

NEW RESIDENCE FOR: ABELLA RESIDENCE

1621 JEFFERSON ST., HOLLYWOOD FL 33020

URBAN GROUP Architect

511 SE 5TH AVE, FORT LAUDERDALE FL 33301 O= (305) 466 9308 E= CLICK@UGDESIGNBUILD.COM

PLANNING DIVISION



File No. (internal use only):

2600 Hollywood Boulevard Room 315 Hollywood, FL 33022

GENERAL APPLICATION

	APPLICATION TYPE (CHECK ONE):
LING CITY OF	☐ Technical Advisory Committee
Highwood	☐ City Commission ☐ Planning and Development Board
FLORIDA	Date of Application:
Tel: (954) 921-3471	Location Address: 1621 JEFFERSON STREET HOLLYWOOD 33020-5511
Fax: (954) 921-3347	Lot(s): 10, 11 W1/2 Block(s): 67 Subdivision: 1-21
	Folio Number(s): 514215022680
	Zoning Classification: RS-6 Land Use Classification: RESIDENTIAL Existing Property Use: RESIDENTIAL Sq Ft/Number of Units: 8,175.71 SqFt
This application must be	Existing Property Use: RESIDENTIAL Sq Ft/Number of Units: 8,175.71 SqFt
completed <u>in full</u> and submitted with all documents	Is the request the result of a violation notice? () Yes (x) No If yes, attach a copy of violation.
to be placed on a Board or Committee's agenda.	Has this property been presented to the City before? If yes, check al that apply and provide File Number(s) and Resolution(s):
Lancas and the second second	☐ Economic Roundtable ☐ Technical Advisory Committee ☒ Historic Preservation Board
The applicant is responsible for obtaining the appropriate	☐ City Commission ☐ Planning and Development
checklist for each type of application.	Explanation of Request: NEW SINGLE FAMILY RESIDENCE
Applicant(s) or their authorized legal agent must be present at all Board or	Number of units/rooms: _ 3
Committee meetings.	Value of Improvement: Estimated Date of Completion:
	Will Project be Phased? () Yes (x)No If Phased, Estimated Completion of Each Phase
At least one set of the submitted plans for each	
application must be signed	Name of Current Property Owner: DJAZIR ABELLA, BRIGITTE ABELLA
and sealed (i.e. Architect or Engineer).	Address of Property Owner: 1621 JEFFERSON STREET HOLLYWOOD, 33020-5511
	Telephone: (954) 329 8599 Fax: Email Address:
Documents and forms can be	Name of Consultant/Representative/Tenant (circle one): URBAN GROUP ARCHITECT
accessed on the City's website	Address: 511 SE 5TH AVE, FORT LAUDERDALE FL Telephone: (954) 329 8599
at	Fax: Email Address: CLICK@UGDESIGNBUILD.COM
http://www.hollywoodfl.org/Do cumentCenter/Home/View/21	Date of Purchase: Is there an option to purchase the Property? Yes () No (x)
	If Yes, Attach Copy of the Contract.
9.0	List Anyone Else Who Should Receive Notice of the Hearing:
RIM	Address: Email Address:
1/11	·

PLANNING DIVISION File No. (internal use only): GENERAL APPLICATION Hollywood, FL 33022

CERTIFICATION OF COMPLIANCE WITH APPLICABLE REGULATIONS

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

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

Signature of Current Owner:		Date: 04/18/2022
PRINT NAME: Djazir ABELL	A	Date: 04/18/2022
Signature of Consultant/Represent	tative:	Date:
PRINT NAME:		Date:
Signature of Tenant:		Date:
PRINT NAME:		Date:
Current Owner Power of Attorney		
am the current owner of the de		are of the nature and effect the request by made by me or I am hereby authorize
an the current owner of the de	to be my legal representative before t	the (Roard and
	to be my legal representative before t	the(Board and
Committee) relative to all matters co	to be my legal representative before to oncerning this application.	the(Board and
Committee) relative to all matters co	to be my legal representative before to incerning this application. Notary Public State of Florida Thais Flores	Signature of Current Owner
Committee) relative to all matters co Sworn to and subscribed before me this18th day ofApril 2022	to be my legal representative before to procerning this application.	the(Board and

Prepared by:

Feder & Feder, Attorneys at Law 3900 Hollywood Blvd., Suite 103 Hollywood, FL 33021

Return to:

Leopold Korn, P.A. 20801 Biscayne Blvd., Suite 501 Aventura, FL 33180

Warranty Deed

(STATUTORY FORM - SECTION 689.02, F.S.)

This Indenture made this \(\frac{\cappa \cappa }{2} \) day of **April, 2021** between **Natasha Branzanti and Bradley Dillon, wife and husband,** whose post office address is 1143 Van Buren Street, Hollywood, FL 33019 of the County of Broward, State of Florida, grantor*, and **Djazir Abella and Brigitte Olivia Contre Abella, husband and wife,** whose post office address is 1621 Jefferson Street, Hollywood, FL 33020 of the County of Broward, State of Florida, grantee*,

Witnesseth that said grantor, for and in consideration of the sum of **TEN AND NO/100 DOLLARS (\$10.00)** and other good and valuable considerations to said grantor in hand paid by said grantee, the receipt whereof is hereby acknowledged, has granted, bargained, and sold to the said grantee, and grantee's heirs and assigns forever, the following described land, situate, lying and being in **Broward County**, State of Florida, to-wit:

Lot 10 and the West 20 feet of Lot 11, Block 67, of HOLLYWOOD, according to the Plat thereof, recorded in Plat Book 1, Page 21, of the Public Records of Broward County, Florida.

Subject to Real Estate Taxes for the year 2021 and thereafter.
Subject to Easements, Dedications, Limitations, appearing on the applicable plats, and zoning ordinances, without, however, reimposing the same.

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

^{* &}quot;Grantor" and "Grantee" are used for singular or plural, as context requires.

Witness my hand and seal this 18 day	of April, 2021.
Signed, sealed and delivered in our present *Witnesses as to both signatories*	ce:
Frakere	Band
Witness - Signature Footboling the Signature	Natasha Branzanti
Witness - Print Name	
Witness - Signature	Byadley Dillon
Steven Feder Witness - Print Name	
STATE OF FLORIDA) COUNTY OF BROWARD)	
The foregoing instrument was acknown presence or 1 I online notarization, this	
Model Carrier	as identification.
STEVEN FEDER Notary Public - State of Florida Commission # HH 071899	4-1
My Comm. Expires Jan 15, 2025 Bonded through National Notary Assn.	7/MM/M/s

Notary Public State of Florida My Commission Expires:

[Notary Seal]

Bill of Sale

This Bill of Sale, made on 28 day of April, 2021 between Natasha Branzanti and Bradley Dillon, wife and husband ("Seller"), and Djazir Abella and Brigitte Olivia Contre Abella, husband and wife ("Buyer")

Witnesseth, that Seller, in consideration of the sum of **TEN DOLLARS (\$10.00)** and other good and valuable consideration paid to Seller by Buyer, receipt and sufficiency of which is hereby acknowledged, delivers, grants, bargains, sells and transfers forever to Buyer the following goods and chattels, to wit:

RANGE(S)/OVEN(S), REFRIGERATOR, DISHWASHER, DISPOSAL, CEILING FANS, INTERCOM, LIGHT FIXTURES, RODS, DRAPERIES AND OTHER WINDOW TREATMENTS, SMOKE DETECTORS, GARAGE DOOR OPENERS, SECURITY GATE AND OTHER ACCESS DEVICES; AND STORM SHUTTERS/PANELS, AS PER CONTRACT BETWEEN THE PARTIES.

Said property being located at: 1621 Jefferson Street, Hollywood, FL 33020

My Comm. Expires Jan 15, 2025 Bonded through National Notary Assn.

Also known as:

[Notary Seal]

Lot 10 and the West 20 feet of Lot 11, Block 67, of HOLLYWOOD, according to the Plat thereof, recorded in Plat Book 1, Page 21, of the Public Records of Broward County, Florida.

Seller covenants to Buyer that Seller is the lawful owner of the said goods and chattels; that they are free from all encumbrances; that Seller has good right to sell that property, and that Seller will warrant and defend the sale of said property, goods and chattels unto the Buyer against the lawful claims and demands of all persons whomsoever.

"Seller" and "Buyer" shall be used for singular or plural, natural or artificial, which terms shall include the heirs, legal representatives, successors and assigns of Seller and Buyer whenever the context so requires or admits.

Signed, sealed and delivered in our presence: *Witnesses as to both signatories*	
Iwalter.	1 Bonat
Witness - Signature	Natasha Branzanti
Forth Walles	
Witness - Print Name	1
Manthe	W
Witness - Signature	Bradley Dillon
Steven Feder	
Witness - Print Name	
STATE OF FLORIDA) COUNTY OF BROWARD)	
The foregoing instrument was acknowle online notarization, this 28 day of April, 2021 known to me or who have produced 28	dged before me by means of physical presence or [], by Natasha Branzanti and Bradley Dillon, who are personally as identification.

Notary Public-State of Florida My Commission Expires:



If you are looking to purchase this property, the tax amount shown may have no relationship to the taxes you will pay.

If you are looking to purchase this property and are not using portability to transfer any capped savings, please use our **Tax Estimator** to determine a more likely estimate of your new amount.

IMPORTANT:

If you own this home and want to purchase a new home in Florida, try our **Portability Estimator** to see how portability and the additional homestead exemption can help you.

If you own a home in Florida, and want to see how much portability will save you, try our **Portability Estimator.**









NEW SEARCH

HOTOGRAPHS

BCPA HOME

Click here to display your 2022 TRIM Notice.

Site Address	1617 JEFFERSON STREET, HOLLYWOOD FL 33020
	GINSBURG, SHLOMO GINSBURG, ESTHER
Mailing Address	1617 JEFFERSON ST HOLLYWOOD FL 33020-5511

ID#	5142 15 02 2690	
Millage	0513	
Use	01-01	

Abbreviated	HOLLYWOOD 1-21 B LOT 11 E1/2,12 BLK 67
Legal	
Description	

This property is a designated historic resource or is located within a historic district. Please contact Hollywood for more information at 954-921-3471 or planningdivision@hollywoodfl.org.

The just values displayed below were set in compliance with Sec. 193.011, Fla. Stat., and include a reduction for costs of sale and other adjustments required by Sec. 193.011(8).

It'S IMPORTANT THAT YOU KNOW:

The 2023 values currently shown are considered "working values" and are subject to change. These numbers will change frequently online as we make various adjustments until they are finalized.

Property Assessment Values

Click here to see 2022 Exemptions and Taxable Values as reflected on the Nov. 1, 2022 tax bill.

UII UII	ck liefe to see	2022 Exemptions and	Taxable values as Telle	cted on the Nov.	i, 2022 tax biii.
Year Land		Building / Improvement	Just / Market Value	Assessed / SOH Value	Тах
2023	2023 \$65,460 \$420,150		\$485,610	\$485,610	
2022	\$65,460	\$420,150	\$485,610	\$168,940	\$2,928.47
2021	\$65,460	\$316,060	\$381,520	\$164,020	\$2,843.71
		2023 Exemptions and	Taxable Values by Tax	king Authority	
		County	School Board	Municipal	Independent
Just Val	ue	\$485,610	\$485,610	\$485,610	\$485,610
Portabili	Portability		0	0	0
Assessed/SOH 23		\$485,610	\$485,610	485,610 \$485,610 \$485	
Homeste	ead 100%	\$25,000	\$25,000	\$25,000	\$25,000
Add. Ho	mestead	\$25,000	0	\$25,000	\$25,000
Wid/Vet/	Dis	0	0	0	0
Senior		0	0	0	0
Exempt	Туре	0	0	0	0
Taxable		\$435,610	\$460,610	\$435,610	\$435,610

Sale	Sales History Search Subdivision Sales				d Calculations	
Date	Туре	Price	Book/Page or CIN	Price	Factor	Type
1/31/2022	WD-Q	\$800,000	117930553	\$8.00	8,182	SF
6/24/2005	QCD		40238 / 750			
3/29/1996	WD	\$120,000	24703 / 468			
2/24/1995	WD	\$79,500	23184 / 42			
12/1/1964	WD	\$20,000		Adj. Bldg. S.F.	(Card, Sketch)	2281
				Units/Be	ds/Baths	1/3/2
				Eff./Act. Yo	ear Built: 1947/194	16

	Special Assessments							
Fire	Garb	Light	Drain	Impr	Safe	Storm	Clean	Misc
05								
R								
1								

If you see a factual error on this page, please click here to notify us.



PROPERTY SUMMARY

Tax Year: 2022

Property ID: 514215022680 **Property Owner(s):**ABELLA,DJAZIR

CONTRE ABELLA,BRIGITTE OLIVIA

Mailing Address:840 LENOX AVE #5 MIAMI BEACH, FL 33139

Physical Address:1621 JEFFERSON STREET HOLLYWOOD, 33020-5511

Property Use: 01-01 Single Family

Millage Code: 0513 Adj. Bldg. S.F: 1407 Bldg Under Air S.F: 1312 Effective Year: 1950

Units/Beds/Baths: 1/3/2

Year Built: 1948

Deputy Appraiser: Residential Department

Appraisers Number: 954-357-6831

Email: realprop@bcpa.net

Zoning : RS-6 - SINGLE FAMILY DISTRICT **Abbr. Legal Des.:** HOLLYWOOD 1-21 B LOT

10,11 W1/2 BLK 67

2020 values are considered "working values" and are subject to change.

PROPERTY ASSESSMENT

Year	Land	Building / Improvement	Agricultural Saving	Just / Market Value	Assessed / SOH Value	Тах
2022	\$65,460	\$364,430	0	\$429,890	\$429,890	
2021	\$65,460	\$286,980	0	\$352,440	\$352,440	\$7,665.41
2020	\$65,460	\$284,240	0	\$349,700	\$349,700	\$7,621.15

EXEMPTIONS AND TAXING AUTHORITY INFORMATION

	County	School Board	Municipal	Independent
Just Value	\$429,890	\$429,890	\$429,890	\$429,890
Portability	0	0	0	0
Assessed / SOH	\$429,890	\$429,890	\$429,890	\$429,890
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	\$429,890	\$429,890	\$429,890	\$429,890

SALES HISTORY FO	SALES HISTORY FOR THIS PARCEL					
Date	Туре	Price	Book/Page or Cin	Unit Price	Units	Туре
04/28/2021	Warranty Deed Qualified Sale	\$499,000	117243981	\$8.00	8,182 SqFt	Square Foot
07/12/2005	Warranty Deed	\$445,000	40322 / 544			
06/28/2002	Warranty Deed	\$250,000	33499 / 1907			
02/26/2002	Warranty Deed	\$230,000	32887 / 27			
08/14/2000	Warranty Deed	\$170,000	30821 / 1660			

RECENT SALES IN THIS SUBDIVISION

Property ID	Date	Туре	Qualified/ Disqualified	Price	CIN	Property Address
514215023250	03/31/2022	Warranty Deed	Qualified Sale	\$873,000	118056939	1632 VAN BUREN ST HOLLYWOOD, FL 33020
514215025610	02/28/2022	Warranty Deed	Qualified Sale	\$810,000	117976174	1519 WASHINGTON ST HOLLYWOOD, FL 33020
514215020660	02/17/2022	Warranty Deed	Qualified Sale	\$760,000	117954663	1720 PIERCE ST #1-4 HOLLYWOOD, FL 33020
514215022060	02/17/2022	Warranty Deed	Qualified Sale	\$740,000	117967752	1723 WASHINGTON ST #1-4 HOLLYWOOD, FL 33020
514215026430	02/11/2022	Warranty Deed	Qualified Sale	\$750,000	117975425	1408 MONROE ST HOLLYWOOD, FL 33020

SPECIAL ASSESSMENTS								SCHOOL	
Fire	Garb	Light	Drain	Impr	Safe	Storm	Clean	Misc	Hollywood Central Elementary: C
Hlwd Fire Rescue (05)									Olsen Middle: C
Residential (R)									South Broward High: C
1									

ELECTED OFFICIALS

Property Appraiser	County Comm. District	County Comm. Name	US House Rep. District	US House Rep. Name
Marty Kiar	6	Beam Furr	23	Debbie Wasserman Shultz

Florida House Rep.

DistrictFlorida House Rep. NameFlorida Senator DistrictFlorida Senator NameSchool Board Member100Joseph Geller34Gary M. Farmer, Jr.Ann Murray





<u>Vehicle Registration</u> <u>Property Tax</u> <u>Business Tax</u> <u>Tourist Tax</u>

<u>Search</u> > Account Summary

Real Estate Account #514215-02-2680

Owner:Situs:Parcel detailsABELLA,DJAZIR1621 JEFFERSON STGIS []

CONTRE ABELLA, BRIGITTE OLIVIA <u>Property Appraiser</u>

Amount Due

Your account is **paid in full**. There is nothing due at this time.

Your last payment was made on **11/22/2021** for **\$7,358.79**. Print paid bill (PDF)

Apply for the 2022 installment payment plan

Account History

BILL	AMOUNT DUE		STATU	s	ACTION
2021 Annual Bill 🛈	\$0.00	Paid \$7,358.79	11/22/2021	Receipt #EEX-21-00000259	Print (PDF
2020 Annual Bill 🛈	\$0.00	Paid \$7,544.94	03/01/2021	Receipt #WWW-20-00171055	Print (PDF
2019 Annual Bill 🛈	\$0.00	Paid \$7,485.46	03/10/2020	Receipt #WWW-19-00149356	Print (PDF
2018 Annual Bill 🛈	\$0.00	Paid \$5,174.81	03/21/2019	Receipt #WWW-18-00145683	Print (PDF
2017 Annual Bill 🛈	\$0.00	Paid \$5,032.52	03/09/2018	Receipt #WWW-17-00126086	Print (PDF
2016 Annual Bill 🛈	\$0.00	Paid \$234.10	04/27/2017	Receipt #04B-16-00007782	Print (PDF
		Payment \$4,818.63	12/20/2016	Receipt #033-16-00000673	
2015 Annual Bill 🛈	\$0.00	Paid \$4,878.19	01/04/2016	Receipt #032-15-00001591	Print (PDF
2014 Annual Bill 🛈	\$0.00	Paid \$5,411.73	03/31/2015	Receipt #LBX-14-00184544	Print (PDF
2013 Annual Bill 🛈	\$0.00	Paid \$4,646.27	11/30/2013	Receipt #WWW-13-00049214	Print (PDF
2012 Annual Bill 🛈	\$0.00	Paid \$5,254.50	04/03/2013	Receipt #WWW-12-00080291	Print (PDF
2011 Annual Bill 🛈	\$0.00	Paid \$4,647.33	03/31/2012	Receipt #LBX-11-00228648	Print (PDF
2010 Annual Bill 🛈	\$0.00	Paid \$4,834.76	03/17/2011	Receipt #15B-10-00000720	Print (PDF
2009 Annual Bill 🛈	\$0.00	Paid \$6,068.21	12/31/2009	Receipt #LBX-09-00339839	Print (PDF
2008 Annual Bill 🛈	\$0.00	Paid \$7,709.86	03/01/2009	Receipt #2008-7233565	Print (PDF
2007 Annual Bill 🛈	\$0.00	Paid \$8,421.07	01/02/2008	Receipt #2007-8827560	Print (PDF
2006 Annual Bill 🛈	\$0.00	Paid \$8,347.81	05/08/2007	Receipt #2006-4013639	Print (PDF
2005					
2005 Annual Bill	\$0.00	Paid \$5,716.92	07/14/2006	Receipt #2005-1603495	Print (PDF
Certificate #8152		Redeemed	07/25/2006	Face \$5,438.73, Rate 0.25%	
		Paid \$5,716.92			
2004 Annual Bill 🛈	\$0.00	Paid \$4,274.28	11/13/2004	Receipt #2004-9033629	Print (PDF
2003 Annual Bill 🛈	\$0.00	Paid \$4,172.57	11/01/2003	Receipt #2003-6245316	Print (PDF
Total Amount Due	\$0.00				

Property ID Number

514215-02-2680

2021 Paid Real Estate

Notice of Ad Valorem Tax and Non-Ad Valorem Assessments

Taxable Value

Folio: 692267

Millage Code

ABELLA, DJAZIR

Escrow Code CL-0015114

Assessed Value See Below

Exemptions See Below

See Below

0513

EEX-21-00000259 \$7,358.79
Paid By CENTRAL LOAN ADMINISTR.

CONTRE ABELLA.BRIGITTE OLIVIA 840 LENOX AVE #5 MIAMI BEACH, FL 33139

PAYMENTS MUST BE MADE IN US FUNDS AND DRAWN ON US BANK ACCOUNT.

1621 JEFFERSON ST HOLLYWOOD 1-21 B LOT 10,11 W1/2 BLK 67

	Α	D VALOREM TAXES	 S		44
Taxing Authority	Millage	Assessed Val	Exemptions	Taxable Val	Taxes Levied 15 1,943.14 9
BROWARD COUNTY GOVERNMENT					į
COUNTYWIDE SERVICES	5.51340	352,440	0	352,440	1,943.14 💆
VOTED DEBT	0.15560	352,440	0	352,440	54.84
BROWARD CO SCHOOL BOARD					-
GENERAL FUND	4.81800	352,440	0	352,440	1,698.06
CAPITAL OUTLAY	1.50000	352,440	0	352,440	528.66 🔯
VOTER APPROVED DEBT LEVY	0.14410	352,440	0	352,440	50.79
SO FLORIDA WATER MANAGEMENT					17
EVERGLADES C.P.	0.03650	352,440	0	352,440	12.86
OKEECHOBEE BASIN	0.11460	352,440	0	352,440	40.39 📮
SFWMD DISTRICT	0.10610	352,440	0	352,440	37.39
SOUTH BROWARD HOSPITAL CHILDREN'S SVCS COUNCIL OF BC	0.11440 0.46990	352,440	0	352,440	40.32 165.61
CITY OF HOLLYWOOD	0.40990	352,440	U	352,440	103.01
HOLLYWOOD OPERATING	7.48100	352.440	0	352,440	2,636.60
DEBT SERVICE	0.41560	352,440	0	352,440	146.47
FL INLAND NAVIGATION	0.03200	352,440	ŏ	352,440	11.28

Total Millage: \$7,366.41 20.90120 **Ad Valorem Taxes:**

Levying Authority 05 HLWD FIRE RESCUE ASSESSMENT

Rate

Amount 299.00

		No	on - Ad Valor	em Assessments:	\$299.00
		Comb	oined Taxes	and Assessments:	\$7,665.41
If Postmarked By	Nov 30, 2021				
Please Pay	\$0.00				

NON - AD VALOREM TAXES

BROWARD COUNTY

2021 Paid Real Estate

Folio: 692267

Notice of Ad Valorem Tax and Non-Ad Valorem Assessments

Paid 11/22/2021 Receipt #

EEX-21-00000259

\$7,358.79

Paid By CENTRAL LOAN ADMINISTRATION

Make checks payable to:

BROWARD COUNTY TAX COLLECTOR GOVERNMENTAL CENTER ANNEX 115 S. ANDREWS AVENUE, ROOM # A100 FORT LAUDERDALE, FL 33301-1895

Property ID Number 514215-02-2680

PAYMENTS MUST BE MADE IN US FUNDS AND DRAWN ON US BANK ACCOUNT

ABELLA, DJAZIR CONTRE ABELLA, BRIGITTE OLIVIA 840 LENOX AVE #5 MIAMI BEACH, FL 33139

PAY YOUR TAXES ONLINE AT: broward.county-taxes.com

If Postmarked By Please Pay Nov 30, 2021 \$0.00

Please Pay Only One Amount

LEGAL DESCRIPTION & PROJECT INFORMATION

Project Owner: Djazir Abella, Brigitte Abella

Project Address: 1621 Jefferson St., Hollywood FL 33020.

Folio: 514215022680.

<u>Legal Description</u>: Hollywood 1-21 B Lots 10 and 11 W 1/2 block 67 of "Hollywood Lakes", according to the plat there of, as recorded in plat book 1, page 32, of the public records of Broward County, Florida.

Zoning Classification: RS-6.

Land Use: Low Residential (LRES).

Site Square Footage: 8,175.71 SF.

COLOR RENDERINGS









COLOR PHOTOGRAPHS OF SUBJECT SITE AND ADJACENT PROPERTIES

Subject Site





ADJACENT PROPERTIES









CRITERIA STATEMENT



March 1rd, 2022

Planning and Zoning Board City of Hollywood 2600 Hollywood Boulevard, Hollywood FL, 33022

RE: CRITERIA STATEMENT(S) FOR APPLICABLE CRITERIA FOR HISTORIC PRESERVATION BOARD AT 1621 JEFFERSON ST.

Dear Planning and Zoning Board,

This firm represents Mr. Djazir Abella and his wife Brigitte Abella (the "Applicant"), owners of the lot located at 1621 Jefferson St., ("Property"). Please consider this letter the applicant's letter of intent in support of an application seeking a certificate of appropriateness for design for a new proposed single-family residence of such lot mentioned above.

Property. The property is located at 1621 Jefferson St. The lot has 8,175.71 square feet in size and is identified by the Broward County Property Appraiser by ID No. 514215022680. The lot has and existing building built in 1948/1950 which will be demolished to build a new house. The design intent for this new single-family residence is modern.

Criteria Statement Analysis:

The applicant satisfies the variance criteria delineated in Section 5.5.6.3.2 as follows:

1. Integrity of Location

The house's concept is to experiment with different volumes that create spaces, as one of the ideas in the implementation is to ensure that the house, despite having to be elevated by code requirements, is implanted generously. The search for exterior-interior integration is highlighted without sacrificing privacy in the front;

despite large windows, both the pedestrian and the owner maintain their privacy. The modern typology of the proposed new single-family residence respects all the zoning setbacks and heights. The design intent includes for the owner to enjoy an inviting recreational area for that the landscaping work is another area where a lot of effort is put in to ensure that the vegetation blends in with the architecture and softens the modern volumes. The hunt for a modern home, but warm is the first goal en our residential design.

2. Setting

The setting of this proposed residence is a two-story building that is compatible with the homes in the area.

3. Materials

The proposed residence is structurally designed with block and logwood, with the facade materials primarily consisting of stucco, simulated wood, exposed concrete, and steel claddings. The stucco will be painted white, and the steel claddings will be black. All these materials are compatible with the homes in the neighborhood.

4. Workmanship

As this residence is going to be Abella Family main house, the intent is to deliver the residence with the best standards available. The workmanship and quality of the construction will meet or exceed the standards in the area from a licensed construction professional.

5. Association

We believe this design intent will adhere to the Citywide Master Plan and the Comprehensive Plan.

Conclusion.

This application meets all of the standards of the City regulations. We look forward to your review and approval. If you have any questions or concerns, please do not hesitate to call us at 954 329 8599 or email us at click@ugdesignbuild.com.

Sincerely,

Urban Group Architect.

The possibility of restoring / remodeling and expanding the house was studied by the owners as the first option, maintaining the architectural essence of the house, however, the owners' desire to expand the house is truncated by having to raise the level of the house to FEMA, which not only implies raising the ground level but also having to raise the levels of windows, doors and the roof, adding to this having to update the mechanical, electrical and plumbing systems of the current home, restoration/remodeling costs rise.

Not only was the possibility of restoring and remodeling studied, but also the possibility of reusing the existing structure on the land, but the conclusion of each study remains that it is better to demolish and rebuild.

HISTORY OF PERMIT ACTIVITY



NAME OF OWNER P. DIMAN ADDRESS 1621 JEWELLSON ST LEGAL DESCRIPTION Control of the control DESCRIPTION OF CONST. ARCHITECT: PERMIT TYPE NO. DATE TO MICH HAT. OF CUT. BLDG. ROOF ELECTRICAL 37099 3-17-67 HID M.C. PLUMB ING GAS SEPTIC, SEWER A/CDUCTER D. W. SCREEN ENCL. POOL DRIVEWAY FENCE and the Selection of Experience of a selection of the sel tiena sikolikaassa nyikaassi oo i The Arthur States of Commencer Commencer.

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JOB CARD OWER JOB ADDRESS JOSEPH BALSAMO Jefferson St. 621 LOT NUMBER SUBDIVISION OF ADDITION LEGAL 10 & W 20 t of 11 67 Original Town of Hwd. DESCRIPTION MICROFILM NO. ARCHITECT FEE VALUATION 16.20 1600 1500 DESCRIPTION OF CONSTRUCTION Convert Garage to Bedroom LISEPTIC TANK I SEVER TAP TYPE PEMILT NUMBER UATE TIPE PERMIT CONTRACTOR NUMBER DATE Fontasia Bld septic/ SEVER 3 2 5 3 2/23/76 BUILDING MOOF A R/COMDITION 0021 7721 ELECTRIC-BASIC MECHANICAL ELECTRIC-SUPP. SCREEN WO.FIX. PLUMBIRG 1222/10 Line Deal Mol L-P-DRY WALL DIST VENAY FENCE

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Adden to #30874

1615-13

Permit Search Results

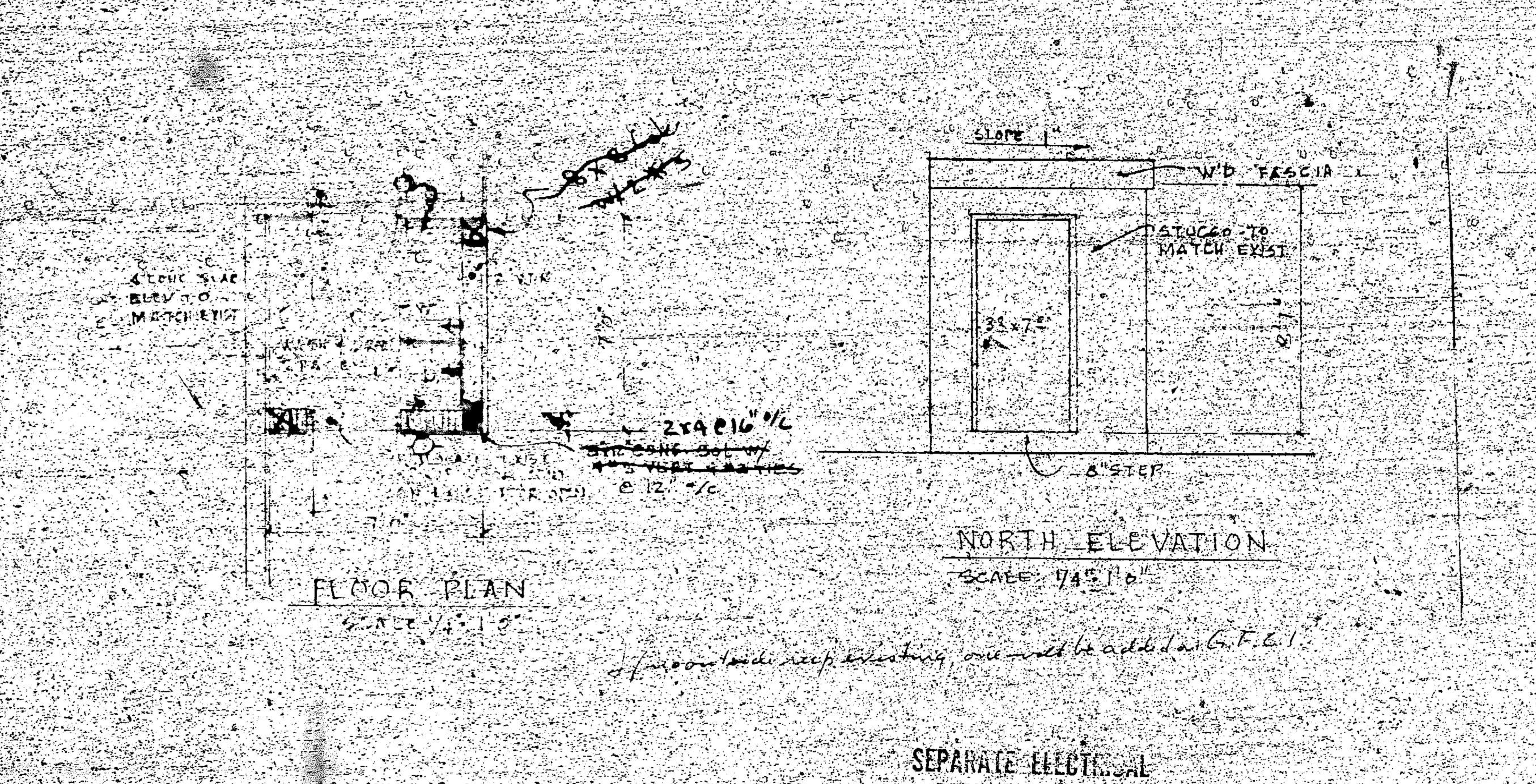
Search > Properties located at/on/near '...1621...'

12 permits were found for 1621 JEFFERSON ST

View	Process #	Permit #	Description	Appl. Date	Permit Date
<u>Details</u>		P08-100605	POOL HEATER, PIPING & FILTER EQUIPMENT	4/13/2009	
<u>Details</u>		M08-101115	POOL HEATER	4/13/2009	
<u>Details</u>		E08-101021	ELECTRICAL WORK	10/24/2008	10/24/2008
<u>Details</u>		B08-104109	FENCE-CHAIN LINK &/OR WOOD	9/4/2008	9/25/2008
<u>Details</u>		B08-102359	POOL - RESIDENTIAL	5/21/2008	10/24/2008
<u>Details</u>		B08-102158	WINDOW REPLACEMENT	5/9/2008	5/15/2008
Details	63455	B0401419	DRIVEWAY	2/5/2004	3/11/2004
Details	42325	E0203317	ELECTRICAL WORK	12/4/2002	12/4/2002
<u>Details</u>	42312	M0201539	A/C - CENTRAL - NEW	12/4/2002	12/4/2002
Details		P0001680	GAS PIPING		10/2/2000
Details		P0001624	PLUMBING WORK		9/22/2000
<u>Details</u>		B0006184	RE-ROOF (COMBINATION OF TYPES)		8/17/2000

ADDITION TO 1621 JEFFERSON ST. JAII JAZY 21, 1976 Zof 3.

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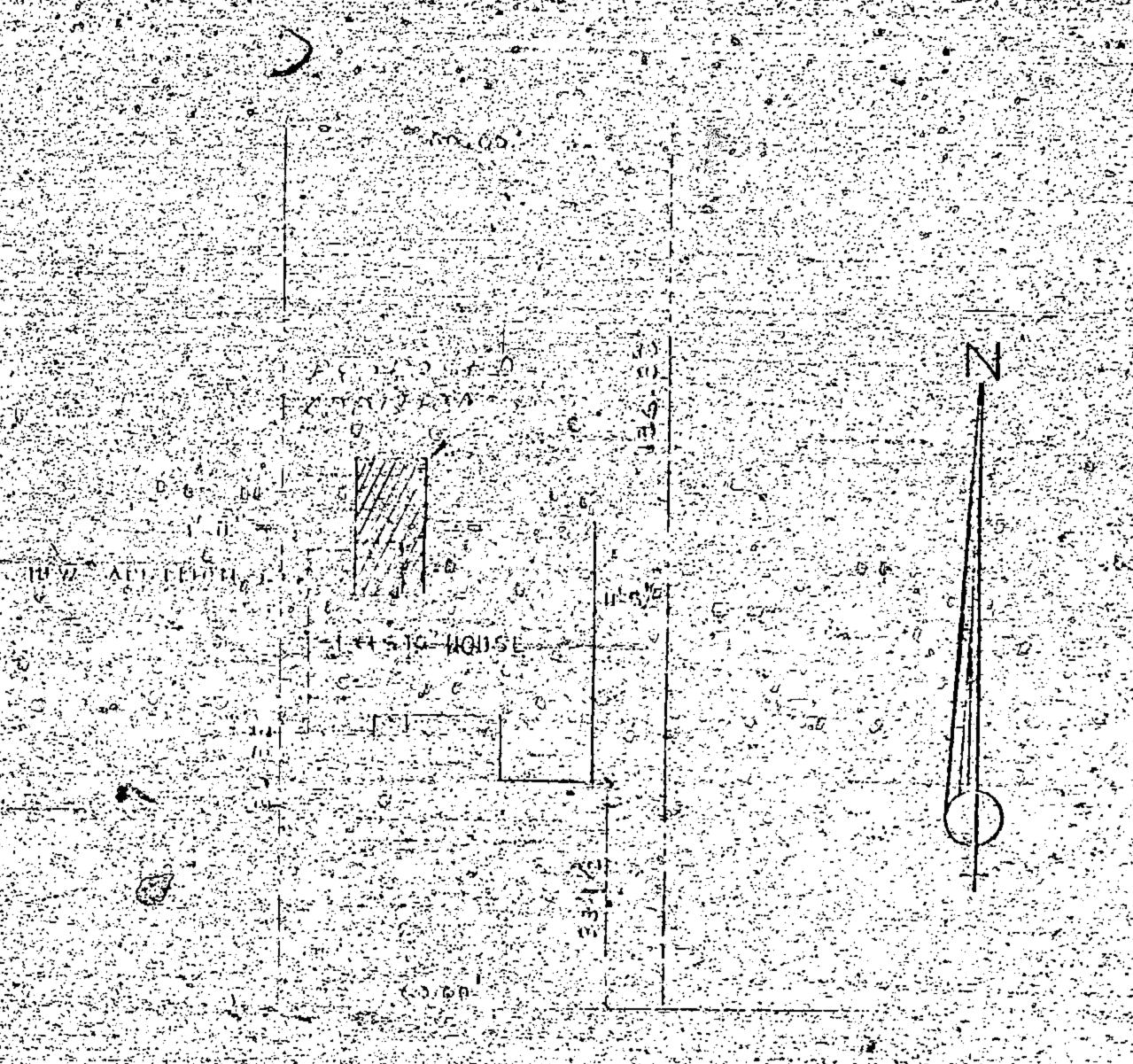


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NORTH ELEVATION -SCALE: 1/4" 1'0" FEOOR PLAN 722-9 Just and exchang one well be added an Co. F. E. I.

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KINDENCE NO: 1621 JEFFER ENDINGE



Received by:

CITY of HOLLYWOOD, FLORIDA

DEPARTMENT OF BUILDING & ENGINEERING SERVICES

Letter of Transmittal

	Date: 09 / 02 / 08	101/109
' ' ' ' ' ' ' ' ' ' ' ' ' ' ' ' ' ' '	Process Number:	100101
Hollywood, FL 33022-9045	E-Mail Address: <u>Eddy Sawt</u>	ameria (AOL. Con
Phone: (954) 921-3335 • Fax: (954) 921-3037	Project/Reference: 1621	Jokeens St
	Troject/Teleferice	
For Review By: (check of all applicable spaces)		
Division: Building Division: Building Division: Building Division:	□ Fire □ Water/Sewer	r □ Drainage
	Mechanical	Capacity Charges
From: Advanced Construction	PLANS SUBMIT	TED: (check g)
13727 S.W. 15251, # 209	☐ Architectural	☐ Fire
	sheet #	sheet #
Address: Minni FL 33177	<u> </u>	
EDDICA . TO ARTADIAL (.	☐ Structural	Zoning
E-Mail Address: EDDY SANTANARTA Q AOL-Con	sheet #	sheet #
Contact: Eddy Santanaria		
Phone: (786 5) 1-7674 Fax:(786 242-912)	☐ Electrical	Engineering
	sheet #	sheet #
WE ARE SURMITTING TO YOU (abook -()	1	
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□ special delivery □ fax copy	sheet #	sheet #
E-mail		
initial (original) sets of plans	☐ Plumbing	Drainage
corrected (non-permitted) plans	sheet #	sheet #
revised (permitted) plans	<u> </u>	
shop drawings: structural steel	☐ Water	Sewer
□ wood trusses	sheet #	sheet #
□ glass/glazing		
product approvals		
☐ fire protection	r	
☐ spot survey	Special Instructions:	
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For Departmental Use Only:	1 3/2 your as	Pin Street

attached.



CITY OF HOLLYWOOD, FLORIDA PERMIT APPLICATION

MASTER PROCESS)
MASTER PERMIT #	

TAX FOLIO NO. 514215022680 LEGAL DESCRIPTION: 162 Jefferson St JOB NAME 162 Jefferson St. PHONE # 786-521-7674 JOB NAME NATASHA Branzanti, Bradley Dillon WINDER Address 62 Jefferson St. City Hollywood State F L Zip 33020 WORK DESCRIPTION 6 Wood Fence USE/OCCUPANCY Residential SQ. FT. 200 LF Value of Proposed Work: 2,400.00 CONTRACTOR'S NAME ACCOUNTY OF STATE 61 ZIP 33/77 CONTRACTOR'S ADDRESS 13727 SW 152 St #209 CITY Mipmi STATE 61 ZIP 33/77
JOB NAME 1621 JEFFESON St. PHONE # 786-521-7674 JOB RAME NAME Natasha Branzanti, Bradley Dillon WORK DESCRIPTION 6 Wood Fence USE/OCCUPANCY Residential SQ. FT. 200 LF Value of Proposed Work: 2,400.00 CONTRACTOR'S NAME ACUANCEC Const Grap PHONE # 305-259-7117 Fax # 305-378-4421
DEPRODRESS 1621 Jefferson St. HOLLYWOOD, BROWARD COUNTY, FL. ZIP 33020 OWNEDNAME Natasha Branzanti, Bradley Dillon Owners Address 1621 Jefferson St. City Hollywood State F Czip 33020 Work Description 6 Wood Fence USE/OCCUPANCY Residential SQ. FT. 200 LF Value of Proposed Work: 2,400.00 Contractor's Name Alvanceu Const Comp Phone # 305.259-7117 Fax # 305.378.4421
OWNERNAME Natasha Branzanti, Bradley Dillon Work Description 6 Wood Fence USE/OCCUPANCY Residential SQ. FT. 200 LF Value of Proposed Work: 2,400.00 CONTRACTOR'S NAME AUANCEU Const Comp Phone # 305.259-7117 Fax # 305.378.4421
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CONTRACTOR'S NAME ACCUANCEC CONST. Comp PHONE # 305.259-7117 Fax # 305-378-4421
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CONTRACTOR'S ADDRESS 17777 S(1) 152 St # 209 CITY Minn! STATE E / 710 33/77
CONTRACTOR'S ADDRESS 17721 300 13 CTT CTT CTT CTT
CONTRACTOR'S CERTIFICATION OR REGISTRATION NUMBER: < G < 659321 EMAIL ADDRESS BEITS EATH. NO
ARCHITECT/ENGINEER'S NAMEPHONE #FAX #
ARCHITECT/ENGINEER'S ADDRESSCITYSTATEZIP
FEE SIMPLE TITLE HOLDER NAME NAME.
Fee Simple Title Holder AddressCit(StateZip
BONDING COMPANY NAME / /
Bonding Company AddressCityStateZip
MORTGAGE LENDER'S NAME
Mortgage Lender's AddressCityStateZip
Application is hereby made to obtain a permit to do work and installations as indicated. I certify that no work or installation has commenced prior to the issuance of a permit and that all work will be performed to meet the standards of all laws regulating construction in the City of Hollywood, Florida. I understand that a separate permit must be secured for ELECTRICAL WORK, PLUMBING, SIGNS, WELLS, POOLS, FURNACES, BOILERS, HEATERS, TANKS, AIR CONDITIONERS, etc.
OWNER'S AFFIDAVIT: I certify that all the foregoing information is accurate and that all work will be done in compliance with applicable laws regulating construction and zoning.
WARNING TO OWNER: YOUR FAILURE TO RECORD A NOTICE OF COMMENCEMENT MAY RESULT IN YOUR PAYING TWICE FOR IMPROVEMENTS TO YOUR PROPERTY. IF YOU INTEND TO OBATIN FINANCING, CONSULT WITH YOUR LENDER OR AN ATTORNEY BEFORE RECORDING YOUR NOTICE OF COMMENCEMENT.
Signature Date: 04/02/64 Signature Contractor Date: 04/02/64 Signature Contractor Date: 09/02/04
Sworn to (or affirmed) and subscribed before me thisday of
Seot 200 ANA LOURDES ROJAS SOLANA LOURDES ROJAS
Signature Signature Signature Signature Signature
MOTATION to Owner/Agent one S. 2009

mis |04

Date: /// 8 - 3

City of Hollywood Building Division 2600 Hollywood Blvd. Hollywood, Florida 33021

Hollywood, Florida 33021	
Re: Request to change the Contractor of Record and	Hold Harmless Affidavit for the following:
PERMIT NUMBER: 808/04/09	
PROPERTY OWNER: Dillon	
PROJECT ADDRESS: 1621 Jefferson.	Street, Hollywolf Floren
EXISTING CONTRACTOR: ADVANCE CONS	d cont.
NEW CONTRACTOR: American Fence Co	NOUNTO CERT. #: 63 11152 FX
NEW CONTRACTOR ADDRESS (STREET/TOWN/STATE/ZIP C	ODE):
1440 Carol Ridge Drive	Coral Speings, Florida 33071
To Whom It May Concern:	
The existing contractor for the above referenced project:	
has abandoned the project.	
is unwilling to complete the project.	
is unable to complete the project.	
above. In accordance with Florida Building Code, Section the Building Official and the City of Hollywood harmless of a copy of this letter has been mailed to the existing controver request relates to a charge in the primary contractor, this owner; and that when the request relates to a sub-contractor, must sign the letter. Included with this letter Hollywood in the amount of \$40.00, for the processing of permit application for the new contractor. (PROPERTY OWNER SIGNATURE)	from legal involvement. Also as noted below, ractor. I(we) understand that when this is letter must only be signed by the property actor, both the property owner and prime is a check made payable to the City of
Sworn to (or affirmed) and subscribed before me this Y day of	worn to (or affirmed) and subscribed before me this
Signature: (NOTARY as to Property Owner)	ignature: (NOTABY as to Contractor's Qualifier)
Cc. A John Seath Head By National Location Bonded By National Motory Asson Commission Expires D 257 Commission # DD 257 Read By National Motory Asson Commission # D 257 Read By National Motory Asson Commission # D 257 Read By National Motory Assortion Commission # D 257 Read By National Motory Assortion Commission # D 257 Read By National Motory Assortion Commission # D 257 Commission # D 257 Commission # D 257 Read By National Motory Assortion Commission # D 257 C	BARRY E. MINTZER Notary Public - State of Flonda Commission # DD 594257 Commission # DD 594257 Bonded By National Notary Assn.



CITY OF HOLLYWOOD, FLORIDA PERMIT APPLICATION

MASTER PROCESS#_	B08104109
MASTER PERMIT #	

Permit Type (Check one): ☐ STRUC, ☐ FIRE, ☐ ELEC, ☐	MECH, - PLUMB, - PAVING, - WTR/SWR, - DRAINAGE
APPLICATION DATE 1/118	TAX FOLIO No. <u>5/42 /5 よ 26 8 ව</u>
LEGAL DESCRIPTION: 1/5/19ml 1-2/B Lot 10,	11 WIL Block 67
JOB NAME DIII	PHONE # 954 923 1050
JOB ADDRESS 1621 Jefferson Street	HOLLYWOOD, BROWARD COUNTY, FL. ZIP 33030
OWNER NAME Dillon	
Owners Address 1621 Jett-1302 Street	City Hollywoll State Flor Zip 33020
WORK DESCRIPTION 259 6 high word Bor	rd on Board Fere, 3 gates
USE/OCCUPANCY SQ. FT	Value of Proposed Work:\$ <u> </u>
CONTRACTOR'S NAME AMBRICAN FORCE COMPONE	PHONE # Fax #
CONTRACTOR'S ADDRESS 1 440 Cosal Rilye Dure	CITY It Nyund STATE F14 ZIP 370 71
CONTRACTOR'S CERTIFICATION OR REGISTRATION NUMBER: 03	EMAIL ADDRESS
ARCHITECT/ENGINEER'S NAME	PHONE #FAX #
	CITYSTATEZIP
FEE SIMPLE TITLE HOLDER NAME NAME	165
Fee Simple Title Holder Address	StateZip
BONDING COMPANY NAME	(/,
Bonding Company Address	CityStateZip
MORTGAGE LENDER'S NAME	
Mortgage Lender's Address	CityStateZip
Application is hereby made to obtain a permit to do work and installation prior to the issuance of a permit and that all work will be performed to in Hollywood, Florida. I understand that a separate permit must be secure FURNACES, BOILERS, HEATERS, TANKS, AIR CONDITIONERS, etc. OWNER'S AFFIDAVIT: I certify that all the foregoing information is accurately accurately that all the foregoing information is accurately that all th	neet the standards of all laws regulating construction in the City of ed for ELECTRICAL WORK, PLUMBING, SIGNS, WELLS, POOLS,
	MMENCEMENT MAY RESULT IN YOUR PAYING TWICE FOR INANCING, CONSULT WITH YOUR LENDER OR AN ATTORNEY BEFORE
Signature	Swom to (or affirmed) and subscribed before me this
Signature BARRY E. MINTZER CONSTRUCT Applie - State of Florida Personally Knows Commission Endrings Dec 12, 2010 Commission # DD 594257	Notary Public - State of Florida Notary Public - State of Florida My Commission Expires Dec 12, 2010 My Commission # DD 594257 Personally Known. Personally Known.
** Individuals who sign as the august in agent must irst of	obtain the owner's authorization to sign on their behalf. * icer Effective Code: 20 Florida Building Code



CITY OF HOLLYWOOD, FLORIDA

REQUIREMENTS FOR WOOD, CHAINLINK & OTHER TYPES OF FENCE CONSTRUCTION

- A. WOOD FENCES UP TO 6' IN HEIGHT, ABOVE GRADE, SHALL BE CONSTRUCTED TO MEET THE MINIMUM REQUIREMENTS OF FLORIDA BUILDING CODE. SECTION 2328.
- 1. FENCE POSTS SHALL BE MINIMUM NOMINAL 4" X 4" SPACED A MAXIMUM OF 4' ON CENTER FOR 6FT. HIGH FENCES, EMBEDDED 2' INTO A CONCRETE FOOTING 10" IN DIAMETER AND 2' DEEP. POST LUMBER MUST BE NO.2 GRADE OR BETTER AND BE DECAY AND TERMITE RESISTANT.
- 2. FENCES NOT EXCEEDING 5 FEET IN HEIGHT INSTALLED AS ABOVE MAY HAVE POST SPACED 5 FEET ON CENTER; FENCES 4 FEET IN HEIGHT MAY HAVE POST SPACED AT 6 FEET ON CENTER.

NOTE: LOCALLY AVAILABLE PRE-MADE FENCE PANELS MUST COMPLY WITH THE POST SPACING NOTED ABOVE, UNLESS OTHERWISE VERIFIED THROUGH TESTING AND FORMAL PRODUCT APPROVAL. PLEASE CONTACT THE BUILDING DIVISION IF YOU HAVE QUESTIONS RELATED TOTHE REQUIRED INSTALLATION METHOD.

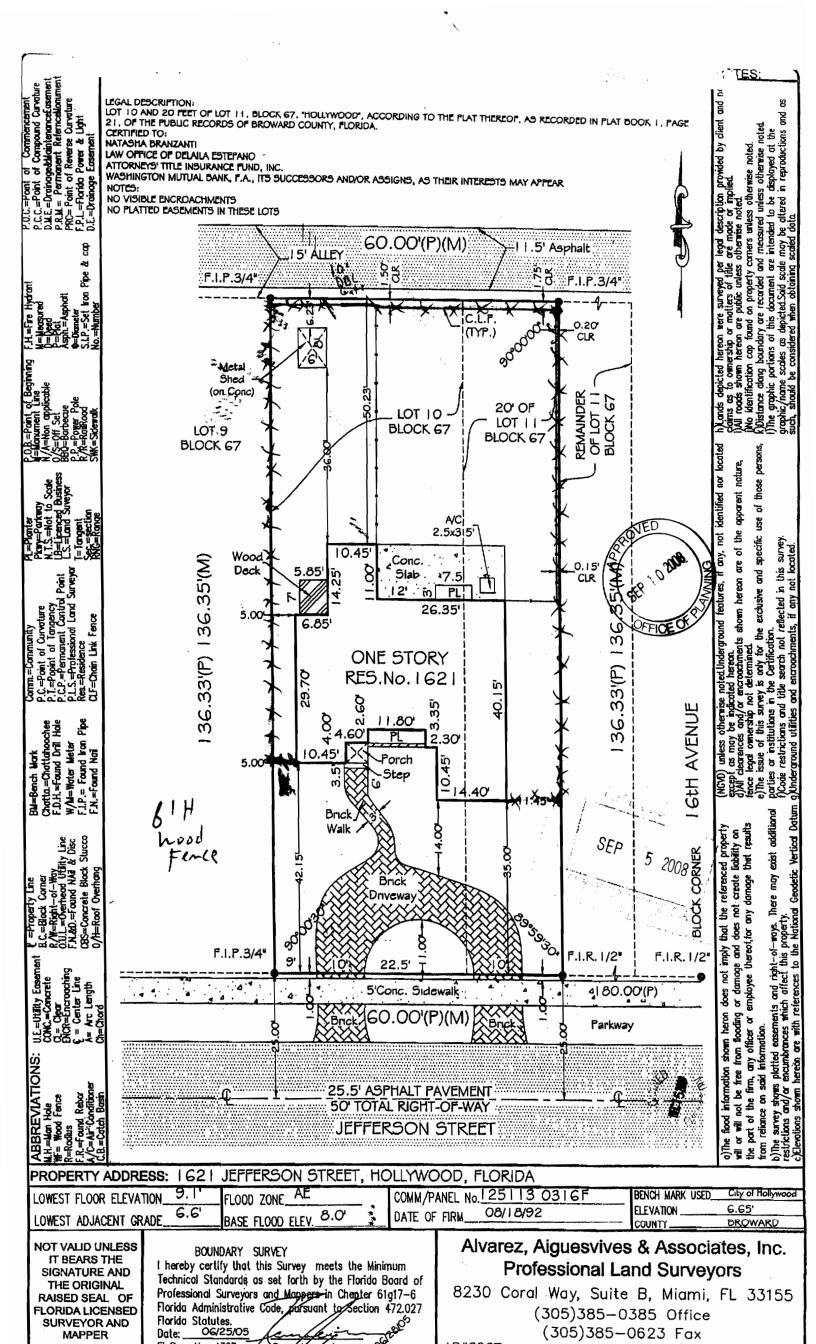
- 3. THE FINISHED SIDE OF THE FENCE MUST FACE TOWARD THE STREET AND NEIGHBORS PROPERTY. PLEASE CONTACT ZONING (921-3477) FOR THE ALLOWABLE HEIGHT AND LOCATION OF THE PROPOSED FENCE.
- 4. FENCES SHOULD NOT BE CONSTRUCTED ON A PROPERTY LINE IN ANY MANNER THAT WOULD ENCROACH INTO AN ADJOINING PROPERTY, EITHER ABOVE OR BELOW GROUND.
- 5. UTILITY EASEMENTS ARE ESTABLISHED TO ALLOW FOR THE INSTALLATION AND MAINTENANCE OF SERVICE LINES AND EQUIPMENT, WHICH THE CITY UTILIZES TO

PROVIDE WATER, SEWER AND OTHER SERVICES TO THE COMMUNITY. WHILE THE CITY ALLOWS FOR THE CONSTRUCTION OF FENCING WITHIN A UTILITY EASEMENT, IT IS THE PROPERTY OWNER'S RESPONSIBILITY TO REPAIR OR REPLACE ANY FENCING REMOVED OR DAMAGED DURING UTILITIES INSTALLATION AND MAINTENANCE OPERATIONS CONDUCTED WITHIN THE EASEMENT.

NOTE: ANY METHOD OF CONSTRUCTION NOT SPECIFIED HEREIN MUST BE PERFORMED IN ACCORDANCE WITH PLANS PREPARED BY AN ARCHITECT OF ENGINEER OR AN AUTHORIZED PRODUCT APPROVAL NOTICE OF ACCEPTANCES

* SEE REVERSE SIDE FOR CHAIN LINK FENCE SPECIFICATIONS.

FENCE.2002 Rev. 7-26-2005





CITY of HOLLYWOOD, FLORIDA

GEN. JOSEPH W. WATSON CIRCLE • P.O. BOX 229045 • ZIP 33022-9045

DATE: Fel 3, 2004	2014 1816.; 1
PERMIT PROCESS NO.	Littly FEG 21 P 2: 113
PERMIT NO63435	
NAME: Michael Marsh	
ADDRESS: 1621 Jefferson St. ; Hollywood,	F/33070
In the event the City of Hollywood must excar right-of-way or easements, the owner of the property indicated with their signature, they shall be responsi	vate in the public
Restoration of a driveway constructed of s decorative paving blocks or any type of construction, or surface dressing not included as standards.	tamped concrete,
above property hereby certify and accept the responsible noted above.	owner of the ility for the item(s)
Signature	
Date (See)	6
Notary Public, State of Florida Mellissa Lee Black My Commission Di	0202639
Date 2/3/7004 Expires April 10, 2	
My Commission expires: 4/10/7007	

CITY OF HOLLYWOOD, FLORIDA PERMIT APPLICATION

NOTE: AN INCOMPLETE APPLICATION MAY DELAY THE TIMELY ISSUANCE OF YOUR PERMIT; PLEASE ENTER N/A IF A SECTION IS NOT APPLICABLE.

DATE	2/3/2004	TAX FOLIO # _	5/42	1502 26	580	ORPORATED PI
	TION: LOT 10, 11 W/2 BLOCK					1 B
	E Marsh Rasidence					
JOB ADD	RESS 1621 Jefferson	st. si	JITE HO	DLLYWOOD, FL.	 ZIP 33	020
	OWORK DESCRIPTION: Justall					
USE/OCC	CUPANCY Driveway	SQ.FT. 1/06	, , , FS1	IMATED VALUE	:• 57	
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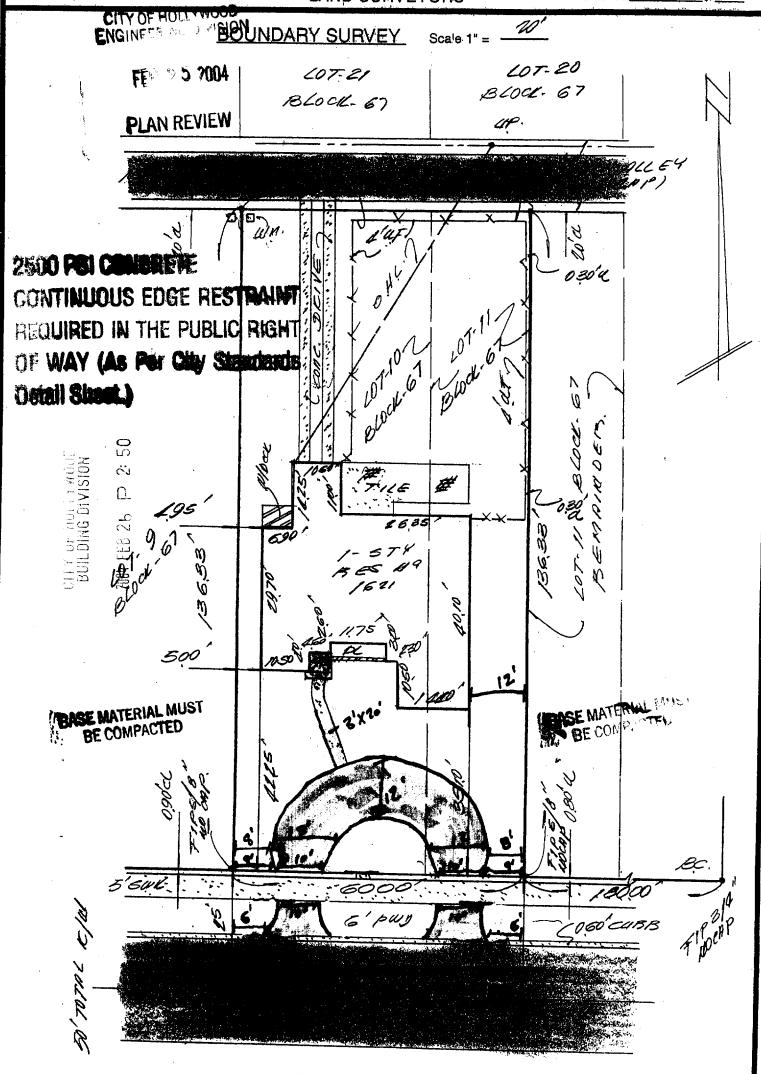
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Marc	ch 1, 2002, including related sub permi	s are subject to the	Florida Building (Code, 2001 edition.
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DAT	E 8/3/2004		DATE _	2/3/2011
_	Melless & Black	1	SCHOOL STATE	Mile I Radial mentions
	NOTARY as to Owner of	Agent Agent	10,2007	NOTARY as to Contractor were property of 2007
Му	Commission Expires 4/10/1	Dy Agent Halles And Committee	My Commissio	NOTARY as to Contractor, we will be the contractor of the contract
inforr	in 15 working days after plans and/or specifi iit is ready for issuance or that additional infi mation has not been submitted or the perm	ications are submitted formation is required. It has not been purchant may again apply as s	and accepted for a be Not more that 60 days ased, the application et forth in Section 104	uilding permit, the applicant will be notify in writing that a safter the date of such notification, where such additional and/or the permit shall become null and void. Where an 4.6 of the Florida Ruilding Code, Housener such additional for the florida Ruilding Code.
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	PROCESS FEE PAID \$		STER PROCESS # PLICATION APPRO	
				Permit Officer

5582 N.W. 7th STREET, SUITE 202 MIAMI, FLORIDA 33126: TELEPHONE; (305) 264-2660 FAX: (305) 264-0229 BCH.

LAND SURVEYORS

SURVEY NO:_2-7965

SHEET NO.



71

I hereby certify this document to be a tru

filled in

63455

NOTICE OF COMMENCEMENT

A RECORDED COPY MUST BE POSTED ON THE JOB SITE AT TIME OF FIRST INSPECTION

	Permit Number: Tax Folio Number: 5/4z 1502 7680
	State of Florida County of Soward
	THE UNDERSIGNED hereby give notice that improvements will be made to certain real property, and in accordance with Chapter 713, Florida Statues, the following information is provided in this Notice of Commencement.
	1. Description of Property: (Legal description of property and street address)
	Hollywood 1-21B Lot 10,11 W/2 B/K 67
	2. General Description of Improvement: Tustallation of Brick Paver Driveway (Circular)
	3. Owner(s) Name & Address: Michael : Cocianne Marsh 1621 Jefferson St.
	Interest in Property:
	Name and Address of Simple Titleholder: (if other than owner)
	4. Contractor Name & Address: (ASSIC VAVE 5 Design
	<u>bled Lypus Rd. Slee HID</u> <u>Cocoout Creek, FI 33073</u> 5. Surety Name & Address: [if any, as per Fl. Stat. Sec. 713.23, Payment Bond]:
1.1	n.a Amount of Bond: \$ n.a
ey Cler	6. Lender Name & Address: n.a 7. Person within the State of Florida designated by Owner upon whom notices or other documents
Graded /	may be served as provided by Section 713.13[1][a]7., Florida Statutes. Provide Name & Address.
	Last Creak, Fl 33073 DB. In addition to himself, Owner designates the following person(s) to receive a copy of the Lienor's
	Notice as provided in Section 713.13(1)(b), Florida Statues. Provide Name & Address.
)	loloof (you's Lot) Ste Ho Cor o nut (see C. F. 38075 9. Expiration date of this Notice of Commencement: [the expiration date is 1 year from the date of
	recording unless a different date is specified)
	Sworn to and subscribed before me this 3 day of February 2004. Prints by WAYS h
	Notary Public: Millus Hookell Print: Mike Muss L Print Notary's Name:
	My Commission Expires: Signature of Owner(s) (seel) Signature of Owner(s) Meliteae Lee Blackwell My Commission pobligation ared by: C Assic Daver's DeSign
	Ry Commission Local Address: Good Crows Rd. Ste HO Coconut Creek FT 33073

Date:	3/29/2004
	ywood g Department wood Blvd., Suite 308

RE: Permit # 304014/9

Dear Sir or Madam:

Hollywood, FI 33020

With regard to the above-mentioned permit, we acknowledge that the SideWAIK Form inspection was not inspected by the City of Hollywood prior to the completion of the work allowed by the permit.

We accept the work as completed and hold the city harmless from any liabilities that may arise from work completed under this permit.

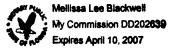
We ask that you perform a final inspection on the completed work as soon as possible.

Thank you for your cooperation in this matter.

Very truly your	
Print Name Mi Charl	Marsh

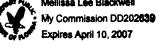
STATE OF FLORIDA COUNTY OF BROWARD
SWORN TO (AFFIRMED) AND SUBSCRIBED BEFORE ME THIS DAY OF HEAD . 2003.
(NAME OF PERSON MAKING STATEMENT)
Milliar Xadelli
(SIGNATURE OF NOTARY PUBLIC - STATE OF FLORIDA
E7 Ni
PERSONALLY KNOW OR PRODUCED IDENTIFICATION PLANT
TYPE OF IDENTIFICATION PRODUCED





CITY OF HOLLYWOOD Date: City of Hollywood **Engineering Department** 2600 Hollywood Blvd., Suite 308 Hollywood, FI 33020 RE: Permit # 304014/9 Dear Sir or Madam: With regard to the above-mentioned permit, we acknowledge that the Cineral Base SideWAIK Form inspection was not inspected by the City of Hollywood prior to the completion of the work allowed by the permit. We accept the work as completed and hold the city harmless from any liabilities that may arise from work completed under this permit. We ask that you perform a final inspection on the completed work as soon as possible. Thank you for your cooperation in this matter. Very truly yours. rint Name Michael Marsh STATE OF FLORIDA COUNTY OF BROWARD SWORN TO (AFFIRMED) AND SUBSCRIBED BEFORE ME THIS DAY OF ADOLE (NAME OF PERSON MAKING STATEMENT)

OR PRODUCED IDENTIFICATION PERSONALLY KNOW_ TYPE OF IDENTIFICATION PRODUCED Mellissa Lee Blackwell



STATE OF FLORIDA

N.W. 7th STREET, SUITE 202 MIAMI, FLORIDA 33126 TELEPHONE: (305) 264-2660 FAX: (305) 264-0229

Appua Surveyors Inc.

SURVEY No.

2-0007965

SHEET NO. OF THULL TOP SEN

DRAWN BY: ECH.

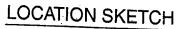
Survey of Lot:10 AND THE WEST 1/2 OF LOT 11, IN BLOCK 67 Subdivision: HOLLYWOOD

2004 DET -1 A 8: 39

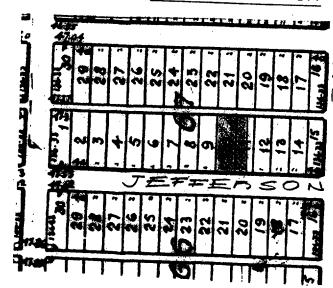
According to the Plat thereof as recorded in the Plat Book No. 1 at Page No. 21 of the public records of BROWARD County, Florida.

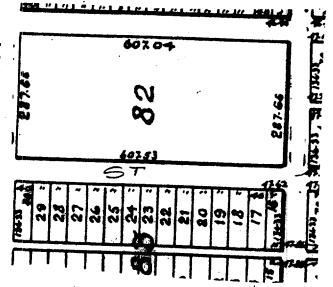
Property Address: 1621 JEFFERSON ST, HOLLYWOOD, FL 33020 For: MICHAEL MARSH

Date: 07/09/2002



Scale 1" = M.T.S.





ABBREVIATIONS AND MEANING

A = ARC.

AC = AIR CONDITIONER PAD.

A.E. = ANCHOR EASEMENT.

AR = ALUMINUM ROOF.

ASPH. = ASPHALT.

B.C. = BLOCK CORNER.

BLDG. = BUILDING.

B.M. = BENCH MARK.

B.O.B. = BASIS OF BEARINGS.

C. = CALCULATED.

C.B. = CATCH BASIN.

C.B.S. = CONCRETE BLOCK

STRUCTURE.

CBW = CONCRETE BLOCK WALL.

CH. = CHORD DISTANCE.

CH. B. = CHORD BEARING.

CL. = CLEAR.

CL.F. = CHAIN LINK FENCE.

C.M.E. = CANAL MAINTENANCE

EASEMENT.

CONC. = CONCRETE.

C.P. = CONC. PORCH.

C.S. = CONCRETE SLAB.

D.E. = DRAINAGE BASEMENT

D.M.E. = DRAINAGE MAINTENANCE

EASEMENT.

DRIVE. = DRIVEWAY.

O = DEGREES - ARC DRIVE. - DRIVEWAY. o = DEGREES E. = EAST.
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.N.D. = FOUND NAIL & DISK FR. = FRAME. FT. = FEET. FNIP. = FEDERAL NATIONAL INSURANCE PROGRAM. FOUND NAIL H. = HIGH (HEIGHT). IN. & EG. = INGRESS AND EGRESS IN. & EG. = INGRESS AND EGRI
EASEMENT.
L.P. = LIGHT POLE.
L.F.E. = LOWEST FLOOR
ELEVATION.
L.M.E. = LAKE MAINTENANCE
EASEMENT.
'= MINUTES.
M. = MEASURED DISTANCE.
MON. = MONUMENT.
MH. = MANHOLE
ML. = MONUMENT UNE.
N.A.P. = NOT A PART OF.
NGVD= NATIONAL GEODETIC
VERTICAL DATUM.
N. = NORTH.
N.T.S. = NOT TO SCALE.
§ NO. = NUMBER.
O'S. = OFFSET.
OH. = OVERHEAD. OH. = OVERHEAD.,
O.H.L.= OVERHEAD UTILITY LINES
OVH. = OVERHANG.
O.R.B. = OFFICIAL RECORD BOOK.
PVMT. = PAVEMENT.
PL. = PLANTER.
PL. = PROPERTY LINE,
P.C.C. = POINT OF COMPOUND
CURVE OH. - OVERHEAD CURVE CURVE.
P.C. = POINT OF CURVE.
PT. = POINT OF TANGENCY.
POC. = POINT OF COMMENCEMENT
POB. = POINT OF BEGINNING.

CORNER. P.B. = PLAT BOOK. P.B. = PLAT BOOK.
PG. = PAGE.
PWY = PARKWAY.
PRM = PERMANENT REFERENCE MONUMENT.
P.L.S. = PROFESSIONAL LAND MUNUMENT.
P.L.S. = PROFESSIONAL LAND
SURVEYOR.
R. = RECORDED DISTANCE.
RR. = RAILROAD.
RES. = RESIDENCE.
RW. = RIGHT-OF-WAY.
RAD. = RADIUS OR RADIAL.
R.P. = RADIUS POINT.
RGE. = RADIUS POINT.
SEC. = SECTION.
STY. = STORY.
SWK. = SIDEWALK
S.I.P. = SET IRON PIPE L.B. #6044.
S. = SOUTH.
S.N.D. = SET NAIL & DISK L.B.#6044.
SP. = SCREENED PORCH.
"= SECONDS.
T. = TANGENT.
TWP. = TOWNSHIP. T. = TANGENT.
TWP. = TOWNSHIP.
U.E. = UTILITY EASEMENT.
UTIL. = UTILITY.
U.P. = UTILITY POLE.
W.M. = WATER METER.
W.F. = WOOD FENCE.
W.S. = WOOD SHED.
Δ = CENTRAL ANGLE.
W. = WEST.

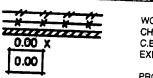
C = CENTER LINE.

P.R.C. - POINT OF REVERSE

CURVE.
PROP. COR. = PROPERTY

B.M.#____ OF N.G.V.D. OF 1929.

LEGEND TYPICAL



WOOD FENCE. CHAIN LINK FENCE. C.B.S. WALL (C.B.W.) EXISTING ELEVATIONS.

PROPOSED ELEVATIONS.

SURVEYORS'S NOTES: 1). IF SHOWN, BEARINGS ARE REFERRED TO AN ASSUMED MERIDIAN, BY SAID PLAT IN THE DESCRIPTION OF THE PROPERTY. IF NOT, THEN BEARINGS ARE REFERRED TO COUNTY

2). IF SHOWN, ELEVATIONS ARE REFERRED TO

ELEV.

3). THIS IS A SPECIFIC PURPOSE SURVEY.

4). THE CLOSURE IN THE BOUNDARY SURVEY IS ABOVE 1:7500 FT.

I HEREBY CERTIFY: THAT THIS "BOUNDARY SURVEY" OF THE PROPERTY DESCRIBED HEREON, AS RECENTLY SURVEYED AND DRAWN UNDER MY SUPERVISION, COMPLIES WITH THE MINIMUM TECHNICAL STANDARDS AS SET FORTH BY THE FLORIDA BOARD OF PROFESSIONAL LAND SURVEYORS IN CHAPTER 61G17-6, FLORIDA ADMINISTRATIVE CODE PURSUANT TO 472.027, FLORIDA STATUTES. 4). THE CLOSURE IN THE BOUNDARY SURVEY IS

BY:

DHU

BARRA (DATE OF FIELD WORK).

PROFESSIONAL LAND SURVEYOR NO.

STATE OF FLORIDA. (VALID COPIES OF THIS SURVEY WILL

BEAR THE EMBOSSED SEAL OF THE ATTESTING LAND

REVISED ON	
REVISED ON	

LEGAL NOTES TO ACCOMPANY SKETCH OF SURVEY (SURVEY):

EXAMINATION OF THE ABSTRACT OF TITLE WILL HAVE TO BE MADE TO DETERMINE RECORDED INSTRUMENTS, IF ANY, AFFECTING THE PROPERTY. THIS SURVEY IS SUBJECT TO DEDICATIONS, INSTRUMENTS, IF ANY, AFFECTING THE PROPERTY. THIS SURVEY IS SUBJECT TO DEDICATIONS, PROVIDED BY CLIENT OR ATTESTING TITLE COMPANY.

BOUNDARY SURVEY MEANS A DRAWING ANDOR A GRAPHIC REPRESENTATION OF THE SURVEY WORK PERFORMED IN THE FIELD, COULD BE DRAWN AT A SHOWN SCALE AND/OR NOT TO SCALE.

EASEMENTS AS SHOWN ARE PER PLAT BOOK, UNLESS OTHERWISE SHOWN.

THE TERM "ENCROACHMENT" MEANS VISIBLE AND ABOVE GROUND ENGROACHMENTS.

ARCHITECTS SHALL VEHIFY ZONING REGULATIONS, RESTRICTIONS AND SETBACKS AND THEY WILL BE RESPONSIBLE OF SUBMITTING PLOT PLANS WITH THE CORRECT INFORMATION FOR THEIR APPROVAL FOR AUTHORIZATION TO AUTHORITIES IN A NEW CONSTRUCTION, UNLESS OTHERWISE NOTED, THIS FIRM HAS NOT ATTEMPTED TO LOCATE FOOTINGS AND/OR FOUNDATIONS.

FENCE OWNERSHIP NOT DETERMINED.

THIS PLAN OF SURVEY, HAS BEEN PREPARED FOR THE EXCLUSIVE USE OF THE ENTITIES NAMED HERRON, THE CERTIFICATE DOES NOT EXTEND TO ANY UNNAMED PARTY:

THE FNIP FLOOD MAPS HAVE DESIGNATED THE HEREIN DESCRIBED LAND TO BE

Situated in Zone: AE Situated in Zone: AE Community/Panel/Suffix: 125113-0317-G Date of Firm: 08/18/1992 Base Flood Elevation: 8FT Certified to: MICHAEL MARSH AND LORIANNE SOLMS-MARSH

TRANS-STATE TITLE INSURANCE CORP.

FIRST AMERICAN TITLE INSURANCE COMPANY WORLD SAVINGS ITS SUCCESSORS AND/OR ASSIGNS



CRITERIA STATEMENT





REPORT OF FINDINGS

SINGLE FAMILY RESIDENCE 1621 JEFFERSON STREET, HOLLYWOOD, FLORIDA

DATE INSPECTED: JANUARY 28, 2022



PREPARED FOR:

DJAZIR AND BRIGITTE ABELLA C/O URBAN GROUP 511 SE 5TH AVENUE, UNIT # R04 FORT LAUDERDALE, FLORIDA 33301

SUBMITTED TO:

CITY OF HOLLYWOOD PLANNING DIVISION 2600 HOLLYWOOD BOULEVARD, ROOM 315

HOLLYWOOD, FLORIDA 33022

ACES PROJECT NUMBER: 2022-043

FEBRUARY 18, 2022

Wayne Webb, P.E. Florida Lic. No. 56701

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ATTACHMENTS

ATTACHMENT A: Site Location Map

ATTACHMENT B: Photographs

ATTACHMENT C: Other Related Documents.

1.0 INTRODUCTION

On February 9, 2022, Mr. Mariano Isman retained Absolute Civil Engineering Solutions, LLC (ACES) to provide Structural Engineering Assessment Services at the single-family residence located at 1621 Jefferson Street, Hollywood, Florida (See attachment A).

The purpose of our investigation was to conduct a visual inspection, review existing documents pertaining to the site and to evaluate any observed or reported damaged areas of the building, including but not necessarily limited to, the following:

- Exterior wall, cladding and stucco finish. In particular, the examination of cracks/separations in the walls, depression in the floor slab, spalled concrete and rusted rebar in the ceiling and walls of the structure.
- Examine water stains, signs of excess moisture and water intrusion concerns.
- Cracks/separations in the slab, beam and columns of the subject buildings.
- Cracks/separations in the vicinity of the foundation to column connection.
- Review of various documents regarding concrete damage, proposed concrete restoration work, waterproofing and site painting.
- Review existing Mechanical, Electrical and Plumbing (MEP) systems at the residence.

2.0 BASIS OF REPORT

This report is based on the following:

- Interview with the property owners.
- Inspection of the exterior and interior of the subject building.
- Pertinent dimensions and photographs of the subject building and damaged areas in particular.
- Review of Site Drawings for the subject building.

- Review of information regarding the structure's age, footprint and location, obtained from the Broward County Property Appraiser's website.
- Review of ASCE standard SEI/ASCE 30-00 entitled "Guideline for Condition Assessment of Building Envelope".

This report was prepared for the exclusive use of Urban Group and the City Of Hollywood, and is not intended for any other purpose. Absolute Civil Engineering Solutions, LLC (ACES) assumes no responsibility whatsoever for the use of this report by a third party. This report is based on information available to us at this time. Should additional information be presented or disclosed in the future, we reserve the right to review such information and, if necessary, revise this report and our conclusion in light of the new information acquired.

3.0 PROPERTY DESCRIPTION

The subject property consist of a single-family residential building with three (3) bedrooms and two (2) bathrooms. The building was initially constructed in 1948/1950 and consists of an elevated wood floor system, exterior reinforced concrete CMU block walls and a gable roof system covered with clay tiles, all supported on a stem wall foundation system. Surface drainage is within swale areas on the property and partially towards the street. For the purposes of this report, as a reference, the front of the subject buildings faces primarily to the south.

4.0 CONCLUSIONS

Based on our findings and observations as noted in this report, it is our technical opinion that:

• The building finished floor elevation (FFE = 7.12 ft NAVD88) is marginally above the base flood elevation (7.0 ft NAVD). Some sections of the grounds outside the residence are below the street elevation. An attempt to meet the current flood criteria would involve raising the current floor elevation, redesigning the structure and raising the roof. The cost to accomplish this, among other things, would make the project impractical

- Given the potential size and complexity of a restoration/remodel project, the building/structural, mechanical, electrical and plumbing (BSMEP) components inspected will have to be brought in compliance with the Florida Building Code, 7th Edition (2020).
- The hairline to 1/8 inch wide cracks/separations observed in the exterior concrete walls is the result of shrinkage of cementitious materials, thermal expansion and contraction of building material and normal differential movement of the structure over the years of service. Given the age of the structure (over 72 years) the overall effects of exposure to the elements, potential water intrusion, and concrete deterioration makes "demolition and rebuild" a better alternative than "restoration and remodel" of the existing structure.
- The electrical systems within the entire building have significant code compliance concerns and defects, which will require complete upgrade and rewiring of the building. At this time, the building is a potential fire hazard and cannot be rented or used as a dwelling unit.
- The building is not safe for occupation and the extent of the structural and electrical repairs required to bring the building and site in compliance with current codes requirements is impractical and not cost effective as a restoration/remodeling project. Consequently, ACES recommends that the existing structure be "demolished and rebuilt" to current building code requirements.

5.0 DISCUSSION

5.1 <u>INTERVIEW</u>

The following information regarding the history of the structures and observed damage was obtained from, Broward County Property Appraiser website and the property owners:

• The property was constructed in 1948/1950.

- The building floor elevation and ceiling heights are very low compared to current requirements.
- The property owners was very concerned about the existing condition of the electrical and structural systems of the subject building.
- The property owner supplied ACES with plans, specifications and history of previous and ongoing repairs conducted at the site.

5.2 INSPECTION

On January 8, 2022, Wayne Webb, P.E. of Absolute Civil Engineering Solutions, LLC (ACES), in the presence of the property owner, inspected the interior and exterior of the one story single-family residence. General dimensions and photographs were taken during the inspection to document observations. All photographs are available for review and several are included in this report, which identifies representative conditions observed in and around the building and reflects typical conditions observed during the inspection (See Attachment B).

The following are some of the data and observations used for our technical evaluation of the reported damage at the building:

- Perimeter exterior finish grade of the buildings was lower than the street level.
- The South (front), East, West and North (rear) elevations of the residence (See photographs 1 thru 4).
- There were no significant evidence of wide cracks or separations on the exterior walls of the buildings indicative of major differential movement/settlement.
- Electrical main and small wood deck at the northwest side of the residence (See photograph
 5).
- Soffit intact and clay barrel tile roof (See photograph 6).
- Relatively new electrical main panel at the northwest area of the building (See photograph 7).
- Some plumbing and gas lines at the central area of the west elevations (See photograph 8).
- Step up to floor elevation at the front of the residence (See photograph 9).

- Front window at the main entrance to the building (See photograph 10).
- The living room of the residence with fire place (See photograph 11).
- The wood sheathing, trusses and rafters over the living room of the residence (See photograph 12).
- The kitchen area to the west of the living room of the residence (See photographs 13 & 14).
- The southeast bedroom of the residence (See photograph 15).
- The hallway to bedroom and bathroom on the east side of the residence. (See photograph 16).
- The hallway bathroom on the east side of the residence (See photograph 17).
- The northeast bedroom on the east side of the residence (See photograph 18).
- The AC air handler unit in the AC closet in the northeast bedroom on the east side of the residence (See photograph 19).
- Step down to the family room on the north side of the residence as well as entrance to the northwest bedroom (See photographs 20 & 21).
- The bathroom at the northwest area of the residence (See photographs 22,).
- The northwest bedroom of the residence with in-wall AC unit, electrical panel and exterior door (See photographs 23, 24 & 25).
- The AC condenser unit on the northeast area of the residence (See photograph 26).
- Although some of the electrical system has been updated, much of the original electrical wiring is still in place and comingled with the new, which presents a potential fire hazard.
- There evidence of the existence of cast iron sanitary sewer lines and some galvanized steel water supply pipes at the residence.
- The existing mechanical system is a combination of a relatively new HVAC system combined with some wall units. The overall mechanical system needs to be upgraded.
- The finish floor elevation (FFE) marginally above the minimum FEMA flood elevation criteria.

5.3 ANALYSIS

The subject building consist of a single-family residential building with three (3) bedrooms and two (2) bathrooms. The building was constructed in 1948/1950 and consists of wood floor system, exterior reinforced concrete CMU brick walls and a gable roof system with clay tiles, all supported on a stem wall foundation system. The property owner was very concerned about the observed damage/code compliant issues with the subject structures and electrical systems. The owners asked ACES to conduct a visual structural assessment. The property owner supplied ACES with the site drawings/plans and history of previous repairs conducted at the site.

A visual non-destructive inspection of the damaged areas revealed the observations documented in section 5.2 of this report. Our observation included, but were not necessarily limited to, the following; the finished floor elevation (FFE 7.12ft NAVD 88) was marginally above the base flood elevation (7.0ft NAVD88), hairline to 1/8 inch wide cracks/separations noted in the exterior walls, and significant defects in the electrical systems.

Structures constructed with a combination of Concrete Masonry Unit (CMU) systems and reinforced concrete elements often times over the service life of the structure develop cracks/separations in the stucco, reinforced elements, mortar joints and block work due to normal differential movement and exposure to the elements over the years. When these cracks/separations are exposed to chlorides, water during certain rain events, and water pressure, water will migrate/seep into the compromised concrete element, and may over time enter into the building envelope. In addition, the clay barrel tile roof system at the subject residence appears to be nearing the end of its services life therefore full roof replacement of the roof system is necessary in the near future.

Cementitious materials expands and contracts naturally because of changes in moisture and temperature and can cause the appearance of shrinkage cracks in recently poured concrete material. When differential foundation movement occurs in a structure it typically manifests itself in the form of cracks at joints and openings as these are the weakest parts of the structure. When portions of a structure settle unevenly, it results in cracks at joints between concrete blocks and in stucco. Also, concrete structures such as columns, slabs and concrete beams, heat and cool during the day

and the walls expand and contract. These daily cycles of thermal expansion and contraction, combined with the effects of weather, can enlarge or enhance cracks caused by differential movement. Differential settlement is common and ordinary for structures constructed on soil supported on shallow foundation systems, which is the case with the 1621 Jefferson Street residence. Many mechanisms can cause differential movement including densification of load bearing soils below the foundation footings and repeated fluctuations of the water table. Further, given the age of the structure (over 72 years) the overall effects of exposure to the elements, potential water intrusion, and concrete deterioration makes "demolition and rebuild" a better alternative than "restoration and remodel" of the existing structure.

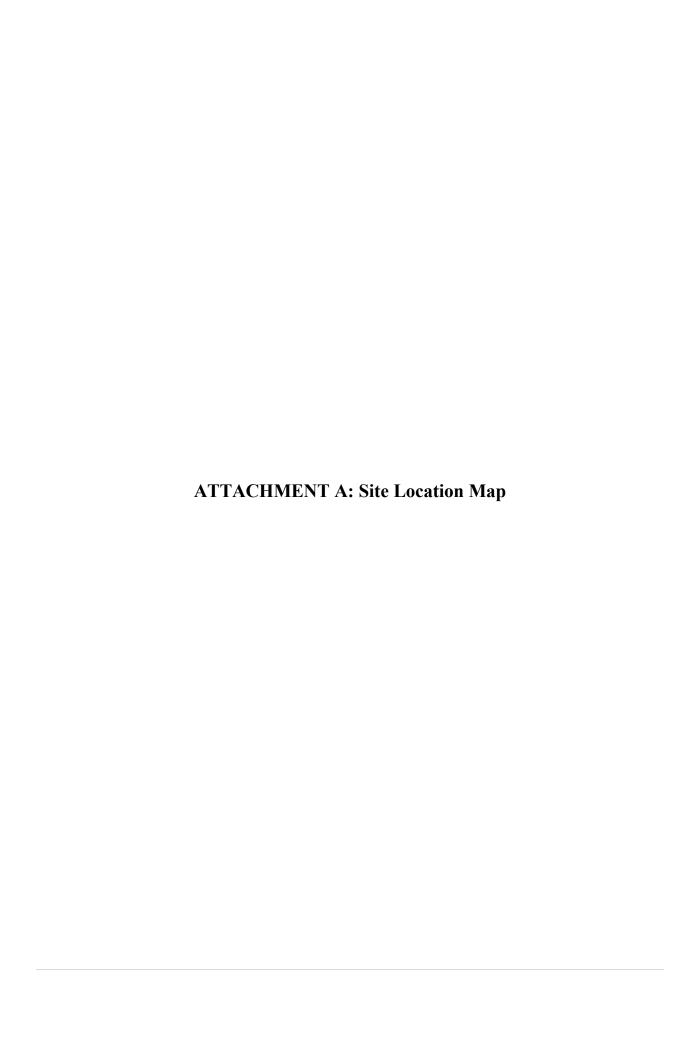
Further, the electrical system as well as the mechanical and plumbing systems associated with the existing house is in need of significant upgrades and standardizations. The compromised electrical system is at present making the residence a potential fire hazard, making "demolition and rebuild" an even better alternative than "restoration and remodel" of the existing structure

Based on our findings and observations as noted in this report, it is our technical opinion that the building finished floor elevation (FFE = 7.12 ft NAVD88) is marginally above the base flood elevation (7.0 ft NAVD). Some sections of the grounds outside the residence are below the street elevation. An attempt to meet the current flood criteria would involve raising the current floor elevation, redesigning the structure and raising the roof. The cost to accomplish this, among other things, would make the project impractical. Further, given the potential size and complexity of a restoration/remodel project, the building/structural, mechanical, electrical and plumbing components inspected will have to be brought in compliance with the Florida Building Code, 7th Edition (2020).

The hairline to 1/8 inch wide cracks/separations observed in the exterior concrete walls is the result of shrinkage of cementitious materials, thermal expansion and contraction of building material and normal differential movement of the structure over the years of service. Given the age of the structure (over 72 years) the overall effects of exposure to the elements, potential water intrusion, and concrete deterioration makes "demolition and rebuild" a better alternative than "restoration and remodel" of the existing structure.

In addition to the above, the electrical systems within the entire building have significant code compliance concerns and defects, which will require complete upgrade and rewiring of the building. At this time, the building is a potential fire hazard and cannot be rented or used as a dwelling unit. The building is not safe for occupation and the extent of the structural and electrical repairs required to bring the building and site in compliance with current codes requirements is impractical and not cost effective as a restoration/remodeling project. Consequently, ACES recommends that the existing structure be "demolished and rebuilt" to current building code requirements.

The above submitted opinions are based upon our inspection and observations, generally accepted engineering criteria, and the professional knowledge and experience of the author of this report in the forensic analysis of residential and commercial buildings and components. Such an inspection cannot detect all existing or potential defects and it should, therefore, be understood that future conditions affecting items discussed in this report cannot be predicted since they are all subject to change. The scope of this report extends only to the above noted items. Further, this engineering report should not be considered as a warranty or guarantee expressed or implied of any kind.



1621 Jefferson St Hollywood, Florida 33139

Site Location Map







Site Location





ACES Project #: 2022-043

Address: 1621 Jefferson Avenue, Hollywood, Florida



1. View of the front (south) elevation of the subject building, located at 1621 Jefferson Avenue, Hollywood, Florida



2. View of the east elevation of the residence; facing north.

ACES Project #: 2022-043

Address: 1621 Jefferson Avenue, Hollywood, Florida



3. View of the west elevation of the residence; facing north.



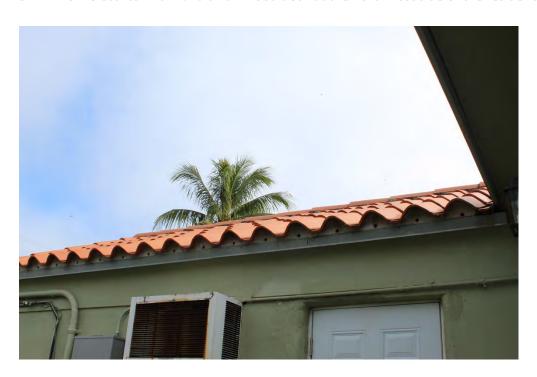
4. View of the north (rear) elevation of the residence; facing south

ACES Project #: 2022-043

Address: 1621 Jefferson Avenue, Hollywood, Florida



5. View electrical main and small wood deck at the northwest side of the residence.



6. View of soffit and clay barrel tile roof.

ACES Project #: 2022-043

Address: 1621 Jefferson Avenue, Hollywood, Florida



7. View of relatively new electrical main panel at the northwest area of the building.



8. View of some plumbing and gas lines at the central area of the west elevations.

ACES Project #: 2022-043

Address: 1621 Jefferson Avenue, Hollywood, Florida



9. View of step up to floor elevation at the front of the residence.



10. View of front window at the main entrance to the building.

ACES Project #: 2022-043

Address: 1621 Jefferson Avenue, Hollywood, Florida



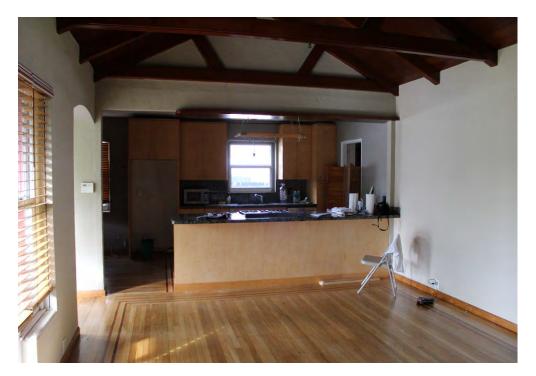
11. View of the living room of the residence with fire place.



12. View of the sheathing, trusses and rafters over the living room of the residence.

ACES Project #: 2022-043

Address: 1621 Jefferson Avenue, Hollywood, Florida



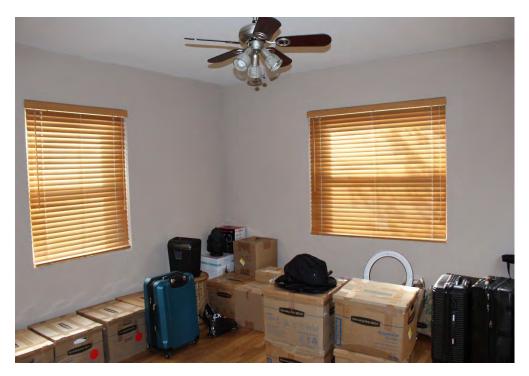
13. View of the kitchen area to the west of the living room of the residence.



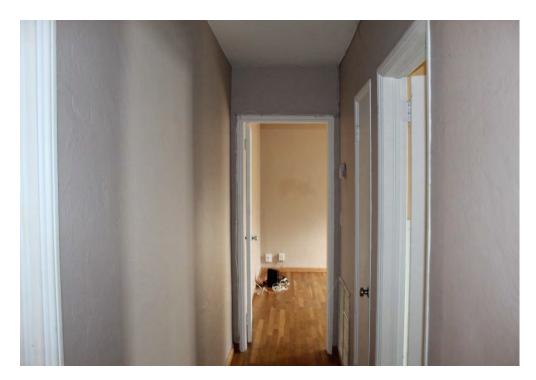
14. View of the kitchen area of the residence; facing north.

ACES Project #: 2022-043

Address: 1621 Jefferson Avenue, Hollywood, Florida



15. View of the southeast bedroom of the residence; facing south.



16. View of the hallway to bedroom and bathroom on the east side of the residence; facing north.

ACES Project #: 2022-043

Address: 1621 Jefferson Avenue, Hollywood, Florida



17. View of the hallway bathroom on the east side of the residence.



18. View of the northeast bedroom on the east side of the residence.

ACES Project #: 2022-043

Address: 1621 Jefferson Avenue, Hollywood, Florida



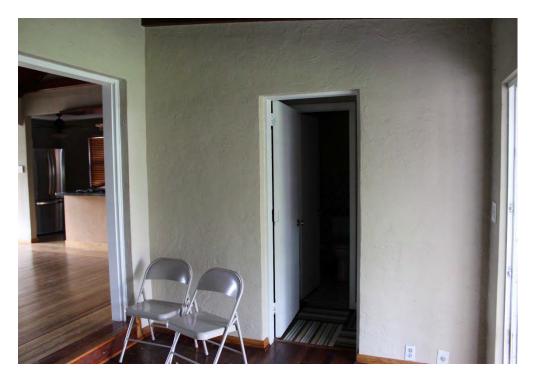
19. View of the AC air handler in the AC closet in the northeast bedroom on the east side of the residence.



20. View of step down to the family room on the north side of the residence.

ACES Project #: 2022-043

Address: 1621 Jefferson Avenue, Hollywood, Florida



21. View of step down to the family room on the north side of the residence as well as entrance to the northwest bedroom.



22. View of the bathroom at the northwest area of the residence.

ACES Project #: 2022-043

Address: 1621 Jefferson Avenue, Hollywood, Florida



23. View of the northwest bedroom of the residence.



24. View of the interior electrical panel in the northwest bedroom of the residence.

ACES Project #: 2022-043

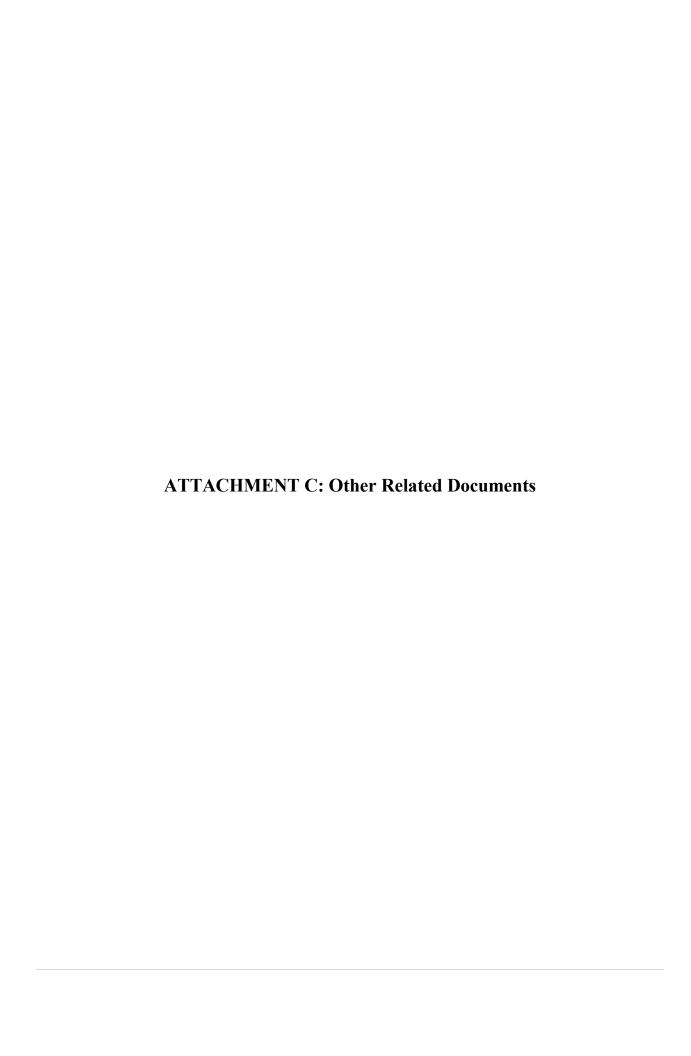
Address: 1621 Jefferson Avenue, Hollywood, Florida

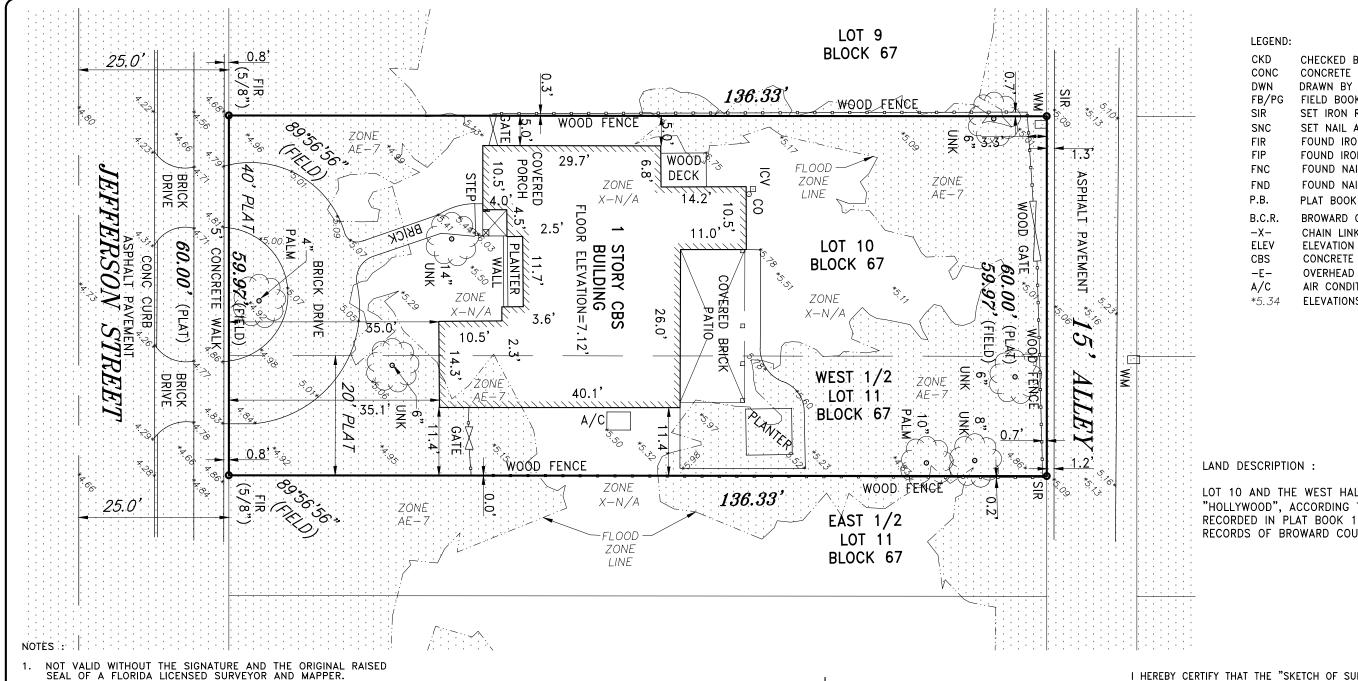


25. View of the AC unit and exterior door in the northwest bedroom of the residence.



26. View of the AC condenser unit on the northeast area of the residence.





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FIELD BOOK AND PAGE SET IRON ROD & CAP #6448 SET NAIL AND CAP #6448

FOUND IRON ROD FOUND IRON PIPE FOUND NAIL AND CAP FOUND NAIL & DISC

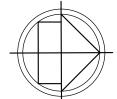
BROWARD COUNTY RECORDS CHAIN LINK/ WOOD FENCE

CONCRETE BLOCK STRUCTURE OVERHEAD UTILITY WIRES AIR CONDITIONER

ELEVATIONS

LOT 10 AND THE WEST HALF OF LOT 11, BLOCK 67, OF "HOLLYWOOD", ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 1, PAGE 21 OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA.

- LANDS SHOWN HEREON WERE NOT ABSTRACTED FOR RIGHTS—OF—WAY, EASEMENTS, OWNERSHIP, OR OTHER INSTRUMENTS OF RECORD.
- THIS SURVEY WAS DONE SOLELY FOR BOUNDARY PURPOSES AND DOES NOT DEPICT THE JURISDICTION OF ANY MUNICIPAL, STATE, FEDERAL OR OTHER ENTITIES.
- 4. THE LAND DESCRIPTION SHOWN HEREON WAS PROVIDED BY THE CLIENT.
- UNDERGROUND IMPROVEMENTS NOT SHOWN.
- ELEVATIONS SHOWN HEREON ARE BASED ON THE NORTH AMERICAN VERTICAL DATUM OF 1988.
- 7. BENCHMARK DESCRIPTION : CITY OF HOLLYWOOD BENCHMARK @ JEFFERSON STREET AND 16TH AVENUE. ELEVATION = 4.19' NAVD88



SKETCH OF SURVEY

I HEREBY CERTIFY THAT THE "SKETCH OF SURVEY" OF THE HEREON DESCRIBED PROPERTY IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF AS SURVEYED IN THE FIELD UNDER MY DIRECTION IN JANUARY, 2022. I FURTHER CERTIFY THAT THIS SURVEY MEETS THE STANDARDS OF PRACTICE FOR SURVEYING IN THE STATE OF FLORIDA ACCORDING TO CHAPTER 5J-17 OF THE FLORIDA ADMINISTRATIVE CODE. PURSUANT TO SECTION 472.027, FLORIDA STATUTES. THERE ARE NO ABOVE GROUND ENCROACHMENTS OTHER THAN THOSE SHOWN HEREON. SUBJECT TO THE QUALIFICATIONS NOTED HEREON.

FOR THE FIRM, BY:

RICHARD E. COUSINS

SURVEY DATE : 01/21/22

PROFESSIONAL SURVEYOR AND MAPPER FLORIDA REGISTRATION NO. 4188

COUSINS SURVEYORS & ASSOCIATES, INC.



3921 SW 47TH AVENUE, SUITE 1011 DAVIE, FLORIDA 33314 CERTIFICATE OF AUTHORIZATION: LB # 6448 PHONE (954)689-7766 FAX (954)689-7799 PROJECT NUMBER: 9701-21

CLIENT:

URBAN GROUP

REVISIONS	DATE	FB/PG	DWN	CKD
BOUNDARY & IMPROVEMENTS SURVEY	12/05/21	SKETCH	АМ	REC
REVISED FLOOD ZONE AND ADDED LINE	01/18/22	SKETCH	JD	REC
ADDED TREES	01/21/22	SKETCH	JD	REC

FLOOD ZONE INFORMATION	1
COMMUNITY NUMBER 125113	
PANEL NUMBER 0569 H	4
ZONE AE & X	
BASE FLOOD ELEV 7 & N/A	4
EFFECTIVE DATE 08/18/14	

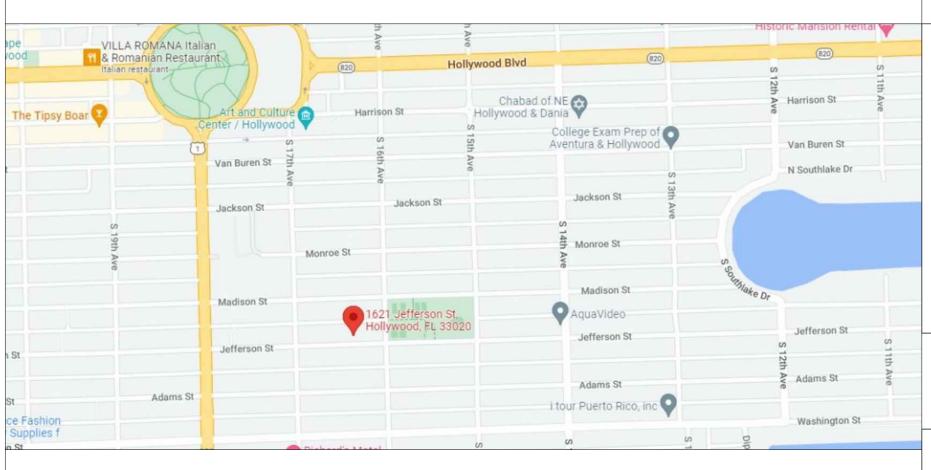
PROPERTY ADDRESS 1621 JEFFERSON STREET

SCALE: 1"= 16'

SHEET 1 OF 1

NEW SINGLE-FAMILY RESIDENCE: ABELLA FAMILY 1621 JEFFERSON ST, HOLLYWOOD, FL 33020

URBAN GROUP Architect



DESING TEAM

4. PROJECT TEAM

OWNER

ABELLA FAMILY

1621 JEFFERSON ST, HOLLYWOOD, FL 33020

LIRBAN GROUP ARCHITECT

511 SE 51H AVE,

FORT LAUDERDALE, FL 33301

TEL: +1 (305) 466 9308

click@uqdesignbuild.com

CIVIL ENGINEER LANDSCAPE ARCHITECT

ZEPHYR ENGINEERING

(C) WILFORD ZEPHYR
5451 PIERCE STREET,
HOLLYWOOD FL, 33021
TEL: +1 (786) 302 7693
wzephyreng@qmail.com

LANDSCAPE ARCHITECTURAL SERVICES, LLC

(C) PAUL GOULAS
1708 SEJOY HAVEN STREET,
PORT ST LUCIE FL, 34983
TEL: +1 (772) 631 8400
paul@las-fl.com

SURVEYOR

COUSIN SURVEYORS

(C) AMANDA
3921 SW 47th AVE, SUITE 101
DAVIE FL 33314
TEL: +1 (954) 689 7766
office@csasurvey.net

2. LEGAL

LEGAL DESCRIPTION:

LOT 10 AND LOT 11, BLOCK 67, OF "HOLLYWOOD", ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 1, PAGE 21 OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA.

5. PROJECT RENDERING



7. SITE APPROVAL

JURISDICTION

CITY OF HOLLYWOOD BROWARD COUNTRY STATE OF FLORIDA

BUILDING CRITERIA:

I. ZONING

LAND USE DESIGNATION
 TYPE OF CONSTRUCTION

4. BUILDING HEIGHT 5. NUMBER OF STORIES

6. PARKING 7. NET LOT AREA 8. BUILDING AREA RS-6 LRES TYPE IV

ALLOWED 30'- 0" - PROVIDED 26'-6" 2 STORIES

4 SPACES REQUIRED - 4 SPACES PROVIDED 8,175.71 SQ. FT. BUILDING FOOTPRINT 3,088.15 SF. 3. AERIAL VIEW



6. DRAWING INDEX

REVISION NO		SHEET NO	DISCIPLINE / DRAWING TITLE		
			SP-1.1	PROPOSED SITE PLAN / CALCULATIONS	
			SP-1.2	ARCHITECTURAL / SURVEY	
			SP-1.3	ARCHITECTURAL / STREET PROFILE	
			A-I,	ARCHITECTURAL / PROPOSED IST FLOOR PLAN	
			A-1.2	ARCHITECTURAL / PROPOSED 2ND FLOOR PLAN	
			A-1.3	ARCHITECTURAL / PROPOSED ROOF PLAN	
			A-2.1	ARCHITECTURAL / ELEVATIONS	
			A-2.2	ARCHITECTURAL / ELEVATIONS	
			A-4.1	ARCHITECTURAL / DRIVEWAY DETAILS	
			A-4.2	ARCHITECTURAL / GENERAL DETAILS	
			C-I	CIVIL / EROSION AND SEDIMENT CONTROL	
			C-2	CIVIL / PAVING, GRADING & DRAINAGE	
			C-3	CIVIL / WATER PLAN	
				LANSCAPING	
			L-2	LANDSCAPING	
			L-3	LANDSCAPING	

JRBAN GROUP ARCHITECTERICE: +1 (305) 466 9308
-MAIL: CLICK@UGDESIGNBUILD.COM

V SINGLE-FAMILY RESIDENCE FOR:

BELLA FAMILY

14 IFFEDSON ST

REVISION / DATE

DRAWN BY:	AC
CHECKED BY:	MI
SCALE:	
DATE:	1109/2022
	•

1-1

GENERAL NOTES

- I. WORK PERFORMED SHALL COMPLY WITH THE FLORIDA BUILDING CODE 2017 EDITION, ALL APPLICABLE STATE AND LOCAL CODES, ORDINANCES AND REGULATIONS.
- 2. THE GENERAL NOTES AND SHALL TAKE PRECEDENCE OVER THE GENERAL CONDITIONS IN CASE OF CONFLICT.
- 3. ON SITE VERIFICATION OF ALL DIMENSIONS AND CONDITIONS SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR, NOTED DIMENSIONS SHALL TAKE PRECEDENCE OVER SCALES DIMENSIONS.
- 4. THE GENERAL NOTES AND DETAILS APPLY THROUGHOUT THE JOB UNLESS OTHERWISE SHOWED OR NOTED. ALL WORK THAT IS EITHER IMPLIED OR REASONABLY INFERABLE FROM THE CONTRACT DOCUMENTS SHALL BE THE RESPE ONSIBILITY OF THE CONTRACTOR.
- 5. TURNKEY FINISHED SPACE TO THE OWNER, ANY AND ALL DISCREPANCIES AND / OR OMISSIONS SHALL BE REPORTED TO THE OWNER'S REPRESENTATIVE PRIOR TO COMMENCEMENT. ANY WORK THAT PROCEEDS OTHERWISE SHALL BE REPLACED OR REPAIRED BY THE CONTRACTOR.
- 5. ALL PERMITS, INSPECTIONS AND APPROVALS, SHALL BE APPLIED FOR BY THE CONTRACTOR FOR ALL DISCIPLINES OF THE WORK. THE CONTRACTOR IS RESPONSIBLE FOR ALL COORDINATION INSPECTIONS.
- 7. ALL COMPLETED WORK SHALL BE PROTECTED AT ALL TIMES, CONTRACTORS SHALL FOLLOW ALL ACCEPTED METHODS OF SAFETY PRACTICE AS MAY BE NEEDED TO PROTECT LIFE AND PROPERTY.
- 8. ALL MATERIALS USED SHALL BE NEW AND DELIVERED TO THE JOB IN ORIGINAL SEALED CONTAINERS BEARING ORIGINAL MANUFACTURER'S LABELS. ALL WORK SHALL BE COMPLETED IN A FIRST CLASS WORKMANLIKE MANNER, MATCHING AND ALIGNING ALL SURFACED WHERE APPLICABLE TO AFFORD A FINISHED AND NEAT APPEARANCE.
- 9. ALL WORK AND MATERIALS SHALL BE INSTALLED IN STRICT ACCORDANCE WITH MANUFACTURER'S RECOMMENDATIONS OR STANDARDS.
- IO. GENERAL CONTRACTOR TO DETERMINE EXACT LOCATION OF ALL UTILITIES PRIOR TO COMMENCEMENT OF WORK.
- II. GREEN BUILDING REQUIREMENTS
 - I-OCCUPANCY/VACANCYSENSORS
 - 2- DUAL FLUSH TOILETS
 - 3- ALL ENERGY-EFFICIENT OUTDOOR LIGHTS.
 - 4- ALL HOT WATER PIPES INSULATED.
 - 5- ELECTRIC VEHICLE-CHARGING STATION.
 - 6-ENERGY STAR APPROVED ROOFING MATERIAL.
 - 7-PROGRAMMABLE THERMOSTATS.
 - 8- EENERGY EFFICIENT (LOW-E) WINDOWS.
 - 9- ALL ENERGY STAR APPLIANCES.
 - 10-PERVIOUS PAVEMENT.

II- TANKLESS WATER HEATER IN LIEU OF A STANDARD TANK WATER HEATER.

SITE CALCULATIONS

8,175.71 54

- 12. EXISTING WATER METER TO BE REUSED.
- 13. ALL OTHER CONNECTIONS (SEWER) ARE EXISTING AND WILL BE REUSED.

TOTAL SITE AREA

SITE PLAN CALCULATIONS

	FOOTPRINT AREA		3,088.15 SF			
SETBACK CALCULATIONS						
BUILD	ING	REQUIRED	PROVIDED			
FRON	JT	25'-0"	25'-3"			
SIDE INTERIC	PR - WEST	25% of the lot width=15 SIDE INTERIOR WEST= 7.5'	7' 9''			
SIDE INTERIC	DR - EAST	25% of the lot width=15 SIDE INTERIOR-EAST= 7.5'	7' 9''			
REAR / /	ALLEY	15% OF THE LOT DEPTH 20' - 0"	3 '-5½"			

SITE CALCULATIONS				
ITEM	PROVIDED	REQUIRED		
TOTAL SITE AREA	8,175.71 SF	_		
TOTAL IMPERVIOUS AREA	5,195,45 SF	-		
PERCENTAGE OF LANDSCAPE AREA	63%	40%		
PERCENTAGE OF LANDSCAPE IN THE FRONT OF THE PROPERTY	60%	20%		

A/C CALCU	-ATION
FIRTS FLOOR PLAN	1,802.19 SF
SECOND FLOOR PLAN	645.74 SF
TOTAL A/C AREA	2,447.93 54
NON A/C AREA	-

HEIGHT CALCULATIONS					
BUILDING	PERMITTED	PROVIDED			
BUILDING HEIGHT	30'-0''	26' - 6''			

PARKING CALCULATIONS			
REQUIRED	4		
PROVIDED	4		



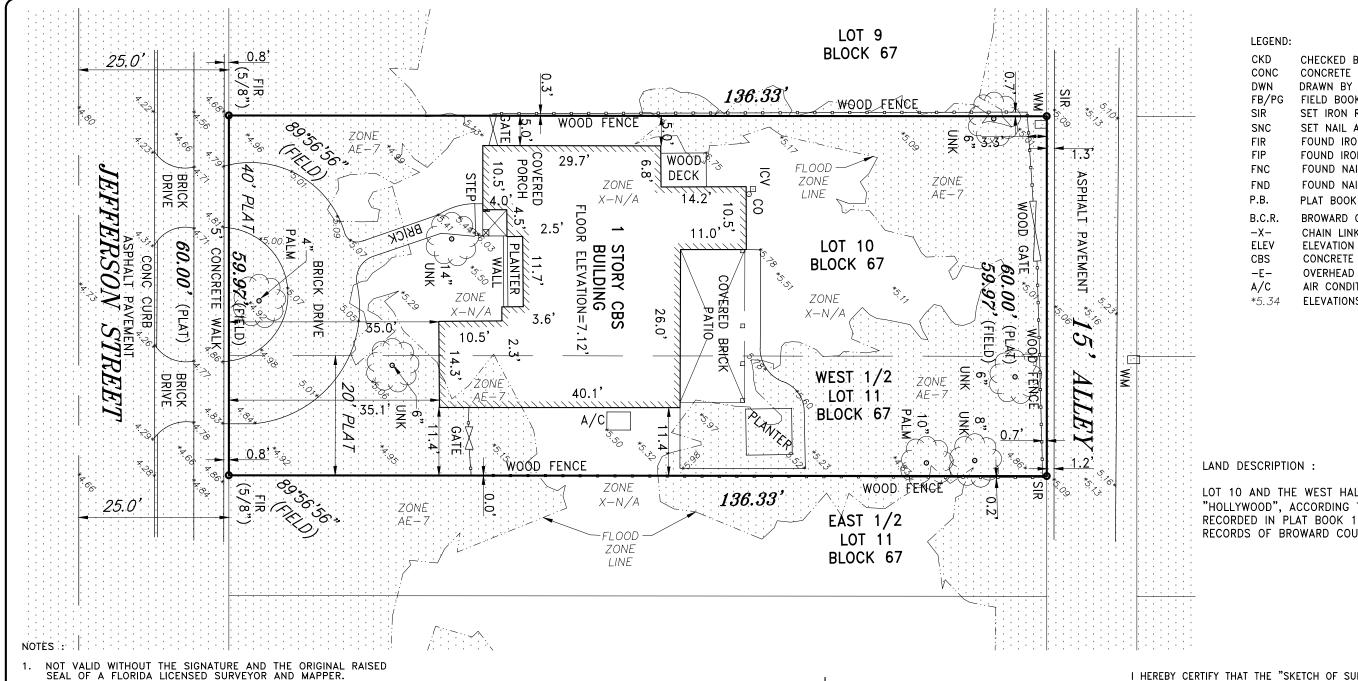
N GROUP ARCHITECT

ABELLA FAMILY
1621 JEFFERSON ST,
HOLLYWOOD, FL 33020

REVISION / DATE

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CHECKED BY:		MI
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SP-1.1



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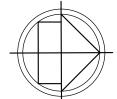
BROWARD COUNTY RECORDS CHAIN LINK/ WOOD FENCE

CONCRETE BLOCK STRUCTURE OVERHEAD UTILITY WIRES AIR CONDITIONER

ELEVATIONS

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FOR THE FIRM, BY:

RICHARD E. COUSINS

SURVEY DATE : 01/21/22

PROFESSIONAL SURVEYOR AND MAPPER FLORIDA REGISTRATION NO. 4188

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CLIENT:

URBAN GROUP

REVISIONS	DATE	FB/PG	DWN	CKD
BOUNDARY & IMPROVEMENTS SURVEY	12/05/21	SKETCH	АМ	REC
REVISED FLOOD ZONE AND ADDED LINE	01/18/22	SKETCH	JD	REC
ADDED TREES	01/21/22	SKETCH	JD	REC

FLOOD ZONE INFORMATION	1
COMMUNITY NUMBER 125113	
PANEL NUMBER 0569 H	4
ZONE AE & X	
BASE FLOOD ELEV 7 & N/A	4
EFFECTIVE DATE 08/18/14	

PROPERTY ADDRESS 1621 JEFFERSON STREET

SCALE: 1"= 16'

SHEET 1 OF 1



URBAN GROUP ARCHITECT
OFFICE: +1 (305) 466 9308
E-MAIL: CLICK@UGDESIGNBUILD.COM
ADDRESS: 511 SE 5TH AVE,
FORT LAUDERDALE FL 33301

NEW SINGLE-FAMILY RESIDENCE FOR:

ABELLA FAMILY

1621 JEFFERSON ST,

HOLLYWOOD, FL 33020

REVISION / DATE

DRAWN BY:	AC
CHECKED BY:	MI
SCALE:	3/16 "
DATE:	1109/2022

SP-1.3



URBAN GROUP ARCHIT
OFFICE: +1 (305) 466 9308
E-MAIL: CLICK@UGDESIGNBUILD.COM
ADDRESS: 511 SE 5TH AVE,
FORT LAUDERDALE FL 33301

NEW SINGLE-FAMILY RESIDENCE FOR:

ABELLA RESIDENCE

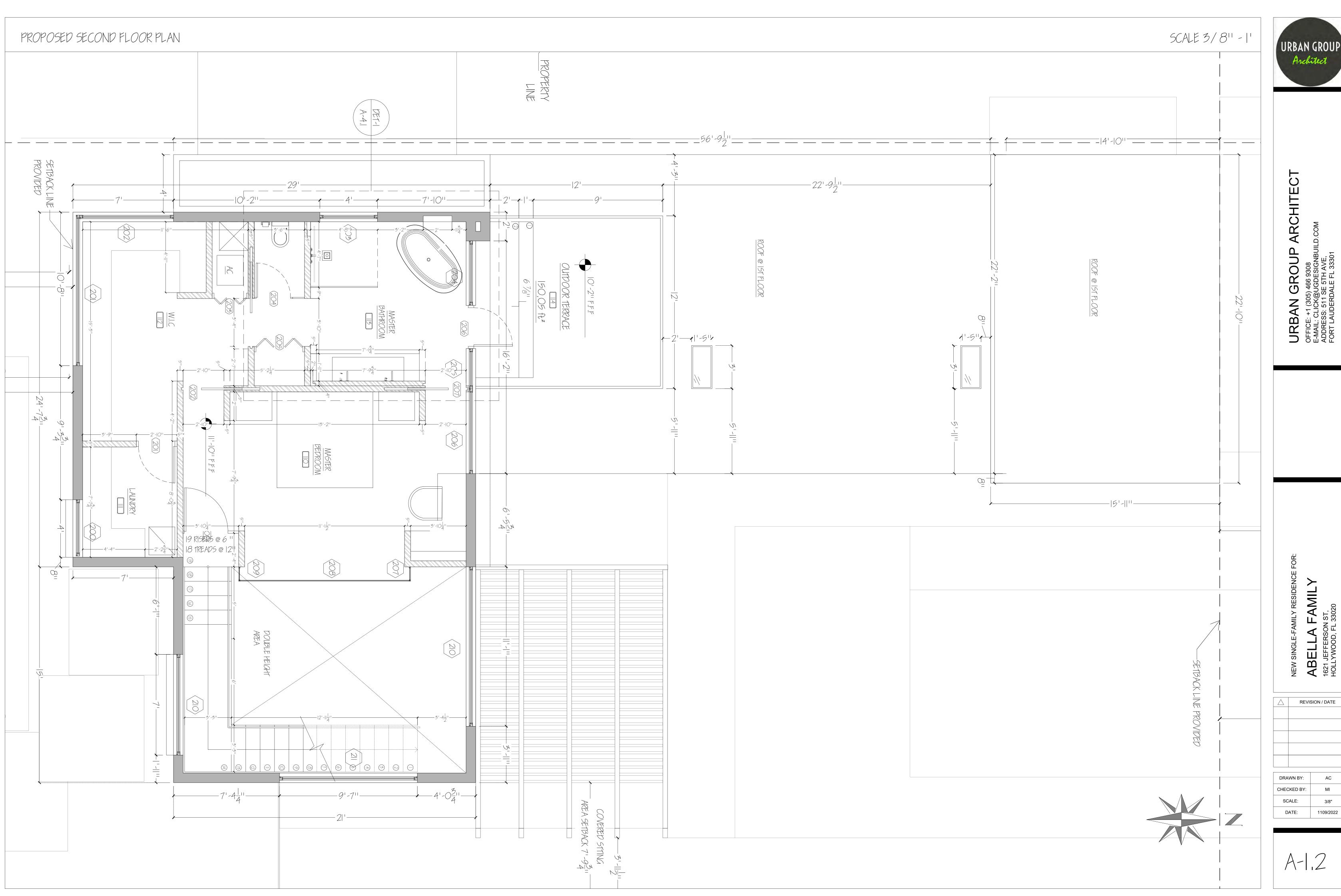
1621 JEFFERSON ST.

HOLLYWOOD, FL 33020

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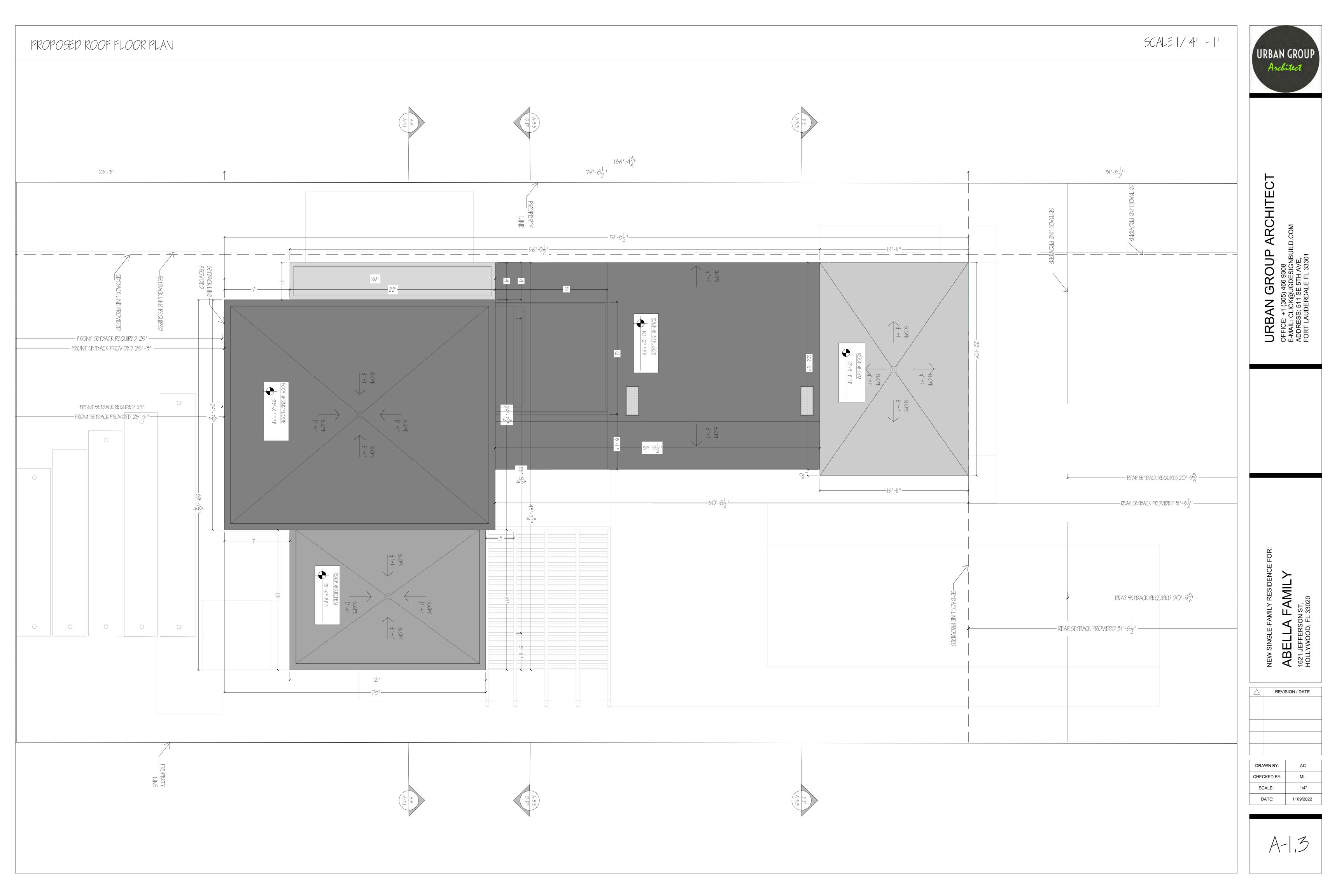
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ALE:	1/4"
ATE:	1109/2022

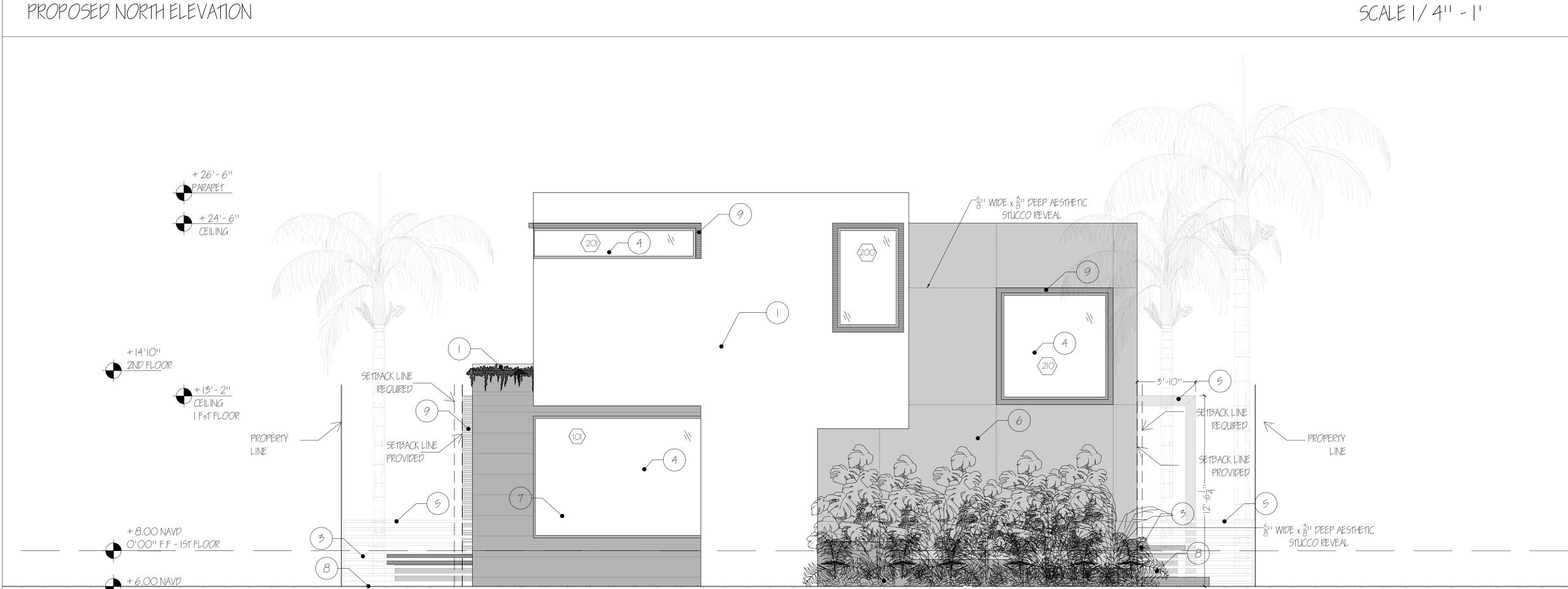
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REVISION / DATE





MATE	FRIALS LEGEND • #
	WHITE PAINT OVER SMOOTH STUCCO
2	CONCRETE LOOK PAINT OVER SMOOTH STUCCO
3	WOOD
4	WINDOWS WITH BRONZE FRAMES AND CLEAR GLASS
5	TEAK WOOD FENCE
6	EXPOSED CONCRETE
7	\$" WIDE x 3" DEEP AESTHETIC STUCCO REVEAL EVERY 10" LIGHT GRAY PAINT
8	BLACK PAINT OVER SMOOTH STUCCO
9	TEAK WOOD
10	TEAK TYPE EXTERIOR PANELING

SCALE 1/411-11 PROPOSED SOUTH ELEVATION -\$11 WIDE x \$11 DEEP AESTHETIC STUCCO REVEAL 「着!! WIDE x 着!! DEEP AESTHETIC STUCCO REVEAL + 26'-6" PARAPET +15'3" 2ND FLOOR SETBACK LINE PROVIDED SETBACK LINE
PROVIDED PROPERTY . PROPERTY LINE % <u>4 4 8</u> 8 % (112) % (07) SETBACK LINE REQUIRED HEIGHT DIFFERENCE BETWEEN
OUTDOOR SITTING AREA FLOOR AND THE LANDSCAPING IS LESS THAN 29" +8.00 NAVD 0'00" F.F - IST FLOOR +6 NAVD 3'-11/2" - 3'-11"



URBAN GROUP ARCHITEC

OFFICE: +1 (305) 466 9308

E-MAIL: CLICK@UGDESIGNBUILD.COM
ADDRESS: 511 SE 5TH AVE

NEW SINGLE-FAMILY RESIDENCE FOR:

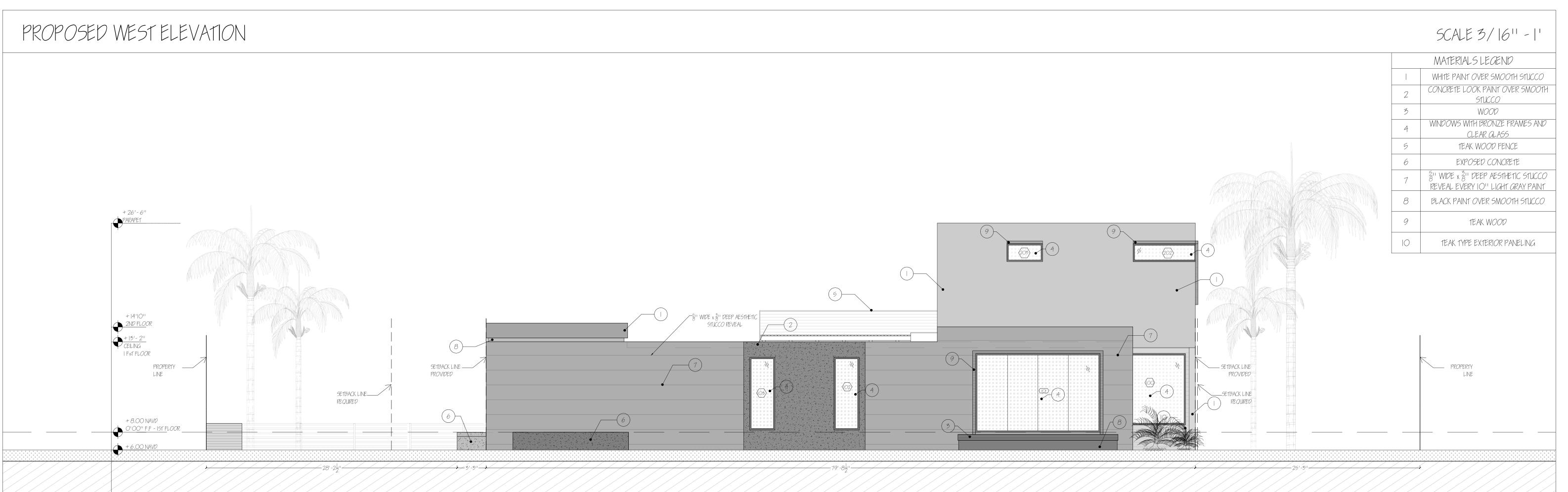
ABELLA RESIDENCE

1621 JEFFERSON ST.

HOLLYWOOD, FL 33020

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1/4"
11/09/2022







URBAN GROUP ARCHITECT

OFFICE: +1 (305) 466 9308

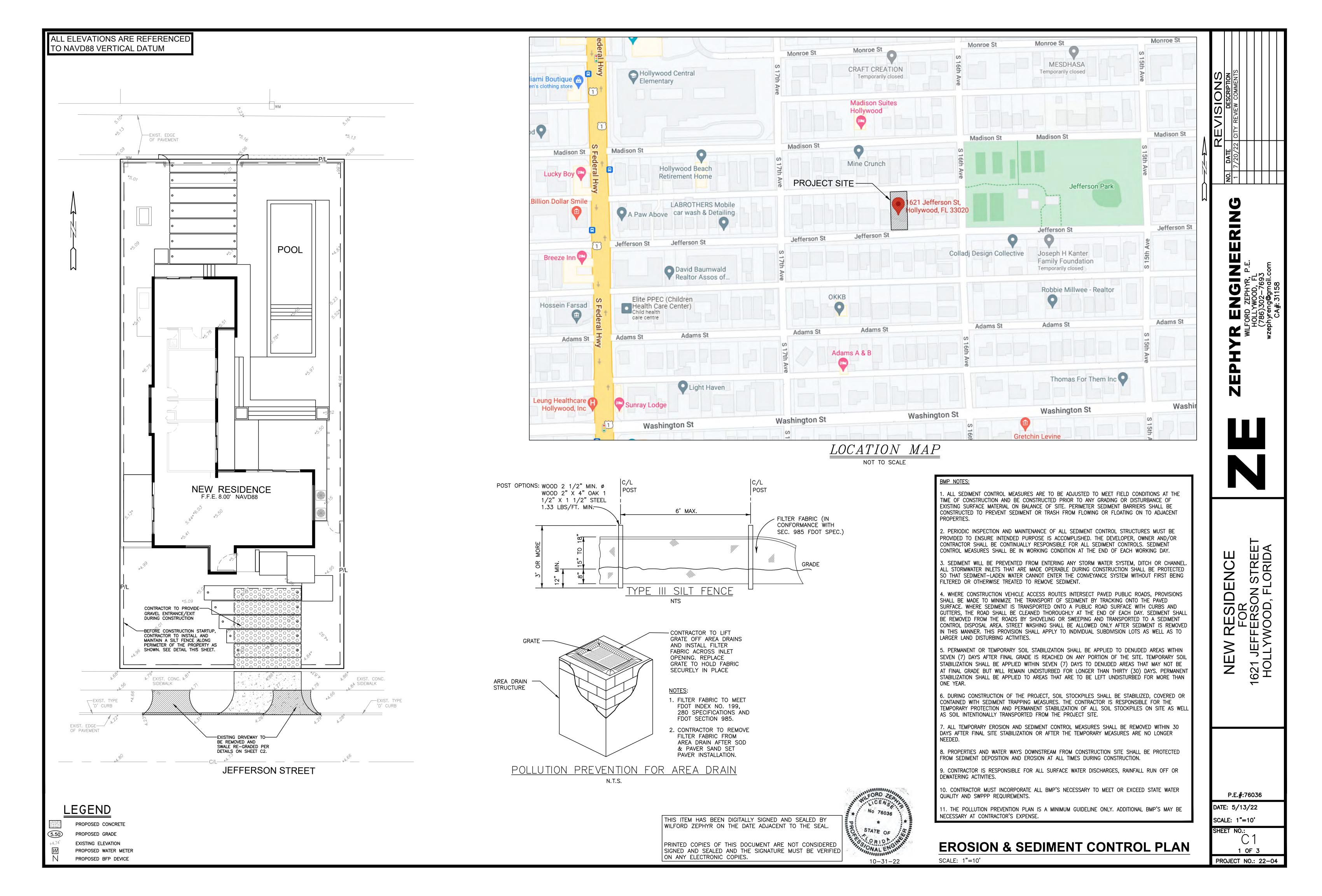
E-MAIL: CLICK@UGDESIGNBUILD.COM
ADDRESS: 511 SE 5TH AVE,
FORT LAUDERDALE FL 33301

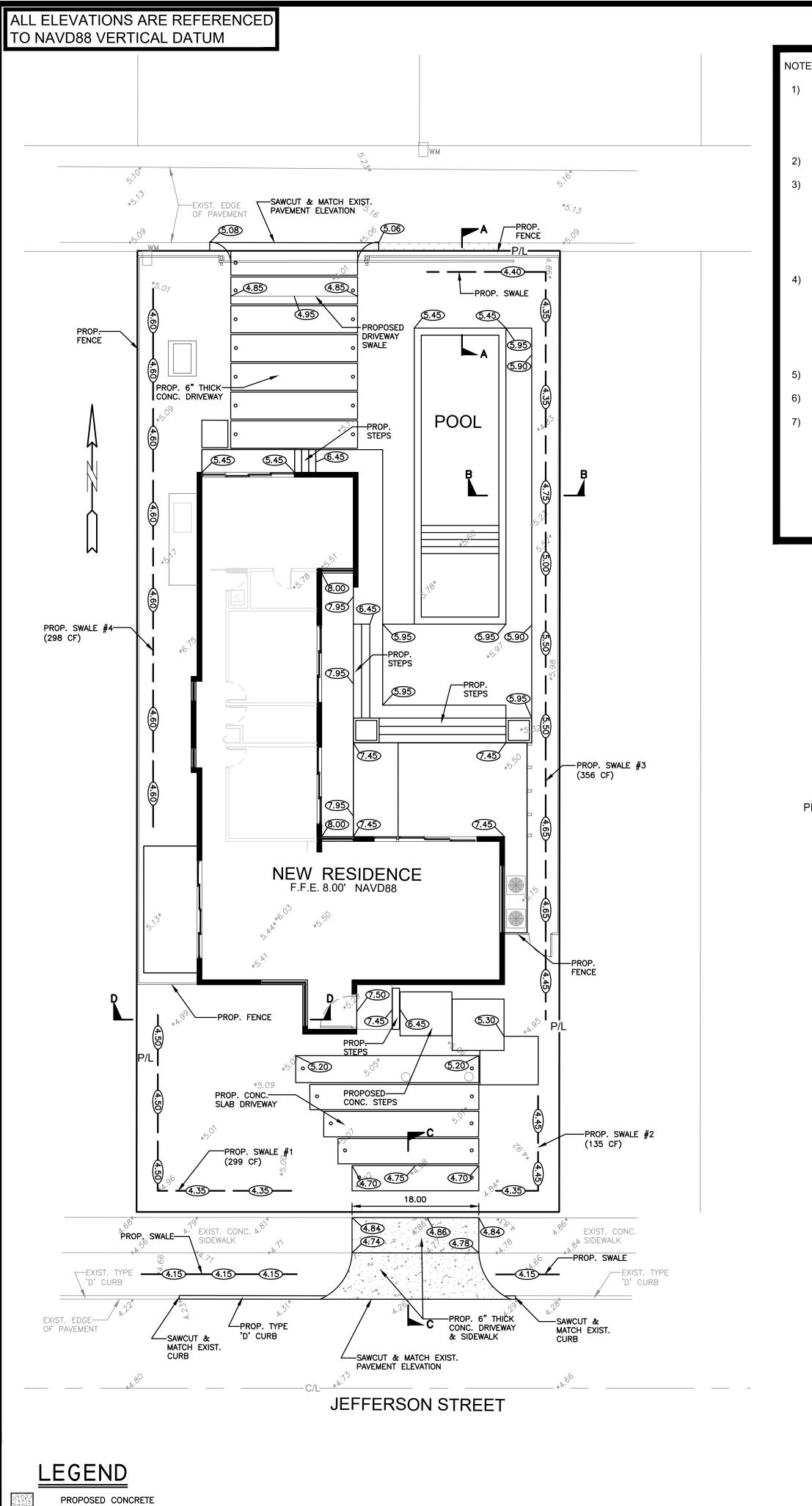
ABELLA RESIDENCE FOR:
1621 JEFFERSON ST.
HOLLYWOOD, FL 33020

\triangle	REVISION / DATE	

DRAWN BY:	SB
HECKED BY:	MI
SCALE:	3/16"
DATE:	07/22/2022

A-2.2





(5.50)

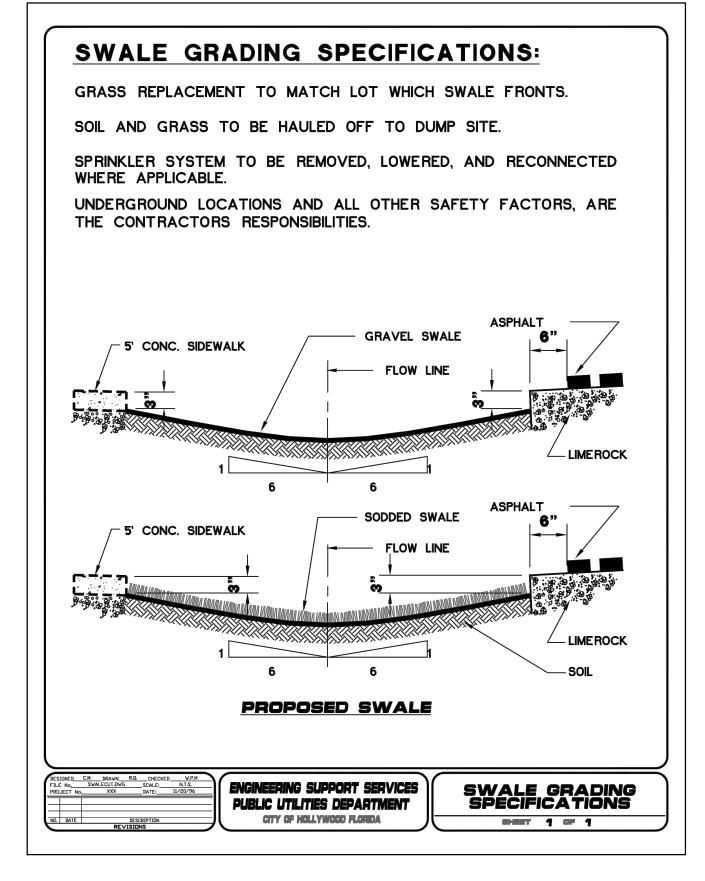
PROPOSED GRADE EXISTING ELEVATION

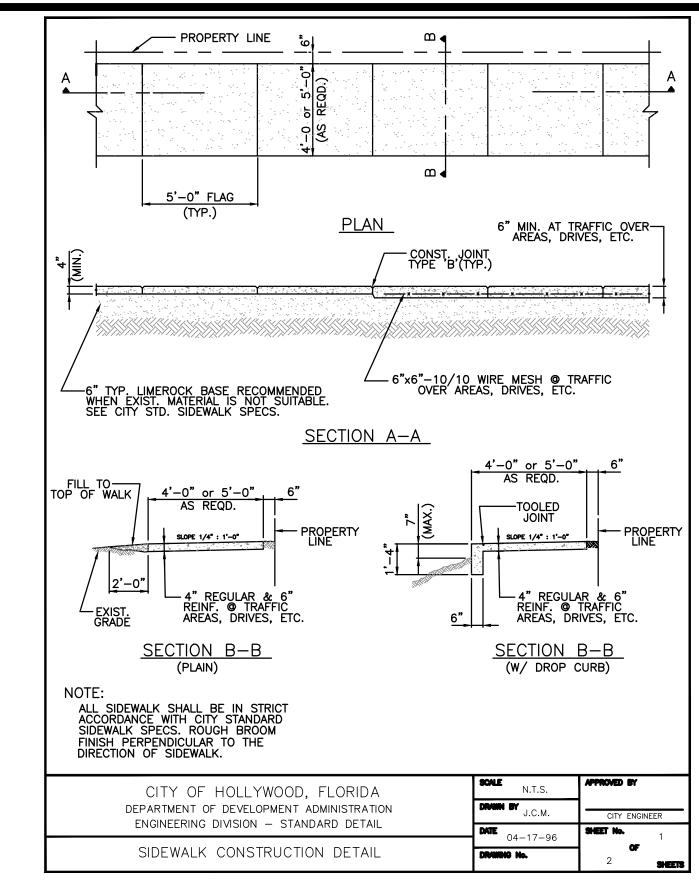
PROPOSED WATER METER

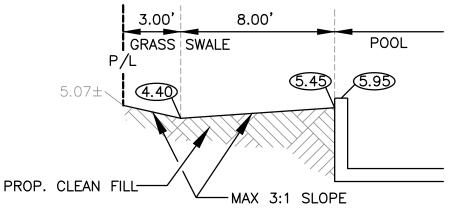
PROPOSED BFP DEVICE

CONTRACTOR MUST NOTIFY ZEPHYR ENGINEERING OF THE START OF CONSTRUCTION DATE PRIOR TO START OF CONSTRUCTION. ZEPHYR ENGINEERING WILL NOT CERTIFY ANY CONSTRUCTION THAT WAS NOT INSPECTED BY ZEPHYR ENGINEERING, OR ZEPHYR ENGINEERING'S AUTHORIZED REPRESENTATIVE. PRIOR TO CONSTRUCTION, CONTRACTOR RESPONSIBLE TO FIELD VERIFY ALL EXISTING ELEVATIONS. CONTRACTOR MUST COORDINATE PROPOSED IMPROVEMENTS SHOWN ON CIVIL PLANS WITH EXISTING SITE CONDITIONS & PROPOSED PLANS BY THE OTHER DESIGN PROFESSIONALS PRIOR TO CONSTRUCTION. CONTRACTOR MUST ALSO VERIFY THAT THERE ARE NO DISCREPANCIES BETWEEN THE WATER SEWER & DRAINAGE PLANS THAT MAY CAUSE CONFLICTS PRIOR TO CONSTRUCTION. CONTACT ZEPHYR ENGINEERING IF DISCREPANCIES EXIST. PRIOR TO CONSTRUCTION, CONTRACTOR RESPONSIBLE TO DOCUMENT EXISTING CONDITIONS ON AND AROUND THE

- PROJECT AREA, INCLUDING THE R.O.W. AND ADJACENT PROPERTIES. IT'S RECOMMENDED THAT CONTRACTOR TAKE PHOTOGRAPHS & VIDEOS TO CLEARLY DOCUMENT CONDITIONS PRIOR TO CONSTRUCTION. CONTRACTOR RESPONSIBLE TO REPAIR ALL DAMAGES CAUSED BY OR AS A RESULT OF THE PROPOSED CONSTRUCTION.
- ALL ROOF DRAINS MUST BE CONNECTED TO THE ONSITE DRAINAGE SYSTEM.
- CONTRACTOR TO REFER TO ARCHITECTURAL PLANS FOR SITE PLAN LAYOUT AND DIMENSIONS.
- EXISTING UTILITIES SHOWN ARE BASED ON BEST AVAILABLE INFORMATION. CONTRACTOR'S RESPONSIBLE TO FIELD VERIFY LOCATION OF ALL EXISTING UTILITIES PRIOR TO CONSTRUCTION. CONTRACTOR TO BE AWARE THAT THERE MAY BE SOME EXISTING UTILITIES ON OR ADJACENT TO THE PROJECT SITE THAT MAY NOT BE SHOWN ON THE CIVIL PLANS AND CONTRACTOR IS RESPONSIBLE TO FIELD VERIFY THOSE UTILITIES AS WELL. CONTRACTOR RESPONSIBLE FOR RELOCATION OF EXISTING UTILITIES THAT CONFLICTS WITH PROPOSED CONSTRUCTION.



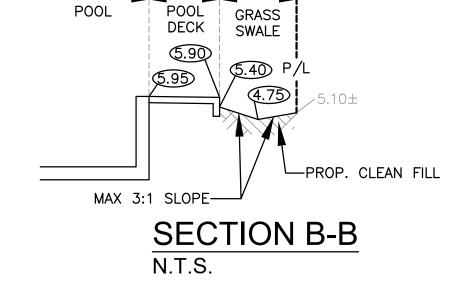


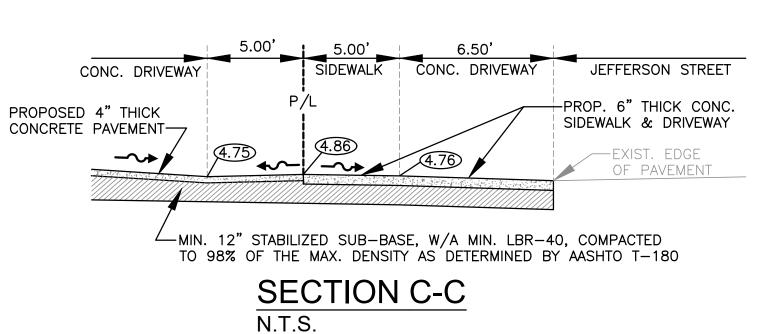


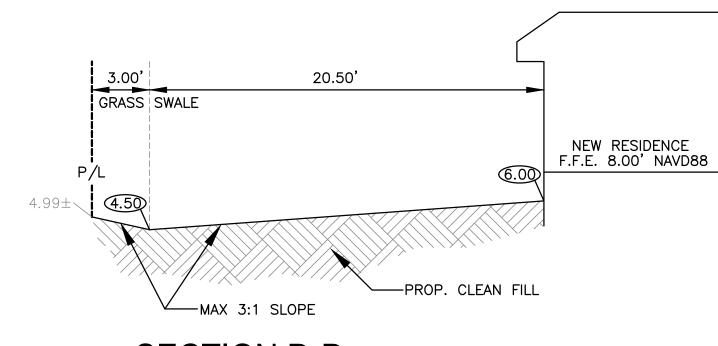
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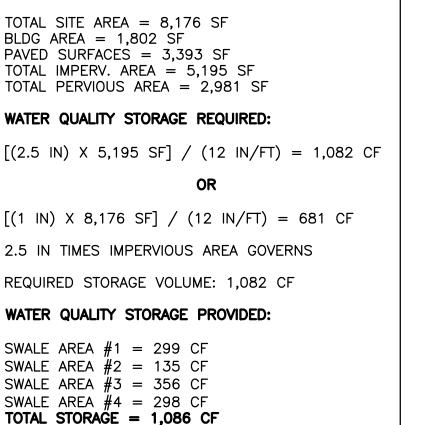
DRAINAGE CALCULATIONS:

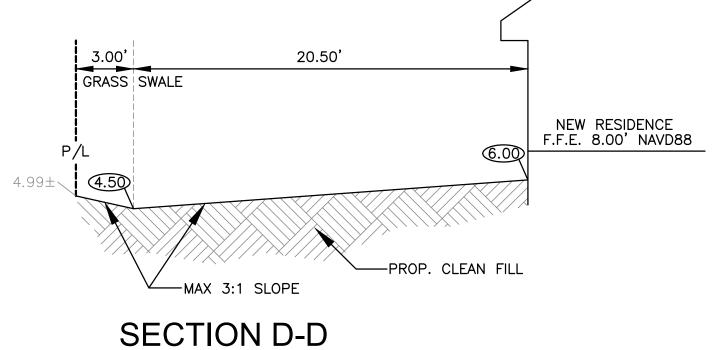
SECTION A-A













PAVING, GRADING & DRAINAGE PLAN

P.E.#:76036 DATE: 5/13/22 SCALE: 1"=10'

FOR 621 JEFFERSON STREE HOLLYWOOD, FLORIDA

SIDENCE

A M

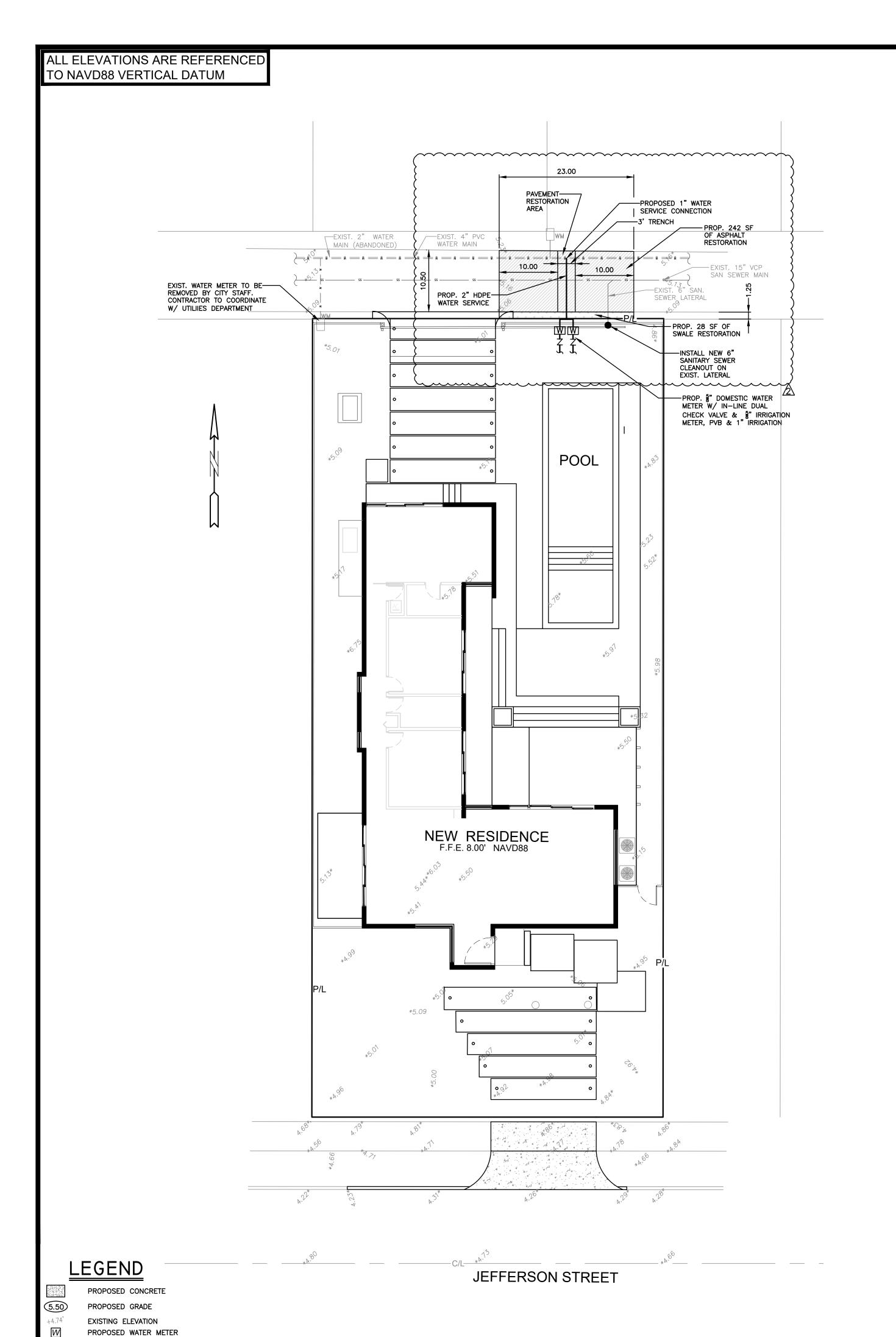
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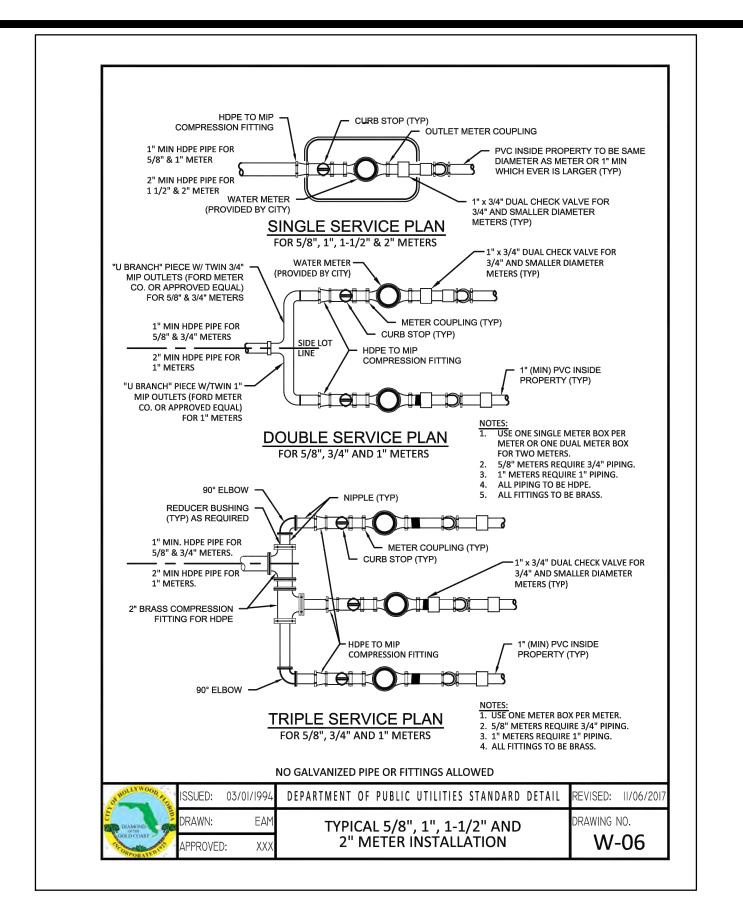
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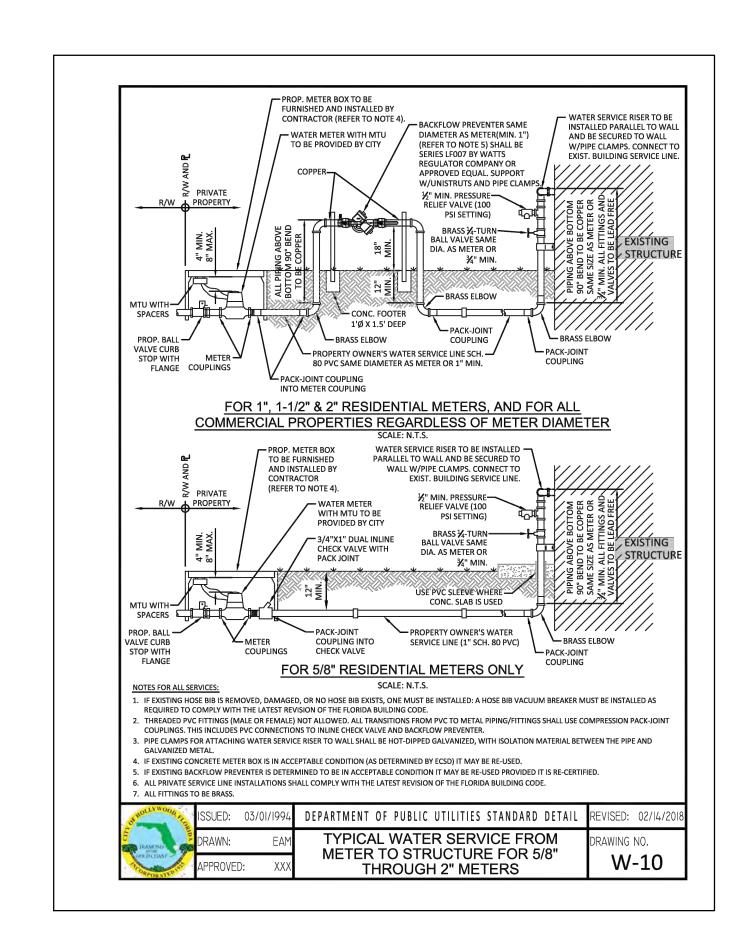
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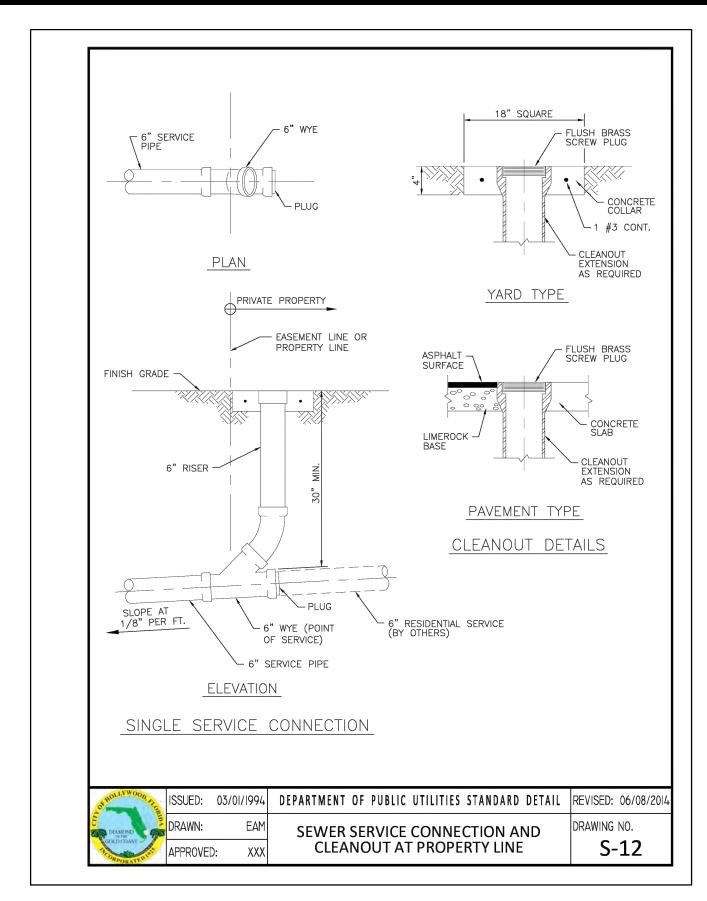
2 OF 3 PROJECT NO.: 22-04



PROPOSED BFP DEVICE







WATER & SEWER DEMAND CALCULATIONS:

PROJECT INFO:

SINGLE FAMILY RESIDENCE

WATER DEMAND (1 RESIDENTIAL UNIT)X(199 GPD/UNIT)=199 GPD

TOTAL WATER DEMAND=199 GPD

WASTEWATER DEMAND

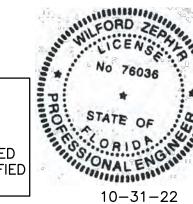
TOTAL WASTEWATER DEMAND=142 GPD

(1 RESIDENTIAL UNIT)X(142 GPD/UNIT)=142 GPD

NOTE: THERE WILL BE NO UTILITY WORK IN THE RIGHT-OF-WAY DONE BY THE PROJECT'S CONTRACTOR. THE SITE WILL BE SERVED BY AN EXISTING SANITARY SEWER LATERAL & WATER SERVICE CONNECTION WILL BE MADE BY CITY STAFF.

THIS ITEM HAS BEEN DIGITALLY SIGNED AND SEALED BY WILFORD ZEPHYR ON THE DATE ADJACENT TO THE SEAL.

PRINTED COPIES OF THIS DOCUMENT ARE NOT CONSIDERED SIGNED AND SEALED AND THE SIGNATURE MUST BE VERIFIED ON ANY ELECTRONIC COPIES.



P.E.#:76036

STREE'LORIDA

FOR 1 JEFFERSON (OLLYWOOD, FL

SIDENCE

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DATE: 5/13/22 SCALE: 1"=10'

PROJECT NO.: 22-04

WATER PLAN & DETAILS SCALE: 1"=10'

SHEET NO.: 3 OF 3

Landecana Data:

Single Family Districts (RS)	Required	Provided
Perimeter Landscape		
One 12' street tree per 50 linear feet or portion thereof, of street frontage of property wherein	2 Trees	2 Trees
said improvements are proposed.	(59 LF)	(Purple Tabebuia)
Open Space		
A minimum of 20% of the required front yard area shall be landscaped pervious open space. All		
pervious areas are to be sodded or landscaped with living plant material such as ground cover		
and/or shrubs.	1 Trees	1 Trees
One tree per 1,250 sq. ft. (including any fraction) of front yard area.	(1,200 SF)	(1 Live Oak)
Mitigation Trees		14 Trees
28" of Tree Mitigation Required; see sheet LA-2 for details.	14 Trees (2"DBH)	(Silver Buttonwood &Geiger Trees)
Total	17 Trees	17 Trees
Minimum Tree Sizes	11 11000	
Shade trees:2" DBH/ 12' height.		
Palm trees: 8' of GW or CT.		
Native Requirements	8 Trees	15 Trees
A minimum of 60% of required trees and 50% of required shrubs must be native species.	(60% of 17 = 11)	

Landscape Notes:

- Alternative plant species for required landscape may be permitted subject to review and approval by the City of Hollywood Planning Department prior to
- All prohibited exotic or invasive species shall be removed from the entire site prior to the issuance of a Certificate of Occupancy.
- All required landscaping shall be installed prior to the issuance of a Certificate of Occupancy.
- No Cypress Mulch is to be used on site. Eucalyptus or Melaleuca Mulch is to be used in a 3" consistent layer in all planting beds.
- Enhanced landscaping beyond minimum requirements will conform to all applicable sections of the City of Hollywood Landscape Manual.
- This plan has been designed to meet the tree planting requirements contained within the FPL document entitled 'Plant the Right Tree in the Right Place' and City of Hollywood Landscape Manual.
- For existing or proposed utilities, no tree shall be planted where it could, at mature height conflict with overhead power lines.
- Tree species shall be selected as to minimize conflicts with existing or proposed utilities.
- See engineer's plans for all underground & overhead utilities and field locate all prior to installation; contact Landscape Designer/Owner regarding any conflicts.
- All site drainage by others.
- City assumes liability and maintenance of trees placed outside of property line.
- Landscape adjacent to vehicular traffic to be maintained to preserve site line visibility.

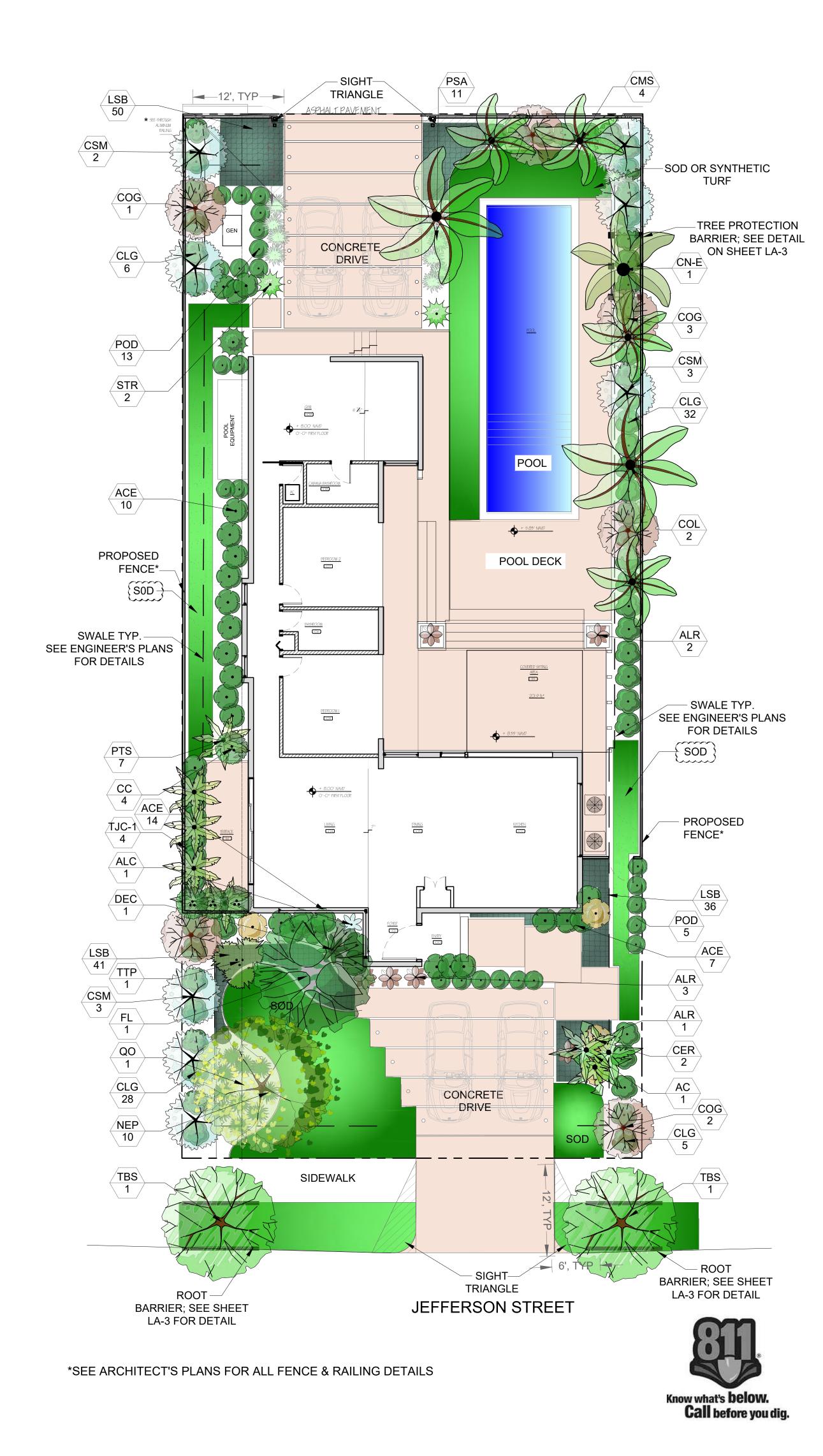
-Tree Relocation Note: Do not relocate without obtaining permit from the City of Hollywood. Existing tree(s) to be relocated require root pruning by a qualified professional prior to relocation. If the tree(s) does not survive after relocation and is dead or in poor health at time of final inspection, mitigation will be required through payment into the tree preservation fund, equal to \$350 per every 2" tree mitigation owed.

-Irrigation Note: Per Article 9: 9.4(4): Irrigation. All landscaped areas shall receive 100% coverage by means of an automatic sprinkler system designed and constructed in accordance with the City of Hollywood Code of Ordinances, the Florida Building Code, State Law, and the regulations of the South Florida Water Management District. Failure to maintain or disconnection of the irrigation system shall be a violation of these regulations.

PLANT SCHEDULE 1621 JEFFERSON STREET

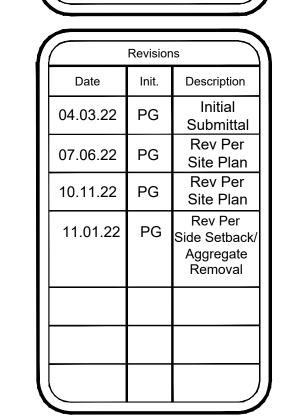
TREES *FL QO TBS	QTY 1 1 2	BOTANICAL NAME Filicium decipiens Quercus virginiana Tabebuia impetiginosa `Ipe`	COMMON NAME Japanese Fern Tree Southern Live Oak Purple Trumpet Tree	CONTAINER FG 45G 45G	HEIGHT 12` HT 12` HT 12` HT	WIDTH 8`W 6` SPR 6` SPR	NOTES STD SP, 6' CT SP, 6' CT	NATIVE Non-native Native Non-native	CALIPER 2.5" Caliper, 2" DBH 2.5" Caliper, 2" DBH 2.5" Caliper, 2" DBH
EXISTING TREES TO REMAIN CN-E	QTY 1	BOTANICAL NAME Cocos nucifera	COMMON NAME Coconut Palm	CONTAINER Existing to Remain	<u>HEIGHT</u>	WIDTH	NOTES	NATIVE Non-native	CALIPER
MITIGATION TREES CSM COG	<u>QTY</u> 8 6	BOTANICAL NAME Conocarpus erectus `Sericeus` Cordia sebestena	COMMON NAME Silver Buttonwood Orange Geiger Tree	CONTAINER 45G 45G	HEIGHT 12` HT 12` HT	WIDTH 6`W 5`W	NOTES 6`CT, STD, SP 6`CT, STD, SP	NATIVE Native Native	CALIPER 2.5" Caliper, 2" DBH 2.5" Caliper, 2" DBH
* PALM TREES AC PTS CC COL CMS TTP	QTY 1 7 4 2 4 1	BOTANICAL NAME Archontophoenix cunninghamiana Carpentaria acuminata Chamaedorea cataractarum Cocos nucifera `Green Malayan` Cocos nucifera `Green Malayan` Thrinax radiata	COMMON NAME King Palm Carpentaria Palm Cat Palm Coconut Palm Coconut Palm Triple Florida Thatch Palm	CONTAINER FG FG 15G FG FG 15G	HEIGHT 12` CT, 16` OA 8`CT 4`OA 10` GW, 18` OA 6`GW, 12` OA 6-7` OA	WIDTH 3` W	NOTES TRP, FH, SP SGL, SP F, SP Full Hd Full Hd TRP, FH, SP	NATIVE Non-native Non-native Non-native Non-native Non-native Native	<u>CALIPER</u>
SHRUBS ALR ALC ACE CLG CER DEC DD NEP PSA POD STR	QTY 6 1 34 52 4 1 1 10 15 24 2	BOTANICAL NAME Alcantarea imperialis `Rubra` Alcantarea odorata Alocasia odora 'California' Clusia guttifera Codiaeum variegatum `Eleanor Roosevelt` Dioon edule Dracaena arborea Nephrolepis biserrata Pennisetum setaceum Podocarpus macrophyllus Strelitzia reginae	COMMON NAME Rubra Imperial Bromeliad Giant Silver Bromeliad California Elephant Ear Small-Leaf Clusia Eleanor Roosevelt Croton Mexican Cycad Dracaena Macho Fern White Fountain Grass Podocarpus Orange Bird of Paradise	CONTAINER 7G 7G 7G 7G 7G 15G 15G 3G 3G 7G	HEIGHT 3` HT 30" HT 30" HT 4` HT 4` OA 3` HT 6`HT 24" HT 24" HT 4` HT 3` HT	WIDTH 2` W 24"W 24"W 3`W 3`W 24"W 18"W 24"W 3`W	NOTES F F FTB F SP F F F	NATIVE Non-native	
VINE/ESPALIER TJC-1 GROUND COVERS	QTY 4 QTY	BOTANICAL NAME Trachelospermum jasminoides `Confederate` BOTANICAL NAME	COMMON NAME Confederate Jasmine COMMON NAME	CONTAINER 3G CONTAINER	HEIGHT 30" HT HEIGHT	WIDTH 18"W WIDTH	NOTES Trl, Full	NATIVE Non-native	
SOD/SEED SOD	133 QTY TBD	Liriope muscari `Super Blue` BOTANICAL NAME Stenotaphrum secundatum `Floratam`	Super Blue Liriope COMMON NAME Floratam St. Augustine Sod	1G <u>CONTAINER</u> sod	12"HT <u>HEIGHT</u>	12"W <u>WIDTH</u>	F NOTES Free of Weeds and Pests	Florida Friendly NATIVE Non-native	

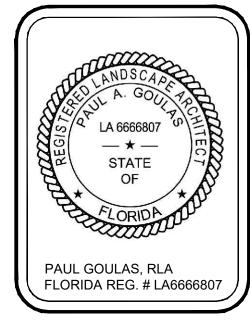
*Not Included in provided landscape data, and may be installed at owner's discretion.

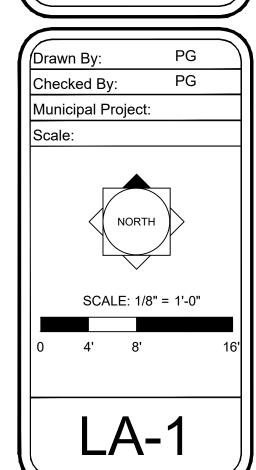












Existing Trees to be Removed:

- 1. Tabebuia impetignosa, Purple Trumpet, 25' Canopy Spread, 14" DBH
- 2. Citrus spp, Citrus Species, 10' Canopy Spread, 6" DBH
- 4. Citrus spp, Citrus Species, 10' Canopy Spread, 8" DBH

Existing Trees to Remain:

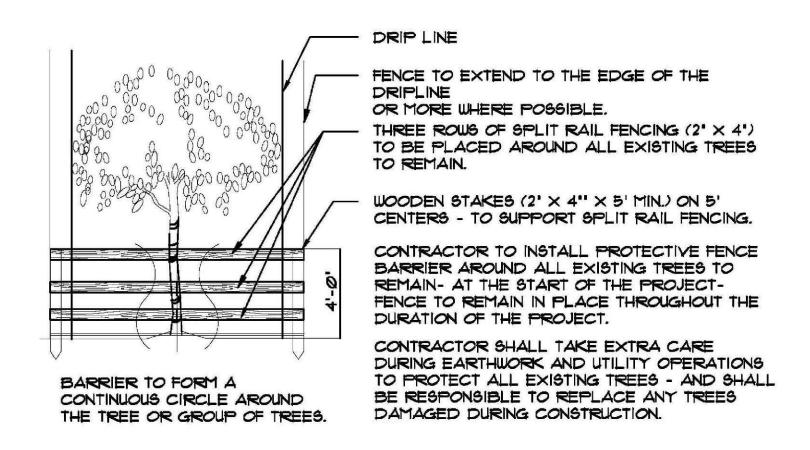
3. Cocos nucifera, Coconut Palm 20' Canopy Spread, 10" DBH

Landscape Tree Mitigation Data:

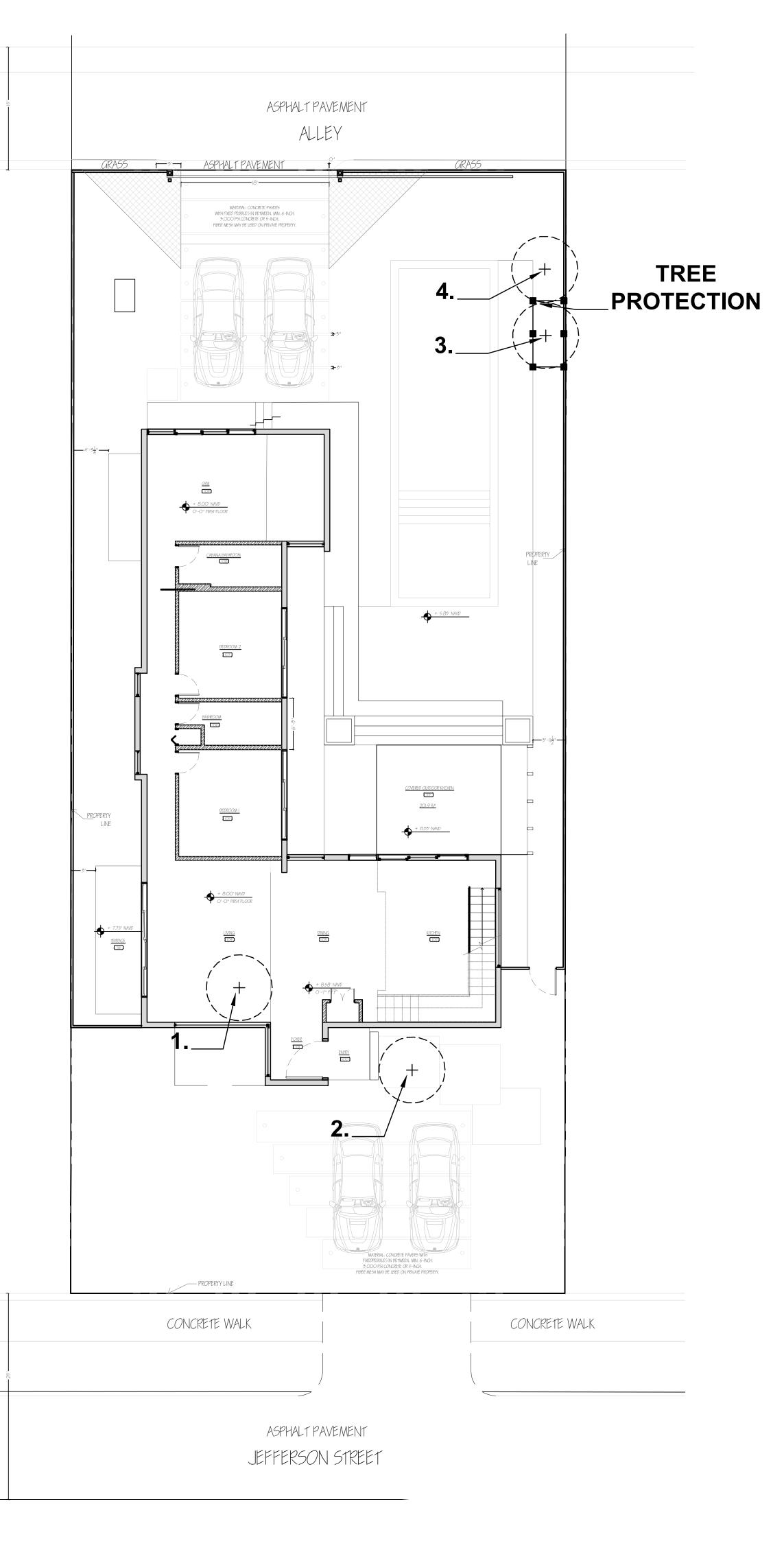
Landoupe in a minganon bata.					
Trees Removed	Replacement Provided				
Tabebuia impetignosa, Purple Trumpet,	14" Mitigation Planted On-site				
25' Canopy Spread, 14" DBH	(See Mitigation Trees, Plant Schedule Sheet 1)				
Citrus spp, Citrus Species,	6" Mitigation Planted On-site				
10' Canopy Spread, 6" DBH	(See Mitigation Trees, Plant Schedule Sheet 1)				
Citrus spp, Citrus Species,	8" Mitigation Planted On-site				
10' Canopy Spread, 8" DBH	(See Mitigation Trees, Plant Schedule Sheet 1)				

Mitigation Tree Requirements:

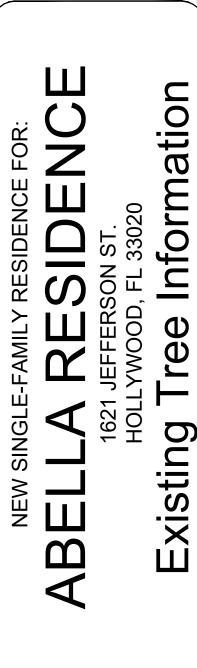
28" Total; All replacement trees minimum of twelve (12) feet in height when planted on private property and twelve (12) feet when planted on swales and commercial properties.

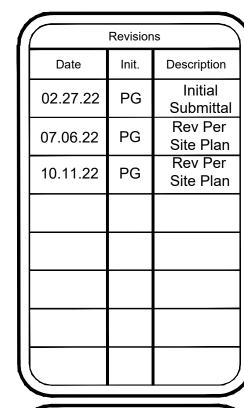


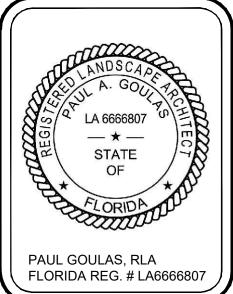


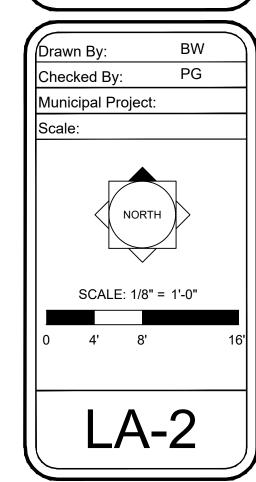












PART 1: GENERAL CONDITIONS

1.01 SCOPE: A. The landscape contract includes the supplying and planting of all trees, shrubs, vines, and ground cover together with all necessary labor, equipment, tools and materials needed for the successful completion, execution and maintenance of the landscape plans.

1.02 AGENCY STANDARDS:

A. Grades and standards of plant materials to be used shall be true to name, size, condition and graded Florida #1 or better as stated in: Grades and Standards of Florida Plant Materials published by the State of Florida Department of Agriculture, Tallahassee, Florida.

1.03 SITE EXAMINATION: A. The Landscape Contractor shall personally examine the site and fully acquaint him/herself with all

of the existing conditions in order that no mis-understanding may afterwards arise as to the character or extent of the work to be performed, and additionally, in order to acquaint him/herself with all precautions to be taken in order to avoid injury to property or persons. No additional compensation will be granted because of any unusual difficulties which may be encountered in the execution or maintenance of any portion of the work

1.04 ERRORS AND OMISSIONS:

A. The plant list is a part of the drawings and is furnished as a convenience. The plant list indicates the name, size and quantities of specific plant materials as called for and is located on the drawings. The Landscape Contractor is responsible for his/her own quantity count, and any discrepancy between drawings and plant list shall be considered as correct on the drawings

- B. The Landscape Contractor shall not take advantage of errors or omissions in the specifications or contract drawings. Full instruction will be given if such errors are discovered. Upon the discovery of any discrepancies in, or omissions from the drawings or documents, or should the Landscape Contractor be in doubt as to their meaning, the Landscape Architect shall be notified and will determine the actions necessary to each query
- C. If plans and specifications are found to disagree after the contract is awarded, the Landscape Architect shall be the judge as to which was intended.

1.05 EXECUTION OF THE WORK.

A. The Landscape Contractor shall have his labor crews controlled and directed by a Foreman well versed in plant materials, planting methods, reading blueprints, and coordination between job and nursery in order to execute installation correctly and in a timely manner.

- B. The Landscape Contractor shall provide a competent English-speaking Foreman on the project at all times, who shall be fully authorized as the Contractor's agent on the work. The Superintendent shall be capable of reading and thoroughly understanding the Plans, Specifications and other Contract Documents. If the Superintendent is deemed incompetent by the Landscape Architect, he (the superintendent) shall be immediately replaced.
- C. The Landscape Contractor shall be available for any meetings with the Owner and/or Landscape Architect during implementation of the job. Any additional work or changes required as a result of failure to communicate with the Owner or Landscape Architect during implementation will be the responsibility of the Landscape Contractor.

1.06 PROTECTION OF PUBLIC AND PROPERTY:

A. The Landscape Contractor shall protect all materials and work against injury from any cause and shall provide and maintain all necessary safeguards for the protection of the public. He shall be held responsible for any damage or injury to persons or property which may occur as a result of his fault or negligence in the execution of the work, i.e. damage to underground pipes or cables.

1.07 CHANGES AND EXTRAS:

A. The Contractor shall not start work on any changes or "extras" in the project until a written agreement setting forth the adjusted prices has been executed by the Owner and the Contractor. Any work performed on changes or "extras" prior to execution of a written agreement may or may not be compensated for by the Owner at his discretion.

1.08 GUARANTEE:

A. The Landscape Contractor shall furnish a written guarantee warranting all materials, workmanship and plant materials, except sod, for a period of ONE (1) YEAR from the time of completion and acceptance by the Landscape Architect and Owner. Sod shall be guaranteed to 90 calendar days after acceptance by the Landscape Architect and Owner. All plant material shall be alive and in satisfactory condition and growth for each specific kind of plant at the end of the guarantee period. The guranteeing of plant material shall be construed to mean complete and immediate replacement with plant material of the same variety, type, size, quality and grade as that of the originally specified material. During the guarantee period it shall be the Landscape Contractor's responsibility to immediately replace any dead or unhealthy material as determined by the Landscape Architect. The guarantee will be null and void if plant material is damaged by lightning, hurricane force winds, or any other acts of God, as well as vandalism or lack of proper maintenance.

B. At the end of the specified guarantee period, any plant required under this contract that is dead or not in satisfactory condition, as determined by the Landscape Architect, shall be replaced. The Landscape Contractor shall be responsible for the full replacement cost of plant materials for the first replacement and share subsequent replacement (s) costs equally with the Owner, should the replacement plant fail to survive.

1.09 CARE AND MAINTENANCE

The Landscape Contractor shall be responsible for the care and maintenance of all plant materials and irrigation when applicable until final acceptance by the Owner or Landscape Architect.

B. The Owner agrees to execute the instructions for such care and maintenance.

1.10 SAFETY:

A. It shall be the responsibility of the Landscape Contractor to protect all persons from injury and to avoid property damage. Adequate warning devices shall be placed and maintained during the

B. It shall be the contractor's responsibility to conform to all local, state, and federal safety laws and codes including the Federal Occupational Safety And Health Act (O.S.H.A.) .

1.11 CONTRACTOR QUALIFICATION:

- A. The Owner may require the apparent contractor (s) to qualify him/herself to be a responsible entity by furnishing any or all of the following documentary data: A financial statement showing assets and liabilities of the company current to date. A listing of not less than (3) completed projects of similar scope and nature.
- Permanent name and address of place of business. The number of regular employees of the organization and length of time the organization has been in business under the present name.

1 12 INSURANCE AND BONDING:

A. The contractor (s) shall submit proof of insurance for this job for the time period that the work is done. The minimum amount of insurance shall be \$300,000.00 per person and \$300,000.00 per aggregate or as required by owner and agreed to in the contract. The successful bidder shall be required to have this coverage in effect before beginning work on the site.

B. The Owner shall have the right to require the Contractor to furnish bonds covering faithful performance of the Contract and payment obligations arising thereunder as stipulated in bidding requirements or specifically required in the Contract Documents on the date of execution of the Contract.

1.13 PERMITS AND CERTIFICATES:

A. All contractors shall secure and pay for all permits and certificates required for his/her class of work

PART 2: MATERIALS

2.01 PLANT MATERIALS:

A. A complete list of plants is shown on the drawings, including a schedule of quantities, sizes, and such other requirements deemed necessary. In the event discrepancies occur, the specifications on the drawings shall govern.

- B. Substitutions: Substitutions of plant materials or changes in size or spacing of materials will be permitted ONLY upon written authorization by the Owner or the Landscape Architect. If plant material is not of sufficient size to meet applicable codes, a letter of variance from the appropriate agency must be obtained by the Contractor prior to issuance of any change order. If material of smaller size is to be accepted, the quantity of material shall be increased, at no additional cost to the Owner, to meet the intent of the drawings.
- 2. All plant materials shall have a habit of growth that is normal for the species and shall be healthy, vigorous and equal to or exceed the measurements specified in the plant list, which are the minimum acceptable sizes. Plants shall be measured before pruning with branches in normal position. Any necessary pruning shall be done at the time of planting.
- D. All plant materials shall be nursery grown, unless otherwise noted, Florida #1 or better and shall comply with all required inspections, grading standards and plant regulations as set forth by the Florida Department of Agriculture's Grades and Standards for Nursery Plants, most current addition and Grades and Standards for Nursery Plants, most current addition.
- . Plants that do not have the normal balance of height and spread typical for the respective plant shall not be acceptable.
- F. The Landscape Contractor shall install each plant to display its best side. Adjustments may be required if plants are not installed properly and/or approved by the Landscape Architect at no additional cost to owner.

2.02 INSPECTION

A. The Landscape Architect and Owner may inspect trees and shrubs at place of growth or at site before planting, for compliance with requirements for genus, species, variety, size and quality. The Landscape Architect and Owner retain the right to further inspect trees and shrubs for size and condition of balls and root systems, insects, injuries and latent defects, and to reject unsatisfactory or defective material at any time during progress of work. Rejected plant materials shall be immediately removed from project site.

2.03 PROTECTION OF PLANT MATERIALS:

- A. Balled and burlapped plants (B & B) shall be dug with firm natural balls of earth of sufficient diameter and depth to encompass the fibrous and feeding root system necessary for full recovery of the plant. Balls shall be firmly wrapped with burlap similar materials and bound with cord, rope, or wire mesh. All collected plants shall be balled and burlapped.
- B. Plants with broken, damaged or insufficient rootballs will be rejected.
- C. All plant material shall be protected from possible bark injury or breakage of branches. All plants transported by open trucks shall be adequately covered to prevent windburn, drying or damage to plants.
- D. Plants which cannot be planted immediately on delivery to the site shall be covered with moist soil, mulch or other protection from the drying of wind and sun. All plants shall be watered as necessary by the Landscape Contractor until planted.

2.04 STORAGE:

A. All plant materials shall be stored on the site in designated areas, specified by the Landscape Architect or Owner's agent

- B. No plant material shall be stored longer than seventy-two (72) hours unless approved by by Landscape Architect and/or owner
- C. The Landscape Architect reserves the right to reject any plant materials not in
- D. All rejected material shall be immediately removed from the site and replaced with acceptable material at no cost to the Owner.

2.05 PROTECTION DURING PLANTING:

conformance with these specifications.

A. Trees moved by winch or crane shall be thoroughly protected from chain marks, girdling or bark slippage by means of burlap, wood battens or other approved methods. Battens shall NOT be attached to the tree with nails.

2.06 PLANTING SOIL:

A. Planting soil for all plantings shall consist of existing native soil and shall be free of debris, roots, clay, stones, plants or other foreign materials which might be a hindrance to planting operations or be detrimental to good growth.

2.07 FERTILIZER:

A. Commercial fertilizer shall comply with the state fertilizer laws. Nitrogen shall not be less than 40% from organic source. Inorganic chemical nitrogen shall not be derived from the sodium form of nitrate. Fertilizers shall be delivered to the site in unopened original containers, each bearing the manufacturer's guaranteed analysis. Any fertilizer that becomes caked or otherwise damaged shall be rejected.

Thoroughly mixed 3 lbs. of commercial fertilizer

to each cubic yard of planting soil.

C. Tabletized fertilizer shall be Agriform planting tablets 20-10-5 formula, 21 gram or equal. All trees and shrubs shall be fertilized with tabletized fertilizer as follows. While backfilling plant holes, fertilizer tablets shall be equally spaced and placed adjacent to the ball mid-way in depth in B. accordance with the following rates:

> 1 gallon container 1 tablet 3 gallon container 2 tablets 5 gallon container 3 tablets 7 gallon 5 tablets

Large tubs, wire baskets, grow bags, and balled and burlapped material shall have 1 tablet for each 1/2 inch of trunk diameter (measured 3 feet from ground) or for each foot of height or spread of The Landscape Architect reserves the right to inspect and review the application of fertilizer.

2.08 MULCH:

A. Mulch material shall be clean, dry, free of weeds, seeds and pests, moistened at the time of application to prevent wind displacement. Cypress &/or Red mulch is prohibited.

B. All trees and shrub beds shall receive 3" mulch immediately after planting and Apply 2" max on tree & palm rootballs, keep away from tree & palm trunks thoroughly watered. or as required by local jusidiction

PART 3: EXECUTION 3.01 DIGGING:

A. The Landscape Contractor shall exercise care in digging and other work so as not to damage existing work, including overhead wires, underground pipes and cables and the pipes and hydrants of watering systems. Should such overhead or underground obstructions be encountered which interfere with planting, the Owner shall be consulted and contractor will adjust the location of plants to clear such obstruction. The Contractor shall be responsible for the immediate repair of any damage caused by his work.

3.02 GRADING:

Grading for drainage, swales, etc. to within 4 inches of the finished grade to be provided by others.

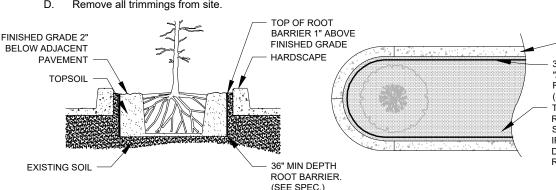
B. It shall be the responsibility of the Landscape Contractor to provide the final grading during the course of landscape installation so as to bring sod and planting areas to their proper elevations in relation to walks, paving, drain structures, and other site conditions. The site grading plan must be checked prior to installation of sod to insure that drainage and other conditions will NOT be modified.

A. Planting shall take place during favorable weather conditions.

- B. The Contractor shall call for utility locates and ascertain the location of all utilities and easements so proper precautions can be taken not to damage or encroach on them.
- C. Tree Planting shall be located where it is shown on the plan. No planting holes shall be dug until the proposed locations have been staked on the ground by the Contractor.
- D. Excavation of holes shall extend to the required subgrades as specified on the planting diagrams located in the planting plans. Plant pits shall be circular in outline and shall have a profile which
- conforms to the aforementioned "Tree and Shrub Planting Diagrams". E. A representative number of planting pits (a minimum of one in every 25 feet throughout the entire site) shall be tested for proper drainage. See Landscape Plan for complete testing methods
- Planting pits shall be excavated to the following dimensions and refilled with a mixture of
- (1/2) planting soil (1/2) existing native soil]; 1 Gallon material (1 gal.): 12" x 12" x 12" min. 3 Gallon material (3 gal.): 20" x 20" x 18" min.
- Lerio material (7 gal.): 30" x 30" x 24" min. Field grown material and trees: 1-1/2 times width of ball and depth of ball plus 12" min.
- G. No planting or laying of sod shall be initiated until the area has been cleaned of existing sod or other plant materials, rough grass, weeds, debris, stones etc. and the ground has been brought to an even grade, with positive drainage away from buildings and towards drain inlets and swales and approved by Landscape Architect or owner's rep.
- H. Each plant shall be planted in an individual hole as specified for trees, shrubs, and vines.
- I. All plants shall be set to ultimate finished grade. No filling will be permitted around trunks or stems. All ropes, wire, stakes, etc., shall be removed from sides and top of the ball and removed
- J. All flagging ribbon shall be removed from trees and shrubs before planting.
- K. Excess excavation (fill) from all holes shall be removed from the site, at no additional expense to
- All palms shall be backfilled with sand, thoroughly washed in during planting operations and with a shallow saucer depression left at the soil line for future waterings. Saucer areas shall be topdressed two (2") inches deep with topsoil raked and left in a neat, clean manner.

3.04 PRUNING A. Remove dead and broken branches from all plant material. Prune to retain typical growth habit of

- individual plants with as much height and spread as possible in a manner which will preserve the plant's natural character. B. Make all cuts with sharp instruments flush with trunk or adjacent branch, in such a manner as to
- insure elimination of stubs. Cuts made at right angles to line of growth will not be permitted
- C. Trees shall not be poled or topped
- Remove all trimmings from site.



SPECIAL APPLICATIONS ROOT BARRIER DETAIL

2- ROOT BARRIER SHALL BE INSTALLED PER MANUFACTURER'S SPECIFICATIONS AND RECOMMENDATIONS.

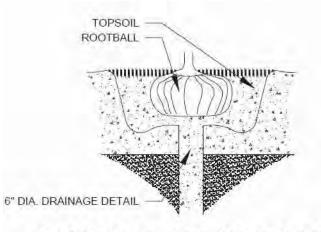
1- ROOT BARRIER SHALL BE "DEEPROOT" 36" DEPTH OR APPROVED EQUAL.

36" MIN DEPTH ROOT BARRIER TAMP SOIL ADJACENT TO ROOT BARRIERS TO STABILIZE SO THAT RRIGATION FLOWS DIRECTLY THROUGH THE ROOT BALL.

CARBON STEEL BANDS TO HOLD BATTENS IN PLACE DURING PLANTING PROJECT. DO NOT NAIL (5) LAYERS OF BURLAP BATTENS TO TRUNK. HEIGHT OF BATTENS SHALL BE LOCATED IN RELATION TO THE HEIGHT OF THE TREE FOR ADEQUATE BRACING. STEEL BANDS

(5) 2x4x16" WOOD BATTENS.

SECURE BATTENS W/ (2) 3/4" HIGH



PLANT SPACING AS PER PLAN (TRIANGULAR) 3" MULCH INSTALLED PREPARE BED AS PER WRITTEN SPECIFICATION -DRAINAGE TESTING DETAIL

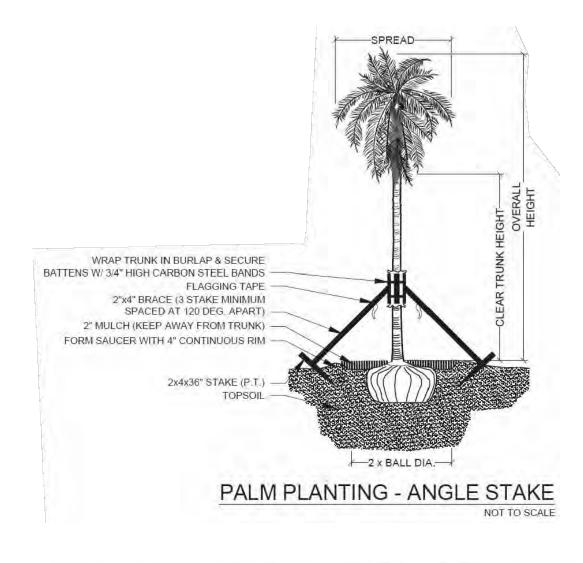
FENCE TO EXTEND TO THE EDGE OF THE

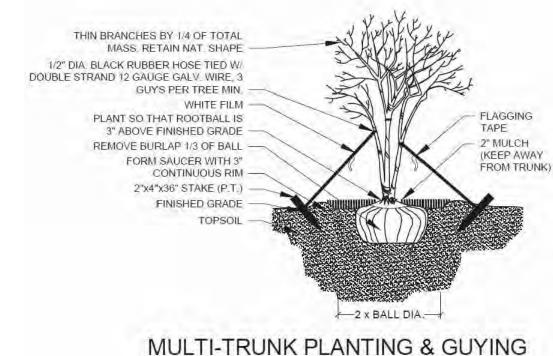
CONTRACTOR SHALL TAKE EXTRA CARE DURING EARTHWORK AND UTILITY OPERA

NOT TO SCALE

OR MORE WHERE POSSIBLE.

TREE PROTECTION DETAIL





-SPREAD-BRACE HT = 1/3 OF TREE HT, OR 6' FROM GRADE, WHICHEVER IS GREATER -FLAGGING TAPE PLANT SO THAT ROOTBALL IS 3" ABOVE FINISHED GRADE REMOVE BURLAP 1/3 OF BALL 2" MULCH (KEEP AWAY FROM TRUNK) TOPSOIL WATER & TAMP TO REMOVE AIR POCKETS 4" SAUCER 2"x4" BRACE (3 STAKE MINIMUM SPACED AT 120 DEG. APART) 2"x4"x36" STAKE (P.T.) -TOPSOIL 2 x BALL DIA. TREE PLANTING & STAKING

DRAINAGE TESTING/DRAINAGE CHANNEL REQUIREMENTS

PRIOR TO PLANTING ALL PLANTING PITS SELECTED FOR TESTING SHALL BE TESTED IN THE FOLLOWING MANNER

A. DIG EACH PLANTING PIT TO THE MINIMUM SPECIFIED SIZE.

PLANTING PIT AND DRAINAGE CHANNEL.

B. FILL PLANTING PIT WITH TWELVE INCHES (12") OF WATER. IF THE WATER LEVEL DROPS FOUR (4") OR MORE WITHIN FOUR (4) HOURS, THE DRAINAGE IS SUFFICIENT AND A DRAINAGE CHANNEL IS NOT REQUIRED IF THE WATER LEVEL DROPS LESS THAN FOUR INCHES (4") WITHIN THE FOUR (4) HOUR PERIOD, A DRAINAGE CHANNEL IS REQUIRED.

C. WHERE REQUIRED, THE DRAINAGE CHANNEL MUST EXTEND DOWN THROUGH THE NON POROUS SOIL AND INTO POROUS SOIL. (SEE DETAIL)

TAKEN TO KEEP THE CONSISTENCY OF THE SOIL MIX THE SAME THROUGHOUT THE

A. All trees over six (6') feet in height shall, immediately after setting to proper grade, be guyed with

three sets of two strands, No. 12 gauge malleable galvanized iron, in tripod fashion. See Detail.

at all contact points. Wires shall be fastened in such a manner as to avoid pulling crotches apart.

E. Turnbuckles for guying trees shall be galvanized or cadmium plated and shall be of

A. Each plant or tree shall be thoroughly watered in after planting. Watering of all newly installed

B. It shall be the responsibility of the Landscape Contractor to fine grade all landscape areas,

root development. It shall contain no noxious weeds, or any other objectionable vegetation

E. 6-6-6 fertilizer with all trace elements is to be applied at the rate of 40 lbs. per 1,000 sq. ft. prior

F. Solid sod shall be laid with closely abutting, staggered joints with a tamped or rolled, even surface.

G. The finished level of all sod areas after settlement shall be one (1") inch below the top of abutting

H. If in the opinion of the Landscape Architect, top dressing is necessary after rolling, clean yellow

ulled Bermuda seed - 30 lbs. per acre. All other seed mixtures shall be applied per the

C. Roll immediately after seeding with a minimum 500 pound roller, then apply straw mulch at the

A. The contractor shall at all times keep the premises free from accumulations of waste materials or

A. Maintenance shall begin immediately after each plant is installed and shall continue until all

B. Proper protection to lawn areas shall be provided and any damage resulting from planting

D. In the event that weeds or other undesirable vegetation become prevalent, it shall be the

A. Completion of the work shall mean the full and exact compliance and conformity with the

removal of all trash, debris, soil or other waste created by the Landscape Contractor.

B. Inspection of work to determine completion of contract, exclusive of the possible

E. Trees or other plant material which fall or are blown over during the maintenance period will be

reset by the Contractor at no additional expense to the Owner, the only exception being hurricane

provisions expressed or implied in the Drawings and in the Specifications, including the complete

replacement of plants, will be made by the Owner and/or Landscape Architect at the conclusion of

All plant material shall be alive and in good growing condition for each specified kind of plant at

D. After inspection, the Landscape Contractor will be notified by the Owner of the acceptance of all

plant material and workmanship, exclusive of the possible replacement of plants subject to

the time of acceptance. The rating of each plant according to Florida Grades and Standards shall

be equal to or better than that called for on the plans and in these Specifications at the time of final

positions, spraying, restoration of planting saucer and/or any other necessary

rubbish caused by his employees or work. He shall leave all paved areas "broom clean" when

planting has been accepted by the Owner or Landscape Architect. Maintenance shall include

C. Replacement of plants during the maintenance period shall be the responsibility of the Contractor,

excluding vandalism or damage on the part of others, lighting, or hurricane force winds, until final

watering, weeding, removal of dead materials, resetting plants to proper grades or upright

diameter from areas to be seeded, scarify the area, then apply fertilizer at a rate of 500 lbs. per acre.

sand will be evenly applied over the entire surface and thoroughly washed in.

A. The Landscape Contractor shall remove all vegetation and rocks larger than (1") in

B. Application: Argentine Bahia Grass seed - 200 Pounds per acre mixed with common

D. Apply fertilizer at the rate of 150 lbs. per acre 45-60 days after seeding.

fungus, insects, or disease. The soil embedded in the sod shall be good clean earth, free from

lawn mower, with the final mowing not more than seven days before the sod is cut. The sod shall

C. The sod shall be firm, tough texture, having a compacted growth of grass with good

D. Before being cut and lifted, the sod shall have been mowed at least three times with a

Stakes shall be 2" x 2" lumber of sufficient length to satisfactorily support each tree.

plant materials shall be the responsibility of the Landscape Contractor until final acceptance by the

D. Stake & Brace all treess larger than 12' oa. See detail.

B. See General Notes of Landscape Plan for water source.

3.06 WATER:

3.07 SOD:

stones and debris

to laying sod.

manufacturer's instructions.

3.09 CLEANING UP:

3.10 MAINTENANCE:

operations.

completed with his work.

operations shall be repaired promptly.

3.11 COMPLETION, INSPECTION AND ACCEPTANCE:

all planting and at the request of the Landscape Contractor.

be carefully cut into uniform dimensions.

walks, paving and wood borders to allow for building turf.

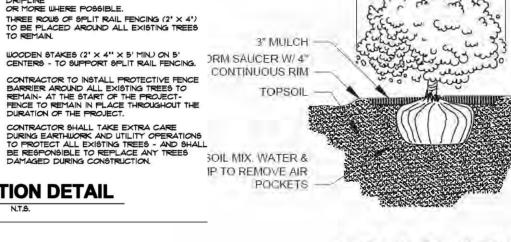
adequate size and strength to properly maintain tight guy wires.

A. The Landscape Contractor shall sod all areas indicated on the drawings.

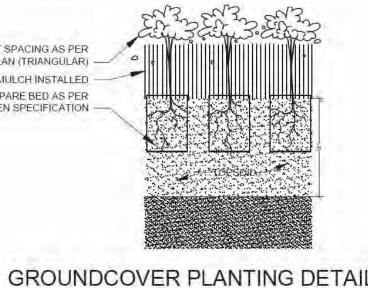
eliminating all bumps, depressions, sticks, stones, and other debris

B. Wires shall not come in direct contact with the tree but shall be covered with an approved protection device

TREE PROTECTION DETAIL D. ALL MATERIAL REMOVED FROM THE DRAINAGE CHANNEL SHALL BE DISCARDED. E. WHEN BACKFILLING PLANTING PITS WITH PLANTING MIXTURE, CARE MUST BE



-SPREAD-



SERVICES, LLC Brandon White | Owner 772-834-1357 | brandon@las-fl.com Paul Goulas | Owner 772-631-8400 | paul@las-fl.com 1708 SE Joy Haven Street Port St. Lucie, Fl. 34983 Architect: **URBAN GROUP ARCHITECT** OFFICE: +1 (305) 466 9308 E-MAIL: CLICK@UGDESIGNBUILD.COM ADDRESS: 511 SE 5TH AVE, FORT LAUDERDALE FL 33301

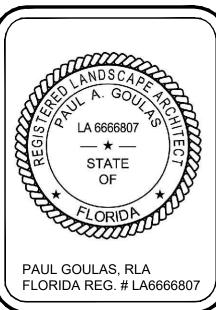
Landscape Architect:

LANDSCAPE

ARCHITECTURAL

andscap

Revisions Description Initial 02.27.22 PG Submittal Rev Per 07.06.22 Site Plan Rev Per 10.11.22 Site Plan



PG *(*Drawn Bv: PG Checked By: Municipal Project: Scale: