

ATTACHMENT A
Application Package



CITY OF
Hollywood
DEVELOPMENT SERVICES
PLANNING DIVISION

GENERAL APPLICATION

APPLICATION DATE: _____

2600 Hollywood Blvd

Room 315

Hollywood, FL 33022

Tel: (954) 921-3471

Email: Development@Hollywoodfl.org

SUBMISSION REQUIREMENTS:

- One set of signed & sealed plans (i.e. Architect or Engineer)
- One electronic **combined** PDF submission (max. 25mb)
- Completed Application Checklist
- Application fee

NOTE:

- 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.

[CLICK HERE FOR FORMS, CHECKLISTS, & MEETING DATES](#)

APPLICATION TYPE (CHECK ALL THAT APPLIES):

- Technical Advisory Committee Art in Public Places Committee Variance
 Planning and Development Board Historic Preservation Board Special Exception
 City Commission Administrative Approval

PROPERTY INFORMATION

Location Address: 800 S 7th Ave. Hollywood, Florida 33019

Lot(s): LOT 3 LESS S 46.25,4,5 Block(s): BLK 79 TOGET WITH THAT PT OF VAC ALLEY LYING EAST OF & ADJ WITH LOT Subdivision: HOLLYWOOD LAKES SECTION 1-32 B

Folio Number(s): 514214025172

Zoning Classification: RS-6 - SINGLE FAMILY DISTRICT Land Use Classification: RESIDENTIAL

Existing Property Use: Single Family Home Sq Ft/Number of Units: 4,946 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): Yes. Historic Preservation Board File # 25-C-61, Approved + RES-DEMO-25-000095, In Process

DEVELOPMENT PROPOSAL

Explanation of Request: _____

- Certificate of Appropriateness for Design to construct a new single-family residence.
- Requesting HPB approval followed by Hollywood Building Permit review and approval.
- We are seeking the following conditions to be issued by the HPB:
 1. Approval for to submit for an early start underground permit to begin the piles.
 2. Approval of the demo permit upon issuance of the early start underground pile permit or upon issuance of the main home building permit, whichever is issued first.

Phased Project: Yes No Number of Phases:

Project	Proposal
Units/rooms (# of units)	# UNITS: <input type="text" value="1"/> #Rooms <input type="text" value="6 BEDROOMS"/>
Proposed Non-Residential Uses	<input type="text" value="N/A"/> S.F.)
Open Space (% and SQ.FT.)	Required %: <input type="text" value="40.1%"/> (Area: <input type="text" value="5,256 SqFt"/> S.F.)
Parking (# of spaces)	PARK. SPACES: (# <input type="text" value="5"/>)
Height (# of stories)	(# STORIES) <input type="text" value="2 STORIES + SCENERY LOFT"/> (<input allowable="" extension"="" type="text" value="27 FT (MAIN) + 9'-6"/> FT.)
Gross Floor Area (SQ. FT)	Lot(s) Gross Area (<input type="text" value="14,778 Sq."/> FT.)

Name of Current Property Owner: Ricki Kaneti

Address of Property Owner: 891 Captiva Drive. Hollywood 33019

Telephone: 954.600.6333 Email Address: ricki@rickikaneti.com

Applicant Jose Ortez, Alumbra Architecture Consultant Representative Tenant

Address: 3535 W 10 AVE, #207, HIALEAH, FL 33012 Telephone: 786-216-5659

Email Address: jose@alumbra-arch.com

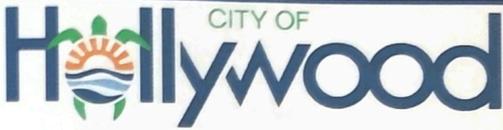
Email Address #2: N/A

Date of Purchase: 8-14-2024 Is there an option to purchase the Property? Yes No

If Yes, Attach Copy of the Contract.

Noticing Agent (FTAC & Board submissions only) : _____

E-mail Address: _____



CITY OF
Hollywood
DEVELOPMENT SERVICES
PLANNING DIVISION

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: *Ricki Kaneti* Date: 12-30-2025

PRINT NAME: Ricki Kaneti Date: 12-30-2025

Signature of Consultant/Representative: _____ Date: 12-30-2025

PRINT NAME: Jose Ortez Date: 12-30-2025

Signature of Tenant: N/A Date: N/A

PRINT NAME: N/A Date: N/A

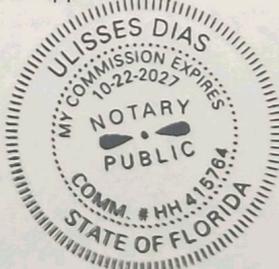
Current Owner Power of Attorney

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 and Building Permits to my property, which is hereby made by me or I am hereby authorizing Jose Ortez of Alumbra Architecture to be my legal representative before the City of Hollywood & Historic Preservation (Board and/or Committee) relative to all matters concerning this application.

Sworn to and subscribed before me this 30 day of DECEMBER

[Signature]
Notary Public

State of Florida



Ricki Kaneti
Signature of Current Owner

Ricki Kaneti
Print Name

My Commission Expires: 10-22-27 (Check One) Personally known to me; OR Produced Identification _____

- BOUNDARY
- CONSTRUCTION
- CONDOMINIUM
- ALTA/NSPS
- TOPOGRAPHIC
- SPECIAL PURPOSE

PERMITTING

BEARING REFERENCE:

NONE. RECORD INFORMATION LACKS ANGULAR DATA.
ALL ANGULAR DATA SHOWN BASED UPON FIELD OBSERVATION ONLY.



AERIAL PHOTOGRAPH
(MAY NOT SHOW LATEST IMPROVEMENTS)
(NOT-TO-SCALE)

PROPERTY ADDRESS:
800 SOUTH 7th AVENUE, HOLLYWOOD, FL.
33019

LEGAL DESCRIPTION:
LOT 3, LESS THE SOUTH 46.25 FEET, AND ALL OF LOTS 4 AND 5 IN BLOCK 79 OF HOLLYWOOD LAKES SECTION, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 1 AT PAGE 32, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA, TOGETHER WITH THAT PORTION OF THE VACATED ALLEY WHICH IS ADJACENT AND CONTIGUOUS TO THE ABOVE DESCRIBED PROPERTY, AND WHICH ALLEY IS DESCRIBED AS FOLLOWS: THE ALLEY LYING BETWEEN ADAMS STREET ON THE NORTH AND WASHINGTON STREET ON THE SOUTH AND BETWEEN LOTS 1, 2, 3, 4, AND 5, IN BLOCK 79 OF HOLLYWOOD LAKES SECTION, ON THE WEST AND THE INTRACOASTAL WATERWAY ON THE EAST AS SHOWN ON THE PLAT OF HOLLYWOOD LAKES SECTION, PLAT BOOK 1 AT PAGE 32, OF THE PUBLIC RECORDS OF BROWARD COUNTY, TOGETHER WITH ANY AND ALL RIPARIAN RIGHTS THERETO AND ANY AND ALL RIGHT IN AND TO THE LAND ADJACENT TO THE INTRACOASTAL WATERWAY AND CONTIGUOUS THERETO.

TOGETHER WITH:

A PORTION OF 5 SOUTH LAKE DRIVE IN HOLLYWOOD LAKES SECTION, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 1, PAGE 32, PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: BEGIN AT THE NORTHWEST CORNER OF LOT 5, BLOCK 79; THENCE RUN N02°07'49"W A DISTANCE OF 22.50 FEET; THENCE RUN N87°01'25"E A DISTANCE OF 115.00 FEET; THENCE RUN S02°07'49"E A DISTANCE OF 22.50 FEET; THENCE RUN S87°01'25"W A DISTANCE OF 115.00 FEET BACK TO THE POINT OF BEGINNING.

FLOOD INFORMATION:

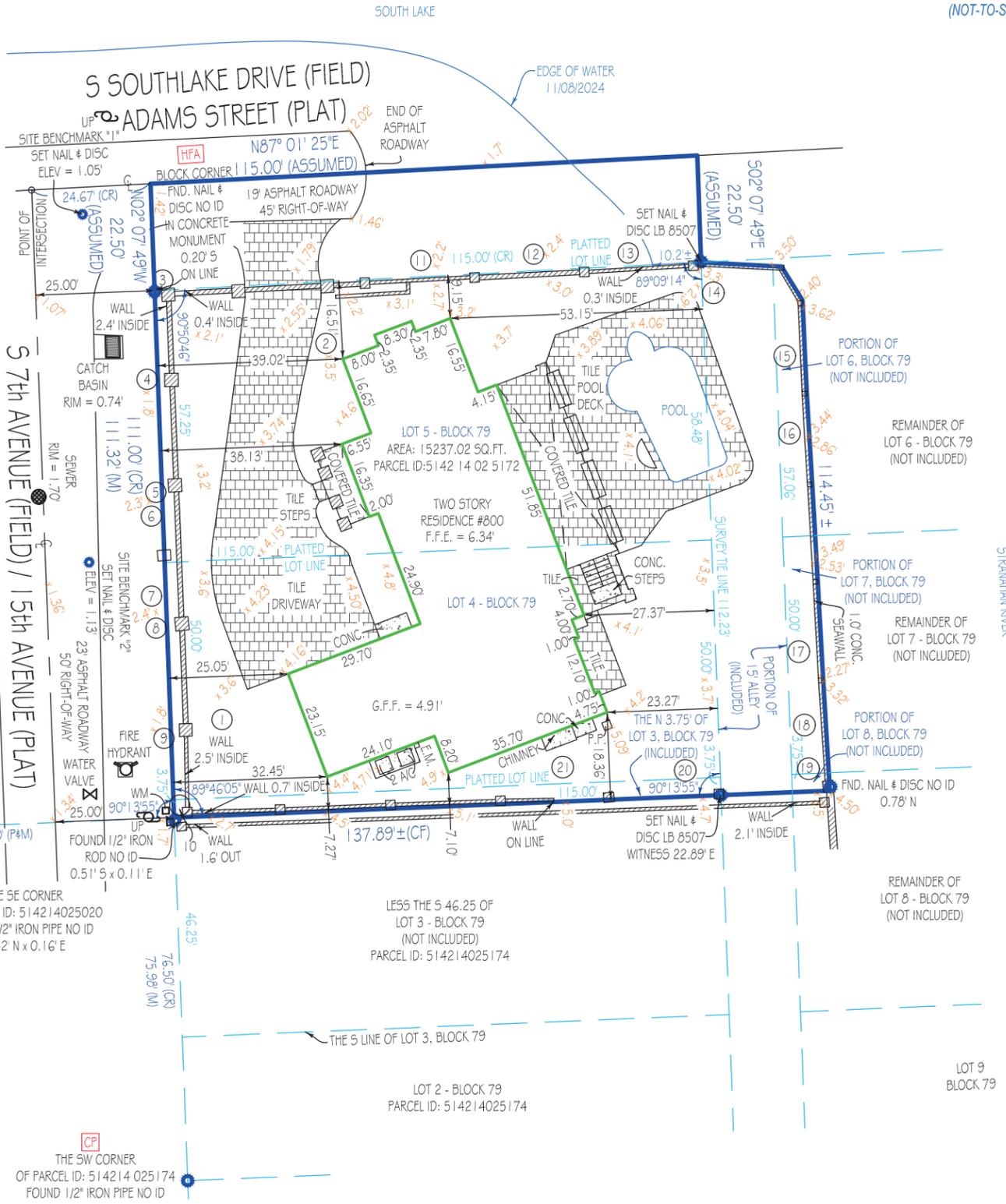
ZONE: "AE"
ELEV. = 7.00' (NAVD88)
MAP PANEL#: 12011C0588J
EFFECTIVE DATE: 08/18/2014

NOTE:

= TREE

# TREE	TREE	DBH
1	MANGO TREE	27.6"
2	PALM TREE	12"
3	PALM TREE	6"
4	PALM TREE	6"
5	PALM TREE	6"
6	COCONUT TREE	12"
7	COCONUT TREE	12"
8	PALM TREE	4.8"
9	PALM TREE	4.8"
10	PALM TREE	4.8"
11	COCONUT TREE	12"
12	COCONUT TREE	12"
13	COCONUT TREE	12"
14	COCONUT TREE	16.8"
15	COCONUT TREE	8.4"
16	COCONUT TREE	16.8"
17	COCONUT TREE	16.8"
18	COCONUT TREE	20.4"
19	COCONUT TREE	20.4"
20	COCONUT TREE	24"
21	MEYSA SPINOSA	4.4"

CERTIFIED TO
RICKI KANETI



RECORD DATA INDICATES OWNERSHIP TO THE EDGE OF WATER. STRANAHAN RIVER IS TIDALLY INFLUENCED AND REQUIRES A MEAN HIGH WATER DETERMINATION TO ESTABLISH THE PROPERTY BOUNDARY. HOWEVER, BY VIRTUE OF A CONSTRUCTED SEAWALL, THE HORIZONTAL POSITION OF MEAN HIGH WATER IS DETERMINED BY THE WETFACE OF SAID SEAWALL AND THEREFORE DEFINES THE SUBJECT BOUNDARY LINE.

"CP" = CONTROLLING POINT (POINT OF ROTATION) "HFA" = HELD FOR ALIGNMENT - ALL OTHER MONUMENTATION AND IMPROVEMENTS RELATIVE THERETO

Platted Easements & Notable Conditions (unplatted easements also listed if provided): IF APPLICABLE, RECIPIENTS OF THIS SURVEY SHOULD REVIEW THE POSITION OF ANY FENCE LINES SHOWN AND THEIR RELATIONSHIP TO THE BOUNDARY LINE.

- NO NOTABLE CONDITIONS FOUND.

This survey has been issued by the following Landtec Surveying office:
840 U.S. HWY 1, Suite 330
North Palm Beach, FL 33408
Office: (561) 210-9344
Email: Construction@landtecsurvey.com
www.Landtecsurvey.com

ABBREVIATION LEGEND (SOME ITEMS IN LEGEND MAY NOT APPEAR ON DRAWING):
A OR AL = ARC LENGTH
C/O = CLEANOUT
CA = CENTRAL ANGLE
CATV = CABLE TV RISER
CF = CALCULATED FROM FIELD
CH = CHORD DISTANCE
CONC. = CONCRETE
CR = CALCULATED FROM RECORD
DE = DRAINAGE EASEMENT
DBH = DIAMETER AT BREAST HEIGHT
EL OR ELEV = ELEVATION
EM = ELECTRIC METER
F.F.E. = FINISHED FLOOR ELEV.
FIR = FOUND IRON ROD
FN = FOUND NAIL
FND = FOUND
G.F.F. = GARAGE FINISHED FLOOR
L = LEGAL DESCRIPTION
M = MEASURED
OHC = OVERHEAD CABLE
P = PLAT
PC = POINT OF CURVE
POC = POINT OF COMPOUND CURVATURE
PH = POOL HEATER
PI = POINT OF INTERSECTION
PK = PARKER KAELOM
POB = POINT OF BEGINNING
POC = POINT OF COMMENCEMENT
PP = POOL PUMP
PRC = POINT OF REVERSE CURVATURE
PT = POINT OF TANGENCY
QTR = QUARTER
R = RADIUS
RNG = RANGE
ROW = RIGHT OF WAY
SEC = SECTION
TR = TELEPHONE RISER
TWP = TOWNSHIP
UE = UTILITY EASEMENT
UP = UTILITY POLE
WM = WATER METER
WV = WATER VALVE

SYMBOLS (SOME ITEMS IN LEGEND MAY NOT APPEAR ON DRAWING - NOT TO SCALE):
= UTILITY POLE
= LIGHT POLE
= CATCH BASIN
= FIRE HYDRANT
= MANHOLE
= WATER VALVE
= WATER METER
= WELL
= CENTER LINE
= PARTY WALL
= AIR CONDITIONER
= SEPTIC LID
= ELEV. SHOT
= HANICAP PARKING SPACE
= SEC. QTR. CORNER
= SECTION CORNER

LINETYPES:
BOUNDARY
BUILDING
EASEMENT
CHAIN LINK FENCE
WOOD FENCE
PLASTIC FENCE
OVERHEAD CABLE

GENERAL NOTES:

- THIS SURVEY IS BASED UPON RECORD INFORMATION PROVIDED BY CLIENT. NO SPECIFIC SEARCH OF THE PUBLIC RECORD HAS BEEN MADE BY THIS OFFICE UNLESS OTHERWISE NOTED.
- ANY FENCES SHOWN HEREON ARE ILLUSTRATIVE OF THEIR GENERAL POSITION ONLY. FENCE TIES SHOWN ARE TO GENERAL CENTERLINE OF FENCE. THIS OFFICE WILL NOT BE RESPONSIBLE FOR DAMAGES RESULTING FROM THE REMOVAL OF, OR CHANGES MADE TO, ANY FENCES UNLESS WE HAVE PROVIDED A SURVEY SPECIFICALLY LOCATING SAID FENCES FOR SUCH PURPOSES. DETERMINATION OF FENCE POSITIONS SHOULD BE BASED SOLELY ON THEIR PHYSICAL RELATIONSHIP TO THE MONUMENTED BOUNDARY LINES.
- GRAPHIC REPRESENTATIONS MAY HAVE BEEN EXAGGERATED TO MORE CLEARLY ILLUSTRATE MEASURED RELATIONSHIPS - DIMENSIONS SHALL HAVE PRECEDENCE OVER SCALED POSITIONS.
- UNDERGROUND IMPROVEMENTS HAVE NOT BEEN LOCATED EXCEPT AS SPECIFICALLY SHOWN.
- ELEVATIONS ARE BASED UPON NATIONAL GEODETIC VERTICAL DATUM (N.G.V.D. 1929) OR NORTH AMERICAN VERTICAL DATUM (N.A.V.D. 1988) AS SHOWN HEREON.
- ALL BOUNDARY AND CONTROL DIMENSIONS SHOWN ARE FIELD MEASURED AND CORRESPOND TO RECORD INFORMATION UNLESS SPECIFICALLY NOTED OTHERWISE.
- ANY CORNERS SHOWN AS "SET" HAVE EITHER BEEN SET ON THE DATE OF FIELD WORK, OR WILL BE SET WITHIN 2 BUSINESS WEEKS OF SAID DATE AND ARE IDENTIFIED WITH A CAP MARKED LB. (LICENSED BUSINESS) #8507.

Job No: 228220-SE Date of Field Work: 11/08/2024 Drawn by: S.C.V.

I HEREBY CERTIFY THAT THIS SURVEY MEETS THE STANDARDS OF PRACTICE AS OUTLINED IN CHAPTER 5J-17.051 & 5J-17.052 OF THE FLORIDA ADMINISTRATIVE CODE, PURSUANT TO SECTION 472.027, FLORIDA STATUTES, AND THAT THE ELECTRONIC SIGNATURE AND SEAL HEREON MEETS PROCEDURES AS SET FORTH IN CHAPTER 5J-17.062, PURSUANT TO SECTION 472.025, FLORIDA STATUTES.

SIGNATURE: _____ DATE: 1-8-2025
PABLO ALVAREZ - PROFESSIONAL SURVEYOR AND MAPPER FLORIDA REGISTRATION NO. 7274 (NOT VALID WITHOUT THE SIGNATURE AND ORIGINAL RAISED SEAL OR THE ELECTRONIC SEAL (IF AFFIXED) OF THE FLORIDA LICENSED SURVEYOR AND MAPPER SHOWN ABOVE)

Elevations, if shown:
Benchmark: BM 1915
Benchmark Elev.: 3.27'
Benchmark Datum: N.G.V.D.29
Elevations on Drawing are in:
N.G.V.D.29 N.A.V.D.88
Revisions:
01/08/2025 - UPDATED BOUNDARY - K.T.

PRINTING INSTRUCTIONS:
WHEN PRINTING THIS PDF IN ADOBE, SELECT "ACTUAL SIZE" TO ENSURE CORRECT SCALING.
DO NOT USE "FIT".



LICENSED BUSINESS No. 8598

ALUMBRA ARCHITECTURE

City of Hollywood
2600 Hollywood Boulevard
Hollywood, Florida 33020

Re:
800 S. 7th Avenue
Hollywood, Florida 33019

Criteria Statements for Appropriateness of Design

1. Integrity of Location

The property is located South of Hollywood Blvd. at 800 S. 7th Avenue in close proximity to South Lake, situated within a residential neighborhood defined by its coastal setting. The proposed two-story residence sits on a lot measuring approximately 111' x 137', totaling 14,778 square feet, which complies with its RS-6 zoning designation. By respecting established building orientation and maintaining a building to lot proportion similar to neighboring properties, the home preserves local integrity while protecting the character-defining vistas and open space common to the Hollywood Lakes area.

2. Design

The proposed two-story residence will replace the existing structure, introducing a highly articulated and layered contemporary design that enhances the streetscape along S. 7th Avenue. The architectural vision utilizes staggered elevations and floating roof planes to create horizontal movement, effectively breaking up the massing to ensure the home remains compatible with its residential surroundings.

By incorporating deep overhangs with warm composite wood soffits, the design provides sheltered transitions that integrate indoor and outdoor spaces while maintaining a human scale. The architecture balances privacy with transparency through recessed glazing that avoids a monolithic appearance. Clean lines are intentionally softened by the use of native masonry textures and warm toned Venetian plaster, ensuring the home sits respectfully within its coastal context. This project reflects a thoughtful blend of functional luxury, organic materiality, and neighborhood harmony.

ALUMBRA ARCHITECTURE

3. Setting

The property is situated within a lush residential area characterized by views of the nearby Lakes. The proposed design respects the established neighborhood setting by maintaining traditional front yard depths and utilizing integrated landscape buffers to define property boundaries. To address current flood zone requirements and the necessary transition to new finished floor elevations, the design incorporates terraced retaining elements. These features utilize warm Venetian plaster and integrated planters to soften the transition, ensuring the site work complements the organic aesthetic of the residence. The new landscape plan features native species that reinforce the tranquil subtropical character of the district.

4. Materials

The material selection for the new residence embraces a warm and organic palette centered around natural textures. The primary facade utilizes native coral stone, providing a rugged base that grounds the home in the local Florida style. This is complemented by hand finished Venetian plaster applied in soft tones that harmonize with the natural masonry. To add further warmth and visual movement without high maintenance concerns, the undersides of the deep roof overhangs feature composite wood materials. These high quality materials are chosen for their durability in a coastal climate and their ability to reflect warm light.

5. Workmanship

The workmanship on the proposed new construction will ensure that all State and Local regulations are maintained throughout the duration of the project. Proper barricading will be provided during the demolition of the existing structure and throughout the construction process. All practices will meet or exceed requirements of the Florida Building Code 2023 and the State of Florida Department of Environmental Protection (FEMA).

6. Association

The proposed residence maintains a strong integrity of association by reflecting the evolution of Hollywood's coastal architecture while respecting its historical context. The design draws inspiration from the region's long standing tradition of integrating indoor and outdoor living, a concept seen in the city's early development. By utilizing local materials such as native coral stone and emphasizing horizontal lines that mirror the coastal landscape, the design references the "City Beautiful" vision of

ALUMBRA ARCHITECTURE

Hollywood's founders. This project represents a thoughtful continuation of the city's architectural growth, providing a residence deeply rooted in its local environment.

SHEET INDEX

1- ARCHITECTURE

	INITIAL SUBMISSION 12.30.2025	HRB COMMENTS 2.2.2026	HRB COMMENTS 2.12.2026	HRB COMMENTS 2.24.2026
A-0.0	COVER SHEET	X	X	X
A-0.1	PERMIT HISTORY	X	X	
A-0.2	MICROFILM - FLOOR PLANS	X	X	
A-0.3	MICROFILMS - SECTIONS & ELEVATIONS & DOCKS	X	X	
A-0.4	EXISTING HOUSE PHOTOS	X	X	
A-0.5	STREET PROFILE	X	X	
A-0.7	AREA PLANS	X	X	X
A-0.8	VOID	X		
A-0.9	DEMOLITION PLAN		X	
A-1.0	SITE PLAN	X	X	
A-1.1	SITE DETAIL SECTIONS	X	X	
A-1.2	FLOOR PLAN - LEVEL 1	X	X	
A-1.3	FLOOR PLAN - LEVEL 2	X	X	
A-1.4	FLOOR PLAN - ROOF	X	X	X
A-1.5	FLOOR PLAN - ROOF UPPER	X	X	X
A-2.0	EXTERIOR ELEVATIONS - NORTH & WEST	X	X	X
A-2.1	EXTERIOR ELEVATION - SOUTH & EAST	X	X	X
A-3.1	OVERALL SECTIONS	X	X	
A-3.2	OVERALL SECTIONS	X	X	
A-3.3	EXTERIOR DOOR SCHEDULE		X	
A-3.4	WINDOW SCHEDULE		X	
A-4.0	3D VIEW	X	X	
A-4.1	3D VIEW	X	X	
A-4.2	VOID	X		
A-4.3	VOID	X		
A-4.4	VOID	X		

2- CIVIL

C-01	GENERAL NOTES	X	X	X
C-02A	EROSION CONTROL PLAN	X	X	X
C-02B	EROSION CONTR PLAN DETAILS	X	X	X
C-03	PAVING, GRADING, & DRAINAGE	X	X	X
C-03A	PG&D DETAILS		X	X
C-04	UTILITIES	X		X

3 - LANDSCAPE

L-00	ILLUSTRATIVE LANDSCAPE PLAN	X	X	X
L-01	PROPERTY SURVEY & TREE DISPOSITION PLAN	X	X	X
L-02	LANDSCAPE PLAN	X	X	X
L-4	LANDSCAPE DETAILS & GENERAL NOTES	X	X	X

4 - SURVEY

S-1	SURVEY	X		
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LOCATION MAP



APPLICABLE CODES

GOVERNING AGENCY	CITY OF HOLLYWOOD
CODE REFERENCE	2023 FLORIDA BUILDING CODE
	2023 FLORIDA RESIDENCE CODE
	2023 FLORIDA EXISTING BUILDING CODE
	2023 FLORIDA MECHANICAL CODE
	2023 FLORIDA PLUMBING CODE
	2023 FLORIDA ENERGY CONSERVATION CODE
	2023 NATIONAL ELECTRIC HANDBOOK
	2023 FLORIDA FIRE PREVENTION CODE



PROJECT TEAM

OWNERS	RICKI KANETI 800 S. 7TH AVENUE HOLLYWOOD, FL 33019	LANDSCAPE ARCHITECT	ANDRES E. MONTERO ANDRES MONTERO LANDSCAPE ARCHITECTURE 954.591.5606 AMONTERO@AMLASTUDIO.COM
ARCHITECT OF RECORD	JOSE ANGEL ORTEZ ALUMBRA ARCHITECTURE 786-216-5659 JOSE@ALUMBRA-ARCH.COM	CIVIL ENGINEER	JORGE M. SZAUER SZAUER ENGINEER, INC. 561.716.0159 JSZAUER@SZAUERENG.COM

AERIAL PHOTOGRAPH



ZONING MAP



SCOPE OF WORK

THESE DRAWINGS ARE FOR THE CONSTRUCTION OF A SINGLE-STORY SINGLE-FAMILY RESIDENCE.

ALL WORK TO BE DONE ACCORDING TO THE 2023 FLORIDA BUILDING CODE.

THE SCOPE OF WORK INCLUDES:

- NEW 2-STORY SINGLE FAMILY RESIDENCE WITH SCENERY LOFT.
- GROSS FLOOR AREA APPROXIMATELY 8,833 SF + 692 SF GARAGE

GENERAL PROJECT INFORMATION

ADDRESS	800 SOUTH 7 AVENUE, HOLLYWOOD, FL 33019		
PARCEL CONTROL NUMBER	514214025172		
LEGAL DESCRIPTION	HOLLYWOOD LAKES SECTION 1-32 & LOT 3 LESS S 46 25 4.5 BLK 79 TOGETHER WITH THAT PT OF VAC ALLEY LYING EAST OF & ADJ WITH LOT 3 LESS S 46 25 LOTS 4 5 BLK 79		
ZONING	RS-6 RESIDENTIAL		
LAND USE	RESIDENTIAL		
BASE FLOOD ELEVATION (B.F.E.)	ZONE AE - 7FT N.A.V.D. + 1.5 FT = 8.50' FT N.A.V.D.		
HEIGHT	REQUIRED	PROPOSED	
	30 FT MAX., 2 STORIES + 7.5 FT (25% OF MAX HEIGHT) FOR SCENERY LOFT HEIGHT EXEMPTION, IF LESS THAN 10% OF GROUND FLOOR AREA TOTAL HEIGHT = 37' - 6"	27 FT., 2 STORIES + 9'-8" SCENERY LOFT TOTAL HEIGHT = 36' - 8"	
LOT SIZE	14,778 SF		
LOT SIZE	14,778 SF		
GROUND FLOOR AREA	4,444 SF	8,833 SF	9,525 SF
SECOND FLOOR AREA	3,970 SF	(A/C)	
SCENERY LOFT	419 SF		
GARAGE	692 SF		
OPEN SPACE	REQUIRED	PROPOSED	
LANDSCAPE SPACE	LOT AREA= 14,778 SF 40% REQUIRED LANDSCAPE AREA = 5,911 SF	SITE LANDSCAPE GREEN = 5,649 SF ROOF DECK GREEN = 962 SF = 481 SF TOTAL LANDSCAPE PROVIDED = 6,030 SF (40.8%)	
FRONT YARD LANDSCAPE	FRONT YARD=111 X 25 FT = 2,775 SF 20% OF FRONT YARD = 555 SF MIN.	28.8% = 798 SF	
SETBACKS	REQUIRED	PROPOSED	
FRONT	25 FT	25' - 0"	
SIDE	25 % LOT WIDTH 111FT X 25%=27.75 FT MIN. 7'-6"	7' - 6"	
ADJACENT TO LAKE	25 FT	25' - 0"	
PARKING	REQUIRED	PROPOSED	
A SINGLE-FAMILY HOUSE OF 2,000 SQ. FT. REQUIRES (2) PARKING SPACES THEN (1) PARKING SPACE PER 500 SQ.	GROUND FLOOR A/C AREA = 4,444 SF 2ND FLOOR A/C AREA = 3,970 SF ROOF DECK A/C AREA = 419 SF TOTAL A/C AREA = 8,833 SF 1ST 2,000 SF = 2 SPACES REST 6,833 SF/500 = 14 SPACES TOTAL SPACES REQUIRED = 16 SPACES MAX. ALLOWED SPACES = 5 SPACES	4,444 SF 3,970 SF 419 SF 9,525 SF 2 SPACES 14 SPACES 5 SPACES PROPOSED	

*Refer to Civil Sheet C-03 for detailed Stormwater Retention Calculations.

PROJECT NO. 25-15

KANETI RESIDENCE

800 SOUTH 7 AVENUE HOLLYWOOD, FL 33019

ARCHITECT OF RECORD

ALUMBRA ARCHITECTURE

3535 W 10 AVE, UNIT 207, HIALEAH, FL 33012
JOSE@ALUMBRA-ARCH.COM
(786) 216-5659



DIGITAL SIGNATURE STATEMENT

ALL DRAWINGS WITH A DIGITAL STAMP OR SEAL BY JOSE ANGEL ORTEZ SHOWS ACKNOWLEDGEMENT OF ACCEPTANCE FOR SUBMITTAL BY THE ARCHITECT OF RECORD JOSE ANGEL ORTEZ, RA. (AR100507). PRINTED COPIES OF THIS DOCUMENT ARE NOT CONSIDERED SIGNED AND SEALED AND THE SIGNATURE MUST BE VERIFIED ON ANY ELECTRONIC COPIES.

MARK	DATE	DESCRIPTION
00	12/30/2025	HRB Initial Submission
01	2/3/2026	HRB Comments
02	2/12/2026	HRB Comments
03	2/24/2026	HRB Comments

SCALE AS NOTED

COVER SHEET

A-0.0

ALL RIGHTS RESERVED

© 2025

View	Process #	Permit #	Description	App. Date	Permit Date
Details		P9601088	PLUMBING WORK		6/21/1996
Details		B9207999	RE-ROOF-METAL,TILE,WOOD SHINGLE OR SHAKE		12/4/1992

JOB CARD

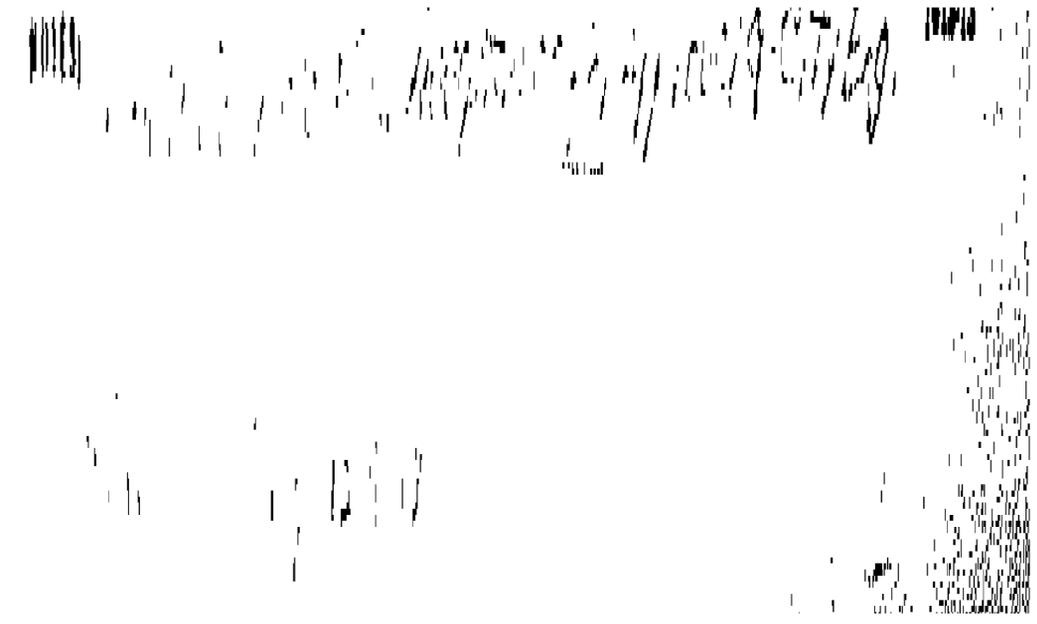
OWNER: P. POST JOB ADDRESS: 800 S 7 Ave.

LEGAL DESCRIPTION: LOT NUMBER Pt 3, 4 & 5 BLOCK SUBDIVISION OR ADDITION

MICROFILM NO. 77-0253 ARCHITECT: Anthony Montagnari FEE: \$ 16,200 VALUATION: \$ 1800

DESCRIPTION OF CONSTRUCTION: Boat Dock SEPTIC TANK SEWER TAP

TYPE PERMIT	NUMBER	DATE	CONTRACTOR	TYPE PERMIT	NUMBER	DATE	CONTRACTOR
BUILDING	548	1/15/77	Clm Domes	SEPTIC/SEWER			
ROOF				AIR/CONDITION			
ELECTRIC-BASIC				MECHANICAL			
ELECTRIC-SUPP.				SCREEN			
PLUMBING				POOL			



NOTES: 1st floor elevation = + 6.5 ft. M.S.L. (family room crown + 3.8 ft.)

X Held Ex-Final for HRB Sign-off
Also To Resolve Side with Commission
with Commission, Same as
APPROVED BY Commission 4/1/17

3 permits were found for 800 S 7 AVE

View	Process #	Permit #	Description	App. Date	Permit Date
Details		B25-100965	SEAWALL/BULKHEAD	4/14/2025	5/21/2025
Details		P9601088	PLUMBING WORK		6/21/1996
Details		B9207999	RE-ROOF-METAL,TILE,WOOD SHINGLE OR SHAKE		12/4/1992

PROJECT NO. 25-15

KANETI RESIDENCE

800 SOUTH 7 AVENUE HOLLYWOOD, FL 33019

ARCHITECT OF RECORD

ALUMBRA ARCHITECTURE

3535 W 10 AVE, UNIT 207, HIALEAH, FL 33012
 JOSE@ALUMBRA-ARCH.COM
 (786) 216-5659



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PERMIT HISTORY

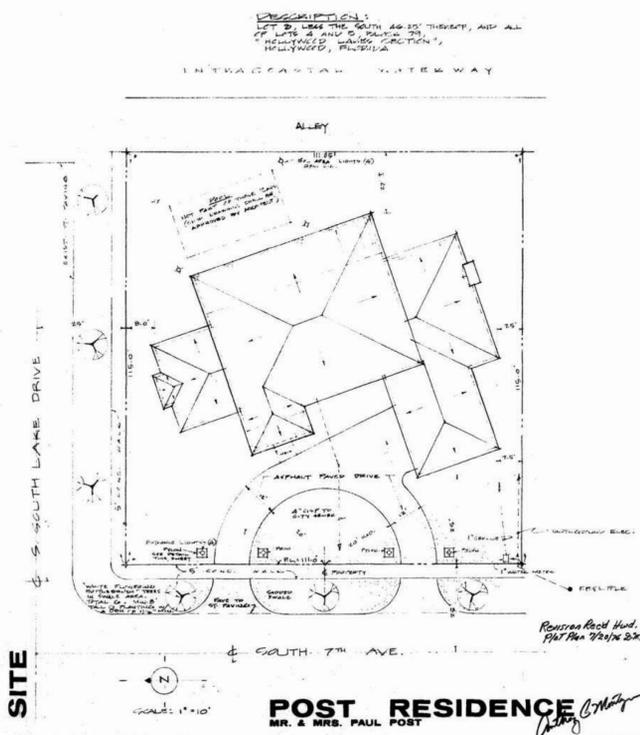
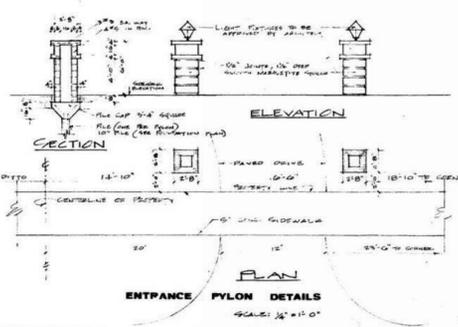
A-0.1

INDEX TO DRAWINGS

SHEET No.	CONTENTS
A-1	SITE
A-2	FIRST FLOOR PLAN
A-3	SECOND FLOOR PLAN
A-4	FRAMING 2ND FLOOR IN FLOOR JOIST
A-5	FRAMING 2ND FLOOR ROOF
A-6	SECTIONS
A-7	ELECTRIC
A-8	ELECTRIC
A-9	BATH ELEVATIONS SANITARY RISER
A-10	ELEVATIONS
A-11	ELEVATIONS
S-1	STRUCTURAL
S-2	STRUCTURAL

GENERAL NOTES

1. CODE: SOUTH FLORIDA BUILDING CODE
2. THESE PRINTS ARE INSTRUMENTS OF SERVICE ONLY AND ARE THE PROPERTY OF THE ARCHITECT. THESE DRAWINGS TAKE PRECEDENCE OVER SCALE DIMENSIONS.
3. ALL VERTICAL DIMENSIONS ON THESE DRAWINGS SHALL BE DIMENSIONS AND CONDITIONS AT THE PROJECT SITE AND THE ARCHITECT SHALL BE NOTIFIED IN WRITING IMMEDIATELY OF ANY VARIATIONS.
4. IN THE EVENT THE ARCHITECT IS REQUESTED TO APPROVE SHOP DRAWINGS WHICH ARE NOT TO BE CHECKED FOR CONFORMANCE WITH THE DESIGN CONCEPTS OF THESE DRAWINGS, THE ARCHITECT'S APPROVAL SHALL BE LIMITED TO THE CONSTRUCTION OF SUCH SHOP DRAWINGS. IN THE EVENT OF DISCREPANCIES OR OMISSIONS IN SUCH SHOP DRAWINGS, SUCH INFORMATION SHALL BE SENT TO THE ARCHITECT IN WRITING BEFORE PROCEEDING WITH THE WORK.



ANTHONY A. MONTAGNARI
 ARCHITECT
 HALLANDALE, FLORIDA
 HOLLYWOOD DREAM HOMES
 ARCHITECTURE
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 sheet A1 of 11

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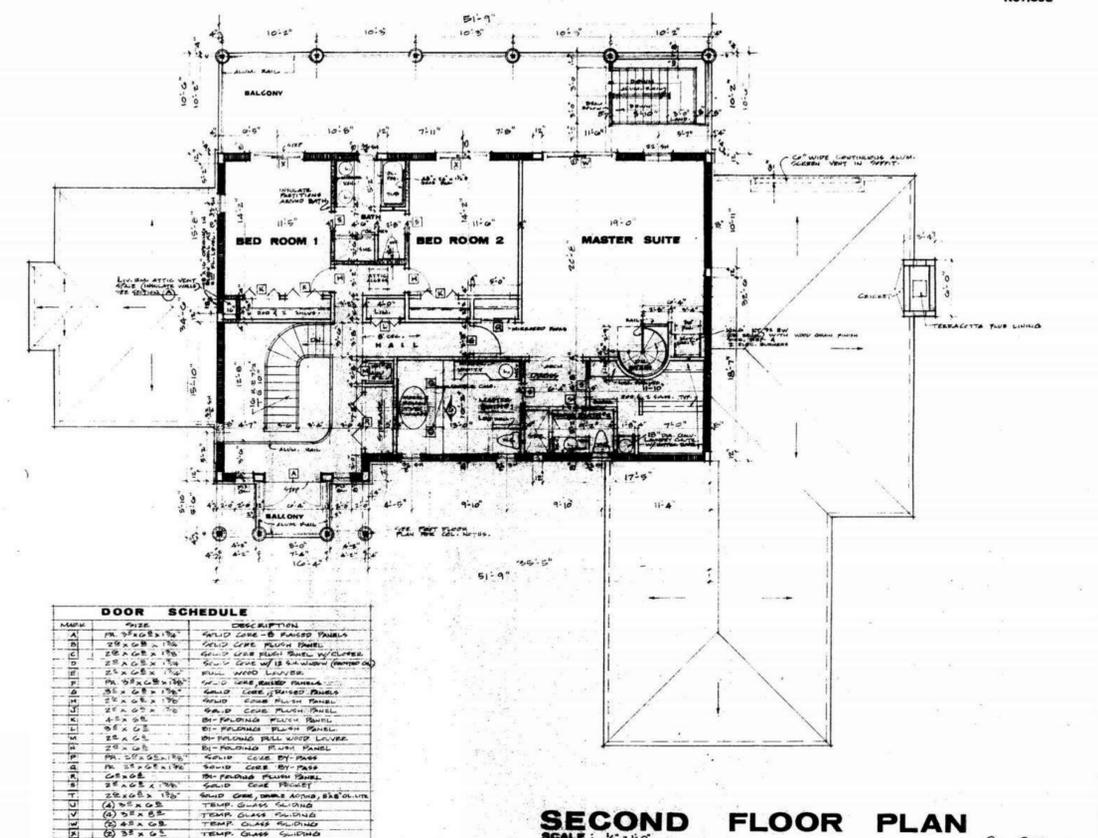
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SCALE AS NOTED
MICROFILM - FLOOR PLANS

A-0.2



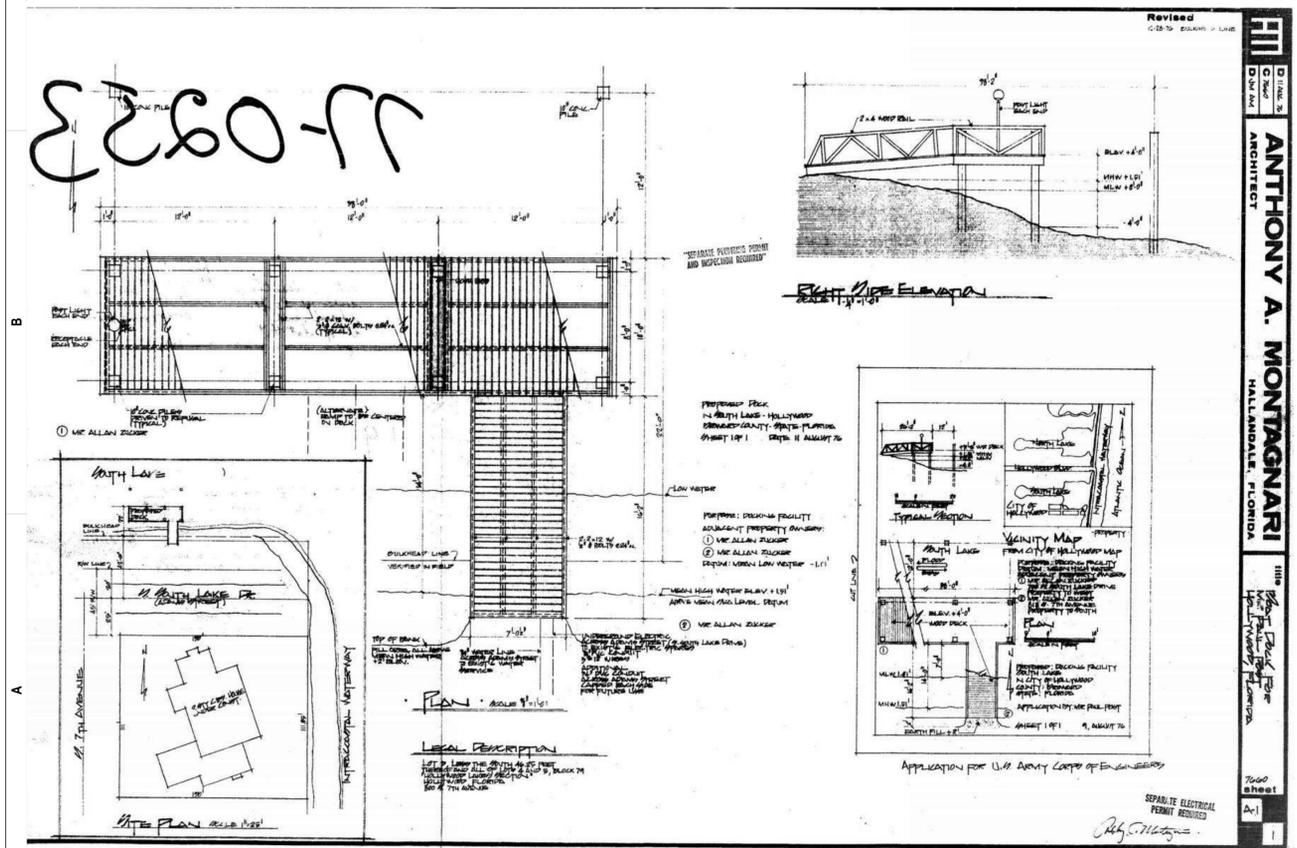
DOOR SCHEDULE

MARK	SIZE	DESCRIPTION
A	36" x 80" x 1 3/4"	SOLID CORE - 0 PANELED PANEL
B	36" x 80" x 1 3/4"	SOLID CORE PLYWOOD PANEL
C	36" x 80" x 1 3/4"	SOLID CORE PLYWOOD PANEL
D	36" x 80" x 1 3/4"	SOLID CORE PLYWOOD PANEL
E	36" x 80" x 1 3/4"	SOLID CORE PLYWOOD PANEL
F	36" x 80" x 1 3/4"	SOLID CORE PLYWOOD PANEL
G	36" x 80" x 1 3/4"	SOLID CORE PLYWOOD PANEL
H	36" x 80" x 1 3/4"	SOLID CORE PLYWOOD PANEL
I	36" x 80" x 1 3/4"	SOLID CORE PLYWOOD PANEL
J	36" x 80" x 1 3/4"	SOLID CORE PLYWOOD PANEL
K	36" x 80" x 1 3/4"	SOLID CORE PLYWOOD PANEL
L	36" x 80" x 1 3/4"	SOLID CORE PLYWOOD PANEL
M	36" x 80" x 1 3/4"	SOLID CORE PLYWOOD PANEL
N	36" x 80" x 1 3/4"	SOLID CORE PLYWOOD PANEL
O	36" x 80" x 1 3/4"	SOLID CORE PLYWOOD PANEL
P	36" x 80" x 1 3/4"	SOLID CORE PLYWOOD PANEL
Q	36" x 80" x 1 3/4"	SOLID CORE PLYWOOD PANEL
R	36" x 80" x 1 3/4"	SOLID CORE PLYWOOD PANEL
S	36" x 80" x 1 3/4"	SOLID CORE PLYWOOD PANEL
T	36" x 80" x 1 3/4"	SOLID CORE PLYWOOD PANEL
U	36" x 80" x 1 3/4"	SOLID CORE PLYWOOD PANEL
V	36" x 80" x 1 3/4"	SOLID CORE PLYWOOD PANEL
W	36" x 80" x 1 3/4"	SOLID CORE PLYWOOD PANEL
X	36" x 80" x 1 3/4"	SOLID CORE PLYWOOD PANEL
Y	36" x 80" x 1 3/4"	SOLID CORE PLYWOOD PANEL
Z	36" x 80" x 1 3/4"	SOLID CORE PLYWOOD PANEL

SECOND FLOOR PLAN
 SCALE: 1/8" = 1'-0"

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 sheet A2 of 11

E
D
C
B
A



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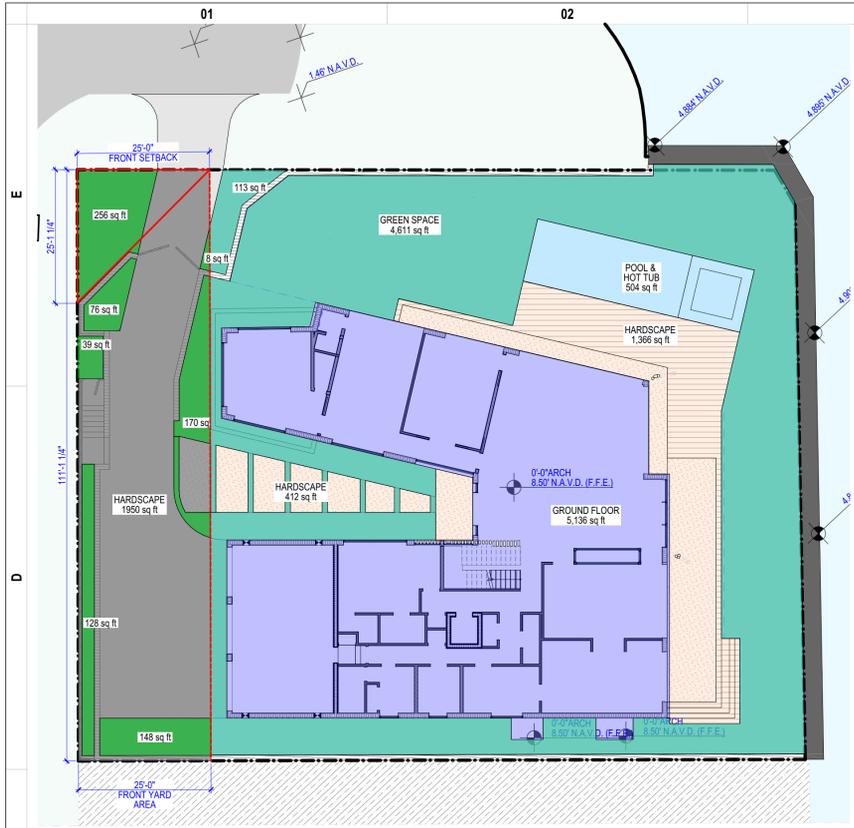
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SCALE AS NOTED

MICROFILMS - SECTIONS & ELEVATIONS & DOCKS

A-0.3



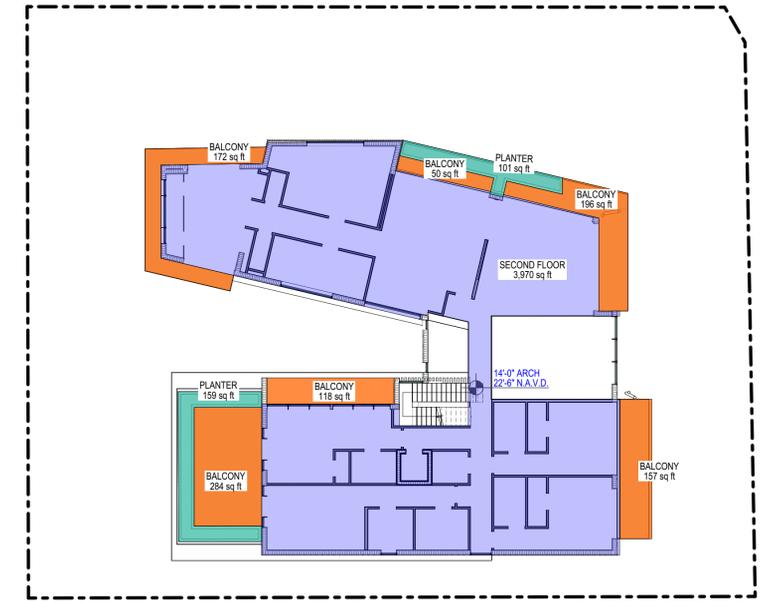
FRONT YARD AREA CALCULATION:
 (29.7%)
 = 825 SF / 2,775 SF
 111 SF X 25 FT = 2,775 SF
 825 SF (TOTAL FRONT YARD AREA)
 = 256SF + 76SF + 8SF + 39SF + 170SF + 128SF + 148SF

GREEN SPACE AREA (OPEN SPACE) - GROUND LEVEL
 4,724 SF
 = 4,611 SF + 113 SF

1 First Floor - Area Calculations
 SCALE: 1/16" = 1'-0"

5,549 SF - SUBTOTAL GREEN AREA @ GROUND LEVEL
 4,724 SF = GREEN SPACE AREA - GROUND LEVEL
 825 SF = FRONT YARD GREEN AREA
481 SF - SUBTOTAL PLANTER AREA @ UPPER LEVELS
 962 SF/2 PLANTERS @ UPPER LEVELS
(40.8%) 6,030 SF TOTAL GREEN AREA
 = 6,030 SF / 14,778 SF LOT AREA

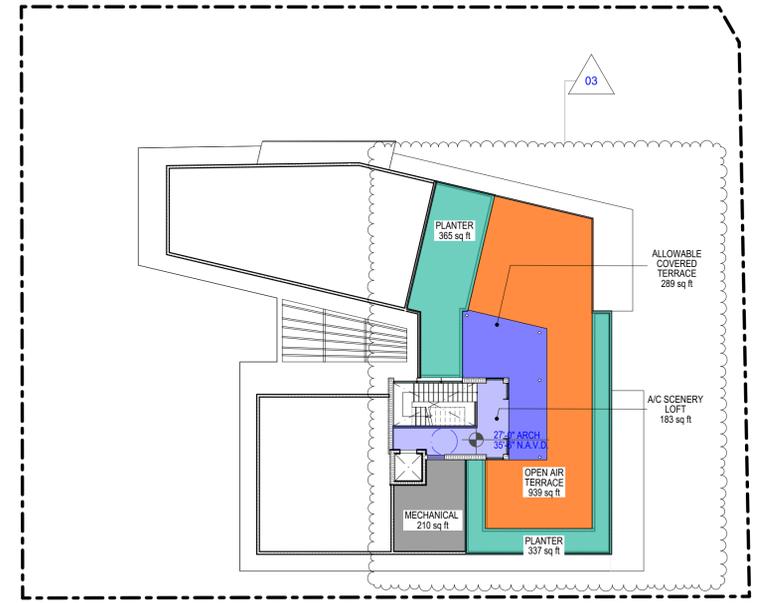
GROUND LEVEL AREA
 5,136 SF
 = 4,444 SF (AC AREA) + 692 SF (GARAGE AREA)



GREEN AREA (PLANTERS) CALCULATIONS - SECOND LEVEL:
 101 SF

2 Second Floor - Area Calculations
 SCALE: 1/16" = 1'-0"

SECOND LEVEL AREA
 5,207 SF
 = 3,970 SF (AC AREA) + 977 SF (BALCONY) + 260 SF (PLANTERS)



SCENERLY LOFT CALCULATION
 513 SF ALLOWABLE
 (10%) OF 5,136 SF GROUND FLOOR AREA
PROPOSED
 472 SF TOTAL SCENERLY LOFT AREA
 = 183 SF (A/C) + 289 SF
 SF (ALLOWABLE COVERED)

GREEN AREA (PLANTERS) CALCULATIONS - ROOF LEVEL:
 702 SF
 = 365 SF + 337 SF

3 Roof Max. - Area Calculations
 SCALE: 1/16" = 1'-0"

ROOF LEVEL AREA
 2,438 SF
 = 419 SF (AC AREA) + 948 SF (OPEN AIR TERRACE) + 861 SF (PLANTERS) + 210 SF (MECH)

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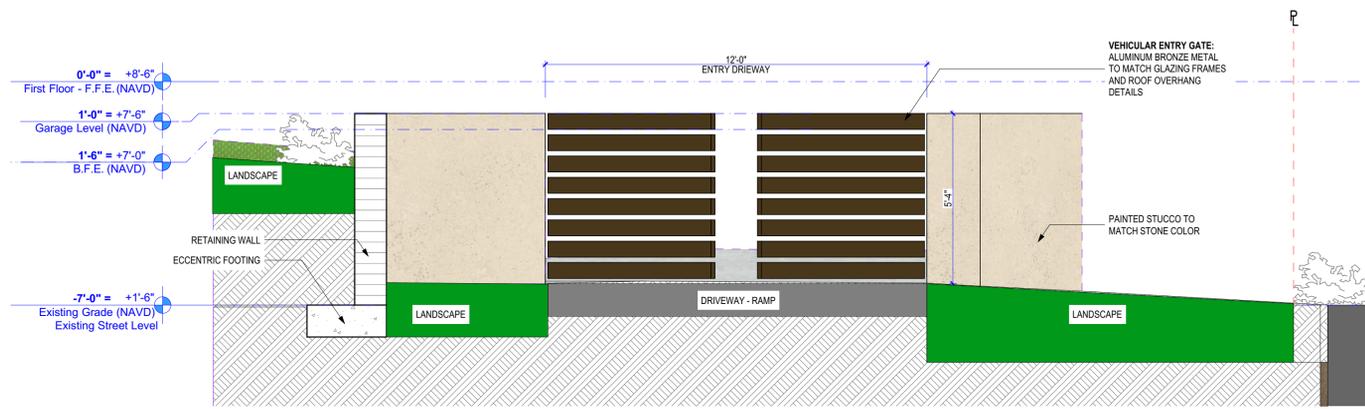
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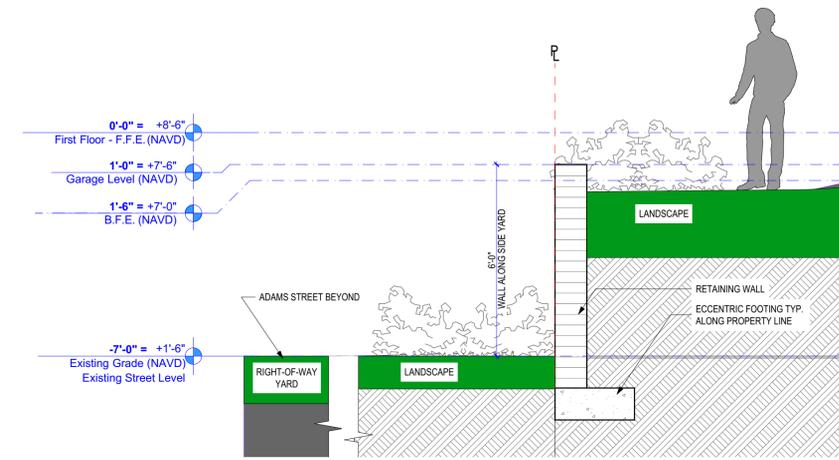
AREA PLANS

A-0.7

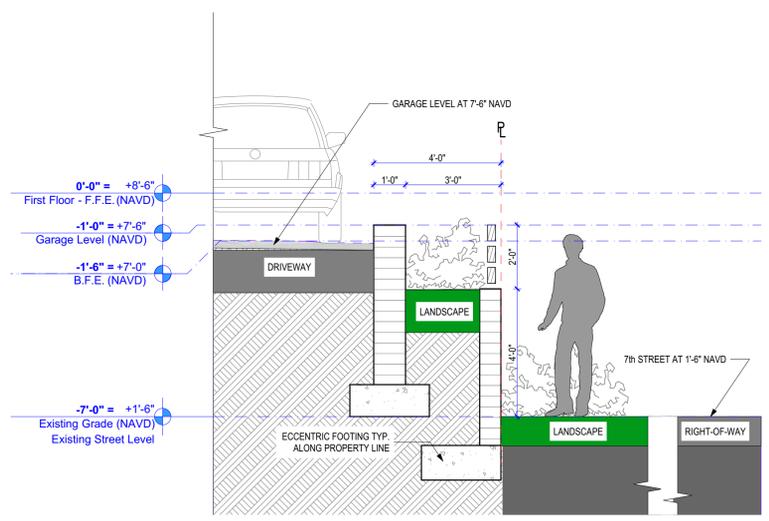
01 02 03 04 05 06 07



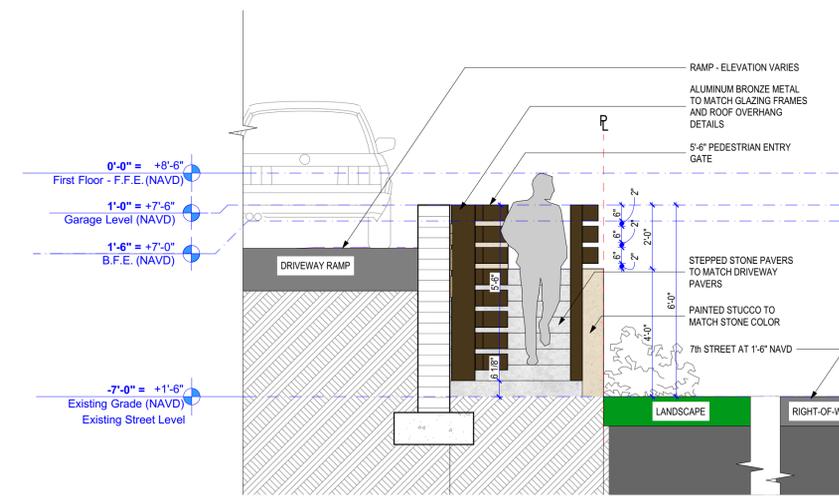
3 VEHICULAR ENTRY DETAIL
SCALE: 3/8" = 1'-0"



4 NORTH PROPERTY WALL SECTION
SCALE: 3/8" = 1'-0"



1 PROPERTY WALL SECTION
SCALE: 3/8" = 1'-0"



2 ENTRANCE FROM 7TH STREET SECTION
SCALE: 3/8" = 1'-0"

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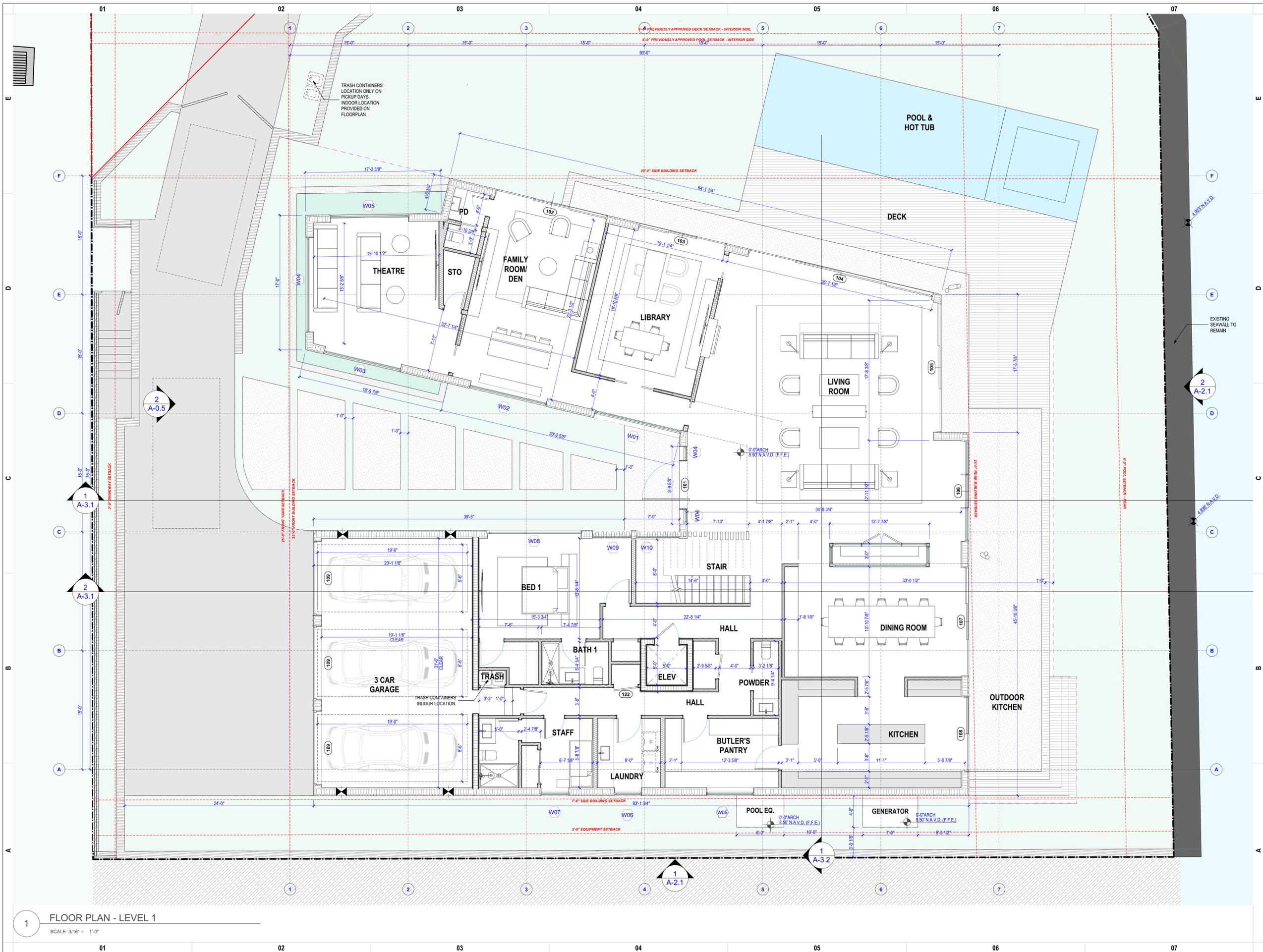


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SITE DETAIL SECTIONS

A-1.1



1 FLOOR PLAN - LEVEL 1
SCALE: 3/16" = 1'-0"

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SCALE AS NOTED

FLOOR PLAN - LEVEL 1

A-1.2

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1 FLOOR PLAN - LEVEL 2
SCALE: 3/16" = 1'-0"

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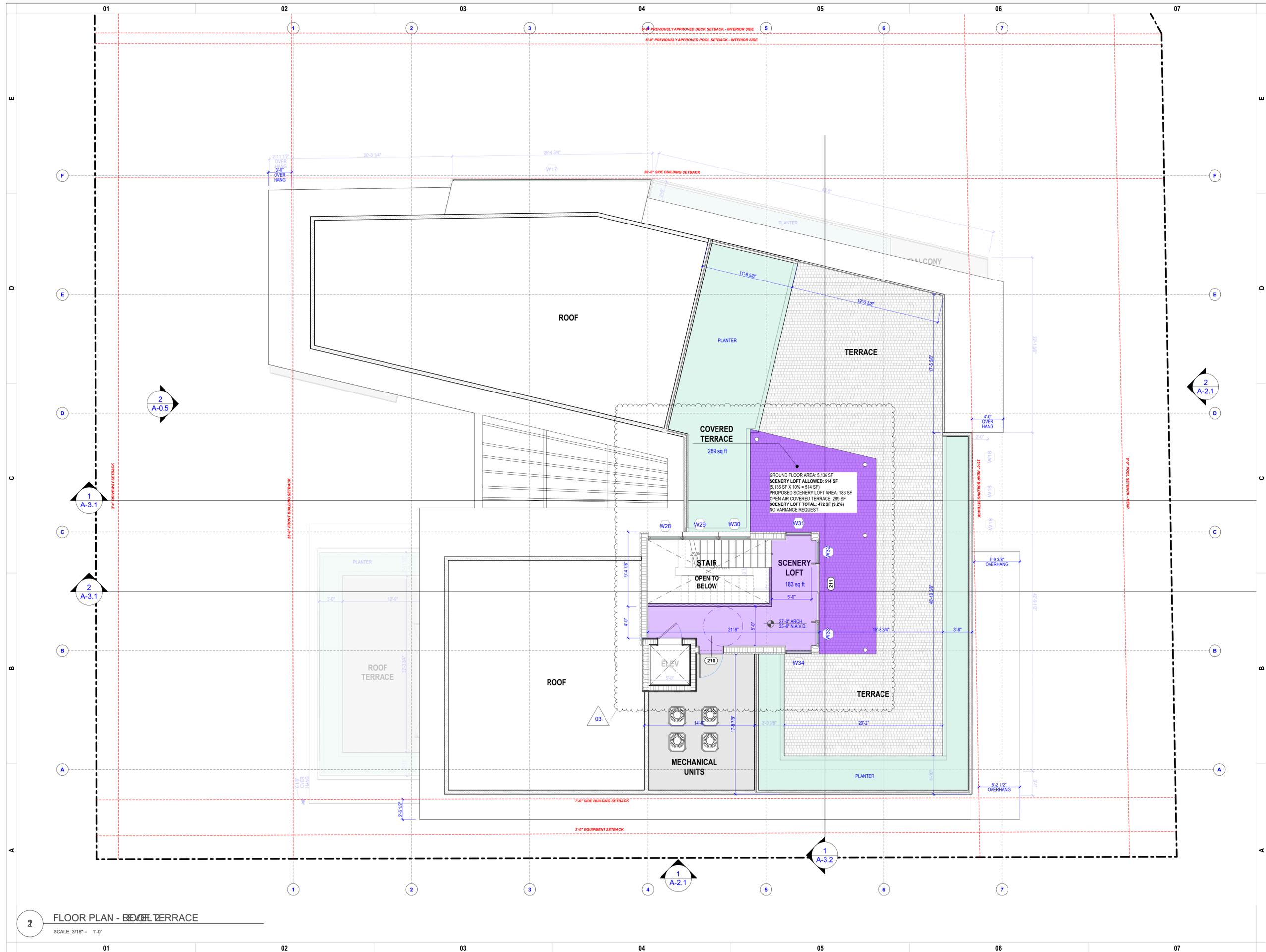


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SCALE AS NOTED
FLOOR PLAN - LEVEL 2

A-1.3



2 FLOOR PLAN - ROOF TERRACE
SCALE: 3/16" = 1'-0"

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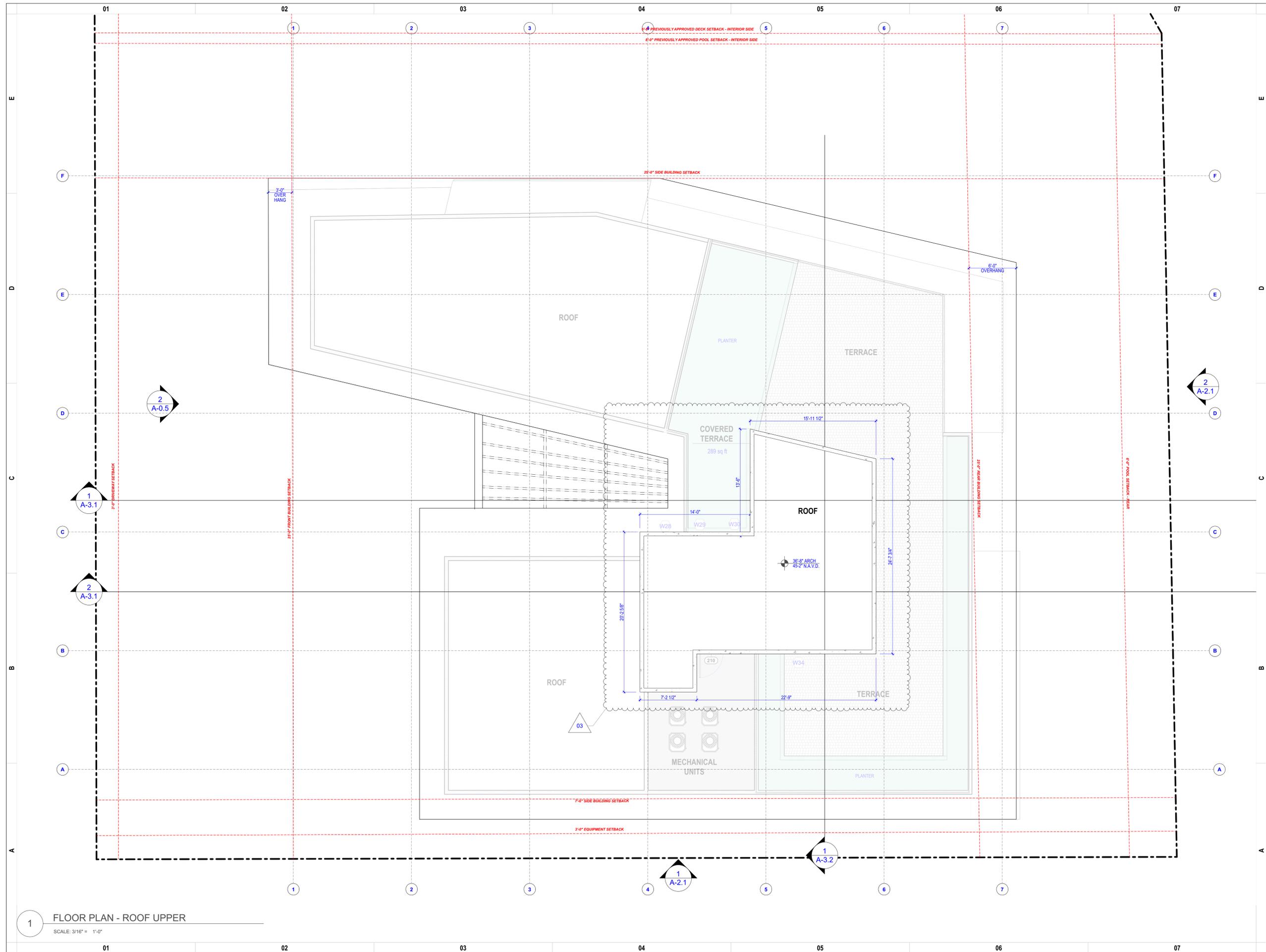
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SCALE AS NOTED

FLOOR PLAN - ROOF

A-1.4



1 FLOOR PLAN - ROOF UPPER
SCALE: 3/16" = 1'-0"

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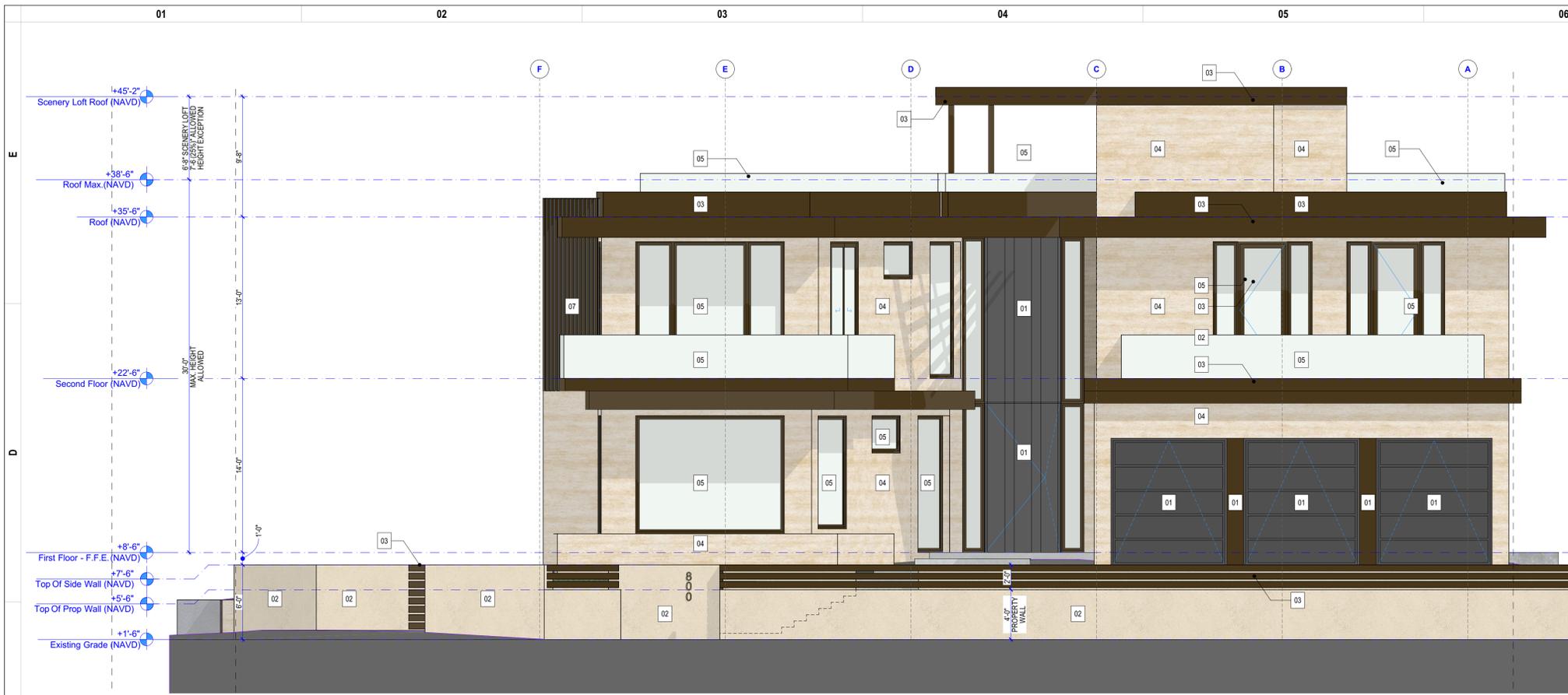
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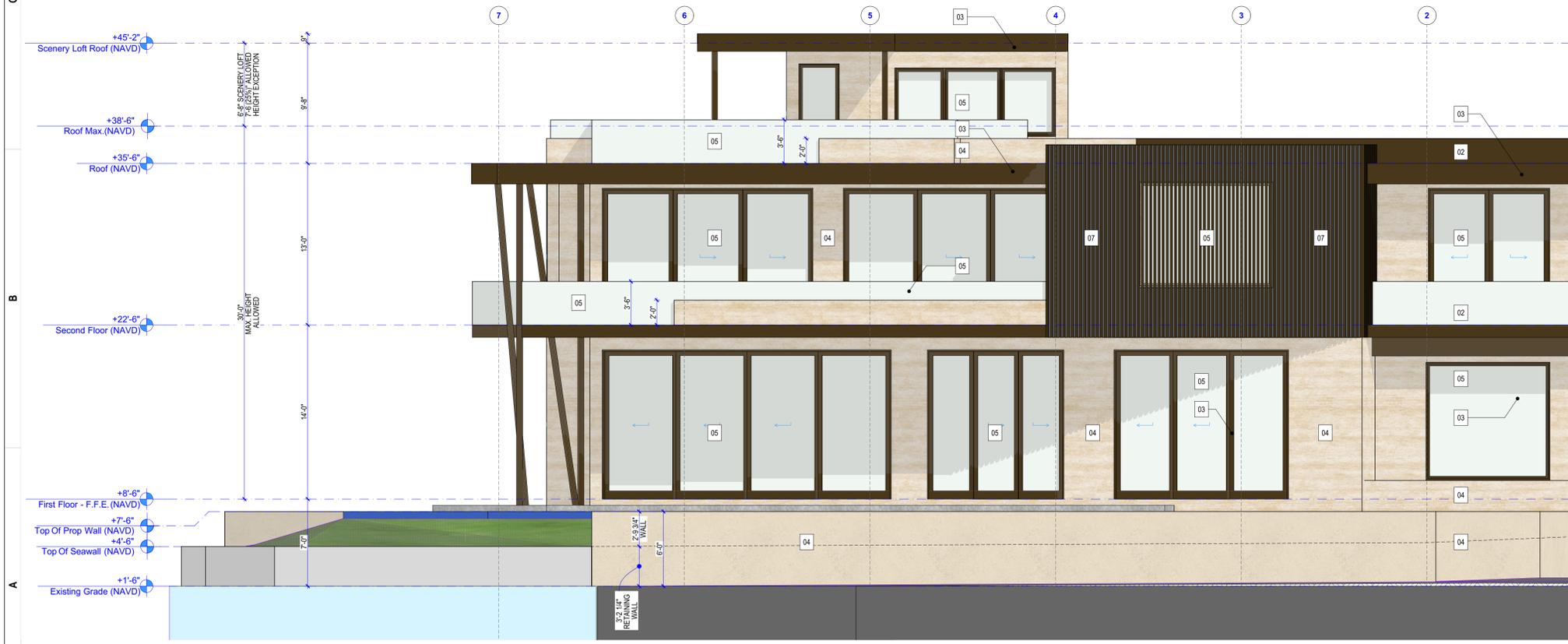
SCALE AS NOTED

FLOOR PLAN - ROOF UPPER

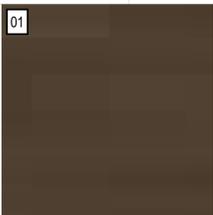
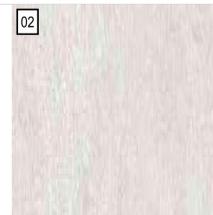
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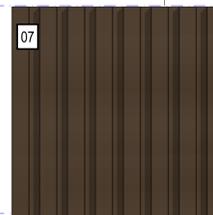
2 WEST ELEVATION
SCALE: 3/16" = 1'-0"



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

<p>01</p>  <p>ALUMINUM METAL CLADDING</p> <p>UNDER ROOF EAVES, ROOF FASCIA, GARAGE DOORS</p>	<p>02</p>  <p>SMOOTH PAINTED STUCCO</p> <p>EXTERIOR SITE WALLS</p>
<p>03</p>  <p>BRONZE METAL</p> <p>WINDOWS, DOORS, & ORNAMENTAL METALS</p>	<p>04</p>  <p>LIGHT VEIN-CUT TRAVERTINE HONED & FILLED</p> <p>EXTERIOR WALL CLADDING</p>
<p>05</p>  <p>GLASS</p> <p>EXTERIOR SLIDING DOORS & WINDOWS</p>	<p>07</p>  <p>LIGHT COLORED STONE PAVERS</p> <p>DRIVEWAY & EXTERIOR WALKWAY</p>

07



ALUMINUM METAL CLADDING SLATS

SELECTED EXTERIOR WALLS

PROJECT NO. 25-15

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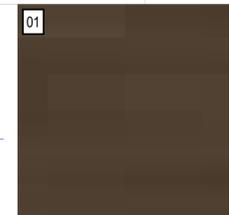
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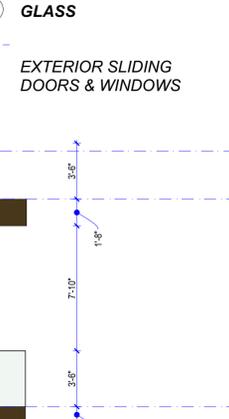
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SCALE AS NOTED

EXTERIOR ELEVATIONS - NORTH & WEST



 <p>01</p> <p>ALUMINUM METAL CLADDING</p> <p>UNDER ROOF EAVES, ROOF FASCIA, GARAGE DOORS</p>	 <p>02</p> <p>SMOOTH PAINTED STUCCO</p> <p>EXTERIOR SITE WALLS</p>
 <p>03</p> <p>BRONZE METAL</p> <p>WINDOWS, DOORS, & ORNAMENTAL METALS</p>	 <p>04</p> <p>LIGHT VEIN-CUT TRAVERTINE HONED & FILLED</p> <p>EXTERIOR WALL CLADDING</p>
 <p>05</p> <p>GLASS</p> <p>EXTERIOR SLIDING DOORS & WINDOWS</p>	 <p>06</p> <p>LIGHT COLORED STONE PAVERS</p> <p>DRIVEWAY & EXTERIOR WALKWAY</p>

 <p>07</p> <p>ALUMINUM METAL CLADDING SLATS</p> <p>SELECTED EXTERIOR WALLS</p>

PROJECT NO. 25-15

KANETI RESIDENCE

800 SOUTH 7 AVENUE HOLLYWOOD, FL 33019

ARCHITECT OF RECORD

ALUMBRA ARCHITECTURE

3535 W 10 AVE, UNIT 207, HIALEAH, FL 33012
 JOSE@ALUMBRA-ARCH.COM
 (786) 216-9599



DIGITAL SIGNATURE STATEMENT
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MARK	DATE	DESCRIPTION
00	12/30/2025	HRB Initial Submission
01	2/3/2026	HRB Comments
02	2/12/2026	HRB Comments
03	2/24/2026	HRB Comments

SCALE AS NOTED

EXTERIOR ELEVATION - SOUTH & EAST

A-2.1



1 OVERAL BUILDING SECTIONS B
SCALE: 3/16" = 1'-0"



2 OVERAL BUILDING SECTIONS A
SCALE: 3/16" = 1'-0"

PROJECT NO. 25-15

KANETI RESIDENCE

800 SOUTH 7 AVENUE HOLLYWOOD, FL 33019

ARCHITECT OF RECORD

ALUMBRA ARCHITECTURE

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SCALE AS NOTED

OVERALL SECTIONS

A-3.1

01

02

03

04

05

06

07

E

D

C

B

A

U

D

C

B

A

PROJECT NO. 25-15

KANETI RESIDENCE

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SCALE AS NOTED

OVERALL SECTIONS

A-3.2

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1 OVERALL BUILDING SECTIONS C
SCALE: 3/16" = 1'-0"

01

02

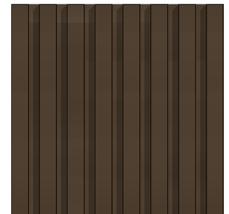
03

04

05

06

07

01	02	03	04	05	06	07
						
ALUMINUM METAL CLADDING FLAT	ALUMINUM METAL CLADDING SLATS	BRONZE METAL	LIGHT VEIN-CUT TRAVERTINE HONED & FILLED	GLASS	SMOOTH PAINTED STUCCO	LIGHT COLORED STONE PAVERS
UNDER ROOF EAVES, ROOF FASCIA, GARAGE DOORS	SELECTED EXTERIOR WALLS	WINDOWS, DOORS, & ORNAMENTAL METALS	EXTERIOR WALL CLADDING	EXTERIOR SLIDING DOORS & WINDOWS	EXTERIOR SITE WALLS	DRIVEWAY & EXTERIOR WALKWAY



1 FRONT VIEW

PROJECT NO. 25-15

KANETI RESIDENCE

800 SOUTH 7 AVENUE HOLLYWOOD, FL 33019

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SCALE AS NOTED

3D VIEW

A-4.0

01

02

03

04

05

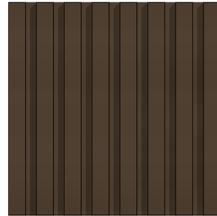
06

07



ALUMINUM METAL CLADDING FLAT

UNDER ROOF EAVES, ROOF FASCIA, GARAGE DOORS



ALUMINUM METAL CLADDING SLATS

SELECTED EXTERIOR WALLS



BRONZE METAL

WINDOWS, DOORS, & ORNAMENTAL METALS



LIGHT VEIN-CUT TRAVERTINE HONED & FILLED

EXTERIOR WALL CLADDING



GLASS

EXTERIOR SLIDING DOORS & WINDOWS



SMOOTH PAINTED STUCCO

EXTERIOR SITE WALLS



LIGHT COLORED STONE PAVERS

DRIVEWAY & EXTERIOR WALKWAY



1 SIDE VIEW

PROJECT NO. 25-15

KANETI RESIDENCE

800 SOUTH 7 AVENUE HOLLYWOOD, FL 33019

ARCHITECT OF RECORD

ALUMBRA ARCHITECTURE

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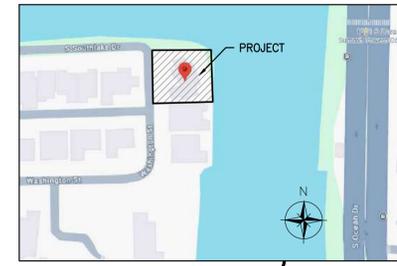
SCALE AS NOTED

3D VIEW

A-4.1

CONTRACTOR SHALL BE RESPONSIBLE FOR PREVENTING INTRUSION INTO STORM WATER INLETS DURING CONSTRUCTION

TEMPORARY CONSTRUCTION ENTRANCE



LOCATION MAP
N.T.S.

GENERAL EROSION & SEDIMENTATION CONTROL NOTES

- CONTRACTOR SHALL IMPLEMENT BEST MANAGEMENT PRACTICES AS REQUIRED BY THIS STORM WATER POLLUTION PREVENTION PLAN. ADDITIONAL BEST MANAGEMENT PRACTICES SHALL BE IMPLEMENTED AS DICTATED BY CONDITIONS AT NO ADDITIONAL COST OF OWNER THROUGHOUT ALL PHASES OF CONSTRUCTION.
- BEST MANAGEMENT PRACTICES (BMP'S) AND CONTROLS SHALL CONFORM TO FEDERAL, STATE, OR LOCAL REQUIREMENTS OR MANUAL OF PRACTICE, AS APPLICABLE CONTRACTOR SHALL IMPLEMENT ADDITIONAL CONTROLS AS DIRECTED BY PERMITTING AGENCY OR OWNER.
- SITE MAP MUST CLEARLY DELINEATE ALL STATE WATERS. PERMITS FOR ANY CONSTRUCTION ACTIVITY IMPACTING STATE WATERS OR REGULATED WETLANDS MUST BE MAINTAINED ON SITE AT ALL TIMES.
- CONTRACTOR TO LIMIT DISTURBANCE OF SITE IN STRICT ACCORDANCE WITH EROSION CONTROL SEQUENCING SHOWN ON THIS PLAN, OR AS REQUIRED BY THE APPLICABLE GENERAL PERMIT. NO UNNECESSARY OR IMPROPERLY SEQUENCED CLEARING AND / OR GRADING SHALL BE PERMITTED.
- GENERAL CONTRACTOR SHALL DENOTE ON PLAN THE TEMPORARY PARKING AND STORAGE AREA WHICH SHALL ALSO BE USED AS THE EQUIPMENT MAINTENANCE AND CLEANING AREA, EMPLOYEE PARKING AREA, AND AREA FOR LOCATING PORTABLE FACILITIES, OFFICE TRAILERS, AND TOILET FACILITIES. CONTRACTOR SHALL CONSTRUCT TEMPORARY BERM ON DOWNSTREAM SIDES.
- ALL WASH WATER (CONCRETE TRUCKS, VEHICLE CLEANING, EQUIPMENT CLEANING, ETC.) SHALL BE DETAINED AND PROPERLY TREATED OR DISPOSED.
- SUFFICIENT OIL AND GREASE ABSORBING MATERIALS AND FLOTATION BOOMS SHALL BE MAINTAINED ON SITE OR READILY AVAILABLE TO CONTAIN AND CLEAN-UP FUEL OR CHEMICAL SPILLS AND LEAKS.
- DUST ON THE SITE SHALL BE MINIMIZED. THE USE OF MOTOR OILS AND OTHER PETROLEUM BASED OR TOXIC LIQUIDS FOR DUST SUPPRESSION OPERATIONS IS PROHIBITED.
- RUBBISH, TRASH, GARBAGE, LITTER, OR OTHER SUCH MATERIALS SHALL BE DEPOSITED INTO SEALED CONTAINERS. MATERIALS SHALL BE PREVENTED FROM LEAVING THE PREMISES THROUGHOUT THE ACTION OF WIND OR STORM WATER DISCHARGE INTO DRAINAGE DITCHES OR WATERS OF THE STATE.
- ALL DENUDED / BARE AREAS THAT WILL BE INACTIVE FOR 7 DAYS OR MORE, MUST BE STABILIZED IMMEDIATELY UPON COMPLETION OF MOST RECENT GRADING ACTIVITY, WITH THE USE OF FAST-GERMINATING ANNUAL GRASS / GRAIN VARIETIES, STRAW / HAY MULCH WOOD CELLULOSE FIBERS, TACKIFIERS, NETTING OR BLANKETS.
- DISTURBED PORTIONS OF THE SITE WHERE CONSTRUCTION ACTIVITY HAS PERMANENTLY STOPPED SHALL BE PERMANENTLY STABILIZED AS SHOWN ON THE PLANS. THESE AREAS SHALL BE SEEDED, SODDED, AND / OR VEGETATED IMMEDIATELY, AND NO LATER THAN 7 DAYS AFTER THE LAST CONSTRUCTION ACTIVITY OCCURRING IN THESE AREAS. REFER TO THE GRADING PLAN AND / OR LANDSCAPE PLAN.
- IF THE ACTION OF VEHICLES TRAVELING OVER THE GRAVEL CONSTRUCTION ENTRANCES IS NOT SUFFICIENT TO PREVENT TRACKING OF DIRT, DUST OR MUD, THEN THE TIRES MUST BE WASHED BEFORE THE VEHICLES ENTER A PUBLIC ROAD. PROVISIONS MUST BE MADE TO INTERCEPT THE WASH WATER AND TRAP THE SEDIMENT BEFORE IT IS CARRIED OFF THE SITE ONLY USE INGRESS / EGRESS LOCATIONS AS PROVIDED.
- ALL MATERIALS SPILLED, DROPPED, WASHED, OR TRACKED FROM VEHICLES ONTO ROADWAYS OR INTO STORM DRAINS MUST BE REMOVED IMMEDIATELY.
- CONTRACTOR OR SUBCONTRACTORS WILL BE RESPONSIBLE FOR REMOVING SEDIMENT IN THE DETENTION POND AND ANY SEDIMENT THAT MAY HAVE COLLECTED IN THE STORM SEWER DRAINAGE SYSTEMS IN CONJUNCTION WITH THE STABILIZATION OF THE SITE.
- ON-SITE AND OFFSITE SOIL STOCKPILE AND BORROW AREAS SHALL BE PROTECTED FROM EROSION AND SEDIMENTATION THROUGH IMPLEMENTATION OF BEST MANAGEMENT PRACTICES. STOCKPILE AND BORROW AREA LOCATIONS SHALL BE NOTED ON THE SITE MAP AND PERMITTED IN ACCORDANCE WITH GENERAL PERMIT REQUIREMENTS.
- SLOPES SHALL BE LEFT IN A ROUGHENED CONDITION DURING THE GRADING PHASE TO REDUCE RUNOFF VELOCITIES AND EROSION.
- DUE TO THE GRADE CHANGES DURING THE DEVELOPMENT OF THE PROJECT, THE CONTRACTOR SHALL BE RESPONSIBLE FOR ADJUSTING THE EROSION AND SEDIMENT CONTROL MEASURES (SILT FENCES, ETC.) TO PREVENT EROSION AND POLLUTANT DISCHARGE.
- GENERAL CONTRACTOR IS TO DESIGNATE / IDENTIFY AREAS ON THE SITE MAPS, INSIDE OF THE LIMITS OF DISTURBANCE, FOR WASTE DISPOSAL AND DELIVERY AND MATERIAL STORAGE.
- WHEN INSTALLATION OF SILT FENCE IS PERFORMED, THE CONTRACTOR SHALL STABILIZE THE DISTURBED AREA ALONG THE DOWNWARD SLOPE BY SEEDING OR MULCHING AS CONDITIONS WARRANT.

BMP MAINTENANCE EROSION NOTES

- INLET PROTECTION DEVICES AND BARRIERS SHALL BE REPAIRED OR REPLACED IF THEY SHOW SIGNS OF UNDERMINING OR DETERIORATION.
- ALL SEEDED / SODDED AREAS SHALL BE CHECKED REGULARLY TO SEE THAT A GOOD STAND IS MAINTAINED. AREAS SHOULD BE FERTILIZED, WATERED, AND RESEDED / RESEEDING AS NEEDED.
- SILT FENCES SHALL BE REPAIRED TO THEIR ORIGINAL CONDITIONS IF DAMAGED. SEDIMENT SHALL BE REMOVED FROM THE SILT FENCES WHEN IT REACHES ONE-HALF THE HEIGHT OF THE SILT FENCE.
- THE CONSTRUCTION EXITS SHALL BE MAINTAINED IN A CONDITION WHICH WILL PREVENT TRACKING OR FLOW OF MUD ONTO PUBLIC RIGHTS-OF-WAY. THIS MAY REQUIRE PERIODIC TOP DRESSING OF THE CONSTRUCTION EXITS AS CONDITIONS DEMAND.
- THE TEMPORARY PARKING AND STORAGE AREA SHALL BE KEPT IN GOOD CONDITION (SUITABLE FOR PARKING AND STORAGE). THIS MAY REQUIRE PERIODIC TOP DRESSING OF THE TEMPORARY PARKING AREA AS CONDITIONS DEMAND.
- OUTLET STRUCTURES SHALL BE MAINTAINED IN OPERATIONAL CONDITIONS AT ALL TIMES. SEDIMENT SHALL BE REMOVED FROM SEDIMENT BASINS OR TRAPS WHEN THE DESIGN CAPACITY HAS BEEN REDUCED BY 50%.
- PRIOR TO LEAVING THE SITE, ALL VEHICLES SHALL BE CLEANED OF DEBRIS. AND DEBRIS AND / OR SEDIMENT REACHING THE PUBLIC STREET SHALL BE CLEANED IMMEDIATELY BY A METHOD OTHER THAN FLUSHING.

WASHING AREAS

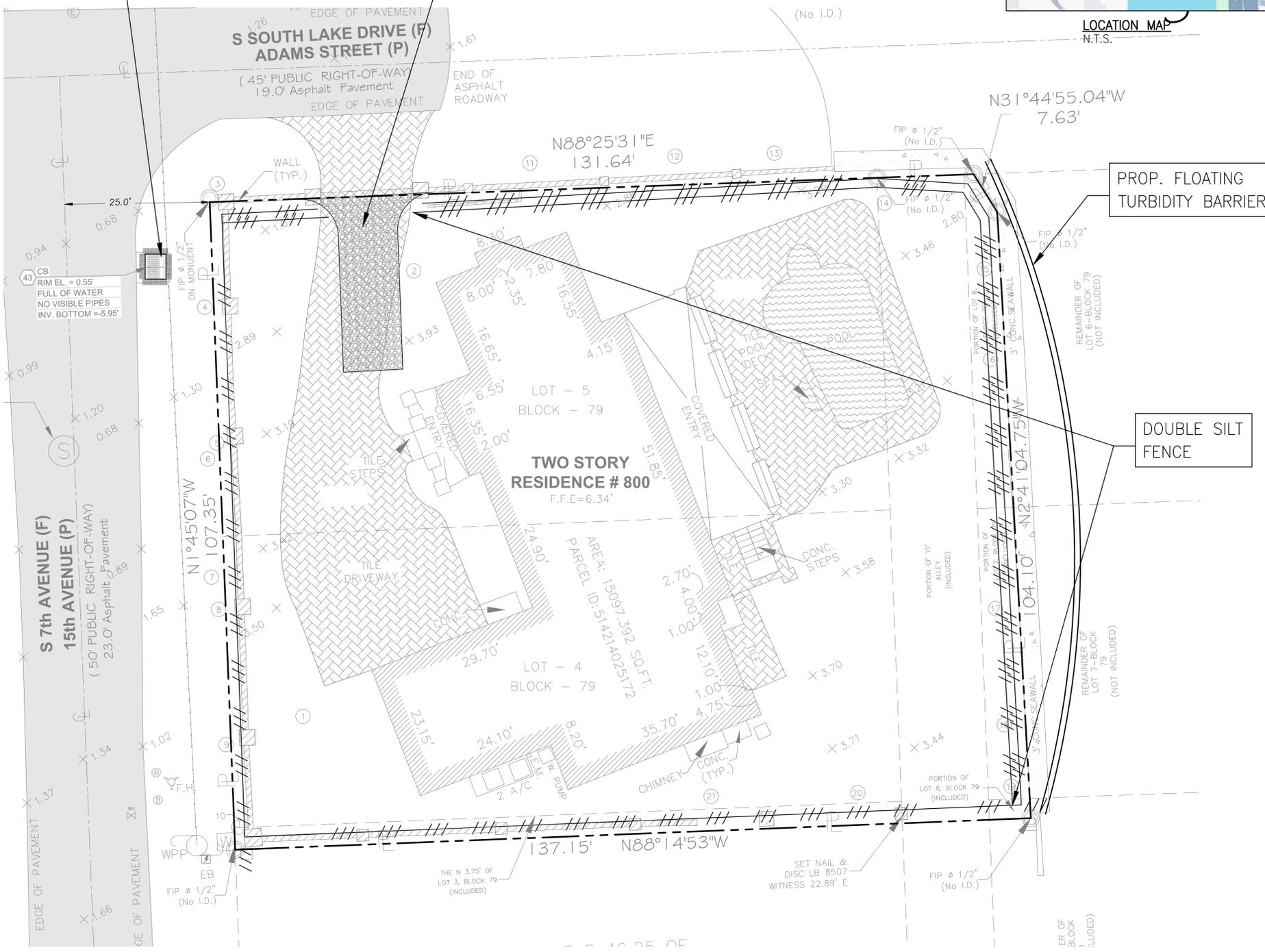
VEHICLES SUCH AS CEMENT OR DUMP TRUCKS AND OTHER CONSTRUCTION EQUIPMENT SHOULD NOT BE WASHED AT LOCATIONS WHERE THE RUNOFF WILL FLOW DIRECTLY INTO A WATERCOURSE OR STORMWATER CONVEYANCE SYSTEM. SPECIAL AREAS SHOULD BE DESIGNATED FOR WASHING VEHICLES. THESE AREAS SHOULD BE LOCATED WHERE THE WASH WATER WILL SPREAD OUT AND EVAPORATE OR INFILTRATE DIRECTLY INTO THE GROUND, OR WHERE RUNOFF CAN BE COLLECTED IN A TEMPORARY HOLDING OR SEEPAGE BASIN. WASH AREAS SHOULD HAVE GRAVEL BASES TO MINIMIZE MUD GENERATION.

SYMBOLS LEGEND

- PROPERTY LINE/LIMITS OF DISTURBANCE
- /// PROPOSED SILT FENCE

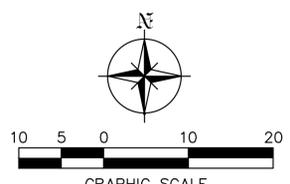
CONTRACTOR SHALL BE RESPONSIBLE FOR PREVENTING SEDIMENT INTRUSION INTO STORM WATER INLETS DURING CONSTRUCTION, WHEN APPLICABLE.

NOTE:
CONTRACTOR TO INSTALL A DOUBLE LINE OF SILT FENCE IN AREAS ADJACENT TO WATER WAYS OR POTENTIAL SENSIBLE LAND



PROP. FLOATING TURBIDITY BARRIER

DOUBLE SILT FENCE



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Szauer Engineering
Civil Engineers
7251 W Palmetto Park Road Suite 100
Boca Raton, FL 33433
Phone: (561) 716-0159
Certificate of Authorization Number 30129

Reviews:

Client: 800 S RESIDENCE
Project: 800 S RESIDENCE
800 S 7th Ave, Hollywood, FL 33019

Plan Description:
EROSION CONTROL PLAN

Seal:
JORGE SZAUER
FLA. REG. P.E. # 62579

Designed by: JORGE M. SZAUER
Drawn by: J. JANSE
Reviewed & Sealed: JORGE M. SZAUER
Date: DECEMBER 2025
Scale: AS SHOWN
Job #: C-02A
Sheet:

C-02A
of Sheets

Reviews:

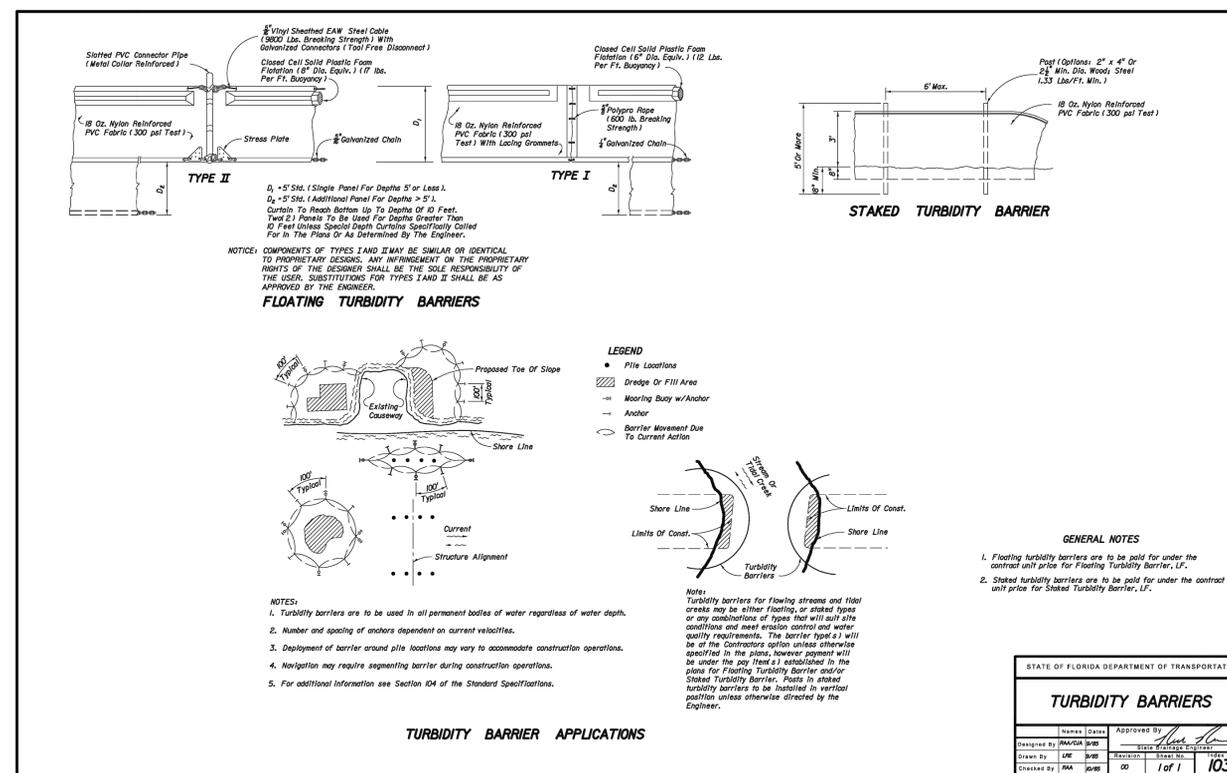
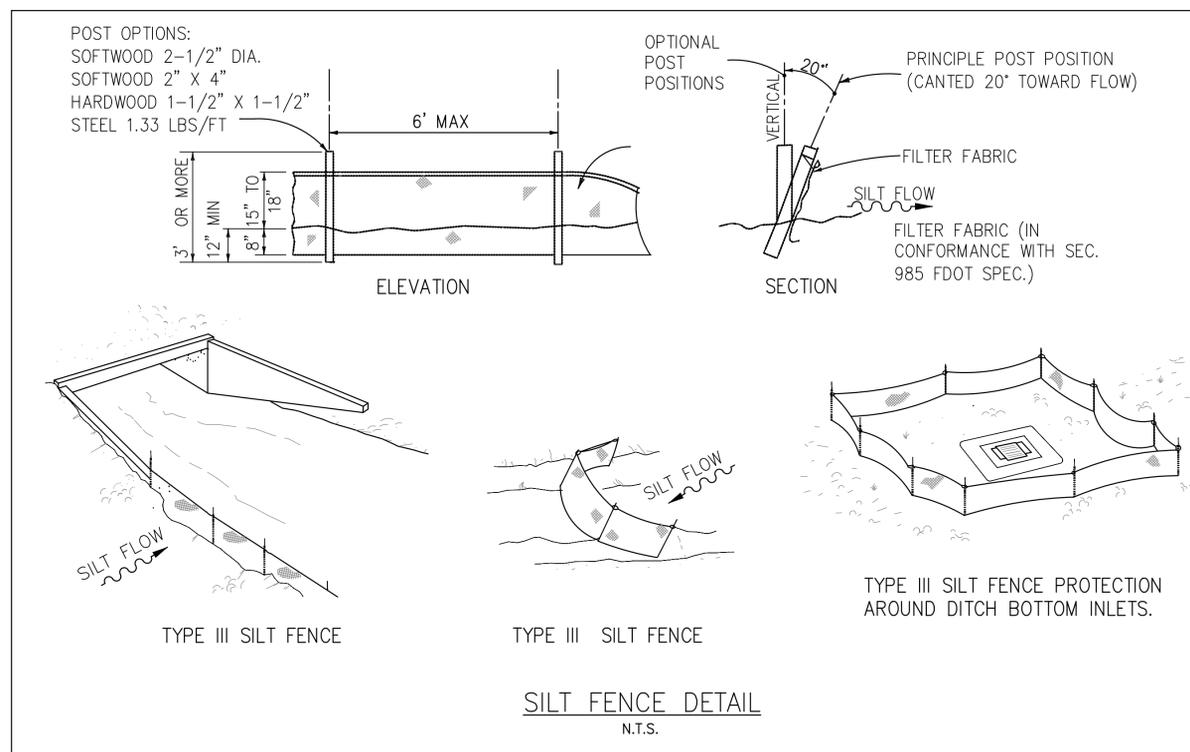
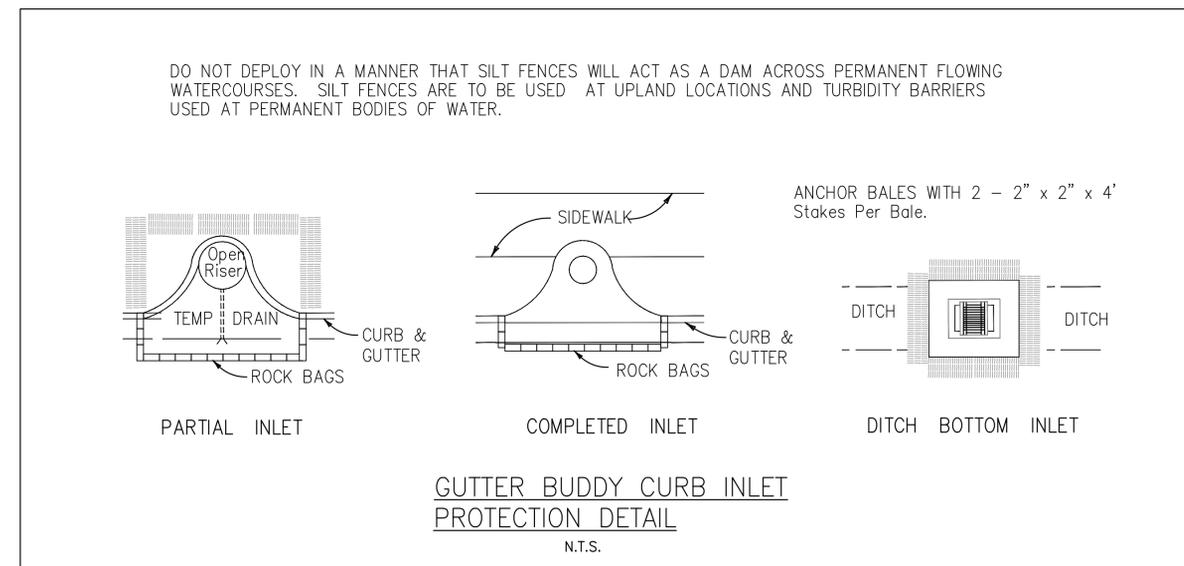
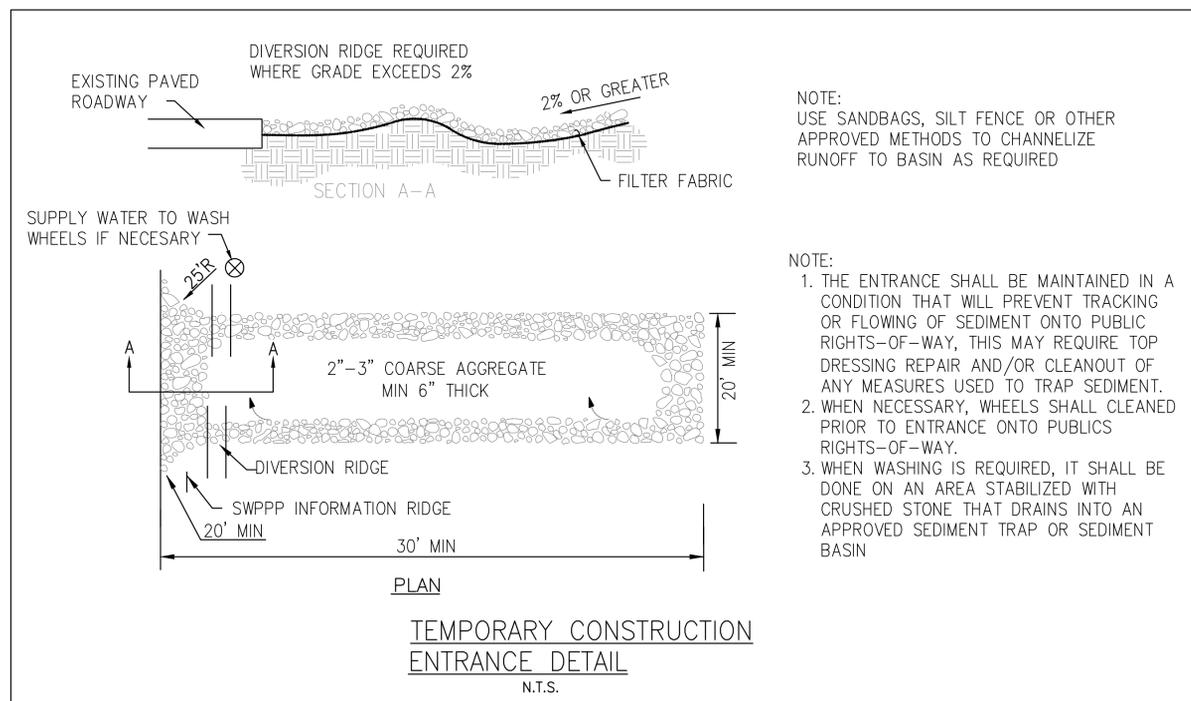
Client: 800 S RESIDENCE
Project: 800 S RESIDENCE
800 S 7th Ave, Hollywood, FL 33019

Plan Description: EROSION CONTROL PLAN DETAILS

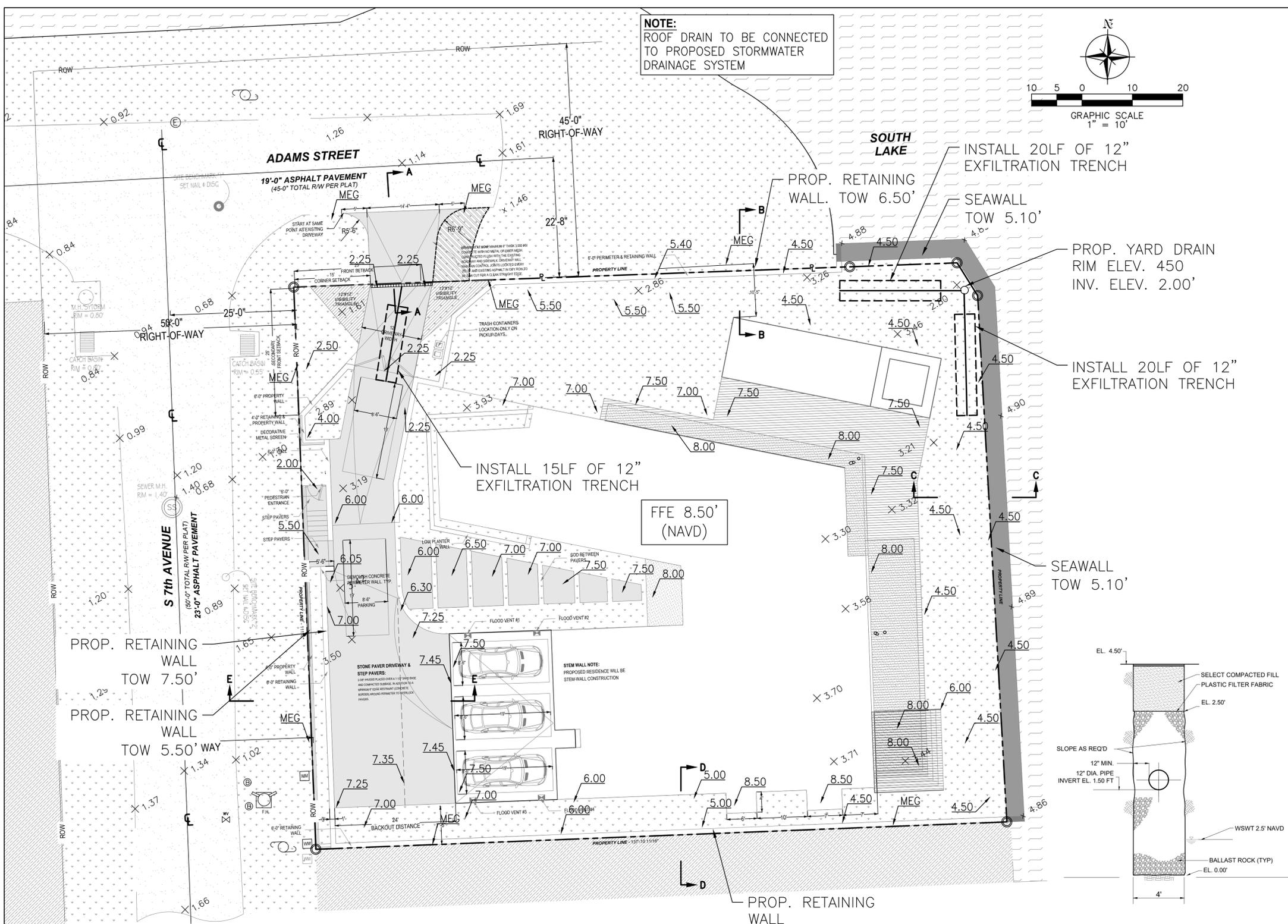
Seal: JORGE SZAUER
FLA. REG. P.E. # 62579

Designed by: JORGE M. SZAUER
Drawn by: J. JANSE
Reviewed & Sealed: JORGE M. SZAUER
Date: DECEMBER 2025
Scale: AS SHOWN
Job N°:

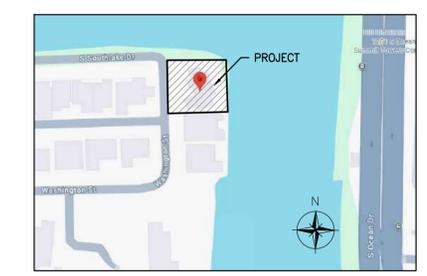
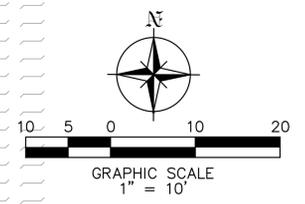
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of Sheets



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NOTE:
ROOF DRAIN TO BE CONNECTED TO PROPOSED STORMWATER DRAINAGE SYSTEM



LOCATION MAP
N.T.S.

ALL ELEVATIONS ARE RELATIVE TO THE NAVD 88 DATUM

LEGEND

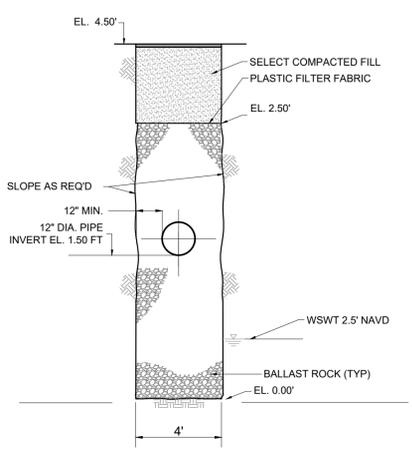
- PROPERTY LINE
- x7.50 EXISTING ELEVATION
- /7.50 PROP. GRADING ELEVATION
- MEG MATCH EXISTING GRADE
- [Stippled pattern] GRASS
- [Dotted pattern] ASPHALT
- [Solid grey] PAVERS
- [Hatched pattern] SWALE RESTORATION

NOTES:

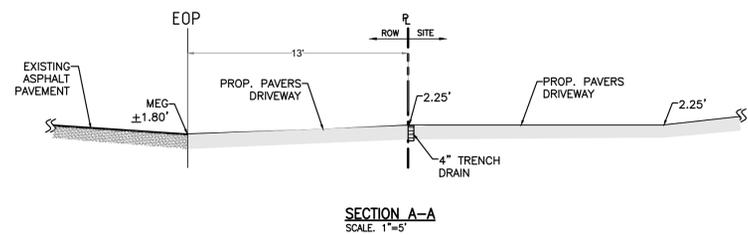
PAVERS:
PAVER DRIVEWAYS REQUIRE A MINIMUM 2 3/8TH INCH PAVERS PLACED OVER A 1-1/2 INCH SAND BASE AND COMPACTED SUBBASE. IN ADDITION TO A MINIMUM 6-INCH EDGE RESTRAINT (CONCRETE BORDER) IS REQUIRED AROUND PERIMETER TO INTERLOCK PAVERS. THE DRIVEWAY IS TO BE CONSTRUCTED FLUSH WITH THE EXISTING ROADWAY AND THE EXISTING ASPHALT IN THE CITY ROW WILL BE SAWCUT FOR A CLEAN STRAIGHT EDGE.

NOTE:
ANY LIP FROM 1/4" BUT NO GREATER THAN 1/2" WILL BE BEVELED TO MEET ADA REQUIREMENTS

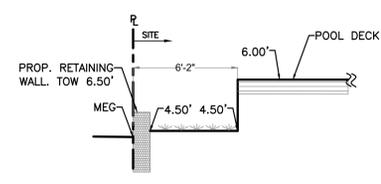
NOTE:
PROPOSED RESIDENCE SHALL BE STEM-WALL CONSTRUCTION



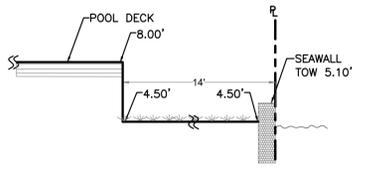
EXFILTRATION TRENCH DETAIL
SCALE: N.T.S.



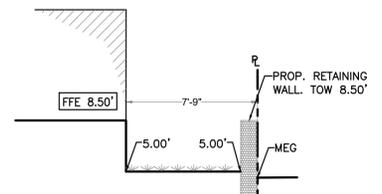
SECTION A-A
SCALE: 1"=5'



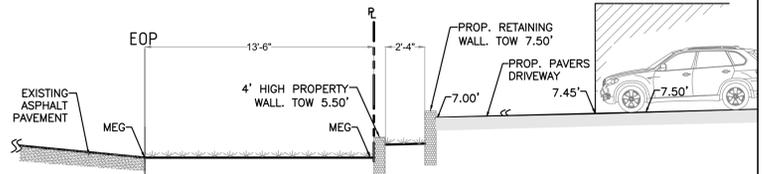
SECTION B-B
SCALE: 1"=5'



SECTION C-C
SCALE: 1"=5'



SECTION D-D
SCALE: 1"=5'



SECTION E-E
SCALE: 1"=5'

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Civil Engineers
7251 W Palmetto Park Road Suite 100
Boca Raton, FL 33433
Phone: (561) 716-0159
Certificate of Authorization Number 30129

Reviews:

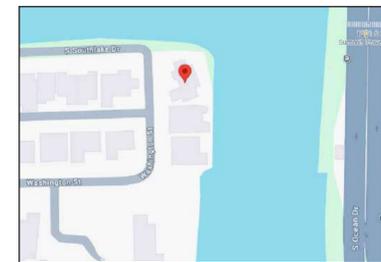
Client: 800 S RESIDENCE
Project: 800 S RESIDENCE
800 S 7th Ave, Hollywood, FL 33019

Plan Description: PAVING, GRADING & DRAINAGE

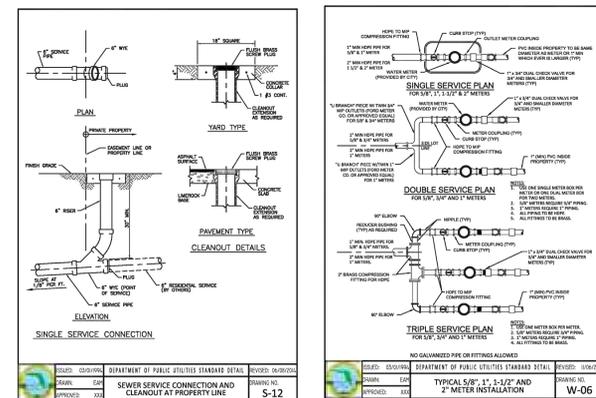
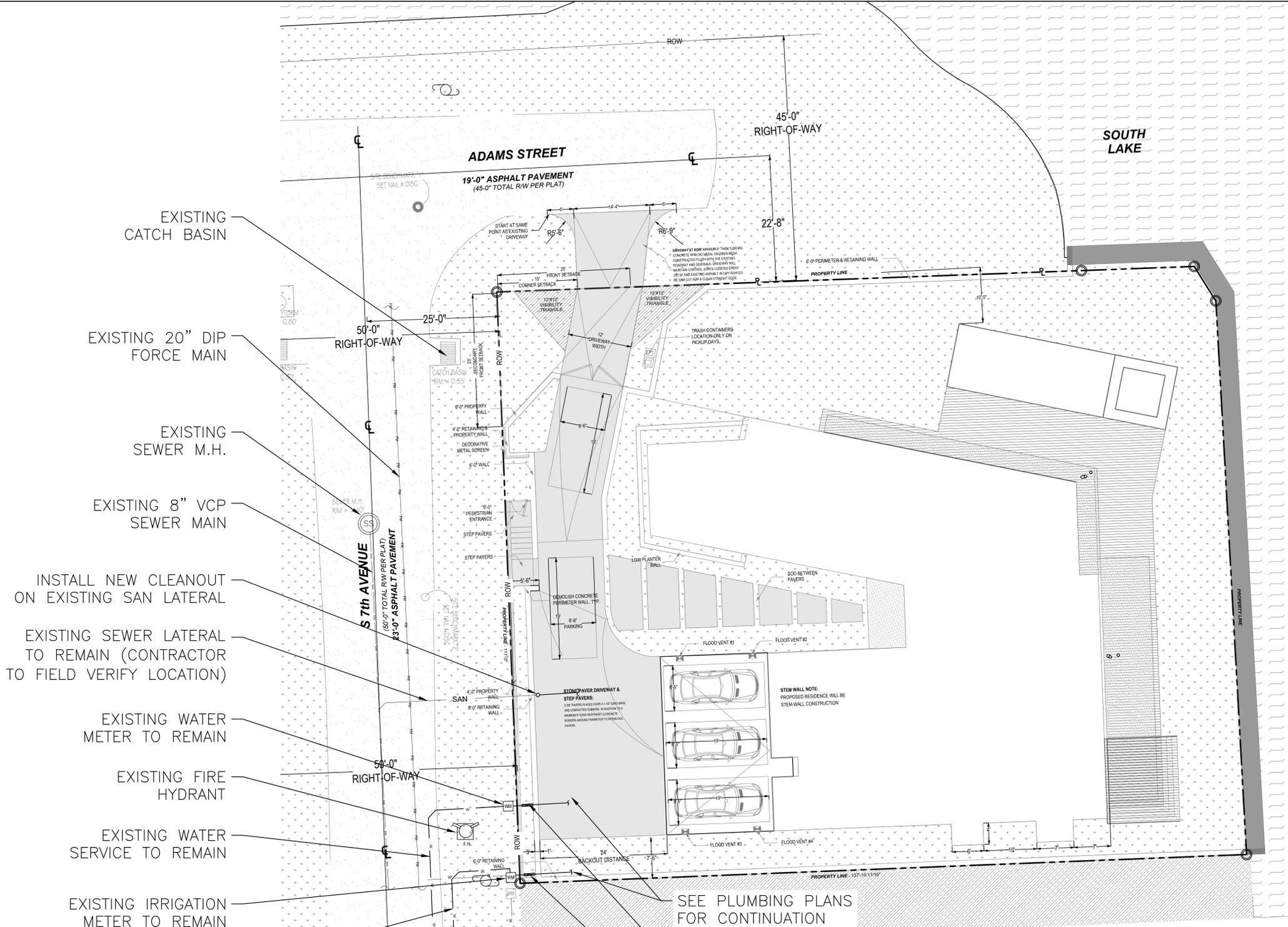
Designed by: JORGE M. SZAUDER
Drawn by: J. JANSE
Reviewed & Sealed: JORGE M. SZAUDER
Date: DECEMBER 2025
Scale: AS SHOWN
Job No.:
Sheet:

JORGE SZAUDER
FLA. REG. P.E. # 62579

C-03
of 3 Sheets

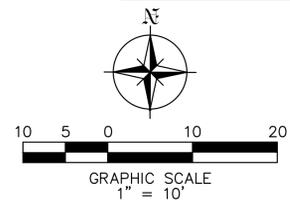


LOCATION MAP
 N.T.S.



- WATER METER SERVICE NOTES:**
- SUCCESSIVE TAPS INTO THE WATER MAIN SHALL BE SPACED NOT LESS THAN 30' ON CENTER.
 - P.L. TAPPING SHALL BE IN ACCORDANCE WITH THE LATEST EDITION OF AWWA STANDARD C900.
 - MINIMUM COVER FOR PRESSURE PIPE AND TUBING, 24" H. (24" MIN. THROUGH 3 IN. DIA. FOR WATER SERVICE).
 - MINIMUM COVER FOR WATER MAIN SHALL BE 1' FOR SINGLE OR DUAL 12" OR SINGLE 12" DIAMETER METERS.
 - FOR METERS DIAMETER LARGER THAN 2", THE MINIMUM PIPE DIAMETER SHALL BE THE SAME AS THE METER DIAMETER.
 - APPROVED COPPER TUBING MAY BE USED AT THE CITY'S DISCRETION.
 - FOR METERS INSTALLATION, ALL SADDLES, VALVES, FITTINGS, CLUB STOPS, METERS, METERS WITH COUPLERS, METER VALVES AND COVERS SHALL BE FURNISHED AND INSTALLED BY THE CONTRACTOR. THE METER SHALL BE PROVIDED AND INSTALLED BY THE CITY OF HOLLYWOOD.
 - FOR METER RELOCATIONS, ALL SADDLES, VALVES, FITTINGS, CLUB STOPS, METERS, METERS WITH COUPLERS, METER VALVES AND COVERS SHALL BE FURNISHED AND INSTALLED BY THE CONTRACTOR. THE EXISTING WATER METER TO BE RELOCATED AND INSTALLED BY THE CONTRACTOR.
 - FOR EXISTING METERS ADJUTING THE RIGHT-OF-WAY THAT ARE BEING DISCONNECTED FROM EXISTING MAINS AND RECONNECTED TO NEW MAINS, THE CONTRACTOR SHALL:
 - CUT AND PLUG THE EXISTING SERVICE LINE AT THE MAIN AND AT THE METER, AND REMOVE THE EXISTING MAIN NEAR CURB EDGE.
 - FURNISH AND INSTALL SERVICE SADDLE, COPPERATION STOP OR SERVICE VALVE AND VALVE BOX, FITTING AND FITTING UP TO AND INCLUDING THE BALL VALVE CURB STOP.
 - THE ELEVATION AT THE TOP OF THE METER BOX SHALL MATCH THE ELEVATION OF THE BACK OF SIDEWALK, WHEREVER PRACTICAL.
 - AS PART OF THIS SERVICE INSTALLATION, THE CONTRACTOR SHALL RESTORE THE RIGHT-OF-WAY TO MATCH EXISTING CONDITIONS, INCLUDING REPAIRING PAVEMENT, PAVEMENT MARKINGS AND REPAIR CONCRETE CURBS, SIDEWALKS, RAMPAS (INCLUDING DETECTABLE WARNING SURFACES), SIDEWALKS, AND ALL OTHER IMPROVEMENTS REPAIRED OR DAMAGED DURING THE SERVICE INSTALLATION.
 - FOR UNPAVED AREAS, THE MINIMUM GROUND COVER ACCEPTED BY THE CITY IS SOODING.

This item has been digitally signed and sealed by Jorge Szauer, PE. On February 12, 2026.
 Printed copies of this document are not considered signed and sealed and the signature must be verified on any electronic copies.



- EXISTING CATCH BASIN
- EXISTING 20" DIP FORCE MAIN
- EXISTING SEWER M.H.
- EXISTING 8" VCP SEWER MAIN
- INSTALL NEW CLEANOUT ON EXISTING SAN LATERAL
- EXISTING SEWER LATERAL TO REMAIN (CONTRACTOR TO FIELD VERIFY LOCATION)
- EXISTING WATER METER TO REMAIN
- EXISTING FIRE HYDRANT
- EXISTING WATER SERVICE TO REMAIN
- EXISTING IRRIGATION METER TO REMAIN
- EXISTING IRRIGATION SERVICE TO REMAIN

NOTE:

- PROPOSED WATER TAPPING SHALL BE PERFORMED BY CITY OF HOLLYWOOD PUBLIC UTILITIES FORCE.
- RIGHT OF WAY PERMIT SHALL BE REQUIRED PRIOR TO FINAL PERMIT FOR THE FULL ROAD PAVEMENT MILL & RESURFACE.

NOTE:

FULL ROAD WIDTH PAVEMENT MILL AND RESURFACE WILL BE REQUIRED FOR ALL STREETS / ROADWAY ADJACENT TO THE PROJECT SITE

NOTE:

INTERNAL ROUTING OF WATER SERVICE, FIRE SERVICE & IRRIGATION SERVICE SHALL BE SHOWN ON EACH DISCIPLINE PRIOR TO FINAL PERMIT APPROVAL

- LEGEND**
- PROPERTY LINE
 - [Pattern] GRASS
 - [Pattern] CONCRETE

Reviews:

Client: 800 S RESIDENCE

Project: 800 S RESIDENCE

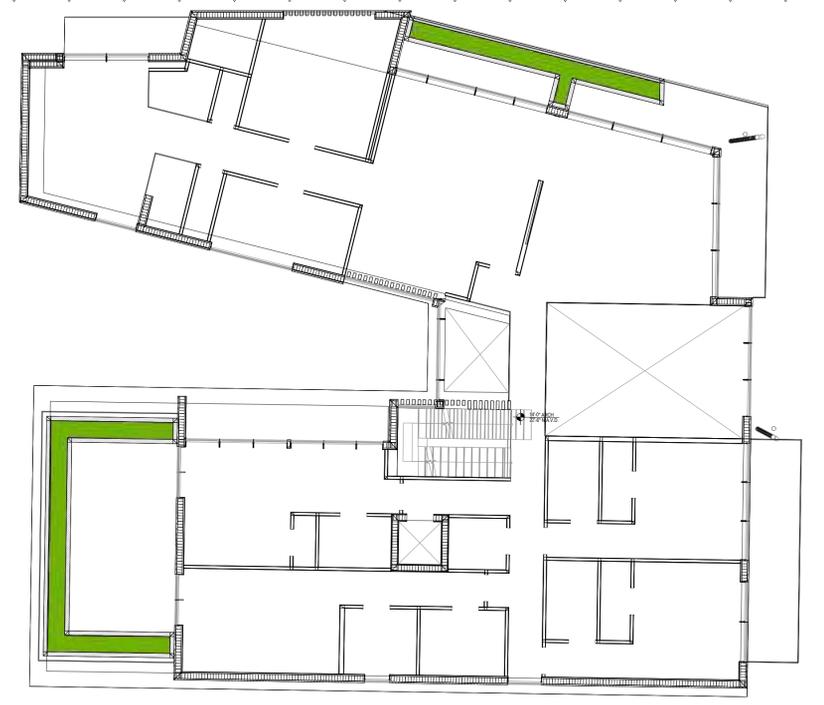
800 S 7th Ave, Hollywood, FL 33019

Plan Description: UTILITIES

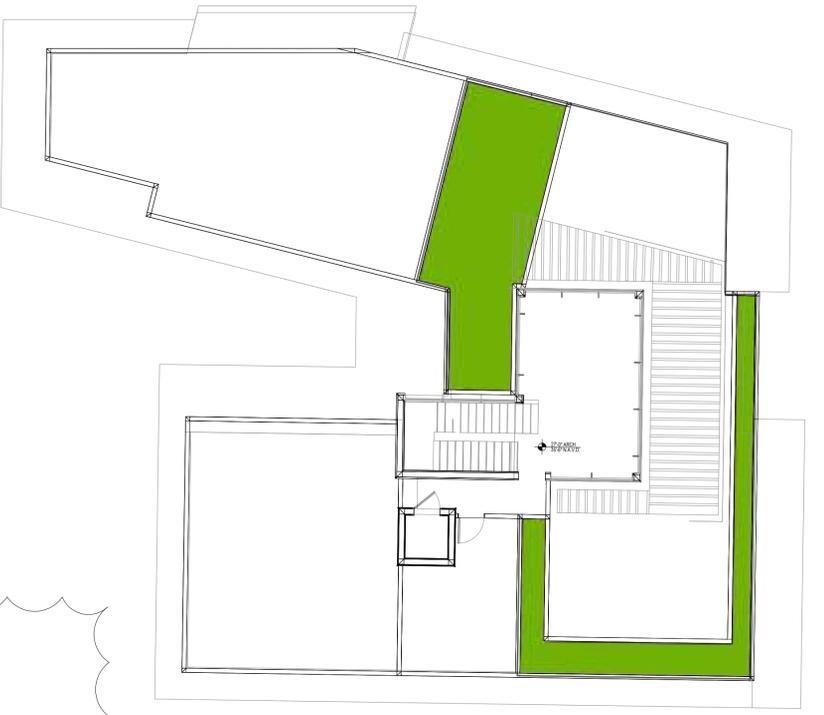
Seal: JORGE SZAUER
 FLA. REG. P.E. # 62579

Designed by: JORGE M. SZAUER
 Drawn by: J. JANSE
 Revised & Sealed: JORGE M. SZAUER
 Date: DECEMBER 2025
 Scale: AS SHOWN
 Job No: C-04

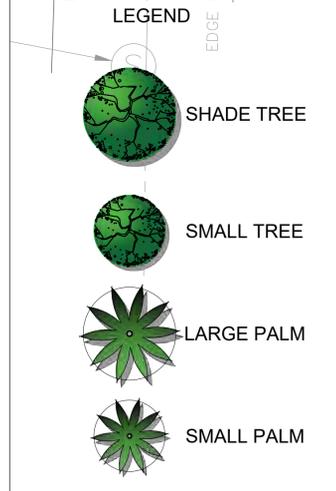
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SECOND FLOOR



ROOF TERRACE



- A** VEHICULAR ENTRANCE
- B** DRIVEWAY
- C** PEDESTRIAN ENTRANCE
- D** PARKING SPACES
- E** GARAGE
- F** PRIVATE FENCE
- G** POOL
- H** SPA
- I** POOL DECK
- J** COVERED TERRACE
- K** HOUSE
- L** SEAWALL
- M** CANAL
- N** EXISTING VEGETATION

REMAINDER OF LOT 8-BLOCK 79 (NOT INCLUDED)

CANAL DRIVE

REMAINDER OF LOT 7-BLOCK 78 (NOT INCLUDED)

FIP @ 1/2" (No I.D.)

1



LANDSCAPE ARCHITECTURE
 LAND PLANNING
 URBAN DESIGN
 2300 E OAKLAND PARK BLVD, SUITE 300
 FORT LAUDERDALE, FLORIDA 33308 USA
 TEL: 954.533.8259
 www.andresmontero.com

Rev.	Date:	Description:
1	2/29/23	REVISOR DRAWING TO ADDRESS PRB REVIEW COMMENTS FROM 1/26/2023
2		
3		
4		
5		
6		

ILLUSTRATIVE
 LANDSCAPE PLAN

KANETI RESIDENCE
 800 S. 7th AVE.
 HOLLYWOOD, FL 33019

Project Name:
 Project No:
 Date: DECEMBER 26, 2025
 Scale: 1" = 10'-0"
 Drawn By: AEM/MEP
 Approved By: AEM
 Project No: 202539

Sheet Number:
L-00

GRAPHIC SCALE
 NORTH
 0 10 20 30
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 www.andresmontero.com

By:	AEM/MP												
Description:	REVISED DRAWING TO ADDRESS PRB REVIEW COMMENTS FROM 1/26/2025												
Date:	2/29/25												
Rev:	<table border="1"> <tr><td>1</td><td>A</td></tr> <tr><td>2</td><td>A</td></tr> <tr><td>3</td><td>A</td></tr> <tr><td>4</td><td>A</td></tr> <tr><td>5</td><td>A</td></tr> <tr><td>6</td><td>A</td></tr> </table>	1	A	2	A	3	A	4	A	5	A	6	A
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2	A												
3	A												
4	A												
5	A												
6	A												

Sheet Title:
**PROPERTY SURVEY &
 TREE DISPOSITION
 PLAN**

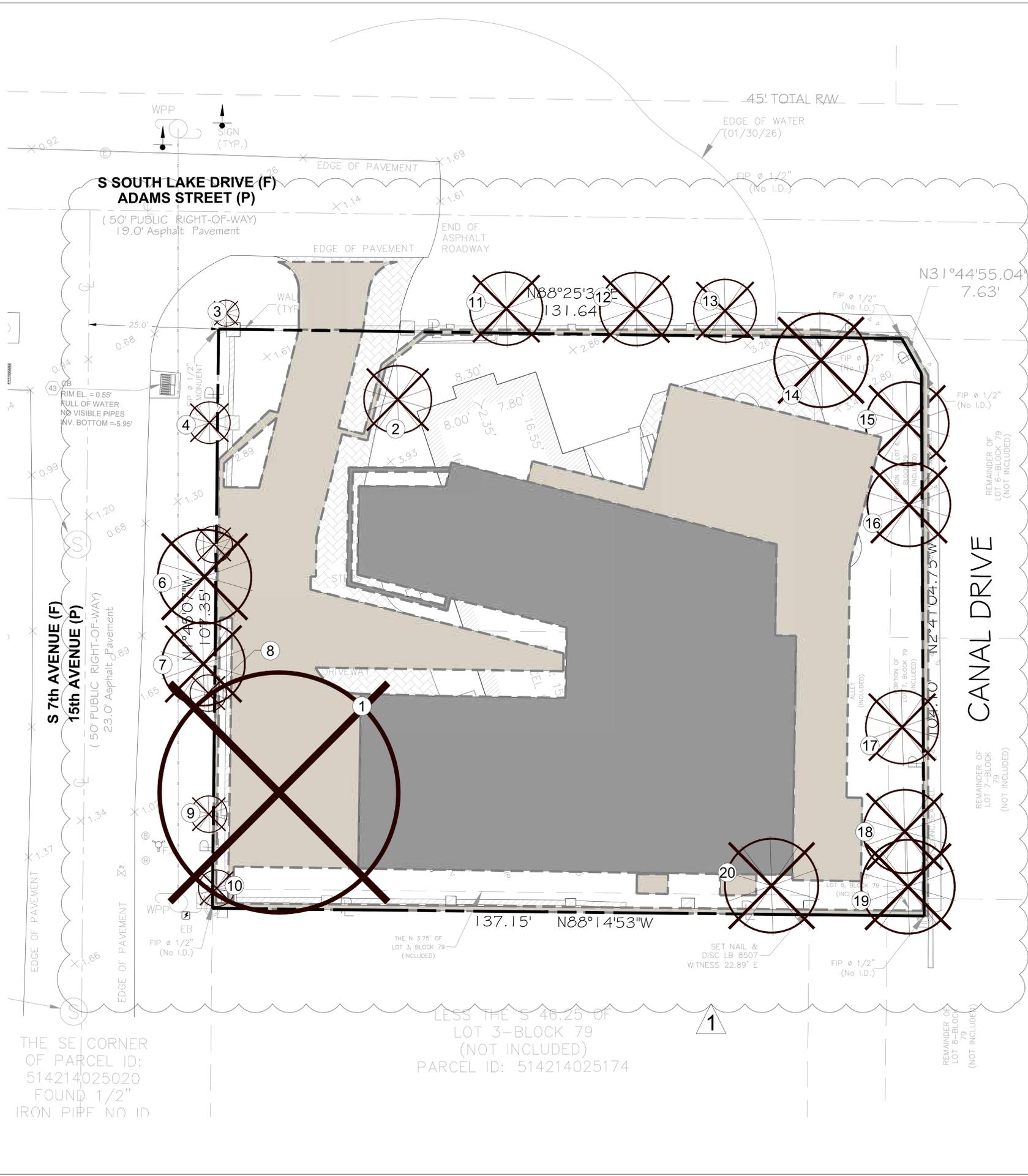
Project Name:
KANETI RESIDENCE
 800 S. 7th AVE.
 HOLLYWOOD, FL 33019

SEAL / SIGNATURE

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Date: DECEMBER 26, 2025
 Scale: 1" = 10'-0"
 Drawn By: AEM/MP
 Approved By: AEM
 Project No: 202539

Sheet Number:
L-01



TREE DISPOSITION TABLE

TREE #	BOTANICAL NAME	COMMON NAME	DBH (in)	HEIGH (ft)	CLEAR TRUNK (ft)	SPREAD (ft)	STATUS
1	Mangifera indica	Mango tree	34 @ 2.5	42		46	REMOVE
2	Bismarckia nobilis	Bismarck Palm	9	23	12	13	REMOVE
3	Phoenix roebelenii	Pygmy Date Palm	5	13	9	5	REMOVE
4	Phoenix roebelenii	Pygmy Date Palm	5	16	11	8	REMOVE
5	Phoenix roebelenii	Pygmy Date Palm	4	13	9	7	REMOVE
6	Cocos nucifera	Coconut Palm	11	42	34	18	REMOVE
7	Cocos nucifera	Coconut Palm	11	40	32	16	REMOVE
8	Phoenix roebelenii	Pygmy Date Palm	4	13	9	7	REMOVE
9	Phoenix roebelenii	Pygmy Date Palm	4	11	7	7	REMOVE
10	Phoenix roebelenii	Pygmy Date Palm	4	10	6	7	REMOVE
11	Washingtonia robusta	Washington Palm	11	36	29	14	REMOVE
12	Washingtonia robusta	Washington Palm	15	36	29	14	REMOVE
13	Washingtonia robusta	Washington Palm	11	33	26	12	REMOVE
14	Cocos nucifera	Coconut Palm	14	34	24	18	REMOVE
15	Cocos nucifera	Coconut Palm	9	25	15	16	REMOVE
16	Roystonea regia	Royal Palm	17	33	23	16	REMOVE
17	Roystonea regia	Royal Palm	13	29	19	14	REMOVE
18	Roystonea regia	Royal Palm	18	37	25	16	REMOVE
19	Roystonea regia	Royal Palm	18	37	25	18	REMOVE
20	Roystonea regia	Royal Palm	22	38	26	18	REMOVE

NOTES:

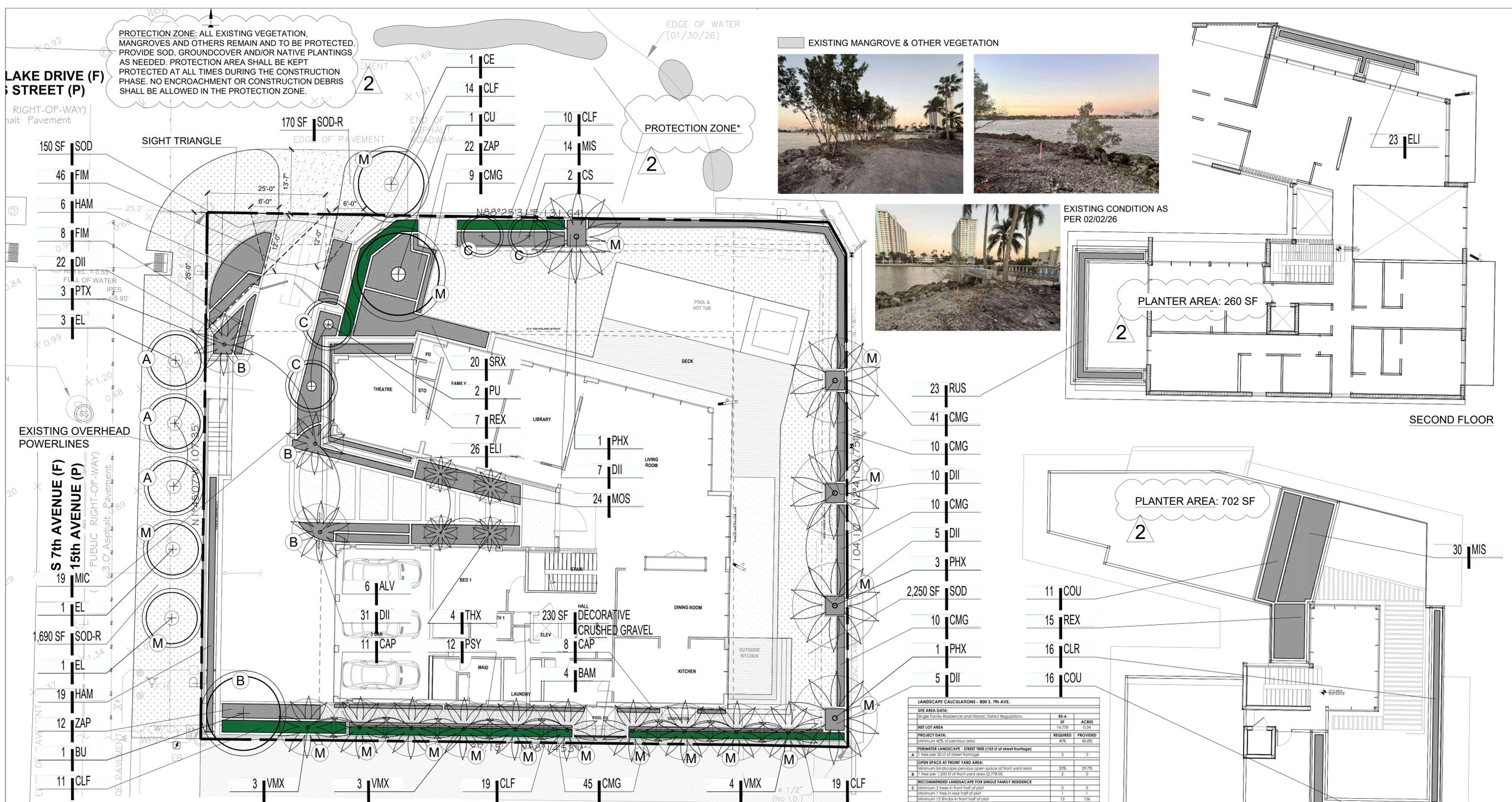
1. THE APPROXIMATE LOCATION AND SIZE OF THE EXISTING TREES/PALMS WITHIN THE PROJECT LIMITS HAVE BEEN COLLECTED FROM A SITE VISIT BY THE LANDSCAPE ARCHITECT AND THE EXISTING PROPERTY SURVEY.
2. CONTRACTOR SHALL OBTAIN A TREE REMOVAL PERMIT PRIOR TO THE REMOVAL OF TREES/PALMS PROPOSED TO BE REMOVED.
3. EXISTING MANGO TREE TO BE REMOVED DUE TO THE TERRAINS GRADE CHANGE +/- 2' AROUND THE BASE OF TREE AND THE CLOSE PROXIMITY TO THE NEW STRUCTURE AND DRIVEWAY

LEGEND

- PROPOSED BUILDING & HARDSCAPE FOOTPRINT
- ⊗ TREE NUMBER
- ⊗ EXISTING TREE TO BE REMOVED
- ⊗ EXISTING PALM TO BE REMOVED

GRAPHIC SCALE
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- NOTES:**
- REQUIRED SCREENING HEDGES SHALL BE PLANTED AND MAINTAINED TO FORM A CONTINUOUS VISUAL SCREEN.
 - IRRIGATION SYSTEM SHALL PROVIDE 100% COVERAGE BY MEANS OF AN AUTOMATIC SPRINKLER SYSTEM IN ACCORDANCE WITH THE CITY OF HOLLYWOOD CODE OF ORDINANCES AND THE REGULATIONS OF THE SOUTH FLORIDA WATER MANAGEMENT DISTRICT.
 - ROOT BARRIERS SHALL BE INSTALLED AT ALL TREES/PALMS THAT ARE PLANTED WITHIN FIVE (5) FEET OF UNDERGROUND UTILITIES OR UTILITY EASEMENT. SEE DETAIL #5 ON SHEET L-03.
 - REQUIRED TREES SHALL BE A MINIMUM OF TWELVE (12) FEET IN HEIGHT WITH A TWO (2) INCH DBH AT PLANTING.
 - WITHIN VISIBILITY TRIANGLES, LANDSCAPE SHALL BE MAINTAIN TO PROVIDE CLEAR VISIBILITY WITHOUT OBSTRUCTION FROM AN AREA BETWEEN 2 FEET AND 6.5 FEET ABOVE AVERAGE ELEVATION OF THE INTERSECTION.
 - TREES IN THE SWALE AREA MUST HAVE AT LEAST A 6.5 FOOT CLEARANCE ABOVE GRADE AT ALL TIMES
 - 3" OF APPROVED ORGANIC MULCH MUST BE INSTALLED IN ALL LANDSCAPE AREAS COVERED BY TREES, SHRUBS AND GROUNDCOVERS.
 - ALL LANDSCAPE AREAS WITHIN PROPOSED SWALES SHALL BE FINISH GRADED SO AS NOT TO IMPEDE THE FLOW OF DRAINAGE WITHIN THE SWALES.

QT	code	species	common name	native	tolerance	specifications	container	size	spacing
1	BU	Bursera simarouba	Cumbo Limbo	yes	High	14' Ht. 3" DBH, 8' Spr. 6' CT. Std.	FG	as shown	
1	CE	Conocarpus erectus	Green Buttonwood	yes	High	14' Ht. 4" DBH, 8' Spr. 6' CT. Std.	FG	as shown	
2	CS	Conocarpus erectus 'sericeus'	Silver Buttonwood	yes	High	14' Ht. 2.5" DBH, 5' Spr. 6' CT. Std.	FG	as shown	
1	CU	Coccoloba unifera	Seagrape Tree	yes	High	14' Ht. 4.5" DBH, 8' Spr. 6' CT. Std.	FG	as shown	
3	EL	Elaeagnus decedens	Japanese Blueberry	no	Medium	14' Ht. 3" DBH, 6' Spr. 6.5' CT. Std.	FG	as shown	
3	PU	Parsonsia vitata	Sweepings	no	Medium	12' Ht. Min. 8' Spr. Full Florida Fancy, 4' CT.	FG	as shown	
5	PHX	Phoenix sylvestris	Silverleaf Date Palm	no	High	12' CT/ Heavy/ Straight trunk	FG	as shown	
3	PTX	Psychopoma elegans		no	Medium	14' O.A. Double	FG	as shown	
4	THX	Thunbergia asiatica	Florida Beach Palm	yes	High	8' O.A. - Full head	FG	as shown	
10	VMX	Vellichia montgomeryana	Montgomery Palm	no	Medium	14' O.A. 8' CT Min. Double	FG	as shown	
6	ALV	Alpinia zerumbet 'Variegata'	Variegated Ginger	no	Medium	24" O.A.	7 Gal.	30" O.C.	
4	BAM	Bombax latifolia gracile	Gracile Bamboo	no	Medium	8' Ht.	7 Gal.	30" O.C.	
3	CAP	Clusia caryophyllata	Jamaican Cedar	yes	High	24" Ht. x 18" spr.	3 Gal.	24" O.C.	
3	CLF	Clusia guifera	Small Leaf Clusia	yes	High	36" Ht. x 30" spr.	7 Gal.	30" O.C.	
16	CMG	Clusia rosea-Nano	Dwarf Clusia	yes	High	18" Ht. x 8" spr.	3 Gal.	24" O.C.	
125	CMG	Clusia macrocarpa 'Emerald Blauvelt'	Emerald Blauvelt Natal Palm	no	High	12" Ht. x 18" spr.	3 Gal.	24" O.C.	
37	COB	Coccoloba unifera	Seagrape	yes	High	24" Ht. O.A. Sun grown/Full	1 Gal.	30" O.C.	
80	DI	Dioscorea alata	Alfonso Inis	no	Medium	18" O.A./ Full Clump	1 Gal.	24" O.C.	
49	ELI	Elaeagnus illinoensis	Golden Beach Creeper	yes	High	12" Ht. x 1/2 spr.	3 Gal.	18" O.C.	
34	FM	Ficus microcarpa 'Green Island'	Green Island Ficus	no	High	24" O.A.	7 Gal.	24" O.C.	
25	HAM	Hamelia patens	Wreath	yes	Medium	24" Ht. x 24" spr.	3 Gal.	30" O.C.	
19	MIC	Miconia scolopendrium	Wreath Palm	no	High	18" Ht. x 24" spr.	3 Gal.	18" O.C.	
14	MIS	Miscanthus sinensis 'Adagio'	Adagio Grass	no	High	24" Ht. x 30" spr.	3 Gal.	30" O.C.	
24	MOS	Monstera deliciosa	Swiss Cheese Plant	no	Low	24" Ht. x 24" spr.	7 Gal.	30" O.C.	
12	PTI	Psychotria nervosa	Wild Coffee	yes	Medium	24" O.A.	7 Gal.	30" O.C.	
22	REX	Rhipidophyllum	Lady Palm	no	Medium	18" O.A. Clump, Full	7 Gal.	30" O.C.	
23	RUS	Russelia equisetiformis	Tricolor Palm	no	High	18" Ht. x 24" spr.	3 Gal.	24" O.C.	
30	SRX	Saxifraga repens	Saw Palmetto	yes	High	30" O.A. Clump, Full	7 Gal.	30" O.C.	
34	ZAP	Zamia pumila	Coonlet	yes	High	24" O.A./ Full Clump	3 Gal.	30" O.C.	
2400	SOD	Stenotaphrum secundatum	St. Augustine Grass			Staggered Panels			
1800	SOD-R	Stenotaphrum secundatum	St. Augustine Grass			Staggered Panels			

TREE #	BOTANICAL NAME	COMMON NAME	DBH
1	Mangrove indica	Mangrove	34" DBH
Total tree DBH to be mitigated			
PALMS TO MITIGATE			
2	Borassia rotunda	Borassia Palm	
3	Phoenix roebelenii	Pygmy Date Palm	
4	Phoenix roebelenii	Pygmy Date Palm	
5	Phoenix roebelenii	Pygmy Date Palm	
6	Coccothrinax nodosa	Coconut Palm	
7	Coccothrinax nodosa	Coconut Palm	
8	Phoenix roebelenii	Pygmy Date Palm	
9	Phoenix roebelenii	Pygmy Date Palm	
10	Phoenix roebelenii	Pygmy Date Palm	
11	Washingtonia robusta	Washington Palm	
12	Washingtonia robusta	Washington Palm	
13	Washingtonia robusta	Washington Palm	
14	Coccothrinax nodosa	Coconut Palm	
15	Coccothrinax nodosa	Coconut Palm	
16	Royal Palm	Royal Palm	
17	Royal Palm	Royal Palm	
18	Royal Palm	Royal Palm	
19	Royal Palm	Royal Palm	
20	Royal Palm	Royal Palm	
Total Palms to be mitigated			
TOTAL NUMBER OF REPLACEMENT TREES FOR MITIGATION			
NEW TREES & PALMS TO MITIGATE		19 PALMS	
NEW TREES & PALMS TO MITIGATE		34 DBH + 19 PALMS	
1	Coccoloba unifera	Seagrape Tree	14' Ht. 4.5" DBH, 8' Spr. 6' CT. Std.
1	Conocarpus erectus	Green Buttonwood	14' Ht. 4" DBH, 8' Spr. 6' CT. Std.
2	Conocarpus erectus	Green Buttonwood	14' Ht. 3.5" DBH, 8' Spr. 6.5' CT. Std.
3	Phoenix silvestris	Silverleaf Date Palm	12' CT/ Heavy/ Straight trunk
10	Vellichia montgomeryana	Montgomery Palm	14' O.A. Double
Total new tree DBH to mitigate (trees/palms)			
MITIGATION SHORTFALL		18" DBH = 9 TREES (18/2) + 4 PALMS	
Note: Tree mitigation shortfall to be addressed by a monetary contribution to the city's tree trust fund by the property owner. 13 trees @ \$350 each = \$4,550.00			

CITY OF HOLLYWOOD NOTES:

- ALL LANDSCAPING SHALL BE WARRANTED FOR 1 YEAR AFTER FINAL INSPECTION.
- PLANT MATERIAL SHALL NOT BE PLANTED IN THE ROOT BALLS OF ANY TREE.
- NO LANDSCAPE SUBSTITUTIONS SHALL BE MADE WITHOUT THE CITY OF HOLLYWOOD APPROVAL.
- NO TREE REMOVAL OR PLANTING ALLOWED UNTIL SUBPERMITS ARE FULLY APPROVED BY CITY.
- CONTRACTOR TO PROVIDE SCREENING HEDGE FOR ANY ADDITIONAL EQUIPMENT NOT SHOWN ON PLAN. PROVIDE MINIMUM OF 36" HT.

LEGEND

- NEW TREE
- NEW PALM
- SHRUBS & GROUNDCOVERS
- SCREENING HEDGE

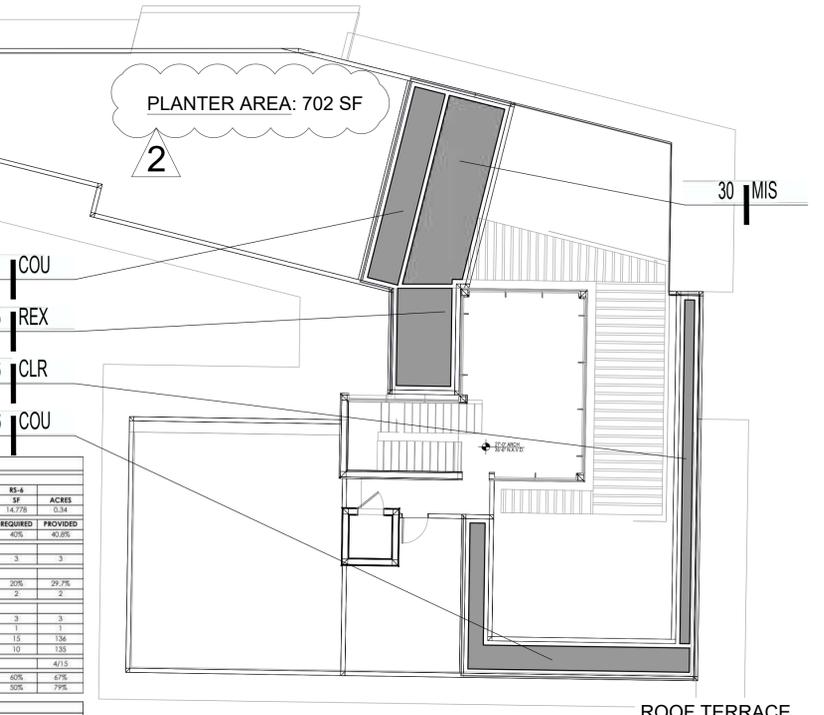
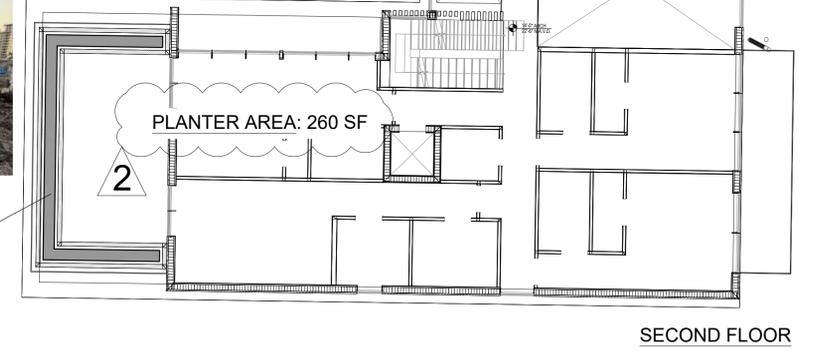
GRAPHIC SCALE

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EXISTING CONDITION AS PER 02/02/26



ANDRES MONTERO P.L.L.C.

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URBAN DESIGN

2300 E. OAKLAND PARK BLVD. SUITE 300
FORT LAUDERDALE, FLORIDA 33308 USA
TEL: 954.533.8259
www.andresmontero.com

By: AEM/MP

Description: REVISED DRAWING TO ADDRESS HPR REVIEW COMMENTS FROM 12/20/25

Date: 2/2/26

Rev: 2/21/26

Project Name: KANETI RESIDENCE
800 S. 7th AVE.
HOLLYWOOD, FL 33019

Sheet Title: LANDSCAPE PLAN

Date: DECEMBER 26, 2025

Scale: 1" = 10'-0"

Drawn By: AEM/MP

Approved By: AEM

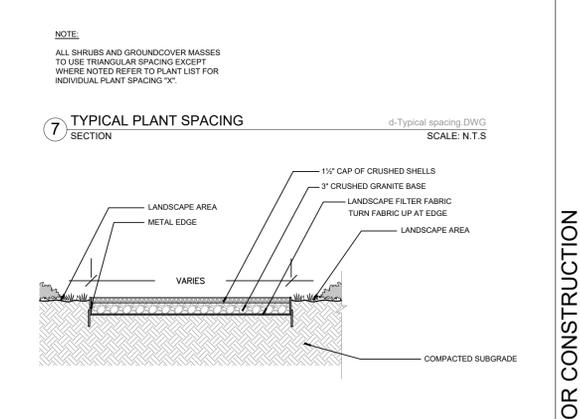
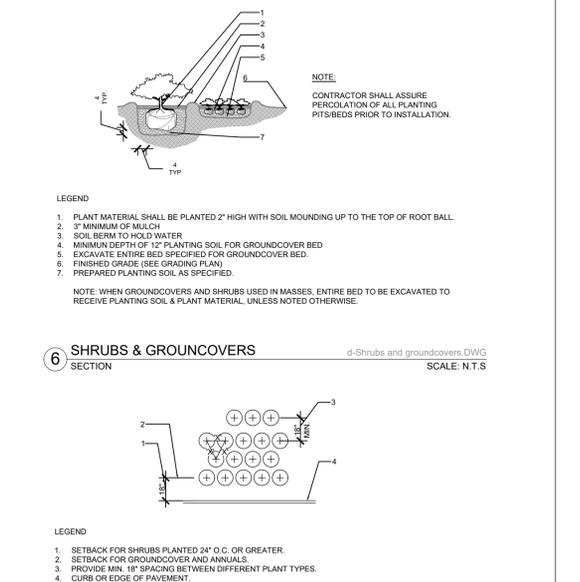
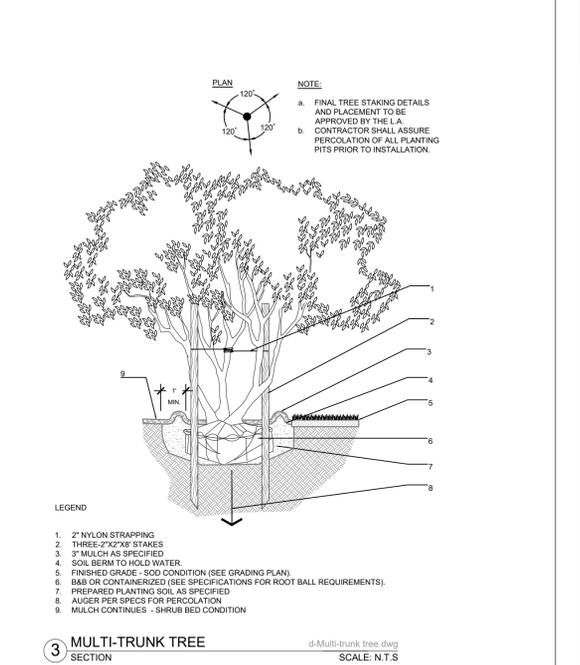
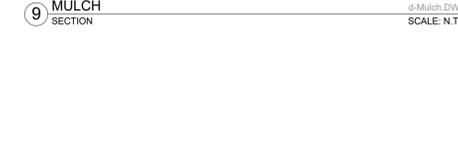
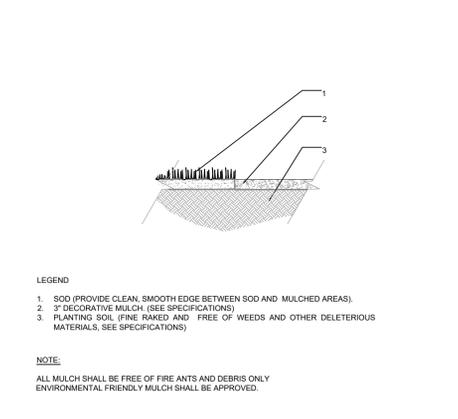
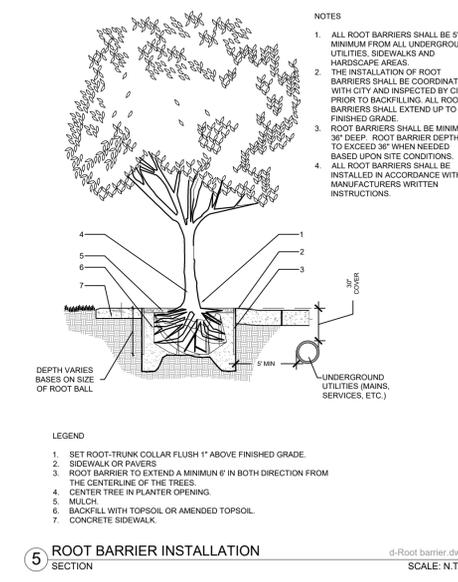
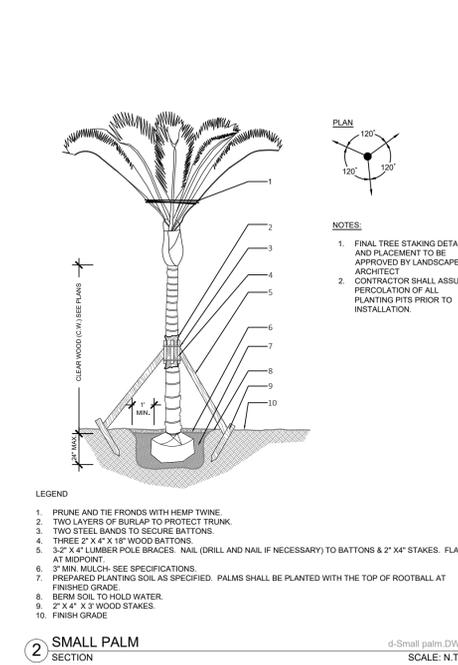
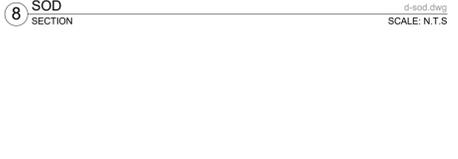
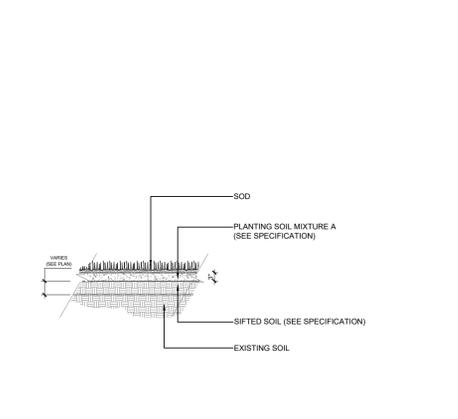
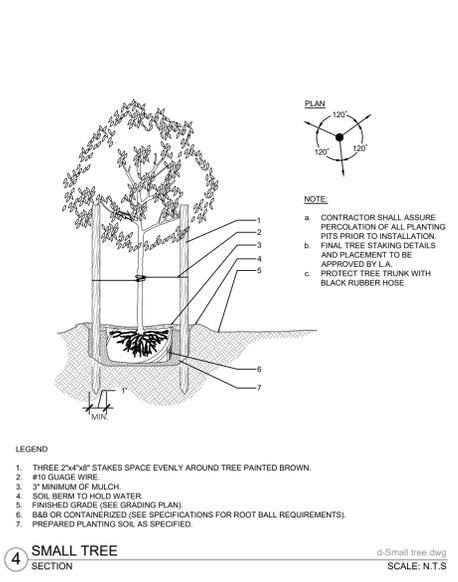
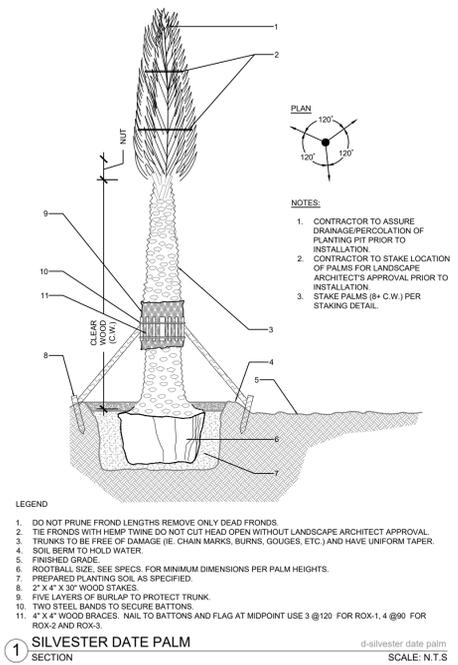
Project No.: 202539

Sheet Number: L-02

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GENERAL NOTES:

- Before construction begins, the Landscape Contractor is responsible for locating all underground utilities and must avoid damaging any services during construction. If any damage occurs by the fault of the Contractor, the necessary repairs must take place at the Landscape Contractor's expense and under the supervision of the Owner's representative.
- The Landscape Contractor shall be responsible for securing all necessary applicable permits and licenses to perform the work set forth in this plan set and the specifications.
- The Landscape Contractor shall be responsible for examining fully both the site and bid documents. Discrepancies in the documents or the actual site conditions shall be reported to the Landscape Architect in writing at the time of bidding or discovery. No account shall be made after contract completion for failure by the Landscape Contractor to report such condition or for errors on the part of the Landscape Contractor at the time of bidding.
- All dimensions to be field checked by the Landscape Contractor prior to landscape material installation. Discrepancies shall be reported immediately to the Landscape Architect.
- Contractor shall be responsible for removing all existing and imported limerock and limerock sub-base from all landscape planting areas to a minimum depth of 36" or to native soil. Contractor is responsible to backfill these planting areas to rough finished grade with clean topsoil from an on-site source or an imported source.
- All planting beds shall be excavated to a minimum size and depth as shown in the planting details for trees, shrubs, and groundcovers, and backfilled with suitable soil unless specified otherwise. All plant material shall be planted in planting soil that is delivered to the site in a loose, clean, and friable condition. The planting soil shall be of the approximate proportions as follows: 50% sand and 50% organic material consisting of native peat, well-decomposed sawdust, leaf mold and topsoil. It shall provide a good, pliable, and thoroughly mixed medium with adequate aeration, drainage, and water-holding capacity. It shall also be free of all extraneous debris, such as roots, stones, weeds, etc.
- Contractor to test all tree pits with water before planting to assure proper drainage percolation is available.
- All proposed trees and plant materials shall be graded as Nursery Grade Florida No. 1 or better as outlined by the Florida Department of Agriculture and Consumer Services, Division of Plant Industry "Grades and standards for Nursery Plants", most current edition. All planting shall be done in accordance with the Florida Nurserymen's and Grower's Association approved practices.
- All trees/palms and shrubs shall be fertilized with "Agriform" 20-10-5 planting tablets as per the manufacturer's specifications at the time of installation and prior completion of pit backfilling also in conjunction with note #5. Tablets to be placed uniformly around the root mass at a depth that is between the middle and bottom of root mass at an application rate of: One (1) - 21 gram tablet for 1 gal container, two (2)- tablets for 3 gal container, three (3)- tablets for 5 gal container, four (4)-tablets for 7 gal container, three (3)-tablets for each 1/2 inch of tree caliper, and seven (7) tablets for palms. Ground Cover areas shall receive fertilization with "Ozmocote" time release fertilizer as per manufacturer's specification.
- All plant beds shall receive a 3" layer of organic mulch, which is to be watered-in after installation. Mulch should be at least six (6) inches away from any portion of a structure or tree trunk and three (3) inches away from the base of shrubs. The use of Cypress mulch is discouraged.
- All plant material shall be thoroughly watered in at the time of planting and until landscape material is established. No dry material shall be permitted.
- The plant material schedule is presented for the convenience of the Landscape Contractor. In the event of a discrepancy between the plan and the plant list quantities, the contractor shall notify the owner's representative/Landscape Architect prior to bidding or installation of the project.
- Plants shall meet size, container, and spacing specifications. Any material not meeting specifications shall be removed and replaced at the contractor's expense.
- All tree and shrub locations shall be approved by Landscape Architect prior to planting.
- Plant material shall be bid as specified unless unavailable, at which time the Landscape Architect shall be notified in writing of intended changes.
- All questions concerning the plan set and/or specifications shall be directed to the Landscape Architect.
- All materials must be as specified on the landscape plan. If materials or labor do not adhere to specifications, they will be rejected by the Landscape Architect with proper installation carried out by the Landscape Contractor at no additional cost.
- There shall be no additions, deletions, or substitutions without written approval of the Landscape Architect.
- All screening hedges shall be planted and maintained in a way that they form a continuous visual screen. Screening hedges at VUA to be maintained at a minimum height of thirty (30) inches unless specified otherwise to meet local codes.
- All plant material to have one (1) year warranty from final acceptance by the Owner or Owner's representative.
- Existing sod shall be removed as necessary to accommodate new plantings.
- All existing trees on site shall be protected from damage during construction - See existing tree protection fence detail.
- Any existing landscape and hardscape areas that are unnecessarily disturbed during the landscape installation shall be restored to their original conditions by the Landscape Contractor.
- The Landscape Contractor will be responsible for the collection, removal, and proper disposal of all debris generated during the installation of this project.
- The Landscape contractor shall fine grade all lawn and planting areas prior to plant material installation. Fine grading shall consist of final finished grading of lawn and planting areas that have been rough graded by others.
- The Landscape Contractor shall grade planting beds, as required, to provide positive drainage and promote optimum plant growth.
- Prior to sod installation, the Landscape Contractor shall clear the area of debris, weeds and remove any bumps and depressions within the area to be sodded.
- All landscape areas to have a positive drainage away from buildings and structures. Finished grade of landscape areas to be at or below the grade of adjacent sidewalks, slabs, or VUA
- All shade and medium trees installed within 5' of a public infrastructure shall utilize a root barrier system unless specified otherwise.
- In addition to these requirements the Landscape Contractor shall comply with all local landscape codes and requirements as part of this base bid and contract in order to satisfy the review and approval of the governing agency.



LANDSCAPE ARCHITECTURE
LAND PLANNING
URBAN DESIGN
2300 E. OAKLAND PARK BLVD. SUITE 300
FORT LAUDERDALE, FLORIDA 33308 USA
TEL: 954.533.8259
www.andresmontero.com

Rev.	Date:	Description:
1		
2		
3		
4		
5		
6		

Sheet Title:
LANDSCAPE DETAILS & GENERAL NOTES

Project Name:
KANETI RESIDENCE
800 S. 7th AVE.
HOLLYWOOD, FL 33019

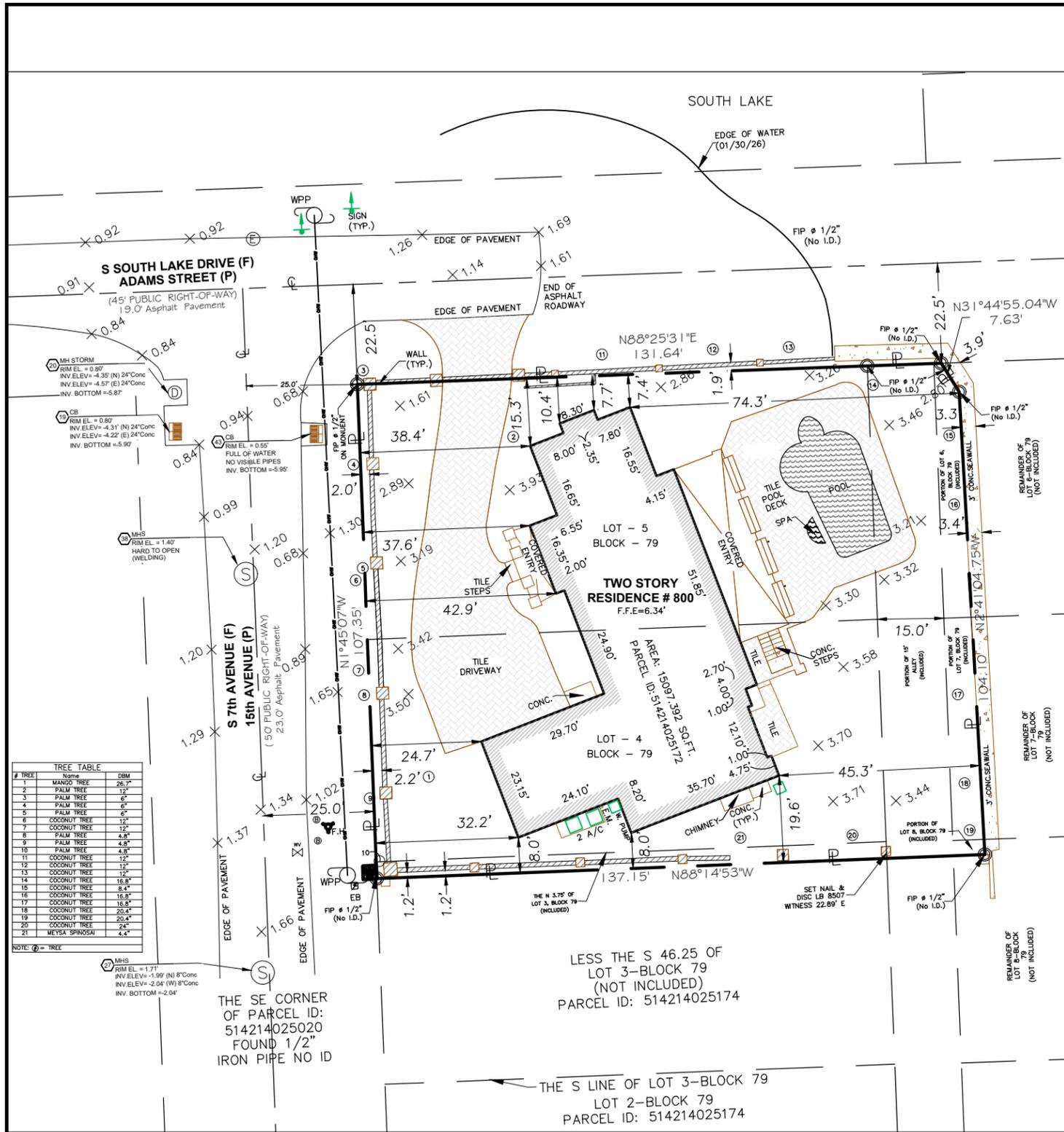
ANDRES MONTERO, P.L.A., A.S.A.
STATE OF FLORIDA
REGISTERED LANDSCAPE ARCHITECT
SEAL / SIGNATURE

Date: DECEMBER 26, 2025
Scale: N.T.S.
Drawn By: AEM/MEP
Approved By: AEM
Project No: 202539

Sheet Number:
L-03

Sunshine State
One Call
Know what's below.
Call before you dig.

PERMIT SET - NOT FOR CONSTRUCTION



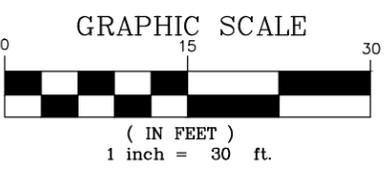
#	TREE TABLE	DBM
1	MANGO TREE	25.7'
2	PALM TREE	12'
3	PALM TREE	8'
4	PALM TREE	6'
5	PALM TREE	6'
6	COCONUT TREE	12'
7	COCONUT TREE	12'
8	PALM TREE	4.8'
9	PALM TREE	4.8'
10	PALM TREE	4.8'
11	COCONUT TREE	12'
12	COCONUT TREE	12'
13	COCONUT TREE	12'
14	COCONUT TREE	16.8'
15	COCONUT TREE	16.8'
16	COCONUT TREE	16.8'
17	COCONUT TREE	16.8'
18	COCONUT TREE	20.4'
19	COCONUT TREE	20.4'
20	COCONUT TREE	20.4'
21	MEYSA SPINOSA	4.2'

ABBREVIATIONS AND LEGEND

PL. = PROPERTY LINE
 F.F.E. = FLOOR FINISH ELEVATION
 (M) = MEASURED
 (R) = RECORD
 NO ID. = NO IDENTIFICATION NUMBER
 N.T.S. = NOT TO SCALE
 R/W = RIGHT OF WAY
 PG. = PAGE
 SEC. = SECTION
 R. = RADIUS
 CL = CENTER LINE
 P.B. = PLAT BOOK
 B.C. = BLOCK CORNER
 ID. = IDENTIFICATION
 (C) = CALCULATED

(D) = DEED
 F.I.P. = FOUND IRON PIPE
 CONC. = CONCRETE
 BLDG. = BUILDING
 --- = C.B.S. WALL
 -x- CLF = CHAIN LINK FENCE
 FH = FIRE HYDRANT
 GYA = GUY ANCHOR
 OHL = OVERHEAD ELECTRIC LINE
 UP = UTILITY POLE
 EB = ELECTRIC BOX
 SIGN = SIGN
 WM = WATER METER
 WV = WATER VALVE

⊙ = BOLLARD
 ● = SANITARY MANHOLE
 ◻ = CATCH BASIN
 ⊕ = ELECTRIC MANHOLE



LOCATION MAP
NTS

LEGAL DESCRIPTION:

LOT 3, LESS THE SOUTH 46.25 FEET, AND ALL OF LOTS 4 AND 5 IN BLOCK 79 OF HOLLYWOOD LAKES SECTION, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 1 AT PAGE 32, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA, TOGETHER WITH THAT PORTION OF THE VACATED ALLEY WHICH IS ADJACENT AND CONTIGUOUS TO THE ABOVE DESCRIBED PROPERTY, AND WHICH ALLEY IS DESCRIBED AS FOLLOWS: THE ALLEY LYING BETWEEN ADAMS STREET ON THE NORTH AND WASHINGTON STREET ON THE SOUTH AND BETWEEN LOTS 1, 2, 3, 4, AND 5, IN BLOCK 79 OF HOLLYWOOD LAKES SECTION, ON THE WEST AND THE INTRACOASTAL WATERWAY ON THE EAST AS SHOWN ON THE PLAT OF HOLLYWOOD LAKES SECTION, PLAT BOOK AT PAGE 32, OF THE PUBLIC RECORDS OF BROWARD COUNTY, TOGETHER WITH ANY AND ALL RIPARIAN RIGHTS THERETO AND ANY AND ALL RIGHT IN AND TO THE LAND ADJACENT TO THE INTRACOASTAL WATERWAY AND CONTIGUOUS THERETO.

SURVEYOR'S NOTES:

- The above captioned Property was surveyed and described based on the above Legal Description: Provided by Client.
- The lands shown hereon were not abstracted for easements or other recorded encumbrances not shown on the plat and the same, if any may not be shown on this section.
- Bearings shown hereon are based on an assumed Meridian and referenced on the CENTER LINE OF S 7TH AVENUE, Bearing N01°45'07"W.
- Ownership subject to opinion of the Title.
- Underground utilities are not depicted hereon.
- Underground portions of Footings, Foundations or other improvements were not located.
- Zoning and Setbacks are not verified by this survey.
- Fence ownership not determined by this survey.
- Flood Elevation Information:
Community: CITY OF HOLLYWOOD 125113. FIRM Panel: 12011C0588J
Flood Zone: AE Date of FIRM: 7/31/2014 Suffix: J
- Elevation shown hereon are relative to the National American Vertical Datum 1988 (N.A.V.D.88) of mean sea level and are based on a Benchmark supplied by the engineering department of BROWARD COUNTY, FLORIDA.
Benchmark used: Number: 0-00 Elevation(NGVD29): 9.76' Elevation(NAVD88): 8.15'
- The minimum relative distance accuracy for this type of Survey is 1 foot in 7,500 feet. The accuracy obtained by measurement and calculation of closed geometric figures was found to exceed this requirement.
Well-identified features as depicted on the Survey Map were measured to an estimated horizontal positional accuracy of 1/10 foot.
- Dimensions indicated hereon are field measured by electronic measurement, unless otherwise noted.
- Roof overhang not located unless otherwise shown.
- Underground improvements and/or underground encroachments not shown unless otherwise indicated.

ENCROACHMENT NOTES:

There are no above ground encroachments, other than those shown hereon.

CERTIFICATE NOTE:

I hereby certify that the BOUNDARY SURVEY hereon was completed under my direction on January 30th, 2026 and that said survey is true and correct to the best of my knowledge and belief. I further certify that this survey meets the STANDARDS OF PRACTICE set forth by the FLORIDA BOARD OF SURVEYORS AND MAPPERS in Chapter 5J-17.051, Florida Administrative Code pursuant to Section 472.027 Florida State Statutes.

CERTIFIED TO:

- 1- Pulsari Builders
- 2- RICKI KANETI

Date of Field Work: 01/30/2026

LEVEL TECH SURVEYORS, LLC



STATE OF FLORIDA
"NOT VALID UNLESS SEALED WITH THE SURVEYORS EMBOSSED SEAL."

LEVEL-TECH SURVEYORS, LLC.
 777 NW 72ND AVENUE, SUITE 3002, MIAMI FL, 33126.
 TEL: 305.261.8483
 LB # 7154

DRAWINGS ARE THE PROPERTY OF LEVEL-TECH SURVEYORS, LLC. AND MAY NOT BE USED BY CLIENT ON OTHER PROJECTS EXCEPT BY AGREEMENT IN WRITING AND WITH THE APPROPRIATE COMPENSATION TO LEVEL-TECH SURVEYORS, LLC.

BOUNDARY & TOPOGRAPHIC SURVEY

NAME AND TYPE OF PROJECT:

PROJECT LOCATION: 800 S 7TH AVE, HOLLYWOOD, FL 33019

CLIENT ADDRESS:

CLIENT TELEPHONE:

CLIENT: PULSARI BUILDERS

FILE PATH:

SCALE:	1" = 30'
DATE:	01/30/2026
DRAWN BY:	GS
FIELD BOOK:	25-01-2664
PROJECT No:	25-01-2664
SHEET:	1
	OF 1 SHEETS