

## **GENERAL APPLICATION**

API	PLICATION DATE:		<del></del>				
Ro	00 Hollywood Blvd om 315 llywood, FL 33022		THAT APPLIES):  Art in Public Places Committee  Historic Preservation Board  Administrative Approval	☐ Variance ☐ Special Exception			
	l: (954) 921-3471	PROPERTY INFORMATION					
	nail: Development@						
Hollywoodfl.org		Lot(s):Block	ck(s):S	Subdivision:			
<u>su</u>	BMISSION REQUIREMENTS:	Folio Number(s):					
•	One set of signed & sealed plans (i.e. Architect or Engineer)	Zoning Classification:  Existing Property Use:					
•	One electronic combined PDF submission (max. 25mb)	Is the request the result of a violation of the result of a violation of the result of	to the City before? If yes, cl	heck al that apply and p			
•	Completed Application Checklist	., .,					
•	Application fee	DEVELOPMENT PROPOSAL  Explanation of Request:					
		Phased Project: Yes ☐ No ☐ Num	nber of Phases:				
		Project	Proposal				
		Units/rooms (# of units)	# UNITS:	#Rooms			
<u>NC</u>	<u>)TE:</u>	Proposed Non-Residential Uses			S.F.)		
•	This application must be completed in full	Open Space (% and SQ.FT.)	Required %:	(Area:	S.F.)		
	and submitted with all documents to be placed	Parking (# of spaces)	PARK. SP	PACES: (#	)		
	on a Board or	Height (# of stories)	(# STORIES)	(	FT.)		
•	Committee's agenda.  The applicant is	Gross Floor Area (SQ. FT)	Lot(s) Gro	oss Area (	FT.)		
	responsible for obtain- ing the appropriate checklist for each type of application.	Name of Current Property Owner:  Address of Property Owner:  Telephone:  Email Address:					
•	Applicant(s) or their authorized legal agent must be present at all	Applicant Consultant   Representative   Tenant					
	Board or Committee meetings.	Address:Telephone:					
		Email Address: Email Address #2:					
		Date of Purchase:			 1 No □		
		If Yes, Attach Copy of the Contract.	o alloro all'option to purollas	and Hopolty: 100 L	<del>, o</del>		
CL	ICK HERE FOR	Noticing Agent (FTAC & Board su	bmissions only) :				

E-mail Address:\_

MEETING DATES



## **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 <a href="www.hollywoodfl.org">www.hollywoodfl.org</a>. 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.

WIATED

Signature of Current Owner:	Date:
PRINT NAME:	Date:
Signature of Consultant/Representative:	Date:
PRINT NAME:	Date:
Signature of Tenant:	Date:
PRINT NAME:	Date:
Current Owner Power of Attorney	
	and that I am aware of the nature and effect the request for erty, which is hereby made by me or I am hereby authorizing esentative before the(Board and/or in.
Sworn to and subscribed before me this day of	Signature of Current Owner
Notary Public	Print Name
State of Florida  My Commission Expires:(Check One)Personall	y known to me; OR Produced Identification



#### **PROPERTY SUMMARY**

**Tax Year:** 2025

Property ID: 514112100530
Property Owner(s):1301 PLAZA LLC

Mailing Address: 221 NORTH FEDERAL HWY HALLANDALE BEACH, FL

33005

Physical Address: 1301 N STATE ROAD 7 HOLLYWOOD, 33021

Property Use: 10 - Vacant commercial

Millage Code: 0513 Adj. Bldg. S.F: 0 Bldg Under Air S.F: Effective Year: 0 Year Built:

Units/Beds/Baths: 0 / /

**Deputy Appraiser:** Commercial Department

**Appraisers Number:** 954-357-6835 **Email:** commercialtrim@bcpa.net

**Zoning:** C-MU

**Abbr. Legal Des.:** HOLLYWOOD COUNTRY ESTATES 24-9 B LOT 12 BLK 2,LESS BEG AT NW COR LOT 12,E 11.24,S 52.24,NWLY22.75,N 34.13

TO POB

#### **PROPERTY ASSESSMENT**

Year	Land	<b>Building / Improvement</b>	<b>Agricultural Saving</b>	Just / Market Value	Assessed / SOH Value	Tax
2025	\$330,480	0	0	\$330,480	\$330,480	
2024	\$330,480	0	0	\$330,480	\$318,080	\$6,741.88
2023	\$289,170	0	0	\$289,170	\$289,170	\$6,122.26

#### **EXEMPTIONS AND TAXING AUTHORITY INFORMATION**

	County	School Board	Municipal	Independent
Just Value	\$330,480	\$330,480	\$330,480	\$330,480
Portability	0	0	0	0
Assessed / SOH	\$330,480	\$330,480	\$330,480	\$330,480
Granny Flat				
Homestead	0	0	0	0
Add. Homestead	0	0	0	0
Wid/Vet/Dis	0	0	0	0
Senior	0	0	0	0
Exemption Type	0	0	0	0
Affordable Housing	0	0	0	0
Taxable	\$330,480	\$330,480	\$330,480	\$330,480

SALES HISTORY FO	ALES HISTORY FOR THIS PARCEL			LAND CALCU	JLATIONS	
Date	Туре	Price	Book/Page or Cin	Unit Price	Units	Туре
07/18/2022	Warranty Deed Qualified Sale	\$336,000	118291219	\$40.00	8,262 SqFt	Square Foot
04/11/2019	Warranty Deed Qualified Sale	\$247,500	115748201			
10/26/2015	Warranty Deed Qualified Sale	\$150,000	113450436			
05/15/2008	Quit Claim Deed Non-Sale Title Change	\$100	46179 / 37			
05/08/2000	Warranty Deed	\$220,000	30537 / 956			

#### RECENT SALES IN THIS SUBDIVISION

Property ID	Date	Туре	Qualified/ Disqualified	Price	CIN	Property Address
514112100960	10/16/2024	Warranty Deed	Excluded Sale	\$300,000	119878415	1507 N 58 AVE HOLLYWOOD, FL 33021
514112100970	07/10/2024	Warranty Deed	Qualified Sale	\$414,500	119680400	1501 N 58 AVE HOLLYWOOD, FL 33021
514112100520	06/01/2024	Warranty Deed	Qualified Sale	\$320,000	119617295	1313 N STATE ROAD 7 HOLLYWOOD, FL 33021
514112100300	01/26/2024	Warranty Deed	Qualified Sale	\$370,000	119361751	1512 N 58 AVE HOLLYWOOD, FL 33021
514112100660	12/15/2023	Warranty Deed	Qualified Sale	\$478,200	119302139	1420 N 58 AVE HOLLYWOOD, FL 33021

SPECIAL ASSESSMENTS							
Fire	Garb	Light	Drain	Impr	Safe	Storm	Clean

SCHOOL

Misc

Sheridan Hills Elementary School: B Attucks Middle School: C South Broward High School: C

Vacant Lots (L)

1

#### **ELECTED OFFICIALS**

Hlwd Fire Rescue (05)

Property Appraiser	County Comm. District	County Comm. Name	<b>US House Rep. District</b>	US House Rep. Name
Marty Kiar	7	Tim Ryan	25	Debbie Wasserman Schultz

Florida House Rep.

District Florida House Rep. Name Florida Senator District Florida Senator Name School Board Member

105 Marie Woodson 37 Jason W. B. Pizzo Daniel P. Foganholi

Instr# 118291219 , Page 1 of 2, Recorded 07/22/2022 at 03:19 PM

Broward County Commission Deed Doc Stamps: \$2352.00

Prepared by and return to:
Julie Castano
South Florida Title Associates, LLC
12399 SW 53rd Street
Cooper City, FL 33330
Incidental to the issuance of a title insurance policy issued by it.

Property Appraiser's ID: 514112-10-0530

Florida Documentai	y Stamps in t	he amount of s	\$2,352.00 have	been paid hereon.
--------------------	---------------	----------------	-----------------	-------------------

SPACE ABOVE THIS LINE FOR RECORDING DATA	1
SPACE ADOVE THIS LINE FOR RECORDING DATA	

#### **WARRANTY DEED**

THIS WARRANTY DEED, made the day of \_\_\_\_\_\_\_\_, 2022 by Leng Ly, a single woman, whose post office address is 600 SW 100 Terrace, Pembroke Pines, FL 33025 herein called the Grantor, to 1301 Plaza LLC, a Florida Limited Liability Company, whose post office address is 221 North Federal Hwy ,Hallandale Beach, FL 33009, hereinafter called the Grantee: (Wherever used herein the terms "Grantor" and "Grantee" include all the parties to this instrument and the heirs, legal representatives and assigns of individuals, and the successors and assigns of corporations)

**WITNESSETH:** That the Grantor, for and in consideration of the sum of TEN AND 00/100'S (\$10.00) Dollars and other valuable considerations, receipt whereof is hereby acknowledged, hereby grants, bargains, sells, aliens, remises, releases, conveys and confirms unto the Grantee all that certain land situate in Broward County, State of FL,

Lot 12, Block 2, HOLLYWOOD COUNTRY ESTATES, according to the plat thereof, as recorded in Plat Book 24, Page 9, of the Public Records of Broward County, Florida; LESS that portion of the land granted to the State of Florida Department of Transportation recorded in Official Records Book 50344, Page 1586 and 1588, of the Public Records of Broward County, Florida.

Subject to easements, restrictions and reservations of record and taxes for the year 2022 and thereafter.

**TOGETHER,** with all the tenements, hereditaments and appurtenances thereto belonging or in anywise appertaining.

**TO HAVE AND TO HOLD,** the same in fee simple forever.

**AND,** the Grantor hereby covenant with said Grantee that the Grantor is lawfully seized of said land in fee simple; that the Grantor has good right and lawful authority to sell and convey said land, and hereby warrant the title to said land and will defend the same against the lawful claims of all persons whomsoever; and that said land is free of all encumbrances, except taxes accruing subsequent to December 31, 2021.

SFTA File #222-112045 Page 1 of 2 Warranty Deed

	IN WITNESS WHEREOF, the said Grantor s	igned and sealed these presents the day and year first
1	above written.	
	Signed, sealed and delivered in the presence o	f:
f f	Witness #1 Signature  Witness #1 Printed Name	Leng Ly
	Au Sul	
	Witness #2 Signature	
	Ruben Silva	
	Witness #2 Printed Name	
	STATE OF FLORIDA	
	COUNTY OF BROWARD	,
	The foregoing instrument was acknowledged	before me by means of Physical Presence <b>-OR-</b> -
	- 1	LLL, 2022, by Leng Ly who isPersonally
	Known OR who has Produced PUD	as Identification.
	SHIRLEY JULISSA CASTANO MY COMMISSION # HH 000103 EXPIRES: May 14, 2024 Bonded Thru Notary Public Underwriters	Notary Public
	My Commission expires	Printed Notary Name



#### Payment page

#### Thank you for your payment

Reference number AM1A5AE9BF30

**Amount** 10,200.00

KHALED, you have successfully completed your payment. A confirmation email will be sent to sovnew@hotmail.com.

City of Hollywood Planning and Urban Design

Return to Online Payment Center

#### Bill-to-address

KHALED EL CHAER 300 Three Island Blvd. Apt 302 Hallandale Beach, FL 33009 US

Please print this receipt for your records.



3701 SW 47th Avenue, Suite 104 Davie, Florida 33314 (305) 331.0890 info@skyrise.engineering

https://www.skyrise.engineering

Skyrise Project No. 240215

August 30, 2024

Mr. Ed Fortich Simja Construction ed@simjaconstruction.com 954.804.7326

Re: Report of Drainage Test Results

Percolation Test at 1301 N State Road 7

1301 N State Road 7 Hollywood, Florida

Dear Mr. Fortich:

Thank you for the opportunity to provide our services for the above referenced project. Our work has been completed in fulfillment of the scope of work described in Skyrise Proposal 24-0214, dated August 26, 2024. This letter report presents the results of our percolation tests performed at the site.

Sincerely,

SKYRISE ENGINEERING AND TESTING

Project Manager

Eric J. Stern, P.E.

Principal

Florida License No. 57604

This document has been digitally signed and sealed by Eric J. Stern on the date noted on the digital seal. Printed copies of this document are not considered signed and sealed, and the signature must be verified on an electronic copy.

August 30, 2024

#### **Table of Contents**

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4.	SUBSURFACE MATERIALS AND GROUNDWATER	3
5.	TEST RESULTS	3
6.	REPORT LIMITATIONS	3

#### **APPENDICES**

Appendix A Site Vicinity Map and Test Location Plan
Appendix B Summary of Percolation Test Results (B-1)

Appendix C Description of Field Services (C-1)

Skyrise Project No.: 240215

Percolation Tests - Percolation Test at 1301 N State Road 7

August 30, 2024

#### 1. SITE DESCRIPTION

**Documents Provided:** 

Survey: By Julio Pita, PS., dated 2/28/2023

Site Plan: Not providedAs-built Drawings: Not provided

**Site Location** 

o Site Address: 1301 N State Road 7, Hollywood, Florida

o Site Dimensions: Approximately 52 by 165 feet

o Site Grades: Between +8.5 to 9.5 feet NAVD based on survey provided

**Site History and Current Use** 

o Current Use: Vacant Lot

2. PROJECT INFORMATION

**Project Scope** 

o General Description: Proposed new 1-level building

3. PURPOSE AND SCOPE OF SERVICES

#### **Purpose**

The purpose of our scope of services during this state of the work is to perform percolation tests at the site to provide drainage coefficients (k-values) for the design of a drainage system.

#### **Scope of Services**

Our scope of work for the proposed development is described below. Please refer to the Description of Field Services section in Appendix C for further details regarding the general procedures for our scope of services.

Drainage Tests: One (1) test to 10 feet below grade

The approximate test locations are presented in the Test Location Plan (Appendix A)

Skyrise Project No.: 240215

Percolation Tests - Percolation Test at 1301 N State Road 7

August 30, 2024

#### 4. SUBSURFACE MATERIALS AND GROUNDWATER

Based on the soil cuttings obtained during the drilling process, the materials at the test locations generally consist of brown limestone with sand the termination depth of 10 feet below grade. It should be noted that the material classification provided is approximate and the transition from one layer to the other is estimated.

The groundwater was encountered in the test location at 8.1 feet below current site grades. This elevation corresponds to about +1.2 feet NAVD. The elevation reported herein is estimated and based on Google. If more accurate elevations are required location should be surveyed. Skyrise can install piezometers and provide periodical water readings.

#### 5. TEST RESULTS

The results of the percolation test performed are presented below and in further detail in Appendix B.

TEST NUMBER	HYDRAULIC CONDUCTIVITY (K) (cfs/ft² - ft head)
P-1	2.98E-03

#### Notes:

1. The hydraulic conductivity results provided above are unfactored. Our result is limited to the discrete location tested at the time the test was performed.

#### 6. REPORT LIMITATIONS

Our report has been prepared for the exclusive use of the Owner and other members of the design team, and our recommendations solely apply to this site and for the proposed development described in this report. Any changes to the development of the project invalidate our recommendations herein, and Skyrise should be granted the opportunity to review and update our report accordingly.

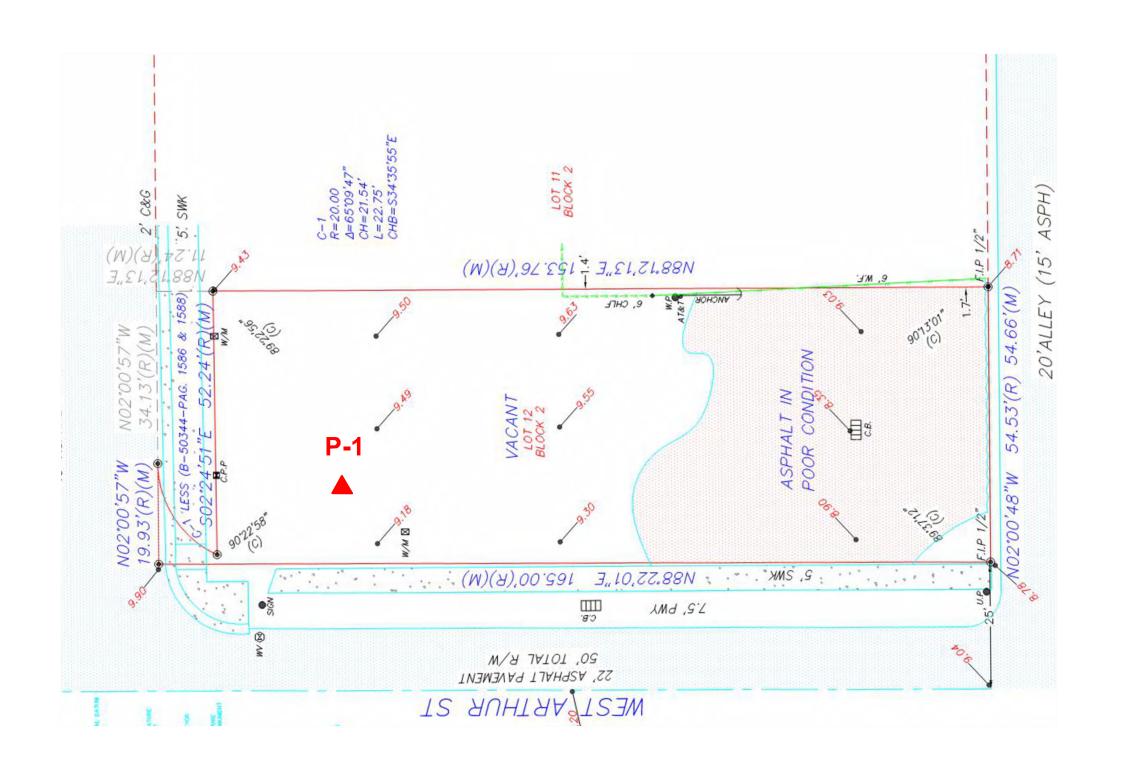
The recommendations contained in this report are not applicable to any other site. The data included in this is based on data collected at discrete locations of the site at a specific time. Geological conditions in the vicinity of the site may vary, and the development team should consider that unusual site conditions not disclosed in this report may be present at the site and may not be evident until construction starts. If the conditions at the site or neighboring sites are altered between the issuance of our report and the time of starting construction, Skyrise should be contacted to review and update this report as such conditions may affect our recommendations.

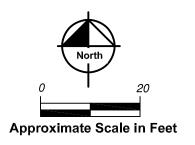
An environmental study was not requested to be performed as part of this report. Skyrise did not perform any testing related to soil or groundwater contamination. Our report has been prepared in general accordance with the standard of care practiced by members of Consultant's profession performing similar services on similar projects in similar localities; no other warranty is expressed or implied. We assume no responsibility for misinterpretations of the contents of this report.



## **APPENDIX A**

**Test Location Plan** 





#### LEGEND:

#### P-1

- Number & Approximate Location of Percolation Test.

#### NOTES:

- 1. Test location symbols are not to scale.
- 2. Base drawing was taken from Map of Boundary Survey, by Julio Ibarra, PS., dated 2/28/2023.

DRAWING TITLE:	Test Location Plan	PROJECT NO: 240215	
PROJECT NAME:	Percolation Test at 1301 N State Road 7	DRAWN BY:	
PROJECT LOCATION	l: 1301 N State Road 7 , Hollywood, Florida	DATE: 8/30/2024	



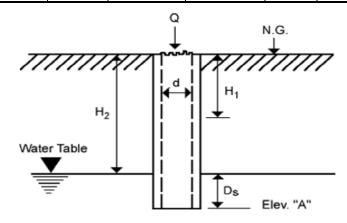


## **APPENDIX B**

Summary of Percolation Test Results

## SUMMARY OF PERCOLATION TEST RESULTS SOUTH FLORIDA WATER MANAGEMENT DISTRICT - "USUAL OPEN HOLE TEST"

тгот		SLOTTED PVC	APPROX. HOLE	HOLE	APPROX.	DEPTH TO W	ATER TABLE	HYDRAULIC	SATURATED	STABILIZED	HYDRAULIC
TEST NUMBER	TEST DATE	DIAMETER (d)	DIAMETER	DEPTH	ELEVATION	BEFORE TEST	DURING TEST	HEAD (H <sub>2</sub> )	HOLE DEPTH (Ds)	FLOW RATE (Q)	` '
NOWBER		(inches)	(inches)	(feet)	(NAVD)	(feet)	(feet)	(feet)	(feet)	(cfs)	(cfs/ft <sup>2</sup> - ft head)
P-1	8/30/2024	2	5	10	9.30	8.10	0.00	8.10	1.90	0.0757523	2.98E-03



$$K = \frac{4Q}{\pi d (2H_2^2 + 4H_2D_S + H_2d)}$$

K = Hydraulic Conductivity (cfs/ft.2 - ft. head)

Q = "Stabilized" Flow Rate (cfs)

d = Diameter of Test Hole (feet)

H<sub>2</sub> = Depth to Water Table (feet)

D<sub>s</sub> = Saturated Hole Depth (feet)

Notes:

1. The values presented above are unfactored. Our results are limited to the discrete locations tested at the time the tests were performed.

PROJECT NAME: Percolation Test at 1301 N State Road 7						
PROJECT LOCATION:	1301 N State Road 7, Hollywood, Florida					
PROJECT No.:	240215	TESTED BY:	J&R	REVIEWED BY:	NVF	





## APPENDIX C

**Description of Field Services** 



#### **Percolation (Drainage) Tests**

Percolation tests were be performed in general accordance with the South Florida Water Management District (SFWMD) *Usual Condition Test* procedure and following the procedures described below.

- Each test was performed by advancing a roller bit along with a nominal 4-inch diameter casing to the specified test depth.
- o The roller bit and casing yield an open hole of approximately 5 to 6 inches in diameter. Upon reaching the test depth, a slotted nominal 3-inch diameter PVC pipe was inserted in the hole.
- At this time, enough water was pumped into the borehole to develop a stabilized hydraulic head.
   Once the hydraulic head was stabilized, the average flow rate into the borehole was recorded.
- The hydraulic conductivity (k-value) was calculated utilizing a formula published in the SFWMD Volume IV Memorandum dated October 2012.
- o The test locations were backfilled with soil cuttings to the ground surface except in paved areas where the upper foot or so was grouted.

#### (**L**) Chicago Title Insurance Company

Transaction I dentification Data for reference only: South Florida Title Associates, LLC 1200 S. Pine Island Rd. #600, Plantation, FL 33324 ALTA Universal ID:

LOAN ID Number:

Issuing Office File Number: 222-112045

(Use for AgentTRAX documents)

Property Address: 1301 North State Road 7

Hollywood, FL 33021 Order No.: 10564273 **Revision Number:** 

#### Chicago Title Insurance Company

#### SCHEDULE A AMERICAN LAND TITLE ASSOCIATION COMMITMENT

- 1. Commitment Date: 07/11/2022 at: 10:00 AM
- 2. Policy or Policies to be issued:
  - A. ALTA Owners 2006 with Florida Modifications

Proposed Insured: 1301 Plaza, LLC, a Florida limited liability company

Proposed Amount of Insurance: \$336,000.00

3. The estate or interest in the Land described or referred to in this Commitment is (Identify estate covered, i.e., fee, leasehold, etc.):

Fee Simple

Title to the Fee Simple estate or interest in the land is at the Commitment Date vested in: 4.

Leng Ly, a single woman

(by virtue of the Warranty Deed recorded in Official Records Instrument No. 115748201, of the Public Records of Broward County, Florida)

5. The Land is described as follows in Exhibit "A" attached hereto and made part hereof.

Countersigned:

BY:

#### Julie Castano

Authorized Officer or Agent



Order Number: 10564273 222-112045

#### SCHEDULE B SECTION I **REQUIREMENTS**

#### AMERICAN LAND TITLE ASSOCIATION COMMITMENT

The following requirements must be met:

- 1. The Proposed Insured must notify the Company in writing of the name of any party not referred to in this Commitment who will obtain an interest in the Land or who will make a loan on the Land. The Company may then make additional Requirements or Exceptions.
- 2. Pay the agreed amount for the estate or interest to be insured.
- 3. Pay the premiums, fees, and charges for the Policy to the Company.
- 4. Documents satisfactory to the Company that convey the Title or create the Mortgage to be insured, or both, must be properly authorized, executed, delivered, and recorded in the Public Records.
  - A. Warranty Deed from Ly Leng, a single woman, to 1301 Plaza, LLC, a Florida limited liability company.

NOTE: If the party or parties in title are individuals, and the property is homestead property, the spouse of said party must join in the execution of the Deed. If individuals are unmarried, then indicate this on the Deed. If not homestead, then a statement to that effect must be reflected on the Deed.

TOGETHER WITH Proof that 1301 Plaza, LLC, a Florida limited liability company, is in existence and in good standing, approved to do business in the State of Florida, at the time of this conveyance and through the recording date of the instruments to be insured hereunder.

- 5. Proof of payment of any outstanding assessments in favor of Broward County, Florida, any special taxing district and any municipality. NOTE: If this requirement is not satisfied the following exception will appear on Schedule B:
  - Any outstanding assessments in favor of Broward County, Florida, any special taxing district and any municipality.
- 6. Proof of payment of service charges for water, sewer, waste and gas, if any, through the date of closing. NOTE: If this requirement is not met the following exception will appear on Schedule B:
  - Any lien provided for by Florida Statutes in favor of any city, town, village or port authority for unpaid service charges for service by any water, sewer, waste or gas system supplying the insured land or service facilities.
- 7. Partial Release of Mortgage and Security Agreement, releasing the land to be insured hereunder from encumbrance of the Mortgage from Leng Ly , a single woman, in favor of Jason Klein and Eveliny Klein, his wife, as an estate by the entirety, as to an undivided 50% interest; Ronald Klein and Jane Klein, his wife, as an estate by the entirety, as to an undivided 28.57% interest; Ronald Klein, as Trustee of the Kathy Touby Revocable Trust U/T/A dated October 21, 2015, as to a 7.23% interest and Kathy Touby, as to an undivided 14.30% interest, recorded October 19, 2021 in Official Records Book Instrument No. 117670727, of the Public Records of Miami-Dade County, Florida.

Order Number: 10564273 222-112045

#### SCHEDULE B SECTION I Requirements continued

Together with Partial Release or termination of the following related Instrument(s):

- UCC-1 Financing Statement recorded October 19, 2021 in Official Records Instrument No. 117670728, of the Public Records of Miami-Dade County, Florida.
- 8. An Affidavit in form acceptable to Chicago Title Insurance Company ("Company") and executed by or on behalf of the current record owner(s) of the subject property stating that: (A) there are no parties in possession of the subject property other than said current record owner(s); (B) there are no encumbrances upon the subject property other than as may be set forth in this Commitment; (C) there are no unrecorded assessments which are due and payable and; (D) there have been no improvements made to or upon the subject property within the last ninety (90) day period for which there remain any outstanding and unpaid bills for labor, materials or supplies for which a lien or liens may be claimed must be furnished to the Company, or, in lieu thereof, an exception to those matters set forth in said Affidavit which are inconsistent with or deviate from the foregoing requirements will appear in the policy or policies to be issued pursuant to this Commitment.
- 9. In order to delete Standard Exception 3(a) from the policy subsequent to the recording date of the instrument(s) insured hereunder, a satisfactory survey and surveyor's report dated within 90 days of the current closing and inspection of the premises must be made, or in the alternative, a Surveyor's Affidavit stating that there has been no changes, modifications or alterations to the property since the date of the last survey under the existing Survey job number, prepared by prior surveyor/company for the issuance of a Title Insurance Policy.
- 10. Issuing agent must obtain from the Company or perform themselves a title update three (3) business days prior to closing, to verify that no adverse matters or defects appear in the public records.

NOTE: 2021 taxes show PAID in the amount of \$4,355.08 under Folio No. 5141-12-10-0530. Please contact the Broward County tax office for additional detailed and updated tax information.

The following note is for informational purposes only, is neither guaranteed nor insured, and is not part of the coverage of this form or policy. The last conveyance of title that has been of record for more than 24 months and all subsequently recorded conveyances are: none

END OF SCHEDULE B SECTION I



Order No.: 10564273 222-112045

## SCHEDULE B SECTION II EXCEPTIONS AMERICAN LAND TITLE ASSOCIATION COMMITMENT

THIS COMMITMENT DOES NOT REPUBLISH ANY COVENANT, CONDITION, RESTRICTION, OR LIMITATION CONTAINED IN ANY DOCUMENT REFERRED TO IN THIS COMMITMENT TO THE EXTENT THAT THE SPECIFIC COVENANT, CONDITION, RESTRICTION, OR LIMITATION VIOLATES STATE OR FEDERAL LAW BASED ON RACE, COLOR, RELIGION, SEX, SEXUAL ORIENTATION, GENDER IDENTITY, HANDICAP, FAMILIAL STATUS, OR NATIONAL ORIGIN.

The Policy will not insure against loss or damage resulting from the terms and provisions of any lease or easement identified in Schedule A, and will include the following Exceptions unless cleared to the satisfaction of the Company:

- 1. Defects, liens, encumbrances, adverse claims or other matters, if any, created, first appearing in the public records or attaching subsequent to the effective date hereof but prior to the date the proposed insured acquires for value of record the estate or interest or mortgage thereon covered by this form.
- 2. Taxes and assessments for the year 2022 and subsequent years, which are not yet due and payable.
- 3. Standard Exceptions:
  - A. Any encroachment, encumbrance, violation, variation, or adverse circumstance affecting the Title that would be disclosed by an accurate and complete land survey of the Land.
  - B. Rights or claims of parties in possession not shown by the public records.
  - C. Any lien, or right to a lien, for services, labor, or materials heretofore or hereafter furnished, imposed by law and not shown by the public records.
  - D. Taxes or assessments which are not shown as existing liens in the public records.
- 4. Any claim that any portion of the insured land is sovereign lands of the State of Florida, including submerged, filled or artificially exposed lands accreted to such land.
- 5. Any lien provided by County Ordinance or by Chapter 159, Florida Statutes, in favor of any city, town, village or port authority for unpaid service charges for service by any water, sewer or gas system supplying the insured land.
- 6. Restrictions, conditions, dedications and easements as contained on the Plat of HOLLYWOOD COUNTRY ESTATES, recorded in Plat Book 24, Page 9, of the Public Records of Broward County, Florida.
- 7. Declaration of Covenants, Restrictions and Easements (deleting therefrom any restrictions indicating any preference, limitation or discrimination based on race, color, religion, sex, handicap, familial status or national origin), recorded in Official Records Deed Book 617, Page 131, Public Records of Broward County, Florida.
- 8. Rights of tenants occupying all or part of the insured land under unrecorded leases or rental agreements.

NOTE: Exception 1 above shall be deemed deleted as of the time the settlement funds or proceeds of the loan to be secured by the insured mortgage, as applicable, are disbursed by the Company or its authorized



Order No.: 10564273 222-112045

#### SCHEDULE B SECTION II **EXCEPTIONS**

#### AMERICAN LAND TITLE ASSOCIATION COMMITMENT

agent. Neither the Company nor its agent shall, however, be under any duty to disburse any sum except upon a determination that no such adverse intervening matters have appeared of record or occurred.

#### NOTES ON STANDARD EXCEPTIONS:

Item 3A will be deleted from the policy(ies) upon receipt of an accurate survey of the Land acceptable to the Company. Exception will be made for any encroachment, setback line violation, overlap, boundary line dispute or other adverse matter disclosed by the survey.

Items 3B, 3C, and 3D will be deleted from the policy(ies) upon receipt of an affidavit acceptable to the Company, affirming that, except as disclosed therein (i) no parties in possession of the Land exist other than the record owner(s); (ii) no improvements have been made to the Land within 90 days prior to closing which have not have been paid for in full; and (iii) no unpaid taxes or assessments are against the Land which are not shown as existing liens in the public records. Exception will be made for matters disclosed in the affidavit.

NOTE: All recording references in this form shall refer to the public records of Broward County, Florida, unless otherwise noted.

NOTE: In accordance with Florida Statutes section 627.4131, please be advised that the insured hereunder may present inquiries, obtain information about coverage, or receive assistance in resolving complaints, by contacting Chicago Title Insurance Company, 13800 NW 14th Street Suite 190, Sunrise, FL 33323; Telephone 954-217-1744.

Searched By: Cindy Gala

END OF SCHEDULE B SECTION II



Order No.: 10564273 222-112045

#### **EXHIBIT "A"**

A. Lot 12, Block, HOLLYWOOD COUNTRY ESTATES, according to the plat thereof, as recorded in Plat Book 24, Page 9, of the Public Records of Broward County, Florida; LESS that portion of the land granted to the State of Florida Department of Transportation recorded in Official Records Book 50344, Page 1586 and 1588, of the Public Records of Broward County, Florida.

#### 2024 FLORIDA LIMITED LIABILITY COMPANY ANNUAL REPORT

DOCUMENT# L22000272606

Entity Name: 1301 PLAZA LLC

**Current Principal Place of Business:** 

1301 N STATE ROAD 7 HOLLYWOOD, FL 33021

**Current Mailing Address:** 

221 NORTH FEDERAL HWY HALLANDLE BCH. FL 33009 US

FEI Number: 88-2806567 Certificate of Status Desired: No

Name and Address of Current Registered Agent:

EL CHAER NASR, KHALED E 221 NORTH FEDERAL HWY HALLANDLE BCH, FL 33009 US

The above named entity submits this statement for the purpose of changing its registered office or registered agent, or both, in the State of Florida.

SIGNATURE:

Electronic Signature of Registered Agent

Date

**FILED** Mar 18, 2024

**Secretary of State** 

0228476626CC

Authorized Person(s) Detail:

Title Title

Name EL CHAER NASR, KHALED E Name GUARIN ELNESSER, ZAMIRA M 221 NORTH FEDERAL HWY Address 221 NORTH FEDERAL HWY Address City-State-Zip: HALLANDALE BEACH FL 33009 City-State-Zip: HALLANDALE BEACH FL 33009

I hereby certify that the information indicated on this report or supplemental report is true and accurate and that my electronic signature shall have the same legal effect as if made under oath; that I am a managing member or manager of the limited liability company or the receiver or trustee empowered to execute this report as required by Chapter 605, Florida Statutes; and that my name appears above, or on an attachment with all other like empowered.

SIGNATURE: KHALED EL CHAER NASR

**OWNER** 

03/18/2024



# THE ROAD - FOOD TRUCKS PARK

## NEW CONSTRUCTION 1301 N. STATE ROAD 7 HOLLYWOOD, FLORIDA 33021



#### **INDEX OF DRAWINGS:**

G-101 COVER SHEET, INDEX OF DRAWINGS, GENERAL NOTES, ABBREVIATIONS AND SYMBOLS

ARCHITECTURAL

A-100 EXISTING SITE PLAN

A-101 PROPOSED SITE PLAN A-201 FOODTRUCK PLANS

A-202 RESTROOM PLANS

A-400 PROPOSED ELEVATIONS

A-500 TYPICAL SITE DETAILS

A-600 TYPICAL DETAILS AND WALL TYPES

- 1. THE GENERAL CONTRACTOR MUST HAVE OPERATING FAX MACHINE AND A TELEPHONE ON THE JOB SITE AT ALL TIMES.
- ALL WORK SHALL BE IN STRICT ACCORDANCE WITH THE BEST WORKMANSHIP PRACTICES OF THE CONSTRUCTION TRADE. ARCHITECT RESERVES THE RIGHT TO REJECT A MATERIAL OF WORK, WHICH DOES NOT CONFORM TO THESE STANDARDS.
- ALL WORK SHALL BE IN ACCORDANCE WITH THE FLORIDA BUILDING CODE AND OTHER APPLICABLE LOCAL AND NATIONAL CODES.
- ALL MATERIALS FURNISHED ON THE SITE SHALL BE NEW AND STORED IN SUCH A MANNER AS TO PROTECT THEM FROM THE ELEMENTS. GENERAL CONTRACTOR SHALL KEEP THE SITE CLEAN AND FREE OF DEBRIS AT ALL TIMES DURING THE
- THESE PLANS MAY BE USED ONLY UNDER SUCH CONDITIONS IN WHICH ALL APPLICABLE SAFETY LAWS, RULES AND REGULATIONS ARE BEING OBSERVED. COMPLIANCE IS THE SOLE RESPONSIBILITY OF THE GENERAL CONTRACTOR.
- THE GENERAL CONTRACTOR SHALL PROVIDE ALL LABOR, MATERIALS, SUPPLIES, EQUIPMENT AND SERVICES TO INCLUDE BUT NOT LIMITED TO GENERAL CONSTRUCTION, ELECTRICAL, PLUMBING AND MECHANICAL WORK REQUIRED FOR COMPLETE AND OPERATIONAL JOB AS SHOWN AND/OR INDICATED ON THESE
- THE GENERAL CONTRACTOR IS RESPONSIBLE FOR COORDINATION AND ALL WORK PROVIDED BY SUBCONTRACTORS OF THE VARIOUS TRADES.
- SUBSTITUTIONS OR "APPROVED EQUALS" PRODUCTS SHALL BE LISTED AND APPROVED BY ARCHITECT. ALL MATERIALS SHALL BE ORDERED IN TIMELY FASHION AND WILL NOT CONSTITUTE REASON FOR SUBSTITUTION. DELAYS FOR MATERIALS WILL BE SOLE RESPONSIBILITY OF THE CONTRACTOR.
- THE ARCHITECT SHALL BE PROVIDED WITH SAMPLES, SUBMITTALS, SHOP DRAWINGS, FOR FIXED AND OPERABLE HURRICANE SHUTTERS, MILLWORK, FIREPLACE, WINDOWS AND DOORS, AND TRUSSES, ETC. THE DRAWINGS ARE FOR CONSTRUCTION. THE DIMENSIONS MAY VARY DO TO THE CONSTRUCTION PROCESS AND FIELD CONDITIONS. ALL DIMENSIONS MUST BE FIELD VERIFIED PRIOR TO FABRICATION.
- ON-SITE VERIFICATION OF ALL DIMENSIONS AND CONDITIONS SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR. NOTED DIMENSIONS TAKE PRECEDENCE OVER SCALE. DIMENSIONS MAY VARY ON SITE DUE TO THE CONSTRUCTION PROCESS AND FIELD CONDITIONS. DRAWINGS ARE NOT TO BE SCALED IN THE FIELD. ANY DISCREPANCIES SHALL BE REPORTED TO THE ARCHITECT AT ONCE BEFORE PROCEEDING. CONTRACTOR SHALL BE RESPONSIBLE FOR WORK WHICH PROCEEDS WITHOUT DO COURSE AND COORDINATION.
- 11. THE GENERAL CONTRACTOR SHALL BE RESPONSIBLE FOR ALL PERMITS, FEES, LICENSES AND TAXES, RELATED TO WORK.
- 12. SURFACES TO BE PAINTED SHALL BE FILLED, SEALED AND SANDED AS REQUIRED. COLORS TO BE SELECTED BY THE ARCHITECT. FOUR TEST SAMPLES SHALL BE MADE, PRIOR TO EXECUTION OF WORK. THE ARCHITECT SHALL ALSO SELECT COLORS OF READY-BUILT PRODUCTS.
- 13. ALL INTRUSION PREVENTING DEVISES, SHALL CONFORM TO CHAPTER 36 OF THE
- 14. GENERAL CONTRACTOR SHALL BE RESPONSIBLE THAT ARCHITECTURAL, STRUCTURAL, ELECTRICAL, MECHANICAL DRAWINGS ARE EMPLOYED SIMULTANEOUSLY IN THE CONSTRUCTION OF THIS PROJECT. ANY DISCREPANCIES SHALL BE REPORTED TO THE ARCHITECT IMMEDIATELY.
- 15. NO DEVIATIONS OF THESE PLANS ARE ALLOWED EXCEPT WITH WRITTEN CONSENT OF
- 16. BEFORE SUBMISSION OF BID, THE GENERAL CONTRACTOR SHALL VISIT THE SITE AND BECOME FAMILIARIZED WITH THE EXISTING CONDITIONS.
- 17. LAWFUL AND PROPER DISPOSAL OF ALL WASTE MATERIAL SHALL BE THE RESPONSIBILITY OF THE GENERAL CONTRACTOR.
- GENERAL CONTRACTOR SHALL TAKE SPECIAL PRECAUTIONS AND COORDINATE WITH THE OWNER THAT THE BUILDING IS SECURE AT ALL TIMES DURING THE CONSTRUCTION PERIOD. GENERAL CONTRACTOR SHALL COORDINATE CONSTRUCTION SCHEDULE WITH OWNER AND HIS SECURITY SERVICES PRIOR TO CONSTRUCTION START. AND BLOCKING TO FIRE TREATED.

- ANY DEMOLITION SHALL BE IN STRICT ACCORDANCE WITH THE STRUCTURAL ENGINEERING REQUIREMENTS. REFER TO SHORING AND DEMOLITION PLANS ON THE STRUCTURAL SHEETS. SPECIAL CARE SHALL BE TAKEN DURING THE DEMOLITION AND CONSTRUCTION PERIOD, THAT NO DAMAGE WILL OCCUR TO ANYTHING IN EXISTING AREAS WHICH ARE INTENDED TO REMAIN.
- 20. GENERAL CONTRACTOR SHALL INSTALL A FIRST AID KIT AT JOB SITE IN A READILY ACCESSIBLE LOCATION.
- 21. CONTRACTOR SHALL PROVIDE 8"X 8" CONCRETE LINTEL OVER ALL OPENINGS NOT COVERED BY PROPER TIE BEAM OR OTHER HEADER.
- 22. ALL FIXED GLASS WINDOWS ARE TO HAVE SIZES VERIFIED IN THE FIELD.
- 23. ALL CEILING HEIGHTS ARE REFERENCED FROM NEAREST FINISH FLOOR ELEVATION. ALL BEARING ELEVATIONS ARE BASED ON 0'-0" (REFERENCED ELEVATION)
- 24. BATHROOM FLOORS AND BASE TO BE OF IMPERVIOUS MATERIAL AS PER SECT. 1408.2 (B) F.B.C.
- 25. TOILET ROOMS SHALL COMPLY WITH SECT. 1405.2B F.B.C.
- 26. ALL WATER CLOSETS, LAVORATORIES, SHOWERHEADS, AND SINKS SHALL COMPLY WITH TABLE 46-R2 F.B.C.
- 27. ALL GYPSUM BOARD PARTITIONS SHALL BE TAPED AND SANDED SMOTH WITH NO VISIBLE JOINTS. PATCH AND REPAIR SURFACES WHERE REQUIRED. ALL SURFACES
- ALL PARTITIONS ARE DIMENSIONED FOR STUD FACE TO STUD FACE UNLESS OTHERWISE NOTED. ALL DIMENSIONS MARKED "CLEAR" OR "HOLD" SHALL BE MAINTAINED AND SHALL ALLOW FOR THICKNESSES OF ALL WALL FINISHES, U.O.N. AND MUST BE ACCURATLY MAINTAIN WITH A MINIMUN VARIATION OF 1/8".
- 29. DIMENSIONS MARKED + MEANS A TOLERANCE NOT GREATER OR SMALLER THAN 2" INCHES FROM INDICATED DIMENSION, U.O.N. VERIFY FIELD. IN CASE OF CONFLICT NOTIFY ARCHITECT'S OFFICE FOR CLARIFICATION.
- 30. ALL DIMENSIONS TO THE EXTERIOR WINDOWS WALL ARE TO THE INSIDE FACE OF SILL
- 31. ALL EXPOSED GYPSUM BOARD EDGES TO HAVE METAL EDGE TRIM.
- 32. ALL WORK ERECTED AND PLUMBING INSTALLED SHALL BE LEVEL, SQUARE, AND TRUE AND IN PROPER ALIGNMENT.
- 33. "ALIGN" MEANS TO ACCURATELY LOCATE FINISHED FACES IN THE SAME PLANE.
- 34. REFER TO REFLECTED CEILING PLANS FOR SOFFITS, CEILING HEIGHTS AND PLENUM BARRIERS LOCATIONS.
- 35. REFER TO POWER AND EQUIPMENT PLANS, AND REFLECTED CEILING PLANS FOR LOCATION OF SWITCHES, OUTLETS AND THE LIKE TO BE REMOVED, PATCH & REPAIR PARTITIONS TO MATCH ADJACENT SURFACE AND FINISH.
- 36. DIMENSIONS, LOCATING DOORS ARE TO BE INSIDE EDGE OF JAMB U.O.N.
- 37. ALL MILLWORK TO BE FASTENED TO THE PARTITON. PROVIDE BLOCKING FOR ALL MILLWORK NOT SUPPORTED BY SLABS OR ABOVE 4'-0" HEIGHT. ALL CONCEALED LUMBER AND BLOCKING TO FIRE TREATED.
- 38. COORDINATE SCHEDULE AND BARRICADES WITH MALL MANAGEMENT.
- 39. REMOVE ALL DEBRIS FROM PREMISES ON A DAILY BASIS AND PLACE IN A CONSTRUCTION DUMPSTER.
- 40. ALL ITEMS TO BE HUNG FROM TOP CORD OR STEEL JOISTS AND NOT FROM METAL DECKS NOR CEILING TILE OR GRIDS.
- 41. ANY OUTDOOR FURNITURE, OUTDOOR PAINTING, OUTDOOR LETTERING, ETC. TO BE COORDINATED WITH THE MALL, TO MEET THEIR CRITERIA.
- 42. PROVIDE NAMEPLATE ON ROOF TOP A/C UNIT IF NOT CURRENTLY LABELLED.
- 43. NO PVC PIPING TO BE PERMITTED.
- 44. ALL SIGNAGE TO BE UNDER A SEPERATE PERMIT, SHOP DRAWINGS TO BE SUBMITTED TO MALL FOR APPROVAL.

### OWNER:

1301 PLAZA LLC

#### ARCHITECT:

SIMJA DESIGNERS LIC#0016093,

#### CONTRACTOR:

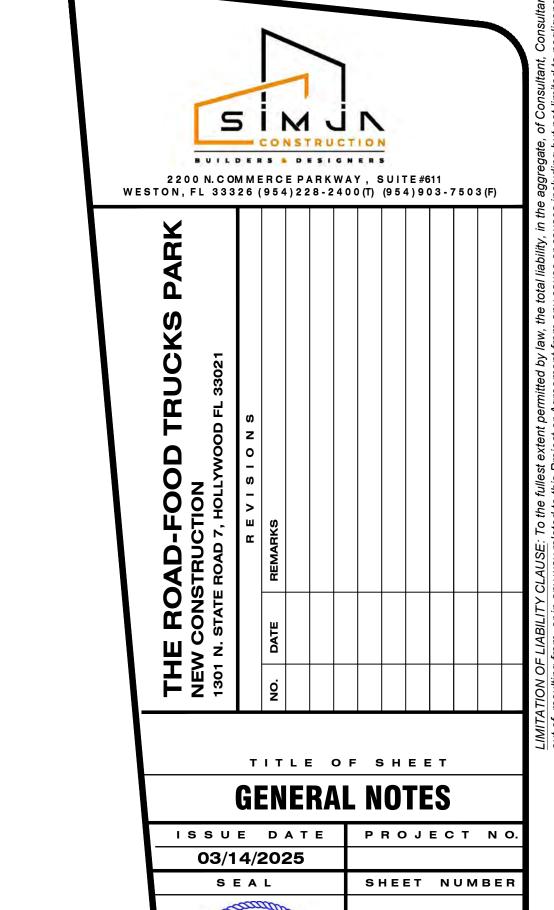
ED FORTICH, SIMJA CONSTRUCTION CEL 954-804-7362

#### LEGAL DESCRIPTION:

FOLIO# 514112100530

LEGAL DESCRIPTION:

HOLLYWOOD COUNTRY ESTATES 24-9 B LOT 12 BLK 2,LESS BEG AT NW COR LOT 12,E 11.24,S 52.24,NWLY22.75,N 34.13 TO POB



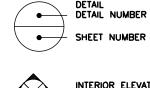
G-101

OF SHEE

ADOLFO LOPEZ, AIA SIMJA DESIGNERS



SHEET NUMBER (WHERE SECTION IS DRAWN)



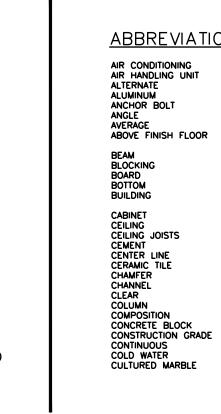
INTERIOR ELEVATION(S) (UNFOLD)
ARROWS INDICATE ELEVATIONS



SHEET NUMBER (WHERE SECTION IS DRAWN)

DESCRIPTION OF POINT
(FIN.FLR., TOP OF PLATE, TOP OF T.B.)

NUMBER OF REVISION CORRESP. TO DESIGN SECTION OF TITLE BLOCK



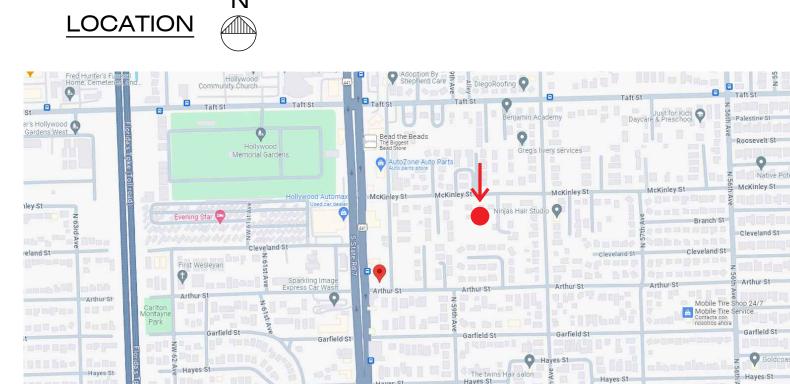
LAMINATED PLASTIC MACHINE BOLT MANUFACTURER NOT IN CONTRACT OBSCURE OPPOSITE ON CENTER OVERHEAD

PROPERTY LINE
POUNDS PER SQUARE INCH.
PRESSURE TREATED SELECT STRUCTURAL SOLID CORE SHELF AND POLE SIMILAR SLIDING GLASS DOOR SLOPING CEILING N.I.C. N.T.S.

SPL. SHTG. SYN. MARBLE SYNTHETIC MARBLE

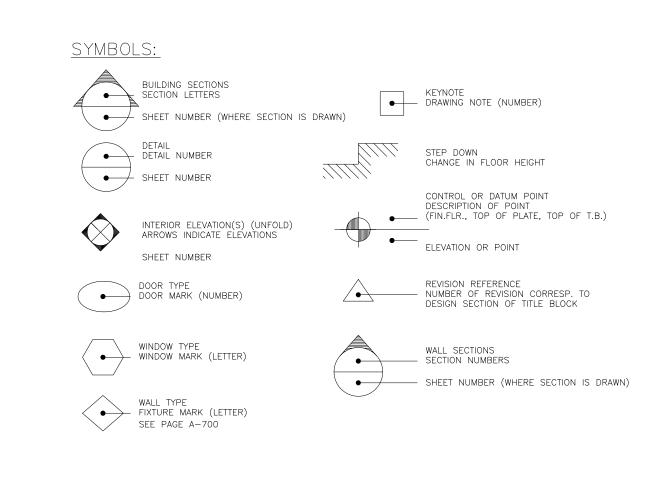
VENT TO OUTSIDE AIR SELECT STRUCT. WELDED WIRE MESH

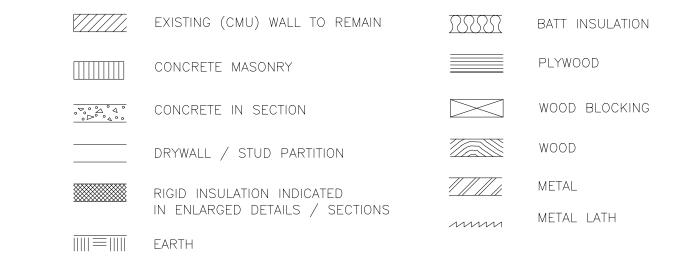
UNLESS NOTED OTHERWISE U.N.O. V.C.T. W.W.M. WIND

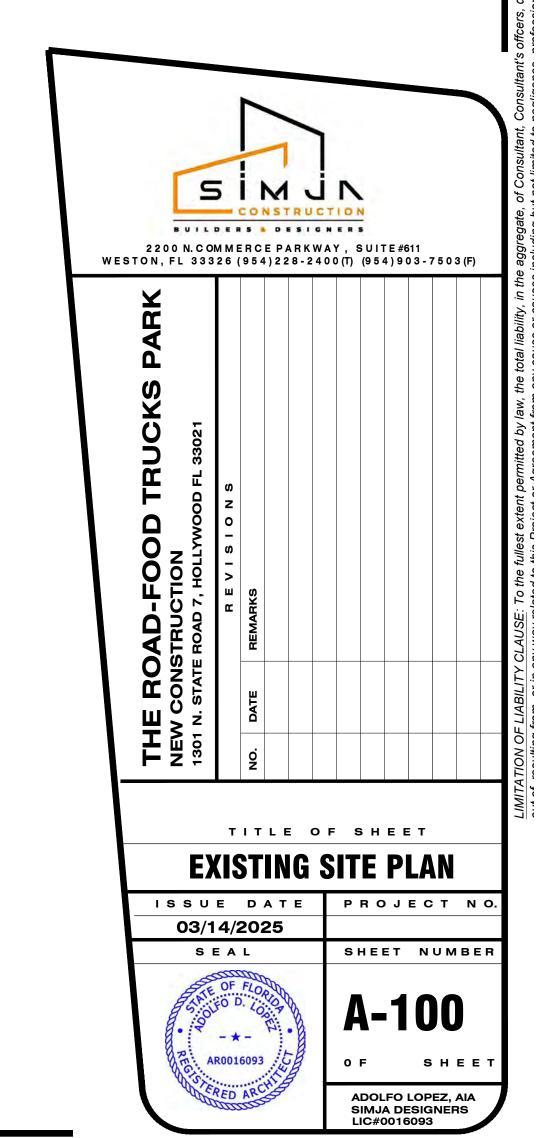


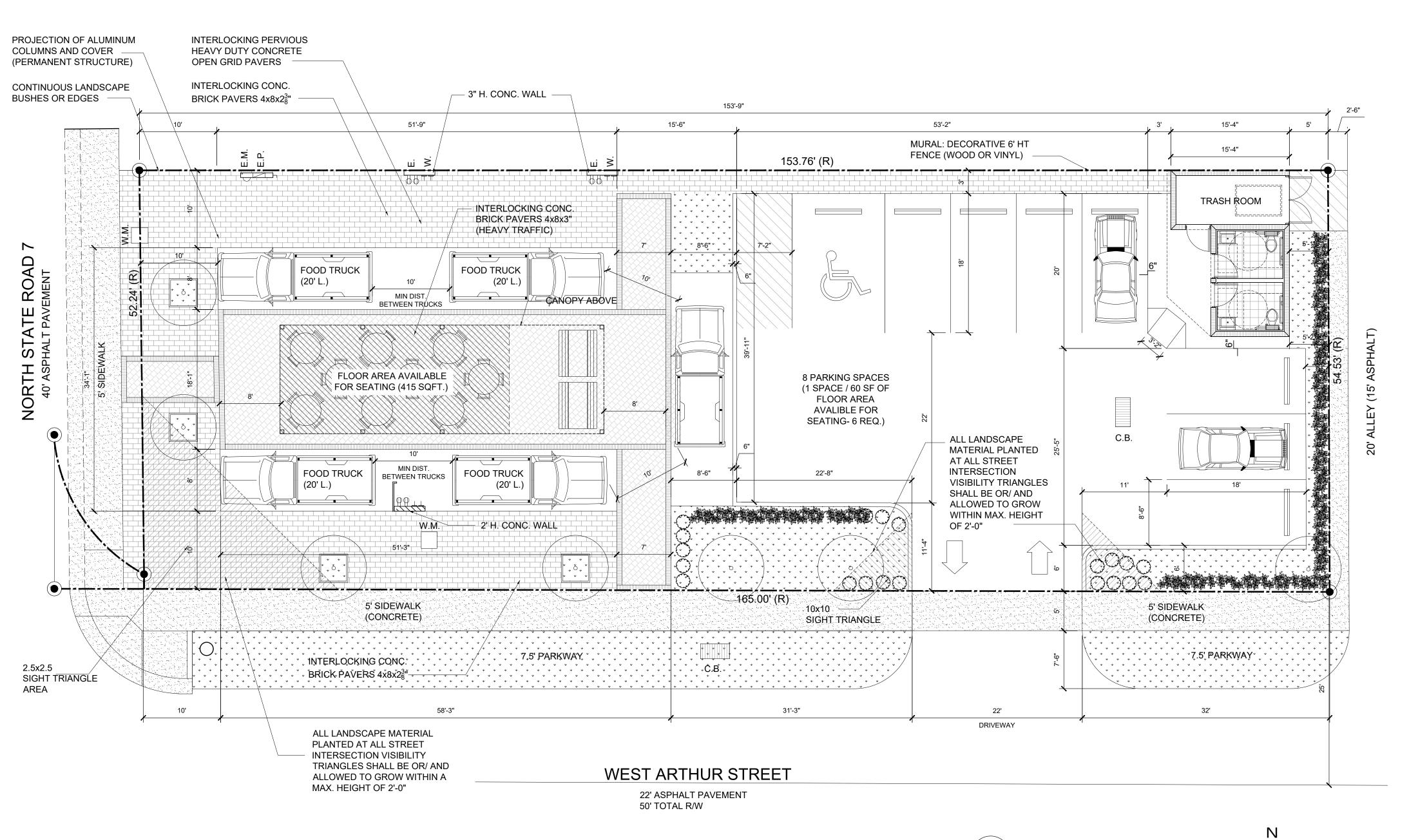
# EXISTING 6' HT. - EXISTING 6' HT. CHAIN LINK FENCE WOOD FENCE TO BE TO BE REPLACED REPLACED 153.76' (R) EXISTING \* . WATER METER , TO REMAIN, \* EXISTING GREEN AREA -√ĔXIŠŢĬŊĞ√ŮŰ VWAŢĔŖ MĔŢĔŖŮ ŢŢŎŢŖĔMĂĮŇŢ 7.5' PARKWAY — EXISTING CATCH BASIN - EXISTING SIGN TO REMAIN TO REMAIN WEST ARTHUR STREET 22' ASPHALT PAVEMENT 50' TOTAL R/W 1 EXISTING SITE PLAN SCALE: 1/8" = 1'-0"

# Symbols



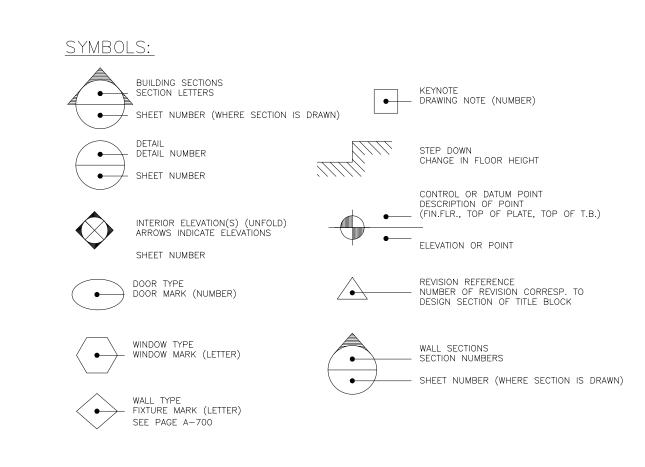


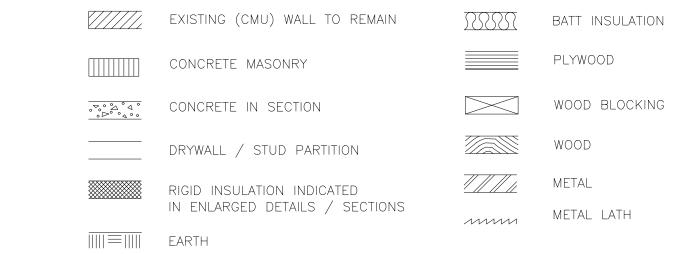


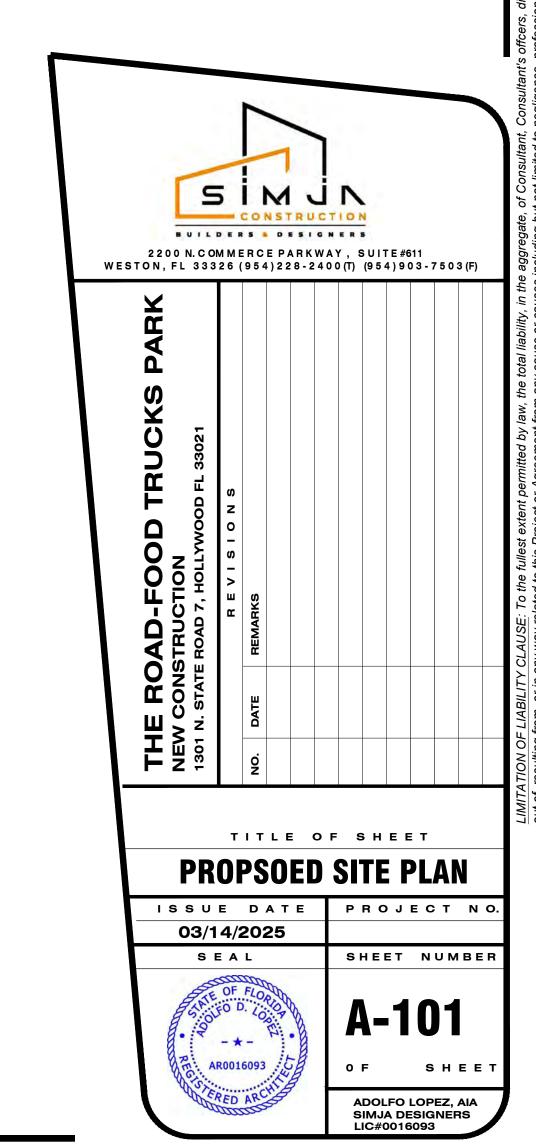


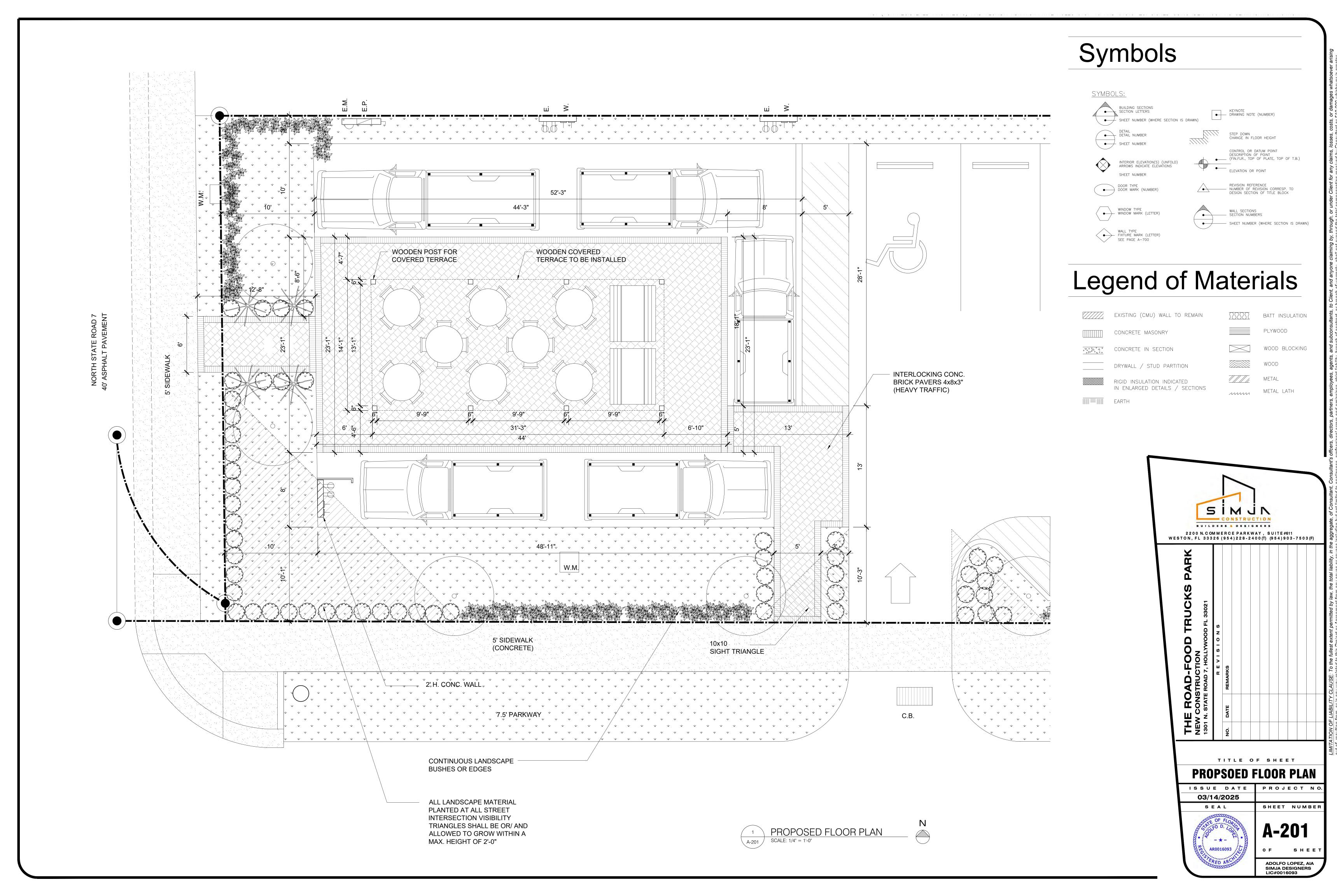
# PROPOSED SITE PLAN SCALE: 1/8" = 1'-0"

## Symbols

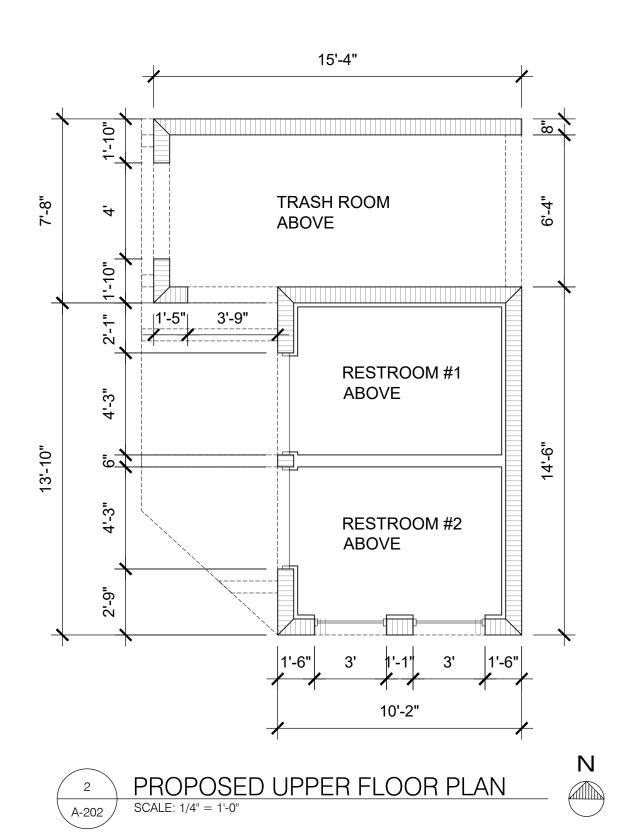


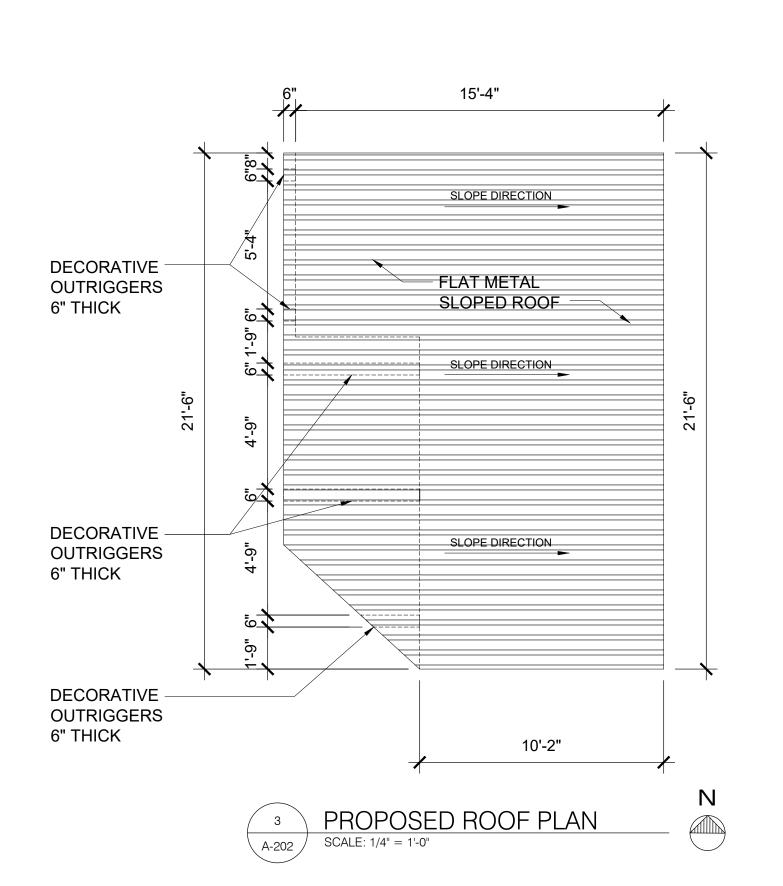




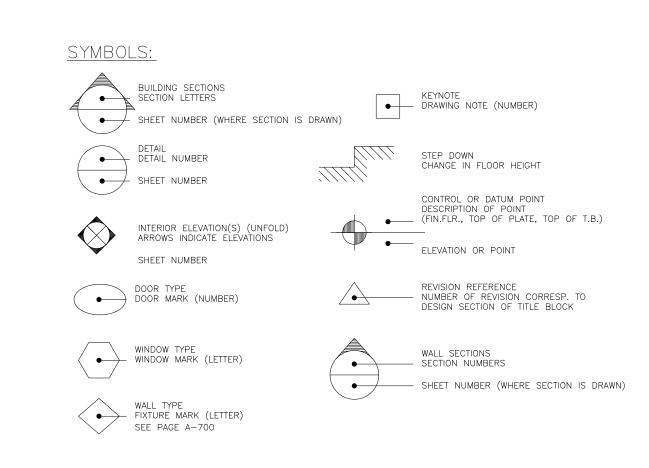


# 15'-4" TRASH ROOM PROPOSED RESTROOM FLOOR PLAN SCALE: 1/4" = 1'-0"

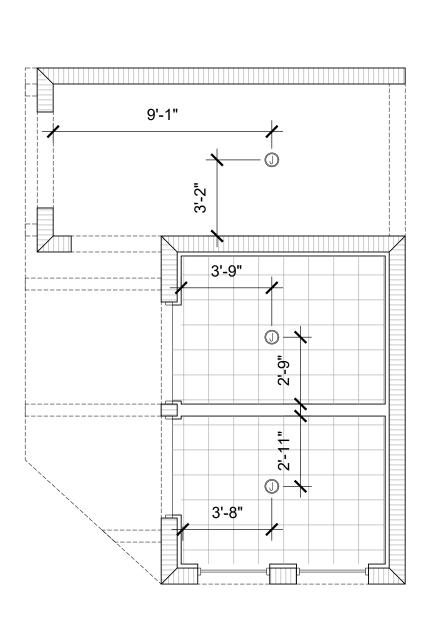




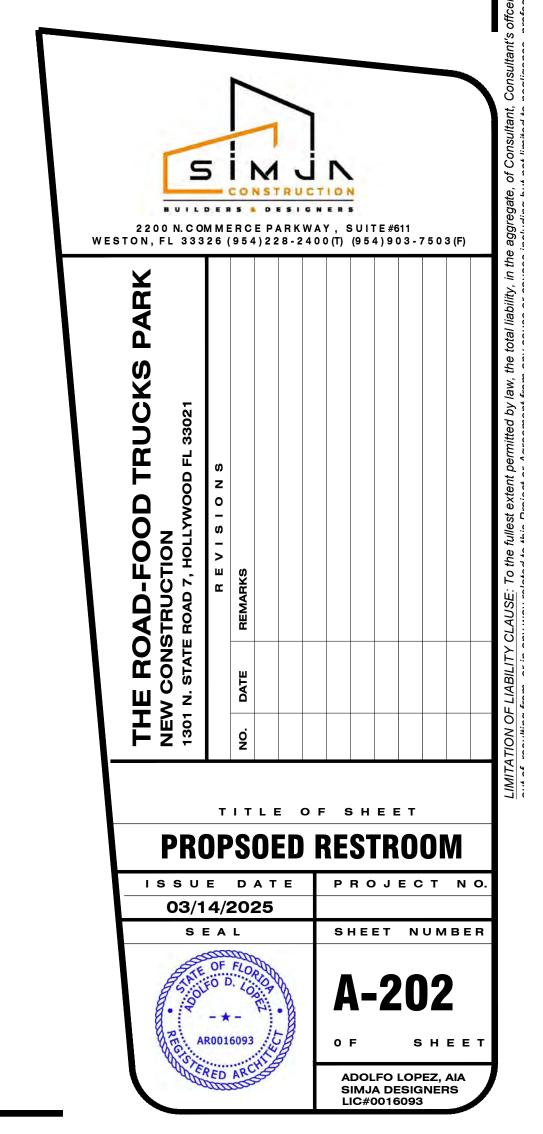


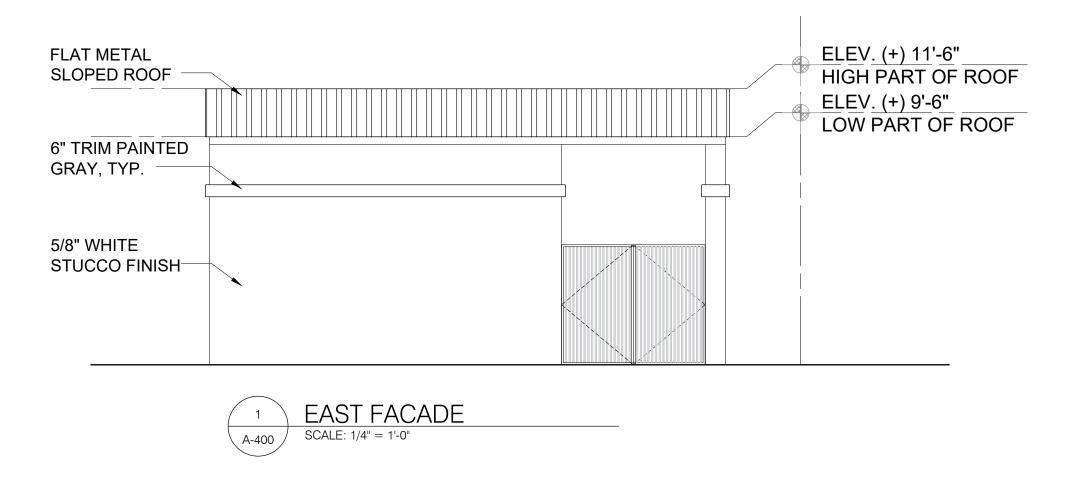


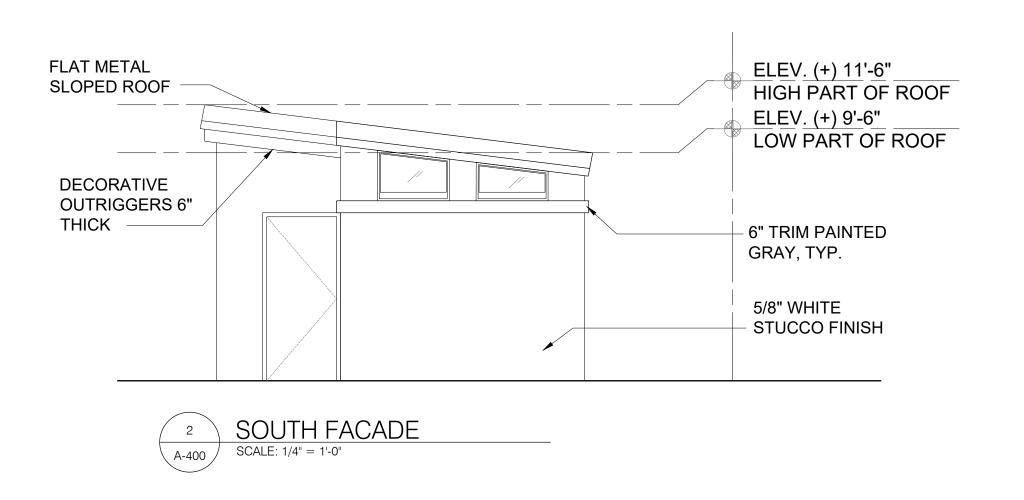
	EXISTING (CMU) WALL TO REMAIN	$\overline{\Omega\Omega\Omega\Omega}$	BATT INSULATION
	CONCRETE MASONRY		PLYWOOD
· · · · · · · · · · · · · · · · · · ·	CONCRETE IN SECTION		WOOD BLOCKING
	DRYWALL / STUD PARTITION		WOOD
	RIGID INSULATION INDICATED		METAL
	IN ENLARGED DETAILS / SECTIONS	mm	METAL LATH
$\overline{     \equiv     }$	EARTH		

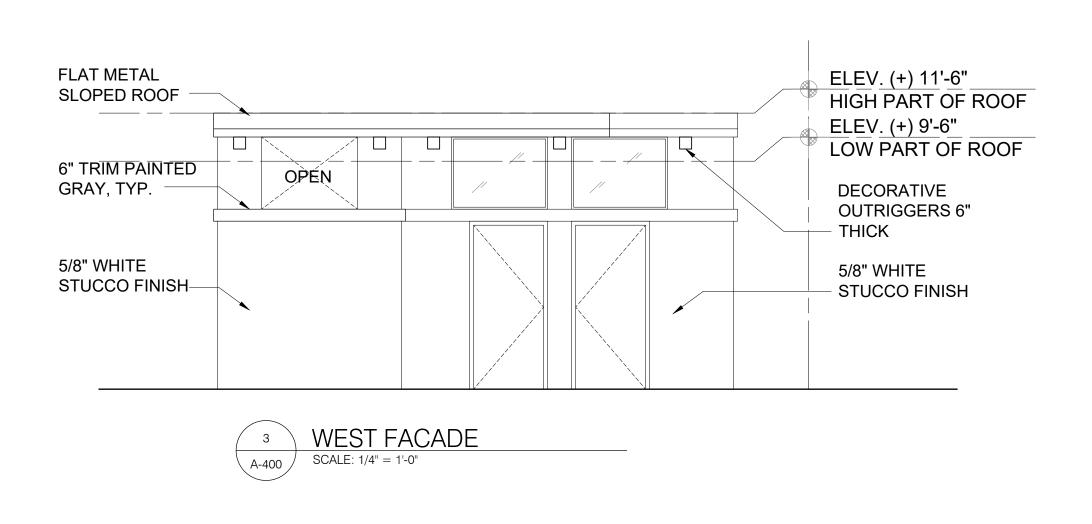


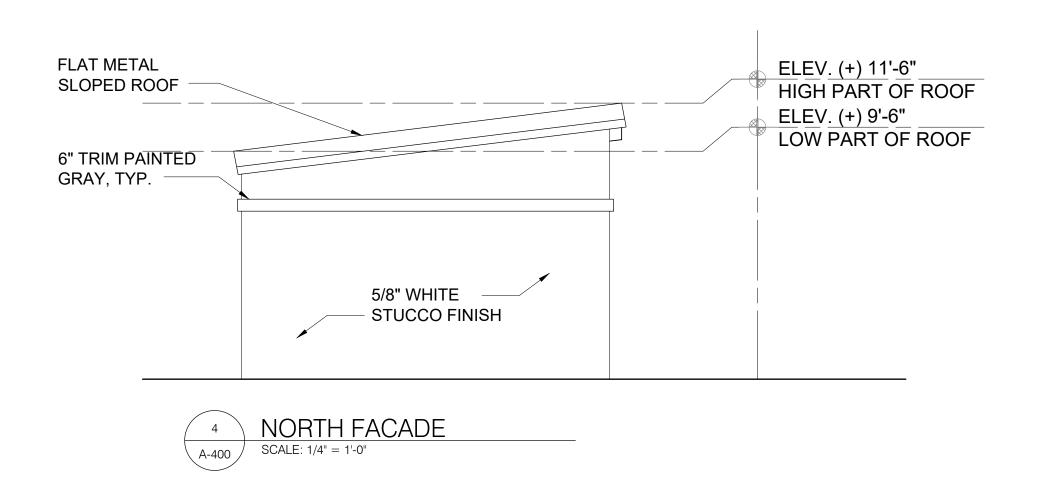




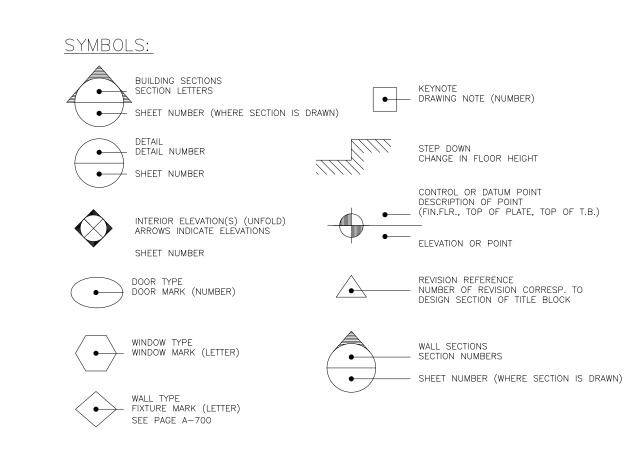




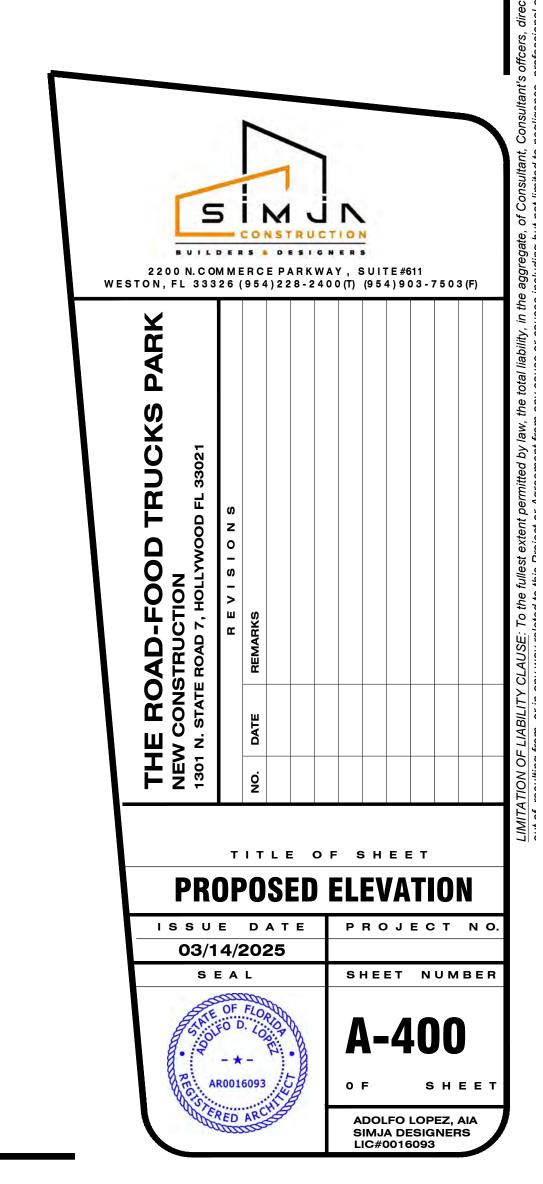


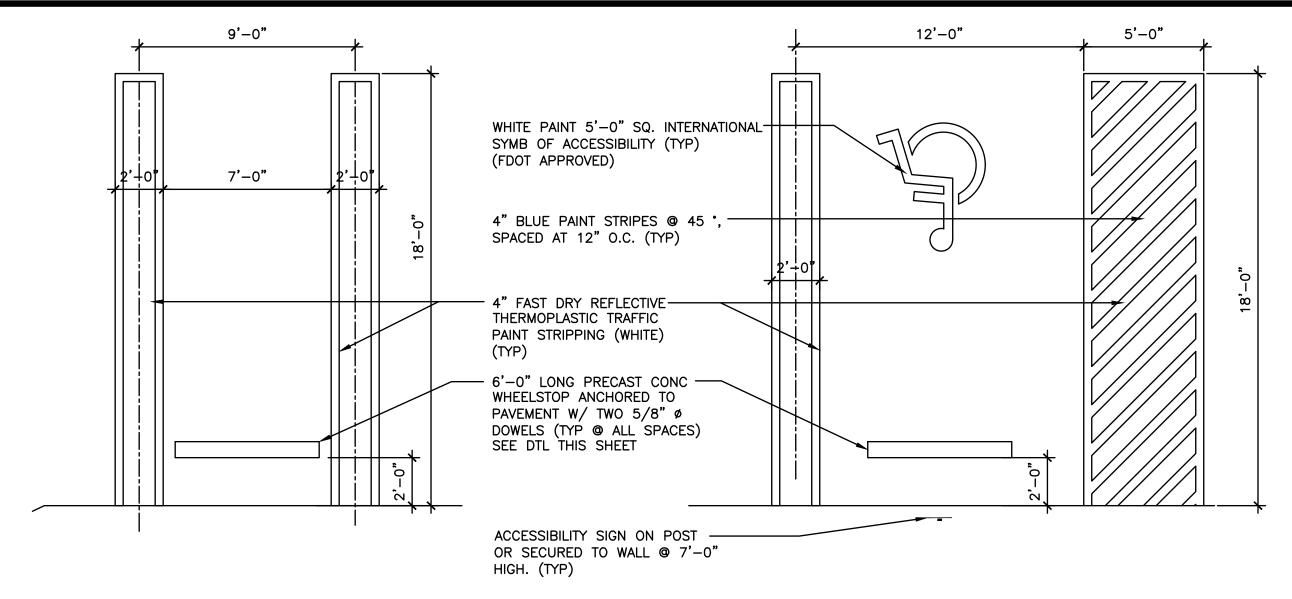


## Symbols

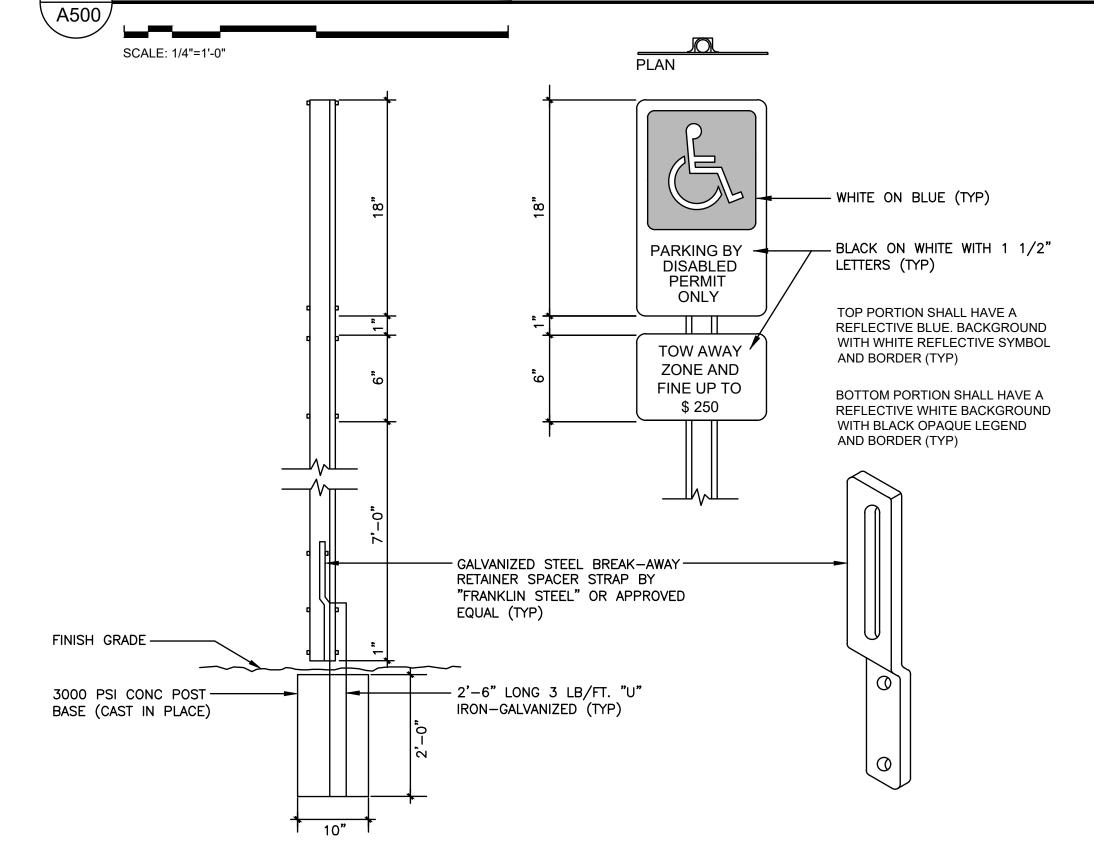


	EXISTING (CMU) WALL TO REMAIN	<u> </u>	BATT INSULATION
	CONCRETE MASONRY		PLYWOOD
	CONCRETE IN SECTION		WOOD BLOCKII
	DRYWALL / STUD PARTITION		WOOD
	RIGID INSULATION INDICATED		METAL
	IN ENLARGED DETAILS / SECTIONS	mm	METAL LATH
$     \equiv     $	EARTH		

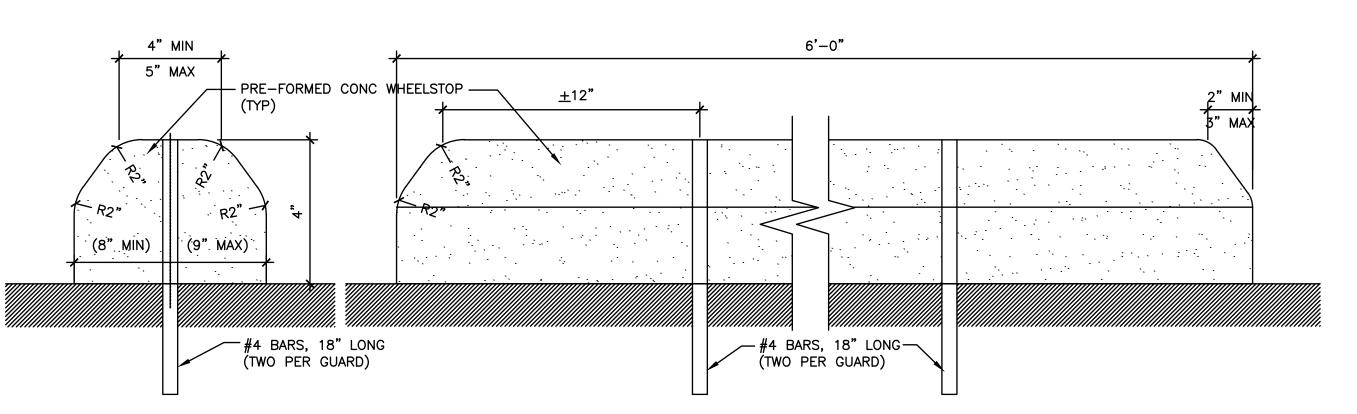




## 1 TYPICAL STANDARD AND ACCESSIBLE PARKING STALL



## 3 TYPICAL ACCESSIBLE PARKING SIGNAGE

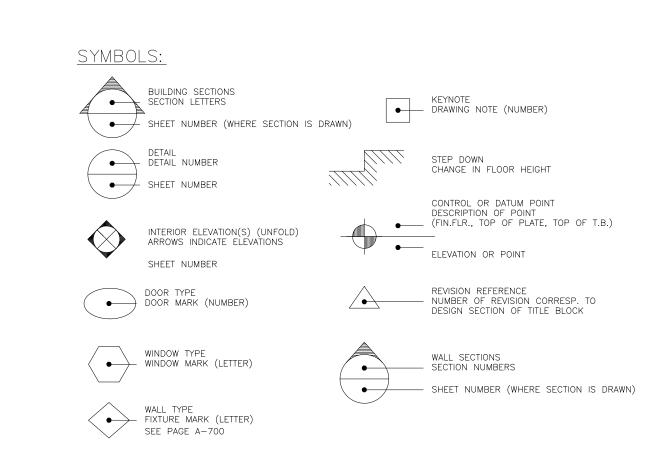


2 TYPICAL STANDARD AND ACCESSIBLE PARKING STALL

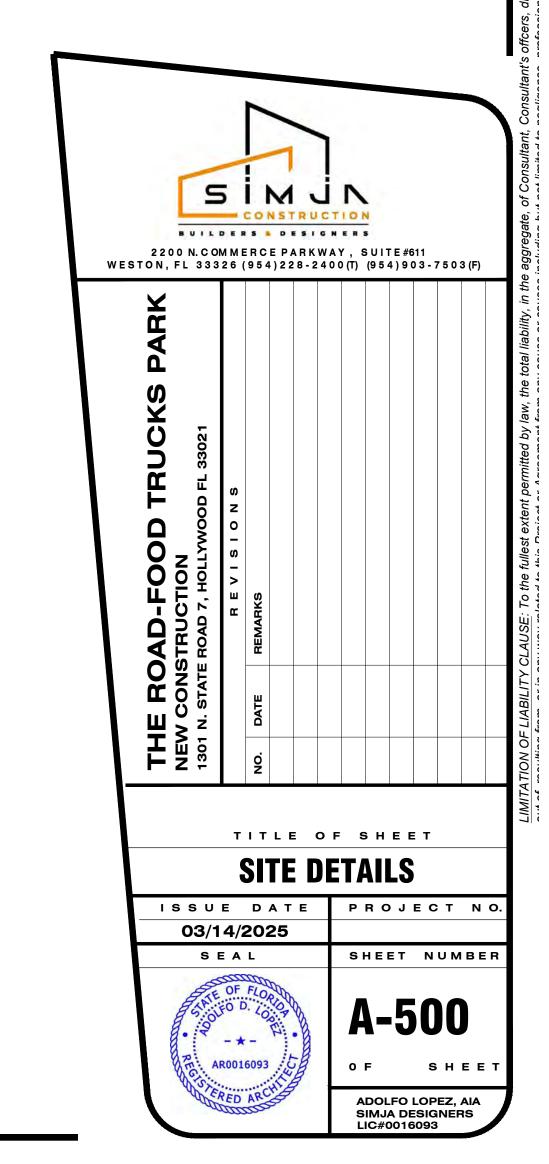
SCALE: 1/4"=1'-0"

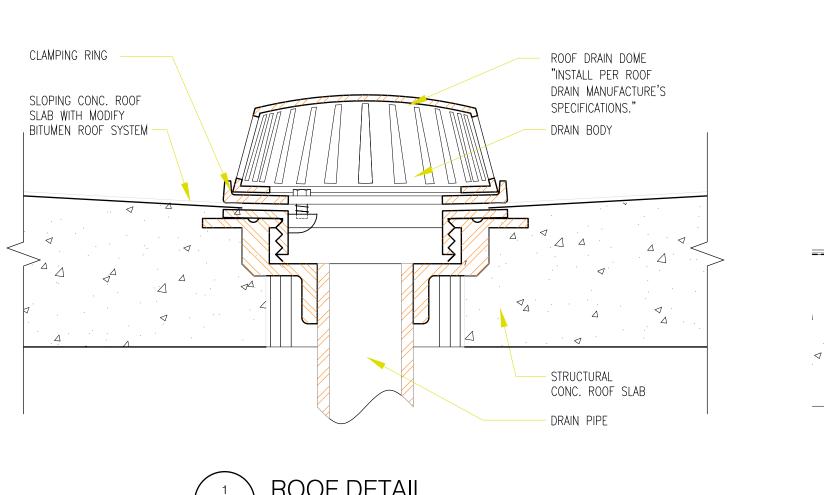
SCALE: 1 1/2"=1'-0"

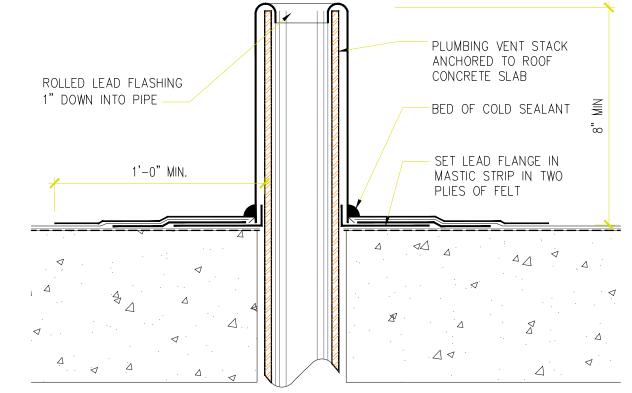
# Symbols



	EXISTING (CMU) WALL TO REMAIN	<u> </u>	BATT INSULATION
	CONCRETE MASONRY		PLYWOOD
	CONCRETE IN SECTION		WOOD BLOCKING
	DRYWALL / STUD PARTITION		WOOD
	RIGID INSULATION INDICATED		METAL
<u> </u>	IN ENLARGED DETAILS / SECTIONS  EARTH	<i></i>	METAL LATH
111111			

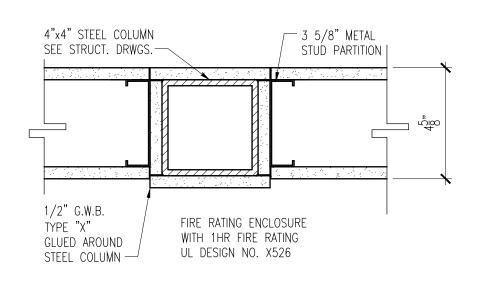






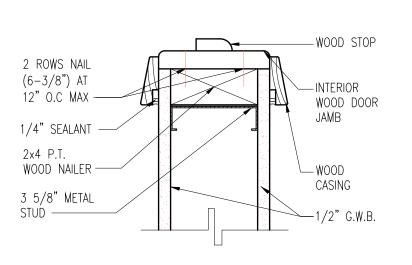
**ROOF VENT DETAIL** 

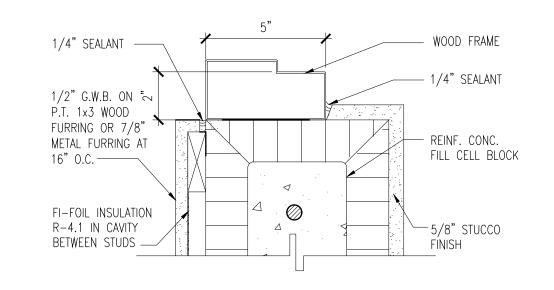
SCALE: 1 1/2" = 1'-0"

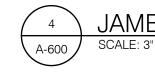


STEEL COLUMN DETAIL

SCALE: 3" = 1'-0"

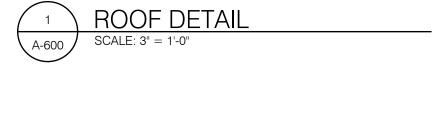


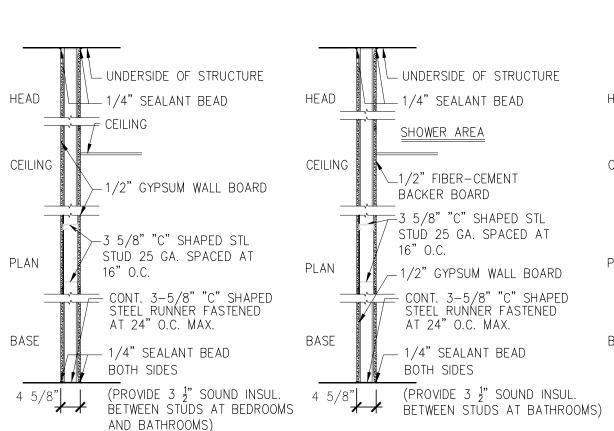


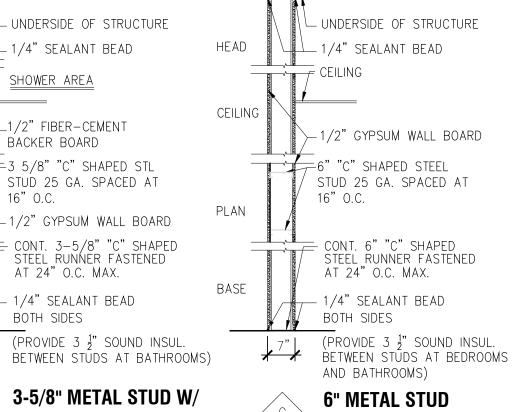


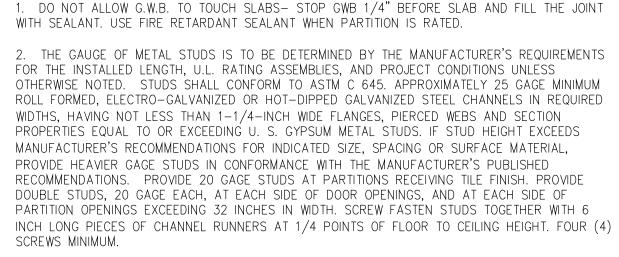
JAMB DETAIL SCALE: 3" = 1'-0"

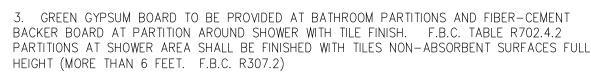


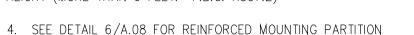


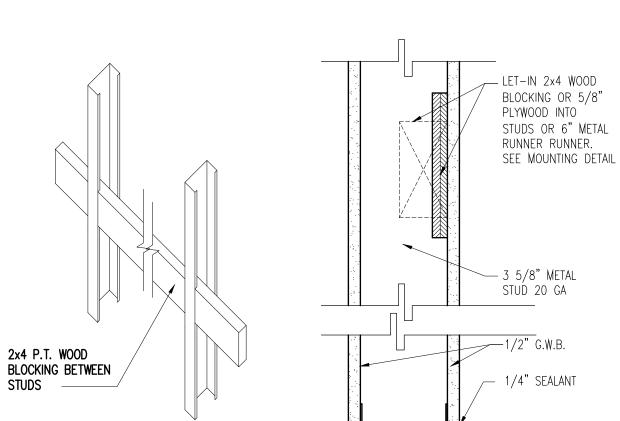


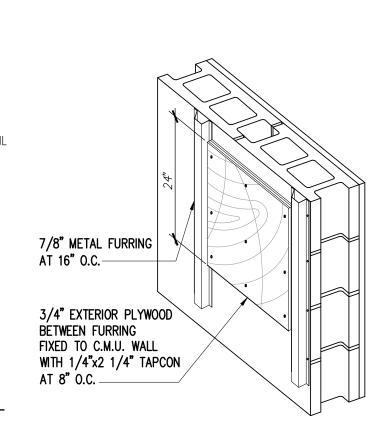














— UNDERSIDE OF STRUCTURE

\_\_1/2" REGULAR GYPSUM

BOARD OR 1/2" FIBER

CEMENT BACKER BOARD

ONLY AT BATH ROOM

←3 5/8" "C" SHAPED STL

STUD 25 GA. SPACED AT

AT 24" O.C. MAX.

— 1/4" SEALANT BEAD

CONT. 3-5/8" "C" SHAPED STEEL RUNNER FASTENED

SHOWER AREA

HEAD







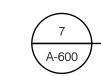
**G.W.B. ONE SIDE AND** 

FIBER CEMENT BOARD

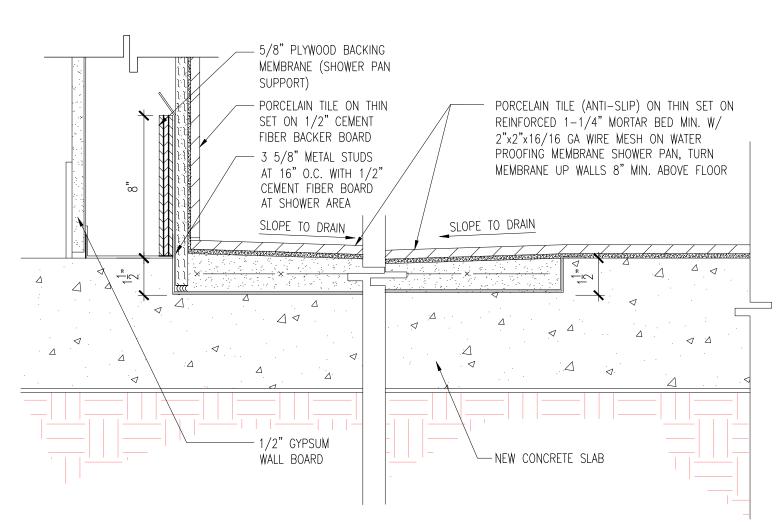
TO OTHER SIDE

W/ G.W.B. BOTH SIDES

WALL TYPE GENERAL NOTES

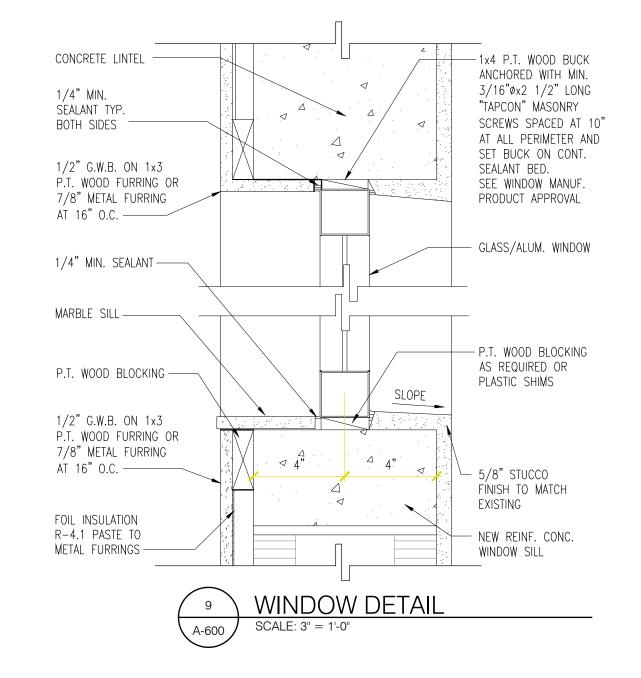


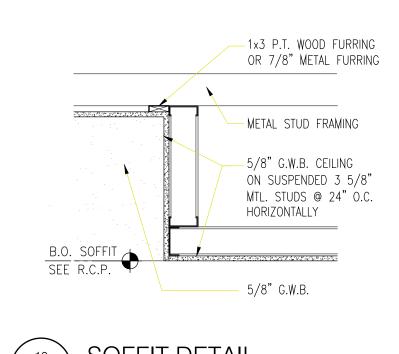
**DETAIL-REINFORCED PARTITION AND WALL** SCALE: N.T.S.



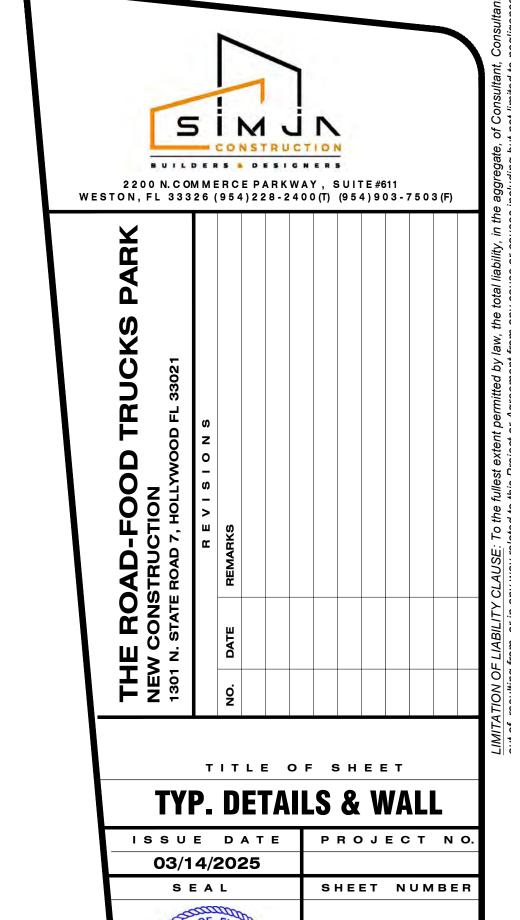
SHOWER DETAIL

SCALE: 3" = 1'-0"







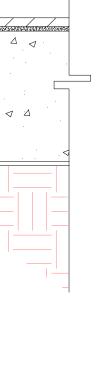


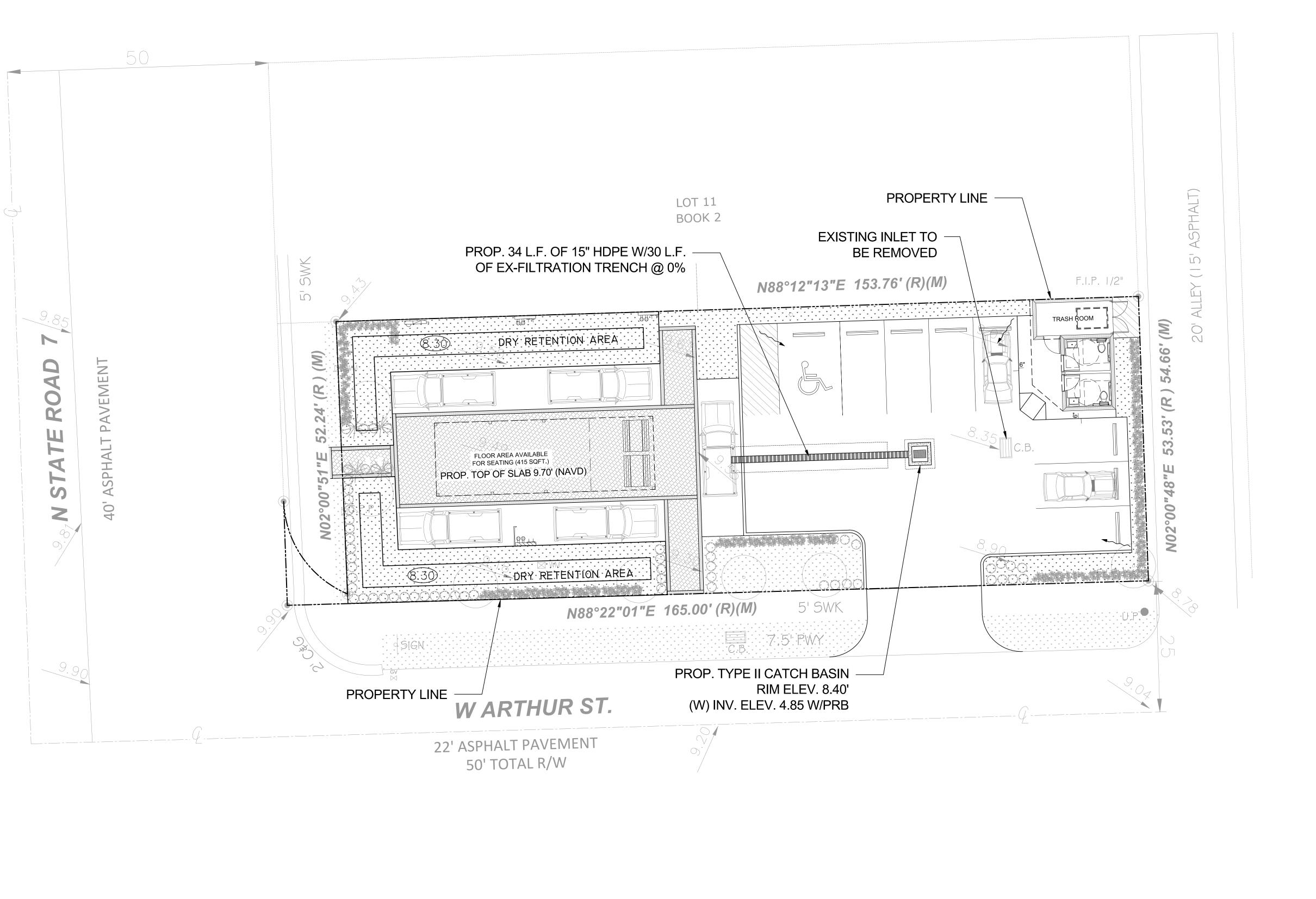
- \* -

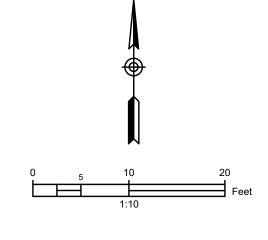
**A-600** 

OF SHEE

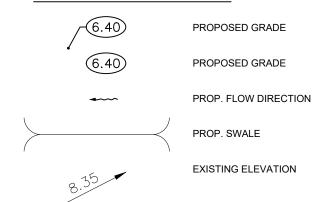
ADOLFO LOPEZ, AIA SIMJA DESIGNERS







#### DRAINAGE SYMBOLS LEGEND



#### LEGAL DESCRIPTION:

LOT 12 BLOCK 2 ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 24, PAGE 9 OF THE PUBLIC RECORDS OF BROWARD COUNTY FLORIDA, LYING ON SECTION 12, TOWNSHIP 51 SOUTH, RANGE 41 EAST, AS SHOWN ON THE FLORIDA DEPARTMENT OF TRANSPORTATION RIGHT OF WAY MAP OF STATE ROAD 7 (US ITEM SEGMENT NO. 2277751, SECTION 86100-2528 AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: BEING AT THE NORTHWEST CORNER OF SAID LOT 1, ALSO BEING A POINT ON EASTERLY EXISTING RIGHT OF WAY LINE OF SAID STATE ROAD 7 (US 441) AS SHOWN ON SAID MAP, THENCE NORTH 88°12'13" EAST ALONG THE NORTH LINE OF SAID LOT 12, A DISTANCE OF 11.24 FEET; THENCE SOUTH 02°24'55" EAST, A DISTANCE OF 52.24 TO THE BEGINNING OF A NON-TANGENT CURVE CONCAVE NORTHEASTERLY, HAVING A SAID CURVE, HAVING A RADIUS OF 20.00 FEET, THROUGH A CENTRAL ANGLE OF  $65^{\circ}09'56"$  AND ARC DISTANCE OF 22.75 FEET TO THE WEST LINE OF SAID LOT 12, SAID EASTERLY EXISTING RIGHT OF WAY LINE AND THE END OF SAID CURVE; THENCE NORTH 02°00'57" WEST ALONG SAID LINE OF LOT 12 AND SAID EASTERLY RIGHT OF WAY LINE, A DISTANCE OF 34.13 FEET TO THE POINT OF

CONCEPTUAL DESIGN NOT FOR CONSTRUCTION



Call 811 or visit sunshine811.com two full business days before digging to have buried facilities located and marked. Check positive response codes before you dig! NOTE: ELEVATIONS REFER TO N.A.V.D. 1988

MAP NUMBER 1225113, COMMUNITY-PANEL NUMBER 564, CITY OF HOLLYWOOD, BROWARD COUNTY, FL, SUFFIX H WITH AN EFFECTIVE DATE OF 08/18/2014

XAVIER S. DE LA TORRE, P
Civil/Structural Engineer
879 NW 45th Terrace
Plantation, Florida 33317
Phone: 239-989-7140
email: cosaltos@hotmail.cor

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CLIENT CARLOS SLEBI

DESIGNED BY:

XAVIER DE LA TORRE

11/15/24

SIGN & SEAL

DATE:

DWG FOLDER: PROJ NO.:

24-1101

SHEET

**C-3**