Special Historic Preservation Board

Tuesday, July 22, 2025
3:00 PM

City of Hollywood

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

Room 215

A. Administration

1. Pledge of Allegiance
2. Roll Call
3. New Board Member Introductions and Elections
4. Approval of Previous Meeting Minutes

Attachments: 2025_0513 Minutes Draft HPB

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

Attachments: Quasi-Judicial Hearing Procedures

Attachments: Witness List P-25-01

B. Applications

FILE NO.: 24-C-60
APPLICANT: GNY USA LLC
LOCATION: 908 Tyler Street
REQUEST: Certificate of Appropriateness for Design of a new single-family home in the Lakes Area Historic Multiple Resource Listing District..

Attachments: 2460_HPB_Memo_2025_0722
Attachment I_Application Package
Attachment II_Revised Application Package
Attachment B_Aerial Photograph
Attachment C_Permit History

FILE NO.: 25-V-67
APPLICANT: 501 S. Surf Rd. Trust
LOCATION: 501 South Surf Road
REQUEST: Variance to Article 4, §4.22(E) to increase the permitted size of a covered rooftop area where the maximum size is 10% of the ground floor area, for a single-family house in the BWK-25-HD-R zoning district, located within Lakes Area Historic Multiple Resource Listing District.

Attachments: 2567_HPB_Staff Report_2025_0722
Attachment A_Application Package
Attachment B_Aerial Photograph
Attachment C_Previous Approved Project

FILE NO.: 25-C-18
APPLICANT: Hollywood 26 LLC
LOCATION: 2024-2026 Hollywood Boulevard
REQUEST: Certificate for Appropriateness for Design for façade alterations to an existing building in the RC-2 zoning district, located within the Historic Hollywood Business District.

Attachments: 2518_C_Staff Report_2025_0722
Attachment A_Application Package
Attachment B_Aerial Photograph
Attachment C_Permit History

C. **Old Business**

D. **New Business**

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: 7/22/2025

To: Special 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, May 13th, 2025, at 3:00 PM** in Room 219, 2600 Hollywood Blvd, Hollywood, Florida, with the following members present:

Terry Cantrell	Kathleen DiBona
Fred Villiers-Furze	William Treece
Dulce Conde	Ari Sklar

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

Andria Wingett	Director of Development Services
Anand Balram	Planning Manager
Cameron Palmer	Principal Planner/Supervisor
Lauren Pruss	Principal Planner/Supervisor
Laura Gomez	Planner II
Carmen Diaz	Planner III
Rachel Marshall	Planner I
Stephanie Rivera	Development Review Coordinator

Also Present:

Kim Phan	Assistant City Attorney

3. Approval of the Meeting Minutes
April 8, 2025 – Approved.

MOTION WAS MADE BY DULCE CONDE AND SECONDED BY FRED VILLIERS-FURZE TO APPROVE THE APRIL 8, 2025 MEETING MINUTES. MOTION PASSED UNANIMOUSLY BY VOICE VOTE.

4. Summary of Appeals to City Commission

None

DRAFT

5. Additions, Deletions, Withdrawals, and Continuances
None

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.:** 24-C-60
APPLICANT: GNY USA LLC
LOCATION: 908 Tyler Street
REQUEST: Certificate of Appropriateness for Design of a new single-family home in the Lakes Area Historic Multiple Resource Listing District.

Terry Cantrell read the Application.

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. No members of the public commented on this item. Terry Cantrell closed the public comment portion.

Board discussion ensued.

MOTION WAS MADE BY ARI SKYLAR AND SECONDED FRED VILLIERS-FRUZE TO CONTINUE THIS ITEM TO MEETING DATE, JUNE 10, 2025 OF THE HISTORIC AND PRESERVATION BOARD, TO ALLOW THE DESIGN TO BE REVISED.

2. **FILE NO.:** 24-C-60
APPLICANT: Maria Gabriela Lopez Velazco
LOCATION: 1020 S. Southlake Drive
REQUEST: Certificate of Appropriateness for Design for an addition to an existing single-family home, one Variance to reduce the sum of the required side yard setbacks from 25% to 15% and a second Variance to reduce the rear setback from 15% to 8.8% located at 1020 South Southlake Drive, within the Lakes Area Historic Multiple Resource Listing District.

Terry Cantrell read the Application.

DRAFT

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

Carmen Diaz, Planner III, presented the item and answered questions from the board.

Terry Cantrell opened the meeting to public comments. Renee M. Grossman commented on this item. Terry Cantrell closed the public comment portion.

Board discussion ensued.

MOTION WAS MADE BY KATHLEEN DIBONA AND SECONDED ARI SKLAR TO APPROVE VARIANCE ONE, MOTION WAS MADE BY ARI SKLAR AND FRED VILLIERS-FURZE TO APPROVE VARIANCE TWO AND MOTION WAS MADEBY ARI SKLAR AND DULCE CONDE TO APPROVE DESIGN.

C. OLD BUSINESS

None

D. NEW BUSINESS

E. ADJOURNMENT

The meeting was adjourned at 4:16 P.M.

DRAFT

City of Hollywood

Staff Summary

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

Agenda Date: 7/22/2025 **Agenda Number:**

To: Special 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: 7/22/2025 **Agenda Number:**

To: Special 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

Agenda Date: 7/22/2025

To: Special Historic Preservation Board

Title: FILE NO.: 24-C-60
APPLICANT: GNY USA LLC
LOCATION: 908 Tyler Street
REQUEST: Certificate of Appropriateness for Design of a new single-family home in the Lakes Area Historic Multiple Resource Listing District..

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

DATE: July 22nd, 2025 **MEMO NO.:** P-25-06

TO: Historic Preservation Board

VIA: Anand Balram, Planning Manager

FROM: Laura Gomez, Planner II

SUBJECT: Certificate of Appropriateness for Design of a new single-family home in the Lakes Area Historic Multiple Resource Listing District

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EXPLANATION:

GNY USA LLC requests a Certificate of Appropriateness for Design for a single family home located at 908 Tyler Street, within the Lakes Area Historic Multiple Resource Listing District.

Please be advised that the previously scheduled June 10, 2025, meeting to hear this item was canceled due to the Historic Preservation Board not meeting the quorum requirement of five members. As a result, a special meeting has been scheduled for Monday, July 22, 2025, at 3:00 PM to hear this item as a continuance.

This item was previously heard at the May 13, 2025, Historic Preservation Board meeting. At that time, the Board voted to continue the item, time and date certain, to the June 10, 2025, meeting to allow the applicant an opportunity to address specific design concerns. The proposed changes to the design, included in Attachment II, reflect the applicant's response to the Board's feedback.

Attachment I: May 13, 2025 Application Package
Attachment II: Revised Application Package

ATTACHMENT I

May 13th, 2025

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 ONE):

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

PROPERTY INFORMATION

Location Address: 908 TYLER STREET

Lot(s): 18 Block(s): 63 Subdivision: HOLLYWOOD LAKES Section

Folio Number(s): 514214022570

Zoning Classification: RS 6 Land Use Classification: _____

Existing Property Use: SINGLE FAMILY Sq Ft/Number of Units: 1488 ft / 1 unit

Is the request the result of a violation notice? ( ) Yes (X) 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: Requesting Approval To demolish EXISTING IN ORDER to BUILD A NEW TWO STORY Single FAMILY HOME.

Phased Project: Yes / (No) Number of Phases: _____

Project	Proposal
Units/rooms (# of units)	1 Dwelling UNIT (Area: 3,000 S.F.)
Proposed Non-Residential Uses	N/A S.F.
Open Space (% and SQ.FT.)	41.9% (Area: 4207 S.F.)
Parking (# of spaces)	(4) TOTAL: (3) SURFACE & (1) IN COVERED GARAGE (Area: 898 S.F.)
Height (# of stories)	2-STORY (23 FT.)
Gross Floor Area (SQ. FT)	3,365 Sq. Ft.

Name of Current Property Owner: GNY USA LLC

Address of Property Owner: P.O BOX 611655 Miami FL 33261

Telephone: 212.845.9027 Email Address: info@gnyusa.com

Applicant RALPH TAIT Consultant (Representative) Tenant (circle one)

Address: 11820 MIRAMAR PKWY S. 121 MIRAMAR FL. 33025 Telephone: 954-592-2841

Email Address: rtait@bellsouth.net

Email Address #2: _____

Date of Purchase: _____ Is there an option to purchase the Property? Yes ( ) No ( )

If Yes, Attach Copy of the Contract.

Noticing Agent (FTAC & Board submissions only) : Diana B. Rio

E-mail Address: diana@rdrmiami.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: 7/8/2024

PRINT NAME: Izhar Cohen - Manger Date: _____

Signature of Consultant/Representative: _____ Date: 7/8/2024

PRINT NAME: RALPH TAIT, ARCHITECT 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 The above development proposal to my property, which is hereby made by me or I am hereby authorizing Ralph Tait, Architect to be my legal representative before the Board (Board and/or Committee) relative to all matters concerning this application.

Sworn to and subscribed before me
this 8 day of July 2024

_____
Notary Public
State of Florida
My Commission Expires: 10/12/2026 (Check One) ___Personally known to me; OR ✓ Produced Identification Drivers license

MARLENE NIEVES
MY COMMISSION # HH 278412
EXPIRES: October 12, 2026

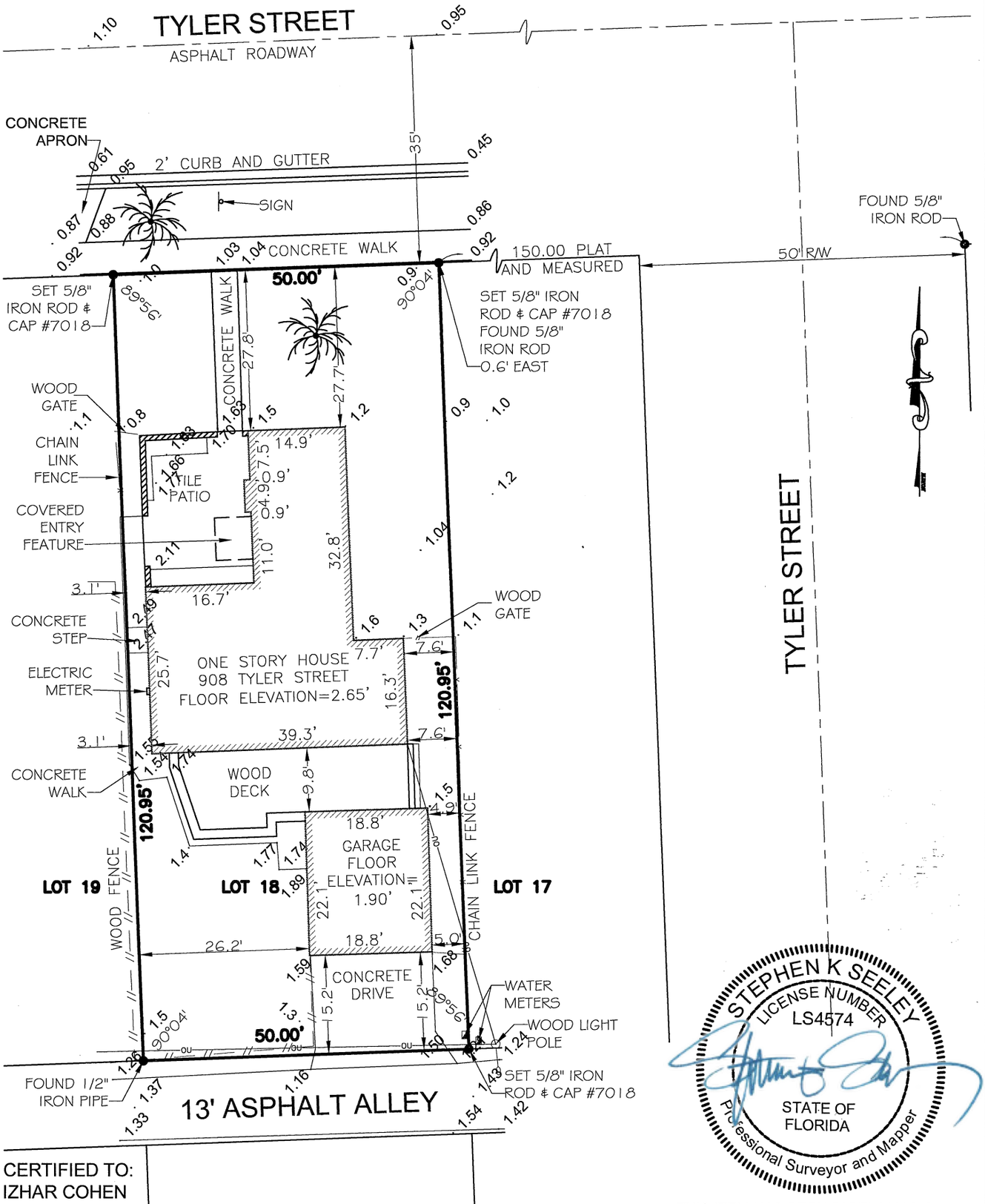
_____
Signature of Current Owner

Izhar Cohen - Manger
Print Name

DESCRIPTION:

LOT 18 , BLOCK 63, OF HOLLYWOOD LAKES SECTION, A SUBDIVISION OF SECTION 14, AND PART OF SECTION 13, LYING WEST OF THE FLORIDA COAST LINE CANAL AND TRANSPORTION COMPANY'S CANAL IN TOWNSHIP 51 SOUTH, RANGE 42 EAST, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 1, PAGE 32, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA. SAID LAND SITUATED IN THE CITY OF HOLLYWOOD, BROWARD COUNTY, FLORIDA

HOLLYWOOD
BROWARD COUNTY, FLORIDA
125113
ZONE AE
BASE FLOOD ELEVATION=5
PANEL No. 12011 C0 588 H
FIRM DATE- 08/18/2014



CERTIFIED TO:
IZHAR COHEN
CLEAR TITLE SERVICES, INC.
FIRST AMERICAN TITLE INSURANCE

NOTES

1) THE LAND DESCRIPTION SHOWN HEREON WAS PROVIDED BY THE CLIENT. EASEMENTS AND RIGHTS-OF-WAY PER RECORD PLAT HAVE BEEN SHOWN HEREON. NO FURTHER SEARCH FOR MATTERS OF RECORD HAS BEEN MADE BY THIS FIRM.
2) THIS SURVEY IS PREPARED FOR THE SOLE AND EXCLUSIVE USE OF THE PARTIES AS SURVEYED FOR AND AS CERTIFIED TO AND SHALL NOT BE RELIED UPON BY ANY OTHER ENTITY OR INDIVIDUAL.
3) ELEVATIONS SHOWN HEREON ARE BASED ON NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD 88).
4) BENCHMARK REFERENCE- NGS MONUMENT DESIGNATION B 311 - PID AD2430 - ELEVATION= 1.68 (NAVD88)
5) NORTH ARROW RELATIVE TO ASSUMED EAST ALONG THE CENTERLINE OF TYLER STREET STREET.
6) 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.

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

THIS ITEM HAS BEEN DIGITALLY SIGNED AND SEALED BY STEPHEN K SEELEY ON THE DATE ADJACENT TO THE SEAL. PRINTED COPIES OF THIS DOCUMENT ARE NOT CONSIDERED SIGNED AND SEALED AND THE SIGNATURE MUST BE VERIFIED ON ANY ELECTRONIC COPIES.

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

REVISION	DATE	BY
ADD TREES & ELEVATIONS	4-15-24	CM
ADD CERTIFICATION	4-26-24	CM

SKETCH OF BOUNDARY SURVEY

JOB #: CM	DATE: 04-10-2024
SCALE: 1"=20'	FILE No.:
DRAWN BY:CM	CHECKED BY: SKS

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

Legal Description & Project Information:

Legal Description:

LOT 18 , BLOCK 63, "HOLLYWOOD LAKES SECTION ", ACCORDING TO PLAT THEREOF AS RECORDED IN PLAT BOOK 1, PAGE 32, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA. SAID LAND SITUATED IN THE CITY OF HOLLYWOOD, BROWARD COUNTY, FLORIDA

BUILDING DATA

FIRST FLOOR A/C SPACE: 1,294 SQ. FT.
SECOND FLOOR A/C SPACE: 1,510 SQ. FT.
GARAGE (NON A/C SPACE) 365 SQ. FT.
TOTAL AREA A/C SPACE: 2,804 SQ. FT.
TOTAL BUILDING AREA:3,169 SQ, FT,

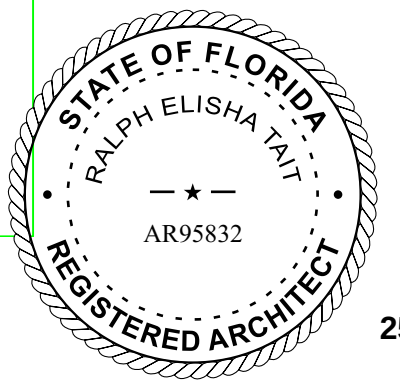
ZONING DATA

RS-6	**REQUIRED**	**PROVIDED**
LOT AREA	6,000 SQ. FT. MIN.	6,047.5 SQ. FT.
LOT WIDTH	60 FT MIN.	50 FT.
LOT COVERAGE	N/A	2,207 /6,047.5 SQ FT.OR 36.4 **%** OF S.A.
GREEN SPACE	N/A	2,528.5 SQ. FT. OR 41.9% OF S.A.
POOLS /POOL DECK	N/A	626 SQ. FT. / 6,047.5 SQ. FT. = 10.4% OF S.A.
VUA + PEDESTRIAN WALKS	N/A	686 SQ. FT. OR 11.3% OF SITE AREA
DENSITY	N/A	1 SINGLE FAMILY RESIDENCE
BUILDING SETBACK		
PRINCIPAL FRONT	25FT MIN.	25 FT
SECONDARY FRONT	N/A	N/A
SIDE	7'-6"FT MIN. 25% LOT WIDTH TOTAL MIN = 12'-6""	7'-6"
REAR	15% OF LOT DEPTH 18'-1" MIN.	30'-0" TO GARAGE
BUILDING HEIGHT		
PRINCIPAL BUILDING	30 FT OR 2 STORY	23'-0" TOP OF FLAT ROOF DECK
PARKING	4 PARKING SPACES	4 PARKING SPACES GARAGE & SURFACE

FRONT YARD REQD. GREEN SPACE:

50 FT. x 25 FT. = 1,250 SQ. FT. (.20) = 250 SQ. FT. MIN. LANDSCAPE PERVIOUS OPEN SPACES REQD.

1,067 SQ. FT. OR 85.3% PERVIOUS OPEN SPACE PROVIDED



RALPH TAIT
ARCHITECT, INC.

October 21, 2024

City Of Hollywood
Planning Division
2600 Hollywood Blvd.
Hollywood, Fl. 33020

Re: Proposed Single Family Residence for:
GNY USA LLC
908 Tyler Street Hollywood, Fl. 33019

Criteria Statement on Certificate of Appropriateness for Design/Demolition

Dear Board Members,

This firm represents GNY USA LLC, owners of the property situated at 908 Tyler Street. We are submitting this letter of intent in support of the application for a certificate of appropriateness regarding the design of a new two-story single-family residence for the aforementioned property.

1. **Retention and Preservation of Historic Character**:
   The structure will maintain its historic character by remaining a single-family residence and incorporating design elements similar to the original structure, like the sloping roof with barrel tiles and flat roof. Automobile access and parking will also follow the original pattern by being located at the rear of the property.

2. **Rationale for Removal of Historic Materials**:
   The removal of historic materials is unavoidable due to the house being in severe disrepair. Since it cannot be occupied in its current state, demolition is necessary.

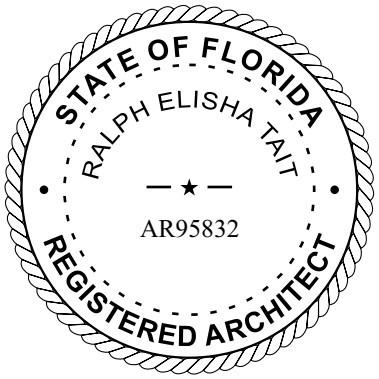
3. **Retention of Historically Significant Changes**:
   Items of historic significance, such as the main entry door, will be preserved when possible. The property owners have agreed to donate the entry door to the local historical society as per their request.

4. **Preservation of Historic Materials during New Construction**:
   Efforts will be made to prevent the destruction of historic materials. Similar to the previous point, the entry door will be preserved and donated.

5. **Compatibility and Differentiation of New Work**:
   The new construction will differentiate from the old while maintaining compatibility with the surrounding neighborhood. This will be achieved by incorporating certain design elements similar to the original structure such as, the roof style and massing, ensuring that the new work respects the scale and architectural features of the neighborhood, which consists of one- and two-story single-family homes.

This approach demonstrates a balance between preserving historical elements and making necessary updates for safety and functionality.

Sincerely,



Ralph E Tait, R.A.
AR95832
President
Ralph Tait Architect, Inc.

Unison
Structural Design LLC

City of Hollywood
Division of Planning
2600 Hollywood Blvd, Room 315
Hollywood, FL 33022

RE: 908 Tyler Street
Hollywood, FL 33019

Subject: Structural Assessment

Upon the request of Mr. Rafi Soltz, we have inspected the residence listed above for the purpose of evaluating the existing conditions of the structure. The construction system of the house is wood floor framing supported on masonry stem and spread footings. Residence envelope is masonry walls. The roof structure is wood framing.

The exterior of the house shows signs of age and moisture deterioration. Wood members around the house: doorways, windows, window frames exhibit significant wood rotting and decay. Wood member joints around the doors and windows have shifted, expanded and/or separated so they are no longer tight and no longer prevent water intrusion. The roof structure has collapsed at South East bedroom, bathroom and corridor of the house. The rest of roof structure is progressing to total collapse. House structure is not safe.

Residence finished floor is below FEMA flood elevation. The floor structure has been experiencing cycles of wet and dry causing extreme decay of wood members. The floor structure has large deformation due to the displacement of the foundation supports. The floor inclines heavily in areas toward the corners and supporting walls. Therefore floor structure is unsafe to walk on. Doors cannot open or close properly because of jamming due to the floor deformations. The kitchen floor is also deformed and has rotting issues as well.

In addition to the continuous water exposure damage, the wood structure is infested with termites, which are the ones responsible of the roof wood frame damage and progressive collapse. The roof of the Detached garage located experience same damage and failure.

Because of the damages explained above and the finished floor elevation of house below flood elevation requirement, repair of existing structure is not feasible. Our office recommendation is to demolish and rebuilt new structure in accordance with current Florida Building Code.

LIMITATIONS OF LIABILITY

We warrant that the services performed by Unison Structural Design LLC are conducted in a manner consistent with the level and skill ordinarily exercised by members of the profession currently practicing under similar conditions. No other warranties expressed or implied are made.

Recommendations and conclusions are based primarily on visual observation and record plans, when available. Concealed conditions may exist and may not become evident without destructive testing or destructive exposure. No destructive testing or exposure was conducted unless specifically noted herein. We are not responsible for any concealed conditions. If conditions are found that are inconsistent with or vary from visible portions of the building, the engineer should be contacted so that field conditions can be examined and recommendations revised, if necessary.

The contents of this report are for the exclusive use of the client, the client's design and construction team and governmental authorities. Information conveyed in this report shall not be used or relied upon by other parties or for other projects without the expressed written consent of Unison Structural Design LLC. This report discusses structural considerations for this site based upon observed conditions and our understanding of construction and foundation support. Environmental issues including (but not limited to) asbestos, soil and/or groundwater contamination are beyond our scope of service.

Should you have any questions or require additional information regarding the above, please feel free to contact me.

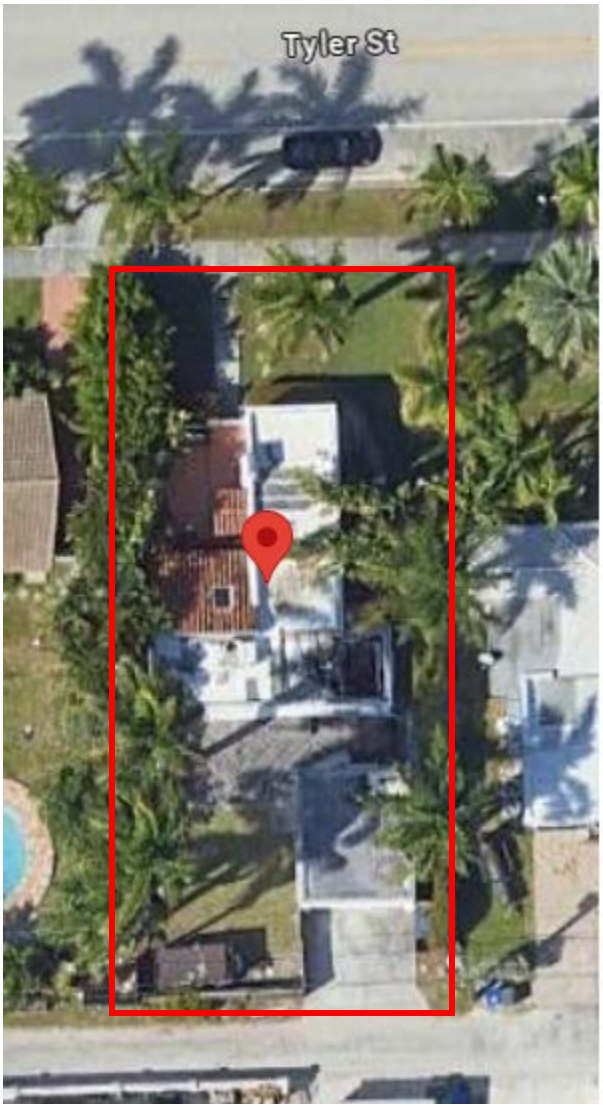
Sincerely,

Unison Structural Design LLC



Kervin Ventura, P.E. #74146

908 Tyler Street, Hollywood, FL 33019

























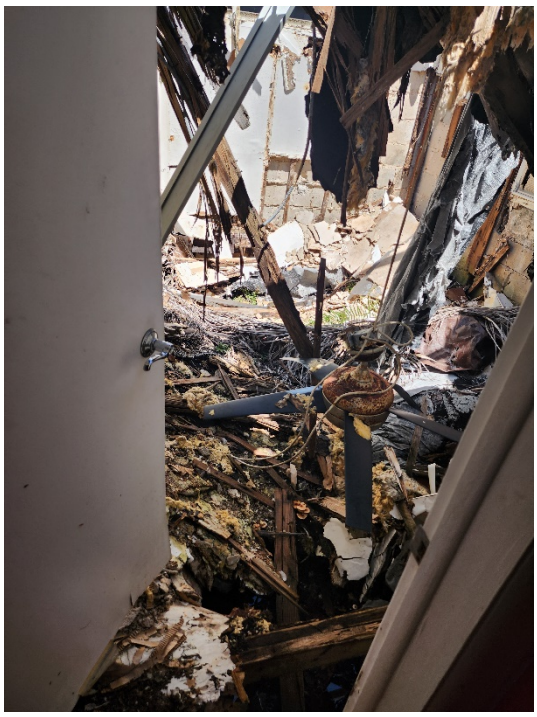


















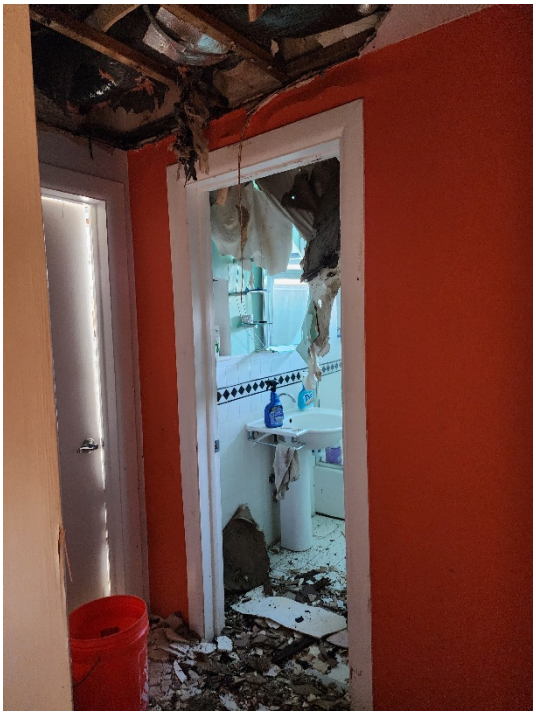












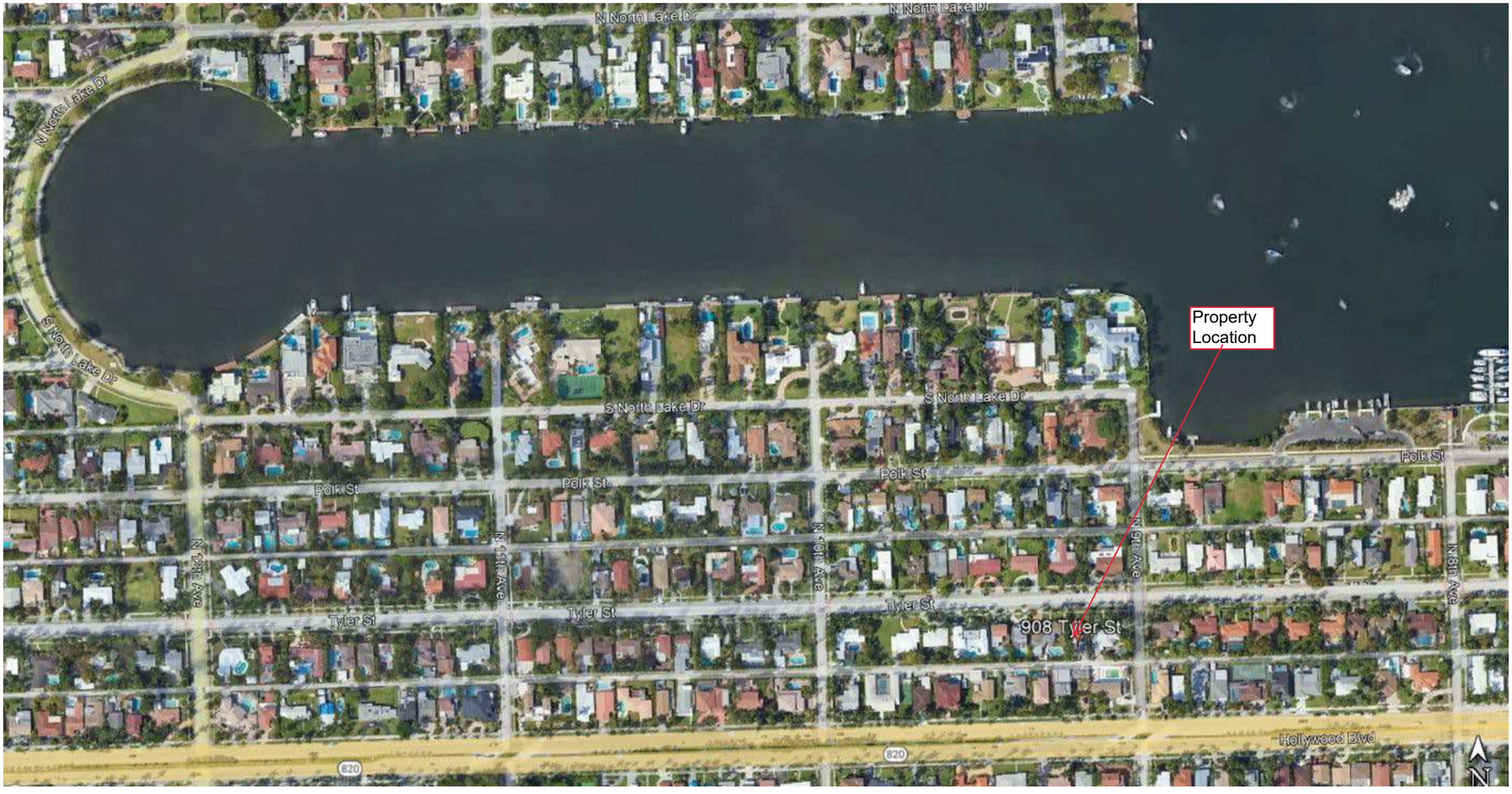












Existing Site Photos For:
908 Tyler Street: Demolition and Proposed Two Story Single Family Residence for: GNY USA LLC

STATE OF FLORIDA
RALPH ELISHA TAIT
AR95832
REGISTERED ARCHITECT



Main House Front



Main House/Garage Rear



Garage Rear



Main House West Side



Garage West Side





Main House Main Entry/
Courtyard





Neighboring Properties South- 923 / 915/ 907 Tyler Street





Adjacent Property to the West -900 Tyler Street



908 Tyler Street



Adjacent Property to the East 918Tyler Street

PROPOSED RESIDENCE for:

GNY USA LLC

908 TYLER STREET
HOLLYWOOD, FL 33019

SHEET NUMBER	SHEET NAME	ISSUE DATE	REV
1-GENERAL			
T-001	COVER SHEET / SHEET INDEX	07/09/24	
AS-101	ARCHITECTURAL SITE PLAN	07/09/24	3
C-01	CIVIL - EROSION CONTROL PLAN	07/09/24	
C-02	CIVIL PLAN	07/09/24	
C-03	CIVIL PLAN DETAIL	07/09/24	
EX-1	DEMOLITION PLAN	07/09/24	
EX-2	DEMOLITION PLAN - EXISTING BUILDING	07/09/24	
2-ARCHITECTURE			
A-101	FLOOR PLANS AND NOTES	07/09/24	2
A-102	ROOF PLAN AND NOTES	07/09/24	1
A-201	BUILDING ELEVATIONS	07/09/24	3
A-202	BUILDING ELEVATIONS	07/09/24	3
A-204	STREET PROFILE ELEVATION	07/09/24	1
A-303	BUILDING SECTIONS	07/09/24	3
A-304	BUILDING SECTIONS	07/09/24	3
3-LANDSCAPE			
L102	PROPOSED LANDSCAPE PLAN	07/09/24	
Grand total: 15			

1 EXISTING VIEW
SCALE:NTS



2 PROPOSED VIEW
SCALE:NTS

rta RALPH TAIT ARCHITECT, INC.

ARCHITECT OF RECORD

11820 Miramar Parkway, Suite 121
Miramar, Florida, 33025
(P) 954-592-2841
(Fax) 954-392-7502
Email: rtait@bellsouth.net
www.rtarchitectinc.com

STATE OF FLORIDA · RALPH ELISHA TAIT · AR95832 · REGISTERED ARCHITECT

RALPH E. TAIT AR95832 DATE

ENGINEER OF RECORD

PROPOSED RESIDENCE for:

GNY USA LLC

908 TYLER STREET,
HOLLYWOOD, FLORIDA 33019

CLIENT: GNY USA LLC

REV	DATE	DESCRIPTION

DESIGN DELIVERABLE: Historical Board Submittal

ISSUE DATE: 07/09/24

PROJECT NUMBER: 24-010

DRAWN BY: JJ

CHECKED BY: RET

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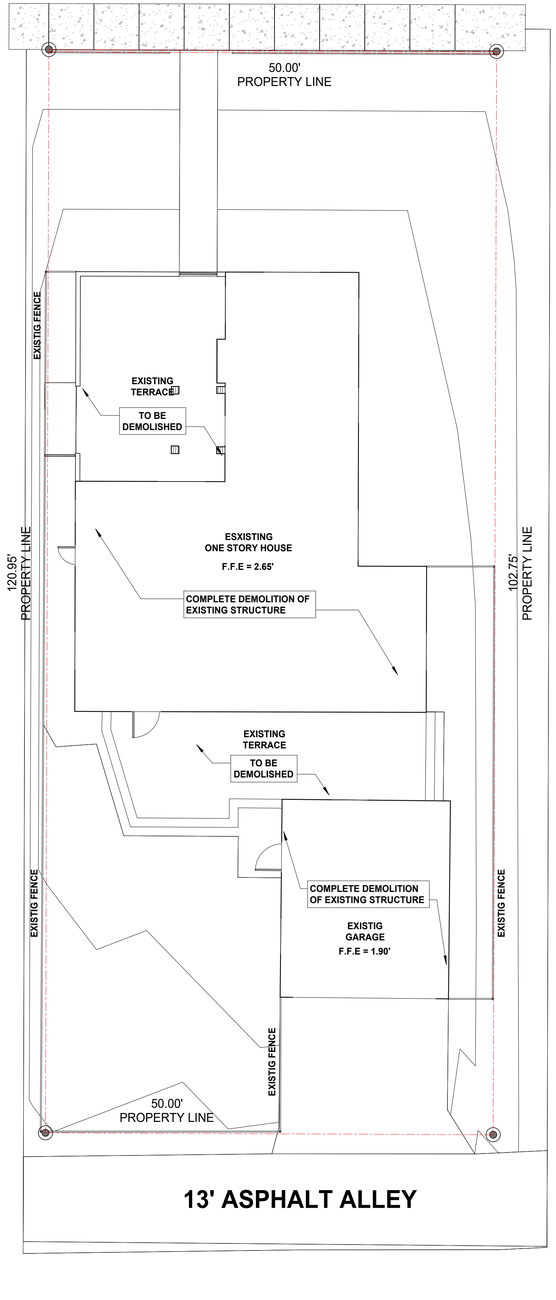
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COVER SHEET / SHEET INDEX

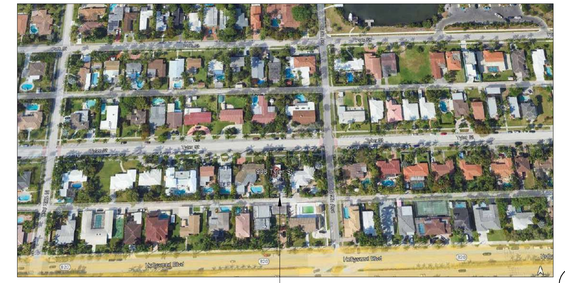
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T-001

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



3 LOCATION MAP.
SCALE:N.T.S.

1) THE WORK SHALL INCLUDE THE FURNISHING OF ALL MATERIALS, CUTTING, EXTENDING, CONNECTING, REPAIRING, ADAPTING, AND OTHER WORK COINCIDENTAL HERETO. TOGETHER WITH SUCH TEMPORARY INSTALLATIONS AS MAY BE NECESSARY TO SATISFY THE DEMOLITION PROGRAM. APPROVAL SHALL BE SECURED FROM THE OWNER/ PRIOR TO CUTTING/DRILLING OF ANY STRUCTURAL SUPPORT.

2) ALL BUILDING CONSTRUCTION AFFECTED BY THE REMOVAL, RELOCATION, INSTALLATION OF ANY PIECE OF EQUIPMENT SHALL BE REPAIRED AND FINISHED AS REQUIRED TO MATCH EXISTING CONDITION OR AS DIRECTED BY THE ARCHITECTURAL DRAWINGS, SPECIFICATIONS, OR OWNER'S REPRESENTATIVE.

3)CONTRACTOR SHALL DEMOLISH ANY INTERIOR FINISHES TO COMPLETE THE NECESSARY AND PROPOSED WORK AS DIRECTED BY THE ARCHITECTURAL DRAWINGS, INTERIOR DESIGN DRAWINGS, SPECIFICATIONS, OR BY OWNER REPRESENTATIVES.

4) EXISTING FIXTURES, EQUIPMENT, AND ALL DEBRIS WHICH ARE REQUIRED TO BE REMOVED SHALL BE REMOVED BY THE CONTRACTOR. CONTRACTOR TO COORDINATE WITH OWNER REPRESENTATIVES PRIOR TO REMOVAL OF SUCH.

5) ALL ELECTRICAL AND PLUMBING LINES WHICH REQUIRE REMOVAL OR ALTERATION ARE TO BE DONE SO BY THE CONTRACTOR. LINES TO BE CAPPED AND PREPARED FOR REMOVAL OR REROUTING AS SPECIFIED ON THE PLANS.

6) REMOVE ALL UTILITIES IN DEMOLITION AREAS AND CONSTRUCTION AREAS IN A MANNER, AND IN THE TIME, SATISFACTORY TO THE UTILITY COMPANY DESIRED TO EFFECT THE REMOVAL OF THE MATERIALS, THEY SHALL BE PERMITTED TO DO SO.

7) COVER ITEMS AS SPECIFIED BY OWNER REPRESENTATIVE TO PROTECT FROM DUST AND DEBRIS.

8) SALVAGED MATERIALS SHALL BE REMOVED, CLEANED, AND PREPARED FOR RE-INSTALLATION. OWNER MAINTAINS OWNERSHIP OF ALL MATERIALS UNLESS OTHERWISE SPECIFIED.

9) WHERE EXISTING WALLS, CEILINGS, AND FIXTURES HAVE BEEN REMOVED, AREAS SHALL BE PATCHED TO MATCH EXISTING FINISHES, OR FINISHES TO BE ADDED AS PER PLANS,OR AS PER OWNER'S REP.

10) WHERE EXISTING 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, UNLESS OTHERWISE CALLED FOR. WHERE DAMAGE IS UNREPAIRABLE, NEW ITEMS OR EQUIPMENT SHALL BE PROVIDED. CONTRACTOR SHALL PROVIDE ALL NECESSARY WATERPROOFING, FIRE STOPPING AND SEALING OF PENETRATIONS LEFT FROM REMOVED EQUIPMENT OR PRODUCED BY THIS WORK.

11) INTERRUPTION OF EXISTING SERVICES AND/OR OPERATION OF FACILITIES SHALL BE KEPT TO A MINIMUM. CONTRACTOR SHALL FURNISH ALL MATERIALS REQUIRED WHENEVER TEMPORARY CONNECTIONS ARE NECESSARY TO MAINTAIN CONTINUITY OF SERVICE. INTERRUPTION OF EXISTING SERVICES, THE INSTALLATION OF TEMPORARY FACILITIES, AND THE WORK OF MAKING FINAL CONNECTIONS TO THE NEW WORK SHALL BE DONE ONLY AT SUCH TIMES PERMITTED AND SCHEDULED IN ADVANCE BY THE ARCHITECT/OWNER WITHOUT ADDITIONAL COST. CARE MUST BE USED IN REMOVING SERVICES TO AREAS BEING DEMOLISHED SO THAT SERVICES TO OTHER AREAS WHICH MIGHT BE SERVED THROUGH THESE AREAS WILL NOT BE INTERRUPTED.

12) ALL EXIST. GAS LINES WHICH REQUIRE REMOVAL OR ALTERATION SHALL BE PERFORMED BY A QUALIFIED CONTRACTOR LICENSED BY THE STATE OF FLORIDA TO PERFORM SUCH WORK.

2 GENERAL DEMO NOTE
SCALE: 1/4" = 1'-0"

RALPH TAIT ARCHITECT, INC.

ARCHITECT OF RECORD

11820 Miramar Parkway, Suite 121
Miramar, Florida, 33025
(P) 954-592-2841
(Fax) 954-392-7502
Email: rtait@bellsouth.net
www.rtarchitectinc.com

STATE OF FLORIDA
RALPH ELISHA TAIT
AR95832
REGISTERED ARCHITECT

RALPH E. TAIT AR95832 DATE

ENGINEER OF RECORD

PROPOSED RESIDENCE for:

GNY USA LLC

908 TYLER STREET,
HOLLYWOOD, FLORIDA 33019

CLIENT: GNY USA LLC

REV	DATE	DESCRIPTION

DESIGN DELIVERABLE: Historical Board Submittal
ISSUE DATE: 07/09/24

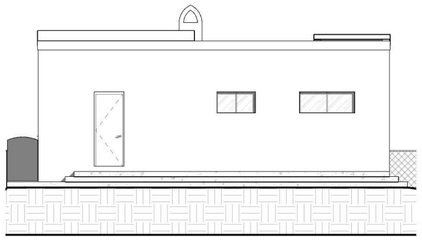
PROJECT NUMBER: 24-010
DRAWN BY: JS
CHECKED BY: RET

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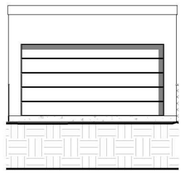
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SHEET NUMBER: EX-1

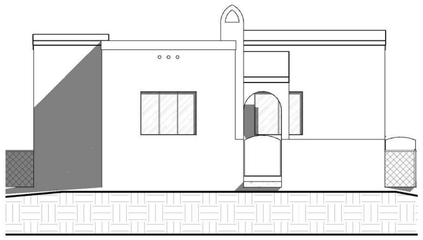
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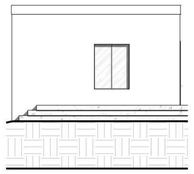
9 EXISTING ELEVATION NORTH
SCALE: 1/8" = 1'-0"



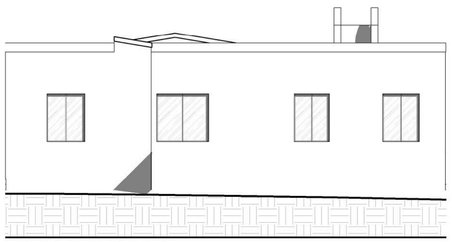
6 EXISTING GARAGE NORTH
SCALE: 1/8" = 1'-0"



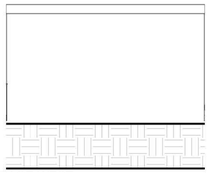
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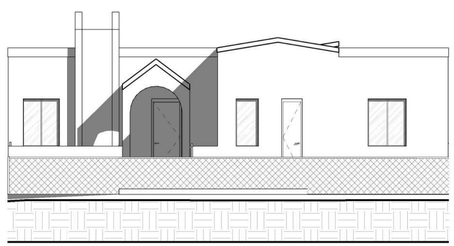
5 EXISTING GARAGE SOUTH
SCALE: 1/8" = 1'-0"



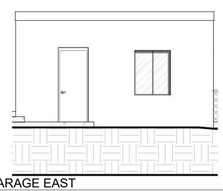
3 EXISTING ELEVATION WEST
SCALE: 1/8" = 1'-0"



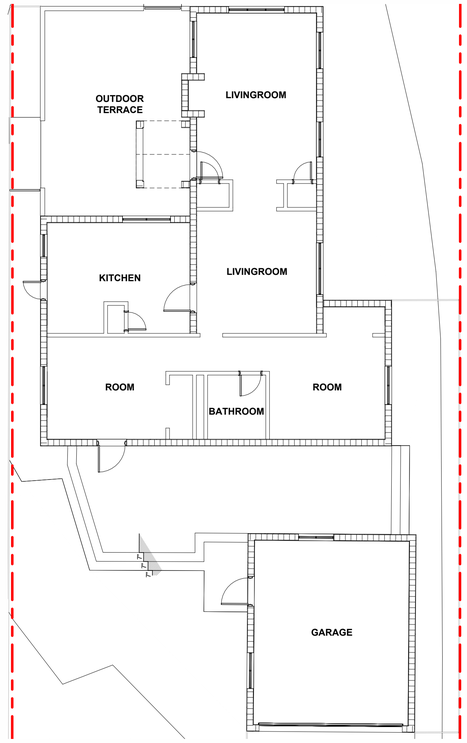
4 EXISTING GARAGE WEST
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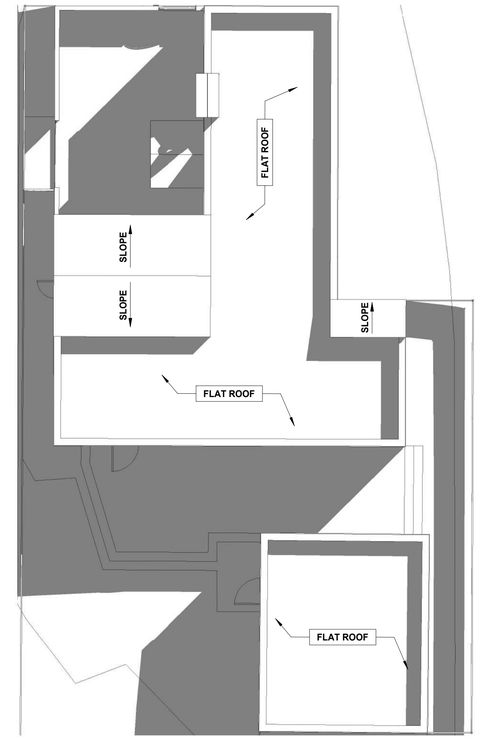
10 EXISTING ELEVATION EAST
SCALE: 1/8" = 1'-0"



7 EXISTING GARAGE EAST
SCALE: 1/8" = 1'-0"



2 EXISTING FLOOR PLAN
SCALE: 1/8" = 1'-0"



1 EXISTING ROOF PLAN
SCALE: 1/8" = 1'-0"

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rta RALPH TAIT ARCHITECT, INC.

ARCHITECT OF RECORD

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STATE OF FLORIDA · RALPH ELISHA TAIT · AR95832 · REGISTERED ARCHITECT

RALPH E. TAIT AR95832 DATE

ENGINEER OF RECORD

PROPOSED RESIDENCE for:

GNY USA LLC

908 TYLER STREET,
HOLLYWOOD, FLORIDA 33019

CLIENT: GNY USA LLC

REV	DATE	DESCRIPTION

DESIGN DELIVERABLE: Historical Board Submittal

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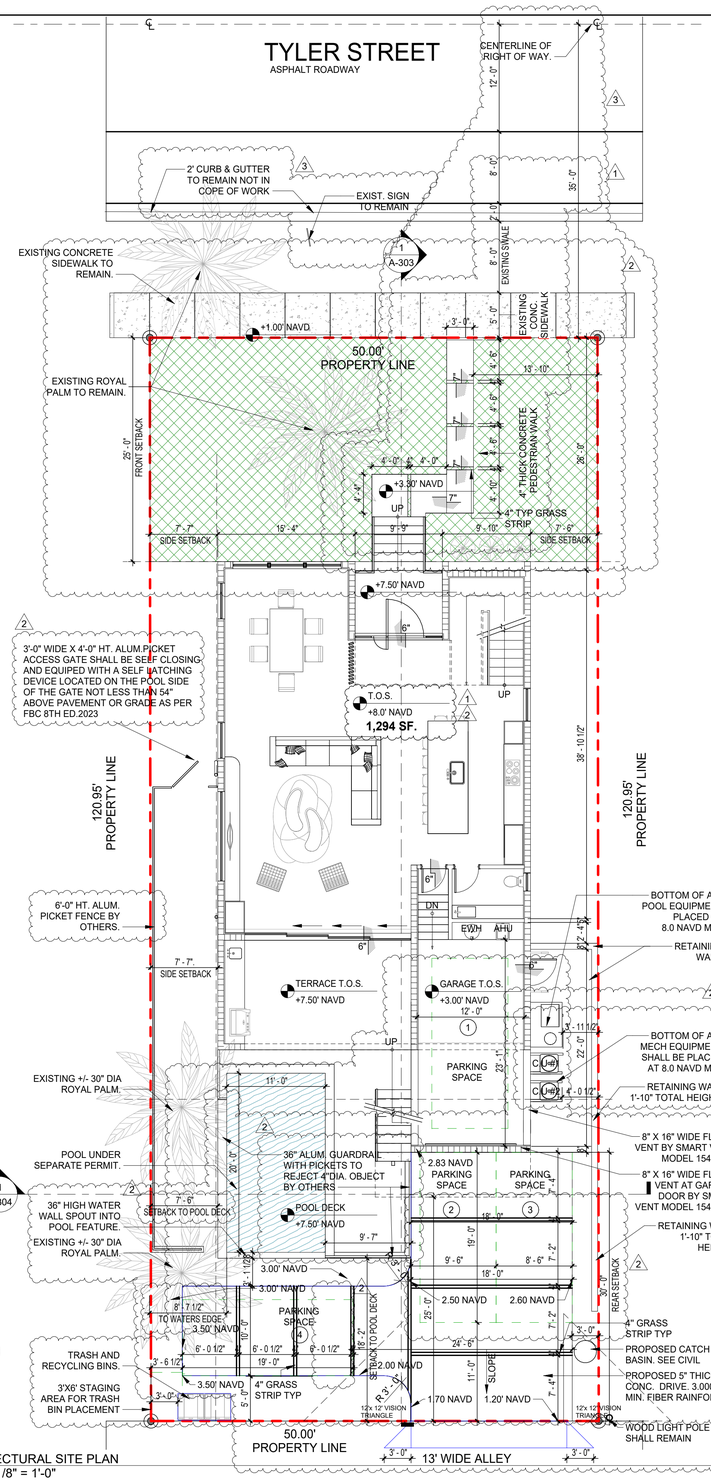
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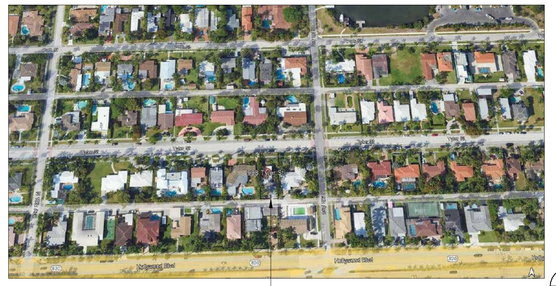
DEMOLITION PLAN - EXISTING BUILDING

SHEET NUMBER:

EX-2



1 ARCHITECTURAL SITE PLAN
SCALE: 1/8" = 1'-0"



3 LOCATION MAP
SCALE:N.T.S.

LEGAL DESCRIPTION

LOT 18, BLOCK 63, "HOLLYWOOD LAKES SECTION", ACCORDING TO PLAT THEREOF AS RECORDED IN PLAT BOOK 1, PAGE 32, OF BROWARD COUNTY, FLORIDA. SAID LAND SITUATED IN THE CITY OF HOLLYWOOD, BROWARD COUNTY, FLORIDA.

PROPERTY ADDRESS:
908 TYLER STREET HOLLYWOOD, FL 33019

FOLIO NUMER: 5142 14 02 2570

PROJECT DATA

SCOPE OF WORK:
DEMOLITION OF EXISTING SINGLE FAMILY RESIDENCE FOR PROPOSED TWO-STORY SINGLE FAMILY RESIDENCE.

OCCUPANCY TYPE:
R-3 (RESIDENTIAL) AS PER F.B.C. - 8TH EDITION 2023 BUILDING

CONSTRUCTION TYPE:
TYPE V-B AS PER F.B.C. - 8TH EDITION 2023 BUILDING

FLOOD ZONE INFORMATION:
HOLLYWOOD
BROWARD COUNTY, FLORIDA.
125113
ZONE AE
BASE FLOOD ELEVATION = 7
PANEL No. 12011 C0 588 J
FIRM DATE - 07/31/2024

PARKING CALCULATION:
TOTAL A/C AREA: 2,804 SQ. FT.
FIRST 2,000 S.F.= 2 PARKING SPACES
REMAING 804 S.F.= 2 PARKING SPACES
TOTAL REQ'D PARKING= 4 PARKING SPACES
TOTAL PROVIDED PARKING= 4 PARKING SPACES

FLOOD VENT CALCULATION
ENCLOSED GARAGE AREA: 365 S.F.
VENT #1: PROVIDE SMART VENT (INSULATED)
MODEL # 1540-520
FLOOD COVERAGE AREA= 200 S.F.

VENT #2: PROVIDE SMART VENT (INSULATED)
MODEL # 1540-524
FLOOD COVERAGE AREA= 200 S.F.

TOTAL FLOOD COVERAGE AREA PROVIDED BY VENT #1 & #2 400 S.F. > 365 S.F.

THE BOTTOM OF THE VENTS MUST NOT EXCEED 12" ABOVE THE HIGHEST ADJACENT GRADE.

PREVIOUS AREA: 2,528 SQ. FT. OR 41.9%
IMPERVIOUS AREA: 3,519 SQ. FT. OR 58.1%

2 SITE_DATA
SCALE:NTS

BUILDING DATA

FIRST FLOOR A/C SPACE: 1,294 SQ. FT.
SECOND FLOOR A/C SPACE: 1,510 SQ. FT.
GARAGE (NON A/C SPACE) 365 SQ. FT.

TOTAL AREA A/C SPACE: 2,804 SQ. FT.
TOTAL BUILDING AREA: 3,169 SQ. FT.

ENERGY CODE AND GREEN BUILDING COMPLIANCE
THE FOLLOWING (6) ITEMS ARE INCLUDED TO COMPLY.

1- ENERGY EFFICIENT LOW E WINDOWS. ALL WINDOWS SHALL CONFORM TO THE ENERGY STAR RATING CRITERIA FOR SOUTH FLORIDA AS APPROVED BY THE NFRC (NATIONAL FENESTRATION RATING COUNCIL).

2- ENERGY EFFICIENT DOORS. ALL EXTERIOR DOORS SHALL CONFORM TO THE ENERGY STAR RATING CRITERIA FOR SOUTH FLORIDA.

3- PROGRAMMABLE THERMOSTATS.

4- DUAL FLUSH TOILETS. THESE TOILETS WHEN FLUSHED USE LESS THAN ONE GALLON TO FLUSH LIQUID, AND 1.6 GALLONS OR LESS FOR SOLIDS (USGBC). PLANS SHALL INDICATE DUAL FLUSH TOILETS. SYSTEM MUST BE VERIFIED BY THE PLUMBING INSPECTOR AT FINAL INSPECTION.

5- ALL ENERGY EFFICIENT OUTDOOR LIGHTING LAMPS TO BE LED. ALL ENERGY EFFICIENT OUTDOOR LIGHTING SHALL BE VERIFIED BY THE ELECTRICAL INSPECTOR AT FINAL INSPECTION.

6- ELECTRIC VEHICLE CHARGING STATION INFRASTRUCTURE.

ZONING DATA

RS-6

	REQUIRED/ ALLOWED	PROVIDED
LOT AREA	6,000 SQ. FT. MIN.	6,047 SQ. FT.
LOT WIDTH	60 FT. MIN.	50 FT.
LOT COVERAGE	N/A N/A	2,207 / 6,047.5 SQ FT.OR 36.4% OF S.A. N/A
FLOOR LOT RATIO	N/A	N/A
FRONTAGE AT THE FRONT SETBACK	N/A	N/A
GREEN SPACE	N/A	2,528.5 SQ. FT. OR 41.9% OF S.A.
POOLS / POOL DECK	N/A	626 SQ. FT. / 6,047.5 SQ. FT. = 10.4% OF S.A.
VUA + PEDESTRIAN WALKS	N/A	686 SQ. FT. OR 11.3% OF SITE AREA.
DENSITY	N/A	1 SINGLE FAMILY RESIDENCE

BUILDINGS SETBACK

PRINCIPAL FRONT	25FT MIN.	25 FT
SECONDARY FRONT	N/A	N/A
SIDE	7'-6"FT MIN. 25% LOT WIDTH TOTAL MIN = 12'-6"	7'-6"
REAR	15% OF LOT DEPTH 18'-1" MIN.	30'-0" TO GARAGE

BUILDING HEIGHT

PRINCIPAL BUILDING	30 FT OR 2 STORY	23'-0" TOP OF FLAT ROOF DECK
OUTBUILDING	N/A	N/A

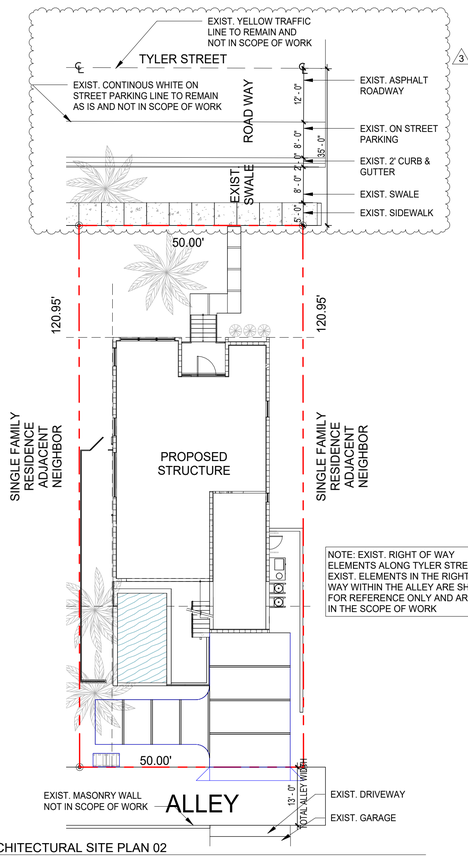
PARKING

4 PARKING SPACE | 4 PARKING SPACE GARAGE & SURFACE

FRONT YARD REQD. GREEN SPACE:

50 FT. x 25 FT. = 1,250 SQ. FT. (.20) = 250 SQ. FT. MIN. LANDSCAPE PERVIOUS OPEN SPACES REQD.

1,108.42 SQ. FT. OR 88.6% PERVIOUS OPEN SPACE PROVIDED



4 ARCHITECTURAL SITE PLAN 02
SCALE: 1/16" = 1'-0"

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STATE OF FLORIDA · RALPH ELISHA TAIT · AR95832 · REGISTERED ARCHITECT

RALPH E. TAIT AR95832 DATE

ENGINEER OF RECORD

PROPOSED RESIDENCE for:

GNY USA LLC

908 TYLER STREET,
HOLLYWOOD, FLORIDA 33019

CLIENT: GNY USA LLC

REV	DATE	DESCRIPTION
1	10/17/24	STAFF COMMENTS
2	2/5/25	STAFF COMMENTS
3	4/4/25	STAFF COMMENTS

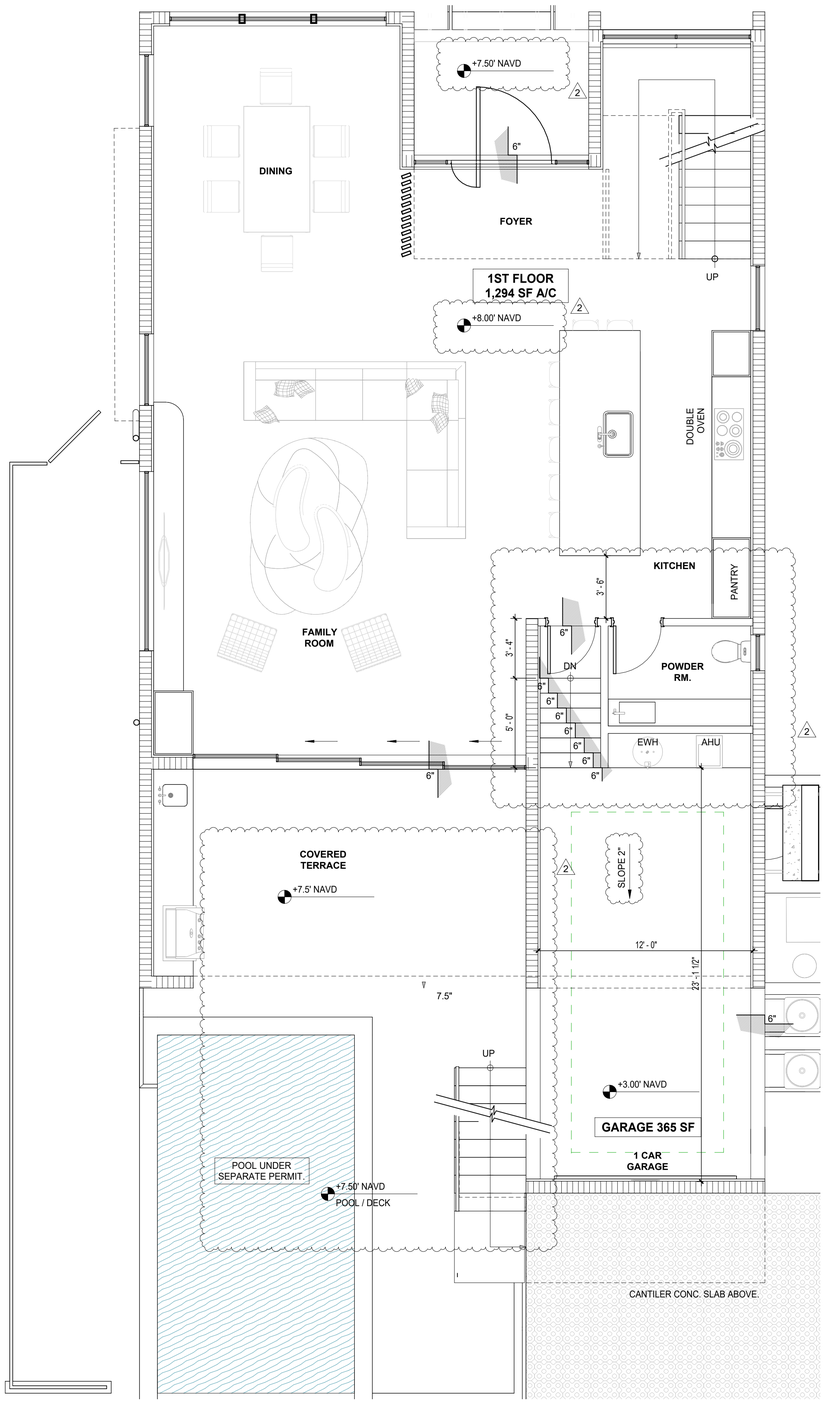
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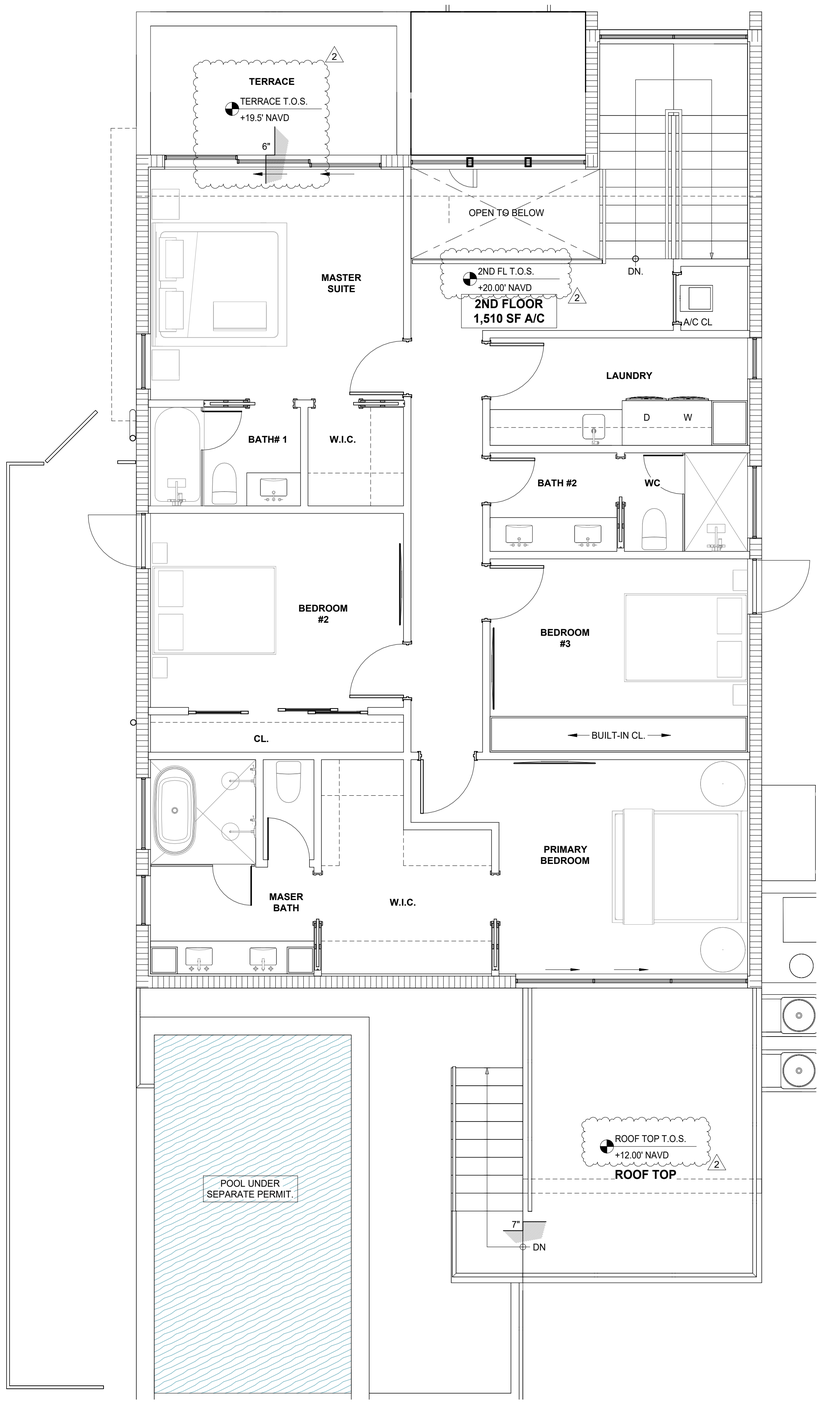
SHEET TITLE: **ARCHITECTURAL SITE PLAN**

SHEET NUMBER: AS-101

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1 FIRST FLOOR PLAN
SCALE: 1/4" = 1'-0"



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

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RALPH E. TAIT AR95832 DATE

ENGINEER OF RECORD

PROPOSED RESIDENCE for:

GNY USA LLC

908 TYLER STREET,
HOLLYWOOD, FLORIDA 33019

CLIENT: GNY USA LLC

REV	DATE	DESCRIPTION
1	10/17/24	STAFF COMMENTS
2	2/5/25	STAFF COMMENTS

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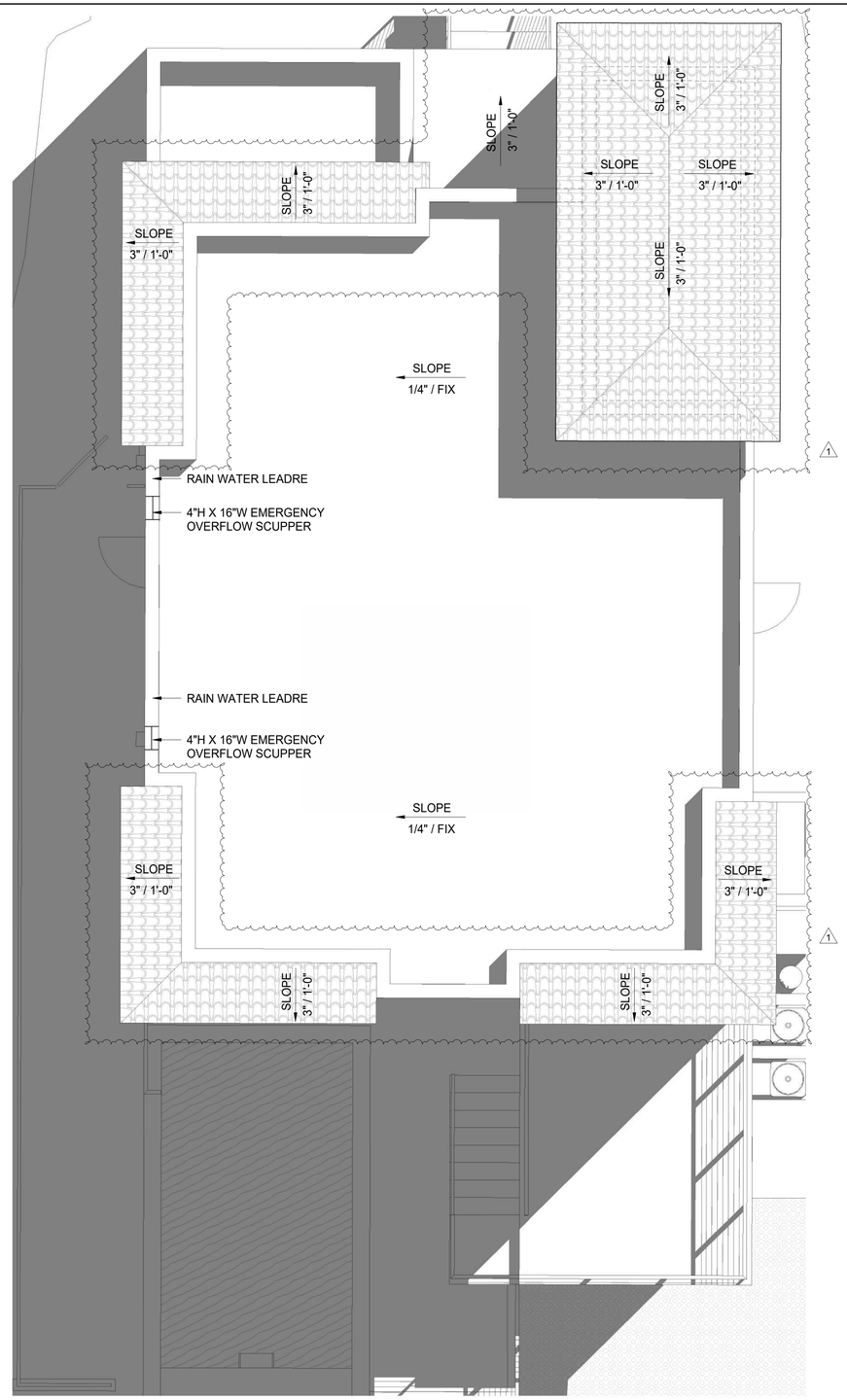
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SHEET TITLE: **FLOOR PLANS AND NOTES**

SHEET NUMBER: A-101

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

N

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RALPH E. TAIT DATE
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PROPOSED RESIDENCE for:

GNY USA LLC

908 TYLER STREET,
HOLLYWOOD, FLORIDA 33019

CLIENT: GNY USA LLC

REV	DATE	DESCRIPTION
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SHEET TITLE:
ROOF PLAN AND NOTES

SHEET NUMBER:
A-102

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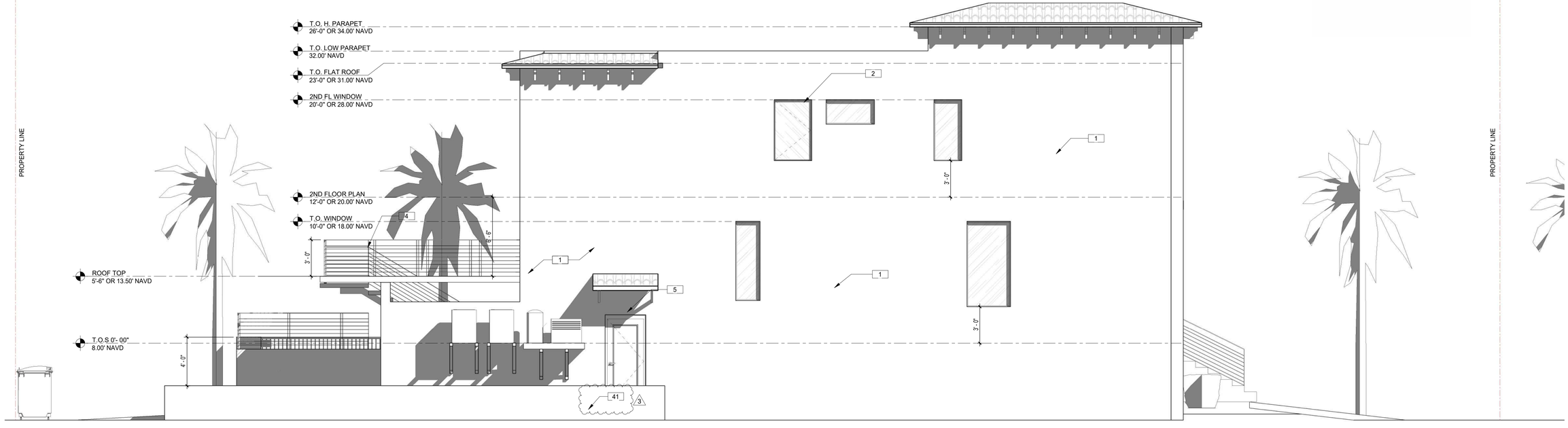


2 NORTH ELEVATION
SCALE: 1/4" = 1'-0"

MARK	MODEL	MANUFACTURER	FINISH	LOCATION	REMARKS
A	SW7004 SNOWBOUND	SHERWIN WILLIAMS	EXTERIOR SATIN	ALL SMOOTH STUCCO SURFACES	
B	SW7043 WORLDY GRAY	SHERWIN WILLIAMS	EXTERIOR SATIN	ALL SMOOTH STUCCO SURFACES	
C	CUMARU HARDWOOD W/ IPE OIL TO SEAL	TBD	MATTE FINISH	UNDERSIDE OF ROOF OVERHANG	
D	ENTRY DOOR	TBD	WOODLIKE ROYAL WALNUT	ENTRY PIVOT DOOR	
E	WINDOWS / DOORS	TBD	BLACK FRAME / CLEAR GLASS	ALL WINDOWS AND DOORS EXCEPT ENTRY DOOR	
F	TILE ROOF	TBD		PITCHED ROOF	
G	ALUMINUM RAILING	CUSTOM	FINISH TO MATCH WINDOW FRAMES BLACK		
H	CUMARU HARDWOOD W/ IPE OIL TO SEAL	TBD	MATTE FINISH	DECORATIVE WOOD RAFTERS	
I	ALUM. RAIN GUTTERS & DOWNSPOUT	CUSTOM	BLACK PAINT		

3 FINISH SCHEDULE.
SCALE:NTS

MARK	KEYNOTE TEXT
1	5/8" SMOOTH STUCCO ON 8" CMU. FINISH TO BE SELECTED BY OWNER.
2	IMPACT RESISTANT WINDOWS / DOORS (TYP).
4	ALUMINUM RAILING BY OTHERS. BLACK FINISH
5	1X T&G WOOD SOFFIT STAINED.
6	5/8" SMOOTH STUCCO ON 8" CMU. W/1/2" HORIZONTAL STUCCO REVEAL SPACED EQUALLY @ +/- 6.00" O.C BY PLASTIC COMPONENTS OR APPROVED EQUAL.
41	RETAINING WALL 1'-10" TOTAL HEIGHT.



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

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RALPH E. TAIT AR95832 DATE

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PROPOSED RESIDENCE for:

GNY USA LLC

908 TYLER STREET,
HOLLYWOOD, FLORIDA 33019

CLIENT: GNY USA LLC

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2	2/5/25	STAFF COMMENTS
3	4/4/25	STAFF COMMENTS

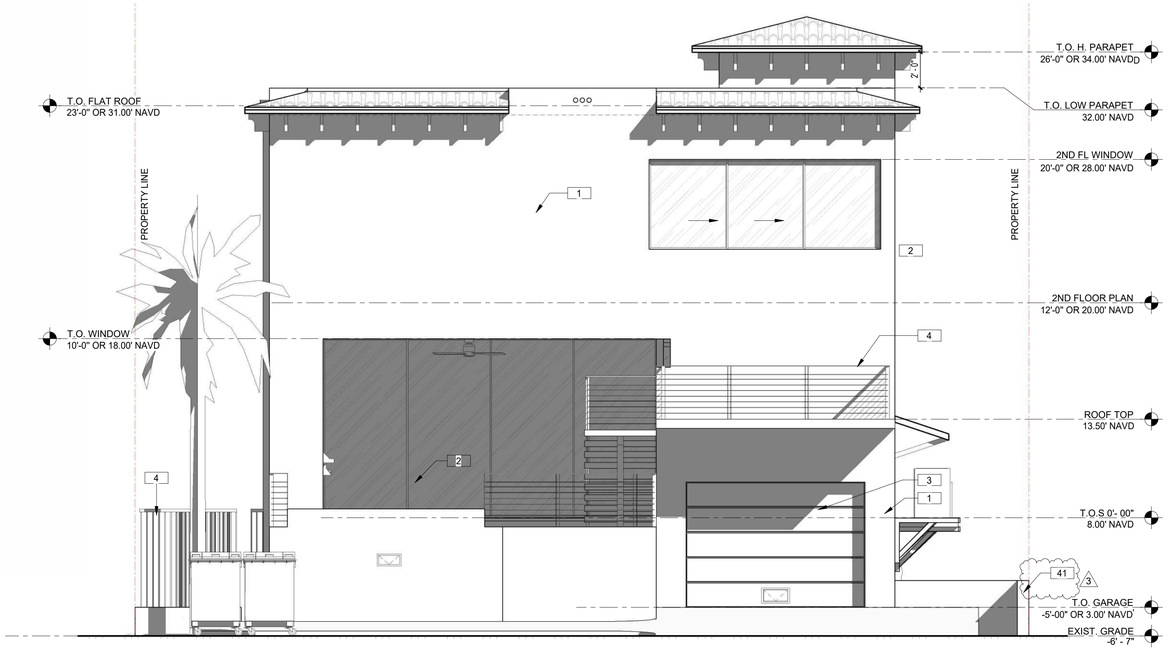
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SHEET TITLE: **BUILDING ELEVATIONS**

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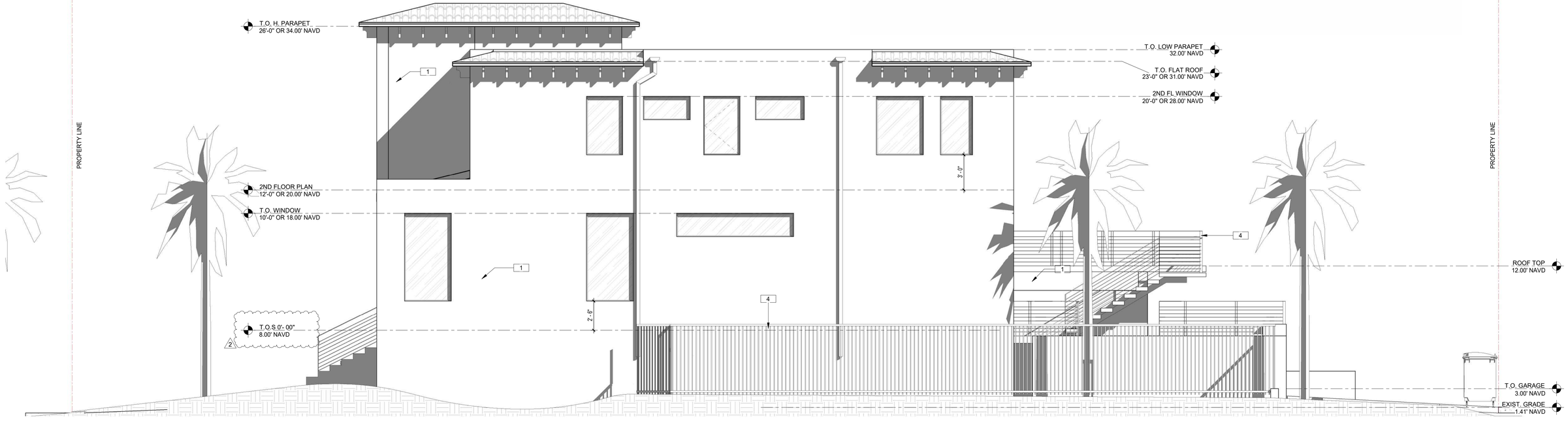


2 SOUTH ELEVATION
SCALE: 1/4" = 1'-0"

MARK	MODEL	MANUFACTURER	FINISH	LOCATION	REMARKS
A	SW7004 SNOWBOUND	SHERWIN WILLIAMS	EXTERIOR SATIN	ALL SMOOTH STUCCO SURFACES	
B	SW7043 WORLDY GRAY	SHERWIN WILLIAMS	EXTERIOR SATIN	ALL SMOOTH STUCCO SURFACES	
C	CUMARU HARDWOOD W/ IPE OIL TO SEAL	TBD	MATTE FINISH	UNDERSIDE OF ROOF OVERHANG	
D	ENTRY DOOR	TBD	WOODLIKE ROYAL WALNUT	ENTRY PIVOT DOOR	
E	WINDOWS / DOORS	TBD	BLACK FRAME / CLEAR GLASS	ALL WINDOWS AND DOORS EXCEPT ENTRY DOOR	
F	TILE ROOF	TBD		PITCHED ROOF	
G	ALUMINUM RAILING	CUSTOM	FINISH TO MATCH WINDOW FRAMES BLACK		
H	CUMARU HARDWOOD W/ IPE OIL TO SEAL	TBD	MATTE FINISH	DECORATIVE WOOD RAFTERS	
I	ALUM. RAIN GUTTERS & DOWNSPOUT	CUSTOM	BLACK PAINT		

3 FINISH SCHEDULE
SCALE:NTS

MARK	KEYNOTE TEXT
1	5/8" SMOOTH STUCCO ON 8" CMU. FINISH TO BE SELECTED BY OWNER.
2	IMPACT RESISTANT WINDOWS / DOORS (TYP).
3	IMPACT RESISTANT STEEL GARAGE DOOR. TO MATCH BUILDING COLOR. SNOWBOUND COLOR.
4	ALUMINUM RAILING BY OTHERS. BLACK FINISH
41	RETAINING WALL 1'-10" TOTAL HEIGHT.



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

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GNY USA LLC

908 TYLER STREET,
HOLLYWOOD, FLORIDA 33019

CLIENT: GNY USA LLC

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1	10/17/24	STAFF COMMENTS
2	2/5/25	STAFF COMMENTS
3	4/4/25	STAFF COMMENTS

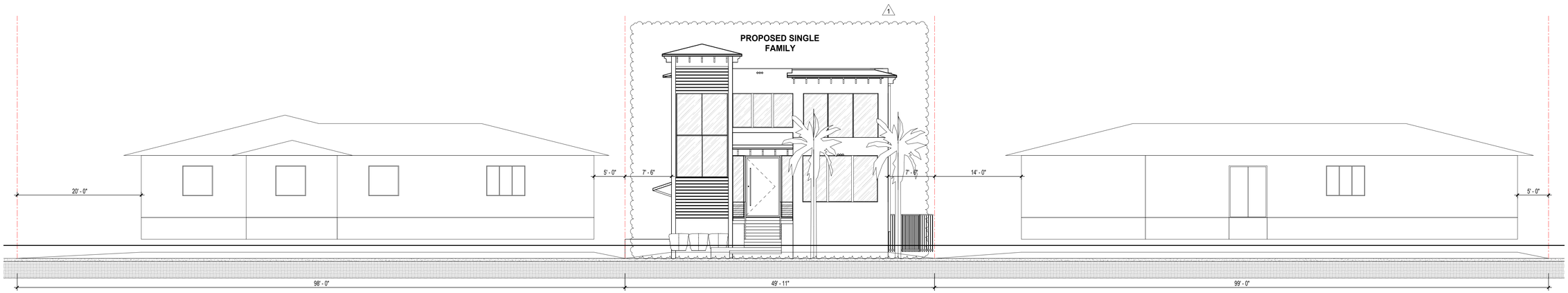
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1 STREET PROFILE ELEVATION
SCALE: 1/8" = 1'-0"

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908 TYLER STREET,
HOLLYWOOD, FLORIDA 33019

CLIENT: GNY USA LLC

REV	DATE	DESCRIPTION
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STREET PROFILE ELEVATION

SHEET NUMBER:
A-204



1 Section 11
SCALE: 1/4" = 1'-0"

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RALPH E. TAIT AR95832 DATE

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PROPOSED RESIDENCE for:

GNY USA LLC

908 TYLER STREET,
HOLLYWOOD, FLORIDA 33019

CLIENT: GNY USA LLC

REV	DATE	DESCRIPTION
3	4/4/25	STAFF COMMENTS

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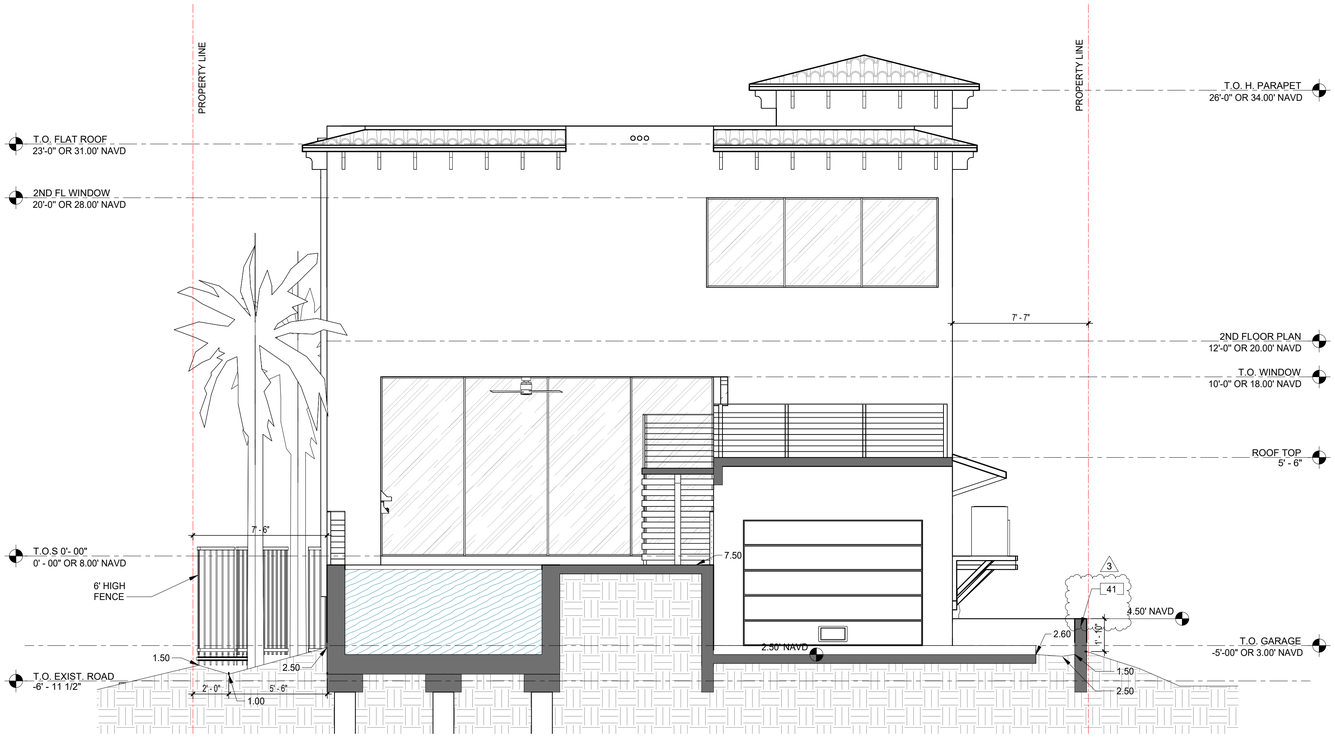
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BUILDING SECTIONS

SHEET NUMBER:
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1 Section 13
SCALE: 1/4" = 1'-0"

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RALPH E. TAIT AR95832 DATE

ENGINEER OF RECORD

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GNY USA LLC

908 TYLER STREET,
HOLLYWOOD, FLORIDA 33019

CLIENT: GNY USA LLC

REV	DATE	DESCRIPTION
3	4/4/25	STAFF COMMENTS

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SHEET TITLE:
BUILDING SECTIONS

SHEET NUMBER:
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STATE OF FLORIDA
RALPH ELISHA TAIT
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RALPH E. TAIT DATE
AR95832

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CLIENT: GNY USA LLC

REV	DATE	DESCRIPTION
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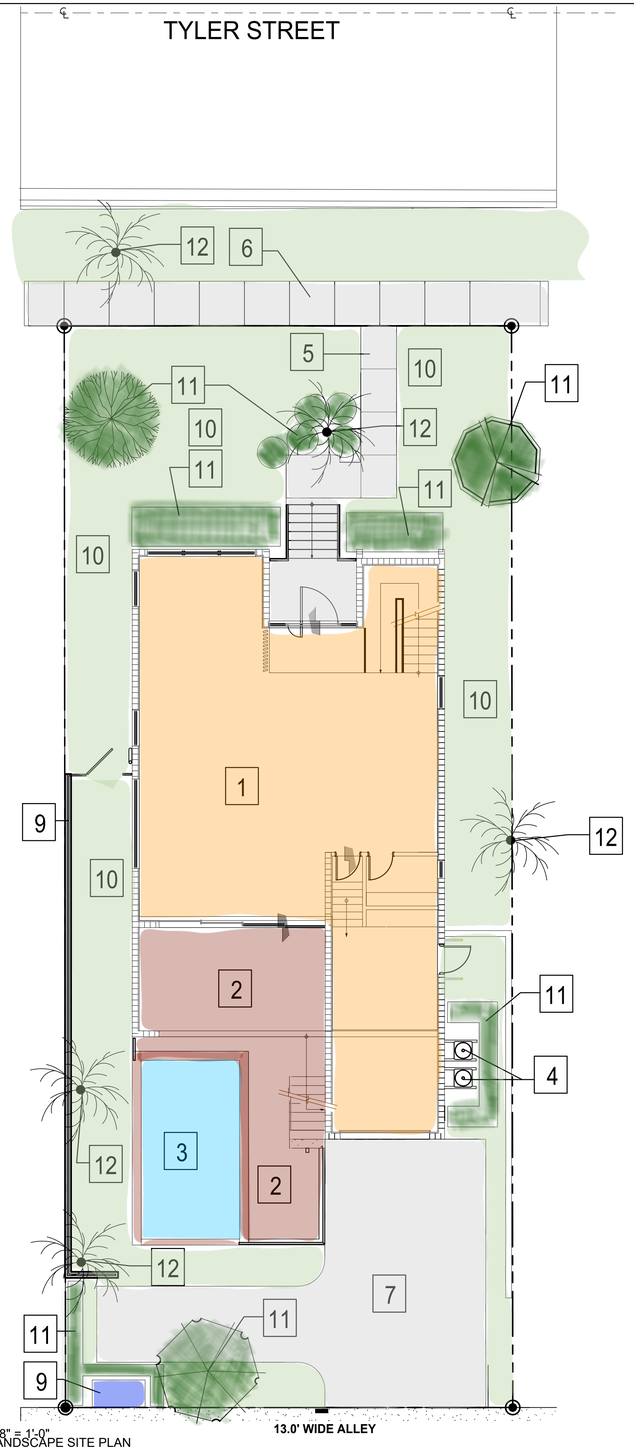
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FRONT VIEW

SHEET NUMBER:

ID-101

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1 COLOR LANDSCAPE SITE PLAN
SCALE: 1/8" = 1'-0"

LEGEND

1	PROPOSED SINGLE FAMILY RESIDENCE
2	PROPOSED POOL DECK
3	PROPOSED SWIMMING POOL
4	PROPOSED MECHANICAL EQUIPMENT
5	PROPOSED CONCRETE PEDESTRIAN WALK
6	EXIST. CONCRETE SIDEWALK
7	PROPOSED CONCRETE DRIVEWAY
8	PROPOSED FENCE
9	PROPOSED SOLID WASTE / RECYCLE STAGING AREA
10	SOD
11	PROPOSED LANDSCAPE MATERIAL
12	EXIST. LANDSCAPE MATERIAL

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RALPH E. TAIT AR95832 DATE

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CLIENT: GNY USA LLC

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SHEET TITLE:

SHEET NUMBER: LS-101

C:\Users\Owner\Dropbox\Ralph Work\Ralph Tait Architect-Inc\Projects-2024\24-010-908 Tyler Street-Hollywood\24-010 CNSV Fifth Floor Model\908 Tyler St Residence_option2 240704.rvt 10/7/2024 11:33:44 AM

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.

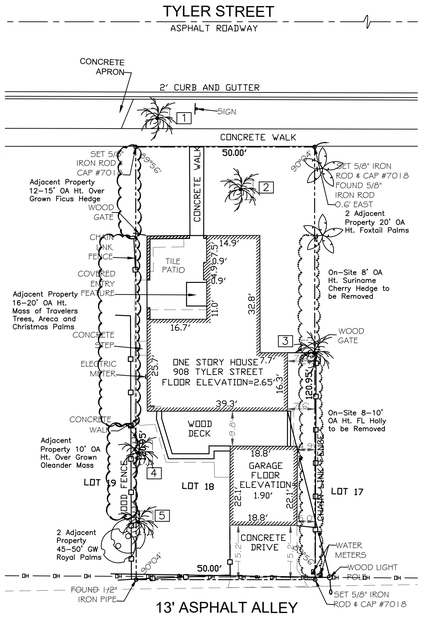
No fertilizers are required.

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.

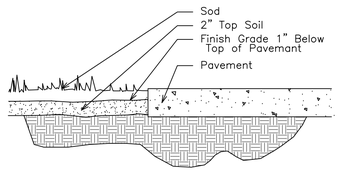
No landscape substitutions shall be made without the City of Hollywood approval.

No tree removal or planting allowed until sub permits are fully approved by city.



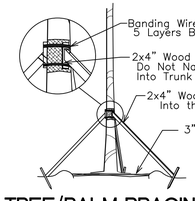
TREE SURVEY

SCALE: 1"=20'



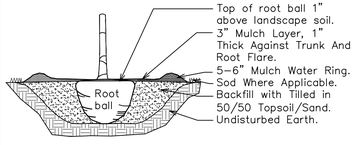
SOD INSTALLATION DETAIL

NTS



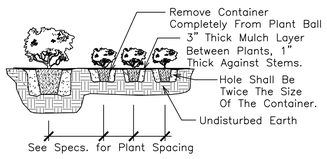
TREE/PALM BRACING DETAIL

NTS



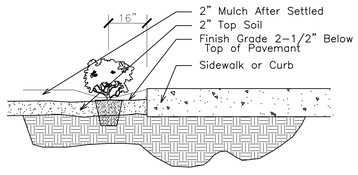
TREE/PALM PLANTING DETAIL

NTS



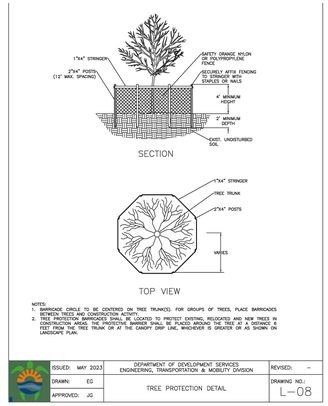
SHRUB PLANTING DETAIL

NTS



SHRUB INSTALLATION DETAIL

NTS

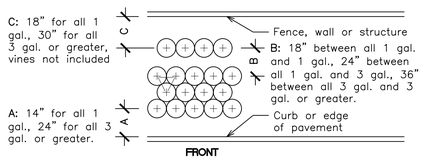


Before Construction Begins, Contractor to Install and Maintain Tree Protection Fencing Around Existing Trees As Shown. See Existing Tree Protection Detail This Sheet

Existing Palm List

Address: 908 Tyler Street, Hollywood, FL
Date: 10/16/2024
Appraiser: Thomas White, ASLA-ISA.
Landscape Atchitect FL #LA1100
ISA Arborist FL-5248A

Palm #	Botanical Name / Common Name	Ht. (Feet)	GW (Feet)	DBH (Inches)	Condition	Replacement Palms	Disposition
1	Roystonea elata / Cuban-Florida Royal Palm	40	30	10	Fair-Good	0	Remain
2	Roystonea elata / Cuban-Florida Royal Palm	50	40	16	Good	0	Remain
3	Roystonea elata / Cuban-Florida Royal Palm	30	20	14	Good	0	Remain
4	Roystonea elata / Cuban-Florida Royal Palm	50	40	16	Good	0	Remain
5	Roystonea elata / Cuban-Florida Royal Palm	50	40	16	Good	0	Remain
					Replacement Palms Required	0	



TYPICAL SHRUB SPACING DETAIL

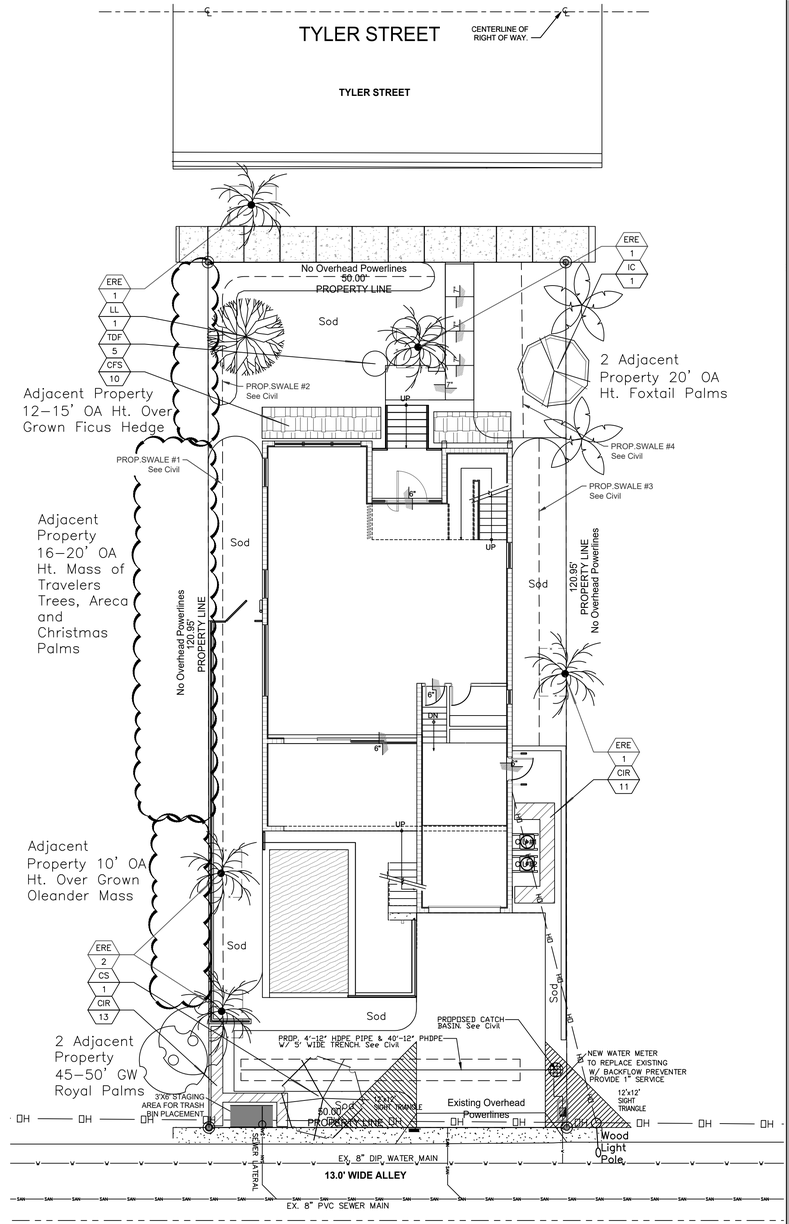
NTS

908 Tyler Street Plant List

Code		Drought	QTY.		Botanical Name / Common Name	Specifications per Sec. 3.3 Landscape Manuel
EXISTING PALMS						
ERE	(N)	V	5		Existing Roystonea elata / Cuban-Florida Royal Palm	30-50 OA Ht.
PROPOSED TREES						
CS	(N)	V	1		Cordia sebestena / Orange Geiger	12'x4-5', 2" Cal. DBH, Sng. Trunk
IC	(N)	V	1		Ilex cassine / Dahoon Holly	12'x4-5', 2" Cal. DBH, Sng. Trunk
LL	(N)	V	1		Lysiloma latisiliquum / Tamarind	12'x4-5', 2" Cal. DBH, Sng. Trunk
			5		**Total Site Trees (2 ERE Counted)**	
			5		**Native Trees**	
			100%		**Native Trees**	
PROPOSED SHRUBS						
CIR	(N)	V	24		Chrysobalanus icaco / 'Red Tip' Cocoplum	3 Gal., 24"x 24", 24" OC
CRS	(N)	V	10		Clusia rosea / Small Leaf Clusia	7/10Gal., 48"x 24", 36" OC
TDF	(N)	V	5		Tripsacum dactyloides / Fakahatchee Grass	3 Gal., 24"x 24", 42-48" OC
			39		**Total Shrubs**	
			39		**Native Shrubs**	
			100%		**Native Shrubs**	
SOD						
Sod		M	By GC	S.F.	Stenotaphrum secundatum / St. Augustine 'Palmetto'	Solid application - no gaps between seams
			M		Moderate Drought Tolerance	
			V		Very Drought Tolerant	
			(N)		Florida Native Species	

CITY OF HOLLYWOOD PLANTING CALCULATIONS

LANDSCAPE QUANTITY REQUIREMENTS			Required	Provided
Sec. 2.1:1	**Street Tree Requirement: One 12' Tree at 50' OC**			
	50	Feet of Tyler Street	1	1
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	17
	1	Tree Rear Half of Plot	1	1
	10	Shrubs Rear Half of Plot	10	10
		Total Trees:	5	5
		Total Shrubs:	25	39



LANDSCAPE PLAN

SCALE: 1"=10'

CITY OF HOLLYWOOD
SITE PLAN INFORMATION

Future Land Use:	SF Residential			
Property Zoning:	RS-6			
Existing Land Use:	SFR			
Site Area:	6,047.5 Sq. Feet	=	13.9%	Acres
Building Area:	2,207 Sq. Feet	=	36.5%	
Driveway / Pads:	686 Sq. Feet	=	11.3%	
Pool / Deck:	626 Sq. Feet	=	10.4%	
Total Impervious Areas:	3,519 Sq. Feet	=	58.2%	
Landscape Area:	2,528.5 Sq. Feet	=	41.8%	
Total Pervious Areas:	2,528.5 Sq. Feet	=	41.8%	

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
tcowhite@bellsouth.net
954-253-2265

REVISIONS
2/7/2025: Minor Site Plan Revisions.
2/28/2025: Swales Added.

Tree Survey / Landscape Permit Plan

Residence for GNY USA, LLC

908 Tyler Street
Hollywood, Florida 33019

DRAWN: TW
CHECKED: TW
DATE: 10-17-2024
SCALE: As Shown

Sheet No.
L-1
Sheet 1 Of 2

IRRIGATION LEGEND:

1" MAIN LINE

LATERAL ZONE LINES.

CONTROLLER - Intermatic Electric 4 station controller.

Mini Clik automatic rain sensor shutoff switch mounted outside on top of wall..

ZONE VALVES - Hunter PGV Series with SCV-100-VALVE-B Smart Valve Battery Controller.

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			

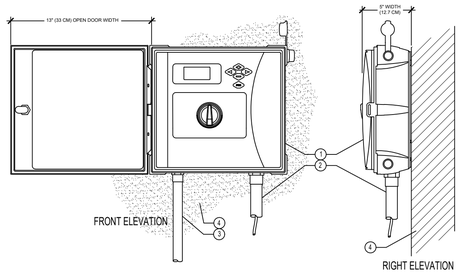
6' POP-UP STREAM BUBBLER - Hunter 5-CST-B 5'R.

RCS-515 5 x 15'

SS-530 5 x 30'

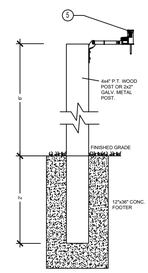
ES-515 5 x 15'

0.0 GPM
1 ZONE #
1" VALVE SIZE



LEGEND:
1. IRRIGATION CONTROLLER
2. IRRIGATION CONTROL WIRE IN CONDUIT SIZE AND TYPE PER LOCAL CODES
3. ELECTRICAL SUPPLY CONDUIT CONNECT TO POWER SOURCE, J-BOX INSIDE CONTROLLER
4. ADJACENT SURFACE TO MOUNT CONTROLLER PER PLAN
5. WIRELESS RAIN SENSOR

NOTE
MOUNT CONTROLLER LCD SCREEN AT EYE LEVEL. CONTROLLER SHALL BE HARD-WIRED TO GROUNDED 110 VAC POWER SOURCE



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 pipe is 3/4 inch.
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.

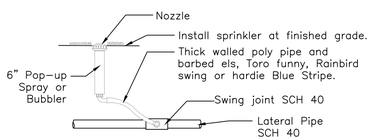
Control Wires: AWG 14 for all hot wires and AWG 12 for common.
Solid copper type UF UL listed for direct burial.
Run wires under main.
Run spares, two min.
Splice wires only in a valve box. All splices shall be moisture proof using Snap tite or DBY UL connectors.
Common shall be white, hot shall be red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

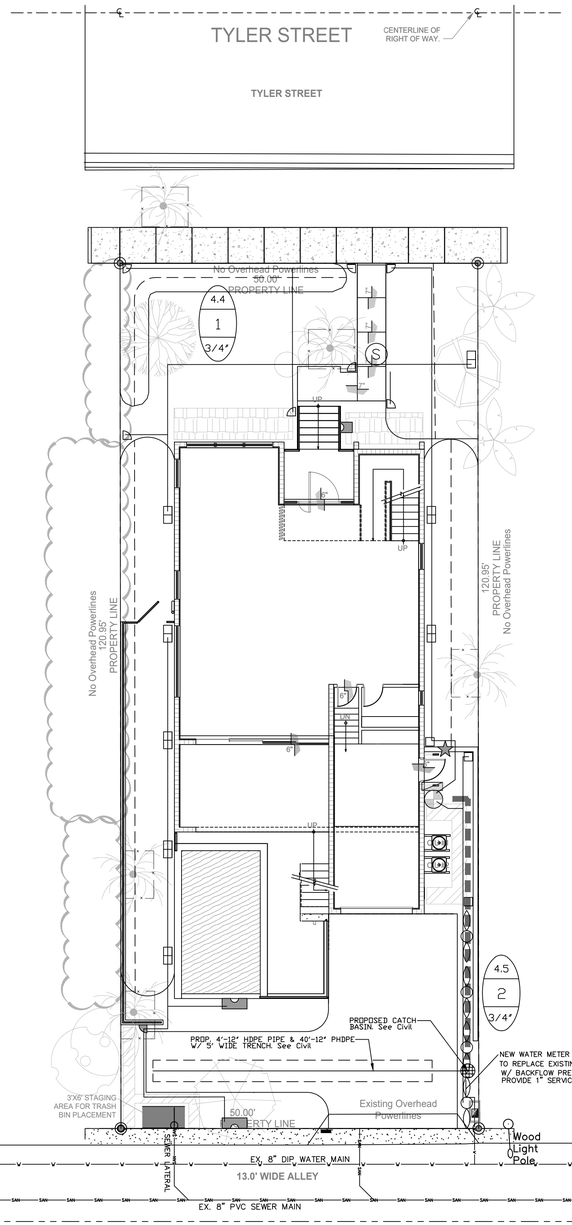
Provide owner with an accurate as installed plan(s) at completion showing main lines, wiring, valves, crossings, etc. using dimensions from fixed datums.

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
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954-253-2265

REVISIONS

Irrigation Permit Plan
Residence for GNY USA, LLC
908 Tyler Street
Hollywood, Florida 33019

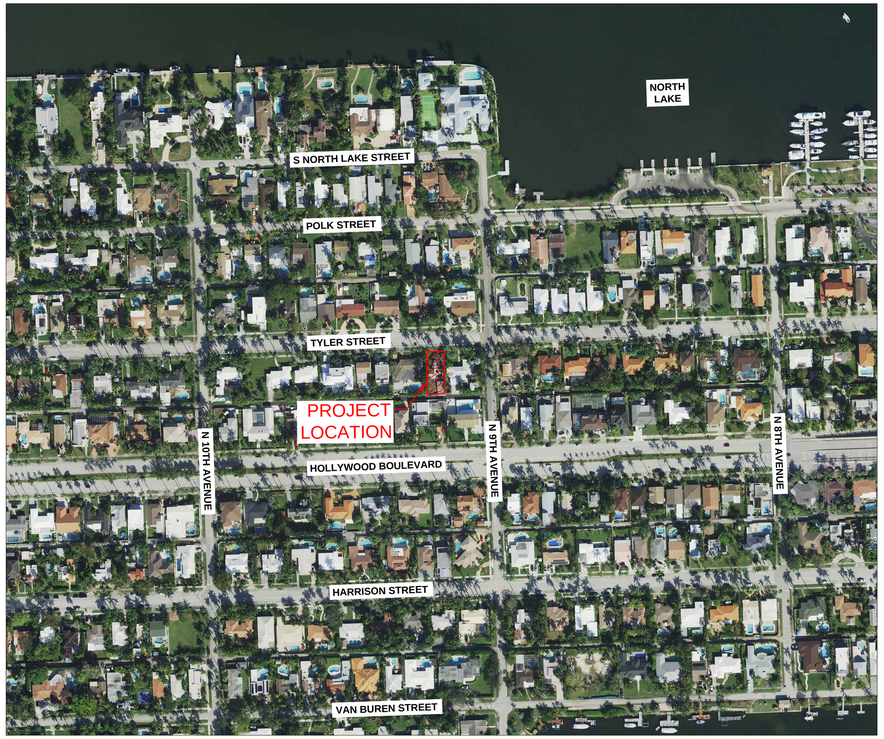
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CHECKED: TW
DATE: 10-17-2024
SCALE: As Shown

Sheet No.
L-2
Sheet 2 Of 2

GNY USA LLC.

NEW SINGLE FAMILY HOME

908 TYLER STREET
HOLLYWOOD, FLORIDA 33019



LOCATION MAP
1"=200'

FOLIO: 5142-14-02-2570

N

INDEX OF SHEETS:

SHEET No.	TITLE
CS-1	COVER SHEET
PD-1	PAVING, GRADING & DRAINAGE PLAN
PD-2	PAVING, GRADING & DRAINAGE DETAILS
SWPP-1	STORMWATER POLLUTION PREVENTION PLAN & EROSION CONTROL DETAILS
WS-1	WATER & SEWER PLAN
WS-2	DEPARTMENT OF PUBLIC UTILITIES STANDARD DETAILS
WS-2A	WATER & SEWER DETAILS

CIVIL ENGINEERING PLANS

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!

SUAREZ ENGINEERING
& SURVEYING, INC
13350 SW 131ST STREET
SUITE 103
MIAMI, FL 33186
Tel: 305.596.1799

CERTIFICATE OF AUTHORIZATION
LIC. NO.:34996

908 TYLER STREET
COVER SHEET

CLIENT:
RALPH TAIT ARCHITECT, INC.

PROJECT NAME:
NEW SINGLE FAMILY HOME

PROJECT ADDRESS:
908 TYLER STREET,
HOLLYWOOD, FLORIDA 33019

PROJECT NUMBER:
25-63-02

REVISIONS

DATE	BY	DESCRIPTION

JESUS JOSE SUAREZ
LICENSE
No. 74556
STATE OF
FLORIDA
PROFESSIONAL ENGINEER

DATE: 4/7/2025
JESUS J. SUAREZ, P.E.
LICENSE NO. - 74556

Not valid without the signature and original raised seal of a Florida licensed engineer. This item has been digitally signed and sealed by Jesus Jose Suarez, P.E. on the date adjacent to the seal. Printed copies of this document are not considered signed and sealed and the signature must be verified on any electronic copies.

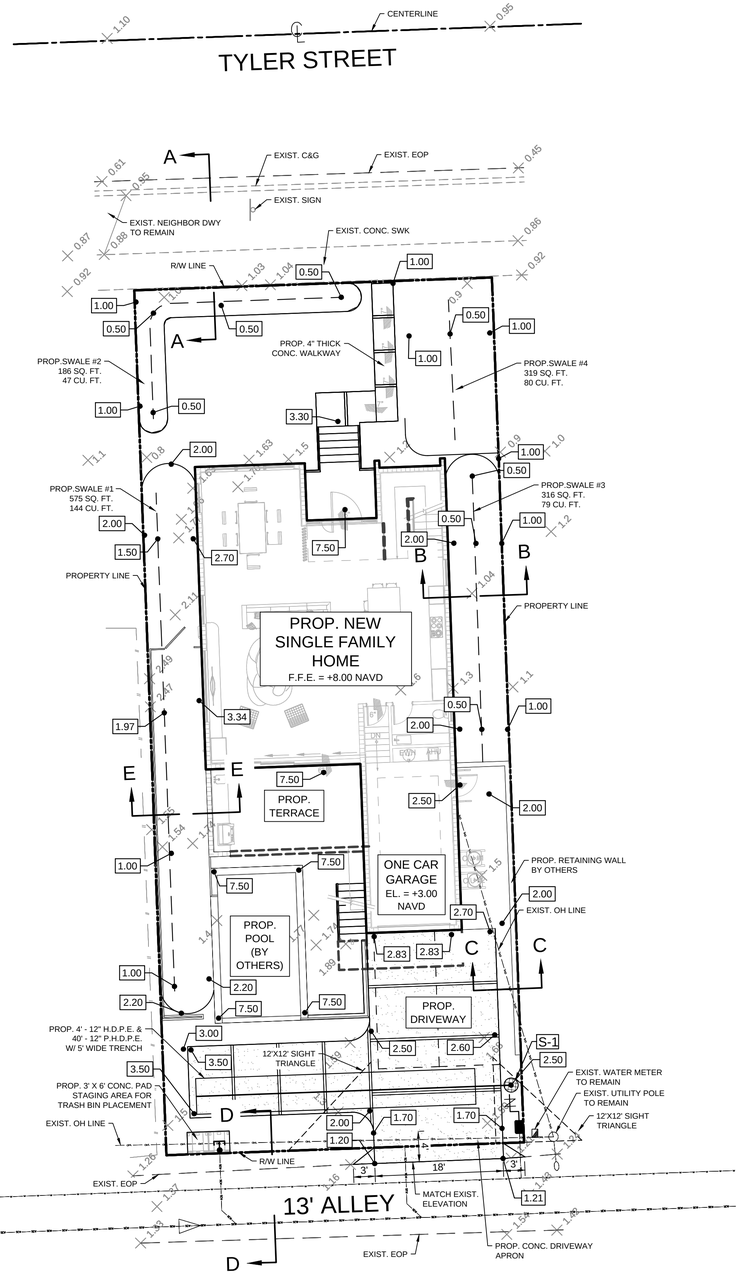
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DESIGNED BY: J.S.
DRAWN BY: J.S.S.
CHECKED BY: J.S.
FILE:
JOB No. 25-63-02

SHEET NO.

CS-1

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GRAPHIC SCALE IN FEET
0 5 10 20
SCALE: 1" = 10'



SITE CALCULATIONS:

BUILDING FOOTPRINT	2,207.00 SQ FT	36.49%
DRIVEWAY & PADS	686.00 SQ FT	11.34%
POOL AND DECK	626.00 SQ FT	10.35%
LANDSCAPING	2,528.50 SQ FT	41.82%
TOTAL AREA	**6,047.50 SQ FT**	**100.00%**
TOTAL PERVIOUS AREA	2,528.50 SQ FT	41.82%
TOTAL IMPERVIOUS AREA	3,519.00 SQ FT	58.18%

DRAINAGE CALCULATIONS:

SITE SHALL RETAIN 1" RUNOFF OVER ENTIRE SITE OR 2 1/2" OVER IMPERVIOUS AREAS (WHICHEVER IS GREATER),

6,047.50 SQ. FT. X 0.0833 FT = 503.76 CU. FT. (N/A)
3,519.00 SQ. FT. X 0.2083 FT = 733.01 CU. FT. (REQUIRED)

SWALE #1 = 144 CU. FT.
SWALE #2 = 47 CU. FT.
SWALE #3 = 79 CU. FT.
SWALE #4 = 80 CU. FT.

TOTAL VOLUME PROVIDED IN SWALES = 350 CU. FT.
EXFILTRATION TRENCH:
BALANCE OF VOLUME REQUIRED: 471.45 CU. FT. / (43,560 AC / FT X 12 IN/FT) = 0.13 AC-IN
Computation of Trench Volume

V = L / (K(H2W + 2H2Du - Du2 + 2H2Ds) + (1.39 x 10-4)(WDu))

L = Length of trench required (feet)
V = Volume to be exfiltrated (Ac-In)
W = Trench width (feet)
K = Hydraulic Conductivity (cfs/ft2-ft. head)
H2 = Depth to water table (feet)
Du = Non-saturated trench depth (feet)
Ds = Saturated trench depth (feet)

L = 40 LF
W = 5.00 ft
K = 1.50 x 10-4 (Assumed)
H2 = 1.50 ft
Du = 0.50 ft
Ds = 5.50 ft

V = 40/ [(1.00 x 10-4)(1.50X5) +[(2(1.50X0.50)) - (0.50)(0.50) + 2(1.50)(5.50))] + 1.39x10-4(5.00)(0.50) = 438 CU. FT.

TOTAL VOLUME PROVIDED: = 350 + 438 = 788 CU. FT. > 733.01 CU. FT. (REQUIRED)

LEGEND:

7.20 PROPOSED ELEVATION

9.09 EXISTING ELEVATION

DRAINAGE STRUCTURE SCHEDULE

INLET NO.	TYPE	RIM	INVERT
S-1	12" YARD DRAIN	2.50	0.83

NOTE:

EXISTING ELECTRICAL OVERHEAD WIRES SHALL BE ROUTED UNDERGROUND FOR THE PROPOSED RESIDENCE.

SUAREZ ENGINEERING
& SURVEYING, INC
13350 SW 131ST STREET
SUITE 103
MIAMI, FL 33186
Tel: 305.596.1799
CERTIFICATE OF AUTHORIZATION
LIC. NO.:34996

908 TYLER STREET

PAVING, GRADING & DRAINAGE PLAN

CLIENT:
RALPH TAIT ARCHITECT, INC.

PROJECT NAME:
NEW SINGLE FAMILY HOME

PROJECT ADDRESS:
908 TYLER STREET,
HOLLYWOOD, FLORIDA 33019

PROJECT NUMBER:
25-63-02

REVISIONS

DATE	BY	DESCRIPTION

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LICENSE No. 74556
STATE OF FLORIDA
PROFESSIONAL ENGINEER

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LICENSE NO. - 74556

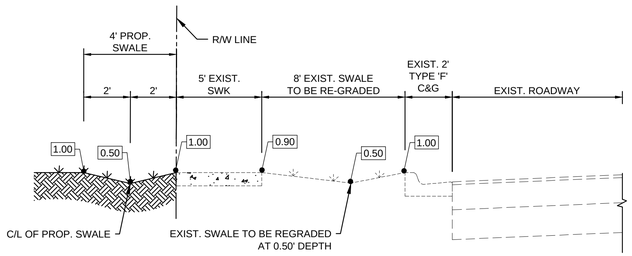
This item has been digitally signed and sealed by Jesus Jose Suarez, PE. Printed copies of this document are not considered signed and sealed and the signature must be verified on any electronic copies.

DATE: 4/7/2025
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DRAWN BY: J.S.S.
CHECKED BY: J.S.
FILE:
JOB No. 25-63-02

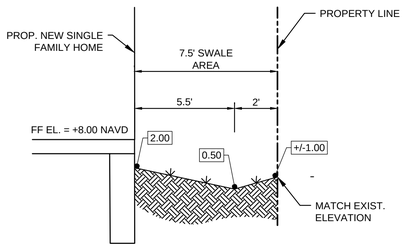
SHEET NO.

PD-1

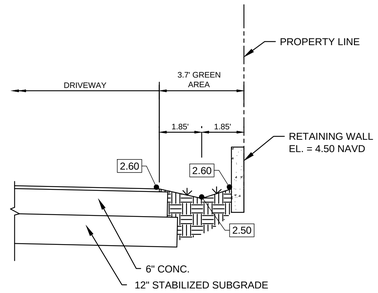
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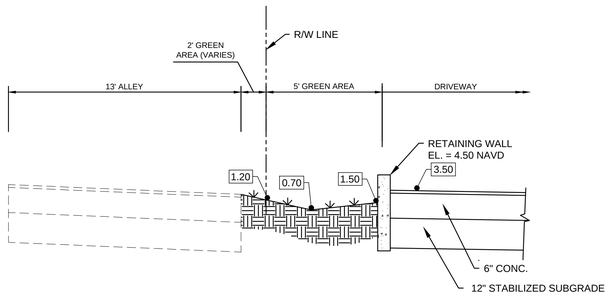
SECTION A-A
TYLER STREET
N.T.S.



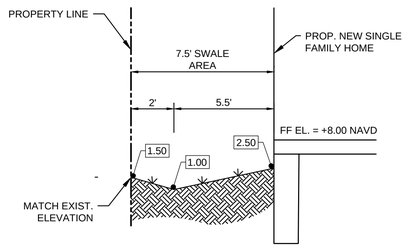
SECTION B-B
N.T.S.



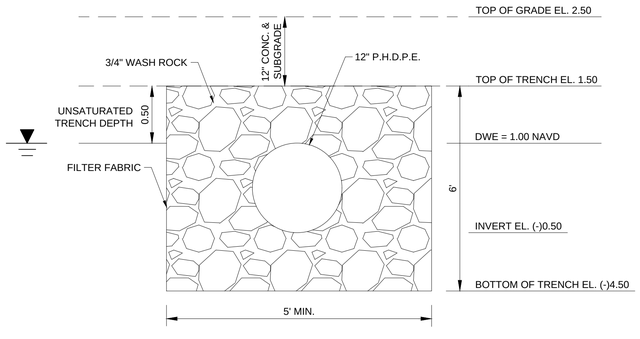
SECTION C-C
N.T.S.



SECTION D-D
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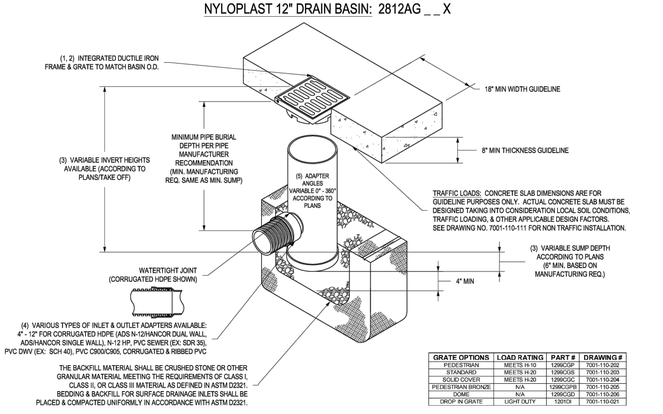


SECTION E-E
N.T.S.



EXFILTRATION TRENCH DETAIL
N.T.S.

NYLOPLAST 12" DRAIN BASIN: 2812AG _ _ X



GRATE OPTIONS	LOAD RATING	PART #	DRAWING #
PEDESTRIAN	MEETS H-10	1296CGP	7001-110-202
STANDARD	MEETS H-20	1296CGS	7001-110-203
SOLID COVER	MEETS H-20	1296CGC	7001-110-204
PEDESTRIAN BRONZE	N/A	1296CGPB	7001-110-205
DOME	N/A	1296CGD	7001-110-206
DROP IN GRATE	LIGHT DUTY	1201DI	7001-110-021

1 - GRATES/SOLID COVER SHALL BE DUCTILE IRON PER ASTM A536 GRADE 70-50-05, WITH THE EXCEPTION OF THE BRONZE GRATE.
2 - FRAMES SHALL BE DUCTILE IRON PER ASTM A536 GRADE 70-50-05
3 - DRAIN BASIN TO BE CUSTOM MANUFACTURED ACCORDING TO PLAN DETAILS. RISERS ARE NEEDED FOR BASINS OVER 84" DUE TO SHIPPING RESTRICTIONS. SEE DRAWING NO. 7001-110-065
4 - DRAINAGE CONNECTION STUB JOINT TIGHTNESS SHALL CONFORM TO ASTM D3212 FOR CORRUGATED HDPE (ADS N-12/HANCOR DUAL WALL), N-12 HP, & PVC SEWER.
5 - ADAPTERS CAN BE MOUNTED ON ANY ANGLE 0° TO 360°. TO DETERMINE MINIMUM ANGLE BETWEEN ADAPTERS SEE DRAWING NO. 7001-110-012.

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DRAWN BY	EBC	MATERIAL	
DATE	03-29-06		
REVISED BY	NMH	PROJECT NO./NAME	
DATE	03-11-16		
DWG SIZE	A	SCALE 1:20	SHEET 1 OF 1

ADS Nyloplast

3130 VERONA AVE
BUFORD, GA 30518
PHN (770) 932-2443
FAX (770) 932-2460
www.nyloplast-us.com

TITLE
12 IN DRAIN BASIN QUICK SPEC INSTALLATION DETAIL

DWG NO. 7001-110-189 REV E

YARD DRAIN DETAIL
N.T.S.

SUAREZ ENGINEERING
& SURVEYING, INC
13350 SW 131ST STREET
SUITE 103
MIAMI, FL 33186
Tel: 305.596.1799
CERTIFICATE OF AUTHORIZATION
LIC. NO.: 34996

908 TYLER STREET
PAVING, GRADING & DRAINAGE DETAILS

CLIENT:
RALPH TAIT ARCHITECT, INC.

PROJECT NAME:
NEW SINGLE FAMILY HOME

PROJECT ADDRESS:
908 TYLER STREET,
HOLLYWOOD, FLORIDA 33019

PROJECT NUMBER:
25-63-02

REVISIONS

DATE	BY	DESCRIPTION

JESUS JOSE SUAREZ
LICENSE No. 74556
STATE OF FLORIDA
PROFESSIONAL ENGINEER

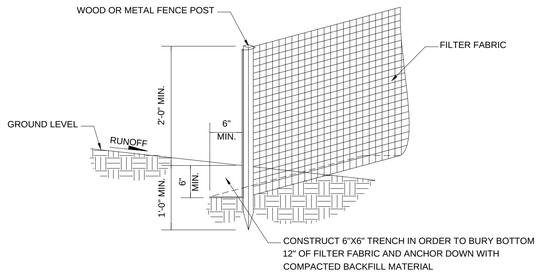
DATE: 4/7/2025
JESUS J. SUAREZ, P.E.
LICENSE NO. – 74556

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DRAWN BY: J.S.S.
CHECKED BY: J.S.
FILE:
JOB No. 25-63-02

SHEET NO.
PD-2

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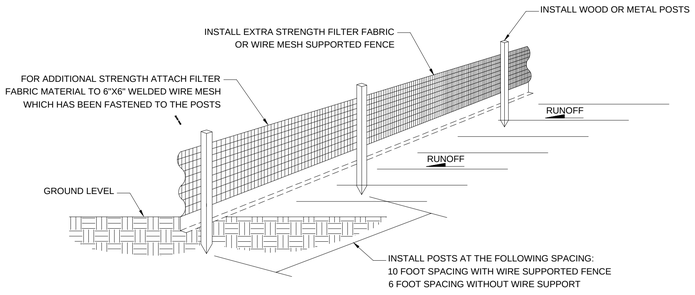


POST & FILTER FABRIC INSTALLATION DETAIL

N.T.S.

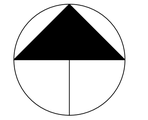
SILT FENCE & POST INSTALLATION NOTES

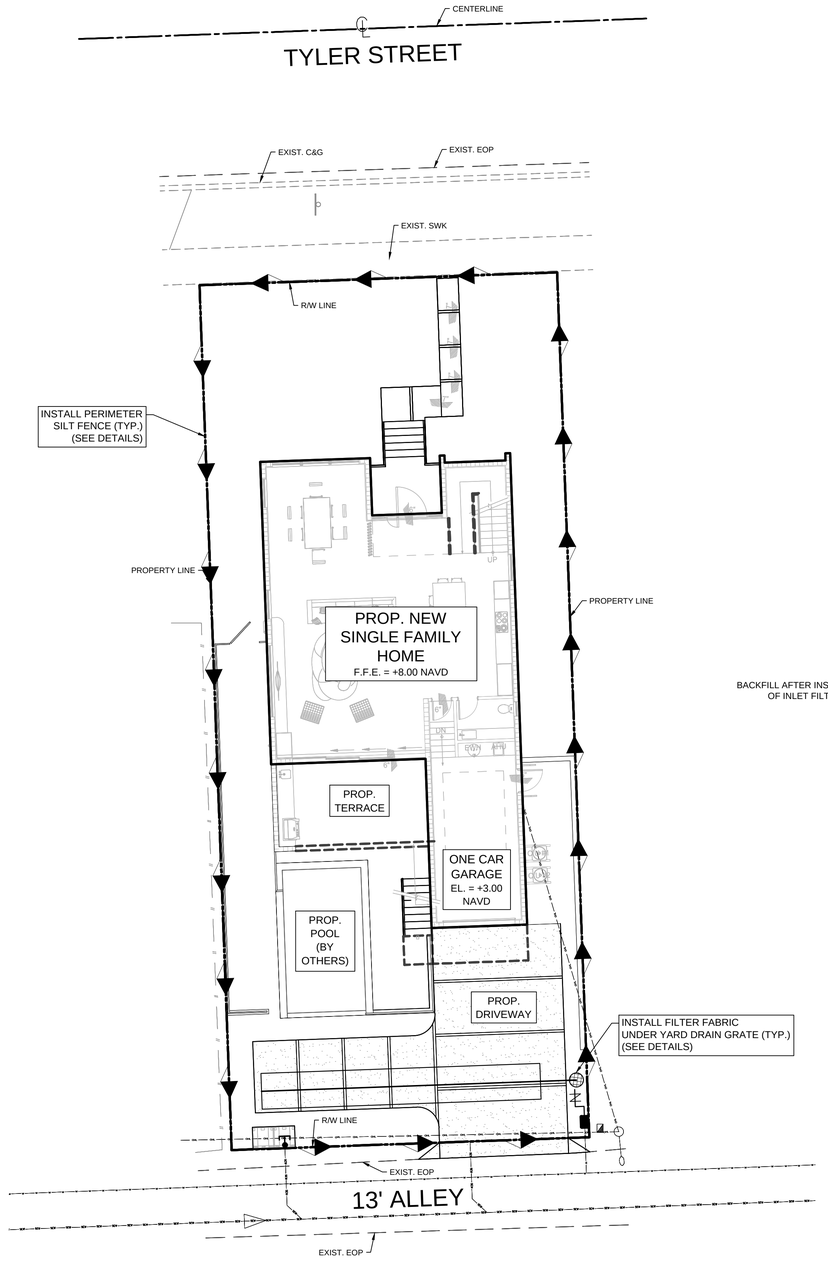
1. THE HEIGHT OF THE SILT FENCE SHALL BE INSTALLED AT A MINIMUM OF 24 INCHES BUT SHALL NOT EXCEED 36 INCHES.
2. THE FILTER FABRIC MATERIAL SHALL BE PURCHASED IN A CONTINUOUS ROLL IN ORDER TO BE ABLE TO CUT THE ENTIRE REQUIRED LENGTH IN ONE PIECE AND AVOID THE USE OF JOINTS.
3. WHEN STANDARD STRENGTH FILTER FABRIC MATERIAL IS USED, A WELDED WIRE MESH SUPPORT SHALL BE FASTENED SECURELY TO THE UP SLOPE SIDE OF THE FENCE POSTS BY USING EITHER HEAVY DUTY WIRE STAPLES AT LEAST 1 INCH LONG, TIE WIRES OR HOG RINGS. THE WIRE SHALL EXTEND INTO THE TRENCH A MINIMUM OF 2 INCHES AND SHALL NOT EXTEND MORE THAN 36 INCHES ABOVE THE ORIGINAL GROUND SURFACE.
4. THE FILTER FABRIC MATERIAL SHALL BE EITHER STAPLED OR WIRED TO THE FENCE POSTS AND 12 INCHES OF THE FABRIC SHALL BE EXTENDED AT THE BOTTOM INTO THE TRENCH. THE FABRIC SHALL NOT EXTEND MORE THAN 36 INCHES ABOVE THE GROUND SURFACE.
5. A 6"X6" TRENCH SHALL BE CONSTRUED ALONG THE BOTTOM OF THE ENTIRE LINE OF FENCE POSTS AND UP SLOPE FROM THE BARRIER IN ORDER TO BURY THE BOTTOM 12 INCHES OF THE FILTER FABRIC MATERIAL. THE TRENCH SHALL BE BACK FILLED AND THE SOIL COMPACTED OVER THE FILTER FABRIC.
6. THE FENCE POSTS SHALL BE INSTALLED AT A MAXIMUM OF 10 FEET APART AND DRIVEN SECURELY INTO THE GROUND FOR A MINIMUM OF 12 INCHES WHEN THE FILTER FABRIC IS USED WITHOUT WIRE MESH SUPPORT. IF WIRE SUPPORT IS USED THEN THE FENCE POSTS SHALL BE SPACED AT A MAXIMUM OF 6 FEET APART.
7. WHEN INSTALLING TWO SILT FENCES AROUND THE PERIMETER, PLACE THE POSTS OF THE SECOND FENCE INSIDE THE POSTS OF THE FIRST FENCE. ROTATE BOTH FENCE POSTS AT A CLOCKWISE DIRECTION IN ORDER TO CREATE A TIGHT SEAL. FOLLOW ALL OTHER STANDARD INSTALLATION REQUIREMENTS.



SILT FENCE INSTALLATION DETAIL

N.T.S.





GENERAL EROSION AND TURBIDITY CONTROL NOTES

1. ALL EROSION AND TURBIDITY CONTROL DEVICES AND TEMPORARY BARRIERS SHALL BE INSTALLED WITHIN THE LIMITS OF THE CONSTRUCTION AREA PRIOR TO ANY CONSTRUCTION ACTIVITIES COMMENCING.
2. A TEMPORARY BARRIER SHALL BE INSTALLED AROUND ALL WETLAND AND/OR NATURAL PRESERVATION AREAS PRIOR TO ANY CONSTRUCTION ACTIVITIES COMMENCING. NO CONSTRUCTION VEHICLES SHALL ENCROACH WITHIN THESE AREAS.
3. CONTRACTOR SHALL HAVE ALL EXISTING UNDERGROUND UTILITIES LOCATED BY APPROPRIATE AGENCIES PRIOR TO INSTALLATION OF ANY EROSION AND TURBIDITY CONTROL DEVICES AND BARRIERS.
4. DURING CONSTRUCTION ACTIVITIES, EXISTING PERIMETER NATIVE VEGETATION SHALL REMAIN IN ORDER TO ACT AS A BUFFER BETWEEN ADJACENT PROPERTIES, AND TO MINIMIZE NUISANCE DUST, NOISE, AND/OR AIR POLLUTION.
5. PRACTICES SUCH AS SEEDING, MULCHING AND WETTING WHICH MINIMIZE AIRBORNE DUST AND PARTICULATE EMISSIONS GENERATED DURING CONSTRUCTION ACTIVITIES SHALL BE USED AS DIRECTED BY BOTH THE ENGINEER-OF-RECORD AND/OR APPLICABLE GOVERNMENTAL AGENCIES.
6. ALL AREAS DISTRIBUTED DURING CONSTRUCTION ACTIVITIES, WHICH ARE NOT GOING TO BE PAVED OR LANDSCAPED, SHALL BE SEEDED AND MULCHED.

FILTER FABRIC INSTALLATION DETAIL

N.T.S.

FILTER FABRIC INSTALLATION NOTES

1. CONTRACTOR SHALL CLEAN OUT DRAINAGE INLET AND FILTER FABRIC AFTER EVERY STORM EVENT OR AS NEEDED.
2. CONTRACTOR SHALL REPAIR AND/OR REPLACE ALL DAMAGED FILTER FABRIC WITHIN INLETS DURING CONSTRUCTION OPERATIONS.
3. CONTRACTOR SHALL REMOVE FILTER FABRIC FROM DRAINAGE INLETS PRIOR TO STARTING FINAL PAVING OPERATIONS.

SUAREZ ENGINEERING
& SURVEYING, INC
13350 SW 131ST STREET
SUITE 103
MIAMI, FL 33186
Tel: 305.596.1799
CERTIFICATE OF AUTHORIZATION
LIC. NO.:34996

908 TYLER STREET

STORMWATER POLLUTION PREVENTION PLAN & EROSION CONTROL DETAILS

CLIENT:
RALPH TAIT ARCHITECT, INC.

PROJECT NAME:
NEW SINGLE FAMILY HOME

PROJECT ADDRESS:
908 TYLER STREET,
HOLLYWOOD, FLORIDA 33019

PROJECT NUMBER:
25-63-02

REVISIONS

DATE	BY	DESCRIPTION

JESUS JOSE SUAREZ
LICENSE No. 74556
STATE OF FLORIDA
PROFESSIONAL ENGINEER

DATE: 4/7/2025
JESUS J. SUAREZ, P.E.
LICENSE NO. – 74556

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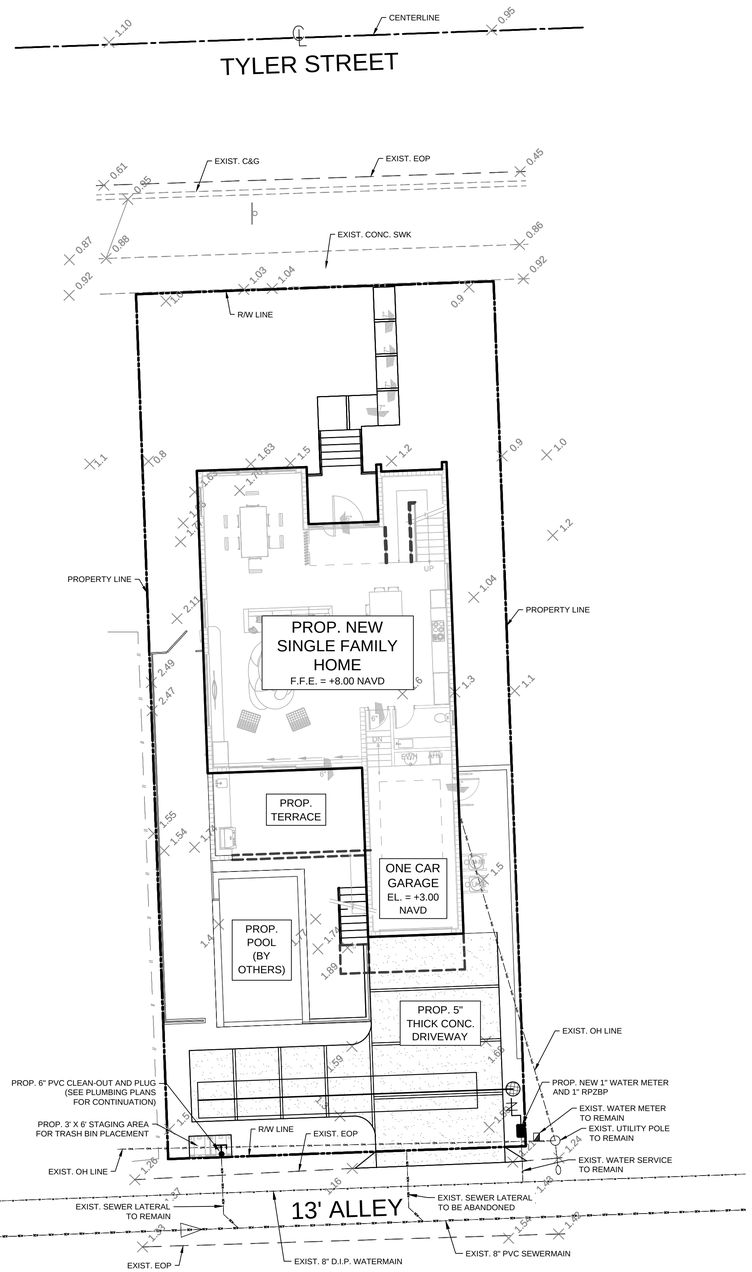
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JOB No. 25-63-02

SHEET NO.

SWPP-1

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SCALE: 1" = 10'



NOTE:

EXISTING ELECTRICAL OVERHEAD WIRES SHALL BE ROUTED UNDERGROUND FOR THE PROPOSED RESIDENCE.

SUAREZ ENGINEERING
& SURVEYING, INC
13350 SW 131ST STREET
SUITE 103
MIAMI, FL 33186
Tel: 305.596.1799

CERTIFICATE OF AUTHORIZATION
LIC. NO.:34996

908 TYLER STREET

WATER & SEWER PLAN

CLIENT:
RALPH TAIT ARCHITECT, INC.

PROJECT NAME:
NEW SINGLE FAMILY HOME

PROJECT ADDRESS:
908 TYLER STREET,
HOLLYWOOD, FLORIDA 33019

PROJECT NUMBER:
25-63-02

REVISIONS

DATE	BY	DESCRIPTION

JESUS JOSE SUAREZ
LICENSE
No. 74556
STATE OF
FLORIDA
PROFESSIONAL ENGINEER

DATE: 4/7/2025
JESUS J. SUAREZ, P.E.
LICENSE NO. - 74556

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WS-1

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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 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 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).

ISSUED: 03/01/1994	DEPARTMENT OF PUBLIC UTILITIES STANDARD DETAIL	REVISED: 06/08/2014
DRAWN: EAM	GENERAL NOTES	DRAWING NO. G-00
APPROVED: XXX		

GENERAL NOTES (CONTINUED):

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 OVER NIGHT.
14. CONTRACTOR SHALL CLEAN / SWEEP THE ROAD AT LEAST ONCE 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 CONDITION.
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 THE 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 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 ECSD.

ISSUED: 03/01/1994	DEPARTMENT OF PUBLIC UTILITIES STANDARD DETAIL	REVISED: 11/06/2017
DRAWN: EAM	GENERAL NOTES (CONTINUED)	DRAWING NO. G-00.1
APPROVED: XXX		

GENERAL NOTES (CONTINUED):

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 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.
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 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.
30. ALL EXCAVATED MATERIAL REMOVED FROM THIS PROJECT SHALL BE DISPOSED OF 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 GRASSED 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.

ISSUED: 03/01/1994	DEPARTMENT OF PUBLIC UTILITIES STANDARD DETAIL	REVISED: 11/06/2017
DRAWN: EAM	GENERAL NOTES (CONTINUED)	DRAWING NO. G-00.2
APPROVED: XXX		

GENERAL NOTES (CONTINUED):

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 (SUNSHINE ONE-CALL OF FLORIDA).

Always call 811 two full business days before you dig
Sunshine811.com

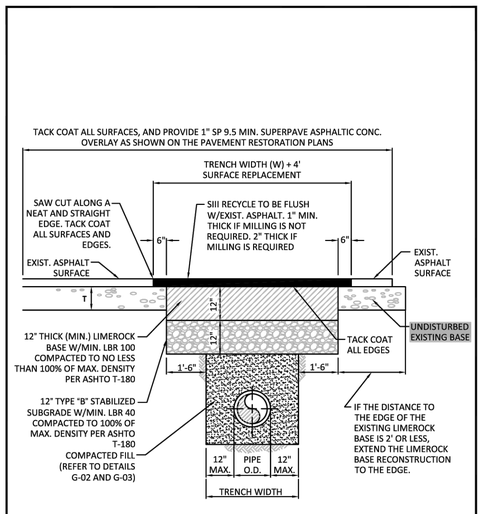
41. WHEN PVC PIPE IS USED, A METALLIZED MARKER TAPE SHALL BE INSTALLED CONTINUOUSLY 18" ABOVE THE PIPE. THE MARKER TAPE SHOULD BE IMPRINTED WITH A WARNING THAT THERE IS BURIED PIPE BELOW. THE TAPE SHALL BE MAGNA TEC, AS MANUFACTURED BY THOR ENTERPRISES INC. OR APPROVED EQUAL.
42. ALL CONNECTIONS TO EXISTING MAINS SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR. WATER CONNECTIONS SHALL BE METERED, AND THE COST OF WATER AND TEMPORARY METER SHALL BE BORNE BY THE CONTRACTOR.
43. 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. THE AS-BUILT SURVEY SHALL INCLUDE:
    a. PLAN VIEW SHOWING THE HORIZONTAL LOCATIONS OF EACH MANHOLE, INLET, VALVE, FITTING, BEND AND HORIZONTAL PIPE DEFLECTIONS 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 VIEW WITH SPOT ELEVATIONS OF THE TOP OF THE MAIN (WATER MAIN AND FORCE MAIN) OR PIPE INVERT (GRAVITY MAIN) AND OF THE FINISHED 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 CADD FILES MUST BE CREATED FOLLOWING THE CITY OF HOLLYWOOD "SURVEY / AS-BUILT CAD DRAWING STANDARDS"

ISSUED: 03/01/1994	DEPARTMENT OF PUBLIC UTILITIES STANDARD DETAIL	REVISED: 11/06/2017
DRAWN: EAM	GENERAL NOTES (CONTINUED)	DRAWING NO. G-00.3
APPROVED: XXX		

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		

SUAREZ ENGINEERING & SURVEYING, INC
13350 SW 131ST STREET
SUITE 103
MIAMI, FL 33186
Tel: 305.596.1799
CERTIFICATE OF AUTHORIZATION LIC. NO.: 34996

908 TYLER STREET
WATER & SEWER DETAILS

CLIENT:
RALPH TAIT ARCHITECT, INC.

PROJECT NAME:
NEW SINGLE FAMILY HOME

PROJECT ADDRESS:
908 TYLER STREET,
HOLLYWOOD, FLORIDA 33019

PROJECT NUMBER:
25-63-02

REVISIONS

DATE	BY	DESCRIPTION

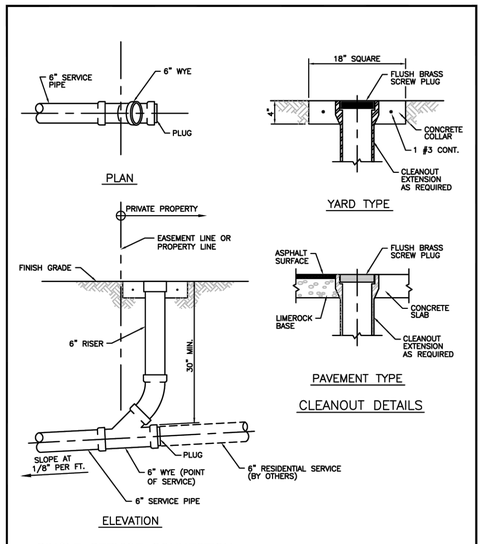
JESUS JOSE SUAREZ
LICENSE No. 74556
STATE OF FLORIDA
PROFESSIONAL ENGINEER
DATE: 4/7/2025
JESUS J. SUAREZ, P.E.
LICENSE NO. – 74556

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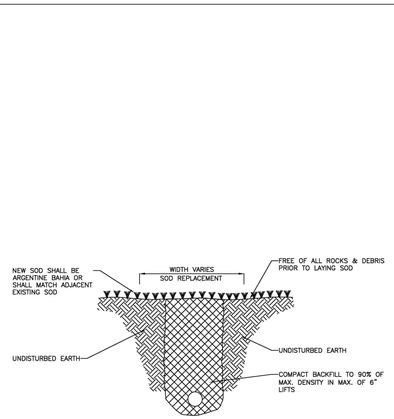
DATE: 4/7/2025
SCALE: AS SHOWN
DESIGNED BY: J.S.
DRAWN BY: J.S.S.
CHECKED BY: J.S.
FILE:
JOB No. 25-63-02

SHEET NO.
WS-2

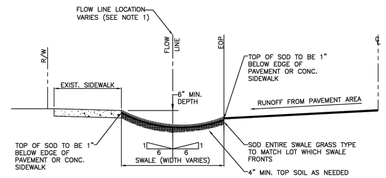
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ISSUED: 03/01/1994	DEPARTMENT OF PUBLIC UTILITIES STANDARD DETAIL		REVISED: 06/08/2014
DRAWN: EAM	SEWER SERVICE CONNECTION AND CLEANOUT AT PROPERTY LINE		DRAWING NO. S-12
APPROVED: XXX			



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



NOTES:

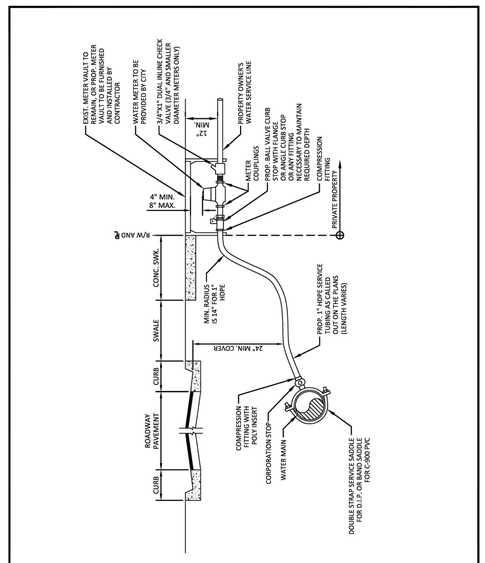
1. HORIZONTAL BOTTOM (FLOW LINE) OF SWALE LOCATION IS TO BE PLACED AT THE POINT WHERE 6:1 SLOPE FROM THE EDGE OF S/W AND 6:1 SLOPE FROM EDGE OF PAVEMENT MEET.
2. TOP OF SOD ELEVATION AS SHOW ABOVE.

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

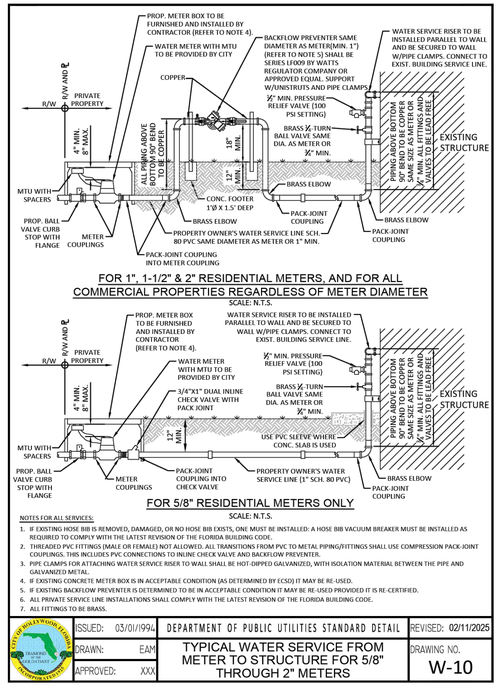
WATER METER SERVICE NOTES:

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 1" HDPE WATER SERVICE FOR SINGLE/DUAL 5/8" TO 1" METERS		DRAWING NO. W-08
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: 02/11/2025
DRAWN: EAM	TYPICAL WATER SERVICE FROM METER TO STRUCTURE FOR 5/8" THROUGH 2" METERS		DRAWING NO. W-10
APPROVED: XXX			

SUAREZ ENGINEERING
& SURVEYING, INC
13350 SW 131ST STREET
SUITE 103
MIAMI, FL 33186
Tel: 305.596.1799
CERTIFICATE OF AUTHORIZATION
LIC. NO.:34996

908 TYLER STREET

WATER & SEWER DETAILS

CLIENT:
RALPH TAIT ARCHITECT, INC.

PROJECT NAME:
NEW SINGLE FAMILY HOME

PROJECT ADDRESS:
908 TYLER STREET,
HOLLYWOOD, FLORIDA 33019

PROJECT NUMBER:
25-63-02

REVISIONS

DATE	BY	DESCRIPTION

JESUS JOSE SUAREZ
LICENSE No. 74556
STATE OF FLORIDA
PROFESSIONAL ENGINEER

DATE: 4/7/2025
JESUS J. SUAREZ, P.E.
LICENSE NO. – 74556

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

DATE: 4/7/2025
SCALE: AS SHOWN
DESIGNED BY: J.S.
DRAWN BY: J.S.S.
CHECKED BY: J.S.
FILE:
JOB No. 25-63-02

SHEET NO.
WS-2A

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ATTACHMENT II

Revised Application Package

RALPH TAIT
ARCHITECT, INC.

May 21, 2025

City Of Hollywood
Planning Division
2600 Hollywood Blvd.
Hollywood, Fl. 33020

Re: Proposed Single Family Residence for:
GNY USA LLC
908 Tyler Street Hollywood, Fl. 33019

Dear Board Members,

Attached please find the revised architectural plans for 908 Tyler Street. These updates reflect revisions to the front elevation in response to the discussions and suggestions made during the previous Historical Board meeting.

The most significant change occurs at the stair tower and the second-floor balcony. In the original submittal, the stair tower featured a large glass opening spanning from masonry wall to masonry wall, designed to allow ample natural light. The surrounding wall was intended to be smooth stucco painted in an accent color.

In the revised design, the accent color has been replaced with a wood veneer, introducing a warmer and more natural material palette. Additionally, the stair tower has been inset 12 inches from the primary façade, and the wood veneer is now framed by the masonry walls, creating greater depth and visual interest.

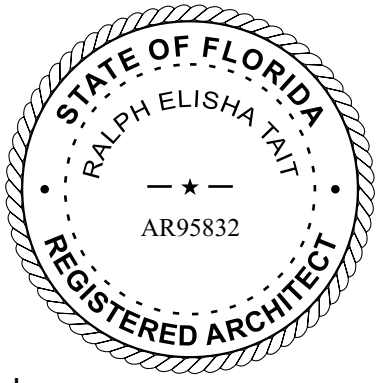
The stair tower window has also been redesigned. It now consists of four separate panels with black frames, offering a striking contrast to the building's main color. The window opening includes 8-inch returns on each side, allowing the wood veneer to wrap continuously around the stair tower without interruption.

At the base of the stair tower, small-leaf Clusia hedges are specified in the landscape plan. This softens the appearance of the structure at ground level and complements the warmth of the wood veneer.

The second-floor balcony has been updated from a solid wall to an open aluminum railing. This modification, along with the introduction of the wood veneer and landscaping, helps to soften the overall appearance of the front façade. As with the stair tower, small-leaf Clusia hedges are proposed at the base to further mitigate the structure's visual mass.

We believe these revisions enhance the overall design intent and respectfully request the Board’s approval of the updated plans.

Sincerely,



Ralph
Elisha Tait

Digitally signed by
Ralph Elisha Tait
Date: 2025.05.22
11:30:13 -04'00'

Ralph E Tait, R.A.
AR95832
President
Ralph Tait Architect, Inc.

PROPOSED RESIDENCE for:

GNY USA LLC

908 TYLER STREET
HOLLYWOOD, FL 33019

SHEET NUMBER	SHEET NAME	ISSUE DATE	REV
1-GENERAL			
T-001	COVER SHEET / SHEET INDEX	07/09/24	
AS-101	ARCHITECTURAL SITE PLAN	07/09/24	3
C-01	CIVIL - EROSION CONTROL PLAN	07/09/24	
C-02	CIVIL PLAN	07/09/24	
C-03	CIVIL PLAN DETAIL	07/09/24	
EX-1	DEMOLITION PLAN	07/09/24	
EX-2	DEMOLITION PLAN - EXISTING BUILDING	07/09/24	
2-ARCHITECTURE			
A-101	FLOOR PLANS AND NOTES	07/09/24	2
A-102	ROOF PLAN AND NOTES	07/09/24	1
A-201	BUILDING ELEVATIONS	07/09/24	3
A-202	BUILDING ELEVATIONS	07/09/24	3
A-204	STREET PROFILE ELEVATION	07/09/24	1
A-303	BUILDING SECTIONS	07/09/24	3
A-304	BUILDING SECTIONS	07/09/24	3
3-LANDSCAPE			
L102	PROPOSED LANDSCAPE PLAN	07/09/24	
Grand total: 15			

1 EXISTING VIEW
SCALE:NTS



2 PROPOSED VIEW
SCALE:NTS

RALPH TAIT ARCHITECT, INC.

ARCHITECT OF RECORD

11820 Miramar Parkway, Suite 121
Miramar, Florida, 33025
(P) 954-592-2841
(Fax) 954-392-7502
Email: rtait@bellsouth.net
www.rtarchitectinc.com

STATE OF FLORIDA · RALPH ELISHA TAIT · AR95832 · REGISTERED ARCHITECT

RALPH E. TAIT AR95832 DATE

ENGINEER OF RECORD

Ralph Elisha Tait
Digitally signed by Ralph Elisha Tait
Date: 2025.05.22 11:30:41 -04'00'

PROPOSED RESIDENCE for:

GNY USA LLC

908 TYLER STREET,
HOLLYWOOD, FLORIDA 33019

CLIENT: GNY USA LLC

REV	DATE	DESCRIPTION

DESIGN DELIVERABLE: Historical Board Submittal

ISSUE DATE: 07/09/24

PROJECT NUMBER: 24-010

DRAWN BY: JJ

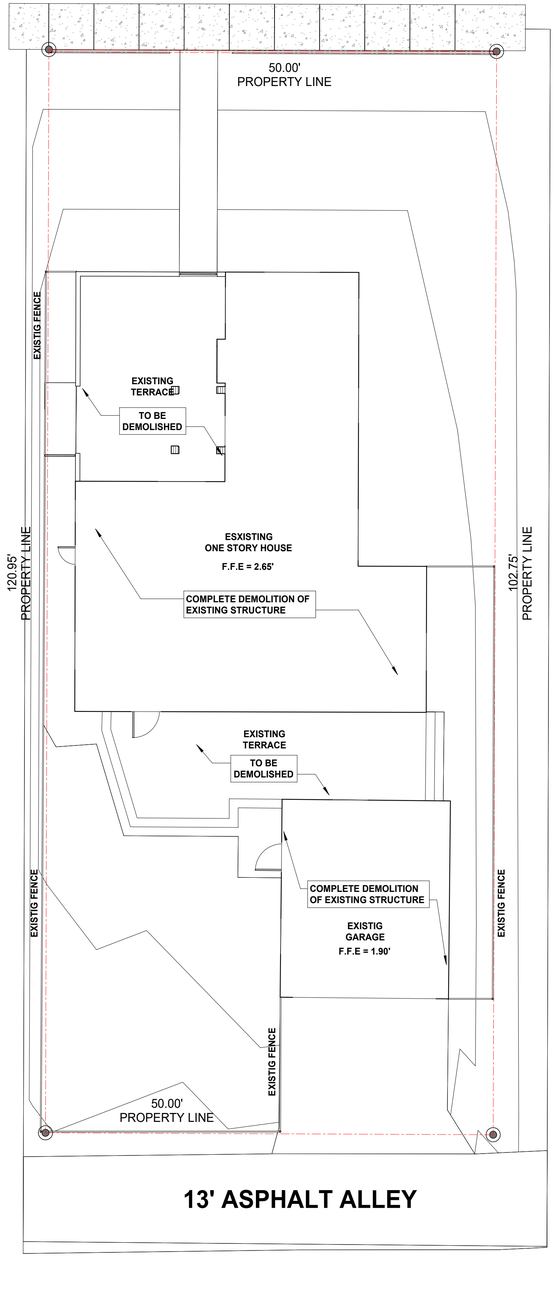
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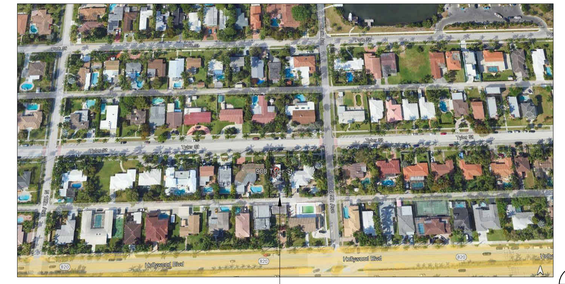
SHEET TITLE:
COVER SHEET / SHEET INDEX

SHEET NUMBER:
T-001

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



3 LOCATION MAP.
SCALE:N.T.S.

1) THE WORK SHALL INCLUDE THE FURNISHING OF ALL MATERIALS, CUTTING, EXTENDING, CONNECTING, REPAIRING, ADAPTING, AND OTHER WORK COINCIDENTAL HERETO. TOGETHER WITH SUCH TEMPORARY INSTALLATIONS AS MAY BE NECESSARY TO SATISFY THE DEMOLITION PROGRAM. APPROVAL SHALL BE SECURED FROM THE OWNER/ PRIOR TO CUTTING/DRILLING OF ANY STRUCTURAL SUPPORT.

2) ALL BUILDING CONSTRUCTION AFFECTED BY THE REMOVAL, RELOCATION, INSTALLATION OF ANY PIECE OF EQUIPMENT SHALL BE REPAIRED AND FINISHED AS REQUIRED TO MATCH EXISTING CONDITION OR AS DIRECTED BY THE ARCHITECTURAL DRAWINGS, SPECIFICATIONS, OR OWNER'S REPRESENTATIVE.

3)CONTRACTOR SHALL DEMOLISH ANY INTERIOR FINISHES TO COMPLETE THE NECESSARY AND PROPOSED WORK AS DIRECTED BY THE ARCHITECTURAL DRAWINGS, INTERIOR DESIGN DRAWINGS, SPECIFICATIONS, OR BY OWNER REPRESENTATIVES.

4) EXISTING FIXTURES, EQUIPMENT, AND ALL DEBRIS WHICH ARE REQUIRED TO BE REMOVED SHALL BE REMOVED BY THE CONTRACTOR. CONTRACTOR TO COORDINATE WITH OWNER REPRESENTATIVES PRIOR TO REMOVAL OF SUCH.

5) ALL ELECTRICAL AND PLUMBING LINES WHICH REQUIRE REMOVAL OR ALTERATION ARE TO BE DONE SO BY THE CONTRACTOR. LINES TO BE CAPPED AND PREPARED FOR REMOVAL OR REROUTING AS SPECIFIED ON THE PLANS.

6) REMOVE ALL UTILITIES IN DEMOLITION AREAS AND CONSTRUCTION AREAS IN A MANNER, AND IN THE TIME, SATISFACTORY TO THE UTILITY COMPANY DESIRED TO EFFECT THE REMOVAL OF THE MATERIALS, THEY SHALL BE PERMITTED TO DO SO.

7) COVER ITEMS AS SPECIFIED BY OWNER REPRESENTATIVE TO PROTECT FROM DUST AND DEBRIS.

8) SALVAGED MATERIALS SHALL BE REMOVED, CLEANED, AND PREPARED FOR RE-INSTALLATION. OWNER MAINTAINS OWNERSHIP OF ALL MATERIALS UNLESS OTHERWISE SPECIFIED.

9) WHERE EXISTING WALLS, CEILINGS, AND FIXTURES HAVE BEEN REMOVED, AREAS SHALL BE PATCHED TO MATCH EXISTING FINISHES, OR FINISHES TO BE ADDED AS PER PLANS,OR AS PER OWNER'S REP.

10) WHERE EXISTING 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, UNLESS OTHERWISE CALLED FOR. WHERE DAMAGE IS UNREPAIRABLE, NEW ITEMS OR EQUIPMENT SHALL BE PROVIDED. CONTRACTOR SHALL PROVIDE ALL NECESSARY WATERPROOFING, FIRE STOPPING AND SEALING OF PENETRATIONS LEFT FROM REMOVED EQUIPMENT OR PRODUCED BY THIS WORK.

11) INTERRUPTION OF EXISTING SERVICES AND/OR OPERATION OF FACILITIES SHALL BE KEPT TO A MINIMUM. CONTRACTOR SHALL FURNISH ALL MATERIALS REQUIRED WHENEVER TEMPORARY CONNECTIONS ARE NECESSARY TO MAINTAIN CONTINUITY OF SERVICE. INTERRUPTION OF EXISTING SERVICES, THE INSTALLATION OF TEMPORARY FACILITIES, AND THE WORK OF MAKING FINAL CONNECTIONS TO THE NEW WORK SHALL BE DONE ONLY AT SUCH TIMES PERMITTED AND SCHEDULED IN ADVANCE BY THE ARCHITECT/OWNER WITHOUT ADDITIONAL COST. CARE MUST BE USED IN REMOVING SERVICES TO AREAS BEING DEMOLISHED SO THAT SERVICES TO OTHER AREAS WHICH MIGHT BE SERVED THROUGH THESE AREAS WILL NOT BE INTERRUPTED.

12) ALL EXIST. GAS LINES WHICH REQUIRE REMOVAL OR ALTERATION SHALL BE PERFORMED BY A QUALIFIED CONTRACTOR LICENSED BY THE STATE OF FLORIDA TO PERFORM SUCH WORK.

2 GENERAL DEMO NOTE
SCALE: 1/4" = 1'-0"

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STATE OF FLORIDA
RALPH ELISHA TAIT
AR95832
REGISTERED ARCHITECT

RALPH E. TAIT DATE
AR95832

ENGINEER OF RECORD

PROPOSED RESIDENCE for:

GNY USA LLC

908 TYLER STREET,
HOLLYWOOD, FLORIDA 33019

CLIENT: GNY USA LLC

REV	DATE	DESCRIPTION

DESIGN DELIVERABLE: Historical Board Submittal
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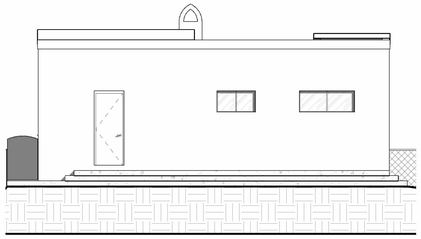
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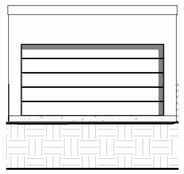
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SHEET NUMBER: EX-1

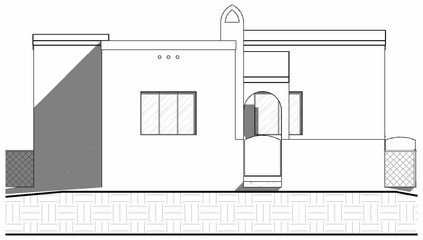
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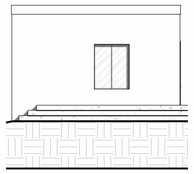
9 EXISTING ELEVATION NORTH
SCALE: 1/8" = 1'-0"



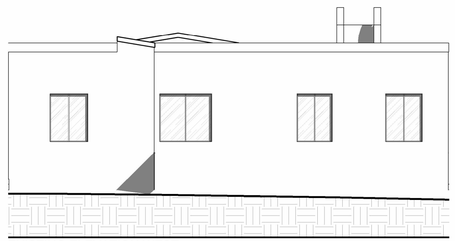
6 EXISTING GARAGE NORTH
SCALE: 1/8" = 1'-0"



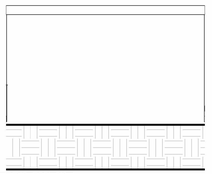
8 EXISTING ELEVATION SOUTH
SCALE: 1/8" = 1'-0"



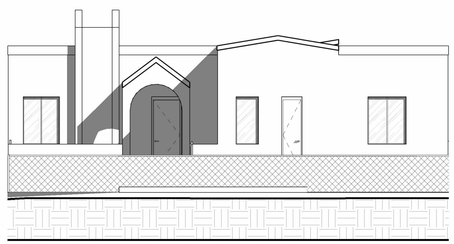
5 EXISTING GARAGE SOUTH
SCALE: 1/8" = 1'-0"



3 EXISTING ELEVATION WEST
SCALE: 1/8" = 1'-0"



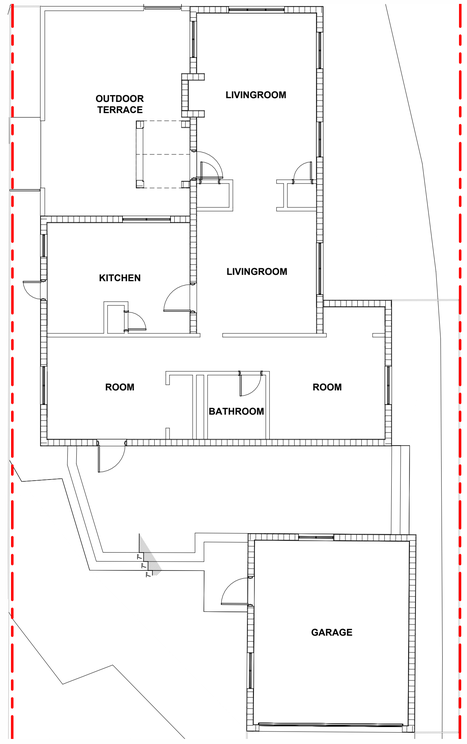
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SCALE: 1/8" = 1'-0"



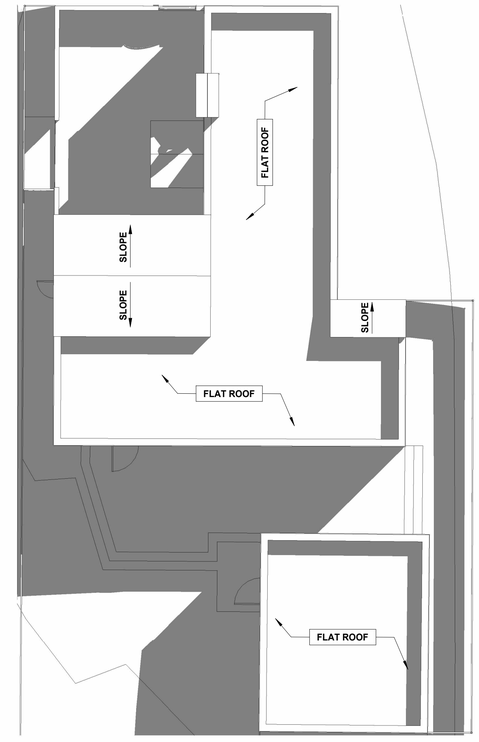
10 EXISTING ELEVATION EAST
SCALE: 1/8" = 1'-0"



7 EXISTING GARAGE EAST
SCALE: 1/8" = 1'-0"



2 EXISTING FLOOR PLAN
SCALE: 1/8" = 1'-0"



1 EXISTING ROOF PLAN
SCALE: 1/8" = 1'-0"

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STATE OF FLORIDA · RALPH ELISHA TAIT · AR95832 · REGISTERED ARCHITECT

RALPH E. TAIT AR95832 DATE

ENGINEER OF RECORD

PROPOSED RESIDENCE for:

GNY USA LLC

908 TYLER STREET,
HOLLYWOOD, FLORIDA 33019

CLIENT: GNY USA LLC

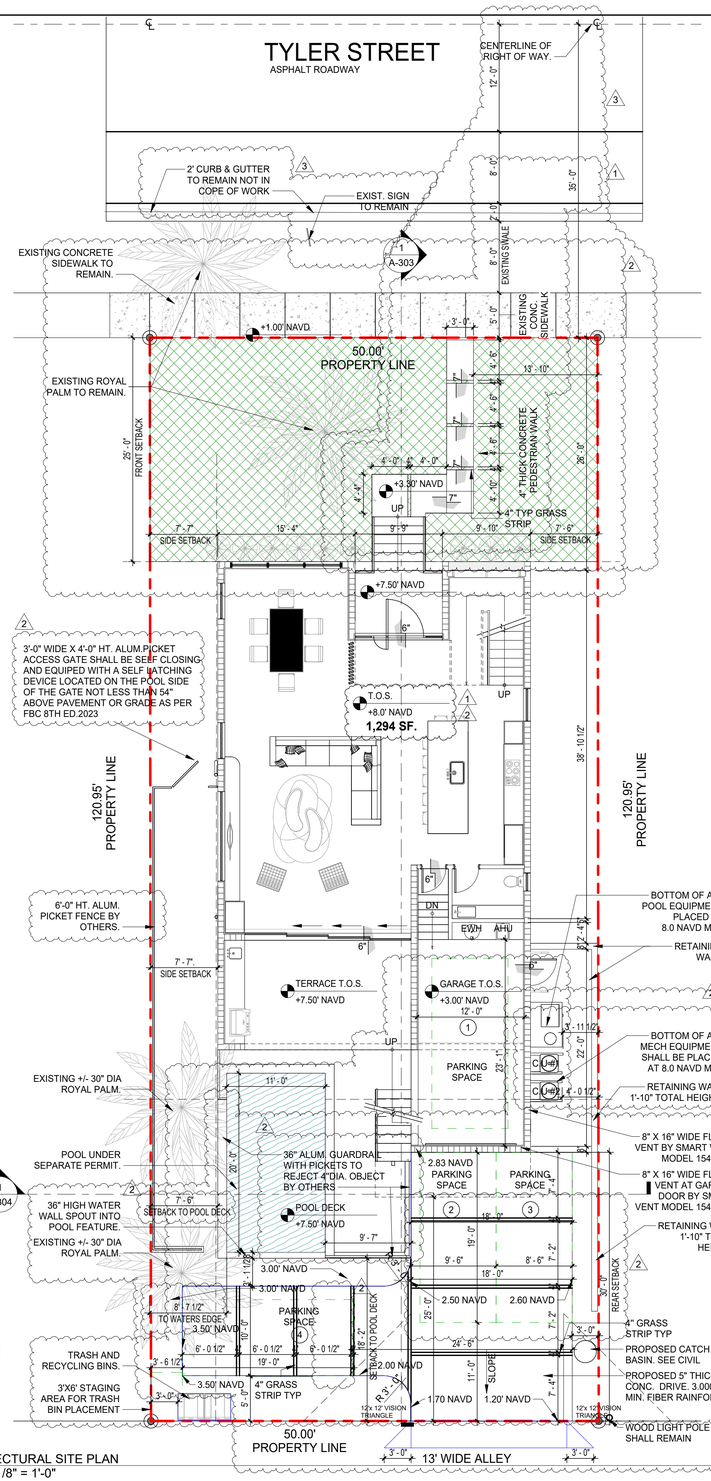
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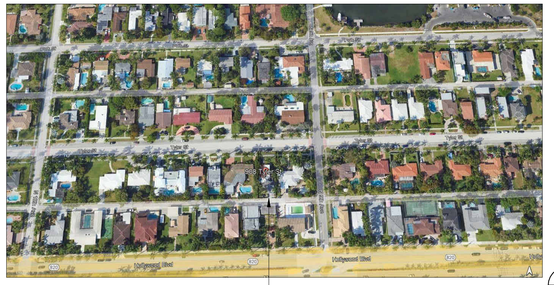
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SHEET TITLE:
DEMOLITION PLAN - EXISTING BUILDING

SHEET NUMBER:
EX-2



1 ARCHITECTURAL SITE PLAN
SCALE: 1/8" = 1'-0"



3 LOCATION MAP
SCALE:N.T.S.

LEGAL DESCRIPTION

LOT 18, BLOCK 63, "HOLLYWOOD LAKES SECTION", ACCORDING TO PLAT THEREOF AS RECORDED IN PLAT BOOK 1, PAGE 32, OF BROWARD COUNTY, FLORIDA. SAID LAND SITUATED IN THE CITY OF HOLLYWOOD, BROWARD COUNTY, FLORIDA.

PROPERTY ADDRESS:
908 TYLER STREET HOLLYWOOD, FL 33019

FOLIO NUMER: 5142 14 02 2570

PROJECT DATA

SCOPE OF WORK:
DEMOLITION OF EXISTING SINGLE FAMILY RESIDENCE FOR PROPOSED TWO-STORY SINGLE FAMILY RESIDENCE.

OCCUPANCY TYPE:
R-3 (RESIDENTIAL) AS PER F.B.C. - 8TH EDITION 2023 BUILDING

CONSTRUCTION TYPE:
TYPE V-B AS PER F.B.C. - 8TH EDITION 2023 BUILDING

FLOOD ZONE INFORMATION:
HOLLYWOOD
BROWARD COUNTY, FLORIDA.
125113
ZONE AE
BASE FLOOD ELEVATION = 7
PANEL No. 12011 C0 588 J
FIRM DATE - 07/31/2024

PARKING CALCULATION:
TOTAL A/C AREA: 2,804 SQ. FT.
FIRST 2,000 S.F.= 2 PARKING SPACES
REMAING 804 S.F.= 2 PARKING SPACES
TOTAL REQ'D PARKING= 4 PARKING SPACES
TOTAL PROVIDED PARKING= 4 PARKING SPACES

FLOOD VENT CALCULATION
ENCLOSED GARAGE AREA: 365 S.F.
VENT #1: PROVIDE SMART VENT (INSULATED)
MODEL # 1540-520
FLOOD COVERAGE AREA= 200 S.F.

VENT #2: PROVIDE SMART VENT (INSULATED)
MODEL # 1540-524
FLOOD COVERAGE AREA= 200 S.F.

TOTAL FLOOD COVERAGE AREA PROVIDED BY VENT #1 & #2 400 S.F. > 365 S.F.

THE BOTTOM OF THE VENTS MUST NOT EXCEED 12" ABOVE THE HIGHEST ADJACENT GRADE.

PREVIOUS AREA: 2,528 SQ. FT. OR 41.9%
IMPERVIOUS AREA: 3,519 SQ. FT. OR 58.1%

2 SITE_DATA
SCALE:NTS

BUILDING DATA

FIRST FLOOR A/C SPACE: 1,294 SQ. FT.
SECOND FLOOR A/C SPACE: 1,510 SQ. FT.
GARAGE (NON A/C SPACE) 365 SQ. FT.

TOTAL AREA A/C SPACE: 2,804 SQ. FT.
TOTAL BUILDING AREA: 3,169 SQ. FT.

ENERGY CODE AND GREEN BUILDING COMPLIANCE
THE FOLLOWING (6) ITEMS ARE INCLUDED TO COMPLY.

1- ENERGY EFFICIENT LOW E WINDOWS. ALL WINDOWS SHALL CONFORM TO THE ENERGY STAR RATING CRITERIA FOR SOUTH FLORIDA AS APPROVED BY THE NFRC (NATIONAL FENESTRATION RATING COUNCIL).

2- ENERGY EFFICIENT DOORS. ALL EXTERIOR DOORS SHALL CONFORM TO THE ENERGY STAR RATING CRITERIA FOR SOUTH FLORIDA.

3- PROGRAMMABLE THERMOSTATS.

4- DUAL FLUSH TOILETS. THESE TOILETS WHEN FLUSHED USE LESS THAN ONE GALLON TO FLUSH LIQUID, AND 1.6 GALLONS OR LESS FOR SOLIDS (USGBC). PLANS SHALL INDICATE DUAL FLUSH TOILETS. SYSTEM MUST BE VERIFIED BY THE PLUMBING INSPECTOR AT FINAL INSPECTION.

5- ALL ENERGY EFFICIENT OUTDOOR LIGHTING LAMPS TO BE LED. ALL ENERGY EFFICIENT OUTDOOR LIGHTING SHALL BE VERIFIED BY THE ELECTRICAL INSPECTOR AT FINAL INSPECTION.

6- ELECTRIC VEHICLE CHARGING STATION INFRASTRUCTURE.

ZONING DATA

RS-6

	REQUIRED/ ALLOWED	PROVIDED
LOT AREA	6,000 SQ. FT. MIN.	6,047 SQ. FT.
LOT WIDTH	60 FT. MIN.	50 FT.
LOT COVERAGE	N/A N/A	2,207 / 6,047.5 SQ FT.OR 36.4% OF S.A. N/A
FLOOR LOT RATIO	N/A	N/A
FRONTAGE AT THE FRONT SETBACK	N/A	N/A
GREEN SPACE	N/A	2,528.5 SQ. FT. OR 41.9% OF S.A.
POOLS / POOL DECK	N/A	626 SQ. FT. / 6,047.5 SQ. FT. = 10.4% OF S.A.
VUA + PEDESTRIAN WALKS	N/A	686 SQ. FT. OR 11.3% OF SITE AREA.
DENSITY	N/A	1 SINGLE FAMILY RESIDENCE

BUILDINGS SETBACK

PRINCIPAL FRONT	25FT MIN.	25 FT
SECONDARY FRONT	N/A	N/A
SIDE	7'-6"FT MIN. 25% LOT WIDTH TOTAL MIN = 12'-6"	7'-6"
REAR	15% OF LOT DEPTH 18'-1" MIN.	30'-0" TO GARAGE

BUILDING HEIGHT

PRINCIPAL BUILDING	30 FT OR 2 STORY	23'-0" TOP OF FLAT ROOF DECK
OUTBUILDING	N/A	N/A

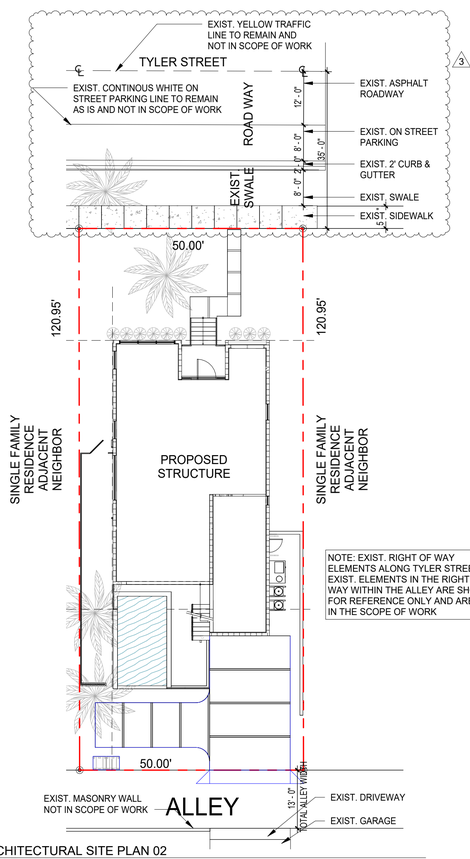
PARKING

PARKING	4 PARKING SPACE	4 PARKING SPACE GARAGE & SURFACE

FRONT YARD REQD. GREEN SPACE:

50 FT. x 25 FT. = 1,250 SQ. FT. (.20) = 250 SQ. FT. MIN. LANDSCAPE PERVIOUS OPEN SPACES REQD.

1,108.42 SQ. FT. OR 88.6% PERVIOUS OPEN SPACE PROVIDED



4 ARCHITECTURAL SITE PLAN 02
SCALE: 1/16" = 1'-0"

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STATE OF FLORIDA
RALPH ELISHA TAIT
AR95832
REGISTERED ARCHITECT

RALPH E. TAIT AR95832 DATE

ENGINEER OF RECORD

PROPOSED RESIDENCE for:

GNY USA LLC

908 TYLER STREET,
HOLLYWOOD, FLORIDA 33019

CLIENT: GNY USA LLC

REV	DATE	DESCRIPTION
1	10/17/24	STAFF COMMENTS
2	2/5/25	STAFF COMMENTS
3	4/4/25	STAFF COMMENTS

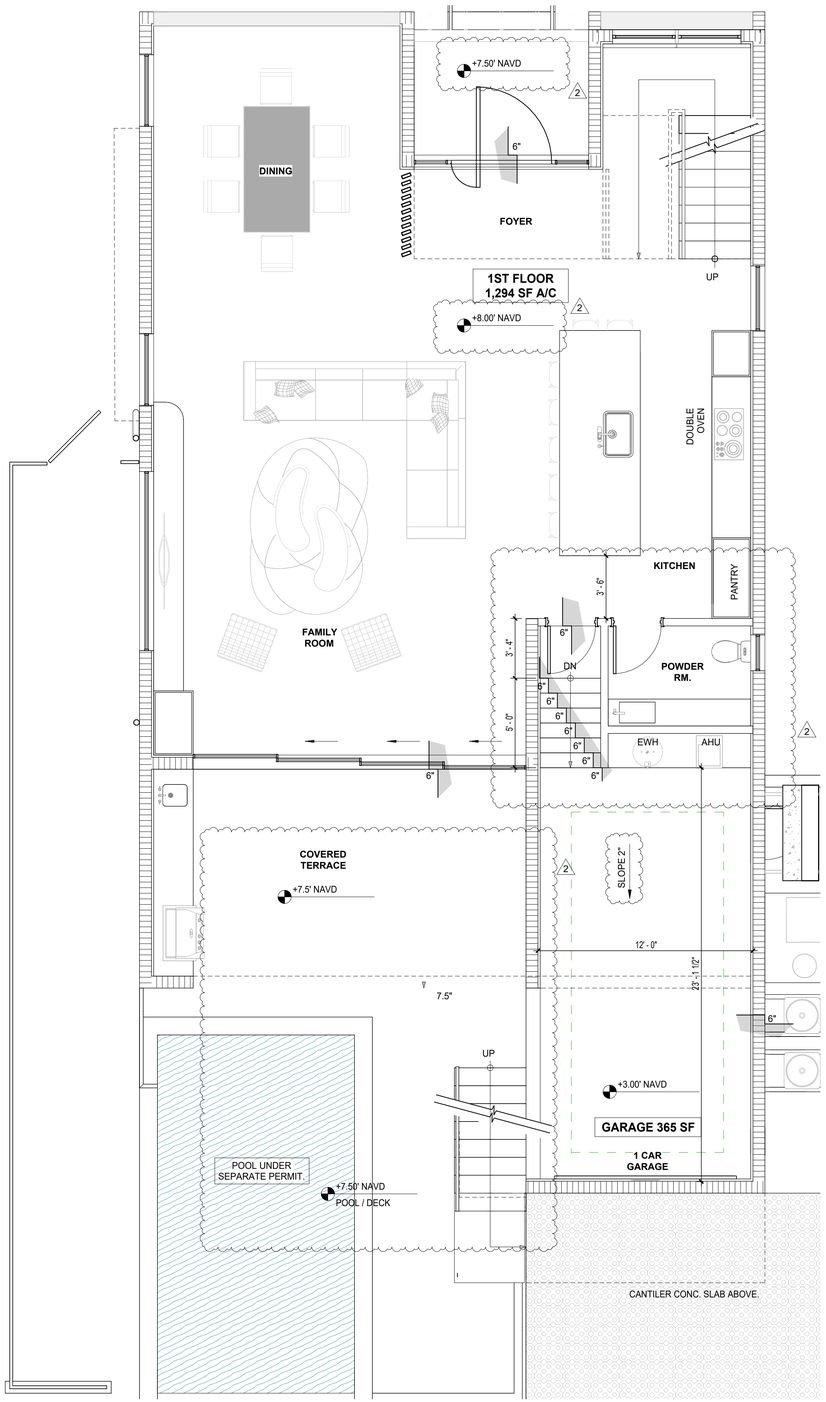
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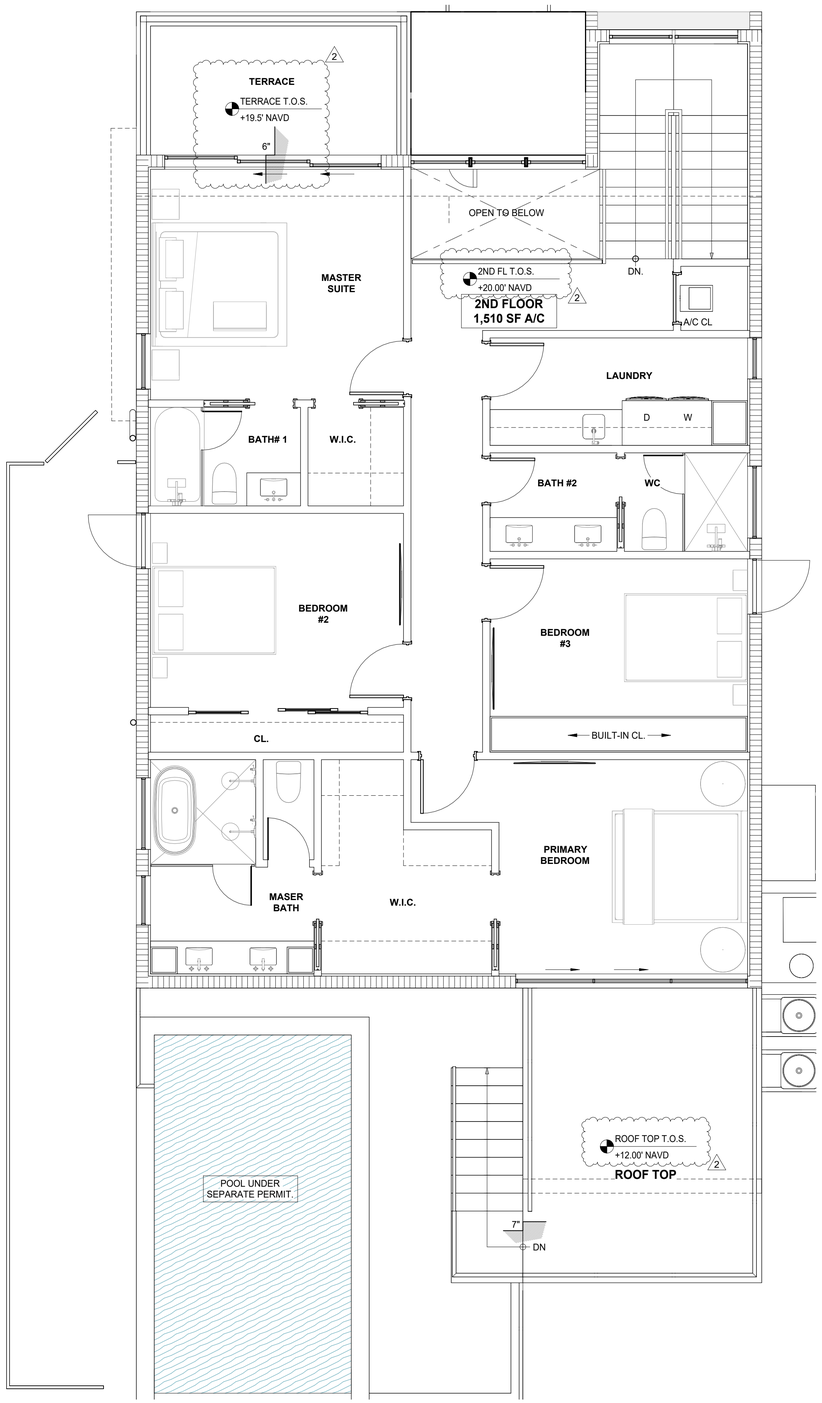
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SHEET NUMBER: AS-101

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1 FIRST FLOOR PLAN
SCALE: 1/4" = 1'-0"



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

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RALPH E. TAIT AR95832 DATE

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908 TYLER STREET,
HOLLYWOOD, FLORIDA 33019

CLIENT: GNY USA LLC

REV	DATE	DESCRIPTION
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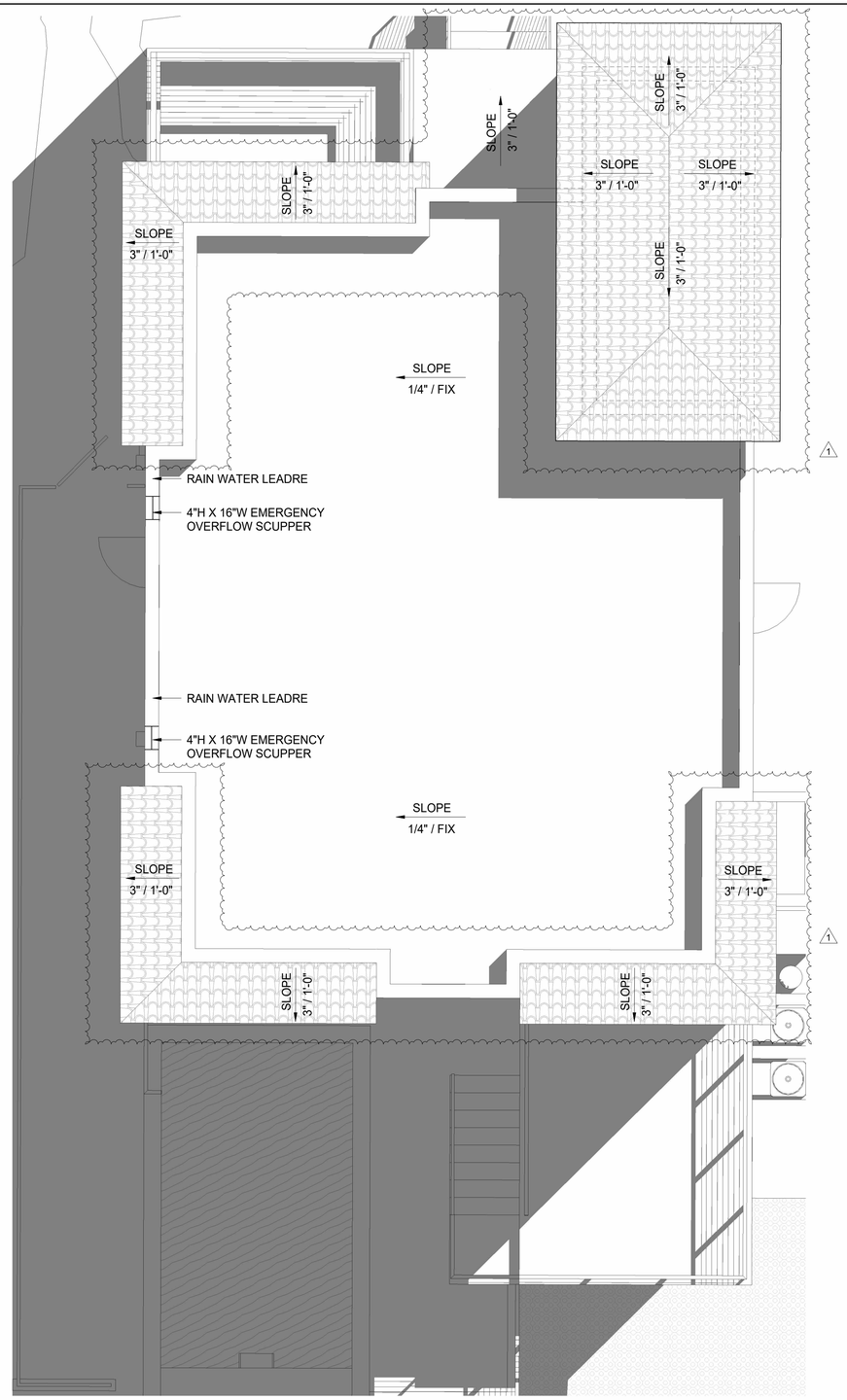
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SHEET TITLE: **FLOOR PLANS AND NOTES**

SHEET NUMBER: A-101

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

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SHEET TITLE:
ROOF PLAN AND NOTES

SHEET NUMBER:
A-102

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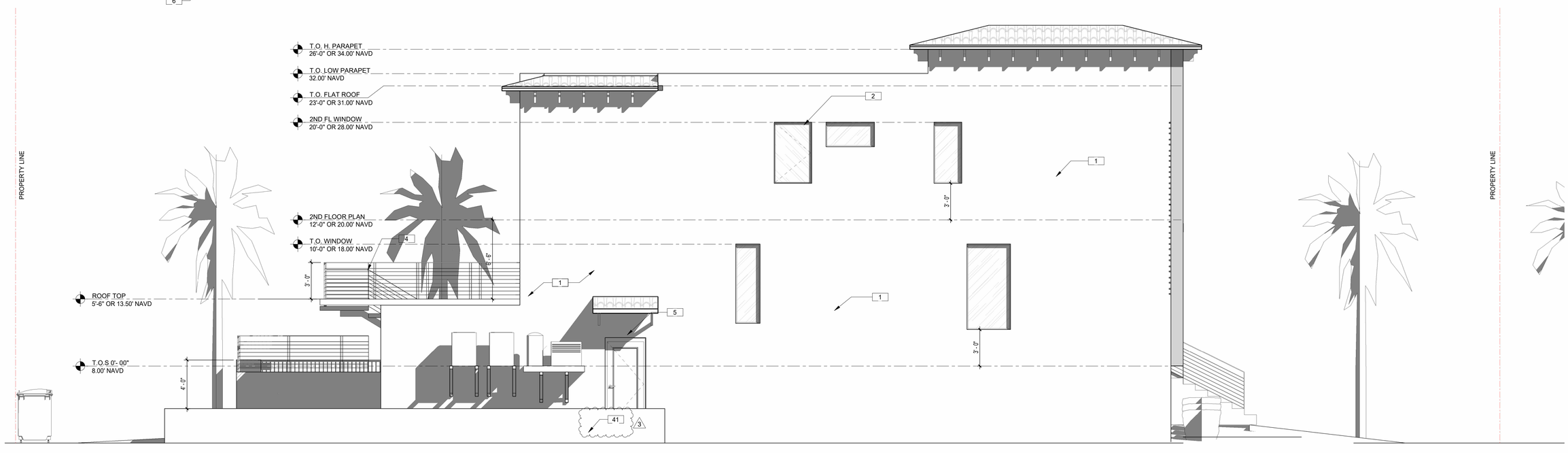


2 NORTH ELEVATION
SCALE: 1/4" = 1'-0"

MARK	MODEL	MANUFACTURER	FINISH	LOCATION	REMARKS
A	SW7004 SNOWBOUND	SHERWIN WILLIAMS	EXTERIOR SATIN	ALL SMOOTH STUCCO SURFACES	
B	WOOD VENEER WITH IPE OIL TO SEAL	TBD	MATTE FINISH	STAIR TOWER	
C	HARDWOOD W/ IPE OIL TO SEAL	TBD	MATTE FINISH	UNDERSIDE OF ROOF OVERHANG	
D	ENTRY DOOR	TBD	WOODLIKE ROYAL WALNUT	ENTRY PIVOT DOOR	
E	WINDOWS / DOORS	TBD	BLACK FRAME / CLEAR GLASS	ALL WINDOWS AND DOORS EXCEPT ENTRY DOOR	
F	TILE ROOF	TBD		PITCHED ROOF	
G	ALUMINUM RAILING	CUSTOM	FINISH TO MATCH WINDOW FRAMES BLACK		
H	HARDWOOD W/ IPE OIL TO SEAL	TBD	MATTE FINISH	DECORATIVE WOOD RAFTERS	
I	ALUM. RAIN GUTTERS & DOWNSPOUT	CUSTOM	BLACK PAINT		

3 FINISH SCHEDULE.
SCALE:NTS

MARK	KEYNOTE TEXT
1	5/8" SMOOTH STUCCO ON 8" CMU. FINISH TO BE SELECTED BY OWNER.
2	IMPACT RESISTANT WINDOWS / DOORS (TYP).
4	ALUMINUM RAILING BY OTHERS. BLACK FINISH
5	1X T&G WOOD SOFFIT STAINED.
6	5/8" SMOOTH STUCCO ON 8" CMU. W/1/2" HORIZONTAL STUCCO REVEAL SPACED EQUALLY @ +/- 6.00" O.C BY PLASTIC COMPONENTS OR APPROVED EQUAL.
41	RETAINING WALL 1'-10" TOTAL HEIGHT.



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

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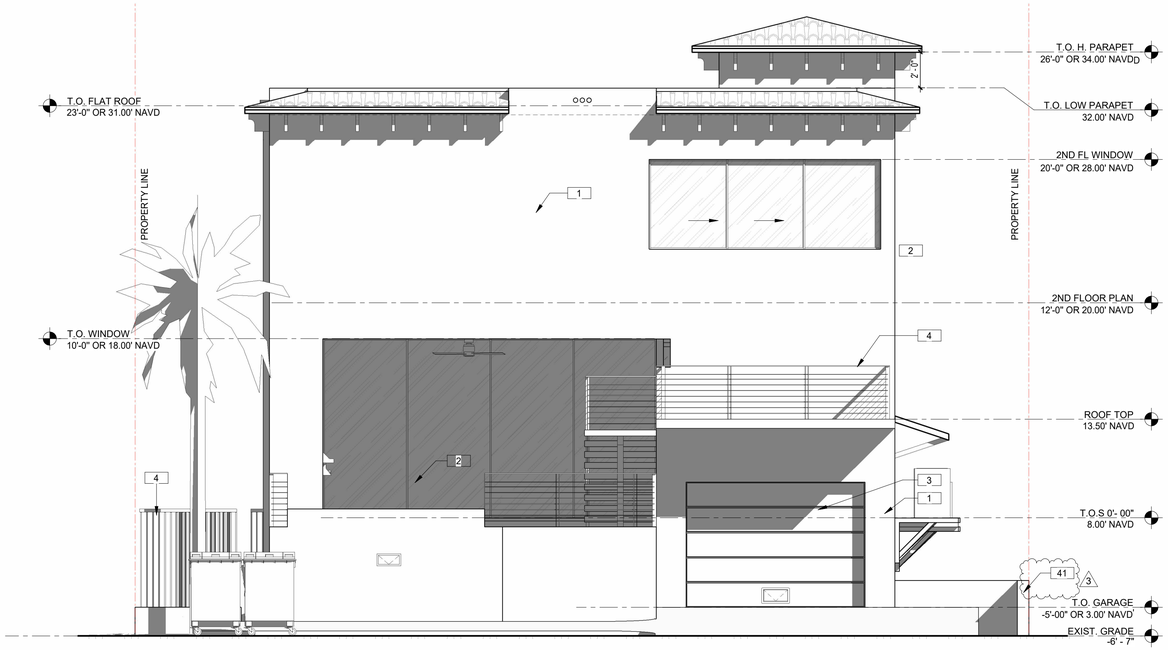
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SHEET TITLE: **BUILDING ELEVATIONS**

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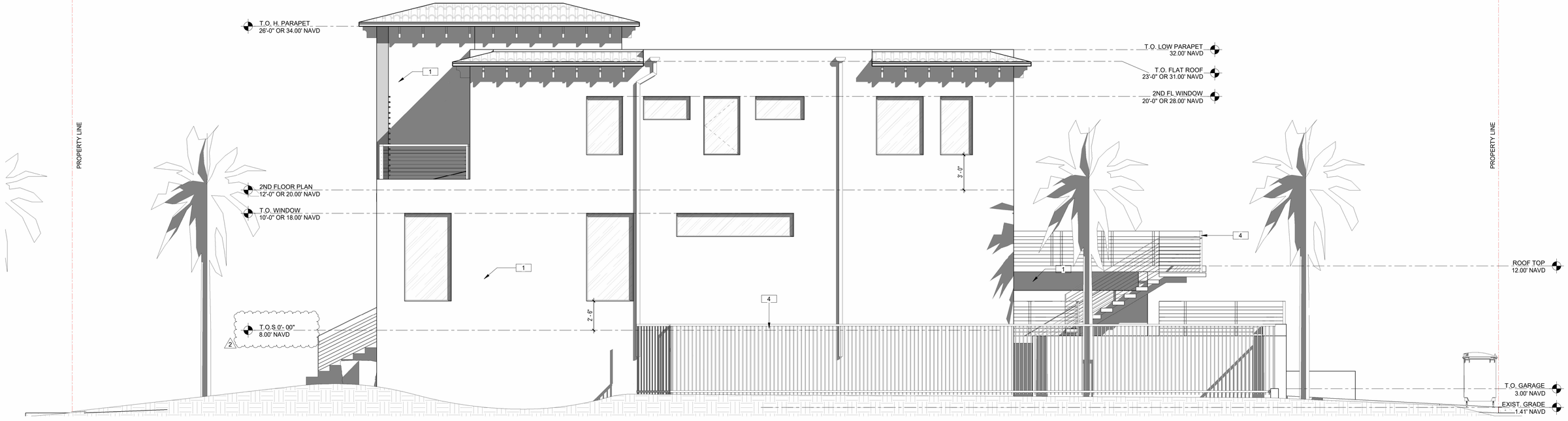


2 SOUTH ELEVATION
SCALE: 1/4" = 1'-0"

MARK	MODEL	MANUFACTURER	FINISH	LOCATION	REMARKS
A	SW7004 SNOWBOUND	SHERWIN WILLIAMS	EXTERIOR SATIN	ALL SMOOTH STUCCO SURFACES	
B	WOOD VENEER W/ IPE OIL TO SEAL	TBD	MATTE FINISH	STAIR TOWER	
C	HARDWOOD W/ IPE OIL TO SEAL	TBD	MATTE FINISH	UNDERSIDE OF ROOF OVERHANG	
D	ENTRY DOOR	TBD	WOODLIKE ROYAL WALNUT	ENTRY PIVOT DOOR	
E	WINDOWS / DOORS	TBD	BLACK FRAME / CLEAR GLASS	ALL WINDOWS AND DOORS EXCEPT ENTRY DOOR	
F	TILE ROOF	TBD		PITCHED ROOF	
G	ALUMINUM RAILING	CUSTOM	FINISH TO MATCH WINDOW FRAMES BLACK		
H	HARDWOOD W/ IPE OIL TO SEAL	TBD	MATTE FINISH	DECORATIVE WOOD RAFTERS	
I	ALUM. RAIN GUTTERS & DOWNSPOUT	CUSTOM	BLACK PAINT		

3 FINISH SCHEDULE
SCALE:NTS

MARK	KEYNOTE TEXT
1	5/8" SMOOTH STUCCO ON 8" CMU. FINISH TO BE SELECTED BY OWNER.
2	IMPACT RESISTANT WINDOWS / DOORS (TYP).
3	IMPACT RESISTANT STEEL GARAGE DOOR. TO MATCH BUILDING COLOR. SNOWBOUND COLOR.
4	ALUMINUM RAILING BY OTHERS. BLACK FINISH
41	RETAINING WALL 1'-10" TOTAL HEIGHT.



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

rta RALPH TAIT ARCHITECT, INC.

ARCHITECT OF RECORD

11820 Miramar Parkway, Suite 121
Miramar, Florida, 33025
(P) 954-592-2841
(Fax) 954-392-7502
Email: rtait@bellsouth.net
www.rtarchitectinc.com

STATE OF FLORIDA · RALPH ELISHA TAIT · AR95832 · REGISTERED ARCHITECT

RALPH E. TAIT DATE
AR95832

ENGINEER OF RECORD

PROPOSED RESIDENCE for:

GNY USA LLC

908 TYLER STREET,
HOLLYWOOD, FLORIDA 33019

CLIENT: GNY USA LLC

REV	DATE	DESCRIPTION
1	10/17/24	STAFF COMMENTS
2	2/5/25	STAFF COMMENTS
3	4/4/25	STAFF COMMENTS

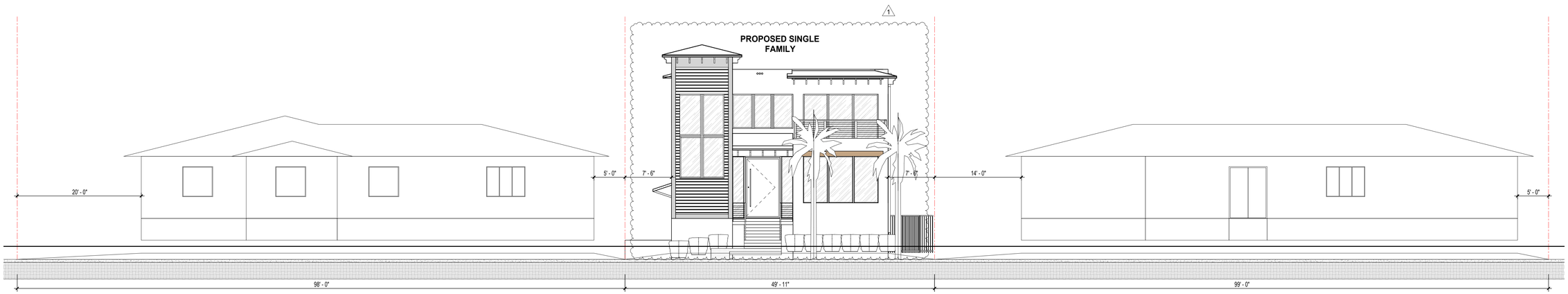
DESIGN DELIVERABLE: Historical Board Submittal
ISSUE DATE: 07/09/24
PROJECT NUMBER: 24-010
DRAWN BY: JJ
CHECKED BY: RET

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All Rights Reserved

SHEET TITLE:
BUILDING ELEVATIONS

SHEET NUMBER:
A-202

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1 STREET PROFILE ELEVATION
SCALE: 1/8" = 1'-0"

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RALPH TAIT ARCHITECT, INC.

ARCHITECT OF RECORD

11820 Miramar Parkway, Suite 121
Miramar, Florida, 33025
(P) 954-592-2841
(Fax) 954-392-7502
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www.rtarchitectinc.com

STATE OF FLORIDA
RALPH ELISHA TAIT
AR95832
REGISTERED ARCHITECT

RALPH E. TAIT DATE
AR95832

ENGINEER OF RECORD

PROPOSED RESIDENCE for:

GNY USA LLC

908 TYLER STREET,
HOLLYWOOD, FLORIDA 33019

CLIENT: GNY USA LLC

REV	DATE	DESCRIPTION
1	10/17/24	STAFF COMMENTS

DESIGN DELIVERABLE: Historical Board Submittal

ISSUE DATE: 07/09/24

PROJECT NUMBER: 24-010

DRAWN BY: JJ

CHECKED BY: RET

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SHEET TITLE:
STREET PROFILE ELEVATION

SHEET NUMBER:
A-204



1 Section 11
SCALE: 1/4" = 1'-0"

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rta RALPH TAIT ARCHITECT, INC.

ARCHITECT OF RECORD

11820 Miramar Parkway, Suite 121
Miramar, Florida, 33025
(P) 954-592-2841
(Fax) 954-392-7502
Email: rtait@bellsouth.net
www.rtarchitectinc.com

STATE OF FLORIDA · RALPH ELISHA TAIT · AR95832 · REGISTERED ARCHITECT

RALPH E. TAIT AR95832 DATE

ENGINEER OF RECORD

PROPOSED RESIDENCE for:

GNY USA LLC

908 TYLER STREET,
HOLLYWOOD, FLORIDA 33019

CLIENT: GNY USA LLC

REV	DATE	DESCRIPTION
3	4/4/25	STAFF COMMENTS

DESIGN DELIVERABLE: Historical Board Submittal

ISSUE DATE: 07/09/24

PROJECT NUMBER: 24-010

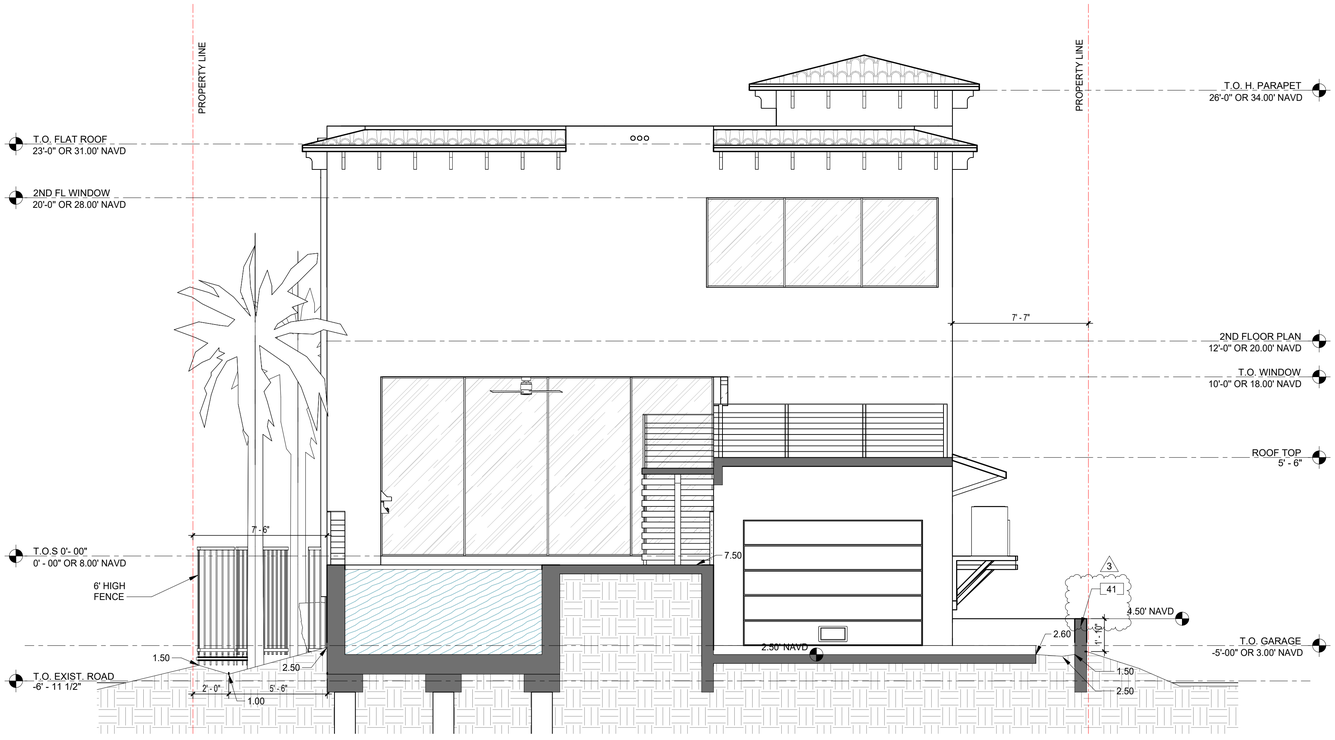
DRAWN BY: Author

CHECKED BY: Checker

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SHEET TITLE: **BUILDING SECTIONS**

SHEET NUMBER: A-303



1 Section 13
SCALE: 1/4" = 1'-0"

RALPH TAIT ARCHITECT, INC.

ARCHITECT OF RECORD

11820 Miramar Parkway, Suite 121
Miramar, Florida, 33025
(P) 954-592-2841
(Fax) 954-392-7502
Email: rtait@bellsouth.net
www.rtarchitectinc.com

STATE OF FLORIDA · RALPH ELISHA TAIT · AR95832 · REGISTERED ARCHITECT

RALPH E. TAIT AR95832 DATE

ENGINEER OF RECORD

PROPOSED RESIDENCE for:

GNY USA LLC

908 TYLER STREET,
HOLLYWOOD, FLORIDA 33019

CLIENT: GNY USA LLC

REV	DATE	DESCRIPTION
3	4/4/25	STAFF COMMENTS

DESIGN DELIVERABLE: Historical Board Submittal
ISSUE DATE: 07/09/24
PROJECT NUMBER: 24-010
DRAWN BY: Author
CHECKED BY: Checker

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SHEET TITLE: **BUILDING SECTIONS**

SHEET NUMBER: A-304

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RALPH TAIT ARCHITECT, INC.

ARCHITECT OF RECORD

11820 Miramar Parkway, Suite 121
Miramar, Florida, 33025
(P) 954-592-2841
(Fax) 954-392-7502
Email: rtait@bellsouth.net
www.rtarchitectinc.com

STATE OF FLORIDA
RALPH ELISHA TAIT
AR95832
REGISTERED ARCHITECT

RALPH E. TAIT AR95832 — DATE

ENGINEER OF RECORD

PROPOSED RESIDENCE for:

GNY USA LLC

908 TYLER STREET,
HOLLYWOOD, FLORIDA 33019

CLIENT: GNY USA LLC

REV	DATE	DESCRIPTION
1	10/17/24	STAFF COMMENTS

DESIGN DELIVERABLE: Historical Board Submittal

ISSUE DATE: 07/09/24

PROJECT NUMBER: 24-010

DRAWN BY: Author

CHECKED BY: Checker

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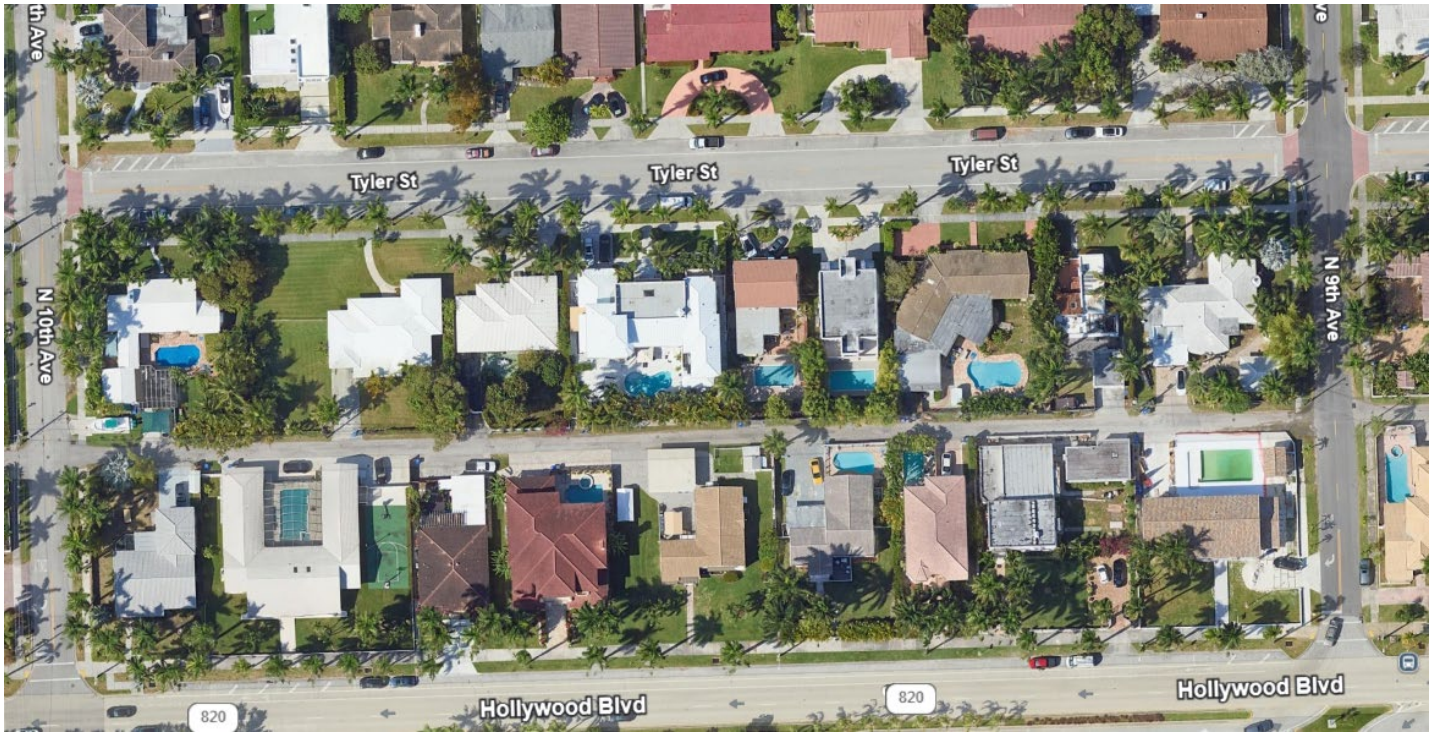
SHEET TITLE: **FRONT VIEW**

SHEET NUMBER: ID-101

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ATTACHMENT B
Aerial Photograph

AERIAL PHOTOGRAPH



908 Tyler Street

ATTACHMENT B
Permit History

JOB CARD

OWNER	JOB ADDRESS
Mark Collins	908 Tyler St.

LEGAL DESCRIPTION	LOT NUMBER	BLOCK	SUBDIVISION OR ADDITION
	18	63	Hwd. Lakes Sec.

MICROFILM NO.	ARCHITECT	FEE	VALUATION
		$ 25.00	$1200.00

DESCRIPTION OF CONSTRUCTION
remove & replace w/10 ATW & 1 single hung window

☐ SEPTIC TANK
☐ SEWER TAP

TYPE PERMIT	NUMBER	DATE	CONTRACTOR	TYPE PERMIT	NUMBER	DATE	CONTRACTOR
BUILDING	76537	7-22-82	Security Windows	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: $.42

NAME OF OWNER Emil Zuckerman

ADDRESS 908 Tyler

LEGAL DESCRIPTION

DESCRIPTION OF CONST. FEE 10.00

ARCHITECT: EVAL. 300.00

Tent Fumigation

PERMIT TYPE	NO.	DATE	TO WHOM	FIXT. or OUT.
BLDG.	76264	2-21	Arnold's Pest Contol	
ROOF				
ELECTRICAL				
PLUMBING				
GAS				
SEPTIC, SEWER				
A/C DUCTS				
SCREEN ENCL.				
POOL				
DRIVEWAY				
FENCE				

JOB CARD

OWNER	JOB ADDRESS
Mark Collins	908 Tyler St.

LEGAL DESCRIPTION	LOT NUMBER	BLOCK	SUBDIVISION OR ADDITION

MICROFILM NO.	ARCHITECT	FEE	VALUATION
		$20.00	$

DESCRIPTION OF CONSTRUCTION

10 outlets & 1 200AMP service change

☐ SEPTIC TANK
☐ SEWER TAP

TYPE PERMIT	NUMBER	DATE	CONTRACTOR	TYPE PERMIT	NUMBER	DATE	CONTRACTOR
BUILDING				SEPTIC/SEWER			
ROOF				AIR/CONDITION			
ELECTRIC-BASIC	26879	7-13-82	BrewerElec.	MECHANICAL			
ELECTRIC-SUPP.				SCREEN			
PLUMBING NO. FIX.				POOL			
L-P-DRY WALL				DRIVEWAY			
FENCE				PATIO or WALK			

NOTES;

JOB CARD

OWNER	JOB ADDRESS
Collins	908 Tyler St.

LEGAL DESCRIPTION	LOT NUMBER	BLOCK	SUBDIVISION OR ADDITION

MICROFILM NO.	ARCHITECT	FEE	VALUATION
		$ 12.00	$ 350.

DESCRIPTION OF CONSTRUCTION

Fumigation

☐ SEPTIC TANK
☐ SEWER TAP

TYPE PERMIT	NUMBER	DATE	CONTRACTOR	TYPE PERMIT	NUMBER	DATE	CONTRACTOR
BUILDING	67994	4/6/81	Arnolds Pest	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;

JOB CARD

OWNER	JOB ADDRESS
E. ZUCKERMAN	908 Tyler St.

LEGAL DESCRIPTION	LOT NUMBER	BLOCK	SUBDIVISION OR ADDITION

MICROFILM NO.	ARCHITECT	FEE	VALUATION
		$ 7.00	$ 500

DESCRIPTION OF CONSTRUCTION: Re Roof ASphalt Shingles

☐ SEPTIC TANK
☐ SEWER TAP

TYPE PERMIT	NUMBER	DATE	CONTRACTOR	TYPE PERMIT	NUMBER	DATE	CONTRACTOR
BUILDING				SEPTIC/SEWER			
ROOF 300	45707	2/7/78	Zinkil	AIR/CONDITION			
ELECTRIC-BASIC				MECHANICAL			
ELECTRIC-SUPP.				SCREEN			
PLUMBING NO. FIX.				POOL			
L-P-DRY WALL				DRIVEWAY			
FENCE				PATIO or WALK			

NOTES;

JOB CARD

OWNER	JOB ADDRESS
MR. ZUCKERMAN	908 Tyler St.

LEGAL DESCRIPTION	LOT NUMBER	BLOCK	SUBDIVISION OR ADDITION

MICROFILM NO.	ARCHITECT	FEE	VALUATION
		$ 12.00	$ 586

DESCRIPTION OF CONSTRUCTION

Change 5 Windows

☐ SEPTIC TANK
☐ SEWER TAP

TYPE PERMIT	NUMBER	DATE	CONTRACTOR	TYPE PERMIT	NUMBER	DATE	CONTRACTOR
BUILDING	48873	7/18/78	Sego Ind.	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;

JOB CARD

OWNER	JOB ADDRESS
Collins	908 Tyler Street

LEGAL DESCRIPTION	LOT NUMBER	BLOCK	SUBDIVISION OR ADDITION

MICROFILM NO.	ARCHITECT	FEE	VALUATION
		$ 17.90	$ 545

DESCRIPTION OF CONSTRUCTION

179' of 48' c/l fence

☐ 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	79298	1-5-83	Crescent	PATIO or WALK			

NOTES: County Surcharge: .20

JOB CARD

OWNER	JOB ADDRESS
E. ZUCKERMAN	908 TYLER STREET

LEGAL DESCRIPTION	LOT NUMBER	BLOCK	SUBDIVISION OR ADDITION

MICROFILM NO.	ARCHITECT	FEE	VALUATION
		$ 6.00	$ 650.00

DESCRIPTION OF CONSTRUCTION

☐ SEPTIC TANK
☐ SEWER TAP

TYPE PERMIT	NUMBER	DATE	CONTRACTOR	TYPE PERMIT	NUMBER	DATE	CONTRACTOR
BUILDING				SEPTIC/SEWER			
ROOF RE-1.000	7854	10-2-72	TYLER	AIR/CONDITION			
ELECTRIC-BASIC				MECHANICAL			
ELECTRIC-SUPP.				SCREEN			
PLUMBING NO. FIX.				POOL			
L-P-DRY WALL				DRIVEWAY			
FENCE				PATIO or WALK			

NOTES;

FORM 0850-13

12 permits were found for

908 TYLER ST

View	Process #	Permit #	Description	Appl. Date	Permit Date
Details	69502	B9806731	STORM SHUTTERS	4/23/1998	10/12/1998
Details		B9805780	RE-ROOF FLAT		8/26/1998
Details		E9802164	ELECTRICAL WORK		6/19/1998
Details		B9804146	DRIVEWAY		6/19/1998
Details		B9804145	ADDITION - GARAGE		6/19/1998
Details		E9801753	ELECTRICAL WORK		5/20/1998
Details		B9600666	SIDEWALK &/OR SLAB-PRIVATE		2/1/1996
Details		M9600127	A/C - CENTRAL - REPLACEMENT		1/23/1996
Details		E9600274	AIR CONDITIONING-ELECTRICAL		1/23/1996
Details		B9500407	RE-ROOF(COMBINATION OF TYPES)		1/24/1995
Details		P9301377	PLUMBING WORK		11/2/1993
Details		B9002875	DEMOLITION-STRUCTURAL(W/O W/S CREDIT)		5/7/1990

Permit Details

Process #:	Permit #: B9804145	Master Permit: B9804145
Status: Closed		
List All Subpermits		

Site Information

Address: 908 TYLER ST
Sub-division: HOLLYWOOD LAKES SECTION
Lot: 18 **Block:** 63

Folio#: 514214022570
Value: $40,000.00
Sq Ft: 352

Permit Information

Application Type: ADDITION - GARAGE
Job Name: GRIMM,URSEL
Film Number: 9807398

Application Date: 00/00/00
Permit Date: 06/19/98
CO/CC Date:
Total Fees: $637.52

Applicant / Contact Information

Name: VEZINA & SONS CONSTRUCTION
Address: 4210 S UNVIVERSITY DR #7 DAVIE, FL

Property Owner Information

Name: GRIMM,URSEL
Address:

Contractor Information

Name: VEZINA & SONS CONSTRUCTION (Permits + Details)
Address: 4210 S UNVIVERSITY DR #7 DAVIE, FL

CITY of HOLLYWOOD, FLORIDA

DEPARTMENT OF DEVELOPMENT ADMINISTRATION
BUILDING DIVISION

CERTIFICATE OF OCCUPANCY - FINAL

OWNER/OCCUPIED BY: GRIMM,URSEL
FOLIO NUMBER: 514214022570
ADDRESS: 908 TYLER ST

LEGAL DESCRIPTION:
HOLLYWOOD LAKES SECTION 1-32 B LOT 18 BLK 63

GROUP OCCUPANCY: J1
CONSTRUCTION TYPE: 5UN
MAXIMUM ASSEMBLY CAPACITY:
WORK DESCRIPTION: ADDITION - GARAGE

MASTER PERMIT: B9804145 OTHER MASTERS EXIST AT THIS ADDRESS

SUB PERMITS: E9802164 B9804146 B9805780 B9806731

COMMENTS:

APPROVALS:

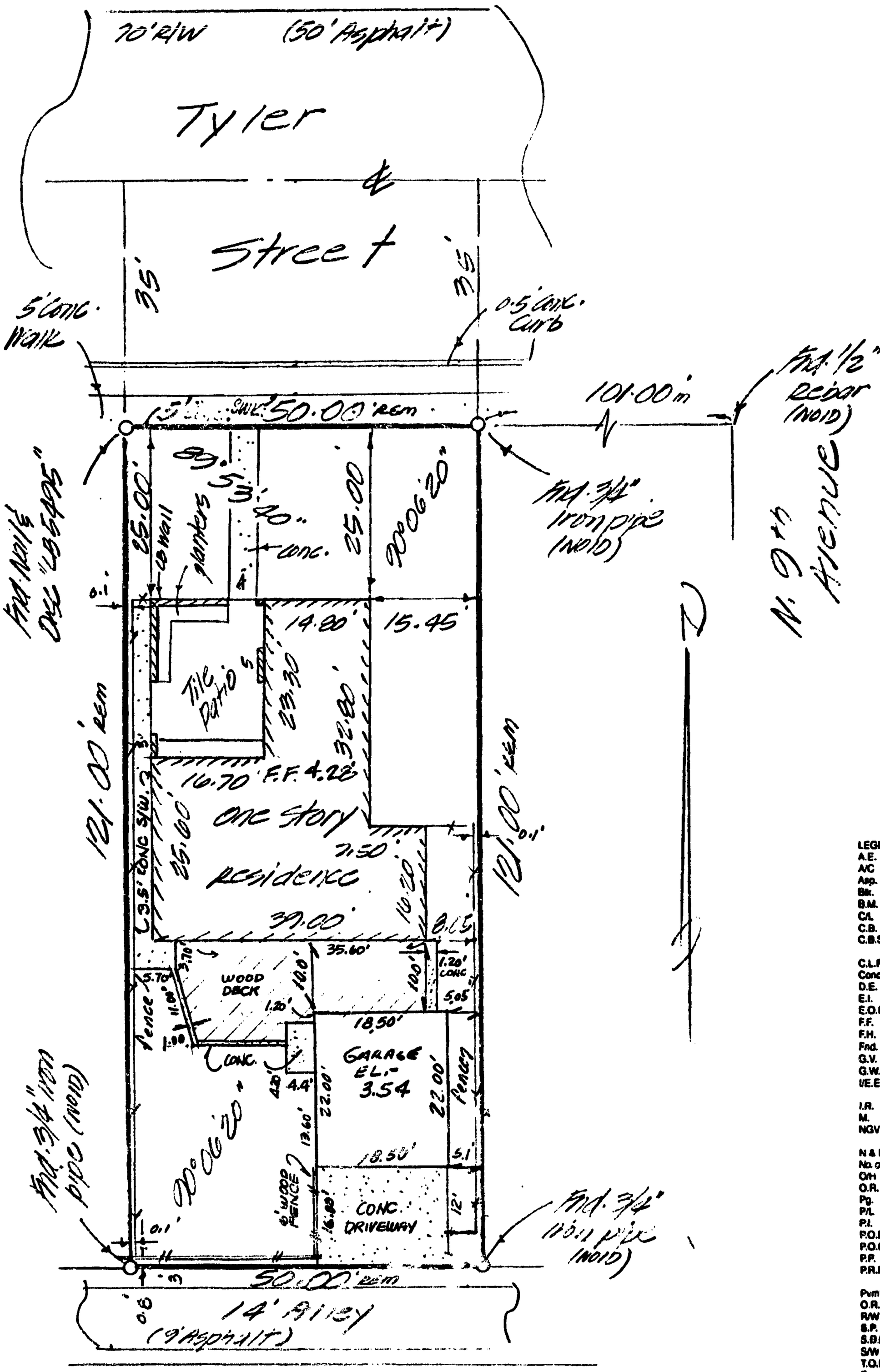
BUILDING: [signature] ELECTRICAL: T.O.D. MECHANICAL: N/A PLUMBING: [signature]

ZONING: [signature] FIRE: N/A ENGINEERING: [signature] UTILITY: N/A SWM: [signature]

[signature]
WILLIAM MC HATTON
Chief Building Official
DATE OF ISSUANCE 12-15-98

2600 Hollywood Boulevard * P.O. B. 229045 * Hollywood, Fl. 33022-9045
Phone (954)921-3335 * FAX (954)921-3037
"An Equal Opportunity and Service Provider Agency"

SKETCH OF SURVEY



LEGEND:

A.E.	=ANCHOR EASEMENT
A/C	=AIR CONDITIONER
Asp.	=ASPHALT
Blk.	=BLOCK
B.M.	=BENCHMARK
C/L	=CENTER LINE
C.B.	=CATCH BASIN
C.B.S.	=CONCRETE BLOCK STRUCTURE
C.L.F.	=CHAIN LINK FENCE
Conc.	=CONCRETE
D.E.	=DRAINAGE EASEMENT
E.I.	=ELEVATION
E.O.P.	=EDGE OF PAVEMENT
F.F.	=FINISHED FLOOR
F.H.	=FIRE HYDRANT
Fnd.	=FOUND
G.V.	=GATE VALVE
G.W.A.	=GUY WIRE ANCHOR
I/E.E.	=INGRESS/EGRESS EASEMENT
I.R.	=IRON ROD
M.	=MEASURED
NGVD	=NATIONAL GEODETIC VERTICAL DATUM
N & D	=NAIL & DISC
No. or #	=NUMBER
O/H	=OVERHEAD
O.R.	=OFFICIAL RECORD
Pg.	=PAGE
P/L	=PROPERTY LINE
P.I.	=POINT OF INTERSECTION
P.O.B.	=POINT OF BEGINNING
P.O.C.	=POINT OF COMMENCEMENT
P.P.	=POWER POLE
P.R.M.	=PERMANENT REFERENCE MONUMENT
Pvmt.	=PAVEMENT
O.R.	=OF RECORD
R/W	=RIGHT-OF-WAY
S.P.	=STEEL PIPE
S.B.E.	=SOUTHERN BELL EASEMENT
S/W	=SIDEWALK
T.O.B.	=TOP OF BANK
T.	=TAB
U.E.	=UTILITY EASEMENT
W.	=WASHER
7.05	=DENOTES EXISTING ELEVATION
•	=SET IRON ROD W/CAP I.B. # 4027?

TURN TO PAGE 2 OF 2 FOR LEGAL DESCRIPTION AND CERTIFICATION

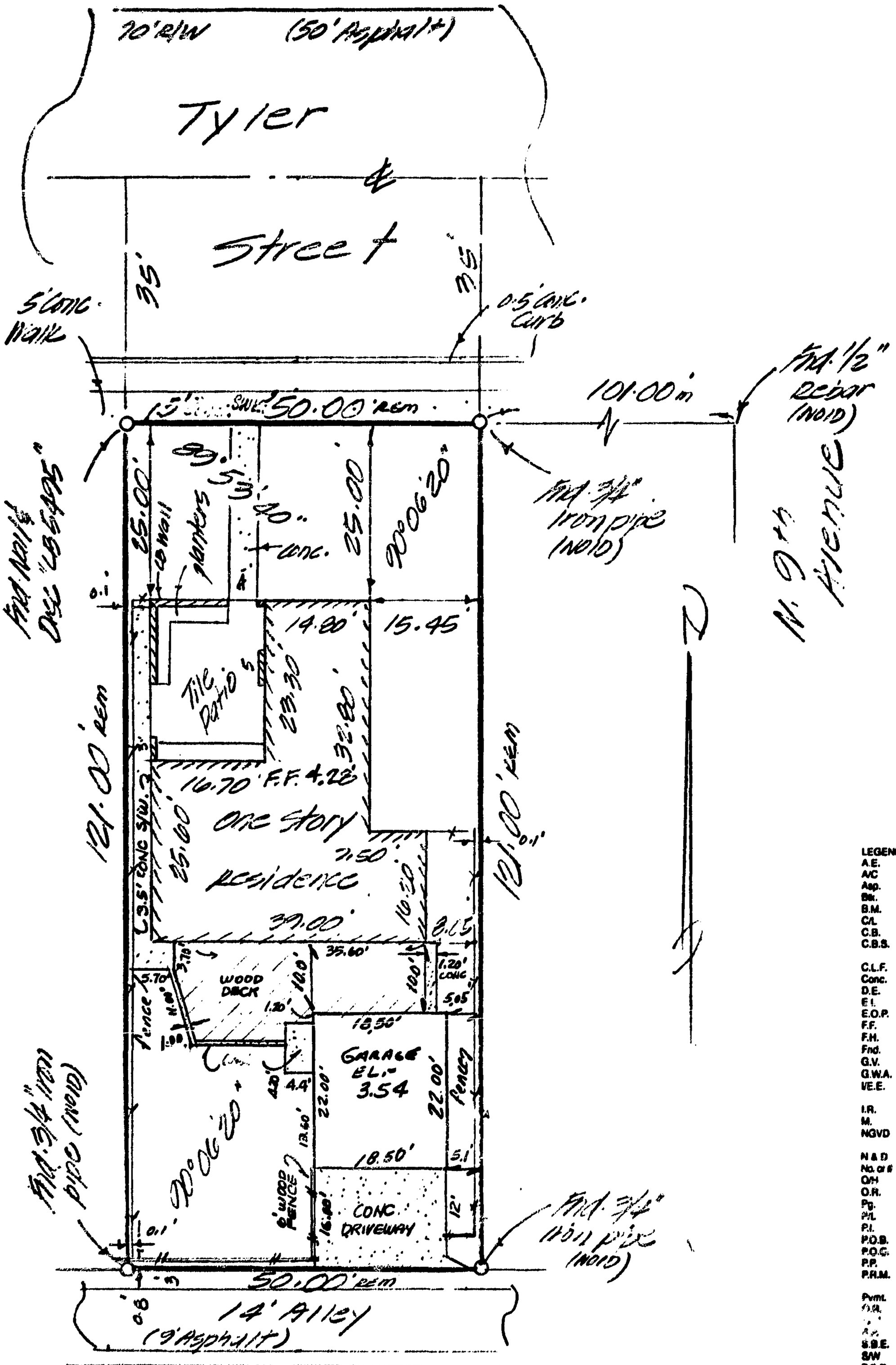
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ASSOCIATED ENGINEERS & SURVEYORS OF SOUTH FLORIDA, CORPORATION
CONSULTING ENGINEERS-LAND SURVEYORS
7980 GRIFFIN RD., SUITE 102, DAVIE, FL 33314 • TEL:(954) 791-2110 • FAX:(954) 791-1282

FOR
HEINRICH GRIMM

PROJECT
SKETCH OF SURVEY WITH EXISTING STRUCTURES

SKETCH OF SURVEY



LEGEND:

A.E.	=ANCHOR EASEMENT
A/C	=AIR CONDITIONER
Asp.	=ASPHALT
Blk.	=BLOCK
B.M.	=BENCHMARK
C/L	=CENTER LINE
C.B.	=CATCH BASIN
C.B.S.	=CONCRETE BLOCK STRUCTURE
C.L.F.	=CHAIN LINK FENCE
Conc.	=CONCRETE
D.E.	=DRAINAGE EASEMENT
E.I.	=ELEVATION
E.O.P.	=EDGE OF PAVEMENT
F.F.	=FINISHED FLOOR
F.H.	=FIRE HYDRANT
Fnd.	=FOUND
G.V.	=GATE VALVE
G.W.A.	=GUY WIRE ANCHOR
I/E.E.	=INGRESS/EGRESS EASEMENT
I.R.	=IRON ROD
M.	=MEASURED
NGVD	=NATIONAL GEODETIC VERTICAL DATUM
N & D	=NAIL & DISC
No. or #	=NUMBER
O/H	=OVERHEAD
O.R.	=OFFICIAL RECORD
Pg.	=PAGE
P/L	=PROPERTY LINE
P.I.	=POINT OF INTERSECTION
P.O.B.	=POINT OF BEGINNING
P.O.C.	=POINT OF COMMENCEMENT
P.P.	=POWER POLE
P.R.M.	=PERMANENT REFERENCE MONUMENT
Pvmt.	=PAVEMENT
R/W	=OF RECORD
	=RIGHT-OF-WAY
S.P.	=STEEL PIPE
S.B.E.	=SOUTHERN BELL EASEMENT
S/W	=SIDEWALK
T.O.B.	=TOP OF BANK
T.	=TAB
U.E.	=UTILITY EASEMENT
W.	=WASHER
7.05	=DENOTES EXISTING ELEVATION
•	=SET IRON ROD W/CAP I.B. # 4077

TURN TO PAGE 2 OF 2 FOR LEGAL DESCRIPTION AND CERTIFICATION

SCALE: 1"=20'	DRAWN BY: EDC	CHECKED BY: JH	F.B. PG.	JOB NO. 98-608

ASSOCIATED ENGINEERS & SURVEYORS OF SOUTH FLORIDA, CORPORATION
CONSULTING ENGINEERS AND SURVEYORS
7900 GRIFFIN RD., SUITE 100, DAVIE, FL 33314 • TEL.(954) 791-0110 • FAX.(954) 791-1388

FOR
HEINRICH GRIMM

PROJECT
SKETCH OF SURVEY WITH EXISTING STRUCTURES

CITY OF HOLLYWOOD, FLORIDA

PERMIT APPLICATION

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

DATE 4-21-98 TAX FOLIO # 12402257

DESCRIPTION: LOT 18 BLOCK 63 SUBDIVISION Hollywood by The Sea

JOB NAME Grimm Res PHONE # 923-3021

JOB ADDRESS 908 Tyler ST CITY OF HOLLYWOOD STATE FL ZIP 33019

DETAILED WORK DESCRIPTION: New Detached garage & Deck

SQ.FT. garage 410 # Deck 290 # ESTIMATED VALUE: $ 40,000.00

CONTRACTOR'S NAME Vezina & Sons Const Inc. PHONE # 476-7071

CONTRACTOR'S ADDRESS 4210 University Dr CITY Davie STATE FL ZIP 33328

CERTIFICATE OF COMPETENCY # 78-CGC-1125A FAX # 476-7024

CONTRACTOR'S STATE CERTIFICATION OR REGISTRATION NO. RG-0055074

OWNER OR FEE SIMPLE TITLE HOLDER'S NAME Heinrich Grimm

OWNER OR FEE SIMPLE TITLE HOLDER'S ADDRESS 908 Tyler ST 6381

BONDING COMPANY N/A

BONDING COMPANY ADDRESS N/A

ARCHITECT/ENGINEER'S NAME Graham Geralds PHONE # 581-6922

ARCHITECT/ENGINEER'S ADDRESS 2849 Rowenswood Rd CITY fort lauderdale STATE FL ZIP 33312

MORTGAGE LENDER'S NAME N/A

MORTGAGE LENDER'S ADDRESS N/A

ELECTRICAL CONTRACTOR: _____

Phone # _____ LICENSE # _____

Sworn before me this _____ of _____, 19____. _____
Notary Public

_____ Value $ _____
Notarized Signature of Qualifier

MECHANICAL CONTRACTOR: _____

Phone # _____ LICENSE # _____

Sworn before me this _____ of _____, 19____. _____
Notary Public

_____ Value $ _____
Notarized Signature of Qualifier

PLUMBING CONTRACTOR:_____

Phone #_____LICENSE #_____

Sworn before me this _____ of _____, 19____. _____
Notary Public

_____ Value $_____
Notarized Signature of Qualifier

ROOFING CONTRACTOR:_____

Phone #_____LICENSE #_____

Sworn before me this _____ of _____, 19____. _____
Notary Public

_____ Value $_____
Notarized Signature of Qualifier

_____ CONTRACTOR:_____

Phone #_____LICENSE #_____

Sworn before me this _____ of _____, 19____. _____
Notary Public

_____ Value $_____
Notarized Signature of Qualifier

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.

DISCLOSURE STATEMENT

Owners of property when acting as their own contractor and providing all material supervision themselves, when building or improving farm outbuildings or one-family or two-family residences on such property for the occupancy of use of such owners and not offered for sale or lease, or building or improving commercial building at a cost of under $25,000 on such property for the occupancy or use of such owners and not offered for sale or lease. In an action brought under this part proof of the sale or lease, or offering for sale or lease, of more than one such structure by the owner-builder within 1 year after completion of same is prima facie evidence that the construction was undertaken for purposes of sale or lease. This subsection does not exempt any person who is employed by such owner and who acts in the capacity of a contractor.

SIGNATURE_____ SIGNATURE_____
Owner or Agent Prime Contractor (Owner/Builder)

DATE_____ DATE 2 APRIL 1998

NOTARY as to Owner or Agent

Robert T. Murdoch
Notary Public, State of Florida
Commission No. CC 589189
My Commission Exp. 09/29/2000
1-800-3-NOTARY - Fla. Notary Service & Bonding Co.

Robert T. Murdoch
Notary Public, State of Florida
Commission No. CC 589189
My Commission Exp. 09/29/2000
1-800-3-NOTARY - Fla. Notary Service & Bonding Co.

My Commission Expires_____ My Commission Expires 4/29/2000

Within Fifteen (15) working days after the plans are submitted and accepted for a building permit, the applicant will be notified in writing that a permit is ready for issuance or that additional information is required. *Sixty (60) calendar days* after the date of such notification, where such additional information has not been submitted or the permit has not been purchased, the applicant and/or the permit shall become null and void. Once the permit application package has become null and void it will be discarded by the Building Division, S.F.B.C. 302.1f.

OFFICE USE ONLY

MASTER PERMIT #_____ MASTER PROCESS # 60676

PROCESS FEE PAID $_____ APPLICATION APPROVED BY_____
Permit Officer

17-54 (Rev. 01/96)

CITY OF HOLLYWOOD, FLORIDA
PERMIT APPLICATION

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

DATE _____ TAX FOLIO # _____

DESCRIPTION: LOT _____ BLOCK _____ SUBDIVISION _____

JOB NAME Heinrich Grimm Residence PHONE # _____

JOB ADDRESS 908 Tyler Street CITY OF HOLLYWOOD STATE FL ZIP _____

DETAILED WORK DESCRIPTION: wiring of Self Standing Garage addition

_____

_____ SQ.FT. _____ ESTIMATED VALUE: $ $700

CONTRACTOR'S NAME Vazina & Sons PHONE # _____

CONTRACTOR'S ADDRESS _____ CITY _____ STATE ____ ZIP _____

CERTIFICATE OF COMPETENCY # _____ FAX # _____

CONTRACTOR'S STATE CERTIFICATION OR REGISTRATION NO. _____

OWNER OR FEE SIMPLE TITLE HOLDER'S NAME _____

OWNER OR FEE SIMPLE TITLE HOLDER'S ADDRESS _____

BONDING COMPANY _____

BONDING COMPANY ADDRESS _____

ARCHITECT/ENGINEER'S NAME _____ PHONE # _____

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

MORTGAGE LENDER'S NAME _____

MORTGAGE LENDER'S ADDRESS _____

ELECTRICAL CONTRACTOR: Development Inc.

Phone # 581-0376 LICENSE # EC13011195

Sworn before me this 15 of Jan, 98.

John J. Rizzo
Notarized Signature of Qualifier

Notary Public

Value $ $700

MECHANICAL CONTRACTOR: _____

Phone # _____ LICENSE # _____

Sworn before me this _____ of _____, 19____.

_____
Notarized Signature of Qualifier

_____
Notary Public

Value $ _____

PLUMBING CONTRACTOR:_____

Phone #_____ LICENSE #_____

Sworn before me this _____ of _____, 19_____. _____
Notary Public

_____ Value $_____
Notarized Signature of Qualifier

ROOFING CONTRACTOR:_____

Phone #_____ LICENSE #_____

Sworn before me this _____ of _____, 19_____. _____
Notary Public

_____ Value $_____
Notarized Signature of Qualifier

_____ CONTRACTOR:_____

Phone #_____ LICENSE #_____

Sworn before me this _____ of _____, 19_____. _____
Notary Public

_____ Value $_____
Notarized Signature of Qualifier

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.

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DISCLOSURE STATEMENT

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SIGNATURE_____
Owner or Agent

DATE_____

_____
NOTARY as to Owner or Agent

My Commission Expires_____ _____

SIGNATURE_____
Prime Contractor (Owner/Builder)

DATE_____

_____
NOTARY as to Contractor

My Commission Expires_____

Within Fifteen (15) working days after the plans are submitted and accepted for a building permit, the applicant will be notified in writing that a permit is ready for issuance or that additional information is required. *Sixty (60) calendar days* after the date of such notification, where such additional information has not been submitted or the permit has not been purchased, the applicant and/or the permit shall become null and void. Once the permit application package has become null and void it will be discarded by the Building Division, S.F.B.C. 302.1f.

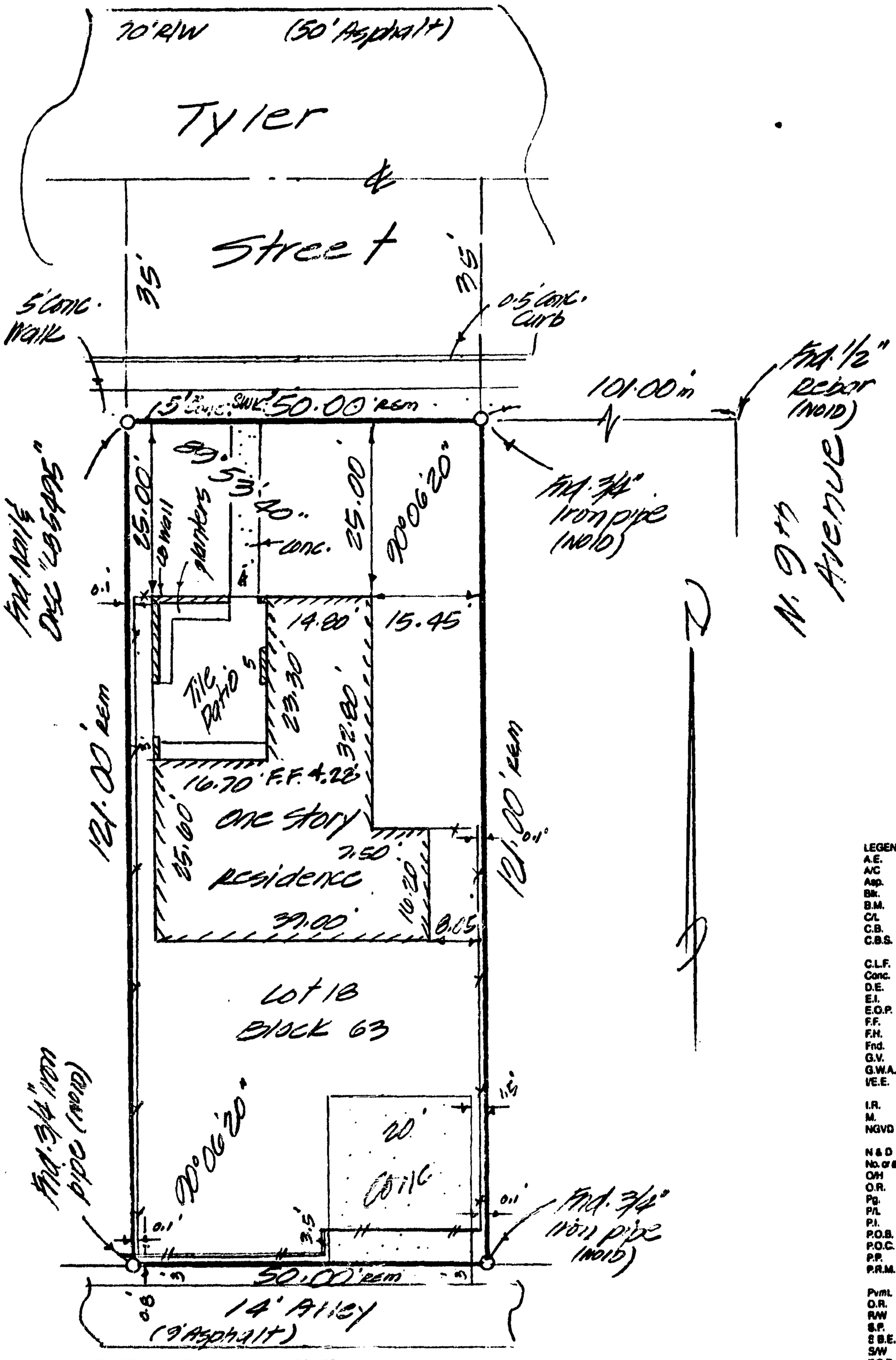
OFFICE USE ONLY

MASTER PERMIT #_____ MASTER PROCESS # 60646

PROCESS FEE PAID $_____ APPLICATION APPROVED BY_____
Permit Officer

17-54 (Rev. 01/96)

SKETCH OF SURVEY



LEGEND:

A.E.	=ANCHOR EASEMENT
A/C	=AIR CONDITIONER
Asp.	=ASPHALT
Blk.	=BLOCK
B.M.	=BENCHMARK
C/L	=CENTER LINE
C.B.	=CATCH BASIN
C.B.S.	=CONCRETE BLOCK STRUCTURE
C.L.F.	=CHAIN LINK FENCE
Conc.	=CONCRETE
D.E.	=DRAINAGE EASEMENT
E.I.	=ELEVATION
E.O.P.	=EDGE OF PAVEMENT
F.F.	=FINISHED FLOOR
F.H.	=FIRE HYDRANT
Fnd.	=FOUND
G.V.	=GATE VALVE
G.W.A.	=GUY WIRE ANCHOR
I/E.E.	=INGRESS/EGRESS EASEMENT
I.R.	=IRON ROD
M.	=MEASURED
NGVD	=NATIONAL GEODETIC VERTICAL DATUM
N & D	=NAIL & DISC
No. or #	=NUMBER
O/H	=OVERHEAD
O.R.	=OFFICIAL RECORD
Pg.	=PAGE
P/L	=PROPERTY LINE
P.I.	=POINT OF INTERSECTION
P.O.B.	=POINT OF BEGINNING
P.O.C.	=POINT OF COMMENCEMENT
P.P.	=POWER POLE
P.R.M.	=PERMANENT REFERENCE MONUMENT
Pvmt.	=PAVEMENT
O.R.	=OF RECORD
R/W	=RIGHT-OF-WAY
S.P.	=STEEL PIPE
S.B.E.	=SOUTHERN BELL EASEMENT
S/W	=SIDEWALK
T.O.B.	=TOP OF BANK
T.	=TAB
U.E.	=UTILITY EASEMENT
W.	=WASHER
7.09	=DENOTES EXISTING ELEVATION
•	=SET IRON ROD W/CAP I.B. # 40377

TURN TO PAGE 2 OF 2 FOR LEGAL DESCRIPTION AND CERTIFICATION

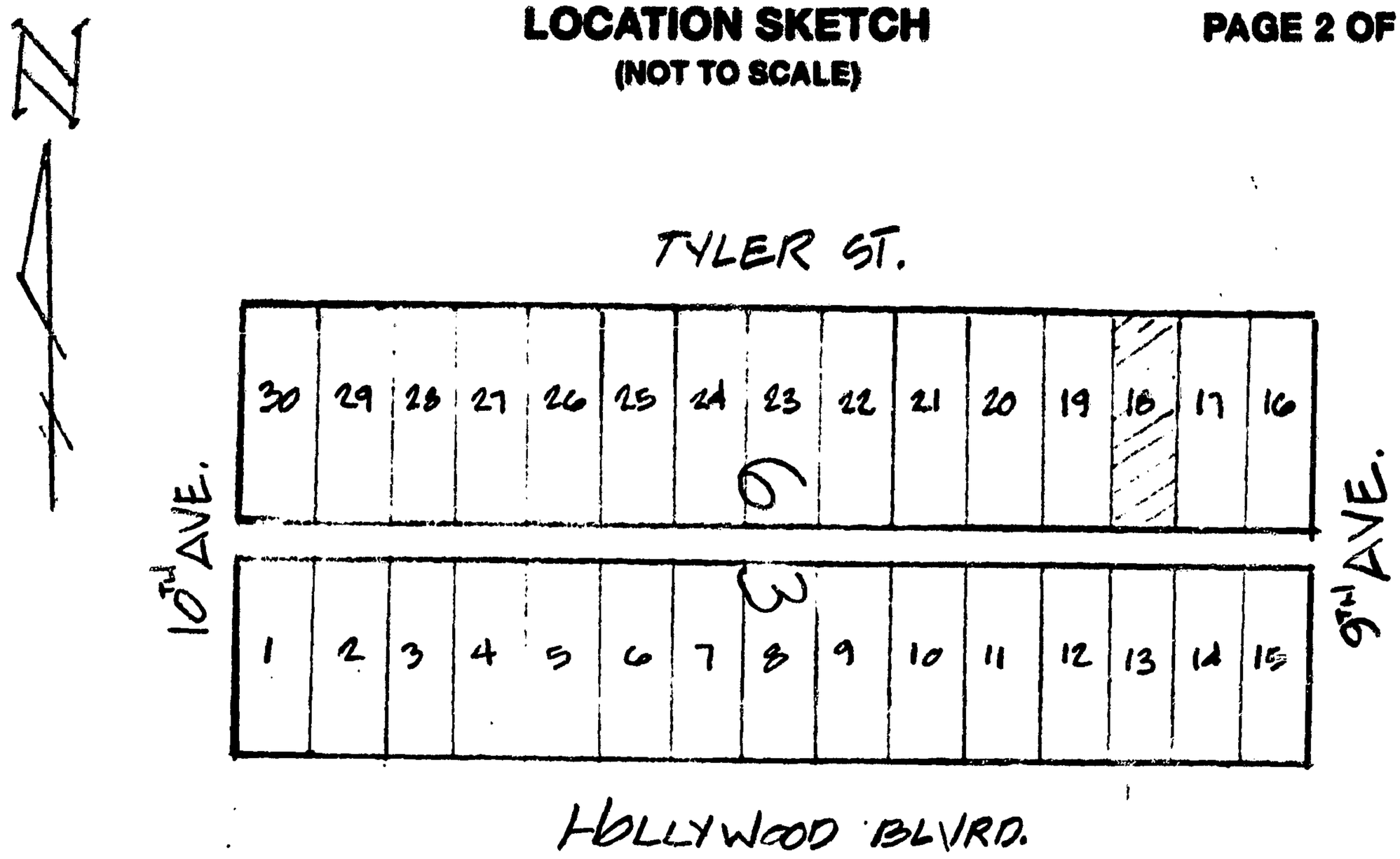
SCALE: 1"=20'	DRAWN BY: EDC	CHECKED BY:	F.B. PG.	JOB NO. 98-608

ASSOCIATED ENGINEERS & SURVEYORS OF SOUTH FLORIDA, CORPORATION
CONSULTING ENGINEERS-LAND SURVEYORS
7900 GRIFFIN RD., SUITE 100, DAVIE, FL 33314 • TEL.(954) 791-2110 • FAX.(954) 791-1322

FOR
HEINRICH GRIMM

PROJECT
SKETCH OF SURVEY WITH EXISTING STRUCTURES

LOCATION SKETCH
(NOT TO SCALE)



PROPERTY ADDRESS 908 Tyler Street, Hollywood, FL

FLOOD INSURANCE RATE MAP (FIRM) INFORMATION

1. COMMUNITY NUMBER	2. PANEL NUMBER	3. - SUFFIX	4. DATE OF FIRM INDEX	5. FIRM ZONE	6. BASE FLOOD ELEVATION
125113	0317	G	7-21-75	AE	6.0

SURVEYOR'S NOTES;

1. ELEVATIONS SHOWN REFER TO NATIONAL GEODETIC VERTICAL DATUM 1929 (N.G.V.D.) F.F. ELV. = 4.28'
2. BEARINGS, IF SHOWN, ARE RELATIVE TO THE ONE SHOWN AS BASIS OF BEARINGS L.A. GR = 3.28'
3. THE REFERENCE BENCH MARK (B.M.) IS City of Hollywood ELEV. = 2.78
LOCATED AT: 5'+/- N. of Tyler St. & 9th Ave. - P.K Nail & Disc.

LEGAL DESCRIPTION:

LOT(S) 18 BLOCK 63, OF HOLLYWOOD BY THE SEA.
ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 1, PAGE 32 OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA.

I HEREBY CERTIFY TO: **HEINRICH GRIMM**

THAT THE ATTACHED SKETCH OF SURVEY OF THE ABOVE DESCRIBED PROPERTY IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF AS RECENTLY SURVEYED AND PLOTTED UNDER MY RESPONSIBLE DIRECTION AND THAT THERE ARE NO ABOVE GROUND ENCROACHMENTS UNLESS SHOWN THEREON.

I FURTHER CERTIFY: THAT THIS SURVEY MEETS THE MINIMUM TECHNICAL STANDARDS FOR SURVEYS PURSUANT TO SECTION 472.027, FLORIDA STATUES, AND ADOPTED IN CHAPTER 61G17-6 FLORIDA ADMINISTRATIVE CODE, EFFECTIVE SEPTEMBER 1, 1981, AS AMENDED, DECEMBER 1988.

DATED AT DAVIE, THIS 2nd DAY OF March, 1993, BROWARD COUNTY, FLORIDA.

FRANCISCO A. AGUIRRE, P.E., P.L.S.

REGISTERED LAND SURVEYOR #3354
STATE OF FLORIDA

UPDATED:

NOTE:EXCEPT WHERE SPECIFIED HEREON SHOWN ON THE RECORDED PLAT IDENTIFIED IN THE LEGAL DESCRIPTION OF THE PROPERTY FOR THIS SURVEY, NO SEARCH FOR EASEMENTS, ENCUMBRANCES NOR RIGHT-OF-WAY OF RECORD HAS BEEN MADE. NO EXPRESSED OR IMPLIED DETERMINATION OF TITLE, TO THE LAND DESCRIBED, IS MADE.

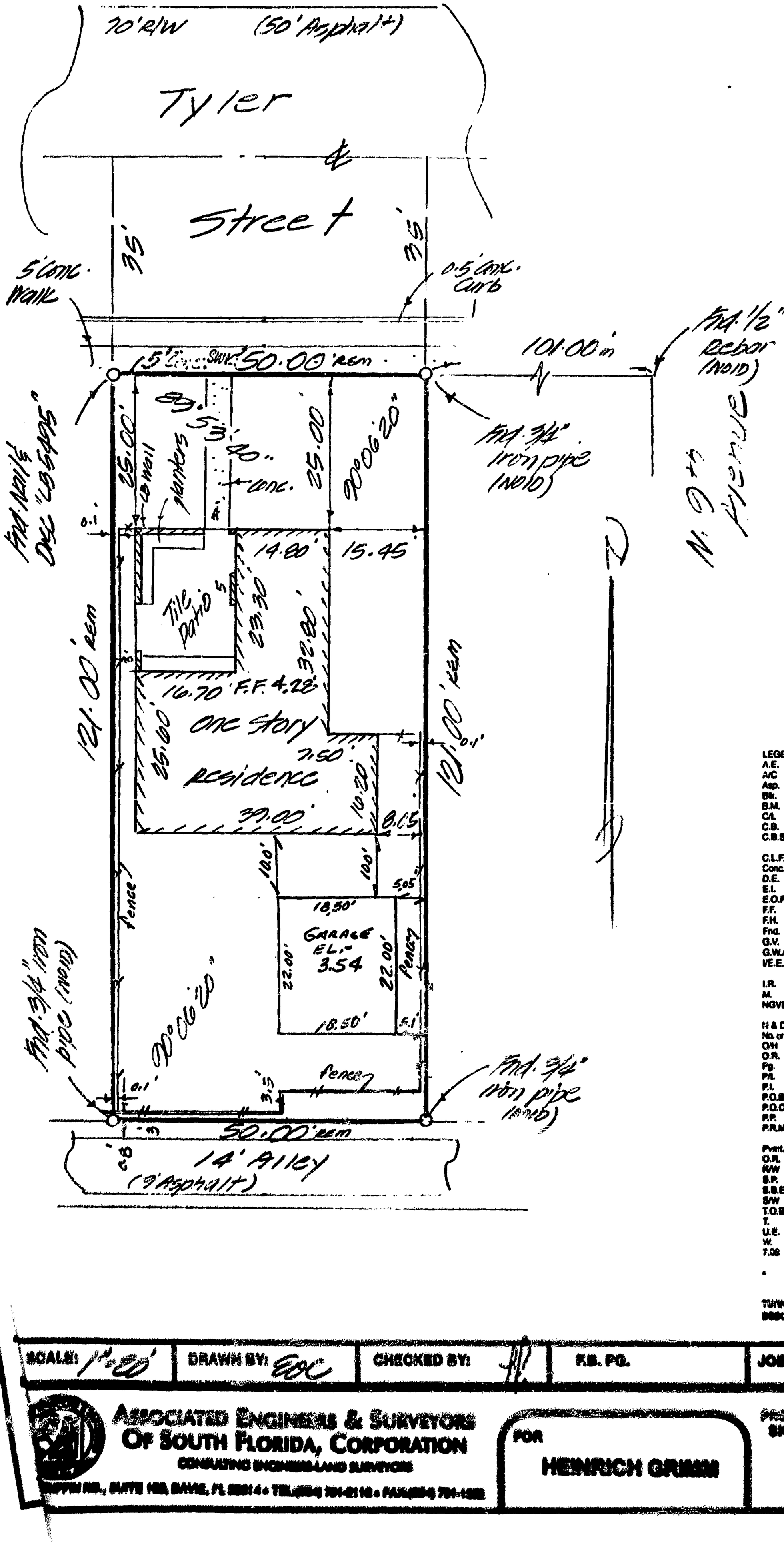
JOB NO. 93-66

ASSOCIATED ENGINEERS & SURVEYORS OF SOUTH FLORIDA, CORPORATION
CONSULTING ENGINEERS AND SURVEYORS
7000 GRIFFIN RD., SUITE 108, DAVIE, FL 33314 • TEL. (954) 791-6116 • FAX (954) 791-1322

FOR HEINRICH GRIMM

PROJECT SKETCH OF SURVEY WITH EXISTING STRUCTURES

SKETCH OF SURVEY



LEGEND:

A.E.	=ANCHOR EASEMENT
A/C	=AIR CONDITIONER
Asp.	=ASPHALT
Blk.	=BLOCK
B.M.	=BENCHMARK
C/L	=CENTER LINE
C.B.	=CATCH BASIN
C.B.S.	=CONCRETE BLOCK STRUCTURE
C.L.F.	=CHAIN LINK FENCE
Conc.	=CONCRETE
D.E.	=DRAINAGE EASEMENT
E.I.	=ELEVATION
E.O.P.	=EDGE OF PAVEMENT
F.F.	=FINISHED FLOOR
F.H.	=FIRE HYDRANT
Fnd.	=FOUND
G.V.	=GATE VALVE
G.W.A.	=GUY WIRE ANCHOR
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I.R.	=IRON ROD
M.	=MEASURED
NGVD	=NATIONAL GEODETIC VERTICAL DATUM
N & D	=NAIL & DISC
No. or #	=NUMBER
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Pg.	=PAGE
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P.O.C.	=POINT OF COMMENCEMENT
P.P.	=POWER POLE
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S.P.	=STEEL PIPE
S.B.E.	=SOUTHERN BELL EASEMENT
S/W	=SIDEWALK
T.O.B.	=TOP OF BANK
T.	=TAB
U.E.	=UTILITY EASEMENT
W.	=WASHER
7.08	=DENOTES EXISTING ELEVATION
•	=SET IRON ROD W/CAP I.D. # 40377

TURN TO PAGE 2 OF 2 FOR LEGAL DESCRIPTION AND CERTIFICATION

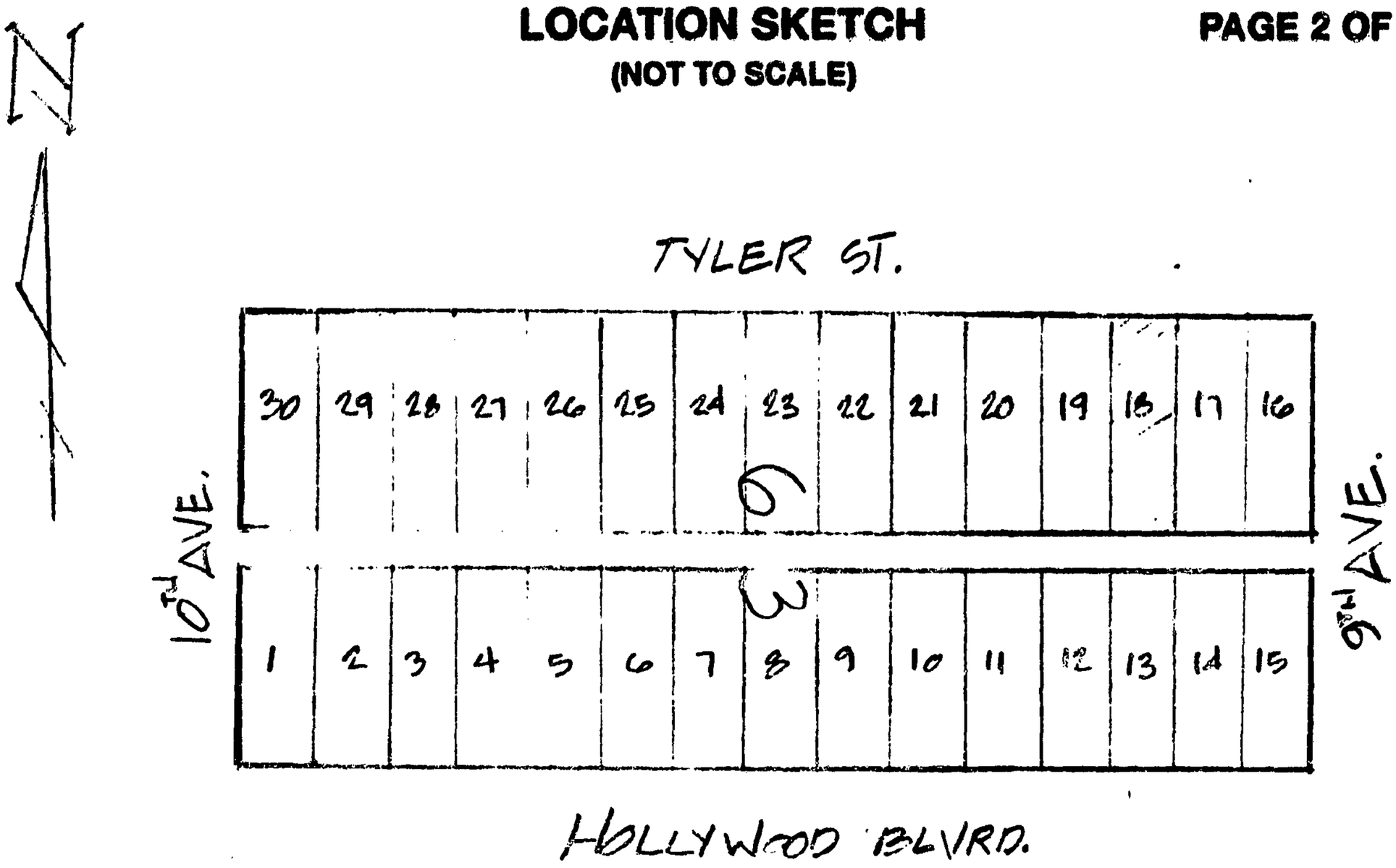
SCALE: 1"=20'	DRAWN BY: EBC	CHECKED BY:	F.B. PG.	JOB NO. 98-608

ASSOCIATED ENGINEERS & SURVEYORS OF SOUTH FLORIDA, CORPORATION
CONSULTING ENGINEERS AND SURVEYORS
SOUTH RD., SOUTH HIB BAYSIL, FL 33014 • TEL.(954) 761-0210 • FAX.(954) 761-1205

FOR
HENRICH GRIMM

PROJECT
SKETCH OF SURVEY WITH EXISTING STRUCTURES

LOCATION SKETCH
(NOT TO SCALE)



PROPERTY ADDRESS 208 Tyler Street, Hollywood, FL

FLOOD INSURANCE RATE MAP (FIRM) INFORMATION

1. COMMUNITY NUMBER	2. PANEL NUMBER	3. - SUFFIX	4. DATE OF FIRM INDEX	5. FIRM ZONE	6. BASE FLOOD ELEVATION
125113	0017	G	7-31-95	AE	6.0

SURVEYOR'S NOTES;

1. ELEVATIONS SHOWN REFER TO NATIONAL GEODETIC VERTICAL DATUM 1929 (N.G.V.D.) F.F. ELV. = 4.28'
2. BEARINGS, IF SHOWN, ARE RELATIVE TO THE ONE SHOWN AS BASIS OF BEARINGS L.A. GR = 3.28'
3. THE REFERENCE BENCH MARK (B.M.) IS City of Hollywood Elev. = 2.78
   LOCATED AT: 5'+/- N. of Tyler St. & 9th Ave. - P.K Nail & Disc.

LEGAL DESCRIPTION:

LOT(S) 18 BLOCK 63, OF HOLLYWOOD BY THE SEA.
ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 1, PAGE 32 OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA.

Sprt Survey
60646-C 98
1-10-98 fpr

I HEREBY CERTIFY TO: **HEINRICH GRIMM**

THAT THE ATTACHED SKETCH OF SURVEY OF THE ABOVE DESCRIBED PROPERTY IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF AS RECENTLY SURVEYED AND PLOTTED UNDER MY RESPONSIBLE DIRECTION AND THAT THERE ARE NO ABOVE GROUND ENCROACHMENTS UNLESS SHOWN THEREON.

I FURTHER CERTIFY: THAT THIS SURVEY MEETS THE MINIMUM TECHNICAL STANDARDS FOR SURVEYS PURSUANT TO SECTION 472.027, FLORIDA STATUES, AND ADOPTED BY CHAPTER 61G17-6 FLORIDA ADMINISTRATIVE CODE, EFFECTIVE SEPTEMBER 1, 1981, AS AMENDED, DECEMBER 1988.

DATED AT DAVIE, THIS 13th DAY OF March, 1998, BROWARD COUNTY, FLORIDA.

FRANCISCO A. AGUIRRE, P.E., P.L.S.

REGISTERED LAND SURVEYOR #3354
STATE OF FLORIDA

UPDATED:

NOTE:EXCEPT WHERE SPECIFIED HEREON SHOWN ON THE RECORDED PLAT IDENTIFIED IN THE LEGAL DESCRIPTION OF THE PROPERTY FOR THIS SURVEY, NO SEARCH FOR EASEMENTS, ENCUMBRANCES NOR RIGHT-OF-WAY OF RECORD HAS BEEN MADE. NO EXPRESSED OR IMPLIED DETERMINATION OF TITLE, TO THE LAND DESCRIBED, IS MADE.

JOB NO. 98-45

ASSOCIATED ENGINEERS & SURVEYORS OF SOUTH FLORIDA, CORPORATION
CONSULTING ENGINEERS AND SURVEYORS
7000 GRIFFIN RD., SUITE 100, DAVIE, FL 33314 • TEL.(954) 791-2110 • FAX.(954) 791-1109

FOR: HEINRICH GRIMM

PROJECT SKETCH OF SURVEY WITH EXISTING STRUCTURES

PERMIT # 9804145-60646

17334

CITY OF HOLLYWOOD, FLORIDA
PERMIT APPLICATION

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

DATE 8/17/98 TAX FOLIO #

DESCRIPTION: LOT 18 BLOCK 63 SUBDIVISION N/A

JOB NAME Grimm Res. Garage PHONE #

JOB ADDRESS 908 Tyler St. CITY OF HOLLYWOOD STATE FL ZIP

DETAILED WORK DESCRIPTION: 170# polymer modified Bitumen, Hot-mopped To A mechanically fastened 43# Base sheet

SQ.FT. 4 SQ's ESTIMATED VALUE: $ 1,425.00

CONTRACTOR'S NAME Roof Tile Specialists PHONE # 561-223-0005 x1242

CONTRACTOR'S ADDRESS 1201 NW 18th St. CITY Pompano STATE Fl ZIP 33069

CERTIFICATE OF COMPETENCY # FAX #: 561-221-9690

CONTRACTOR'S STATE CERTIFICATION OR REGISTRATION NO. CCC044888

OWNER OR FEE SIMPLE TITLE HOLDER'S NAME Vezina + Sons Const.

OWNER OR FEE SIMPLE TITLE HOLDER'S ADDRESS 4210 University Dr. # 7 Davie 33328

BONDING COMPANY N/A

BONDING COMPANY ADDRESS

ARCHITECT/ENGINEER'S NAME N/A PHONE #

ARCHITECT/ENGINEER'S ADDRESS CITY STATE ZIP

MORTGAGE LENDER'S NAME N/A

MORTGAGE LENDER'S ADDRESS

ELECTRICAL CONTRACTOR:

Phone # LICENSE #

Sworn before me this _____ of _____, 19____. _____ Notary Public

_____ Value $

Notarized Signature of Qualifier

MECHANICAL CONTRACTOR:

Phone # LICENSE #

Sworn before me this _____ of _____, 19____. _____ Notary Public

_____ Value $

Notarized Signature of Qualifier

PLUMBING CONTRACTOR: _____

Phone # _____ LICENSE # _____

Sworn before me this _____ of _____, 19____. _____
Notary Public

_____ Value $ _____
Notarized Signature of Qualifier

ROOFING CONTRACTOR: Roof Tile Specialists

Phone # 561-223-0005 x1242 LICENSE # CCC044888

Sworn before me this 18TH of Aug, 1998. _____
Notary Public (✓) Personally Known ( ) Other I.D.

_____ Value $ 1,425.00
Notarized Signature of Qualifier

ROBIN MARTINOS
My Comm Exp. 10/18/98
Bonded By Service Ins
No. CC414140

_____ CONTRACTOR: _____

Phone # _____ LICENSE # _____

Sworn before me this _____ of _____, 19____. _____
Notary Public

_____ Value $ _____
Notarized Signature of Qualifier

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.

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SIGNATURE _____
Owner or Agent

DATE _____

_____
NOTARY as to Owner or Agent

My Commission Expires _____

SIGNATURE _____
Prime Contractor (Owner/Builder)

DATE _____

_____
NOTARY as to Contractor

My Commission Expires _____

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OFFICE USE ONLY

MASTER PERMIT # _____ MASTER PROCESS # 60646

PROCESS FEE PAID $ _____ APPLICATION APPROVED BY _____
Permit Officer

8-20-98

17.54 (Rev. 01/93)

MASTER PERMIT #B9804145

CITY OF HOLLYWOOD, FLORIDA
PERMIT APPLICATION

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

DATE 9/10/98 TAX FOLIO #

DESCRIPTION: LOT BLOCK SUBDIVISION

JOB NAME Grimm, Heinrich PHONE # 954-476-7071

JOB ADDRESS 908 Tyler Street CITY OF HOLLYWOOD STATE FL ZIP 33021

DETAILED WORK DESCRIPTION: Install 20G. Steel Storm Panels

SQ.FT. ESTIMATED VALUE: $ 248.65

CONTRACTOR'S NAME Advanced Home Products PHONE # 305-558-7189

CONTRACTOR'S ADDRESS 7635 W. 2 Court CITY Hialeah STATE FL ZIP 33014

CERTIFICATE OF COMPETENCY # 94-7538-AL-X FAX # 305-826-7979

CONTRACTOR'S STATE CERTIFICATION OR REGISTRATION NO. --------

OWNER OR FEE SIMPLE TITLE HOLDER'S NAME N/A

OWNER OR FEE SIMPLE TITLE HOLDER'S ADDRESS N/A

BONDING COMPANY N/A

BONDING COMPANY ADDRESS N/A

ARCHITECT/ENGINEER'S NAME RAMMS Engineering PHONE # 305-822-3141

ARCHITECT/ENGINEER'S ADDRESS 2100 W. 76 Street CITY Hialeah STATE FL ZIP 33016

MORTGAGE LENDER'S NAME N/A

MORTGAGE LENDER'S ADDRESS N/A

ELECTRICAL CONTRACTOR: N/A

Phone # LICENSE #

Sworn before me this _____ of _____, 19____. _____
Notary Public

_____ Value $
Notarized Signature of Qualifier

MECHANICAL CONTRACTOR: N/A

Phone # LICENSE #

Sworn before me this _____ of _____, 19____. _____
Notary Public

_____ Value $
Notarized Signature of Qualifier

PLUMBING CONTRACTOR: N/A

Phone #_____ LICENSE #_____

Sworn before me this _____ of _____, 19____. _____
Notary Public

_____ Value $_____
Notarized Signature of Qualifier

ROOFING CONTRACTOR: N/A

Phone #_____ LICENSE #_____

Sworn before me this _____ of _____, 19____. _____
Notary Public

_____ Value $_____
Notarized Signature of Qualifier

Storm Panel CONTRACTOR: Advanced Home Products (Joseph R. Buzzella)

Phone # 305-558-7189 LICENSE # 94-7538-AL-X

Sworn before me this 10th of September, 1998. _____
Notary Public

_____ Value $ 248.65
Notarized Signature of Qualifier

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.

DISCLOSURE STATEMENT

Owners of property when acting as their own contractor and providing all material supervision themselves, when building or improving farm outbuildings or one-family or two-family residences on such property for the occupancy of use of such owners and not offered for sale or lease, or building or improving commercial building at a cost of under $25,000 on such property for the occupancy or use of such owners and not offered for sale or lease. In an action brought under this part proof of the sale or lease, or offering for sale or lease, of more than one such structure by the owner-builder within 1 year after completion of same is prima facie evidence that the construction was undertaken for purposes of sale or lease. This subsection does not exempt any person who is employed by such owner and who acts in the capacity of a contractor.

SIGNATURE_____
Owner or Agent

DATE_____

_____
NOTARY as to Owner or Agent

My Commission Expires_____

SIGNATURE_____
Prime Contractor (Owner/Builder)

DATE 9/10/98

_____
NOTARY as to Contractor

My Commission Expires 6/15/99

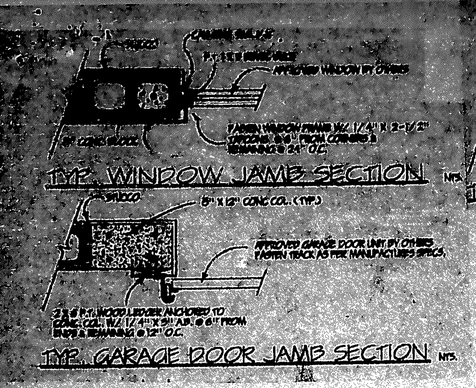
Within Fifteen (15) working days after the plans are submitted and accepted for a building permit, the applicant will be notified in writing that a permit is ready for issuance or that additional information is required. *Sixty (60) calendar days* after the date of such notification, where such additional information has not been submitted or the permit has not been purchased, the applicant and/or the permit shall become null and void. Once the permit application package has become null and void it will be discarded by the Building Division, S.F.B.C. 302.1f.

OFFICE USE ONLY

MASTER PERMIT #_____ MASTER PROCESS # 60646

PROCESS FEE PAID $_____ APPLICATION APPROVED BY_____
Permit Officer

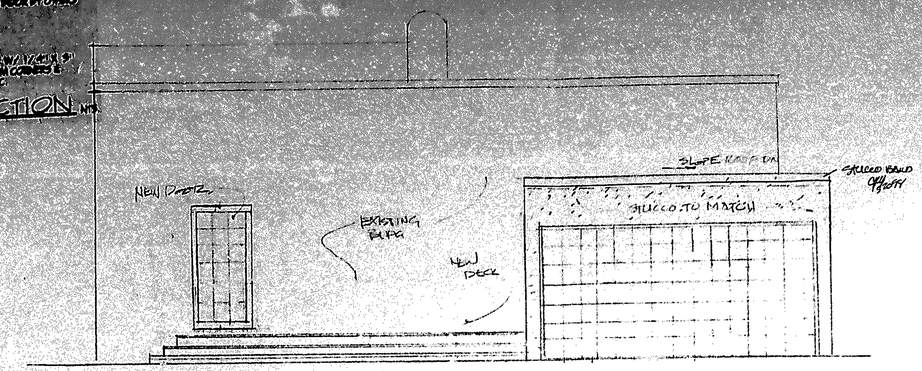
17-54 (Rev. 01/96)



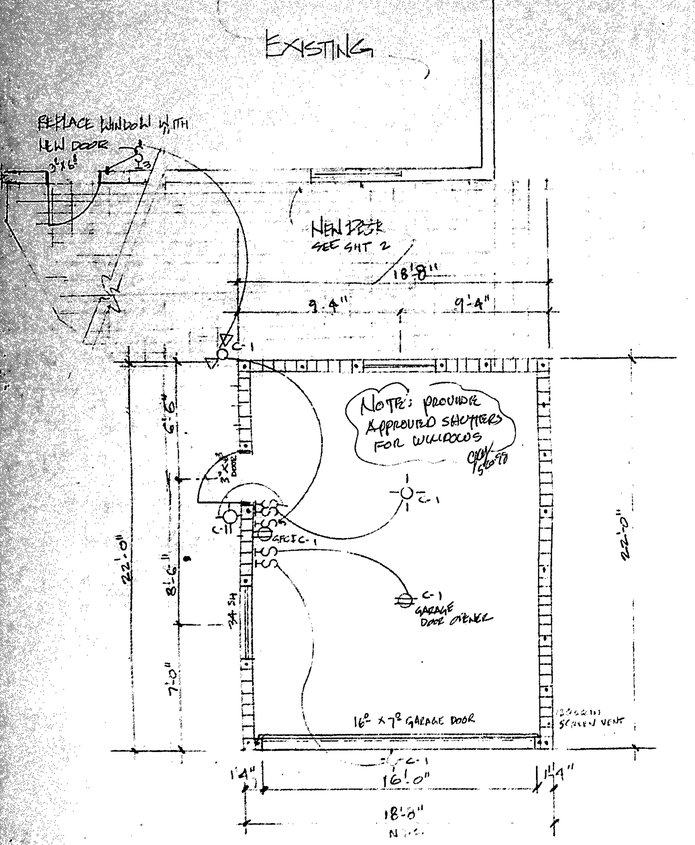
TYP. WINDOW JAMB SECTION NTS.

TYP. DOOR JAMB SECTION NTS.

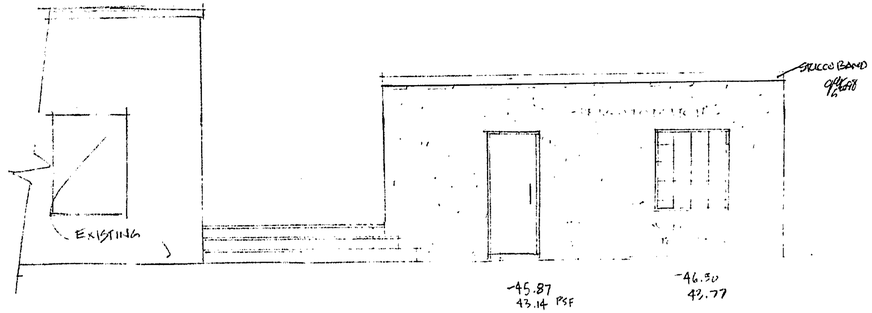
TYP. GARAGE DOOR JAMB SECTION NTS.



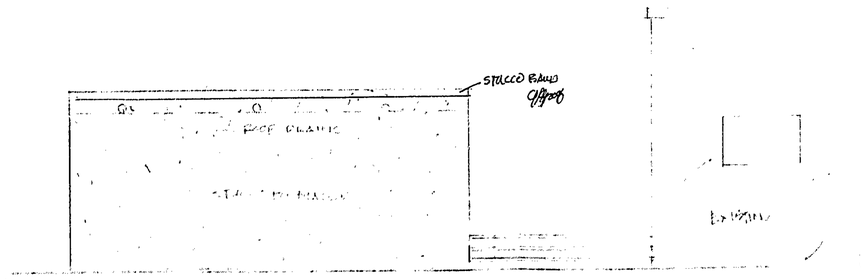
NORTH ELEVATION 1/4" = 1'-0"



FLOOR PLAN 1/4"=1'0"



EAST ELEVATION 1/4"=1'0"



WEST ELEVATION 1/4"=1'0"

ELEC. PANEL (OMIT)

Circuit No.	Space & load center or panel where fed	Description	Wire Size	Conduit	Trip-Poles	No Demand V. A.	Demand V. A.
1	12						
2							
3							
4							
5							
6							
7							
8							
9							
10							
11							
12							
		SUB TOTAL					

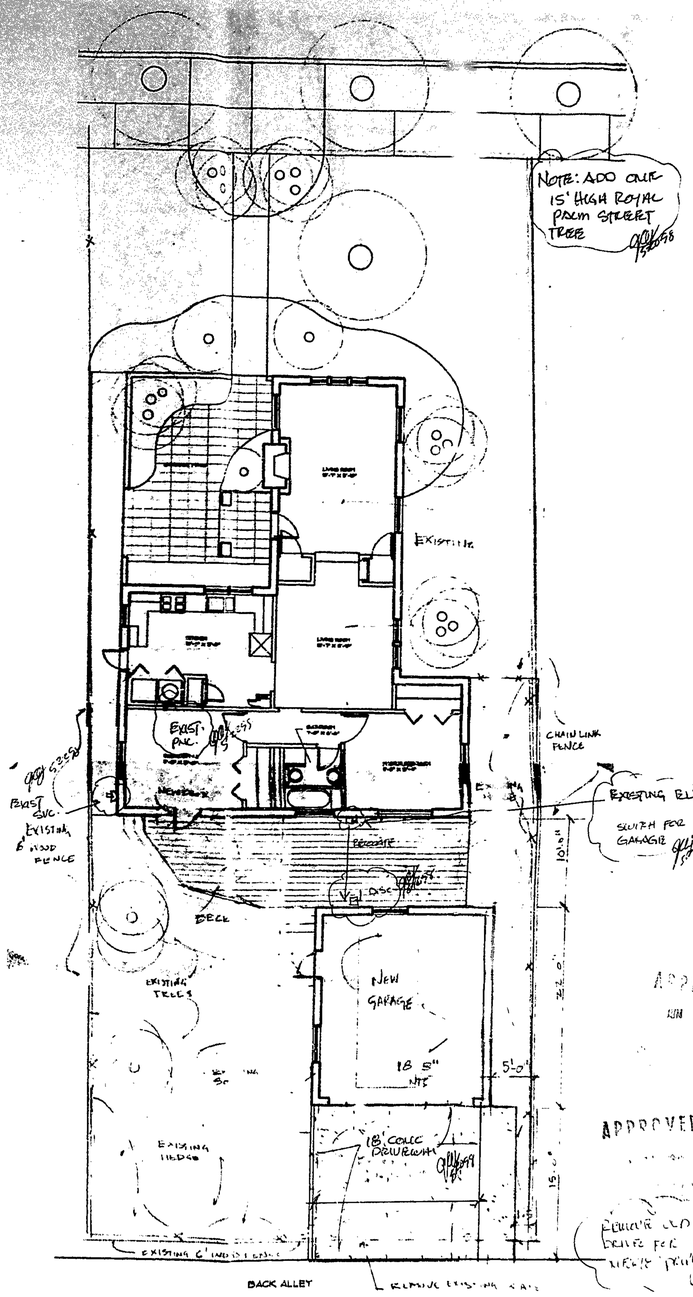
Main Size: Main/Feed Lugs: AUCS: amp. full made type only 10,000

LEGEND

- RECESSED LIGHT (MIN.)
- INC. LIGHT
- SCONCES
- TELEVISION
- 110 VOLT OUTLET
- SWITCHES

ELECTRICAL NOTES:

- CONNECT CIRCUITS C-1 THRU TO EXISTING SPARES @ EXISTING ELECTRICAL PANEL @ EXISTING RESIDENCE.
- PROVIDE #14 C.U. WIRE WITH 15 AMP BREAKER.



SITE PLAN PROPOSED

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

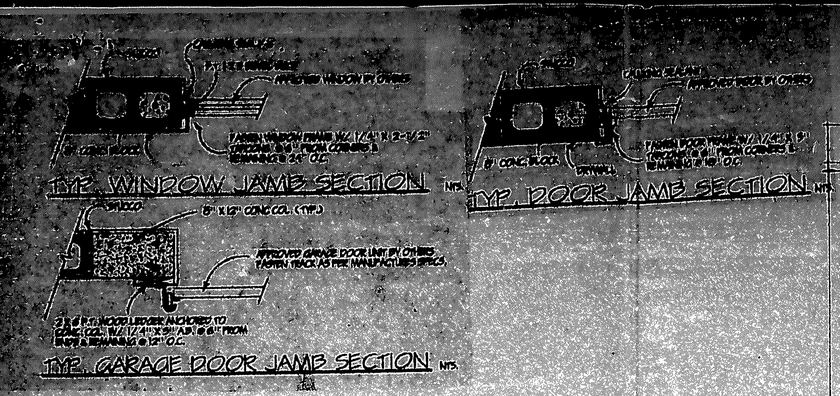
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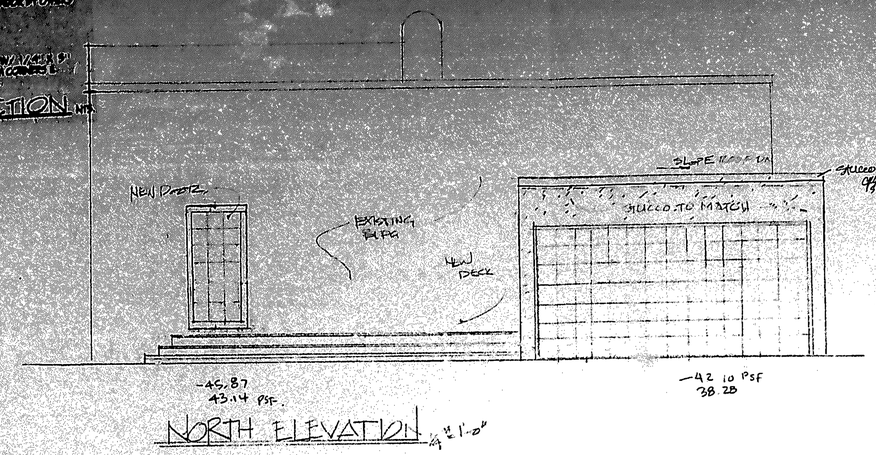
DATE
4-15-98
REVISED

graham a gerald architect
2849 ravenswood road, fort lauderdale, florida 33312 (954) 581-6922

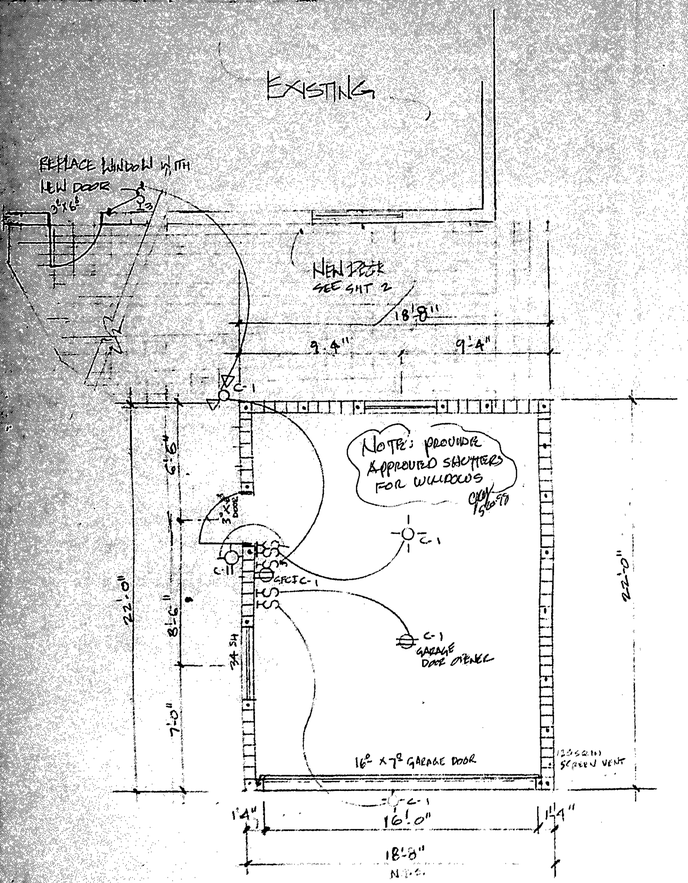
SHEET
1 of 2

PLANS REVIEWED

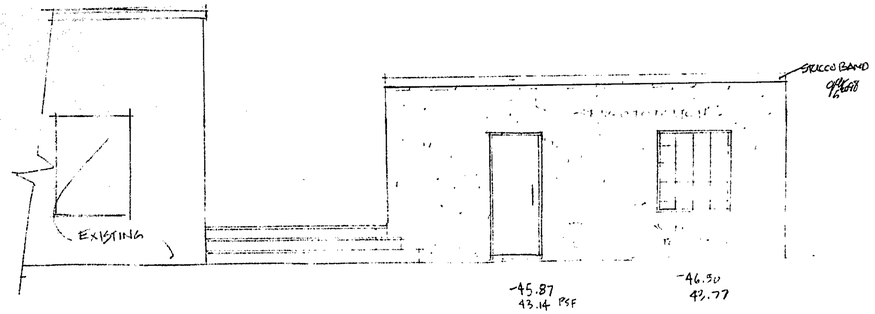




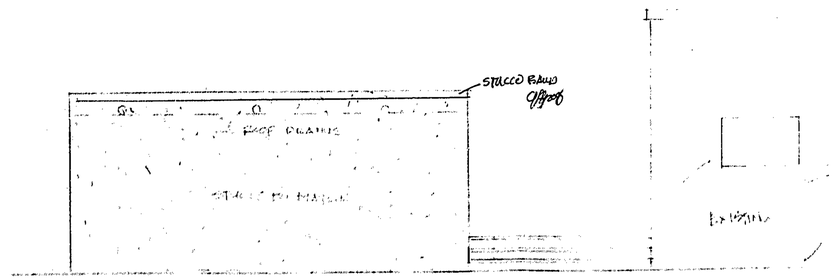
NORTH ELEVATION 1/4" = 1'-0"



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



EAST ELEVATION 1/4" = 1'-0"



WEST ELEVATION 1/4" = 1'-0"

ELEC. PANEL (OMIT)

Circuit No.	No. Demand V. A.	Wire Size	Conduit	Breaker	Description	Ckt. No.	Description	Breaker Size	Conduit	Trip-Pole	No. Demand V. A.	Demand V. A.
						1						
						3						
						5						
						7						
						9						
						11						
						13						

SUB TOTAL

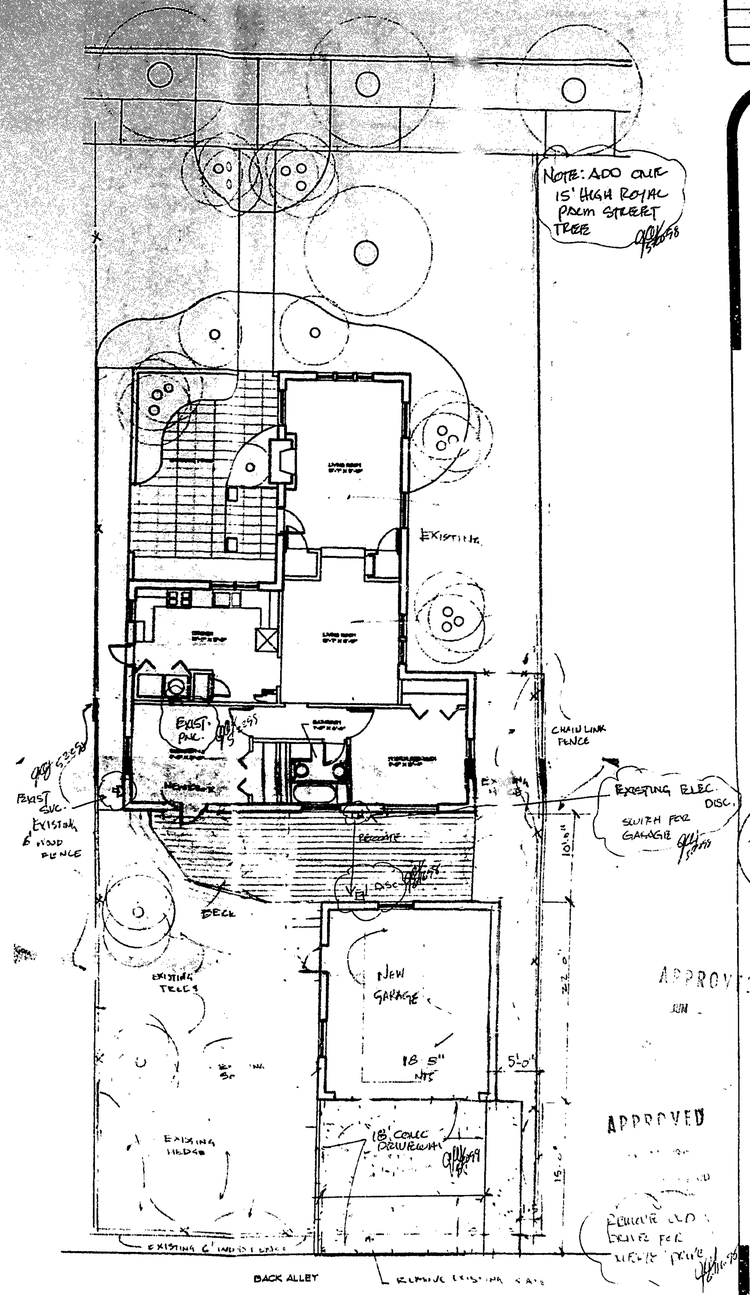
SUB TOTAL

LEGEND

- RECESSED LIGHT (MIN.)
- INCLIGHT
- SCONCES
- TELEVISION
- 110 VOLT OUTLET
- SWITCHES

ELECTRICAL NOTES:

- CONNECT CIRCUITS C-1 THRU [illegible] TO EXISTING SPARES @ EXISTING ELECTRICAL PANEL @ EXISTING RESIDENCE.
- PROVIDE #14 G.U. WIRE WITH 15 AMP BREAKER.



SITE PLAN PROPOSED

SCALE 1/8" = 1'-0"

LEGAL DESCRIPTION

DATE
4-15-98
REVISED

graham a gerald architect
2849 ravenswood road, fort lauderdale, florida 33312 (954) 581-6922

SHEET 1 OF

NOTES:

- THE FOUNDATIONS HAVE BEEN DESIGNED FOR A BEARING CAPACITY OF 2500 p.s.f. AND SHALL BE VERIFIED BY RECOGNIZED TESTS.
- THE BEARING CAPACITY OF SOILS FOR FOUNDATION, SHALL BE INDICATED BY COMPACTION TESTS AND SHALL, IDENTIFY THE CAPACITY TO BE 2500 p.s.f.

SOIL TO BE EXCAVATED - FILL TO BE COMPACTED TO ACHIEVE 2500 P.S.F. - SEE SOIL REPORT

FOUNDATION PLAN 1/4"

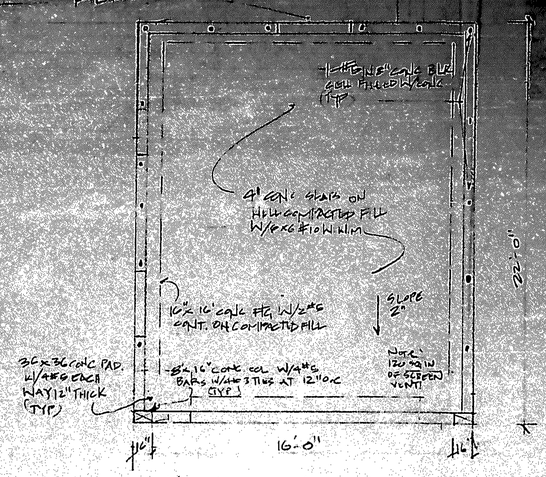
ROOF FRAMING PLAN 1/4"

SOW DECK
2x10 TREX FASCIA
2x8 PRESSURE BEAM
2x8 @ 24" O.C.
2x12 @ 24" O.C.
2x8 @ 24" O.C.
SLOPE
2x8

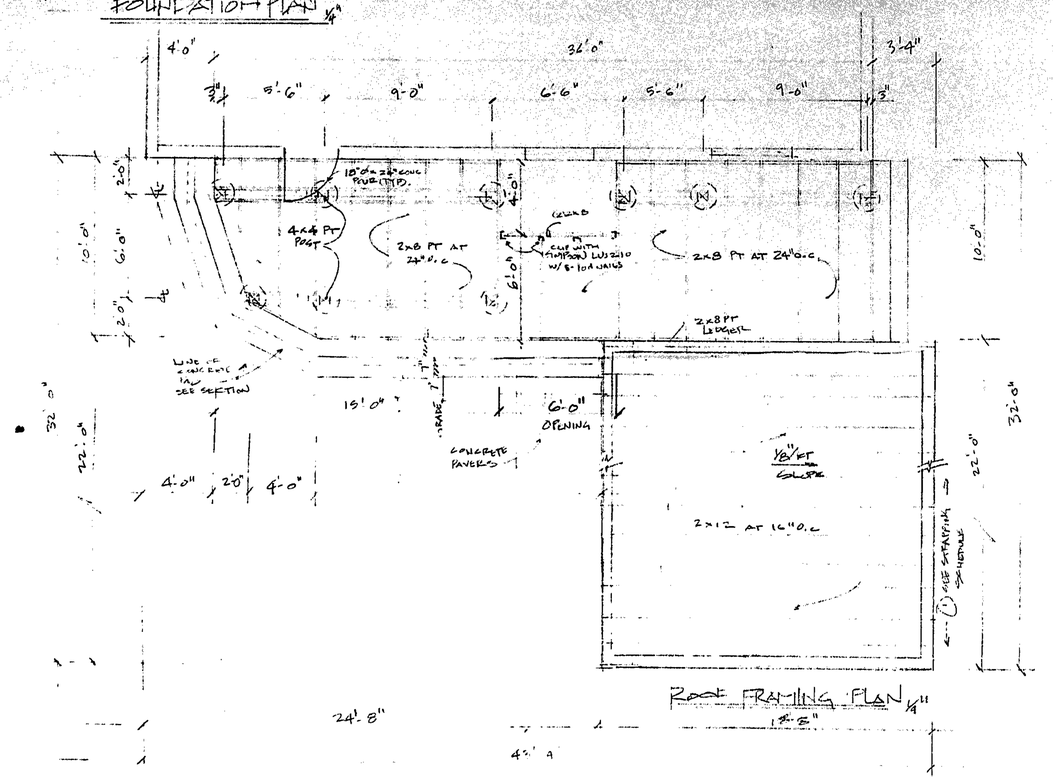
NOTES:

1. THE FOUNDATIONS HAVE BEEN DESIGNED FOR A BEARING CAPACITY OF 2500 p.s.f. AND SHALL BE VERIFIED BY RESOLUTION TESTS.
2. THE BEARING CAPACITY OF SOILS FOR FOUNDATION, SHALL BE INDICATED BY COMPACTION TESTS AND SHALL ULTIMATELY HAVE A CAPACITY TO BE 2500 p.s.f.

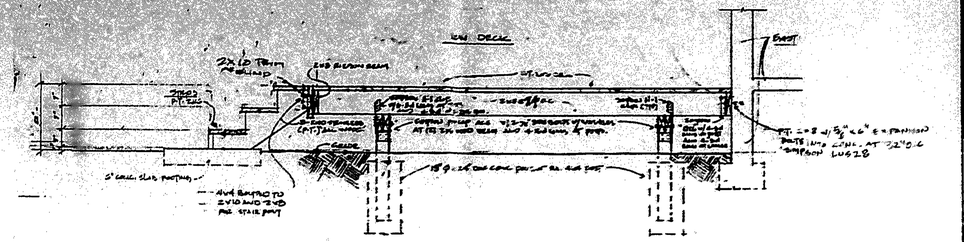
SOIL TO BE PROPERLY COMPACTED - FILL TO BE COMPACTED TO ACHIEVE 2500 P.S.F. - SEE SOIL REPORT



FOUNDATION PLAN 1/4"



ROOF FRAMING PLAN 1/4"



SECTION (Stair) 2

STRUCTURAL NOTES

GENERAL: CONTRACTOR SHALL COMPLY WITH ALL THE PERTINENT PROVISIONS OF THE A.C.I. 301-63 SPECIFICATIONS AND THE SOUTH FLORIDA BUILDING CODE. HE SHALL VERIFY THE DIMENSIONS AT THE JOB SITE & NOTIFY THE ARCHITECT AND/OR THE ENGINEER OF ANY DISCREPANCY WITH THE DRAWINGS. A CERTIFICATE OF APPROVAL OF STRUCTURAL, PLUMBING, ELECTRICAL, ETC. FOR CONCRETE, & MASONRY, A CERTIFICATE OF APPROVAL OF THE STRUCTURE, AND APPROVAL OF PAVEMENT SHALL BE OBTAINED BY THE CONTRACTOR, & ARCHITECT, AT THE TIME OF ERECTING. CONFLICTING FIELD CONDITIONS AFFECTING THE STRUCTURE SHALL BE NOTED FOR THE CONTRACTOR'S GUIDANCE. IT SHALL BE RESPONSIBLE FOR NEW INFORMATION OR CHANGE OF CONSTRUCTION MEANS, METHODS, TECHNIQUES, SHALL NOT BE PROCEDURES, OR FOR SAFETY PRECAUTIONS AND PROGRAMS.

CONCRETE: SHALL ATTAIN A MINIMUM COMPRESSIVE STRENGTH AS FOLLOWS:
ALL STRUCTURAL CONCRETE, UNLESS OTHERWISE SPECIFIED ..... 3000 P.S.I. AT 28 DAYS
BEAMS AND SLABS ..... 3000 P.S.I.
FOOTINGS ..... 3000 P.S.I.
COLUMNS AS SPECIFIED IN THE COLUMN SCHEDULE ..... 3000 P.S.I.
CEMENT ASTM C-150 TYPE I. WATER TO GABLE AGGREGATES CLEAN, well GRADED, MAXIMUM SIZE 3/4"
PROVIDE 6 MIL. VISQUEEN BELOW ALL INTERIOR SLABS ON FILL OR AT GRADE.

FOOTINGS: ARE DESIGNED FOR A SOIL BEARING VALUE OF 2,500 P.S.F. AND SHALL REST ON FIRM, COMPACTED SOILS CAPABLE OF SUPPORTING THIS LOAD. IF CONDITIONS ARE FOUND TO BE OTHERWISE, NOTIFY THE ARCHITECT AND/OR THE ENGINEER BEFORE PROCEEDING.

REINFORCING BAR: ASTM A-615, GRADE 60, WITH A STANDARD DEFORMATION PATTERN. DETAIL, FABRICATE AND PLACE ALL BARS IN ACCORDANCE WITH THE CURRENT A.C.I. AND C.R.S.I. SPECIFICATIONS. PROVIDE CORNER BARS AT ALL CORNERS WITH NO. # 5 - 24" LONG AND BENT 6" IN THE VERTICAL LEGS OF ALL TOP BARS MUST TURN ALL COLUMN DOWELS IN ACCORDANCE WITH A.C.I. 318-63. THE VERTICAL LAP CONTACTED REINFORCING BAR SHALL BE FREE OF RUST, SCALE AND OTHER DELETERIOUS MATTER. PROVIDE REINFORCING AT CORNERS AS FOLLOWS: COLUMNS AND BEAMS - 2" MINIMUM, EXTERIOR SLABS - 1 1/2", SLABS ON FILL - 2", FOOTINGS - 3".

SLABS ON FILL: SHALL BE AS NOTED ON THE PLANS. PROVIDE 6 MIL. VISQUEEN BELOW ALL INTERIOR SLABS ON FILL OR ON GRADE. ALL INTERIOR SLABS SHALL BE COMPACTED TO A MINIMUM DENSITY OF 95 PERCENT ASTM D-698. PLACE FILL IN LIFTS NOT EXCEEDING 12". LOOSE. EXTERIOR SLABS ON GRADE SHALL HAVE 6 PERCENT AIR ENTRAINED CEMENT. PROVIDE CONTROL JOINTS 20'-0" O.C. MAXIMUM.

WOOD: ALL WOOD MEMBERS SHALL HAVE A MINIMUM FIBER STRESS IN BENDING OF 1,200 P.S.I. WOOD MEMBERS IN CONTACT WITH CONCRETE SHALL HAVE AN APPROVED SEPARATING MATERIAL.

TRUSSED RAFTERS: ALL WOOD TRUSSED RAFTERS SHALL BE FABRICATED WITH INDIVIDUALLY PRESSED 18 GA. TOOTHED METAL PLATES OR 20 GAUGE NAILED SPLICE JOINT PLATES. CONNECTIONS SHALL BE SUBMITTED FOR APPROVAL. SHOP DRAWINGS SHALL BE SUBMITTED SHOWING THE DESIGN OF THE TRUSSES INCLUDING SIZES AND PROPERTIES. TRUSSES SHALL BE CAPABLE OF SUSTAINING AT JOINTS SUPPORTING ROOF LOAD OF 40 PSF ALONG THE TOP CHORD AND 8 PSF ALONG THE BOTTOM CHORD. TRUSS GIRDERS SHALL BE DESIGNED FOR THE ACTUAL LOADS THEY SUPPORT(S). SUBMIT SCHEME FOR PERMANENT BRACING OF THE COMPRESSION CHORD FOR APPROVAL.

TRUSSED RAFTER ERECTION NOTES: THE CONTRACTOR SHALL PROVIDE, IN ADDITION TO THE BRACINGS SHOWN ON THESE DRAWINGS, TEMPORARY CROSS-BRACING AND OTHER MEASURES AS MAY BE NECESSARY TO KEEP ALL TRUSSES TRUE DURING ERECTION & ROOFING INSTALLATION OPERATION. PLANS OF PLYWOOD SHEATHING ON THE ROOF DECK IS STRICTLY ENFORCED.

TESTING OF MATERIALS: ALL REQUIRED TESTS SHALL BE PERFORMED AT THE CONTRACTOR'S EXPENSE AND BY AN APPROVED TESTING LABORATORY. THE TEST RESULTS ARE TO BE SUBMITTED TO THE ARCHITECT, ENGINEER AND TO THE LOCAL BUILDING DEPARTMENT.

DESIGN CRITERIA

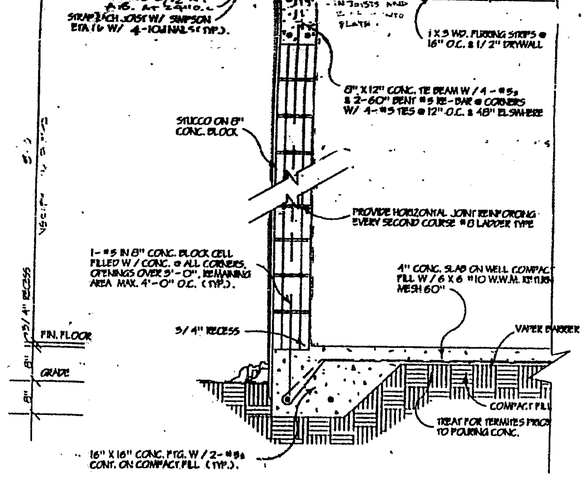
ROOF DL - 20 PSF
LL - 37 PSF
TL - 47 PSF

WIND ASCE 7-88 V = 110 MPH
CAT. I EXP. C

STRAPPING SCHEDULE

(1) SIMPSON LTA-16 1 1/2" LONG NAILS AT EACH, DIST 4" INTO TIE BEAM 420# UPLIFT)

Note: 459.2 # UPLIFT ON EACH JOINT ANCHOR



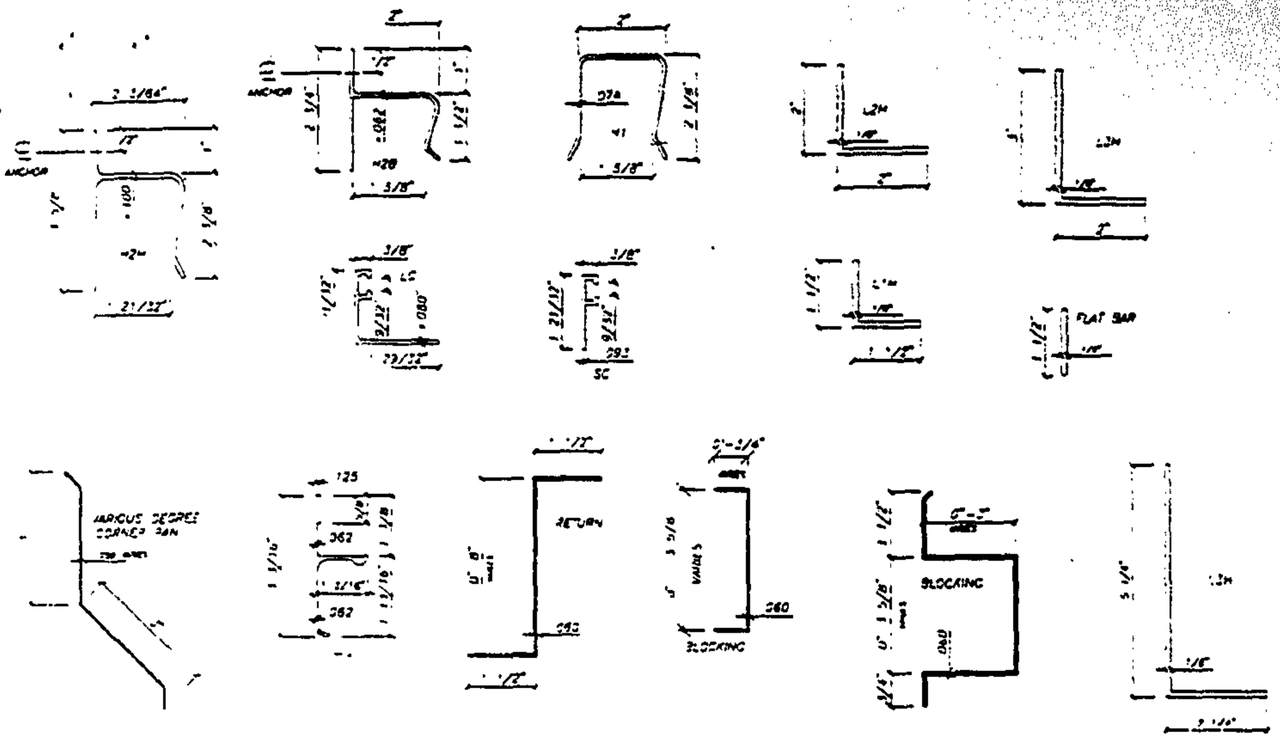
TYP. WALL SECTION 3/4" = 1'-0"

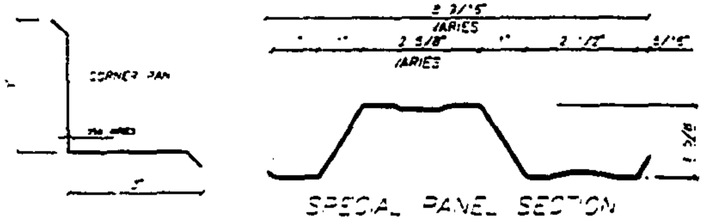
APPROVED

DATE
4-15-98
REVISED

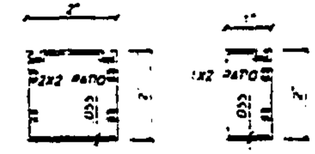
graham a gerald architect
2849 ravenswood road, fort lauderdale, florida 33312 (954) 581-6922

SHEET 2 OF 2

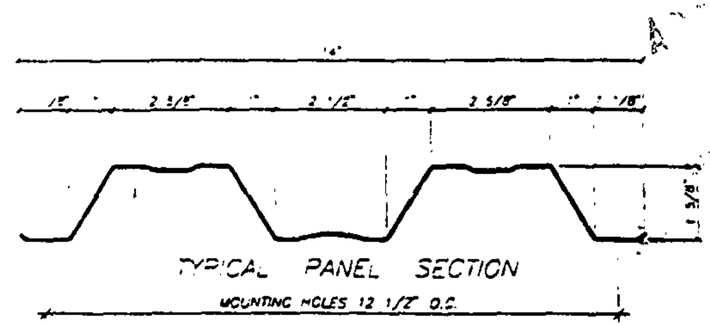




SPECIAL PANEL SECTION



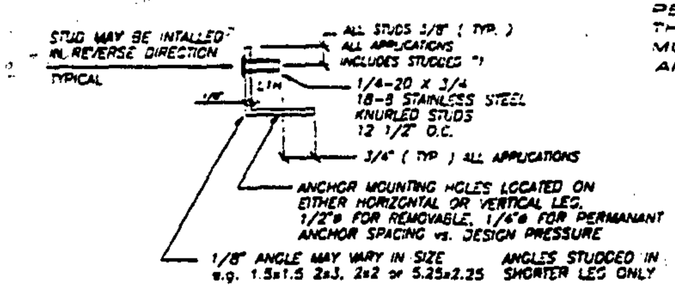
BLOCKING



TYPICAL PANEL SECTION

MOUNTING HOLES 12 1/2" O.C.

CROSS SECTIONS



STUDDED ANGLE DETAIL

1/8" x 1 1/2" FLAT STUDDED STRAP MAY BE USED IN PLACE OF ANGLE

COMPLIES WITH:
S.F.B.C. 1994 EDITION FOR DADE COUNTY
SOUTH FLORIDA BUILDING CODES CHAPTER 23.
SECTIONS 2302.3 ADOPTION OF ASCE 7-88.
2314.3 FATIGUE LOAD TESTING.
2315 IMPACT TESTS AND 1994 S.B.C.

DESIGN CRITERIA:

WIND LOAD PER CHAPTER 23 OF S.F.B.C.
PRESSURE REQUIREMENT CALCULATIONS MUST BE PERFORMED PER ASCE 7-88 "MINIMUM DESIGN LOADS FOR BUILDING AND OTHER STRUCTURES"
DEFLECTION = L/30 N/2" MAX ON POSITIVE LOAD

GENERAL NOTES:

THIS APPROVES STEEL STORM PANELS DESIGNED FOR THE FOLLOWING LOCATIONS:
A. NON COASTAL ZONE BUILDING
B. COASTAL AND NON COASTAL ZONE BUILDING

ALL ALUMINUM EXTRUSIONS TO BE ALLOY 6063-T6 OR EQUAL

STORM PANELS SHALL BE **20 GAUGE STEEL.**
ASTM 90 GRADE A MIN. F_y = 33 K.S.I. MINIMUM VALUE WITH A NOMINAL WIDTH OF 12 1/2" HOT DIP COATED.

THE STORM PANEL SHUTTER MAY BE INSTALLED VERTICALLY OR HORIZONTALLY, IN ACCORDANCE TO THE DETAILED SPECIFICATIONS HEREIN.

EDGE DISTANCE SPECIFICATION TABLE APPLIES TO HEADER AND SILL APPLICATIONS ONLY.

ANCHORAGE OF THE SHUTTER SYSTEM TO CONCRETE OR MASONRY SHALL CONSIST OF 1/4" DIA. X 1 1/2" SLEEVED DRIVE ANCHORS (STAR DRIVINS) . 1/4-20 MACHINE SCREW ANCHOR (TAMPINS) WITH FLOOR PLUGS. 1/4" X 1 1/2" MASONRY SCREWS (TAPCONS) . 1/4" X 1 1/2" WEDGE ANCHOR OR SLEEVE ANCHORS. (1/4 X 3/4 LAGS OR #14 SELF TAPPING SCREW) WITH LAG SHEILD . NAILED STUD ANCHORS OR OTHER DADE COUNTY APPROVED ANCHORS NOT LISTED USED IN COMBINATION WITH 1/4-20 MACHINE SCREWS WITH 1/4-20 NUTS AND WASHERS. 1/4-20 WASHERED, WINGNUTS, KEYHOLE WASHERS AND KNURLED STUDS. SPACING AS INDICATED ON THIS DRAWING. ANCHORS SHALL PROVIDE A MINIMUM EMBEDMENT INTO THE WOOD, MASONRY, BRICK AND/OR CONCRETE. REFER TO ANCHOR SCHEDULE FOR MINIMUM EMBEDMENT ANCHOR LENGTH MAY VARY TO ACHIVE THE PROPER EMBEDMENT. SEE SHEETS 5,6 AND 7 FOR ALTERNITIVE ANCHORS AND CONDITIONS

ANCHORAGE TO WOOD CONSTRUCTION SHALL BE 1/4" STEEL LAGS OR LARGER WITH 1" MIN. PENETRATION. 1/4-20 BRASS WOOD BUSHINGS
SEE SHEETS 5,6 AND 7 FOR ALTERNITIVE ANCHORS AND CONDITIONS

ALTERNATIVE ANCHORS AND CONDITIONS ON SHEET NO.'S 2-6

EACH UNIT SHALL BEAR A PERMANENT LABEL OR STAMP SHOWING
" METALTECH, INC. HIALEAH, FL "
" DADE COUNTY PRODUCT CONTROL APPROVED "

WARNING TO OWNER OR TENANT LOCATED IN EACH HEADER OR ONE PANEL OF EACH OPENING, STATING " STORM PANELS WILL NOT OFFER HURRICANE PROTECTION UNLESS ALL REINFORCING STRAPS OR BOLTS ARE PROPERLY INSTALLED, WHEN REQUIRED " DURING WIND VELOCITIES EXCEEDING 75 M.P.H.

PERMANENT FASTENER COMPONENTS, EMBEDDED ANCHOR BOLTS, THREADED CONES OR METAL SHIELDS, NOT IN USE, MUST BE PROTECTED AGAINST CORROSION, CONTAMINATION AND DAMAGE AT ALL TIME.

ROBERT S. HONSOUR, PE
EB-0006024
HONSOUR ENGINEERING, INC.

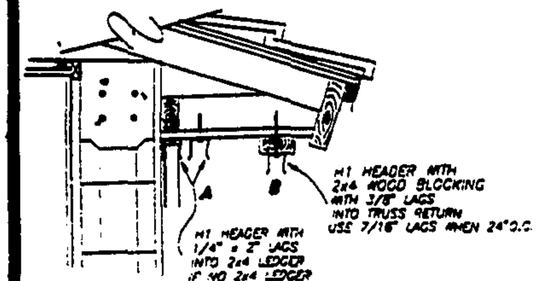
APPROVED AS COMPLYING WITH THE SOUTH FLORIDA BUILDING CODE
DATE APRIL 4 1996
BY
PRODUCT CONTROL DIVISION
BUILDING CODE COMPLIANCE OFFICE
ACCEPTANCE NO. 95-1220.03

BUILDING CODE COMPLIANCE

RAMS ENGINEERING, INC.
Structural Design
FORMED BY

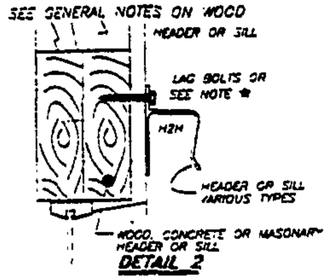
METALTECH, INC.
EST. 1957
6425 W. 20 AVENUE HIALEAH, FL 33016

SHEET NO. 1
10/31/95
SHOWN
DETAILS

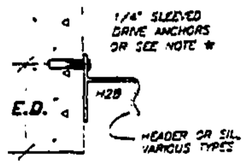


DETAIL 1

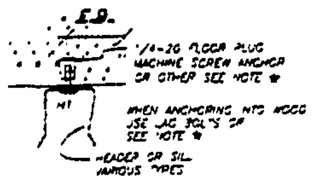
2 x 4 STRINGER TO BE INSTALLED BETWEEN TRUSSES TO SUPPORT END OF HEADER IF IT IS MORE THAN 6" PAST TRUSS



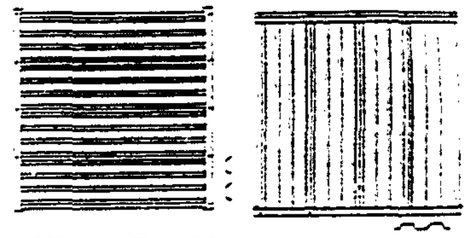
DETAIL 2

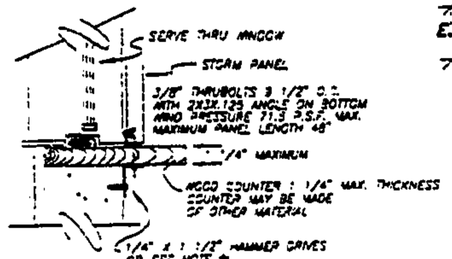


DETAIL 3

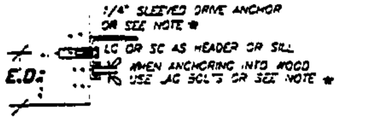


DETAIL 4

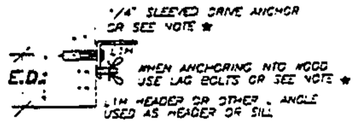




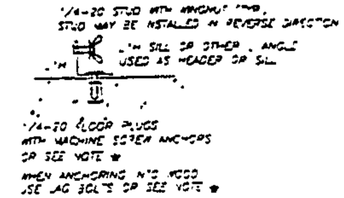
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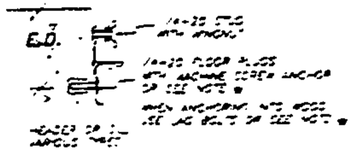
DETAIL 5



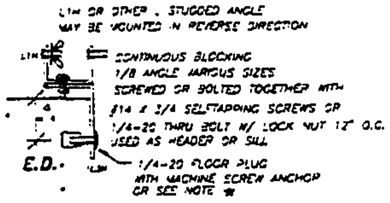
DETAIL 6



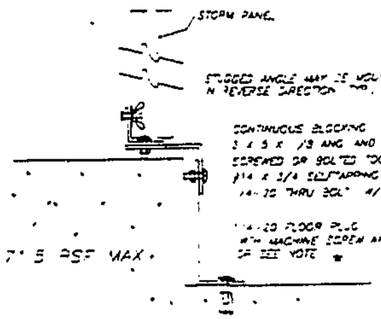
DETAIL 7



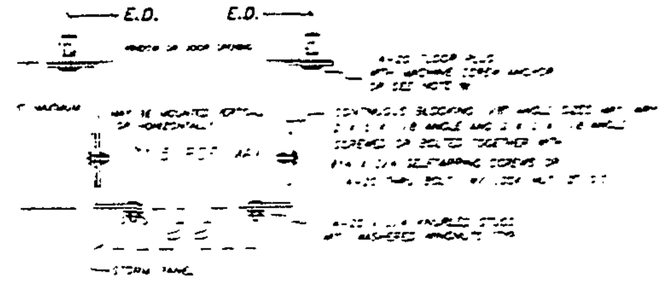
DETAIL 8



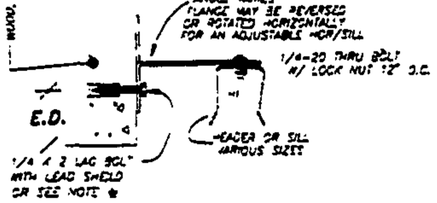
DETAIL 10



DETAIL 11

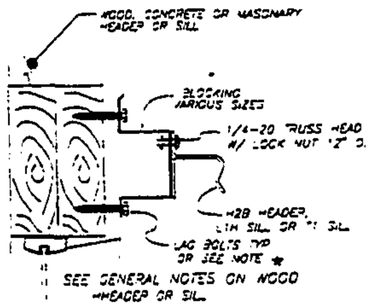


DETAIL 12

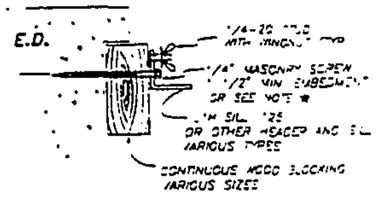


WHEN ANCHORING INTO WOOD
USE LAG BOLTS OR SEE NOTE *

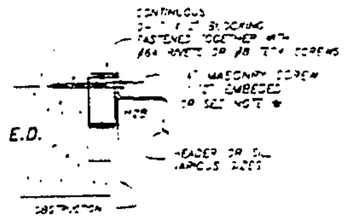
DETAIL 13



DETAIL 14



DETAIL 15



DETAIL 16

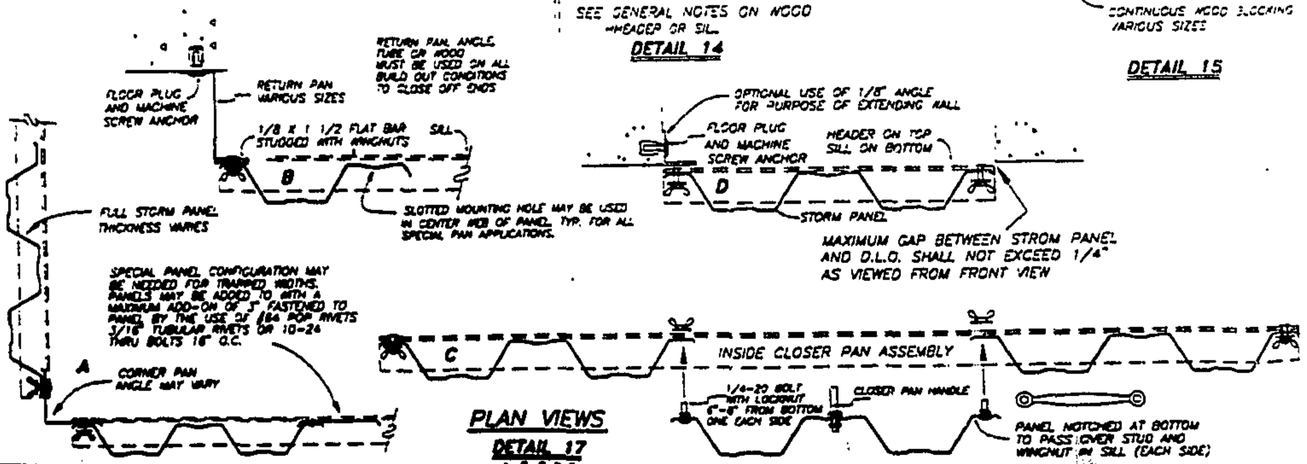
GENERAL NOTES:

WHEN ANCHORING TO WOOD, THE WOOD MUST BE A MINIMUM 2 X 4 EQUAL TO #2 SOUTHERN PINE AND STRUCTURAL PART OF THE FRAMING STRUCTURE OR SUCCESSFULLY ATTACHED TO FRAMING STRUCTURE.

REFER TO SHEETS 4 FOR MINIMUM DISTANCE BETWEEN GLASS AND PANE

REFER TO SHEETS 5 & 7 FOR

* SEE ANCHOR SCHEDULE FOR ALTERNATE ANCHORS ANCHOR SPACING FOR SPECIFIC ANCHORS EDGE DISTANCES E.D. FOR SPECIFIC ANCHORS



PLAN VIEWS
DETAIL 17
A, B, C & D



ROBERT S. MONSOUR, PE
EB-0006024
MTS ENGINEERING, INC.

APPROVED AS COMPLYING WITH THE
SOUTH FLORIDA BUILDING CODE
DATE APRIL 4 1996
BY
PRODUCT CONTROL DIVISION
BUILDING CODE COMPLIANCE OFFICE
ACCEPTANCE NO. 95-1220.03

BUILDING CODE COMPLIANCE

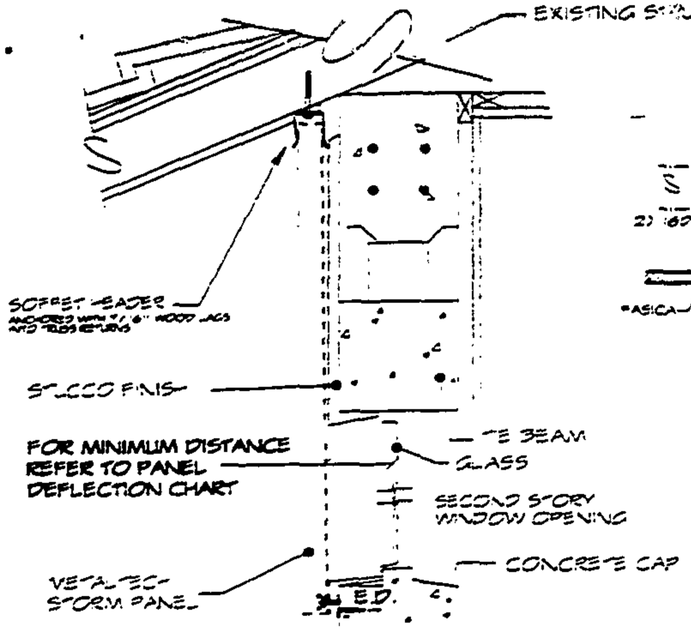
REVISIONS BY

RAMS ENGINEERING, INC.

METALTECH, INC.

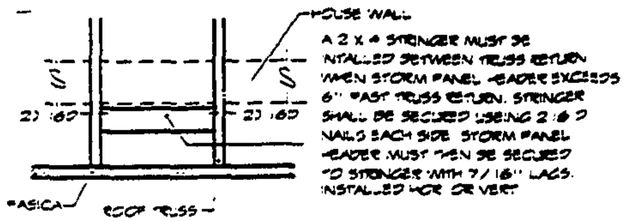
SEE .08 / .95M
0/01/95
SHOWN
95015
2
6

112



STORM PANEL SECURED AT BOTTOM OF WINDOW WITH STUDDED STRAP SILL AS IN DETAIL 3

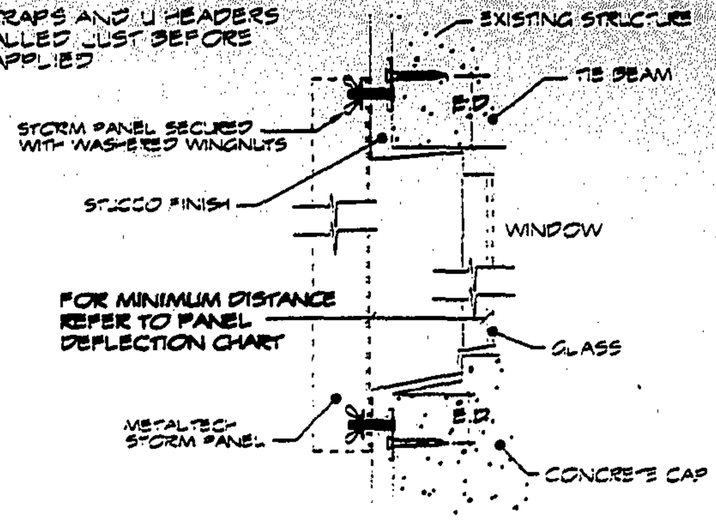
DETAIL A



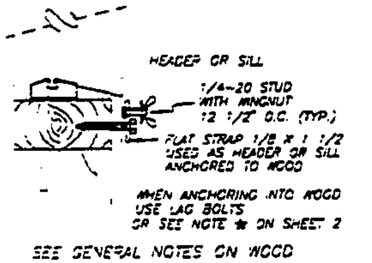
A 2 x 4 STRINGER MUST BE INSTALLED BETWEEN TRUSS RETURN WHEN STORM PANEL HEADER EXCEEDS 6" PAST TRUSS RETURN. STRINGER SHALL BE SECURED USING 2 16 D NAILS EACH SIDE. STORM PANEL HEADER MUST THEN BE SECURED TO STRINGER WITH 7/16" LAGS. INSTALLED HOR. OR VERT.

DETAIL A-1

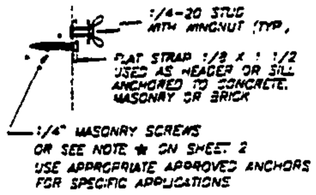
NOTE: STUDDED STRAPS AND U HEADERS TO BE INSTALLED JUST BEFORE STUCCO IS APPLIED



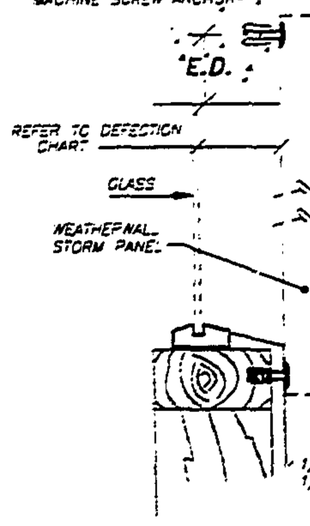
DETAIL B



SEE GENERAL NOTES ON WOOD FOUND ON SHEET # 2



DETAIL D

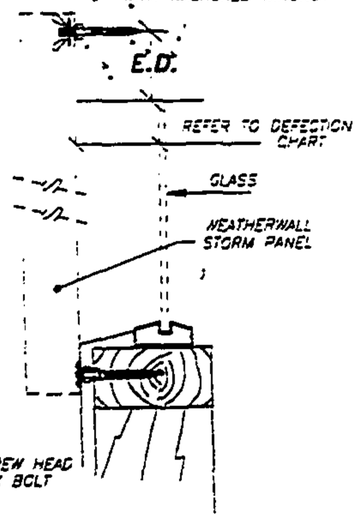


NOTE:

THE METALTECH STORM PANEL MAY BE INSTALLED WITHOUT THE USE OF AN EXTRUDED HEADER OR SILL

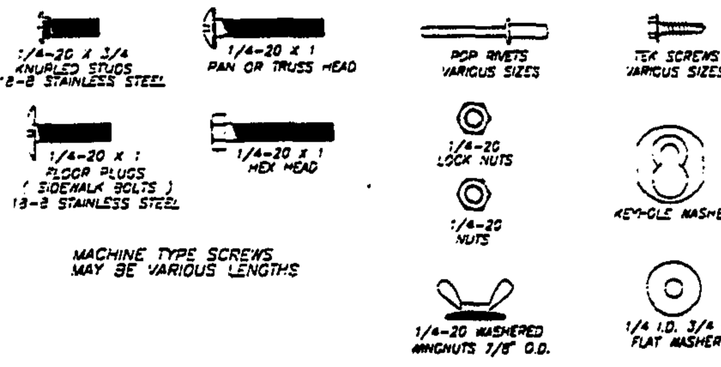
THE SHUTTER MAY BE ANCHORED DIRECTLY TO THE STRUCTURE WITH THE USE OF 1/4" MACHINE SCREW ANCHORS IN COMBINATION WITH 1/4-20 FLOOR PLUGS OR 1/4-20 MACHINE SCREWS WITH KEYHOLE WASHERS, MASONRY SCREWS WITH VARIOUS HEAD TYPES OR STUD TYPE ANCHOR INTO CONCRETE, MASONRY OR BRICK WITH A MINIMUM EDGE DISTANCE IN ACCORDANCE TO ANCHOR TYPE.

WHEN ANCHORING TO WOOD USE 1/4-20 BRASS WOOD BUSHINGS, IN COMBINATION WITH 1/4-20 FLOOR PLUGS OR 1/4-20 MACHINE SCREW WITH KEYHOLE WASHER. ANCHORS ARE TO BE 12 1/2" O.C. OR WOOD LAGS WITH VARIOUS HEAD TYPES



DETAIL C

OTHER HARDWARE USED WITH THE METALTECH STORM PANEL SYSTEM



MACHINE TYPE SCREWS MAY BE VARIOUS LENGTHS

ROBERT S. MONSOUR, PE
EB-0006024
RAMMS ENGINEERING, INC.

APPROVED AS COMPLYING WITH THE SOUTH FLORIDA BUILDING CODE
DATE APRIL 4 1996
BY
PRODUCT CONTROL DIVISION
BUILDING CODE COMPLIANCE OFFICE
ACCEPTANCE NO. 95-1220.03

BUILDING CODE COMPLIANCE

REVISIONS | BY

RAMMS ENGINEERING, INC.
Structural Designs
2100 W. 49th Street, Suite 11
Hialeah, Florida 33016
(305) 556-8181

METALTECH, INC.
7040 W. Second Ct. Hialeah, FL. 33014
EST. 1985

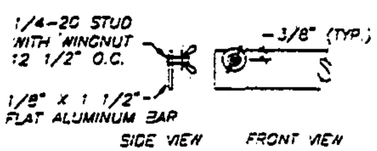
SEP / JAB / RSM
DATE
10/01/95
SCALE
SHOWN
JOB NO.
95015
SHEET
3
OF 6

★ NOTE: CENTER PANEL STRAP OR STICHING IS NOT REQUIRED FOR PANELS 0-68".

20 GAUGE S L

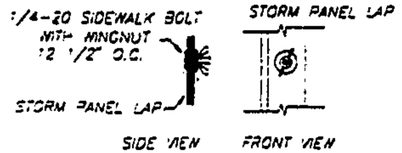
THE METALTECH STORM PANELS MAY BE REINFORCED WITH THE USE OF EITHER CENTER PANEL STRAPS OR STICHING LOCATED AS SHOWN ON THIS SHEET

HORIZONTAL BRACE STRAP

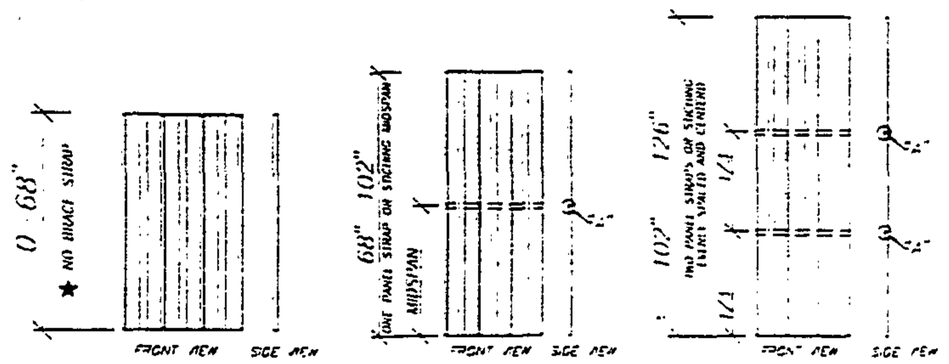


DETAIL "A"

HORIZONTAL STICHING



DETAIL "B"

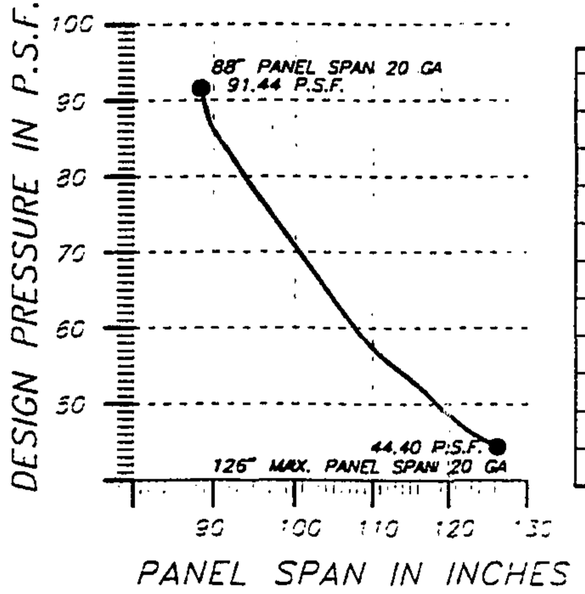


0 - 68" PANEL HEIGHT
NO PANEL STRAP OR STICHING IS REQUIRED

68" + - 102" PANEL HEIGHT
ONE PANEL STRAP OR STICHING LOCATED MIDSPAN

102" + - 126" PANEL HEIGHT
TWO PANEL STRAPS OR STICHING EVENLY SPACED AND CENTERED

DESIGN PRESSURE RATING: POSITIVE = 107.06 P.S.F. NEGATIVE = 91.44 P.S.F.



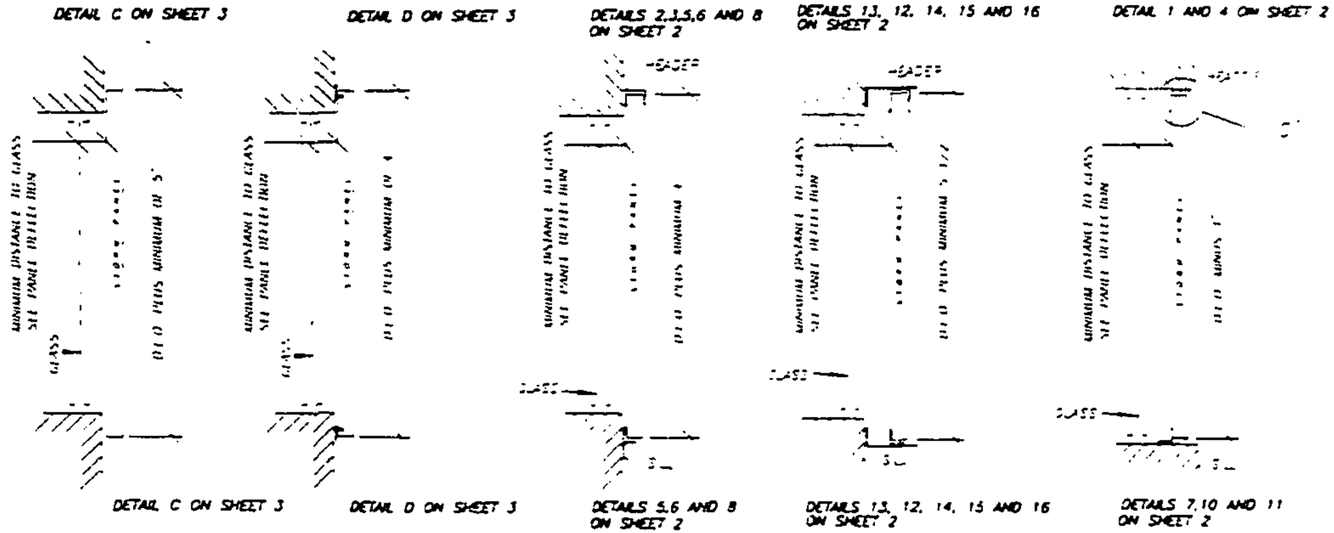
20 ga. STEEL

DESIGN PRESSURE	PANEL SPAN
44.40	126"
47.81	121"
51.23	117"
58.06	110"
61.47	107"
66.85	103"
71.46	99"
75.30	97"
81.45	93"
86.83	90"
91.44	88"

FOR SPANS OR PRESSURES NOT SHOWN ON ABOVE CHART USE PRESSURE VS SPAN GRAPH

HORIZONTAL BRACE STRAP OR STICHING LOCATION ELEVATION

HEADER TYPE MAY VARY DEPENDING ON APPLICATION



WALL MOUNT
ANCHORING PANEL TOP & BOTTOM NO HDR OR SILL

WALL MOUNT
ANCHORING PANEL TOP & BOTTOM

WALL MOUNT
WITH HDR AND SILL

BUILD OUT
WITH HDR AND SILL

INSIDE MOUNT
WITH HDR AND SILL

SILL TYPE MAY VARY DEPENDING ON APPLICATION
SEE NOTES AND CHARTS FOR ANCHOR TYPES AND SPACING

TYPICAL SECTION VIEWS

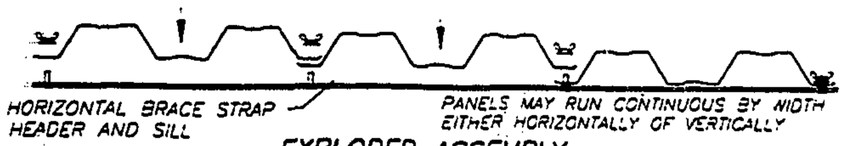
PANEL DEFLECTION CHART

PANEL HEIGHT	0"-68"	68"-102"	102"-126"
	MINIMUM DISTANCE BETWEEN GLASS AND PANEL		
WALL MOUNT	2 1/2"	2 1/2"	2 3/4"
INSIDE MOUNT	2 1/2"	2 1/2"	2 3/4"
BUILD OUT	2 1/2"	2 1/2"	2 3/4"



MAXIMUM GAP BETWEEN PANEL AND HEADER 5 1/4" (MAX),

DETAIL "C"



EXPLODED ASSEMBLY

ROBERT S. JOHNSON JR. PE
FB-0006024
RAMS ENGINEERING, INC.

APPROVED AS COMPLYING WITH TH
SOUTH FLORIDA BUILDING CODE
DATE APRIL 16 19 96
BY
PRODUCT CONTROL DIVISION
BUILDING CODE COMPLIANCE OFFICE
ACCEPTANCE NO. 95-1220.03

REVISIONS BY

RAMS ENGINEERING, INC.
Structural Designs
2716 W. 76th STREET, HIALEAH, FLORIDA 33016
(305) 821-7267 FAX (305) 821-7268

METALTECH, INC.
2615 W. CLEVELAND ST. HOLLYWOOD, FLORIDA 33020
(954) 923-2660 FAX (954) 923-2662

SEP/RB
0/7/95
SHOWN
950-5
4
6

ANCHOR SCHEDULE

ANCHOR SPACING vs DESIGN PRESSURE			59.6 PSF				71.5 PSF				81.5 PSF				91.4 PSF			
			POURED CONCRETE		CONCRETE BLOCK		POURED CONCRETE		CONCRETE BLOCK		POURED CONCRETE		CONCRETE BLOCK		POURED CONCRETE		CONCRETE BLOCK	
ANCHOR TYPE	PANEL	E.D.	TENSILE	SHEAR	TENSILE	SHEAR	TENSILE	SHEAR	TENSILE	SHEAR	TENSILE	SHEAR	TENSILE	SHEAR	TENSILE	SHEAR	TENSILE	SHEAR
5" Ø ANCHOR W/ 3500 PSI BLOCK	68" SPAN	3"	18"	18"	18"	18"	18"	18"	18"	18"	18"	18"	18"	18"	18"	18"	18"	18"
		2"	18"	18"	18"	18"	18"	18"	18"	18"	18"	18"	18"	14"	18"	18"	17"	13"
1/4" STUD ANCHOR		1 1/4"	18"	18"	18"	14"	18"	15"	18"	11"	18"	15"	17"	10"	18"	12"	15"	9"
1 1/2" MIN. EMBEDMENT	88" SPAN	3"	18"	18"	18"	18"	18"	18"	18"	18"	18"	18"	17"	13"	18"	18"	15"	14"
		2"	18"	18"	18"	15"	18"	18"	17"	13"	18"	14"	15"	11"	17"	13"	13"	10"
		1 1/4"	18"	14"	18"	11"	18"	11"	15"	9"	17"	10"	13"	8"	15"	9"	12"	7"
5/16 NAILED STUD ANCHOR	120" SPAN	3"	16"	18"	17"	16"	18"	17"	14"	13"	16"	15"	12"	11"	14"	13"	11"	10"
3 1/4" MIN. EMBEDMENT		2"	18"	14"	15"	11"	16"	12"	12"	9"	14"	10"	11"	8"	13"	9"	10"	7"
		1 1/4"	17"	10"	13"	8"	14"	8"	11"	6"	13"	7"	10"	6"	11"	6"	9"	5"
	68" SPAN	3"	18"	18"	18"	18"	18"	18"	18"	18"	18"	18"	18"	18"	18"	17"	18"	18"
		2"	18"	18"	18"	18"	18"	16"	18"	16"	18"	14"	16"	14"	18"	12"	15"	13"
		1 1/4"	18"	18"	18"	14"	18"	11"	17"	11"	18"	10"	15"	10"	18"	9"	13"	9"
	88" SPAN	3"	18"	18"	18"	18"	18"	17"	16"	18"	18"	15"	14"	15"	18"	13"	13"	14"
		2"	18"	14"	17"	15"	18"	12"	14"	13"	18"	11"	12"	11"	17"	9"	11"	10"
1/4" SLEEVE ANCHOR		1 1/4"	18"	10"	16"	11"	18"	8"	13"	9"	17"	7"	11"	8"	15"	7"	10"	7"
1 1/4" MIN. EMBEDMENT	120" SPAN	3"	18"	15"	14"	16"	18"	12"	12"	13"	16"	11"	10"	11"	14"	10"	9"	10"
		2"	18"	11"	13"	11"	16"	9"	11"	9"	14"	8"	9"	8"	12"	7"	8"	7"
		1 1/4"	17"	7"	11"	8"	14"	6"	9"	6"	12"	5"	8"	6"	11"	5"	7"	5"
	68" SPAN	3"	18"	18"	14"	18"	17"	18"	12"	18"	15"	18"	10"	17"	13"	17"	9"	15"
		2"	18"	18"	13"	17"	15"	16"	11"	14"	13"	14"	9"	12"	12"	12"	8"	11"
		1 1/4"	16"	13"	11"	12"	14"	11"	10"	10"	12"	10"	8"	9"	11"	9"	7"	8"
1/4" STEEL SLEEVED DRIVE ANCHOR	88" SPAN	3"	16"	18"	11"	16"	13"	17"	9"	15"	12"	15"	8"	13"	10"	13"	7"	12"
1 3/8" MIN. EMBEDMENT		2"	14"	15"	10"	13"	12"	12"	8"	11"	10"	11"	7"	9"	9"	10"	6"	8"
		1 1/4"	13"	10"	9"	9"	11"	9"	7"	8"	9"	8"	6"	7"	8"	7"	6"	6"
	120" SPAN	3"	12"	15"	8"	13"	10"	13"	7"	11"	8"	11"	6"	10"	8"	10"	5"	9"
1/4" ZAMAC HAMMER DRIVE		2"	10"	11"	7"	9"	9"	9"	6"	8"	8"	8"	5"	7"	7"	7"	5"	6"
1 3/8" MIN. EMBEDMENT		1 1/4"	9"	8"	6"	7"	8"	6"	5"	6"	7"	6"	5"	5"	6"	5"	4"	4"
VARIOUS HEAD TYPES	68" SPAN	3"	18"	18"	18"	18"	18"	18"	16"	18"	18"	18"	14"	17"	18"	18"	15"	15"
		2"	18"	18"	17"	17"	18"	18"	14"	14"	18"	18"	13"	12"	18"	16"	11"	11"
		1 1/4"	18"	18"	16"	12"	18"	15"	13"	10"	16"	13"	11"	9"	14"	12"	10"	8"
	88" SPAN	3"	18"	18"	15"	18"	17"	18"	12"	15"	15"	18"	11"	13"	14"	18"	10"	12"
		2"	18"	18"	13"	13"	15"	16"	11"	11"	14"	14"	10"	9"	12"	13"	9"	8"
		1 1/4"	17"	14"	12"	9"	14"	11"	10"	8"	12"	10"	9"	7"	11"	9"	8"	6"
1/4" MASONRY SCREWS	120" SPAN	3"	15"	18"	11"	13"	13"	17"	9"	11"	11"	15"	8"	10"	10"	13"	7"	9"
1 1/2" MIN. EMBEDMENT		2"	14"	14"	10"	9"	11"	12"	8"	8"	10"	10"	7"	7"	9"	9"	6"	6"
		1 1/4"	12"	10"	9"	7"	10"	8"	7"	6"	9"	7"	6"	5"	8"	8"	6"	4"
	68" SPAN	3"	18"	18"	16"	18"	18"	18"	13"	18"	18"	18"	12"	18"	18"	18"	10"	18"
		2 1/2"	18"	18"	14"	18"	18"	18"	12"	15"	18"	17"	10"	13"	18"	15"	9"	12"
		2"	18"	15"	13"	12"	18"	13"	10"	10"	18"	11"	9"	9"	17"	10"	8"	8"
	88" SPAN	3"	18"	18"	12"	18"	18"	18"	10"	15"	18"	17"	9"	13"	17"	15"	8"	12"
		2 1/2"	18"	18"	11"	14"	18"	15"	9"	12"	17"	13"	8"	10"	15"	12"	7"	9"
1/4-20 x 7/8", 1/2" DIA		2"	18"	12"	10"	9"	17"	10"	8"	8"	15"	9"	7"	7"	13"	8"	6"	6"
MACHINE SCREW ANCHOR	120" SPAN	3"	16"	17"	9"	14"	16"	15"	7"	11"	14"	13"	6"	10"	12"	11"	6"	9"
7/8" MIN. EMBEDMENT		2 1/2"	17"	13"	8"	10"	14"	11"	7"	8"	12"	10"	6"	7"	11"	9"	5"	7"
		2"	15"	9"	7"	7"	13"	7"	6"	6"	11"	6"	5"	5"	10"	6"	5"	4"

WOOD APPLICATIONS			59.5 PSF		71.5 PSF		81.5 PSF		91.4 PSF	
ANCHOR TYPE	DIA.	SPAN	TENSILE	SHEAR	TENSILE	SHEAR	TENSILE	SHEAR	TENSILE	SHEAR
BRASS WOOD BUSHING	1/4-20	68" SPAN	18"	16"	18"	13"	18"	12"	18"	10"
MIN. PENETRATION OF THREADS		88" SPAN	18"	12"	18"	10"	18"	9"	18"	8"
		120" SPAN	18"	9"	18"	8"	16"	7"	14"	6"
	1/4"	68" SPAN	18"	16"	18"	14"	18"	12"	18"	11"
		88" SPAN	18"	13"	18"	11"	16"	9"	14"	8"
		120" SPAN	16"	9"	13"	8"	11"	7"	10"	6"
	5/16"	68" SPAN	18"	24"	18"	20"	18"	18"	18"	18"
		88" SPAN	18"	19"	18"	16"	18"	14"	16"	12"
		120" SPAN	18"	14"	15"	11"	14"	10"	12"	9"
	3/8"	68" SPAN	18"	24"	18"	24"	18"	22"	18"	20"
		88" SPAN	18"	23"	18"	19"	18"	17"	19"	15"
WOOD LAGS		120" SPAN	18"	17"	18"	14"	16"	12"	14"	11"
7" MINIMUM EMBEDMENT	7/16	68" SPAN	18"	24"	18"	24"	18"	24"	18"	24"
		88" SPAN	18"	24"	18"	24"	18"	23"	18"	21"
		120" SPAN	18"	23"	18"	19"	18"	17"	18"	15"

NOTES: TENSILE = WALL MOUNT OR PULLOUT APLLICATIONS
SHEAR = FLOOR AND CEILING MOUNT APPLICATIONS
ANCHOR SPACING ALLOWANCE ONE INCH
MINIMUM EMBEDMENT 5 FROM MOUNTING SURFACE.
EXCLUDING BRICK PAVERS AND CERAMIC TILES.

ROBERT S. MONSOUR, PE
EE-0006024
RAMM ENGINEERING, INC.

APPROVED AS COMPLYING WITH THE
SOUTH FLORIDA BUILDING CODE
DATE APRIL 16 1996
BY
PRODUCT CONTROL DIVISION
BUILDING CODE COMPLIANCE OFFICE
ACCEPTANCE NO. 95-1220.03

BUILDING CODE COMPLIANCE

RAMM ENGINEERING, INC.
Structural Designs
2180 W. 76th STREET, SUITE 111
HIALEAH, FLORIDA 33016
EB 0000024

METALTECH, INC.
7615 W. SECOND CT. HIALEAH, FL 33014
EST 1957

SEW/JRB
10/01/95
SHOWN
95015
5

ANCHOR SCHEDULE

ANCHOR SPACING vs DESIGN PRESSURE			59.6 PSF				71.5 PSF				81.5 PSF				91.4 PSF			
			POURED CONCRETE		CONCRETE BLOCK		POURED CONCRETE		CONCRETE BLOCK		POURED CONCRETE		CONCRETE BLOCK		POURED CONCRETE		CONCRE	LOCK
ANCHOR TYPE	PANEL	E.D.	TENSILE	SHEAR	TENSILE	SHEAR	TENSILE	SHEAR	TENSILE	SHEAR	TENSILE	SHEAR	TENSILE	SHEAR	TENSILE	SHEAR	TENSILE	SHEAR
1/4" STUD ANCHOR	144" SPAN	3"	18"	17"	N/A	N/A	15"	14"	N/A	N/A	13"	12"	N/A	N/A	12"	11"	N/A	N/A
		2"	16"	12"	N/A	N/A	13"	10"	N/A	N/A	12"	9"	N/A	N/A	10"	8"	N/A	N/A
1 1/2" MIN. EMBEDMENT		1 1/4"	14"	8"	N/A	N/A	12"	7"	N/A	N/A	11"	5"	N/A	N/A	9"	5"	N/A	N/A
5/16 NAILED STUD ANCHOR	144" SPAN	3"	18"	18"	14"	13"	17"	17"	12"	11"	15"	15"	10"	9"	13"	13"	9"	8"
		2"	18"	15"	12"	9"	15"	12"	10"	8"	13"	11"	9"	[illegible]	12"	10"	8"	5"
1 3/4" MIN. EMBEDMENT		1 1/4"	16"	10"	11"	5"	14"	9"	9"	5"	12"	8"	8"	5"	11"	[illegible]	[illegible]	[illegible]
1/4" SLEEVE ANCHOR	144" SPAN	3"	18"	12"	12"	13"	15"	10"	10"	11"	13"	9"	9"	9"	12"	8"	8"	8"
		2"	16"	9"	11"	9"	13"	7"	9"	8"	12"	6"	8"	[illegible]	10"	6"	[illegible]	6"
1 1/4" MIN. EMBEDMENT		1 1/4"	14"	6"	9"	6"	12"	5"	8"	5"	10"	5"	[illegible]	5"	9"	4"		4"
1/4" STEEL SLEEVED DRIVE ANCHOR	144" SPAN	3"	10"	14"	8"	12"	9"	11"	6"	10"	7"	10"	5"	9"	[illegible]	9"	5"	8"
		2"	9"	10"	7"	8"	[illegible]	8"	6"	[illegible]	[illegible]	[illegible]	5"	6"	6"	5"	4"	5"
1 3/8" MIN. EMBEDMENT		1 1/4"	8"	[illegible]	6"	6"	[illegible]	6"	5"	5"	6"	5"	4"	4"	5"	4"	4"	4"
1/4" ZAMAC HAMMER DRIVE	144" SPAN	3"	10"	13"	7"	11"	9"	10"	6"	9"	[illegible]	9"	5"	8"	6"	8"	4"	[illegible]
		2"	9"	9"	6"	8"	[illegible]	[illegible]	5"	7"	6"	[illegible]	4"	6"	5"	6"	4"	5"
1 3/8" MIN. EMBEDMENT		1 1/4"	8"	6"	5"	6"	6"	5"	4"	5"	6"	5"	4"	4"	5"	4"	4"	4"
1/4" MASONRY SCREWS (VARIOUS HEADS)	144" SPAN	3"	13"	17"	9"	11"	11"	14"	8"	9"	9"	12"	[illegible]	8"	8"	11"	6"	[illegible]
		2"	11"	12"	8"	8"	9"	10"	[illegible]	7"	8"	9"	6"	6"	[illegible]	8"	5"	6"
1 1/2" MIN. EMBEDMENT		1 1/4"	10"	8"	7"	6"	9"	[illegible]	6"	6"	[illegible]	6"	5"	4"	[illegible]	5"	5"	
1/4-20 x 7/8", 1/2" DIA	144" SPAN	3"	16"	15"	7"	11"	13"	12"	6"	9"	11"	11"	5"	8"	10"	9"	5"	
		2 1/2"	14"	11"	7"	8"	12"	9"	6"	7"	10"	8"	5"	6"	9"	[illegible]	4"	
MACHINE SCREW ANCHOR		2"	13"	[illegible]	6"	6"	10"	6"	5"	5"	9"	6"	4"	4"	8"	6"	4"	

WOOD APPLICATIONS			59.5 PSF		71.5 PSF		81.5 PSF		91.4 PSF	
ANCHOR TYPE	SPAN	SPAN	TENSILE	SHEAR	TENSILE	SHEAR	TENSILE	SHEAR	TENSILE	SHEAR
1" MIN. PENETRATION IN TENSILE BRASS WOOD BUSHING	144" SPAN	1/4-20	18"	8"	15"	6"	13"	6"	18"	8"
WOOD LAGS (VARIOUS HEADS)	144" SPAN	1/4"	13"	8"	11"	6"	10"	6"	9"	5"
		5/16"	15"	11"	13"	10"	11"	8"	10"	7"
		3/8"	18"	14"	15"	12"	13"	10"	12"	9"
1" MINIMUM EMBEDMENT		7/16"	18"	19"	20"	16"	18"	14"	16"	13"

NOTES TENSILE = WALL MOUNT OR PULLOUT APPLICATION
SHEAR = FLOOR AND CEILING MOUNT APPLICATION

ANCHOR SPACING ALLOWANCE ONE INCH
MINIMUM EMBEDMENT IS FROM MOUNTING SURFACE EXCLUDING BRICK PAVERS AND CERAMIC TILE

CERTIFICATE OF AUTHORIZATION
ROBERT S. SONSOR, PE
EB-0006024
RAMS ENGINEERING, INC.

APPROVED AS COMPLYING WITH THE SOUTH FLORIDA BUILDING CODE
DATE APRIL 14 1996
BY
PRODUCT CONTROL DIVISION
BUILDING CODE COMPLIANCE OFFICE
ACCEPTANCE NO. 95-1220.03

BUILDING CODE COMPLIANCE

REVISIONS

RAMS ENGINEERING, INC.

METALTECH, INC.

SEP/.R9
10/31/95
SHOWN
95015

6
6

20 ga.

COMPLIES WITH:

S.F.B.C. 1994 EDITION FOR DADE COUNTY
SOUTH FLORIDA BUILDING CODES CHAPTER 23.
SECTIONS 402.3 ADOPTION OF ASCE 7-88.
2314.5 FATIGUE LOAD TESTING.
2315 IMPACT TESTS AND 1994 S.B.C.

DESIGN CRITERIA:

WIND LOAD PER CHAPTER 23 OF S.F.B.C.
PRESSURE REQUIREMENT CALCULATIONS MUST BE PERFORMED PER ASCE 7-88 "MINIMUM DESIGN LOADS FOR BUILDING AND OTHER STRUCTURES"
DEFLECTION - L/30 N/2" MAX ON POSITIVE LOAD

GENERAL NOTES:

THIS APPROVES STEEL STORM PANELS DESIGNED FOR THE FOLLOWING LOCATIONS:
A. NON COASTAL ZONE BUILDING
B. COASTAL AND NON COASTAL ZONE BUILDING

ALL ALUMINUM EXTRUSIONS TO BE ALLOY 6063-T6 OR EQUAL

STORM PANELS SHALL BE **20 GAUGE STEEL.** ASTM SC GRADE A MIN F_y = 33 K.S.I. MINIMUM VALUE WITH A NOMINAL WIDTH OF 12 1/2" HOT DIP COATED.

THE STORM PANEL SHUTTER MAY BE INSTALLED VERTICALLY OR HORIZONTALLY, IN ACCORDANCE TO THE DETAILED SPECIFICATIONS HEREIN.

EDGE DISTANCE SPECIFICATION TABLE APPLIES TO HEADER AND SILL APPLICATIONS ONLY

ANCHORAGE OF THE SHUTTER SYSTEM TO CONCRETE OR MASONRY SHALL CONSIST OF 1/4" DIA. X 1 1/2" SLEEVED DRIVE ANCHORS (STAR DRIVINS) , 1/4-20 MACHINE SCREW ANCHOR (TAMPINS) WITH FLOOR PLUGS, 1/4" X 1 1/2" MASONRY SCREWS (TAPCONS) , 1/4" X 1 1/2" WEDGE ANCHOR OR SLEEVE ANCHORS, (1/4 X 3/4 LAGS OR #14 SELF TAPPING SCREW) WITH LAG SHIELD , NAILED STUD ANCHORS OR OTHER DADE COUNTY APPROVED ANCHORS NOT LISTED USED IN COMBINATION WITH 1/4-20 MACHINE SCREWS WITH 1/4-20 NUTS AND WASHERS. 1/4-20 WASHERED, WINGNUTS, KEYHOLE WASHERS AND KNURLED STUDS. SPACING AS NOTED ON THIS DRAWING. ANCHORS SHALL PROVIDE A MINIMUM EMBEDMENT INTO THE WOOD, MASONRY, BRICK AND/OR CONCRETE. REFER TO ANCHOR SCHEDULE FOR MINIMUM EMBEDMENT ANCHOR LENGTH MAY VARY TO ACHIVE THE PROPER EMBEDMENT SEE SHEETS 5,6 AND 7 FOR ALTERNITIVE ANCHORS AND CONDITIONS

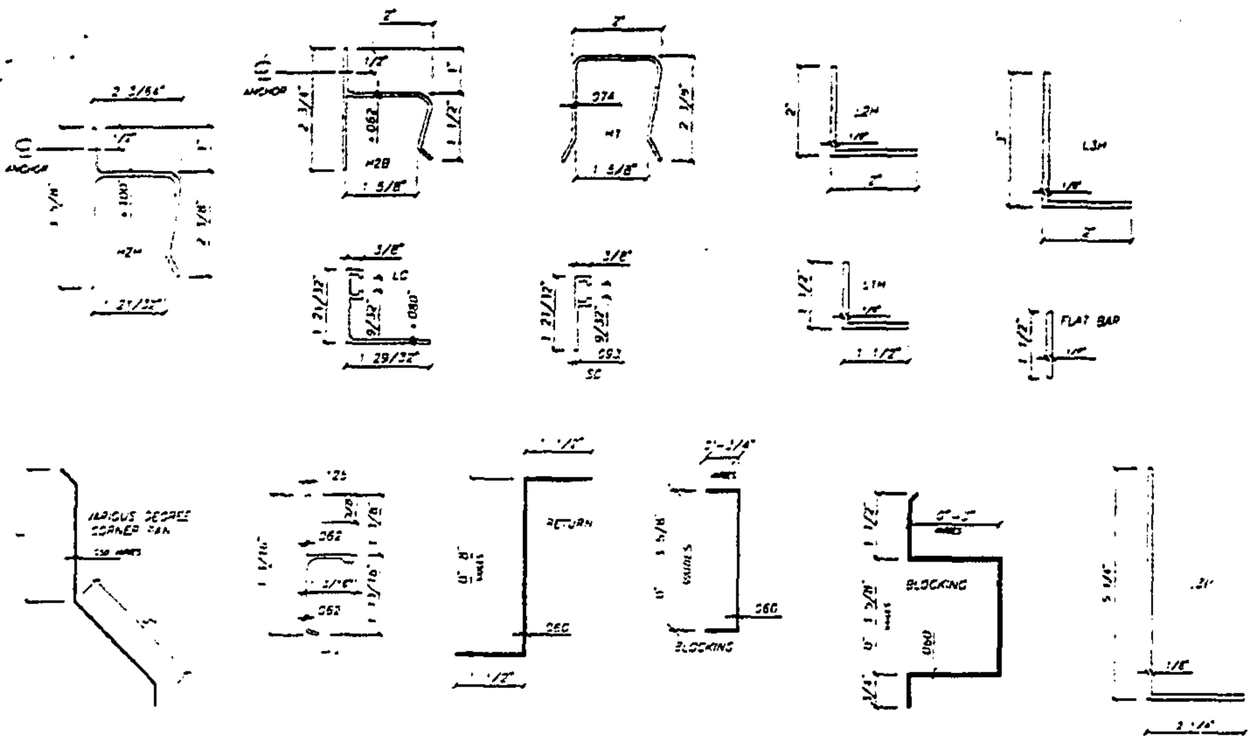
ANCHORAGE TO WOOD CONSTRUCTION SHALL BE 1/4" STEEL LAGS OR LARGER WITH 1" MIN. PENETRATION. 1/4-20 BRASS WOOD BUSHINGS
SEE SHEETS 5,6 AND 7 FOR ALTERNITIVE ANCHORS AND CONDITIONS

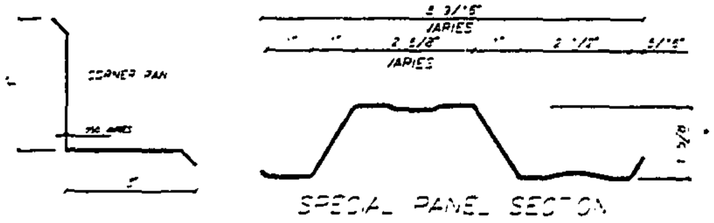
ALTERNATIVE ANCHORS AND CONDITIONS ON SHEET NO'S 2-6

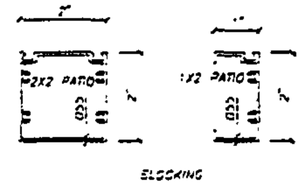
EACH UNIT SHALL BEAR A PERMANENT LABEL OR STAMP SHOWING
" METALTECH, INC. HIALEAH, FL "
" DADE COUNTY PRODUCT CONTROL APPROVED "

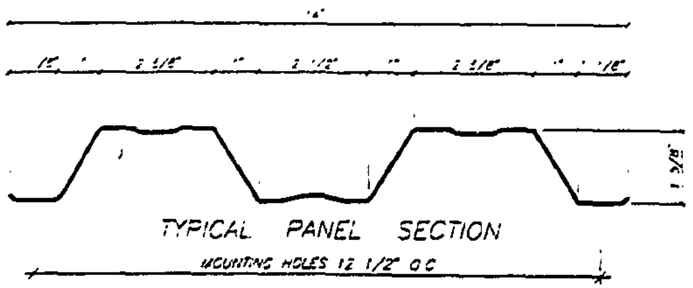
WARNING TO OWNER OR TENANT LOCATED IN EACH HEADER OR ONE PANEL OF EACH OPENING, STATING " STORM PANELS WILL NOT OFFER HURRICANE PROTECTION UNLESS ALL REINFORCING STRAPS OR BOLTS ARE PROPERLY INSTALLED, WHEN REQUIRED " DURING WIND VELOCITIES EXCEEDING 75 M.P.H.

PERMANENT FASTENER COMPONENTS, EMBEDDED ANCHOR BOLTS, THREADED CONES OR METAL SHIELDS, NOT IN USE, MUST BE PROTECTED AGAINST CORROSION, CONTAMINATION AND DAMAGE AT ALL TIME.

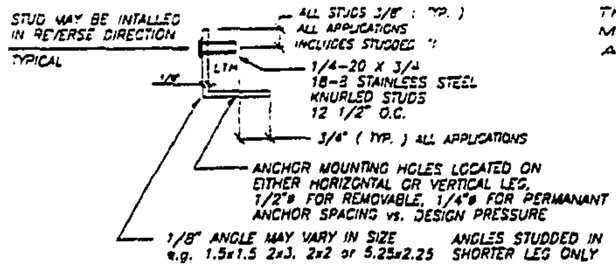








CROSS SECTIONS



STUDDED ANGLE DETAIL

1/8" x 1 1/2" FLAT STUDDED STRAP MAY BE USED IN PLACE OF ANGLE

ROBERT S. HONSOUR, PE
EB-0006024
METALTECH, INC.

APPROVED AS COMPLYING WITH THE SOUTH FLORIDA BUILDING CODE
DATE APRIL 4 1996
BY
PRODUCT CONTROL DIVISION
BUILDING CODE COMPLIANCE OFFICE
ACCEPTANCE NO. 95-1220.03

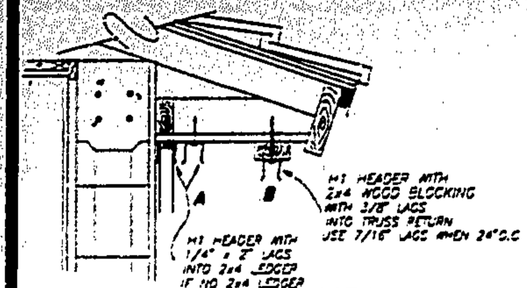
BUILDING CODE COMPLIANCE

REVISIONS | BY

RAMS ENGINEERING, INC.
Structural Designs
2100 W. 76th STREET, SUITE 111
HIALEAH FLORIDA 33016
EB 0000124

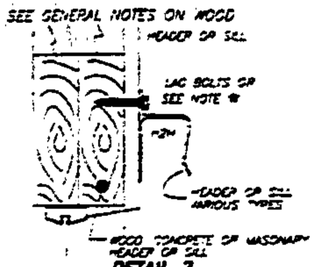
METALTECH, INC.
7030 W. SECOND CT. HIALEAH, FL 33014
(305) 821-1707

SEP/JRB
10/01/95
SHOWN
95015
1
6

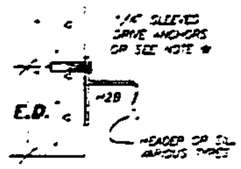


DETAIL 1

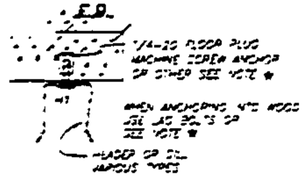
2 X 4 STRINGER TO BE INSTALLED BETWEEN TRUSSES TO SUPPORT END OF HEADER IF IT IS MORE THAN 9" PAST TRUSS



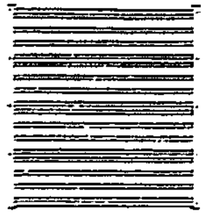
DETAIL 2



DETAIL 3

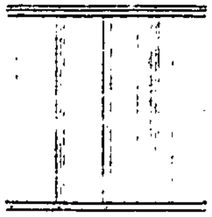


DETAIL 4



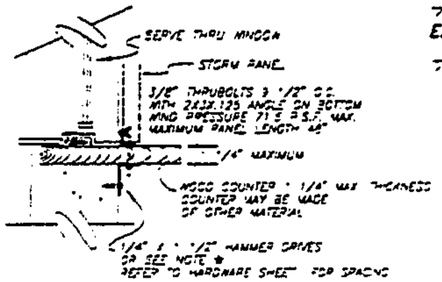
HORIZONTAL INSTALLATION

ELEVATION

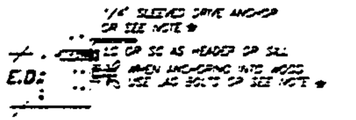


VERTICAL INSTALLATION

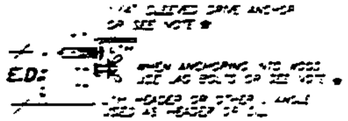
ELEVATION



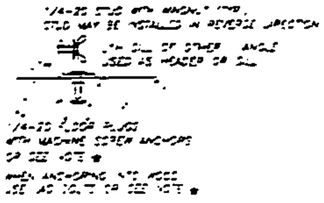
DETAIL 9



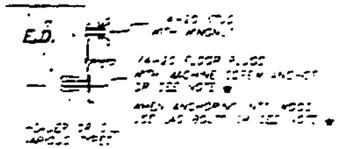
DETAIL 5



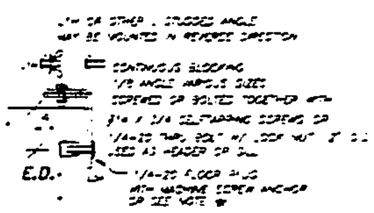
DETAIL 6



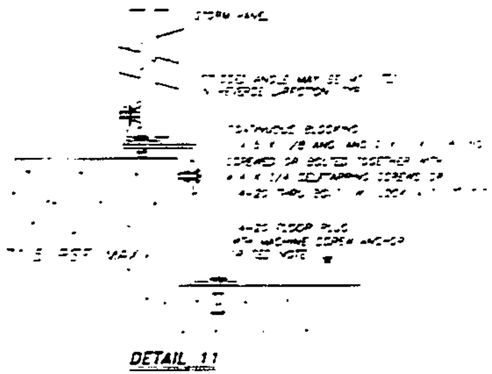
DETAIL 7



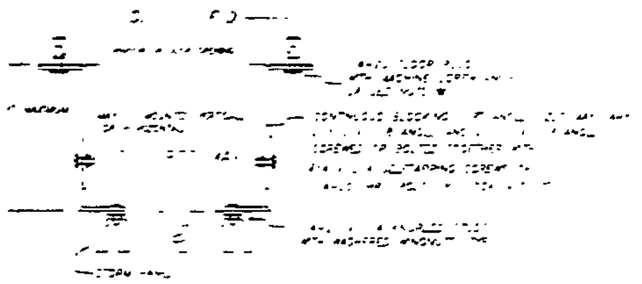
DETAIL 8



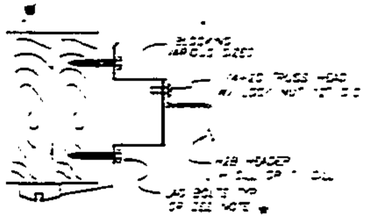
DETAIL 10



DETAIL 11



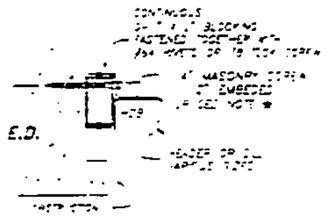
DETAIL 12



DETAIL 14

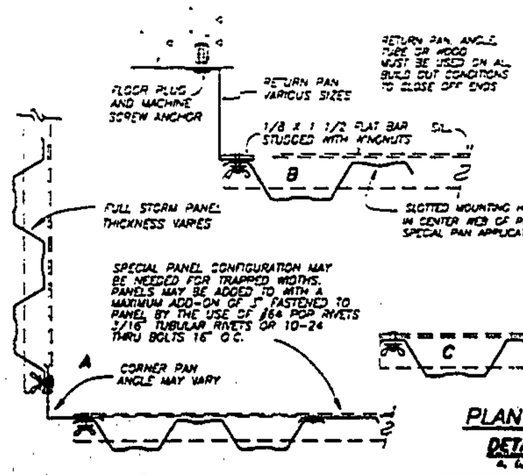


DETAIL 15



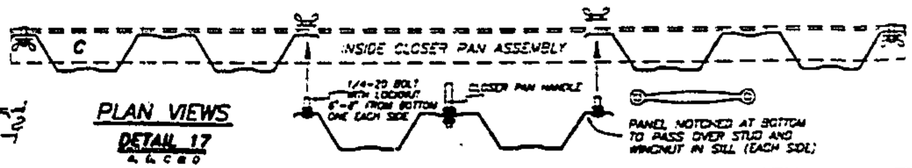
DETAIL 16

GENERAL NOTES:



PLAN VIEWS

DETAIL 17



ROBERT S. MONSOUR, PE
EB-0006024
BETTS ENGINEERING, INC.

APPROVED AS COMPLYING WITH THE SOUTH FLORIDA BUILDING CODE
DATE APRIL 4 1996
BY
PRODUCT CONTROL DIVISION
BUILDING CODE COMPLIANCE OFFICE
ACCEPTANCE NO 95-1220.03

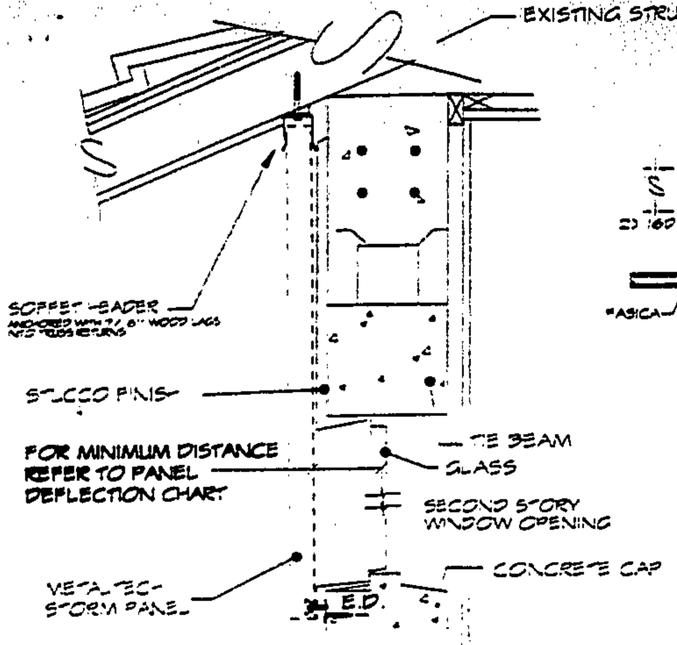
BUILDING CODE COMPLIANCE

REVISIONS BY

METALTECH, INC.

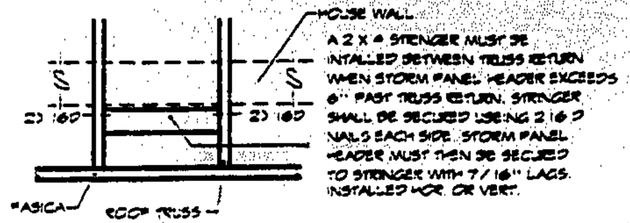
SHEET 2 OF 6

118



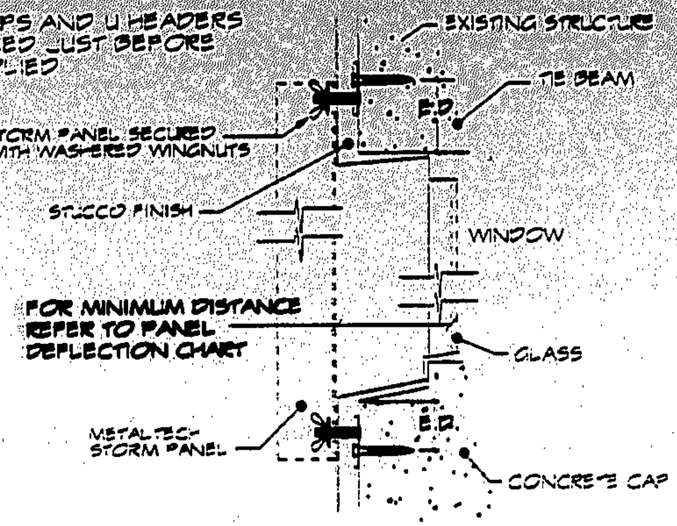
STORM PANEL SECURED AT BOTTOM OF WINDOW WITH STUDDED STRAP SILL AS IN DETAIL 3

DETAIL A

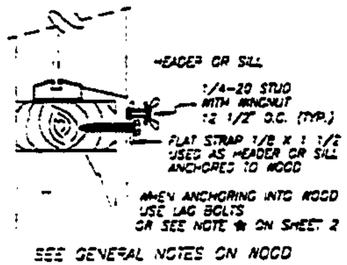


DETAIL A-1

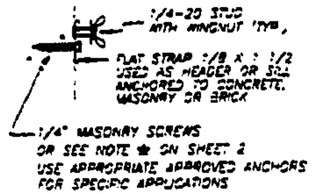
NOTE: STUDDED STRAPS AND U HEADERS TO BE INSTALLED JUST BEFORE STUCCO IS APPLIED



DETAIL B



SEE GENERAL NOTES ON WOOD FOUND ON SHEET # 2



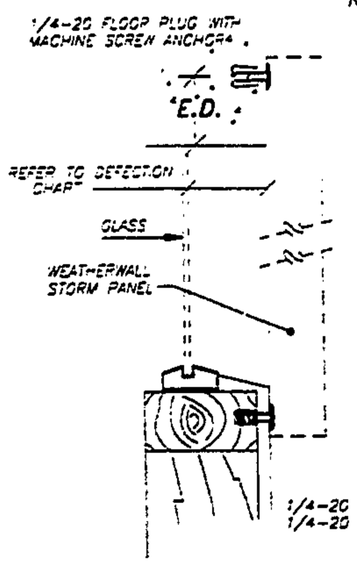
DETAIL D

NOTE:

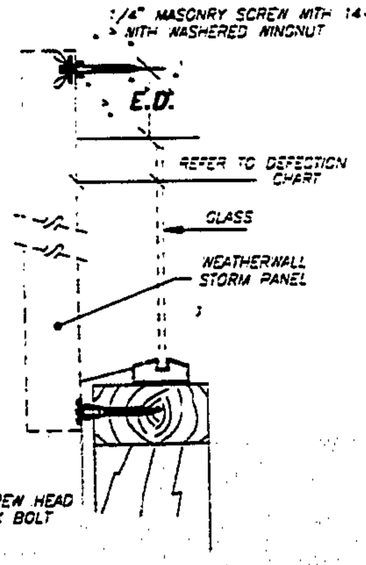
THE METALTECH STORM PANEL MAY BE INSTALLED WITHOUT THE USE OF AN EXTRUDED HEADER OR SILL.

THE SHUTTER MAY BE ANCHORED DIRECTLY TO THE STRUCTURE WITH THE USE OF 1/4" MACHINE SCREW ANCHORS IN COMBINATION WITH 1/4-20 FLOOR PLUGS OR 1/4-20 MACHINE SCREWS WITH KEYHOLE WASHERS, MASONRY SCREWS WITH VARIOUS HEAD TYPES OR STUD TYPE ANCHOR INTO CONCRETE, MASONRY OR BRICK. WITH A MINIMUM EDGE DISTANCE IN ACCORDANCE TO ANCHOR TYPE.

WHEN ANCHORING TO WOOD USE 1/4-20 BRASS WOOD BUSHINGS, IN COMBINATION WITH 1/4-20 FLOOR PLUGS OR 1/4-20 MACHINE SCREW WITH KEYHOLE WASHER. ANCHORS ARE TO BE 12 1/2" O.C. OR WOOD LAGS WITH VARIOUS HEAD TYPES



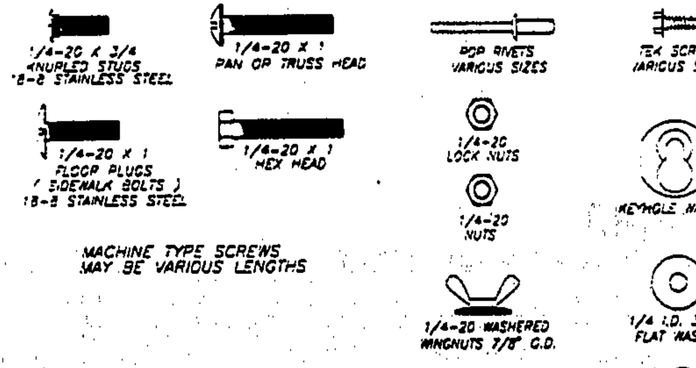
1/4-20 FLOOR PLUG WITH 1/4-20 BRASS WOOD BUSHING



1/4" LAG WITH MACHINE SCREW HEAD WITH 14-20 SIDEWALK BOLT

DETAIL C

OTHER HARDWARE USED WITH THE METALTECH STORM PANEL SYSTEM



MACHINE TYPE SCREWS MAY BE VARIOUS LENGTHS

ROBERT S. MONSOUR, PE
EB-0006024
RAMS ENGINEERING, INC.

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BY
PRODUCT CONTROL DIVISION
BUILDING CODE COMPLIANCE OFFICE
ACCEPTANCE NO. 95-1220.03

BUILDING CODE COMPLIANCE

REVISIONS	BY

RAMS ENGINEERING, INC.
Structural Designs
2100 W. 76th STREET, SUITE 111
HIALEAH, FLORIDA 33016
EB 0006024

METALTECH, INC.
7635 W. SECOND CT. HIALEAH, FL. 33014
EST. 1957

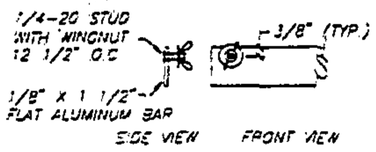
SEP / JRB / RSM	
	10/01/95
	SHOWN
	95015
	3 of 6

★ NOTE: CENTER PANEL STRAP OR STICHING IS NOT REQUIRED FOR PANELS 0-68".

O GAUGE STEEL

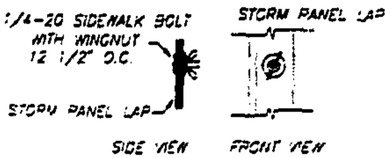
THE METALTECH STORM PANELS MAY BE REINFORCED WITH THE USE OF EITHER CENTER PANEL STRAPS OR STICHING LOCATED AS SHOWN ON THIS SHEET

HORIZONTAL BRACE STRAP

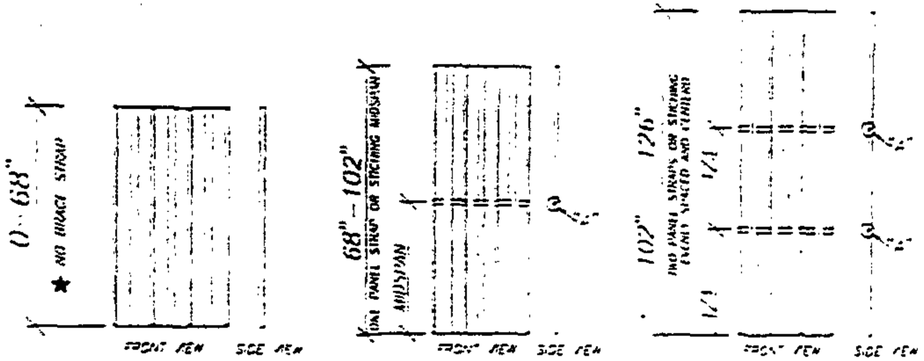


DETAIL "A"

HORIZONTAL STICHING



DETAIL "B"

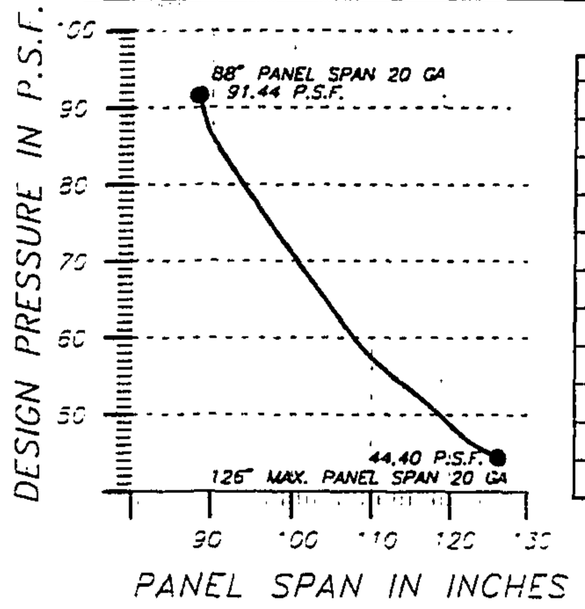


0 - 68" PANEL HEIGHT
NO PANEL STRAP OR STICHING IS REQUIRED

68" - 102" PANEL HEIGHT
ONE PANEL STRAP OR STICHING LOCATED MIDSPAN

102" + - 126" PANEL HEIGHT
TWO PANEL STRAPS OR STICHING EVENLY SPACED AND CENTERED

DESIGN PRESSURE RATING: POSITIVE = 67.06 P.S.F. NEGATIVE = 91.44 P.S.F.



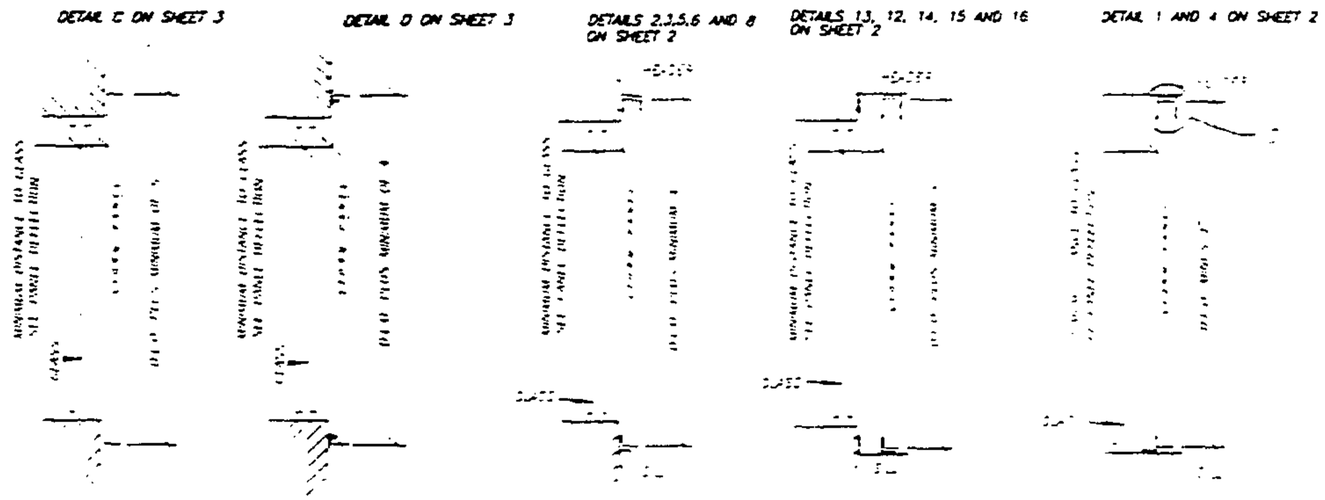
20 ga. STEEL

DESIGN PRESSURE	PANEL SPAN
44.40	126"
47.81	12"
51.23	117"
58.06	110"
61.47	107"
66.85	103"
71.46	99"
75.30	97"
81.45	93"
86.83	90"
91.44	88"

FOR SPANS OF PRESSURES NOT SHOWN ON ABOVE CHART USE PRESSURE VS SPAN GRAPH

HORIZONTAL BRACE STRAP OR STICHING LOCATION ELEVATION

HEADER TYP. MAY VARY DEPENDING ON APPLICATION



WALL MOUNT — ANCHORING PANEL TOP & BOTTOM

WALL MOUNT — ANCHORING PANEL TOP & BOTTOM

WALL MOUNT

BUILD OUT

INSIDE MOUNT

SILL TYPE MAY VARY DEPENDING ON APPLICATION
SEE NOTES AND CHARTS FOR ANCHOR TYPE AND SPACING

TYPICAL SECTION VIEWS

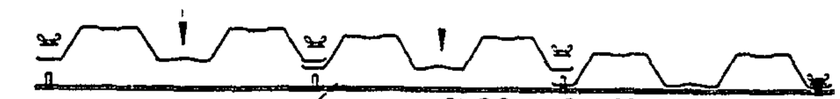
PANEL DEFLECTION CHART

PANEL HEIGHT	0"-68"	68"-102"	102"-126"
	MINIMUM DISTANCE BETWEEN GLASS AND PANEL		
WALL MOUNT	2 1/2"	2 1/2"	2 3/4"
INSIDE MOUNT	2 1/2"	2 1/2"	2 3/4"
BUILD OUT	2 1/2"	2 1/2"	2 3/4"



MAXIMUM GAP BETWEEN PANEL AND HEADER 5 1/4" TYP.

DETAIL "C"



EXPLODED ASSEMBLY

ROBERT [illegible] SCOTT, P.E.
EB-0006024
[illegible] ENGINEERING, INC.

APPROVED COMPLYING WITH THE SOUTH FL[illegible] BUILDING CODE
DATE APRIL 1996
BY [illegible]
PRODUCT CONTROL DIVISION
BUILDING CODE COMPLIANCE OFFICE
ACCEPTANCE NO. 95-1220.03

BUILDING CODE COMPLIANCE

REVISIONS BY

RAMS ENGINEERING, INC.

METALTECH, INC.

SEE PAGE
DATE 10-31-95
SHEET SHOWN
4
6

ANCHOR SCHEDULE

ANCHOR SPACING vs DESIGN PRESSURE			59.6 PSF				71.5 PSF				81.5 PSF				91.4 PSF			
			POWER DRIVEN		CONCRETE KNOX		POWER DRIVEN		CONCRETE KNOX		POWER DRIVEN		CONCRETE KNOX		POWER DRIVEN		CONCRETE KNOX	
ANCHOR TYPE	PANEL	E.D.	TENSILE	SHEAR	TENSILE	SHEAR	TENSILE	SHEAR	TENSILE	SHEAR	TENSILE	SHEAR	TENSILE	SHEAR	TENSILE	SHEAR	TENSILE	SHEAR
STUC ANCHOR NOT USED IN BLOCK 1/4" STUD ANCHOR 1 1/2" MIN. EMBEDMENT	60" SPAN	3"	18"	18"	18"	18"	18"	18"	18"	18"	18"	18"	18"	18"	18"	18"	18"	18"
		2"	18"	18"	18"	16"	18"	18"	18"	14"	18"	18"	18"	15"	18"	18"	18"	13"
		1 1/4"	18"	18"	18"	14"	18"	15"	18"	11"	18"	13"	18"	10"	18"	12"	18"	9"
5/16 NAILED STUD ANCHOR 1 3/4" MIN. EMBEDMENT	88" SPAN	3"	18"	18"	18"	18"	18"	18"	18"	18"	18"	18"	18"	18"	18"	18"	18"	18"
		2"	18"	18"	18"	15"	18"	18"	17"	13"	18"	18"	16"	11"	18"	18"	15"	9"
		1 1/4"	18"	14"	18"	11"	18"	11"	15"	9"	17"	10"	14"	8"	16"	9"	13"	7"
	120" SPAN	3"	18"	18"	17"	18"	18"	17"	16"	14"	18"	16"	15"	12"	18"	15"	14"	10"
		2"	18"	14"	15"	11"	18"	12"	12"	9"	14"	10"	11"	8"	13"	9"	10"	7"
		1 1/4"	17"	10"	13"	8"	14"	9"	11"	6"	13"	8"	10"	6"	11"	7"	8"	5"
1/4" SLEEVE ANCHOR 1 1/4" MIN. EMBEDMENT	60" SPAN	3"	18"	18"	18"	18"	18"	18"	18"	18"	18"	18"	18"	18"	18"	18"	18"	18"
		2"	18"	18"	18"	18"	18"	18"	18"	18"	18"	18"	18"	18"	18"	18"	18"	18"
		1 1/4"	18"	18"	18"	14"	18"	17"	18"	11"	18"	15"	18"	10"	18"	13"	18"	8"
	88" SPAN	3"	18"	18"	18"	18"	18"	18"	18"	18"	18"	18"	18"	15"	18"	18"	18"	14"
		2"	18"	14"	17"	15"	18"	12"	16"	10"	18"	14"	15"	9"	18"	13"	15"	8"
		1 1/4"	18"	10"	16"	11"	18"	9"	14"	8"	17"	8"	13"	7"	16"	11"	12"	7"
	120" SPAN	3"	18"	15"	14"	16"	18"	15"	14"	13"	18"	13"	13"	11"	16"	11"	10"	10"
		2"	18"	11"	13"	11"	16"	9"	11"	9"	14"	9"	10"	8"	14"	10"	9"	7"
		1 1/4"	17"	7"	11"	8"	14"	6"	9"	6"	12"	6"	8"	5"	11"	8"	7"	5"
1/4" STEEL SLEEVED DRIVE ANCHOR 1 3/8" MIN. EMBEDMENT	60" SPAN	3"	18"	18"	14"	18"	17"	18"	12"	18"	15"	18"	10"	17"	13"	18"	9"	15"
		2"	18"	18"	13"	17"	15"	16"	11"	14"	13"	15"	9"	13"	12"	14"	8"	12"
		1 1/4"	16"	13"	11"	12"	14"	11"	10"	10"	12"	10"	8"	9"	11"	12"	7"	8"
	88" SPAN	3"	16"	18"	11"	16"	13"	17"	9"	13"	11"	14"	8"	11"	10"	13"	7"	10"
		2"	14"	15"	10"	13"	12"	13"	8"	10"	10"	11"	7"	9"	9"	10"	6"	8"
		1 1/4"	13"	10"	9"	9"	11"	9"	7"	8"	9"	9"	6"	7"	8"	8"	5"	6"
1/4" ZAMAC HAMMER DRIVE 1 3/8" MIN. EMBEDMENT	120" SPAN	3"	12"	15"	9"	13"	10"	13"	7"	11"	8"	11"	6"	9"	7"	10"	5"	8"
		2"	10"	11"	7"	9"	9"	9"	6"	8"	7"	8"	5"	7"	6"	7"	4"	6"
		1 1/4"	9"	8"	6"	7"	8"	8"	5"	6"	7"	6"	4"	5"	6"	6"	4"	5"
VARIOUS HEAD TYPES 1/4" MASONRY SCREWS 1 1/2" MIN. EMBEDMENT	60" SPAN	3"	18"	18"	18"	18"	18"	18"	18"	18"	18"	18"	18"	18"	18"	18"	18"	18"
		2"	18"	18"	17"	17"	18"	18"	16"	16"	18"	18"	15"	15"	18"	18"	13"	13"
		1 1/4"	18"	18"	16"	12"	18"	15"	13"	10"	18"	13"	11"	9"	18"	12"	10"	8"
	88" SPAN	3"	18"	18"	15"	18"	17"	18"	12"	15"	15"	18"	11"	13"	14"	18"	10"	12"
		2"	18"	18"	13"	13"	15"	16"	11"	11"	14"	14"	10"	9"	13"	13"	9"	9"
		1 1/4"	17"	14"	12"	9"	14"	11"	10"	8"	12"	10"	9"	7"	11"	9"	8"	6"
	120" SPAN	3"	15"	18"	11"	13"	13"	17"	9"	11"	11"	15"	8"	10"	10"	13"	7"	9"
		2"	14"	14"	10"	9"	11"	12"	8"	8"	10"	10"	7"	7"	9"	9"	6"	6"
		1 1/4"	12"	10"	9"	7"	10"	8"	7"	6"	9"	7"	6"	5"	8"	6"	5"	4"
1/4-20 x 7/8", 1/2" DIA MACHINE SCREW ANCHOR 7/8" MIN. EMBEDMENT	60" SPAN	3"	18"	18"	16"	18"	18"	18"	13"	18"	18"	18"	12"	16"	18"	18"	10"	15"
		2 1/2"	18"	18"	14"	18"	18"	18"	12"	15"	18"	17"	10"	13"	18"	16"	9"	12"
		2"	18"	15"	13"	12"	18"	13"	10"	10"	18"	11"	9"	9"	17"	10"	8"	8"
	88" SPAN	3"	18"	18"	12"	18"	16"	18"	10"	15"	16"	17"	9"	13"	15"	16"	8"	12"
		2 1/2"	18"	18"	11"	14"	18"	15"	9"	12"	17"	13"	8"	10"	15"	12"	7"	9"
		2"	18"	12"	10"	9"	17"	10"	8"	8"	15"	9"	7"	7"	13"	8"	6"	6"
	120" SPAN	3"	16"	17"	9"	14"	16"	15"	7"	11"	14"	13"	6"	10"	12"	11"	6"	9"
		2 1/2"	17"	13"	8"	10"	14"	11"	7"	8"	12"	10"	6"	7"	11"	9"	5"	7"
		2"	15"	9"	7"	7"	13"	7"	6"	6"	11"	8"	5"	5"	10"	8"	5"	4"

WOOD APPLICATIONS			59.5 PSF		71.5 PSF		81.5 PSF		91.4 PSF	
ANCHOR TYPE	DIA.	SPAN	TENSILE	SHEAR	TENSILE	SHEAR	TENSILE	SHEAR	TENSILE	SHEAR
BRASS WOOD BUSHING 1" MIN. PENETRATION IN TENSILE	1/4-20	60" SPAN	18"	16"	18"	13"	18"	12"	18"	10"
		88" SPAN	18"	12"	18"	10"	18"	9"	18"	8"
		120 SPAN	18"	9"	18"	8"	16"	7"	14"	6"
	1/4"	60" SPAN	18"	18"	18"	14"	18"	12"	18"	11"
		88" SPAN	16"	13"	18"	11"	16"	9"	14"	8"
		120 SPAN	16"	9"	13"	8"	11"	7"	10"	6"
	5/16"	60" SPAN	18"	24"	18"	20"	18"	18"	18"	16"
		88" SPAN	18"	19"	18"	16"	18"	14"	16"	12"
		120 SPAN	18"	14"	15"	11"	14"	13"	12"	9"
	3/8"	60" SPAN	18"	24"	18"	24"	18"	22"	18"	20"
		88" SPAN	18"	23"	18"	19"	18"	17"	19"	15"
WOOD LAGS 1" MINIMUM EMBEDMENT		120 SPAN	18"	17"	18"	14"	16"	12"	14"	11"
	7/16	60" SPAN	18"	24"	18"	24"	18"	24"	18"	24"
		88" SPAN	18"	24"	18"	24"	18"	23"	18"	21"
		120 SPAN	18"	23"	18"	19"	18"	17"	16"	15"

NOTES: TENSILE = WALL MOUNT OR PULLOUT APLLICATIONS
SHEAR = FLOOR AND CEILING MOUNT APPLICATIONS

ANCHOR SPACING ALLOWANCE ONE INCH.
MINIMUM EMBEDMENT IS FROM MOUNTING SURFACE.
EXCLUDING BRICK PAVERS AND CERAMIC TILES.

CERTIFICATE OF AUTHORIZATION
12/01/95

ROBERT S. MANSOUR, PE
EB-0006024
RAMMS ENGINEERING, INC.

APPROVED AS COMPLYING WITH THE SOUTH FLORIDA BUILDING CODE
DATE APRIL 1996
BY
PRODUCT CONTROL DIVISION
BUILDING CODE COMPLIANCE OFFICE
ACCEPTANCE NO. 95-1220.03

BUILDING CODE COMPLIANCE

REVISIONS | BY

RAMMS ENGINEERING, INC.
Structural Design
2100 W. 76th STREET, SUITE 211
HIALEAH, FLORIDA 33016
EB 0006024

METALTECH, INC.
7625 W. SECOND CT. HIALEAH, FL 33014
EST. 1957

SCP/JRB
10/01/95
SHOWN
95015
5
6

ANCHOR SCHEDULE

ANCHOR SPACING vs DESIGN PRESSURE			58.6 PSF				71.5 PSF				81.5 PSF				91.4 PSF			
			POURED CONCRETE		CONCRETE BLOCK		POURED CONCRETE		CONCRETE BLOCK		POURED CONCRETE		CONCRETE BLOCK		POURED CONCRETE		CONCRETE BLOCK	
ANCHOR TYPE	PANEL	E.D.	TENSILE	SHEAR	TENSILE	SHEAR	TENSILE	SHEAR	TENSILE	SHEAR	TENSILE	SHEAR	TENSILE	SHEAR	TENSILE	SHEAR	TENSILE	SHEAR
1/4" STUD ANCHOR 1 1/2" MIN. EMBEDMENT	144" SPAN	3"	18"	17"	N/A	N/A	15"	14"	N/A	N/A	13"	12"	N/A	N/A	12"	11"	N/A	N/A
		2"	16"	12"	N/A	N/A	13"	10"	N/A	N/A	12"	9"	N/A	N/A	10"	8"	N/A	N/A
		1 1/4"	14"	8"	N/A	N/A	12"	7"	N/A	N/A	11"	6"	N/A	N/A	9"	5"	N/A	N/A
5/16 NAILED STUD ANCHOR 1 3/4" MIN. EMBEDMENT	144" SPAN	3"	18"	18"	14"	12"	17"	17"	14"	11"	15"	15"	10"	9"	13"	13"	9"	9"
		2"	18"	15"	12"	9"	15"	14"	11"	8"	13"	11"	9"	7"	11"	10"	8"	6"
		1 1/4"	16"	10"	11"	6"	14"	9"	9"	5"	12"	8"	8"	5"	10"	7"	7"	4"
1/4" SLEEVE ANCHOR 1 1/4" MIN. EMBEDMENT	144" SPAN	3"	18"	12"	12"	10"	16"	12"	12"	10"	13"	9"	9"	9"	12"	8"	8"	8"
		2"	16"	9"	11"	9"	14"	9"	9"	8"	12"	8"	8"	7"	11"	8"	7"	7"
		1 1/4"	14"	6"	9"	6"	12"	6"	8"	6"	10"	6"	7"	5"	9"	6"	6"	6"
1/4" STEEL SLEEVED DRIVE ANCHOR 1 3/8" MIN. EMBEDMENT	144" SPAN	3"	10"	14"	8"	11"	9"	11"	8"	10"	8"	10"	8"	9"	7"	9"	8"	8"
		2"	9"	10"	7"	9"	7"	9"	6"	8"	7"	8"	6"	8"	6"	8"	6"	8"
		1 1/4"	8"	7"	6"	8"	6"	8"	5"	7"	6"	7"	5"	7"	5"	7"	5"	7"
1/4" ZAMAC HAMMER DRIVE 1 3/8" MIN. EMBEDMENT	144" SPAN	3"	10"	13"	7"	11"	9"	10"	7"	9"	8"	9"	7"	8"	6"	8"	6"	7"
		2"	9"	9"	6"	8"	7"	7"	5"	7"	6"	7"	5"	6"	5"	6"	5"	6"
		1 1/4"	8"	6"	5"	5"	6"	5"	4"	5"	6"	5"	4"	4"	5"	4"	4"	4"
1/4" MASONRY SCREWS (VARIOUS HEADS) 1 1/2" MIN. EMBEDMENT	144" SPAN	3"	13"	11"	9"	10"	11"	10"	8"	9"	9"	9"	7"	8"	8"	8"	6"	7"
		2"	11"	10"	8"	9"	9"	9"	7"	8"	8"	8"	6"	7"	7"	7"	5"	6"
		1 1/4"	10"	8"	7"	6"	8"	7"	6"	6"	7"	6"	5"	5"	6"	6"	5"	5"
1/4-20 x 7/8", 1/2" DIA MACHINE SCREW ANCHOR	144" SPAN	3"	16"	15"	11"	10"	13"	12"	9"	8"	11"	10"	8"	7"	10"	9"	7"	
		2 1/2"	14"	10"	10"	8"	12"	8"	8"	7"	10"	8"	7"	6"	9"	7"	6"	
		2"	12"	9"	9"	8"	10"	8"	7"	7"	9"	8"	6"	6"	8"	7"	6"	5"

WOOD APPLICATIONS			59.5 PSF		71.5 PSF		81.5 PSF		91.4 PSF	
ANCHOR TYPE	SPAN	SPAN	TENSILE	SHEAR	TENSILE	SHEAR	TENSILE	SHEAR	TENSILE	SHEAR
1" MIN. PENETRATION IN TENSILE BRASS WOOD BUSHING	144" SPAN	1/4-20	18"	3"	15"	5"	13"	5"	12"	5"
WOOD LAGS (VARIOUS HEADS) 1" MINIMUM EMBEDMENT	144" SPAN	1/4"	13"	9"	11"	5"	10"	6"	9"	5"
		5/16"	15"	11"	13"	10"	11"	8"	10"	7"
		3/8"	18"	14"	15"	12"	13"	10"	12"	9"
		7/16"	18"	19"	20"	16"	15"	14"	16"	13"

NOTES TENSILE = WALL MOUNT OR PULLOUT APPLICATIONS
SHEAR = FLOOR AND CEILING MOUNT APPLICATION

ANCHOR SPACING ALLOWABLE ONE WAY
MAXIMUM EMBEDMENT 3" FROM MOUNTING SURFACE
EXCLUDING BRICK PAVERS AND CERAMIC TILES

ROBERT S. MONSOUR, PE
EB-0006024
MMS ENGINEERING, INC.

APPROVED AS COMPLYING WITH THE
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BUILDING CODE COMPLIANCE

REVISIONS BY

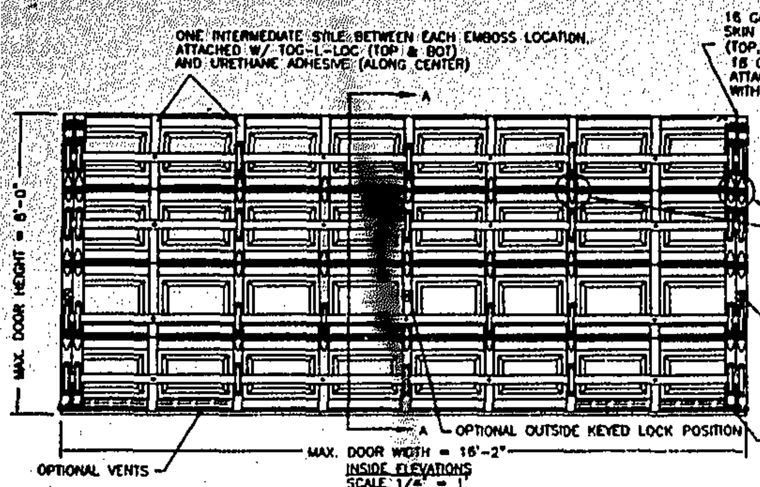
MMS ENGINEERING, INC.

METALTECH, INC.

SEP/95
10/31/95
SHOWN
9501S
6
6

MODELS 78, 83, 84A, 91, 93, 94 (24 GAUGE)
MODELS 73, 75, 80, 82, 90 (25 GAUGE)

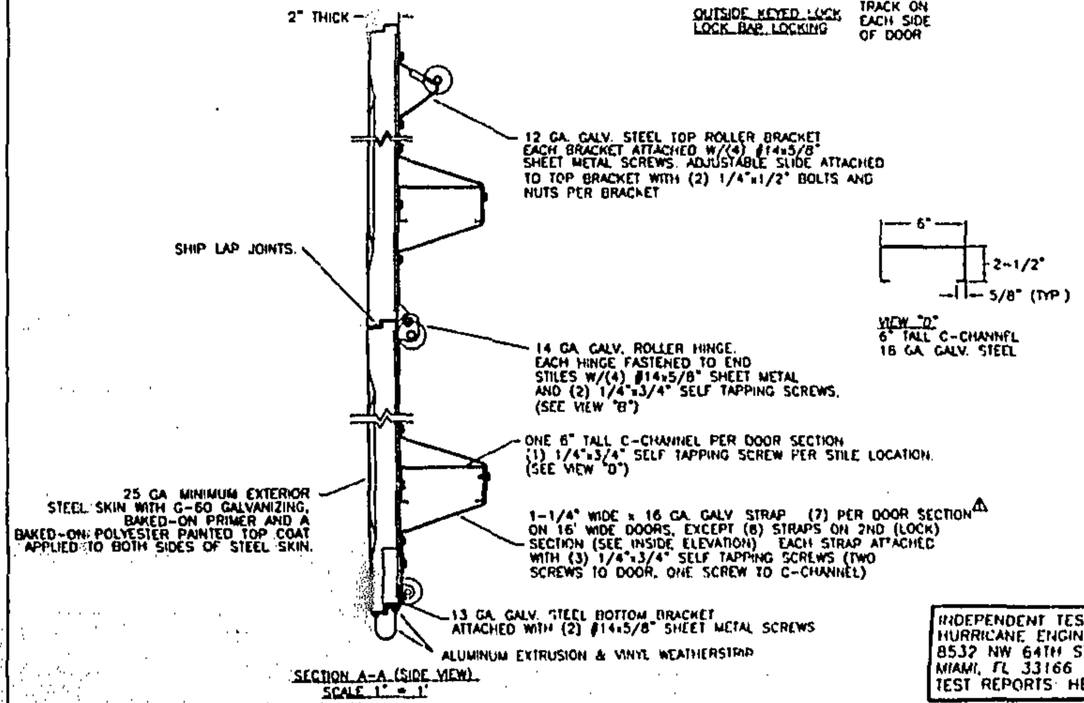
REV	DATE	DESCRIPTION
1	1/30/95	(7) STRAPS PER SECTION WAS (9)
2	9/26/95	BRKT & C/A TRACK NOTED; LOADS REV.



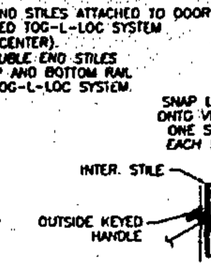
INSIDE ELEVATIONS
SCALE 1/4" = 1"

INSTALLER MODEL	RETAIL MODEL	DESCRIPTION
78	78	WOODGRAIN TEXTURE, FLUSH PANEL, PAINTED INTER. STILES (24 GA. STEEL SKIN)
81	N/A	SMOOTH TEXTURE, RAISED PANEL, PAINTED INTER. STILES (24 GA. STEEL SKIN)
83	83	WOODGRAIN TEXTURE, RAISED PANEL, GALV. INTER. STILES (24 GA. STEEL SKIN)
84	84A	WOODGRAIN TEXTURE, RAISED PANEL, PAINTED INTER. STILES (24 GA. STEEL SKIN)
73, 80	75, 82	WOODGRAIN TEXTURE, RAISED PANEL, GALV. INTER. STILES (25 GA. STEEL SKIN)
N/A	80	WOODGRAIN TEXTURE, RECESS PANEL, GALV. INTER. STILES, (25 GA. STEEL SKIN)

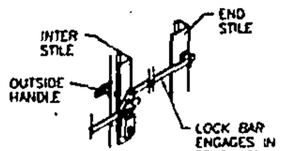
NOTE:
DOORS UP TO 7'-0" HIGH CONSIST OF (4) SECTIONS (SHOWN).
DOORS OVER 7'-0" HIGH CONSIST OF (5) SECTIONS (NOT SHOWN).



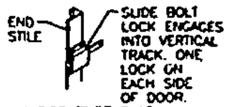
SECTION A-A (SIDE VIEW)
SCALE 1" = 1"



OUTSIDE KEYED LOCK
SNAP LATCH LOCK OPTION



OUTSIDE KEYED LOCK
LOCK BAR LOCKING



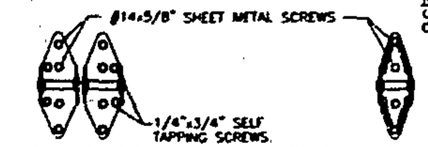
INSIDE SLIDE BOLT
LOCK OPTION

VIEW "D"
6" TALL C-CHANNEL
18 GA. GALV. STEEL

THIS DOOR IS IN COMPLIANCE WITH THE 10/1/95 AMENDED BROWARD COUNTY EDITION OF THE SOUTH FLORIDA BUILDING CODE, DESIGNED AND TESTED TO CHAPTER 23 (ASCE7, WIND LOAD, IMPACT & CYCLIC) AND CHAPTERR 3508.3.

INDEPENDENT TESTING PERFORMED AT:
HURRICANE ENGINEERING & TESTING, INC
8532 NW 64TH STREET
MIAMI, FL 33166
TEST REPORTS: HETI-95-494 & HETI-95-496

DESIGN LOADS: +42.0 P.S.F. & -48.0 P.S.F.
TEST LOADS: +63.0 P.S.F. & -72.0 P.S.F.

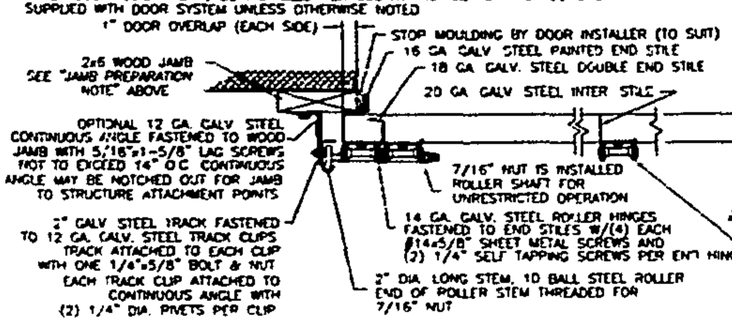


14 GA. END HINGES
SCALE 1" = 1"
VIEW "B"

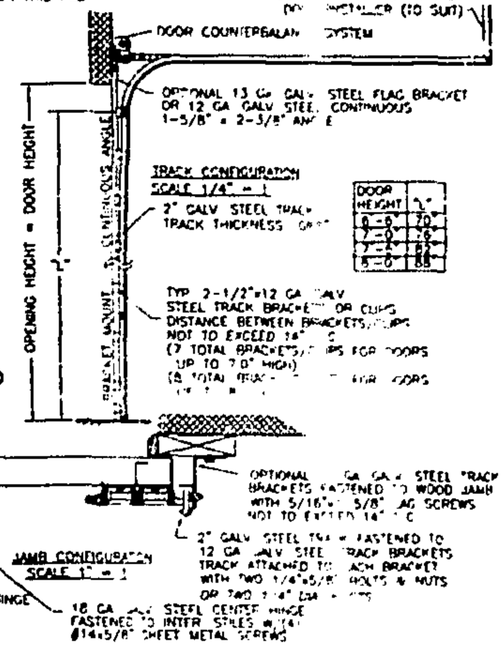
18 GA. INTERMEDIATE HINGE
SCALE 1" = 1"
VIEW "C"

NOTE: DOOR WAS TESTED IN BOTH TRACK CONFIGURATIONS; BRACKET MOUNT TRACK AND CONTINUOUS ANGLE TRACK AS SHOWN ON THIS PAGE

JAMB PREPARATION NOTE
EACH BRACKET MOUNT OR CONTINUOUS ANGLE TRACK SHALL BE FASTENED TO 2x6 YELLOW PINE WOOD JAMBS WITH 5/16"x1-5/8" LAG SCREWS (9 LAG SCREWS PER SIDE UP TO 7'0" HIGH AND 10 LAG SCREWS PER SIDE UP TO 8'0" HIGH). THE METHOD OF ATTACHMENT TO THE SUPPORTING STRUCTURE OF THE PRESSURE TREATED 2x6 WOOD JAMBS SHALL BE APPROVED BY THE PROFESSIONAL OF RECORD FOR THE STRUCTURE AND IN ACCORDANCE WITH CURRENT BUILDING CODES FOR THE LOADS LISTED ON THIS DRAWING. PREPARATION OF JAMBS BY OTHERS. CONTINUOUS ANGLE MAY BE PUNCHED OR NOTCHED OUT FOR ATTACHMENT OF 2x6 WOOD JAMBS TO SUPPORTING STRUCTURE. CONTINUOUS ANGLE MAY BE MOUNTED DIRECTLY TO CONCRETE USING APPROVED MASONRY FASTENERS. ALL MOUNTING OF TRACK, BRACKETS, ANGLES, HORIZONTAL TRACK SUPPORTS, AND ALL OTHER DOOR HARDWARE TO BE INSTALLED PER CLOPAY INSTALLATION INSTRUCTIONS SUPPLIED WITH DOOR SYSTEM UNLESS OTHERWISE NOTED.



JAMB CONFIGURATION
SCALE 1" = 1"



TRACK CONFIGURATION
SCALE 1/4" = 1"

DOOR HEIGHT	"L"
7'-0"	7'0"
7'-6"	8'6"
8'-0"	8'6"

2x6 JAMB TO SUPPORTING STRUCTURE ATTACHMENT

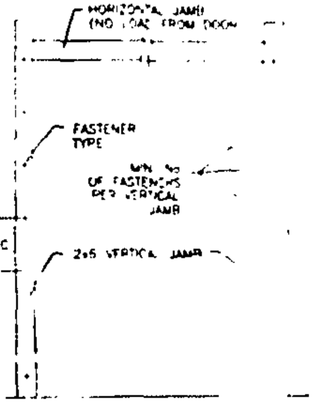
NOTES:
1) ALL THE LOAD FROM THE DOOR IS TRANSFERRED TO THE TRACK AND THEN FROM THE TRACK TO THE 2x6 VERTICAL JAMBS (GRADE 2 OR BETTER YELLOW PINE). NO LOAD FROM THE DOOR IS TRANSFERRED TO THE HORIZONTAL (TOP) JAMB.
2) EACH VERTICAL JAMB SEES A MAXIMUM DESIGN LOAD OF +2,688 LB & -3,072 LB AND A MAXIMUM TEST LOAD OF 4,032 LB & -4,608 LB.
3) ALL JAMB FASTENERS MAY BE (BUT NOT REQUIRED) COUNTERSUNK TO PROVIDE A FLUSH MOUNTING SURFACE.

WOOD FRAME BUILDINGS

STUD WALLS OF DOOR OPENING SHALL BE FRAMED SOLID BY NOT LESS THAN (3) 2x6 PRESSURE TREATED GRADE #2 OR BETTER WOOD STUD OF A STRESS GRADE NOT LESS THAN 1200 PSI NOMINAL EXTREME FIBER STRESS IN BENDING (F_b). STUD WALLS TO BE CONTINUOUS FROM FOOTING TO TIE BEAMS.

BLOCK WALL OR CONCRETE

2x6 WOOD JAMB SHALL BE ANCHORED TO GROUT REINFORCED BLOCK WALL OR CONCRETE COLUMN. BLOCK WALL CELLS SHALL BE FILLED WITH CONCRETE AND REINFORCED WITH #5 BAR EXTENDING INTO THE FOOTING AND INTO TIE BEAMS. ALL BARS SHALL BE CONTINUOUS FROM THE TIE BEAMS TO FOOTING PER BLOCK WALL OR CONCRETE COLUMN. BLOCK WALLS AND CONCRETE COLUMNS TO BE DESIGNED BY BUILDING PROFESSIONAL OF RECORD.



2x6 JAMB TO SUPPORTING STRUCTURE ATTACHMENT

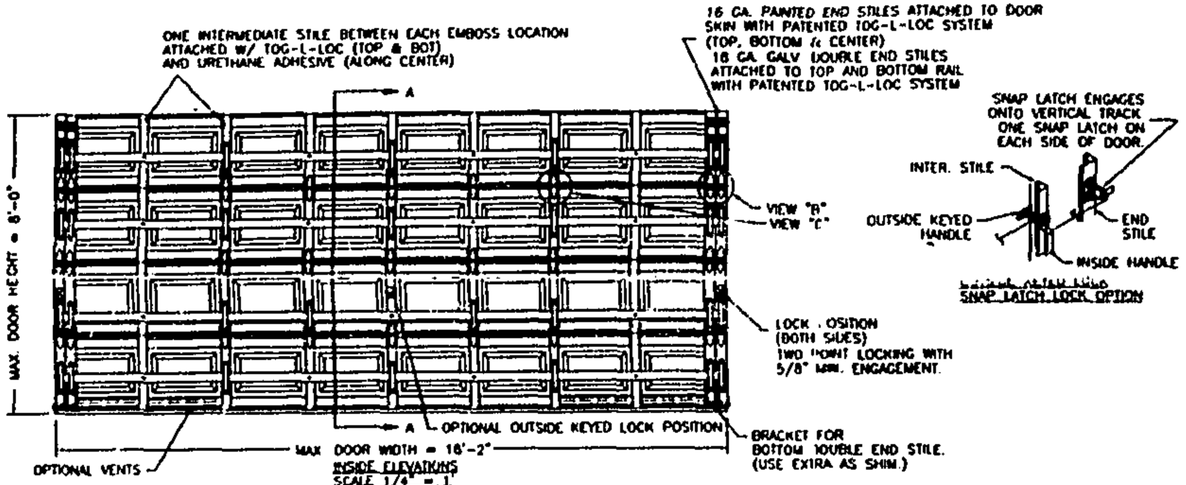
(NOT TO BE USED FOR ATTACHMENT OF TRACK TO 2x6 VERTICAL JAMBS)

BUILDING TYPE	FASTENER TYPE	MIN. No. OF FASTENERS PER VERTICAL JAMB	MAXIMUM ON CENTER DISTANCE BETWEEN FASTENERS
WOOD FRAME	1/2" x 3" EMBED LAG SCREW (ASTM A307, GRADE A)	5	15"
BLOCK WALL OR CONCRETE	1/4" x 1-3/4" MIN. EMBED TAPCON CONCRETE ANCHOR	8	12"
BLOCK WALL OR CONCRETE	HILTI SCAN-72-536 PINS (WITH 1-1/2" [illegible])	9	10-1/2"
BLOCK WALL OR CONCRETE	3/8" x 1-3/4" MIN. EMBED RAWL LOK-BOLT ANCHOR (7400 SERIES)	5	15"
BLOCK WALL OR CONCRETE	3/8" x 1-3/4" MIN. EMBED RAWL LOK-BOLT ANCHOR BOLT (5000 SERIES)	5	15"

Clopay Building Products Company	CLOPAY BUILDING PRODUCTS COMPANY 312 WALNUT STREET, SUITE 1600 CINCINNATI, OHIO 45202 (513) 381-4800	SCALE: NOTED DATE: 11/21/94 DRAWN BY: MWW CHECKED BY:
Clopay Corporation All Rights Reserved		PLOT: 1=48 DESCRIPTION: MODEL 73 & 94 W/BRK ANG DOOR B DRAWING NUMBER: 10113

MODELS 78, 83, 84A, 91, 93, 94 (24 GAUGE)
MODELS 73, 75, 80, 82, 90 (25 GAUGE)

REV	DATE	DESCRIPTION
1	1/30/95	(7) STRAPS PER SECTION WAS (9)
2	9/26/95	BRKT & C/A TRACK NOTED; LOADS REV.

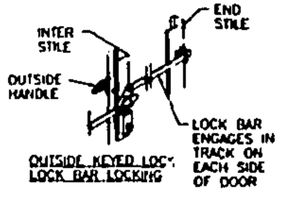


INSIDE ELEVATIONS
SCALE 1/4" = 1'

SNAP LATCH LOCK OPTION

INSTALLER MODEL	METAL MODEL	DESCRIPTION
78	78	WOODGRAIN TEXTURE, FLUTED PANEL, PAINTED INTER. STILES (24 GA. STEEL SKIN)
83	83	SMOOTH TEXTURE, RAISED PANEL, PAINTED INTER. STILES (24 GA. STEEL SKIN)
83	83	WOODGRAIN TEXTURE, RAISED PANEL, GALV. INTER. STILES (24 GA. STEEL SKIN)
84	84A	WOODGRAIN TEXTURE, RAISED PANEL, PAINTED INTER. STILES (24 GA. STEEL SKIN)
73, 80	75, 82	WOODGRAIN TEXTURE, RAISED PANEL, GALV. INTER. STILES (25 GA. STEEL SKIN)
94	90	WOODGRAIN TEXTURE, RECESS PANEL, GALV. INTER. STILES, (25 GA. STEEL SKIN)

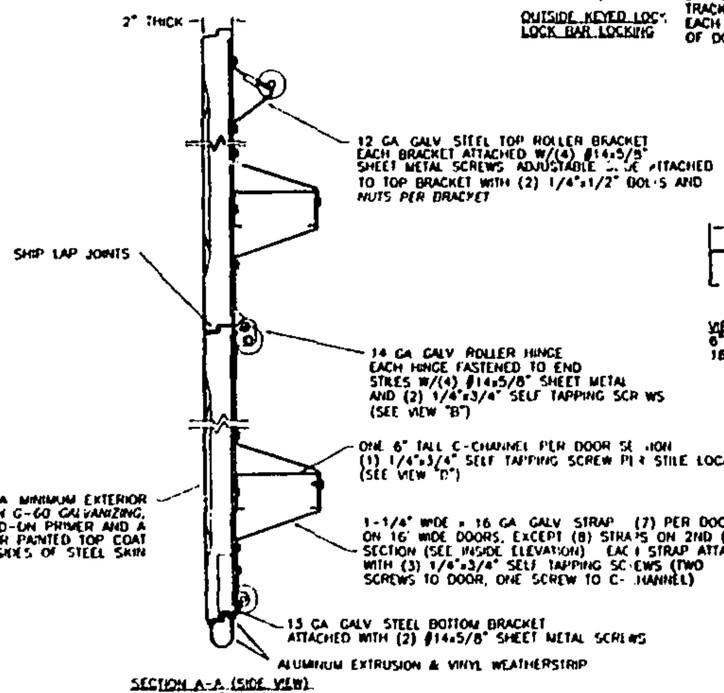
NOTE:
DOORS UP TO 7'-0" HIGH CONSIST OF (4) SECTIONS (SHOWN)
DOORS OVER 7'-0" HIGH CONSIST OF (5) SECTIONS (NOT SHOWN)



OUTSIDE KEYED LOCK LOCK BAR LOCKING



INSIDE SLIDE BOLT LOCK OPTION



SECTION A-A (SIDE VIEW)
SCALE 1" = 1'

VIEW "D"
6" TALL C-CHANNEL
16 GA GALV STEEL

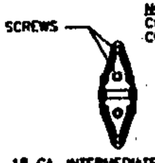
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TEST LOADS: +63.0 P.S.F. & -72.0 P.S.F.



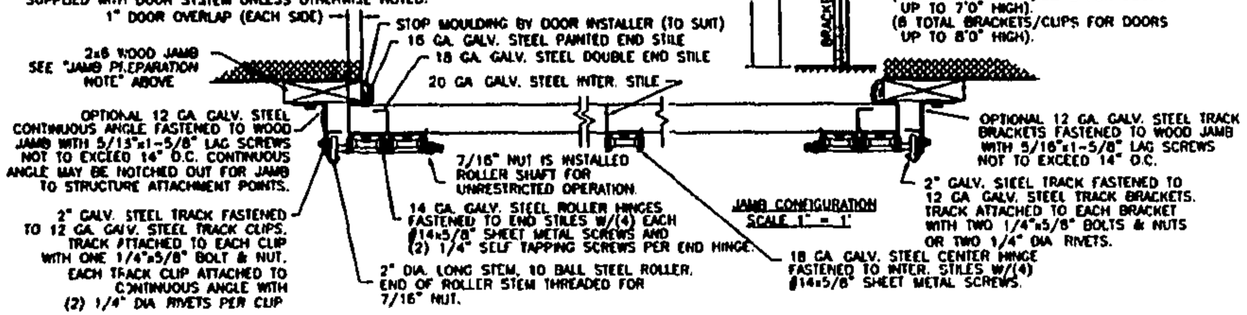
14 GA END HINGES
SCALE 1" = 1'
VIEW "B"



18 GA INTERMEDIATE HINGE
SCALE 1" = 1'
VIEW "C"

NOTE: DOOR WAS TESTED IN BOTH TRACK CONFIGURATIONS: BRACKET MOUNT TRACK AND CONTINUOUS ANGLE TRACK AS SHOWN ON THIS PAGE.

JAMB PREPARATION NOTE
EACH BRACKET MOUNT OR CONTINUOUS ANGLE TRACK SHALL BE FASTENED TO 2x6 YELLOW PINE WOOD JAMBS WITH 5/16"x1-5/8" LAG SCREWS (6 LAG SCREWS PER SIDE UP TO 7'0" HIGH AND 10 LAG SCREWS PER SIDE UP TO 8'0" HIGH). THE METHOD OF ATTACHMENT TO THE SUPPORTING STRUCTURE OF THE PRESSURE TREATED 2x6 WOOD JAMBS SHALL BE APPROVED BY THE PROFESSIONAL OF RECORD FOR THE STRUCTURE AND IN ACCORDANCE WITH CURRENT BUILDING CODES FOR THE LOADS LISTED ON THIS DRAWING. PREPARATION OF JAMBS BY OTHERS. CONTINUOUS ANGLE MAY BE PUNCHED OR NOTCHED OUT FOR ATTACHMENT OF 2x6 WOOD JAMBS TO SUPPORTING STRUCTURE. CONTINUOUS ANGLE MAY BE MOUNTED DIRECTLY TO CONCRETE USING APPROVED MASONARY FASTENERS. ALL MOUNTING OF TRACK, BRACKETS, ANGLES, HORIZONTAL TRACK SUPPORTS, AND ALL OTHER DOOR HARDWARE TO BE INSTALLED PER CLOPAY INSTALLATION INSTRUCTIONS SUPPLIED WITH DOOR SYSTEM UNLESS OTHERWISE NOTED.



DOOR HEIGHT	"L"
6'-0"	74"
7'-0"	86"
8'-0"	98"

JAMB CONFIGURATION
SCALE 1" = 1'

2x6 JAMB TO SUPPORTING STRUCTURE ATTACHMENT

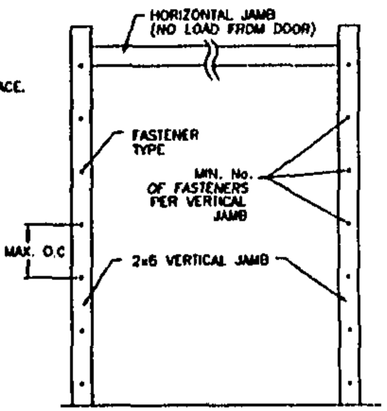
NOTES:
1) ALL THE LOAD FROM THE DOOR IS TRANSFERRED TO THE TRACK AND THEN FROM THE TRACK TO THE 2x6 VERTICAL JAMBS (GRADE 2 OR BETTER YELLOW PINE). NO LOAD FROM THE DOOR IS TRANSFERRED TO THE HORIZONTAL (TOP) JAMB
2) EACH VERTICAL JAMB SEES A MAXIMUM DESIGN LOAD OF +2,688 LB & -3,072 LB AND A MAXIMUM TEST LOAD OF 4,032 LB & -4,608 LB.
3) ALL JAMB FASTENERS MAY BE (BUT NOT REQUIRED) COUNTERSUNK TO PROVIDE A FLUSH MOUNTING SURFACE.

WOOD FRAME BUILDINGS

STUD WALLS OF DOOR OPENING SHALL BE FRAMED SOLID BY NOT LESS THAN (3) 2x6 PRESSURE TREATED GRADE #2 OR BETTER WOOD STUD OF A STRESS GRADE NOT LESS THAN 1200 PSI NOMINAL EXTREME FIBER STRESS IN BENDING (F_b). STUD WALLS TO BE CONTINUOUS FROM FOOTING TO TIE BEAMS.

BLOCK WALL OR CONCRETE

2x6 WOOD JAMB SHALL BE ANCHORED TO GROUT REINFORCED BLOCK WALL OR CONCRETE COLUMN. BLOCK WALL CELLS SHALL BE FILLED WITH CONCRETE AND REINFORCED WITH #5 BAR EXTENDING INTO THE FOOTING AND INTO TIE BEAMS. ALL BARS SHALL BE CONTINUOUS FROM THE TIE BEAMS TO FOOTING PER BLOCK WALL OR CONCRETE COLUMN. BLOCK WALLS AND CONCRETE COLUMNS TO BE DESIGNED BY BUILDING PROFESSIONAL OF RECORD.



2x6 JAMB TO SUPPORTING STRUCTURE ATTACHMENT

(NOT TO BE USED FOR ATTACHMENT OF TRACK TO 2x6 VERTICAL JAMBS)

BUILDING TYPE	FASTENER TYPE	MIN. No. OF FASTENERS PER VERTICAL JAMB	MAXIMUM ON CENTER DISTANCE BETWEEN FASTENERS	STEEL WASHERS REQUIRED?
WOOD FRAME	1/4" x 3" EMBED LAG SCREW (ASTM A307, GRADE A)	6	16"	YES
BLOCK WALL OR CONCRETE	1/4" x 1-3/4" MIN. EMBED TAPCON CONCRETE ANCHOR	8	12"	YES
BLOCK WALL OR CONCRETE	HILTI SDW-72-536 PINS (WITH 1-1/2" EMBED)	8	10-1/2"	YES
BLOCK WALL OR CONCRETE	3/8" x 1-3/4" MIN. EMBED RAWL-STUD EXPANSION ANCHOR (7400 SERIES)	5	19"	NO
BLOCK WALL OR CONCRETE	3/8" x 1-3/4" MIN EMBED RAWL LOK/BOLT ANCHOR BOLT (5000 SERIES)	5	19"	NO

Clopay Building Products Company

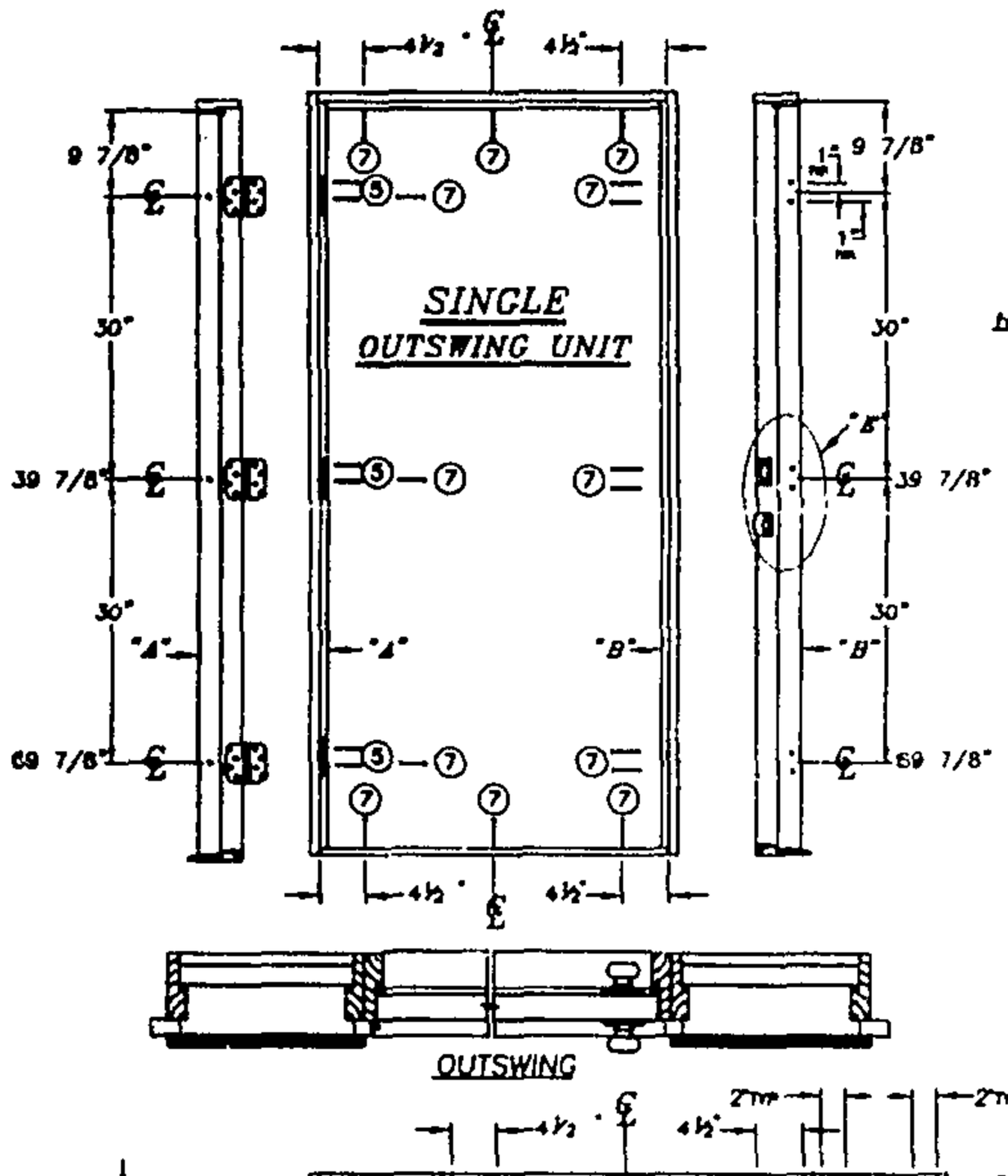
CLOPAY BUILDING PRODUCTS COMPANY
312 WALNUT STREET, SUITE 1600
CINCINNATI, OHIO 45202
(513) 381-4800

Clopay Corporation All Rights Reserved

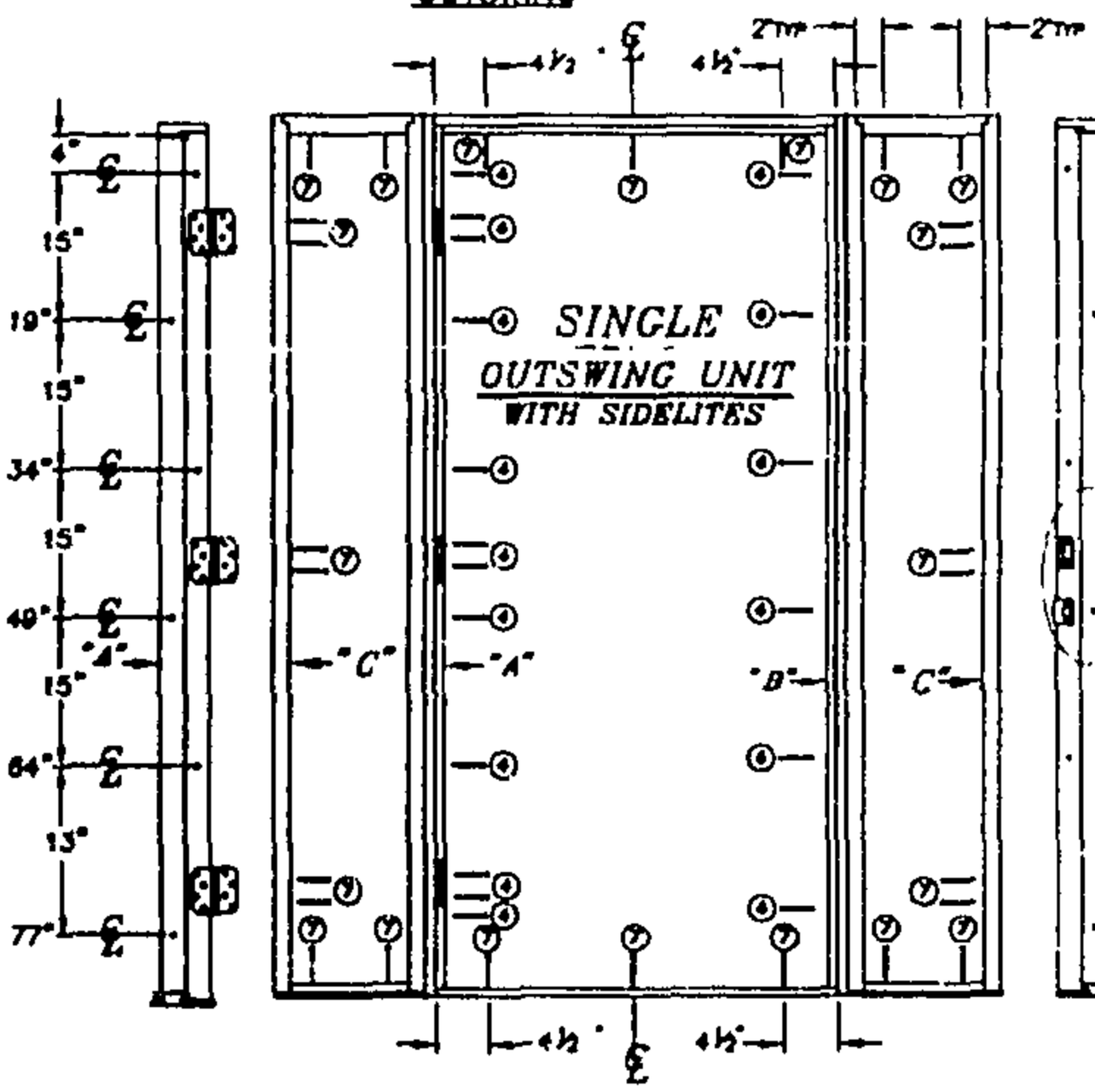
SCALE: NOTED
DATE: 11/21/94
DRAWN BY: MWW
CHECKED BY:
PLOT: 1=48
MAX DOOR SIZE: 16'2"W x 8'0"H
DESCRIPTION: MODEL 73/90/94 HURRICANE DOOR
B
DRAWING NUMBER: 101309
REV: 2

FINAL ANCHORING OF A WOOD FRAME UP TO 5'-4" X 7'-0"

SINGLE OUTSWING UNIT
PRODUCT ACCEPTANCE NO: 309680



OUTSWING

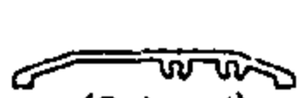




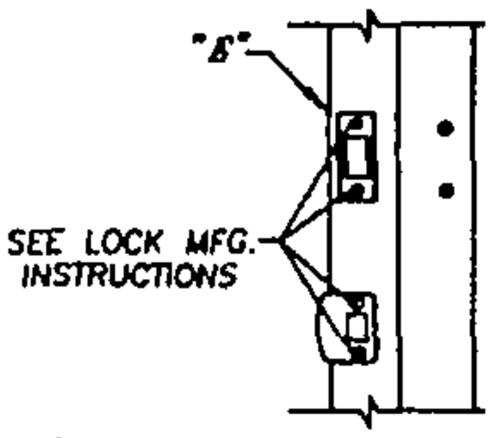
ALUMINUM & WOOD
Outswing Threshold



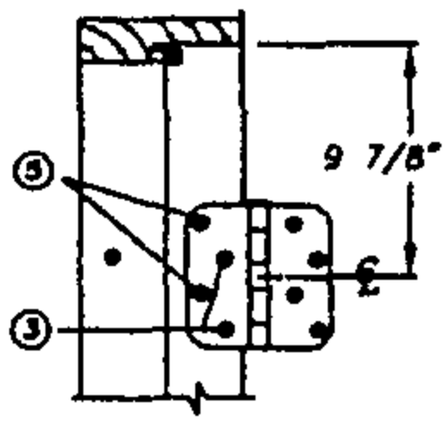
ALL ALUMINUM
Outswing Threshold



(Optional)
BARRIER FREE
Threshold

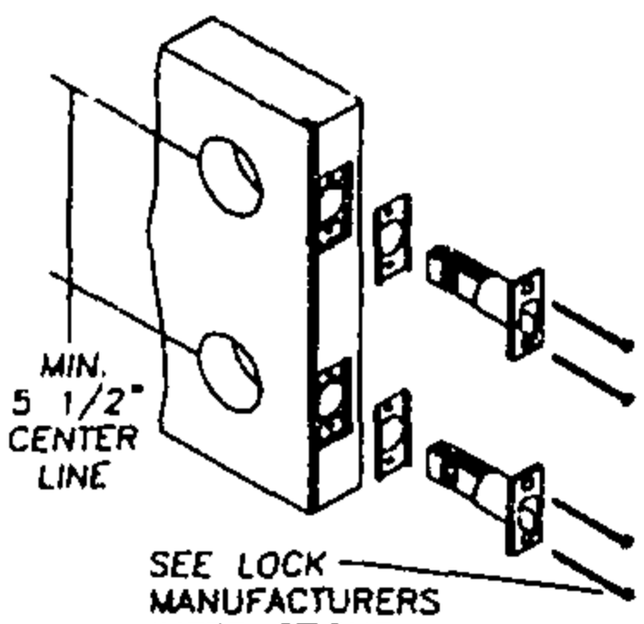


NOTE:
WHEN SIDELITE IS ATTACHED TO LATCH JAMB USE #8 X 1 3/4" PHILLIPS FLAT HEAD SCREWS IN STRIKE PLATES.

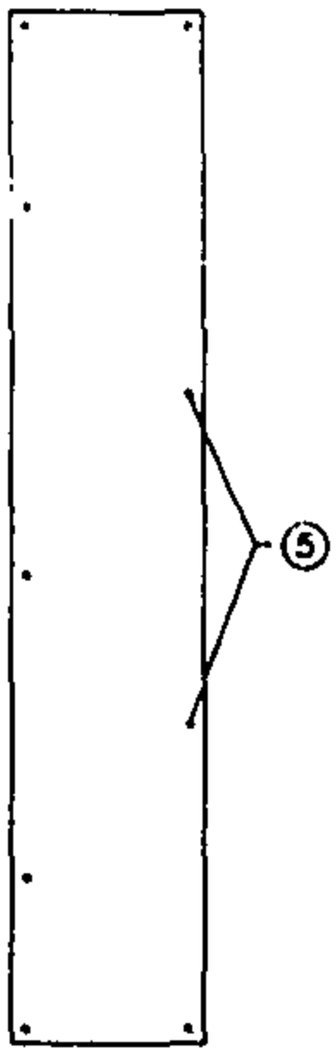


HINGE DETAIL

NOTE:
WHEN SIDELITE IS ATTACHED TO HINGE JAMB A #④ SCREW MUST BE USED INSTEAD OF A #⑤ SCREW PER SCREW SCHEDULE.



SCREW SCHEDULE		
③	#10 X 5/8"	PHILLIPS FLAT HEAD
④	#10 X 1 3/4"	PHILLIPS FLAT HEAD
⑤	#10 X 2"	PHILLIPS FLAT HEAD
⑦	#10 X 3"	PHILLIPS FLAT HEAD



BENCHMARK
Sidelite Shutter
6-8

09/03/97

309680.DWG

Product Acceptance # 309680

Size: up to 5'4 x 6'8 or 7'0 Outswing (wood jamb) Configuration Box no. 000

	2'0 x 6'8 7'0	2'4 x 6'8 7'0	2'6 6'8 7'0	2'8 x 6'8 7'0	3'0 x 6'8 7'0
Opaque	+102.94 -102.94	+88.98 -88.98	+83.33 -83.33	+78.36 -78.36	+76.00 -76.00
W/SL				+63.73 -63.73	+60.00 -60.00
Glazed	+69.85 -69.85	+60.38 -60.38	+56.55 -56.55	+53.17 -53.17	+50.40 -50.40
W/SL				+53.17 -53.17	+50.40 -50.40

Opaque Doors Missile Impact Approved Sidelites W/ Benchmark Shutters Missile Impact Approved
Test # ATI 0429.02-96; ATI 15090 Mfg. by: General Products Co., Inc. Fredericksburg, Virginia 22404

STATE OF FLORIDA
DEPARTMENT OF STATE
Division of Archives, History
and Records Management
DS-HSP-3AAA Rev. 3-79

FLORIDA MASTER SITE FILE
Site Inventory Form

FDAHRM 802= =
1009= =

(FORMER) Site Name: J.C. Clarke Residence / C.C. Zemzay Residence 830= =
Site No. 8BD2903
Survey Date 8008 820= =
Address of Site: 908 Tyler Street Hollywood, Florida 905= =
Instruction for locating on the S. side of Tyler St. between 9th and 10th Ave. 813= =
Location: Hollywood Lakes Section 1-32 B (subdivision name) 63 (block no.) 18 (lot no.) 868= =
County: Broward 808= =
Owner of Site: Name: E. and Anne Zuckerman
Address: 908 Tyler Street
Hollywood, Florida 33020 902= =
Type of Ownership 848= = Recording Date 832= =
Recorder:
Name & Title: Marlyn Kemper, Director
Address: Historic Broward County Preservation Board
1900 Tyler Street Hollywood, Florida 33020 818= =

Condition of Site: (Check One)
- [X] Excellent 863= =
- [ ] Good 863= =
- [ ] Fair 863= =
- [ ] Deteriorated 863= =

Integrity of Site: (Check One or More)
- [ ] Altered 858= =
- [ ] Unaltered 858= =
- [X] Original Site 858= =
- [ ] Restored( )(Date: X)858= =
- [ ] Moved( )(Date: X)858= =

Original Use Residence 838= =
Present Use Residence 850= =
Dates: Beginning c1924 844= =
Culture/Phase American 840= =
Period Twentieth Century 845= =

NR Classification Category: Building 916= =

Threats to Site: (Check One or More)
- [ ] Zoning(X X)878= =
- [ ] Development(X X)878= =
- [ ] Deterioration(X X)878= =
- [ ] Borrowing(X X)878= =
- [ ] Transportation(X X)878= =
- [ ] Fill(X X)878= =
- [ ] Dredge(X X)878= =
- [X] Other (See Remarks Below): Unknown 878= =

Areas of Significance: Historical, Other 910= =

Significance:

HISTORICAL: HOLLYWOOD GUIDE AND CITY DIRECTORY 1928-1929
According to this publication, J.C. Clarke resided at this address.

HOLLYWOOD AND DANIA CITY DIRECTORY AND GUIDE 1933 page 41:
According to this publication, C.C. Zemzay was bandmaster at the Hollywood Beach Hotel.

c1924: As indicated on "Building Cards, Broward County Property Appraiser's Office."

OTHER: This building is significant because it dates from the earliest construction period in Hollywood, Florida. Although this building is not architecturally significant on an individual basis, its significance in the historic built environment may become greater as the older structures in Hollywood are demolished.

911= =

SEE SITE FILE STAFF FOR ORIGINAL PHOTO(S) OR MAP(S)

ARCHITECT Unknown 872 = =

BUILDER Unknown 874 = =

STYLE AND/OR PERIOD Mediterranean Revival 964 = =

PLAN TYPE Irregular: unknown 966 = =

EXTERIOR FABRIC(S) Stucco: unknown 854 = =

STRUCTURAL SYSTEM(S) Masonry: concrete block 856 = =

PORCHES Unknown

942 = =

FOUNDATION: Piling: unknown, unknown 942 = =

ROOF TYPE: Flat, built-up with parapet 942 = =

SECONDARY ROOF STRUCTURE(S): Shed or gable 942 = =

CHIMNEY LOCATION: NA 942 = =

WINDOW TYPE: Casement, 10, wood, grouped in 3 942 = =

CHIMNEY: NA 882 = =

ROOF SURFACING: Built-up 882 = =

ORNAMENT EXTERIOR: Concrete 882 = =

NO. OF CHIMNEYS 1 952 = = NO. OF STORIES 1 950 = =

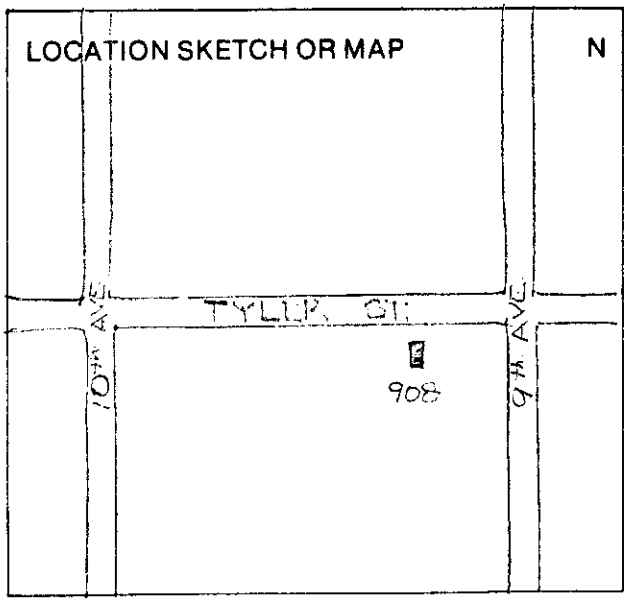
NO. OF DORMERS Unknown 954 = =

Map Reference (incl. scale & date) USGS Port Everglades, Fla.
7.5 Min. 1962 (1969), (1973) 809 = =

Latitude and Longitude:
° ' " ° ' " 800 = =

Site Size (Approx. Acreage of Property): LT 1 833 = =

LOCATION SKETCH OR MAP



Township	Range	Section
51S	42E	14

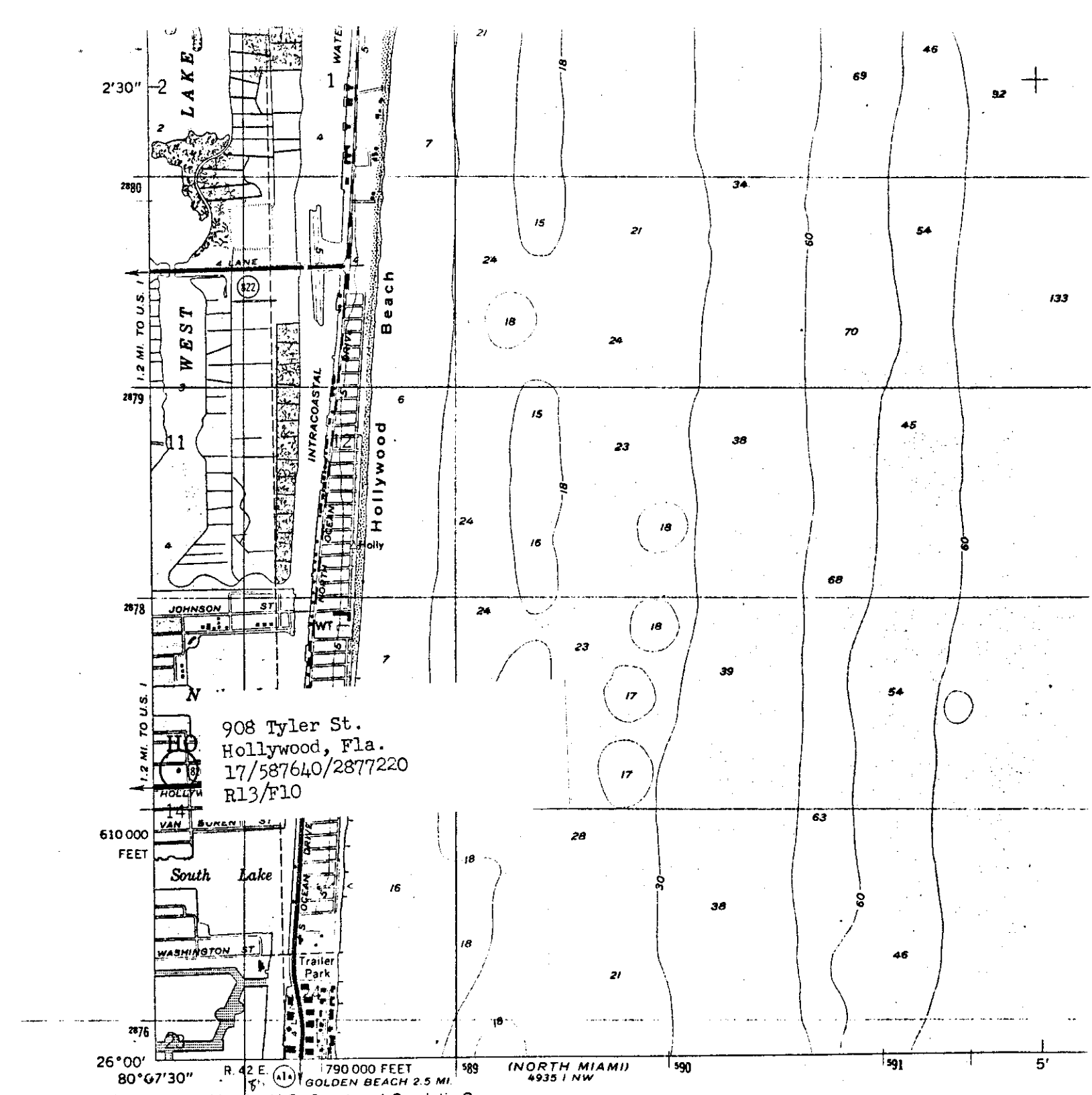
812 = =

UTM Coordinates:

17 (Zone) 587640 (Easting) 2877220 (Northing) 890 = =

Photographic Records Numbers R13/F10 860 = =

Contact Print



Mapped by the U.S. Coast and Geodetic Survey
Edited and published by the Geological Survey

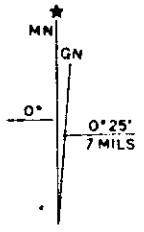
Control by USC&GS and USCE

Planimetry by photogrammetric methods from aerial photographs taken 1942. Topography by planetable surveys 1945
Revised by the Geological Survey from aerial photographs taken 1961
Field checked 1962

Selected hydrographic data compiled from USC&GS Charts 1248 (1961) and 546 (1963). This information is not intended for navigational purposes

Polyconic projection. 1927 North American datum
10,000-foot grid based on Florida coordinate system, east zone
1000-meter Universal Transverse Mercator grid ticks,
zone 17, shown in blue

Red tint indicates areas in which only landmark buildings are shown



UTM GRID AND 1969 MAGNETIC NORTH
DECLINATION AT CENTER OF SHEET

Revisions shown in purple compiled by the Geological Survey in cooperation with State of Florida agencies from aerial photographs taken 1969
This information not field checked.


908

Page 1

☐ Original
☒ Update



HISTORICAL STRUCTURE FORM
FLORIDA MASTER SITE FILE
Version 4.0 1/07

Site #8 BD00903
Field Date 4-18-14
Form Date 4-28-14
Recorder # IS

Shaded Fields represent the minimum acceptable level of documentation.
Consult the *Guide to Historical Structure Forms* for detailed instructions.

Site Name(s) (address if none) 908 Tyler St Multiple Listing (DHR only) _____
Survey Project Name Broward County Historic Resources Survey # (DHR only) _____
National Register Category (please check one) ☒building ☐structure ☐district ☐site ☐object
Ownership: ☐private-profit ☐private-nonprofit ☐private-individual ☐private-nonspecific ☐city ☐county ☐state ☐federal ☐Native American ☐foreign ☐unknown

LOCATION & MAPPING

	Street Number	Direction	Street Name	Street Type	Suffix Direction
Address:	908		Tyler	Street	

Cross Streets (nearest / between) _____
USGS 7.5 Map Name _____ USGS Date _____ Plat or Other Map _____
City / Town (within 3 miles) _____ In City Limits? ☐yes ☐no ☐unknown County _____
Township _____ Range _____ Section _____ ¼ section: ☐NW ☐SW ☐SE ☐NE Irregular-name: _____
Tax Parcel # _____ Landgrant _____
Subdivision Name _____ Block _____ Lot _____
UTM Coordinates: Zone ☐16 ☐17 Easting ☐☐☐☐☐☐ Northing ☐☐☐☐☐☐☐
Other Coordinates: X: _____ Y: _____ Coordinate System & Datum _____
Name of Public Tract (e.g., park) _____

HISTORY

Construction Year: _____ ☐approximately ☐year listed or earlier ☐year listed or later
Original Use _____ From (year): _____ To (year): _____
Current Use _____ From (year): _____ To (year): _____
Other Use _____ From (year): _____ To (year): _____
Moves: ☐yes ☐no ☐unknown Date: _____ Original address _____
Alterations: ☒yes ☐no ☐unknown Date: _____ Nature skyroof installed
Additions: ☐yes ☐no ☐unknown Date: _____ Nature _____
Architect (last name first): _____ Builder (last name first): _____
Ownership History (especially original owner, dates, profession, etc.) _____

Is the Resource Affected by a Local Preservation Ordinance? ☐yes ☐no ☐unknown Describe _____

DESCRIPTION

Style Mediterranean Revival Exterior Plan Irregular Number of Stories 1
Exterior Fabric(s) 1. Concrete 2. Stucco 3. _____
Roof Type(s) 1. Clipped gable 2. _____ 3. _____
Roof Material(s) 1. Spanish tile 2. _____ 3. _____
Roof secondary strucs. (dormers etc.) 1. _____ 2. _____
Windows (types, materials, etc.) _____

Distinguishing Architectural Features (exterior or interior ornaments) _____

Ancillary Features / Outbuildings (record outbuildings, major landscape features; use continuation sheet if needed.) _____

DHR USE ONLY	OFFICIAL EVALUATION	DHR USE ONLY
NR List Date _____ ☐Owner Objection	SHPO – Appears to meet criteria for NR listing: ☐yes ☐no ☐insufficient info Date _____ Init. _____ KEEPER – Determined eligible: ☐yes ☐no Date _____ NR Criteria for Evaluation: ☐a ☐b ☐c ☐d (see *National Register Bulletin 15*, p. 2)	

HISTORICAL STRUCTURE FORM

Site #8 BD00903

DESCRIPTION (continued)

Chimney: No.____ Chimney Material(s): 1. _____ 2. _____
Structural System(s): 1. _____ 2. _____ 3. _____
Foundation Type(s): 1. _____ 2. _____
Foundation Material(s): 1. _____ 2. _____
Main Entrance (stylistic details) _____

Porch Descriptions (types, locations, roof types, etc.) _____

Condition (overall resource condition): ☐excellent ☒good ☐fair ☐deteriorated ☐ruinous
Narrative Description of Resource _____

Archaeological Remains _____ ☐Check if Archaeological Form Completed

RESEARCH METHODS (check all that apply)

☐FMSF record search (sites/surveys) ☐library research ☐building permits ☐Sanborn maps
☐FL State Archives/photo collection ☐city directory ☐occupant/owner interview ☐plat maps
☐property appraiser / tax records ☐newspaper files ☐neighbor interview ☐Public Lands Survey (DEP)
☐cultural resource survey (CRAS) ☐historic photos ☐interior inspection ☐HABS/HAER record search
☐other methods (describe) _____
Bibliographic References (give FMSF manuscript # if relevant, use continuation sheet if needed) _____

OPINION OF RESOURCE SIGNIFICANCE

Appears to meet the criteria for National Register listing individually? ☐yes ☒no ☐insufficient information
Appears to meet the criteria for National Register listing as part of a district? ☐yes ☒no ☐insufficient information
Explanation of Evaluation (required, whether significant or not; use separate sheet if needed) _____

Area(s) of Historical Significance (see *National Register Bulletin 15*, p. 8 for categories: e.g. "architecture", "ethnic heritage", "community planning & development", etc.)
1._____ 3._____ 5._____
2._____ 4._____ 6._____

DOCUMENTATION

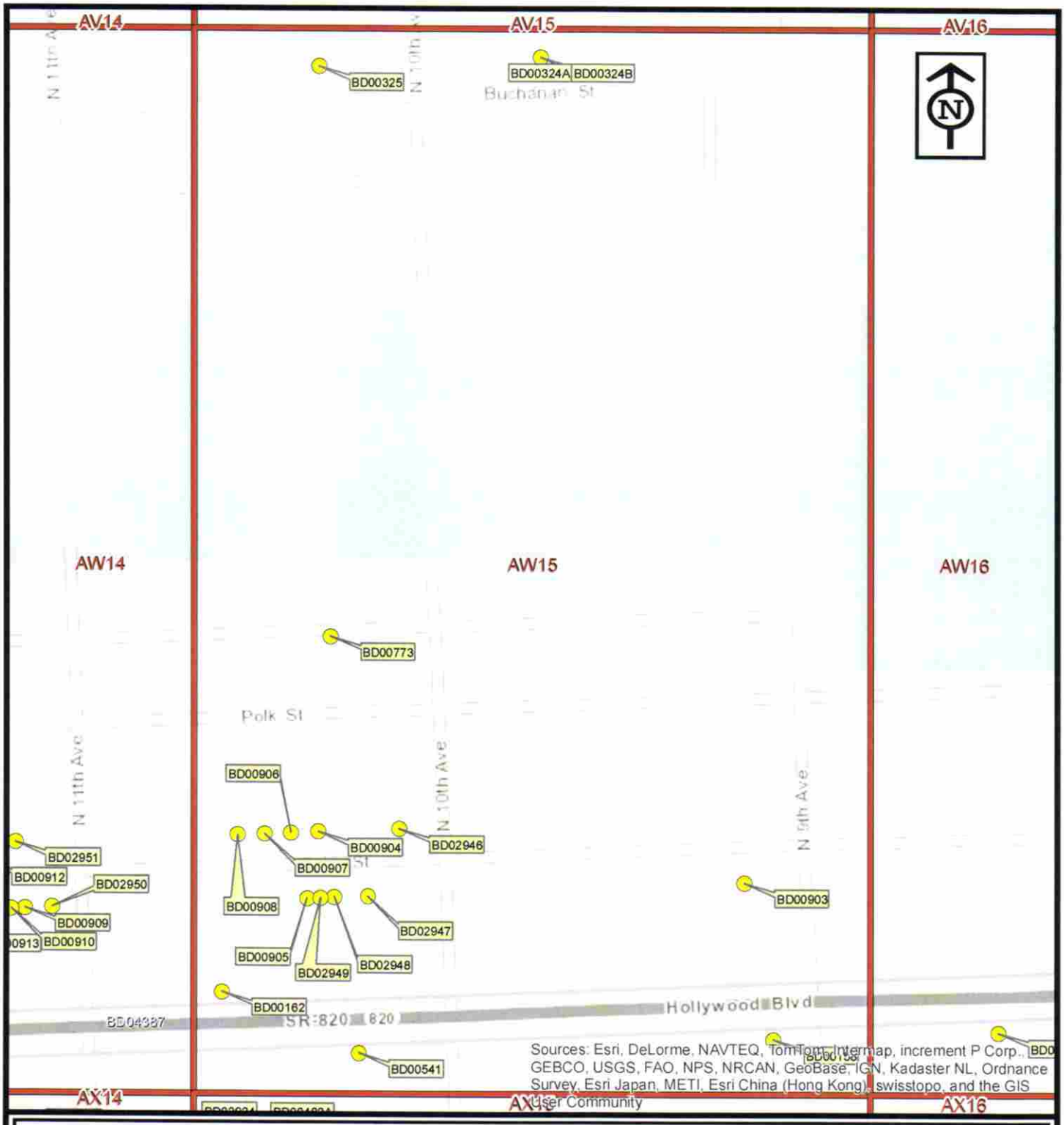
Accessible Documentation Not Filed with the Site File - including field notes, analysis notes, photos, plans and other important documents
1) Document type _____ Maintaining organization _____
Document description _____ File or accession #'s _____
2) Document type _____ Maintaining organization _____
Document description _____ File or accession #'s _____

RECORDER INFORMATION

Recorder Name Rebecca Gorman Affiliation Environmental Services, Inc.
Recorder Contact Information 7220 Financial Way, Suite 100 Jacksonville Florida 32256 904-470-2200
(address / phone / fax / e-mail)

Required Attachments

❶ **USGS 7.5' MAP WITH STRUCTURE LOCATION PINPOINTED IN RED**
❷ **LARGE SCALE STREET, PLAT OR PARCEL MAP** (available from most property appraiser web sites)
❸ **PHOTO OF MAIN FACADE, ARCHIVAL B&W PRINT OR DIGITAL IMAGE FILE**
If submitting an image file, it must be included on disk or CD AND in hard copy format (plain paper is acceptable).
Digital image must be at least 1600 x 1200 pixels, 24-bit color, jpeg or tiff.



Disclaimer: The information depicted on this figure is for conceptual purposes only, serves to aid a licensed engineer or geologist in rendering professional services, and is subject to review and approval by appropriate regulatory agencies.

ENVIRONMENTAL SERVICES, INC.
7220 Financial Way, Suite 100
Jacksonville, Florida 32256
(904) 470-2200
(904) 470-2112 Fax
www.environmentalservicesinc.com

Previously Recorded Cultural Resources

Broward County Historic Sites Survey

Broward County, Florida

Project:	AJ13431.00
Date:	Apr. 2014
Drwn/Chkd:	MR/JRN
Figure:	**E-AW15**

Path: Q:_Projects\AJ\2013\431\00\fig\Grids\East_Grid.mxd Date: 4/26/2014 3:08:13 PM



City of Hollywood

Staff Summary

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

Agenda Date: 7/22/2025

To: Special Historic Preservation Board

Title: FILE NO.: 25-V-67
APPLICANT: 501 S. Surf Rd. Trust
LOCATION: 501 South Surf Road
REQUEST: Variance to Article 4, §4.22(E) to increase the permitted size of a covered rooftop area where the maximum size is 10% of the ground floor area, for a single-family house in the BWK-25-HD-R zoning district, located within Lakes Area Historic Multiple Resource Listing District.

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

DATE: July 22, 2025 **FILE:** 25-V-67

TO: Historic Preservation Board

VIA: Anand Balram, Planning Manager

FROM: Laura Gomez, Planner II

SUBJECT: Variance to Article 4, §4.22(E) to increase the permitted rooftop scenery loft floor area from 10% to 41% of the ground floor area, in a single-family residence in the BWK-25-HD-R zoning district located, within Lakes Area Historic Multiple Resource Listing District.

REQUEST:

Variance to Article 4, §4.22(E) to increase the permitted rooftop scenery loft floor area from 10% to 41% of the ground floor area, in a single-family residence in the BWK-25-HD-R zoning district located, within Lakes Area Historic Multiple Resource Listing District.

RECOMMENDATIONS:

To be determined by the Planning and Development Board.

BACKGROUND

The subject property is located at 501 S. Surf Road, within the BWK-25-HD-R (Broadwalk Historic District Residential) zoning district, part of the Hollywood Beach Historic District, and with an overlay of the Community Redevelopment Agency. The property is currently vacant and was granted a Certificate of Appropriateness for Design on March 11, 2025, for the construction of a new single-family residence, pursuant to Resolution No. 24-CV-76.

On March 11, 2025, the Historic Preservation Board approved a variance for the subject property related to Section 4.6.C.e.(5) Off-Street Parking Standards, allowing an increase in off-street parking from 1.5 permitted spaces to 5 spaces in conjunction with the approval of a new single-family residence. Although the proposed plans illustrated a rooftop amenity area exceeding the 10% roof coverage limit, this element was not included in the original variance request.

The intent of the BWK-25-HD-R zoning district is to preserve and enhance the historical character of the area while allowing for low-scale residential development that complements the traditional architectural that aligns with the traditional architectural fabric of the neighborhood and promotes walkability and neighborhood cohesion.

The variance request pertains to the construction of a rooftop amenity areas. Section 4.22(E) provides for building elements that are exempt from the height regulations in all districts, including provisions for scenery lofts. A scenery loft is intended to offer areas that are generally open air in nature with opaque covering for weather protection. The Zoning Land Development Regulations (ZLDRs) currently limit scenery lofts to a maximum roof coverage area of 10% of the ground floor area. While this standard has been in place historically, staff acknowledges that it presents a practical constraint in the current urban and compact development context across the City.

REQUEST

The applicant is requesting a variance from Section 4.22(E) of the Zoning and Land Development Regulations to allow an increase in the maximum permitted rooftop scenery loft coverage. The code currently limits such rooftop coverage to 10% of the ground floor area; however, the applicant is seeking approval for 41% coverage, equating to 1,369.04 square feet over a ground floor area of 3,335.70 square feet.

The requested variance is generally consistent with the established development pattern of the surrounding neighborhood and reflects similar rooftop amenity features found in nearby properties. Additionally, the request presents a unique circumstance. The applicant's original intention to include this rooftop element was omitted from the prior variance request approved by the Historic Preservation Board due to a miscommunication during the review process.

Staff has reviewed the proposal and finds that the increased rooftop coverage is not anticipated to produce adverse impacts on adjacent properties, nor does it result in any visual or physical incompatibility when viewed from the public right-of-way. The design remains sensitive to the surrounding context and contributes to the evolving residential character of the district.

Staff notes that the Board has previously granted approvals for height encroachments and expanded rooftop amenity areas on other properties within the Beach district. Rooftop amenity spaces have increasingly become a common design feature in newer residential developments. Nonetheless, Planning approvals do not establish precedent. The Board must evaluate each variance request on its individual merits, taking into consideration the specific conditions, context, and design of the proposal.

SITE INFORMATION

Applicant/Owner:	501 S. Surf Rd. Trust
Address/Location:	501 South Surf Road, Hollywood, Florida, 33019
Size of Property:	6,376 sq. ft. (0.146 acres)
Present Zoning:	Boardwalk Historic District Residential (BWK-25-HD-R) Hollywood Beach Historic Overlay District (HPOD-3)
Present Land Use:	Medium High (25) Residential (MHRES)
Present Use of Land:	Vacant

ADJACENT LAND USE

North: Medium High (25) Residential (MHRES)

South: Medium High (25) Residential (MHRES)
East: Broadwalk, Oceanfront
West: Medium High (25) Residential (MHRES)

ADJACENT ZONING

North: Broadwalk Historic District Residential (BWK-25-HD-R)
South: Broadwalk Historic District Residential (BWK-25-HD-R)
East: Broadwalk Historic District Residential (BWK-25-HD-R)
West: Beach Resort Residential District (BRT-25-R)

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 will allow the applicant to construct a single-family residence that contributes positively to the surrounding neighborhood without adversely impacting its established character. The design introduces a unique architectural expression that adds visual interest to the streetscape while maintaining sensitivity to the existing scale and context of the neighborhood.

The project is found to be consistent with the Comprehensive Plan, particularly the following objective and policy:

Objective 4: Maintain and enhance neighborhoods, business, utilities, industrial and tourist areas that are not blighted.

Policy 4.9: Place a priority on protecting, preserving and enhancing residential neighborhoods while incorporating the unique characteristics of redevelopment areas.

Staff finds that the requested variance would facilitate the development of a property in a manner that is compatible with the surrounding neighborhood fabric and consistent with the intent of the Comprehensive Plan. It also provides the applicant with a reasonable opportunity to utilize the site to its fullest potential within the scope of the City's land use vision.

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 proposed request is sensitive to the character of the Hollywood Beach Sub-Area (Sub-Area 4) through its design which possess similar characteristics to existing structures in the surrounding neighborhood, whilst also providing a catalyst for redevelopment of the area.

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

Policy 4.1: *Recognize and protect the unique character of Hollywood Beach and each of the three areas that comprise it; North, Central, and South Beach; and provide a clear vision for creating a more harmonious and attractive community.*

APPLICABLE CRITERIA

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

Variance: **To increase the permitted rooftop scenery loft floor area from 10% to 41% of the ground floor area, pursuant to Article 4, §4.22(E)**

CRITERION 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 Zoning and Land Development Regulations allow for covered scenery lofts up to 10% of the ground floor area. The intent is ensure the rooftop uses are auxiliary in nature to the primary use and do not act as additional habitable area, and in doing so creating an unintended story above the zoning district's established height limit. Staff does not believe the intent of the regulation is to sterilize rooftop areas from amenity uses but rather to protect the zoning district's scale and limit undesirable height implications on the surrounding neighborhood.

The applicant's proposal includes a covered area of the roof totaling 1,369.04 square feet or 41% of the ground floor area located to the rear of the building. The covered area is proposed to be 8% over the ZLDR's maximum and will be open on 4 sides and does not create an enclosed area on the roof similar to a story. Due to its location and design the requested covered rooftop area meets the intent of a scenery loft, with recreational area located on the roof and does not create the appearance of an additional story from the street frontage of the property, maintaining the stability and appearance of the neighborhood.

FINDING: Consistent

CRITERION 2: That the requested Variance is otherwise compatible with the surrounding land uses and would not be detrimental to the community.

ANALYSIS: The proposed project is compatible with the surrounding neighborhood and does not create harm to the community. While previous decisions of the Board are not precedent setting, the request to increase the covered roof area is consistent with previously approved variances in the neighborhood.

FINDING: Consistent

CRITERION 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.

ANALYSIS: The Land Use Element of the Comprehensive Plan promote[s] a distribution of land uses to enhance and improve the residential, business, resort and natural communities while allowing land owners to maximize the use of their property. It also states an intention to provide programs and incentives for infill development of single-family lots (Policy 2.6). The Variance would allow for the development of a lot which is consistent with the fabric of the surrounding neighborhood.

FINDING: Consistent.

CRITERION 4: That the need for requested Variance is not economically based or self-imposed.

ANALYSIS: The applicant indicates that the need for the requested variance is not driven by economic gain nor a self-imposed condition, but rather by the architectural and functional goals of the project. The proposed pergola is not an enclosed structure nor intended to increase livable square footage, but rather serves as a lightweight, open-air element designed to provide filtered shading and visual interest to the rooftop terrace.

The representative on behalf of the applicant indicates:

"*the requested variance is required by existing code limitations on rooftop coverage, which are already substantially occupied by code-required stair and elevator enclosures. As a result, the pergola cannot be accommodated within the 10% rooftop coverage allowance.*

The applicant emphasizes that the pergola does not add to the building's mass or scale, and its design is in keeping with the aesthetic and architectural character of luxury coastal residences in the area. The intent is to enhance the usability and overall architectural integrity of the property—not to derive economic benefit or circumvent code requirements.

Staff recognize that while this provision of the code has historically been in place, it may not always be reasonable.

FINDING: Inconclusive

CRITERION 5: That the Variance is necessary to comply with state or federal law and in 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.

ATTACHMENTS

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

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: 501 South Surf Road

Lot(s): 1 & 2 Block(s): 13 Subdivision: Hollywood Beach

Folio Number(s): 51421302870

Zoning Classification: BWK-25-HD-R Land Use Classification: Residential

Existing Property Use: Residential - Vacant Sq Ft/Number of Units: 1 Unit 9,881 Sq. Ft.

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

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

DEVELOPMENT PROPOSAL

Explanation of Request: Variance request for a rooftop pergola exceeding the maximum 10% of the first floor area.

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

Project	Proposal
Units/rooms (# of units)	# UNITS: 1 #Rooms
Proposed Non-Residential Uses	N/A S.F.)
Open Space (% and SQ.FT.)	Required %: (Area: S.F.)
Parking (# of spaces)	PARK. SPACES: (# 5)
Height (# of stories)	(# STORIES) 4 (40 FT.)
Gross Floor Area (SQ. FT)	Lot(s) Gross Area (6,376 Sq Ft (FT.)

Name of Current Property Owner: 501 S. Surf Rd Trust

Address of Property Owner: 2417 Hollywood Boulevard

Telephone: 954-920-5746 Email Address: joseph@kallerarchitects.com

Applicant Joseph B. Kaller Kaller Architecture Consultant ☑ Representative ☐ Tenant ☐

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

Email Address: joseph@kallerarchitects.com

Email Address #2: _____

Date of Purchase: _____ 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: _____, trustee Date: 10/8/24

PRINT NAME: Melissa M. Grossman as Trustee of the 501 S. Surf Trust Date: 10/8/24

Signature of Consultant/Representative: _____ Date: 10-8-2024

PRINT NAME: Joseph B. Kaller Date: 10-8-24

Signature of Tenant: _____ Date: _____

PRINT NAME: _____ Date: _____

Current Owner Power of Attorney

I am the current owner of the described real property and that I am aware of the nature and effect the request for **Historic Preservation Review** to my property, which is hereby made by me or I am hereby authorizing **Joseph B. Kaller Kaller Architecture** 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 8th day of October 2024

_____
Notary Public
~~State of Florida,~~ Commonwealth of Pennsylvania

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

_____
Signature of Current Owner

Melissa M. Grossman, as Trustee of the 501 S. Surf Rd. Trust.
Print Name

Commonwealth of Pennsylvania - Notary Seal
TINA P. FELDMAN, Notary Public
Philadelphia County
My Commission Expires May 4, 2026
Commission Number 1417912

KallerArchitecture

CRITERIA STATEMENT
VARIANCE REQUEST FOR ROOFTOP PERGOLA

We respectfully request a variance to allow the construction of a rooftop pergola at our project located at 501 S Surf Rd, a proposed luxury single-family residence in the City of Hollywood, Florida. The variance pertains specifically to the allowable height encroachment on the rooftop area.

Per current zoning regulations, rooftop features are permitted to exceed the maximum building height by up to 10% of the area of the first floor. Our proposed design requests an encroachment of approximately 41%, which exceeds the threshold established by the code.

The rationale for this request is based on the architectural integration and minimal impact of the proposed structure. The pergola has been thoughtfully designed as a lightweight, open element that complements the overall form and architectural language of the residence. It is not perceived as an enclosed or bulky volume, but rather as a refined and elegant capstone to the home's design.

The structure is intended to provide filtered shading and visual interest, enhancing the usability and value of the rooftop space while maintaining harmony with its surroundings. Given its open-air nature, the pergola does not contribute to any additional sense of mass or scale and remains consistent with the design intent of luxury coastal residences in the area.

We believe this request aligns with the spirit of the zoning code and does not adversely affect adjacent properties or the character of the neighborhood. We respectfully ask for your favorable consideration of this variance.

Joseph B. Kaller, AIA BD+C | Principal R.A. 0009239
Kaller Architects
www.Kallerarchitects.com

KallerArchitecture

501 S SURF RD. HOLLYWOOD, FL. 33019
DESIGN CRITERIA AND PROJECT DESCRIPTION

The design for this four-story residence, situated in a prime location facing the ocean, is conceived under the core principles of contemporary architecture, emphasizing openness and transparency. Its design seeks to engage respectfully with the natural and urban environment while providing its residents with an elevated living experience, constantly connected to the sweeping ocean views.

The ground floor, dedicated to parking and storage, serves as a solid base upon which the upper structure rises. The three upper levels encompass generous living spaces that open expansively to the outside through large glass surfaces made of Low-E glass, a material selected both for its thermal efficiency and its ability to enhance views without compromising interior comfort. The glass, along with dark bronze framing, lends a light yet elegant appearance, seamlessly integrating the residence with its coastal surroundings.

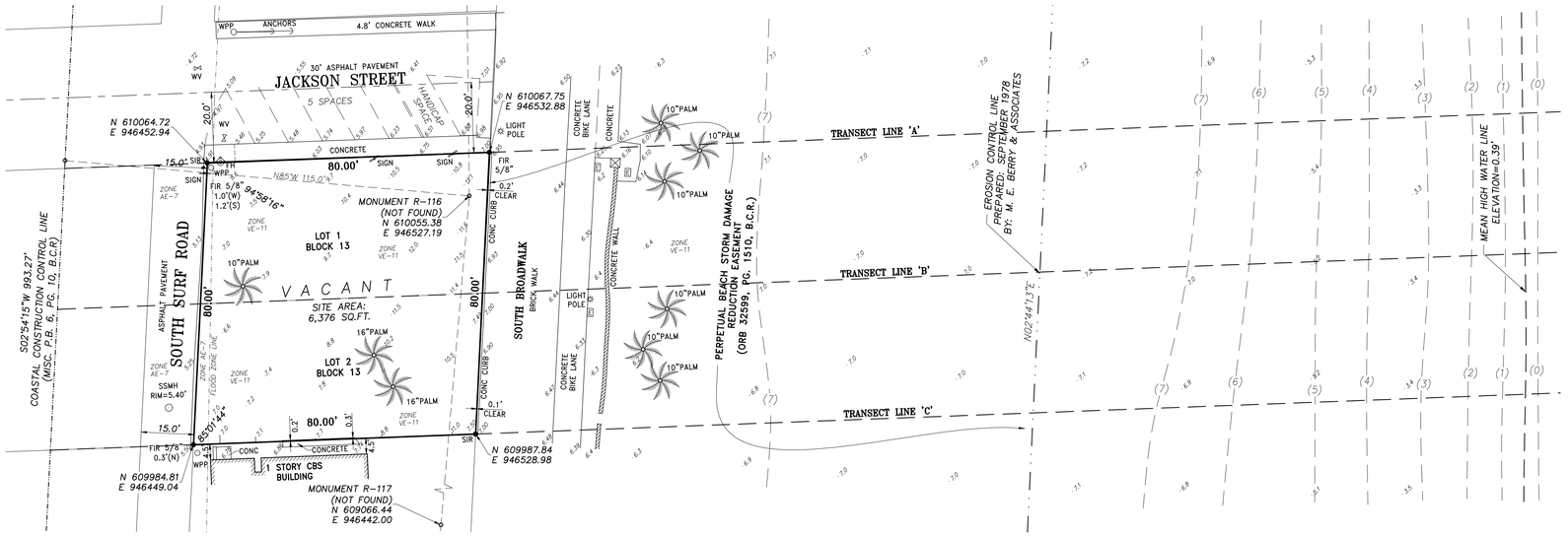
A defining feature of the design is the use of prominent cantilevers, which cast deep shadows over the terraces, providing protection from the tropical sun. This interplay of shadow and transparency accentuates the relationship between interior and exterior spaces, creating transitional zones that connect with the surrounding vegetation. The cantilevered terraces, together with the rooftop viewing terrace, act as observation platforms, allowing residents to fully enjoy the ocean views while reinforcing the sense of openness that defines the home.

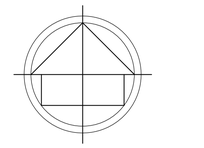
In terms of materials, the project adopts a sober, neutral palette that harmonizes with the natural and architectural context of Hollywood. Travertine stone is applied to specific areas of the façade, evoking a materiality that connects with the Mediterranean tradition and the natural textures of the environment. Complementing this, light gray stone is used in details that add contrast and depth, while the white stucco with a sand finish brings a luminous and tactile quality to the exterior. The use of natural wood in select elements introduces warmth and a human touch, while preserving the contemporary and minimalist character of the residence.

Lush tropical vegetation surrounds the home, softening the transition between the structure and the landscape, reinforcing the notion of living in a coastal paradise. The selected trees and plants not only enhance the immediate environment but also play a vital role in creating microclimates, filtering sunlight, and promoting natural ventilation.

This residence is designed to offer all modern comforts to its inhabitants without disrupting the harmony of the existing architectural fabric in the area. The project respects the scale and architectural language of the local context, while its materiality and volumetric design ensure a harmonious integration with its surroundings, creating a respectful dialogue between the historic and contemporary architecture of Hollywood.

ALTA/NSPS LAND TITLE SURVEY



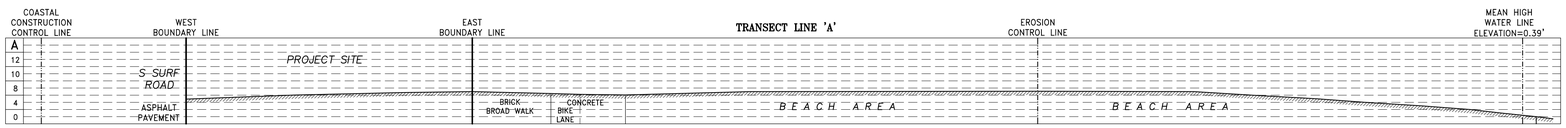


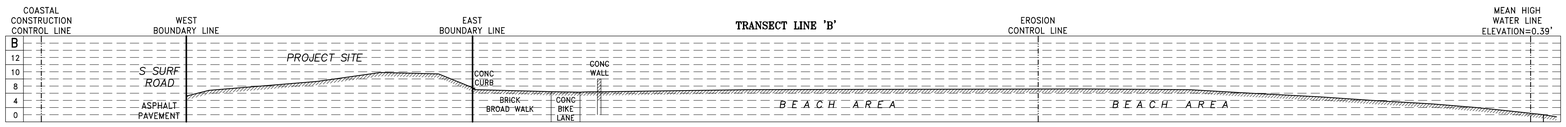


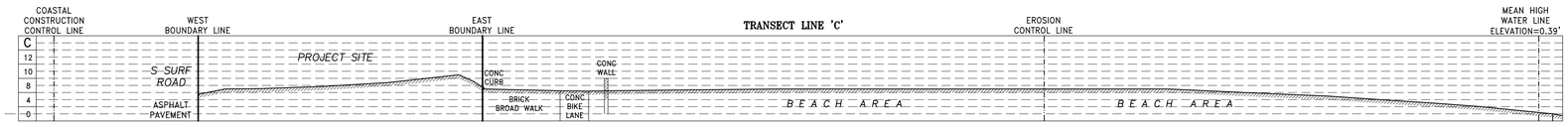
LOCATION MAP (NTS)

LAND DESCRIPTION:

LOTS 1 AND 2, BLOCK 13 OF "HOLLYWOOD BEACH", ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 1, PAGE 27, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA.







FLOOD ZONE INFORMATION	
COMMUNITY NUMBER	125113
PANEL NUMBER	0588J
ZONE	AE/VE
BASE FLOOD ELEVATION	7 & 11
EFFECTIVE DATE	07/31/24

REVIEW OF SCHEDULE B-II

ITEM# 7. RESERVATIONS AS SET FORTH ON THE PLAT OF HOLLYWOOD BEACH, AS RECORDED IN PLAT BOOK 1, PAGE 27, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA. (AFFECTS/PLOTTED)

ITEM# 8. PERPETUAL BEACH STORM DAMAGE REDUCTION EASEMENT RECORDED IN OFFICIAL RECORDS BOOK 32599, PAGE 1510, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA. (DOES NOT AFFECT/PLOTTED)

ITEM# 9. RESOLUTION NO. 06-H-108 RECORDED IN OFFICIAL RECORDS BOOK 43442, PAGE 1499 AND IN OFFICIAL RECORDS BOOK 44133, PAGE 758, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA. (AFFECTS/NOT PLOTTABLE)

LEGEND:

CKD	CHECKED BY
CONC	CONCRETE
DWN	DRAWN BY
FB/PG	FIELD BOOK AND PAGE
SIR	SET 5/8"IRON ROD & CAP #6448
SNC	SET NAIL & CAP #6448
FIR	FOUND IRON ROD
FIP	FOUND IRON PIPE
FNC	FOUND NAIL & CAP
FND	FOUND NAIL & DISK
PRM	PERMANENT REFERENCE MARKER
P.B.	PLAT BOOK
B.C.R.	BROWARD COUNTY RECORDS
FPL	FLORIDA POWER & LIGHT
-X-	CHAIN LINK FENCE
-E-	OVERHEAD UTILITY LINES
WM	WATER METER
WV	WATER VALVE
CO	CLEAN OUT
BFP	BACK FLOW PREVENTER
EB	ELECTRIC BOX
WPP	WOOD POWER POLE
0.00	ELEVATIONS
NTS	NOT TO SCALE
CCCL	COASTAL CONSTRUCTION CONTROL LINE
ALTA	AMERICAN LAND TITLE ASSOCIATION
NSPS	NATIONAL SOCIETY OF PROFESSIONAL SURVEYORS

NOTES:

1. NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL RAISED SEAL OR DIGITAL SIGNATURE OF A FLORIDA LICENSED SURVEYOR AND MAPPER.
2. LANDS SHOWN HEREON WERE NOT ABSTRACTED FOR RIGHTS-OF-WAY, EASEMENTS, OWNERSHIP, OR OTHER INSTRUMENTS OF RECORD.
3. THIS SURVEY WAS DONE SOLELY FOR BOUNDARY PURPOSES AND DOES NOT DEPICT THE JURISDICTION OF ANY MUNICIPAL, STATE, FEDERAL OR OTHER ENTITIES.
4. THE LAND DESCRIPTION SHOWN HEREON WAS PROVIDED BY THE CLIENT.
5. UNDERGROUND IMPROVEMENTS NOT SHOWN.
6. ELEVATIONS SHOWN HEREON ARE BASED ON THE NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD88).
7. BENCHMARK DESCRIPTION: BROWARD COUNTY BENCHMARK #3103 ELEVATION = 3.22' (NAVD88)
8. THIS SURVEY WAS MADE IN ACCORDANCE WITH LAWS AND/OR MINIMUM STANDARDS OF THE STATE OF FLORIDA.
9. ALL UTILITIES SERVING THE PROPERTY ENTER THROUGH ADJOINING PUBLIC STREETS AND/OR EASEMENTS OF RECORD.
10. THERE ARE NO ENCROACHMENTS ONTO ADJOINING PREMISES, STREETS OR ALLEYS BY ANY BUILDINGS, STRUCTURES OR OTHER IMPROVEMENTS LOCATED ON THE PROPERTY, AND NO ENCROACHMENTS ONTO THE PROPERTY BY BUILDINGS, STRUCTURES OR OTHER IMPROVEMENTS SITUATED ON ADJOINING PREMISES.
11. THE PROPERTY HAS DIRECT ACCESS TO SOUTH SURF ROAD, A DEDICATED PUBLIC STREET AS SHOWN ON PLAT BOOK 1, PAGE 27, SAME BEING PAVED AND DEDICATED PUBLIC ROADWAYS MAINTAINED BY THE CITY OF HOLLYWOOD, BROWARD COUNTY, FLORIDA.
12. THERE ARE NO STRIPED PARKING SPACES ON THE PROPERTY.
13. THERE IS NO OBSERVED EVIDENCE OF CURRENT EARTH MOVING WORK, BUILDING CONSTRUCTION OR BUILDING ADDITIONS AT THE PROPERTY.
14. THERE IS NO PROPOSED CHANGES IN STREET RIGHT OF WAY LINES AFFECTING THE PROPERTY, ACCORDING TO BROWARD COUNTY, FLORIDA.
15. THERE IS NO OBSERVED EVIDENCE OF RECENT STREET OR SIDEWALK CONSTRUCTION OR REPAIRS AFFECTING THE PROPERTY.
16. THERE IS NO OBSERVED EVIDENCE OF USE OF THE PROPERTY AS A SOLID WASTE DUMP, SUMP OR SANITARY LANDFILL.
17. NO FIELD DELINEATION OF WETLANDS MARKERS WERE OBSERVED.
18. THE PROPERTY DESCRIBED HEREON (THE "PROPERTY") IS THE SAME AS THE PROPERTY DESCRIBED IN TITLE COMMITMENT ISSUED BY OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY, COMMITMENT NUMBER: 24051600 WITH A COMMITMENT EFFECTIVE DATE OF APRIL 30, 2024 AND THAT ALL EASEMENTS, COVENANTS AND RESTRICTIONS REFERENCED IN SAID TITLE COMMITMENT OR APPARENT FROM A PHYSICAL INSPECTION OF THE PROPERTY OR OTHERWISE KNOWN TO ME HAVE BEEN PLOTTED HEREON OR OTHERWISE NOTED AS TO THEIR EFFECT ON THE PROPERTY.

STATE PLANE COORDINATE INFORMATION

(a) PROJECTION:
UNIVERSAL TRANSVERSE MERCATOR PROJECTION AS ESTABLISHED FOR THE FLORIDA EAST ZONE COORDINATE SYSTEM.

(b) DATUM:
THE STATE PLANE COORDINATES ARE BASED ON THE NORTH AMERICAN DATUM OF 1983 WITH A SUBSEQUENT RE-ADJUSTMENT DONE IN 2011 (NAD 83 (NATIONAL SPATIAL REFERENCE SYSTEM 2011)). THE VERTICAL DATUM IS BASED ON THE NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD 88).

(c) METHODOLOGY:
COORDINATES WERE DETERMINED USING THE TOPCON HI-PER SR AND THE TOPCON FC-5000 WITH THE TDS PACKAGE TOGETHER WITH THE 'L-NET' ROVER SYSTEM PACKAGE PROVIDED BY LENGEMANN CORPORATION. THE 'L-NET' NETWORK (A TOPNET GNSS NETWORK) UTILIZES A NETWORK OF REAL TIME KINEMATIC (RTK) REFERENCE STATIONS.

(d) ESTIMATED ACCURACIES:
HORIZONTAL ACCURACIES TO 0.04'
VERTICAL ACCURACIES TO 0.07'

CERTIFIED TO:

LAW OFFICE OF KIMBERLY A ABRAMS & ASSOCIATES, P.A.
OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY
MELISSA M. GROSSMAN AS TRUSTEE UNDER THE 501 S SURF RD TRUST DATED THE 20TH DAY OF JUNE, 2024.

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, 6 (A), (B), (NON SUPPLIED), 7 (A), (B) AND (C), 8, 9, 13, 14, 16 AND 17 OF TABLE A THEREOF.

THE FIELDWORK WAS COMPLETED ON SEPTEMBER 05, 2024.

Richard E. Cousins

RICHARD E. COUSINS
PROFESSIONAL SURVEYOR AND MAPPER
FLORIDA REGISTRATION NO. 4188

COUSINS SURVEYORS & ASSOCIATES, INC.
3921 SW 47TH AVENUE, SUITE 1011
DAVIE, FLORIDA 33314
CERTIFICATE OF AUTHORIZATION : LB # 6448
PHONE (954) 689-7766
EMAIL: OFFICE@CSASURVEY.NET

CLIENT:
501 S. SURF RD TRUST

SOUTH SURF ROAD
HOLLYWOOD, FLORIDA

REVISIONS	DATE	FB/PG	DWN	CKD
BOUNDARY AND IMPROVEMENTS SURVEY	06/04/24	SKETCH	JD	REC
ADDED CCCL INFORMATION	06/21/24	SKETCH	JD	REC
ALTA/NSPS LAND TITLE SURVEY	07/24/24	-----	AM	REC
ADDED TREES AND BEACH TOPO	09/05/24	SKETCH	JD	REC

REVISIONS	DATE	FB/PG	DWN	CKD

PROJECT NUMBER: 10237-24

SCALE: 1" = 20'

SHEET 1 OF 1 SHEET

501 S SURF ROAD RESIDENCE

501 S SURF ROAD.
HOLLYWOOD, FL 33019

LEGAL DESCRIPTION

LOTS 1 AND 2, BLOCK 13 OF "HOLLYWOOD BEACH", ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 1, PAGE 27, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA.

Property ID: **514213012870**

Site Area: **6,376 SF (0.14 acres)**

ARCHITECTURE

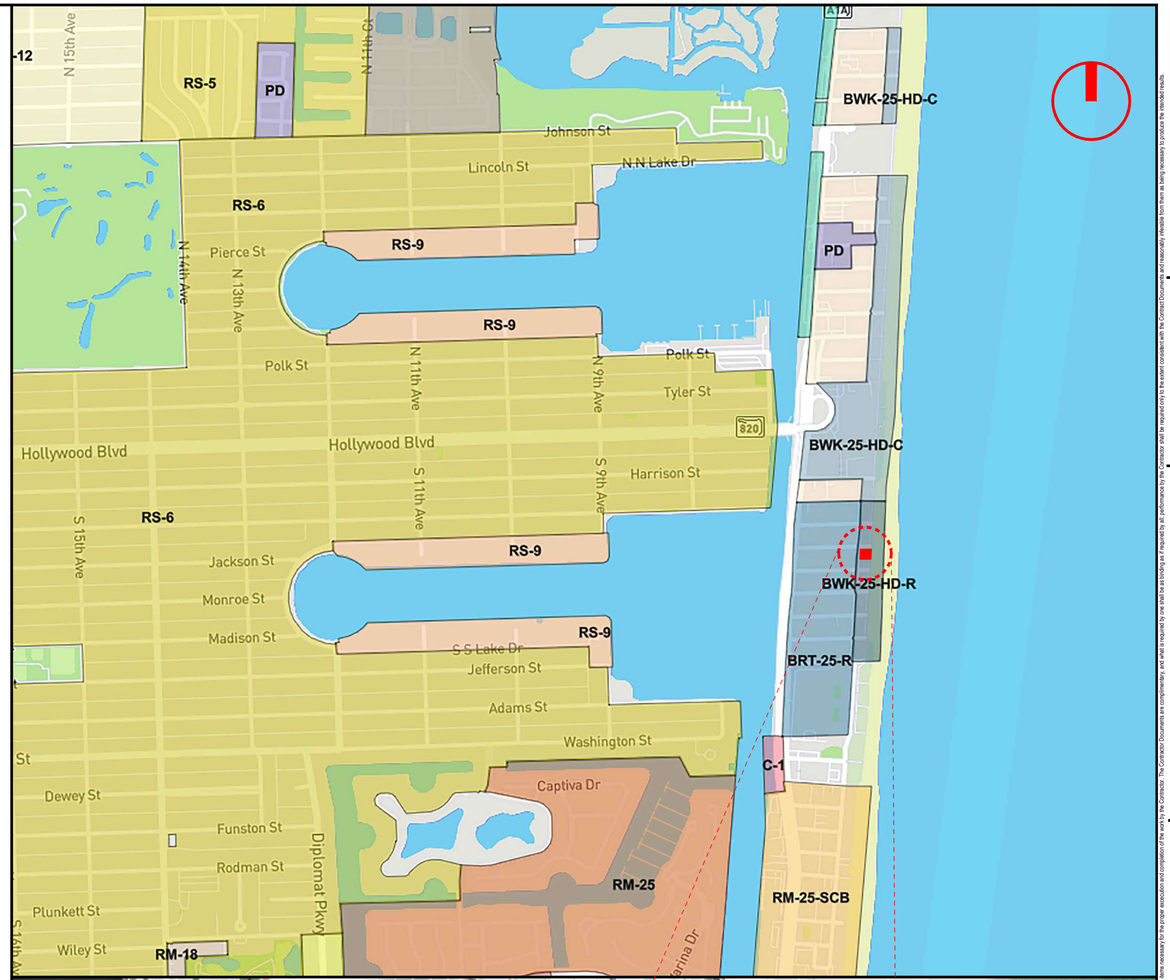
A-0.0	COVER
A-R.1	RENDERING
A-R.2	RENDERING
A-R.3	AERIAL RENDERING
A-R.4	AERIAL RENDERING
A-1.1	SITE PLAN, SITE DATA & PROJECT INFO
A-1.2	CONTEXT SITE PLAN & PROJECT DESCRIPTION
A-1.3	AREA DIAGRAM
A-1.4	COLOR PHOTOGRAPHS SUBJECT SITE & ADJACENT PROPERTIES
A-2.1	GROUND FLOOR
A-2.2	SECOND FLOOR
A-2.3	THIRD FLOOR
A-2.4	FOURTH FLOOR
A-2.5	ROOF TERRACE
A-2.6	ROOF PLAN
A-3.1	NORTH ELEVATION
A-3.2	WEST ELEVATION
A-3.3	SOUTH ELEVATION
A-3.4	EAST ELEVATION
A-3.5	STREET PROFILE

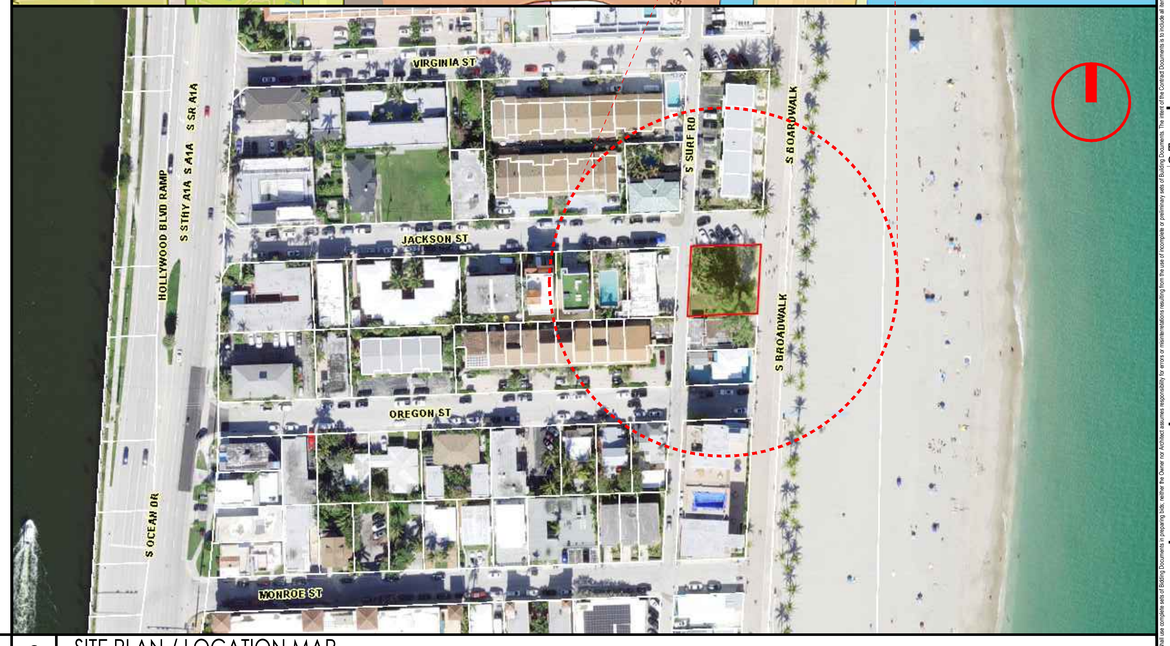
ARCHITECT

JOSEPH B. KALLER AND ASSOCIATES, P.A.
CONTACT: Mr. JOSEPH B. KALLER
ADDRESS: 2417 HOLLYWOOD BLVD.
HOLLYWOOD, FL 33019
PHONE: (954)-920-5746
FAX: (954)-926-2841
EMAIL: joseph@kallerarchitects.com

KALLER ARCHITECTURE, ALL RIGHTS RESERVED © 2018

1 COVER
-





2 SITE PLAN / LOCATION MAP
N.T.S.

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

SEAL

STATE OF FLORIDA
JOSEPH B. KALLER
R.A. 0009239
REGISTERED ARCHITECT

JOSEPH B. KALLER
FLORIDA R.A. # 0009239

PROJECT TITLE
501 S SURF RD
RESIDENCE
HOLLYWOOD, FL 33019
-

SHEET TITLE
SCHEMATIC DESIGN PACKAGE
SITE PLAN / SITE DATA
PROJECT INFO

MEETING DATES

BOARD/ COMMITE	DATE	DESCRIPTION

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.:	24217
DATE:	04.22.25
DESIGNER:	SCHIFFINO
REVISED BY:	JBK

SHEET
A-0.0

Bidders shall visit construction sites of Existing Structures or Landscaping Work, review the Plans and the Architect's manuals, including Work that may be performed by the Owner or by Contractors under the Owner's contracts with other Contractors. The Contractor shall be responsible for any errors or misunderstandings resulting from the use of incomplete or preliminary sets of Bidding Documents. The Contractor Documents are 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 intended results. Before the commencement of the Work, the Contractor shall carefully study and compare the Contract Documents with each other and with information furnished by the Owner pursuant to Section 2.2.3 and shall at once report to the Architect errors, inconsistencies or omissions discovered. The Contractor shall not be liable to the Owner or Architect for damages resulting from errors, inconsistencies or omissions in the Contract Documents or in the Work unless the Contractor recognized such error, inconsistency or omission and knowingly failed to report it to the Architect. If the Contractor performs any construction activity knowing it involves a recognized error, inconsistency or omission in the Contract Documents without such notice to the Architect, the Contractor shall assume responsibility for such performance and shall bear the attributable costs for correction.



1 RENDERING - VIEW FROM SOUTH BROADWALK
N.T.S.

NOTE:
ALL CHANGES TO THE DESIGN WILL REQUIRE PLANNING REVIEW AND MAY BE SUBJECT TO BOARD APPROVAL.

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SEAL

STATE OF FLORIDA
JOSEPH B. KALLER
R. A. 0009239
REGISTERED ARCHITECT

JOSEPH B. KALLER
FLORIDA R.A. # 0009239

PROJECT TITLE
501 S SURF RD
RESIDENCE
HOLLYWOOD, FL. 33019
-

SHEET TITLE
SCHEMATIC DESIGN PACKAGE
RENDERING
-

MEETING DATES

BOARD/ COMMITE	DATE	DESCRIPTION

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PROJECT No.:	24217
DATE:	04.22.25
DESIGNER:	SCHIFFINO
REVISED BY:	JBK

SHEET
A-R.1

Before start construction and completion of the work by the Contractor. The Contractor Documents are complimentary and what is required by one shall be as binding as if required by all. Any discrepancies found between the Contract Documents or materials shall be reported promptly to the Architect in writing. The Contractor Documents is to include all items necessary for the proper execution and completion of the work by the Contractor. The Contractor Documents are complimentary and what is required by one shall be as binding as if required by all. Any discrepancies found between the Contract Documents or materials shall be reported promptly to the Architect in writing. Should the Owner or Architect use any portion of the Building prior to completion of the work, the use or occupancy shall not be construed as an acceptance of any part of the work.



NOTE:
ALL CHANGES TO THE DESIGN WILL REQUIRE PLANNING REVIEW AND MAY BE SUBJECT TO BOARD APPROVAL.

1 RENDERING - VIEW FROM JACKSON ST.
N.T.S.

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SEAL

STATE OF FLORIDA
JOSEPH B. KALLER
R. A. 0009239
REGISTERED ARCHITECT

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DESIGNER:	SCHIFFINO
REVISED BY:	JBK

SHEET
A-R.2

Drawings shall not be scaled and Existing Documents are approximate only, and shall be inspected by one shall be as binding as if required by the 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 intended results. The Contractor shall review all Contract Documents and shall report to the Architect any error, inconsistency or omission he may discover in the Contract Documents before proceeding with the work affected thereby. The Contractor shall be liable to the Owner for any damages resulting from errors, inconsistencies or omissions in the Contract Documents or for his failure to report any such errors, inconsistencies or omissions in the Contract Documents to the Architect. The Contractor shall review all Contract Documents and shall report to the Architect any error, inconsistency or omission he may discover in the Contract Documents before proceeding with the work affected thereby. The Contractor shall be liable to the Owner for any damages resulting from errors, inconsistencies or omissions in the Contract Documents or for his failure to report any such errors, inconsistencies or omissions in the Contract Documents to the Architect.



1 RENDERING - VIEW FROM JACKSON ST.
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Bidders shall coordinate work of Bidding Documents in preparation for, during the Bidding, and shall be responsible for the cost of corrections resulting from the use of incomplete or preliminary sets of Bidding Documents. The Issuance of Addenda by the Architect shall be required only to the extent necessary to the proper execution and completion of the work by the Contractor. The 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 required only to the extent consistent with the Contract Documents and reasonably inferable from them as being necessary to produce the intended results.

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REVISED BY:	JBK

SHEET
A-R.3



1 RENDERING - VIEW FROM JACKSON ST.
N.T.S.

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MEETING DATES

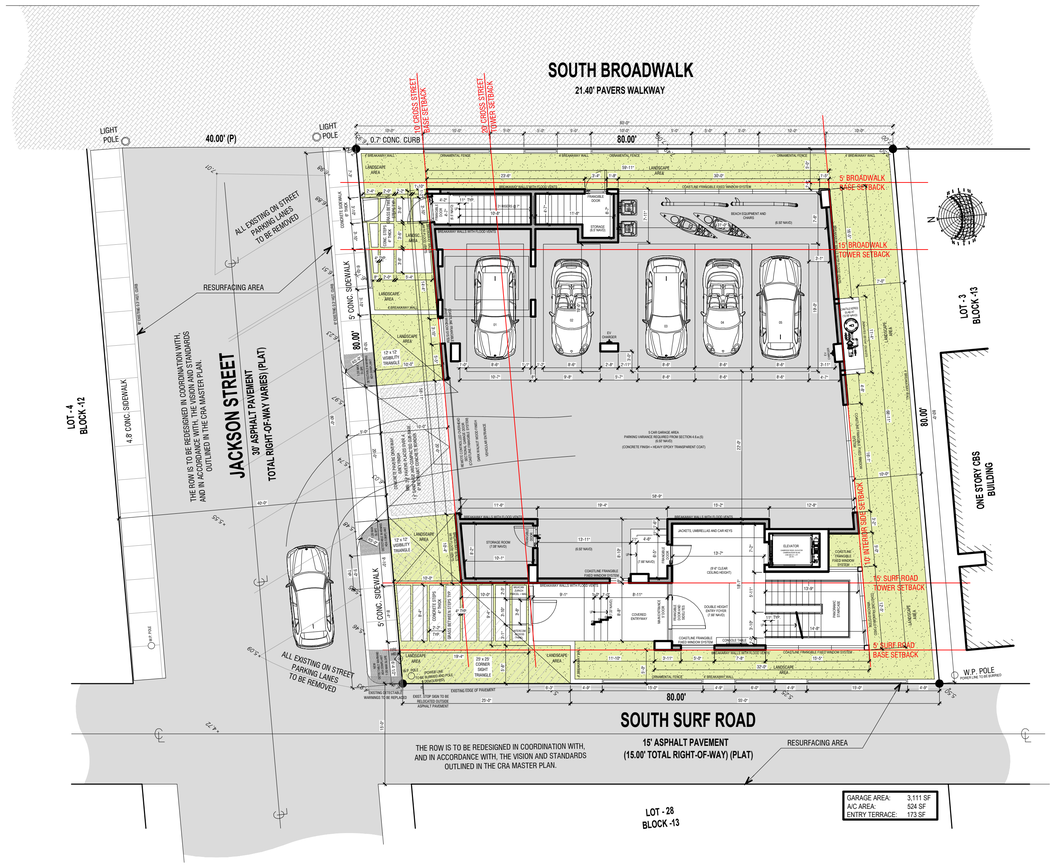
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DATE:	04.22.25
DESIGNER:	SCHIFFINO
REVISED BY:	JBK

SHEET
A-R.4

Before it will be considered and if Bidding Documents is prepared by the Architect, neither the Owner nor the Architect assumes responsibility for errors or misinterpretations resulting from the use of reproduced or preliminary sets of bidding documents. 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 intended results.



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

NOTE:

Concrete Driveways on private property will be 5-inch thick, 3,000 PSI with fiber mesh while the portion of the driveway located within the ROW (Outside of the property lines) will be a minimum of 6 inches thick, 3,000 psi, with no metal or fiber mesh and will be constructed flush with the existing roadway and sidewalk. The entire driveway will maintain control joints located every 250 sq.ft and the existing asphalt in the City ROW will be sawcut for a clean straight edge.

NOTE:

Proposed bottom of A/C unit shall be elevation to match BFE + 1 '
FFE = 11' + 1' = 12' NAVD88

NOTE:

All alleys and streets abutting the property are to be restored and resurfaced.

NOTE:

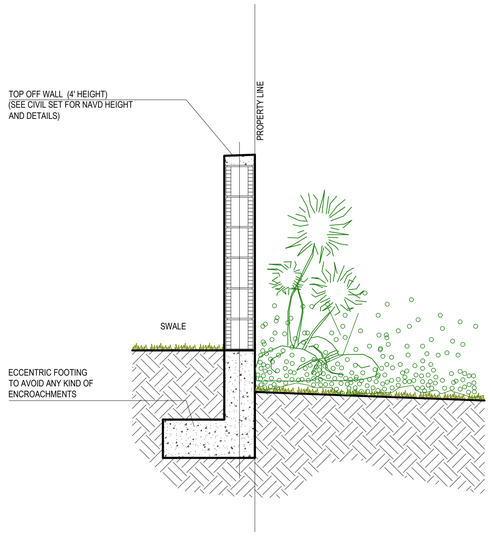
Noise level of any operating mechanical equipment must comply with the City Code.

NOTE:

Paver driveways require a minimum $2\frac{3}{8}$" inch pavers placed over a $1\frac{1}{2}$" sand base and compacted subbase. In addition to a Minimum 6-inch edge restraint (concrete border) is required around perimeter to interlock pavers. The driveway is to be constructed flush with the existing roadway and the existing asphalt in the City ROW will be sawcut for a clean straight edge.

NOTE:

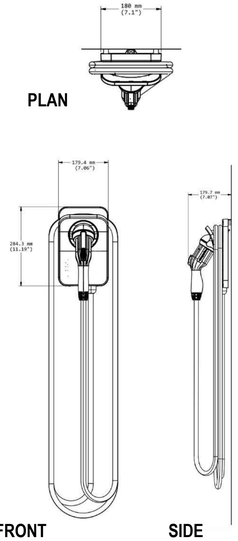
FDEP approval will be required for disposition of existing fill currently on site.



2 PERIMETER BREAKAWAY LOW WALL DETAIL & EV CHARGER
N.T.S.



WALL MOUNTED EV CHARGER
ChargePoint CPF50



501 S SURF RD
HOLLYWOOD, FL 33019

LEGAL DESCRIPTION

LOTS 1 AND 2, BLOCK 13 OF "HOLLYWOOD BEACH", ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 1, PAGE 27, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA.

Property ID: 514213012870

Site Area: 6,376 SF (0.14 acres)

ZONING INFO

BASIC ZONING

Zone:	**BWK-25-HD-R**
	Broadwalk Historic District Residential
Existing Building Use:	**RESIDENTIAL - VACANT LAND**
Existing Land Use:	**Residential**

BUILDING INTENSITY

Maximum Lot Coverage:	**N/A**
Maximum Building Height:	**40 ft**
Maximum Height - Stories:	**4**
Floor Area Ratio:	**N/A**

BUILDING BASE SETBACK (up to 25' height):

Cross Streets :	**10.00 ft**
Broadwalk:	**5.00 ft**
Surf Road:	**5.00 ft**
Interior Side:	**Sum of interior side setbacks shall equal a minimum 25% of lot width; 10 feet minimum.**

BUILDING TOWER SETBACK:

Cross Streets :	**20.00 ft**
Broadwalk:	**15.00 ft**
Surf Road:	**15.00 ft**
Interior Side:	**10.00 ft**

Lot width shall be measured along Surf Road.

Cross Street, Broadwalk, and Surf Road building tower setbacks may match building base setbacks for up to 40% of the site frontage.

Balcony Encroachments 25% of the required setback or 6'-0" Max.

FEMA

Proposed (effective July 31, 2024) VE: 11 Feet

FENCES AND WALLS:

Residential Zone.

Front yard area:	**4 ft.**
Side yard area:	**6 ft.**
Rear yard area:	**6 ft.**

PARKING REQUIREMENT

2 parking spaces for the first 2000 sq.ft. of under air living area.

Then one stall every 500 SF with a cap at 5

A/C TABLE SHEDULE

GROUND FLOOR:	**524 ft²**
SECOND FLOOR:	**2,900 ft²**
THIRD FLOOR:	**2,978 ft²**
FOURTH FLOOR:	**2,978 ft²**
ROOF TERRACE:	**501 ft²**
TOTAL A/C AREA:	**9,881 ft²**

PARKING REQUIRED:	**5 SPACES**
PROVIDED:	**5 SPACES**

PROJECT INFO

Maximum Building Height:

Allowed:	**40 ft**
Proposed:	**40 ft (4 Stories)**

BUILDING BASE SETBACK (up to 25' height):

Cross Streets :

Minimum:	**10.00 ft**
Proposed:	**10.00 ft**

Broadwalk:

Minimum:	**5.00 ft**
Proposed:	**5.00 ft**

Surf Road:

Minimum:	**5.00 ft**
Proposed:	**5.00 ft**

Interior Side:

Minimum:	**10.00 ft**
Proposed:	**10.00 ft**

BUILDING TOWER SETBACK:

Cross Streets :

Minimum:	**20.00 ft**
Proposed:	**20.00 ft (60%)**
	10.00 ft (40% matching building base setback)

Broadwalk:

Minimum:	**15.00 ft**
Proposed:	**15.00 ft (60%)**
	5.00 ft (40% matching building base setback)

Surf Road:

Minimum:	**15.00 ft**
Proposed:	**15.00 ft (60%)**
	5.00 ft (40% matching building base setback)

Interior Side:

Minimum:	**10.00 ft**
Proposed:	**10.00 ft**

Fence:

Proposed:	**4 ft**

OPEN SPACE - PERVIOUS AREA:

Minimum Required:	**20% (1,275.2 ft²)**
Proposed:	**28% (1,791 ft²)**

ENCLOSED / COVERED ROOFTOP AMENITIES:

Note:

Enclosed or covered rooftop amenities are permitted to exceed the maximum height for not more than 10 percent of the floor area of the Ground Floor [4.22(E)(15) Scenery Lofts]. For the purposes of calculating the maximum area, enclosed or covered structures shall not include enclosures for screening mechanical systems.

Ground Floor Area:	**3,335.70 sf**
Allowed Enclosed / Covered Rooftop Amenities:	**333.57 sf (10%)**
Proposed Enclosed / Covered Rooftop Amenities:	
Elevator Lobby:	**501.32 sf**
Pergola:	**867.72 sf**
Total Proposed:	**1,369.04 sf (41%)**
	(VARIANCE REQUIRED)

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3 PROJECT INFO
N.T.S.

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501 S SURF RD
RESIDENCE
HOLLYWOOD, FL 33019

PROJECT TITLE

SHEET TITLE
SCHEMATIC DESIGN PACKAGE
SITE PLAN / SITE DATA
PROJECT INFO

MEETING DATES

BOARD/ COMMITE	DATE	DESCRIPTION

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PROJECT No.:	24217
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DESIGNER:	SCHIFFINO
REVISED BY:	JBK

SHEET
A-1.1

Before you can use any of these Drawings or Specifications, you must enter into a written Agreement with the Architect. Unauthorized use of these Drawings and Specifications, without the express written permission and participation of the Architect, is prohibited and will be reported to the appropriate licensing boards. The Contractor shall be responsible for all dimensions and conditions on the job and the Architect shall be notified of any variations from the dimensions and conditions shown by these Drawings and Specifications. The Contractor shall not commence any portion of the work until all discrepancies have been resolved. Submission or delivery of these Drawings and Specifications to any party does not constitute publication in derogation of the Architect's reserved rights. The Contractor Documents are complimentary, and what is required by one shall be as binding as if required by all. In the event of the Contract Documents are contradictory, it is the Contractor's duty to bring such conflict to the attention of the Architect before proceeding with the work affected thereby. In the absence of such notice, the Architect will direct the performance of the better quality or greater quantity of work or the more expensive way of doing the work will be required. Any and all proposed changes shall be submitted to the Architect for review and approval before proceeding with the work. The Contractor shall be responsible for the proper execution and completion of the work by the Contractor. The Contractor Documents are intended to include all items necessary for the proper execution and completion of the work by the Contractor. The intent of the Contract Documents is to include all labor, materials, equipment and services necessary for the proper execution of the work. All the work shall be performed in accordance with the Contract Documents and applicable laws, ordinances, rules and regulations. The Architect shall not be responsible for the means, methods, techniques, sequences or procedures of construction or safety precautions and programs in connection with the work, nor shall the Architect be responsible for the Contractor's failure to carry out the work in accordance with the Contract Documents. The Architect shall not have control over or charge of and shall not be responsible for acts or omissions of the Contractor, Subcontractors or their agents or employees, or any other persons performing portions of the work. The Architect shall not be responsible for the Contractor's schedules or failure to carry out the work in accordance with the Contract Documents. The Architect shall not have control over, charge of or responsibility for the construction means, methods, techniques, sequences or procedures or for the safety precautions and programs in connection with the work, since these are solely the Contractor's responsibility under the Contract Documents. The Architect shall not be responsible for the Contractor's failure to perform the work in accordance with the Contract Documents. The Architect shall not be responsible for any acts or omissions of the Contractor, any Subcontractor, any supplier, or any other person or entity performing any of the work, or any agents or employees of any of them. The Architect does not guarantee the performance of the Contractor and shall not be responsible for the Contractor's failure to perform its work in accordance with the Contract Documents or any applicable laws, codes, rules or regulations.



DESIGN CRITERIA AND PROJECT DESCRIPTION

The design for this four-story residence, situated in a prime location facing the ocean, is conceived under the core principles of contemporary architecture, emphasizing openness and transparency. Its design seeks to engage respectfully with the natural and urban environment while providing its residents with an elevated living experience, constantly connected to the sweeping ocean views.

The ground floor, dedicated to parking and storage, serves as a solid base upon which the upper structure rises. The three upper levels encompass generous living spaces that open expansively to the outside through large glass surfaces made of Low-E glass, a material selected both for its thermal efficiency and its ability to enhance views without compromising interior comfort. The glass, along with dark bronze framing, lends a light yet elegant appearance, seamlessly integrating the residence with its coastal surroundings.

A defining feature of the design is the use of prominent cantilevers, which cast deep shadows over the terraces, providing protection from the tropical sun. This interplay of shadow and transparency accentuates the relationship between interior and exterior spaces, creating transitional zones that connect with the surrounding vegetation. The cantilevered terraces, together with the rooftop viewing terrace, act as observation platforms, allowing residents to fully enjoy the ocean views while reinforcing the sense of openness that defines the home.

In terms of materials, the project adopts a sober, neutral palette that harmonizes with the natural and architectural context of Hollywood. Travertine stone is applied to specific areas of the façade, evoking a materiality that connects with the Mediterranean tradition and the natural textures of the environment. Complementing this, light gray stone is used in details that add contrast and depth, while the white stucco with a sand finish brings a luminous and tactile quality to the exterior. The use of natural wood in select elements introduces warmth and a human touch, while preserving the contemporary and minimalist character of the residence.

Lush tropical vegetation surrounds the home, softening the transition between the structure and the landscape, reinforcing the notion of living in a coastal paradise. The selected trees and plants not only enhance the immediate environment but also play a vital role in creating microclimates, filtering sunlight, and promoting natural ventilation.

This residence is designed to offer all modern comforts to its inhabitants without disrupting the harmony of the existing architectural fabric in the area. The project respects the scale and architectural language of the local context, while its materiality and volumetric design ensure a harmonious integration with its surroundings, creating a respectful dialogue between the historic and contemporary architecture of Hollywood.

NOTE:
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1 CONTEXT SITEPLAN & PROJECT DESCRIPTION
1/16" = 1'-0"

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CONTEXT SITE PLAN
& PROJECT DESCRIPTION

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DESIGNER:	SCHIFFINO
REVISED BY:	JBK

SHEET
A-1.2

Bidders shall visit construction site of Existing Documents to personally fully review the Scope of Work and to familiarize themselves thoroughly from the start of incomplete or preliminary work of Existing Conditions. The intent of the Contract Documents is to include all items necessary for the proper execution and completion of the work 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 intended results.

SOUTH BROADWALK

21.40' PAVERS WALKWAY

LIGHT POLE

40.00' (P)

LIGHT POLE

0.7' CONC. CURB

10' CROSS STREET BASE SETBACK

20' CROSS STREET TOWER SETBACK

80.00'

5' BROADWALK BASE SETBACK

15' BROADWALK TOWER SETBACK

LANDSCAPE AREA

TRASH CORRAL AS PER DETAIL 8/HD-5 KIMLEY HORN CRA MASTERPLAN

CHILLED DRINKING FOUNTAIN AS PER DETAIL 8/HD-5 KIMLEY HORN CRA MASTERPLAN

BOLLARD AS PER DETAIL 8/HD-5 KIMLEY HORN CRA MASTERPLAN

18" RAISED PRE-CAST CONC. TYPE "B" PLANTER AS PER DETAIL HD-7 KIMLEY HORN CRA MASTERPLAN

TYPE 'B' SIDEWALK PAVER, MODEL COQUINA SHELL W/ ROUGH ADD WASH FINISH, COLOR: HOLLYWOOD BROWN

TYPE 'N' SIDEWALK PAVER, MODEL COQUINA SHELL W/ ROUGH ADD WASH FINISH, COLOR: HOLLYWOOD BROWN

5' SIDEWALK

BOLLARD AS PER DETAIL 8/HD-5 KIMLEY HORN CRA MASTERPLAN

PUBLIC PARKING STALL

TYPE 'F' PAVER, HERRINGBONE PATTERN, INSTALLED AT SAME ANGLE AS ROADWAY PAVERS, MODEL: OPTILOC

TYPE 'N' SHELL PAVER, MODEL PLAYA PAVER, COLOR: SOMBRERO BUFF SHELL BASE COLOR W / COQUINA SHELL

DETECTABLE WARNING SURFACE

LOT - 4
BLOCK -12

JACKSON STREET

30' ASPHALT PAVEMENT

TOTAL RIGHT-OF-WAY VARIES) (PLAT)

THE ROW IS TO BE REDESIGNED IN COORDINATION WITH, AND IN ACCORDANCE WITH, THE VISION AND STANDARDS OUTLINED IN THE CRA MASTER PLAN.

DECORATIVE SHELL PAVER TYPE 'M' MODEL: PEBBLE PAVER

PARKING SPACE MARKING RENDERED IN PAVER TYPE 'J' WHITE PAINT: PLAZA STANDARD MECHANICAL BRICK PAVER

TYPE 'N' SHELL PAVER, MODEL PLAYA PAVER, COLOR: SOMBRERO BUFF SHELL BASE COLOR W / COQUINA SHELL

CONCRETE PAVERS DRIVEWAY GREY FINISH

21 RISERS @ 7"

UP

(6.5' NAVD)

STORAGE (6.5' NAVD)

BEACH EQUIPMENT AND CHAIRS

(6.50' NAVD)

01 02 03 04 05

CANTILEVERED SLAB AT (12.00' NAVD)

ELEVATED JACUZZI EQUIPMENT

LOT - 3
BLOCK -13

5 CAR GARAGE AREA
(6.50' NAVD)
(CONCRETE FINISH + HEAVY EPOXY TRANSPARENT COAT)

ONE STORY CBS BUILDING

10' INTERIOR SIDE SETBACK

STORAGE ROOM (7.08' NAVD)

(6.50' NAVD)

(7.66' NAVD)

JACKETS, UMBRELLAS AND CAR KEYS

ELEVATOR
CAMBRIDGE MODEL ELEVATOR
CAPACITY: 1,500 LBS
CAR SIZE: 5'0" x 7'8"
(38 SF)

(9'-6" CLEAR CEILING HEIGHT)

MILKCAN ZURICH PARCEL + MAIL

(7.33' NAVD)

COVERED ENTRYWAY

MAIN ENTRANCE 3' DOOR

DOUBLE HEIGHT ENTRY FOYER (7.66' NAVD)

TYP.

PANORAMIC STAIRCASE

INTERCOM ACCESS PANEL

15' SURF ROAD TOWER SETBACK

5' SURF ROAD BASE SETBACK

POWER POLE
POWER LINE TO BE BURRIED

24" CONCRETE HEADER

80.00'

SOUTH SURF ROAD

15' ASPHALT PAVEMENT
(15.00' TOTAL RIGHT-OF-WAY) (PLAT)

TYPE 'F' PAVER, HERRINGBONE PATTERN, MODEL: OPTILOC

24" CONCRETE HEADER

24" CONCRETE HEADER

LOT - 28
BLOCK -13

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1 PROPOSED STREETSCAPE (IN ALIGNMENT WITH CRA MASTERPLAN)
3/16" = 1'-0"

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SHEET TITLE
SCHEMATIC DESIGN PACKAGE
PROPOSED STREETSCAPE
IN ALIGNMENT WITH CRA

MEETING DATES

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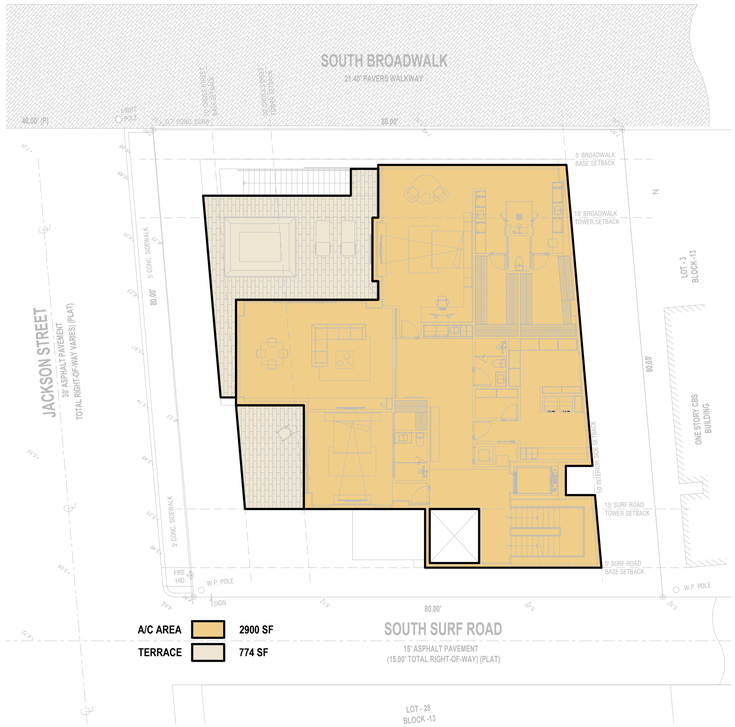
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SHEET
A-1.3

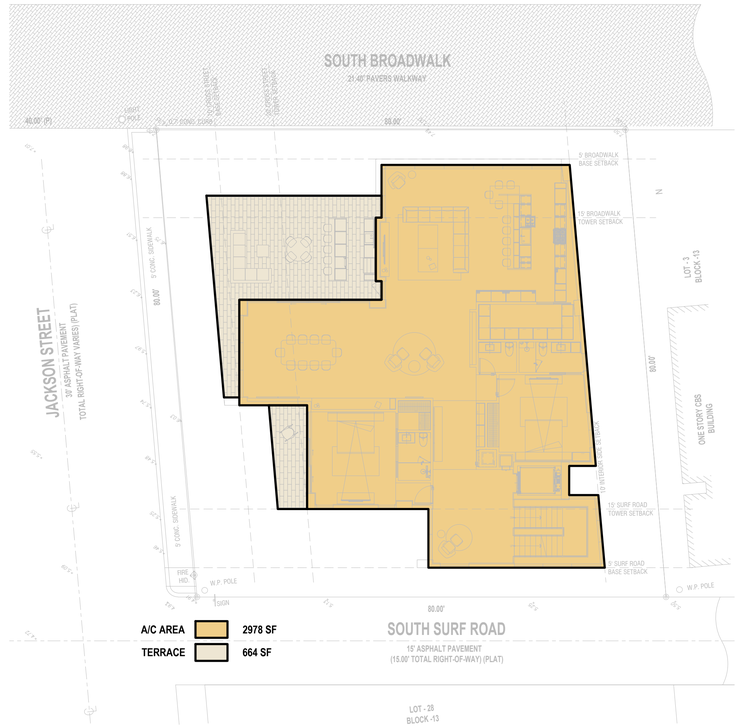
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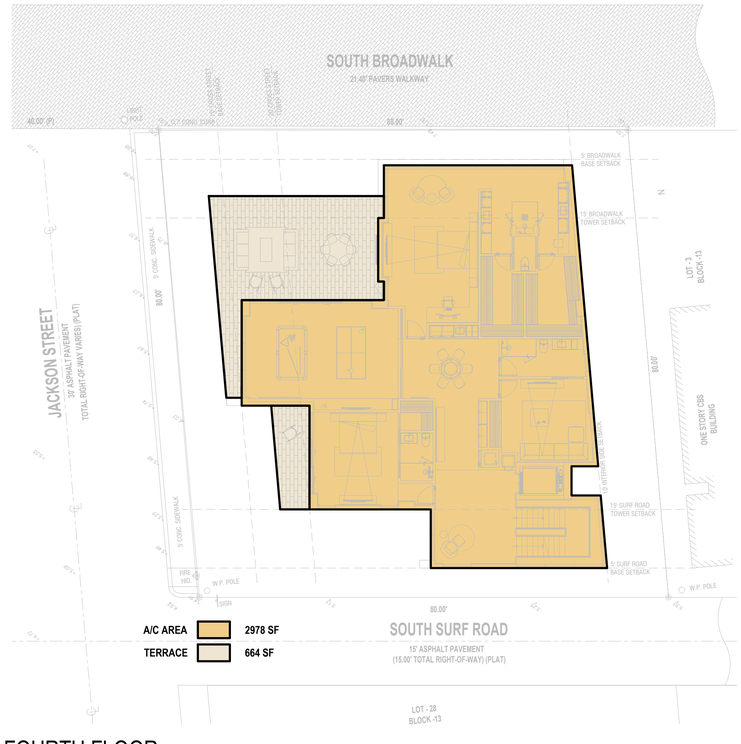
GROUND FLOOR — OPEN SPACE - PERVIOUS



SECOND FLOOR



THIRD FLOOR



FOURTH FLOOR



ROOF TERRACE

A/C AREA:

GROUND FLOOR:	524 ft²
SECOND FLOOR:	2,900 ft²
THIRD FLOOR:	2,978 ft²
FOURTH FLOOR:	2,978 ft²
ROOF TERRACE:	501 ft²
TOTAL A/C AREA:	9,881 ft²

TERRACES:

GROUND FLOOR:	173 ft²
SECOND FLOOR:	774 ft²
THIRD FLOOR:	664 ft²
FOURTH FLOOR:	664 ft²
ROOF TERRACE:	2584 ft²
TOTAL TERRACE AREA:	4,859 ft²

GARAGE / STORAGE:

TOTAL GARAGE/ STORAGE AREA:	3,111 ft²

GREEN AREA OPEN SPACE - PERVIOUS (MIN. REQ. 20%):

TOTAL GREEN AREA (OPEN SPACE - PERVIOUS):	1,791 ft² (28%)

NOTE:
ALL CHANGES TO THE DESIGN WILL REQUIRE PLANNING REVIEW AND MAY BE SUBJECT TO BOARD APPROVAL.

1 AREA DIAGRAM
1/16" = 1'-0"

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SEAL
STATE OF FLORIDA · JOSEPH B. KALLER · R. A. 0009239 · REGISTERED ARCHITECT

JOSEPH B. KALLER
FLORIDA R.A. # 0009239

PROJECT TITLE
501 S SURF RD
RESIDENCE
HOLLYWOOD, FL. 33019
-

SHEET TITLE
SCHEMATIC DESIGN PACKAGE
AREA DIAGRAM
-

MEETING DATES

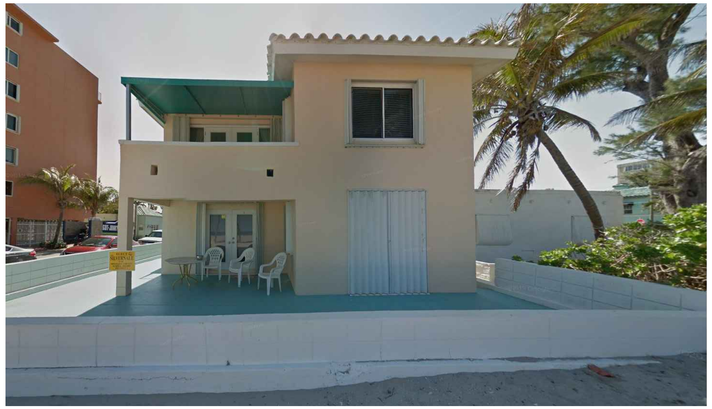
BOARD/ COMMITE	DATE	DESCRIPTION

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PROJECT No.:	24217
DATE:	04.22.25
DESIGNER:	SCHIFFINO
REVISED BY:	JBK

SHEET
A-1.4

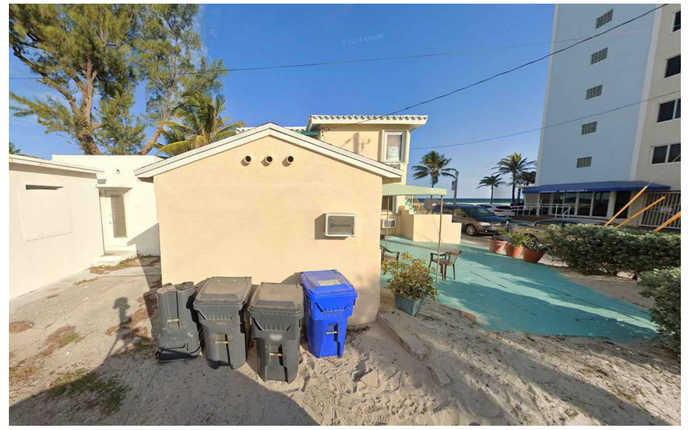
Before it will be considered and reviewed by the Planning Department for completeness, the Contractor shall have reviewed and approved the Contract Documents and certified to the Planning Department that they have performed all obligations required by the Contract Documents. The review of the Contract Documents is to include all items necessary for the proper execution and completion of the work by the Contractor. The Contractor shall be responsible only to the extent consistent with the standard of care required of a design professional. Contractor's review shall be performed by the Contractor's own employees or consultants and shall be required by the Contractor before any submittal to the Planning Department. Any errors or inconsistencies noted by the Planning Department during their review of incomplete or preliminary work or drawings submitted by the Contractor shall be responsibility of the Contractor. The Contractor shall be responsible for any and all performance by the Contractor that does not conform to the requirements of the Contract Documents and for coordination of all portions of the work by the Contractor, whether such portions are performed by the Contractor or by Subcontractors or by separate contractors. Any deviations in the Contract Documents from the requirements of applicable laws, statutes, ordinances, building codes, and rules and regulations shall be reported by the Contractor in writing at the time of submittal of the Contract Documents to the Planning Department. The Contractor shall be responsible for any and all deviations from the requirements of applicable laws, statutes, ordinances, building codes, and rules and regulations which are not reported by the Contractor in writing at the time of submittal of the Contract Documents to the Planning Department.



301 OREGON ST. HOLLYWOOD FL. 33019 VIEW FROM S. BROADWALK



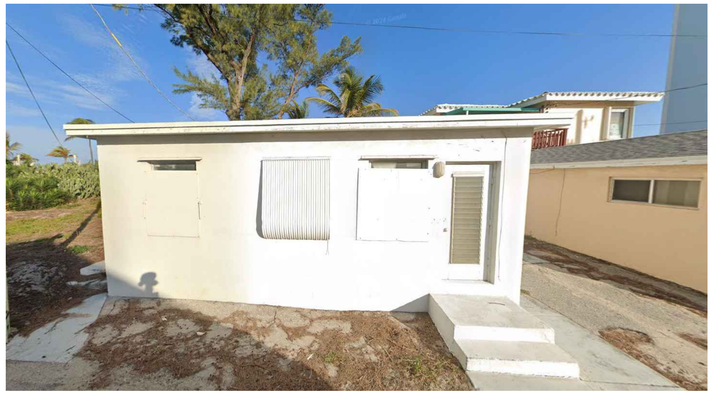
301 OREGON ST. HOLLYWOOD FL. 33019 VIEW FROM OREGON ST.



301 OREGON ST. HOLLYWOOD FL. 33019 VIEW FROM S. SURF RD.



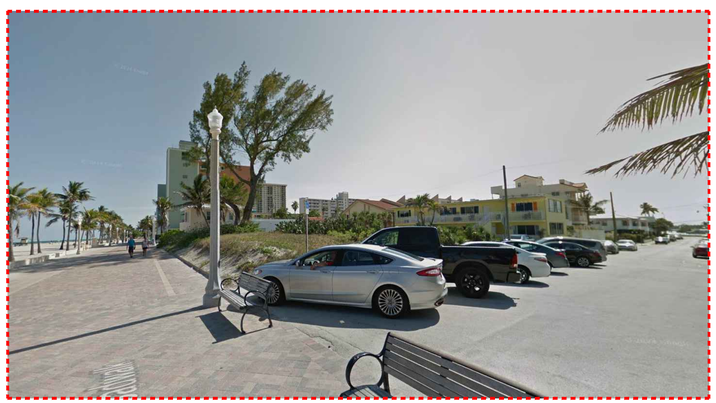
511 S. SURF RD. HOLLYWOOD FL. 33019 VIEW FROM S. BROADWALK



511 S. SURF RD. HOLLYWOOD FL. 33019 VIEW FROM S. SURF RD.



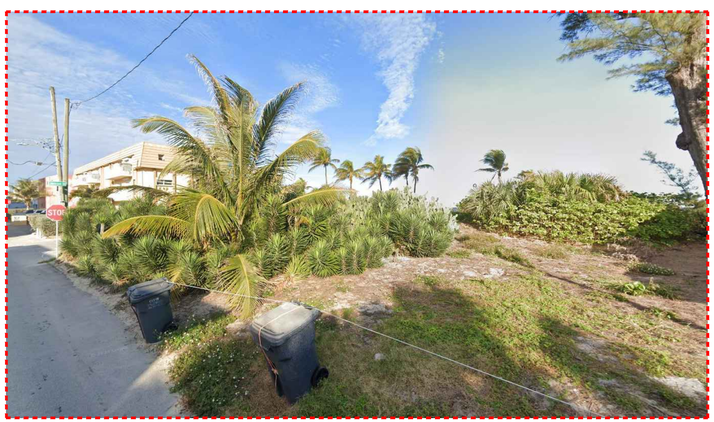
501 S. SURF RD. HOLLYWOOD FL. 33019 VIEW FROM S. SURF RD / JACKSON ST.



501 S. SURF RD. HOLLYWOOD FL. 33019 VIEW FROM S. BROADWALK / JACKSON ST.



501 S. SURF RD. HOLLYWOOD FL. 33019 VIEW FROM S. BROADWALK



501 S. SURF RD. HOLLYWOOD FL. 33019 VIEW FROM S. SURF RD.

1 COLOR PHOTOGRAPHS OF SUBJECT SITE AND ADJACENT PROPERTIES
1/16" = 1'-0"

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FLORIDA R.A. # 0009239

PROJECT TITLE
501 S SURF RD
RESIDENCE
HOLLYWOOD, FL. 33019
-

SHEET TITLE
SCHEMATIC DESIGN PACKAGE
SUBJECT SITE
AND ADJACENT PROPERTIES

MEETING DATES

BOARD/ COMMITE	DATE	DESCRIPTION

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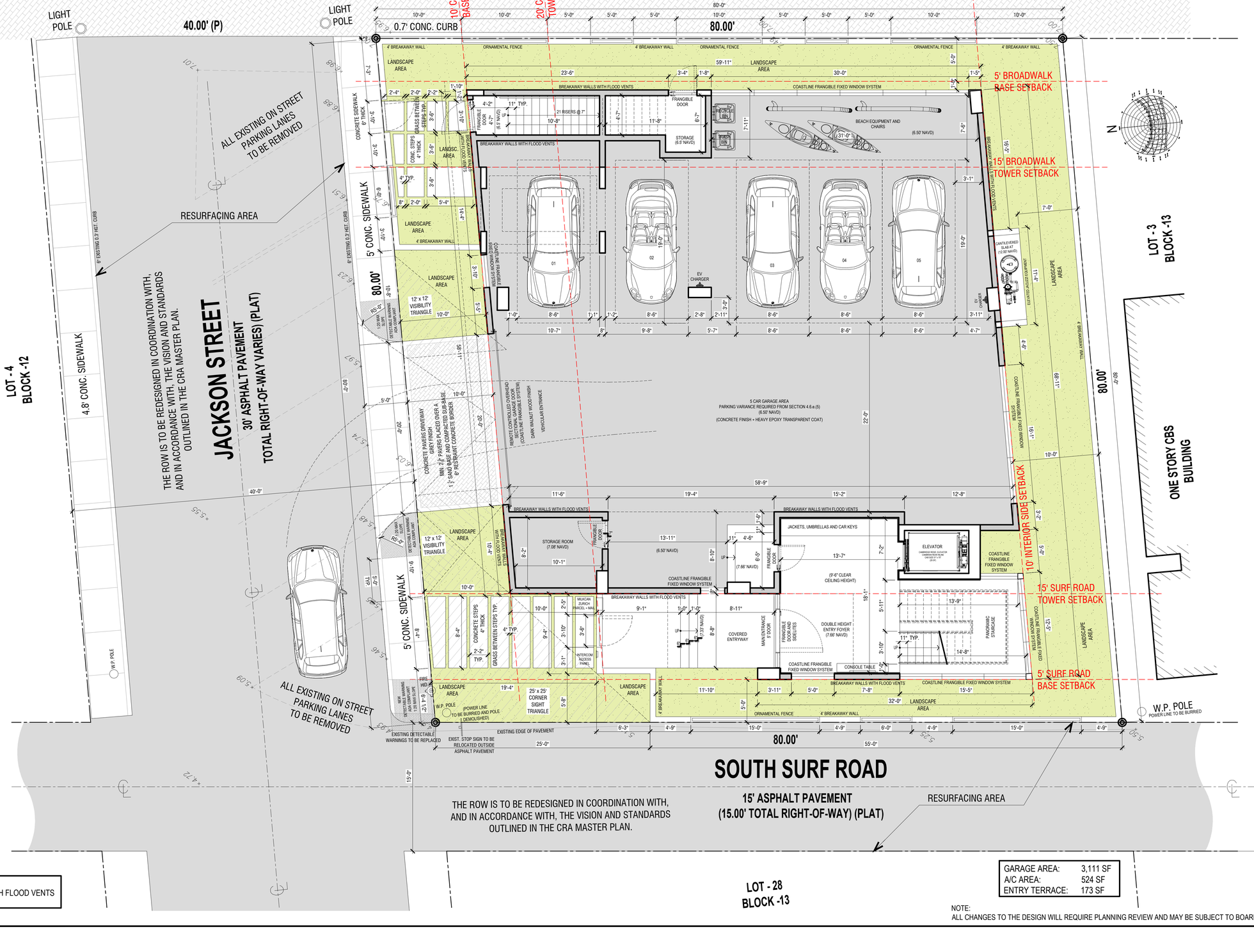
PROJECT No.:	24217
DATE:	04.22.25
DESIGNER:	SCHIFFINO
REVISED BY:	JBK

SHEET
A-1.5

Bidders shall visit complete sets of Bidding Documents in prospective bids, where the Owner or Architect deems as impracticable, for errors or inaccuracies resulting from the use of incomplete or preliminary sets of Bidding Documents. The drawings of the Contract Documents is to include all items necessary for the proper execution and completion of the work by the Contractor. The 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 required only to the extent consistent with the Contract Documents and reasonably inferable from them as being necessary to produce the intended results.

SOUTH BROADWALK

21.40' PAVERS WALKWAY



BREAKAWAY WALLS WITH FLOOD VENTS

GARAGE AREA:	3,111 SF
A/C AREA:	524 SF
ENTRY TERRACE:	173 SF

NOTE:
ALL CHANGES TO THE DESIGN WILL REQUIRE PLANNING REVIEW AND MAY BE SUBJECT TO BOARD APPROVAL.

1 GROUND FLOOR
3/16" = 1'-0"

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PROJECT TITLE
501 S SURF RD
RESIDENCE
HOLLYWOOD, FL. 33019
-

SCHEMATIC DESIGN PACKAGE

SHEET TITLE
GROUND FLOOR
-

MEETING DATES

BOARD/ COMMITE	DATE	DESCRIPTION

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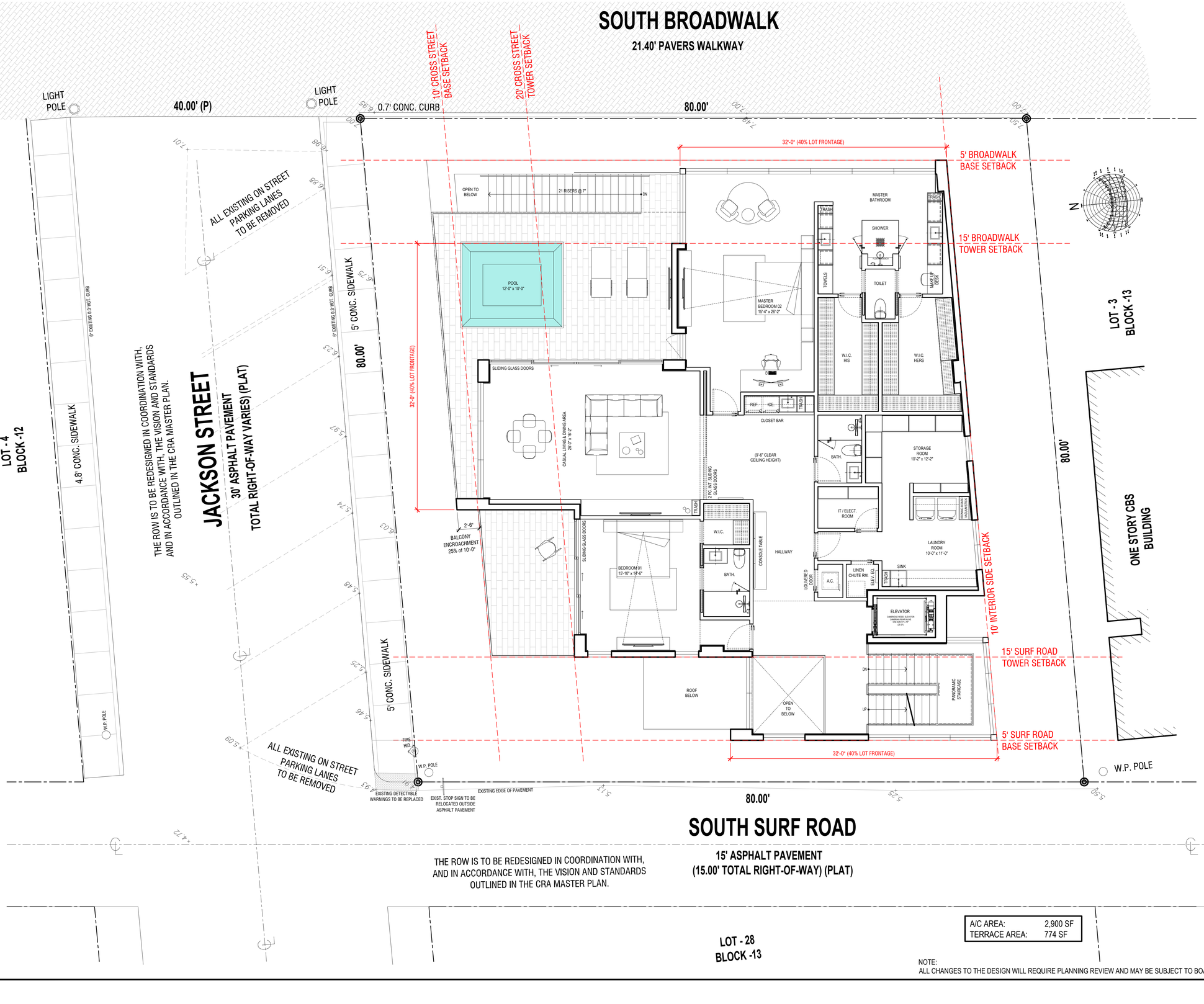
PROJECT No.:	24217
DATE:	04.22.25
DESIGNER:	SCHIFFINO
REVISED BY:	JBK

SHEET
A-2.1

Bidders shall visit site and complete sets of Bidding Documents to prepare bids. Work by Owner or Architect shall not relieve responsibility for errors or misinterpretations resulting from the use of incomplete or preliminary sets of Bidding Documents. The Contractor shall be responsible for the 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 intended results. The Contractor shall be responsible for the evaluation and completion of the work by The Contractor. The Contractor Documents are 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 intended results.

SOUTH BROADWALK

21.40' PAVERS WALKWAY



SOUTH SURF ROAD

THE ROW IS TO BE REDESIGNED IN COORDINATION WITH, AND IN ACCORDANCE WITH, THE VISION AND STANDARDS OUTLINED IN THE CRA MASTER PLAN.

15' ASPHALT PAVEMENT
(15.00' TOTAL RIGHT-OF-WAY) (PLAT)

LOT - 28
BLOCK -13

A/C AREA:	2,900 SF
TERRACE AREA:	774 SF

NOTE:
ALL CHANGES TO THE DESIGN WILL REQUIRE PLANNING REVIEW AND MAY BE SUBJECT TO BOARD APPROVAL.

1 SECOND FLOOR
3/16" = 1'-0"

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PROJECT TITLE
501 S SURF RD
RESIDENCE
HOLLYWOOD, FL. 33019
-

SHEET TITLE
SCHEMATIC DESIGN PACKAGE
SECOND FLOOR
-

MEETING DATES

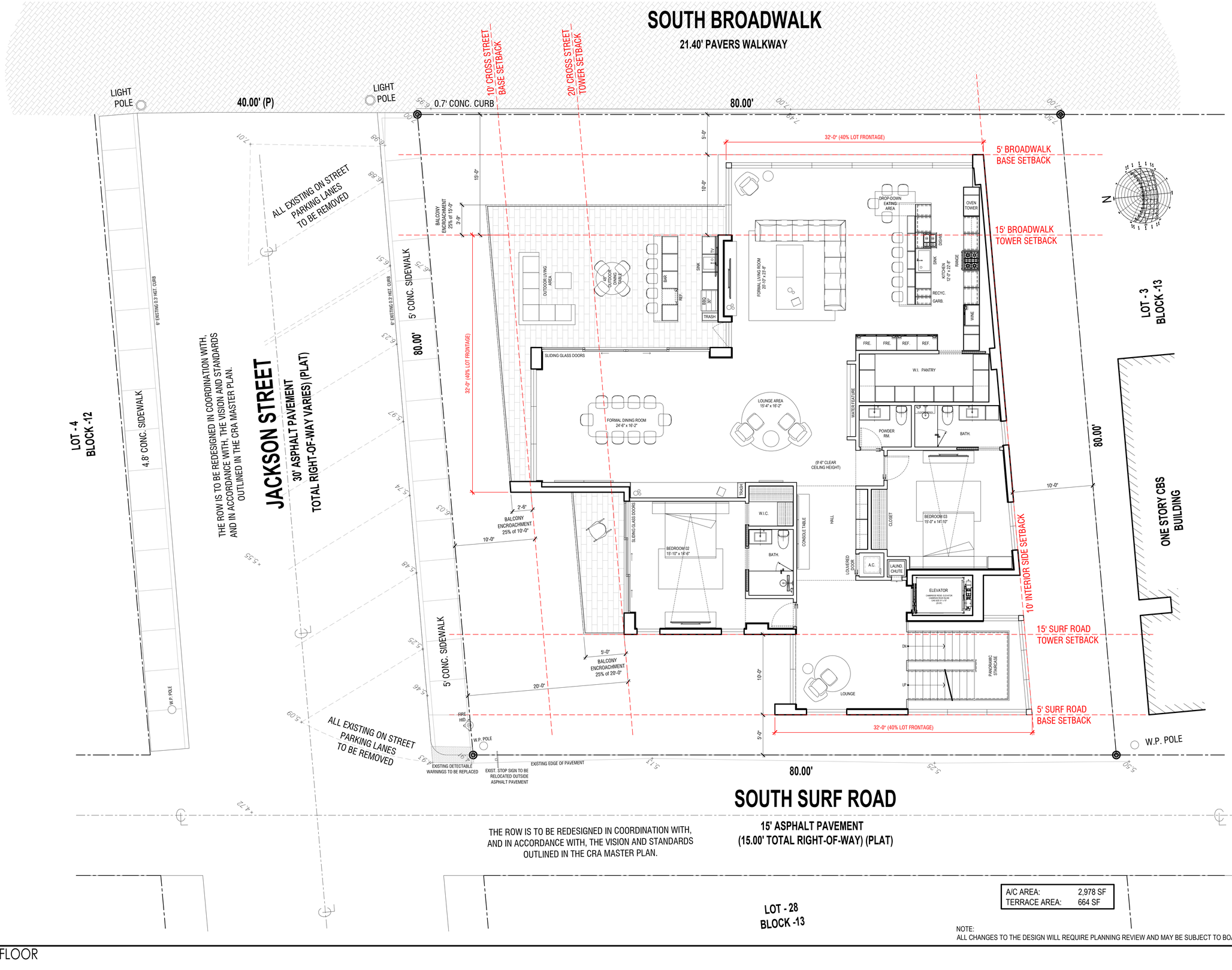
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PROJECT No.:	24217
DATE:	04.22.25
DESIGNER:	SCHIFFINO
REVISED BY:	JBK

SHEET
A-2.2

Before that can complete each of Bidding Documents prepared by him, while the Owner of Architect shall be responsible for errors or inaccuracies resulting from the use of incomplete or preliminary sets of Bidding Documents. 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 intended results. Before that can complete each of Bidding Documents prepared by him, while the Owner of Architect shall be responsible for errors or inaccuracies resulting from the use of incomplete or preliminary sets of Bidding Documents. 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 intended results. Before that can complete each of Bidding Documents prepared by him, while the Owner of Architect shall be responsible for errors or inaccuracies resulting from the use of incomplete or preliminary sets of Bidding Documents. 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 intended results.



A/C AREA:	2,978 SF
TERRACE AREA:	664 SF

NOTE:
ALL CHANGES TO THE DESIGN WILL REQUIRE PLANNING REVIEW AND MAY BE SUBJECT TO BOARD APPROVAL.

1 THIRD FLOOR
3/16" = 1'-0"

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PROJECT TITLE
501 S SURF RD
RESIDENCE
HOLLYWOOD, FL. 33019
-

SHEET TITLE
SCHEMATIC DESIGN PACKAGE
THIRD FLOOR
-

MEETING DATES

BOARD/ COMMITE	DATE	DESCRIPTION

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PROJECT No.:	24217
DATE:	04.22.25
DESIGNER:	SCHIFFINO
REVISED BY:	JBK

SHEET
A-2.3

Before install can complete sets of Bidding Documents is prepared, he/she shall review the Architect's documents thoroughly for errors or inconsistencies resulting from the use of incomplete or preliminary sets of Bidding Documents. The contractor shall be required 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 intended results. The work by the Contractor is 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 intended results.

SOUTH BROADWALK

21.40' PAVERS WALKWAY

LIGHT POLE

40.00' (P)

LIGHT POLE

0.7' CONC. CURB

10' CROSS STREET BASE SETBACK

20' CROSS STREET TOWER SETBACK

80.00'

32'-0" (40% LOT FRONTAGE)

5' BROADWALK BASE SETBACK

15' BROADWALK TOWER SETBACK

ALL EXISTING ON STREET PARKING LANES TO BE REMOVED

6" EXISTING 0.3' HIST. CURB

4.8' CONC. SIDEWALK

5' CONC. SIDEWALK

80.00'

BALCONY ENCROACHMENT 25% of 15'-0" 3'-9"

15'-0"

10'-0"

5'-0"

LOT - 4
BLOCK -12

THE ROW IS TO BE REDESIGNED IN COORDINATION WITH, AND IN ACCORDANCE WITH, THE VISION AND STANDARDS OUTLINED IN THE CRA MASTER PLAN.

JACKSON STREET

30' ASPHALT PAVEMENT

TOTAL RIGHT-OF-WAY VARIES) (PLAT)

W.P. POLE

OUTDOOR T.V.

SLIDING GLASS DOORS

BILLIARD & PING PONG ROOM 26'-0" x 16'-2"

MASTER BEDROOM 01 28'-6 x 15'-4"

MASTER BATHROOM

SHOWER

TOILET

TRASH

TOWELS

MAKE-UP DESK

W.I.C. HIS

W.I.C. HERS

REF.

ICE

TRASH

FFE W/ SLIDING GLASS DOORS

GAME POKER TABLE

LOT - 3
BLOCK -13

ONE STORY CBS BUILDING

32'-0" (40% LOT FRONTAGE)

2'-6"

BALCONY ENCROACHMENT 25% of 10'-0"

10'-0"

SLIDING GLASS DOORS

BEDROOM 04 15'-10" x 14'-6"

TRASH

W.I.C.

BATH.

CONSOLE TABLE

HALL

CLOSET

GAME ROOM / BEDROOM 05 15'-0" x 14'-0"

10'-0"

10' INTERIOR SIDE SETBACK

LOUVERED DOOR

A.C.

LAUND. CHUTE

ELEVATOR

(9'-6" CLEAR CEILING HEIGHT)

5' CONC. SIDEWALK

5'-0"

BALCONY ENCROACHMENT 25% of 20'-0"

20'-0"

10'-0"

15' SURF ROAD TOWER SETBACK

DN

UP

PANORAMIC STAIRCASE

LOUNGE

FIRE HID

W.P. POLE

5'-0"

5' SURF ROAD BASE SETBACK

32'-0" (40% LOT FRONTAGE)

W.P. POLE

ALL EXISTING ON STREET PARKING LANES TO BE REMOVED

EXISTING DETECTABLE WARNINGS TO BE REPLACED

EXIST. STOP SIGN TO BE RELOCATED OUTSIDE ASPHALT PAVEMENT

EXISTING EDGE OF PAVEMENT

80.00'

SOUTH SURF ROAD

THE ROW IS TO BE REDESIGNED IN COORDINATION WITH, AND IN ACCORDANCE WITH, THE VISION AND STANDARDS OUTLINED IN THE CRA MASTER PLAN.

15' ASPHALT PAVEMENT
(15.00' TOTAL RIGHT-OF-WAY) (PLAT)

LOT - 28
BLOCK -13

A/C AREA:	2,978 SF
TERRACE AREA:	664 SF

NOTE:
ALL CHANGES TO THE DESIGN WILL REQUIRE PLANNING REVIEW AND MAY BE SUBJECT TO BOARD APPROVAL.

1 FOURTH FLOOR
3/16" = 1'-0"

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PROJECT TITLE
501 S SURF RD
RESIDENCE
HOLLYWOOD, FL. 33019
-

SHEET TITLE
SCHEMATIC DESIGN PACKAGE
FOURTH FLOOR
-

MEETING DATES

BOARD/ COMMITE	DATE	DESCRIPTION

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PROJECT No.:	24217
DATE:	04.22.25
DESIGNER:	SCHIFFINO
REVISED BY:	JBK

SHEET
A-2.4

Before install can complete sets of Bidding Documents is prepared, he/she shall visit the site and shall be responsible for any errors or inconsistencies resulting from the use of incomplete or preliminary sets of Bidding Documents. 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 intended results. The work by the Contractor, Sub-contractors and Suppliers shall include all labor, materials, equipment and services necessary for the proper execution and completion of the work by the Contract Documents, whether or not specifically called for. The work shall conform to the requirements of all applicable laws, codes, and regulations. In case of conflict between the Contract Documents and applicable laws, codes, and regulations, the most stringent requirements shall govern. The Contractor is responsible for the construction means, methods, techniques, sequences and procedures and for coordinating all portions of the work under the Contract.

SOUTH BROADWALK

21.40' PAVERS WALKWAY

LIGHT POLE

40.00' (P)

LIGHT POLE

0.7' CONC. CURB

10' CROSS STREET BASE SETBACK

20' CROSS STREET TOWER SETBACK

80.00'

5' BROADWALK BASE SETBACK

15' BROADWALK TOWER SETBACK

ALL EXISTING ON STREET PARKING LANES TO BE REMOVED

BALCONY ENCROACHMENT 25% of 15'-0" 3'-9"

15'-0"

5'-0"

10'-0"

N

LOT - 4
BLOCK -12

4.8' CONC. SIDEWALK

6" EXISTING 0.3' HIGT. CURB

6" EXISTING 0.3' HIGT. CURB

5' CONC. SIDEWALK

80.00'

THE ROW IS TO BE REDESIGNED IN COORDINATION WITH, AND IN ACCORDANCE WITH, THE VISION AND STANDARDS OUTLINED IN THE CRA MASTER PLAN.

JACKSON STREET

30' ASPHALT PAVEMENT

TOTAL RIGHT-OF-WAY VARIES) (PLAT)

PERGOLA PROJECTION

TRUCK

CONDENSER

SINK

REF

ICE

ENCLOSED / COVERED ROOFTOP AMENITIES:
MAX. 30% PROPOSED 41% (1,369.04 sf)
VARIANCE REQUIRED

LOUVERED SCREEN

ROOF TERRACE / VIEWPOINT

A/C UNITS

GENERATOR

MINI SPLIT

TANKLESS WATER HEATERS

10'-0"

80.00'

LOT - 3
BLOCK -13

ONE STORY CBS BUILDING

2'-6"

BALCONY ENCROACHMENT 25% of 10'-0"

10'-0"

10' INTERIOR SIDE SETBACK

SLIDING GLASS DOOR

ELEVATOR

ELEVATOR / STAIR LOBBY

DN

PANORAMIC STAIRCASE

15' SURF ROAD TOWER SETBACK

5'-0"

BALCONY ENCROACHMENT 25% of 20'-0"

10'-0"

20'-0"

5' SURF ROAD BASE SETBACK

5'-0"

5' CONC. SIDEWALK

W.P. POLE

FIRE HID.

W.P. POLE

ALL EXISTING ON STREET PARKING LANES TO BE REMOVED

EXISTING DETECTABLE WARNINGS TO BE REPLACED

EXIST. STOP SIGN TO BE RELOCATED OUTSIDE ASPHALT PAVEMENT

EXISTING EDGE OF PAVEMENT

80.00'

SOUTH SURF ROAD

15' ASPHALT PAVEMENT
(15.00' TOTAL RIGHT-OF-WAY) (PLAT)

THE ROW IS TO BE REDESIGNED IN COORDINATION WITH, AND IN ACCORDANCE WITH, THE VISION AND STANDARDS OUTLINED IN THE CRA MASTER PLAN.

LOT - 28
BLOCK -13

A/C AREA:	501 SF
ROOF TERRACE:	2,584 SF

NOTE:
ALL CHANGES TO THE DESIGN WILL REQUIRE PLANNING REVIEW AND MAY BE SUBJECT TO BOARD APPROVAL.

1 ROOF TERRACE
3/16" = 1'-0"

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RESIDENCE
HOLLYWOOD, FL 33019
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SHEET TITLE
SCHEMATIC DESIGN PACKAGE
ROOF TERRACE
-

MEETING DATES

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PROJECT No.:	24217
DATE:	04.22.25
DESIGNER:	SCHIFFINO
REVISED BY:	JBK

SHEET
A-2.5

Bidders shall visit jobsite and all Existing Documents in preparing bids, and be liable to the Owner for Architect's failure to incorporate to errors or misrepresentations resulting from the use of incomplete or preliminary sets of Bidding 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. The 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 required only to the extent consistent with the Contract Documents and reasonably inferable from them as being necessary to produce the intended results.

SOUTH BROADWALK

21.40' PAVERS WALKWAY

LIGHT POLE

40.00' (P)

LIGHT POLE

0.7' CONC. CURB

80.00'

10' CROSS STREET BASE SETBACK

20' CROSS STREET TOWER SETBACK

5' BROADWALK BASE SETBACK

15' BROADWALK TOWER SETBACK

ALL EXISTING ON STREET PARKING LANES TO BE REMOVED

6' EXISTING 0.3' HIGH CURB

4.8' CONC. SIDEWALK

5' CONC. SIDEWALK

6' EXISTING 0.3' HIGH CURB

80.00'

LOT - 4
BLOCK -12

LOT - 3
BLOCK -13

ONE STORY CBS BUILDING

THE ROW IS TO BE REDESIGNED IN COORDINATION WITH, AND IN ACCORDANCE WITH, THE VISION AND STANDARDS OUTLINED IN THE CRA MASTER PLAN.

JACKSON STREET

30' ASPHALT PAVEMENT

TOTAL RIGHT-OF-WAY VARIES) (PLAT)

W.P. POLE

33'-0"

24'-2"

28'-11"

ROOF

21'-1"

10'-4"

3'-9"

15'-9"

10'-0"

19'-1"

PERGOLA
AREA: 867.72 SF

24'-6"

ROOF

14'-6"

11'-5"

43'-2"

15'-7"

UNCOVERED ROOF TERRACE
AREA: 1,576.93 SF

2'-6"

7'-6"

10'-0"

14'-7"

UNCOVERED TECH.
AREA: 236.12 SF

10'-0"

30'-4"

8'-4"

ROOF

ELEVATOR LOBBY & STAIRS
AREA: 501.32 SF

10'-0" FROM TOP OF CURB SETBACK

15' SURF ROAD TOWER SETBACK

18'-8"

5' SURF ROAD BASE SETBACK

5'-0"

24'-0"

ROOF

10'-0"

20'-0"

32'-0"

5'-0"

FIRE HID

5' CONC. SIDEWALK

ALL EXISTING ON STREET PARKING LANES TO BE REMOVED

EXISTING DETECTABLE WARNINGS TO BE REPLACED

EXIST. STOP SIGN TO BE RELOCATED OUTSIDE ASPHALT PAVEMENT

EXISTING EDGE OF PAVEMENT

W.P. POLE

80.00'

ENCLOSED / COVERED ROOFTOP AMENITIES:

Note:

Enclosed or covered rooftop amenities are permitted to exceed the maximum height for not more than 10 percent of the floor area of the Ground Floor [4.22(E)(15) Scenery Lofts]. For the purposes of calculating the maximum area, enclosed or covered structures shall not include enclosures for screening mechanical systems.

Ground Floor Area:	3,335.70 sf
Allowed Enclosed / Covered Rooftop Amenities:	333.57 sf (10%)
Proposed Enclosed / Covered Rooftop Amenities:	
Elevator Lobby:	501.32 sf
Pergola:	867.72 sf
Total Proposed:	1,369.04 sf (41%)
	(VARIANCE REQUIRED)

SOUTH SURF ROAD

15' ASPHALT PAVEMENT
(15.00' TOTAL RIGHT-OF-WAY) (PLAT)

THE ROW IS TO BE REDESIGNED IN COORDINATION WITH, AND IN ACCORDANCE WITH, THE VISION AND STANDARDS OUTLINED IN THE CRA MASTER PLAN.

LOT - 28
BLOCK -13

NOTE:
ALL CHANGES TO THE DESIGN WILL REQUIRE PLANNING REVIEW AND MAY BE SUBJECT TO BOARD APPROVAL.

1 ROOF PLAN
3/16" = 1'-0"

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

SEAL

STATE OF FLORIDA
JOSEPH B. KALLER
R. A. 0009239
REGISTERED ARCHITECT

JOSEPH B. KALLER
FLORIDA R.A. # 0009239

PROJECT TITLE

501 S SURF RD
RESIDENCE
HOLLYWOOD, FL. 33019
-

SHEET TITLE

SCHEMATIC DESIGN PACKAGE
ROOF PLAN
-

MEETING DATES

BOARD/ COMMITE	DATE	DESCRIPTION

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PROJECT No.:	24217
DATE:	04.22.25
DESIGNER:	SCHIFFINO
REVISED BY:	JBK

SHEET

A-2.6

Bidders shall visit and become aware of Existing Conditions in preparing bids, where the Work or the Architect's services is affected by such conditions. The Contractor shall be responsible for errors or misinterpretations resulting from the use of incomplete or preliminary sets of Bidding Documents. The Contractor shall be required 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 intended 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 differences that may be found shall be submitted to the Architect for resolution before proceeding with the Work. The Contractor shall keep one copy of all Contract Documents, including Addenda and Modifications, on the Site in good order and available to the Architect. The Contractor shall be responsible for the proper execution and completion of the work in the Contract Documents.



A — LIGHT SAND TEXTURE STUCCO
COLOR: PURE WHITE SW 7005
LRV: 84

B — LIGHT SAND TEXTURE STUCCO
COLOR: WEB GRAY SW 7075
LRV: 13

C — SAW-CUT TRAVERTINE
HORIZONTAL FORMAT

D — IPE WALL CLADDING AND
EXTERIOR CEILINGS

E — GREY CLADDING
REF. FOIL TITANIUM
CERAMICHE REFIN SPA

F — GREY CLADDING
REF. FOIL BURNISH
CERAMICHE REFIN SPA

G — WOOD FINISH
POWDER COATED ALUMINUM
DARK WALNUT

H — ALUMINUM
DURANAR BERMUDA BRONZE
UC105262 ESW
CORROSION-RESISTANT HARDWARE

I — CLEAR LOW-E GLASS

NOTE:
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1 NORTH ELEVATION
3/16" = 1'-0"

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PROJECT TITLE
501 S SURF RD
RESIDENCE
HOLLYWOOD, FL 33019
-

SHEET TITLE
SCHEMATIC DESIGN PACKAGE
NORTH ELEVATION
-

MEETING DATES

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PROJECT No.: 24217
DATE: 04.22.25
DESIGNER: SCHIFFINO
REVISED BY: JBK

SHEET
A-3.1

Bidders shall visit complete sets of Bidding Documents in person to bid, and shall be required by one seal that as a bidding as if required by the 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 intended results.
Bidders shall visit complete sets of Bidding Documents in person to bid, and shall be required by one seal that as a bidding as if required by the 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 intended results. The Contractor Documents are 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 intended results. The Contractor shall not be liable for any errors or inconsistencies resulting from the use of incomplete or preliminary sets of Bidding Documents. The Contractor shall be responsible for the proper execution and completion of the work by the Contractor. The Contractor Documents are complementary, and what is required by one shall be as binding as if required by all.



A — LIGHT SAND TEXTURE STUCCO
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PROJECT TITLE
501 S SURF RD
RESIDENCE
HOLLYWOOD, FL. 33019
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SHEET TITLE
SCHEMATIC DESIGN PACKAGE
WEST ELEVATION
-

MEETING DATES

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DATE:	04.22.25
DESIGNER:	SCHIFFINO
REVISED BY:	JBK

SHEET
A-3.2

Bidders shall visit complete sets of Bidding Documents to prepare bids. Failure by a Bidder or Architect to review responsibility for errors or misunderstandings resulting from the use of incomplete or preliminary sets of Bidding Documents. The contents of the 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 required only to the extent consistent with the Contract Documents and reasonably inferable from them as being necessary to produce the intended results.



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CORROSION-RESISTANT HARDWARE

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1 SOUTH ELEVATION
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SHEET TITLE
SCHEMATIC DESIGN PACKAGE
SOUTH ELEVATION
-

MEETING DATES

BOARD/ COMMITE	DATE	DESCRIPTION

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PROJECT No.:	24217
DATE:	04.22.25
DESIGNER:	SCHIFFINO
REVISED BY:	JBK

SHEET
A-3.3

Sellers shall also complete and sign Documents in preparation for, review by, or use of, Architect's electronic recordings for errors or inaccuracies occurring from the use of incomplete or preliminary sets of Drawings/Documents. The cost of the Contract Documents is to include all items necessary for the proper execution and completion of the work by the Contractor. The Contractor Documents are 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 intended results.



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LRV: 84

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NOTE:
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1 EAST ELEVATION
3/16" = 1'-0"

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PROJECT TITLE
501 S SURF RD
RESIDENCE
HOLLYWOOD, FL. 33019
-

SCHEMATIC DESIGN PACKAGE

SHEET TITLE
EAST ELEVATION
-

MEETING DATES

BOARD/ COMMITE	DATE	DESCRIPTION

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PROJECT No.:	24217
DATE:	04.22.25
DESIGNER:	SCHIFFINO
REVISED BY:	JBK

SHEET
A-3.4

Bidders shall visit complete sets of Bidding Documents to prepare bids; review the Owner or Architect's attorney responsibility for errors or misinterpretations resulting from the use of incomplete or preliminary sets of Bidding Documents. The issuance of the Contract Documents is to include all items necessary for the proper execution and completion of the work by the Contractor. The Contractor Documents are complimentary, 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 intended results.



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1 COMPLETE STREET PROFILE (JACKSON ST.)
N.T.S.

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PROJECT TITLE
501 S SURF RD
RESIDENCE
HOLLYWOOD, FL. 33019
-

SHEET TITLE
SCHEMATIC DESIGN PACKAGE
STREET PROFILE
-

MEETING DATES

BOARD/ COMMITE	DATE	DESCRIPTION

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DATE:	04.22.25
DESIGNER:	SCHIFFINO
REVISED BY:	JBK

SHEET
A-3.5

Bidders shall visit complete work of Bidding Documents to prepare his bids, where the Owner or Architect assumes no responsibility for errors or misinterpretations resulting from the use of incomplete or preliminary sets of Bidding 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. 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 intended results.

ATTACHMENT B
Aerial Photograph

Aerial Photograph



501 S Surf Road

ATTACHMENT C

Previous Approved Project

24-CV-76

CITY OF HOLLYWOOD
HISTORIC PRESERVATION BOARD

RESOLUTION NO. 24-CV-76

A RESOLUTION OF THE HISTORIC PRESERVATION BOARD OF THE CITY OF HOLLYWOOD, FLORIDA APPROVING A CERTIFICATE OF APPROPRIATENESS FOR DESIGN AND A VARIANCE TO CONSTRUCT A NEW SINGLE-FAMILY HOME LOCATED AT 501 SOUTH SURF ROAD IN THE HOLLYWOOD BEACH HISTORIC OVERLAY DISTRICT AS MORE SPECIFICALLY DESCRIBED IN THE ATTACHED EXHIBIT "A" PURSUANT TO PROVISIONS OF THE CITY OF HOLLYWOOD ZONING AND LAND DEVELOPMENT REGULATIONS.

WHEREAS, the Historic Preservation Board (the "Board") is charged with the responsibility of preserving and conserving properties of historical, architectural and archeological merit in the City of Hollywood; and

WHEREAS, a Certificate of Appropriateness for Design is required prior to the issuance of a building permit for new building construction, additions to existing buildings, major renovation work or substantial alteration based upon evaluation of the compatibility of the physical alteration or improvement with the criteria listed in 5.5.F.1 of the City of Hollywood Zoning and Land Development Regulations; and

WHEREAS, 501 S. Surf Rd. Trust (the "Applicant") requested a Certificate of Appropriateness for Design to construct a new single-family home located at 501 South Surf Road as more particularly described in the attached Exhibit "A" incorporated herein by reference; and

WHEREAS, the Board held an advertised public hearing on March 11, 2025 to consider the Applicant's requests; and

WHEREAS, the Board reviewed the Applicant's request for a Certificate of Appropriateness for Design for a single-family home, reviewed the evidence submitted and testimony received at the public hearing, and applied the criteria for granting a Certificate of Appropriateness for Design as contained in Section 5.5.F.1 of the City's Zoning and Land Development Regulations as follows:

1. The criteria for reviewing a request for a Certificate of Appropriateness for Design set forth in Section 5.5.F.1 includes: integrity of location, design, setting, materials, workmanship, and association.

WHEREAS, after consideration of the criteria listed in Section 5.5.F.1 the Board found the design to be acceptable, with conditions.

WHEREAS, the Board reviewed the Applicant's request for a parking Variance, reviewed the evidence submitted, testimony received at the public hearing, and reviewed the following criteria pursuant to the criteria listed in Section 5.5.J of the City's Zoning and Land Development Regulations:

(a) That the requested Variance did maintain the basic intent and purpose of the subject regulations, particularly as it affects the stability and appearance of the city;

(b) That the requested Variance is otherwise compatible with the surrounding land uses and would be detrimental to the community;

(c) That the requested Variance is consistent with and in furtherance of the Goals, Objective and Policies of the adopted Comprehensive Plan, as amended from time to time, the Neighborhood Plan and all other similar plans adopted by the city; and

(d) That the need for the requested Variance is not economically based or self-imposed.

(e) That the Variance is necessary to comply with state or federal law and is the minimum Variance necessary to comply with applicable law; and

WHEREAS, after applying the criteria stated above the Board determined that the following parking Variance should be granted: Variance of Section 4.6.C.e.(5) Off-Street Parking Standards to permit an increase in off street parking from 1.5 permitted spaces to 5 parking spaces in the BWK-25-HD-R zoning district.

NOW, THEREFORE, BE IT RESOLVED BY THE HISTORIC PRESERVATION BOARD OF THE CITY OF HOLLYWOOD, FLORIDA:

Section 1: That the foregoing "WHEREAS" clauses are ratified and confirmed as being true and correct and are incorporated in this Resolution.

Section 2: That the Board, after hearing all the evidence submitted and reviewing the Applicant's request and City Staff Summary Report and hearing testimony from all parties and public speakers, approves the issuance of a Certificate of Appropriateness for Design based on the plans submitted and reviewed by the Board with the following conditions:

1. Substantial conformance to the Schematic Design Package for 501 S. Surf Rd. prepared by Kaller Architects, with a stamp and seal dated February 17, 2025.

2. The applicant is to continue to coordinate this private development with the Community Redevelopment Area's (CRA) Phase IV project to ensure that there are no conflicts between construction schedules.

3. The applicant is to work with the CRA on the selection of materials and finishes adjacent to the street end (between Surf Road and the Broadwalk).

4. The applicant is to work with CRA to retain as much on-street parking at the street end as possible.

5. Prior to issuance of building permits, the proposed plans shall be revised to provide consistent design for the Jackson Street and Surf Road cross sections, as approved by the Community Redevelopment Agency and Engineering Division as well as addressing pavement restoration on Surf Road and eliminate discrepancies between the civil engineering plans and architectural site plan.

6. Prior to issuance of building permits, the applicant shall revise plans accordingly and receive the following approvals:

    a. Florida Department of Environmental Protection (FDEP) approval of Coastal Construction Control Line (CCCL) Permit Application with breakaway wall design certification and details.
    b. Submit V-Zone Certification with FEMA Scouring Report.
    c. Signed/Sealed Drainage calculations applying the latest water table elevations and rim elevations.
    d. Revise Sheet C-03 to match rim elevations on plan view with details.
    e. Details and Notice of Approvals (NOAs) for glazing system for stairwell.
    f. Outside agency approvals as applicable from FDEP, South Florida Water Management District (SFWMD), Broward County, Army Corp of Engineers (ACOE), etc.

7. Prior to building permits, the applicant shall revise the design of the rooftop to ensure the rooftop pergola does not exceed 10% of the ground floor area in adherence to Section 4.23 E.(1), Scenery Lofts.

8. Applicant shall work with the Architect and City Staff to explore the possibility of adjusting the west and south elevations to find alternatives to the horizontal elements.

Section 3: That the Board, after hearing all evidence submitted and reviewing the Applicant's request and City Staff Report and hearing testimony from all parties and public speakers, grants the Applicant's request for a Variance, based on the plans submitted by the Applicant and reviewed by the Board.

Section 4: That the Department of Development Services - Division of Planning and Urban Design is hereby directed to forward a copy of this Resolution to the Applicant and the owner of the property with respect to which the request was made. This Resolution will be delivered to the City Clerk to be recorded in the public records of Broward County, as provided by the applicable provisions of Article 5 in the Zoning and Land Development Regulations. A copy shall be furnished to any enforcement official.

A RESOLUTION OF THE HISTORIC PRESERVATION BOARD OF THE CITY OF HOLLYWOOD, FLORIDA APPROVING A CERTIFICATE OF APPROPRIATENESS FOR DESIGN AND A VARIANCE TO CONSTRUCT A NEW SINGLE-FAMILY HOME LOCATED AT 501 SOUTH SURF ROAD IN THE HOLLYWOOD BEACH HISTORIC OVERLAY DISTRICT AS MORE SPECIFICALLY DESCRIBED IN THE ATTACHED EXHIBIT "A" PURSUANT TO PROVISIONS OF THE CITY OF HOLLYWOOD ZONING AND LAND DEVELOPMENT REGULATIONS.

PASSED AND ADOPTED THIS 11TH DAY OF MARCH, 2025.

RENDERED THIS _____ DAY OF _____, 2025.

TERRY CANTRELL,
BOARD CHAIR

WILLIAM TREECE,
SECRETARY

APPROVED AS TO FORM:

KIM N. PHAN
BOARD ATTORNEY

(HISTORIC PRESERVATION BOARD RESOLUTION 24-CV-76)

EXHIBIT “A”

LEGAL DESCRIPTION

501 S SURF ROAD RESIDENCE

501 S SURF ROAD.
HOLLYWOOD, FL 33019

LEGAL DESCRIPTION

LOTS 1 AND 2, BLOCK 13 OF "HOLLYWOOD BEACH", ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 1, PAGE 27, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA.

Property ID: 514213012870
Site Area: 6,376 SF (0.14 acres)

ARCHITECTURE

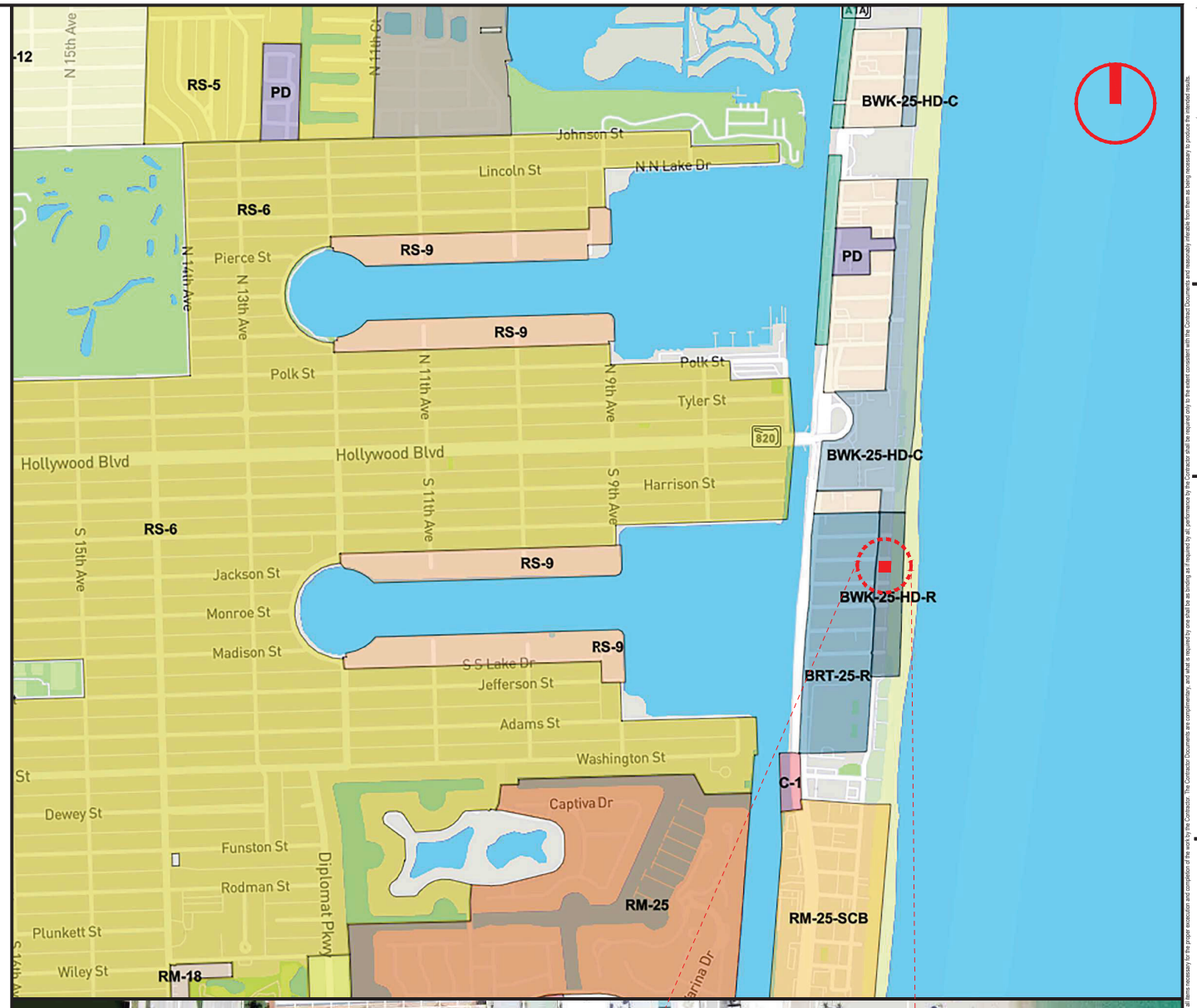
A-0.0	COVER
A-R.1	RENDERING
A-R.2	RENDERING
A-R.3	AERIAL RENDERING
A-R.4	AERIAL RENDERING
A-1.1	SITE PLAN, SITE DATA & PROJECT INFO
A-1.2	CONTEXT SITE PLAN & PROJECT DESCRIPTION
A-1.3	AREA DIAGRAM
A-1.4	COLOR PHOTOGRAPHS SUBJECT SITE & ADJACENT PROPERTIES
A-2.1	GROUND FLOOR
A-2.2	SECOND FLOOR
A-2.3	THIRD FLOOR
A-2.4	FOURTH FLOOR
A-2.5	ROOF TERRACE
A-2.6	ROOF PLAN
A-3.1	NORTH ELEVATION
A-3.2	WEST ELEVATION
A-3.3	SOUTH ELEVATION
A-3.4	EAST ELEVATION
A-3.5	STREET PROFILE

ARCHITECT

JOSEPH B. KALLER AND ASSOCIATES, P.A.
CONTACT: Mr. JOSEPH B. KALLER
ADDRESS: 2417 HOLLYWOOD BLVD.
HOLLYWOOD, FL 33019
PHONE: (954)-920-5746
FAX: (954)-926-2841
EMAIL: joseph@kallerarchitects.com

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1 COVER
-





2 SITE PLAN / LOCATION MAP
N.T.S.

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FLORIDA R.A. # 0009239

PROJECT TITLE
501 S SURF RD RESIDENCE
HOLLYWOOD, FL. 33019
-

SHEET TITLE
SCHEMATIC DESIGN PACKAGE
SITE PLAN / SITE DATA
PROJECT INFO

MEETING DATES

BOARD/ COMMITE	DATE	DESCRIPTION

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PROJECT No.: 24217
DATE: 02.05.25
DESIGNER: SCHIFFINO
REVISED BY: JBK

SHEET
A-0.0



NOTE:
ALL CHANGES TO THE DESIGN WILL REQUIRE PLANNING REVIEW AND MAY BE SUBJECT TO BOARD APPROVAL

1 RENDERING - VIEW FROM SOUTH BROADWALK
N.T.S.

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SHEET TITLE
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RENDERING
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DESIGNER:	SCHIFFINO
REVISED BY:	JBK

SHEET
A-R.1

Before Issuance of Permit, Contractor shall Verify Documents & Drawings Conform to Applicable Codes & Ordinances. Contractor is Responsible for Errors & Omissions Not Reported to Architect Before Issuance of Permit. Any Changes Made to Plans After Permit Issuance Must Be Approved by Architect & Permitted by Authorities Having Jurisdiction. The Intent of the Contract Documents is to Include all Items Necessary for the Proper Execution and Completion of the Work by the Contractor. Figured Dimensions Shall Govern Over Scaled Dimensions. Contractor Shall Verify All Dimensions & Conditions at the Site & Shall Report Any Discrepancies to Architect Before Commencing Any Work. Contractor Shall Coordinate All Trades & Shop Drawings. Contractor Shall Review & Approve Shop Drawings Before Submitting to Architect. Contractor Shall Maintain at Least One Copy of All Drawings, Specifications & Addenda at the Site in Good Order & Available to Architect.



NOTE:
ALL CHANGES TO THE DESIGN WILL REQUIRE PLANNING REVIEW AND MAY BE SUBJECT TO BOARD APPROVAL

1 RENDERING - VIEW FROM JACKSON ST.
N.T.S.

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STATE OF FLORIDA
JOSEPH B. KALLER
R.A. 0009239
REGISTERED ARCHITECT

JOSEPH B. KALLER
FLORIDA R.A. # 0009239

PROJECT TITLE
501 S SURF RD
RESIDENCE
HOLLYWOOD, FL. 33019
-

SHEET TITLE
SCHEMATIC DESIGN PACKAGE
RENDERING
-

MEETING DATES

BOARD/ COMMITE	DATE	DESCRIPTION

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PROJECT No.:	24217
DATE:	02.05.25
DESIGNER:	SCHIFFINO
REVISED BY:	JBK

SHEET
A-R.2

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1 RENDERING - VIEW FROM JACKSON ST.
N.T.S.

NOTE:
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SCHEMATIC DESIGN PACKAGE
RENDERING
-

MEETING DATES

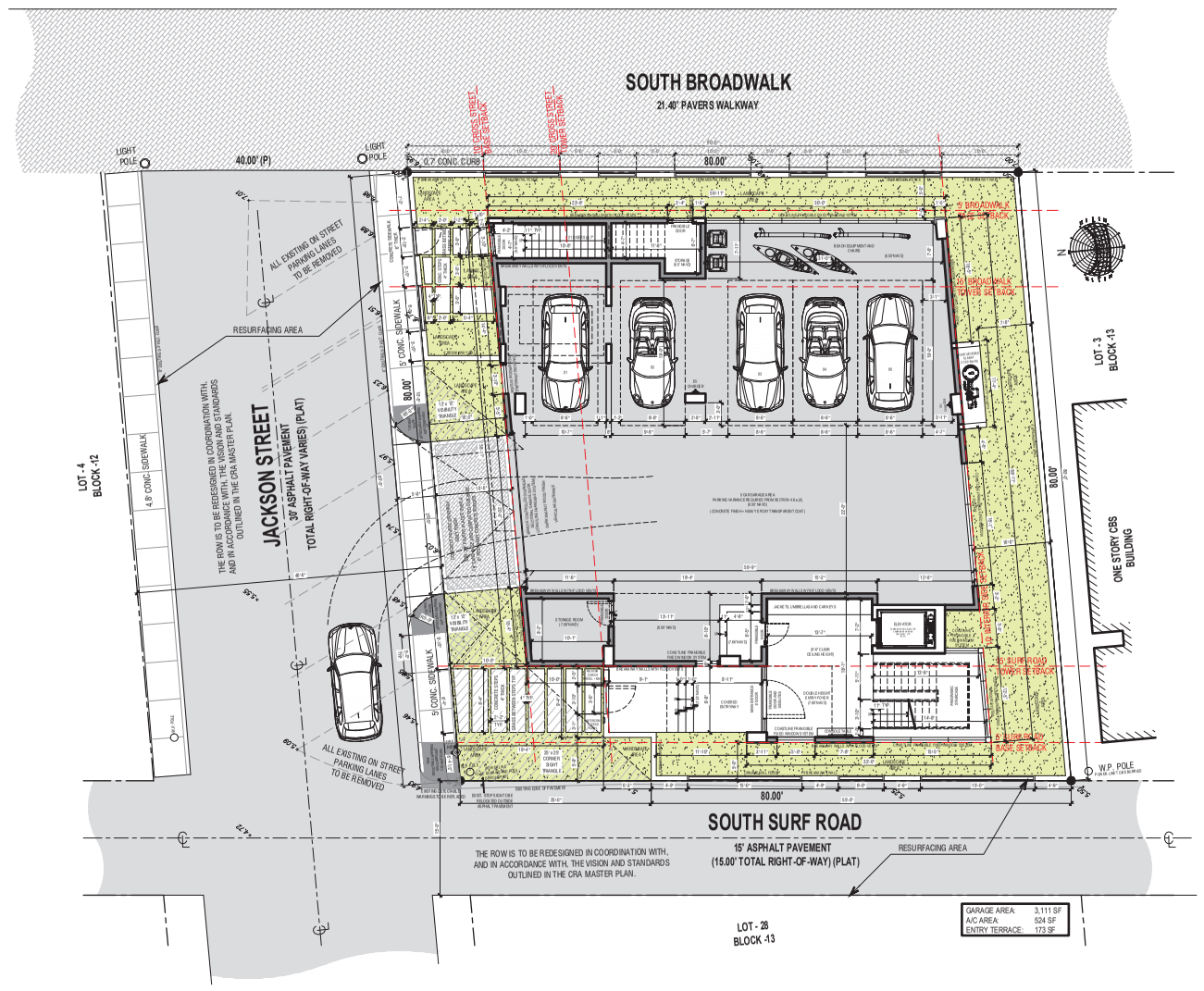
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1 SITE PLAN
3/16" = 1'-0"

NOTE:
Concrete Driveways on private property will be 5-inch thick, 3,000 PSI with fiber mesh while the portion of the driveway located within the ROW (Outside of the property lines) will be a minimum of 6 inches thick, 3,000 psi, with no metal or fiber mesh and will be constructed flush with the existing roadway and sidewalk. The entire driveway will maintain control joints located every 250 sq.ft and the existing asphalt in the City ROW will be sawcut for a clean straight edge.

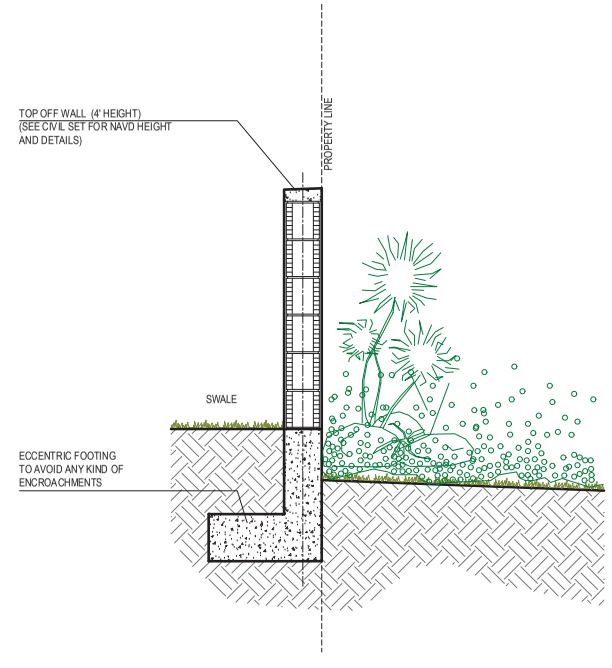
NOTE:
Proposed bottom of A/C unit shall be elevation to match BFE + 1 '
FFE = 11' + 1' = 12' NAVD88

NOTE:
All alleys and streets abutting the property are to be restored and resurfaced.

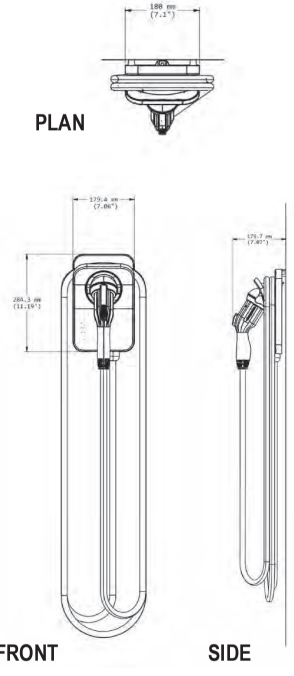
NOTE:
Noise level of any operating mechanical equipment must comply with the City Code.

NOTE:
Paver driveways require a minimum 2 $\frac{3}{8}$" inch pavers placed over a 1 $\frac{1}{2}$" sand base and compacted subbase. In addition to a Minimum 6-inch edge restraint (concrete border) is required around perimeter to interlock pavers. The driveway is to be constructed flush with the existing roadway and the existing asphalt in the City ROW will be sawcut for a clean straight edge.

NOTE:
FDEP approval will be required for disposition of existing fill currently on site.







2 PERIMETER BREAKAWAY LOW WALL DETAIL & EV CHARGER
N.T.S.

501 S SURF RD
HOLLYWOOD, FL 33019

LEGAL DESCRIPTION

LOTS 1 AND 2, BLOCK 13 OF "HOLLYWOOD BEACH", ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 1, PAGE 27, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA.

Property ID: 514213012870

Site Area: 6,376 SF (0.14 acres)

ZONING INFO

BASIC ZONING

Zone:	BWK-25-HD-R Broadwalk Historic District Residential
Existing Building Use:	RESIDENTIAL - VACANT LAND
Existing Land Use:	Residential

BUILDING INTENSITY

Maximum Lot Coverage:	N/A
Maximum Building Height:	40 ft
Maximum Height - Stories:	4
Floor Area Ratio:	N/A

BUILDING BASE SETBACK (up to 25' height):

Cross Streets :	10.00 ft
Broadwalk:	5.00 ft
Surf Road:	5.00 ft
Interior Side:	Sum of interior side setbacks shall equal a minimum 25% of lot width; 10 feet minimum.

BUILDING TOWER SETBACK:

Cross Streets :	20.00 ft
Broadwalk:	15.00 ft
Surf Road:	15.00 ft
Interior Side:	10.00 ft

Lot width shall be measured along Surf Road.

Cross Street, Broadwalk, and Surf Road building tower setbacks may match building base setbacks for up to 40% of the site frontage.

Balcony Encroachments 25% of the required setback or 6'-0" Max.

FEMA
Proposed (effective July 31, 2024) VE: 11 Feet

FENCES AND WALLS:

Residential Zone.

Front yard area:	4 ft.
Side yard area:	6 ft.
Rear yard area:	6 ft.

PROJECT INFO

Maximum Building Height:

Allowed:	40 ft
Proposed:	40 ft (4 Stories)

BUILDING BASE SETBACK (up to 25' height):

Cross Streets :	
Minimum:	10.00 ft
Proposed:	10.00 ft
Broadwalk:	
Minimum:	5.00 ft
Proposed:	5.00 ft
Surf Road:	
Minimum:	5.00 ft
Proposed:	5.00 ft
Interior Side:	
Minimum:	10.00 ft
Proposed:	10.00 ft

BUILDING TOWER SETBACK:

Cross Streets :	
Minimum:	20.00 ft
Proposed:	20.00 ft (60%) 10.00 ft (40% matching building base setback)
Broadwalk:	
Minimum:	15.00 ft
Proposed:	15.00 ft (60%) 5.00 ft (40% matching building base setback)
Surf Road:	
Minimum:	15.00 ft
Proposed:	15.00 ft (60%) 5.00 ft (40% matching building base setback)
Interior Side:	
Minimum:	10.00 ft
Proposed:	10.00 ft
Fence:	
Proposed:	4 ft

OPEN SPACE - PERVIOUS AREA:

Minimum Required:	20% (1,275.2 ft²)
Proposed:	28% (1,791 ft²)

A/C TABLE SHEDULE

GROUND FLOOR:	524 ft²
SECOND FLOOR:	2,900 ft²
THIRD FLOOR:	2,978 ft²
FOURTH FLOOR:	2,978 ft²
ROOF TERRACE:	501 ft²
TOTAL A/C AREA:	9,881 ft²

PARKING REQUIREMENT

2 parking spaces for the first 2000 sq.ft. of under air living area.
Then one stall every 500 SF with a cap at 5

PARKING REQUIRED:	5 SPACES
PROVIDED:	5 SPACES

NOTE:
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3 PROJECT INFO
N.T.S.

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FLORIDA R.A. # 0009239

PROJECT TITLE
501 S SURF RD
RESIDENCE
HOLLYWOOD, FL. 33019

SHEET TITLE
SCHEMATIC DESIGN PACKAGE
SITE PLAN / SITE DATA
PROJECT INFO

MEETING DATES

BOARD/ COMMITE	DATE	DESCRIPTION

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PROJECT No.: 24217
DATE: 02.05.25
DESIGNER: SCHIFFINO
REVISED BY: JBK

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DESIGN CRITERIA AND PROJECT DESCRIPTION

The design for this four-story residence, situated in a prime location facing the ocean, is conceived under the core principles of contemporary architecture, emphasizing openness and transparency. Its design seeks to engage respectfully with the natural and urban environment while providing its residents with an elevated living experience, constantly connected to the sweeping ocean views.

The ground floor, dedicated to parking and storage, serves as a solid base upon which the upper structure rises. The three upper levels encompass generous living spaces that open expansively to the outside through large glass surfaces made of Low-E glass, a material selected both for its thermal efficiency and its ability to enhance views without compromising interior comfort. The glass, along with dark bronze framing, lends a light yet elegant appearance, seamlessly integrating the residence with its coastal surroundings.

A defining feature of the design is the use of prominent cantilevers, which cast deep shadows over the terraces, providing protection from the tropical sun. This interplay of shadow and transparency accentuates the relationship between interior and exterior spaces, creating transitional zones that connect with the surrounding vegetation. The cantilevered terraces, together with the rooftop viewing terrace, act as observation platforms, allowing residents to fully enjoy the ocean views while reinforcing the sense of openness that defines the home.

In terms of materials, the project adopts a sober, neutral palette that harmonizes with the natural and architectural context of Hollywood. Travertine stone is applied to specific areas of the façade, evoking a materiality that connects with the Mediterranean tradition and the natural textures of the environment. Complementing this, light gray stone is used in details that add contrast and depth, while the white stucco with a sand finish brings a luminous and tactile quality to the exterior. The use of natural wood in select elements introduces warmth and a human touch, while preserving the contemporary and minimalist character of the residence.

Lush tropical vegetation surrounds the home, softening the transition between the structure and the landscape, reinforcing the notion of living in a coastal paradise. The selected trees and plants not only enhance the immediate environment but also play a vital role in creating microclimates, filtering sunlight, and promoting natural ventilation.

This residence is designed to offer all modern comforts to its inhabitants without disrupting the harmony of the existing architectural fabric in the area. The project respects the scale and architectural language of the local context, while its materiality and volumetric design ensure a harmonious integration with its surroundings, creating a respectful dialogue between the historic and contemporary architecture of Hollywood.

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1 CONTEXT SITEPLAN & PROJECT DESCRIPTION
1/16" = 1'-0"

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CONTEXT SITE PLAN
& PROJECT DESCRIPTION

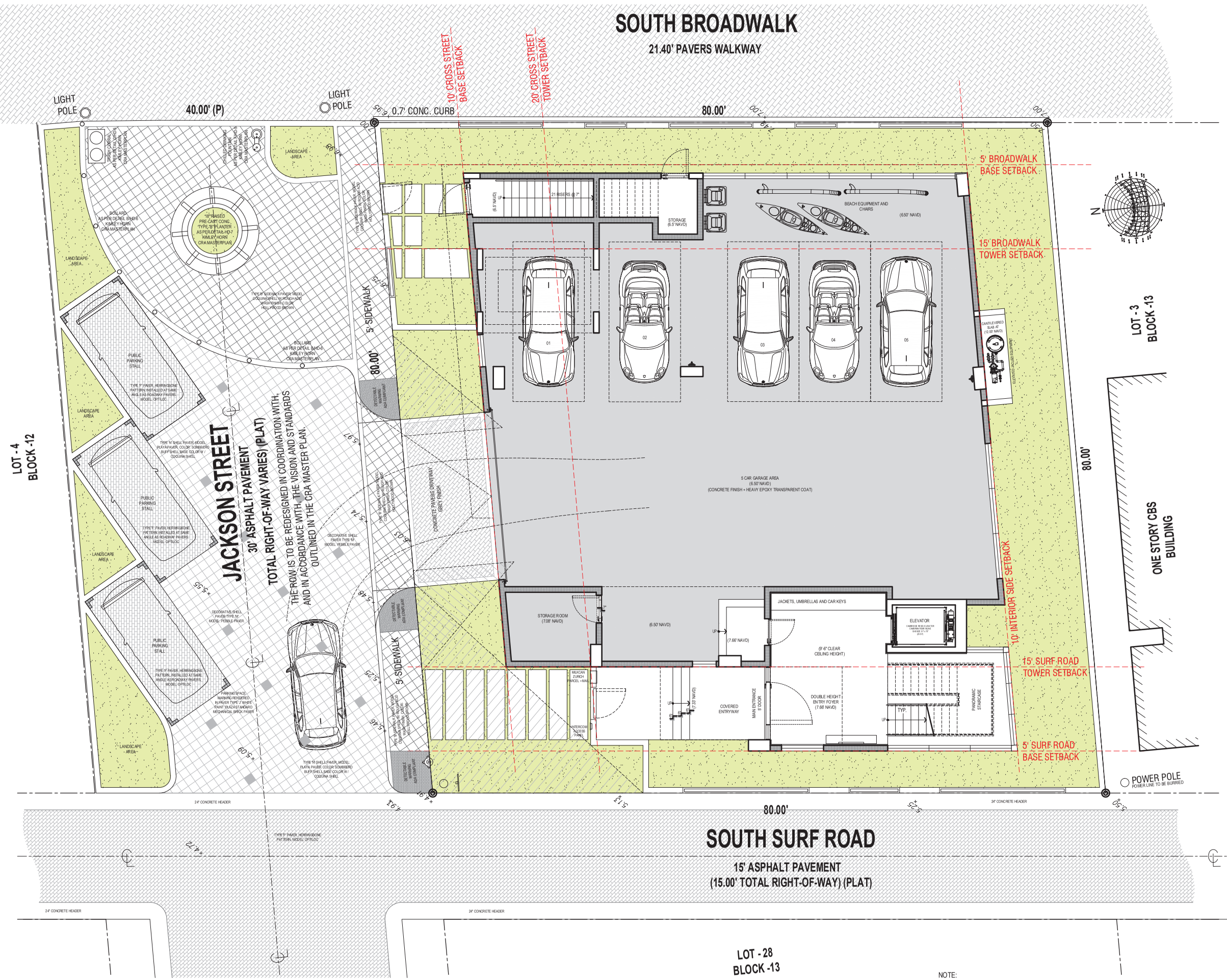
MEETING DATES

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REVISED BY:	JBK

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1 PROPOSED STREETSCAPE (IN ALIGNMENT WITH CRA MASTERPLAN)
3/16" = 1'-0"

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RESIDENCE
HOLLYWOOD, FL. 33019
-

SHEET TITLE
SCHEMATIC DESIGN PACKAGE
PROPOSED STREETSCAPE
IN ALIGNMENT WITH CRA

MEETING DATES

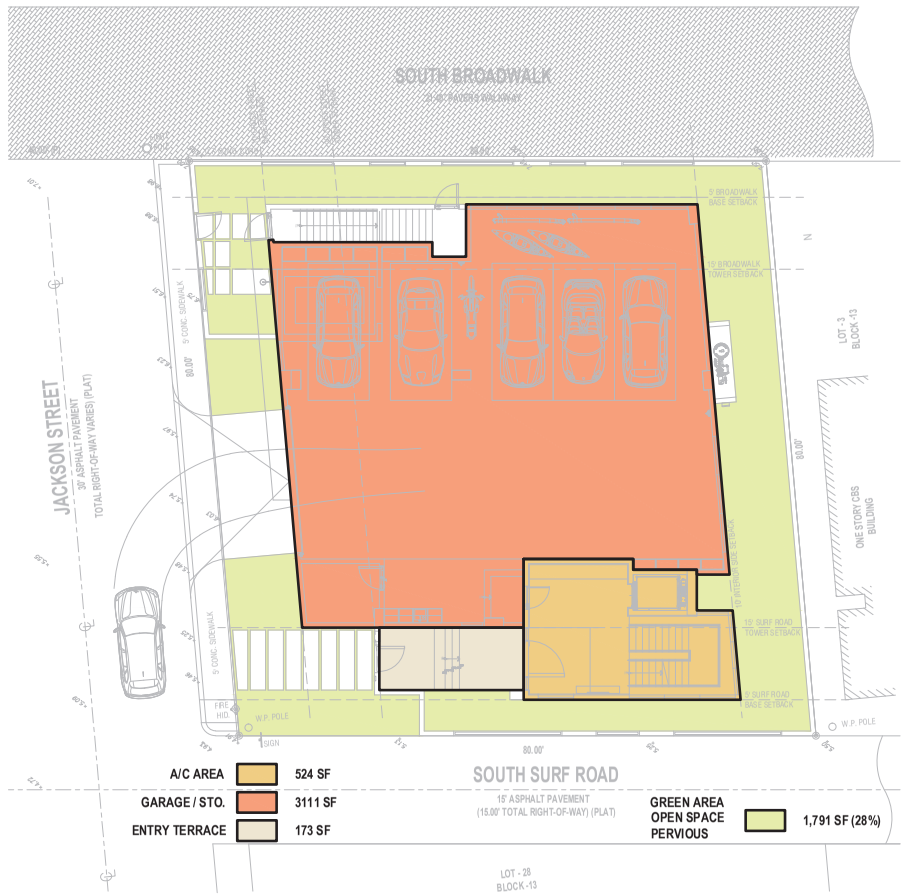
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GROUND FLOOR — OPEN SPACE - PERVIOUS



SECOND FLOOR



THIRD FLOOR



FOURTH FLOOR



ROOF TERRACE

A/C AREA:		TERRACES:	
GROUND FLOOR:	524 ft²	GROUND FLOOR:	173 ft²
SECOND FLOOR:	2,900 ft²	SECOND FLOOR:	774 ft²
THIRD FLOOR:	2,978 ft²	THIRD FLOOR:	664 ft²
FOURTH FLOOR:	2,978 ft²	FOURTH FLOOR:	664 ft²
ROOF TERRACE:	501 ft²	ROOF TERRACE:	2584 ft²
TOTAL A/C AREA:	9,881 ft²	TOTAL TERRACE AREA:	4,859 ft²

GARAGE / STORAGE:

TOTAL GARAGE/ STORAGE AREA:	3,111 ft²

GREEN AREA OPEN SPACE - PERVIOUS (MIN. REQ. 20%):

TOTAL GREEN AREA (OPEN SPACE - PERVIOUS):	1,791 ft² (28%)

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1 AREA DIAGRAM
1/16" = 1'-0"

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AREA DIAGRAM
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301 OREGON ST. HOLLYWOOD FL. 33019 VIEW FROM S. BROADWALK



301 OREGON ST. HOLLYWOOD FL. 33019 VIEW FROM OREGON ST.



301 OREGON ST. HOLLYWOOD FL. 33019 VIEW FROM S. SURF RD.



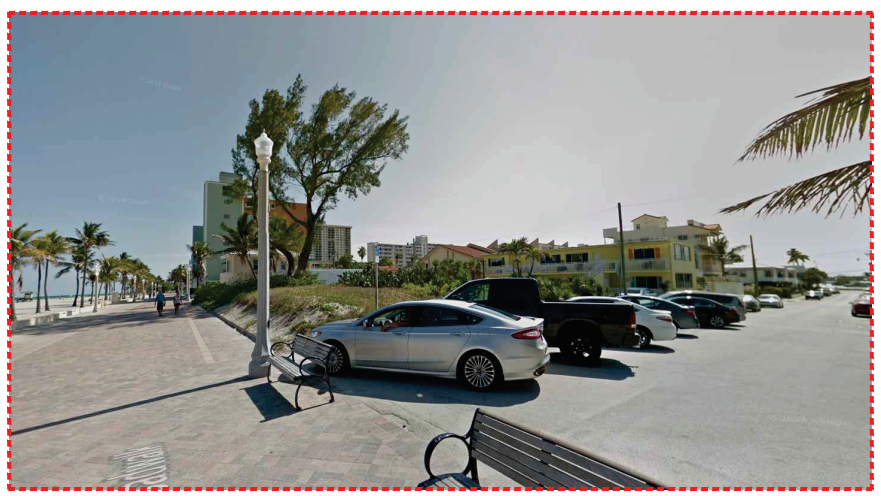
511 S. SURF RD. HOLLYWOOD FL. 33019 VIEW FROM S. BROADWALK



511 S. SURF RD. HOLLYWOOD FL. 33019 VIEW FROM S. SURF RD.



501 S. SURF RD. HOLLYWOOD FL. 33019 VIEW FROM S. SURF RD / JACKSON ST.



501 S. SURF RD. HOLLYWOOD FL. 33019 VIEW FROM S. BROADWALK / JACKSON ST.



501 S. SURF RD. HOLLYWOOD FL. 33019 VIEW FROM S. BROADWALK



501 S. SURF RD. HOLLYWOOD FL. 33019 VIEW FROM S. SURF RD.

1 COLOR PHOTOGRAPHS OF SUBJECT SITE AND ADJACENT PROPERTIES
1/16" = 1'-0"

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SUBJECT SITE
AND ADJACENT PROPERTIES

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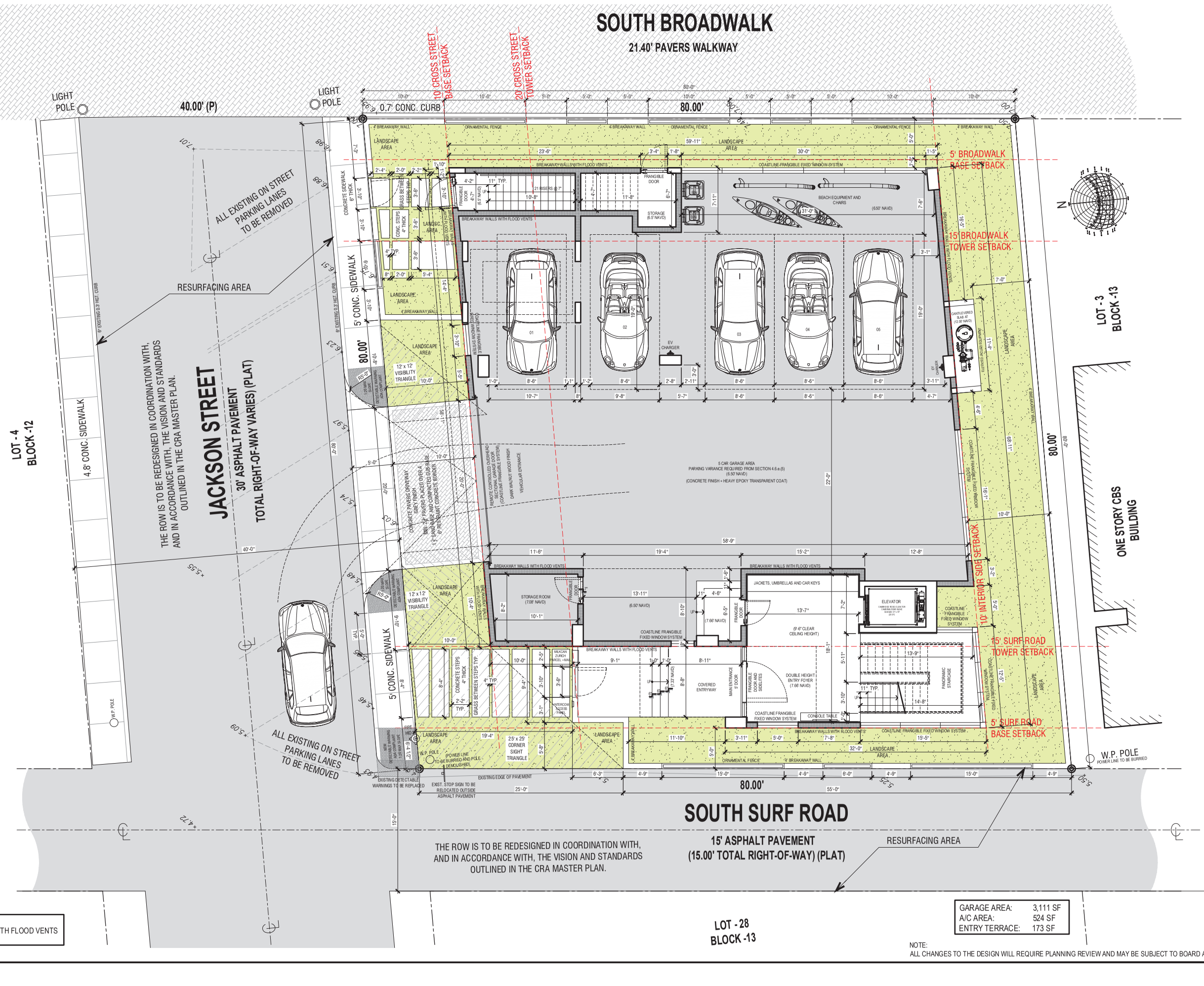
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Before bid or construction, all Existing Documents or drawing info, shall be field verified by a licensed professional engineer to the extent of responsible or preliminary data of Existing Conditions. The Contractor shall be responsible for the proper execution and completion of the work by the Contractor. The Contractor Documents to include all data necessary for the proper execution and completion of the work by the Contractor. The Contractor shall be responsible for all Existing Documents and shall verify all dimensions and conditions of the project and shall notify the Architect of any discrepancies before proceeding with the work. Do not scale drawings. Use figured dimensions only. Any deviations from the Contract Documents must be approved by the Architect prior to execution.



1 GROUND FLOOR
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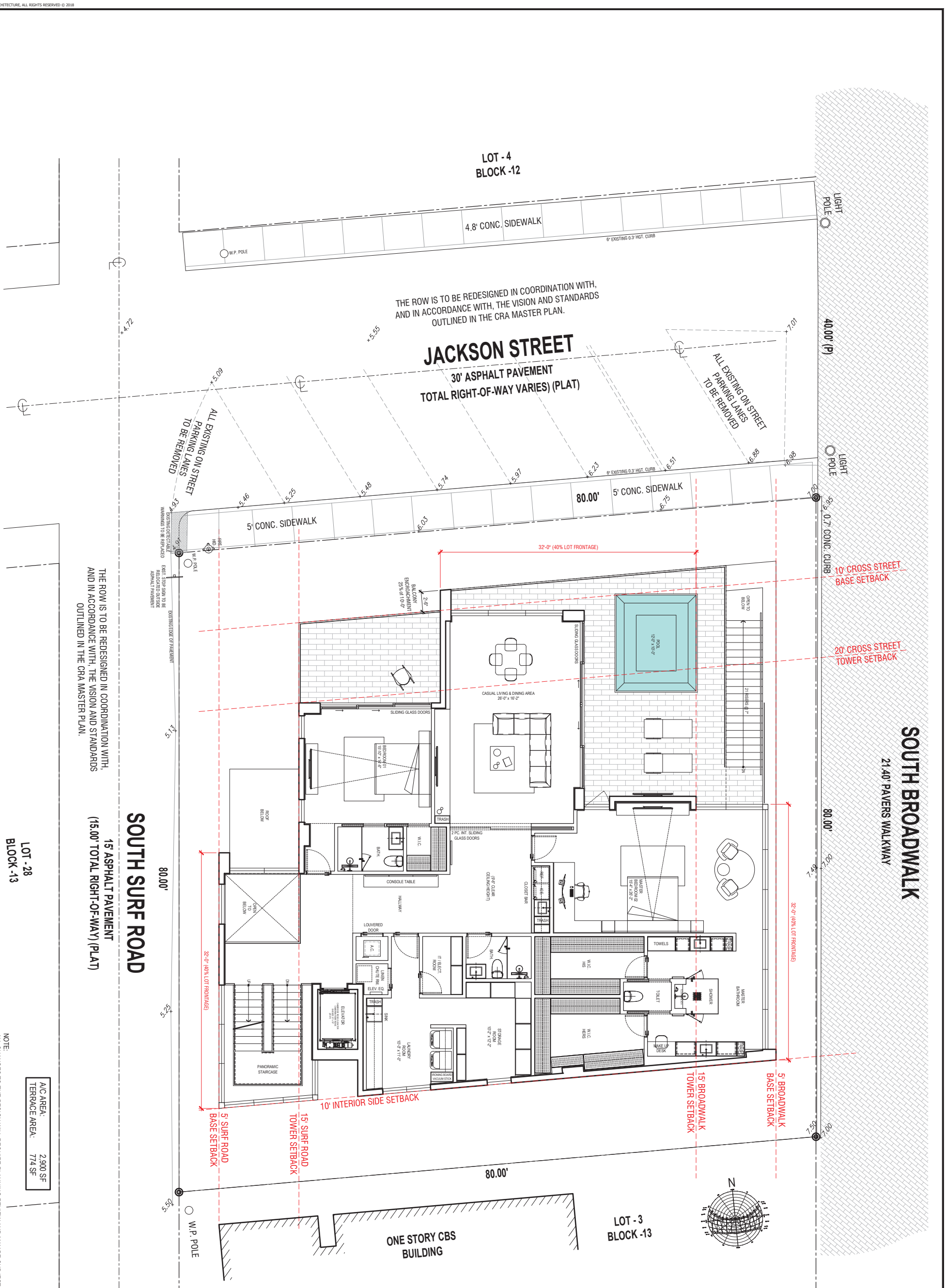
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1 SECOND FLOOR
3/16" = 1'-0"



THE ROW IS TO BE REDESIGNED IN COORDINATION WITH, AND IN ACCORDANCE WITH, THE VISION AND STANDARDS OUTLINED IN THE CRA MASTER PLAN.

A/C AREA:	2,900 SF
TERRACE AREA:	774 SF

NOTE:
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Bidders shall use 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 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. The Contractor Documents are complimentary, 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 intended results.

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SECOND FLOOR
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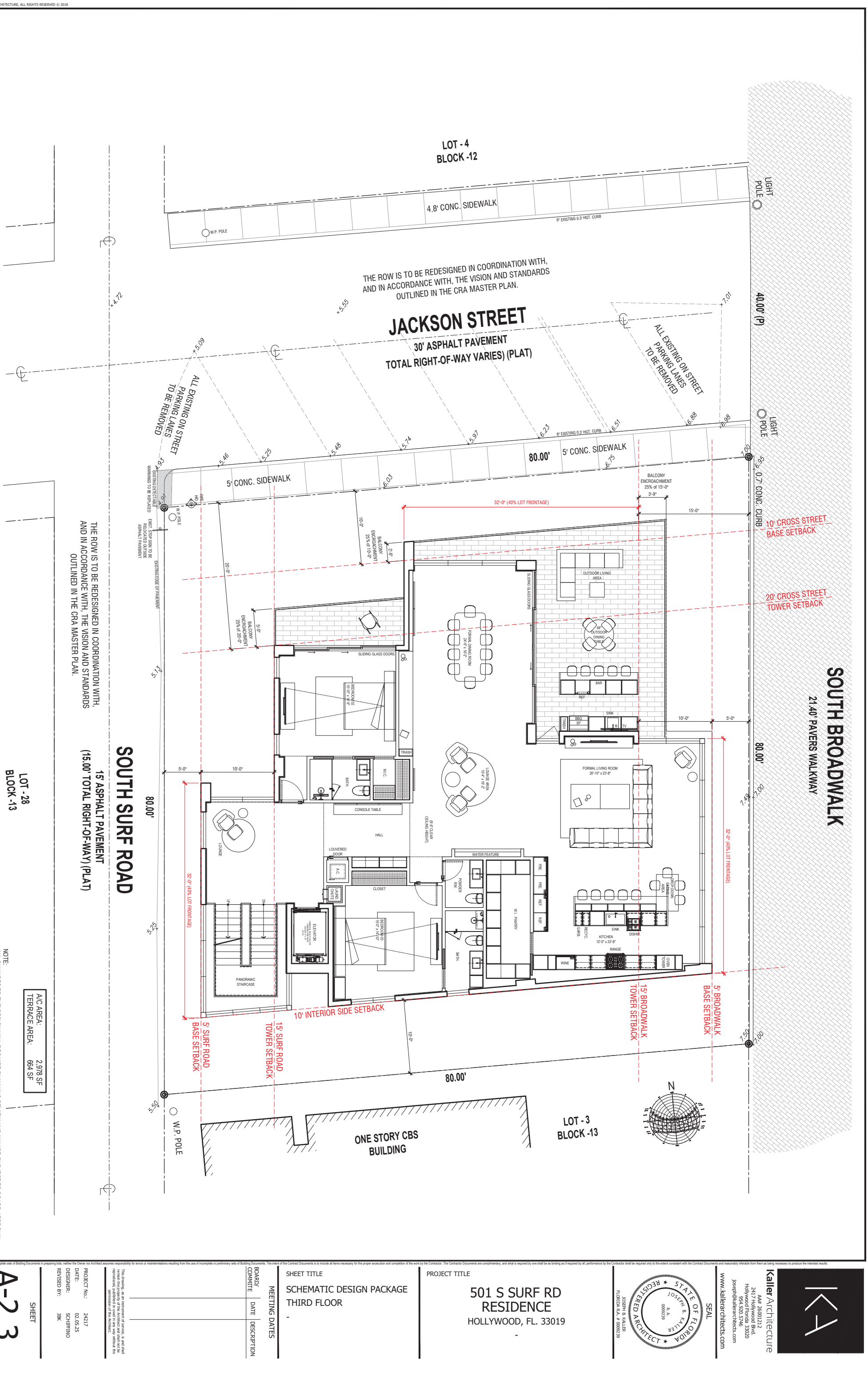
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1 THIRD FLOOR
3/16" = 1'-0"



THE ROW IS TO BE REDESIGNED IN COORDINATION WITH, AND IN ACCORDANCE WITH, THE VISION AND STANDARDS OUTLINED IN THE CRA MASTER PLAN.

15' ASPHALT PAVEMENT
(15.00' TOTAL RIGHT-OF-WAY) (PLAT)

A/C AREA:	2,978 SF
TERRACE AREA:	664 SF

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STATE OF FLORIDA ★ REGISTERED ARCHITECT ★ JOSEPH B. KALLER R.A. 0009239

JOSEPH B. KALLER
FLORIDA R.A. # 0009239

PROJECT TITLE

501 S SURF RD
RESIDENCE
HOLLYWOOD, FL. 33019
-

SHEET TITLE

SCHEMATIC DESIGN PACKAGE
THIRD FLOOR
-

MEETING DATES

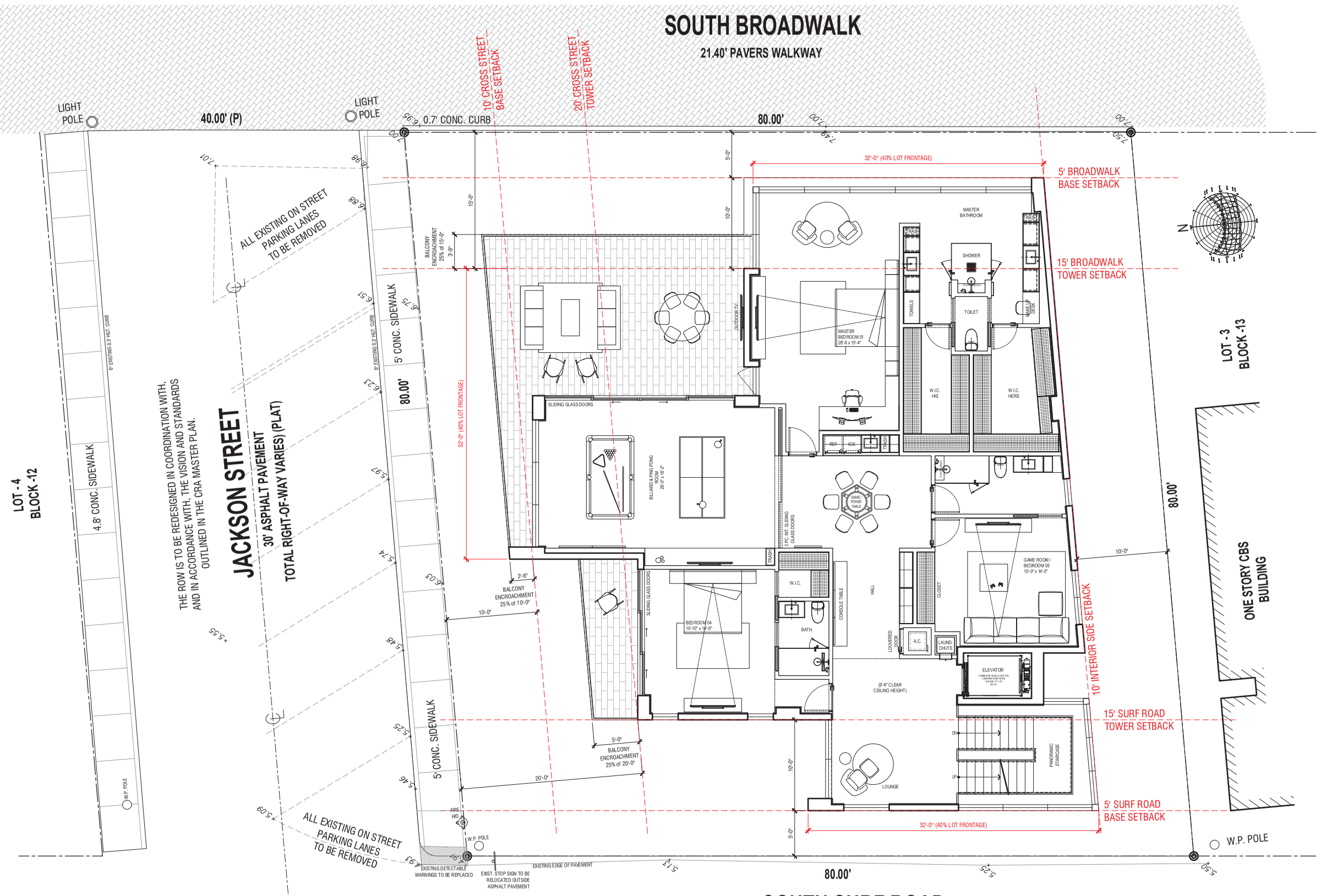
BOARD/ COMMITE	DATE	DESCRIPTION

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PROJECT No.:	24217
DATE:	02.05.25
DESIGNER:	SCHIFFINO
REVISED BY:	JBK

SHEET

A-2.3



1 FOURTH FLOOR
3/16" = 1'-0"

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Kaller Architecture
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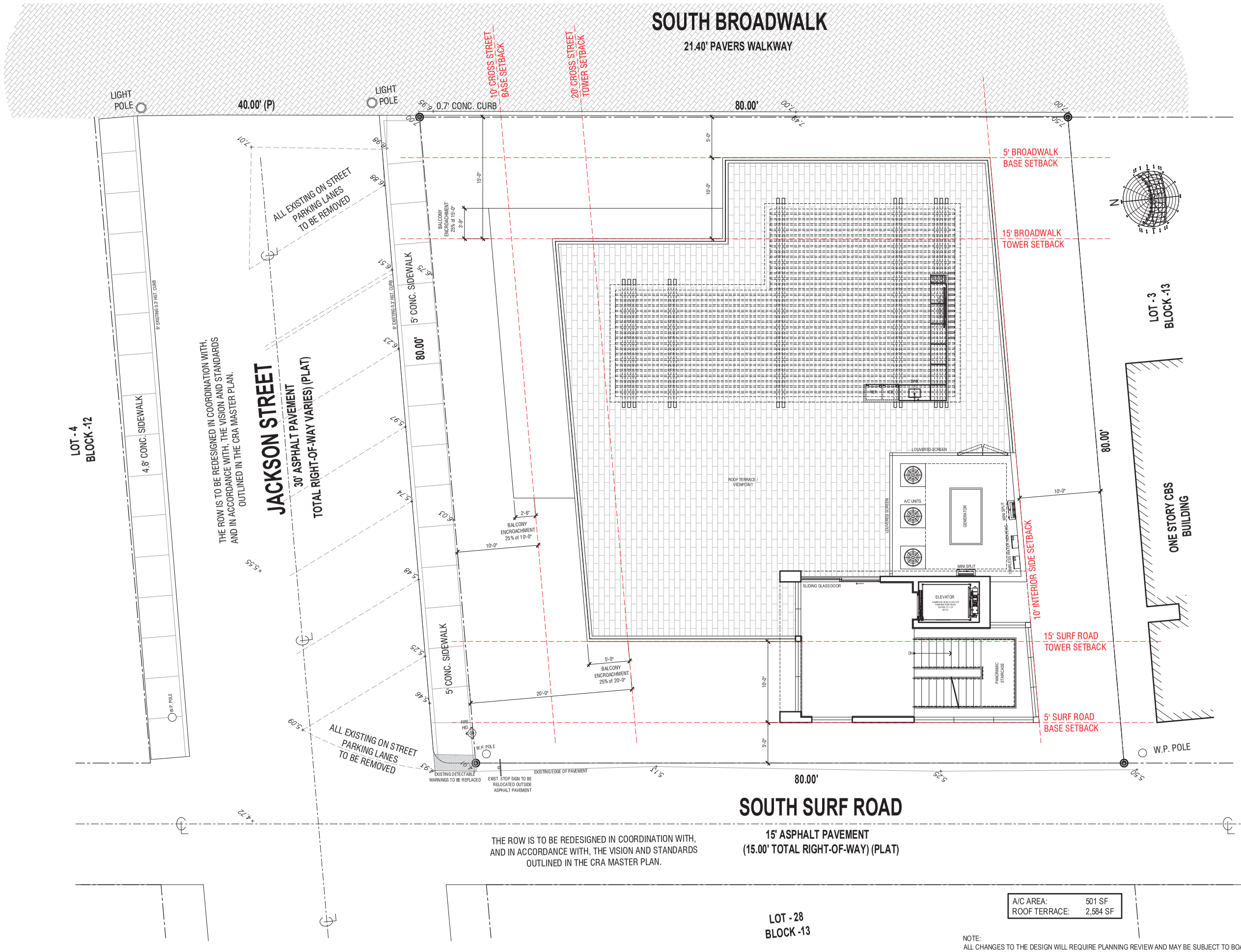
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SHEET
A-2.4

Before the preparation and Shop Drawings, Contractor shall verify the Zone of Influence of any proposed underground utilities and shall be responsible for the protection of same during construction. The Contractor shall be responsible for all temporary bracing required by the Contractor's method of construction. The Contractor shall be responsible for the proper execution of all portions of the Contract Documents and shall not be relieved of responsibility for proper execution by the subcontractor's failure to bring to the attention of the Architect any discrepancy or error in the Contract Documents prior to execution of the work affected thereby.



A/C AREA:	501 SF
ROOF TERRACE:	2,584 SF

NOTE:
ALL CHANGES TO THE DESIGN WILL REQUIRE PLANNING REVIEW AND MAY BE SUBJECT TO BOARD APPROVAL.

1 ROOF TERRACE
3/16" = 1'-0"

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SHEET
A-2.5

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1 ROOF PLAN
3/16" = 1'-0"



Bidders shall use 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 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. The Contractor Documents are complimentary, 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 intended results.

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SHEET
A-2.6



A — LIGHT SAND TEXTURE STUCCO
COLOR: PURE WHITE SW 7005
LRV: 84

B — LIGHT SAND TEXTURE STUCCO
COLOR: WEB GRAY SW 7075
LRV: 13

C — SAW-CUT TRAVERTINE
HORIZONTAL FORMAT

D — IPE WALL CLADDING AND
EXTERIOR CEILINGS

E — GREY CLADDING
REF. FOIL TITANIUM
CERAMICHE REFIN SPA

F — GREY CLADDING
REF. FOIL BURNISH
CERAMICHE REFIN SPA

G — WOOD FINISH
POWDER COATED ALUMINUM
DARK WALNUT

H — ALUMINUM
DURANAR BERMUDA BRONZE
UC10526Z ESW
CORROSION-RESISTANT HARDWARE

I — CLEAR LOW-E GLASS

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

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SHEET TITLE
SCHEMATIC DESIGN PACKAGE
NORTH ELEVATION
-

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SHEET
A-3.1

Before bid, all complete sets of Drawing Documents in Revit format, shall be a "Live" Architectural Model and shall be deemed by the Contractor as preliminary only. It is the responsibility of the Contractor to field verify all dimensions and conditions prior to the start of construction. Any discrepancies found between the Drawing Documents and the actual conditions shall be reported to the Architect immediately. It is the responsibility of the Contractor to coordinate all trades and disciplines for the proper execution and completion of the work by the Contractor. The Contractor shall be responsible for all dimensions and conditions on the job. No extra compensation will be allowed because of differences between actual dimensions and conditions and the dimensions indicated on the Drawing Documents. Any such differences must be submitted to the Architect for clarification before proceeding with the work affected thereby; in the absence of such notice, the Architect will assume no responsibility for any work performed by the Contractor that is affected by such differences.



A	LIGHT SAND TEXTURE STUCCO COLOR: PURE WHITE SW 7005 LRV: 84	
B	LIGHT SAND TEXTURE STUCCO COLOR: WEB GRAY SW 7075 LRV: 13	
C	SAW-CUT TRAVERTINE HORIZONTAL FORMAT	
D	IPE WALL CLADDING AND EXTERIOR CEILINGS	
E	GREY CLADDING REF. FOIL TITANIUM CERAMICHE REFIN SPA	
F	GREY CLADDING REF. FOIL BURNISH CERAMICHE REFIN SPA	
G	WOOD RINISH POWDER COATED ALUMINUM DARK WALNUT	
H	ALUMINUM DURANAR BERMUDA BRONZE UC105262 ESW CORROSION-RESISTANT HARDWARE	
I	CLEAR LOW-E GLASS	

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1 WEST ELEVATION
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SHEET TITLE
SCHEMATIC DESIGN PACKAGE
WEST ELEVATION
-

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REVISED BY: JBK

SHEET
A-3.2

Unless otherwise noted or stated, the Owner, the Contractor and the Architect shall cooperate in good faith to coordinate their respective duties and responsibilities in order to facilitate the timely and proper completion of the Project. Nothing contained in the Contract Documents is to create a relationship of agency between the Owner and the Contractor or between the Owner and the Architect. The Contractor shall be solely responsible for and have control over 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. The Contractor shall be responsible to the Owner for acts and omissions of the Contractor's employees, Subcontractors and their agents and employees, and other persons or entities performing portions of the Work for or on behalf of the Contractor or any of its Subcontractors. The Contractor shall not be relieved of obligations to perform the Work in accordance with the Contract Documents either by activities or duties of the Architect in the Architect's administration of the Contract, or by tests, inspections or approvals required or performed by persons other than the Contractor.



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LRV: 84

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SOUTH ELEVATION
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SHEET
A-3.3

Unless otherwise agreed to in writing by the Contractor, he shall take full responsibility for all conditions on the jobsite, including safety of all persons and property during performance of the work. These requirements are to apply continuously and not be limited to normal working hours. Any deviation from the shop drawing process must be clearly identified to the Architect. The review of the Contractor Documents is to ensure the general conformance of the work to the design concept of the project as interpreted from the Construction Documents. The review is not for the purpose of determining the accuracy and completeness of other details such as dimensions and quantities, or for substantiating instructions for installation or performance of equipment or systems, all of which remain the responsibility of the Contractor. The review shall not relieve the Contractor of responsibility for any deviations from the Construction Documents unless the Contractor has informed the Architect in writing of such deviation at the time of submission and the Architect has given written approval to the specific deviation. The review shall not relieve the Contractor of responsibility for errors or omissions in the Contractor Documents or for meeting all requirements of the Construction Documents. The Contractor shall be responsible for dimensions to be confirmed and correlated at the jobsite. Notes and dimensions shall have precedence over scaled drawings. The Architect's review is only for general conformance with the design concept of the project and general compliance with the information given in the Construction Documents. Portions of the work requiring a shop drawing or sample submission shall not be commenced until the submission has been approved by the Architect. A copy of approved shop drawings and samples shall be kept in good order by the Contractor at the jobsite and shall be available to the Architect for his use.



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LRV: 84

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EAST ELEVATION
-

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REVISED BY: JBK

SHEET
A-3.4



1 COMPLETE STREET PROFILE (JACKSON ST.)
N.T.S.

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STREET PROFILE
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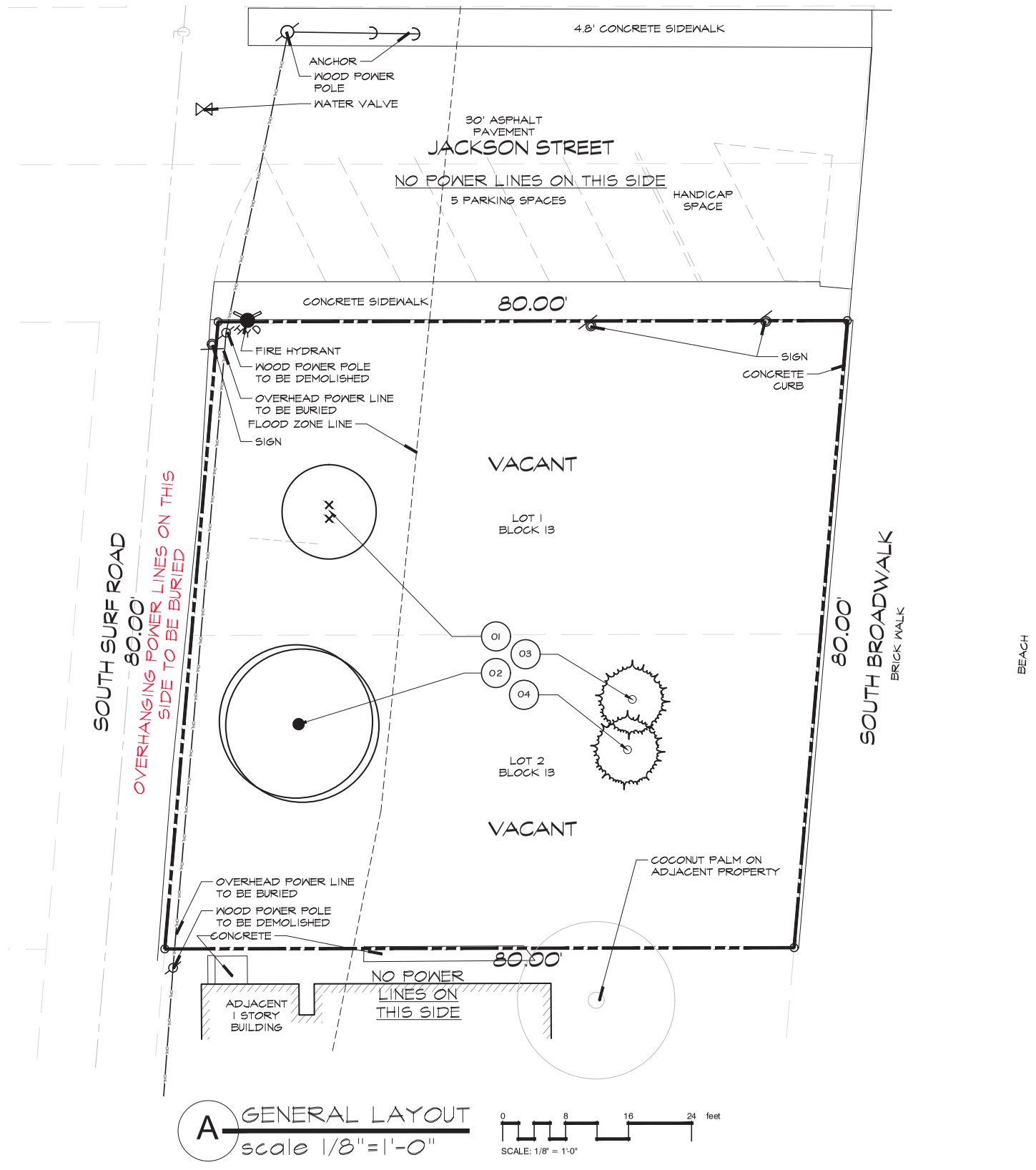
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REVISED BY:	JBK

SHEET
A-3.5

Before bidding or construction, all Existing Conditions or pertaining info, shall be Verified by the Contractor & Architect immediately. Any discrepancies shall be brought to the attention of the Architect before any Construction is performed. Any Construction performed prior to the Architect's approval shall be the responsibility of the Contractor. The use of the Contract Documents is to include all Sales Materials for the proper execution and completion of the work by the Contractor. The Contractor shall verify all dimensions and conditions of the site prior to the commencement of any work.



NO TREE REMOVAL OR PLANTING ALLOWED UNTIL SUBPERMITS ARE FULLY APPROVED BY CITY.

2 REMOVED PALMS TO MITIGATE..... 2 x $350 = $700.00

2 CHRISTMAS PALMS PROPOSED FOR MITIGATION .....=$700.00

NO MITIGATION TO BE PAID FOR MITIGATION

PLANT SCHEDULE

SYMBOL	CODE	BOTANICAL NAME	COMMON NAME	DBH	HEIGHT/CT	CANOPY	CONDITION	NOTES	ACTION
TREES									
××	01	Adonidia merrillii	Manila Palm (double)	N/A	12`CT	12`	Poor		TO BE REMOVED
•	02	Cocos nucifera	Coconut Palm	N/A	8`CT	20`	Poor		TO BE REMOVED
○	03	Sabal palmetto	Cabbage Palmetto	N/A	6`CT	10`	Fair	NOT QUALIFYING FOR MITIGATION	TO BE REMOVED
○	04	Sabal palmetto	Cabbage Palmetto	N/A	6`CT	10`	Fair	NOT QUALIFYING FOR MITIGATION	TO BE REMOVED

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

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

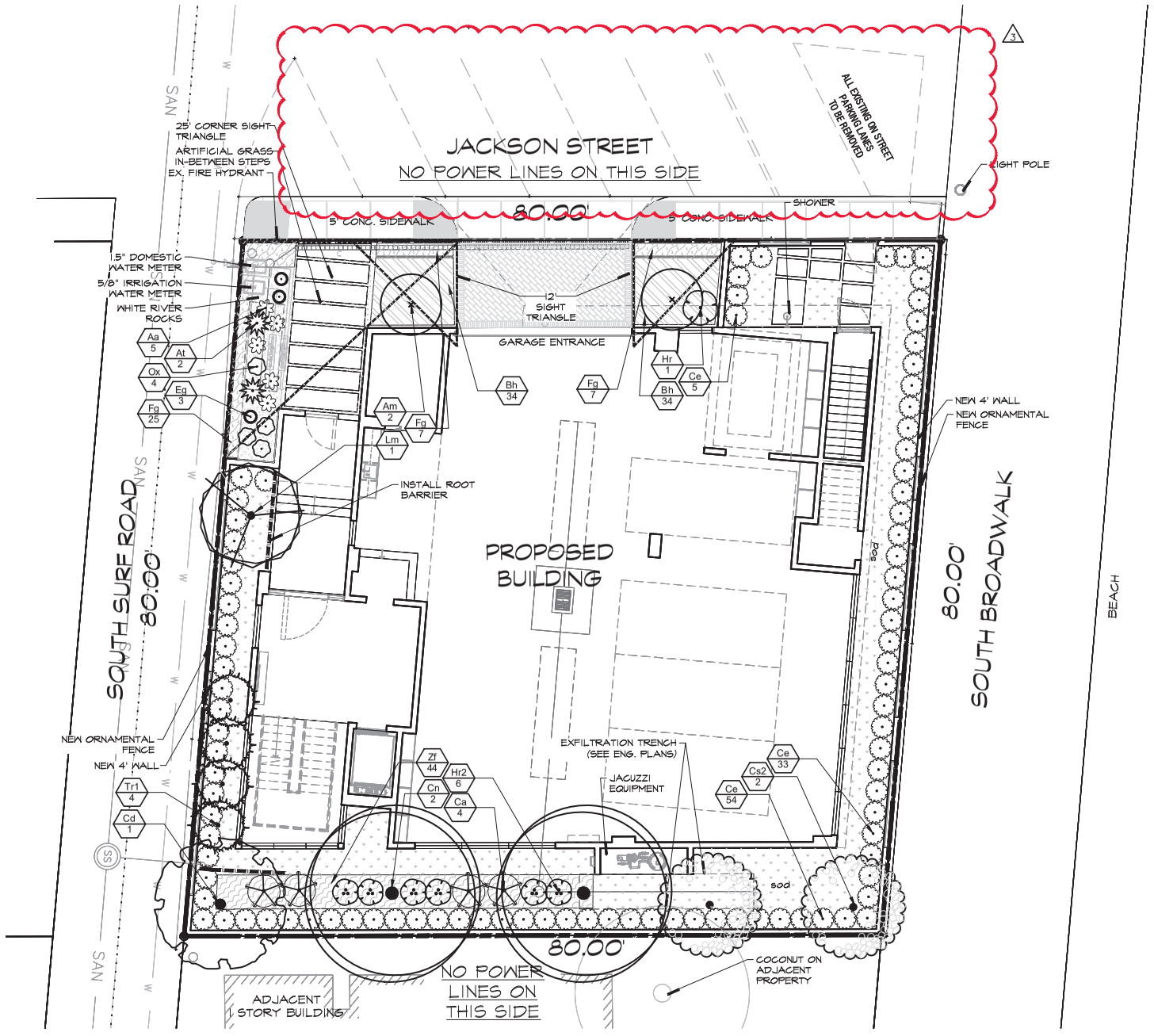
2700 E Oakland Park Blvd
Suite C
Fort Lauderdale
FL 33306
c (954) 478 3064
www.florida-landscape.com
gabriela@themirrorofparadise.com

SCALE	1/8"=1'-0"
DESIGNED BY	GF
DRAWN BY	KM.GF
CHECKED BY	GF
CAD DWG.	
DATE	10.07.2024
REVISIONS	
per City comments 1	11.23.2024
per City comments 2	12.18.2024
per City comments 3	02.10.2025

501 S Surf Rd Tr Grossman, Melissa M Trstee
HOLLYWOOD BEACH
FLORIDA 33019

REMOVAL PLAN, EXISTING TREE LIST

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.



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

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

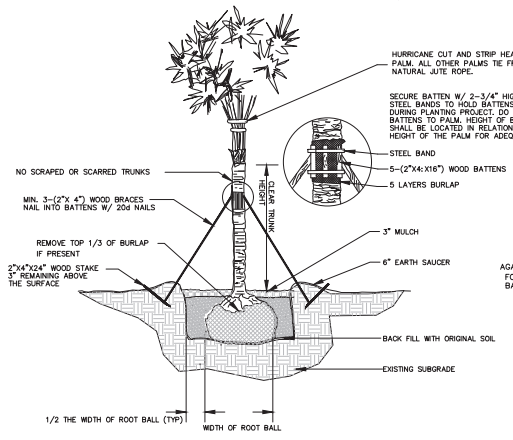
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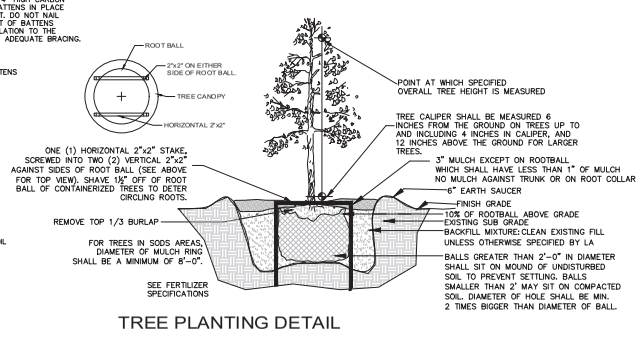
PLANT SCHEDULE

SYMBOL	CODE	QTY	BOTANICAL NAME	COMMON NAME	SIZE	SPACING	NATIVE	DROUGHT RESIST.
TREES								
	Am	2	Adonidia merrillii	Manila Palm	8`CT, sngl, matched	AS SHOWN	NO	HIGH
	Cd	1	Coccoloba diversifolia	Pigeon Plum	min.12`OA, 2"dbh	AS SHOWN	YES	HIGH
	Cn	2	Cocos nucifera	Coconut Palm	12'CT, matched	AS SHOWN	NO	HIGH
	Cs2	2	Cordia sebestena	Orange Geiger Tree	min.12`OA, 2"dbh, matched	AS SHOWN	YES	HIGH
	Lm	1	Lagerstroemia	Crape Myrtle	min.12`OA, 2"dbh, std	AS SHOWN	NO	HIGH
	Tr1	4	Thrinax radiata	Florida Thatch Palm single	8`CT, sngl, matched	AS SHOWN	YES	HIGH
SHRUBS								
	Aa	5	Agave attenuata	Foxtail Agave	3 gal.	AS SHOWN	NO	HIGH
	At	2	Agave tequilana	Blue Agave	3`OA	AS SHOWN	NO	HIGH
	Ca	4	Callicarpa americana	American Beautyberry	4`OA, full	AS SHOWN	YES	HIGH
	Ce	92	Conocarpus erectus	Green Buttonwood	5`-6`OA, ftb	30"OC	YES	HIGH
	Eg	3	Echinocactus grusonii	Golden Barrel Cactus	7 gal	AS SHOWN	NO	HIGH
	Hr2	6	Hibiscus rosa-sinensis	Hibiscus-color tbd by client	24"x24", shrub	AS SHOWN	NO	HIGH
	Hr	1	Hibiscus rosa-sinensis	Hibiscus-color tbd by client	4`-5`OA, std	AS SHOWN	NO	HIGH
	Ox	4	Opuntia	Prickly Pear	2'OA	AS SHOWN	YES	HIGH
SHRUB AREAS								
	Bh	68	Bougainvillea x 'Helen Johnson'	Helen Johnson Compact Bougainvillea	3 gal	18"OC	NO	HIGH
	Fg	39	Ficus microcarpa 'Green Island'	Green Island Indian Laurel Fig	3 gal	18"OC	NO	HIGH
	Zf	44	Zamia floridana	Florida Coontie	3 gal	24"OC	YES	HIGH
GROUND COVERS								
	Zc	643 sf	Zoysia spp	Zoysia	sod			

NOTES:
1. SOD 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.



PALM PLANTING DETAIL



TREE PLANTING DETAIL

LANDSCAPE REQUIREMENTS BWK-25-HD-R	Required	Proposed	Total Provided
PERIMETER TREES			
1 tree/each 50 lf of street frontage (160'/50'=3.2)	**4** trees	Crape Myrtle, 4 Thatch palm (=**1 1/3** tree), 2 Adonidia palms (=**2/3** tree), **1** Pigeon plur	**4 provided**
OPEN SPACE			
1 tree/each 1,000 sf of pervious area (**1,745**/1,000=1.7)	**2** trees	**2** Orange Geiger	**2 provided**
min. 60% of required trees to be native (6 x .5=3.6)	**min. 4** native	**4 1/3**	**4 1/3 provided**
min. 50% of shrubs to be native (269 x .5=134.5)	**min.135**	**139**	**52% provided**
max. 50% of required trees to be palms (6 x.5=3)	**max. 3** trees as palms	**2**	**2 provided (*)**
Provide automatic irrigation with 100% of coverage		**irrigation implant**	**provided**
Sight tringle for corner property			**provided**

(*) 2 Christmas palms are not counted for code

REGISTERED LANDSCAPE ARCHITECT GABRIELA FOJT LA 6667277 STATE OF FLORIDA

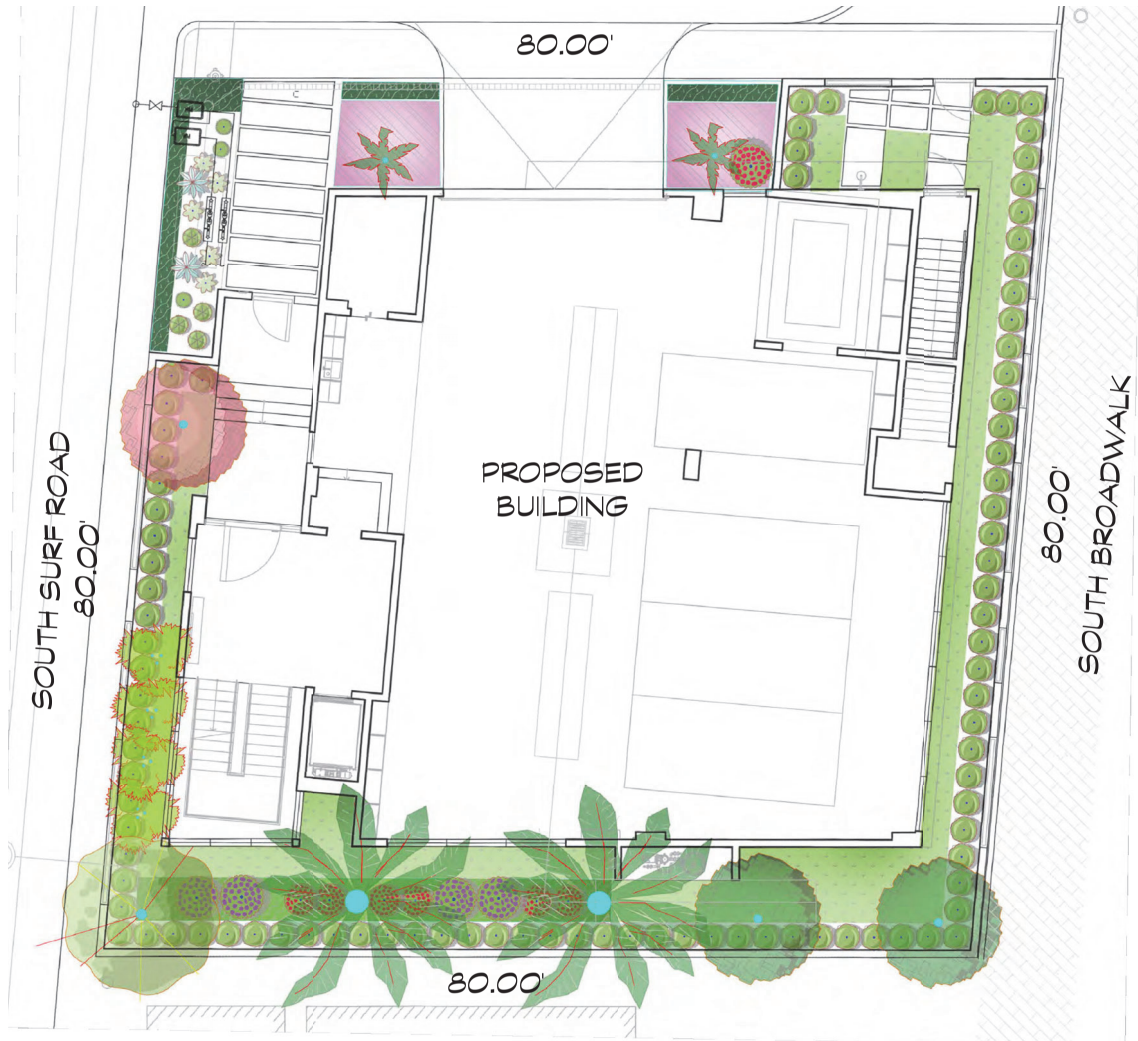
The Mirror of Paradise
Gabriela Fojt
LA 6667277
ISA FL-10207A

2700 E Oakland Park Blvd
Suite C
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
CAD DWG.	
DATE	10.07.2024
REVISIONS	
per City comments 1	11.23.2024
per City comments 2	12.18.2024
per City comments 3	02.10.2025

501 S Surf Rd Tr Grossman, Melissa M Trstee
HOLLYWOOD BEACH
FLORIDA 33019

LANDSCAPE PLAN, PLANT SCHEDULE, CODE CHART



A COLORED PLAN
scale 1/8"=1'-0"

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

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.

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:

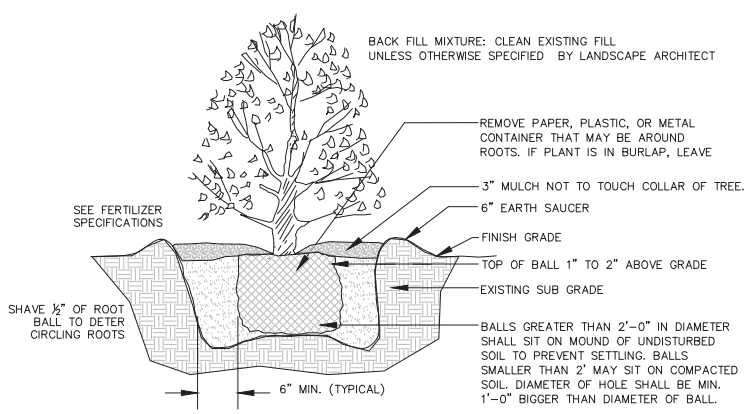
Landscape Contractor shall at all times keep job site clean and free from accumulation of waste material, debris and rubbish.

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.



SHRUB PLANTING DETAIL

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. 106.01
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, FENCES, PLANTING TREES, ETC., YOU ARE ENCOURAGED TO CALL 811 A FEW DAYS BEFORE YOU START TO MAKE SURE YOU DO IT SAFELY. UTILITY COMPANIES WILL MARK BURIED LINES SO THAT YOU CAN DIG SAFELY AROUND THEM. VISIT CALL811.COM FOR DETAILS.

REGISTERED LANDSCAPE ARCHITECT
GABRIELA FOJT
LA 6667277
STATE OF FLORIDA

The Mirror of Paradise
Gabriela Fojt
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ISA FL-10027A

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c (954) 478 3064
www.florida-landscape.com
gabriela@themirrorofparadise.com

SCALE	as noted
DESIGNED BY	GF
DRAWN BY	KM,GF
CHECKED BY	GF
CAD DWG.	
DATE	10.07.2024
REVISIONS	
per City comments 1	11.23.2024
per City comments 2	12.18.2024
per City comments 3	02.10.2025

501 S Surf Rd Tr Grossman, Melissa M Trstee
HOLLYWOOD BEACH
FLORIDA 33019

COLORED PLAN & NOTES

City of Hollywood

Staff Summary

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

Agenda Date: 7/22/2025 **Agenda Number:**

To: Special Historic Preservation Board

Title: FILE NO.: 25-C-18
APPLICANT: Hollywood 26 LLC
LOCATION: 2024-2026 Hollywood Boulevard
REQUEST: Certificate for Appropriateness for Design for façade alterations to an existing building in the RC-2 zoning district, located within the Historic Hollywood Business District.

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

DATE: July 22, 2025 **FILE:** 25-C-18

TO: Historic Preservation Board

VIA: Anand Balram, Planning Manager

FROM: Laura Gomez, Planner II

SUBJECT: Certificate for Appropriateness for Design for façade alterations to an existing building in the RC-2 zoning district, located within the Historic Hollywood Business District.

APPLICANT'S REQUEST

Certificate for Appropriateness for Design for façade alterations to an existing building in the RC-2 zoning district, located within the Historic Hollywood Business District.

STAFF'S RECOMMENDATION

Approval, if the Certificate for Appropriateness for Design is granted, with the following condition:

Prior to the issuance of a City Building Permit the applicant shall:

1. The applicant shall continue working with staff and relevant external agencies to resolve the City's Engineering Right-of-Way (ROW) encroachment agreement permit comments.
2. The applicant shall address all outstanding comments provided by utilities prior to the issuance of building permitting.

BACKGROUND

The subject property, located at 2024–2026 Hollywood Boulevard, consists of two adjacent two-story commercial units with a combined total of approximately 6,035 square feet (each unit measuring roughly 3,025 square feet). The building has been vacant for several years. The most recent use was for martial arts classes, with a local business tax receipt indicating active operations from 2009 through 2021.

There is no proposed use identified at this time. The applicant intends to complete renovations to improve the property's condition and attract a new tenant following its prolonged period of vacancy and deterioration.

The buildings were originally constructed in 1925 and 1957 (based on the Broward County Property Appraiser records), within the Masonry Vernacular period of significance. This style emerged as a practical

and affordable building method using local materials such as concrete block and stucco. Buildings in this style are typically simple in form with minimal ornamentation, occasionally incorporating modest design elements from Mission, Mediterranean, or Art Deco influences.

The property is surrounded by commercial uses to the north, south, east, and west, and is located within Hollywood's Downtown Community Redevelopment Agency (CRA) and Historic Business District.
During the designation of the Hollywood Boulevard Historic Business District, the properties located at 2024, and 2026 Hollywood Boulevard were identified as non-contributing structures, as documented in the National Register of Historic Places report (OMB Approval No. 1024-0018).

REQUEST

The Applicant is requesting a Certificate of Appropriateness for Design for exterior façade alteration to an existing commercial space located at 2024-2026 Hollywood Boulevard within the Downtown Hollywood district. The alteration complies with the Zoning and Land Development Regulations and no variances are requested.

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 alteration is consistent with the character of the Downtown Hollywood Historic Business District and the design maintains the spatial relationship with surrounding businesses in its scale and massing.

SITE BACKGROUND

Applicants/Owners:	Hollywood 26 LLC
Address/Location:	2024-2026 Hollywood Boulevard
Size of Property:	3,025 sq ft and 3,025 sq ft = 6,050 square feet (0.13 acres)
Present Zoning:	Historic Retail Core (RC-2)
Present Land Use:	Regional Activity Center (RAC)
Year Built Unit # 2024:	1925 (Broward County Property Appraiser)
Year Built Unit # 2026:	1957 (Broward County Property Appraiser)

ADJACENT ZONING

North:	Historic Retail Core (RC-2)
South:	Historic Retail Core (RC-2)
East:	Historic Retail Core (RC-2)
West:	Historic Retail Core (RC-2)

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*.

By allowing the Applicant to improve the building façade while maintaining original architectural details, the City is accomplishing the desired reinvestment in an existing contributing site in the Historic Hollywood Business District while maintaining the character of the area.

CONSISTENCY WITH THE CITY-WIDE MASTER PLAN

The parcel is located within the Historic Retail Core Development (RC-2), which encompasses East Hollywood and Downtown. It is geographically defined by the Intracoastal Waterway to the east, Dixie Highway to the west, Sheridan Street to the north and Pembroke Road to the south. This area includes three residential neighborhoods, Hollywood Lakes, Dixie Highway Corridor and Downtown Hollywood. The primary commercial corridors and nodes also include Downtown along with the Federal Highway Corridor. This site is also within the Downtown Community Redevelopment Area (CRA) which strives to improve the physical environment and increase marketing and tourism through redevelopment.

The proposed project is consistent with the City-Wide Master Plan, based upon the following Guiding Principles and Policies:

Guiding Principle: *Promote the highest and best use of land in each sector of the City without compromising the goals of the surrounding community.*

Policy 2.16: *Provide a mix of businesses and events that will attract area residents.*

Policy 4.34: *Work within the framework of the Downtown CRA to implement the Master Plan vision for Hollywood within the CRA district.*

The proposed alteration will help revitalize the appearance of a noteworthy structure, thus improving the appearance of Downtown. Further, restoring some of its historic charm to a state which was celebrated by Joseph Young, our City's founder, will help reinstate pride to residents and will be more attractive to visitors. It also embodies the vision for this area which is to *continue to effect economic and physical redevelopment within [CRA] boundaries*.

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 Historic District Design Guidelines states that *Integrity is the composite of these seven qualities: location, design, setting, materials, workmanship, feeling and association.* The proposed alteration meets these qualities.

FINDING: Consistent.

CRITERION: DESIGN

ANALYSIS: Design Guidelines for new alteration should be appropriate to its historically and architecturally significant surrounds. The alteration is compatible with the existing structure because it incorporates the original design façade back in 2013. The proposed design helps to enhance the design in the same architectural style. It matches the massing, materials, roof treatment, openings, and entrances of the building of significance. The historic elements of the building and commercial space are preserved.

FINDING: Consistent.

CRITERION: SETTING

ANALYSIS: The Historic District Design Guidelines states that a setting is the relationship of buildings within the Historic District and the surrounding site and environment. The proposed development demonstrates compatibility with the neighborhood and does not disrupt the relationship to other buildings within the Hollywood Business Historic District.

FINDING: Consistent.

CRITERION: MATERIALS

ANALYSIS: Design Guidelines state materials are an important part of the fabric of any historic district or property and help to maintain the historic character of the place. Furthermore, materials are compatible in quality, color, texture, finish, and dimension to those that are in the historic district should be used. The proposed alteration is structurally designed with the façade materials primarily consisting of stucco finish as well as raw concrete finishes and reinforcing steel and metals, with decorative wooden elements. The proposed alteration incorporates windows and columns that complement the existing commercial spaces. "All existing materials that make up the structure, moldings and other design elements will be maintained and preserved."

FINDING: Consistent.

CRITERION: WORKMANSHIP

ANALYSIS: The Design Guidelines recommend consideration of significant materials before undergoing rehabilitation of a historic structure or property. The alteration will utilize quality materials mended by quality construction standards of the State. The design of the new alteration is consistent with current workmanship styles and methods in the area.

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 alteration is consistent with the scale and massing of the adjacent properties in the neighborhood.

FINDING: Consistent.

ATTACHMENTS

ATTACHMENT A: Application Package
ATTACHMENT B: Aerial Photograph

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.

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: 2024/2026 Hollywood blvd.
Lot(s): 35 and 36 Block(s): 8 Subdivision: Hollywood
Folio Number(s): 514215-01-1450 and 514215-01-1460
Zoning Classification: _____ Land Use Classification: _____
Existing Property Use: Mixed commercial Sq Ft/Number of Units: _____
Is the request the result of a violation notice? ☐ Yes ☒ No **If yes**, attach a copy of violation.
Has this property been presented to the City before? If yes, check al that apply and provide File Number(s) and Resolution(s): _____

DEVELOPMENT PROPOSAL

Explanation of Request: _____

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

Project	Proposal
Units/rooms (# of units)	# UNITS: ☐ #Rooms ☐
Proposed Non-Residential Uses	☐ S.F.)
Open Space (% and SQ.FT.)	Required %: ☐ (Area: ☐ S.F.)
Parking (# of spaces)	PARK. SPACES: (# ☐)
Height (# of stories)	(# STORIES) ☐ (☐ FT.)
Gross Floor Area (SQ. FT)	Gross Area (☐ FT.)

Name of Current Property Owner: HOLLYWOOD 26 LLC
Address of Property Owner: _____
Telephone: 305-502-7470 Email Address: YanivSananes@icloud.com

Applicant _____ Consultant ☐ Representative ☐ Tenant ☐
Address: _____ Telephone: _____
Email Address: _____
Email Address #2: _____
Date of Purchase: _____ Is there an option to purchase the Property? Yes ☐ No ☐
If Yes, Attach Copy of the Contract.

Noticing Agent (FTAC & Board submissions only) : _____
E-mail Address: _____

CITY OF Hollywood

DEVELOPMENT SERVICES
PLANNING DIVISION

GENERAL APPLICATION

CERTIFICATION OF COMPLIANCE WITH APPLICABLE REGULATIONS

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

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

Signature of Current Owner: _____ Date: 3/12/25

PRINT NAME: YANIV Sanandes Date: 3/12/25

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 _____ 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 12th day of March 2025

Sharon Panday
Notary Public
State of Florida
My Commission Expires: 03/21/2028 (Check One) ☐ Personally known to me; OR ☒ Produced Identification D/License (FL)

SHARON PANDAY
Notary Public - State of Florida
Commission # HH 484348
My Comm. Expires Mar 21, 2028
Bonded through National Notary Assn.

_____
Signature of Current Owner

YANIV Sanandes
Print Name

6/24/2025

2024/2026 HOLLYWOOD BLDV, FL 33020

LEGAL DESCRIPTION:

LOTS 35 AND 36, BLOCK 8, OF THE TOWN OF HOLLYWOOD, ACCORDING TO THE PLAT THEREOF, RECORDED IN PLAT BOOK 1, PAGE 21, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA.

SCOPE OF WORK:

INTERIOR REMODEL AND EXTERIOR FRONT FASCADE REMODEL

1. FRONT FASCADE REMOVE EXISTING WINDOWS AND REPLACE

2. NEW EXTERIOR FRONT CANOPY, WINDOWS, LIGHTING AND PAINT

3. NEW INTERIOR BUILDOUT OF BOTH SPACES



MARTIN LITMAN

TOMA DESIGN GROUP INC

toma design group inc.

20900 N.E. 30th Ave, Suite # 1001, Aventura, FL, 33180
T. 786-206-7290 / F. 1305 425 0327 / info@tomadesigngroup.com

RE: CRITERIA STATEMENT FOR CERTIFICATE OF APPROPRIATENESS FOR DESIGN
PROPERTY AT 2024–2026 Hollywood Blvd

Dear Planning and Zoning Board,

This letter is submitted on behalf of the applicant, owners of the properties located at 2024 and 2026 Hollywood Blvd, in support of an application seeking a Certificate of Appropriateness for Design related to the proposed exterior remodel of the existing structure.

Property Description:
The subject properties are located along the historic Hollywood Boulevard corridor and are currently improved with an existing two-story commercial structure. The proposal seeks to enhance the exterior façade through a modernized design that remains sensitive to the surrounding historic context. No change to the building height, massing, or footprint is proposed — this is a façade and storefront renovation only.

Criteria Statement Analysis

Integrity of Location:
The project maintains the original footprint and location of the building, preserving its historical placement within the streetscape. No expansion or structural addition is being proposed. The existing spatial relationship between the building and surrounding properties is fully retained.

Setting:
The updated design contributes to the revitalization of the boulevard while maintaining the traditional commercial rhythm of the street. The remodel respects the pedestrian scale, includes continuous canopies over the storefronts, and reinforces the building's relationship with the public realm — elements that are consistent with the historic character of Hollywood Boulevard.

Materials:
The exterior renovation features a neutral stucco finish, clean storefront glazing, and dark aluminum fascia bands. These materials were carefully selected to complement the aesthetics of the historic district while providing a refreshed, timeless appearance. The storefront system improves visibility and interaction with the street, consistent with traditional commercial design principles.

Workmanship:
The remodel will be executed by a qualified team of licensed professionals experienced in architectural renovation within historic contexts. All construction work will be performed with attention to quality, detailing, and long-term durability, ensuring the new façade seamlessly integrates into the fabric of the area.

Association:
The remodel is consistent with the goals outlined in the City of Hollywood's Master Plan for historic areas, enhancing commercial viability while respecting the unique character of the district. By modernizing the

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appearance without altering the building's form or scale, the project supports the continued relevance and vibrancy of this historic corridor.

Design:
The proposed design strengthens the property's visual appeal while preserving key elements such as the horizontal alignment of canopies, symmetry of the façade, and transparency at street level. It enhances the overall harmony of the block without overpowering the historic elements present in neighboring structures.

Conclusion:
The proposed remodel upholds the integrity of the original structure while introducing thoughtful, contemporary enhancements in line with the City's historic preservation objectives. We respectfully request your review and approval of this application.

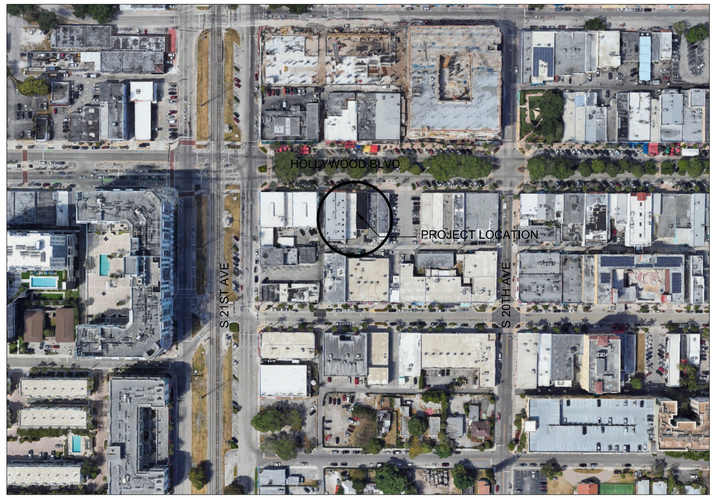
Please feel free to contact us at 305-401-2223 should you have any questions or require further information.

Sincerely,
Martin Litman
Toma Design Group Inc.
info@tomadesigngroup.com

2024/2026 HOLLYWOOD BLVD

2024/2026 Hollywood Blvd,
Hollywood, FL 33020

BUILDING REMODELING



1 LOCATION MAP
G-1.0 N.T.S.



PROJECT INFORMATION

INTERIOR REMODELING

2024 Hollywood Blvd.
Hollywood, FL 33020

EFFECTIVE CODES	
EFFECTIVE BLDG. CODE	**FLORIDA BUILDING CODE 2023, 8TH EDITION**
EFFECTIVE FLORIDA FIRE PREVENTION CODE	**FFPC 2023, 8TH EDITION**
EFFECTIVE FIRE CODE	**NFPA 1 2021 EDITION**
EFFECTIVE LIFE SAFETY CODE	**NFPA 101 2021 EDITION**

SCOPE OF WORK

- REMODELING OF FRONT AND REAR FACADES.
- INTERIOR REMODELING AND SEPARATION OF SPACE TO CREATE 2 SEPARATE UNITS AS FOLLOWS:

UNIT 2024-A : RETAIL SPACE ON GROUND FLOOR AND MEZZANINE (2,516 SF)

UNIT 2024-B: MARTIAL ARTS STUDIO ON SECOND FLOOR (1,584 SF)

CONSTRUCTION TYPE	II-B
LEVEL OF ALTERATION	LEVEL 3

ZONING DATA	
JURISDICTION: CITY OF HOLLYWOOD	
LEGAL DESCRIPTION	
LOT 35, BLOCK 8, "HOLLYWOOD" ACCORDING TO PLAT BOOK 1, PAGE 21, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA	
ZONING DISTRICT	RC-2
LOT AREA	3,025 SF

FLOOD INFORMATION	
FLOOD ZONE	X
MAP & PANEL	12011C0569
BASE FLOOD ELEVATION	N/A

UNIT 2024-A

FLOOR AREA: GROUND FLOOR GROSS AREA 2,003 SF
MEZZANINE GROSS AREA 513 SF
TOTAL BUILDING AREA 2,516 SF

LIFE SAFETY GENERAL REQUIREMENTS		
BUILDING USE	EXISTING	PROPOSED
	MARTIAL ARTS STUDIO	VANILLA SHELL FOR FUTURE OFFICE
OCCUPANCY CLASSIFICATION		GROUP B Business
OCCUPANCY SUB-CLASSIFICATION		N/A
CLASSIFICATION OF HAZARD CONTENT		ORDINARY HAZARDS
OCCUPANCY LOAD		14 PEOPLE REFER TO LS-1.0

FIRE PROTECTION REQUIREMENTS		
	REQUIRED	**PROVIDED**
INTERIOR FINISHES REQUIREMENTS		
WALL AND CEILINGS FINISHES:		
· EXITS AND EXIT ACCESS CORRIDORS	CLASS A OR B	CLASS A OR B
· OTHER SPACES	CLASS A, B OR C	CLASS A, B, OR C
FLOOR FINISHES:		
· EXIT ENCLOSURES	CLASS I OR II	CLASS I OR II
FIRE EXTINGUISHMENTS REQUIREMENTS	PORTABLE EXTINGUISHERS	PORTABLE EXTINGUISHERS

UNIT 2024-B

FLOOR AREA: SECOND FLOOR GROSS AREA 1,584 SF

LIFE SAFETY GENERAL REQUIREMENTS		
BUILDING USE	EXISTING	PROPOSED
	MARTIAL ARTS STUDIO	MARTIAL ARTS STUDIO
OCCUPANCY CLASSIFICATION		GROUP B Business
OCCUPANCY SUB-CLASSIFICATION		N/A
CLASSIFICATION OF HAZARD CONTENT		ORDINARY HAZARDS
OCCUPANCY LOAD		11 PEOPLE REFER TO LS-1.0

FIRE PROTECTION REQUIREMENTS		
	REQUIRED	**PROVIDED**
INTERIOR FINISHES REQUIREMENTS		
WALL AND CEILINGS FINISHES:		
· EXITS AND EXIT ACCESS CORRIDORS	CLASS A OR B	CLASS A OR B
· OTHER SPACES	CLASS A, B OR C	CLASS A, B, OR C
FLOOR FINISHES:		
· EXIT ENCLOSURES	CLASS I OR II	CLASS I OR II
FIRE EXTINGUISHMENTS REQUIREMENTS	PORTABLE EXTINGUISHERS	PORTABLE EXTINGUISHERS

PROJECT INFORMATION

INTERIOR REMODELING

2026 Hollywood Blvd.
Hollywood, FL 33020

EFFECTIVE CODES	
EFFECTIVE BLDG. CODE	**FLORIDA BUILDING CODE 2023, 8TH EDITION**
EFFECTIVE FLORIDA FIRE PREVENTION CODE	**FFPC 2023, 8TH EDITION**
EFFECTIVE FIRE CODE	**NFPA 1 2021 EDITION**
EFFECTIVE LIFE SAFETY CODE	**NFPA 101 2021 EDITION**

SCOPE OF WORK

- REMODELING OF FRONT AND REAR FACADES.
- INTERIOR REMODELING OF EXISTING OFFICE SPACE (2,621 sf gross area) TO PROPOSE A VANILLA SHELL FOR FUTURE OFFICE OR PROFESSIONAL SERVICE SPACE (BUSINESS OCCUPANCY)

CONSTRUCTION TYPE	II-B
LEVEL OF ALTERATION	LEVEL 3

ZONING DATA	
JURISDICTION: CITY OF HOLLYWOOD	
LEGAL DESCRIPTION	
LOT 36, BLOCK 8, "HOLLYWOOD" ACCORDING TO PLAT BOOK 1, PAGE 21, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA	
ZONING DISTRICT	RC-2
LOT AREA	3,025 SF

FLOOD INFORMATION	
FLOOD ZONE	X
MAP & PANEL	12011C0569
BASE FLOOD ELEVATION	N/A

UNIT 2026

FLOOR AREA: GROUND FLOOR GROSS AREA 2,621 SF

LIFE SAFETY GENERAL REQUIREMENTS		
BUILDING USE	EXISTING	PROPOSED
	OFFICE	VANILLA SHELL FOR FUTURE OFFICE OR PROFESSIONAL SERVICE SPACE
OCCUPANCY CLASSIFICATION		GROUP B Business
OCCUPANCY SUB-CLASSIFICATION		n/a
CLASSIFICATION OF HAZARD CONTENT		ORDINARY HAZARDS

FIRE PROTECTION REQUIREMENTS		
	REQUIRED	**PROVIDED**
INTERIOR FINISHES REQUIREMENTS		
WALL AND CEILINGS FINISHES:		
· EXITS AND EXIT ACCESS CORRIDORS	CLASS A OR B	CLASS A OR B
· OTHER SPACES	CLASS A, B OR C	CLASS A, B, OR C
FLOOR FINISHES:		
· EXIT ENCLOSURES	CLASS I OR II	CLASS I OR II
FIRE EXTINGUISHMENTS REQUIREMENTS	PORTABLE EXTINGUISHERS	PORTABLE EXTINGUISHERS

INDEX OF DRAWINGS

ARCHITECTURAL

COVER PAGE
G-1.0 - GENERAL NOTES
SP-1.0 - PROPOSED SITE PLAN
A-1.0 - PROPOSED FIRST FLOOR PLAN
A-1.1 - PROPOSED MEZZANINE FLOOR PLAN
A-1.2 - PROPOSED SECOND FLOOR PLAN
A-2.0 - ROOF PLAN
A-3.0 - PROPOSED RCP GROUND PLAN
A-3.1 - PROPOSED RCP MEZZANINE AND SECOND FLOOR
A-4.0 - PROPOSED EXTERIOR ELEVATIONS AND SECTION
R-1.0 - RENDERS

Revisions

No.	Date.	Description.
1	4-9-25	CITY COMMENTS
2	6-30-25	HPB COMMENTS

OSVALDO MARRERO
ARCHITECT
AR * 0015952
AA26003029
OSVALDO MARRERO 5266
STATE OF FLORIDA
REGISTERED ARCHITECT
LIC INTERIOR DESIGNER

ALL DRAWINGS AND WRITTEN MATERIAL APPEARING HEREIN CONSTITUTE THE ORIGINAL AND UNPUBLISHED WORK OF Toma Design Group, AND MAY NOT BE DUPLICATED, USED, OR DISCLOSED WITHOUT THE EXPRESS WRITTEN CONSENT OF Toma Design Group Inc.

TO THE BEST OF MY KNOWLEDGE THE PLANS AND APPLICABLE SPECIFICATIONS COMPLY WITH THE MINIMUM BUILDING CODES AND THE APPLICABLE FIRE-SAFETY STANDARDS AS DETERMINED BY THE LOCAL AUTHORITY IN ACCORDANCE WITH THIS SECTION AND 633 FLORIDA STATUTES, CHAPTER 1 105.13.4.4 OF (FLORIDA BUILDING CODE 2017)

HOLLYWOOD 26 LLC
2024 Hollywood Boulevard,
Hollywood, FL, 33020

Project

COVER

Sheet Title:

TOMA DESIGN GROUP INC.

Tel: (305) 401-2223
20900 NE 30th Ave. #1021
Aventura, FL. 33180

Fax: (305) 466-4077
13875 E. Palomino Drive
Southwest Ranches, Fl. 33330

Date	10-6-2024
Drawn by	M.T.
Checked by	M.L.
Scale:	AS SHOWN

Sheet N:

G-1.0

CAD ID:

ALTA/NSPS LAND TITLE SURVEY

VICINITY & LOCATION MAP

SECTION 15, TOWNSHIP 51 SOUTH, RANGE 42 EAST
LYING AND BEING IN BROWARD COUNTY FLORIDA
(NOT TO SCALE)





TITLE REVIEWS:

ALL THE FOLLOWING ITEMS, LISTED IN THE OWNER'S POLICY OF TITLE INSURANCE, FILE NUMBER 2310-25, PREPARED BY CHICAGO TITLE INSURANCE COMPANY, DATE EFFECTIVE AS OF JUNE 28, 2019 AT 12:31 AM, FURNISHED BY THE CLIENT TO THE UNDERSIGNED WERE REVIEWED TO SHOW ANY MATTER AFFECTING THE SUBJECT PROPERTY.

LIST OF DOCUMENTS:

EXCEPTIONS FROM COVERAGE:

1. TAXES AND ASSESSMENTS FOR THE YEAR 2019 AND SUBSEQUENT YEARS, WHICH ARE NOT YET DUE AND PAYABLE. (NOT A MATTER OF THIS SURVEY).
2. EASEMENTS, CLAIMS OF EASEMENTS, BOUNDARY LINE DISPUTES, OVERLAPS, ENCROACHMENTS OR OTHER MATTERS NOT SHOWN BY THE PUBLIC RECORDS WHICH WOULD BE DISCLOSED BY AN ACCURATE SURVEY OF THE LAND. (NONE VISIBLE AT THE TIME OF THIS SURVEY).
3. RIGHTS OR CLAIMS OF PARTIES IN POSSESSION NOT SHOWN BY THE PUBLIC RECORDS. (NOT A MATTER OF THIS SURVEY).
4. ANY LIEN, OR RIGHT TO A LIEN, FOR SERVICES, LABOR, OR MATERIALS HERETOFORE OR HEREAFTER FURNISHED, IMPOSED BY LAW AND NOT SHOWN BY THE PUBLIC RECORDS. (NONE VISIBLE AT THE TIME OF THIS SURVEY)
5. TAXES OR ASSESSMENTS WHICH ARE NOT SHOWN AS EXISTING LIENS IN THE PUBLIC RECORDS. (NOT A MATTER OF THIS SURVEY).
6. ANY CLAIM THAT ANY PORTION OF THE INSURED LAND IS SOVEREIGN LANDS OF THE STATE OF FLORIDA, INCLUDING SUBMERGED, FILLED OR ARTIFICIALLY EXPOSED LANDS ACCRETED TO SUCH LAND. (NOT A MATTER OF THIS SURVEY).
7. ANY LIEN PROVIDED BY CHAPTER 159, FLORIDA STATUTES, IN FAVOR OF ANY CITY, TOWN, VILLAGE OR PORT AUTHORITY FOR UNPAID SERVICE CHARGES FOR SERVICE BY ANY WATER, SEWER OR GAS SYSTEM SUPPLYING THE INSURED LAND.
8. SUBJECT TO PLAT OF HOLLYWOOD AS RECORDED IN PLAT BOOK 1, PAGE 21, (DEPICTED HEREON).
9. TERMS, COVENANTS, CONDITIONS AND OTHER MATTERS CONTAINED IN ANY UNRECORDED LEASE(S) AND ALL RIGHTS THEREUNDER OF THE LESSEE(S) AND OF ANY PERSON CLAIMING BY, THROUGH OR UNDER THE LESSEE(S). (NOT A MATTER OF THIS SURVEY).
10. ANY LIEN PROVIDED BY COUNTY ORDINANCE OR BY CHAPTER 159, FLORIDA STATUTES, IN FAVOR OF ANY CITY, TOWN, VILLAGE OR PORT AUTHORITY FOR UNPAID SERVICE CHARGES FOR SERVICE BY ANY WATER, SEWER OR GAS SYSTEM SUPPLYING THE INSURED LAND. (NOT A MATTER OF THIS SURVEY).

NOTE: ALL RECORDING REFERENCES IN THIS FORM SHALL REFER TO THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA, UNLESS OTHERWISE NOTED.

PROPERTY ADDRESS:

SUBJECT PROPERTY (THE PROPERTY) MEANS THE REAL PROPERTY

SUBJECT PROPERTY (THE PROPERTY) AS FOLLOWS:

PARCEL ID: 514215011450

LOT 36, BLK 4

2324 HOLLYWOOD BOULEVARD,
HOLLYWOOD FL 33023

AREA OF PROPERTY:
3,326SQUARE FEET AND/OR
0.069 ACRES MORE OR LESS.

PARCEL ID: 514215011460

LOT 35, BLK 4

2328 HOLLYWOOD BOULEVARD,
HOLLYWOOD, FL 33023

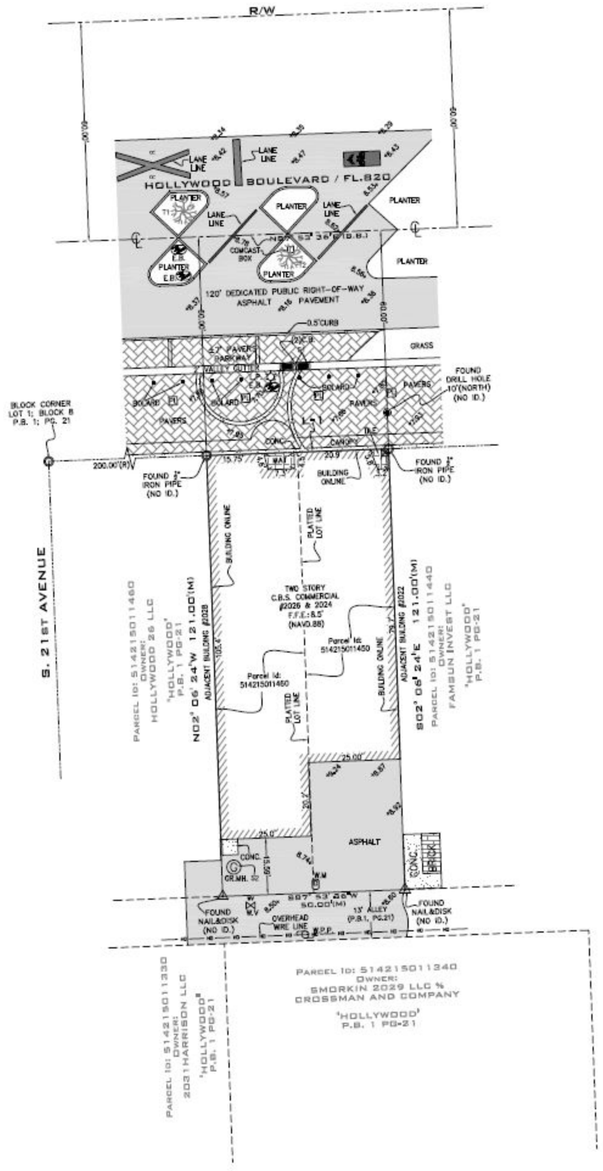
AREA OF PROPERTY:
3,329 SQUARE FEET AND/OR
0.069 ACRES MORE OR LESS,

TOTAL SURVEYED AREA OF PROPERTY:
6,353 SQUARE FEET AND/OR
0.138 ACRES MORE OR LESS,

LEGAL DESCRIPTION:

THE FOLLOWING LEGAL DESCRIPTION AS PER OWNER'S POLICY OF TITLE INSURANCE PREPARED BY CHICAGO TITLE INSURANCE COMPANY, TILE NUMBER 2310-25.

LOTS 35 AND 36, BLOCK 4, OF THE TOWN OF HOLLYWOOD, ACCORDING TO THE PLAT THEREOF, RECORDED IN PLAT BOOK 1, PAGE 21, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA.





LEGEND

ABBREVIATION	SYMBOL	DEFINITION
R/W		RIGHT OF WAY
P.B.		PLAT BOOK
O.R.B.		OFFICIAL RECORD BOOK
PG.		PAGE
P.O.C.		POINT OF COMMENCE
P.O.B.		POINT OF BEGINNING
U.E.		UTILITY EASEMENT
		WOOD POWER POLE
(B.B.)		BASIS OF BEARING
C.B.		CATCH BASIN
		FIRE HYDRANT
		FOUND NAIL & DISK
X.XX		DENOTES SURFACE ELEVATIONS
X.X		DENOTES GROUND ELEVATIONS
W		WATER VALVE
		CENTER LINE
ST.MH.		STORM MANHOLE
C.P.P.		CONCRETE POWER POLE
LP		LIGHT POLE
WM		WATER METER
(R)		RECORDED
(CALC)		CALCULATED
(P)		DENOTES PLAT
X.XX		SURFACE ELEVATION
X.X		GROUND ELEVATION
GR.MH.		GREASE MANHOLE
ELC.MH.		ELECTRIC MANHOLE
I.E.		INVERT ELEVATION
B.E.		BOTTOM ELEVATION
SEC.		DENOTES SECTION
BLK.		DENOTES BLOCK
(M)		DENOTES MEASURED

TREE TABLE

TREE #	NAME	DIAMETER AT BREAST HEIGHT	HEIGHT	CANOPY
1	UNKNOWN TREE	1.5	20.0'	30.0'
2	UNKNOWN TREE	3.0'	25.0'	30.0'

STRUCTURE CHART

STRUCTURE # & NAME	DISPLACEMENT RIM	N	S	E	W	BT.EL
(1) CB	7.56'			18",FITE;I.E.:3.06'		1.06'
(2) GR.MH	6.61'					1.61'

L-1= N87° 53' 36"E 50.00' (M)

NOTE:
THE SURVEY DRAWING AND THE TITLE REVIEW NOTES SHOWN HEREIN ARE ONE IN THE SAME, ONE CANNOT BE USED WITHOUT THE OTHER. ANY DEVIATION BETWEEN THE SURVEY DRAWING AND TITLE REVIEW NOTES SHALL BE REPORTED TO THE SIGNING ENTITY SHOWN HEREIN.

NOTE:
THERE ARE NOT UNUSUAL ELEMENTS OF USE OR POSSESSION AFFECTING SAID PREMISES (CEMETERIES, PARKS, ETC.)

GRAPHIC SCALE

20 0 10 20 40 80

(IN FEET)
1 inch = 20 ft.

SURVEYOR'S NOTES:

1.) THE HEREIN CAPTIONED PROPERTY WAS SURVEYED AND DESCRIBED BASED ON THE LEGAL DESCRIPTION AS SHOWN ON SCHEDULE "A" OF OWNERS POLICY OF TITLE INSURANCE, UNDER FILE NUMBER: 2310-25, PREPARED BY CHICAGO TITLE INSURANCE COMPANY, EFFECTIVE DATE AS OF JUNE 28, 2019 AT 12:31 AM, FURNISHED BY CLIENT.

2) THERE MAY BE ADDITIONAL RESTRICTIONS NOT SHOWN ON THIS ALTA/NSPS LAND TITLE SURVEY THAT MAY BE FOUND IN THE PUBLIC RECORDS OF THIS COUNTY, EXAMINATION OF ABSTRACT OF TITLE WAS MADE TO DETERMINE RECORDED INSTRUMENTS, IF ANY AFFECTING THIS PROPERTY.

3) ACCURACY: THE EXPECTED USE OF THE LAND, AS CLASSIFIED IN FLORIDA MINIMUM TECHNICAL STANDARDS (21HH-6.00), IS "COMMERCIAL", THE MINIMUM RELATIVE DISTANCE ACCURACY FOR THIS TYPE OF BOUNDARY SURVEY IS 1 FOOT IN 10,000 FEET. THE ACCURACY OBTAINED BY MEASUREMENT AND CALCULATION OF A CLOSED GEOMETRIC FIGURE WAS FOUND TO EXCEED THIS REQUIREMENT.

4) FOUNDATIONS AND/OR FOOTINGS THAT MAY CROSS BEYOND THE BOUNDARY LINES OF THE PARCEL HEREIN DESCRIBED ARE NOT SHOWN.

5.) TYPE OF SURVEY: ALTA/NSPS LAND TITLE SURVEY.

6.) ELEVATIONS SHOWN HEREON ARE BASED ON TO THE NORTH AMERICAN VERTICAL DATUM OF 1988, (NAVD,88) AND ALL ARE EXPRESSED IN FEET.

a.) ELEVATIONS OF WELL IDENTIFIED FEATURES AS DEPICTED ON THE SURVEY MAP WERE MEASURED TO AN ESTIMATED VERTICAL POSITION ACCURACY OF 1/100 OF A FOOT ON HARD SURFACES AND 1/10 OF A FOOT ON GROUND SURFACES.
b.) WELL IDENTIFIED FEATURES AS DEPICTED ON THE SURVEY MAP WERE MEASURED TO AN ESTIMATED HORIZONTAL POSITION ACCURACY OF 1/10 OF A FOOT.

7.) THE SUBJECT PROPERTY APPEARS TO BE LOCATED IN FLOOD ZONE "X", THE BASE FLOOD ELEVATION N/A AS PER FEDERAL EMERGENCY MANAGEMENT AGENCY FLOOD INSURANCE RATE MAP No. 12011C0569, COMMUNITY No. 125113 , SUFFIX "J", MAP REVISED: JULY 31, 2024.

8) CITY OF HOLLYWOOD, BROWARD COUNTY, FL. BENCH MARK USED: P 239
ELEVATION = 9.07' (N.A.V.D.88)

- BENCH MARK DISK, SET IN TOP OF CONCRETE MONUMENT, NO MAGNETIC MATERIAL.
RECOVERY NOTE BY GEOCACHING 2214
IN HOLLYWOOD, AT THE INTERSECTION OF NORTH 21ST AVENUE AND POLK STREET, 7.9 M (2.4 FT) EAST OF THE NEAR RAIL OF THE FLORIDA EAST COAST RAILROAD, 5.9 M (1.7 FT) SOUTHSOUTHEAST OF THE SOUTHEAST CORNER OF A CHAIN-LINK FENCE AROUND A PUMP STATION, 1.8 M (0.4 FT) SOUTH OF THE SOUTH CURB OF THE AVENUE, 1.3 M (0.3 FT) SOUTH OF THE EXTENDED CENTERLINE OF POLK STREET AND 0.2 M (0.1 FT) EAST OF A WITNESS POST.

9) THIS MAP OF SURVEY IS INTENDED TO BE DISPLAYED AT A SCALE OF ONE INCH EQUALS 20 FEET OR SMALLER.

10) THE SOURCES OF DATA USED FOR THE PREPARATION OF THIS ALTA/NSPS LAND TITLE SURVEY ARE IN "TOWN OF HOLLYWOOD" AS RECORDED IN PLAT BOOK 1, AT PAGE 21, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA.

11.) ALL MEASUREMENTS ARE IN ACCORDANCE WITH THE UNITED STATES STANDARD U.S. FOOT.

12.) BEARINGS SHOWN HEREON AND NORTH ARROW DIRECTION ARE BASED ON AN ASSUMED VALUE OF N 87°53'36" E, ALONG THE CENTERLINE OF "HOLLYWOOD BOULEVARD" A PUBLIC DEDICATED RIGHT-OF-WAY BROWARD COUNTY, FLORIDA, AND ALL OTHER BEARINGS ARE RELATIVE THERETO.

13.) FIELD WORK SURVEY DATE: MARCH 03, 2025.

14.) TOTAL SURVEYED AREA OF PROPERTY: 6,353 SQ.FT, OR 0.138 ACRES MORE OR LESS

15.) PROPERTY ADDRESS:
2324 HOLLYWOOD BLVD, HOLLYWOOD FL 33023 & 2328 HOLLYWOOD BLVD, HOLLYWOOD FL 33023.

a.) THE SURVEYED PROPERTY IS WITHIN THE JURISDICTION OF THE CITY OF HOLLYWOOD, BROWARD COUNTY, FL. AND IS CURRENTLY ZONED: RC-2 (MULTIPLE FAMILY HIGH DENSITY RESIDENTIAL).
b.) NOT ZONING REPORT WAS PROVIDED.

16.) CONTACT THE APPROPRIATE AUTHORITY PRIOR TO ANY DESIGN WORK ON THE HEREIN DESCRIBED PARCEL FOR BUILDING AND ZONING INFORMATION.

a.) THE PURPOSE OF THIS SURVEY IS FOR USE IN OBTAINING TITLE INSURANCE AND FINANCING AND SHOULD NOT BE USED FOR CONSTRUCTION PURPOSES.

17.) OWNERSHIP: SUBJECT TO OPINION OF TITLE.

18.) UNDERGROUND UTILITIES ARE NOT DEPICTED HEREON, CONTACT THE APPROPRIATE AUTHORITY PRIOR TO ANY DESIGN WORK OR CONSTRUCTION ON THE PROPERTY HEREIN DESCRIBED, SURVEYOR SHALL BE NOTIFIED AS TO ANY DEVIATION FROM UTILITIES SHOWN HEREON.

19.) THE SUBJECT PROPERTY HAS DIRECT AND UNIMPEDED PEDESTRIAN AND VEHICULAR ACCESS TO AND FROM HOLLYWOOD BOULEVARD, A DEDICATED PUBLIC RIGHT-OF-WAY.

20.) ALL UTILITIES SERVING THE PROPERTY ENTER THROUGH ADJOINING PUBLIC STREETS AND/OR EASEMENTS OF RECORD.

21.) THERE NO OBSERVED EVIDENCE OF CURRENT EARTH MOVING WORK, BUILDING CONSTRUCTION OR BUILDING ADDITIONS AT THE PROPERTY.

22.) THERE ARE NO ENCROACHMENTS ONTO ADJOINING PREMISES, STREETS OR ALLEYS BY ANY BUILDINGS, STRUCTURES OR OTHER IMPROVEMENTS LOCATED ON THE PROPERTY, AND NO ENCROACHMENTS ONTO THE PROPERTY BY BUILDINGS, STRUCTURES OR OTHER IMPROVEMENTS SITUATED ON ADJOINING PREMISES, (EXCEPT AS SHOWN).

a.) The term "ENCROACHMENT" means visible and above ground encroachments.

23.) THERE NO OBSERVED EVIDENCE OF RECENT STREET OR SIDEWALK CONSTRUCTION OR REPAIRS AFFECTING THE PROPERTY.

24.) THERE ARE NO PROPOSED CHANGES IN STREET RIGHT OF WAY LINES AFFECTING THE PROPERTY, ACCORDING TO THE CITY OF HOLLYWOOD, BROWARD COUNTY, FLORIDA.

25.) THERE IS NO OBSERVED EVIDENCE OF USE OF THE PROPERTY AS A SOLID WASTE DUMP, SUMP OR SANITARY LANDFILL.

26.) NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER, 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.

27.) PROFESSIONAL LIABILITY INSURANCE POLICY OBTAINED BY THE SURVEYOR IN THE MINIMUM AMOUNT OF $1,000,000 TO BE IN EFFECT THROUGHOUT THE CONTRACT TERM, CERTIFICATE OF INSURANCE TO BE FURNISHED UPON REQUEST, BUT THIS ITEM SHALL NOT BE ADDRESSED ON THE FACE OF THE PLAT OR MAP.

28.) THIS ALTA/NSPS LAND TITLE SURVEY, HAS BEEN PREPARED FOR THE EXCLUSIVE USE OF THE ENTITIES NAMED HEREON. THIS CERTIFICATE DOES NOT EXTENDED TO ANY UNNAMED PARTY:

- HOLLYWOOD 26, LLC

SURVEYOR'S CERTIFICATES:

TO: HOLLYWOOD 26, LLC

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, INCLUDES ITEMS 1, 2, 3, 4, 8, 7 (a) (c), 8, 9, 13 (ONLY WHERE PARTY WALLS ARE PRESENT, 11, 12, 13, 14, 16, 17, 18, 19 AND 20 OF TABLE A THEREOF.

THE FIELD WORK WAS COMPLETED ON MARCH 29, 2025

DATE OF PLAT OR MAP: MARCH 31, 2025

THE UNDERSIGNED FURTHER CERTIFIES THAT TO THE BEST OF MY KNOWLEDGE AND BELIEF THAT THIS ALTA SURVEY MAP IS TRUE AND CORRECT. THAT IT WAS MADE UNDER MY DIRECT SUPERVISION AND THAT IT MEETS THE STANDARDS OF PRACTICE SET FORTH BY THE FLORIDA BOARD OF PROFESSIONAL SURVEYOR AND MAPPER CHAPTER 5J-17.050 THROUGH 5J-17.052 OF THE FLORIDA ADMINISTRATIVE CODE, PURSUANT TO CHAPTER 472.027, FLORIDA STATUTE, SUBJECT TO NOTES AND NOTATIONS SHOWN HEREON.

Digitally signed by Arturo Mendigutia
Date: 2025.07.07 13:58:51 -04'00'

SIGNED ARTURO MENDIGUTIA, P.S.M., FOR THE FIRM P.S.M. NO. 6644-STATE OF FLORIDA

NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER, 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 IN A DIGITAL FORMAT NOT VALID WITHOUT AN AUTHENTIC ELECTRONIC SIGNATURE AND AUTHENTICATED ELECTRONIC SEAL.

PROJECT NAME: 2024 HOLLYWOOD BLVD.
TYPE OF PROJECT: ALTA/NSPS LAND TITLE SURVEY
SHEET NAME: LOCATION MAP, LEGAL DESCRIPTION, SURVEYOR'S NOTES, TITLE REVIEW COMMENTS & SKETCH
CLIENT: Aron Wasser
CLIENT ADDRESS: N/A N/A
PROJECT LOCATION: SECTION 15, TOWNSHIP 51 SOUTH, RANGE 42 EAST BROWARD COUNTY, FLORIDA

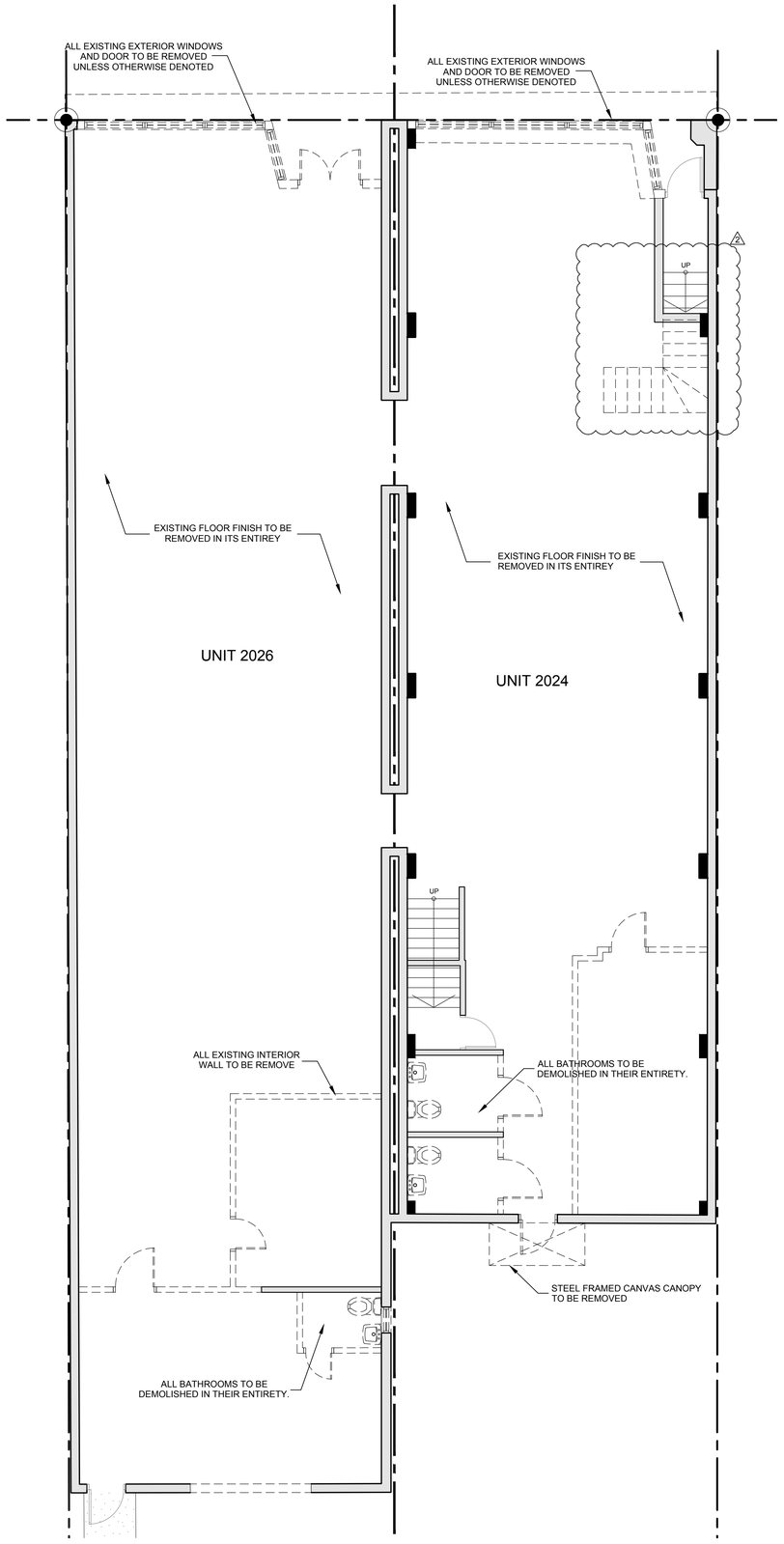
LANDMARK SURVEYING & ASSOCIATES, INC.
PROFESSIONAL SURVEYORS AND MAPPERS
8532 S.W. 8th STREET, SUITE "282"
MIAMI, FL 33144
PHONE: (305) 556-4002
FAX: (305) 556-4003
WWW.LMSURVEYING.COM
EMAIL-REQUEST@LMSURVEYING.COM
LB No. 7633

DRAWINGS AND SPECIFICATIONS AS INSTRUMENTS OF SERVICE ARE AND SHALL REMAIN THE PROPERTY OF LANDMARK SURVEYING & ASSOCIATES, INC. THE PROJECT FOR WHICH THEY ARE MADE IS NOT TO BE USED IN WHOLE OR IN PART BY OWNER OR OTHER PERSONS EXCEPT BY AGREEMENT WITH AND WRITTEN AUTHORIZATION OF LANDMARK SURVEYING & ASSOCIATES, INC.

RECORD OF REVISION

No.	DATE	DESCRIPTION	BY	APP.

Drawn by: M.G.
Check by: A.MENDIGUTIA
Date: 03/31/2025
Scale: AS SHOWN
Project No.: 2503.0221
SHEET 1 OF 1 SHEETS



SYMBOL LEGEND

═══	DENOTES EXISTING WALL TO REMAIN
– – –	TO BE REMOVED

DEMOLITION GENERAL NOTES

1. CONTRACTOR SHALL CHECK AND VERIFY ALL DIMENSIONS AND FIELD CONDITIONS BEFORE PROCEEDING WITH WORK. NOTIFY ARCHITECT IF DISCREPANCIES ARE OBSERVED.
2. DO NOT SCALE DRAWINGS.
3. ALL CHANGES TO THE DRAWINGS MUST BE APPROVED IN WRITING BY THE ARCHITECT.
4. PATCH AND REPAIR AS REQUIRED ALL EXISTING WORK AFFECTED BY DEMOLITIONS.
5. CAP ALL UTILITIES AS REQUIRED WHERE REMOVING OR DEMOLISHING FIXTURES AND OTHER CONNECTED UNITS AND PREPARE THE AREA TO RECEIVE NEW WORK.
6. PATCH AND REPAIR ALL SURFACES AFFECTED BY PLUMBING OR ELECTRICAL ALTERATIONS.
7. ALL WORK NOT NOTED AS EXISTING OR OTHERWISE INDICATED AS EXISTING SHALL BE CONSIDERED NEW WORK. ALL WORK ADJACENT TO EXISTING SURFACES SHALL RESTORE OR REPLACE EXISTING FINISHES TO ORIGINAL CONDITIONS.
8. ANY SALVAGE RESULTING FROM CLEARING, GRUBBING, GRADING, DRAINING, REMODELING OR ALTERING ANY EXISTING FACILITIES ON THIS SITE SHALL BE THE PROPERTY OF THE OWNER AND THIS MATERIAL SHALL BE STACKED IN THE SITE IF THE OWNER DESIRES THIS MATERIAL.
9. THE CONTRACTOR SHALL MAKE PROPER NOTICE, MAKE ALL NECESSARY ARRANGEMENTS AND PERFORM ALL OTHER SERVICES REQUIRED FOR THE PROTECTION, CARE, AND MAINTENANCE OF ALL PUBLIC UTILITIES AND ALL OTHER ITEMS OF THIS CHARACTER ON OR AROUND THE SITE.
10. THE CONTRACTOR SHALL KEEP THE PREMISES FREE FROM ACCUMULATION OF WASTE MATERIAL AND RUBBISH AND, AT THE COMPLETIONS OF WORK HE SHALL REMOVE FROM THE PREMISES ALL RUBBISH, IMPLEMENTS AND SURPLUS MATERIALS AND LEAVE THE BUILDING BROOM CLEAN.
11. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ALL WORK INCIDENTAL TO PATCHING UP ALL CUTS, OPENINGS, DAMAGED AREAS, ETC. THAT OCCUR AS A RESULT OF WORK UNDER THIS CONTRACT. ALL PATCHING SHALL CONFORM TO THE ADJOINING WORK, MATCHING THE FINISH AND QUALITY OF WORKMANSHIP AND MATERIALS.
12. DISCONNECT ALL ELECTRICAL OUTLET BOXES AND SWITCHES IN DEMOLISHED AREAS TO NEAREST JUNCTION BOX NOT AFFECTED BY DEMOLITION.

1 D-1.0 DEMOLITION FIRST FLOOR PLAN
3/16" = 1'0"

Revisions

No.	Date.	Description.
2	6-30-25	HPB COMMENTS

OSVALDO MARRERO ARCHITECT
AR 0015952
AA26003029
OSVALDO MARRERO LIC INTERIOR DESIGNER 5266
REGISTERED ARCHITECT LIC 0015952
STATE OF FLORIDA

ALL DRAWINGS AND WRITTEN MATERIAL APPEARING HEREIN CONSTITUTE THE ORIGINAL AND UNPUBLISHED WORK OF Toma Design Group, AND MAY NOT BE DUPLICATED, USED, OR DISCLOSED WITHOUT THE EXPRESS WRITTEN CONSENT OF Toma Design Group Inc.

TO THE BEST OF MY KNOWLEDGE THE PLANS AND APPLICABLE SPECIFICATIONS COMPLY WITH THE MINIMUM BUILDING CODES AND THE APPLICABLE FIRE-SAFETY STANDARDS AS DETERMINED BY THE LOCAL AUTHORITY IN ACCORDANCE WITH THIS SECTION AND 633 FLORIDA STATUTES, CHAPTER 1 105.13.4.4 OF (FLORIDA BUILDING CODE 2017)

Project:
HOLLYWOOD 26 LLC
2024 Hollywood Boulevard,
Hollywood, FL, 33020

Sheet title:
DEMOLITION FIRST FLOOR PLAN

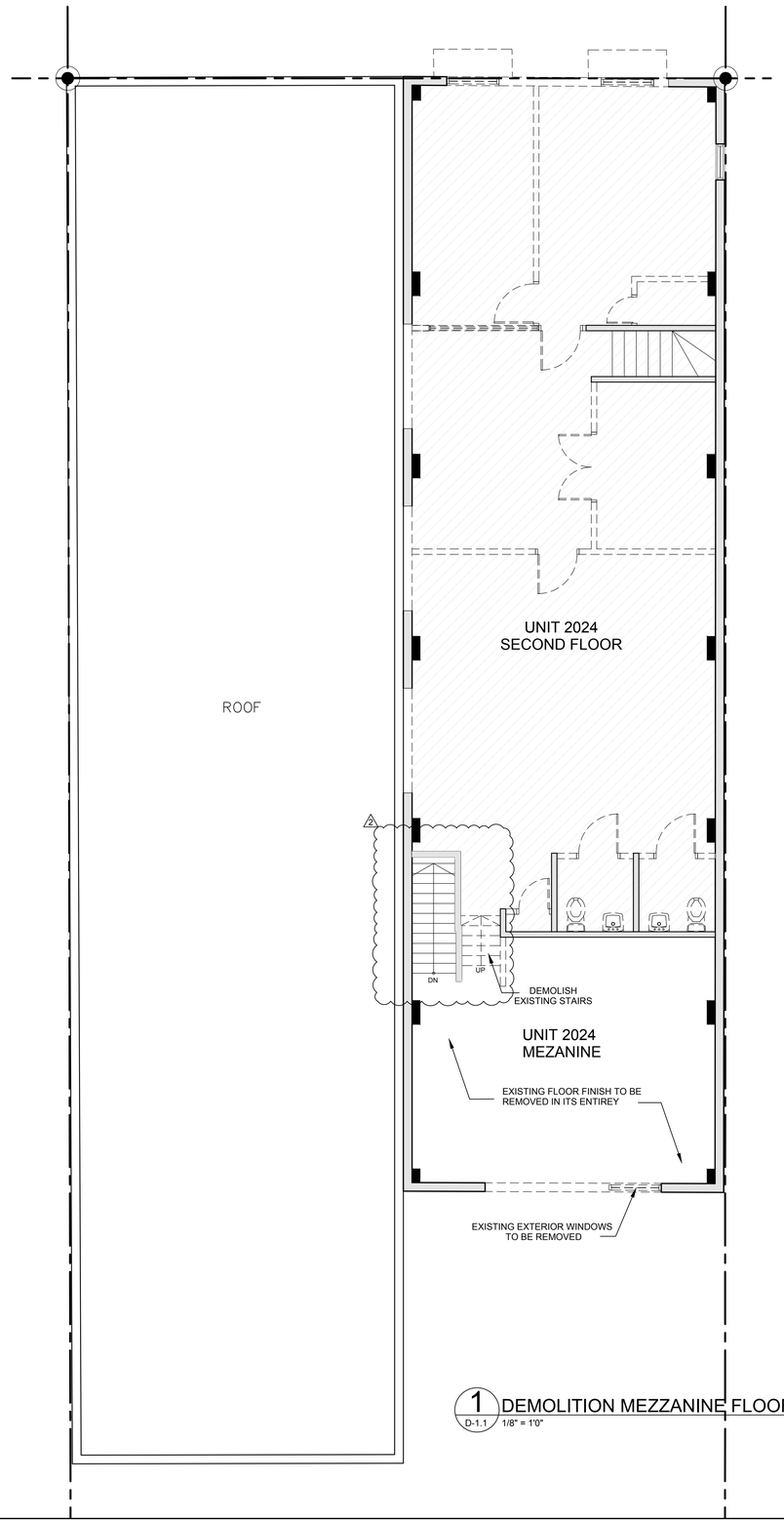
TOMA DESIGN GROUP INC.

Tel: (305) 401-2223
20900 NE 30th Ave. #1301
Aventura, FL. 33180

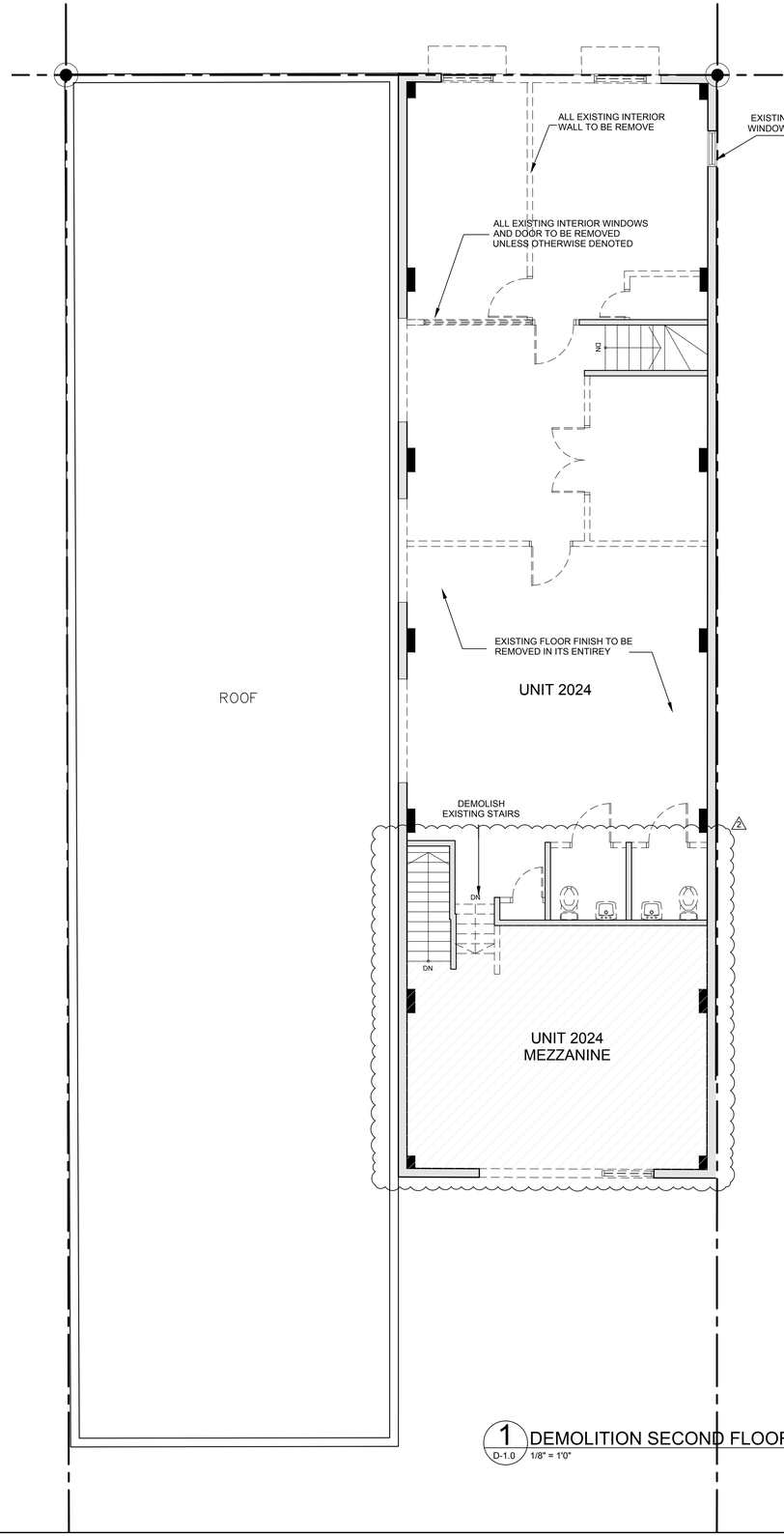
Fax: (305) 466-4077
13675 E. Palermo Drive
Southwest Ranches, Fl. 33330

Date	10-6-2024
Drawn by	M.T.
Checked by	M.L.
Scale:	AS SHOWN

Sheet N:
D-1.0
CAD ID:



1 D-1.1 DEMOLITION MEZZANINE FLOOR PLAN
1/8" = 1'0"



1 D-1.0 DEMOLITION SECOND FLOOR PLAN
1/8" = 1'0"

SYMBOL LEGEND

DENOTES EXISTING WALL TO REMAIN

TO BE REMOVED

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Revisions

No.	Date.	Description.
2	5-30-25	HPB COMMENTS

OSVALDO MARRERO
ARCHITECT
AR0015952
AA26003029
OSVALDO MARRERO LIC INTERIOR DESIGNER 5266
REGISTERED ARCHITECT
STATE OF FLORIDA
001852

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Project:
HOLLYWOOD 26 LLC
2024 Hollywood Boulevard,
Hollywood, FL, 33020

Sheet Title:
DEMOLITION MEZZANINE & SECOND FLOOR PLAN

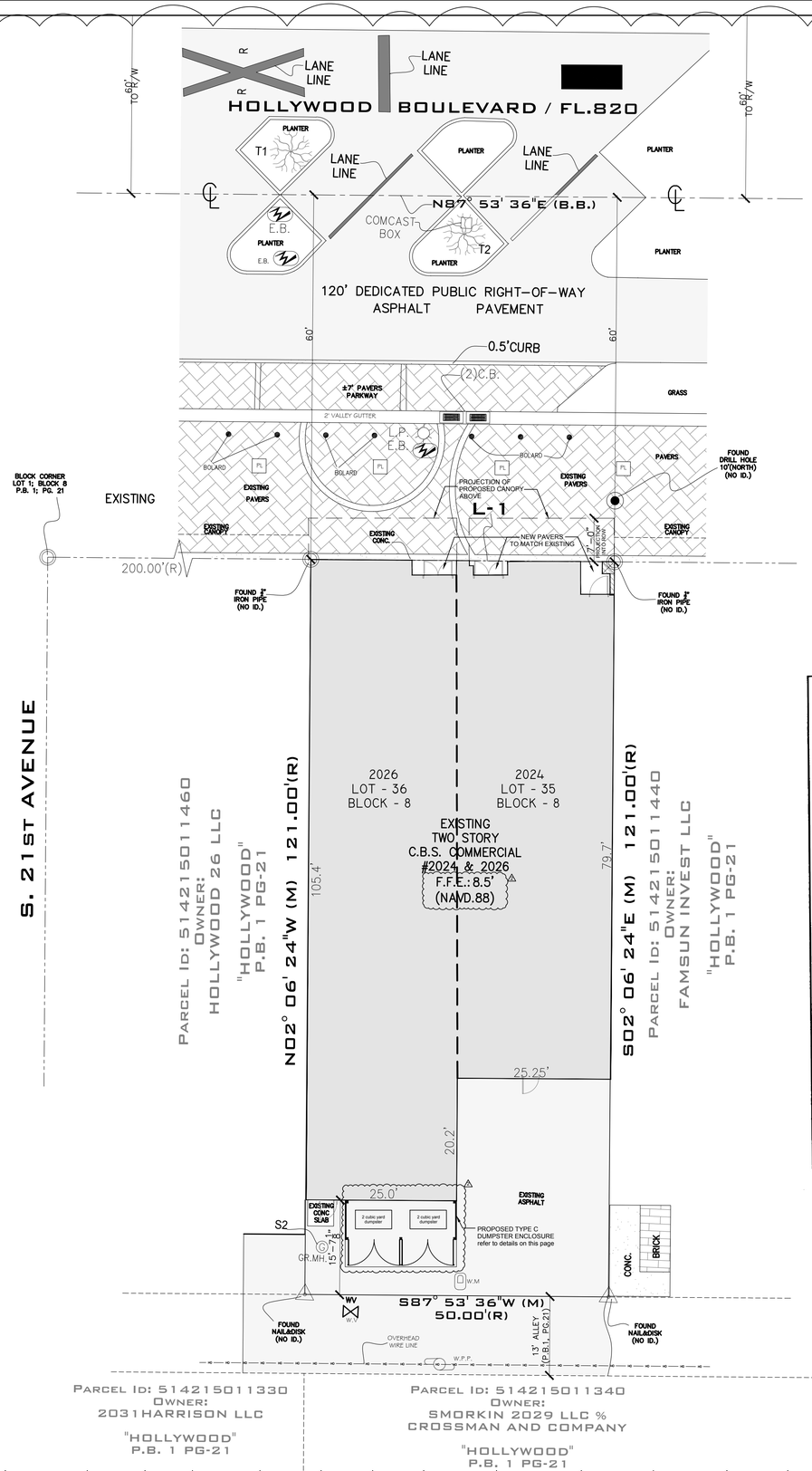
TOMA DESIGN GROUP INC.
Tel: (305) 401-2223
20900 NE 30th Ave. #1301
Aventura, FL. 33180
Fax: (305) 466-4077
13670 E. Palomino Drive
Southwest Ranches, FL 33330

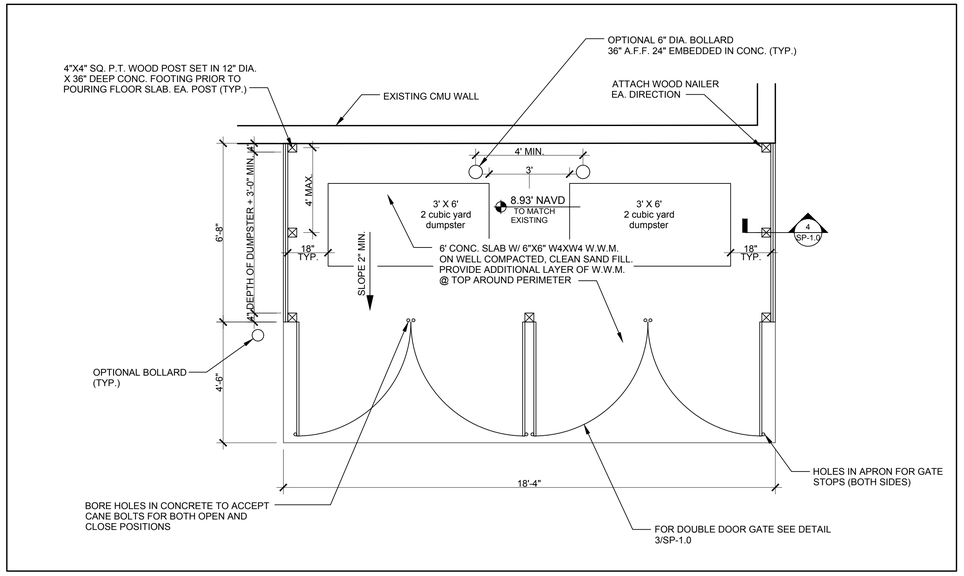
Date	10-6-2024
Drawn by	M.T.
Checked by	M.L

Scale:
AS SHOWN

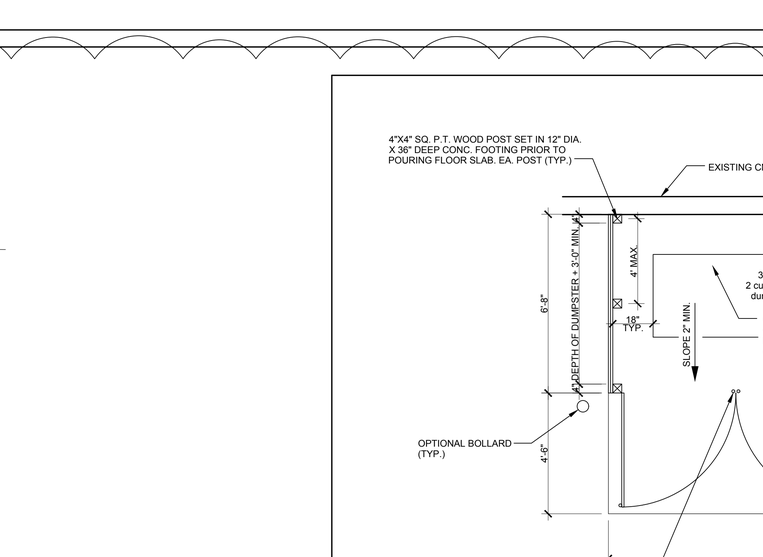
Sheet N:
D-1.1

CAD ID:

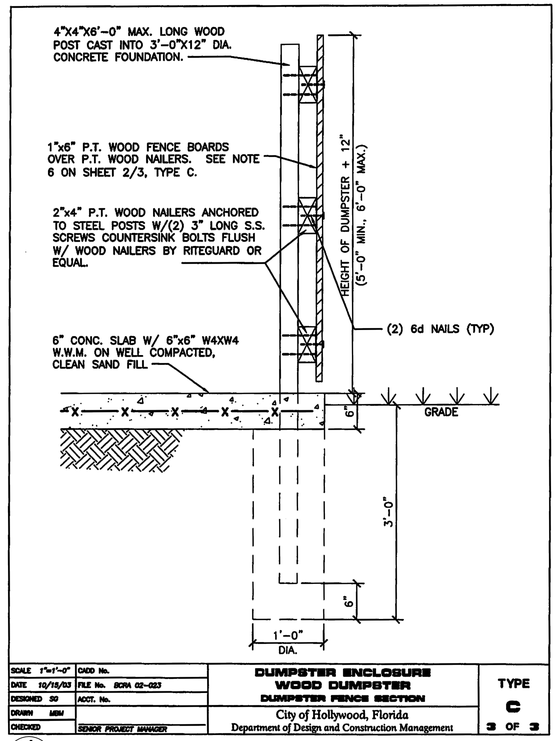




2 SP-1.0 DUMPSTER ENCLOSURE TYPE C DETAIL
3/8" = 1'0"



3 SP-1.0 DUMPSTER ENCLOSURE TYPE C ELEVATION
3/8" = 1'0"



4 SP-1.0 DUMPSTER ENCLOSURE TYPE C SECTION
1" = 1'0"

Revisions		
No.	Date.	Description.
1	4-9-25	CITY COMMENTS
2	6-30-25	HPB COMMENTS

OSVALDO MARRERO ARCHITECT
AR. # 0014282
AR0015952
AA26003029
OSVALDO MARRERO LIC INTERIOR DESIGNER 5266 REGISTERED ARCHITECT FLORIDA STATE OF

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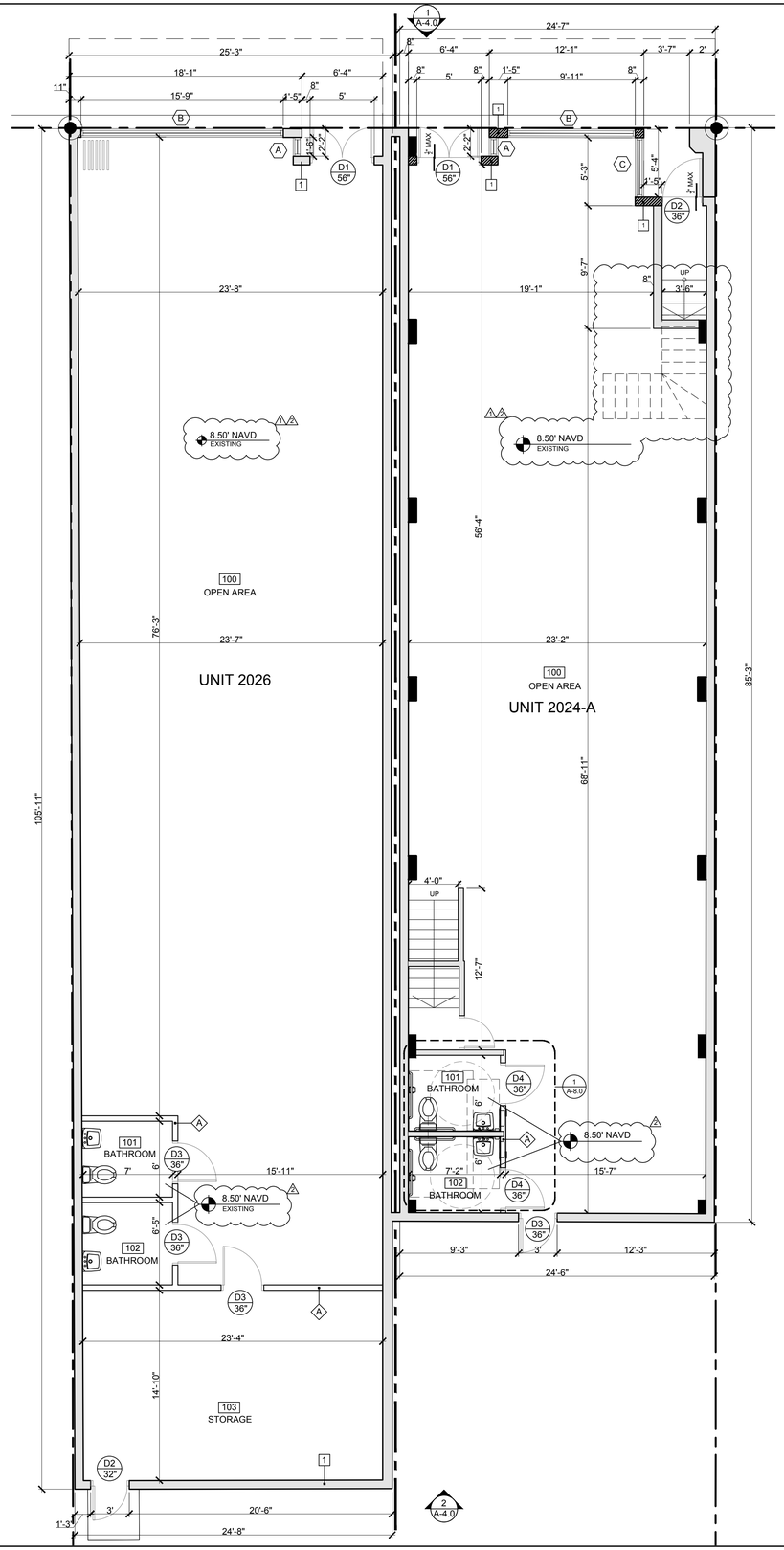
Project:
HOLLYWOOD 26 LLC
2024 Hollywood Boulevard,
Hollywood, FL, 33020

Sheet Title:
PROPOSED SITE PLAN

TOMA DESIGN GROUP INC.
Tel: (305) 401-2223
20900 NE 30th Ave. #1001
Aventura, FL. 33180
Fax: (305) 466-4077
13875 E. Palomino Drive
Southwest Ranches, Fl. 33330

Date	10-6-2024
Drawn by	M.T.
Checked by	M.L.
Scale:	AS SHOWN

Sheet N:
SP-1.0
CAD ID:



1 PROPOSED FIRST FLOOR
A-1.0 3/16" = 1'0"

SYMBOL LEGEND

- DENOTES EXISTING CONCRETE COLUMN
- DENOTES EXISTING 8" CMU WALL
- DENOTES EXISTING INTERIOR PARTITION
- DENOTES NEW CONCRETE COLUMN
- DENOTES NEW INTERIOR PARTITION
- D1 32" — DOOR TYPE
- W — WINDOW TYP
- 1 — WALL TYPE
- A — PARTITION TYPE
- 1 — KEY NOTE

GENERAL NOTES

1. KITCHEN CABINETS, COUNTER APPLIANCES SINK. COORDINATE FINAL DIMENSIONS WITH KITCHEN MANUFACTURER
2. BUILT IN CABINET
3. CATEGORY II SAFETY GLASS SHOWER/TUB ENCLOSURE. DOOR TO BE 22" MIN. WIDE
4. FULL HEIGHT CERAMIC TILE AT SHOWER/TUB. TO BE SELECTED
5. FLOOR FINISH TO BE SELECTED
6. ALUMINUM VERTICAL MULLION. NOA #20-1118.13
7. STEEL COLUMN. REFER TO STRUCTURAL DRAWINGS. PROVIDE METAL BREAK TO MATCH WINDOW FRAMES FINISH
8. GLASS GUARDRAIL. TOP OF RAIL AT 42" A.F.F. GLAZING TO BE CATEGORY II SAFETY GLASS (LAMINATED)
9. UTILITY SINK
10. DWELLING-GARAGE OPENING DOOR SHALL BE 1 3/8" SOLID WOOD DOOR OR 20 MIN. FIRE RATED DOOR
11. HYDRAULIC ELEVATOR
12. STAINLESS STEEL DOWNSPOUT NOZZLE @ 12" ABOVE PLANTER GROUND
13. DECORATIVE WOOD SLATS
14. DECORATIVE SLIDING WOOD SLAT PANELS
15. LINEAR FLOOR DRAIN

INTERIOR FINISHES

* ALL INTERIOR WALL CEILING FINISHES INCLUDING EXIT PASSAGEWAYS, ROOMS AND ENCLOSED SPACES SHALL BE CLASS C (FLAME SPREAD INDEX NOT GREATER THAN 200 AND A SMOKE-DEVELOPED INDEX OF NOT MORE THAN 450.)

* INTERIOR FLOOR FINISH CLASS IS NOT REGULATED FOR R-3 OCCUPANCIES AS PER FBC 804.4.2

*INSULATING MATERIALS, WHERE CONCEALED, SHALL HAVE A FLAME SPREAD INDEX OF NOT MORE THAN 25 AND A SMOKE - DEVELOPED INDEX OF NOT MORE THAN 450.

TERMITE PROTECTION NOTE (AS PER FBC 1816.1)

THE BUILDING SHALL HAVE A PRE-CONSTRUCTION TREATMENT AGAINST SUBTERRANEAN TERMITES AS PER FBC 1816.1

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 COMPLETE TREATMENT FOR THE PREVENTION OF SUBTERRANEAN TERMITES. TREATMENT IS IN ACCORDANCE WITH THE RULES AND LAWS ESTABLISH BY THE FLORIDA DEPARTMENT OF AGRICULTURE AND CONSUMER SERVICES"

Revisions

No.	Date.	Description.
1	4-9-25	CITY COMMENTS
2	6-30-25	HPB COMMENTS

OSVALDO MARRERO ARCHITECT
AR 0015952
AA26003029
LIC INTERIOR DESIGNER 5266
OSVALDO MARRERO
REGISTERED ARCHITECT
STATE OF FLORIDA

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Project:
HOLLYWOOD 26 LLC.
2024 Hollywood Boulevard,
Hollywood, FL, 33020

Sheet Title:
DEMOLITION AND PROPOSED FIRST FLOOR PLAN

TOMA DESIGN GROUP INC.

Tel: (305) 401-2223
20900 NE 30th Ave. #1021
Aventura, FL. 33180

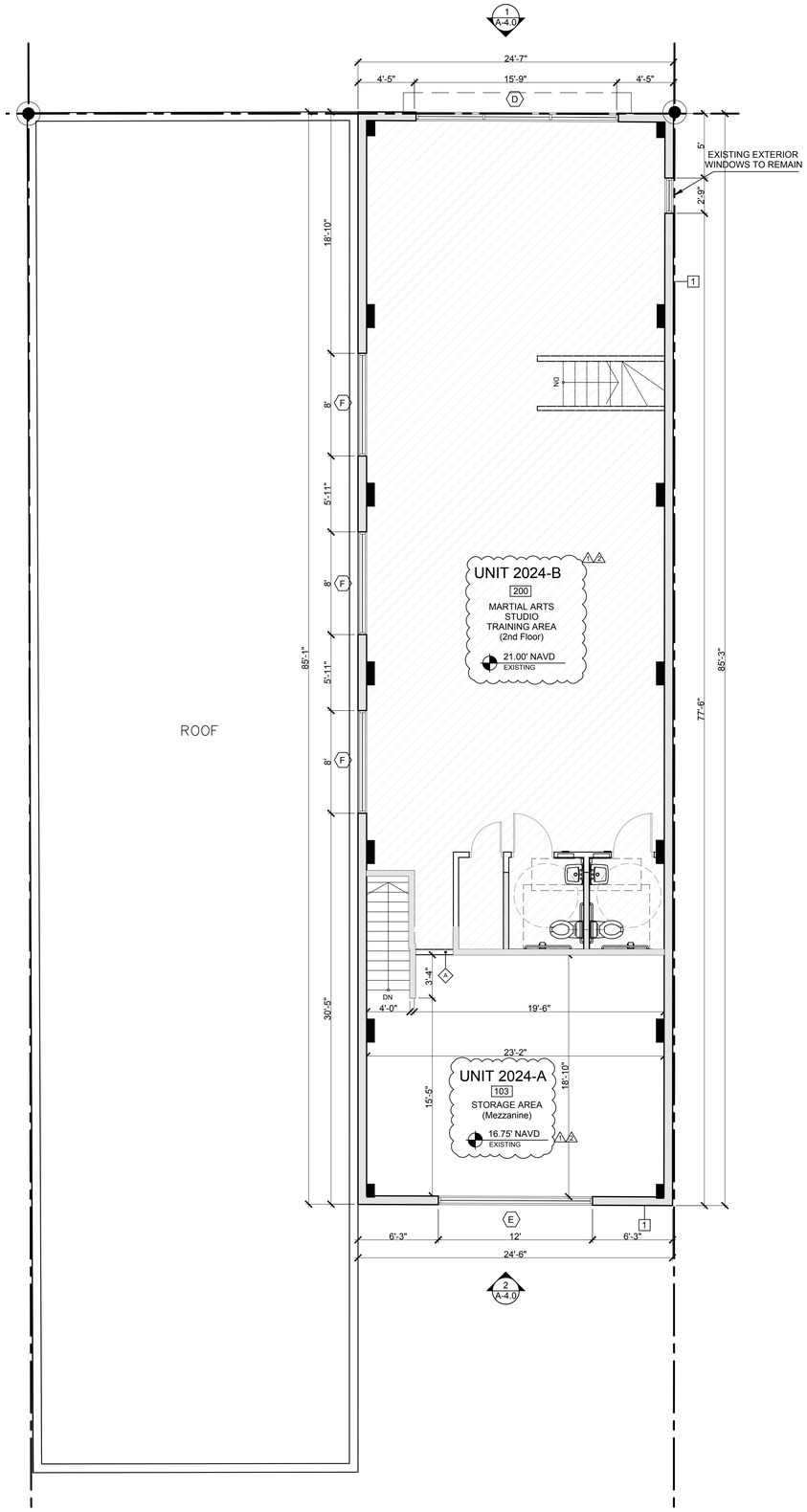
Fax: (305) 466-4077
13875 E. Palomino Drive
Southwest Ranches, Fl. 33330

Date	10-6-2024
Drawn by	M.T.
Checked by	M.L.

Scale:
AS SHOWN

Sheet N:
A-1.0

CAD ID:



SYMBOL LEGEND

- DENOTES EXISTING CONCRETE COLUMN
- DENOTES EXISTING 8" CMU WALL
- DENOTES EXISTING INTERIOR PARTITION
- DENOTES NEW CONCRETE COLUMN
- DENOTES NEW INTERIOR PARTITION
- D1 / 32" — DOOR TYPE
- W — WINDOW TYP
- 1 — WALL TYPE
- A — PARTITION TYPE
- 1 — KEY NOTE

GENERAL NOTES

1. KITCHEN CABINETS, COUNTER APPLIANCES SINK. COORDINATE FINAL DIMENSIONS WITH KITCHEN MANUFACTURER
2. BUILT IN CABINET
3. CATEGORY II SAFETY GLASS SHOWER/TUB ENCLOSURE. DOOR TO BE 22" MIN. WIDE
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5. FLOOR FINISH TO BE SELECTED
6. ALUMINUM VERTICAL MULLION. NOA #20-1118.13
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14. DECORATIVE SLIDING WOOD SLAT PANELS
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1 A-1.1 PROPOSED MEZZANINE LEVEL
1/8" = 1'0"

Revisions

No.	Date.	Description.
1	4-9-25	CITY COMMENTS
2	6-30-25	HPB COMMENTS

OSVALDO MARRERO ARCHITECT
AR 0015952
AA26003029

INTERIOR DESIGNER 5266 OSVALDO MARRERO STATE OF FLORIDA REGISTERED ARCHITECT 0015952

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Project:
HOLLYWOOD 26 LLC
2024 Hollywood Boulevard,
Hollywood, FL, 33020

Sheet Title:
PROPOSED MEZZANINE LEVEL

TOMA DESIGN GROUP INC.

Tel: (305) 401-2223
20900 NE 30th Ave. #1021
Aventura, FL. 33180

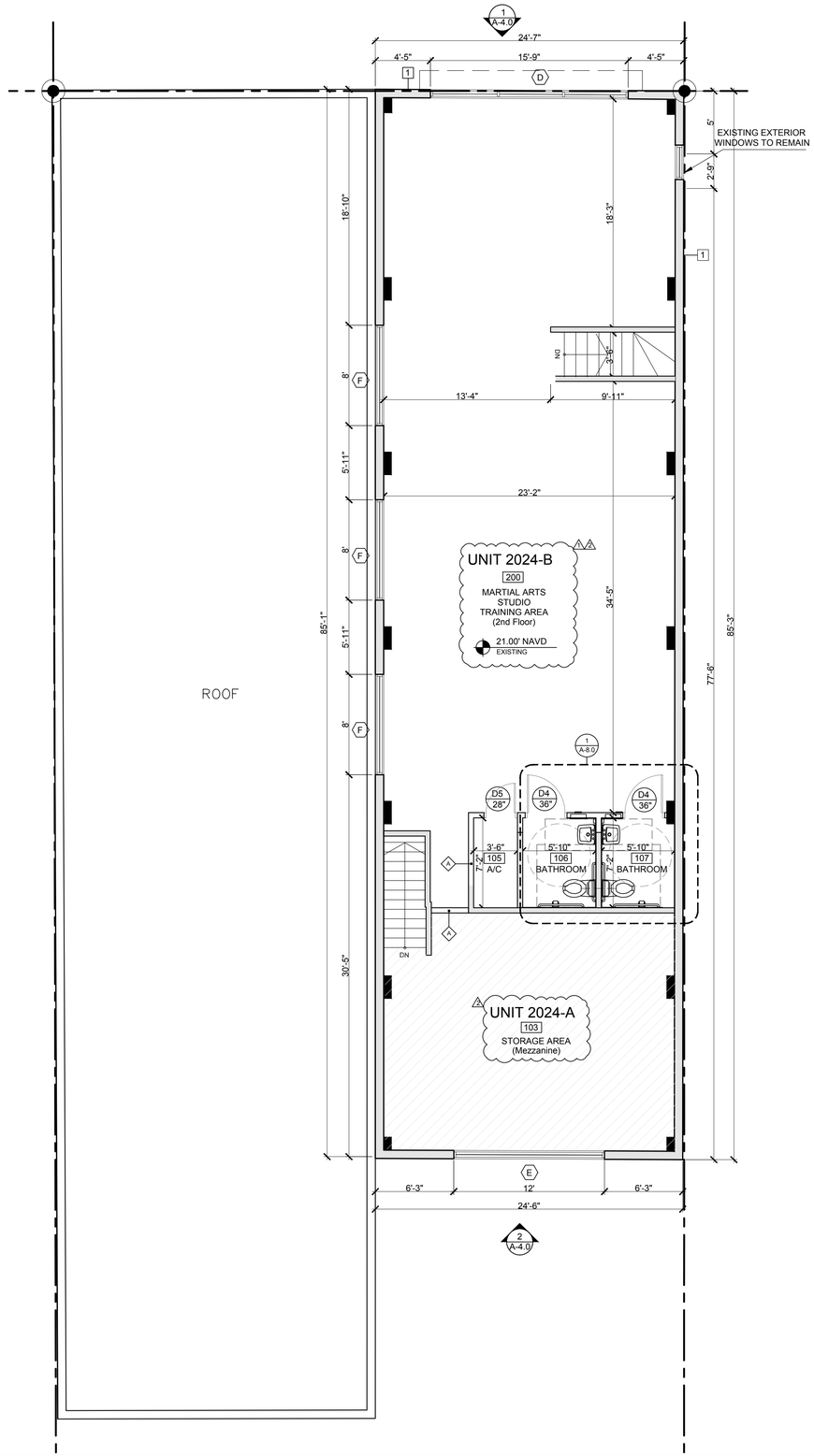
Fax: (305) 466-4077
13875 E. Palomino Drive
Southwest Ranches, Fl. 33330

Date	10-6-2024
Drawn by	M.T.
Checked by	M.L.

Scale:
AS SHOWN

Sheet N:
A-1.1

CAD ID:



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- DENOTES EXISTING CONCRETE COLUMN
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TERMITE PROTECTION NOTE (AS PER FBC 1816.1)

THE BUILDING SHALL HAVE A PRE-CONSTRUCTION TREATMENT AGAINST SUBTERRANEAN TERMITES AS PER FBC 1816.1

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 COMPLETE TREATMENT FOR THE PREVENTION OF SUBTERRANEAN TERMITES. TREATMENT IS IN ACCORDANCE WITH THE RULES AND LAWS ESTABLISH BY THE FLORIDA DEPARTMENT OF AGRICULTURE AND CONSUMER SERVICES"

1 A-1.2 — PROPOSED SECOND FLOOR
1/8" = 1'0"

Revisions

No.	Date.	Description.
1	4-9-25	CITY COMMENTS
2	6-30-25	HPB COMMENTS

OSVALDO MARRERO ARCHITECT
AR * NCARB
AR0015952
AA26003029

OSVALDO MARRERO
LIC INTERIOR DESIGNER 5266
REGISTERED ARCHITECT
FLORIDA
STATE
LIC. NO. AR0015952

ALL DRAWINGS AND WRITTEN MATERIAL APPEARING HEREIN CONSTITUTE THE ORIGINAL AND UNPUBLISHED WORK OF Toma Design Group, AND MAY NOT BE DUPLICATED, USED, OR DISCLOSED WITHOUT THE EXPRESS WRITTEN CONSENT OF Toma Design Group Inc.

TO THE BEST OF MY KNOWLEDGE THE PLANS AND APPLICABLE SPECIFICATIONS COMPLY WITH THE MINIMUM BUILDING CODES AND THE APPLICABLE FIRE-SAFETY STANDARDS AS DETERMINED BY THE LOCAL AUTHORITY IN ACCORDANCE WITH THIS SECTION AND 633 FLORIDA STATUTES, CHAPTER 1 105.13.4.4 OF (FLORIDA BUILDING CODE 2017)

Project:
HOLLYWOOD 26 LLC
2024 Hollywood Boulevard,
Hollywood, FL, 33020

Sheet Title:
PROPOSED SECOND FLOOR PLAN

TOMA DESIGN GROUP INC.

Tel: (305) 401-2223
20900 NE 30th Ave. #1001
Aventura, FL. 33180

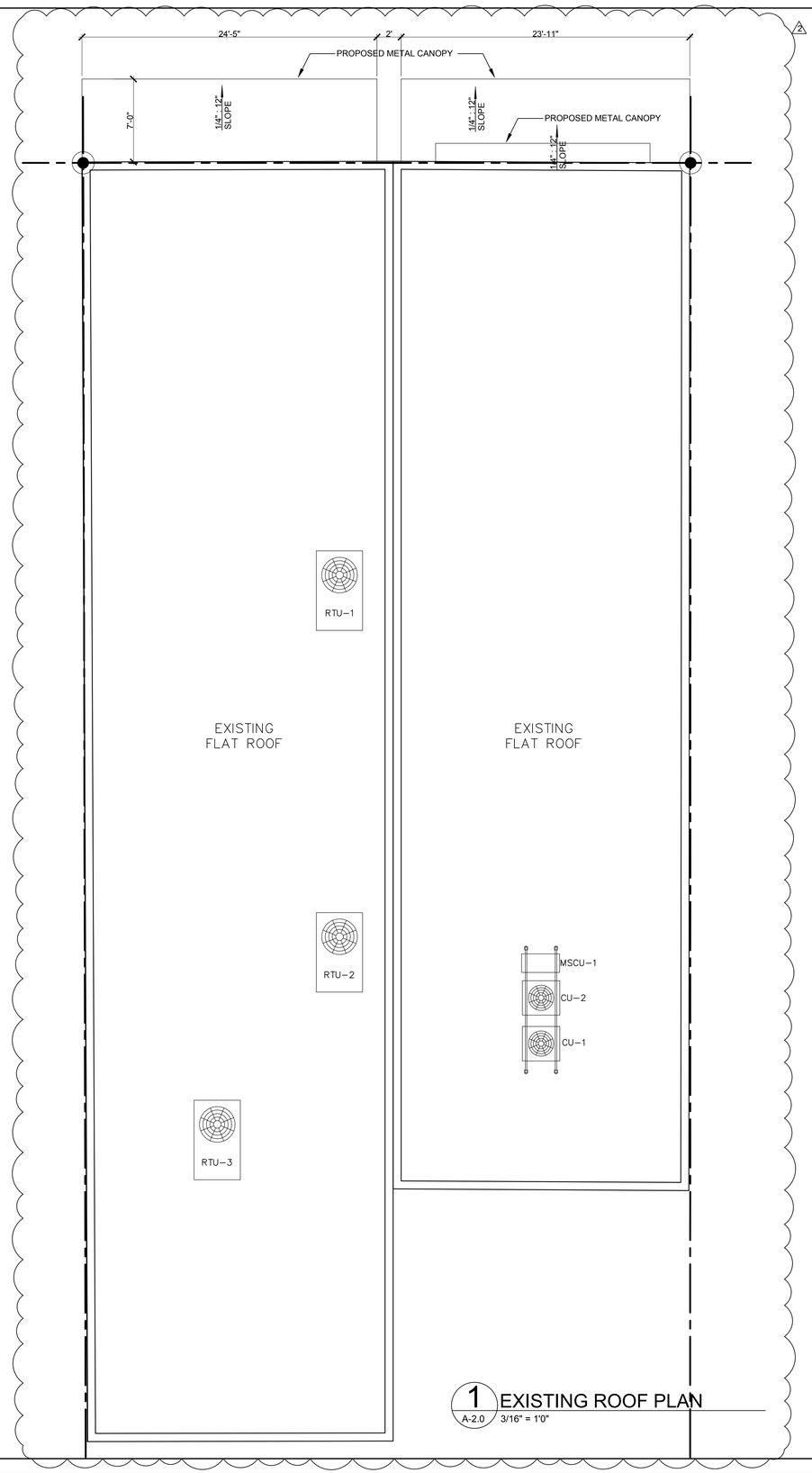
Fax: (305) 466-4077
13975 E. Palomino Drive
Southwest Ranches, Fl. 33330

Date	10-6-2024
Drawn by	M.T.
Checked by	M.L

Scale:
AS SHOWN

Sheet N:
A-1.2

CAD ID:



1 EXISTING ROOF PLAN
A-2.0 3/16" = 1'0"

Revisions		
No.	Date.	Description.
1	4-9-25	CITY COMMENTS
2	9-30-25	HPB COMMENTS

OSVALDO MARRERO ARCHITECT
AR 0015952
AA26003029
LIC INTERIOR DESIGNER 5266
OSVALDO MARRERO
REGISTERED ARCHITECT
STATE OF FLORIDA
0015952

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Project:
HOLLYWOOD 26 LLC
2024 Hollywood Boulevard,
Hollywood, FL, 33020

Sheet Title:
EXISTING ROOF PLAN

TOMA DESIGN GROUP INC.

Tel: (305) 401-2223
20900 NE 30th Ave. #1021
Aventura, FL. 33180

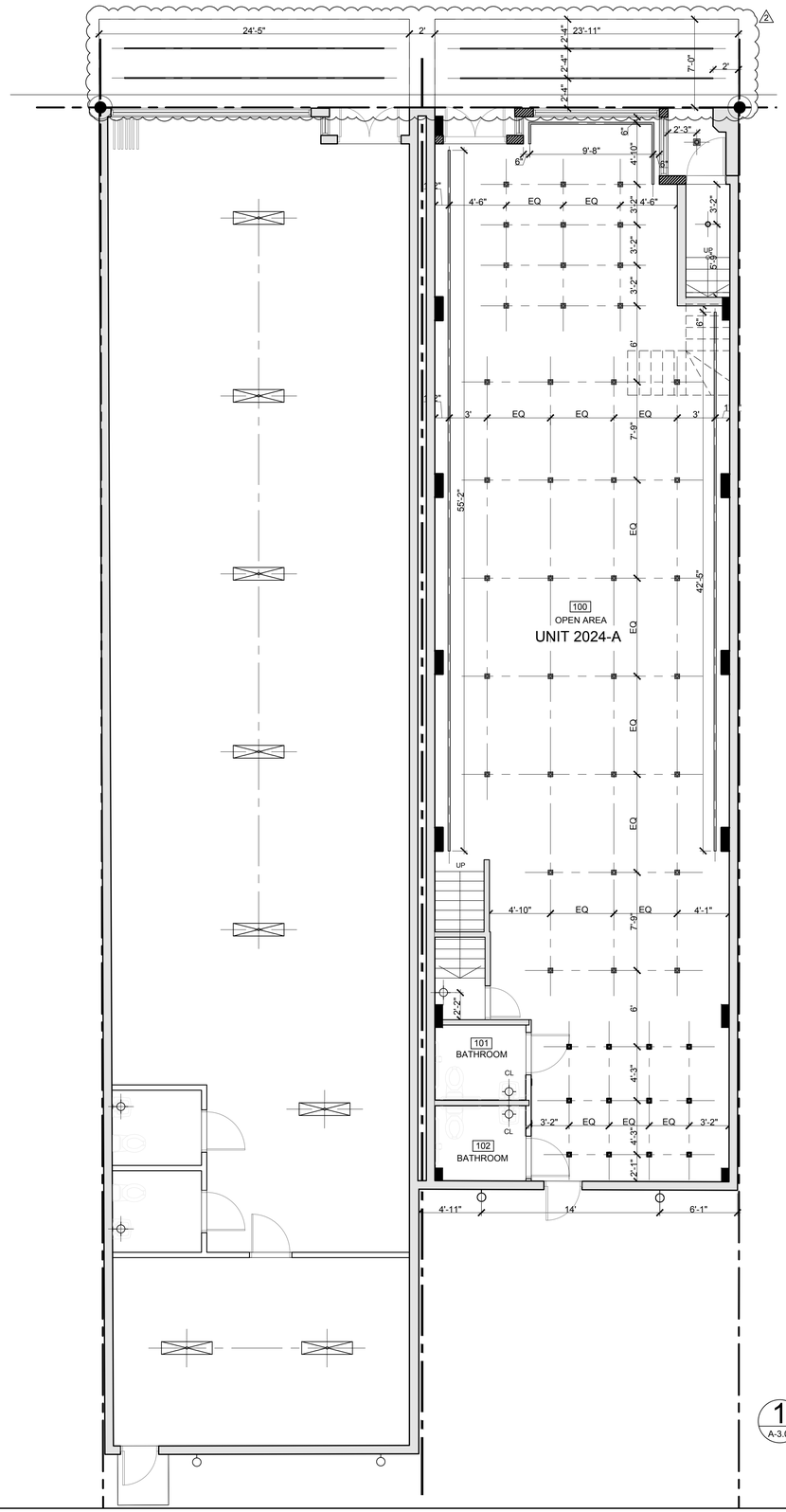
Fax: (305) 466-4077
13875 E. Palomino Drive
Southwest Ranches, Fl. 33330

Date	10-6-2024
Drawn by	M.T.
Checked by	M.L

Scale:
AS SHOWN

Sheet N:
A-2.0

CAD ID:



1 PROPOSED RCP GROUND FLOOR PLAN
A-3.0 3/16" = 1'0"

SYMBOL LEGEND

- DENOTES SMOOTH DRYWALL CEILING @" GYPSUM BOARD ON USG DRYWALL SUSPENDED CEILING SYSTEM OR APPROVED EQUAL)
- USG ACOUSTIC CEILING SYSTEM OR APPROVED EQUAL. ACOUSTIC TILES AND GRID TO BE SELECTED BY CLIENT
- RECESSED LED LINEAR LIGHT
- RECESSED LED DOWNLIGHT FIXTURE
- WALL MOUNTED LIGHT FIXTURE
- 1X4 LED RECESSED PANEL LIGHT
- 8'-0" CEILING HEIGHT

Revisions

No.	Date.	Description.
2	9-30-25	HPB COMMENTS

OSVALDO MARRERO ARCHITECT
AR. * ICAAB
AR0015952
AA26003029
OSVALDO MARRERO INTERIOR DESIGNER 5266
REGISTERED ARCHITECT 0010852
STATE OF FLORIDA

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Project:
HOLLYWOOD 26 LLC
2024 Hollywood Boulevard,
Hollywood, FL, 33020

Sheet Title:
PROPOSED GROUND REFLECTED CEILING PLAN

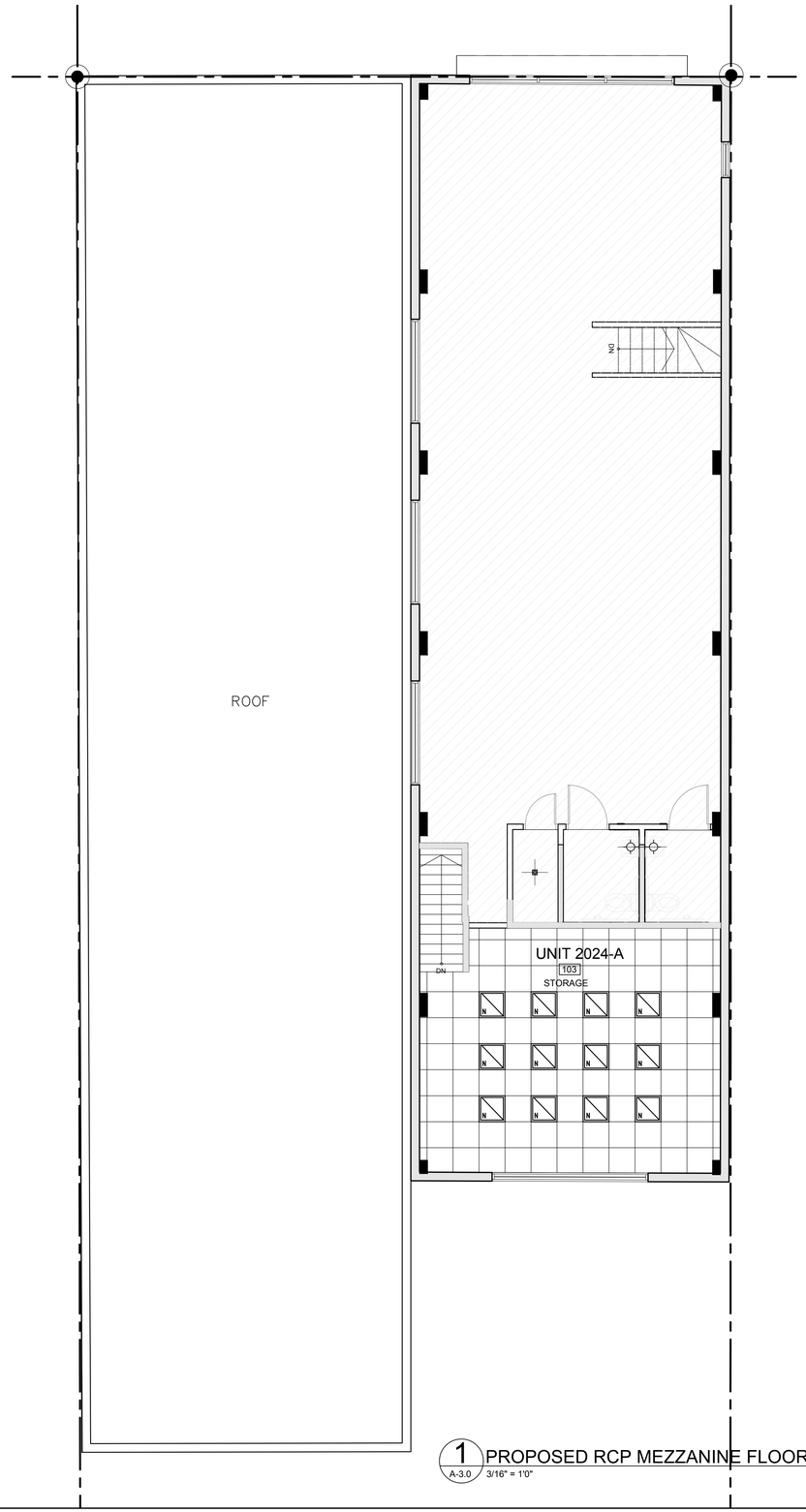
TOMA DESIGN GROUP INC.

Tel: (305) 401-2223
20900 NE 30th Ave. #1301
Aventura, FL. 33180

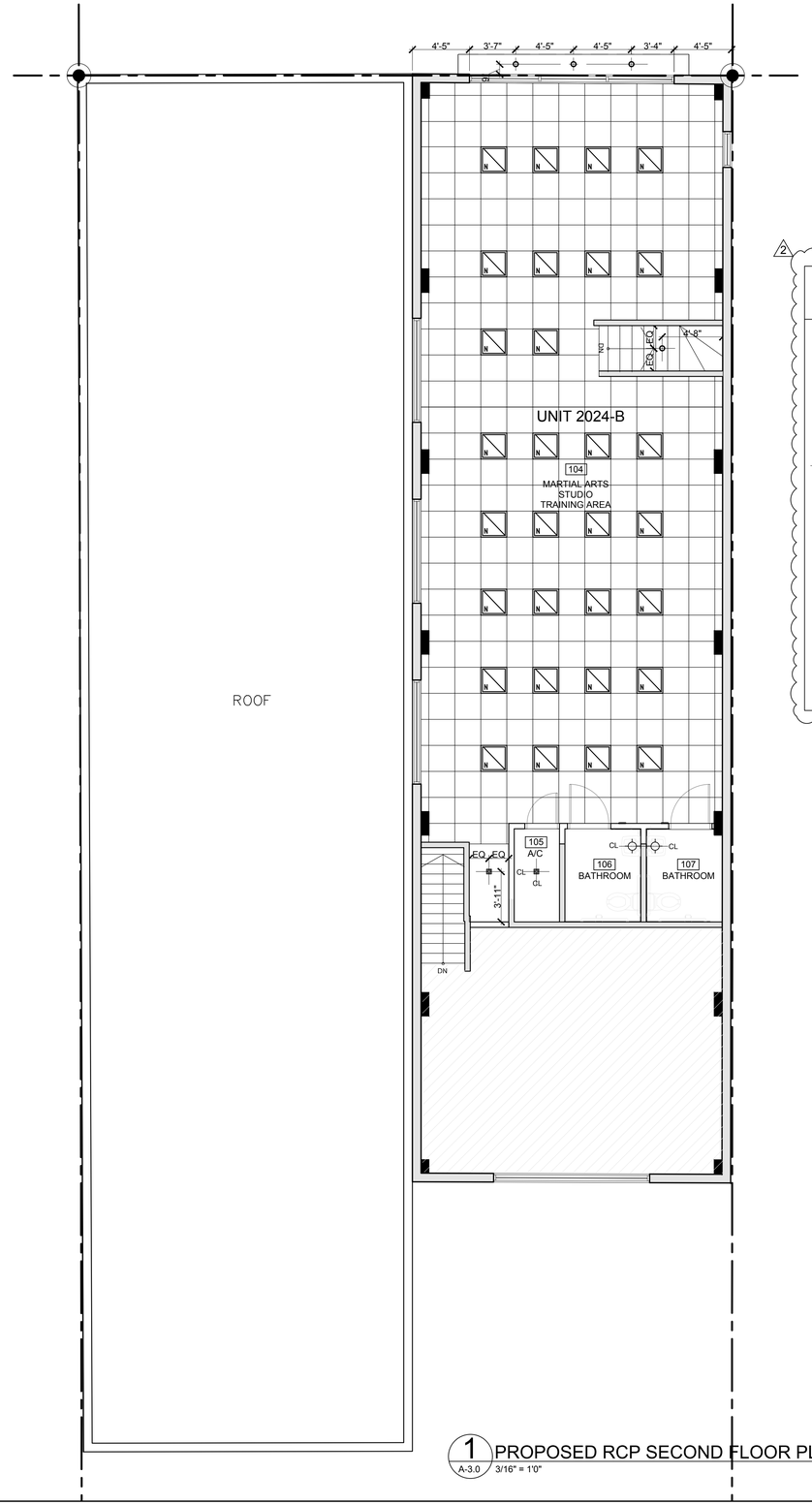
Fax: (305) 466-4077
13675 E. Palomino Drive
Southwest Ranches, Fl. 33330

Date	10-6-2024
Drawn by	M.T.
Checked by	M.L.
Scale:	AS SHOWN

Sheet N:
A-3.0
CAD ID:



1 A-3.0 PROPOSED RCP MEZZANINE FLOOR PLAN
3/16" = 1'0"



1 A-3.0 PROPOSED RCP SECOND FLOOR PLAN
3/16" = 1'0"

2

SYMBOL LEGEND

- DENOTES SMOOTH DRYWALL CEILING (5/8" GYPSUM BOARD ON USG DRYWALL SUSPENDED CEILING SYSTEM OR APPROVED EQUAL)
- USG ACOUSTIC CEILING SYSTEM OR APPROVED EQUAL. ACOUSTIC TILES AND GRID TO BE SELECTED BY CLIENT
- RECESSED LED LINEAR LIGHT
- RECESSED LED DOWNLIGHT FIXTURE
- WALL MOUNTED LIGHT FIXTURE
- 1X4 LED RECESSED PANEL LIGHT
- 8'-0" CEILING HEIGHT

Revisions		
No.	Date.	Description.
2	6-30-25	HPB COMMENTS

OSVALDO MARRERO ARCHITECT
AR 0015952
AA26003029
OSVALDO MARRERO LIC INTERIOR DESIGNER 5266 STATE OF FLORIDA REGISTERED ARCHITECT 0015952

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Project:
HOLLYWOOD 26 LLC
2024 Hollywood Boulevard,
Hollywood, FL, 33020

Sheet Title:
PROPOSED MEZZANINE AND SECOND REFLECTED CEILING PLAN

TOMA DESIGN GROUP INC.

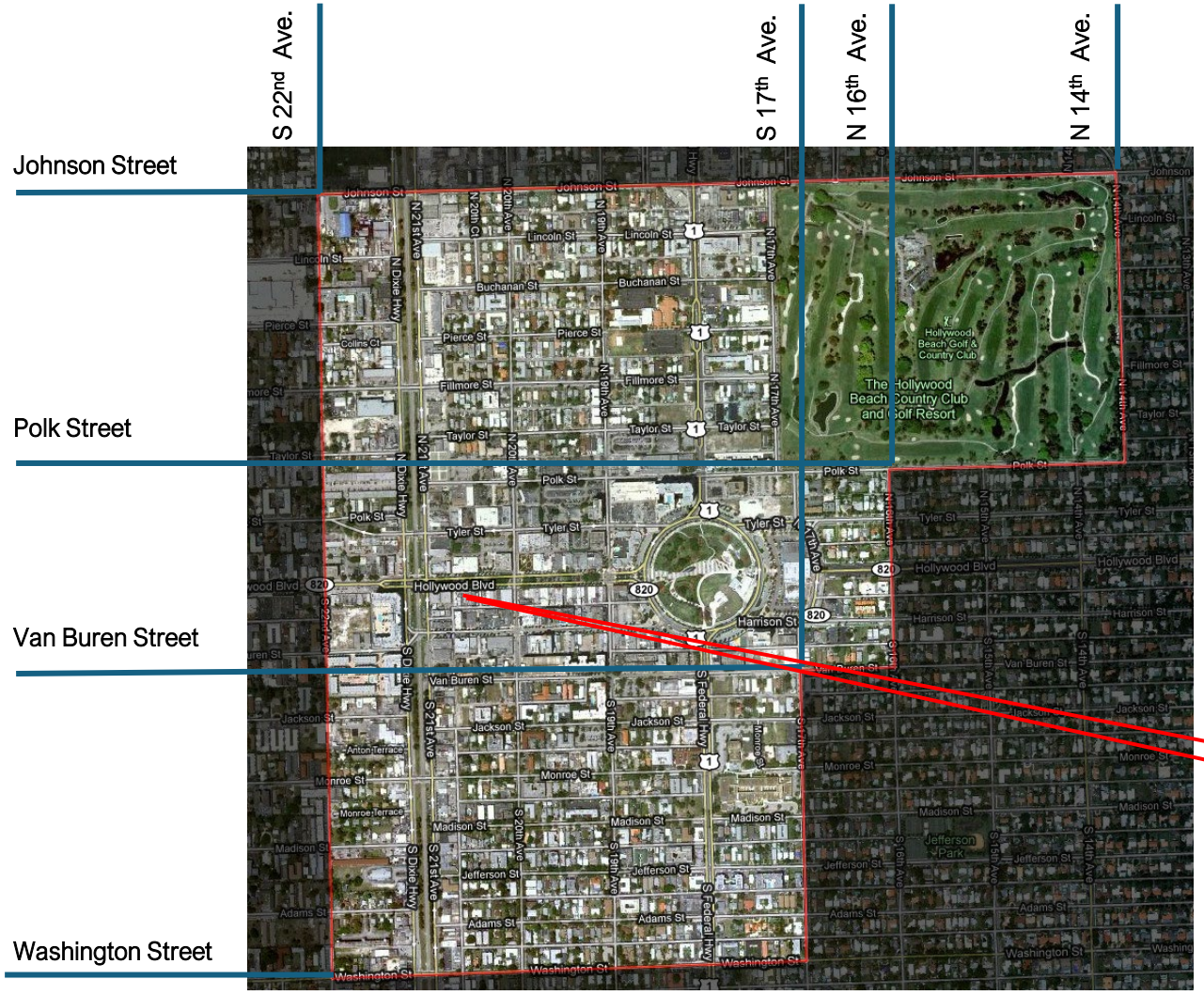
Tel: (305) 401-2223
20900 NE 30th Ave. #1001
Aventura, FL, 33180

Fax: (305) 466-4077
13670 E. Palomino Drive
Southwest Ranches, Fl. 33330

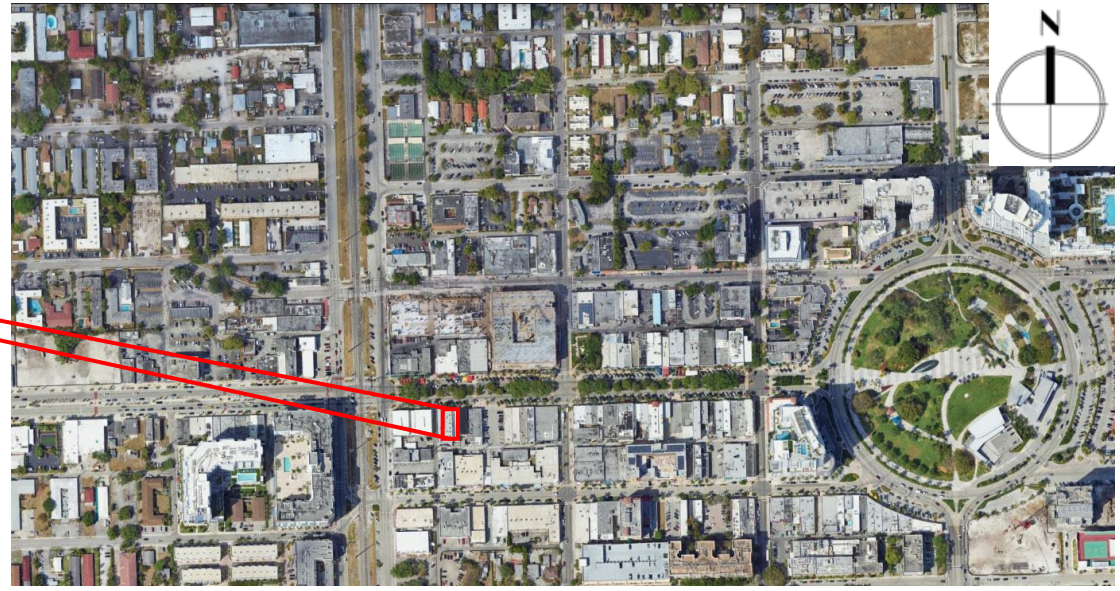
Date	10-6-2024
Drawn by	M.T.
Checked by	M.L.
Scale:	AS SHOWN

Sheet N:
A-3.1
CAD ID:

Property Information & Location



- LOCATION:
  - 2024 & 2026 Hollywood Blvd, Hollywood FL 33020
  - South Side of Hollywood Blvd.
  - In between 21st & 20th Avenue



Downtown District

Property Information

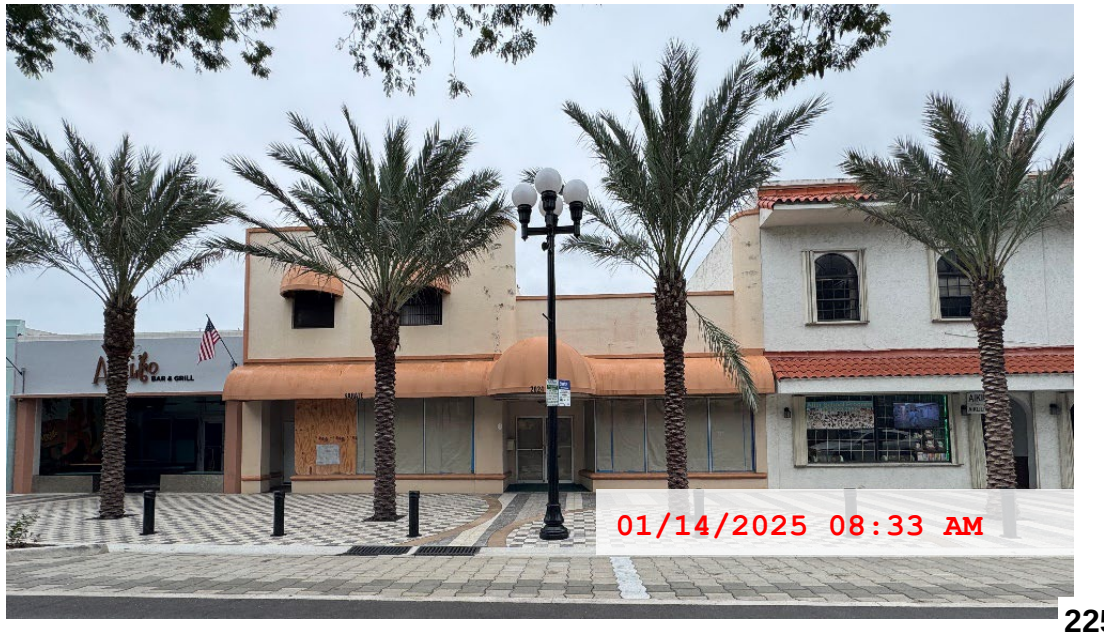


- 2024 & 2026 Hollywood Blvd.
- APPLICANT: Yaniv Sananes (Owner) Hollywood 26 LLC
- APPROVALS: Project is pending HPB approval/permit from City of Hollywood Building Department

2024 & 2026 Hollywood Blvd.

- New Awning – New Aluminum Awning 1st & 2nd Floor
- New Stucco – New Stucco throughout Building
- New Paint & Waterproofing – Prep for Painting & water proofing: Paint & Waterproof throughout Building
- Impact Windows & Doors – New Impact Windows & Doors
- Mechanical – New Mechanical
- Electrical – New Exterior Lighting
- Paving – Pave Rear Parking





Existing Conditions & Context – 2024 & 2026 Hollywood Blvd.



2024 & 2026 Hollywood Blvd at Hollywood Blvd – Looking East



2024 & 2026 Hollywood Blvd at Mid Block – Looking West

Existing Conditions & Proposed Improvements



2024 & 2026 Hollywood Blvd North Façade – From Hollywood Blvd Looking South

ATTACHMENT B
Aerial Photograph

AERIAL PHOTOGRAPH



2024-2026 Hollywood Boulevard

ATTACHMENT B
Permit History

NAME OF OWNER SULTAN'S DRAPERY SHOP

ADDRESS 2024 HWY BLVD

LEGAL DESCRIPTION COST $ 1000.00

DESCRIPTION OF CONST.

ARCHITECT:

(2(DOOR OPENINGS AT 2024 & 2026.

PERMIT TYPE	NO.	DATE	TO WHOM	EXT. or OUT.
BLDG.	69619	12-5-66	KEN B. PAUTZ	
ROOF	7550	11-15-67	Rogers Spruce	Valance
ELECTRICAL	36599	12-21-66	Hay Lbr	35 d Sq Ft Mirror
PLUMBING				
GAS				
SEPTIC, SEWER				
A/C DUCTS	10533	12-10-68	Bear Ref C	2 1/2 Ton
SCREEN ENCL.				
POOL				
DRIVEWAY				
FENCE				
20' Flat Wall Sign	7213	5-16-67	B. Salmons Sign	100.00

NAME OF OWNER Peterec

ADDRESS 2021 Hext Blvd.

LEGAL DESCRIPTION

DESCRIPTION OF CONST. FEE 14.50

ARCHITECT: EVAL. 1800.00

reroof - 2400#

PERMIT TYPE	NO.	DATE	TO WHOM	FIXT. or SQ.
BLDG.				
ROOF	1023	7-21-71	Zinkel	
ELECTRICAL				
PLUMBING				
GAS				
SEPTIC, SEWER				
A/C DUCTS	4215	10-4-71	C J Smet	1 1/2 ton 4 Vs.
SCREEN ENCL.				
POOL				
DRIVEWAY				
FENCE				

JOB CARD

OWNER	JOB ADDRESS
PRESTIGE REALTY	2024 Hwd. Blvd.

LEGAL DESCRIPTION	LOT NUMBER	BLOCK	SUBDIVISION OR ADDITION

MICROFILM NO.	ARCHITECT	FEE	VALUATION
		$ 7 10	$ 250

DESCRIPTION OF CONSTRUCTION

Flat Wall Sign 23 Sq. Ft. Of 111

☐ SEPTIC TANK
☐ SEWER TAP

TYPE PERMIT	NUMBER	DATE	CONTRACTOR	TYPE PERMIT	NUMBER	DATE	CONTRACTOR
BUILDING	17779	1/9/74	Gillette	SEPTIC/SEWER			
ROOF	1330	3-28-74	"	AIR/CONDITION			
ELECTRIC-BASIC				MECHANICAL			
ELECTRIC-SUPP.				SCREEN			
PLUMBING NO. FIX.				POOL			
L.P.-DRY WALL				DRIVEWAY			
FENCE				PATIO or WALK			

NOTES:

FORM 1144-13

JOE CARD

OWNER	JOB ADDRESS
SULTONS	2024 Md. Blvd.

LEGAL DESCRIPTION	LOT NUMBER	BLOCK	SUBDIVISION OR ADDITION

MICROFILM NO.	ARCHITECT	FEE	VALUATION
[illegible]		$ 7.50	$ 200

DESCRIPTION OF CONSTRUCTION

Repaint Sign 200 Sq. Ft.

☐ SEPTIC TANK
☐ SEWER TAP

TYPE PERMIT	NUMBER	DATE	CONTRACTOR	TYPE PERMIT	NUMBER	DATE	CONTRACTOR
BUILDING	23517	12/13/74	J & L Signs	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:

FORM 1300-13

JOB CARD

OWNER	JOB ADDRESS
SULTANS OF HOLLYWOOD	2024 Hollywood Blvd.

LEGAL DESCRIPTION	LOT NUMBER	BLOCK	SUBDIVISION OR ADDITION

MICROFILM NO.	ARCHITECT	FEE	VALUATION
		$ 6.00	$

DESCRIPTION OF CONSTRUCTION

Outlets

☐ SEPTIC TANK
☐ SEWER TAP

TYPE PERMIT	NUMBER	DATE	CONTRACTOR	TYPE PERMIT	NUMBER	DATE	CONTRACTOR
BUILDING				SEPTIC/SEWER			
ROOF				AIR/CONDITION			
ELECTRIC-BASIC	11382	5-25-76	Kay Electric	MECHANICAL			
ELECTRIC-SUPP.				SCREEN			
PLUMBING NO. FIX.				POOL			
L-P-DRY WALL				DRIVEWAY			
FENCE				PATIO or WALK			

1613-15

NOTES;

Jbs CARD

OWNER	JOB ADDRESS
Sultan's of Hwd.	2024 Hwd.Blvd.

LEGAL DESCRIPTION	LOT NUMBER	BLOCK	SUBDIVISION OR ADDITION

MICROFILM NO.	ARCHITECT	FEE	VALUATION
		25.10	$ 6805..

DESCRIPTION OF CONSTRUCTION

Reroof t & g

☐ SEPTIC TANK
☐ SEWER TAP

TYPE PERMIT	NUMBER	DATE	CONTRACTOR	TYPE PERMIT	NUMBER	DATE	CONTRACTOR
BUILDING				SEPTIC/SEWER			
ROOF 4300	66855	2/5/81	Carruth Rfg.	AIR/CONDITION			
ELECTRIC-BASIC				MECHANICAL			
ELECTRIC-SUPP.				SCREEN			
PLUMBING NO. FIX.				POOL			
L-P-DRY WALL				DRIVEWAY			
FENCE				PATIO or WALK			

NOTES: County surcharge fee $2.38

JOB CARD

OWNER	JOB ADDRESS
Sultan's of Hollywood	2024 Hollywood Boulevard

LEGAL DESCRIPTION	LOT NUMBER	BLOCK	SUBDIVISION OR ADDITION

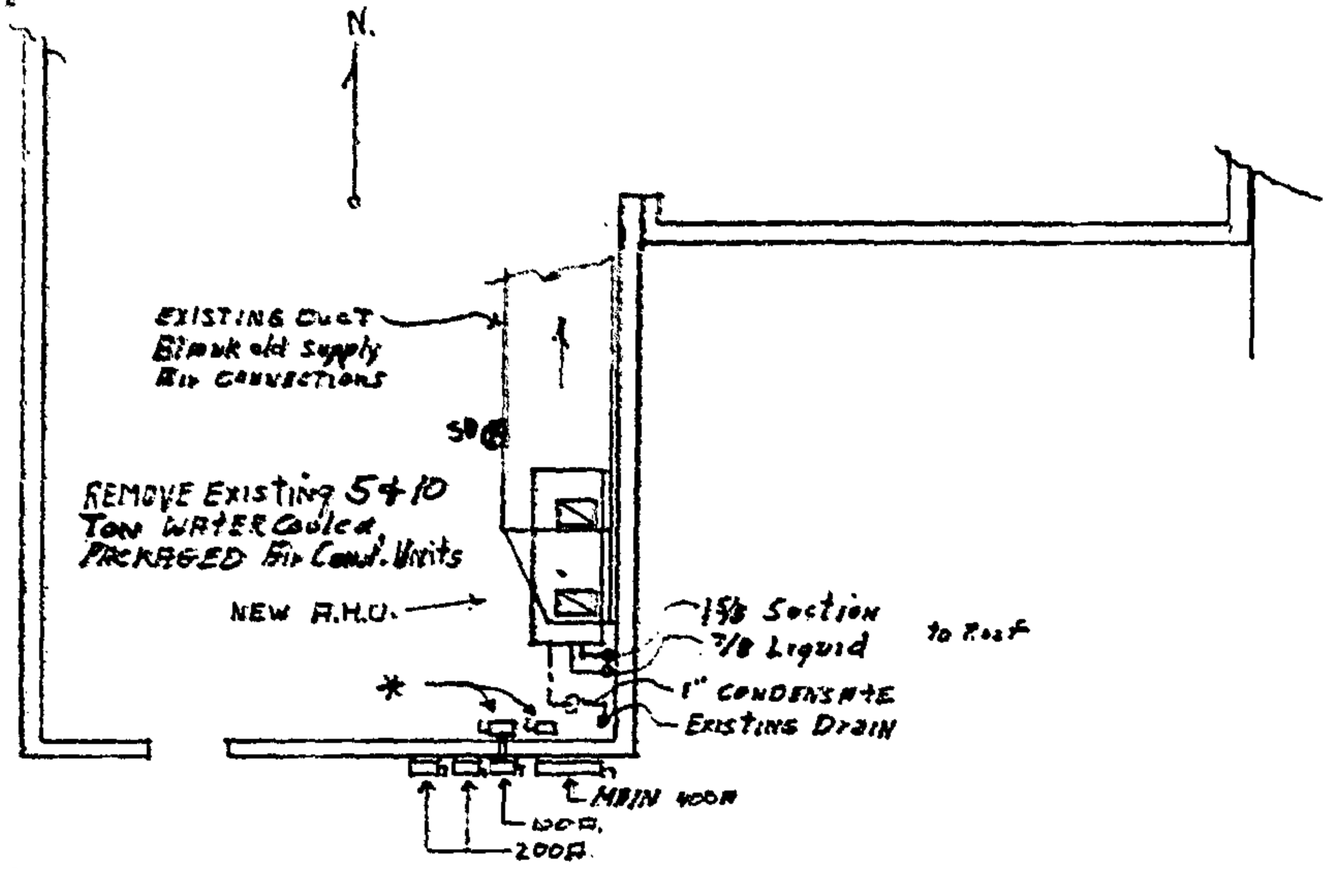
MICROFILM NO.	ARCHITECT	FEE	VALUATION
90-0338	none	$ 152.53	$ 9,169.00

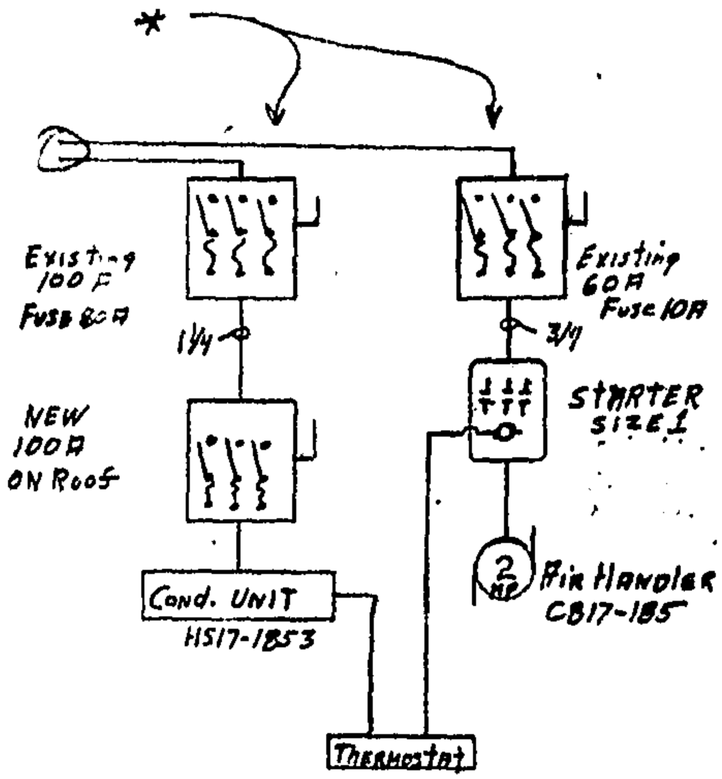
DESCRIPTION OF CONSTRUCTION
Replace a/c 15 tons

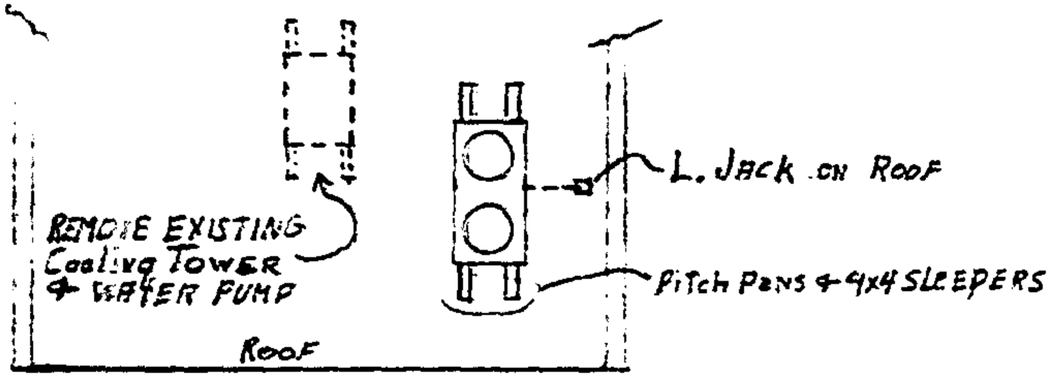
☐ SEPTIC TANK
☐ SEWER TAP

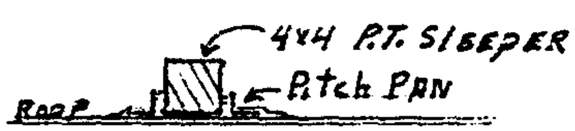
TYPE PERMIT	NUMBER	DATE	CONTRACTOR	TYPE PERMIT	NUMBER	DATE	CONTRACTOR
BUILDING				SEPTIC/SEWER			
ROOF				AIR/CONDITION			
ELECTRIC-BASIC	378668	9-9-87	Harry Kabz	MECHANICAL	20859	9-9-87	EH Whitmore
ELECTRIC-SUPP.				SCREEN			
PLUMBING NO. FIX.				POOL			
L-P-DRY WALL				DRIVEWAY			
FENCE				PATIO or WALK			

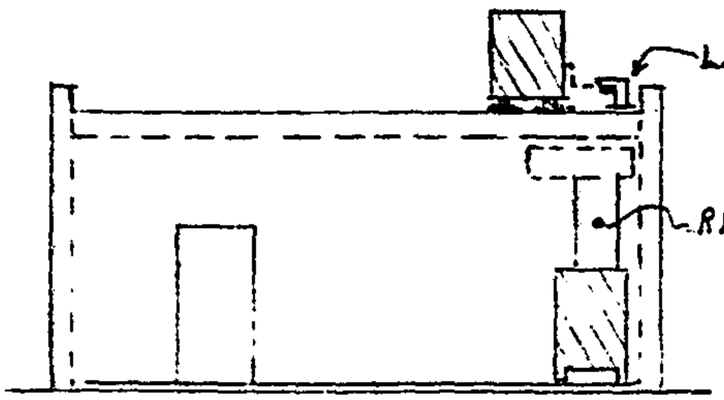
NOTES;
County Surcharge: $2.00









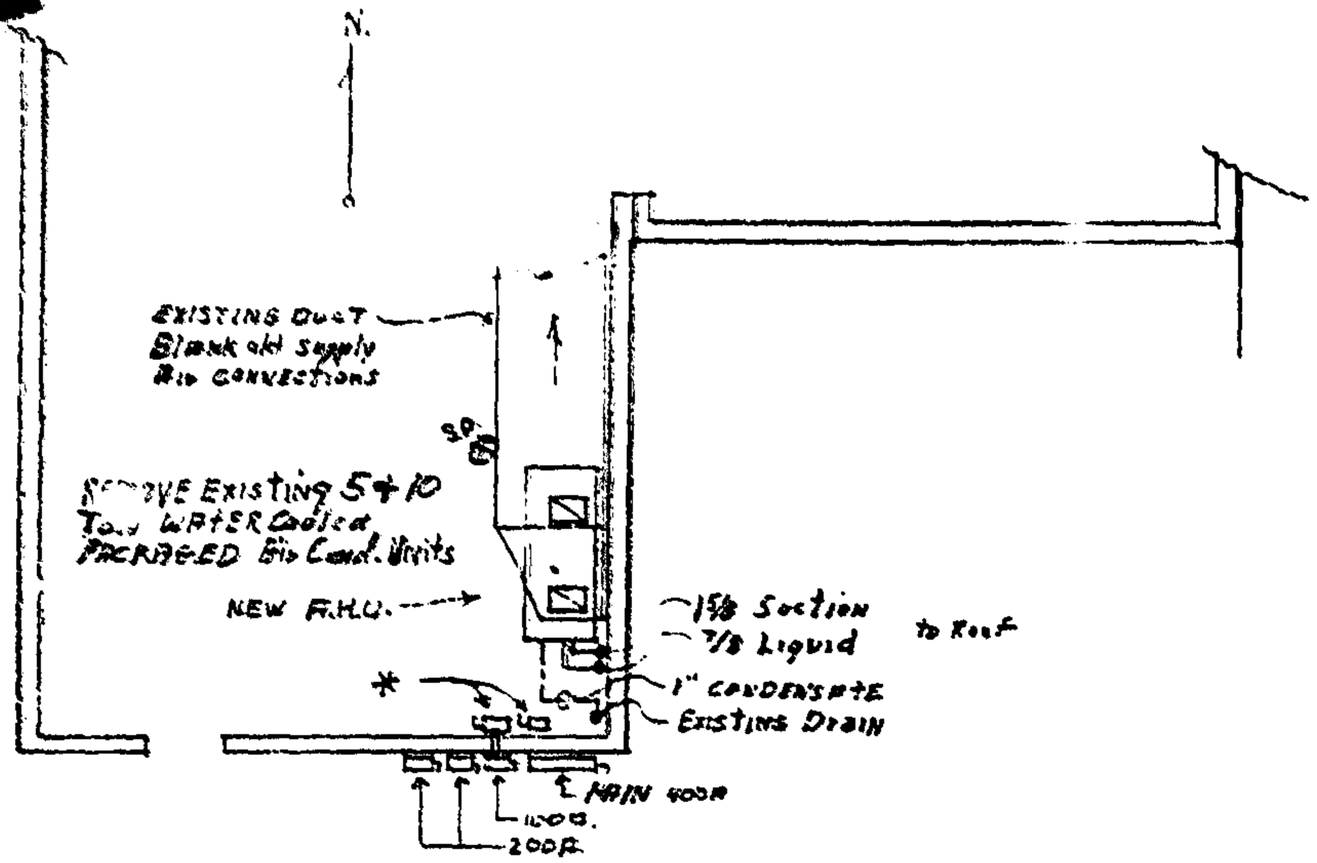


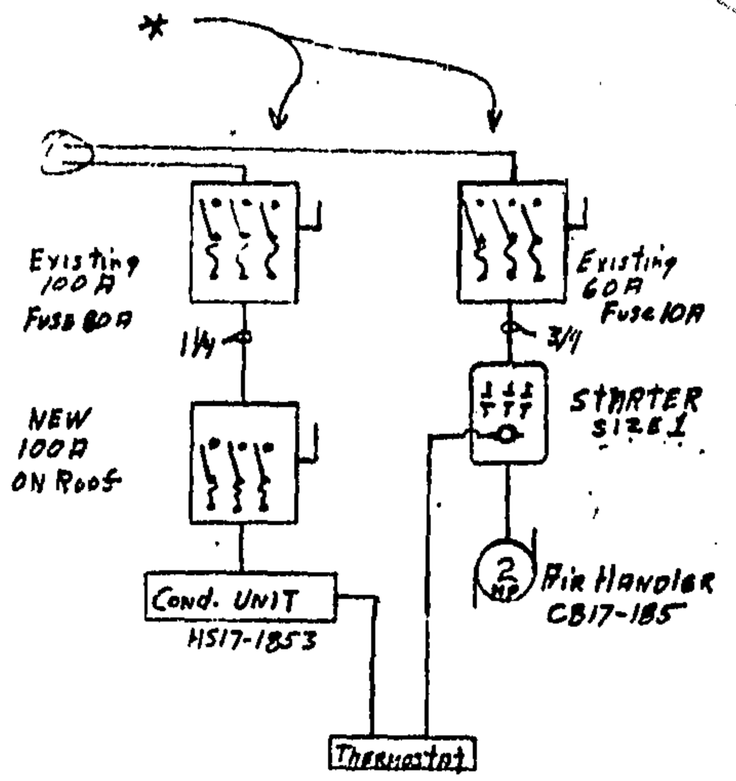
MFGR.	MODEL	VOLTAGE	M.C.A.	MAX FUSE	WIRE SIZE	CAPACITY
LENOX	HS17-1853	230/3/60	71.3	90	#4 THWN	15 Ton Cond. Unit
LENOX	CB17-185	230/3/60	4.9	10	# 12 THWN	15 TON A.H.U. 2 HP. Drive

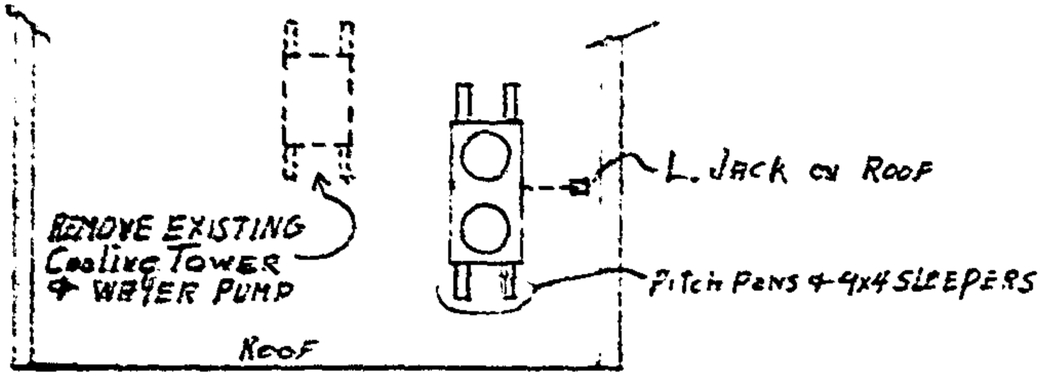
ELECTRICAL WIRING & HOOKUP by others — (HARRY KATZ)

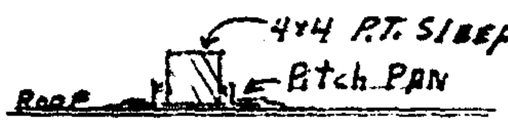
REPLACEMENT Air Conditioning FOR	by
SULTAN'S of Hollywood	E. H. WHITSON CO. INC.
2024 Hollywood Blvd.	423 S. 21 AVE.
Hollywood, FLORIDA Ph. 922-6177	Hollywood, Fla.

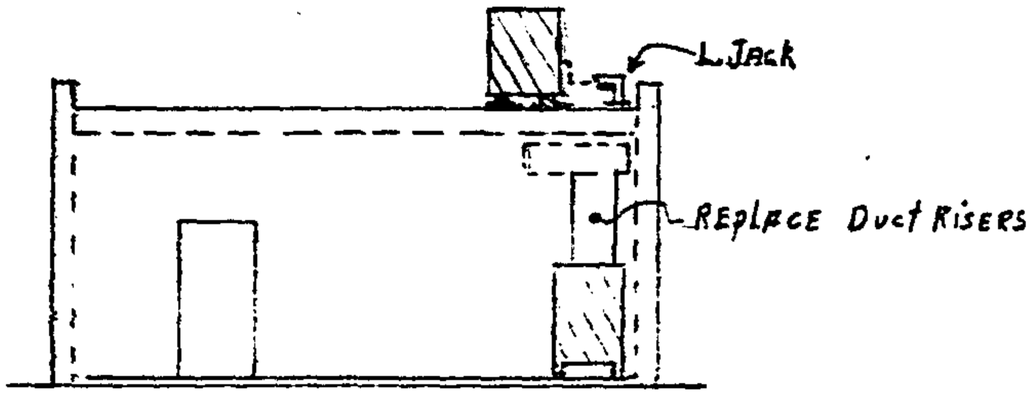
9-8-











MFGR.	MODEL	VOLTAGE	M.C.A.	MAX FUSE	WIRE SIZE	CAPACITY
LENOX	HS17-1853	230/3/60	71.3	90	#4 THWN	15 Ton Cond. Unit
LENOX	CB17-185	230/3/60	4.9	10	# 12 THWN	15 TON A.H.U. 2 H.P. Drive

ELECTRICAL WIRING & hookup by others — (HARRY KATZ)

REPLACEMENT Air Conditioning FOR	by
SULTAN'S of Hollywood	E. H. Whitson Co. Inc.
2024 Hollywood Blvd.	423 S. 21 Ave.
Hollywood, FLORIDA Ph. 922-6177	Hollywood, Fla. 9-8-[illegible]239

501
V 91.

PERMIT APPLICATION WORK SHEET

DATE: 9-9-87

CITY OF HOLLYWOOD, FLORIDA
BUILDING DIVISION

MASTER PERMIT NUMBER: _____

JOB ADDRESS: 2024 Hollywood Blvd.

HOMEOWNER/JOB NAME : Sultan's of Hollywood

LEGAL DESCRIPTION: LOT _____ BLOCK _____ FOLIO # _____

SUBDIVISION _____

TYPE OF WORK: NEW CONST: 1 REPAIR/MAINT: 2 ALTERATION/REMODELING: 3
DEMOLITION: 4 OTHER: 5

DESCRIPTION OF WORK: Replace 15 Ton A/C

CONTRACTOR/HOMEOWNER ESTIMATE: $ 9169

CONTRACTOR'S STATE CERT/REG # RM0015697 COUNTY CERT # CMC-7

CONTRACTOR'S COMPANY NAME: E.H. Whitson Co. Inc. PHONE: 923-6505

QUALIPIER'S NAME: W.W. Whitson PHONE: 923-6505

ARCHITECT'S NAME: _____ PHONE: _____

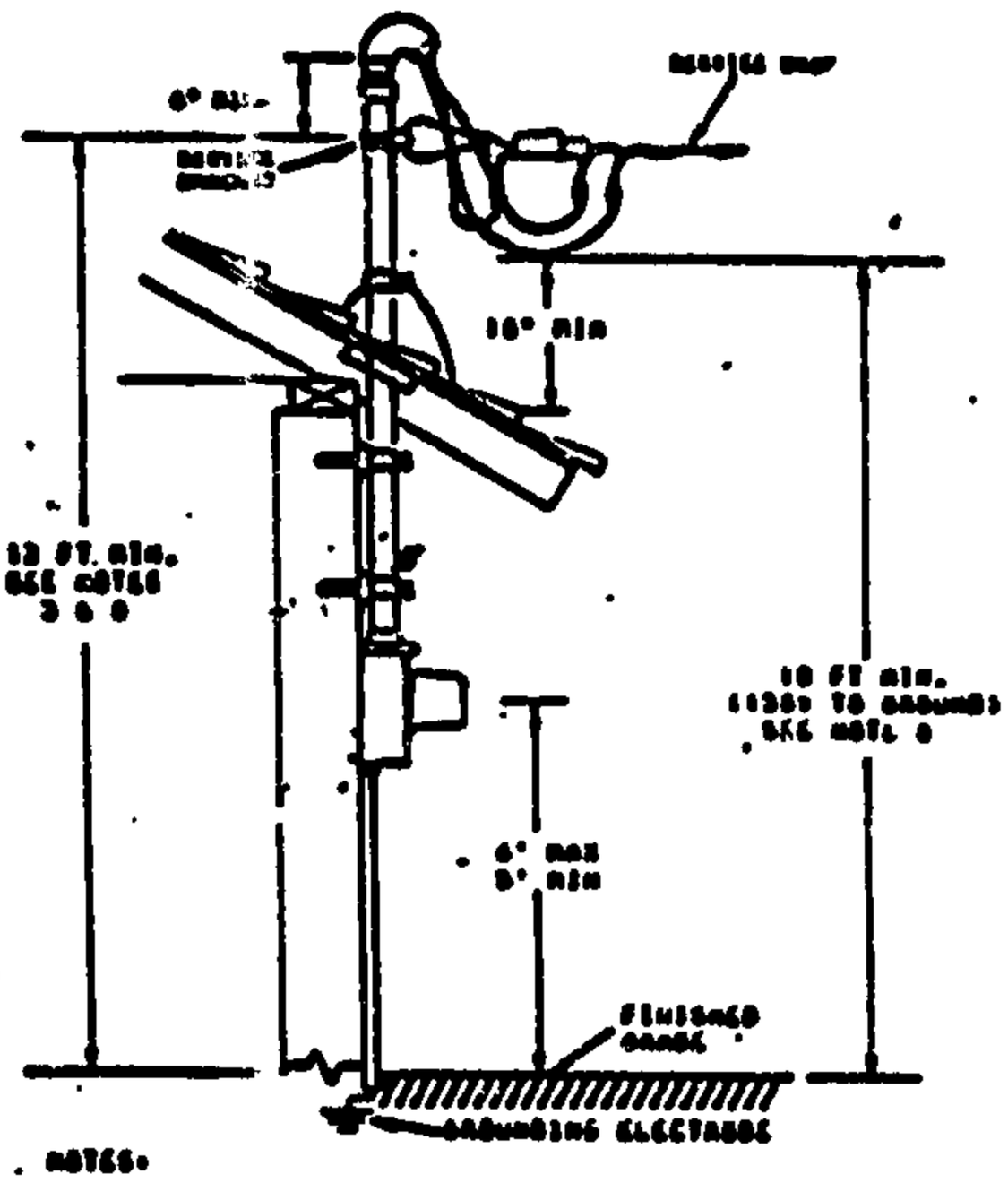
ARCHITECT'S AR#: _____

ENGINEER'S NAME: _____ PHONE: _____

ENGINEER'S PE # : _____

SERVICE CHANGE AND VOLTAGE

Address:



NOTES:

1. A SERVICE MAST MAY BE USED TO GET PROPER CLEARANCE. IF PERMITTED BY LOCAL CODE.
2. THE SERVICE DROP AND SERVICE BRACKET PROVIDED AND INSTALLED BY THE COMPANY.
3. THE SERVICE MAST SHALL BE OF SUFFICIENT HEIGHT FOR THE SERVICE DROP TO MEET MINIMUM CLEARANCES. 2" GALVANIZED IRON CONDUIT IS MINIMUM. SERVICE MAST TO BE OF SUFFICIENT STRENGTH TO SUPPORT THE SERVICE DROP.
4. CUSTOMER PROVIDES AND INSTALLS SERVICE MAST. HIS COMPLETE INSTALLATION MUST MEET THE REQUIREMENTS OF THE NATIONAL ELECTRICAL CODE AND/OR LOCAL ORDINANCES OR CODES.
5. ATTACH SERVICE BRACKET AT 12 FT OR HIGHER ELEVATION. MINIMUM CLEARANCE TO DRIP LOOPS 10 FT. MIN. DRIP LOOP TO ROOF IS 18 INCHES.
6. ALL MATERIAL EXCEPT SERVICE DROP, SERVICE BRACKET, METER AND METER SOCKET OWNED AND INSTALLED BY CUSTOMER. METER SOCKET OWNED BY COMPANY. INSTALLED BY CUSTOMER.
7. MAST ROOF KIT (INSTALLED BY CUSTOMER) AVAILABLE AT ELECTRICAL SUPPLY HOUSE.
8. SERVICE DROP CLEARANCE REQUIRED AT LOCATIONS OTHER THAN AT HOUSE ARE SHOWN IN FIGURE 5.
9. SERVICE DROP NOT OVERHANG THE ROOF NO MORE THAN 36 INCHES IN APPROACHING THE SERVICE MAST.

FIGURE 7 - PIPE MAST ATTACHMENT FOR SERVICE DROP

Riser or Mast:
- Height- 11'
- Conductor size- 2/0 C
- Conduit size 2"
- Conduit type PVC
- Thru roof _ Yes _ (No)
- Requires pitch pan

Ground wire -Size 4 C

Main disconnect
- Rating 225 amp
- Main 200 Amp
- Sub-breakers 100 Amp

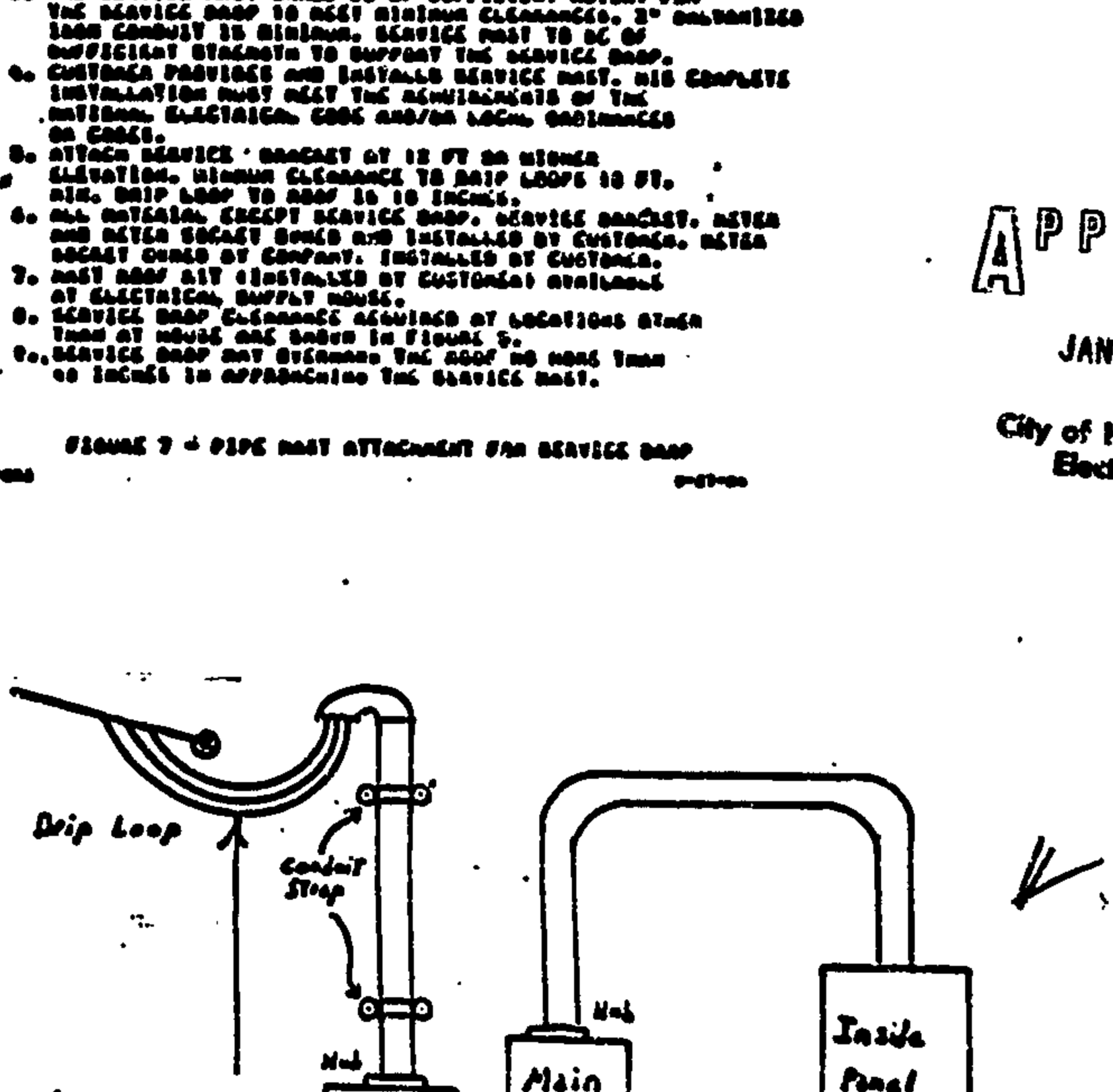
Sub- feeder
- New ___ Existing ✓
- Type 4 AWG
- Size 4.4
- Bond size

Inside panel
- New ___ existing ✓
- Rating 100 amps
- Bond buss ___yes ___(no)
- Location:

APPROVED

JAN 23 1990

City of Hollywood, Fla.
Electrical Dept.



15 permits were found for

2024 HOLLYWOOD BLVD

View	Process #	Permit #	Description	Appl. Date	Permit Date
Details	11800	**P0600743**	PLUMBING WORK	7/18/2005	**5/19/2006**
Details	11799	**P0600742**	PLUMBING WORK	7/18/2005	**5/19/2006**
Details	11797	**P0600741**	PLUMBING WORK	7/18/2005	**5/19/2006**
Details	11794	**P0600740**	PLUMBING WORK	7/18/2005	**5/19/2006**
Details	10764	**E0600991**	ELECTRICAL WORK	7/18/2005	**5/10/2006**
Details	10762	**E0600990**	ELECTRICAL WORK	7/18/2005	**5/10/2006**
Details	10761	**E0600989**	ELECTRICAL WORK	7/18/2005	**5/10/2006**
Details	67731	**P9300242**	PLUMBING WORK	3/1/1993	**3/1/1993**
Details		**B0101814**	RE-ROOF FLAT		**3/23/2001**
Details		**E9302551**	ALARM - COMMERCIAL - CENTRAL - AUDIBLE		**8/5/1993**
Details		**E8900054**	ELECTRICAL WORK		**1/17/1989**
Details		**E8900024**	SIGN-ELECTRICAL		**1/6/1989**
Details		**B8900093**	SIGN - FLAT WALL		**1/6/1989**
Details		**B8900038**	CARPORT CONVERSION		**1/4/1989**
Details		**B8803027**	MINOR ALTERATIONS-GENERAL		**11/9/1988**

3 permits were found for

2026 HOLLYWOOD BLVD

View	Process #	Permit #	Description	Appl. Date	Permit Date
Details	44072	**M0300082**	MECHANICAL WORK	12/23/2002	**1/17/2003**
Details	43233	**B0300107**	RE-ROOF FLAT	12/23/2002	**1/8/2003**
Details		**B0106712**	RE-ROOF FLAT		**11/5/2**

Permit Details

Process #: 67731	Permit #: P9300242	Master Permit: P9300242
Status: Expired		
List All Subpermits		

Site Information	
Address: 2024 HOLLYWOOD BL	**Folio#:** 514215011450
Sub-division: HOLLYWOOD 1-21 B	**Value:** $500.00
Lot: 35 **Block:** 8	**Sq Ft:** 0

Permit Information	
Application Type: PLUMBING WORK **Job Name:** SULTON DECORATIORS **Film Number:**	**Application Date:** 03/01/93 **Permit Date:** 03/01/93 **CO/CC Date:** **Total Fees:** $30.35

Applicant / Contact Information
Name: HERBS PLUMBING MAINTENANCE **Address:** 1830 SW 81 AVENUE #4109 N LAUDERDALE, FL

Property Owner Information
Name: SULTAN & SONS INC **Address:** 2024 HOLLYWOOD BLVD HOLLYWOOD FL 33020

Contractor Information
Name: HERBS PLUMBING MAINTENANCE (Permits + Details) **Address:** 1830 SW 81 AVENUE #4109 N LAUDERDALE, FL

Permit Details

Process #:	Permit #: E9302551	Master Permit: E9302551
Status: Closed		
List All Subpermits		

Site Information

Address: 2024 HOLLYWOOD BL	**Folio#:** 514215011450
Sub-division: HOLLYWOOD 1-21 B	**Value:** $900.00
Lot: 35 **Block:** 8	**Sq Ft:** 0

Permit Information

Application Type: ALARM - COMMERCIAL - CENTRAL - AUDIBLE **Job Name:** SULTAN AND SONS **Film Number:** XX04936	**Application Date:** 00/00/00 **Permit Date:** 08/05/93 **CO/CC Date:** **Total Fees:** $30.35

Applicant / Contact Information

Name: KERTZ SECURITY SYSTEMS
Address: 858 SOUTH ANCREWS AVE. POMPANO BEACH, FL

Property Owner Information

Name: SULTAN,LILLIAN TR
Address:

Contractor Information

Name: KERTZ SECURITY SYSTEMS (Permits + Details)
Address: 858 SOUTH ANCREWS AVE. POMPANO BEACH, FL

Register for E-Mail Notifications

An error occurred during your search. You may want to retry your search with fewer search criteria.
Please go back to the search screen and revise your search.

New Search | Permit | Reviews | Inspections

Permit Details

E8900054 ELECTRICAL WORK 1/17/1989

Process #:	Permit #:	Master Permit:
Status:		
Show Master Permit List All Subpermits		

Site Information	
Address:	Folio#:
Sub-division:	Value:
Lot: Block:	Sq Ft:

Permit Information	
Application Type: Job Name:	Application Date: Permit Date: CO/CC Date: Total Fees: Recorded Payments: Balance:

Applicant / Contact Information
Name: Address:

Property Owner Information
Name: Address:

Contractor Information
Name: Address:

Register for E-Mail Notifications

An error occurred during your search. You may want to retry your search with fewer search criteria.
Please go back to the search screen and revise your search.

New Search	Permit	Reviews	Inspections

Permit Details

E8900024 SIGN-ELECTRICAL 1/6/1989

Process #:	Permit #:	Master Permit:
Status:		
Show Master Permit List All Subpermits		

Site Information	
Address:	Folio#:
Sub-division:	Value:
Lot: Block:	Sq Ft:

Permit Information	
Application Type: Job Name:	Application Date: Permit Date: CO/CC Date: Total Fees: Recorded Payments: Balance:

Applicant / Contact Information
Name: Address:

Property Owner Information
Name: Address:

Contractor Information
Name: Address:

Register for E-Mail Notifications

An error occurred during your search. You may want to retry your search with fewer search criteria.

Please go back to the search screen and revise your search.

New Search | Permit | Reviews | Inspections

Permit Details

B8900093 SIGN - FLAT WALL 1/6/1989

Process #:	Permit #:	Master Permit:
Status:		
Show Master Permit List All Subpermits		

Site Information	
Address:	Folio#:
Sub-division:	Value:
Lot: Block:	Sq Ft:

Permit Information	
Application Type: Job Name:	Application Date: Permit Date: CO/CC Date: Total Fees: Recorded Payments: Balance:

Applicant / Contact Information
Name: Address:

Property Owner Information
Name: Address:

Contractor Information
Name: Address:

Register for E-Mail Notifications

An error occurred during your search. You may want to retry your search with fewer search criteria.

Please go back to the search screen and revise your search.

New Search | Permit | Reviews | Inspections

Permit Details

B8900038 CARPORT CONVERSION 1/4/1989

Process #:	Permit #:	Master Permit:
Status:		
Show Master Permit List All Subpermits		

Site Information	
Address:	Folio#:
Sub-division:	Value:
Lot: Block:	Sq Ft:

Permit Information	
Application Type: Job Name:	Application Date: Permit Date: CO/CC Date: Total Fees: Recorded Payments: Balance:

Applicant / Contact Information
Name: Address:

Property Owner Information
Name: Address:

Contractor Information
Name: Address:

Register for E-Mail Notifications

An error occurred during your search. You may want to retry your search with fewer search criteria.
Please go back to the search screen and revise your search.

New Search | Permit | Reviews | Inspections

Permit Details

B8803027 MINOR ALTERATIONS-GENERAL 11/9/1988

Process #:	Permit #:	Master Permit:
Status:		
Show Master Permit List All Subpermits		

Site Information	
Address: Sub-division: Lot: Block:	Folio#: Value: Sq Ft:

Permit Information	
Application Type: Job Name:	Application Date: Permit Date: CO/CC Date: Total Fees: Recorded Payments: Balance:

Applicant / Contact Information
Name: Address:

Property Owner Information
Name: Address:

Contractor Information
Name: Address:

Permit Details

Process #: 44072	Permit #: M0300082	Master Permit: B0300107
Status: Closed		
Show Master Permit		

Site Information	
Address: 2024 HOLLYWOOD BL	**Folio#:** 514215011460
Sub-division: HOLLYWOOD 1-21 B	**Value:** $500.00
Lot: 36 **Block:** 8	**Sq Ft:** 0

Permit Information	
Application Type: MECHANICAL WORK **Job Name:** SULTON & SONS **Film Number:** 0304824	**Application Date:** 12/23/02 **Permit Date:** 01/17/03 **CO/CC Date:** **Total Fees:** $45.35

Applicant / Contact Information
Name: AMERITECH PREFERRED **Address:** 2269 S UNIV DR #107 DAVIE, FL

Property Owner Information
Name: SULTAN & SONS INC **Address:** 2024 HOLLYWOOD BLVD # 2026 HOLLYWOOD FL 33020-4525

Contractor Information
Name: AMERITECH PREFERRED (Permits + Details) **Address:** 2269 S UNIV DR #107 DAVIE, FL

Permit Details

Process #: 43233	**Permit #:** B0300107	**Master Permit:** B0300107
Status: Closed		
List All Subpermits		

Site Information

Address: 2024 HOLLYWOOD BL	**Folio#:** 514215011460
Sub-division: HOLLYWOOD 1-21 B	**Value:** $7,000.00
Lot: 36 **Block:** 8	**Sq Ft:** 0

Permit Information

Application Type: RE-ROOF FLAT **Job Name:** SULTON & SONS **Film Number:** 0304824	**Application Date:** 12/23/02 **Permit Date:** 01/08/03 **CO/CC Date:** **Total Fees:** $167.45

Applicant / Contact Information

Name: BENS RELIABLE ROOFING
Address: 9721 NW 26 CT PEMBROKE PINES, FL

Property Owner Information

Name: SULTAN & SONS INC
Address: 2024 HOLLYWOOD BLVD # 2026 HOLLYWOOD FL 33020-4525

Contractor Information

Name: BENS RELIABLE ROOFING (Permits + Details)
Address: 9721 NW 26 CT PEMBROKE PINES, FL

3 permits were found for

2026 HOLLYWOOD BLVD

View	Process #	Permit #	Description	Appl. Date	Permit Date
Details	44072	**M0300082**	MECHANICAL WORK	12/23/2002	**1/17/2003**
Details	43233	**B0300107**	RE-ROOF FLAT	12/23/2002	**1/8/2003**
Details		**B0106712**	RE-ROOF FLAT		**11/5/20**

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: ____/____/____

Process Number: 43233

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: BEN'S RELIABLE ROOFING
9721 NW 26 CT
PEMBROKE PINES FL 33024
1-954-966-4027

Address: _____

Contact: _____

Phone: (__) _____ 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 # ____

2002 DEC 26 P 3:01

CITY OF HOLLYWOOD BUILDING DIVISION

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: 12/23/02

CITY OF HOLLYWOOD, FLORIDA
PERMIT APPLICATION

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

DATE _____ TAX FOLIO # _____

DESCRIPTION: LOT _____ BLOCK _____ SUBDIVISION _____

JOB NAME Sultan + Sam's PHONE # _____

JOB ADDRESS 2034 Hollywood Blvd CITY OF HOLLYWOOD STATE FL ZIP _____

DETAILED WORK DESCRIPTION: reroof flat

_____ SQ.FT. 200 ESTIMATED VALUE: $ 1000.00

CONTRACTOR'S NAME BEN'S RELIABLE ROOFING PHONE # _____

CONTRACTOR'S ADDRESS 9721 NW 26 CT CITY PEMBROKE PINES STATE FL ZIP 33024

CERTIFICATE OF COMPETENCY # 18-1193-L FAX # call

CONTRACTOR'S STATE CERTIFICATION OR REGISTRATION NO. RCO030168

OWNER OR FEE SIMPLE TITLE HOLDER'S NAME same

OWNER OR FEE SIMPLE TITLE HOLDER'S ADDRESS _____

BONDING COMPANY _____

BONDING COMPANY ADDRESS _____

ARCHITECT/ENGINEER'S NAME _____ PHONE # _____

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

MORTGAGE LENDER'S NAME _____

MORTGAGE LENDER'S ADDRESS _____

CITY OF HOLLYWOOD BUILDING DIVISION
2002 DEC 26 P 3:01

ELECTRICAL CONTRACTOR: _____

Phone # _____ LICENSE # _____

Sworn before me this _____ of _____, 19____. _____
Notary Public

_____ Value $ _____
Notarized Signature of Qualifier

MECHANICAL CONTRACTOR: _____

Phone # _____ LICENSE # _____

Sworn before me this _____ of _____, 19____. _____
Notary Public

_____ Value $ _____
Notarized Signature of Qualifier

PLUMBING CONTRACTOR: _____

Phone # _____ LICENSE # _____

Sworn before me this _____ of _____, 19____. _____
Notary Public

_____ Value $ _____
Notarized Signature of Qualifier

ROOFING CONTRACTOR: _____

Phone # _____ LICENSE # _____

Sworn before me this _____ of _____, 19____. _____
Notary Public

_____ Value $ _____
Notarized Signature of Qualifier

_____ CONTRACTOR: _____

Phone # _____ LICENSE # _____

Sworn before me this _____ of _____, 19____. _____
Notary Public

_____ Value $ _____
Notarized Signature of Qualifier

CITY OF HOLLYWOOD
BUILDING DIVISION
2002 DEC 26 P 3:03

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.

DISCLOSURE STATEMENT

Owners of property when acting as their own contractor and providing all material supervision themselves, when building or improving farm outbuildings or one-family or two-family residences on such property for the occupancy of use of such owners and not offered for sale or lease, or building or improving commercial building at a cost of under $25,000 on such property for the occupancy or use of such owners and not offered for sale or lease. In an action brought under this part proof of the sale or lease, or offering for sale or lease, of more than one such structure by the owner-builder within 1 year after completion of same is prima facie evidence that the construction was undertaken for purposes of sale or lease. This subsection does not exempt any person who is employed by such owner and who acts in the capacity of a contractor.

SIGNATURE _____
Owner or Agent

DATE 12-23-02

Clara B. Hite

NOTARY as to Owner

My Commission Expires _____

SIGNATURE _____
Prime Contractor (Owner/Builder)

DATE 12-23-02

Clara B. Hite

CLARA B. HITE
NOTARY as to Contractor
My Comm Exp. 3/6/05
No. DD 004910
Personally Known [ ] Other I.D.

My Commission Expires _____

Within Fifteen (15) working days after the plans are submitted and accepted for a building permit, the applicant will be notified in writing that a permit is ready for issuance or that additional information is required. One hundred and eighty *(180)* calendar days after the date of such notification, where such additional information has not been submitted or the permit has not been purchased, the applicant and/or the permit shall become null and void. Once the permit application package has become null and void with no extension, it will be discarded by the Building Division, **F.B.C. 104.1.6.**

OFFICE USE ONLY

MASTER PERMIT # _____ MASTER PROCESS # 43233

PROCESS FEE PAID $ _____ APPLICATION APPROVED BY _____
Permit Officer

17-54 (Rev

Florida Building Code Edition 20[illegible]

High V[illegible]city Hurricane Zone Uniform Permit Ap[illegible]cation

Section A (General Information)

Master Permit No.: _____ Process No. _____

Contractor's Name: BEN'S RELIABLE ROOFING, INC.

Job Address: 1824 Hollywood Blvd.

ROOF CATEGORY

- [X] Low Slope
- [ ] Mechanically Fastened Tile
- [ ] Mortar/Adhesive Set Tile
- [ ] Asphaltic Shingles
- [ ] Metal Panel/Shingles
- [ ] Wood Shingles/Shakes
- [X] Prescriptive BUR-RAS 150

ROOF TYPE

- [ ] New Roof
- [X] Re-Roofing
- [ ] Recovering
- [ ] Repair
- [ ] Maintenance

ROOF SYSTEM INFORMATION

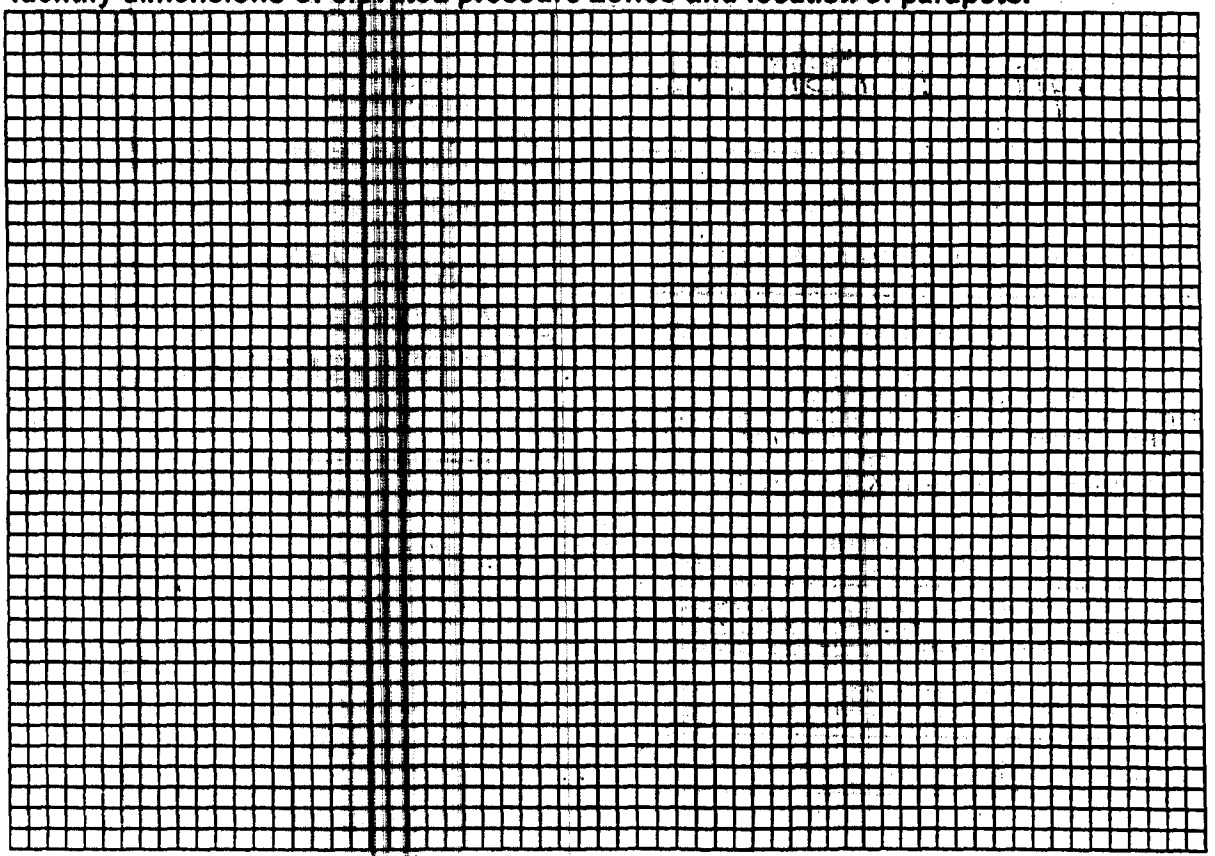
Low Slope Roof Area (SF)	Steep Sloped Roof Area (SF)	Total (SF)
2200	—	2200

2007 DEC 26 P 3:[illegible]

CITY OF HOLLYWOOD
BUILDING DIVISION

Section B (Roof Plan)

Sketch Roof Plan: Illustrate all levels and sections, roof drains, scuppers, overflow scuppers and overflow drains. Include dimensions of sections and levels, clearly identify dimensions of elevated pressure zones and location of parapets.



Section C (Low Sloped Roof System)

CITY OF HOLLYWOOD
BUILDING DIVISION
2002 DEC 26 P 06

Fill in Specific Roof Assembly Components and Identify Manufacturer
(If a component is not used, identify as "NA")

System Manufacturer: GAF FRISO

NOA No.: N/A

Design Wind Pressures, From RAS 128 or Calculations:

Pmax1: — Pmax2: — Pmax3: —

Max. Design Pressure, From the Specific NOA System: N/A

Deck:
Type: CONCRETE
Gauge/Thickness: —
Slope: ¢ IN 12

Anchor/Base Sheet & No. of Ply(s): SEE BELOW

Anchor/Base Sheet Fastener/Bonding Material: SEE BELOW

Insulation Base Layer: Perlite

Base Insulation Size and Thickness: 1"

Base Insulation Fastener/Bonding Material: TYPE I ASPHALT

Top Insulation Layer: N/A

Top Insulation Size and Thickness: N/A

Top Insulation Fastener/Bonding Material: N/A

Base Sheet(s) & No. of Ply(s): 4316 ASTM D2626 TYPE I

Base Sheet Fastener/Bonding Material: TYPE I ASPHALTY HOT MOP

Ply Sheet(s) & No. of Ply(s): 3 ASTM GLASS

Ply Sheet Fastener/Bonding Material: TYPE I ASPHALT HOT MOP

Top Ply: GAF CAP SHEET

Top Ply Fastener/ Bonding Material: TYPE I ASPHALT HOT MOP

Surfacing: GRANULES

Fastener Spacing for Anchor/Base Sheet Attachment

Field: ___ " oc @ Lap, # Rows ___ @ ___ " oc

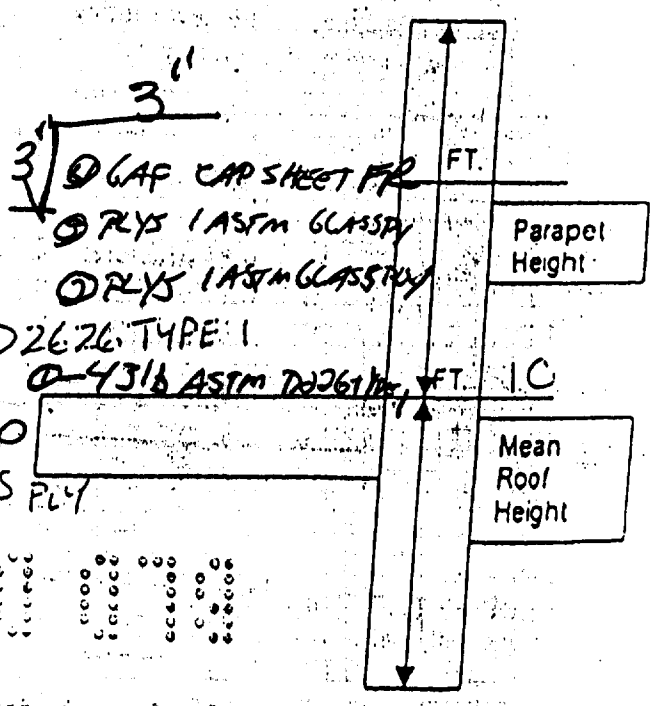
Perimeter: ___ " oc @ Lap, # Rows ___ @ ___ oc

Corner: ___ " oc @ Lap, # Rows ___ @ ___ oc

Number of Fasteners Per Insulation Board

Field N/A Perimeter N/A Corner N/A

Illustrate Components Noted and Details as Applicable:
Woodblocking, Gutter, Edge Termination, Stripping, Flashing, Continuous Cleat, Cant Strip, Base Flashing, Counter- Flashing, Coping, Etc.
Indicate: Mean Roof Height, Parapet Height, Height of Base Flashing, Component Material, Material Thickness, Fastener Type, Fastener Spacing or Submit Manufacturers Details that Comply with RAS 111 and Chapter 16.



SECTION 1524 - HIGH VELOCITY HURRICANE ZONES
REQUIRED OWNERS NOTIFICATION FOR ROOFING CONSIDERATIONS

1524.1 Scope. As it pertains to this section, it is the responsibility of the roofing contractor to provide the owner with the required roofing permit, and to explain to the owner the content of this section. The provisions of Chapter 15 of the *Florida Building Code, Building* govern the minimum requirements and standards of the industry for roofing system installations. Additional, the following items should be addressed as part of the agreement between the owner and the contractor. **The owner's initial in the designated space indicates that the item has been explained.**

1. Aesthetics-Workmanship: The workmanship provisions of Chapter 15 (High Velocity Hurricane Zone) are for the purpose of providing that the roofing system meets the wind resistance and water intrusion performance standards. Aesthetics (appearance) are not a consideration with respect to workmanship provisions. Aesthetic issues such as color or architectural appearance that are not part of a zoning code, should be addressed as part of the agreement between the owner and the contractor.
2. Renailing Wood Decks: When replacing roofing, the existing wood roof deck may have to be renailed in accordance with the current provisions of Chapter 16 (High Velocity Hurricane Zones) of the South Florida Building Code. (The roof deck is usually concealed prior to removing the existing roof system).
3. Common Roofs: Common roofs are those which have no visible delineation between neighboring units (i.e., townhouses, condominiums, etc.). In buildings with common roofs, the roofing contractor and/or owner should notify the occupants of adjacent units of roofing work to be performed.
4. Exposed ceilings: Exposed, open beam ceilings are where the underside of the roof decking can be viewed from below. The owner may wish to maintain the architectural appearance; therefore, roofing nail penetrations of the underside of the decking may not be acceptable. This provides the option of maintaining this appearance.
5. Ponding Water: The current roof system and/or deck of the building may not drain well and may cause water to pond (accumulate) in low-lying areas of the roof. Ponding can be an indication of structural distress and may require the review of a professional structural engineer. Ponding may shorten the life expectancy and performance of the new roofing system. Ponding conditions may not be evident until the original roofing system is removed. Ponding conditions should be corrected.
6. Overflow scuppers (wall outlets): It is required that rainwater flow off so that the roof is not overloaded from a buildup of water. Perimeter/edge walls or other roof extensions may block this discharge of overflow scuppers (wall outlets) are not provided. It may be necessary to install overflow scuppers in accordance with the requirements of:
7. Ventilation: Most roof structures should have some ability to vent natural airflow through the interior of the structural assembly (the building itself). The existing amount of attic ventilation shall not be reduced. It may be beneficial to consider additional venting which can result in extending the service life of the roof.

COMMENTS:

CITY OF HOLLYWOOD
BUILDING DIVISION
2002 DEC 26 P 3:06

Owner's/Agent's Signature

12-23-02
Date

Contractor's Signature

ROOFING APPLICATION STANDARD (RAS) No. 150

PRESCRIPTIVE BUR REQUIREMENTS

1. Scope

1.1 This application standard shall be used where the authority having jurisdiction has adopted its use, and in accordance with the provisions of this code.

2. Definitions

2.1 For definitions of terms used in this application standard, refer to ASTM D 1079 and the *Florida Building Code, Building*.

3. Built-up and Prepared Roof Covering Application

3.0 General

3.1 DECK PREPARATION: Before starting the roof covering:

3.1.1 All roof decks shall be broom-cleaned and dry.

3.1.2 Where practicable, eaves; parapet walls; vertical walls; penthouses and similar structures above the roof level shall have been completed.

3.1.3 Cant strips, where provided, shall extend at least three inches (3 in.) up vertical surfaces.

3.1.4 All eaves shall provide firm, nailable backing for the secure attachment of gravel stops and eave and gable drip.

3.1.5 All pre-cast and prestressed concrete roof components shall be provided with insulation, or other leveling fill, where such component edges are more than one-half inch (1/2 in.) from being flush.

3.2 ATTACHMENT: All roof coverings shall be attached to the various types of decks by mopped-on adhesives or by mechanical fastening as set forth herein, or by other approved materials or methods.

CITY OF HOLLYWOOD
BUILDING DIVISION
DEC 2 3 06

3.3 ADHESIVES:

3.3.1 Bituminous compounds shall be asphalt (ASTM D 312), coal tar pitch (ASTM D 450), modified bitumen, or cold-applied roofing cement (ASTM D 4586 or ASTM D 3019, Type III).

3.3.2 Hot asphalt shall be applied in a quantity not less than 25 pounds plus or minus 15% per roofing square per ply and 60 pounds plus or minus 20% per square for flood coats and at a temperature recommended by the manufacturer for the system being installed. However, kettle or tanker temperatures should not exceed the following:

Type I Asphalt: . . . . . 475 degrees Fahrenheit
Type III & IV Asphalt: . . . . 525 degrees Fahrenheit

NOTE: Asphalt can be heated to within 25 degrees F below the actual flash point, but this temperature limitation should never be exceeded.

3.3.3 Coal tar pitch shall be applied in a quantity not less than 25 pounds plus or minus 15% per roofing square per ply and 70 pounds plus or minus 20% per square for flood coats and at a temperature of not less than 275 nor more than 350 degrees Fahrenheit (350 to 400 degrees in the kettle).

3.3.4 Where roof incline exceeds two inches (2 in.) per foot, bituminous compounds shall be steep asphalt Type III or Type IV.

NOTE: Coal tar pitch not to exceed a slope of one-half inch (1/2 in.) per foot with organic felts, if using glass felts or tar coated felts, slope not to exceed one-quarter inch (1/4 in.) per foot.

3.3.5 Adhesive compounds other than bitumen may be applied subject to manufacturer's specifications.

4 BUILT-UP ROOF COVERING:

4.1 Materials: All materials used in the assembly of fire-retardant and ordinary built-up coverings shall bear the label of the Underwriter's Laboratories, Inc., and be compatible with Class A, Class B, or Class C roofing. Material shall be delivered in original packaging bearing the manufacturer's labels.

4.2 ANCHOR SHEET: The anchor sheet, as defined herein, shall be a minimum one #30 felt lapped two inches (2 in.) and turned up vertical surfaces a minimum of four inches (4 in.) and secured as set forth herein.

4.3 WOOD DECKS:

4.3.1 Fasteners securing the anchor sheet to nominal one inch (1 in.) lumber or to wood based structural-use panels three-quarters inch (3/4 in.) or more in thickness shall be non-corrosive smooth shank nails with a shank diameter of a minimum of 0.118 inches or 11 gauge, heads not less than three-eighths inches (3/8 in.) (0.375) diameter and not less than one inch (1 in.) in length; or non-corrosive 12 gage wire ring-shanked nails having not less than 20 rings per inch, not less than one inch (1 in.) in length with heads not less than three-eighths inch (3/8 in.) in diameter.

4.3.2 Fasteners securing the anchor sheet to wood based structural-use panels less than three-quarters inch (3/4 in.) in thickness shall be non-corrosive smooth shank nails with a shank diameter of a minimum of 0.118 inches or eleven (11) gauge, heads not less than three-eighths inch (3/8 in.) (0.375 in.) diameter and not less in length than will penetrate such wood based structural-use panels plus three-sixteenths inch (3/16 in.); or non-corrosive 12 gage wire ring-shanked nails having not less than 20 rings per inch, heads not less than three-eighths inch (3/8 in.) diameter and not less in length than will penetrate such wood based structural-use panels plus three-sixteenths inch (3/16 in.).

4.3.3 Such fasteners shall be applied through tin-caps not less than one and five-eighths inches (1 5/8 in.) nor more than two inches (2 in.) in diameter and of not less than 32-gage sheet metal.

4.3.4 Spacing of such fasteners along the laps of sheets and both ways in the field between laps shall comply with Table 1, based upon height above grade.

TABLE 1 (3)

FOR MINIMUM BASE SHEET (5)
1 LAYER, TYPE #30, ASTM D-226 - TYPE II

Mean Roof Height (Ft.)	Fastening Pattern (1)	
	Perimeter Edge(2)	Field (4)
0 - 30	6 in. @ laps, 2 rows @ 6 in. midsheet	6 in. @ laps, 2 rows @ 12 in. midsheet
40	6 in. @ laps, 2 rows @ 6 in. midsheet	6 in. @ laps, 2 rows @ 9 in. midsheet

FOR MINIMUM BASE SHEET (6)
1 LAYER, TYPE #43, ASTM D-2626 - TYPE I

Mean Roof Height (Ft.)	Fastening Pattern (1)	
	Perimeter Edge (2)	Field (4)
0 - 30	12 in. @ laps, 2 rows @ 15 in. midsheet	12 in. @ laps, 2 rows @ 18 in. midsheet
40	12 in. @ laps, 2 rows @ 12 in. midsheet	12 in. @ laps, 2 rows @ 18 in. midsheet

CITY OF HOLLYWOOD BUILDING DIVISION
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FOOTNOTES:
(1) See Section 4 for fasteners.
(2) Perimeter edge is measured from all roof edges and each side of ridge as follows:
The smaller of 0.10 x minimum building width or
0.40 x mean roof height, gut not less than
0.04 x minimum building width or 3 feet.
(3) This table applies to roof slopes up to three inches (3 in.) per twelve inches (12 in.) (Maximum)
(4) Rows of fasteners, midsheet, shall be evenly spaced across width of sheet and staggered along length of sheet.
(5) Patterns shown require a minimum withdrawal capacity of 34 lb per fastener (unfactored.)
(6) Patterns shown require a minimum withdrawal capacity of 67 lb per fastener (unfactored.)

4.8.3 Each sheet, like the anchor sheet, shall be turned up vertical surfaces a minimum of four inches (4 in.).

4.8.4 (aa) Polymer modified bitumen membranes may be applied as a single ply over a mechanically fastened anchor sheet without additional plies where slopes exceed one eighth inch (1/8 in.) per foot. An additional ply is required for slopes less than 1/8 in. per foot. Slope requirement applies to new roofs, re-cover roofs and reroofs.

4.8.5 Polymer modified bitumen membranes shall not be applied to slopes exceeding three inches (3 in.) per foot. At slopes exceeding one inch (1 in.) per foot, they shall be backnailed four inches (4 in.) from the upper edge at maximum twenty-four inches (24 in.) on center.

4.8.6 Polymer modified bitumen must be applied utilizing hot or cold adhesives as specified in Section 3.2.

4.9 FELT FLASHINGS:

4.9.1 Flashing used in the construction of built-up roof coverings shall be carried over cant strips, where provided, and turned up all walls and other vertical surfaces a minimum of eight inches (8 in.) and maximum of twenty four inches (24 in.).

4.9.2 Each layer of flashing shall be uniformly mopped with hot asphalt applied in a quantity not less than 25 pounds plus or minus 15% per roofing square for each mopping, or attached with approved cold adhesive providing equivalent bond.

4.9.3 Flashing turned up vertical surfaces shall be not less than one #30 felt starting four inches (4 in.) out from the cant strip and carried up such vertical surfaces not less than six inches (6 in.), and one mineral surfaced felt starting six inches (6 in.) out from the cant strip and carried up a minimum of eight inches (8 in.) above the top of the cant.

4.9.4 Such flashing shall be fastened to the wall one and one-half inches (1 1/2 in.) down from the upper edge every six inches (6 in.) after which the top edge shall be finished with a three inch (3 in.) strip of membrane set in roofing cement (ASTM D 4586).

4.10 VALLEYS:

4.10.1 Valleys shall be metal, as set forth in Section 1517.6 *Florida Building Code, Building*.

4.11 PARAPET WALLS: Built-up roof covering felts shall not wrap over walls more than 24 in. in height above the deck and, where wrapped, shall be applied as follows:

4.11.1 Flashing turned up vertical surfaces shall be not less than one #30 felt starting four inches (4 in.) out from the cant strip and carried up the face over the top of the parapet, and one mineral surfaced rolled roofing (ASTM D 249) starting six inches (6 in.) out from the cant strip and carried up and over the parapet to within three inches (3 in.) of the outside edge and fastened six inches (6 in.) on center.

4.11.2 The resulting edge shall then be finished with either a three inch (3 in.) strip of membrane set in roofing cement (ASTM D 4586) and painted with aluminum paint or coping installed in accordance with Section 1517.6 *Florida Building Code, Building*.

4.12 INSULATION: Roof insulation may be applied under or over an anchor sheet and, where provided shall be attached as set forth in Section 5 herein.

4.13 SURFACING:

4.13.1 Mineral surfaced roofing shall not be applied on inclines one-half inch (1/2 in.) or less per foot and, where used, shall be applied only over anchor sheets and mopped in as provided in Section 4.8 herein, and on inclines five inches (5 in.) or more per foot, such caps shall be backnailed 18 inches on centers.

RECEIVED DEC 26 2007 CITY OF HOLLYWOOD BUILDING DIVISION

4.13.2 Cap-surfacing with smooth or mineral surfaced felts of glass, or modified bitumen of SBS shall not be limited to slope requirements and may be:

4.13.2.1 One layer of mineral surfaced fiberglass felt.

4.13.3 COATINGS:

4.13.3.1 Coatings shall be applied no later than 60 days after installation of membrane. Surface shall be clean and dry when coating is applied. Roof to be coated shall not be glaze coated. Coatings shall be applied in a uniform coverage with no asphalt showing through.

4.13.3.2 Aluminum pigmented coatings conforming to ASTM D 2824 Type I or III shall be applied at a minimum rate of 1.5 gallons per 100 square feet.

4.13.3.3 Emulsion coatings conforming to ASTM D 1227 Type III or IV shall be applied at the minimum rate of 3 gallons per 100 square feet.

4.13.3.4 Acrylic coatings shall not be applied on slopes less than 1/4 in. per foot, and when used, shall be applied at the rate recommended by the coating manufacturer.

5 ROOF INSULATION:

5.1 Application: Roof insulation shall provide an acceptable base for built-up, polymer-modified bitumen, or single-ply roof coverings, or shall become a part of such roof coverings as follows:

5.1.1 Over Wood Decks: Roof insulation shall be mechanically fastened directly to wood decks or shall be solidly mopped over an anchor sheet as set forth in Section 4.2 herein.

5.1.2 Over Other Nailable Decks: To reduce moisture absorption from the deck and preserve the insulating effectiveness, roof insulation shall be applied over an anchor sheet.

5.1.3 Insulation may be fully mopped to an anchor sheet on a nailable deck without any fasteners in the insulation.

5.1.4 Over Non-Nailable Decks:

5.1.4.1 Roof insulation shall be solid-mopped as provided in Sections 4.5 and 4.6 herein for anchor sheet attachment to non-nailable roof decks.

5.1.4.2 Insulation used over structural or precast concrete deck shall be a maximum of 4' x 4' and fully mopped to the deck.

5.1.4.3 Over metal decks, roof insulation shall be mechanically attached per Table 2.

CITY OF HOLLYWOOD
BUILDING DIVISION
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5.1.5 Over Anchor Sheet: Roof insulation applied over anchor sheets, attached as set forth in Section 4 herein shall be solid-mopped in as provided in Section 8 herein.

5.1.6 Under Anchor Sheet:

5.1.6.1 Where more than one layer of roof insulation is provided, each successive layer shall be solid-mopped in and all joints shall be staggered.

5.1.6.2 Anchor sheets applied over such insulation shall be solid-mopped thereto, or mechanically fastened through the insulation to nailable decks with approved fasteners spaced as set forth in Table 1 and the mechanical fastening of the insulation may be omitted.

5.1.6.3 Additional built-up roofing above the anchor sheet shall be mopped in place as provided in Section 4.8 herein.

5.1.6.4 Attachment of other roof coverings over roof insulation shall comply with the specific provisions set forth in this RAS.

6. **Roof Incline:**

6.1 Roof insulation applied to roof with inclines of 3 or more inches per foot (1 inch per foot on steel decks) shall be nailed, screwed or bolted through tin-caps spaced not more than 12 inches on centers both ways.

6.2 Only ASTM D 312 Type III or IV asphalt shall be used on such applications.

7. **Vapor Retarders:** Where vapor retarders are specified, they shall be as follows:

7.1 Over wood and other nailable decks, vapor retarders shall be not less than two #15 felts lapped 19 inches, or one #30 felt lapped 4 inches, solidly mopped to anchor sheet.

7.2 Over non-nailable decks, vapor retarders shall be not less than two #15 pound felts, lapped 19 inches, shingled in and solidly mopped with hot bitumen.

8. **Mopping:** Solid mopping shall be hot bitumen applied in a quantity of not less than 25 pounds per roofing square at temperatures as set forth in Section 3.3, and roof insulation shall be laid with staggered joints and pressed firmly into position while such mopping is hot.

CITY OF HOLLYWOOD
BUILDING DIVISION
2002 DEC 26 P 3: 14

TABLE 2
MECHANICALLY FASTENED INSULATION
FOR BUILDINGS 40 FEET OR LESS IN HEIGHT

	FASTENERS PER BOARD[1,5,6]		
BOARD SIZE	FIELD	PERIMETER[2]	CORNERS[3]
WOOD FIBERBOARD			
2 x 4 1 inch minimum	2	3	4[(4)]
2 x 4 1 inch minimum	4	6	8[(4)]
4 x 8 1 inch minimum	8	12	16[(4)]
FIBERGLASS			
4 x 4 3/4 inch minimum	5	8	11
4 x 4 1.5 inch minimum	4	6	8
PERLITE			
2 x 4 1 inch minimum	4	6	8[(4)]
ISOCYANURATE			
4 x 4 1.3 inch minimum	5	8	11
4 x 4 1.5 inch minimum	4	6	8

FOOTNOTES
(1) Minimum 3-inch plates must be used.
(2) Perimeter: Defined as the first board or a minimum of 4 feet from the roof edge.
(3) Corners: Defined as 8 feet in from each side.
(4) If the building has parapet walls 36 inches or higher around the entire roof perimeter, use the number of fasteners for the perimeter.
(5) Wood and Steel decks use a minimum #12 screw and penetrate through the deck a minimum of 1/2 inch.
(6) The installation of Polymer Modified Bitumen as a single ply directly applied over mechanically fastened insulation requires DOUBLE the amount of fasteners in the field, perimeter and corners.

CITY OF HOLLYWOOD
BUILDING DIVISION
2002 DEC 26 P 3:07

BROWARD COUNTY
DEPARTMENT OF PLANNING AND ENVIRONMENTAL PROTECTION (DPEP)
Air Quality Division

STATEMENT OF RESPONSIBILITIES REGARDING ASBESTOS

IF YOU ARE PLANNING TO DEMOLISH OR RENOVATE ANY EXISTING STRUCTURE, YOU MAY BE SUBJECT TO FEDERAL RULES RELATING TO THE HANDLING OF ASBESTOS CONTAINING MATERIALS. PLEASE FILL OUT THIS FORM TO DETERMINE IF FEDERAL ASBESTOS RULES APPLY TO YOU.

I. PROJECT INFORMATION:

Project Name: SULTAN + SON'S
Project Address: 2024 HOLLYWOOD BLVD. HOLLYWOOD FL
Owner (or agent): EZRA SULTAN Phone: 800-649-5507
Mailing Address: same
Start date of the demolition/renovation (mm/dd/yy): 12-30-02
Completion date of the demolition/renovation (mm/dd/yy): 1-8-03
Brief description of the project: Reroof
Contractor performing the work: Ben's Reliable Roofing, Inc.
Building Department jurisdiction: Hollywood.

II. PLEASE MARK THE APPROPRIATE BOX(ES) FOR THE ACTION YOU WILL BE TAKING.

1. **Facility: (Check One)**
   - ☐ Commercial, industrial or public building
   - ☐ Residential buildings of more than four dwelling units
   - ☐ Any residential property being demolished for commercial purposes or by government order
   - ☐ School/College/University
2. **Demolition/Renovations: (Check One)**
   - ☐ **Wrecking/dismantling any load-supporting structural member**
   - ☐ **Any material being removed, stripped or disturbed involving:** 160 square feet or more **OR** 260 linear feet or more of pipe insulation
   - ☐ **Emergency**
   - ☐ **Unsafe structure**
   - ☑ **Roof removal** (not shingle replacement)

2003 JAN -2 AM 11:30
DPEP-BROWARD COUNTY

III. IF ANY BOXES ARE MARKED IN SECTION 1 AND SECTION 2 THEN,

1. A **thorough inspection** may be required by a Florida licensed asbestos professional.

AND

2. A **Notice of Asbestos Renovation or Demolition** may be required using the 10-day advanced notification form. (See reverse side)

   Please submit the form to: Broward County Department of Planning and Environmental Protection,
   Air Quality Division,
   218 SW 1st Avenue, Fort Lauderdale, Florida 33301
   954-519-1220

I understand that I may be subject to the ten (10) day advanced notification under the Federal Law regarding demolitions and renovations and I have received information regarding the use of licensed asbestos professionals (See reverse side).

Signed Ben Bush Date 12-23-02

Name and title (print) BEN BUSH, PRESIDENT.

*Notice of Asbestos Renovation or Demolition form is available at: www.broward.org/air

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: ___/___/___

Process Number: 43233

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: Ben's Reliable Roofing

Addres: _____

Contact: _____

Phone: (___)_____ 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:

For Departmental Use Only:

Received by: _____ Date: 1/2/03

17-65 (Rev 03/99)

CITY of HOLLYWOOD, FLORIDA

DEPARTMENT OF DEVELOPMENT ADMINISTRATION

Letter of Transmittal

CITY OF HOLLYWOOD BUILDING DIVISION
2008 JAN 14 AM 10:35

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

Date: ___/___/___

Process Number: 43233

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: AMERITECH PREFERRED 515

Addres: 2269 S UNIVERSITY DR #107
DAVIE FL 33324

Contact: DAN STEGMAN

Phone: (954) 763-2828 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 #_____

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:

assign - email

For Departmental Use Only:

Received by: _____ Date: 1/17/03

17-65 (Rev 03/99)

CITY OF HOLLYWOOD, FLORIDA

PERMIT APPLICATION

NOTE: AN INCOMPLETE APPLICATION MAY DELAY THE TIMELY ISSUANCE OF YOUR PERMIT; PLEASE ENTER N/A IF A SECTION IS NOT APPLICABLE.

CITY OF HOLLYWOOD BUILDING DIVISION JAN 13 2003

DATE 1/13/03 TAX FOLIO # _____

DESCRIPTION: LOT _____ BLOCK _____ SUBDIVISION _____

JOB NAME SULTAN & SONS PHONE # ~~954~~ 1800 619 5557

JOB ADDRESS 2024 HOLLYWOOD BLVD SUITE ____ HOLLYWOOD, FL ZIP 33020

DETAILED WORK DESCRIPTION: INSTALL ROOF STAND FOR 7 1/2 TON CONDENSING UNIT

USE/OCCUPANCY _____ SQ. FT. _____ ESTIMATED VALUE: $ _____

CONTRACTOR'S NAME AMERITECH PREFERRED SERVICES PHONE # 954 763 2820

CONTRACTOR'S ADDRESS 2269 S UNIVERSITY DR #107 CITY DAVIE STATE FL ZIP 33324

CERTIFICATE OF COMPETENCY # CMC055469 FAX # _____

CONTRACTORS STATE CERTIFICATION OR REGISTRATION NO. _____

OWNER OR FEE SIMPLE TITLE HOLDER'S NAME _____

OWNER OR FEE SIMPLE TITLE HOLDER'S ADDRESS _____

BONDING COMPANY _____

BONDING COMPANY ADDRESS _____

ARCHITECT/ENGINEER'S NAME _____ PHONE # _____

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

MORTGAGE LENDER'S NAME _____

MORTGAGE LENDER'S ADDRESS _____

ELECTRICAL CONTRACTOR: _____

Phone # _____ LICENSE # _____

Sworn before me this _____ of _____ 20 ____ . _____

Notary Public

Value $ _____ _____

Notarized Signature of Qualifier

MECAHNICAL CONTRACTOR: AMERITECH PREFERRED SVS.

Phone # 954 763 2820 LICENSE # ~~CMC055469~~ 55469

Sworn before me this _____ of _____ 20 ____ . _____

Notary Public

Value $ 500.00 _____

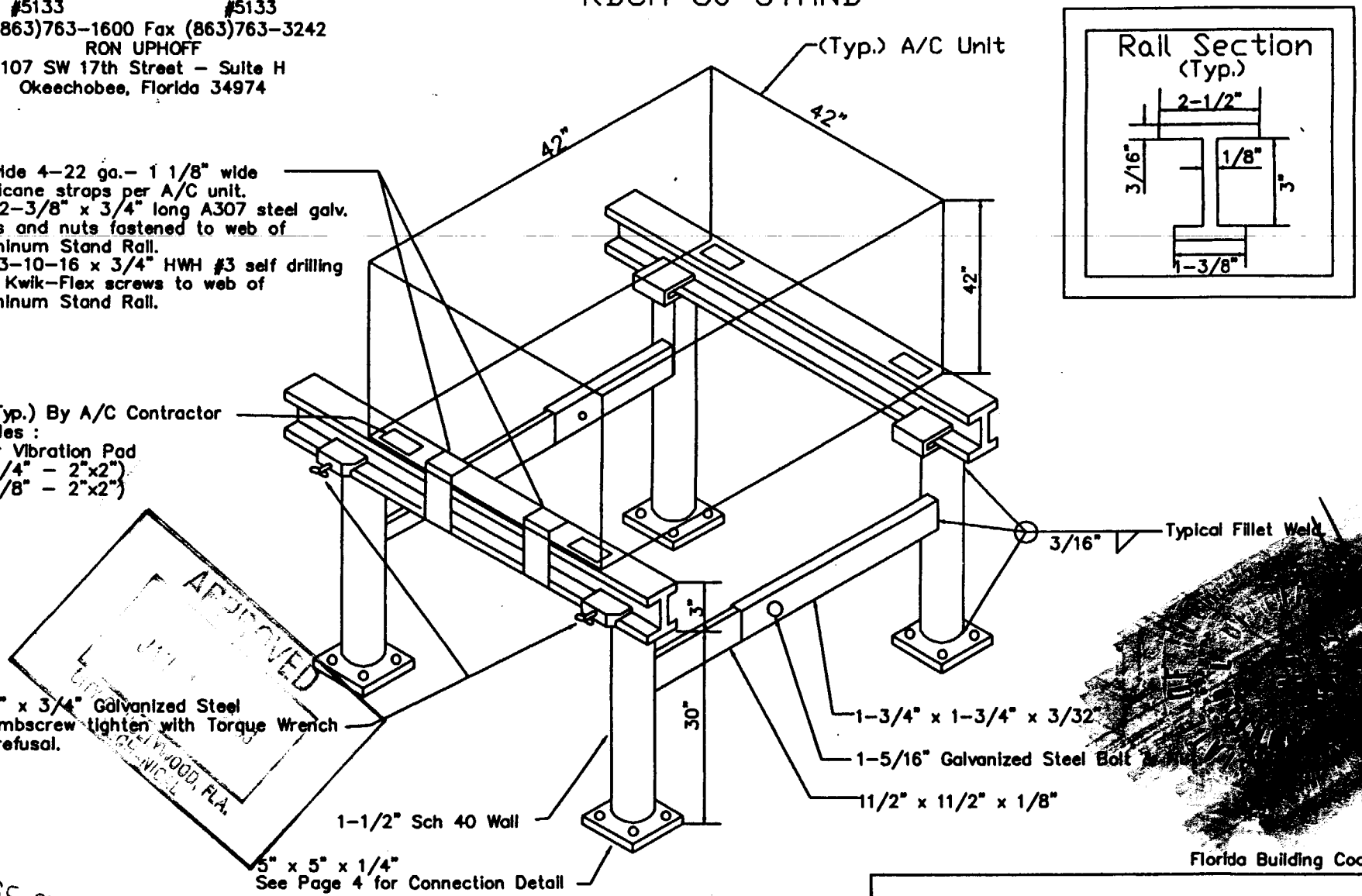
Notarized Signature of Qualifier

4407

Computer Aided Design
Code & Design Consultant
ARCHITECT – PLANNER – INSPECTOR
#5133 #5133
Ph (863)763-1600 Fax (863)763-3242
RON UPHOFF
107 SW 17th Street – Suite H
Okeechobee, Florida 34974

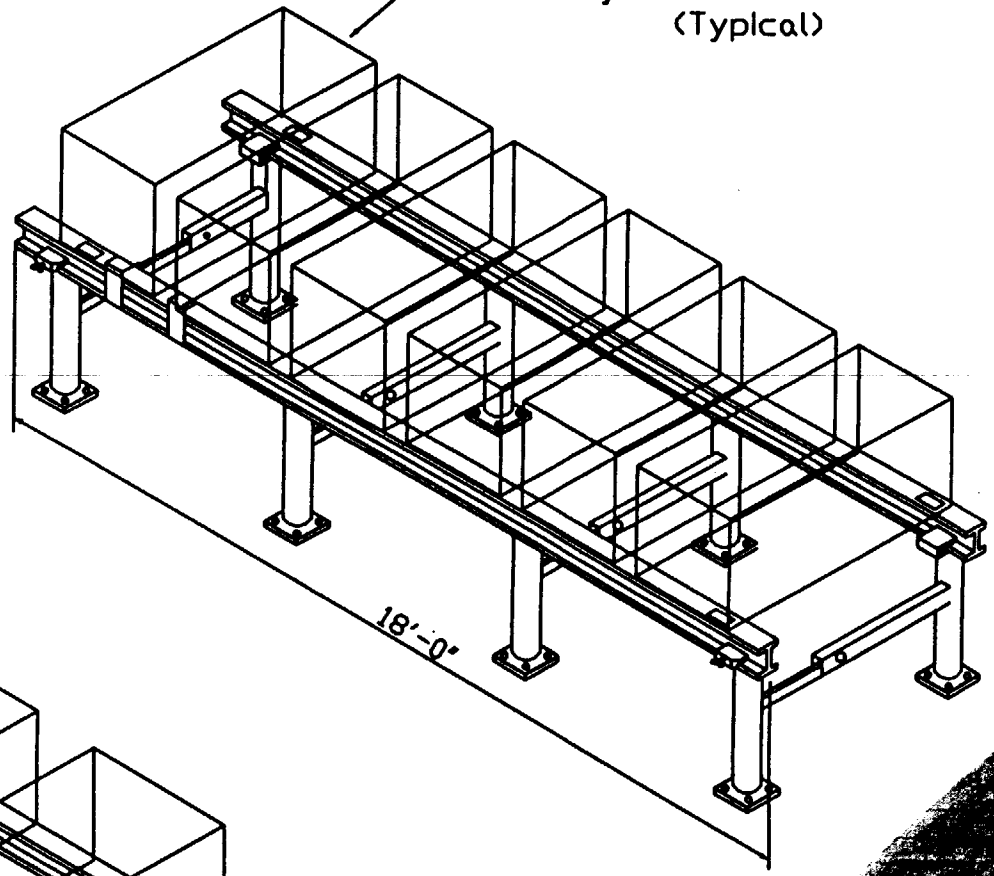
R.M. ENTERPRISES

"RDCA-80 STAND"

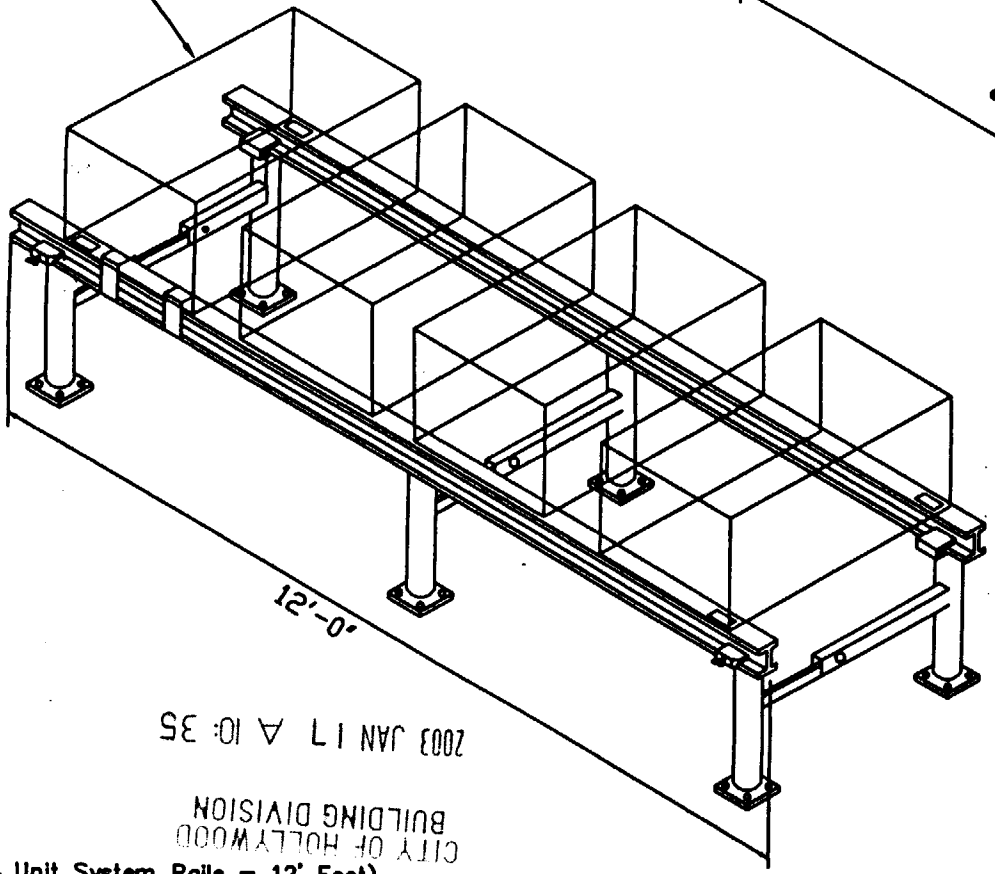


Computer Aided Design
Code & Design Consultant
ARCHITECT – PLANNER – INSPECTOR
#5133 #5133
Ph (863)763-1600 Fax (863)763-3242
RON UPHOFF
107 SW 17th Street – Suite H
Okeechobee, Florida 34974

6 Unit System with Vibritation Pads
(Typical)

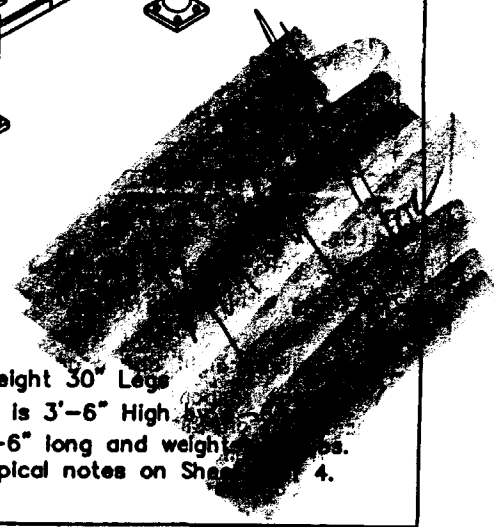


4 Unit System with Vibration Pads
(Typical)



2003 JAN 17 A 10: 35
CITY OF HOLLYWOOD
BUILDING DIVISION

4 Unit System Rails = 12' Feet)



Notes:
1.) Maximum Height 30" Legs
2.) Typical Unit is 3'-6" High [illegible]
Wide by 3'-6" long and weigh[illegible]s.
3.) Refer to Typical notes on She[illegible] 4.

A/C FRAME SYSTEMS

RM ENTERPRISES
352 TALL PINES ROAD
WEST PALM BEACH, FL.

Drawn By: JHM

Date: March 1, 2002 | Not to Scale | Sheet 3 of 4

Permit Details

Process #:	Permit #: B0106712	Master Permit: B0106712
Status: Closed		
List All Subpermits		

Site Information

Address: 2024 HOLLYWOOD BL	**Folio#:** 514215011460
Sub-division: HOLLYWOOD 1-21 B	**Value:** $4,400.00
Lot: 36 **Block:** 8	**Sq Ft:** 0

Permit Information

Application Type: RE-ROOF FLAT **Job Name:** SULTAN AND SONS **Film Number:** 0207276	**Application Date:** 00/00/00 **Permit Date:** 11/05/01 **CO/CC Date:** **Total Fees:** $87.75

Applicant / Contact Information

Name: BENS RELIABLE ROOFING
Address: 1511 NW 87 WAY PEMBROKE PINES, FL

Property Owner Information

Name: SULTAN & SONS INC
Address:

Contractor Information

Name: BENS RELIABLE ROOFING (Permits + Details)
Address: 1511 NW 87 WAY PEMBROKE PINES, FL

3 permits were found for

2026 HOLLYWOOD BLVD

View	Process #	Permit #	Description	Appl. Date	Permit Date
Details	44072	**M0300082**	MECHANICAL WORK	12/23/2002	**1/17/2003**
Details	43233	**B0300107**	RE-ROOF FLAT	12/23/2002	**1/8/2003**
Details		**B0106712**	RE-ROOF FLAT		**11/5/2**

CITY of HOLLYWOOD, FLORIDA

CITY OF HOLLYWOOD
BUILDING DIVISION
DEPARTMENT OF DEVELOPMENT ADMINISTRATION

Letter of Transmittal

2001 OCT 23 P 4:06

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

Date: 10/22/01

Process Number: 23795

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: [redacted] ROOFING
5721 NW 26 CT.
PEMBROKE PINES, FL 33024
Addres: 1-954-966-4027

Contact: Angel

Phone: (___)_____ Fax: (call

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 #_____

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: C. Pelle Date: 10/22/01

17.65 (Rev. 03/99)

CITY OF HOLLYWOOD, FLORIDA
PERMIT APPLICATION

CITY OF HOLLYWOOD
BUILDING DIVISION

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

DATE 2001 OCT 23 P 4:07 TAX FOLIO #

DESCRIPTION: LOT BLOCK SUBDIVISION

JOB NAME SULTAN + SONS PHONE #

JOB ADDRESS 2004 Hwd Blvd. CITY OF HOLLYWOOD STATE FL ZIP

DETAILED WORK DESCRIPTION: Reroof flat

SQ.FT. 2000 ESTIMATED VALUE: $ 4400.00.

CONTRACTOR'S NAME BEN'S RELIABLE ROOFING PHONE #

CONTRACTOR'S ADDRESS 9721 NW 26 CT PEMBROKE PINES, FL 33024 CITY STATE ZIP

1-954-966-4027

CERTIFICATE OF COMPETENCY # 78-1193-R FAX # call

CONTRACTOR'S STATE CERTIFICATION OR REGISTRATION NO. RC0030168

OWNER OR FEE SIMPLE TITLE HOLDER'S NAME

OWNER OR FEE SIMPLE TITLE HOLDER'S ADDRESS Same

BONDING COMPANY

BONDING COMPANY ADDRESS

ARCHITECT/ENGINEER'S NAME PHONE #

ARCHITECT/ENGINEER'S ADDRESS CITY STATE ZIP

MORTGAGE LENDER'S NAME

MORTGAGE LENDER'S ADDRESS

ELECTRICAL CONTRACTOR:

Phone # LICENSE #

Sworn before me this of , 19 .

Notary Public

Notarized Signature of Qualifier Value $

MECHANICAL CONTRACTOR:

Phone # LICENSE #

Sworn before me this of , 19 .

Notary Public

Notarized Signature of Qualifier Value $

PLUMBING CONTRACTOR: _____

Phone # _____ LICENSE # _____

Sworn before me this _____ of _____, 19____. _____
Notary Public

_____ Value $ _____
Notarized Signature of Qualifier

ROOFING CONTRACTOR: _____

Phone # _____ LICENSE # _____

Sworn before me this _____ of _____, 19____. _____
Notary Public

_____ Value $ _____
Notarized Signature of Qualifier

_____ CONTRACTOR: _____

Phone # _____ LICENSE # [illegible]

Sworn before me this _____ of _____, 19____. _____
Notary Public

_____ Value $ _____
Notarized Signature of Qualifier

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.

DISCLOSURE STATEMENT

Owners of property when acting as their own contractor and providing all material supervision themselves, when building or improving farm outbuildings or one-family or two-family residences on such property for the occupancy of use of such owners and not offered for sale or lease, or building or improving commercial building at a cost of under $25,000 on such property for the occupancy or use of such owners and not offered for sale or lease. In an action brought under this part proof of the sale or lease, or offering for sale or lease, of more than one such structure by the owner-builder within 1 year after completion of same is prima facie evidence that the construction was undertaken for purposes of sale or lease. This subsection does not exempt any person who is employed by such owner and who acts in the capacity of a contractor.

SIGNATURE _____
Owner or Agent

DATE _____

_____
NOTARY as to Owner or Agent

My Commission Expires _____

SIGNATURE Ken Rush
Prime Contractor (Owner/Builder)

DATE 10-18-01

Clara B. Hite
as to Contractor

CLARA B. HITE
My Comm. Exp. [illegible]
No. DD 004910
Personally Known [ ] Other I.D.

My Commission Expires _____

Within Fifteen (15) working days after the plans are submitted and accepted for a building permit, the applicant will be notified in writing that a permit is ready for issuance or that additional information is required. *Sixty (60) calendar days* after the date of such notification, where such additional information has not been submitted or the permit has not been purchased, the applicant and/or the permit shall become null and void. **Once the permit application package has become null and void it will be discarded by the Building Division, S.F.B.C. 302.1f.**

OFFICE USE ONLY

MASTER PERMIT # _____ MASTER PROCESS # 23795

PROCESS FEE PAID $ _____ APPLICATION APPROVED BY CP
Permit Officer

17-54 (Rev. 01/96)

BROWARD COUNTY
FLORIDA

Department of Natural Resource Protection
218 S.W. 1st Avenue
Fort Lauderdale, FL 33301
Air Quality (954) 519-1420 • Land Use and Permitting (954) 519-1250

STATEMENT OF RESPONSIBILITIES REGARDING ASBESTOS

Owner (or agent) _____ Phone _____

Mailing address _____
City Zip

Proposed activity: ☒ Renovation ☐ Demolition (Wrecking or dismantling load supporting structural member)

Starting date 10-23-01 (Mo. Da. Yr.) Completion date 10-26-01 (Mo. Da. Yr.)

Date or original construction of building to be renovated/demolished 7-1-72

Brief description of the project Reroof flat

Contractor performing the work _____

Asbestos survey performed by _____

Building Department jurisdiction HLWD.

Project name SULTAN + SON'S

Project address 2004 HWD BLVD.

Previous property use: ☐ Residential ☒ Other _____

Proposed property use: ☐ Residential ☒ Other _____

WARNING

FEDERAL LAW PROVIDES FOR IMPOSITION OF SUBSTANTIAL PENALTIES FOR FAILURE TO MAKE PROPER NOTIFICATION IN ADVANCE OF RENOVATION OPERATIONS INVOLVING ASBESTOS AND ALL DEMOLITIONS. BE ADVISED THAT A CITY/COUNTY DEMOLITION OR RENOVATION PERMIT DOES NOT MEET THE REQUIREMENTS OF A NOTIFICATION. SEE REVERSE SIDE OF THIS FORM FOR INSTRUCTIONS.

THIS FORM DOES NOT CONSTITUTE A NESHAP NOTIFICATION.

I hereby attest and certify that I have received and understand the information regarding the Federal and State regulations regarding asbestos. Furthermore, I understand that 40 CFR 61 subpart M of the Federal regulations place a written notification requirement on the owners and operators of renovation projects involving asbestos as well as all demolitions regardless of the presence of asbestos containing materials. I also understand Florida Statutes 469.001-.015 regarding the use of licensed asbestos professionals.

Signed Ben Bush Date 10-18-01
(Owner or Authorized Representative)

Name and title (print) Ben Bush, Pres.

BROWARD COUNTY BOARD OF COUNTY COMMISSIONERS — An Equal Opportunity Employer and Provider of Services

Norman Abramowitz Scott I. Cowan Suzanne N. Gunzburger Ilene Lieberman Lori Nance Parrish Sylvia Poitier John E. Rodstrom, Jr.

World Wide Web: http://www.co.broward.fl.us/dnrp

CITY OF HOLLYWOOD
BUILDING DIVISION

2001 OCT 23 P 4:07

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**

CITY OF HOLLYWOOD
SANITATION SERVICES COMMITMENT

CITY OF HOLLYWOOD
BUILDING DIVISION

The Owner/Applicant as Agent (print name) _____ able to be reached at (print telephone number) _____, applying for a building permit for work at (print site address) _____.

BEN'S RELIABLE ROOFING
9721 SW 26 ST.
PEMBROKE PINES, FL 33024
1-954-966-4027

When hauling construction or demolition debris from a location, the owner of the site has the following three options. Please check one box below to indicate your choice.

PERMITTED HAULER (choose one of the following companies)

Under City ordinance 50.05, only a waste hauler/contractor permitted by the City of Hollywood may haul in the City of Hollywood. The following companies are permitted to operate in Hollywood:

1. City of Hollywood/Sanitation Services (967-4200)
2. A. F. Dozer, Inc. (407-479-3411)
3. Abbey Sanitation (981-4560)
4. All Service Refuse, Inc. (583-1830)
5. American Carting Industries (974-9797)
6. Broward Dade Sanitation (925-7925)
7. Browning Ferris Industries (472-6700)
8. Coastal Carting Ltd., Inc. (963-1391)
9. Combined Waste Service (591-0071)
10. D & P Sanitation (1-800-451-0779)
11. Environmental Waste Systems, Inc. (779-3900)
12. Florida Sanitation of Palm Beach Cty. (588-5223)
13. Gold coast Sanitation (962-0600)
14. Kimmins Recycling Corp/ (634-7138)
15. Larry O'Connor Sanitation Service (473-2481)
16. S & S Waste Inc. (1-800-834-0567)
17. Southern Sanitation (763-7900)
18. Surf Side Carting, Inc. (963-7909)
19. Uhel Polly Hauling (1-800-269-0073)

23795

II. BUILDING CONTRACTOR (*LICENSE #* 18-1193-C.)

III. OWNER - WILL REMOVE WITH HIS OWN CONVEYANCE.

NOTE: The use of a waste hauler without a permit to remove construction or demolition debris will subject the applicant to a $100.00 per day fine. The waste hauler who is not permitted is subject to the removal of their unlawful container, service and storage penalties and/or confiscation of the container.

10-18-01
Date

Ben Rusk
Signature-Owner/Applicant

THIS FORM MUST BE COMPLETED, SIGNED AND SUBMITTED TO THE BUILDING DEPARTMENT PRIOR TO ISSUANCE OF BUILDING PERMIT.

City of Hollywood

CITY OF HOLLYWOOD
BUILDING DIVISION

SUPPLEMENTAL ROOFING APPLICATION

Address: 2001 Unit 23 Hollywood Blvd.

Step 1.—Check off proposed system(s) on reverse side of this form.

Step 2.—Complete the following:

Building is: ☐ Residential ☒ Commercial

(D.P.E.P. Asbestos approval required for commercial roofs)

Will rooftop A/C be raised or removed? ☒ No ☐ Yes

(If yes, mechanical & electrical sub permit application with sealed stand detail must be submitted)

Type of Roof: (check all applicable)

☐ Tile ☐ Shingle ☒ Built up ☐ Standing seam ☐ Sprayed on

Roof slope 0 /12" Roof height 20' Roof area: 20 Squares

Tile/Shingle manufaturer and product name: _____

Tile underlayment system (per 3403.4): ☐ One ☐ Two ☐ Three

Mortar or adhesive manufacturer for tile roof: _____

Fasteners: (see table 34-C) _____

RECEIVED

Step 3.—Submit two copies of this form and all documentation listed for system chosen on reverse side of this form.

If Dade County Product Approval is used, it must be accompanied by all related protocols and required calculations for uplift (built up roof) or moment (tile roof).

17.66 (05/94)

TABLE 34-A

DOCUMENTS REQUIRED TO BE SUBMITTED WITH PERMIT APPLICATION

Check One	To Install a roof according to the following method	Submittals Required
☑	Code prescriptive up to 40 feet above grade	A 1.3.5.6
☐	Tested assembly up to 40 feet above grade	B 1.2.5.8
☐	Tested assembly over 40 feet above grade or in coastal building zone	C 4.7
☐	Designed by architect or engineer (site specific)	D 4.7
☐	Product approval alternate 1	E *
☐	Product approval alternate 2 (site specific)	F 4 or D 4.7

Documents required:

A. None.

B. Manufacturer's printed specifications and installation instructions.

C. Manufacturer's printed specifications and installation instructions reviewed and approved or modified by the Architect or Engineer of Record or Specialty Architect/Engineer for compliance with the required design pressure or other special requirements. Sets must be signed and sealed by the registered Architect or Professional Engineer who reviewed or modified them.

D. Construction documents prepared by the Architect or Engineer of Record or Specialty Architect/ Engineer designed specifically for that roof and containing sufficient detail to allow the Building Inspector to determine compliance with the installation instructions. Sets must be signed and sealed by the Registered Architect or Professional Engineer who prepared them.

E. A complete copy of the Dade County Product Approval.

F. Product approval in accordance with Chapter 204.

Footnotes:

1. Permit application must specify height, slope and area of roof.
2. Permit application must have source of test, designation in a tested system (UL.FM, etc.)
3. Manufacturer's specifications still required if so noted in code.
4. Permit application must be accompanied by a Statement of Required Design Pressure signed and sealed by the Architect of Professional Engineer of Record or Specialty Architect/Engineer.
5. Tile applications must include profile and manufacturer. System three (3) must specify adhesive.
6. Prepared Roof Covering Applications must specify type and manufacturer.
7. Where applicable, the Architect or Engineer of Record shall review construction submittals as specified in C or D when prepared by a Specialty Architect or Engineer.
8. Manufacturer's printed specifications and installation must indicate through some method compliance with the design pressure required for the specific site, or footnote four (4) applies.

*NOTE:—IF DADE COUNTY PRODUCT APPROVAL IS USED, IT MUST BE ACCOMPANIED BY ALL RELATED PROTOCOLS AND REQUIRED CALCULATIONS FOR UPLIFT (BUILT UP ROOF) OR MOMENT (TILE ROOF)

This instrument prepared by: BEN'S RELIABLE ROOFING
Name: 9721 NW 26 CT.
Address: PEMBROKE PINES, FL 33024
Permit # 1-954-966-4027 Folio #

NOTICE OF COMMENCEMENT

State of Florida
County of Broward

The undersigned hereby gives notice that improvement will be made to certain real property, and in accordance with Chapter 713, Florida Statutes, the following information is provided in this Notice of Commencement:

INSTR # 101432839
OR BK 32283 PG 1674
RECORDED 10/26/2001 11:45 AM
COMMISSION
BROWARD COUNTY
DEPUTY CLERK 1923

space above reserved for use of recording office

1. Property Legal Description ☐ Lot ☐ Unit ____ ☐ Block ☐ Bldg ____
Subdivision/Condominium
2024 Hwd Blvd. Hwd FL
( ) Lengthy Legal, please see description attached hereto

2. General Description of Improvement: Reroof

3. Property Owner Name: SULTAN & SONS
Mailing Address: 2024 HWD BLVD.
and interest in property: HWD FL 33020
Name/mailing address of fee simple title holder if other than owner: N/A

4. Contractor name: BEN'S RELIABLE ROOFING
Address: 9721 N
Phone Number: PEMBROKE PINES, FL 33024
1-954-966-4027 Fax#: (optional- if service by fax is acceptable)

5. If Surety Bond, Name:
and address of Surety:
and amount of Bond: $ N/A
Phone Number: N/A Fax#: (optional- if service by fax is acceptable)
(Copy of bond must be attached to this Notice at time of recording)

6. Lender name:
Address:
Phone Number: N/A Fax#: (optional- if service by fax is acceptable)

23795

7. Persons within the State of Florida (names and addresses) designated by property owner upon whom Notices or other documents may be served as provided by Section 713.13(1)(A)7., Florida Statutes:
Name:
Address:
Phone Number: N/A Fax#: (optional- if service by fax is acceptable)

8. In addition to himself, Owner designates the following person(s) to receive a copy of the Lienor's Notice as provided by Section 713.13(1)(B), Florida Statutes:
Name:
Address:
Phone Number: N/A Fax#: (optional- if service by fax is acceptable)

OK

9. Expiration date of this : 10-18-02 (Expires one year from date recorded unless a different date is specified)

CITY OF HOLLYWOOD
BUILDING DIVISION
APR 2002

Owner signature: _____ Owner signature: _____
Printed name: _____ Printed name: _____

SWORN TO AND SUBSCRIBED before me this 18 day of Oct, 200 1, by:

personally known to me or produced FDL as identification.

Notary signature: Clara B. Hite
Printed name:
My commission ex

CLARA B. HITE
My Comm Exp. 3/5/05
No. DD 0049[illegible]
( ) Personally Known ( ) Other I.D.

seal

space above this line reserved for use of the recording office

Return recorded document to: Name: BEN'S RELIABLE ROOFING
Address: 9721 N
PEMBROKE PINES, FL 33024
1-954-966-4027

NAME OF OWNER R. PELLETT

ADDRESS OF CONSTRUCTION 2900 Bel Air

LEGAL DESCRIPTION Lot 24 Bel Air Park Annex

FL-31 (FILM #1373)

OWNER'S PRESENT ADDRESS

Description of Construction Store Bldg. Cost $2,500

Permit Type	No.	Date Issued	To Whom	Plumbing or Building
Elec.	3782	10-21-57	John Garrett	
	3790	10-31-57	J. Kirkman	
Electrical	1861	10-31-57	Pollard	B
Plumbing	1532	11-20-57	Pyle & Ward	B

Gas

INSPECTIONS

FOUNDATION Footing 11/7/57	1st Rough Plg. 11/21/57	Temp. Service 10/25/57
COLUMNS	Final Rough Plg. 12/6/57	Rough Electric 12/2/57
TIE BEAM 11/7/57	Septic Tank 12/2/57	Temporary Final 12/6/57
ROOF 12/2/57 Joist	Grease Trap	Final Electric 12/27/57
GAS	Final Plumbing 12/27/57	Rubbish Bond 1/3/58
	Cert. of Occupancy 1/3/58	

ELECTRIC: C/B 6' Trees

SEWER: Inst. Septic Tank

NAME OF OWNER R. ZELINSKI

ADDRESS OF CONSTRUCTION 2910 Red Bud

LEGAL DESCRIPTION Lt 3 Block 6 2nd Repop

FL-31 (FILM #1373)

Owner's Present Address

Description of Construction Cost 12,000

Store Bldg

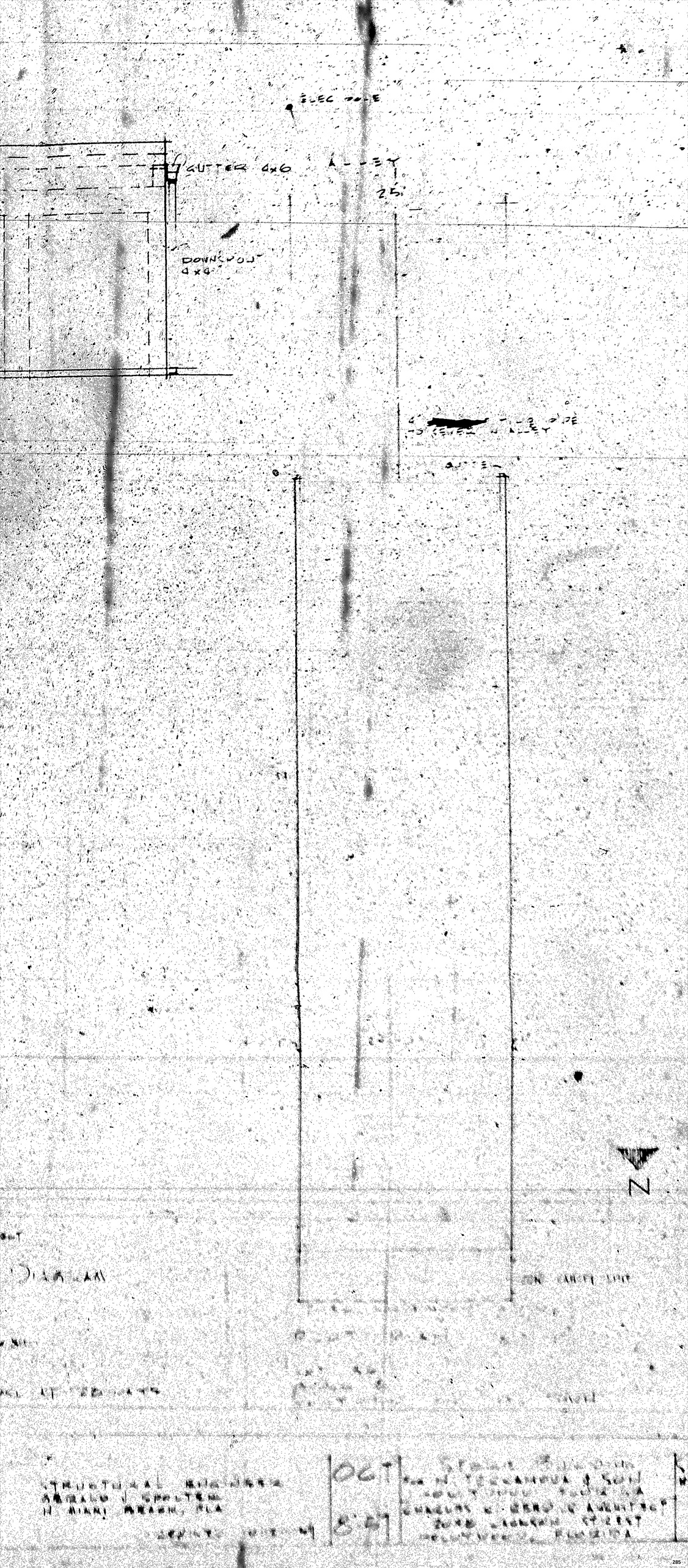
Permit Type	No.	Date Issued	To Whom	Fixtures or Outlets
Bldg.	3793	10-23-57	John Conrott	
	31290	12-2-57	T. Kerrman	
Electrical	18691	10-31-57	Zinn-Ellis	52-
Plumbing	15302	11-20-57	Tyler-Lloyd	5
Gas				

INSPECTIONS

FOUNDATION 10/3.24.57	1st Rough Plg. 11/21/57	Temp. Service 12/5/57
COLUMNS	Final Rough Plg. 12/6/57	Rough Electric 12/4/57
TIE BEAM 11/1/57	Septic Tank 12/3/57	Temporary Final 12/6/57
ROOF 12/1/57 Final	Grease Trap	Final Electric 12/24/57
GAS	Final Plumbing 12/23/57	Rubbish Bond 1/2/58
	Cert. of Occupancy 1/15/58	

Remarks: C/B by town

C/B by town


ELEC METER
GUTTER 4x6
ALLEY
25'
DOWNSPOUT
4x6"
N

SEE SECTION FOR CMU BLOCK DETAIL

8"x8" CONC. BLOCK

8x8 W/2"d CONC CAP

1 ROW CONC BLOCK

SECONDARY POUR FOR CAP TIES (SEE MANUFACTURERS INSTRUCTIONS)

CONC TIE BEAM 8x16 REW 4#5 BARS

8'-0"

8'-0"

8x16 TIE BEAM 2#5 TOP 2#6 BTM #3 HOOPS @ 12" CC

STACK BOND CONC. MILL THIS SECTION ONLY

CONC BLOCK

GUTTER 6x6

DOWNSPOUT 6x6

ELEC. METER

25'

WEST ELEVATION (EAST SIMILAR)

3/4" = 1'-0"

2"x12"x16" ALUM CHANNEL

METAL FLASHING 29 GA. G.I.

8x8 CONC CAP W 2#4 BARS

JOHNS MANSVILLE COLOR ARESTOS SYSTEM 5/16" THICK

#3 TREATED FURRING STRIPS 16" C.C.

STUCCO

29 GA. G.I. FLASHING

CANT STRIP

4 PLY BUILT UP ROOF

#3 BAR CONT @ JOINT FOR HANGING

5'-0" @ 10' BEYOND THIN POINT

9"x9" CC TOP #3 TRAV @ 9" CC

16 GA. HANGER WIRES 16" C.C.

3/4" FURRING CHANNELS 16" C.C. STUCCO ON MTL. LATH

8x8 CONC BEAM 2#6 TOP, 2#5 CTR, 2#11 BTM #3 STIRRUPS @ 5", 3", 8" @ 12" C.C. BOTH ENDS THROUGH-OUT BEAM

PLUM WOOD BASE PAINTED TO MATCH ADJACENT WALL

EXPANSION JOINT FILLED WITH MASTIC COMPOUND

1/2" BLUE CANT

NOTE: 1" MINIMUM COVERING OF STEEL BARS

SECTION AT CONC. CANTILEVER 3/4" = 1'-0"

SECTION AT EQUIPMENT DETAILS 3/4" = 1'-0"

16'-0" 16'-0" 16'-0" 8'-10"

90'-0"

11'-0"

FOUNDATION PLAN

1/8" = 1'-0"

3"Ø CONDUIT

100 AMP

MAIN

SPARE

SPARE DISCONNECT FOR A/C

ELECTRIC RISER DIAGRAM

NO SCALE

LIGHTS

ALL CONCRETE SHALL BE REINFORCED AT 20 LBS

N

ON PARTY LINE

STRUCTURAL ENGINEER
ARNOLD COHEN
N. MIAMI BEACH, FLA.

OCT
8-59

STONE RESIDENCE
FOR H. TECUMSEH STONE
HOLLYWOOD, FLORIDA
CHARLES L. GERO, JR. ARCHITECT
2040 HARRISON STREET
HOLLYWOOD, FLORIDA

SEE SECTION FOR CMU BLOCK DETAIL

8x16 CMU BLOCK

8x8 W/2"ø CONC CAP

ROW CONC BLOCK

SECONDARY POUR FOR CAP TIES (SEE MANUFACTURERS INSTRUCTIONS)

CONC TIE BEAM 8x16 REW 4#5 BARS

8'-0"

8x16 TIE BEAM 2#6 TOP 2#6 BTM, #3 HOOPS @ 12" CC

STACK BOND CONC. MILL THIS SECTION ONLY

CONC BLOCK

GUTTER 6x6 ALUM

DOWNSPOUT 6x6

ELEC POLE

25'

TO SEWER IN ALLEY

WEST ELEVATION (EAST SIMILAR)

1/4" = 1'-0"

24x1 1/2 x 16 ALUM GUTTER

METAL FLASHING 24 GA. &

8x8 CONC CAP W 2 #4 BARS

DOVE ARNSVILLE COLOR A RESTOR STUCCO 3/4" THICK

2x3 TREATED FURRING STRIPS 16" CC

#5 @ 10" BEYOND THIS POINT

#5 @ 16" CC TOP #3 TRAV @ 9" CC

STUCCO

29 GA. & FLASHING

CANT STRIP

4 PLY BUILT UP ROOF

#3 BAR CONT @ JOINT FOR HANGING

16 GA. HANGER WIRES 16" CC

3/4" FURRING CHANNELS 16" CC

STUCCO ON MTL. LATH

#3 BARS @ 12" CC

3-#3 BARS BOTH

STUCCO

8'-0"

8x16 CONC BEAM

2#6 TOP, 2ND CTR, 2#11 BTM

#3 STIRRUPS @ 3", 3", 3@8", 4@12" CC BOTH ENDS THROUGH-OUT BEAM

NOTE: 1" MINIMUM COVERING OF STEEL BARS

SECTION AT CONC. CANTILEVER 3/4" = 1'-0"

FLUSH WOOD BASE TO TEL-ETTE

#5 CONT ALL CON UNO

#3 TIES @ 12" CC

EXPANSION JOINT CLOSED DOWN TO REINFORCING

#4 BARS CONT

SECTION A-A

FOUNDATION DETAILS - 3/4" = 1'-0"

FOUNDATION PLAN

1/8" = 1'-0"

3"ø CONDUIT

100 AMP

METER

MAIN

ADAMS DISCONNECT FUSE

ELECTRIC RISER DIAGRAM

NO SCALE

N

ON PARTY LINE

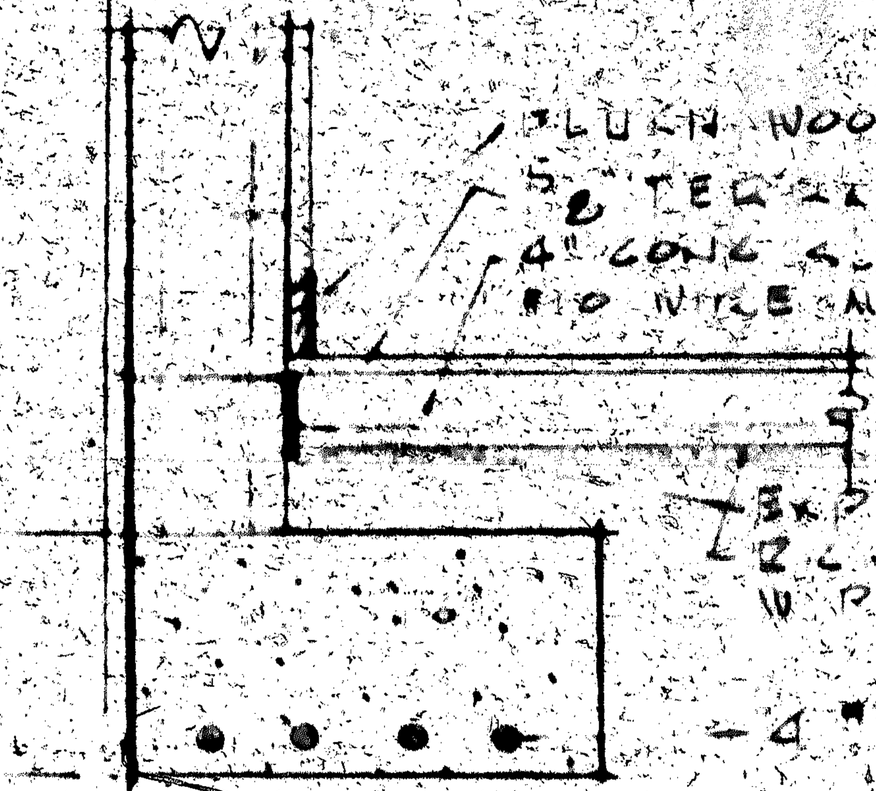
LIGHTING

ALL CONVENIENCE OUTLETS SHALL BE GROUNDED AT 20 AMPS

STRUCTURAL ENGINEER
GERALD L. SPOLTEN
N. MIAMI BEACH, FLA.

OCT
8:57

STORE BUILDING
FOR N. TECUMSEH & SON
HOLLYWOOD, FLORIDA
CHARLES L. KERR, JR. ARCHITECT
2048 HARRISON STREET
HOLLYWOOD, FLORIDA



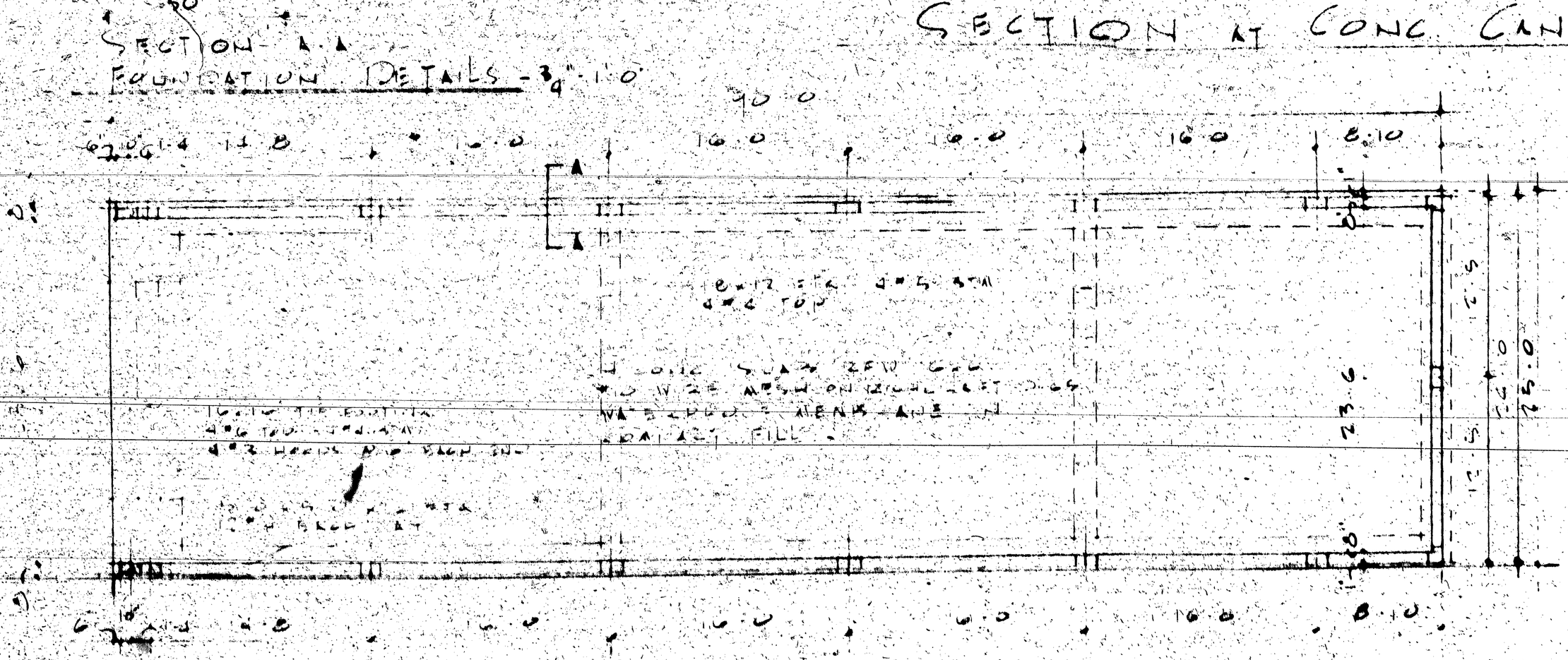
SECTION - A.A

FOUNDATION DETAILS - 3/4" - 1'-0"

SECTION AT CONC CANTILEVER

SECTION A-A

FOUNDATION DETAILS - 3/4" = 1'-0"



FOUNDATION PLAN

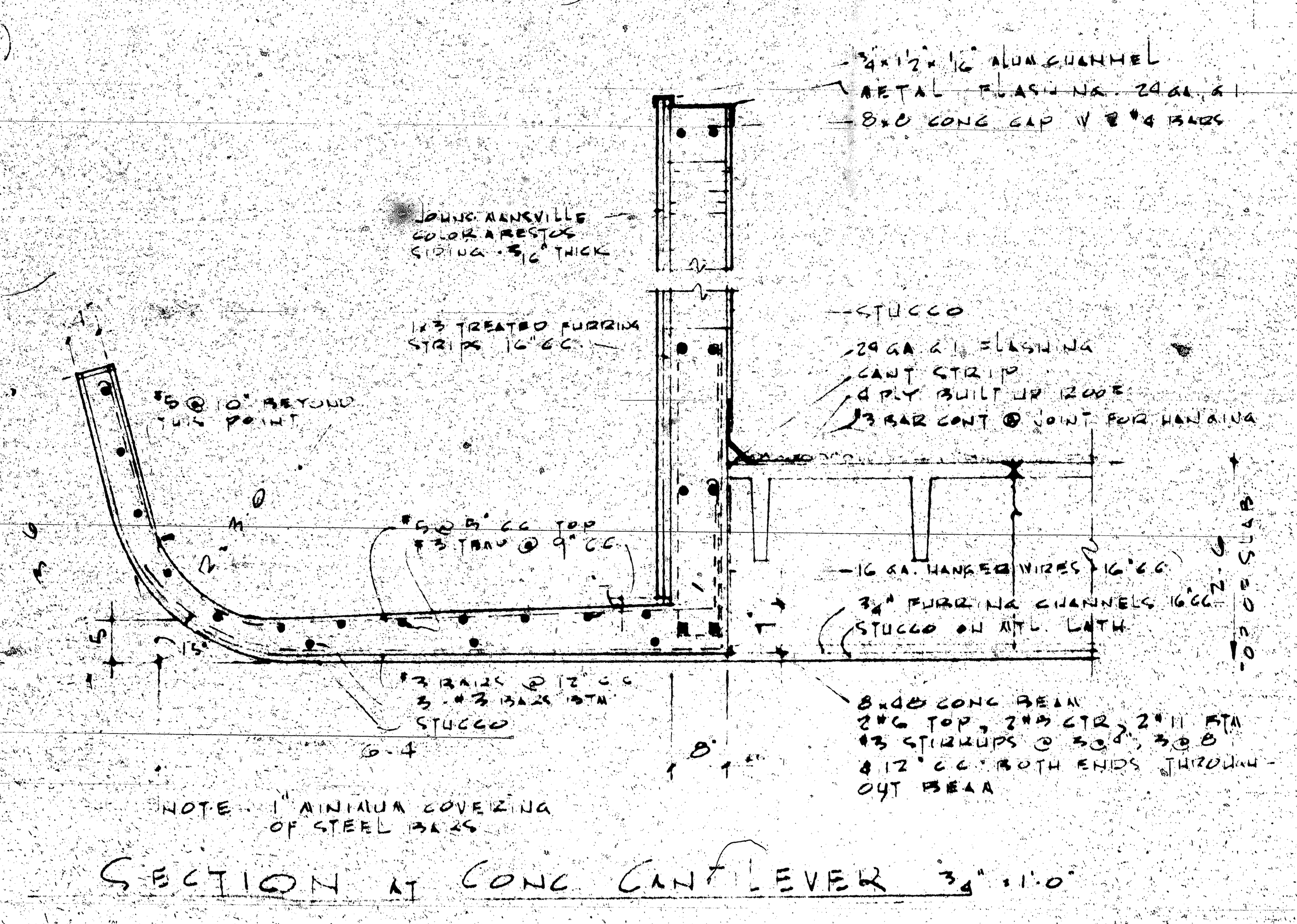
8" = 1'-0"

NOTE:

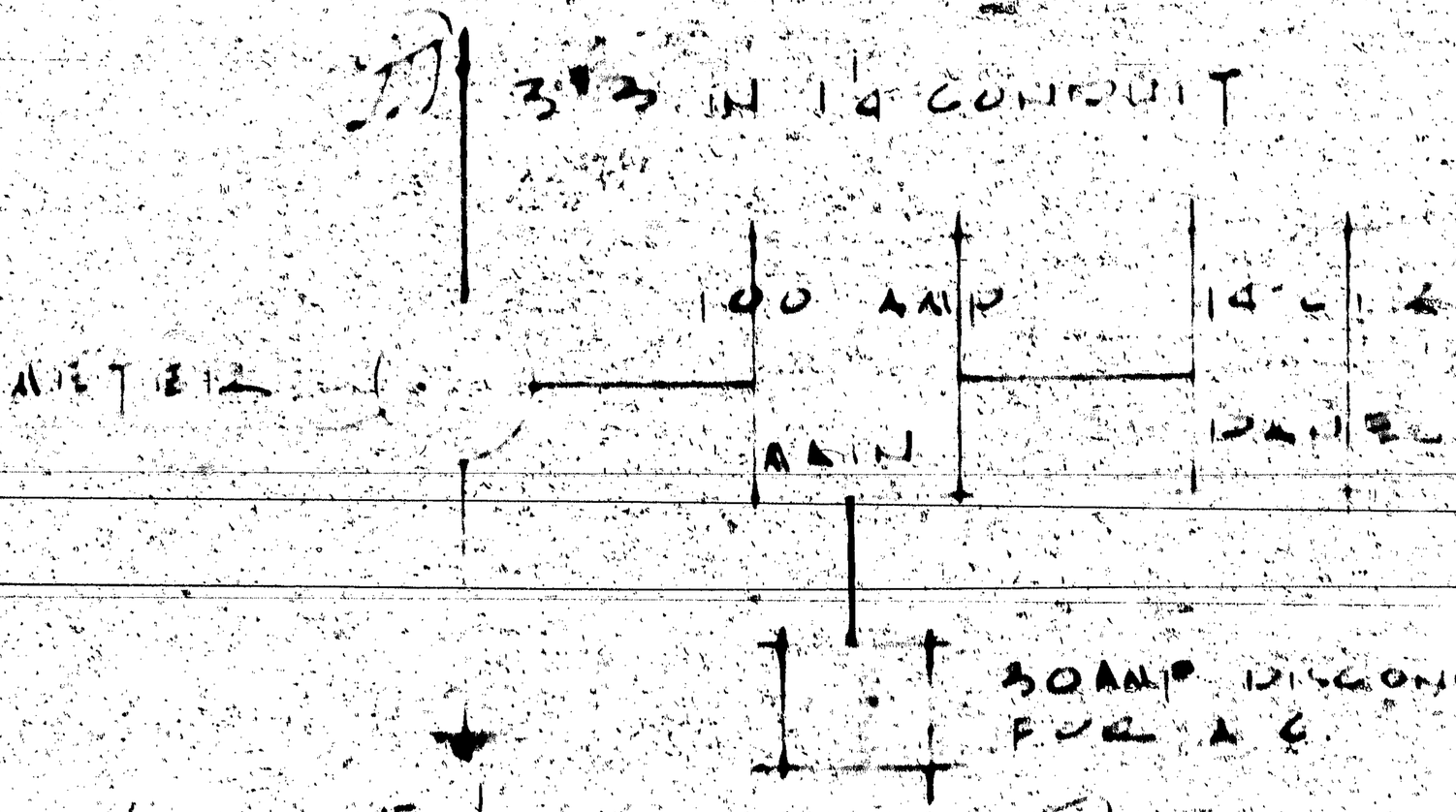
8" x 16" CONC COL VERT 4 #5 BARS, LOOPS #2 @ 12" C-C

8" x 12" x 12" CONCRETE COL VERT 6 #5 BARS #2 HOOPS 12" C-C

8" & 6" COL BLOCK 4 #5 BARS



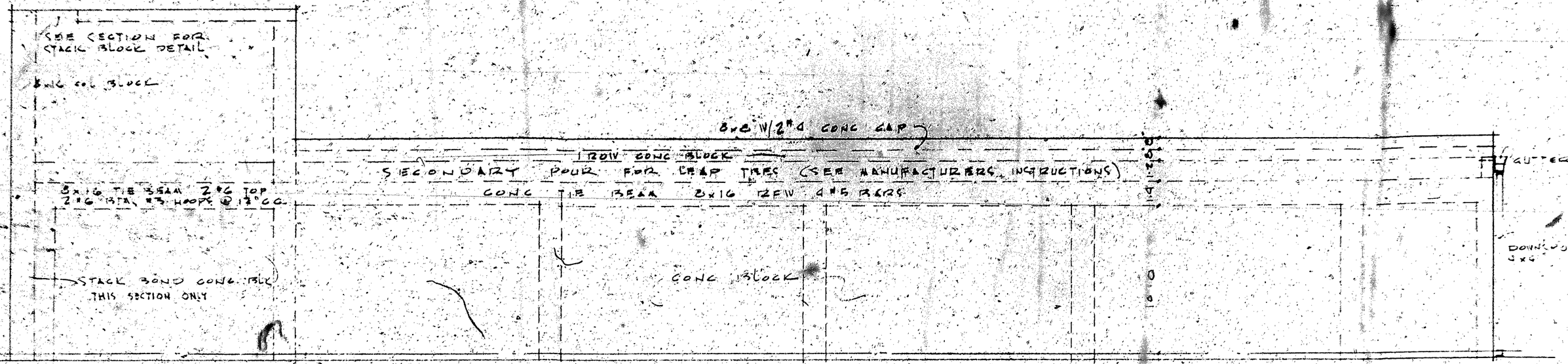
SECTION AT CONC CANTILEVER 3/4" = 1'-0"



ELECTRIC RISER DIAGRAM

NO SCALE

NOTE
ALL CONCRETE SHALL BE 3000 PSI AT 28 DAYS

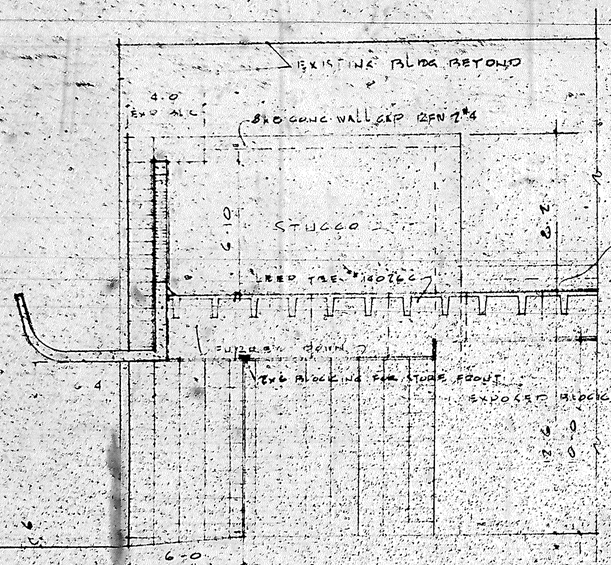


WEST ELEVATION (EAST SIMILAR)

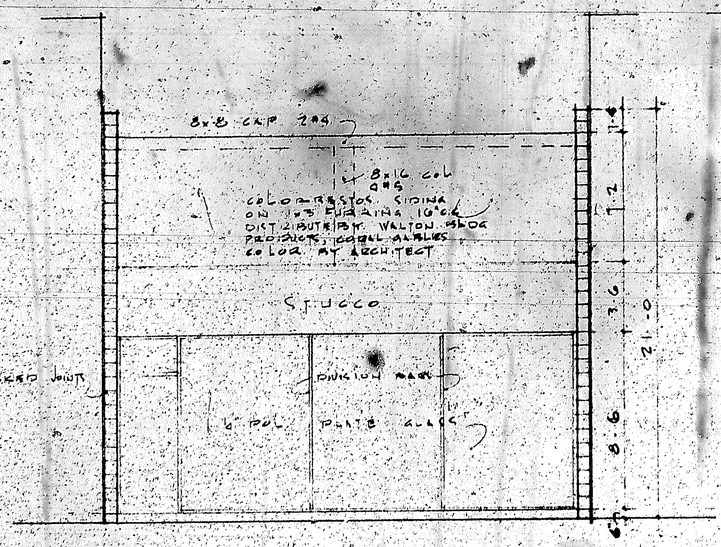
3/4"x1 1/2"x16" ALUM CHANNEL
METAL FLASHING 24 GA. #1
8x8 CONC CAP W/2#4 BARS

STORE FRONT SPECIFICATIONS

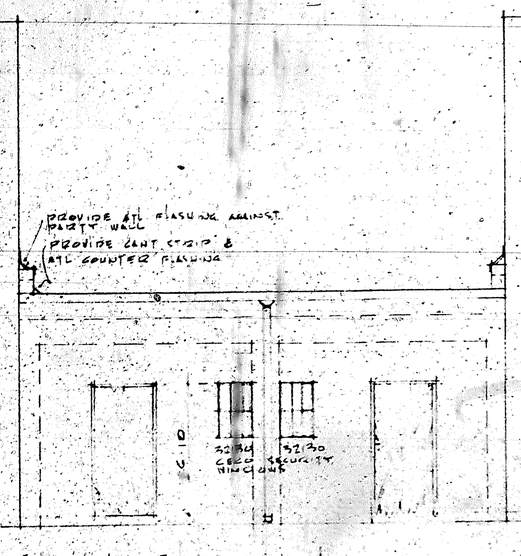
DOOR - 3'-0" x 7'-0" EXT ALUM DR. COMPLETE W/ PUSH & PULL BAR, TRANSOM BAR, THRESHOLD, OFF-SET PIVOTS - JAMBS 1 3/4 x 9" PLAIN.
DIVISION BARS - ALUM. BARS AS INDICATED
BULKHEAD - EXT. ALUM SECTIONS ON 2-2x4 BLOCKING (PRESSURE TREATED)



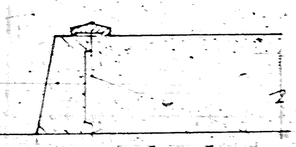
SECTION



NORTH ELEVATION



SOUTH ELEVATION



DETAIL OF WOOD TRIM

FLOOR PLAN

PAINTING SPECIFICATIONS

EXPOSED BLOCK - 1 COAT OF MASONRY PRIMER - 2 COATS EXTERIOR GLOSS ALUM PAINT
EXTERIOR STUCCO - 1 COAT MASONRY PRIMER 2 COATS ALKYD BASE SAT GLOSS
INTERIOR PLASTER - 2 COATS ALKYD BASE INTERIOR FINISH.

OCT
B-67

EXISTING BLDG BEYOND

4.0
EXP SLC

8" CONC WALL CKD REIN 7"4

6.10

STUCCO

FRED TREE #60266

SUPPORT BEAM

12x6 BLOCKING FOR STORE FRONT

EXPOSED BLOCK - RAKED JOINTS

6.0

6.0

6.0

6.0

6-0

SECTION

1/4"=1'0"

8x8 CAP 2'-9"

8x16 COL @ 8'-5"

COLORBESTOS SIDING ON 1x3 FURRING 16" O.C. DISTRIBUTED BY WALTON BLDG PRODUCTS, GOBEL GABLES COLOR BY ARCHITECT

STUCCO

EED JOINT

DIVISION MOLD

½" PLYWOOD PLATE GLASS

2'-1"

3'-0"

21'-0"

8'-6"

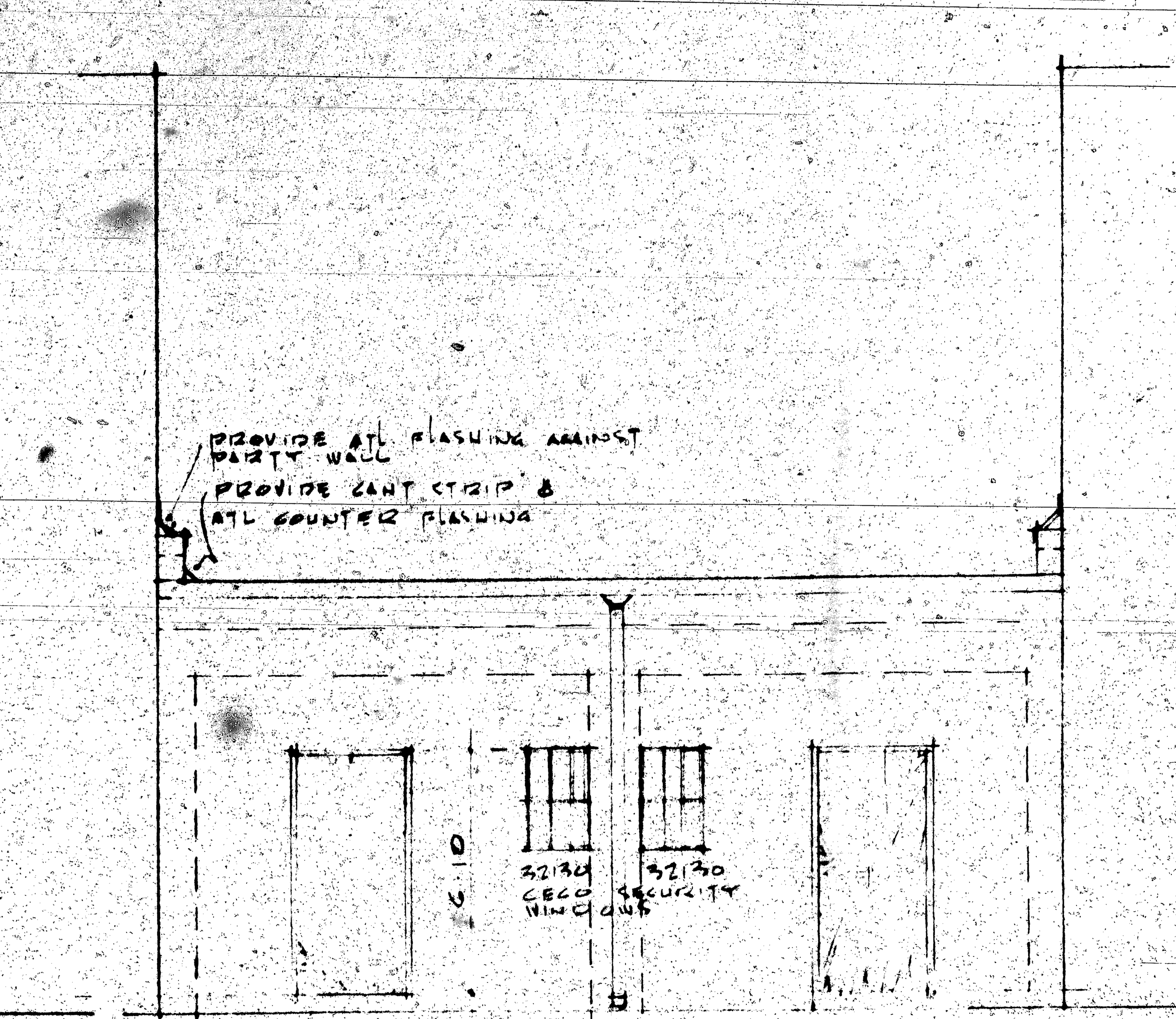
6"

NORTH ELEVATION

¼" = 1'-0"

PROVIDE ATL FLASHING AGAINST PARTY WALL

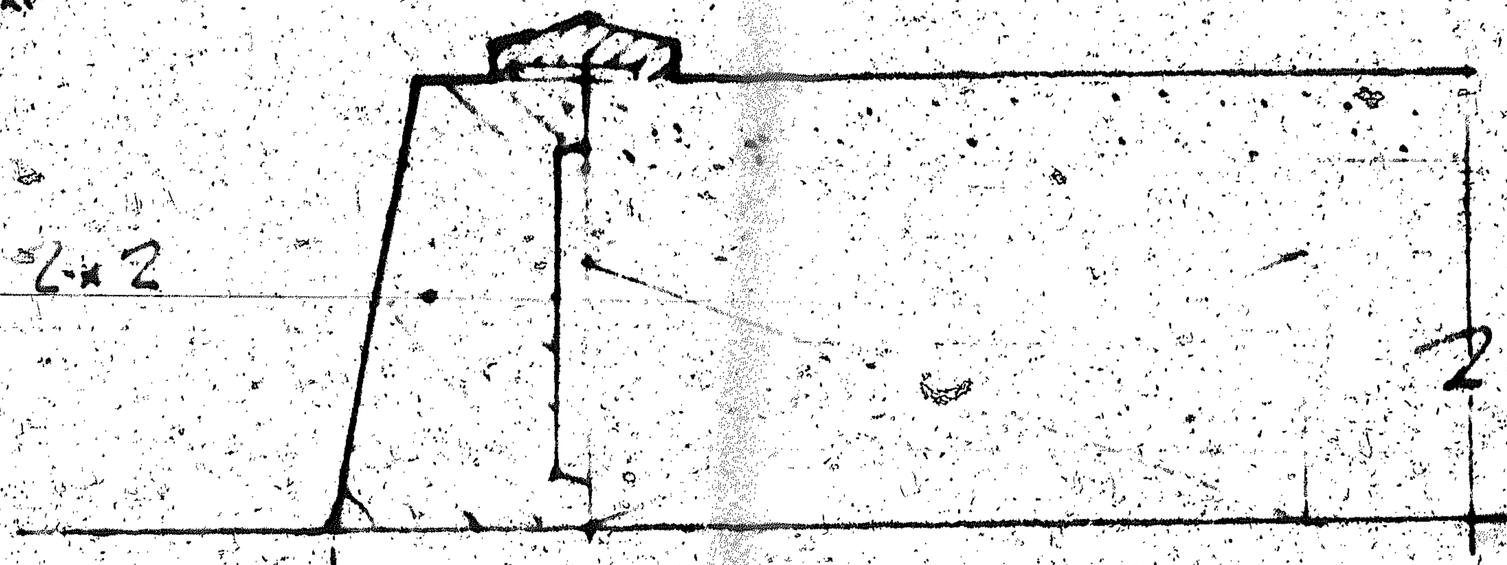
PROVIDE CANT STRIP & ATL COUNTER FLASHING



SOUTH ELEVATION

WOOD TRIM

CUT FROM 2x2



STACK BOND BLOCK SEMI-LR BOND BLOCK

DETAIL OF WOOD STOP

STORE FRONT SPECIFICATIONS

DOOR - 3'0" x 7'0" EXT ALUM DR. COMPLETE W/ PUSH & PULL BAR, TORSION BAR, THRESHOLD, OFF-SET PIVOTS - JAMBS 1 3/4" PLAIN

DIVISION BARS - ALUM. BARS AS INDICATED

BULKHEAD - EXT. ALUM SECTIONS ON 2"x4" BLOCKING (PRESSURE TREATED)

8"x8" CAP 2#4

8"x16" COL @ 8'-0"

COLORBESTOS SIDING ON 1/2" FURRING 16" O.C. DISTRIBUTED BY WALTON BLDG PRODUCTS, COBBLE PEBBLES COLOR BY ARCHITECT

STUCCO

DIVISION BAR

4" POL. PLATE GLASS

C - CAULKED JOINTS

7'-2"

3'-0"

0'-12"

8'-6"

NORTH ELEVATION

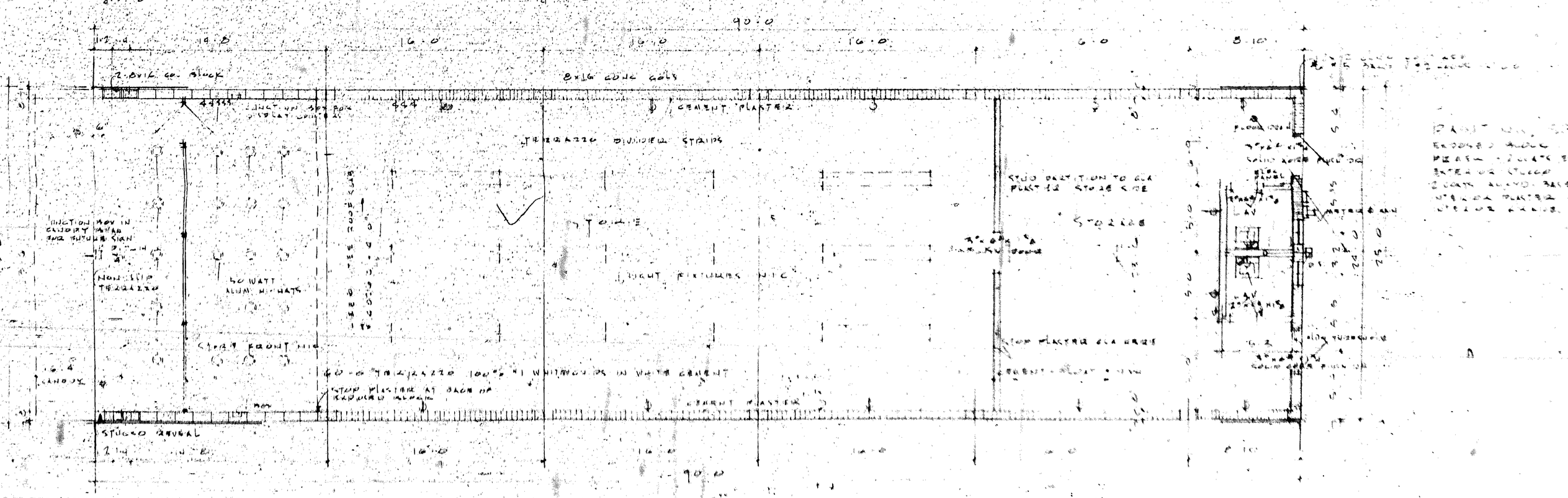
1/4" = 1'-0"

0'

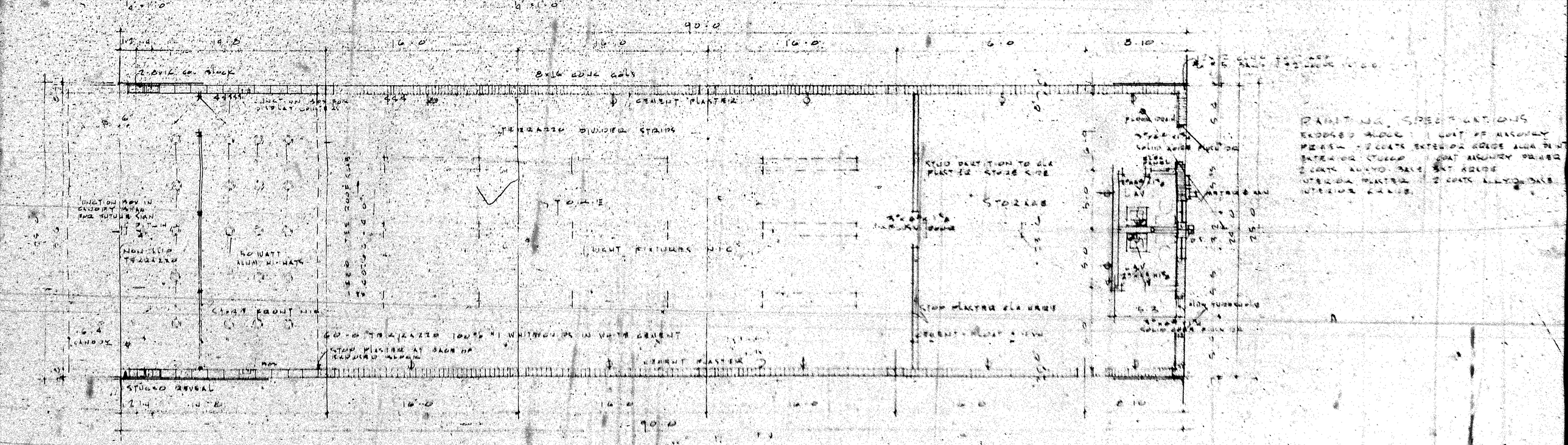
16'-0"

90'-0"

16'-0"


90'-0"
16'-0"
16'-0"
16'-0"
6'-0"
8'-10"
2-8x16 CO. BLOCK
8x16 CONC COLS
CEMENT PLASTER
TERRAZZO DIVIDER STRIPS
STUCCO REVEAL
STUCCO FRONT
STUD PARTITION TO BCA
FURR TO STUDS CORE
STORAGE
LIGHT FIXTURES N.I.C.
CEMENT PLASTER
16'-0"
16'-0"
90'-0"

FLOOR PLAN



FLOOR PLAN

1/4" = 1'-0"

LIMA, INC.

NAME OF OWNER (RESTAURANT) LIMA, INC. ADDRESS OF CONSTRUCTION 2026 HWY. BLVD.

LEGAL DESCRIPTION Pebbles Restaurant

NO RECORDS ON FILE

OWNERS ADDRESS

DESCRIPTION OF CONSTRUCTION COST $7,980.00

ADDITION TO EXISTING BLDG. & PARTITIONS FOR BAR ARCHITECT

PERMIT TYPE	NO.	DATE ISSUED	TO WHOM	FIXTURES OR OUTLETS
BLDG	47053	12/28/62	KEN PANTZ	
ROOF	47247	1/25/63	Lopico	
ELECTRICAL	26004	12-28-62	Pacific	1-9-2-36
HEATING	7247	1/18/63	H. McCauley	Duct 2-1-63 Furnace 2-14-63
PLUMBING	1359	1/2/63	Mt. Pl. Co.	(36)
SEPTIC TANK				
GAS	2153	1/28/63	Mt. Pl. Co.	(4)

INSPECTIONS REVERSE SIDE

INSPECTIONS

FOUNDATION 12/29/61 (D)	1 ST ROUGH PLUG 1-3-62	TEMP. SERVICE Pole 1-2-1962
SLAB 1/10/62 (D)	FINAL ROUGH PLUG	ROUGH ELECTRIC Temp Pole 1-5-62 [illegible] 1-19-62
COLUMNS		Temp Pole 1-26-62 Pole-Conn for Power
	SEPTIC TANK	TEMPORARY FINAL
TIE BEAM 1/5/62 (D)		
FRAMING 1/14/62 (D)	GREASE TRAP	FINAL ELECTRIC 2/15/62
ROOFING 1-24-62	FINAL PLUMBING 2/14/62	
LATHING 1-25-62 D	CERT. OF OCCUPANCY O/K to Occupy 2-15-62	RUBBISH BOND
GAS 2/14/62		Cash $100.00 Paid 2/16/62
REMARKS:		

Site File

NPS Form 10-900
(Rev. 10-90

OMB No. 1024-0018

United States Department of the Interior
National Park Service

NATIONAL REGISTER OF HISTORIC PLACES REGISTRATION FORM

This form is for use in nominating or requesting determinations for individual properties and districts. See instructions in How to Complete the National Register of Historic Places Registration Form (National Register Bulletin 16A). Complete each item by marking "x" in the appropriate box or by entering the information requested. If any item does not apply to the property being documented, enter "N/A" for "not applicable." For functions, architectural classification, materials, and areas of significance, enter only categories and subcategories from the instructions. Place additional entries and narrative items on continuation sheets (NPS Form 10-900a). Use a typewriter, word processor, or computer, to complete all items.

1. Name of Property

historic name HOLLYWOOD BOULEVARD HISTORIC BUSINESS DISTRICT

other names/site number N/A BD 3284

2. Location

street & number Hollywood Blvd. between 21st Ave. and Young Circle N/A ☐ not for publication

city or town Hollywood N/A ☐ vicinity

state FLORIDA code FL county Broward code 011 zip code 33022

3. State/Federal Agency Certification

As the designated authority under the National Historic Preservation Act, as amended, I hereby certify that this ☒ nomination ☐ request for determination of eligibility meets the documentation standards for registering properties in the National Register of Historic Places and meets the procedural and professional requirements set forth in 36 CFR Part 60. In my opinion, the property ☒ meets ☐ does not meet the National Register criteria. I recommend that this property be considered significant ☐ nationally ☐ statewide ☒ locally. (☐ See continuation sheet for additional comments.)

Signature of certifying official/Title Date 1/12/99

Florida State Historic Preservation Officer, Division of Historical Resources
State or Federal agency and bureau

In my opinion, the property ☐ meets ☐ does not meet the National Register criteria. (☐See continuation sheet for additional comments.)

Signature of certifying official/Title Date

State or Federal agency and bureau

4. National Park Service Certification

I hereby certify that the property is:

	Signature of the Keeper	Date of Action
☐ entered in the National Register ☐ See continuation sheet		
☐ determined eligible for the National Register ☐ See continuation sheet.		
☐ determined not eligible for the National Register ☐ See continuation sheet.		
☐ removed from the National Register.		
☐ other, (explain) _____		

5. Classification

Ownership of Property
(Check as many boxes as apply)

- ☒ private
- ☐ public-local
- ☐ public-State
- ☐ public-Federal

Category of Property
(Check only one box)

- ☐ buildings
- ☒ district
- ☐ site
- ☐ structure
- ☐ object

Number of Resources within Property
(Do not include any previously listed resources in the count)

Contributing	Noncontributing	
34	14	buildings
2	0	sites
0	1	structures
0	4	objects
36	19	total

Name of related multiple property listings
(Enter "N/A" if property is not part of a multiple property listing.)

N/A

Number of contributing resources previously listed in the National Register

0

6. Function or Use

Historic Functions
(Enter categories from instructions)

COMMERCE/TRADE/Specialty/Store
COMMERCE/TRADE/Office Building
DOMESTIC/Hotel

Current Functions
(Enter categories from instructions)

COMMERCE/TRADE/Specialty Store
COMMERCE/TRADE/Office Building
VACANT/NOT IN USE

7. Description

Architectural Classification
(Enter categories from instructions)

NO STYLE/Masonry Vernacular
LATE 19TH & 20TH CENTURY REVIVALS/
Mediterranean Revival

Materials
(Enter categories from instructions)

foundation Stucco
walls Stucco
roof Tar and Gravel
other Cast Stone

Narrative Description
(Describe the historic and current condition of the property on one or more continuation sheets.)

SUMMARY

The Hollywood Boulevard Historic Business District comprises 48 buildings, four objects, two sites, and one structure located in the core the historic business district of the city of Hollywood, Florida. The approximately 18 acre district is situated along both sides of Hollywood Boulevard between North 21st Avenue and the west side of Young Circle. Included in the district as contributing resources are thirty-four buildings constructed between 1921 and 1946 and two sites: Young Circle Park, which defines the eastern boundary of the district and Anniversary Park, which is found at the northeast corner of Hollywood Boulevard and North 20th Avenue. The noncontributing properties include 14 buildings, four objects, and one structure. The four noncontributing objects and the structure are all located in Young Circle Park. The structure is a community bandshell, and the objects are sculptural memorials erected by local civic organizations. All of the noncontributing resources in Young Circle Park date after 1950. The ratio of contributing to noncontributing resources is 63 percent contributing to 37 percent noncontributing. Except for one building located in Young Circle Park, only those buildings that face Hollywood Boulevard are included in the district. Young Circle Park, a contributing resource, is a ten acre open space platted in 1921 and dedicated to Joseph W. Young in 1935. Anniversary Park occupies approximately two building lots and is the only other major green space in the district. The Hollywood Boulevard Business District contains mainly masonry vernacular buildings constructed between c. 1921 and c. 1946. The Mediterranean Revival and Moderne styles are also represented in various decorative details applied to some of the buildings. The most notable individual building in the district is the Mediterranean Revival style Great Southern Hotel, erected c. 1924, at 1858 Hollywood Boulevard.

SETTING

Hollywood is a city with a population of approximately 121,000 located in southeastern Florida on the Atlantic coast, situated about seven miles south of Ft. Lauderdale and eighteen miles north of Miami. The district occupies the center of the downtown business area, which is roughly bounded on the west by the Dixie Highway (U.S. Highway 1), on the north by Taylor Street, on the west by 17th Street, and on the south by Van Buren Street. Surrounding the business section of the city are large residential subdivisions, some of which date from the 1920s. Immediately to the northeast of the district is the Hollywood Country Club and Golf Course. The boundaries encompass those buildings and properties fronting on Hollywood Boulevard, running along the alleys and easements at the rear of the properties, and Young Circle Park, whose boundaries are defined by the outer limits of Young Circle.

DESCRIPTION

Except for one building located in Young Circle Park, all of the buildings of the historic district are located on portions of five blocks that face Hollywood Boulevard (Photos 1 and 2), two blocks on the north side of the boulevard and three blocks on the south side of the boulevard. Those blocks are situated from 21st Avenue to Young Circle Park, which is located east of 19th Avenue. Buildings within this area were constructed during between c. 1921 and c. 1946. The majority of the buildings in the district are one and two-story masonry vernacular commercial structures with no, or very few, decorative details; however, a few buildings bear decorative details taken from styles that were popular in Florida during the period of significance for the district, particularly Mediterranean Revival and Moderne. Although many of the buildings in the district have been altered in various ways over the year, most have retained their original setbacks, recessed openings, exterior wall finishes, and original roof lines.

The majority of the contributing buildings in the district are one-story structures constructed between c.1921 and c. 1940. Most of them are constructed of hollow clay tile covered with smooth stucco, and a number of buildings no longer retain their original storefront elements (clerestory, transom kick plates, and entranceway), these having been replaced by aluminum frame display windows and aluminum and glass entrance doors.

Eight of the contributing buildings have distinctive stylistic features. The best preserved of these is the three-story, Mediterranean Revival style Great Southern Hotel at 1858 Hollywood Boulevard which was constructed c. 1924 (Photo 10). Located at the southeast corner of Hollywood Boulevard and N. 19th Avenue, the building occupies the northern half of a small city block that abuts Young Circle. The ground story facade and the main spaces on the first floor have been extensively altered. The building originally had a ground floor arcade of shops and offices. Many of the Mediterranean Revival features, however, have been retained on the second and third stories, including enriched window surrounds, balconets with iron railings, arched windows, and clay tile roofs on the corner towers. The exterior wall finish is smooth, buff colored stucco.

Another stylistically distinctive building in the district is the one-story Moderne style structure located at 2020 Hollywood Boulevard (Photo 11). Constructed between 1935 and 1940, this building abuts the contributing building at 2022 Hollywood Boulevard on the west and a vacant lot on the east. The Moderne style building contains a single commercial unit, and its limited facade area makes use of features typical of Art Deco and Moderne architecture of the 1920s and 1930s, which was characterized by a sculptural use of rectilinear and geometric forms, dramatizing more than actually reflecting the structure underneath. Another

building exhibiting Moderne features is the one at 1924 Hollywood Boulevard constructed c. 1926 (Photo 12), which can be seen in its shaped parapet and the vertical pilasters that decorate the upper part of the facade. Buildings with rounded corners at street intersections can be seen at 1900 Hollywood Boulevard (Photo 13), constructed c. 1940, and 1946-1948 Hollywood Boulevard (Photo 14), constructed c. 1923.

ALTERATIONS

The majority of the buildings in the district have undergone alterations over the years. City building permits indicate these alterations included changes to both the exterior and interior. The original stucco on some buildings was repaired, and windows, doors, and awnings were replaced. Despite these changes, most of the contributing buildings are in good condition. The original character, massing and setbacks of most buildings have been maintained, and the district retains its historic character in location, design, setting, feeling, and association.

NONCONTRIBUTING BUILDINGS

The noncontributing buildings include new construction and those buildings that no longer retain their historic architectural integrity. Sixteen buildings are classified as noncontributing resources. Of these, eight were constructed during the period of significance, all of them in the 1920s. The remaining eight buildings were erected after 1949.

CONTRIBUTING SITES

Young Circle Park

Young Circle Park is a ten acre circular park located at the intersection of Hollywood Boulevard and Federal Highway (Photos 15 and 16). For the convenience of visitors, a circular asphalt parking area completely surrounds the park. There are two rows of free vehicular parking. One row of parking is angled toward the park, and the other is angled toward the street.

The center of the park contains an intersected circular brick walkway (Photo 17). Wood and concrete benches, along with metal pole light standards, are placed around the circular walkway. The public restrooms (Photo 18) are housed in a square, one-story masonry vernacular structure that was constructed c. 1945. The approximately 14 feet by 14 feet building is constructed of oolitic limestone, a native building material. The building is located in the west quadrant of the park. It has a hipped roof covered with red barrel tile. Located in the southeast section of the park is a noncontributing community bandshell (Photos 19

and 20) that was constructed c. 1951. It is a utilitarian structure masonry structure with a raised stage, semicircular wall, and aluminum roof. Seven sections of aluminum benches are situated on a slanted concrete slab. The bandshell and seating are surrounded by concrete pillars and chain link fencing, with gates on the east and west sides. On the south side of the stage is a two-story masonry structure with jalousie windows.

There are four major noncontributing memorials located in the park. Found on the west side of the park is the Joseph W. Young Memorial (Photo 21), The memorial features a portrait bust of Young that sits atop a marble base that has two bronze plaques on its front. One reads, "Joseph W. Young 1882-1934, Founder of Hollywood." The other reads, "Erected by the Hollywood City Commission 1951." A semicircular wall with an attached bench is found behind the bust. On the north side of the park, is a marble statue of a woman and child standing atop a base dedicated to the "Mothers of the World" (Photo 22). Located on the southwest side of the park is the Korean War Memorial (Photo 23), dedicated to those who served in "The Forgotten War," June 25, 1950-July 27, 1953. The monument is a concrete pillar bearing a bronze map of Korea and a list of the servicemen from Hollywood who served in the conflict. On the southeast side of the park is the Flags Over Florida Memorial (Photo 24), dedicated "To All Who Have Died So That We May Enjoy Freedom." Flag poles carrying the flags of the United States of America, the State of Florida, and the City of Hollywood are found on the east side of the memorial.

The original structures and landscaping of the park have disappeared over the years, but the basic layout of the circular site remains as Young envisioned it. The present vegetation includes coconut and royal palms and beobab, tababua, jacaranda, gumbo limbo, rubber, and schefflera trees. There are also a number of small pine trees and ornamental shrubs.

Anniversary Park

The other historic greenspace in the district is Anniversary Park (Photo 25) which occupies approximately two building lots at the northeast intersection of Hollywood Boulevard and North 20th Avenue. The park provides benches under shade trees where pedestrians can sit and read or eat, or merely enjoy the surroundings. Unlike Young Circle Park, no contributing or noncontributing resources of substantial size are found in Anniversary Park.

RESOURCE LIST

Contributing Buildings

Address	Date	Style	Site File #
Hollywood Boulevard			
1858	c. 1924	Mediterranean Revival	8BD160
1900	c. 1940	Masonry Vernacular	8BD2997
1902	c. 1940	Masonry Vernacular	8BD2996
1903-1905	c. 1940	Masonry Vernacular	8BD2994
1904	c. 1940	Masonry Vernacular	8BD2995
1907-1909	c. 1938	Masonry Vernacular	8BD2992
1908	c. 1926	Masonry Vernacular	8BD2993
1910	c. 1940	Masonry Vernacular	8BD2991
1911-1913	c. 1926	Masonry Vernacular	8BD551
1912	c. 1926	Masonry Vernacular	8BD552
1914	c. 1925	Masonry Vernacular	8BD553
1915	c. 1926	Masonry Vernacular	8BD2990
1923	c. 1926	Masonry Vernacular	8BD2987
1924	c. 1926	Moderne	8BD554
1928	c. 1940	Masonry Vernacular	8BD2986
1930-1932	c. 1926	Masonry Vernacular	8BD557
1931	c. 1940	Masonry Vernacular	8BD2984
1934	c. 1926	Masonry Vernacular	8BD558
1935	c. 1926	Masonry Vernacular	8BD559
1936	c. 1923	Masonry Vernacular	8BD560
1937-1939	c. 1926	Masonry Vernacular	8BD2998
1940	c. 1923	Masonry Vernacular	8BD561
1942	c. 1923	Masonry Vernacular	8BD562
1944	c. 1923	Masonry Vernacular	8BD563
1946	c. 1923	Masonry Vernacular	8BD564
1948	c. 1923	Masonry Vernacular	8BD565
2008	c. 1940	Masonry Vernacular	8BD2980

2010	c. 1946	Masonry Vernacular	8BD2979
2020	c. 1940	Moderne	8BD2977
2022	c. 1940	Masonry Vernacular	8BD2976
2027-2031	c. 1926	Masonry Vernacular	8BD2975
2032-2050	c. 1924	Masonry Vernacular	8BD573
2033-2051	c. 1921	Masonry Vernacular	8BD574

Young Circle Park

Public Restroom	c. 1945	Masonry Vernacular	

Contributing Sites

Anniversary Park	c. 1926	Park	8BD566
Young Circle Park	c. 1923	Park	~~8BD3053~~ 8BD2574

Noncontributing Buildings

Hollywood Boulevard

1906	c. 1926	Masonry Vernacular	8BD550
1919-1921	post-1949	N/A	N/A
1920	c. 1926	Masonry Vernacular	8BD2988
1925-1927	c. 1925	Masonry Vernacular	8BD556
1926	c. 1926	Masonry Vernacular	8BD555
1929	c. 1940	N/A	8BD2985
1933	post-1949	N/A	N/A
2000-2004	post-1949	N/A	N/A
2001	c. 1924	Masonry Vernacular	8BD567
2006	post-1949	N/A	N/A
2012	post-1949	N/A	N/A
2019-2025	c. 1923	Masonry Vernacular	8BD570
2024	post-1949	N/A	N/A
2028	c. 1926	Masonry Vernacular	8BD572
2010			

Noncontributing Structure

Young Circle Park

Bandshell	post-1949	N/A	N/A

Noncontributing Objects

Young Circle Park

Joseph W. Young Memorial	post-1949	N/A	N/A
Mothers of the World Mem.	post-1949	N/A	N/A
Korean War Memorial	post-1949	N/A	N/A
Flags over Florida Memorial	post-1949	N/A	N/A

8. Statement of Significance

Applicable National Register Criteria
(Mark "x" in one or more boxes for the criteria qualifying the property for National Register listing.)

☒ **A** Property is associated with events that have made a significant contribution to the broad patterns of our history.

☐ **B** Property is associated with the lives of persons significant in our past.

☐ **C** Property embodies the distinctive characteristics of a type, period, or method of construction or represents the work of a master, or possesses high artistic values, or represents a significant and distinguishable entity whose components lack individual distinction.

☐ **D** Property has yielded, or is likely to yield information important in prehistory or history.

Criteria Considerations
(Mark "x" in all the boxes that apply.)

Property is:

☐ **A** owned by a religious institution or used for religious purposes.

☐ **B** removed from its original location.

☐ **C** a birthplace or grave.

☐ **D** a cemetery.

☐ **E** a reconstructed building, object, or structure.

☐ **F** a commemorative property.

☐ **G** less than 50 years of age or achieved significance within the past 50 years

Areas of Significance
(Enter categories from instructions)

COMMERCE
COMMUNITY PLANNING AND DEVELOPMENT

Period of Significance

c. 1921-c. 1946

Significant Dates

c. 1921
c. 1926
c. 1940

Significant Person

N\A

Cultural Affiliation

N\A

Architect/Builder

Unknown
Unknown

Narrative Statement of Significance
(Explain the significance of the property on one or more continuation sheets.)

9. Major Bibliographical References

Bibliography
Cite the books, articles, and other sources used in preparing this form on one or more continuation sheets.)

Previous documentation on file (NPS):

☐ preliminary determination of individual listing (36 CFR 36) has been requested
☐ previously listed in the National Register
☐ previously determined eligible by the National Register
☐ designated a National Historic Landmark
☐ recorded by Historic American Buildings Survey
_____
☐ recorded by Historic American Engineering Record

Primary location of additional data:

☒ State Historic Preservation Office
☐ Other State Agency
☐ Federal agency
☐ Local government
☐ University
☐ Other
Name of Repository

_____

SUMMARY

The Hollywood Boulevard Historic Business District is significant at the local level under Criterion A in the areas of Commerce and Community Planning and Development. It was the original commercial center of the city of Hollywood, which was laid out according to a plan developed by Joseph W. Young, one of the founders of the city.

HISTORICAL CONTEXT

The first scientific survey of the land on which the city of Hollywood is located was conducted during the British colonial era by William Gerard DeBrahm in 1765.[1] During the early part of the nineteenth century Seminole Indians inhabited the vicinity. Conflicts between U.S. Army forces and the Seminoles were recorded as early as 1840. Soldiers and naturalists published numerous descriptions of the area.[2] In the early 1900s, land along the eastern coast of Florida increased in value with the completion in 1896 of the South Florida Railway linking Jacksonville with Miami. With readily available transportation for agricultural products, the cultivation of farm land expanded, prompting the founding of the Broward County communities of Fort Lauderdale, Dania, Pompano and Hallandale. These towns became centers for the production and shipment to northern markets of such items as beans, squash, cabbage, tomatoes, mangoes and pineapples. Land in the vicinity of Hollywood became a major tomato growing center.

HISTORICAL SIGNIFICANCE

The founding of the city of Hollywood was owed almost entirely to the vision of Joseph Wesley Young (1882-1934). Young was born in Gig Harbor, Washington. His father was a harbor boat captain, and Young became a merchant seaman while still in his teens, serving on ships operating between East Asia and the west coast of the United States. In 1900, he left the sea and worked at various enterprises until 1905, when he formed a real estate company with his cousin, A.J. Parmley, in Long Beach, California. Within a short time, the Young-Parmley Investment Company had offices in Long Beach, Los Angeles, and Alamitos Bay, California. In 1917, Young moved his family to Indianapolis, Indiana, where he began to develop land in the vicinity of the Indianapolis Speedway. In 1920, Young decided to try his hand at developing real estate in Florida. His destination was Miami, where another Indianapolis resident, Carl Fisher, was overseeing the fulfillment of his visionary plans for development of Miami Beach. What he saw there inspired Young to

[1]Marlyn Kemper, Hollywood in Perspective, Broward County Comprehensive Survey, Phase I. 1981. reprint Broward Legacy summer/fall 1987. p. 3.
[2]Ibid.

establish his own "Dream City" in Florida. After a year of investigation Young turned his attention to land in the present location of Hollywood and purchased a square mile tract of farm land that lay astride the present Dixie Highway. It was the area now bounded in Hollywood by 22nd Avenue, Washington Street, 14th Avenue, and Johnson Street. Young eventually controlled three square miles which included a mile of ocean front property.[3] Despite the suggestion of associates that the new community be named "Youngstown" or "Young City," Joseph Young settled on the name "Hollywood" because of its pleasant sound and its association with his years spent in southern California.[4] Young sent for draftsman-engineer George Schmidt, who had worked at Young's Indianapolis office, to survey the site and draw up plans for the city.[5]

The low-lying tract of land located between the towns of Hallandale and Dania on which Young envisioned the rise of the newly established town of Hollywood was at first little more than "glaring white sand and a few buildings [6] Young had the land stripped of all vegetation to insure that the new community followed his specific design. The first platted section was known as Central Hollywood. Young anticipated America's love affair with the automobile when he designed the 120 foot wide Hollywood Boulevard and its three traffic circles. The circles, patterned after those he included in his Indianapolis development, became the focal points for the major east/west artery through the city.[7] Uniform and consistent zoning and building restrictions separated business and residential areas. When completed, the boulevard was described as "the widest paved street in Florida...ninety-two feet between curbings, with fourteen-foot wide sidewalks."[8]

Young's determination to use design methods associated with the City Beautiful Movement resulted in the detailed planning of a community complete with broad boulevards, commercial districts, parks, residential neighborhoods, and resorts.[9] Advertisements for Hollywood labeled Hollywood Boulevard as "Florida's most magnificent white way which was bound to make the newly founded community a great city."[10] The Boulevard originally extended from the Florida East Coast railway tracks adjacent to the Dixie Highway east approximately one mile, ending two blocks east of the first of Hollywood's three circular parks. The boulevard provided street-side parking for 500 cars.[11] The fourteen-foot wide sidewalks were lined with ornamental light posts every forty feet, providing brilliant night lighting.[12] Plans were made to extend the

[3]Ibid
[4]Virginia Elliot TenEick. A History of Hollywood, Florida. Port Salerno, FL p. xix.
[5]ibid., p. xx.
[6]ibid., p. 39.
[7] Hollywood Reporter, "Hollywood Boulevard," April 1922.
[8]Hollywood Reporter, "Hollywood Boulevard," Vol. 1 No. 3, n.d.
[9]Wilson, William H. The City Beautiful Movement, Baltimore and London: The John Hopkins University Press. 1989.
[10]Miami Herald, "The Main Street of Hollywood," January 17, 1923.
[11]Ibid.
[12]Hollywood Reporter, "Hollywood Boulevard," April 1922.

thoroughfare an additional mile east over the Inland Waterway (today's Intracoastal Waterway) via a steel bridge and terminating at the Atlantic Ocean.

Hollywood Boulevard's central location was ideal as the core of Young's commercial district. The first lot staked out in Hollywood was for the community's first commercial building, an administration building and municipal garage, which was located at the corner of Hollywood Boulevard and 3rd Avenue (now 21st Avenue).[13] Within five years Hollywood had 252 businesses, and the original population of just five families in 1921, had exploded by 1926 into 18,000 people.[14] To accommodate the large amount of rail traffic generated by the rapidly growing city, the Florida East Coast Railway opened a large Mediterranean Revival style station near the intersection of Dixie Highway and Hollywood Boulevard in 1924. Joseph W. Young's "dream city" was becoming a reality. Also constructed in 1921 is the still extant building at 2033-2050 Hollywood Boulevard (Photo 3). Originally used as a municipal parking garage to store company cars and buses owned by the Hollywood Land and Water Company—Young's development company—the building was remodeled in 1933 into the Ingram Arcade, which contained a variety of shops.

From 1921 through 1926 the downtown business district experienced continuous growth. The multi-unit Bastain Building, 1940-1948 Hollywood Boulevard, (Photo 14), was completed in 1923.[15] Harry Bastain's building supply company was involved in the construction of numerous residences and other buildings in Hollywood. Tenants in the one-story, masonry vernacular building originally include a restaurant, a drugstore, a barbershop, and an A&P grocery store. Bastain also constructed the two-story building at 1936 Hollywood Boulevard (Photo 26). This building was originally known as the Central Arcade and later as the Powell Building, whose name is still visible in raised stucco on the main facade of the structure.

In 1923 W.W. Kingston constructed the two-story commercial building at 2032-2050 Hollywood Boulevard (Photo 27). The building included five large storefronts on the ground story and residential apartments on the second story.[16] In 1933 the building was sold to F.M. Ferguson who renamed the building the Broward Building.

The ten-acre circular park found at the eastern end of the historic district was designed by George Schmidt in 1921. When completed, the park was billed as "the largest of its kind in the State of Florida."[17] The park was dedicated by Young on March 13, 1923, and named Harding Circle in honor of U.S. President

[13]Kemper. p.6.
[14]Kemper. p. 13
[15] Hollywood Reporter, "Bastain Supply and Construction Company," June 15, 1922.
[16]Hollywood Reporter, "New Boulevard Business Building," May 1, 1923.
[17]Kemper, p.9.

Warren G Harding (1921-1923), who was visiting the city at the time.[18] After Joseph Young's death of a heart attack in 1934 the city renamed it Young Circle Park.

In the autumn of 1924 Young's company completed construction the Great Southern Hotel, 1858 Hollywood Boulevard, (Photo 10), the second one erected in the city. The elaborate, Mediterranean Revival style building was designed by architect Martin L. Hampton. Completed at a cost of $175,000, the 100 room hotel was strategically located in the commercial district to attract traveling businessmen. In addition to hotel rooms and dining facilities, the building contained a shopping arcade on the ground floor. In the 1930s, dining facilities and a cocktail lounge were popular features of the hotel.

Between 1925 and 1926 Hollywood Boulevard experienced a boom in commercial construction. New single story masonry vernacular buildings included the Beery Building (noncontributing) at 1906 Hollywood Boulevard (Photo 28), which housed the Hollywood Investment Company; 1915 Hollywood Boulevard (Photo 29); 1923 Hollywood Boulevard (Photo 30); 1930-1932 Hollywood Boulevard (Photo 31); 1935 Hollywood Boulevard (Photo 32); 1937-1939 Hollywood Boulevard (Photo 33); and 2027-2031 Hollywood Boulevard (Photo 34).

A number of two-story commercial buildings were constructed along Hollywood Boulevard during the Land Boom Era. These included Adler's, 1914 Hollywood Boulevard (Photo 5), Hollywood's first ladies apparel shop; Hollywood Furniture, 1911-1913 Hollywood Boulevard (Photo 35), which advertised itself as the largest furniture store between Palm Beach and Miami; Cox's Drug Store, 1924 Hollywood Boulevard (Photo 12) which remained at the same site until after World War II; the Hollywood Daily News Building, 1934 Hollywood Boulevard (Photo 36); and Brown's Department Store, 2024 Hollywood Boulevard, (noncontributing), which operated for decades at this location. The building at 1912 Hollywood Boulevard (Photo 37) was the headquarters for Flamingo Groves Inc., which operated citrus groves in Broward County.

Two crucial events, the Hurricane of 1926 and the Stock Market Crash in 1929, changed the economic tide in Hollywood. Retail sales decreased, businesses, closed, and land values collapsed. A bankrupt Joseph Young and his Hollywood Land and Water Company were unsuccessful in their efforts to continue controlling Hollywood development. Young was unable to financially recover from his financial

[18]TenEick, p. 206.

difficulties and he died of a heart attack in his Hollywood home on April 28, 1934.[19] In 1937, a developer named Samuel Horvitz acquired what remained of Young's holdings. The late 1930s and early 1940s saw a gradual return of Hollywood's central business district to its former prosperity.

[19]TenEick, p. xxiv.

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Hollywood Reporter, "Hollywood Boulevard," April 1922.

Hollywood Reporter, "Bastain Supply and Construction Company," June 15, 1922.

Hollywood Reporter, "New Boulevard Business Building," May 1, 1923.

Miami Herald, "The Main Street of Hollywood," June 17, 1923.

10. Geographical Data

Acreage of Property 18 apprx.

UTM References
(Place additional references on a continuation sheet.)

	Zone	Easting	Northing
1	17	585160	2877200
2	17	585920	2877240
3	17	585940	2876900
4	17	585160	2876860

☐ See continuation sheet

Verbal Boundary Description
(Describe the boundaries of the property on a continuation sheet.)

Boundary Justification
(Explain why the boundaries were selected on a continuation sheet.)

11. Form Prepared By

name/title Susan Krassy, Research Atlantica/W. Carl Shiver, Historic Sites Specialist

organization Bureau of Historic Preservation date January 1999

street & number R.A. Gray Building, 500 S. Bronough Street telephone (850) 487-2333

city or town Tallahassee state Florida zip code 32399-0250

Additional Documentation

Submit the following items with the completed form:

Continuation Sheets

Maps

A **USGS map** (7.5 or 15 minute series) indicating the property's location.

A **Sketch map** for historic districts and properties having large acreage or numerous resources.

Photographs

Representative **black and white photographs** of the property.

Additional items
(check with the SHPO or FPO for any additional items)

Property Owner

(Complete this item at the request of SHPO or FPO.)

name _____

street & number _____ telephone _____

city or town _____ state _____ zip code _____

Paperwork Reduction Act Statement: This information is being collected for applications to the National Register of Historic Places to nominate properties for listing or determine eligibility for listing, to list properties, and amend listings. Response to this request is required to obtain a benefit in accordance with the National Historic Preservation Act, as amended (16 U.S.C. 470 *et seq.*).

Estimated Burden Statement: Public reporting burden for this form is estimated to average 18.1 hours per response including time for reviewing instructions, gathering and maintaining data, and completing and reviewing the form. Direct comments regarding this burden estimate or any aspect of this form to the Chief, Administrative Services Division, National Park Service, P.O. Box 37127, Washington, DC 20013-7127; and the Office of Management and Budget, Paperwork Reductions Projects (1024-0018), Washington, DC 20503.

Boundary Description

The boundaries of the district are those shown on the accompanying map of the district.

Boundary Justification

The district boundaries encompass the best concentration of the contributing buildings and park areas as they developed in the commercial center of the city of Hollywood during the period between 1921 and 1946.

LISTED, 2/18/99

ARKANSAS, PULASKI COUNTY, Wallace Building, 101-111 Main St., Little Rock, 99000223, LISTED, 2/18/99

FLORIDA, BROWARD COUNTY, Hollywood Boulevard Historic Business District, Along Hollywood Blvd., bet. 21st Ave. and Young Circle, Hollywood, 99000231, LISTED, 2/18/99

FLORIDA, MONROE COUNTY, Lignumvitae Key Archeological and Historical District, Address Restricted, Islamorada vicinity, 98000652, LISTED, 2/16/99

INDIANA, ST. JOSEPH COUNTY, Bergan, W.N.--J.C. Lauber Co. Building, 502-504 E. La Salle St., South Bend, 99000180, LISTED, 2/18/99 (East Bank MPS)

INDIANA, ST. JOSEPH COUNTY, East Washington Street Historic District, Roughly between E. Colfax and E. Washington Sts., and St. Louis Ave. and Eddy St., South Bend, 99000182, LISTED, 2/18/99 (East Bank MPS)

INDIANA, ST. JOSEPH COUNTY, Egan, Maurice, House, 1136 N. Notre Dame Ave., South Bend, 99000175, LISTED, 2/18/99 (East Bank MPS)

INDIANA, ST. JOSEPH COUNTY, Fire House No. 3, 219 N. Hill St., South Bend, 99000177, LISTED, 2/18/99 (East Bank MPS)

INDIANA, ST. JOSEPH COUNTY, Fire House No. 7, 803 N. Notre Dame Ave., South Bend, 99000170, LISTED, 2/18/99 (East Bank MPS)

INDIANA, ST. JOSEPH COUNTY, Hoban, Martin, House, 205 N. St. Louis Blvd., South Bend, 99000171, LISTED, 2/18/99 (East Bank MPS)

INDIANA, ST. JOSEPH COUNTY, Howard Park Historic District, Roughly between E. Jefferson and Wayne Sts., N. Eddy and the St. Joseph R., South Bend, 99000169, LISTED, 2/18/99 (East Bank MPS)

INDIANA, ST. JOSEPH COUNTY, I and M Electric Co. Building--Transformer House and Garage, 401 E. Colfax and 312 E. La Salle Sts., South Bend, 99000173, LISTED, 2/18/99 (East Bank MPS)

INDIANA, ST. JOSEPH COUNTY, La Salle Street Bridge, La Salle St., over the St. Joseph R., South Bend, 99000181, LISTED, 2/18/99 (East Bank MPS)

INDIANA, ST. JOSEPH COUNTY, Singer Manufacturing--South Bend Lathe Co. Historic District, Madison St. between N. Niles Ave. and St. Joseph R., South Bend, 99000174, LISTED, 2/18/99 (East Bank MPS)

INDIANA, ST. JOSEPH COUNTY, Sommerer House, 415 Parry St., South Bend, 99000172, LISTED, 2/18/99 (East Bank MPS)

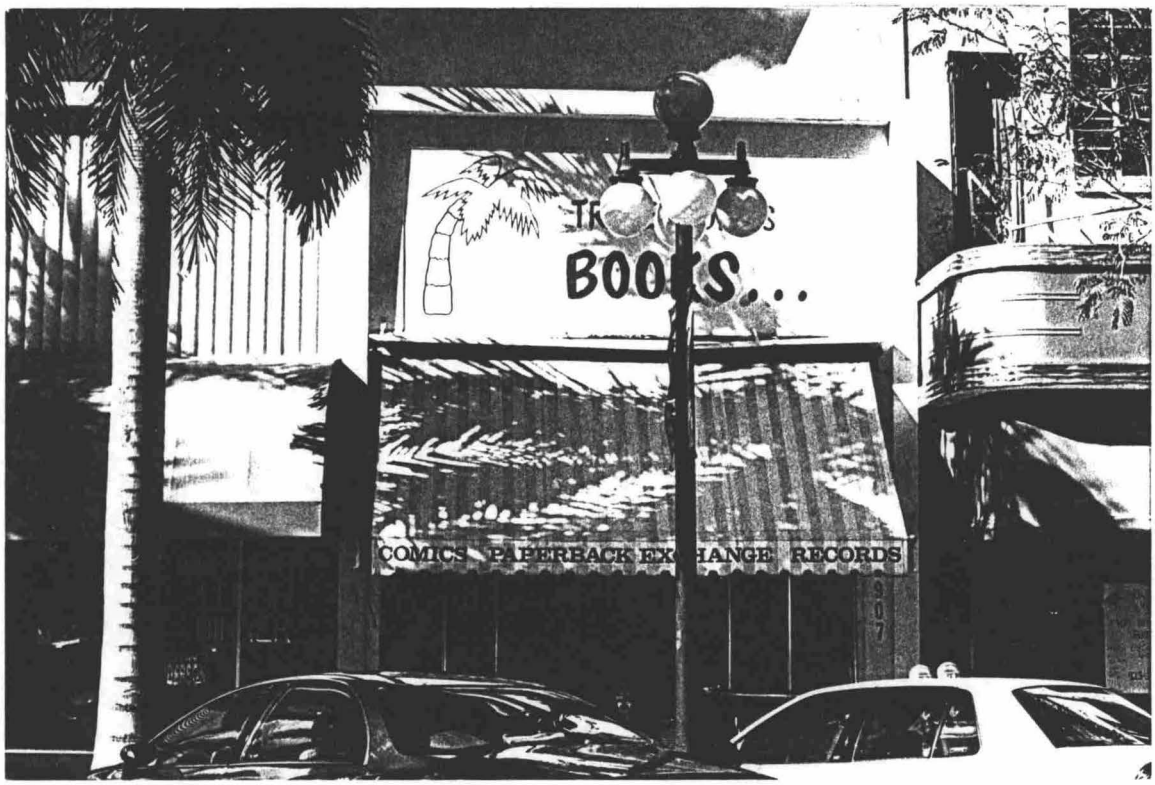
INDIANA, ST. JOSEPH COUNTY, St. Joseph School, 210 N. Hill St., South Bend, 99000179, LISTED, 2/18/99 (East Bank MPS)

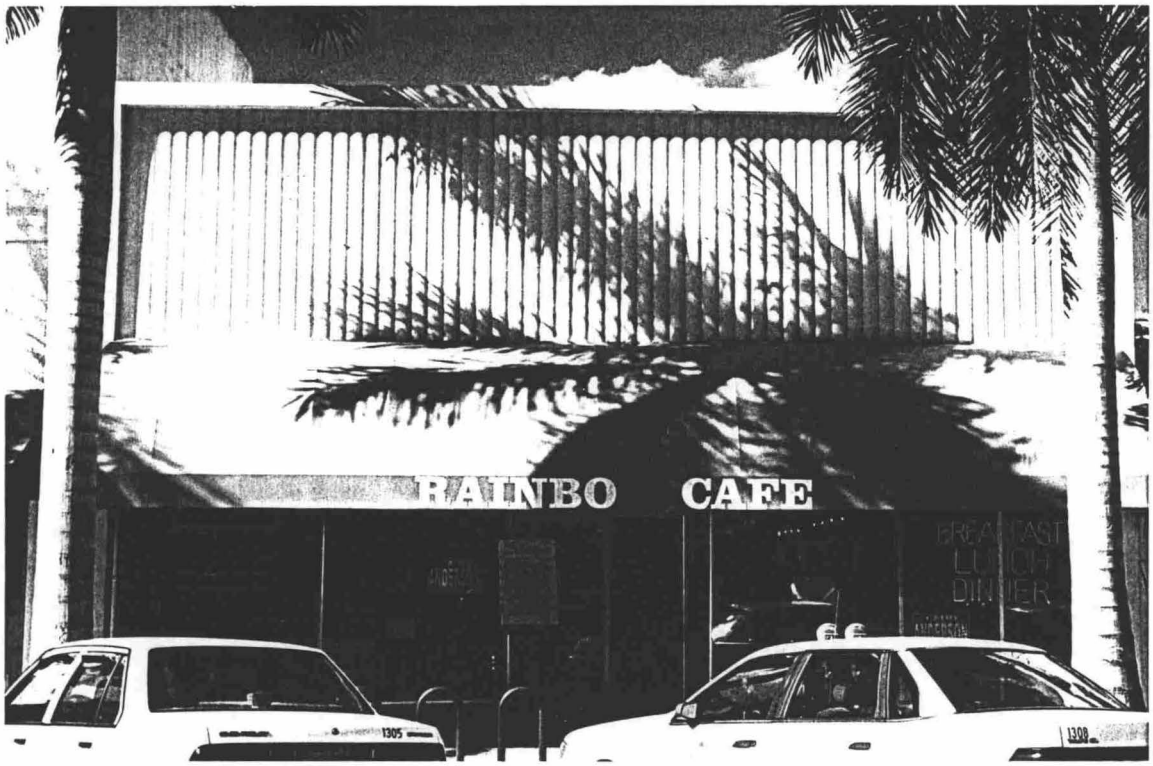
IOWA, JEFFERSON COUNTY, Louden, William and Mary Jane, House, 501 W. Washington Ave., Fairfield, 99000220, LISTED, 2/18/99 (Louden Machinery Company, Fairfield Iowa MPS)






DY - CA$H PAWN
DISCOUNT DECORATORS


BOOKS...
COMICS PAPERBACK EXCHANGE RECORDS


RAINBO CAFE
BREAKFAST
LUNCH
DINNER



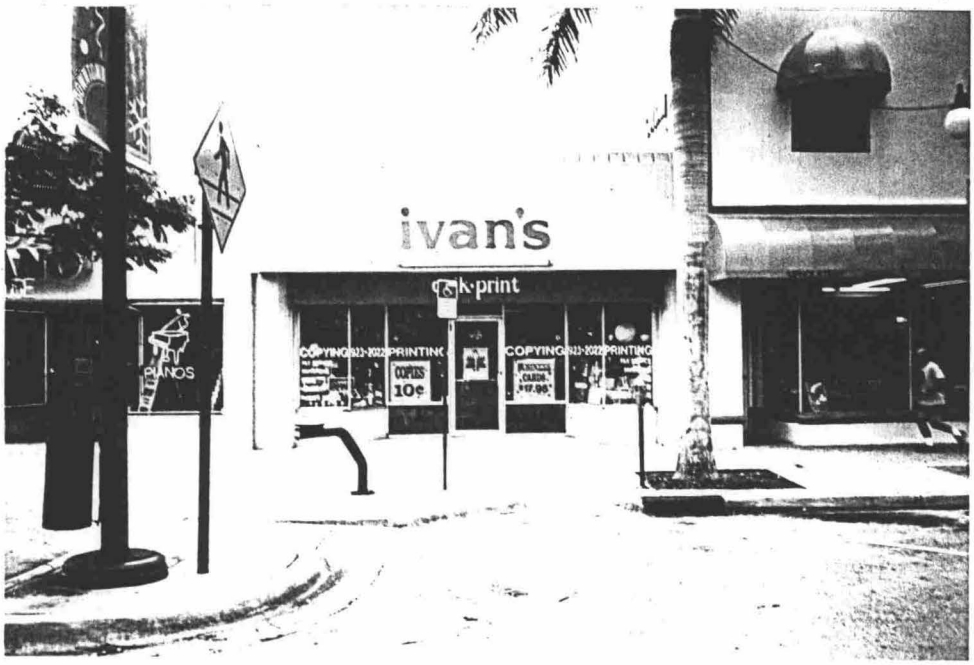

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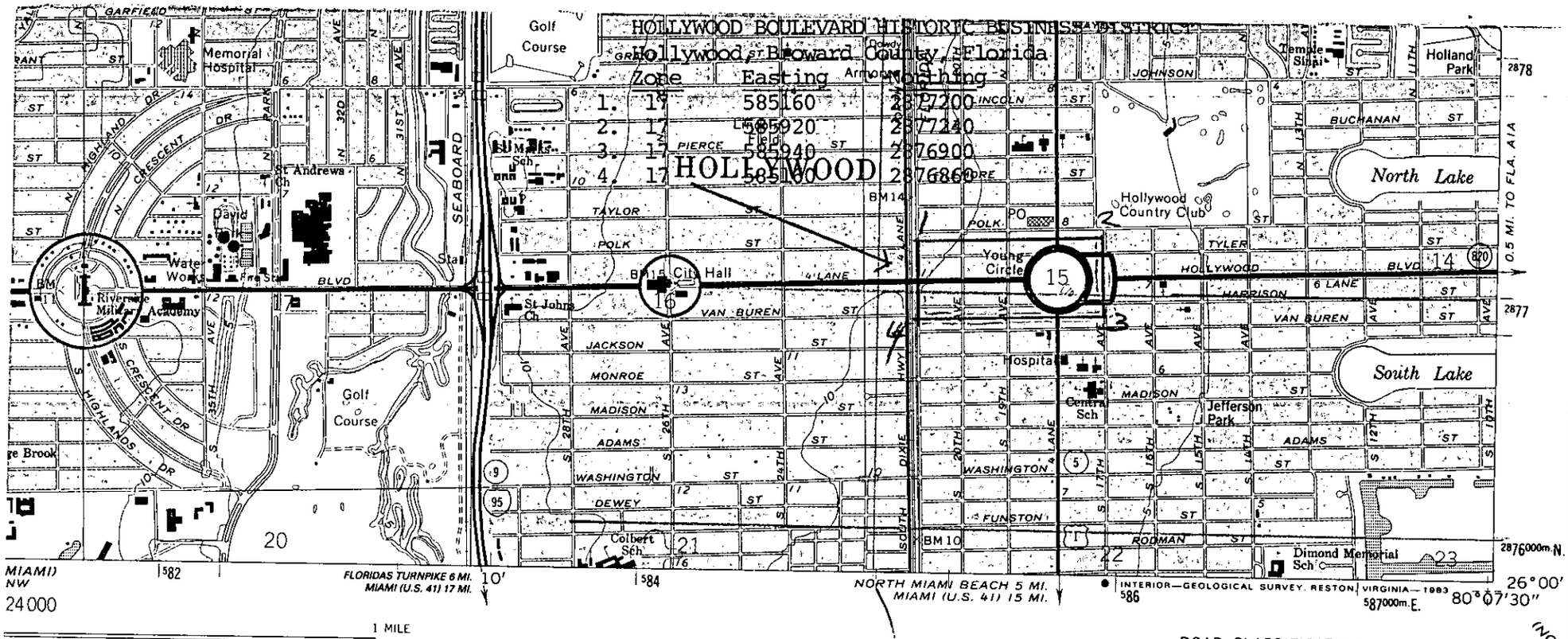

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QUADRANGLE LOCATION

ROAD CLASSIFICATION

Heavy-duty ——— Light-duty ———
Medium-duty ——— Unimproved dirt - - - - - -
Interstate Route U. S. Route State Route
County Route

FORT LAUDERDALE SOUTH, FLA.

26080-A2-TF-024

1962
PHOTOREVISED 1983
DMA 4936 II SW—SERIES V847

7493

NPS Form 10-900
(Oct. 1990)

OMB No. 10024-0018

United States Department of the Interior
National Park Service

SHPO Evaluation of Eligibility
yes - 11.10.93

National Register of Historic Places Registration Form

This form is for use in nominating or requesting determinations for individual properties and districts. See instructions in *How to Complete the National Register of Historic Places Registration Form* (National Register Bulletin 16A). Complete each item by marking "x" in the appropriate box or by entering the information requested. If an item does not apply to the property being documented, enter "N/A" for "not applicable." For functions, architectural classification, materials, and areas of significance, enter only categories and subcategories from the instructions. Place additional entries and narrative items on continuation sheets (NPS Form 10-900a). Use a typewriter, word processor, or computer, to complete all items.

1. Name of Property

historic name Hollywood Boulevard Commercial District

other names/site number 8BD550-8BD567 and 8BD570-8BD574

2. Location

street & number Hollywood Blvd. between 19th & 21st Aves. N/A ☐ not for publication

city or town Hollywood N/A ☐ vicinity

state Florida code FL county Broward code 011 zip code 33020

3. State/Federal Agency Certification

As the designated authority under the National Historic Preservation Act, as amended, I hereby certify that this ☐ nomination ☒ request for determination of eligibility meets the documentation standards for registering properties in the National Register of Historic Places and meets the procedural and professional requirements set forth in 36 CFR Part 60. In my opinion, the property ☐ meets ☐ does not meet the National Register criteria. I recommend that this property be considered significant ☐ nationally ☐ statewide ☐ locally. (☐ See continuation sheet for additional comments.)

Signature of certifying official/Title Date

State of Federal agency and bureau

In my opinion, the property ☐ meets ☐ does not meet the National Register criteria. (☐ See continuation sheet for additional comments.)

Signature of certifying official/Title Date

State or Federal agency and bureau

4. National Park Service Certification

I hereby certify that the property is: Signature of the Keeper Date of Action

☐ entered in the National Register.
☐ See continuation sheet.

☐ determined eligible for the National Register
☐ See continuation sheet.

☐ determined not eligible for the National Register.

☐ removed from the National Register.

☐ other, (explain:) _____

5. Classification

Ownership of Property
(Check as many boxes as apply)

- [X] private
- [ ] public-local
- [ ] public-State
- [ ] public-Federal

Category of Property
(Check only one box)

- [ ] building(s)
- [X] district
- [ ] site
- [ ] structure
- [ ] object

Number of Resources within Property
(Do not include previously listed resources in the count.)

Contributing	Noncontributing	
28	17	buildings
0	1	sites
0	0	structures
0	0	objects
28	18	Total

Name of related multiple property listing
(Enter "N/A" if property is not part of a multiple property listing.)

N/A

Number of contributing resources previously listed in the National Register

N/A

6. Function or Use

Historic Functions
(Enter categories from instructions)

COMMERCE/TRADE

Current Functions
(Enter categories from instructions)

COMMERCE/TRADE

7. Description

Architectural Classification
(Enter categories from instructions)

LATE 19th and EARLY 20th CENTURY
AMERICAN MOVEMENTS/Commercial
Vernacular Style

Materials
(Enter categories from instructions)

foundation
walls STUCCO
roof ASPHALT
other CONCRETE

Narrative Description
(Describe the historic and current condition of the property on one or more continuation sheets.)

DESCRIPTION

SUMMARY

The proposed Hollywood Boulevard Commercial District is located along Hollywood Boulevard between 19th and 21st Avenues (see map entitled "Downtown Hollywood Site Map"). It has 18 contributing historic properties, 10 potentially contributing historic properties and 17 non-contributing properties. The contributing buildings date from the earliest construction period in Hollywood, which is from 1921 to 1935. Historically, all of the structures were commercial buildings along the first floor with several buildings using the second floor for apartments. Presently, all of the existing structures remain in use as commercial buildings. In one other case, a notable historic commercial building was demolished and is now a noncontributing park. The primary building materials used are masonry walls finished in stucco, flat roofs with built-up surfacing and concrete ornamentation. All of these Commercial Vernacular Style buildings have undergone extensive alterations reflecting both the changing hands of business establishments and their current taste in architectural fashion, all part of the phenomena of the changing face of Main Street.

SETTING

The Hollywood Boulevard Commercial District occupies a two-block area in downtown Hollywood, Broward County, on the southeast coast of Florida. Hollywood Boulevard is one of the original major streets developed by Joseph Wesley Young in Hollywood during the early 1920s (Bureau of Historic Preservation 1989:7:1). The commercial district is found in Township 51 South, Range 42 East, Section 15 (USGS Fort Lauderdale South Quadrangle Map 1962 PR 1983). The 28 properties included in this district all face onto Hollywood Boulevard and they are found in block numbers 8, 9, 24 and 25. An alley runs along the back of each of the properties dividing the blocks in half. The commercial district is bounded by 19th Avenue to its east, 21st Avenue to its west, with the two back alleys forming the north and south boundaries (see map entitled "Downtown Hollywood Site Map").

PRESENT AND ORIGINAL APPEARANCE

The Hollywood Boulevard Commercial District was developed primarily from the early 1920s to the mid-1930s. The district features Commercial Vernacular Style buildings typical of those found along the Main Streets of many Florida towns developed during the Boom Period. Most of the buildings are in good condition with several in excellent condition. All have been altered from their original appearance.

There are 28 contributing historic resources within the proposed Hollywood Boulevard Commercial District; this includes 18 buildings recorded on Florida Site Files in a 1981 survey and ten additional

buildings. These ten additional buildings were evaluated preliminarily in this survey and are considered potentially contributing resources. The park was also recorded on a Florida Site File, however, it is not considered to be contributing. The dominant architectural style is Commercial Vernacular with five buildings showing influences of the Art Moderne Style, three buildings exhibiting Mission Style references, and seven buildings with Art Deco influences. The primary buildings materials used are masonry walls finished in stucco, flat roofs with built-up surfacing and concrete ornamentation. Following is a list of the historic properties which were surveyed in 1981 (Shepard Associates 1981); this includes the 18 contributing buildings and the noncontributing site. A brief description of each property follows.

Historic Properties within the Hollywood Boulevard Commercial District

JR/PA ID	Site Number	Street Address	Date	Style
CD01	8BD550	1906 Hollywood Blvd	c1926	Comm Vern
CD02	8BD551	1911-1915 A Hollywood Blvd	1923	Comm Vern
CD03	8BD552	1912 Hollywood Blvd	c1926	Comm Vern
CD04	8BD553	1914 Hollywood Blvd	1925	Comm Vern
CD05	8BD554	1924, 1924A Hollywood Blvd	c1926	Comm Vern
CD06	8BD555	1926 Hollywood Boulevard	c1926	Comm Vern
CD07	8BD556	1927 Hollywood Boulevard	c1926	Comm Vern
CD08	8BD557	1930, 1932 Hollywood Blvd	c1926	Comm Vern
CD09	8BD558	1934 Hollywood Boulevard	c1926	Comm Vern
CD10	8BD559	1935 Hollywood Boulevard	c1926	Comm Vern
CD11	8BD560	1936-1938 Hollywood Blvd	1923	Comm Vern
*CD12	8BD561	1940 Hollywood Boulevard	1923	Comm Vern
*CD13	8BD562	1942 Hollywood Boulevard	1923	Comm Vern
*CD14	8BD563	1944, 1944 1/2 Hollywood Blvd	1923	Comm Vern
*CD15	8BD564	1946 Hollywood Boulevard	1923	Comm Vern
*CD16	8BD565	1948 Hollywood Boulevard	1923	Comm Vern
CD17	8BD566	(site)	c1926	N/A
CD18	8BD567	2001 Hollywood Boulevard	1924	Comm Vern
CD21	8BD570	2019-2025 Hollywood Blvd	1923	Comm Vern
CD22	8BD571	2024 Hollywood Boulevard	c1926	Comm Vern
CD23	8BD572	2028 Hollywood Boulevard	c1926	Comm Vern
CD24	8BD573	2032-2050 1/2 Hollywood Blvd	c1924	Comm Vern
CD25	8BD574	2033-2051 Hollywood Blvd	1921	Comm Vern

* all in one building

1906 Hollywood Boulevard (8BD550): The former Beery Building, this building was designed by Bayard C. Lukens, and built circa 1926. According to the *Hollywood Guide and City Directory of 1928-1929,* the Hollywood Investment Company with I.N. Beery Jr., President, and H.G. Michel, Vice President, was located at 1906 Hollywood Boulevard. Also listed at this address was M.S. Worland and Company, Inc., which sold insurance. In 1933, the Florida Power and Light Company had offices at this address (Shepard 1981). This building is now occupied by Humphrey's store. A one-story Commercial Vernacular structure, this building has been heavily modified from its original appearance. The current three bay facade formerly had a triangular entry plan. The current entry is in the easternmost bay, and the non-original Colonial-Revival Style door was previously centrally located (Shepard 1981). The building material is brick, with a vertical board storefront. The roof plan is not visible from the street. The storefront has two fixed single-pane display windows, and is gray, with maroon canvas awnings. The signboard has been stuccoed.

1911-1915 A Hollywood Boulevard (8BD551): This building was formerly the Hollywood Furniture Company, and was built in 1923. Advertised as the largest furniture store between Palm Beach and Miami, the Hollywood Furniture Company was situated at 1911 Hollywood Boulevard. William C. "Bill" Mather was the first attorney to open an independent practice in Hollywood, and as office space was hard to find, he set up his office in one corner of the Hollywood Furniture Company (TenEick 1989:196). In 1933, the building was recycled and the 1911 Hollywood Boulevard address became the home of the Hollywood Real Estate Exchange under the management of E.K. DeLoach. At this time, the 1913 address was home to the Hollywood Radio and Music Company with Al Cozens as proprietor (Shepard 1981). Presently, this building contains three businesses: the Hollywood Gift Shop at #1911, San Remo Coiffures at #1913, and Michael's Discount at #1913A. This two-story Commercial Vernacular building has been returned in the last ten years to its circa 1940 appearance. The building is constructed of stuccoed masonry, and is three bays wide. None of the three storefronts maintains an historic appearance. The building has a stuccoed belt course across its full width. The windows are all 2/2 metal double-hung sash, and appear on the building in c1940 photographs. The windows on the building in earlier photographs appear to be 2/2 wood double-hung sash. Two sets of the windows are paired, with one group of four centrally located. The building is white, with green canvas awnings. The roof form is not visible from the street.

1912 Hollywood Boulevard (8BD552): The building formerly housed the Flamingo Hotel, Powder Puff Beauty Shop, and Tomlinson Barber Shop. According to city directories, Mr. and Mrs. George Floyd were owners-managers of the Flamingo Hotel at 1912 Hollywood Boulevard. The Powder Puff Beauty Shop and the Tomlinson Barber Shop were also located at this address, with J.T. Peters and Howard Tomlinson as proprietor's, respectively (Shepard 1981). In 1931, the first fruit shipping center for Flamingo Groves was established at this address, where fancy baskets of citrus fruits could be purchased and shipped to points north (TenEick 1989:344). Now occupied by Ready Cash and Pawn, this two-story masonry structure has an Art Deco facade, and maintains none of its original 1920s appearance. The three bay wide storefront does not maintain an historic

appearance, with two fixed-pane glass display cases, and a non historic recessed entry. The second floor retains its Art Deco fabric, with two groups of 1/1 wood double-hung sash windows. Each group contains three windows. The second story facade projects slightly from the body of the building, and has four porthole vents located just underneath the unadorned stuccoed cornice. The original signboard appears to have been modified. The building has a white body, with pink trim.

1914 Hollywood Boulevard (8BD553): This building was formerly Adler's Inc. The Adlers established the first real ladies' wear store in Hollywood and built their own store in 1925. The Adlers moved to Hollywood from Indiana and were early among home-builders, establishing their residence in the 1900 block of Madison Street (TenEick 1989:192). This two-story masonry structure is presently known as Hollywood Discount Decorators. The building retains none of it original 1920s facade, instead showing an Art Moderne facade from a later renovation. The storefront of the building does not maintain an historic appearance, having two fixed-pane glass display cases flanking a deeply recessed non historic entry. The building has a full-width stuccoed belt course between the first and second floors. The second floor windows are replacement jalousie windows, of two different widths. These windows have heavy stuccoed lintels over them, and there is a very thin cornice at the top of the building. The entire building is stuccoed, and painted in two shades of pink. While none of the original 1920s fabric remains, the modifications to this building are old enough to have achieved their own historical significance.

1924, 1924A Hollywood Boulevard (8BD554): This building formerly was the Royal Cafe, Inc. According to city directories, the Royal Cafe, Inc., with M.V. Chrest as manager, was situated at 1922 and 1924 Hollywood Boulevard. The 1924A address was occupied by Mark J. Tully, who sold real estate and insurance (Shepard 1981). Later, Charles Cox established Hollywood's third drug store at 1924 Hollywood Boulevard. It was sold to Thomas C. Cox, Jr. and operated there until after World War II, when it moved to the southeast corner of Hollywood and 24th Avenue as the business section expanded westward (TenEick 1989:192). The Mr. Greek restaurant now does business in #1924, and Pick-A-Dilly antiques doe business upstairs, in #1924A. This two-story masonry structure has an Art Deco facade, and no longer possesses any of its 1920s fabric. The storefront does not maintain an historic appearance, having a deeply recessed entry, behind a large outdoor dining area. The second story has two flat, fluted, one-bay wide pavilions protruding from the surface of the buildings, with crested parapets at their tops. Each has a large fixed-pane window, which replaces the historic windows. The facade is stuccoed and scored to resemble masonry blocks. The building is pink, with green and white trim, and green awnings.

1926 Hollywood Boulevard (8BD555): This structure was the Morse Arcade. The city directories list Casey and Landefeld Attorneys at Law at this address. Charles H. Landefeld, Jr., one of the partners, was instrumental in the incorporation of the city of Hollywood and served as Hollywood city commissioner and city attorney (TenEick 1989:197). This address was also home to the

Hollywood Board of Realtors for many years (Shepard 1981). This building is now known as the Hollywood Arcade. Three stories high, this building now possesses a 1960s Formalist exterior, with none of its original 1920s fabric remaining. The one-story entry has three barrel vaults, and is flanked by non historic display cases. The stuccoed facade has sixteen full-height decorative arches on it surface. This building no longer possesses any historic character, either inside or out.

1927 Hollywood Boulevard (8BD556): This is the Kagey Building. In the summer of 1926, J. M. Kagey built a two unit business building at 1925-1927 Hollywood Boulevard (TenEick 1989:122). According to city directories, Michel Paint and Electric Company under the managership of W.A. Michel, was located at 1925 Hollywood Boulevard. The 1927 Hollywood Boulevard address housed the Flamingo Groves, Inc., with Floyd L. Wray as president. Also situated at the 1927 address was the Nevin Investment Company (Shepard 1981). This vernacular stuccoed masonry building possesses none of its historic 1920s fabric. The five bay storefront maintains a non historic appearance, with single pane display windows and two non historic recessed entryways. The building originally had a centrally located Moorish-arched brick entry, but this has been removed. The clerestory windows have been stuccoed over. The building is presently painted in tan and pink. It is now unoccupied.

1930, 1932 Hollywood Boulevard (8BD557): This building once was the *Hollywood News* Building. This was the location for the publication of J.W. Young's *Hollywood News* until he sold the business in 1929. The building then continued as the offices for the combined *Grower*, *Record,* and *Hollywood News* until 1931 (TenEick 1989:145-150). "Hollywood's second drug store was that of James L. Breeding started at the southwest corner of Hollywood Boulevard and Dixie Highway. It was too severely damaged in the 1926 storm to be rebuilt so the Breedings began anew in a store in the Central Arcade. In 1934, they moved to the much larger quarters of the Hollywood News Building, remodeled for the purpose and established the chain of drug stores with that as headquarters and first located stores in the Hollywood Beach Hotel and in Dania. They later added more stores in Miami, Coral Gables, Fort Lauderdale, and Homestead (TenEick 1989:192). According to city directories, the Tropical Cafe with O. Menin as proprietor was also located at this address (Shepard 1981). This one-story masonry building possesses little of its historic 1920s fabric, and appears to have been modified sometime in the mid-1940s. The storefront of the building does not maintain its historic appearance, possessing two display cases of fixed-pane windows flanking a non historic recessed entry. The signboard is stuccoed, and is capped by a cornice made from precast concrete cylinders. There is one decorative column on the western corner of the storefront, which consists of seven fluted cylindrical elements, but it does not have any stylistic relationship to the rest of the facade. The body of the building is done in white, with blue canvas awnings, and blue trim.

1934 Hollywood Boulevard (8BD558): The building was formerly the Hollywood Daily News Building. According to city directories, Edgar B. Henry Realtor with Jesse P. Willard Broker were

located at 1932-1934 Hollywood Boulevard (Shepard 1981). This two-story masonry building retains none of its historic fabric at all. The first floor does not maintain an historic appearance, consisting of fixed one pane display windows flanking a non historic entry. The facade is coated in a pebble and cement agglomerate, and it is bordered by a decorative stuccoed course. The trim color is blue.

1935 Hollywood Boulevard (8BD559): According to a city directory of 1945, this building housed Economy Cash & Carry Cleaners and Kurlander's Women's Wear (Shepard 1981). This one-story masonry building retains none of its 1920s historic fabric. This facade has Moderne elements, but it is primarily vernacular in nature. The first story maintains no historic fabric, consisting of an offset non historic entry, flanked by single-pane display cases. The signboard is of stucco, with decorative scored courses, and is topped by a cornice of precast concrete cylinders. This building has a Moderne-style cantilevered awning, as well as a non historic canvas awning. While the modifications to this building may have achieved their own historical significance, the building is far too vernacular in nature to have any individual significance.

1936-1938 Hollywood Boulevard (8BD560): This building is one of the former Bastian Buildings. "A major part of the building in Hollywood to date has been done by the Bastian Supply and Construction Company (*Hollywood Reporter, 1922)*. This includes many of the houses and all of the business and public structures. Harry S. Bastian who heads the company is an Indianapolis man with years of experience in contracting. For some time he was associated with Carl Fisher at Miami Beach. Most of the public buildings and a great majority of the private residences at the beach were built under his personal direction" (Shepard 1981).

Mrs. Minnie Milligan's restaurant was one of the first business operations located in this building in 1923. City directories of 1945 show the Griffith Jewelry Store located at 1936 Hollywood Boulevard and the Central Arcade located at 1938 Hollywood Boulevard. Ralph R. Bailey, O.A. Bingham, D.O., Dr. C. Bussey, D.D.S., Dr. A.W. Kellner, D.D.S., William C. Mather, and Dr. Maxwell Hartman had offices in the Central Arcade at this time (Shepard 1981). The building now houses the Florida Theater/Hollywood Performing Arts Center. The three bay storefront of this building does not maintain an historic appearance, having fixed single-paned display windows, flanking a recessed non historic double entrance. The facade has a stuccoed course running full-width above the stuccoed-over clerestory window. The second floor of the building has replacement jalousie windows in its stuccoed facade, and the facade is capped by an unadorned stuccoed cornice. The building is tan, with brown trim.

1940-1948 Hollywood Boulevard (8BD561-565): It was found after further research that these five site files actually referred to storefronts within one building. This building, built by Bastian Construction in 1923, was originally a one-story Mission-Style structure, but it has had most of its Mission elements stripped over time. The entire building is stuccoed. Only the Mission-Style

parapet, decorative raised geometric figures, and wall buttresses exist on the west facade, with the north facade showing a mix of styles and elements, as follows:

1940 Hollywood Boulevard (8BD561): According to city directories of 1933, the Western Union Telegraph Company, with Lula H. Carlisle as Manager, was located at this address (Shepard 1981). The mission-Style parapet on this storefront has been removed, but one wall buttress remains. The storefront has a triangular entry plan, and is presently unoccupied.

1942 Hollywood Boulevard (8BD562): According to city directories of 1933, the Hollywood Barber Shop was located at 1942 Hollywood Boulevard with D.L. Bedwell as proprietor (Shepard 1981). This storefront is non historic, but the facade retains its original cornice. Maxi's Hair Force is presently located here.

1944, 1944 1/2Hollywood Boulevard (8BD563): According to city directories of 1933, the A & P Tea Company was located at 1944 Hollywood Boulevard (Shepard 1981). The Art Deco facade on this storefront was added in c1989. The original Mission-Style parapet which was on this facade is long gone. The storefront is presently occupied by J.J Shear Jewelry at #1944, and Gerar's Sport at #1944 1/2.

1946 Hollywood Boulevard (8BD564): According to city directories of 1933, the Boulevard Pharmacy was located at 1946 Hollywood Boulevard with E.E. Dafler as proprietor (Shepard 1981). The columns flanking the non historic storefront are not original, but the facade retains its original cornice. Antique Unicorn and Donna Marie's occupy this storefront.

1948 Hollywood Boulevard (8BD565): In the summer of 1923, Samuel Black bought the corner unit of the Bastian Building, which was the second business building constructed on the Boulevard and was located at the southeast intersection of Blvd. and 20th Ave. Mr. Black opened the Hollywood Drug Company in the building and served as the pharmacist until he sold the business to Frank Yaguda in 1940 (Shepard 1981). This facade retains none of its original fabric, and has a c1940 facade applied to it. There is a recessed decorative course at the top of the facade.

Northeast Corner of Hollywood Boulevard and 20th Avenue (8BD566): This was formerly the site of the J.W. Young Company, which was demolished. Presently, Anniversary Park is located here. The park is fenced, with paved walks, park benches, and children's playground equipment. There is a raised stage area on the park's east side, along with a nature mural, which is painted on the west outside wall of 1939 Hollywood Boulevard. The park does not contain any references to the historic building once located on the site and is therefore not to be considered as a contributing property.

2001 Hollywood Boulevard (8BD567): This is the former First Hollywood Bank. The Hollywood State Bank opened in February 1924, at the northwest corner of Hollywood Boulevard and Second Avenue (now 22nd. Ave.). "Occupying a prominent corner in the heart of the business district, the bank is a symbol of commercial integrity and financial strength of the young city. It is a clearing house for business transactions and stands as a milestone in Hollywood's march to metropolitan

standards. It is built of concrete blocks with a white stucco finish and gold letters above its massive doors. The building follows pleasing lines of simplicity in its architectural arrangements. The furnishings are the best that money can buy. J.W. Young, president of the Hollywood Company, serves as bank president. F.O. Van Deren, bank vice president, is also secretary and treasurer of the Hollywood organization. D.C. Nevin, who serves as vice president and general counsel of the Hollywood Company, is the bank's secretary. E.K. Bowie, a banker from Louisville, Kentucky, is cashier and treasurer. Philip Meekin is teller" (Shepard 1981).

"Face Lifting Under Way at First National Bank as Work Starts on Big Job of Modernizing Building: A towering scaffold in front of the First National Bank of Hollywood building on Hollywood Boulevard went into place this week as workmen began extensive alterations to both the exterior and interior of the structure. The huge round pillars soon will be squared off as will the rounded archway. The entire exterior will be modernized and an overhang erected for first floor stores fronting the Boulevard. The first of the establishments whose offices will be renovated in the interior is the First National Travel Service; other stores and upstairs offices will undergo vast changes too along with the interior of the bank, according to R.E. Dilg, Executive Vice President" (*Hollywood Herald*, September 30, 1949).

This bank building has gone through at least four architectural phases in its life. Originally it was a one-story structure, which was then expanded into a large Neo-Classical block, with somewhat Egyptian Revival massing. The building was covered with a very Miesian International-Style facade in the c1949, and an attempt was made to restore the building to its original appearance in 1990. The building retains none of its historic fabric and only vaguely resembles its historic appearance. All of the windows are replacements, with the windows on the first floor being large sliding glass doors, with fan light over them. The entire building is surfaced in a spray-on type, styrofoam based covering (which usually goes by the brand name of 'Dryvit'); even the decorative elements are formed from this material. This building retains none of its historical or architectural significance. Sun Bank presently occupies this building.

NOTE: The following two buildings were demolished about 1990, but their histories are included here for continuity:

2013, 2015 Hollywood Boulevard (8BD568): The former Hollywood Maid Bakery and Lunch, and the former Norfleet Plumbing Co., Inc. According to city directories of 1933, the Hollywood Maid Bakery and Lunch was located at 2013 Hollywood Boulevard with R.H. Niecke as proprietor. This directory also showed the Norfleet Plumbing Company, Inc. as being located at 2015 Hollywood Boulevard. In 1939, the *Hollywood Herald* ran an advertisement for May's, which was an appliance store located at 2015 Hollywood Boulevard. This building was demolished, and was replaced with parking for the Sun Bank at 2001 Hollywood Boulevard.

2017 Hollywood Boulevard (8BD569): This was formerly the Hollywood Hardware Company. According to a 1933 city directory, the Hollywood Hardware Company was located at 2017 Hollywood Boulevard with J.E. Jones as proprietor (Shepard 1981). This building was demolished, and was replaced with parking for the Sun Bank at 2001 Hollywood Boulevard.

2019-2025 Hollywood Boulevard (8BD570): This was once the Kriekhaus Building. "New Boulevard Business Building: A stucco and tile building is now being erected by W.C. Kriekhaus on Hollywood Boulevard west of the bank. The structure covers a frontage of one hundred feet with a depth of seventy feet and will have five store rooms when completed May 20th, at a cost of $15,000. The Snead Brothers are the contractors. The building will have a 10-foot roofed-over arcade with native rock porches fronting the 14-foot sidewalk. The native rock front will add an artistic touch not always found in commercial uses" (*Hollywood Reporter,* May 1, 1923).

"The Kriekhaus Building of five store units was the next structure after the Company Garage to grace the north side of Hollywood Boulevard. Constructed by W.C. Kriekhaus, it boasted a shady arched cloister extending over the sidewalk and its exterior finish was of native coral rock. All units were rented and occupied promptly on its completion by August 1923" (TenEick 1989:119).

This formerly Mission/ Spanish Eclectic building retains none of its historic decorative elements (see photograph). This one-story building presently five storefronts in it, all with a mixture of non historic fixed-pane display windows, and non historic entryways. This now vernacular masonry building is covered in white stucco, with a stuccoed cornice. There is a full-width canvas awning. The building is occupied by Dr. Stephen Heiden, Police Security Equipment, Arthur Murray, Southern Tax Services, N.R.G. Shields, Inc., and First National Travel Services.

2024 Hollywood Boulevard (8BD571): This building was once occupied by Brown's Department Store. "First established as a branch of the Dania department store, Brown and Sokolow, this department store was subsequently called Brown's. It was operated first by Lewis Brown and later by his son Earl I. Brown" (TenEick 1989:194). This site file lists this building as being one structure, when it is really two, which are now occupied by one business, Sultan's Fabric. The eastern building is a two-story structure, and the western is one-story. They have both been recently remodeled, and both share the same decorative elements. The storefronts are non historic, with fixed-pane display windows, and non historic entryways. Both buildings are stuccoed, with non historic stuccoed cornices and shocking pink awnings. These buildings retain none of their historic character.

2028 Hollywood Boulevard (8BD572): This building was the former Boulevard Tire and Accessory Company and the former White Star Cleaners. According to a 1933 city directory, the Boulevard Tire and Accessory Company was located at 2028 Hollywood Boulevard with Edward Whiteman as proprietor (Shepard 1981). The White Star Cleaners was also located at this address with Odell

Gaines as proprietor (Shepard 1981). The directory also lists S.M. Willford, an engineer, L.C. Wilkins, a dramatist, and Edward Whiteman, proprietor of the Boulevard Tire and Accessory Company, as residing at 2028 Hollywood Boulevard (Shepard 1981). This building was completely remodeled c1987. The formerly one-story structure was expanded to the west to approximately double its width and turned into a two-story structure. The building has four bays, with non historic fixed-pane display windows and arched entryways on the first floor, and fixed round-arched windows on the second floor. The masonry awnings on the first and second floors are covered with terra cotta barrel tiles. This building retains none of its historic character. Presently, ICTV and Pam's Tropical Fish do business in this building.

2032-2050 1/2Hollywood Boulevard (8BD573): The Broward Building this building was formerly known as the Kington Building. "Transfer in ownership of Broward Building: E.O. Steele, veteran real estate broker, announces transfer in ownership of the Broward Building located at Hollywood Boulevard and 21st Avenue. The building is one of the oldest in the city having been constructed in 1924; and it is one of the best built. There are eight store rooms on the ground floor and 12 apartments on the second floor. The new owner is F.M. Ferguson of Detroit. The Broward Building was formerly owned by L.C. Wilkins. This large masonry building has a pair of two-story wings flanking a central one-story structure. The five first-floor storefronts retain none of their historic materials, consisting of a mix of fixed-pane display windows and non historic entryways. The central storefront has a triangular entry plan. All the storefronts have infilled clerestory windows. The building has been changed from its original appearance to its present Art Deco one. The original high parapets on the flanking wings were removed at that time, but were restored to the building in a c1989 renovation. The building has replacement metal single-hung sash windows, various decorative vertical and horizontal courses, with several inset panels, and heavy stuccoed window sills. The trim is finished in blue or red, and the unadorned cornice is blue. The body of the building is tan. At the center of the facade of the two wings are stairways leading up to second floor apartments. The building exterior is stuccoed.

2033-2051 Hollywood Boulevard (8BD574): This building was the former Hollywood Company Garage Building and the former Ingram Arcade. "The first building to be erected in central Hollywood was a garage to serve the Hollywood Company's trucks and other vehicles. Completed late in 1921, the 66 by 115 foot garage was located on Hollywood Boulevard at the north corner of First Avenue, now 21st Avenue. By November 1923, the original garage was outgrown and it was sold when a new and larger garage for company vehicles was constructed at the corner of Johnson St. and the present 20th Avenue. It was operated at full capacity until the burst of the land boom in the spring of 1926 followed by the hurricane" (TenEick 1989:60-61). The building was remodeled in 1923 as the Ingram Arcade (TenEick 1989:68). This originally Mission-Style masonry building still retains many of its original elements, including its Mission parapets, and heavy columns. Originally a garage, this building outwardly resembles its 1924 form, when it was converted to an arcade. The orientation of its entrance has changed from the west facade to the south, with the five stores now

all facing southward, and covering the full length of the building in their depth. There is a small half-upper-story on the north side of the building. The storefronts consist of a mix of fixed-pane display windows and non historic entryways. The storefront listed on the 1981 site file as #2033 Hollywood Boulevard is actually a separate building, and is not part of the Hollywood Company Garage Building. A masonry building, #2033 was constructed in the late 1920s to early 1930s. This structure does not appear in the early historic photographs of the block; it actually does not appear until much later photographs.. This building is stuccoed, with dentils under the cornice on the west side, and jalousie windows. The garage building is stuccoed, painted light blue with white trim, and has blue and white awnings.

Additional Historic Properties within the Hollywood Boulevard Commercial District

JR/PA ID	Street Address	Date	Style
CD01A	1902 Hollywood Boulevard	c1930-1945	Commercial Vernacular
CD02A	1903 Hollywood Boulevard	c1930-1945	Commercial Vernacular
CD03A	1904A, 1904B Hollywood Blvd.	c1930-1945	Commercial Vernacular
CD04A	1909 Hollywood Boulevard	c1930-1945	Commercial Vernacular
CD05A	1915 Hollywood Boulevard	c1930-1945	Commercial Vernacular
CD06A	1923 Hollywood Boulevard	c1930-1945	Commercial Vernacular
CD07A	1929 Hollywood Boulevard	c1930-1945	Commercial Vernacular
CD08A	2008 Hollywood Boulevard	c1930-1945	Commercial Vernacular
CD09A	2010 Hollywood Boulevard	c1930-1945	Commercial Vernacular
CD10A	2033 Hollywood Boulevard	c1930-1945	Commercial Vernacular

8. Statement of Significance

Applicable National Register Criteria
(Mark "x" in one or more boxes for the criteria qualifying the property for National Register listing.)

- [X] **A** Property is associated with events that have made a significant contribution to the broad patterns of our history.
- [ ] **B** Property is associated with the lives of persons significant in our past.
- [ ] **C** Property embodies the distinctive characteristics of a type, period, or method of construction or represents the work of a master, or possesses high artistic values, or represents a significant and distinguishable entity whose components lack individual distinction.
- [ ] **D** Property has yielded, or is likely to yield, information important in prehistory or history.

Criteria Considerations
(Mark "x" in all the boxes that apply.)

Property is:

- [ ] **A** owned by a religious institution or used for religious purposes.
- [ ] **B** removed from its original location.
- [ ] **C** a birthplace or grave.
- [ ] **D** a cemetery.
- [ ] **E** a reconstructed building, object, or structure.
- [ ] **F** a commemorative property.
- [ ] **G** less than 50 years of age or achieved significance within the past 50 years.

Areas of Significance
(Enter categories from instructions)

COMMUNITY PLANNING AND DEVELOPMENT

Period of Significance

1921-1935

Significant Dates

1921

Significant Person
(Complete if Criterion B is marked above)

N/A

Cultural Affiliation

N/A

Architect/Builder

N/A

Narrative Statement of Significance
(Explain the significance of the property on one or more continuation sheets.)

9. Major Bibliographical References

Bibliography
(Cite the books, articles, and other sources used in preparing this form on one or more continuation sheets.)

Previous documentation on file (NPS):

- [ ] preliminary determination of individual listing (36 CFR 67) has been requested
- [ ] previously listed in the National Register
- [ ] previously determined eligible by the National Register
- [ ] designated a National Historic Landmark
- [ ] recorded by Historic American Buildings Survey # _____
- [ ] recorded by Historic American Engineering Record # _____

Primary location of additional data:

- [ ] State Historic Preservation Office
- [ ] Other State agency
- [ ] Federal agency
- [ ] Local government
- [ ] University
- [ ] Other

Name of repository:

_____

STATEMENT OF SIGNIFICANCE

SUMMARY

The proposed Hollywood Boulevard Commercial District was developed primarily from the early 1920s to the mid-1930s. The district features Commercial Vernacular Style buildings typical of those found along the Main Streets of many Florida towns developed during the Boom Period. Most of the buildings are in good condition with several in excellent condition. All have been altered from their original appearance. The buildings in the district are notable as they date from the earliest construction period of Hollywood. The district's eligibility for the **National Register of Historic Places** is evaluated under Criterion A. Under Criterion A, the Hollywood Boulevard Commercial District represents community planning during Florida's boom years of 1924 and 1925, as it dates from the earliest construction period of a planned town. The buildings in the district, however, retain very little of their historic fabric. The extensive alterations to these structures lessen their significance. Despite the district's role in the development of Hollywood as a community, the Hollywood Boulevard Commercial District is not eligible for listing on the **National Register of Historic Places** due to its extensive alterations.

HISTORIC SIGNIFICANCE

Joseph Wesley Young and Community Planning and Development

The City of Hollywood, Florida, was created by Joseph Wesley Young, an entrepreneur who had been involved in real estate development in other states prior to his arrival in Florida. The plan of the city of Indianapolis, Indiana, was to become the pattern for Young's new town in Florida. Alexander Ralston, who was the assistant city planner of Washington, D.C., designed the town plan for Indianapolis in 1821. This plan consisted of a formalized geometry of major boulevards and avenues set in a rectangular grid pattern intersected by four major streets running on the diagonals. In the center of the plan, Ralston designed a circular park surrounded by a broad circular street, referred to as a "rotary." Ralston's design was based on the 1792 plan for the city of Washington by the designer L'Enfant (Shepard Associates 1981:II-123).

In 1921 Joseph Wesley Young adapted this formalized tradition of city planning, which had its roots in renaissance and baroque designs, for his plan of the City of Hollywood (Federal Writers' Project 1984:320-322). He used a regular grid street plan with the open spaces of rotaries located along the main east-west boulevard. At the eastern end of this main boulevard, next to the Atlantic Ocean, Young planned the Hollywood Beach Hotel. At the first rotary located west of the ocean, the east-west boulevard intersected a major north-south road, known as the Federal Highway. At this intersection, Young planned a recreational park now known as Young Circle (see map entitled "Hollywood Original Plan").

More of Young's plans for his new town included the second and third rotaries, residential areas, a City Hall, hotels, and a municipal building and zoning system. With the zoning system, Young designated certain areas for commercial or residential use, and restrictions were placed on the type and cost of construction accordingly. Plats of land were set aside for churches, parks, municipal buildings and schools, thus creating a planned network of amenities in place for community growth (Shepard Associates 1981:II-126).

ARCHITECTURAL CONTEXT

Commercial Vernacular Style on Main Street

The term "Commercial Vernacular style" is somewhat of a misnomer as "vernacular" implies a lack of style. Vernacular buildings are the work of craftsmen who follow local traditions rather than the latest building fashions, whereas high-style buildings are the work of trained designers (Rifkind 1980:viii). Commercial Vernacular structures share many tenets with their high-style cousin, the Commercial Style. The first use of the term Commercial Style appeared in Chicago in 1891 with a description of the birth of the style being due to the requirements of commerce and the business principles of real estate owners. Commercial Style buildings are often of five to sixteen stories and feature flat fronts, with occasional slight central projections, flat roofs and level skylines. The facades derive their character from the fenestration, which is often regular, and ornamentation is either moderate or non-existent. Windows, which are the primary feature of the style, are usually rectangular, very large, and variously divided. The walls of commercial style buildings have a skeletal appearance as the total area of glass normally exceeds that of the other structural or facing material (Whiffen 1992:183-185).

Commercial Vernacular structures tend to be simple and largely unornamented, with any decoration limited usually to string courses, window and door lintels and cornices. Windows tend to be very large, rectangular with fixed plate glass, regularly placed and dominant on their facades. Where there is more than one floor, openings are aligned from floor to floor for structural purposes. The most notable departures from the high-style commercial structures are that Commercial Vernacular buildings are typically only one or two stories, are of much smaller scale and are usually constructed out of readily-available materials.

The Commercial Vernacular Style building is a typical feature along Main Street, a generic term long used to identify the principal corridor of small cities and towns throughout the United States. "The concept of Main Street stems from the emergence of distinct functional zones in the development of communities during the 19th and first half of the 20th centuries (Longstreth 1985:116-119)." Many of these communities were planned and built according to a predetermined street layout which usually took the form of an orthogonal grid and resulted in equal-sized blocks. At first, Main Street structures were rarely deeper than they were wide. But by the close of the nineteenth century, the

commercial block was to achieve its fullest expression with the combination of multiple lots to form a single architectural statement (Rifkind 1977:72-73).

Main Street provided the focus for retailing and the Commercial Vernacular building was the predominate style even for communities that became large towns or small cities by the early 20th century. "The form and scale of most commercial districts are relatively homogeneous, with buildings of one to three and seldom more than four stories abutting one another, with their street elevations defining the property's edge. More often than not, building facades adhere to one of a few basic compositional patterns that were used nationwide (Longstreth 1985:116-119)."

One rather common characteristic of Main Streets is their predilection for change and renewal. The changing face of Main Street is best seen in its commercial structures, as they are more numerous than public buildings and generally have a shorter life span (Rifkind 1977:65). Also, as these structures are most often of the Commercial Vernacular Style, their somewhat generic nature lends itself more easily to the changing needs of a community. These new activities become expressed not only internally, but on the buildings' facades as well through signs and symbols. The corner drugstore gives way to a new department store; a small diner expands into a larger cafeteria; the barber shop is replaced by a bookstore: the very nature of commerce is change.

SUMMARY OF ALTERATIONS

All of the buildings in the proposed Hollywood Commercial District have undergone alterations and changes with time. By the mid-1930s, none of the buildings retained their original appearance as seen in the historic photographs from the early to mid-1920s. The changing taste in architectural fashion and the desire to present a current appearance became evident in the buildings' facades. For example, Art Deco ornamentation was added to buildings which had exhibited earlier Mission Style elements (see photographs of former Bastian Building; Historic Photograph Four, and Photographs Twelve thru Sixteen). Also, buildings which had no earlier ornamentation now received decorative elements. Two buildings originally clad in native coral rock had their exterior fabric removed and are now surfaced in stucco (see photographs of former Kriekhaus Building; Historic Photograph Seven, and Photograph Twenty-two; and photographs of the former Kington Building; Historic Photograph Eight, and Photograph Twenty-five).

As evidenced by the photographs from the 1981 architectural survey (Shepard Associates 1981), these buildings had undergone further alterations over the years. In 1984 the Downtown Hollywood Commercial Renovation Program was established by Downtown Hollywood Center, Inc. and the Hollywood Community Redevelopment Avency (CRA). The goal of the program was to upgrade the appearance and physical quality of the Downtown commercial area and create an atmosphere conducive to pedestrian oriented commercial activities. In September 1988, the Hollywood City Commission adopted Revised CCB-3(Retail Core) zoning and required all existing nonconforming

buildings to fully comply with the storefront design aspect of the zoning requirements by December 1, 1990. The 1930s era was the period chosen and all renovations were to reflect the architectural styles of this era.

Thus, the present look of the Hollywood Boulevard Commercial District reflects a return to the buildings' 1930s appearance, rather than their original 1920s facades. In summation, even though many of the original structures from the earliest construction period of the Hollywood Boulevard Commercial District still exist, their integrity and setting have been greatly compromised due to extensive alterations. Thus, the Hollywood Boulevard Commercial District is not eligible for the **National Register of Historic Places.**

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Hollywood Blvd. Commercial District
Name of Property

Broward County, Florida
County and State

10. Geographical Data

Acreage of Property _____

UTM References
(Place additional UTM references on a continuation sheet.)

	Zone	Easting	Northing
1			
2			
3			
4			

☒ See continuation sheet

Verbal Boundary Description
(Describe the boundaries of the property on a continuation sheet.)

Boundary Justification
(Explain why the boundaries were selected on a continuation sheet.)

11. Form Prepared By

name/title Alma P. Hubbard & Mark Leon, Architectural Historians

organization Janus Research/Piper Archaeology date October 11, 1993

street & number Post Office Box 919 telephone (813)821-7600

city or town St. Petersburg state FL zip code 33731

Additional Documentation

Submit the following items with the completed form:

Continuation Sheets

Maps

A **USGS map** (7.5 or 15 minute series) indicating the property's location.

A **Sketch map** for historic districts and properties having large acreage or numerous resources.

Photographs

Representative **black and white photographs** of the property.

Additional items
(Check with the SHPO or FPO for any additional items)

Property Owner

(Complete this item at the request of SHPO or FPO.)

name _____

street & number _____ telephone _____

city or town _____ state _____ zip code _____

Paperwork Reduction Act Statement: This information is being collected for applications to the National Register of Historic Places to nominate properties for listing or determine eligibility for listing, to list properties, and to amend existing listings. Response to this request is required to obtain a benefit in accordance with the National Historic Preservation Act, as amended (16 U.S.C. 470 *et seq.*).

Estimated Burden Statement: Public reporting burden for this form is estimated to average 18.1 hours per response including time for reviewing instructions, gathering and maintaining data, and completing and reviewing the form. Direct comments regarding this burden estimate or any aspect of this form to the Chief, Administrative Services Division, National Park Service, P.O. Box 37127, Washington, DC 20013-7127; and the Office o Management and Budget, Paperwork Reductions Projects (1024-0018), Washington, DC 20503.

UTM REFERENCES

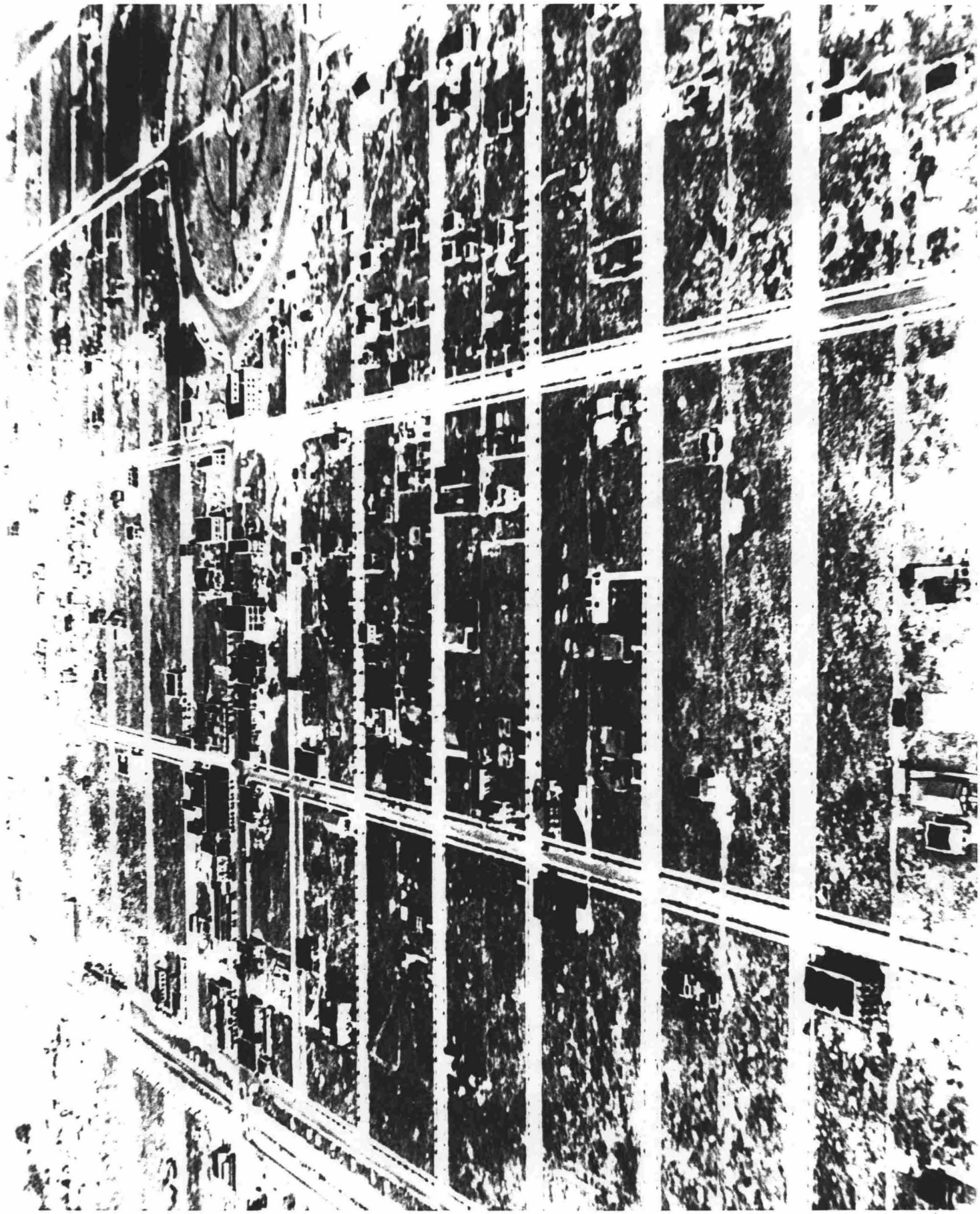
Zone: 17
Easting: 585180-585520
Northing: 2876945-2877080

VERBAL BOUNDARY DESCRIPTION

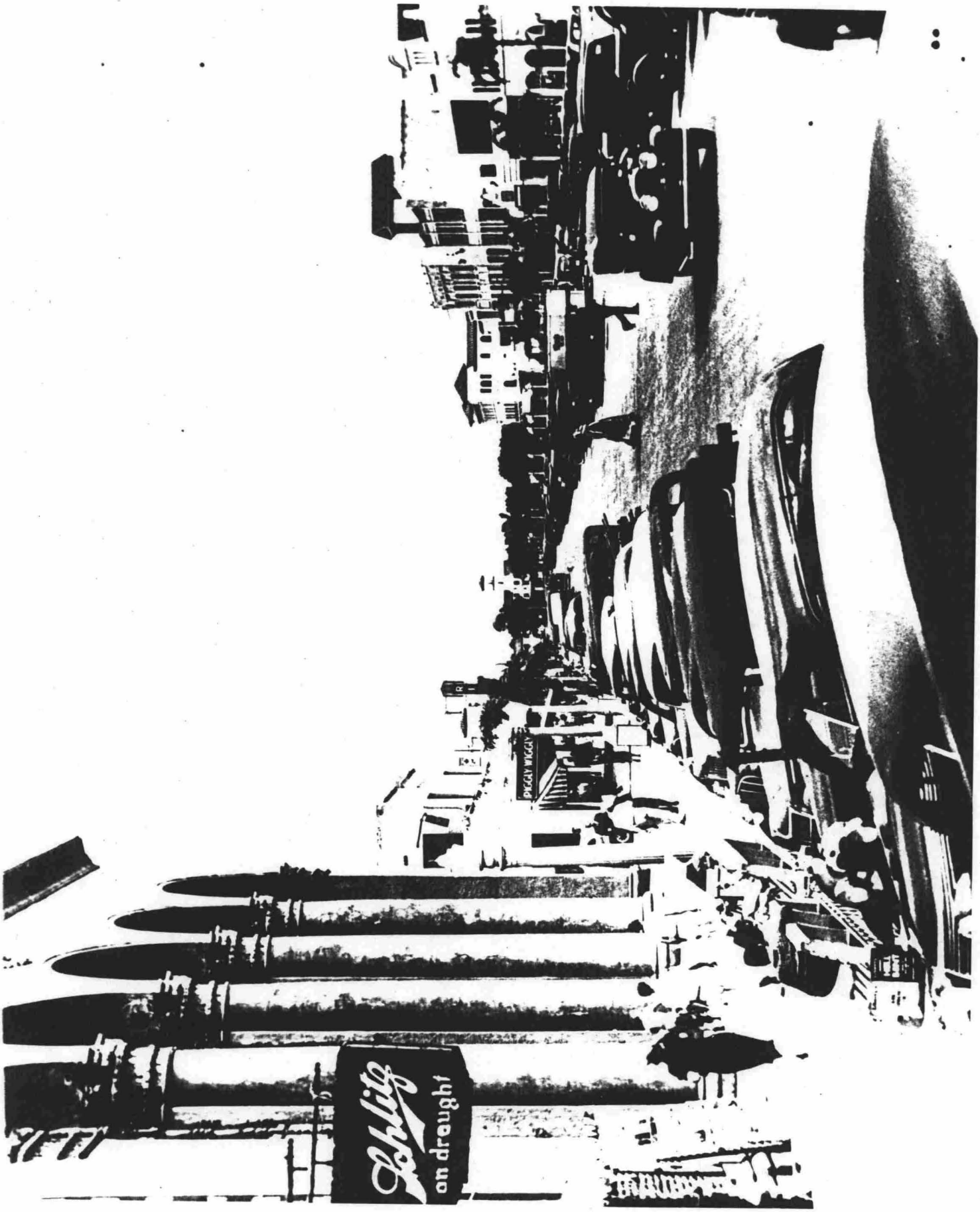
The boundary of the proposed Hollywood Boulevard Commercial District and its environs is shown on the accompanying map entitled "Hollywood Boulevard Commercial District Site Map". The proposed district occupies a two-block area in downtown Hollywood and includes those buildings which face onto the boulevard.

BOUNDARY JUSTIFICATION

This boundary encompasses those buildings, sites and landscape features that are most closely associated with the historic commercial usage of the proposed Hollywood Boulevard Commercial District.



HISTORIC PHOTOGRAPH ONE
Hollywood Boulevard Commercial District
Hollywood Boulevard, Hollywood, Florida

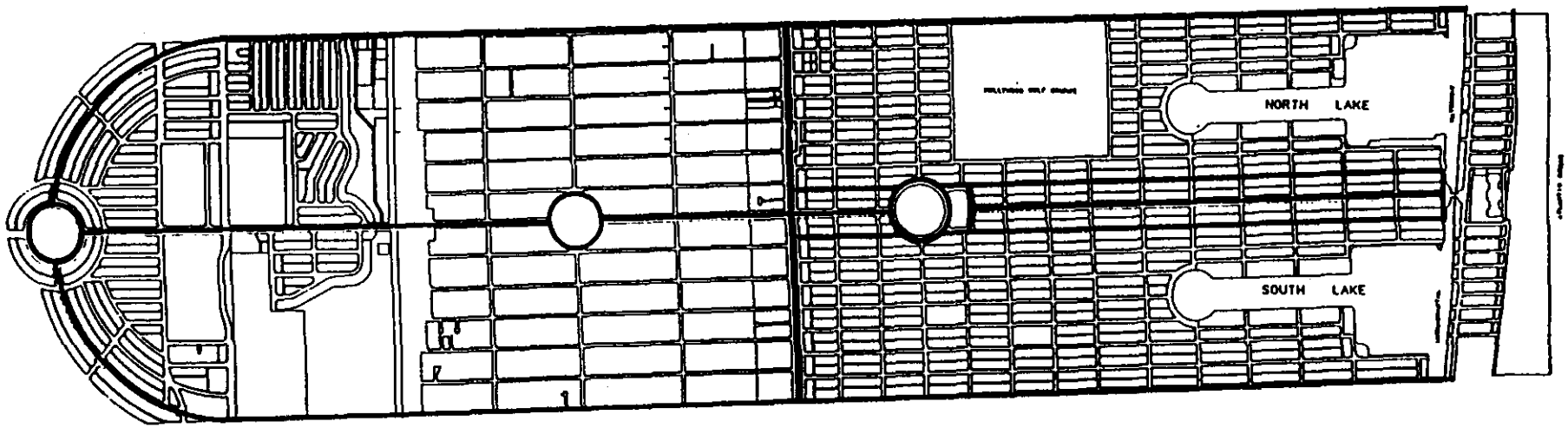


HISTORIC PHOTOGRAPH TWO
Hollywood Boulevard Commercial District
Hollywood Boulevard, Hollywood, Florida

Hollywood Boulevard Commercial District
Hollywood Boulevard, Hollywood, FL



HISTORIC PHOTOGRAPH THREE



NORTH

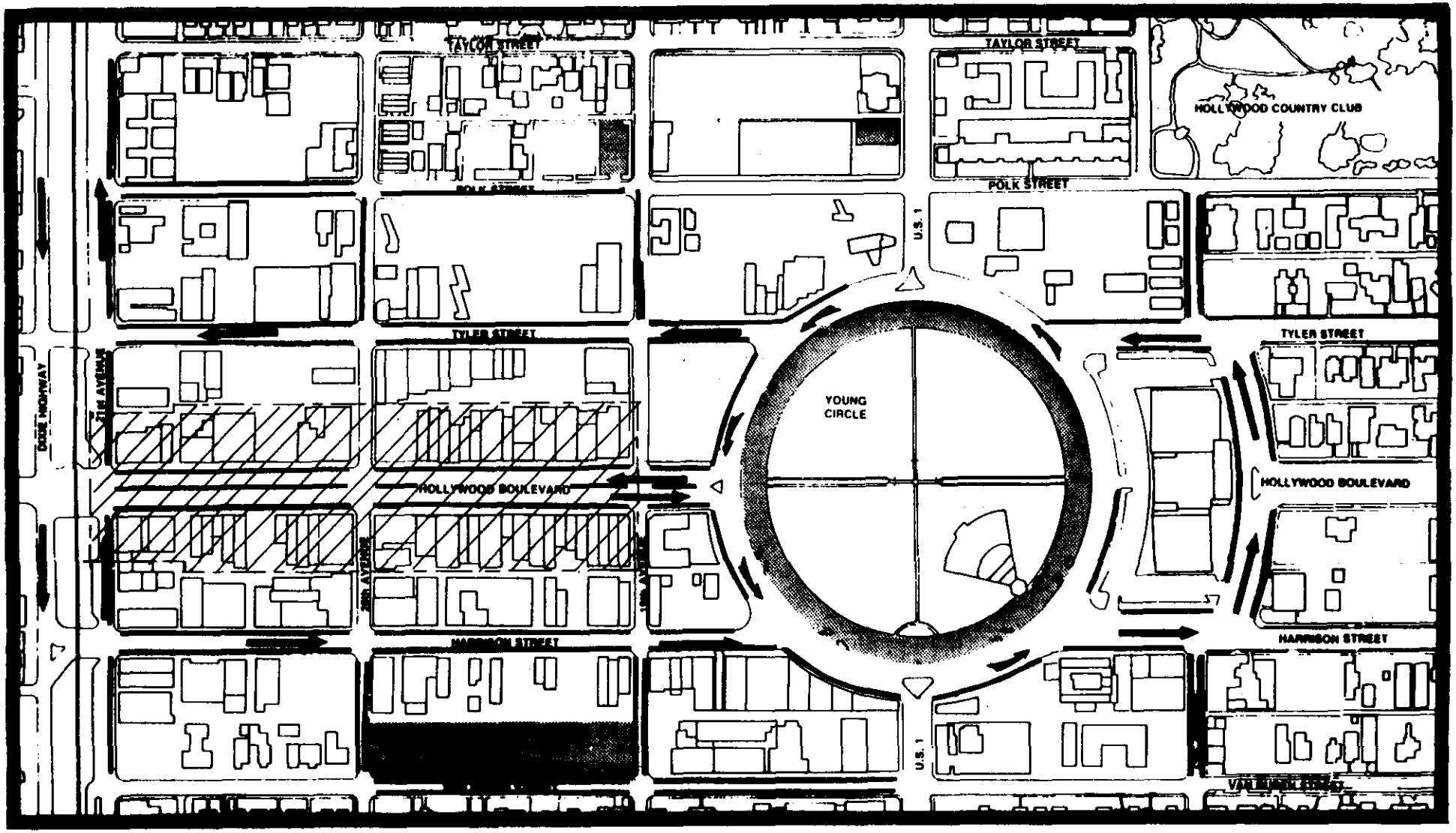
0 500 1000

SCALE IN FEET

This map has been financed in part with historic preservation grant assistance provided by the Bureau of Historic Preservation, Florida Department of State, assisted by the Historic Preservation Advisory Council.

PREPARED BY THE GROWTH MANAGEMENT DEPARTMENT – GRAPHICS SECTION 11/5/91

Hollywood Original Plan



Base map prepared by the Growth Management Department - Graphics Section - City of Hollywood

N

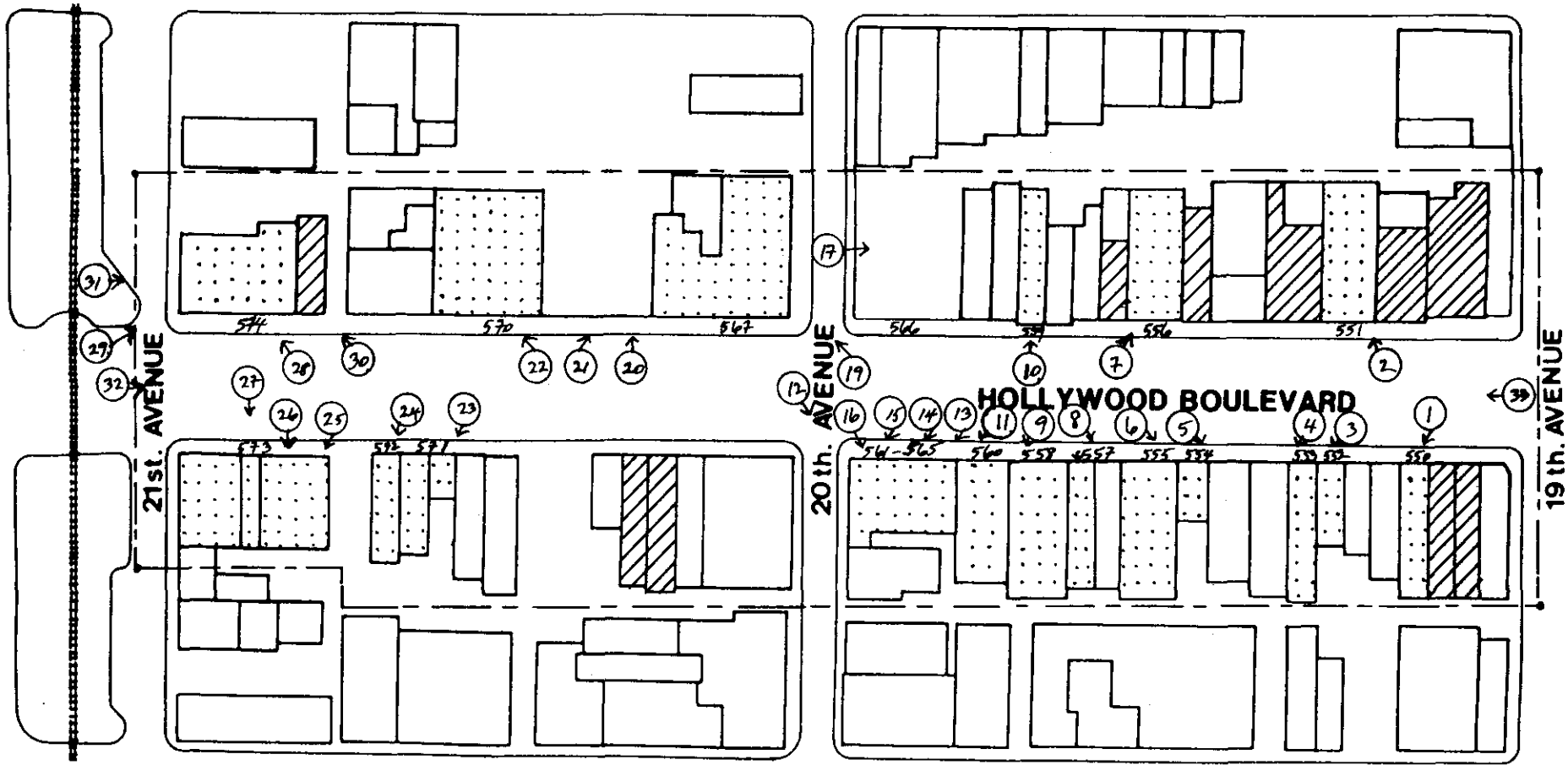
Hollywood Boulevard Commercial District

Not to Scale

DOWNTOWN HOLLYWOOD

Site Map

Base map prepared by the Growth Management Department – Graphics Section – City of Hollywood

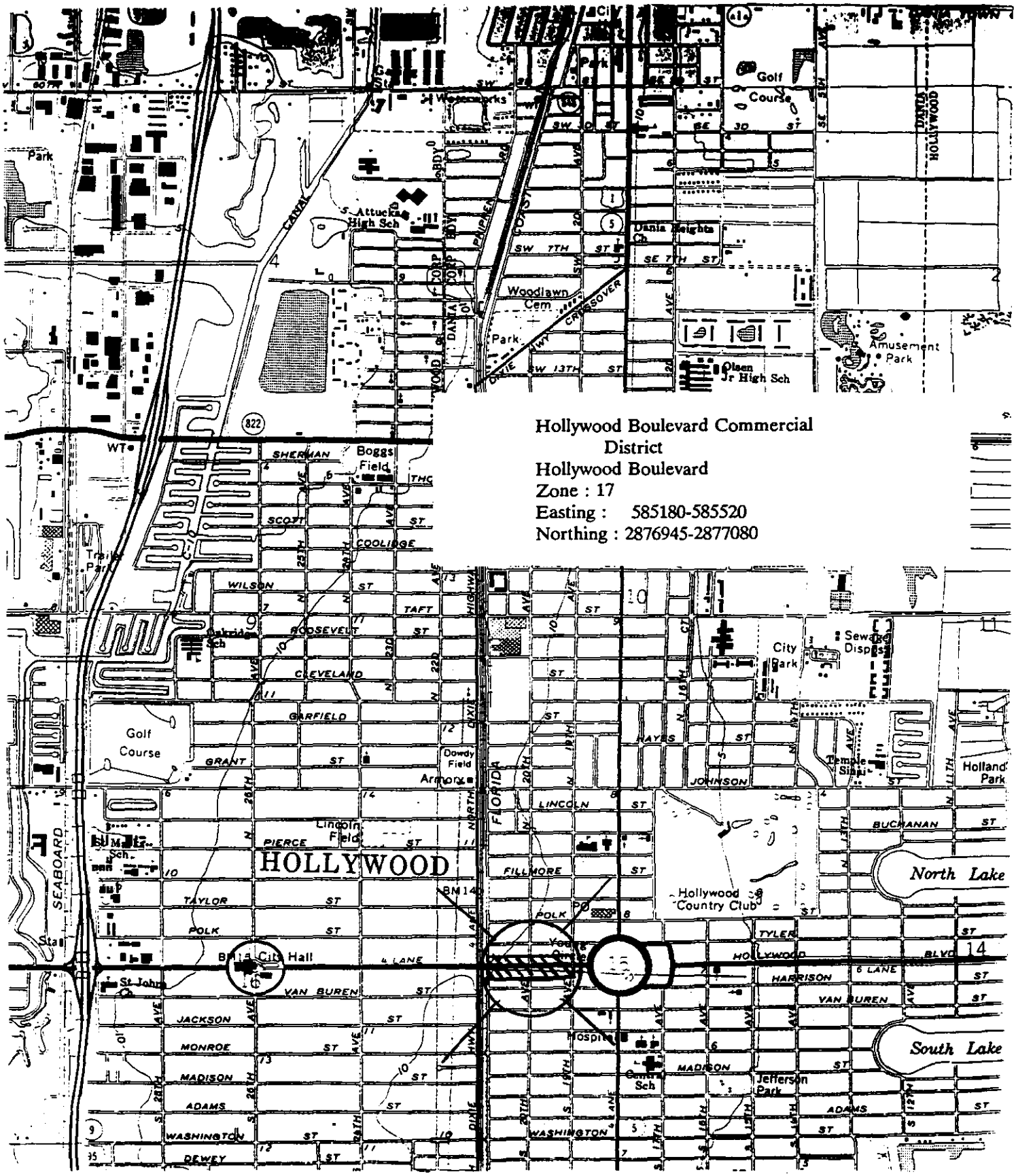


LEGEND:

- Constructed 1921-1930 (Potentially Contributing Building) 8BD550-565; 567; 570-574
- Constructed 1930-1945 (Potentially Contributing Building)
- Constructed after 1945 (Noncontributing Building)
- Proposed District Boundary

Note: The number encircled represents the number of the photograph; the arrow indicates the direction of view.

Hollywood Boulevard Commercial District
Site Map



USGS Fort Lauderdale South, Fla Quadrangle
1962 (PR 1983)
7.5 Minute Series
1:24,000 Scale

United States Department of the Interior
National Park Service

National Register of Historic Places Registration Form

Adapted for the
PROPOSAL
of Properties in Florida for Nomination to the National Register of Historic Places

Grayed Areas for Use by Staff

1. Name of Property

historic name Hollywood Boulevard Historic Business District

other names _____ FMSF Number

2. Location

street & number Please see continuation sheet _____ ☐ not for publication

city or town Hollywood ☐ vicinity

state FLORIDA code FL county Broward code _____ zip code 33022

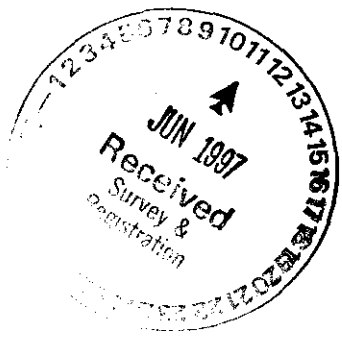
3. Owner Awareness Statement

As the owner, or official representative of the owner, of the property identified above, I am aware of this proposal for its nomination for listing in the National Register of Historic Places. I have been advised of the procedures for review of the proposal by the State Historic Preservation Office and the Florida National Register Review Board, and for the formal nomination of the property at the discretion of the State Historic Preservation Officer. I understand that I will be notified of the date and place of the public meeting at which the proposal will be considered by the Florida National Register Review Board, and that I will be given an opportunity to submit written comments and to appear in person in support of or opposition to the nomination of the property. At this time I ____ support ____ oppose ____ reserve opinion on this proposal.

_____

Signature of property owner or representative Date

4. Legal Description of Property (according to county property appraiser's office)



Attach continuation sheet if necessary

Hollywood Boulevard Historic Business District | Broward County, FL

Name of property | County and State

5. Classification

Ownership of Property (Check as many boxes as apply)

- [X] private
- [ ] public-local
- [ ] public-State
- [ ] public-Federal

Category of Property (Check only one box)

- [ ] building(s)
- [X] district
- [ ] site
- [ ] structure
- [ ] object

Number of Resources within Property (Do not include previously listed resources in the count.)

	Contributing	Noncontributing	
	33	15	building(s)
	3	1	sites
			structures
			objects
	36	16	Total

Name of related multiple property listing
(Enter "N/A" if property is not part of multiple property listing.)
N/A

Number of contributing resources previously listed in the National Register

6. Function or Use

Historic Functions

Commercial

Current Functions

Commercial

7. Description

Architectural Classification

20th Century

Mediterranean Revival, Art Deco

Masonry Vernacular

Exterior Materials

foundation Stucco

walls stucco

roof flat

other Terrazzo

Metal: Aluminum

Narrative Description

(Describe the historic and current condition of the property on one or more continuation

7. DESCRIPTION

SUMMARY

The Hollywood Boulevard Historic Business District is the core of the first commercial plat of the City of Hollywood. The six block district is located along Hollywood Boulevard between 21st Avenue and 19th Avenue. Included in the district is Young Circle Park which is east of the 19th Avenue and Hollywood Boulevard intersection. A total of thirty-six buildings and sites contribute to the district's historic period of significance (1921 through 1947). Sixteen buildings are non-contributing resources. Only those buildings which face Hollywood Boulevard are included. Young Circle Park, a contributing resource, is a ten acre open space platted in 1921 and dedicated to Joseph W. Young in 1935. The Hollywood Boulevard Business District represents a variety of early and mid-twentieth century commercial architectural styles, primarily Masonry Vernacular with Mediterranean Revival and Art Deco features and one Mediterranean Revival building. The buildings are either One-Part or Two-Part Commercial Block with the exception of the Mediterranean Revival style Great Southern Hotel.

SETTING

The early 1920s was the time of growth and development for the City of Hollywood. Established communities such as the Town of Palm Beach and Miami were filled with lush tropical foliage. The newly established Hollywood was "glaring white sand and only a few buildings - all very new - to break the flatness."[1] Developer Joseph W. Young stripped the land of all vegetation to insure that the new community followed his specific design.[2] At the center of Young's development was Hollywood Boulevard. The Boulevard was described as "the widest paved street in Florida...ninety-two feet between curbings, with fourteen-foot sidewalks."[3]

Prior to Young's involvement in Hollywood the area was described as a flat, soggy wilderness. South Florida's New River extended close to present day Hollywood Boulevard. The first scientific survey of the area was conducted by William Gerard DeBrahm for England's George III in 1765.[4] Seminole Indians inhabited an area west of the river. Conflicts between troops from the United States army and the Seminoles

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[1]Virginia Elliot TenEick. A History of Hollywood, Florida. Port Salerno, FL p. 39.

[2]Allison Finn, "Young House Is Filled With History" Miami Herald undated.

[3]"Hollywood Boulevard" The Hollywood Reporter, Vol. 1 No. 3. N.D.

[4]Marlyn Kemper, Hollywood in Perspective, Broward County Comprehensive Survey, Phase I. 1981. reprint Broward Legacy summer/fall 1987. p. 3.

were recorded as early as 1840. Military operations in the area continued for decades. Soldiers and naturalists published numerous descriptions of the area.[5]

In the early 1900s east Florida land increased in value as the cultivation of farm land expanded from previously settled areas of Fort Lauderdale, Dania, Pompano and Hallandale. The expansion of the Florida East Coast Railway in 1896 from West Palm Beach to Miami made transportation of farm produce from South Florida to northern markets more convenient. Farmers from Hallandale and Dania expanded their productivity when they began cultivating beans, squash, cabbage, tomatoes, mangoes and pineapples in the area which is now Hollywood. Some of these early farmers also raised livestock.

By January 1920 Joseph W. Young arrived in South Florida to determine the possibility of land development in Miami. His previous successes included developments in Long Beach, California; Globe and Phoenix, Arizona and Indianapolis, Indiana. After a year of investigation Young began to purchase land from Stephen M. Alsobrook, a local farmer. The square mile tract purchased from Alsobrook became the center of Young's "dream city." Young eventually controlled three square miles which included a mile of ocean front property.[6]

Young's determination to use the scientific methods associated with the City Beautiful Movement resulted in the detailed planning of a community complete with broad boulevards, commercial districts, parks, residential neighborhoods and resorts. Advertisements for Hollywood labeled Hollywood Boulevard as "Florida's...Most Magnificent "White Way"...With such a Boulevard it is bound to make a great city."[7] The Boulevard originally extended from the Florida East Coast railway tracks adjacent to Dixie Highway east approximately one mile, ending two blocks east of the first of Hollywood's three circular parks. The street was graded and filled with a bed of Ojus rock. Streetside parking accommodated 500 cars.[8] Fourteen foot sidewalks and curbs lined the streets. Ornamental light posts every forty feet provided brilliant night lighting.[9] Plans were made to extend the Boulevard an additional mile east over the Inland Waterway (today's Intracoastal Waterway) by a steel bridge and terminating at the Atlantic Ocean.

Hollywood Boulevard's central location was ideal as the core of Young's commercial district. The first lot staked out in Hollywood was for the community's first commercial

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[5]Ibid.

[6]Ibid

[7]"The Main Street of Hollywood," Miami Herald, 17 January 1923. p.2A.

[8]Ibid.

[9]"Hollywood Boulevard," Hollywood Reporter, April 1922, p. 4.

building, a municipal garage and administration office on 3rd Avenue (now 21st Avenue) and the Boulevard. Within five years Hollywood had 252 businesses. The population of five families in 1921 exploded into 18,000 people within this five year period.[10] To accommodate this activity the Florida East Coast railway opened a sprawling Mediterranean Revival style station on the intersection of Dixie Highway and Hollywood Boulevard in 1924. Joseph W. Young's "dream city" was becoming a reality.

PRESENT APPEARANCE

The buildings of the district are located on portions of six blocks that face Hollywood Boulevard; three blocks on the north side of the boulevard and three blocks on the south side of the boulevard. Those blocks are situated from 21st Avenue to Young Circle Park which is located east of 19th Avenue. Buildings within this area were primarily constructed in the 1920s through the 1940s. The boundaries closely resemble the area designated by Joseph W. Young as the core of Hollywood's commercial district. Fifty-two resources, forty-eight buildings, one park and three sites are included within the district, with a contributing to non-contributing ratio of 36:16. While the history of five buildings is highly significant to the district major facade alterations necessitate their placement as non-contributing resources.

Most of the buildings within the district are masonry vernacular commercial designs that were common throughout South Florida during this time period. One-part and two-part commercial block is used extensively. Decorative details vary from the most widely used Art Deco and Mediterranean Revival to a single Colonial Revival feature. The Mediterranean Revival building, the Great Southern Hotel, is the only building in need of restoration.

The Hollywood Boulevard Historic Business District has retained building setbacks, recessed openings, extensive use of terrazzo, etched logos, original roof lines, center parking, street-side parking, curbing, extensive lighting and mature landscaping. The pedestrian-friendly district presents visual harmony along the entire boulevard.

ALTERATIONS

The majority of the buildings in the district have received alterations throughout the years. Building permits indicate these alterations included; interior remodeling, wood and stucco replacement, electrical work, the installation of replacement windows, doors and new roofs, repairing stucco and adding new awnings. The buildings are in good condition. Despite these alterations, the original character, massing and setbacks of most buildings have been maintained. The intent of the original design is visible and the significance of the historic built environment is evident.

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[10]Kemper. p. 13

NON-CONTRIBUTING RESOURCES

The non-contributing buildings include new construction and those buildings which no longer retain any historic architectural integrity. Sixteen buildings are classified as non-contributing resources. Of these sixteen buildings five buildings played significant roles in Hollywood's early commercial development; 1925 Hollywood Boulevard (Kagey Building), 1926 Hollywood Boulevard (Morse Arcade), 2001 Hollywood Boulevard (First Hollywood Bank), 2019-2025 Hollywood Boulevard (Kriekhaus Building) and 2000-2004 Hollywood Boulevard (Young Company Administration Building). While these buildings are recognized by the community as important elements of Hollywood's history, extensive changes to the facades prevent inclusion as contributing resources. Anniversary Park, open green area located on the northeast corner of 20th Avenue and Hollywood Boulevard, was the site of another Young building that has been demolished.

HOLLYWOOD BOULEVARD HISTORIC BUSINESS DISTRICT

CONTRIBUTING RESOURCES

ADDRESS	DATE	STYLE
Young Circle Park	1923	park
oolitic limestone restroom	c1930	
pedestal/sundial	1927	
Hollywood Boulevard		
1858	1924	Mediterranean Revival
1900	pre1940	Masonry Vernacular
1902	pre1940	Masonry Vernacular One-Part Commercial
1903-1905	pre1940	Masonry Vernacular Streamlined Two-Part Commercial
1904 A & B	pre1940	Masonry Vernacular One-Part Commercial
1906	c1926	Masonry Vernacular
1907-1909	1938	Masonry Vernacular
1910	pre1940	Masonry Vernacular One-Part Commercial
1911-1913	1926	Masonry Vernacular Two-Part Commercial
1912	c1926	Masonry Vernacular Two-Part Commercial
1914	1925	Masonry Vernacular Two-Part Commercial
1915	1926	Masonry Vernacular One-Part Commercial
1923	1926	Masonry Vernacular
1924-1924A	c1926	Masonry Vernacular Two-Part Commercial
1928	pre1940	Masonry Vernacular One-Part Commercial
1930-1932	c1926	Masonry Vernacular One-Part Commercial
1931	pre1940	Masonry Vernacular One-Part Commercial
1934	1926	Masonry Vernacular Two-Part Commercial

Hollywood Boulevard Historic Business District

Hollywood Boulevard (cont.)

1935	1926	Masonry Vernacular One-Part Commercial
1936	1923	Masonry Vernacular Two-Part/Arcade
1937-1939	1926	Masonry Vernacular One-Part Commercial
1940	1923	Masonry Vernacular One-Part Commercial
1942	1923	Masonry Vernacular One-Part Commercial
1944	1923	Masonry Vernacular One-Part Commercial
1946	1923	Masonry Vernacular One-Part Commercial
1948	1923	Masonry Vernacular One-Part Commercial
2008	pre1940	Masonry Vernacular
2010	1946	Masonry Vernacular One-Part Commercial
2020	pre1940	Art Deco One-Part Commercial
2022	pre1940	Art Deco One-Part Commercial
2027-2031	1926	Masonry Vernacular One-Part Commercial
2033-2051	1921	Masonry Vernacular
2032-2050	1924	Masonry Vernacular One-Part and Two-Part Commercial

NON-CONTRIBUTING RESOURCES

Hollywood Boulevard

1908	
1916-1918	
1920	
1919-1921	
1925-1927	Kagey Building
1926	Morse Arcade
1929	
1933	
2001	Sun Trust Bank Building
2000-2004	Young Company Building
2006	
2012	
2019-2025	Kriekhaus Building
2024	
2028	

Bandshell - Young Circle Park

8. Statement of Significance

Applicable National Register Criteria

(Mark "x" in one or more boxes for the criteria qualifying the property for National Register listing.)

X **A** Property is associated with events that have made a significant contribution to the broad patterns of our history.

☐ **B** Property is associated with the lives of persons significant in our past.

X **C** Property embodies the distinctive characteristics of a type, period, or method of construction or represents the work of a master, or possesses high artistic values, or represents a significant and distinguishable entity whose components lack individual distinction.

☐ **D** Property has yielded or is likely to yield information important in prehistory or history.

Criteria Considerations

Mark "x" in all the boxes that apply.)

Property is:

☐ **A** owned by a religious institution or used for religious purposes.

☐ **B** removed from its original location.

☐ **C** a birthplace or grave.

☐ **D** a cemetery

☐ **E** a reconstructed building, object or structure.

☐ **F** a commemorative property.

☐ **G** less than 50 years of age or achieved significance within the last 50 years.

Areas of Significance

☐ Agriculture	Industry
X Architecture	Maritime History
☐ Archaeology	Military
X Community Planning	Politics/Govt.
X Commerce	Recreation
☐ Education	Social History
☐ Early Settlement	Transportation
☐ Health/Medicine	Other: _____

Period of Significance

Boom Time Era
Depression/New Deal Era

Significant Dates

1920s
1930s

Significant Person (if proposed under category B)

NA

Cultural Affiliation (for archaeological sites only)

NA

Architect/Builder

Martin L. Hampton (Great Southern Hotel)
George Schmidt (Young Circle Park)

Narrative Statement of Significance

(Explain the significance of the property on one or more continuation sheets)

9. Major Bibliographical References

Bibliography

(Cite the books, articles, and other sources used in preparing this form on one or more continuation sheets.)

Please see continuation sheet

8. SIGNIFICANCE

SUMMARY

Hollywood Boulevard Historic Business District is significant at the local level under Criterion A and Criteria C as one of Broward County's most intact historic commercial areas. It is located within Broward County's first planned community which was developed by Joseph W. Young during the height of Florida's Boom Time Era. Development continued through the Depression/New Deal Era. The district is comprised of masonry vernacular commercial buildings that reflect the trend in commercial buildings in South Florida during the 1920s and 1930s.

HISTORIC AND ARCHITECTURAL CONTEXTS

The development of the City of Hollywood can be considered a major event of the Boom Time Era in South Florida. The city was the first of Broward County's planned communities. Innovative real estate pioneer Joseph W. Young effectively used ideas he acquired from his previous involvement with developments in Indianapolis, Indiana; Long Beach, California; and Globe and Phoenix, Arizona. His incorporation of the scientific methods of controlled development established by the City Beautiful Movement proponent Daniel Burnham resulted in the creation of a total city with areas designated for recreational facilities, broad boulevards, commercial enterprises, residences and resorts.[11]

In 1921 Young purchased a large tract of low lying land between Hallandale and Dania. The first platted section was known as Central Hollywood. Young anticipated America's love affair with the automobile when he designed the 120 foot wide Hollywood Boulevard and its three traffic circles. The circles, patterned after those in Indianapolis, became the major east/west artery through the city. Uniform and consistent zoning and building restrictions separated business and residential areas.

The first lot staked out in Hollywood was on the corner of Hollywood Boulevard and 21st Avenue.[12] From this point construction of commercial buildings began along the Boulevard. A municipal garage at 2033-2051 Hollywood Boulevard (photo # 39) was the first building constructed. The one-story masonry vernacular structure had distinct Mission style features. Hollywood Land and Water Company, Joseph Young's development corporation, used this facility to store company cars and buses. By 1933 the building was remodeled into the Ingram Arcade. A variety of merchants have

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[11]TenEick, xv.

Also: Mel Scott, American City Planning since 1890. Berkeley and Los Angeles, CA, p. 11, 37.

[12]Kemper. p.6.

maintained shops within the building; dry cleaners, sandwich shops, shoe repair, Hollywood Mercantile, a grocery and, currently, entertainment facilities.

From 1921 through 1926 the downtown business district experienced continuous growth. The multi-unit Bastain Building, 1940-1948 Hollywood Boulevard, (photos #30, #31, #32), was completed in 1923. Harry Bastain was associated with Miami Beach developer Carl Fisher.[13] His supply company was involved in the construction of numerous residences and public buildings. Tenants in the one-story masonry vernacular Bastain Building included Mrs. Millie Milligan's restaurant and Hollywood's first drug store, operated by Samuel Black, a barber shop, and the A & P Tea Company. Bastain also constructed a two-story building at 1936 Hollywood Boulevard (photo #28). This building became known as the Central Arcade and later as the Powell Building whose name is now imprinted with raised stucco on the front facade. Breedings Drug Store occupied part of the building after the 1926 hurricane. Local doctors also rented offices in this building.

In 1923 W.W. Kington, a successful Kentucky coal mine owner, began construction of a large and elaborate two-story commercial building at 2032-2050 Hollywood Boulevard (photo #36). The building included five large storefronts with second story apartments. In 1933 the building was sold to F.M. Ferguson who renamed the building the Broward Building. Distinct features of the Broward Building include raised molding which frames each of the storefronts, a belt course, vertical molding and a raised stucco BROWARD on the front facade.

An important segment of Joseph Young's plan for Hollywood was the use of circular sites along Hollywood Boulevard. One aspect of the "City Beautiful Movement" was the use of wide boulevards and landscaped parks to break the monotony of clogged streets and uncontrolled growth. The eastern-most circle in Young's plan was a ten acre park designed by George Schmidt in 1921. The park was billed as "the largest of its kind in the State of Florida."[14]

The park, dedicated by Young on March 13, 1923, was named Harding Circle for President Harding who, on a winter vacation, played golf and was honored at a reception in Hollywood. After Young's death in 1934 the city renamed it Young Circle Park (photo #8). The park is comprised of three concentric circles and botanical gardens. Young Circle provided the community with a social and recreational center known as "a gathering place for strangers and townspeople."[15] Various pavilions, memorials and bandshells have been erected in the park. In 1927 the Hollywood

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[13] "Bastain Supply and Construction Company," Hollywood Reporter, 15 June 1922.

[14] Kemper, p.9.

[15] Kemper, p. 9.

Professional and Business Woman's Club erected a bronze sundial set on a low spiral pedestal in the park. Etched across the sundial is a portrait of Father Time and the quotation "Grow old along with me, the best is yet to be." A small oolitic limestone building used for restrooms was constructed in the 1930s (photos #40 and #41). The present bandshell, the third such constructed, is not historic in context.

In the autumn of 1924 Young's company completed construction of the city's second hotel. The Great Southern Hotel, 1858 Hollywood Boulevard (photo #9), was designed by Martin L. Hampton in the popular Mediterranean Revival style. The boulevard location allowed the Great Southern to cater to traveling businessmen. In the 1930s, dining facilities and a cocktail lounge were popular features of the hotel. At approximately the same time a shopping arcade was located on the ground floor. The one hundred room, three story hotel which cost $175,000 to build was again renovated in 1940. While presently in poor condition the hotel is an integral part of Hollywood Boulevard.

Between 1925 and 1926 Hollywood Boulevard experienced a boom in commercial construction. New single story masonry vernacular buildings included; the Beery Building, 1906 Hollywood Boulevard (photo #14) which housed the Hollywood Investment Company, renovations in the early 1930s were by prominent local architect Bayard Lukens; 1915 Hollywood Boulevard (photo #20); 1923 Hollywood Boulevard (photo #21); 1930-1932 Hollywood Boulevard (photo #25) which was the second Breedings Drug Store; 1935 Hollywood Boulevard (photo #27); 1937-1939 Hollywood Boulevard (photo #29); and 2027-2031 Hollywood Boulevard (photo # 37).

Two-story masonry vernacular buildings constructed during the Land Boom Era included; Adler's, 1914 Hollywood Boulevard (photo #19), Hollywood's first ladies apparel shop; Hollywood Furniture, 1911-1913 Hollywood Boulevard (photo #18) which advertised itself as the largest furniture store between Palm Beach and Miami; Cox's Drug Store, 1924-1924A Hollywood Boulevard (photo #22) which remained at this site until after World War II; Hollywood Daily News Building, 1934 Hollywood Boulevard (photo #26) which housed Breeding's Drug Store and was adjacent to numerous doctor's offices; and Brown's Department Store, 2024 Hollywood Boulevard, (non-contributing) which operated for decades at this location.

George Floyd's Flamingo Hotel, also known as the Flamingo Building, 1912 Hollywood Boulevard (photo #17) was the headquarters for Floyd Wray's Flamingo Groves Inc. Flamingo Groves Inc. operated in West Broward's Drainage District and was well-known for its citrus groves.

Two crucial events, the Stock Market Crash and the Hurricane of 1926, changed the economic tide in Hollywood. Sales ceased, businesses closed and land values collapsed. A bankrupt Young and his Hollywood Land and Water Company were unsuccessful in their efforts to continue controlling Hollywood development. Years of court battles began. By 1937 Samuel Horvitz's acquisition of Hollywood, Inc. and its affiliated companies led to the rejuvenation of the development of Hollywood. The late

1930s saw the beginning of a return to prosperity in Hollywood.

New construction on the Boulevard began in 1938 with the Rainbow Cafe, 1907-1909 Hollywood Boulevard (photo #15). This one-story building was constructed by brothers Jess and M.B. Wellons. The popular casino and cafe was a favorite of mobster Al Capone.[16] The Rainbow Cafe was granted the first liquor license in Broward County following the end of Prohibition.[17]

Single story masonry vernacular buildings (pre 1940) included; 1902 Hollywood Boulevard (photo #11) Lillian's Women's Wear; 1904 A & B Hollywood Boulevard (photo #12) Kimball's Womans Exchange; 1910 Hollywood Boulevard (photo # 16); 1928 Hollywood Boulevard (photo # 23) Tropical Cafe; 1931 Hollywood Boulevard (photo # 24) Hollywood Federal Savings and Loan; 2010 Hollywood Boulevard (photo #33); 2020 Hollywood Boulevard (photo #34 The Tulip Restaurant; and 2022 Hollywood Boulevard (photo #35).

Two-story masonry vernacular buildings (pre 1940) included; an unusual curvilinear building at 1900 Hollywood Boulevard (photo #10) Hollywood Art Gallery; 1903-1905 Hollywood Boulevard (photo #13) (home of F.W. Woolworth's with its signature streamlined steel trimmed marquee); and 2008 Hollywood Boulevard (photo # 42).

ARCHITECTURAL SIGNIFICANCE

The architectural characteristics of the Hollywood Business District represent a variety of features widely used during the 1920s Boom Time Era and Depression/New Deal Era. Specific styles and characteristics found along Hollywood Boulevard are one-part and two-part commercial blocks and are predominately masonry vernacular. Details from Mediterranean Revival, Art Deco and Colonial Revival are added features. The arcade was also used in some earlier buildings. One notable example of the Mediterranean Revival style is found at the Great Southern Hotel.

One-Part Commercial Block

One-part and two-part commercial blocks were popular features of many main street commercial districts in small towns across the United States in the early 1900s. The one-part commercial block consists of single story buildings, usually simple box-shaped with decorative facades which house a single unit or multiple units. Street-side facades have large plate glass display windows and recessed entryways. The buildings are pedestrian friendly.

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[16]"Notorious Rainbo Cafe Re-Opens", Rainbo Cafe brochure. undated.

[17]Ibid.

On Hollywood Boulevard nineteen one-part commercial blocks are modest in nature and masonry vernacular in style. Mediterranean Revival style or Art Deco style detailing is common. Simple stucco molding, scuppers, flat roof surfaces and raised parapets are frequent features. All have retained recessed entries and wide plate glass display windows. One building has a Colonial Revival facade.

Terrazzo flooring is another common element to many of these buildings. Terrazzo, a blend of crushed marble and tinted cement, originated in ancient Rome and has been used throughout the centuries.[18] It has been a popular flooring material in South Florida since the 1920s.[19] Ten buildings have terrazzo floor entryways. Various colors, shop names and logos decorate these floors.

While many of these one-part commercial block buildings have been altered, window placement, door placement and roof lines have remained consistent and retain the integrity of the original design.

Two-Part Commercial Block

A two-part commercial block consists of two to four story structures. On Hollywood Boulevard the two-part commercial block buildings are masonry vernacular and consistent with design. Ground floor use was the same as the one-part commercial block; broad picture windows displayed merchandise or available services and recessed entryways. Exterior features included flat parapet roofs, belt courses, and date or name plates. The upper floors, though harmonious on the exterior, were different in character on the interior. Ground floors were public while the upper floors were private; meeting halls, apartments or offices. The added height of the buildings allowed more design on the facade than normally found on one-part blocks.

On Hollywood Boulevard seven buildings are two-part commercial block. Art Deco style features such as vertical projects, sculpted bas relief and geometric patterns were frequently applied and gave visual harmony to the boulevard.

While many of these two-part commercial block buildings have been altered, window placement, door placement and roof lines have remained consistent and retain the integrity of the original design.

Mediterranean Revival

The Mediterranean Revival style is demonstrated on one of the most recognizable

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[18]Dr. Ari Milas, Professor of Architecture, University of Miami, Interview by Teresa Van Dyke. 6 February 1997.

[19]Ellen Uguccioni, Coral Gables Historic Preservation Director, Interview by Teresa Van Dyke, 8 February 1997.

buildings along Hollywood Boulevard. The Great Southern Hotel, constructed in 1924, was design by Martin L. Hampton. The rectangular three story building has distinct square towers located on each corner. Each tower is covered with a hipped roof and barrel tile. Balconets with elaborate window enframements are on each tower. Pairs of elongated arched and rectangular windows line the second and third floors. A stuccoed belt course divides the upper two floors. A shopping arcade is located on the ground floor. While greatly in need of restoration the hotel has retained its architectural integrity.

Hollywood Boulevard Historic Business District

The Hollywood Boulevard Historic Business District is one of Broward County's most intact historic commercial districts. It is significant for its representation of a style of living popularized in South Florida during the 1920s and 1930s. Despite alterations and the presence of non-contributing resources within the district, Hollywood Boulevard retains a high degree of historic integrity. Alterations and new construction have been made to compliment existing buildings and retain the atmosphere established by Joseph Young in his planned community.

9. BIBLIOGRAPHY

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Finn, Allison, "Young House Is Filled With History," Miami Herald, N.D.

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"Miller's Hollywood, Florida - City Directory," Asheville, North Carolina: Charles W. Miller. 1940-1941.

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"New Market Established," The Hollywood Reporter, January ND.

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"Opening Hollywood State Bank," The Hollywood Reporter, March 1924.

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TenEick, Virginia Elliot. History of Hollywood, Port Salerno: Patricia M. Smith and Florida Classics Library. 1966.

Wilson, William H. The City Beautiful Movement, Baltimore and London: The John Hopkins University Press. 1989.

INTERVIEWS

Dr. Ari Milas, Professor of Architecture, University of Miami, by Teresa Van Dyke, 6 February 1997.

Ellen Uguccioni, Director, Coral Gables Historic Preservation, by Teresa Van Dyke, 8 February 1997.

OTHER SOURCES

Broward County Historical Commission

City of Hollywood Records and Archives Center

Fort Lauderdale Historical Society

Hollywood Historical Society

Hollywood Boulevard Historic Business District
Name of property

Broward County, FL
County and State

10. Geographical Data

Acreage of Property _____

UTM References
(Place additional UTM references on a continuation sheet)

	Zone	Easting	Northing
1			
2			
3			
4			

Verbal Boundary Description
(Describe the boundaries of the property on a continuation sheet.)

☐ See continuation sheet

Boundary Justification Please see continuation sheet
(Explain why the boundaries were selected on a continuation sheet)

11 Form Prepared By

name/title Susan Krassy Teresa Van Dyck Jane S. Day

organization Research Atlantica, Inc. date FEB. 1997

street & number 4231 NE 23rd Terrace telephone ~~(954)~~943-1935 (561) 393-6197

city or town Lighthouse Point FL state _____ zip code _____

Additional Documentation

Submit the following items with the completed form:

Continuation Sheets (All information on continuation sheets must be typed.)

Maps

A **USGS map** (7.5 minute series) Do not write upon or attach labels to this map.

A **Sketch map** (Clearly show the location of the property in relation to streets, roads, or other identifiable landmarks.)

Photographs

Representative **black and white** photographs of the property.
(Do not write upon or attach permanent labels to the photographs.)

Additional items
(Check with area Historic Sites Specialist at [904] 487-2333 for any additional items.)

Property Owner

name _____

street & number _____ telephone _____

city or town _____ state _____ zip code _____

10. GEOGRAPHICAL DATA

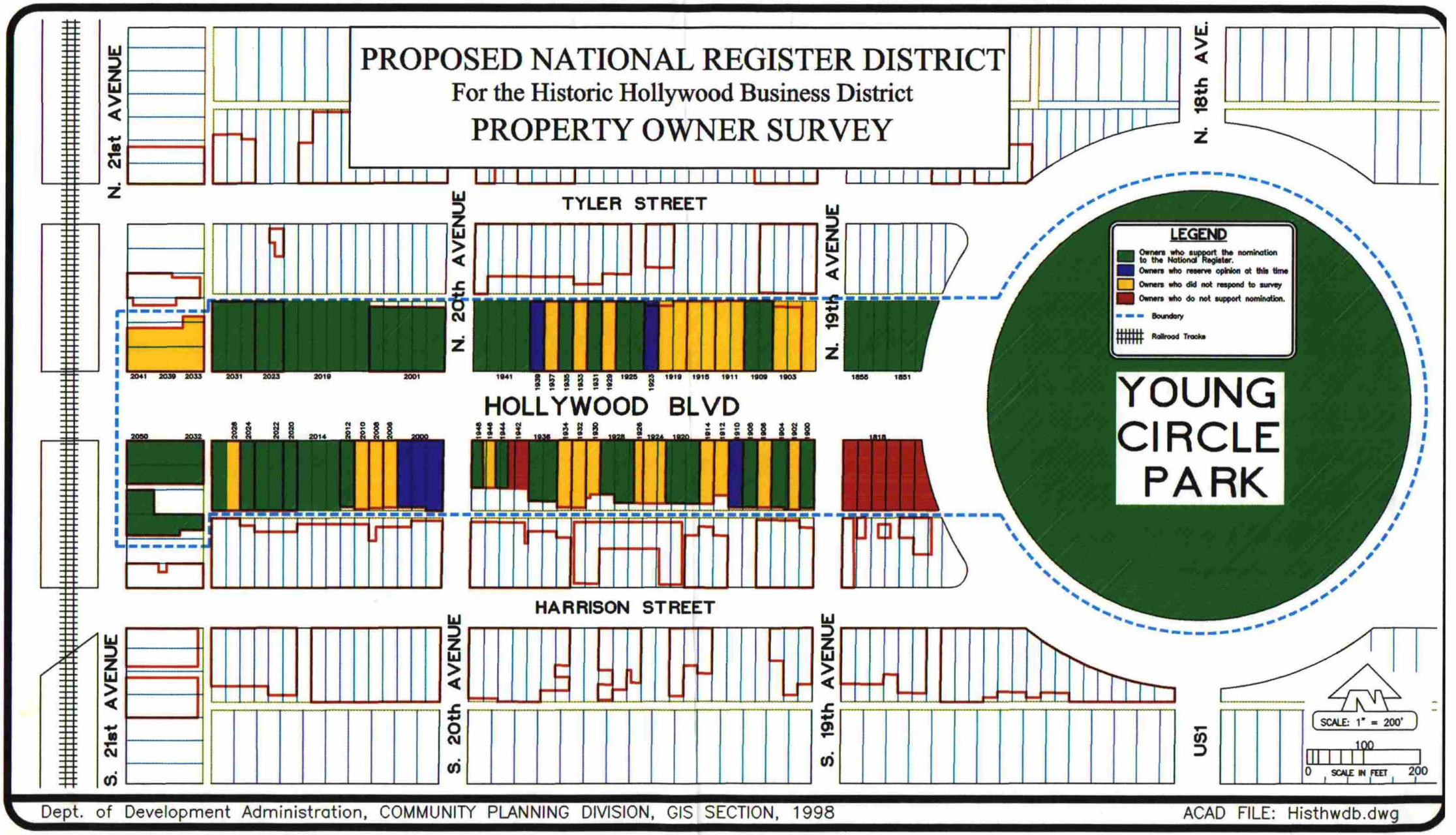
VERBAL BOUNDARY DESCRIPTION

The boundary of the Hollywood Boulevard Historic Business District is shown as the heavy line on the accompanying map entitled "Hollywood Boulevard Historic Business District."

BOUNDARY JUSTIFICATION

The boundaries of the Hollywood Boulevard Historic Business District have been drawn to follow those platted in 1921 by Joseph W. Young in his initial plans for a commercial district in Hollywood By The Sea. Only those portions of the six block area which face Hollywood Boulevard between 21st Avenue and Young Circle are included within the district. Those areas excluded from the Hollywood Boulevard Historic Business District are portions of the original commercial plat which have been radically altered.

BD 3284


PROPOSED NATIONAL REGISTER DISTRICT
For the Historic Hollywood Business District
PROPERTY OWNER SURVEY
N. 21st AVENUE
N. 20th AVENUE
N. 19th AVENUE
N. 18th AVE.
TYLER STREET
HOLLYWOOD BLVD
HARRISON STREET
S. 21st AVENUE
S. 20th AVENUE
S. 19th AVENUE
US1
YOUNG CIRCLE PARK
LEGEND
Owners who support the nomination to the National Register.
Owners who reserve opinion at this time
Owners who did not respond to survey
Owners who do not support nomination.
Boundary
Railroad Tracks
SCALE: 1" = 200'
100
0 SCALE IN FEET 200
Dept. of Development Administration, COMMUNITY PLANNING DIVISION, GIS SECTION, 1998
ACAD FILE: Histhwdb.dwg

RESOURCE GROUP FORM

Site #8: *BD03284*
First site form recorded for this site? *Original documentation, site not recorded at FSF*
Identifying code (field date): *199901*
Cultural resource type: *Resource group (hist. district or bldg complex)*
Resource Group Type *mult bldgs in close spacial and functional assoc.*
FORM TYPE CODE *NORMal form (new System 3 forms)*
form status code *Active Form code*
FORM QUALITY RANKING *Newly scattered form of standard quality*
Field Date: *01/15/1999*
Form Date: *01/15/1999*
Staffer: *Heather Pearcy - FMSF Staff*
Date of FMSF computer entry: *03/15/2001*
National register category: *District, a coherent group of bldgs, strux, sites*
Site number of FMSF building complex included within district *** blank ***
Manuscript # for the survey report on the district or complex *** blank ***
Resource Group Name *HOLLYWOOD BOULEVARD HIST. BUSINESS DIST.*
[Other name(s)]: *** blank ***
Project name: *HOLLYWOOD BOULEVARD HISTORIC BUSINESS DISTRICT*

LOCATION & IDENTIFICATION

City/town: *HOLLYWOOD*
In current city limits? *Definitely within the limits of city*
County or Counties: *BROWARD*
Ownership Categories: *Private-individual*
Describe Boundary of RG: *HOLLYWOOD BLVD. BETWEEN 21ST AVE. AND YOUNG CIRCLE*
Name of pubtract (e.g., park): *** blank ***

MAPPING

USGS map name/year of publication or revision: *FORT LAUDERDALE SOUTH/***
Township/Range/Section/Qtr: *51 South/42 East/15/***
Landgrant: *** blank ***
Plat or other map (map's name, location): *** blank ***

DESCRIPTION & HISTORY

Total number of individual resources in this RG *55*
Total # individual resources contributing to RG *36*
Primary time period(s) of significance *C1921-C1946*
Narrative description: *DISTRICT COMPRISES 48 BUILDINGS, 4 OBJECTS, 2 SITES AND 1 STRUCTURE LOCATED IN THE CORE HISTORIC BUILDING DISTRICT OF THE CITY OF HOLLYWOOD.*

SURVEYOR'S EVALUATION OF SITE

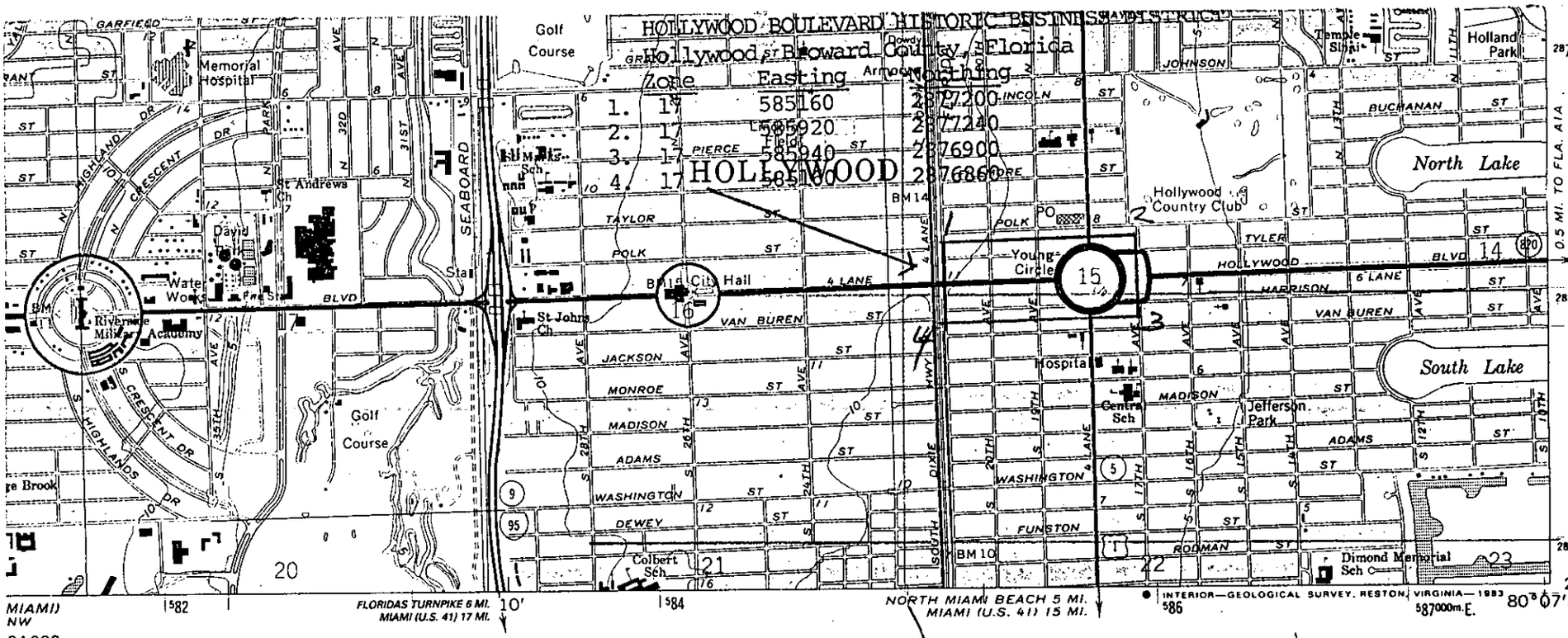
Potentially elig. for local designation? *Eligible for local registry of significant sites*
Local register eligible for: *COMMERCE, COMMUNITY PLAN/DEVEL*
Potential contributor to NR district? *No evaluation of NR district contrib given on form*
Area(s) of historical significance: *Community planning & development; Commerce; Community planning & development; Commerce*
[Other historical associations]: *** blank ***
Summary of Significance *SIGNIFICANT AT LOCAL LEVEL UNDER CRITERION A IN AREAS OF COMMERCE AND COMMUNITY PLANNING & DEVELOPMENT.*

DOCUMENTATION (PHOTOS, PLANS, ARTIFACTS)

Repositories: Collection/Housed/ACC#/Describe *All documents and collections at same repository/Florida Division of Historical Resources, ex-DAHRM/**/***

RECORDER

Recorder name (last name first): *SHIVER, CARL & KRASSY, SUSAN*
Recorder address and phone: *R.A.GRAY BLDG., 500 S.BRONOUGH ST., TALLAHASSEE, FL 32399-0250 (850)487-2333*
Recorder affiliation: *Florida Division of Historical Resources, ex-DAHRM*
[Other affiliation]: *** blank ***
TEXT ONLY SUPPLEMENT FILE STATUS *NO SUPPLEMENTARY INFORMATION EXISTS or is required*
Memo information status: *NO supplementary INFO BY SURVEYOR for this form*
Form comments by FSF staff: *** blank ***



24000

1 MILE

4000 5000 6000 7000 FEET

1 KILOMETER

RVAL 5 FEET
TICAL DATUM OF 1929
M IS MEAN LOW WATER
E TWO DATUMS IS VARIABLE
ROXIMATE LINE OF MEAN HIGH WATER
APPROXIMATELY 2.1 FEET

BD3284NR
T51S|42E|15

AL MAP ACCURACY STANDARDS
EOLOGICAL SURVEY
R RESTON, VIRGINIA 22092
AND SYMBOLS IS AVAILABLE ON REQUEST



QUADRANGLE LOCATION

ROAD CLASSIFICATION

Heavy-duty ——— Light-duty ———

Medium-duty ——— Unimproved dirt - - - - - -

Interstate Route U.S. Route State Route

County Route

FORT LAUDERDALE SOUTH, FLA.

26080-A2-TF-024

1962

PHOTOREVISED 1983

DMA 4936 II SW—SERIES V847

FLORIDA DEPARTMENT OF STATE
Sandra B. Mortham
Secretary of State
DIVISION OF HISTORICAL RESOURCES
R.A. Gray Building
500 South Bronough Street
Tallahassee, Florida 32399-0250

Director's Office
(904) 488-1480

Telecopier Number (FAX)
(904) 488-3353

October 31, 1996

Susan Krassy
765 Lake Drive
Boca Raton, Fl. 33432

RE: Potential Commercial District, Hollywood

Dear Susan:

Based on the information you sent to me, I can offer you only some general advice. For more specific comments I would need actual photographs and a map with the buildings and the vacant lots indicated.

I think the Circle should be included in the district if it is relatively intact. Also, the block between 19th and 20th Avenues seems to have several contributing buildings. However, the district seems to fall apart somewhat between 20th and 21st Avenues. There seem to be several vacant lots and several non-contributing structures in that block, perhaps too many.

The captions under the photos often indicate an alteration has occurred, but does not indicate the nature of the alteration. We would need to know the specific nature of the alteration and the date.

In general, we expect that some changes would have occurred to the first story. If the building is two or more stories in height, to consider it a contributing structure we would want to see unaltered upper stories. In other words, we look more leniently on changes to first story as opposed to upper stories. Exceptions might be made for an outstanding building with altered windows (perhaps awing windows replacing sash windows) if the window openings have not been altered.

From the material you sent, I would say that the following are non-contributing:

1906
1919
1924-26
1933
1940-46
1948
2000
2001
2002-04
2006
2019-25
2033-51

There are several others that appear to be non-contributing, but that I can't see enough detail on. I suspect that Anniversary Park is also non-contributing. What is its date? You need to shoot for 55% contributing at the very least. I think you need to stress to the city that the Circle is one of the defining historic features of the city. If the changes they anticipate will include any state or federal funding, a review of the impact on historic structures will be triggered. So even if it is not listed in the district, its proximity to the district would be considered.

I hope this helps you decide how to approach this district. Please call me if you have any questions.

I received the Bryan Building packet and slides. Thanks. See you in November?

Sincerely,

Sherry Piland
Historic Sites Specialist

SP



October 14, 1996

Sherry Piland
Historic Sites Specialist
Division of Historical Resources
500 South Bronough Street
Tallahassee, FL 32399-0250

Re: National Register nomination of Hollywood Boulevard

Dear Sherry:

I've enclosed a very poor copy of Historic Properties: Hollywood Boulevard, a project we completed last year for local designation for the City of Hollywood. I would have preferred new photos to send to you but the weather has not cooperated. If it ever stopped raining I bet I could get those photos! I also included under this cover a part of the narrative for the Boulevard's local designation report and its accompanying map.

As I mentioned to you, my concerns are over numerous facade renovations. What percentage of contributing to non-contributing buildings should I look for? The vast majority of Hollywood Boulevard buildings contributed to the local district because of age, many still retain architectural features and footprints, most have had changes and a very small percent are new.

Jane and I feel the inclusion of the Young Circle Park would greatly enhance the nomination. City officials are extremely apprehensive of that inclusion. Plans for future road construction to correct or ease current traffic problems are preventing them from allowing us to include the park. How can we alleviate their fears? Perhaps I should word that sentence...Can we alleviate their fears?

Any suggestions or "pearls of wisdom" would be greatly appreciated. I believe a Hollywood Boulevard nomination can be substantiated. The history is terrific and the community is supportive.

A few moments regarding another project...The Bryan Building report is nearly complete. Again, I'm waiting for a break in our current monsoon weather to take slides for you.

Hope to hear from you soon. Thanks for all your support.

Sincerely,

Susan Krassy

BL 3284

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Department of Veterans' Affairs

FLORIDA DEPARTMENT OF STATE
Katherine Harris
Secretary of State
DIVISION OF HISTORICAL RESOURCES

April 20, 1999

W. Carl Shiver
Historic Sites Specialist
(850) 487-2333 or
1-800-847-7278

Great Southern Plaza, Inc.
1777 Venice Lane, Apt. 232
Miami, Florida 33181-1918

Re: 1858 (1818) Hollywood Boulevard

Dear Property Owner(s):

Recently, you were notified by Secretary of State Katherine Harris that the property named above was listed in the National Register of Historic Places on February 18, 1999. The enclosed fact sheet outlines the results of listing in the National Register. If you have any questions, please feel free to contact the staff member named above.

On behalf of our historic preservation staff, I congratulate you on achieving this formal recognition of the historic significance of this property. We appreciate your interest in preserving this important element of Florida's cultural resources.

With every good wish and warm regards,

Sincerely,

George W. Percy, Director
Division of Historical Resources

Sbm

Enclosure

BL 3284

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FLORIDA DEPARTMENT OF STATE
Katherine Harris
Secretary of State

DIVISION OF HISTORICAL RESOURCES

April 20, 1999

W. Carl Shiver
Historic Sites Specialist
(850) 487-2333 or
1-800-847-7278

The Honorable Mara S. Giulianti
Mayor of Hollywood
Post Office Box 229045
Hollywood, Florida 33020

Re: Hollywood Boulevard Historic Business District

Dear Mayor Giulianti:

It is a pleasure to advise you that the above referenced property has been officially listed in the National Register of Historic Places as of February 18, 1999. The enclosed fact sheet outlines the results of listing in the National Register.

I congratulate you on the achievement of this formal recognition of the historic significance of this property. If you have any questions, please feel free to contact the staff member referenced above.

With every good wish and with warm regards,

Sincerely,

George W. Percy, Director
Division of Historical Resources

Sbm

Enclosure

BR 3284

DIVISIONS OF FLORIDA DEPARTMENT OF STATE
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Department of Veterans' Affairs

FLORIDA DEPARTMENT OF STATE
Katherine Harris
Secretary of State
DIVISION OF HISTORICAL RESOURCES

August 13, 1999

The Honorable Mara S. Giulianti
Mayor of Hollywood
Post Office Box 229045
Hollywood, Florida 33022-9045

Dear Mayor Giulianti:

It is a pleasure to forward the enclosed certificate honoring the listing of the Hollywood Boulevard Historic Business District in the National Register of Historic Places.

We hope that you will display this certificate in an appropriate location as a permanent reminder of its historical significance. We will be happy to answer any questions you may have regarding the National Register program, and to work with you in any way we can to preserve this important cultural resource.

Please do not hesitate to call us if we can be of any help.

Sincerely,

George W. Percy
State Historic
Preservation Officer

GWP:wcs
Enclosure

R.A Gray Building • 500 South Bronough Street • Tallahassee, Florida 32399-0250 • http://www.flheritage.com

☐ Director's Office (850) 488-1480 • FAX: 488-3353
☐ Archaeological Research (850) 487-2299 • FAX: 414-2207
☐ Historic Preservation (850) 487-2333 • FAX: 922-0496
☐ Historical Museums (850) 488-1484 • FAX: 921-2503
☐ Historic Pensacola Preservation Board (850) 595-5985 • FAX: 595-5989
☐ Palm Beach Regional Office (561) 279-1475 • FAX: 279-1476
☐ St. Augustine Regional Office (904) 825-5045 • FAX: 825-5044
☐ Tampa Regional Offi (813) 272-3843 • FAX: 272-

Bd 3284

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Department of Law Enforcement
Department of Highway Safety and Motor Vehicles
Department of Veterans' Affairs

FLORIDA DEPARTMENT OF STATE
Katherine Harris
Secretary of State
DIVISION OF HISTORICAL RESOURCES

April 20, 1999

Mao Te Buddhist Association of Florida, Inc.
2028-B Hollywood Boulevard
Hollywood, Florida 33020

Re: 2028 Hollywood Boulevard

Dear Property Owner(s):

This is to notify you that the above referenced property has been officially listed in the National Register of Historic Places as of February 18, 1999.

On behalf of Secretary of State Katherine Harris and our historic preservation staff, I congratulate you on achieving this formal recognition of the historic significance of this property. We appreciate your interest in preserving this important element of Florida's cultural resources.

With every good wish and warm regards,

Sincerely,

George W. Percy
State Historic Preservation Officer

Sbm

BD 3284

FLORIDA DEPARTMENT OF STATE
Katherine Harris
Secretary of State

April 2, 1999

Great Southern Plaza, Inc.
1777 Venice Lane
Apartment 232
Miami, Florida 33181-1918

Re: 1858 (1818) Hollywood Boulevard

Dear Property Owner(s):

We have been informed by the Keeper of the National Register in Washington, D.C., that your property was officially listed in the National Register of Historic Places on February 18, 1999. Let me be one of the first to congratulate you on this distinction. Florida has much to offer with regard to historic preservation and I appreciate your efforts in continuing this legacy.

You will be receiving more information from our Division of Historical Resources and a certificate will be mailed to you for recognition of your achievements.

If this office may be of assistance to you in the future, please let me know.

Again, congratulations and best wishes.

Sincerely,

Katherine Harris

Katherine Harris
Secretary of State

Sbm

BL 3284

DIVISIONS OF FLORIDA DEPARTMENT OF STATE
Office of the Secretary
Office of International Relations
Division of Elections
Division of Corporations
Division of Cultural Affairs
Division of Historical Resources
Division of Library and Information Services
Division of Licensing
Division of Administrative Services

MEMBER OF THE FLORIDA CABINET
State Board of Education
Trustees of the Internal Improvement Trust Fund
Administration Commission
Florida Land and Water Adjudicatory Commission
Siting Board
Division of Bond Finance
Department of Revenue
Department of Law Enforcement
Department of Highway Safety and Motor Vehicles
Department of Veterans' Affairs

FLORIDA DEPARTMENT OF STATE
Katherine Harris
Secretary of State
DIVISION OF HISTORICAL RESOURCES

April 28, 1999

Mr. and Mrs. Angelo Socci
9 Hunt Court
Roslyn, New York 11576-3210

Dear Mr. and Mrs. Socci:

This letter is written in response to your letter received by FAX and my telephone conversation with your daughter, Angela Socci, on April 27, 1999. As explained in my letters of January 26, 1998 and March 31, 1998, unless a majority of property owners in a potential district send us notarized letters of objection, we proceed with the submission of a nomination, including the properties of those who objected. All letters of objection that we receive are included as part of the submission. This is in accordance with federal regulations in the Federal Code of Regulations, 36CFR60.6(g). These provisions for owner objections are made because Congress is very aware of the importance of private property rights.

When the Hollywood Boulevard Historic Business District was proposed, we notified all of the property owners, advising them of their right to object. Only three of the eighteen owners, including yourselves, sent us notarized letters of objection. We, therefore, proceeded with the listing of the district. I have talked with staff at the office of the Keeper of the National Register, and they confirm that properties listed in the Register cannot be removed as long as they remain eligible for listing. We have followed the regulations governing the National Register Program and there is nothing we can do to remove your property from the Register.

I assume your objections to National Register listing may be based on fears that your property rights will be restricted or that your property values will go down as a result of the listing. I would like to point out that the City of Hollywood designated the buildings on Hollywood Boulevard, from the west side of the intersection with Young Circle to the east side of Dixie Highway (21 Avenue), as a local district several years ago, well before National Register listing was proposed. All local ordinances relating to the area are in place as a result of this previous local designation. Studies have shown that property values are either not affected or are enhanced as a result of listing.

The listing of your property as part of the National Register district has had no effect on your property rights. Whatever restrictions there are stem from the local designation. The listing of your property in the National Register does not add any additional restrictions, but, in fact, provides you with the prestige of being of being listed and makes you eligible to apply for federal income tax benefits. These are not available to owners unless their properties are listed in the National Register. Being listed in the National Register may also provide you with local ad valorem tax advantages. I encourage you to contact Frances Nipe with the City of Hollywood at Post Office Box 229045, telephone (954) 921-3471 to find out in more detail the benefits available you by virtue of your property's being listed in the National Register. Enclosed is material which I hope will be of interest to you and address your concerns.

Sincerely,

Barbara E. Mattick

(Mrs.) Barbara E. Mattick
Historic Preservationist Supervisor
National Register Coordinator

Enclosures

BC 3284

FLORIDA DEPARTMENT OF STATE
Office of the Secretary
Office of International Relations
Division of Administrative Services
Division of Corporations
Division of Cultural Affairs

MEMBER OF THE FLORIDA CABINET
Division of Library & Information Services
Division of Historical Resources
Ringling Museum of Art
Division of Licensing
Division of Elections

FLORIDA DEPARTMENT OF STATE
Sandra B. Mortham
Secretary of State
DIVISION OF HISTORICAL RESOURCES

31 March 1998

Mr. and Mrs. Angelo Socci
9 Hunt Court
Roslyn, New York 11576-3210

Dear Mr. and Mrs. Socci:

As a followup to my conversation with you this morning, Mrs. Socci, I am sending this letter to explain the nomination process and effects that the listing of your property in the National Register will have on you and Mr. Socci as property owners.

Your property is one of the historic buildings included in the proposed Hollywood Boulevard Historic District. As property owners, you were notified of the intent to nominate the district, and you, along with all of the other private property owners were given the opportunity to object to the listing. You exercised that right by sending us a notarized letter stating your objection. According to the federal regulations that govern this program, if a majority of the private property owners had sent us such letters, we would not nominate the district, but would only submit it to determine if it were eligible for listing. Because we did not receive objections from a majority of the owners, we will submit the nomination for listing.

Enclosed is information that discusses the results of listing – what listing in the National Register of Historic Places will mean to you and your property. As you can see from these materials, listing in the National Register will not diminish your property rights in any way. You still will have the right to deal with your property in any way you see fit, including your right to lease or sell your property. Furthermore, listing will entitle you to apply for federal income tax benefits if you rehabilitated your building according to guidelines and preserved its historic character.

We appreciate your concerns as property owners and hope these materials answer your questions and set your minds at ease. Please feel free to call me at 1-800-847-7278 if you have any further questions. You may also wish to speak to Mr. Jud Kurlancheek, the Director of Community Planning for the City of Hollywood. He can be reached at (954) 921-3471.

Sincerely,

Barbara E. Mattick

(Mrs.) Barbara E. Mattick
Historic Preservationist Supervisor
National Register Coordinator

BEM

Enclosures

Bd 3284

CITY of HOLLYWOOD, FLORIDA

DEPARTMENT OF DEVELOPMENT ADMINISTRATION

Community Planning Division

February 9, 1998

Mr. George W. Percy
State Historic Preservation Officer
R. A. Gray Building, 500 South Bronough Street
Tallahassee, Florida 32399-0250

Ref: Nomination of the Historic Hollywood Business District to the National Register of Historic Places

Dear Mr. Percy:

The City of Hollywood supports the nomination of the Historic Hollywood Business District to the National Register of Historic Places. The City has determined that the nomination of this district furthers the goals and objectives of the Historic Preservation program in Hollywood and will serve as an impetus in the ongoing revitalization of our downtown.

Please find enclosed Resolutions No. R-96-35 and R-95-410 supporting the nomination. In January 1996, the City Commission initiated the nomination process by voting to direct the Community Planning Division to submit an application to the federal government for a listing on the National Register. The report was completed and transmitted to the state in June 1997.

In support of the nomination, staff surveyed the property owners in the proposed historic district. The results of the survey showed that a majority of the property owners support the nomination. (See map).

Thank you for providing the City the opportunity to review and comment on this nomination. If you need further information for the review of this nomination, please contact Frances Nipe at 954-921-3471.

Sincerely,

Jud Kurlancheek, Assistant Department Director
Community Planning Division Director

Enclosure

h:\chron\ltr9801.fn

2600 Hollywood Boulevard • P.O. Box 229045 • Hollywood, FL 33022-9045
Phone (954) 921-3471 • FAX (954) 921-3347

"An Equal Opportunity and Service Provider Agency"

RECEIVED
FEB 2 1996
DEVELOPMENT
ADMINISTRATION

Bd 328

RESOLUTION NO. R-96-35

A RESOLUTION OF THE CITY COMMISSION OF THE CITY OF HOLLYWOOD, FLORIDA, APPROVING THE LIST OF PROPERTIES THAT WERE RECOMMENDED BY THE HISTORIC PRESERVATION BOARD TO BE STUDIED FOR LOCAL HISTORIC SITE DESIGNATION PURSUANT TO THE PROCEDURES FOR SUCH DESIGNATION THAT ARE LISTED IN THE ZONING AND LAND DEVELOPMENT REGULATIONS AND AUTHORIZING THE PREPARATION OF AN APPLICATION FOR NATIONAL REGISTER DESIGNATION FOR PROPERTIES THAT QUALIFY FOR SUCH DESIGNATION

WHEREAS, the preservation and conservation of properties of historical, architectural and archeological merit in the City is a public policy of the City of Hollywood and is in the interest of the City's future prosperity; and

WHEREAS, the Historic Preservation Board has compiled a list of properties that are recommended to be studied for designation as Local Historic Sites pursuant to the designation procedures set forth in the City's Zoning and Land Development Regulations ; and

WHEREAS, the City has been awarded a grant from the Florida Department of State, Division of Historical Resources to designate local historic sites and to prepare an application to the federal government to create a National Register District for properties that would qualify for such designation; and

WHEREAS, designation of these sites is consistent with the purpose and intent of the City's Historic Preservation Ordinance and Comprehensive Plan;

NOW, THEREFORE, BE IT RESOLVED BY THE CITY COMMISSION OF HOLLYWOOD, FLORIDA:

That the following list of properties will be studied for designation as Local Historic Sites pursuant to the procedures set forth in the City's Zoning and Land Development Regulations

RECEIVED
FEB 2 1996
CITY OF HOLLYWOOD

Bk 3284

RESOLUTION NO. R-95-410

A RESOLUTION OF THE CITY COMMISSION OF THE CITY OF HOLLYWOOD, FLORIDA, AUTHORIZING THE APPROPRIATE CITY OFFICIALS TO ACCEPT GRANTS-IN-AID, IF AWARDED, AND EXECUTE A GRANT AWARD AGREEMENT BETWEEN THE FLORIDA DEPARTMENT OF STATE, DIVISION OF HISTORICAL RESOURCES AND THE CITY

WHEREAS, the preservation and conservation of properties of historical, architectural and archeological merit in the City is a public policy of the City of Hollywood and is in the interest of the City's future prosperity; and

WHEREAS, the designation of local historic sites and districts combats urban blight, promotes tourism, fosters civic pride, and maintains physical evidence of the City's heritage; and

WHEREAS, the Florida Department of State, Division of Historical Resources, offers Grants-in-Aid to assist municipalities in implementing local historic preservation goals; and

WHEREAS, City staff requested grant funding in the amount of $15,000, to be matched by in-kind services by staff of the same value, to prepare historic designation reports for six local sites and a National Register nomination for the Historic Hollywood Business Overlay District;

NOW, THEREFORE, BE IT RESOLVED BY THE CITY COMMISSION OF HOLLYWOOD, FLORIDA:

Appropriate City officials are hereby authorized to accept the above described Grants-in-Aid, if awarded, execute a Grant Award Agreement between the Florida Department of State,

Bd 3284

Division of Historical Resources and the City.

PASSED AND ADOPTED THIS 27 DAY OF Sept 1995.

Mara Giulianti
MARA GIULIANTI, MAYOR

ATTEST:

Patricia A. Cerny
PATRICIA A. CERNY, CITY CLERK

APPROVED AS TO FORM & LEGALITY
for the use and reliance of the
City of Hollywood, Florida, only.

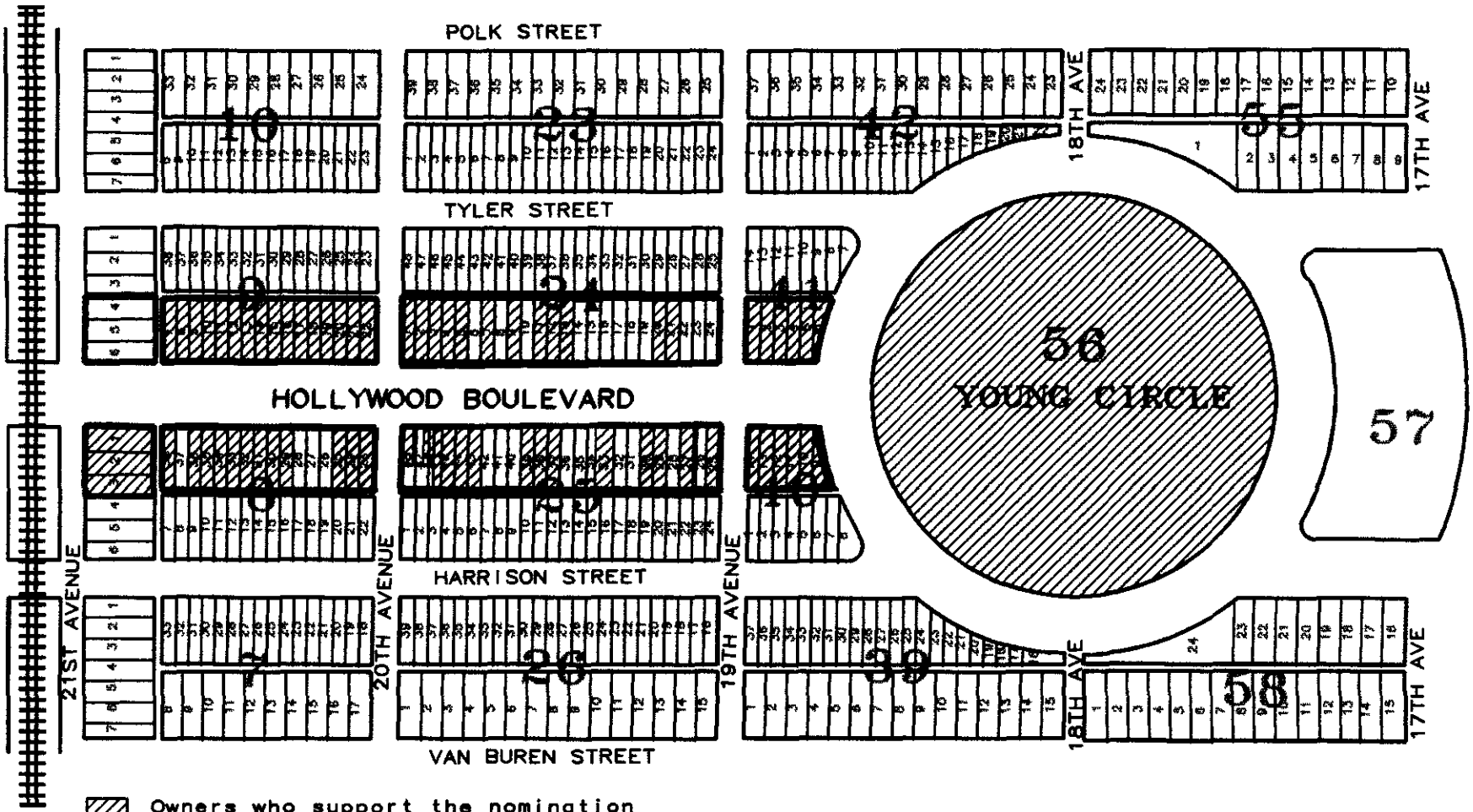
JAMIE ALAN COLE, CITY ATTORNEY

cw c:\wpwin\ccmemos\grant895.res
Revised 9/27/95 @ 12:32 PM

PROPOSED NATIONAL REGISTER DISTRICT

For The Historic Hollywood Business District

PROPERTY OWNER SURVEY



GIS SECTION, COMMUNITY PLANNING DIVISION, 1998

GIS FILE: /hollywood/hist1/natlreg2

BD3284

Bd 3284

Mr. and Mrs. Angelo Socci
31 March 1998
Page Two

We appreciate your concerns as property owners and hope these materials answer your questions and set your minds at ease. Please feel free to call me at 1-800-847-7278 if you have any further questions. You may also wish to speak to Mr. Jud Kurlancheek, the Director of Community Planning for the City of Hollywood. He can be reached at (954) 921-3471.

Sincerely,

Barbara E. Mattick

(Mrs.) Barbara E. Mattick
Historic Preservationist Supervisor
National Register Coordinator

BEM

Enclosures

1/26/98
3/16/98
3/31/98

BD3284

April 27,1999

Barbara E. Mattick
500 South Bronough Street
Tallahassee, Florida 32399-0250

RE: 1937 Hollywood Blvd
Owners: Angelo & Loretta Socci

Dear Mrs. Mattick:

We received this letter on April 24,1999 congraulating us on being listed on the **National Register of Historic Places.** We strongly can't express how upset we are about this, after we spoke to you personally over and over again that we absolutly do not want to be put on this list. We are sending you the previous letters which you had sent to us, we had it notarized and did exactly what you told us to do. We spoke to our real estate broker down in Florida and he agree with us that we don't want this property listed in the National Register of Historic Places.

We repectfully request that you removed this property immediately from the Register, if this is not done than we will have to take legal actions.

Again we are very disturb that you went ahead with this.

Sincerely,
Angelo Socci
Angelo Socci
Property Owner

Via Fax

RCV BY:

Bd 3284

DIVISIONS OF FLORIDA DEPARTMENT OF STATE
Office of the Secretary
Office of International Relations
Division of Elections
Division of Corporations
Division of Cultural Affairs
Division of Historical Resources
Division of Library and Information Services
Division of Licensing
Division of Administrative Services

MEMBER OF THE FLORIDA CABINET
State Board of Education
Trustees of the Internal Improvement Trust Fund
Administration Commission
Florida Land and Water Adjudicatory Commission
Siting Board
Division of Bond Finance
Department of Revenue
Department of Law Enforcement
Department of Highway Safety and Motor Vehicles
Department of Veterans' Affairs

FLORIDA DEPARTMENT OF STATE
Katherine Harris
Secretary of State
DIVISION OF HISTORICAL RESOURCES

April 20, 1999

Mr. Angelo Socci and
Ms. Loretta Socci
9 Hunt Court
Roslyn, New York 11576-3201

Re: 1937 Hollywood Boulevard

Dear Property Owner(s):

This is to notify you that the above referenced property has been officially listed in the National Register of Historic Places as of February 18, 1999.

On behalf of Secretary of State Katherine Harris and our historic preservation staff, I congratulate you on achieving this formal recognition of the historic significance of this property. We appreciate your interest in preserving this important element of Florida's cultural resources.

With every good wish and warm regards,

Sincerely,

George W. Percy
State Historic Preservation Officer

:bm

Bk 3284

DIVISIONS OF FLORIDA DEPARTMENT OF STATE
Office of the Secretary
Office of International Relations
Division of Elections
Division of Corporations
Division of Cultural Affairs
Division of Historical Resources
Division of Library and Information Services
Division of Licensing
Division of Administrative Services

MEMBER OF THE FLORIDA CABINET
State Board of Education
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Department of Revenue
Department of Law Enforcement
Department of Highway Safety and Motor Vehicles
Department of Veterans' Affairs

FLORIDA DEPARTMENT OF STATE
Katherine Harris
Secretary of State
DIVISION OF HISTORICAL RESOURCES

April 28, 1999

Mr. and Mrs. Angelo Socci
9 Hunt Court
Roslyn, New York 11576-3210

Dear Mr. and Mrs. Socci:

This letter is written in response to your letter received by FAX and my telephone conversation with your daughter, Angela Socci, on April 27, 1999. As explained in my letters of January 26, 1998 and March 31, 1998, unless a majority of property owners in a potential district send us notarized letters of objection, we proceed with the submission of a nomination, including the properties of those who objected. All letters of objection that we receive are included as part of the submission. This is in accordance with federal regulations in the Federal Code of Regulations, 36CFR60.6(g). These provisions for owner objections are made because Congress is very aware of the importance of private property rights.

When the Hollywood Boulevard Historic Business District was proposed, we notified all of the property owners, advising them of their right to object. Only three of the eighteen owners, including yourselves, sent us notarized letters of objection. We, therefore, proceeded with the listing of the district. I have talked with staff at the office of the Keeper of the National Register, and they confirm that properties listed in the Register cannot be removed as long as they remain eligible for listing. We have followed the regulations governing the National Register Program and there is nothing we can do to remove your property from the Register.

I assume your objections to National Register listing may be based on fears that your property rights will be restricted or that your property values will go down as a result of the listing. I would like to point out that the City of Hollywood designated the buildings on Hollywood Boulevard, from the west side of the intersection with Young Circle to the east side of Dixie Highway (21 Avenue), as a local district several years ago, well before National Register listing was proposed. All local ordinances relating to the area are in place as a result of this previous local designation. Studies have shown that property values are either not affected or are enhanced as a result of listing.

BL 3284

The listing of your property as part of the National Register district has had no effect on your property rights. Whatever restrictions there are stem from the local designation. The listing of your property in the National Register does not add any additional restrictions, but, in fact, provides you with the prestige of being of being listed and makes you eligible to apply for federal income tax benefits. These are not available to owners unless their properties are listed in the National Register. Being listed in the National Register may also provide you with local ad valorem tax advantages. I encourage you to contact Frances Nipe with the City of Hollywood at Post Office Box 229045, telephone (954) 921-3471 to find out in more detail the benefits available you by virtue of your property's being listed in the National Register. Enclosed is material which I hope will be of interest to you and address your concerns.

Sincerely,

Barbara E. Mattick

(Mrs.) Barbara E. Mattick
Historic Preservationist Supervisor
National Register Coordinator

Enclosures

Attention
BARBARA C. MATTICK

FAX: 880-922-0496

Angelo Socci

516 742-0997 - 718-641-7278
516 742-4124 leave message. (daughter) Angela

No local municipalities - no additional regulations

[illegible]

Locally designated - date 1995

NR - yes
Benefits - [illegible]
Pledge

BL3284

To Barbara Mattick

Mr Angelo Socci
RE: Property @ 1937 Hollywood Blvd.

~~Barbara~~

We received a letter about the National Register of Historic Places About a month ago we responded that we dont want our property Listed. I called yesterday, to tell you, that I received this letter again Please call & leave a message to let me know if you received my letter on this matter last month 516 742-4124

2 other objections formally
3/18 more

36 CFR 60.6
c - multiple
g - majority of owners must object
n - if majority object, ... DOE

Thankyou
Angelo Socci
1937 Hollywood Blvd.

BL 3284

FLORIDA DEPARTMENT OF STATE
Office of the Secretary
Office of International Relations
Division of Administrative Services
Division of Corporations
Division of Cultural Affairs

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Division of Licensing
Division of Elections

FLORIDA DEPARTMENT OF STATE
Sandra B. Mortham
Secretary of State
DIVISION OF HISTORICAL RESOURCES

March 16, 1998

Address Reply to:
W. Carl Shiver
Historic Sites Specialist

Mr. Angelo Socci and Ms. Loretto Socci
9 Hunt Court
Roslyn, NY 11576-3210

Re: 1937 Hollywood Boulevard , Hollywood Boulevard Historic District, Nomination to the National Register of Historic Places

Dear Property Owners:

It is a pleasure to advise you that the Florida National Register Review Board has recommended that the above referenced district in which your property is located be nominated for listing in the National Register of Historic Places. This recommendation was made at the March 6, 1998 meeting of the Board and is based on its review and evaluation of the nomination proposal.

The Board has returned the nomination proposal, with the review comments and suggestions of the individual members, to our Survey and Registration staff. The staff will review the comments of the Board and will prepare a formal nomination to be submitted to the Keeper of the National Register for final consideration.

When the formal nomination has been submitted to and received by the Keeper of the National Register, that office will have forty-five days in which to approve or disapprove the nomination. If the nomination is approved, the district will be listed in the National Register as of the date of approval. The forty-five day review period may be extended, however, if the National Register staff finds technical deficiencies in the nomination requiring correction by our office.

BL 3284

If the nomination is disapproved, the National Register staff will notify us and explain the reasons for disapproval. We will in turn notify you and advise you of any action that may be taken to pursue the matter further.

Any person or organization interested in a nomination may petition the Keeper of the National Register during the nomination process either to accept or to reject the nomination. Comments regarding the nomination should be addressed to:

Keeper, National Register of Historic Places
National Park Service
U.S. Department of the Interior
Washington, D.C. 20240

On behalf of Secretary of State Sandra B. Mortham and the Historic Preservation staff, we appreciate your interest in Florida's historic heritage. Please let us know if you have any questions regarding the nomination process, or if we can be of any other assistance.

Sincerely,

Barbara E. Mattick

for George W. Percy
State Historic Preservation Officer

GWP:wcs

DE 3284

February 9,1998

Mr. W. Carl Shiver
Historic Sites Specialist
R.A. Gray Building
500 South Bronough Street
Tallahassee, Florida 32399-0250

RE: 1937 Hollywood Blvd
Hollywood Blvd Historic
District.

Dear Mr. W. Carl Shiver:

I am responding to the letter you sent in regarding the above mention property . My husband Angelo Socci is the Sole proprietor along with me his wife Loretta Socci of 1937 Hollywood Blvd. property and object to its listing in the National Register of Historic Places.

Sincerely,

X Loretta Socci

Mrs. Loretta Socci
Owner of 1937 Hollywood
Blvd.

Sworn to before me this
19 day of Feb 19 98

PATEL ISHVER G.
Notary Public, State of New York
No. 41-4651508
Queens County Exp. Sep 30, 19 99

FEB 1998
Received
Survey &
Registration

BQ 3284

FLORIDA DEPARTMENT OF STATE
Office of the Secretary
Office of International Relations
Division of Administrative Services
Division of Corporations
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Ringling Museum of Art
Division of Licensing
Division of Elections

FLORIDA DEPARTMENT OF STATE
Sandra B. Mortham
Secretary of State
DIVISION OF HISTORICAL RESOURCES

January 26, 1996

Address Reply to:

W. Carl Shiver
Historic Sites Specialist
(850) 487-2333

Ms. Zahhava Halpern
1500 S. Ocean Drive
Hollywood, Florida 33019-2363

Re: 1930 Hollywood Boulevard , Hollywood Boulevard Historic District, Nomination to the National Register of Historic Places

Dear Ms. Halpern:

We are pleased to advise you that the above property has been proposed for nomination for listing in the National Register of Historic Places.

You are invited to attend the public meeting at which the nomination proposal will be reviewed by the Florida National Register Review Board. The Board will meet at 9:00 a.m. on March 6, 1998 in Coral Gables at the Coral Gables City Hall, located at 405 Biltmore Way. A copy of the meeting agenda is enclosed. If the Review Board finds that this property meets the criteria for such listing, the State Historic Preservation Officer may submit a formal nomination to the Keeper of the National Register in Washington D.C., who will make the final decision whether or not to list the property.

It is very important to us that you understand the purpose of listing properties in the National Register and what this will mean to you as the owner of a listed property. In addition, you should be aware of your right to object to the listing of your property if it is privately owned, and how to register that objection if you desire to do so.

The National Register of Historic Places is the Federal government's official listing of historically significant properties throughout the country. It is maintained by the Keeper of the National Register, National Park Service, U.S. Department of the Interior. It includes sites and properties that have been identified and documented as having played a significant role in the prehistoric occupation or historical development of our nation, states, and local communities.

There are three basic purposes for listing a property in the National Register. They are:

1) to provide official recognition of its historic significance and encourage consideration of its historic value in future development planning,

2) to provide the property limited protection from any Federally funded, licensed, or assisted projects that might adversely affect the character of the historic property, and

3) to make the property eligible for Federal financial incentives for historic preservation.

Listing your property in the National Register will not, in itself, restrict your rights as a property owner to use and dispose of your property as you see fit. Public visitation rights are not required of owners. The Federal government will not attach restrictive covenants to the properties or seek to acquire them. However, if the future use or redevelopment of the property should require approval or assistance from a Federal agency, the plans for such use or redevelopment would be subject to review by the State Historic Preservation Office and the Advisory Council on Historic Preservation. In that event, we will be happy to furnish information and guidance to help you in planning your activities so as to provide for the preservation of the historic characteristics of the property. This review requirement would also apply to any Federally funded, licensed, or assisted projects undertaken by others that could have an adverse effect on the property.

The enclosed fact sheets explain the criteria for listing properties in the National Register and the results of listing in the National Register, with references to major laws and Federal regulations relating to listed properties. We will be happy to provide additional information and to discuss any questions you may have on protection provisions, financial incentives, or other aspects of the National Register program.

If your property is privately owned, you may object to its being listed in the National Register by sending a notarized statement addressed to me as State Historic Preservation Officer by March 5, 1998. The statement must certify that you are the sole or part owner, as appropriate, of the private property in question and that you object to its listing in the National Register of Historic Places. It is not necessary to state the reason for your objection, but we would appreciate having that information if you wish to include it.

If the property in question is privately owned, and if you as sole owner, or a majority of the partial owners, object to the listing of their property, it will not be listed. If the majority of property owners in a district object, the district will not be listed. However, the nomination will be forwarded to the Keeper of the National Register for a determination of eligibility of the property for listing in the National Register. A copy of your statement objecting to the listing of the property will be included. If the property is then determined eligible for listing, the protection

BL3284

from Federally funded, licensed, or assisted activities outlined above will become effective, but the property will not be eligible for the Federal financial incentives for preservation.

If the owners of a publicly owned property object to the listing of the property, the nomination will be forwarded to the Keeper of the National Register with a copy of their statement objecting to the listing.

We would certainly like to have your active support for the nomination of your property, as we feel it reflects an important part of Florida's historic heritage. However, any comment you may wish to send me will be appreciated. We also hope that you may be able to attend the Review Board meeting on March 6, 1998.

In the meantime, please do not hesitate to write or call me or W. Carl Shiver, Historic Sites Specialist, on my staff, if you have any questions.

Sincerely,

Barbara E. Mattick

for George W. Percy
State Historic Preservation Officer

GWP:wcs
Enclosures

BL 3284

FLORIDA DEPARTMENT OF STATE
Office of the Secretary
Office of International Relations
Division of Administrative Services
Division of Corporations
Division of Cultural Affairs

MEMBER OF THE FLORIDA CABINET
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Ringling Museum of Art
Division of Licensing
Division of Elections

FLORIDA DEPARTMENT OF STATE
Sandra B. Mortham
Secretary of State
DIVISION OF HISTORICAL RESOURCES

March 16, 1998

Address Reply to:
W. Carl Shiver
Historic Sites Specialist

Hollywood Realty Investors, Inc
1926 Hollywood Blvd.
Hollywood, Florida 33020-4532

Re: 1926 Hollywood Boulevard , Hollywood Boulevard Historic District, Nomination to the National Register of Historic Places

Dear Property Owner:

The Florida National Register Review Board has recommended that the above referenced district in which your property is located be nominated for listing in the National Register of Historic Places. This recommendation was made at the March 6, 1998 meeting of the Board and is based on its review and evaluation of the nomination proposal.

Your property lies within the boundaries of the district, but is considered to be non-contributing because of its age, degree of alteration, or lack of historic associations. As a non-contributing property, it will not be affected by the listing of the district in the National Register.

The Board has returned the nomination proposal, with the review comments and suggestions of the individual members, to our Survey and Registration staff. The staff will review the comments of the Board and will prepare a formal nomination to be submitted to the Keeper of the National Register for final consideration.

When the formal nomination has been submitted to and received by the Keeper of the National Register, that office will have forty-five days in which to approve or disapprove the nomination. If the nomination is approved, the district will be listed in the National Register as of the date of approval. The forty-five day review period may be extended, however, if the National Register staff finds technical deficiencies in the nomination requiring correction by our office.

BL3284

If the nomination is disapproved, the National Register staff will notify us and explain the reasons for disapproval. We will in turn notify you and advise you of any action that may be taken to pursue the matter further.

Any person or organization interested in a nomination may petition the Keeper of the National Register during the nomination process either to accept or to reject the nomination. Comments regarding the nomination should be addressed to:

Keeper, National Register of Historic Places
National Park Service
U.S. Department of the Interior
Washington, D.C. 20240

On behalf of Secretary of State Sandra B. Mortham and the Historic Preservation staff, we appreciate your interest in Florida's historic heritage. Please let us know if you have any questions regarding the nomination process, or if we can be of any other assistance.

Sincerely,

Barbara C. Mattick

for George W. Percy
State Historic Preservation Officer

GWP:wcs

Bdl 3284

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FLORIDA DEPARTMENT OF STATE
Sandra B. Mortham
Secretary of State
DIVISION OF HISTORICAL RESOURCES

March 16, 1998

Address Reply to:
W. Carl Shiver
Historic Sites Specialist

Mr. Ivan Wyden and Ms. Iris Wyden
First National Bank of Hollywood
P.O. Box 1500
Fort Lauderdale, Florida 33310

Re: 2022 Hollywood Boulevard , Hollywood Boulevard Historic District, Nomination to the National Register of Historic Places

Dear Property Owners:

It is a pleasure to advise you that the Florida National Register Review Board has recommended that the above referenced district in which your property is located be nominated for listing in the National Register of Historic Places. This recommendation was made at the March 6, 1998 meeting of the Board and is based on its review and evaluation of the nomination proposal.

The Board has returned the nomination proposal, with the review comments and suggestions of the individual members, to our Survey and Registration staff. The staff will review the comments of the Board and will prepare a formal nomination to be submitted to the Keeper of the National Register for final consideration.

When the formal nomination has been submitted to and received by the Keeper of the National Register, that office will have forty-five days in which to approve or disapprove the nomination. If the nomination is approved, the district will be listed in the National Register as of the date of approval. The forty-five day review period may be extended, however, if the National Register staff finds technical deficiencies in the nomination requiring correction by our office.

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If the nomination is disapproved, the National Register staff will notify us and explain the reasons for disapproval. We will in turn notify you and advise you of any action that may be taken to pursue the matter further.

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Keeper, National Register of Historic Places
National Park Service
U.S. Department of the Interior
Washington, D.C. 20240

On behalf of Secretary of State Sandra B. Mortham and the Historic Preservation staff, we appreciate your interest in Florida's historic heritage. Please let us know if you have any questions regarding the nomination process, or if we can be of any other assistance.

Sincerely,

Barbara C. Mattick

for George W. Percy
State Historic Preservation Officer

GWP:wcs

Bd 3284

CITY OF HOLLYWOOD

DEPARTMENT OF DEVELOPMENT ADMINISTRATION

COMMUNITY PLANNING DIVISION

FAX TRANSMITTAL SHEET

TO: **Carl Shiver, Department of State**

FROM: Rafael Quintero, GIS Coordinator

DATE: December 17, 1998

FAX #: 850-922-0496

PAGES TRANSMITTED: **2** (INCLUDES FAX SHEET)

COMMENTS

Young Circle Park Memorial Locations (approx.) as requested.

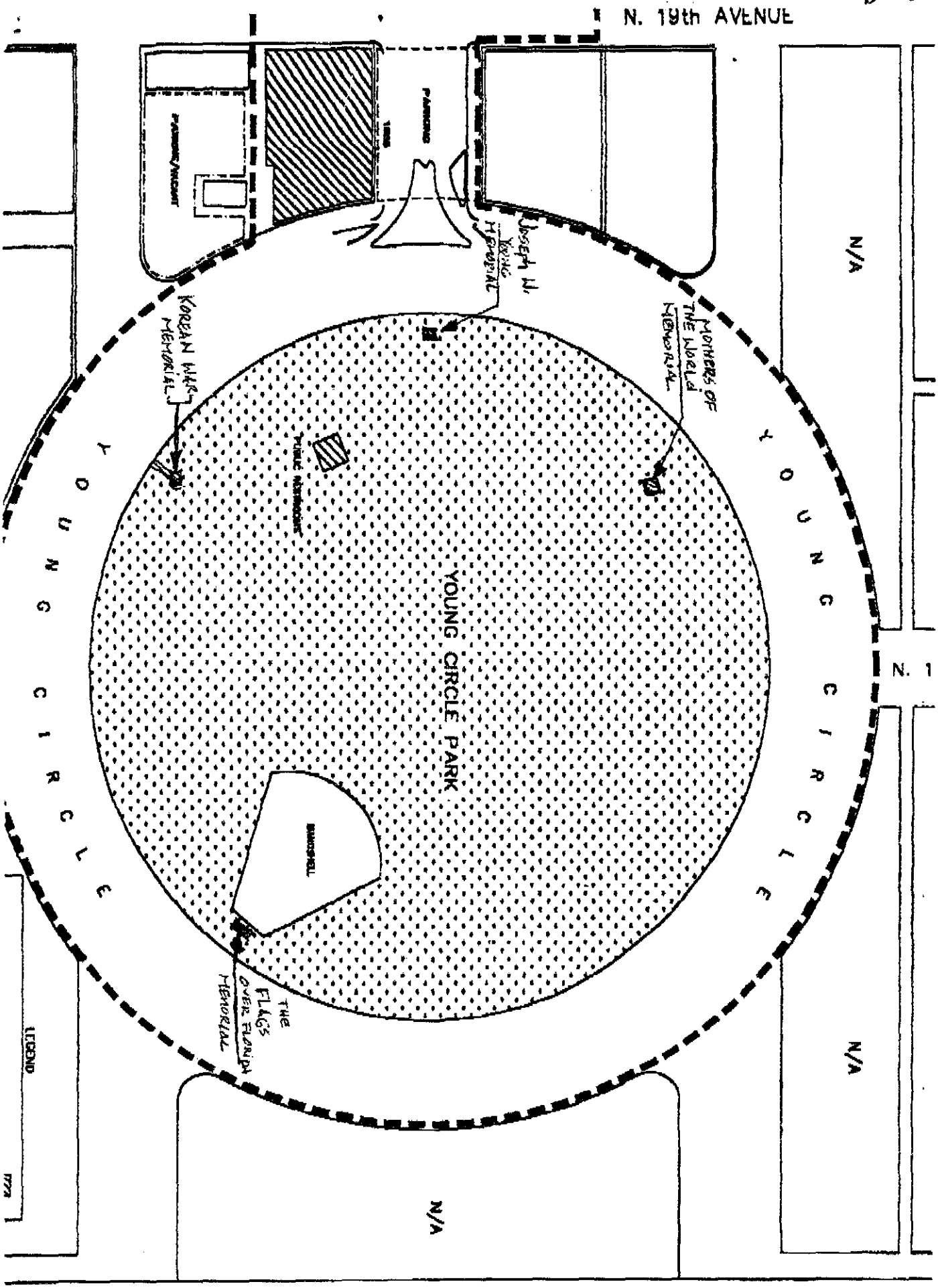
If all pages are not received, please call (954) 921-3471

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Phone (954) 921-3471 * Fax (954) 921-3347

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N. 19th AVENUE
PARKING
PARKING/PAVILION
Joseph M. Young Memorial
KOREAN WAR MEMORIAL
MOTHERS OF THE WORLD MEMORIAL
PUBLIC RESTROOMS
YOUNG CIRCLE PARK
BANDSHELL
THE FLAGS OVER FLORIDA MEMORIAL
YOUNG CIRCLE
N/A
N. 1
LEGEND

BR3284

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FLORIDA DEPARTMENT OF STATE
Sandra B. Mortham
Secretary of State
DIVISION OF HISTORICAL RESOURCES

June 15, 1998

Ms. Susan Krassy
Research Atlantica
1040 Marble Way
Boca Raton, Florida 33432

Re: Map of the Hollywood Boulevard Historic Business District

Dear Susan:

Enclosed is a draft copy of the above referenced map. It contains (see legend) the kinds of information required by the National Register office for historic district maps. Most important, of course, are the representations of contributing and noncontributing resources, but the other elements—addresses, historic boundaries, photo numbers and locations—are also essential. I have not gotten around to putting the photo numbers on just yet.

Please review the map and make any changes that you think are appropriate, particularly regarding contributing and noncontributing resources and address locations. I would not worry at this point about the exactness of building footprints, as long as the building represented is correct in its general location and scale.

I was able to identify the band shell (noncontributing) and public restrooms from the aerial map Mr. Quintero sent me and put them in their approximate locations; however, Iam not sure I have included everything that should be on the map. Indicate the location, size, and shape of anything else you can think of. Make any changes or additions in pencil and return the map to me.

I am sorry that processing the National Register nomination proposal for the Hollywood Boulevard historic district has taken so long, but everything hinges on having a map with the appropriate information.

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If you have any questions about the enclosed map or my comments, please do not hesitate to call me.

Sincerely,

W. Carl Shiver
Historic Sites Specialist

WCS
Enclosure

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FLORIDA DEPARTMENT OF STATE
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DIVISION OF HISTORICAL RESOURCES

June 15, 1998

Mr. Rafael A. Quintero, GIS Coordinator
Community Planning Division
Department of Development Administration
City of Hollywood
2600 Hollywood Boulevard
Hollywood, Florida 33022

Re: Revisions to the Map of the Hollywood Boulevard Historic Business District

Dear Mr. Quintero:

Enclosed for your information and review are a hard copy of the above referenced map and a 3.5" floppy disk containing a file of the map executed in AutoCad Release 14. This map was developed from the one you sent me a couple of months ago and contains different information. The office of the National Register of Historic Places requires the kind of data shown in the new legend. Information about the owner response survey—although a significant resource—is inappropriate to the National Register requirements.

Please review the new map for accuracy in the kinds of information indicated in the legend, and let me know if you think any changes need to be made. Many of the visual changes made by me are based on the 1"=300' aerial map that you sent me; however, since the aerial photograph was made in 1993, it would not show changes that have occurred along Hollywood Boulevard and in the immediately surrounding area during the last five years.

Because of the small scale of the aerial map (1"=200' would have been better), I could not accurately show the footprints of the buildings by digitizing the information directly from the aerial, and it did not occur to me to ask if there was a raster version of the map available. For historic district maps, all buildings and any structures of substantial size within the district boundaries and immediately adjacent areas should be shown. District maps should also show such

details as parks and other greenspaces, major street level parking lots, and vacant properties. If streets are not continuous (as appears to be the case at the intersection of Hollywood Boulevard and Young Circle), this should be indicated on the map. Essentially, a historic district map should reproduce what you would see on a good aerial map, not counting tree cover and minor features, such as street furniture. The footprint of contributing buildings, structures, and other resources should be hatched, while noncontributing buildings are left as an empty outline. Some elements, such as parking lots, can merely be labeled, although there should be a defining border whose line type appears in the legend. All maps submitted to the National Register must be in black and white, making it necessary to use a variety of hatches for different kinds of resource information.

You will find that the layers of the map in the computer file have been, changed, renamed, and in some cases removed. The use of paper space has been abandoned, since my knowledge of AutoCad 14 is too limited to make the best use of it, particularly when manipulating such elements as hatches.

If you have any questions or comments about the information shown on the revised map, or if I can assist you in any way in this matter, please let me know.

Sincerely,

W. Carl Shiver
Historic Sites Specialist

WCS
Enclosures

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FLORIDA DEPARTMENT OF STATE
Sandra B. Mortham
Secretary of State
DIVISION OF HISTORICAL RESOURCES

January 26, 1996

Address Reply to:

W. Carl Shiver
Historic Sites Specialist
(850) 487-2333

Mr. Robert Marks and Ms. Barbara Marks
925 S. North Lake Drive
Hollywood, Florida 33019-1312

Re: 2012 Hollywood Boulevard , Hollywood Boulevard Historic District, Nomination to the National Register of Historic Places

Dear Property Owners:

We are pleased to advise you that the above property has been proposed for nomination for listing in the National Register of Historic Places.

You are invited to attend the public meeting at which the nomination proposal will be reviewed by the Florida National Register Review Board. The Board will meet at 9:00 a.m. on March 6, 1998 in Coral Gables at the Coral Gables City Hall, located at 405 Biltmore Way. A copy of the meeting agenda is enclosed. If the Review Board finds that this property meets the criteria for such listing, the State Historic Preservation Officer may submit a formal nomination to the Keeper of the National Register in Washington D.C., who will make the final decision whether or not to list the property.

It is very important to us that you understand the purpose of listing properties in the National Register and what this will mean to you as the owner of a listed property. In addition, you should be aware of your right to object to the listing of your property if it is privately owned, and how to register that objection if you desire to do so.

The National Register of Historic Places is the Federal government's official listing of historically significant properties throughout the country. It is maintained by the Keeper of the National Register, National Park Service, U.S. Department of the Interior. It includes sites and properties

that have been identified and documented as having played a significant role in the prehistoric occupation or historical development of our nation, states, and local communities.

There are three basic purposes for listing a property in the National Register. They are:

1) to provide official recognition of its historic significance and encourage consideration of its historic value in future development planning,

2) to provide the property limited protection from any Federally funded, licensed, or assisted projects that might adversely affect the character of the historic property, and

3) to make the property eligible for Federal financial incentives for historic preservation.

Listing your property in the National Register will not, in itself, restrict your rights as a property owner to use and dispose of your property as you see fit. Public visitation rights are not required of owners. The Federal government will not attach restrictive covenants to the properties or seek to acquire them. However, if the future use or redevelopment of the property should require approval or assistance from a Federal agency, the plans for such use or redevelopment would be subject to review by the State Historic Preservation Office and the Advisory Council on Historic Preservation. In that event, we will be happy to furnish information and guidance to help you in planning your activities so as to provide for the preservation of the historic characteristics of the property. This review requirement would also apply to any Federally funded, licensed, or assisted projects undertaken by others that could have an adverse effect on the property.

The enclosed fact sheets explain the criteria for listing properties in the National Register and the results of listing in the National Register, with references to major laws and Federal regulations relating to listed properties. We will be happy to provide additional information and to discuss any questions you may have on protection provisions, financial incentives, or other aspects of the National Register program.

If your property is privately owned, you may object to its being listed in the National Register by sending a notarized statement addressed to me as State Historic Preservation Officer by March 5, 1998. The statement must certify that you are the sole or part owner, as appropriate, of the private property in question and that you object to its listing in the National Register of Historic Places. It is not necessary to state the reason for your objection, but we would appreciate having that information if you wish to include it.

If the property in question is privately owned, and if you as sole owner, or a majority of the partial owners, object to the listing of their property, it will not be listed. If the majority of property owners in a district object, the district will not be listed. However, the nomination will be

BL 3284

forwarded to the Keeper of the National Register for a determination of eligibility of the property for listing in the National Register. A copy of your statement objecting to the listing of the property will be included. If the property is then determined eligible for listing, the protection from Federally funded, licensed, or assisted activities outlined above will become effective, but the property will not be eligible for the Federal financial incentives for preservation.

If the owners of a publicly owned property object to the listing of the property, the nomination will be forwarded to the Keeper of the National Register with a copy of their statement objecting to the listing.

We would certainly like to have your active support for the nomination of your property, as we feel it reflects an important part of Florida's historic heritage. However, any comment you may wish to send me will be appreciated. We also hope that you may be able to attend the Review Board meeting on March 6, 1998.

In the meantime, please do not hesitate to write or call me or W. Carl Shiver, Historic Sites Specialist, on my staff, if you have any questions.

Sincerely,

Barbara E. Mattick

George W. Percy
State Historic Preservation Officer

GWP:wcs
Enclosures

BL 3284

June 2, 1997

W. Carl Shiver
Historic Sites Specialist
Division of Historical Resources
R. A. Gray Building
500 South Bronough Street
Tallahassee, Florida 32399-0250

Re: Hollywood Boulevard Historic Business District

Dear Carl:

Enclosed is another draft of the proposal for Hollywood Boulevard. I replaced the sticky tape on the photographs with "post its" as per Barbara's suggestion. There were a number of changes to the narrative so I've included a new disk.

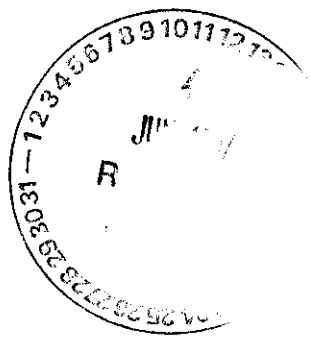
I look forward to your suggests and corrections.

Sincerely,

Susan K.

Susan Krassy

(1) NARRATIVE
(1) MAP
(3) ENVELOPES / DISK / PHOTOS
SK



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FLORIDA DEPARTMENT OF STATE
Sandra B. Mortham
Secretary of State
DIVISION OF HISTORICAL RESOURCES

March 7, 1997

Ms. Susan Krassy
Research Atlantica, Inc.
765 Lake Drive
Boca Raton, FL 33432

Re: Hollywood Boulevard Historic Business District, Hollywood, Broward County

Dear Susan:

We have received the Florida Nomination Proposal for the above referenced property. I will review it in detail as soon as possible. If there are any major problems, I will get in touch with you right away. In any event, I will send you our written comments and suggestions as soon as the review is completed.

In the meantime, please give me a call if you have any questions or any last minute additions or corrections.

Sincerely,

W. Carl Shiver

W. Carl Shiver
Historic Sites Specialist

WCS

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Name	Address	Phone
Kenneth & Susan Krassy	765 Lake Dr, Boca Raton,FL 33432-6226	(561)393-1996

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FLORIDA DEPARTMENT OF STATE
Sandra B. Mortham
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DIVISION OF HISTORICAL RESOURCES

March 16, 1998

Address Reply to:
W. Carl Shiver
Historic Sites Specialist

Mr. J. Baxt et al, Trustees
2000 Hollywood Blvd.
Hollywood, Florida 33020-4525

Re: 1944 Hollywood Boulevard , Hollywood Boulevard Historic District, Nomination to the National Register of Historic Places

Dear Mr. Baxt:

It is a pleasure to advise you that the Florida National Register Review Board has recommended that the above referenced district in which your property is located be nominated for listing in the National Register of Historic Places. This recommendation was made at the March 6, 1998 meeting of the Board and is based on its review and evaluation of the nomination proposal.

The Board has returned the nomination proposal, with the review comments and suggestions of the individual members, to our Survey and Registration staff. The staff will review the comments of the Board and will prepare a formal nomination to be submitted to the Keeper of the National Register for final consideration.

When the formal nomination has been submitted to and received by the Keeper of the National Register, that office will have forty-five days in which to approve or disapprove the nomination. If the nomination is approved, the district will be listed in the National Register as of the date of approval. The forty-five day review period may be extended, however, if the National Register staff finds technical deficiencies in the nomination requiring correction by our office.

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If the nomination is disapproved, the National Register staff will notify us and explain the reasons for disapproval. We will in turn notify you and advise you of any action that may be taken to pursue the matter further.

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Keeper, National Register of Historic Places
National Park Service
U.S. Department of the Interior
Washington, D.C. 20240

On behalf of Secretary of State Sandra B. Mortham and the Historic Preservation staff, we appreciate your interest in Florida's historic heritage. Please let us know if you have any questions regarding the nomination process, or if we can be of any other assistance.

Sincerely,

Barbara E. Mattick

for George W. Percy
State Historic Preservation Officer

GWP:wcs

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FLORIDA DEPARTMENT OF STATE
Sandra B. Mortham
Secretary of State
DIVISION OF HISTORICAL RESOURCES

March 16, 1998

Address Reply to:
W. Carl Shiver
Historic Sites Specialist

Mr. Aron Halpern
1500 S. Ocean Dr., Apt 14K
Hollywood, Florida 33019-2348

Re: 2027-2031 Hollywood Boulevard , Hollywood Boulevard Historic District, Nomination to the National Register of Historic Places

Dear Mr. Halpern:

It is a pleasure to advise you that the Florida National Register Review Board has recommended that the above referenced district in which your property is located be nominated for listing in the National Register of Historic Places. This recommendation was made at the March 6, 1998 meeting of the Board and is based on its review and evaluation of the nomination proposal.

The Board has returned the nomination proposal, with the review comments and suggestions of the individual members, to our Survey and Registration staff. The staff will review the comments of the Board and will prepare a formal nomination to be submitted to the Keeper of the National Register for final consideration.

When the formal nomination has been submitted to and received by the Keeper of the National Register, that office will have forty-five days in which to approve or disapprove the nomination. If the nomination is approved, the district will be listed in the National Register as of the date of approval. The forty-five day review period may be extended, however, if the National Register staff finds technical deficiencies in the nomination requiring correction by our office.

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Keeper, National Register of Historic Places
National Park Service
U.S. Department of the Interior
Washington, D.C. 20240

On behalf of Secretary of State Sandra B. Mortham and the Historic Preservation staff, we appreciate your interest in Florida's historic heritage. Please let us know if you have any questions regarding the nomination process, or if we can be of any other assistance.

Sincerely,

Barbara C. Mattick

for George W. Percy
State Historic Preservation Officer

GWP:wcs

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FLORIDA DEPARTMENT OF STATE
Sandra B. Mortham
Secretary of State
DIVISION OF HISTORICAL RESOURCES

December 23, 1997

Address Reply to:

W. Carl Shiver
Historic Sites Specialist
(904) 487-2333

Hollywood Historic Preservation Board
c/o Frances Nipe
City of Hollywood
2600 Hollywood Boulevard
Hollywood, Florida 33022

Re: Hollywood Boulevard Historic Business District

Dear Ms. Nipe:

A Florida National Register Nomination Proposal for the above referenced property has been received by the State Historic Preservation Officer. We are soliciting your review and recommendation concerning the eligibility of this property in accordance with the procedures established by the National Historic Preservation Act [Title I, Section 101 (16 U.S.C. 470a) (c)(2)] which created the basis for the participation of Certified Local Governments in the Florida National Register of Historic Places nomination process.

Those procedures specify that before a property within the jurisdiction of the certified local government may be considered by the State to be nominated to the Secretary of the Interior for inclusion in the National Register, the State Historic Preservation Officer shall notify the owner, the applicable chief local elected official, and the local historic preservation commission. The commission, after reasonable opportunity for public comment, shall prepare a report as to whether or not such property, in its opinion, meets the eligibility criteria for listing in the National Register. Within sixty days of the notice from the State Historic Preservation Officer, the chief local elected official shall transmit the report of the commission and his recommendation to the State Historic

Preservation Officer. If no such report and recommendation are received within sixty days, the State shall proceed with the nomination process.

If either the preservation agency or the appropriate local officials support the nomination of the property, the proposal will be scheduled for consideration by the Florida National Register Review Board. If both the commission and the chief local elected official recommend that a property not be nominated to the National Register, the State Historic Preservation Officer shall take no further action, unless within thirty days of the receipt of such recommendation by the State Historic Preservation Officer an appeal is filed with the State. Any party may file an appeal with the State Historic Preservation Officer. If the State Historic Preservation Officer, after hearing the appeal, determines that the property is eligible, he shall proceed with the nomination process. The State Historic Preservation Officer shall include any reports and recommendations from any party along with the nomination submitted to the Keeper of the Register.

We look forward to your recommendation and comments regarding this property. If we can be of any further assistance to you, please do not hesitate to contact me.

Sincerely,

Barbara C. Mattick

for George W. Percy
State Historic Preservation Officer

GWP:wcs
Enclosure

Dl 3284

February 27, 1997

Carl Shiver
Historic Sites Specialist
Division of Historical Resources
R.A. Gray Building
500 South Bronough Street
Tallahassee, FL 32399-0250

RE: Hollywood Boulevard Historic Business District

Dear Carl:

Enclosed is the first draft by Research Atlantica, Inc. for the National Register nomination of the Hollywood Boulevard Historic Business District. I have included a completed narrative, black and white photos, some historic color prints, unmarked USGS map, and supporting documentation.

Not included at this time are the following: owners' signatures, exact acreage, the UTM information and a computer disk, Word Perfect 5.1. The City of Hollywood is currently meeting with property owners and anticipates completed signature forms in the near future.

I have previously submitted nominations but this is my first district. If I have omitted any information please contact me and the missing data will be forthcoming. Looking forward to your critique.

Sincerely,

Susan K.

Susan Krassy
for Research Atlantica Inc.

Please note change of address - direct correspondence to:
765 Lake Drive
Boca Raton, FL 33432



Bd 3284

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March 7, 1997

1040 MARBLE Way

Ms. Susan Krassy
Research Atlantica, Inc.
765 Lake Drive
Boca Raton, FL 33432

33432

Re: Hollywood Boulevard Historic Business District, Hollywood, Broward County

Dear Susan:

We have received the Florida Nomination Proposal for the above referenced property. I will review it in detail as soon as possible. If there are any major problems, I will get in touch with you right away. In any event, I will send you our written comments and suggestions as soon as the review is completed.

In the meantime, please give me a call if you have any questions or any last minute additions or corrections.

Sincerely,

W. Carl Shiver
Historic Sites Specialist

WCS

DIRECTOR'S OFFICE
R.A Gray Building • 500 South Bronough Street •· Tallahassee, Florida 32399-0250 •· (904)488-1480
FAX: (904) 488-3353 •· WWW Address **http://www.dos. state.fl.us**
❒ ARCHAEOLOGICAL RESEARCH (904) 487-2299 • FAX: 414-2207
❒ HISTORIC PRESERVATION (904) 487-2333 • FAX: 922-0496
❒ HISTORICAL MUSEUMS (904) 488-1484 • FAX: 921-2503

BQ 3284

DIVISIONS OF FLORIDA DEPARTMENT OF STATE
Office of the Secretary
Office of International Relations
Division of Administrative Services
Division of Corporations
Division of Cultural Affairs
Division of Elections
Division of Historical Resources
Division of Library and Information Services
Division of Licensing

MEMBER OF THE FLORIDA CABINET
Historic Florida Keys Preservation Board
Historic Palm Beach County Preservation Board
Historic Pensacola Preservation Board
Historic St. Augustine Preservation Board
Historic Tallahassee Preservation Board
Historic Tampa/Hillsborough County Preservation Board
Ringling Museum of Art

FLORIDA DEPARTMENT OF STATE
Sandra B. Mortham
Secretary of State
DIVISION OF HISTORICAL RESOURCES

May 5, 1997

Ms. Susan Krassy
Research Atlantica, Inc.
1040 Marble Way
Boca Raton, FL 33432

Re: Hollywood Boulevard Historic Business District, Hollywood, Broward County, Photos

Dear Susan:

As promised, I am returning to you the photographs included with the above referenced nomination proposal. Please remove them from the sheets to which they are attached and mark each one with the appropriate photo list number in pencil in the upper left corner of the print.

On reviewing the nomination, including the photographs, it appears that the contributing buildings in the proposed district have been heavily altered. I am not sure that they actually meet enough of the criteria for physical integrity to make them eligible for comprising a National Register district. If you have some historic photos showing what the buildings looked like in the 1930s or 1940s, it would help immensely to support the nomination.

Please give me a call if you have any questions about my comments or if I can assist you in any way in this matter.

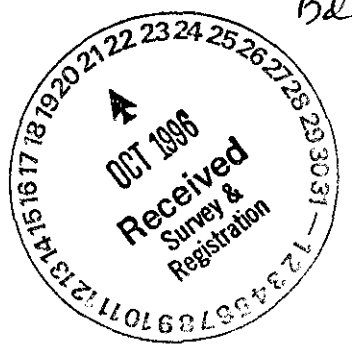
Sincerely,

W. Carl Shiver
Historic Sites Specialist

WCS

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❒ HISTORICAL MUSEUMS (904) 488-1484 • FAX: 921-2503

BL 3284



October 14, 1996

Sherry Piland
Historic Sites Specialist
Division of Historical Resources
500 South Bronough Street
Tallahassee, FL 32399-0250

Re: National Register nomination of Hollywood Boulevard

Dear Sherry:

I've enclosed a very poor copy of Historic Properties: Hollywood Boulevard, a project we completed last year for local designation for the City of Hollywood. I would have preferred new photos to send to you but the weather has not cooperated. If it ever stopped raining I bet I could get those photos! I also included under this cover a part of the narrative for the Boulevard's local designation report and its accompanying map.

As I mentioned to you, my concerns are over numerous facade renovations. What percentage of contributing to non-contributing buildings should I look for? The vast majority of Hollywood Boulevard buildings contributed to the local district because of age, many still retain architectural features and footprints, most have had changes and a very small percent are new.

Jane and I feel the inclusion of the Young Circle Park would greatly enhance the nomination. City officials are extremely apprehensive of that inclusion. Plans for future road construction to correct or ease current traffic problems are preventing them from allowing us to include the park. How can we alleviate their fears? Perhaps I should word that sentence...Can we alleviate their fears?

Any suggestions or "pearls of wisdom" would be greatly appreciated. I believe a Hollywood Boulevard nomination can be substantiated. The history is terrific and the community is supportive.

A few moments regarding another project...The Bryan Building report is nearly complete. Again, I'm waiting for a break in our current monsoon weather to take slides for you.

Hope to hear from you soon. Thanks for all your support.

Sincerely,

Susan Krassy

Bd3284

FLORIDA DEPARTMENT OF STATE
Sandra B. Mortham
Secretary of State
DIVISION OF HISTORICAL RESOURCES
R.A. Gray Building
500 South Bronough Street
Tallahassee, Florida 32399-0250

Director's Office (904) 488-1480
Telecopier Number (FAX) (904) 488-3353

October 31, 1996

Susan Krassy
765 Lake Drive
Boca Raton, Fl. 33432

RE: Potential Commercial District, Hollywood

Dear Susan:

Based on the information you sent to me, I can offer you only some general advice. For more specific comments I would need actual photographs and a map with the buildings and the vacant lots indicated.

I think the Circle should be included in the district if it is relatively intact. Also, the block between 19th and 20th Avenues seems to have several contributing buildings. However, the district seems to fall apart somewhat between 20th and 21st Avenues. There seem to be several vacant lots and several non-contributing structures in that block, perhaps too many.

The captions under the photos often indicate an alteration has occurred, but does not indicate the nature of the alteration. We would need to know the specific nature of the alteration and the date.

In general, we expect that some changes would have occurred to the first story. If the building is two or more stories in height, to consider it a contributing structure we would want to see unaltered upper stories. In other words, we look more leniently on changes to first story as opposed to upper stories. Exceptions might be made for an outstanding building with altered windows (perhaps awing windows replacing sash windows) if the window openings have not been altered.

BL 3284

From the material you sent, I would say that the following are non-contributing:

1906
1919
1924-26
1933
1940-46
1948
2000
2001
2002-04
2006
2019-25
2033-51

There are several others that appear to be non-contributing, but that I can't see enough detail on. I suspect that Anniversary Park is also non-contributing. What is its date? You need to shoot for 55% contributing at the very least. I think you need to stress to the city that the Circle is one of the defining historic features of the city. If the changes they anticipate will include any state or federal funding, a review of the impact on historic structures will be triggered. So even if it is not listed in the district, its proximity to the district would be considered.

I hope this helps you decide how to approach this district. Please call me if you have any questions.

I received the Bryan Building packet and slides. Thanks. See you in November?

Sincerely,

Sherry Piland
Historic Sites Specialist

SP

BL 3284

FLORIDA DEPARTMENT OF STATE
Office of the Secretary
Office of International Relations
Division of Administrative Services
Division of Corporations
Division of Cultural Affairs

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Ringling Museum of Art
Division of Licensing
Division of Elections

FLORIDA DEPARTMENT OF STATE
Sandra B. Mortham
Secretary of State
DIVISION OF HISTORICAL RESOURCES

March 16, 1998

Address Reply to:
W. Carl Shiver
Historic Sites Specialist

Mr. Louis Morningstar
2000 Hollywood Blvd.
Hollywood, Florida 33020-4525

Re: 2000 Hollywood Boulevard , Hollywood Boulevard Historic District, Nomination to the National Register of Historic Places

Dear Mr. Morningstar:

The Florida National Register Review Board has recommended that the above referenced district in which your property is located be nominated for listing in the National Register of Historic Places. This recommendation was made at the March 6, 1998 meeting of the Board and is based on its review and evaluation of the nomination proposal.

Your property lies within the boundaries of the district, but is considered to be non-contributing because of its age, degree of alteration, or lack of historic associations. As a non-contributing property, it will not be affected by the listing of the district in the National Register.

The Board has returned the nomination proposal, with the review comments and suggestions of the individual members, to our Survey and Registration staff. The staff will review the comments of the Board and will prepare a formal nomination to be submitted to the Keeper of the National Register for final consideration.

When the formal nomination has been submitted to and received by the Keeper of the National Register, that office will have forty-five days in which to approve or disapprove the nomination. If the nomination is approved, the district will be listed in the National Register as of the date of approval. The forty-five day review period may be extended, however, if the National Register staff finds technical deficiencies in the nomination requiring correction by our office.

DIRECTOR'S OFFICE
R.A Gray Building • 500 South Bronough Street • Tallahassee, Florida 32399-0250 • (850)488-1480
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☐ HISTORICAL MUSEUMS (850) 488-1484 • FAX: 921-2503

Bd 3284

If the nomination is disapproved, the National Register staff will notify us and explain the reasons for disapproval. We will in turn notify you and advise you of any action that may be taken to pursue the matter further.

Any person or organization interested in a nomination may petition the Keeper of the National Register during the nomination process either to accept or to reject the nomination. Comments regarding the nomination should be addressed to:

Keeper, National Register of Historic Places
National Park Service
U.S. Department of the Interior
Washington, D.C. 20240

On behalf of Secretary of State Sandra B. Mortham and the Historic Preservation staff, we appreciate your interest in Florida's historic heritage. Please let us know if you have any questions regarding the nomination process, or if we can be of any other assistance.

Sincerely,

Barbara C. Mattick

for George W. Percy
State Historic Preservation Officer

GWP:wcs

Bd 3284

FLORIDA DEPARTMENT OF STATE
Office of the Secretary
Office of International Relations
Division of Administrative Services
Division of Corporations
Division of Cultural Affairs

MEMBER OF THE FLORIDA CABINET
Division of Library & Information Services
Division of Historical Resources
Ringling Museum of Art
Division of Licensing
Division of Elections

FLORIDA DEPARTMENT OF STATE
Sandra B. Mortham
Secretary of State
DIVISION OF HISTORICAL RESOURCES

March 16, 1998

Address Reply to:
W. Carl Shiver
Historic Sites Specialist

Filmore Realty Company
3850 Hollywood Blvd.
Hollywood, Florida 33021-6746

Re: 1907-1909 Hollywood Boulevard, Hollywood Boulevard Historic District, Nomination to the National Register of Historic Places

Dear Property Owner:

It is a pleasure to advise you that the Florida National Register Review Board has recommended that the above referenced district in which your property is located be nominated for listing in the National Register of Historic Places. This recommendation was made at the March 6, 1998 meeting of the Board and is based on its review and evaluation of the nomination proposal.

The Board has returned the nomination proposal, with the review comments and suggestions of the individual members, to our Survey and Registration staff. The staff will review the comments of the Board and will prepare a formal nomination to be submitted to the Keeper of the National Register for final consideration.

When the formal nomination has been submitted to and received by the Keeper of the National Register, that office will have forty-five days in which to approve or disapprove the nomination. If the nomination is approved, the district will be listed in the National Register as of the date of approval. The forty-five day review period may be extended, however, if the National Register staff finds technical deficiencies in the nomination requiring correction by our office.

BL 3284

If the nomination is disapproved, the National Register staff will notify us and explain the reasons for disapproval. We will in turn notify you and advise you of any action that may be taken to pursue the matter further.

Any person or organization interested in a nomination may petition the Keeper of the National Register during the nomination process either to accept or to reject the nomination. Comments regarding the nomination should be addressed to:

Keeper, National Register of Historic Places
National Park Service
U.S. Department of the Interior
Washington, D.C. 20240

On behalf of Secretary of State Sandra B. Mortham and the Historic Preservation staff, we appreciate your interest in Florida's historic heritage. Please let us know if you have any questions regarding the nomination process, or if we can be of any other assistance.

Sincerely,

Barbara C. Mattick

for George W. Percy
State Historic Preservation Officer

GWP:wcs

BL 3284

DIVISIONS OF FLORIDA DEPARTMENT OF STATE
Office of the Secretary
Office of International Relations
Division of Elections
Division of Corporations
Division of Cultural Affairs
Division of Historical Resources
Division of Library and Information Services
Division of Licensing
Division of Administrative Services

MEMBER OF THE FLORIDA CABINET
State Board of Education
Trustees of the Internal Improvement Trust Fund
Administration Commission
Florida Land and Water Adjudicatory Commission
Siting Board
Division of Bond Finance
Department of Revenue
Department of Law Enforcement
Department of Highway Safety and Motor Vehicles
Department of Veterans' Affairs

FLORIDA DEPARTMENT OF STATE
Katherine Harris
Secretary of State
DIVISION OF HISTORICAL RESOURCES

April 20, 1999

W. Carl Shiver
Historic Sites Specialist
(850) 487-2333 or
1-800-847-7278

The Honorable Mara S. Giulianti
Mayor of Hollywood
Post Office Box 229045
Hollywood, Florida 33020

Re: Hollywood Boulevard Historic Business District

Dear Mayor Giulianti:

It is a pleasure to advise you that the above referenced property has been officially listed in the National Register of Historic Places as of February 18, 1999. The enclosed fact sheet outlines the results of listing in the National Register.

I congratulate you on the achievement of this formal recognition of the historic significance of this property. If you have any questions, please feel free to contact the staff member referenced above.

With every good wish and with warm regards,

Sincerely,

George W. Percy, Director
Division of Historical Resources

Sbm

Enclosure

BL 3284

DIVISIONS OF FLORIDA DEPARTMENT OF STATE
Office of the Secretary
Office of International Relations
Division of Elections
Division of Corporations
Division of Cultural Affairs
Division of Historical Resources
Division of Library and Information Services
Division of Licensing
Division of Administrative Services

MEMBER OF THE FLORIDA CABINET
State Board of Education
Trustees of the Internal Improvement Trust Fund
Administration Commission
Florida Land and Water Adjudicatory Commission
Siting Board
Division of Bond Finance
Department of Revenue
Department of Law Enforcement
Department of Highway Safety and Motor Vehicles
Department of Veterans' Affairs

FLORIDA DEPARTMENT OF STATE
Katherine Harris
Secretary of State

DIVISION OF HISTORICAL RESOURCES

April 20, 1999

W. Carl Shiver
Historic Sites Specialist
(850) 487-2333 or
1-800-847-7278

Ms. Zahhava Halpern
1900 Hollywood Boulevard
Hollywood, Florida 33020-4524

Re: 1900 Hollywood Boulevard

Dear Ms. Halpern:

Recently, you were notified by Secretary of State Katherine Harris that the property named above was listed in the National Register of Historic Places on February 18, 1999. The enclosed fact sheet outlines the results of listing in the National Register. If you have any questions, please feel free to contact the staff member named above.

On behalf of our historic preservation staff, I congratulate you on achieving this formal recognition of the historic significance of this property. We appreciate your interest in preserving this important element of Florida's cultural resources.

With every good wish and warm regards,

Sincerely,

George W. Percy, Director
Division of Historical Resources

Sbm

Enclosure

Bd 3284

FLORIDA DEPARTMENT OF STATE
Office of the Secretary
Office of International Relations
Division of Administrative Services
Division of Corporations
Division of Cultural Affairs

MEMBER OF THE FLORIDA CABINET
Division of Library & Information Services
Division of Historical Resources
Ringling Museum of Art
Division of Licensing
Division of Elections

FLORIDA DEPARTMENT OF STATE
Sandra B. Mortham
Secretary of State
DIVISION OF HISTORICAL RESOURCES

March 16, 1998

Address Reply to:
W. Carl Shiver
Historic Sites Specialist

Mr. Lester Boggs, Trustee
2411 Hollywood Blvd.
Hollywood, Florida 33020-6605

Re: 2008 Hollywood Boulevard , Hollywood Boulevard Historic District, Nomination to the National Register of Historic Places

Dear Mr. Boggs:

It is a pleasure to advise you that the Florida National Register Review Board has recommended that the above referenced district in which your property is located be nominated for listing in the National Register of Historic Places. This recommendation was made at the March 6, 1998 meeting of the Board and is based on its review and evaluation of the nomination proposal.

The Board has returned the nomination proposal, with the review comments and suggestions of the individual members, to our Survey and Registration staff. The staff will review the comments of the Board and will prepare a formal nomination to be submitted to the Keeper of the National Register for final consideration.

When the formal nomination has been submitted to and received by the Keeper of the National Register, that office will have forty-five days in which to approve or disapprove the nomination. If the nomination is approved, the district will be listed in the National Register as of the date of approval. The forty-five day review period may be extended, however, if the National Register staff finds technical deficiencies in the nomination requiring correction by our office.

DIRECTOR'S OFFICE
R.A Gray Building • 500 South Bronough Street • Tallahassee, Florida 32399-0250 • (850)488-1480
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☐ HISTORICAL MUSEUMS (850) 488-1484 • FAX: 921-2503

If the nomination is disapproved, the National Register staff will notify us and explain the reasons for disapproval. We will in turn notify you and advise you of any action that may be taken to pursue the matter further.

Any person or organization interested in a nomination may petition the Keeper of the National Register during the nomination process either to accept or to reject the nomination. Comments regarding the nomination should be addressed to:

Keeper, National Register of Historic Places
National Park Service
U.S. Department of the Interior
Washington, D.C. 20240

On behalf of Secretary of State Sandra B. Mortham and the Historic Preservation staff, we appreciate your interest in Florida's historic heritage. Please let us know if you have any questions regarding the nomination process, or if we can be of any other assistance.

Sincerely,

Barbara C. Mattick

for George W. Percy
State Historic Preservation Officer

GWP:wcs

National Park Service

National Register of Historic Places Registration Form

PROPOSAL
of Properties in Florida for
Nomination to the National Register
of Historic Places

BD3284

Grayed Areas for Use by Staff

1. Name of Property

historic name Hollywood Boulevard Historic Business District

other names _____ FMSF Number

2. Location

street & number Please see continuation sheet _____ ☐ not for publication

city or town Hollywood ☐ vicinity

state FLORIDA code FL county Broward code _____ zip code 33022

3. Owner Awareness Statement

As the owner, or official representative of the owner, of the property identified above, I am aware of this proposal for its nomination for listing in the National Register of Historic Places. I have been advised of the procedures for review of the proposal by the State Historic Preservation Office and the Florida National Register Review Board, and for the formal nomination of the property at the discretion of the State Historic Preservation Officer. I understand that I will be notified of the date and place of the public meeting at which the proposal will be considered by the Florida National Register Review Board, and that I will be given an opportunity to submit written comments and to appear in person in support of or opposition to the nomination of the property. At this time I ___ support ___ oppose ___ reserve opinion on this proposal.

_____

Signature of property owner or representative Date

4. Legal Description of Property (according to county property appraiser's office)

FEB 1998
Received
Survey &
Registration

Attach continuation sheet if necessary

BA 3284

FLORIDA DEPARTMENT OF STATE
Glenda E. Hood
Secretary of State
DIVISION OF HISTORICAL RESOURCES

August 25, 2005

Mr. Christopher R. Eck, MA, JD
Administrator and County Historic Preservation Officer
Broward County Historical Commission
151 S.W. Second Street
Fort Lauderdale, Florida 33301

Dear Mr. Eck:

This letter is written in response to your request for an opinion from this office concerning the potential ramifications of the proposed redevelopment of the Great Southern Hotel, a contributing resource in the Hollywood Boulevard Historic Business District (HBHBD), which was listed in the National Register of Historic Places on February 18, 1999. Our opinion is offered in accordance with Chapter 267.031 (d) and (e), which authorizes the Division of Historical Resources to cooperate with and advise local governments in carrying out their historic preservation responsibilities and programs.

The HBHBD is characterized by its low scale assemblage of buildings along a central commercial corridor that leads to Young Circle, a character defining feature of the historic town plan devised by Hollywood's founder, Joseph Wesley Young in the 1920s. The Mediterranean Revival style Great Southern Hotel was also part of Young's vision for the city, and is a focal point of the district.

The redevelopment of the Great Southern Hotel, as proposed, would entail the demolition of nearly all of the historic building (leaving only the north, west, and some of the east facades) and the subsequent construction of a 7-story parking garage plus a 12-story condominium, both set back behind the historic façade of the Great Southern Hotel. The preservation of only the facades is not sufficient to maintain the integrity and historic value of a building. We concur with Mr. Hampton Tucker, Acting Chief, Historic Preservation Grants Division of the National Park Service, that such a drastic change to the building, will result in the loss of the Great Southern Hotel's designation as a contributing resource in the district; i.e., it would lose its National Register status and all benefits attached to that designation, including the potential for federal Historic

BA 3284

Building Rehabilitation tax credits. Furthermore, the construction of buildings representing a combined height of 19 stories on the edge of the HBHBD, even though set back, would be a severe departure from the scale and massing of the rest of the HBHBD. It would visually present a major non-contributing element between Young Circle and the downtown commercial corridor of the district, particularly when viewed from the east. The construction of a building that is so out of character with the district could jeopardize the district as it currently is configured. At the very least, it would call for the re-evaluation of the district's boundaries.

If you have further questions, or if we can be of further assistance, please do not hesitate to call me at 800-847-7278 or 850-245-6364.

Sincerely,

Barbara E. Mattick

Barbara E. Mattick
Deputy State Historic Preservation Officer
for Survey & Registration

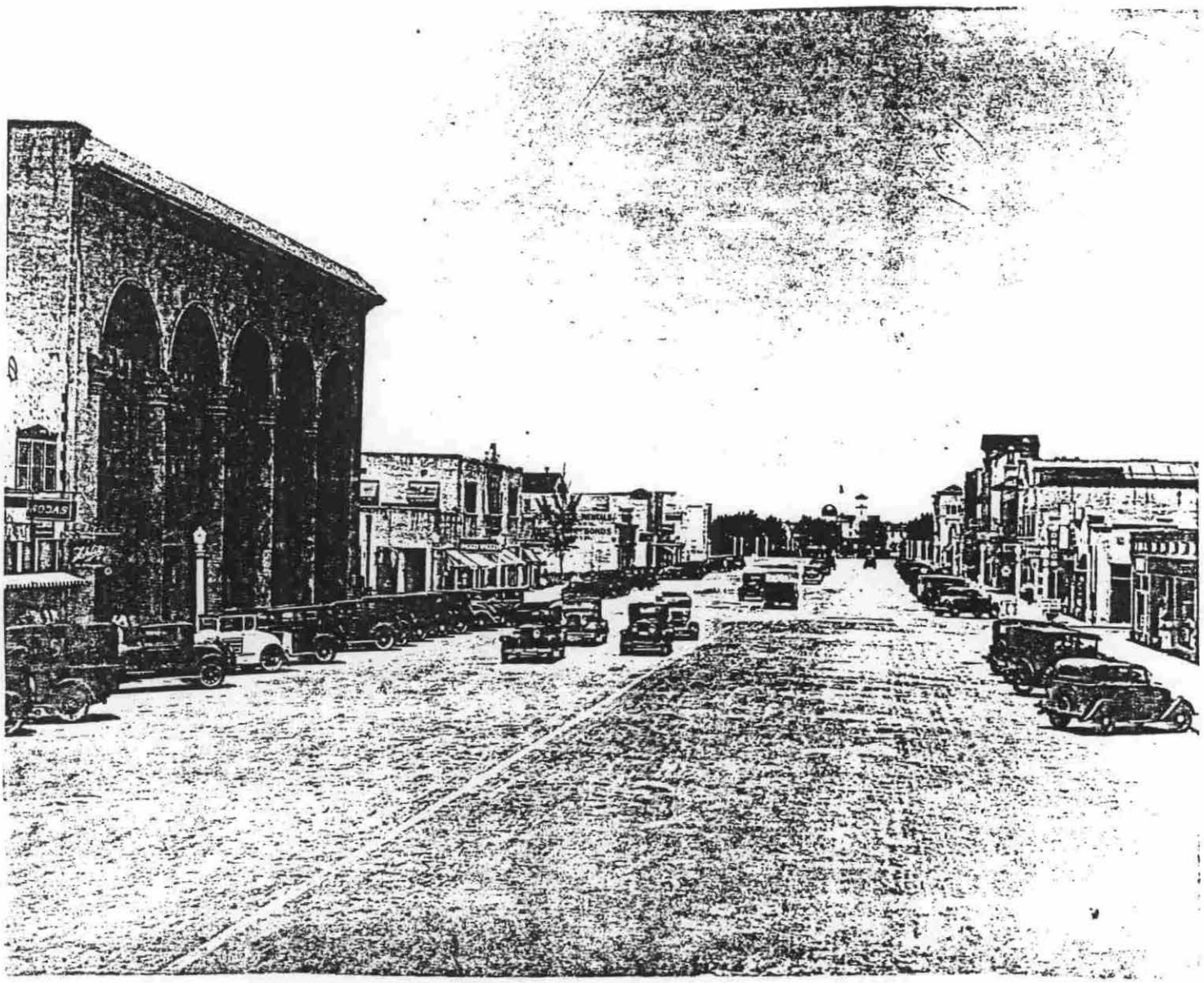


Hollywood Boulevard, looking east from the F.E.C. Railway tracks toward Young Circle and the Hollywood Hotel, 1925.

#1

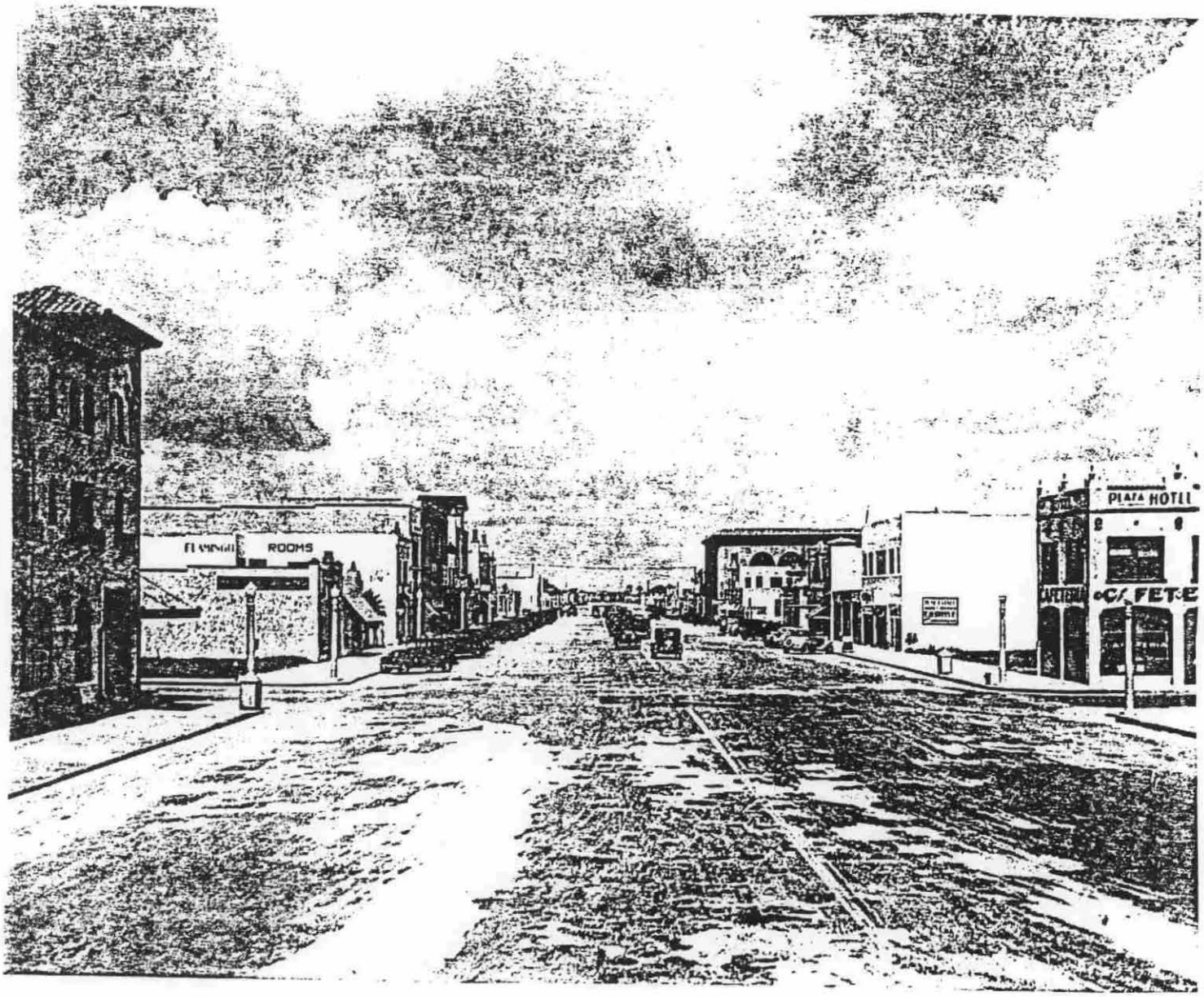
BA 3284

Bd 3284



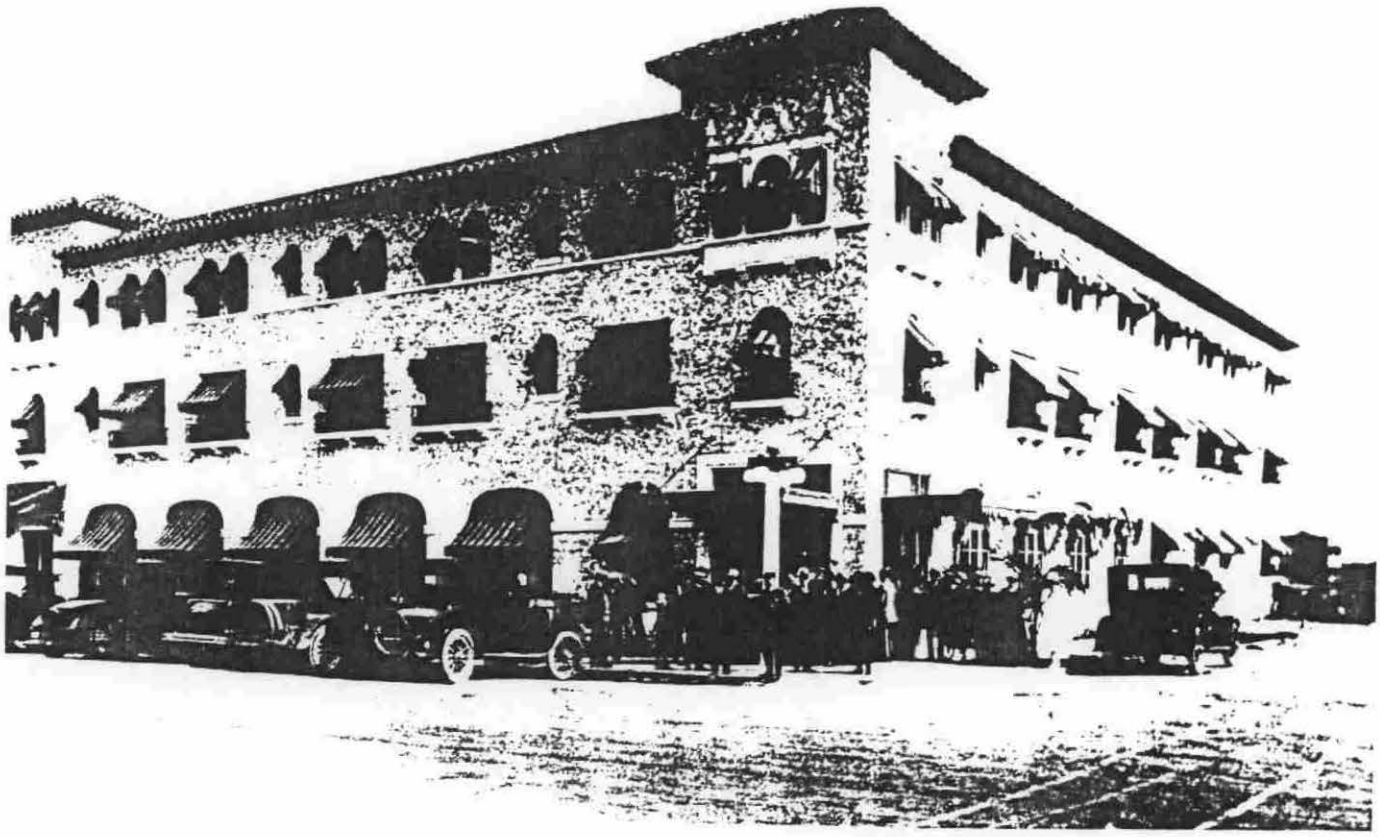
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Bel328



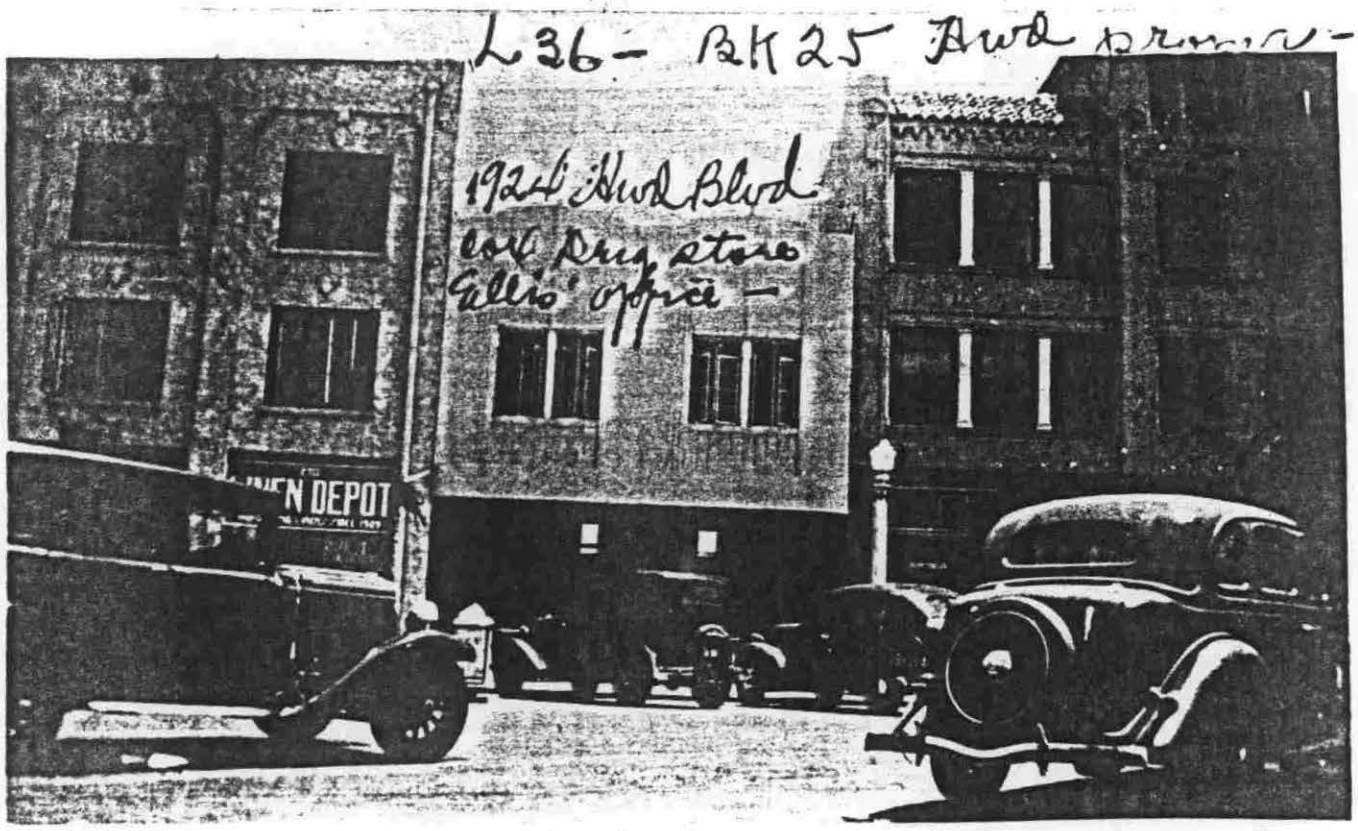
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Bd3284



#4

Bd 3284

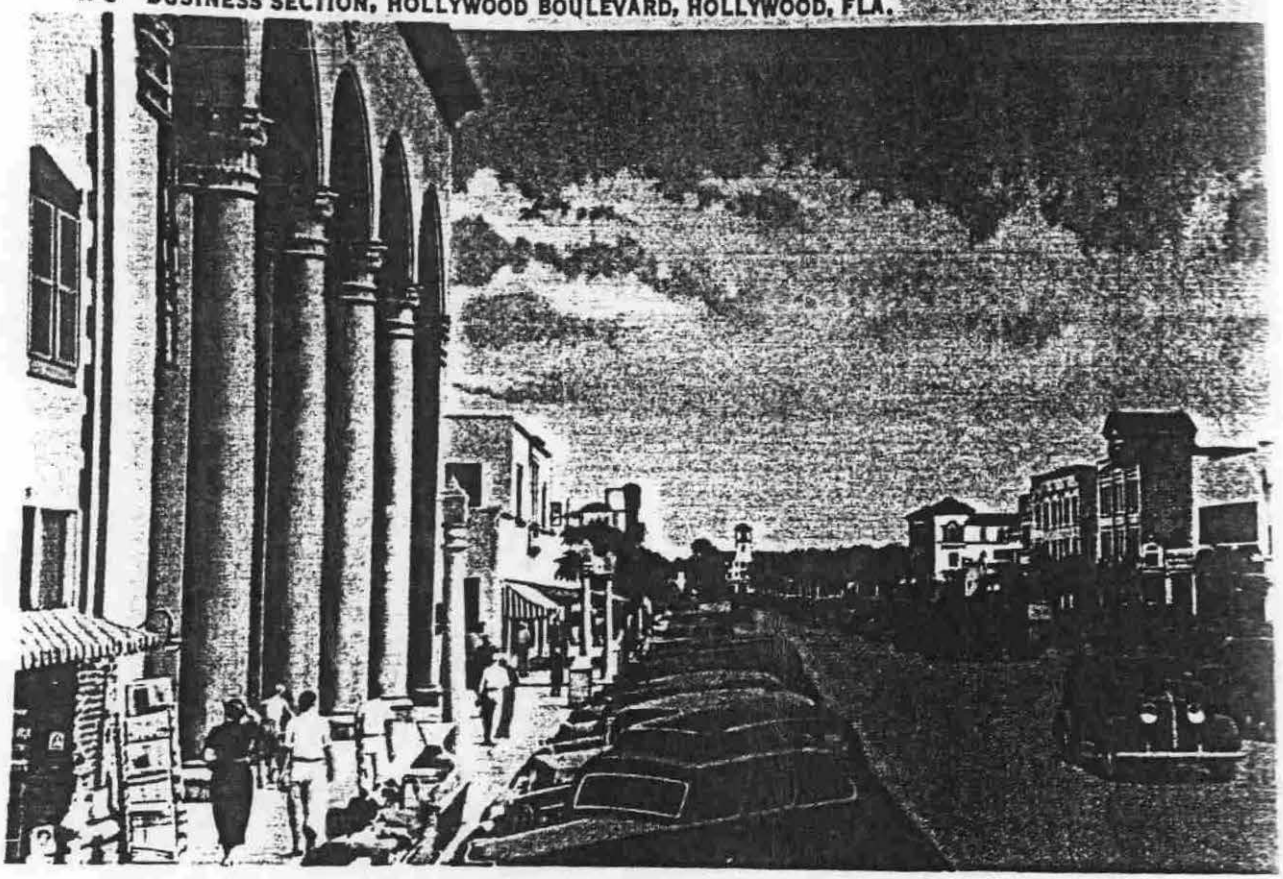


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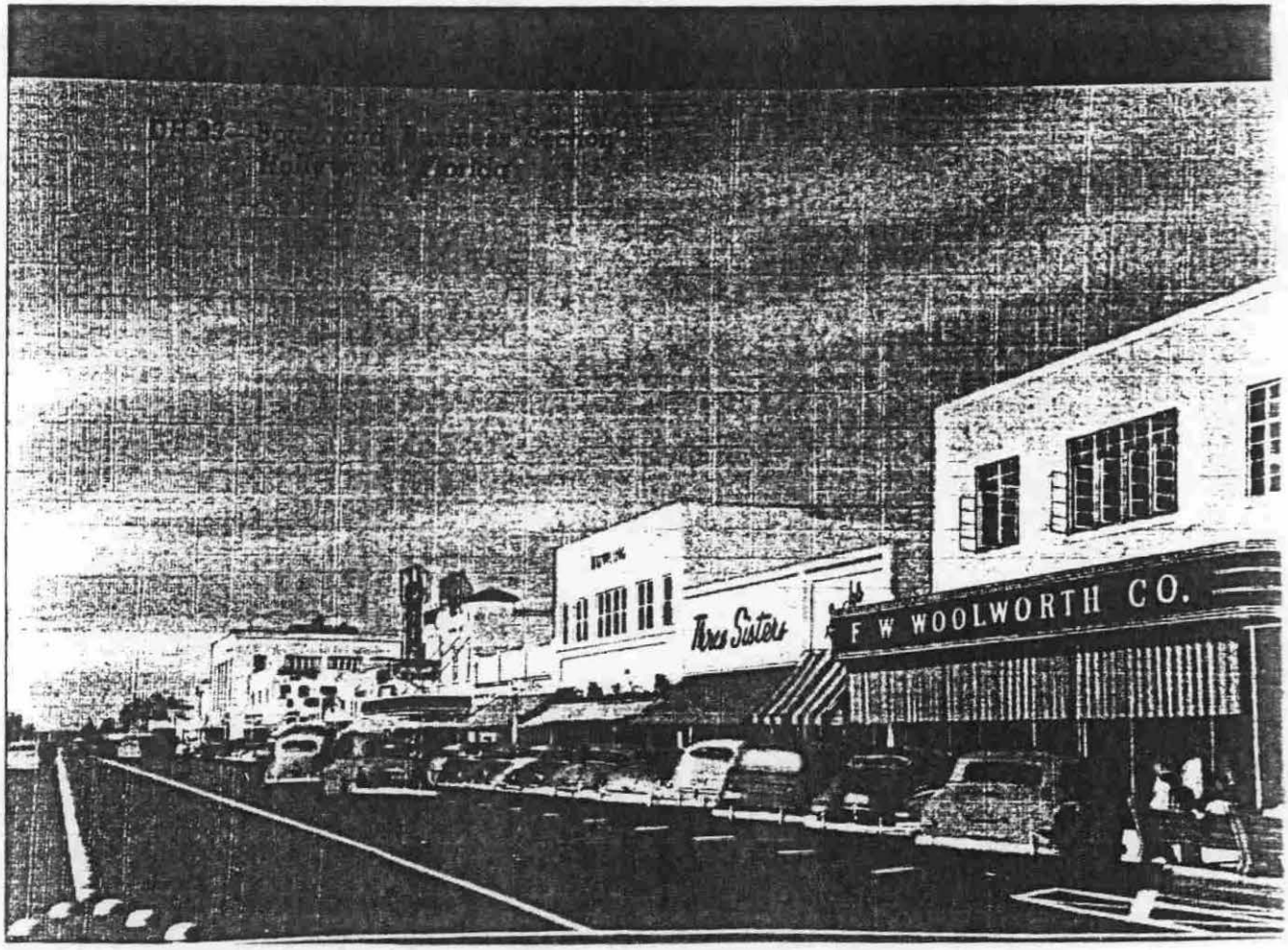
Bd 3284

#6

H-3 BUSINESS SECTION, HOLLYWOOD BOULEVARD, HOLLYWOOD, FLA.



#7



HOLLYWOOD BOULEVARD HISTORIC BUSINESS DISTRICT

HOLLYWOOD (BROWARD COUNTY), FLORIDA

BD 3281

THIS MAP WAS DRAWN JUNE 1998 BY THE FLORIDA BUREAU OF HISTORIC PRESERVATION USING AUTOCAD RELEASE 14 AND BASED ON VISUAL RESOURCES PROVIDED BY THE COMMUNITY PLANNING DIVISION, GIS SECTION, OF THE CITY OF HOLLYWOOD, FLORIDA. ALL REASONABLE ATTEMPTS HAVE BEEN MADE TO INSURE THE ACCURACY OF THE INFORMATION SHOWN; HOWEVER, THE GROUND PLANS, LOCATION, AND SCALE OF ALL ELEMENTS SHOWN ON THE MAP ARE APPROXIMATE AND HAVE BEEN MODIFIED IN SOME CASES FOR THE PURPOSE OF CLARITY. THE DOCUMENTARY RESOURCES USED IN PRODUCING THIS MAP INCLUDE SANBORN FIRE INSURANCE MAPS, AERIAL MAPS, AND A BASE MAP PROVIDED BY THE CITY OF HOLLYWOOD DEPARTMENT OF ADMINISTATION.

0 50 100
scale feet
(approximate)

LEGEND

- CONTRIBUTING BUILDING/STRUCTURE
- NONCONTRIBUTING BUILDING/STRUCTURE
- CONTRIBUTING GREENSPACE
- STREET ADDRESSES 1905
- DISTRICT BOUNDARIES
- RAILROAD
- PARKING/VACANT
- AREA NOT SHOWN N/A
- PHOTOS (10)


458

8

Young Circle

#8


CAPPUCCINO
460

1942 Hollywood Blvd.

part of Bastain Bldgs.

#31 #45


RAVE
Fine Art
Gallery
462


MURPHY BEDS
ONE WAY
MANDATORY
FINE FOR
LITTERING
OPERATOR
OR
OWNER


Edition
TIQUE
Sacks Shoes
464

Non-contributing

1929 Hollywood Blvd.


GOURMET FRENCH
CAFE
466

Non-Contributing

1926 Hollywood Blvd.

(Former Morse Arcade)

Mediterranean Revival


468

Non-Contributing

1925-1927 Hollywood Blvd.

(former Kagey Building)


APPAREL
470

Non-Contributing

1919-1921 Hollywood Blvd.

(former Ritz theater)


472

Non-Contributing

1920 Hollywood Blvd.


Discount
FURNITURE
474

Non-Contributing

1916 - 1918 Hollywood Blvd.


STATE FARM INSURANCE
RICK WINTERROWD, AGENT
Second Editi
BOUTIQUE
476

non-contributing

1933 Hollywood Blvd.



478

non-contributing

2000 - 2004

Hollywood Blvd.

(early city administration building)


480

Non-Contributing

2001 Hollywood Blvd.

(site of Broward County's 1st Bank)

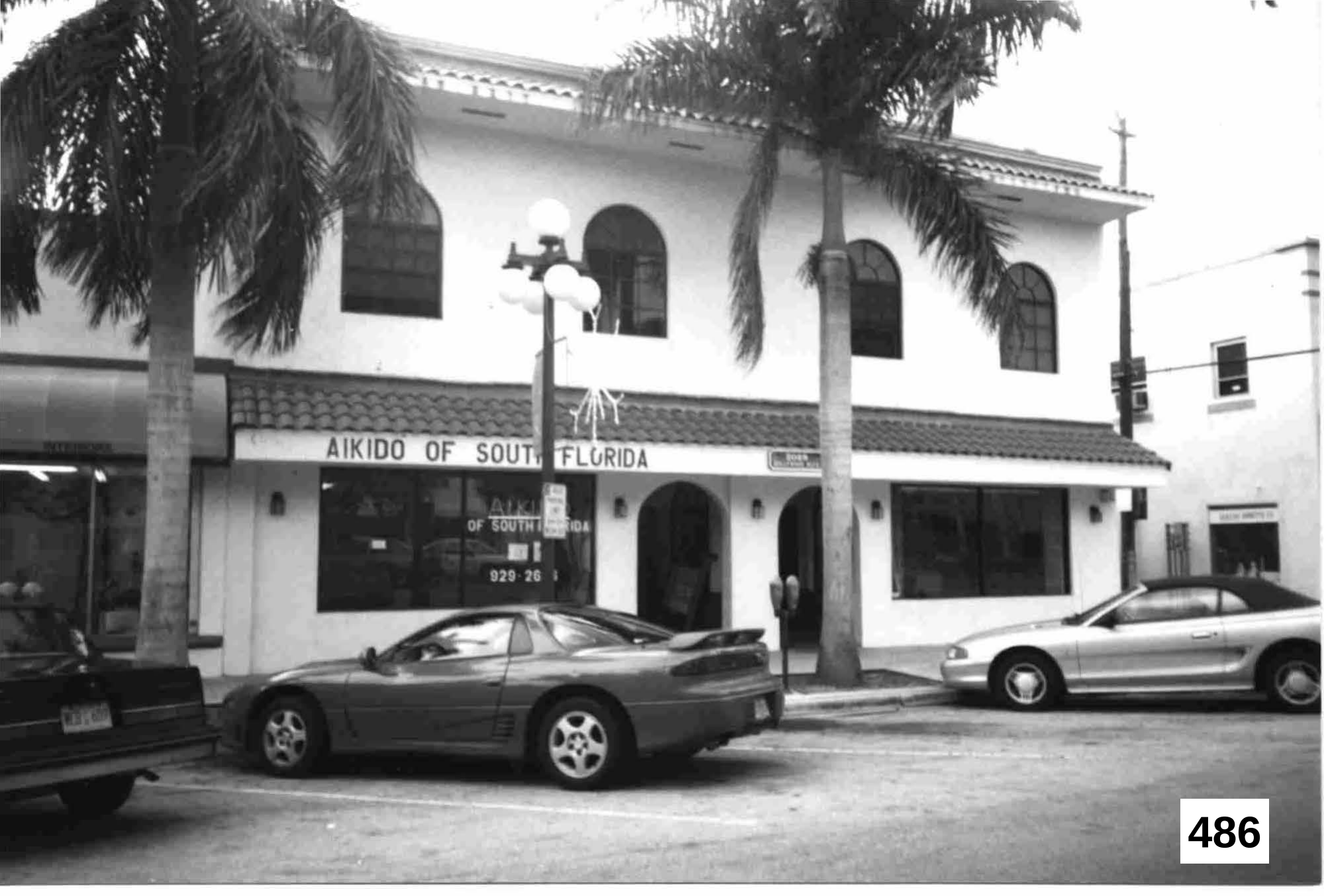

K RATE
JI JITSU
OBY'S
EWELERS AND
AWNBROKERS
CHEVROLET

Non-Contributing

2006 Hollywood Blvd.


1908 DESIGNER PET SUPPLIES

Non-contributing
1908 Hollywood Blvd.


AIKIDO OF SOUTH FLORIDA
OF SOUTH
929-26

Non-Contributing

2028 Hollywood Blvd.


DANCE STUDIO
488

non-contributing

2019 - 2025

Hollywood Blvd



490

Non-contributing

2012 Hollywood Blvd.


492

Sundial

Young Circle Park

#40


494

non-Contributing

Bandshell

Young Circle Park






Morningstar's
POLICE


P
SUNTRUST BANK
HOLLYWOOD


N-E FASHION
Jeep


FREE
greedy


HOLLYWOOD BLVD
502


Melina's
OPEN
WEDDINGS
PASSPORTS
PORTRAITS
VIDEO
UPL 66K
503


DISCOUNT DECORATORS
1914
504


505

Rambo Cafe
1909 Hollywood Blvd.
#15
#40


Bellissimo Import
507


S 19 AV
TEL
508



509


MR. GREEK
RESTAURANT & DELI
510


511


1948
512


513

Baobab trees-South quadrant


OCEAN REALTY
515

Interior Circle


517

Brick Pathways



Restrooms
note: oolitic limestone exterior & barrel
tile roof


Bread
BUILDING

Band Shell-West exposure



Band Shell (1951)


OLLYWOOD
NTS
S VISION AND COURAGE
CREATED THIS CITY

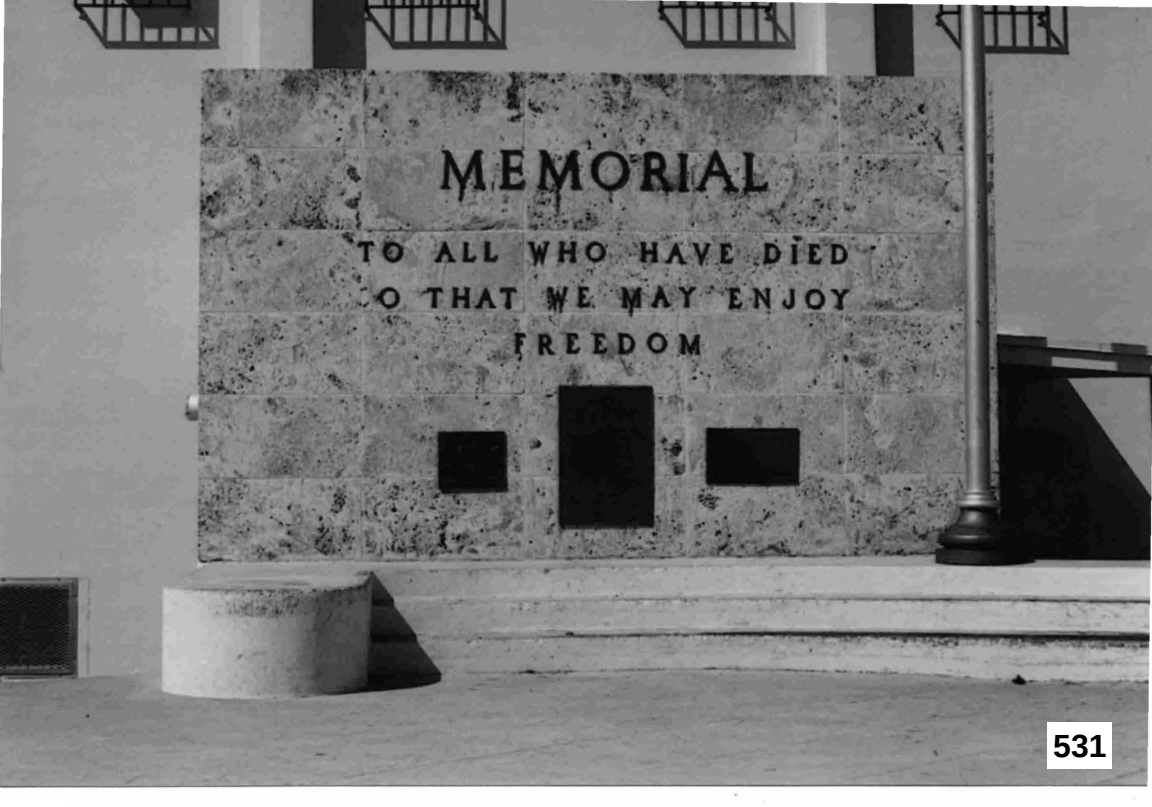
Joseph W. Young Memorial



Mothers of the World Memorial


THE FORGOTTEN WAR
KOREA
54 246 DEAD
103 284 WOUNDED
8179 MIA

Korean War Memorial


MEMORIAL
TO ALL WHO HAVE DIED
O THAT WE MAY ENJOY
FREEDOM

Flags over Florida Memorial


533

ANNIVERSARY PARK

N.E. CORNER

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535

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Warehouse
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CLEANERS & ALTERATIONS
CLEANERS - ALTERATIONS
EQUIPMENT SPECIALTIES 1932
541


STATE FARM
RICK WINTERRO
SIGNS
542


543

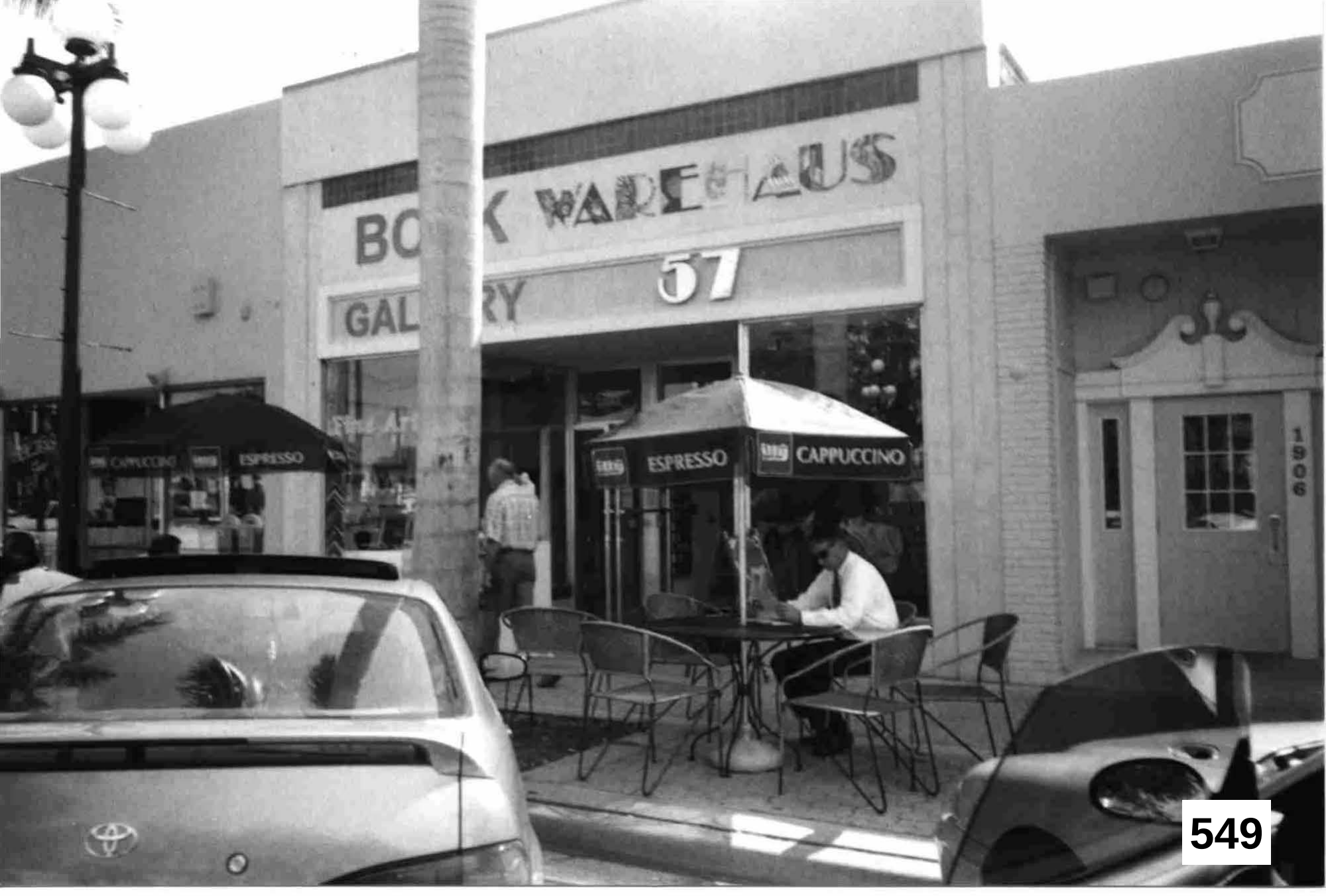

544


545


AVAILABLE
MARSHALL'S INTERIORS
546


READY
PAWN
DISCOUNT DECORATORS
1914
547

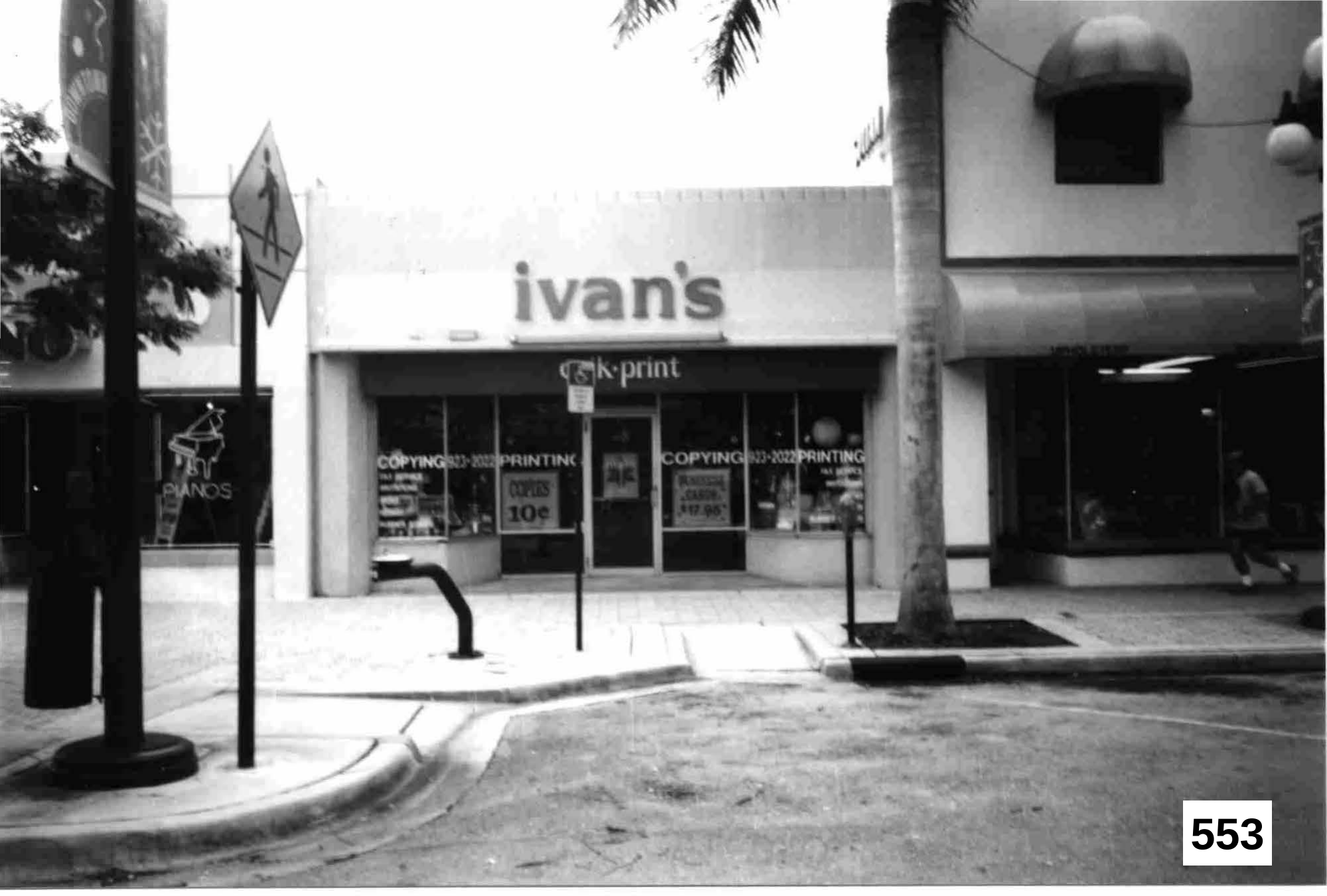

548


57
ESPRESSO
CAPPUCCINO
1906
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550


Book Warehouse
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