

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

PROPERTY INFORMATION

Location Address: 7591 PIERCE ST
 Lot(s): 20 Block(s): 3 Subdivision: BLVD HEIGHTS SEC 1
 Folio Number(s): 5141-15-01-0100

Zoning Classification: RF-6 Land Use Classification: REF
 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): NO

DEVELOPMENT PROPOSAL

Explanation of Request: FRONTAGE OF HOUSE & GARAGE, & DOOR FACES LEAVE HOUSES IN AREA WERE ALLOWED TO BUILD CLOSER TO SETBACKS ON NORTH PROPERTY SIDE.
 Phased Project: Yes No Number of Phases: NORTH PROPERTY SIDE.

Project	Proposal
Units/rooms (# of units)	# UNITS: <input type="checkbox"/> #Rooms <input type="checkbox" value="2"/>
Proposed Non-Residential Uses	<input type="checkbox"/> S.F.)
Open Space (% and SQ.FT.)	Required %: <input type="checkbox"/> (Area: <input type="checkbox"/> S.F.)
Parking (# of spaces)	PARK. SPACES: 2 (# <input type="checkbox" value="2"/>)
Height (# of stories)	(# STORIES) <input type="checkbox" value="1"/> (<input type="checkbox"/> FT.)
Gross Floor Area (SQ. FT)	Lot(s) Gross Area (<input type="checkbox" value="1560"/> FT.)

Name of Current Property Owner: DENISE HERNANDEZ
 Address of Property Owner: 7591 PIERCE ST.
 Telephone: _____ Email Address: _____

Applicant JOSEPH SIANO Consultant Representative Tenant
 Address: _____ Telephone: 954 980 3252
 Email Address: PO BOX 81626 HLWD, FL JOE.CRAIGS@yahoo.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): J&S Construction Inc
 E-mail Address: joe.craigs@yahoo.com

CLICK HERE FOR
FORMS, CHECKLISTS &
MEETING DATES

CERTIFICATION OF COMPLIANCE WITH APPLICABLE REGULATIONS

The applicant/owner(s) signature certifies that he/she has been made aware of the criteria, regulations and guidelines applicable to the request. This information can be obtained in Room 315 of City Hall or on our website at www.hollywoodfl.org. The owner(s) further certifies that when required by applicable law, including but not limited to the City's Zoning and Land Development Regulations, they will post the site with a sign provided by the Office of Planning and Development Services. The owner(s) will photograph the sign the day of posting and submit photographs to the Office of Planning and Development Services as required by applicable law. Failure to post the sign will result in violation of State and Municipal Notification Requirements and Laws.

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

Signature of Current Owner: _____ Date: _____

PRINT NAME: _____ Date: _____

Signature of Consultant/Representative: *Joe Siano* Date: 8/28/24

PRINT NAME: JOSEPH SIANO Date: 8/28/24

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 _____ 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 29 day of August 2024

[Signature]
Notary Public



Joe Siano
Signature of Current Owner

JOSEPH SIANO
Print Name

State of Florida
My Commission Expires: 05/29/27 (Check One) Personally known to me; OR Produced Identification FB-DU

J&S CONSTRUCTION INC.

P.O. Box 816216, Hollywood, FL 33081 CGC: 041632 Tel: (954) 980-3252

Miami-Dade – Broward – Palm Beach – Collier County

Planning and Development Board
City of Hollywood
2600 Hollywood Boulevard, Room 320
Hollywood, Florida 33020

December 9, 2024

RE: Variance Conformity Criteria 7591 Pierce Street, Hollywood, Florida 33024

Dear Planning and Development Board,

On behalf of our client, Ms. Denise Hernandez, we are pleased to submit this variance conformance letter in support of the planned addition at 7591 Pierce Street, Hollywood, Florida. This request seeks a variance to reduce the rear setback from fifteen (15) feet to twelve (12) feet and nine (9) inches. This request aligns with the variance criteria established by the City of Hollywood and addresses a unique hardship due to the property's layout and orientation.

Compliance with Variance Criteria

1. Maintaining the Intent and Purpose of the Regulations

The intent of rear setbacks is to ensure privacy, aesthetic uniformity, and environmental balance within the neighborhood. The proposed addition, which will serve as a family room, is designed to maintain these principles. Since it is part of the primary living quarters, it will not compromise the privacy of adjacent properties.

Furthermore, the property's corner-lot configuration uniquely positions it such that the proposed addition will not disrupt the visual harmony or environmental balance of the neighborhood. Neighboring properties will remain unaffected due to their orientation relative to the proposed setback adjustment.

2. Compatibility with Surrounding Land Uses

The subject property lies within the RS-6 Single-Family Residential district. The requested variance harmonizes with the surrounding land uses by preserving the residential character of the neighborhood while enhancing the aesthetic appeal of the property.

By improving the curb appeal and functionality of the home, the addition contributes positively to the neighborhood's overall value and design continuity. The enhancement reflects the area's established architectural principles, ensuring compatibility with the community's character.

3. Alignment with the Comprehensive Plan Goals and Policies

The requested variance furthers the objectives of the City of Hollywood's Comprehensive Plan, particularly Objective 8 of the Housing Element, which seeks to enhance the value and functionality of single-family homes with two bedrooms.

4. Unique Hardship Justification

The hardship necessitating this variance arises from the property's unique characteristics, particularly its slender, rectangular configuration on a corner lot. The house is oriented with its garage and primary entrance facing the avenue, a layout that zoning classifies as the "side" of the property. This atypical orientation restricts the usable building area and imposes significant challenges in adhering to the standard rear setback requirements.

This hardship is neither self-imposed nor economically motivated, as evidenced by the considerable effort spent redesigning the addition to comply with existing setbacks. The irregular orientation and dimensions of the lot render full compliance impractical without sacrificing the property's functionality and aesthetic coherence.

5. Community Precedent and Support

Similar variance requests have been approved in the neighborhood, setting a precedent for structures built within rear setbacks on comparable lots. These cases demonstrate that such adjustments have not negatively impacted the community's character.

Attached to this letter are exhibits showing other properties with comparable configurations and setback adjustments, underscoring the compatibility of this request with the neighborhood's established development patterns.

Conclusion

The proposed addition, coupled with the requested reduction in rear setback, complies with the City of Hollywood's variance criteria and enhances the property's usability, aesthetics, and contribution to the neighborhood.

We extend our gratitude to City staff for their guidance and support throughout this process. On behalf of Ms. Denise Hernandez, we respectfully request the Planning and Development Board to approve this variance for the property at 7591 Pierce Street, Hollywood, Florida.

Thank you for your time and consideration. Please feel free to contact us with any questions or for additional documentation.

Sincerely,

Joseph Siano

J&S Construction Inc.

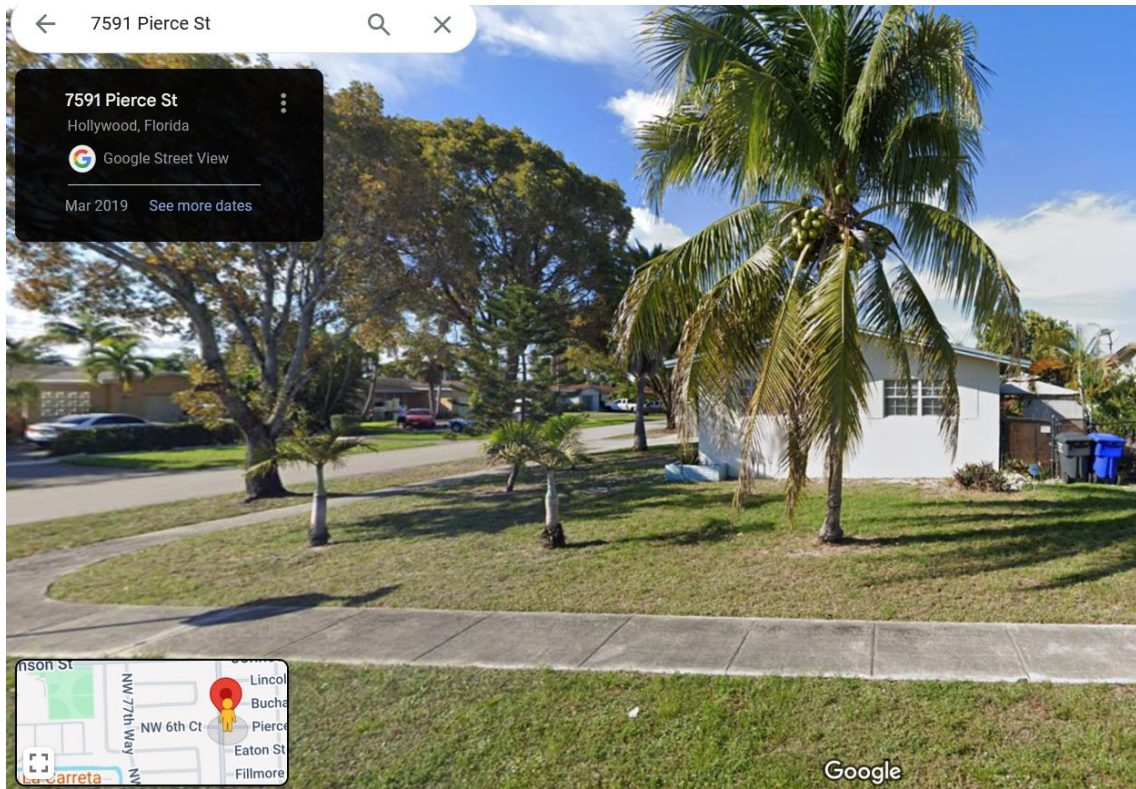
(Neighbor #1) 7581 Pierce St



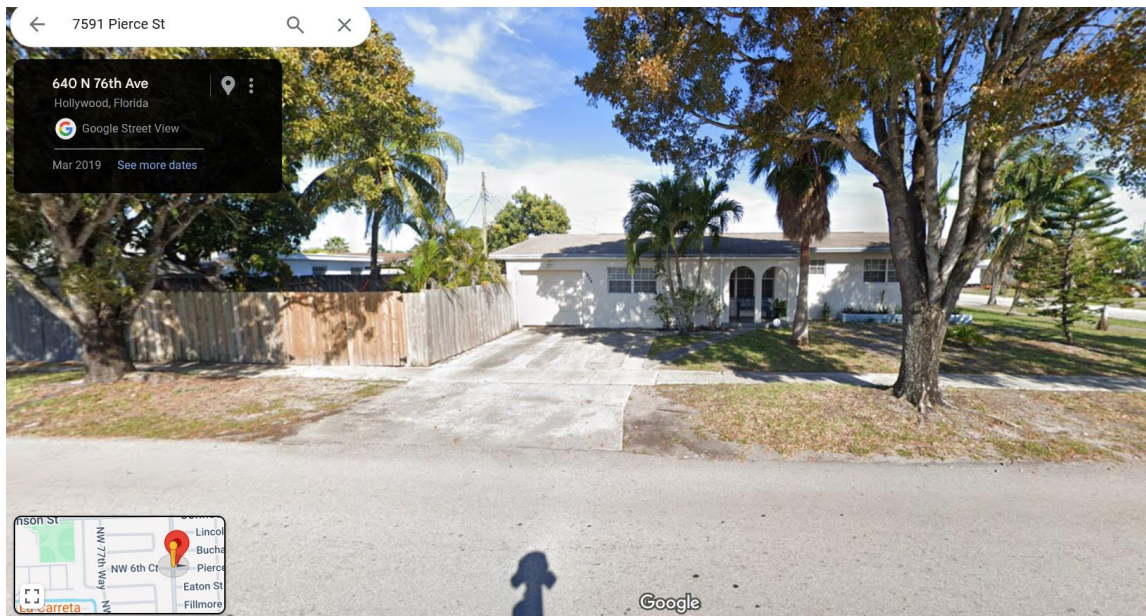
(Neighbor #2) 660 N 76 Avenue

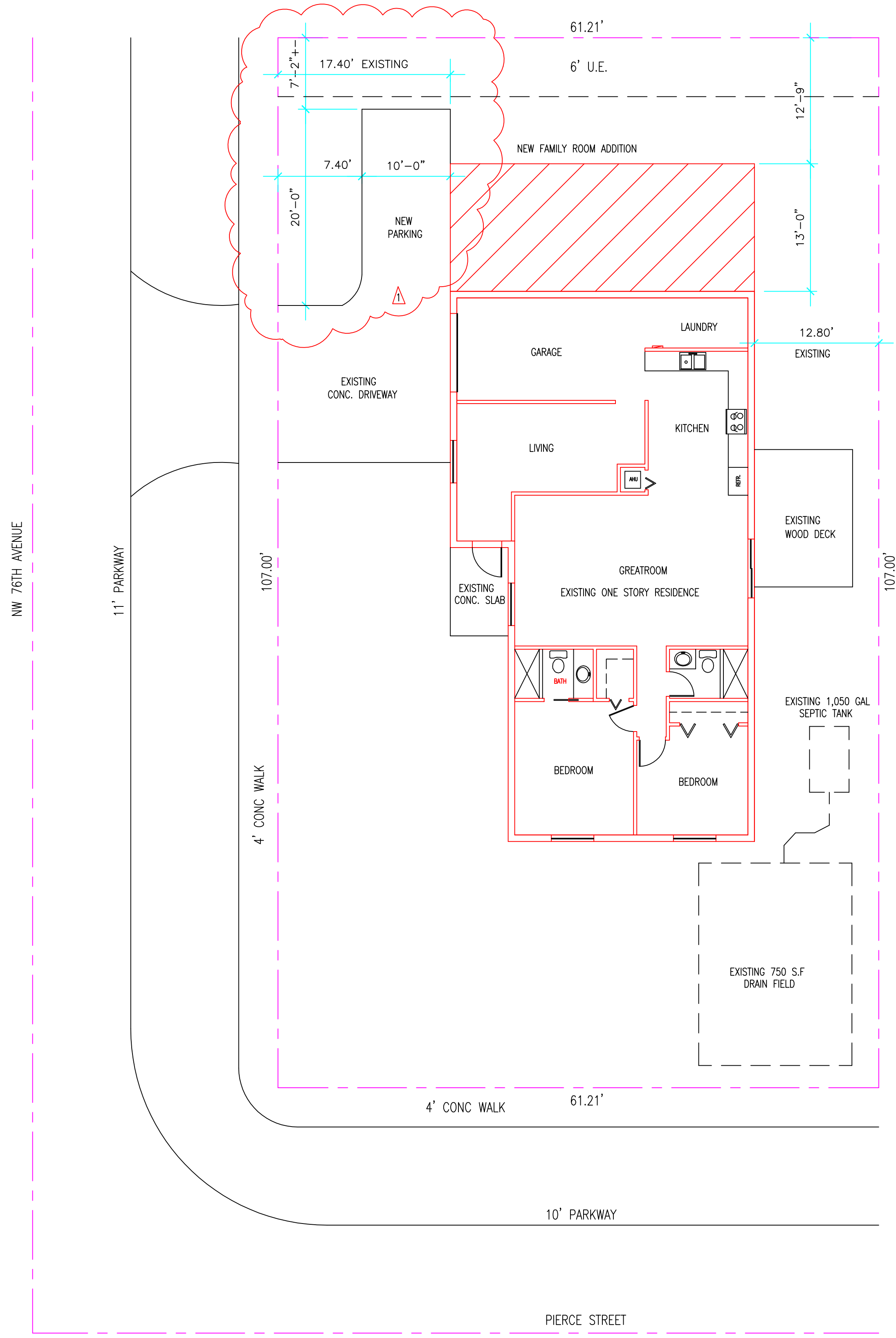


Property Address: 7591 Pierce St.



Property Address: 76 Avenue Profile



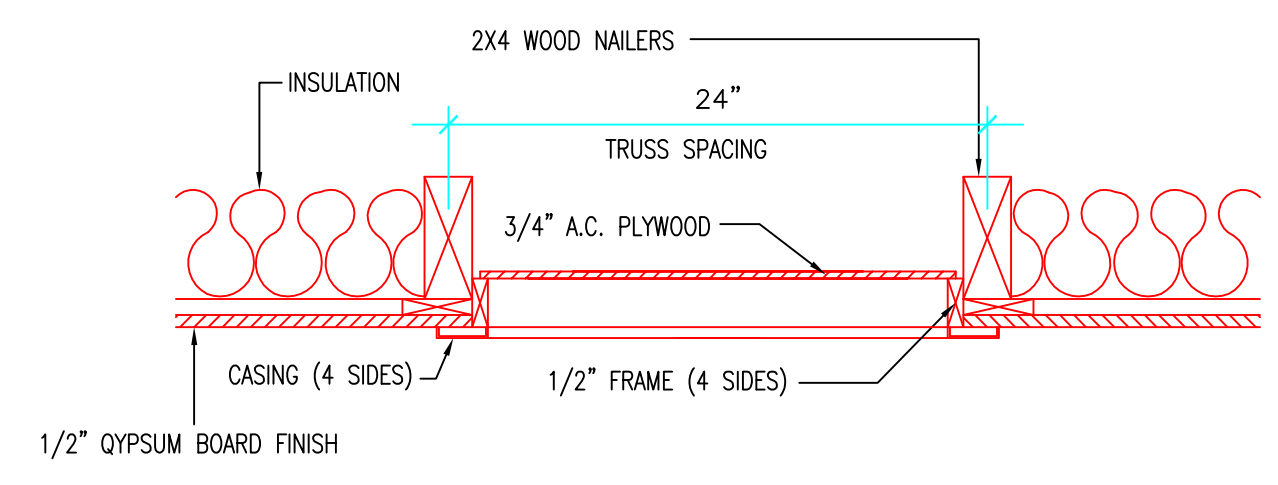


SITE PLAN

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

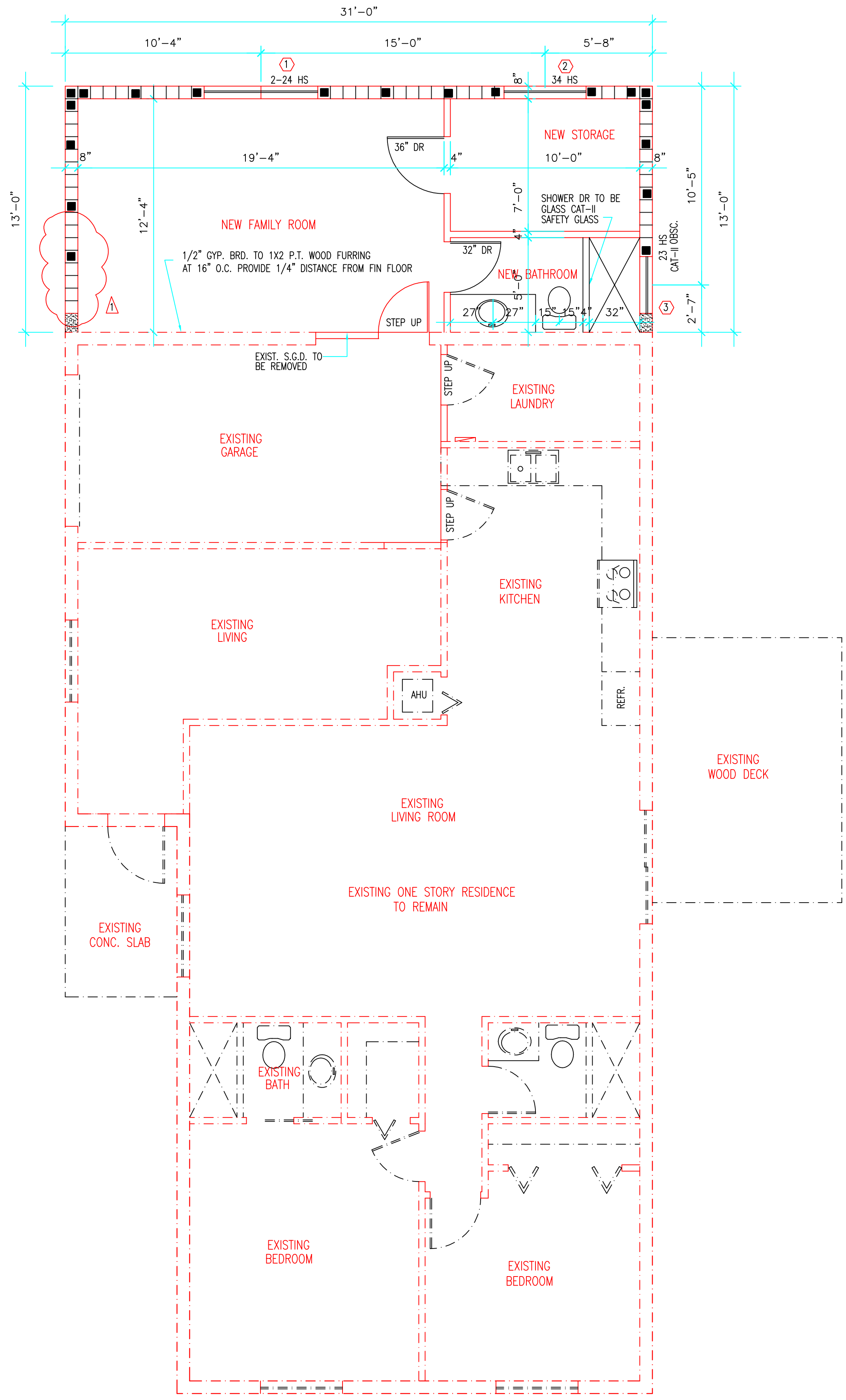
SITE CALCULATIONS:

SITE:	6,550.00 S.F.		
EXISTING BUILDING:	1,560.00 S.F.	23.81 %	1,963.00 S.F. 29.96 %
NEW ADDITION:	403.00 S.F.	6.15 %	
EXISTING WOOD DECK:	140.00 S.F.	2.13 %	
EXISTING DRIVEWAY:	288.00 S.F.	4.39 %	
NEW PARKING:	200.00 S.F.	3.05 %	
LANDSCAPE:	3,959.00 S.F.	60.44 %	



ATTIC ACCESS DETAIL

NTS



FLOOR PLAN

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

NOTE:
 FLAME SPREAD FOR WALL AND CEILING FINISHES
 MAX 200 SMOKE DEVELOPMENT MAX. TO COMPLY WITH
 450 FBC 2014 R. 302.9 AND FLAME SPREAD FOR
 INSULATION MAX. 25 SMOKE DEVELOPMENT MAX. 450
 TO COMPLY WITH F.B.C. LATES EDITION

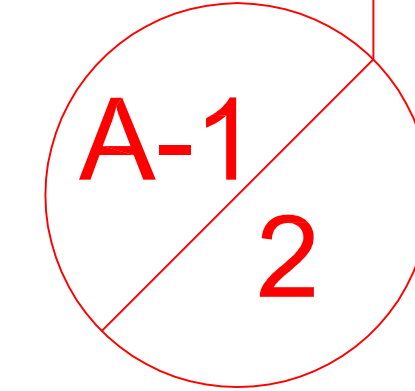
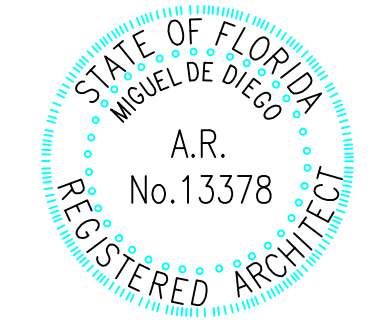
ALL DESIGN, DRAWINGS, REPORTS, SPECIFICATIONS, COMPUTER FILES, FIELD DATA, NOTES AND ANY OTHER DOCUMENTS ARE THE PROPERTY OF THE ARCHITECT AND IS NOT TO BE REPRODUCED OR TRANSMITTED IN ANY FORM OR BY ANY MEANS, ELECTRONIC OR MECHANICAL, INCLUDING PHOTOCOPYING, RECORDING, OR BY ANY INFORMATION STORAGE AND RETRIEVAL SYSTEM. THE ARCHITECT SHALL RETAIN ALL COMMON LAW RIGHTS AND OTHER RESERVED RIGHTS. WRITTEN DIMENSIONS SHALL HAVE PRECEDENCE OVER SCALE.

NO.	DATE	REVISION
1	10-20-2024	BLDG DEPT COMMENTS REMOVED DOOR AND NEW PARKING

J & S CONSTRUCTION
FAMILY ROOM ADDITION
 7591 PIERCE STREET
 HOLLYWOOD, FLORIDA

Miguel de Diego
 ARCHITECT P.A.
 AA-26001641
 1657 TYLER STREET SUITE 107 HOLLYWOOD, FLORIDA 33020
 PH. (954) 926-3358

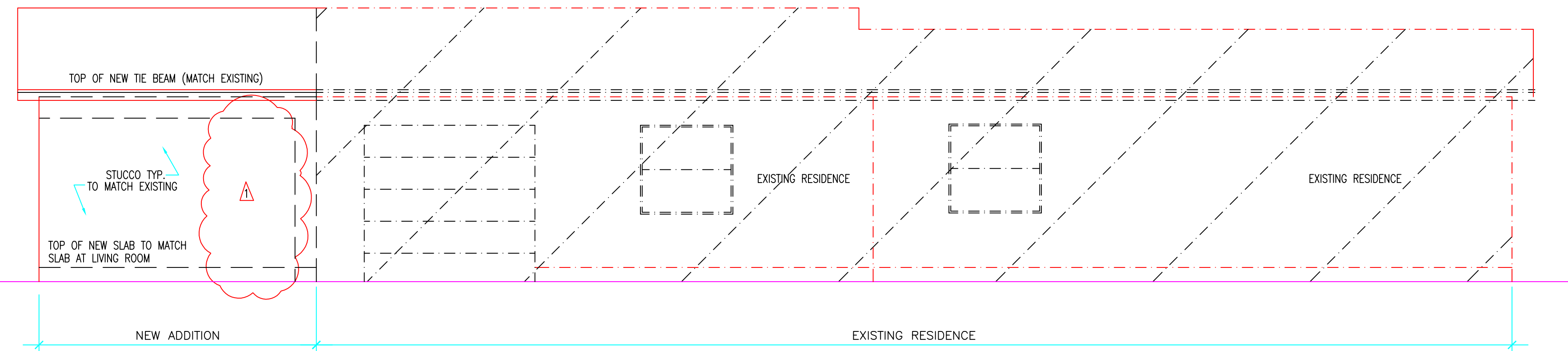
CHECKED	
DRAWN	
DATE	9-20-2023
COMM. NO.	23-153



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

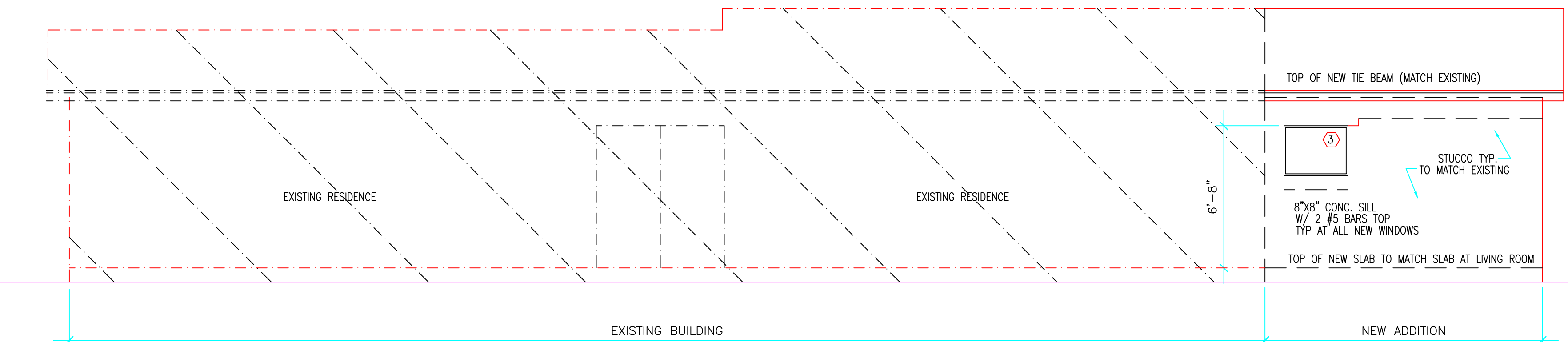
GENERAL NOTES

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



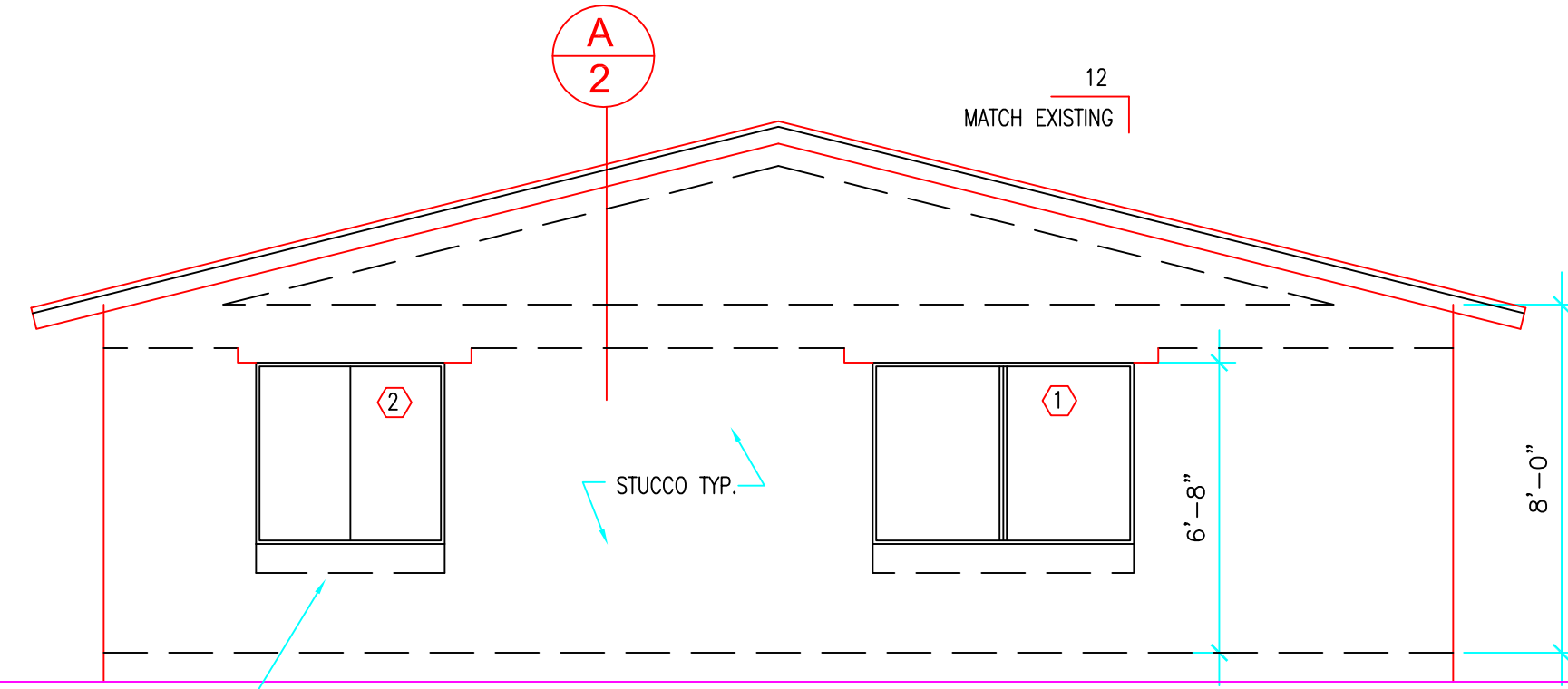
LEFT SIDE ELEVATION

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



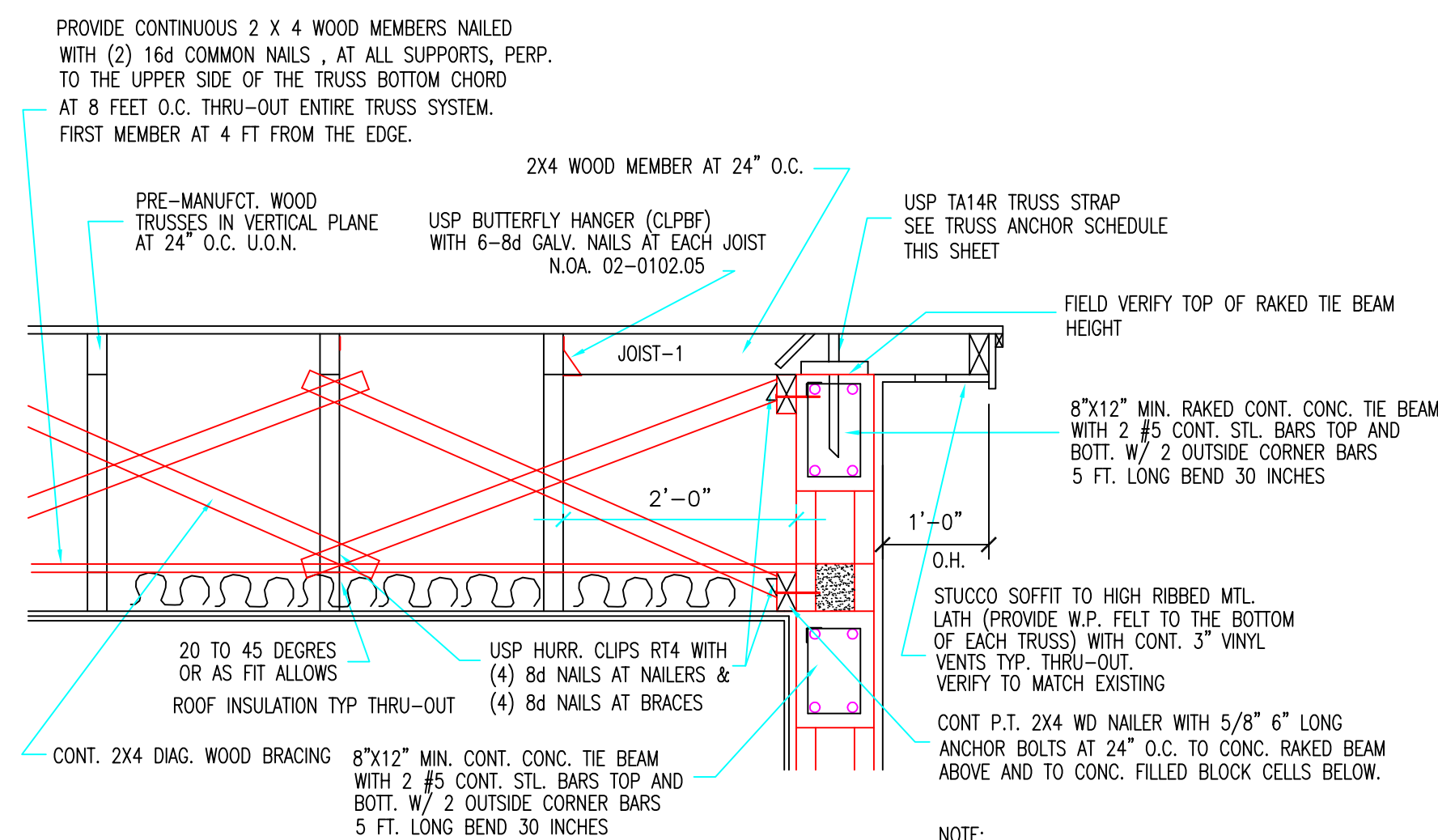
RIGHT SIDE ELEVATION

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



REAR ELEVATION

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



TYP. GABLE END SECTION

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

NOTE: ROOF SHEATHING PANELS SHALL BE PROVIDED WITH A MINIMUM OF 2X4 EDGEMISE BLOCKING AT ALL HORIZONTAL PANEL JOINTS WITH EDGE SPACING IN ACCORDANCE WITH MANFRGS SPECS. FOR A DISTANCE OF AT LEAST 4 FEET FROM EACH GABLE END. AS PER FBC R4409.9.2.3 NAILS AT GABLE END SHALL BE HAND DRIVEN 8d RING SHANK OR POWER DRIVEN 8d RING SHANK NAILS AS PER FBC. SECTION R4408.9.2.5.2

EXTERIOR DOOR SCHEDULE

CONTRACTOR TO VERIFY ALL MASONRY OPENINGS WITH THE MANUFACTURER COORDINATE STYLE WITH THE OWNER

MARK	SIZE WIDTH X HEIGHT	MASONRY OPENING WIDTH X HEIGHT	PRESS. RATING REQ. FOR SPECIFIC OPENING (+) PSF (-) PSF	SHUTTERS REQ. YES OR NO	ZONE	EGRESS REQ. YES
A	36" DOOR	3'-0" X 6'-8"	3'-4" X 6'-10"	+36.09 -47.20	IMPACT	5

WINDOW SCHEDULE

CONTRACTOR TO VERIFY ALL MASONRY OPENINGS WITH THE MANUFACTURER COORDINATE STYLE WITH THE OWNER

PROVIDE U-FACTOR AND SHGC AS PER ENERGY CALC. SPECS

MARK	SIZE WIDTH X HEIGHT	MASONRY OPENING WIDTH X HEIGHT	SHUTTERS YES OR NO	EGRESS REQ. YES OR NO	PRESS. RATING REQ. FOR SPECIFIC OPENING (+) PSF (-) PSF	ZONE
(2)	24 HS	37" X 50 5/8"	38" X 51 5/8"	IMPACT	NO	+37.13 -40.34
(2)	34 HS	53 1/8" X 50 5/8"	54 1/8" X 51 5/8"	IMPACT	NO	+36.25 -39.46
(3)	23 S.H. CAT-II OBSC.	37" X 38 3/8"	38" X 39 3/8"	IMPACT	NO	+37.80 -50.61

ALL DESIGN, DRAWINGS, REPORTS, SPECIFICATIONS, COMPUTER FILES, FIELD DATA, NOTES AND ANY OTHER DOCUMENTS INSTRUMENTS OF SERVICE SHALL REMAIN THE PROPERTY OF THE ARCHITECT AND IS ALTERED IN WHOLE OR IN PART. IT IS ONLY TO BE USED FOR THE PROJECT AND SITE NOT TO BE USED ON ANY OTHER PROJECT. THE ARCHITECT SHALL RETAIN ALL COMMON RIGHTS IN THE DESIGN AND OTHER RESERVED WRITTEN DIMENSIONS SHALL HAVE PRECEDENCE OVER SCALE.

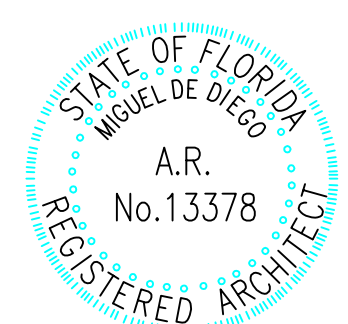
NO.	DATE	REVISION
1	10-20-2024	BLDG DEPT COMMENTS REMOVED DOOR

J & S CONSTRUCTION
FAMILY ROOM ADDITION
 7591 PIERCE STREET
 HOLLYWOOD, FLORIDA

Miguel de Diego
 ARCHITECT P.A.
 A.A.-26001641
 1657 TYLER STREET SUITE 107 HOLLYWOOD, FLORIDA 33020
 PH. (954) 926-3358

CHECKED	
DRAWN	
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10-20-2024

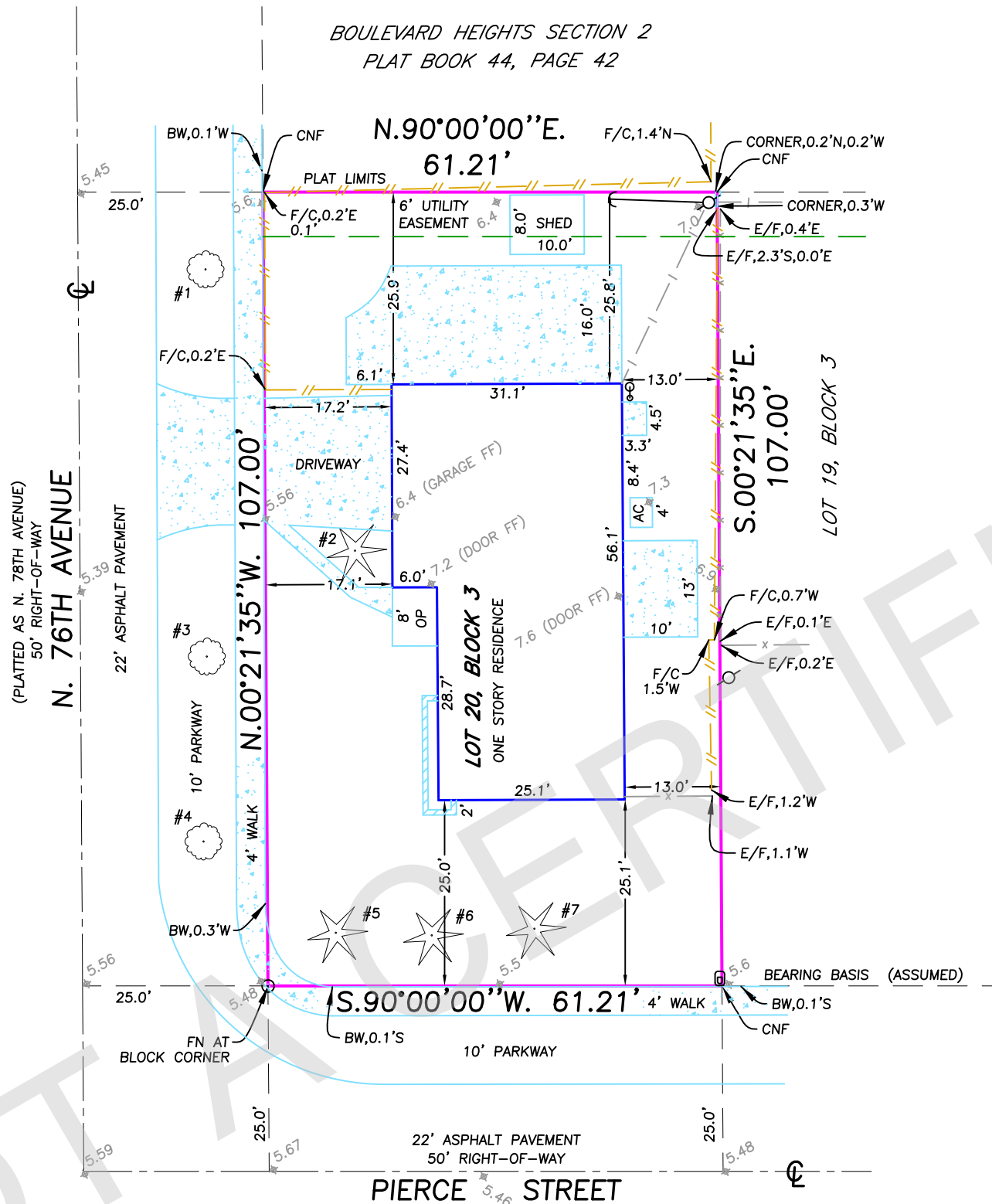


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Miguel de Diego

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

BOULEVARD HEIGHTS SECTION 2
PLAT BOOK 44, PAGE 42



LEGAL DESCRIPTION
LOT 20, BLOCK 3, BOULEVARD HEIGHTS SECTION ONE,
ACCORDING TO THE PLAT THEREOF, AS RECORDED IN
PLAT BOOK 41, PAGE 16, OF THE PUBLIC RECORDS
OF BROWARD COUNTY, FLORIDA.

CERTIFIED TO:
DENISE HERNANDEZ

PROPERTY ADDRESS
7591 PIERCE STREET
HOLLYWOOD, FL 33024

BOUNDARY SURVEY
INVOICE # 44754
SURVEY DATE 04/11/24

FLOOD ZONE X0.2%
MAP DATE 08/18/14
MAP NUMBER 125113 0563H

LEGEND

- FP&L BOX
- CONTROL VALVE
- GUY ANCHOR
- WATER METER
- FIRE HYDRANT
- CABLE JUNCTION BOX
- ELECTRIC SERVICE
- POOL EQUIPMENT
- POWER/LIGHT POLE
- SPRINKLER SYSTEM
- CATCH BASIN
- CLEAN OUT
- MANHOLE
- WELL
- WATER VALVE
- BRICK/TILE PAVERS
- CENTERLINE
- CONCRETE/CHAT
- CONCRETE WALL
- ELEVATION
- METAL FENCE
- OVERHEAD WIRES
- WOOD DECK/DOCK
- WOOD/PVC FENCE

ABBREVIATIONS

- AC AIR CONDITIONER
- AE ANCHOR EASEMENT
- BC BUILDING CORNER
- BM BENCHMARK
- BW BACK OF WALK
- C CALCULATED
- CNF CORNER NOT FOUND
- DE DRAINAGE EASEMENT
- E/F END/FENCE
- EP EDGE OF PAVEMENT
- EW EDGE OF WATER
- F/C FENCE/CORNER
- FF FINISH FLOOR
- F/L FENCE/LINE
- FIP FOUND IRON PIPE
- FIR FOUND IRON ROD
- FN FOUND NAIL
- FN&D FOUND NAIL & DISC
- FN&T FOUND NAIL & TAB
- FP&L FLORIDA POWER & LIGHT
- GAR GARAGE
- GEN GENERATOR
- INSTR INSTRUMENT
- OP OPEN PORCH
- ORB OFFICIAL RECORD BOOK
- M MEASURED
- NTS NOT TO SCALE
- PB PLAT BOOK
- PC POINT OF CURVATURE
- POB POINT OF BEGINNING
- POC POINT OF COMMENCEMENT
- PG PAGE
- PRC POINT OF REVERSE CURVE
- PRM PERMANENT REFERENCE MONUMENT
- PT POINT OF TANGENCY
- R RECORD
- RAD RADIAL
- RW RIGHT-OF-WAY
- SN&D SET NAIL & DISC 5495
- SP SCREENED PORCH
- SP&C SET 1/2" PIN & CAP 5495
- UE UTILITY EASEMENT

SURVEYOR'S NOTES

1. BASIS OF BEARINGS ASSUMED UNLESS OTHERWISE INDICATED ON SKETCH.
2. LEGAL DESCRIPTION PROVIDED BY CLIENT OR PROPERTY APPRAISER WEBSITE.
3. THE LANDS SHOWN HEREON WERE NOT ABSTRACTED BY THIS OFFICE FOR EASEMENTS, RIGHT-OF-WAYS, OWNERSHIP OR OTHER INSTRUMENTS OF RECORD.
4. UNDERGROUND OR INTERIOR PORTIONS OF FOOTINGS, FOUNDATIONS, WALLS OR OTHER NON-VISIBLE IMPROVEMENTS WERE NOT LOCATED.
5. ELEVATIONS ARE BASED ON NORTH AMERICAN VERTICAL DATUM OF 1988 UNLESS OTHERWISE INDICATED ON SKETCH.
6. FLOOR ELEVATION OBTAINED FROM MAIN ENTRY WAY OF STRUCTURE UNLESS OTHERWISE INDICATED ON SKETCH.
7. FENCE TIES ARE TO THE CENTER-LINE OF FENCE. WALL TIES ARE TO THE FACE OF WALL.
8. IN SOME INSTANCES GRAPHIC REPRESENTATIONS HAVE BEEN EXAGGERATED TO MORE CLEARLY ILLUSTRATE THE CONTROL LOCATION OF THE IMPROVEMENTS OVER SCALED POSITIONS.
9. THE DIMENSIONS AND DIRECTIONS SHOWN HEREON ARE IN SUBSTANTIAL AGREEMENT WITH RECORD VALUES UNLESS OTHERWISE NOTED.
10. PARTY WALLS ARE CENTERED ON PROPERTY LINE AND ARE 0.7' WIDE UNLESS OTHERWISE NOTED.
11. EXISTING CORNERS FOUND OFFSETS WITNESS PROPERTY CORNERS
12. OBSTRUCTED CORNERS ARE WITNESSED BY IMPROVEMENTS.
13. NO ATTEMPT WAS MADE TO LOCATE WRITTEN OR UNWRITTEN EASEMENTS OR RIGHTS-OF-WAY, OTHER THEN THOSE SHOWN HEREON.

TREE TABLE

NUMBER	TYPE	SIZE
#1	OAK	20"
#2	PALM	(3) X 5"
#3	OAK	26"
#4	OAK	20"
#5	PALM	7"
#6	PALM	9"
#7	COCONUT PALM	7"



Scale 1" = 20'

ATLANTIC COAST
SURVEYING INC.

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