

# 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):

- |   |   |  |
|---|---|--|
| <input type="checkbox"/> Technical Advisory Committee   | <input type="checkbox"/> Art in Public Places Committee | <input checked="" 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: 752 N CRESCENT DR.

Lot(s): 14, 15 Block(s): 13 Subdivision: HOLLYWOOD HILLS

Folio Number(s): 514207011000

Zoning Classification: R-3 Land Use Classification: \_\_\_\_\_

Existing Property Use: RESIDENTIAL 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: CONSTRUCTION ADDITION ENCRoACHED WEST SET BACK IN A SMALL PORTION OF THE LENGTH OF PROPERTY LINE

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

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

Name of Current Property Owner: RODRIGUEZ, HERICK & RANDI

Address of Property Owner: 752 N CRESCENT DR, HOLLYWOOD FL 33021

Telephone: (954) 319-7659 Email Address: IGONZALEZ@URBANDOMUS.NET

Applicant IVELISSE GONZALEZ Consultant ☐ Representative ☐ Tenant ☐

Address: 3350 SW 148th AVE, Suite 140 Telephone: (954) 319-7659

Email Address: IGONZALEZ@URBANDOMUS.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): \_\_\_\_\_

E-mail Address: \_\_\_\_\_



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](http://www.hollywoodfl.org). The owner(s) further certifies that when required by applicable law, including but not limited to the City's Zoning and Land Development Regulations, they will post the site with a sign provided by the 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: Randi Rodriguez Herick Date: 04-26-2024

PRINT NAME: RODRIGUEZ RANDI & HERICK Date: \_\_\_\_\_

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

PRINT NAME: IVELISSE GONZALEZ Date: \_\_\_\_\_

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

PRINT NAME: \_\_\_\_\_ Date: \_\_\_\_\_

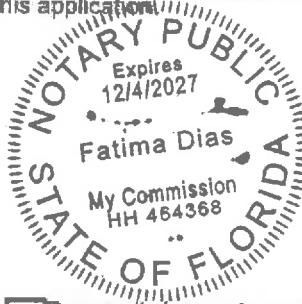
### Current Owner Power of Attorney

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 26 day of April 2024.

Notary Public  
State of Florida

My Commission Expires: 12/4/27 (Check One) ☐ Personally known to me; OR ☒ Produced Identification FDL



Signature of Current Owner  
Randi Rodriguez Herick  
RANDI RODRIGUEZ / HERICK RODRIGUEZ  
Print Name





Parcel I.D. No: 11207-01-10000

Prepared by and Return to:  
Broward Title Company  
Margaret M. Santaniello  
4700 Sheridan Street Bldg I.  
Hollywood, FL 33021

Grantee S.S. No.:  
Herick Rodriguez  
Grantee S.S. No.:  
Randi Rodriguez

[Space Above This Line for Recording Data]

## WARRANTY DEED

**This Indenture** made this **22nd** day of **July, 2002**, BETWEEN **Ruth A. Tallant and Cheryl L. Foster** whose post office address is: Box 19 Guardian Drive, Diana, WV 26217, grantor\*, and **Herick Rodriguez and Randi Rodriguez, his wife** whose post office address is: 752 N. Crescent Drive, Hollywood, FL 33021-6169, grantee\*:

**WITNESSETH**, That said Grantor, for and in consideration of the sum of TEN AND 00/100'S (\$10.00) Dollars and other good and valuable considerations to said grantor in hand paid by said grantee, the receipt whereof is hereby acknowledged, has granted, bargained and sold to the grantee and grantee's heirs and assigns forever the following described land situate, lying and being in Broward County, Florida, to-wit:

Lot 14 and 15, in Block 13, of HOLLYWOOD HILLS, according to the Plat thereof, recorded in Plat Book 6, Page 22, of the Public Records of Broward County, Florida.

Subject to conditions, easements, restrictions and limitations of record, if any, zoning ordinances affecting said property, and taxes for the year 2002 and all subsequent years.

and said grantor does hereby fully warrant the title to said land, and will defend the same against the lawful claims of all persons whomsoever.

\*\*Grantor" and "grantee" are used for singular or plural, as context requires.

IN WITNESS WHEREOF, Grantor has hereunto set grantor's hand and seal the day and year first above written.

Signed, sealed and delivered in our presence:

Margaret M. Santaniello  
Witness Name: Margaret M. Santaniello

Barbara J. Gossett  
Witness Name: Barbara J. Gossett

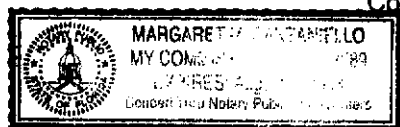
Cheryl L. Foster  
Cheryl L. Foster

Ruth A. Tallant  
Ruth A. Tallant

STATE OF FLORIDA  
COUNTY OF BROWARD

The foregoing instrument was acknowledged before me this **22nd** day of **July, 2002** by Ruth A. Tallant and Cheryl L. Foster each of whom is personally known to me or each of whom has produced photo identification as identification and who did take an oath.

Margaret M. Santaniello  
Print/Type Notary  
Notary Public - State of Florida  
Comm. \_\_\_\_\_



01

## Legal Description & Project Information

752 N Crescent Dr., Hollywood. FL 33021

Folio # 5142 07 01 1000

### REGULATORY VARIANCE

PROJECT INFORMATION		
<b>SCOPE OF WORK</b> <ul style="list-style-type: none"><li>• MASTER SUITE ADDITION TO EXISTING SINGLE STORY RESIDENCE</li><li>• EXISTING BATHROOM REMODELING</li><li>• EXISTING COVERED ENTRY REMODELING</li><li>• LAUNDRY ROOM EXPANSION</li></ul>		
<b>APPLICABLE CODES</b> <p>2020 FLORIDA BUILDING CODE RESIDENTIAL, SEVENTH EDITION 2020 FLORIDA BUILDING CODE EXISTING BUILDING, Chapter 11 2020 FLORIDA FIRE PREVENTION CODE, 7TH EDITION BASED ON NFPA 101 CITY OF HOLLYWOOD ZONING CODE.</p>		
<b>ADDRESS</b> <p>752 NORTH CRESCENT DRIVE HOLLYWOOD, FL 33021</p>		
<b>LEGAL DESCRIPTION</b> <p>LOT: 14 &amp; 15 BLOCK: 13, SUBDIVISION: HOLLYWOOD HILLS ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 6, AT PAGE 22, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA.</p>		
<b>ZONING</b> R-3 SINGLE FAMILY RESIDENTIAL		
<b>CONSTRUCTION TYPE</b>		TYPE II B
<b>FEMA FLOOD ELEVATION</b>		AH 7 FT.
	<u>REQUIRED</u>	<u>PROVIDED</u>
<b>LOT AREA</b>	6,000 SF MIN.	12,302 SF
<b>LOT WIDTH</b>	50'-0" WIDE MIN.	100'-0"
<b>UNIT SIZE</b>	1,100 SF MIN. (1,641 EXISTING)	2,252 SF
<b>SETBACKS</b>		
<u>FRONT</u>	25'-0" MIN.	26'-5" EXISTING
<u>SIDES:</u>	25% LOT WIDTH (25 FT MIN.) NO SIDE LESS THAN 7.5 FT	
<u>West</u>	9'-2.5" EXISTING	6'-7"
<u>East</u>	19'-9" * EXISTING	19'-9" EXISTING
<u>REAR</u>	15% LOT DEPTH (18 FT MIN.) 32'-2" EXISTING	17'-4" *
<b>HEIGHT LIMITS</b>	30 FT. MAX, 2 STORES MAX.	2
<b>PARKING</b>	2 MIN.	2
<b>LANDSCAPE (%)</b>		
<b>FRONT YARD AREA</b>	20 % MIN. PERVIOUS AREA	

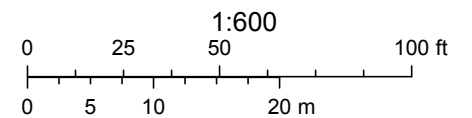


Property Id: 514207011000

\*\*Please see map disclaimer



May 7, 2024



**752 N CRESCENT DR. HOLLYWOOD FL, 33021**  
**REGULATORY VARIANCE**

**Criteria statement for each request indicating consistency with all applicable criteria found in article 5 of zoning and land development use regulations which may include the following Variances, Design and Special Exceptions**

Pursuant to Article 5, section F of the City of Hollywood FL Zoning and Development Code, RE Variances, the requested variance meets design guidelines as follows:

- a.** The requested variance maintains the basic intent and purpose of the subject property and does not affect the stability and/or appearance of the city. The addition is located in the rear of the subject property and is an attached addition to the existing residential structure.
- b.** The requested variance is compatible with the surrounding land use and is not detrimental to the community. The subject property is a single-family residence and will remain a single-family residence.
- c.** The requested variance is consistent with and in furtherance of the Goals, Objectives, and Policies of the adopted Comprehensive Plan. The subject property is being renovated to maintain the construction and quality standards of the Goals and Objectives of the City and current Florida Building Codes.
- d.** The variance is not economically based or self-imposed. The subject property sits on a parcel that is curved at the street and alley locations and is a wedge / pie shape. The existing residence is set skewed on the land and does not sit parallel to the street or in line with other residences in the city block. Compounding the issue is that the neighbor's fence is also built skewed on their land, creating a series of odd angles. The variance requested is to allow 3% of the new west wall of the new construction currently on site to be on a revised west side setback of 6'-7" in lieu of the previously approved 7'-6". (Calculating from the corner on the south end, the length of west wall over the previously approved setback is 4'-0" out of the entire length of wall. After the 4'-0" distance, the remaining west wall is above and beyond the previously approved setback of 7'-6"). The angular nature of the lot does not allow for any construction tolerances. The city guidelines for overall side setback widths are still met (25'-0" total side setback width)



# RODRIGUEZ RESIDENCE ADDITION



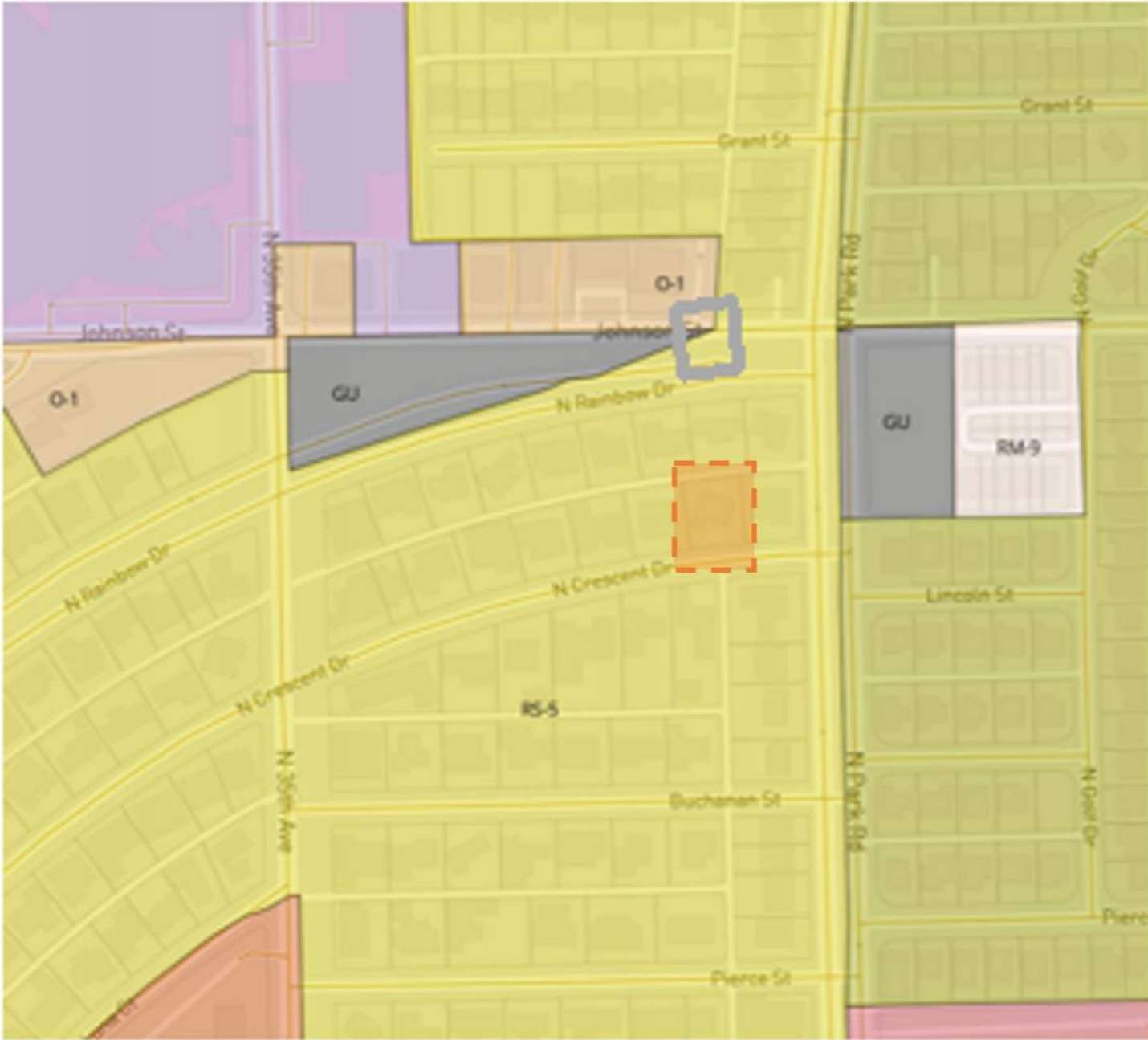
PROJECT INFORMATION		
SCOPE OF WORK		
• MASTER SUITE ADDITION TO EXISTING SINGLE STORY RESIDENCE • EXISTING BATHROOM REMODELING • EXISTING COVERED ENTRY REMODELING • LAUNDRY ROOM EXPANSION		
APPLICABLE CODES		
2020 FLORIDA BUILDING CODE RESIDENTIAL, SEVENTH EDITION 2020 FLORIDA BUILDING CODE EXISTING BUILDING, Chapter 11 2020 FLORIDA FIRE PREVENTION CODE, 7TH EDITION BASED ON NFPA 101 CITY OF HOLLYWOOD ZONING CODE.		
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ZONING		
R-3 SINGLE FAMILY RESIDENTIAL		
CONSTRUCTION TYPE		
TYPE III B		
FEMA FLOOD ELEVATION		
AH 7 FT.		
	REQUIRED	PROVIDED
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LOT WIDTH	50'-0" WIDE MIN.	100'-0"
UNIT SIZE	1,100 SF MIN. (1,641 EXISTING)	2,252 SF
SETBACKS		
FRONT:	25'-0" MIN.	26'-5" EXISTING
SIDES:	25% LOT WIDTH (25 FT MIN.) NO SIDE LESS THAN 7.5 FT	
West	9'-2.5" EXISTING	7'-6" *
East	16'-7.25" EXISTING	16'-7.25" EXISTING
REAR	15% LOT DEPTH (18 FT MIN.)	
	32'-2" EXISTING	17'-4" *
HEIGHT LIMITS	30 FT. MAX. 2 STORIES MAX.	2
PARKING	2 MIN.	2
LANDSCAPE (%)		
FRONT YARD AREA	20 % MIN. PERVIOUS AREA	

ARCHITECTURE SHEET INDEX			
SHEET NUMBER		PERMIT SET 03-07-2022	R1 11/15/2022
SHEET TITLE			

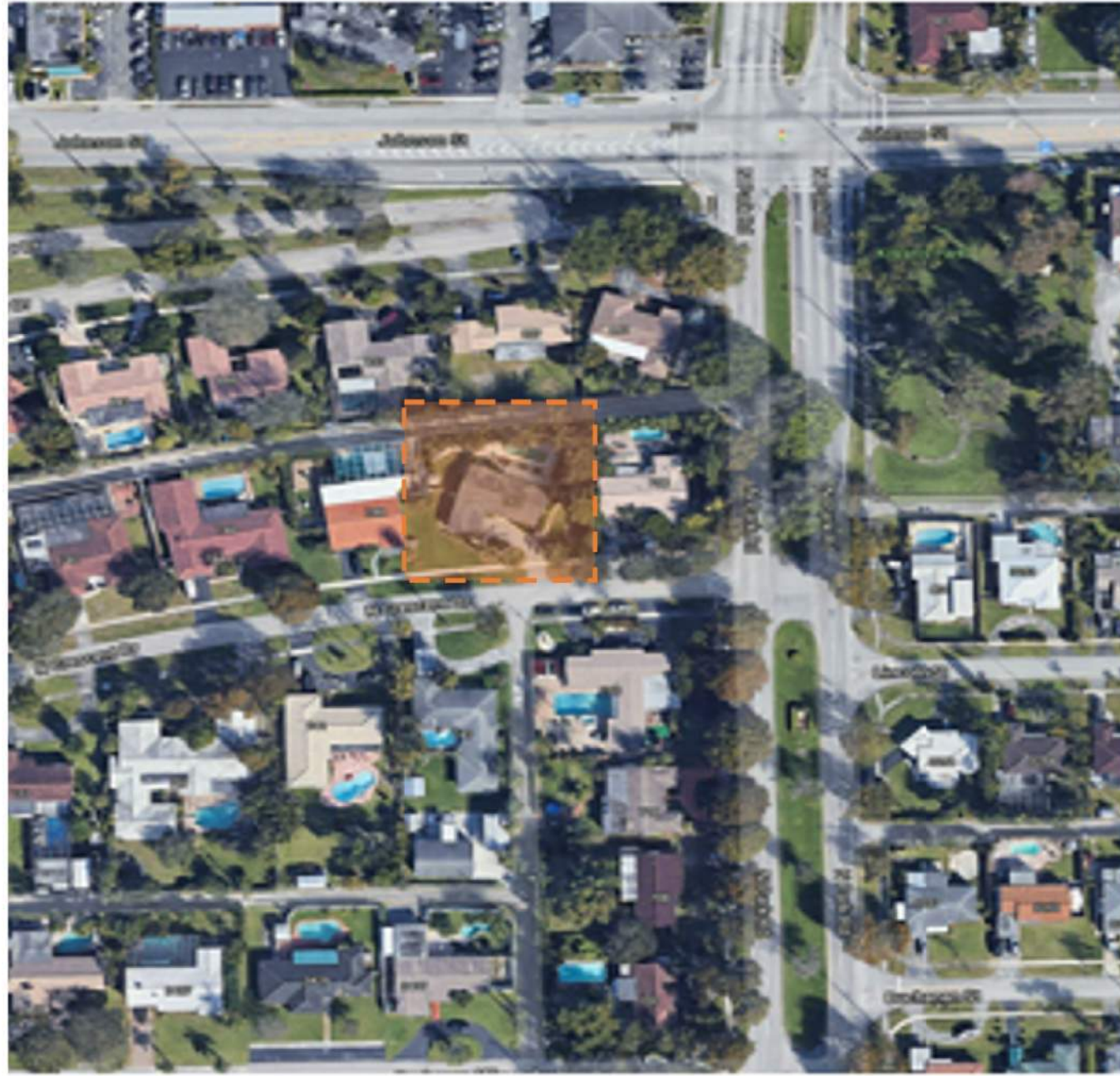
A-0	PROJECT INFORMATION	•	
A-0.1	PROJECT INFORMATION - RENDERINGS	•	
A-0.2	PROJECT INFORMATION - RENDERINGS Copy 1	•	
A-1	SITE PLAN		3
A-1.1	LANDSCAPE PLAN		2
A-1.2	LANDSCAPE PLAN - PROPOSED		2
A-2	AREA PLAN	•	
A-3	EXISTING/ DEMO FLOOR PLAN	•	
A-4	PROPOSED FLOOR PLAN	•	3
A-5	EXISTING DEMO CEILING PLAN	•	
A-6	PROPOSED CEILING PLAN	•	
A-7	EXISTING/DEMO ROOF PLAN	•	
A-8	PROPOSED ROOF PLAN	•	
A-9	ELEVATIONS	•	
A-10.	ELEVATIONS	•	
A-13	ADDITION ELEVATIONS	•	
A-14	SECTIONS	•	3
A-15	SECTIONS	•	3
A-16	ENLARGED SECTION DETAILS	•	
A-17	BATHROOM DETAILS	•	
A-18	SCHEDULES	•	
A-19	DETAILS	•	

## GENERAL NOTES

- DIMENSIONS INDICATED ON DRAWINGS TAKE PRECEDENCE OVER SCALED DIMENSIONS. DIMENSIONS TO FACE OF STUD OR MASONRY, UNLESS OTHERWISE NOTED.
- EMPLOY ONLY EXPERIENCED INDIVIDUALS TO FABRICATE AND INSTALL THE WORK INDICATED IN THE CONTRACT DOCUMENTS. ENSURE THAT SAID INDIVIDUALS ARE THOROUGHLY KNOWLEDGEABLE IN THEIR RESPECTIVE TRADES. ESTABLISH A CONSTRUCTION SEQUENCE THAT TAKES INTO ACCOUNT THE PRIORITY OF THE CONSTRUCTION DOCUMENTS. SEE SPECIFICATIONS FOR ADDITIONAL REQUIREMENTS.
- ENSURE THAT DISCREPANCIES AND CONFLICTS IDENTIFIED DURING BIDDING OR CONSTRUCTION ARE IMMEDIATELY COMMUNICATED TO THE ARCHITECT.
- VERIFY UTILITY SERVICES AND LOCATIONS PRIOR TO COMMENCING WORK. COORDINATE LOCATIONS WITH RESPECTIVE TRADES. COMPLY WITH DIVISION 1 REQUIREMENTS.
- COORDINATE ORDER LEAD TIMES OF MATERIALS AND EQUIPMENT CRITICAL TO ACCOMPLISHING THE PROJECT TIMELINE. REVIEW APPROPRIATE SPECIFICATION SECTIONS FOR OTHER MATERIAL AND EQUIPMENT REQUIREMENTS.
- COMPLY WITH APPLICABLE CODES, ORDINANCES AND LIFE SAFETY REQUIREMENTS. COORDINATE CODE COMPLIANCE FOR THE WORK OF THE PROJECT.
- COMPLY WITH STORAGE AND PRODUCT HANDLING REQUIREMENTS CONTAINED IN THE SPECIFICATIONS.
- COMPLY WITH SUBMITTAL REQUIREMENTS FOR COLOR SELECTION AND APPROVAL CONTAINED IN THE SPECIFICATIONS.
- SEISMICALLY RESTRAIN FREE STANDING EQUIPMENT, SHELVING, AND TALL FURNITURE ELEMENTS.
- COMPLY WITH FBC 1120A.4.3 FOR SLIP RESISTANT SURFACES AT EXTERIOR STAIRS AND APPROACHES.
- SEE SPECIFICATIONS FOR DUCT PENETRATION OF SHAFT WALL REQUIREMENTS. ....
- COORDINATE ADDRESSES OF NEW BUILDINGS PER FBC 502 AND USPS REGULATIONS.
- WALL AND CEILING FINISHES SHALL HAVE A FLAME SPREAD INDEX OF NOT GREATER THAN 200 (FBC R.302.9.1)
- WALL AND CEILING FINISHES SHALL HAVE A SMOKE-DEVELOPED INDEX OF NOT GREATER THAN 450 (FBC R.302.9.2)
- INSULATION MATERIALS INSTALLED WITHIN FLOOR-CEILING ASSEMBLIES, ROOF-CEILING ASSEMBLIES, WALL ASSEMBLIES, CRAWL SPACES AND ATTICS SHALL HAVE A FLAME SPREAD INDEX NOT TO EXCEED 25, AND A SMOKE-DEVELOPED INDEX NOT TO EXCEED 450 (FBC R302.10.1)
- PROVIDE FIRE BLOCKING PER FBC R. 302.11
- TERMITE PROTECTION SHALL BE PROVIDED AGAINST SUBTERRANEAN TERMITES IN CLOMPLAINE WITH FBC 2020 R318. ONCE APPLICATION OF PROTECTION IS COMPLETED, 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 RULES AND LAWS ESTABLISHED BY THE FLORIDA DEPARTMENT OF AGRICULTURE AND CONSUMER SERVICES."
- A RIGHT OF WAY CLOSURE SUBPERMIT IS REQUIRED FOR ANY WORK WITHIN THE PUBLIC RIGHT OF WAY.



ZONING MAP



VICINITY MAP

## RODRIGUEZ RESIDENCE ADDITION

752 NORTH CRESCENT DRIVE  
HOLLYWOOD, FL 33021

ARCHITECT

## Baena Architecture LLC

AA26003706

6780 SW 64 AVENUE  
SOUTH MIAMI FL., 33143  
(305) 342-4789

baena.architecture@gmail.com

SEAL / SIGNATURE

JAVIER BAENA  
AR 98686

MEP ENGINEER

ROLANDO NIGAGLIONI

P.E. # 60494

10100 W. Sample Rd. 3rd floor  
Coral Springs, FL  
(772)-924-3300

rolando@meic.com

STRUCTURAL ENGINEER

ROLANDO NIGAGLIONI

P.E. # 60494

10100 W. Sample Rd. 3rd floor  
Coral Springs, FL  
(772)-924-3300

rolando@meic.com

LANDSCAPE ARCHITECT

GENERAL CONTRACTOR

## REVISIONS

# DESCRIPTION DATE

ISSUE DATE

03-08-2021

PHASE

PERMIT SET

DRAWING

PROJECT  
INFORMATION

DRAWING NUMBER

A-0



# RODRIGUEZ RESIDENCE ADDITION- RENDERINGS



752 North Crescent Drive, Existing Main Street View



752 North Crescent Drive, Rendering Main Street View



Addition  
Separation  
landscape buffer

Addition view from Main street. Southwest Corner



Green Space lanscape Buffer

Addition view from main street Southwest corner partial



Bedroom addition east view from Pool



Bedroom addition north side view  
from Service Alley

RODRIGUEZ  
RESIDENCE  
ADDITION  
752 NORTH CRESCENT DRIVE  
HOLLYWOOD, FL 33021

ARCHITECT

**Baena  
Architecture LLC**

AA26003706

6780 SW 64 AVENUE  
SOUTH MIAMI FL .33143  
(305) 342-4789  
baena.architecture@gmail.com

SEAL / SIGNATURE

JAVIER BAENA  
AR 98686

MEP ENGINEER

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P.E. # 60494  
10100 W. Sample Rd. 3rd floor  
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LANDSCAPE ARCHITECT

GENERAL CONTRACTOR

REVISIONS

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ISSUE DATE

03-08-2021

PHASE

PERMIT SET

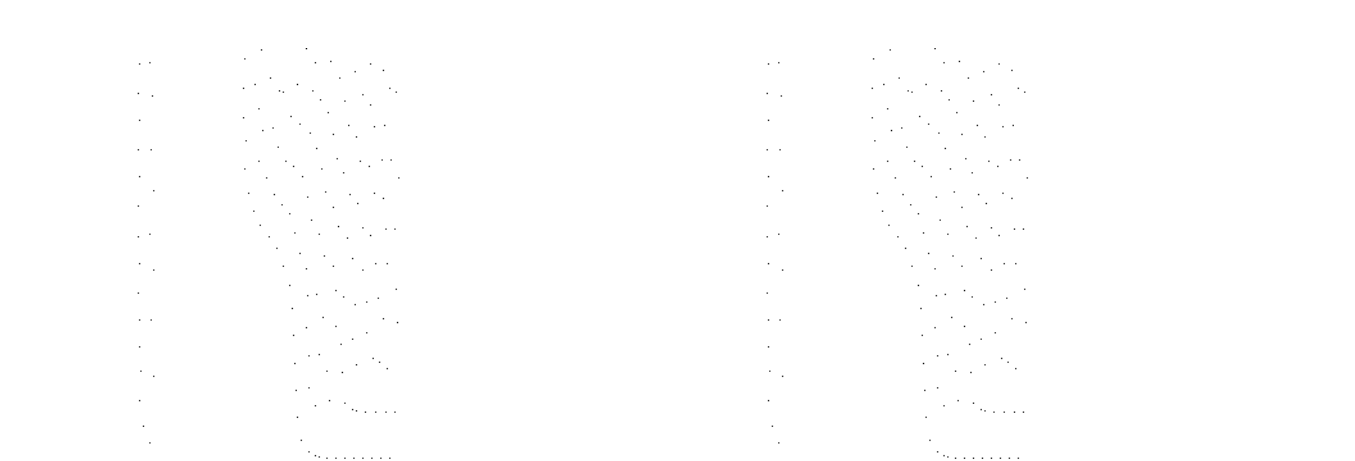
DRAWING

PROJECT  
INFORMATION -  
RENDERINGS  
DRAWING NUMBER

A-0.1



# RODRIGUEZ RESIDENCE ADDITION- SITE PHOTOS



EXISTING CONSTRUCTION PHOTOS

RODRIGUEZ  
RESIDENCE  
ADDITION  
752 NORTH CRESCENT DRIVE  
HOLLYWOOD, FL 33021

ARCHITECT  
**Baena  
Architecture LLC**  
AA26003706  
6780 SW 64 AVENUE  
SOUTH MIAMI FL., 33143  
(305) 342-4789  
baena.architecture@gmail.com

SEAL / SIGNATURE

JAVIER BAENA  
AR 98686

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LANDSCAPE ARCHITECT

GENERAL CONTRACTOR

REVISIONS  
# DESCRIPTION DATE

ISSUE DATE  
03-08-2021

PHASE  
PERMIT SET

DRAWING

PROJECT  
INFORMATION -  
RENDERINGS Copy 1  
DRAWING NUMBER

A-0.2



Proposed Site plan  
showing:

Provided Setback  
during construction 6'-7"



AS-BUILT SURVEY  
CONCRETE FOUNDATION LOCATION

PROPERTY ADDRESS:  
752 N Crescent Drive,  
Hollywood, Florida 33021

CERTIFIED TO:  
- Herick & Randi Rodriguez  
- City of Hollywood Building  
and Zoning Departments

LEGAL DESCRIPTION:  
Lot 14 and 15, in Block 13, of "HOLLYWOOD HILLS",  
according to the Plat thereof, recorded in Plat Book 6,  
Page 22, of the Public Records of Broward County, Florida

Property ID: 514207011000

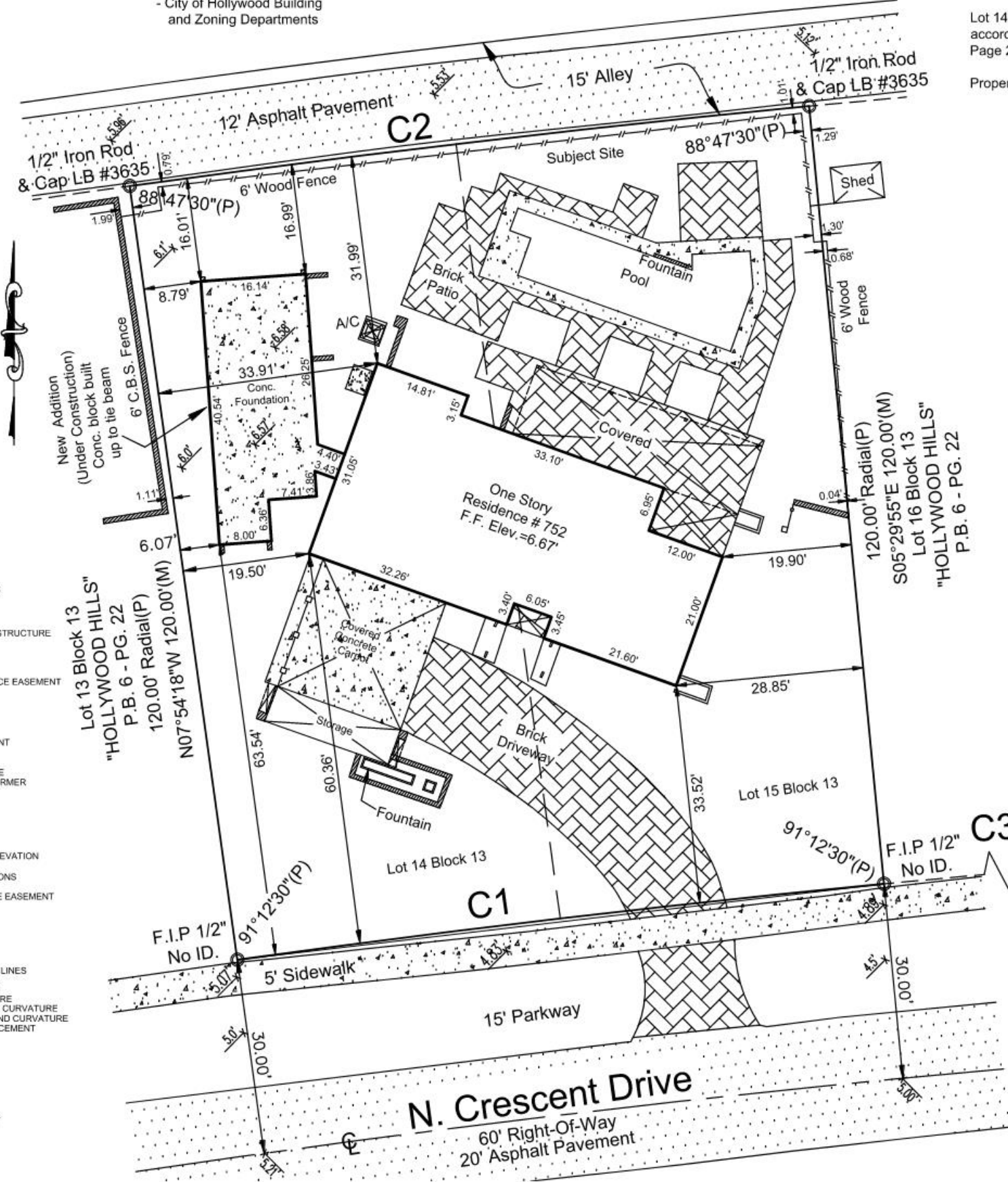


KARL F. KUHN  
Professional Surveyor  
And Mapper

1382 N.E. 178th Street  
North Miami Beach,  
Florida, 33162

TEL: (786) 306-5348  
kuhnkarl@comcast.net

- LEGEND**
- A = ARC
  - B.M. = BENCH MARK
  - B.O.B. = BASIS OF BEARINGS
  - BR = BEARING
  - BC = BLOCK CORNER
  - C = CALCULATED
  - CBS = CATCH BASIN
  - CH = CHORD
  - CL = CENTER LINE
  - CONC. = CONCRETE
  - CL = CLEARANCE
  - CME = CANAL MAINTENANCE EASEMENT
  - (C) = CALCULATED
  - C.P. = CONCRETE POLE
  - CH BR = CHORD BEARING
  - CLF = CHAIN LINK FENCE
  - DH = DRILL HOLE
  - DE = DRAINAGE EASEMENT
  - EL = ELEVATION
  - E.M.(P) = ELECTRIC METER
  - E.M.H. = ELECTRIC MAN HOLE
  - E.T. = ELECTRIC TRANSFORMER
  - ENC. = ENCROACHMENT
  - FN = FOUND NAIL
  - FIP = FOUND IRON PIPE
  - FIR = FOUND IRON ROD
  - FD = FOUND
  - F.H. = FIRE HYDRANT
  - F.F. EL. = FINISHED FLOOR ELEVATION
  - G.M. = GAS METER
  - INDICATES ELEVATIONS
  - LME = LAKE MAINTENANCE EASEMENT
  - ML = MONUMENT LINE
  - (M) = MEASURED
  - MH = MAN HOLE
  - N&D = NAIL AND DISC
  - N = NAIL
  - OS = OFFSET
  - OUT = OVERHEAD UTILITY LINES
  - (P) = PLAT
  - POB = POINT OF BEGINNING
  - PC = POINT OF CURVATURE
  - PRC = POINT OF REVERSE CURVATURE
  - PCC = POINT OF COMPOUND CURVATURE
  - POC = POINT OF COMMENCEMENT
  - R = RADIUS
  - RES = RESIDENCE
  - (R) = RECORD
  - SIP = SET IRON PIPE
  - SIR = SET IRON ROD
  - T = TANGENT
  - TYP = TYPICAL
  - PT = TANGENCY POINT
  - UE = UTILITY EASEMENT
  - U.P. = UTILITY POLE
  - WM = WATER METER
  - WV = WATER VALVE
  - WF = WOOD FENCE



**C1**  
R=2370.76'  
Δ=2°25'00"  
A=100.00'  
C=99.99'  
CB=S83°17'49"W(M)

**C2**  
R=2490.76'  
Δ=2°25'00"  
A=105.04'  
C=105.04'  
CB=N83°17'49"E(C)

**C3**  
R=2370.76'  
Δ=2°25'00"  
A=100.00'  
C=99.99'  
CB=S85°42'49"W(C)

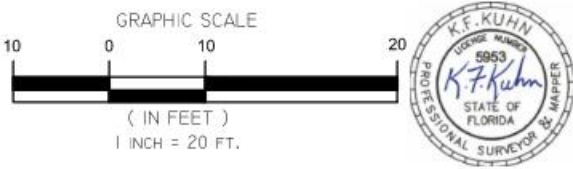
- SURVEYOR'S NOTES:**
- The above captioned Property was surveyed and described based on the above Legal Description: Provided by Client.
  - The lands shown hereon were not abstracted for easements or other recorded encumbrances not shown on the plat and the same, if any may not be shown on this section.
  - Foundations and/or footings that may cross beyond the boundary lines of the parcel herein described are not shown (UNDERGROUND)
  - Elevations are based on the National American Vertical Datum 1988.
  - Fence ties are to be the center line of the same.
  - Wall ties are to face of the same.
  - Ownership subject to opinion of the Title.
  - Underground utilities are not depicted hereon.
  - Coordinates are referenced to North American Datum 1983 (N.A.D. 83)
  - Benchmark: City of Hollywood # 5N&T Elevation=4.61' ( N.A.V.D. 1988).
  - Unless a comparison is shown record and measured calls are in substantial agreement
  - Addition or deletions to survey maps or reports by other than the signing party or parties is prohibited without the written consent of the signing party or parties
  - Bearings shown hereon are based on Florida State Plane Coordinates, Florida East Zone 901, North American Datum 1983 (2011 adjustment), deriving a bearing of S 05°29'55" E for the Easterly Line of Lot 15, Block 13 of "HOLLYWOOD HILLS", P.B. 6, PG. 22.
  - Construction Lay-Out for new addition on subject site was not performed by Karl F. Kuhn, PSM or any of his agents at time of survey on 12-04-2023. No Benchmark for the new addition on subject site was set by Karl F. Kuhn, PSM or any of his agents at time of survey on 12-04-2023. No horizontal or vertical construction control points were set for new addition on subject site by Karl F. Kuhn, PSM or any of his agents at time of survey on 12-04-2023. None of the aforementioned services were requested of Karl F. Kuhn, PSM or any of his agents at time of survey on 12-04-2023
  - Surveyor was not provided with site plan for new addition on subject site at time of survey on 12-04-2023

**SURVEYOR'S CERTIFICATE:**

I hereby certify that this survey meets the standards of practice as set forth by the Florida Board of Surveyors and Mappers in Chapter 5J-17.052 Florida Administrative Code, pursuant to section 472.027, Florida Statutes. And is true and correct to the best of my knowledge and belief.

NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL EMBOSSED SEAL AND/OR THE AUTHENTICATED ELECTRONIC SIGNATURE AND SEAL OF A FLORIDA REGISTERED SURVEYOR AND MAPPER.

Boundary Survey: 12-04-2023  
Foundation Location: 03-16-2024  
Field Work Date: 03-16-2024



Digitally signed  
by Karl F. Kuhn  
Date: 2024.03.17  
16:17:06 -04'00'

Karl F. Kuhn  
Professional Surveyor and Mapper # 5953  
State of Florida.

DATE OF FIRM: 08-18-2014	SCALE: 1"=20'	JOB No. 24-0317 A-EL
PANEL NUMBER: 0568	BASE FLOOD ELEVATION: 7'	REVISED : K.F.K
COMMUNITY NUMBER: 125113	FIRM ZONE: AH	DATE: 03-17-2024
SUFFIX: H	DRAWN BY: A.L.	



RODRIGUEZ  
RESIDENCE  
ADDITION

752 NORTH CRESCENT DRIVE  
HOLLYWOOD, FL 33021

ARCHITECT

Baena  
Architecture LLC

AA26003706

6780 SW 64 AVENUE  
SOUTH MIAMI FL..33143  
(305) 342-4789  
baena.architecture@gmail.com

SEAL / SIGNATURE

JAVIER BAENA  
AR 98686

MEP ENGINEER

ROLANDO NIGAGLIONI  
P.E. # 60494  
10100 W. Sample Rd. 3rd floor  
Coral Springs, FL  
(772)-924-3300  
rolando@meic.com

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Coral Springs, FL  
(772)-924-3300  
rolando@meic.com

LANDSCAPE ARCHITECT

GENERAL CONTRACTOR

REVISIONS

#	DESCRIPTION	DATE
---	-------------	------

ISSUE DATE

03-08-2021

PHASE

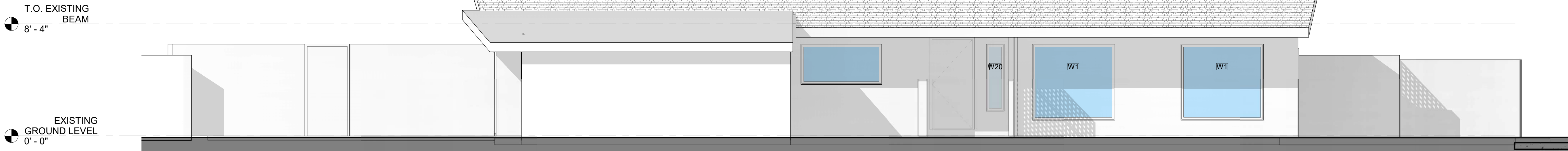
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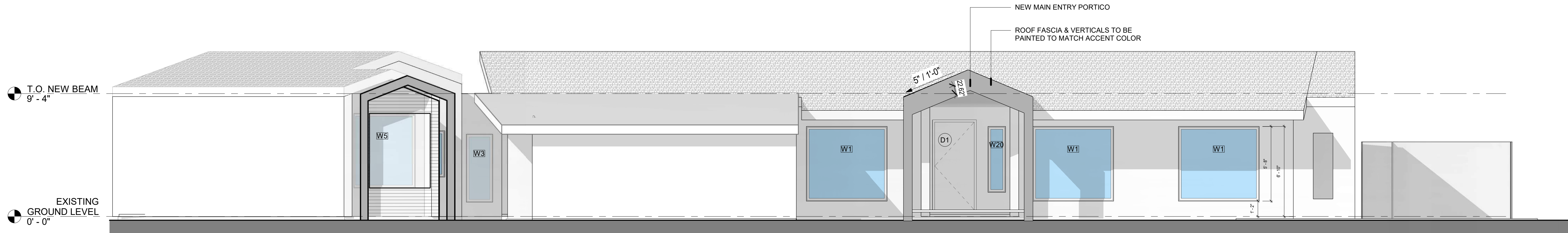
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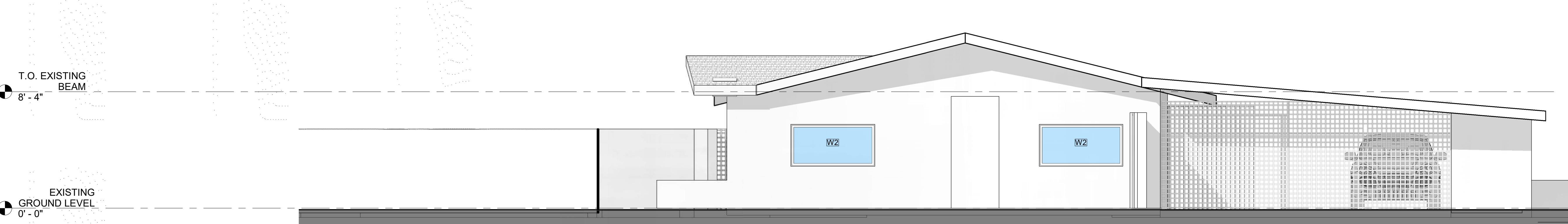
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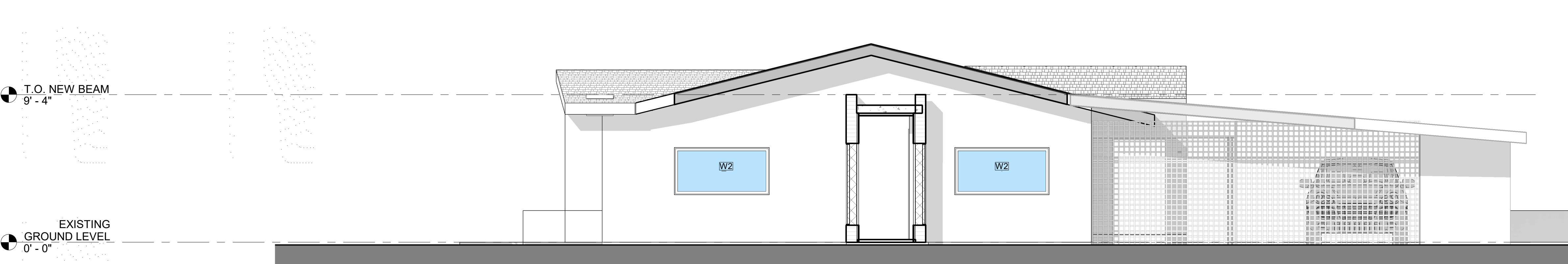
1 EXISTING SOUTH ELEVATION  
A-9 1/4" = 1'-0"



2 PROPOSED SOUTH ELEVATION  
A-9 1/4" = 1'-0"



3 EXISTING WEST ELEVATION  
A-9 1/4" = 1'-0"



4 PROPOSED WEST ELEVATION  
A-9 1/4" = 1'-0"



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PHASE

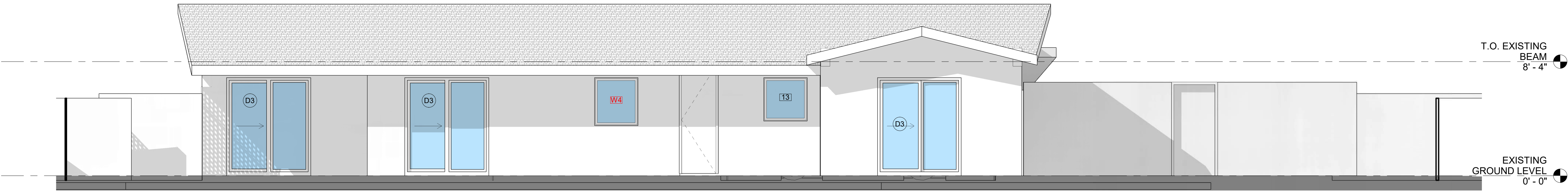
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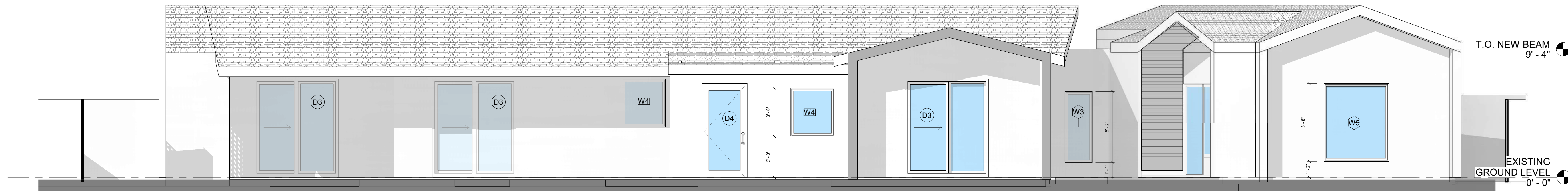
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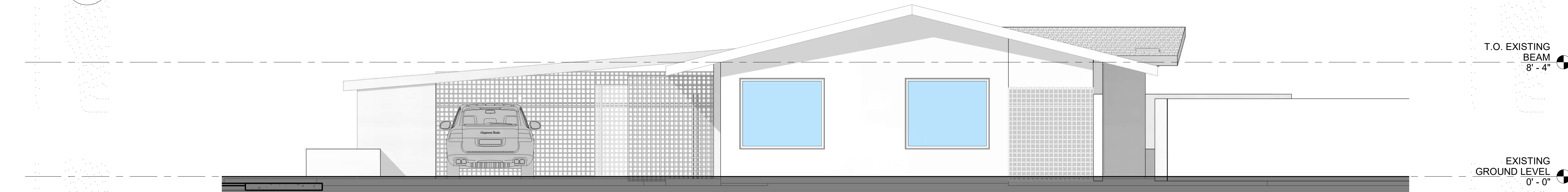
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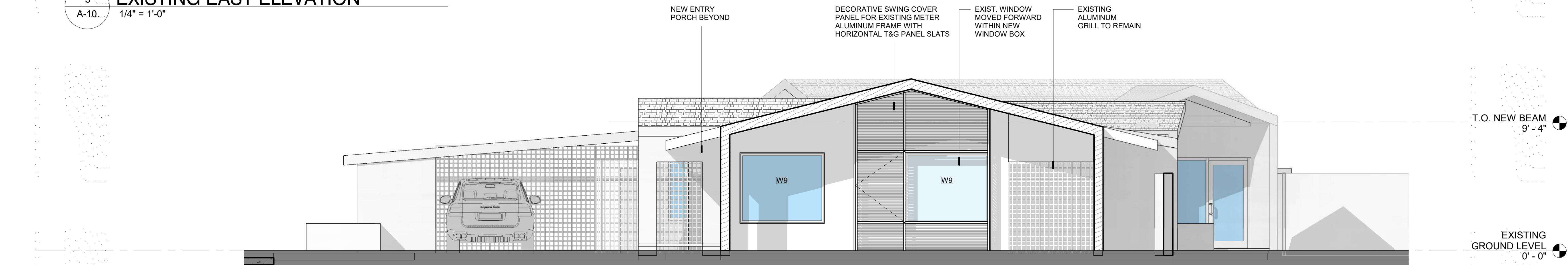
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A-10. 1/4" = 1'-0"



2 PROPOSED NORTH ELEVATION  
A-10. 1/4" = 1'-0"

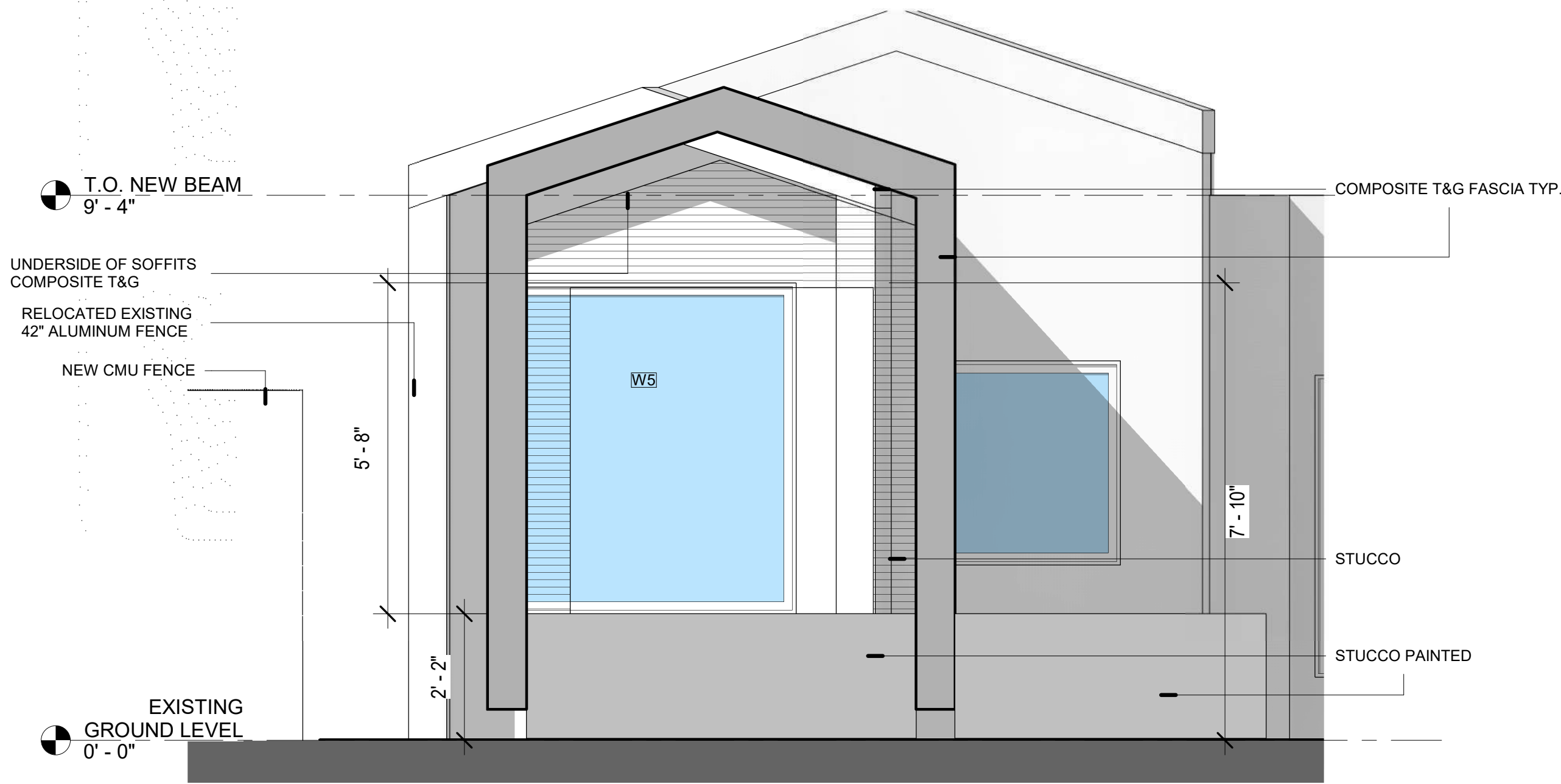


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A-10. 1/4" = 1'-0"

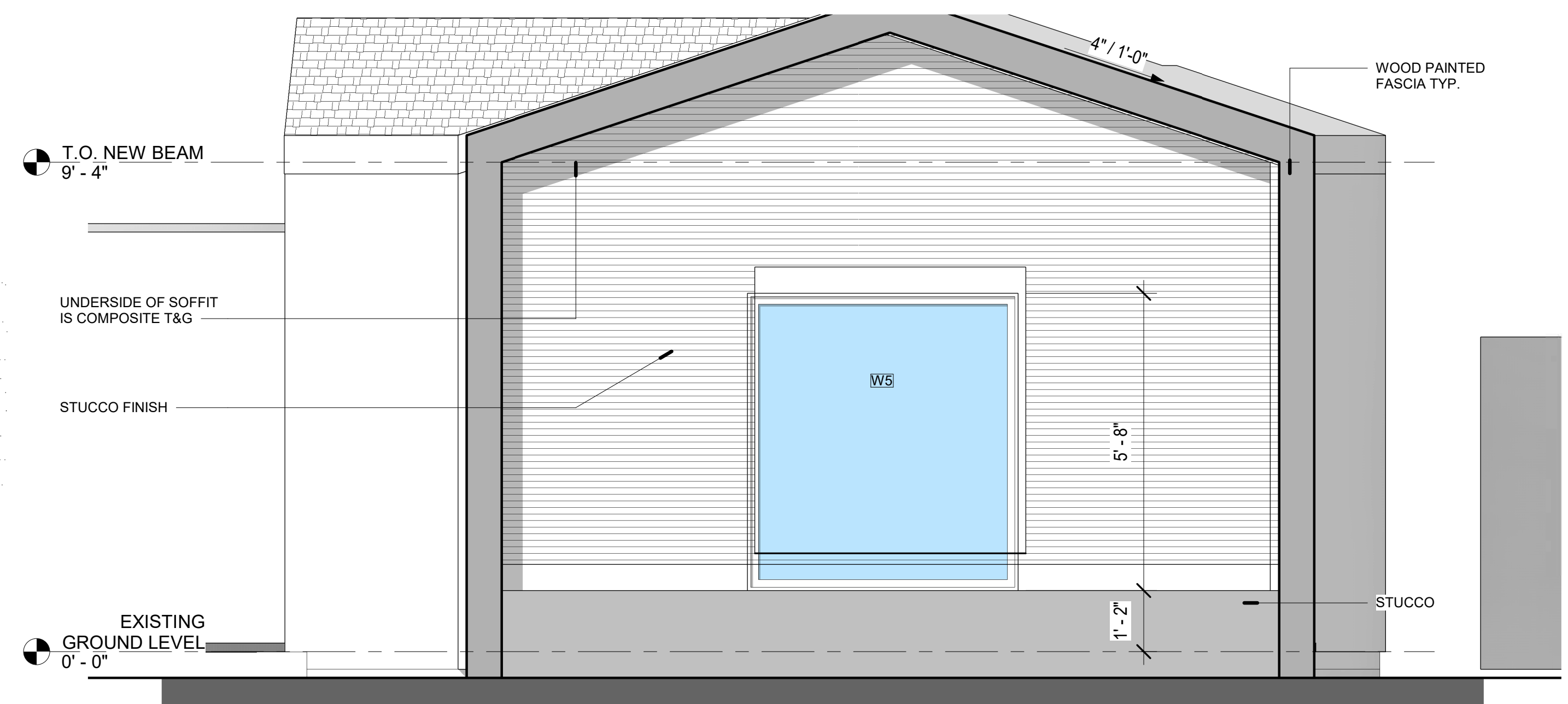


4 PROPOSED EAST ELEVATION  
A-10. 1/4" = 1'-0"

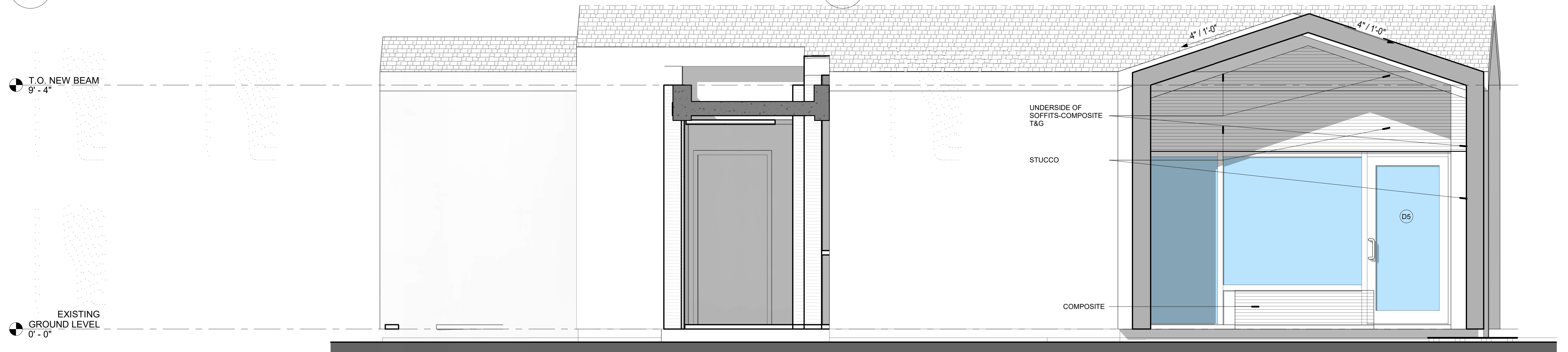




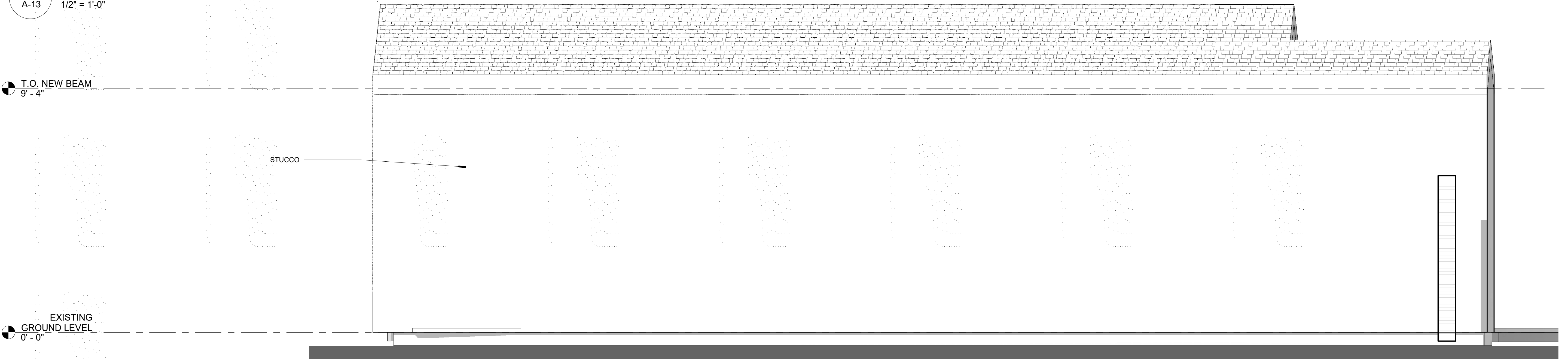
4 ADDITION PROPOSE SOUTH ELEVATION  
A-13 1/2" = 1'-0"



2 ADDITION PROPOSE NORTH ELEVATION  
A-13 1/2" = 1'-0"



3 ADDITION PROPOSE EAST ELEVATION  
A-13 1/2" = 1'-0"



1 ADDITION PROPOSE WEST ELEVATION  
A-13 1/2" = 1'-0"

# RODRIGUEZ RESIDENCE ADDITION

752 NORTH CRESCENT DRIVE  
HOLLYWOOD, FL 33021

ARCHITECT

**Baena Architecture LLC**

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LANDSCAPE ARCHITECT

GENERAL CONTRACTOR

## REVISIONS

#	DESCRIPTION	DATE
---	-------------	------

ISSUE DATE

03-08-2021

PHASE

PERMIT SET

DRAWING

ADDITION  
ELEVATIONS

DRAWING NUMBER

A-13

RODRIGUEZ  
RESIDENCE  
ADDITION

752 NORTH CRESCENT DRIVE  
HOLLYWOOD, FL 33021

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LANDSCAPE ARCHITECT

GENERAL CONTRACTOR

REVISIONS

#	DESCRIPTION	DATE
3	SITE REVISION	03-23-24

ISSUE DATE  
03-08-2021

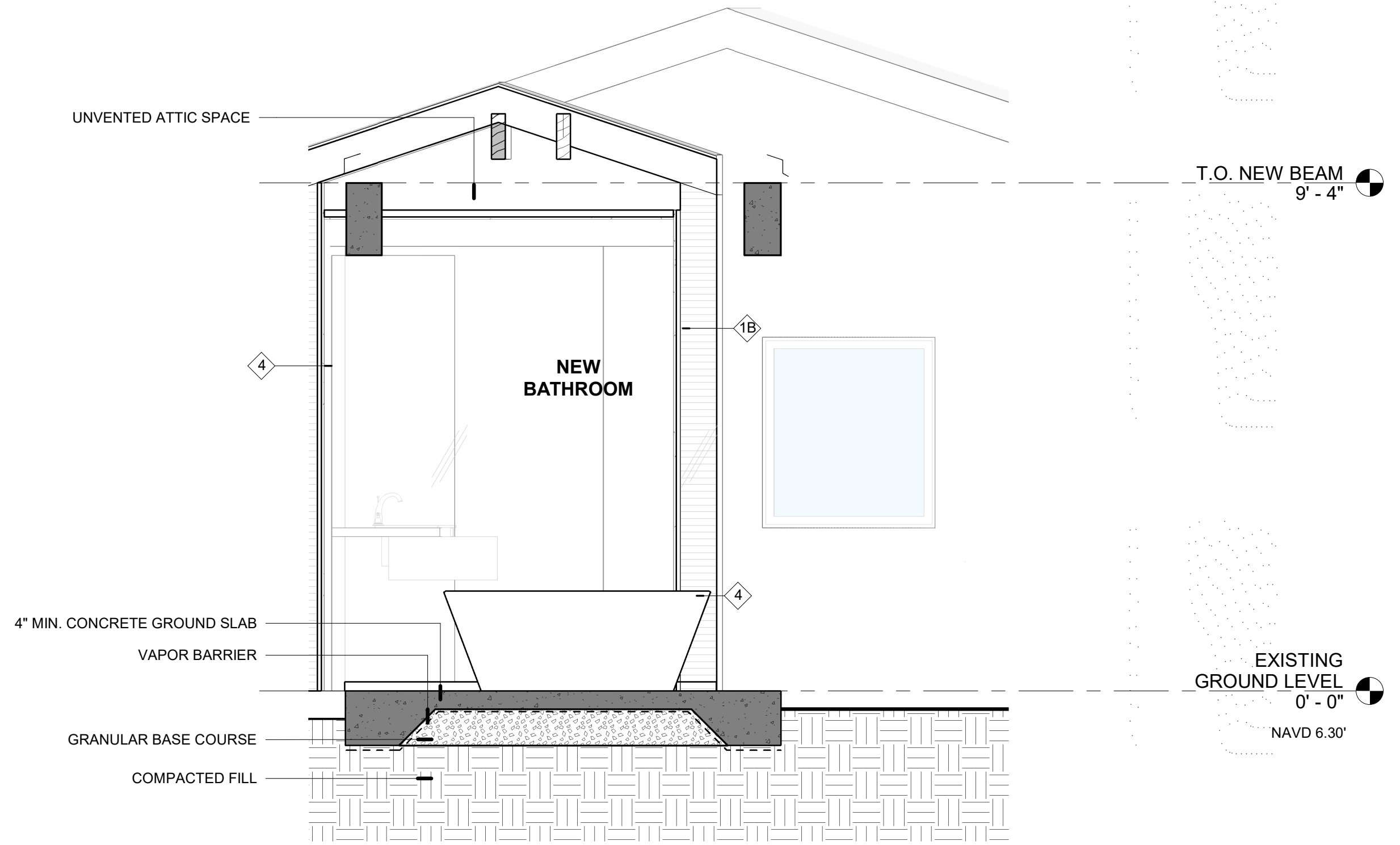
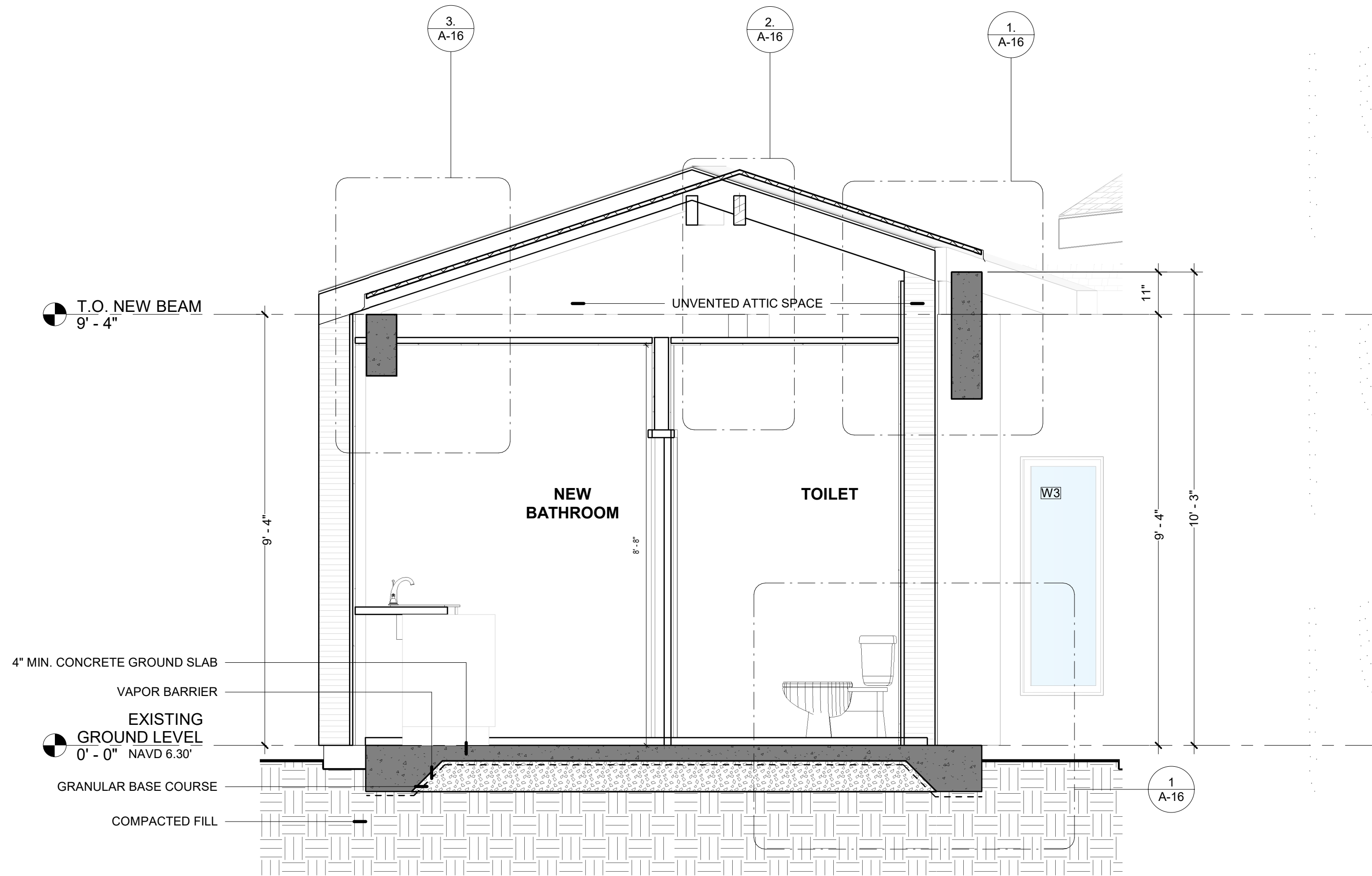
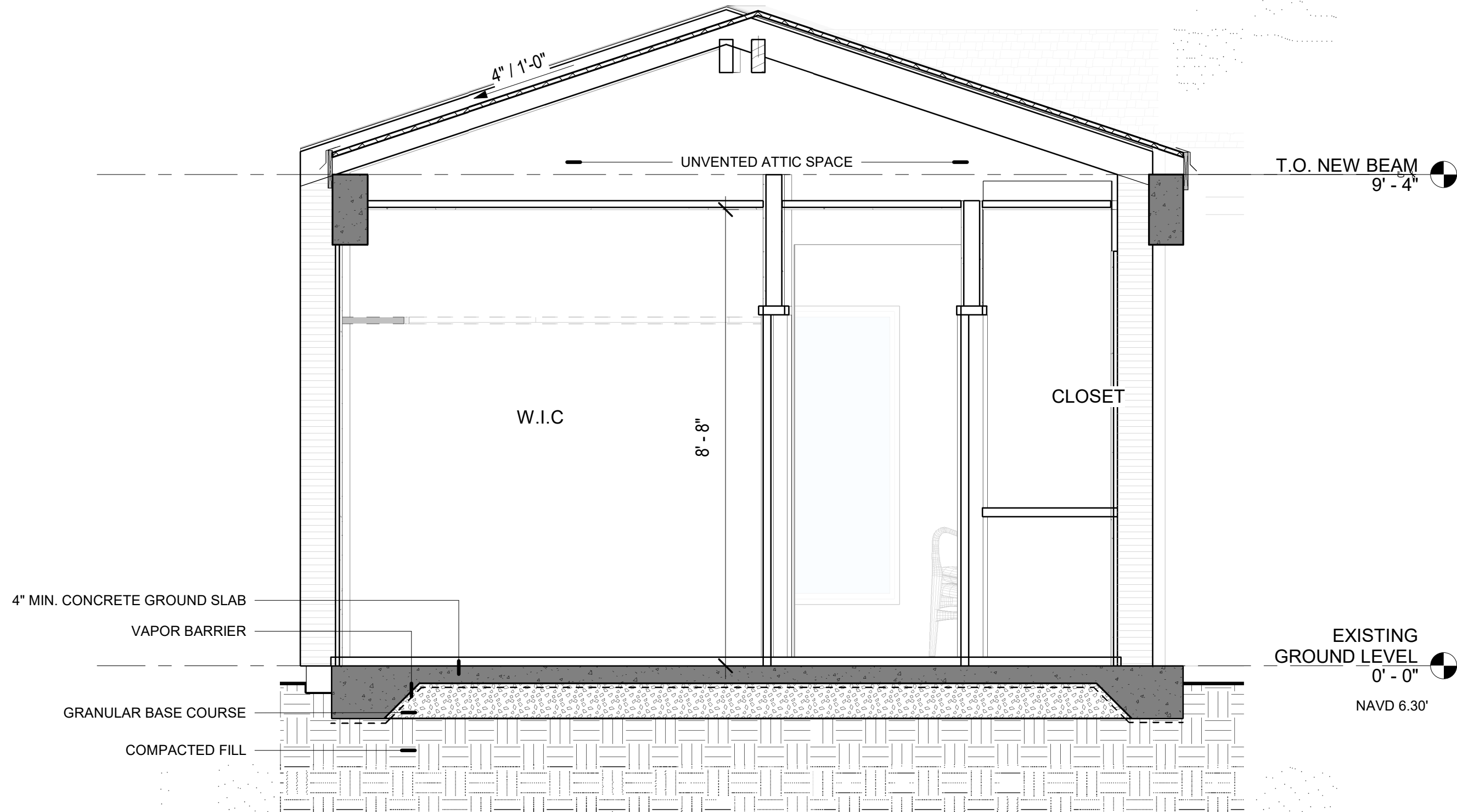
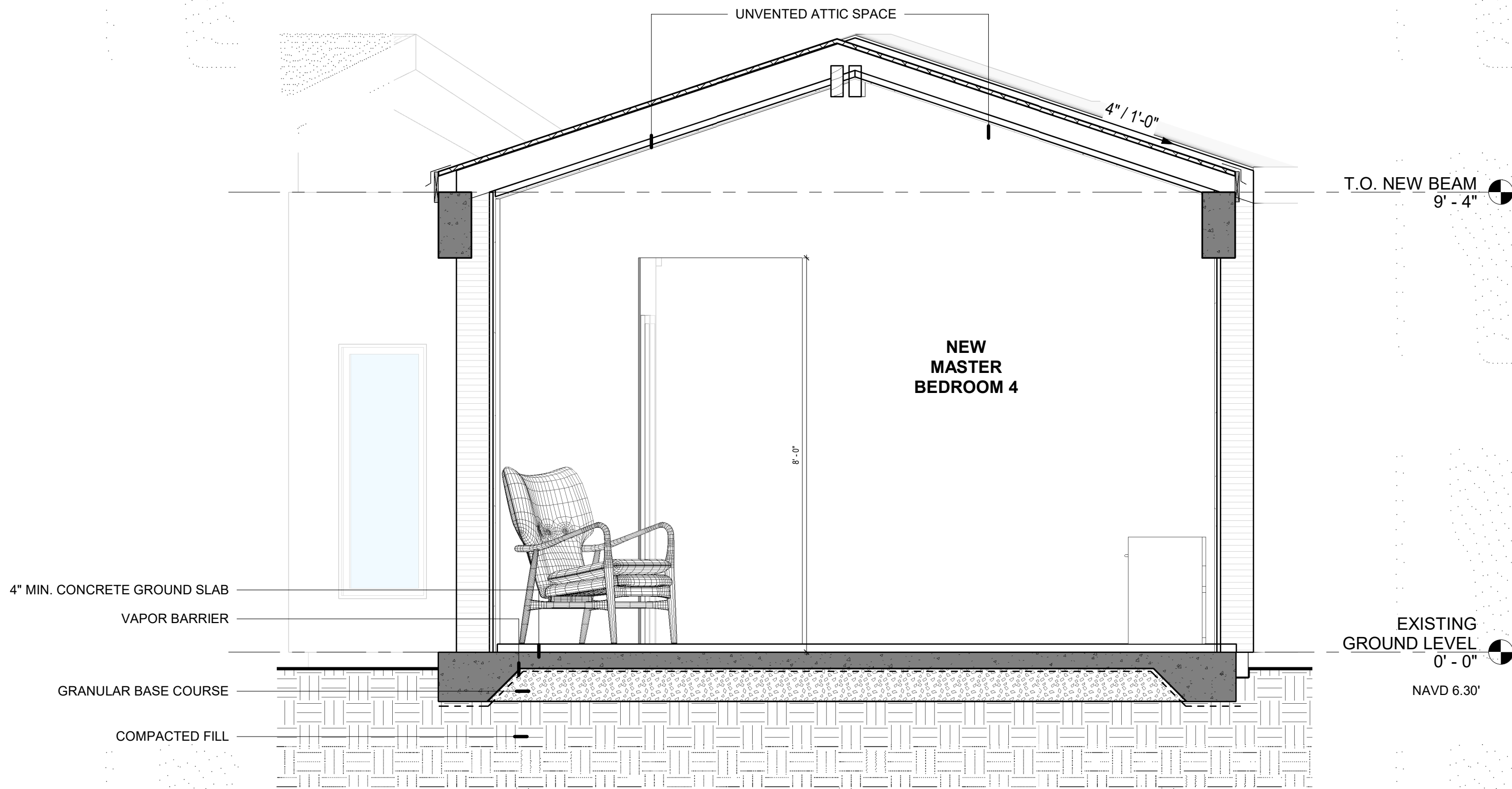
PHASE  
PERMIT SET

DRAWING

SECTIONS

DRAWING NUMBER

A-14



Permit (B22-104533)  
original site plan approved showing  
7'6" northwest side setback



# RODRIGUEZ RESIDENCE ADDITION



APPROVED STRUCTURAL  
AGUTIERREZ  
02/24/2023  
City of Hollywood, FL

## GENERAL NOTES

- DIMENSIONS INDICATED ON DRAWINGS TAKE PRECEDENCE OVER SCALED DIMENSIONS. DIMENSIONS TO FACE OF STUD OR MASONRY, UNLESS OTHERWISE NOTED.
- EMPLOY ONLY EXPERIENCED INDIVIDUALS TO FABRICATE AND INSTALL THE WORK INDICATED IN THE CONTRACT DOCUMENTS. ENSURE THAT SAID INDIVIDUALS ARE THOROUGHLY KNOWLEDGEABLE IN THEIR RESPECTIVE TRADES. ESTABLISH A CONSTRUCTION SEQUENCE THAT TAKES INTO ACCOUNT THE PRIORITY OF THE CONSTRUCTION DOCUMENTS. SEE SPECIFICATIONS FOR ADDITIONAL REQUIREMENTS.
- ENSURE THAT DISCREPANCIES AND CONFLICTS IDENTIFIED DURING BIDDING OR CONSTRUCTION ARE IMMEDIATELY COMMUNICATED TO THE ARCHITECT.
- VERIFY UTILITY SERVICES AND LOCATIONS PRIOR TO COMMENCING WORK. COORDINATE LOCATIONS WITH RESPECTIVE TRADES. COMPLY WITH DIVISION 1 REQUIREMENTS.
- COORDINATE ORDER LEAD TIMES OF MATERIALS AND EQUIPMENT CRITICAL TO ACCOMPLISHING THE PROJECT TIMELINE. REVIEW APPROPRIATE SPECIFICATION SECTIONS FOR OTHER MATERIAL AND EQUIPMENT REQUIREMENTS.
- COMPLY WITH APPLICABLE CODES, ORDINANCES AND LIFE SAFETY REQUIREMENTS. COORDINATE CODE COMPLIANCE FOR THE WORK OF THE PROJECT.
- COMPLY WITH STORAGE AND PRODUCT HANDLING REQUIREMENTS CONTAINED IN THE SPECIFICATIONS.
- COMPLY WITH SUBMITTAL REQUIREMENTS FOR COLOR SELECTION AND APPROVAL. CONTAINED IN THE SPECIFICATIONS.
- SEISMICALLY RESTRAIN FREE STANDING EQUIPMENT, SHELVING, AND TALL FURNITURE ELEMENTS.
- COMPLY WITH FBC 1120A.4.3 FOR SLIP RESISTANT SURFACES AT EXTERIOR STAIRS AND APPROACHES.
- SEE SPECIFICATIONS FOR DUCT PENETRATION OF SHAFT WALL REQUIREMENTS.
- COORDINATE ADDRESSES OF NEW BUILDINGS PER FBC 502 AND USPS REGULATIONS.
- WALL AND CEILING FINISHES SHALL HAVE A FLAME SPREAD INDEX OF NOT GREATER THAN 200 (FBC R.302.9.1)
- WALL AND CEILING FINISHES SHALL HAVE A SMOKE-DEVELOPED INDEX OF NOT GREATER THAN 450 (FBC R.302.9.2)
- INSULATION MATERIALS INSTALLED WITHIN FLOOR-CEILING ASSEMBLIES, ROOF-CEILING ASSEMBLIES, WALL ASSEMBLIES, CRAWL SPACES AND ATTICS SHALL HAVE A FLAME SPREAD INDEX NOT TO EXCEED 25, AND A SMOKE-DEVELOPED INDEX NOT TO EXCEED 450 (FBC R.302.10.1)
- PROVIDE FIRE BLOOMING PER FBC R. 302.11
- TERMITE PROTECTION SHALL BE PROVIDED AGAINST SUBTERRANEAN TERMITES IN COMPLIANCE WITH FBC 2020 R318. ONCE APPLICATION OF PROTECTION IS COMPLETED, 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 RULES AND LAWS ESTABLISHED BY THE FLORIDA DEPARTMENT OF AGRICULTURE AND CONSUMER SERVICES."
- A RIGHT OF WAY CLOSURE SUBPERMIT IS REQUIRED FOR ANY WORK WITHIN THE PUBLIC RIGHT OF WAY.



ZONING MAP



VICINITY MAP

## PROJECT INFORMATION

### SCOPE OF WORK

- MASTER SUITE ADDITION TO EXISTING SINGLE STORY RESIDENCE
- EXISTING BATHROOM REMODELING
- EXISTING COVERED ENTRY REMODELING
- LAUNDRY ROOM EXPANSION

### APPLICABLE CODES

2020 FLORIDA BUILDING CODE RESIDENTIAL, SEVENTH EDITION  
2020 FLORIDA BUILDING CODE EXISTING BUILDING, Chapter 11  
2020 FLORIDA FIRE PREVENTION CODE, 7TH EDITION BASED ON NFPA 101  
CITY OF HOLLYWOOD ZONING CODE.

### ADDRESS

752 NORTH CRESCENT DRIVE HOLLYWOOD, FL 33021

### LEGAL DESCRIPTION

LOT: 14 & 15 BLOCK: 13, SUBDIVISION: HOLLYWOOD HILLS ADDITION TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 8, AT PAGE 22, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA.

### ZONING

R-3 SINGLE FAMILY RESIDENTIAL

### CONSTRUCTION TYPE

TYPE III B

### FEMA FLOOD ELEVATION

AH 7 FT.

	REQUIRED	PROVIDED
LOT AREA	6,000 SF MIN.	12,302 SF
LOT WIDTH	50'-0" WIDE MIN.	100'-0"
UNIT SIZE	1,100 SF MIN. (1,641 EXISTING)	2,252 SF
SETBACKS		
FRONT:	25'-0" MIN.	26'-5" EXISTING
SIDES:	25% LOT WIDTH (25 FT MIN.) NO SIDE LESS THAN 7.5 FT	
West	9'-2.5" EXISTING	7'-4" *
East	16'-7.25" EXISTING	16'-7.25" EXISTING
REAR	15% LOT DEPTH (18 FT MIN.)	
	32'-2" EXISTING	17'-4" *
HEIGHT LIMITS	30 FT. MAX. 2 STORIES MAX.	2
PARKING	2 MIN.	2
LANDSCAPE (%)		
FRONT YARD AREA	20 % MIN. PERVIOUS AREA	

RODRIGUEZ  
RESIDENCE  
ADDITION  
752 NORTH CRESCENT DRIVE  
HOLLYWOOD, FL 33021

## ARCHITECT

Baena  
Architecture LLC  
AA26003706

6780 SW 64 AVENUE  
SOUTH MIAMI FL 33143  
(305) 342-4789  
baena.architecture@gmail.com

## SEAL / SIGNATURE

JAVIER BAENA  
AR 98686

## MEP ENGINEER

PERCY MALPARTIDA NUNEZ  
P.E. # 77935  
8646 SW 22ND CT  
DAVIE, FL 33324  
(951) 236-6970  
percyd1@gmail.com

## STRUCTURAL ENGINEER



## LANDSCAPE ARCHITECT

## GENERAL CONTRACTOR

## REVISIONS

#	DESCRIPTION	DATE
---	-------------	------

## ARCHITECTURE SHEET INDEX

SHEET NUMBER	SHEET TITLE	PERMIT SET 03-07-2022	R1 11/15/2022
A-0	PROJECT INFORMATION	•	
A-1	SITE PLAN	•	1
A-1.1	LANDSCAPE PLAN	•	1
A-2	AREA PLAN	•	
A-3	EXISTING/ DEMO FLOOR PLAN	•	
A-4	PROPOSED FLOOR PLAN	•	1
A-5	EXISTING DEMO CEILING PLAN	•	
A-6	PROPOSED CEILING PLAN	•	
A-7	EXISTING/DEMO ROOF PLAN	•	
A-8	PROPOSED ROOF PLAN	•	
A-9	ELEVATIONS	•	
A-10	ELEVATIONS	•	
A-13	ADDITION ELEVATIONS	•	
A-14	SECTIONS	•	
A-15	SECTIONS	•	
A-16	ENLARGED SECTION DETAILS	•	
A-17	BATHROOM DETAILS	•	
A-18	SCHEDULES	•	
A-19	DETAILS	•	

## ISSUE DATE

03-08-2021

## PHASE

PERMIT SET

## DRAWING

PROJECT  
INFORMATION

## DRAWING NUMBER

A-0

APPROVED PUBLIC UTILITIES  
LCASTELLANOS  
03/16/2023  
City of Hollywood, FL

APPROVED STRUCTURAL  
FNAGLER  
07/24/2023  
City of Hollywood, FL

RODRIGUEZ  
RESIDENCE  
ADDITION

752 NORTH CRESCENT DRIVE  
HOLLYWOOD, FL 33021

ARCHITECT

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AA26003706

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SEAL / SIGNATURE

JAVIER BAENA  
AR 98886

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8686 SW 22ND CT  
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percyd@gmail.com

STRUCTURAL ENGINEER

C&E ENGINEERING  
& INVESTMENTS  
10000 N. W. 10TH AVE. SUITE 100  
DAWES, FL 33304  
(561) 236-9970  
percyd@gmail.com

LANDSCAPE ARCHITECT

GENERAL CONTRACTOR

REVISIONS		
#	DESCRIPTION	DATE
1	CITY COMMENTS	11-17-2022

ISSUE DATE

03-08-2021

PHASE

PERMIT SET

DRAWING

SITE PLAN

DRAWING NUMBER

APPROVED PLANNING/ZONING  
EDIAZ-DELUCCA  
07/06/2023  
City of Hollywood, FL

N. CRESCENT DRIVE

(60' RIGHT OF WAY)

PROPOSED SITE PLAN-

1/8" = 1'-0"

2  
A-1

15' SERVICE ALLEY

PROPERTY LINE

PROPERTY LINE

N. CRESCENT DRIVE

(60' RIGHT OF WAY)

EXISTING SITE PLAN Copy 1

1/8" = 1'-0"

1  
A-1

1  
A-1



# RODRIGUEZ RESIDENCE ADDITION

752 NORTH CRESCENT DRIVE HOLLYWOOD, FL 33021

ARCHITECT

**Baena Architecture LLC**  
AA26003706

6780 SW 64 AVENUE  
SOUTH MIAMI FL 33143  
(305) 342-4789  
baena.architecture@gmail.com

SEAL / SIGNATURE

JAVIER BAENA  
AR 98886

SEAL / SIGNATURE  
PERRY MALPARTIDA NUNEZ  
P.E. # 77935  
8640 SW 22ND CT  
DAVIE, FL 33324  
(951) 236-6970  
perrynd@gmail.com

STRUCTURAL ENGINEER

**C&E ENGINEERING & INVESTMENTS**  
10000 W. 11TH AVE. SUITE 100  
MIAMI, FL 33156  
(305) 555-1111  
cei@cei-engineering.com

LANDSCAPE ARCHITECT

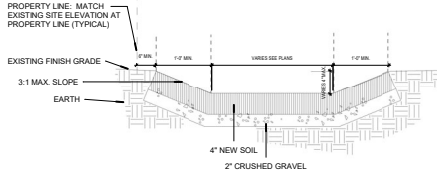
GENERAL CONTRACTOR

REVISIONS		
#	DESCRIPTION	DATE
1	CITY COMMENTS	11-17-20
		22

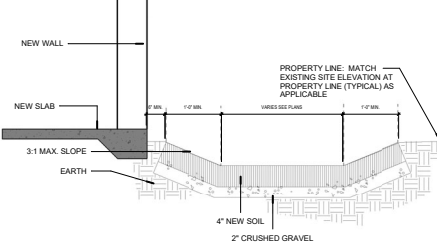
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03-08-2021	
PHASE	
PERMIT SET	
DRAWING	
LANDSCAPE PLAN	
DRAWING NUMBER	
A-1.1	

APPROVED STRUCTURAL  
FNAGLER  
07/24/2023  
City of Hollywood, FL

VOID LANDSCAPING  
FPEREZ  
03/09/2023  
City of Hollywood, FL



2 SWALE AT PROPERTY LINE  
A-1.1 1/2" = 1'-0"



3 SWALE AT ADDITION  
A-1.1 1/2" = 1'-0"

## SCHEDULE OF TREES

**APPLICABLE CODES**  
2020 FLORIDA BUILDING CODE RESIDENTIAL SEVENTH EDITION  
2020 FLORIDA BUILDING CODE EXISTING BUILDING, Chapter 11  
2020 FLORIDA FIRE PREVENTION CODE, 7TH EDITION BASED ON NFPA 101  
CITY OF HOLLYWOOD ZONING CODE  
\*\*\*Trees and Palms shall not be removed without first obtaining a Tree Removal Permit from the City of Hollywood.

**ADDRESS**  
752 NORTH CRESCENT DRIVE HOLLYWOOD, FL 33021

**LEGAL DESCRIPTION**  
LOT: 14 & 15 BLOCK: 13, SUBDIVISION: HOLLYWOOD HILLS ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 6, AT PAGE 22, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA.

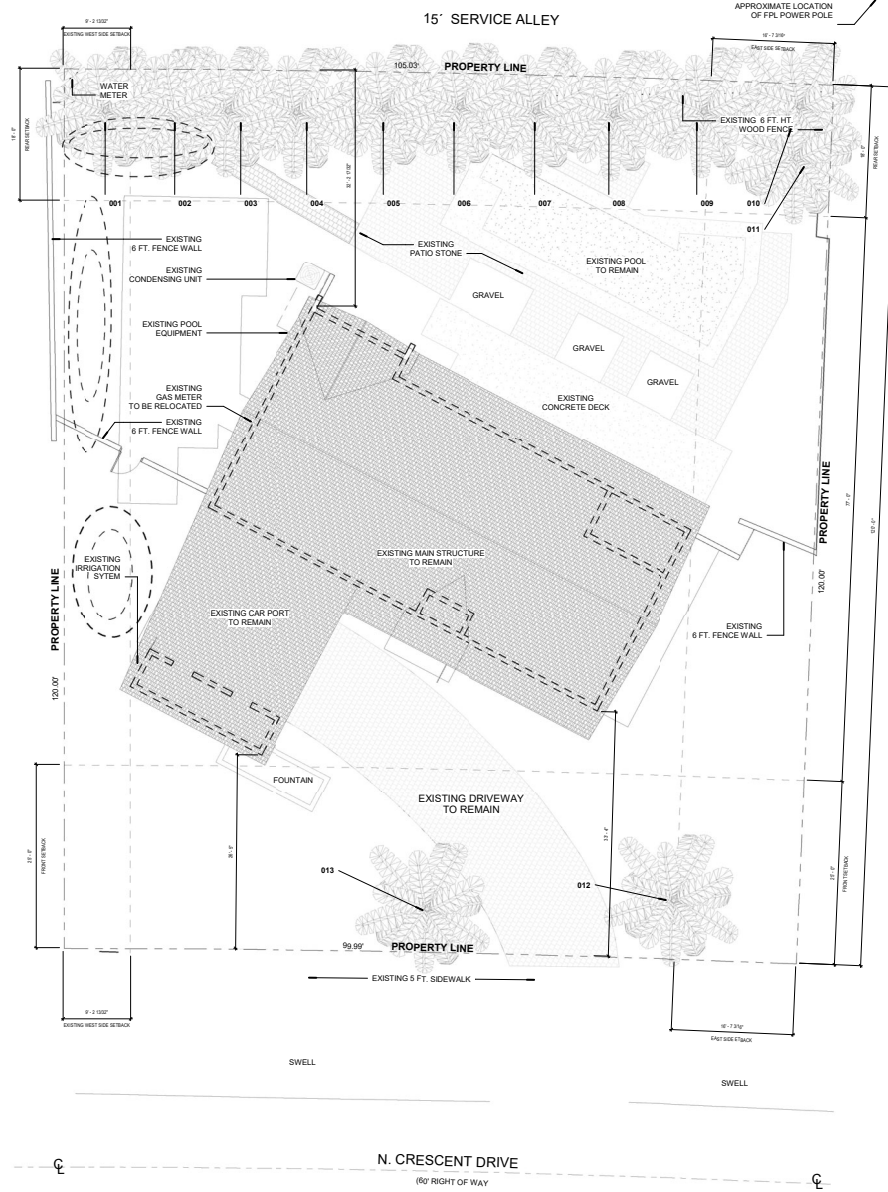
**ZONING** RS-5 SINGLE FAMILY RESIDENTIAL

**CONSTRUCTION TYPE** TYPE III B

**FEMA FLOOD ELEVATION** AH 7 FT.

TREE NUMBER	NAME	COND.	HEIGHT	CANOPY	DISPOSITION	REMOVE
001	COCOS NUCIFERA	GOOD	24'-0" H	12'-0" DIA	7" DIA	NO
002	COCOS NUCIFERA	GOOD	20'-0" H	14'-0" DIA	10" DIA	NO
003	COCOS NUCIFERA	GOOD	24'-0" H	14'-0" DIA	10" DIA	NO
004	COCOS NUCIFERA	GOOD	24'-0" H	12'-0" DIA	8" DIA	NO
005	COCOS NUCIFERA	GOOD	18'-0" H	14'-0" DIA	10" DIA	NO
006	COCOS NUCIFERA	GOOD	24'-0" H	14'-0" DIA	14" DIA	NO
007	COCOS NUCIFERA	GOOD	24'-0" H	12'-0" DIA	8" DIA	NO
008	COCOS NUCIFERA	GOOD	18'-0" H	18'-0" DIA	18" DIA	NO
009	COCOS NUCIFERA	GOOD	24'-0" H	14'-0" DIA	10" DIA	NO
010	COCOS NUCIFERA	GOOD	12'-0" H	12'-0" DIA	8" DIA	NO
011	COCOS NUCIFERA	GOOD	24'-0" H	14'-0" DIA	14" DIA	NO
012	PHOENIX CANARIENSIS	GOOD	14'-0" H	18'-0" DIA	24" DIA	NO
013	PHOENIX CANARIENSIS	GOOD	14'-0" H	18'-0" DIA	28" DIA	NO

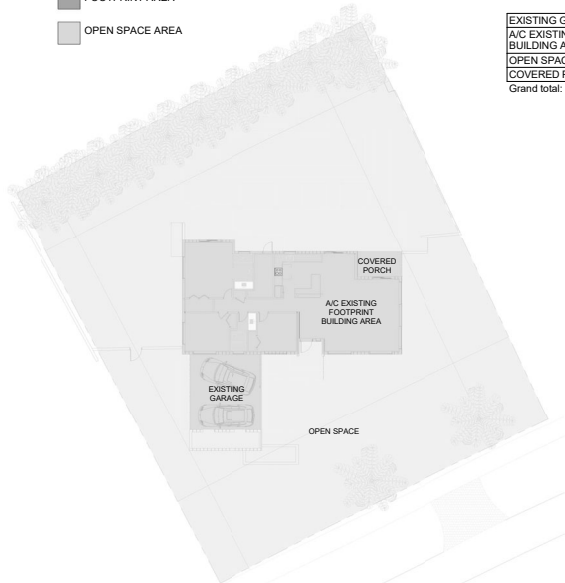
500 - TREE SCHEDULE  
3/8" = 1'-0"



1 EXISTING LANDSCAPE PLAN  
A-1.1 1/8" = 1'-0"

### EXISTING LOT COVERAGE AREA CALCULATION

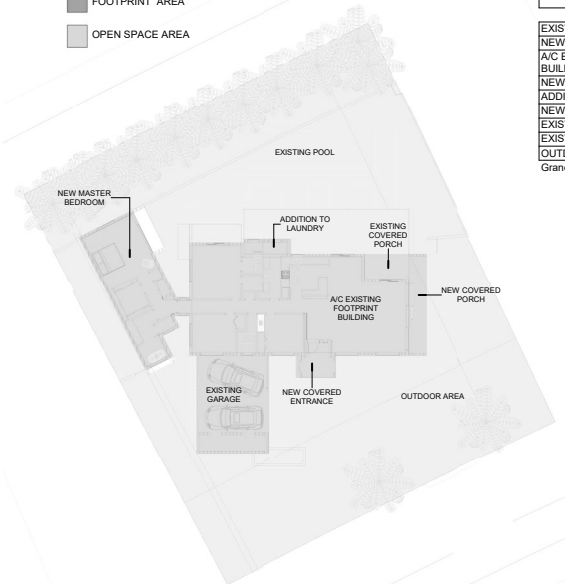
- FOOTPRINT AREA
- OPEN SPACE AREA



GROSS BUILDING CALCULATION		
Name	Area Type	Area
EXISTING GARAGE	Exterior Area	415 SF
A/C EXISTING FOOTPRINT BUILDING AREA	Gross Building Area	1614 SF
OPEN SPACE	Exterior Area	10191 SF
COVERED PORCH	Gross Building Area	83 SF
Grand total: 4		12303 SF

### PROPOSED LOT COVERAGE AREA CALCULATION

- FOOTPRINT AREA
- OPEN SPACE AREA

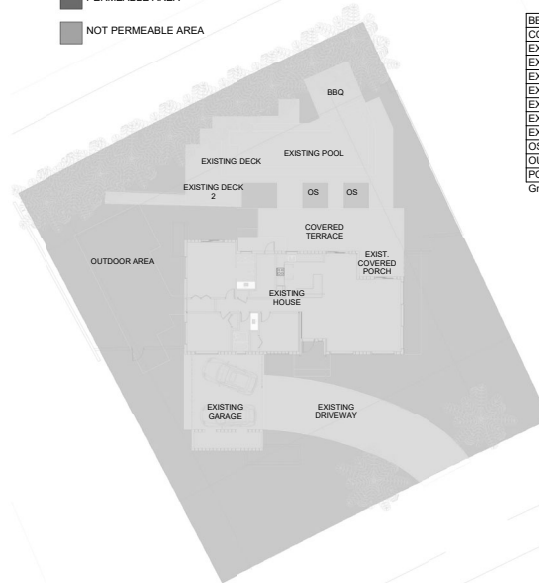


(PROPOSED LOT COVERAGE AREA)		
Name	Area Type	Area
EXISTING COVERED PORCH	Building Common Area	83 SF
NEW COVERED PORCH	Building Common Area	135 SF
A/C EXISTING FOOTPRINT BUILDING	Building Common Area	1614 SF
NEW COVERED ENTRANCE	Building Common Area	86 SF
ADDITION TO LAUNDRY	Building Common Area	54 SF
NEW MASTER BEDROOM	Building Common Area	611 SF
EXISTING POOL	Exterior Area	402 SF
EXISTING GARAGE	Building Common Area	533 SF
OUTDOOR AREA	Building Common Area	8729 SF
Grand total: 9		12246 SF

APPROVED PLANNING/ZONING  
EDIAZ-DELUCCA  
07/06/2023  
City of Hollywood, FL

### EXISTING PERVIOUS AREA CALCULATION

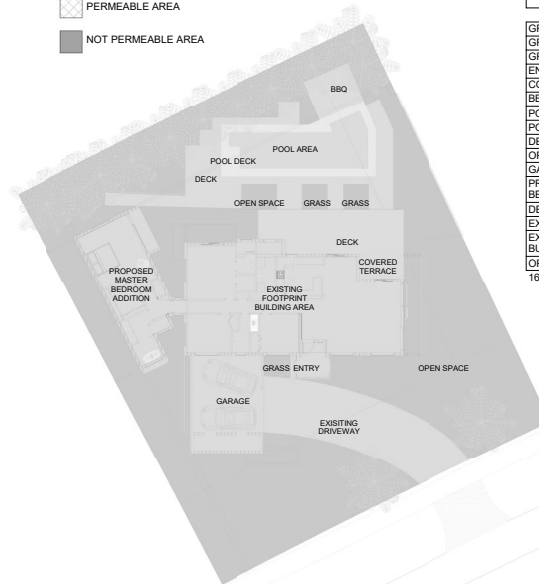
- PERMEABLE AREA
- NOT PERMEABLE AREA



(EXISTING PERVIOUS)		
Name	Comments	Area
BBQ	IMPERVIOUS	147 SF
COVERED TERRACE	IMPERVIOUS	495 SF
EXIST. COVERED PORCH	IMPERVIOUS	83 SF
EXISTING DECK	IMPERVIOUS	248 SF
EXISTING DECK 2	IMPERVIOUS	678 SF
EXISTING DRIVEWAY	IMPERVIOUS	801 SF
EXISTING GARAGE	IMPERVIOUS	533 SF
EXISTING HOUSE	IMPERVIOUS	1614 SF
EXISTING POOL	IMPERVIOUS	444 SF
OS	PERVIOUS	98 SF
OUTDOOR AREA	PERVIOUS	7162 SF
POOL AREA	IMPERVIOUS	0 SF
Grand total: 14		12303 SF

### PROPOSED PERVIOUS AREA CALCULATION

- PERMEABLE AREA
- NOT PERMEABLE AREA



PROPOSED PERVIOUS AREA CALCULATION		
Name	Comments	Area
GRASS	PERVIOUS	43 SF
GRASS	PERVIOUS	49 SF
GRASS	PERVIOUS	49 SF
ENTRY	IMPERVIOUS	67 SF
COVERED TERRACE	IMPERVIOUS	83 SF
BBQ	IMPERVIOUS	147 SF
POOL DECK	IMPERVIOUS	248 SF
POOL AREA	IMPERVIOUS	402 SF
DECK	IMPERVIOUS	442 SF
OPEN SPACE	PERVIOUS	447 SF
GARAGE	IMPERVIOUS	541 SF
PROPOSED MASTER BEDROOM ADDITION	IMPERVIOUS	665 SF
DECK	IMPERVIOUS	678 SF
EXISTING DRIVEWAY	IMPERVIOUS	801 SF
EXISTING FOOTPRINT BUILDING AREA	IMPERVIOUS	1690 SF
OPEN SPACE	PERVIOUS	5951 SF
16		12302 SF

APPROVED STRUCTURAL  
FNAGLER  
07/24/2023  
City of Hollywood, FL

**RODRIGUEZ  
RESIDENCE  
ADDITION**  
752 NORTH CRESCENT DRIVE  
HOLLYWOOD, FL 33021

ARCHITECT

**Baena  
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AA26003706

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candee@cei-engineering.com

LANDSCAPE ARCHITECT

GENERAL CONTRACTOR

REVISIONS

# DESCRIPTION DATE

ISSUE DATE

03-08-2021

PHASE

PERMIT SET

DRAWING

AREA PLAN

DRAWING NUMBER

A-2

# RODRIGUEZ RESIDENCE ADDITION

752 NORTH CRESCENT DRIVE  
HOLLYWOOD, FL 33021

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STRUCTURAL ENGINEER



LANDSCAPE ARCHITECT

GENERAL CONTRACTOR

REVISIONS

#	DESCRIPTION	DATE

ISSUE DATE

03-08-2021

PHASE

PERMIT SET

DRAWING

EXISTING/ DEMO

FLOOR PLAN

DRAWING NUMBER

**A-3**

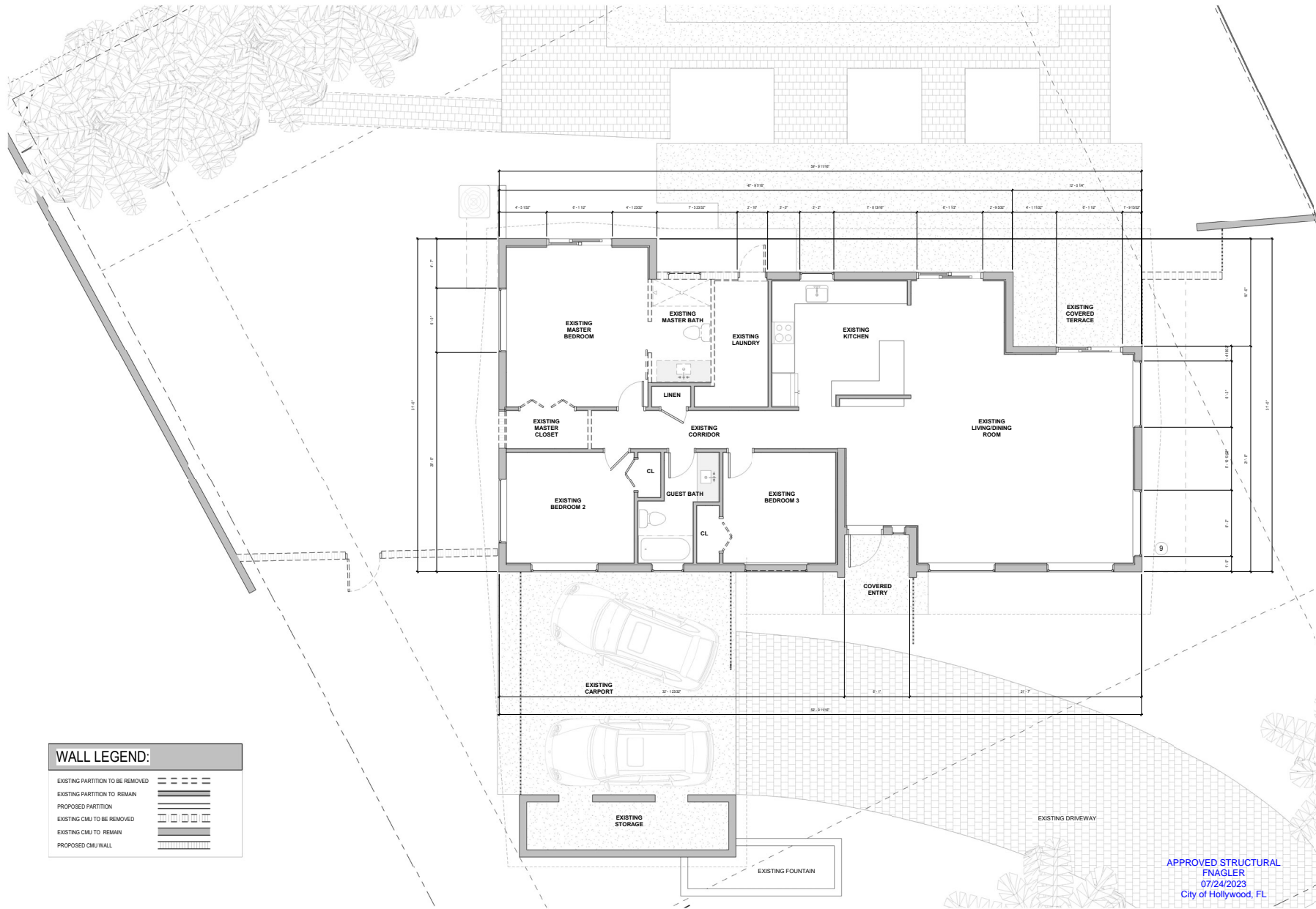
## WALL LEGEND:

EXISTING PARTITION TO BE REMOVED	---
EXISTING PARTITION TO REMAIN	=====
PROPOSED PARTITION	=====
EXISTING CMU TO BE REMOVED	
EXISTING CMU TO REMAIN	=====
PROPOSED CMU WALL	



EXISTING / DEMO FLOOR PLAN

1/4" = 1'-0"



APPROVED STRUCTURAL  
FNAGLER  
07/24/2023  
City of Hollywood, FL

# RODRIGUEZ RESIDENCE ADDITION

752 NORTH CRESCENT DRIVE  
HOLLYWOOD, FL 33021

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LANDSCAPE ARCHITECT

GENERAL CONTRACTOR

REVISIONS		
#	DESCRIPTION	DATE
1	CITY COMMENTS	11-17-20
		22

ISSUE DATE

03-08-2021

PHASE

PERMIT SET

DRAWING

PROPOSED FLOOR PLAN

DRAWING NUMBER

A-4

APPROVED PUBLIC UTILITIES  
LCASTELLANOS  
03/16/2023  
City of Hollywood, FL

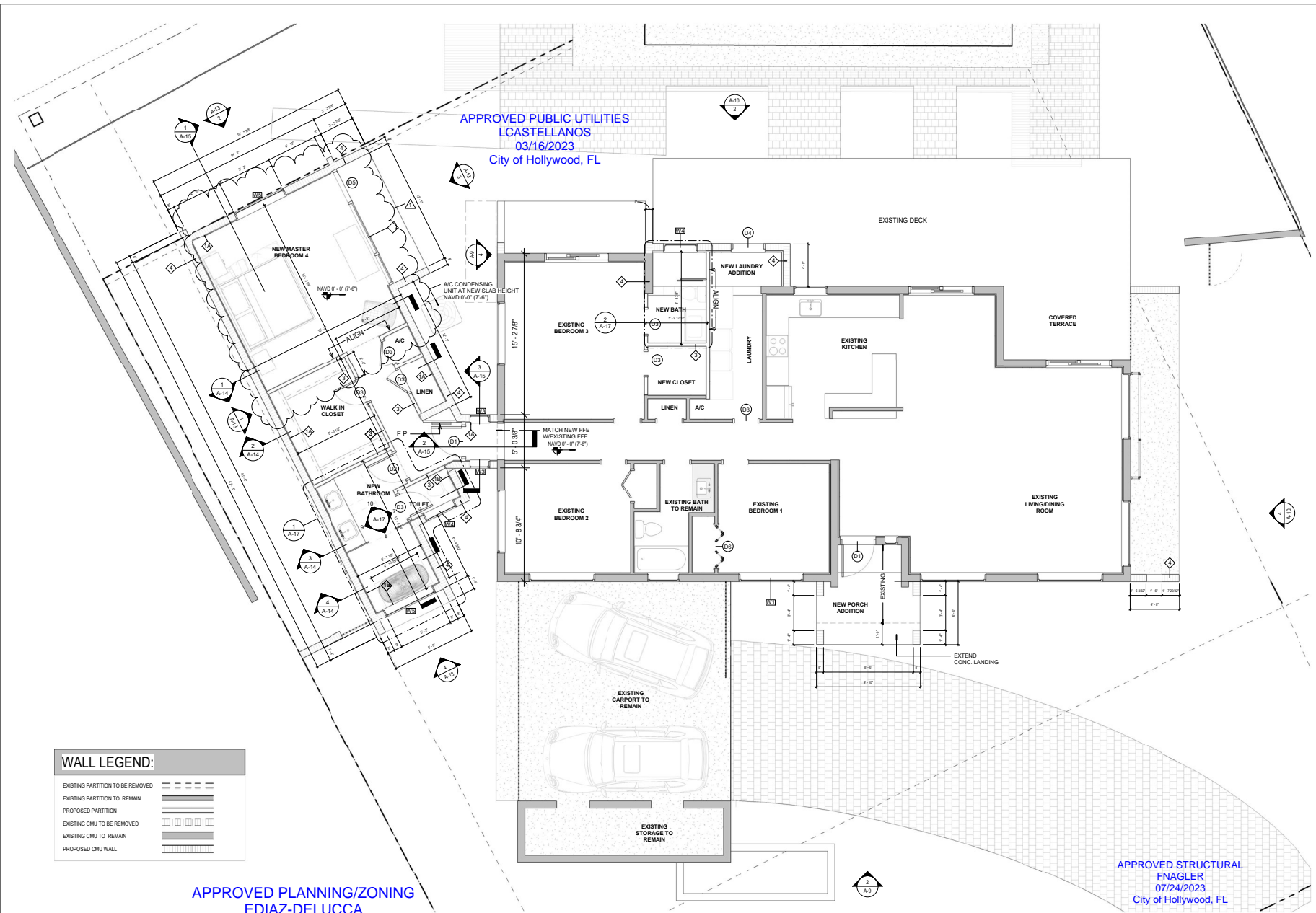
APPROVED PLANNING/ZONING  
EDIAZ-DELUCCA  
07/06/2023  
City of Hollywood, FL

APPROVED STRUCTURAL  
FNAGLER  
07/24/2023  
City of Hollywood, FL

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

## WALL LEGEND:

- EXISTING PARTITION TO BE REMOVED
- EXISTING PARTITION TO REMAIN
- PROPOSED PARTITION
- EXISTING CMU TO BE REMOVED
- EXISTING CMU TO REMAIN
- PROPOSED CMU/WALL





**RODRIGUEZ  
RESIDENCE  
ADDITION**  
752 NORTH CRESCENT DRIVE  
HOLLYWOOD, FL 33021

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LANDSCAPE ARCHITECT

GENERAL CONTRACTOR

**REVISIONS**

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---	-------------	------

ISSUE DATE

03-08-2021

PHASE

PERMIT SET

DRAWING

EXISTING DEMO

CEILING PLAN

DRAWING NUMBER

**A-5**

**WALL LEGEND:**

EXISTING PARTITION TO BE REMOVED	---
EXISTING PARTITION TO REMAIN	=====
PROPOSED PARTITION	----
EXISTING CMU TO BE REMOVED	
EXISTING CMU TO REMAIN	=====
PROPOSED CMU WALL	

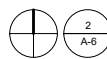


**EXISTING / DEMO CEILING PLAN**  
1/4" = 1'-0"

APPROVED STRUCTURAL  
FNAGLER  
07/24/2023  
City of Hollywood, FL

CEILING LEGEND	
	JUNCTION BOX
	RECESSED DOWNLIGHT
	RECESSED DOWNLIGHT - PINPOINT
	WALL MOUNTED LIGHT
	WP WATER PROOF *
	SURFACE MOUNTED LIGHT
	TRACK LIGHT
	EXTERIOR MOTION SENSOR LIGHT *
	RETURN AIR GRILL
	SUPPLY AIR DIFFUSER
	WALL MOUNTED SUPPLY AIR DIFFUSER
	EXHAUST FAN
	SMOKE DETECTOR
	EXISTING CEILING
	PROPOSED CEILING

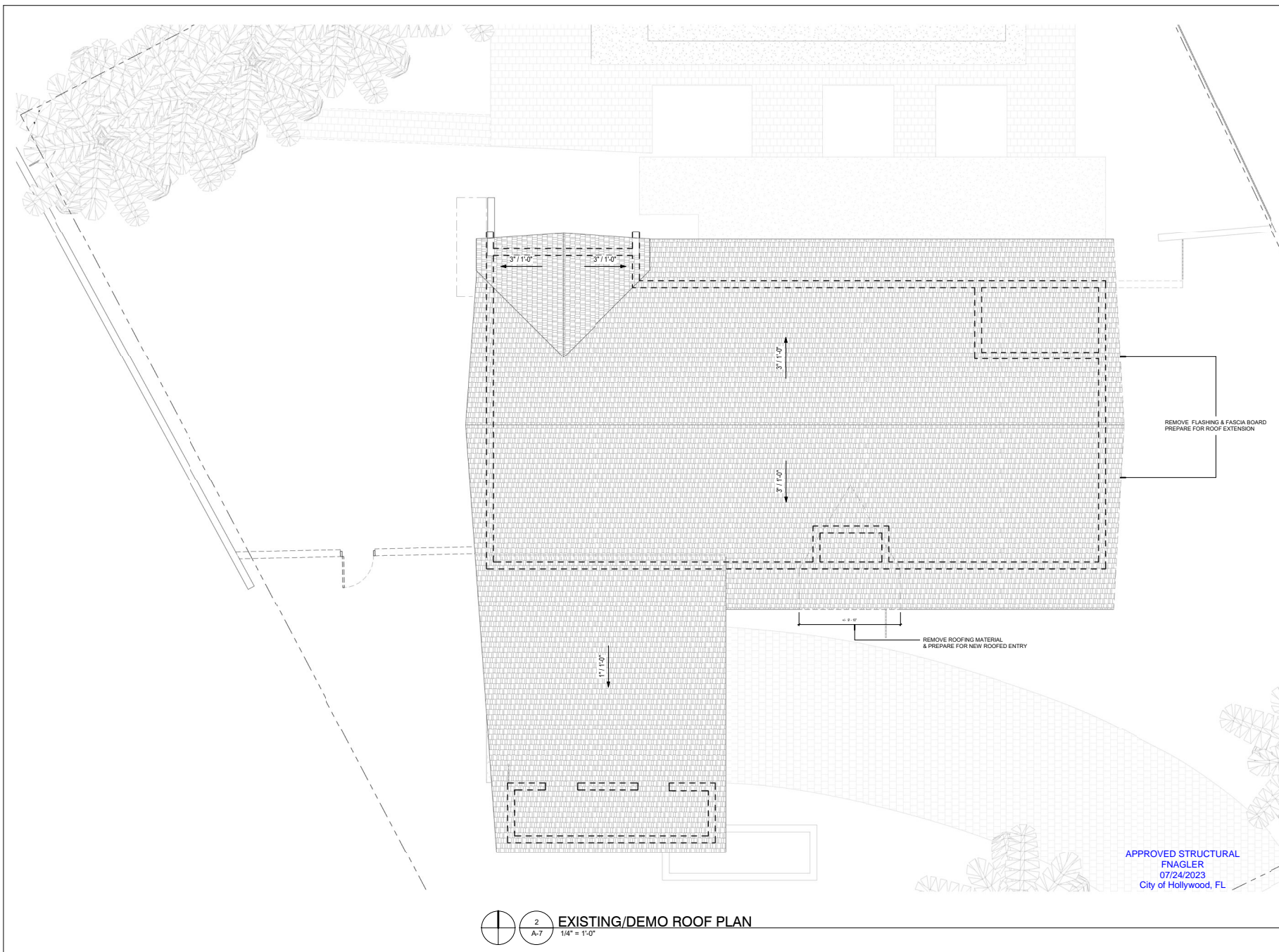
\* EXTERIOR LIGHTS SHALL BE DEFLECTED AND SHIELDED AWAY FROM ADJACENT PROPERTIES.



**PROPOSED CEILING PLAN**

1/4" = 1'-0"

APPROVED STRUCTURAL  
FNAGLER  
07/24/2023  
City of Hollywood, FL



**RODRIGUEZ  
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LANDSCAPE ARCHITECT

GENERAL CONTRACTOR

REVISIONS  
# DESCRIPTION DATE

ISSUE DATE  
03-08-2021

PHASE  
PERMIT SET

DRAWING  
EXISTING/DEMO ROOF  
PLAN

DRAWING NUMBER

**A-7**

**EXISTING/DEMO ROOF PLAN**  
1/4" = 1'-0"

**RODRIGUEZ  
RESIDENCE  
ADDITION**  
752 NORTH CRESCENT DRIVE  
HOLLYWOOD, FL 33021

ARCHITECT

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STRUCTURAL ENGINEER



LANDSCAPE ARCHITECT

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# DESCRIPTION DATE

ISSUE DATE

03-08-2021

PHASE

PERMIT SET

DRAWING

PROPOSED ROOF  
PLAN

DRAWING NUMBER

**A-8**

**DESCRIPTION:**

NEW ROOF PROPOSED  
EXISTING ROOF TO BE REMAIN



**PROPOSED ROOF PLAN**  
1  
A-8  
1/4" = 1'-0"



**PROPOSED ROOF @ HALLWAY**  
2  
A-8  
1/2" = 1'-0"

APPROVED STRUCTURAL  
FNAGLER  
07/24/2023  
City of Hollywood, FL