

ATTACHMENT II

Revised Application Package

PLANNING DIVISION



2600 Hollywood Boulevard Room 315
Hollywood, FL 33022

File No. (internal use only): _____

GENERAL APPLICATION



Tel: (954) 921-3471

Fax: (954) 921-3347

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

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

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

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

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

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



APPLICATION TYPE (CHECK ONE):

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

Date of Application: _____

Location Address: 1404 JACKSON ST, HOLLYWOOD, FL 33020

Lot(s): 89 Block(s): B LOT 17 & LOT 18 E1/2 Subdivision: HOLLYWOOD 1-21

Folio Number(s): 5142 15 02 6660

Zoning Classification: RS-6 Land Use Classification: 33

Existing Property Use: RESIDENCE VACANT Sq Ft/Number of Units: 1945 SQ.FT

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

Has this property been presented to the City before? If yes, check all that apply and provide File Number(s) and Resolution(s): NO

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

Explanation of Request: CERTIFICATE OF APPROPRIATENESS FOR DEMOLITION AND ADDITION TO REMODEL EXISTING SINGLE FAMILY RESIDENCE LOCATED IN HISTORIC DISTRICT FOR THE HISTORIC PRESERVATION BOARD.

Number of units/rooms: 04 Sq Ft: 2995 SQ.FT

Value of Improvement: 386,355 Estimated Date of Completion: 11/20/23

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

Name of Current Property Owner: GAVCO SOLUTIONS LLC

Address of Property Owner: 16169 BISCAYNE AVENTURA FL 33160

Telephone: 646-327-0803 Fax: _____ Email Address: ALBERTGAV@HOTMAIL.COM

Name of Consultant/ Representative Tenant (circle one): RAHIMUDDIN RAHIMI

Address: 10031 PINES BLVD STE 237, PEMBROKE PINES, FL Telephone: 954-298-6717

Fax: _____ Email Address: MRENG1@AOL.COM

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

If Yes, Attach Copy of the Contract.

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

Address: _____

Email Address: _____

PLANNING DIVISION



2600 Hollywood Boulevard Room 315
Hollywood, FL 33022

File No. (internal use only): _____

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: 12-15-22

PRINT NAME: ALBERT GAVRIYELOV (GAVCO SOLUTIONS LLC)

Date: 12-15-22

Signature of Consultant/Representative: _____

Date: 12/15/22

PRINT NAME: RAHIMUDDIN RAHIMI

Date: 12-15-22

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 CERTIFICATE OF APPROPRIATENESS to my property, which is hereby made by me or I am hereby authorizing RAHIMUDDIN RAHIMI to be my legal representative before the HISTORIC PRESERVATION (Board and/or Committee) relative to all matters concerning this application.

Sworn to and subscribed before me

this 20 day of MARCH, 2023

Abdul Razzak Khanani

Notary Public

State of Florida

My Commission Expires: _____ (Check One) ☐ Personally known to me; OR ☐ Produced Identification _____



Notary Public State of Florida
Abdul Razzak Khanani
My Commission GG 325266
Expires 04/17/2023

Signature of Current Owner

ALBERT GAVRIYELOV

Print Name

BILL OF SALE

THIS BILL OF SALE, made on this 8th day of June, 2022 by 1404 Jackson St, LLC, a Florida Limited Liability Company (hereinafter referred to as the "Seller"), in favor of Gavco Solutions, LLC, a Florida Limited Liability Company (hereinafter referred to as the "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, the receipt and sufficiency of which is hereby acknowledged, delivers, grants, bargains, sells and transfers forever to Buyer the following goods and chattels, to wit:

Together with all existing improvements and fixtures, including built-in appliances, built-in furnishings and attached wall-to-wall carpeting and flooring ("Real Property"); range(s)/oven(s), refrigerator(s), dishwasher(s), disposal, ceiling fan(s), intercom, light fixture(s), drapery rods and draperies, blinds, window treatments and smoke detector(s) ("Personal Property").

Said property being located at:

Lot 17, and the East 1/2 of Lot 18, Block 89, HOLLYWOOD, according to the map or plat thereof as recorded in Plat Book 1, Page 21, Public Records of Broward County, Florida.

Also known as **1404 Jackson Street, Hollywood, FL 33020.**

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

WITNESS

PRINT NAME: Mila Lopata

WITNESS

PRINT NAME: Leiza Rodriguez

1404 Jackson St, LLC, a Florida Limited Liability Company

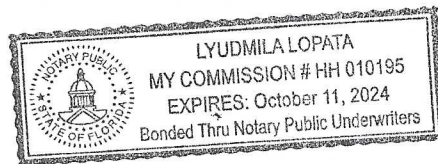
By: [Signature]

Ofer Dadon, Manager

STATE OF FLORIDA
COUNTY OF MIAMI-DADE

Sworn to (or affirmed) and subscribed before me by means of ☒ physical presence or ☐ online notarization this 7th day of June, 2022, by Ofer Dadon, Manager of 1404 Jackson St, LLC.

Signature of Notary Public
Print, Type/Stamp Name of Notary



Personally Known: _____ OR Produced Identification: ☒

Type of Identification

Produced: AK DL

TYPE OF SURVEY: BOUNDARY
& TOPOGRAPHIC

JOB NUMBER: SU-21-1555

LEGAL DESCRIPTION:

LOT 17 AND THE EAST ½ OF LOT 18, BLOCK 89, HOLLYWOOD, A SUBDIVISION, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 1, PAGE 21, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA.

ADDRESS: 1404 JACKSON STREET HOLLYWOOD, FL 33020

FLOOD ZONE: AE
BASE FLOOD ELEVATION: 7'NAVD
CONTROL PANEL NUMBER: 125113/12011C0569-H
EFFECTIVE: 8/18/2014 REVISED:

LOWEST FLOOR ELEVATION: SEE PAGE 2 OF 2
GARAGE FLOOR ELEVATION: SEE PAGE 2 OF 2
LOWEST ADJACENT GRADE : SEE PAGE 2 OF 2
HIGHEST ADJACENT GRADE : SEE PAGE 2 OF 2

REFERENCE BENCH MARK: CITY OF HOLLYWOOD JACKSON ST & 14TH AVE PK NAIL &
DISC 5' +/- N OF CENTERLINE ELEV: 2.12'NAVD

CERTIFY TO:

- 1. 1404 JACKSON STREET, LLC
- 2.
- 3.
- 4.
- 5.
- 6.

NOTES:

- 1. THIS SURVEY CONSISTS OF A MAP AND A TEXT REPORT. ONE IS NOT VALID WITHOUT THE OTHER.
- 2. OWNERSHIP OF FENCE AND WALLS IF ANY, NOT DETERMINED.
- 3. THIS SURVEY IS MADE FOR THE EXCLUSIVE USE OF THE CERTIFIED HEREON. TO BE VALID ONE YEAR FROM THE DATE OF SURVEY AS SHOWN HEREON.

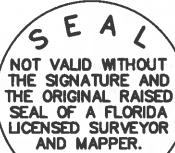
Δ	=	CENTRAL ANGLE
A	=	ARC LENGTH
A/C	=	AIR CONDITIONER
AD	=	ASSUMED DATUM
A.E.	=	ANCHOR EASEMENT
AF	=	ALUMINUM FENCE
B.C.R.	=	BROWARD COUNTY RECORDS
BLVD	=	BOULEVARD
B.M.	=	BENCHMARK
(C)	=	CALCULATED
CB	=	CHORD BEARING
CHATT.	=	CHATTAHOOCHEE
CLF	=	CHAIN LINK FENCE
C/L	=	CENTERLINE
D.B.	=	DEED BOOK
D.E.	=	DRAINAGE EASEMENT
E	=	EAST
ELEC.	=	ELECTRIC
ELEV.	=	ELEVATION
ENCH.	=	ENCROACH
	=	ENCROACHMENT
ESMT.	=	EASEMENT

LEGEND OF ABBREVIATIONS:

OR +	=	ELEVATIONS BASED ON NAVD 1988
FND	=	FOUND
FF	=	FINISHED FLOOR
FH	=	FIRE HYDRANT
F.P.L.	=	FLORIDA POWER & LIGHT
GAR.	=	GARAGE
I.D.	=	IDENTIFICATION
I.P.	=	IRON PIPE
I.P.C.	=	IRON PIPE & CAP
I.R.	=	IRON ROD
I.R.C.	=	IRON ROD & CAP
LP	=	LIGHT POLE
(M)	=	MEASURED
M.D.R.	=	MIAMI DADE COUNTY RECORDS
MAINT.	=	MAINTENANCE
MF	=	METAL FENCE
MH	=	MANHOLE
N	=	NORTH
N/A	=	NOT APPLICABLE
N&D	=	NAIL & DISC
N.A.V.D.	=	NORTH AMERICAN VERTICAL DATUM
O/S	=	OFFSET
O.R.B.	=	OFFICIAL RECORDS BOOK
OH	=	OVERHANG
(P)	=	PLAT
P.B.	=	PLAT BOOK
P.B.C.R.	=	PALM BEACH COUNTY RECORDS
P.C.	=	POINT OF CURVATURE
P.C.P.	=	PERMANENT CONTROL POINT
	=	CHAIN LINK FENCE
	=	WOOD FENCE
	=	METAL FENCE
	=	PVC FENCE
	=	CONCRETE FENCE
	=	CONCRETE WALL
	=	WIRE FENCE

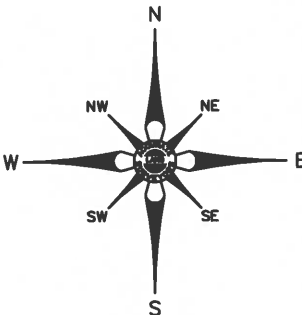
BROWARD COUNTY NAVD1988

P.G.	=	PAGE
P.O.B.	=	POINT OF BEGINNING
P.O.C.	=	POINT OF COMMENCEMENT
P.R.C.	=	POINT OF REVERSE CURVATURE
P.R.M.	=	PERMANENT REFERENCE MONUMENT
P.T.	=	POINT OF TANGENCY
PVC	=	POLYVINYL CHLORIDE
R	=	RADIUS
RNG.	=	RANGE
R/W	=	RIGHT OF WAY
S	=	SOUTH
SEC.	=	SECTION
SQ. FT.	=	SQUARE FEET
TWP.	=	TOWNSHIP
U.E.	=	UTILITY EASEMENT
W	=	WEST
WF	=	WOOD FENCE
WM	=	WATER METER





GRAPHIC SCALE
1"=20'

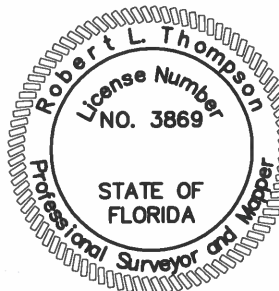


• 135 = TREE TYP.

TREE TABLE

NO.	DIAMETER	SPECIES
31	1.0'	PALM CLUSTER
32	1.0'	PALM CLUSTER
33	1.0'	PALM CLUSTER
34	1.0'	PALM CLUSTER
35	1.0'	PALM CLUSTER
36	1.0'	PALM CLUSTER
37	1.0'	PALM CLUSTER
38	2.2'	TREE
39	4.0'	PALM CLUSTER
40	1.5'	PALM
41	1.0'	PALM
42	3.0'	PALM CLUSTER
43	2.0'	PALM CLUSTER
44	2.0'	PALM CLUSTER
52	1.0'	PALM CLUSTER
77	1.4'	PALM CLUSTER
78	0.40'	PALM
79	0.40'	PALM
80	0.40'	PALM
81	1.4'	PALM CLUSTER
90	10.0'	BANYAN
102	1.3'	PALM CLUSTER
103	1.0'	PALM
117	1.0'	PALM
118	1.0'	PALM
119	1.0'	PALM
120	0.80'	PALM
121	0.80'	PALM
122	1.0'	PALM CLUSTER
123	0.40'	PALM
124	0.40'	PALM
134	1.0'	PALM CLUSTER
135	1.0'	PALM CLUSTER
136	1.0'	PALM CLUSTER

SEAL



Not valid without the signature
and the original raised seal of a
Florida Licensed Surveyor and
Mapper.

NOTES:

- Unless otherwise noted field measurements are in agreement with record measurements.
- Angles shown hereon are based on P.B. 1, Pg. 21, B.C.R.
- The lands shown hereon were not abstracted for ownership, rights of way, easements, or other matters of records by Accurate Land Surveyors, Inc.
- Ownership of fences and walls if any are not determined.
- This survey is the property of Accurate Land Surveyors, Inc. and shall not be used or reproduced in whole or in part without written authorization.
- Any and all underground features such as foundations, utility lines, Ext. were not located on this survey. This is an above ground survey only.
- The flood zone information shown hereon is for the dwellable structure only unless otherwise indicated.
- The location of overhead utility lines are approximate in nature due to their proximity above ground. size, type and quantity must be verified prior to design or construction.
- Accuracy statement: This survey meets or exceeds the horizontal accuracy for SUBURBAN LINEAR : 1 FOOT IN 7,500 FEET.
- Denotes elevations based on the North American Datum of 1988.

- Tree note: Surveyors responsibility is to show size & location of all trees, common and scientific name to be verified by certified arborist.

REVISIONS & SURVEY UPDATES

DATE OF SURVEY
& REVISIONS

BY

CERTIFICATION:

This is to certify that this above ground sketch of boundary survey was made under my responsible charge and is accurate and correct to the best of my knowledge and belief. I further certify that this sketch meets the current Standards of Practice, established by the Board of Professional Surveyors and Mappers, Chapter 5J-17, Florida Administrative Codes, pursuant to current Section 472.027, Florida Statutes.

Robert L. Thompson 07-21-2021

ROBERT L. THOMPSON (PRESIDENT)

PROFESSIONAL SURVEYOR AND MAPPER No.3869 - STATE OF FLORIDA

ORIGINAL DATE OF SURVEY
07-16-2021

DRAWN BY
ER

CHECKED BY
RLT

FIELD BOOK
21-1555

SCALE 1"=20'

SKETCH
NUMBER SU-21-1555

PROJECT DESCRIPTION

PROJECT ADDRESS: - 1404 JACKSON STREET, HOLLYWOOD, FL 33020-5442

FOLIO ID: - 514215026660

LEGAL DESCRIPTION: - HOLLYWOOD 1-21 B LOT 17 & LOT 18 E1/2 BLK 89, HOLLYWOOD, ACCORDING TO THE MAP OR PLAT THEREOF AS RECORDED IN PLAT BOOK 1, PAGE 21, PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA.

TYPE OF CONSTRUCTION: - VB

LEVEL OF ALTERATION: - II

OCCUPANCY: - R-3

SCOPE OF WORK: -

REMOVE PARTIALLY EXISTING EAST AND NORTH SIDE EXTERIOR WALL TO CONSTRUCT NEW WALL, REMOVE EXISTING SOUTH AND WEST SIDE EXTERIOR WALLS TO CONSTRUCT NEW WALLS, PROVIDE NEW ROOF FRAMING AND NEW ROOF, INTERIOR REMODELING ON FIRST FLOOR, CONSTRUCT NEW PROPOSED 2ND FLOOR, NEW PROPOSED SWIMING POOL AS PER PLAN, INSTALL NEW PROPERTY FENCE AS PER PLAN.

LOT AREA: - 8,179.80 SQ.FT

EXISTING LIVING AREA: - 2,133.84 SQ.FT

1ST FLOOR CONDITIONED AREA: - 1,793.83 SQ.FT

2ND FLOOR CONDITIONED AREA: - 1,201.17 SQ.FT

TOTAL CONDITIONED SPACE LIVING AREA: - 2,995.00 SQ.FT

IMPERVOUS AREA: - 55.1%

PERVIOUS AREA: - 44.9%

DESIGN CRITERIA STATEMENT

Location: - The project integrates itself with the neighborhood through its architecture and landscape, Having a clean modern look that transitions into the existing facades relating to the other modern homes in the area. It creates a relationship between each home creating a form of community through minimalism and relates to movements held by the community and was built in 1945.

Demolition: - 02 External walls including damaged roof need to be demolished to construct new externals walls and new roof to make the place to live.

New Home: A new modern house is proposed with some existing and new structures which will create a beautiful architectural look in neighborhood.

Design: - The design of the home holds Modernistic concepts with a minimalist feel using flat and hip roofs to not add height to the area and create a relationship through elevation. Using screens to manipulate the light on the project and textures but giving a new modern feel to the concepts of the community. Having open rails to not obstruct views and give the home a more open and welcome feel for the neighborhood.

Setting: - The home is placed on a beautiful lot with complimentary landscaping to that of the Neighborhood. Complementing the street both on the frontage and side of the property.

Materials: - We used clean textures like stucco, stone and natural wood colors. Relating to those of the surrounding homes but not creating a hierarchy of material in the neighborhood. Simple colors and minimalist features give the neighborhood a cleaner and more pleasing feel.

Workmanship: - We contract the most reliable technicians for each job that have years of experience in each field to create an allowable and beautiful home. Each contractor gives their own touch to this project with their knowledge and experience and allows this home to deliver an amazing feel for the community and any visitor that drives through the area.

Association: - We follow every form of rule the district gives us and the area does not hold an association but we give importance to the code so there is any form of misconduct for the community.



COLOR RENDERING 1



COLOR RENDERING 3



COLOR RENDERING 2



COLOR RENDERING 4

CONNECTION WITH THE SPECIFIC PROJECT, NONE OF SUCH IDEAS, DESIGNS, ARRANGEMENTS, OR PLANS SHALL BE USED BY OR DISCLOSED TO ANY PERSON, FIRM, OR CORPORATION FOR ANY PURPOSE WHATSOEVER, WITHOUT THE WRITTEN PERMISSION OF MEC. WITHIN DIMENSIONS ON THESE DRAWINGS SHALL HAVE THE RESPONSIBILITY FOR ALL DIMENSIONS AND CONDITIONS ON THE JOB, AND THIS OFFICE MUST BE NOTIFIED OF ANY VARIATIONS FROM THE DIMENSIONS AND CONDITIONS SHOWN BY THESE DRAWINGS. SHOP DETAILS OF ADEQUATE SCALE MUST BE SUBMITTED TO THIS OFFICE FOR APPROVAL BEFORE PROCEEDING WITH FABRICATION ON ITEMS SO NOTED.

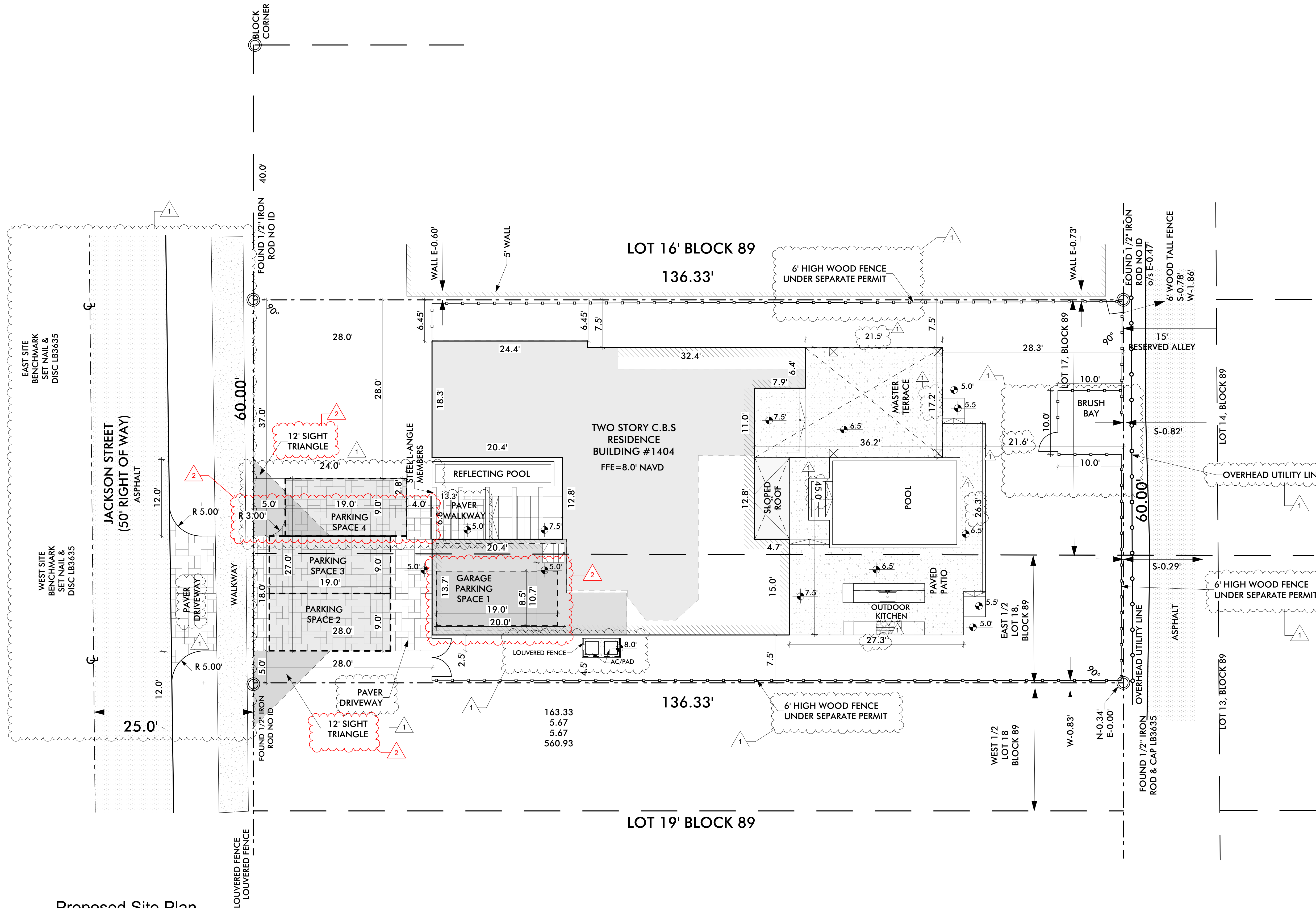
REVISIONS:			
NO.	DATE	DESCRIPTION	
1	1/17/23	CITY COMMENTS	
2	3/22/23	ENGINEERING COMMENTS	
3			

MR ENGINEERING CONSULTANTS INC
STRUCTURAL, CIVIL, GEOTECHNICAL, ENVIRONMENTAL ENGINEERS
C A 9 8 2 4
10031 PINES BLVD SUITE 237, PEMBROKE PINES, FLORIDA 33024
P (954) 364-8355 F (954) 432-9266

GAVCO RESIDENCE
1404 JACKSON STREET
HOLLYWOOD, FL 33020
PROJECT NO. 43
DATE: 04/25/23
DRAWN BY: B.J.
CHECKED: R.R.

DRAWING NO.
3D

RAHIMUDDIN RAHIMI PE
LICENCE NUMBER
5 1 4 8 4
PROFESSIONAL ENGINEERING
SEAL SIGN AND DATE



Proposed Site Plan

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

NOTE:

Paver driveways construction details, to the building department will be provided at the time of building permit.

	MIN. LOT AREA (sq.ft.)	MIN. LOT WIDTH (ft.)
REQUIRED	RS-6=6000	RS-6=60
PROVIDED	8,176.80	60

EXISTING SETBACKS	
FRONT (NORTH)	28.0'
LEFT SIDE (WEST)	9.8
RIGHT SIDE (EAST)	6.45'
REAR (SOUTH)	51.6

PROPOSED	REQUIRED SETBACKS	PROPOSED SETBACKS
FRONT (NORTH)	25.0'	28.0'
LEFT SIDE (WEST)	7.5'	7.5'
RIGHT SIDE (EAST)	7.5'	7.5'
REAR (SOUTH)	20.5'	28.3'

REQUIRED REAR SETBACK (15% OF THE LOT DEPTH)=
136.33 x 0.15=20.5'

LINETYPE LEGEND:

---	CENTER LINE
---	PROPERTY LINE
---	BUILDING LINE
---	UTILITY EASEMENT
---	EXIST. BUILDING
X2.15	EXIST. ELEVATIONS

CODE	FBC 2020 7TH EDITION
OCCUPANCY	R-3
TYPE OF CONSTRUCTION	V B
LEVEL OF ALTERATION	II

SCOPE OF WORK:

1. REMOVE PARTIALLY EXISTING EAST SIDE EXTERIOR WALL TO CONSTRUCT NEW WALL.
2. REMOVE PARTIALLY EXISTING NORTH SIDE EXTERIOR WALL TO CONSTRUCT NEW WALL.
3. REMOVE EXISTING SOUTH AND WEST SIDE EXTERIOR WALLS TO CONSTRUCT NEW WALLS.
4. INTERIOR REMODELING ON FIRST FLOOR.
5. CONSTRUCT NEW PROPOSED 2ND FLOOR.
6. NEW PROPOSED SWIMMING POOL AS PER PLAN.
7. INSTALL NEW PROPERTY FENCE AS PER PLAN.
8. NEW ELECTRICAL, MECHANICAL AND PLUMBING WORK AS PER PLANS.

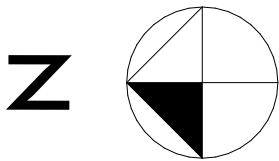
NOTE:

1. ALL PERTINENT INFORMATION IS SHOWN ON SITE PLAN.
2. NO PORTION OF ANY FENCE/GATE OR FOOTERS ARE TO ENCROACH WITHIN THE CITY ROW OR NEIGHBORING PROPERTIES.
3. NO WORK PROPOSED IN THE CITY ROW.
ALL EXISTING UTILITY CONNECTION TO REMAIN.

FRONT YARD LANDSCAPED PERVIOUS AREA	
20% REQUIRED	56% REQUIRED

TOTAL CONDITIONED LIVING AREA CALC.	
1ST FLOOR CONDITIONED LIVING AREA	1,793.83 SQ. FT.
2ND FLOOR CONDITIONED LIVING AREA	1,201.17 SQ. FT.
TOTAL CONDITIONED SPACE LIVING AREA	2,995.0 SQ. FT.

TOTAL SITE CALCULATIONS	
GROSS / NET SITE AREA:	8,179.80 SQ. FT. 100%
EXIST. LIVING FOOTPRINT AREA	2,133.84 SQ.FT.
EXIST. LIVING FOOTPRINT AREA AFTER DEMO	1,326.83 SQ.FT.
ADDITION FOOTPRINT AREA	467 SQ.FT.
PROP. FOOTPRINT AREA	1,793.83 SQ.FT.
GARAGE&MECH ROOM FOOTPRINT AREA	377.54 SQ.FT.
REAR COVERED AREA	526.08 SQ.FT.
TOTAL BUILDING AREA	2,697.45 SQ.FT.
WALKWAY, CONC., A/C PAD	1063.88 SQ.FT.
POOL	306.48 SQ.FT.
DRIVEWAY AREA	701.43 SQ.FT.
IMPERVIOUS AREA	4,512.25 SQ.FT. 55.1%
PERVIOUS AREA	3,667.55 SQ.FT. 44.9%



REVISIONS:	
NO.	DATE
1	1/17/23
2	3/22/23
3	



Colored Landscape

SCALE: 1" = 5'

CONNECTION WITH THE SPECIFIED PROJECT. NONE OF SUCH IDEAS, DESIGNS, ARRANGEMENTS, OR PLANS SHALL BE USED BY OR DISCLOSED TO ANY PERSON, FIRM, OR CORPORATION FOR ANY PURPOSE WHATSOEVER, WITHOUT THE WRITTEN PERMISSION OF IMEC. WRITTEN DIMENSIONS ON THESE DRAWINGS SHALL HAVE PRECEDENCE OVER ANY DIMENSIONS SHOWN ON ANY OTHER DRAWING. THE ENGINEER SHALL BE RESPONSIBLE FOR ALL DIMENSIONS AND CONDITIONS ON THE JOB AND THIS OFFICE MUST BE NOTIFIED OF ANY VARIATIONS FROM THE DIMENSIONS AND CONDITIONS SHOWN BY THESE DRAWINGS. SHOP DETAILS OF ADEQUATE SCALE MUST BE SUBMITTED TO THE OFFICE OR APPROVAL BEFORE PROCEEDING WITH FABRICATION ON ITEMS SO NOTED.

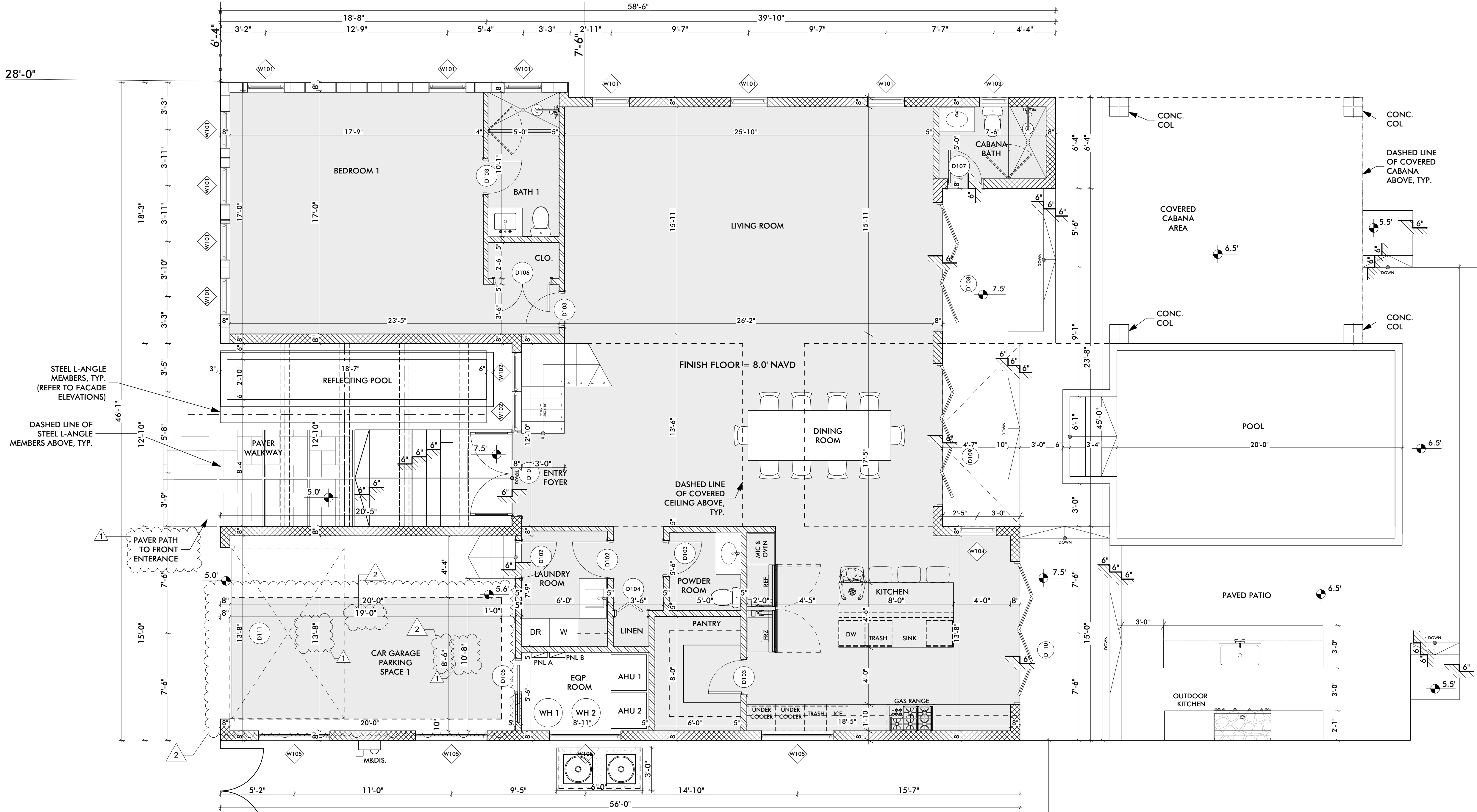
REVISIONS:		
NO.	DATE	DESCRIPTION
1	3/20/23	CITY COMMENTS
2		
3		

MR ENGINEERING CONSULTANTS INC
STRUCTURAL, CIVIL, GEOTECHNICAL, ENVIRONMENTAL ENGINEERS
C A 9 8 2 4
10031 PINES BLVD SUITE 237, PEMBROKE PINES, FLORIDA 33024
P (954) 364-8355 F (954) 432-9266

GAVCO RESIDENCE
1404 JACKSON STREET
HOLLYWOOD, FL 33020

PROJECT NO.: 43
DATE: 04/24/23
DRAWN BY: B.J.
CHECKED: R.R.

DRAWING NO.
L-3



WINDOW SCHEDULE					
ID	W x H SIZE	RENOVATION STATUS	TYPE	PRESSURE	QUANTITY
W101	2'-7" x 5'-0"	New	Side Hung	-46 PSI / +42 PSI	10
W102	2'-9" x 8'-1"	New	Fixed	-46 PSI / +42 PSI	2
W103	2'-0" x 2'-0"	New	Side Hung	-46 PSI / +42 PSI	1
W104	2'-8" x 8'-0"	New	Fixed	-46 PSI / +42 PSI	1
W105	5'-0" x 2'-0"	New	Side Hung	-46 PSI / +42 PSI	4

DOOR SCHEDULE						
ID	W x H SIZE	RENOVATION STATUS	TYPE	PRESSURE	POSITION	QUANTITY
D101	6'-0" x 8'-0"	New	Mortise Locking Double Swing (French)	+42 PSI / -46 PSI	Exterior	1
D102	2'-8" x 8'-0"	New	Swing Door		Interior	2
D103	2'-6" x 8'-0"	New	Swing Door		Interior	4
D104	2'-4" x 8'-0"	New	Sliding Folding Door		Interior	1
D105	2'-6" x 8'-0"	New	Pocket Door		Interior	1
D106	4'-0" x 8'-0"	New	Double Swing		Interior	1
D107	2'-6" x 8'-0"	New	Swing Door	+42 PSI / -46 PSI	Exterior	1
D108	9'-0" x 8'-0"	New	3 Leaf Pivot Hinge Sliding	+42 PSI / -46 PSI	Exterior	1
D109	10'-0" x 8'-0"	New	5 Leaf Pivot Hinge Sliding	+42 PSI / -46 PSI	Exterior	1
D110	10'-0" x 8'-0"	New	4 Leaf Pivot Hinge Sliding	+42 PSI / -46 PSI	Exterior	1
D111	12'-0" x 8'-0"	New	Garage Door	+42 PSI / -46 PSI	Exterior	1

CODE	FBC 2020 7TH EDITION
OCCUPANCY	R-3
TYPE OF CONSTRUCTION	V B
LEVEL OF ALTERATION	II

TOTAL CONDITIONED LIVING AREA CALC.	
1ST FLOOR CONDITIONED LIVING AREA	1,793.83 SQ. FT.
2ND FLOOR CONDITIONED LIVING AREA	1,201.17 SQ. FT.
TOTAL CONDITIONED SPACE LIVING AREA	2,995.0 SQ. FT.

SCOPE OF WORK:

1. REMOVE PARTIALLY EXISTING EAST SIDE EXTERIOR WALL TO CONSTRUCT NEW WALL.
2. REMOVE PARTIALLY EXISTING NORTH SIDE EXTERIOR WALL TO CONSTRUCT NEW WALL.
3. REMOVE EXISTING SOUTH AND WEST SIDE EXTERIOR WALLS TO CONSTRUCT NEW WALLS.
4. INTERIOR REMODELING ON FIRST FLOOR.
5. CONSTRUCT NEW PROPOSED 2ND FLOOR.
6. NEW PROPOSED SWIMMING POOL AS PER PLAN.
7. INSTALL NEW PROPERTY FENCE AS PER PLAN.
8. NEW ELECTRICAL, MECHANICAL AND PLUMBING WORK AS PER PLANS.

WALL TYPE LEGEND

	Existing CBS Wall
	New CBS Wall
	New Partition Wall

CONNECTION WITH THE SPECIFIED PROJECT, NONE OF SUCH IDEAS, DESIGNS, OR ARRANGEMENTS OF PLANS SHALL BE USED BY OR DISCLOSED TO ANY PERSON, FIRM, OR CORPORATION FOR ANY PURPOSE WHATSOEVER, WITHOUT THE WRITTEN PERMISSION OF MEC. WRITTEN DIMENSIONS ON THESE DRAWINGS SHALL HAVE PRECEDENCE OVER ANY OTHER DIMENSIONS. THE ENGINEER SHALL BE RESPONSIBLE FOR ALL DIMENSIONS AND CONDITIONS ON THE JOB AND THIS OFFICE MUST BE NOTIFIED OF ANY VARIATIONS FROM THE DIMENSIONS AND CONDITIONS SHOWN BY THESE DRAWINGS. SHOP DETAILS OF ABSTRACT SCALE MUST BE SUBMITTED TO THIS OFFICE FOR APPROVAL BEFORE PROCEEDING WITH FABRICATION ON ITEMS SO NOTED.
--

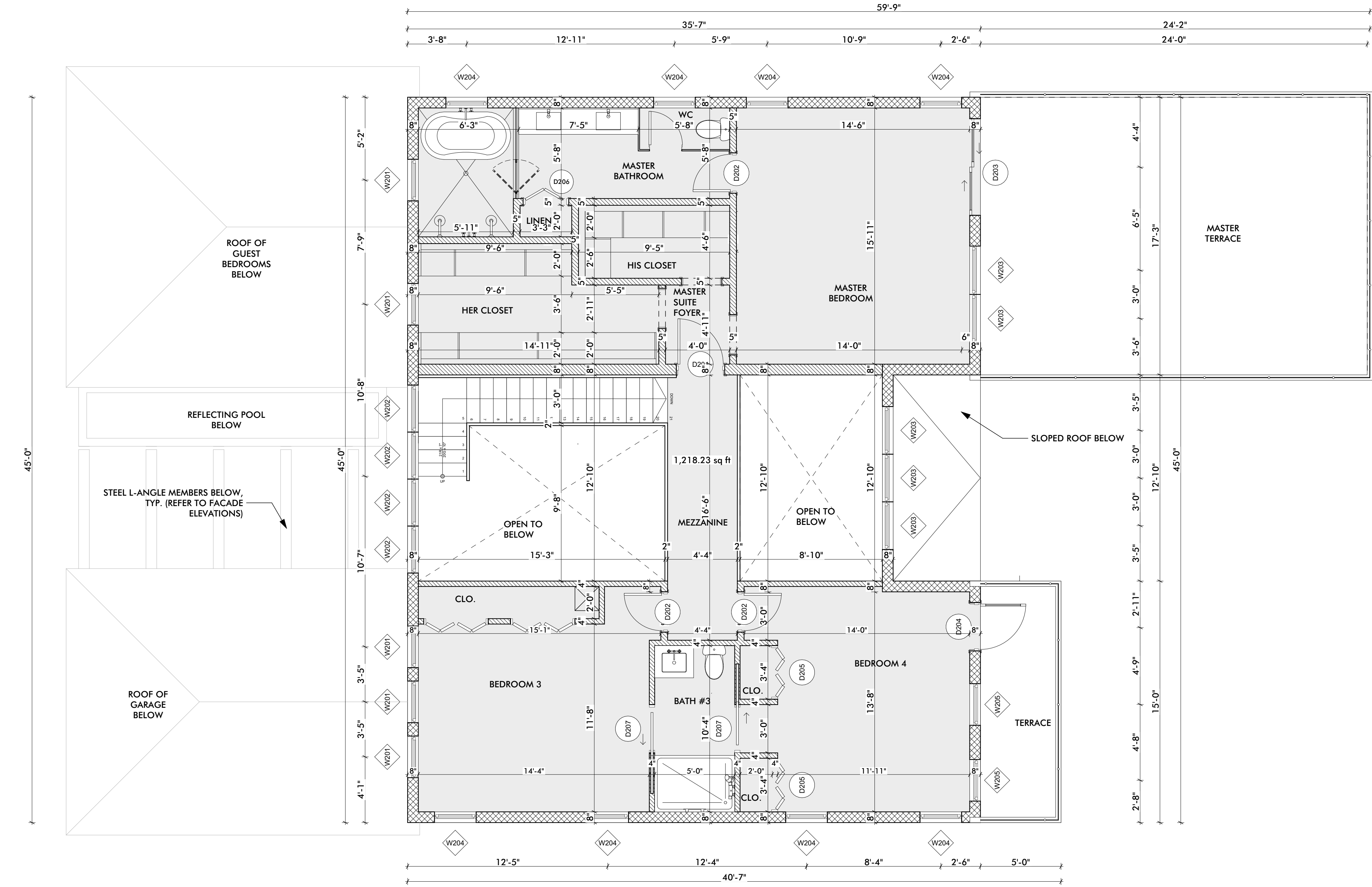
REVISIONS:			
NO.	DATE	DESCRIPTION	CITY COMMENTS
1	1/17/23		
2	3/22/23		
3			

MR ENGINEERING CONSULTANTS INC	STRUCTURAL, CIVIL, GEOTECHNICAL, ENVIRONMENTAL ENGINEERS
	C A 9 8 2 4
	10031 PINES BLVD SUITE 237, PEMBROKE PINES, FLORIDA 33024
	P (954) 364-8355 F (954) 432-9266

GAVCO RESIDENCE	1404 JACKSON STREET HOLLYWOOD, FL 33020
-----------------	--

PROJECT NO: 43	DATE: 04/24/23	DRAWN BY: B.J.	CHECKED: R.R.
----------------	----------------	----------------	---------------

DRAWING NO.	A-2
-------------	-----



Proposed 2nd Floor Plan
SCALE: 1/4" = 1'-0"

WINDOW SCHEDULE					
ID	W x H SIZE	RENOVATION STATUS	TYPE	PRESSURE	QUANTITY
W201	2'-7"×6'-0"	New	Side Hung	+42 PSI / -46 PSI	5
W202	2'-11"×8'-0"	New	Fixed	+42 PSI / -46 PSI	4
W203	3'-0"×8'-0"	New	Fixed	+42 PSI / -46 PSI	5
W204	2'-7"×4'-0"	New	Side Hung	+42 PSI / -46 PSI	8
W205	2'-7"×5'-0"	New	Side Hung	+42 PSI / -46 PSI	2

DOOR SCHEDULE						
ID	W x H SIZE	RENOVATION STATUS	TYPE	PRESSURE	POSITION	QUANTITY
D201	3'-0"×8'-0"	New	Swing Door		Interior	1
D202	2'-6"×8'-0"	New	Swing Door		Interior	3
D203	6'-0"×8'-0"	New	Double Sliding Door	+42 PSI / -46 PSI	Exterior	1
D204	3'-0"×8'-0"	New	Swing Door	+42 PSI / -46 PSI	Exterior	1
D205	3'-4"×6'-8"	New	Double Bifold		Interior	2
D206	2'-10"×8'-0"	New	Bifold Door		Interior	1
D207	3'-0"×6'-11"	New	Pocket Door		Interior	2

CODE	FBC 2020 7TH EDITION
OCCUPANCY	R-3
TYPE OF CONSTRUCTION	V B
LEVEL OF ALTERATION	II

TOTAL CONDITIONED LIVING AREA CALC.	
1ST FLOOR CONDITIONED LIVING AREA	1,793.83 SQ. FT.
2ND FLOOR CONDITIONED LIVING AREA	1,201.17 SQ. FT.
TOTAL CONDITIONED SPACE LIVING AREA	2,995.0 SQ. FT.

SCOPE OF WORK:

1. REMOVE PARTIALLY EXISTING EAST SIDE EXTERIOR WALL TO CONSTRUCT NEW WALL.
2. REMOVE PARTIALLY EXISTING NORTH SIDE EXTERIOR WALL TO CONSTRUCT NEW WALL.
3. REMOVE EXISTING SOUTH AND WEST SIDE EXTERIOR WALLS TO CONSTRUCT NEW WALLS.
4. INTERIOR REMODELING ON FIRST FLOOR.
5. CONSTRUCT NEW PROPOSED 2ND FLOOR.
6. NEW PROPOSED SWIMING POOL AS PER PLAN.
- 7.INSTALL NEW PROPERTY FENCE AS PER PLAN.
8. NEW ELECTRICAL, MECHANICAL AND PLUMBING WORK AS PER PLANS.

WALL TYPE LEGEND

- Existing CBS Wall
- New CBS Wall
- New Partition Wall

CONNECTION WITH THE SPECIFIED PROJECT. NONE OF SUCH IDEAS, DESIGN ARRANGEMENTS, OR PLANS SHALL BE USED BY OR DISCLOSED TO ANY PERSON, FIRM, OR CORPORATION FOR ANY PURPOSE WHATSOEVER, WITHOUT THE WRITTEN PERMISSION OF IMEC. WITHIN DIMENSIONS ON THESE DRAWINGS SHALL HAVE THE RESPONSIBILITY FOR ALL DIMENSIONS AND CONDITIONS ON THE JOB AND THIS OFFICE MUST BE NOTIFIED OF ANY VARIATIONS FROM THE DIMENSIONS AND CONDITIONS SHOWN BY THESE DRAWINGS. SHOP DETAILS OF ADEQUATE SCALE MUST BE SUBMITTED TO THIS OFFICE FOR APPROVAL BEFORE PROCEEDING WITH FABRICATION ON ITEMS SO NOTED.

REVISIONS:			
NO.	DATE	DESCRIPTION	
1	1/17/23	CITY COMMENTS	
2	3/22/23	ENGINEERING COMMENTS	
3			

MR ENGINEERING CONSULTANTS INC
STRUCTURAL, CIVIL, GEOTECHNICAL, ENVIRONMENTAL ENGINEERS
C A 9 8 2 4
10031 PINES BLVD SUITE 237, PEMBROKE PINES, FLORIDA 33024
P (954) 364-8355 F (954) 432-9266

GAVCO RESIDENCE
1404 JACKSON STREET
HOLLYWOOD, FL 33020

PROJECT NO.: 43
DATE: 04/24/23
DRAWN BY: B.J.
CHECKED: R.R.

DRAWING NO.
A-3

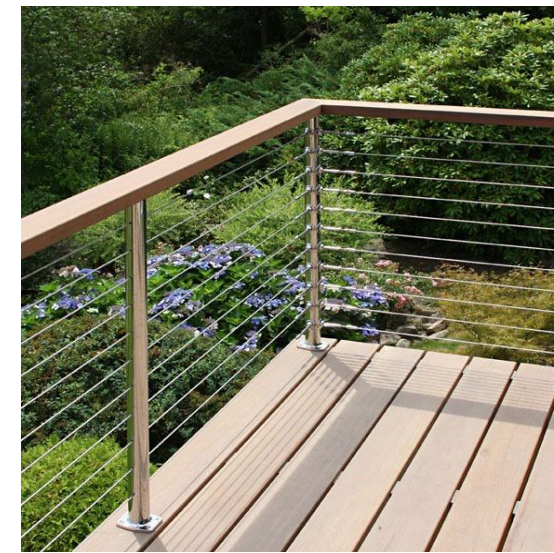
RAHI MUDDIN RAHIMI PE
LICENCE NUMBER
5 1 4 8 4
PROFESSIONAL ENGINEERING
SEAL, SIGN AND DATE



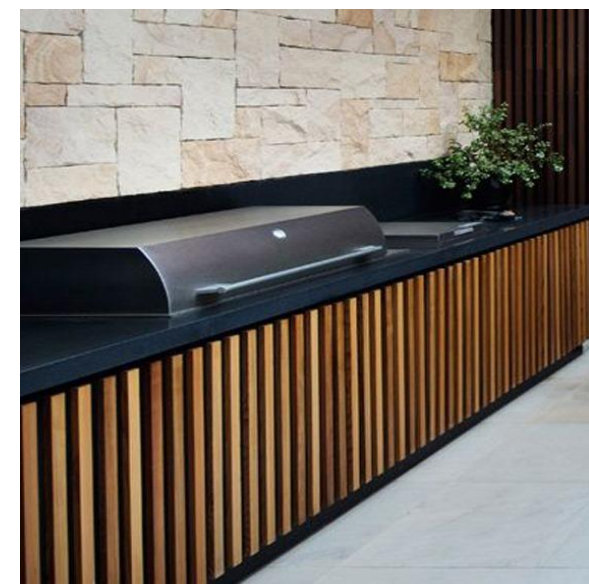
REVEAL IN STUCCO



BLACK, SINGLE-PANE WINDOWS & DOORS, TYP.
IN SOME AREAS DOORS TO BE BI-FOLDING SLIDING AWAY FROM EACH OTHER



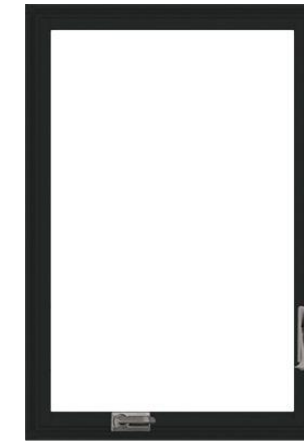
STAINLESS STEEL CABLE RAILING WITH CHROME POSTS & THIN IPE WOOD HANDRAIL



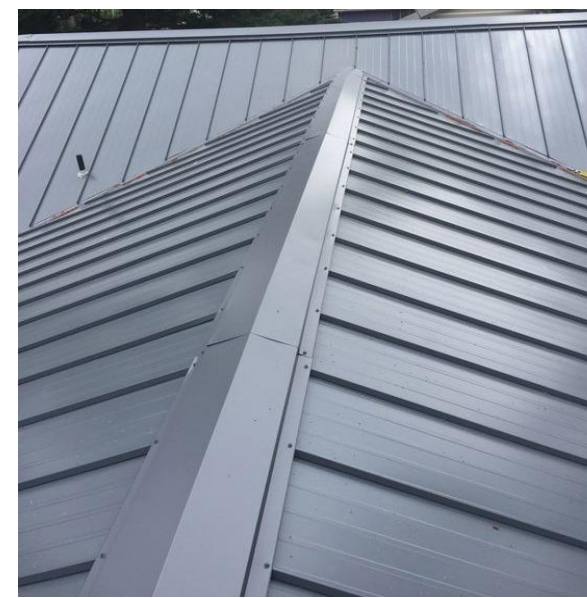
OUTDOOR KITCHEN TO BE CLAD IN IPE WOOD WITH BLACK GRANITE COUNTERTOPS & STAINLESS STEEL APPLIANCES



SC-01-CREAMY WHITE STUCCO CLAD WALLS (SHERWIN-WILLIAMS SW 7012 Creamy)



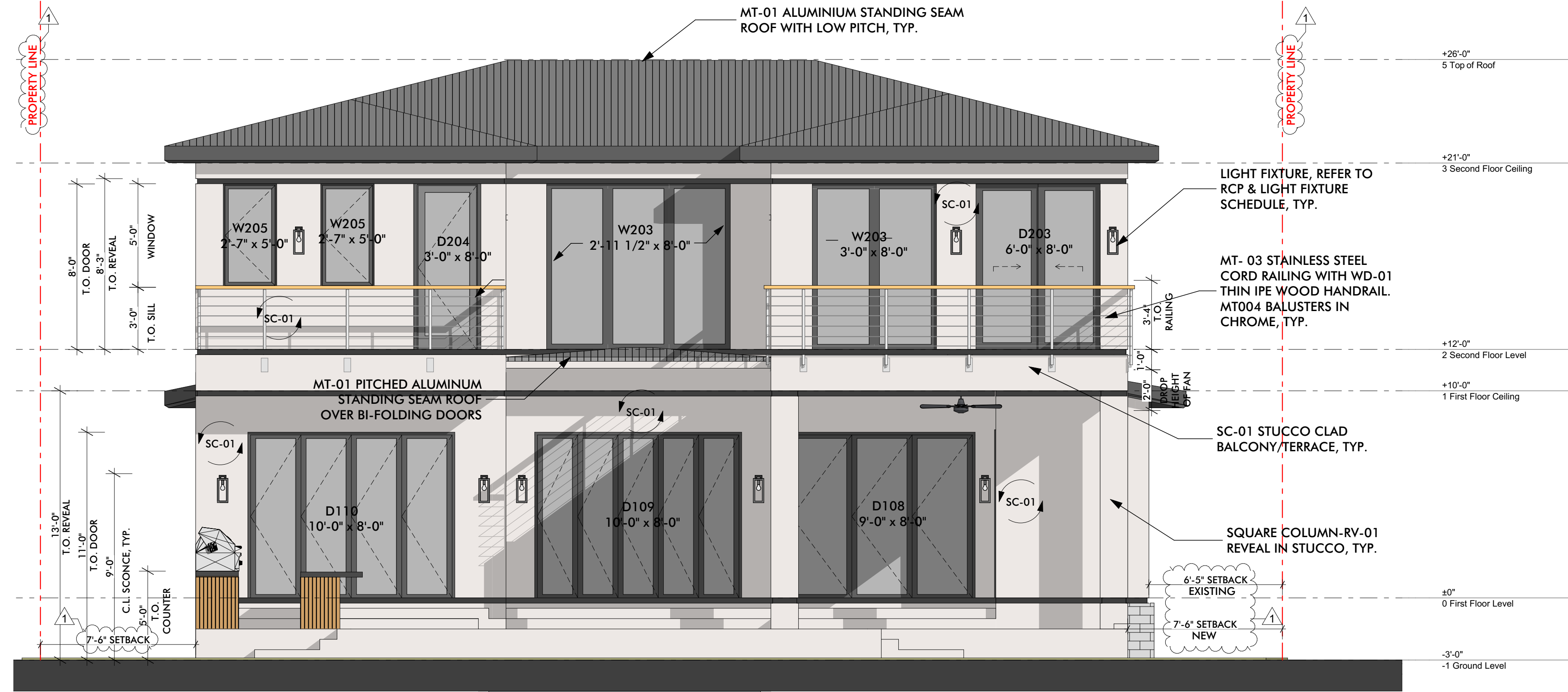
TYPICAL WINDOWS TO BE CASEMENT STYLE, OTHERS TO BE FIXED



RAISED STANDING SEAM ALUMINUM ROOF WITH INSULATION BELOW FOR SOUNDPROOFING

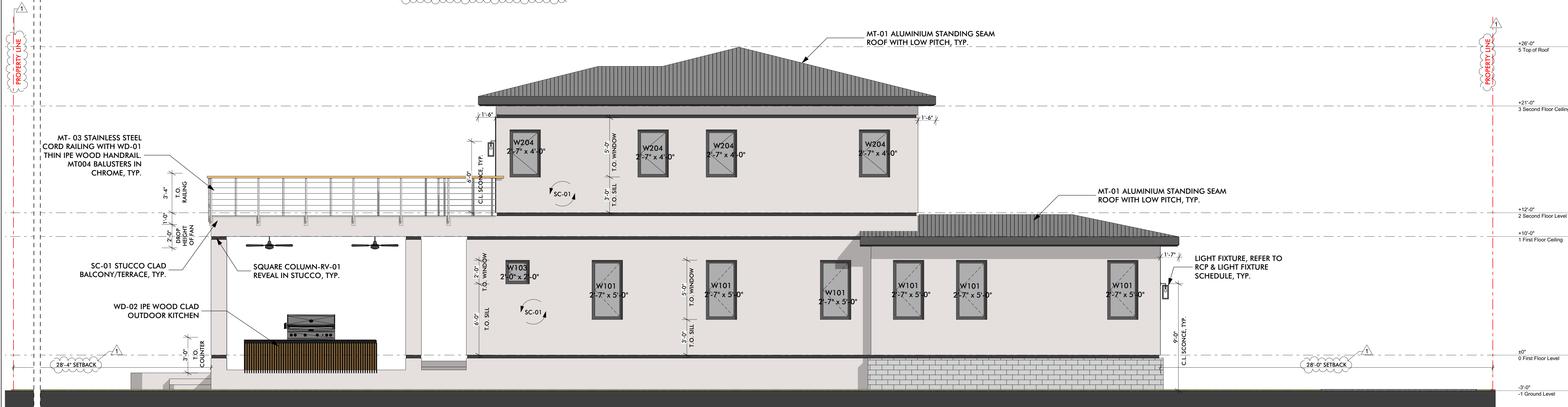


IPE WOOD TO CLAD UNDERSIDE OF MASTER TERRACE BLACK GUTTERS



South (Back) Elevation

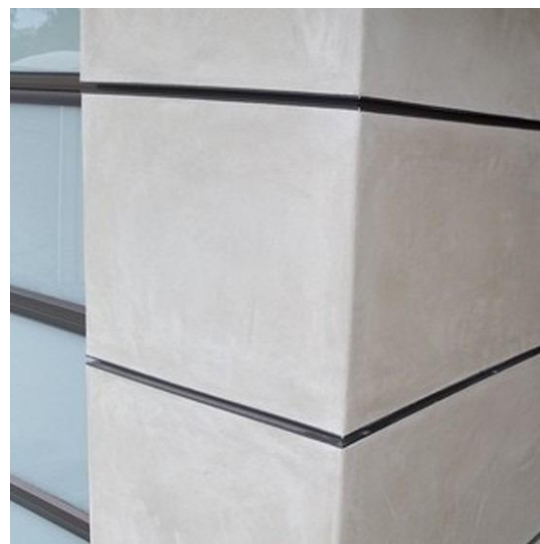
SCALE: 1/4" = 1'-0"



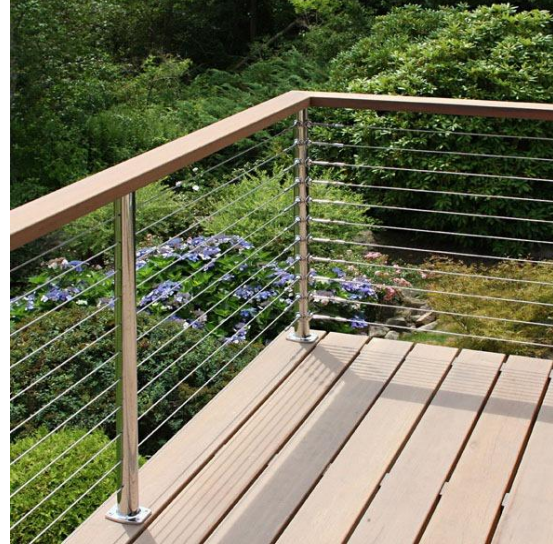
East (Side) Elevation

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

REVISIONS:			
NO.	DATE	DESCRIPTION	CITY COMMENTS
1	1/17/23		
2	3/22/23		
3			



REVEAL IN STUCCO



STAINLESS STEEL CABLE RAILING WITH CHROME POSTS & THIN IPE WOOD HANDRAIL



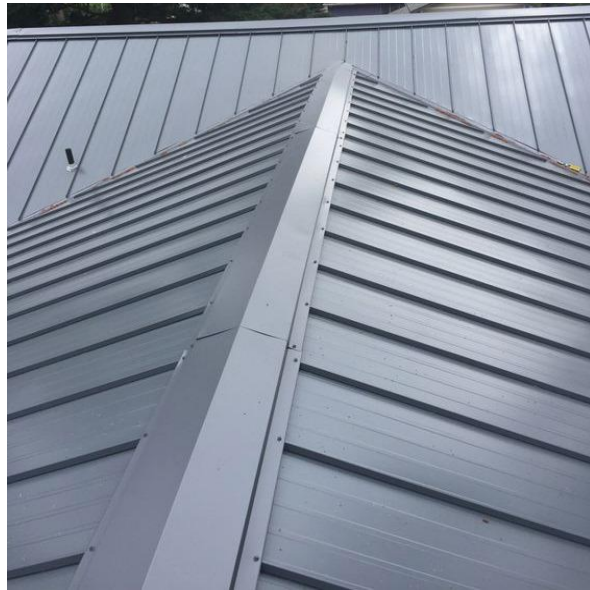
OUTDOOR KITCHEN TO BE CLAD IN IPE WOOD WITH BLACK GRANITE COUNTERTOPS & STAINLESS STEEL APPLIANCES



SC-01-CREAMY WHITE STUCCO CLAD WALLS (SHERWIN-WILLIAMS SW 7012 Creamy)



TYPICAL WINDOWS TO BE CASEMENT STYLE, OTHERS TO BE FIXED



RAISED STANDING SEAM ALUMINUM ROOF WITH INSULATION BELOW FOR SOUNDPROOFING



IPE WOOD TO CLAD UNDERSIDE OF MASTER TERRACE BLACK GUTTERS



BLACKENED STEEL SQUARE TUBE L-ANGLE PERGOLA WITH UPLIFTS

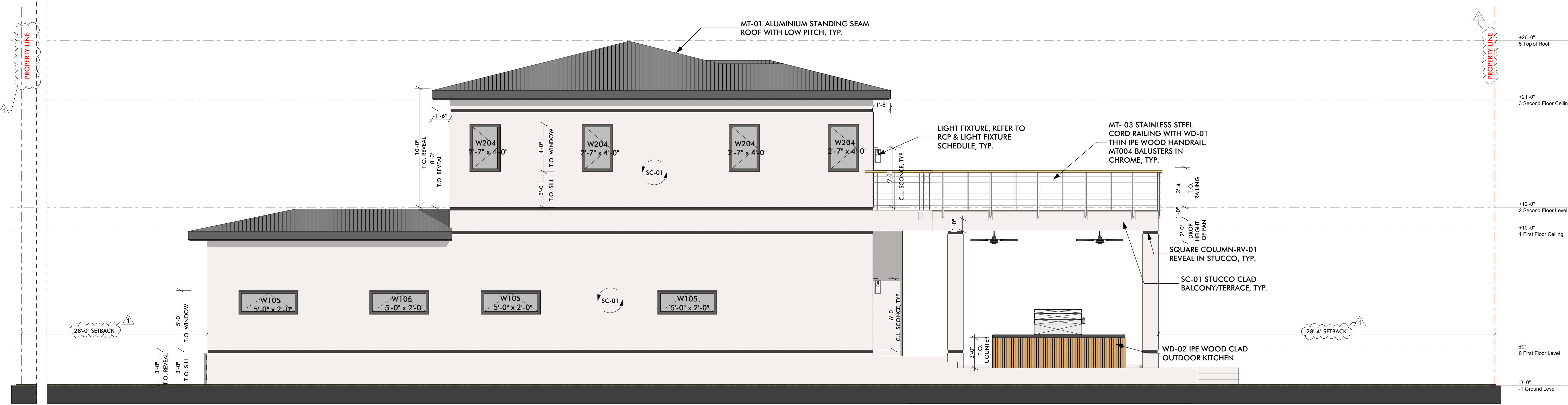


BLACKENED OAK WOOD SLAT GARAGE DOOR



North (Front) Elevation

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



West (Side) Elevation

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

RAHIMUDDIN RAHIMI PE
LICENCE NUMBER
5 1 4 8 4
PROFESSIONAL ENGINEERING
SEAL SIGN AND DATE

CONNECTION WITH THE SPECIFIED PROJECT. NONE OF SUCH IDEAS, DESIGNS, ARRANGEMENTS, OR PLANS SHALL BE USED BY OR DISCLOSED TO ANY PERSON, FIRM, OR CORPORATION FOR ANY PURPOSE WHATSOEVER, WITHOUT THE WRITTEN PERMISSION OF IMEC. WRITTEN DIMENSIONS ON THESE DRAWINGS SHALL HAVE PRECEDENCE OVER ANY OTHER DIMENSIONS. THE ENGINEER SHALL BE RESPONSIBLE FOR ALL DIMENSIONS AND CONDITIONS ON THE JOB AND THIS OFFICE MUST BE NOTIFIED OF ANY VARIATIONS FROM THE DIMENSIONS AND CONDITIONS SHOWN BY THESE DRAWINGS. SHOP DETAILS OF ADOPTED SCALE MUST BE SUBMITTED TO THE OFFICE FOR APPROVAL BEFORE PROCEEDING WITH FABRICATION ON ITEMS SO NOTED.

REVISIONS:

NO.	DATE	DESCRIPTION	CITY COMMENTS	ENGINEERING COMMENTS
1	1/17/23			
2	3/22/23			
3				

MR ENGINEERING CONSULTANTS INC

STRUCTURAL, CIVIL, GEOTECHNICAL, ENVIRONMENTAL ENGINEERS
C A 9 8 2 4
10031 PINES BLVD SUITE 237, PEMBROKE PINES, FLORIDA 33024
P (954) 364-8355 F (954) 432-9266

GAVCO RESIDENCE

1404 JACKSON STREET
HOLLYWOOD, FL 33020

PROJECT NO. 43

DATE: 04/24/23

DRAWN BY: B.J.

CHECKED: R.R.

DRAWING NO.

A-5



Street Elevation

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

PROJECT NO. 43

DATE: 04/24/23

DRAWN BY: B.J.

CHECKED: R.R.

DRAWING NO.

A-7

GAVCO RESIDENCE

1404 JACKSON STREET
HOLLYWOOD, FL 33020

MR ENGINEERING CONSULTANTS INC

STRUCTURAL, CIVIL, GEOTECHNICAL, ENVIRONMENTAL ENGINEERS
C A 9 8 2 4
10031 PINES BLVD SUITE 237, PEMBROKE PINES, FLORIDA 33024
P (954) 364-8355 F (954) 432-9266

REVISIONS:

NO.	DATE	DESCRIPTION
1	1/17/23	CITY COMMENTS
2	3/22/23	ENGINEERING COMMENTS
3		

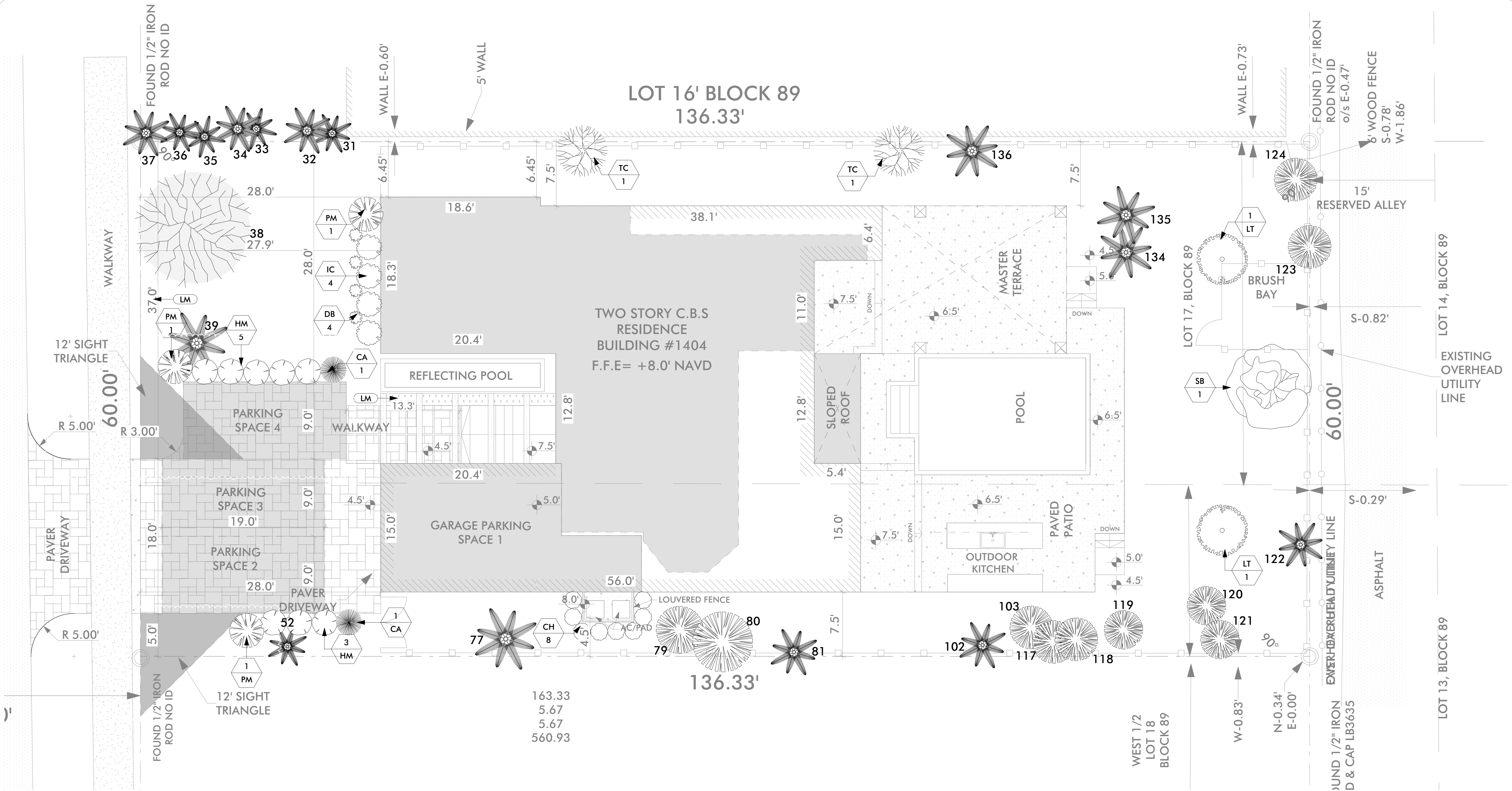
RAHI MUDDIN RAHIMI PE

LICENCE NUMBER
5 1 4 8 4

PROFESSIONAL ENGINEERING

SEAL SIGN AND DATE

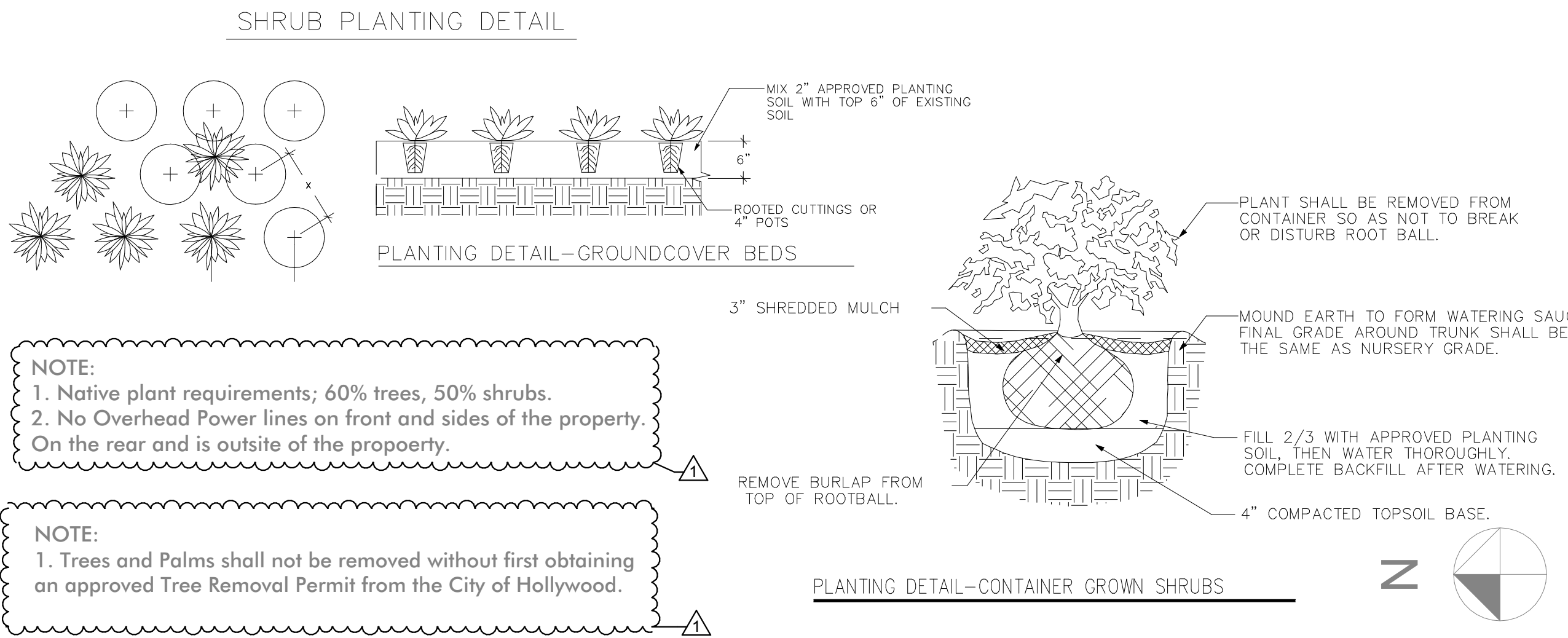
CONNECTION WITH THE SPECIFIED PROJECT, NONE OF SUCH IDEAS, DESIGNS, ARRANGEMENTS, OR PLANS SHALL BE USED BY OR DISCLOSED TO ANY PERSON, FIRM, OR CORPORATION FOR ANY PURPOSE WHATSOEVER, WITHOUT THE WRITTEN PERMISSION OF MEC. ANY VARIATIONS FROM THE DIMENSIONS AND CONDITIONS SHOWN IN THESE DRAWINGS SHALL BE THE RESPONSIBILITY OF THE CLIENT. THE ENGINEER SHALL BE RESPONSIBLE FOR ALL DIMENSIONS AND CONDITIONS ON THE JOB, AND THIS OFFICE MUST BE NOTIFIED OF ANY VARIATIONS FROM THE DIMENSIONS AND CONDITIONS SHOWN IN THESE DRAWINGS. SHOP DETAILS OF ADEQUATE SCALE MUST BE SUBMITTED TO THE OFFICE FOR APPROVAL BEFORE PROCEEDING WITH FABRICATION ON ITEMS SO NOTED.



Proposed Landscape Plan

SCALE: 3/16" = 1'-0"

EXIST. TREES TO REMAIN			EXIST. TREES TO REMAIN			Proposed shrubs/flowers						Proposed trees					
NO.	DIAMETER	SPECIES	NO.	DIAMETER	SPECIES	Botanical name /Common name	Spread	Height	Qty.	Symbol	Botanical name /Common name	Spread	Height	Qty.	Symbol		
31	1.0'	PALM CLUSTER	81	1.4'	PALM CLUSTER	CH CHRYSOBALANUS ICACO /COCOPLUM	3'	3'	8		SB SALIX BABYLONICA /WEEPING WILLOW	20'	25'	1			
32	1.0'	PALM CLUSTER	102	1.3'	PALM CLUSTER	HM HYDRANGEA MACROPHYLLA /BIGLEAF HYDRANGEA	3-4'	4'	8		LT LAGERSTROEMIA X TUSCARORA /CRAPE MYRTLE	6'	12'	2			
33	1.0'	PALM CLUSTER	103	1.0'	PALM	PM PODOCARPUS MACROPHYLLUS /PODOCARPUS	3-4'	8'	3		TC TABEBUIA CHRYSOTRICHIA /YELLOW TABEBUIA	6'	12'	2			
34	1.0'	PALM CLUSTER	117	1.0'	PALM	CA CRINUM ASIATICUM /GIANT CRINUM LILY - WHITE	5'	5'	2								
35	1.0'	PALM CLUSTER	118	1.0'	PALM	IC IXORA COCCINEA 'NORA GRANT' /IXORA	3'	3'	4								
36	1.0'	PALM CLUSTER	119	1.0'	PALM	DB DIETES BICOLOR AFRICAN IRIS	2-3'	2-3'	4								
37	1.0'	PALM CLUSTER	120	0.80'	PALM												
38	2.2'	TREE	121	0.80'	PALM												
39	4.0'	PALM CLUSTER	122	1.0'	PALM CLUSTER												
52	1.0'	PALM CLUSTER	123	0.40'	PALM												
77	1.4'	PALM CLUSTER	124	0.40'	PALM												
78	0.40'	PALM	134	1.0'	PALM CLUSTER												
79	0.40'	PALM	135	1.0'	PALM CLUSTER												
80	0.40'	PALM	136	1.0'	PALM CLUSTER												
												Proposed groundcovers		Area	Symbol		
LM												LIRIOPE MUSCARI		86 sq.ft			



RAHI MUDDIN RAHIMI PE
LICENCE NUMBER
3 1 4 8 4
PROFESSIONAL ENGINEERING
SEAL SIGN AND DATE

CONNECTION WITH THE SPECIFIED PROJECT. NONE OF SUCH IDEAS, DESIGNS, ARRANGEMENTS, OR PLANS SHALL BE USED BY OR DISCLOSED TO ANY PERSON, FIRM, OR CORPORATION FOR ANY PURPOSE WHATSOEVER, WITHOUT THE WRITTEN PERMISSION OF IMEC. WRITTEN DIMENSIONS ON THESE DRAWINGS SHALL HAVE PRECEDENCE OVER ALL DIMENSIONS AND CONDITIONS ON THE JOB AND THIS OFFICE SHALL BE RESPONSIBLE FOR ALL DIMENSIONS AND CONDITIONS ON THE JOB. THIS OFFICE MUST BE NOTIFIED OF ANY VARIATIONS FROM THE DIMENSIONS AND CONDITIONS SHOWN BY THESE DRAWINGS. SHOP DETAILS OF ADOPTED SCALE MUST BE SUBMITTED TO THIS OFFICE FOR APPROVAL BEFORE PROCEEDING WITH FABRICATION ON ITEMS SO NOTED.

REVISIONS:

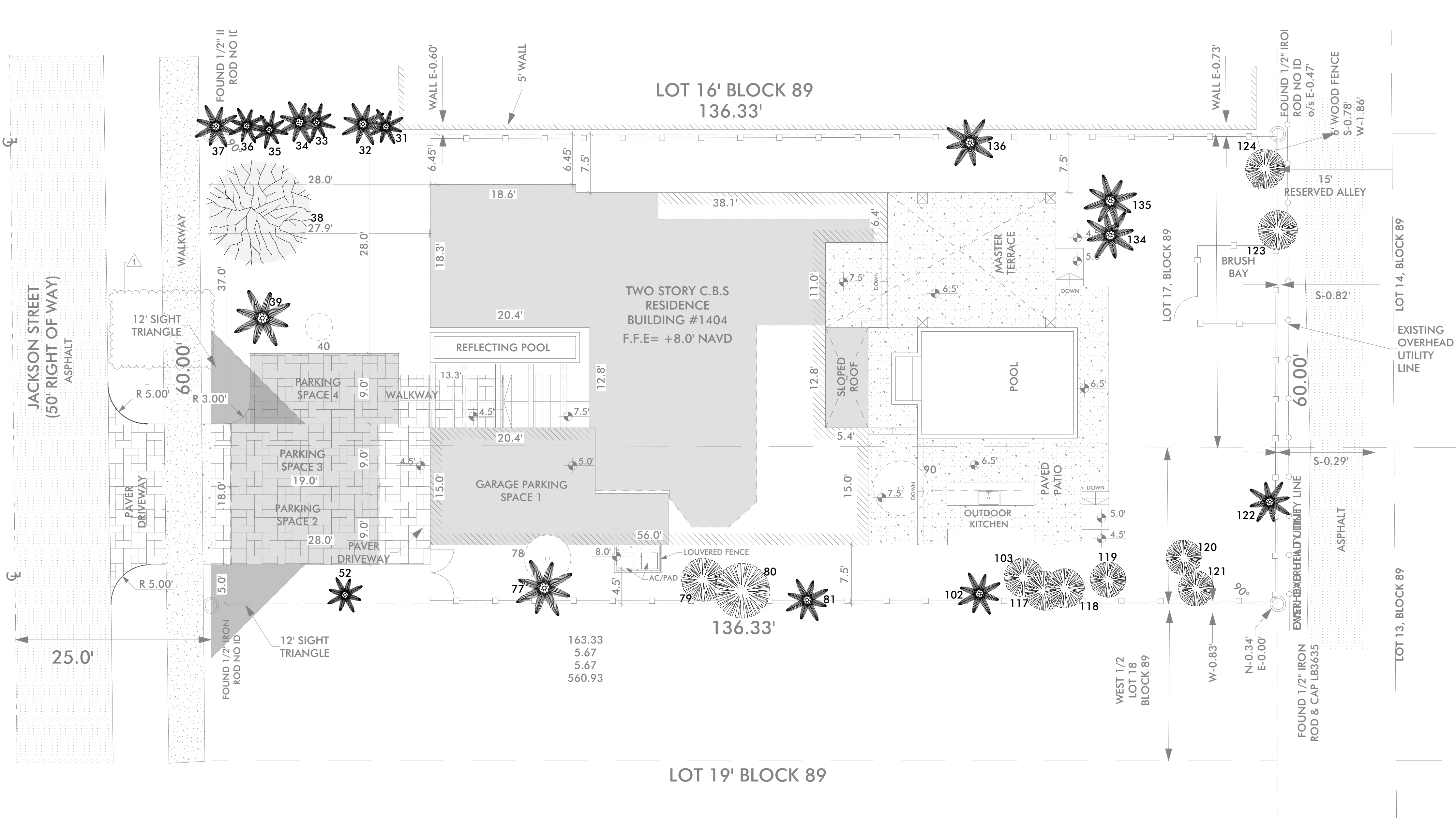
NO.	DATE	DESCRIPTION	CITY COMMENTS
1	3/20/23		
2			
3			

MR ENGINEERING CONSULTANTS INC
STRUCTURAL, CIVIL, GEOTECHNICAL, ENVIRONMENTAL ENGINEERS
C A 9 8 2 4
10031 PINES BLVD SUITE 237, PEMBROKE PINES, FLORIDA 33024
P (954) 364-8355 F (954) 432-9266

GAVCO RESIDENCE
PROJECT NO. 43
DATE: 04/24/23
DRAWN BY: B.J.
CHECKED: R.R.

1404 JACKSON STREET
HOLLYWOOD, FL 33020

DRAWING NO.
L-2



Existing / Demo Landscape

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

NOTE:

1. Trees and Palms shall not be removed without first obtaining an approved Tree Removal Permit from the City of Hollywood.

NOTE:

1. No Overhead Power lines on front and sides of the property. On the rear and is outside of the propoerty.

EXISTING TREE TABLE		
NO.	DIAMETER	SPECIES
31	1.0'	PALM CLUSTER
32	1.0'	PALM CLUSTER
33	1.0'	PALM CLUSTER
34	1.0'	PALM CLUSTER
35	1.0'	PALM CLUSTER
36	1.0'	PALM CLUSTER
37	1.0'	PALM CLUSTER
38	2.2'	TREE
39	4.0'	PALM CLUSTER
40	1.5'	PALM
41	1.0'	PALM
52	1.0'	PALM CLUSTER
77	1.4'	PALM CLUSTER
78	0.40'	PALM
79	0.40'	PALM
80	0.40'	PALM
81	1.4'	PALM CLUSTER
90	10.0'	BANYAN
102	1.3'	PALM CLUSTER
103	1.0'	PALM
117	1.0'	PALM
118	1.0'	PALM
119	1.0'	PALM
120	0.80'	PALM
121	0.80'	PALM
122	1.0'	PALM CLUSTER
123	0.40'	PALM
124	0.40'	PALM
134	1.0'	PALM CLUSTER
135	1.0'	PALM CLUSTER
136	1.0'	PALM CLUSTER

- TREE TO BE DEMOLISHED

PROJECT NO: 43

DATE: 04/24/23

DRAWN BY: B.J.

CHECKED: R.R.

GAVCO RESIDENCE

1404 JACKSON STREET
HOLLYWOOD, FL 33020

MR ENGINEERING CONSULTANTS INC

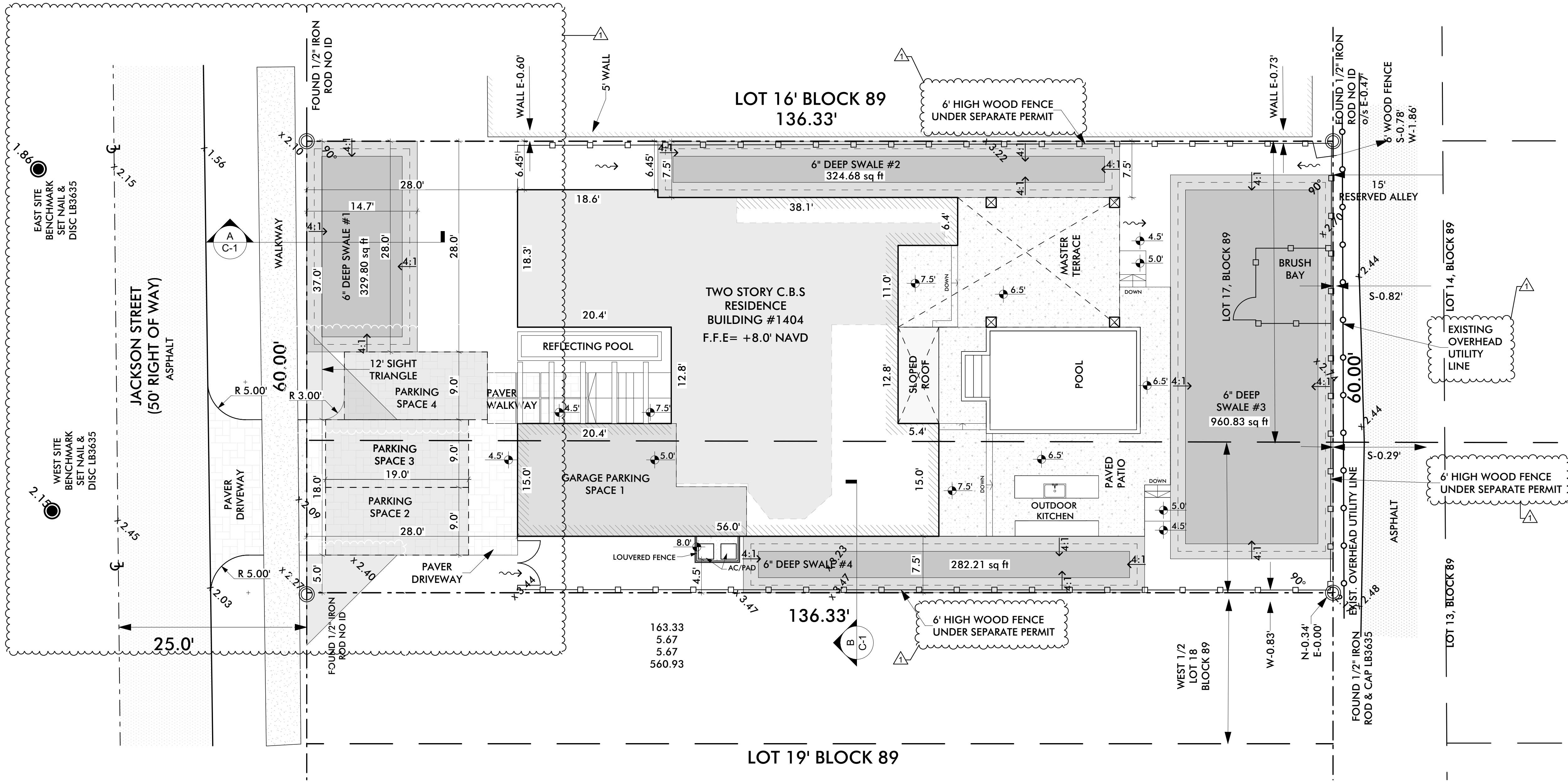
STRUCTURAL, CIVIL, GEOTECHNICAL, ENVIRONMENTAL ENGINEERS
C A 9 8 2 4
10031 PINES BLVD SUITE 237, PEMBROKE PINES, FLORIDA 33024
P (954) 364-8355 F (954) 432-9266

REVISIONS:

NO.	DATE	DESCRIPTION	CITY COMMENTS
1	3/20/23		
2			
3			

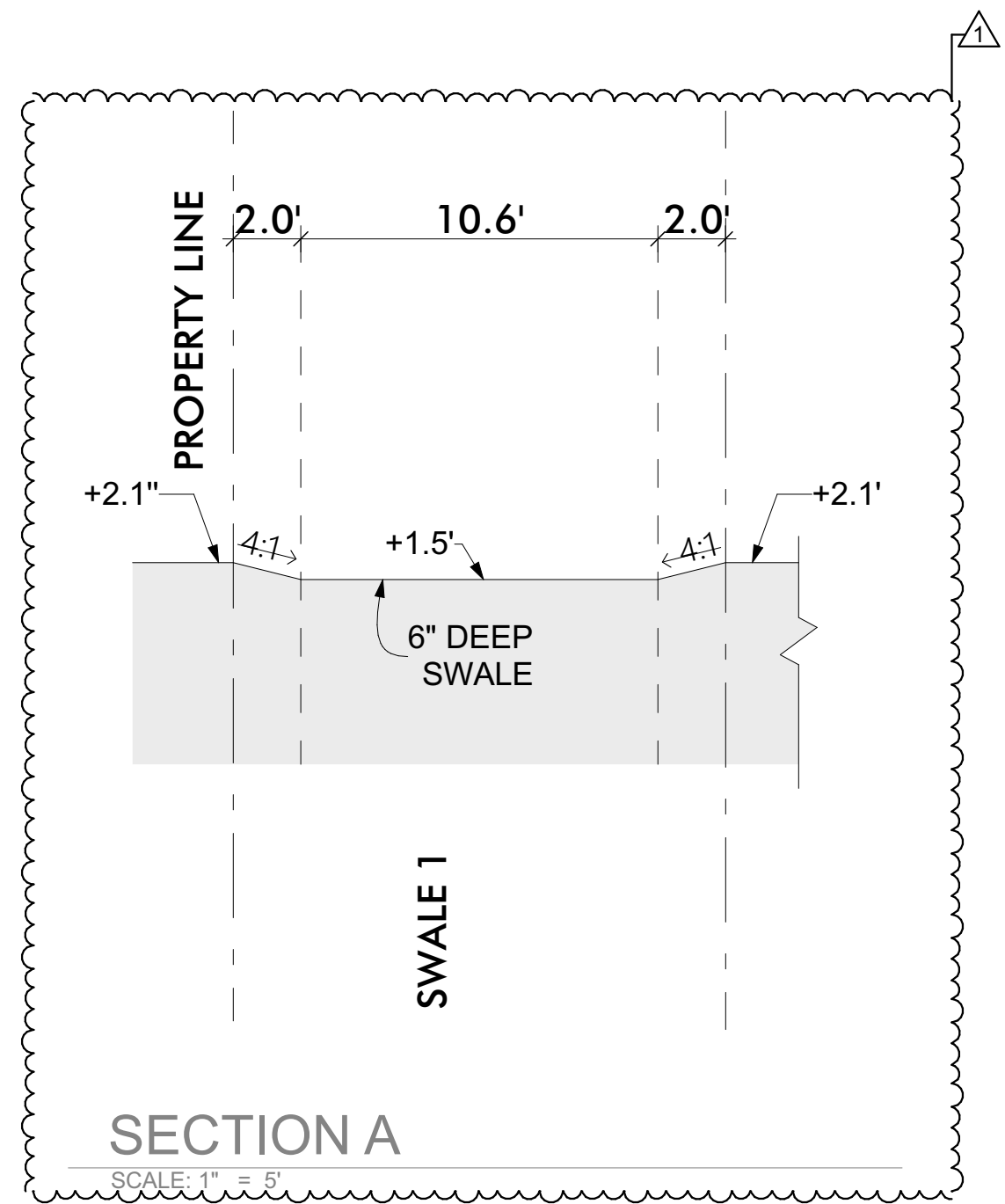
CONNECTION WITH THE SPECIFIED PROJECT. NONE OF SUCH IDEAS DESIGNS
ARRANGEMENTS, OR PLANS SHALL BE USED BY OR DISCLOSED TO ANY PERSON, FIRM,
OR CORPORATION FOR ANY PURPOSE WHATSOEVER, WITHOUT THE WRITTEN
PERMISSION OF IMEC. WRITTEN DIMENSIONS ON THESE DRAWINGS SHALL HAVE
PRIORITY OVER ANY OTHER DIMENSIONS. THE ENGINEER SHALL BE RESPONSIBLE FOR
RESPONSIBLE FOR ALL DIMENSIONS AND CONDITIONS ON THE JOB AND THIS OFFICE
MUST BE NOTIFIED OF ANY VARIATIONS FROM THE DIMENSIONS AND CONDITIONS
SHOWN BY THESE DRAWINGS. SHOP DETAILS OF ADEQUATE SCALE MUST BE SUBMITTED
TO THIS OFFICE OR APPROVAL BEFORE PROCEEDING WITH FABRICATION ON ITEMS SO
NOTED.

RAHI MUDDIN RAHIMI PE
LICENCE NUMBER
5 1 4 8 4
PROFESSIONAL ENGINEERING
SEAL, SIGN AND DATE



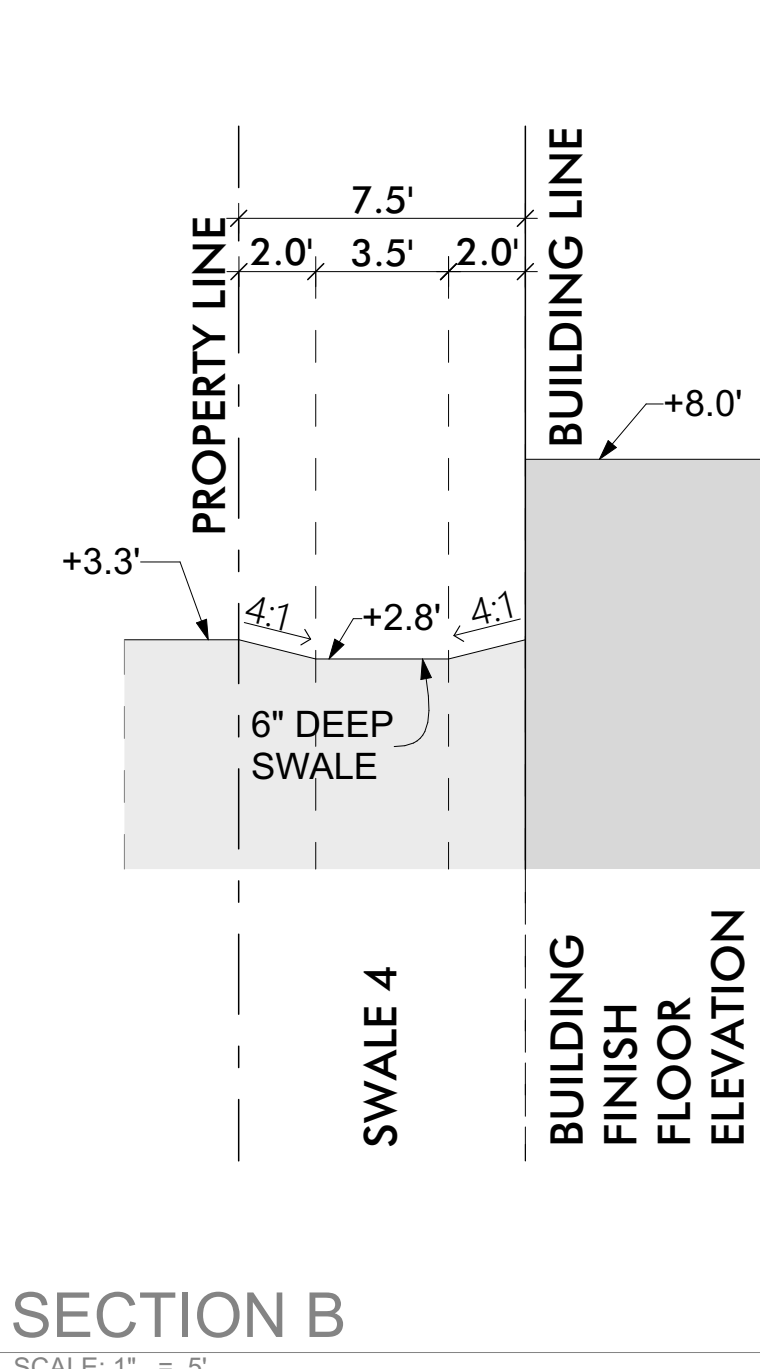
CIVIL PLAN

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



SECTION A

SCALE: 1" = 5'



SECTION B

SCALE: 1" = 5'

TOTAL SITE CALCULATIONS	
GROSS / NET SITE AREA:	8,179.80 SQ. FT. 100%
EXIST. LIVING FOOTPRINT AREA AFTER DEMO	1,113.16 SQ.FT.
ADDITION FOOTPRINT AREA	474.98 SQ.FT.
PROP. FOOTPRINT AREA	1,787.96 SQ.FT.
GARAGE&MECH ROOM FOOTPRINT AREA	377.54 SQ.FT.
REAR COVERED AREA	526.08 SQ.FT.
TOTAL BUILDING AREA	2,165.5 SQ.FT.
WALKWAY, CONC., A/C PAD	1063.88 SQ.FT.
POOL	306.48 SQ.FT.
DRIVEWAY AREA	701.43 SQ.FT.
IMPERVIOUS AREA	4,512.25 SQ.FT. 55.1%
PERVIOUS AREA	3,667.55 SQ.FT. 44.9%

DRAINAGE CALCULATION:
LOT AREA = 8,179.8 SQ. FT.
 $8,179.8 \times 1/12 = 681.65$ CU. FT.
 $681.65 \times 1/2' (6") = 1,363.34$ SQ. FT.
IMPEVIOUS AREA=
 $4,512.25 \times 2.5/12 = 940$ CU. FT.
 $940 \times 1/2' (6") = 1,880$ SQ FT
REQUIRED=1,880 SQ FT
1,897.2 SQ. FT. - PROVIDED

CONNECTION WITH THE SPECIFIED PROJECT. NONE OF SUCH IDEAS, DESIGNS, ARRANGEMENTS, OR PLANS SHALL BE USED BY OR DISCLOSED TO ANY PERSON, FIRM, OR CORPORATION FOR ANY PURPOSE WHATSOEVER, WITHOUT THE WRITTEN PERMISSION OF MR. ENGINEERING CONSULTANTS INC. THE ENGINEER SHALL HAVE NO RESPONSIBILITY FOR ANY VARIATIONS FROM THE DIMENSIONS AND CONDITIONS SHOWN BY THESE DRAWINGS. SHOP DETAILS OF ADEQUATE SCALE MUST BE SUBMITTED TO THE OFFICE OF APPROVAL BEFORE PROCEEDING WITH FABRICATION ON ITEMS SO NOTED.

REVISIONS:

NO.	DATE	DESCRIPTION	CITY COMMENTS
1	3/20/23		
2			
3			

MR ENGINEERING CONSULTANTS INC

STRUCTURAL, CIVIL, GEOTECHNICAL, ENVIRONMENTAL ENGINEERS
C A 9 8 2 4
10031 PINES BLVD SUITE 237, PEMBROKE PINES, FLORIDA 33024
P(954)364-8355 F(954)432-9266

GAVCO RESIDENCE

1404 JACKSON STREET
HOLLYWOOD, FL 33020

PROJECT NO: 43

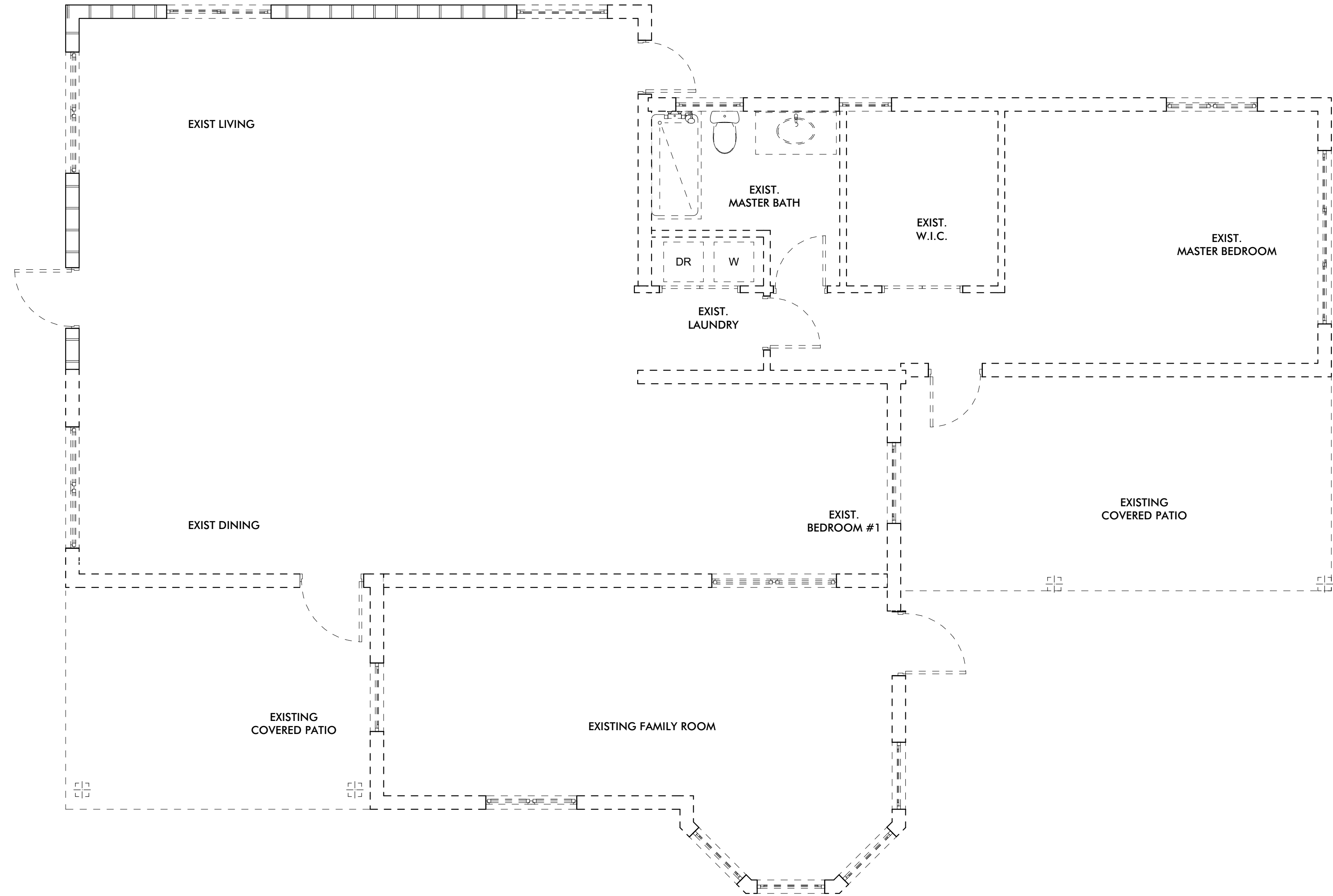
DATE: 04/24/23

DRAWN BY: B.J.

CHECKED: R.R.

DRAWING NO.
C-1

RAHIMUDDIN RAHIMI PE
LICENCE NUMBER
5 1 4 8 4
PROFESSIONAL ENGINEERING
SEAL, SIGN AND DATE



Demo Floor Plan

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

GENERAL NOTES - DEMOLITION

1. CONTRACTOR SHALL VERIFY WITH ALL UTILITIES COMPANIES, (GAS, ELECTRIC, PHONE, ETC.), AND STAKE OUT IN THE FIELD, ALL UNDERGROUND UTILITIES KNOWN OR ENCOUNTERED PRIOR TO PROCEEDING WITH EXCAVATION WORK. OWNER SHALL NOT AUTHORIZE ANY IMPROVEMENT OR DEMOLITION WORK UNTIL PERMIT IS SECURED FROM THE AGENCIES HAVING JURISDICTION. CONTRACTOR TO ABIDE BY ALL OSHA REGULATIONS FOR DEMOLISH.
2. THE DEMOLITION CONTRACTOR SHALL COMPLY WITH THE FLORIDA BUILDING CODE CODE AND ALL OTHER APPLICABLE MUNICIPAL, STATE AND FEDERAL REGULATIONS.
3. THE ENGINEER PRIOR TO REMOVAL SHALL CHECK ANY DEMOLITION AND/OR REMOVAL OF STRUCTURAL MEMBERS REQUIRED BY THESE DOCUMENTS. ANY ADDITIONAL DOCUMENTATION THAT MAY BE OCCASIONED SHALL BE PREPARED AND APPROVED BEFORE CONTINUATION OF DEMOLITION ACTIVITIES.
4. REMOVE ALL INTERIOR FINISHES INCLUDING PANELING, CERAMIC TILES, RESILIENT FLOORING, WALL FABRICS, CARPET AND DROPPED CEILINGS AS REQUIRED.
5. REMOVE TO SOURCE ALL PIPES, VENTS, APPLIANCES OR DRAINS NOT BEING RE-USED.
6. REMOVE ALL ABOVE CEILING DUCTWORK, DIFFUSERS, GRILLES, SPRINKLER PIPES OR OTHER EQUIPMENT, AS REQUIRED.
7. REMOVAL OF ANY EQUIPMENT, CABLING SWITCHES, AND CONDUIT PERTAINING TO DATA/ COMMUNICATIONS AND TELEPHONE SHALL BE VERIFIED WITH TELEPHONE COMPANIES SERVICE OWNER OR TENANT DATA/COMMUNICATIONS REPRESENTATIVE AS REQUIRED TO PREVENT NEW CONSTRUCTION DELAYS.
8. REMOVE ALL EXISTING ELECTRICAL DEVICES, LIGHTING, CONDUIT, ETC. THROUGHOUT, IN WALLS TO BE DEMOLISHED.
9. COORDINATE ALL DEMOLITION ACTIVITIES WITH THE PHASED NEW CONSTRUCTION AS INDICATED ON THE CONSTRUCTION DOCUMENTS.
10. REMOVE ANY ROTTED WOOD, OXIDIZED STEEL OR SPALLED CONCRETE THAT MAY BE ENCOUNTERED. REPLACE AS DIRECTED OR

NOTE:
FOR DEMO STRUCTURAL COMPONENTS PLEASE SEE ATTACHED STRUCTURAL REPORT.

WALL TYPE LEGEND

- Existing CBS Wall
- Existing Partition Wall
- Demo Wall

RAHI MUDDIN RAHIMI PE

LICENCE NUMBER

5 1 4 8 4

PROFESSIONAL ENGINEERING

SEAL SIGN AND DATE

CONNECTION WITH THE SPECIFIED PROJECT. NONE OF SUCH IDEAS, DESIGNS, ARRANGEMENTS, OR PLANS SHALL BE USED BY OR DISCLOSED TO ANY PERSON, FIRM, OR CORPORATION FOR ANY PURPOSE WHATSOEVER, WITHOUT THE WRITTEN PERMISSION OF MEC. WRITTEN DIMENSIONS ON THESE DRAWINGS SHALL HAVE PRECEDENCE OVER ANY DIMENSIONS SHOWN ON ANY OTHER DOCUMENT. THE ENGINEER SHALL BE RESPONSIBLE FOR ALL DIMENSIONS AND CONDITIONS ON THE JOB. AND THIS OFFICE MUST BE NOTIFIED OF ANY VARIATIONS FROM THE DIMENSIONS AND CONDITIONS SHOWN BY THESE DRAWINGS. SHOP DETAILS OF ADEQUATE SCALE MUST BE SUBMITTED TO THIS OFFICE FOR APPROVAL BEFORE PROCEEDING WITH FABRICATION ON ITEMS SO NOTED.

REVISIONS:			
NO.	DATE	DESCRIPTION	
1	1/17/23	CITY COMMENTS	
2	3/22/23	ENGINEERING COMMENTS	
3			

MR ENGINEERING CONSULTANTS INC

STRUCTURAL, CIVIL, GEOTECHNICAL, ENVIRONMENTAL ENGINEERS

C A 9 8 2 4

10031 PINES BLVD SUITE 237, PEMBROKE PINES, FLORIDA 33024

P (954) 364-8355 F (954) 432-9266

GAVCO RESIDENCE

1404 JACKSON STREET

HOLLYWOOD, FL 33020

PROJECT NO.: 43

DATE: 03/27/23

DRAWN BY: B.J.

CHECKED: R.R.

DRAWING NO.

D-1

03/23/2023

Gavco Solutions LLC
16169 Biscayne Aventura, FL 33160.
Aventura, FL 33160

RE: Structural condition assessment of the existing single family residence located at 1404 Jackson Street, Hollywood, FL 33020.

Officials Gavco Solutions LLC:

Pursuant to your authorization from your firm, we have conducted visual inspection of existing single family residence located at 1404 Jackson St, Hollywood, FL 33020. The inspection was performed on March 23, 2023 in your presence. The purpose of our inspections was to examine the condition of the existing Structural components like Beams, Columns, CBS walls, Floors slab and Roof components and to evaluate the structural integrity of the building. Our scope of work was limited to visual inspections of the ready accessible components at the time of our inspection No testing either destructive or non-destructive of the structure was performed.

Description

The existing single family residence is approximately 2133.84 square feet and is constructed of CBS walls and wood roof. As per electronic record search the building was constructed around year 1945. It was reported that the existing house is going to be demolished partially. However 02 external North and East masonry walls will be remained.

Inspection and Observations

1. No cracks or spalling observed on the external north and east masonry walls which will be remained.
2. Existing foundation found to be ok.
3. Floor slab found to be ok.

Report Limitations

The assessment was performed at the Client's request using the methods and procedures consistent with good engineering and customary practice designed to conform to acceptable industry standards. This report is exclusively for the use and benefit of the Client identified on this report. This report is not for the use or benefit of, nor may any third party rely upon it without the advance written consent of MR Engineering Consultants Inc (MREC).

In expressing the opinions stated in this report, MREC has exercised the degree of skill and care ordinarily exercised by a reasonably prudent architect or engineer in the same conditions and in the same time frame given the same or similar facts and circumstances.

Offering services :

Civil Engineering – Geotechnical Engineering – Inspection Services
Structural Engineering – Environmental Engineering

Structural Condition Assessment of 05 floors building.

Gavco Solutions LLC

16169 Biscayne Aventura, FL 33160.

Aventura, FL 33160

The independent conclusions represent our professional judgment based on field visual inspections. MREC's evaluations, analyses and opinions are not representations regarding the design integrity, structural soundness or actual value of the property. The conclusions presented are based on our field observations and conditions that existed on the date of the assessment.

If you have any questions regarding this report, please contact us at 954 442 5099.

Respectfully submitted,

Rahimuddin Rahimi, P.E

STATE OF FLORIDA:

Professional Engineer Number: 51484



ML Staging & Construction Contract # 330210

11400 SW 131st AVE Miami, FL 33186

Phone: 786-449-9071

Email: Sales@mlsc.com

Job Name: 1404 Jackson ST Demolition **Client Address:** 1404 Jackson St, Hollywood, FL 33020

Demolition Plan

ML Staging and construction will perform demolition on 1404 Jackson St, Hollywood, FL 33020. The contractor will always act to protect the surrounding environment adjacent to the building being demolished.

Elements of the Plan: By city regulation, the Contractor will perform the following:

- Contact the 811 Number to set up an underground services alert, where they will mark all the utility services, pipes, or other elements in the demolition area.
- The Contractor will double-check that the electrical and mechanical services and utilities have been properly shut down and capped.
- Will attempt to minimize disturbance to surrounding areas outside our demolition limits.
- Fire extinguishers on-site to eliminate any fires that may erupt during the demolition work.
- Water Utilization for Dust Control
- Intends to protect against spills and evaporation during fueling and lubrication of equipment and motor vehicles used in demolition procedures.
- Will remove waste and surplus materials, rubbish, and demolition materials from the site.
- Removal and transporting of debris/rubbish will be done to prevent spillage on pavements, streets, or adjacent areas. The contractor will immediately ensure that any overflow or spillage is cleaned up from pavements, streets, and adjacent areas.
- All hazardous materials will be removed before any structural demolition by a licensed contractor and following all rules and regulations as identified in the Hazardous.
- On-site foreman will perform a daily site walk of all areas of the buildings and make a physical inspection to verify that no persons, pets, or other living things are in or around the building.
- The Contractor will double-check that all utilities have been shut down. The Contractor will inspect for potentially hazardous materials and energy storage devices. Once verified and safe, make proper signage indicating the areas/devices are safe to remove or demolish.



ML Staging & Construction

Contract # 330210

11400 SW 131st AVE Miami, FL 33186

Phone: 786-449-9071

Email: Sales@mlsc.com

Job Name: 1404 Jackson ST Demolition

Client Address: 1404 Jackson St, Hollywood, FL 33020

Demolition will be done by following the plans provided by the Homeowner. Failure to follow the Demolition Plan will automatically cancel the payment schedule.

Sell Summary

	Price
Equipment	\$6,500.00
Engineering and Permit	\$2,450.00
Labor	\$5,800.00
Taxes 7 %	N/A
Total:	\$14,750.00

The customer will pay 50 % when signing, 35 % when the walk-through with the homeowner, and the remaining after permitting closes. Any change in the Demolition plan after this contract's sign will **NOT BE VALID AND IS TOTAL RESPONSIBILITY OF THE CONTRACTOR COMPANY.**

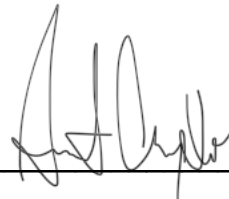

Miguel Aguirre
Owner

ML Staging & Construction LLC

CGC1530479

Phone: 786-449-9071

email: sales@mlstcont.com

Customer Sign: 

Name: Albert Gavriyelov

Date: 12/01/2022



ML Staging & Construction

Contract # 330210

11400 SW 131st AVE Miami, FL 33186

Phone: 786-449-9071

Email: Sales@mlsc.com

Job Name: 1404 Jackson ST Demolition

Client Address: 1404 Jackson St, Hollywood, FL 33020



Ron DeSantis, Governor

Melanie S. Griffin, Secretary



**STATE OF FLORIDA
DEPARTMENT OF BUSINESS AND PROFESSIONAL REGULATION**

CONSTRUCTION INDUSTRY LICENSING BOARD

THE GENERAL CONTRACTOR HEREIN IS CERTIFIED UNDER THE
PROVISIONS OF CHAPTER 489, FLORIDA STATUTES

AGUIRRE FUENTES, MIGUEL NEMECIO

ML STAGING & CONSTRUCTION LLC
11400 SW 131ST AVE
MIAMI FL 33186

LICENSE NUMBER: CGC1530479

EXPIRATION DATE: AUGUST 31, 2024

Always verify licenses online at MyFloridaLicense.com



Do not alter this document in any form.

This is your license. It is unlawful for anyone other than the licensee to use this document.





















