palm	25	16	6	Good		Remain
16	Wodyetia bifurcata / Foxtail Palm	25	16	6	Good		Remain
17	Wodyetia bifurcata / Foxtail Palm	25	16	6	Good		Remain
18	Wodyetia bifurcata / Foxtail Palm	25	16	6	Good		Remain
19	Wodyetia bifurcata / Foxtail Palm	25	16	6	Good		Remain
20	Wodyetia bifurcata / Foxtail Palm	25	16	6	Good	1	**Remove**
20A	Dracaena marginata / Red Edge Dracaena	10	2	6	Good	0	*** **Remove**
21	Veitchia montgomeryana / Montgomery Palm, Triple	25	18	6	Good		Remain
22	Wodyetia bifurcata / Foxtail Palm	25	16	6	Good		Remain
23	Veitchia montgomeryana / Montgomery Palm, Quad	25	18	6	Good		Remain
24	Wodyetia bifurcata / Foxtail Palm	25	16	6	Good		Remain
25	Wodyetia bifurcata / Foxtail Palm	25	16	6	Good		Remain
26	Wodyetia bifurcata / Foxtail Palm	25	16	6	Good		Remain
27	Veitchia montgomeryana / Montgomery Palm	25	18	6	Good		Remain
28	Wodyetia bifurcata / Foxtail Palm	25	16	6	Good		Remain
29	Veitchia montgomeryana / Montgomery Palm, Triple	25	18	6	Good		Remain
30	Roystonea elata / Florida Royal Palm (Off-Site)	70	60	15	Fair		Remain
31	Roystonea elata / Florida Royal Palm (Off-Site)	70	60	15	Fair		Remain
			Replacement Palms Required			11	Remain

** For New FPL Transformer
*** Succulent Shrub / Not A True Palm



Sunshine811
Call 811 or www.sunshine811.com two full business days before digging to have utilities located and marked.
Check positive response codes before you dig!

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LANDSCAPE ARCHITECT, LEED GREEN ASSOCIATE, CERTIFIED ARBORIST,
tcawhite@bellsouth.net
954-253-2265

REVISIONS
1 5-1-2026: Per City Comments
2 5-11-2026: Palm #11 Remove per FPL Pad

Tree Survey / Disposition Plan
Dubey Residence
1320 Hollywood Blvd.
Hollywood, Florida 33019

DRAWN: TW
CHECKED: TW
DATE: 10-29-2025
SCALE: 1"=10'

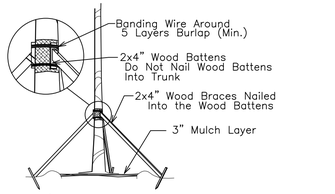
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Sheet 1 Of 3

GENERAL LANDSCAPE NOTES

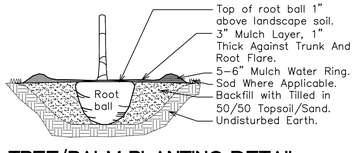
- The plan takes precedence over the plant list.
- 2 Full business days before digging, call toll free 1-800-432-4770 Sunshine State One Call of Florida, Inc. Notification Center. Contractors are responsible for coordinating with the owners and appropriate public agencies to assist in locating and verifying all underground utilities prior to excavation. All existing utilities shown on the plans are to be considered approximate and should be verified by the contractor prior to the start of work operations.
- General site and berm grading to +/- 1 inch (1") shall be provided by the general contractor. All finished site grading and final decorative berm shaping shall be provided by the landscape contractor.
- All sizes shown for plant material on the plans are to be considered Minimum. All plant material must meet or exceed these minimum requirements for both height and spread. Any other requirements for specific shape or effect as noted on the plan(s) will also be required for final acceptance.
- All plant material furnished by the landscape contractor shall be Florida #1 or better as established by Grades and Standards for Florida Nursery Trees and Plants.
- All trees designated as single trunk shall have a single, relatively straight, dominant leader, proper structural branching and even branch distribution. Trees with bark inclusion, tipped branches, and co-dominant trunks will not be accepted. Trees with girdling, circling and/or plunging roots will be rejected.
- All planting beds shall be free of all rocks ½" or larger, sticks, and objectionable material including weeds, weed seeds. All limerock shall be removed/cleaned down to the native soils. Planting soil 50/50 sand/topsoil mix shall be delivered to the site in a clean loose and friable condition and is required around the root ball of all trees and palms, the top 6" of all shrubs and ground cover beds. This soil can be tilled into the existing soil after the existing soil has been cleaned of all rocks, limestone and sticks. Recycled compost is encouraged as a soil amendment alternative. Sod 1.5-2" topsoil comes furnished.
- All burlap, string, cords, wire baskets, plastic or metal containers shall be removed from the rootballs before planting. Remove all bamboo and metal nursery stakes. Remove all tagging tape.
- All trees/palms shall be planted so the top of the root ball, root flair are slightly above final grade. Shrub material shall be planted such that the top of the plant ball is flush with the surrounding grade. It is the sole responsibility of the landscape contractor to insure that all new plantings receive adequate water during the installation and during all plant warranty periods. Deep watering of all new trees and palms and any supplemental watering that may be required to augment natural rainfall and site irrigation is mandatory to insure proper plant development and shall be provided as a part of this contract.
- All trees/palms shall be staked using biodegradable material. No wire, black strapping, or other synthetic material shall be used. Nailing into trees and palms for any reason is prohibited and the material will be rejected. Please refer to the planting details
- All landscape areas shall be irrigated by a fully automatic sprinkler system with a minimum 100% coverage with all heads adjusted to 50% overlap. Each system shall be installed with an operational rain sensor and rust inhibitor.
- No fertilizers are required.
- All landscape areas shall be covered with Pine Straw, Pine Bark, Eucalyptus or sterilized seed free Melaleuca mulch to a minimum depth of two inches (2") of cover when settled. Spread mulch to 1" thickness 3" away from the trunks/stems of all plant material. All trees in sodded areas shall have a clean cut 4' diameter mulch ring. The 5-6" height water ring shall be made from mulch, not soil. Certain areas may receive a thicker mulch cover where noted on plans. Cypress, red, gold and green mulch is prohibited.
- Please refer to the planting details for a graphic representation of the above notes.
- All plant material as included herein shall be warranted by the landscape contractor for a minimum period of 12 months after final inspection approval.

City of Hollywood Notes:

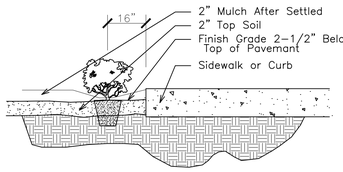
- No landscape substitutions shall be made without the City of Hollywood approval.
- No tree removal or planting allowed until sub permits are fully approved by city.
- Trees and Palms shall not be removed without first obtaining an approved Tree Removal Permit from the City of Hollywood.
- Contractor to provide screening hedge for any additional equipment not shown on plan. Provide minimum of 36" ht.
- Plant material shall not be planted in the root balls of any tree.
- The landscape shall not obstruct onsite stormwater runoff retention proposed within swales.
- Landscaping within the triangular areas shall provide unobstructed cross visibility at a level between 2 feet and 6.5 feet.



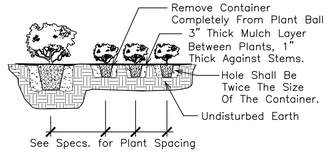
TREE/PALM BRACING DETAIL
NTS



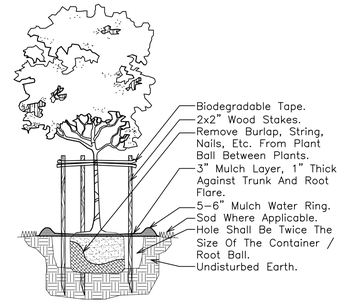
TREE/PALM PLANTING DETAIL
NTS



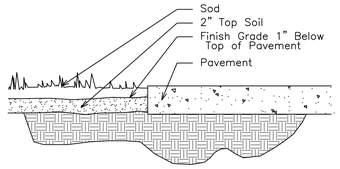
SHRUB INSTALLATION DETAIL
NTS



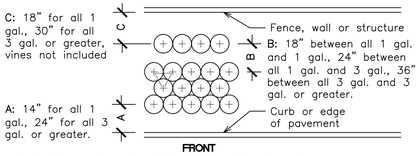
SHRUB PLANTING DETAIL
NTS



SMALL TREE PLANTING DETAIL
NTS



SOD INSTALLATION DETAIL
NTS

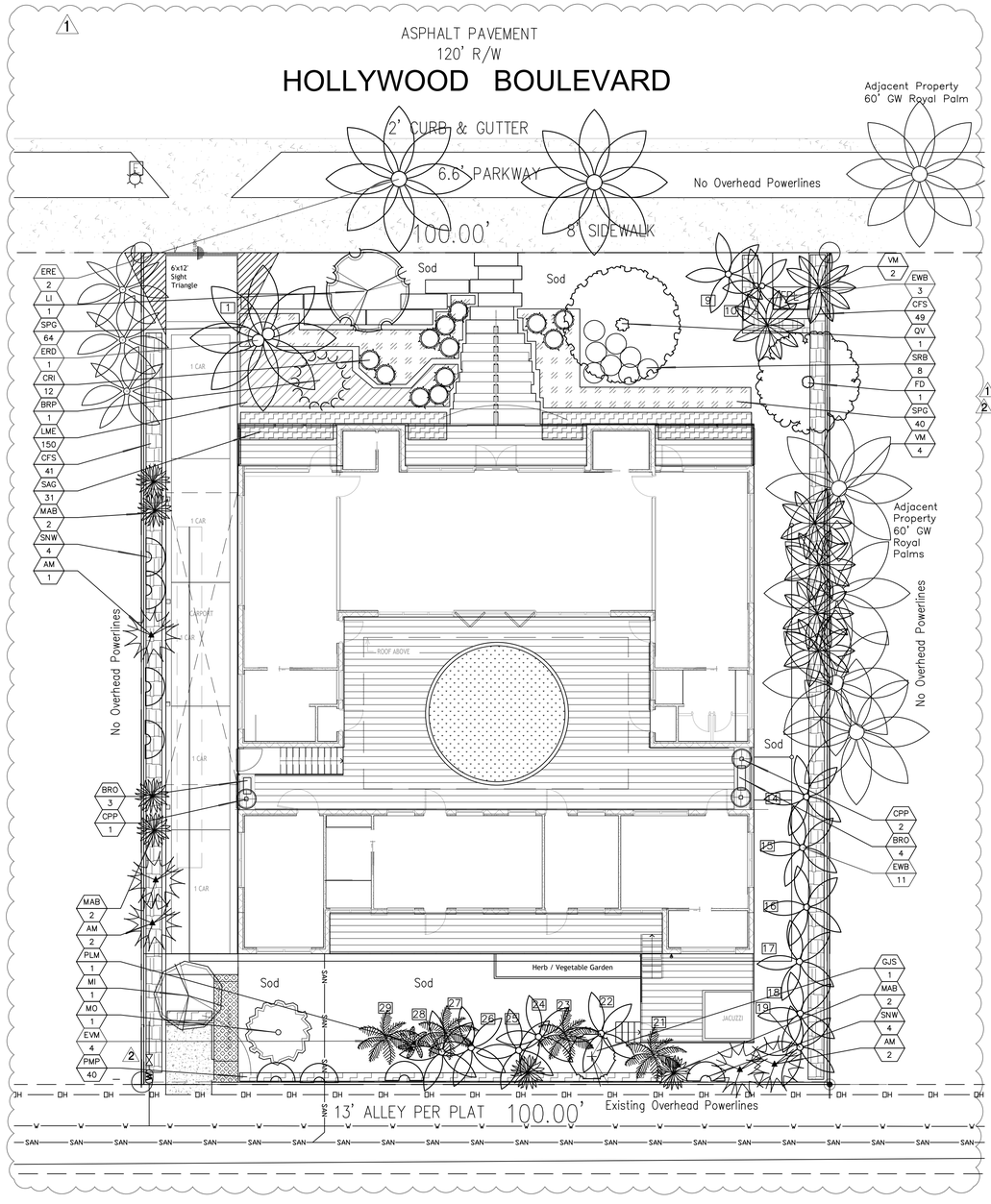


TYPICAL SHRUB SPACING DETAIL
NTS

1

Atul Res Plant List

		Drought	QTY.		Botanical Name / Common Name	Specifications per Sec. 3.3 Landscape Manuel	
EXISTING PALMS							
ERE	(N)	V	2		Roystonea elata / Royal Palm	60' OA Ht. Parkway Street Trees	
ERD	(N)	V	1		Roystonea elata / Royal Palm, Double	60' OA Ht., Front Yard Code	
EVM		V	4		Veitchia montgomeryana / Montgomery Palm, Triple	25' OA Ht.	
EWB		V	14		Wodyetia bifurcata / Foxtail Palm	25' OA Ht.	
Code							
PROPOSED TREES							
FD		V	1		Filicium decipiens / Japanese Fern Tree	12'x4-5', 2" DBH, Sng. Trunk	
LI		V	1		Lagerstroemia indica / Crape Myrtle	12'x4-5', 2" DBH, Sng. Trunk	
QV	(N)	V	1		Quercus virginiana / Live Oak	12'x4-5', 2" DBH, Sng. Trunk	
			6		**Total Code Trees / Palms (3 RE)**		
			4		**Native Trees / Palms**		
			67%		**Native Trees / Palms**		
MITIGATION PALMS							
AM		V	5		Adonidia merrillii / Christmas Palm	8' CT	
VM		V	5		Veitchia montgomeryana / Montgomery Palm	8' CT	
						Palms Added	**10**
						Palms Removed	**10**
						Palms Deficiency	**0**
						$350 per 2" DBH Palm or Tree to Tree Trust Fund	**$0**
MISC TREES							
Mil		V	1		Mangifera indica / Mango Alphonso	6-8'x3-4', 1-1.5" DBH, Sng. Trunk	
MO		V	1		Moringa Oleifera / Horseradish Tree	8-10'x3-4', 1-1.5" DBH, Sng. Trunk	
SHRUBS							
BRP		V	1		Beaucarnea recurvata / Ponytail Palm	5' OA Ht.	
CFS	(N)	V	90		Clusia flava / Small Leaf Clusia	24'x 18-24", 30" OC	
CPP		V	3		Cyperus papyrus / Papyrus	36"x 18"	
CRI	(N)	V	12		Crinum asiaticum / Tree Crinum	3' X 3'	
GJS		V	1		Gardenia jasminoides / Gardenia Standard	5' OA Ht.	
MAB		V	6		Musa acuminata / Cavendish Banana	5' OA Ht.	
PLM		V	1		Pachypodium lamerei / Madagascar Palm	2-3' OA Ht.	
PMP		V	40		Podocarpus maki / Podocarpus	24'x 18-24", 18-20" OC	
SAG		V	31		Schefflera arboricola / Green Dwarf Schefflera	24'x 18-24", 24" OC	
SNW		V	8		Strelitzia nicolai / White Bird of Paradise	5' OA Ht.	
SRB		V	8		Strelitzia reginae / Bird of Paradise	18'x 18"	
			201		**Total Shrubs**		
			102		**Native Shrubs**		
			51%		**Native Shrubs**		
GROUND COVERS / SOD							
BRO		V	7		Bromeliad spp. / Bromeliads	8" Spr., 15-20" OC	
LME		V	150		Liriope muscari 'eg' / Liriope Evergreen Giant	12" Spr., 12-15" OC	
SPG		V	104		Spathoglottis plicata / Ground Orchid	12" Spr., 12-15" OC	
Sod		M	By GC	S.F.	Stenotaphrum secundatum / St. Augustine 'Palmetto'	Solid application - no gaps	



CITY OF HOLLYWOOD PLANTING CALCULATIONS		Required		Provided
Sec. 2.1:1	**Perimeter Street Tree Requirement: One 12' Tree at 50' OC**			
	100 Feet of Hollywood Blvd.	2		2
Sec. 2.1	**SFR: Tree and Shrub Requirement - Single Family Residence**			
	3 Trees Front Half of Plot	3		3
	15 Shrubs Front Half of Plot	15		25
	1 Tree Rear Half of Plot	1		1
	10 Shrubs Rear Half of Plot	10		10
	Total Trees:	**6**		**6**
	Total Shrubs:	**25**		**25**

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Call 811 or www.sunshine811.com two full business days before digging to have utilities located and marked.

Check positive response codes before you dig!

THOMAS WHITE, ASLA-ISA
LANDSCAPE ARCHITECT, LEED GREEN ASSOCIATE, CERTIFIED ARBORIST,
tcawhite@bellsouth.net
954-253-2265

REVISIONS

3-9-2026: Per Historic Board Comments
5-1-2026: Per City Comments
5-11-2026: SW Corner Minor Rev.

Landscape Permit Plan

Dubey Residence

1320 Hollywood Blvd.
Hollywood, Florida 33019

DRAWN: TW
CHECKED: TW
DATE: 10-29-2025
SCALE: 1"=10'

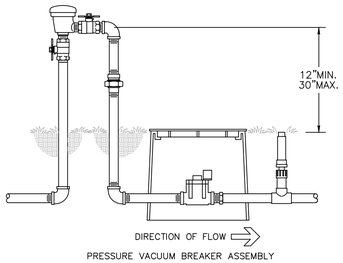
Sheet No.
L-2
Sheet 2 Of 3

IRRIGATION LEGEND:

- 1" MAIN LINE
- LATERAL ZONE LINES.
- CONTROLLER - Intermatic Electric 4 station controller
- Mini Clik automatic rain sensor shutoff switch mounted outside on eave of structure.
- ZONE VALVES - Fimco 4 Station Indexing.
- (W) EXISTING WATER METER.
- (S) SLEEVES - Sch. 40, 2 Sizes Larger. NOTE - Pipe Size Shown is the Lateral Size, NOT the Sleeve Size
- 6' POP-UP SPRAY - Hunter MP Rotator Series: Nozzles as Required. NOTE - All of the below may not be used

		MP2000 13-21' Radius	MP1000 8-15' Radius	MP800 6-12' Radius
90	Q			
120	T			
180	H			
240	TT			
270	TQ			
360	F			

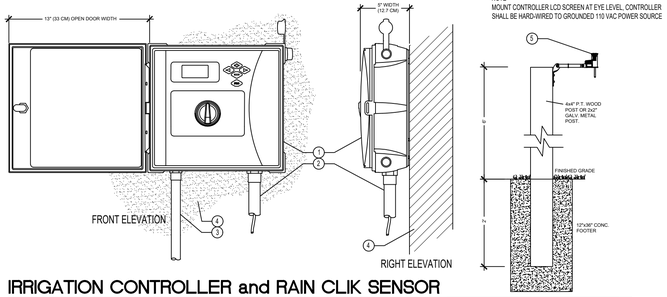
- 6' POP-UP FLOOD BUBBLER - Hunter MSBN-10F.
- 6' POP-UP STREAM BUBBLER - Hunter S-CST-B 5'R.
- SS-530 5 x 30'
- DRIP LINES 1' SPACING / EMITTERS EVERY 12".
- 0.0 GPM / 1 ZONE # / 1" VALVE SIZE



PRESSURE VACUUM BREAKER ASSEMBLY
OUTDOOR HORIZONTAL INSTALLATION

WILKINS MODEL 720A

NTS



IRRIGATION CONTROLLER and RAIN CLIK SENSOR

NTS

IRRIGATION NOTES:

Piping:
Main Lines: PVC SCH 40 Solvent Weld.
Zone Lines: PVC SCH 40 Solvent Weld. 1/2 in. is not used.
All lateral pipe is 3/4 in.
Sleeves and suction Line: PVC SCH 40.

Fittings: SCH 40 PVC

Fabrication: To manufacturers specifications. Use blue or grey PVC cement, square cut, clean and prime all joints.

Allow all main lines to cure for 24 hours before pressuring.

All pipe, fittings, and solvents to conform to latest ASTM specs.

Depth of Lines: Main Line and wiring = 18 in. depth, min.
Sleeving under pavement = 24 in. depth, min.
Suction Line = 24 in. depth, nominal.
Zone Lines 1-1/2 in. and smaller = 15 in. depth, min.

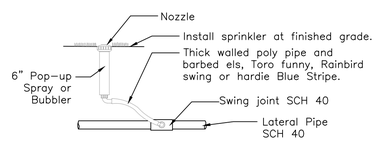
Control Wires: AWG 14 for all hot wires and AWG 12 for common.
Solid copper type UF UL listed for direct burial.
Run wires under main.
Run spares, two min.
Splice wires only in a valve box. All splices shall be moisture proof using Snap tite or DBY UL connectors.
Common shall be white, hot shall be red or color coded
Spare shall be black. Run all wires in Grey Electrical SCH 40 conduit..

Backfill all trenches free of debris, compact to original density, flush all lines, use screens in all heads, adjust heads for proper coverage avoiding excess water on walls, walks, etc.

All details are graphically shown only. All quantities shall be verified by the contractor prior to installation. It shall be the contractors responsibility to assure complete overlapping coverage. Any discrepancies shall be reported to the owner and landscape architect before proceeding. Codes and local regulations shall take precedence over these plans, it is the contractors responsibility to comply. The landscape architect reserves the right to make minor field changes, the contractor may field adjust spray nozzle selection to provide for proper 100% min. coverage.

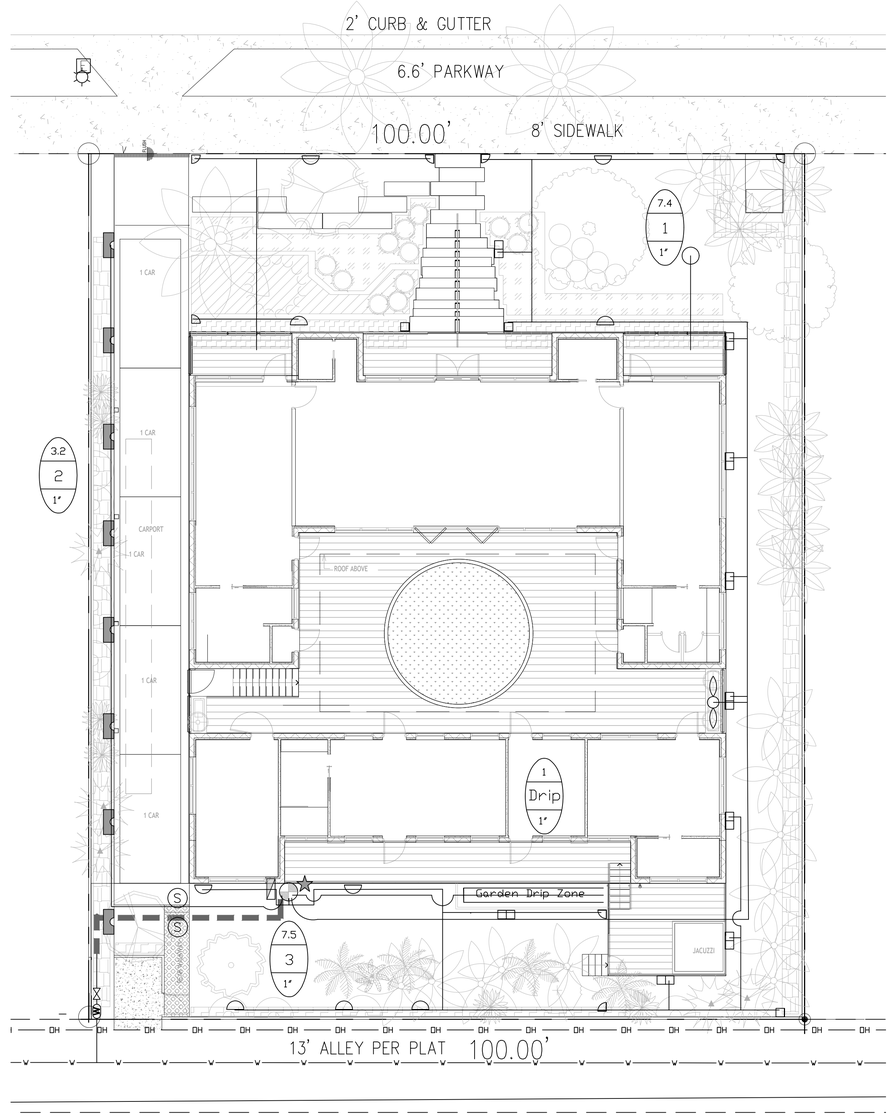
Provide owner with an accurate as installed plan(s) at completion showing main lines, wiring, valves, crossings, etc. using dimensions from fixed datums.

Contractor shall verify all underground utilities prior to commencement of work.



6" Pop-up Spray / Bubbler Detail

NTS



Sunshine811

Call 811 or www.sunshine811.com two full business days before digging to have utilities located and marked.

Check positive response codes before you dig!

THOMAS WHITE, ASLA-ISA
LANDSCAPE ARCHITECT, LEED GREEN ASSOCIATE, CERTIFIED ARBORIST,
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REVISIONS

Irrigation Permit Plan

Dubey Residence

1320 Hollywood Blvd.
Hollywood, Florida 33019

DRAWN: TW
CHECKED: TW
DATE: 10-29-2025
SCALE: 1"=10'

Sheet No.
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Sheet 3 Of 3

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, 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 (E) 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 NECESSARY 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 REQUIRED TESTING OR APPROVALS 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 OWNER/OPERATOR 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, WHETHER 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 SHALL CONTACT ALL NON-PARTICIPATING UTILITIES DIRECTLY FOR 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 TESTING. 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, GRATES, 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 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

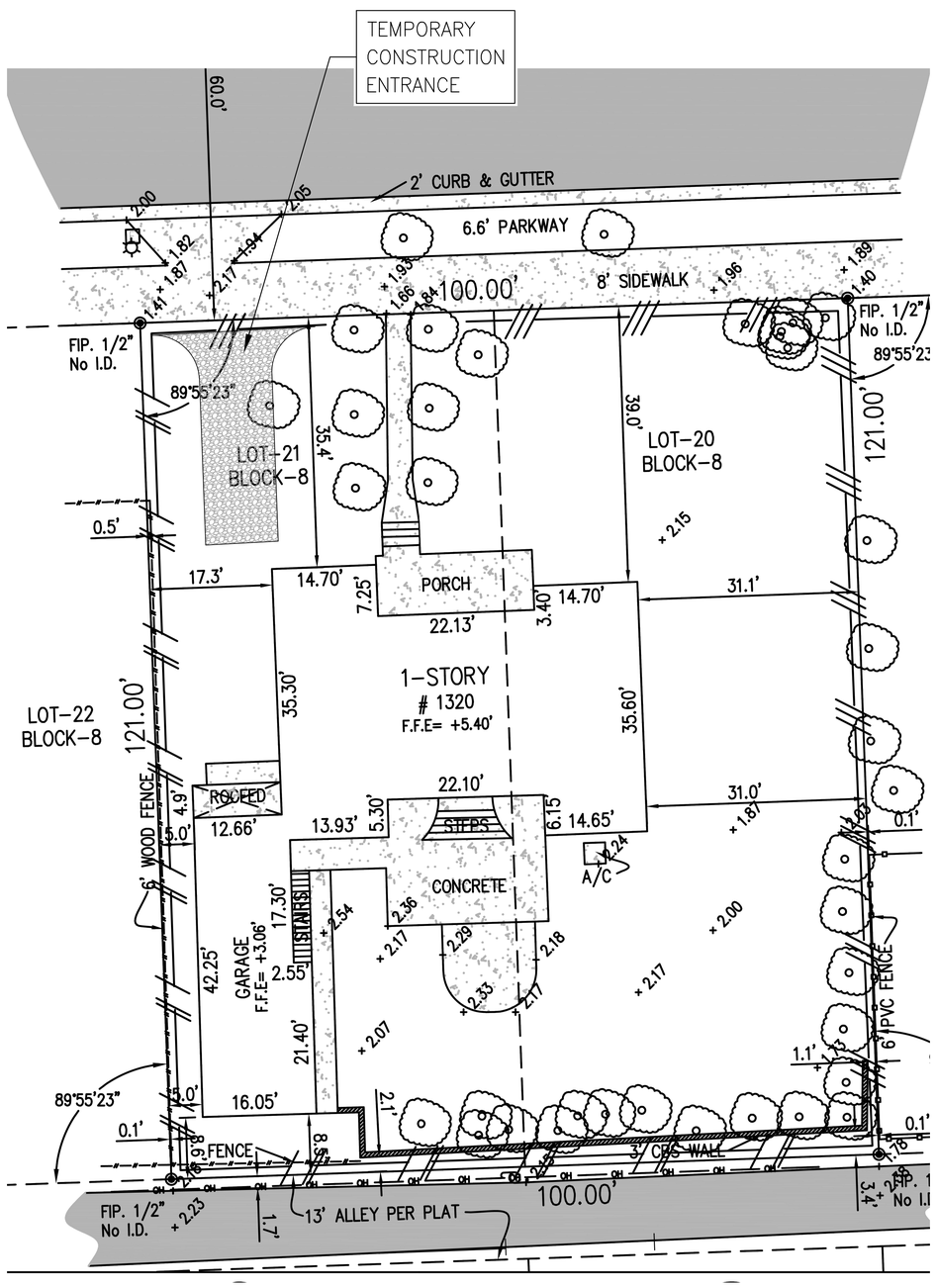
1. UNLESS OTHERWISE DIRECTED BY THE OWNER OR ENGINEER, THE CONTRACTOR IS EXPECTED TO CONTAIN ALL CONSTRUCTION ACTIVITIES WITHIN THE PROPERTY, RIGHT-OF-WAY, AND EASEMENTS AS INDICATED ON THE DRAWINGS. AT NO TIME SHALL THE CONTRACTOR DISTURB SURROUNDING PROPERTIES OR TRAVEL ON SURROUNDING PROPERTIES WITHOUT 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 OWNER 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 10 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 1 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

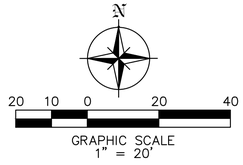
1. GRADING SHOWN ON THESE PLANS ARE PROVIDED TO THE CONTRACTOR TO EXPRESS THE GENERAL GRADING INTENT OF THE PROJECT. THE CONTRACTOR SHALL BE EXPECTED TO GRADE THE ENTIRE SITE TO PROVIDE POSITIVE DRAINAGE IN ALL AREAS THROUGHOUT THE SITE. SUBCONTRACTORS SHALL BE PROVIDED BETWEEN SPOT ELEVATIONS AS SHOWN 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 1/4INCH 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 CONTACTOR 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 1000 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, SW, 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; 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 OVER EXCAVATED MATERIAL WITH SUITABLE SOILS.
11. EXCEPT AS OTHERWISE INDICATED, EXCAVAT



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



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.

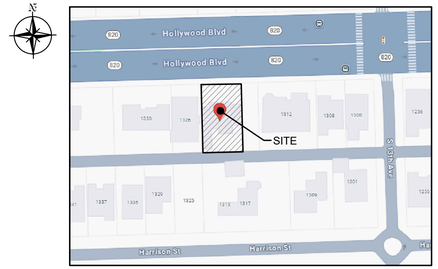
WASHING AREAS

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.

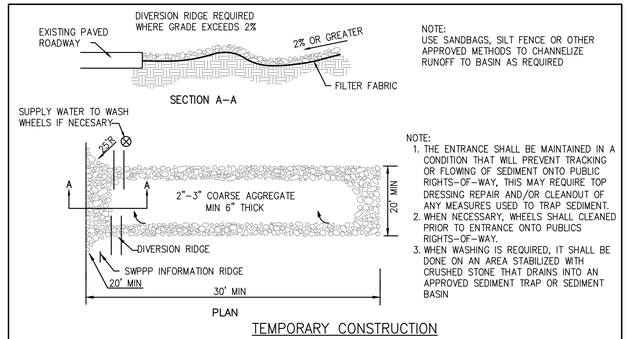
LEGEND

PROPERTYLINE

PROPOSED SILT FENCE

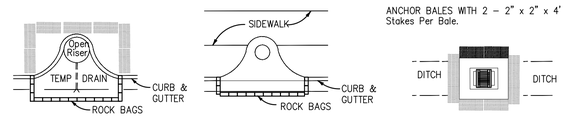


LOCATION MAP
N.T.S.

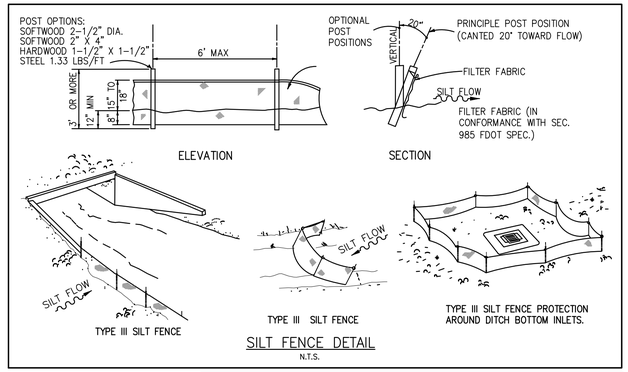


TEMPORARY CONSTRUCTION ENTRANCE DETAIL
N.T.S.

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.

This item has been digitally signed and sealed by Jorge Szauer, PE. On May 15, 2026.

Printed copies of this document are not considered signed and sealed and the signature must be verified on any electronic copies.

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: ATUL RESIDENCE
1320 Hollywood Blvd, Hollywood, FL 33019

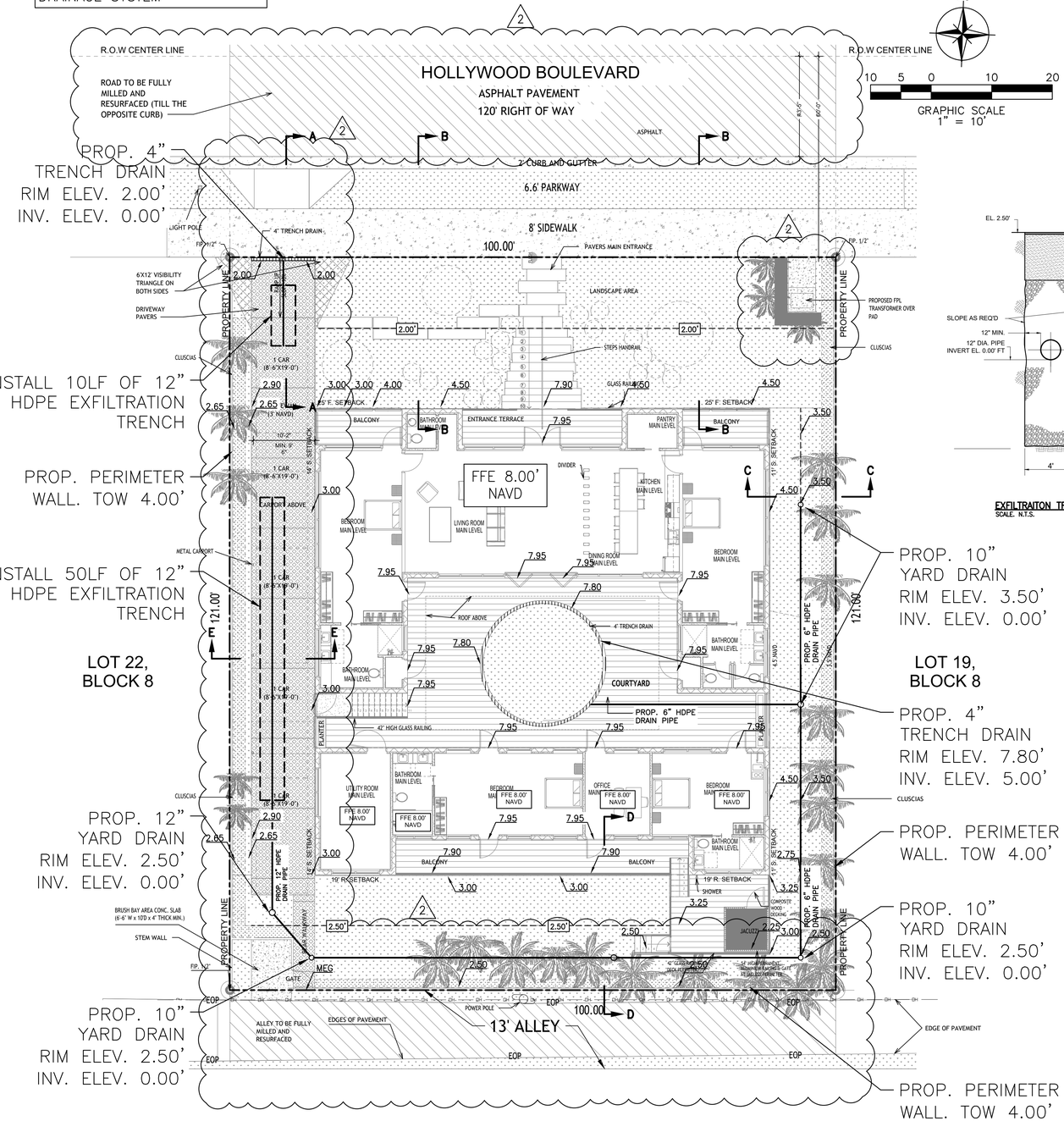
Plan Description: EROSION CONTROL PLAN

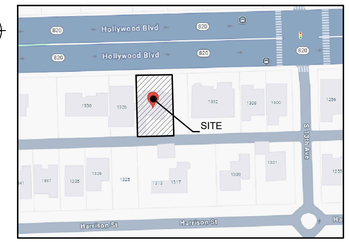
Seal:
JORGE SZAUER
FLA. REG. P.E. # 62579

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

Sheet: C-02 of Sheets.

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





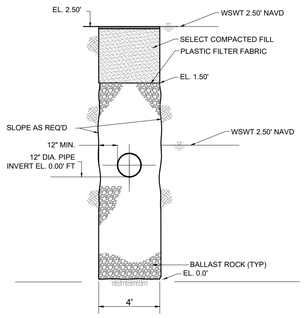
LOCATION MAP
N.T.S.

NOTE:
ALL PEDESTRIAN SHALL HAVE A MAXIMUM CROSS SLOPE OF 2% AND A MAXIMUM LONGITUDINAL SLOPE OF 5% TO COMPLY WITH ADA REQUIREMENTS

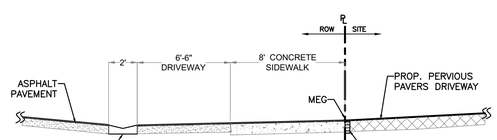
NOTE:
ANY LIP FROM 1/4" BUT NO GREATER THAN 1/2" WILL BE BEVELED TO MEET ADA REQUIREMENTS

ALL ELEVATIONS ARE RELATIVE TO THE NAVD 88 DATUM

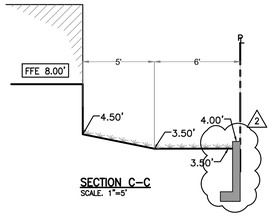
GRAPHIC SCALE
1" = 10'



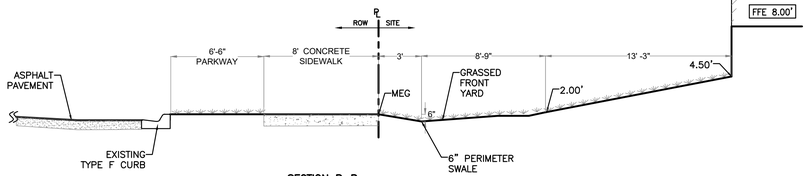
EXFILTRAITON TRENCH DETAIL
SCALE. N.T.S.



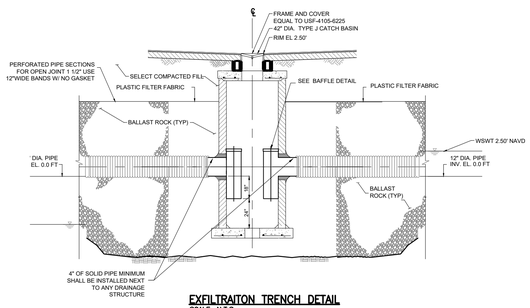
SECTION A–A
SCALE. 1"=5'



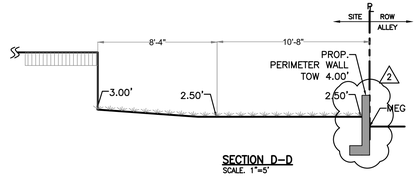
SECTION C–C
SCALE. 1"=5'



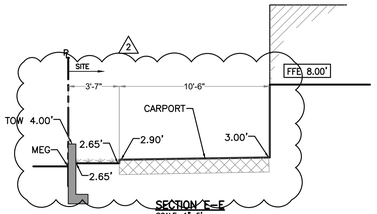
SECTION B–B
SCALE. 1"=5'



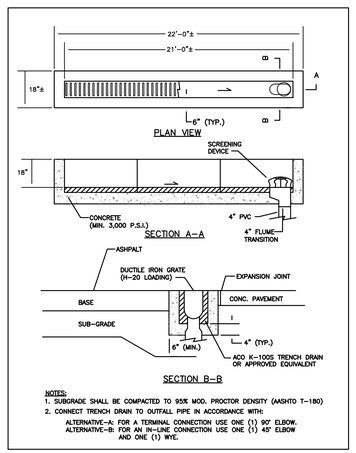
EXFILTRAITON TRENCH DETAIL
SCALE. N.T.S.



SECTION D–D
SCALE. 1"=5'

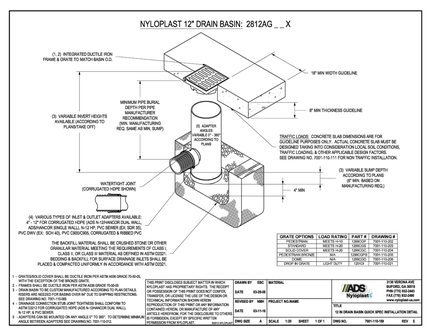


SECTION E–E
SCALE. 1"=5'



NOTES:
1. SUBGRADE SHALL BE COMPACTED TO 95% MOD. PROCTOR DENSITY (AASHTO T-180)
2. CONNECT TRENCH DRAIN TO OUTFALL PIPE IN ACCORDANCE WITH:
ALTERNATIVE–A: FOR A TERMINAL CONNECTION USE ONE (1) 90° ELBOW.
ALTERNATIVE–B: FOR AN IN–LINE CONNECTION USE ONE (1) 45° ELBOW AND ONE (1) WYE.

TRENCH DRAIN DETAIL
SCALE. 1"=5'



NOTES:

a. 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.

LEGEND

PROPERTY LINE	GRASS
+ 4.50 / 7.50 EXISTING ELEVATION	CONCRETE
PROP. GRADING ELEVATION	ASPHALT
MEG MATCH EXISTING GRADE	

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:
2 H.B. COMMENTS 05/14/2026 J.S.

Client:
Project: ATUL RESIDENCE
1320 Hollywood Blvd, Hollywood, FL. 33019

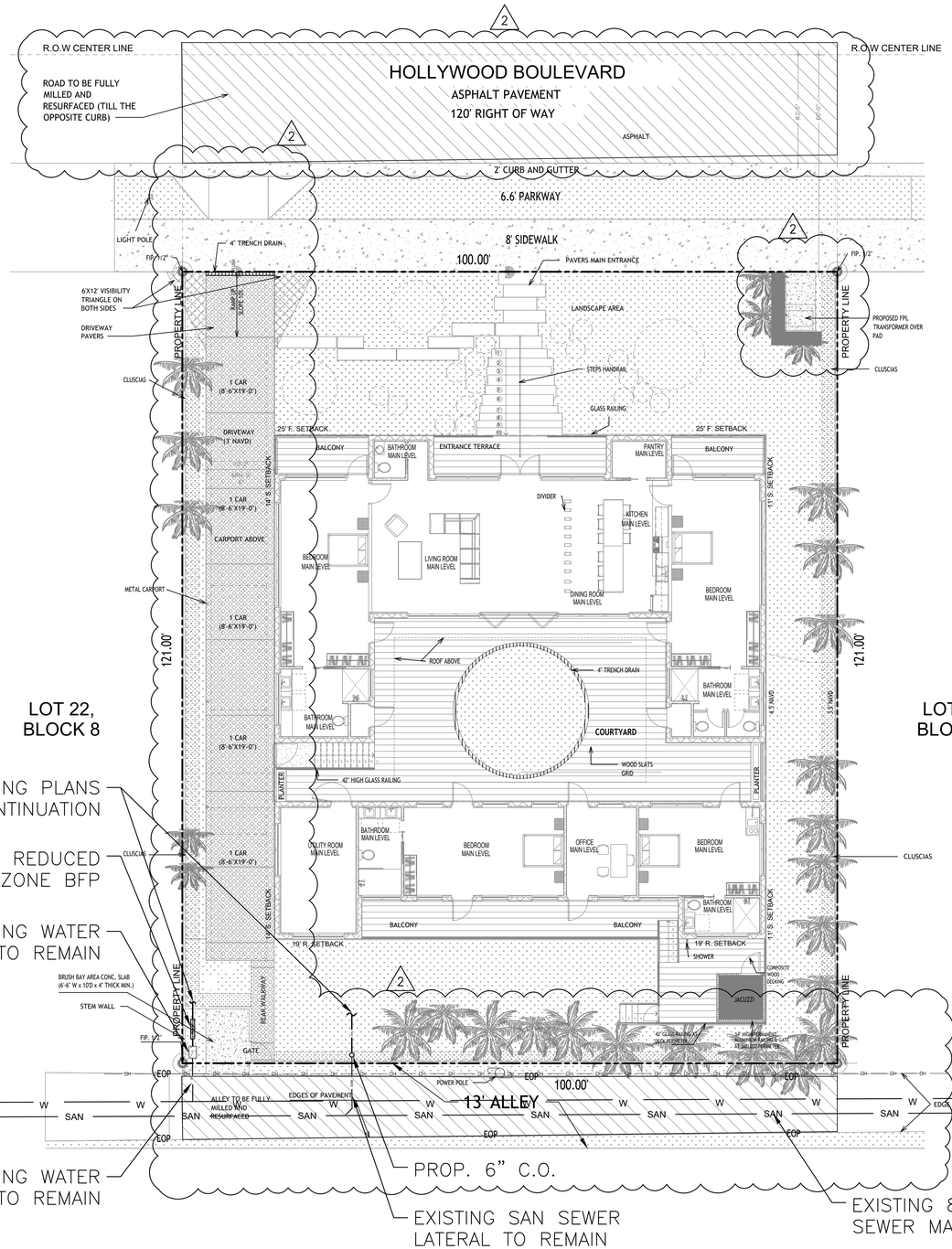
Plan Description: PAVING, GRADING & DRAINAGE

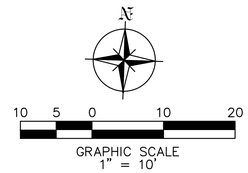
Seal:
JORGE SZAUER
FLA. REG. P.E. # 62579

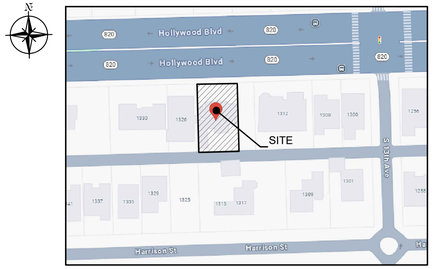
Designed by:	JORGE M. SZAUER
Drawn by:	J. JANSE
Revised & Sealed:	JORGE M. SZAUER
Date:	OCTOBER 2025
Scale:	AS SHOWN
Job N°:	

Sheet: C-03 of Sheets

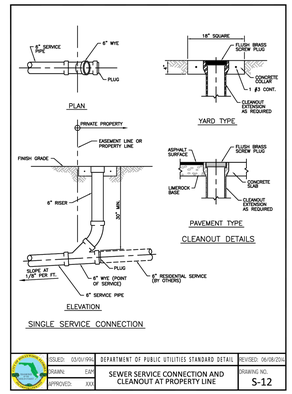
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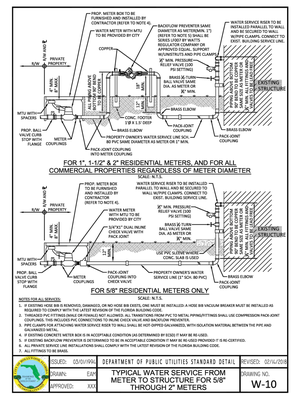






LOCATION MAP
N.T.S.





NOTE:

EXISTING ASPHALT ALLEY SHALL BE MILLED & RESURFACED IN ITS ENTIRELY ALONG THE PROPERTY BOUNDARY

LEGEND

- PROPERTY LINE
- GRASS
- CONCRETE
- ASPHALT
- MILL & RESURFACE

This item has been digitally signed and sealed by Jorge Szauer, PE. On May 15, 2026.

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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:

2 H.B. COMMENTS 05/14/2026 J.S.

Client:

Project: ATUL RESIDENCE

1320 Hollywood Blvd, 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:	OCTOBER 2025
Scale:	AS SHOWN
Job N°:	

Sheet: C-04 of Sheets

“EMAIL CONFIRMING PRE-APPLICATION MEETING NOT REQUIRED FOR THIS CATEGORY A SINGLE FAMILY RESIDENCE PROJECT”

From: Juan Kung <jkung@kallerarchitects.com>
Sent: Monday, May 11, 2026 1:50 PM
To: Beecher, Anthony <Anthony.Beecher@dot.state.fl.us>; Samaroo, Raquel <Raquel.Samaroo@dot.state.fl.us>
Cc: Javier Saavedra <jsaavedra@kallerarchitects.com>
Subject: RE: FDOT BROWARD COUNTY - CITY OF HOLLYWOOD - #25075 - 1320 HOLLYWOOD BOULEVARD

Good afternoon Anthony,

Thank you for providing this helpful link.

As this is a Single Family Residence and I was filling in my Application I got to this Point realizing I may not need this:

Trip Generation Calculation

Trip generation is the process by which the number and type of person trips associated with a given land use is estimated. FDOT defines driveways by seven categories, as shown in Table 1, based on the number of vehicle trips per day generated by the site.

Driveway Category: (Required)*

See Table 1, below.
NOTE: PRE-APPLICATION MEETING IS NOT REQUIRED FOR DRIVEWAY CATEGORY "A"

A

Table 1: Driveway Category

	Driveway Category	Vehicle Trips/Day	Typical Land Uses
	A	1 – 20	1 or 2 single family homes

As NOTE, says PRE-APPLICATION MEETING IS NOT REQUIRED FOR DRIVEWAY CATEGORY "A". Am I incorrect?

Your response would be much appreciated. Thank you.

Best regards,

KallerArchitecture

Juan Ignacio Kung | Architectural Associate
2417 Hollywood Blvd Hollywood, FL
t. 954 920 5746
e. jkung@kallerarchitects.com
w. kallerarchitects.com

RE: FDOT BROWARD COUNTY - CITY OF HOLLYWOOD - #25075 - 1320 HOLLYWOOD BOULEVARD

BA Beecher, Anthony

Responder | Responder a todos | Reenviar | Lun 11/5/2026 13:57

Para: Juan Kung; Samaroo, Raquel
CC: Javier Saavedra

Iniciar respuesta con: Ok, thank you. | Thank you for the clarification. | Great, thanks for the info!

Juan

You are correct, a Category A Single Family residence does not require a Pre-App Letter but might need a permit fi you are doing work within the FDOT ROW.

Anthony Beecher
District Permits Coordinator - Broward
FDOT District IV
3400 W Commercial Blvd
Ft. Lauderdale, FL 33309
Phone (954) 777-4372
Anthony.Beecher@dot.state.fl.us

OSP Permit Link: https://osp.fdot.gov

District Four FDOT DMO District Maintenance Office

Project ID.: **1320 Hollywood Blvd**
Engineer: **Jorge M. Szauer, P.E.**
Client: **Kaller Arch**
Date: **11/20/2025**

Surface Water Management Calculations for 1320 Hollywood Blvd

Proposed is the construction of a single Family Home on a 0.28 acre lot, located at 1320 Hollywwod Blvd, Hollywood, Florida. The proposed drainage system will be designed to meet with the City of Hollywood and Broward County requirements to retain on-site the pre vs. post run-off difference for a 25-year, 72-hour storm event . The proposed drainage system will consist of swales/retention areas and 50 LF of exfiltration trench.

STORMWATER RETENTION CALCULATIONS

LANDUSE BREAKDOWN

Table 1 summarizes the proposed landuse breakdown of the project

Table 1 - Site Landuse Breakdown

Description	Existing Site	Proposed Site
Total Site Area (ac):	0.28	0.28
Roof Area (ac):	0.06	0.13
Impervious Area (ac):	0.02	0.04
Pervious Area (ac):	0.20	0.11

SOIL STORAGE

SITE

Soil Storage (S) was calculated to be **0.32** inches over the entire site for the **Existing Conditions** (see soil storage calculations attached)

Soil Storage (S) was calculated to be **0.74** inches over the entire site for the **Proposed Conditions** (see soil storage calculations attached)

RUNOFF CALCULATIONS

$Q=(P-0.2S)^2/(P+0.8S)$

SITE

		Existing			Proposed			Δ Pre vs Post
Design Frequency	Precipitation P (in)	Soil Storage S (in)	Runoff Q (in)	Runoff Volume (Ac-ft)	Soil Storage S (in)	Runoff Q (in)	Runoff Volume (Ac-ft)	Runoff Volume (Ac-ft)
5y-1h	3.28	0.32	2.92	0.068	0.74	2.53	0.06	-0.008
25y-3d	13	0.32	12.62	0.29	0.74	12.15	0.28	-0.01
100y-3d	16	0.32	15.62	0.36	0.74	15.14	0.35	-0.01

SWALE / RETENTION AREA CALCULATIONS

The retention system is designed to retain the runoff produced by a 5y-1h storm event of 3.28"

5y-1h runoff volume = 0.06 ac-ft > Δ Pre vs Post

Total Swale area (Green Area) reserved for stormwater retention = 0.044 ac @ 1.0' deep = 0.044 ac-ft

Total Swale area (Green Area) reserved for stormwater retention = 0.011 ac @ 0.5' deep = 0.005 ac-ft

Additionally, 50 LF of exfiltration trench is being provided.

EXFILTRATION TRENCH CALCULATIONS

Water Table Elevation: 1.0 FT NAVD

Average Finished Grade for Trench Purposes 2.5 FT NAVD

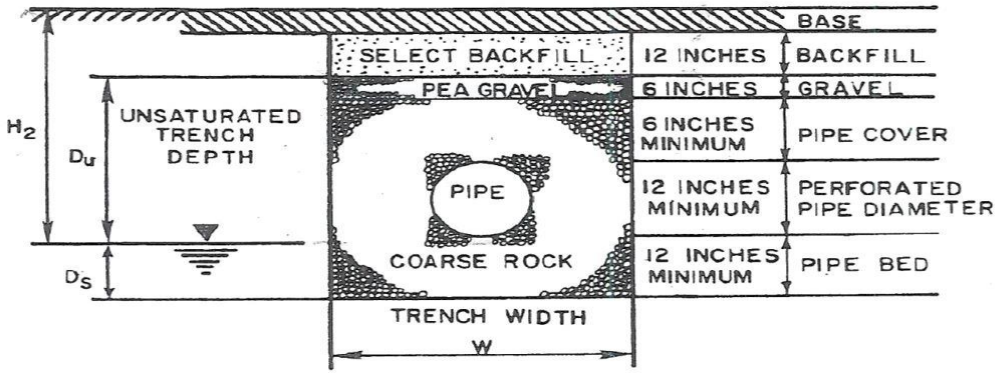
Exfiltration Trench Length = Volume / (K(H2*W + 2*H2*Du - Du^2 + 2*H2*Ds) + (1.39E-4*W*Du))

L= 49 Ft - Length of trench required
V= 0.13 Acre-inch - Volume treated
W= 4 Ft - Trench Width
K= 2.0E-04 CFS/FT^2-Ft. Head - Hydraulic Conductivity (See attached Soil Percolation Tests Report)
H2= 1.5 Ft - Depth to Water Table
Du= 0.5 Ft - Non-Saturated Trench Depth
Ds= 3.5 Ft - Saturated Trench Depth

This item has been digitally signed and sealed by Jorge Szauer, PE. On November 20, 2025.
Printed copies of this document are not considered signed and sealed and the signature must be verified on any electronic copies.

Jorge M. Szauer
FL P.E. No. 62579

SFWMD - Typical Exfiltration Trench Section



Length of Trench Required = 49 Ft
Length of Trench Provided = 50 Ft

Total Retention Volume = 0.049 ac-ft (Swales/Ret Area) + 0.011 ac-ft (Exf Trench) = 0.060 ac-ft > 0.060 ac-ft **OK**

The retention system will provide enough capacity to retain the runoff from a 5y-1h storm event in excess of the difference in runoff from the pre vs post conditions for the 25y-3d and the 100y-3d storm events

Jorge M. Szauer
FL P.E. No. 62579

Soil Type: Coastal Soils; Sandy (1)

Soil Storage Calculation

DWT	S (inches)
0	0
1	0.6
2	2.5
3	6.6
4	10.9

Project: **1320 Holly Blvd - Existing**

Date: **20-Nov-25**

User Enter Data is Shown in Blue & Bold Font

SHGWT (Seasonal high groundwater table elevation: **1** ft NAVD

Total Impervious area (see note below): **0.080** acres

Pervious Area Description	Pervious Area Acreage (acres)	Low Elevation of Ground Surface (ft NAVD)	High Elevation of Ground Surface (ft NAVD)	Calculated Avg. Ground Surface Elvation (ft NAVD)	Calculated Depth to Groundwater (ft)	Calculated Uncompacted Soil Storage per SFWMD (inches)	Calculated Uncompacted Soil Storage per SFWMD (ac-ft)	Is Soil Compacted (enter Y or N)	Adjusted Soil Storage based on 75% Factor (ac-ft)	Note
A	**0.200**	**1.5**	**2.5**	2.00	1.00	0.600	0.010	**y**	0.008	Compacted Soil
				0.00	0.00	0.000	0.000	**y**	0.000	
				0.00	0.00	0.000	0.000	**Y**	0.000	
				0.00	0.00	0.000	0.000	**y**	0.000	
				0.00	0.00	0.000	0.000	**y**	0.000	
				0.00	0.00	0.000	0.000	**Y**	0.000	
				0.00	0.00	0.000	0.000	**Y**	0.000	
				0.00	0.00	0.000	0.000	**Y**	0.000	
				0.00	0.00	0.000	0.000	**Y**	0.000	
				0.00	0.00	0.000	0.000	**Y**	0.000	
Total	**0.200**	**<- total pervious area**							**0.008**	**<- ac-ft (Total)**

Calculated Composite Soil Storage: 0.321 inches CN = 1000/(S+10) = 96.9

Note: The composite soil storage calculated above is based on the total ac-ft of soil storage divided over the entire site area including pervious and impervious area. If the user desires to calculate the composite soil storage over only the pervious area, then the impervious area should be entered as zero above.

Soil Type: Coastal Soils; Sandy (1)

Soil Storage Calculation

DWT	S (inches)
0	0
1	0.6
2	2.5
3	6.6
4	10.9

Project: **1320 Holl Blvd Proposed**

Date: **20-Nov-25**

User Enter Data is Shown in Blue & Bold Font

SHGWT (Seasonal high groundwater table elevation: **1** ft NAVD

Total Impervious area (see note below): **0.170** acres

Pervious Area Description	Pervious Area Acreage (acres)	Low Elevation of Ground Surface (ft NAVD)	High Elevation of Ground Surface (ft NAVD)	Calculated Avg. Ground Surface Elvation (ft NAVD)	Calculated Depth to Groundwater (ft)	Calculated Uncompacted Soil Storage per SFWMD (inches)	Calculated Uncompacted Soil Storage per SFWMD (ac-ft)	Is Soil Compacted (enter Y or N)	Adjusted Soil Storage based on 75% Factor (ac-ft)	Note
Green	**0.110**	**2.5**	**3.5**	3.00	2.00	2.500	0.023	**y**	0.017	Compacted Soil
				0.00	0.00	0.000	0.000	**y**	0.000	
				0.00	0.00	0.000	0.000	**Y**	0.000	
				0.00	0.00	0.000	0.000	**y**	0.000	
				0.00	0.00	0.000	0.000	**y**	0.000	
				0.00	0.00	0.000	0.000	**Y**	0.000	
				0.00	0.00	0.000	0.000	**Y**	0.000	
				0.00	0.00	0.000	0.000	**Y**	0.000	
				0.00	0.00	0.000	0.000	**Y**	0.000	
				0.00	0.00	0.000	0.000	**Y**	0.000	
Total	**0.110**	**<- total pervious area**							**0.017**	**<- ac-ft (Total)**

Calculated Composite Soil Storage: 0.737 inches CN = 1000/(S+10) = 93.1

Note: The composite soil storage calculated above is based on the total ac-ft of soil storage divided over the entire site area including pervious and impervious area. If the user desires to calculate the composite soil storage over only the pervious area, then the impervious area should be entered as zero above.

Exfiltration Trench Calculation

Reference: SFWMD Vol. IV 11/20/2025

1320 Holl Blvd

Case 1:

Length = Volume / (K(H_2*W + 2*H_2*Du - Du^2 + 2*H_2*Ds) + (1.39E-4*W*Du))

This formula takes into consideration a safety factor of 2 and a 50% credit for retention system.

	Variable Definitions:
Ds =	Saturated Depth of Trench (ft)
Du =	Unsaturated Depth (ft)
H_2 =	Depth from Land Surface to Water Table (ft)
W =	Trench Width (ft)
Volume =	Required Wet Detention Volume (ac-in)
Length =	Calculated Trench Length (ft)
K =	Hydraulic Conductivity (ft/sec)

Note: (a)This equation **(Case 1)** is a special case. Validity criteria: (1) Ds<Du. (2) W < 2* (Ds+Du)
(b) Minimum pipe diameter is 12 inches, minimum trench width (W) is 3 ft.

Input:

Ds =	3.5	ft	Validity Check:	
Du =	0.5	ft	(1) Ds < Du ?	criterion NOT met
H_2 =	1.5	ft	(2) W < 2* (Ds+Du)?	Yes
W =	4	ft	(3) W > 3 ?	Yes
Volume =	0.13	ac-in		
K =	2.00E-04	cfs/ft^2 (i.e. ft/sec)		

Case 1: Calulated Trench Length = 34 ft

Case 2:
Length = Volume / (K(2*H_2*Du - Du^2 + 2 *H_2*Ds) + (1.39E-4*W*Du))

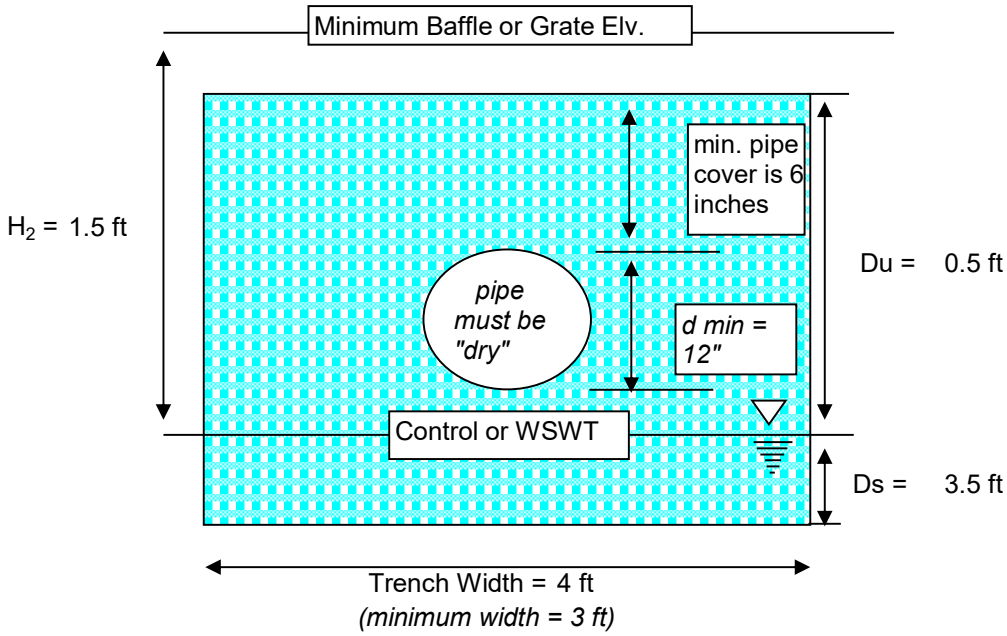
This formula takes into consideration a safety factor of 2 and a 50% credit for retention system.
This formula is valid if W > 2(Ds+Du) and Ds>Du.

Note: (a)This equation **(case 2)** is a special case. Validity criteria: (1) Ds>Du. (2) W > 2* (Ds+Du)
(b) Minimum pipe diameter is 12 inches, minimum trench width (W) is 3 ft.

Case 2: Calulated Trench Length = 49 ft

Validity Check:	
(1) Ds > Du ?	criterion NOT met
(2) W > 2* (Ds+Du)?	criterion NOT met

1320 Holl Blvd



(3) W > 3 ? Yes

Property Summary

Property ID: 514214011631



« Previous Next »

Property Owner(s):	METIS ADVISORY GROUP LLC
Mailing Address:	16400 COLLINS AVE #PH43 SUNNY ISLES BEACH, FL 33160 click here to update mailing address
Property Address:	1320 HOLLYWOOD BOULEVARD HOLLYWOOD, 33019-1518
Neighborhood:	Hollywood Lakes
Property Use:	01-01 Single Family
Millage Code:	0513
Adj. Bldg. S.F.:	2062 Card/Permits
Bldg Under Air S.F.:	1665
Effective Year:	1952
Year Built:	1938
Units/Beds/Baths:	1 / 3 / 2

Deputy Appraiser:	Residential Department
Property Appraiser Number:	954-357-6831
Property Appraiser Email:	realprop@bcpa.net

Abbr. Legal Des.:	HOLLYWOOD LAKES SECTION 1-32 B LOT 20,21 BLK 8

This property is a designated historic resource or is located within a historic district. Please contact Hollywood for more information at 954-921-3471 or planningdivision@hollywoodfl.org.

10 permits were found for

1320 HOLLYWOOD BLVD

View	Process #	Permit #	Description	Appl. Date	Permit Date
Details		**E17-102004**	AIR CONDITIONING-ELECTRICAL	12/5/2017	**12/5/2017**
Details		**B16-102537**	REROOF - METAL, TILE, WOOD, SHINGLE OR SHAKE	5/3/2016	**5/26/2016**
Details		**B15-101180**	WINDOW &/OR DOOR REPLACEMENT	3/9/2015	**3/12/2015**
Details		**B11-104678**	RAILING	12/2/2011	**12/6/2011**
Details		**M11-101168**	A/C CENTRAL (NEW)	9/15/2011	**12/5/2017**
Details		**E11-101464**	SERVICE CHANGE	7/20/2011	**7/22/2011**
Details		**B07-101872**	ROOFING FLAT	8/3/2007	**8/8/2007**
Details	31684	**B0203444**	WINDOW REPLACEMENT	4/22/2002	**6/14/2002**
Details		**B9503825**	RE-ROOF(COMBINATION OF TYPES)		**7/21/1995**
Details		**P9300304**	PLUMBING WORK		**3/15/19**

NAME OF OWNER Morris

ADDRESS: 1320 Nord. Blvd.

LEGAL DESCRIPTION

COST

DESCRIPTION OF CONST.

ARCHITECT:

PERMIT TYPE	NO.	DATE	TO WHOM	FIXT. or OUT.
BLDG.				
ROOF 800#	2289	4-24-70	Steel Roofing	tear-off
ELECTRICAL	1848	8-11-70	Schrock	temp. serv.
PLUMBING				
GAS				
SEPTIC, SEWER				
A/C DUCTS				
SCREEN ENCL.				
POOL				
DRIVEWAY				
FENCE				

INSPECTIONS

FOUNDATION	PLUMBING	ELECTRIC
PILING	1st ROUGH	TEMP POLE
GRADE BEAM	2nd ROUGH	ROUGH
SOIL	SEPTIC SEWER	SLAB
SLAB	SEWER SKETCH	TEMP. FINAL
PADS COLUMNS	GREASE TRAP	POOL
TIE BEAM	FINAL	FINAL
FRAMING	GAS	A/C HEAT DUCTS
LATHING		DUCTS
ROOF TIN CAP TILE		A/C
SCREEN ENCL.	CERT OF OCCUPANCY	HEAT
MATERIAL FINAL		
POOL		BOND
STEEL FINAL	SURVERY DATE	
	1st	C/A DATE
	2nd	REC'D BY
	BLDG FOR	P & L
		GAS

NAME OF OWNER John Tutvin

ADDRESS 1320 Hwd. Blvd.

LEGAL DESCRIPTION

DESCRIPTION OF CONST. FEE

ARCHITECT: EVAL.

elec.

PERMIT TYPE	NO.	DATE	TO WHOM	FIXT. or OUT.
BLDG.				
ROOF				
ELECTRICAL	4477	7-20-71	Bolt	A/C wind.
PLUMBING				
GAS				
SEPTIC, SEWER				
A/C DUCTS				
SCREEN ENCL.				
POOL				
DRIVEWAY				
FENCE				

INSPECTIONS

FOUNDATION	PLUMBING	ELECTRIC
PILING	1st ROUGH	TEMP POLE
GRADE BEAM	2nd ROUGH	ROUGH
SOIL	SEPTIC SEWER	SLAB
SLAB	SEWER SKETCH	TEMP. FINAL
PADS COLUMNS	GREASE TRAP	POOL
TIE BEAM	FINAL	FINAL 7-21-71
FRAMING	GAS	A/C HEAT DUCTS
LATHING		DUCTS
ROOF TIN CAP TILE		A/C
SCREEN ENCL.	C/A STRUCTURE	MECH.
MATERIAL FINAL		
POOL		BOND
STEEL FINAL	UTILITIES	
	ENG.	C/O DATE
		REC'D BY
SEWER TAP CHG.	BLDG. FORM	P & L
	ZONING	GAS

FORM 403-3

JOB CARD

OWNER	JOB ADDRESS
Tutin	1320 Hollywood Blvd.

LEGAL DESCRIPTION	LOT NUMBER	BLOCK	SUBDIVISION OR ADDITION

MICROFILM NO.	ARCHITECT	FEE	VALUATION
		$ 15.00	$500

DESCRIPTION OF CONSTRUCTION

Fumigation

☐ SEPTIC TANK
☐ SEWER TAP

TYPE PERMIT	NUMBER	DATE	CONTRACTOR	TYPE PERMIT	NUMBER	DATE	CONTRACTOR
BUILDING	92160	11/6/84	Orkin	SEPTIC/SEWER			
ROOF				AIR/CONDITION			
ELECTRIC-BASIC				MECHANICAL			
ELECTRIC-SUPP.				SCREEN			
PLUMBING NO. FIX.				POOL			
L-P-DRY WALL				DRIVEWAY			
FENCE				PATIO or WALK			

NOTES: County surgharge .20

OWNER:

JOB ADDRESS:

CONSTRUCTION	DATE
FOUNDATION	
PILING	
GRADE BEAM	
SOIL	
SLAB-BLDG.	
PADS/COLUMNS	
TIE BEAM	
FRAMING	
LATHING	
TIN CAP/TILE	
SCREEN ENCLOSURE	
MATERIAL FINAL	
POOL STEEL	
CONC. SLAB/GRADE	
C/A STRUCTURE	

PLUMBING	DATE
1st ROUGH	
2nd ROUGH	
SEPTIC/SEWER	
SEWER SKETCH	
GREASE TRAP	
GAS	
FINAL	

ELECTRIC	DATE
TEMPORARY POLE	
ROUGH	
SLAB	
TEMPORARY FINAL	
FINAL	

AIRCONDITIONING	DATE
A/C HEAT DUCTS	
DUCTS	
MECHANICAL	
FINAL	
FIRE BUREAU	
SPEC. INSP.	
FINAL-ENG.	
UTILITIES	
SEWER TAP	
BONDS	
BLDG. FORM	
ZONING FINAL	

NOTES
c/o DATE:
rec'd by:

INSPECTION RECORD

JOB CARD

OWNER	JOB ADDRESS
Tuttland	1320 Hollywood Blvd.

LEGAL DESCRIPTION	LOT NUMBER	BLOCK	SUBDIVISION OR ADDITION

MICROFILM NO.	ARCHITECT	FEE	VALUATION
		$ No Fee	$ 1,000.00

DESCRIPTION OF CONSTRUCTION

Install 100' of City Sidewalk - not a corner

☐ 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-P-DRY WALL				DRIVEWAY	57154	9/28/79	Groove Const.
FENCE				PATIO or WALK			

NOTES;

OWNER: | JOB ADDRESS:

CONSTRUCTION	DATE	PLUMBING	DATE	AIRCONDITIONING	DATE	NOTES
FOUNDATION		1st ROUGH		A/C HEAT DUCTS		
PILING		2nd ROUGH		DUCTS		
GRADE BEAM		SEPTIC/SEWER		MECHANICAL		
SOIL		SEWER SKETCH				
SLAB-BLDG.		GREASE TRAP		FINAL		
PADS/COLUMNS		GAS				
TIE BEAM				FIRE BUREAU		
FRAMING		FINAL		SPEC. INSP.		
LATHING						
TIN CAP/TILE		ELECTRIC	DATE	FINAL-ENG.		
SCREEN ENCLOSURE		TEMPORARY POLE				
MATERIAL FINAL		ROUGH		UTILITIES		
POOL STEEL		SLAB		SEWER TAP		
CONC. SLAB/GRADE		TEMPORARY FINAL		BONDS		
C/A STRUCTURE				BLDG. FORM		c/o DATE:
		FINAL		ZONING FINAL		rec'd by: 156

7-13

INSPECTION RECORD

JOB CARD

OWNER	JOB ADDRESS
Tutuin	1320 Hollywood Blvd.

LEGAL DESCRIPTION	LOT NUMBER	BLOCK	SUBDIVISION OR ADDITION

MICROFILM NO.	ARCHITECT	FEE	VALUATION
		$ No Fee	$ 900.00

DESCRIPTION OF CONSTRUCTION

200' City Sidewalk

☐ 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-P-DRY WALL				DRIVEWAY			
FENCE				~~PATIO~~ WALK	56756	9/6/79	Sprague Con.

NOTES:

OWNER: | JOB ADDRESS:

CONSTRUCTION	DATE	PLUMBING	DATE	AIRCONDITIONING	DATE	NOTES
FOUNDATION		1st ROUGH		A/C HEAT DUCTS		
PILING		2nd ROUGH		DUCTS		
GRADE BEAM		SEPTIC/SEWER		MECHANICAL		
SOIL		SEWER SKETCH				
SLAB-BLDG.		GREASE TRAP		FINAL		
PADS/COLUMNS		GAS				
TIE BEAM				FIRE BUREAU		
FRAMING		FINAL		SPEC. INSP.		
LATHING						
TIN CAP/TILE		ELECTRIC	DATE	FINAL-ENG.		
SCREEN ENCLOSURE		TEMPORARY POLE				
MATERIAL FINAL		ROUGH		UTILITIES		
POOL STEEL		SLAB		SEWER TAP		
CONC. SLAB/GRADE		TEMPORARY FINAL		BONDS		
C/A STRUCTURE				BLDG. FORM		c/o DATE:
		FINAL		ZONING FINAL		rec'd by:

7-13

INSPECTION RECORD

JOB CARD

OWNER	JOB ADDRESS
T. TUTVIN	1320 Hwd. Blvd.

LEGAL DESCRIPTION	LOT NUMBER	BLOCK	SUBDIVISION OR ADDITION

MICROFILM NO.	ARCHITECT	FEE	VALUATION
78 MISC		$ 15.00	$ 215

DESCRIPTION OF CONSTRUCTION: Recap patio and add private sidewalk

☐ SEPTIC TANK
☐ SEWER TAP

TYPE PERMIT	NUMBER	DATE	CONTRACTOR	TYPE PERMIT	NUMBER	DATE	CONTRACTOR
BUILDING	47707	5/22/78	Owner	SEPTIC/SEWER			
ROOF				AIR/CONDITION			
ELECTRIC-BASIC				MECHANICAL			
ELECTRIC-SUPP.				SCREEN			
PLUMBING NO. FIX.				POOL			
L-P-DRY WALL				DRIVEWAY			
FENCE				PATIO or WALK			

NOTES:

OWNER:

JOB ADDRESS:

CONSTRUCTION	DATE	PLUMBING	DATE	AIRCONDITIONING	DATE	NOTES
FOUNDATION		1st ROUGH		A/C HEAT DUCTS		
PILING		2nd ROUGH		DUCTS		
GRADE BEAM		SEPTIC/SEWER		MECHANICAL		
SOIL		SEWER SKETCH				
SLAB-BLDG.		GREASE TRAP		FINAL		
PADS/COLUMNS		GAS				
TIE BEAM				FIRE BUREAU		
FRAMING		FINAL		SPEC. INSP.		
LATHING						
TIN CAP/TILE		ELECTRIC	DATE	FINAL-ENG.		
SCREEN ENCLOSURE		TEMPORARY POLE				
MATERIAL FINAL		ROUGH		UTILITIES		
POOL STEEL		SLAB		SEWER TAP		
CONC. SLAB/GRADE		TEMPORARY FINAL		BONDS		
C/A STRUCTURE	6-29-78			BLDG. FORM		c/o DATE:
		FINAL		ZONING FINAL		rec'd by:

7-13

INSPECTION RECORD

JOB CARD

OWNER	JOB ADDRESS
T. TUTVIN	1320 Hwd. Blvd.

LEGAL DESCRIPTION	LOT NUMBER	BLOCK	SUBDIVISION OR ADDITION

MICROFILM NO.	ARCHITECT	FEE	VALUATION
		$ 14.00	$ 2600

DESCRIPTION OF CONSTRUCTION: Re Roof Shingle Tile

☐ SEPTIC TANK
☐ SEWER TAP

TYPE PERMIT	NUMBER	DATE	CONTRACTOR	TYPE PERMIT	NUMBER	DATE	CONTRACTOR
BUILDING				SEPTIC/SEWER			
ROOF 1850	45705	3/7/78	Zinkil	AIR/CONDITION			
ELECTRIC-BASIC				MECHANICAL			
ELECTRIC-SUPP.				SCREEN			
PLUMBING NO. FIX.				POOL			
L-P-DRY WALL				DRIVEWAY			
FENCE				PATIO or WALK			

NOTES;

OWNER:

JOB ADDRESS:

CONSTRUCTION	DATE	PLUMBING	DATE	AIRCONDITIONING	DATE	NOTES
FOUNDATION		1st ROUGH		A/C HEAT DUCTS		
PILING		2nd ROUGH		DUCTS		
GRADE BEAM		SEPTIC/SEWER		MECHANICAL		
SOIL		SEWER SKETCH				
SLAB-BLDG.		GREASE TRAP		FINAL		
PADS/COLUMNS		GAS				
TIE BEAM				FIRE BUREAU		
FRAMING		FINAL		SPEC. INSP.		
LATHING						
TIN CAP/TILE	2-10-78	ELECTRIC	DATE	FINAL-ENG.		
SCREEN ENCLOSURE		TEMPORARY POLE				
MATERIAL FINAL		ROUGH		UTILITIES		
POOL STEEL		SLAB		SEWER TAP		
CONC. SLAB/GRADE		TEMPORARY FINAL		BONDS		
C/A STRUCTURE	3-30-78			BLDG. FORM		c/o DATE:
		FINAL		ZONING FINAL		rec'd by:

17-13

INSPECTION RECORD

JOB CARD

OWNER	JOB ADDRESS
Tutbin	1320 Hollywood Blvd.

LEGAL DESCRIPTION	LOT NUMBER	BLOCK	SUBDIVISION OR ADDITION
	20-21	8	Hwd. Lakes 1/32B

MICROFICHE NO.	ARCHITECT	FEE	VALUATION
ND Land		$ 10.00	$900

DESCRIPTION OF CONSTRUCTION

re-roof flat fiberglass

☐ SEPTIC TANK
☐ SEWER TAP

TYPE PERMIT	NUMBER	DATE	CONTRACTOR
BUILDING			
ROOF 900	91777	10-17-84	Rfg. C.Const.
ELECTRIC-BASIC			
ELECTRIC-SUPP.			
PLUMBING NO. FIX.			
L-P-DRY WALL			
FENCE			

TYPE PERMIT	NUMBER	DATE	CONTRACTOR
SEPTIC/SEWER			
AIR/CONDITION			
MECHANICAL			
SCREEN			
POOL			
DRIVEWAY			
PATIO or WALK			

NOTES: County surcharge .20

OWNER: | JOB ADDRESS:

CONSTRUCTION	DATE	PLUMBING	DATE	AIRCONDITIONING	DATE	NOTES
FOUNDATION		1st ROUGH		A/C HEAT DUCTS		
PILING		2nd ROUGH		DUCTS		
GRADE BEAM		SEPTIC/SEWER		MECHANICAL		
SOIL		SEWER SKETCH				
SLAB-BLDG.		GREASE TRAP		FINAL		
PADS/COLUMNS		GAS				
TIE BEAM				FIRE BUREAU		
FRAMING		FINAL		SPEC. INSP.		
LATHING						
TIN CAP/TILE		ELECTRIC	DATE	FINAL-ENG.		
SCREEN ENCLOSURE		TEMPORARY POLE				
MATERIAL FINAL		ROUGH		UTILITIES		
POOL STEEL		SLAB		SEWER TAP		
CONC. SLAB/GRADE		TEMPORARY FINAL		BONDS		
C/A STRUCTURE				BLDG. FORM		c/o DATE:
		FINAL		ZONING FINAL		rec'd by:

17-13

INSPECTION RECORD

HISTORIC PRESERVATION BOARD MULTI-DISCIPLINE PRELIMINARY REVIEW

Date: 02/11/2026 | **Petition No.** 25-C-101 **Address:** 1320 Hollywood Boulevard

Request: New Single-Family House in the Historic District

Return with any comments to: Urja Modi

Alicia Verea-Feria, Utilities Engineer, Engineering and Construction Services:
To be contacted at (954) 921-3302

- No Drainage issues
- Not applicable
- See comments attached X

Adam Litch /Clarissa Ip Engineering and Construction Services:
To be contacted at (954) 924-2993

- No Engineering issues
- Not applicable
- See comments attached X

James McGuinness, Assistant Chief Building Official, Building Division:
To be contacted at (754) 226-4456

- No Building issues
- Not applicable
- See comments attached Not comments received to date

Favio Perez, Landscape Architect, Engineering and Construction Services:
To be contacted at (954) 921-3997

- No Landscaping issues
- Not applicable
- See comments attached X

Nicole Moyo, Urban Design Planner, Planning and Urban design:
To be contacted at (754) 329-0610

- No Urban Design issues
- Not applicable
- See comments attached X

Urja Modi, Planner II, Planning and Urban design:
To be contacted at (754) 329-0640

- No Urban Design issues
- Not applicable
- See comments attached X

HISTORIC PRESERVATION BOARD | FILE 25-C-101|02/11/2026
CERTIFICATE FOR APPROPRIATENESS OF DESIGN FOR A SINGLE-FAMILY HOME
1320 HOLLYWOOD BLVD

PLANNING COMMENTS | URJA MODI | umodi@hollywoodfl.org
Please revise application accordingly to satisfy comments below and provide a written response.

A. Revise the following on the general application:
a. General application needs to be notarized
b. Land Use Designation: Residential (LMRES)
c. Single page legal description requirement.

RESPONSE:
a. General application is notarized
b. Land Use Designation added.
c. Single page Legal Description added.

B. Site Plan:
1. The zoning table provides incorrect information regarding the required side setback – please correct. Side/Interior setback requirements are as follows: The sum of the side yard setbacks shall be at least 25% of the lot width, but not to exceed 50 ft. with no side yard less than 7.5 ft.; except, platted and recorded lots of 50 ft. or less in width may have a 5 ft. setback (only applies to one story additions and new construction of one story buildings). Any construction in excess of one story must meet the 25% rule with a minimum 7.5 ft. setback.
RESPONSE: Required Setback correct at Zoning Table. REF: SHEET A100
2. Rear and front setbacks for the primary building are missing on the site plan.
RESPONSE: Rear and Front Setbacks for the primary building now shown. REF: ARCH. PLANS.
3. Parking spaces must be marked and dimensioned on the Site Plan.
RESPONSE: Parking Spaces marked and dimensioned on the Site Plan. REF.: SHEET A100
4. Dimension length of driveway.
RESPONSE: Driveway Length dimensioned. REF: SHEET A100
5. Add row to site data / zoning table specifically indicating proposed floor area.
RESPONSE: R.O.W. added to Zoning Table.
6. Add parking requirements, calculations and proposed values to the site data / zoning table.
RESPONSE: Parking Requirements added.
7. Provide pervious/impervious area percentages and calculations for entirety of site to site data / zoning table. A minimum of 40% of the overall site is required to remain as pervious area. Based on the current pervious area value provided (4,614.84 SF) calculated against the lot area (12,106 SF), a pervious area of approximately 38% is being proposed. Should this be accurate, a variance application subject to approval by the Historic Preservation Board will be required.
RESPONSE: Pervious/Impervious Areas adjusted to comply the MIN. 40% required.
REF: SHEET A100.
8. Additionally, add the pervious/impervious area percentages and calculations for front yard to the site data / zoning table. Please indicate the front with graphics on the site plan.
RESPONSE: Front Yard Pervious/Impervious Areas shown. REF: SHEET A100.
9. Indicate rear walkway setback to alleyway. Walkways must be setback at least 3-feet from the property lines.
RESPONSE: Rear Walkway was moved, so Comment might get voided. REF: SHEET A100.

10. Dimension brush bay area on Site Plan (must be located within property boundaries). Minimum size of brush bay area is 3-feet by 6-feet.
RESPONSE: Brush Bay Area redimensioned to comply MIN. 3'x6'. REF: SHEETS A100 & A101.

11. Dimension stair encroachments and associated setbacks.
RESPONSE: Stair encroachments and setbacks dimensioned. REF: ARCH. SHEETS.

12. Please note: the jacuzzi/hot tub must be surrounded by a fence with a self-closing and locking gate all of which shall be at least 54 inches high per state regulations. Chain link fencing is prohibited in the Historic District, and PVC fencing is prohibited in the Historic District where visible from the public right-of-way.
RESPONSE: Jacuzzi to be surrounded by a GREY VINYL 54" high removable fence REF: ARCH. SHEETS.

13. Illustrate the swinging direction of proposed gates.
RESPONSE: Gates now showing swinging direction. REF: ARCH. SHEETS.

14. Indicate and illustrate pavers to be used for driveway.
RESPONSE: Driveway Pavers shown on Material Legend. REF: SHEETS A201.

15. Indicate curb cuts with dimensions on Site Plan.
RESPONSE: Curb cuts dimensioned on Site Plan. REF: SHEET A100.

16. Indicate driveway aprons radius on Site Plan.
RESPONSE: Driveway aprons radius indicated on Site Plan. REF: SHEET A100.

17. Illustrate connection to sidewalk on Site Plan.
RESPONSE: Connection to sidewalk illustrated on Site Plan. REF: SHEET A100.

18. Indicate where all mechanical equipment is going to be placed. All mechanical equipment must be setback a minimum of 3-feet.
RESPONSE: Mechanical equipment shown on Roof Plan. REF: SHEET A101.

19. For fencing, please indicate height, location, materials and gate opening direction.
RESPONSE: Fencing marked and indicated. REF: ARCH SHEETS.

20. What is the finished floor elevation of the house on the ground floor. Indicate finish elevation on every room, landing, terrace, balcony, and deck (associated with the jacuzzi).
RESPONSE: Finished Floor Elevation Tags added on every room. REF: ARCH. SHEETS.

21. Indicate compliance with deck regulations on the Site Plan.
RESPONSE: Not sure what this Comment is referring to, need more clarification.

22. Dimension and clearly illustrate carport. Indicate all dimensions, materials, and Carport regulations can be found here.
RESPONSE: Carport Dimensioned and illustrated clearly. REF: ARCH. SHEETS.

C. Floor Plans:

1. Please indicate the finished floor elevation of the ground level of the house. Provide the elevation for each individual room, balcony, terrace, landing, and deck (associated with the jacuzzi).
RESPONSE: Finished Floor Elevation Tags added on every room. REF: ARCH. SHEETS.

D. Elevations:

1. Provide additional measurement of total height after FEMA
RESPONSE: Total Height Measurement added. REF: SHEET A201.
2. Indicate ground level.
RESPONSE: Ground Level indicated. REF: SHEET A201.
3. Show down spouts / water retention and drainage systems where visible.
RESPONSE: No Drainage Visible for now.
4. No visible historic design features are being maintained, we encourage integration of historic design features compatible with the surrounding context and supportive of the historic structure.
RESPONSE: No Historic Design Features Existing on Site.
E. Provide a single page with the legal description.
RESPONSE: Single Page with Legal Description added. REF: Legal Description.pdf
F. Street Profile/Elevation does not include adjacent buildings. Please revise to include adjacent buildings.
RESPONSE: Adjacent Buildings added to Street Profile/Elevation.
G. A Unity of Title will be required.
RESPONSE: Understood. Owner will provide it in the near future.

Additional comments may be forthcoming.

URBAN DESIGN | NICOLE MOYO | nmoyo@HollywoodFL.org

• No design comments.

UTILITIES COMMENTS | ALICIA VEREA-FERIA | averea-feria@hollywoodfl.org

As requested, for your records, find attached the comments for the subject HPB project located at 1320 Hollywood Blvd. that should be addressed prior to proceeding.

A. Sheet C-02 – Temporary Construction Entrance does not align with existing driveway apron and curb cut.
RESPONSE: Temporary Construction Entrance now matching. REF: Sheet C-02.

B. Sheet L-3 proposes irrigation service to meter along Hollywood Blvd. All water services shall be connected to the City's existing water main located within the alley south of Hollywood Blvd along the southern rear of the property. Coordinate with Sheet C-04. If a second, separate irrigation meter is proposed, specify size and relocate to rear near existing water meter.
RESPONSE: L-3 and C-04 coordinated and Irrigation connected from Existing Water Meter at Rear Alley. REF: Sheet L-3 and C-04.

C. FDOT Driveway Connection approval will be required
RESPONSE: Acknowledged.
D. Proposed Perimeter Wall along alley should notch around existing water meter and allow for brush bay.
RESPONSE: Perimeter Wall notching around Brush Bay. REF: Arch. Sheets.
E. Stem walls required to minimize fill within floodplain since the property is located within FEMA FIRM Flood Zone AE with Base Flood Elevation = 7' NAVD88
RESPONSE: Acknowledged.
F. Clearly indicate the FFE for the utility room, office and other rooms along south side of structure.
RESPONSE: FFE indicated. REF: Arch. Sheets.

G. Provide drainage calculations including exfiltration trench length calculations.
RESPONSE: Drainage Calcs provided. REF: 10. Surf. Water Mgment. Calcs. - 1320 Hollywood Blvd.

H. Provide standard drainage details for yard drains, trench drains, exfiltration trench, etc.
RESPONSE: Details added. REF: C-03 & C-04.

Additional comments to follow upon further review of items requested.

ENGINEERING COMMENTS | ADAM LITCH | Alitch@hollywoodfl.org

The Division of Engineering, Transportation & Mobility finds this application uncompliant with municipal, County, State, and/or Federal requirements, including the Zoning and Land Development Regulations and the City's Comprehensive Plan.

A. Provide an overall site plan with the following information:
a. Label the existing right-of-way width and dimension and show limits of the rights-of-way on all streets/alleys adjacent to the site. (i.e swales, sidewalk curbs, curb, including dimensions.)
RESPONSE: Comment addressed. REF: SHEET A100.

b. Include and show all surrounding elements of the site on plans, as applicable, i.e. adjacent alley, road, properties, limits of rights-of-way on both sides of adjacent streets or alleys including any curb cuts, edge of pavement, swale, sidewalks etc.

c. Include all features of City streets and alleys within full City right-of-way on both sides from property line to adjacent property lines.

d. Fully dimension the ROW (i.e. centerline to new property line, full width of the ROW, new sidewalk, width of swale) on all sheets.
RESPONSE: Comment addressed. REF: SHEET A100.

B. Please identify the apron radius flare dimensions. Please fully dimension the existing apron and ensure this is adequate to provide access to the proposed driveway on private property. Apron must be the same width as the driveway.
RESPONSE: Comment addressed. REF: SHEET A100.

C. This property is located on Florida Department of Transportation Right of Way. Please coordinate with FDOT for a preapplication meeting regarding the proposed project. Provide letter or evidence of coordination from FDOT.
RESPONSE: Understood. FDOT reached out.

D. This site may require a FDOT driveway access permit regarding the work to be preformed for the apron located within FDOT ROW.
RESPONSE: Understood. FDOT reached out.

E. Please provide a fully dimensioned site plan, including but not limited to dimensioning each stall length width, the driveway, all setbacks to the driveway and walkways, all proposed curb cuts, aprons, flares etc.
RESPONSE: Comment addressed. REF: SHEET A100.

F. Please dimension the length width and thickness (when applicable) of all walkway proposed. Please provide the width of the walkways where the walkway meets City sidewalks/ ROW when applicable. Walkways are to be set back a minimum of 5 feet from the front and rear property lines. Please show on plans.

RESPONSE: Front walkway dimensions shown & Rear walkway moved. REF: ARCH SHEETS.

G. Applicant shows a walkway that is concrete slabs. Please identify the length and width of each slab (if typical only dimension one calling out typical dimension) as well as the width of the space between the slabs and inlay material proposed.
RESPONSE: Front walkway concrete slabs dimensioned. REF: ARCH SHEETS.

H. Provide sight visibility triangles for all driveway access per Chapter 155.12 of the city code on the site plans and civil plan sheets. Be sure to label the distance between the edge of pavement and the property line including both sides of the triangle.
RESPONSE: Sight Visibility Triangles shown. REF: SHEET A100.

I. Applicant is proposing a car port, please identify the setback from the property line to the footer of the carport. This shall not encroach into the required 3-foot side setbacks.
RESPONSE: Carport Footer to Side Property Dimensioned. REF: SHEET A100.

J. Please show the distance from the interior face of the column for the carport to the exterior of the structure, ensure a minimum clear space of 9'-6" is maintained for the vehicle.
RESPONSE: Carport Interior clear space shown 9'-8". REF: SHEET A100.

K. Applicant shows a fence and gate; please identify the direction the gate opens. No gate shall open into the ROW or beyond the property lines of the site. No footer or any portion of the fence may encroach beyond the property lines of the site.
RESPONSE: Gates opening swings shown. REF: ARCH SHEETS.

L. Please double check call outs and dimensions on the cross sections. Cross sections shall be annotated to align with Site Plan and Plan view of Civil/Architectural plans, annotated dimensions shown on cross section are to also be shown on plan view. (i.e. sections B-B shown asphalt, however there is a swale with a curb and other features of the ROW that have not been accurately shown on the plan view or the cross section.)

M. Please coordinate with planning/zoning regarding brush bay setback requirements. Ensure slab length and width and thickness of this feature is called out for Engineering.
RESPONSE: Brush Bay Area redimensioned and thickness called out. REF: ARCH SHEETS.

N. Applicant shows a driveway that is sloped, please provide confirmation from Public Utilities that this is acceptable as water runoff must be maintained within the property.
RESPONSE: Understood. Will be contacting Public Utilities.

Additional comments may originate upon resubmittal.

BUILDING COMMENTS | JAMES MCGUINNESS| JMcGuinness@HollywoodFL.org

• No comments received.

LANDSCAPING COMMENTS | FAVIO PEREZ | Fperez@hollywoodfl.org

The Landscape Division finds this application uncompliant with municipal, County, State, and/or Federal requirements, including the Zoning and Land Development Regulations and the City's Comprehensive Plan. Accordingly, the following advisory comments are to be addressed prior to at the permitting phase:

A. Existing trees/palms to be numbered on the landscape plan, sheet L2. Provide alternate tree symbol for palms to remain.
RESPONSE: Numbered. REF.: SHEET L-1/L-2.
B. Label all sides of property wether there are 'Existing Overhead Powerlines' or 'No Overhead Powerlines'. Provide FPL approved trees for planting under powerlines.
RESPONSE: All Sides Labeled REF.: SHEET L-2.
C. Trust fund payment fee is not correct. Shortfalls can be paid into the city trust fund at $350 per 2" tree or palm that doesn't fit. Landscape plan shows additional areas where shortfalls can be placed. Provide (1) additional Royal palm with min of 8' CT on swale area on East end. Provide (3) additional palm species with 8' CT on East or West perimeters.
RESPONSE: Palms added. REF.: LANDSCAPE SHEETS.
D. Paving path from driveway to main front entrance in not matching between landscape plan and site plan. All plans to match.
RESPONSE: Plans coordinated. REF.: LANDSCAPE SHEETS.
E. Adjust landscape at front under deck. Bathroom and Pantry walls appear to extend to ground.
RESPONSE: Adjusted. REF.: LANDSCAPE SHEETS.
F. Above ground equipment: Where required for screening purposes, hedge shall be planted at equipment height for visual screening. Add note: Contractor to provide screening hedge for any additional equipment not shown on plan. Provide minimum of 36" ht.
RESPONSE: Note added.REF.: LANDSCAPE SHEETS.
G. Overlay underground lines and drainage features on landscape plans to avoid conflict with proposed landscaping. Match civil plans.
RESPONSE: Completed. REF.: LANDSCAPE SHEETS.

When submitting revised plans, revision must be clouded with corresponding delta listed on plan with revision number. Provide a narrative stating where revisions have been made and why the revision has been made.

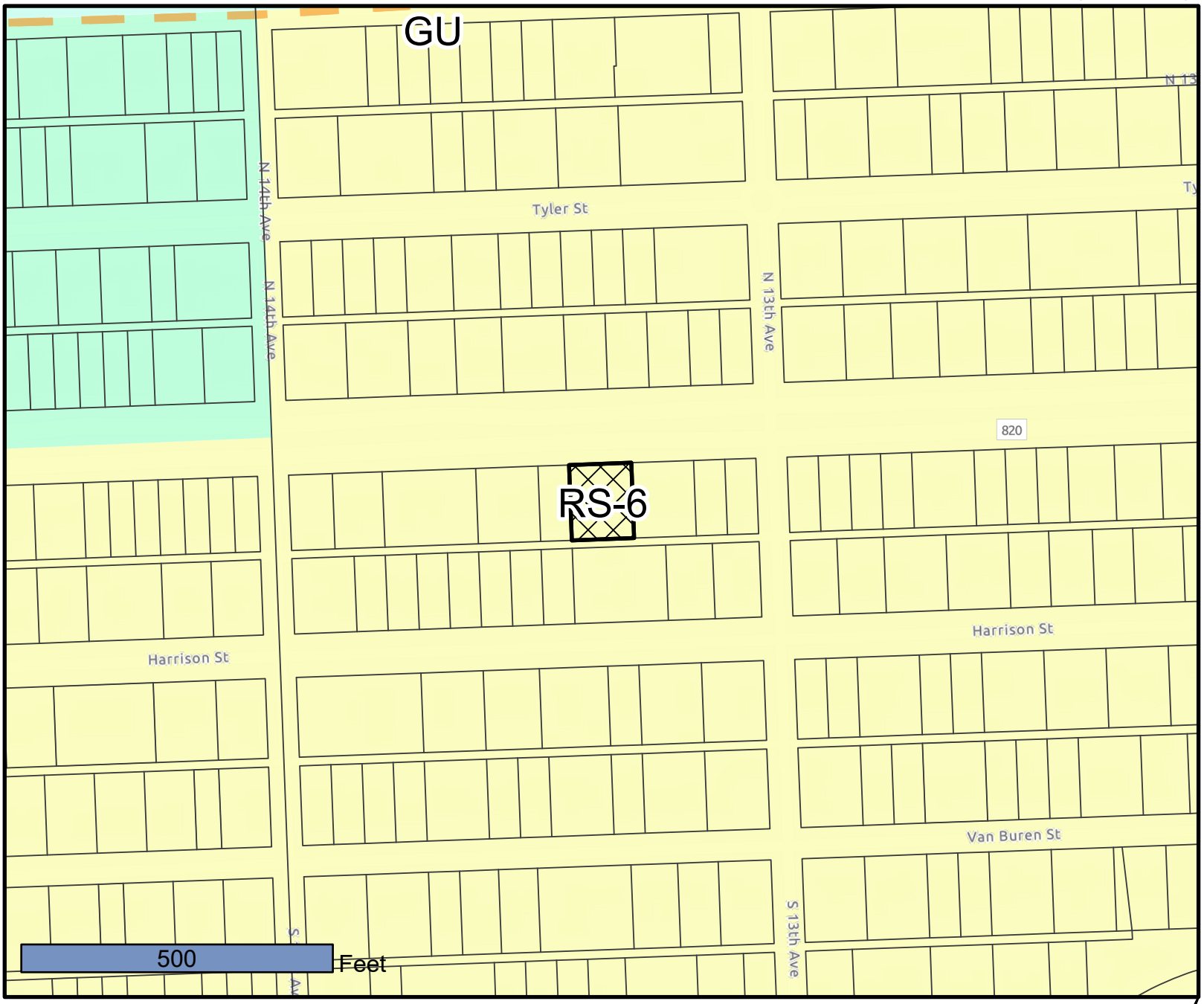
ATTACHMENT B
Land Use and Zoning Map

25-C-101

1320 Hollywood Boulevard

folio(s): 514214011631

CITY OF Hollywood
DEVELOPMENT SERVICES
Planning and Urban Design

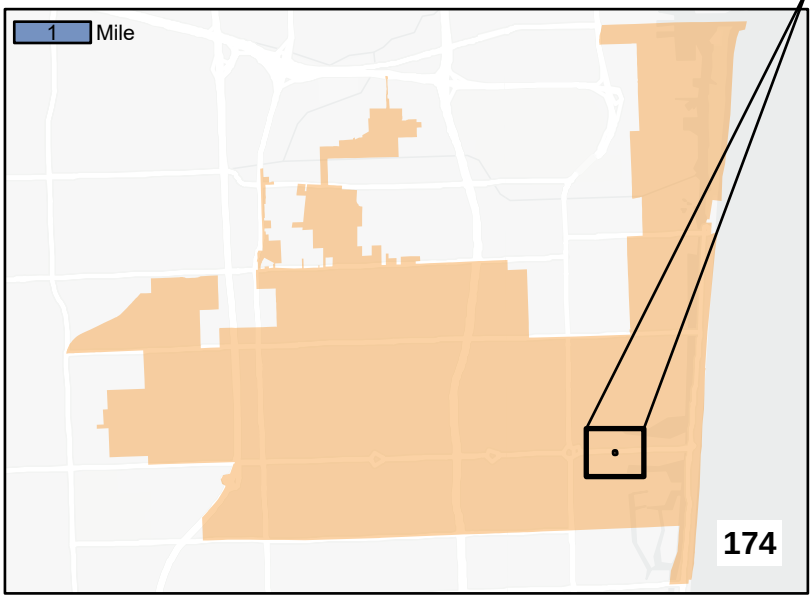


LEGEND

LAND USE

- LOW-MEDIUM (10) RESIDENTIAL
- LOW (5) RESIDENTIAL
- OPEN SPACE AND RECREATION

- ZONING
- PARCELS
- SUBJECT SITE



CITY OF Hollywood
DEVELOPMENT SERVICES
PLANNING DIVISION

CONDITIONS OF APPROVAL
1320 HOLLYWOOD BLVD
CERTIFICATE OF APPROPRIATENESS OF DESIGN
25-C-101

REQUEST:

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

RECOMMENDATION

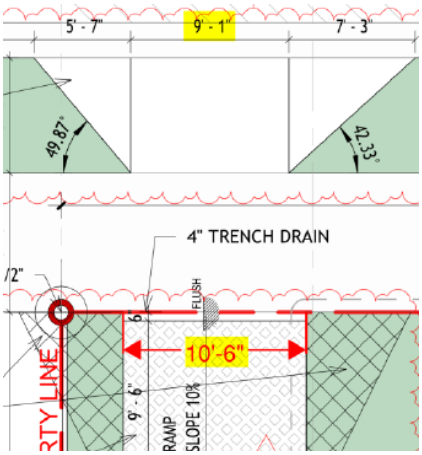
Certificate of Appropriateness for Design: Approval, subject to the following conditions:

Planning and Urban Design:

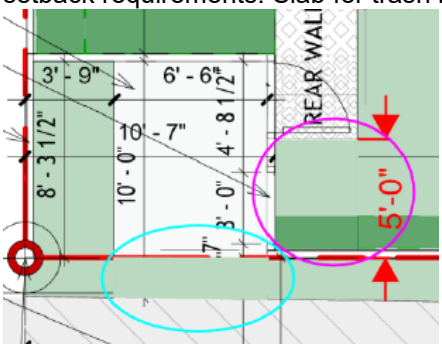
1. Prior to Building Permit(s) issuance, the Owner or his/her/their Authorized Representative shall submit a Unity of Title to unify the subject parcels for the proposed development, to the satisfaction of the City of Hollywood, Department of Development Services, Division of Planning and Urban Design.

Engineering, Mobility, and Transportation:

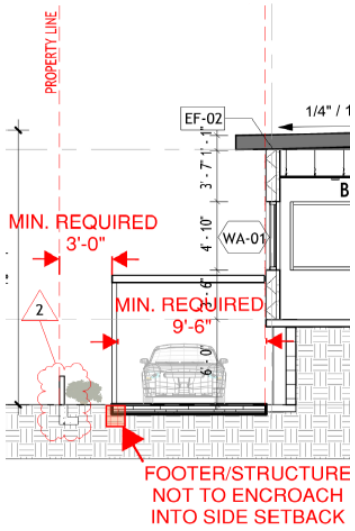
2. Prior to applying for Building Permit(s), the Owner or his/her/their Authorized Representative shall submit documentation to the satisfaction of the City of Hollywood, Department of Development Services, Division of Engineering, Transportation and Mobility, demonstrating compliance with the following:
    a. A permit must be obtained from the Florida Department of Transportation for the driveway connection within FDOT Right-of-way (Hollywood Blvd). Prior to building permit submittal, please obtain FDOT driveway connection permit for new apron to align with new driveway on private property. Please submit FDOT permits to the city for review.
3. Prior to Building Permit(s) issuance, the Owner or his/her/their Authorized Representative shall resubmit all applicable plans to the satisfaction of the City of Hollywood, Department of Development Services, Division of Engineering, Transportation and Mobility, demonstrating compliance with the following:
    a. The driveway is shown as 10’-6” and the apron is shown as 9’-1”. The proposed 10’-6” driveway is permittable. Apron must be the same width as the driveway. The apron is to be reinstalled to match the width of the driveway on private property. This approval is contingent on obtaining approval from Florida Department of Transportation for a new apron to be installed to match the proposed 10’-6” driveway width on private property.



b. Rear walkway to Trash Bay shall be setback a minimum of 5 feet from the rear property line. Please provide setback and shift access door for brush bay to align with walkway setback requirements. Slab for trash bay shall stop at property line.



c. Applicant is proposing a carport, the footer of the carport and carport itself, shall not encroach into the required 3-foot side setbacks. Minimum clear space between carport support columns shall be 9'-6".



d. Based on code section 155.11(E)(7): Turf blocks are only permittable West of Federal Highway. Turf Blocks are not allowed, please revise material to an allowable material in the Historic District.

Landscape:

4. Prior to Building Permit(s) issuance, the Owner or his/her/their Authorized Representative shall resubmit Sheets L-1, L-2, L-3, A100, A101, A102, A205, and any other associated plans or sheets, to the satisfaction of the City of Hollywood, Department of Development Services, Division of Planning and Urban Design, and the Division of Engineering, Transportation and Mobility. The revised plans shall demonstrate compliance with the following:
    a. Add tree numbering for all existing trees proposed to remain on the landscape plans, consistent with the tree disposition list.
    b. Revise the plant list and landscape plan to ensure all quantities match, including the proposed palm quantities.
    c. Revise the landscape plan to address the removal of eleven palms and provide replacement at a 1:1 ratio with 8-foot clear trunk palms. One additional palm shall be provided to meet applicable requirements.
    d. Show and label root barrier along the sidewalk for the proposed Live Oak in the front yard. The root barrier shall be placed along the sidewalk, extending 5 feet in each direction from the tree trunk.
    e. Provide hedge screening around the proposed FPL equipment at a minimum height of 36 inches.

Public Utilities:

5. Prior to applying for Building Permit(s), the Owner or his/her/their Authorized Representative shall resubmit cross-sections B-B, C-C, D-D, and E-E to the satisfaction of the City of Hollywood, Department of Development Services, Division of Planning and Urban Design, and

the Department of Public Utilities. The revised cross-sections shall illustrate compliance with the following:

a. Footers shall be shown for the proposed perimeter walls in cross-sections B-B, C-C, D-D, and E-E.
b. The revised sections shall clarify the distinction between the perimeter wall footers and the proposed building stem walls/structural elements associated with the residence.
c. The revised sections shall accurately coordinate the proposed finished floor elevation of 8.0 NAVD with the adjacent elevations of 4.50 NAVD and 3.00 NAVD, as shown in cross-sections B-B, C-C, D-D, and E-E.

City of Hollywood

Staff Summary

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

File Number: 3.2026_0609

Agenda Date: 6/9/2026

To: Historic Preservation Board

Title: FILE NO.: 26-CV-33
APPLICANT: 918H LLC.
LOCATION: 819 Hollywood Boulevard
REQUEST: Certificate of Appropriateness for Design to construct a new single-family dwelling, and a Variance to Article 7, Section 7.2.A of the Zoning and Land Development Regulations, to reduce the parking requirements for a property in the RS-6 Zoning District, located at 819 Hollywood Boulevard, within the Hollywood Lakes Historic Overlay District.

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

DATE: June 9, 2026 **FILE:** 26-CV-33

TO: Historic Preservation Board

VIA: Cameron Palmer, Assistant Director/Chief Planner

FROM: Adrian Montoya, Planner II

SUBJECT: Certificate of Appropriateness for Design to construct a new single-family dwelling, and a Variance to permit a reduction of required parking spaces from 5 to 4 parking spaces for the property located at 819 Hollywood Boulevard, within the Hollywood Lakes Historic Overlay District.

REQUEST:
Certificate of Appropriateness for Design to construct a new single-family dwelling, and a Variance to Article 7, Section 7.2.A of the Zoning and Land Development Regulations, to reduce the parking requirements for a property in the RS-6 Zoning District, located at 819 Hollywood Boulevard, within the Hollywood Lakes Historic Overlay District.

RECOMMENDATION:

Variance: Approval.

Certificate of Appropriateness for Design: Approval, if variance is granted,

BACKGROUND

The subject property is located at 819 Hollywood Boulevard within the "RS-6" Single Family Zoning District. The site consists of an approximately 20,893-square-foot lot measuring 90 feet by 232 feet and fronts the northern side of Hollywood Boulevard adjacent to the Hollywood Boulevard Bridge. The property is situated within an established single-family residential neighborhood, with Northlake to the north and Southlake to the south. The existing use of the property is a single-family residence constructed in 1951.

The RS-6 district is intended to ensure adequate off-street parking to support functional residential use; however, the City's planning direction and design guidelines increasingly emphasize reducing over-paving, limiting excessive impervious surface coverage, and enhancing site permeability through a balanced approach to parking, landscaping, and drainage. These standards reflect a broader policy objective of preserving neighborhood character while advancing stormwater management and sustainability goals.

The Historic Preservation Board has previously applied these principles on a case-by-case basis, including approval of parking reductions for the property 1317 Harrison Street and denial of a variance request for reduced parking at 1006 N Southlake Drive, demonstrating context-sensitive decision-making based on site conditions and surrounding impacts.

REQUEST

The Applicant is requesting a Certificate of Appropriateness for Design to construct a new two-story single-family residence, along with a Variance to reduce the required number of parking spaces from 5 to 4. The proposed residence will include approximately 5,119 square feet of new construction, with 3,696 square feet of air-conditioned space. The first floor is proposed to include an entry area, carport, courtyard, kitchen, den, and family room, while the second floor will contain four bedrooms, two balconies, a patio, and landscaped areas. Notably a circular pool is proposed at the rear of the property. Aside from the requested parking variance, the proposed development complies with all applicable requirements of the Zoning and Land Development Regulations.

The proposed dwelling exhibits a modern tropical architectural style characterized by clean horizontal lines, expansive overhangs, and a minimalist material palette. The design emphasizes strong geometric forms softened by curved architectural elements and lush integrated landscaping. A prominent flat roofline with deep cantilevered projections provides shade and reinforces the dwelling's contemporary appearance, while expansive floor-to-ceiling glazing and recessed openings promote transparency, natural light, and indoor-outdoor connectivity. On the ground floor a curved vertical feature anchors the front elevation and frames the recessed entry sequence, which is accessed by a centrally located stairway integrated into the landscape design. The upper level appears lighter and more transparent, floating above the heavier base using recessed supports and continuous horizontal glazing. The second floor is wrapped with landscaped balcony areas that extend the living spaces outward while contributing to the tropical character of the home.

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 Historic District. The proposed home is consistent with the evolving character of the Hollywood Lake Historic Overlay District and the design maintains the spatial relationship with surrounding properties in its scale and massing.

SITE BACKGROUND

Applicant/Owner:	918H LLC
Address/Location:	819 Hollywood Boulevard
Size of Property:	15,759 sq ft (0.36 acres)
Present Zoning:	Single Family District (RS-6) Hollywood Lakes Historic Overlay District
Present Land Use:	Low Residential (LRES)
Present Use of Land:	Single Family Residence

ADJACENT ZONING

North:	Single Family District (RS-6) Hollywood Lakes Historic Overlay District

South: Single Family District (RS-6)
Hollywood Lakes Historic Overlay District
East: Single Family District (RS-6)
Hollywood Lakes Historic Overlay District
West: Single Family District (RS-6)
Hollywood Lakes Historic Overlay 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 subject property is designated Low (5) Residential (LRES) by the Land Use Element, and the proposed single family dwelling is consistent with this designation. The proposed design is consistent with the scale and massing of the adjacent neighborhood, and allows the applicant to maximize the living area of their property.

CONSISTENCY WITH THE CITY-WIDE MASTER PLAN

The City-Wide Master Plan (CWMP) prioritizes the protection, preservation, and enhancement of residential neighborhoods and emphasizes the importance of thoughtful design controls to maintain the unique character of each neighborhood. The proposed residence is compatible with the character of the Hollywood Lakes Historic District through a design that incorporates harmonious architectural elements and materials reflective of the surrounding context, while contributing positively to the visual character of the Hollywood Boulevard corridor and adjacent neighborhood.

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 contributes positively to the architectural character of the Hollywood Boulevard corridor, and the requested reduction in the number of required parking spaces represents the sole deviation from the applicable Zoning and Land Development Regulations.

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 two-story dwelling is consistent with the architectural features described in the Design Guidelines for Historic Properties and Districts which are enforced by the Historic Preservation Board. The proposed single family dwelling will not adversely affect the integrity of the Historic District or the surrounding context.

APPLICABLE CRITERIA

Analysis of Criteria and Findings for a Variance as stated in the City of Hollywood's Zoning and Land Development Regulations, Article 5.

Variance Request: To permit a reduction in the number of required parking spaces from 5 parking spaces to 4 parking spaces, pursuant to Article 7, Section 7.2.A of the Zoning and Land Development Regulations.

CRITERIA 1: That the requested Variance maintains the basic intent and purpose of the subject regulations, particularly as it affects the stability and appearance of the city.

ANALYSIS: The requested variance maintains the intent and purpose of the parking regulations by continuing to provide adequate on-site parking for the residence while preserving the overall architectural design and site layout. The property is designed with four functional parking spaces that adequately serve the expected residential use without creating adverse impacts on neighboring properties or public streets. The request represents a minimal deviation from the code requirement and does not negatively affect the stability, appearance, or character of the surrounding neighborhood.

FINDING: Consistent.

CRITERIA 2: That the requested Variance is otherwise compatible with the surrounding land uses and would not be detrimental to the community.

ANALYSIS: The subject property is surrounded by similar residential uses, and the proposed four parking spaces are compatible with the nature and scale of the development. The reduction from five required spaces to four spaces will not create adverse traffic or parking impacts within the surrounding neighborhood. The residence will continue to function in a manner consistent with nearby properties and will not be detrimental to the community, neighboring properties, or public welfare.

FINDING: Consistent.

CRITERIA 3: That the requested Variance is consistent with and in furtherance of the Goals, Objectives and Policies of the adopted Comprehensive Plan, as amended from time to time, the applicable Neighborhood Plan and all other similar plans adopted by the city.

ANALYSIS: The requested variance is consistent with the goals and policies of the City's Comprehensive Plan by supporting quality residential development while maintaining compatibility with the surrounding neighborhood. The request allows the project to preserve an efficient and functional site design without substantially impacting the intent of the parking regulations. The variance promotes appropriate residential development and maintains the character of the area.

FINDING: Consistent.

CRITERIA 4: That the need for the requested Variance is not economically based or self-imposed.

ANALYSIS: The requested variance is not based solely on economic considerations. The need for the variance results from site layout and design constraints associated with accommodating the required parking while maintaining a functional residential design and appropriate circulation on the property. Although a fifth parking space may technically be achievable, doing so would create design and maneuverability challenges that negatively affect the functionality of the site. The request therefore represents a reasonable and minimal accommodation.

FINDING: Consistent

CRITERIA 5: That the Variance is necessary to comply with state or federal law and is the minimum Variance necessary to comply with the applicable law.

ANALYSIS: State or Federal law is not the impetus of the requested variance.

FINDING: Not applicable.

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 subject property is located at 819 Hollywood Boulevard within the Hollywood Lakes Historic Overlay District. The existing and proposed use of the property is a single-family residence situated on a lot fronting Hollywood Boulevard, with the primary façade oriented south and located approximately 600 feet from the Hollywood Boulevard Bridge. Given its location along a prominent corridor within a residential context, the site warrants a design approach that balances its high visibility and urban significance with sensitivity to the surrounding neighborhood fabric. The proposed project responds to this context by engaging with the natural landscape of the Intracoastal area while remaining compatible with the established architectural character of the neighborhood.

FINDING: Consistent

CRITERION: DESIGN

ANALYSIS: The architectural design emphasizes a balanced volumetric composition derived from a careful study of the relationship between form and function, drawing inspiration from the theoretical principles of Louis Kahn. The design was also developed in accordance with the Design Guidelines for Historic Properties and Districts to ensure compatibility with the historic and urban character of the surrounding area.

Consistent with these guidelines, the project employs a contemporary architectural language influenced by modern rationalist and Streamline design principles, characterized by clean horizontal lines, simple geometric forms, and a clear expression of massing and volume.

The proposed residence incorporates local materials, textured finishes, warm wood accents, and native landscaping as integral elements of the overall design palette, reinforcing the relationship between the architecture, the site, and Hollywood's subtropical environment. Semi-covered outdoor spaces along the front façade create a gradual transition between the public and private realms, enhancing the pedestrian experience and establishing a visual rhythm that complements the character of Hollywood Boulevard.

A primary objective of the design is to achieve harmonious integration with both the natural and built environment while respecting the established scale and character of the neighborhood. The carefully articulated massing and contemporary architectural expression are intended to contribute positively to the district by creating a residence that is visually distinctive yet compatible with the surrounding historic context.

FINDING: Consistent

CRITERION: SETTING

ANALYSIS: The subject property is surrounded by single-family residences, Hollywood Boulevard, and the Hollywood Boulevard Bridge. The proposed design carefully considers sightlines and visual relationships with adjacent properties by concentrating larger areas of glazing toward the front façade, rear yard, and interior courtyard spaces. This approach minimizes direct views toward neighboring residences, helping to preserve privacy for adjacent properties while also maintaining a sense of privacy from the street at the ground-floor level.

FINDING: Consistent

CRITERION: MATERIALS

ANALYSIS: The project's material palette is designed to establish a strong relationship with the surrounding natural environment while reflecting the character of the region. The composition incorporates a restrained selection of materials, including natural wood accents, local stone, travertine, textured stucco finishes, and other durable materials chosen for both their longevity and their compatibility with Hollywood's subtropical setting. Expansive glazing is utilized to maximize natural light and create dynamic reflections and shadow patterns that change throughout the day.

Integrated landscaping elements, including planted terraces and green façade features, function as vegetative buffers that provide shade, soften the architectural massing, and strengthen the connection between the residence and the surrounding landscape. The design also incorporates passive environmental strategies through building orientation, recessed openings, and operable glazing that encourage natural ventilation and reduce reliance on mechanical cooling systems while enhancing interior comfort.

FINDING: Consistent

CRITERION: WORKMANSHIP

ANALYSIS: The proposed dwelling will be constructed in compliance with all applicable federal, state, and local codes, regulations, and permitting requirements, with particular attention given to High Velocity Hurricane Zone (HVHZ) standards and environmental protection measures. All construction practices and materials will meet or exceed the requirements of the 2023 Florida Building Code, 8th Edition, as well as applicable regulations of the Florida Department of Environmental Protection. Demolition of the existing structure will be conducted in a safe, clean, and orderly manner, and appropriate shoring, barricading, and site safety measures will be maintained throughout the duration of construction.

FINDING: Consistent

CRITERION: ASSOCIATION

ANALYSIS: The proposed design aligns with the Citywide Master Plan, the Comprehensive Plan, the Design Guidelines for Historic Districts and Properties, and applicable neighborhood plans. The project seeks to contribute positively to the ongoing development and preservation of neighborhoods and the City's historic character.

FINDING: Consistent

ATTACHMENTS

ATTACHMENT A: Application Package
ATTACHMENT B: Location Map
ATTACHMENT C: Permit History

ATTACHMENT “A”

GENERAL APPLICATION

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: 819 Hollywood Blvd, Hollywood, FL 33019

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

Folio Number(s): 5142140243980

Zoning Classification: RS-6 Land Use Classification: _____

Existing Property Use: RESIDENTIAL Sq Ft/Number of Units: 3696 SQ FT UAC

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): _____

DEVELOPMENT PROPOSAL

Explanation of Request: BUILD NEW SINGLE HOME RESIDENCE

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

Project	Proposal
Units/rooms (# of units)	# UNITS: 1 #Rooms 6
Proposed Non-Residential Uses	S.F.)
Open Space (% and SQ.FT.)	Required %: (Area: S.F.)
Parking (# of spaces)	PARK. SPACES: (# 4)
Height (# of stories)	(# STORIES) 2 (21' 3" FT.)
Gross Floor Area (SQ. FT)	Lot(s) Gross Area (7260 FT.)

Name of Current Property Owner: 918H LLC

Address of Property Owner: 3550 SW 48th CT, Fort Lauderdale, FL 33312

Telephone: 954-465-9401 Email Address: megagroup01@gmail.com

Applicant Nicolas Lluch Consultant ☐ Representative ☐ Tenant ☐

Address: 3550 SW 48th CT, Fort lauderdale, FL 33312 Telephone: 954-465-9401

Email Address: megagroup01@gmail.com

Email Address #2: _____

Date of Purchase: 03/31/2025 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: Nicolas Date: 04/24/2026

PRINT NAME: Nicolas Lluch Date: _____

Signature of Consultant/Representative: _____ Date: _____

PRINT NAME: _____ Date: _____

Signature of Tenant: _____ Date: _____

PRINT NAME: _____ Date: _____

Current Owner Power of Attorney

I am the current owner of the described real property and that I am aware of the nature and effect the request for 918H LLC to my property, which is hereby made by me or I am hereby authorizing Nicolas Lluch to be my legal representative before the HPB (Board and/or Committee) relative to all matters concerning this application.

Sworn to and subscribed before me
this 12 day of May 2026

Signature of Current Owner

Nicolas Lluch
Print Name

JULIETA BLIFFELD
MY COMMISSION # HH 479996
EXPIRES: January 10, 2028

Notary Public
State of Florida
My Commission Expires: 2028 (Check One) ☐ Personally known to me; OR ☑ Produced Identification FL DL.

Instr# 120136485 , Page 1 of 2, Recorded 04/01/2025 at 02:34 PM
Broward County Commission
Deed Doc Stamps: $7350.00

Prepared by:
Michael H. Merino Esq.,
Law Office of Michael H. Merino P.A.
6741 Orange Drive
Davie, FL 33314
Return to:
Reliance Title Services LLC
12555 Orange Dr.
Davie, FL 333300

Parcel Identification No 51-42-14-02-4390

[Space Above This Line For Recording Data]

WARRANTY DEED

(STATUTORY FORM – SECTION 689.02, F.S.)

This indenture made the 31st **day of March, 2025** between **Lisandro Carlos Aloi, a married man**, whose post office address is **17001 Collins Ave., Sunny Isles Beach, FL 33160**, of the County of Miami Dade, State of Florida, Grantor, to **918H LLC, a Florida Limited Liability Company**, whose post office address is **3550 SW 48th Ct., Ft. Lauderdale, FL 33312,** of the County of Broward, State of Florida, Grantee:

Witnesseth, that said Grantor, for and in consideration of the sum of TEN DOLLARS (U.S.$10.00) 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, Florida, to-wit:

THE EAST 10 FEET OF LOT 9, ALL OF LOTS 10, 11 AND THE WEST 20 FEET OF LOT 12, BLOCK 73, HOLLYWOOD "BY THE SEA" HOLLYWOOD LAKES SECTION, ACCORDING TO THE MAP OR PLAT THEREOF AS RECORDED IN PLAT BOOK 1, PAGE 32, PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA

Grantor warrants that at the time of this conveyance, the subject property is not the Grantor's homestead within the meaning set forth in the constitution of the State of Florida, nor is it contiguous to or a part of a homestead property. Grantor's residence and homestead address is: 17001 Collins Ave., Sunny Isles Beach, FL 33160.

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

Subject to taxes for 2025 and subsequent years, not yet due and payable; covenants, restrictions, easements, reservations and limitations of record, if any.

TO HAVE AND TO HOLD the same in fee simple forever.

And Grantor hereby covenants with the Grantee that the Grantor is lawfully seized of said land in fee simple, that Grantor has good right and lawful authority to sell and convey said land and that the Grantor hereby fully warrants the title to said land and will defend the same against the lawful claims of all persons whomsoever, and that said land is free of all encumbrances, except taxes accruing subsequent to December 31, 2024

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:

Lisandro Carlos Aloi

WITNESS
PRINT NAME: Sandra Merino

6741 Circle Dr
Davie FL 33314
WITNESS 1 ADDRESS

WITNESS
PRINT NAME: Daniela Galindo

6741 Circle Dr
Davie FL 33314
WITNESS 2 ADDRESS

STATE OF FLORIDA
COUNTY OF BROWARD

The foregoing instrument was acknowledged before me by means of ( ) physical presence or ( ) online notarization, this 27 day of March, 2025 by Lisandro Carlos Aloi, who ( ) is/are personally known to me or who ( ) has/have produced Driver's License **as identification.**

Signature of Notary Public

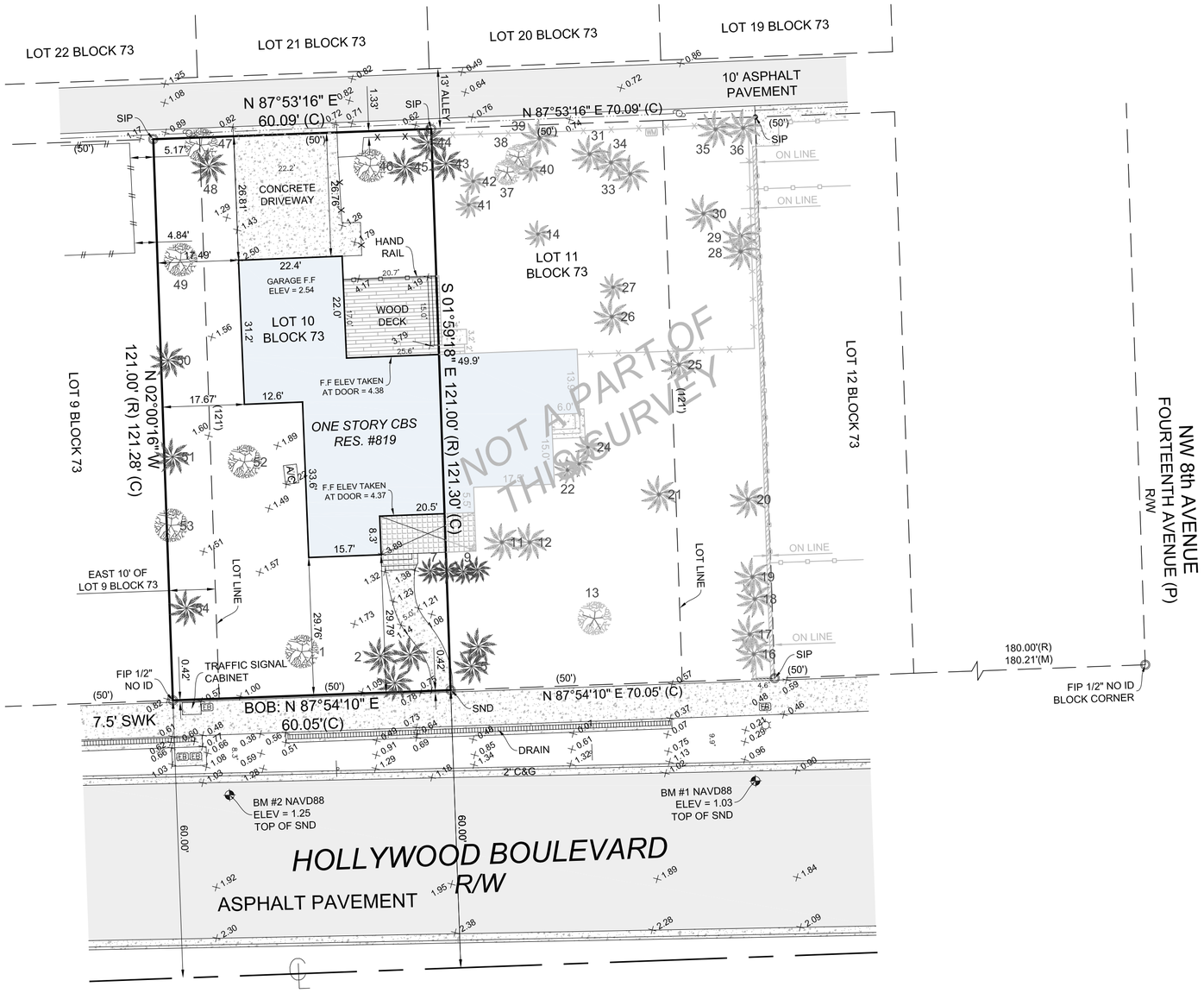
Print, Type/Stamp Name of Notary

NOTARY PUBLIC STATE OF FLORIDA

SANDRA MERINO
Commission # HH 384999
Expires March 10, 2027

MAP OF BOUNDARY, TOPOGRAPHIC, & TREE SURVEY

NORTH
SCALE: 1"=20'



TREE TABLE					
NUMBER	NAME	DIAMETER (FT)	HEIGHT (FT)	SPREAD (FT)	REMARKS
1	BOTTLE BRUSH	5	25	20	MULTI-TRUNK
2	FOX TAIL PALM	-	-	-	CLUSTER (3)
3	INTENTIONALLY LEFT BLANK				
4	INTENTIONALLY LEFT BLANK				
5	FOX TAIL PALM	-	-	-	CLUSTER (2)
6	INTENTIONALLY LEFT BLANK				
7	ALEXANDRA PALM	-	-	-	CLUSTER (2)
8	INTENTIONALLY LEFT BLANK				
9	ALEXANDRA PALM	-	-	-	CLUSTER (2)
10	INTENTIONALLY LEFT BLANK				
11	SABAL PALM	1	15	10	
12	ALEXANDRA PALM	0.5	12	10	
13	BOTTLE BRUSH	5	25	15	MULTI-TRUNK
14	TRAVELERS PALM	-	-	-	CLUSTER
15	INTENTIONALLY LEFT BLANK				
16	ROYAL PALM	1.5	45	15	
17	SABAL PALM	1	25	15	
18	ROYAL PALM	1	45	10	
19	ROYAL PALM	1.5	45	15	
20	ROYAL PALM	2	50	15	
21	BISMARCK PALM	2	35	20	
22	BOTTLE PALM	-	-	-	CLUSTER (2)
23	INTENTIONALLY LEFT BLANK				
24	FOX TAIL PALM	-	-	-	CLUSTER
25	SABAL PALM	0.85	15	10	
26	SOLITAIRE PALM	0.7	20	5	
27	COCONUT PALM	1	30	15	
28	ROYAL PALM	2	50	15	
29	ROYAL PALM	2	50	15	
30	FISHTAIL PALM	-	-	-	CLUSTER
31	ALEXANDRA PALM	0.5	30	12	
32	INTENTIONALLY LEFT BLANK				
33	ROYAL PALM	1.5	60	10	
34	ROYAL PALM	1.5	60	10	
35	ALEXANDRA PALM	0.3	20	8	
36	ALEXANDRA PALM	0.3	20	8	
37	ALMOND	1	45	30	
38	ALMOND	0.7	30	20	
39	ALEXANDRA PALM	0.8	20	5	
40	ALEXANDRA PALM	0.8	20	5	
41	COCONUT PALM	0.7	25	20	
42	COCONUT PALM	0.7	25	20	
43	ROYAL PALM	2	50	15	
44	ALEXANDRA PALM	-	-	-	CLUSTER
45	ROYAL PALM	2	50	15	
46	STRANGLER FIG	10	40	35	
47	UMBRELLA	0.7	30	10	MULTI-TRUNK
48	ARECA	-	-	-	CLUSTER
49	ALMOND	1.5	40	30	
50	ARECA	-	-	-	CLUSTER
51	ROYAL PALM	1.5	60	10	
52	AVOCADO	0.7	30	5	
53	UMBRELLA	3	25	20	
54	ARECA	-	-	-	CLUSTER

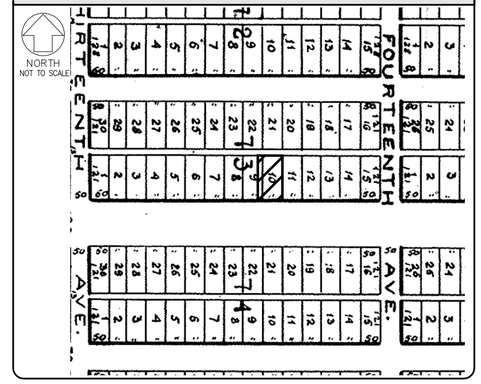
ONLY TREES WITH A TRUNK DIAMETER OF 4" (0.33') OR GREATER AT BREAST HEIGHT WERE LOCATED

BENCHMARK REFERENCE:

BROWARD COUNTY BENCHMARK:
NAME: BM 1915
ELEVATION: 3.268 NGVD29
DESCRIPTION: A C&GS BM DISC AT HOLLYWOOD, ABOUT 1.3 MILES EAST ALONG STATE HIGHWAY A–1–A FROM THE JUNCTION OF U.S. HIGHWAY 1, ABOUT 0.4 MILE WEST OF THE JUNC– TION OF STATE HIGHWAY 820 AND STATE HIGHWAY A–1–A AT HOLLYWOOD BEACH, SET ON TOP
AND IN THE CENTER .OF A 4' X 4' CONCRETE BLOCK, 2.8' NORTH OF THE NORTH CURB OF STATE HIGHWAY 820, 33' EAST OF THE APPROXIMATE CENTERLINE OF NORTH 9 AVENUE, 7' EAST OF A LIGHT POLE, ABOUT LEVEL WITH THE HIGHWAY AND PROJECTS 1' ABOVE THE LEVEL OF THE GROUND.

CERTIFICATE OF AUTHORIZATION # LB–7104
suarez surveying & mapping, inc.
13350 SW 131st Street, Suite 110, Miami, Florida 33186
Tel: 305.596.1799
www.suarezsurveying.com

LOCATION MAP:



LEGEND:

ABBREVIATIONS:

A = ARC DISTANCE
A/C = AIR CONDITIONER PAD
BCR =BROWARD COUNTY RECORDS
BLDG= BUILDING
BM = BENCH MARK
BOB = BASIS OF BEARINGS
CBS = CONCRETE BLOCK & STUCCO
(C) = CALCULATED
CB = CATCH BASIN
CHB = CHORD BEARING
C&G = CURB & GUTTER
CLF = CHAIN LINK FENCE
COL = COLUMN
CONC = CONCRETE
DE = DRAINAGE EASEMENT
DME = DRAINAGE & MAINTENANCE EASEMENT
D/W = DRIVE-WAY
EB = ELECTRIC BOX
ENC. = ENCROACHMENT
EP = EDGE OF PAVEMENT
EW = EDGE OF WATER
FDH = FOUND DRILL HOLE
FF = FINISHED FLOOR ELEVATION
FIP = FOUND IRON PIPE
FIR = FOUND IRON ROD
FN = FOUND NAIL (NO ID)
FND = FOUND NAIL & DISK
FPL = FLORIDA POWER & LIGHT TRANSFORMER PAD
LE = LANDSCAPE EASEMENT
LME = LAKE MAINTENANCE EASEMENT
(M) = MEASURED
MDCR=MIAMI-DADE COUNTY RECORDS
MH =MAN HOLE
ML = MONUMENT LINE
ORB = OFFICIAL RECORDS BOOK
O/S = OFF-SET
(P) = PLAT
PBC = PALM BEACH COUNTY
PB = PLAT BOOK
PC = POINT OF CURVATURE
PCP = PERMANENT CONTROL POINT
PE = POOL EQUIPMENT PAD
PG = PAGE
PI = POINT OF INTERSECTION
PK = PARKER KAELON (SURVEY NAIL)
PL = PLANTER
POB = POINT OF BEGINNING
POC = POINT OF COMMENCEMENT
PRC = POINT OF REVERSE CURVATURE
PRM = PERMANENT REFERENCE MONUMENT
PT = POINT OF TANGENCY
R = RADIUS DISTANCE
(R) = RECORD
R/W = RIGHT OF WAY
RES. = RESIDENCE
SIP = SET IRON PIPE
SND = SET NAIL & DISK (PK)
STL = SURVEY TIE LINE
SWK = SIDEWALK
(TYP)= TYPICAL
UB = UTILITY BOX
UE = UTILITY EASEMENT
W/F = WOOD FENCE
WMDE = WALL MAINTENANCE DRAINAGE EASEMENT

SYMBOLS:

HH = HAND HOLE
EB = ELECTRIC BOX
TR = TELEPHONE RISER
CR = CABLE TV RISER
WM = WATER METER
= WATER VALVE
= CURB INLET
= FIRE HYDRANT
= LIGHT POLE
= DRAIN
= VALVE
= GAS VALVE
= BACKFLOW PREVENTER
= BOLLARDS
(20') = ORIGINAL LOT DISTANCE
= CENTRAL ANGLE
= CENTER LINE
= CATCH BASIN
= UTILITY POLE
= CONC. POLE
= DRAINAGE MANHOLE
= SEWER MANHOLE
= COMMUNICATION MANHOLE
= FPL MANHOLE
= SIGN
= ANCHOR
= GUARD RAIL
= IRON FENCE
= WOOD FENCE
= CHAIN LINK FENCE
= OVERHEAD UTILITY WIRE
= LIMITED ACCESS RIGHT-OF-WAY LINE
= BOUNDARY LINE
x 0.00 = ELEVATION
(#) = ENCROACHMENT NOTE (SEE SURVEYORS NOTES)

SURFACE:

ASPHALT CONCRETE PAVERS BUILDING TILES WOOD COVER

SURVEYOR'S NOTES:

1. ELEVATIONS WHEN SHOWN REFER TO THE NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD 1988).
2. NO ATTEMPT WAS MADE TO LOCATE FOOTINGS/FOUNDATIONS, OR UNDERGROUND UTILITIES UNLESS OTHERWISE NOTED.
3. THE LANDS SHOWN HEREON HAVE NOT BEEN ABSTRACTED IN REGARDS TO MATTERS OF INTEREST BY OTHER PARTIES, SUCH AS EASEMENTS, RIGHTS OF WAYS, RESERVATIONS, ETC. ONLY PLATTED EASEMENTS ARE SHOWN.
4. THIS SURVEY WAS PREPARED FOR AND CERTIFIED TO THE PARTY(IES) INDICATED HEREON AND IS NOT TRANSFERABLE OR ASSIGNABLE.
5. ADDITIONS OR DELETIONS TO SURVEY MAPS OR REPORTS BY OTHER THAN THE SIGNING PARTY OR PARTIES IS PROHIBITED WITHOUT WRITTEN CONSENT OF THE SIGNING PARTY OR PARTIES.
6. IMPROVEMENTS SHOWN HAVE BEEN MEASURED TO THE NEAREST 10TH OF A FOOT. TIES SHOWN HAVE BEEN MEASURED TO THE NEAREST 100TH OF A FOOT. ELEVATIONS WHEN SHOWN HAVE BEEN MEASURED TO NEAREST 100TH OF A FOOT ON HARD SURFACES AND NEAREST TENTH OF A FOOT FOR GROUND OR SOD SURFACES
7. ALL BOUNDARY LIMIT INDICATORS SET ARE STAMPED LB# 7104.
8. THE BOUNDARY LIMITS ESTABLISHED ON THIS SURVEY ARE BASED ON THE LEGAL DESCRIPTION PROVIDED BY CLIENT OR ITS REPRESENTATIVE.
9. FENCE OWNERSHIP NOT DETERMINED.
10. BEARINGS WHEN SHOWN ARE TO AN ASSUMED MERIDIAN, THE SOUTH LINE OF BLOCK 73 HAS BEEN ASSIGNED A BEARING OF N 87°54'10" E.
11. TYPE OF SURVEY: BOUNDARY, TOPOGRAPHIC, & TREE SURVEY
12. THE SURVEYOR IS NOT A CERTIFIED ARBORIST, TREES ARE IDENTIFIED BY COMMON NAME TO THE BEST OF THE SURVEYOR'S ABILITY. A CERTIFIED ARBORIST SHOULD BE CONSULTED TO DETERMINE SCIENTIFIC NAME, TREE SUB–SPECIES IF ANY AND TREE CONDITIONS.

PROJECT:

DATE OF FIELD SURVEY: 05/23/2025
JOB #: 250540126
FILE #: D–1914
PROJECT NAME: SURVEYS 2025
CAD FILE(C):HOLLYWOOD
PARTY CHIEF:MANSO
F.B.: x PG. x
SHEET 1 OF 1

CERTIFIED TO:

918 H LLC

REVISIONS:

PROPERTY ADDRESS:

819 HOLLYWOOD BOULEVARD, HOLLYWOOD, FL 33019

LEGAL DESCRIPTION:

THE EAST 10 FEET OF LOT 9, AND LOT 10, BLOCK 73, HOLLYWOOD "BY THE SEA" HOLLYWOOD LAKES SECTION, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 1, PAGE 32, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA.

FLOOD ZONE INFORMATION:

BASED ON THE FLOOD INSURANCE RATE MAP OF THE FEDERAL EMERGENCY MANAGEMENT AGENCY REVISED ON 09/11/09 AND INDEX MAP REVISED ON 09/11/09 THE GRAPHICALLY DEPICTED BUILDING(S) SHOWN ON THIS MAP OF SURVEY IS WITHIN ZONE AE BASE FLOOD ELEVATION 7 COMMUNITY NAME & NUMBER CITY OF HOLLYWOOD 125113 MAP & PANEL NUMBER 12086C0588 SUFFIX J

SURVEYOR'S CERTIFICATE:

I HEREBY CERTIFY THAT THIS SURVEY IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF AS RECENTLY SURVEYED AND DRAWN UNDER MY DIRECTION AND MEETS THE STANDARDS OF PRACTICE SET FORTH BY THE FLORIDA STATE BOARD OF SURVEYORS AND MAPPERS IN CHAPTER 5J–17 FLORIDA ADMINISTRATIVE CODE PURSUANT TO SECTION 472.027 FLORIDA STATUE.

AUTHENTIC COPIES OF THIS SURVEY SHALL BEAR THE ORIGINAL SIGNATURE AND RAISED SEAL OF THE ATTESTING REGISTERED SURVEYOR AND MAPPER

JUAN A. SUAREZ
PROFESSIONAL SURVEYOR & MAPPER
STATE OF FLORIDA LIC. # 6220

819 Hollywood Blvd. Lot #1

HISTORIC PRESERVATION BOARD

04/20/2026

DRC REVIEW FOR A NEW CONSTRUCTION HOME



SCOPE OF WORK

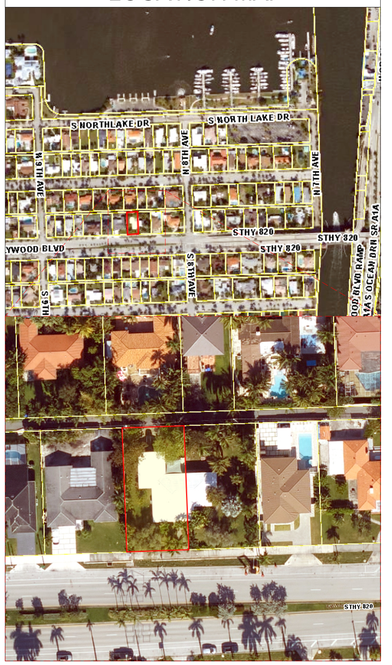
- THE CONSTRUCTION OF A NEW 2 STORY 3,696 SF UNDER A/C SINGLE FAMILY RESIDENCE

MECHANICAL:
REFER TO MECHANICAL PLANS FOR SCOPE OF WORK.

ELECTRICAL:
REFER TO ELECTRICAL PLANS FOR SCOPE OF WORK.

PLUMBING:
REFER TO PLUMBING PLANS FOR SCOPE OF WORK.

LOCATION MAP



CODE REFERENCES

FLORIDA BUILDING CODE - RESIDENTIAL, 8th EDITION (2023)
FLORIDA BUILDING CODE - EXISTING BUILDING, 8th EDITION (2023)
NATIONAL ELECTRIC CODE (NFPA 70)

BUILDING CODE SUMMARY

OCCUPANCY TYPE:	SINGLE FAMILY HOME
CONSTRUCTION TYPE:	TYPE III-B
CLASSIFICATION OF WORK:	NEW CONSTRUCTION
PROPERTY ID:	5142 14 02 4390
CITY ZONING:	RS-6

FLOOD ZONE INFORMATION:	
FLOOD MAP:	12011C0588J
FLOOD ZONE:	AE (EL 7)

LEGAL DESCRIPTION

HOLLYWOOD LAKES SECTION 1-32 B LOT 9 E 10 & LOT 10 BLK 73

ARCH DRAWIN INDEX	
Sheet Number	Sheet Name
A-000	COVER SHEET W/ INDEX
A-002	PROPOSED SITE PLAN
A-003	SITE STUDY
A-102	PROPOSED FIRST FLOOR PLAN
A-103	PROPOSED SECOND FLOOR PLAN
A-104	PROPOSED ROOF PLAN
A-300	NORTH & SOUTH ELEVATION
A-301	EAST & WEST ELEVATION
A-303	RENDERINGS

BLUE HORIZON ENGINEERING
1110 SE 3rd AVE. , Fort Lauderdale, FL 33301
P: 954-420-8225
E: projects@bluehorizonengineering.com

ENGINEER:
KYLE MAILLOUX, P.E.
Licence Number: 87103
1110 SE 3rd Ave. , Ft Lauderdale, FL 33301
P: 954-420-8225
E: Kyle@bluehorizonengineering.com

NEW CONSTRUCTION
SINGLE FAMILY HOME

819 HOLLYWOOD BLVD. LOT #1

NO.	DESCRIPTION	DATE

Cleint/Owner:
918H LLC

Project Number:
250439

DRAWN BY	BS
DESIGNED BY	KM
CHECKED BY	CM

Sheet Name:
COVER SHEET W/ INDEX

A-000

SHEET NUMBER

DATE: 4/20/2026 3:49:14 PM

GENERAL NOTES:

1. INSTRUCTIONS TO CONTRACTOR :

1.1. PLANS AND DETAILS ARE COMPLEMENTARY AND MUTUALLY EXPLANATORY AND WHAT IS REQUIRED BY ONE, SHALL BE AS BINDING AS IF REQUIRED BY ALL, AND ARE NOT INTENDED TO BE USED AS SHOP DRAWINGS. WHERE VARIANCES, DISCREPANCIES, ETC. OCCUR BETWEEN DRAWINGS AND SPECIFICATIONS, OR WITHIN EITHER DOCUMENTS ITSELF, THE ITEM OR ARRANGEMENT OF BETTER QUALITY AND OR HIGHER COST SHALL BE INCLUDED IN THE CONTRACT.

1.2. THE CONTRACTOR AGREES THAT HE, HIS MANAGEMENT TEAM (ESTIMATOR, PROJECT MANAGER, PROJECT ENGINEERS, SUPERINTENDENTS, AND SUBCONTRACTORS AND PRINCIPAL SUPERVISORY PERSONNEL) HAS VISITED THE SITE, EXAMINED THE SITE AND THE LOCATION OF THE PROPOSED WORK, AND EXISTING IMPROVEMENTS, AND CONDITIONS AND PHYSICAL CHARACTERISTICS OF THE JOB. THE CONTRACTOR(S) SHALL INCLUDE IN HIS BUDGET ALL COSTS ASSOCIATED WITH, AND PERTAINING TO, THE SATISFACTORY COMPLETION OF THE PROJECT AND THE COMPLETE INSTALLATION OF ALL ASSOCIATED SYSTEMS, INCLUDING THE REMOVAL AND RELOCATION OF ANY AND ALL OBJECTS OR OBSTRUCTIONS THAT MAY BE ENCOUNTERED IN THE COMPLETION OF THE WORK THAT MAY NOT HAVE BEEN PREVIOUSLY DOCUMENTED IN THE CONSTRUCTION DOCUMENTS.

1.3. THE CONTRACTOR SHALL CORRELATE ALL WORK DESCRIBED ON THE DRAWINGS WITH THE ACTUAL CONDITIONS IN THE FIELD. CONTRACTORS SHALL NOTIFY THE DESIGN TEAM IN WRITING OF ANY SITUATION WHICH ENDANGERS THE INTEGRITY OF THE BUILDING OR PREVENTS HIM FROM SUCCESSFULLY ATTAINING THE DESIGN INTENT.

1.4. CONTRACTOR SHALL PREPARE A CONSTRUCTION SCHEDULE SUBJECT TO REVIEW AND APPROVAL BY OWNER'S REPRESENTATIVE

1.5. THE CONTRACTOR SHALL MAINTAIN A COPY OF ALL APPLICABLE CODES AND STANDARDS RELEVANT TO THIS PROJECT ON SITE AT ALL TIMES, AND SHALL COMPLY WITH ALL REQUIREMENTS OF THE CURRENT FLORIDA BUILDING CODE, AND ALL APPLICABLE FEDERAL, STATE AND LOCAL CODES, STANDARDS, REGULATIONS, AND LAWS.

1.6. THE CONTRACTOR SHALL MAINTAIN A COMPLETE AND CURRENT SET OF PERMIT DRAWINGS ON-SITE AT ALL TIMES ALONG WITH ALL REVISIONS TO THE PERMIT, INCLUDING PERMITTED SHOP DRAWINGS AND CALCULATIONS. SAID DRAWINGS ALONG WITH ALL INSPECTION LOGS, AND PERMITS SHOULD BE MAINTAINED IN AN EASILY ACCESSIBLE SPACE FOR THE OWNER, DESIGN TEAM, AND BUILDING OFFICIALS TO REVIEW.

1.7. THE CONTRACTOR SHALL REVIEW ALL CONTRACT DOCUMENTS, PERMIT DOCUMENTS, DIMENSIONS, JOB-SITE CONDITIONS, AND COORDINATE WITH FIELD DIMENSIONS, AND PROJECT SHOP DRAWINGS PRIOR TO CONSTRUCTION. THE CONTRACTOR SHALL MAKE NOTE OF ANY AND ALL DISCREPANCIES THAT PREVENT THE INSTALLATION OF ANY ASPECT OF THE CONSTRUCTION TO ACHIEVE THE CHARACTER AND APPEARANCE DEFINED IN THE CONTRACT DOCUMENTS. THE CONTRACTOR SHALL REPORT ANY AND ALL DISCREPANCIES REGARDLESS OF THEIR NATURE TO THE DESIGN TEAM IN WRITING PRIOR TO PROCEEDING WITH THE WORK, REASONABLY ASSESS THE CONDITION AND DETERMINE AN APPROPRIATE SOLUTION.

1.8. ITEMS AFFECTING ALL TRADES ARE PLACED THROUGHOUT THE DRAWINGS. NO "CHANGE ORDERS" FOR MISSED ITEMS IN OTHER SECTIONS OF THE WORK WILL BE PERMITTED. THE CONTRACTOR SHALL PROMPTLY NOTIFY THE DESIGN TEAM IN WRITING OF AMBIGUITY, INCONSISTENCY OR ERROR WHICH THEY DISCOVER UPON EXAMINATION OF THE CONTRACT DOCUMENTS, THE SITE, OR LOCAL CONDITIONS.

1.9. THE CONTRACTOR SHALL PERFORM ALL WORK IN A FIRST CLASS WORKMANSHIP LIKE MANNER.

1.10. THE DESIGN TEAM SHALL NOT BE RESPONSIBLE FOR, NOR HAVE CONTROL OR CHARGE OVER THE CONSTRUCTION MEANS, METHODS, SEQUENCES, OR PROCEDURES OR FOR THE SAFETY PRECAUTION PROGRAMS. THE CONTRACTOR IS SOLELY RESPONSIBLE FOR DAMAGES OR INJURIES DUE TO HIS ACT OR NEGLECT.

1.11. NO UTILITIES, DATA OR COMMUNICATION CABLES, POWER OR BUILDING OPERATIONS SHALL BE INTERRUPTED WITHOUT PRIOR APPROVAL OF OWNER'S REPRESENTATIVE. THE CONTRACTOR SHALL BE RESPONSIBLE FOR DAMAGES CAUSED BY UNAUTHORIZED INTERRUPTION OF EXISTING UTILITIES, CONTROLS, COMPUTER LINES, ETC. CAUSED BY THE CONTRACTOR OR SUBCONTRACTOR AND SHALL MAKE IMMEDIATE REPAIR AND THEN NOTIFY THE OWNER'S REPRESENTATIVE.

1.12. PROTECT THE EXISTING BUILDING AND ADJACENT AREAS FROM DAMAGE AND BE LIABLE FOR DAMAGES THEY CAUSE. PROVIDE BARRICADES AND BARRIERS AS REQ'D TO PROTECT ADJACENT AREAS AND PERSONNEL AND PREVENT MIGRATION OF DUST AND EXCESS DEBRIS. PROVIDE FENCE & PROTECTION TO PROTECT ADJACENT BUILDINGS.

1.13 AS-BUILT CONDITIONS MAY NOT COINCIDE WITH THOSE INDICATED ON THE CONSTRUCTION DOCUMENTS. THE CONTRACTOR SHALL BE RESPONSIBLE FOR DEMOLITION, BUT NOT LIMITED TO, ALL THE ITEMS LISTED FOR DEMOLITION IN THE CONSTRUCTION DOCUMENTS. THE CONTRACTOR SHALL INSPECT THE EXISTING CONDITIONS AND SHALL BE RESPONSIBLE FOR DEMOLITION OF EXISTING WORK AS REQUIRED TO COMPLETE THE NEW WORK.

1.14 THE GENERAL CONTRACTOR SHALL CALL "SUNSHINE STATE ONE CALL", 811 OR 1-800-432-4770, 48 HOURS BEFORE DIGGING IN FLORIDA TO COORDINATE LOCATION OF UTILITIES WITHIN THE PUBLIC AREAS OF THE PROJECT. NO DIGGING SHALL COMMENCE UNTIL ALL OF THE UTILITY COMPANIES HAVE BEEN CONTACTED AND LOCATION OF UTILITY LINES TOOK PLACE.

2. LICENSING :

2.1. THE CONTRACTOR AND ALL SUBCONTRACTORS SHALL BE LICENSED BY THE STATE OF FLORIDA, LICENSES AND CLEARANCES SHALL CONFORM TO ALL BUILDING SECURITY POLICIES AND REGULATIONS.

3. ORDINANCES :

3.1. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ASCERTAINING THE REQUIREMENTS OF AND ADHERING TO ALL NOISE ORDINANCES OR OTHER ORDINANCES THAT MAY RESTRICT THE ACTIVITIES OF THE WORK ON THIS JOB.

4. PERMITS :

4.1. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL REQUIRED PERMITS PRIOR TO THE COMMENCEMENT OF WORK. THE REQUESTING AND COORDINATION OF ALL INSPECTIONS AND APPROVAL OF ALL ASPECTS OF HIS WORK, AND OBTAINING ALL TEMPORARY AND FINAL CERTIFICATES OF OCCUPANCY.

5. DEBRIS AND DISPOSAL :

5.1. THE CONTRACTOR SHALL REMOVE FROM THE SITE AND LEGALLY DISCARD IN A TIMELY MANNER ALL CONSTRUCTION DEBRIS THAT WILL NOT BE REUSED OR RELOCATED ELSEWHERE IN THE PROJECT.

6. HAZARDOUS MATERIALS :

6.1. IF ANY HAZARDOUS MATERIALS, INCLUDING ASBESTOS, ARE ENCOUNTERED DURING DEMOLITION WORK, STOP WORK IMMEDIATELY AND CONTACT MALL MANAGEMENT CONTRACTOR TO VERIFY QUANTITIES AND LOCATION OF EXISTING TELEPHONE OUTLETS, CLEAN-OUTS AND DRAINS AND CONFIRM AVAILABILITY OF REPLACEMENT ITEMS PRIOR TO DEMOLITION WORK.

7. MATERIALS AND EQUIPMENT :

7.1. THE CONTRACTOR IS RESPONSIBLE FOR ALL MATERIALS, EQUIPMENT, AND APPLIANCES THAT ARE TO BE USED. THE CONTRACTOR SHALL PROVIDE PROTECTION FROM VANDALISM, THEFT, WEATHER, DUST, NOISE, AND ANY OTHER SOURCE OF DAMAGE OR LOSS.

8. HURRICANE / WINDSTORM PLAN :

8.1. THE CONTRACTOR SHALL PREPARE AND MAINTAIN A HURRICANE PREPAREDNESS PLAN. THE CONTRACTOR SHALL MAINTAIN SAID PLAN IN A LOCATION THAT IS READILY ACCESSIBLE FOR REVIEW BY THE OWNER AND OR ARCHITECT.

8.1.1. THE HURRICANE PLAN SHALL INCLUDE A LIST OF CONTACTS IN THE EVENT THAT A HURRICANE WATCH IS POSTED AND WILL ALSO ADDRESS WHAT MEASURES ARE TO BE TAKEN TO SECURE THE CONSTRUCTION SITE IN THE EVENT OF NOTIFICATION BY THE NATIONAL WEATHER SERVICE OF AN IMPENDING HURRICANE OR WINDSTORM THAT MAY THREATEN THE JOB.

8.1.2. THE HURRICANE PLAN SHALL ADDRESS HOW THE CONTRACTOR WILL MOBILIZE THE PROJECT FOLLOWING A WIND OR HURRICANE EVENT AND DOCUMENTATION OF DAMAGES AND HOW REPAIRS WILL BE HANDLED IN THE EVENT OF A LOSS.

9. DAMAGES :

9.1. IN THE EVENT OF DAMAGES TO THE BUILDING WHICH REQUIRE ASSESSMENT FOR AN INSURANCE CLAIM, THE CONTRACTOR MUST IMMEDIATELY NOTIFY THE OWNER OF THE CIRCUMSTANCES SURROUNDING THE LOSS, DOCUMENT DAMAGES, DETERMINE AND PRICE REPAIRS, DETERMINE IMPACT TO THE PROJECT SCHEDULE, SUBMIT ALL INFORMATION TO THE OWNER WITHIN 72 HOURS OF A LOSS.

10. COORDINATION :

10.1. CONTRACTOR SHALL COORDINATE THE WORK OF ALL TRADES AT THE TIME THE WORK IS PERFORMED. NO ADDITIONAL PAYMENTS SHALL BE MADE FOR THE CONTRACTOR'S FAILURE TO CORRECT CONFLICTING FIELD CONDITIONS AFTER THE WORK HAS BEEN COMPLETED.

11. SCHEDULING OF WORK :

11.1. THE CONTRACTOR SHALL WORK AND RETAIN COOPERATION WITH THE OWNER AND TENANT(S) IN SCHEDULING THEIR WORK IN ORDER TO CAUSE THE LEAST INCONVENIENCE TO PERSONNEL AND PROPERTY.

12. TESTS :

12.1. THE CONTRACTOR SHALL COORDINATE ALL REQUIRED TESTS. PAYMENT OF ALL TEST SHALL BE AS INDICATED IN THE AGREEMENT BETWEEN THE OWNER/CONTRACTOR OR GENERAL CONDITIONS. IF NOT SPECIFICALLY DEFINED, THESE COSTS SHALL BE BORNE BY THE CONTRACTOR.

13. TYPICAL DETAILS :

13.1. CONTRACTOR SHALL RESOLVE QUESTIONS REGARDING APPLICABILITY OF TYPICAL DETAILS WITH THE DESIGN TEAM. DETAILS LABELED AS "TYPICAL DETAILS, OR (TYP.) ON THE DRAWINGS APPLY TO ALL SITUATIONS THAT ARE THE SAME OR SIMILAR TO THOSE SPECIFICALLY DETAILED OR EXISTING AT THE SITE. SUCH DETAILS APPLY WHETHER OR NOT THEY ARE KEYED IN AT EACH LOCATION.

14. CLEANING :

14.1. PROVIDE CLEANING AS INDICATED IN THE CONTRACT FOR CONSTRUCTION BETWEEN THE OWNER/CONTRACTOR. THOROUGHLY CLEAN THE PREMISES TO MAKE READY FOR OPENING. CLEAN ALL SURFACES INTERIOR AND EXTERIOR, FREE OF ALL DIRT AND REFUSE CAUSED BY DEBRIS FROM ALL INSTALLATION TECHNIQUES OF THE TRADES INCLUDING:

A. POLISHING ALL HARDWARE.
B. THOROUGHLY CLEANING ALL CABINETS INSIDE AND OUT.
C. CLEANING SHELVES INSIDE AND OUT.
D. ALL MIRRORS, GLASS STOREFRONTS, TERRACES, WINDOWS AND METAL FRAMING TO BE CLEANED INSIDE AND OUT, WHERE POSSIBLE.
E. REMOVE ANY SPOTS FROM AND CLEAN ALL CARPETING.
F. CLEAN STORE FINISHES AND FLOORING THOROUGHLY INCLUDING BASES.
G. CLEAN ON TOUCH UP ALL PAINTED SURFACES WHICH ARE SOILED. THE GENERAL CONTRACTOR IS TO DELIVER TO THE OWNER A CLEAN BUILDING PRIOR TO OPENING TO THE PUBLIC.

15. EXISTING SURFACES / FINISHES :

15.1. WITHIN THE PROJECT SITE AND AT ALL OTHER AFFECTED AREAS, CLEAN PATCH, AND RESTORE ALL FLOOR AND WALL SURFACES INDICATED TO REMAIN, TO A 'LIKE NEW' CONDITION.

15.2. WITHIN THE LIMITS OF THE WORK, CONTRACTOR IS TO REPLACE ALL DAMAGED EXISTING FINISHES AND MATERIALS INDICATED TO REMAIN WITH NEW PRODUCTS TO MATCH EXISTING CONDITIONS.

15.3. FILL, FLOAT AND/OR GRIND CONC. FLOOR SLAB AND/OR ORIGINAL FLOOR TILE PRIOR TO INSTALLATION OF NEW FLOOR FINISH, PROVIDING A LEVEL SUBSTRATE.

16. USE OF DRAWINGS :

16.1. THESE DRAWINGS ARE BEING PREPARED FOR THE PURPOSE OF PERMITTING. THESE DRAWINGS ARE NOT TO BE USED FOR MAINTENANCE PURPOSES AS ACTUAL CONDITIONS MAY VARY FROM THOSE SHOWN ON THESE DRAWINGS DUE TO CHANGE ORDERS, ALTERATIONS BY OTHERS, FIELD CONDITIONS, ETC.

16.2. THESE DRAWINGS AND RELATED DOCUMENTS DETAIL WORK FOR THIS SPECIFIC PROJECT INDICATED BY THE PROJECT NUMBER AND LISTED LOCATION. THESE DOCUMENTS SHALL REMAIN THE PROPERTY OF BLUE HORIZON ENGINEERING AND MAY NOT BE USED FOR ANY OTHER PROJECT OR PURPOSE WITHOUT WRITTEN PERMISSION OF THE DESIGN TEAM, BLUE HORIZON ENGINEERING.

16.3. THE DESIGN TEAM AND ENGINEERS WILL NOT PROVIDE TO THE CONTRACTOR OR HIS SUBCONTRACTORS ANY DISKS OR ELECTRONIC MEDIA PREVIOUSLY / CURRENTLY USED IN THE PREPARATION OF THE CONSTRUCTION DRAWINGS.

16.4. DO NOT REPRODUCE THE DRAWINGS FOR USE AS SHOP DRAWINGS.

16.5. DO NOT SCALE DRAWINGS, WRITTEN DIMENSIONS TAKE PRECEDENCE.

17. WALL DIMENSIONS :

17.1. AT INTERIOR WALL DIMENSIONS ARE FACE OF STUD TO FACE OF STUD. ALL EXTERIOR WALL DIMENSIONS ARE TO FACES OF BLOCK WALLS (WHERE APPLICABLE).

17.2. ALL STUDS ARE TO EXTEND TO THE UNDERSIDE OF STRUCTURE ABOVE UNLESS OTHERWISE NOTED. PLEASE REFER TO WALL SECTIONS AND WALL TYPES FOR DETAILED WALL CONSTRUCTION INFORMATION (WHERE APPLICABLE).

18. OWNER FURNISHED MATERIALS

18.1. FOR ANY MATERIAL FURNISHED BY THE OWNER WHICH ARE TO BE INSTALLED BY THE CONTRACTOR (F.O.I.C.) ITEMS: UNPACK AND VERIFY THE QUANTITY AND CONDITION. NOTIFY THE OWNER OF ANY DISCREPANCIES IN QUANTITY AND DAMAGES WITHIN TWELVE HOURS (12) OF RECEIVING SHIPMENT. FAILURE TO DO SO PLACES RESPONSIBILITY ON THE CONTRACTOR.

18.2. ALL OWNER-FURNISHED MATERIAL, IF ANY, ARE TO BE FURNISHED VIA TAILGATE DELIVERY ONLY. THE CONTRACTOR IS RESPONSIBLE FOR THE UNLOADING, EXAMINATION, AND TRANSPORTATION OF OWNER FURNISHED MATERIALS FROM THE POINT OF OFF-LOADING TO THE JOB-SITE OR STORAGE AREA AS APPLICABLE. MATERIALS WILL BE DELIVERED TO THE CLOSEST AVAILABLE TRUCK DOCK OR ALTERNATE LOCATION AS DIRECTED BY THE OWNER.

19. SUBSTITUTIONS :

19.1. SUBSTITUTION OF MATERIALS OR EQUIPMENT OTHER THAN SPECIFIED SHALL BE PERMITTED UPON WRITTEN AUTHORIZATION FROM THE DESIGN TEAM AND OWNER.

19.2. THE CONTRACTOR SHALL BEAR THE BURDEN OF PROOF THAT SUCH SUBSTITUTION IS EQUAL TO SPECIFIED ITEM AND CAN BE OBTAINED IN A TIMELY MANNER.

19.3. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE COORDINATION OF ALL SUBSTITUTE ITEMS WITH ALL ASSOCIATED/IMPACTED TRADES.

19.4. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ALL DESIGN COSTS ASSOCIATED WITH A SUBSTITUTION.

20. PERMANENT FIRE EXTINGUISHERS :

20.1. FIRE EXTINGUISHERS OF THE TYPE AND QUANTITY APPROVED BY THE LOCAL FIRE OFFICIAL AND THE OWNERS CASUALTY INSURER ARE TO BE PROVIDED IN SURFACE MOUNTED CABINETS.

20.2. ALL FIRE EXTINGUISHER CABINETS LOCATED IN A FIRE RATED WALL ASSEMBLY SHALL BE PROVIDED AS A FIRE RATED CABINET.

20.3. THE CONTRACTOR SHALL PROVIDE SUFFICIENT ALLOWANCE TO INSTALL ALL REQUIRED FIRE EXTINGUISHERS & CABINETS.

20.4. THE CONTRACTOR MAY NOT ALLOCATE ANY TEMPORARY CONSTRUCTION USE FIRE EXTINGUISHERS AS PERMANENT FIRE EXTINGUISHERS.

20.5. ALL FIRE EXTINGUISHERS AND CABINETS SHALL BE INSTALLED IN ACCORDANCE WITH ALL APPLICABLE BUILDING CODES AND HANDICAP ACCESSIBILITY REQUIREMENTS.

21. COATINGS :

21.1. THE CONTRACTOR SHALL ENSURE THAT ALL STRUCTURAL STEEL IS PAINTED WITH ONE COAT OF PRIMER AND ONE COAT OF RUST INHIBITING PAINT PRIOR TO ENCLOSURE.

21.2. ALL EXPOSED EXTERIOR ALUMINUM SHALL BE COATED WITH A HIGH GLOSS, HIGH PERFORMANCE COATING. THE HIGH PERFORMANCE COATING SHALL BE SUFFICIENT TO PREVENT CORROSION OR DEGRADATION OF THE MATERIAL FOR A PERIOD OF 15 YEARS. HIGH PERFORMANCE COATINGS SHALL BE INSTALLED IN ACCORDANCE WITH THESE PLANS AND SPECIFICATIONS OR AS OTHERWISE REQUIRED BY THE MANUFACTURER.

22. FLAME SPREAD RATING :

22.1. ALL MATERIAL USED IN THE INTERIOR OF THE PROJECT MUST MEET THE FLAME SPREAD RATINGS PER THE GOVERNMENT CODE. PROOF OF THESE FLAME SPREAD RATINGS MUST BE INCLUDED AS A PART OF A FINAL INSPECTION PRIOR TO ISSUANCE OF A CERTIFICATE OF OCCUPANCY.

23. FIRE RESISTANCE RATING :

23.1. PROVIDE INFORMATION ADDRESSING THE FIRE RESISTANCE OF EVERY EXISTING CONSTRUCTION COMPONENT OR ASSEMBLY INSIDE OR ADJACENT TO THIS PROJECT, THEY MUST BE IN COMPLIANCE WITH THE LATEST EDITION OF THE FLORIDA BUILDING CODE WITH ALL CURRENT SUPPLEMENTS.

24. FRAMING :

24.1. ALL FRAMING LUMBER AND WOOD BLOCKING SHALL BE FIRE RETARDANT TREATED (F.R.T.) LUMBER. NO F.R.T. MATERIAL MAY BE USED IN THE CEILINGS PLENUM OR ABOVE SPRINKLER COVERAGE, OR AS REQUIRED / RESTRICTED BY LOCAL GOVERNING CODES. INSTALL ALL WORK PLUMB, LEVEL, TRUE AND STRAIGHT WITH NO DISTORTIONS. SHIM AS REQUIRED USING CONCEALED SHIMS.

25. COMPLETENESS OF WORK :

25.1. ANY MATERIAL OR LABOR, NEITHER SHOWN ON THE DRAWINGS, NOR SPECIFIED, BUT WHICH IS OBVIOUSLY NECESSARY TO COMPLETE THE WORK OF A SIMILAR NATURE OR TO COMPLY WITH ALL CODES SHALL BE FURNISHED WITHOUT ADDITIONAL COST.

25.2. ALL WORK STARTED BY THE CONTRACTOR SHALL BE COMPLETED IN ITS ENTIRETY TO ITS FINAL COMPLETED STATE WHETHER COMPLETELY DEFINED IN THE DRAWINGS OR NOT.

25.3. THE WORK SHALL INCLUDE THE PROVISIONS OF ALL MATERIALS, CUTTING, EXTENSIONS, CONNECTIONS, PATCHING, PAINTING, REPAIRING, ADAPTING AND OTHER WORK INCIDENTAL THERETO, TOGETHER WITH SUCH TEMPORARY CONNECTIONS AS MAY BE REQUIRED, PROVIDE ALL NECESSARY SEALING OF PENETRATIONS LEFT FROM REMOVED EQUIPMENT OR PRODUCED BY THIS WORK. UNLESS OTHERWISE NOTED ALL WORK AND MATERIALS SHALL BE NEW AND PROVIDED BY THIS CONTRACTOR. THE WORK SHALL ALSO INCLUDE THE REMOVAL AND DISPOSAL OF MATERIALS FROM THE SITE AS DIRECTED BY MALL MANAGEMENT.

25.4. ANY WORK NOT SHOWN ON THE DRAWINGS BUT CONSIDERED NECESSARY FOR THE COMPLETION OF THE WORK IN A PROPER MANNER SHALL BE PROVIDED BY CONTRACTOR WITHOUT ADDITIONAL CHARGE.

25.5. WHERE PRESENT WORK IS DAMAGED IN THE EXECUTION OF THIS CONTRACT OR WHERE OPENINGS ARE LEFT DUE TO THE REMOVAL OF PIPES, EQUIPMENT OR APPARATUS, THE SAME SHALL BE REPAIRED OR CLOSED UP TO CORRESPOND IN MATERIAL, QUALITY, SHAPE AND FINISH WITH THAT OF SIMILAR AND ADJOINING WORK AND FIRE RATING, UNLESS OTHERWISE CALLED FOR. WHERE DAMAGE IS NOT REPAIRABLE, NEW ITEMS OR EQUIPMENT SHALL BE PROVIDED AT CONTRACTOR'S EXPENSE.

26. FINISHED FLOORING :

26.1. GENERAL CONTRACTOR WILL BE RESPONSIBLE FOR PROTECTING FINISHED FLOORING SURFACES FROM DAMAGE BY SUB-CONTRACTORS.

26.2. THE CONTRACTOR SHALL EXAMINE THE FLOOR SLAB CONDITION TO DETERMINE TO WHAT EXTENT FLOOR PREPARATION, LEVELING, CHIP HAMMERING, ETC. WILL BE NECESSARY TO FURNISH A SMOOTH, LEVEL SUBSTRATE FOR THE PROPER INSTALLATION OF ALL FLOORING MATERIALS. THE COST OF SUCH WORK SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR. UNEVEN SUBSTRATE WILL NOT BE ACCEPTED AS AN EXCUSE FOR POORLY INSTALLED FLOORING MATERIALS.

27. TILE :

27.1. ALL TILES SHOULD MEET OR EXCEED THE FOLLOWING REQUIREMENTS:

	TEST	INDUSTRY STANDARDS
ABRASIVE HARDNESS	ASTM C-501	> 100
BOND STRENGTH	ASTM C-482	> 50 PSI
BREAK STRENGTH	ASTM C-648	> 250 LBS.
COEFFICIENT OF FRICTION	ASTM C-1028	> 0.6 (WET)
		> 0.8 (WET-SLOPED SURFACES)
COEFFICIENT OF FRICTION	ASTM C-1028	> 0.6 (DRY)
		> 0.8 (DRY-SLOPED SURFACES)
WATER ABSORPTION	ASTM C-373	IMPERVIOUS
FACIAL DIMS. RANGE	ASTM C-499	< 1.5%
RANGE OF THICKNESS	ASTM C-499	< 0.040
WARPAGE (ALONG EDGE)	ASTM C-485	< 1.00%
WARPAGE (DIAGONAL)	ASTM C-485	< 0.75%
WEDGING	ASTM C-502	< 1.00%
FROST RESISTANCE	ASTM C-1026	RESISTANT
CHEMICAL RESISTANCE	ASTM C-650	UNAFFECTED
UNAFFECTED TOLERANCE		
COLOR DIFFERENCE	ASTM C-609	3.0 JUDDS

28. DELEGATED ENGINEERS :

28.1. AS A MINIMUM, THE FOLLOWING SYSTEMS AND COMPONENTS REQUIRE FABRICATION AND ERECTION DRAWINGS WITH ENGINEERED SIGNED & SEALED SHOP DRAWINGS & CALCULATIONS BY DELEGATED PROFESSIONAL REGISTERED ENGINEER OR ARCHITECT FOR CLIENT & BUILDING DEPARTMENT REVIEW.

28.1.1. CUSTOM WINDOWS, DOORS, & MULLION SYSTEMS
28.1.2. ELEVATORS, ESCALATORS, & LIFTS
28.1.3. EXTERIOR AWNINGS & CANOPIES
28.1.4. EXTERIOR DECKS
28.1.5. EXTERIOR FRAMING SYSTEMS: LIGHT GAUGE SYSTEMS, WALLS, CEILINGS, PARAPETS, & SOFFITS
28.1.6. EXTERIOR GREEN LATTICE WALLS
28.1.7. EXTERIOR LIGHT GAUGE METAL FRAMING OR COLD FORM METAL FRAMING: WALLS, CEILING, EYEBROWS, PARAPETS, OVERHANGS, ROOF DECKS
28.1.8. EXTERIOR METAL CLADDING
28.1.9. EXTERIOR SCREEN WALLS FOR ART WORK
28.1.10. EXTERIOR SIGNAGE
28.1.11. GLAZED EXTERIOR WALL SYSTEMS
28.1.12. JOIST: GIRDERS, OPEN WEB
28.1.13. METAL FABRICATIONS: CUSTOM DECORATIVE PANELS (BAHAMA STYLE PANELS), CUSTOM FENCES, CUSTOM GATES, CUSTOM LOUVERS, CUSTOM GRILLS, CUSTOM TRELLISES, CUSTOM SCREEN & SCREEN ENCLOSURES
28.1.14. POST TENSION CABLE LAYOUT & FINAL EFFECTIVE STRESSING CALCULATIONS
28.1.15. PRE-CAST CONCRETE ELEMENTS
28.1.16. PRE-FABRICATED CANOPIES & EYEBROWS
28.1.17. PRE-FABRICATED POLES: SITE LIGHTING, LIGHTNING, FLAGS
28.1.18. PRE-FABRICATED RAMPS: WOOD, METAL, & CONCRETE
28.1.19. PRE-FABRICATED TRUSSES: METAL & WOOD
28.1.20. RAILINGS SYSTEMS
28.1.21. ROOF DECKS
28.1.22. SHORING
28.1.23. TRAILERS

29. THRESHOLD ENGINEER :

29.1. IF A THRESHOLD ENGINEER IS PRESENT ON SITE AND NOT THE ENGINEER OF RECORD, ALL QUESTIONS AND DIRECTIVE MUST BE ADDRESSED WITH THE ENGINEER OF RECORD.

30. STRUCTURAL ALUMINUM :

30.1. THE DESIGN, FABRICATION, AND ASSEMBLY OF STRUCTURAL ALUMINUM FOR BUILDINGS OR STRUCTURES SHALL CONFORM TO SPECIFICATIONS FOR ALUMINUM STRUCTURES, ALUMINUM CONSTRUCTION MANUAL, SECTION 1, OF ALUMINUM ASSOCIATION.

31. SHOP DRAWINGS :

31.1. THE CONTRACTOR SHALL SUBMIT FOUR (4) SETS OF STAMPED AND APPROVED SHOP DRAWINGS CALLED FOR ON THE CONTRACT DOCUMENTS AND/OR REQUIRED BY OWNER AND/OR BUILDING OFFICIALS TO THE DESIGN TEAM IN SUFFICIENT TIME TO BE REVIEWED AND PROCESSED SO AS TO CAUSE NO DELAY. DRAWINGS WILL NOT BE REVIEWED UNLESS APPROVED AND STAMPED BY SUBCONTRACTOR. THE FOLLOWING IS A PARTIAL LIST OF SUBMITTALS REQUIRED:

A. HARDWARE AND DOOR
B. TILES AND GROUT
C. SEALERS, AND COATINGS
D. PAINT
E. SEALANTS
F. SIGNAGE
G. PLUMBING FIXTURES AND DRAINS
H. LIGHTING FIXTURES
I. ELECTRICAL SWITCHES AND OUTLETS
J. ELECTRICAL PANELS
K. BUILT-IN CABINETS

32. PENETRATIONS AND CUTTING :

32.1. CUTTING OR DRILLING OF ANY STRUCTURAL MEMBER IS NOT PERMITTED WITHOUT THE PRIOR WRITTEN APPROVAL OF THE DESIGN TEAM. THE DESIGN TEAM SHOULD BE GIVEN ADVANCE NOTICE TO ALLOW ADEQUATE TIME TO REVIEW AND EVALUATE EACH OF THE CONTRACTOR'S PROPOSALS.

32.2. ALL FLOOR SLAB PENETRATIONS, INCLUDING THOSE REQUIRED FOR MECHANICAL, PLUMBING, ELECTRICAL UTILITIES MUST BE PACKED WITH APPROVED FIRE SAFE MATERIAL AND SEALED BETWEEN EDGES OF SLAB OPENINGS AND DUCT PIPE, CONDUIT, ETC., AS REQUIRED TO MAINTAIN THE FLOOR INTEGRITY AND HOURLY FIRE RATINGS SPECIFIED AND/OR AS REQUIRED BY CODE.

33. SAFETY OSHA AND LABOR LAWS :

33.1. THE STRUCTURE IS DESIGNED TO BE SELF-SUPPORTING AND STABLE AFTER THE BUILDING IS FULLY COMPLETED. IT IS THE CONTRACTOR'S SOLE RESPONSIBILITY TO DETERMINE ERECTION PROCEDURE AND SEQUENCE AND INSURE THE SAFETY OF THE BUILDING AND ITS COMPONENT PARTS DURING ERECTION. THIS INCLUDES THE ADDITION OF WHATEVER SHORING, TEMPORARY BRACING, ETC. THAT MAY BE NECESSARY. SUCH MATERIAL SHALL REMAIN THE CONTRACTOR'S PROPERTY AFTER COMPLETION OF THE PROJECT.

33.2. THE STRUCTURAL DESIGN TEAM OF RECORD DOES NOT POSSESS, NOR PRESUMES TO POSSESS ANY KNOWLEDGE OR EXPERTISE IN MATTERS TO JOB SITE EMPLOYEE SAFETY, OSHA OR LABOR LAW REQUIREMENTS FOR A CONSTRUCTION PROJECT. SAFETY AND COMPLIANCE WITH OSHA AND LABOR LAWS ARE THE ABSOLUTE RESPONSIBILITY OF THE GENERAL CONTRACTOR AND THOSE CONSULTANTS HE/SHE HIRES TO ADDRESS THESE MATTERS. THE STRUCTURAL ENGINEER OF RECORD SPECIALIZES IN STRUCTURAL DESIGN ONLY, AND THE BOARD OF PROFESSIONAL REGULATION FORBIDS HIM/HER FROM ASSUMING RESPONSIBILITY OUTSIDE HIS/HER AREA OF EXPERTISE

34. TERMITE PROTECTION :

34.1. BUILDING(S) SHALL HAVE PRE-CONSTRUCTION TREATMENT PROTECTION AGAINST SUBTERRANEAN TERMITES IN ACCORDANCE WITH THE RULES AND LAWS ESTABLISHED BY THE FLORIDA DEPARTMENT OF AGRICULTURE AND CONSUMER SERVICES. A CERTIFICATE OF COMPLIANCE SHALL BE ISSUED TO THE BUILDING DEPARTMENT BY THE LICENSED PEST CONTROL COMPANY PERFORMING THE TREATMENT (FBC 2023-BUILDING, 1816.1).

35. STUCCO :

35.1 STUCCO TO BE PORTLAND CEMENT STUCCO MODIFIED WITH ACRLYLIC ADMIXTURE AND MIXED WITH FIBER REINFORCEMENT WITH SURFACE FINISH AS INDICATED IN THE DRAWINGS. SUBMITTALS:

35.2 PROVIDE TWO (2) OF EACH TYPE OF STUCCO ACCESSORY, FULL SIZE VERSION OF EACH, MAX. 12" LENGHT.

35.3 SUBMIT PRODUCER'S CENTIFICATE FOR EACH KIND OF STUCCO AGGREGATE INDICATED EVIDENCING THAT MATERIALS COMPLY WITH REQUIREMENTS.

35.1.0 QUALITY ASSURANCE:

35.1.1 PERFORM WORK IN ACCORDANCE WITH ANSI/ASTM C926 AND PORTLAND CEMENT ASSOCIATION (PCA) PLASTER (STUCCO) MANUAL.

35.1.2 PRIOR TO INSTALLATION OF STUCCO WORK, CONRACTOR MUST FABRICATE PANELS FOR EACH TYPE OF FINISH AND APPLICATION REQUIRED. BUILD MOCK-UPS TO COMPLY WITH THE FOLLOWING REQUIREMENTS, USING MATERIALS INDICATED FOR FINAL UNIT OF WORK:

35.1.3 LOCATE MOCK-UPS ON SITE IN LOCATION AND SIZE AS INDICATED BELOW OR AS DIRECTED BY THE DESIGNTEAM.

35.1.4 ERECT A 4-FOOT BY 4-FOOT BY FULL THICKNESS, INCLUDING ACCESSORIES, IN LOCATION AS INDICATED BY THE DESIGN TEAM.

35.1.5 OBTAIN ARCHITECT'S ACCEPTANCE OF MOCK-UPS BEFORE START OF STUCCO.

35.1.6 RETAIN AND MAINTAIN MOCK-UPS DURING CONSTRUCTION IN UNDISTURBED CONDITION AS A STANDARD FOR JUDGING COMPLETED STUCCO WORK.

35.2.0 WARRANTY:

35.2.1 SUBMIT WRITTEN AGREEMENT ON MANUF. STANDARD FORM, SIGNED BY MANUFACTUR

ZONING SUMMARY

	SQFT	ACRES	LENGTH	WIDTH
LOT AREA	7260 SFSQFT	0.166667	121' - 0"	60' - 0"
LEGAL DESCRIPTION				
HOLLYWOOD LAKES SECTION 1-32 B LOT 9 E 10 & LOT 10 BLK 73				
FLOOD ELEVATION	AE/EL-7		B.F.E. 7' - 0"	

SITE DATA

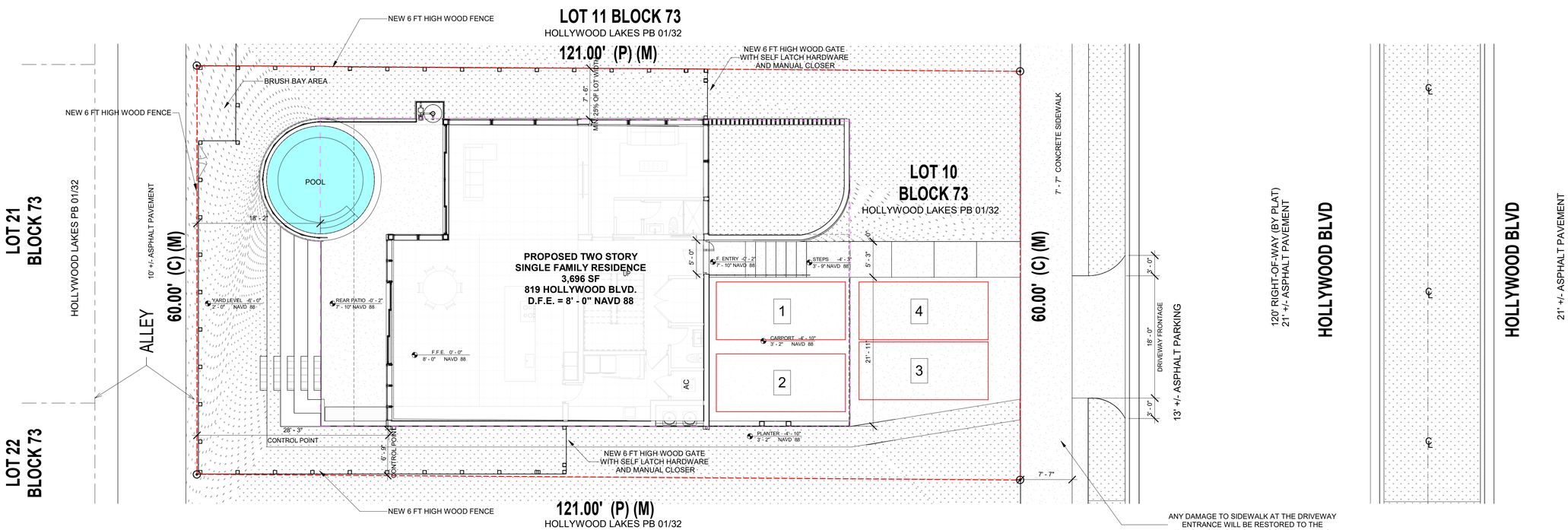
BUILDING LOT COVERAGE		
1. MAIN RESIDENCE (BUILDING FOOTPRINT)	1,988 SF	27.4 %
2. CARPORT	575 SF	
BUILDING FOOTPRINT	2,563 SF	35.3 %
SLABS, WALKWAYS, DRIVEWAY, ETC.	1,373 SF	19.0 %
SWIMMING POOL	200 SF	2.7 %
PERVIOUS GROUND COVER (LANDSCAPE)	3,124 SF	43.0 %

BUILDING DATA

FIRST FLOOR (A/C)		1988 SF
SECOND FLOOR (A/C)		1708 SF
CARPORT (NON-A/C)		575 SF
COVERED PATIO, BALCONIES (NON-A/C)		848 SF
TOTAL (A/C)		3696 SF
TOTAL (NON-A/C)		1423 SF
TOTAL GROSS S.F.		5119 SF

ZONING CLASSIFICATION — RS-6 (SINGLE FAMILY)

FUTURE LAND USE DESIGNATION	**LD - LOW DENSITY RESIDENTIAL**	
FLOOR AREA RATIO	**ALLOWABLE**	**PROPOSED**
	N/A	**N/A**
SETBACKS	**REQUIRED**	**PROPOSED**
FRONT:	25' - 0"	25' - 0"
REAR: 15% OF THE LOT DEPTH	18' - 2"	18' - 2"
SIDES: 25% OF THE LOT WIDTH	7' - 6"	7' - 6"
MAXIMUM HEIGHT	**ALLOWABLE**	**PROPOSED**
MAXIMUM BUILDING HEIGHT	30' - 0"	30' - 0"
GROUND LANDSCAPE AREA	**REQUIRED**	**PROPOSED**
FRONT:	(60x25)=1500x20% 300 sf	1,048%= 70%
TOTAL:	7,260x40%=2,904sf	



1 PROPOSED SITE
1/8" = 1'-0"

N

PARKING DATA

3,696 SF UNDER AIR	#
2 SPACES FOR THE FIRST 2,000 SF	2
1 SPACE FOR EVERY 500 SF 1696/500 =	3
TOTAL NUMBER OF PARKING SPACES	5
CAP AT 5 PARKING SPACES	

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NEW CONSTRUCTION
SINGLE FAMILY HOME

819 HOLLYWOOD BLVD. LOT #1

NO.	DESCRIPTION	DATE

Cleint/Owner:
918H LLC

Project Number:
250439

DRAWN BY	BS
DESIGNED BY	KM
CHECKED BY	CM

Sheet Name:
PROPOSED SITE PLAN

A-002

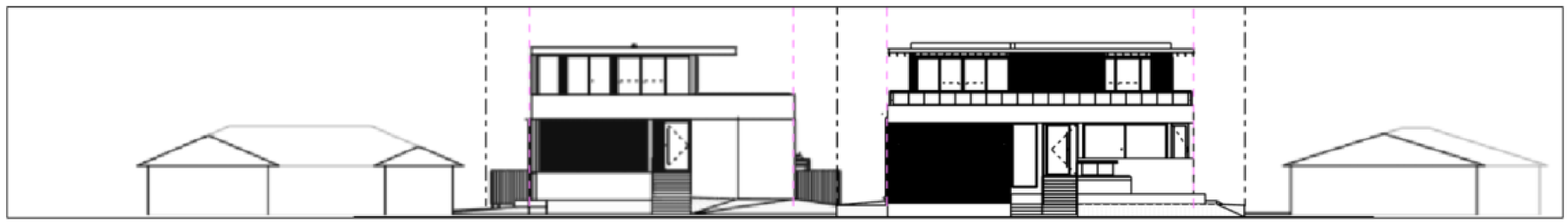
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1 SITE STUDY



1 STREET PROFILE

3/32" = 1' 0"

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NEW CONSTRUCTION
SINGLE FAMILY HOME

819 HOLLYWOOD BLVD. LOT #1

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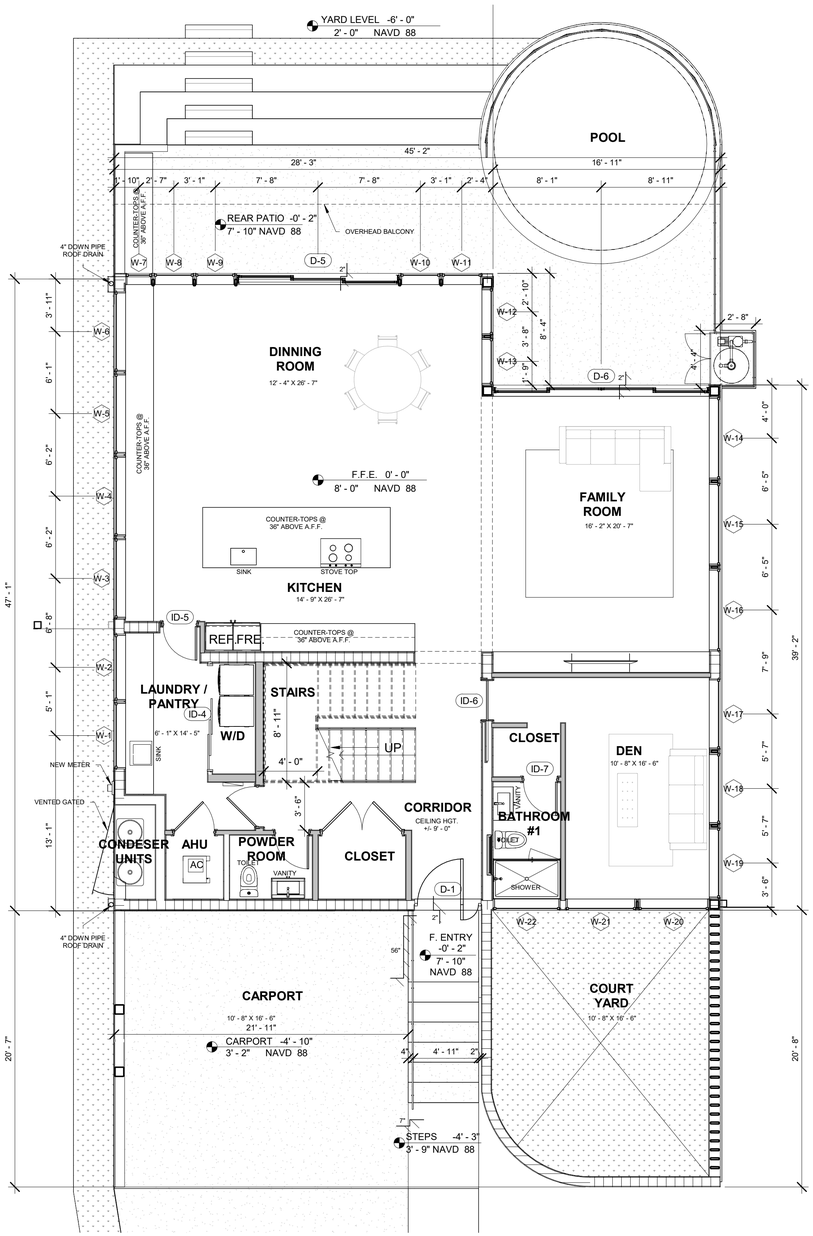
Project Number:
250439

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Sheet Name:
SITE STUDY

A-003
SHEET NUMBER

DATE: 4/20/2026 3:49:15 PM



1 PROPOSED GROUND FLOOR
3/16" = 1'-0"

N

TERMITE PROTECTION NOTE:

G.C. shall be responsible for protection against subterranean termites, as established by the current F.B.C. 2023 Residential, Sec. R318. All buildings shall have pre-construction treatment protection against subterranean termites. A certificate of compliance shall be issued to the building department by the licensed pest control company that contains the following statement: "The building has received a treatment for the prevention of subterranean termites. Treatment is in accordance with the Rules and Laws established by the Florida Department of Agriculture and Consumer Services."

SLAB PROTECTION NOTE:

ALL slabs on grade, interior and exterior, to be on 6 mill polyethylene vapor barrier
without exception.

1. IT IS THE RESPONSIBILTY OF THE CONTRACTOR TO FIELD VERIFY ALL AREAS OF WORK AND EXISTING CONDITIONS AND REPORT ANY DISCREPANCIES TO THE ARCHITECT/ ENGINEER BEFOR PROCEEDING WIITH THE WORK
2. ALL GLAZING IN HAZARDOUS LOCATIONS DEFIED IN F.B.C. CHAPTER 24, SECTION 2406 SAFETY GLAZING INCLUDING SHOWER ENCLOSURES, WINDOWS, ETC. SHALL COMPLY WITH THE REQUIREMENTS OF THESECTION.
3. ALL NEW WINDOWS SHALL BE IMPACT RESISTANT.
4. CONTRACTOR SHALL VERIFY ALL WINDOW SIZES AND JAMB THICKNESS PRIOR TO ORDERING.
5. ALL OPERABLE WINDOWS SHALL HAVE SCREENS.
6. ALL WINDOWS DESIGNATED AS EGRESS SHALL MEET THE REQUIREMENTS OF F.B.C. PER SECTION R310.
7. WINDOW AND DOOR PERMIT UNDER SEPARATE PERMIT. CONTRACTOR TO PROVIDE NOAS AND WIND LOAD PRESSURES

GENERAL NOTES

NEW DOORS

NEW WINDOWS

WALL TYPES

AREA OF NO WORK

PARTITION LEGEND

NEW CMU BLOCK

EXISTING CMU BLOCK

NEW INTERIOR WALL

NEW INTERIOR WALL WITH SOUND ATTENUATION

EXISTING INTERIOR WALL

PARTITION LEGEND

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NEW CONSTRUCTION
SINGLE FAMILY HOME

819 HOLLYWOOD BLVD. LOT #1

NO.	DESCRIPTION	DATE

Cleint/Owner:
918H LLC

Project Number:
250439

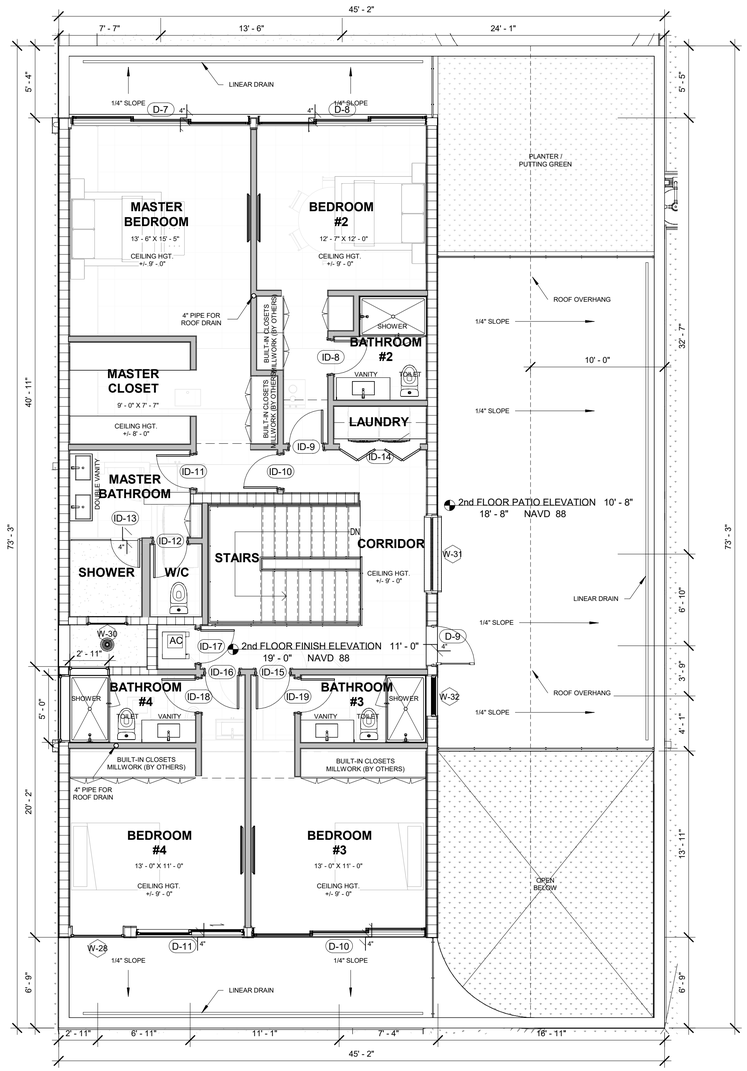
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Sheet Name:
PROPOSED FIRST FLOOR PLAN

A-102

SHEET NUMBER

DATE: 4/20/2026 3:49:15 PM



1 PROPOSED SECOND FLOOR
3/16" = 1'-0"

N

1. IT IS THE RESPONSIBILTY OF THE CONTRACTOR TO FIELD VERIFY ALL AREAS OF WORK AND EXISTING CONDITIONS AND REPORT ANY DISCREPANCIES TO THE ARCHITECT/ ENGINEER BEFOR PROCEEDING WITH THE WORK
2. ALL GLAZING IN HAZARDOUS LOCATIONS DEFIED IN F.B.C. CHAPTER 24, SECTION 2406 SAFETY GLAZING INCLUDING SHOWER ENCLOSURES, WINDOWS, ETC. SHALL COMPLY WITH THE REQUIREMENTS OF THESECTION.
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7. WINDOW AND DOOR PERMIT UNDER SEPARATE PERMIT. CONTRACTOR TO PROVIDE NOAS AND WIND LOAD PRESSURES

GENERAL NOTES

NEW DOORS

NEW WINDOWS

WALL TYPES

AREA OF NO WORK

PARTITION LEGEND

NEW CMU BLOCK

EXISTING CMU BLOCK

NEW INTERIOR WALL

NEW INTERIOR WALL WITH SOUND ATTENUATION

EXISTING INTERIOR WALL

PARTITION LEGEND

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NEW CONSTRUCTION SINGLE FAMILY HOME

819 HOLLYWOOD BLVD. LOT #1

NO.	DESCRIPTION	DATE

Cleint/Owner:
918H LLC

Project Number:
250439

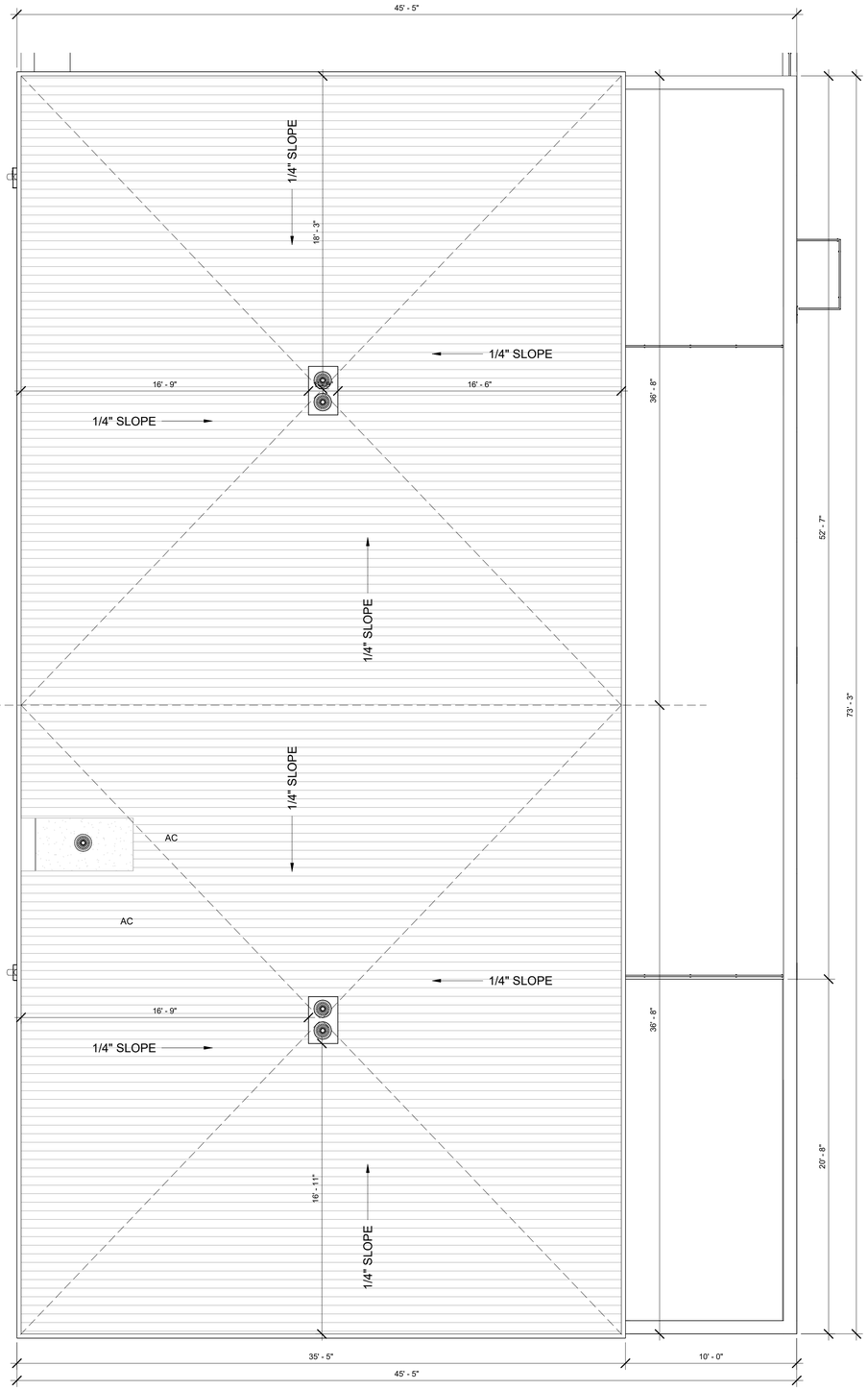
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CHECKED BY	KM

Sheet Name: PROPOSED SECOND FLOOR PLAN

A-103

SHEET NUMBER

DATE: 4/20/2026 3:49:16 PM



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

N

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NEW CONSTRUCTION
SINGLE FAMILY HOME

819 HOLLYWOOD BLVD. LOT #1

NO.	DESCRIPTION	DATE

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Project Number:
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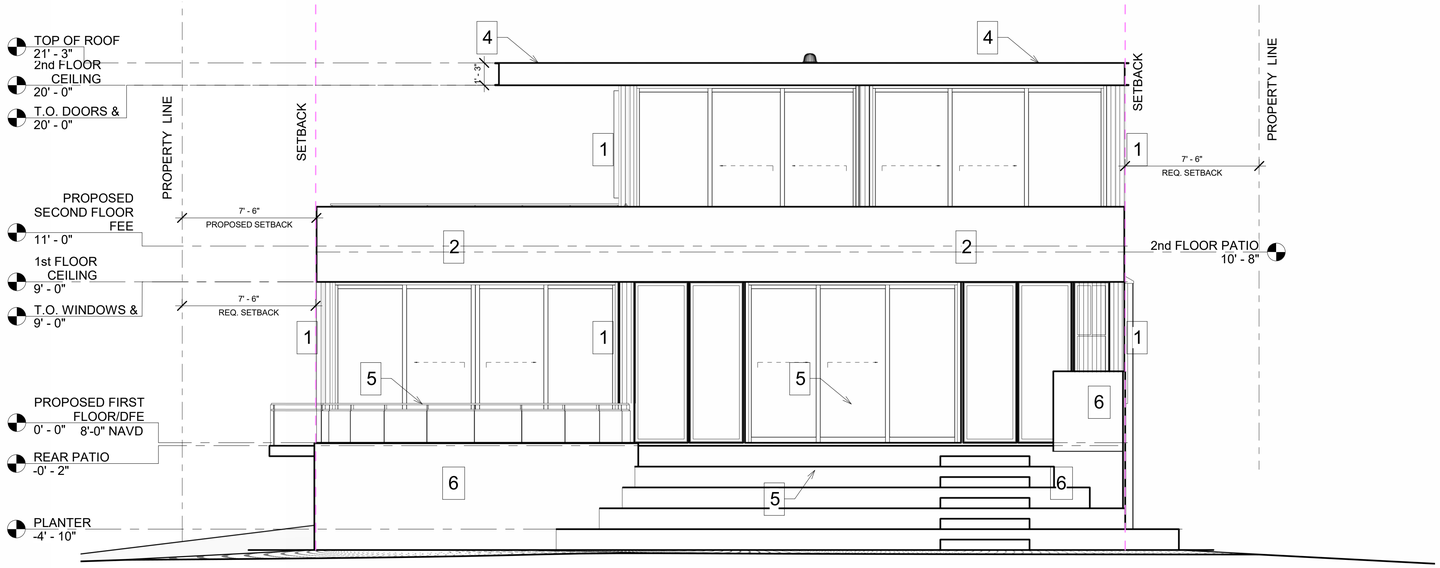
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PROPOSED ROOF PLAN

A-104

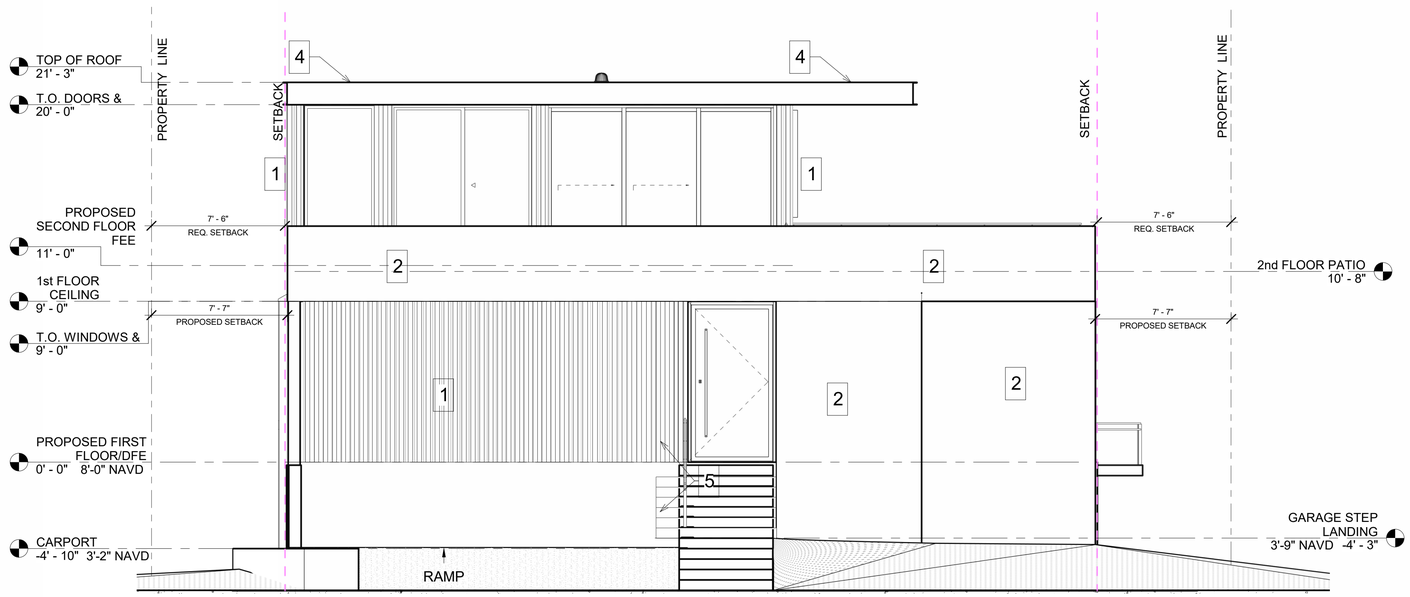
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1 NORTH ELEVATION
1/4" = 1'-0"

PROPOSED PLAN KEY NOTES	
#	DESCRIPTION
1	OAK WOOD PLASTIC COMPOSITE SLATTED CLADDING.
2	STUCCO - ACRYLIC-BASED FINISH WITH MULTI-COLORED QUARTZ AGGREGATED - SANDY BEIGE FINISH
3	INSTALL NEW 6' HIGH WOOD FENCE.
4	C STRUCTURAL CHANNEL C-15 - BLACK FINISH.
5	METAL BALCONY HANDRAIL - BLACK FINISH.
6	TRAVERTINE WALL CLADDING TILE.
7	8" x 2" COMPOSITE WOOD SUN LOUVER - OAK FINISH.



2 SOUTH ELEVATION
1/4" = 1'-0"

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NEW CONSTRUCTION
SINGLE FAMILY HOME

819 HOLLYWOOD BLVD. LOT #1

NO.	DESCRIPTION	DATE

Cleint/Owner:
918H LLC

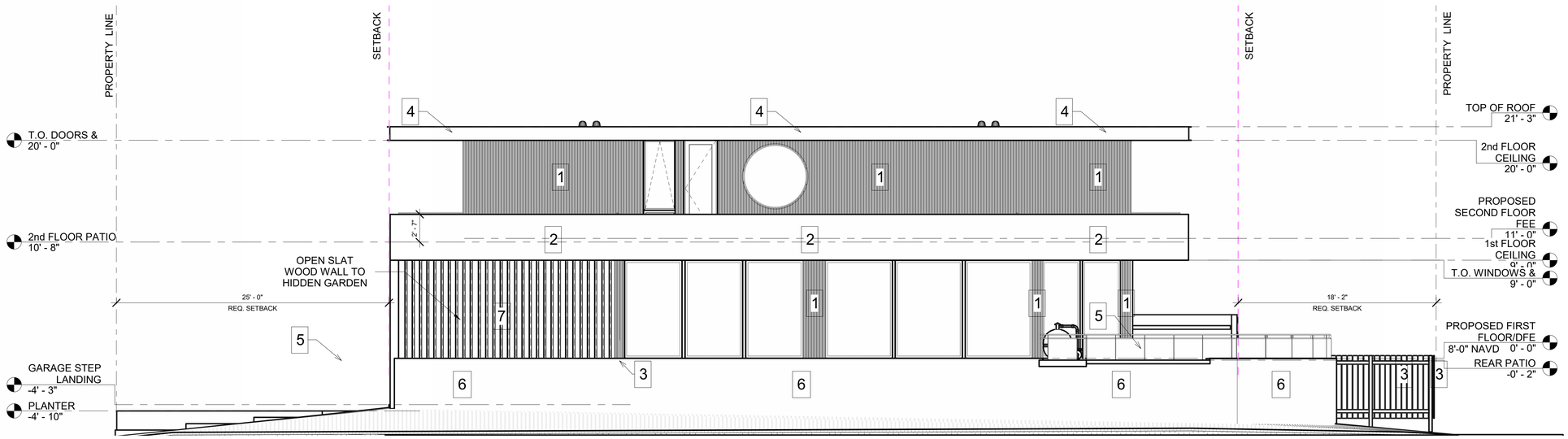
Project Number:
250439

DRAWN BY	BS
DESIGNED BY	KM
CHECKED BY	KM

Sheet Name:
NORTH & SOUTH ELEVATION

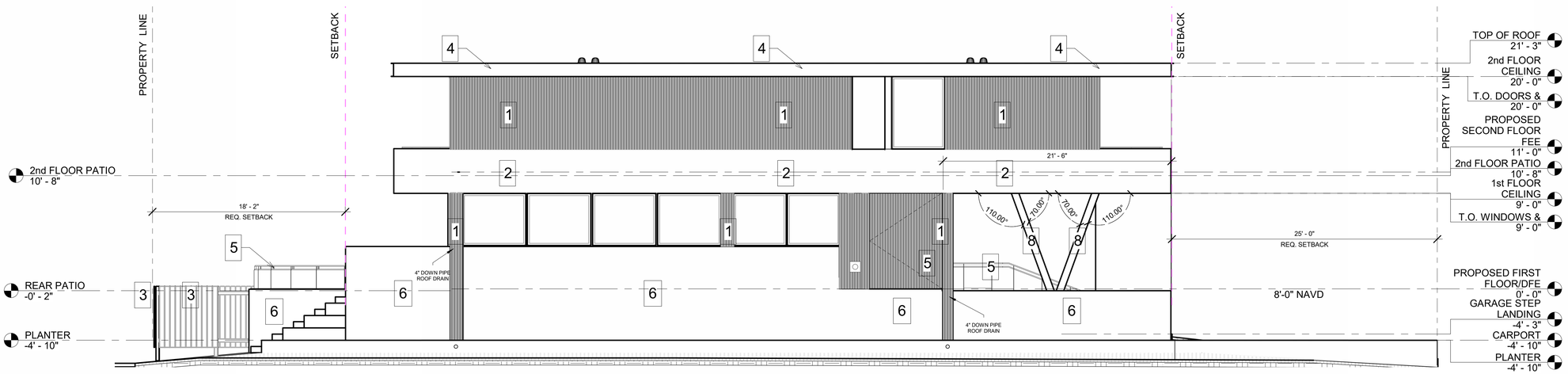
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SHEET NUMBER

DATE: 4/20/2026 3:49:18 PM



1 EAST ELEVATION
3/16" = 1'-0"

PROPOSED PLAN KEY NOTES	
(#)	DESCRIPTION
1	OAK WOOD PLASTIC COMPOSITE SLATTED CLADDING.
2	STUCCO - ACRYLIC-BASED FINISH WITH MULTI-COLORED QUARTZ AGGREGATED - SANDY BEIGE FINISH
3	INSTALL NEW 6' HIGH WOOD FENCE.
4	C STRUCTURAL CHANNEL C-15 - BLACK FINISH.
5	METAL BALCONY HANDRAIL - BLACK FINISH.
6	TRAVERTINE WALL CLADDING TILE.
7	8" x 2" COMPOSITE WOOD SUN LOUVER - OAK FINISH.
8	HSS TUBE STEEL 8" x 8" x 1/2" -BLACK FINISH.



2 WEST ELEVATION
3/16" = 1'-0"

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NEW CONSTRUCTION
SINGLE FAMILY HOME

819 HOLLYWOOD BLVD. LOT #1

NO.	DESCRIPTION	DATE

Cleint/Owner:
918H LLC

Project Number:
250439

DRAWN BY	BS
DESIGNED BY	KM
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Sheet Name:
EAST & WEST
ELEVATION

A-301

SHEET NUMBER

DATE: 4/20/2026 3:49:20 PM



1 WEST FACING RENDERING



2 SOUTH FACING RENDERING



3 EAST FACING RENDERING



1 NORTH FACING RENDERING

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NEW CONSTRUCTION
SINGLE FAMILY HOME

819 HOLLYWOOD BLVD. LOT #1

NO.	DESCRIPTION	DATE

Cleint/Owner:
918H LLC

Project Number:
250439

DRAWN BY	Author
DESIGNED BY	Designer
CHECKED BY	Checker

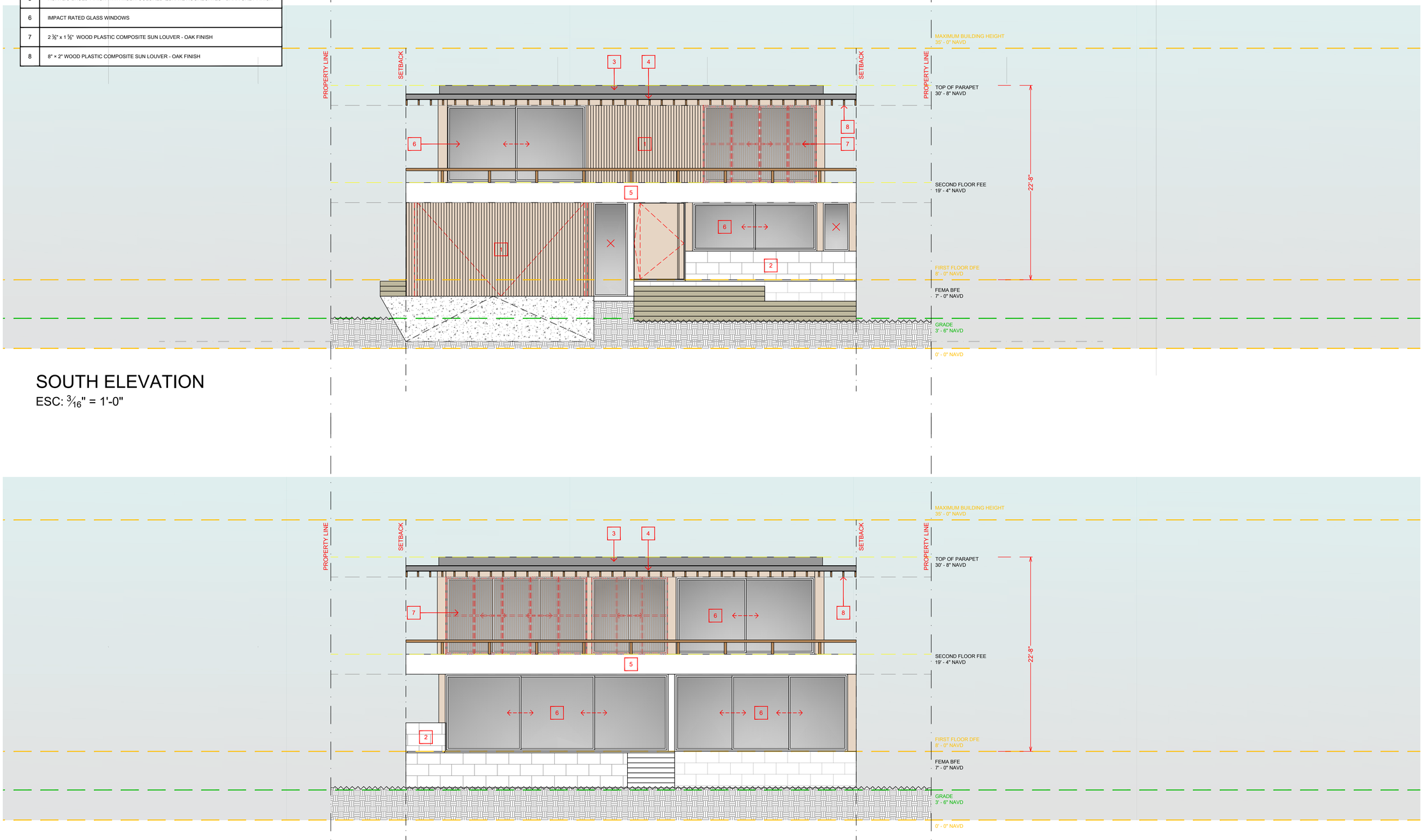
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RENDERINGS

A-303

SHEET NUMBER

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1	OAK WOOD PLASTIC COMPOSITE SLATTED CLADDING
2	TRAVERTINE WALL CLADDING TILE
3	EXTERIOR WALL WITH STUCCO - BLACK FINISH
4	C STRUCTURAL CHANNEL 7 7/8" - BLACK FINISH
5	ACRYLIC-BASED FINISH WITH MULTI-COLORED QUARTZ AGGREGATES - DARK GREY FINISH
6	IMPACT RATED GLASS WINDOWS
7	2 3/8" x 1 3/4" WOOD PLASTIC COMPOSITE SUN LOUVER - OAK FINISH
8	8" × 2" WOOD PLASTIC COMPOSITE SUN LOUVER - OAK FINISH



SOUTH ELEVATION

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

NORTH ELEVATION

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

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NEW CONSTRUCTION
SINGLE FAMILY HOME

819 HOLLYWOOD BLVD. LOT #1

NO.	DESCRIPTION	DATE

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DRAWN BY	BS
DESIGNED BY	KM
CHECKED BY	CM

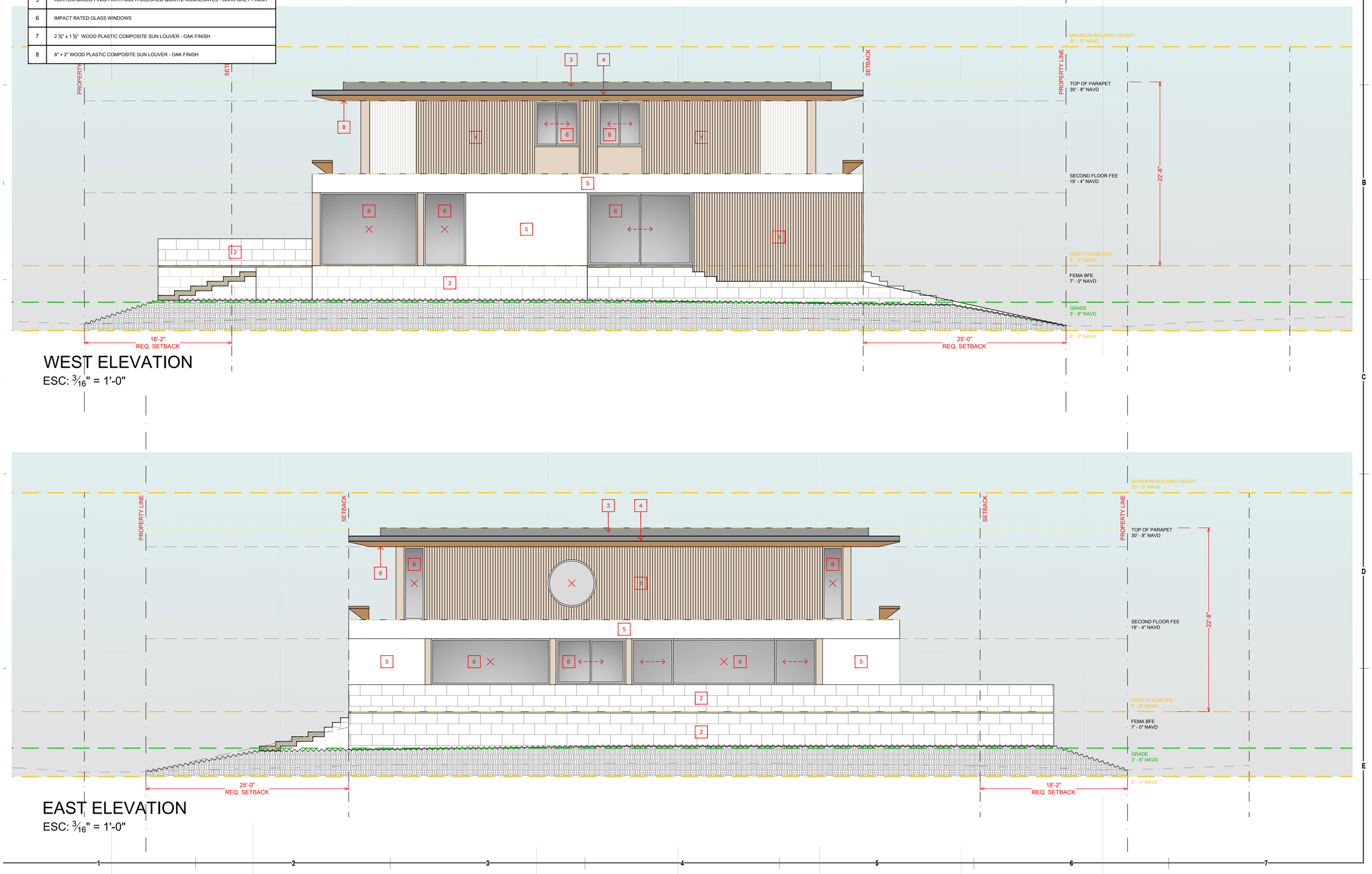
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A-000

SHEET NUMBER

DATE:

1	OAK WOOD PLASTIC COMPOSITE SLATTED CLADDING
2	TRAVERTINE WALL CLADDING TILE
3	EXTERIOR WALL WITH STUCCO - BLACK FINISH
4	C STRUCTURAL CHANNEL 7 ⅞" - BLACK FINISH
5	ACRYLIC-BASED FINISH WITH MULTI-COLORED QUARTZ AGGREGATES - DARK GREY FINISH
6	IMPACT RATED GLASS WINDOWS
7	2 ⅜" x 1 ⅜" WOOD PLASTIC COMPOSITE SUN LOUVER - OAK FINISH
8	8" × 2" WOOD PLASTIC COMPOSITE SUN LOUVER - OAK FINISH



WEST ELEVATION

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

EAST ELEVATION

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

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P: 954-420-8225
E: Kyle@bluehorizonengineering.com

NEW CONSTRUCTION
SINGLE FAMILY HOME

819 HOLLYWOOD BLVD. LOT #1

NO.	DESCRIPTION	DATE

Cleint/Owner:
918H LLC

Project Number:
250439

DRAWN BY	BS
DESIGNED BY	KM
CHECKED BY	CM

Sheet Name:
COVER SHEET W/ INDEX

A-000

SHEET NUMBER

DATE:




859 Hollywood Boulevard


855 Hollywood Boulevard


851 Hollywood Boulevard


847 Hollywood Boulevard


841 Hollywood Boulevard


831 Hollywood Boulevard


827 Hollywood Boulevard


819 Hollywood Boulevard LOT1


819 Hollywood Boulevard LOT2


811 Hollywood Boulevard


801 Hollywood Boulevard

ENGINEER:

KYLE MAILLOUX, P.E.
Licence Number: 87103
443 SW 2nd Ave, Fort Lauderdale, FL 33301
P: 954-420-8225
E: Kyle@bluehorizonengineering.com

SITE STUDY

HOLLYWOOD LAKES LOT 1 AND 2

No.	Description	Date

CLIENT:

Drawn by	BS
Designed by	KM
Checked by	KM

PROJECT NUMBER:
250439

A-000

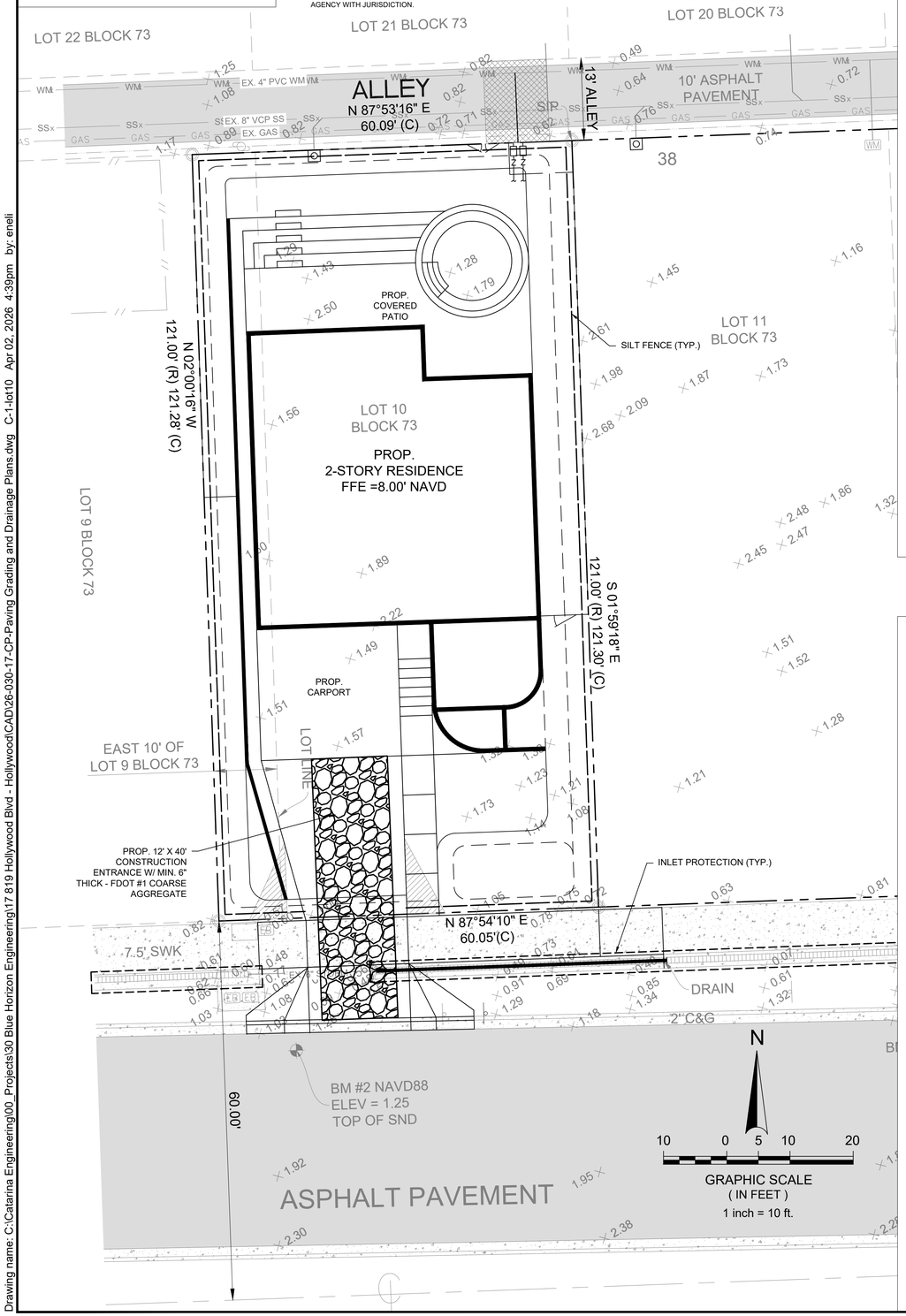
SHEET NUMBER

LEGEND

- INLET PROTECTION DOUBLE LAYER OF MIRAFI OR APPROVED OTHER
- SILT FENCE
- PROPERTY LINE

EROSION CONTROL NOTES

1. THE CONTRACTOR SHALL INSTALL TEMPORARY AND MAINTAIN EROSION CONTROL AND SEDIMENTATION CONTROL MEASURES IN ACCORDANCE WITH THE STANDARDS FOR SOIL EROSION AND SEDIMENT CONTROL IN FLORIDA
2. MAINTENANCE MEASURES SHALL BE APPLIED AS NEEDED DURING THE ENTIRE CONSTRUCTION CYCLE. AFTER EACH RAINFALL, A VISUAL INSPECTION SHALL BE MADE OF ALL INSTALLED TEMPORARY EROSION CONTROL MEASURES AND REPAIRS SHALL BE CONDUCTED TO ENSURE THEIR CONTINUING FUNCTION AS DESIGNED.
3. CATCH BASIN, INLETS AND STORM SEWER MANHOLES STRUCTURES WITHIN SITE WILL BE PROTECTED DURING FILLING OPERATIONS FROM SEDIMENT RUNOFF AND DEBRIS BY PLACING A FILTER FABRIC MATERIAL IN THE FRAME AND GRATE/MANHOLE COVER. PREVENTIVE METHODS MUST BE UTILIZED AROUND THESE STRUCTURES (DURING FILLING OPERATIONS) BY GRADING TO DRAIN AWAY FROM STRUCTURES AND ANY OTHER METHODS APPROVED BY THE COUNTY ENGINEER OR DESIGN ENGINEER.
4. THE CONTRACTOR SHALL INSTALL A TYPE 3 SILT FENCE (24" MIN.) AS PER FL GUIDELINES.
5. THE CONTRACTOR SHALL INSTALL A TEMPORARY SOIL TRACKING PREVENTION DEVICE AS PER FL GUIDELINES. THE CONTRACTOR SHALL TAKE MEASURES TO ENSURE THE CLEANUP OF SEDIMENT THAT HAVE BEEN TRACKED BY VEHICLES OR HAVE BEEN TRANSPORTED BY WIND OR STORMWATER ABOUT THE SITE OR ONTO NEARBY ROADWAYS. STABILIZED CONSTRUCTION ENTRANCES AND CONSTRUCTION ROADS, IF APPROPRIATE, SHALL BE IMPLEMENTED IN ORDER TO REDUCE OFFSITE TRACKING.
6. THE CONTRACTOR WILL BE RESPONSIBLE FOR ACQUIRING A VALID NPDES PERMIT, UNLESS SUCH PERMIT IS DETERMINED TO BE NON-APPLICABLE BY REGULATORY AGENCY WITH JURISDICTION.



Drawing name: C:\Catarina Engineering\00_Projects\30 Blue Horizon Engineering\17 819 Hollywood Blvd - Hollywood\CAD\26-030-17-CP-Paving Grading and Drainage Plans.dwg C-1-lot10 Apr 02, 2026 4:39pm by: eneli

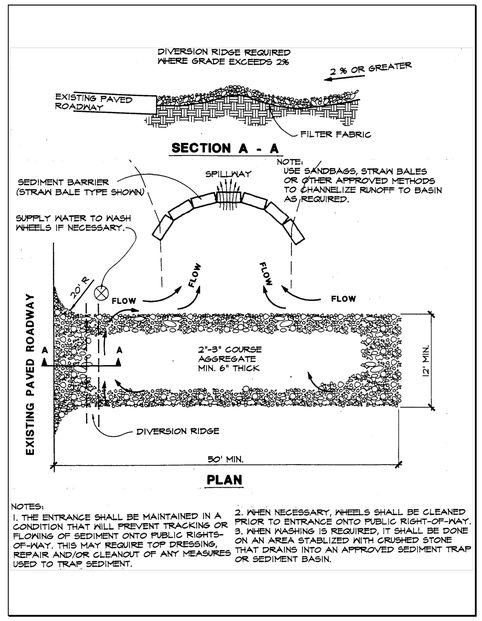


Plate 4.03a Temporary Gravel Construction Entrance
Source: Erosion Draw

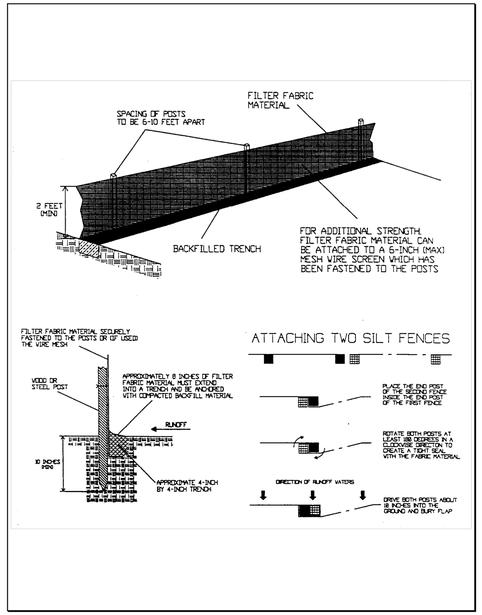


Plate 4.06d Installing a Filter Fabric Silt Fence
Source: HydroDynamics, Inc.

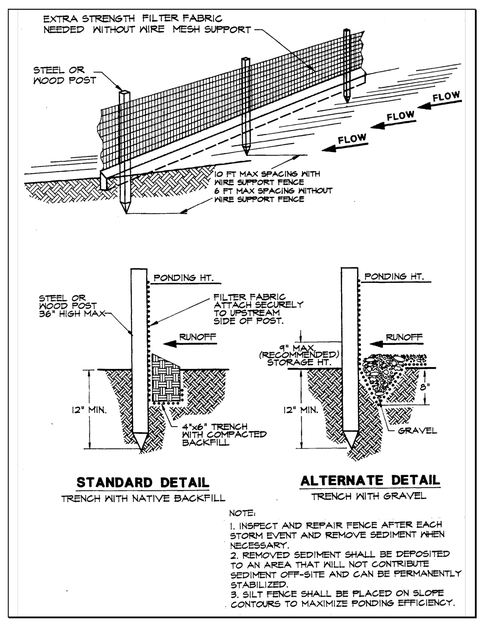


Plate 4.06e Silt Fence
Source: Erosion Draw

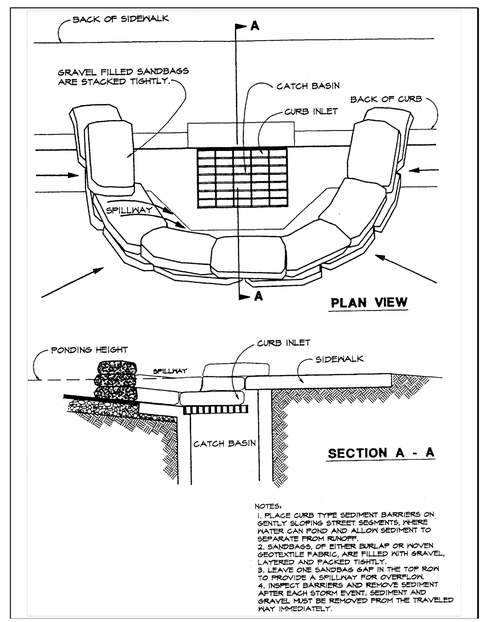


Plate 4.08o Curb Inlet Sediment Barrier
Source: Erosion Draw

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ENELISE L. MICHAELS, P.E.
FLORIDA LICENSE # 84162

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Client:

MEGA CONSTRUCTION GROUP, INC.

Project Name and Address:

CUSTOM HOME
819 HOLLYWOOD BLVD
LOT 10
CITY OF HOLLYWOOD
BROWARD COUNTY

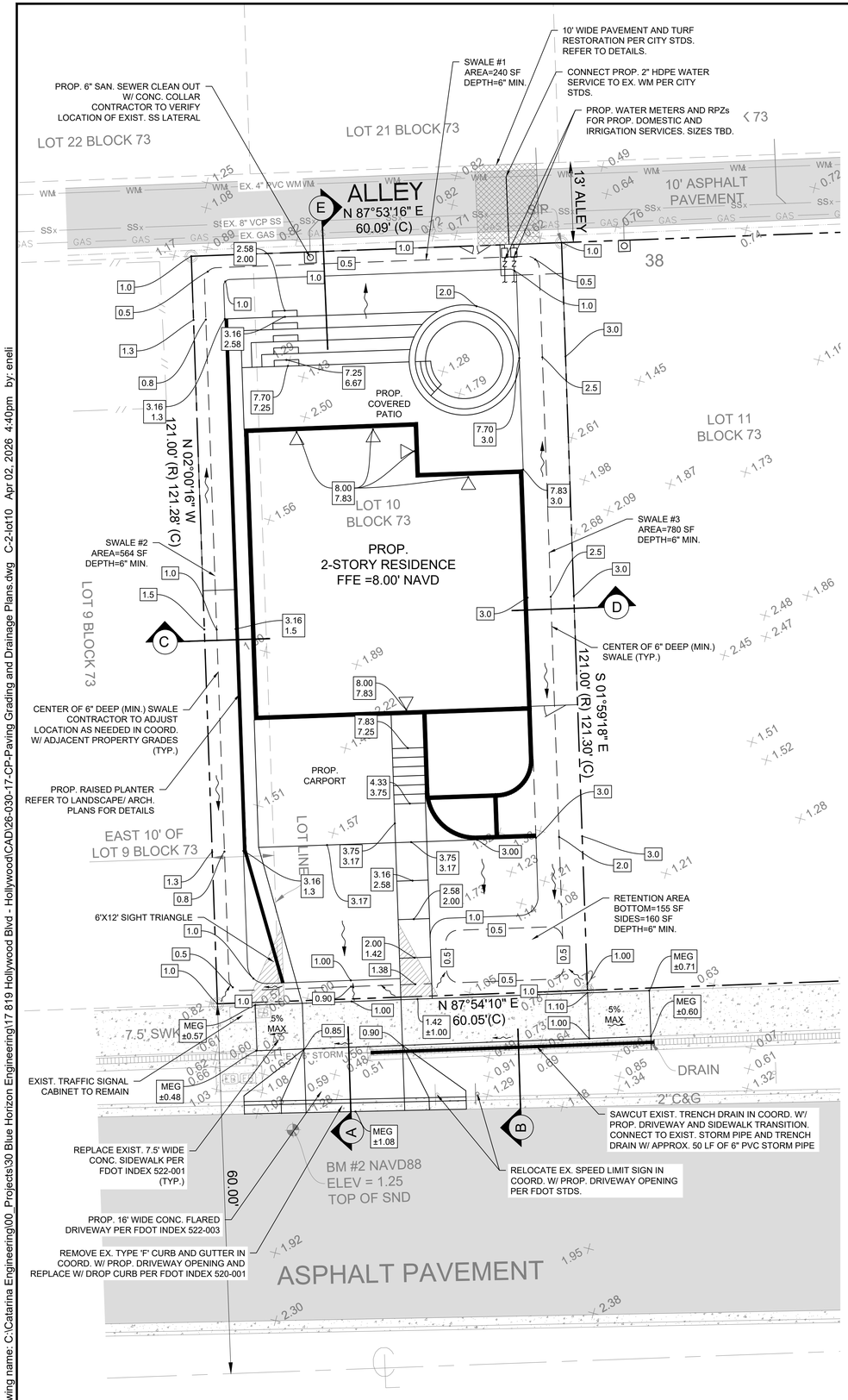
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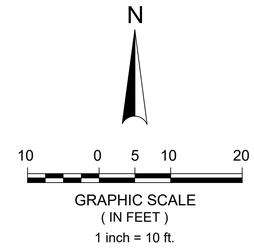
Sheet Title:

EROSION CONTROL PLANS

CONSTRUCTION DRAWINGS

Date:	04/01/26
Scale:	AS NOTED
Drawn by:	EM
Designed/ Approved by:	EM
Project Number:	26-030-17
Sheet Number:	C-1





ALL ROADS AND ALLEYS ABUTTING THE PROPERTY ARE TO BE MILLED AND RESURFACED.

LEGEND

- EXISTING GRADES
- PROPOSED GRADES
- PROPOSED TOP & BOTTOM OF CURB ELEVATIONS
- BUILDING ACCESS (REFER TO ARCH. PLANS)
- DRAINAGE FLOW
- PROPERTY LINE/ ROW

REFER TO SURVEY, ARCH AND STRUCTURAL PLANS FOR ADDITIONAL INFORMATION

STORMWATER CALCULATIONS

PROPOSED SITE INFORMATION					
Impervious Area (Ai)	**4,230**	**sf**	**0.097**	**ac**	**Ai% 58%**
Roof Area (RA)=	3,500	sf	0.080	ac	
Other Impervious Area (OIA)=	730	sf	0.017	ac	
Pervious Area (Ap)	**3,056**	**sf**	**0.070**	**ac**	**Ap% 42%**
Landscape Area (LA)=	3,056	sf	0.070	ac	
Water Area (WA)=	-	sf	0.000	ac	
Total Area (A)=	**7,286**	**sf**	**0.167**	**ac**	**A% 100%**
% Impervious for Water Quality (%WQ)=	**Ai / A = 58.1%**				
SFWMD WATER QUALITY REQUIREMENTS					
Retain the greater runoff volume of:					
1st inch of runoff from the entire site, or	1"xA=	0.167	ac-in	607	ft³
2.5 inches times the percentange of imperviousness	2.5"x%WQxA=	0.243	ac-in	881	ft³
WQ Volume required (wet retention) =	**881**	**ft³**			
WQ Volume required (dry retention) = 50% wet retention	**441**	**ft³**			
PROPOSED RETENTION AREAS					
Retention Bottom					
Area (A)	155.0	sf			
Depth (D)	0.5	ft			
Volume= (AxD)	**77.5**	**ft³**			
Retention Sides					
Area (A)	160.0	sf			
Depth (D)	0.5	ft			
Volume= (AxD/2)	**40**	**ft³**			
Swales 1, 2 and 3					
Area (A)	1584.0	sf			
Depth (D)	0.5	ft			
Volume= (AxD)/2	**396**	**ft³**			
Total Volume Provided=	**513.5**	**ft³**			

The required dry retention volume will be provided within the proposed swales.

ALL EXISTING/PROPOSED ELEVATIONS SHOWN ARE BASED ON NAVD 1988

Sunshine811

Call 811 or visit sunshine811.com two full business days before digging to have buried facilities located and marked.

Check positive response codes before you dig!

CATARINA ENGINEERING

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CUSTOM HOME

819 HOLLYWOOD BLVD
LOT 10
CITY OF HOLLYWOOD
BROWARD COUNTY

Rev.	Date	Description

Sheet Title:

ENGINEERING PLAN

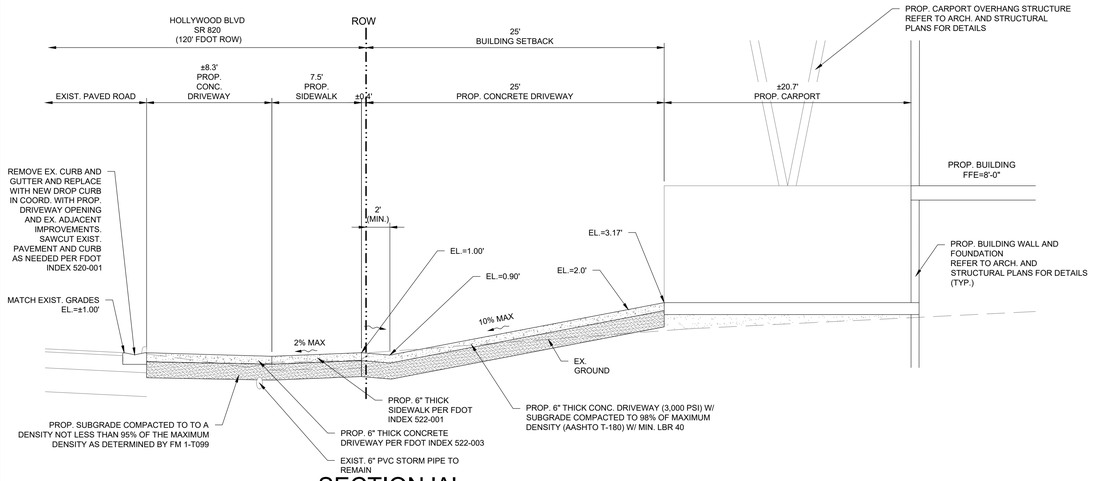
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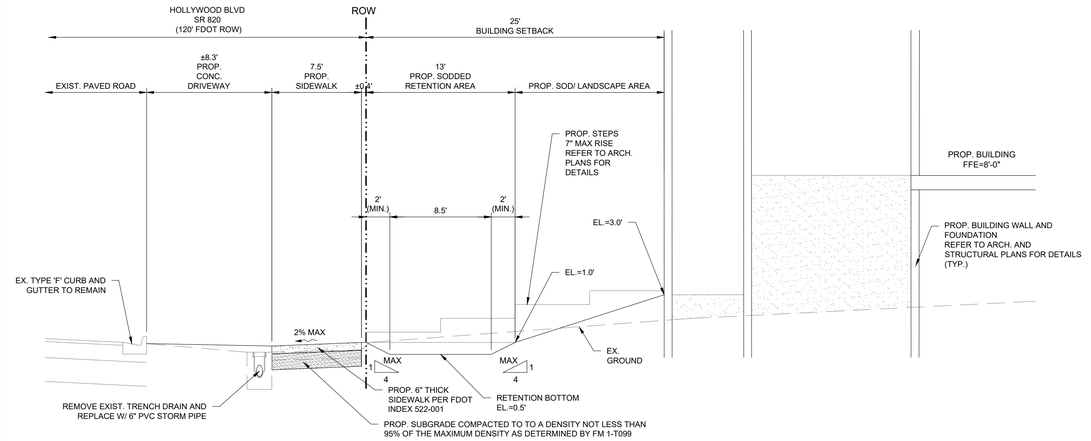
C-2

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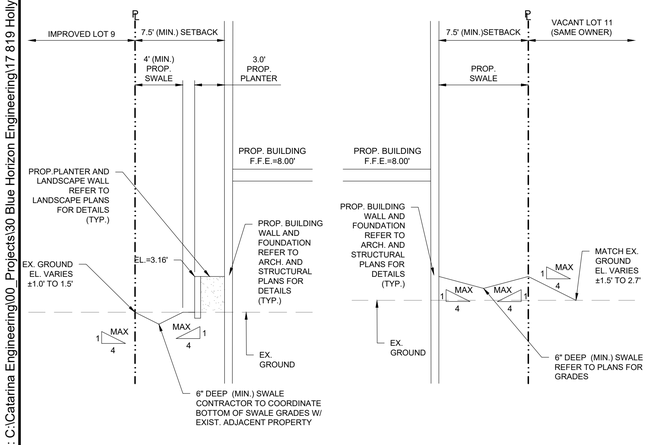
SECTION 'A'

N.T.S



SECTION 'B'

N.T.S

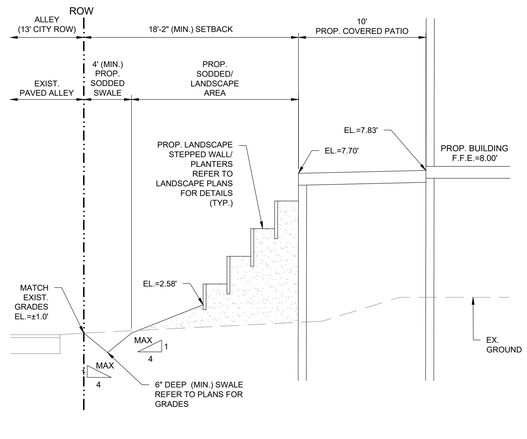


SECTION 'C'

N.T.S

SECTION 'D'

N.T.S



SECTION 'E'

N.T.S

GENERAL NOTES:

1. THE INFORMATION PROVIDED IN THESE DRAWINGS IS SOLELY TO ASSIST THE CONTRACTOR IN ASSESSING THE NATURE AND EXTENT OF CONDITIONS WHICH WILL BE ENCOUNTERED DURING THE COURSE OF THE WORK. THE CONTRACTORS ARE DIRECTED, PRIOR TO BIDDING, TO CONDUCT WHATEVER INVESTIGATIONS THEY DEEM NECESSARY TO ARRIVE AT THEIR OWN CONCLUSION REGARDING THE ACTUAL CONDITIONS THAT WILL BE ENCOUNTERED, AND UPON WHICH BIDS WILL BE BASED.
2. ALL CONSTRUCTION AND MATERIALS SHALL CONFORM TO APPLICABLE STANDARDS AND SPECIFICATIONS OF THE CITY OF HOLLYWOOD DEPARTMENT OF DEVELOPMENT SERVICES, ENGINEERING, TRANSPORTATION & MOBILITY DIVISION, AND ALL OTHER LOCAL, STATE AND NATIONAL CODES, WHERE APPLICABLE.
3. LOCATIONS, ELEVATIONS, SIZES, MATERIALS, ALIGNMENTS, AND DIMENSIONS OF EXISTING FACILITIES, UTILITIES AND OTHER FEATURES ARE SHOWN ACCORDING TO THE BEST INFORMATION AVAILABLE AT THE TIME OF THE PREPARATION OF THESE PLANS; AND DO NOT PURPORT TO BE ABSOLUTELY CORRECT. ALSO, THERE MAY HAVE BEEN OTHER IMPROVEMENTS, UTILITIES, ETC., WITHIN THE PROJECT AREA WHICH WERE CONSTRUCTED AFTER THE PREPARATION OF THESE PLANS AND/OR THE ORIGINAL SITE SURVEY. THE CONTRACTOR SHALL VERIFY THE LOCATIONS, ELEVATIONS, AND OTHER FEATURES AFFECTING HIS/HER WORK PRIOR TO CONSTRUCTION, AND NOTIFY THE ENGINEER IMMEDIATELY WHEN CONFLICT BETWEEN DRAWINGS AND ACTUAL CONDITIONS ARE DISCOVERED. THE ENGINEER ASSUMES NO RESPONSIBILITY FOR ANY FACILITIES SHOWN OR NOT SHOWN ON THE PLANS. THE CONTRACTOR SHALL WORK AS NEEDED TO AVOID CONFLICT WITH EXISTING UTILITIES (NO ADDITIONAL COST SHALL BE PAID FOR THIS WORK). EXISTING UTILITIES SHALL BE MAINTAINED IN SERVICE DURING CONSTRUCTION UNLESS OTHERWISE APPROVED BY THE RESPECTIVE UTILITY OWNER.
4. THE CONTRACTOR IS REQUIRED TO OBTAIN ALL APPLICABLE CONSTRUCTION AND ENVIRONMENTAL PERMITS PRIOR TO THE START OF CONSTRUCTION.
5. THE CONTRACTOR SHALL NOTIFY PUBLIC UTILITIES AT LEAST 48 HOURS PRIOR TO BEGINNING CONSTRUCTION.
6. PRIOR TO THE COMMENCEMENT OF CONSTRUCTION AND INSTALLATION OF THE PROPOSED IMPROVEMENTS, IT IS THE CONTRACTOR'S RESPONSIBILITY TO OBTAIN ANY OTHER AGENCY SHOP DRAWING APPROVAL, IF REQUIRED.
7. ELEVATIONS SHALL BE IN FEET AND REFERENCED TO THE NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD 88).
8. CITY OF HOLLYWOOD SHALL NOT PROVIDE STAGING/STORAGE AREA. CONTRACTOR SHALL SECURE STAGING/STORAGE AREA AS NECESSARY FOR CONSTRUCTION WORK.
9. CONTRACTOR SHALL HAUL AWAY EXCESSIVE STOCKPILE OF SOIL FOR DISPOSAL EVERY DAY. NO STOCKPILE SOIL IS ALLOWED TO BE LEFT ON THE CONSTRUCTION SITE OVER NIGHT.
10. CONTRACTOR SHALL CLEAN/SWEEP THE ROAD AT LEAST ONCE A DAY OR AS REQUIRED BY THE ENGINEER.
11. CONTRACTOR SHALL PROTECT CATCH BASINS WITHIN/ADJACENT TO THE CONSTRUCTION SITE AS REQUIRED BY NPDES REGULATIONS.
12. CITY OF HOLLYWOOD HAS A NOISE ORDINANCE (CHAPTER 100) WHICH PROHIBITS EXCAVATION AND CONSTRUCTION BEFORE 8:00 A.M. AND AFTER 6:00 P.M., MONDAY THROUGH SATURDAY AND ALL DAY SUNDAY.
13. SUITABLE EXCAVATED MATERIAL SHALL BE USED IN FILL AREAS. NO SEPARATE PAY ITEM FOR THIS WORK, INCLUDE COST IN OTHER ITEMS.
14. THE CONTRACTOR SHALL REPLACE ALL PAVING, STABILIZING EARTH, DRIVEWAYS, PARKING LOTS, SIDEWALKS, ETC. TO SATISFY THE INSTALLATION OF THE PROPOSED IMPROVEMENTS WITH THE SAME TYPE OF MATERIAL THAT WAS REMOVED DURING CONSTRUCTION.
15. THE CONTRACTOR SHALL NOT ENCROACH INTO PRIVATE PROPERTY WITH PERSONNEL, MATERIAL OR EQUIPMENT. IN CASE WORK ON PRIVATE PROPERTY IS NEEDED, A CITY OF HOLLYWOOD "RIGHT OF ENTRY" FORM MUST BE SIGNED BY PROPERTY OWNER AND THE DIRECTOR OF DEVELOPMENT SERVICES. THE CONTRACTOR IS RESPONSIBLE TO MAINTAIN ACCESS AT ALL TIMES TO PRIVATE HOMES/BUSINESSES.
16. THE CONTRACTOR SHALL BE RESPONSIBLE FOR DAMAGE, REMOVAL OR MODIFICATION, CAUSED TO ANY IRRIGATION SYSTEM (PRIVATE OR PUBLIC) ACCIDENTALLY OR PURPOSELY. THE CONTRACTOR SHALL REPLACE ANY DAMAGED, REMOVED OR MODIFIED IRRIGATION PIPES, SPRINKLER HEADS OR OTHER PERTINENT APPURTENANCES TO MATCH OR EXCEED EXISTING CONDITIONS AT NO ADDITIONAL COST TO THE CITY.
17. MAIL BOXES, FENCES OR OTHER PRIVATE PROPERTY DAMAGED DURING THE CONSTRUCTION OF THE PROPOSED IMPROVEMENTS SHALL BE REPLACED TO MATCH OR EXCEED EXISTING CONDITION.
18. CONTRACTOR SHALL PROVIDE MAINTENANCE OF TRAFFIC IN ACCORDANCE WITH FDOT STANDARD PLANS INDEX, LATEST EDITION, AND CITY OF HOLLYWOOD DEPARTMENT OF DEVELOPMENT SERVICES STANDARDS.
19. NO TREES ARE TO BE REMOVED OR RELOCATED WITHOUT PRIOR APPROVAL FROM THE CITY ENGINEER.
20. THE CONTRACTOR IS RESPONSIBLE FOR OBTAINING THE NECESSARY TREE REMOVAL OR RELOCATION PERMITS FROM THE CITY OF HOLLYWOOD BUILDING DEPARTMENT FOR TREES LOCATED IN THE PUBLIC RIGHT OF WAY.
21. IT IS THE INTENT OF THESE PLANS TO BE IN ACCORDANCE WITH APPLICABLE CODES AND AUTHORITIES HAVING JURISDICTION. ANY DISCREPANCIES BETWEEN THESE PLANS AND APPLICABLE REGULATORY STANDARDS/REQUIREMENTS SHALL BE IMMEDIATELY BROUGHT TO THE ATTENTION OF CITY ENGINEER.
22. THE CONTRACTOR SHALL BE RESPONSIBLE FOR MAINTAINING THE INTEGRITY OF AND MAKING THE REPAIRS TO EXISTING PAVEMENT, SIDEWALKS, PIPES, CONDUITS, CURBS, CABLES, ETC., WHETHER OR NOT SHOWN ON THE PLANS DAMAGED AS A RESULT OF THE CONTRACTORS OPERATIONS AND/OR THOSE OF HIS SUBCONTRACTORS, AND SHALL RESTORE THEM PROMPTLY AT NO ADDITIONAL EXPENSE TO THE OWNER. CONTRACTOR SHALL REPORT ANY DAMAGE TO SIDEWALK, DRIVEWAY, ETC., PRIOR TO BEGINNING WORK IN ANY AREA.
23. WHERE NEW PAVEMENT MEETS EXISTING, CONNECTION SHALL BE MADE IN A NEAT STRAIGHT LINE AND FLUSH WITH EXISTING PAVEMENT TO MATCH EXISTING CONDITIONS.
24. UNDER NO CIRCUMSTANCES SHALL THE CONTRACTOR LEAVE EXCAVATED TRENCHES, OR PARTS OF, EXPOSED OR OPENED AT THE END OF THE WORKING DAY, WEEKENDS, HOLIDAYS OR OTHER TIMES, WHEN THE CONTRACTOR IS NOT WORKING, UNLESS OTHERWISE DIRECTED. ALL TRENCHES SHALL BE COVERED, FIRMLY SECURED AND MARKED ACCORDINGLY FOR PEDESTRIAN/VEHICULAR TRAFFIC.
25. ALL EXCAVATED MATERIAL REMOVED FROM THIS PROJECT SHALL BE DISPOSED OF OFF THE PROPERTY BY THE CONTRACTOR AT THE CONTRACTOR'S EXPENSE.
26. ALL RAMPS, SIDEWALK CURB RAMPS, AND, ACCESSIBLE ROUTES SHALL BE ADA COMPLIANT AND SHALL BE IN ACCORDANCE WITH FDOT STANDARD PLANS INDEX, LATEST EDITION.
27. ALL GRASSED AREAS AFFECTED BY CONSTRUCTION SHALL BE RE-SODDED.
28. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROVISION, INSTALLATION AND MAINTENANCE OF ALL TRAFFIC CONTROL AND SAFETY DEVICES, IN ACCORDANCE WITH SPECIFICATIONS OF THE LATEST REVISION OF FDOT DESIGN STANDARDS. IN ADDITION, THE CONTRACTOR IS RESPONSIBLE FOR THE RESETTING OF ALL TRAFFIC CONTROL AND INFORMATION SIGNAGE REMOVED DURING THE CONSTRUCTION PERIOD.
29. EXCAVATED OR OTHER MATERIAL STORED ADJACENT TO OR PARTIALLY UPON A ROADWAY PAVEMENT SHALL BE ADEQUATELY MARKED FOR TRAFFIC SAFETY AT ALL TIMES.
30. TEMPORARY PATCH MATERIAL MUST BE ON THE JOB SITE WHENEVER PAVEMENT IS CUT, OR THE CITY'S INSPECTOR WILL SHUT THE JOB DOWN.
31. CONTRACTOR MUST PROVIDE FLASHER ARROW SIGNAL FOR ANY LANE THAT IS CLOSED OR DIVERTED.
32. THE CITY PREFERS THAT IT'S OWN POLICE OFFICERS PROVIDE TRAFFIC CONTROL TO ENSURE SAFE AND EFFICIENT INTERSECTION OPERATIONS IS MAINTAINED THROUGHOUT THE DURATION OF CONSTRUCTION, THEREFORE, PLEASE CONTACT MR. JANEL DIXON TO ARRANGE FOR A DETAIL TO PROVIDE THIS SERVICE. HE MAY BE REACHED AT 954-967-4500 OR VIA EMAIL AT jdixon@hollywoodfl.org.
33. CONTRACTOR TO RESTORE PAVEMENT TO ORIGINAL CONDITION AS REQUIRED, REFER TO BCTED, PAVING MARKINGS AND SIGNS DETAILS PLAN, LATEST EDITION.
34. THE CONTRACTOR SHALL GIVE AT LEAST 48 HOURS NOTICE TO UTILITY COMPANIES TO PROVIDE FOR THE LOCATION OF EXISTING UNDERGROUND UTILITIES IN ADVANCE OF CONSTRUCTION. CONTACT UTILITIES NOTIFICATION CENTER AT 811 OR 1-800-432-4770 (SUNSHINE ONE-CALL OF FLORIDA).

Sunshine811

ISSUED: MAY 2023	DEPARTMENT OF DEVELOPMENT SERVICES ENGINEERING, TRANSPORTATION & MOBILITY DIVISION	REVISED: –
DRAWN: EG	GENERAL NOTES (1 OF 2)	DRAWING NO.: C-01
APPROVED: JG		

ISSUED: MAY 2023	DEPARTMENT OF DEVELOPMENT SERVICES ENGINEERING, TRANSPORTATION & MOBILITY DIVISION	REVISED: –
DRAWN: EG	GENERAL NOTES (2 OF 2)	DRAWING NO.: C-02
APPROVED: JG		

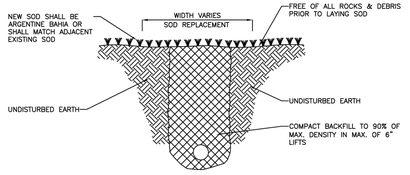
PLAN VIEW

SECTION "A-A"

NOTES:

1. REPLACED BASE MATERIAL OVER TRENCH SHALL BE TWICE THE THICKNESS OF THE ORIGINAL BASE, MINIMUM 12", MAXIMUM 18".
2. BASE MATERIAL SHALL BE PLACED IN 6" MAXIMUM (LOOSE MEASUREMENT) LAYERS AND EACH LAYER THOROUGHLY ROLLED OR TAMPED TO 98% OF MAXIMUM DENSITY, PER AASHTO T-180.
3. ASPHALT CONCRETE PAVEMENT JOINTS SHALL BE MECHANICALLY SAWED.
4. SURFACE TREATED PAVEMENT JOINTS SHALL BE LAPPED AND FEATHERED.
5. SURFACE MATERIAL SHALL BE CONSISTENT WITH THE EXISTING SURFACE.
6. BASE MATERIAL SHALL HAVE A MINIMUM LBR OF 100 AND A MINIMUM CARBONATE CONTENT OF 70%.
7. IF THE TRENCH IS FILLED TEMPORARILY, IT SHALL BE COVERED WITH A 2" ASPHALTIC CONCRETE PATCH TO KEEP THE FILL MATERIAL FROM RAVELING UNTIL REPLACED WITH A PERMANENT PATCH.
8. MINIMUM PAVEMENT RESTORATION WIDTH IS 10'.

ISSUED: MAY 2023	DEPARTMENT OF DEVELOPMENT SERVICES ENGINEERING, TRANSPORTATION & MOBILITY DIVISION	REVISED: –
DRAWN: EG	FLEXIBLE PAVEMENT RESTORATION PERPEND. UTILITY INSTALLATION	DRAWING NO.: C-31
APPROVED: JG		



ISSUED: MAY 2023	DEPARTMENT OF DEVELOPMENT SERVICES ENGINEERING, TRANSPORTATION & MOBILITY DIVISION	REVISED: –
DRAWN: EG	TURF RESTORATION DETAIL	DRAWING NO.: C-32
APPROVED: JG		

ALL EXISTING/PROPOSED ELEVATIONS
SHOWN ARE BASED ON NAVD 1988

CATARINA ENGINEERING

Fort Lauderdale, FL
(561) 929-0876
emichaels@catarinaengineering.com

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Client:

MEGA CONSTRUCTION GROUP, INC.

Project Name and Address:

CUSTOM HOME

819 HOLLYWOOD BLVD

LOT 10

CITY OF HOLLYWOOD

BROWARD COUNTY

Rev.	Date	Description

Sheet Title:

ENGINEERING TYPICAL SECTIONS, NOTES AND DETAILS

CONSTRUCTION DRAWINGS

Date:	04/01/26
Scale:	AS NOTED
Drawn by:	EM
Designed/ Approved by:	EM
Project Number:	26-030-17

Sheet Number:

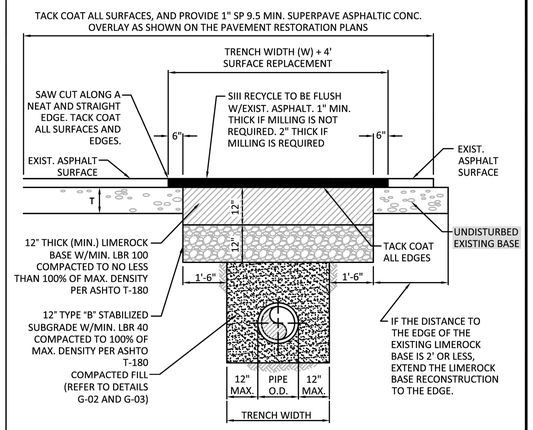
C-3

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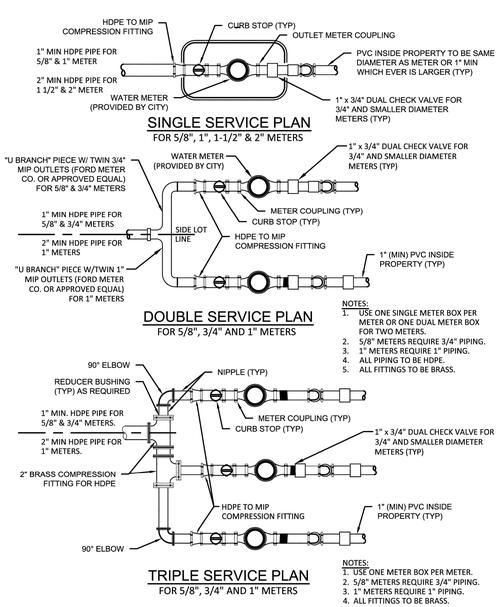
FLEXIBLE PAVEMENT RESTORATION NOTES:

1. THE ABOVE DETAILS APPLY ONLY TO ASPHALT PAVEMENT RESTORATION OVER UTILITY TRENCHES CUT WITHIN CITY OF HOLLYWOOD RIGHTS-OF-WAY. FOR PAVEMENT RESTORATION WITHIN BROWARD COUNTY OR FDOT RIGHTS-OF-WAY REFER TO THE CORRESPONDING DETAILS FOR THOSE AGENCIES.
2. LIMEROCK BASE MATERIAL SHALL HAVE A MINIMUM L.B.R. OF 100 AND A MINIMUM CARBONATE CONTENT OF 70%. REPLACED BASE MATERIAL OVER TRENCH SHALL BE A MINIMUM OF 12" THICK".
3. LIMEROCK BASE MATERIAL SHALL BE PLACED IN 12" MAXIMUM (LOOSE MEASUREMENT) THICKNESS LAYERS WITH EACH LAYER THOROUGHLY ROLLED OR TAMPED AND COMPACTED TO 100% OF MAXIMUM DENSITY, PER AASHTO T-180, PRIOR TO THE PLACEMENT OF THE SUCCEEDING LAYERS.
4. STABILIZED SUBGRADE MATERIAL SHALL BE GRANULAR AND SHALL HAVE A MINIMUM L.B.R. OF 40.
5. BACKFILL SHALL BE PLACED AND COMPACTED IN ACCORDANCE WITH THE PIPE LAYING CONDITION TYPICAL SECTIONS IN DETAILS G-02 AND G-03, AND THE SPECIFICATIONS, BUT TESTING WILL BEGIN 12" ABOVE THE INSTALLED FACILITY.
6. ALL EDGES AND JOINTS OF EXISTING ASPHALT PAVEMENT SHALL BE SAW CUT TO STRAIGHT LINES, PARALLEL TO OR PERPENDICULAR TO THE ROADWAY, PRIOR TO THE RESURFACING.
7. RESURFACING MATERIAL SHALL BE FDOT SUPERPAVE, AND SHALL BE APPLIED A MINIMUM OF TWO INCH IN THICKNESS.
8. MILL AND BUTT JOINT TO EXISTING PAVEMENT.
9. IF THE TRENCH IS FILLED TEMPORARILY, IT SHALL BE COVERED WITH A 2" ASPHALTIC CONCRETE PATCH TO KEEP THE FILL MATERIAL FROM RAVELING UNTIL REPLACED WITH A PERMANENT PATCH.
10. REFER TO SPECIFICATIONS FOR DETAILED PROCEDURES.
11. WHERE THE UTILITY TRENCH CROSSES EXISTING ASPHALT DRIVEWAYS, THE LIMEROCK BASE THICKNESS MAY BE A MINIMUM OF 6 INCHES THICK. REGARDLESS OF THE EXTENT OF IMPACT, THE ENTIRE DRIVEWAY SURFACE BETWEEN THE EDGE OF THE ROADWAY PAVEMENT AND PROPERTY LINE OR FRONT OF SIDEWALK SHALL BE OVERLAID USING 2-INCH THICK MINIMUM ASPHALTIC CONCRETE SURFACE COURSE WHERE INDICATED ON THE PLANS OR AS DIRECTED BY THE CITY/ENGINEER.

ISSUED:	03/01/1994	DEPARTMENT OF PUBLIC UTILITIES STANDARD DETAIL	REVISED:	11/06/2017
DRAWN:	EAM	FLEXIBLE PAVEMENT RESTORATION NOTES	DRAWING NO.	G-12
APPROVED:	XXX			



ISSUED:	03/01/1994	DEPARTMENT OF PUBLIC UTILITIES STANDARD DETAIL	REVISED:	11/06/2017
DRAWN:	EAM	FLEXIBLE PAVEMENT RESTORATION FOR TRENCHES CUT PERPENDICULAR AND PARALLEL TO THE ROADWAY	DRAWING NO.	G-12.1
APPROVED:	XXX			



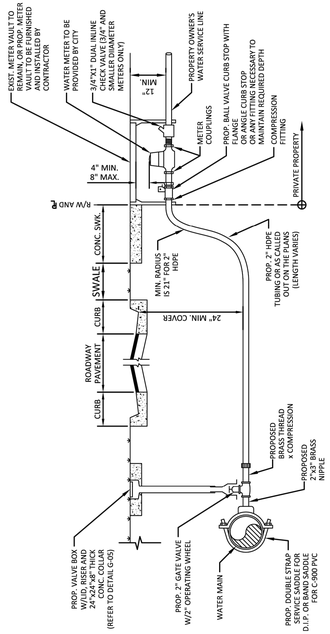
NO GALVANIZED PIPE OR FITTINGS ALLOWED

ISSUED:	03/01/1994	DEPARTMENT OF PUBLIC UTILITIES STANDARD DETAIL	REVISED:	11/06/2017
DRAWN:	EAM	TYPICAL 5/8", 1", 1-1/2" AND 2" METER INSTALLATION	DRAWING NO.	W-06
APPROVED:	XXX			

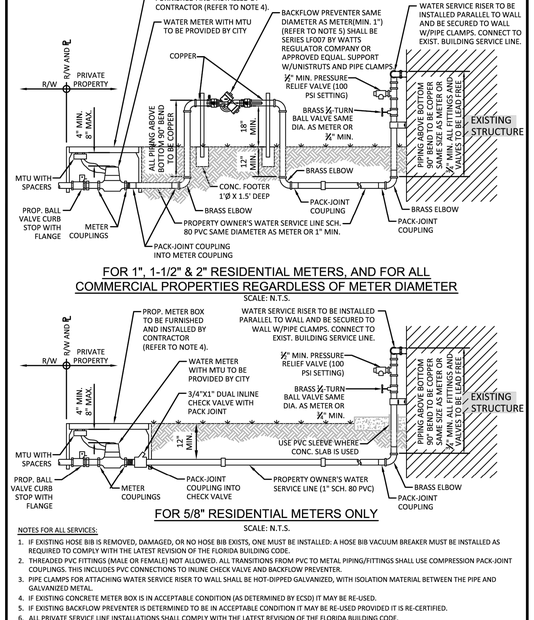
WATER METER SERVICE NOTES:

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 ⅝" 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 EXISTING 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.

ISSUED:	03/01/1994	DEPARTMENT OF PUBLIC UTILITIES STANDARD DETAIL	REVISED:	11/06/2017
DRAWN:	EAM	WATER METER SERVICE NOTES FOR 5/8" THROUGH 2" METERS	DRAWING NO.	W-07
APPROVED:	XXX			

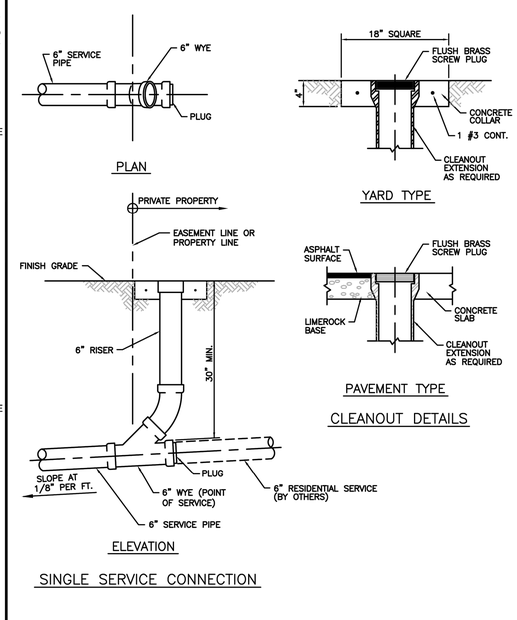


ISSUED:	03/01/1994	DEPARTMENT OF PUBLIC UTILITIES STANDARD DETAIL	REVISED:	11/06/2017
DRAWN:	EAM	TYPICAL 2-INCH HDPE WATER SERVICE FOR SINGLE/DUAL 5/8" TO 1" METERS, AND ANY SINGLE 1-1/2" TO 2" METERS	DRAWING NO.	W-09
APPROVED:	XXX			



NOTES FOR ALL SERVICES:
1. IF EXISTING HOSE BIB IS REMOVED, DAMAGED, OR NO HOSE BIB EXISTS, ONE MUST BE INSTALLED: A HOSE BIB VACUUM BREAKER MUST BE INSTALLED AS REQUIRED TO COMPLY WITH THE LATEST REVISION OF THE FLORIDA BUILDING CODE.
2. THREADED PVC FITTINGS (MALE OR FEMALE) NOT ALLOWED. ALL TRANSITIONS FROM PVC TO METAL PIPING/FITTINGS SHALL USE COMPRESSION PACK-JOINT COUPLINGS. THIS INCLUDES PVC CONNECTIONS TO INLINE CHECK VALVE AND BACKFLOW PREVENTER.
3. PIPE CLAMPS FOR ATTACHING WATER SERVICE RISER TO WALL SHALL BE HOT-DIPPED GALVANIZED, WITH ISOLATION MATERIAL BETWEEN THE PIPE AND GALVANIZED METAL.
4. IF EXISTING CONCRETE METER BOX IS IN ACCEPTABLE CONDITION (AS DETERMINED BY ECSD) IT MAY BE RE-USED.
5. IF EXISTING BACKFLOW PREVENTER IS DETERMINED TO BE IN ACCEPTABLE CONDITION IT MAY BE RE-USED PROVIDED IT IS RE-CERTIFIED.
6. ALL PRIVATE SERVICE LINE INSTALLATIONS SHALL COMPLY WITH THE LATEST REVISION OF THE FLORIDA BUILDING CODE.
7. ALL FITTINGS TO BE BRASS.

ISSUED:	03/01/1994	DEPARTMENT OF PUBLIC UTILITIES STANDARD DETAIL	REVISED:	02/14/2018
DRAWN:	EAM	TYPICAL WATER SERVICE FROM METER TO STRUCTURE FOR 5/8" THROUGH 2" METERS	DRAWING NO.	W-10
APPROVED:	XXX			



ISSUED:	03/01/1994	DEPARTMENT OF PUBLIC UTILITIES STANDARD DETAIL	REVISED:	06/08/2014
DRAWN:	EAM	SEWER SERVICE CONNECTION AND CLEANOUT AT PROPERTY LINE	DRAWING NO.	S-12
APPROVED:	XXX			

CATARINA ENGINEERING
Fort Lauderdale, FL
(561) 929-0876
emichaels@catarinaengineering.com

ENELISE L. MICHAELS, P.E.
FLORIDA LICENSE # 84162

This item has been digitally signed and sealed by Enelise L. Michaels, P.E., on the date above.
Printed copies of this document are not considered signed and sealed and the signature must be verified on any electronic copies.

Client:

MEGA CONSTRUCTION GROUP, INC.

Project Name and Address:

CUSTOM HOME

819 HOLLYWOOD BLVD
LOT 10
CITY OF HOLLYWOOD
BROWARD COUNTY

Rev.	Date	Description

Sheet Title:

UTILITIES NOTES AND DETAILS

CONSTRUCTION DRAWINGS

Date:	04/01/26
Scale:	AS NOTED
Drawn by:	EM
Designed/ Approved by:	EM
Project Number:	26-030-17

Sheet Number:

C-4

Drawing name: C:\Catarina Engineering\00_Projects\30 Blue Horizon Engineering\17 819 Hollywood Blvd - Hollywood\CAD\26-030-17-CP-Paving Grading and Drainage Plans.dwg C-4-lot10 Apr 02, 2026 4:40pm by: eneli

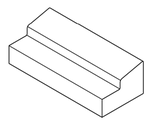
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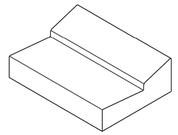
GENERAL NOTES:

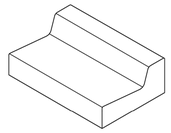
1. For curb, gutter and curb & gutter provide ⅛" – ¼" contraction joints at 10' centers (max.). Contraction joints adjacent to concrete pavement on tangents and flat curves are to match the pavement joints, with intermediate joints not to exceed 10' centers.
2. Locate expansion joints for curb, gutter and curb & gutter in accordance with Specification 520.

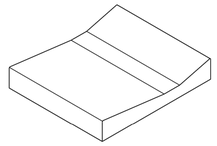
TABLE OF CONTENTS:

Sheet	Description
1	General Notes and Contents
2	Concrete Curb and Gutter
3	Curb and Gutter Joints and Endings, Concrete Bumper Guard, and Asphaltic Concrete Curb

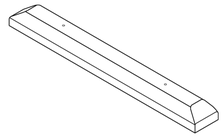

TYPE A


TYPE E

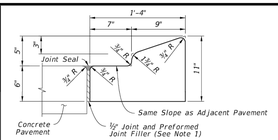

TYPE F


SHOULDER GUTTER

TYPE A, TYPE E, TYPE F, AND SHOULDER GUTTER
(Other Types Similar)

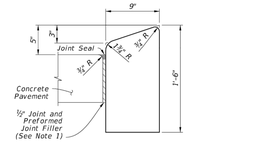

CONCRETE BUMPER GUARD

LAST REVISION	DESCRIPTION:	FDOT	FY 2026-27 STANDARD PLANS	CURB AND GUTTER	INDEX	SHEET
11/01/21					520-001	1 of 3



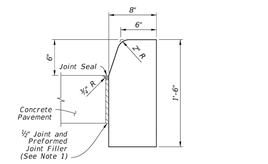
NOTE: For use adjacent to concrete or flexible pavement, concrete shown (See Note 4).

TYPE A



NOTE: For use adjacent to concrete or flexible pavement, concrete shown.

TYPE B

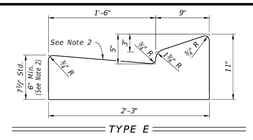


NOTE: For use adjacent to concrete or flexible pavement, concrete shown.

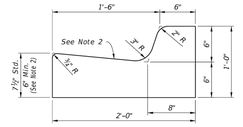
TYPE D

NOTES:

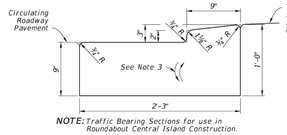
1. For Type A, Type B, and Type D Curb: Expansion joint, preformed joint filler and joint seal are required between curbs and concrete pavement only, see Sheet 3.
2. For Type E, Type F, Drop Curb, and Valley Gutter: When used on high side of roadways, match the cross slope of the gutter to the cross slope of the adjacent pavement. The thickness of the lip is 6", unless otherwise shown on Plans.
3. For Type RA, rotate entire section so that gutter cross slope matches slope of adjacent circulating roadway pavement.
4. For details depicting usage of Type A Curb adjacent to flexible pavement see Sheet 3.



TYPE E

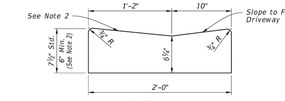


TYPE F

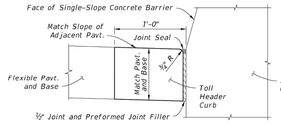


NOTE: Traffic Bearing Sections for use in Roundabout Central Island Construction.

TYPE RA

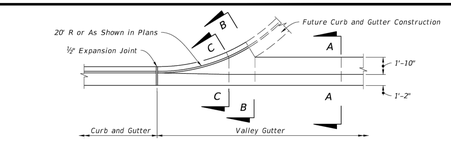


DROP CURB

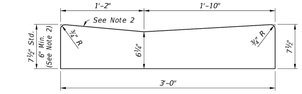


NOTE: See the toll site details for conduit requirements.

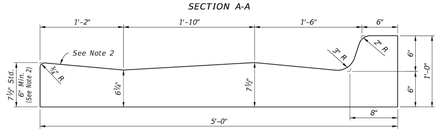
TOLL HEADER CURB



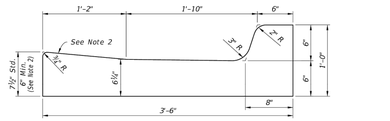
PLAN VIEW



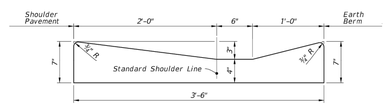
SECTION A-A



SECTION B-B



SECTION C-C

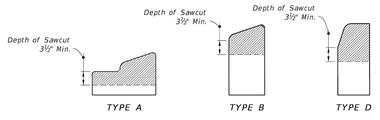


VALLEY GUTTER

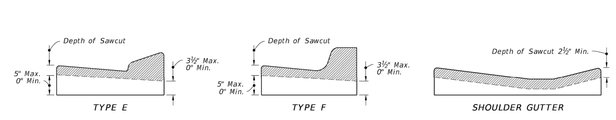
SHOULDER GUTTER

CONCRETE CURB AND GUTTER

LAST REVISION	DESCRIPTION:	FDOT	FY 2026-27 STANDARD PLANS	CURB AND GUTTER	INDEX	SHEET
11/01/21					520-001	2 of 3



TYPE A TYPE B TYPE D

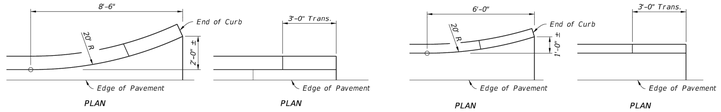


TYPE E TYPE F SHOULDER GUTTER

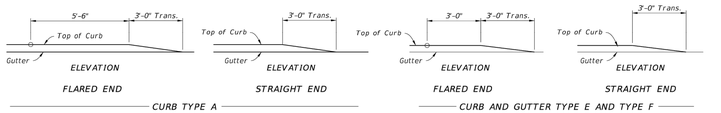
NOTE: Sawcuts should be avoided within valley gutter and within curb and gutter endings.

CONTRACTION JOINTS IN CURB

CONTRACTION JOINTS IN CURB & GUTTER



PLAN PLAN PLAN PLAN



ELEVATION ELEVATION ELEVATION ELEVATION

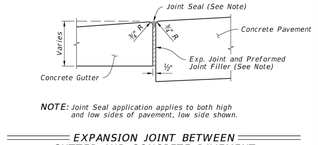
FLARED END STRAIGHT END FLARED END STRAIGHT END

CURB TYPE A

CURB AND GUTTER TYPE E AND TYPE F

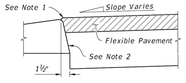
NOTE: Ends of Type B and D Curb transition from full to zero heights in 3 ft.

CURB AND CURB & GUTTER ENDINGS



NOTE: Joint Seal application applies to both high and low sides of pavement, low side shown.

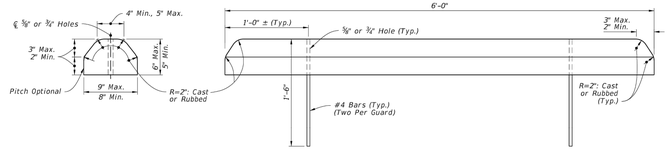
EXPANSION JOINT BETWEEN GUTTER AND CONCRETE PAVEMENT



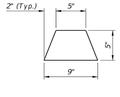
NOTES:

1. Surface on Low Side of Pavement to be ½" Above Lip of Gutter. Surface on High Side to be Flush With Lip of Curb or Curb & Gutter.
2. Applies to both high and low sides of pavement, low side shown. Applies to shoulder gutter only where adjoining traffic lanes.

CURB AND GUTTER AND TYPE A CURB ADJACENT TO FLEXIBLE PAVEMENT



CONCRETE BUMPER GUARD



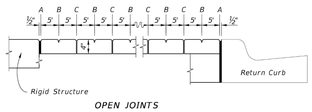
ASPHALTIC CONCRETE CURB

CURB AND GUTTER JOINTS AND ENDINGS, CONCRETE BUMPER GUARD, AND ASPHALTIC CONCRETE CURB

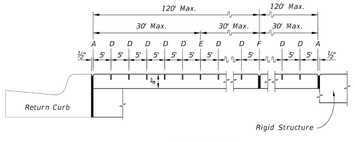
LAST REVISION	DESCRIPTION:	FDOT	FY 2026-27 STANDARD PLANS	CURB AND GUTTER	INDEX	SHEET
11/01/21					520-001	3 of 3

GENERAL NOTES:

1. Construct sidewalks in accordance with Specification 522. Use 6" concrete for Sidewalks and Curb Ramps Located within Curb Returns (See Plan View). Install all other concrete with thickness as shown, unless otherwise detailed in the Plans.
2. Include detectable warnings on sidewalk curb ramps in accordance with Index 522-002.
3. For Driveways see Index 522-003.
4. Bond breaker material can be any impermeable coated or sheet membrane or preformed material having a thickness of not less than 6 mils and not more than ½".
5. Construct sidewalks with Edge Beam through the limits of any surface mounted Pedestrian/Bicycle Railing or Pipe Guiderail shown in the plans. (See RAILING DETAIL)



OPEN JOINTS



SAWED JOINTS

LONGITUDINAL SECTION

LEGEND:

A– ½" Expansion Joints (Preformed Joint Filler) between the sidewalk and; driveways, sidewalk-intersections, and all other fixed objects (e.g. drainage inlets and utility poles).

B– ⅛" Dummy Joints, Tooled

C– ⅛" Formed Open Joints

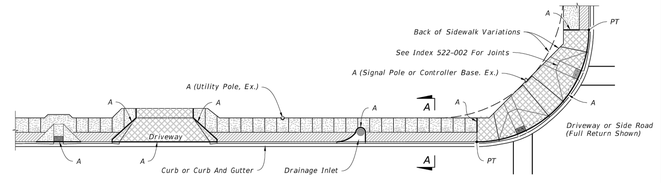
D– ⅜"x" Saw Cut Joints, 1½" Deep (within 96 hours) Max. 5' Centers

E– ⅜"x" Saw Cut Joints, 1½" Deep (within 12 hours) Max. 30' Centers Joint(s) Required When Length Exceeds 30'

F– ½" Expansion Joint When Run Of Sidewalk Exceeds 120'. Intermediate locations when called for in the plans or at locations as directed by the Engineer.

G– Cold Joint With Bond Breaker, Tooled

SIDEWALK JOINTS

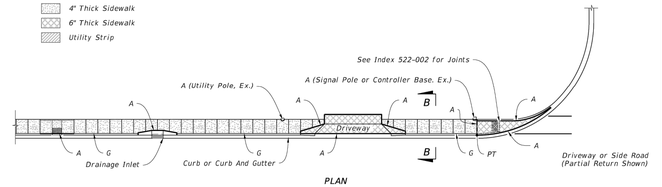


PLAN

SIDEWALK WITH UTILITY STRIP

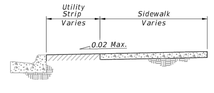
LEGEND:

4" Thick Sidewalk
6" Thick Sidewalk
Utility Strip

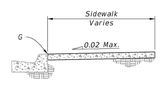


PLAN

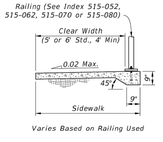
SIDEWALK WITHOUT UTILITY STRIP



SECTION A-A



SECTION B-B



RAILING DETAIL

GENERAL NOTES AND CONCRETE SIDEWALK ON CURBED ROADWAYS

LAST REVISION	DESCRIPTION:	FDOT	FY 2026-27 STANDARD PLANS	CONCRETE SIDEWALK	INDEX	SHEET
11/01/18					522-001	1 of 2

CATARINA ENGINEERING

Fort Lauderdale, FL
(561) 929-0876
emichaels@catarinaengineering.com

ENELISE L. MICHAELS, P.E.
FLORIDA LICENSE # 84162

This item has been digitally signed and sealed by Enelise L. Michaels, P.E., on the date above.
Printed copies of this document are not considered signed and sealed and the signature must be verified on any electronic copies.

Client:

MEGA CONSTRUCTION GROUP, INC.

Project Name and Address:

CUSTOM HOME
819 HOLLYWOOD BLVD
LOT 10
CITY OF HOLLYWOOD
BROWARD COUNTY

Rev.	Date	Description

Sheet Title:

FDOT CONSTRUCTION DETAILS

CONSTRUCTION DRAWINGS

Date:	04/01/26
Scale:	AS NOTED
Drawn by:	EM
Designed/ Approved by:	EM
Project Number:	26-030-17

Sheet Number:

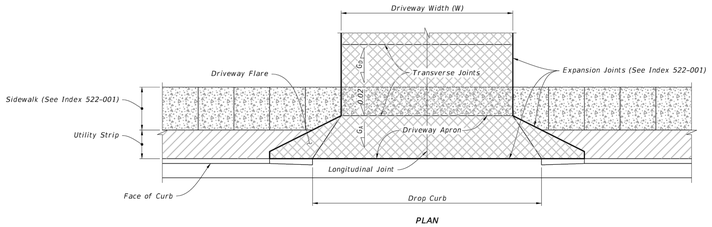
C-5

GENERAL NOTES:

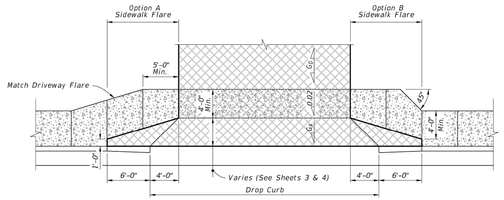
1. Work this Index with Specification 522.
2. Refer to Index 520-001 for drop curb details and Index 522-001 for joints between driveway, sidewalks, and curb.
3. Existing Curb and Gutter:
   Remove existing curb and gutter to either the nearest joint beyond the flared point or to where no remaining section is less than 5 feet long.
4. Grades and cross slopes shown are maximums.
5. Longitudinal Joints:
   Construct ¼" open joints placed at equal (20' max.) intervals for driveways over 20' wide. Match joints in curb and gutter to match joints in driveways.
6. Transverse Joints:
   Construct ¼" open joints @ 10' Centers and ½" expansion joints with preformed joint filler every 5th joint.
7. Construct driveways (6" thick concrete) to a uniform width (W) to the R/W line or the extent shown in the Plans.
8. Width of Sidewalk Thru Driveway is 4'-0" minimum. Match sidewalk width when shown in Plans or when utility strip width is equal to or greater than the depth of the Driveway Apron.
9. Alpha-Numeric Identification:
   Concrete Flared Driveway Alpha-Numeric Identifications (e.g. G4) are provided for reference purposes in the Plans.

LEGEND:

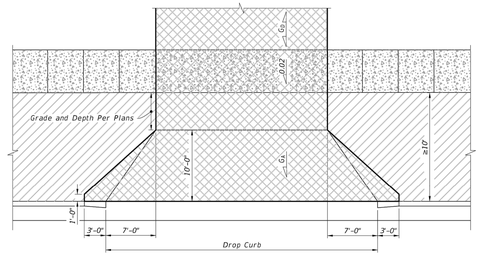
- Sidewalk
- Flared Driveway (6" Thick Concrete)
- Sidewalk Thru Driveway (6" Thick Concrete)
- Utility Strip
- G_A Grade of Apron
- G_D Grade of Driveway (Per Plans)



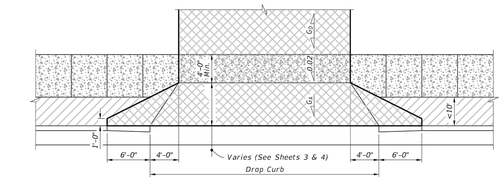
CONCRETE FLARED DRIVEWAY NOMENCLATURE



SIDEWALK WITHOUT UTILITY STRIP



WITHOUT SIDEWALK OR UTILITY STRIP ≥ 10' WIDE



UTILITY STRIP < 10' WIDE

LEGEND:

- Sidewalk
- Flared Driveway (6" Thick Concrete)
- Sidewalk Thru Driveway (6" Thick Concrete)
- Utility Strip

LAST REVISION	REVISION	DESCRIPTION:	FDOT	FY 2026-27 STANDARD PLANS	CONCRETE FLARED DRIVEWAYS	INDEX	SHEET
11/01/18						522-003	1 of 4

LAST REVISION	REVISION	DESCRIPTION:	FDOT	FY 2026-27 STANDARD PLANS	CONCRETE FLARED DRIVEWAYS	INDEX	SHEET
11/01/18						522-003	2 of 4

CATARINA ENGINEERING
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(561) 929-0876
emichaels@catarinaengineering.com

ENELISE L. MICHAELS, P.E.
FLORIDA LICENSE # 84162

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Client:
MEGA CONSTRUCTION GROUP, INC.

Project Name and Address:
CUSTOM HOME
819 HOLLYWOOD BLVD
LOT 10
CITY OF HOLLYWOOD
BROWARD COUNTY

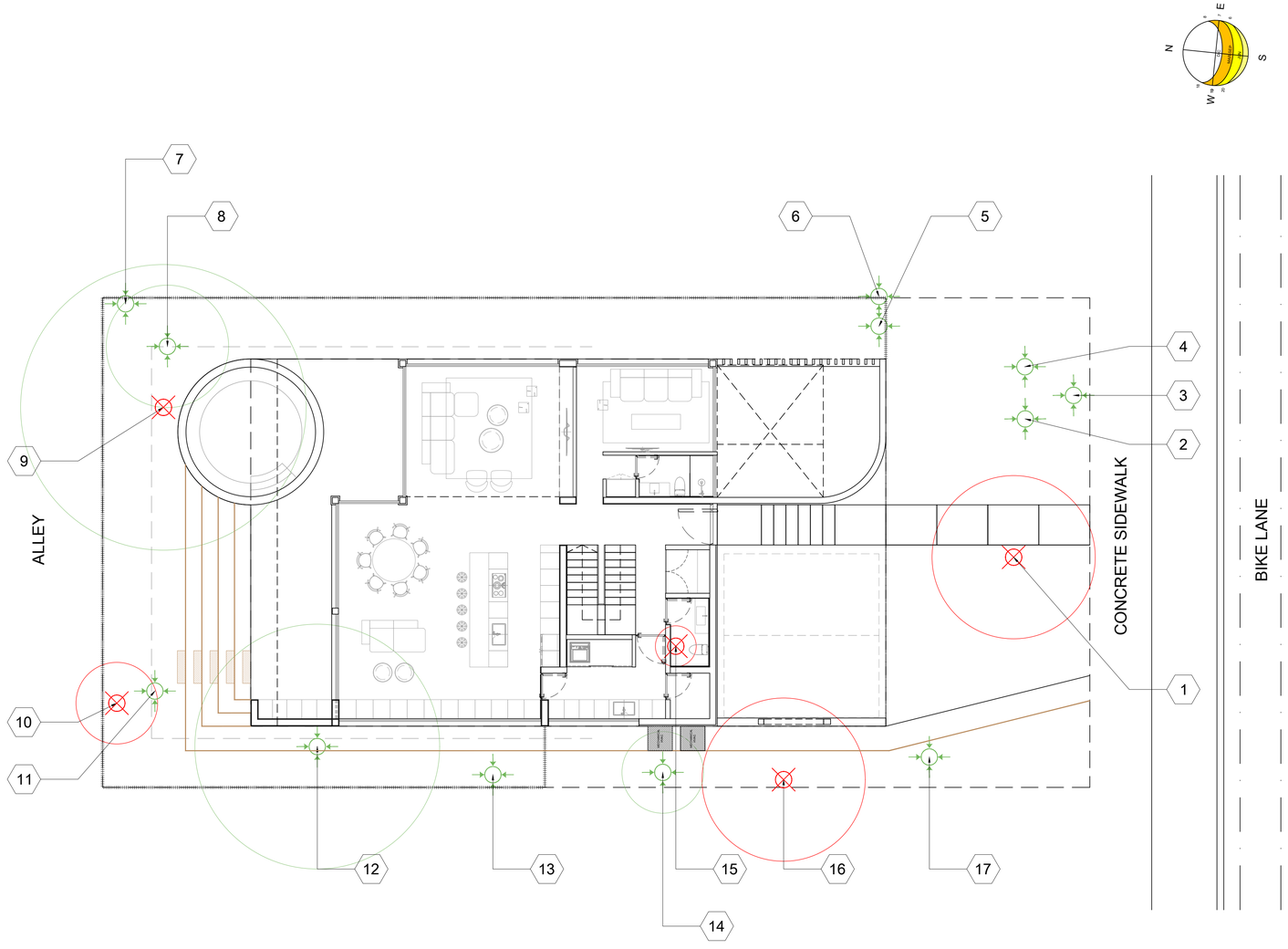
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FDOT CONSTRUCTION DETAILS

CONSTRUCTION DRAWINGS

Date:	04/01/26
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Project Number:	26-030-17
Sheet Number:	C-6

Drawing name: C:\Catarina Engineering\00_Projects\30 Blue Horizon Engineering\17 819 Hollywood Blvd - Hollywood\CAD\26-030-17-CP-Paving Grading and Drainage Plans.dwg C-6-lot10 Apr 02, 2026 4:40pm by: eneli



EXISTING TREES & PALMS

NUMBER	BOTANICAL NAME	COMMON NAME	HEIGHT (')	DBH (")	SPREAD (')	CATEGORY	DISPOSITION	MITIGATION
1	CALLISTEMON	BOTTLE BRUSH	25'	60"	20'	PROPERTY TREE	TO REMOVE	1
2	WODYETIA BIFURCATA	FOX TAIL PALM (CLUSTER - 3)	-	-	-	PALM (EXEMPT FROM DBH)	TO REMAIN	-
3								
4								
5	ARCHONTOPHOENIX ALEXANDRAE	ALEXANDRA PALM (CLUSTER - 2)	-	-	-	PALM (EXEMPT FROM DBH)	TO REMAIN	-
6								
7	ARCHONTOPHOENIX ALEXANDRAE	ALEXANDRA PALM	-	-	-	PALM (EXEMPT FROM DBH)	TO REMAIN	-
8	ROYSTONEA REGIA	ROYAL PALM	50'	24"	15'	PALM (EXEMPT FROM DBH)	TO REMAIN	-
9	FICUS AUREA	STRANGER FIG	40'	120"	35'	PROPERTY TREE	TO REMOVE	1
10	SCHEFFLERA ARBORICOLA	UMBRELLA PLANT	30'	8.4"	10'	PROPERTY TREE	TO REMOVE	-
11	DYPSIS LUTESCENS	ARECA PALM	-	-	-	PALM (EXEMPT FROM DBH)	TO REMAIN	-
12	TERMINALIA CATAPPA	ALMOND	40'	18"	30'	PROPERTY TREE	TO REMAIN	-
13	DYPSIS LUTESCENS	ARECA PALM	-	-	-	PALM (EXEMPT FROM DBH)	TO REMAIN	-
14	ROYSTONEA REGIA	ROYAL PALM	60'	18"	10'	PALM (EXEMPT FROM DBH)	TO REMAIN	-
15	PERSEA AMERICANA	AVOCADO	30'	8.4"	5'	PROPERTY TREE	TO REMOVE	1
16	SCHEFFLERA ARBORICOLA	UMBRELLA PLANT	25'	36"	20'	PROPERTY TREE	TO REMOVE	-
17	DYPSIS LUTESCENS	ARECA PALM	-	-	-	PALM (EXEMPT FROM DBH)	TO REMAIN	-
						TOTAL DBH REMOVED		188.4"

LEGEND

	TO RELOCATE
	TO REMOVE
	TO REMAIN
	ANSI TREE DISPOSITION ZONE (FOR EVERY INCH (") OF TRUNK DIA, THERE WILL BE 1' (FT.) OF DISTANCE OUT FROM THE TRUNK)

TREE REMOVAL DISCLAIMER:
NO TREE OR PALM SHALL BE REMOVED WITHOUT OBTAINING AN APPROVED TREE REMOVAL PERMIT FROM THE CITY OF HOLLYWOOD.

NOTES:
- ALL LANDSCAPING SHALL BE WARRANTED FOR 1 YEAR AFTER FINAL INSPECTION.
- NO LANDSCAPE SUBSTITUTIONS SHALL BE MADE WITHOUT THE CITY OF HOLLYWOOD APPROVAL.
- NO TREE REMOVAL OR PLANTING ALLOWED UNTIL SUB - PERMITS HAVE BEEN APPROVED.

0' 1' 5' 10' 20' 30'

GRAPHIC SCALE

PARAMETRIKA LAND & DESIGN
Gabriela Albornoz
Valeria Quintanilla LA6667640

Hollywood Blvd. Lot #1
819 Hollywood Boulevard
Hollywood, FL 33019

[X] REV #2 20-02-2026
[ ]

SHEET TILE
Tree Disposition Plan

ISSUE DATE
22/01/2026

REVISION
January, 2026

DESIGN
GA

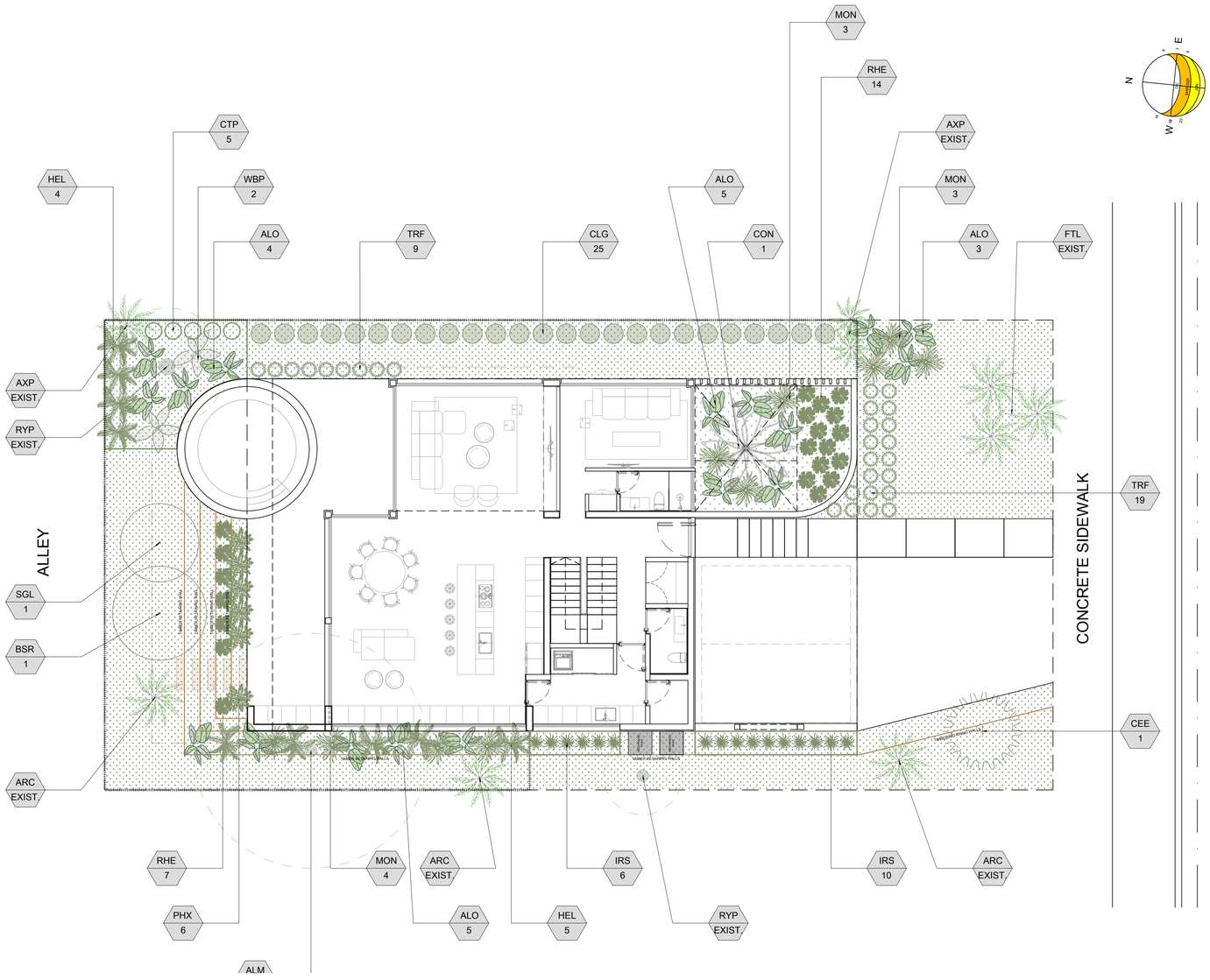
DRAWN
TY

SCALE
1/8" = 1'-0"

SEAL

VALERIA QUINTANILLA LA6667640

SHEET NUMBER
L-101



PLANT LIST

QTY.	LABEL	BOTANICAL NAME	COMMON NAME	HEIGHT	DBH	SPREAD	DROUGHT TOLERANCE	NATIVE	SPECIFICATION	SPACING
TREES										
1	ALM	TERMINALIA CATAPPA	ALMOND - (EXISTING)	40'	1.5'	30'	TOLERANT	NO		
1	CEE	CONOCARPUS ERECTUS 'SERICEUS'	SILVER BUTTONWOOD	12'	3"	10'	TOLERANT	YES		
1	BSR	BURSERA SIMARUBA	GUMBO LIMBO	14'	3"	12'	TOLERANT	YES		
1	SGL	SIMAROUBA GLAUCA	PARADISE TREE	12'	3"	10'	TOLERANT	YES		
PALMS										
1	FTL	WODYETIA BIFURCATA	FOX TAIL PALM - (EXISTING)	-	-	-	MODERATE	NO	CLUSTER	
2	AXP	ARCHONTOPHOENIX ALEXANDRAE	ALEXANDER PALM - (EXISTING)	-	-	-	MODERATE	NO	CLUSTER	
1	RYP	ROYSTONEA REGIA	ROYAL PALM - (EXISTING)	50'	2'	15'	MODERATE	YES		
1	RYP	ROYSTONEA REGIA	ROYAL PALM - (EXISTING)	60'	1.5'	10'	MODERATE	YES		
3	ARC	DYPSIS LUTESCENS	ARECA PALM - (EXISTING)	-	-	-	MODERATE	NO	CLUSTER	
1	CON	COCOS NUCIFERA	COCONUT PALM	18'	12'	12'	TOLERANT	NO		
21	RHE	RHAPIS EXCELSA	LADY PALM	4'	N / A	4'	TOLERANT	NO		
5	CTP	CHAMAEDOREA CATARACTARUM	CAT PALM				LOW	NO		
SHRUBS										
17	ALO	ALOCASIA CALIDORA	ALOCASIA	7' GAL			LOW	NO		
10	MON	MONSTERA DELICIOSA	MONSTERA	3' GAL			LOW	NO		
25	CLG	CLUSIA GLUTIFERA	SMALL LEAF CLUSIA	7' GAL			TOLERANT	NO		4' O.C.
9	HEL	HELICONIA CARIBAEA	HELICONIA CARIBAEA	15' GAL			LOW	NO		
16	IRS	DIETES IRIDIOIDES	WHITE AFRICAN IRIS	3' GAL			TOLERANT	NO		
28	TRF	TRIPSACUM FLORIDANUM	DWARF FAKAHATCHEE	3' GAL			TOLERANT	YES		24" O.C.
2	WBP	STRELITZIA NICOLAI	WHITE BIRD OF PARADISE	15' GAL			MODERATE	NO		
6	PHX	PHILODENDRON ROJO-CONGO	RED CONGO	3' GAL			MODERATE	NO		24" O.C.
SOD										
3352 SQ.FT.		STENOTAPHRUM SECUNDATUM 'PALMETTO'	ST. AUGUSTINE GRASS	-			TOLERANT	NO		

LANDSCAPE LEGEND CITY OF HOLLYWOOD

ZONING DISTRICT: RS-6 (SINGLE FAMILY RESIDENTIAL)

LOT AREA: 7260 SQ. FT. / ACRE: 0.16

STREET TREE DISTANCE 50 LINEAR FEET

TREES:	REQUIRED	PROVIDED
A. No. TREES REQUIRED 3 TREES IN FRONT HALL OF PLOT 1 TREE IN REAR HALF OF PLOT (ONE TREE PER 1250 SQ. FT. OF FRONT YARD AREA)	4	4
B. PERCENTAGE PALMS ALLOWED PALMS PERMITTED COUNT AS 3 PALMS = 1 TREE UP TO 50%, BUT MORE THAN 20% ALL TREES MUST BE SHADE NATIVES	4	4
C. STREET TREES (MAXIMUM SPACING 50' O.C.) 50 LINEAR FEET ALONG STREET / 50 LF = 1 TREE	1	N / A
D. PARKING BUFFER TREES (MAXIMUM SPACING 20' O.C.) 0 LINEAR FEET ALONG BUFFER / 20 LF = 0 TREES	N / A	N / A
E. TOTAL TREES REQUIRED A + C + D = TOTAL TREES (NATIVE REQUIRED)	5	5
F. PERCENTAGE NATIVE REQUIRED 60% OF TOTAL TREES REQUIRED MUST BE NATIVE SPECIES	3	3
SHRUBS:		
A. No. SHRUBS REQUIRED 15 SHRUBS IN FRONT HALF OF PLOT 15 SHRUBS IN REAR HALF OF PLOT	25	113
B. PERCENTAGE NATIVE REQUIRED 60% OF TOTAL SHRUBS REQUIRED MUST BE NATIVE SPECIES	15	15

NOTES.
IRRIGATION: 100% COVERAGE AS REQUIRED BY CITY OF HOLLYWOOD
PLANT MATERIAL WILL NOT BE PLANTED INTO ROOT BALLS OF TREES AND PALMS
NO SUBTITUTIONS WITHOUT THE APPROVAL OF HOLLYWOOD'S LANDSCAPE PLAN REVIEWER

0' 1' 5' 10' 20' 30'

GRAPHIC SCALE

TOTAL TREES	4
NATIVE TREES	3

TOTAL SHRUBS	113	100%
NATIVE SHRUBS	28	24.80%

PARAMETRIKA LAND & DESIGN
Gabriela Albornoz
Valeria Quintanilla LA6667640

Hollywood Blvd. Lot #1
819 Hollywood Boulevard
Hollywood, FL 33019

[X] REV #2 20-02-2026
[ ]

SHEET TILE
Landscape Plan

ISSUE DATE
22/01/2026

REVISION
January, 2026

DESIGN
GA

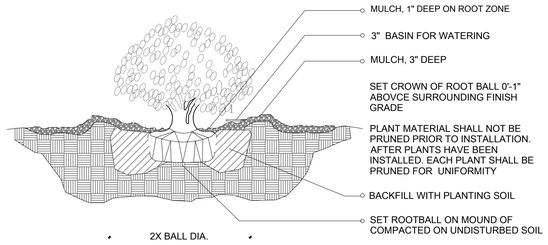
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TY

SCALE
1/8" = 1'-0"

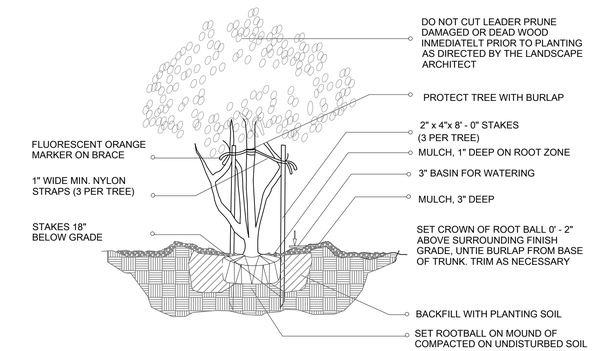
SEAL

VALERIA QUINTANILLA LA6667640

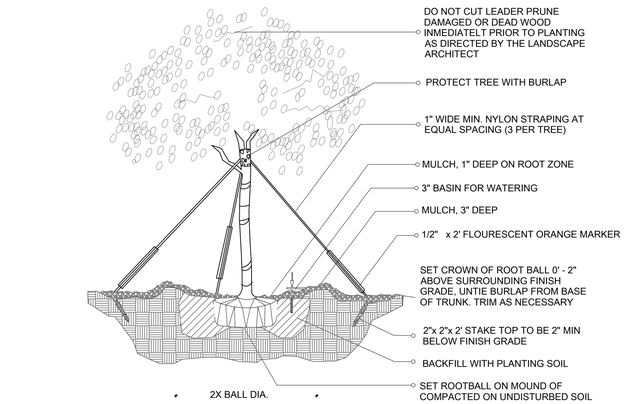
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L-102



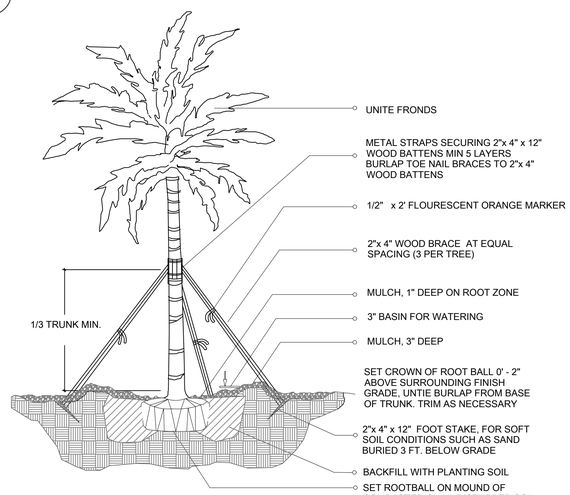
I-1 SHRUB / PLANTING DETAIL



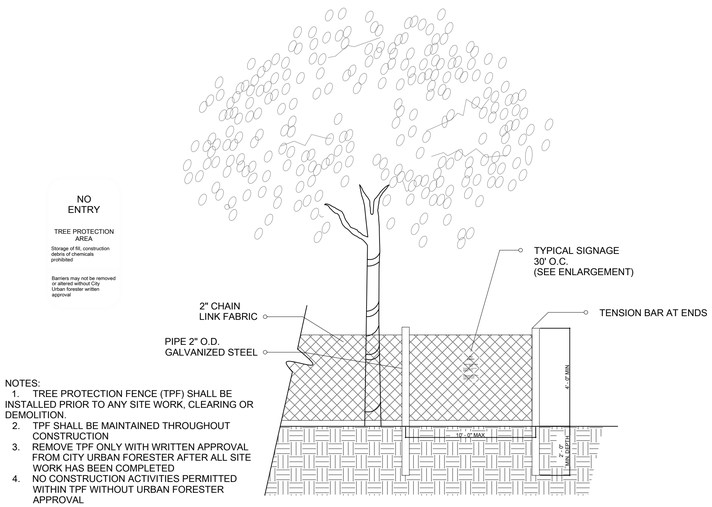
I-2 MULTI-TRUNK AND SMALL TREE (2' cal. and under) / PLANTING DETAIL



I-3 (2" cal. and over) LARGE TREE / PLANTING DETAIL

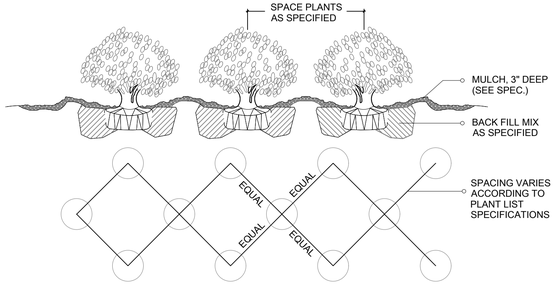


I-4 LARGE PALM / PLANTING DETAIL



NOTES:
1. TREE PROTECTION FENCE (TPF) SHALL BE INSTALLED PRIOR TO ANY SITE WORK, CLEARING OR DEMOLITION.
2. TPF SHALL BE MAINTAINED THROUGHOUT CONSTRUCTION
3. REMOVE TPF ONLY WITH WRITTEN APPROVAL FROM CITY URBAN FORESTER AFTER ALL SITE WORK HAS BEEN COMPLETED
4. NO CONSTRUCTION ACTIVITIES PERMITTED WITHIN TPF WITHOUT URBAN FORESTER APPROVAL

I-5 4' CHAIN LINK TREE PROTECTION FENCE BARRICADE FENCING DETAIL



I-6 SHRUB / GROUNDCOVER SPACING PLANTING DETAIL

LANDSCAPE NOTES

1. Non Cypress variety mulch shall extend under all trees, shrubs and ground cover beds to the closest hard edge or sod border, in a minimum of 3" depth.
2. All plants shall meet the minimum standard of Florida No. 1 or better as specified in Grade and Standards for Nursery Plants as published by the Division of Plant Industry, Florida Department of Agriculture, latest edition.
3. All shrubs to be planted a minimum of 24´´, and ground covers a minimum of 12´´ from the edge of walks, building walls, pond´s edge, etc... Ixora Nora Grant and Raphiolepsisi Indica to be planted 30´´ form edge of walkways.
4. All tees and palms over 8´´ in height shall be braced to prevent lateral movement for a period of six months from the date of planting. Either wood braces as shown in the planting detail, or the wire and turnbuckle method shall be used. No nails, screws, metal straps or wires are to be used directly against the trees or palms trunks.
5. All palms except for species sush as Cocos, Acoelorraphe. Raphis, and other multitrunk palms, shall have straight trunks, free of scars, decay or anu damage caused by digging, transport or planting handling of the same.
6. All work by the Landscape Contractor shall be performed in a professional and sound manner in accordance with established standards of landscape installation practices and workmanship.
7. Landscape Contractor is responsible for verifying plant quantities prior to bidding. Quantities shown in the plans may vary due to actual site scale, job conditions, etc... Landscape Architect assumes no responsability for the actual plant count necessary for the sucessfull completion of the work.
8. Landscape Contractor and his subcontractors shall be licensed and insured as requierd by the municipality, country, state or any toher governmental agency requiring a license or insurance in order for the Landscape Contractor to perform his work.
9. All work shall comform to Miami-Dade County´s landscape ordinance Chapter 18-A. ordinance #98-13, and any other municipal landscape ordinance in effect at the projects location, includins streets-tres.
10. Landscape Contractor is requierd to procure and obtain any necessary permits aplicable for the sucesful completion of this project, if applicable.
11. Landscape material shall not be allowed to grow in such a manner as to impede streetfront triangle of visibility to property owner or neighboors, so as to materially impede vission between a height of 3 feet and 8 feet.
12. Landscape Contractor shall call Sunshine State One Call Center of Florida at 1-800-432-4770 (Toll Free) 48 hours before digging.
13. Landscape Contractor is responsible for inspectinh the site and phisically observing all the site conditions proir to entering into Agreements or Contract with Owner. Landscape Contractor shall coordinate his work with the General Contractor of Construction Manager in such a manner as to allowed for a speedy and orderly completion of all work on the site.
14. Any excess soil, landscape materials and debris from the landscape Contractor´s work shall be removed from the site inmediately upon completion of his work.
15. Landscape Contractor shall coordinate the proposed planting in the Planting Plan with the work requierd in recolacting and removal of trees in sheet L-1 (Existing Trees).
16. One year warranty

LANDSCAPE LEGEND CITY OF HOLLYWOOD

ZONING DISTRICT: RS-6 (SINGLE FAMILY RESIDENTIAL)
LOT AREA: 7260 SQ. FT. / ACRE: 0.16
STREET TREE DISTANCE 50 LINEAR FEET

TREES:	REQUIRED	PROVIDED
A. No. TREES REQUIRED 3 TREES IN FRONT HALL OF PLOT 1 TREE IN REAR HALF OF PLOT (ONE TREE PER 1250 SQ. FT. OF FRONT YARD AREA)	4	4
B. PERCENTAGE PALMS ALLOWED PALMS PERMITTED COUNT AS 3 PALMS = 1 TREE UP TO 50%, BUT MORE THAN 20% ALL TREES MUST BE SHADE NATIVES	4	4
C. STREET TREES (MAXIMUM SPACING 50' O.C.) 50 LINEAR FEET ALONG STREET / 50 LF = 1 TREE	1	N / A
D. PARKING BUFFER TREES (MAXIMUM SPACING 20' O.C.) 0 LINEAR FEET ALONG BUFFER / 20 LF = 0 TREES	N / A	N / A
E. TOTAL TREES REQUIRED A + C + D = TOTAL TREES (NATIVE REQUIRED)	5	5
F. PERCENTAGE NATIVE REQUIRED 60% OF TOTAL TREES REQUIRED MUST BE NATIVE SPECIES	3	3
SHRUBS:		
A. No. SHRUBS REQUIRED 15 SHRUBS IN FRONT HALF OF PLOT 15 SHRUBS IN REAR HALF OF PLOT	25	113
B. PERCENTAGE NATIVE REQUIRED 60% OF TOTAL SHRUBS REQUIRED MUST BE NATIVE SPECIES	15	15
NOTES. IRRIGATION: 100% COVERAGE AS REQUIRED BY CITY OF HOLLYWOOD PLANT MATERIAL WILL NOT BE PLANTED INTO ROOT BALLS OF TREES AND PALMS NO SUBTITUTIONS WITHOUT THE APPROVAL OF HOLLYWOOD'S LANDSCAPE PLAN REVIEWER		

PARAMETRIKA LAND & DESIGN
Gabriela Albornoz
Valeria Quintanilla LA6667640

Hollywood Blvd. Lot #1
819 Hollywood Boulevard
Hollywood, FL 33019

[X] REV #2 20-02-2026
[ ]

SHEET TILE
Landscape Details and Notes

ISSUE DATE
22/01/2026

REVISION
January, 2026

DESIGN
GA

DRAWN
TY

SCALE
1/8" = 1'-0"

SEAL

VALERIA QUINTANILLA
LA6667640

SHEET NUMBER
L-103



TERMINALIA CATAPPA



WODYETIA BIFURCATA



ARCHONTOPHOENIX ALEXANDRAE



ROYSTONEA REGIA



DYPSIS LUTESCENS



COCOS NUCIFERA



RHAPIS EXCELSA



CHAMAEDOREA CATARACTARUM



ALOCASIA CALIDORA



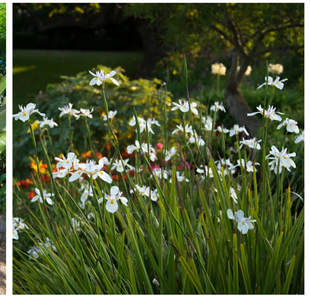
MONSTERA DELICIOSA



CLUSIA GLUTIFERA



HELICONIA CARIBAEA



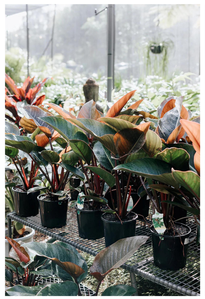
DIETES IRIDIOIDES



TRIPSACUM FLORIDANUM



STRELITZIA NICOLAI



PHILODENDRON ROJO-CONGO



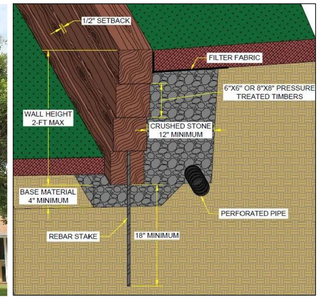
CONOCARPUS ERECTUS 'SERICEUS'



BURSERA SIMARUBA



SIMAROUBA GLAUCA



PARAMETRIKA LAND & DESIGN
Gabriela Albornoz
Valeria Quintanilla LA6667640

Hollywood Blvd. Lot #1
819 Hollywood Boulevard
Hollywood, FL 33019

[X] REV #2 20-02-2026
[ ]

SHEET TILE
Plant Material

ISSUE DATE
22/01/2026

REVISION
January, 2026

DESIGN
GA

DRAWN
TY

SCALE
1/8" = 1'-0"

SEAL

VALERIA QUINTANILLA LA667640

SHEET NUMBER
L-104

ATTACHMENT “B”

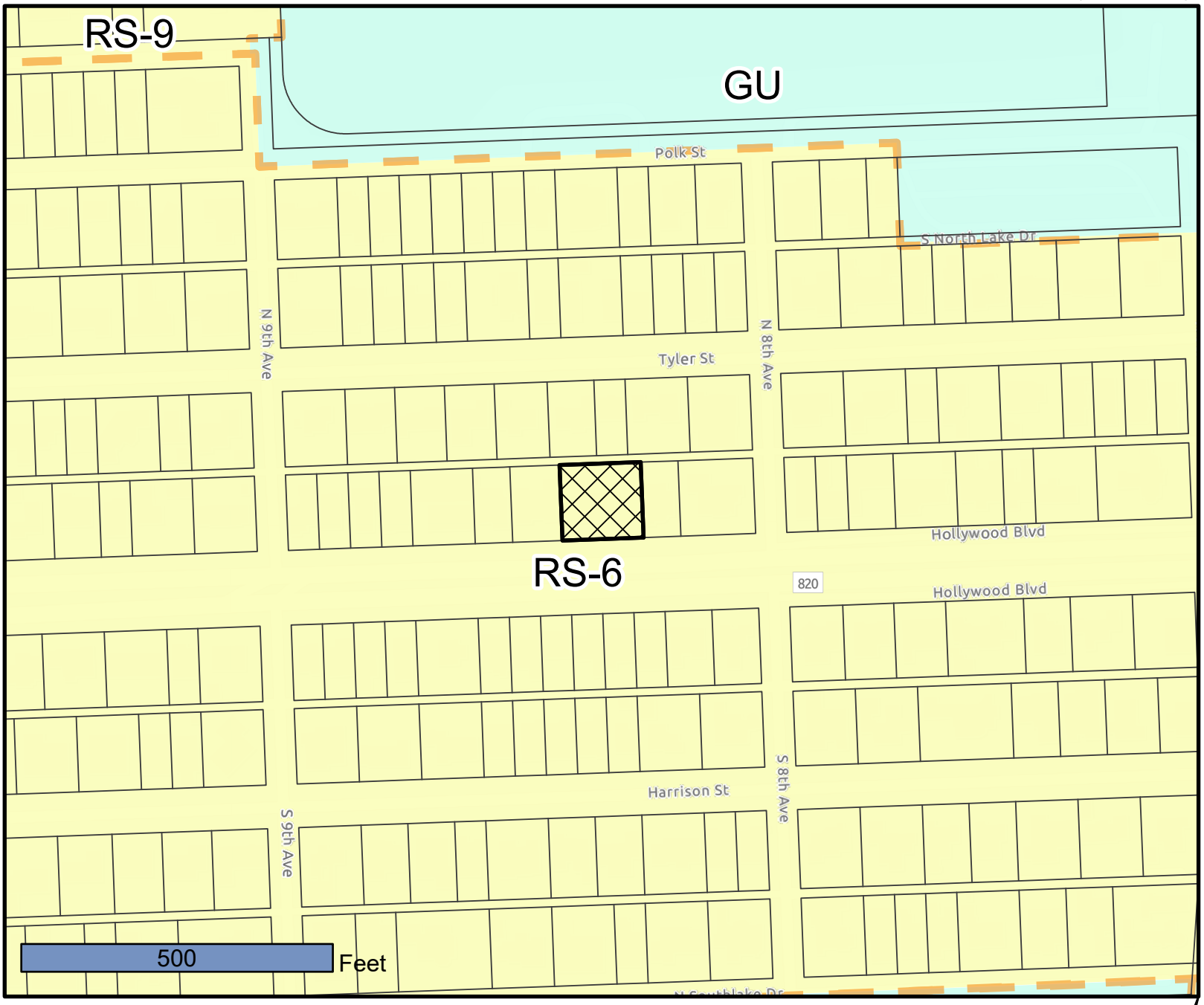
LOCATION MAP

26-CV-33

819 Hollywood Blvd

folio(s): 514214024390

CITY OF Hollywood
DEVELOPMENT SERVICES
Planning and Urban Design



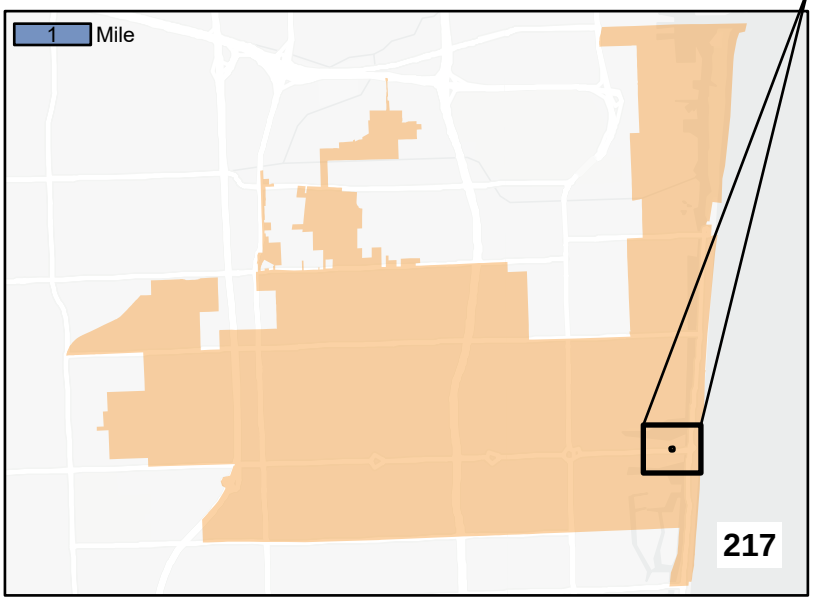
LEGEND

LAND USE

- LOW (5) RESIDENTIAL
- OPEN SPACE AND RECREATION
- INTRACOASTAL WATERWAY

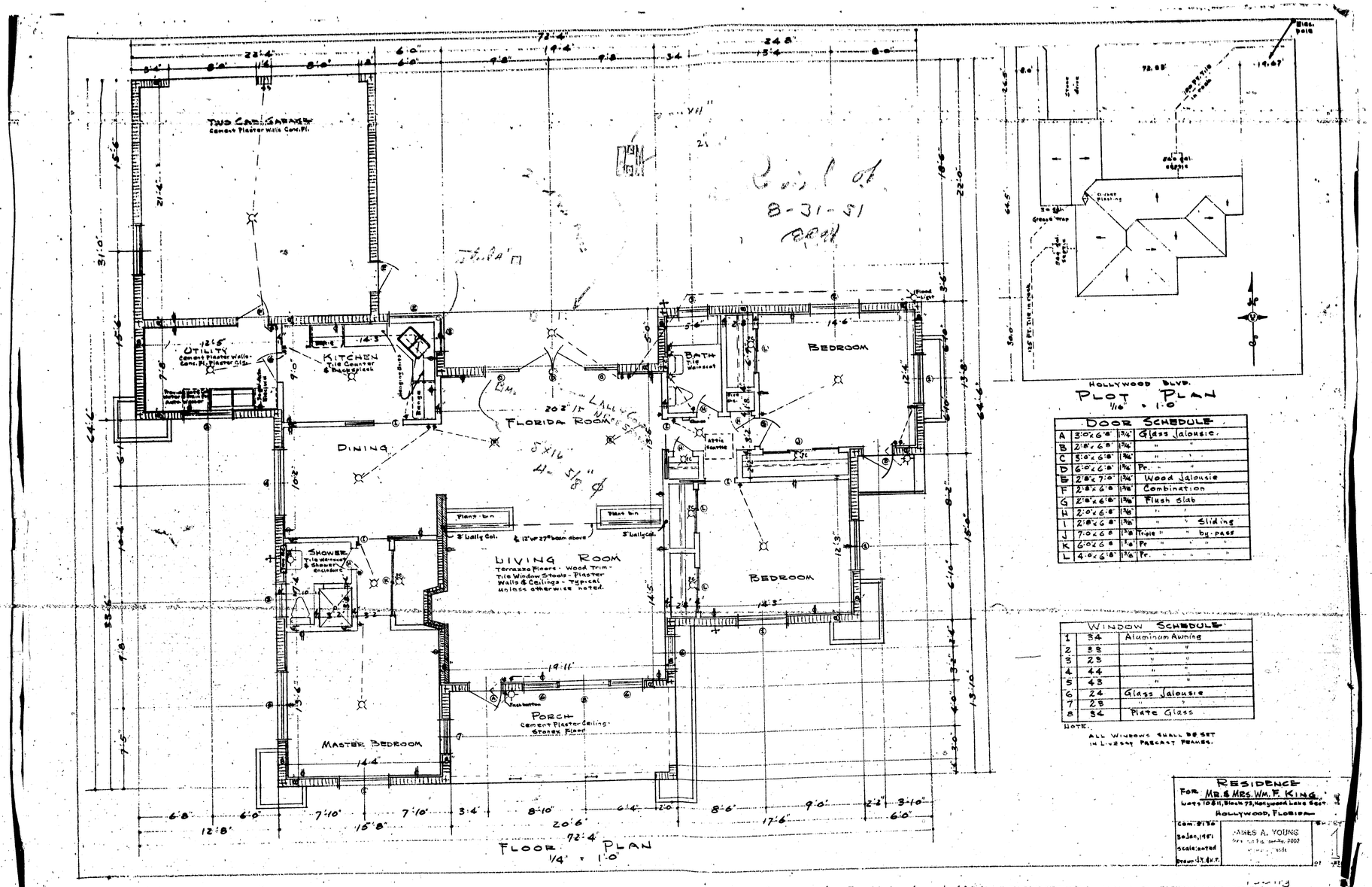
- ZONING
- PARCELS
- SUBJECT SITE

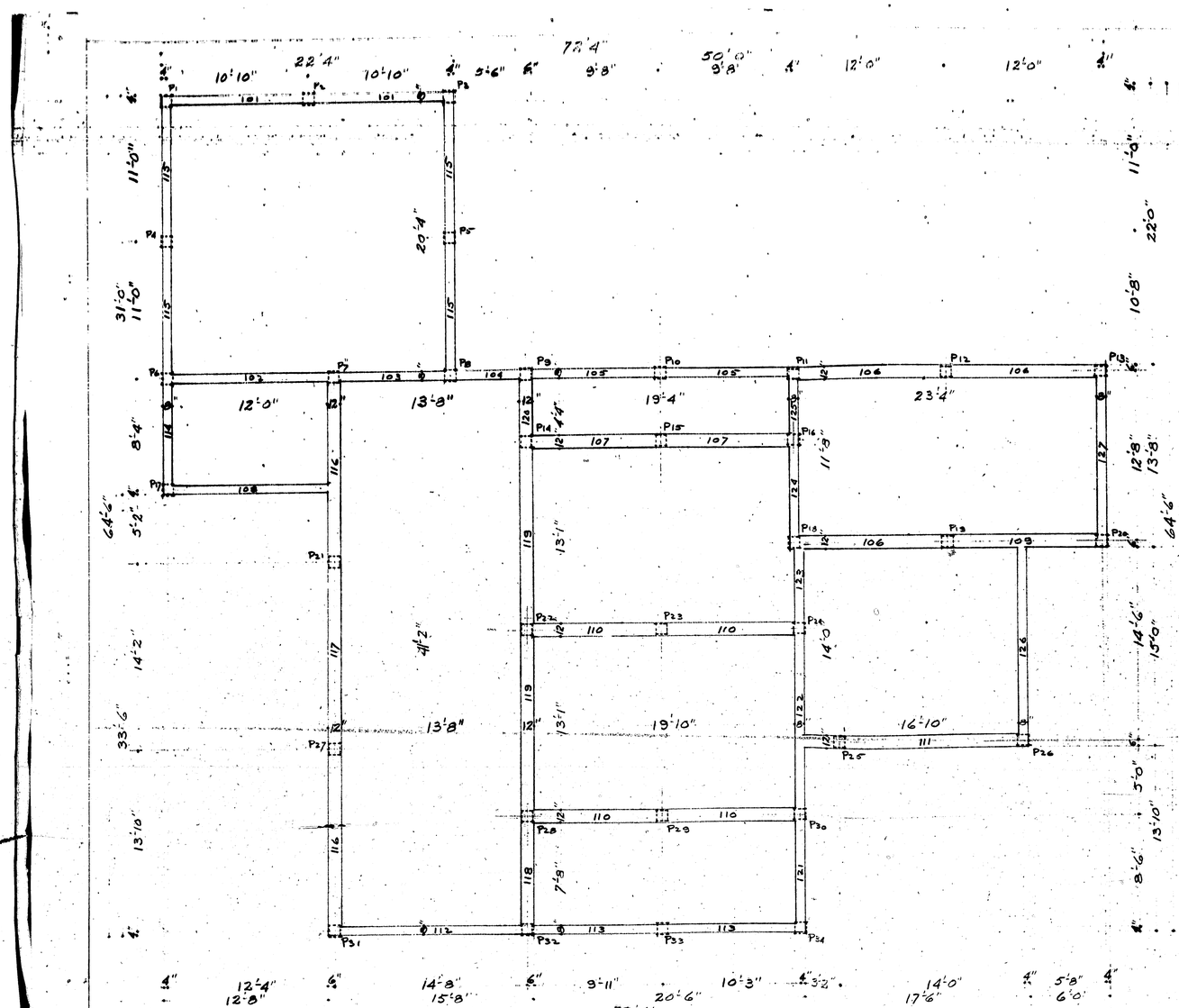




ATTACHMENT “C”

PERMIT HISTORY

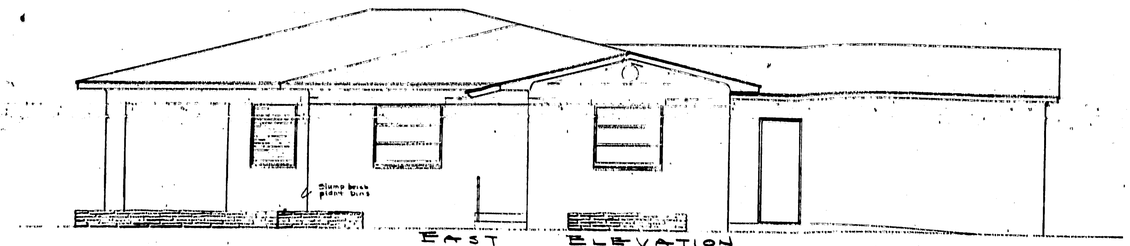

TWO CAR GARAGE
Cement Plaster Walls Conc. Fl.
UTILITY
Cement Plaster Walls
Conc. Fl. Plaster Cove
KITCHEN
Tile Counter & Backsplash
DINING
FLORIDA ROOM
LIVING ROOM
Terrazzo Floors - Wood Trim -
Tile Window Stools - Plaster
Walls & Ceilings - Textured
Unless otherwise noted.
SHOWER
Tile Wainscot & Shower Enclosure
MASTER BEDROOM
PORCH
Cement Plaster Ceiling
Stonex Floor
BATH
Tile Wainscot
BEDROOM
BEDROOM
Plant bin
3' Lally Col.
& 12" x 27" beam above
Attic Scuttle
Range
Refrig.
Linen
Clothes
Wardrobe
Bookcase
Fireplace
Brick Hearth
Tile Hearth
Wood Mantel
Tile Mantel
Sliding Doors
Sliding Screen Doors
Sliding Glass Doors
Casement Windows
Awning Windows
Glass Jalousie Windows
Plate Glass Windows
Fixed Glass
Wood Jalousie
Combination
Flush Slab
Triple Sliding by-pass
Pr.
Aluminum Awning
Glass Jalousie
Plate Glass
FLOOR PLAN
1/4" = 1'-0"
HOLLYWOOD BLVD.
PLOT PLAN
1/16" = 1'-0"
Bldg. Walls
Concrete Walks
Driveway
Grade
Ground Floor
Elevation
Concrete Walks
Driveway
Gutter
Downspout



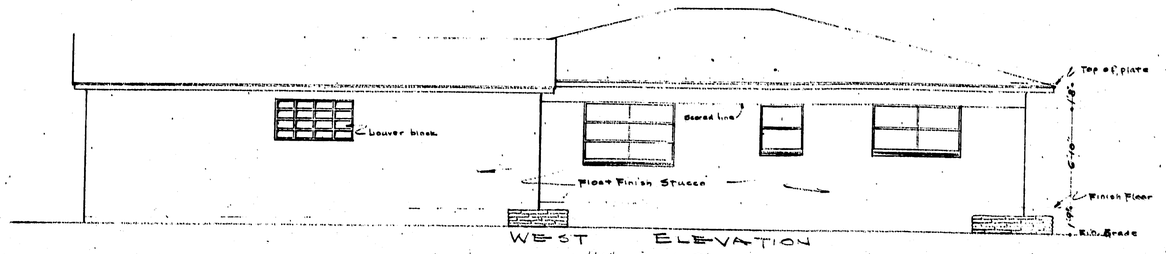
PILING & GRADE BEAMS - 1/4" = 1'-0"

GRADE BEAM SCHEDULE

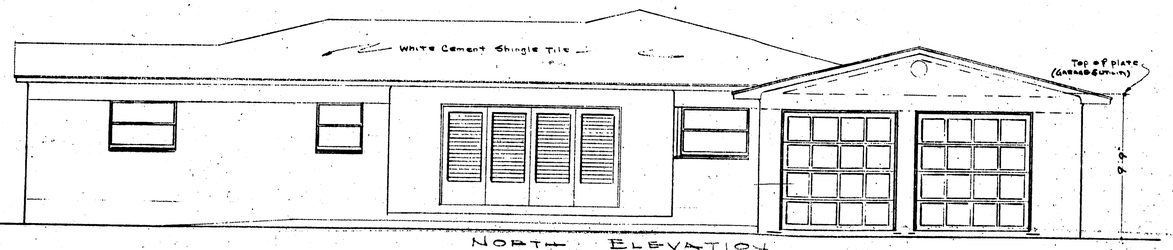
BEAM No.	SIZE b	SIZE d	BARS Straight	BARS Bent	BARS Top	STIRRUPS No.	STIRRUPS Spacing
101	18	36	2	1	2	4	4'-8"
102	18	36	2	1	2	4	4'-8"
103	18	36	2	1	2	4	3'-7"
104	18	36	2	1	2	4	3'-8"
105	18	36	2	1	2	4	4'-8"
106	18	36	2	1	2	4	3'-8"
107	18	36	2	1	2	4	4'-8"
108	18	36	2	1	2	4	4'-8"
109	18	36	2	1	2	4	4'-8"



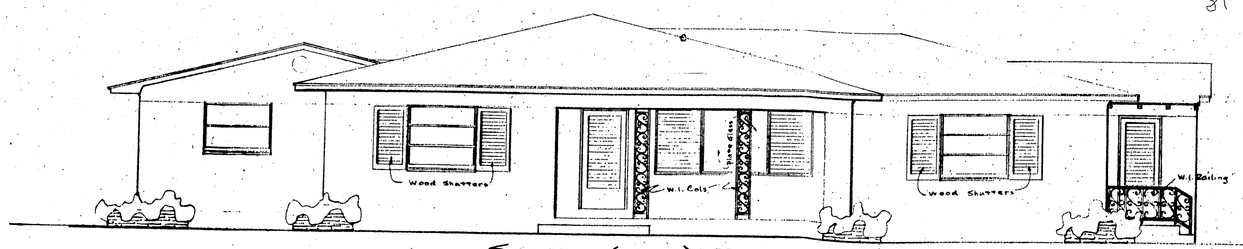
EAST ELEVATION
1/4" = 1'0"



WEST ELEVATION
1/4" = 1'0"



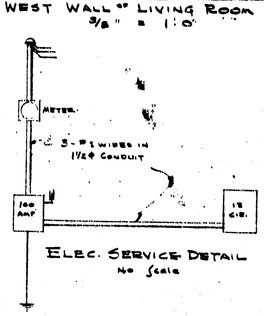
NORTH ELEVATION
1/4" = 1'0"



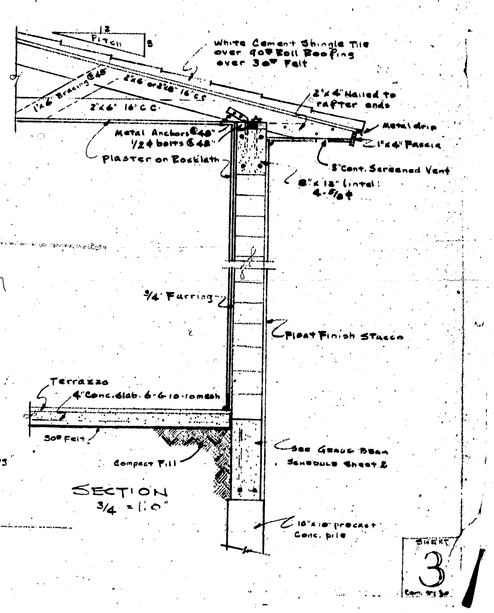
SOUTH (FRONT) ELEVATION
1/4" = 1'0"



WEST WALL of LIVING Room
3/8" = 1'0"



ELEC. SERVICE DETAIL
No Scale



SECTION
3/4" = 1'0"

SHEET 3
Con. 93 Sp.

T H E C I T Y O F H O L L Y W O O D, F L 819_004
JOB RECORD REPORT

PERMIT # CONTRACTOR OWNER NAME
TRANSFERED FROM ARCHITECT JOB ADDRESS
TRANSFERED TO ENGINEER IMPROVEMENT DESCRIPTION
MASTER PERMIT #

B0611794 05FC11548X LEWIS,RALPH & ANA
***** MARKO DOOR PRODUCTS INC 819 HOLLYWOOD BL _004
***** WINDOW REPLACEMENT
B0611794 REPLACE 2 GARAGE DOORS
XX IMPROVEMENT VALUE....$ 1,700.00
PERMIT FEE.....$ 59.00
COUNTY SURCHARGE.....$ 0.70
XX STATE SURCHARGE(RADON)..$ 0.00
PERMIT FEE DISCOUNT.....$ 0.00
PROCESS NUMBER..... 26069
JOB: LEWIS,R. DATE ISSUED..... 12/01/06
BUILDING- FLOORS: 0 UNITS: 0 C/D: N C OF O DATE..... 12/21/06
SQ-FT- BLDG: 0 ROOF: 0 MICROFILM NUMBER..... 0611644
WATER- GALN: 0 FEES: 0.00 OCCUPANCY GROUP.....
SEWER- GALN: 0 FEES: 0.00 CONSTRUCTION TYPE REQUIRED.....
ASSEMBLY CAPACITY..... 0
TEMPORARY DAYS..... 0
FOLIO # 514214024390 LOT 9 BLOCK 73 SUBDIVISION- HOLLYWOOD LAKES SECTION

---------- I N S P E C T I O N H I S T O R Y ----------

INSPECTION DESCRIPTION	FLOOR	FULL PART	PASS FAIL	INSP DATE	INSP INITL	CODE SEC
FINAL-STRUCTURAL	1	FULL	PASS	12/21/06	RG	0

CITY OF HOLLYWOOD, FLORIDA
PERMIT APPLICATION

MASTER PROCESS # 26069

MASTER PERMIT # _____

Permit Type (Check one): ☒ STRUC, ☐ FIRE, ☐ ELEC, ☐ MECH, ☐ PLUMB, ☐ PAVING, ☐ WTR/SWR, ☐ DRAINAGE

APPLICATION DATE 11/22/06 TAX FOLIO No. 5142 1402 4390

LEGAL DESCRIPTION: LOT 9, E 10, 10, 11, 12, BL 73

JOB NAME LEWIS, R. PHONE # 954-920-7420

JOB ADDRESS 819 HOLLYWOOD BLVD HOLLYWOOD, BROWARD COUNTY, FL. ZIP 33019

OWNER NAME SAME

Owners Address SAME City _____ State _____ Zip _____

WORK DESCRIPTION REPLACE 2 GARAGE DOORS

USE/OCCUPANCY _____ SQ. FT. _____ Value of Proposed Work:$ 1,700.00

CONTRACTOR'S NAME MARKO DOOR PHONE # 954-587-1011 Fax # _____

CONTRACTOR'S ADDRESS 5320 ST. RD. 84 CITY DAVIE STATE FL ZIP 33314

CONTRACTOR'S CERTIFICATION OR REGISTRATION NUMBER: 05-FC-11548-X EMAIL ADDRESS _____

ARCHITECT/ENGINEER'S NAME _____ PHONE # _____ FAX # _____

ARCHITECT/ENGINEER'S ADDRESS _____ CITY _____ STATE _____ ZIP _____

FEE SIMPLE TITLE HOLDER NAME _____

Fee Simple Title Holder Address N City _____ State _____ Zip _____

BONDING COMPANY NAME _____

Bonding Company Address _____ City N/A State _____ Zip _____

MORTGAGE LENDER'S NAME _____

Mortgage Lender's Address _____ City _____ State _____ Zip _____

SCANNED FEB 21 2007 BUILDING DIV.

Application is hereby made to obtain a permit to do work and installations as indicated. I certify that no work or installation has commenced prior to the issuance of a permit and that all work will be performed to meet the standards of all laws regulating construction in the City of Hollywood, Florida. I understand that a separate permit must be secured for ELECTRICAL WORK, PLUMBING, SIGNS, WELLS, POOLS, FURNACES, BOILERS, HEATERS, TANKS, AIR CONDITIONERS, etc.

OWNER'S AFFIDAVIT: I certify that all the foregoing information is accurate and that all work will be done in compliance with applicable laws regulating construction and zoning.

WARNING TO OWNER: YOUR FAILURE TO RECORD A NOTICE OF COMMENCEMENT MAY RESULT IN YOUR PAYING TWICE FOR IMPROVEMENTS TO YOUR PROPERTY. IF YOU INTEND TO OBATIN FINANCING, CONSULT WITH YOUR LENDER OR AN ATTORNEY BEFORE RECORDING YOUR NOTICE OF COMMENCEMENT.

Signature _____ Date: N/A
Owner or **Agent

Sworn to (or affirmed) and subscribed before me this 22nd day of Nov, 20 06.

Signature _____
NOTARY as to Owner/Agent

NOTARY PUBLIC-STATE OF FLORIDA Susan Jo Quintana Coyne Commission # DD448546 Expires: AUG. 22, 2009 Bonded Thru Atlantic Bonding Co., Inc.

☒ Personally Known, ☐ Identification Provided _____

Signature _____
Prime Contractor

Sworn to (or affirmed) and subscribed before me this 22nd day of Nov, 20 06.

Signature _____
NOTARY as to Contractor

NOTARY PUBLIC-STATE OF FLORIDA Susan Jo Quintana Coyne Commission # DD448546 Expires: AUG. 22, 2009 Bonded Thru Atlantic Bonding Co., Inc.

☒ Personally Known, ☐ I.D. Provided: _____

**** Individuals who sign as the owner's agent must first obtain the owner's authorization to sign on their behalf.**

Application Approved by: _____ **Permit Officer** **Effective Code: 20__ Florida Building Code**

2006 Voting Members

Ms. Shalonda Giles.
Board Chair
Mr. Phil London.
Board Vice-Chairman
Mr. Eric Edison.
Consumer Advocate
Mr. William Flett.
Roofing Contractor
Mr. Albert Korelishn.
Master Plumber
Mr. Allan A. Kozich. PE.
Structural Engineer
Mr. Daniel Lavrich. P.E.
Structural Engineer
Mr. John Smith.
Representative Disabled Community
Mr. John Somers.
Master Electrician
Mr. Manny Synalovski .AIA
Architect
Mr. Bobby Van Kirk.
Swimming Pool Contractor
Mr. Henry Zibman. P.E.
Mechanical Engineer

2006 Alternate Board Members

Mr. Thomas Bray.
Master Electrician
Mr. Gary Elzweig. P.E.
Structural Engineer
Mr. Steven Feller. P.E.
Mechanical Engineer
Mr. Alberto Fernandez.
General Contractor
Mr. Steve Kastner.
Fire Service
Mr. David Rice. P.E.
Electrical Engineer
Mr. Richard Smith.
Master Plumber
Mr. Gary Waldrep.
Roofing Contractor
Mr. Donald Zimmer. AIA
Architect

Board Attorney
Robert Ziegler. Esq.

Board Administrative Director
James DiPietro

BROWARD COUNTY

BOARD OF RULES & APPEALS

955 S. Federal Highway, Suite 401, Fort Lauderdale, Florida 33316
Phone (954) 765-4500 Fax (954) 765-4504
www.broward.org/codeappeals

FORMAL INTERPRETATION

DATE: 2-09-2006

TO: All Building Officials

FROM: James DiPietro
Administrative Director

SUBJECT: **Retrofit of Windows, Doors, Garage Doors, Shutters and Skylights FBC 2004 Existing Building, Alteration Level I**

At its meeting of February 9, 2006 the Board approved an interpretation of **Retrofit of Windows, Doors, Garage Doors, Shutters and Skylights, 2004 Florida Building Code,** as follows:

1. Window or door buck inspections are not required. The buck shall comply with Section 1714.5.4.1 specifically, unless otherwise tested, buck shall extend beyond the entire face of the window or door frame such that full support of the frame is provided.

2. A Florida Professional Engineer or Architect may modify the buck or fasteners as specified in a Notice of Acceptance. Such modification must be documented with a signed and sealed letter or drawing.

3. To obtain the required design pressure for a specific opening at a specific site, an individual must utilize one of the following and submit documentation as indicated.

a) A site-specific plan (signed and sealed) by a Florida Professional Engineer or Architect, indicating the location of all retro openings and the required design pressures.

SEE PAGE 2

FEB 21 2007
BUILDING DIV.

b) A site-specific plan (not sealed) indicating the location of all retro openings accompanied by a worst case design pressure chart (signed and sealed) prepared by a Florida P.E. or Architect.

c) A site-specific plan (not sealed) indicating the location of all openings and indicating the required design pressures based on FBC Table 1609.6(b & d) FRC Table R301.2.2 (2 & 3) for windows, doors, shutters and skylights and Table 1609.6E for garage doors.

Note: FBC Table 1609.6(b & d) FRC Table R301.2.2 (2 & 3) and 1609.6E has been adopted for retro-fit of windows, doors, shutters and skylights (only) on buildings with a permit application date preceding Sept. 1, 1994*, and is limited to buildings with a roof mean height of 30 feet.

4. Required design pressure is required to meet FBC Table 1609.6(b & d) FRC Table R301.2.2 (2 & 3) or ASCE-7-02 for windows, doors, shutters and skylights and 1609.6E for garage doors.

Note: FBC Table 1609.6(b & d) FRC Table R301.2.2 (2 & 3) 1609.6E may be used to determine wind pressures for retrofit of windows, shutters, door, garage doors and skylights , but only on buildings with a permit application date prior to September 1, 1994*; and, shall be limited to buildings with a maximum roof mean height of 30 feet.

*Buildings with a permit application date on or after September 1, 1994, design pressures were required to be shown on the plans should be used for retro.

EFFECTIVE DATE: FEBRUARY 10, 2006

*******PLEASE POST AT YOUR PERMIT COUNTER*******

SCANNED FEB 21 2007 BUILDING DIV.

MARKO DOOR PRODUCTS

"Garage Door Specialists"
www.markodoor.com

CALCULATION SHEET FOR RETROFIT GARAGE DOOR FOR REQUIRED DESIGN PRESSURES AS PER TABLES 1609.6E & 1606.2D, AS PER BROWARD COUNTY BOARD OF RULES & APPEALS FORMAL INTERPRETATION DATED 2/9/06, EFFECTIVE DATE 2/10/06.

GARAGE DOOR SIZE 8'X8' MEAN ROOF HEIGHT 20' OR LESS

31.0 POSITIVE DESIGN PRESSURE AS PER TABLE 1609.6E, 140 BASIC WIND SPEED

X 1.29 COEFFICIENT AS PER TABLE 1606.2D, EXPOSURE "C"

39.9 POSITIVE DESIGN PRESSURE REQUIRED

35.1 NEGATIVE DESIGN PRESSURE AS PER TABLE 1609.6E, 140 BASIC WIND SPEED

X 1.29 COEFFICIENT AS PER TABLE 1606.2D, EXPOSURE "C"

45.2 NEGATIVE DESIGN PRESSURE REQUIRED

APPROVED
CITY OF HOLLYWOOD, FLA.
STRUCTURAL

SEE TABLES ATTACHED

Residential/Commercial ◆ Electric Openers ◆ Sales & Service
5320 State Road 84 ◆ Davie, FL 33314
Broward (954) 434-2165 ◆ Dade (305) 947-7639 ◆ Fax (954) 587-4588

SCANNED FEB 21 2007 BUILDING DIV.

TABLE 1609.6E
GARAGE DOOR WIND LOADS FOR A BUILDING WITH A MEAN ROOF HEIGHT OF 30 FEET LOCATED IN EXPOSURE B (psf)

EFFECTIVE WIND AREA		Basic Wind Speed V (mph - 3 second gust)													
Width (ft)	Height (ft)	85		90		100		110		120		130		140		150	
Roof Angle 0 - 10 degrees																	
8	8	10.5	-11.9	11.7	-13.3	14.5	-16.4	17.5	-19.9	20.9	-23.6	24.5	-27.7	28.4	-32.2	32.6	-36.9
10	10	10.1	-11.4	11.4	-12.7	14.0	-15.7	17.0	-19.0	20.2	-22.7	23.7	-26.6	27.5	-30.8	31.6	-35.4
14	14	10.0	-10.7	10.8	-12.0	13.3	-14.8	16.1	-17.9	19.2	-21.4	22.5	-25.1	26.1	-29.1	30.0	-33.4
Roof Angle > 10																	
9	7	11.4	-12.9	12.8	-14.5	15.8	-17.9	19.1	-21.6	22.8	-25.8	26.7	-30.2	31.0	-35.1	35.6	-40.2
16	7	10.9	-12.2	12.3	-13.7	15.2	-16.9	18.3	-20.4	21.8	-24.3	25.6	-28.5	29.7	-33.1	34.1	-38.0

For SI: 1 Square foot = 0.929 Sqm, 1 mph = 0.447 mls, 1 psf = 47.88 N/sqm.

1. For effective areas or wind speeds between those given above the load may be interpolated, otherwise use the load associated with the lower effective area.
2. Table values shall be adjusted for height and exposure by multiplying by adjustment coefficients in Table 1606.2D.
3. Plus and minus signs signify pressures acting toward and away from the building surfaces.
4. Negative pressures assume door has 2 feet of width in building's end zone.

1609.6.2.2 Members that act as both part of the main wind-force-resisting system and as components and cladding shall be designed for each separate load case.

1609.6.3 Edge strips and end zones. The width of the edge strips (a), as shown in Figure 1609.6C, shall be 10 percent of the least horizontal dimension or 40 percent of the eave height, whichever is less but not less than either 4 percent of the least horizontal dimension or 3 feet (914 mm). End zones as shown in Figure 1609.6B shall be twice the width of the edge strip (a).

1609.6.4 Main wind force resisting system (MWFRS). All elements and connections of the MWFRS shall be designed for vertical and horizontal loads based on the combined leeward and windward wall pressures and roof pressures determined from Table 1609.6A. Pressures shall be applied in accordance with the loading diagrams shown in Figure 1609.6A to the end zone and interior zone as shown in Figure 1609.6B. The building shall be designed for all wind directions. For buildings having flat roofs, a ridge line normal to the wind direction shall be assumed at the midlength dimension of the roof for all directions considered. Each corner shall be considered in turn as the windward corner.

1609.6.4.1 Overhang loads. The pressures to be used for the effects of roof overhangs on MWFRS shall be taken from Table 1609.6A and include the effect of the wind on both the bottom and top surfaces.

1609.6.5 Components and cladding. Pressure for wind loading actions on components and cladding shall be determined from Table 1609.6B for enclosed portions of the building and Table 1609.6C for overhangs, based on the effective area for the element under consideration. The pressures in Table 1609.6C include internal pressure. The pressure shall be applied in accordance with the loading diagrams in Figure 1609.6C.

1609.6.5.1 Garage doors. Pressures from Table 1609.6E. for wind loading actions on garage doors for buildings designed as enclosed shall be permitted.

1609.7 Roof systems.

1609.7.1 Roof deck. The roof deck shall be designed to withstand the wind pressures determined under either the provisions of Section 1609.6 for buildings with a mean roof height not exceeding 60 feet (18 288 mm) or Section 1609.1.1 for buildings of any height.

1609.7.2 Roof coverings. Roof coverings shall comply with Section 1609.7.1.

Exception: Rigid tile roof coverings that are air permeable and installed over a roof deck complying with Section 1609.7.1 are permitted to be designed in accordance with Section 1609.7.3.

1609.7.3 Rigid tile. Wind loads on rigid tile roof coverings shall be determined in accordance with the following equation:

$$M_a = q_h C_L b L L_a [1.0 - GC_p] \quad \text{(Equation 16-36)}$$

For SI:
$$M_a = \frac{q_h C_L b L L_a [1.0 - GC_p]}{1{,}000}$$

where:

b = Exposed width, feet (mm) of the roof tile.

C_L = Lift coefficient. The lift coefficient for concrete and clay tile shall be 0.2 or shall be determined by test in accordance with Section 1715.2.

GC_p = Roof pressure coefficient for each applicable roof zone determined from Section 6 of ASCE 7. Roof coefficients shall not be adjusted for internal pressure.

L = Length, feet (mm) of the roof tile.

L_a = Moment arm, feet (mm) from the axis of rotation to the point of uplift on the roof tile. The point of uplift shall be taken at $0.76L$ from the head of the tile and the middle of the exposed width. For roof tiles with nails or screws (with or without a tail clip), the axis of rota-

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TABLE 1606.2C
ROOF OVERHANG COMPONENT AND CLADDING DESIGN WIND PRESSURES FOR A BUILDING WITH MEAN ROOF HEIGHT OF 30 FEET LOCATED IN EXPOSURE B (psf)

Zone	Effective Wind Area (ft^2)	Basic Wind Speed v (mph - 3 second gust) 90	100	110	120	130	140	150
Roof Angle > 0-10 degrees								
2	10	-21.0	-25.9	-31.4	-37.3	-43.8	-50.8	-58.3
2	20	-20.6	-25.5	-30.8	-36.7	-43.0	-49.9	-57.3
2	100	-19.8	-24.4	-29.5	-35.1	-41.2	-47.8	-54.9
3	10	-34.6	-42.7	-51.6	-61.5	-72.1	-83.7	-96.0
3	20	-27.1	-33.5	-40.5	-48.3	-56.6	-65.7	-75.4
3	100	-10.0	-12.2	-14.8	-17.6	-20.6	-23.9	-27.4
Roof Angle > 10 - 30 degrees								
2	10	-27.2	-33.5	-40.6	-48.3	-56.7	-65.7	-75.5
2	20	-27.2	-33.5	-40.6	-48.3	-56.7	-65.7	-75.5
2	100	-27.2	-33.5	-40.6	-48.3	-56.7	-65.7	-75.5
3	10	-45.7	-56.4	-68.3	-81.2	-95.3	-110.6	-126.9
3	20	-40.5	-50.0	-60.5	-72.0	-84.5	-98.0	-112.5
3	100	-28.4	-35.1	-42.4	-50.5	-59.3	-68.7	-78.9
Roof Angle > 30 - 45 degrees								
2	10	-24.7	-30.5	-36.9	-43.9	-51.5	-59.8	-68.6
2	20	-24.0	-29.6	-35.8	-42.6	-50.0	-58.0	-66.5
2	100	-22.2	-27.4	-33.2	-39.5	-46.4	-53.8	-61.7
3	10	-24.7	-30.5	-36.9	-43.9	-51.5	-59.8	-68.6
3	20	-24.0	-29.6	-35.8	-42.6	-50.0	-58.0	-66.5
3	100	-22.2	-27.4	-33.2	-39.5	-46.4	-53.8	-61.7

For SI: 1 psf = 47.88 N/m^2, 1 ft^2 = 0.0929 m^2, 1 mph = 0.447 m/s.

Note: For effective areas between those given above the load may be interpolated, otherwise use the load may be interpolated, otherwise use the load associated with the lower effective area.

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TABLE 1606.2D
HEIGHT AND EXPOSURE ADJUSTMENT COEFFICIENTS

Mean Roof Height	Exposure B	C	D
15	1.00	1.21	1.47
20	1.00	1.29	1.55
25	1.00	1.35	1.61
30	1.00	1.40	1.66
35	1.05	1.45	1.70
40	1.09	1.49	1.74
45	1.12	1.53	1.78
50	1.16	1.56	1.81
55	1.19	1.59	1.84
60	1.22	1.62	1.87

Note: All table values shall be adjusted for other exposures and heights by multiplying by the above coefficients.

SCANNED FEB 21 2007 BUILDING DIV.

MIAMI-DADE

BUILDING CODE COMPLIANCE OFFICE (BCCO)
PRODUCT CONTROL DIVISION

MIAMI-DADE COUNTY, FLORIDA
METRO-DADE FLAGLER BUILDING
140 WEST FLAGLER STREET, SUITE 1603
MIAMI, FLORIDA 33130-1563
(305) 375-2901 FAX (305) 375-2908

NOTICE OF ACCEPTANCE (NOA)

DAB Door Company Inc.
12195 NW 98th Avenue
Hialeah Gardens, FL 33018

SCOPE: This NOA is being issued under the applicable rules and regulations governing the use of construction materials. The documentation submitted has been reviewed by Miami-Dade County Product Control Division and accepted by the Board of Rules and Appeals (BORA) to be used in Miami Dade County and other areas where allowed by the Authority Having Jurisdiction (AHJ).

This NOA shall not be valid after the expiration date stated below. The Miami-Dade County Product Control Division (In Miami Dade County) and/or the AHJ (in areas other than Miami Dade County) reserve the right to have this product or material tested for quality assurance purposes. If this product or material fails to perform in the accepted manner, the manufacturer will incur the expense of such testing and the AHJ may immediately revoke, modify, or suspend the use of such product or material within their jurisdiction. BORA reserves the right to revoke this acceptance, if it is determined by Miami-Dade County Product Control Division that this product or material fails to meet the requirements of the applicable building code. This product is approved as described herein, and has been designed to comply with the Florida Building Code including the High Velocity Hurricane Zone.

DESCRIPTION: Sectional Garage Door 9'- 4" Wide.

APPROVAL DOCUMENT: Drawing No. 01-09, titled "Sectional Residential Garage Door", dated 02/01/01 with last revision on 02/28/06, sheets 1 through 3 of 3, prepared by Al-Farooq Corporation, signed and sealed by H. Farooq, P.E., bearing the Miami-Dade County Product Control Revision stamp with the Notice of Acceptance number and expiration date by the Miami-Dade County Product Control Division.

MISSILE IMPACT RATING: Large and Small Missile Impact

LABELING: Each unit shall bear a permanent label with the manufacturer's name or logo, city, state and following statement: "Miami-Dade County Product Control Approved or MDCPCA", unless otherwise noted herein.

RENEWAL of this NOA shall be considered after a renewal application has been filed and there has been no change in the applicable building code negatively affecting the performance of this product.

TERMINATION of this NOA will occur after the expiration date or if there has been a revision or change in the materials, use, and/or manufacture of the product or process. Misuse of this NOA as an endorsement of any product, for sales, advertising or any other purposes shall automatically terminate this NOA. Failure to comply with any section of this NOA shall be cause for termination and removal of NOA.

LIMITATION: This approval requires the manufacturer to do testing of all coils used to fabricate door panels under this Notice of Acceptance. A minimum of 2 specimens shall be cut from each coil and tensile tested according to ASTM E-8 by a Dade County approved laboratory selected and paid by the manufacturer. Every 3 months, four times a year, the manufacturer shall mail to this office: a copy of the tested reports with confirmation that the specimen were selected from coils at the manufacturer production facilities. And a notarized statement from the manufacturer that only coils with yield strength of 39000 psi or more shall be used to make door panels for Dade County under this Notice of Acceptance

ADVERTISEMENT: The NOA number preceded by the words Miami-Dade County, Florida, and followed by the expiration date may be displayed in advertising literature. If any portion of the NOA is displayed, then it shall be done in its entirety.

INSPECTION: A copy of this entire NOA shall be provided to the user by the manufacturer or its distributors and shall be available for inspection at the job site at the request of the Building Official.

This NOA renews NOA # 01-0516.03 and consists of this page, evidence page as well as the approval document mentioned above.

The submitted documentation was reviewed by **Candido F. Font PE.**

04/13/06

APPROVED

NOV 30 2

CITY OF HOLLYWOOD, FLA.
STRUCTURAL

NOA No 05-0915.09
Expiration Date: August 09, 2011
Approval Date: April 13, 2006
Page 1

SCANNED FEB 21 2007 BUILDING DIV.

DAB Door Company Inc.

NOTICE OF ACCEPTANCE: EVIDENCE PAGE

A. DRAWINGS

1. *Drawing prepared by Al-Farooq Corporation, titled "Sectional Residential Garage Door", Drawing No. 01-09, dated 02/01/01, with last revision on 02/28/06, sheets 1 through 3 of 3, signed and sealed by H. Farooq, PE.*

B. TESTS

1. *Test report of large missile impact test per PA 201 and cyclic wind pressure test per PA 203 on " Sectional Residential Garage Door", prepared by Hurricane Engineering & Testing, Inc., report No. HETI 01-974A, dated 01/29/01, signed and sealed by H. M. Medina, PE.*
2. *Test report of Uniform Static Air Pressure Test Per PA 202 and Force Entry Resistant Test on "Sectional Residential Garage Door", prepared by Hurricane Engineering & Testing, Inc., report No. HETI 01-969, dated 01/18/01, signed and sealed by H. M. Medina, PE.*

C. CALCULATIONS

1. *Calculations dated 04/10/01; pages 1 through 8 of 8, prepared by Al-Farooq Corporation, signed and sealed by H. Farooq, PE.*
2. *Calculations dated 08/09/95, page 1 through 5 of 5, prepared Al-Farooq Corporation, signed and sealed by H. Farooq, PE.*

D. MATERIAL CERTIFICATIONS

1. *Test report of Tensile Test per ASTM E 8, report No. HETI 01-T019, prepared by Hurricane Engineering & Testing, Inc., dated 03/01/01, signed and sealed by H.M. Medina, PE.*

E. STATEMENTS.

1. *Code Compliance letter issued by Al-Farooq Corporation on 08/22/05 prepared by Al-Farooq Corporation signed and sealed by H. Farooq PE.*
2. *Tensile test and Affidavit prepared by DAB Door Company Inc on 01/10/06 signed by R. Berger and notarized by T. Bolanos.*

F. QUALITY ASSURANCE.

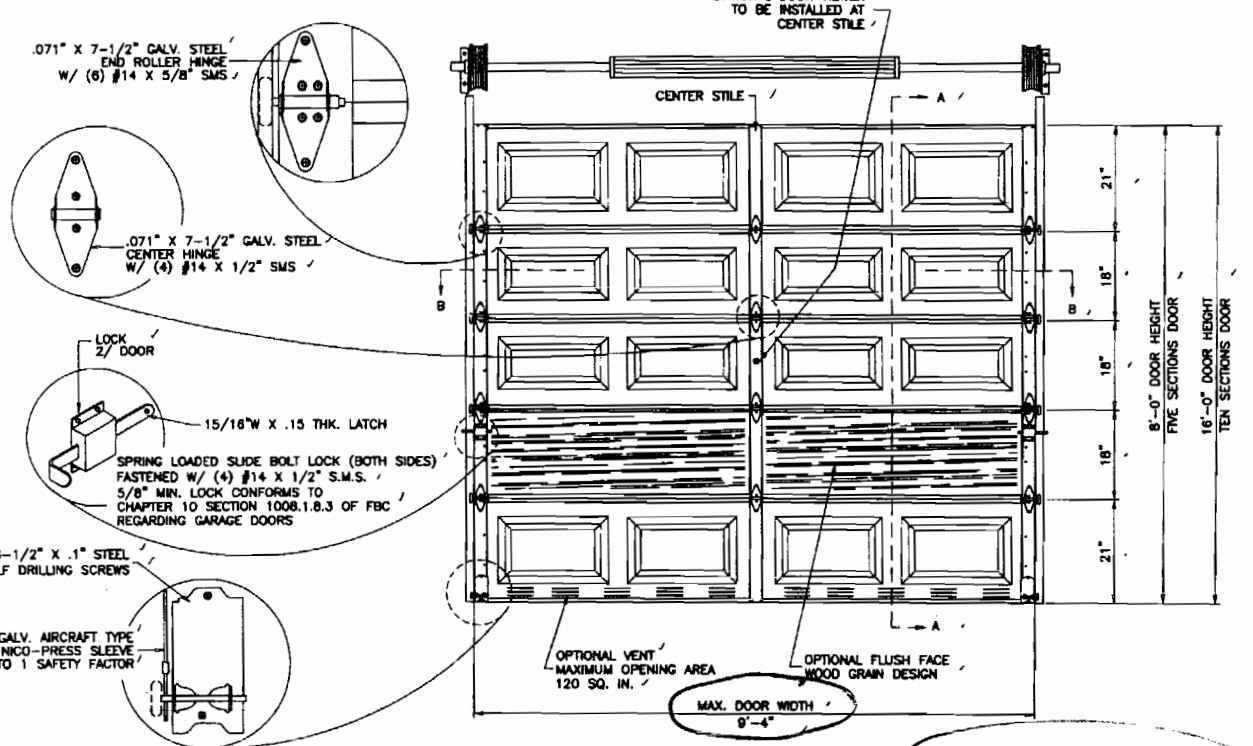
1. *Building Code Compliance Office.*

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CITY OF HOLLYWOOD, FLA.
STRUCTURAL

04/13/06

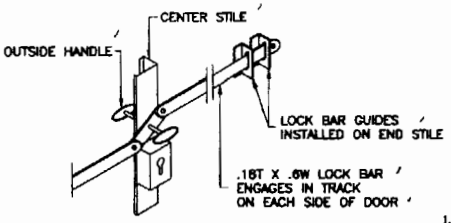
Candido F. Font, PE.
Senior Product Control Division
NOA No 05-0915.09
Expiration Date: August 09, 2011
Approval Date: April 13, 2006

SCANNED FEB 21 2007 BUILDING DIV.



INSIDE ELEVATION
RAISED PANEL EMBOSSED DOOR

DOOR HEIGHT	CONSISTS OF	
6'-6"	2 SECTIONS 16"	2 SECTIONS 21"
6'-9"	1 SECTION 16"	3 SECTIONS 21"
7'	4 SECTIONS 21"	-
7'-3"	-	-
7'-6"	5 SECTIONS 16"	-
7'-9"	4 SECTIONS 16"	1 SECTION 21"
8'	3 SECTIONS 16"	2 SECTIONS 21"
8'-3"	2 SECTIONS 16"	3 SECTIONS 21"
8'-6"	1 SECTION 16"	4 SECTIONS 21"
8'-9"	5 SECTIONS 21"	-
9'	6 SECTIONS 16"	-
9'-3"	5 SECTIONS 16"	1 SECTION 21"
9'-6"	4 SECTIONS 16"	2 SECTIONS 21"
9'-9"	3 SECTIONS 16"	3 SECTIONS 21"
10'	2 SECTIONS 16"	4 SECTIONS 21"
10'-3"	1 SECTION 16"	5 SECTIONS 21"
10'-6"	6 SECTIONS 21"	-
10'-9"	6 SECTIONS 16"	1 SECTION 21"
11'	5 SECTIONS 16"	2 SECTIONS 21"
11'-3"	4 SECTIONS 16"	3 SECTIONS 21"
11'-6"	3 SECTIONS 16"	4 SECTIONS 21"
11'-9"	2 SECTIONS 16"	5 SECTIONS 21"
12'	1 SECTIONS 16"	6 SECTIONS 21"
12'-3"	7 SECTIONS 21"	-
12'-6"	6 SECTIONS 16"	2 SECTIONS 21"
12'-9"	5 SECTIONS 16"	3 SECTIONS 21"
13'	4 SECTIONS 16"	4 SECTIONS 21"
13'-3"	3 SECTIONS 16"	5 SECTIONS 21"
13'-6"	2 SECTIONS 16"	6 SECTIONS 21"
13'-9"	1 SECTION 16"	7 SECTIONS 21"
14'	8 SECTIONS 21"	-
14'-3"	6 SECTIONS 16"	3 SECTIONS 21"
14'-6"	5 SECTIONS 16"	4 SECTIONS 21"
14'-9"	4 SECTIONS 16"	5 SECTIONS 21"
15'	3 SECTIONS 16"	6 SECTIONS 21"
15'-3"	2 SECTIONS 16"	7 SECTIONS 21"
15'-6"	1 SECTION 16"	8 SECTIONS 21"
15'-9"	9 SECTIONS 21"	-
16'	8 SECTIONS 16"	4 SECTIONS 21"



OUTSIDE KEYED LOCK
LOCK BAR LOCKING SHOWN

DAB DOOR MODEL 824
MAX. SIZE 9'-4" WIDE X 16'-0" HIGH

DESIGN PRESSURE RATING = + 50.0 PSF
- 60.0 PSF

THIS PRODUCT IS RATED FOR LARGE MISSILE IMPACT

GENERAL NOTES

1. THIS PRODUCT HAS BEEN DESIGNED AND TESTED TO COMPLY WITH THE REQUIREMENTS OF THE FLORIDA BUILDING CODE 2004 EDITION INCLUDING HIGH VELOCITY HURRICANE ZONE.
2. ANCHORS SHALL BE AS LISTED, SPACED AS SHOWN ON DETAILS. ANCHOR EMBEDMENT TO BASE MATERIAL SHALL BE BEYOND WALL DRESSING OR STUCCO.
3. ALL BOLTS, NUTS AND WASHERS SHALL BE ZINC PLATED CARBON STEEL.
4. ANCHORING OR LOADING CONDITIONS OTHER THAN THOSE SHOWN IN THESE DETAILS ARE NOT PART OF THIS APPROVAL.
5. A 33% INCREASE IN ALLOWABLE STRESS IS USED IN DESIGN OF WOOD ANCHORS ONLY.

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NOV 30 2006
CITY OF HOLLYWOOD, FLA.
STRUCTURAL

Engr: DR. HUMAYOUN FAROOQ
STRUCTURES
FLA. PE # 16557
C.A.N. 3538

MAR 08 2006

PRODUCT APPROVED
In accordance with the Florida
05-0915.09
08/09/11
By
Miami-Dade Product Control
Division

SCANNED
FEB 21 2007
BUILDING DIV.

AL-FAROOQ CORPORATION
ENGINEERS, PLANNERS & PRODUCT DESIGN
1235 SW 87 AVE
MIAMI, FLORIDA 33174
TEL (305) 264-8100 FAX. (305) 262-6978

GARAGE 01-09DAB

SECTIONAL RESIDENTIAL GARAGE DOOR

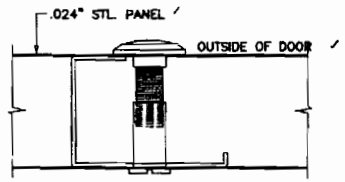
DAB DOORS INC.
12195 N.W. 98 TH. AVE.
HIALEAH GARDENS, FL. 33018
TEL. (305) 556 - 6624

revisions:			
no	date	by	description
A	07.11.05		REV. PER BCCO COMMENTS
B	07.23.05		UPDATED FOR 2004 FBC DOOR VIEWER ADD
C	08.11.05		UPDATED FOR 2004 FBC
D	02.28.06		REV. PER BCCO COMMENTS

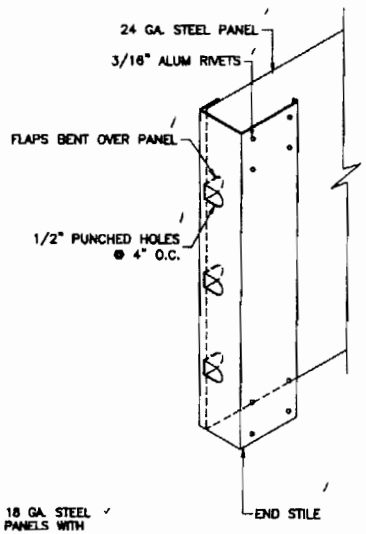
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chk. by:

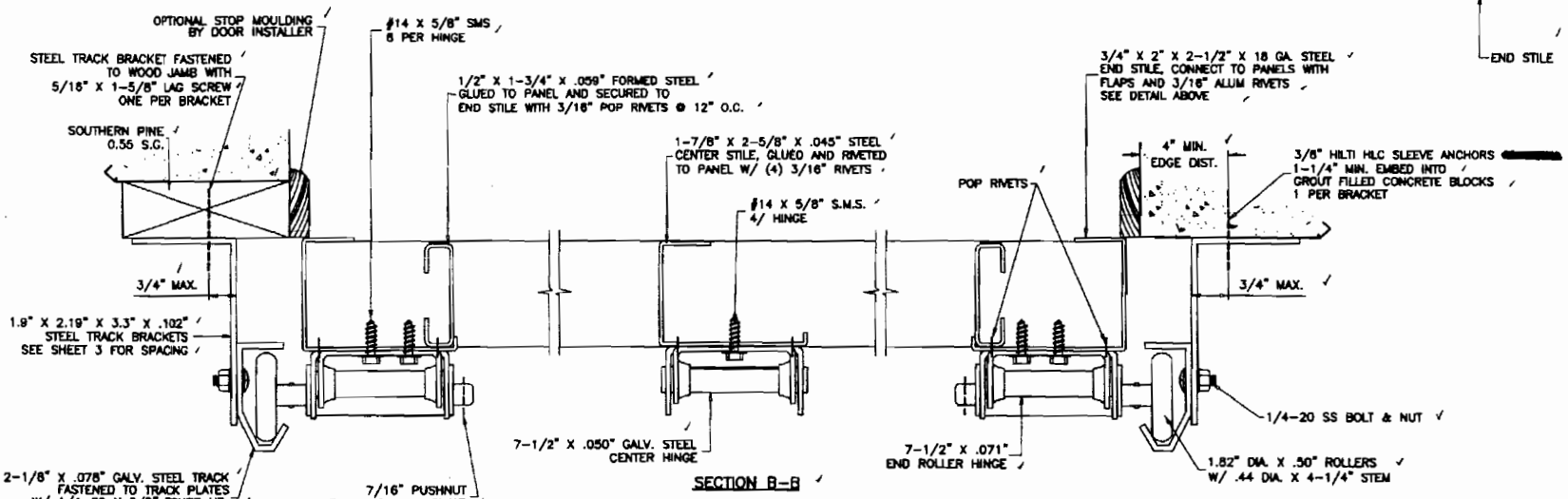
drawing no.
01-09

sheet 1 of 3



SOLID BRASS DOOR VIEWER
BY 'SCHLAGE SECURITY HARDWARE'
INSTALLED IN 9/16" DIA. HOLES IN CENTER STILE
POSITIONED AT EYE LEVEL





SECTION B-B

APPROVED
NOV 20
CITY OF HOLLYWOOD, FLA.
STR

Engr: DR. HUMAYOUN FAROOQ
STRUCTURES
FLA. PE # 18557
C.A.N. 3838
MAR 08 2006

05-0915.09
05/09/11

SCANNED
FEB 21 2007
BUILDING DIV.

AL-FAROOQ CORPORATION
ENGINEERS, PLANNERS & PRODUCT DESIGN
1235 SW 87 AVE
MIAMI, FLORIDA 33174
TEL. (305) 264-8100 FAX. (305) 262-6978

GARAGE 01-09DAB

SECTIONAL RESIDENTIAL GARAGE DOOR

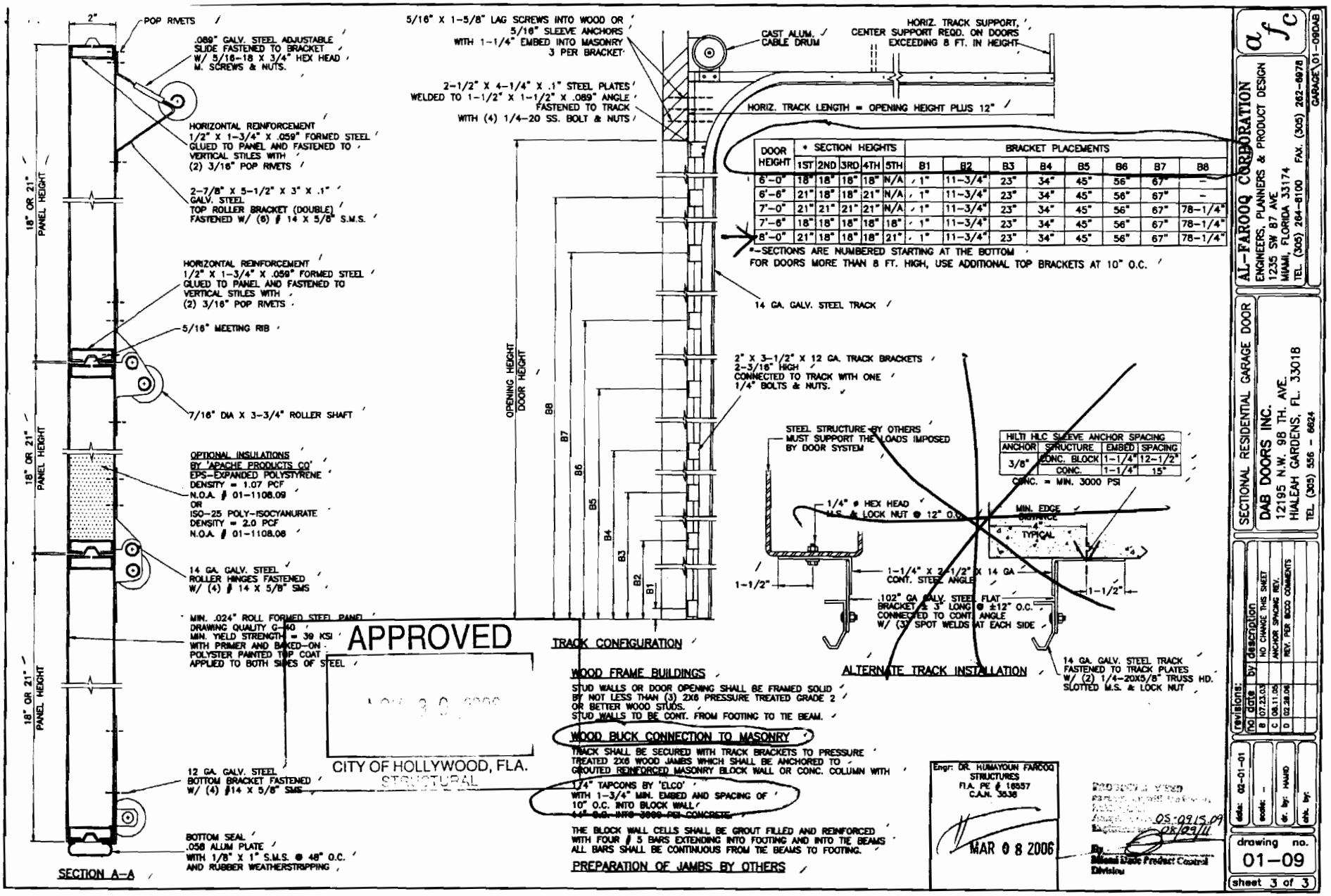
DAB DOORS INC.
12195 N.W. 98 TH. AVE.
HIALEAH GARDENS, FL. 33018
TEL. (305) 556 - 6624

revisions:			
no	date	by	description
B	07.23.03		DOOR VIEWER DETAIL ADDED
C	06.11.06		ANCHORS REV.
D	02.28.06		REV. PER BCCO COMMENTS

date: 02-01-01
scale: -
dr. by: HAMID
chk. by:

drawing no. 01-09

sheet 2 of 3



DOOR HEIGHT	* SECTION HEIGHTS					BRACKET PLACEMENTS							
	1ST	2ND	3RD	4TH	5TH	B1	B2	B3	B4	B5	B6	B7	B8
6'-0"	18"	18"	18"	18"	N/A	1"	11-3/4"	23"	34"	45"	56"	67"	-
6'-6"	21"	18"	18"	21"	N/A	1"	11-3/4"	23"	34"	45"	56"	67"	-
7'-0"	21"	21"	21"	21"	N/A	1"	11-3/4"	23"	34"	45"	56"	67"	78-1/4"
7'-6"	18"	18"	18"	18"	18"	1"	11-3/4"	23"	34"	45"	56"	67"	78-1/4"
8'-0"	21"	18"	18"	18"	21"	1"	11-3/4"	23"	34"	45"	56"	67"	78-1/4"

*-SECTIONS ARE NUMBERED STARTING AT THE BOTTOM
FOR DOORS MORE THAN 8 FT. HIGH, USE ADDITIONAL TOP BRACKETS AT 10" O.C.

HILTI HLC SLEEVE ANCHOR SPACING			
ANCHOR	STRUCTURE	EMBED	SPACING
3/8"	CONC. BLOCK	1-1/4"	12-1/2"
	CONC.	1-1/4"	15"

CONC. = MIN. 3000 PSI

TRACK CONFIGURATION

WOOD FRAME BUILDINGS

STUD WALLS OR DOOR OPENING SHALL BE FRAMED SOLID BY NOT LESS THAN (3) 2X6 PRESSURE TREATED GRADE 2 OR BETTER WOOD STUDS.
STUD WALLS TO BE CONT. FROM FOOTING TO TIE BEAM.

WOOD BUCK CONNECTION TO MASONRY

TRACK SHALL BE SECURED WITH TRACK BRACKETS TO PRESSURE TREATED 2X6 WOOD JAMBS WHICH SHALL BE ANCHORED TO GROUTED REINFORCED MASONRY BLOCK WALL OR CONC. COLUMN WITH 1/4" TAPCONS BY 'ELCO' WITH 1-3/4" MIN. EMBED AND SPACING OF 10" O.C. INTO BLOCK WALL/ 14" O.C. INTO 3000 PSI CONCRETE.

THE BLOCK WALL CELLS SHALL BE GROUT FILLED AND REINFORCED WITH FOUR # 5 BARS EXTENDING INTO FOOTING AND INTO TIE BEAMS ALL BARS SHALL BE CONTINUOUS FROM TIE BEAMS TO FOOTING.

PREPARATION OF JAMBS BY OTHERS

APPROVED
NOV 30 2006
CITY OF HOLLYWOOD, FLA.
STRUCTURAL

Engr: DR. HUMAYOUN FAROOQ
STRUCTURES
FLA. PE # 18557
C.A.N. 3538
MAR 0 8 2006

05-0915.09
08/09/11
By
Miami-Dade Product Control Division

AL-FAROOQ CORPORATION
ENGINEERS, PLANNERS & PRODUCT DESIGN
1235 SW 87 AVE
MIAMI, FLORIDA 33174
TEL. (305) 264-8100 FAX. (305) 262-6978
GARAGE\01-09DAB

SECTIONAL RESIDENTIAL GARAGE DOOR

DAB DOORS INC.
12195 N.W. 98 TH. AVE.
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TEL. (305) 556 - 6624

revisions:			
no	date	by	description
B	07.23.08		NO CHANGE THIS SHEET
C	08.11.08		ANCHOR SPACING REV.
D	02.28.09		REV. PER BCCO COMMENTS

date: 02-01-01
scale: -
dr. by: HAMID
chk. by:

drawing no. 01-09
sheet 3 of 3

SCANNED
FEB 21 2007
BUILDING DIV.

11 permits were found for

819 HOLLYWOOD BLVD

View	Process #	Permit #	Description	Appl. Date	Permit Date
Details		E07-101048	ALARM - RESIDENTIAL - BURGLAR/ROBBERY	9/27/2007	10/2/2007
Details	26069	B0611794	WINDOW REPLACEMENT	11/29/2006	12/1/2006
Details	9584	M0600647	A/C - CENTRAL - REPLACEMENT	4/26/2006	5/16/2006
Details	97064	M0000611	A/C - CENTRAL - REPLACEMENT	9/17/1999	4/24/2000
Details		M9901377	A/C - CENTRAL - REPLACEMENT		10/5/1999
Details		B9604945	STORM SHUTTERS		7/12/1996
Details		B9600546	FENCE-WOOD,CHAIN LINK,ETC.		1/25/1996
Details		B9406399	RE-ROOF(COMBINATION OF TYPES)		10/21/1994
Details		B9401783	WINDOW REPLACEMENT		3/23/1994
Details		M9000686	A/C - CENTRAL - NEW		6/6/1990
Details		E9001248	SERVICE CHANGE & A/C HOOK UP		6/6/199

JOB CARD

OWNER	JOB ADDRESS
Giani	819 Hollywood Blvd

LEGAL DESCRIPTION	LOT NUMBER	BLOCK	SUBDIVISION OR ADDITION
			514214024390

MICROFILM NO.	ARCHITECT	FEE	VALUATION
No plans	None	$ 20.00	$ 500.00

DESCRIPTION OF CONSTRUCTION

Fumigation.

☐ SEPTIC TANK
☐ SEWER TAP

TYPE PERMIT	NUMBER	DATE	CONTRACTOR	TYPE PERMIT	NUMBER	DATE	CONTRACTOR
BUILDING	115615	2-25-88	M.G. P/C	SEPTIC/SEWER			
ROOF				AIR/CONDITION			
ELECTRIC-BASIC				MECHANICAL			
ELECTRIC-SUPP.				SCREEN			
PLUMBING NO. FIX.				POOL			
L-P-DRY WALL				DRIVEWAY			
FENCE				PATIO or WALK			

NOTES: County surcharge - $.35

OWNER: JOB ADDRESS:

CONSTRUCTION	DATE	PLUMBING	DATE	AIRCONDITIONING	DATE	NOTES
FOUNDATION		1st ROUGH		A/C HEAT DUCTS		
PILING		2nd ROUGH		DUCTS		
GRADE BEAM		SEPTIC/SEWER		MECHANICAL		
SOIL		SEWER SKETCH				
SLAB-BLDG.		GREASE TRAP		FINAL		
PADS/COLUMNS		GAS				
TIE BEAM				FIRE BUREAU		
FRAMING		FINAL		SPEC. INSP.		
LATHING						
TIN CAP/TILE		ELECTRIC	DATE	FINAL-ENG.		
SCREEN ENCLOSURE		TEMPORARY POLE				
MATERIAL FINAL		ROUGH		UTILITIES		
POOL STEEL		SLAB		SEWER TAP		
CONC. SLAB/GRADE		TEMPORARY FINAL		BONDS		
C/A STRUCTURE				BLDG. FORM		c/o DATE:
		FINAL		ZONING FINAL		rec'd by: 236

T2-13 INSPECTION RECORD

NAME OF OWNER Mr & Mrs Wm F. King. ADDRESS OF CONSTRUCTION 819 Boulevard.

LEGAL DESCRIPTION Lots 10-11. Bl 73. Lakes.

Owner's Present Address

Description of Construction Cost 21,600.

Single Family Res.

Permit Type	No.	Date Issued	To Whom	Fixtures or Outlets
Bldg	16301.	1-27-51	Owner.	
Electrical	9670	3-13.51	Ryland	1-77
Plumbing	6073	3-14.51	Hearn Pl.	9-7
Gas	6072	"	"	1

INSPECTIONS

FOUNDATION 3-9-51	1st Rough Plg. 3-14-51	Temp. Service
COLUMNS	Final Rough Plg.	Rough Electric 3-14-51
TIE BEAM 2-26-51	Septic Tank 3-22-51 6141-1 Tk. Hearn.	Temporary Final
CAP	Grease Trap	Final Eelectric 3-29-51
GAS 6072 4-5-51	Final Plumbing 3-30-51	
	Cert. of Occupancy FINAL 5-5-51	Rubbish Bond

Remarks.

R/S 2537.4-25 Rwel 11-14-55 Wm F King

237