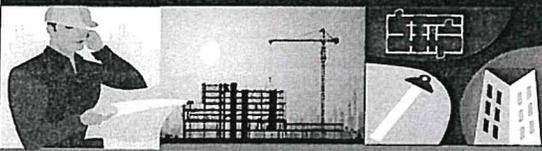


ATTACHMENT A

Application Package

PLANNING DIVISION



File No. (internal use only): _____

2600 Hollywood Boulevard Room 315
Hollywood, FL 33022

GENERAL APPLICATION



Tel: (954) 921-3471
Fax: (954) 921-3347

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.

At least one set of the submitted plans for each application must be signed and sealed (i.e. Architect or Engineer).

Documents and forms can be accessed on the City's website at

<http://www.hollywoodfl.org/DocumentCenter/Home/View/21>



APPLICATION TYPE (CHECK ONE):

- Technical Advisory Committee
- Historic Preservation Board
- City Commission
- Planning and Development Board

Date of Application: 05.16.2019

Location Address: 1903 Hollywood Blvd.

Lot(s): 22, 23 and 24 Block(s): 24 Subdivision: _____

Folio Number(s): 5142 15 01 4430

Zoning Classification: RC-2 Land Use Classification: Activity Center

Existing Property Use: Restaurant Sq Ft/Number of Units: 11,445 s.f.

Is the request the result of a violation notice? () Yes (X) No If yes, attach a copy of violation.

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

- Economic Roundtable
- Technical Advisory Committee
- Historic Preservation Board
- City Commission
- Planning and Development

Explanation of Request: The project was presented to PACO on May 6th, 2019

Number of units/rooms: N/A Sq Ft: _____

Value of Improvement: _____ Estimated Date of Completion: _____

Will Project be Phased? () Yes () No If Phased, Estimated Completion of Each Phase _____

Name of Current Property Owner: WOOLWORTH 26 LLC

Address of Property Owner: 1550 LATHAM RD #8 WEST PALM BEACH FL 33409

Telephone: _____ Fax: _____ Email Address: _____

Name of Consultant/Representative/Tenant (circle one): _____

Address: _____ Telephone: _____

Fax: _____ Email Address: _____

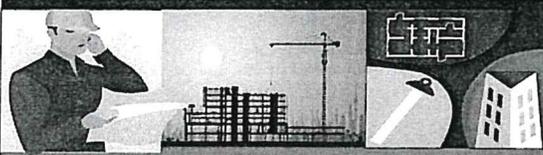
Date of Purchase: _____ Is there an option to purchase the Property? Yes () No (X)

If Yes, Attach Copy of the Contract.

List Anyone Else Who Should Receive Notice of the Hearing: CARLOS V. GONZALEZ, ARCHITECT

Address: 1915 SE 4TH AVENUE, FORT LAUDERDALE FLORIDA 33316 Email Address: CARLOS@BGARCHITECTURE.COM

PLANNING DIVISION



File No. (internal use only): _____

2600 Hollywood Boulevard Room 315
Hollywood, FL 33022

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: [Signature] Date: 5/14/19

PRINT NAME: YANIV SANANES Date: 5/14/19

Signature of Consultant/Representative: [Signature] Date: 05.14.19

PRINT NAME: CARLOS V. GONZALEZ, ARCHITECT Date: 5/14/19

Signature of Tenant: [Signature] Date: 5/14/19

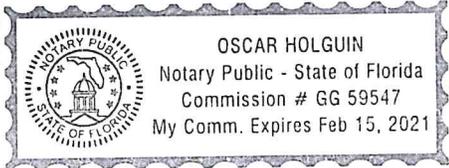
PRINT NAME: BACK FLECHNER Date: 5/14/19

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 14 day of MAY 2019

[Signature]
Notary Public



[Signature]
Signature of Current Owner

YANIV SANANES
Print Name

State of Florida
My Commission Expires: FEB 15, 2021 (Check One) Personally known to me; OR Produced Identification FIDC



May 8, 2019

City of Hollywood
Division of Planning and Urban Design
2600 Hollywood Boulevard, room 315
Hollywood, FL 33021
Phone: 954.921.3471

Re: Twin Peaks Restaurant Hollywood; 1903 Hollywood Boulevard, Hollywood FL 33020.

Legally described as follows:

LOTS 22, 23, 24, BLOCK 24, TOWN OF HOLLYWOOD, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 1, PAGE 21, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA. CONTAINING 9,075 SQUARE FEET.

To Whom It May Concern:

The proposed project is located at the Historic Hollywood Business District on the corner of Hollywood Blvd. and N 19th. Ave. The building's current use is Assembly (restaurant / bar) which we will maintain. Also, no improvements are being proposed for the existing 2nd floor which is currently used as a storage area. The improvements will be divided in two phases:

- Phase #1: This phase includes the modifications of the interior restaurant and bar areas as well as the upgrade of the storefront along Hollywood Blvd. In addition, minor paint changes to the existing marquee awning are being proposed. Other than these variations, the façade will remain intact, faithful to its original design and historical merit.
- Phase #2: This phase consists of improvements to the existing exterior bar and outside seating areas including a new 2nd. floor deck that will extend close to the property line along N 19th Ave. These modifications intend to maximize the buildable area allowed and will require the removal of (3) existing palm trees which we intend to mitigate as recommended by staff.

Waste / waste water service is provided by the Hollywood. The dumpster enclosure is existing to remain. Supplies loading will most likely be done by large to medium trucks and / or vans that will park on the back-service alley. Deliveries are anticipated to happen during regular business hours (Monday thru Friday from 8:00 am to 5:00 pm). There is no increase in traffic anticipated for these improvements. Overhead metal shutters will be used at the patio area for afterhours protection.

The project will be designed and developed within the confines of the city's Zoning & Land development Code. If you have any questions or wish further elaboration please contact me at my office.

Sincerely,

Architect Carlos V. Gonzalez
for the firm



May 8, 2019

City of Hollywood
Division of Planning and Urban Design
2600 Hollywood Boulevard, room 315
Hollywood, FL 33021
Phone: 954.921.3471

Re: Twin Peaks Restaurant Hollywood; Consistency with all applicable criteria found in Article 5 of the City of Hollywood ZLDR.

The proposed project is located at the Historic Hollywood Business District (HPOD-1) on the corner of Hollywood Blvd. and N 19th. Ave. The scope of the project consists of minor façade renovations to the existing two-story building facing Hollywood Blvd. and the complete renovation of the existing exterior patio and bar along N 19th Ave. The exterior rear walls as well as the roof are existing to remain.

The existing two-story building façade design style is Art Deco and its key architectural feature is the marquee awning with decorative top and bottom neon light banding. We understand the importance of preserving the building's historical value for this reason the proposed improvements for this side are minimal and will include patching and re-painting the existing stucco and the replacement of the existing storefront with a new impact rated storefront system that will square off the existing storefront line. In addition, the awing decorative banding will be painted in a color that ties into the new exterior patio and bar renovations and the neon lights will be replaced with new energy efficient LED lights. These enhancements will not only stay true to the original design but will also, emphasize a strong pedestrian connection with the existing sidewalk and pedestrian traffic. New signage is being proposed throughout the structure set in locations that are architecturally and aesthetically compatible with the building.

The new exterior patio and bar façade improvements include the demolition of the existing bar and awning to make room for a new exterior bar and seating area at the ground level as well as a new 2nd. floor deck and bar that will extend close to the property line along N 19th Ave. The new two-story patio façade would be a couple of feet recessed from the existing Art Deco façade. The architectural style can be best described as "rustic" with the use of natural materials, a look that is typical of the new owner's franchise branding. On the Hollywood Blvd. side, the new design features a 4' deep, standing seam open gable canopy and open wood truss that seats on top off two large stone column bases. The stone bases and exposed wood elements are carried to the N 19th Ave. facade reinforcing the design language. A perforated perimeter railing separates the patio seating area from the public sidewalks and right of ways but it also allows the free flow of air and views. A new metal staircase takes you into the 2nd floor bar and open deck. This area will be protected by a low pitch flat metal roof and a continuous perimeter railing with a design that matches the 1st floor railing. The suggested design and scale reflect a simple composition of basic architectural details that blend well with its context.

The proposed improvements will enhance the existing streetscape in a favorable way towards the City's idea of future retail architecture. Furthermore, the improvements are compatible and continue the relationship between the existing architectural style of the adjacent properties and the other buildings across the street, relating as a whole and creating interesting patterns with the neighboring structures.

Sincerely,

Architect Carlos Gonzalez
for the firm

NAME OF OWNER **F. W. WOOLWORTH CO.**

ADDRESS OF CONSTRUCTION **1903-05, Milwaukee Ave.**

LEGAL DESCRIPTION **Lot 22-23, Bl 24, Hnd Prop.**

Owner's Present Address

Description of Construction **Addition & Alterations, - Store Building.** Cost **65,000. + 6,500.**

Permit Type	Addition & Alterations No.	Date Issued	To Whom	Fixtures or Outlets
Bldg	15449	7-31-50	R. E. Clarson Inc.	
	15716	9-26-50	OTIS Elev Co	5600
Electrical	8941	9-14-50	George E. L.	108
	9206	11-24-50	RYLE EL.	3 valves for hot water
Plumbing	5299	8-3-50	W. A. PL	14
Gas	66534	6-2-66	James	at 6' from wall
	35232	6-9-66	James	at 6' from wall

16 TH, 3409, 30492

INSPECTIONS

FOUNDATION	1st Rough Plg. 9-26-50	Temp. Service
Elev. F.T. 8-16-50	UNDER CONCRETE 9-17-50	REAR STAIR RUFF 9-17-50
COLUMNS PARTIAL 8-11-50	Final Rough Plg.	Rough Electric
MOUL. ELEV SHAFT 8-26-50	Septic Tank	Temporary Final 11-17-50
TIE BEAM PARTIAL 8-21-50	Grease Trap	Final Electric 11-21-50
PART 9-1-50 PART 9-12-50	Final Plumbing 11-16-50	Rubbish Bond
CONCRETE COL. FT. BEAM 9-16-50	Cert of Occupancy 11-20-50	
BEAM ELEV. SH. FT. 9-21-50		
GAS TOP SHAFT 10-8-50		

Remarks: **11-18-50** - **BEAM 5' DEPT.**

R/B# 2409, -850. 12/15/54 - 8114

9/2 ✓

Asst. City Engineer **11-27-50**
Ruff Electric

NAME OF OWNER Illud Bank - Trust 71-810

ADDRESS 1903 Hwy Blvd

LEGAL DESCRIPTION L. 22-23 B. 24 HWD ORIGINAL

DESCRIPTION OF CONST. _____ FEE 26.50

ARCHITECT: _____ EVAL. 6,000.00

Fire extinguisher office remodel

PERMIT TYPE	NO.	DATE	TO WHOM	FIXT. OF OUT.
BLDG.	10703	8-24-71	owner	
ROOF				
ELECTRICAL	5230	11-1-71	Modern	400 sq. ft.
PLUMBING				
GAS				
SEPTIC, SEWER				
A/C DUCTS	4423	11-9-71	Winter	
SCREEN ENCL.				
POOL				
DRIVEWAY				
FENCE				

JOB CARD

OWNER BARNETT BANK	JOB ADDRESS 903-05 Hwd. Blvd.
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LEGAL DESCRIPTION	LOT NUMBER	BLOCK	SUBDIVISION OR ADDITION
-------------------	------------	-------	-------------------------

MICROFILM NO.	ARCHITECT	FEE \$ 7.00	VALUATION \$ 1000
---------------	-----------	-----------------------	-----------------------------

DESCRIPTION OF CONSTRUCTION Repairs on Roof	<input type="checkbox"/> SEPTIC TANK <input type="checkbox"/> SEWER TAP
---	--

TYPE PERMIT	NUMBER	DATE	CONTRACTOR	TYPE PERMIT	NUMBER	DATE	CONTRACTOR
BUILDING				SEPTIC/SEWER			
ROOF	52738	2/27 79	Plantation Roofing	REPAIR/CONDITION			
ELECTRIC-BASIC				MECHANICAL			
ELECTRIC-SUPP.				SCREEN			
PLUMBING	NO. FIX.			POOL			
I-P-DRY WALL				DRIVEWAY			
FENCE				PATIO or WALK			

NOTES: **County Surcharge \$.35**

Permit Search Results

[Search](#) > Properties located at/on/near '...1903 hollywood...'

53 permits were found for
1903 HOLLYWOOD BLVD

View	Process #	Permit #	Description	Appl. Date	Permit Date
Details		E11-101271	FIRE ALARM SYSTEM	6/27/2011	7/18/2011
Details		P09-100761	FIRE SPRINKLER SYSTEM	7/14/2009	8/3/2009
Details		E08-100941	LOW VOLTAGE (CABLE TELEVISION)	8/14/2008	8/14/2008
Details		P08-100606	PLUMBING WORK	8/11/2008	8/11/2008
Details		E08-100940	ELECTRICAL WORK	8/11/2008	8/11/2008
Details		B08-102259	AWNINGS - ALUM OR CANVAS	5/16/2008	6/24/2008
Details		B08-102218	ALTERATIONS- INTERIOR	5/14/2008	8/11/2008
Details		E08-100392	ELECTRICAL WORK	3/12/2008	8/25/2008
Details		P08-100254	DEMOLITION-PLUMBING	3/12/2008	3/12/2008
Details		B08-100838	INTERIOR DEMOLITION	2/27/2008	3/12/2008
Details		B07-103779	FENCE-CHAIN LINK &/OR WOOD	11/27/2007	12/11/2007
Details		M07-100533	A/C CENTRAL (REPLACEMENT)	10/3/2007	10/16/2007
Details	25496	M0601600	A/C - CENTRAL - REPLACEMENT	11/15/2006	12/19/2006
Details	43318	E0203524	ELECTRICAL WORK	7/23/2001	12/30/2002
Details		E0200554	LOW VOLTAGE-COMPUTER SYST.		3/1/2002
Details		P9900143	PLUMBING WORK		2/1/1999
Details		P9801930	PLUMBING WORK		11/13/1998
Details		E9802213	MIN/NO PLAN REQ OR LOW VOLTAGE PHONE/TV		6/26/1998
Details		E9800410	SIGN-ELECTRICAL		2/2/1998
Details		E9800409	SIGN-ELECTRICAL		2/2/1998
Details		E9800408	SIGN-ELECTRICAL		2/2/1998
Details		B9800665	SIGNS - SEE PLANS		2/2/1998
Details		B9800664	SIGNS - SEE PLANS		2/2/1998
Details		B9800663	SIGNS - SEE PLANS		2/2/1998
Details		M9800152	CHEMICAL FIRE EXTINGUISHING SYSTEM		1/28/1998
Details		M9800144	WALK IN REFRIGERATOR/COOLER		1/27/1998
Details		M9800126	HOOD SYSTEM		1/23/1998
Details		B9800454	SLAB - NOT FOR		1/23/1998

		STRUCTURE	
Details	B9800453	PAVING & DRAINAGE	1/23/1998
Details	B9800408	STORM SHUTTERS	1/21/1998
Details	M9800083	A/C - CENTRAL - NEW	1/16/1998
Details	P9800075	LAWN SPRINKLER EXCL PUMP AND WELL	1/13/1998
Details	B9708591	STORM SHUTTERS	12/29/1997
Details	E9704746	TELEPHONE SYSTEM	12/5/1997
Details	E9704725	TEMP POWER(FOR CONSTRUCTION)	12/3/1997
Details	E9704675	MIN/NO PLAN REQ OR LOW VOLTAGE PHONE/TV	12/1/1997
Details	B9708068	GLASS & GLAZING	12/1/1997
Details	E9704464	ALARM - COMMERCIAL - LOCAL - AUDIBLE	11/13/1997
Details	E9704463	FIRE ALARM SYSTEM	11/13/1997
Details	E9704269	ELECTRICAL WORK	10/28/1997
Details	P9701977	FIRE SPRINKLER SYSTEM	10/21/1997
Details	B9707109	RE-ROOF-FLAT	10/10/1997
Details	P9701864	PLUMBING WORK	10/1/1997
Details	E9703763	ELECTRICAL WORK	9/15/1997
Details	B9706529	ALTERATIONS- EXTERIOR & INTERIOR	9/15/1997
Details	P9701262	PLUMBING WORK	6/27/1997
Details	M9701137	MECHANICAL WORK	6/27/1997
Details	E9702785	ELECTRICAL WORK	6/27/1997
Details	B9704593	INTERIOR DEMOLITION	6/27/1997
Details	B9301772	SIGN - PAINTED WALL	3/18/1993
Details	E9102638	RECONNECTION OF COMMERCIAL SERVICE-ELECT	10/25/1991
Details	E9001194	RECONNECTION OF COMMERCIAL SERVICE-ELECT	5/31/1990
Details	B8907006	EXTERIOR RENOVATIONS	11/28/1989

Contact us

City of Hollywood
 2600 Hollywood Boulevard
 Hollywood, FL 33020-4807
 Phone: 954-967-HELP
 (4357)

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SITE AND BUILDING IMPROVEMENTS FOR:

1903 HOLLYWOOD BLVD. HOLLYWOOD, FLORIDA



TWIN PEAKS

EATS • DRINKS • SCENIC VIEWS



E6 NOT USED

LANDSCAPE ARCHITECT
ARCHITECTURAL ALLIANCE
612 SW 4TH AVENUE
FORT LAUDERDALE, FL 33315
PH.: (954) 764-8858, FAX: (954)
764-0731
CONTACT: JAIME MAYOR

D6 CONSULTANTS

LOTS 22, 23, 24, BLOCK 24, TOWN OF HOLLYWOOD, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 1, PAGE 21, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA, CONTAINING 9,075 SQUARE FEET.

C6 LEGAL DESCRIPTION

ARCHITECTURAL, MEP AND STRUCTURAL ENGINEERING AS REQUIRED FOR BUILDING PERMIT FOR A PROPOSED +/- 14,500 S.F. RESTAURANT BUILDING. THE STRUCTURE IS REINFORCED MASONRY OVER A SHALLOW FOUNDATION. THE BUILDING WILL HAVE PARTIAL HEAVY-TIMBER ROOF STRUCTURE.



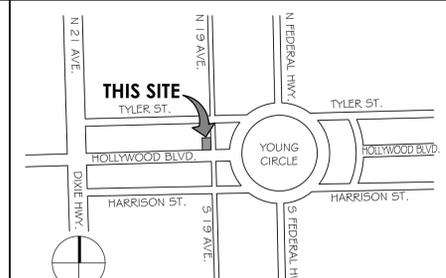
TWIN PEAKS
ARCHITECTURE • INTERIOR DESIGN
SITE & BLDG. IMPROVEMENTS
HOLLYWOOD, FLORIDA
barranco.gonzalez@twinpeaksarch.com • phone: (954) 961-7675 • fax: (954) 961-7685 • mail@twinpeaksarch.com



DESIGNED	DRAWN	CHECKED
CVG/RED	RED	CVG
DATE:	4/30/19	COMM:
		190401

REVISIONS	
△	HPB REVISIONS 6/12/19

B6 SCOPE OF WORK



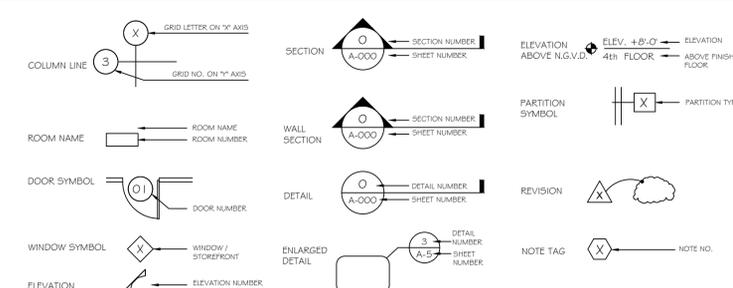
A6 LOCATION MAP

COVER SHEET

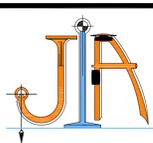
SITE PLAN APPROVAL

G-001

ABV	ABOVE	BRK	BRICK	DP	DAMP PROOFING	FIN	FINISH	HGHT	HEIGHT	MAX	MAXIMUM	PL	PLATE	STRD	STANDARD
ACOUS	ACOUSTICAL	CAB	CABINET	DR	DOOR	FL	FLOOR	HM	HOLLOW METAL	MECH	MECHANICAL	PBLG	PLUMBING	TOC	TOP OF CONCRETE
AD	AREA DRAIN	CJ	CONTROL JOINT	DTL	DETAIL	FLASH	FLASHING	HOR	HORIZONTAL	MFGR	MANUFACTURER	PLAS	PLASTER	T & G	TONGUE & GROOVE
ADJ	ADJACENT/ADJUSTABLE	CLG	CEILING	DWGS	DRAWING (S)	FLR	FLOOR	HP	HIGH POINT	MIN	MINIMUM	PROJ	PROJECT	TEMP	TEMPERED
AFP	ABOVE FINISH FLOOR	C	CENTERLINE	DW	DRYWALL	FT	FOOT, FEET	HVAC	HEATING, VENTILATING & AIR CONDITIONING	MISC	MISCELLANEOUS	PLYWD	PLYWOOD	TERR	TERRAZZO
AGGR	AGGREGATE	CLR	CLEAR	FURR	FURRING	EA	EACH	ID	INSIDE DIAMETER	MO	MASONRY OPENING	PLVMT	PAVEMENT	TJ	TOP OF JOIST
ALUM	ALUMINUM	CLR OPG	CLEAR OPENING	E.J.	EXPANSION JOINT	GA	GAUGE	IN	INCH	MR	MOISTURE RESISTANT	PT	POINT	TOW	TOP OF WALL
ANCH	ANCHOR	CMU	CONCRETE MASONRY UNIT	ELECT	ELECTRICAL	GALV	GALVANIZED	MTL	METAL	MTL	METAL	P.T.	PRESSURE TREATED	TYP	TYPICAL
ANOD	ANODIZED	CP	CEMENT PLASTER	ELEV / EL	ELEVATION	GC	GENERAL CONTRACTOR	MULL	MULLION	INSUL	INSULATION	QT	QUARRY TILE	UNOT	UNLESS OTHERWISE NOTED
APPROX	APPROXIMATELY	COL	COLUMN	EQ	EQUAL	GL	GLASS	JC	JANITOR'S CLOSET	NIC	NOT IN CONTRACT	REF	REFRIGERATOR	WI	WITH
ARCH	ARCHITECTURAL	CONC	CONCRETE	EQUIP	EQUIPMENT	GWB	GYP SUM WALL BOARD	JST	JOIST	NO	NUMBER	REIN	REINFORCED	WID	WOOD
AS	ACOUSTICAL SEALANT	CONST	CONSTRUCTION	EXP	EXPOSED	GYP	GYP SUM	JT	JOINT	NOM	NOMINAL	RES	RESILIENT	IWD	WINDOW
ASHP	ASPHALT	CONT	CONTINUOUS	EXPAN	EXPANSION	GYP BO	GYP SUM BOARD	KIT	KITCHEN	NTS	NOT TO SCALE	RO	ROUGH OPENING	WH	WATER HEATER
AT	ACOUSTICAL TILE	CONTR	CONTRACTOR	EXIST	EXISTING	HANDIC	HANDICAP	KO	KNOCK OUT	OC	ON CENTER	SAN	SANITARY	W/O	WITHOUT
BTM	BOTTOM OF	CPT	CARPET	FE	FIRE EXTINGUISHER	HB	HOSE BIB	LAM	LAMINATE	OD	OUTSIDE DIAMETER	SHT	SHEET	WSC	WAINSCOT
BD	BOARD	CT	CERAMIC TILE	FEIC	FIRE EXTINGUISHER CABINET	HC	HOLLOW CORE	LP	LOW POINT	OPNG	OPENING	SHTG	SHEATHING		
BITUM	BITUMINOUS	DIAM	DIAMETER	FD	FLOOR DRAIN	HD	HAND	LT	LIGHT	OPP	OPPOSITE	SIM	SIMILAR		
BLDG	BUILDING	DIM	DIMENSION	FF	FINISH FLOOR	HDW	HARDWARE	LVR	LOUVER	PATN	PARTITION	SPEC	SPECIFICATION		
BM	BEAM	D.O.S.	DOOR OPENING SIZE	FHC	FIRE HOSE CABINET	HDWD	HARDWOOD	MACH	MACHINE	PFS	PREMOLDED FILLER	SS	STAINLESS STEEL		



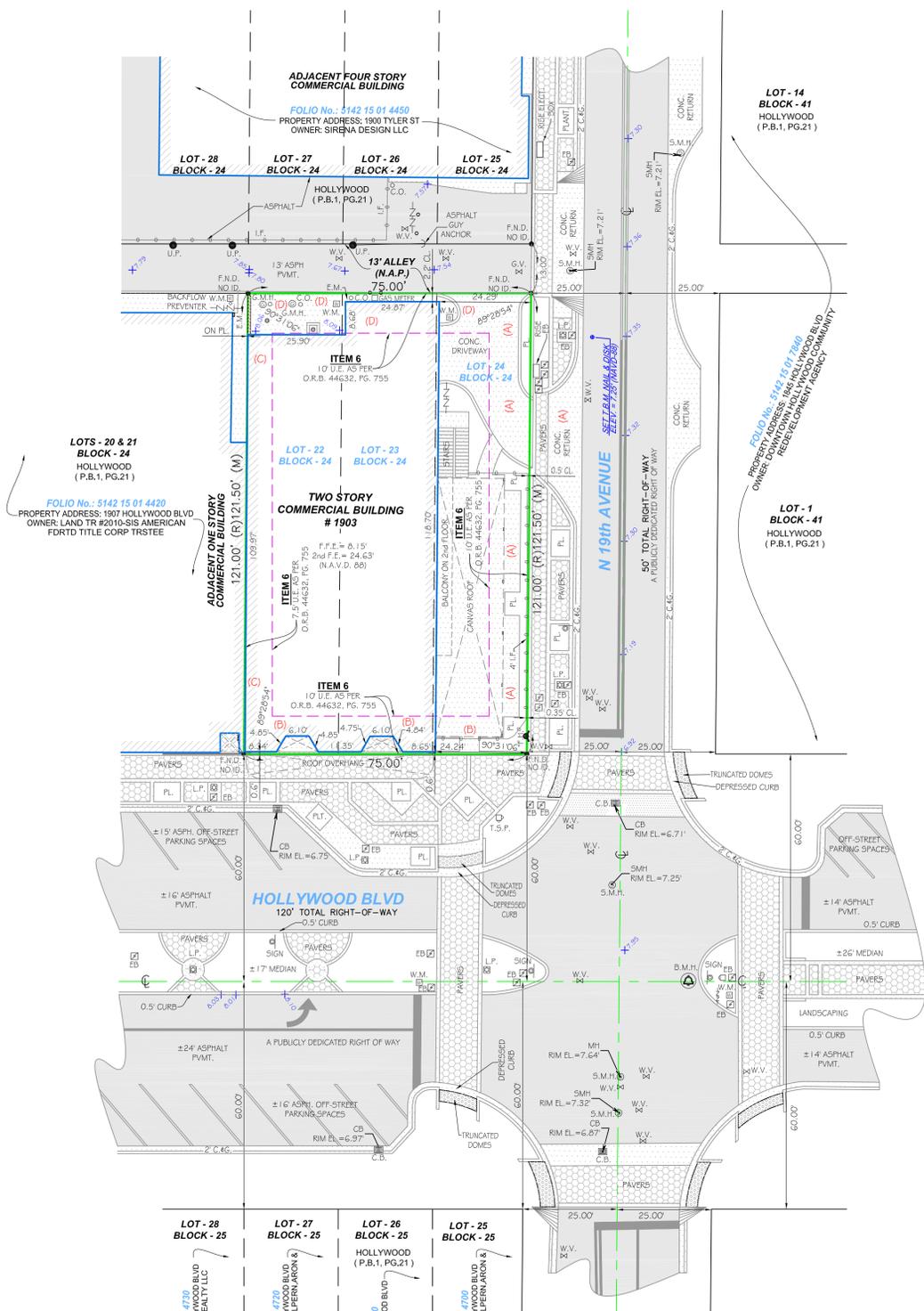
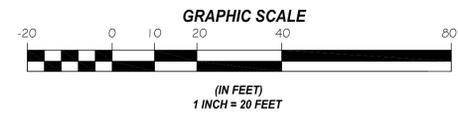
A1 ABBREVIATIONS & SYMBOLS



JOHN IBARRA & ASSOCIATES, INC.
 Professional Land Surveyors & Mappers
 WWW.IBARRALANDSURVEYORS.COM
 777 N.W. 72nd AVENUE SUITE 3025 MIAMI, FLORIDA 33126
 PH: (305) 262-0400 FAX: (305) 262-0401
 4040 DEL PRADO BLVD. S. SUITE 823 CAPE CORAL, FL 33904
 PH: (239) 540-2660 FAX: (239) 540-2664



ALTA/NSPS Land Title Survey



LOTS - 20 & 21 BLOCK - 24 HOLLYWOOD (P.B.1, PG.21)
 FOLIO No. 5142 15 01 4420
 PROPERTY ADDRESS: 1907 HOLLYWOOD BLVD
 OWNER: LAND TR 80210-SIS AMERICAN FORTO TITLE CORP TRUSTEE

ADJACENT ONE STORY COMMERCIAL BUILDING
 FOLIO No. 5142 15 01 4420
 PROPERTY ADDRESS: 1907 HOLLYWOOD BLVD
 OWNER: LAND TR 80210-SIS AMERICAN FORTO TITLE CORP TRUSTEE

TWO STORY COMMERCIAL BUILDING #1903
 FOLIO No. 5142 15 01 4420
 PROPERTY ADDRESS: 1907 HOLLYWOOD BLVD
 OWNER: LAND TR 80210-SIS AMERICAN FORTO TITLE CORP TRUSTEE

ADJACENT FOUR STORY COMMERCIAL BUILDING
 FOLIO No. 5142 15 01 4450
 PROPERTY ADDRESS: 1907 TYLER ST
 OWNER: SIRENA DESIGN LLC

LOT - 14 BLOCK - 41 HOLLYWOOD (P.B.1, PG.21)
 FOLIO No. 5142 15 01 4420
 PROPERTY ADDRESS: 1907 HOLLYWOOD BLVD
 OWNER: LAND TR 80210-SIS AMERICAN FORTO TITLE CORP TRUSTEE

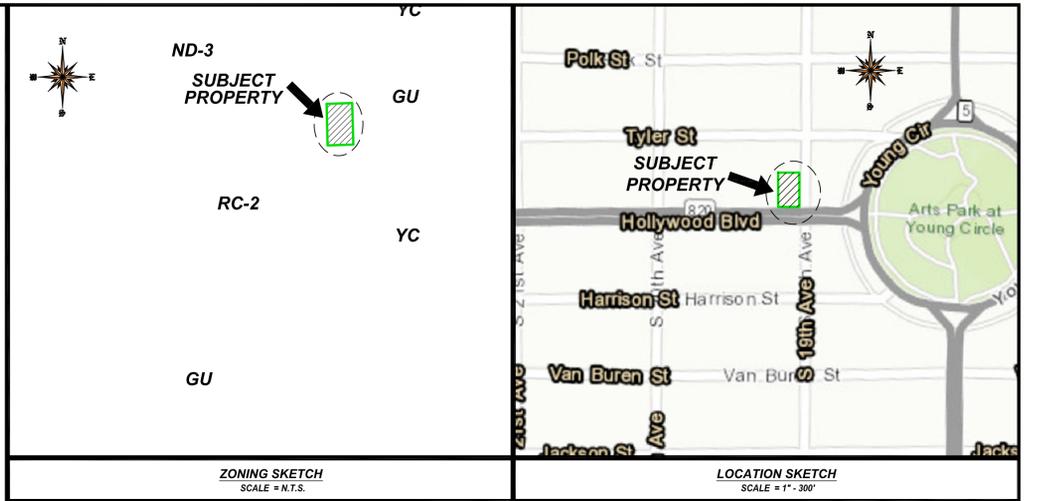
LOT - 28 BLOCK - 24 HOLLYWOOD (P.B.1, PG.21)
 FOLIO No. 5142 15 01 4720
 PROPERTY ADDRESS: 1908 HOLLYWOOD BLVD
 OWNER: HOLLYWOOD 1908 REALTY LLC

LOT - 27 BLOCK - 24 HOLLYWOOD (P.B.1, PG.21)
 FOLIO No. 5142 15 01 4730
 PROPERTY ADDRESS: 1908 HOLLYWOOD BLVD
 OWNER: ZAHAVA HALPERN TR HALPERNARON & BAKT S N TRUSTEE

LOT - 26 BLOCK - 24 HOLLYWOOD (P.B.1, PG.21)
 FOLIO No. 5142 15 01 4710
 PROPERTY ADDRESS: 1902 HOLLYWOOD BLVD
 OWNER: 1902 EAST LLC

LOT - 25 BLOCK - 24 HOLLYWOOD (P.B.1, PG.21)
 FOLIO No. 5142 15 01 4700
 PROPERTY ADDRESS: 1901 HOLLYWOOD BLVD
 OWNER: ZAHAVA HALPERN TR HALPERNARON & BAKT S N TRUSTEE

ENCROACHMENT NOTES:
 A. EAST SIDE OF THE SUBJECT PROPERTY, CONCRETE DRIVEWAY, CONCRETE SLAB AND IRON FENCE ARE ENCROACHING INTO THE 10 FOOT UTILITY EASEMENT AND CONCRETE RETURN IS ENCROACHING INTO THE RIGHT OF WAY OF N 19th AVENUE.
 B. SOUTH SIDE OF THE SUBJECT PROPERTY, BUILDING, IRON FENCE AND CONCRETE SLAB, TILE SLAB ARE ENCROACHING INTO THE 10 FOOT UTILITY EASEMENT AND ROOF OVERHANG IS ENCROACHING INTO THE RIGHT OF WAY OF HOLLYWOOD BLVD.
 C. WEST SIDE OF THE SUBJECT PROPERTY, BUILDING IS ENCROACHING INTO THE 7.5 FOOT UTILITY EASEMENT.
 D. NORTH SIDE OF THE SUBJECT PROPERTY, BUILDING, CONCRETE SLAB AND C.B.WALL ARE ENCROACHING INTO THE 10 FOOT UTILITY EASEMENT, AND WATER METER, GAS METER, GAS MANHOLE AND CLEANOUT LIE INTO THE SUBJECT PROPERTY.



ABBREVIATIONS
 A = ARC
 AC = AIR CONDITIONER PAD
 AE = ANCHOR EASEMENT
 AR = ALUMINUM ROOF
 AS = ALUMINUM SHED
 ASPH = ASPHALT
 B.C. = BLOCK CORNER
 BLDG = BUILDING
 B.M. = BENCHMARK
 B.C.R. = BROWARD COUNTY RECORDS
 B.O.B. = BASIS OF BEARING
 B.S.L. = BUILDING SETBACK LINE
 (C) = CALCULATED
 C.B. = CONCRETE BLOCK STRUCTURE
 C.B.W. = CONCRETE BLOCK WALL
 C.W. = CHORD
 C.W.B. = CHORD BEARING
 C.W.L. = CHORD LENGTH
 CL = CLEAR
 C.O. = CLEAR OUT
 C.L.F. = CHAIN LINK FENCE
 C.M.E. = CANAL MAINTENANCE EASEMENT
 CONC. = CONCRETE
 C.U.P. = CONCRETE UTILITY POLE
 C.P. = CONCRETE PORCH
 C.S. = CONCRETE SLAB
 C.W. = CONCRETE WALK
 D.E. = DRAINAGE EASEMENT
 D.M.E. = DRAINAGE MAINTENANCE EASEMENT
 DRIVE = DRIVEWAY
 D.M.E. = DRAINAGE MAINTENANCE EASEMENT
 EB = ELECTRIC BOX
 E.T.P. = ELECTRIC TRANSFORMER PAD
 ELEV. = ELEVATION
 ENCR. = ENCROACHMENT
 F.H. = FIRE HYDRANT
 F.I.P. = FOUND IRON PIPE
 F.I.R. = FOUND IRON ROD
 F.F.E. = FINISHED FLOOR ELEVATION
 F.W.D. = FOUND WALL & DOOR
 FT. = FEET
 F.N.P. = FEDERAL NATIONAL INSURANCE PROGRAM
 H. = FOUND HOLE
 H.N. = HOLE (HEIGHT)
 INAGE = INGRESS AND EGRESS EASEMENT
 I.C.V. = IRRIGATION CONTROL VALVE
 I.F. = IRON FENCE
 I.P. = LICENSED BUSINESS
 L.P. = LIGHT POLE
 L.F.E. = LOWEST FLOOR ELEVATION
 L.M.E. = LAKE MAINTENANCE EASEMENT
 MIN. = MINUTES
 M.D. = MEASURED DISTANCE
 M.B. = MAIL BOX
 M.C.R. = MIAMI DADE COUNTY RECORDS
 M.E. = MAINTENANCE EASEMENT
 M.H. = MANHOLE
 N.A.P. = NOT A PART OF
 N.V.D. = NATIONAL GEODETIC VERTICAL DATUM
 N.T.S. = NOT TO SCALE
 # = NO. NUMBER
 OS = OFFSET
 O.H. = OVERHEAD
 O.U.L. = OVERHEAD UTILITY LINES
 O.R.B. = OFFICIAL RECORDS BOOK
 O.V.H. = OVERHEAD
 P.M.T. = PAVEMENT
 PL. = PLASTER
 P.L. = PROPERTY LINE
 P.C. = POINT OF CURVATURE
 P.C. = POINT OF TANGENCY
 P.O.C. = POINT OF COMMENCEMENT
 P.O.B. = POINT OF BEGINNING
 P.R.C. = POINT OF REVERSE CURVATURE
 P.W.Y. = PARKWAY
 P.R.M. = PERMANENT REFERENCE MARK
 P.L.S. = PROFESSIONAL LAND SURVEYOR
 P.P. = POWER POLE
 P.P.S. = POOL PUMP SLAB
 P.U.E. = PUBLIC UTILITY EASEMENT
 (P) = RECORD DISTANCE
 R.R. = RAIL ROAD
 RES. = RESIDENCE
 R.W. = RIGHT-OF-WAY
 RAD. = RADIUS OF CURVATURE
 ROE = RANGE
 R.O.E. = ROOF OVERHANG EASEMENT
 SEC. = SECTION
 STY. = STONY
 SWK = SIDEWALK
 S.I.P. = SET IRON PIPE
 S.V. = SET VALVE
 S.P. = SCREENED PORCH
 S.V. = SET VALVE
 T. = TANGENT
 T.B. = TELEPHONE BOOTH
 T.B.M. = TRANSIT BENCHMARK
 T.U.E. = TECHNOLOGY UTILITY EASEMENT
 T.S.P. = TRAFFIC SIGNAL BOX
 T.S.P. = TRAFFIC SIGNAL POLE
 TWP. = TOWNSHIP
 UTILITY = UTILITY
 U.E. = UTILITY EASEMENT
 U.P. = UTILITY POLE
 W.M. = WATER METER
 W.F. = WOOD FENCE
 W.P. = WOOD PORCH
 W.R. = WOOD ROOF
 W.V. = WATER VALVE
 W.L. = WOOD LINE
 E. = CENTER LINE
 Δ = DELTA

SURVEYOR'S CERTIFICATE:
 1A. THE POSITIONAL UNCERTAINTIES RESULTING FROM THE SURVEY MEASUREMENTS MADE ON THE SURVEY DO NOT EXCEED THE ALLOWABLE POSITIONAL TOLERANCE.
 1B. THE SURVEY MEASUREMENTS WERE MADE IN ACCORDANCE WITH THE MINIMUM ANGLE DISTANCE AND CLOSURE REQUIREMENTS FOR SURVEYS MEASUREMENTS WHICH CONTROL LAND BOUNDARIES FOR ALTA/NSPS LAND TITLE SURVEYS; OR
 1C. PROPER FIELD PROCEDURES, INSTRUMENTATION AND ADEQUATE SURVEY PERSONNEL WERE EMPLOYED IN ORDER TO ACHIEVE RESULTS COMPARABLE TO THOSE OUTLINED IN THE MINIMUM ANGLE DISTANCE AND CLOSURE REQUIREMENTS FOR SURVEYS MEASUREMENTS WHICH CONTROL LAND BOUNDARIES FOR ALTA/NSPS LAND TITLE SURVEYS.
 2. THE LOCATION OF THE SUBJECT PROPERTY IS IN ZONE RC-2 (HISTORIC RETAIL CORE). SETBACKS ARE AS PER CITY OF HOLLYWOOD.
 ZONED SETBACKS MUST BE CHECKED WITH THE CITY OF HOLLYWOOD BUILDING DEPARTMENT PRIOR TO ANY CONSTRUCTION OR DESIGN WORK.

(RC-2)

MINIMUM SETBACKS	Frontage	Side	Back	Upper Level
All Frontages	Ground Floor - 35 Feet	Match Adjacent or 0 ft.	25 ft.	Above 35 Feet
Side	0 ft.	0 ft.	0 ft.	N/A
Back	5 ft.	5 ft.	5 ft.	N/A

MINIMUM ACTIVE USES	Frontage	Ground Floor	Above Ground Floor
Hollywood	70%	70%	N/A
Backward	50%	50%	N/A
Harrison Street	70%	70%	N/A

LEGAL DESCRIPTION:
 THE LAND REFERRED TO HEREIN BELOW IS SITUATED IN THE COUNTY OF BROWARD, STATE OF FLORIDA, AND IS DESCRIBED AS FOLLOWS:
 LOTS 22, 23 AND 24, BLOCK 24, HOLLYWOOD, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 1, PAGE 21, PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA.

LEGAL NOTES TO ACCOMPANY SKETCH OF SURVEY:
 • THE PURPOSE OF THIS SURVEY IS FOR USE IN OBTAINING TITLE INSURANCE AND FINANCING AND SHOULD NOT BE USED FOR CONSTRUCTION PURPOSES.
 • THE TERM "ENCROACHMENT" MEANS VISIBLE AND ABOVE GROUND ENCROACHMENTS.
 • ZONING REPORT HAS NOT BEEN PROVIDED FOR REFERENCE TO SURVEYOR BY THE PLANNING & ZONING RESOURCE COMPANY.
 • UNLESS OTHERWISE NOTED, THIS FIRM HAS NOT ATTEMPTED TO LOCATE FOOTING AND/OR FOUNDATIONS.
 • BOUNDARY SURVEY MEANS A DRAWING AND/OR A GRAPHIC REPRESENTATION OF THE SURVEY WORK PERFORMED IN THE FIELD. IT SHOULD BE DRAWN AT A SHOWN SCALE AND/OR NOT TO SCALE. THE WALLS OR FENCES MAY BE EXAGGERATED FOR CLARITY PURPOSES.

TITLE COMMITMENT NOTES:
 THAT I HAVE REVIEWED THE COMMITMENT AND ALL ITEMS ARE SHOWN ON THE SURVEY. THE ITEMS SHOWN HERE FORTH ARE PER SCHEDULE B OF FIDELITY NATIONAL TITLE INSURANCE COMPANY COMMITMENT ORDER NO. 7372575. ISSUE OFFICE FILE NUMBER: 18-422 WOOLWORTH 26, L.L.C. DATED 12/11/2018 AT 11:00 P.M.

ITEM 1. TERMS, CONDITIONS, RIGHTS, PROVISIONS, DUTIES AND OBLIGATIONS OF THAT CERTAIN LEASE BY AND BETWEEN KATHERINE MANELLA AND HENRY MANELLA, HER HUSBAND, (LANDLORD) AND HOLLYWOOD BANK AND TRUST COMPANY, A FLORIDA BANKING CORPORATION (TENANT), AS EVIDENCED IN LEASE (SHORT FORM FOR A TERM OF NINETY-NINE (99) YEARS, DATED MAY 1ST, 1989, FILED DECEMBER 22, 1989 AND RECORDED IN OFFICIAL RECORDS BOOK 4088, PAGE 473, AS ASSIGNED BY CONTINGENT ASSIGNMENT OF LEASE, DATED JULY 10, 1997 BY BARNETT BANK, N.A., SUCCESSOR IN INTEREST TO BARNETT BANK OF BROWARD COUNTY, N.A., TO THE RYAN FAMILY LIMITED PARTNERSHIP, A FLORIDA LIMITED PARTNERSHIP, FILED JULY 28, 1997 AND RECORDED IN OFFICIAL RECORDS BOOK 2871, PAGE 778, AS ASSIGNED BY THAT ASSIGNMENT OF LEASE AND THAT WARRANTY DEED RECORDED IN OFFICIAL RECORDS BOOK 4632 PAGE 755, DOES AFFECT THE PROPERTY. ITEM IS BLANKET IN NATURE AND CANNOT BE PLOTTED.

ITEM 2. EASEMENTS AS SET FORTH IN THAT CERTAIN WARRANTY DEED RECORDED SEPTEMBER 29, 2007 IN OFFICIAL RECORDS BOOK 4483, PAGE 755, DOES AFFECT THE PROPERTY. ITEM IS PLOTTED ON THIS SURVEY.
 *Subject to zoning, restrictions, prohibitions and other requirements imposed by governmental authority; restrictions, easements and matters appearing on the plat or otherwise common to the subdivision (provided, however, that the foregoing shall not be deemed to impose same); public utility easements of record which are located contiguous to and property lines and not more than 10 feet in width as to the rear or front lines and 7 1/2 feet in width as to the side lines.

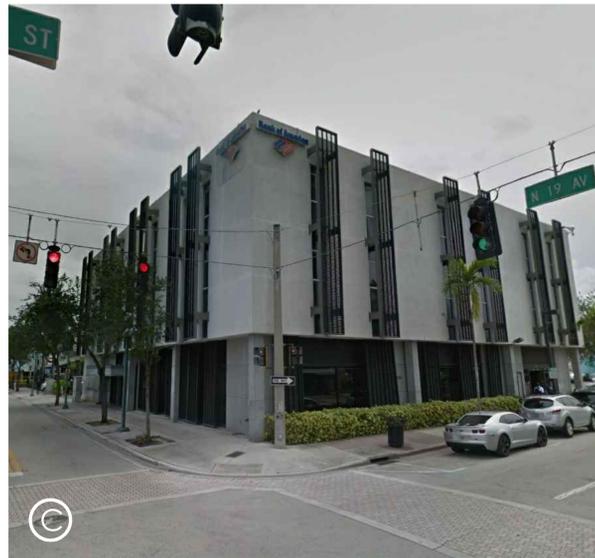
ITEM 3. ORDINANCE NO. 2005-18 RECORDED JULY 15, 2005 IN OFFICIAL RECORDS BOOK 4092, PAGE 1783 AND ORDINANCE NO. 2005-19 RECORDED JULY 15, 2005 IN OFFICIAL RECORDS BOOK 4092, PAGE 1789, DOES AFFECT THE PROPERTY. ITEM IS BLANKET IN NATURE AND CANNOT BE PLOTTED.

WOOLWORTH 26, LLC, A FLORIDA LIMITED LIABILITY COMPANY
 1903 HOLLYWOOD BLVD., HOLLYWOOD, FL 33020
 BASED UPON TITLE COMMITMENT ORDER NUMBER: 7372575,
 ISSUING OFFICE FILE NUMBER: 18-422 WOOLWORTH 26, LLC
 OF FIDELITY NATIONAL TITLE INSURANCE COMPANY
 BEARING AN EFFECTIVE DATE OF 12/11/2018 AT 11:00 PM

SURVEYOR'S CERTIFICATION
 TO: WOOLWORTH 26, LLC, A FLORIDA LIMITED LIABILITY COMPANY; LAW OFFICES OF PAUL FELDMAN, P.A.; AND FIDELITY NATIONAL TITLE INSURANCE COMPANY.
 THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE 2016 MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/NSPS LAND TITLE SURVEYS, UNLESS OTHERWISE NOTED, AND INCLUDES ITEMS 1, 2, 3, 4, 5, 7(A), 7(B), 8, 13, 16, 19, OF TABLE A THEREOF. THE FIELD WORK WAS COMPLETED ON FEBRUARY 22, 2019:
 JOHN IBARRA (DATE OF SURVEY)
 PROFESSIONAL LAND SURVEYOR NO. 5204 STATE OF FLORIDA (NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER).
 REVISION SURVEY:
 I HEREBY CERTIFY THAT THIS "ALTA/NSPS SURVEY" OF THE PROPERTY DESCRIBED HEREON, HAS RECENTLY BEEN SURVEYED AND DRAWN UNDER MY SUPERVISION, AND COMPLIES WITH THE STANDARDS OF PRACTICE AS SET FORTH BY THE FLORIDA BOARD OF PROFESSIONAL LAND SURVEYORS IN CHAPTER 51-17, FLORIDA ADMINISTRATIVE CODE PURSUANT TO 472.027, FLORIDA STATUTES.
 02/22/2019

Project Address:
 1903 HOLLYWOOD BLVD., HOLLYWOOD, FL 33020
Project Location: BROWARD COUNTY
 SECTION 15, TOWNSHIP 51 SOUTH, RANGE 42 EAST
 Folio No.: 5142 15 01 4430 & 5142 15 01 4440
DRAWN BY: DA
Job Number: 19-000759-1
 777 N.W. 72nd AVENUE SUITE 3025 MIAMI, FLORIDA 33126
 TELEPHONE: (305) 262-0400 FAX (305) 262-0401
 www.ibarralandsurveyors.com

John Ibarra And Assoc., Inc. LAND SURVEYORS
 L.B.# 7806



(A1) EXISTING SITE VIEWS

PROPERTIES KEY VIEW



TWIN PEAKS
 SITE & BLDG. IMPROVEMENTS
 HOLLYWOOD, FLORIDA
 barranco gonzalez • architecture • planning • interior design
 phone: (954) 961-7675 fax: (954) 961-7685 mail: @twinpeaksarch.com
 1915 southeast 4th avenue Fort Lauderdale, FL 33316



DESIGNED	DRAWN	CHECKED
CVG/RED	RED	CVG
DATE:	COMM:	
4/30/19	190401	

REVISIONS

EXISTING SITE VIEWS
 AND SURROUNDING
 PROPERTIES

SITE PLAN APPROVAL

G-002

1 2 3 4 5 6

E

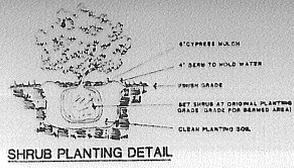
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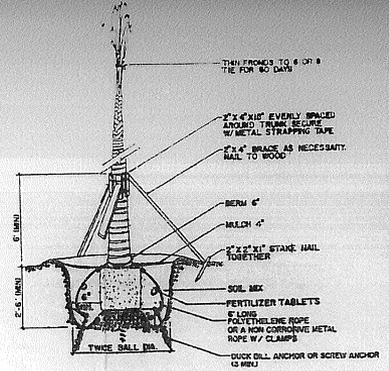
B

A

THE ARCHITECT HEREBY EXPRESSLY RESERVES THE COPYRIGHT AND PROPERTY RIGHTS IN THESE PLANS. DRAWINGS ARE NOT TO BE REPRODUCED, CHANGED, OR COPIED IN ANY FORM OR MANNER WHATSOEVER WITHOUT FIRST OBTAINING WRITTEN PERMISSION AND CONSENT. NOR ARE THEY TO BE ASSIGNED TO ANY PARTY WITHOUT FIRST OBTAINING SAID WRITTEN PERMISSION AND CONSENT.



SHRUB PLANTING DETAIL



PALM PLANTING DETAIL
NO SCALE

LANDSCAPE SCHEDULE				
MARK	BOTANICAL NAME	COMMON NAME	SIZE & SPACING	QTY.
A	DRYSTONIA ELATA	ROYAL PALM	2' CLEAR CANOPY	5
B	DRYSTONIA ELATA EXISTING	ROYAL PALM EXISTING	EXISTING	7
C		TRAVELER'S PALM	6" TO 2' - 24B	7
D		TRAVELER'S PALM	2' HI 24B	7
E		EMERSON'S PARADISE	2' HI 12" DIA 1/2"	12
F				
G		DWARF PENTAS	2' HI @ 12" (1 GAL)	112
H		1202A 1202A GRANT	24" HI @ 24" (3 GAL)	64

LANDSCAPE NOTES:

1. TREES SHALL BE A MINIMUM OF 8' OVERALL HEIGHT WITH A MINIMUM CANOPY SPREAD OF 4' AND A MINIMUM TRUNK DIAMETER AS SPECIFIED IN SCHEDULE. (N.A.)
2. PLANT MATERIALS USED SHALL CONFORM TO LOCAL LANDSCAPING ORDINANCES AND TO THE STANDARDS OF FLORIDA GRADE NO. 1 OR BETTER AS GIVEN IN "GRADES AND STANDARDS".
3. ALL TREES AND SHRUBS SHALL BE PLANTED WITH A MINIMUM OF 4" OF TOPSOIL AROUND AND BENEATH THE ROOT BALL, A MINIMUM OF 9" OF SIEVED COTTON WOLFF OR EQUAL MATERIAL) OR COARSE COVER SHALL BE INSTALLED AROUND EACH TREE PLANTING AND THROUGHOUT HEDGE AND SHRUB PLANTING. (SEE DETAIL)
4. THE MINIMUM TOPSOIL DEPTH SHALL BE 6" FOR GRASSCOVER AREAS, 4" FOR SEEDING GRASS AREAS AND 2" FOR SOODED GRASS AREAS.
5. ALL TREES SHALL BE PROPERLY CAGED AND STAKED AT TIME OF PLANTING. (SEE DETAIL)
6. ALL OPEN AREAS TO BE SOODED WITH FLORITAM.
7. ALL LANDSCAPED AREAS SHALL BE PROVIDED WITH AN AUTOMATIC IRRIGATION SYSTEM, 100% COVERAGE

FIRE SPRINKLER NOTES

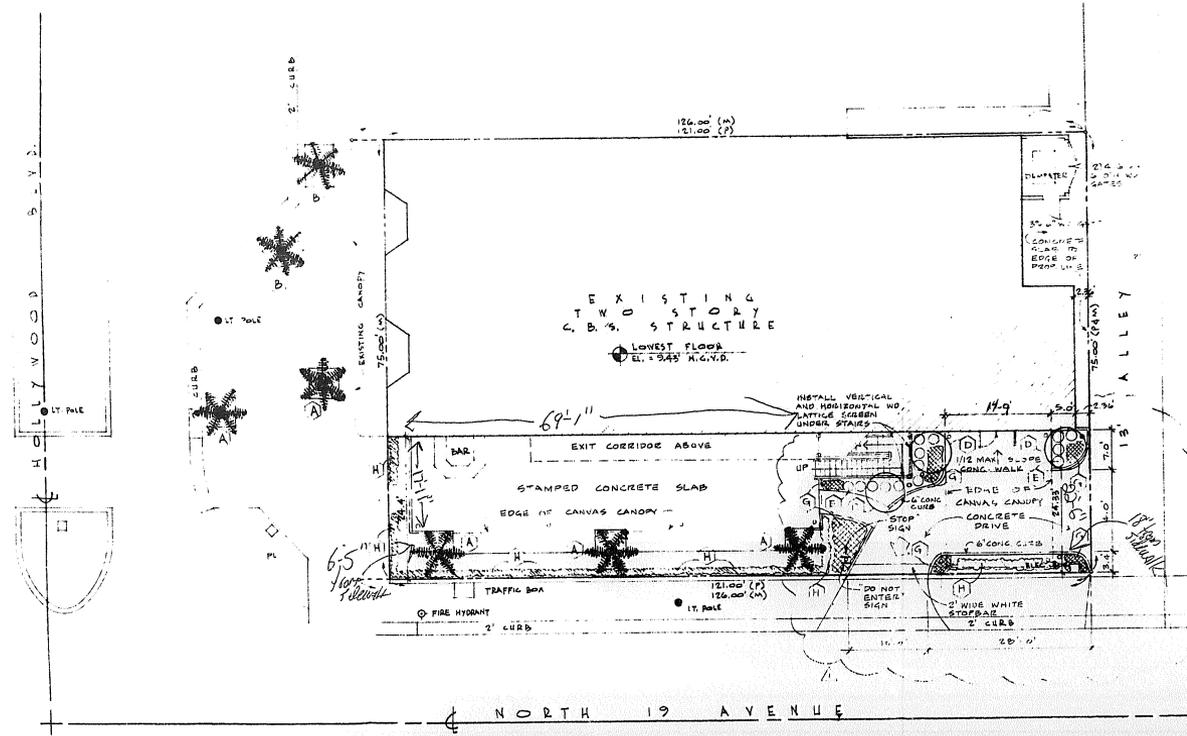
1. THIS BUILDING SHALL BE EQUIPPED WITH FIRE SPRINKLERS TO COVER ALL AREAS
2. FIRE SPRINKLER CONTRACTOR SHALL PROVIDE ENGINEERING PLANS AND CALCULATIONS FOR THE OBTAINMENT OF BUILDING PERMITS.

SITE DATA	
ZONING: CCB-3	
TOTAL SITE AREA	9,075 S.F. (0.21 ACRE)
BUILDING LAND COVERAGE	3,819 S.F. (42.1%)
PATIO & DRIVE AREA	1,830 S.F. (20.2%)
LANDSCAPING AREA	1,424 S.F. (15.7%)

PARKING DATA	
FIRST FLOOR PARKING REQUIRED	0
SECOND FLOOR PARKING REQUIRED (1 SPACE PER 100 S.F. GROSS)	37
ON SITE PARKING PROVIDED	0
OFF SITE PARKING TO BE PROVIDED	37

BUILDING DATA	
FIRST FLOOR AREA	5,819 S.F.
SECOND FLOOR AREA	3,619 S.F.
TOTAL AREA	11,438 S.F.

SEATING DATA	
FIRST FLOOR PUB SEATING	150 SEATS
FIRST FLOOR RESTAURANT SEATING	78 SEATS
TOTAL FIRST FLOOR INDOOR SEATING	228 SEATS
PATIO PATIO SEATING	78 SEATS
TOTAL FIRST FLOOR SEATING	306 SEATS
SECOND FLOOR SEATING	300 SEATS
TOTAL SEATING	606 SEATS



APPROVED
JAN 22 2019
CITY OF HOLLYWOOD
STRUCTURAL

SITE PLAN
1" = 10'
LOTS 22, 23, 24, BLOCK 24, TOWN OF HOLLYWOOD
P. B. 1, P. 21, BROWARD COUNTY, FLORIDA

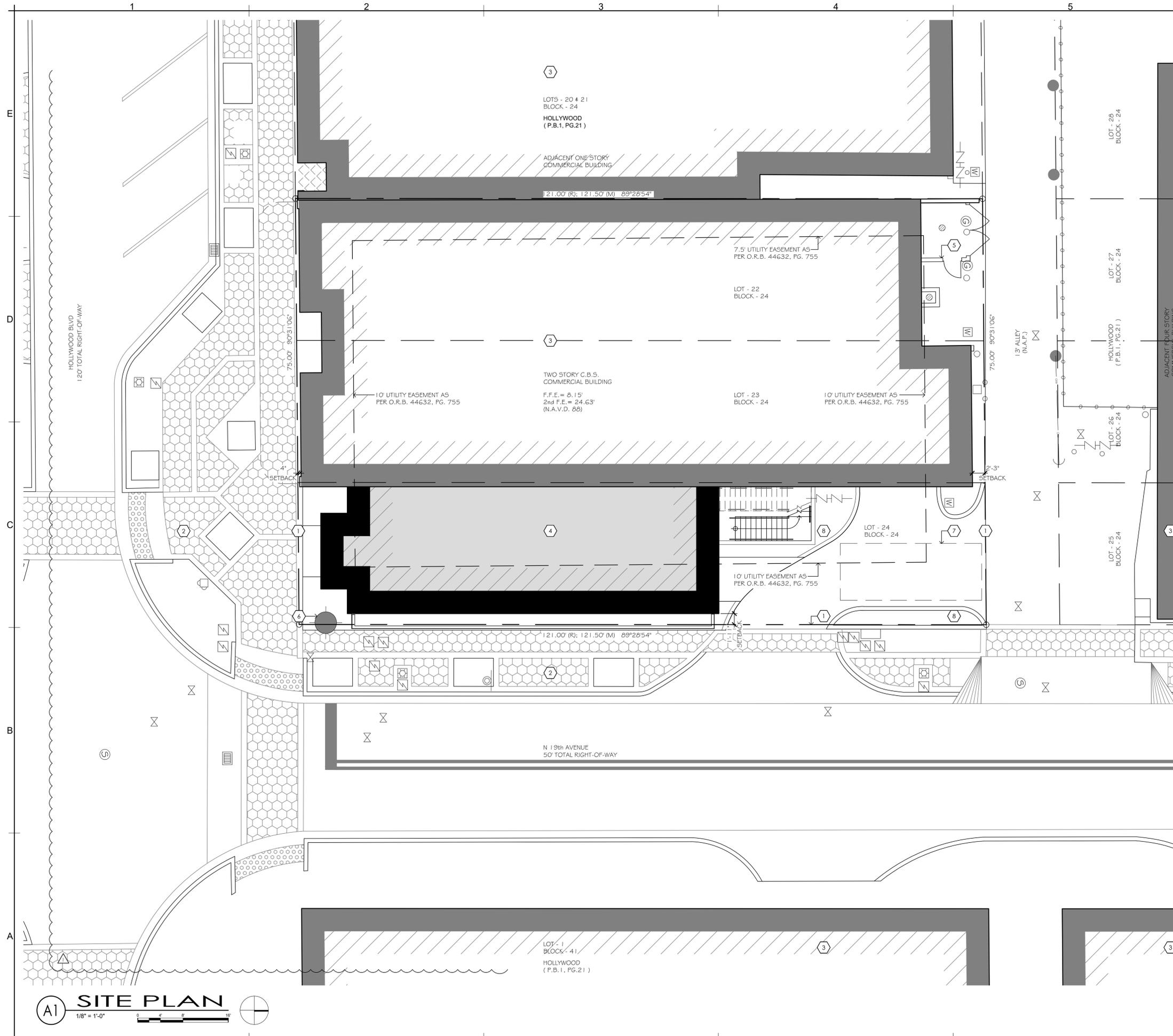
EXISTING SITE PLAN (FOR YOUR REF.)

REVISIONS	
DATE:	REVISIONS
1/21/17	DRIVEWAY & LANDSCAPING
2/21/17	PUMP&TANK AREA & PIPE OF ARTES
5/1/17	

REMODELING FOR O'HARA'S PUB & JAZZ CAFE
1803 HOLLYWOOD BOULEVARD, FLORIDA

MS ARCHITECTS, INC.
ARCHITECTS, PLANNERS
780 EAST BROWARD BLVD., SUITE 202
FORT LAUDERDALE, FLORIDA 33301
(305) 483-3086
JOB NUMBER: 1907-45

A-1
SHEET:
OF: 7



PROJECT DATA		
LAND USE CLASSIFICATION	ACTIVITY CENTER	
ZONING	RC-2	
SITE AREA	9,113 SQ. FT. 100%	
SITE COVERAGE		
IMPERVIOUS AREA		
BUILDING COVERAGE	7,432 SQ. FT. 82%	
PARKING, DRIVEWAYS & ROADWAY (TOTAL VEHICULAR USE AREA)	737 SQ. FT. 8%	
WALKWAYS	629 SQ. FT. 7%	
TOTAL IMPERVIOUS AREA	8,798 SQ. FT. 97%	
PERVIOUS AREA (0% REQ.)		
LANDSCAPE AREA	315 SQ. FT. 3%	
TOTAL PERVIOUS AREA	315 SQ. FT. 3%	
BUILDING INFORMATION		
AREA CALCULATION		
EXISTING 1ST. FLOOR BUILDING AREA	5,707 SQ. FT.	
EXISTING 2ND. FLOOR BUILDING AREA	5,392 SQ. FT.	
EXISTING 1ST. FLOOR PATIO AREA	1,346 SQ. FT.	
EXISTING 2ND. FLOOR PATIO AREA	194 SQ. FT.	
EXISTING TOTAL BUILDING AREA	12,639 SQ. FT.	
PROPOSED 1ST. FLOOR BUILDING AREA	5,737 SQ. FT.	
PROPOSED 2ND. FLOOR BUILDING AREA	5,392 SQ. FT.	
PROPOSED 1ST. FLOOR PATIO AREA	1,783 SQ. FT.	
PROPOSED 2ND. FLOOR PATIO AREA	1,504 SQ. FT.	
PROPOSED TOTAL BUILDING AREA	14,416 SQ. FT.	
BUILDING FINISH ROOF HEIGHT	± 22'-6"	
FLOOR AREA RATIO CALCULATION		
14,416 SQ. FT. / 9,113 SQ. FT. =	158%	
PARKING DATA		
FOR THE PURPOSE OF PARKING CALCULATION, FLOOR GROSS AREA WAS USED AS DEFINED ON THE CITY OF HOLLYWOOD LDR, ARTICLE 7, SEC. 7.4		
PROPOSED USE	REQUIRED PARKING / LOADING	
RESTAURANT	60% TIMES THE GROSS FLOOR AREA OF BLDG., THEN 1 PER 60 SQ. FT. OF THE RESULTING FLOOR AREA	
TOTAL PARKING REQUIRED	0	
TOTAL PARKING PROVIDED	0	
TOTAL LOADING ZONE REQUIRED	1	
TOTAL LOADING ZONE PROVIDED	1	
BUILDING SETBACKS		
	REQUIRED	PROVIDED
FRONT	0'-0"	0'-4" (SOUTH)
REAR	0'-0"	2'-3" (NORTH)
SIDE	0'-0"	1'-1 1/2" (EAST)
SIDE	0'-0"	0'-0" (WEST)

SITE PLAN BOUNDARY INFORMATION, LEGAL DESCRIPTION AND EASEMENTS SHOWN HEREON, TAKES FROM A SURVEY PREPARED BY JOHN IBARRA & ASSOC., INC. LAND SURVEYORS, DATED: 2/22/19

- SITE GENERAL NOTES**
- THE PURPOSE OF THESE DRAWINGS IS TO CONVEY THE DESIGN INTENT ONLY. THEY ARE NOT TO BE USED TO OBTAIN BUILDING PERMITS OR FOR ACTUAL CONSTRUCTION OF THE PROJECT.
 - THE PROPOSED DESIGN SOLUTION MAY REQUIRE MODIFICATIONS DUE TO JOB SPECIFIC INFORMATION REGARDING GRADING, UTILITIES, EASEMENTS, SETBACKS, WATER RETENTION AND SITE ACCESS. ALL STRUCTURAL MODIFICATIONS MUST BE CAREFULLY ANALYZED BY A LICENSED STRUCTURAL ENGINEER AND MODIFIED / DESIGNED AS REQUIRED.
 - ADA COMPLIANT ACCESSIBLE ROUTE FROM PUBLIC RIGHT OF WAY IS PROVIDED AT ALL ENTRANCES TO BUILDING.

B6 SITE DATA

- PROPERTY LINE (TYP.)
- EXISTING R.O.W. SIDEWALK.
- EXISTING BUILDING TO REMAIN.
- NEW PATIO RENOVATION. SEE FLOOR PLAN.
- EXISTING DUMPSTER ENCLOSURE TO REMAIN.
- EXISTING FIRE HYDRANT TO REMAIN.
- DENOTES 10' x 25' LOADING ZONE.
- LANDSCAPE AREA (TYP.) SEE LANDSCAPE PLANS.

A6 SITE PLAN KEY NOTES

TWIN PEAKS
SITE & BLDG. IMPROVEMENTS
HOLLYWOOD, FLORIDA

barranco gonzalez • architecture • planning • interior design
1915 southeast 4th avenue Fort Lauderdale, FL 33316 phone: (954)961-7675 fax: (954)961-7685 mail@bgsarchitecture.com

AR10567
REGISTERED ARCHITECT

DESIGNED	DRAWN	CHECKED
CVG/RED	RED	CVG
DATE:	DATE:	DATE:
4/30/19	190401	190401

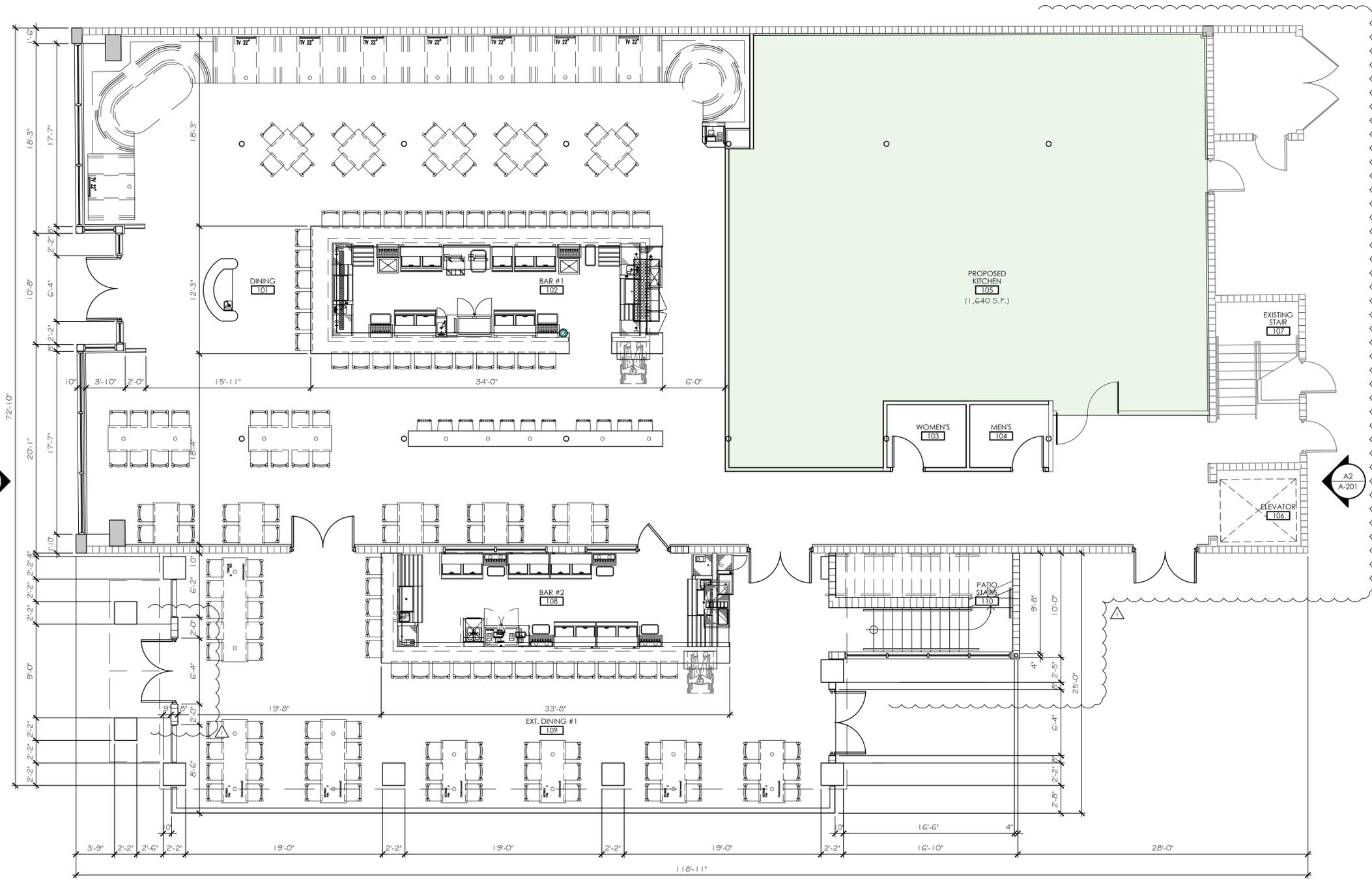
REVISIONS	
△	HPB REVISIONS 6/12/19

SITE PLAN

SITE PLAN APPROVAL

AS-101

E1 NOT USED



A1 1ST. FLOOR PLAN
3/16" = 1'-0"

A6 NOT USED



TWIN PEAKS
SITE & BLDG. IMPROVEMENTS
HOLLYWOOD, FLORIDA
barranco gonzalez • architecture • planning • interior design

1915 southeast 4th avenue Fort Lauderdale, FL 33316 phone: (954) 961-7675 fax: (954) 961-7685 mail: @hgarchitecture.com



DESIGNED	DRAWN	CHECKED
CVG/RED	RED	CVG
DATE:	DATE:	DATE:
4/30/19	190401	

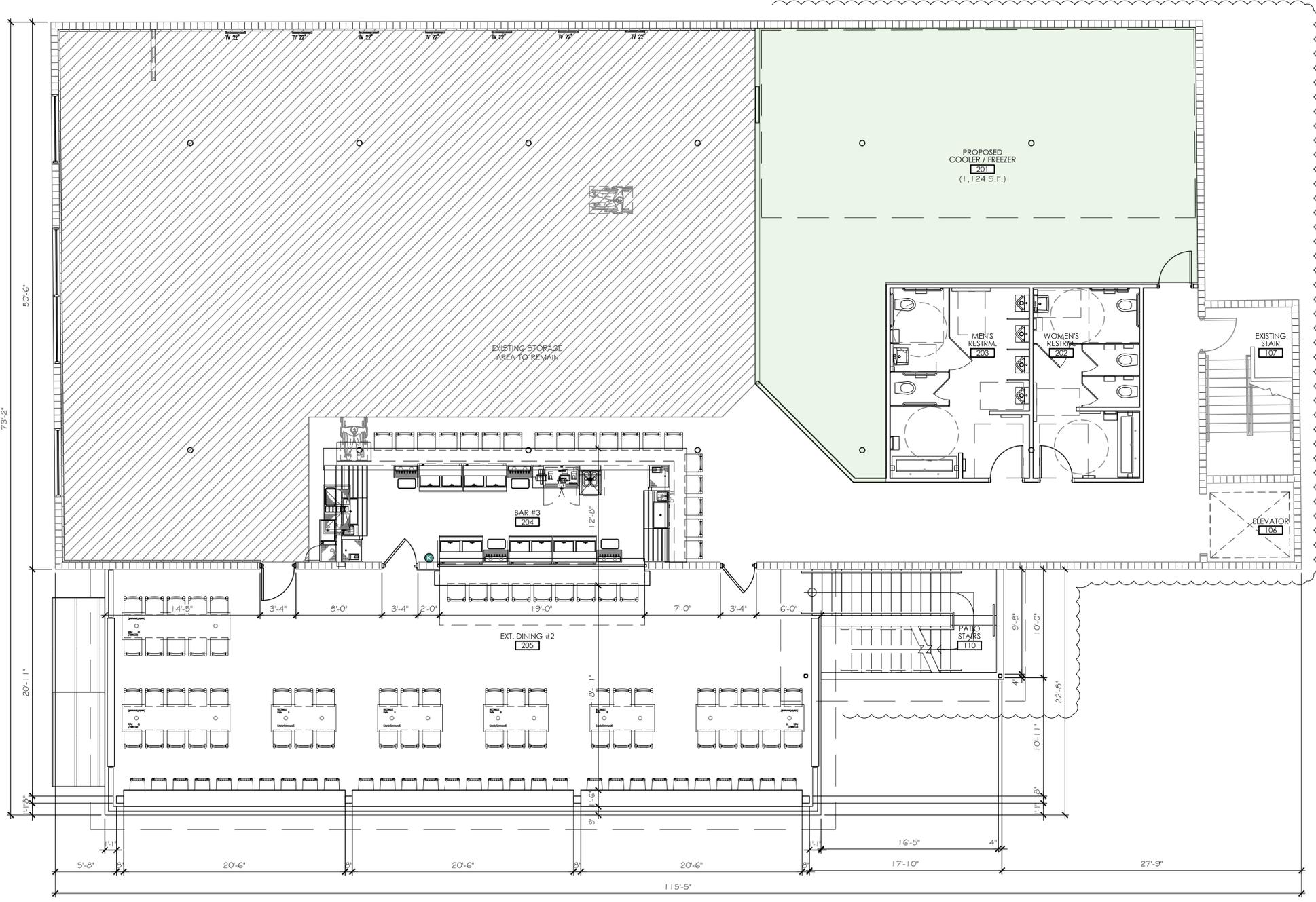
REVISIONS	
△	HPB REVISIONS 6/12/19

1ST. FLOOR PLAN

SITE PLAN APPROVAL

A-101

E1 NOT USED



A1 2ND. FLOOR PLAN
3/16" = 1'-0"

B2 A-201

A6 NOT USED



TWIN PEAKS
 SITE & BLDG. IMPROVEMENTS
 HOLLYWOOD, FLORIDA
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2ND. FLOOR PLAN

SITE PLAN APPROVAL

A-102



D1 STREET PROFILE ELEV. (HOLLYWOOD BLDV.)
1/8" = 1'-0"



B2 EAST ELEVATION
1/8" = 1'-0"

- C6 EXT. ELEV. KEY NOTES**
- 1 ALUMINUM STORE FRONT SYSTEM, FACTORY APPLIED PAINTED FINISH AND LT. TINTED GLASS (TYP.) SEE MAT./FINISH SCHED.
 - 2 SECTIONAL ALUMINUM 4 GLASS GARAGE DOOR, FACTORY APPLIED PAINTED FINISH AND LT. TINTED GLASS (TYP.) FINISH PDR-01.
 - 3 SMOOTH STUCCO, PAINTED FINISH, SEE MAT./FINISH SCHED. 4 SECTIONS.
 - 4 DECORATIVE STONE VENER, ST-02, SEE MAT./FINISH SCHED.
 - 5 FUTURE SIGN AREA. BY OTHERS, UNDER SEPARATE PERMIT. ALL SIGNAGE SHALL CONFIRM TO ARTICLE 8 OF THE ZONING AND LAND DEVELOPMENT REGULATIONS.
 - 6 STANDING SEAM PRE-FINISHED ROOFING SYSTEM, RFG-01. SEE MAT./FINISH SCHED., SECTIONS AND SPECIFICATIONS SHEETS.
 - 7 DECORATIVE LOUVER W/ INSECT SCREEN, PAINTED FINISH PDR-01.
 - 8 WOOD AND METAL RAILING.
 - 9 METAL CANOPY, PAINTED FINISH, SEE MAT./FINISH SCHED.



A2 NORTH ELEVATION
1/8" = 1'-0"



A4 SOUTH ELEVATION
1/8" = 1'-0"

A6 FINISH MAT./ SCHED.
1/8" = 1'-0"

#	DESCRIPTION	LEGEND	REMARKS
WS-04	CLEAR POLYURETHANE SEAL COAT		
ST-02	SYNTHETIC STONE SYSTEM - RIVER ROCK 'NATCHEZ' BY LONESTAR STONE SET IN SCRATCH COAT ON GALV METAL LATH OVER FELT.		BAR, KNEEWALLS, INT. ACCENTS
PDR-01	POWDERCOAT-RAL 3002 CARMINE RED		611 ALUM. DOORS, STOREFRONT 4 MIN.
RFG-01	STANDING SEAM PRE-FINISHED ROOFING SYSTEM ON 30# FELT ON T&G PLYWOOD DECK. INSTALL PER FLORIDA APPROVAL FL-15477, 2 R1, MITL-01 - BERKIDGE MANUFACTURING 'PRE-FINISHED Z-LOCK ROOF PANEL, 'HARTFORD GREEN' - KYNAR 500 OR HYLOR 5000 FINISH.		ENTRY AND SERVICE YARD COVER
PT-01	SHERWIN WILLIAMS: SW 6134, 'NETSUKE', FLAT		
PT-02	SHERWIN WILLIAMS: SW 0041 'DARD HUNTER GREEN, FLAT		
PT-03	SHERWIN WILLIAMS: SW 61104 'KAFFEE', FLAT		
PT-04	SHERWIN WILLIAMS: SW 9024, 'VINTAGE GOLD', FLAT		
PT-05	SHERWIN WILLIAMS: SW 6258 'TRICORN BLACK, FLAT		
GL-02	IMPACT RESISTANT GLAZING, LT. TINTED; COLOR GREEN.		

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190401	190401	190401

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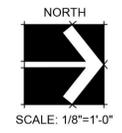
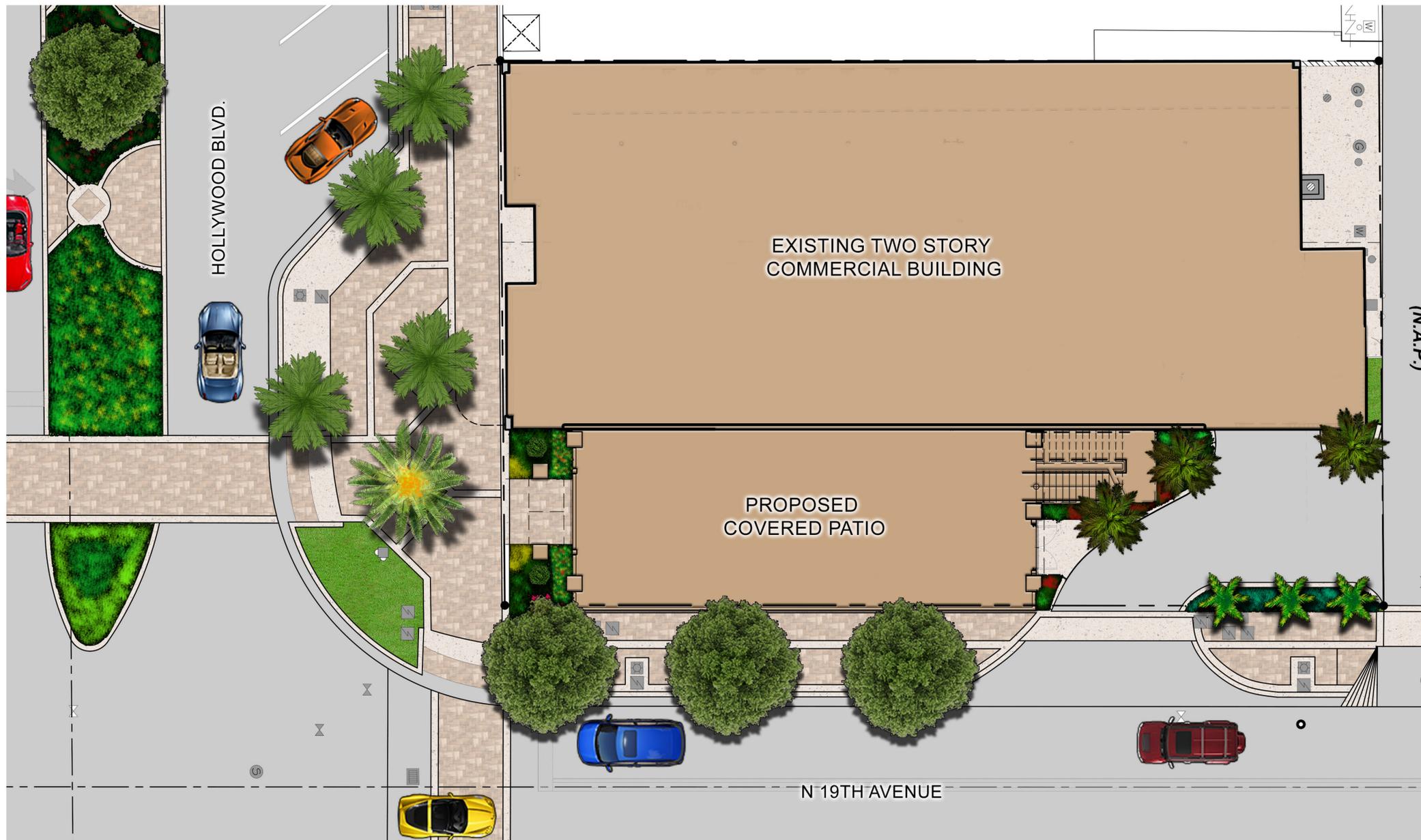
NO.	DESCRIPTION	DATE
1	HPD REVISIONS	6/12/19

ELEVATIONS

SITE PLAN APPROVAL

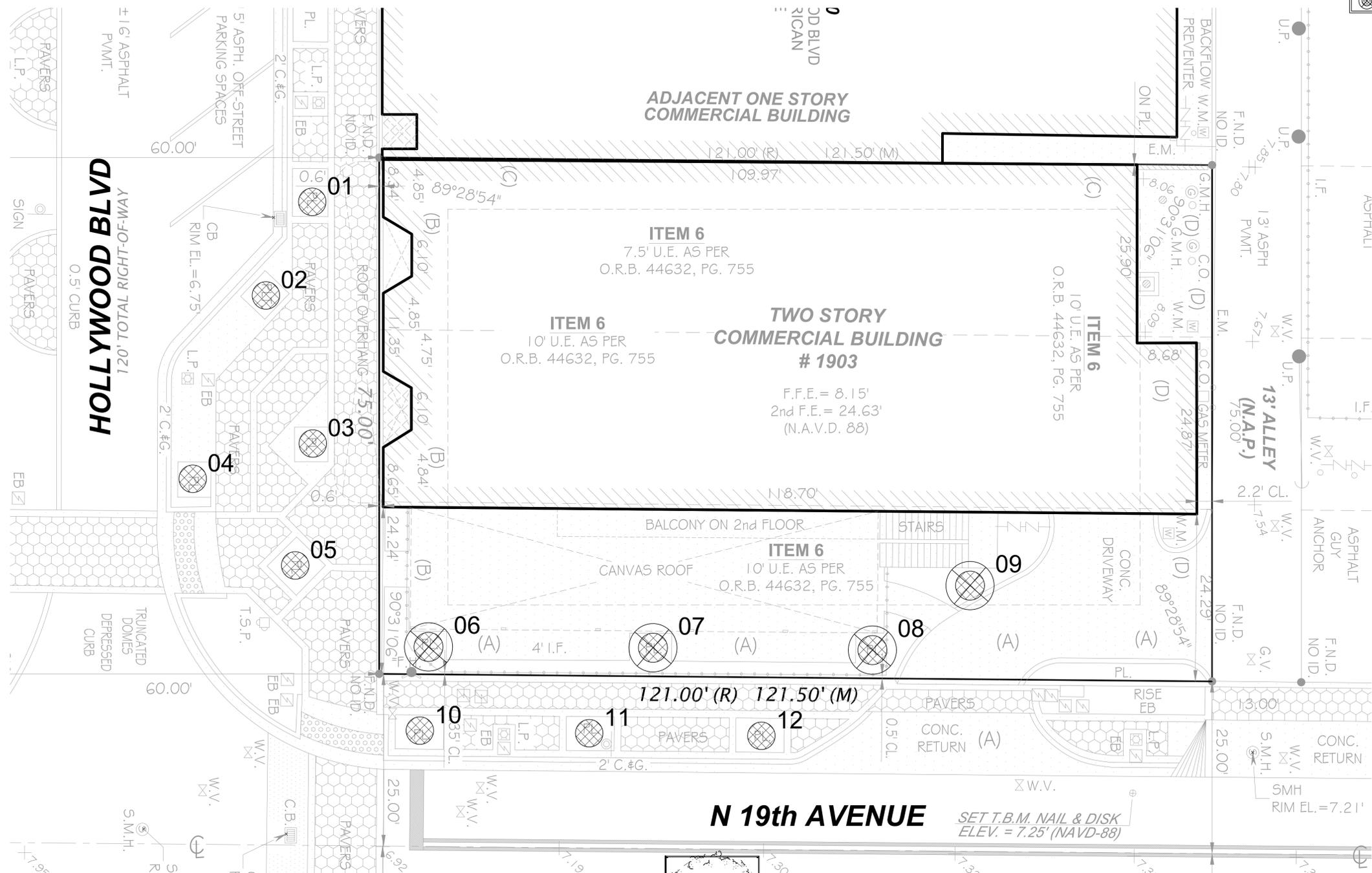
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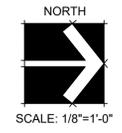
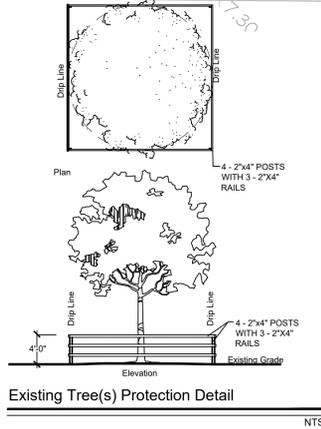


ILLUSTRATIVE SITE PLAN
TWIN PEAKS
HOLLYWOOD, FLORIDA

TREE DISPOSITION LEGEND	
	TREES/PALMS TO REMAIN
	TREES/PALMS TO BE RELOCATED
	TREES/PALMS TO BE REMOVED



Existing Tree Survey								
KEY	BOTANICAL NAME	COMMON NAME	CALIPER	HEIGHT	WIDTH	CONDITION	DISPOSITION	COMMENTS
			(INCHES)	(FEET)	(FEET)			
1	Roystonea elata	Royal Palm	15	30	12	50%	Remain	
2	Roystonea elata	Royal Palm	20	28	12	60%	Remain	
3	Roystonea elata	Royal Palm	20	30	12	60%	Remain	
4	Roystonea elata	Royal Palm	18	30	15	60%	Remain	
5	Phoenix dactylifera	Date Palm	12	28	15	70%	Remain	
6	Roystonea elata	Royal Palm	18	30	12	50%	Remove	
7	Roystonea elata	Royal Palm	18	30	12	50%	Remove	
8	Roystonea elata	Royal Palm	18	30	12	50%	Remove	
9	Ptychosperma elegans	Solitaire Palm	3	22	4	50%	Remove	
10	Quercus virginiana	Southern Live Oak	26	24	22	45%	Remain	
11	Quercus virginiana	Southern Live Oak	26	24	22	45%	Remain	
12	Quercus virginiana	Southern Live Oak	26	24	22	45%	Remain	

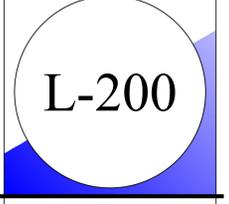


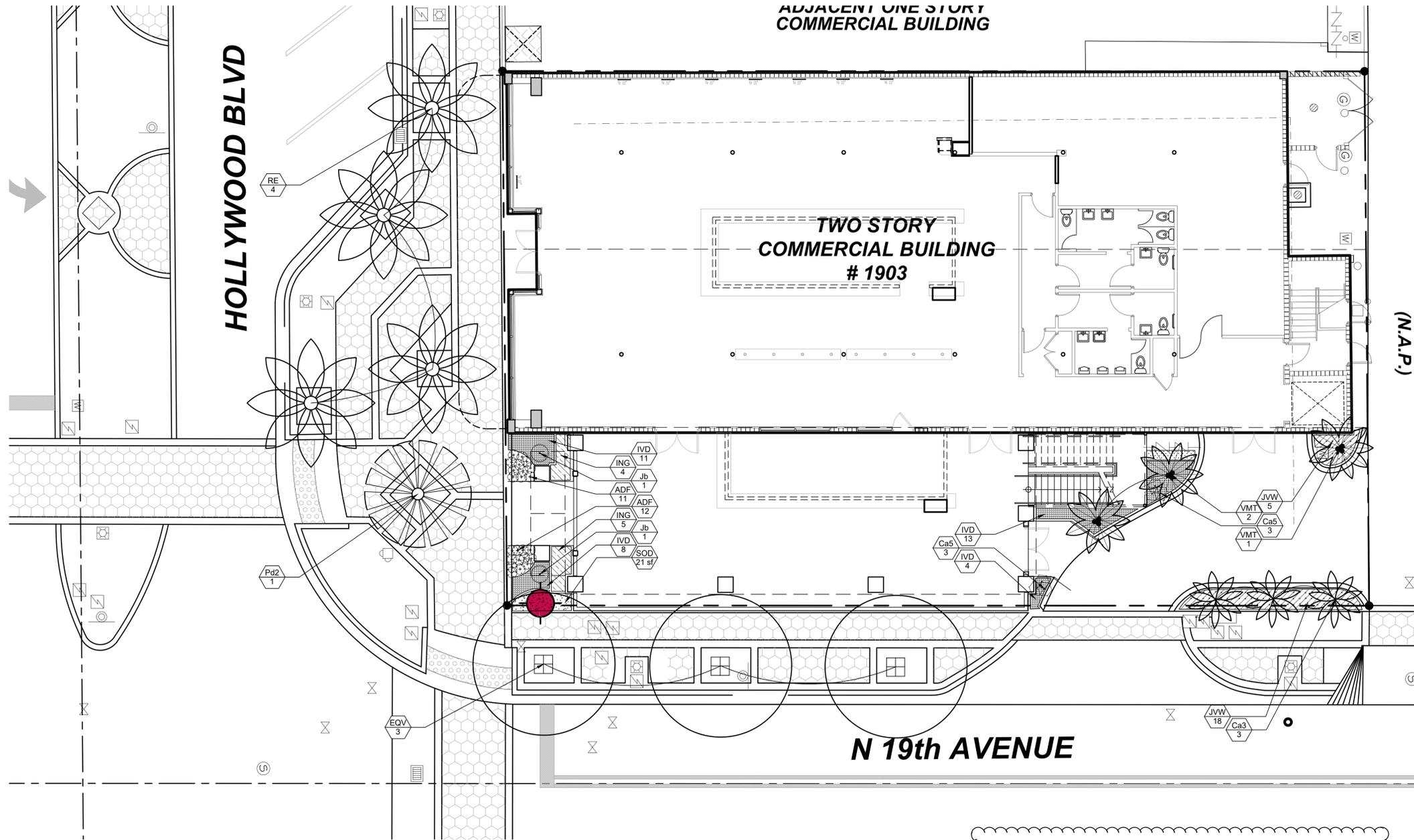
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LANDSCAPE PLAN

SCHEMATIC DESIGN





ADJACENT ONE STORY
COMMERCIAL BUILDING

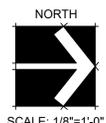
TWO STORY
COMMERCIAL BUILDING
1903

HOLLYWOOD BLVD

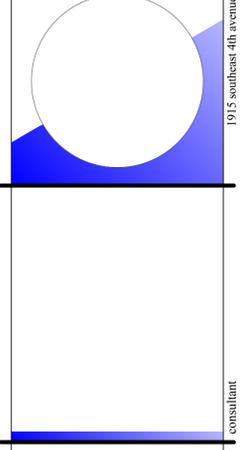
N 19th AVENUE

(N.A.P.)

**CONTRACTOR TO FIELD ADJUST ACTUAL
LOCATION OF THE PROPOSED TREE TO
PREVENT DAMAGE TO EXISTING WATER
METER AND WATER SERVICE LINE**



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LANDSCAPE PLAN

SCHEMATIC DESIGN



LANDSCAPE CALCULATIONS		
ZONING: CCB-3		
GROSS SITE AREA		
9,075 SQUARE FEET		
BUILDING LAND COVERAGE	5,819 S.F.	
PATIO AND DRIVE AREA	1,830 S.F.	
LANDSCAPE AREA	1,426 S.F.	
	REQUIRED	PROVIDED
SECTION 2.4		
COMMERCIAL DISTRICTS		
PERIMETER LANDSCAPE		
(1) 2" CALIPER X 12" H TREE PER 50 LINEAR FEET OR PORTION THEREOF STREET FRONTAGE OF PROPERTY WHEREIN IMPROVEMENTS ARE PROPOSED		
HOLLYWOOD BLVD. 75L.F. / 50= 1.5	2 TREES	2 TREES
N. 19TH AVENUE 121 L.F. / 2.42=2.4	2 TREES	2 TREES
A 5' LANDSCAPE BUFFER WITHIN REQUIRED SETBACK AREAS WITH 1 TREE FOR EVERY 20 L.F. OR REQUIRED BUFFER AREA		
1 TREE AND 10 SHRUBS IN REAR HALF OF PLOT	1 TREE	1 TREE
INTERIOR LANDSCAPE FOR VUA		
	N/A	N/A
OPEN SPACE		
ALL PERVIOUS AREAS MUST BE LANDSCAPED WITH GRASS, GROUND COVER AND OR SHRUBBERY		
MINIMUM 1 TREE PER 1,000 S.F. OF PERVIOUS AREA OF PROPERTY		
1,426 S.F. / 1,000=1.42	1 TREE	1 TREE
STREET TREES		
(1) 2" CALIPER X 12" H TREE PER 50 LINEAR FEET OR PORTION THEREOF STREET FRONTAGE OF PROPERTY WHEREIN IMPROVEMENTS ARE PROPOSED		
HOLLYWOOD BLVD. 75L.F. / 50= 1.5	2 TREES	2 TREES
N. 19TH AVENUE 121 L.F. / 2.42=2.4	2 TREES	2 TREES
TOTAL TREES		
TOTAL TREES REQUIRED	10 TREES	10 TREES
MIN. 60% NATIVE (25 TOTAL TREES REQUIRED)	6 TREES	6 TREES
PERCENT OF PALMS-NO MORE THAN 50%	15 PALMS(5 TREES)	
PERCENT OF NATIVE SHRUBS 50%	10 SHRUBS	10+ SHRUBS

NOTE: ALL PALMS SHALL BE COUNTED AS 3:1 EXCEPT ROYAL PALMS AND DATE PALMS

PLANT SCHEDULE LANDSCAPE PLAN									
TREES	QTY	BOTANICAL NAME	COMMON NAME	CONT	SIZE	NATIVE	DROUGHT		REMARKS
EQV	3	QUERCUS VIRGINIANA	SOUTHERN LIVE OAK	EXISTING		YES	HIGH		TO REMAIN
PALM TREES									
PALM TREES	QTY	BOTANICAL NAME	COMMON NAME	CONT	SIZE	NATIVE	DROUGHT		REMARKS
Ca3	3	CARPENTARIA ACUMINATA	CARPENTARIA PALM	FIELD GROWN / B & B	10'-12" OA. SINGLE	NO	HIGH		
Pd2	1	PHOENIX DACTYLIFERA	DATE PALM	EXISTING		NO	HIGH		
RE	4	ROYSTONEA ELATA	FLORIDA ROYAL PALM	EXISTING		YES	HIGH		TO REMAIN
VMT	3	VEITCHIA MONTGOMERYANA	MONTGOMERY PALM	FG/B&B	12-16' OA. TRIPLE TRUNK	NO	MEDIUM		
SHRUBS									
SHRUBS	QTY	BOTANICAL NAME	COMMON NAME	CONT	SIZE	NATIVE	DROUGHT		REMARKS
ADF	23	ASPARAGUS DENSIFLORUS 'MYERS'	MYERS ASPARAGUS	3 GAL.	18"X18"	NO	HIGH		
Ca5	6	CORDYLINA FRUTICOSA 'AUNTIE LOU'	TI PLANT	3 GAL.	24" HT. X 24" SPD.	NO	HIGH		
Jb	2	JUNIPERUS CHINENSIS 'BLUE VASE'	BLUE VASE JUNIPER	25 GAL.	5-6' CONE	NO	HIGH		
SHRUB AREAS									
SHRUB AREAS	QTY	BOTANICAL NAME	COMMON NAME	CONT	SIZE	NATIVE	SDROUGHT	SPACING	REMARKS
IVD	49	ILEX VOMITORIA 'STOKES DWARF'	DWARF YAUPON HOLLY	3 GAL.,	14" HT X 16" SPR	YES	HIGH	18" o.c.	
ING	9	IXORA COCCINEA 'NORA GRANT'	RED IXORA	3 GAL.,	20" HT X 20" SPR	NO	HIGH	24" o.c.	
JVV	23	JASMINUM VOLUBILE	WAX JASMINE	3 GAL.,	20" HT X 20" SPR	NO	MEDIUM	24" o.c.	
PMP	3	PODOCARPUS MACROPHYLLUS .	PODOCARPUS	5 GAL.	24"HT X 24"SPR	NO	MEDIUM	24" o.c.	
SOD/SEED									
SOD	QTY	BOTANICAL NAME	COMMON NAME	CONT	SIZE	NATIVE	DROUGHT	SPACING	REMARKS
SOD	21 SF	STENOTAPHRUM SECUNDATUM 'FLORITAM'	'FLORITAM' ST. AUGUSTINE SOD	SOD					

TREE MITIGATION

4 PALMS WILL BE REMOVED. PALMS TO BE MITIGATED AS 1:1. PLEASE SEE BREAK DOWN OF REPLACEMENT AS FOLLOWS:

1 VEITCHIA AND 3 CARPENTARIA PALMS PROPOSED TO MITIGATE THE 4 PALMS REMOVED

NOTES:
GENERAL PLANTING REQUIREMENTS

All sizes shown for plant material on the plans are to be considered Minimum. All plant material must meet or exceed these minimum requirements for both height and spread including trunk diameter in DBH (for SL Trees only). Any other requirements for specific shape or effect as noted on the plan(s) will also be required for final acceptance.

All plant material furnished by the landscape contractor shall be Florida #1 or better as established by "Grades and Standards for Florida Nursery Plants" and "Grades and Standards for Florida Nursery Trees". All material shall be installed as per CSI specifications.

All plant material as included herein shall be warranted by the landscape contractor for a minimum period as follows: All trees and palms for 12 months, all shrubs, vines, groundcovers and miscellaneous planting materials for 90 days, and all lawn areas for 60 days after final acceptance by the owner or owner's representative.

All plant material shall be planted in planting soil that is delivered to the site in a clean loose and friable condition. All soil shall have a well drained characteristic. Soil must be free of all rocks, sticks, and objectionable material including weeds and weed seeds as per CSI specifications.

Twelve inches (12") of planting soil 50/50 sand/topsoil mix is required around and beneath the root ball of all trees and palms, and 1 cubic yard per 50 bedding or groundcover plants.

All landscape areas shall be covered with Eucalyptus or sterilized seed free Melaleuca mulch to a minimum depth of three inches (3") of cover when settled. A four-inch clear space must be left for air between plant bases and the mulch. Cypress bark mulch shall not be used.

All plant material shall be thoroughly watered in at the time of planting; no dry planting permitted. All plant materials shall be planted such that the top of the plant ball is flush with the surrounding grade.

All landscape and lawn areas shall be irrigated by a fully automatic sprinkler system adjusted to provide 100% coverage of all landscape areas. All heads shall be adjusted to 100% overlap as per manufacturers specifications and performance standards utilizing a rust free water source. Each system shall be installed with a rain sensor.

It is the sole responsibility of the landscape contractor to insure that all new plantings receive adequate water during the installation and during all plant warranty periods. Deep watering of all new trees and palms and any supplemental watering that may be required to augment natural rainfall and site irrigation is mandatory to insure proper plant development and shall be provided as a part of this contract.

All plant material shall be installed with fertilizer, which shall be State approved as a complete fertilizer containing the required minimum of trace elements in addition to N-P-K, of which 50% of the nitrogen shall be derived from an organic source as per CSI specifications.

Contractors are responsible for coordinating with the owners and appropriate public agencies to assist in locating and verifying all underground utilities prior to excavation.

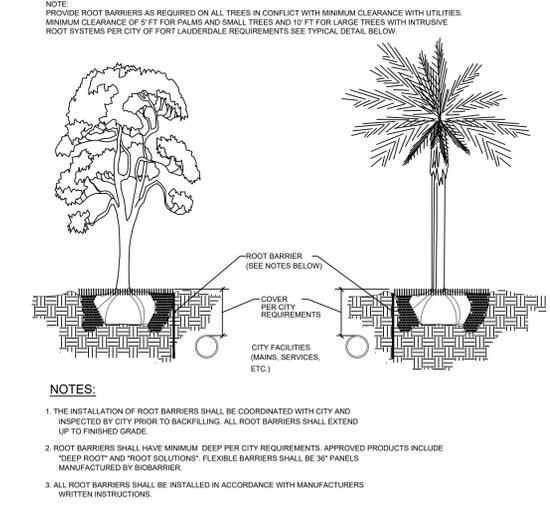
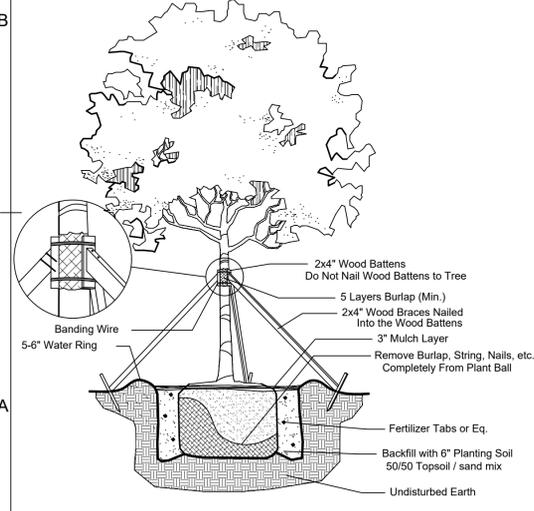
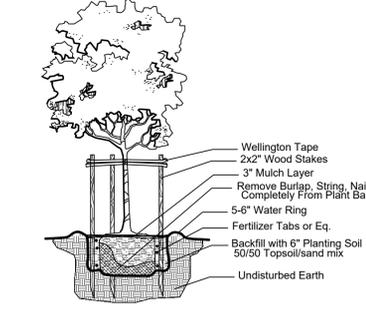
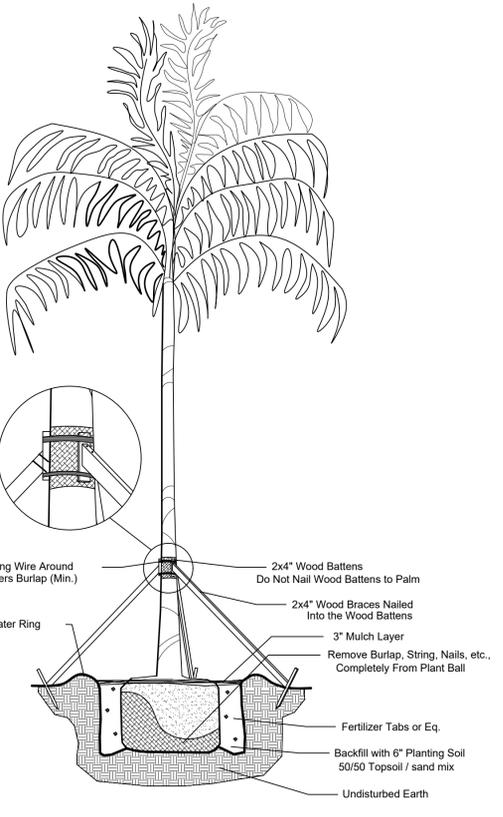
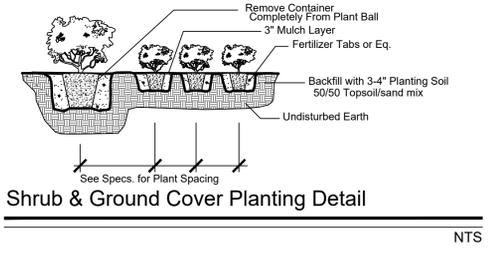
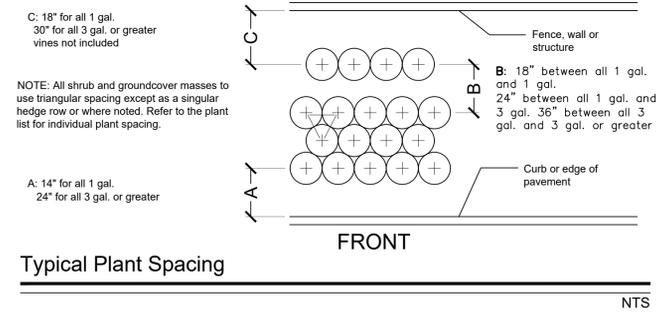
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The plan takes precedence over the plant list.

SPECIAL INSTRUCTIONS

General site and berm grading to +/- 1 inch (1") shall be provided by the general contractor. All finished site grading and final decorative berm shaping shall be provided by the landscape contractor.

All sod areas as indicated on the planting plan shall receive Stenotaphrum secundatum, St. Augustine 'Palmetto' solid sod. It shall be the responsibility of the landscape contractor to include in the bid, the repair of any sod which may be damaged from the landscape installation operations.



TWIN PEAKS

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REVISIONS

LANDSCAPE DETAILS

SCHEMATIC DESIGN

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