

ATTACHMENT A

Application Package

PLANNING DIVISION



File No. (internal use only): _____

GENERAL APPLICATION

2600 Hollywood Boulevard Room 315
Hollywood, FL 33022



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: 3.6.19

Location Address: 5401 JEFFERSON ST
Lot(s): 23 Block(s): 1 Subdivision: HOLLYWOOD HILLS 2ND ADDITION
Folio Number(s): _____

Zoning Classification: _____ Land Use Classification: _____

Existing Property Use: SINGLE FAMILY Sq Ft/Number of Units: 2140

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: REQUESTING VARIANCE ON SIDE SETBACK DUE TO
HARDSHIP CAUSED BY TRYING TO MAINTAIN MATURE TREE ON PROPERTY

Number of units/rooms: 1 ROOM Sq Ft: 740

Value of Improvement: \$40,000 Estimated Date of Completion: NOV 19'

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

Name of Current Property Owner: KURT DANNWOLF

Address of Property Owner: 5401 JEFFERSON ST

Telephone: 3862561465 Fax: N/A Email Address: KDANNWOLF@ODPARCHECTRS.COM

Name of Consultant/Representative/Tenant (circle one): N/A SAME AS ABOVE

Address: _____ Telephone: _____

Fax: _____ Email Address: _____

Date of Purchase: 2003 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: 3-7-19

PRINT NAME: Kurt Danuv.H

Date: 3-7-19

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 3rd day of March 2019

Notary Public

State of Florida

My Commission Expires: 12/2/21 (Check One) ☒ Personally known to me; OR ☐ Produced Identification _____



Signature of Current Owner

Print Name

ADDITION TO 5401 JEFFERSON ST

ADDRESS

5401 JEFFERSON ST
HOLLYWOOD, FL 33021

LEGAL DESCRIPTION

LOT 23, BLOCK 1, OF HOLLYWOOD HILLS SECOND ADDITION
PLAT BOOK 56, PAGE 33 OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA



Gregory A. McAloon, Esq.
Direct Dial: 954-765-2920
Email: gmc@trippscott.com

August 15, 2019

VIA HAND DELIVERY

DEVELOPMENT REVIEW COMMITTEE
PLANNING AND DEVELOPMENT SERVICES DEPARTMENT
DIVISION OF PLANNING AND URBAN DESIGN
CITY OF HOLLYWOOD
2600 HOLLYWOOD BOULEVARD
HOLLYWOOD, FL 33020

Re: 5401 Jefferson Street – UPDATED Variance Request

Dear Development Review Committee:

This firm represents Kurt Dannwolf (the “Applicant”), as Owner and Applicant of the real property located at 5401 Jefferson Street, Hollywood, FL 33021 (the “Property”), Folio No. 5142-07-12-0230. Applicant hereby requests approval of a variance from the rear and side setback requirements as provided in §4.1.D, City of Hollywood Zoning and Land Development Regulations, to accommodate a detached parking garage addition to an existing single-family house. It must be noted the side setback variance included in this request is provided under an objection of interpretation. Please see a detailed summary below.

I. Project Description

The Property is zoned single-family RS-5 with an underlying land use of Low Residential. The parcel is approximately 0.232 acres (10,126 square feet). The plat was recorded on January 1, 1978, Plat Book 56 / Page 33 in the public records of Broward County. The platted and recorded lot depicts a lot width of 75’ and a depth of 135’. The existing single-family house was built in 1965 according to Broward County Property Appraiser records.

Applicant proposes construction of a 740 square foot detached parking garage addition on the rear of the Property abutting a paved alley to the north. The proposed structure is shielded from the abutting neighbors to the west with a 15’ hedge and an existing 6’ tall wooden fence. The proposed structure will be painted to match the existing house and incorporate the same pitched roof. The proposed parking garage addition accommodates a rear setback of 10’ and a western side setback of 7’ 6”, (see Sheet A-100). The City of Hollywood Zoning and Land Development Regulations provide that a detached garage is required to have the same side setbacks as the main permitted use. The main structure requires, in pertinent part, the sum of the side yard setbacks to be at least twenty-five percent (25%) of the lot width, but not to exceed 50’, with no side yard less than 7.5 ft. Applicant is providing a minimum 7’ 6” side yard setback to the detached garage to the west, with a large side yard setback from the garage to the east. The side yard setback for the detached garage to the east is 33’ 3”.

110 Southeast Sixth Street, Fifteenth Floor • Fort Lauderdale, Florida 33301

Post Office Box 14245 • Fort Lauderdale, Florida 33302

Tel 954.525.7500 • Fax 954.761.8475 • www.trippscott.com

1784052v3 303163.0001

Fort Lauderdale • Boca Raton • Tallahassee

Applicant requests a variance from the rear setback requirements provided in section §4.1.D, City of Hollywood Zoning and Land Development Regulations, to accommodate the proposed detached parking garage addition. Section 4.1.D.2 provides that the rear setback for detached and attached parking garages is 20'; except for lots which are less than or equal to 100', then the setback is 10'. Because Applicant's lot is 75' x 135', Applicant hereby provides this variance request from the 20' rear setback requirement to accommodate the 10' rear yard setback for the detached parking garage.

Additionally, Applicant is including a request for a variance from the side yard setback requirement pursuant to the City of Hollywood's staff interpretation of the required side yard setback under the City of Hollywood Zoning and Land Development Regulations. It is Applicant's position that the side yard setback already meets the City of Hollywood's Zoning and Land Development Code by providing a 7' 6" setback to the west and a 33' 3" to the east, as it pertains to the detached garage addition. City of Hollywood Staff is interpreting the side yard setback of the main house to be included in the total calculation. The main structure contains a west side yard setback of 9.05' (9' 0 and 5/8") and an east side yard setback of 9.85' (9' 10 and 3/16"). Under staff's interpretation, the detached garage would then be required to have an east side yard setback of 8.9'. Therefore, Applicant respectfully requests an interpretation that the proposed setbacks for the detached garage meet current code, or alternatively, Applicant respectfully requests approval of a variance request from the side yard setback requirements.

II. Project History

On or around January 2019, Applicant submitted an application for a variance request regarding a detached rear garage addition. At or near the time of submission, Applicant met with planning staff to discuss the proposed variance application. The initial request proposed a rear setback of 10' and a west side yard setback of 6'.

On June 11, 2019, Applicant again met with City of Hollywood to discuss the proposed application. At that meeting, Applicant worked through the issues regarding placement of the garage and exemplified how any other placement of the structure would be in conflict with the existing pool. The meeting resulted in a revision to the plans to accommodate a 7' 6" west side yard setback, therefore, only needing the rear setback variance in the updated request. This resolution came about through an interpretation of the minimum setbacks permissible under the City of Hollywood Zoning and Land Development Code. Shortly thereafter, Applicant resubmitted the updated application and revised drawing to accommodate the 7' 6" west side yard setback.

On August 1, 2019, Applicant received comments from the City of Hollywood stating that the side yard setbacks proposed do not meet current code and the request would again have to be re-included in this variance submission. As such, Applicant has included the request for the side yard setback under objection in order to allow the board to make the determination as to whether the side yard setback needs to be granted as part of this variance request.

III. Variance Criteria

- a. That the requested Variance maintains the basic intent and purpose of the subject regulations, particularly as it affects the stability and appearance of the city; and**

The requested variance maintains the basic intent and purpose of the subject regulations, particularly as it affects the stability and appearance of the city. Multiple other properties within the same zoning district accommodate the same 10' rear yard setback. The detached parking garage abuts an alley at the rear of the Property, which acts as a buffer between the proposed addition and neighbors to the north. The proposed addition is further shielded from neighbors to the west with an existing 15' hedge and an existing 6' tall wooden fence. The property directly north contains a rear garage with access to the alley similar to that proposed in this variance request. The side yard setback requirement is also in conformance with the intent and purpose of the subject regulations as it meets the minimum setback requirement provided for in the City of Hollywood Zoning and Land Development Code. The stability and appearance of the city are maintained with this variance request because other properties in the same zoning district contain the same rear yard setback.

- b. That the requested Variance is otherwise compatible with the surrounding land uses and would not be detrimental to the community; and**

The setback variance is compatible with the surrounding land uses and is not detrimental to the community. Detached parking garages are permitted on single-family RS-5 zoned properties provided that the structure meets the minimum size requirements outlined in §4.1.D.1. Detached parking garages are also permitted to be setback 10' from the rear property line for lots which are less than or equal to 100'. Applicant proposes a two-car detached parking garage in compliance with the applicable size requirements. The proposed detached garage is adequately screened from neighbors to the west with an existing 15' hedge and an existing 6' tall wooden fence. The proposed detached parking garage abuts a 15' wide alley at the rear of the Property, which acts as a buffer between the proposed addition and neighbors to the north. The neighbor to the north possesses a rear garage addition with access provided by the 15' wide alley. Multiple other properties in the area contain rear garage additions with the 10' rear yard setback and reduced side yard setbacks. The City of Hollywood previously permitted a 5' setback under a different zoning code, which many of the existing houses were built under. The 7' 6" side yard setback is greater than the previous code, and meets the minimum requirement under current code. Therefore, the requested variance is compatible with the surrounding land uses and is not detrimental to the community.

- c. That the requested Variance is consistent with and in furtherance of the Goals, Objectives and Policies of the adopted Comprehensive Plan, as amended from time to time, the applicable Neighborhood Plan and all other similar plans adopted by the city; and**

The requested variance is consistent with and in furtherance of the Goals, Objective, and Policies of the adopted Comprehensive Plan and applicable City-Wide Master Plan. Detached parking garages are permitted uses in the RS-5 zoning district. Additionally, the zoning district permits a 10' rear yard setback for garage additions on lots which are less than or equal to 100'. Applicant is proposing a 10' rear yard setback for a garage addition on a lot that is 75' x 135'. The requested variance would permit Applicant to accommodate a detached parking garage around the existing pool structure.

The Property is located within Sub-Area 6 of the City of Hollywood Master Plan. Sub-Area 6 includes a variety of activity and employment anchors such as the Memorial Regional Hospital and major office uses along Hollywood Boulevard. The recommendations in Sub-Area 6 focus primarily on measures that will improve and enhance the activity base already in place and

thriving. The majority of recommendations in this Sub-Area do not focus on residential uses, but rather, the commercial uses surrounding Stirling Road and Sheridan Street, Hollywood Boulevard and the corridor with Presidential Circle as the focal point, and enhancing the pedestrian streetscape.

Because Sub-Area 6 does not discuss single-family residential housing, we must look to other areas of the code for guidance. When looking for guidance as to residential uses, Sub-Area 2 contains certain policies which are in conformance with this variance request. Specifically, the City of Hollywood City-Wide Master Plan Policy 2.12 states the following:

Modify zoning regulations in the single-family districts to reduce rear garage setback requirements to reflect existing development patterns and encourage rear vehicular access and parking.

The City of Hollywood City-Wide Master Plan specifically contemplates placing parking garages in the rear to reflect existing development patterns and seeks to encourage rear vehicular access and parking. Even though the policy is not contained in Sub-Area 6, the relevant policy is helpful in guiding residential development in the City of Hollywood. The policies and guidelines for Sub-Area 6 specifically contemplate the thriving commercial and employment uses, and do not provide direction for development patterns for single family uses in this area. Therefore, the guidance provided in Sub-Area 2 should be applicable to this request. This variance request to accommodate a 10' rear yard setback (and a 7' 6" side yard setback subject to the board's interpretation) for a proposed parking detached garage in a single-family district is consistent and in furtherance of policies of the City of Hollywood City-Wide Master Plan.

d. That the need for the requested Variance is not economically based or self-imposed; or

The need for the requested variance is not economically based or self-imposed. The proposed configuration of the garage addition is the only configuration which accommodates the structure. All other configurations will result in conflict with the existing pool. Applicant contemplated multiple configurations in order to accommodate the garage addition as exemplified on Sheet A-102.

The variance requests the minimum variance necessary in order to avoid conflict with the existing pool. The orientation of the existing land necessitates the variance request to allow the 10' rear yard setback for the garage addition, and a 7' 6" side yard setback subject to the board's interpretation).

e. That the variance is necessary to comply with State or Federal Law and is the minimum Variance necessary to comply with the applicable law.

Not applicable.

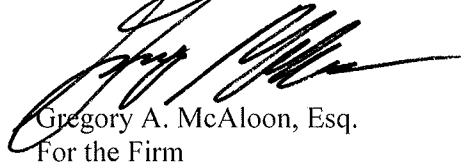
IV. Conclusion

Approval of this variance request will permit a detached parking garage addition to have a rear yard setback of 10' and an east side yard setback of 7' 6". Multiple other properties within the same zoning district also possess a 10' rear yard setback to accommodate a rear garage addition and the side yard setback meets the minimum setback provided in the City of Hollywood Zoning and Land Development Code. The design of the structure is the only design which does not pose a conflict with the existing pool.

This variance request is in conformance with the surrounding area and furthers the goals and policies of the City of Hollywood and seamlessly fits into the character of the surrounding community. Therefore, Applicant requests approval of the variance from the rear setback requirement to accommodate a 10' rear yard setback. Additionally, Applicant respectfully requests an interpretation that the proposed setbacks for the detached garage meet current code, or alternatively, Applicant respectfully requests approval of a variance request from the side yard setback requirements.

If I can provide any additional information, or if you have any questions, please do not hesitate to contact me.

Respectfully submitted,

A handwritten signature in black ink, appearing to read 'Gregory A. McAloon', with a long horizontal flourish extending to the right.

Gregory A. McAloon, Esq.
For the Firm

Nava Surveyors Inc.

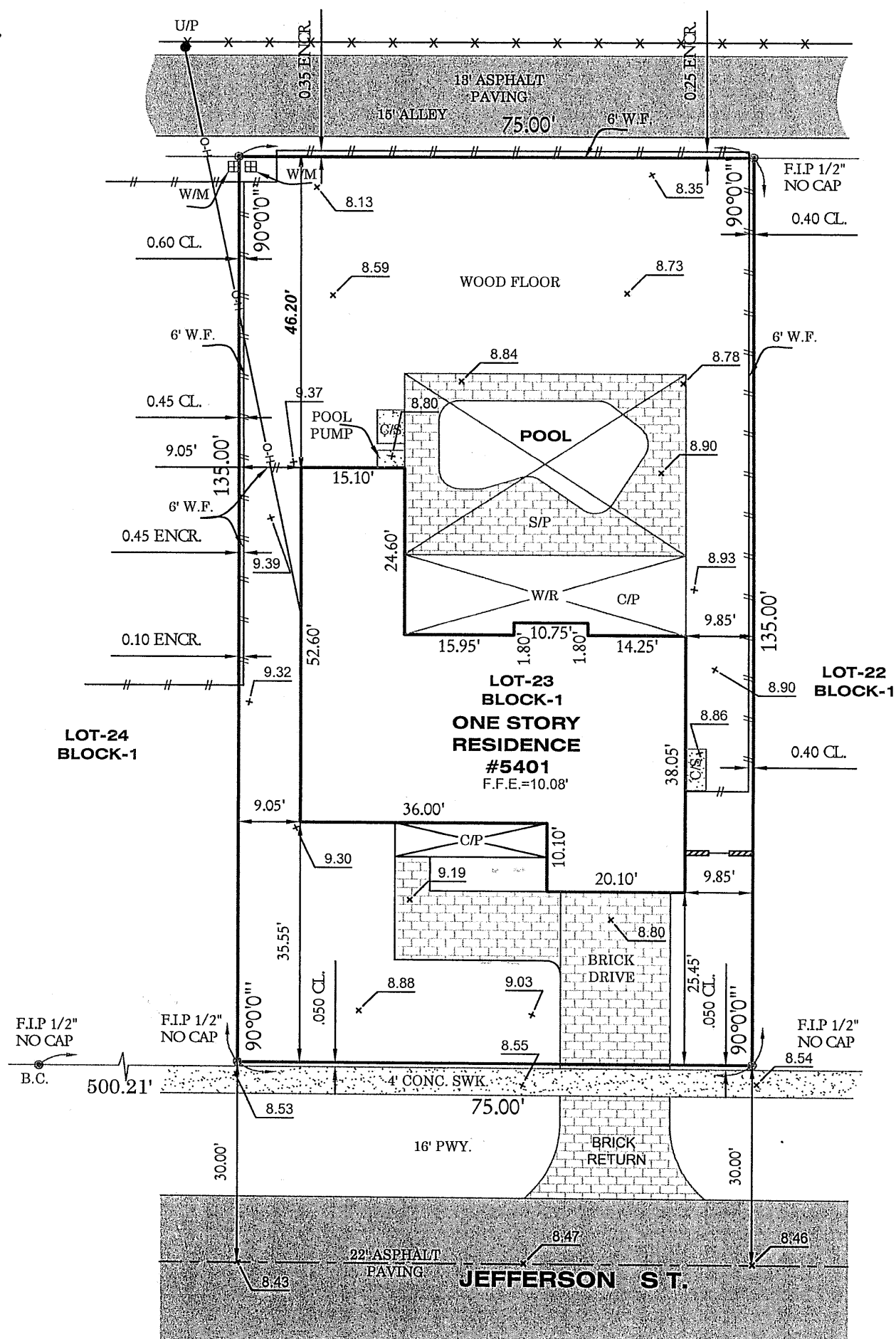
LAND SURVEYORS

SHEET No. 2 OF 2

DRAWN BY: LG.

BOUNDARY SURVEY

SCALE = 1" = 20'



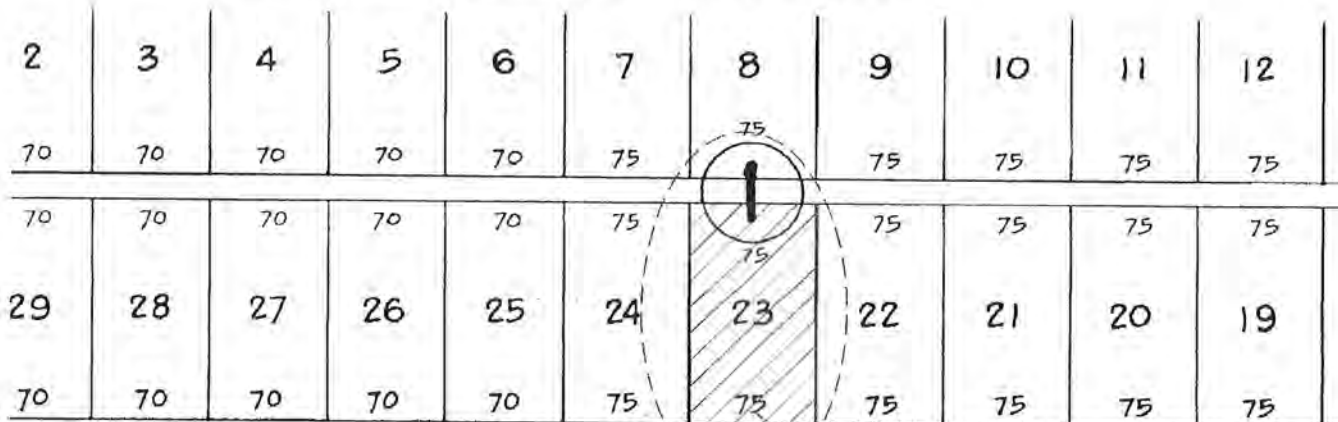
SURVEYOR'S NOTE:
- There may be Easements recorded in the Public Records not shown on this Survey.

SURVEY OF LOT 23, BLOCK 1, OF HOLLYWOOD HILLS SECOND ADDITION, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 56, PAGE 33, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA.

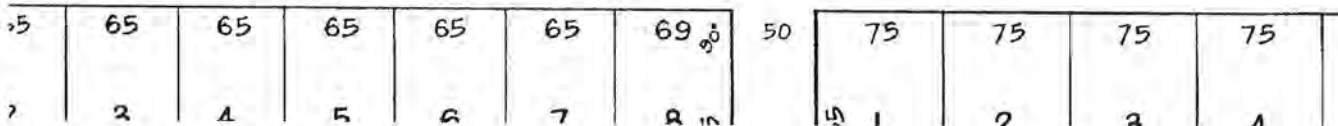
PROPERTY ADDRESS: 5401 JEFFERSON ST, HOLLYWOOD, FL 33021
FOR: KURT DANNWOLF

LOCATION SKETCH

Scale 1" = NT.S.



JEFFERSON ST.



ABBREVIATION AND MEANING

LEGEND TYPICAL

A = ARC
A/C = AIR CONDITIONER PAD
A.E. = ANCHOR EASEMENT
A/R = ALUMINIUM ROOF
A/S = ALUMINIUM SHED
ASPH. = ASPHALT
B.C. = BLOCK CORNER
B.C.R. = BROWARD COUNTY RECORDS
B.M. = BENCH MARK
B.O.B. = BASIS OF BEARINGS
C = CALCULATED
C.B. = CATCH BASIN
C.B.W. = CONCRETE BLOCK WALL
CH = CHORD
CH.B. = CHORD BEARING
CL = CLEAR
C.L.F. = CHAIN LINK FENCE
C.M.E. = CANAL MAINTENANCE EASEMENTS
CONC. = CONCRETE
C.P. = CONCRETE PORCH
C.S. = CONCRETE SLAB
D.E. = DRAINAGE EASEMENT
D.M.E. = DRAINAGE MAINTENANCE EASEMENTS
DRIVE = DRIVEWAY
ENCR. = ENCROACHMENT
E.T.P. = ELECTRIC TRANSFORMER PAD
F.F.E. = FINISHED FLOOR ELEVATION
F.H. = FIRE HYDRANT
F.I.P. = FOUND IRON PIPE
F.I.R. = FOUND IRON ROD
F.N. = FOUND NAIL
F.N.D. = FOUND NAIL & DISK

FNIP. = FEDERAL NATIONAL INSURANCE PROGRAM
IN.&EG. = INGRESS AND EGRESS EASEMENT
L.F.E. = LOWEST FLOOR ELEVATION
L.M.E. = LAKE MAINTENANCE EASEMENT
L.P. = LIGHT POLE
M = MEASURED DISTANCE
M/H = MANHOLE
N.A.P. = NOT A PART OF
NGVD = NATIONAL GEODETIC VERTICAL DATUM
N.T.S. = NOT TO SCALE
O.H.L. = OVERHEAD UTILITY LINES
O.R.B. = OFFICIAL RECORD BOOK
O/S = OFFSET
OVH. = OVERHANG
P.B. = PLAT BOOK
P.C. = POINT OF CURVE
P.C.C. = POINT OF COMPOUND CURVE
PL = PLANTER
P.L.S. = PROFESSIONAL LAND SURVEYOR
P.O.B. = POINT OF BEGINNING
P.O.C. = POINT OF COMMENCEMENT
P.P. = POWER POLE
P.P.S. = POOL PUMP SLAB
P.R.C. = POINT OF REVERSE CURVE
PRM = PERMANENT REFERENCE MONUMENT
PT. = POINT OF TANGENCY
PVMT. = PAVEMENT
PWY = PARKWAY
R = RECORD DISTANCE

RAD. = RADIUS OF RADIAL
RGE. = RANGE
R.P. = RADIUS POINT
R.O.E. = ROOF OVERHANG EASEMENT
R/W = RIGHT-OF-WAY
SEC. = SECTION
S.I.P. = SET IRON PIPE L.B. #6044
SWK. = SIDEWALK
T = TANGENT
TWP = TOWNSHIP
U.E. = UTILITY EASEMENT
U.P. = UTILITY POLE
W.M. = WATER METER
W.R. = WOOD ROOF
W.S. = WOOD SHED
Δ = ANGLE
Δ = CENTRAL ANGLE
C = CENTER LINE
M = MONUMENT LINE

—OH— OVERHEAD UTILITY LINES
ZZZZ C.B.S. = WALL (CBW)
—X—X— C.L.F. = CHAIN LINK FENCE
—O—O— I.F. = IRON FENCE
—W—W— W.F. = WOOD FENCE
• 0.00 = EXISTING 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) THIS IS A SPECIFIC PURPOSE SURVEY.
3) THE CLOSURE IN THE BOUNDARY SURVEY IS ABOVE 1:7500 FT.
4) IF SHOWN, ELEVATIONS ARE REFERRED TO BROWARD COUNTY.
ALL ELEVATIONS SHOWN ARE REFERRED TO NORTH AMERICAN VERTICAL DATUM 1988 BROWARD BENCH MARK 2062 ELEVATION 10.09 FEET OF N.A.V.D. OF 1988

SURVEYOR'S CERTIFICATION

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: *George Ibarra* 01-25-19
GEORGE IBARRA (DATE OF FIELD WORK)

PROFESSIONAL LAND SURVEYOR NO. 2534
STATE OF FLORIDA (VALID COPIES OF THIS SURVEY WILL BEAR THE EMBOSSED SEAL OF THE ATTESTING LAND SURVEYOR).

REVISED ON: _____

REVISED ON: _____

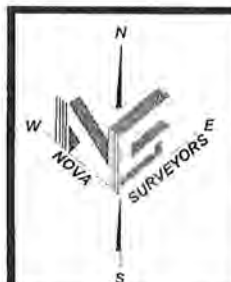
LEGAL NOTES TO ACCOMPANY SKETCH OF SURVEY ("SURVEY"):

- THERE MAY BE EASEMENTS RECORDED IN THE PUBLIC RECORDS NOT SHOWN ON THIS SURVEY.
- EXAMINATIONS 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, AND 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 NEW CONSTRUCTIONS, UNLESS OTHERWISE NOTED. THIS FIRM HAS NOT ATTEMPTED TO LOCATE FOOTING 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 SURVEYOR MAKES NO GUARANTEES AS TO THE ACCURACY OF THE INFORMATION BELOW. THE LOCAL F.E.M.A. AGENT SHOULD BE CONTACTED FOR VERIFICATION. THE FNIP FLOOD MAPS HAVE DESIGNATED THE HEREIN DESCRIBED LAND TO BE SITUATED IN ZONE: X COMMUNITY/PANEL/SUFFIX: 125113 0564 H DATE OF FIRM: 08/18/2014
- BASE FLOOD ELEVATION: N/A.

CERTIFIED TO: KURT DANNWOLF



SURVEYOR'S SEAL



ELEVATION CERTIFICATE

Important: Follow the instructions on pages 1–9.

Copy all pages of this Elevation Certificate and all attachments for (1) community official, (2) insurance agent/company, and (3) building owner.

SECTION A – PROPERTY INFORMATION				FOR INSURANCE COMPANY USE	
A1. Building Owner's Name KURT DANNWOLF				Policy Number:	
A2. Building Street Address (including Apt., Unit, Suite, and/or Bldg. No.) or P.O. Route and Box No. 5401 JEFFERSON ST				Company NAIC Number:	
City HOLLYWOOD		State Florida		ZIP Code 33021	
A3. Property Description (Lot and Block Numbers, Tax Parcel Number, Legal Description, etc.) LOT 23, BLOCK 1, OF HOLLYWOOD HILLS SECOND ADDITION, PLAT BOOK 56, PAGE 33, FOLIO NUMBER 514207120230					
A4. Building Use (e.g., Residential, Non-Residential, Addition, Accessory, etc.) <u>RESIDENTIAL</u>					
A5. Latitude/Longitude: Lat. <u>26°00'16.99"N</u> Long. <u>80°11'50.96"W</u> Horizontal Datum: <input type="checkbox"/> NAD 1927 <input checked="" type="checkbox"/> NAD 1983					
A6. Attach at least 2 photographs of the building if the Certificate is being used to obtain flood insurance.					
A7. Building Diagram Number <u>1A</u>					
A8. For a building with a crawlspace or enclosure(s):					
a) Square footage of crawlspace or enclosure(s) <u>N/A</u> sq ft					
b) Number of permanent flood openings in the crawlspace or enclosure(s) within 1.0 foot above adjacent grade <u>N/A</u>					
c) Total net area of flood openings in A8.b <u>N/A</u> sq in					
d) Engineered flood openings? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No					
A9. For a building with an attached garage:					
a) Square footage of attached garage <u>200.00</u> sq ft					
b) Number of permanent flood openings in the attached garage within 1.0 foot above adjacent grade <u>N/A</u>					
c) Total net area of flood openings in A9.b <u>N/A</u> sq in					
d) Engineered flood openings? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No					
SECTION B – FLOOD INSURANCE RATE MAP (FIRM) INFORMATION					
B1. NFIP Community Name & Community Number HOLLYWOOD 125113			B2. County Name BROWARD		B3. State Florida
B4. Map/Panel Number 12011C0564H	B5. Suffix H	B6. FIRM Index Date 08-18-2014	B7. FIRM Panel Effective/ Revised Date 08-18-2014	B8. Flood Zone(s) X	B9. Base Flood Elevation(s) (Zone AO, use Base Flood Depth) N/A
B10. Indicate the source of the Base Flood Elevation (BFE) data or base flood depth entered in Item B9: <input type="checkbox"/> FIS Profile <input checked="" type="checkbox"/> FIRM <input type="checkbox"/> Community Determined <input type="checkbox"/> Other/Source: _____					
B11. Indicate elevation datum used for BFE in Item B9: <input type="checkbox"/> NGVD 1929 <input checked="" type="checkbox"/> NAVD 1988 <input type="checkbox"/> Other/Source: _____					
B12. Is the building located in a Coastal Barrier Resources System (CBRS) area or Otherwise Protected Area (OPA)? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No Designation Date: _____ <input type="checkbox"/> CBRS <input type="checkbox"/> OPA					

ELEVATION CERTIFICATE

OMB No. 1660-0008
Expiration Date: November 30, 2018

IMPORTANT: In these spaces, copy the corresponding information from Section A.			FOR INSURANCE COMPANY USE
Building Street Address (including Apt., Unit, Suite, and/or Bldg. No.) or P.O. Route and Box No. 5401 JEFFERSON ST			Policy Number:
City HOLLYWOOD	State Florida	ZIP Code 33021	Company NAIC Number

SECTION C – BUILDING ELEVATION INFORMATION (SURVEY REQUIRED)

C1. Building elevations are based on: ☐ Construction Drawings* ☐ Building Under Construction* ☒ Finished Construction
*A new Elevation Certificate will be required when construction of the building is complete.

C2. Elevations – Zones A1–A30, AE, AH, A (with BFE), VE, V1–V30, V (with BFE), AR, AR/A, AR/AE, AR/A1–A30, AR/AH, AR/AO. Complete Items C2.a–h below according to the building diagram specified in Item A7. In Puerto Rico only, enter meters.

Benchmark Utilized: 2062 Vertical Datum: NAVD1988

Indicate elevation datum used for the elevations in items a) through h) below.

☐ NGVD 1929 ☒ NAVD 1988 ☐ Other/Source: _____

Datum used for building elevations must be the same as that used for the BFE.

Check the measurement used.

a) Top of bottom floor (including basement, crawlspace, or enclosure floor)	10.08	<input checked="" type="checkbox"/> feet	<input type="checkbox"/> meters
b) Top of the next higher floor	N/A	<input checked="" type="checkbox"/> feet	<input type="checkbox"/> meters
c) Bottom of the lowest horizontal structural member (V Zones only)	N/A	<input checked="" type="checkbox"/> feet	<input type="checkbox"/> meters
d) Attached garage (top of slab)	8.92	<input checked="" type="checkbox"/> feet	<input type="checkbox"/> meters
e) Lowest elevation of machinery or equipment servicing the building (Describe type of equipment and location in Comments)	18.24	<input checked="" type="checkbox"/> feet	<input type="checkbox"/> meters
f) Lowest adjacent (finished) grade next to building (LAG)	8.80	<input checked="" type="checkbox"/> feet	<input type="checkbox"/> meters
g) Highest adjacent (finished) grade next to building (HAG)	9.30	<input checked="" type="checkbox"/> feet	<input type="checkbox"/> meters
h) Lowest adjacent grade at lowest elevation of deck or stairs, including structural support	8.80	<input checked="" type="checkbox"/> feet	<input type="checkbox"/> meters

SECTION D – SURVEYOR, ENGINEER, OR ARCHITECT CERTIFICATION

This certification is to be signed and sealed by a land surveyor, engineer, or architect authorized by law to certify elevation information. I certify that the information on this Certificate represents my best efforts to interpret the data available. I understand that any false statement may be punishable by fine or imprisonment under 18 U.S. Code, Section 1001.

Were latitude and longitude in Section A provided by a licensed land surveyor? ☒ Yes ☐ No ☐ Check here if attachments.

Certifier's Name GEORGE IBARRA	License Number 2534
Title PROFESSIONAL LAND SURVEYOR	
Company Name NOVA SURVEYORS, INC.	
Address 1355 NW 97 AVE, SUITE 200	
City MIAMI	State Florida
	ZIP Code 33172



George Ibarra

Signature <i>George Ibarra</i>	Date 01-25-2019	Telephone (305) 264-2660	Ext.
-----------------------------------	--------------------	-----------------------------	------

Copy all pages of this Elevation Certificate and all attachments for (1) community official, (2) insurance agent/company, and (3) building owner.

Comments (including type of equipment and location, per C2(e), if applicable)

SECTION C 2 (E) LOWEST ELEVATION MACHINERY IS A/C PAD. LAT. & LONG. PROVIDED BY GOOGLE EARTH.
CROWN OF ROAD ELEVATION = 8.47 FT

ELEVATION CERTIFICATEOMB No. 1660-0008
Expiration Date: November 30, 2018

IMPORTANT: In these spaces, copy the corresponding information from Section A.			FOR INSURANCE COMPANY USE
Building Street Address (including Apt., Unit, Suite, and/or Bldg. No.) or P.O. Route and Box No. 5401 JEFFERSON ST			Policy Number:
City HOLLYWOOD	State Florida	ZIP Code 33021	Company NAIC Number

**SECTION E – BUILDING ELEVATION INFORMATION (SURVEY NOT REQUIRED)
FOR ZONE AO AND ZONE A (WITHOUT BFE)**

For Zones AO and A (without BFE), complete Items E1–E5. If the Certificate is intended to support a LOMA or LOMR-F request, complete Sections A, B, and C. For Items E1–E4, use natural grade, if available. Check the measurement used. In Puerto Rico only, enter meters.

- E1. Provide elevation information for the following and check the appropriate boxes to show whether the elevation is above or below the highest adjacent grade (HAG) and the lowest adjacent grade (LAG).
- a) Top of bottom floor (including basement, crawlspace, or enclosure) is _____ ☐ feet ☐ meters ☐ above or ☐ below the HAG.
- b) Top of bottom floor (including basement, crawlspace, or enclosure) is _____ ☐ feet ☐ meters ☐ above or ☐ below the LAG.
- E2. For Building Diagrams 6–9 with permanent flood openings provided in Section A Items 8 and/or 9 (see pages 1–2 of Instructions), the next higher floor (elevation C2.b in the diagrams) of the building is _____ ☐ feet ☐ meters ☐ above or ☐ below the HAG.
- E3. Attached garage (top of slab) is _____ ☐ feet ☐ meters ☐ above or ☐ below the HAG.
- E4. Top of platform of machinery and/or equipment servicing the building is _____ ☐ feet ☐ meters ☐ above or ☐ below the HAG.
- E5. Zone AO only: If no flood depth number is available, is the top of the bottom floor elevated in accordance with the community's floodplain management ordinance? ☐ Yes ☐ No ☐ Unknown. The local official must certify this information in Section G.

SECTION F – PROPERTY OWNER (OR OWNER'S REPRESENTATIVE) CERTIFICATION

The property owner or owner's authorized representative who completes Sections A, B, and E for Zone A (without a FEMA-issued or community-issued BFE) or Zone AO must sign here. The statements in Sections A, B, and E are correct to the best of my knowledge.

Property Owner or Owner's Authorized Representative's Name
KURT DANNWOLF

Address 5401 JEFFERSON ST	City HOLLYWOOD	State Florida	ZIP Code 33021
------------------------------	-------------------	------------------	-------------------

Signature	Date	Telephone
-----------	------	-----------

Comments

☐ Check here if attachments.

ELEVATION CERTIFICATE**BUILDING PHOTOGRAPHS**

See Instructions for Item A6.

OMB No. 1660-0008

Expiration Date: November 30, 2018

IMPORTANT: In these spaces, copy the corresponding information from Section A.**FOR INSURANCE COMPANY USE**Building Street Address (including Apt., Unit, Suite, and/or Bldg. No.) or P.O. Route and Box No.
5401 JEFFERSON ST

Policy Number:

City
HOLLYWOODState
FloridaZIP Code
33021

Company NAIC Number

If using the Elevation Certificate to obtain NFIP flood insurance, affix at least 2 building photographs below according to the instructions for Item A6. Identify all photographs with date taken; "Front View" and "Rear View"; and, if required, "Right Side View" and "Left Side View." When applicable, photographs must show the foundation with representative examples of the flood openings or vents, as indicated in Section A8. If submitting more photographs than will fit on this page, use the Continuation Page.



Photo One

Photo One Caption FRONT VIEW

Clear Photo One



Photo Two

Photo Two Caption REAR VIEW

Clear Photo Two

ELEVATION CERTIFICATE

BUILDING PHOTOGRAPHS

Continuation Page

OMB No. 1660-0008

Expiration Date: November 30, 2018

IMPORTANT: In these spaces, copy the corresponding information from Section A.			FOR INSURANCE COMPANY USE
Building Street Address (including Apt., Unit, Suite, and/or Bldg. No.) or P.O. Route and Box No. 5401 JEFFERSON ST			Policy Number:
City HOLLYWOOD	State Florida	ZIP Code 33021	Company NAIC Number

If submitting more photographs than will fit on the preceding page, affix the additional photographs below. Identify all photographs with: date taken; "Front View" and "Rear View"; and, if required, "Right Side View" and "Left Side View." When applicable, photographs must show the foundation with representative examples of the flood openings or vents, as indicated in Section A8.



Photo Three

Photo Three Caption LEFT SIDE VIEW

Clear Photo Three

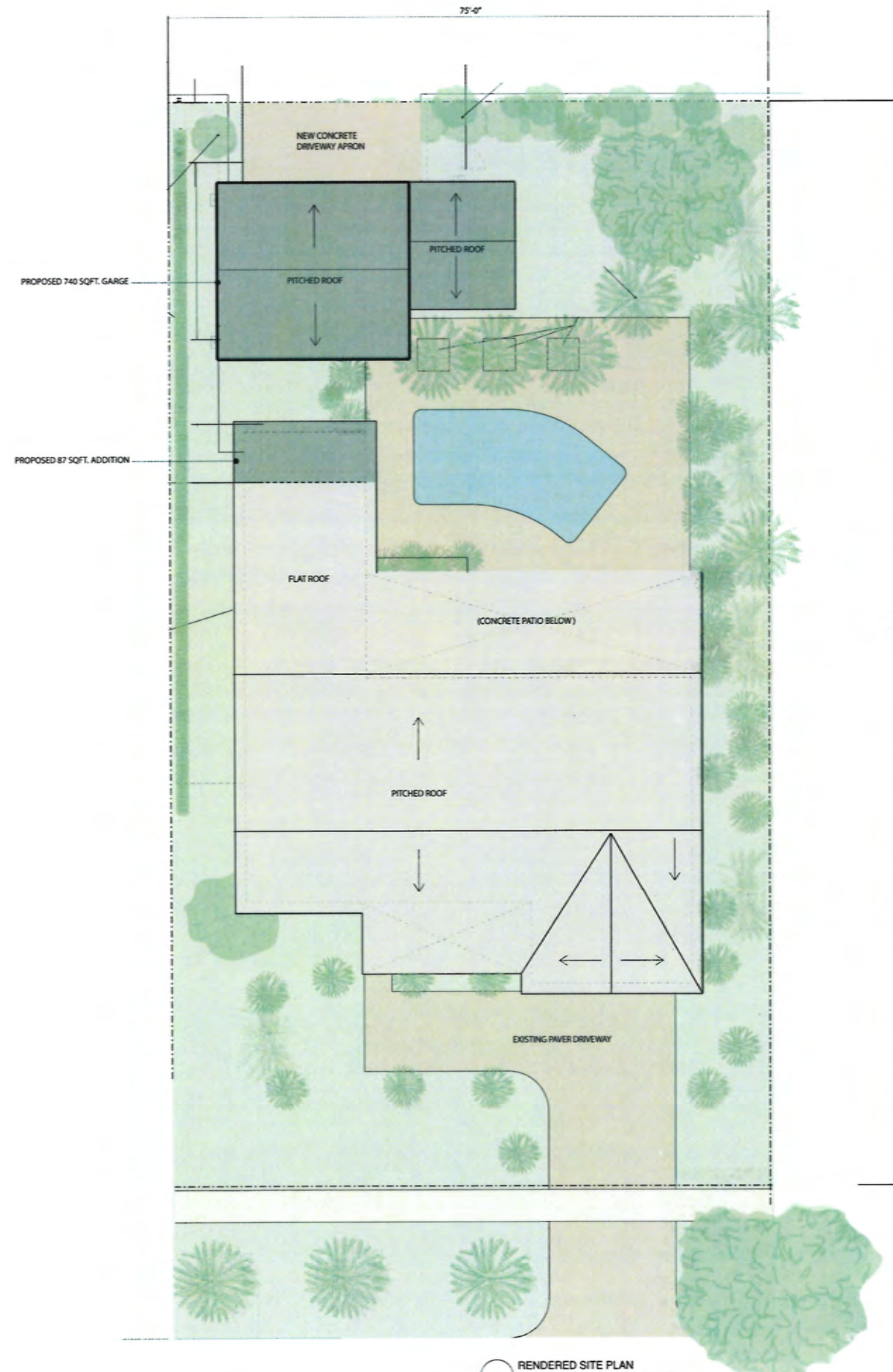
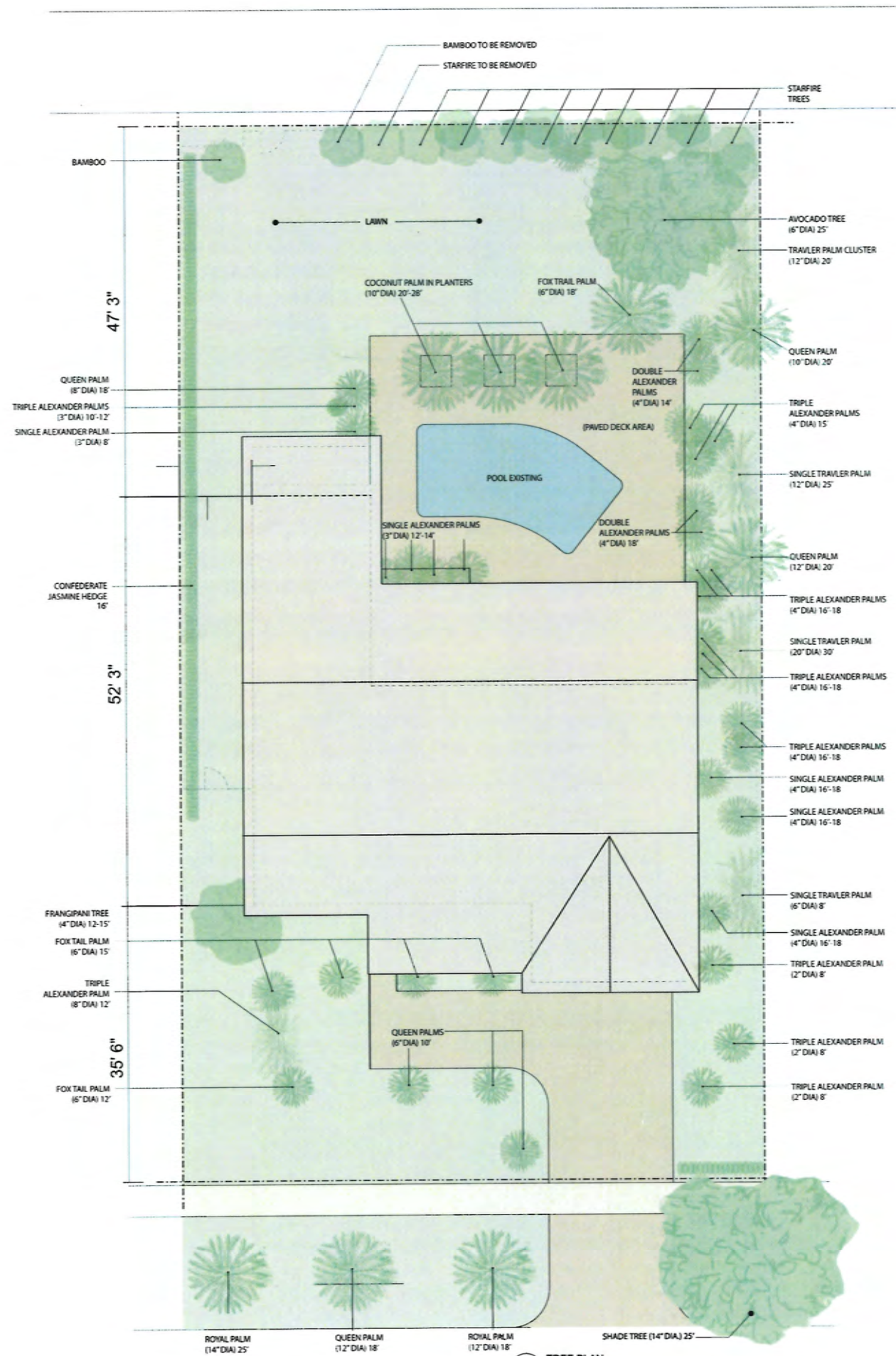


Photo Four

Photo Four Caption RIGHT SIDE VIEW

Clear Photo Four

A-001



OWNER

ARCHITECT

STRUCTURAL ENGINEER

MEP ENGINEER

LANDSCAPE ARCHITECT

[Handwritten signature]
KURT DAMMOLF
FL ARCHITECT REG NO
AT00042

odp
ARCHITECTURE AND DESIGN
2632 HOLLYWOOD BOULEVARD
HOLLYWOOD, FLORIDA 33020
T: 954.518.0633 F: 954.518.0131
www.odparchitects.com

ADDITION TO
5401 JEFFERSON ST

REVISIONS

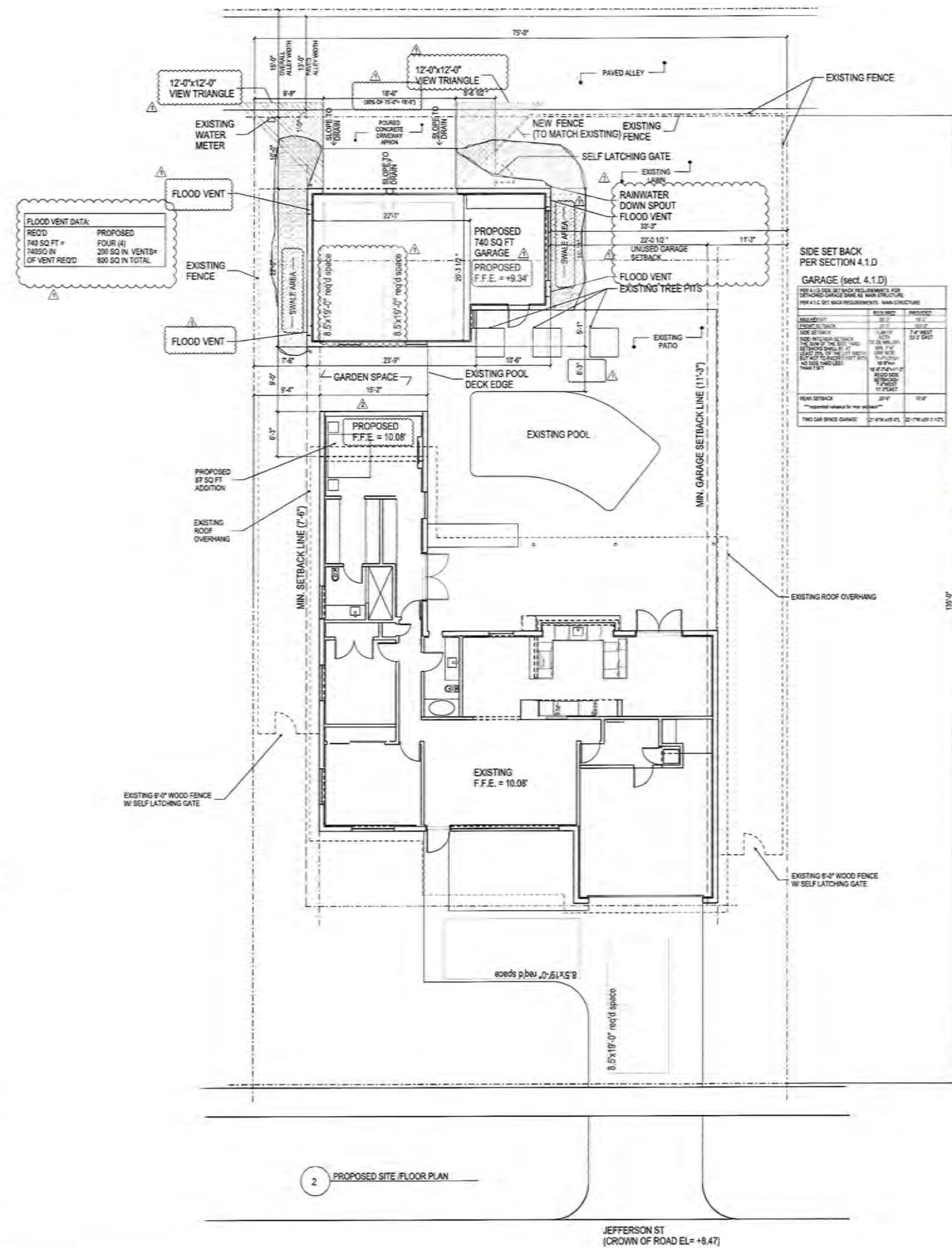
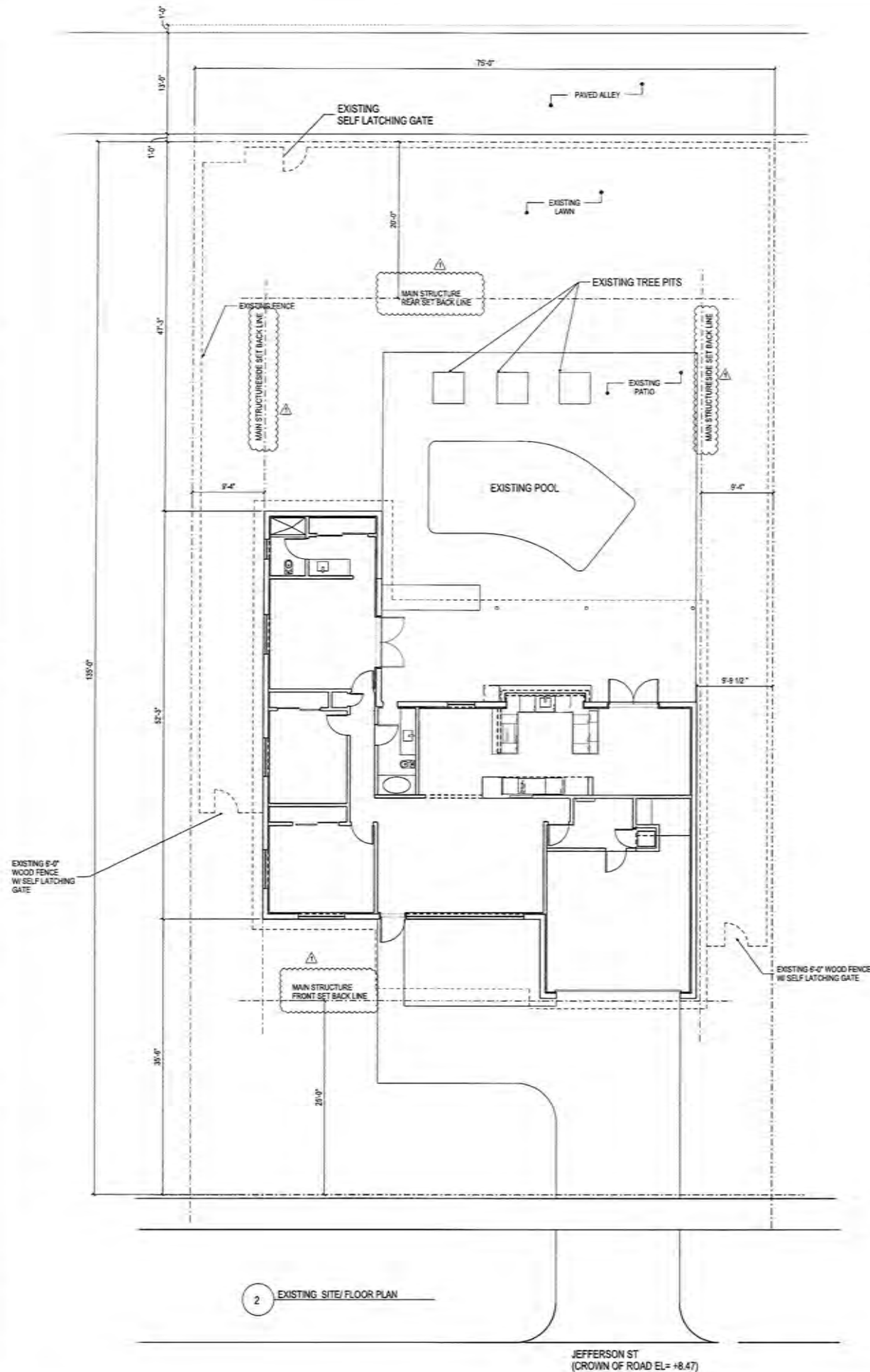
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STARTED BY:

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TREE PLAN
RENDERED SITE
PLAN

SHEET NO.

A-099



1 RENDERED SITE PLAN
SEE A-100 FOR DIMS / NOTES



KURT DANKWOLF
FL ARCHITECT REG. NO.
A000000000

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HOLLYWOOD, FLORIDA 33020
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ADDITION TO
5401 JEFFERSON ST

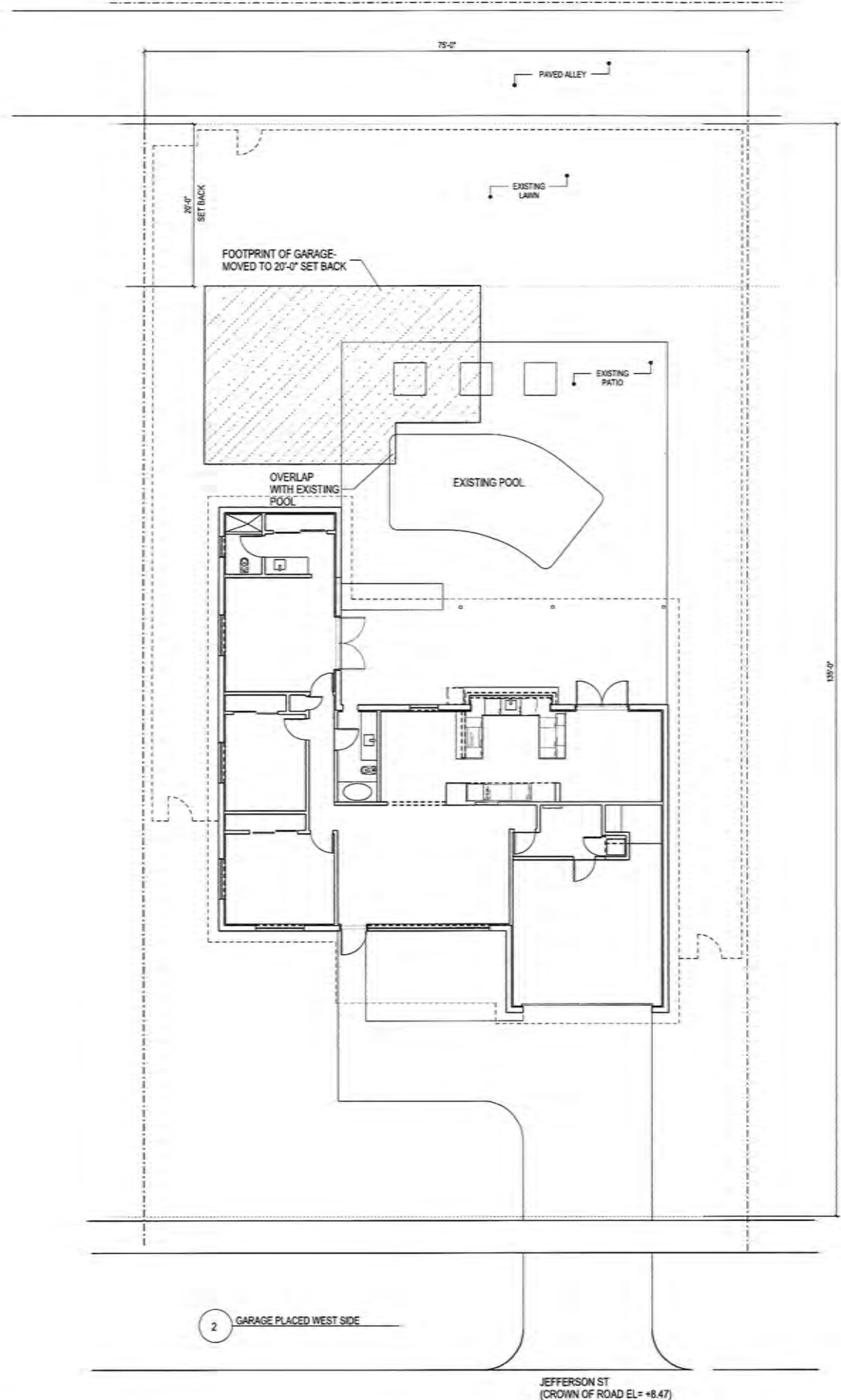
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	REV 2 P&Z COMMENTS	8-15-2019

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SITE /
FLOOR PLANS

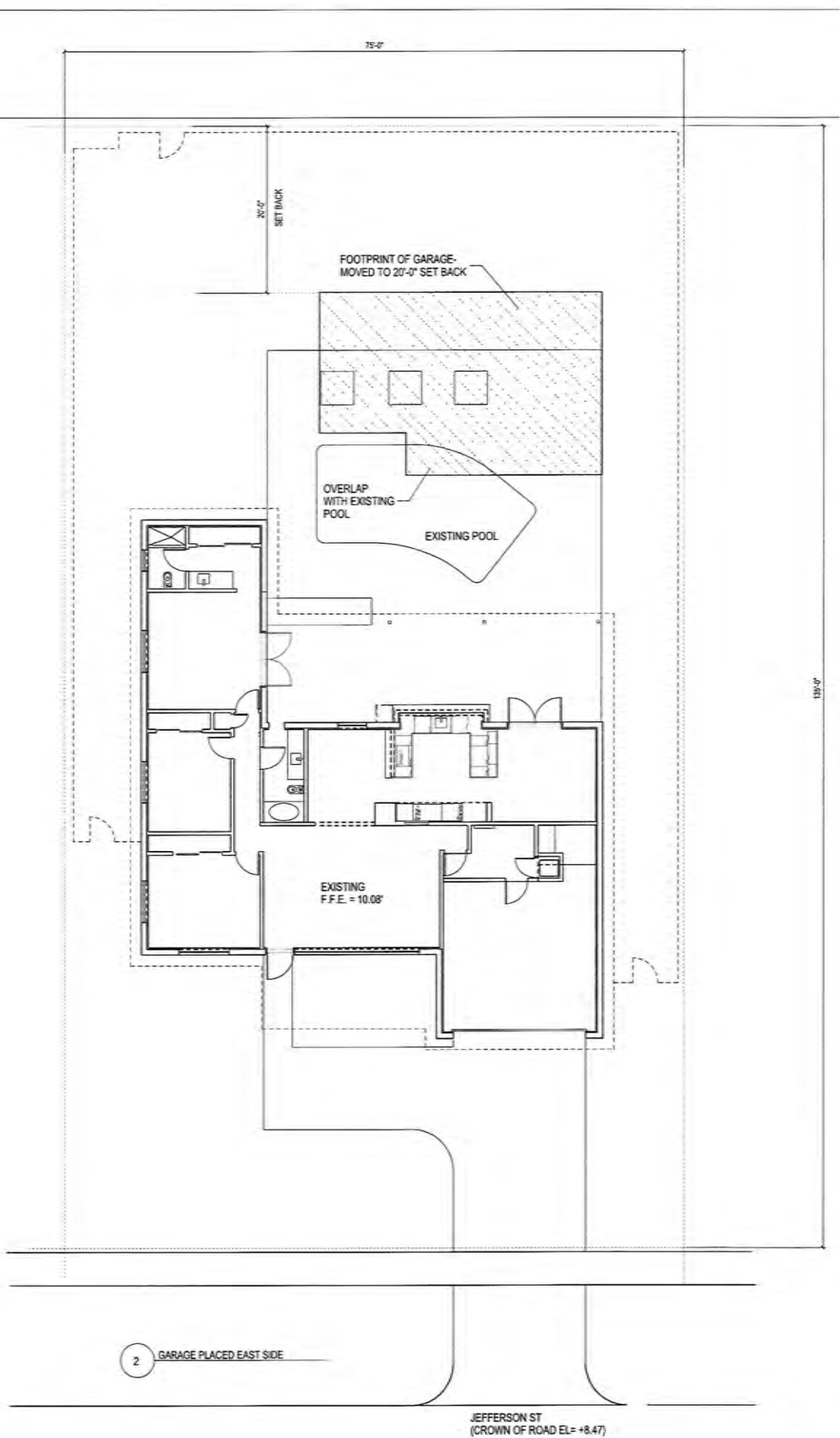
SHEET NO.

A-100



2 GARAGE PLACED WEST SIDE

JEFFERSON ST
(CROWN OF ROAD EL= +8.47)



2 GARAGE PLACED EAST SIDE

JEFFERSON ST
(CROWN OF ROAD EL= +8.47)

OWNER

MR. AND MRS. KURT DANWOLF
2432 HOLLYWOOD BLVD.
HOLLYWOOD, FL 33029

ARCHITECT

DOONELL DANWOLF AND PARTNERS ARCHITECTS INC.
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Kurt Danwolf
8-13-19

KURT DANWOLF
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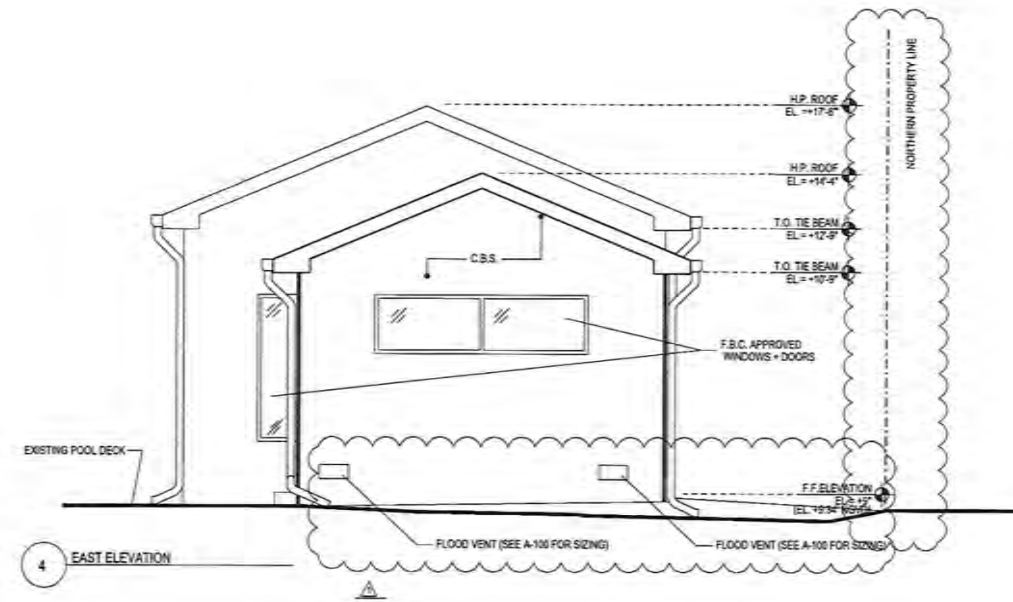
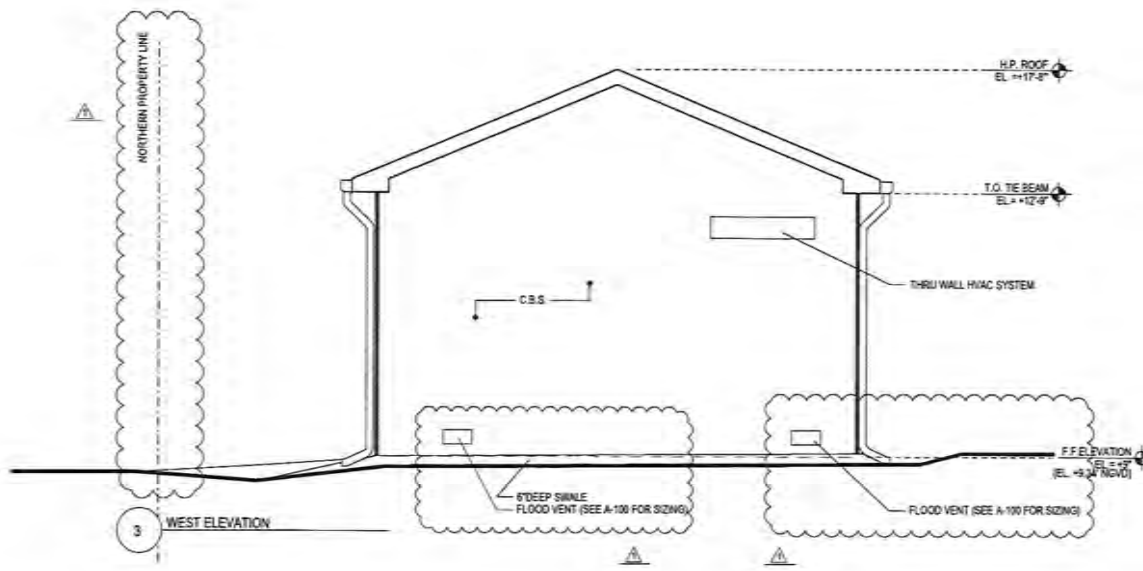
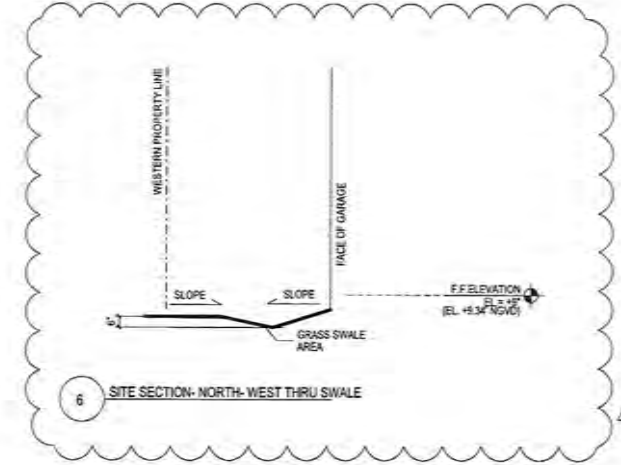
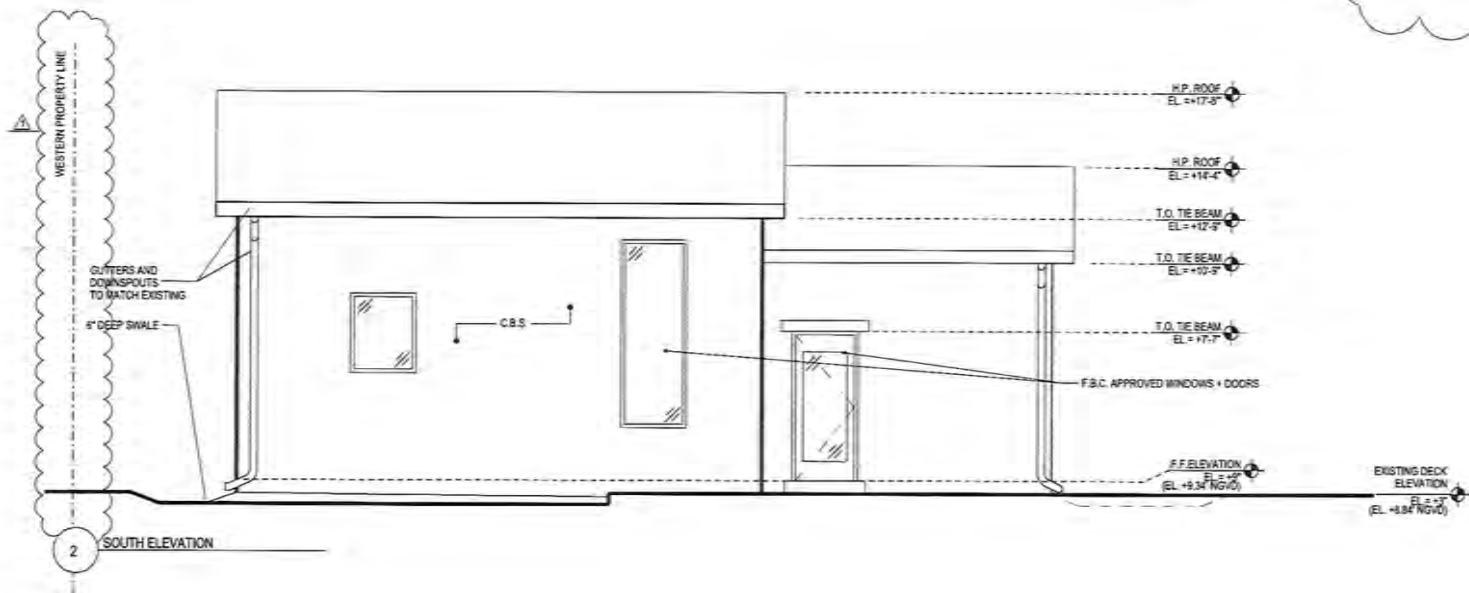
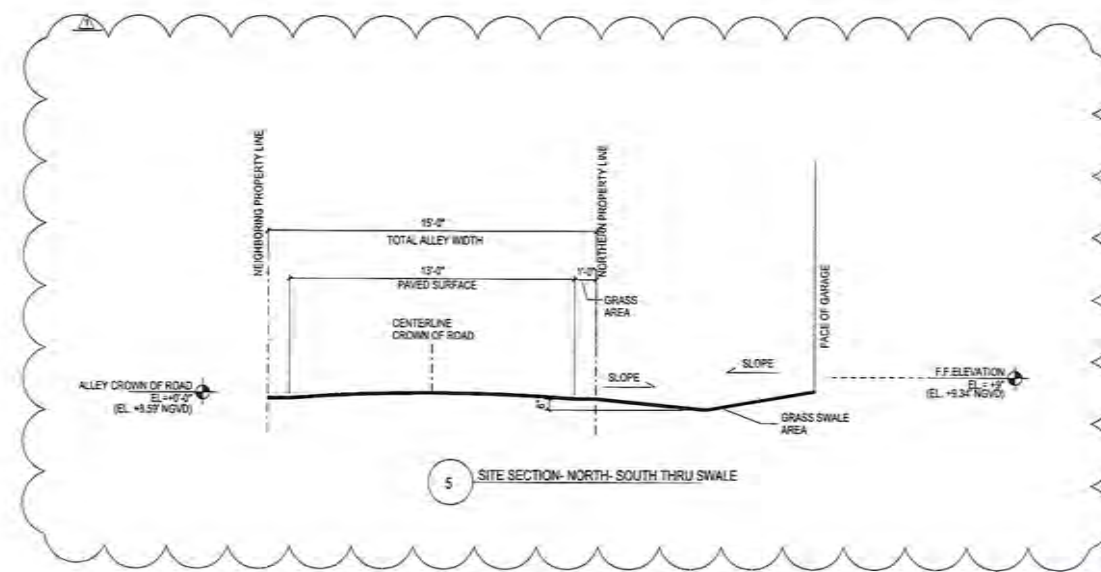
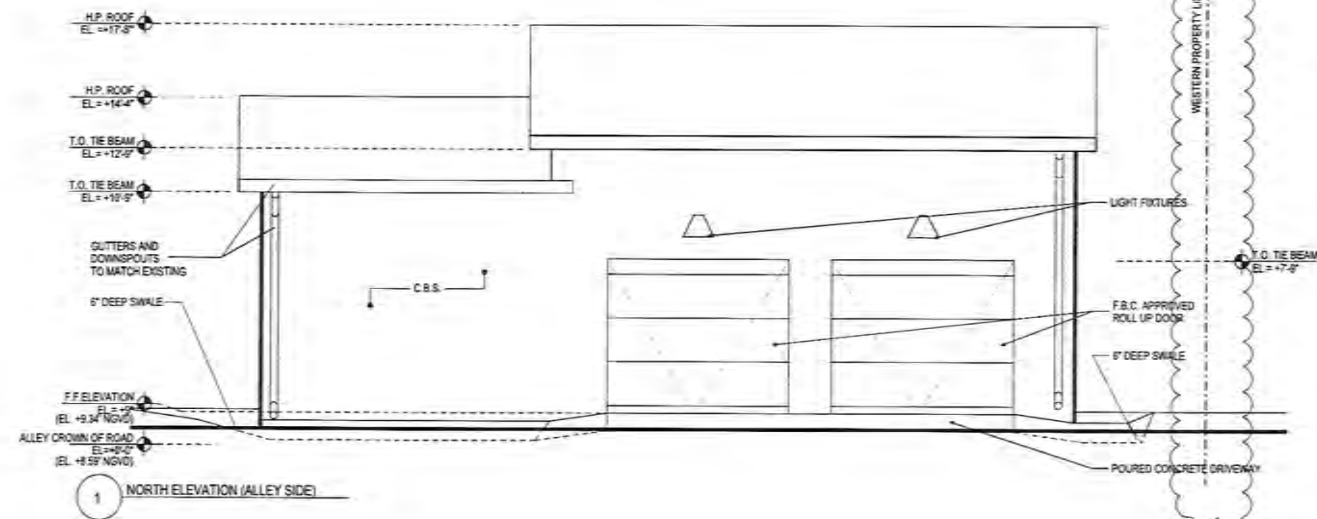
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5401 JEFFERSON ST

REVISIONS

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STARTED BY:
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PLAN SKETCHES
ILLUSTRATING
GARAGE DOES NOT
FIT WITH 20'-0"
SETBACK
SHEET NO.

A-102



[Handwritten signature]
 J. D. DAVIS
 J.D. DAVIS, P.A.
 FL ARCHITECT REG. NO. AR00042

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 3402 HOLLYWOOD BOULEVARD
 HOLLYWOOD, FLORIDA 33020
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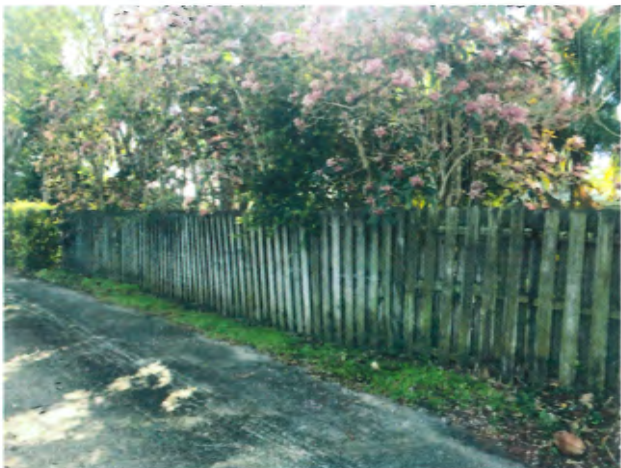
ADDITION TO
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REVISIONS		
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REV 2	PAZ COMMENTS	8-15-2019

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**PROPOSED
 GARAGE
 ELEVATIONS**
 SHEET NO.
A-200



2 ELEVATION FROM ALLEY (DANNWOLF HOUSE)



3 VIEWS FROM ALLEY

2 ELEVATION FROM ALLEY (NEIGHBORS HOUSE)

OWNER

MR. AND MRS. KURT DANNWOLF
5401 JEFFERSON ST.
HOUSTON, TX 77057

ARCHITECT

OSWALD, DANNWOLF AND PARTNERS ARCHITECTS, INC.
3432 HOLLYWOOD BLVD.
HOUSTON, TX 77057
713.864.2800

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ENGINEER

MEP ENGINEER

LANDSCAPE
ARCHITECT

[Handwritten signature]
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ADDITION TO
5401 JEFFERSON ST

REVISIONS

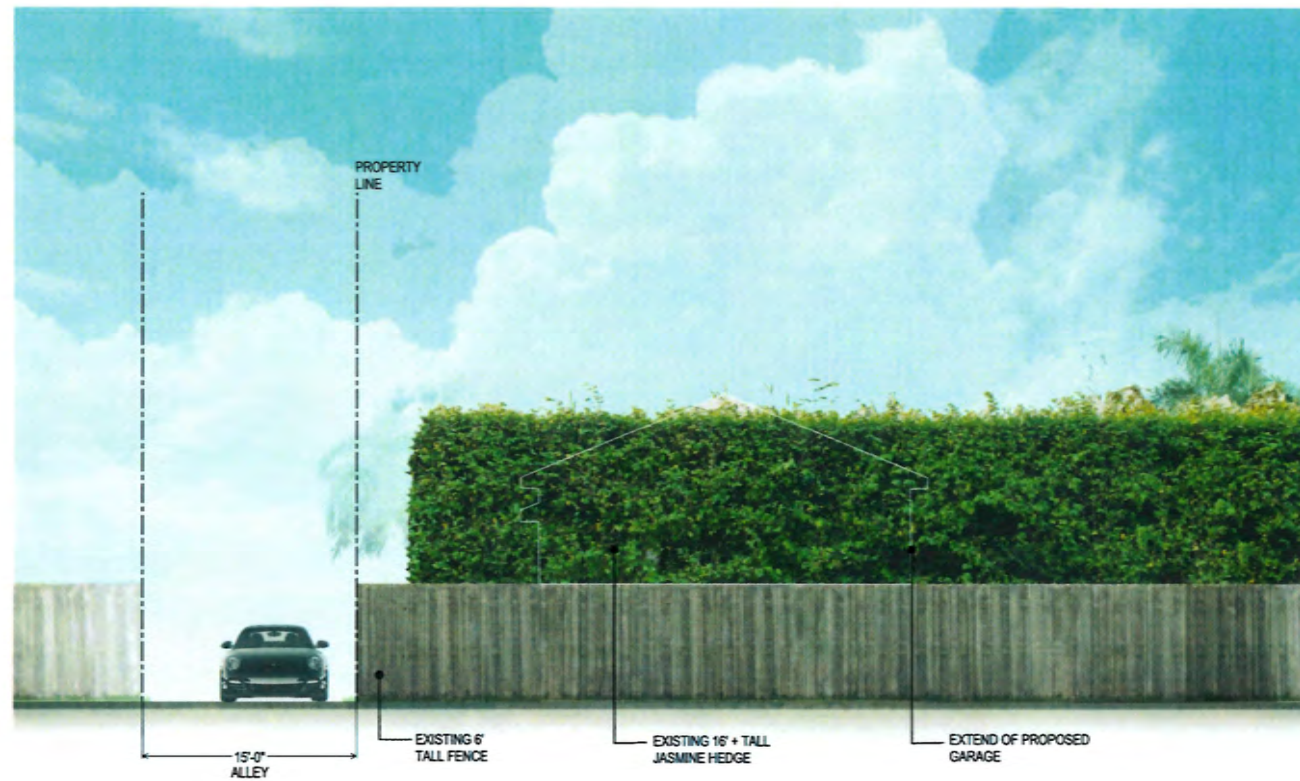
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1	8-13-2019	PER COMMENTS

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SITE IMAGES

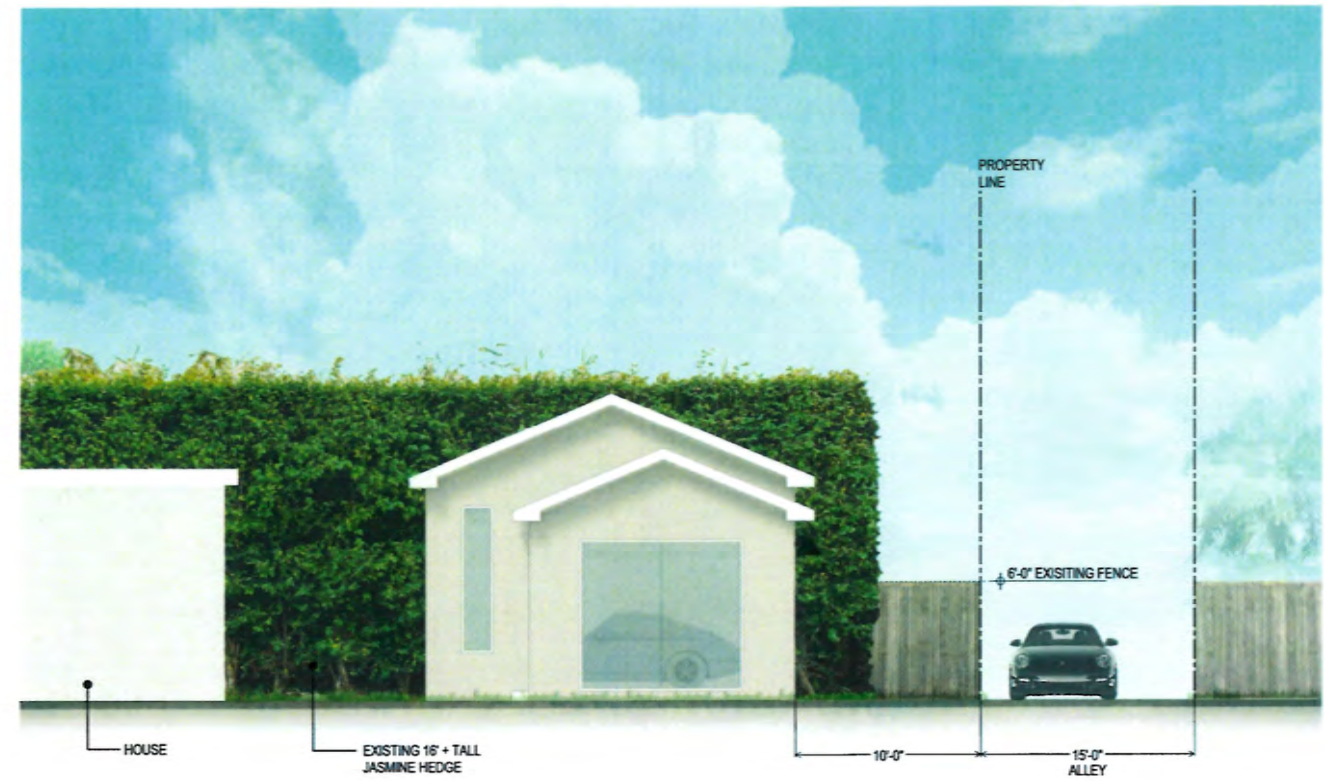
SHEET NO.
A-300



2 ELEVATION FROM HOUSE - SOUTH



3 ELEVATION FROM ALLEY - WEST FROM NEIGHBORS YARD



1 ELEVATION FROM HOUSE - EAST FROM OWNERS YARD

OWNER

MR. AND MRS. JEFFERSON
5401 JEFFERSON ST.
HOLLYWOOD, FL 33020

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MEP ENGINEER

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ARCHITECT

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ADDITION TO
5401 JEFFERSON ST

REVISIONS

1	

SCALE:
DATE:
STARTED BY:
DRAWING TITLE:
SITE IMAGES

SHEET NO.
A-300a

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LAND AND MRS. KURT DANKHOF
5401 JEFFERSON ST.
HOLLYWOOD, FL 33021

3432 HOLLYWOOD BLVD.
HOLLYWOOD, FL 33024
7.364.518.3223

MEP ENGINEER

8.13.19

KURT DANNWOLF
PL ARCHITECT REG. NO:
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HOLLYWOOD, FLORIDA 33020
T: 954.518.0833 F: 954.518.0131
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REVISIONS

REV 1
P&Z COMMENTS 8-13-2019

1999, 2000, 2001, 2002, 2003, 2004, 2005, 2006, 2007, 2008, 2009, 2010, 2011, 2012, 2013, 2014, 2015, 2016, 2017, 2018, 2019, 2020, 2021, 2022, 2023, 2024, 2025, 2026, 2027, 2028, 2029, 2030, 2031, 2032, 2033, 2034, 2035, 2036, 2037, 2038, 2039, 2040, 2041, 2042, 2043, 2044, 2045, 2046, 2047, 2048, 2049, 2050, 2051, 2052, 2053, 2054, 2055, 2056, 2057, 2058, 2059, 2060, 2061, 2062, 2063, 2064, 2065, 2066, 2067, 2068, 2069, 2070, 2071, 2072, 2073, 2074, 2075, 2076, 2077, 2078, 2079, 2080, 2081, 2082, 2083, 2084, 2085, 2086, 2087, 2088, 2089, 2090, 2091, 2092, 2093, 2094, 2095, 2096, 2097, 2098, 2099, 2100, 2101, 2102, 2103, 2104, 2105, 2106, 2107, 2108, 2109, 2110, 2111, 2112, 2113, 2114, 2115, 2116, 2117, 2118, 2119, 2120, 2121, 2122, 2123, 2124, 2125, 2126, 2127, 2128, 2129, 2130, 2131, 2132, 2133, 2134, 2135, 2136, 2137, 2138, 2139, 2140, 2141, 2142, 2143, 2144, 2145, 2146, 2147, 2148, 2149, 2150, 2151, 2152, 2153, 2154, 2155, 2156, 2157, 2158, 2159, 2160, 2161, 2162, 2163, 2164, 2165, 2166, 2167, 2168, 2169, 2170, 2171, 2172, 2173, 2174, 2175, 2176, 2177, 2178, 2179, 2180, 2181, 2182, 2183, 2184, 2185, 2186, 2187, 2188, 2189, 2190, 2191, 2192, 2193, 2194, 2195, 2196, 2197, 2198, 2199, 2200, 2201, 2202, 2203, 2204, 2205, 2206, 2207, 2208, 2209, 2210, 2211, 2212, 2213, 2214, 2215, 2216, 2217, 2218, 2219, 2220, 2221, 2222, 2223, 2224, 2225, 2226, 2227, 2228, 2229, 2230, 2231, 2232, 2233, 2234, 2235, 2236, 2237, 2238, 2239, 2240, 2241, 2242, 2243, 2244, 2245, 2246, 2247, 2248, 2249, 2250, 2251, 2252, 2253, 2254, 2255, 2256, 2257, 2258, 2259, 2260, 2261, 2262, 2263, 2264, 2265, 2266, 2267, 2268, 2269, 2270, 2271, 2272, 2273, 2274, 2275, 2276, 2277, 2278, 2279, 2280, 2281, 2282, 2283, 2284, 2285, 2286, 2287, 2288, 2289, 2290, 2291, 2292, 2293, 2294, 2295, 2296, 2297, 2298, 2299, 2300, 2301, 2302, 2303, 2304, 2305, 2306, 2307, 2308, 2309, 2310, 2311, 2312, 2313, 2314, 2315, 2316, 2317, 2318, 2319, 2320, 2321, 2322, 2323, 2324, 2325, 2326, 2327, 2328, 2329, 2330, 2331, 2332, 2333, 2334, 2335, 2336, 2337, 2338, 2339, 2340, 2341, 2342, 2343, 2344, 2345, 2346, 2347, 2348, 2349, 2350, 2351, 2352, 2353, 2354, 2355, 2356, 2357, 2358, 2359, 2360, 2361, 2362, 2363, 2364, 2365, 2366, 2367, 2368, 2369, 2370, 2371, 2372, 2373, 2374, 2375, 2376, 2377, 2378, 2379, 2380, 2381, 2382, 2383, 2384, 2385, 2386, 2387, 2388, 2389, 2390, 2391, 2392, 2393, 2394, 2395, 2396, 2397, 2398, 2399, 2400, 2401, 2402, 2403, 2404, 2405, 2406, 2407, 2408, 2409, 2410, 2411, 2412, 2413, 2414, 2415, 2416, 2417, 2418, 2419, 2420, 2421, 2422, 2423, 2424, 2425, 2426, 2427, 2428, 2429, 2430, 2431, 2432, 2433, 2434, 2435, 2436, 2437, 2438, 2439, 2440, 2441, 2442, 2443, 2444, 2445, 2446, 2447, 2448, 2449, 2450, 2451, 2452, 2453, 2454, 2455, 2456, 2457, 2458, 2459, 2460, 2461, 2462, 2463, 2464, 2465, 2466, 2467, 2468, 2469, 2470, 2471, 2472, 2473, 2474, 2475, 2476, 2477, 2478, 2479, 2480, 2481, 2482, 2483, 2484, 2485, 2486, 2487, 2488, 2489, 2490, 2491, 2492, 2493, 2494, 2495, 2496, 2497, 2498, 2499, 2500, 2501, 2502, 2503, 2504, 2505, 2506, 2507, 2508, 2509, 2510, 2511, 2512, 2513, 2514, 2515, 2516, 2517, 2518, 2519, 2520, 2521, 2522, 2523, 2524, 2525, 2526, 2527, 2528, 2529, 2530, 2531, 2532, 2533, 2534, 2535, 2536, 2537, 2538, 2539, 2540, 2541, 2542, 2543, 2544, 2545, 2546, 2547, 2548, 2549, 2550, 2551, 2552, 2553, 2554, 2555, 2556, 2557, 2558, 2559, 2560, 2561, 2562, 2563, 2564, 2565, 2566, 2567, 2568, 2569, 2570, 2571, 2572, 2573, 2574, 2575, 2576, 2577, 2578, 2579, 2580, 2581, 2582, 2583, 2584, 2585, 2586, 2587, 2588, 2589, 2590, 2591, 2592, 2593, 2594, 2595, 2596, 2597, 2598, 2599, 2600, 2601, 2602, 2603, 2604, 2605, 2606, 2607, 2608, 2609, 2610, 2611, 2612, 2613, 2614, 2615, 2616, 2617, 2618, 2619, 2620, 2621, 2622, 2623, 2624, 2625, 2626, 2627, 2628, 2629, 2630, 2631, 2632, 2633, 2634, 2635, 2636, 2637, 2638, 2639, 2640, 2641, 2642, 2643, 2644, 2645, 2646, 2647, 2648, 2649, 2650, 2651, 2652, 2653, 2654, 2655, 2656, 2657, 2658, 2659, 2660, 2661, 2662, 2663, 2664, 2665, 2666, 2667, 2668, 2669, 2670, 2671, 2672, 2673, 2674, 2675, 2676, 2677, 2678, 2679, 2680, 26

DATE: 1.22.2019

STARTED BY:

DRAWING TITLE:

INSIDE LOT

INSIDE LOT
IMAGES

INTRODUCTION

SHEET NO. _____

A 224

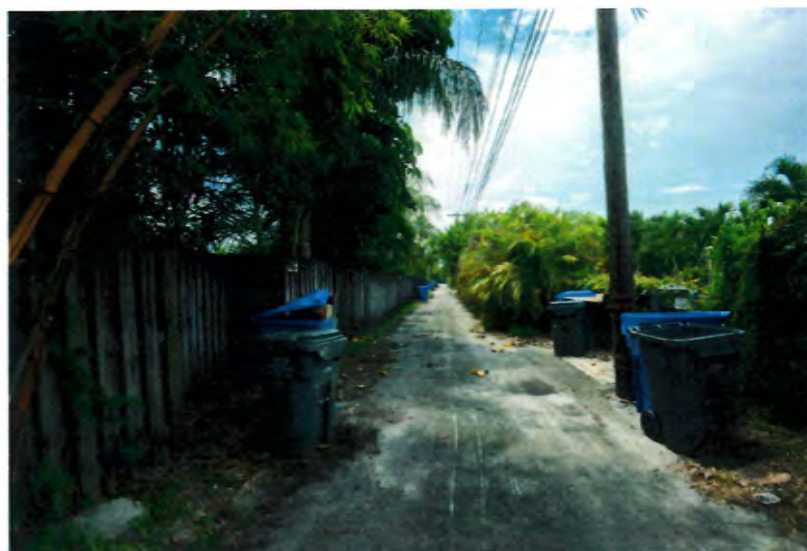
A-301



INSIDE LOT

A-301

A-301



2 ALLEY LOOKING WEST



1 ALLEY LOOKING EAST



1 OPPOSITE SIDE OF ALLEY
(LOOKING N.W.)



3 OPPOSITE SIDE OF ALLEY
(LOOKING N.E.)

OWNER

WIP AND WIFE, KURT DANNHOLF
4411 AVENUE
HOLLYWOOD, FL 33021

ARCHITECT

CONNELL DANNHOLF AND PARTNERS ARCHITECTS INC.
4020 HOLLYWOOD BLVD.
HOLLYWOOD, FL 33021
TEL: 954.518.0131

STRUCTURAL
ENGINEER

MEP ENGINEER

LANDSCAPE
ARCHITECT

Kurt Dannholf
KURT DANNHOLF
FL ARCHITECT REG. NO.:
AP52042

odp

ARCHITECTURE AND DESIGN
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HOLLYWOOD, FLORIDA 33020
TEL: 954.518.0131 FAX: 954.518.0131
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ADDITION TO
5401 JEFFERSON ST

REVISIONS

REV	DATE	BY	REVISION
1	8-13-2019	PAZ	COMMENTS

SCALE:
DATE: 1.22.2019
STARTED BY:

DRAWING TITLE:
SITE ALLEY
IMAGES

SHEET NO.

A-302

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