

ATTACHMENT II

Revised Application
Package

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



Tel: (954) 921-3471

Fax: (954) 921-3347

This application must be completed in full and submitted with all documents to be placed on a Board or Committee's agenda.

The applicant is responsible for obtaining the appropriate checklist for each type of application.

Applicant(s) or their authorized legal agent must be present at all Board or Committee meetings.

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

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

<http://www.hollywoodfl.org/DocumentCenter/HomeView/21>



APPLICATION TYPE (CHECK ONE):

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

Date of Application: _____

Location Address: 1621 JEFFERSON STREET HOLLYWOOD 33020-5511

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

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

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

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

Explanation of Request: NEW SINGLE FAMILY RESIDENCE

Number of units/rooms: 3 Sq Ft: 4,409.94 SqFt

Value of Improvement: _____ Estimated Date of Completion: _____

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

Name of Current Property Owner: DJAZIR ABELLA, BRIGITTE ABELLA

Address of Property Owner: 1621 JEFFERSON STREET HOLLYWOOD, 33020-5511

Telephone: (954) 329 8599 Fax: _____ Email Address: _____

Name of Consultant/Representative/Tenant (circle one): URBAN GROUP ARCHITECT

Address: 511 SE 5TH AVE, FORT LAUDERDALE FL Telephone: (954) 329 8599

Fax: _____ Email Address: CLICK@UGDESIGNBUILD.COM

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

If Yes, Attach Copy of the Contract.

List Anyone Else Who Should Receive Notice of the Hearing: _____

Address: _____

Email Address: _____

PLANNING DIVISION

File No. (internal use only): _____

2600 Hollywood Boulevard Room 315
Hollywood, FL 33022

GENERAL APPLICATION**CERTIFICATION OF COMPLIANCE WITH APPLICABLE REGULATIONS**

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

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

Signature of Current Owner: _____ Date: 04/18/2022

PRINT NAME: Djazir ABELLA Date: 04/18/2022

Signature of Consultant/Representative: _____ Date: _____

PRINT NAME: _____ Date: _____

Signature of Tenant: _____ Date: _____

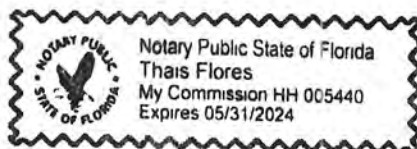
PRINT NAME: _____ Date: _____

Current Owner Power of Attorney

I am the current owner of the described real property and that I am aware of the nature and effect the request for _____ to my property, which is hereby made by me or I am hereby authorizing _____ to be my legal representative before the _____ (Board and/or Committee) relative to all matters concerning this application.

Sworn to and subscribed before me
this 18th day of April 2022

Notary Public
State of Florida



Signature of Current Owner

Thais Flores

Print Name

My Commission Expires: 05/31/24 (Check One) ☐ Personally known to me; OR ☒ Produced Identification Passport

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

Parcel Identification No. 51-42-15-02-2680

[Space Above This Line For Recording Data]

Warranty Deed

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

This Indenture made this 28 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.

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

Witness my hand and seal this 28 day of April, 2021.

Signed, sealed and delivered in our presence:

Witnesses as to both signatories

[Signature]
Witness - Signature

Faith Walters
Witness - Print Name

[Signature]
Witness - Signature

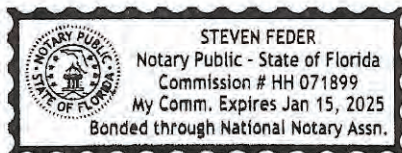
Steven Feder
Witness - Print Name

[Signature]
Natasha Branzanti

[Signature]
Bradley Dillon

STATE OF FLORIDA)
COUNTY OF BROWARD)

The foregoing instrument was acknowledged before me by means of ☒ physical presence or ☐ online notarization, this 28 day of April, 2021, by Natasha Branzanti and Bradley Dillon who are personally known to me or who have produced Driver's Licenses as identification.



[Notary Seal]

[Signature]
Notary Public - State of Florida
My Commission Expires: _____

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

Also known as:

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

[Signature]
Witness - Signature

Faith Walters
Witness - Print Name

[Signature]
Witness - Signature

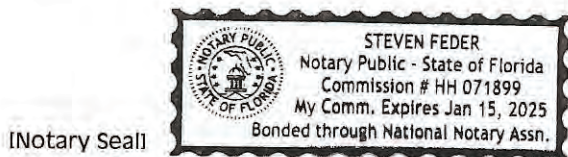
Steven Feder
Witness - Print Name

[Signature]
Natasha Branzanti

[Signature]
Bradley Dillon

STATE OF FLORIDA)
COUNTY OF BROWARD)

The foregoing instrument was acknowledged before me by means of ☒ physical presence or ☐ online notarization, this 28 day of April, 2021, by Natasha Branzanti and Bradley Dillon, who are personally known to me or who have produced Drivers Licenses as identification.



[Signature]
Notary Public - State of Florida
My Commission Expires: _____



MARTY KIARD
BROWARD
 COUNTY
 PROPERTY APPRAISER

IMPORTANT:

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.
 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**.

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[Click here to display your 2022 TRIM Notice.](#)

Site Address	1621 JEFFERSON STREET, HOLLYWOOD FL 33020-5511	ID #	5142 15 02 2680
Property Owner	ABELLA, DJAZIR CONTRE ABELLA, BRIGITTE OLIVIA	Millage	0513
Mailing Address	840 LENOX AVE #5 MIAMI BEACH FL 33139	Use	01-01

Abbreviated Legal Description	HOLLYWOOD 1-21 B LOT 10,11 W1/2 BLK 67
--------------------------------------	----------------------------------------

This property is a designated historic resource or is located within a historic district. Please contact Hollywood for more information at [954-921-3471](tel: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.](#)

Year	Land	Building / Improvement	Just / Market Value	Assessed / SOH Value	Tax
2023	\$65,460	\$381,610	\$447,070	\$447,070	
2022	\$65,460	\$381,610	\$447,070	\$447,070	\$9,591.98
2021	\$65,460	\$286,980	\$352,440	\$352,440	\$7,665.41

2023 Exemptions and Taxable Values by Taxing Authority

	County	School Board	Municipal	Independent
Just Value	\$447,070	\$447,070	\$447,070	\$447,070
Portability	0	0	0	0
Assessed/SOH	\$447,070	\$447,070	\$447,070	\$447,070
Homestead	0	0	0	0
Add. Homestead	0	0	0	0
Wid/Vet/Dis	0	0	0	0
Senior	0	0	0	0
Exempt Type	0	0	0	0
Taxable	\$447,070	\$447,070	\$447,070	\$447,070

Sales History -- Search Subdivision Sales				Land Calculations		
Date	Type	Price	Book/Page or CIN	Price	Factor	Type
4/28/2021	WD-Q	\$499,000	117243981	\$8.00	8,182	SF
7/12/2005	WD	\$445,000	40322 / 544			
6/28/2002	WD	\$250,000	33499 / 1907			
2/26/2002	WD	\$230,000	32887 / 27			
8/14/2000	WD	\$170,000	30821 / 1660	Adj. Bldg. S.F. (Card, Sketch)		1407
				Units/Beds/Baths		1/3/2
				Eff./Act. Year Built: 1950/1948		

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 Use: 01-01 Single Family	Deputy Appraiser: Residential Department
Property ID: 514215022680	Millage Code: 0513	Appraisers Number: 954-357-6831
Property Owner(s): ABELLA,DJAZIR CONTRE ABELLA,BRIGITTE OLIVIA	Adj. Bldg. S.F: 1407	Email: realprop@bcpa.net
Mailing Address: 840 LENOX AVE #5 MIAMI BEACH, FL 33139	Bldg Under Air S.F: 1312	Zoning : RS-6 - SINGLE FAMILY DISTRICT
Physical Address: 1621 JEFFERSON STREET HOLLYWOOD, 33020-5511	Effective Year: 1950	Abbr. Legal Des.: HOLLYWOOD 1-21 B LOT 10,11 W1/2 BLK 67
	Year Built: 1948	
	Units/Beds/Baths: 1 / 3 / 2	

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	Tax
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 FOR THIS PARCEL				LAND CALCULATIONS		
Date	Type	Price	Book/Page or Cin	Unit Price	Units	Type
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	Type	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 Olsen Middle: C South Broward High: C
HLwd Fire Rescue (05) Residential (R) 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. District	Florida House Rep. Name	Florida Senator District	Florida Senator Name	School Board Member
100	Joseph Geller	34	Gary M. Farmer, Jr.	Ann Murray



[Vehicle Registration](#)

[Property Tax](#)

[Business Tax](#)

[Tourist Tax](#)

[Search](#) > Account Summary

Real Estate Account #514215-02-2680

Owner:

ABELLA,DJAZIR
CONTRE ABELLA,BRIGITTE OLIVIA

Situs:

1621 JEFFERSON ST

[Parcel details](#)

[GIS](#)

[Property Appraiser](#)

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	STATUS			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				

BROWARD COUNTY

2021 Paid Real Estate
Notice of Ad Valorem Tax and Non-Ad Valorem Assessments

Folio: 692267

Property ID Number	Escrow Code	Assessed Value	Exemptions	Taxable Value	Millage Code
514215-02-2680	CL-0015114	See Below	See Below	See Below	0513

ABELLA,DJAZIR
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

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

AD VALOREM TAXES					
Taxing Authority	Millage	Assessed Val	Exemptions	Taxable Val	Taxes Levied
BROWARD COUNTY GOVERNMENT					
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					
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	0.11440	352,440	0	352,440	40.32
CHILDREN'S SVCS COUNCIL OF BC	0.46990	352,440	0	352,440	165.61
CITY OF HOLLYWOOD					
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	0	352,440	11.28
Total Millage:		20.90120	Ad Valorem Taxes:		\$7,366.41

NON - AD VALOREM TAXES			
Levying Authority	Rate	Amount	
05 HLWD FIRE RESCUE ASSESSMENT		299.00	
Non - Ad Valorem Assessments:			\$299.00
Combined Taxes and Assessments:			\$7,665.41
If Postmarked By	Nov 30, 2021		
Please Pay	\$0.00		

BROWARD COUNTY

2021 Paid Real Estate
Notice of Ad Valorem Tax and Non-Ad Valorem Assessments

Folio: 692267

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

Return with Payment

LEGAL DESCRIPTION & PROJECT INFORMATION

Project Owner: Djazir Abella, Brigitte Abella

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

Folio: 514215022680.

Legal Description: 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 1st, 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 an 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 in 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. DIHAN

ADDRESS 1621 JEFFERSON ST

LEGAL DESCRIPTION

COST

DESCRIPTION OF CONST.

ARCHITECT:

PERMIT TYPE	NO.	DATE	TO WHOM	EXT. or OUT.
BLDG.				
ROOF				
ELECTRICAL	37099	3-17-67	HWD ELEC.CO.	(2) WIND AC
PLUMBING				
GAS				
SEPTIC, SEWER				
A/C DUCT ^{OK} _{OK}	41577	4-19-67	Imrt ac	200.00- 415092
SCREEN ENCL.				
POOL				
DRIVEWAY				
FENCE				

JOB CARD

OWNER

Balsano

JOB ADDRESS

1621 Jefferson

LEGAL
DESCRIPTION

LOT NUMBER

BLOCK

SUBDIVISION OR ADDITION

MICROFILM NO.

ARCHITECT

FEE

\$ 12.00

VALUATION

\$ 300.00

DESCRIPTION OF CONSTRUCTION

Fumigation

☐ SEPTIC TANK
☐ SEWER TAP

TYPE PERMIT

NUMBER

DATE

CONTRACTOR

TYPE PERMIT

NUMBER

DATE

CONTRACTOR

BUILDING

55471

7/9/79

Southern Fum.

SEPTIC/SEWER

ROOF

AIR/CONDITION

ELECTRIC-BASIC

MECHANICAL

ELECTRIC-SUPP.

SCREEN

PLUMBING

NO. FIX.

POOL

L-P-DRY WALL

DRIVEWAY

FENCE

PATIO or WALK

NOTES:

JOB CARD

OWNER

Kenneth Deonarine

JOB ADDRESS

1621 Jefferson St.

LEGAL DESCRIPTION

LOT NUMBER

10, & 20' of 11

BLOCK

67

SUBDIVISION OR ADDITION

Orig. Hwd. 1/21

MICROFILM NO.

ARCHITECT

FEE

\$ 20.00

VALUATION

\$1000.

DESCRIPTION OF CONSTRUCTION

Wooden Utility bldg.

☐ SEPTIC TANK
☐ SEWER TAP

TYPE PERMIT	NUMBER	DATE	CONTRACTOR	TYPE PERMIT	NUMBER	DATE	CONTRACTOR
BUILDING 187	95789	5/22/85	Owner	SEPTIC/SEWER			
ROOF				AIR/CONDITION			
ELECTRIC-BASIC				MECHANICAL			
ELECTRIC-SUPP.				SCREEN			
PLUMBING NO. FIX.				POOL			
L-P-DRY WALL				DRIVEWAY			
FENCE				PATIO or WALK			

NOTES:

County surcharge .20

JOB CARD

OWNER

JOSEPH BALSAMO

JOB ADDRESS

1621 Jefferson St.

LEGAL DESCRIPTION

LOT NUMBER

All of 10 & W 20' of 11

BLOCK

67

SUBDIVISION OR ADDITION

Original Town of Hnd.

MICROFILM NO.

ARCHITECT

FEE

\$ 13.00

VALUATION

\$ 882

DESCRIPTION OF CONSTRUCTION

Mono Foundation

UTILITY Room

☐ SEPTIC TANK
☐ SEWER TAP

TYPE PERMIT

NUMBER

DATE

CONTRACTOR

TYPE PERMIT

NUMBER

DATE

CONTRACTOR

BUILDING 49

30874

2/2/76

Fantasia Bldg

SEPTIC/SEWER

ROOF

100

32087

3-30-76

NATIONAL

AIR/CONDITION

ELECTRIC-BASIC

10630

3-8-76

ZAPLI

MECHANICAL

ELECTRIC-SUPP.

SCREEN

PLUMBING

NO. FIX.

1

7647

2-6-76

Wyle Mech

POOL Patio

30893

2/3/76

Fantasia Bldg

L-P-DRY WALL

DRIVEWAY

FENCE

PATIO or WALK

NOTES:

1613-13

JOB CARD

OWNER

JOSEPH BALSAMO

JOB ADDRESS

1621 Jefferson St.

LEGAL DESCRIPTION

LOT NUMBER

10 & W 20' of 11

BLOCK

67

SUBDIVISION OR ADDITION

Original Town of Hwd.

MICROFILM NO.

76-0618

ARCHITECT

FEE

\$ 16.20

VALUATION

\$ 1500

DESCRIPTION OF CONSTRUCTION

Convert Garage to Bedroom

☐ SEPTIC TANK

☐ SEWER TAP

TYPE PERMIT	NUMBER	DATE	CONTRACTOR	TYPE PERMIT	NUMBER	DATE	CONTRACTOR
BUILDING	31253	2/23/76	Fantasia Bld	SEPTIC/SEWER			
ROOF	100			AIR/CONDITION			
ELECTRIC-BASIC	10630	3-2-76	Joali	MECHANICAL			
ELECTRIC-SUPP.				SCREEN			
PLUMBING	NO. FIX. 3	7760	2-23-76	POOL			
L-P-DRY WALL			Wyle Meek	DRIVEWAY			
FENCE	31883	3-22-76	CRESCENT FENCE	PATIO or WALK			

NOTES: Adden to #30874

1613-13

Permit sent back for 3-12-76

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
Details		P08-100605	POOL HEATER, PIPING & FILTER EQUIPMENT	4/13/2009	
Details		M08-101115	POOL HEATER	4/13/2009	
Details		E08-101021	ELECTRICAL WORK	10/24/2008	10/24/2008
Details		B08-104109	FENCE-CHAIN LINK &/OR WOOD	9/4/2008	9/25/2008
Details		B08-102359	POOL - RESIDENTIAL	5/21/2008	10/24/2008
Details		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
Details	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
Details		B0006184	RE-ROOF (COMBINATION OF TYPES)		8/17/2000

ADDITION TO 1621 JEFFERSON ST.
JANUARY 21, 1976
2 OF 3.

10 1w 20
of 11

154

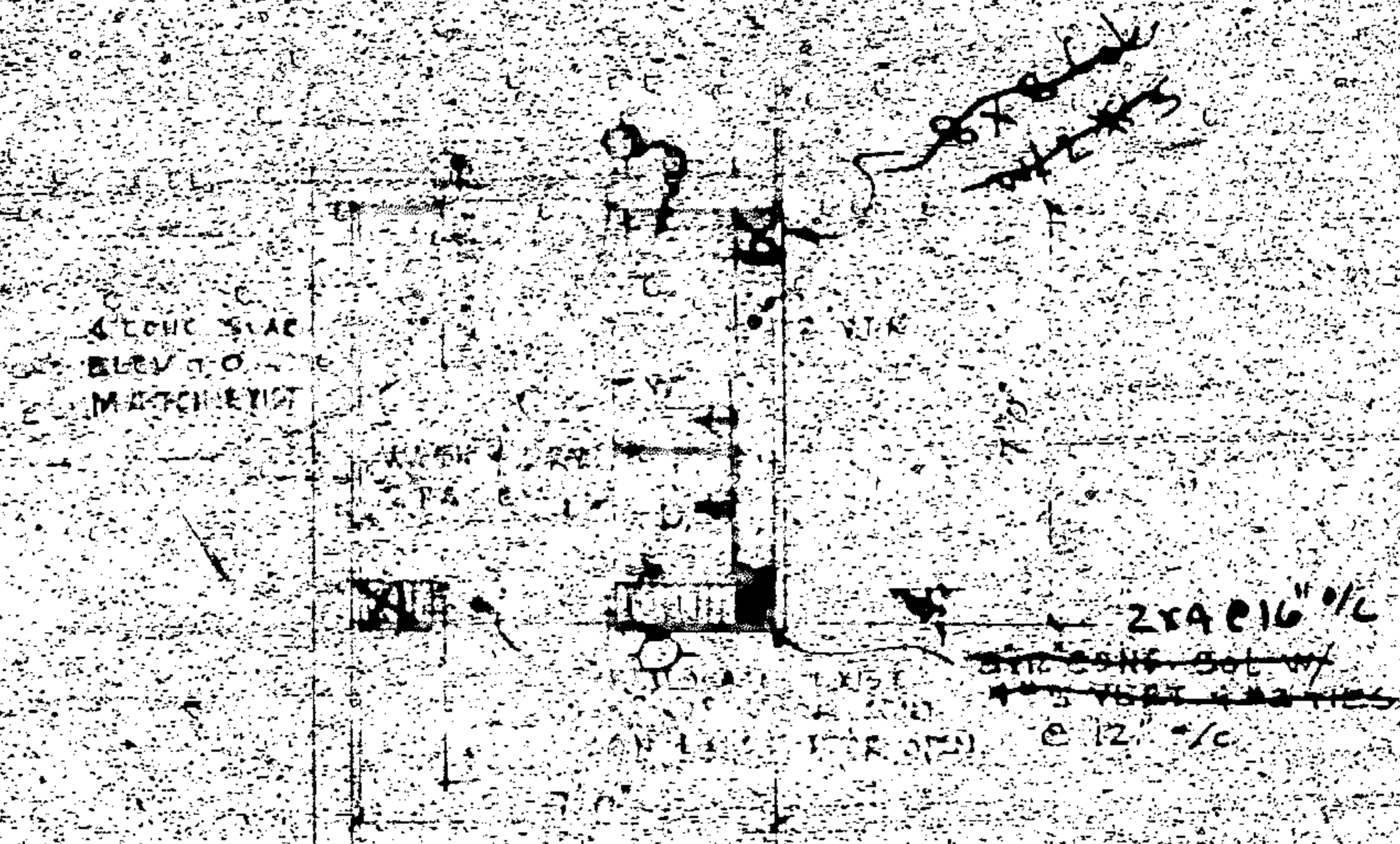
Date Issued 2-27-76 Permit No. 30874
Owner Joseph Balsamo
Description Util. Room Addn
Location 1621 Jefferson
Lot Block 67 Subdivision Orig. Town Hwd
Contractor or Builder Fantasia Blairs
License No.
Architect and/or Engineer
Cubic Ft. 441 Valuation \$ 882
Square Ft. 49 Roof 60
Plans Received 1-29-76 1-25
MONO FTG Frame

Jallagher 1/30/76

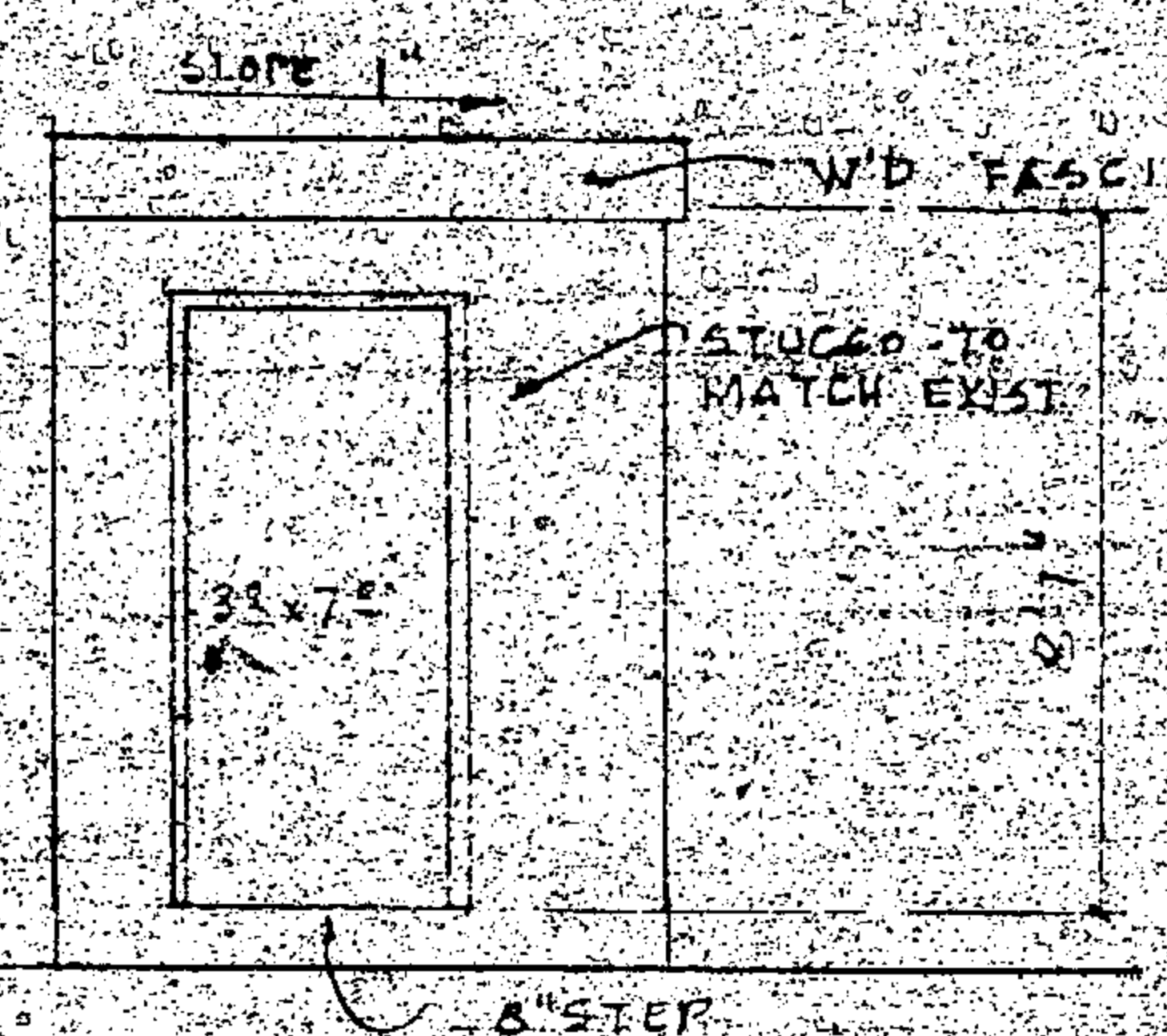
Drainage
Utilities-Water
Sewer
Traffic Eng.
Bldg.-Electric EH 1-30-76
Plumbing Dist. P. 1-30-76 JBC
VC-Mech. UB 1-30-76
Structure
Fire Bureau
Plan Review
Other

~~see note~~
SEPARATE ELECTRICAL
PERMIT REQUIRED

See by 10 in 12 survey
Sent to 10 in 12 survey



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

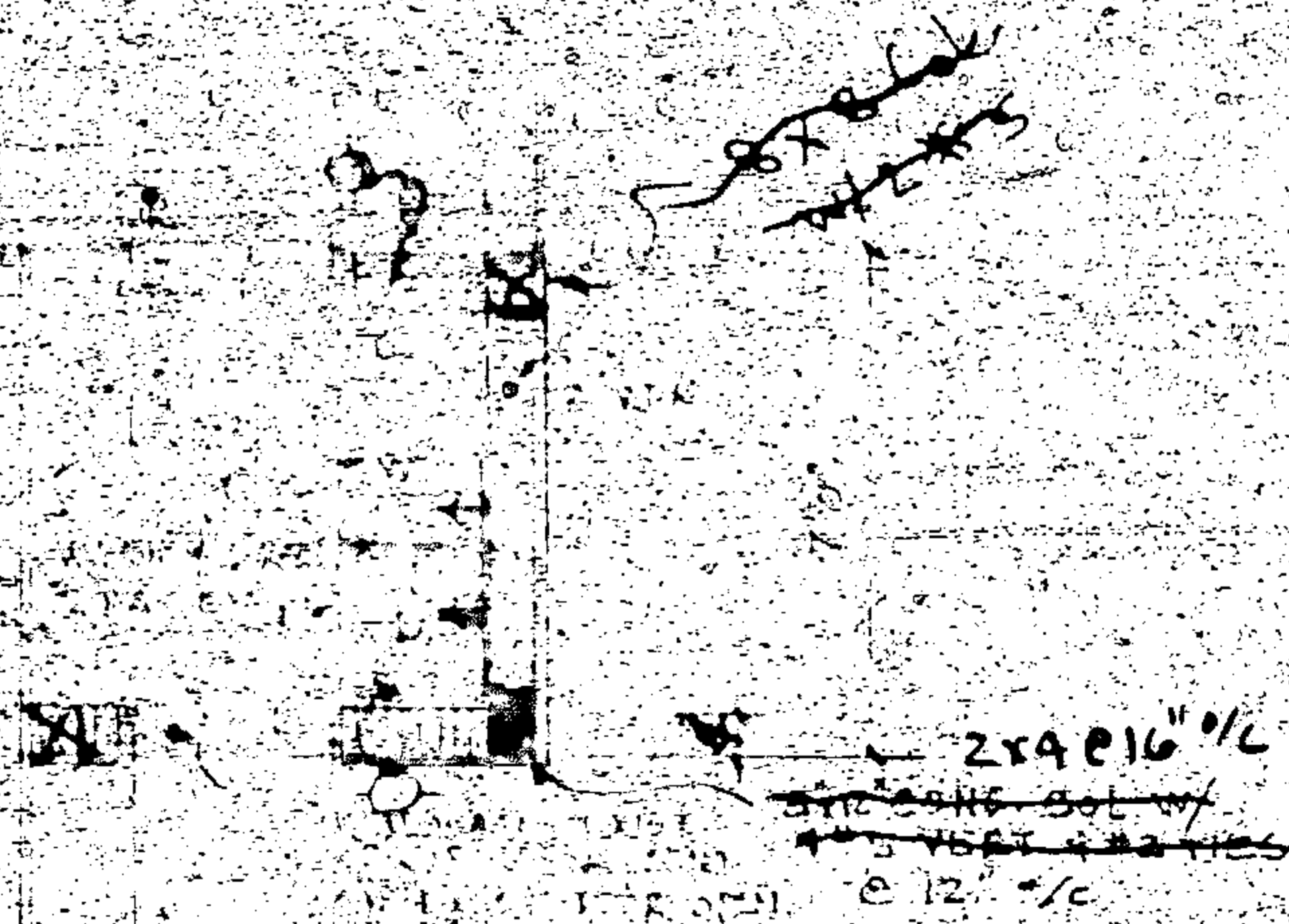


NORTH ELEVATION
SCALE: 1/4" = 1'-0"

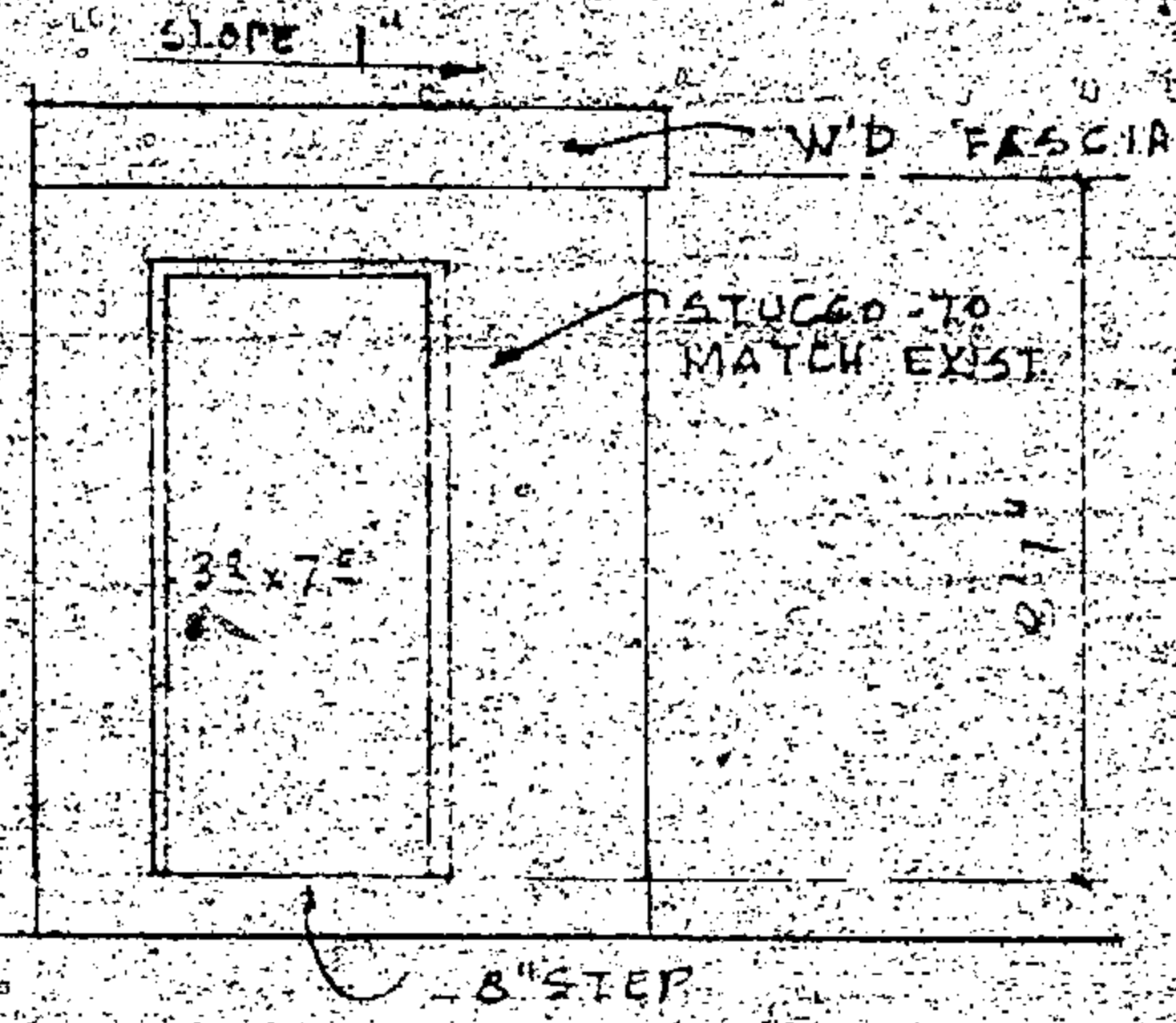
If no outside rep. existing, one will be added as G.F.E.I.

SEPARATE ELECTRICAL
PERMIT REQUIRED

4" CONC SLAB
ELEV TO
MATCH EXIST



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



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

Two outside recp existing, one will be added at G.F.L.

SEPARATE ELECTRICAL
PERMIT REQUIRED

4" CONC SLAB
ELEV 7.0
MATCH LINE

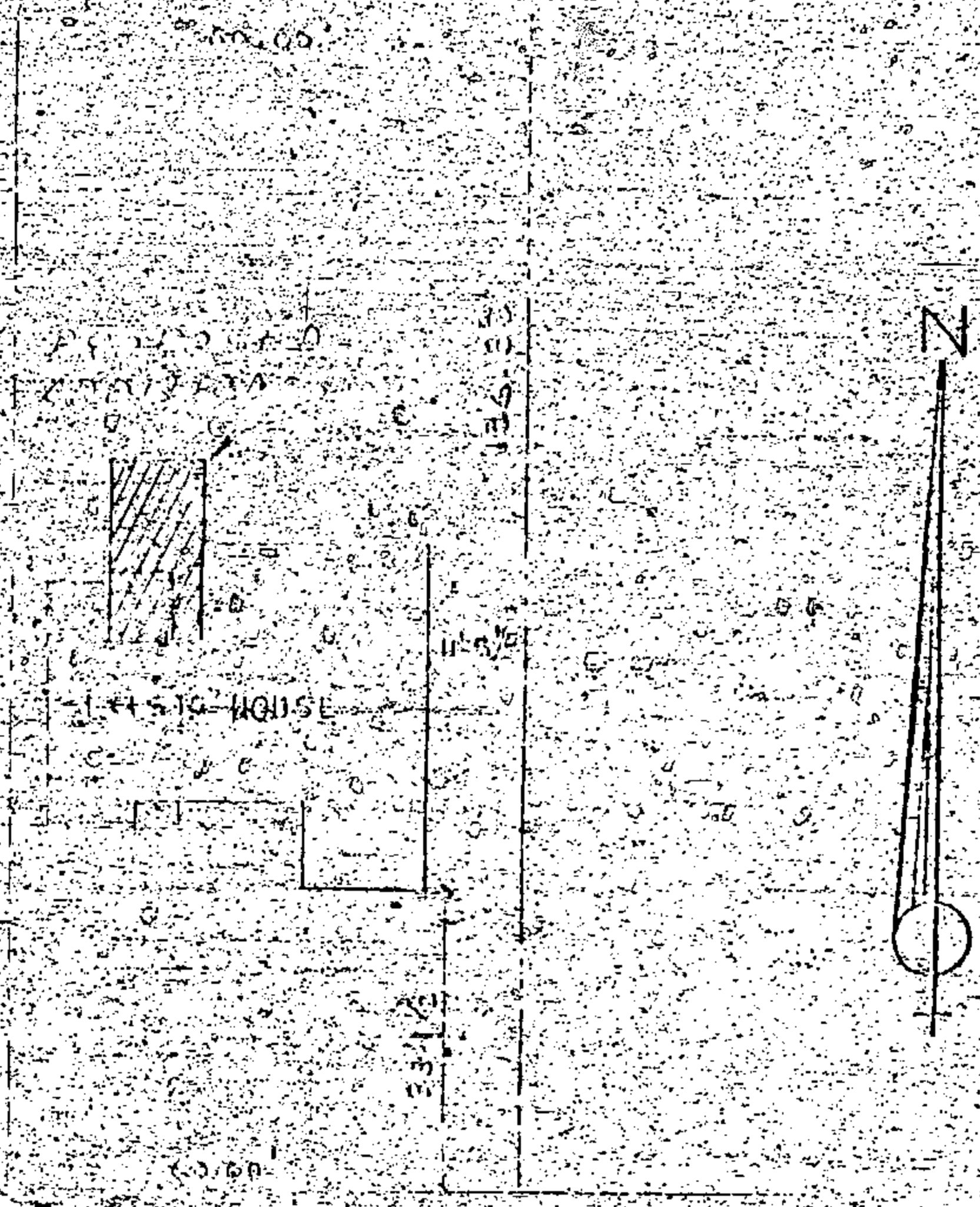
EXIT

2x4 @ 16" o/c

~~3" CONC SOLID~~
~~4" VIBR CONCRETE~~
@ 12" o/c

FLOOR PLAN

SCALE 1/4" = 1'-0"



JEFFERSON STREET

SITE PLAN

SCALE: 1/32" = 1'-0"

LOT 10 WEST 20.00 FT.
OF LOT 11, BLOCK 67
TOWN OF HOLLYWOOD
BROWARD COUNTY, FLA.
RESIDENCE NO. 1621 JEFFERSON ST.



CITY of HOLLYWOOD, FLORIDA

DEPARTMENT OF BUILDING & ENGINEERING SERVICES

Letter of Transmittal

To: City of Hollywood
P.O. Box 229045
Hollywood, FL 33022-9045
Phone: (954) 921-3335 • Fax: (954) 921-3037

Date: 09 / 02 / 08
Process Number: 2008-104109
E-Mail Address: Eddy.Santamaria@AOL.com
Project/Reference: 1621 Jefferson St.

For Review By: (check ☒ all applicable spaces)

Division: ☒ Building ☐ Zoning ☐ Engineering ☐ Fire ☐ Water/Sewer ☐ Drainage
Wood Fence 6' H
Discipline: ☐ Structural ☐ Electrical ☐ Plumbing ☐ Mechanical ☐ Reserve Capacity Charges

From: Advanced Construction
13727 S.W. 152 St, # 209
Address: Miami, FL 33177

E-Mail Address: EDDY.SANTAMARIA@AOL.com
Contact: Eddy Santamaria
Phone: 786 521-7674 Fax: (786) 242-9125

PLANS SUBMITTED: (check ☒)

<input type="checkbox"/> Architectural sheet # _____	<input type="checkbox"/> Fire sheet # _____
<input type="checkbox"/> Structural sheet # _____	<input type="checkbox"/> Zoning sheet # _____
<input type="checkbox"/> Electrical sheet # _____	<input type="checkbox"/> Engineering sheet # _____
<input type="checkbox"/> Mechanical sheet # _____	<input type="checkbox"/> RCC sheet # _____
<input type="checkbox"/> Plumbing sheet # _____	<input type="checkbox"/> Drainage sheet # _____
<input type="checkbox"/> Water sheet # _____	<input type="checkbox"/> Sewer sheet # _____

WE ARE SUBMITTING TO YOU (check ☒)

- Via ☒ hand delivery ☐ Postal delivery
☐ special delivery ☐ fax copy
- ☐ E-mail
☒ initial (original) sets of plans
☐ corrected (non-permitted) plans
☐ revised (permitted) plans
☐ shop drawings: ☐ structural steel
☐ wood trusses
☐ glass/glazing
☐ product approvals
☐ fire protection
- ☐ spot survey
☐ final survey
☐ energy (insulation) certification
☐ special inspector letter
☐ soil report
☐ inspection reports
☐ energy calcs
☐ site plans
☐ other _____

Special Instructions:

Wood Fence 6' High
4'x4'x8' Fence posts spaced
every 4'. Depth 24" x 10"
in diam. w/ concrete. Privacy
style Board on Board nice side
out. PT # 2 wood
See your wood
attached.

For Departmental Use Only:

Received by: _____

Date: 09/02/08



CITY OF HOLLYWOOD, FLORIDA PERMIT APPLICATION

MASTER PROCESS #

MASTER PERMIT #

B08-104109

Permit Type (Check one): ☒ Fence ☐ STRUC, ☐ FIRE, ☐ ELEC, ☐ MECH, ☐ PLUMB, ☐ PAVING, ☐ WTR/SWR, ☐ DRAINAGE

APPLICATION DATE 09/02/08

TAX FOLIO No. 514215022680

LEGAL DESCRIPTION: 1621 Jefferson St

JOB NAME 1621 Jefferson St.

PHONE # 786-521-7674

JOB ADDRESS 1621 Jefferson St.

HOLLYWOOD, BROWARD COUNTY, FL. ZIP 33020

OWNER NAME Natasha Branzanti, Bradley Dillon

OWNERS ADDRESS 1621 Jefferson St.

CITY Hollywood

STATE FL

ZIP 33020

WORK DESCRIPTION 6' Wood Fence

USE/OCCUPANCY Residential

SQ. FT. 200 LF

Value of Proposed Work: \$2,400.00

CONTRACTOR'S NAME Advanced Const. Corp

PHONE # 305-259-7117

Fax # 305-378-4421

CONTRACTOR'S ADDRESS 13727 SW 152 St #209

CITY Miami

STATE FL

ZIP 33177

CONTRACTOR'S CERTIFICATION OR REGISTRATION NUMBER: CGC059321

EMAIL ADDRESS hacgyver@bellsouth.net

ARCHITECT/ENGINEER'S NAME N/A

PHONE #

FAX #

ARCHITECT/ENGINEER'S ADDRESS

CITY

STATE

ZIP

FEE SIMPLE TITLE HOLDER NAME N/A

FEE SIMPLE TITLE HOLDER ADDRESS

CITY

STATE

ZIP

BONDING COMPANY NAME N/A

BONDING COMPANY ADDRESS

CITY

STATE

ZIP

MORTGAGE LENDER'S NAME N/A

MORTGAGE LENDER'S ADDRESS

CITY

STATE

ZIP

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 OBTAIN FINANCING, CONSULT WITH YOUR LENDER OR AN ATTORNEY BEFORE RECORDING YOUR NOTICE OF COMMENCEMENT.

Signature [Signature] Date: 09/02/08

Owner or **Agent

Sworn to (or affirmed) and subscribed before me this 2 day of

Sept, 2008

Signature [Signature]

NOTARY Public to Owner/Agent

Personally Known, (407) 398-1011 Identification Provided

Signature [Signature] Date: 09/02/08

Prime Contractor

Sworn to (or affirmed) and subscribed before me this 2 day of

Sept, 2008

Signature [Signature]

NOTARY Public to Contractor

Personally Known, (407) 398-1011 Identification Provided

** Individuals who sign as the owner's agent must first obtain the owner's authorization to sign on their behalf.

Application Approved by: [Signature] Permit Officer

Effective Code: 20__ Florida Building Code

OK
mgs
12/16/08

Date: 11/18/08

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

Re: Request to change the Contractor of Record and Hold Harmless Affidavit for the following:

PERMIT NUMBER: B08104109

PROPERTY OWNER: Dillon

PROJECT ADDRESS: 1621 Jefferson Street, Hollywood, Florida

EXISTING CONTRACTOR: ADVANCED Const Corp.

NEW CONTRACTOR: American Fence Corporation CERT. #: 031152FX

NEW CONTRACTOR ADDRESS (STREET/TOWN/STATE/ZIP CODE):
1440 Coral Ridge Drive, Coral Springs, 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.

I (we) therefore, request the replacement of the existing contractor with the new contractor noted above. In accordance with Florida Building Code, Section 106.10.4.4, the undersigned agree to hold the Building Official and the City of Hollywood harmless from legal involvement. Also as noted below, a copy of this letter has been mailed to the existing contractor. I (we) understand that when this request relates to a change in the primary contractor, this letter must only be signed by the property owner; and that when the request relates to a sub contractor, both the property owner and prime contractor, must sign the letter. Included with this letter is a check made payable to the City of Hollywood in the amount of \$40.00, for the processing of this request. Also included is a completed permit application for the new contractor.

[Signature]
(PROPERTY OWNER SIGNATURE)

Bradley Dillon
(PRINT NAME)

Joseph G Thomas
(SIGNATURE OF CONTRACTOR'S QUALIFIER)

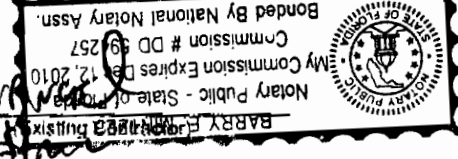
Joseph Thomas
(PRINT NAME)

Sworn to (or affirmed) and subscribed before me this
18 day of November, 20 08

Signature: [Signature]
(NOTARY as to Property Owner)

Personally Known: ☒ Identification Provided: ☒

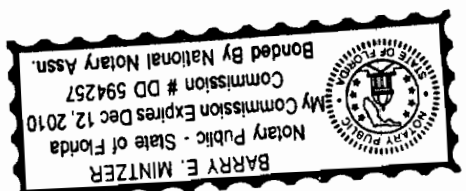
cc. ADVANCED
Contractor
Contractor



Sworn to (or affirmed) and subscribed before me this
18 day of November, 20 08

Signature: [Signature]
(NOTARY as to Contractor's Qualifier)

Personally Known: ☒ Identification Provided: ☒





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 1/1/8 TAX FOLIO No. 5142 1502 26 80

LEGAL DESCRIPTION: Hollywood 1-21 B Lot 10, 11 W/L Block 67

JOB NAME Dillon PHONE # 9549231050

JOB ADDRESS 1621 Jefferson Street HOLLYWOOD, BROWARD COUNTY, FL. ZIP 33020

OWNER NAME Dillon

Owners Address 1621 Jefferson Street City Hollywood State FLA Zip 33020

WORK DESCRIPTION 259, 6' high wood Board on Board Fence, 3 gate,

USE/OCCUPANCY _____ SQ. FT. _____ Value of Proposed Work: \$ 5800.

CONTRACTOR'S NAME American Fence Company PHONE # 592-2445 Fax # _____

CONTRACTOR'S ADDRESS 1440 Coral Ridge Drive CITY Hollywood STATE FLA ZIP 33071

CONTRACTOR'S CERTIFICATION OR REGISTRATION NUMBER: 0311152FX EMAIL ADDRESS _____

ARCHITECT/ENGINEER'S NAME NIA PHONE # _____ FAX # _____

ARCHITECT/ENGINEER'S ADDRESS _____ CITY _____ STATE _____ ZIP _____

FEE SIMPLE TITLE HOLDER NAME NIA

Fee Simple Title Holder Address _____ City _____ State _____ Zip _____

BONDING COMPANY NAME NIA

Bonding Company Address _____ City _____ State _____ Zip _____

MORTGAGE LENDER'S NAME NIA

Mortgage Lender's Address _____ City _____ State _____ Zip _____

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 OBTAIN FINANCING, CONSULT WITH YOUR LENDER OR AN ATTORNEY BEFORE RECORDING YOUR NOTICE OF COMMENCEMENT.

Signature [Signature] Date: 11/18/08
Owner or **Agent
Sworn to (or affirmed) and subscribed before me this 18 day of

Signature [Signature] Date: 11/18/08
Prime Contractor
Sworn to (or affirmed) and subscribed before me this 18 day of

Signature [Signature]
Notary Public - State of Florida
My Commission Expires Dec 12, 2010
Commission # DD 594257
Personally Known

Signature [Signature]
Notary Public - State of Florida
My Commission Expires Dec 12, 2010
Commission # DD 594257
Personally Known

** Individuals who sign as the owner's agent must first obtain the owner's authorization to sign on their behalf.

Application Approved by: _____ Permit Officer 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 TO THE REQUIRED INSTALLATION METHOD.

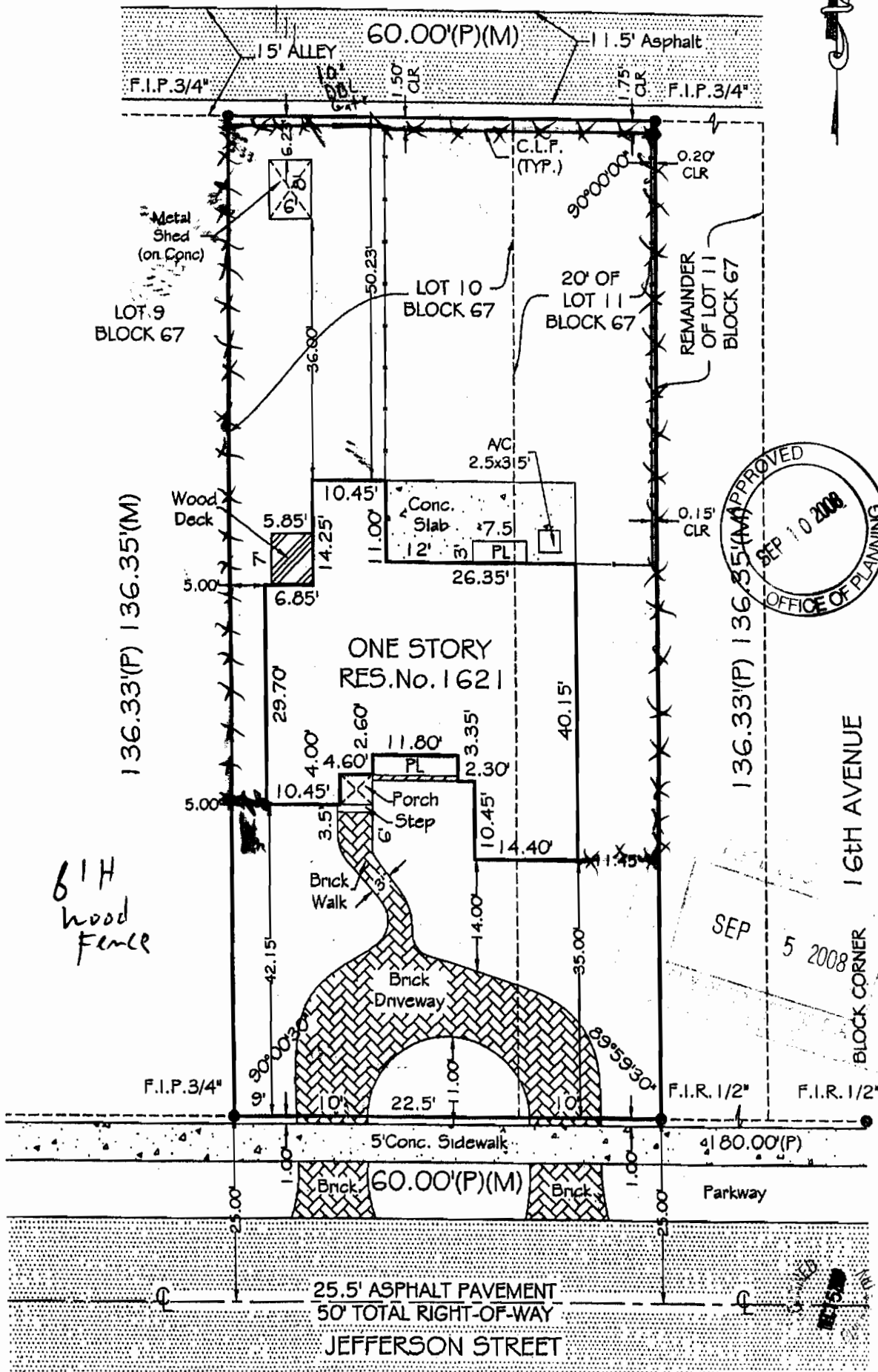
3. THE FINISHED SIDE OF THE FENCE MUST FACE TOWARD THE STREET AND NEIGHBORS PROPERTY. PLEASE CONTACT ZONING (921-3477) FOR THE ALLOWABLE HEIGHT AND LOCATION OF THE PROPOSED FENCE.
4. FENCES SHOULD NOT BE CONSTRUCTED ON A PROPERTY LINE IN ANY MANNER THAT WOULD ENCROACH INTO AN ADJOINING PROPERTY, EITHER 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 OR ENGINEER OR AN AUTHORIZED PRODUCT APPROVAL NOTICE OF ACCEPTANCE.

*** SEE REVERSE SIDE FOR CHAIN LINK FENCE SPECIFICATIONS.**

ABBREVIATIONS:
M.H. = Man Hole
W.F. = Wood Fence
R = Radius
F.R. = Found Rebar
A/C = Air Conditioner
C.B. = Catch Basin
U.E. = Utility Easement
CONC. = Concrete
Q = Clear
ENCR = Encroaching
C = Center Line
A = Arc Length
Ch = Chord
P = Property Line
B.C. = Block Corner
R/W = Right-of-Way
O.U.L. = Overhead Utility Line
F.N. & D. = Found Nail & Disc
C.B.S. = Concrete Block Sluice
O/H = Roof Overhang
B.M. = Bench Mark
Chatto = Chattahoochee
F.D.H. = Found Drill Hole
W/M = Water Meter
F.I.P. = Found Iron Pipe
F.N. = Found Nail
Comm. = Community
P.C. = Point of Curvature
P.T. = Point of Tangency
P.C.P. = Permanent Control Point
P.L.S. = Professional Land Surveyor
Res. = Residence
CLF = Chain Link Fence
P.L. = Planter
P.W. = Parkway
N.T.S. = Not to Scale
B.S. = Licensed Business
L.S. = Land Surveyor
T = Tangent
S.R. = Section
RNG = Range
P.O.B. = Point of Beginning
N/A = Non applicable
O/S = Off Set
B.G. = Barbecue
P.P. = Power Pole
R/R = Railroad
S.L.P. = Set Iron Pipe & cap
No. = Number
P.O.C. = Point of Commencement
P.C.C. = Point of Compound Curvature
D.M.E. = Drainage Maintenance Easement
P.R.M. = Permanent Reference Monument
P.R.C. = Point of Reverse Curvature
F.P.L. = Florida Power & Light
D.E. = Drainage Easement

LEGAL DESCRIPTION:
LOT 10 AND 20 FEET OF LOT 11, BLOCK 67, 'HOLLYWOOD', ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 1, PAGE 21, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA.
CERTIFIED TO:
NATASHA DRANZANTI
LAW OFFICE OF DELAILA ESTEFANO
ATTORNEYS' TITLE INSURANCE FUND, INC.
WASHINGTON MUTUAL BANK, F.A., ITS SUCCESSORS AND/OR ASSIGNS, AS THEIR INTERESTS MAY APPEAR
NOTES:
NO VISIBLE ENCROACHMENTS
NO PLATTED EASEMENTS IN THESE LOTS



PROPERTY ADDRESS: 1621 JEFFERSON STREET, HOLLYWOOD, FLORIDA

LOWEST FLOOR ELEVATION 9.1'	FLOOD ZONE AE	COMM/PANEL No. 125113 0316F	BENCH MARK USED City of Hollywood
LOWEST ADJACENT GRADE 6.6'	BASE FLOOD ELEV. 8.0'	DATE OF FIRM 08/18/92	ELEVATION 6.65'
			COUNTY BROWARD

NOT VALID UNLESS
IT BEARS THE
SIGNATURE AND
THE ORIGINAL
RAISED SEAL OF
FLORIDA LICENSED
SURVEYOR AND
MAPPER

BOUNDARY SURVEY
I hereby certify that this Survey meets the Minimum
Technical Standards as set forth by the Florida Board of
Professional Surveyors and Mappers in Chapter 61g17-6
Florida Administrative Code, pursuant to Section 472.027
Florida Statutes.
Date: 06/25/05

Alvarez, Aiguesvives & Associates, Inc.
Professional Land Surveyors
8230 Coral Way, Suite B, Miami, FL 33155
(305)385-0385 Office
(305)385-0623 Fax

1) The flood information shown hereon does not imply that the referenced property will or will not be free from flooding or damage and does not create liability on the part of the firm, any officer or employee thereof for any damage that results from reliance on said information.
2) The survey shows platted easements and right-of-ways. There may exist additional restrictions and/or encumbrances which affect this property.
3) Elevations shown hereon are with references to the National Geodetic Vertical Datum of 1988 unless otherwise noted.
4) The issue of this survey is only for the exclusive and specific use of those persons, parties or institutions in the Certification.
5) Code restrictions and title search not reflected in this survey.
6) Undergound utilities and encroachments, if any not located.
7) The graphic portions of this document are intended to be deployed at the graphic/name scales as depicted. Said scale may be altered in reproductions and as such, should be considered when obtaining scaled data.
8) Lands depicted hereon were surveyed per legal description provided by client and in compliance with the provisions of the Florida Surveying and Mapping Act.
9) All roads shown hereon are public unless otherwise noted.
10) No identification cop found on property corners unless otherwise noted.
11) Distance along boundary are recorded and measured unless otherwise noted.
12) The graphic portions of this document are intended to be deployed at the graphic/name scales as depicted. Said scale may be altered in reproductions and as such, should be considered when obtaining scaled data.



CITY of HOLLYWOOD, FLORIDA

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

BUILDING DIVISION

DATE: Feb 3, 2004

2004 FEB 26 P. 2:48

PERMIT PROCESS NO. _____

PERMIT NO. 63435

NAME: Michael Marsh

ADDRESS: 1621 Jefferson St., Hollywood, FL 33020

In the event the City of Hollywood must excavate in the public right-of-way or easements, the owner of the property listed herein has indicated with their signature, they shall be responsible for:

Restoration of a driveway constructed of stamped concrete, decorative paving blocks or any type of paving, concrete construction, or surface dressing not included as part of the City's standards.

I, Michael Marsh owner of the above property hereby certify and accept the responsibility for the item(s) noted above.


[Signature]
Signature

1/29/04
Date

[Signature]
Notary Public,
State of Florida

(Seal)

2/3/2004
Date

 Melissa Lee Blackwell
My Commission DD202639
Expires April 10, 2007

My Commission expires: 4/10/2007

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 # 5142 1502 2680

DESCRIPTION: LOT 10, 11 w/2 BLOCK 67 SUBDIVISION Hollywood 1-21 B

JOB NAME Marsh Residence PHONE # _____

JOB ADDRESS 1621 Jefferson St. SUITE _____ HOLLYWOOD, FL ZIP 33020

DETAILED WORK DESCRIPTION: Install Brick Paver Driveway (circular)

USE/OCCUPANCY Driveway SQ. FT. 1106 ESTIMATED VALUE: \$ 5200⁰⁰

CONTRACTOR'S NAME Classic Paver & Design PHONE # 954-929-1665

CONTRACTOR'S ADDRESS 6601 Lyons Rd. Ste H10 CITY Coconut Creek STATE FL ZIP 33073

CERTIFICATE OF COMPETENCY # _____ FAX # 954-

CONTRACTORS STATE CERTIFICATION OR REGISTRATION NO. CGC1506697

OWNER OR FEE SIMPLE TITLE HOLDER'S NAME Michael & Lorianne Marsh

OWNER OR FEE SIMPLE TITLE HOLDER'S ADDRESS 1621 Jefferson St., Hollywood, FL 33020

BONDING COMPANY N/A

BONDING COMPANY ADDRESS _____

ARCHITECT/ENGINEER'S NAME N/A PHONE # _____

ARCHITECT/ENGINEER'S ADDRESS _____ CITY _____ STATE _____

MORTGAGE LENDER'S NAME N/A

MORTGAGE LENDER'S ADDRESS _____

ELECTRICAL CONTRACTOR: N/A

Phone # _____ LICENSE # _____

Sworn before me this _____ of _____ 20 _____

Value \$ _____

Notary Public

Notarized Signature of Qualifier

MECAHNICAL CONTRACTOR: N/A

Phone # _____ LICENSE # _____

Sworn before me this _____ of _____ 20 _____

Value \$ _____

Notary Public

Notarized Signature of Qualifier

CITY OF HOLLYWOOD
BUILDING DIVISION
2004 FEB 26 10 24 AM

PLUMBING CONTRACTOR: N/A
Phone # _____ LICENSE # _____
Sworn before me this _____ of _____ 20 ____
Value \$ _____

Notary Public

CITY OF HOLLYWOOD
BUILDING DIVISION

Notarized Signature of Qualifier

CONTRACTOR: Classic Paver's Design 2004 FEB 25 PM 2:48
Phone # 954-429-1665 LICENSE # CGC 1506697
Sworn before me this 3 of February 20 04
Value \$ 5000.00

Notary Public

Notarized Signature of Qualifier

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, BOILERS, 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 OBTAIN FINANCING, CONSULT WITH YOUR LENDER OR AN ATTORNEY BEFORE RECORDING YOUR NOTICE OF COMMENCEMENT.

WARNING TO OWNERS ACTING AS THEIR OWN CONTRACTOR: FLORIDA STATUTE 489.115 REQUIRES CONSTRUCTION TO BE DONE BY A LICENSED CONTRACTOR. 489.103(7) F.S. ALLOWS OWNERS OF CERTAIN TYPES OF RESIDENTIAL AND COMMERCIAL PROPERTY, TO OBTAIN PERMITS FOR REPAIRS OR IMPROVEMENTS TO THEIR OWN PROPERTY. IN ORDER TO QUALIFY UNDER THIS EXEMPTION YOU MUST BE BOTH THE OWNER AND THE OCCUPANT. YOU MUST PROVIDE DIRECT ON SITE SUPERVISION. YOU MAY NOT HIRE AN UNLICENSED PERSON TO ACT AS YOUR CONTRACTOR OR TO SUPERVISE PEOPLE WORKING ON YOUR BUILDING. ANY PERSON WORKING ON YOUR BUILDING WHO IS NOT LICENSED MUST BE EMPLOYED BY YOU, WHICH MEANS THAT YOU MUST DEDUCT F.I.C.A. AND WITHHOLDING TAX AND PROVIDE WORKERS' COMPENSATION FOR THAT EMPLOYEE, ALL AS PRESCRIBED BY LAW. IF YOU SELL OR LEASE A BUILDING YOU HAVE BUILT OR SUBSTANTIALLY IMPROVED YOURSELF WITHIN 1 YEAR AFTER THE CONSTRUCTION IS COMPLETED, THE LAW WILL PRESUME THAT YOU BUILT OR SUBSTANTIALLY IMPROVED IT FOR SALE OR LEASE, WHICH IS A VIOLATION OF 489.103(7) F.S. BE FURTHER ADVISED THAT, IN ACCORDANCE WITH FLORIDA ATTORNEY GENERALS' OPINION AGO 91-5, A CORPORATION CANNOT QUALIFY FOR AN OWNER/BUILDER EXEMPTION UNDER 489.103(7) F.S. UNLESS THEY POSSESS THE APPROPRIATE LICENSE. **SEE SEPARATE DISCLOSURE STATEMENT FOR COMPLETE DETAILS.**

EFFECTIVE DATE OF BUILDING CODE: Master Permit Applications received prior to March 1, 2002 and related sub permits received thereafter, are subject to the South Florida Building Code, Broward Edition. Master Permit Applications received after March 1, 2002, including related sub permits are subject to the Florida Building Code, 2001 edition.

SIGNATURE [Signature] SIGNATURE [Signature]
Owner or Agent Prime Contractor (Owner/Builder)

DATE 2/3/2004 DATE 2/3/2004
Melissa Blackwell Melissa Blackwell
NOTARY as to Owner or Agent NOTARY as to Contractor

My Commission Expires 4/10/2007 My Commission Expires 4/10/2007

Within 15 working days after plans and/or specifications are submitted and accepted for a building permit, the applicant will be notify in writing that a permit is ready for issuance or that additional information is required. Not more that 60 days after the date of such notification, where such additional information has not been submitted or the permit has not been purchased, the application and/or the permit shall become null and void. Where an application has become null and void, an applicant may again apply as set forth in Section 104.6 of the Florida Building Code. However, such application shall be processed as though there had been no previous application. **Florida Building Code, Section 104.6.1.6**

OFFICE USE ONLY

FINISHED FLOOR ELEVATION _____ DISCLOSURE STATEMENT ATTACHED TO PERMIT CARD _____
MASTER PERMIT # _____ MASTER PROCESS # 163455
PROCESS FEE PAID \$ _____ APPLICATION APPROVED BY [Signature]

Permit Officer

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

Nova Surveyors Inc.

LAND SURVEYORS

SURVEY NO. 2-7965

SHEET NO. 2 OF 2

CITY OF HOLLYWOOD
ENGINEERING DIVISION

BOUNDARY SURVEY

Scale 1" = 20'

FEB 25 2004

LOT-21
BLOCK-67

LOT-20
BLOCK-67

PLAN REVIEW

UP.

2500 PSI CONCRETE
CONTINUOUS EDGE RESTRAINT
REQUIRED IN THE PUBLIC RIGHT
OF WAY (As Per City Standards
Detail Sheet.)

CITY OF HOLLYWOOD
BUILDING DIVISION

FEB 26 P 2:50

LOT-9
BLOCK-67

195'
136.33'

1-5TH
RES #9
1621

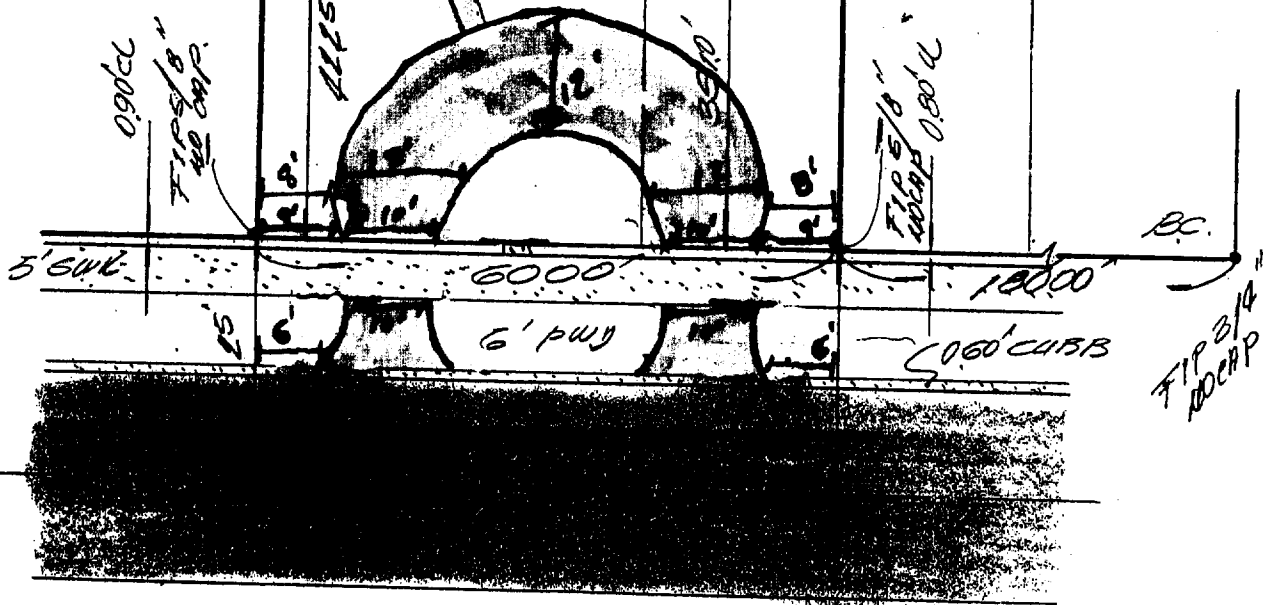
LOT-11
BLOCK-67

LOT-11
BLOCK-67
BEARINGS

BASE MATERIAL MUST
BE COMPACTED

BASE MATERIAL MUST
BE COMPACTED

50' TOTAL C/P



63455

NOTICE OF COMMENCEMENT

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

Permit Number: _____ Tax Folio Number: 5142 1502 2680

State of Florida
County of Broward

THE UNDERSIGNED hereby give notice that improvements will be made to certain real property, and in accordance with Chapter 713, Florida Statutes, the following information is provided in this Notice of Commencement.

1. Description of Property: (Legal description of property and street address)
1621 Jefferson St.
Hollywood 1-21B
Lot 10, 11 W/2 B/K 67
2. General Description of Improvement:
Installation of Brick Paver Driveway (Circular)
3. Owner(s) Name & Address:
Michael & Lorianne Marsh
1621 Jefferson St.
Hollywood, FL 33020
Interest in Property:
Owner
Name and Address of Simple Titleholder: (if other than owner)
n.a
4. Contractor Name & Address:
Classic Paver Design
6001 Lyons Rd. Ste H10
Coconut Creek, FL 33073
5. Surety Name & Address: (if any, as per Fl. Stat. Sec. 713.23, Payment Bond):
n.a
Amount of Bond: \$ n.a
6. Lender Name & Address:
n.a
7. Person within the State of Florida designated by Owner upon whom notices or other documents may be served as provided by Section 713.13(1)(a)7., Florida Statutes. Provide Name & Address.
Classic Paver Design
6001 Lyons Rd. Ste H10
Coconut Creek, FL 33073
8. 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 Statutes. Provide Name & Address.
Classic Paver Design
6001 Lyons Rd. Ste H10
Coconut Creek, FL 33073
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)

I hereby certify this document to be a true correct and complete copy of the record filed in my office. Dated this 13th day of February 2004.

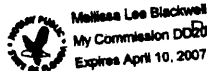
Deputy Clerk

Sworn to and subscribed before me this 3 day of February, 2004.

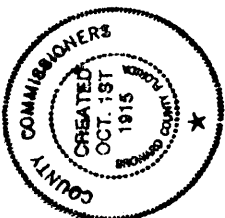
Notary Public: Melissa Lee Blackwell
Print Notary's Name: _____
My Commission Expires: _____

x Ami Marsh
Print: Lorianne Marsh
x Mike Marsh
Print: Mike Marsh
Signature of Owner(s)

(seal)



Prepared by: Classic Paver Design
Address: 6001 Lyons Rd. Ste H10
Coconut Creek, FL 33073



Date:

3/29/2004

City of Hollywood
Engineering Department
2600 Hollywood Blvd., Suite 308
Hollywood, FL 33020

RE: Permit # B0401419

Dear Sir or Madam:

With regard to the above-mentioned permit, we acknowledge that the _____
Sidewalk 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,


Print NameMichael Marsh

STATE OF FLORIDA
COUNTY OF BROWARD

SWORN TO (AFFIRMED) AND SUBSCRIBED BEFORE ME THIS 8 DAY OF April, 2004,
BY Michael Marsh
(NAME OF PERSON MAKING STATEMENT)


(SIGNATURE OF NOTARY PUBLIC - STATE OF FLORIDA)

PERSONALLY KNOW _____ OR PRODUCED IDENTIFICATION FLDL
TYPE OF IDENTIFICATION PRODUCED FLDL



Melissa Lee Blackwell
My Commission DD202639
Expires April 10, 2007



Date:

3/29/2004CITY OF HOLLYWOOD
ENGINEERING DIVISION

APR 21 2004

APPROVED

City of Hollywood
Engineering Department
2600 Hollywood Blvd., Suite 308
Hollywood, FL 33020

RE: Permit # 30401419

Dear Sir or Madam:

With regard to the above-mentioned permit, we acknowledge that the Limerock Base Sidewalk 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,

Print Name

Michael Marsh

STATE OF FLORIDA
COUNTY OF BROWARD

SWORN TO (AFFIRMED) AND SUBSCRIBED BEFORE ME THIS 8 DAY OF April, 2004,
BY Michael Marsh
(NAME OF PERSON MAKING STATEMENT)

Melissa Lee Blackwell
(SIGNATURE OF NOTARY PUBLIC - STATE OF FLORIDA)

PERSONALLY KNOW _____ OR PRODUCED IDENTIFICATION FLDL
TYPE OF IDENTIFICATION PRODUCED FLDL



Melissa Lee Blackwell
My Commission DD202639
Expires April 10, 2007



DRAWN BY: *ECH.*

Nova Surveyors Inc.

LAND SURVEYORS

SURVEY No. 2-0007965

SHEET NO. 1 OF 1
BUILDING DIVISION

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

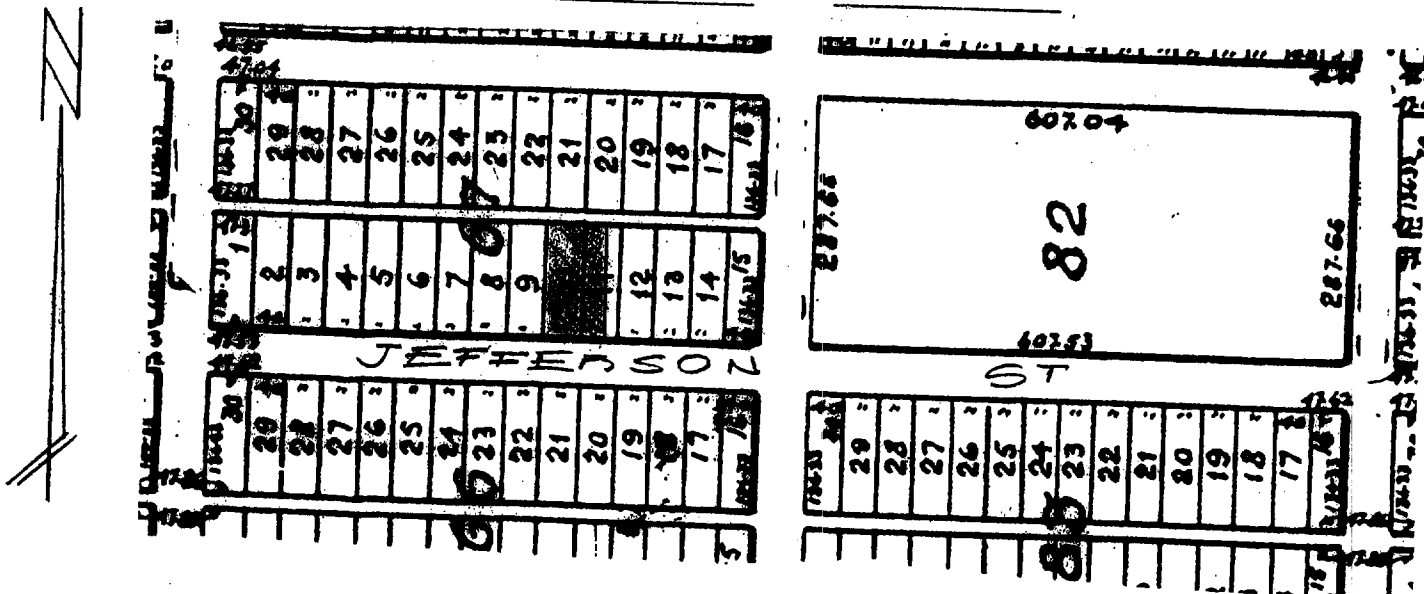
2004 OCT -1 A 8:39

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

Date: 07/09/2002

LOCATION SKETCH

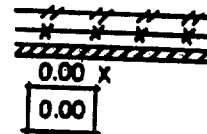
Scale 1" = *N.T.S.*



ABBREVIATIONS AND MEANING

A = ARC.	F.N.D. = FOUND NAIL & DISK	P.R.C. = POINT OF REVERSE CURVE.
A/C = AIR CONDITIONER PAD.	FR. = FRAME.	PROP. COR. = PROPERTY CORNER.
A.E. = ANCHOR EASEMENT.	FT. = FEET.	P.B. = PLAT BOOK.
A/R = ALUMINUM ROOF.	FNIP. = FEDERAL NATIONAL INSURANCE PROGRAM.	PG. = PAGE.
A/S = ALUMINUM SHED.	F.N. = FOUND NAIL.	PWY = PARKWAY.
ASPH. = ASPHALT.	H. = HIGH (HEIGHT).	PRM = PERMANENT REFERENCE MONUMENT.
B.C. = BLOCK CORNER.	IN. & EG. = INGRESS AND EGRESS EASEMENT.	P.L.S. = PROFESSIONAL LAND SURVEYOR.
BLDG. = BUILDING.	LP. = LIGHT POLE.	R. = RECORDED DISTANCE.
B.M. = BENCH MARK.	L.F.E. = LOWEST FLOOR ELEVATION.	RR. = RAILROAD.
B.O.B. = BASIS OF BEARINGS.	L.M.E. = LAKE MAINTENANCE EASEMENT.	RES. = RESIDENCE.
C. = CALCULATED.	M. = MINUTES.	R.W. = RIGHT-OF-WAY.
C.B. = CATCH BASIN.	M. = MEASURED DISTANCE.	RAD. = RADIUS OR RADIAL.
C.B.S. = CONCRETE BLOCK STRUCTURE.	MON. = MONUMENT.	R.P. = RADIUS POINT.
CBW = CONCRETE BLOCK WALL.	M.H. = MANHOLE.	RGE. = RANGE.
CH. = CHORD DISTANCE.	ML. = MONUMENT LINE.	SEC. = SECTION.
CH.B. = CHORD BEARING.	N.A.P. = NOT A PART OF.	STY. = STORY.
CL. = CLEAR.	NGVD = NATIONAL GEODETIC VERTICAL DATUM.	SWK. = SIDEWALK.
C.L.F. = CHAIN LINK FENCE.	N. = NORTH.	S.I.P. = SET IRON PIPE L.B. #6044
C.M.E. = CANAL MAINTENANCE EASEMENT.	N.T.S. = NOT TO SCALE.	S. = SOUTH.
CONC. = CONCRETE.	#. NO. = NUMBER.	S.N.D. = SET NAIL & DISK L.B. #6044.
C.P. = CONC. PORCH.	O/S. = OFFSET.	SP. = SCREENED PORCH.
C.S. = CONCRETE SLAB.	OH. = OVERHEAD.	" = SECONDS.
D.E. = DRAINAGE EASEMENT.	O.H.L. = OVERHEAD UTILITY LINES	T. = TANGENT.
D.M.E. = DRAINAGE MAINTENANCE EASEMENT.	OVH. = OVERHANG.	TWP. = TOWNSHIP.
DRIVE. = DRIVEWAY.	O.R.B. = OFFICIAL RECORD BOOK.	U.E. = UTILITY EASEMENT.
D. = DEGREES.	PVMT. = PAVEMENT.	UTIL. = UTILITY.
E. = EAST.	PL. = PLANTER.	U.P. = UTILITY POLE.
E.T.P. = ELECTRIC TRANSFORMER PAD.	P.L. = PROPERTY LINE.	W.M. = WATER METER.
ELEV. = ELEVATION.	P.C.C. = POINT OF COMPOUND CURVE.	W.F. = WOOD FENCE.
ENCR. = ENCROACHMENT.	P.C. = POINT OF CURVE.	W.S. = WOOD SHED.
F.H. = FIRE HYDRANT.	PT. = POINT OF TANGENCY.	Δ = CENTRAL ANGLE.
F.I.P. = FOUND IRON PIPE.	POC. = POINT OF COMMENCEMENT	W. = WEST.
F.I.R. = FOUND IRON ROD.	POB. = POINT OF BEGINNING.	⊙ = CENTER LINE.
F.F.E. = FINISHED FLOOR ELEVATION.		∠ = ANGLE.

LEGEND TYPICAL



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

SURVEYOR'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 TOWNSHIP MAPS.

2). IF SHOWN, ELEVATIONS ARE REFERRED TO

B.M.# _____ ELEV. _____
OF N.G.V.D. OF 1929.

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.

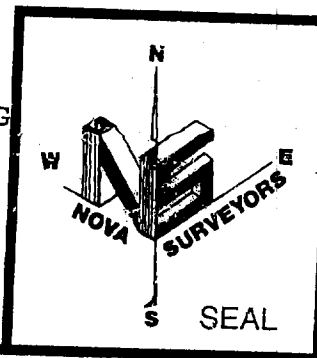
BY: *John W. Barra* 7-10-02
IBARRA (DATE OF FIELD WORK).
PROFESSIONAL LAND SURVEYOR NO. 58004
STATE OF FLORIDA. (VALID COPIES OF THIS SURVEY WILL BEAR THE EMBOSSED SEAL OF THE ATTESTING LAND SURVEYOR).

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, LIMITATIONS, RESTRICTIONS, RESERVATIONS OR EASEMENTS OF RECORD. LEGAL DESCRIPTIONS PROVIDED BY CLIENT OR ATTESTING TITLE COMPANY.
BOUNDARY SURVEY MEANS A DRAWING AND/OR 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 ENCROACHMENTS.
ARCHITECTS SHALL VERIFY ZONING REGULATIONS, RESTRICTIONS AND SETBACKS AND THEY WILL BE RESPONSIBLE FOR 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 HEREON, 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 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



**Absolute
Civil
Engineering
Solutions LLC**

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

TABLE OF CONTENTS

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5.3	ANALYSIS	6

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 INTERVIEW

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.

ATTACHMENT A: Site Location Map



**1621 Jefferson St
Hollywood, Florida 33139**

Site Location Map



— Site Boundary

★ Site Location



ATTACHMENT B: Photographs

Absolute Civil Engineering Solutions, LLC

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.

Absolute Civil Engineering Solutions, LLC

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

Absolute Civil Engineering Solutions, LLC

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.

Absolute Civil Engineering Solutions, LLC

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.

Absolute Civil Engineering Solutions, LLC

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.

Absolute Civil Engineering Solutions, LLC

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.

Absolute Civil Engineering Solutions, LLC

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.

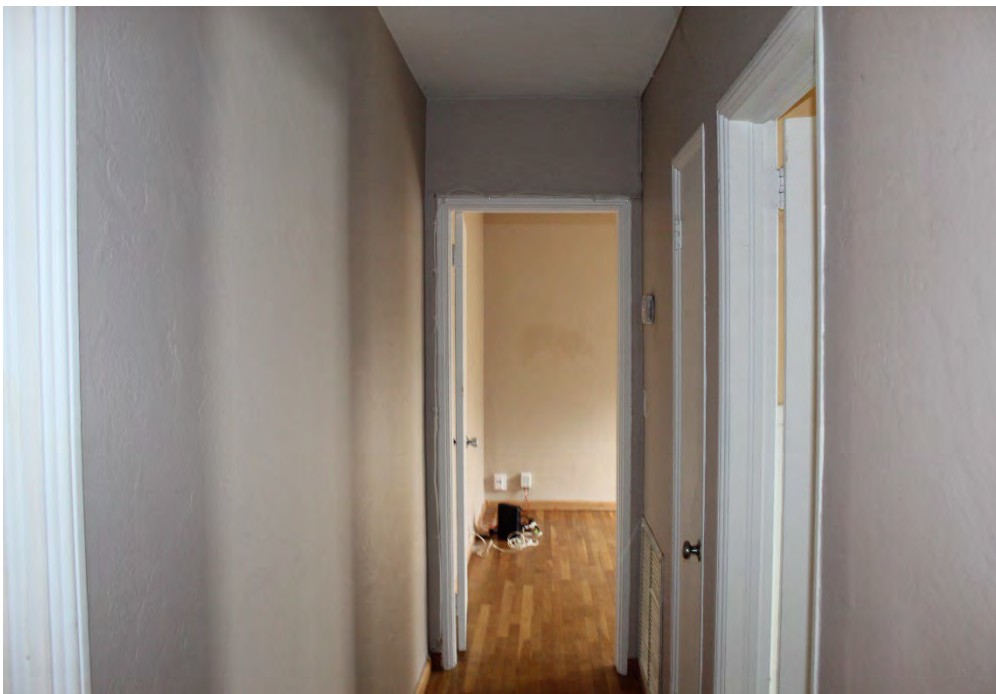
Absolute Civil Engineering Solutions, LLC

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.

Absolute Civil Engineering Solutions, LLC

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.

Absolute Civil Engineering Solutions, LLC

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.

Absolute Civil Engineering Solutions, LLC

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.

Absolute Civil Engineering Solutions, LLC

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.

Absolute Civil Engineering Solutions, LLC

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.

ATTACHMENT C: Other Related Documents

Q U O T A T I O N

URBAN GROUP

Contractors

1852 Fletcher Street. Hollywood, Florida, 33020 | P: (305) 466.93.08

click@ugdesignbuild.com

www.urbangroupcontractors.com

Exhibit "A"

We are pleased to provide you with the following quotation. All pricing includes installation and deliver. We hereby propose to furnish materials and perform the labor necessary for the completion of the following scope of work

Client: Abella Residence

Date: 04-15-2022

Address: 1621 Jefferson St. Hollywood FL

Proposal: #2022AR001

Type of Work: New Construction

This proposal for new construction is based on preliminary plans provided by owner. Need Structural and MEP plans.

MAIN HOUSE

Item	Description	Amount	Total	By owner
1	General Conditions			
1.1	<u>Project Management and Coordination</u>			
1.2	<u>General Labor</u>			
1.2.1	Receive Material			
1.2.2	Tub installation			
1.2.3	Shower wood Frames installation			
1.2.4	Punch List Structural			
1.2.5	Punch list Drywall			
1.2.6	Fire caulking			
1.3	<u>Quality Control</u>			
1.3.1	Testing Laboratory Services (Concrete)			Allowance
1.3.2	Testing compactation			Allowance
1.4	<u>Temporary Facilities and Controls</u>			
1.4.1	Temporary Electricity			By owner
1.4.2	Temporary Water			By owner
1.5	<u>Construction Facilities</u>			
1.5.1	Field Offices and Sheds			
1.5.2	Sanitary Facilities			Allowance
1.6	<u>Temporary Barriers and Enclosures</u>			
1.6.2	Fences			
1.7	<u>Preparation</u>			
1.7.1	Construction Layout			

1.7.2 Surveying Allowance

1.8 Cleaning

1.8.1 Progress Cleaning

1.8.2 Final Cleaning

1.8.3 Dumpster

By Owner

1.9 Construction signs

1.1 City fees

By Owner

1.10.1 Permits

1.10.1.1 Building

1.10.1.2 Mechanical

1.10.1.3 Electrical

1.10.1.4 Plumbing

1.11 Special Inspections

By Owner

\$	43,800.00	
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2 Site Construction

2.1 Utility Services / FPL-Gas- water, etc.

2.2 Drainage and Containment

2.2.1 Storm Drainage - Swales

2.2.2 Engineering: Shop drawing / calculation By GC

2.3 Site Improvements and Amenities

2.3.1 Irrigation System

2.3.2 Engineering: Shop drawing / calculation By
Subcontractors

2.4 Planting-Landscaping

\$	21,100.00	
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3 Concrete - Shell

3.1 Foundation - House only

3.2 Basic Concrete Materials and Methods

3.2.2 Layout

3.3.3 Survey Protection

3.2.4 Earth Fill

3.2.5 Foundation grade beam

3.2.6 Columns 1st Floor

3.2.3 Columns 2nd Floor

3.2.4 Concrete slabs

3.2.8 Reinforcement

3.2.9 Shoring

3.2.5 Lime Rock

3.2.6 Finish Concrete

3.3.5 Masonry Block

3.2.10 Bob Cat

3.2.11 Concrete Pump

3.2.12 Hardware and Lumber

3.2.3 Still Beams

3.2.4 Crane

3.3.4 Back Hoe

3.2.4	Boom Lift		
3.4	<u>Engineering: Shop drawing / calculation By Subcontractors</u>		Allowance
		\$ 453,620.00	
4	Masonry -Shell		
4.1	Basic Masonry Materials and Methods		
4.2	Masonry Units at exterior wall		
4.3	Masonry Units at Parapet		
		See price Item 3.2	
5	Metals		
5.1	<u>Entrance Door</u>		Allowance
5.2	<u>Engineering: Metal Shop drawing / calculation By Subcontractors & GC</u>		
		\$ 12,500.00	
6	Wood and Plastics		
6.1	<u>Rough Carpentry</u>		
6.1.1	<u>Baseboards (Labor and Material)</u> 4" Paint grade		
		\$ 3,200.00	
7	Thermal and Moisture Protection		
7.1	<u>Thermal Protection (Insulation)</u>		
7.2	<u>Roofing</u>		
7.2.1	Waterproofing Vulkem		
7.2.3	Engineering: Shop drawing / calculation By Subcontractors		
		\$ 68,500.00	
8	Doors and Windows		
8.1	<u>Basic Door and Window Materials and Methods</u>		
8.2	<u>Metal Doors and Frames</u>		
8.2.1	Garage Doors		
8.3	<u>Interior</u>	By Owner	
8.4	<u>Exterior Window and doors</u>		
8.4.1	As per window schedule		
8.4.2	Engineering: Doors & Windows Shop drawing/ calculation By Subcontractors		Allowance
8.5	<u>Hardware (included)</u>		
		\$ 43,740.00	
9	Finishes		
9.1	<u>Plaster and Gypsum Board</u>		
9.1.1	Furring and Framing Partition and Ceiling		
9.1.2	Gypsum Board Partition and Ceiling		
9.1.3	Gypsum Plaster Partition and Ceiling		
9.2	<u>Portland Cement Plaster (Stucco) Exterior</u>		
9.3	<u>Flooring</u>		

- 9.3.1 Labor installation
- 9.3.1.1 1st Floor and 2nd Floor Tile / Marble

9.4 Walls Tile installation

- 9.4.1 Bathroom 1
- 9.4.2 Bathroom 2
- 9.4.3 Bathroom 3

9.5 Paints and Coatings

\$	128,633.44	
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10 Specialties

- 10.1 Pest Control by code

\$	1,600.00	
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11 Equipment

- 11.1 Appliances

By Owner

\$	-	
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15 Mechanical and Plumbing

15.1 Plumbing

- 15.1.1 Install new underground sewer lines
- 15.1.2 Install new hot and cold-water lines on L
- 15.1.3 Install all new kitchen sink, dishwasher and ice maker
- 15.1.4 Install new tankless gas Water Heater 237.000
- 15.1.5 Install new laundry machine box
- 15.1.6 Install new laundry tray
- 15.1.7 Install new Stand by generator
- 15.1.8 Install new Condensation drain for AC
- 15.1.9 Install new sewer connection
- 15.1.10 Install all new hose bibs around house

15.2 Plumbing Fixtures and Equipment

15.3 Heating Ventilation and Air Conditioning

- 15.3.1 Heating, Ventilating, and Air Conditioning Equipment
- 15.3.2 Air Distribution
- 15.3.3 HVAC Instrumentation and Controls

\$	86,130.00	\$ -
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16 Electrical

16.1 Electrical work

- 16.1.1 Basic Electrical Materials and Methods
- 16.1.2 Wiring Methods
- 16.1.3 Electrical Power
- 16.1.4 Transmission and Distribution
- 16.1.5 Generator
- 16.1.6 Lighting

\$	54,200.00	\$ -
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Sub Total Main House:	\$ 917,023.44
Insurance	\$ 13,755.35
Overhead and Administration	\$ 146,723.75
Superintendent	\$ 48,000.00
Grand total:	\$ 1,125,502.54

EXCLUDED IN THIS PROPOSAL

Permits Fees / Extras Fees
 Any resubmittal plan
 Special Inspector if required by the City
 Items not specified in this proposal is by owner or others
 Appliances
 Sewer lateral plans and work
 Closets
 Mirrors
 Kitchen Cabinets / Kitchen Tops
 Vanities
 AC Party
 Low-Voltage Distribution By Maxicom
 Changes in plans
 Blueprints
 Expeditor
 Temporary fence repairs

Payment Schedule

1 Start

Piles
 MEP underground
 Shell Sub
 Aerial

2 After Piles Installation

Shell Sub
 Windows

3 After Foundation/1st Floor Slab

Shell Sub
 Roofing

4 After Columns/Beams/2nd Floor Slab/Aerial

Shell Sub
 Metal Arch Contract

5 After Columns/Beams/3rd Floor Slab/Aerial

Shell Sub Final
 Roofing
 Windows
 Metal Framing
 Metal Arch

6 Roofing

Insulation
 Metal Frame
 MEP 1st Floor

7 Metal Frame

MEP Full Rough
Metal Architectural installation

8 MEP 1st Floor

Drywall Installation

9 MEP 2nd Floor

Drywall Installation

10 Drywall Finishes

MEP Finals

11 Paint

12 Final Details

NOTICE TO OWNER

The Owner must carry fire, tornado, hurricane and other insurance for the above work. We will provide Public Liability insurance. You, the owner, will be responsible for all legal expenses that may occur or emerge in case of litigation or dispute over any aspect of this contract.

Acceptance of proposal

I, the owner, consider the above prices, specifications and conditions satisfactory. I hereby accept the proposal. Payment will be made as outlined above. All amounts overdue will accrue 1-1/2% interest per month

Date of acceptance :

Owner's signature _____

Qualifier's signature: _____

F&S Contractors

511 SE 5TH AVE UNIT #R04, FORT LAUDERDALE 33301 | P: (954) 329.85.99

Client: Abella Family

Address: 1621 Jefferson St. Hollywood FL

Type of Work: Remodeling

Date: 09-24-2021

Proposal: #2021/120

We are pleased to provide you with the following quotation. All pricing includes installation and deliver. We hereby propose to furnish materials and perform the labor necessary for the completion of the following scope of work

This proposal for addition is based on preliminary plans provided by owner. Need Structural and MEP plans.

MAIN HOUSE

Item	Description	Amount	Total	By owner
1	General Conditions			
1.1	<u>Project Management and Coordination</u>			
1.2	<u>General Labor</u>			
1.2.1	Receive Material			
1.2.2	Tub installation			
1.2.3	Shower wood Frames installation			
1.2.4	Punch List Structural			
1.2.5	Punch list Drywall			
1.2.6	Fire caulking			
1.3	<u>Quality Control</u>			
1.3.1	Testing Laboratory Services (Concrete)			Allowance
1.3.2	Testing compaction			Allowance
1.4	<u>Temporary Facilities and Controls</u>			
1.4.1	Temporary Electricity			By owner
1.4.2	Temporary Water			By owner
1.5	<u>Construction Facilities</u>			
1.5.1	Field Offices and Sheds			
1.5.2	Sanitary Facilities			Allowance
1.6	<u>Temporary Barriers and Enclosures</u>			
1.6.2	Fences			
1.7	<u>Preparation</u>			
1.7.1	Construction Layout			
1.7.2	Surveying			Allowance
1.8	<u>Cleaning</u>			
1.8.1	Progress Cleaning			
1.8.2	Final Cleaning			

1.8.3 Dumpster *By Owner*

1.9 Construction signs

1.1 City fees *By Owner*

1.10.1 Permits

1.10.1.1 Building

1.10.1.2 Mechanical

1.10.1.3 Electrical

1.10.1.4 Plumbing

1.11 Special Inspections

By Owner

\$ 43,800.00

2 Site Construction

2.1 Utility Services / FPL-Gas- water, etc.

2.2 Drainage and Containment

2.2.1 Storm Drainage - Swales

2.2.2 Engineering: Shop drawing / calculation By GC

2.3 Site Improvements and Amenities

2.3.1 Irrigation System

2.3.2 Engineering: Shop drawing / calculation By
Subcontractors

2.4 Planting-Landscaping

\$ 21,100.00

3 Concrete - Shell

3.1 Basic Concrete Materials and Methods

3.1.1 Layout

3.1.2 Survey Protection

3.1.3 Concrete slab first story to match Fema Elevation

3.1.4 Reinforcement

3.1.5 Shoring

3.1.6 Finish Concrete

3.1.7 Masonry Block

3.1.8 Bob Cat

3.1.9 Concrete Pump

3.1.10 Hardware and Lumber

3.1.11 Crane

3.1.12 Boom Lift

3.1.13 New trusses

3.4 Engineering: Shop drawing / calculation By

Allowance

Subcontractors

\$ 336,260.00

4 Masonry -Shell

4.1 Basic Masonry Materials and Methods

4.2 Masonry Units at exterior wall

4.3 Masonry Units at Parapet

See price Item 3.2

5	Metals		
5.1	<u>Entrance Door</u>		Allowance
5.2	<u>Engineering: Metal Shop drawing / calculation By Subcontractors & GC</u>		
		\$ 8,600.00	
6	Wood and Plastics		
6.1	<u>Rough Carpentry</u>		
6.1.1	<u>Baseboards (Labor and Material)</u> 4" Paint grade		
		\$ 3,200.00	
7	Thermal and Moisture Protection		
7.1	<u>Thermal Protection (Insulation)</u>		
7.2	<u>Roofing</u>		
7.2.1	Tiling roofing		
7.2.3	Engineering: Shop drawing / calculation By Subcontractors		
		\$ 61,500.00	
8	Doors and Windows		
8.1	<u>Basic Door and Window Materials and Methods</u>		
8.2	<u>Metal Doors and Frames</u>		
8.2.1	Garage Doors		
8.3	<u>Interior</u>	By Owner	
8.4	<u>Exterior Window and doors</u>		
8.4.1	As per window schedule		
8.4.2	Engineering: Doors & Windows Shop drawing/ calculation By Subcontractors		Allowance
8.5	<u>Hardware (included)</u>		
		\$ 43,740.00	
9	Finishes		
9.1	<u>Plaster and Gypsum Board</u>		
9.1.1	Furring and Framing Partition and Ceiling		
9.1.2	Gypsum Board Partition and Ceiling		
9.1.3	Gypsum Plaster Partition and Ceiling		
9.2	<u>Portland Cement Plaster (Stucco) Exterior</u>		
9.3	<u>Flooring</u>		
9.3.1	<u>Labor installation</u>		
9.4	<u>Walls Tile installation</u>		
9.4.1	Bathroom 1		
9.4.2	Bathroom 2		
9.5	<u>Paints and Coatings</u>		
		\$ 131,588.00	\$ -
10	Specialties		
10.1	Pest Control by code		

\$	1,600.00	
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11 Equipment

11.1	Appliances	N/A	By Owner
		\$	-

15 Mechanical and Plumbing

15.1 Plumbing

- 15.1.1 Install new underground sewer lines
- 15.1.2 Install new hot and cold-water lines on L
- 15.1.3 Install all new kitchen sink, dishwasher and ice maker
- 15.1.4 Install new tankless gas Water Heater 237.000
- 15.1.5 Install new laundry machine box
- 15.1.6 Install new laundry tray
- 15.1.7 Install new Stand by generator
- 15.1.8 Install new Condensation drain for AC
- 15.1.9 Install new sewer connection
- 15.1.10 Install all new hose bibs around house

15.2 Plumbing Fixtures and Equipment

15.3 Heating Ventilation and Air Conditioning

- 15.3.1 Heating, Ventilating, and Air Conditioning Equipment
- 15.3.2 Air Distribution
- 15.3.3 HVAC Instrumentation and Controls

\$	86,130.00	\$	-
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16 Electrical

16.1 Electrical work

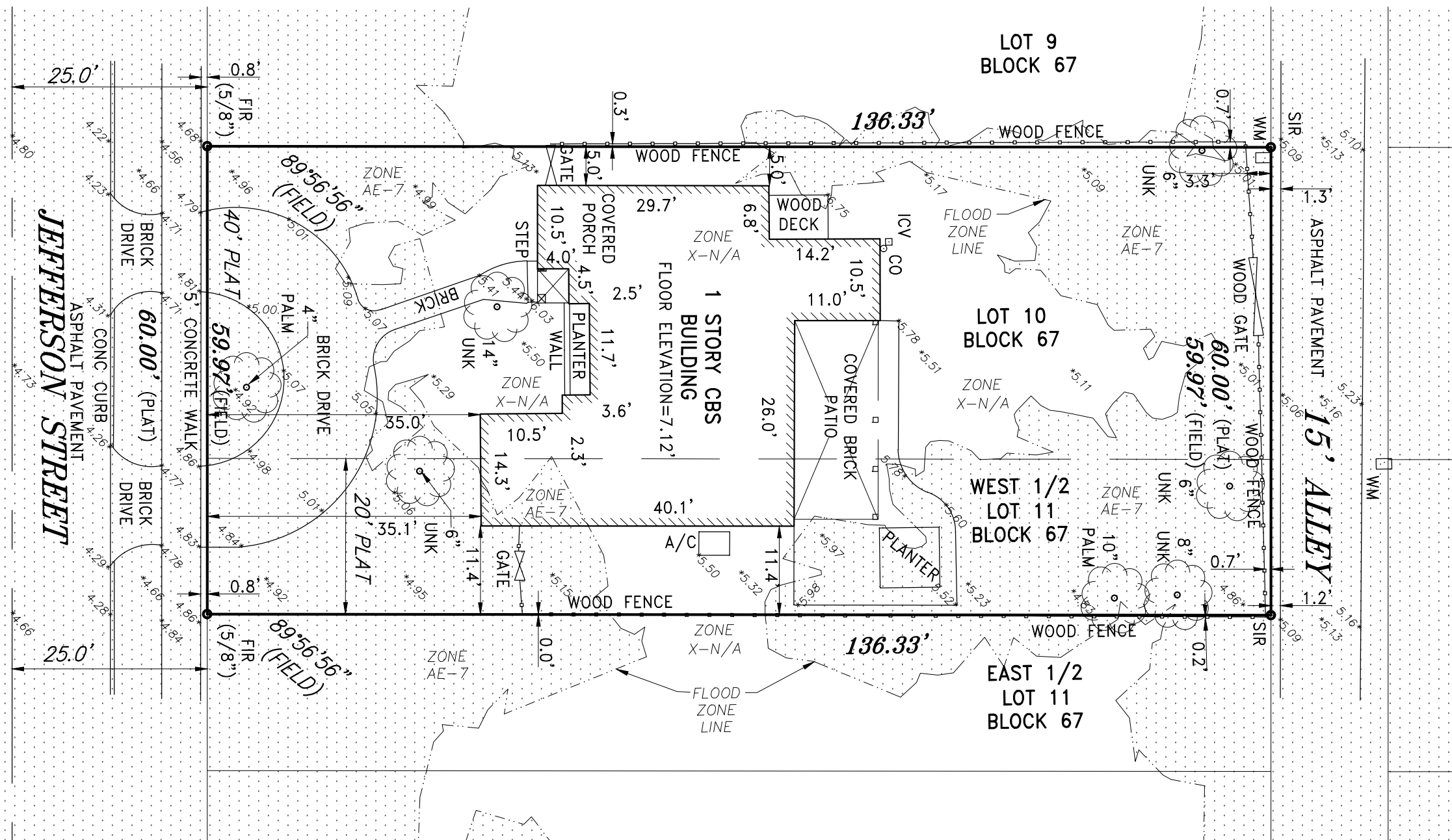
- 16.1.1 Basic Electrical Materials and Methods
- 16.1.2 Wiring Methods
- 16.1.3 Electrical Power
- 16.1.4 Transmission and Distribution
- 16.1.5 Generator
- 16.1.6 Lighting

\$	54,200.00	\$	-
----	-----------	----	---

Sub Total Main House:	\$	791,718.00
Insurance	\$	15,834.36
Overhead and Administration	\$	142,509.24
Superintendent	\$	48,000.00
Grand total:	\$	998,061.60

EXCLUDED IN THIS PROPOSAL

Permits Fees / Extras Fees
Any resubmittal plan
Special Inspector if required by the City
Items not specified in this proposal is by owner or others

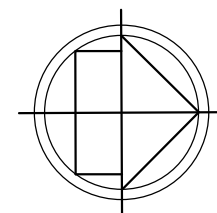


- LEGEND:
- CKD CHECKED BY
CONC CONCRETE
DWN DRAWN BY
FB/PG FIELD BOOK AND PAGE
SIR SET IRON ROD & CAP #6448
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P.B. PLAT BOOK
B.C.R. BROWARD COUNTY RECORDS
-X- CHAIN LINK/ WOOD FENCE
ELEV ELEVATION
CBS CONCRETE BLOCK STRUCTURE
-E- OVERHEAD UTILITY WIRES
A/C AIR CONDITIONER
*5.34 ELEVATIONS

LAND DESCRIPTION :

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.

- NOTES :
- NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER.
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 - 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 RICHARD E. COUSINS
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	AM	REC
REVISED FLOOD ZONE AND ADDED LINE	01/18/22	SKETCH	JD	REC
ADDED TREES	01/21/22	SKETCH	JD	REC

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

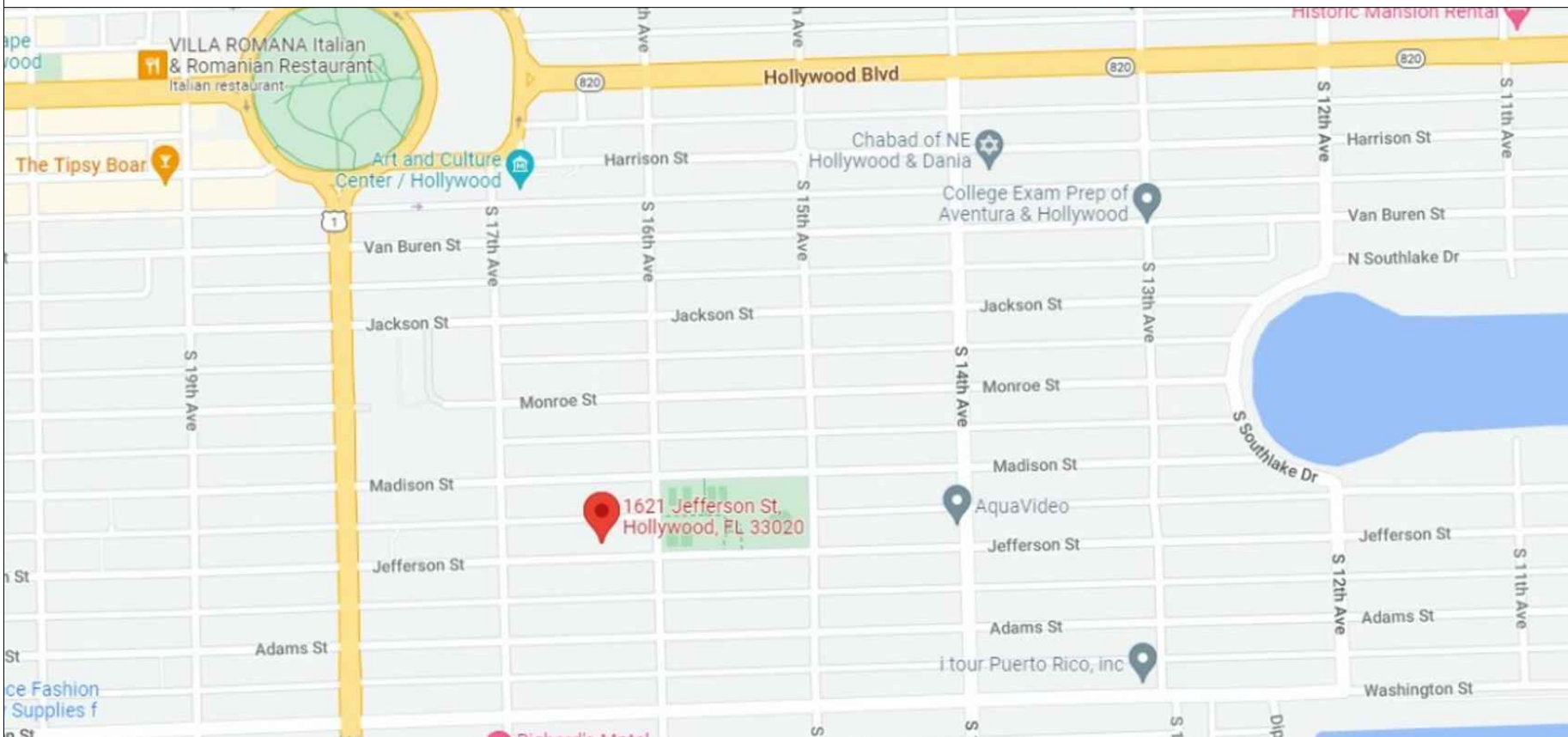
PROPERTY ADDRESS :
1621 JEFFERSON STREET

SCALE: 1"= 16'

SHEET 1 OF 1

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

I. PROJECT LOCATION



4. PROJECT TEAM

OWNER	DESIGN TEAM
<p>ABELLA FAMILY 1621 JEFFERSON ST, HOLLYWOOD, FL 33020</p>	<p><u>URBAN GROUP ARCHITECT</u> 511 SE 5TH AVE, FORT LAUDERDALE, FL 33301 TEL: +1 (305) 466 9308 click@ugdesignbuild.com</p>
CIVIL ENGINEER	LANDSCAPE ARCHITECT
<p><u>ZEPHYR ENGINEERING</u></p> <p>(C) WILFORD ZEPHYR 5451 PIERCE STREET, HOLLYWOOD FL, 33021 TEL: +1 (786) 302 7693 wzephyrenq@gmail.com</p>	<p><u>LANDSCAPE ARCHITECTURAL SERVICES, LLC</u></p> <p>(C) PAUL GOULAS 1708 SE JOY HAVEN STREET, PORT ST LUCIE FL, 34983 TEL: +1 (772) 631 8400 paul@las-fl.com</p>
SURVEYOR	
<p><u>COUSIN SURVEYORS</u></p> <p>(C) AMANDA 3921 SW 47th AVE, SUITE 101 DAVIE FL 33314 TEL: +1 (954) 689 7766 office@csasurvey.net</p>	

2. LEGAL

LEGAL DESCRIPTION:

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

5. PROJECT RENDERING



7. SITE APPROVAL

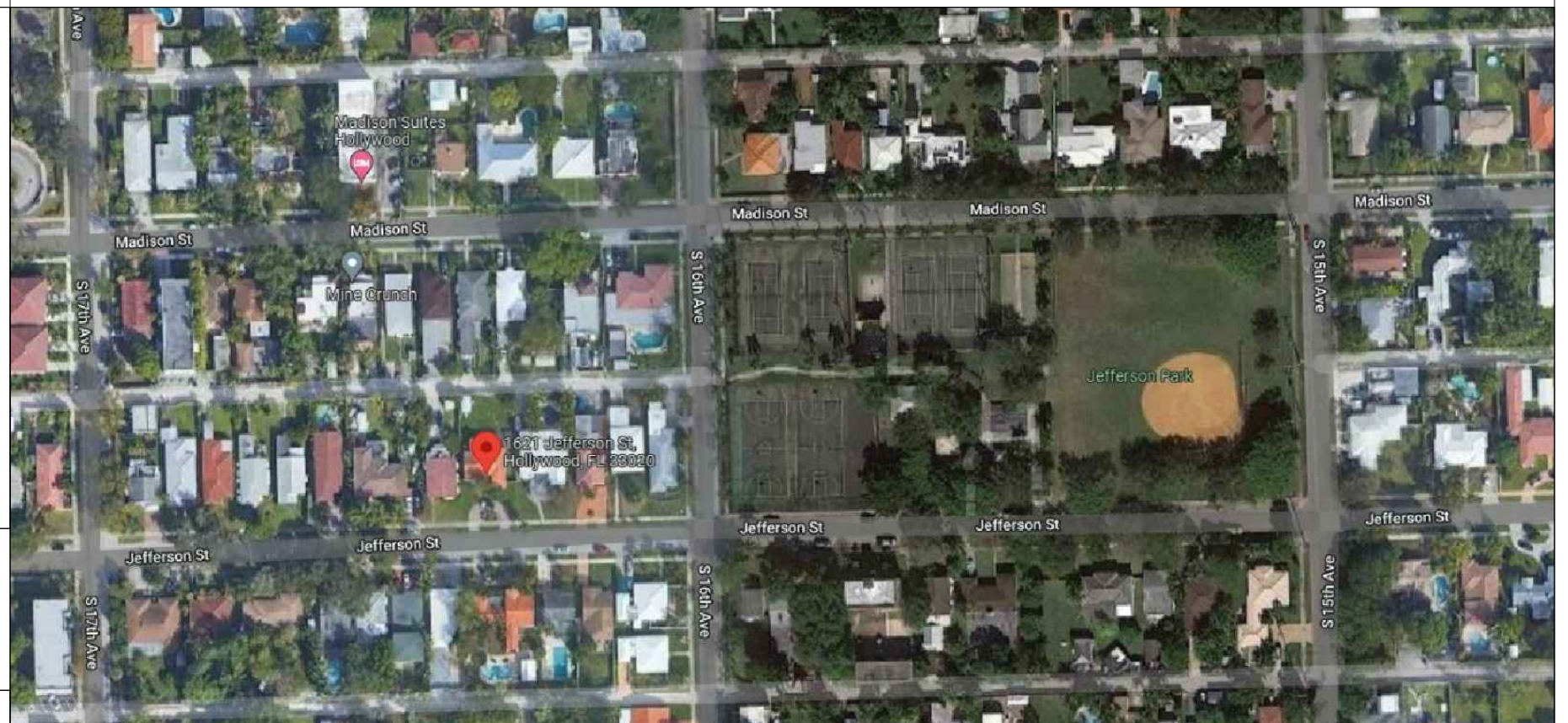
JURISDICTION

CITY OF HOLLYWOOD
BROWARD COUNTY
STATE OF FLORIDA

BUILDING CRITERIA:

- | | | |
|----|----------------------|---------------------------------------|
| 1. | ZONING | RS-6 |
| 2. | LAND USE DESIGNATION | LR5 |
| 3. | TYPE OF CONSTRUCTION | TYPE IV |
| 4. | BUILDING HEIGHT | ALLOWED 30' - 0" - PROVIDED 26'-6" |
| 5. | NUMBER OF STORIES | 2 STORIES |
| 6. | PARKING | 4 SPACES REQUIRED - 4 SPACES PROVIDED |
| 7. | NET LOT AREA | 8,175.71 SQ. FT. |
| 8. | BUILDING AREA | 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-1.1	ARCHITECTURAL / PROPOSED 1ST 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-1	CIVIL / EROSION AND SEDIMENT CONTROL
			C-2	CIVIL / PAVING, GRADING & DRAINAGE
			C-3	CIVIL / WATER PLAN
			L-1	LANDSCAPING
			L-2	LANDSCAPING
			L-3	LANDSCAPING




URBAN GROUP ARCHITECT

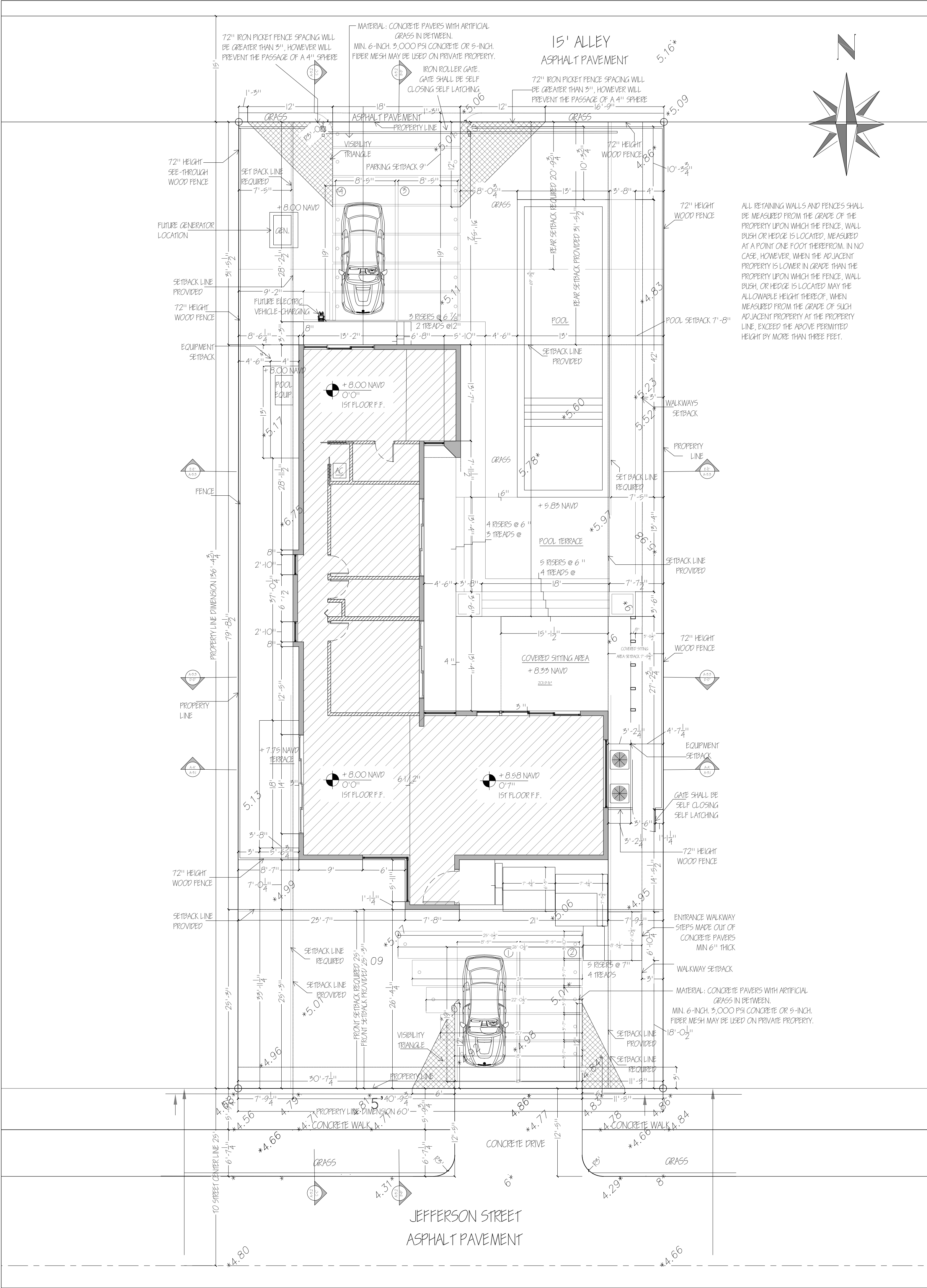
OFFICE: +1 (305) 466 9308
E-MAIL: CLICK@UGDESIGNBUILD.COM
ADDRESS: 511 SE 5TH AVE,
FORT LAUDERDALE FL 33301

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

△	REVISION / DATE

DRAWN BY:	AC
CHECKED BY:	MI
SCALE:	
DATE:	11/09/2022





PROPOSED SITE PLAN

SCALE 1/8" = 1'

GENERAL NOTES

1. 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 SHOWN OR NOTED. ALL WORK THAT IS EITHER IMPLIED OR REASONABLY INFERABLE FROM THE CONTRACT DOCUMENTS SHALL BE THE RESPONSIBILITY 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.
6. 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.
10. GENERAL CONTRACTOR TO DETERMINE EXACT LOCATION OF ALL UTILITIES PRIOR TO COMMENCEMENT OF WORK.
11. GREEN BUILDING REQUIREMENTS
 - 1- OCCUPANCY/ VACANCY SENSORS
 - 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.
 - 11- TANKLESS WATER HEATER IN LIEU OF A STANDARD TANK WATER HEATER.
12. EXISTING WATER METER TO BE REUSED.
13. ALL OTHER CONNECTIONS (SEWER) ARE EXISTING AND WILL BE REUSED.

SITE PLAN CALCULATIONS

SITE CALCULATIONS	
TOTAL SITE AREA	8,175.71 SF
FOOTPRINT AREA	3,088.15 SF

SETBACK CALCULATIONS		
BUILDING	REQUIRED	PROVIDED
FRONT	25'-0"	25'-3"
SIDE INTERIOR - WEST	25% of the lot width=15' SIDE INTERIOR WEST=7.5'	7' 9"
SIDE INTERIOR - EAST	25% of the lot width=15' SIDE INTERIOR-EAST=7.5'	7' 9"
REAR / ALLEY	15% OF THE LOT DEPTH 20'-0"	31'-5 1/2"

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

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

PARKING CALCULATIONS	
REQUIRED	4
PROVIDED	4



URBAN GROUP ARCHITECT

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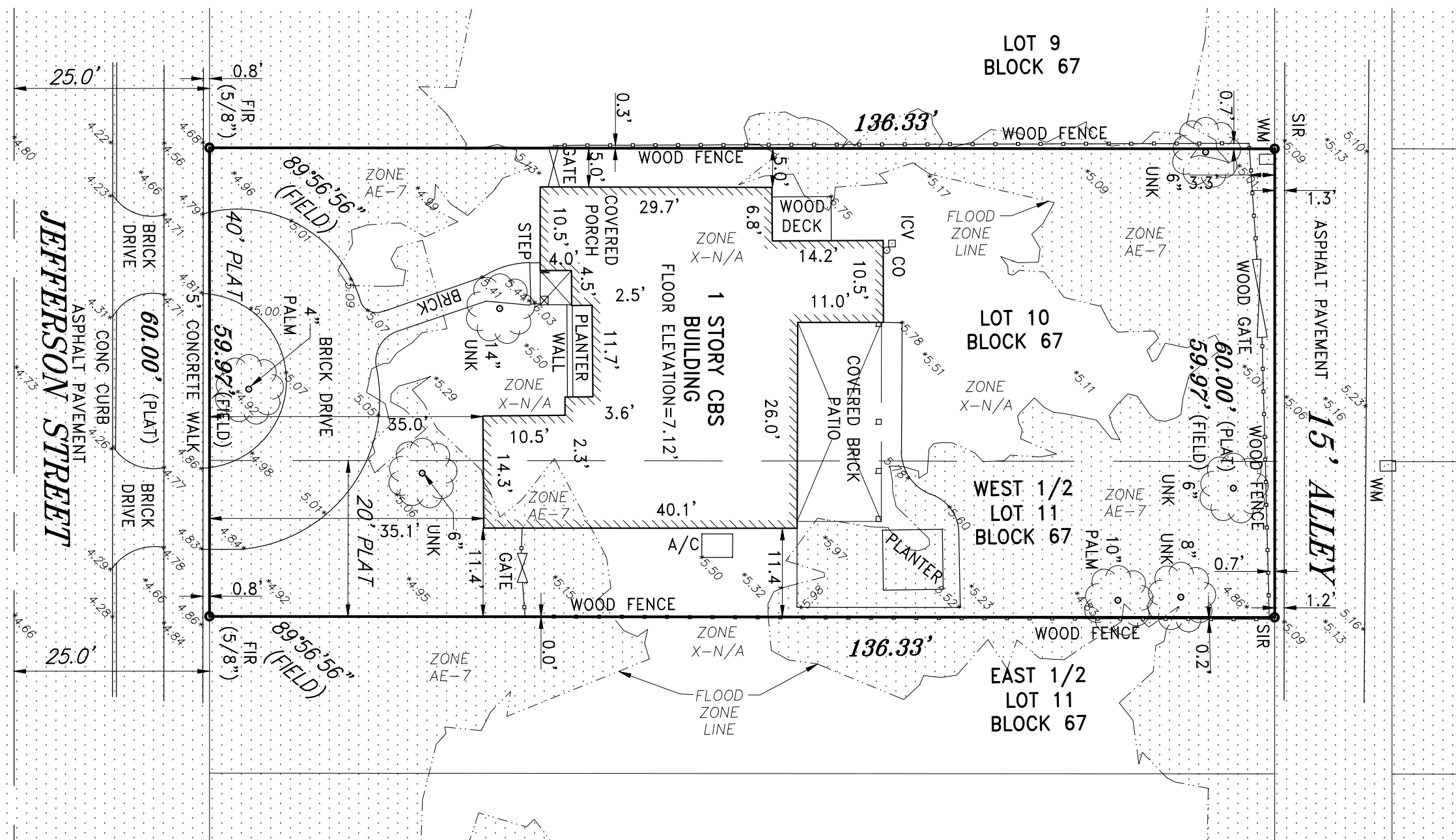
NEW SINGLE-FAMILY RESIDENCE FOR:

ABELLA FAMILY
1621 JEFFERSON ST.
HOLLYWOOD, FL 33020

△	REVISION / DATE

DRAWN BY:	AC
CHECKED BY:	MI
SCALE:	1/8"
DATE:	11/09/2022

SP-1.1

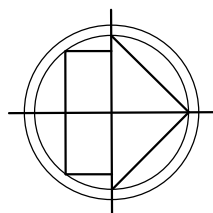


- LEGEND:
- CKD CHECKED BY
 - CONC CONCRETE
 - DWN DRAWN BY
 - FB/PG FIELD BOOK AND PAGE
 - SIR SET IRON ROD & CAP #6448
 - SNC SET NAIL AND CAP #6448
 - FIR FOUND IRON ROD
 - FIP FOUND IRON PIPE
 - FNC FOUND NAIL AND CAP
 - FND FOUND NAIL & DISC
 - P.B. PLAT BOOK
 - B.C.R. BROWARD COUNTY RECORDS
 - X- CHAIN LINK/ WOOD FENCE
 - ELEV ELEVATION
 - CBS CONCRETE BLOCK STRUCTURE
 - E- OVERHEAD UTILITY WIRES
 - A/C AIR CONDITIONER
 - *5.34 ELEVATIONS

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FOR THE FIRM, BY: *Richard E. Cousins*

RICHARD E. COUSINS
PROFESSIONAL SURVEYOR AND MAPPER
FLORIDA REGISTRATION NO. 4188
SURVEY DATE : 01/21/22

COUSINS SURVEYORS & ASSOCIATES, INC.
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DAVIE, FLORIDA 33314
CERTIFICATE OF AUTHORIZATION : LB # 6448
PHONE (954)689-7766 FAX (954)689-7799

PROJECT NUMBER : 9701-21

CLIENT :

URBAN GROUP

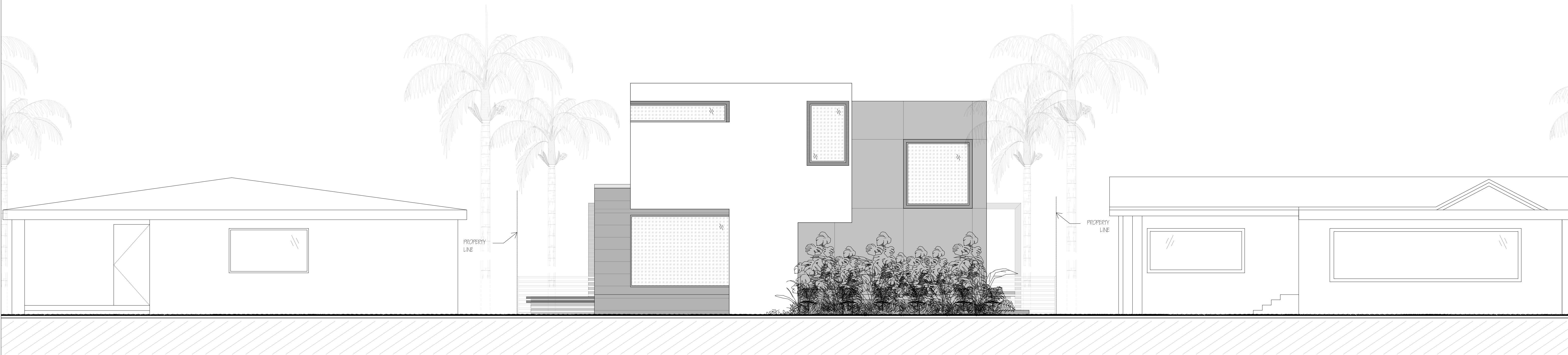
REVISIONS	DATE	FB/PG	DWN	CKD
BOUNDARY & IMPROVEMENTS SURVEY	12/05/21	SKETCH	AM	REC
REVISED FLOOD ZONE AND ADDED LINE	01/18/22	SKETCH	JD	REC
ADDED TREES	01/21/22	SKETCH	JD	REC

FLOOD ZONE INFORMATION
COMMUNITY NUMBER 125113
PANEL NUMBER 0569 H
ZONE AE & X
BASE FLOOD ELEV 7 & N/A
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
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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:	11/09/2022

SP-1.3



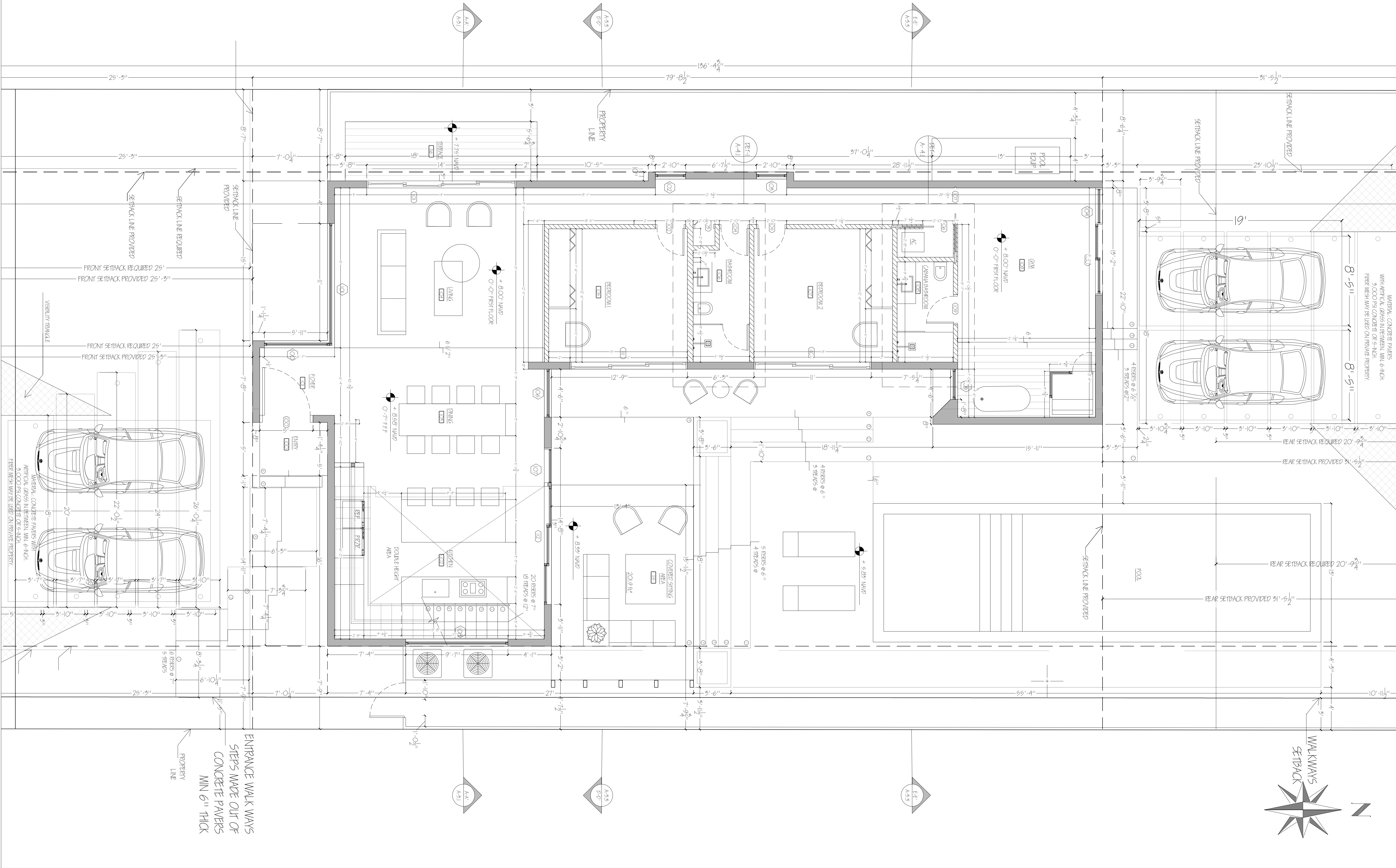
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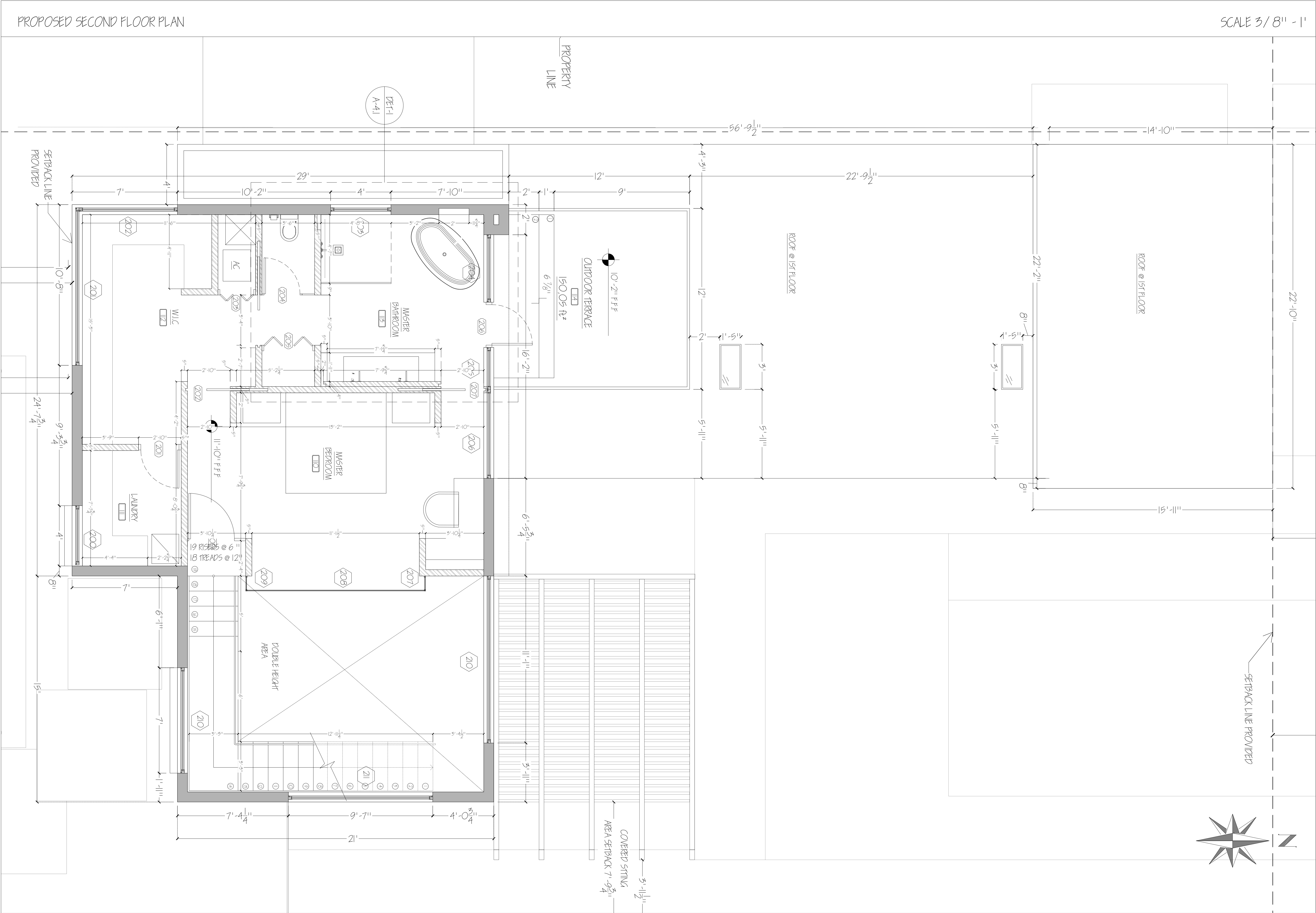
NEW SINGLE-FAMILY RESIDENCE FOR:
ABELLA RESIDENCE
1621 JEFFERSON ST.
HOLLYWOOD, FL 33020

REVISION / DATE

DRAWN BY:	AC
CHECKED BY:	MI
SCALE:	1/4"
DATE:	11/09/2022

A-1.1



[illegible]

PROPOSED SECOND FLOOR PLAN

SCALE 3/8" = 1'

PROPERTY LINE

SETBACK LINE PROVIDED

ROOF @ 1ST FLOOR

OUTDOOR TERRACE
150.05 sq ft

MASTER BEDROOM
1103

MASTER BATHROOM
1104

LAUNDRY

DOUBLE HEIGHT AREA

COVERED STING
AREA SETBACK 7'-9 3/4"

SETBACK LINE PROVIDED

19 RISERS @ 6" = 11'-10" F.F.F.

18 TREADS @ 12" = 2'-2 1/2"

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PROPOSED SECOND FLOOR PLAN

SCALE 3/8" = 1'

PROPERTY LINE

SETBACK LINE PROVIDED

ROOF @ 1ST FLOOR

OUTDOOR TERRACE
150.05 sq ft

MASTER BEDROOM
1103

MASTER BATHROOM
1104

LAUNDRY

DOUBLE HEIGHT AREA

COVERED STING
AREA SETBACK 7'-9 3/4"

SETBACK LINE PROVIDED

19 RISERS @ 6" = 11'-10" F.F.F.

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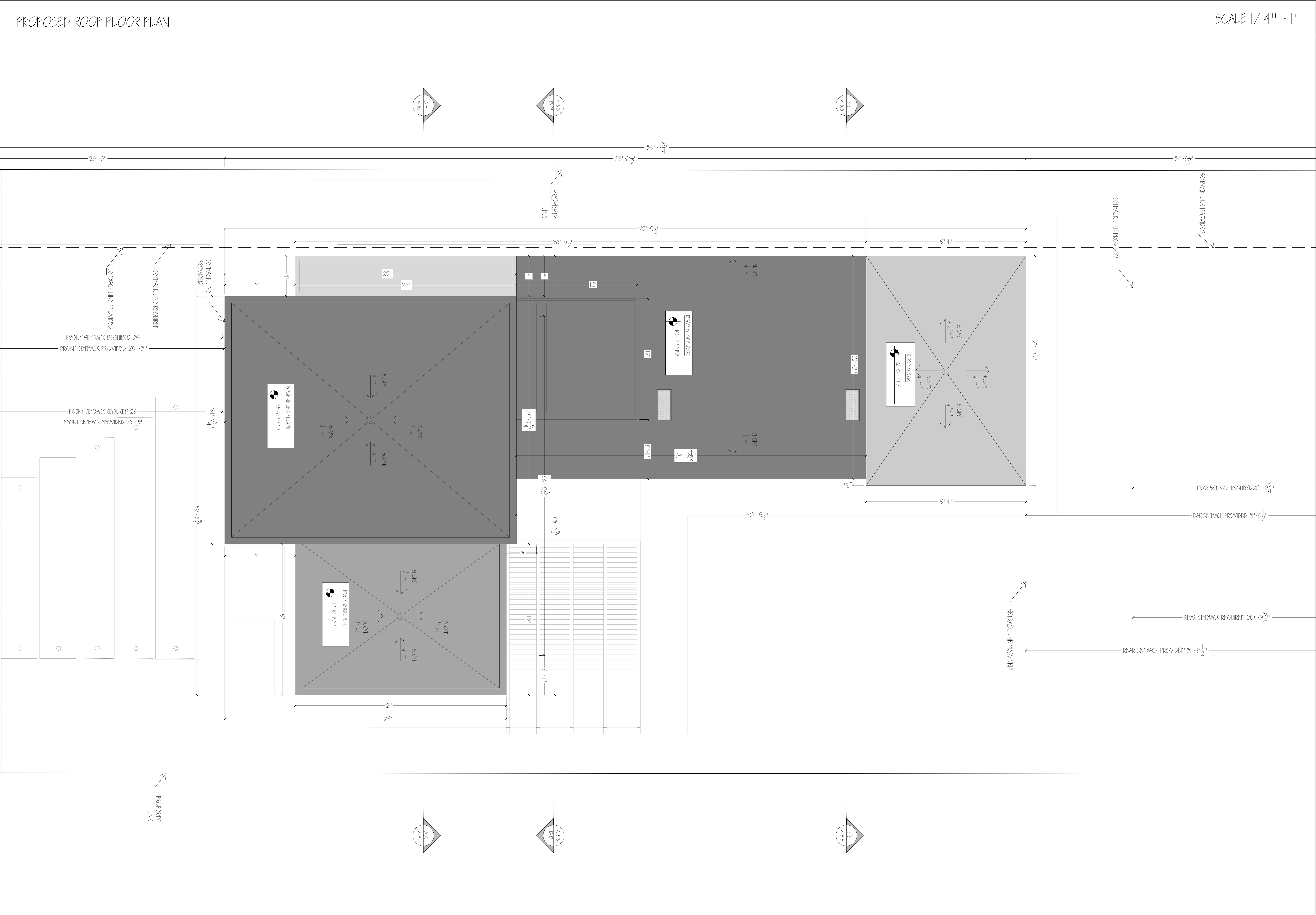
URBAN GROUP ARCHITECT
OFFICE: +1 (305) 466 9308
E-MAIL: CLICK@UGDESIGNBUILD.COM
ADDRESS: 511 SE 5TH AVE.
FORT LAUDERDALE FL 33301

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

△	REVISION / DATE

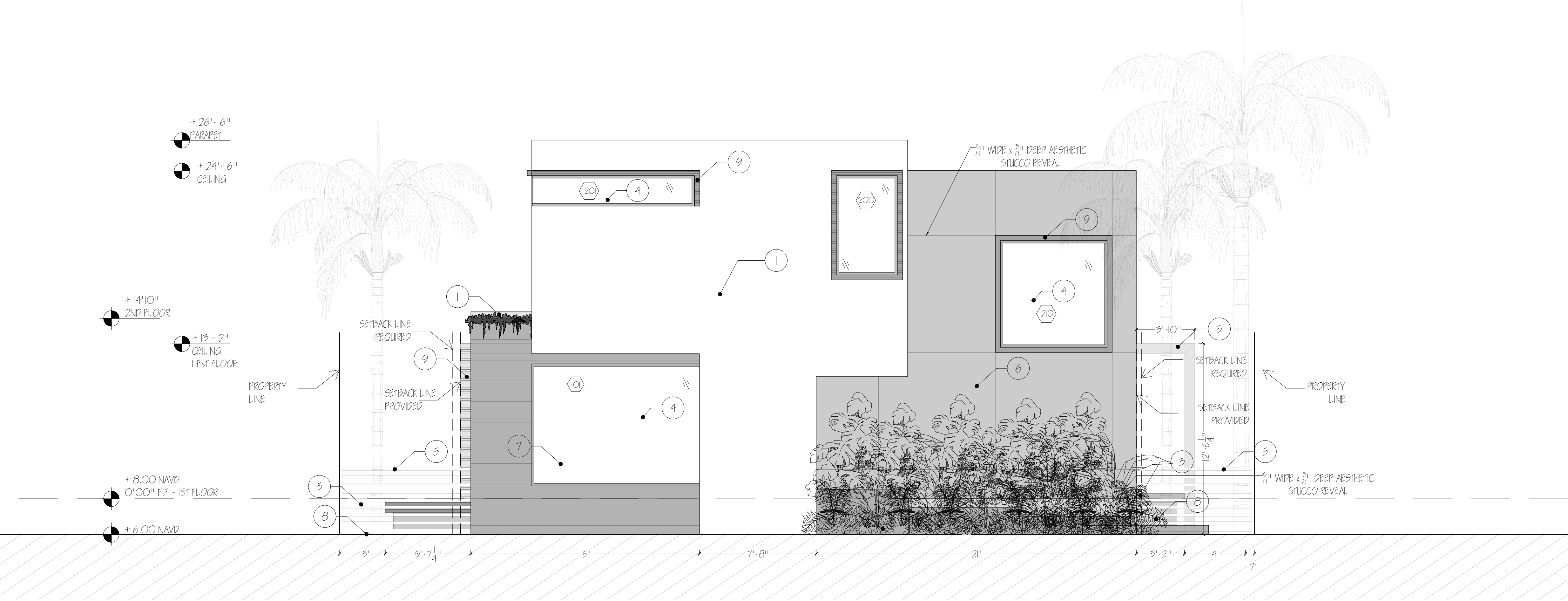
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CHECKED BY:	MI
SCALE:	1/4"
DATE:	11/09/2022

A-1.3

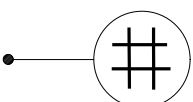


PROPOSED NORTH ELEVATION

SCALE 1/4" = 1'



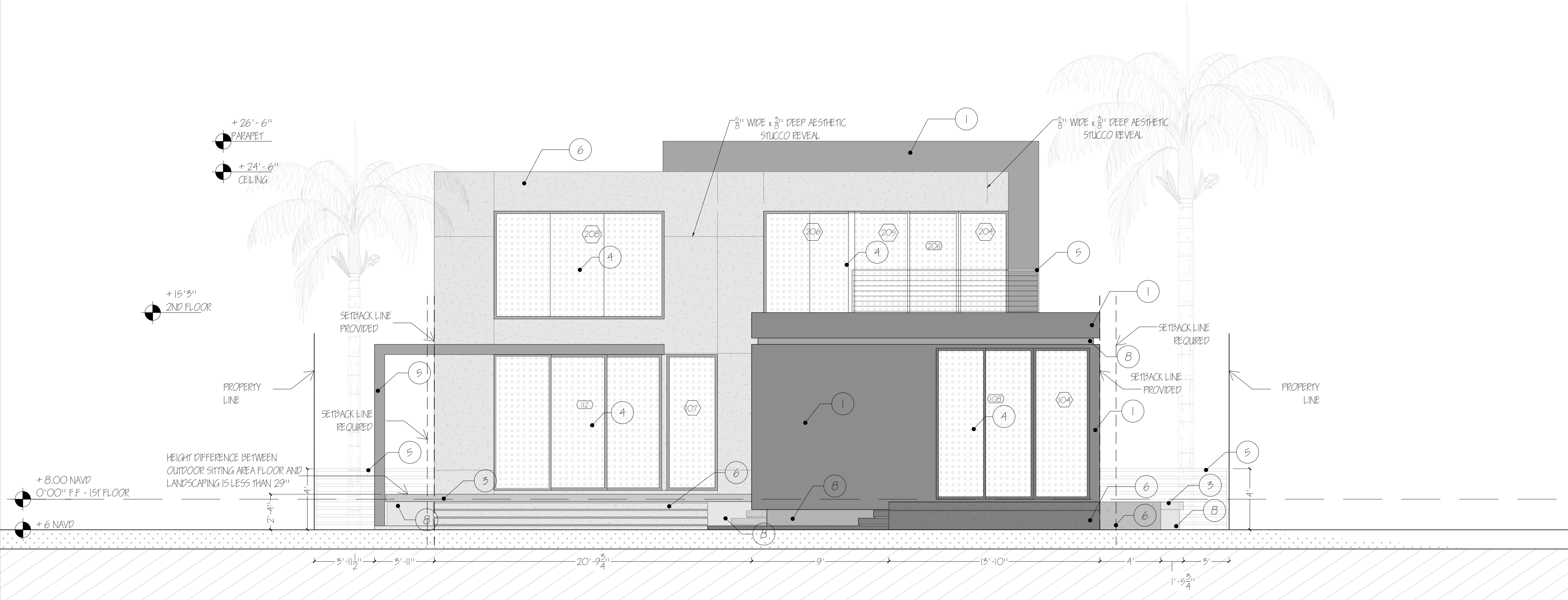
MATERIALS LEGEND



1	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	$\frac{5}{8}$ " WIDE x $\frac{3}{8}$ " DEEP AESTHETIC STUCCO REVEAL EVERY 10" LIGHT GRAY PAINT
8	BLACK PAINT OVER SMOOTH STUCCO
9	TEAK WOOD
10	TEAK TYPE EXTERIOR PANELING

PROPOSED SOUTH ELEVATION

SCALE 1/4" = 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 RESIDENCE

1621 JEFFERSON ST.
HOLLYWOOD, FL 33020

△	REVISION / DATE

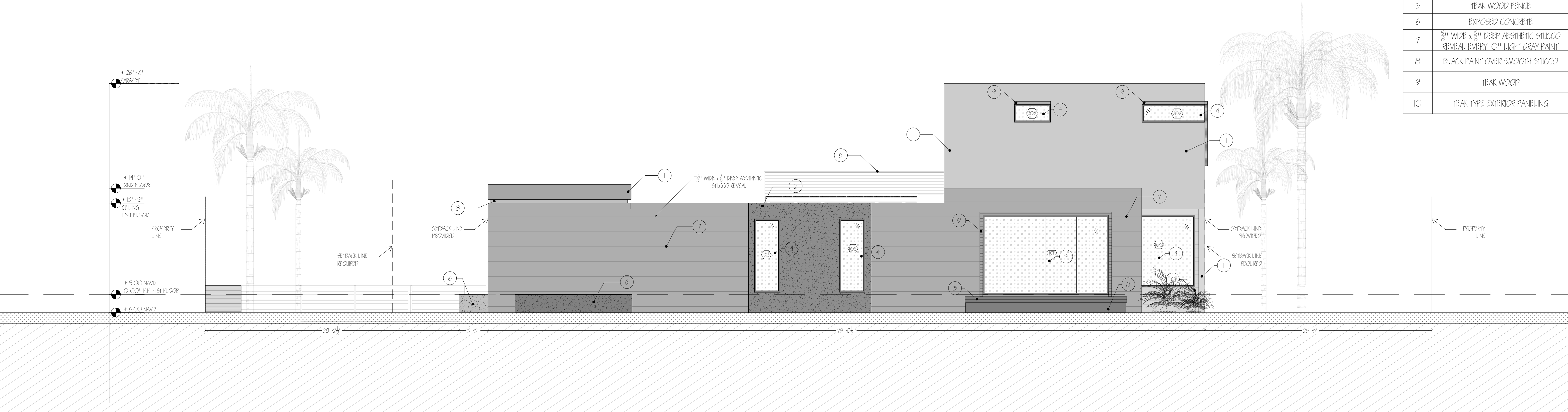
DRAWN BY:	AC
CHECKED BY:	MI
SCALE:	1/4"
DATE:	11/09/2022

A-2.1

PROPOSED WEST ELEVATION

SCALE 3/16" = 1'

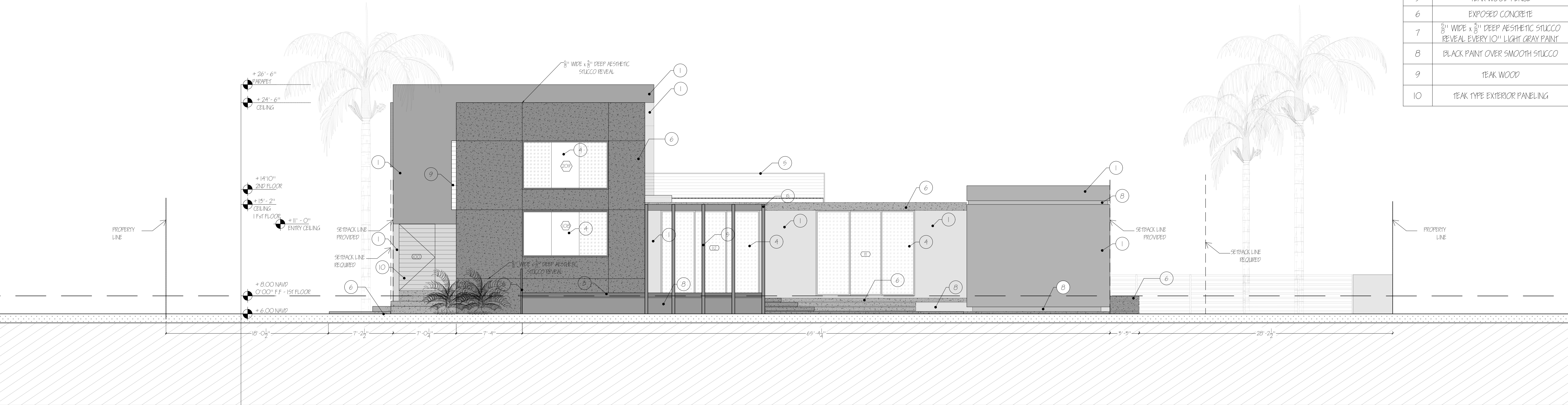
MATERIALS LEGEND	
1	WHITE PAINT OVER SMOOTH STUCCO
2	CONCRETE LOOK PAINT OVER SMOOTH STUCCO
3	WOOD
4	WINDOWS WITH BRONZE FRAMES AND CLEAR GLASS
5	TEAK WOOD FENCE
6	EXPOSED CONCRETE
7	5/8" WIDE x 3/8" DEEP AESTHETIC STUCCO REVEAL EVERY 10" LIGHT GRAY PAINT
8	BLACK PAINT OVER SMOOTH STUCCO
9	TEAK WOOD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



PROPOSED EAST ELEVATION

SCALE 3/16" = 1'

MATERIALS LEGEND	
1	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	5/8" WIDE x 3/8" DEEP AESTHETIC STUCCO REVEAL EVERY 10" LIGHT GRAY PAINT
8	BLACK PAINT OVER SMOOTH STUCCO
9	TEAK WOOD
10	TEAK TYPE EXTERIOR PANELING



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

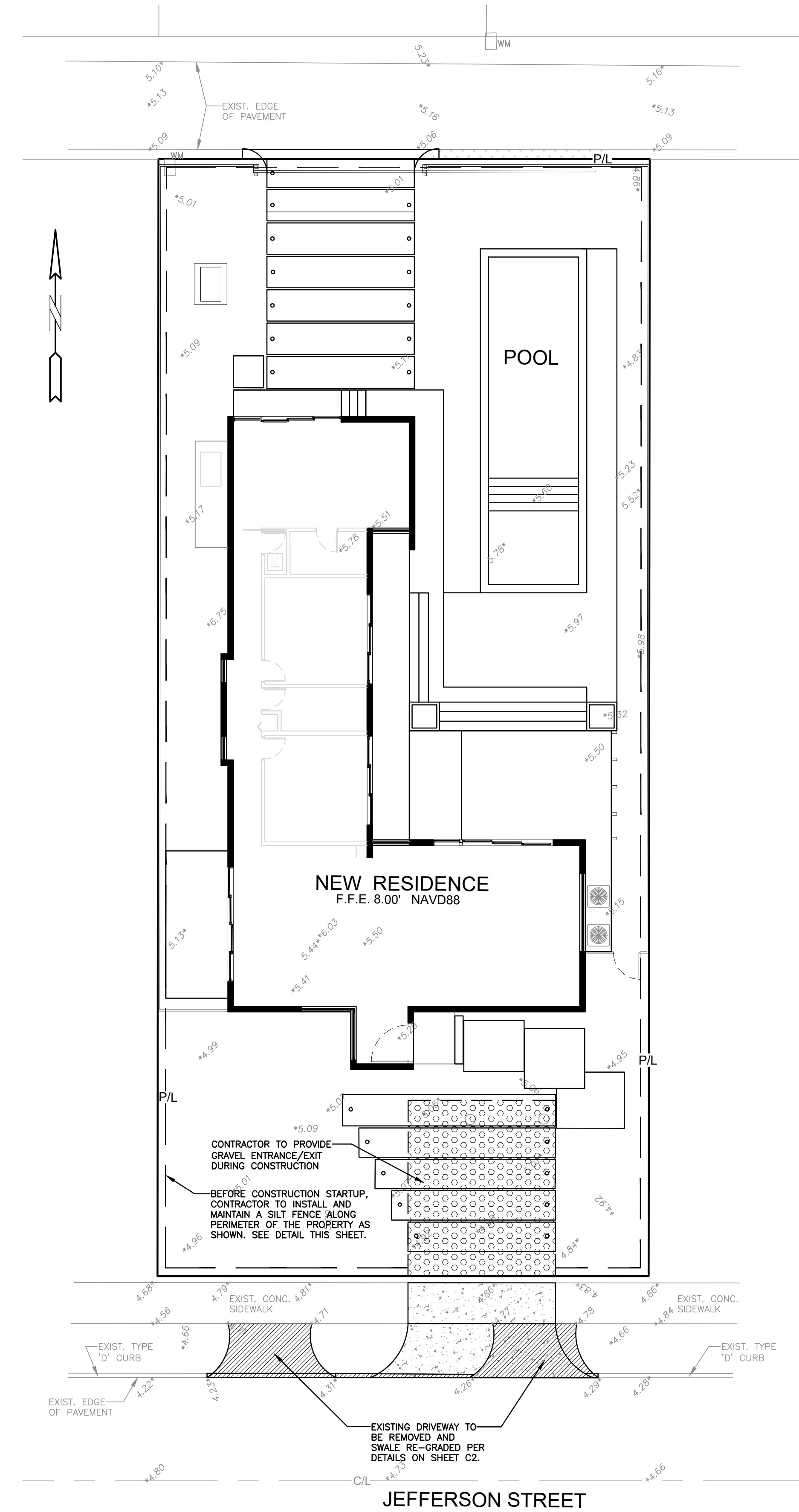
NEW SINGLE-FAMILY RESIDENCE FOR:
ABELLA RESIDENCE
1621 JEFFERSON ST.
HOLLYWOOD, FL 33020

△	REVISION / DATE

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

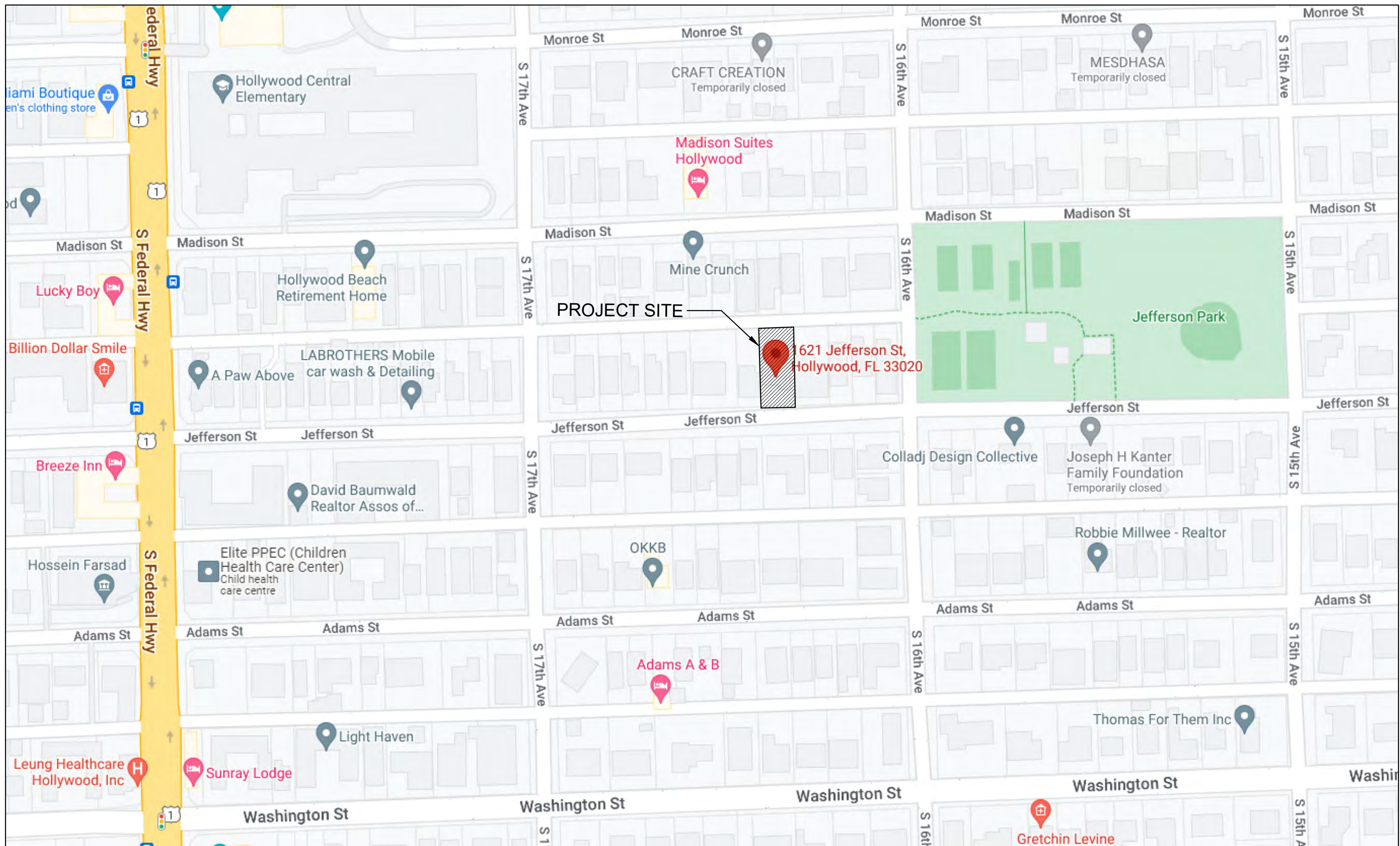
A-2.2

ALL ELEVATIONS ARE REFERENCED
TO NAVD88 VERTICAL DATUM



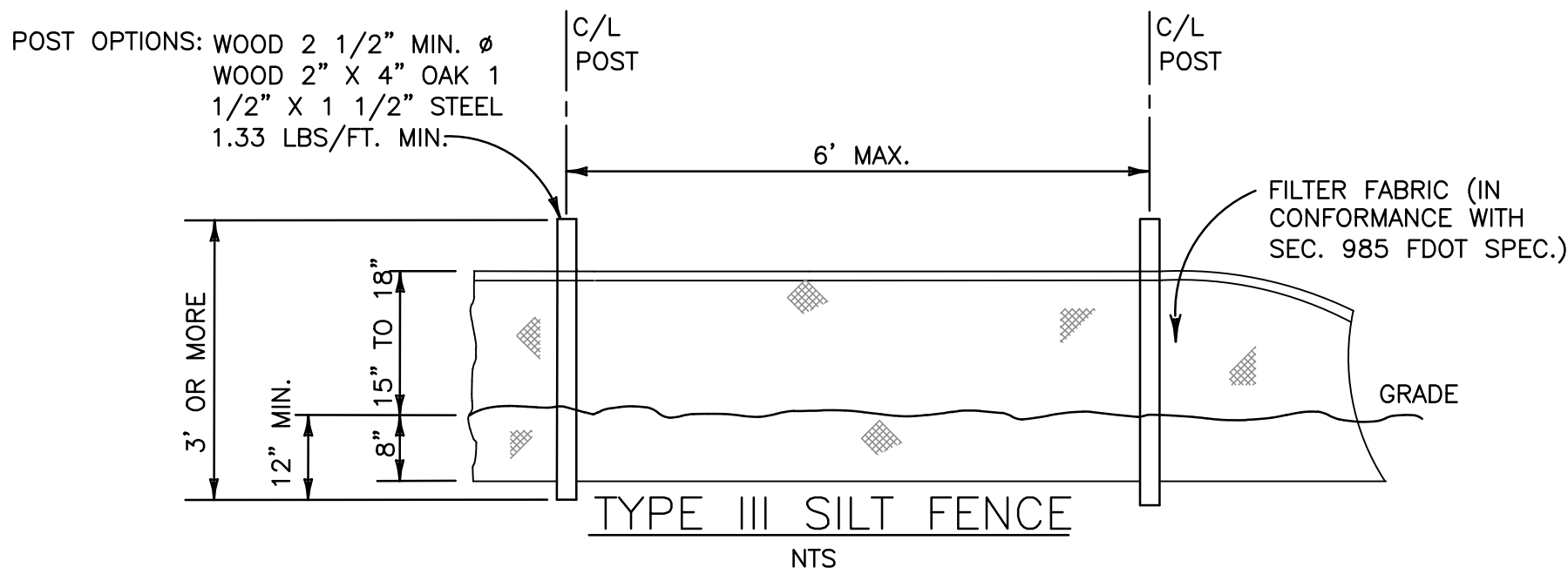
LEGEND

- PROPOSED CONCRETE
- PROPOSED GRADE
- EXISTING ELEVATION
- PROPOSED WATER METER
- PROPOSED BMP DEVICE

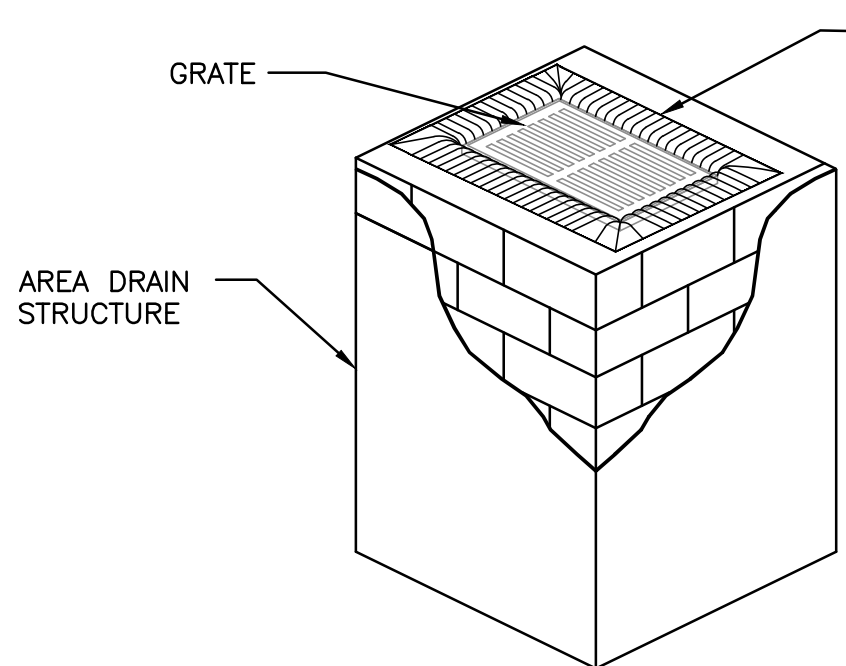


LOCATION MAP

NOT TO SCALE



TYPE III SILT FENCE
NTS



POLLUTION PREVENTION FOR AREA DRAIN

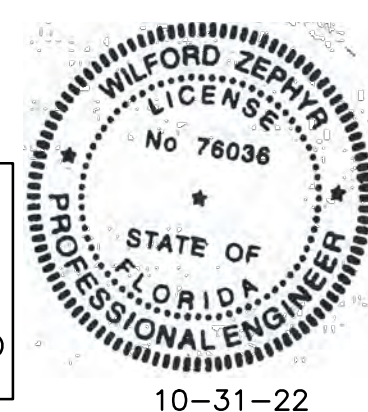
N.T.S.

NOTES:

1. FILTER FABRIC TO MEET FDOT INDEX NO. 199, 280 SPECIFICATIONS AND FDOT SECTION 985.
2. CONTRACTOR TO REMOVE FILTER FABRIC FROM AREA DRAIN AFTER SOD & PAVER SAND SET PAVER INSTALLATION.

THIS ITEM HAS BEEN DIGITALLY SIGNED AND SEALED BY
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10-31-22

BMP NOTES:

1. ALL SEDIMENT CONTROL MEASURES ARE TO BE ADJUSTED TO MEET FIELD CONDITIONS AT THE TIME OF CONSTRUCTION AND BE CONSTRUCTED PRIOR TO ANY GRADING OR DISTURBANCE OF EXISTING SURFACE MATERIAL ON BALANCE OF SITE. PERIMETER SEDIMENT BARRIERS SHALL BE CONSTRUCTED TO PREVENT SEDIMENT OR TRASH FROM FLOWING OR FLOATING ON TO ADJACENT PROPERTIES.
2. PERIODIC INSPECTION AND MAINTENANCE OF ALL SEDIMENT CONTROL STRUCTURES MUST BE PROVIDED TO ENSURE INTENDED PURPOSE IS ACCOMPLISHED. THE DEVELOPER, OWNER AND/OR CONTRACTOR SHALL BE CONTINUALLY RESPONSIBLE FOR ALL SEDIMENT CONTROLS. SEDIMENT CONTROL MEASURES SHALL BE IN WORKING CONDITION AT THE END OF EACH WORKING DAY.
3. SEDIMENT WILL BE PREVENTED FROM ENTERING ANY STORM WATER SYSTEM, DITCH OR CHANNEL. ALL STORMWATER INLETS THAT ARE MADE OPERABLE DURING CONSTRUCTION SHALL BE PROTECTED SO THAT SEDIMENT-LADEN WATER CANNOT ENTER THE CONVEYANCE SYSTEM WITHOUT FIRST BEING FILTERED OR OTHERWISE TREATED TO REMOVE SEDIMENT.
4. WHERE CONSTRUCTION VEHICLE ACCESS ROUTES INTERSECT PAVED PUBLIC ROADS, PROVISIONS SHALL BE MADE TO MINIMIZE THE TRANSPORT OF SEDIMENT BY TRACKING ONTO THE PAVED SURFACE. WHERE SEDIMENT IS TRANSPORTED ONTO A PUBLIC ROAD SURFACE WITH CURBS AND GUTTERS, THE ROAD SHALL BE CLEANED THOROUGHLY AT THE END OF EACH DAY. SEDIMENT SHALL BE REMOVED FROM THE ROADS BY SHOVELING OR SWEEPING AND TRANSPORTED TO A SEDIMENT CONTROL DISPOSAL AREA. STREET WASHING SHALL BE ALLOWED ONLY AFTER SEDIMENT IS REMOVED IN THIS MANNER. THIS PROVISION SHALL APPLY TO INDIVIDUAL SUBDIVISION LOTS AS WELL AS TO LARGER LAND DISTURBING ACTIVITIES.
5. PERMANENT OR TEMPORARY SOIL STABILIZATION SHALL BE APPLIED TO DENUDED AREAS WITHIN SEVEN (7) DAYS AFTER FINAL GRADE IS REACHED ON ANY PORTION OF THE SITE. TEMPORARY SOIL STABILIZATION SHALL BE APPLIED WITHIN SEVEN (7) DAYS TO DENUDED AREAS THAT MAY NOT BE AT FINAL GRADE BUT WILL REMAIN UNDISTURBED FOR LONGER THAN THIRTY (30) DAYS. PERMANENT STABILIZATION SHALL BE APPLIED TO AREAS THAT ARE TO BE LEFT UNDISTURBED FOR MORE THAN ONE YEAR.
6. DURING CONSTRUCTION OF THE PROJECT, SOIL STOCKPILES SHALL BE STABILIZED, COVERED OR CONTAINED WITH SEDIMENT TRAPPING MEASURES. THE CONTRACTOR IS RESPONSIBLE FOR THE TEMPORARY PROTECTION AND PERMANENT STABILIZATION OF ALL SOIL STOCKPILES ON SITE AS WELL AS SOIL INTENTIONALLY TRANSPORTED FROM THE PROJECT SITE.
7. ALL TEMPORARY EROSION AND SEDIMENT CONTROL MEASURES SHALL BE REMOVED WITHIN 30 DAYS AFTER FINAL SITE STABILIZATION OR AFTER THE TEMPORARY MEASURES ARE NO LONGER NEEDED.
8. PROPERTIES AND WATER WAYS DOWNSTREAM FROM CONSTRUCTION SITE SHALL BE PROTECTED FROM SEDIMENT DEPOSITION AND EROSION AT ALL TIMES DURING CONSTRUCTION.
9. CONTRACTOR IS RESPONSIBLE FOR ALL SURFACE WATER DISCHARGES, RAINFALL RUN OFF OR DEWATERING ACTIVITIES.
10. CONTRACTOR MUST INCORPORATE ALL BMP'S NECESSARY TO MEET OR EXCEED STATE WATER QUALITY AND SWPPP REQUIREMENTS.
11. THE POLLUTION PREVENTION PLAN IS A MINIMUM GUIDELINE ONLY. ADDITIONAL BMP'S MAY BE NECESSARY AT CONTRACTOR'S EXPENSE.

EROSION & SEDIMENT CONTROL PLAN

SCALE: 1"=10'

REVISIONS

NO.	DATE	DESCRIPTION	CITY REVIEW COMMENTS
1	7/20/22		

ZEPHYR ENGINEERING

WILFORD ZEPHYR, P.E.
HOLLYWOOD, FL
(786) 302-7693
wzephyr@gmail.com
CA# 31158

NEW RESIDENCE
FOR
1621 JEFFERSON STREET
HOLLYWOOD, FLORIDA

NEW RESIDENCE
FOR
1621 JEFFERSON STREET
HOLLYWOOD, FLORIDA

P.E.#:76036

DATE: 5/13/22

SCALE: 1"=10'

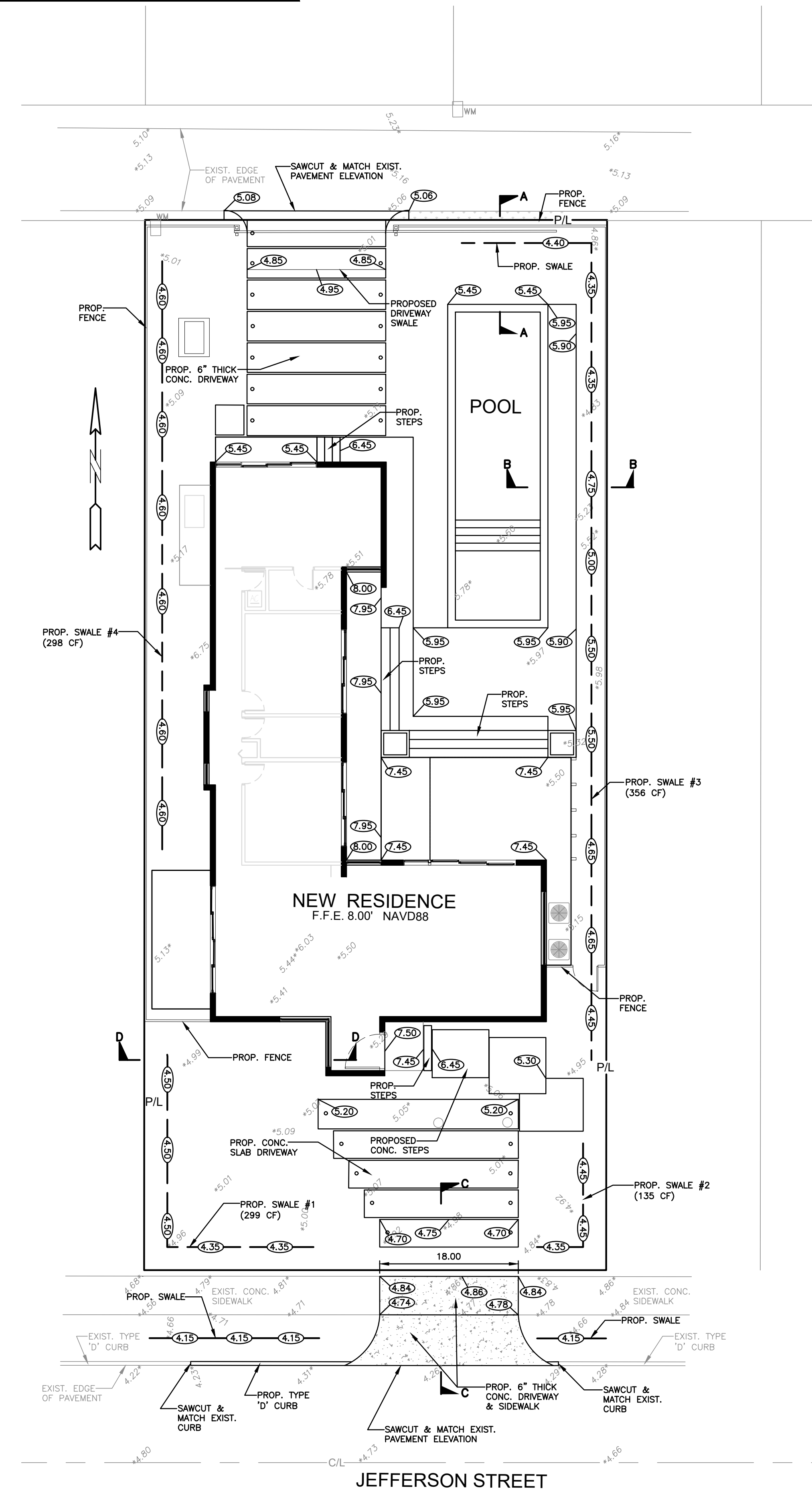
SHEET NO.:

C1

1 OF 3

PROJECT NO.: 22-04

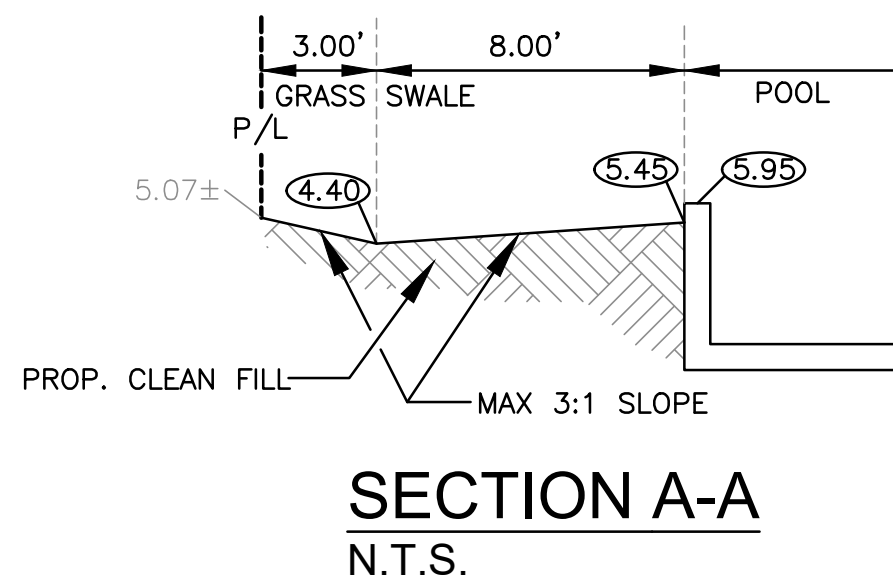
ALL ELEVATIONS ARE REFERENCED
TO NAVD88 VERTICAL DATUM



- LEGEND**
- PROPOSED CONCRETE
 - PROPOSED GRADE
 - EXISTING ELEVATION
 - PROPOSED WATER METER
 - PROPOSED BFP DEVICE

NOTES:

- 1) 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.
- 2) PRIOR TO CONSTRUCTION, CONTRACTOR RESPONSIBLE TO FIELD VERIFY ALL EXISTING ELEVATIONS.
- 3) 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.
- 4) 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.
- 5) ALL ROOF DRAINS MUST BE CONNECTED TO THE ONSITE DRAINAGE SYSTEM.
- 6) CONTRACTOR TO REFER TO ARCHITECTURAL PLANS FOR SITE PLAN LAYOUT AND DIMENSIONS.
- 7) 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.



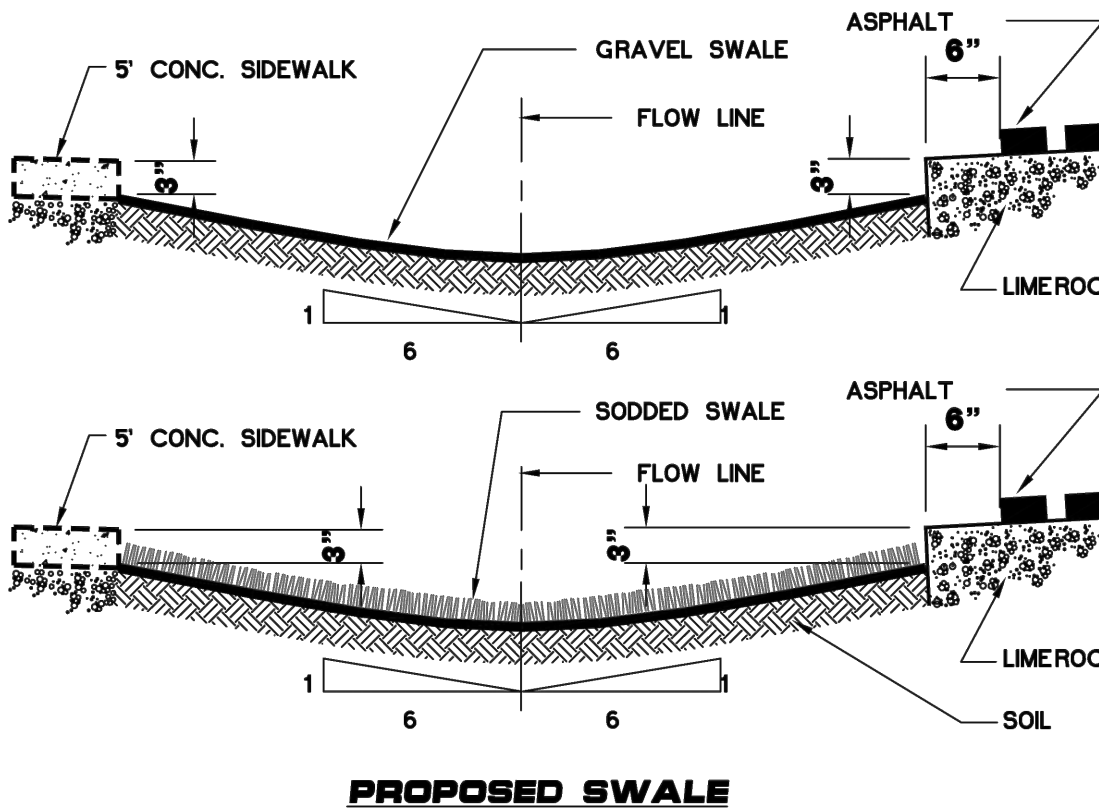
SWALE GRADING SPECIFICATIONS:

GRASS REPLACEMENT TO MATCH LOT WHICH SWALE FRONTS.

SOIL AND GRASS TO BE HAULED OFF TO DUMP SITE.

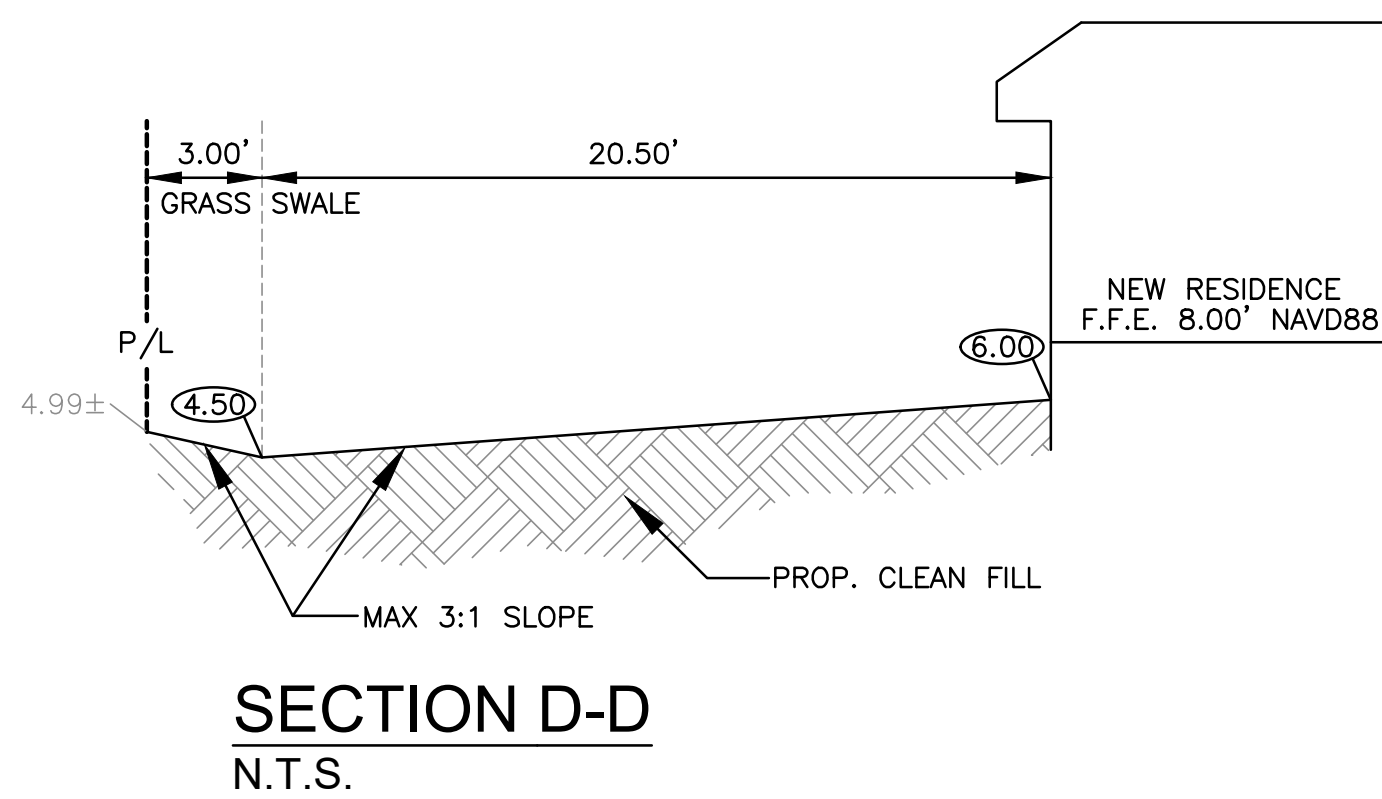
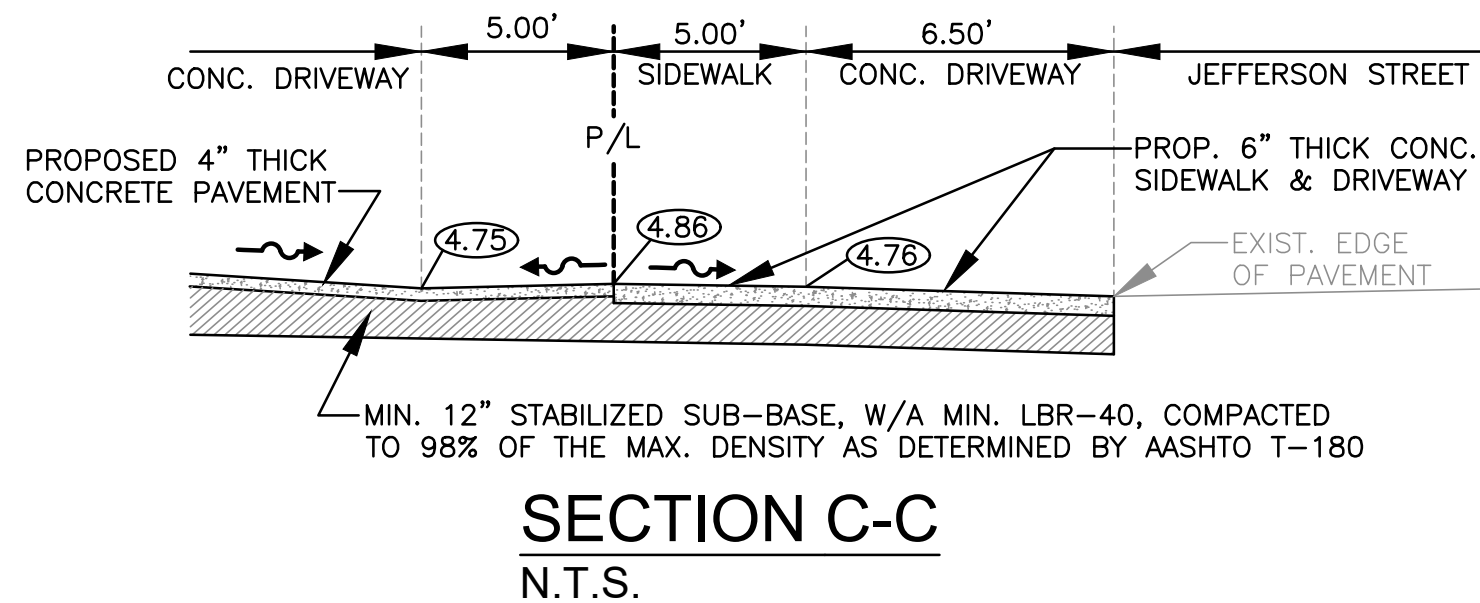
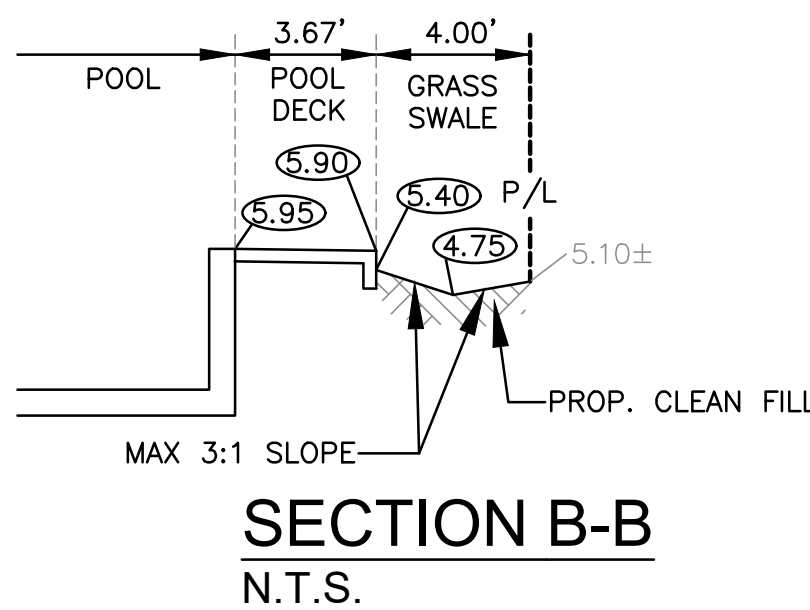
SPRINKLER SYSTEM TO BE REMOVED, LOWERED, AND RECONNECTED WHERE APPLICABLE.

UNDERGROUND LOCATIONS AND ALL OTHER SAFETY FACTORS, ARE THE CONTRACTORS RESPONSIBILITIES.



ENGINEERING SUPPORT SERVICES
PUBLIC UTILITIES DEPARTMENT
CITY OF HOLLYWOOD, FLORIDA

SWALE GRADING SPECIFICATIONS
SHEET 1 OF 1



DRAINAGE CALCULATIONS:

TOTAL SITE AREA = 8,176 SF
BLDG AREA = 1,802 SF
PAVED SURFACES = 3,393 SF
TOTAL IMPERV. AREA = 5,195 SF
TOTAL PERVIOUS AREA = 2,981 SF

WATER QUALITY STORAGE REQUIRED:

$$[(2.5 \text{ IN}) \times 5,195 \text{ SF}] / (12 \text{ IN/FT}) = 1,082 \text{ CF}$$

OR

$$[(1 \text{ IN}) \times 8,176 \text{ SF}] / (12 \text{ IN/FT}) = 681 \text{ CF}$$

2.5 IN TIMES IMPERVIOUS AREA GOVERNS

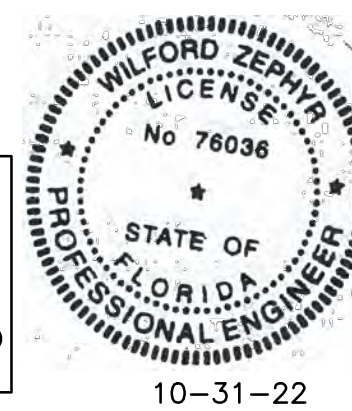
REQUIRED STORAGE VOLUME: 1,082 CF

WATER QUALITY STORAGE PROVIDED:

SWALE AREA #1 = 299 CF
SWALE AREA #2 = 135 CF
SWALE AREA #3 = 356 CF
SWALE AREA #4 = 298 CF
TOTAL STORAGE = 1,086 CF

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PAVING, GRADING & DRAINAGE PLAN

SCALE: 1"=10'

REVISIONS

NO.	DATE	DESCRIPTION
1	7/20/22	CITY REVIEW COMMENTS

ZEPHYR ENGINEERING

ZE

NEW RESIDENCE
FOR
1621 JEFFERSON STREET
HOLLYWOOD, FLORIDA

P.E.#:78036

DATE: 5/13/22

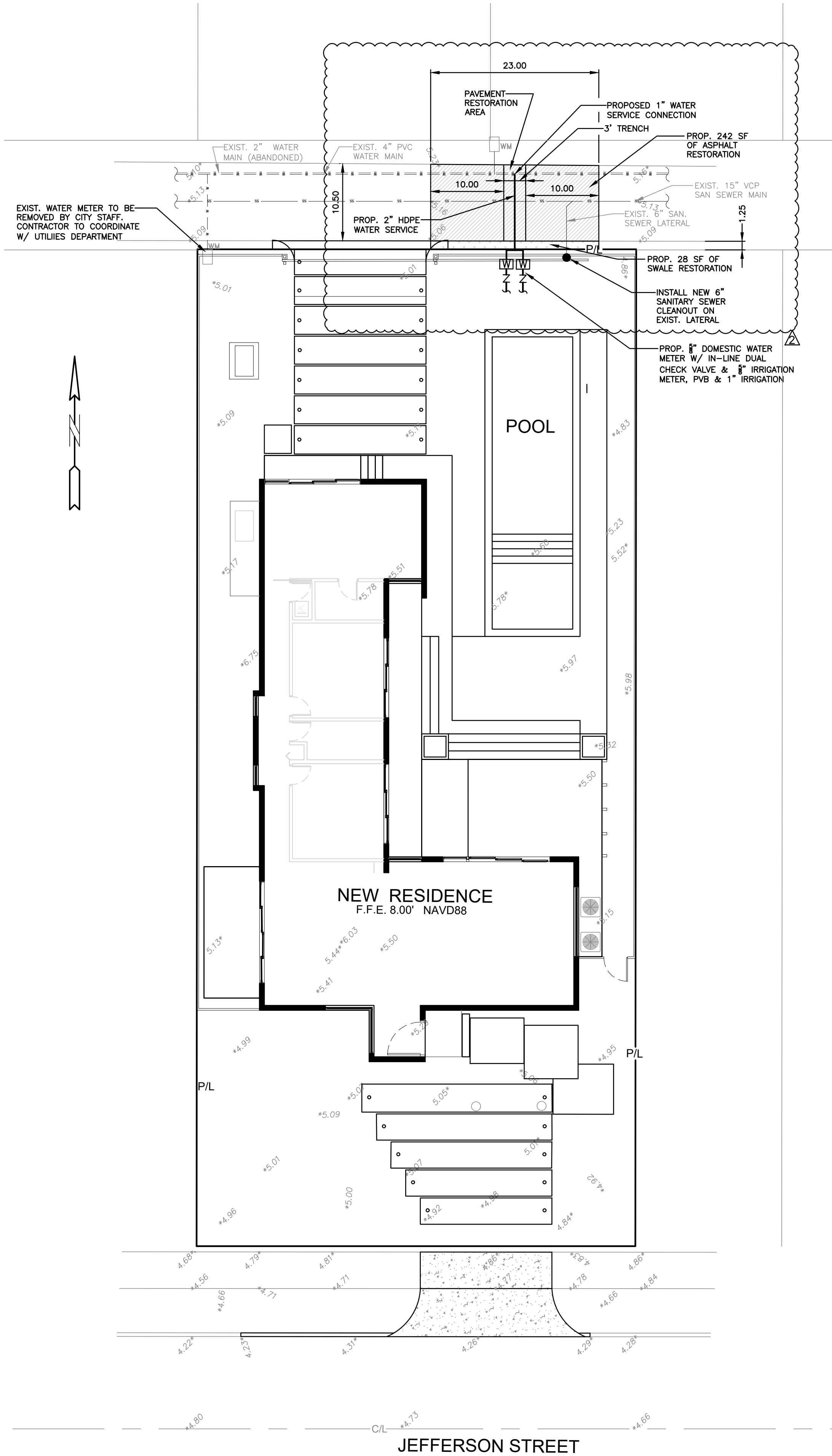
SCALE: 1"=10'

SHEET NO.:

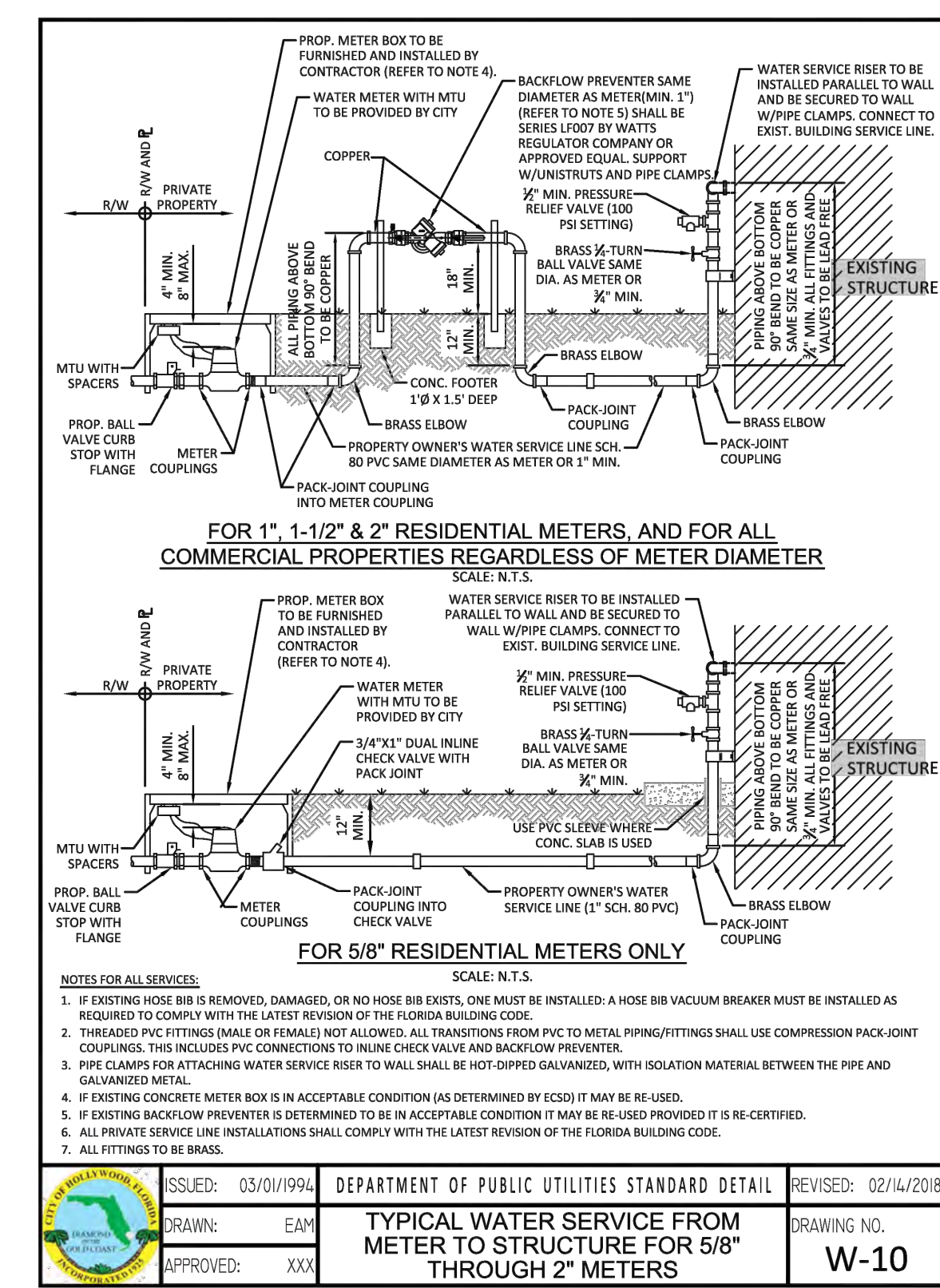
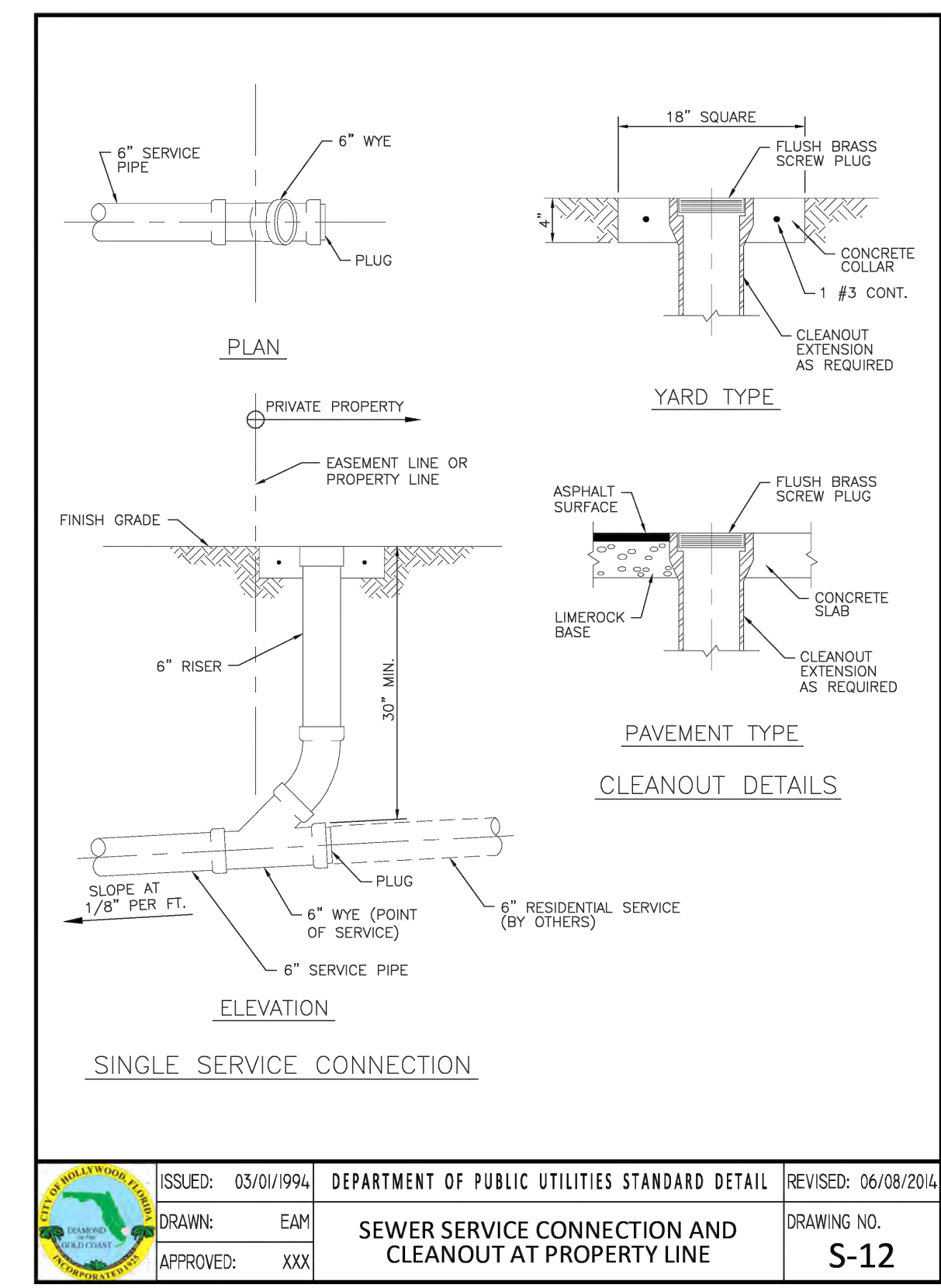
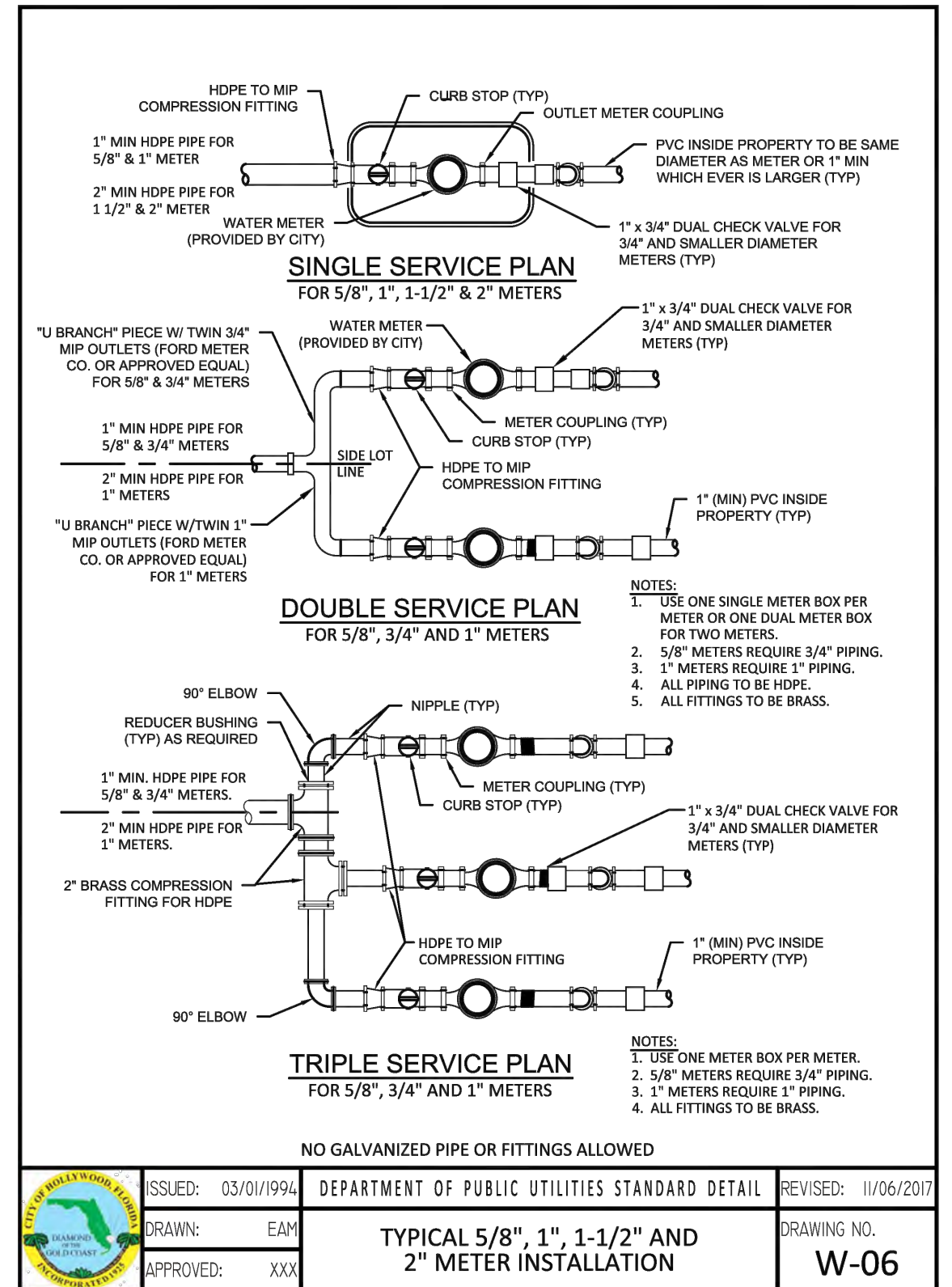
C2
2 OF 3

PROJECT NO.: 22-04

ALL ELEVATIONS ARE REFERENCED
TO NAVD88 VERTICAL DATUM



- LEGEND**
- PROPOSED CONCRETE
 - PROPOSED GRADE
 - EXISTING ELEVATION
 - PROPOSED WATER METER
 - PROPOSED BFP DEVICE



WATER & SEWER DEMAND CALCULATIONS:

PROJECT INFO:
SINGLE FAMILY RESIDENCE

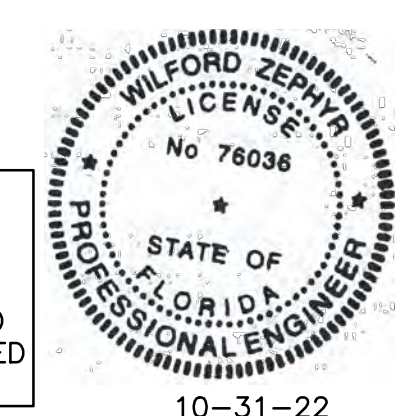
WATER DEMAND
(1 RESIDENTIAL UNIT)X(199 GPD/UNIT)=199 GPD
TOTAL WATER DEMAND=199 GPD

WASTEWATER DEMAND
(1 RESIDENTIAL UNIT)X(142 GPD/UNIT)=142 GPD
TOTAL WASTEWATER DEMAND=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.

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WATER PLAN & DETAILS
SCALE: 1"=10'

REVISIONS

NO.	DATE	DESCRIPTION
1	7/20/22	CITY REVIEW COMMENTS
2	10/27/22	CITY REVIEW COMMENTS

ZEPHYR ENGINEERING
WILFORD ZEPHYR, P.E.
HOLLYWOOD, FL
(786) 302-7693
wzephyr@gmail.com
CA#: 31158

NEW RESIDENCE FOR 1621 JEFFERSON STREET HOLLYWOOD, FLORIDA

P.E.#: 76036

DATE: 5/13/22

SCALE: 1"=10'

SHEET NO.: C3

3 OF 3

PROJECT NO.: 22-04

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 said improvements are proposed.	2 Trees (59 LF)	2 Trees (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. One tree per 1,250 sq. ft. (including any fraction) of front yard area.	1 Trees (1,200 SF)	1 Trees (1 Live Oak)
Mitigation Trees 28" of Tree Mitigation Required; see sheet LA-2 for details.	14 Trees (2"DBH)	14 Trees (Silver Buttonwood & Geiger Trees)
Total Minimum Tree Sizes Shade trees: 2" DBH/ 12' height. Palm trees: 8' of GW or CT.	17 Trees	17 Trees
Native Requirements A minimum of 60% of required trees and 50% of required shrubs must be native species.	8 Trees (60% of 17 = 11)	15 Trees


- Alternative plant species for required landscape may be permitted subject to review and approval by the City of Hollywood Planning Department prior to installation.
- 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.

-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.

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



Drawn By:	PG
Checked By:	PG
Municipal Project:	
Scale:	



NORTH

SCALE: 1/8" = 1'-0"

0 4' 8' 16'

LA-1



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

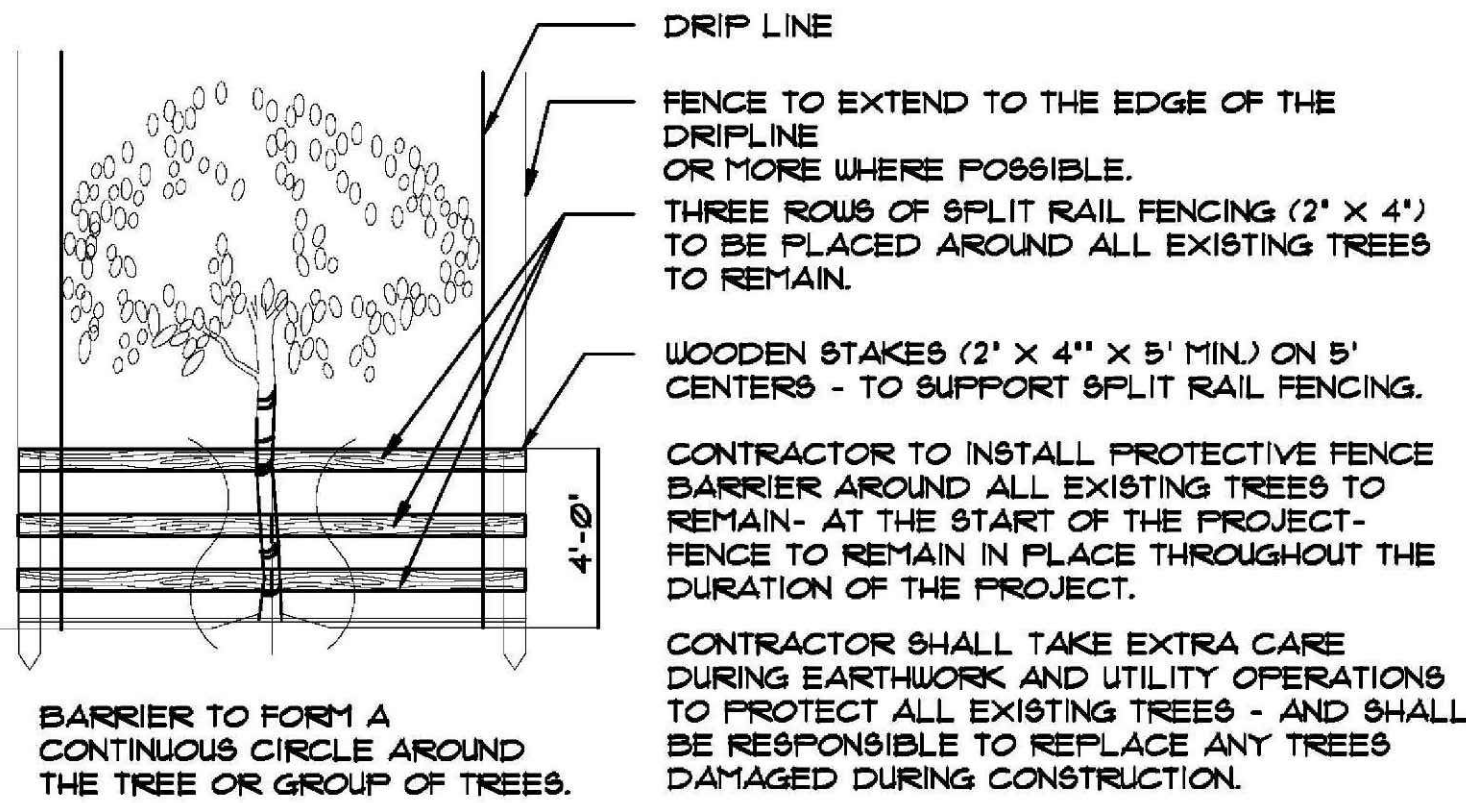
Existing Trees to Remain:

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

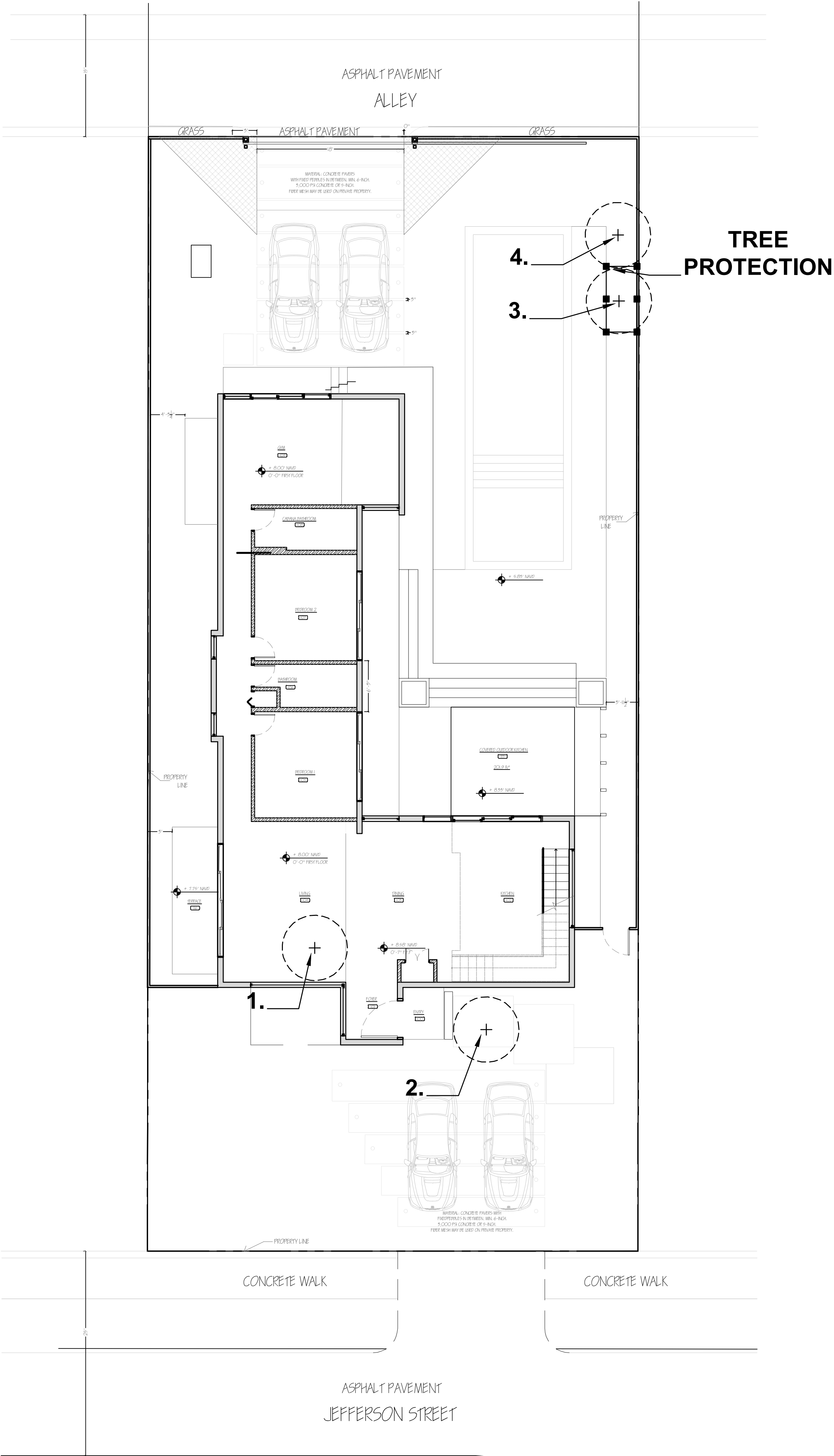
Landscape Tree Mitigation Data:

Trees Removed	Replacement Provided
<i>Tabebuia impetignosa</i> , Purple Trumpet, 25' Canopy Spread, 14" DBH	14" Mitigation Planted On-site (See Mitigation Trees, Plant Schedule Sheet 1)
<i>Citrus spp</i> , Citrus Species, 10' Canopy Spread, 6" DBH	6" Mitigation Planted On-site (See Mitigation Trees, Plant Schedule Sheet 1)
<i>Citrus spp</i> , Citrus Species, 10' Canopy Spread, 8" DBH	8" Mitigation Planted On-site (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.



TREE PROTECTION DETAIL
NOT TO SCALE



Project Team

Landscape Architect:

LANDSCAPE
ARCHITECTURAL
SERVICES, LLC
Brandon White | Owner
772-834-1357 | brandon@las-fl.com
Paul Goulas | Owner
772-633-8400 | 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 6TH AVE,
FORT LAUDERDALE FL 33301

NEW SINGLE-FAMILY RESIDENCE FOR:

ABELLA RESIDENCE

1621 JEFFERSON ST.
HOLLYWOOD, FL 33020

Existing Tree Information

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

REGISTERED LANDSCAPE ARCHITECT

PAUL A. GOULAS

LA 6666807

STATE OF FLORIDA

PAUL GOULAS, RLA
FLORIDA REG. # LA6666807

Drawn By: BW

Checked By: PG

Municipal Project:

Scale:

SCALE: 1/8" = 1'-0"

LA-2

LANDSCAPE SPECIFICATIONS

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 guaranteeing 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:

- A. 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 progress of the work.
- 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:
1. A financial statement showing assets and liabilities of the company current to date.
 2. A listing of not less than (3) completed projects of similar scope and nature.
 3. Permanent name and address of place of business.
 4. 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.
- C. 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.
- E. 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, much 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 Landscape Architect and/or owner.
- C. The Landscape Architect reserves the right to reject any plant materials not in conformance with these specifications.
- 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:

- 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. Tableted fertilizer shall be Agriform planting tablets 20-10-5 formula, 21 gram or equal. All trees and shrubs shall be fertilized with tableted fertilizer as follows. While backfilling plant holes, fertilizer tablets shall be evenly spaced and placed adjacent to the ball mid-way in depth in 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 larger shrub material.

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 thoroughly watered. Apply 2" max on tree & palm rootballs, keep away from tree & palm trunks or as required by local jurisdiction.

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:

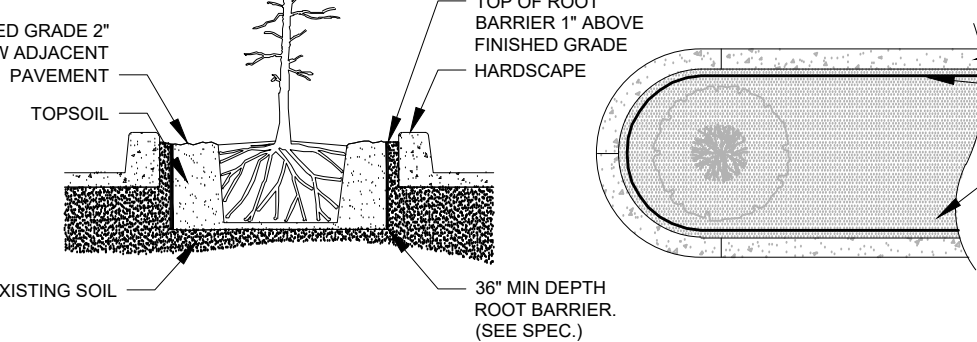
- A. Grading for drainage, swales, etc. to within 4 inches of the finished grade to be provided by others.
- B. It shall be the responsibility of the Landscape Contractor to provide the final grading during the course of landscape installation so as to bring sod and planting areas to their proper elevations 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.

3.03 PLANTING:

- 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 and requirements.
- F. 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 from hole before filling in.
- 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 Owner.
- L. 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 top-dressed 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.
- D. Remove all trimmings from site.



SPECIAL APPLICATIONS ROOT BARRIER DETAIL

NOTES:
1. ROOT BARRIER SHALL BE "DEEPROOT" 36" DEPTH OR APPROVED EQUAL.
2. ROOT BARRIER SHALL BE INSTALLED PER MANUFACTURER'S SPECIFICATIONS AND RECOMMENDATIONS.

3.05 GUYING:

- 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.
- B. Wires shall not come in direct contact with the tree but shall be covered with an approved protection device at all contact points. Wires shall be fastened in such a manner as to avoid pulling crotches apart.
- D. Stake & Brace all trees larger than 12" oa. See detail.
Stakes shall be 2" x 2" lumber of sufficient length to satisfactorily support each tree.
- E. Turnbuckles for guying trees shall be galvanized or cadmium plated and shall be of adequate size and strength to properly maintain tight guy wires.
- 3.06 WATER:
- A. Each plant or tree shall be thoroughly watered in after planting. Watering of all newly installed plant materials shall be the responsibility of the Landscape Contractor until final acceptance by the Landscape Architect.
- B. See General Notes of Landscape Plan for water source.

3.07 SOD:

- A. The Landscape Contractor shall sod all areas indicated on the drawings.
- B. It shall be the responsibility of the Landscape Contractor to fine grade all landscape areas, eliminating all bumps, depressions, sticks, stones, and other debris.
- C. The sod shall be firm, tough texture, having a compacted growth of grass with good root development. It shall contain no noxious weeds, or any other objectionable vegetation, fungus, insects, or disease. The soil embedded in the sod shall be good clean earth, free from stones and debris.
- D. Before being cut and lifted, the sod shall have been mowed at least three times with a lawn mower, and in mowing not more than seven days before the sod is cut. The sod shall be carefully cut into uniform dimensions.
- E. 6-8-6 fertilizer with all trace elements is to be applied at the rate of 40 lbs. per 1,000 sq. ft. prior to laying sod.
- 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 curbs, walks, paving and wood borders to allow for building turf.
- H. If in the opinion of the Landscape Architect, top dressing is necessary after rolling, clean yellow sand will be evenly applied over the entire surface and thoroughly washed in.

3.08 SEEDING:

- A. The Landscape Contractor shall remove all vegetation and rocks larger than (1") in diameter from areas to be seeded, scarify the area, then apply fertilizer at a rate of 500 lbs. per acre.
- B. Application: Argentine Bahia Grass seed - 200 Pounds per acre mixed with common hulls Bermuda seed - 30 lbs. per acre. All other seed mixtures shall be applied per the manufacturer's instructions.
- C. Roll immediately after seeding with a minimum 500 pound roller, then apply straw mulch at the rate of 2,500 pounds per acre.
- D. Apply fertilizer at the rate of 150 lbs. per acre 45-60 days after seeding.

3.09 CLEANING UP:

- A. The contractor shall at all times keep the premises free from accumulations of waste materials or rubbish caused by his employees or work. He shall leave all paved areas "broom clean" when completed with his work.

3.10 MAINTENANCE:

- A. Maintenance shall begin immediately after each plant is installed and shall continue until all planting has been accepted by the Owner or Landscape Architect. Maintenance shall include watering, weeding, removal of dead materials, resetting plants to proper grades or upright positions, spraying, restoration of planting saucer and/or any other necessary operations.
- B. Proper protection to lawn areas shall be provided and any damage resulting from planting operations shall be repaired promptly.
- 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 acceptance.
- D. In the event that weeds or other undesirable vegetation become prevalent, it shall be the Contractor's responsibility to remove them.
- 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 force winds.
- 3.11 COMPLETION, INSPECTION AND ACCEPTANCE:
- A. Completion of the work shall mean the full and exact compliance and conformity with the provisions expressed or implied in the Drawings and in the Specifications, including the complete 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 replacement of plants, will be made by the Owner and/or Landscape Architect at the conclusion of all planting and at the request of the Landscape Contractor.
- C. All plant material shall be alive and in good growing condition for each specified kind of plant at 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 inspection and acceptance.
- 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 guarantee.

DRAINAGE TESTING/DRAINAGE CHANNEL REQUIREMENTS

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

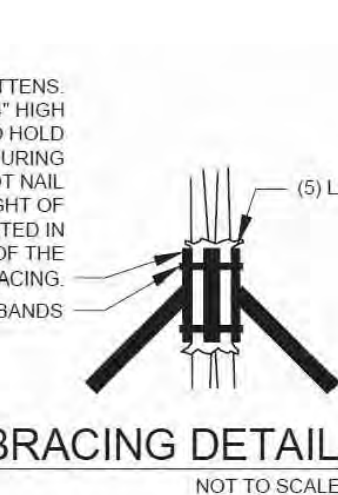
- A. DIG EACH PLANTING PIT TO THE MINIMUM SPECIFIED SIZE.

- 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)
- D. ALL MATERIAL REMOVED FROM THE DRAINAGE CHANNEL SHALL BE DISCARDED.

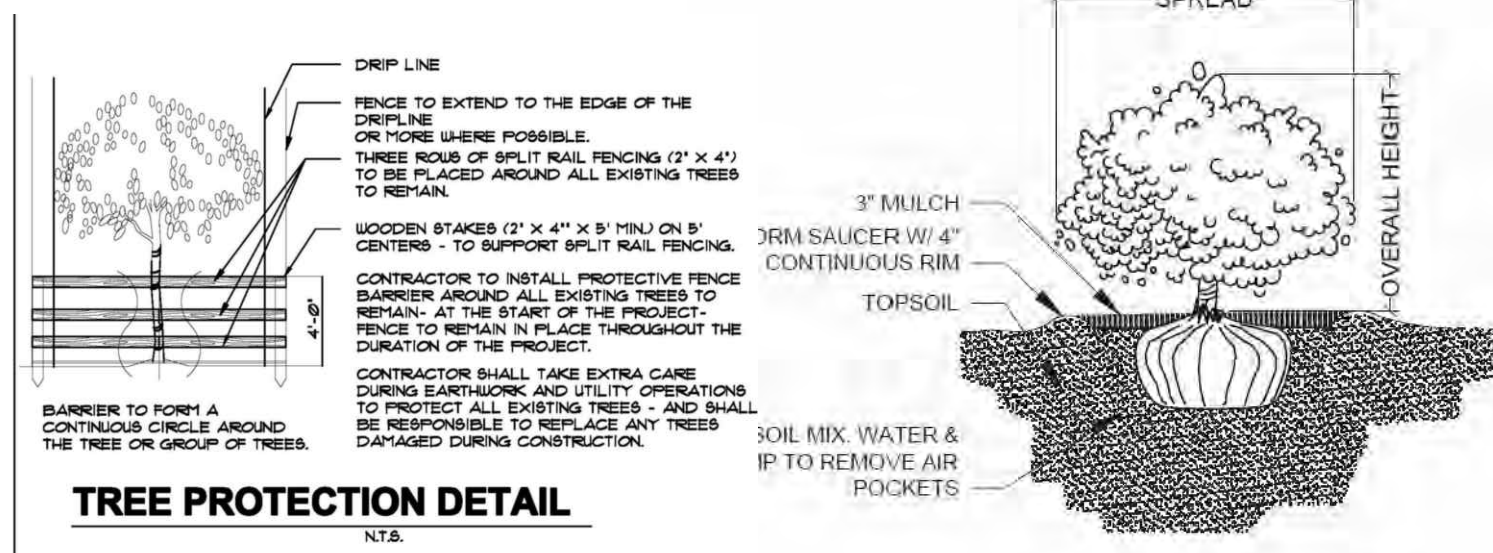
- E. WHEN BACKFILLING PLANTING PITS WITH PLANTING MIXTURE, CARE MUST BE TAKEN TO KEEP THE CONSISTENCY OF THE SOIL MIX THE SAME THROUGHOUT THE PLANTING PIT AND DRAINAGE CHANNEL.

BRACING DETAIL



DRAINAGE TESTING DETAIL

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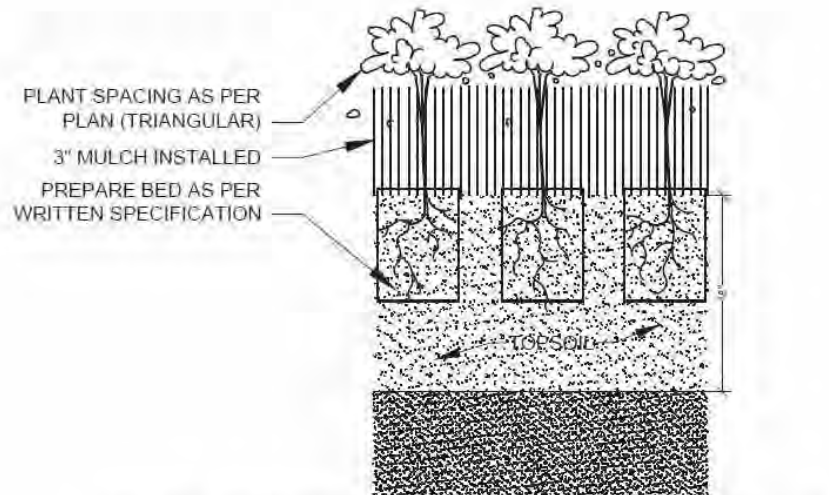


TREE PROTECTION DETAIL

NOT TO SCALE

SHRUB PLANTING

NOT TO SCALE



GROUNDCOVER PLANTING DETAIL

NOT TO SCALE

Project Team

Landscape Architect:

LANDSCAPE ARCHITECTURAL 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 (888) 468-8388
E-MAIL: CLUCK@UGDESIGNBUILD.COM
ADDRESS: 511 SE 5TH AVE.
FORT LAUDERDALE FL 33351

NEW SINGLE-FAMILY RESIDENCE FOR:

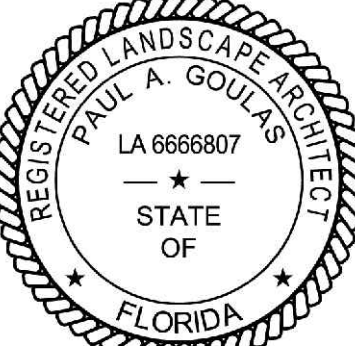
ABELLA RESIDENCE

1621 JEFFERSON ST.
HOLLYWOOD, FL 33020

Landscape Details & Specifications

Revisions

Date	Init.	Description
02.27.22	PG	Initial Submittal
07.06.22	PG	Rev Per Site Plan
10.11.22	PG	Rev Per Site Plan



PAUL GOULAS, RLA
FLORIDA REG. # LA6666807

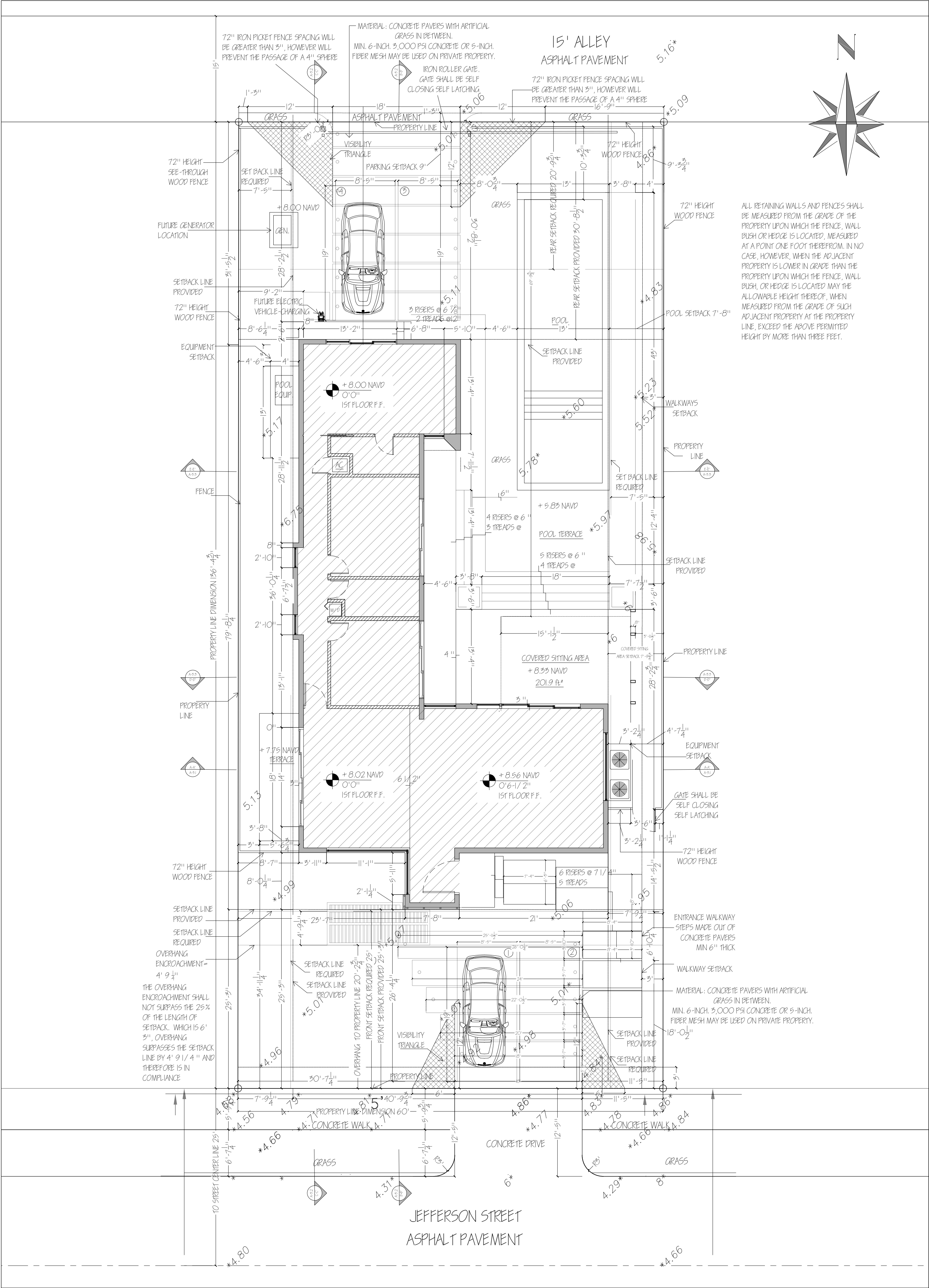
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Scale:

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PROPOSED SITE PLAN

SCALE 1/8" = 1'

GENERAL NOTES

1. 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 RESPONSIBILITY 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.
6. 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.
10. GENERAL CONTRACTOR TO DETERMINE EXACT LOCATION OF ALL UTILITIES PRIOR TO COMMENCEMENT OF WORK.
11. GREEN BUILDING REQUIREMENTS
 - 1- OCCUPANCY/ VACANCY SENSORS
 - 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.
 - 11- TANKLESS WATER HEATER IN LIEU OF A STANDARD TANK WATER HEATER.
12. EXISTING WATER METER TO BE REUSED.
13. ALL OTHER CONNECTIONS (SEWER) ARE EXISTING AND WILL BE REUSED.

SITE PLAN CALCULATIONS

SITE CALCULATIONS	
TOTAL SITE AREA	8,184.36 SF
FOOTPRINT AREA	3,088.15 SF

SETBACK CALCULATIONS		
BUILDING	REQUIRED	PROVIDED
FRONT	25'-0"	25'-3"
SIDE INTERIOR - WEST	25% of the lot width=15' SIDE INTERIOR WEST=7.5'	7' 9"
SIDE INTERIOR - EAST	25% of the lot width=15' SIDE INTERIOR-EAST=7.5'	7' 9"
REAR / ALLEY	15% OF THE LOT DEPTH 20'-0"	31'-5 1/2"

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

SITE CALCULATIONS		
ITEM	PROVIDED	REQUIRED
TOTAL SITE AREA	8,184.36 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 CALCULATION	
FIRST FLOOR PLAN	1,802.19 SF
SECOND FLOOR PLAN	645.74 SF
TOTAL A/ C AREA	2,447.93 SF
NON A/ C AREA	-

PARKING CALCULATIONS	
REQUIRED	4
PROVIDED	4



URBAN GROUP ARCHITECT

OFFICE: +1 (305) 466 9308
E-MAIL: CLICK@UGDESIGNBUILD.COM
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NEW SINGLE-FAMILY RESIDENCE FOR:

ABELLA FAMILY
1621 JEFFERSON ST.
HOLLYWOOD, FL 33020

△	REVISION / DATE

DRAWN BY:	AC
CHECKED BY:	MI
SCALE:	1/8"
DATE:	11/09/2022

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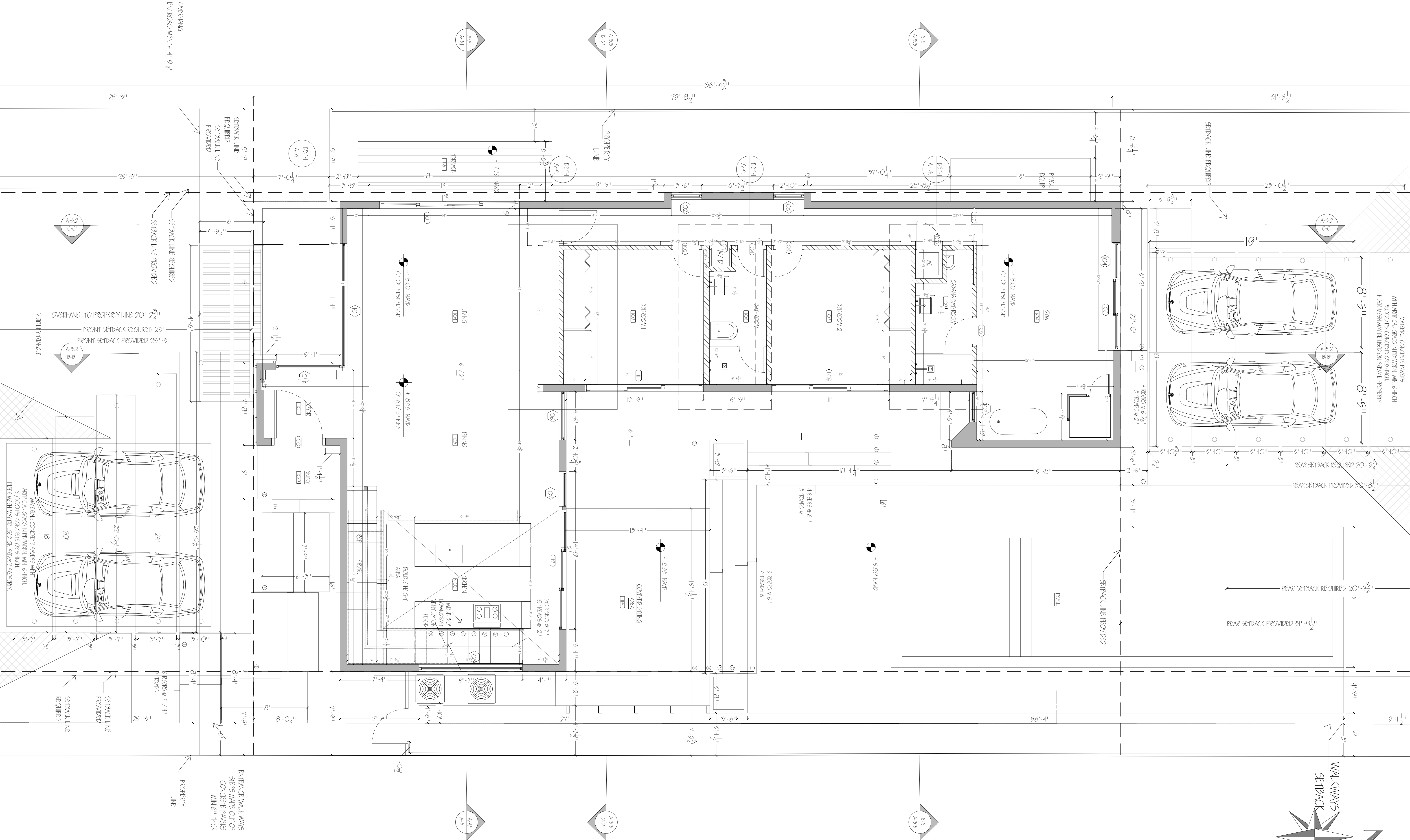
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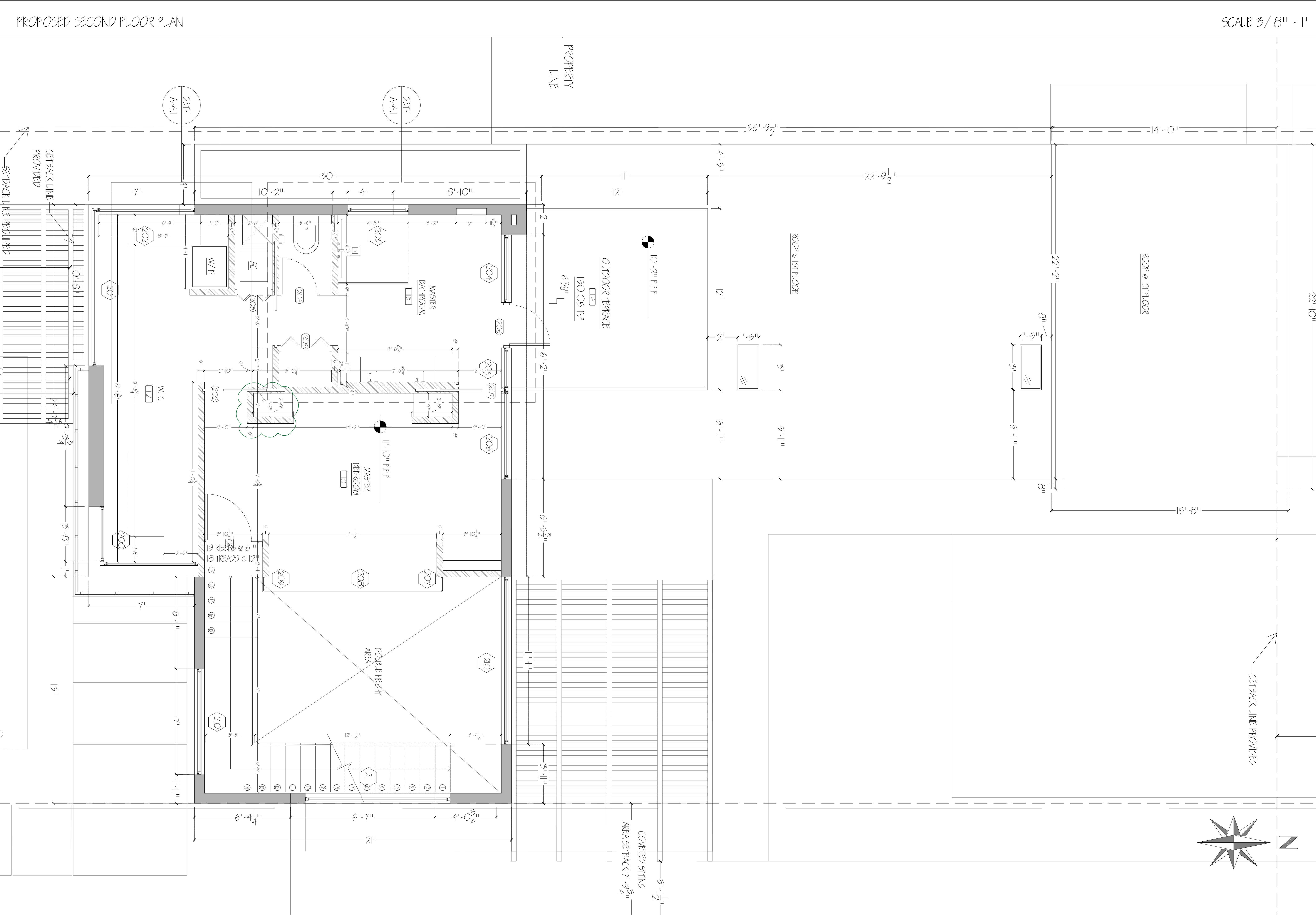
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ABELLA FAMILY RESIDENCE
1621 JEFFERSON ST.
HOLLYWOOD, FL 33020

REVISION / DATE

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PROPOSED SECOND FLOOR PLAN

SCALE 3/8" = 1'

PROPERTY LINE

SETBACK LINE PROVIDED

SETBACK LINE REQUIRED

ROOF @ 1ST FLOOR

OUTDOOR TERRACE
150.05 sq ft
6' 7/8"

MASTER BEDROOM
110
11'-0" F.F.F.

MASTER BATHROOM
113

W/D
112

W.C.
112

DOUBLE HEIGHT AREA
210

COVERED STING
AREA SETBACK 7'-9 3/4"

SETBACK LINE PROVIDED

19 RISERS @ 6"
18 TREADS @ 12"

10'-2" F.F.F.

11'-0" F.F.F.

12'-0" F.F.F.

13'-0" F.F.F.

14'-0" F.F.F.

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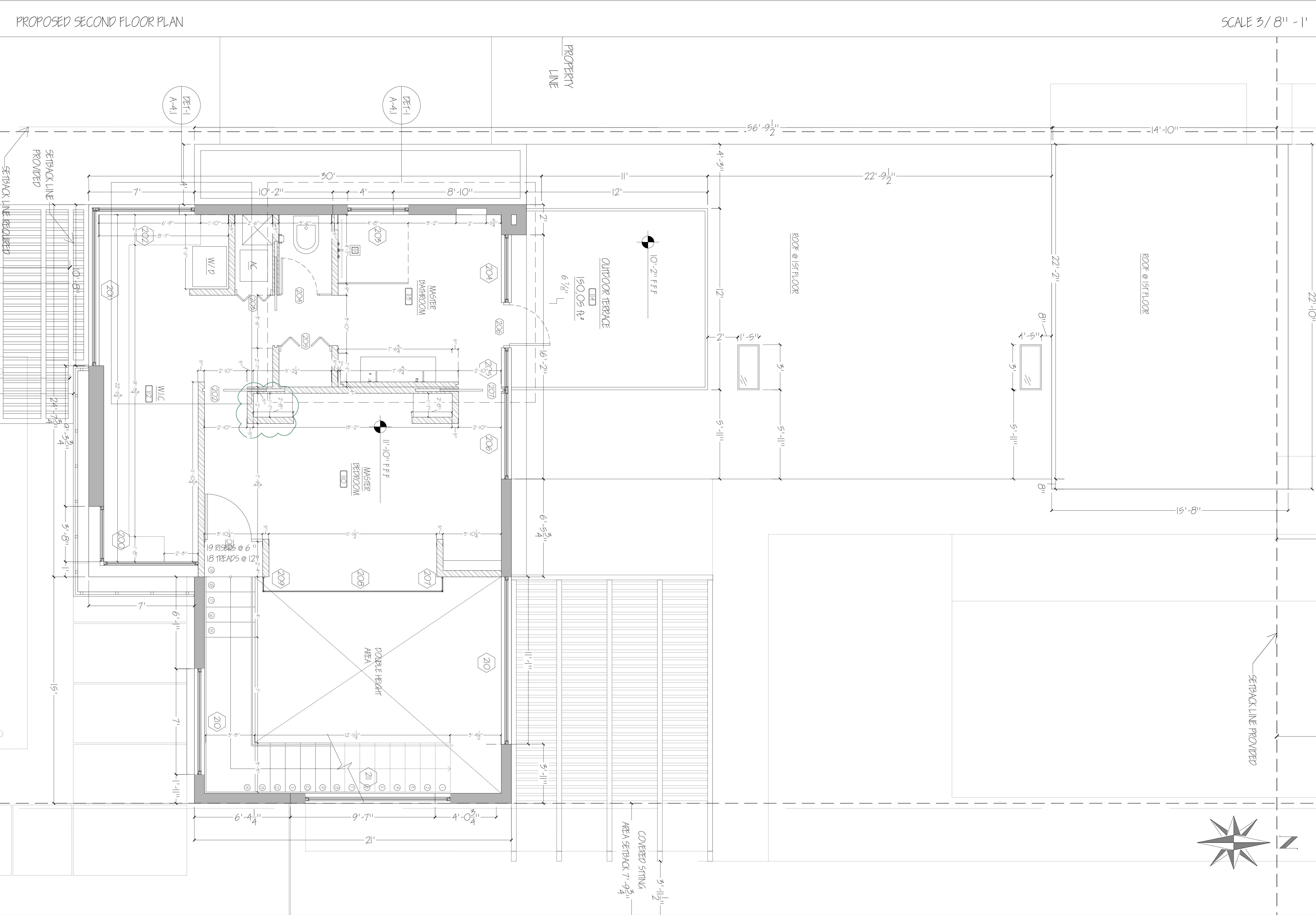
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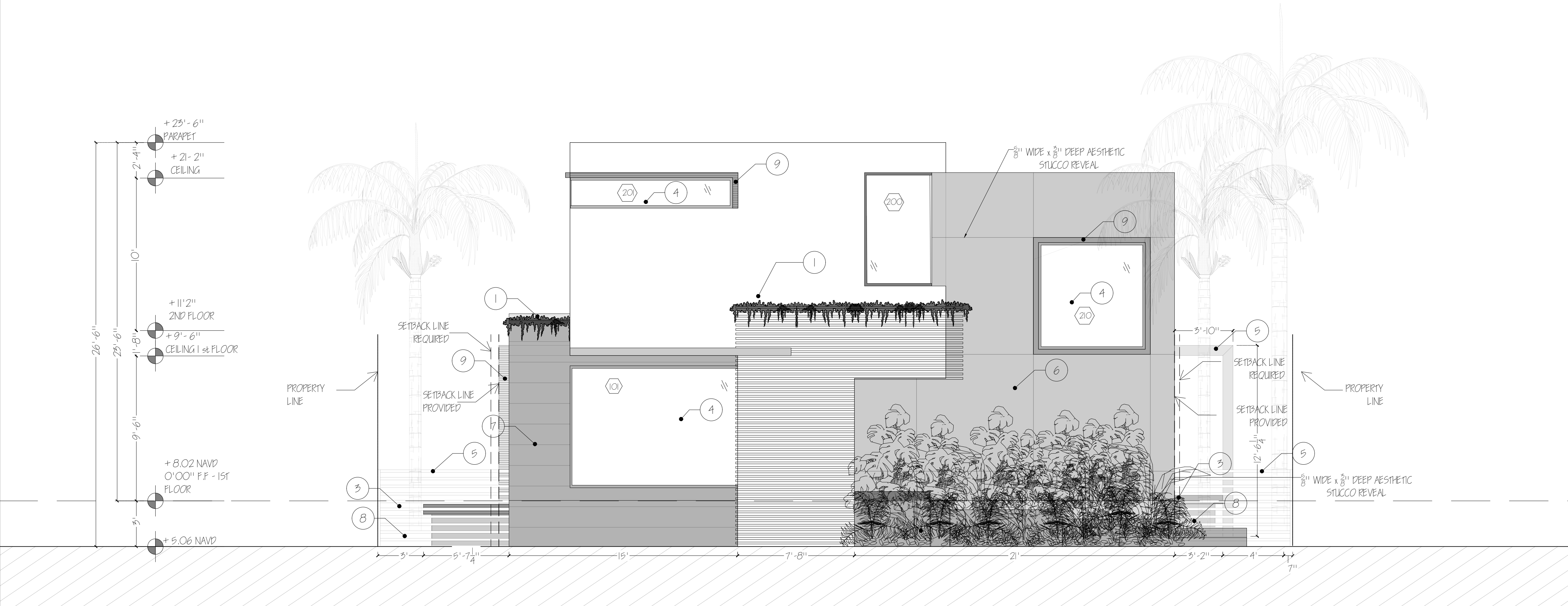
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264'-0" F

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PROPOSED NORTH ELEVATION

SCALE 1/4" = 1'

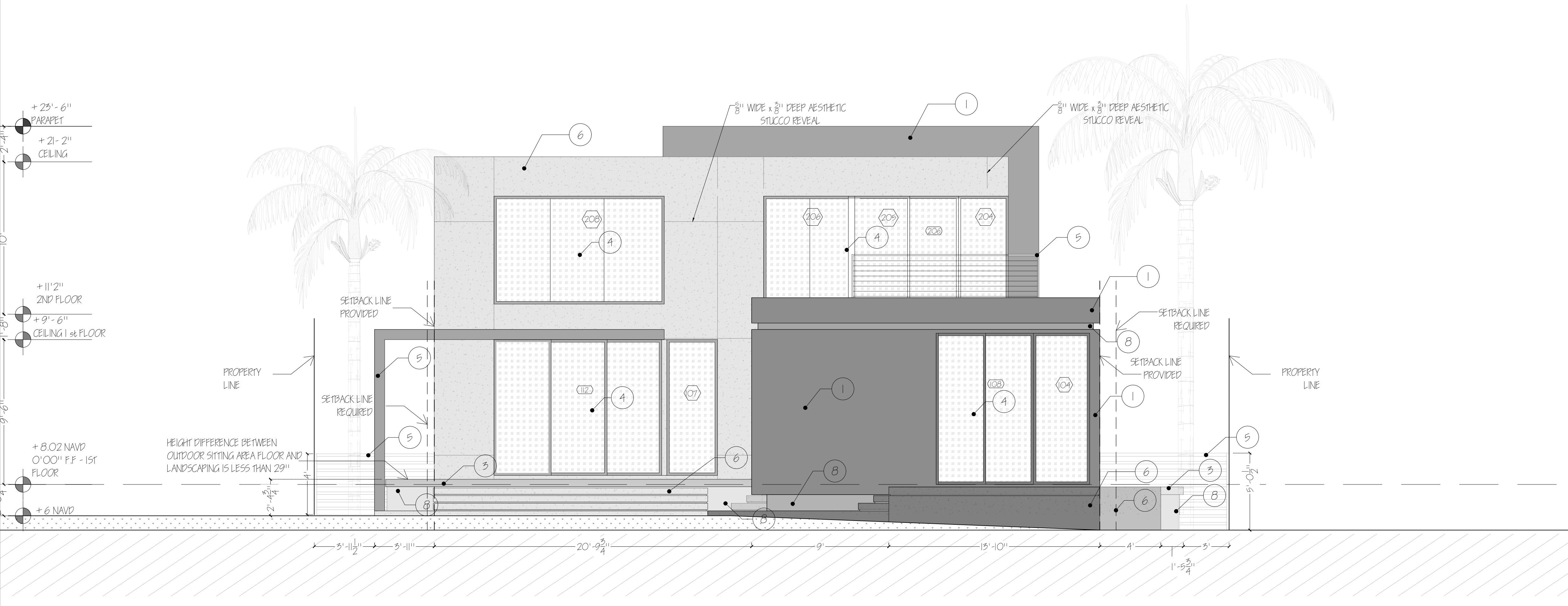


MATERIALS LEGEND

1	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	5/8" WIDE x 3/8" DEEP AESTHETIC STUCCO REVEAL EVERY 10" LIGHT GRAY PAINT
8	BLACK PAINT OVER SMOOTH STUCCO
9	TEAK WOOD
10	TEAK TYPE EXTERIOR PANELING

PROPOSED SOUTH ELEVATION

SCALE 1/4" = 1'



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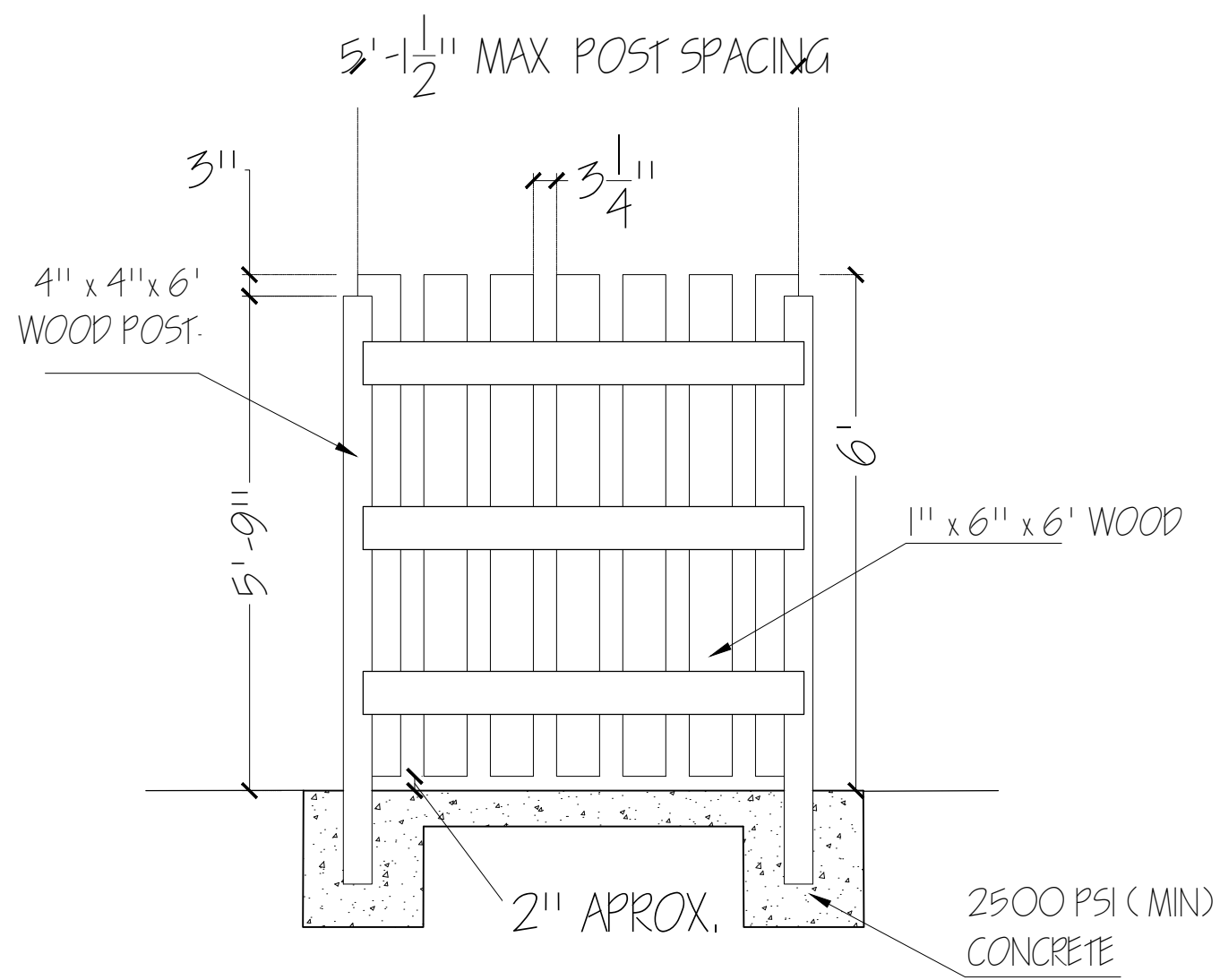
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GENERAL DETAILS

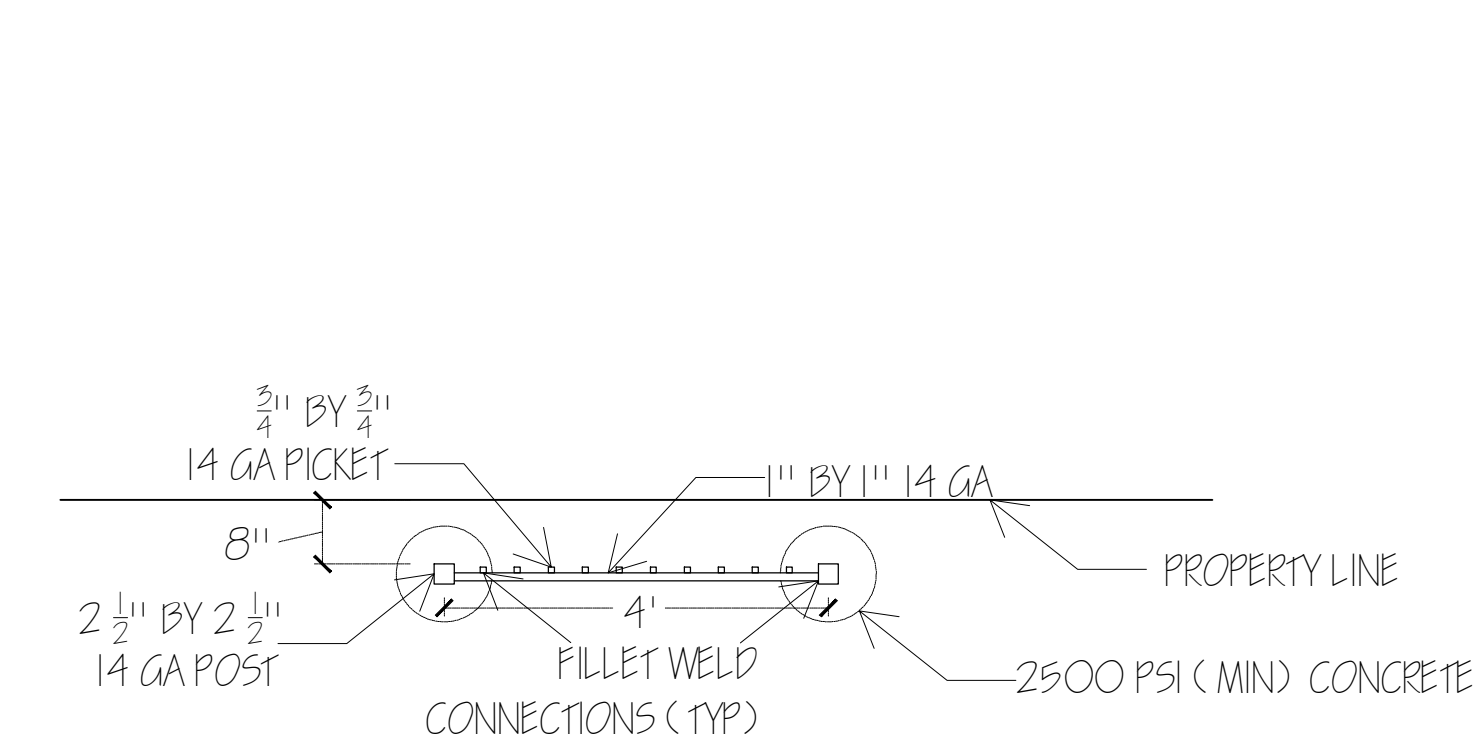
WOOD FENCE DETAIL

SCALE 1/2" = 1'



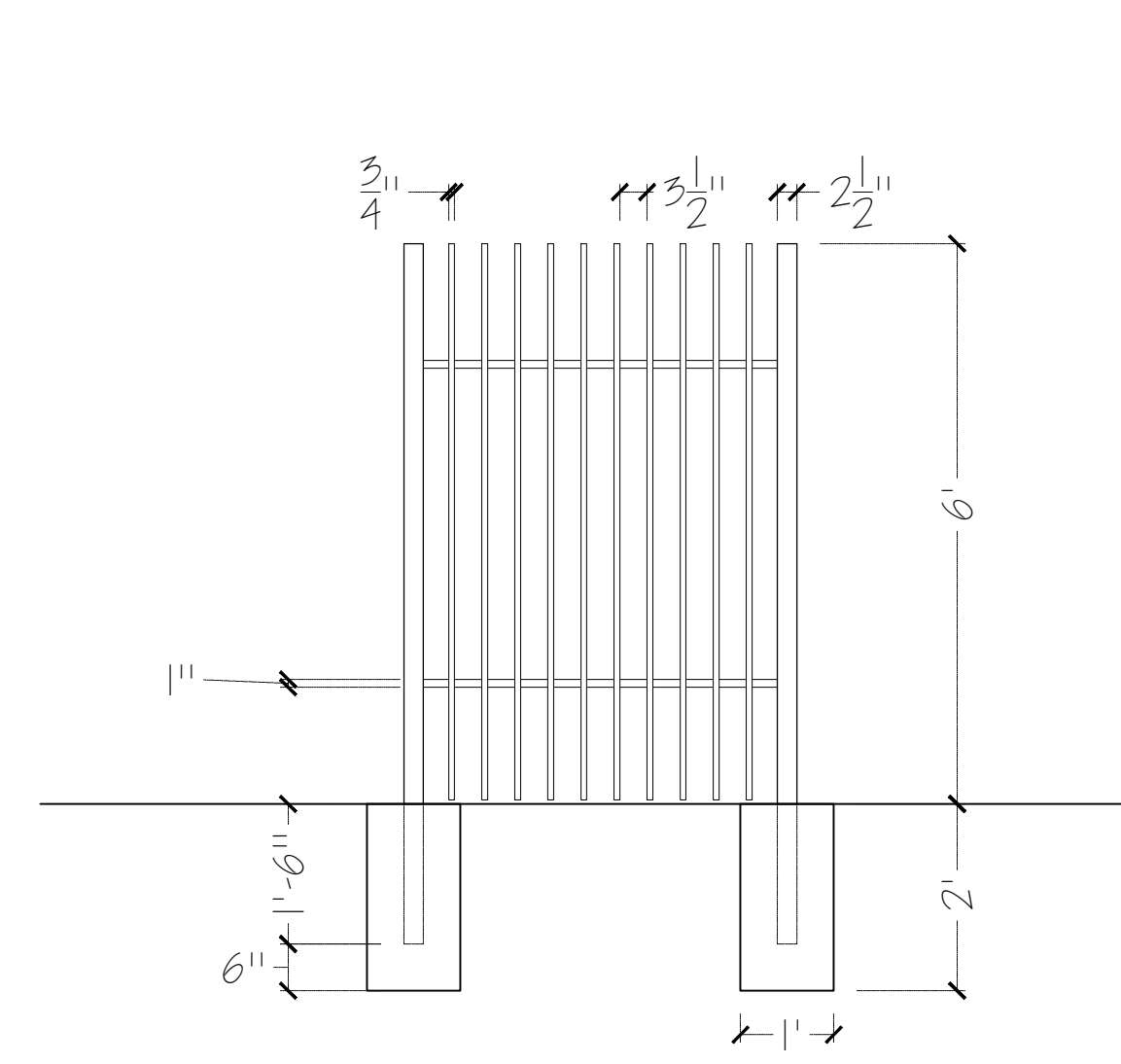
PICKET FENCE DETAIL

SCALE 1/2" = 1'



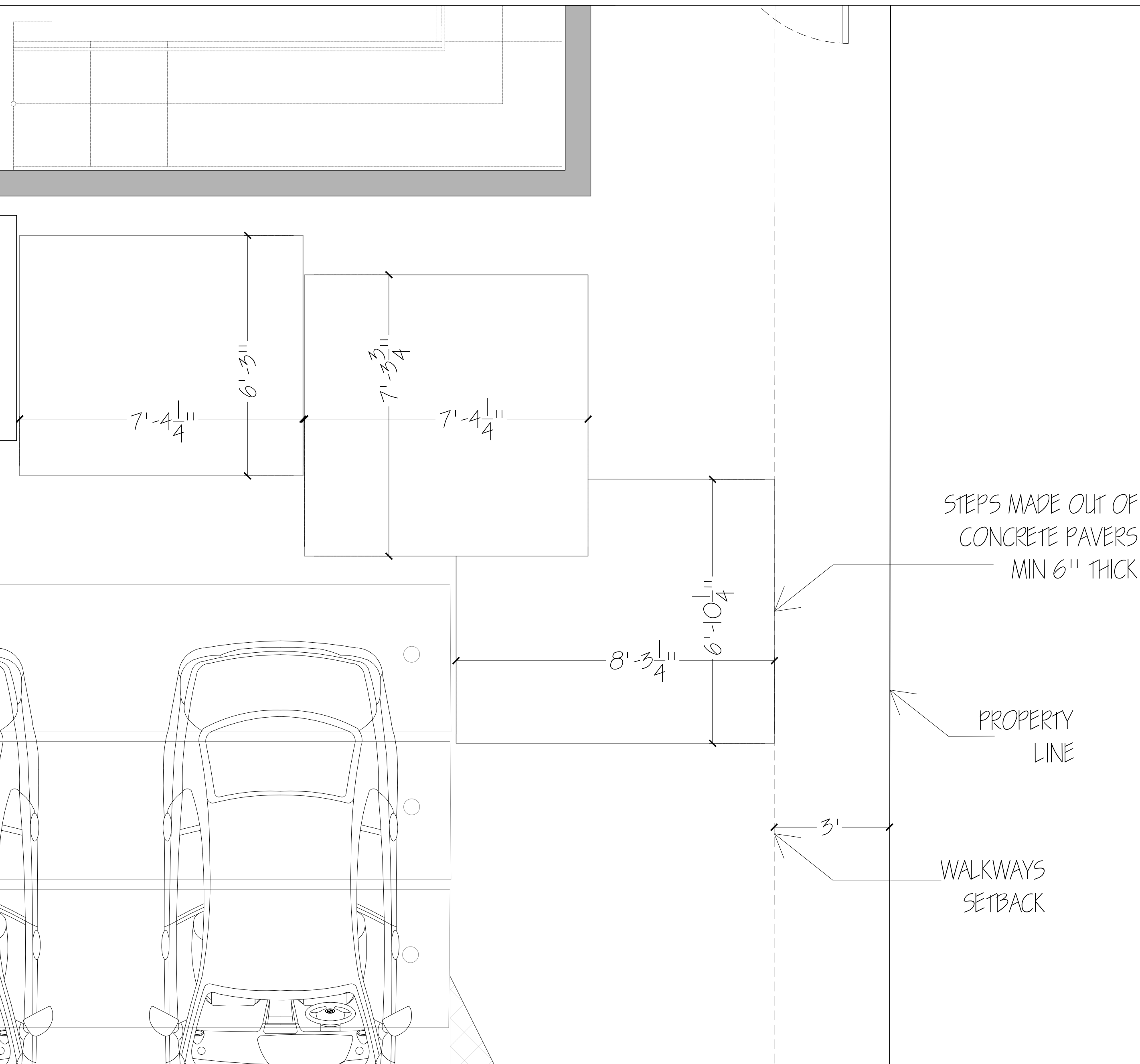
PICKET FENCE DETAIL

SCALE $1/2'' = 1'$



ENTRANCE WALKWAY DETAIL

SCALE $1/2^{11} - 1'$



URBAN GROUP ARCHITECT
OFFICE: +1 (305) 466 9308

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△	REVISION / DATE

DRAWN BY:	SB
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SCALE:	
DATE:	07/21/2022

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