

ATTACHMENT A
Application Package

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):

- | | | |
|---|---|--|
| <input type="checkbox"/> Technical Advisory Committee | <input type="checkbox"/> Art in Public Places Committee | <input type="checkbox"/> Variance |
| <input type="checkbox"/> Planning and Development Board | <input type="checkbox"/> Historic Preservation Board | <input type="checkbox"/> Special Exception |
| <input type="checkbox"/> City Commission | <input type="checkbox"/> Administrative Approval | |

PROPERTY INFORMATION

Location Address: _____

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

Folio Number(s): _____

Zoning Classification: _____ Land Use Classification: _____

Existing Property Use: _____ 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 all 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: _____

Address of Property Owner: _____

Telephone: _____ Email Address: _____

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: _____

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: NICLAS PIERRE Date: _____

PRINT NAME: _____ Date: _____

Signature of Consultant/Representative: _____ Date: _____

PRINT NAME: _____ Date: _____

Signature of Tenant: _____ Date: _____

PRINT NAME: _____ Date: _____

Current Owner Power of Attorney

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

Sworn to and subscribed before me
this _____ day of _____

Signature of Current Owner

Notary Public

Print Name

State of Florida

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

Broward County Commission

Deed Doc Stamps: \$3887.10

**** FILED: BROWARD COUNTY, FL Brenda D. Forman, CLERK 9/27/2023 12:54:18 PM.****

**In the Circuit Court of the Seventeenth Judicial Circuit
In and for Broward County, Florida**

REVERSE MORTGAGE FUNDING LLC

Plaintiff

VS.

COHEN, TERRY ; BERGER, MELANIE ; STATE OF FLORIDA-
DEPARTMENT OF REVENUE ; BROWARD COUNTY CLERK OF COURT
; UNITED STATE OF AMERICA, ACTING ON BEHALF ; COHEN,
ANDREA

Defendant

CACE-21-013854

Division: 11

Certificate of Title

The undersigned, Brenda D. Forman, Clerk of the Court, certifies that she executed and filed a certificate of sale in this action on September 13, 2023, for the property described herein and that no objections to the sale have been filed within the time allowed for filing objections.

The following property in Broward County, Florida:

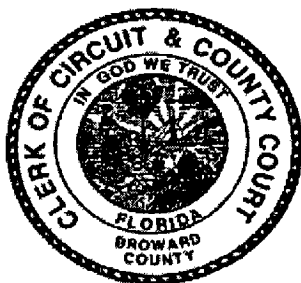
**LOT 10 IN BLOCK 65, HOLLYWOOD LAKES SECTION, ACCORDING TO
THE PLAT THEREOF, RECORDED IN PLAT BOOK 1, AT PAGE 32 OF THE
PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA.**

Property Address: 922 S Northlake Drive, Hollywood, FL 33019

Was sold to: NICLAS PIERRE

5393 SW 186TH WAY MIRAMAR, FL, 33029

Witness my hand and the seal of this court on September 27, 2023.



Brenda D. Forman, Clerk of the Circuit & County Court
Broward County, Florida

Total consideration: \$555,300.00

Doc Stamps: \$3,887.10

Property Search

Search Results

Parcel Result



Homestead



Map



Sketch



Estimator



Portability



Exemption



TRIM



Tax



Pictures

Copy Link

New Search

< Prev Parcel

Tax Year 2022

Property Summary

Property ID: 514214022950

Property Owner(s): COHEN, STEPHEN U EST

Mailing Address: 922 S NORTHLAKE DR HOLLYWOOD, FL 33019-1313
[click here to update mailing address](#)

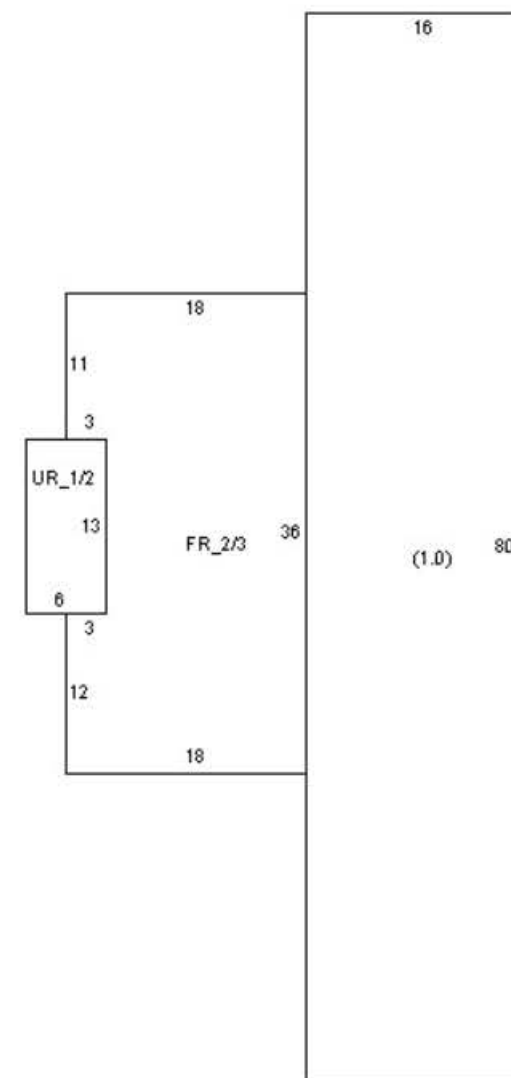
Physical Address: 922 S NORTHLAKE DRIVE HOLLYWOOD, 33019

Neighborhood: Hollywood Lakes



Sketch: 514214022950

Building: 1 of 1



Register for E-Mail Notifications

[New Search](#) [Permit](#) [Approvals](#) [Reviews](#) [Inspections](#) [Contractor](#)

Permit Information

Process #:	Permit #: B24-102953	Master Permit:
Status: APPLIED		

Plan Review Status

This screen shows the most current results for each type of review. A blank in the "Approved?" column indicates that the review is pending. To see previous results click "Review History" in the left column. To be able to schedule a Final Inspection, ALL the reviews (both current and the ones in the Review History) for each discipline must be a YES or N/A.

<u>View</u>	<u>Approved?</u>	<u>Review</u>	<u>Date</u>	<u>Reviewer</u>	<u>Review Cycle</u>
Review History	YES	ENGINEERING-PLAN REVIEW	4/16/2025	JOE GEORGE 954-921-3900	8
Review History	YES	ENGINEERING-PLAN REVIEW	4/16/2025	JOE GEORGE 954-921-3900	8
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<u>Review History</u>	YES	ENGINEERING-PLAN REVIEW	4/16/2025	JOE GEORGE 954-921-3900	8
<u>Review History</u>	NO	HISTORIC DISTRICT ACKNOWLEDGEMENT	4/16/2025	LAURA GOMEZ 954-921-3471	1
<u>Review History</u>	NO	UTILITIES-DRAINAGE-PLAN REVIEW	4/16/2025	LEANDRO CASTELLANOS 954-921-3900	1
<u>Review History</u>	YES	LANDSCAPE REVIEW	4/14/2025	FAVIO PEREZ 954-921-3997	4
<u>Review History</u>	YES	LANDSCAPE REVIEW	4/14/2025	FAVIO PEREZ 954-921-3997	4
<u>Review History</u>	YES	LANDSCAPE REVIEW	4/14/2025	FAVIO PEREZ 954-921-3997	4
<u>Review History</u>	YES	LANDSCAPE REVIEW	4/14/2025	FAVIO PEREZ 954-921-3997	4
<u>Review History</u>	YES	ZONING-PLAN REVIEW	4/1/2025	HELLENA LAHENS	3
<u>Review History</u>	YES	ZONING-PLAN REVIEW	4/1/2025	HELLENA LAHENS	3
<u>Review History</u>	YES	ZONING-PLAN REVIEW	4/1/2025	HELLENA LAHENS	3
<u>Review History</u>	YES	BLDG-PLUMBING-PLAN REVIEW	2/19/2025	JAMES WEST	3
<u>Review History</u>	YES	BLDG-PLUMBING-PLAN REVIEW	2/19/2025	JAMES WEST	3
<u>Review History</u>	NA	BLDG-PLUMBING-PLAN REVIEW	2/19/2025	JAMES WEST	3
<u>Review History</u>	YES	DOCUMENT-PLUMBING	2/19/2025	JAMES WEST	2
<u>Review History</u>	YES	DOCUMENT-PLUMBING	2/19/2025	JAMES WEST	2
<u>Review History</u>	YES	BLDG-STRUCTURAL-PLAN REVIEW	2/10/2025	JOEL NEIBERG 954-921-3335	7
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<u>Review History</u>	YES	DOCUMENT-STRUCTURAL	2/10/2025	JOEL NEIBERG 954-921-3335	1
<u>Review History</u>	CA	BLDG-MECHANICAL-PLAN REVIEW	2/6/2025	REGIS KRAMER 954-980-2316	3
<u>Review History</u>	CA	BLDG-MECHANICAL-PLAN REVIEW	2/6/2025	REGIS KRAMER 954-980-2316	3
<u>Review History</u>	YES	BLDG-ELECTRICAL-PLAN REVIEW	10/30/2024	ROBERT JAMES	3
<u>Review History</u>	YES	BLDG-ELECTRICAL-PLAN REVIEW	10/30/2024	ROBERT JAMES	3
<u>Review History</u>	YES	BLDG-ELECTRICAL-PLAN REVIEW	10/30/2024	ROBERT JAMES	3
<u>Review History</u>	YES	DOCUMENT-ELECTRICAL	10/30/2024	ROBERT JAMES	1
<u>Review History</u>	YES	DOCUMENT-MECHANICAL	8/28/2024	REGIS KRAMER 954-980-2316	1
<u>Review History</u>	NA	RESERVE WATER/SEWER CAPACITY REVIEW	5/24/2024	LEANDRO CASTELLANOS 954-921-3900	1

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WHEN A DISCIPLINE IS REVIEWED THE STATUS WILL BE EITHER **YES**, **NO**, **N/A** (for "NOT APPLICABLE") OR **CA** (for a "CONDITIONAL APPROVAL").

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SURVEYOR'S REPORT :

1. MAP OF BOUNDARY SURVEY FOR:
922 S NORTHLAKE DRIVE,
HOLLYWOOD, FLORIDA 33029

2. LEGAL DESCRIPTION :
Lot 10, Block 65 of "HOLLYWOOD LAKE SECTION ";
according to the Plat thereof as Recorded in Plat
Book 1 at Page 32 of the Public Record of Miami
Dade County, Florida.

3. SOURCES OF DATA (HORIZONTAL CONTROL):
The North Arrow and Bearings as shown hereon
are based of bearings value N87°54'27"E, along
the center line of S. Northlake Drive; calculated
from plat and determined by R.T.K. GPS and
conventional survey methods.

4. ACCURACY :
The accuracy obtained by measurement and
calculation of closed geometric figures was found
to exceed this requirement.

5. SOURCES OF DATA (VERTICAL CONTROL):

FLOOD INFORMATION BASED ON THE FLOOD INSURANCE RATE MAP OF THE FEDERAL EMERGENT MANAGEMENT AGENCY. (NAVD88)						
F.I.R.M. date	Flood Zone	Base elevation	Community	Panel No.	Suffix	BM Used
08-18-2014	AE	5.0'	125113	0588	H	BROWARD CO. B.M. 1915 EL. 1.677' Navd88

6. LIMITATIONS :
■ This survey was performed for the sole and exclusive benefit of the parties to whom it was certified, does not extend to any unnamed party. ■ Likewise, any reuse of this survey for any purpose other than which was originally intended, without the written permission of the undersigned surveyor, will be done so at the risk of the reusing party and without any liability to the undersigned surveyor. ■ Since no other information other than what is cited in the Sources of Data were furnished, the Client is hereby advised that there may be legal restrictions on the Subject Property that are not shown on the Survey Map or contained within this Report that may be found in the Public Records of County, or the records of any other public and private entities as their jurisdictions may appear. ■ Land shown hereon were not abstracted for easements and/or right-of-way of record except as shown on the Record Plat if any. ■ The Surveyor makes no representation as to ownership or possession of the Subject Property by any entities or individual who may appear of public record. ■ This survey may be subject to dedications, limitations, restrictions, reservations, encumbrances or easements of record the same that may not be noted or depicted hereon. ■ No improvements were located, other than those shown. ■ This survey does not purport to show ownership of walls and/ or fences along property lines. ■ Unless otherwise noted, this firm has not attempted to locate underground footings and/or foundations. ■ The elevations (if any) were measured to an estimated vertical positional accuracy of 1/10 foot for natural ground surfaces and 1/100 foot for hardscape surfaces, including pavement, curbs, sidewalks and other manmade structures. ■ Wall ties are to the face of the same. ■ Fence ties are from the nearest face of the same to the property line. ■ Public Records have not been researched by the surveyor to determined the accuracy of these descriptions nor have adjoining properties been researched to determine overlaps and hiatus. ■ The term "encroachment" encroachments of existing improvements located on the Land onto adjoining land, and encroachments onto the Land of existing improvements located on adjoining land. ■ The survey depicted here is not covered by professional liability insurance. ■ Notice: Sunshine State One Call of Florida, Inc. must be contacted at least 48 hours in advance of any construction, excavation or demolition activity within, upon, abutting or adjacent to the Subject Property. Pursuant to Chapter 556.101-111 of the Fl. Statutes.

LEGEND:

A = arc distance
ADJ = adjacent
AE = anchor easement
BC = block corner
BOB = basis of bearings
BM = bench mark
(C) = calculated
CBS = concrete block and stucco
ChB = chord & bearing
CME = canal maintenance easement.
Ø = diameter
D = central angle
FDH = found drill hole
DE = drainage easement
DME = drainage maintenance easement
E = east
Encr = encroachment
FI = fence inside
F.I.P = found iron pipe
F.I.R = found iron rebar
FO = fence outside
F.Nail = found nail
F.N&D = found nail and disk
F.F.E = finish floor elevation

(G) = grid coordinate by gps
G.F.F. = garage finish floor
HT = high (height)
L.F.E. = lowest floor elevation
LE = landscape easement
LME = lake maintenance easement
LS = land surveyor
(M) = measured distance
N A = not applicable
NAVD = national american vertical datum
NGVD = national geodetic vertical datum
N = north
NO ID = no identification
NTS = not to scale
OH = overhang
ON PL = on property line
ORB = official record book
O/S = offset
(P) = plat
P.B. = plat book
P.C. = point of curvature
PG = page
PCP = permanent control point
POB = point of beginning
POC = point of commencement
PT = point of tangency

PRM = permanent reference monument
R = radius distance
(R) = record
(Rad) = radial
R/W = right-of-way
Sec = section
S = south
T = tangent
U.E. = utility easement
W = west

tree
• dbh = high-spread
dbh: diameter at breast height

bollard
condensing unit
catch basin
clean out
communication box \ pull box
electric box \ pull box

electric meter
electric panel
EG emergency generator
X.XX' elevation
fire hydrant
FPL FPL box
gas meter
manhole
GT propane gas tank
pool equipment
WH pool water heater
concrete power pole
wood power pole
light pole
storm flow
valve
water back flow
water meter
well & pump

board fence
CBS wall / fence
chain link fence
picket fence
pre-cast fence
wire fence
wooden fence
guard rail
base line
center line
monument line
no access right-of-way
overhead utility line
property line

covered
building
asphalt
rock
tile
water

roofed
adjacent
concrete
pavers
vegetation
wooden

CERTIFY TO : NICLAS PIERRE.

NOTICE: Not valid without the signature and original raised seal of a Florida Licensed Surveyor and Mapper. Additions or deletions to Survey Maps and Reports by other than the signing party are prohibited without the written consent of the signing party.

DESIGN 2004 PRODUCTIONS LLC.

Lic 33980

Engineering Services

1955 Biscayne Blvd

Miami S, Fl. 33181

(305) 915-7625 Fax: (305) 620-0014

E-mail: d2004production@aol.com

6-2—2025

City Of Hollywood Building department

Dear Historic Preservation Board and Historic District Regulators,

INTRODUCTION.

I am writing to you regarding the property located at 922 S North Lake Drive, Hollywood, Florida 33019, with Property ID 514214022950. We wish to address Violation Number V23-19574 and the subsequent Permit Application B24-102953 aimed at correcting this violation.

It is important to note that the violation was identified following an official inspector's report concerning an interior renovation and a garage enclosure completed by the previous owner prior to the closing of the property sale. As such, the new owner has inherited this situation and is committed to rectifying the issue.

To resolve the violation, we have submitted the necessary correction plans to the Building Department, which is reflected in Permit Application B24-102953. We appreciate your attention to this matter and look forward to your guidance as we work to ensure compliance with all regulations.

ATT.Pierre Niclas .
OWNER

DESIGN 2004 PRODUCTIONS LLC.

Lic 33980

Engineering Services

1955 Biscayne Blvd

Miami S, Fl. 33181

(305) 915-7625 Fax: (305) 620-0014

E-mail: d2004production@aol.com

6-2—2025

City Of Hollywood Building department

Dear Historic Preservation Board and Historic District Regulators,

Re: Letter of Intent Regarding Application B24-102953

To Whom It May Concern,

We hereby formally inform you that our office has prepared the construction documents under Application Number B24-102953. These documents have received approval from all relevant disciplines, thus affirming that the proposed structure is sound and compliant with the Florida Building Codes 2023, 8 ed .

Furthermore, we would like to bring to your attention that Mr. Pierre Niclas executed the closing for this property on September 13, 2023. It is pertinent to note that this property has been duly registered with the Florida Room, designating the area of enclosure. Attached hereto as Figure 1, you will find evidence that a Florida Room was added in the tax year 2022.

Given that this property is situated within a historic district, we are committed to full compliance with the applicable regulations. It is important to note that 50% of the structure and its architectural elements—specifically the floor slab, columns, foundation, beams, roof cover, and outside storage—are existing and duly documented in official records. The enclosure consists of three walls and aligns with the definition of a carport enclosure, which constitutes a new structural element (specifically, new walls) that transforms it into a more secure and protected space. The existing carport functioned as a roofed yet unprotected outdoor area, which, due to its proximity to the ocean, fails to provide adequate shelter for vehicles.

We acknowledge that a uniform architectural style is not evident within this block; rather, the prevailing style can best be characterized as eclectic. We believe that the proposed enclosure represents a thoughtful enhancement, not only benefiting the immediate neighbors but also providing improved security compared to an open structure, particularly in light of exposure to wind and hurricanes. It is also important to observe

DESIGN 2004 PRODUCTIONS LLC.

Lic 33980

Engineering Services

1955 Biscayne Blvd

Miami S, Fl. 33181

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E-mail: d2004production@aol.com

that the architectural diversity within the block reflects different eras and cultural influences, contributing to a unique and timeless environment. Thus, this enclosure does not alter the existing urban characteristics.

In summary, based on the points previously mentioned, we respectfully request the approval and acceptance of our proposal by your esteemed Historic Preservation Board.

Thank you for your consideration.

Respectfully submitted.

Design 2004 Production LLC.

Armi j, Bustus CEO..

Carl R, Harrigan .PE

Gaby Santiago .Project manager.

Eduardo Juarez RA. Supervisor.

Dolores Teran, Project Captain.

DESIGN 2004 PRODUCTIONS LLC

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E-mail: d2004production@aol.com

6-26-2025

City of Hollywood Building Department

Dear Historic Preservation Board and Historic District Regulators

Project address: 922 S NORTHLAKE DRIVE, HOLLYWOOD FL 33019

Application B24-102953 922

CERTIFICATE OF APPROPRIATENESS FOR DESIGN CRITERIA:

1. INTEGRITY OF LOCATION

The lot under revision is located in the Hollywood Lakes Historic District. The as-built addition to be legalized conforms with all the zoning requirements and HPB recommendations.

2. DESIGN

- Building Height: The existing building design is a one-story residence volume and has been maintained as is for the modifications made by the previous owner.
- Window Openings: The as-built addition to be legalized counts with large glass openings that facilitate the entrance of natural light and a seamless integration between the interior and exterior spaces maintaining the existing overhangs to help reduce direct sun exposure in all sides of the building.
- Roof: The as-built addition to be legalized has maintained the existing flat roof of the original carport and porch area without any alteration to maintain the original intent and design principles of the existing historically preserved structure.

3. **SETTINGS:** The current property is located between two (2) one story residences on South Nothlake Dr. The as-built addition being legalized allows for open views from the living area to the surroundings maintaining privacy from the neighboring properties located in the west and east side. The as-built addition to the existing main structure consists in the enclosure of the existing covered porch and carport to create a bigger living area without affecting the existing footprint. All the remaining areas of the existing main structure configuration were maintained without any alteration to the exterior facade.

4. **MATERIAL:** The as-built addition to be legalized is composed of concrete foundations, wood walls, wood rafters and impact windows/ doors. The as-built addition maintains the same color pallet and stone finish to keep harmony with the existing building architectural style as well as with the surrounding properties.
5. **WORKMANSHIP:** the as-built addition to be Legalized has been completed in accordance with standards of quality and was carried out using materials that meet the standards in the area. We confirm that all finishes and structural components used were carefully selected to ensure durability, compliance and aesthetic appropriateness for the area. Particular attention was given to ensuring that the color palette, materials, and architectural design of the addition were in full compliance with the historical preservation requirements. Neutral tones and appropriate materials were utilized to ensure that the addition harmonizes seamlessly with the existing main structure and remains in character with the surrounding residences in the neighborhood.
6. **ASSOCIATION:** The as-built conditions of the addition at the subject property for the purpose of legalization do not detract from the original intent and design principles of this historically preserved structure. Specifically, the main structure has been preserved, including the original overhang, which serves to enhance the aesthetic and architectural integrity of the building. Additionally, the modifications made by the previous owner, which include the installation of large windows in the addition area, have significantly improved the overall style of the property maintaining harmony with the surrounding properties. To the best of our knowledge, the as-built addition is structurally sound and harmoniously blend with the existing residences in the area and we are confident that these enhancements contribute positively to the neighborhood's overall character. Should you have any questions or require further clarification regarding this submission, please do not hesitate to contact our office.

Respectfully submitted.

Design 2004 Productions LLC.

Armi J, Bustus. CEO.

Carl R, Harrigan. PE

Gaby Santiago. Project Manager

Eduardo Juarez. RA. Supervisor

Dolores Teran. Project Captain

Property Search

Search Results

Parcel Result

- Home
- Map
- Sketch
- Estimator
- Permissibility
- Exemption
- TIM
- Tax
- Pictures

Prev Parcel

Copy Link

New Search

Tax Year 2022

Property Summary

Property ID: 514214022050

Property Owner(s): COHEN, STEPHEN U EST

Mailing Address: 922 S NORTHLAKE DR HOLLYWOOD, FL 33019-1313
Click here to update mailing address.

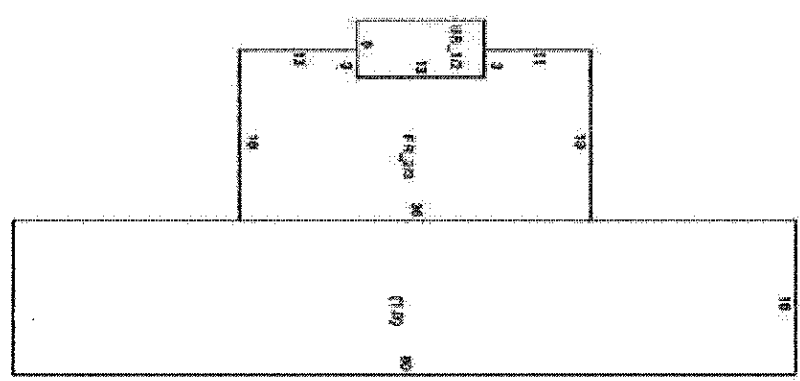
Physical Address: 922 S NORTHLAKE DRIVE HOLLYWOOD, 33019

Neighborhood: Hollywood Lakes



WSU-DCA.NET/REGISTRATION/ASP/1.010=514214022050

Sketch: 514214022050
Building: 1 of 1



F161

CORRECTION TO VIOLATION # V23-19574

OWNER:

PIERRE, NICLAS

922 S NORTHLAKE DRIVE, HOLLYWOOD FL 33019

PARCEL ID: 5142 14 02 2950



PROPERTY DATA

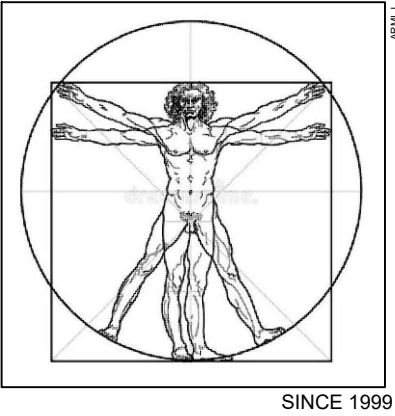
FBC 2023
FBC R 2023
TYPE OF CONSTRUCTION = V B
OCCUPANCY CLASSIFICATION = R3
ZONE DISTRICT CLASSIFICATION = RS-6
LEVEL OF ALTERATION = II

LEGAL DESCRIPTION:
LOT 10, BLOCK 65 OF " HOLLYWOOD LAKE SECTION", ACCORDING TO THE PLAT THEREOF AS RECORDED
IN PLAT BOOK 1 AT PAGE 32 OF THE PUBLIC RECORDS OF BROWARD CNTY, FL.

LOT AREA (AS PER BROWARD COUNTY RECORDS): 6,736.00 SQ FT
ADJ. BLDG AREA (AS PER BROWARD COUNTY RECORDS): 1,725.00 SQ FT

INDEX OF DRAWINGS

SHEET 0:	COVER PAGE	COVER
SHEET 1 OF 5:	EXISTING SITE PLAN	SP-1
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SHEET 3 OF 5:	FLOOR PLAN (AS BUILT)	A-02
SHEET 4 OF 5:	ELEVATIONS (AS BUILT)	A-03
SHEET 5 OF 5:	CONTEXT MAP	A-04

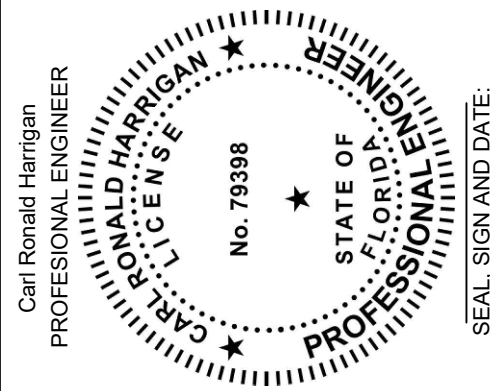


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State of Florida
License No. 33980
CONSTRUCTION DOCUMENTS FIRM

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SUITE # 407
MIAMI, FLORIDA 33181

PH. (305)-915 7625
PH. (786)-955 9152
E-MAIL D2004PRODUCTION@AOL.COM

REVISION	BY:



CORRECTION TO VIOLATION # V23-19574

INTERIOR REMODEL AND PATIO/CARPORT ENCLOSURE

OWNER:
PIERRE, NICLAS

922 S NORTHLAKE DRIVE, HOLLYWOOD FL 33019

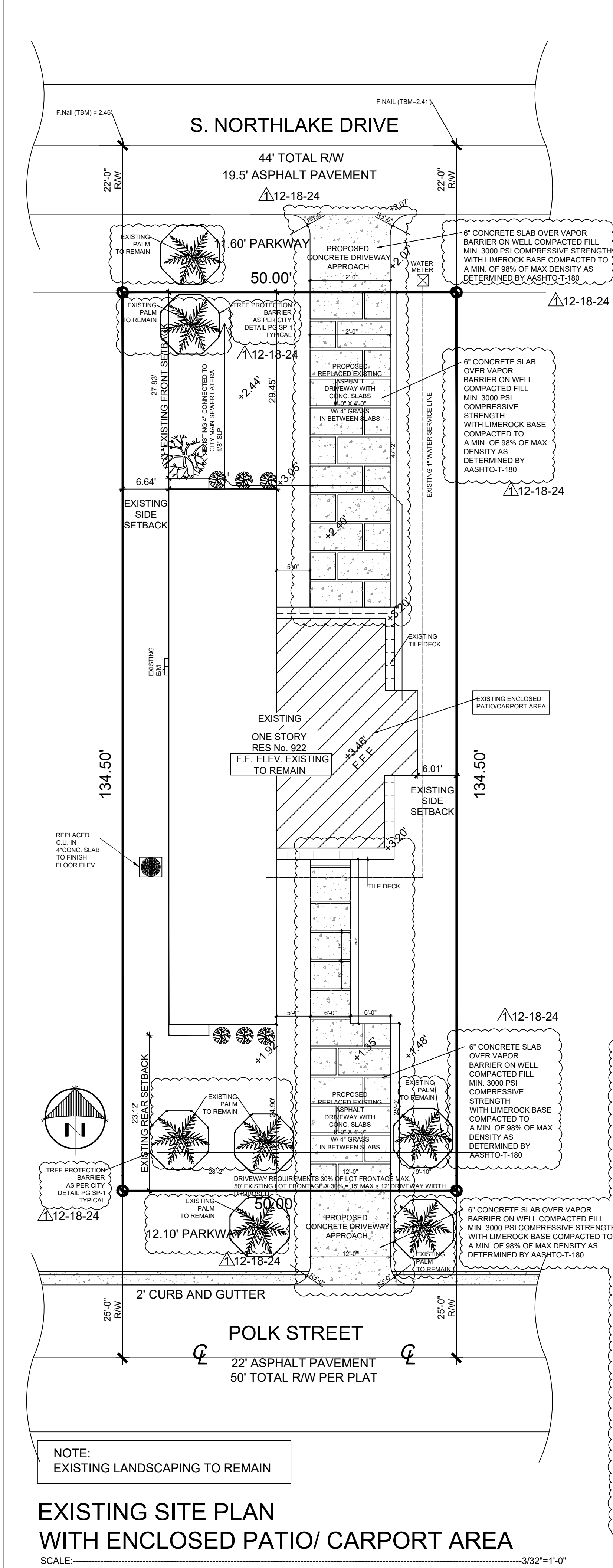
PARCEL ID: 5142 14 02 2950

DRAWN BY:
D2004 PRODUCTION LLC

SCALE:
AS SHOWN

DATE:
JUNE 2025

SHEET :
COVER



GENERAL NOTES

1. ALL WORK TO BE DONE IN ACCORDANCE WITH THE FBC 8TH EDITION - 2023
2. ALL CONTRACTORS SHALL VISIT THE JOB SITE AND BECOME FAMILIAR WITH THE EXISTING CONDITIONS AND THE EXTENT OF THE WORK BEFORE SUBMITTING A PROPOSAL.
3. ALL CONTRACTORS SHALL VERIFY ALL DIMENSIONS AND CONDITIONS ON THE JOB SITE AND IMMEDIATELY NOTIFY THE ENGINEER AND ENGINEERS OF ANY DISCREPANCIES BEFORE COMMENCING WORK. OR THE CONTRACTOR, BUILDER SHALL ACCEPT FULL RESPONSIBILITY FOR ANY ERRORS OR OMISSIONS. (DO NOT SCALE DRAWINGS)
4. ALL CONTRACTORS SHALL BE RESPONSIBLE FOR OBTAINING AND SECURING THEIR REQUIRED PERMITS AS DEEMED APPROPRIATE TO
5. ALL CONTRACTORS SHALL COORDINATE ALL WORK AMONGST THEMSELVES TO AVOID CONSTRUCTION TRADE CONFLICTS AND WORK SIMULTANEOUSLY TO ACHIEVE A SMOOTH AND FINISHED JOB.
6. ALL INTERIOR FINISHES TO BE AS INDICATED AT FINISH SCHEDULE (WHERE APPLICABLE)
7. ALL CONTRACTORS TO SUBMIT APPROPRIATE SHOP DRAWINGS (EMAIL IT TO OUR OFFICE) PRODUCT DATA AND FINISH SAMPLES (FOUR) TO THE OFFICE ENGINEER FOR APPROVAL BEFORE INSTALLATION.
8. ALL CONTRACTORS SHALL BE RESPONSIBLE FOR THEIR WORK WHERE APPROPRIATE TO BE SET PLUMB, LEVEL AND SLOPED TIGHTLY AND ACCURATELY TO ADJACENT SURFACES, SECURELY ANCHORED IN THE POSITION INDICATED ON DRAWINGS AND APPROVED SHOP DRAWINGS.
9. ALL CONTRACTORS SHALL BE RESPONSIBLE FOR REMOVAL OF ALL CONSTRUCTION DEBRIS RESULTING FROM THEIR WORK.
10. CONTRACTORS TO INSTALL ALL FINISH MATERIALS AS PER MANUFACTURERS SPECIFICATIONS, LOCAL CODES, FLORIDA BUILDING CODE 2023 AND IN ACCORDANCE WITH INDUSTRY STANDARDS AND GOOD CONTRACTING PRACTICE.
11. STRUCTURAL WOOD AND TIMBER FRAMING SHALL CONFORM TO THE "TIMBER CONSTRUCTION MANUAL", AS PUBLISHED BY THE AMERICAN INSTITUTE OF TIMBER CONSTRUCTION.
12. ALL WOOD IN CONTACT WITH MASONRY, CONCRETE OR STEEL SHALL BE PRESSURE TREATED. PROVIDE AN APPROVED MOISTURE VAPOR BARRIER BETWEEN THE CONCRETE OR OTHER CEMENTITIOUS MATERIALS AND THE WOOD AS REQUIRED AS PER APPLICABLE CODE.
13. BUILDER SHALL BE RESPONSIBLE FOR ADEQUATE SHORING / BRACING OF STRUCTURAL OR NONSTRUCTURAL MEMBERS DURING CONSTRUCTION.
14. CONTRACTOR SHALL PAY FOR ALL PERMITS, FEES, INSPECTIONS AND TESTINGS. IN ADDITION ALL WARRANTIES FOR APPLIANCES, FIXTURES, ROOF-MIN. 10YR, ETC.. SHALL BE SUBMITTED TO OWNER UPON COMPLETION.

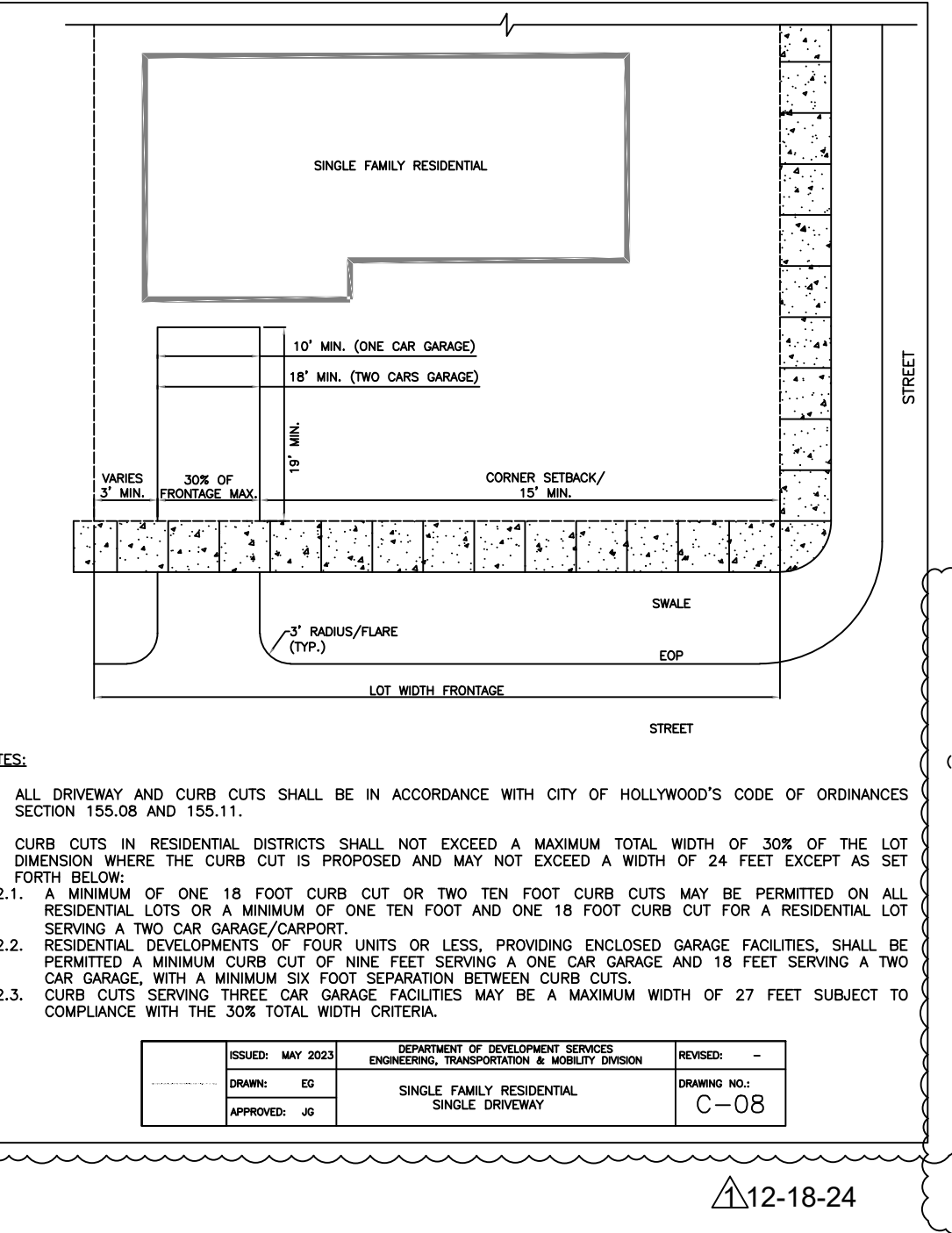
INTENT OF CONTRACT DOCUMENTS

IT IS THE INTENT OF THESE DRAWINGS, SPECIFICATIONS AND OTHER CONTRACT DOCUMENTS TO DESCRIBE ALL LABOR, MATERIALS AND EQUIPMENT REQUIRED TO COMPLETE THE WORK CALLED FOR, INDICATED OR REASONABLY IMPLIED BY THEM, INCLUDING PARTITIONING; MECHANICAL AND ELECTRICAL WORK; AIR CONDITIONING AND ALL OTHER ITEMS DESCRIBED. FAILURE TO SHOW DETAILS OR REPEAT ON ANY DRAWINGS THAT FIGURES, NOTES OR DETAILS GIVEN ON ANOTHER DRAWING SHALL NOT RELIEVE THE CONTRACTOR OF THE RESPONSIBILITY TO PERFORM THE WORK (AT NO ADDITIONAL COST) AS IF SHOWN ON EACH AND EVERY DRAWING.

ALL WORK SHALL BE IN A FIRST CLASS WORKMANSHIP MANNER, NEAT AND COMPLETE IN ACCORDANCE WITH DRAWINGS AND SPECIFICATIONS AND THE FLORIDA BUILDING CODE 2023, THE STATE ENERGY EFFICIENCY CODE AND ALL AUTHORITIES HAVING JURISDICTION. CONTRACTOR SHALL ENDEAVOR TO PROTECT THE OWNER'S AND ADJACENT OWNER'S PROPERTY FROM DAMAGE DUE TO THE CONSTRUCTION PROCESS AT ALL TIMES AND REPAIR AT NO COST TO THE OWNER ANY DAMAGE THAT DOES OCCUR.

CONTRACTOR SHALL ARRANGE FOR INSPECTIONS AND TESTS SPECIFIED OR REQUIRED BY THE CITY/COUNTY BUILDING DEPARTMENT AND SHALL PAY ALL FEES AND COSTS FOR THE SAME. IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO SECURE AND PAY FOR ALL PERMITS AND UPON COMPLETION OF THE WORK (PRIOR TO FINAL PAYMENT) DELIVER TO THE OWNER A CERTIFIED CERTIFICATE OF OCCUPANCY FROM THE CITY/COUNTY BUILDING AND ZONING DEPARTMENT.

CONTRACTOR SHALL BE REQUIRED TO CARRY COMPREHENSIVE LIABILITY INSURANCE IN THE AMOUNT OF THE CONTRACT AND WORKMAN'S COMPENSATION INSURANCE AT HIS OWN EXPENSE



EXISTING FRONT ELEVATION FOR REFERENCE ONLY

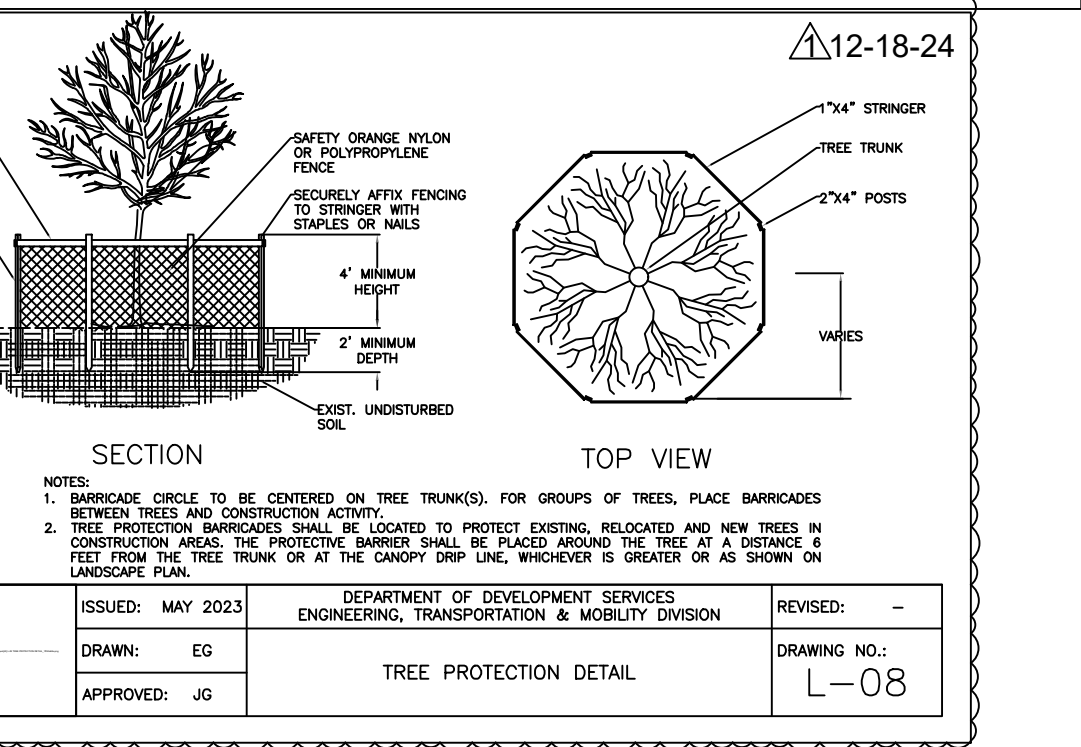
LOT AREA (AS PER BROWARD COUNTY RECORDS): 6,736.00 SQ FT

FOR REFERENCE EXISTING PROPERTY INFORMATION

Property Summary	
Property ID:	514214022950
Property Owner(s):	PIERRE, NICLAS
Mailing Address:	5393 SW 186 WAY MIRAMAR, FL 33029
Physical Address:	922 S NORTHLAKE DRIVE HOLLYWOOD, 33019
Neighborhood:	Hollywood Lakes
Property Use:	01-01 Single Family
Millage Code:	0513
Adj. Bldg. S.F.:	1725 Card/Permits

	Requirements	Existing/Proposed
Setbacks At Ground Level		
Minimum Primary Frontage Setback:	25.00 ft	27.83'
Minimum Side Setback:	The sum of the side yard setbacks shall be at least 25% of the lot width, but not to exceed 50 ft. with no side yard less than 7.5 ft.; except, platted and recorded lots of 50 ft. or less in width may have a 5 ft. setback (only applies to one story additions and new construction of one story buildings). Any construction in excess of one story must meet the 25% rule with a minimum 7.5 ft. setback.	6.01' 6.64'
Minimum Rear Setback:	15% of the lot depth; 15 ft. min. 50 ft. max.; except Lots in the Lakes Area - For lots with a lot line adjacent to a lake, setback is 25 ft.	23.12'

CONNECTION WITH THE SPECIFIED PROJECT. NONE OF SUCH IDEAS DESIGNS ARRANGEMENTS OR PLANS SHALL BE USED BY OR DISCLOSED TO ANY PERSON: FIRM OR CORPORATION FOR ANY PURPOSE WHATSOEVER WITHOUT THE WRITTEN PERMISSION OF DESIGN 2004 PRODUCTIONS. WRITTEN DIMENSIONS ON THESE DRAWINGS SHALL HAVE PRECEDENCE OVER SCALE DIMENSIONS ; CONTRACTS SHALL VERIFY AND BE RESPONSIBLE FOR ALL DIMENSIONS AND CONDITIONS ON THE JOB AND THIS OFFICE MUST BE NOTIFIED OF ANY VARIATION FROM THE DIMENSIONS AND CONDITIONS SHOWN BY THESE DRAWINGS. SHOP DETAILS OF ADEQUATE SCALE MUST BE SUBMITTED TO THIS OFFICE FOR APPROVAL BEFORE PROCEEDING WITH FABRICATION ON ITEMS SO NOTED



FLOOD ZONE INFORMATION:

FLOOD ZONE: "AE "

ELEVATION: 5.0'

ADDRESS: 922 S NORTHLAKE DR. HOLLYWOOD FL. 33019

LOT: 10 BLOCK: 65 PLAT BOOK: 1 PAGE: 32

HIGHEST CROWN OF THE ROAD ELEV.: _____ FT. N.G.V.D.

ELEVATION WAS TAKEN FROM THE ATTACHED CERTIFIED SURVEY, OR A ELEVATION CERTIFIED.

(SURVEY ATTACHED)

CORRECTION TO VIOLATION # V23-19574

FBC 2023
FBC R 2023
TYPE OF CONSTRUCTION = V B
OCCUPANCY CLASSIFICATION = R3
ZONE DISTRICT CLASSIFICATION = RS-6
LEVEL OF ALTERATION = II

LEGAL DESCRIPTION:
LOT 10, BLOCK 65 OF " HOLLYWOOD LAKE SECTION",
ACCORDING TO THE PLAT THEREOF AS RECORDED IN
PLAT BOOK 1 AT PAGE 32 OF THE PUBLIC RECORDS
OF BROWARD CONTY, FL.

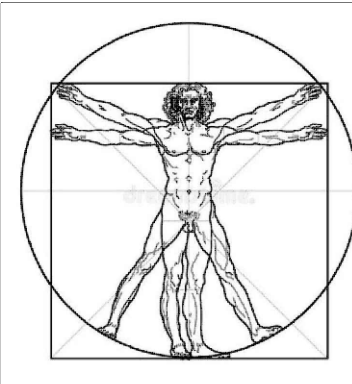
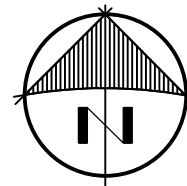
PARCEL ID: 5142 14 02 2950

CORRECTION TO VIOLATION # V23-19574
SCOPE OF WORK - INTERIOR REMODEL AND PATIO/CARPORT ENCLOSURE:

- **DEMOLITION:**
 - EXISTING (11) WINDOWS REMOVED
 - EXISTING (3) DOORS REMOVED
 - EXISTING KITCHEN DEMOLISHED
 - EXISTING PARTITION (NON-BEARING) DEMOLISHED AT EXISTING BATHROOM #1/CLOSET AREA, EXISTING KITCHEN AREA AND EXISTING STORAGE
 - PORTION OF EXISTING CBS WALL DEMOLISHED (EXISTING BEAM ABOVE TO REMAIN)
 - EXISTING (5) DOORS REPLACED
 - EXISTING (8) WINDOWS REPLACED
 - EXISTING BATHROOM #1 DEMOLISHED
 - EXISTING ELECTRICAL PANEL REMOVED
 - EXISTING WATER HEATER REMOVED
 - EXISTING A/C SYSTEM REMOVED
- **BUILDING:**
 - NEW DRYWALL CEILING AT EXISTING LIVING ROOM, RENOV. KITCHEN, RENOV. BATH #1, NEW FAMILY ROOM AND NEW HALF BATH.
 - NEW INTERIOR PARTITION TO EXTEND EXISTING BATH #1, MASTER CLOSET AREA AND T.W.H CLOSET
 - EXISTING WINDOWS REPLACED BY NEW ONES
 - EXISTING DOORS REPLACED BY NEW ONES
 - EXISTING WINDOW OPENING BLOCKED UP
 - RENOVATED KITCHEN
 - RENOVATED BATH #1:
 - NEW EXTERIOR WALL 2X8 WOOD STUDS TO ENCLOSE EXISTING CARPORT/PATIO (NEW FAMILY ROOM AND NEW HALF BATH)
 - NEW INTERIOR PARTITION FOR NEW LAUNDRY CLOSET AT NEW HALF BATH AREA
 - NEW WINDOWS AND DOORS
- **STRUCTURAL:**
 - NEW EXTERIOR WALL 2X8 WOOD STUDS
 - NEW 12" CONCRETE SLAB AT ENCLOSED PATIO/CARPORT AREA
- **MECHANICAL:**
 - EXISTING A/C SYSTEM REPLACED BY NEW ONE (4 TON)
 - NEW DISTRIBUTION BOX AND FLEXIBLE DUCTS FOR NEW FAMILY ROOM. (EXISTING CARPORT/ PATIO ENCLOSED)
 - NEW EXHAUST FANS AT EXISTING BATHROOM #1, #2 AND NEW HALF BATH
 - NEW TRANSFER BARS AT EXISTING BEDROOMS
 - NEW DRYER EXHAUST DUCT
 - NEW CONDENSATE DRAIN FROM AHU
- **ELECTRICAL:**
 - EXISTING ELECTRICAL PANEL RELOCATED (NEW BOX 32 SPACES)
 - RELOCATED ELECTRICAL FIXTURES AT RENOVATED KITCHEN
 - NEW HI-HATS AT EXISTING BEDROOMS, LIVING ROOM, RENOV. KITCHEN AND NEW FAMILY ROOM (ENCLOSED PATIO/CARPORT AREA)
 - NEW OUTDOOR LIGHTING (HI-HATS) AT PATIO/ CARPORT ENCLOSED AREA
 - NEW ELECTRICAL AT NEW HALF BATHROOM
 - NEW OUTDOOR OUTLETS AT PATIO/CARPORT ENCLOSED AREA
 - EXISTING A/C SYSTEM REPLACED BY NEW ONE
 - NEW SMOKE DETECTORS AT ALL BEDROOMS
- **PLUMBING:**
 - NEW HALF BATH AT ENCLOSED PATIO/CARPORT AREA
 - EXISTING FIXTURES AT KITCHEN REPLACED BY NEW ONES (NO PIPING WORK)
 - EXISTING FIXTURES AT BATHROOM #1 REPLACED BY NEW ONES (NO PIPING WORK)
 - EXISTING WATER HEATER REPLACED BY NEW TANKLESS WATER HEATER (SAME LOCATION)
 - NEW CONDENSATE DRAIN FROM AHU
 - NEW WASHER



EXISTING LOCATION
FOR REFERENCE ONLY



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PRODUCTIONS LLC
State of Florida
License No. 33980
CONSTRUCTION DOCUMENTS FIRM

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SUITE # 407
MIAMI, FLORIDA 33181

PH. (305)-915 7625
PH. (786)-955 9152
E-MAIL D2004PRODUCTION@AOL.COM

REVISION	BY:
12-18-24 B24-102963	

CARL RONALD HARRIGAN
Professional Engineer
79388
State of Florida



CORRECTION TO VIOLATION # V23-19574
INTERIOR REMODEL AND PATIO/CARPORT ENCLOSURE

OWNER:
PIERRE, NICLAS

922 S NORTHLAKE DRIVE, HOLLYWOOD FL 33019
PARCEL ID: 5142 14 02 2950

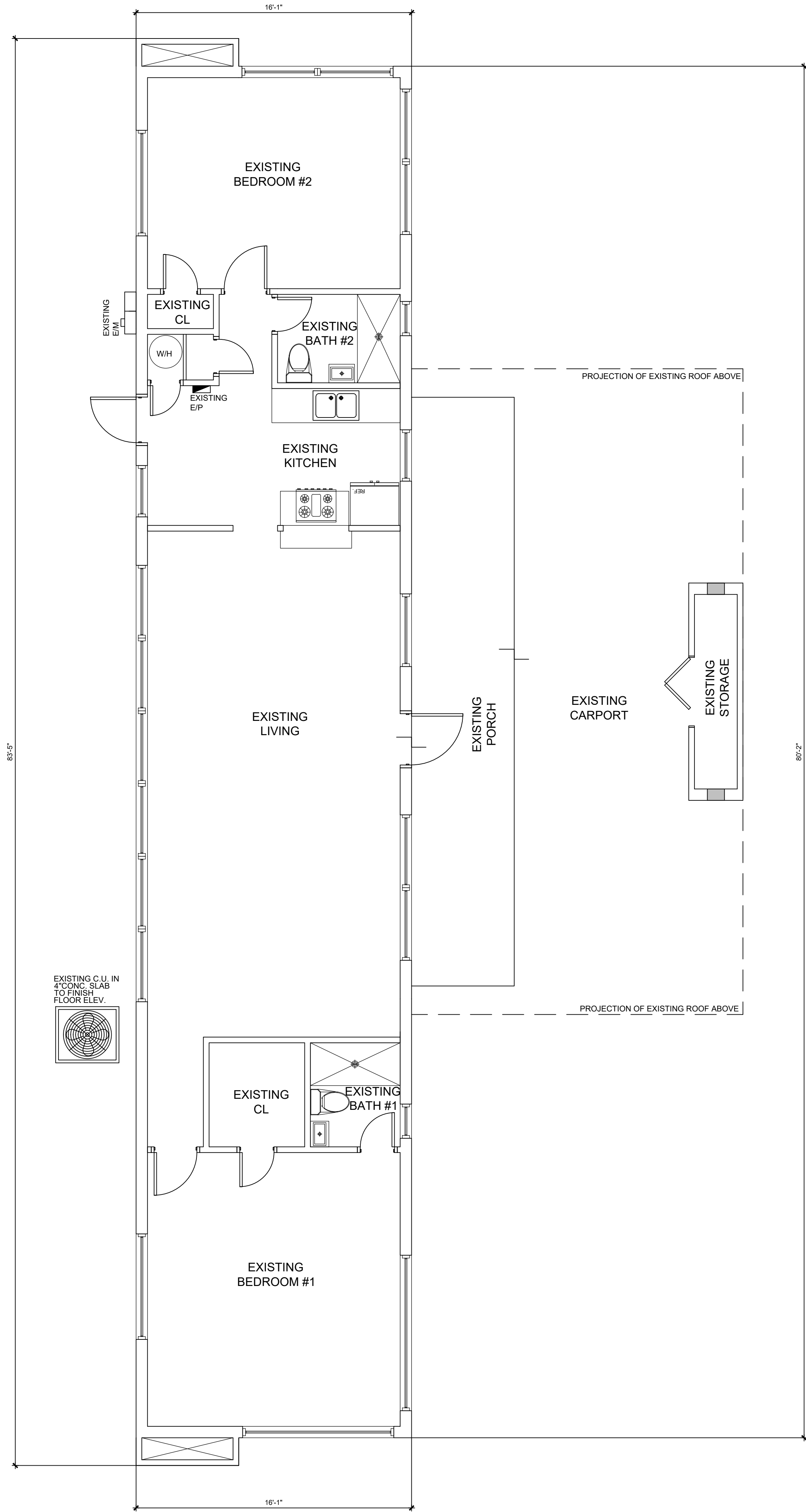
DRAWN BY:
D2004 PRODUCTION LLC

SCALE:
AS SHOWN

DATE:
JUNE 2025

SHEET : 1 OF 5

SP-1

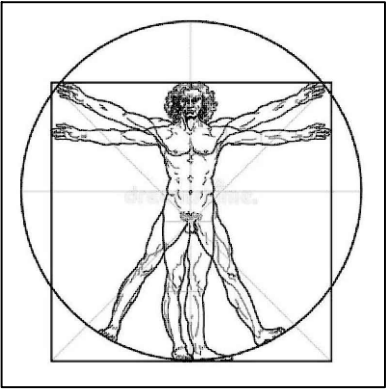
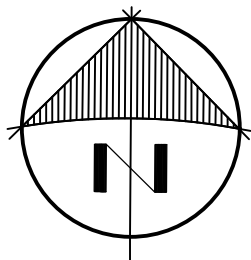


WALL LEGEND	
	EXISTING EXTERIOR WALL 8"
	EXISTING INTERIOR WALL 8"

EXISTING FLOOR PLAN
(BEFORE WORK PERFORMED WITHOUT PERMIT)
FOR REFERENCE ONLY

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

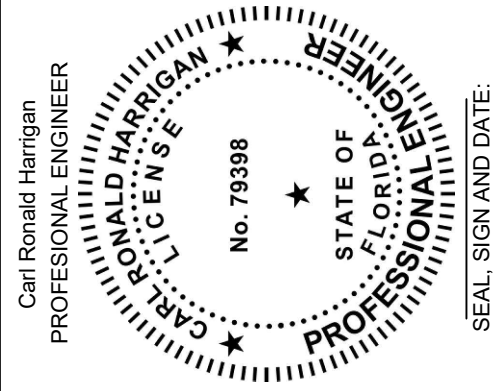
CORRECTION TO VIOLATION # V23-19574



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MIAMI, FLORIDA 33181

PH. (305)-915 7625
PH. (786)-955 9152
E-MAIL D2004PRODUCTION@AOL.COM

REVISION	BY:



CORRECTION TO VIOLATION # V23-19574
INTERIOR REMODEL AND PATIO/CARPORT ENCLOSURE
OWNER:
PIERRE, NICLAS
922 S NORTHLAKE DRIVE, HOLLYWOOD FL 33019
PARCEL ID: 5142 14 02 2950

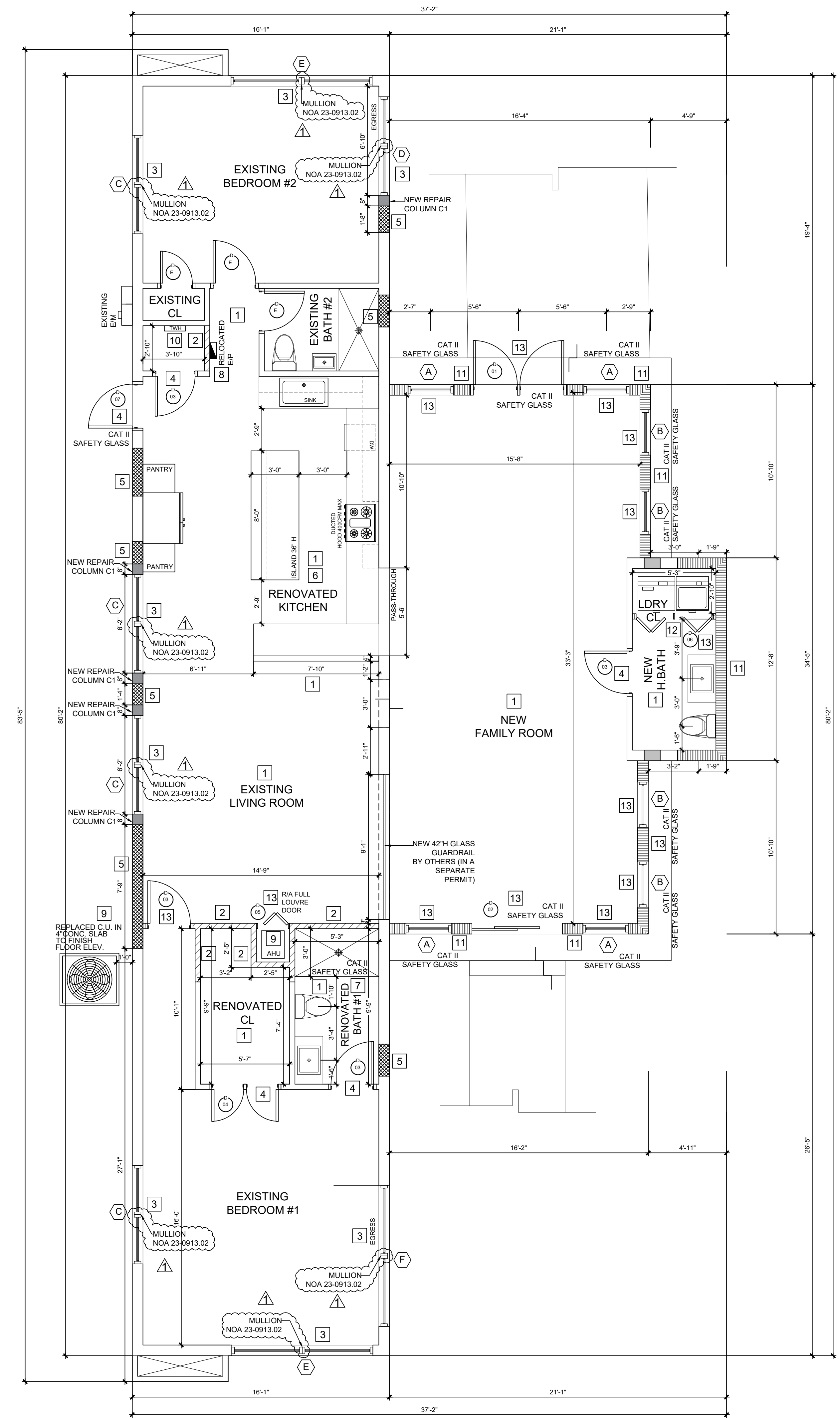
DRAWN BY:
D2004 PRODUCTION LLC

SCALE:
AS SHOWN

DATE:
JUNE 2025

SHEET : 2 OF 5

A-01



R311.2 EGRESS DOOR.
NOT LESS THAN ONE EGRESS DOOR SHALL BE PROVIDED FOR EACH DWELLING UNIT. THE EGRESS DOOR SHALL BE SIDE-HINGED, AND SHALL PROVIDE A CLEAR WIDTH OF NOT LESS THAN 32 INCHES (813 MM) WHERE MEASURED BETWEEN THE FACE OF THE DOOR AND THE STOP, WITH THE DOOR OPEN 90 DEGREES (1.57 RAD). THE CLEAR HEIGHT OF THE DOOR OPENING SHALL BE NOT LESS THAN 78 INCHES (1981 MM) IN HEIGHT MEASURED FROM THE TOP OF THE THRESHOLD TO THE BOTTOM OF THE STOP. OTHER DOORS SHALL NOT BE REQUIRED TO COMPLY WITH THESE MINIMUM DIMENSIONS. EGRESS DOORS SHALL BE READILY OPENABLE FROM INSIDE THE DWELLING WITHOUT THE USE OF A KEY OR SPECIAL KNOWLEDGE OR EFFORT.

WINDOWS

R310.2.1 MINIMUM SIZE.
EMERGENCY AND ESCAPE RESCUE OPENINGS SHALL HAVE A NET CLEAR OPENING OF NOT LESS THAN 5.7 SQUARE FEET (0.530 M2). THE MINIMUM NET CLEAR OPENING FOR GRADE-FLOOR EMERGENCY ESCAPE AND RESCUE OPENINGS SHALL BE 5 SQUARE FEET (0.465 M2).

R310.2.2 MINIMUM DIMENSIONS.
THE MINIMUM NET CLEAR OPENING HEIGHT DIMENSION SHALL BE 24 INCHES (610 MM). THE MINIMUM NET CLEAR OPENING WIDTH DIMENSION SHALL BE 20 INCHES (508 MM). THE NET CLEAR OPENING DIMENSIONS SHALL BE THE RESULT OF NORMAL OPERATION OF THE OPENING.

R310.2.3 MAXIMUM HEIGHT FROM FLOOR.
EMERGENCY ESCAPE AND RESCUE OPENINGS SHALL HAVE THE BOTTOM OF THE CLEAR OPENING NOT GREATER THAN 44 INCHES (1118 MM) ABOVE THE FLOOR.

NOTE:
ALL WINDOWS, DOORS AND/OR ANY OTHER COMPONENTS INSTALLATION SHALL BE IN ACCORDANCE W/ MANUFACTURER'S SPECIFICATIONS SET FORTH IN THE APPROVED PRODUCT CONTROL APPROVAL.

PRODUCTS APPROVAL NOTE:
ALL PRODUCTS APPROVAL TO BE APPROVED BY ENGINEER/ARCH/ BUILDING DEPARTMENT PRIOR TO INSTALLATION

**CORRECTION TO VIOLATION # V23-19574
SCOPE OF WORK - INTERIOR REMODEL AND
PATIO/CARPORT ENCLOSURE:**

*** BUILDING**

- NEW DRYWALL CEILING AT EXISTING LIVING ROOM, RENOV. KITCHEN, RENOV. BATH #1, NEW FAMILY ROOM AND NEW HALF BATH.
- NEW INTERIOR PARTITION TO EXTEND EXISTING BATH #1, MASTER CLOSET AREA AND T.W.H CLOSET
- EXISTING WINDOWS REPLACED BY NEW ONES
- EXISTING DOORS REPLACED BY NEW ONES
- EXISTING WINDOW OPENING BLOCKED UP
- RENOVATED KITCHEN
 - NEW CABINETRY
 - RANGE, D.W AND REFRIGERATOR RELOCATED
 - EXISTING SINK REPLACED BY NEW ONE (NO PIPING WORK)
 - NEW ISLAND 8'-0"X3'-0"
- RENOVATED BATH #1:
 - EXISTING TOILET AND VANITY REPLACED BY NEW ONE (NO PIPING WORK)
 - EXISTING SHOWER PAN EXTENDED AND REPLACED BY NEW ONE (SAME LOCATION)
- EXISTING ELECTRICAL PANEL RELOCATED
- EXISTING A/C SYSTEM REPLACED BY NEW ONE
- EXISTING WATER HEATER REPLACED BY NEW TANKLESS WATER HEATER (SAME LOCATION)
- NEW EXTERIOR WALL 2X8 WOOD STUDS TO ENCLOSE EXISTING CARPORT/PATIO (NEW FAMILY ROOM AND NEW HALF BATH)
- NEW INTERIOR PARTITION FOR NEW LAUNDRY CLOSET AT NEW HALF BATH AREA
- NEW WINDOWS AND DOORS

FLOOR PLAN (AS BUILT)

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

CORRECTION TO VIOLATION # V23-19574

DOOR SCHEDULE										
MARK	DESCRIPTION	SIZE			MATERIAL		REQUIRED PRESSURE POS/NEG	PRODUCT APPROVAL	REMARKS	
		W	H	T	DOOR	FRAME				
C1	DOUBLE GLASS DOOR	6'-0"	6'-6"	1 3/4"	GLASS	METAL	34.48 PSF -37.69 PSF	NOA 23-0928.28	CAT II SAFETY GLASS	
C2	SLIDING GLASS DOOR	5'-10"	6'-6"	1 3/4"	GLASS	METAL	34.88 PSF -38.09 PSF	NOA 23-0620.12	CAT II SAFETY GLASS	
C3	H.C DOOR	2'-8"	6'-8"	1 3/4"	WOOD	WOOD				
C4	DOUBLE H.C DOOR	4'-0"	6'-8"	1 3/4"	WOOD	WOOD				
C5	BI-FOLD (R/A FULL LOUVRE DOOR)	2'-0"	6'-8"	1 3/4"	WOOD	WOOD				
C6	DOUBLE BI-FOLD DOOR (FULL LOUVRE DOOR AS MUA)	5'-0"	6'-8"	1 3/4"	WOOD	WOOD				
C7	OUTSWING GLASS DOOR	3'-0"	6'-8"	1 3/4"	WOOD	WOOD	36.19 PSF -39.40 PSF	NOA 23-0928.28	CAT II SAFETY GLASS	
E	EXISTING DOOR									
NOTE: 1- MINIMUM 0.25 SHGC AND 0.75 U-FACTOR FOR THE DOOR GLASS 2 - EXTERIOR DOORS PROVIDE IMPACT RESISTANT GLAZING AT ALL DOORS. SHUTTERS ARE NOT REQUIRED										

WINDOW SCHEDULE										
MARK	DESCRIPTION	SIZE		SIZE (R.O.)		MATERIAL	REQUIRED PRESSURE POS/NEG	PRODUCT APPROVAL	REMARKS	
		W	H	W	H					
A	FIXED	34"	76"	35"	77"	ALUMINUM	37.29 PSF -49.52 PSF	NOA 21-0628.13	CAT II SAFETY GLASS	
B	FIXED	34"	61"	35"	62"	ALUMINUM	37.72 PSF -50.38 PSF	NOA 21-0628.13	CAT II SAFETY GLASS	
C	(2) S.H.	74"	26"	75"	27"	ALUMINUM	37.13 PSF -40.34 PSF	FL# 30344.1		
D	(2) S.H.	74"	51"	75"	52"	ALUMINUM	35.48 PSF -45.91 PSF	FL# 30344.1		
E	(2) S.H.	106"	38"	107"	39"	ALUMINUM	37.11 PSF -49.17 PSF	FL# 30344.1		
F	(2) S.H.	106"	50"	107"	51"	ALUMINUM	36.38 PSF -47.72 PSF	FL# 30344.1		
NOTE: 1- MINIMUM 0.25 SHGC AND .75 U-FACTOR FOR THE WINDOW GLASS 2- EGRESS WINDOWS AS MEANS OF ESCAPE AND RESCUE OPENING SHALL BE OPERABLE FROM THE INSIDE WITHOUT THE USE OF TOOLS WITH A MINIMUM NET OPENING OF 5.7 SQ. FT., BEING THE MINIMUM NET CLEAR OPENING HEIGHT 24 INCHES AND THE MINIMUM NET CLEAR OPENING WIDTH 20 INCHES, EXCEPT AT GRADE FLOOR OPENINGS WHERE SHALL HAVE A MINIMUM NET CLEAR OPENING OF 5 SQ. FT. TO COMPLY WITH FBC R 310.2.1 THROUGH R 310.2.3. 3- ALL FIXED GLASS TO COMPLY W/ FBC 2023 R308.4.1, R308.4.2 AND R308.4.3 4- ALL GLAZING TO BE CLEAR AND FRAMES WITH WHITE E.S.P. FINISH. PROVIDE TRANSLUCENT, TEMPERED SAFETY GLASS , CAT. II AT BATHROOM WINDOWS ONLY										

NOTE: ALL GLAZING MATERIAL LARGER THAN 9 SQ. FT. MUST BE CATEGORY II SAFETY GLASS TO COMPLY WITH 2023 FBC 2406.2. REFER TO TABLE 2406.2 (1), MINIMUM CATEGORY CLASSIFICATION OF GLAZING USING CPSC 16 CFR PART 1201, AND TABLE 2406.2 (2), MINIMUM CATEGORY CLASSIFICATION OF GLAZING USING ANSI Z97.1

FINISH SCHEDULE							
AREA ROOM		FLOOR	WALL	CEILING			
BATHROOMS		CERAMIC TILE	TILE	PAINTED DRYWALL CEILING			
BEDROOMS		CERAMIC TILE	PAINTED OVER SMOOTH GYP BD. FINISH	PAINTED DRYWALL CEILING			
CLOSETS		CERAMIC TILE	PAINTED OVER SMOOTH GYP BD. FINISH	PAINTED DRYWALL CEILING			
HALF BATHROOM		CERAMIC TILE	TILE	PAINTED DRYWALL CEILING			
FAMILY ROOM		CERAMIC TILE	PAINTED OVER SMOOTH GYP BD. FINISH	PAINTED DRYWALL CEILING			
LIVING ROOM/ KITCHEN		CERAMIC TILE	PAINTED OVER SMOOTH GYP BD. FINISH	PAINTED DRYWALL CEILING			
<p>R302.9.1 FLAME SPREAD INDEX. WALL AND CEILING FINISHES SHALL HAVE A FLAME SPREAD INDEX OF NOT GREATER THAN 200.</p> <p>R302.9.2 SMOKE-DEVELOPED INDEX. WALL AND CEILING FINISHES SHALL HAVE A SMOKE-DEVELOPED INDEX OF NOT GREATER THAN 450</p> <p>R302.10.1 INSULATION. INSULATING MATERIALS INSTALLED WITHIN FLOOR-CEILING ASSEMBLIES, ROOF-CEILING ASSEMBLIES, WALL ASSEMBLIES, CRAWL SPACES AND ATTICS SHALL COMPLY WITH THE REQUIREMENTS OF THIS SECTION. THEY SHALL EXHIBIT A FLAME SPREAD INDEX NOT TO EXCEED 25 AND A SMOKE-DEVELOPED INDEX NOT TO EXCEED 450 WHERE TESTED IN ACCORDANCE WITH ASTM E84 OR UL 723. INSULATING MATERIALS, WHERE TESTED IN ACCORDANCE WITH THE REQUIREMENTS OF THIS SECTION, SHALL INCLUDE FACINGS, WHERE USED, SUCH AS VAPOR RETARDERS, VAPOR-PERMEABLE MEMBRANES AND SIMILAR COVERINGS.</p> <p>R-3</p> <table><tr><td>Interior exit stairways and ramps and exit passageway B</td><td>Corridors and enclosure for exit access stairways and ramps B</td><td>Rooms and enclosed spaces C</td></tr></table>					Interior exit stairways and ramps and exit passageway B	Corridors and enclosure for exit access stairways and ramps B	Rooms and enclosed spaces C
Interior exit stairways and ramps and exit passageway B	Corridors and enclosure for exit access stairways and ramps B	Rooms and enclosed spaces C					

R307.2BATHTUB AND SHOWER SPACES.
BATHTUB AND SHOWER FLOORS AND WALLS ABOVE BATHTUBS WITH INSTALLED SHOWER HEADS AND IN SHOWER COMPARTMENTS SHALL BE FINISHED WITH A NONABSORBENT SURFACE. SUCH WALL SURFACES SHALL EXTEND TO A HEIGHT OF NOT LESS THAN 6 FEET (1829 MM) ABOVE THE FLOOR.

BATHS ONLY
NOTE: USE THE FOLLOWING ASSEMBLY AROUND BATH TUB AND SHOWERS.
CEMENTITIOUS BACKER BOARD WITH FULL HEIGHT INSTALLED AS PER MANUFACTURED USE TILE @ BASE AND FLOOR
STUDS ON BATHROOM AREA TO BE A 16" O.C.

NEW INTERIOR PARTITION DETAIL NON-BEARING
SCALE:3/4"= 1'-0"

WALL LEGEND			
	EXISTING EXTERIOR WALL 8"		NEW EXTERIOR WALL 2X8 WOOD STUDS.
	EXISTING INTERIOR WALL 8"		NEW INTERIOR PARTITION (2'X 3 5/8" STEEL STUDS @24 O.C.) WITH 1/2" GYPSUM BOARD EACH SIDE)

DESIGN 2004
PRODUCTIONS LLC
State of Florida
License No. 33980
CONSTRUCTION DOCUMENTS FIRM

12955 BISCAYNE BLVD
SUITE # 407
MIAMI, FLORIDA 33181

PH. (305)-915 7625
PH. (786)-955 9152
E-MAIL D2004PRODUCTION@AOL.COM

REVISION	BY:
12-18-24	

Carl Ronald Harrigan
PROFESSIONAL ENGINEER
No. 79398
STATE OF FLORIDA
PROFESSIONAL ENGINEER
SEAL, SIGN AND DATE:

CORRECTION TO VIOLATION # V23-19574
INTERIOR REMODEL AND PATIO/CARPORT ENCLOSURE

OWNER:
PIERRE, NICLAS

922 S NORTHLAKE DRIVE, HOLLYWOOD FL 33019
PARCEL ID: 5142 14 02 2950

DRAWN BY:	D2004 PRODUCTION LLC
SCALE:	AS SHOWN
DATE:	JUNE 2025
SHEET :	3 OF 13

A-02



PH. (305)-915 7625
PH. (786)-955 9152
E-MAIL D2004PRODUCTION@AOL.COM

Carl Ronald Harrigan
PROFESSIONAL ENGINEER

Seal of the Professional Engineer
No. 79398
STATE OF FLORIDA
PROFESSIONAL ENGINEER

SEAL, SIGN AND DATE:

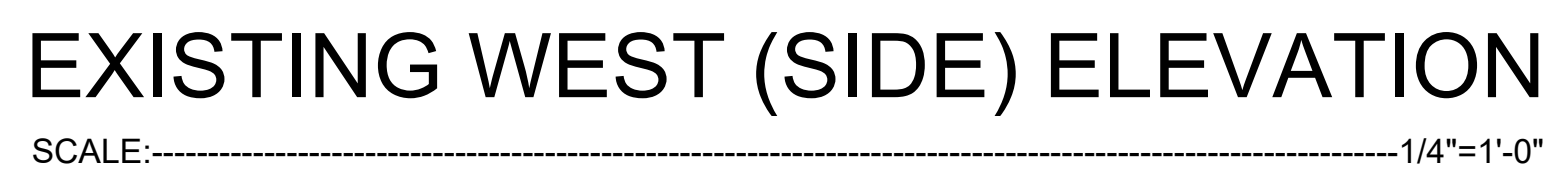
INTERIOR REMODEL AND PATIO/CARPORT ENCLOSURE
CORRECTION TO VIOLATION # V23-19574

OWNER:
PIERRE, NICLAS

922 S NORTHLAKE DRIVE, HOLLYWOOD FL 33019
PARCEL ID: 5142 14 02 2950

SHEET : 4 OF 5

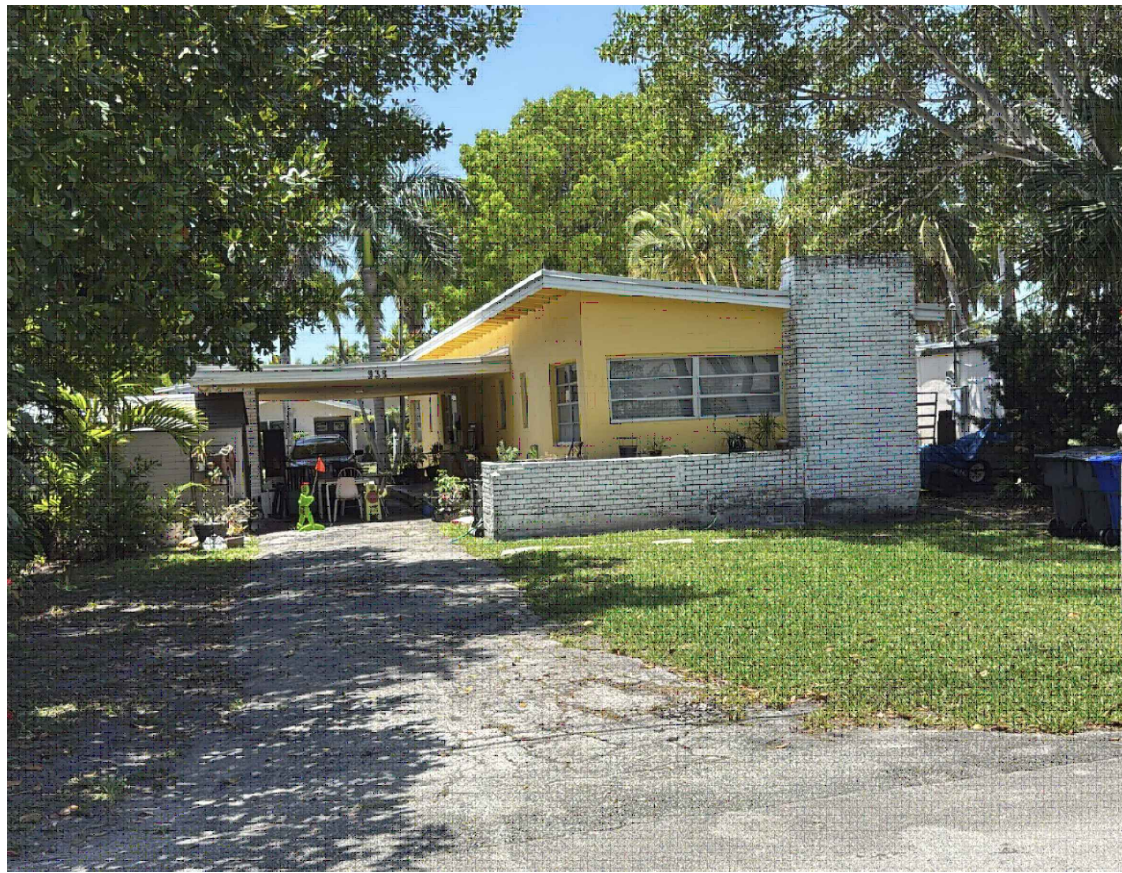
A-03



CONTEXT MAP
SHOWING ADJACENT PROPERTIES TO 922 S NORTH LAKE DR



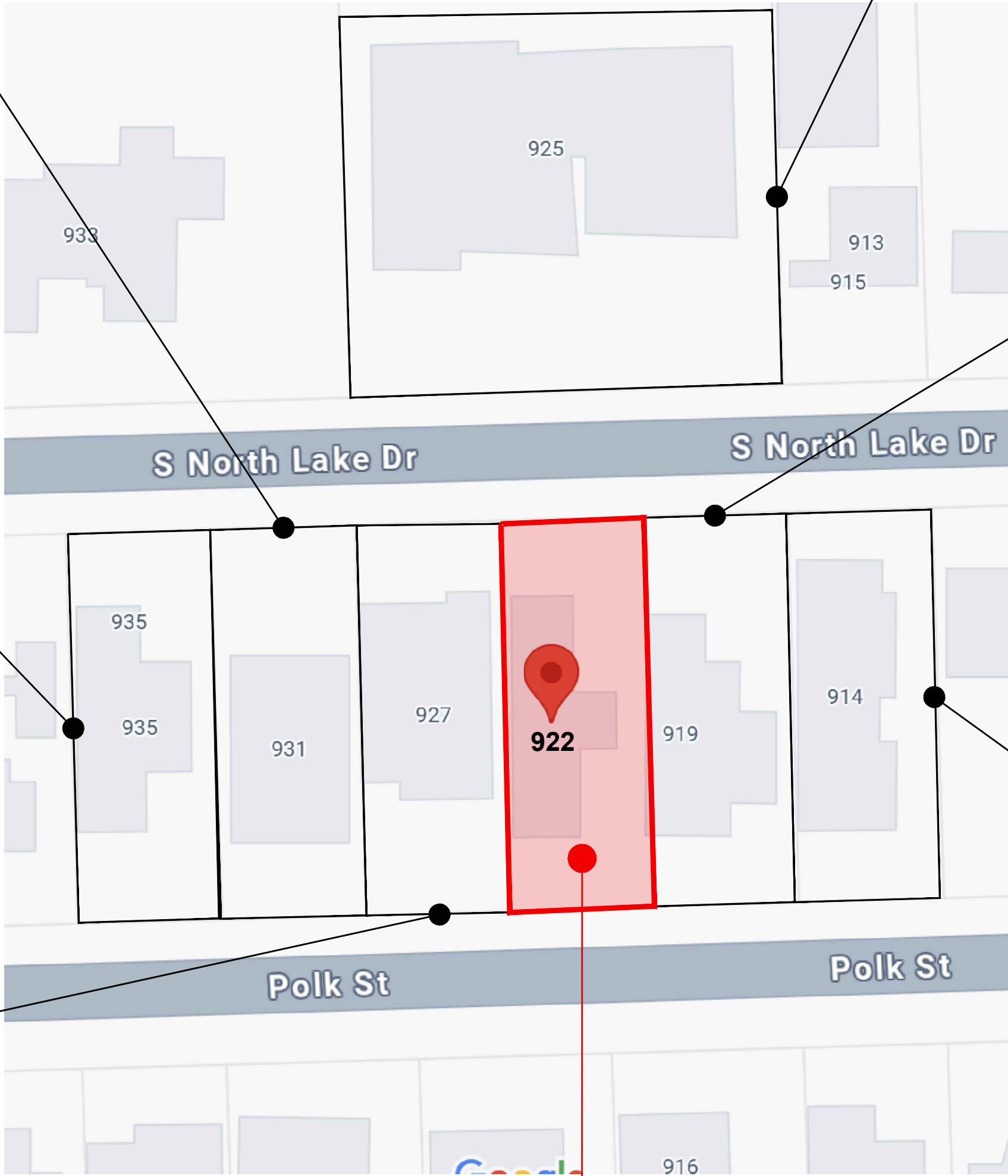
931 S NORTH LAKE DR



935 S NORTH LAKE DR



927 POLK ST



925 S NORTH LAKE DR



919 POLK ST

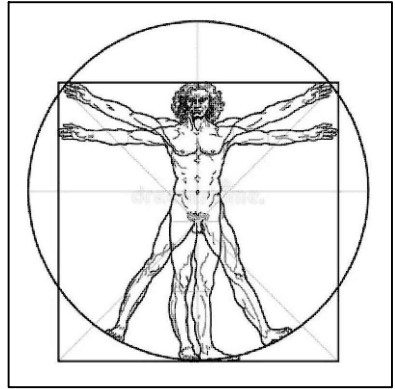


914 POLK ST



922 S NORTH LAKE DR
(PROPERTY UNDER CORRECTION TO VIOLATION # V23-19574)

(PHOTO TAKEN FROM BROWARD COUNTY PROPERTY APPRAISER RECORDS)
EXISTING CONDITION. YEAR: 2024

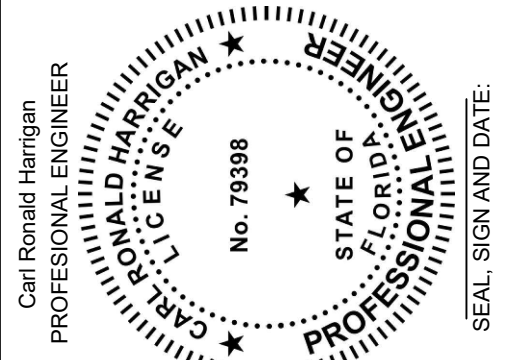


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PRODUCTIONS LLC
State of Florida
License No. 33980
CONSTRUCTION DOCUMENTS FIRM

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SUITE # 407
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REVISION	BY:



CORRECTION TO VIOLATION # V23-19574
INTERIOR REMODEL AND PATIO/CARPORT ENCLOSURE
OWNER:
PIERRE, NICLAS
922 S NORTHLAKE DRIVE, HOLLYWOOD FL 33019
PARCEL ID: 5142 14 02 2950

DRAWN BY: D2004 PRODUCTION LLC
SCALE: AS SHOWN
DATE: JUNE 2025

SHEET : 5 OF 5

A-04



CODES COMPLIANCE

2023 FLORIDA BUILDING CODE, BUILDING, 8th EDITION
2023 FLORIDA BUILDING CODE, RESIDENTIAL, 8th EDITION
2023 FLORIDA TEST PROTOCOIS FOR HIGH-VELOCITY HURRICANE ZONE, 8th EDITION
2023 FLORIDA BUILDING CODE, ACCESSIBILITY 8th EDITION
2023 FLORIDA BUILDING CODE, ENERGY CONSERVATION 8th EDITION
2023 FLORIDA BUILDING CODE, PLUMBING, 8th EDITION
2023 FLORIDA BUILDING CODE, MECHANICAL, 8th EDITION
2023 FLORIDA BUILDING CODE, 8th EDITION
2023 FLORIDA BUILDING CODE, EXISTING BUILDING, 8th EDITION
2023 FLORIDA BUILDING CODE, PLUMBING, 8TH EDITION
2023 FLORIDA BUILDING CODE, RESIDENTIAL, 8TH EDITION
2023 FLORIDA BUILDING CODE, ENERGY CONSERVATION, 8TH EDITION
FLORIDA FIRE PREVENTION CODE IN EFFECT 1/1/21 AS REQUIRED BY CHAPTER 633.202, FLORIDA STATUTES

THIS IS ALTERATION # 1
WIND CODE IS ASCE 7
EXPOSURE CATEGORY: C
BASE WIND SPEED: 170 MPH 3 SECOND GUST
RISK CATEGORY 2
WIND IMPORTANCE FACTOR: 1.21,

CONSTRUCTION CLASSIFICATION: TYPE 5B UNPROTECTED
USE: RESIDENTIAL, (PROPOSED USE: RESIDENTIAL) R2

ALL WOOD USE IN THIS CONSTRUCTION SHALL HAVE AN MOISTURE CONTENT OF 19% OR LESS

ALL STEEL USE IN THIS CONSTRUCTION SHALL BE GRADE 60

ULTIMATE DESIGN WIND SPEED, (3-SECOND GUST)= 170 MILES PER -HOUR
NORMINAL DESIGN WIND SPEED = 136 Vasd AS DETERMINED IN ACCORDANCE WITH SECTION 1609.3.1
WIND EXPOSURE = "C"
SEISMIC DESIGN CATEGORY AND SITE CLASS =
FLOOD DESIGN DATA, IF LOCATED IN FLOOD HAZARD AREAS ESTABLISHED IN SECTION 1612.3 =

COMPRESSIVE STRENGTH OF ALL CONCRETE = 2,500 P.S.I. AT 28 DAYS
THE SPECIFIED STRENGTH OR GRADE OF REINFORCEMENT = GRADE 60

Vult 100 110 120 130 140 150 160 170 180 190 200
Vasd 78 85 93 101 108 116 124 132 139 147 155

DONALD J ARPIN
Digitally signed by DONALD J ARPIN
Date: 2025.09.11 17:48:00 -04'00'

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COA26073
LIC: # 28565

RANDOLPH ROBINSON C.E.O., INC.
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PHONE (561) 578-3046

NICLAS PIERRE
HOUSE RENOVATION
922 S. NORTHLAKE DRIVE
HOLLYWOOD, FL 33019
(305) 297-5395

N-1

OF

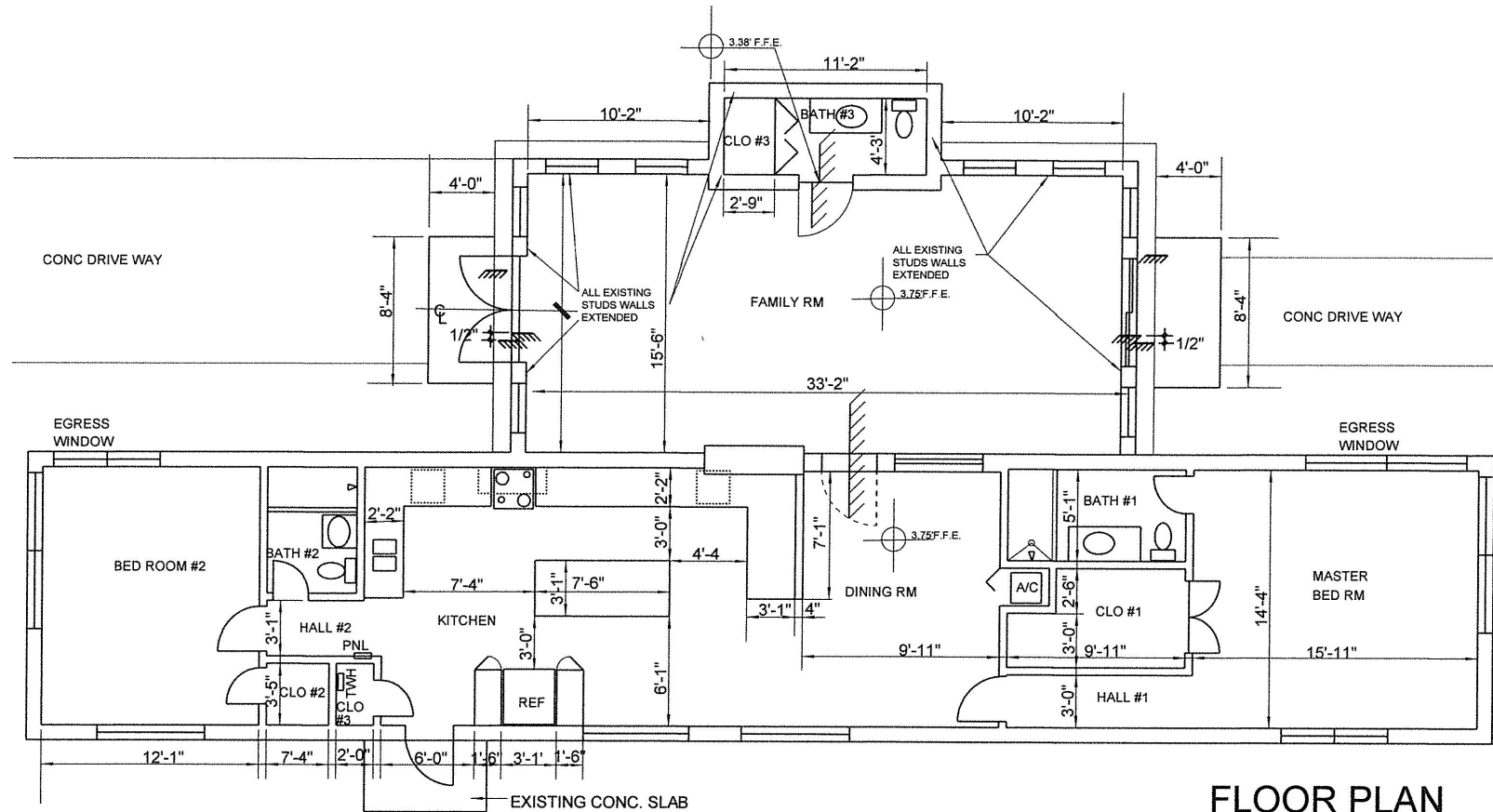
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SCOPE OF WORK:

- 1) EXISTING FLOOR ELEVATION RAISED
- 1) EXISTING ROOF ELEVATION RAISED

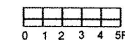
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by DONALD J ARPIN
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FLOOR PLAN

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



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A402A
OF
6

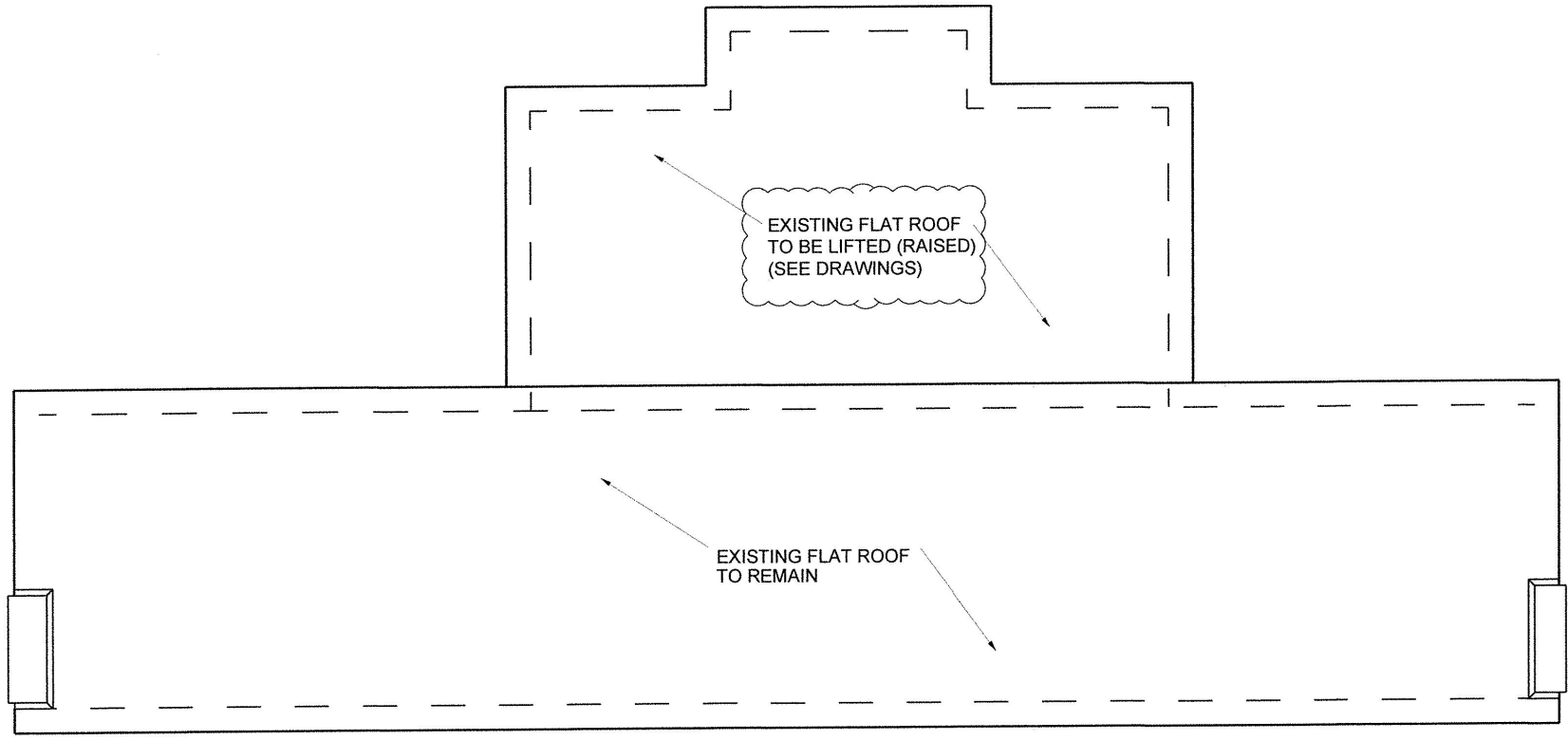
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C0A26073
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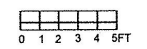
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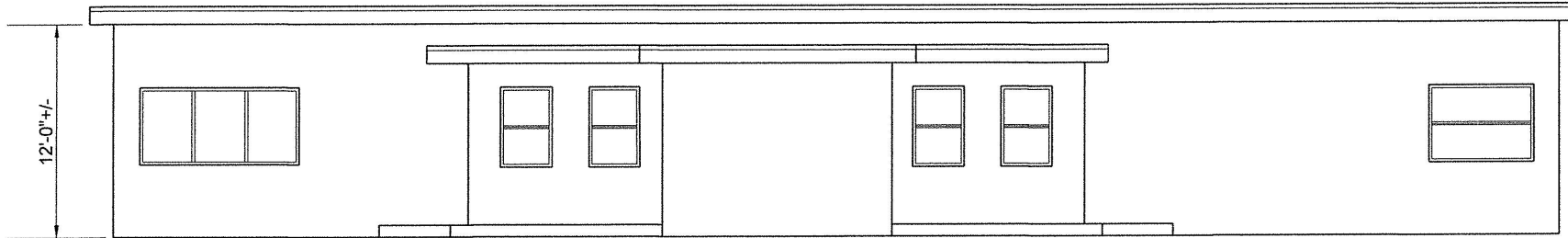
EXISTING ROOF PLAN

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



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EXISTING EAST ELEVATION

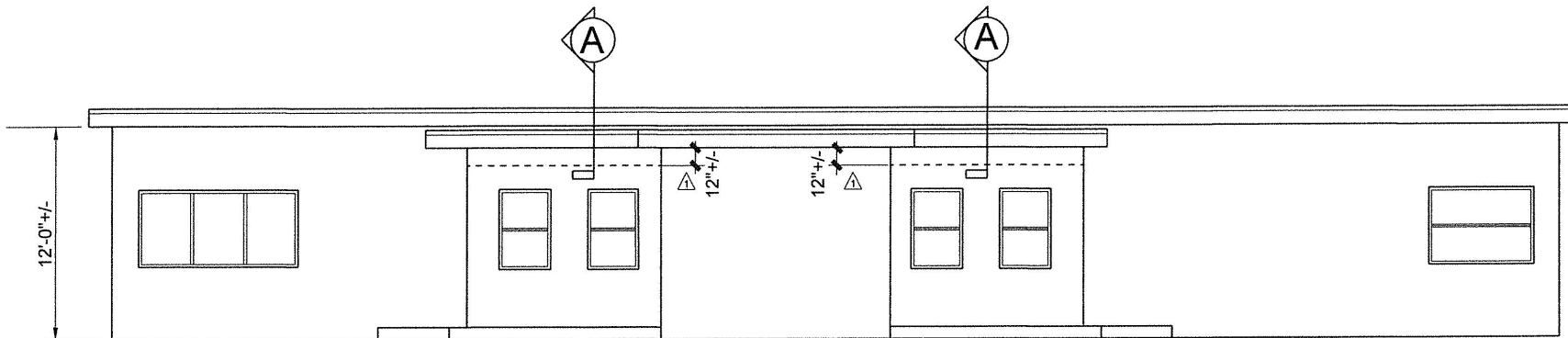
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**DON
ALD J
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2025.09.11
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COA26073
LIC: # 28585

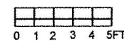
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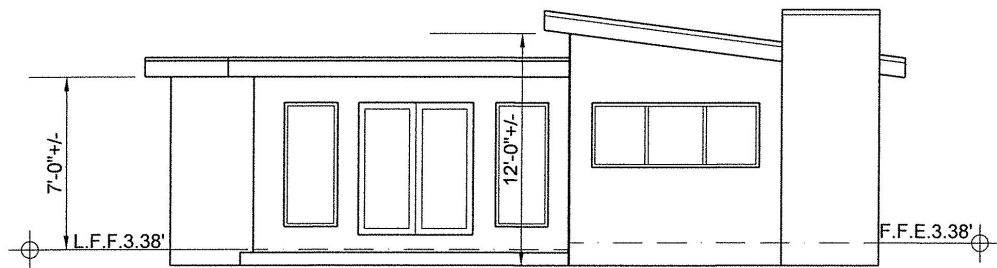
NEW EAST ELEVATION

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



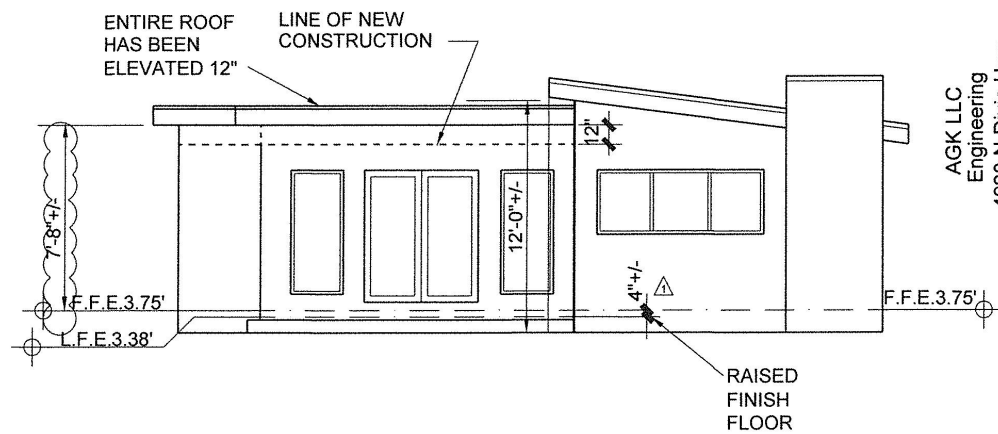
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EXISTING NORTH ELEVATION

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



NORTH ELEVATION w/ raised roof

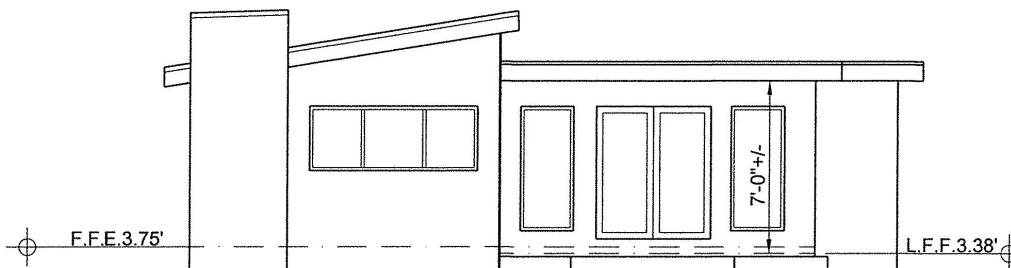
SCALE: 1/8"=1'-0"

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ARPIN
Date:
2025.09.11
17:49:05 -04'00'

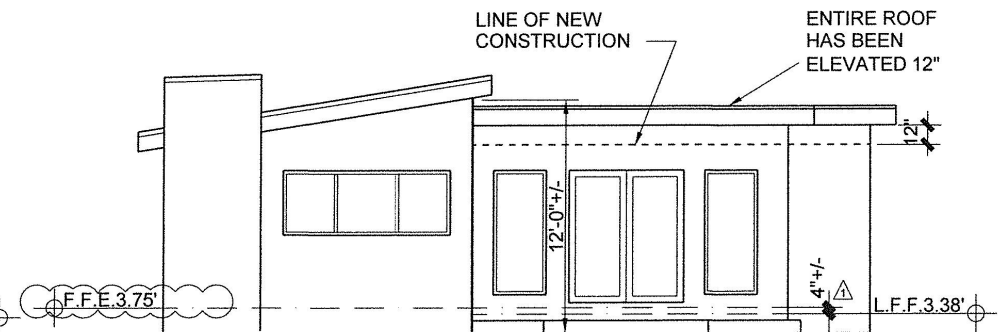
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EXISTING SOUTH ELEVATION

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

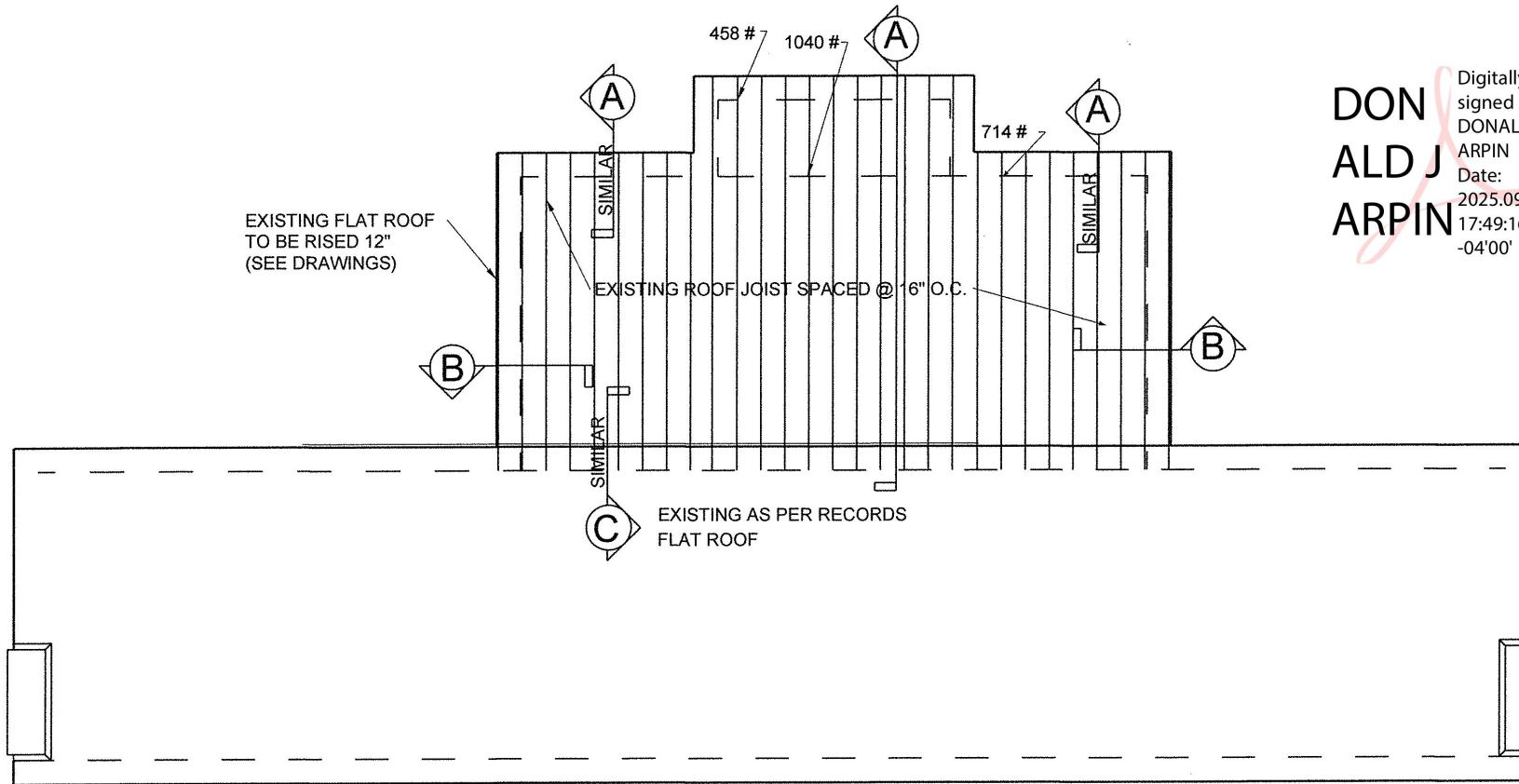


SOUTH ELEVATION w/ raised roof

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

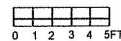
NICLAS PIERRE
HOUSE RENOVATION
922 S. NORTHLAKE DRIVE
HOLLYWOOD, FL 33019
(305) 297-5395

A-402D
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6



EXISTING ROOF & FRAMING PLAN

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



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6

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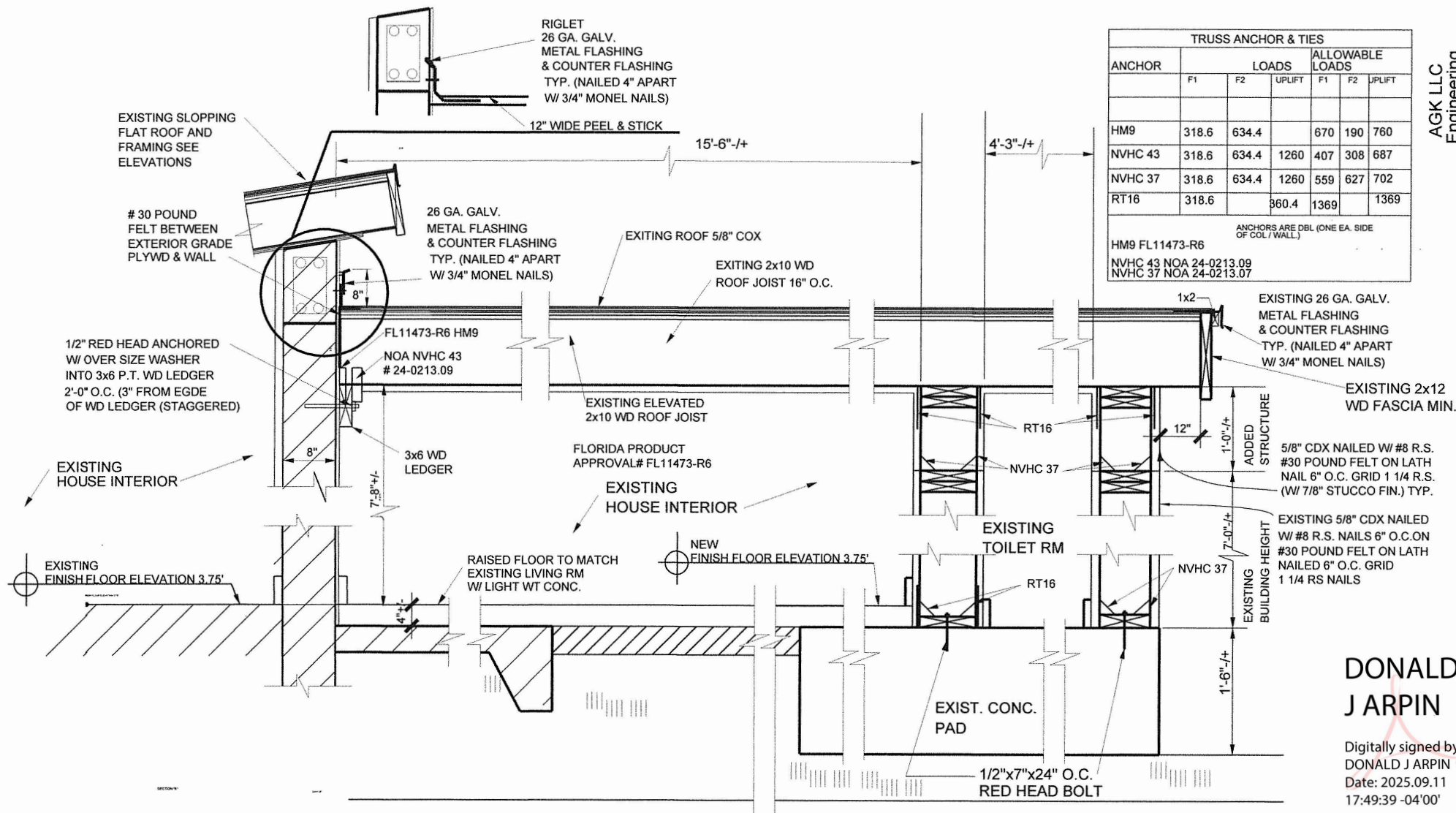
DONALD J. ARPIN

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NICLAS PIERRE
HOUSE RENOVATION
922 S. NORTHLAKE DRIVE
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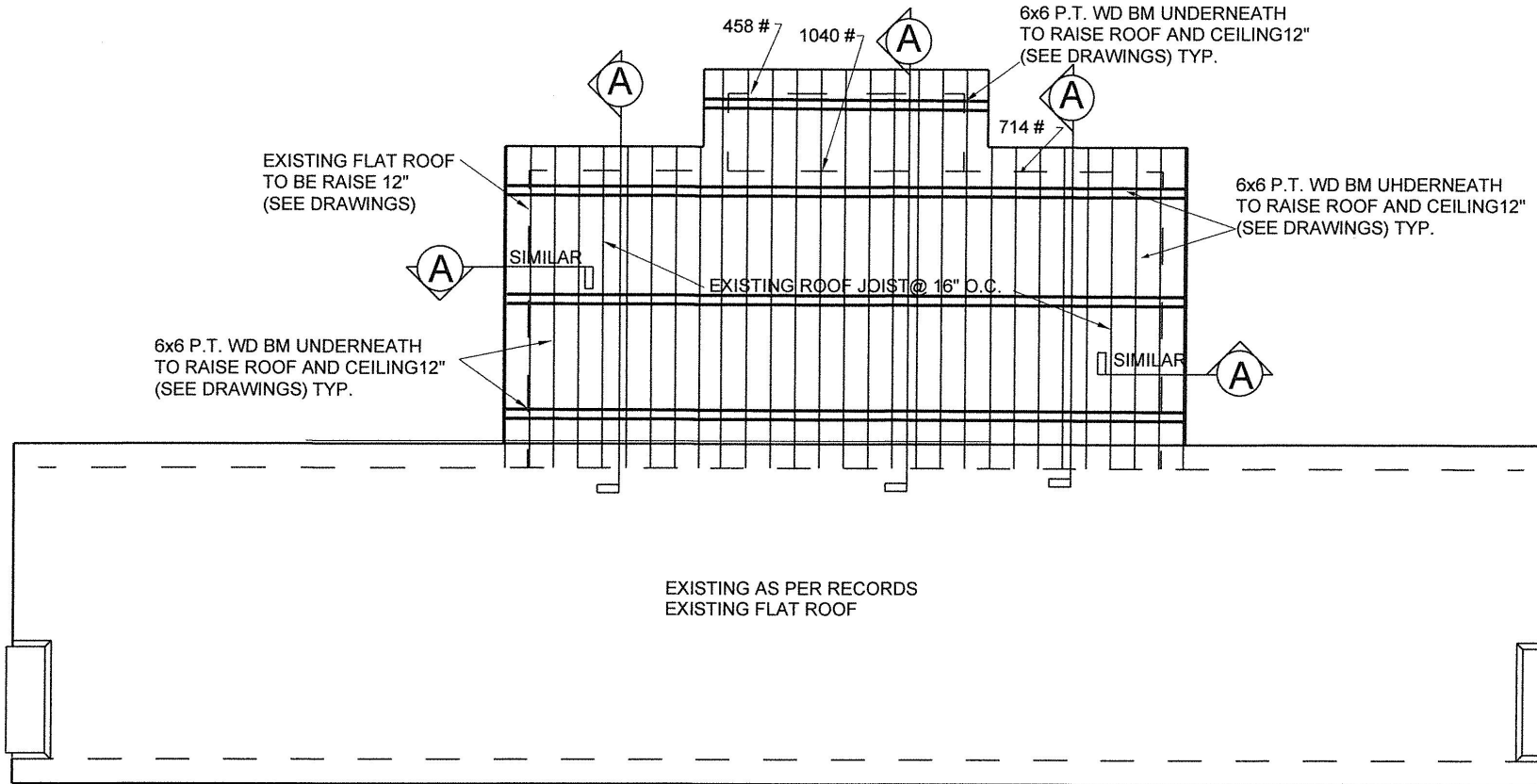
DONALD J ARPIN

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DONALD J ARPIN
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NICLAS PIERRE
HOUSE RENOVATION
922 S. NORTHLAKE DRIVE
HOLLYWOOD, FL 33019
(305) 297-5395

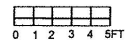
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2
REVISION 8/22/2025



EXISTING ROOF & FRAMING PLAN

W/ 6x6 P.T. WB (TEMPORARY) SCALE: 1/8"=1'-0"



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by DONALD J ARPIN
Date:
2025.09.11
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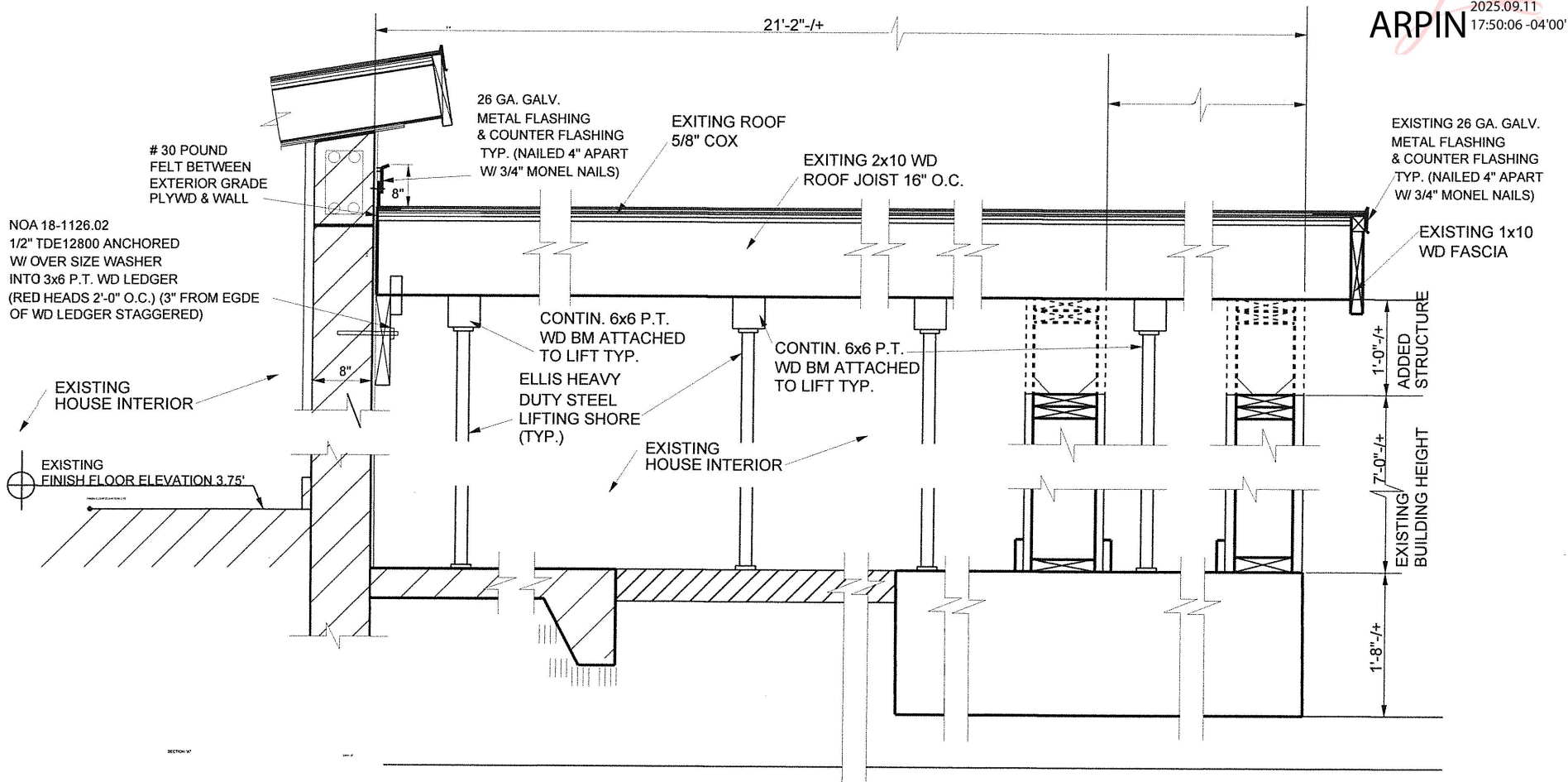
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954-772-8345
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LIC: # 28585

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PHONE (561) 578-3046

NICLAS PIERRE
HOUSE RENOVATION
922 S. NORTHLAKE DRIVE
HOLLYWOOD, FL 33019
(305) 297-5395



SECTION "A" SHORING DETAIL ONLY

SCALE: 3/4"=1'-0"

**DON
ALD J
ARPIN**

Digitally signed
by DONALD J
ARPIN
Date:
2025.09.11
17:50:06 -04'00'

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4920 N. Dixie Hwy.
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HOUSE RENOVATION
922 S. NORTHLAKE DRIVE
HOLLYWOOD, FL 33019
(305) 297-5395

A-2B

OF
2

 REVISION 8/22/2025

































ATTENTION
CHIEN BIZARRE

BEWARE
MICROCASTS
LAKE HILLS