

**ATTACHMENT "A"**

**APPLICATION PACKAGE**

# GENERAL APPLICATION

Application Date: 4/22/2026

**Development Services Hub -  
Second Floor Library**

City Hall Circle  
2600 Hollywood Blvd,  
Hollywood, FL 33020

(954) 921-3471, Option 2

[development@hollywoodfl.org](mailto:development@hollywoodfl.org)

**Submission Requirements:**

**Stage 1:**

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

All to be submitted as one, electronic combined PDF

**After contacted by Planning:**

**Stage 2:**

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

**Note:**

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

\*use N/A for Not Applicable fields

**APPLICATION TYPE** (check all that apply)

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

**PROPERTY INFORMATION**

Location Address: 315 S 56<sup>th</sup> Terrace  
Lot(s): 21 Block(s): 1 Subdivision: Lawn Acres  
Folio Number(s): 514113230210

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

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

Existing Property Use: Single Family # of Units & Square Footage \_\_\_\_\_

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

Has this property been presented to the City before? If yes, please provide the previous File Number(s) and Resolution(s): \_\_\_\_\_

**DEVELOPMENT PROPOSAL**

Explanation of Request:

ADMIN Variance to Extend Non Conforming Setback

Phased Project: ☒ Yes ☒ No Number of Phases \_\_\_\_\_

| Project                              | Proposal                                  |
|--------------------------------------|-------------------------------------------|
| Project Name (if applicable)         |                                           |
| Developer Name (if applicable)       |                                           |
| # of Units/Rooms                     | # Units <u>1</u> # Rooms <u>3</u>         |
| Proposed Non-Residential Uses        | _____ sqft                                |
| Open Space (% and Square Footage)    | Required % _____ Area _____ sqft          |
| Parking (# of spaces)                | # Spaces _____                            |
| Height (# of stories)                | # Stories _____ Total Height (feet) _____ |
| Gross Floor Area (Square Footage)    | _____ sqft                                |
| Projected Valuation                  | \$ <u>142,720</u>                         |
| Estimated Start and Completion Dates | Start _____ Completion _____              |

**CONTACT INFORMATION**

Name of Current Property Owner: Trevor Paul Munnild  
Address of Current Property Owner: 315 S 56<sup>th</sup> Terr Hollywood, FL 33023  
Email Address: tpmconstructioninc@gmail.com Telephone Number: 954-336-1087

If different from Property Owner:

Name of Applicant: \_\_\_\_\_ ☒ Consultant ☒ Representative ☒ Tenant

Address of Applicant: \_\_\_\_\_

Email Address: \_\_\_\_\_ Telephone Number: \_\_\_\_\_

Alternative Email Address: \_\_\_\_\_

**Noticing Agent:** \_\_\_\_\_

Email Address: \_\_\_\_\_

## CERTIFICATION OF COMPLIANCE WITH APPLICABLE REGULATIONS

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

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

Signature of Current Owner: Trevor Munnital

Date: 4/22/26

Print Name: Trevor Paul Munnital

Signature of Consultant/Representative: \_\_\_\_\_

Date: \_\_\_\_\_

Print Name: \_\_\_\_\_

Signature of Tenant: \_\_\_\_\_

Date: \_\_\_\_\_

Print Name: \_\_\_\_\_

### Current Owner Power of Attorney

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

Sworn to and subscribed before me  
this \_\_\_\_\_ day of \_\_\_\_\_

Notary Public State of Florida

\_\_\_\_\_  
Signature of Current Owner

\_\_\_\_\_  
Print Name

My Commission Expires: \_\_\_\_\_

☒ Personally known to me; OR

☒ Produced Identification \_\_\_\_\_



PROPERTY SUMMARY

|                                                            |                                          |                                                                        |
|------------------------------------------------------------|------------------------------------------|------------------------------------------------------------------------|
| <b>Tax Year:</b> 2026                                      | <b>Property Use:</b> 01-01 Single Family | <b>Deputy Appraiser:</b> Residential Department                        |
| <b>Property ID:</b> 514113230210                           | <b>Millage Code:</b> 0513                |                                                                        |
| <b>Property Owner(s):</b> MUNNILAL,TREVOR PAUL             | <b>Adj. Bldg. S.F:</b> 1824              | <b>Appraisers Number:</b> 954-357-6831                                 |
| <b>Mailing Address:</b> 315 S 56 TER HOLLYWOOD, FL 33023   | <b>Bldg Under Air S.F:</b> 1596          | <b>Email:</b> <a href="mailto:realprop@bcpa.net">realprop@bcpa.net</a> |
| <b>Property Address:</b> 315 S 56 TERRACE HOLLYWOOD, 33023 | <b>Effective Year:</b> 1958              | <b>Zoning :</b> RS-5 - SINGLE FAMILY DISTRICT                          |
|                                                            | <b>Year Built:</b> 1957                  | <b>Abbr. Legal Des.:</b> LAWN ACRES 36-3 B LOT 21 BLK 1                |
|                                                            | <b>Units/Beds/Baths:</b> 1 / 3 / 2       |                                                                        |

PROPERTY ASSESSMENT

| Year | Land     | Building / Improvement | Agricultural Saving | Just / Market Value | Assessed / SOH Value | Tax        |
|------|----------|------------------------|---------------------|---------------------|----------------------|------------|
| 2026 | \$45,010 | \$480,160              | 0                   | \$525,170           | \$259,810            |            |
| 2025 | \$45,010 | \$383,640              | 0                   | \$428,650           | \$252,980            | \$4,747.67 |
| 2024 | \$45,010 | \$334,810              | 0                   | \$379,820           | \$245,860            | \$4,608.63 |

EXEMPTIONS AND TAXING AUTHORITY INFORMATION

|                    | County    | School Board | Municipal | Independent |
|--------------------|-----------|--------------|-----------|-------------|
| Just Value         | \$525,170 | \$525,170    | \$525,170 | \$525,170   |
| Portability        | 0         | 0            | 0         | 0           |
| Assessed / SOH 21  | \$259,810 | \$259,810    | \$259,810 | \$259,810   |
| Granny Flat        |           |              |           |             |
| Homestead 100%     | \$25,000  | \$25,000     | \$25,000  | \$25,000    |
| Add. Homestead     | \$26,411  | 0            | \$26,411  | \$26,411    |
| Wid/Vet/Dis        | 0         | 0            | 0         | 0           |
| Senior             | 0         | 0            | 0         | 0           |
| Exemption Type     | 0         | 0            | 0         | 0           |
| Affordable Housing | 0         | 0            | 0         | 0           |
| Taxable            | \$208,399 | \$234,810    | \$208,399 | \$208,399   |

SALES HISTORY FOR THIS PARCEL

| Date       | Type                  | Price     | Book/Page or Cin |
|------------|-----------------------|-----------|------------------|
| 11/04/2020 | Quit Claim Deed       | \$100     | 116879026        |
|            | Non-Sale Title Change |           |                  |
| 06/12/2020 | Warranty Deed         | \$250,000 | 116552070        |
|            | Qualified Sale        |           |                  |
| 04/01/2011 | Quit Claim Deed       |           | 47907 / 196      |
|            | Non-Sale Title Change |           |                  |
| 02/01/1966 | Warranty Deed         | \$18,000  |                  |

LAND CALCULATIONS

| Unit Price | Units      | Type        |
|------------|------------|-------------|
| \$6.00     | 7,502 SqFt | Square Foot |

RECENT SALES IN THIS SUBDIVISION

| RECENT SALES AND DISQUALIFIED |            |                      |                            |           |           |                                     |
|-------------------------------|------------|----------------------|----------------------------|-----------|-----------|-------------------------------------|
| Property ID                   | Date       | Type                 | Qualified/<br>Disqualified | Price     | CIN       | Property Address                    |
| 514113230440                  | 03/12/2026 | Warranty Deed        | Qualified Sale             | \$730,000 | 120782078 | 5613 MADISON ST HOLLYWOOD, FL 33023 |
| 514113231020                  | 02/03/2026 | Certificate of Title | Disqualified Sale          | \$425,100 | 120720436 | 217 S 57 TER HOLLYWOOD, FL 33023    |
| 514113230780                  | 10/29/2025 | Warranty Deed        | Qualified Sale             | \$730,000 | 120518973 | 5625 MONROE ST HOLLYWOOD, FL 33023  |
| 514113231340                  | 10/14/2025 | Warranty Deed        | Qualified Sale             | \$600,000 | 120493037 | 404 S 57 TER HOLLYWOOD, FL 33023    |
| 514113230470                  | 09/12/2025 | Warranty Deed        | Disqualified Sale          | \$390,000 | 120436253 | 5631 MADISON ST HOLLYWOOD, FL 33023 |

| SPECIAL ASSESSMENTS                           |      |       |       |      |      |       |       |      | SCHOOL                                                 |
|-----------------------------------------------|------|-------|-------|------|------|-------|-------|------|--------------------------------------------------------|
| Fire                                          | Garb | Light | Drain | Impr | Safe | Storm | Misc2 | Misc | Orange Brook Elementary School: C                      |
| Hlwd Fire Rescue (05)<br>Residential (R)<br>1 |      |       |       |      |      |       |       |      | Olsen Middle School: C<br>South Broward High School: C |

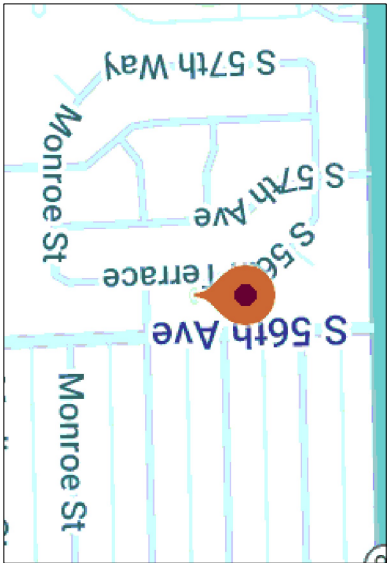
| ELECTED OFFICIALS           |                         |                          |                        |                          |
|-----------------------------|-------------------------|--------------------------|------------------------|--------------------------|
| Property Appraiser          | County Comm. District   | County Comm. Name        | US House Rep. District | US House Rep. Name       |
| Marty Kiar                  | 7                       | Alexandra Davis          | 25                     | Debbie Wasserman Schultz |
| Florida House Rep. District | Florida House Rep. Name | Florida Senator District | Florida Senator Name   | School Board Member      |
| 105                         | Marie Woodson           | 37                       | Jason W. B. Pizzo      | Maura McCarthy Bulman    |

LEGAL DESCRIPTION

LOT 21, BLOCK 1, LAWN ACRES, ACCORDING TO THE PLAT THEREOF, RECORDED IN PLAT BOOK 36, PAGE 3, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA.

FLOOD ZONE: AH  
COMMUNITY NUMBER: 125113  
PANEL: 12011C0564  
SUFFIX: J  
FIRM DATE: 07/31/2024  
BASE FLOOD ELEVATION: 10

ORIGINATION BENCHMARK  
NATIONAL GEODETIC SURVEY  
BENCHMARK "L 312"  
N.A.V.D. ELEVATION = 7.34'



VICINITY MAP  
NOT TO SCALE

APPROVED STRUCTURAL  
ecarranza  
02/02/2026  
City of Hollywood, FL

NOTES:

1. LEGAL DESCRIPTION PROVIDED BY CLIENT
2. NO SEARCH OF THE PUBLIC RECORD FOR THE PURPOSE OF ABSTRACTING TITLE WAS PERFORMED BY THIS OFFICE
3. NO SUBSURFACE IMPROVEMENTS WERE LOCATED AS PART OF THIS SURVEY
4. ALL ANGLES OR BEARINGS AND DISTANCES SHOWN HEREON ARE BOTH RECORDED AND MEASURED UNLESS OTHERWISE NOTED
5. SOME FEATURES MAY NOT BE AT SCALE IN ORDER TO SHOW DETAIL.
6. THE BEARINGS SHOWN HEREON ARE BASED UPON THE WESTERLY PROPERTY LINE, HAVING A BEARING OF S00°00'00"E.

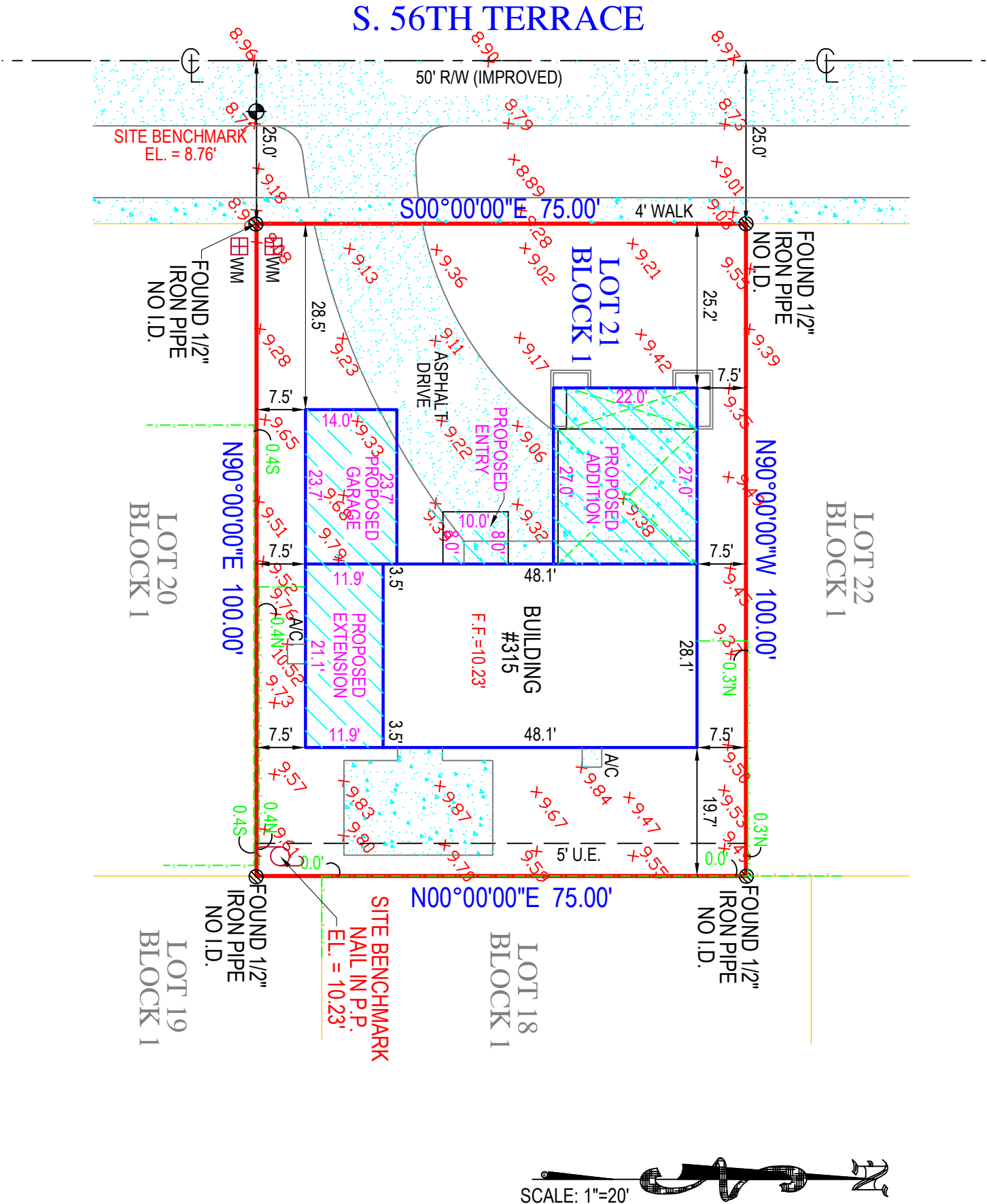
ORIGINAL FIELD WORK COMPLETED BY

TARGET SURVEYING, LLC.

SURVEY #: 417301

DATE OF FIELD WORK: 01/15/2026

DATE OF MAP: 01/16/2026



LEGEND

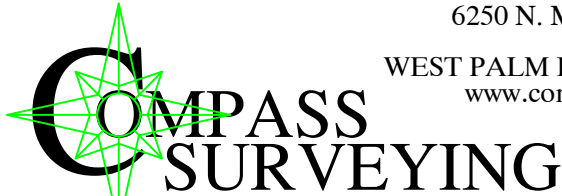
- A/C AIR CONDITIONER
- B.F.P. BACKFLOW PREVENTER
- C.B.S. CONCRETE BLOCK STRUCTURE
- E.L. ELEVATION
- F.F. FINISHED FLOOR
- I.D. IDENTIFICATION
- L. LENGTH
- L.B. LICENSED BUSINESS
- M. MEASURED
- N.A.V.D. NORTH AMERICAN VERTICAL DATUM
- N.G.V.D. NATIONAL GEODETIC VERTICAL DATUM
- O.R.B. OFFICIAL RECORDS BOOK
- P. PLAT
- PSM PROFESSIONAL SURVEYOR AND MAPPER
- P.R.M. PERMANENT REFERENCE MONUMENT
- P.G. PAGE
- P.B. PLAT BOOK
- P.K. PARKER KYLON NAIL
- R. RADIUS
- R.W. RIGHT OF WAY
- D.E. DRAINAGE EASEMENT
- U.E. UTILITY EASEMENT
- C. CENTERLINE
- Δ AND NUMBER
- Δ DELTA OR CENTRAL ANGLE
- Δ CONCRETE
- Δ CHAIN LINK FENCE
- Δ WOOD FENCE
- Δ MISCELLANEOUS FENCE

SURVEYORS CERTIFICATE

I HEREBY CERTIFY THAT THIS BOUNDARY SURVEY IS A TRUE AND CORRECT REPRESENTATION OF A SURVEY PREPARED UNDER MY DIRECTION. NOT VALID WITHOUT AN AUTHENTICATED ELECTRONIC SIGNATURE AND AUTHENTICATED ELECTRONIC SEAL, OR A RAISED EMBOSSED SEAL AND SIGNATURE.

(SIGNED)

DAVID G CUTLER  
PROFESSIONAL SURVEYOR AND MAPPER #5593



LB. 7463 PHONE: 561.640.4800 FAX: 561.640.0576

6250 N. MILITARY TRAIL  
SUITE 102  
WEST PALM BEACH, FL 33407  
www.compasssurveying.net

|         |            |       |        |
|---------|------------|-------|--------|
| Project | C-728627   | Sheet | 1 of 1 |
| Date    | 01/15/2026 |       |        |
| Scale   | 1"=20'     |       |        |

BOUNDARY AND TOPOGRAPHIC SURVEY WITH SITE PLAN OF  
315 SOUTH 56TH TERRACE  
HOLLYWOOD, FL 33023  
PREPARED FOR  
TREVOR MUMMALAL

A-1 SITE PLAN AND CALCS  
A-2 DEMOLITION PLAN  
A-3 FLOOR PLAN AND SCHEDULES  
A-4 ELEVATIONS AND NOTES  
E-1 ELECTRICAL PLANS AND CALCS  
P-1 PLUMBING SANITARY PLAN  
P-2 WATER SANITARY PLAN

S-1 FOUNDATION PLAN AND WALL SECTION

S-2 ROOF FRAMING PLAN

S-3 STRUCTURAL DETAILS

S-4 STRUCTURAL DETAILS

S-5 STRUCTURAL NOTES

FIN. FL. ELEV.  
AT LIVING AREA  
+10.25'

BLDG. WALL

3'-9"

CONT. 6" SWALE

3'-9"

7'-6"

SOUTH PROPERTY LINE

**SECTION "A-A"**

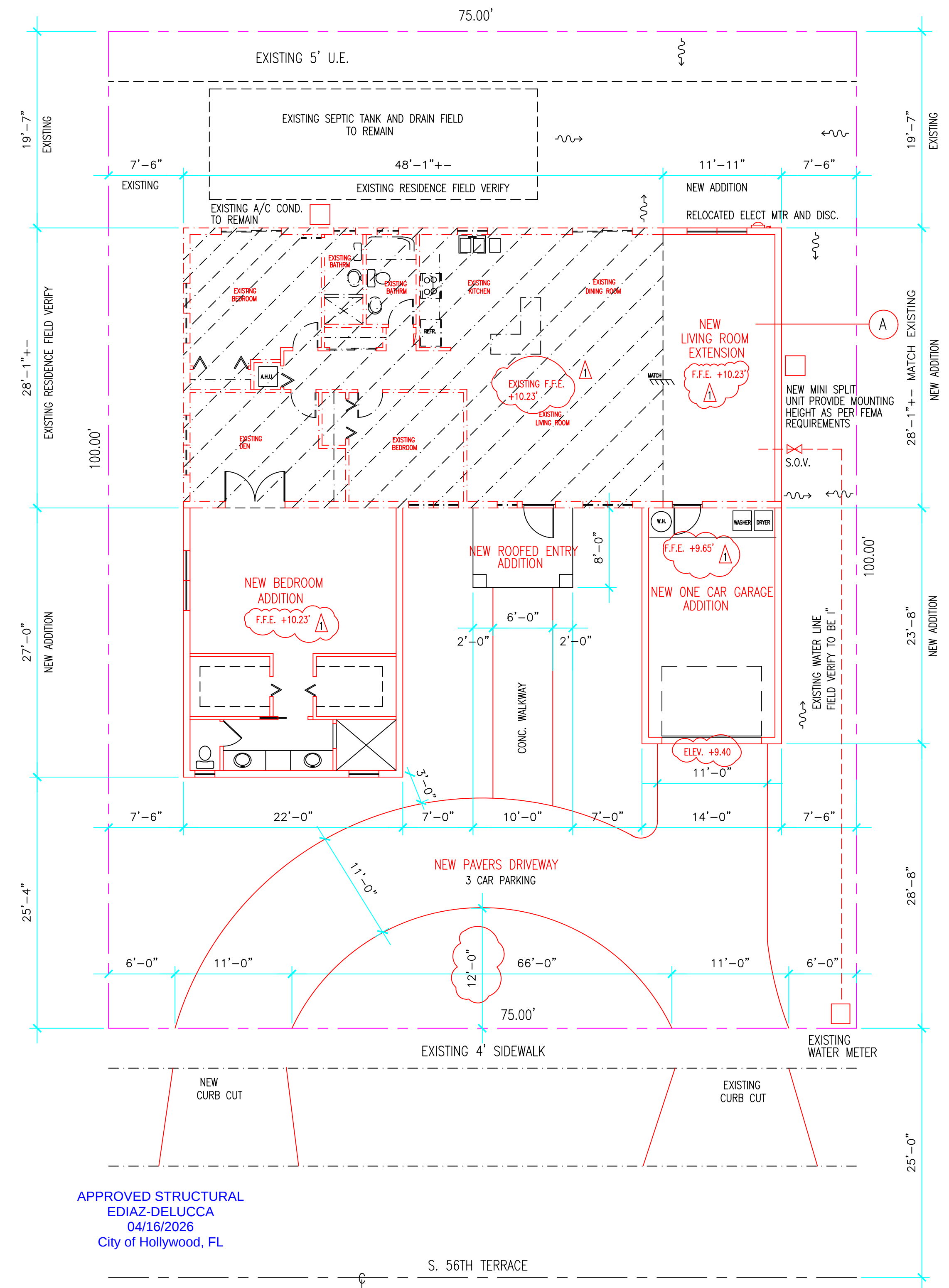
N.T.S.

FRONT YARD CALCULATIONS:  
FRONT YARD 25' X 75' = 1,875.00 S.F.  
PORTION OF DRIVEWAY AT FRONT YARD = 1,006.00 S.F.  
PERVIOUS ARE = 869.00 S.F.  
 $869 / 1875 = 46.34\%$  PROVIDED  
20 % REQUIRED

N.T.S

N.T.S.

N.T.S



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

CONST TYPE VB, OCCUP R-3  
CODE USED FL. BLDG. CODE 2023 EIGHT EDITION  
FLOOD ZONE AH

PARKING CALCULATION:

PARKING CALCULATION:

RESIDENCE = 2,279.00 S.F.

FIRST 2,000 S.F. = 2 PARKING SPACES

REMAINDER 279 S.F. = 1 PARKING SPACE

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TOTAL PARKING REQUIRED                      3 PARKING SPACES

4 PARKING SPACES PROVIDED

3 AT DRIVEWAY AND 1 IN THE GARAGE

| SITE CALCULATIONS:    |               |         |                                                                                                                   |
|-----------------------|---------------|---------|-------------------------------------------------------------------------------------------------------------------|
| SITE:                 | 7,500.00 S.F. |         |                                                                                                                   |
| EXISTING RES.         | 1,350.00 S.F. | 18.00 % | <br>2,691.00 S.F.<br>35.86 % |
| LIVING RM EXTENSION   | 335.00 S.F.   | 4.46 %  |                                                                                                                   |
| BEDROOM ADDITION      | 594.00 S.F.   | 7.92 %  |                                                                                                                   |
| GARAGE ADDITION       | 332.00 S.F.   | 4.42 %  |                                                                                                                   |
| ROOFED ENTRY ADDITION | 80.00 S.F.    | 1.06 %  |                                                                                                                   |
| DRIVEWAY              | 1,020.00 S.F. | 13.60 % |                                                                                                                   |
| WALKWAY               | 132.00 S.F.   | 1.76 %  |                                                                                                                   |
| LANDSCAPE             | 3,657.00 S.F. | 48.76 % |                                                                                                                   |
| TOTAL LIVING AREA     | 2,279.00 S.F. |         |                                                                                                                   |
| GARAGE                | 332.00 S.F.   |         |                                                                                                                   |
| TOTAL                 | 2,611.00 S.F. |         |                                                                                                                   |

PROVIDE TREE REMOVAL PERMIT FOR ALL REMOVED TREES

ONE STORY RESIDENCE  
315 S. 56th TERRACE  
HOLLYWOOD , FLORIDA

**Miguel de Diego**  
ARCHITECT P.A.  
AR-13378  
6557 TYLER STREET SUITE 107 HOLLYWOOD, FLORIDA 33020  
PH. (954) 926-3358

DATE 10-10-2025

COMM. NO. 25-150

$$\frac{A-1}{4}$$

A circular professional seal for Miguel de Diego, a Registered Architect in the State of Florida. The seal features the text "STATE OF FLORIDA" at the top, "MIGUEL DE DIEGO" in the center, "A.R." below the name, and "No. 13378" at the bottom. The words "REGISTERED ARCHITECT" are written along the bottom curve of the seal.

GENERAL NOTES

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

BEAM SCHEDULE

BEAM-1  
ELEV. +8'-0" TOP OF BEAM (MATCH EXISTING)  
8"x16" MIN. CONC. BEAM (AT NEW WINDOW AND DOOR HEAD)  
8"x12" CONC. TIE BEAM CONTINUATION, W/ (4) #5  
PROVIDE #3 CLO. STIRRUPS AT 12" O.C.  
WITH (2) ADDITIONAL #5 BARS AT WINDOW HEAD

BEAM-2  
ELEV. +8'-0" TOP OF BEAM (MATH EXISTING)  
8"x14" CONC. BEAM (AT FRONT ENTRY)  
WITH (2) #7 CONT. STL. BARS TOP AND BOTTOM.  
PROVIDE 2 OUTSIDE CORNER BARS  
5 FT. LONG BEND 30 INCHES  
PROVIDE #3 CLO. STIRRUPS AT 6" O.C. THRU OUT

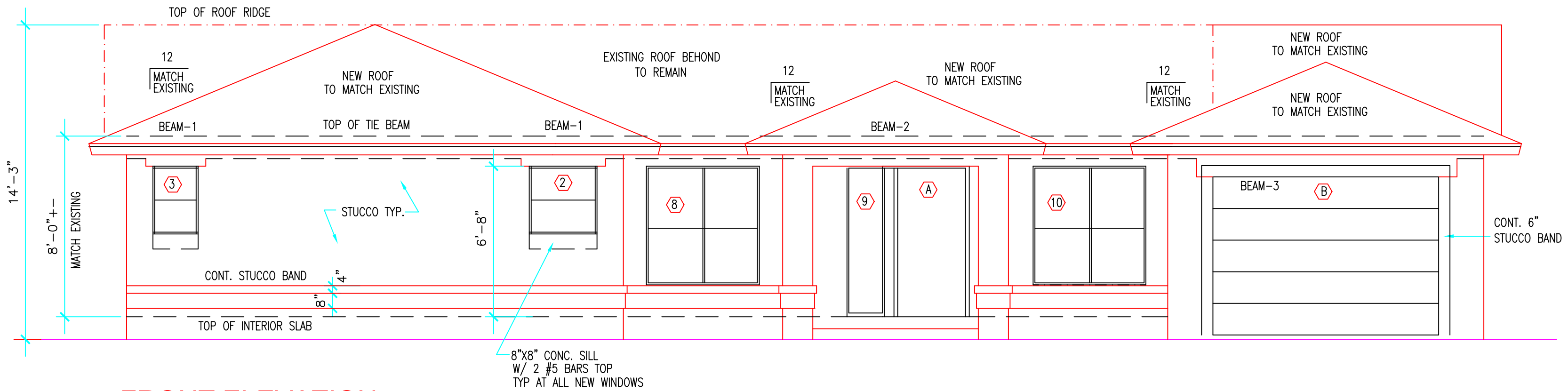
BEAM-3  
ELEV. +8'-0" TOP OF BEAM (MATH EXISTING)  
8"x22"+- CONC. BEAM (AT GARAGE DOOR)  
WITH (2) #7 CONT. STL. BARS TOP AND BOTTOM.  
AND (2) #7 BARS MIDDLE  
PROVIDE 2 OUTSIDE CORNER BARS  
5 FT. LONG BEND 30 INCHES  
PROVIDE #3 CLO. STIRRUPS AT 10" O.C. THRU OUT

NOTE-A  
GYPSUM BOARD IN BATHROOMS SHALL BE WATER RESISTANT GYPSUM BACKING BOARD AS PER F.B.C. PROVIDE NON SKIT CER TILES AT BATHROOM FLOORS. PROVIDE CER TILES AT ALL BATHTUBS AND SHOWER WALLS FOR A HEIGHT OF 72" INCHES. AS PER F.B.C. COORDINATE STYLE AND COLOR WITH THE OWNER. (GREEN BOARD SHALL NOT BE USED)

FIBER CEMENT, FIBER-MAT REINFORCED CEMENT, GLASS MAT GYPSUM BACKER AND FIBER-REINFORCED CEMENT BACKER SHALL BE USED AS BACKER FOR WALL TILES IN TUBS AND SHOWERS AREAS AND WALL PANELS IN SHOWERS AREAS R702.4.2

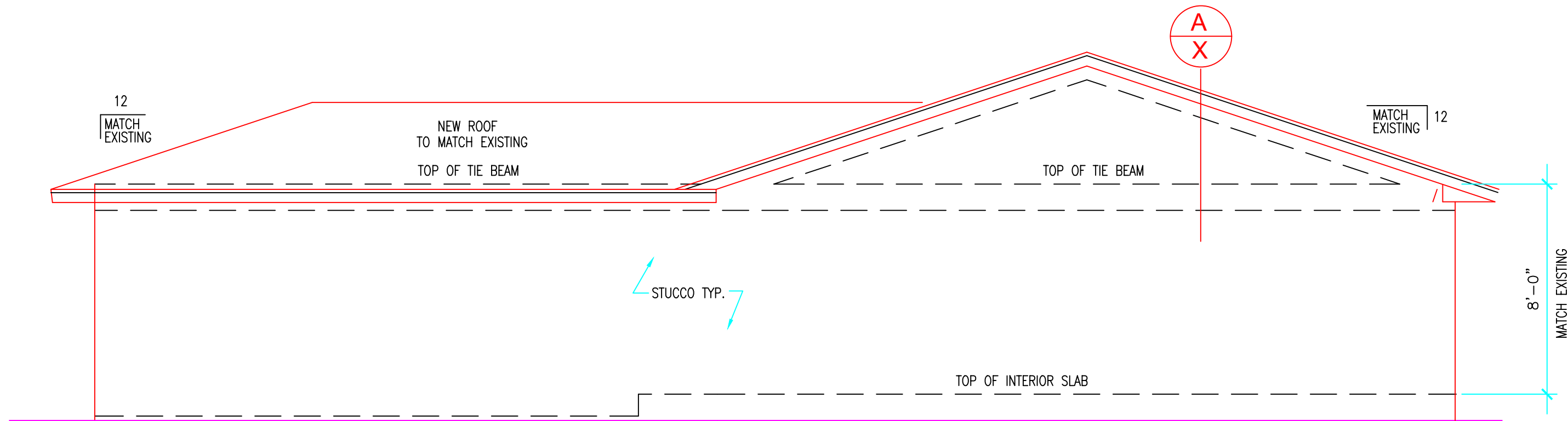
NOTE-B  
WALLS AND CEILING FINISHES SHALL HAVE A FLAME SPREAD INDEX OF NOT GREATER THAN 200 AND A SMOKE DEVELOPMENT INDEX OF NOT GREDER THAN 450- R302.9

NOTE-C  
ALL INSULATION MATERIALS TO HAVE AFLAME SPREAD INDEX OF NOT MORE THAN 25 AND A SMOKE DEVELOPMENT INDEX NOT TO EXCEED 450 R302.10.1



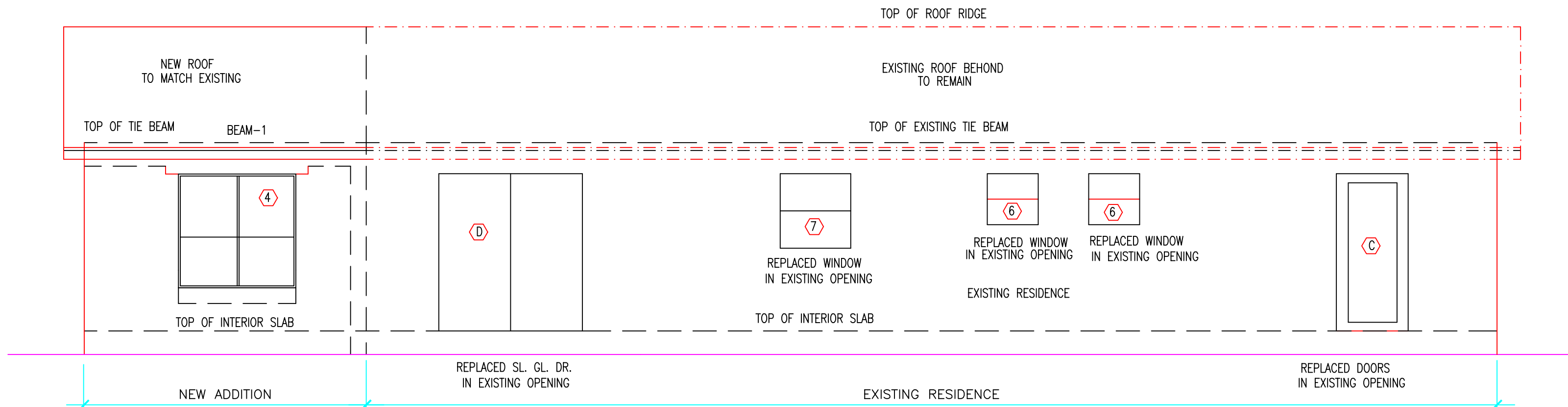
FRONT ELEVATION

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



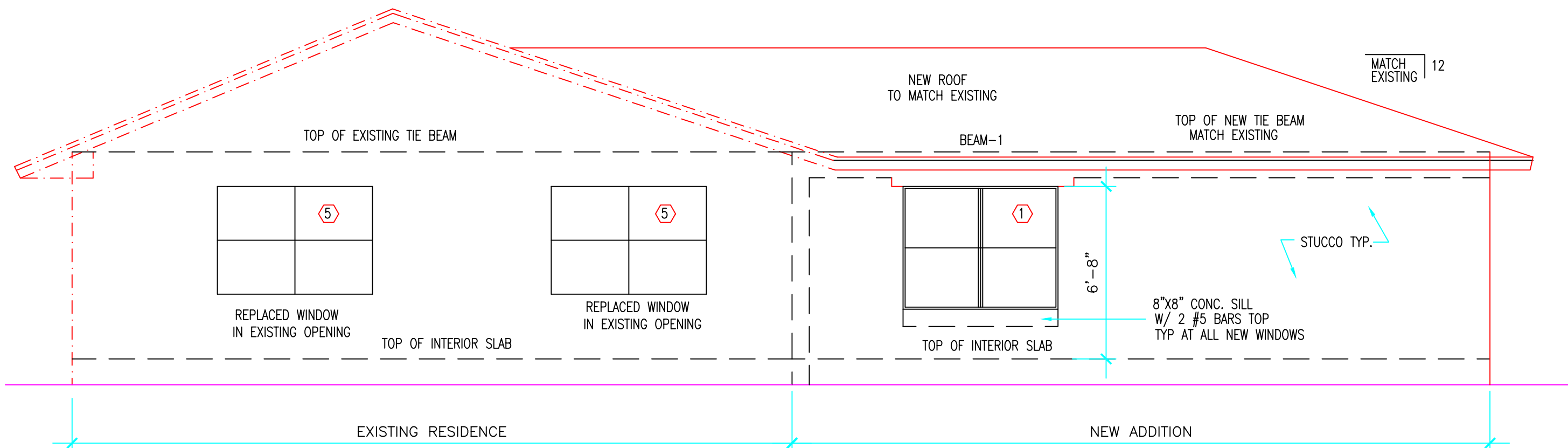
RIGHT SIDE ELEVATION

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



REAR ELEVATION

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



LEFT SIDE ELEVATION

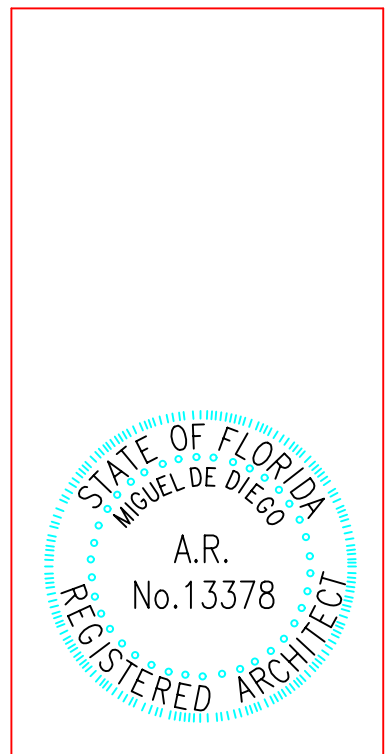
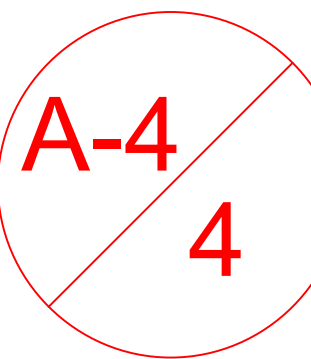
SCALE: 1/4"=1'-0"

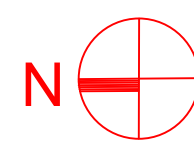
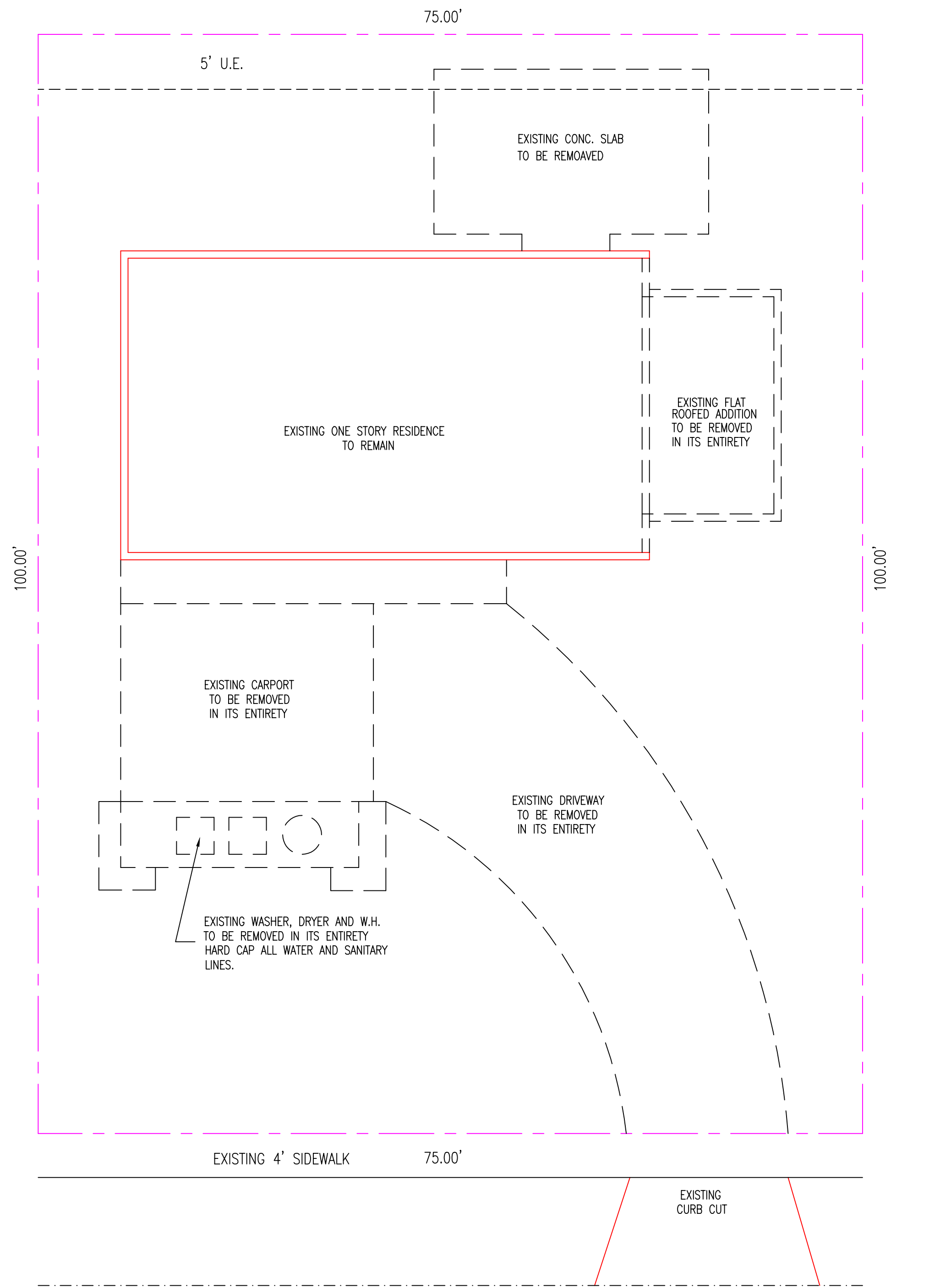
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ADDITION AND RENOVATION  
ONE STORY RESIDENCE  
315 S. 56th TERRACE  
HOLLYWOOD, FLORIDA

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

DATE 10-10-2025  
COMM. NO. 25-150

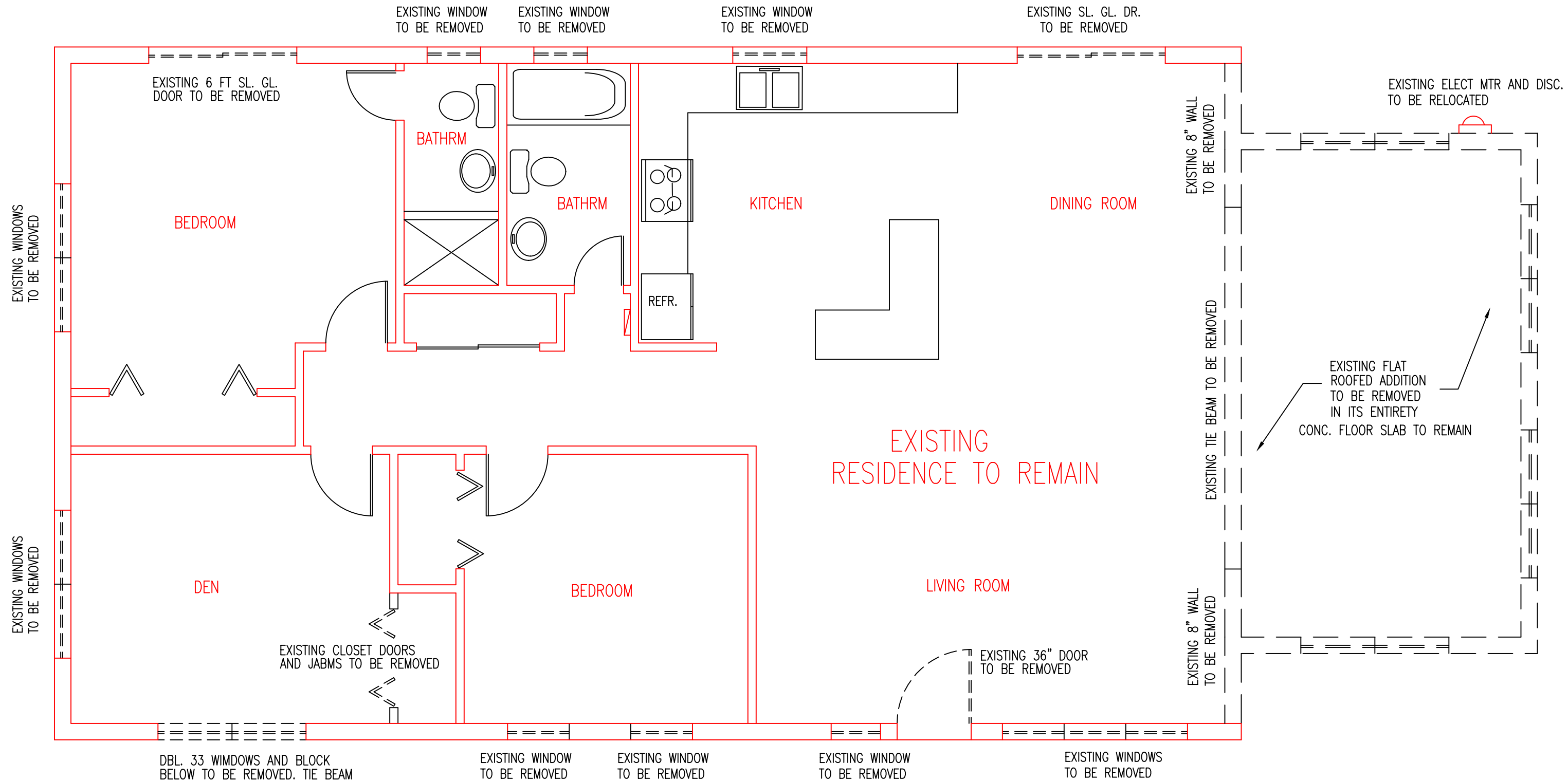




## SITE DEMOLITION PLAN

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

- EXISTING WALLS AND ITEMS TO BE REMOVED  
--- EXISTING WALLS AND ITEMS TO REMAIN



## DEMOLITION PLAN

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

### GENERAL DEMOLITION NOTES

- THE CONTRACTOR SHALL OBTAIN ALL PERMITS REQUIRED FOR HAULING AND LEGALLY DISPOSING OF MATERIALS REMOVED IN DEMOLITION WORK.
- THE CONTRACTOR SHALL VISIT THE SITE OF THE WORK AND EXAMINE THE PLANS AND IT WILL BE ASSUMED THAT THE CONTRACTOR HAS INVESTIGATED AND IS FULLY INFORMED OF THE CONDITIONS AND MATERIALS TO BE ENCOUNTERED AS TO CHARACTER, QUALITY AND QUANTITIES OF WORK TO BE PERFORMED AND MATERIALS TO BE FURNISHED AND AS TO THE REQUIREMENTS OF THE PLANS.
- THE CONTRACTOR SHALL REMOVE ALL SPECIFIC ITEMS INDICATED ON THESE DRAWINGS AND ALSO REMOVE ANY OTHER ITEMS OR CONSTRUCTION AS REQUIRED TO ACCOMPLISH ALL NEW WORK TO AREAS SHOWN
- ALL DIMENSIONS SHOWN ARE TO BE VERIFIED IN THE FIELD AND ANY DISCREPANCIES SHALL BE BROUGHT TO THE ATTENTION OF THE ARCHITECT BEFORE PROCEEDING WITH THE WORK.
- BUILDING CONTRACTOR TO CUT OUT AND REMOVE EXISTING WALLS AND SLAB AS INDICATED.
- THE AMOUNT OF DUST RESULTING FROM DEMOLITION SHALL BE CONTROLLED TO PREVENT THE SPREAD OF DUST TO AVOID CREATION OF A NUISANCE IN THE SURROUNDING AREA. USE OF WATER WILL NOT BE PERMITTED WHEN IT WILL RESULT IN, OR CREATE, HAZARDOUS OR OBJECTIONABLE CONDITIONS SUCH AS FLOODING AND POLLUTION.
- ALL EXISTING SURFACES SUCH AS WALLS, FLOORS, CEILINGS, BASES, ETC. THAT ARE AFFECTED BY THESE ALTERATIONS ARE TO HAVE NEW MATERIAL AND FINISH AS REQUIRED TO MATCH ALL ADJACENT EXISTING FINISHES
- GENERAL CONTRACTOR SHALL DO ALL CUTTING AND PATCHING OF EXISTING CONCRETE SLABS, PARTITIONS, ETC. AS MAY BE REQUIRED FOR ALL TRADES TO ACCOMPLISH ALL WORK REQUIRED BY THESE CONTRACT DOCUMENTS. CONTRACTOR SHALL DO ALL PATCHING AND PROVIDE NEW FINISHES TO MATCH EXISTING SO AS TO MAKE THE "PATCHED AREA" INDISCERNIBLE FROM THE EXIST. ADJACENT AREA.
- UTILITY SERVICES: MAINTAIN EXISTING UTILITIES INDICATED TO REMAIN, KEEP IN SERVICE, AND PROTECT AGAINST DAMAGE DURING DEMOLITION OPERATIONS. U.O.N.
- PRIOR TO DEMOLITION, VERIFY THE SCOPE OF WORK W/THE TENANT AND DISPOSITION OF ANY REMOVED ITEMS.
- REMOVE ALL SPECIFIC ITEMS INDICATED ON THESE DRAWINGS AND ALSO REMOVE ANY OTHER ITEMS OR CONSTRUCTION AS REQ'D. TO ACCOMPLISH ALL NEW WORK TO AREAS SHOWN.
- PATCH CONC. SLAB TO MATCH EXISTING STRUCTURE, AFTER NEW PLUMBING FIXTURES HAS BEEN LOCATED.
- ALL REMOVED ITEMS IF ANY SHALL BECOME THE PROPERTY OF THE CONTRACTOR WITH THE APPROVAL OF THE OWNER, AND SHALL BE REMOVED FROM THE SITE.
- CONTRACTOR TO SHORE UP EXISTING ROOF TO REMAIN, PRIOR TO REMOVING ANY BEARING WALLS OR PARTITIONS.

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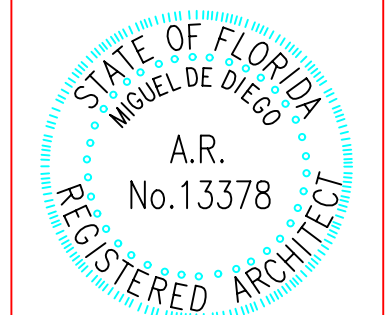
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**A-2**  
**4**



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