



GENERAL APPLICATION

APPLICATION DATE: 7/15/2025

2600 Hollywood Blvd

Room 315

Hollywood, FL 33022

Tel: (954) 921-3471

Email: Development@Hollywoodfl.org

SUBMISSION REQUIREMENTS:

- One set of signed & sealed plans
(i.e. Architect or Engineer)
- One electronic **combined** PDF submission (max. 25mb)
- Completed Application Checklist
- Application fee

NOTE:

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

[CLICK HERE FOR FORMS, CHECKLISTS, & MEETING DATES](#)

APPLICATION TYPE (CHECK ALL THAT APPLIES):

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

PROPERTY INFORMATION

Location Address: 1929 HOLLYWOOD BLKVD

Lot(s): 10 Block(s): 24 Subdivision: _____

Folio Number(s): 514215014360

Zoning Classification: RC-2 Land Use Classification: COMMERCIAL

Existing Property Use: COMMERCIAL Sq Ft/Number of Units: 2,792 SF / 1 UNIT

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: TO MOVE THE STORE FRONT GLAZING TO THE FRONT OF THE PROPERTY LINE, RE-INSTALL THE HISTORICAL WINDOWS ABOVE & REDUCE THE OVERHANG

Phased Project: Yes ☐ No ☒ Number of Phases: 1

Project	Proposal
Units/rooms (# of units)	# UNITS: <u>1</u> #Rooms <u>1</u>
Proposed Non-Residential Uses	<u>2819</u> S.F.)
Open Space (% and SQ.FT.)	Required %: <u>0</u> (Area: <u>2819</u> S.F.)
Parking (# of spaces)	PARK. SPACES: (# <u>0</u>)
Height (# of stories)	(# STORIES) <u>1</u> (<u>10</u> FT.)
Gross Floor Area (SQ. FT)	Gross Area (<u>2819</u> FT.)

Name of Current Property Owner: 1929 FAIRNESS LLC

Address of Property Owner: 9795 S DIXIE HWY #200 PINECREST, FL 33156

Telephone: 561.347.0888 Email Address: terris@secenters.com

Applicant C&S CONSTRUCTION GROUP Consultant ☒ Representative ☐ Tenant ☐

Address: 18495 S Dixie Hwy Suite 256 Miami FLORIDA 33157 Telephone: (954) 986-7518

Email Address: CANDSCG@GMAIL.COM

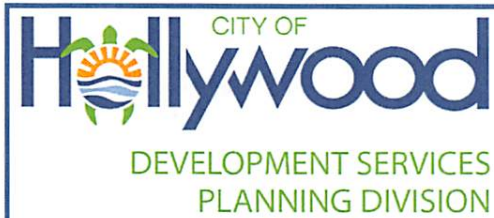
Email Address #2: THERMALMGT@GMAIL.COM

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

If Yes, Attach Copy of the Contract.

Noticing Agent (FTAC & Board submissions only) : CUTRO & ASSOCIATES

E-mail Address: CUTROPLANNING@YAHOO.COM

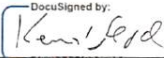


GENERAL APPLICATION

CERTIFICATION OF COMPLIANCE WITH APPLICABLE REGULATIONS

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

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

Signature of Current Owner:  Date: 7/9/2025

PRINT NAME: Kenneth N. Segal Date: _____

Signature of Consultant/Representative:  Date: 7/15/2025

PRINT NAME: CARLOS HERNANDEZ Date: _____

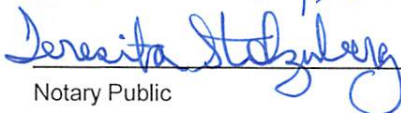
Signature of Tenant: _____ Date: _____

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 10th day of July, 2025


Notary Public

State of Florida

My Commission Expires: 9/29/26 (Check One) ☐ Personally known to me; OR ☒ Produced Identification Florida Drivers License



TERESITA STOLZENBERG
Commission # HH 289380
Expires September 29, 2026

Signature of Current Owner

7014FFC73AE446C

Kenneth N. Segal
Print Name

This Document Prepared By:

Holly Eakin Moody, Esquire
Holly Eakin Moody, P.A.
2900 E. Oakland Park Blvd., Suite 200

Return to:

Law Offices of Jeffrey R. Eisensmith, P.A.
5661 N. University Dr., #103, Coral Springs, FL 33067

Parcel ID Number: 51-42-15-01-4360

Warranty Deed

This Indenture, Made this 17th day of **April**, 2024 A.D., **Between**

Sprung Hollywood, Inc., a Florida Corporation

of the County of **Miami-Dade**, State of **Florida**

, **grantor,** and

1929 Fairness LLC, a Florida Limited Liability Company

whose address is: **1929 Hollywood Blvd., Hollywood, FL 33020**

of the County of **Broward**, State of **Florida**

, **grantee.**

Witnesseth that the GRANTOR, for and in consideration of the sum of

TEN DOLLARS (\$10)

and other good and valuable consideration to GRANTOR in hand paid by GRANTEE, the receipt whereof is hereby acknowledged, has granted, bargained and sold to the said GRANTEE and GRANTEE'S heirs, successors and assigns forever, the following described land, situate, lying and being in the County of **Broward**, State of **Florida** to wit:

Lot 10, Block 24, Hollywood, according to the Plat thereof, recorded in Plat Book 1, Page(s) 21, of the Public Records of Broward County, Florida.

Subject to: (a) Zoning, restrictions, prohibitions and other requirements imposed by governmental authority, none of which is hereby reimposed (b) Restrictions and matters appearing on the Plat or otherwise common to the subdivision, none of which is hereby reimposed (c) taxes for the year 2024 and subsequent years.

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

This Document Prepared By:

Holly Eakin Moody, Esquire
Holly Eakin Moody, P.A.
2900 E. Oakland Park Blvd., Suite 200

Return to:

Law Offices of Jeffrey R. Eisensmith, P.A.
5661 N. University Dr., #103, Coral Springs, FL 33067

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1929 Fairness LLC, a Florida Limited Liability Company
whose address is: **1929 Hollywood Blvd., Hollywood, FL 33020**
of the County of **Broward**, State of **Florida**, **, grantee.**

Witnesseth that the GRANTOR, for and in consideration of the sum of

TEN DOLLARS (\$10)

and other good and valuable consideration to GRANTOR in hand paid by GRANTEE, the receipt whereof is hereby acknowledged, has granted, bargained and sold to the said GRANTEE and GRANTEE'S heirs, successors and assigns forever, the following described land, situate, lying and being in the County of **Broward**, State of **Florida** to wit:

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

Warranty Deed - Page 2

Parcel ID Number: 51-42-15-01-4360

In Witness Whereof, the grantor has hereunto set his hand and seal the day and year first above written.

Signed, sealed and delivered in our presence:


Printed Name: Yesenia Cabral

P.O. Address: 2900 E. Oakland Park Blvd., Ft. Lauderdale, FL 33306
Witness


Printed Name: Holly Eakin Moody

P.O. Address: 2900 E. Oakland Park Blvd., Ft. Lauderdale, FL 33306
Witness

Sprung Hollywood, Inc., a Florida Corporation

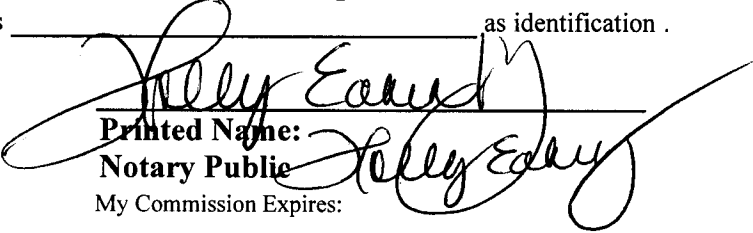
By: 
David Sprung, President and Manager

P.O. Address: 1889 NW 20th Street, Miami, FL 33142

State of Florida

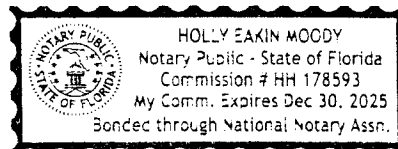
County of Broward

The foregoing instrument was acknowledged before me by means of ☒ physical presence or ☐ online notarization, this 17 day of **April**, 2024, by **David Sprung, President and Manager of Sprung Hollywood, Inc., a Florida Corporation on behalf of the Corporation** who is personally known to me or who has produced his _____ as identification.


Printed Name: Holly Eakin Moody

Notary Public

My Commission Expires:



PAGE 1 OF 1
BOUNDARY SURVEY

LEGAL DESCRIPTION:

LOT 10, BLOCK 24 OF HOLLYWOOD, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 1, PAGE 21, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA.

CERTIFIED TO:

1929 FAIRNESS LLC, A FLORIDA LIMITED LIABILITY COMPANY; EISENSMITH LAW; OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY; JEFFREY R. EISENSMITH, P.A.

COMMUNITY NUMBER: 125113

PANEL: 0569 SUFFIX: H

F.I.R.M. DATE:

FLOOD ZONE: X

FIELD WORK: 04/08/2024

PROPERTY ADDRESS:

1929 HOLLYWOOD BOULEVARD
HOLLYWOOD, FL. 33020

SURVEY NUMBER: 629425

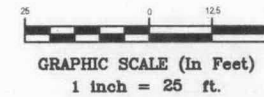
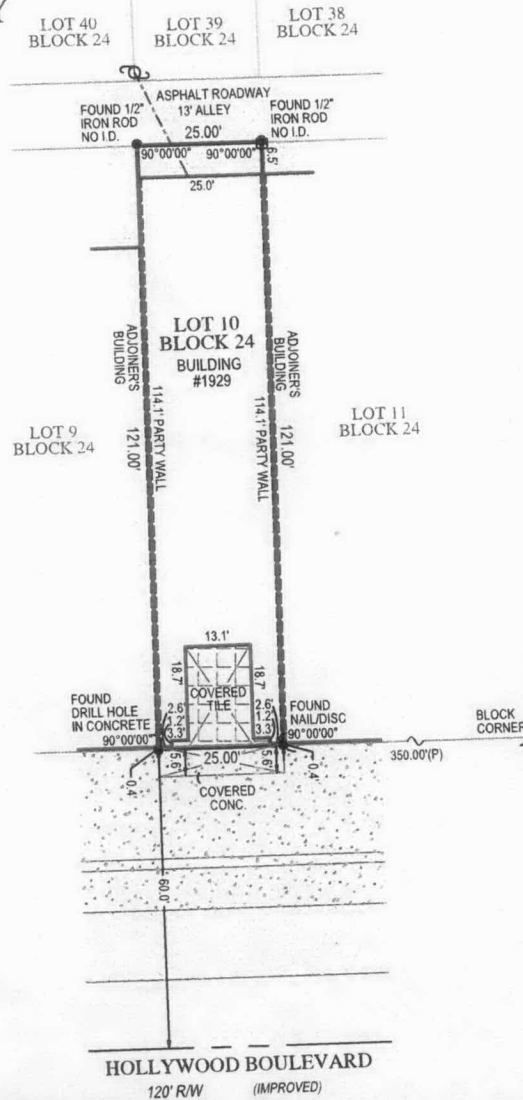
CLIENT FILE NUMBER:

SYMBOL DESCRIPTIONS:

	= CATCH BASIN		= MISC. FENCE
	= CENTERLINE ROAD		= PROPERTY CORNER
	= COVERED AREA		= UTILITY BOX
	= EXISTING ELEVATION		= UTILITY POLE
	= HYDRANT		= WATER METER
	= MANHOLE		= WELL
	= METAL FENCE		= WOOD FENCE

ABBREVIATION DESCRIPTION:

A.E.	ANCHOR EASEMENT	F.F. EL.	FINISH FLOOR ELEVATION	O.R.B.	OFFICIAL RECORDS BOOK
AC	AIR CONDITIONER	F.I.P.	FOUND IRON PIPE	(P)	PLAT
B.M.	BENCH MARK	F.I.R.	FOUND IRON ROD	P.B.	PLAT BOOK
B.R.	BEARING REFERENCE	F.P.K.	FOUND PARKER-KALON NAIL	P.C.	POINT OF CURVATURE
(C)	CALCULATED	(L)	LENGTH	P.C.C.	POINT OF COMPOUND CURVE
Δ	CENTRAL / DELTA ANGLE	L.A.E.	LIMITED ACCESS EASEMENT	P.O.B.	POINT OF BEGINNING
CH	CHORD	L.M.E.	LAKE MAINTENANCE EASEMENT	P.O.C.	POINT OF COMMENCEMENT
(D)	DEED / DESCRIPTION	(M)	MEASURED / FIELD VERIFIED	P.R.C.	POINT OF REVERSE CURVE
D.E.	DRAINAGE EASEMENT	M.H.	MANHOLE	P.T.	POINT OF TANGENCY
D.H.	DRILL HOLE	N&D	NAIL & DISK	R.W.	RIGHT-OF-WAY
D.W.	DRIVEWAY	N.R.	NOT RADIAL	(R)	RADIAL / RADIUS
E.O.W.	EDGE OF WATER	N.T.S.	NOT TO SCALE	S.I.R.	SET IRON ROD
F.C.M.	FOUND CONCRETE MONUMENT	O.H.L.	OVERHEAD UTILITY LINES	T.O.B.	TOP OF BANK
				U.E.	UTILITY EASEMENT



SCALE:
1"=25'

SURVEY NOTES
COVERED CONCRETE SURFACE CROSSES THE PROPERTY LINE ON SOUTHERLY SIDE OF LOT.

ASPHALT ROADWAY CROSSES THE PROPERTY LINE ON NORTHERLY SIDE OF LOT.

GENERAL NOTES:

- LEGAL DESCRIPTION PROVIDED BY OTHERS
- THE LANDS SHOWN HEREON WERE NOT ABSTRACTED FOR EASEMENTS OR OTHER RECORDED ENCUMBRANCES NOT SHOWN ON THE PLAT.
- UNDERGROUND PORTIONS OF FOOTINGS, FOUNDATIONS OR OTHER IMPROVEMENTS WERE NOT LOCATED.
- WALL TIES ARE TO THE FACE OF THE WALL AND ARE NOT TO BE USED TO RECONSTRUCT BOUNDARY LINES.
- ONLY VISIBLE ENCROACHMENTS LOCATED.
- DIMENSIONS SHOWN ARE PLAT AND MEASURED UNLESS OTHERWISE SHOWN.

- FENCE OWNERSHIP NOT DETERMINED.
- ELEVATIONS INDICATED HEREON ARE IN FEET AND DECIMALS REFERENCED TO N.A.V.D. 1988
- THIS SURVEY HAS BEEN COMPLETED FOR A MORTGAGE TRANSACTION, ITS SCOPE IS LIMITED TO THE DETERMINATION OF TITLE DEFICIENCIES. NO DESIGN OR CONSTRUCTION SHALL BE BASED UPON THIS SURVEY WITHOUT APPROVAL FROM TARGET SURVEYING PRIOR TO SUCH USE. TARGET SURVEYING ASSUMES NO RESPONSIBILITIES FOR ERRORS RESULTING FROM FAILURE TO ADHERE TO THIS CLAUSE.
- IN SOME INSTANCES, GRAPHIC REPRESENTATIONS HAVE BEEN EXAGGERATED TO MORE CLEARLY ILLUSTRATE RELATIONSHIPS BETWEEN PHYSICAL IMPROVEMENTS AND/OR LOT LINES. IN ALL CASES, DIMENSIONS SHALL CONTROL THE LOCATION OF THE IMPROVEMENTS OVER SCALED POSITIONS.

REVISIONS:

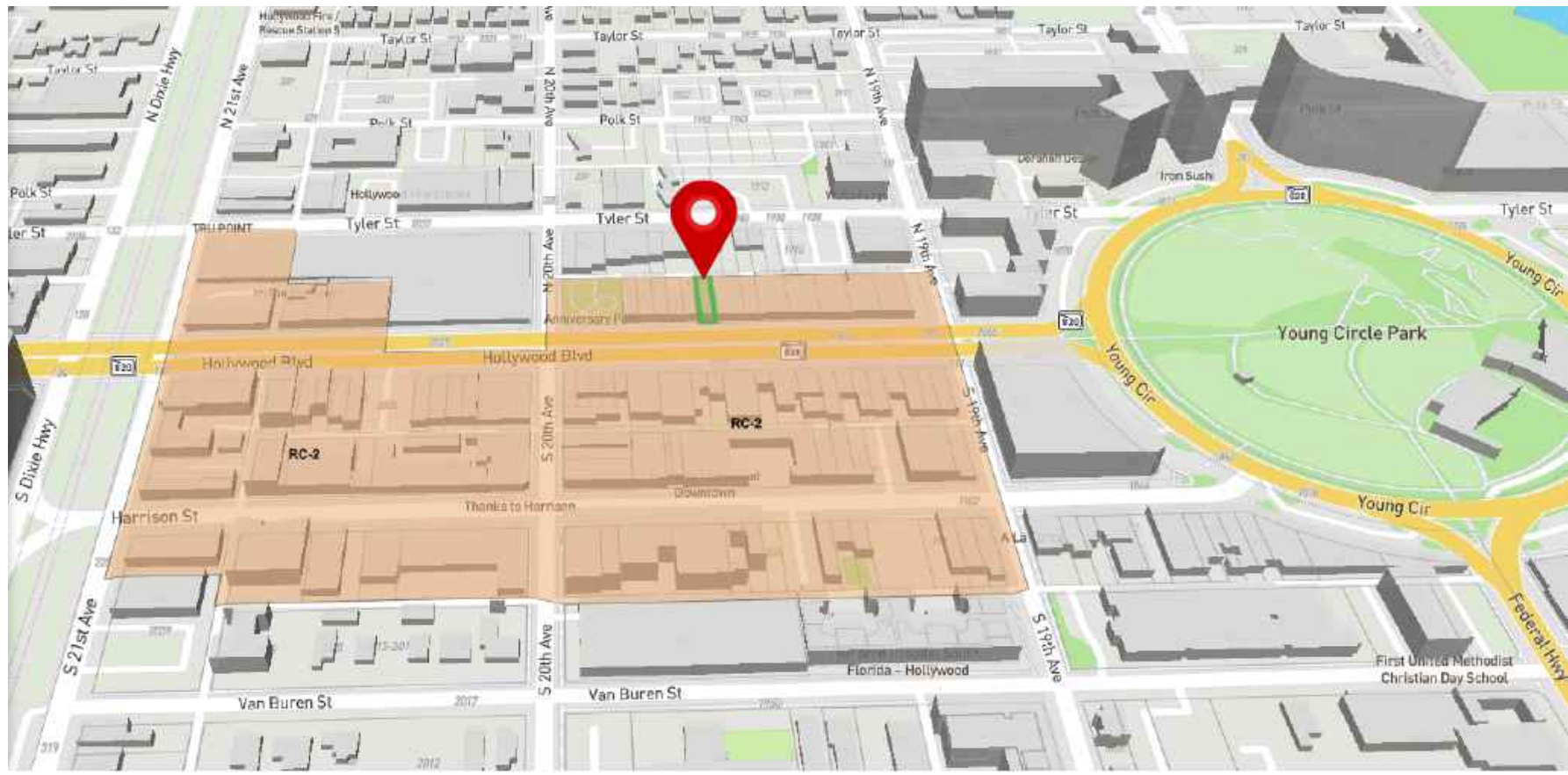
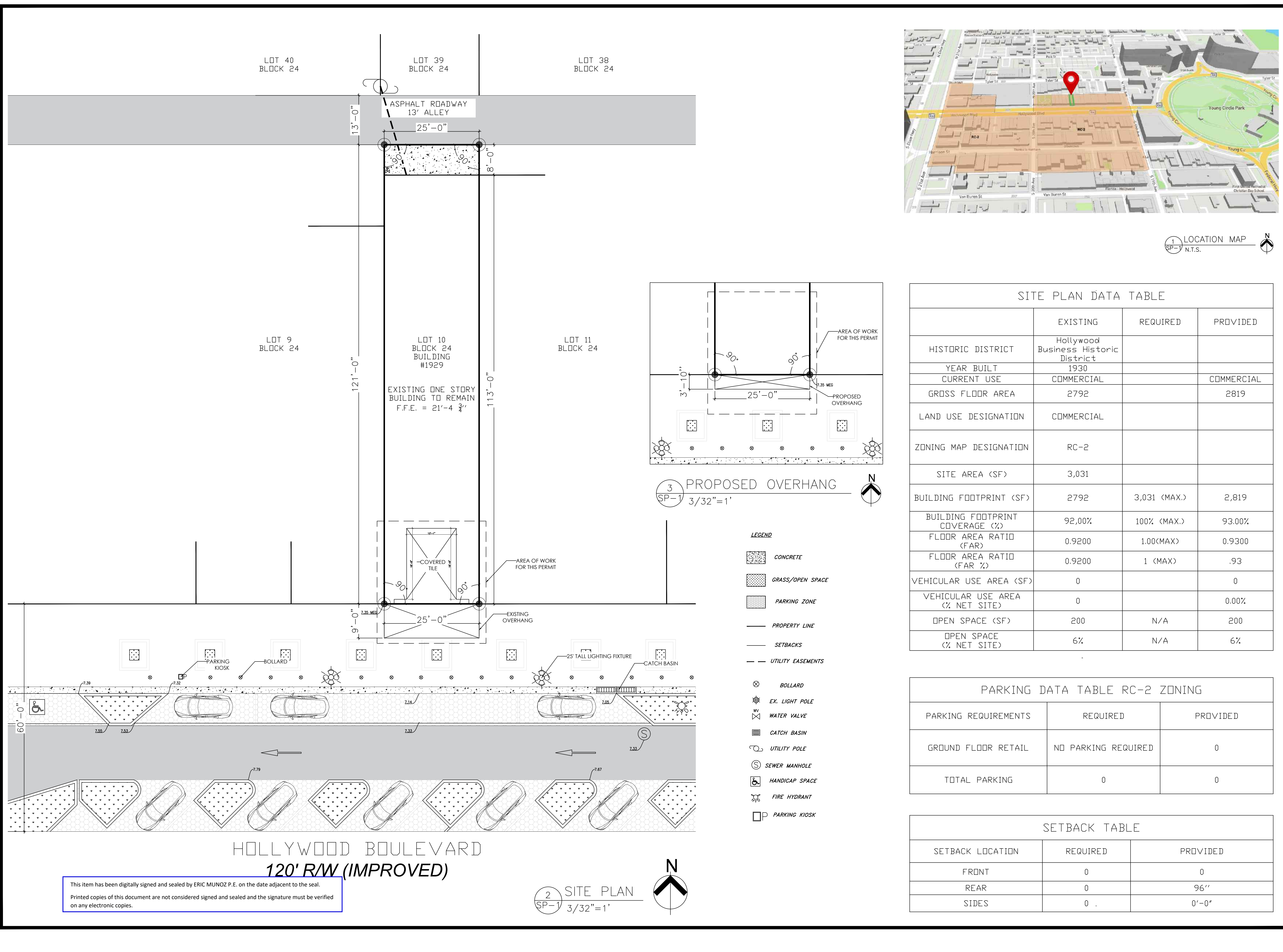
LB #7893
SERVING FLORIDA
6250 N. MILITARY TRAIL, SUITE 102
WEST PALM BEACH, FL 33407
PHONE (561) 640-4800
STATEWIDE PHONE (800) 226-4807
STATEWIDE FACSIMILE (800) 741-0576
WEBSITE: <http://targetsurveying.net>

TARGET
SURVEYING, LLC

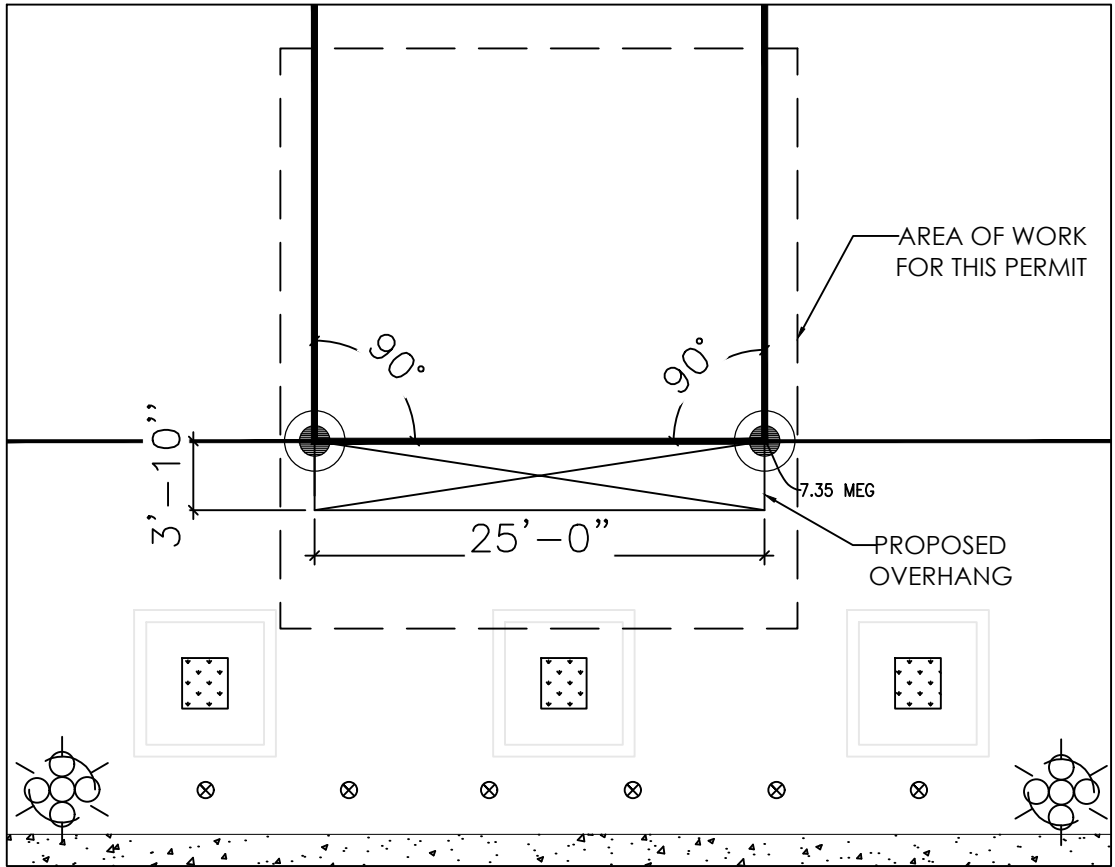


SURVEYORS CERTIFICATE
I HEREBY CERTIFY THAT THIS BOUNDARY SURVEY IS A TRUE AND CORRECT REPRESENTATION OF A SURVEY PREPARED UNDER MY DIRECTION, NOT VALID WITHOUT AN AUTHENTICATED ELECTRONIC SIGNATURE AND AUTHENTICATED ELECTRONIC SEAL OR A RAISED EMBOSSED SEAL AND SIGNATURE.

Kenneth J. Osborne
KENNETH J. OSBORNE
PROFESSIONAL SURVEYOR AND MAPPER #6415
(SIGNED)



1 LOCATION MAP
N.T.S.



3 PROPOSED OVERHANG
3/32"=1'

- LEGEND
- CONCRETE
 - GRASS/OPEN SPACE
 - PARKING ZONE
 - PROPERTY LINE
 - SETBACKS
 - UTILITY EASEMENTS

- BOLLARD
- EX. LIGHT POLE
- WATER VALVE
- CATCH BASIN
- UTILITY POLE
- SEWER MANHOLE
- HANDICAP SPACE
- FIRE HYDRANT
- PARKING KIOSK

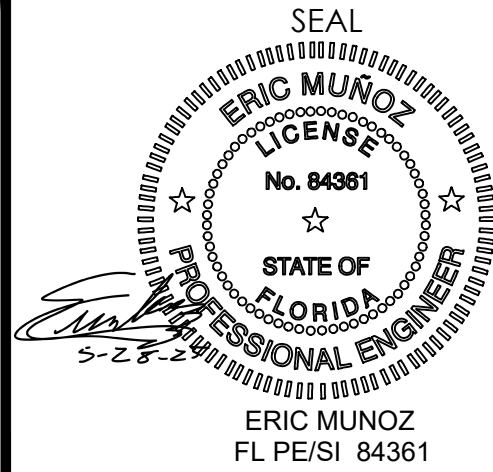
SITE PLAN DATA TABLE			
	EXISTING	REQUIRED	PROVIDED
HISTORIC DISTRICT	Hollywood Business Historic District		
YEAR BUILT	1930		
CURRENT USE	COMMERCIAL		COMMERCIAL
GROSS FLOOR AREA	2792		2819
LAND USE DESIGNATION	COMMERCIAL		
ZONING MAP DESIGNATION	RC-2		
SITE AREA (SF)	3,031		
BUILDING FOOTPRINT (SF)	2792	3,031 (MAX.)	2,819
BUILDING FOOTPRINT COVERAGE (%)	92.00%	100% (MAX.)	93.00%
FLOOR AREA RATIO (FAR)	0.9200	1.00 (MAX)	0.9300
FLOOR AREA RATIO (FAR %)	0.9200	1 (MAX)	.93
VEHICULAR USE AREA (SF)	0		0
VEHICULAR USE AREA (% NET SITE)	0		0.00%
OPEN SPACE (SF)	200	N/A	200
OPEN SPACE (% NET SITE)	6%	N/A	6%

PARKING DATA TABLE RC-2 ZONING		
PARKING REQUIREMENTS	REQUIRED	PROVIDED
GROUND FLOOR RETAIL	NO PARKING REQUIRED	0
TOTAL PARKING	0	0

SETBACK TABLE		
SETBACK LOCATION	REQUIRED	PROVIDED
FRONT	0	0
REAR	0	96"
SIDES	0	0'-0"

THE ZONUM GROUP
BUILDING THE FUTURE

THE ZONUM GROUP LLC
2893 Executive Park Dr
SUITE 118, WESTON, FL 33331
P: 954.921.7373
emunoz@thezonumgroup.com
www.thezonumgroup.com



STATEMENT OF COMPLIANCE:
IN MY PROFESSIONAL JUDGEMENT AND TO THE BEST OF MY KNOWLEDGE AND BELIEF, THESE PLANS AND SPECIFICATIONS COMPLY WITH THE APPLICABLE BUILDING CODES AS MANDATED BY STATUTE FOR THE JURISDICTION IN WHICH THE STRUCTURE CONTAINED IN THESE DOCUMENTS SHALL BE CONSTRUCTED.

STOREFRONT REMODELING
ADDRESS:
1929. Hollywood Blvd,
Hollywood, FL 33020

OWNER:
1929 FAIRNESS LLC,
1929 Hollywood Blvd,
Hollywood, FL 33020

OFFICIALLY SUBMITTED FOR	
<input type="checkbox"/>	PROGRESS SET 65%
<input type="checkbox"/>	DESIGN DEVELOPMENT
<input type="checkbox"/>	CONSTRUCTION DOCUMENTS
<input type="checkbox"/>	BIDDING
<input checked="" type="checkbox"/>	PERMIT SET
<input type="checkbox"/>	CONSTRUCTION SET
<input type="checkbox"/>	REVISIONS
<input type="checkbox"/>	RECORD SET

REVISION #

SHEET TITLE
SITE PLAN & TABLES

DATE:	05/23/2025
DRAWN:	D.R
DESIGN BY:	E.M./D.R
PROJECT NO.:	TZG-1739

SHEET NO.
SP-1

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

2 SITE PLAN
3/32"=1'

INTERIOR REMODELING

1929 Hollywood Blvd, Hollywood, FL 33020

SCOPE OF WORK:

- INTERIOR REMOVAL OF PLATFORM
- STOREFRONT GLAZING SYSTEM REPLACEMENT
- REPLACEMENT OF EXISTING OVERHANG AT FRONT

NO ELECTRICAL WORK
NO MECHANICAL WORK
NO PLUMBING WORK

LIST OF DRAWINGS

SHEET NUMBER	SHEET NAME
A-1	GENERAL NOTES & EXISTING FLOOR PLAN
A-2	EXISTING ELEVATION PLAN & RCP
A-3	DEMOLITION & ELEVATION FLOOR PLAN
A-4	PROPOSED FLOOR PLAN
A-5	WINDOW & DOOR SCHEDULE
A-6	DETAIL

TYPE OF OCCUPANCY: A - 2
TYPE OF ALTERATION: LEVEL 2
CONSTRUCTION: INTERIOR REMODELING & NEW STOREFRONT

CODES USED:
- FLORIDA BUILDING CODE 2023, 8TH EDITION
- FLORIDA FIRE PREVENTION CODE: 2023, 8TH EDITION AND NFPA 101 LIFE SAFETY CODE 2021 EDITION.

GENERAL NOTES:

- ALL WORK SHALL COMPLY WITH THE FLORIDA BUILDING CODE, 2023 EDITION AND ALL LOCAL ORDINANCES GOVERNING. CONTRACTOR SHALL VERIFY ALL DIMENSIONS AND CONDITIONS AND NOTIFY THE ARCHITECT OF ANY DISCREPANCIES BEFORE STARTING THE WORK.
- CONTRACTOR SHALL BE RESPONSIBLE FOR COMPLIANCE WITH ALL SAFETY RELATED O.S.H.A. REQUIREMENTS DURING CONSTRUCTION. ALL WORK SHALL BE PERFORMED BY A LICENSED AND INSURED STATE CERTIFIED GENERAL CONTRACTOR OR BY THE OWNER IF APPROVED BY THE LOCAL BUILDING DEPARTMENT OFFICIAL.

CLEANING:

- IN ADDITION TO REMOVAL OF RUBBISH AND LEAVING BUILDINGS "BROOM CLEAN".
- REMOVE PAINT SPOTS AND SMEARS, STAINS, MARKS, AND DIRT TO PROVIDE CLEAN SURFACE.
- CLEAN GLASS, HARDWARE, FIXTURES, CASEWORK, AND EQUIPMENT.
- WASH CONCRETE SURFACES, TILE FLOORS, TILE WALLS AND ANY OTHER IMPERVIOUS FLOOR AND WALL SURFACES.

ENVIRONMENTAL PROTECTION:

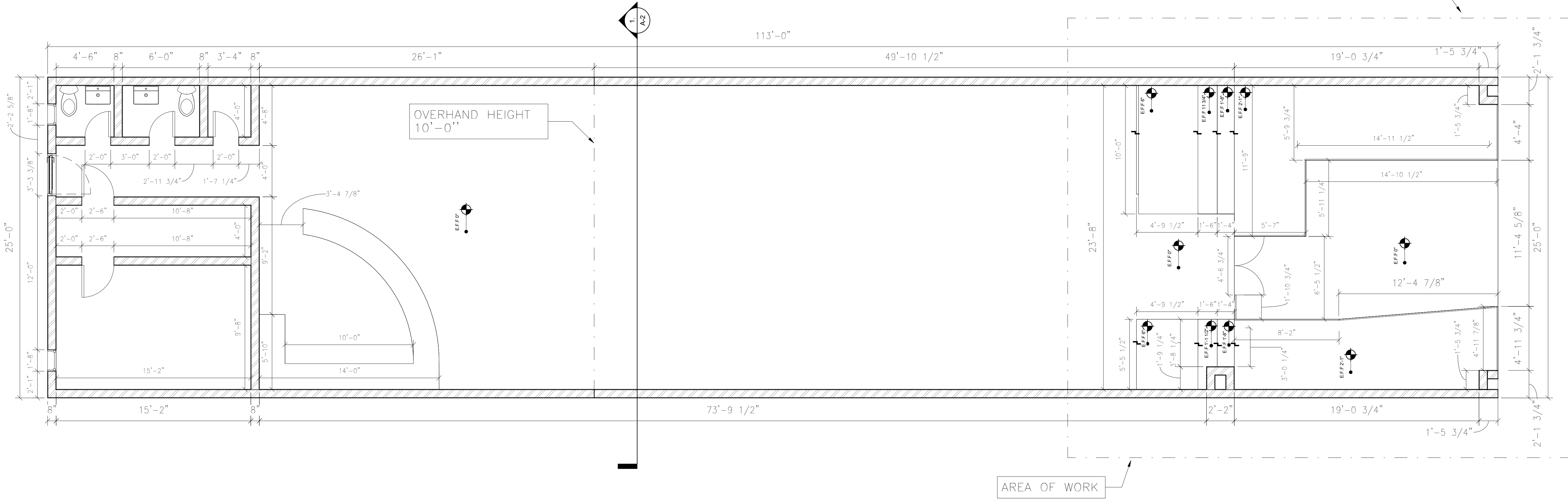
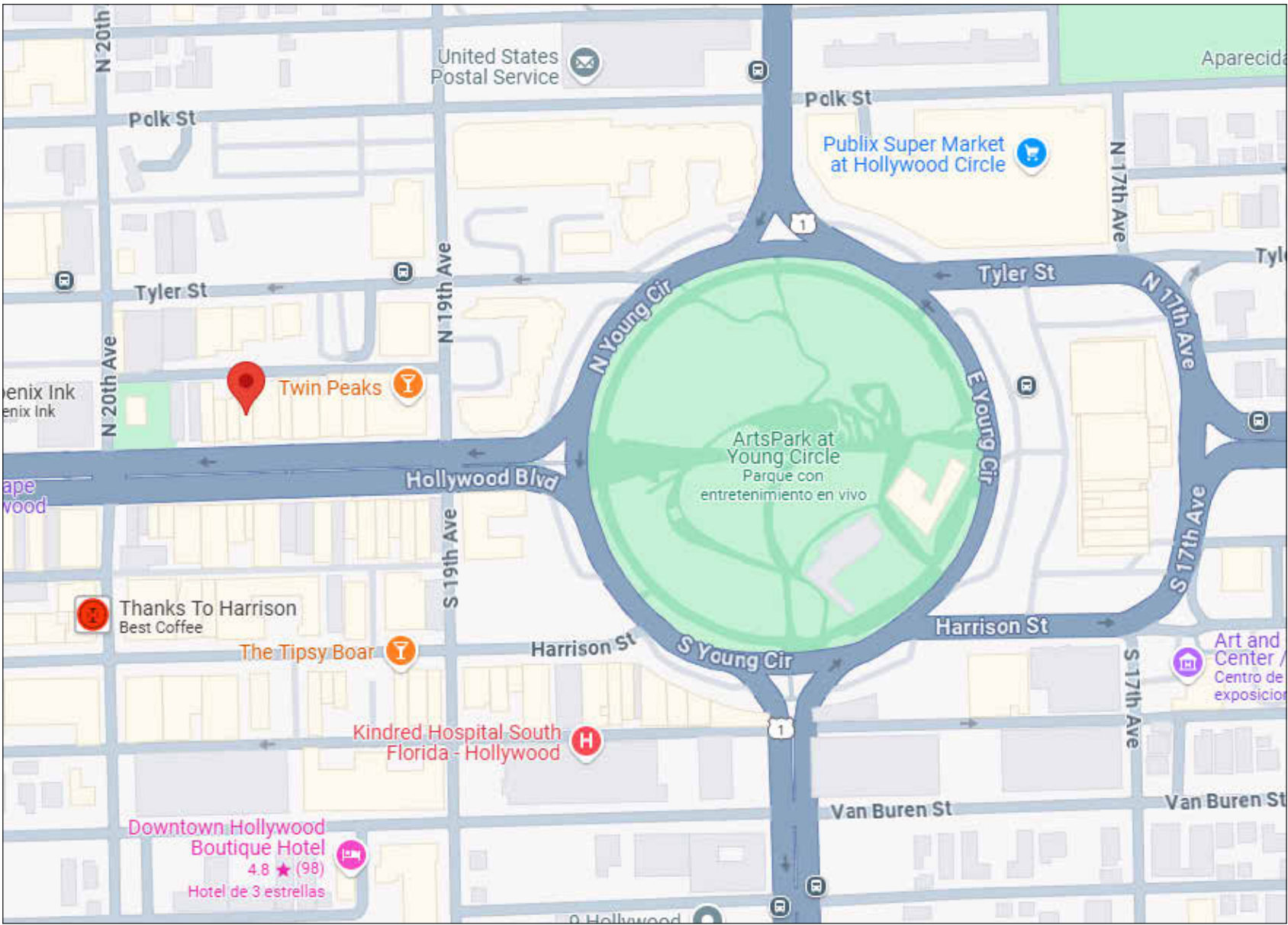
- CONTROL AMOUNT OF DUST RESULTING FROM CONSTRUCTION OR DEMOLITION TO PREVENT SPREAD OF DUST TO OTHER AREAS AND TO AVOID CREATION OF A NUISANCE IN SURROUNDING AREAS. USE OF WATER TO CONTROL DUST WILL NOT BE ALLOWED WHEN IT WILL RESULT IN, OR CREATE HAZARDOUS OR OBJECTIONABLE CONDITIONS SUCH AS FLOODING.
- TRAFFIC MAINTENANCE: CONDUCT REMOVAL OPERATIONS TO MAINTAIN TRAFFIC ALONG EXISTING STREETS AND WALKS. KEEP PAVED STREETS AND WALKWAYS FREE OF DEBRIS. REMOVE MATERIAL AND OTHER MATTER TRACKED OR FALLEN ONTO TRAFFIC SURFACES. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ALL CONSTRUCTION MATERIALS INCLUDING DEBRIS AND DUST, AND DISPOSE OF LEGALLY OFF SITE. USE METHODS APPROVED BY A/E BEFORE BEGINING CLEAN-UP OPERATIONS. USE OF BLOWERS TO DISTRIBUTE DUST IS NOT ALLOWED.

DEMOLITION NOTES:

- G.C. TO PROTECT AS NEEDED ALL FLOORS, WALLS, DOORS, WINDOWS, AND ALL OTHER EXISTING ITEMS TO REMAIN. THE G.C. WILL BE HELD RESPONSIBLE FOR ANY DAMAGE INCURRED TO SAME BY HIM AND/OR ANY SUB-CONTRACTOR WORKING UNDER HIS SUPERVISION. G.C. WILL BE RESPONSIBLE TO RESTORE AND/OR REPLACE DAMAGED ITEMS TO ITS ORIGINAL CONDITION PRIOR TO CONTINUING THE WORK.
- ALL PIPES AND CONDUITS IN WALLS TO BE DEMOLISHED SHALL BE CAPPED, REMOVED AND/OR RELOCATED AS REQUIRED.
- REMOVE ALL UNNECESSARY PIPES SLEEVES PROJECTING THROUGH SLAB, HOLES ETC, AND PATCH TO MATCH EXISTING SURFACES.
- ALL DEBRIS SHALL BE REMOVED FROM THE CONSTRUCTION SITE DAILY. GENERAL CONTRACTOR TO PROTECT ALL RETURN AIR GRILLES W/ AIR FILTERS MERV-8 OR BETTER.

INTERIOR FINISHES NOTES:

- INTERIOR WALLS, CEILING, FLOOR, DECORATION AND TRIMS SHALL COMPLY WITH FBC CHAPTER 8.
- THE CLASSIFICATION OF INTERIOR WALL AND CEILING FINISH MATERIALS IS CLASS C: FLAME SPREAD INDEX 76-200; SMOKE DEVELOPED INDEX Q-450;
- INTERIOR FLOOR FINISH AND FLOOR COBERING MATERIALS SHALL NOT BE LESS THAN CLASS II.
- CURTAINS, DRAPERIES, HANGING AND OTHERS DECORATIVE MATERIAL SUSPENDED FROM WALL AND CEILINGS SHALL MEET THE FLAME PROPAGATION PERFORMANCE CRITERIA OF NFPA 701 IN ACCORDANCE OF SECTION 806.2 OR BE NONCOMBUSTIBLE.



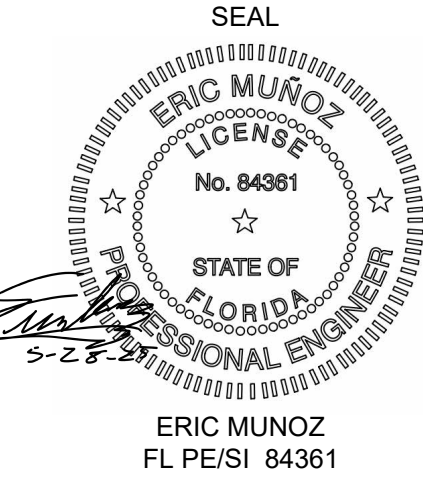
EXISTING FLOOR PLAN.

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

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



THE ZONUM GROUP LLC
2893 Executive Park Dr STE 118
WESTON, FL 33331
P: 954.921.7373
emunoz@thezonumgroup.com
www.thezonumgroup.com



STATEMENT OF COMPLIANCE:

IN MY PROFESSIONAL JUDGEMENT AND TO THE BEST OF MY KNOWLEDGE AND BELIEF, THESE PLANS AND SPECIFICATIONS COMPLY WITH THE APPLICABLE BUILDING CODES AS MANDATED BY STATUTE FOR THE JURISDICTION IN WHICH THE STRUCTURE CONTAINED IN THESE DOCUMENTS SHALL BE CONSTRUCTED.

STOREFRONT REMODELING

ADDRESS:

1929 Hollywood Blvd,
Hollywood, FL 33020

OWNER:

1929 FAIRNESS LLC

OFFICIALLY SUBMITTED FOR

- PROGRESS SET 80%
- DESIGN DEVELOPMENT
- CONSTRUCTION DOCUMENTS
- BIDDING
- PERMIT SET
- CONSTRUCTION SET
- REVISIONS
- RECORD SET

REVISIONS

N.º	REVISION DESCRIPTION	DATE
1	Revision 1	Date 1

SHEET TITLE

GENERAL NOTES & EXISTING
FLOOR PLAN

DATE: 05/27/2025
DRAWN: M.Z. / L.G.
DESIGN BY: E.M.
PROJECT NO.: 1739

SHEET NO.

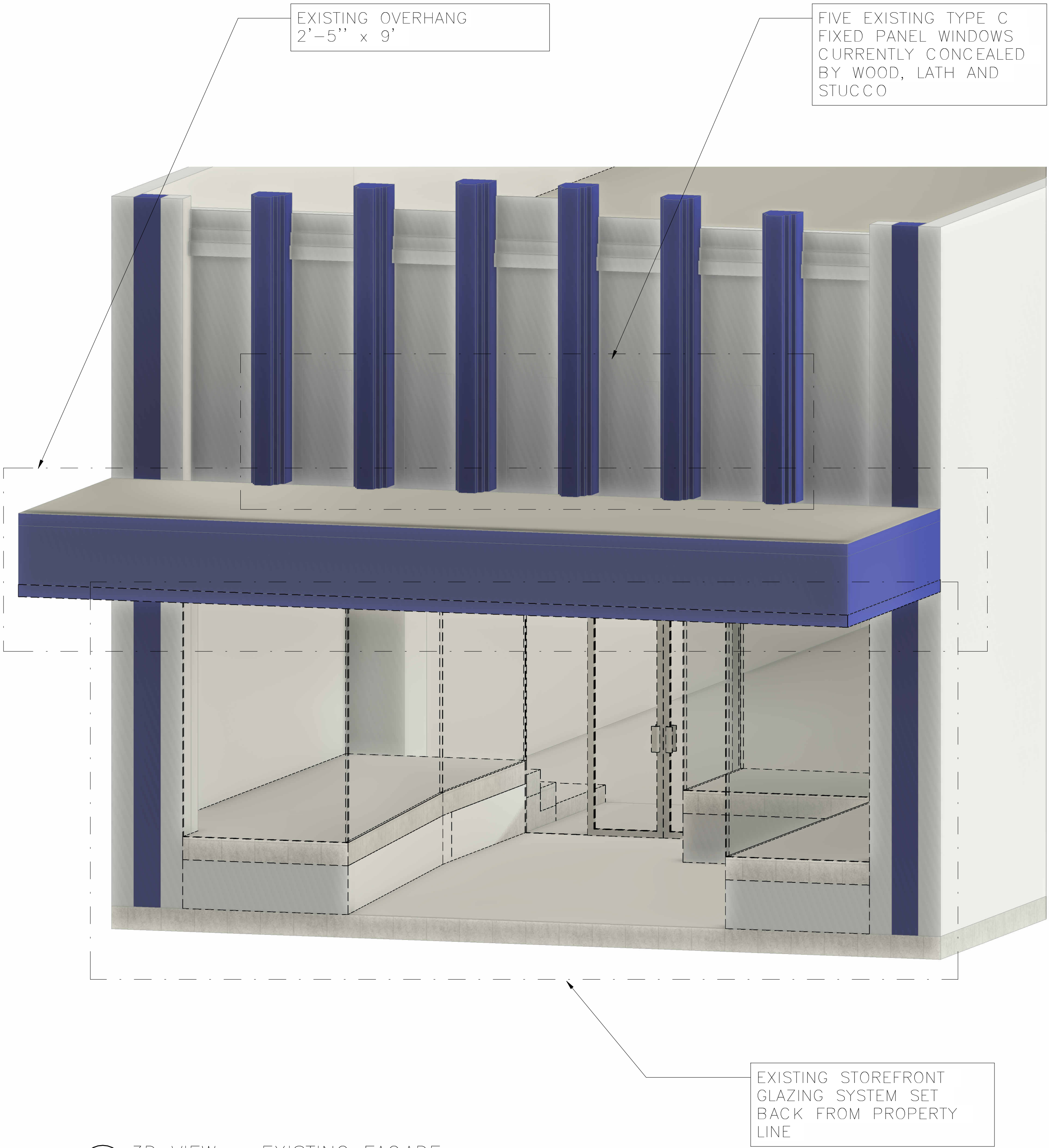
A-1

SUMMARY OF PROPOSED CHANGES:

1. RESTORE ORIGINAL UPPER FACADE WITH NEW SIMILARLY STYLE FIXED PANEL WINDOWS
2. PROVIDE A UNIFORM STOREFRONT DESIGN
3. REDUCE THE CURRENT OVERHANG



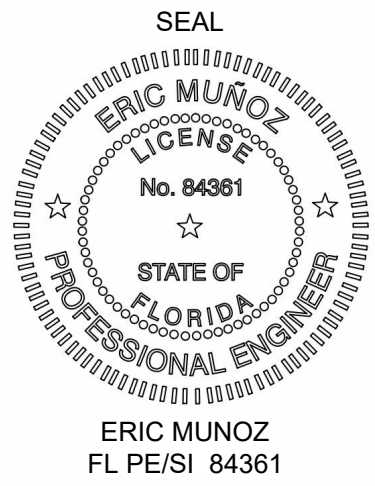
1 EXISTING FACADE
A-5.1



2 3D VIEW – EXISTING FACADE
A-5.1



THE ZONUM GROUP LLC
2893 Executive Park Dr STE 118
WESTON, FL 33331
P: 954.921.7373
emunoz@thezonumgroup.com
www.thezonumgroup.com



STATEMENT OF COMPLIANCE:

IN MY PROFESSIONAL JUDGEMENT AND TO THE BEST OF MY KNOWLEDGE AND BELIEF, THESE PLANS AND SPECIFICATIONS COMPLY WITH THE APPLICABLE BUILDING CODES AS MANDATED BY STATUTE FOR THE JURISDICTION IN WHICH THE STRUCTURE CONTAINED IN THESE DOCUMENTS SHALL BE CONSTRUCTED.

STOREFRONT REMODELING

ADDRESS:

1929 Hollywood Blvd,
Hollywood, FL 33020

OWNER:

1929 FAIRNESS LLC
1929 Hollywood Blvd,
Hollywood, FL 33020

OFFICIALLY SUBMITTED FOR

- ☐ PROGRESS SET 65%
- ☐ DESIGN DEVELOPMENT
- ☐ CONSTRUCTION DOCUMENTS
- ☐ RECORD SET
- ☒ PERMIT SET
- ☐ CONSTRUCTION SET
- ☐ REVISIONS
- ☐ RECORD SET

REVISIONS

N.º	REVISION DESCRIPTION	DATE
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SHEET TITLE

3D VIEW – EXISTING

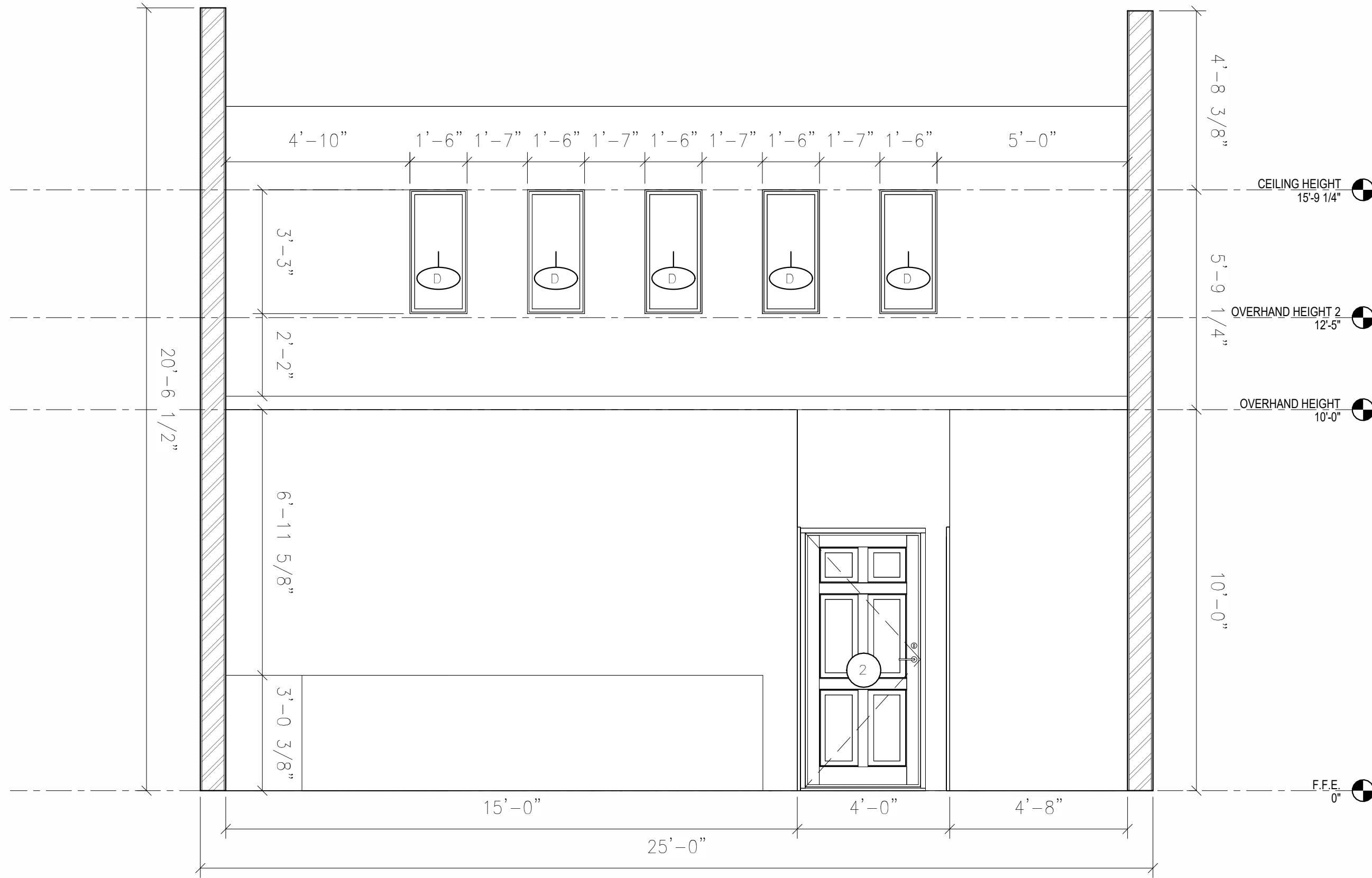
DATE: 07/03/2025
DRAWN: M.Z.
DESIGN BY: E.M.
PROJECT NO.: 1739

SHEET NO.

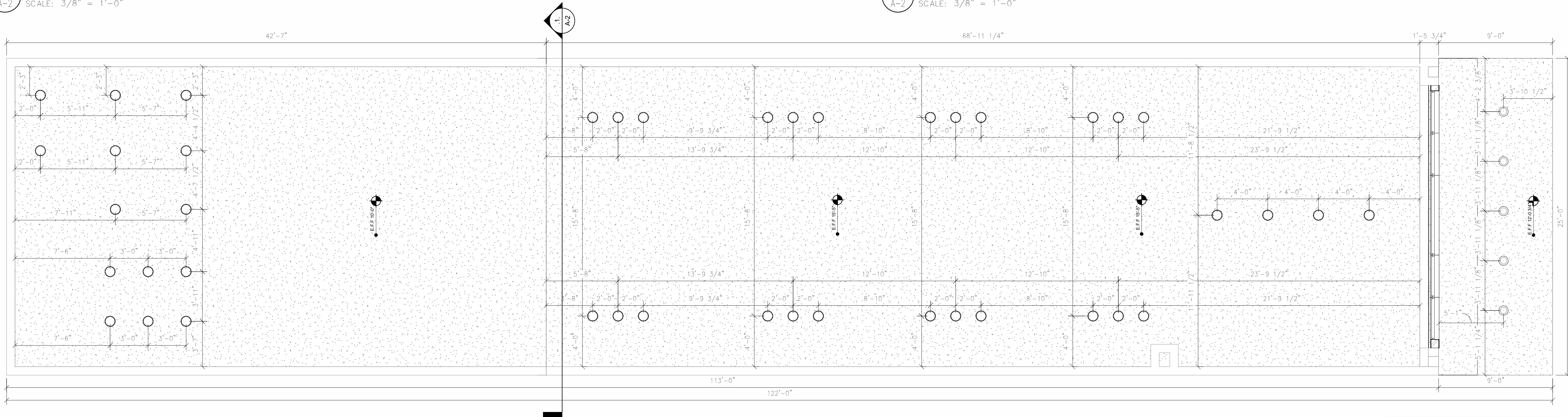
A-5.1



3 EXISTING ELEVATION
A-2 SCALE: 3/8" = 1'-0"



4 EXISTING SECTION 1
A-2 SCALE: 3/8" = 1'-0"

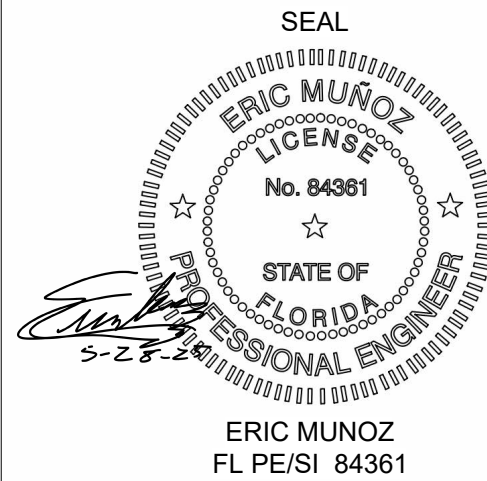


5 EXISTING REFLECTED CEILING PLAN
A-2 SCALE: 1/4" = 1'-0"

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



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STOREFRONT REMODELING

ADDRESS:

1929 Hollywood Blvd,
Hollywood, FL 33020

OWNER:

1929 FAIRNESS LLC
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Hollywood, FL 33020

OFFICIALLY SUBMITTED FOR

- ☐ PROGRESS SET 65%
☐ DESIGN DEVELOPMENT
☐ CONSTRUCTION DOCUMENTS
☐ BIDDING
☒ PERMIT SET
☐ CONSTRUCTION SET
☐ REVISIONS
☐ RECORD SET

REVISIONS

N.	REVISION DESCRIPTION	DATE
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SHEET TITLE

EXISTING ELEVATION PLAN &
RCP

DATE: 05/27/2025
DRAWN: M.I.
DESIGN BY: E.M.
PROJECT NO.: 1739

SHEET NO.

A-2

SUMMARY OF PROPOSED CHANGES:

1. RESTORE ORIGINAL UPPER FACADE WITH NEW SIMILARLY STYLE FIXED PANEL WINDOWS
2. PROVIDE A UNIFORM STOREFRONT DESIGN
3. REDUCE THE CURRENT OVERHANG

NEW OVERHANG
10'' x 3'-0 3/4''

NEW REPLACEMENT OF
FIVE TYPE "C".
RESTORING ORIGINAL
HISTORIC DESIGN.

PROPOSED STOREFRONT
GLAZING SYSTEM
INSTALLED UP TO
PROPERTY LINE

NEW REPLACEMENT OF
FIVE TYPE "C".
RESTORING ORIGINAL
HISTORIC DESIGN.

NEW REPLACEMENT OF
FIVE TYPE "C".
RESTORING ORIGINAL
HISTORIC DESIGN.

1 3D VIEW — PROPOSED V-1
A-5.2

PROPOSED STOREFRONT
GLAZING SYSTEM
INSTALLED UP TO
PROPERTY LINE

PROPOSED STOREFRONT
GLAZING SYSTEM
INSTALLED UP TO
PROPERTY LINE

NEW OVERHANG
2'- 5'' x 3'-0 3/4''

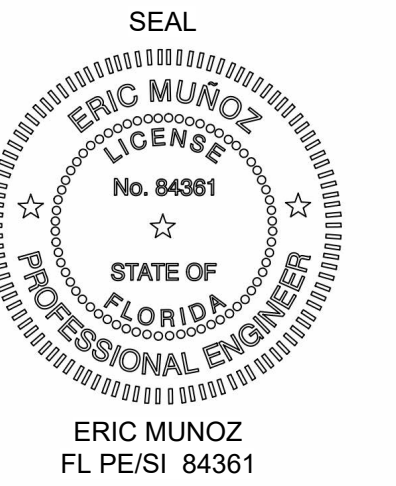
NEW OVERHANG
2'- 5'' x 9''

2 3D VIEW — PROPOSED V-2
A-5.2

3 3D VIEW — PROPOSED V-3
A-5.2



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STOREFRONT REMODELING

ADDRESS:

1929 Hollywood Blvd,
Hollywood, FL 33020

OWNER:

1929 FAIRNESS LLC
1929 Hollywood Blvd,
Hollywood, FL 33020

OFFICIALLY SUBMITTED FOR

- ☐ PROGRESS SET 60%
☐ DESIGN DEVELOPMENT
☐ CONSTRUCTION DOCUMENTS
☐ BEDDING
☒ PERMIT SET
☐ CONSTRUCTION SET
☐ REVISIONS
☐ RECORD SET

REVISIONS

N.º	REVISION DESCRIPTION	DATE
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SHEET TITLE

3D VIEW — PROPOSED

DATE: 07/03/2025
DRAWN: M.Z.
DESIGN BY: E.M.
PROJECT NO.: 1739

SHEET NO.

A-5.2