

**ATTACHMENT A**  
Application Package

PLANNING DIVISION



File No. (internal use only): \_\_\_\_\_

2600 Hollywood Boulevard Room 315  
Hollywood, FL 33022

GENERAL APPLICATION



Tel: (954) 921-3471  
Fax: (954) 921-3347

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

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

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

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

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

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



APPLICATION TYPE (CHECK ONE):

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

Date of Application: \_\_\_\_\_

Location Address: 725 N SouthLake Drive. Hollywood, FL. 33019

Lot(s): 6, 7 Block(s): 80 Subdivision: Hollywood Lakes

Folio Number(s): 51-42-14-02-5220

Zoning Classification: \_\_\_\_\_ Land Use Classification: \_\_\_\_\_

Existing Property Use: Residential Sq Ft/Number of Units: \_\_\_\_\_

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

Has this property been presented to the City before? If yes, check al that apply and provide File Number(s) and Resolution(s): B22-102531

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

Explanation of Request: 2nd Floor Addition - To Continue Proposed second floor, within the legal non-conforming side setback of the existing first floor.

Number of units/rooms: \_\_\_\_\_ Sq Ft: 766.35

Value of Improvement: \$350,000 Estimated Date of Completion: 2-22-2024

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

Name of Current Property Owner: Elsa Mckie

Address of Property Owner: 10165 NW 69 MNR Parkland, FL 22076

Telephone: 508-989-6090 Fax: \_\_\_\_\_ Email Address: ebm5@comcast.net

Name of Consultant/Representative/Tenant (circle one): \_\_\_\_\_

Address: \_\_\_\_\_ Telephone: \_\_\_\_\_

Fax: \_\_\_\_\_ Email Address: \_\_\_\_\_

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


If Yes, Attach Copy of the Contract.

List Anyone Else Who Should Receive Notice of the Hearing: \_\_\_\_\_

Address: \_\_\_\_\_

Email Address: \_\_\_\_\_

**PLANNING DIVISION**



File No. (internal use only): \_\_\_\_\_

# GENERAL APPLICATION

2600 Hollywood Boulevard Room 315  
Hollywood, FL 33022

**CERTIFICATION OF COMPLIANCE WITH APPLICABLE REGULATIONS**

The applicant/owner(s) signature certifies that he/she has been made aware of the criteria, regulations and guidelines applicable to the request. This information can be obtained in Room 315 of City Hall or on our website at [www.hollywoodfl.org](http://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: *Elsa McKie* Date: 6/7/2023

PRINT NAME: Elsa McKie Date: 6/7/2023

Signature of Consultant/Representative: \_\_\_\_\_ Date: \_\_\_\_\_

PRINT NAME: \_\_\_\_\_ Date: \_\_\_\_\_

Signature of Tenant: \_\_\_\_\_ Date: \_\_\_\_\_

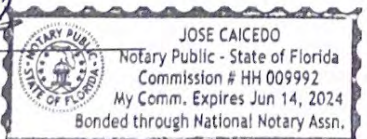
PRINT NAME: \_\_\_\_\_ Date: \_\_\_\_\_

**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 7 day of \_\_\_\_\_

*Jose Caicedo*  
Notary Public  
State of Florida



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

*Elsa McKie*  
Signature of Current Owner

Elsa McKie  
Print Name

## **CRITERIA FOR APPROPRIETNESS OF DESIGN**

### **725 N SOUTHLAKE DR**

#### **CRITERION: INTEGRITY OF LOCATION**

ANALYSIS: The property is located in the Historic District of the Lakes of Hollywood at 725 N Southlake Dr, built in 1941. The site is 100' wide by 128' long, the block is made up of properties of with 50 feet and 80 feet frontage.

#### **CRITERION: DESIGN**

ANALYSIS: The proposed second floor addition maintains the integrity of the original design. By reflecting the existing second story from the east side onto the west side of the house. Adding to and maintaining the historical façade of the house.

#### **CRITERION: SETTING**

ANALYSIS: The setting of the proposed residential addition is typical to most of the homes in the area. It is located on North Southlake Dr in front of the South Lake waterway. The street has no sidewalks.

#### **CRITERION: MATERIALS**

ANALYSIS: The existing two-story home is to have an addition of the second floor on the west wing of the house to complement the existing second floor on the east wing. All proposed finishes will be new and consistent with the design of the existing home. As well as to meet all requirements of the Florida Building Code.

#### **CRITERION: WORKMANSHIP**

ANALYSIS: The proposed new work for this addition will comply with all applicable codes and regulations. As well as inspections from City of Hollywood to assure workmanship compliance.

#### **CRITERION: ASSOCIATION**

ANALYSIS: The proposed residential addition maintains and preserves the exiting and neighboring architectural character particular to South Lake area and environmental surroundings such as South Lake, and the sea.

**JOB CARD**

OWNER: *Plaza* JOB ADDRESS: *105 W. Southlake Dr.*

PERM. DESCRIPTION: *101 NUMBER* USER: *105 W. Southlake Dr.* SPECIFICATION OR SECTION

ARCHITECT: *101 NUMBER* FEE: *\$ 15.00* VALUATION: *\$ 189.00*

DESCRIPTION OF CONSTRUCTION: *Sanitation*

TYPE PERMIT	NUMBER	DATE	CONTRACTOR	TYPE PERMIT	NUMBER	DATE	CONTRACTOR
BUILDING	10	9-23-81	Wrono Ent.	SEPTIC/SEWER			
ROOF				AIR/CONDITION			
ELECTRIC/DRILL				Mechanical			
ELECTRIC SUPP.				SEWER			
PLUMBING				POOL			
L.P. GAS WALL				EWAY			
PAINT				L.P. GAS WALL			

NOTES: *CHRG. MISC. CHRG. \$ .28*

**PERMIT NUMBER** *63732* **CONTRACTOR** *Wrono Ent.*

**DESCRIPTION** *LOFT # 6, BLDG. NO. 105, 105 W. SOUTH LAKE DR.*

**OWNER ADDRESS** *105 W. Southlake Dr.*

**DESCRIPTION OF CONSTRUCTION** *ADD: CARPORTS* **COST** *\$ 3,000.00*

**FILED JOB** **ARCHITECT**

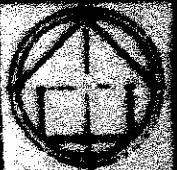
PERMIT TYPE	NO	DATE ISSUED	TO WHOM	FIXTURES OR OUTLETS
ROOF	63732	11-29-85	WRONO CONSTR	
ELECTRICAL	34315	1-10-86	<i>Mohr</i>	<i>100</i>
PLUMBING & GAS				
SEPTIC TANK				

*add to drive 64760-2/1/86 Mohr and eye 9770*

INSPECTIONS REV 100 SIDE

STEPHEN H. GIBBS  
 LAND SURVEYORS, INC.  
 893-7688 SUITE 201  
 2131 HOLLYWOOD BLVD.  
 HOLLYWOOD, FLORIDA 33020

LAND SURVEY FOR:  
 RENZETTI



DESCRIPTION: Lots 6 and 7, Block 80, "HOLLYWOOD LAKES SECTION", as recorded in Plat Book 1, page 32, of the public records of Broward County, Florida.

SCALE  
 1" = 20'

THE LAND DESCRIPTION SHOWN HEREON WAS PROVIDED BY THE CLIENT AND HAS NOT ABSTRACTED BY THIS FIRM FOR TITLE. RIGHTS OF WAY OR EASEMENTS OF RECORD. THIS SURVEY IS IN ACCORDANCE WITH THE PLAT OF RECORD.

BENCHMARK REFERENCE:  
 NAIL 5' NORTH OF E VAN BUREN ST AT  
 S. 8 TH AVE. ELEVATION = 2.55'

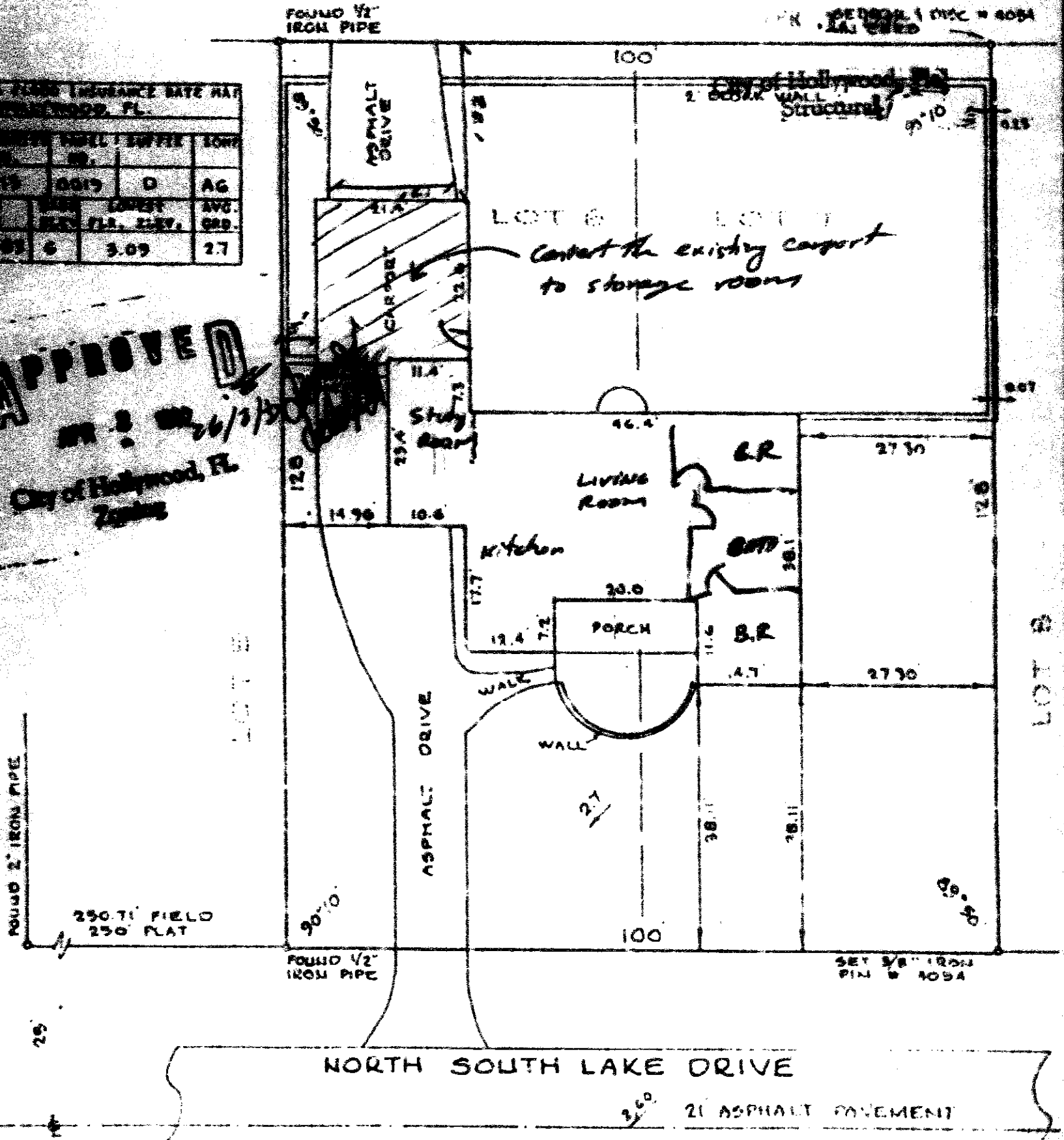
APPROVED

14' ALLEY (PAVED)

FIRE FLOOD INSURANCE RATE MAP OF HOLLYWOOD, FL.			
MINIMUM BUILT UP AREA		LOW	
FEET	FEET	D	AG
MIN	MAX	MIN	MAX
24.00	6	3.09	2.7

APPROVED  
 City of Hollywood, FL  
 Zoning

S. 8 TH AVE.



CERTIFIED TO: EMPIRE OF AMERICAN REALTY CREDIT CORP.; PETER C. WILSON; INVESTORS  
 TITLE INSURANCE CO.; ALBERT & JOAN RENZETTI; AND

REVISION	DATE	BY

Elevations shown are based on National Geodetic Vertical Datum. Typical  
 Survey was not abstracted for right of way and/or easements of record

TO ALL PARTIES INTERESTED IN TITLE TO PREMISES SURVEYED

STEPHEN H. GIBBS, hereby certify that I have made a recent survey of the above described property as indicated, and that there are no visible above ground encroachments except as shown. I further certify that the survey represented herein meets the minimum technical standards of the Florida Board of Land Surveyors pursuant to section 472.027, Florida Statutes, to the best of my knowledge and belief.

Dated at Hollywood, Broward County, Florida, this 15th day of March A.D. 1991.

VALID COPIES OF THIS SURVEY WILL BEAR THE EMBOSSED SURVEYOR'S SEAL.

*Stephen H. Gibbs*  
 STEPHEN H. GIBBS  
 Registered Land Surveyor No. 4054  
 State of Florida

6502 N.W. 7th STREET, SUITE 202  
MIAMI, FLORIDA 33120  
TELEPHONE: (305) 284-2080  
FAX: (305) 284-0238

# Nova Surveyors Inc.

LAND SURVEYORS

SURVEY NO. 00-1172  
SHEET NO. 2 OF 2

**BOUNDARY SURVEY** Scale 1" = 20'

OCEAN

WATER'S EDGE

5' SETBACK

N. SOUTH LAKE DR.

6" CONCRETE (MIN.)

100.00

CM  
NO. 10  
249,00'

Tree

Re-do  
Concrete  
Driveway

OCT 27 2004



17000 Sq Ft

LOT 8  
Block 80

BASE MATERIAL MUST  
BE COMPACTED

LOT 5  
Block 80

APPROVED  
NO. STAMP  
OCT 28 2004  
CITY OF HOLLYWOOD  
ENGINEERING DIVISION

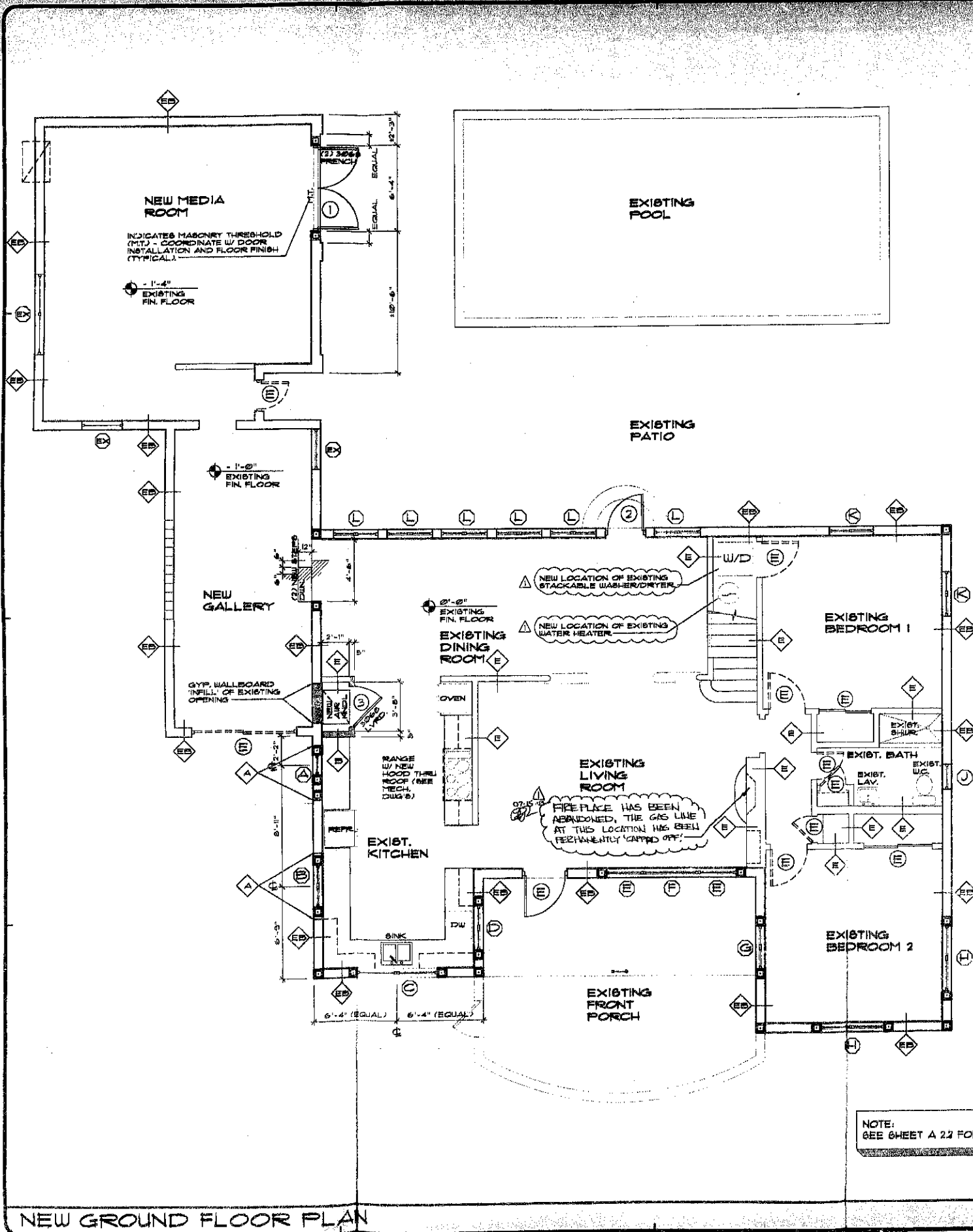
LOT 19  
Block 80

LOT 20  
Block 80

LOT 21  
Block 80

LOT 2  
Block 80

NOTE:  
DEED BOOK 25 AT PAGE 247 BROWARD COUNTY RECORDS,  
AS PROVIDED TO SURVEYOR AS PER TITLE COMMITMENT  
NO. CF-02079 IS NOT LEGIBLE, THEREFORE CANNOT BE  
SHOWN ON THE SURVEY.



- INDICATES EXISTING BLOCK (CMU) WALL W/ EXTERIOR STUCCO AND INTERIOR FINISH.
- INDICATES EXISTING SECOND STORY WOOD STUD WALL W/ EXTERIOR STUCCO AND STUCCO FINISH AND INTERIOR FINISHED DRYWALL.
- INDICATES EXISTING DRYWALL PARTITION.
- NEW CONCRETE BLOCK (CMU) INFILL OF EXISTING OPENING.
- NEW EXTERIOR CONCRETE MASONRY (CMU) INFILL OF EXISTING OPENING W/ GROUT FILLED CELLS AT EDGES OF OPENINGS (SEE STRUCTURAL DUG 8). PROVIDE EXTERIOR STUCCO FINISH TO MATCH EXISTING STUCCO AND 1" FINISHED GYPSUM WALLBOARD OVER 1/2" F.T. Furring STRIPS AT INTERIOR.
- GROUT FILLED MASONRY CELL W/ VERTICAL REINFORCEMENT FOR DIAGRAMMATIC PURPOSES ONLY. PLEASE REFER TO STRUCTURAL DUG 8 FOR LOCATIONS.
- GYPSUM WALLBOARD PARTITION.
- 1" FINISHED GYPSUM WALLBOARD AT EITHER SIDE OF 3" GALV. METAL STUDS (26 GA.) AT 24" O.C. PROVIDE SOLID METAL TRACK AT TOP AND BOTTOM OF INTERIOR PARTITIONS FASTENED TO CONC. BELOW AND WOOD FRAMING ABOVE.

**PARTITION SCHEDULE**

**REVISIONS:**  
OWNER REQUESTED REVISIONS 07-27-02

**DATE:**  
11-14-02

**APPROVED**  
JUL 29 2008

**APPROVED**  
CITY OF HOLLYWOOD, FLA

**RENOVATION FOR:**  
**THE COSTA'S RESIDENCE**  
125 N. SOUTH LAKE DRIVE  
HOLLYWOOD, FLORIDA

**GROUND FLOOR PLAN**

**SHEET**  
A 2.1

**JOB NUMBER:** 01-0065

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

**NOTE:** SEE SHEET A 2.2 FOR DOOR AND WINDOW SCHEDULES

**NEW GROUND FLOOR PLAN**

**Rob Fairchild Jr.**  
Architect A#0016243  
5900 N.W. 116th STREET  
FORT LAUDERDALE, FLORIDA 33308  
(954) 926-2425  
rob@robfa.com

**CONSULTANT:**

**SEAL:**

**REVISIONS:**  
OWNER REQUESTED REVISIONS 07-27-02

**DATE:**  
11-14-02

**RENOVATION FOR:**  
**THE COSTA'S RESIDENCE**  
125 N. SOUTH LAKE DRIVE  
HOLLYWOOD, FLORIDA

**GROUND FLOOR PLAN**










**SHEET**  
A 2.1

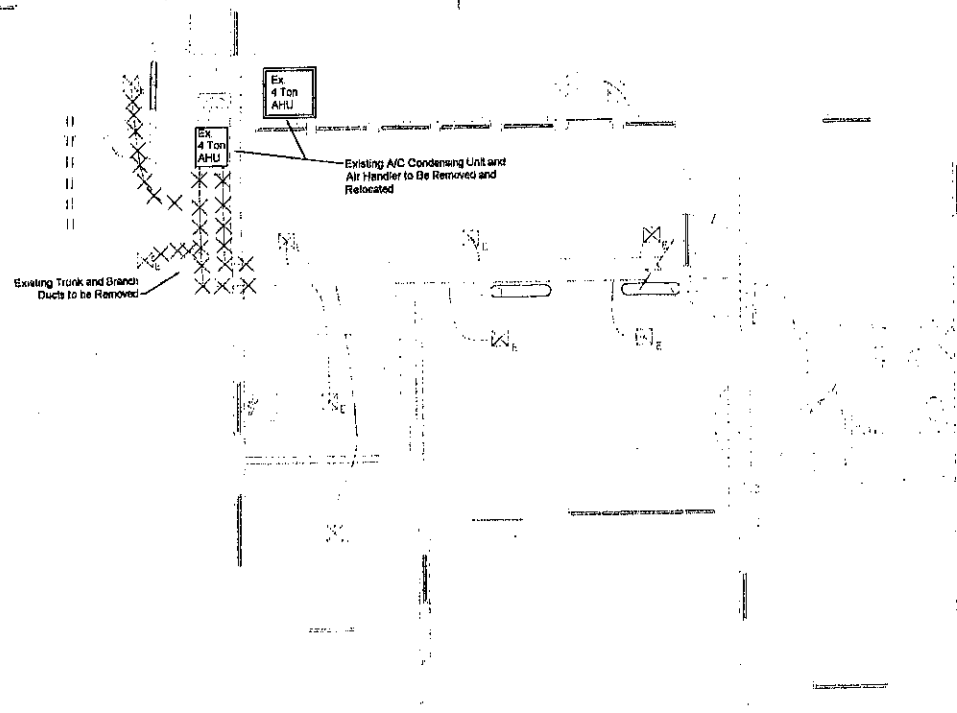
**JOB NUMBER:** 01-0065





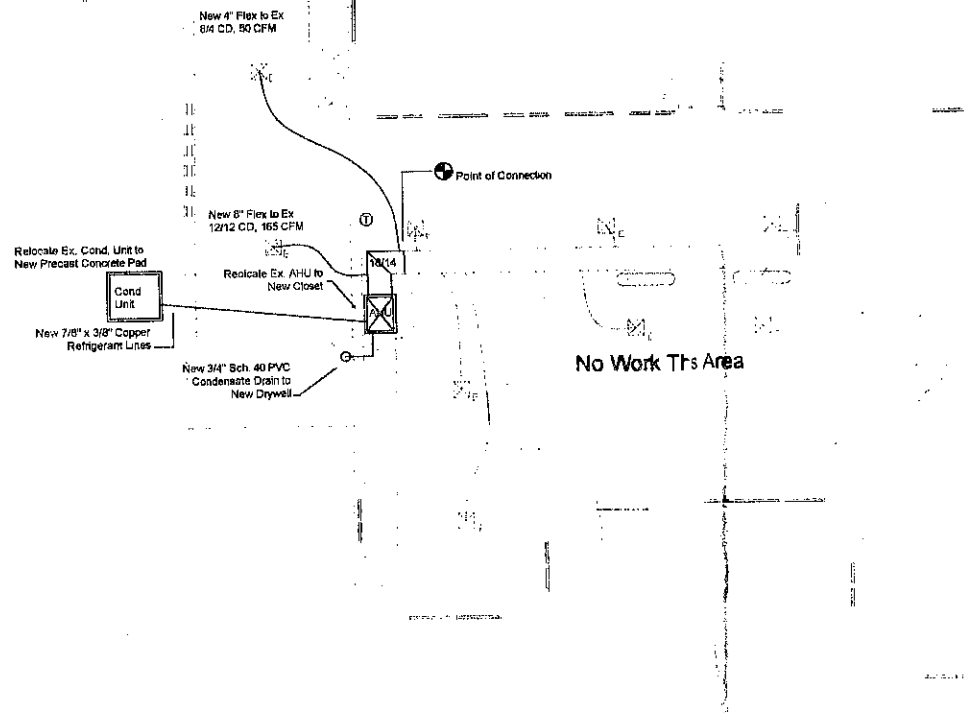
### DRAWING LEGEND

-  Existing Supply Diffuser to Remain
-  Existing Return Diffuser to Remain
-  New or Relocated Supply Diffuser
-  New or Relocated Return Diffuser
-  Existing Rigid Fiberglass Duct to Remain
-  New Rigid Fiberglass Duct
-  Existing Flexible Duct to Remain
-  New Flexible Duct
-  Point of Connection



# Air Conditioning Demo Plan

SCALE - 3/16" = 12"



# Air Conditioning Plan

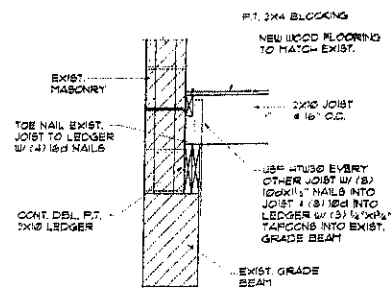
SCALE - 3/16" = 12"



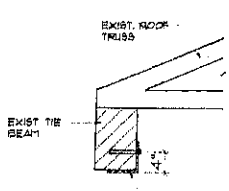
Air Conditioning Improvements For:  
The Costa Residence  
Hollywood, FL

DMC  
As Shown  
12-4-2002

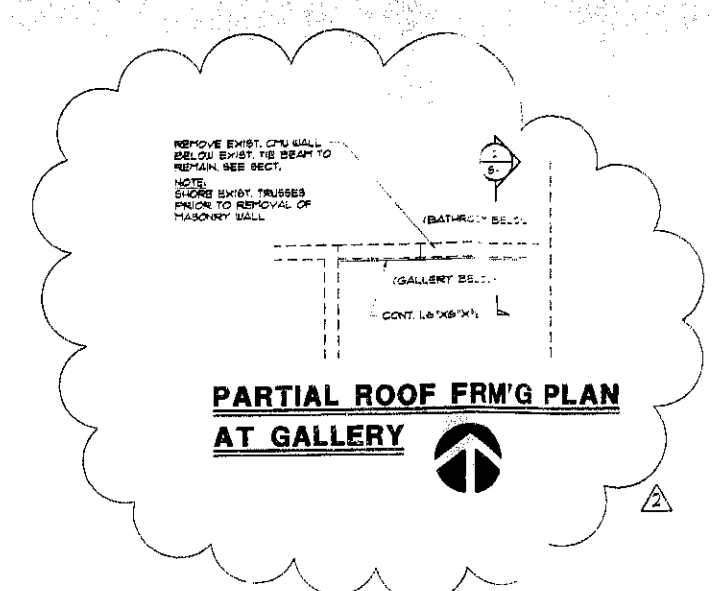
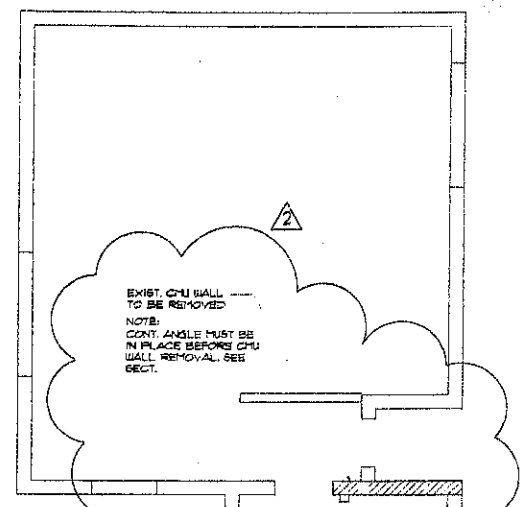
A/C - 11



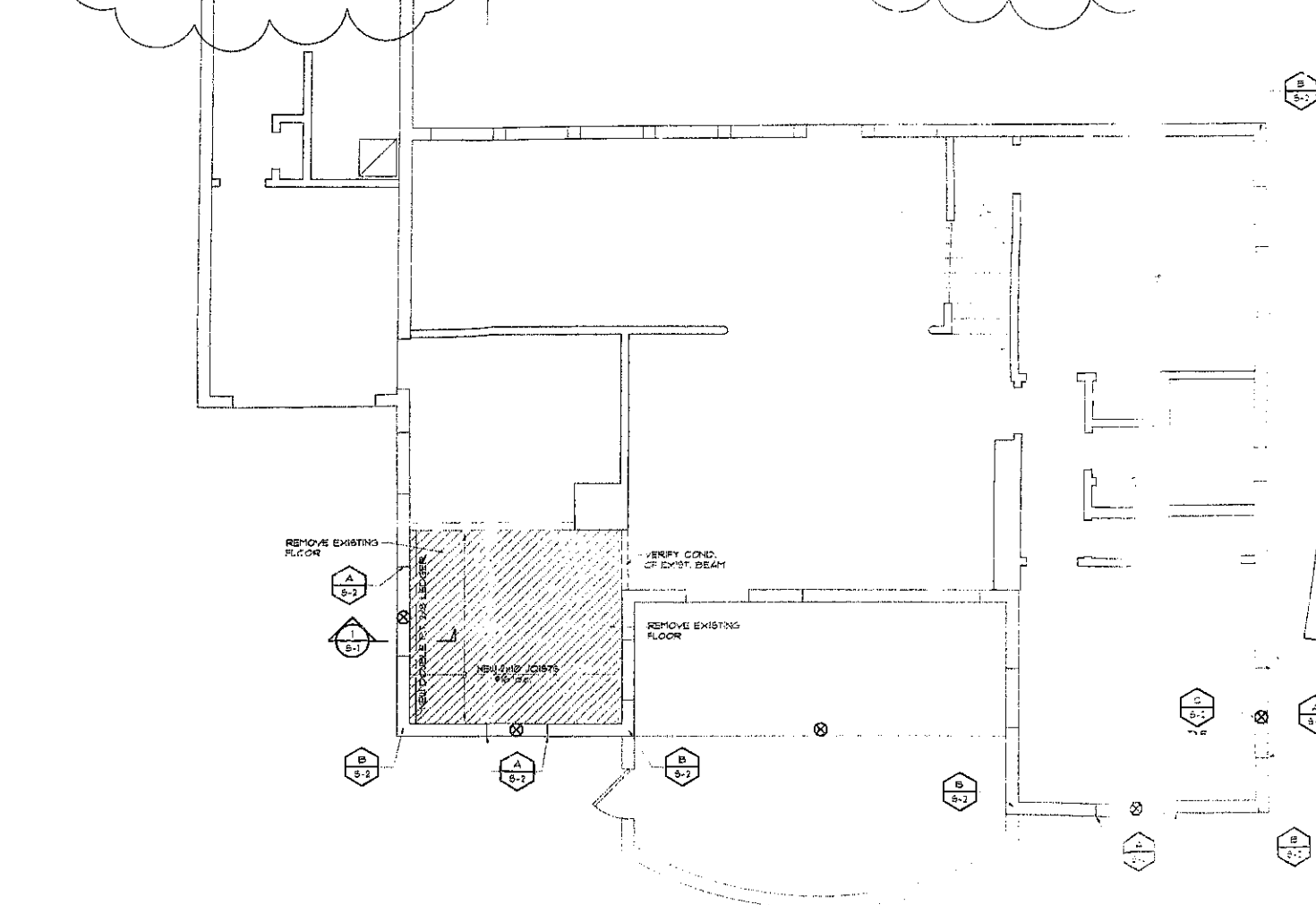
**SECTION 1**  
SCALE: 3/4" = 1'-0"  
8-1



**SECTION 2**  
SCALE: 3/4" = 1'-0"  
8-1



**PARTIAL ROOF FRM'G PLAN AT GALLERY**



**FLOOR PLAN**

SCALE: 3/4" = 1'-0"  
⊗ INDICATES NEAR-FINISHED ADJ. FIN. FILE FILLED W/ CONC. 1'-0\"/>

**RF**  
**Ron Fairchild Jr.**  
Architect: AR 0016783  
1511 NE 40th Place  
FT. LAUDERDALE, FL 33334  
(954) 564-999

CONSULTANT  
**XVI**  
**Twenty First Century**  
ENGINEERING  
ONE WILLOW PARKWAY  
WEST PALM BEACH, FLORIDA 33411  
TEL: 561-833-1100  
FAX: 561-833-1101

SEAL  
6-11-03  
RON FAIRCHILD JR.  
ARCHITECT

REVISIONS:  
1-20-03  
2-5-03 PLAN REV

DATE:  
7-03-03

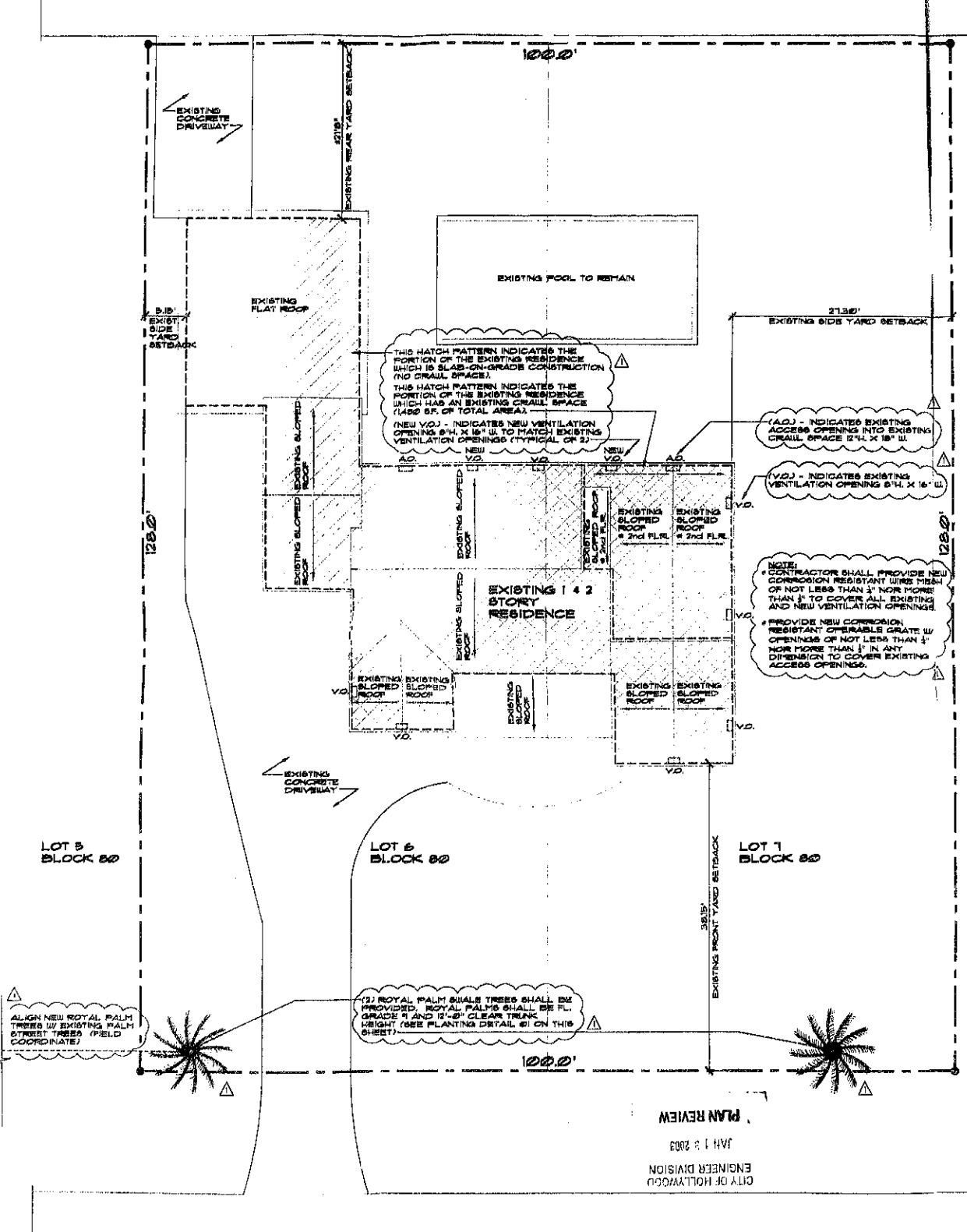
RENOVATIONS FOR:  
**THE COSTAS RESIDENCE**  
125 N. SOUTHLAKE DRIVE  
HOLLYWOOD, FLORIDA

DATE:  
7-03-03

SHEET  
**8-1**  
JOB NUMBER:



EXISTING ALLEY



THIS HATCH PATTERN INDICATES THE PORTION OF THE EXISTING RESIDENCE WHICH IS SLAB ON-GRADE CONSTRUCTION (NO CRAWL SPACE).  
THIS HATCH PATTERN INDICATES THE PORTION OF THE EXISTING RESIDENCE WHICH HAS AN EXISTING CRAWL SPACE (1480 SF. OF TOTAL AREA).  
(NEW V.O.) - INDICATES NEW VENTILATION OPENINGS 6" H. X 16" W. TO MATCH EXISTING VENTILATION OPENINGS (TYPICAL OR 2) -

(A.C.) - INDICATES EXISTING ACCESS OPENINGS 2'4" X 18" W.

(V.O.) - INDICATES EXISTING VENTILATION OPENINGS 6" H. X 16" W.

NOTE:  
CONTRACTOR SHALL PROVIDE NEW CORROSION RESISTANT WIRE MESH OF NOT LESS THAN 1/2" NOR MORE THAN 1" TO COVER ALL EXISTING AND NEW VENTILATION OPENINGS.  
PROVIDE NEW CORROSION RESISTANT OPERABLE GRATE W/ OPENINGS OF NOT LESS THAN 1/2" NOR MORE THAN 1" IN ANY DIMENSION TO COVER EXISTING ACCESS OPENINGS.

**NET VENTILATION AREA FOR EXISTING CRAWL SPACE (PER FDC SEC. 1024.6.3)**

AREA OF NEW/EXISTING VENTILATION OPENINGS:  
(V.O.) EXISTING VENTILATION OPENINGS = 6"X16" = 128" = 26 SF. OF VENTILATION AREA EACH  
(A.C.) EACH EXISTING ACCESS OPENING = 2'4"X18" = 216" = 18 SF. OF VENTILATION AREA EACH  
(NEW V.O.) NEW VENTILATION OPENING = 6"X16" = 128" = 26 SF. OF VENTILATION AREA EACH

TOTAL VENTILATION AREA PROVIDED BY NEW/EXISTING OPENINGS:  
(1) TOTAL EXISTING VENTILATION OPENINGS = (7) X 26 SF. = 182 SF. OF EXISTING VENTILATION AREA PROVIDED FROM EXISTING VENTILATION OPENINGS.  
(2) TOTAL EXISTING ACCESS OPENINGS = (2) X 18 SF. = 36 SF. OF EXISTING VENTILATION AREA PROVIDED FROM EXISTING ACCESS OPENINGS.  
(3) TOTAL NEW VENTILATION OPENINGS = (22) X 26 SF. = 572 SF. OF NEW VENTILATION AREA PROVIDED FROM NEW VENTILATION OPENINGS.

1020 TOTAL SF. OF VENTILATION AREA PROVIDED FOR EXISTING CRAWL SPACE

ALLOWABLE AREA OF EXISTING CRAWL SPACE:  
1020 SF. OF VENTILATION AREA X 150 C.P. = 1530 SF. OF AREA ALLOWED (PER FDC SEC. 1024.6.3.1)

1480 SF. OF EXISTING CRAWL SPACE - AREA IS ALLOWABLE W/ (22) NEW VENTILATION OPENINGS.

ALIGN NEW ROYAL PALM TREES W/ EXISTING PALM STREET TREES (FIELD COORDINATE)

(3) ROYAL PALM SINGLE TREES SHALL BE PROVIDED. ROYAL PALMS SHALL BE 12" GRASS 1" AND 12"-20" CLEAR TRUNK HEIGHT (SEE PLANTING DETAIL #1 ON THIS SHEET)

PLAN REVIEW  
JAN 18 2002  
CITY OF HOLLYWOOD  
ENGINEER DIVISION

CITY OF HOLLYWOOD  
PUBLIC UTILITIES  
E.S.S. DIVISION  
DEC 27 2002  
DRAINAGE  
PLAN REVIEW

**GENERAL NOTES**

- ALL WORK SHALL BE INSPECTED AND COMPLETED IN STRICT ACCORDANCE WITH THE CITY OF HOLLYWOOD BUILDING CODES AND MANUFACTURER'S RECOMMENDED PROCEDURES FOR THE INSTALLATION OF MATERIALS AND EQUIPMENT TO BE INSTALLED TO SATISFY THE SPECIFICATIONS.
- BEFORE COMMENCEMENT OF WORK, THE CONTRACTOR SHALL VERIFY MEASUREMENTS AND CONDITIONS AT THE BUILDING SITE AND ANY DIMENSIONS BETWEEN ACTING MEASUREMENTS AND CONDITIONS SHOWN THEREON ON THE DRAWINGS SHALL BE SUBMITTED TO THE ARCHITECT FOR CORRECTION AND DECISION BEFORE PROCEEDING WITH THE WORK.
- THE GENERAL CONTRACTOR SHALL FURNISH OR PROVIDE FOR ALL ITEMS, ARTICLES, MATERIALS, OPERATIONS OR METHODS LISTED, MENTIONED OR SCHEDULED ON THE DRAWINGS AND HEREIN SPECIFIED.
- THE DRAWINGS ARE INTENDED TO SHOW THE GENERAL ARRANGEMENT, DESIGN AND EXTENT OF THE WORK AND ARE PARTLY DIAGNOSTIC. THEY ARE NOT INTENDED TO BE SCALED.
- ALL DETAILS AND SECTIONS SHALL BE TYPICAL AND SHALL BE CONSTRUCTED TO APPLY TO ANY SIMILAR SITUATION ELSEWHERE ON THE PROJECT, EXCEPT WHERE A DIFFERENT DETAIL IS SHOWN.
- THE DOOR SUPPLIER SHALL BE RESPONSIBLE FOR DESIGNING ALL THE ATTACHMENTS TO THE MAIN STRUCTURE TO RESIST THE WIND LOADS (PRESSURE & SUCTION) AS REQUIRED BY CODE.
- IF ANY CLARIFICATIONS OF THE CONSTRUCTION DOCUMENTS ARE REQUIRED OR ANY DISCREPANCIES ARE NOTICED THEY SHALL BE BROUGHT TO THE ARCHITECT'S ATTENTION FOR FURTHER CLARIFICATION.
- METAL PLATES, CONNECTORS, SCREWS, BOLTS AND NAILS EXPOSED DIRECTLY TO THE WEATHER OR SUBJECT TO SALT CORROSION IN COASTAL CONSTRUCTION AREAS SHALL BE STAINLESS STEEL OR HOT DIPPED GALVANIZED.
- CONTRACTOR SHALL OBTAIN THE LATEST SET OF DRAWINGS, INCLUDING ANY REVISIONS, BEFORE STARTING CONSTRUCTION.
- CONTRACTOR SHALL VERIFY ALL DIMENSIONS, ELEVATIONS AND OPENINGS WITH ARCHITECTURAL AND ENGINEERING DRAWINGS.
- APPROVED ANCHORS, BARRIERS AND CONNECTORS SHALL BE INSTALLED AS PER MANUFACTURER'S SPECIFICATIONS.
- PLEASE ALSO SEE STRUCTURAL REPAIRS/MODIFICATIONS INCLUDED IN THE STRUCTURAL DRAWINGS. STRUCTURAL REPAIRS/MODIFICATIONS TO THE EXISTING STRUCTURE.

**SAFETY**

- THE CONTRACTOR SHALL COMPLY WITH THE SAFETY REQUIREMENTS OF ALL LOCAL, STATE AND FEDERAL LAWS.
- PROVIDE ALL SHORING, BRACING AND SHEATHING AS REQUIRED FOR SAFETY AND FOR THE PROPER EXECUTION OF THE WORK.

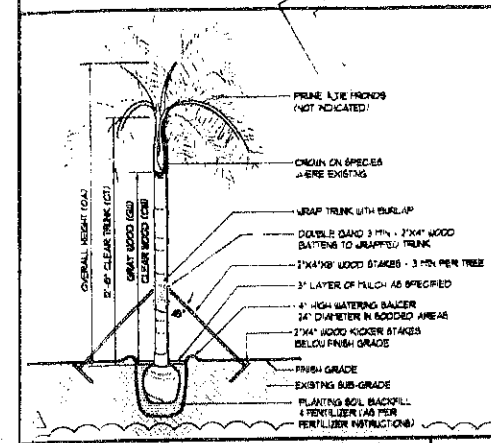
**CODES AND STANDARDS**

- WIND LOADS AS PER THE STATE OF FLORIDA BUILDING CODE, 2001 EDITION.
- THE PROJECT WAS DESIGNED IN ACCORDANCE WITH THE BUILDING CODE REQUIREMENTS FOR REINFORCED CONCRETE (ACI 318/LATEST EDITION) 318-99 AISC (AMERICAN INSTITUTE OF STEEL CONSTRUCTION) AND A501/LATEST EDITION. BUILDING CODE REQUIREMENTS AND SPECIFICATIONS FOR MASONRY STRUCTURES (ACI 530/ASCE 5/TMS 402-99).

**PROJECT NOTES**

EXISTING LOT SIZE:	324133 SF. (7.24 ACRES)
EXISTING TOTAL AREA:	2385 SF. EXISTING 1 1/2 STORY RESIDENCE
EXISTING LOT COVERAGE:	20.2%

**PROJECT DATA**



PALM TREE PLANTING DETAIL 01

**Ron Fairchild Jr.**  
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CONSULTANT:  
CITY OF HOLLYWOOD  
ENGINEER DIVISION  
JAN 18 2002

SEAL:  
[Signature]

REVISIONS:  
REVISION COMMENTS  
12-15-02

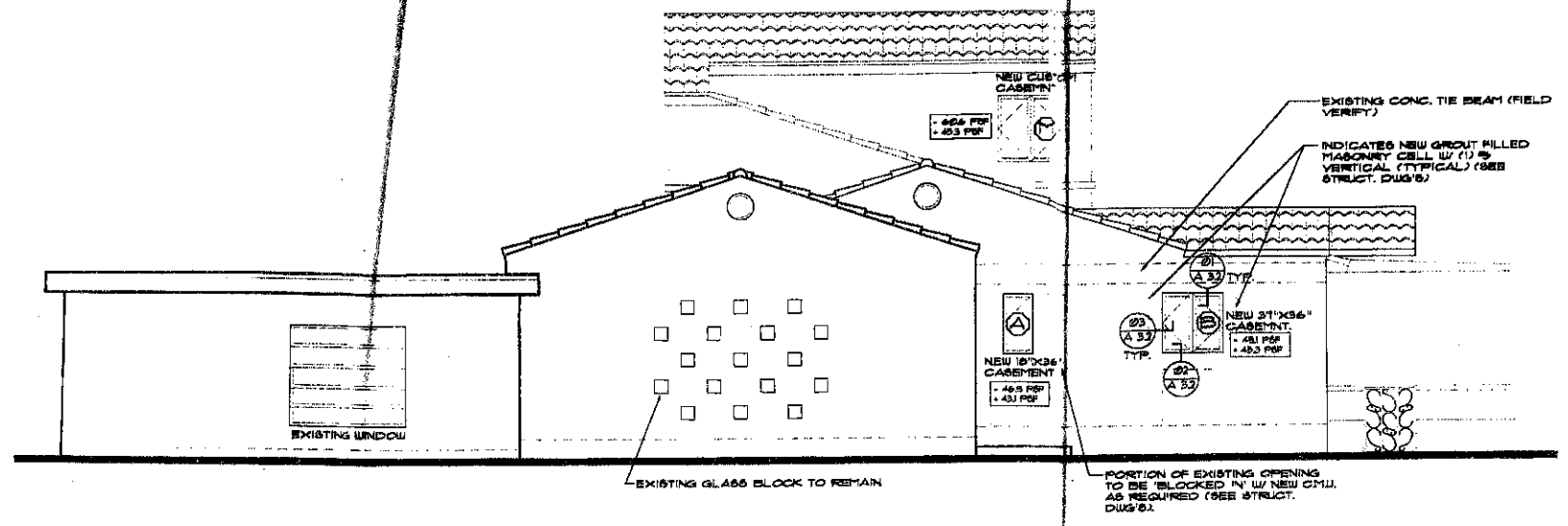
DATE:  
11-14-02

RENOVATION FOR:  
**THE COSTA'S RESIDENCE**  
125 N. SOUTH LAKE DRIVE  
HOLLYWOOD, FLORIDA

SITE PLAN

SHEET  
A 1.1  
JOB NUMBER: 02-002-R



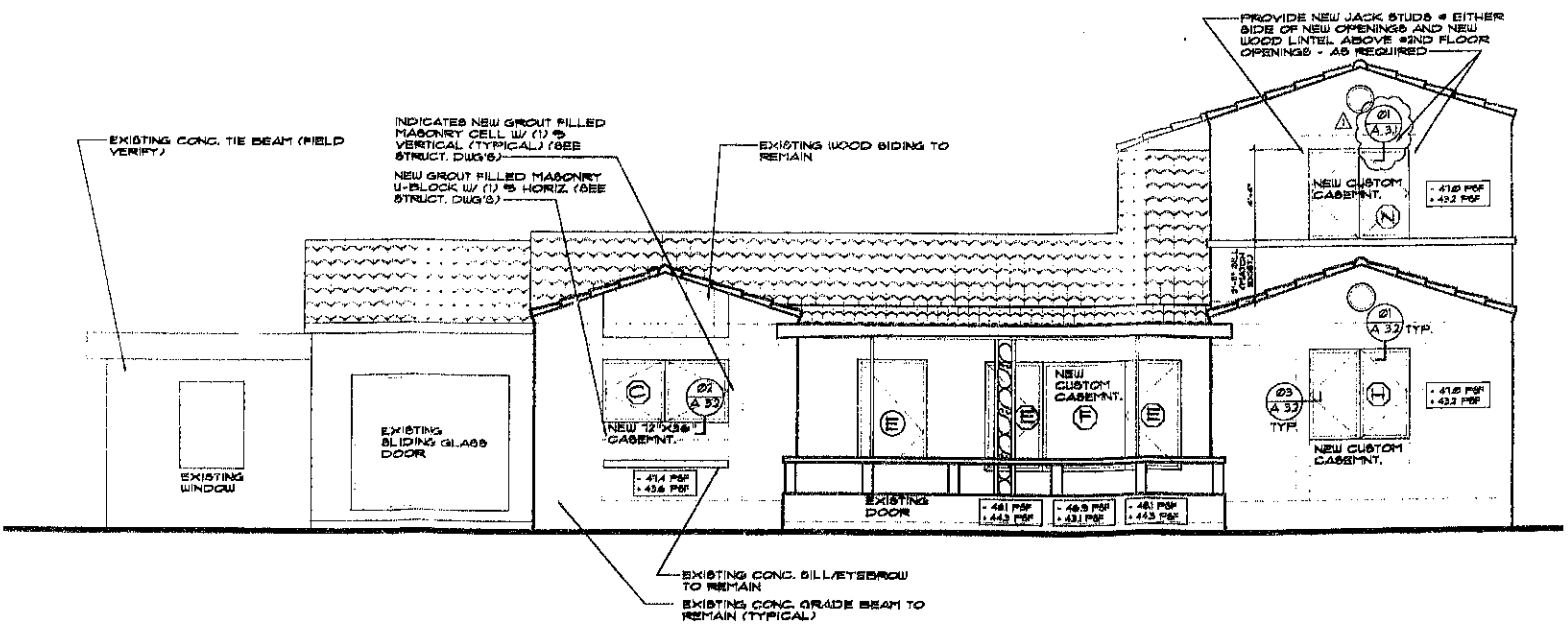


- PROVIDE TREATED LUGS AT ALL DOOR AND WINDOW OPENINGS UNLESS OTHERWISE NOTED.
- COORDINATE LOCATION OF WINDOW TO WOOD BUCK FASTENERS W/ WINDOW MANUFACTURER'S SPECIFICATIONS.
  - LOCATION OF WOOD BUCK FASTENERS: FOR 1/2" WOOD BUCK TO CONCRETE FILLED BLOCK CELLS PROVIDE (1) PRECAST/CAST-IN PLACE FASTENER CRS COIL NAIL BY MILTI WITH 3/8" DIAM. X 1 1/2" L. NAIL AT 4" C/C, STAGGERED AND 3" FROM TOP AND BOTTOM EDGES OF WOOD BUCK. FINISH PENETRATION INTO BUCK SHALL BE 3/4" (MAXIMUM WINDOW SIZE OF 4'-8" X 8'-0" OR 36 SQ. FT. OF GLASS AREA). FOR DOUBLE OR TRIPLE WINDOWS REFER TO MANUFACTURER'S SPECIFICATIONS REGARDING CENTER VERTICAL FULLION FASTENING.
  - FOR EXTERIOR DOOR FRAME TO DOOR WOOD BUCK FASTENERS: FASTEN DOOR FRAME W/ 1/4" DIAM. TAPCON CONCRETE ANCHORS THROUGH 1/2" WOOD BUCK AND INTO ADJACENT CONCRETE FILLED BLOCK CELL WITH MIN. 1 3/4" PENETRATION INTO MASONRY. TAPCON SPACING AS FOLLOWS: HEAD AND BILL: (1) 4" FROM EACH CORNER AND REMAINDER AT 12" C/C. JAMB: (2) AT EACH HINGE POINT (TOTAL OF 8 TAPCONS FOR 4 HINGED DOOR AND 6 TAPCONS FOR 3 HINGED DOOR).
  - ALL 1" X 3" WOOD BUCKS SHALL BE PROPERLY CALKED W/ EXTERIOR GRADE SEALANT AND SHIPMENT SHALL BE KEPT TO A MAXIMUM OF 1/4".
  - ALL WOOD BUCKS SHALL BE IN GENERALLY GOOD CONDITION, FREE FROM WOOD BROT, ITS AND LARGE KNOTS. LARGE WOOD KNOTS SHALL BE CLASSIFIED AS ANY KNOT EXCEEDING 3/4 OF THE WOOD BUCK'S WIDTH.
  - PRECAST/CAST-IN PLACE FASTENERS SHALL HAVE AN EDGE DISTANCE GREAT ENOUGH SO THAT THE WOOD BUCK WILL NOT SPLIT.
  - BLOCK INSTALLER SHALL VISUALLY INSPECT WOOD BUCK TO VERIFY THAT ALL FASTENERS HAVE BEEN PROPERLY INSTALLED. FASTENERS OBSERVED TO BE DEFECTIVE IN INSTALLATION SHALL HAVE ANOTHER FASTENER LOCATED IN CLOSE PROXIMITY.

WEST (SIDE) ELEVATION

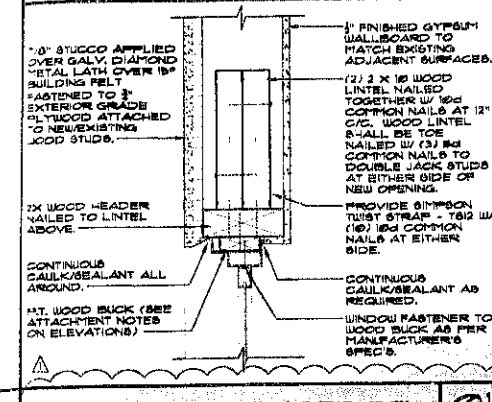
TYPICAL WINDOW AND DOOR ATTACHMENT NOTES

- IT IS THE RESPONSIBILITY OF THE CONTRACTOR AND WINDOW/DOOR SUPPLIER TO COORDINATE ALL REQUIRED OPENINGS PRIOR TO ANY WORK. THE WINDOW SUPPLIER IS RESPONSIBLE FOR CODE COMPLIANCE OF HIS/HER PRODUCTS. ALL WINDOWS AND DOORS SHALL HAVE WHITE E.P.A. FINISH (UNLESS DIRECTED DIFFERENTLY BY OWNER).
- ALL SLIDING GLASS DOORS, GLASS AND WINDOWS IN BATHROOMS SHALL BE TEMPERED GLASS.
- ALL WINDOWS SHALL BE SECURED TO ADJACENT WALLS WITH APPROVED ANCHORING DEVICE THAT WILL WITHSTAND 140 MPH WINDS.
- ALL WINDOWS AND DOORS FOR THIS PROJECT SHALL BE ABLE TO WITHSTAND THE POSITIVE AND NEGATIVE WIND PRESSURES SHOWN ON ELEVATIONS AND BE IMPACT RESISTANT (AS PER I.B.C. STANDARDS AND REQUIREMENTS).



SOUTH (FRONT) ELEVATION

WINDOW & DOOR NOTES



WOOD WINDOW HEADER DTL.

**Ren. Fabre III Jr.**  
 Architect/Engineer  
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 (954) 582-2242  
 www.renfabre.com

CONSULTANT:

REAL:

REVISIONS:  
 PERMIT COMMENTS  
 12-13-02

DATE:  
 11-14-02

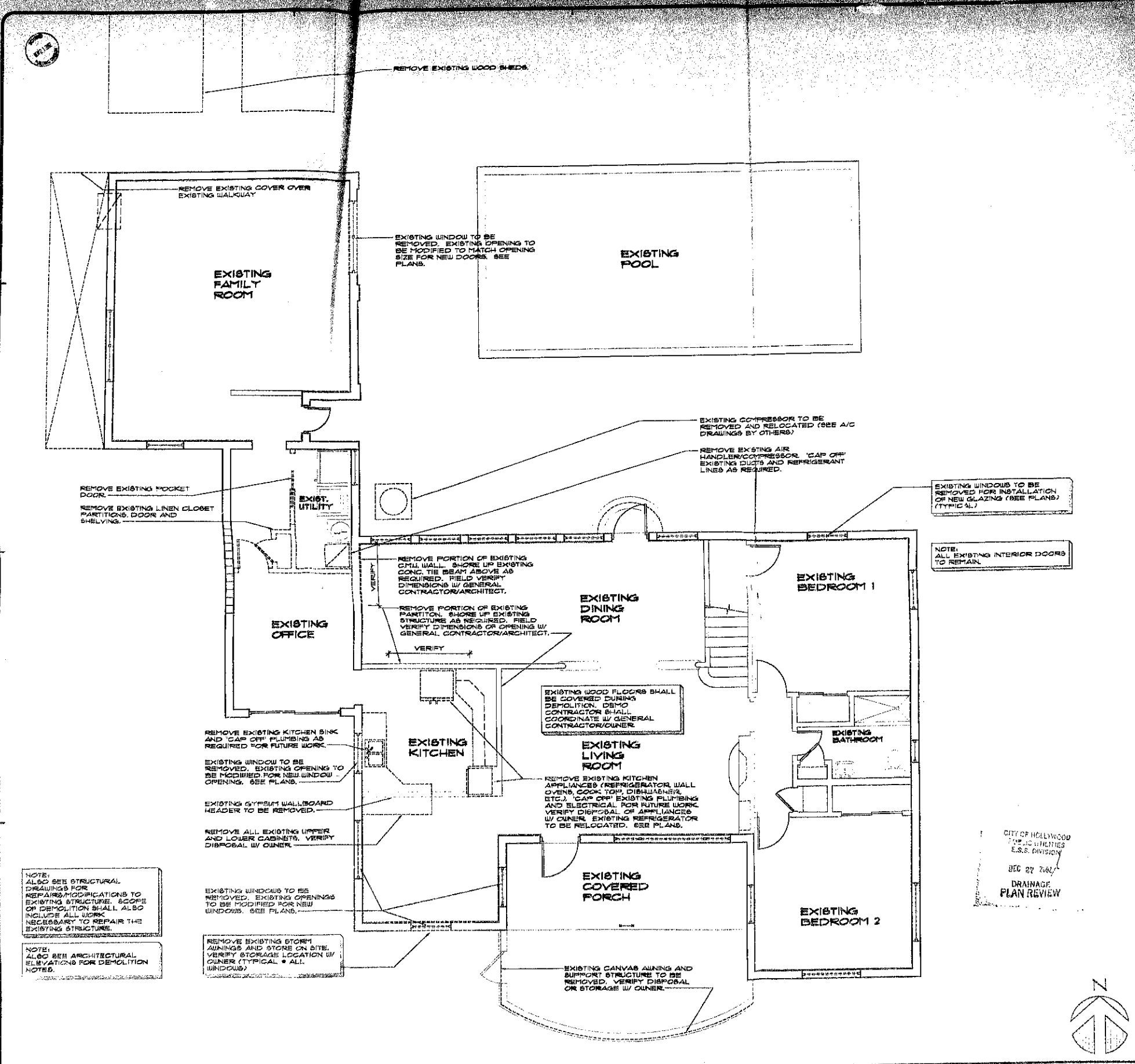
RENOVATION FOR:  
**THE COSTA'S RESIDENCE**  
 725 N. SOUTH LAKE DRIVE  
 HOLLYWOOD, FLORIDA

EXTERIOR ELEVATIONS

SHEET  
**A 3.1**  
 JOB NUMBER: 02-0008

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

43-010008-03-01



- GENERAL NOTES:**
1. BEFORE COMMENCING WORK, THE CONTRACTOR SHALL VERIFY THE LOCATION OF ALL UTILITIES AND SERVICES AT THE BUILDING SITE AND SHALL VERIFY THE LOCATION OF ALL UTILITIES AND SERVICES AT THE BUILDING SITE AND SHALL VERIFY THE LOCATION OF ALL UTILITIES AND SERVICES AT THE BUILDING SITE.
  2. BEFORE COMMENCING WORK, THE CONTRACTOR SHALL VERIFY THE LOCATION OF ALL UTILITIES AND SERVICES AT THE BUILDING SITE AND SHALL VERIFY THE LOCATION OF ALL UTILITIES AND SERVICES AT THE BUILDING SITE.
  3. THE GENERAL CONTRACTOR SHALL VERIFY THE LOCATION OF ALL UTILITIES AND SERVICES AT THE BUILDING SITE AND SHALL VERIFY THE LOCATION OF ALL UTILITIES AND SERVICES AT THE BUILDING SITE.
  4. THE DRAWINGS ARE INTENDED TO SHOW THE GENERAL LOCATION OF ALL UTILITIES AND SERVICES AT THE BUILDING SITE AND SHALL VERIFY THE LOCATION OF ALL UTILITIES AND SERVICES AT THE BUILDING SITE.
  5. IF ANY CLARIFICATIONS OF THE DEMOLITION WORK DOCUMENTS ARE REQUIRED OR ANY DISCREPANCIES ARE NOTICED, THEY SHALL BE BROUGHT TO THE ARCHITECT'S ATTENTION FOR FURTHER CLARIFICATION.
  6. CONTRACTOR AND ALL SUB-CONTRACTORS SHALL OBTAIN THE LATEST SET OF DRAWINGS, INCLUDING ANY REVISIONS, BEFORE STARTING CONSTRUCTION.

**SAFETY**

1. THE CONTRACTOR SHALL COMPLY WITH THE SAFETY REQUIREMENTS OF ALL LOCAL, STATE AND FEDERAL LAWS.
2. PROVIDE ALL SHORING, BRACING AND SHEATHING AS REQUIRED FOR SAFETY AND FOR THE PROPER EXECUTION OF THE WORK.

**DEMOLITION NOTES**

1. LOCATIONS OF EXISTING UTILITIES AND SERVICES (I.E. ELECTRICAL FEEDS, MAIN PLUMBING LINES, ETC.) TO BE DETERMINED IN THE FIELD PRIOR TO CONSTRUCTION. THE CONTRACTOR SHALL CONTACT ALL UTILITY COMPANIES PRIOR TO CONSTRUCTION AS REQUIRED. ALL EXISTING UTILITIES AND SERVICES SHALL BE PROTECTED.
2. BEFORE STARTING WORK ALL AFFECTED UTILITIES SHALL BE DISCONNECTED UNLESS OTHERWISE INDICATED OR DIRECTED.
3. PROTECTION OF PERSONS AND PROPERTY SHALL BE PROVIDED THROUGHOUT THE PROGRESS OF THE WORK.
4. THE WORK SHALL PROCEED IN SUCH MANNER AS TO MINIMIZE THE SPREAD OF DUST AND FLYING PARTICLES AND TO PROVIDE SAFE WORKING CONDITIONS FOR PERSONNEL.
5. PRECAUTIONS SHALL BE TAKEN TO PROTECT THE EXISTING RESIDENCE AND ITS CONTENTS FROM ANY UNNECESSARY DAMAGE DURING THE DEMOLITION AND CONSTRUCTION PHASE.
6. REMOVAL OF EXISTING MATERIALS AND EQUIPMENT SHALL BE PERFORMED IN A MANNER WHICH WILL NOT DAMAGE SUCH ITEMS. ALL REMOVED ITEMS ARE PROPERTY OF THE BUILDING OWNER. DO NOT DISPOSE OF ANY REMOVED ITEMS WITHOUT AUTHORIZATION FROM THE BUILDING OWNER.
7. ALL AREAS DAMAGED DURING DEMOLITION SHALL BE PATCHED AND REPAIRED TO BE FLUSH AND TO MATCH EXISTING ADJACENT SURFACES.
8. VERIFY LOCATION AND DIMENSIONS OF ALL NEW OPENINGS IN INTERIOR PARTITIONS WITH GENERAL CONTRACTOR/ARCHITECT PRIOR TO COMMENCEMENT OF DEMOLITION.
9. PROVIDE SHORING OF EXISTING STRUCTURE AS REQUIRED PRIOR TO COMMENCEMENT OF DEMOLITION.

**ROY PRINCE JR.**  
 ARCHITECT  
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 www.royprince.com

**CONSULTANT**

**CONSTRUCTION COMPANY** (SEE OTHER SHEETS FOR DETAILS)

**SEAL:**

*[Signature]*  
 11-15-02

**REVISIONS:**

**DATE:**  
 11-14-02

**RENOVATION FOR:**

**THE COSTAS RESIDENCE**  
 725 N. SOUTH LAKE DRIVE  
 HOLLYWOOD, FLORIDA

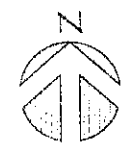
**GROUND FLOOR DEMOLITION PLAN**

**SHEET**

**D 11**

**JOB NUMBER: 02-0009**

CITY OF HOLLYWOOD  
 PUBLIC UTILITIES  
 E.S.E. DIVISION  
 DEC 27 2002  
 DRAINAGE  
 PLAN REVIEW




**EXISTING GROUND FLOOR DEMOLITION PLAN**


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

**DEMOLITION NOTES**



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 Fort Lauderdale, Florida 33304  
 (954) 342-2242

SEAL:  
  
 11-15-02

REVISIONS:

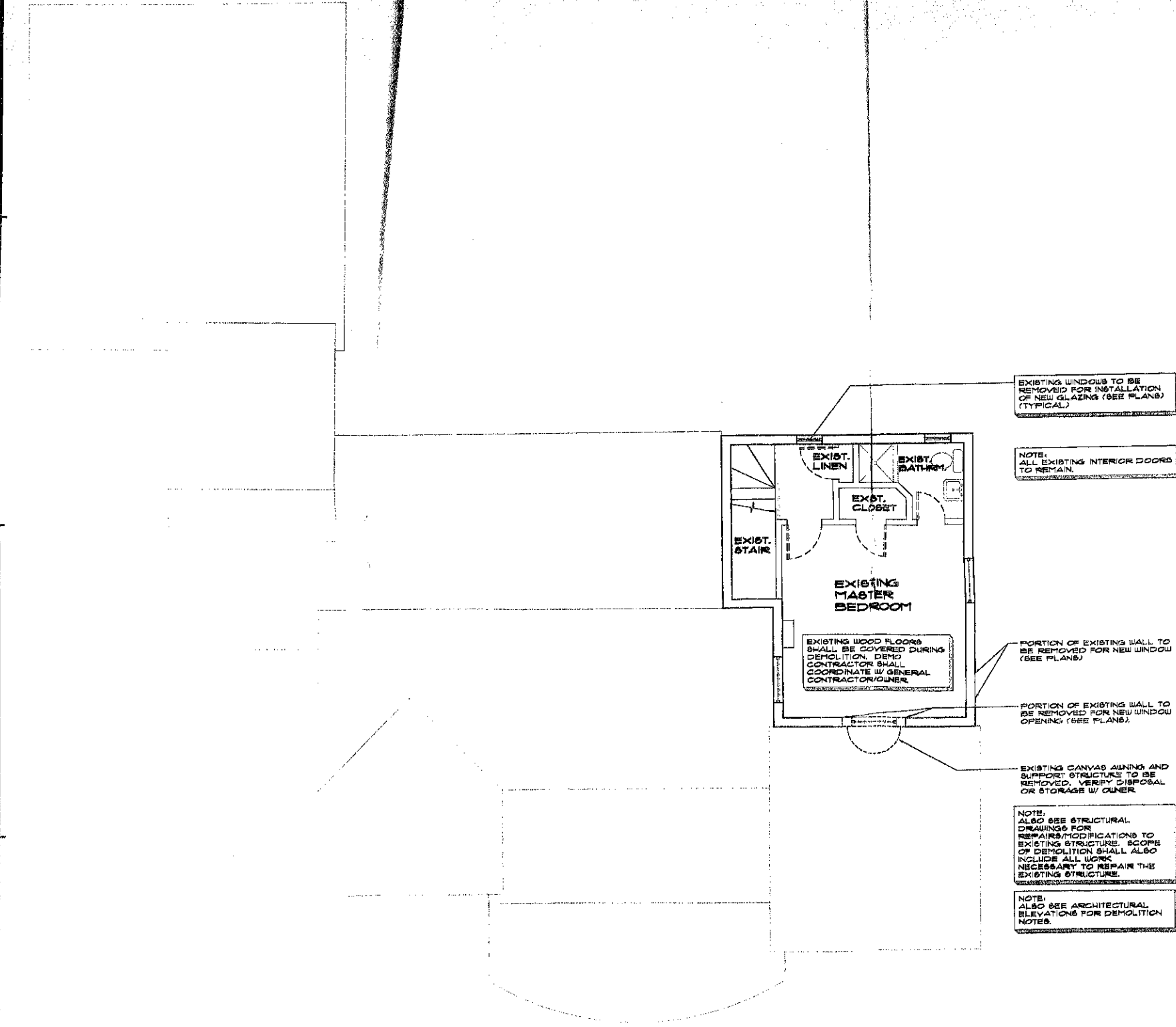
DATE:  
 11-14-02

RENOVATION FOR:  
**THE COSTA'S RESIDENCE**  
 1735 N. SOUTH LAKE DRIVE  
 HOLLYWOOD, FLORIDA

2nd FLOOR DEMOLITION PLAN

SHEET  
**D / 2**  
 JOB NUMBER: 02-0266

07-1-01000-2nd floor.dwg



EXISTING WINDOWS TO BE REMOVED FOR INSTALLATION OF NEW GLAZING (SEE PLANS) (TYPICAL)

NOTE: ALL EXISTING INTERIOR DOORS TO REMAIN.

EXISTING WOOD FLOORS SHALL BE COVERED DURING DEMOLITION. DEMO CONTRACTOR SHALL COORDINATE W/ GENERAL CONTRACTOR/OWNER.

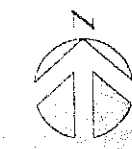
PORTION OF EXISTING WALL TO BE REMOVED FOR NEW WINDOW (SEE PLANS)

PORTION OF EXISTING WALL TO BE REMOVED FOR NEW WINDOW OPENING (SEE PLANS)

EXISTING CANVAS LINING AND SUPPORT STRUCTURE TO BE REMOVED. VERIFY DISPOSAL OR STORAGE W/ OWNER.

NOTE: ALSO SEE STRUCTURAL DRAWINGS FOR REPAIRS/MODIFICATIONS TO EXISTING STRUCTURE. SCOPE OF DEMOLITION SHALL ALSO INCLUDE ALL WORK NECESSARY TO REPAIR THE EXISTING STRUCTURE.

NOTE: ALSO SEE ARCHITECTURAL ELEVATIONS FOR DEMOLITION NOTES.

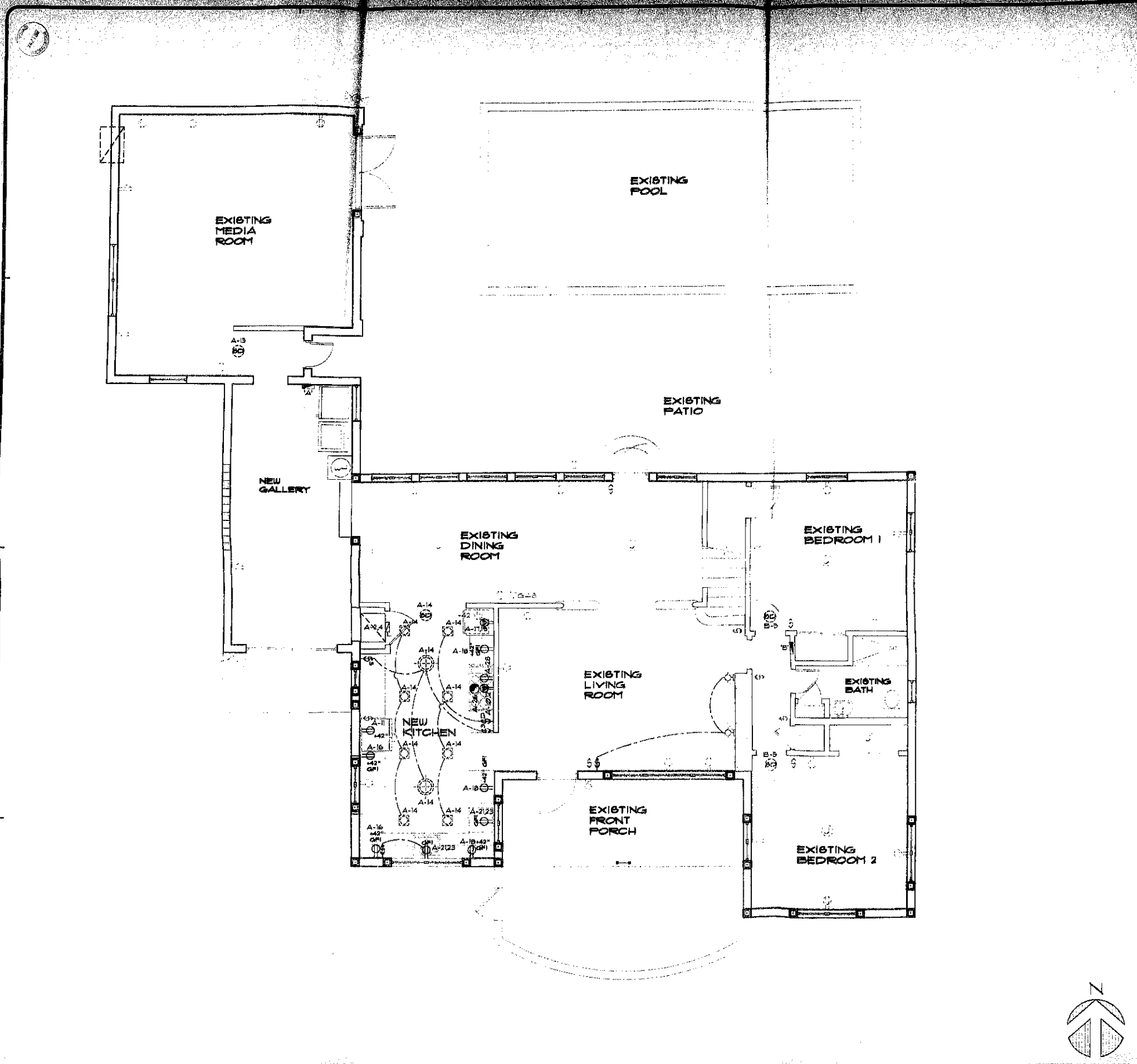


SCALE: 1/4" = 1'-0"

EXISTING 2nd FLOOR DEMOLITION PLAN

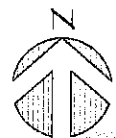






NEW GROUND FLOOR ELECTRICAL PLAN

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



- EXISTING ELECTRICAL DUPLEX OUTLET TO REMAIN AS IS.
- NEW ELECTRICAL DUPLEX RECEPTACLE WALL MOUNTED 4 1/2" AFF. (UNLESS NOTED OTHERWISE). ALL DUPLEX RECEPTACLES AT WET WALL LOCATIONS SHALL BE GFI.
- NEW 220 V. SELECT RECEPTACLE - CONTRACTOR SHALL VERIFY RECEPTACLE CONFIGURATION AND MOUNTING HEIGHT REQUIREMENTS W/ ELECTRICAL APPLIANCE.
- NEW TELEPHONE JACK WALL MOUNTED 4 1/2" AFF. (UNLESS NOTED OTHERWISE)
- EXISTING LIGHT SWITCH TO REMAIN AS IS
- NEW WALL MOUNTED SWITCH
- NEW 3-WAY WALL MOUNTED SWITCH
- NEW 4-WAY WALL MOUNTED SWITCH
- NEW WALL MOUNTED DIMMER SWITCH
- NEW 3-WAY WALL MOUNTED DIMMER SWITCH
- EXISTING GAS SHUT-OFF TO REMAIN FOR NEW GAS APPLIANCE CONNECTIONS (BY OTHERS)
- EXISTING EXTERIOR FLOOD LIGHT TO REMAIN AS IS
- NEW RECESSED INCANDESCENT DOWN LIGHTS (TO BE SELECTED BY OWNER) - V.P. INDICATED (FOR POOR LIGHT FIXTURES)
- NEW CEILING RECESSED WALL WASHER LIGHT FIXTURE (TO BE SELECTED BY OWNER)
- NEW CEILING PENDANT LIGHT FIXTURE (TO BE SELECTED BY OWNER)
- NEW WALL MOUNTED INCANDESCENT LIGHT FIXTURE (TO BE SELECTED BY OWNER)
- NEW CEILING MOUNTED SMOKE DETECTOR W/ BATTERY BACK-UP. SMOKE DETECTORS SHALL BE CIRCUITED AHEAD OF SWITCHES AND CONNECTED TO BATHROOM OR KITCHEN ELECTRICAL CIRCUIT.
- NEW CEILING FAN (TO BE SELECTED BY OWNER) TO REPLACE EXISTING CEILING FAN. CONNECT TO EXISTING CEILING FAN CIRCUIT. PROVIDE NEW RECYCLAT SWITCH.
- NEW KITCHEN EXHAUST HOOD FAN (SEE MECHANICAL DRAWINGS BY OTHERS)
- ELECTRICAL DISCONNECT - CONTRACTOR SHALL VERIFY DISCONNECT REQUIREMENTS AND MOUNTING HEIGHT W/ APPLIANCE/EQUIPMENT SPECIFICATIONS.

**ELECTRICAL LEGEND**

- E1. ALL ELECTRICAL INSTALLATION TO BE AS PER THE LATEST EDITION OF THE NATIONAL ELECTRICAL CODE.
- E2. ALL WIRE TO BE COPPER THIN.
- E3. CONTRACTOR SHALL VERIFY BREAKER SIZES AND LOADS OF ALL CIR. TS AGAINST EQUIPMENT AND APPLIANCE ELECTRICAL LOADS AND REQUIREMENTS.
- E4. PROVIDE GFI RECEPTACLES AT BATHROOMS AND KITCHEN WET WALL LOCATIONS.
- E5. ALL SMOKE DETECTORS SHALL BE INTERCONNECTED AND EQUIPPED W/ A BATTERY BACK-UP. ALL SMOKE DETECTORS SHALL BE INSTALLED AHEAD OF ALL SWITCHES AND GFI'S BE CONNECTED TO BATHROOM OR KITCHEN LIGHTING CIRCUITS AS PER 680.15.
- E6. ALL BRANCH CIRCUITS WITHIN DWELLING UNITS (BEDROOMS) SHALL HAVE AFCI FAULT CIRCUIT INTERRUPTERS AS PER NEC 210.7.
- E7. ELECTRICAL CONTRACTOR SHALL PROVIDE NEW CIRCUIT DIAGRAM AT EXISTING PANELS INDICATING WHAT FIXTURES, APP. UNDER CIRCUIT BREAKERS OPERATE.

**ELECTRICAL NOTES**

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100 22500 WILLOW BLVD. SUITE 200 FORT LAUDERDALE, FL 33311  
LITTLETON, CO 80120 FAX 954-884-1888

SEAL:  
  
11.15.02

REVISIONS:

DATE:  
11-14-02

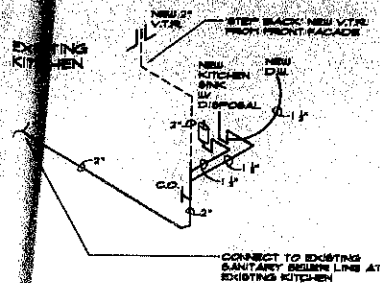
RENOVATION FOR:  
**THE COSTA'S RESIDENCE**  
125 N. SOUTH LAKE DRIVE  
HOLLYWOOD, FLORIDA

ELECTRICAL PLAN  
GROUND FLOOR

SHEET  
**10** OF **21**  
JOB NUMBER: 01-0068

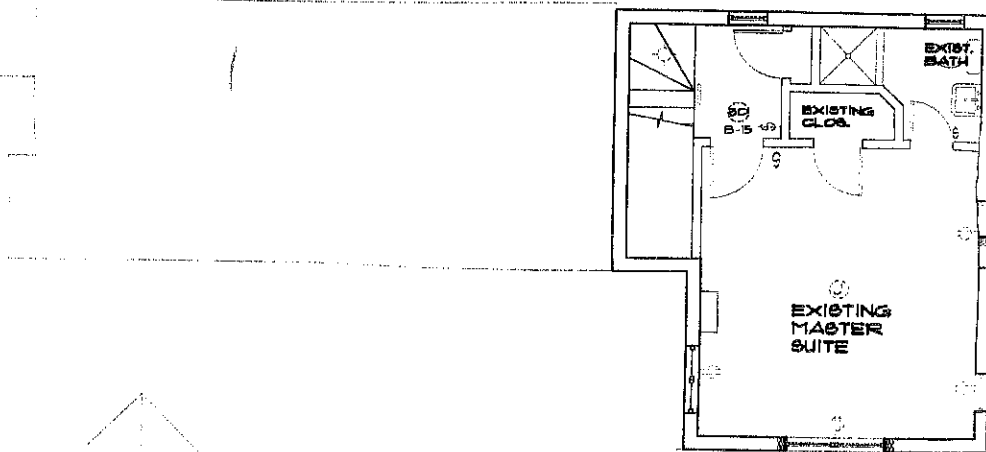
**PLUMBING NOTES**

- P1. COMPLETE PLUMBING INSTALLATION SHALL BE PER THE LATEST EDITION OF THE FLORIDA BUILDING CODE.
- P2. MINIMUM SLOPE OF NEW INSTALLED GRAVITY LINES SHALL BE 1/8" PER FOOT.
- P3. CONTRACTOR SHALL FIELD VERIFY LOCATION OF EXISTING SANITARY RISER LINES AT AREAS OF NEW WORK AND NOTIFY THE ARCHITECT OF ANY EXISTING CONDITIONS WHICH VARY FROM THIS RISER DIAGRAM.



**KITCHEN SANITARY PLUMBING RISER**

SCALE: N.T.S.



EXISTING MASTER SUITE

**NEW 2nd FLOOR ELECTRICAL PLAN**

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

**EXISTING MAIN PANEL - 2000 A/C**  
SERVICE: 1-PHASE, 208/240 VOLT  
MOUNTING: 208/240 VOLT

CIRCUIT	LOAD	WIRE SIZE	POLE	NO. CIRCUITS	DEPT.
1	EXISTING DOOR GENERAL LIGHTING	14	2	2000	2000
2	EXISTING ZONE GENERAL LIGHTING	14	2	2000	2000
3	EXISTING APPLIANCE	12	2	2000	2000
4	EXISTING APPLIANCE	12	2	2000	2000
5	EXISTING HOUSE PANEL 'A'	3	300	2000	2000
6	EXISTING HOUSE PANEL 'A'	3	300	2000	2000
7	EXISTING HOUSE PANEL 'A'	3	300	2000	2000
8	EXISTING HOUSE PANEL 'A'	3	300	2000	2000
9	EXISTING HOUSE PANEL 'A'	3	300	2000	2000
10	EXISTING HOUSE PANEL 'A'	3	300	2000	2000
11	EXISTING HOUSE PANEL 'A'	3	300	2000	2000
12	EXISTING HOUSE PANEL 'A'	3	300	2000	2000
13	EXISTING HOUSE PANEL 'A'	3	300	2000	2000
14	EXISTING HOUSE PANEL 'A'	3	300	2000	2000
15	EXISTING HOUSE PANEL 'A'	3	300	2000	2000
16	EXISTING HOUSE PANEL 'A'	3	300	2000	2000
17	EXISTING HOUSE PANEL 'A'	3	300	2000	2000
18	EXISTING HOUSE PANEL 'A'	3	300	2000	2000
19	EXISTING HOUSE PANEL 'A'	3	300	2000	2000
20	EXISTING HOUSE PANEL 'A'	3	300	2000	2000

TOTAL A/C LOAD 0 Watts @ 200% = 0 Watts  
TOTAL HEATING LOAD 0 Watts @ 50% = 0 Watts  
TOTAL REMAINING LOADS 41240 Watts @ 40% = 16496 Watts  
TOTAL LOAD 48380 Watts / 240 = 201.58 Amps

**EXISTING HOUSE PANEL 'A' - 2000 A/C**  
SERVICE: 1-PHASE, 208/240 VOLT  
MOUNTING: PLUMB

CIRCUIT	LOAD	WIRE SIZE	POLE	NO. CIRCUITS	DEPT.
1	EXISTING WATER HEATER	1 1/2	2	2000	2000
2	EXISTING WATER HEATER	1 1/2	2	2000	2000
3	EXISTING GENERAL LIGHTING	1 1/2	2	2000	2000
4	EXISTING GENERAL LIGHTING	1 1/2	2	2000	2000
5	EXISTING BACK ROOM LTB.	1 1/2	2	2000	2000
6	EXISTING BACK ROOM LTB.	1 1/2	2	2000	2000
7	EXISTING REFRIGERATOR	1 1/2	2	2000	2000
8	EXISTING REFRIGERATOR	1 1/2	2	2000	2000
9	EXISTING UTILITY REFR. LTB.	1 1/2	2	2000	2000
10	EXISTING REC.	1 1/2	2	2000	2000
11	EXISTING REC.	1 1/2	2	2000	2000
12	EXISTING REC.	1 1/2	2	2000	2000
13	EXISTING REC.	1 1/2	2	2000	2000
14	EXISTING REC.	1 1/2	2	2000	2000
15	EXISTING REC.	1 1/2	2	2000	2000
16	EXISTING REC.	1 1/2	2	2000	2000
17	EXISTING REC.	1 1/2	2	2000	2000
18	EXISTING REC.	1 1/2	2	2000	2000
19	EXISTING REC.	1 1/2	2	2000	2000
20	EXISTING REC.	1 1/2	2	2000	2000
21	EXISTING REC.	1 1/2	2	2000	2000
22	EXISTING REC.	1 1/2	2	2000	2000
23	EXISTING REC.	1 1/2	2	2000	2000
24	EXISTING REC.	1 1/2	2	2000	2000
25	EXISTING REC.	1 1/2	2	2000	2000
26	EXISTING REC.	1 1/2	2	2000	2000
27	EXISTING REC.	1 1/2	2	2000	2000
28	EXISTING REC.	1 1/2	2	2000	2000
29	EXISTING REC.	1 1/2	2	2000	2000
30	EXISTING REC.	1 1/2	2	2000	2000
31	EXISTING REC.	1 1/2	2	2000	2000
32	EXISTING REC.	1 1/2	2	2000	2000
33	EXISTING REC.	1 1/2	2	2000	2000
34	EXISTING REC.	1 1/2	2	2000	2000
35	EXISTING REC.	1 1/2	2	2000	2000
36	EXISTING REC.	1 1/2	2	2000	2000
37	EXISTING REC.	1 1/2	2	2000	2000
38	EXISTING REC.	1 1/2	2	2000	2000
39	EXISTING REC.	1 1/2	2	2000	2000
40	EXISTING REC.	1 1/2	2	2000	2000
41	EXISTING REC.	1 1/2	2	2000	2000
42	EXISTING REC.	1 1/2	2	2000	2000

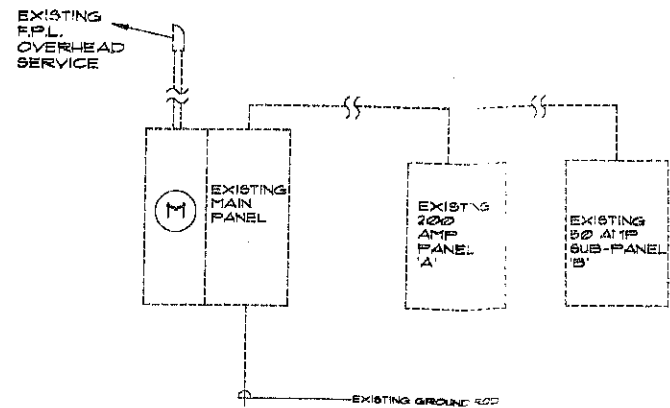
TOTAL A/C LOAD 10820 Watts @ 200% = 21640 Watts  
TOTAL HEATING LOAD 0 Watts @ 50% = 0 Watts  
OTHER LOADS 141 10820 Watts @ 200% = 21640 Watts  
TOTAL REMAINING LOADS 43140 Watts @ 40% = 17256 Watts  
TOTAL LOAD 51960 Watts / 240 = 216.5 Amps

**EXISTING SUB-PANEL 'B' - 2000 A/C**  
SERVICE: 1-PHASE, 208/240 VOLT  
MOUNTING: PLUMB

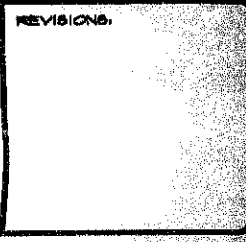
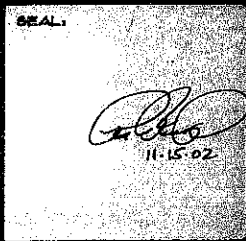
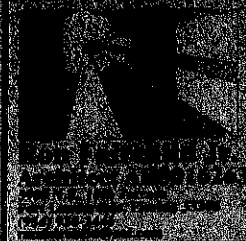
CIRCUIT	LOAD	WIRE SIZE	POLE	NO. CIRCUITS	DEPT.
1	EXISTING MASTER BATH	1 1/2	2	2000	2000
2	EXISTING MASTER BATH	1 1/2	2	2000	2000
3	EXISTING BATH	1 1/2	2	2000	2000
4	EXISTING BATH	1 1/2	2	2000	2000
5	EXISTING BATH	1 1/2	2	2000	2000
6	EXISTING BATH	1 1/2	2	2000	2000
7	EXISTING BATH	1 1/2	2	2000	2000
8	EXISTING BATH	1 1/2	2	2000	2000
9	EXISTING BATH	1 1/2	2	2000	2000
10	EXISTING BATH	1 1/2	2	2000	2000
11	EXISTING BATH	1 1/2	2	2000	2000
12	EXISTING BATH	1 1/2	2	2000	2000
13	EXISTING BATH	1 1/2	2	2000	2000
14	EXISTING BATH	1 1/2	2	2000	2000
15	EXISTING BATH	1 1/2	2	2000	2000
16	EXISTING BATH	1 1/2	2	2000	2000
17	EXISTING BATH	1 1/2	2	2000	2000
18	EXISTING BATH	1 1/2	2	2000	2000
19	EXISTING BATH	1 1/2	2	2000	2000
20	EXISTING BATH	1 1/2	2	2000	2000
21	EXISTING BATH	1 1/2	2	2000	2000
22	EXISTING BATH	1 1/2	2	2000	2000
23	EXISTING BATH	1 1/2	2	2000	2000
24	EXISTING BATH	1 1/2	2	2000	2000
25	EXISTING BATH	1 1/2	2	2000	2000
26	EXISTING BATH	1 1/2	2	2000	2000
27	EXISTING BATH	1 1/2	2	2000	2000
28	EXISTING BATH	1 1/2	2	2000	2000
29	EXISTING BATH	1 1/2	2	2000	2000
30	EXISTING BATH	1 1/2	2	2000	2000
31	EXISTING BATH	1 1/2	2	2000	2000
32	EXISTING BATH	1 1/2	2	2000	2000
33	EXISTING BATH	1 1/2	2	2000	2000
34	EXISTING BATH	1 1/2	2	2000	2000
35	EXISTING BATH	1 1/2	2	2000	2000
36	EXISTING BATH	1 1/2	2	2000	2000
37	EXISTING BATH	1 1/2	2	2000	2000
38	EXISTING BATH	1 1/2	2	2000	2000
39	EXISTING BATH	1 1/2	2	2000	2000
40	EXISTING BATH	1 1/2	2	2000	2000
41	EXISTING BATH	1 1/2	2	2000	2000
42	EXISTING BATH	1 1/2	2	2000	2000

TOTAL A/C LOAD 0 Watts @ 200% = 0 Watts  
TOTAL HEATING LOAD 0 Watts @ 50% = 0 Watts  
OTHER LOADS 141 10820 Watts @ 200% = 21640 Watts  
TOTAL REMAINING LOADS 3000 Watts @ 40% = 1200 Watts  
TOTAL LOAD 16000 Watts / 240 = 66.67 Amps

**ELECTRICAL PANEL SCHEDULES**



**EXISTING ELECTRICAL RISER**

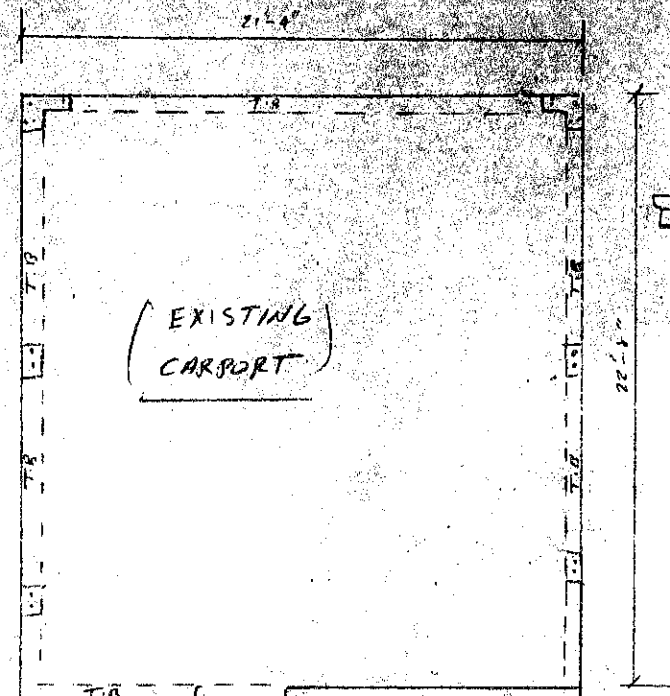


DATE: 11-14-02

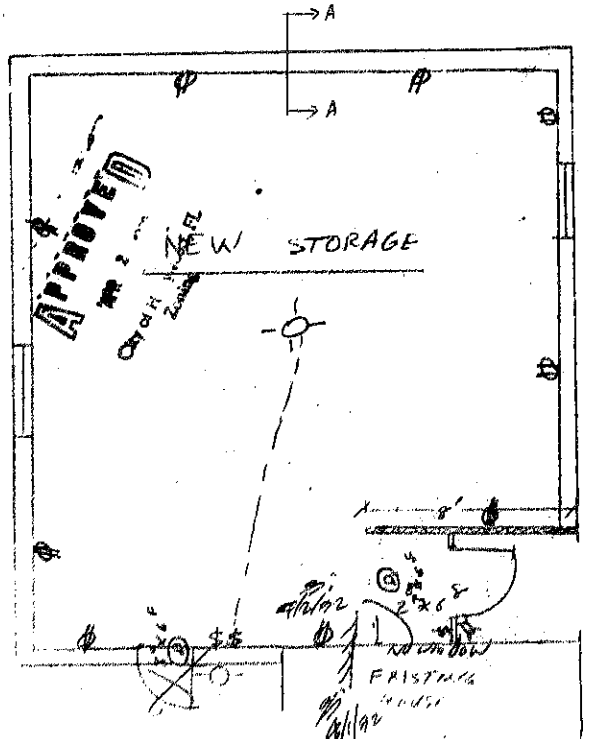
RENOVATION FOR:  
**THE COSTA'S RESIDENCE**  
125 N. SOUTH LAKE DRIVE  
HOLLYWOOD, FLORIDA

ELECTRICAL PLAN  
2nd FLOOR

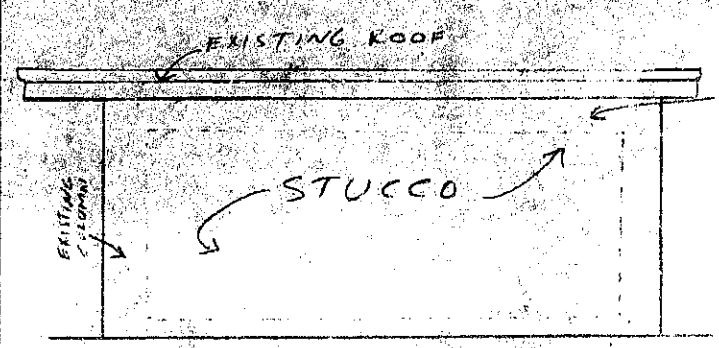
SHEET  
**EP 22**  
JOB NUMBER: 01-0001



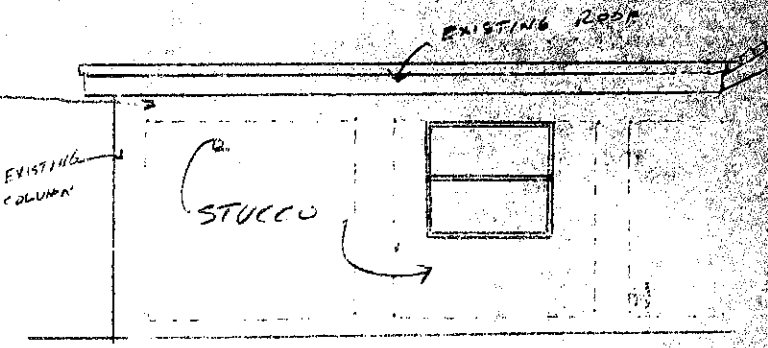
EXISTING FLOOR PLAN 1/4"=1'  
 10'-0" EXISTING HOUSE  
 Below door deleted



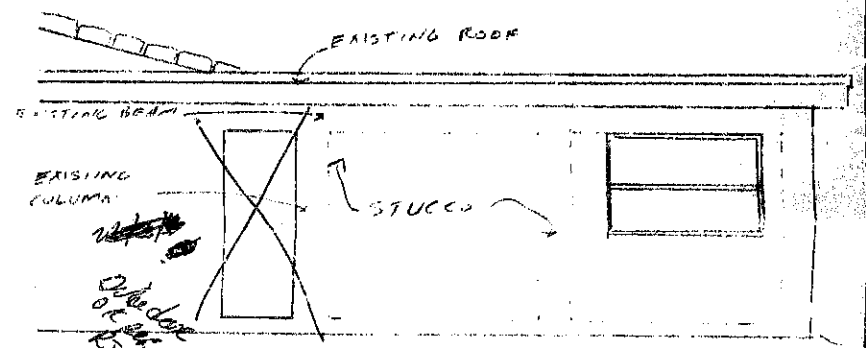
NEW FLOOR PLAN



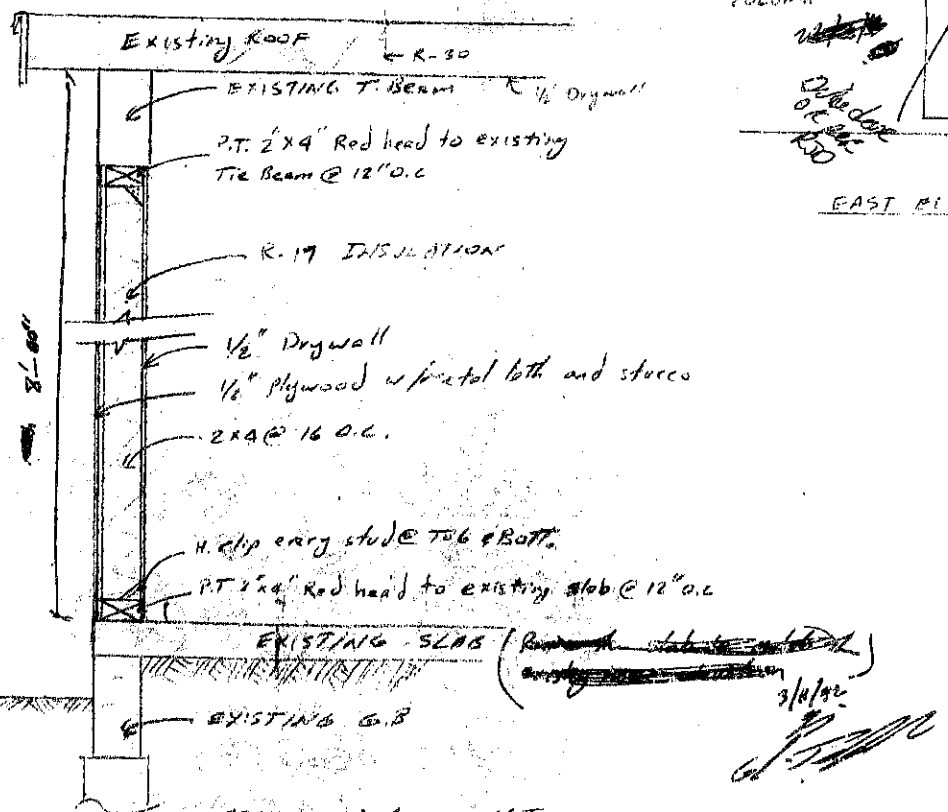
NORTH ELEVATION 1/4"=1'



WEST ELEVATION 1/4"=1'



EAST ELEVATION 1/4"=1'



SECTION A-A N.T.S.

**APPROVED**  
 FEB 1 1992  
 City of Hollywood, Fla.  
 Structural

NEW STORAGE (SEE NEW FLOOR PLAN)		
SCALE	APPROVED BY	DRAWN BY
DATE 2-17-92		3-3
725 N SOUTH LAKE DR		
DRAWING NUMBER		



# CITY OF HOLLYWOOD, FLORIDA PERMIT APPLICATION



ALL OF THE FOLLOWING MUST BE FILLED IN BY APPLICANT, ACCORDING TO FS 713.135

DATE 11-19-02 TAX FOLIO # 514214025220

DESCRIPTION: LOT 617 BLOCK 80 SUBDIVISION Hollywood Lakes Section 1-32

JOB NAME Costa Residence PHONE # 954-214-6776

JOB ADDRESS 725 N. Southlake Dr. CITY OF HOLLYWOOD STATE FL ZIP 33019

DETAILED WORK DESCRIPTION: Window Replacement, Structural Repairs, Interior Renovation at Kitchen

ESTIMATED VALUE: \$ 28,000.00 +/-

CONTRACTOR'S NAME Friendly Construction Co. PHONE # 954-929-0538

CONTRACTOR'S ADDRESS P.O. Box 221310 CITY Hollywood STATE FL ZIP 33022

CERTIFICATE OF COMPETENCY # \_\_\_\_\_ FAX # 954-924-9499

CONTRACTOR'S STATE CERTIFICATION OR REGISTRATION NO. CGC 051881

OWNER OR FEE SIMPLE TITLE HOLDER'S NAME Theresa & Michael Costa

OWNER OR FEE SIMPLE TITLE HOLDER'S ADDRESS 1432 Van Buren St. Hollywood, FL 33019

BONDING COMPANY \_\_\_\_\_

BONDING COMPANY ADDRESS \_\_\_\_\_

ARCHITECT/ENGINEER'S NAME Ron Fairchild Jr. Architect PHONE # 954-938-2445

ARCHITECT/ENGINEER'S ADDRESS 5980 N.E. 18th Terr. CITY Ft. Laud. STATE FL ZIP 33338

MORTGAGE LENDER'S NAME Green Point

MORTGAGE LENDER'S ADDRESS PO Box 84013 Columbus, GA 31908-4013

ELECTRICAL CONTRACTOR: F-Volt, Inc. / Wesley Tale Jr.

Phone # (954)-792-4535 LICENSE # 83-CME-902X/ER-0008640

Sworn before me this 20<sup>th</sup> of November, 2002

*[Signature]*  
Notarized Signature of Qualifier

Value \$ 3,000.

Notary Public

Personally Known  Other I.D.

MECHANICAL CONTRACTOR: \_\_\_\_\_

Phone # \_\_\_\_\_ LICENSE # \_\_\_\_\_

Sworn before me this \_\_\_\_\_ of \_\_\_\_\_, 19 \_\_\_\_\_

Notarized Signature of Qualifier \_\_\_\_\_ Value \$ \_\_\_\_\_

Notary Public



# CITY OF HOLLYWOOD, FLORIDA PERMIT APPLICATION



ALL OF THE FOLLOWING MUST BE FILLED IN BY APPLICANT, ACCORDING TO FS 713.135

DATE 11-19-02 TAX FOLIO # 514214025220

DESCRIPTION: LOT 617 BLOCK 80 SUBDIVISION Hollywood Lakes Section 1-32

JOB NAME Costa Residence PHONE # 954-214-6770

JOB ADDRESS 725 N. Southlake Dr. CITY OF HOLLYWOOD STATE FL ZIP 33019

DETAILED WORK DESCRIPTION: Interior Renovation at Kitchen

\_\_\_\_\_ SQ.FT. \_\_\_\_\_ ESTIMATED VALUE: \$ 2,600.00

CONTRACTOR'S NAME Friendly Construction Co. PHONE # 954-929-0538

CONTRACTOR'S ADDRESS P.O. Box 221310 CITY Hollywood STATE FL ZIP 33022

CERTIFICATE OF COMPETENCY # \_\_\_\_\_ FAX # 954-924-9499

CONTRACTOR'S STATE CERTIFICATION OR REGISTRATION NO. CCIC 051881

OWNER OR FEE SIMPLE TITLE HOLDER'S NAME \_\_\_\_\_

OWNER OR FEE SIMPLE TITLE HOLDER'S ADDRESS \_\_\_\_\_

BONDING COMPANY \_\_\_\_\_

BONDING COMPANY ADDRESS \_\_\_\_\_

ARCHITECT/ENGINEER'S NAME \_\_\_\_\_ PHONE # \_\_\_\_\_

ARCHITECT/ENGINEER'S ADDRESS \_\_\_\_\_ CITY \_\_\_\_\_ STATE \_\_\_\_\_ ZIP \_\_\_\_\_

MORTGAGE LENDER'S NAME \_\_\_\_\_

MORTGAGE LENDER'S ADDRESS \_\_\_\_\_

ELECTRICAL CONTRACTOR: \_\_\_\_\_

Phone # \_\_\_\_\_ LICENSE # \_\_\_\_\_

Sworn before me this \_\_\_\_\_ of \_\_\_\_\_, 19\_\_\_\_. \_\_\_\_\_ Notary Public

\_\_\_\_\_ Value \$ \_\_\_\_\_  
Notarized Signature of Qualifier

MECHANICAL CONTRACTOR: \_\_\_\_\_

Phone # \_\_\_\_\_ LICENSE # \_\_\_\_\_

Sworn before me this \_\_\_\_\_ of \_\_\_\_\_, 19\_\_\_\_. \_\_\_\_\_ Notary Public

\_\_\_\_\_ Value \$ \_\_\_\_\_  
Notarized Signature of Qualifier



# CITY OF HOLLYWOOD, FLORIDA PERMIT APPLICATION



ALL OF THE FOLLOWING MUST BE FILLED IN BY APPLICANT, ACCORDING TO FS 713.135

DATE 11-19-02 TAX FOLIO # 514214025220  
 DESCRIPTION: LOT 617 BLOCK 80 SUBDIVISION Hollywood Lakes Section 1-32  
 JOB NAME Costa Residence PHONE # 954-9214-6774  
 JOB ADDRESS 725 N Southlake Dr. CITY OF HOLLYWOOD STATE FL ZIP 33019  
 DETAILED WORK DESCRIPTION: Relocate Air Handler

SQ.FT. \_\_\_\_\_ ESTIMATED VALUE: \$ 1,000.00  
 CONTRACTOR'S NAME Friendly Construction Co. PHONE # 954-929-0530  
 CONTRACTOR'S ADDRESS P.O. Box 221310 CITY Hollywood STATE FL ZIP 33022  
 CERTIFICATE OF COMPETENCY # \_\_\_\_\_ FAX # 924-9499  
 CONTRACTOR'S STATE CERTIFICATION OR REGISTRATION NO. CGC 051881  
 OWNER OR FEE SIMPLE TITLE HOLDER'S NAME \_\_\_\_\_  
 OWNER OR FEE SIMPLE TITLE HOLDER'S ADDRESS \_\_\_\_\_  
 BONDING COMPANY \_\_\_\_\_  
 BONDING COMPANY ADDRESS \_\_\_\_\_  
 ARCHITECT/ENGINEER'S NAME \_\_\_\_\_ PHONE # \_\_\_\_\_  
 ARCHITECT/ENGINEER'S ADDRESS \_\_\_\_\_ CITY \_\_\_\_\_ STATE \_\_\_\_\_ ZIP \_\_\_\_\_  
 MORTGAGE LENDER'S NAME \_\_\_\_\_  
 MORTGAGE LENDER'S ADDRESS \_\_\_\_\_

ELECTRICAL CONTRACTOR: \_\_\_\_\_  
 Phone # \_\_\_\_\_ LICENSE # \_\_\_\_\_  
 Sworn before me this \_\_\_\_\_ of \_\_\_\_\_, 19\_\_\_\_, \_\_\_\_\_ Notary Public  
 \_\_\_\_\_ Value \$ \_\_\_\_\_  
 Notarized Signature of Qualifier

MECHANICAL CONTRACTOR: AA Acclimate Air  
 Phone # 954-971-8801 LICENSE # CAL009109  
 Sworn before me this 15 of Oct, 192002, \_\_\_\_\_ Notary Public  
[Signature] Value \$ \$3,000.00  
 Notarized Signature of Qualifier



Notary Public  
 \_\_\_\_\_  
 My Commission # CC937687 EXPIRES  
May 17, 2004  
 BONDED THRU TROY FAIN INSURANCE, INC.



Name Costa Residence  
Address 725 North Southlake Dr. Hollywood, FL 33022  
Permit # \_\_\_\_\_ Folio # 29-1626

**NOTICE OF COMMENCEMENT**

State of Florida  
County of Broward  
The undersigned hereby gives notice that improvement will be made to certain real property, and in accordance with Chapter 713, Florida Statutes, the following information is provided in this Notice of Commencement:

1. Property Legal Description  Lot 1-32 B  Unit 607  Block 80  
Subdivision/Condominium  
Hollywood Lakes Section  
( ) Lengthy Legal, please see description attached hereto

space above reserved for use of recording office.

2. General Description of Improvement: Interior Renovations, Window Replacement, repairs

3. Property Owner Name: Theresa + Michael Costa  
Mailing Address: 725 North Southlake Drive  
and interest in property: Hollywood, FL 33022  
Name/mailling address of fee simple title holder if other than owner: \_\_\_\_\_

4. Contractor name: FRIENDLY CONSTRUCTION COMPANY  
Address: PO Box 221310 Hollywood, FL 33022  
Phone Number: 954-929-2558 Fax#: (optional- if service by fax is acceptable) 954-924-9499

5. If Surety Bond, Name: \_\_\_\_\_  
and address of Surety: \_\_\_\_\_  
and amount of Bond: \$ \_\_\_\_\_ (Copy of bond must be attached to this Notice at time of recording)  
Phone Number: \_\_\_\_\_ Fax#: (optional- if service by fax is acceptable) \_\_\_\_\_

6. Lender name: Greenpoint  
Address: PO Box 84013 Columbus, GA 31908-4013  
Phone Number: \_\_\_\_\_ Fax#: (optional- if service by fax is acceptable) \_\_\_\_\_

7. Persons within the State of Florida (names and addresses) designated by property owner upon whom Notices or other documents may be served as provided by Section 713.13(1)(A)7, Florida Statutes:  
Name: \_\_\_\_\_  
Address: \_\_\_\_\_  
Phone Number: \_\_\_\_\_ Fax#: (optional- if service by fax is acceptable) \_\_\_\_\_

8. In addition to himself, Owner designates the following person(s) to receive a copy of the Lienor's Notice as provided by Section 713.13(1)(B), Florida Statutes:  
Name: \_\_\_\_\_  
Address: \_\_\_\_\_  
Phone Number: \_\_\_\_\_ Fax#: (optional- if service by fax is acceptable) \_\_\_\_\_

9. Expiration date of this \_\_\_\_\_ (Expires one year from date recorded unless a different date is specified)

Owner signature: Theresa Costa Owner signature: Michael Costa  
Printed name: Theresa Costa Printed name: Michael Costa

SWORN TO AND SUBSCRIBED before me Jocelyn Friend owner's rep. (for Costa)  
this 18 day of November 2002 by:  
Jocelyn Friend (Rep. owner)

personally known to me or produced FL-2/K  
Notary signature: Clara Lawrence as identification:  
Printed name: \_\_\_\_\_ My commission expires: \_\_\_\_\_  
seal: \_\_\_\_\_



I hereby certify this document to be a true, correct and complete copy of the record filed in my office. Dated this 18 day of Nov, 2002.  
By Rory Dougherty Deputy Clerk

01975

Department of Planning and Environmental Protection

Land Use and Permit Division
218 S.W. 1st. Avenue
Fort Lauderdale, FL 33301

(954) 519-1250 • FAX (954) 519-1494



APPLICATION FOR REVIEW OF CONSTRUCTION PLANS
Project Information

Owner (or Agent) Friendly Construction Co. % Jackie Friend Phone 954 929-0538
Mailing Address P.O. Box 221310 Hollywood, FL 33022
Project Address 725 North South Lake Drive City Hollywood, FL 33029
Plat Name (as recorded in official records) Hollywood Lakes Section 1-32 B Lot 6,7 BIK 80
Plat Book 1 Page 32 Lot 6,7 Block 80
Give a brief description of the proposed project Minor Structural Repairs, window replacement, interior renovations (kitchen)
Type of Review
Building Department Jurisdiction Hollywood
Title of Drawings S-1, A.I.1, D.I.1, D.I.2, Last Revision Date 11-15-02
Costa Residence CERTIFICATION

I hereby attest and certify the above supplied information is accurate and complete as it pertains to the construction to be undertaken in accordance with the plans herein submitted, and acknowledge any change in construction plans affecting information listed hereon shall require a new submission.

Signed [Signature] Date 11-18-02
(Owner or authorized representative)

Name and Title (print) Jackie Friend, owners rep.

FALSIFICATION OF THIS APPLICATION SHALL BE GROUNDS FOR DENIAL OR REVOCATION

To be completed by DPEP

Attention Building Department

Upon examination of the proposed construction activity listed above DPEP has determined that the project falls within the Broward County DPEP exemptions listed below and does not require approval by this agency.

- 1. Carports
2. Swimming pools (residential)
3. Residential wood decks
4. Residential slabs under 250 SF
5. Signs
6. Enclosure of condominium balconies
7. Construction of storage building (less than 250 sq. ft.) and any prefabricated storage building for residential areas, attached or free standing.
8. Improvements to mobile homes
9. Mobile homes being placed onto existing pads and hookups in mobile home park already approved by DNRP.
10. Covered or uncovered patios under 250 sq. ft.
11. Screen porches on existing slabs
12. Interior changes to retail or office buildings in which there is no change in use (vacant less than 6 mos.) seating capacity, and no materials being removed or disturbed
13. Additions to residences on septic tank
14. Repair to existing buildings
15. Fences (Residential)
16. Electrical installations (Except for Commercial first time use)
17. Interior remodeling of a home
18. Lawn sprinkler systems
19. Satellite dish (antenna) construction for residences
20. Additions, other than bedrooms, to single or multi family residences on sewer.
22. Other

Be advised that any modifications in the project should be submitted for review, as changes may result in Broward County DPEP approval being required.

By [Signature] Date 11/18/02



PLUMBING CONTRACTOR: \_\_\_\_\_

Phone # \_\_\_\_\_ LICENSE # \_\_\_\_\_

Sworn before me this \_\_\_\_\_ of \_\_\_\_\_, 19\_\_\_\_.

Notary Public

Value \$ \_\_\_\_\_

Notarized Signature of Qualifier \_\_\_\_\_

ROOFING CONTRACTOR: \_\_\_\_\_

Phone # \_\_\_\_\_ LICENSE # \_\_\_\_\_

Sworn before me this \_\_\_\_\_ of \_\_\_\_\_, 19\_\_\_\_.

Notary Public

Value \$ \_\_\_\_\_

Notarized Signature of Qualifier \_\_\_\_\_

\_\_\_\_\_ CONTRACTOR: \_\_\_\_\_

Phone # \_\_\_\_\_ LICENSE # \_\_\_\_\_

Sworn before me this \_\_\_\_\_ of \_\_\_\_\_, 19\_\_\_\_.

Notary Public

Value \$ \_\_\_\_\_

Notarized Signature of Qualifier \_\_\_\_\_

Application is hereby made to obtain a permit to do work and installations as indicated. I certify that no work or installation has commenced prior to the issuance of a permit and that all work will be performed to meet the standards of all laws regulating construction in the City of Hollywood, Florida. I understand that a separate permit must be secured for ELECTRICAL WORK, PLUMBING, SIGNS, WELLS, POOLS, BOILERS, TANKS, AIR CONDITIONERS, ETC.

OWNER'S AFFIDAVIT: I certify that all the foregoing information is accurate and that all work will be done in compliance with all applicable laws regulating construction and zoning.

**WARNING TO OWNER: YOUR FAILURE TO RECORD A NOTICE OF COMMENCEMENT MAY RESULT IN YOUR PAYING TWICE FOR IMPROVEMENTS TO YOUR PROPERTY. IF YOU INTEND TO OBTAIN FINANCING, CONSULT WITH YOUR LENDER OR AN ATTORNEY BEFORE RECORDING YOUR NOTICE OF COMMENCEMENT.**

**DISCLOSURE STATEMENT**

Owners of property when acting as their own contractor and providing all material supervision themselves, when building or improving farm outbuildings or one-family or two-family residences on such property for the occupancy of use of such owners and not offered for sale or lease, or building or improving commercial building at a cost of under \$25,000 on such property for the occupancy or use of such owners and not offered for sale or lease. In an action brought under this part proof of the sale or lease, or offering for sale or lease, of more than one such structure by the owner-builder within 1 year after completion of same is prima facie evidence that the construction was undertaken for purposes of sale or lease. This subsection does not exempt any person who is employed by such owner and who acts in the capacity of a contractor.

SIGNATURE \_\_\_\_\_  
Owner or Agent

DATE \_\_\_\_\_

NOTARY as to Owner or Agent

My Commission Expires \_\_\_\_\_

SIGNATURE *Ralph [Signature]*  
Prime Contractor (Owner/Builder)

DATE *10-16-02*

*[Signature]*  
Angela K. Tomlinson  
Notary Public  
My Commission Expires May 17, 2004



My Commission Expires \_\_\_\_\_  
BONDED THRU TROY PAW INSURANCE, INC.

Within Fifteen (15) working days after the plans are submitted and accepted for a building permit, the applicant will be notified in writing that a permit is ready for issuance or that additional information is required. Sixty (60) calendar days after the date of such notification, where such additional information has not been submitted or the permit has not been purchased, the applicant and/or the permit shall become null and void. Once the permit application package has become null and void it will be discarded by the Building Division, S.F.B.C. 302.1f.

**OFFICE USE ONLY**

MASTER PERMIT # \_\_\_\_\_ MASTER PROCESS # \_\_\_\_\_

PROCESS FEE PAID \$ \_\_\_\_\_ APPLICATION APPROVED BY \_\_\_\_\_

Permit Officer

PLUMBING CONTRACTOR: Charlie Swain Plumbing, Inc

Phone # 954 961 5527 LICENSE # CFC 022 544

Sworn before me this 19<sup>th</sup> of November, 192002

*Charlie Swain*  
Notarized Signature of Qualifier

*Gary A Bukstel*  
Notary Public  
Value \$ 2500.00  
My Commission CC811053  
Expires February 21 2003

ROOFING CONTRACTOR: \_\_\_\_\_

Phone # \_\_\_\_\_ LICENSE # \_\_\_\_\_

Sworn before me this \_\_\_\_\_ of \_\_\_\_\_, 19 \_\_\_\_\_

\_\_\_\_\_  
Notarized Signature of Qualifier

Notary Public  
Value \$ \_\_\_\_\_

CONTRACTOR: \_\_\_\_\_

Phone # \_\_\_\_\_ LICENSE # \_\_\_\_\_

Sworn before me this \_\_\_\_\_ of \_\_\_\_\_, 19 \_\_\_\_\_

\_\_\_\_\_  
Notarized Signature of Qualifier

Notary Public  
Value \$ \_\_\_\_\_

Application is hereby made to obtain a permit to do work and installations as indicated. I certify that no work or installation has commenced prior to the issuance of a permit and that all work will be performed to meet the standards of all laws regulating construction in the City of Hollywood, Florida. I understand that a separate permit must be secured for ELECTRICAL WORK, PLUMBING, SIGN WELLS, POOLS, BOILERS, TANKS, AIR CONDITIONERS, ETC.

OWNER'S AFFIDAVIT: I certify that all the foregoing information is accurate and that all work will be done in compliance with applicable laws regulating construction and zoning.

WARNING TO OWNER: YOUR FAILURE TO RECORD A NOTICE OF COMMENCEMENT MAY RESULT IN YOUR PAYING TWICE FOR IMPROVEMENTS TO YOUR PROPERTY. IF YOU INTEND TO OBTAIN FINANCING, CONSULT WITH YOUR LENDER OR AN ATTORNEY BEFORE RECORDING YOUR NOTICE OF COMMENCEMENT.

**DISCLOSURE STATEMENT**

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SIGNATURE \_\_\_\_\_  
Owner or Agent

SIGNATURE \_\_\_\_\_  
Prime Contractor (Owner/Builder)

DATE \_\_\_\_\_

DATE \_\_\_\_\_

\_\_\_\_\_  
NOTARY as to Owner or Agent

\_\_\_\_\_  
NOTARY as to Contractor

My Commission Expires \_\_\_\_\_

My Commission Expires \_\_\_\_\_

Within Fifteen (15) working days after the plans are submitted and accepted for a building permit, the applicant will be notified in writing that a permit is ready for issuance or that additional information is required. Sixty (60) calendar days after the date of such notification, where such additional information has not been submitted or the permit has not been purchased, the applicant and/or the permit shall become null and void. Once the permit application package has become null and void it will be discarded by the Building Division, S.F.B.C. 302.1f.

OFFICE USE ONLY	
MASTER PERMIT # _____	MASTER PROCESS # _____
PROCESS FEE PAID \$ _____	APPLICATION APPROVED BY _____ Permit Officer

PLUMBING CONTRACTOR: \_\_\_\_\_

Phone # \_\_\_\_\_ LICENSE # \_\_\_\_\_

Sworn before me this \_\_\_\_\_ of \_\_\_\_\_, 19 \_\_\_\_\_

Notary Public

Value \$ \_\_\_\_\_

Notarized Signature of Qualifier

ROOFING CONTRACTOR: \_\_\_\_\_

Phone # \_\_\_\_\_ LICENSE # \_\_\_\_\_

Sworn before me this \_\_\_\_\_ of \_\_\_\_\_, 19 \_\_\_\_\_

Notary Public

Value \$ \_\_\_\_\_

Notarized Signature of Qualifier

CONTRACTOR: Louis Friend, Friendly Construction Co.

Phone # 954-929-0538 LICENSE # CGC 051881

Sworn before me this 20<sup>th</sup> of November, 2002

Gary A Bukstel  
Notary Public  
My Commission CC811053  
Expires February 21 2003

Value \$ 20,000.00

Notarized Signature of Qualifier

Application is hereby made to obtain a permit to do work and installations as indicated. I certify that no work or installation has commenced prior to the issuance of a permit and that all work will be performed to meet the standards of all laws regulating construction in the City of Hollywood, Florida. I understand that a separate permit must be secured for ELECTRICAL WORK, PLUMBING, SIGNS, WELLS, POOLS, BOILERS, TANKS, AIR CONDITIONERS, ETC.

OWNER'S AFFIDAVIT: I certify that all the foregoing information is accurate and that all work will be done in compliance with all applicable laws regulating construction and zoning.

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SIGNATURE Louis Friend, Owner's rep.  
Owner or Agent

DATE 11-20-02  
Gary A Bukstel  
NOTARY as to Owner or Agent

My Commission Expires 2-21-03

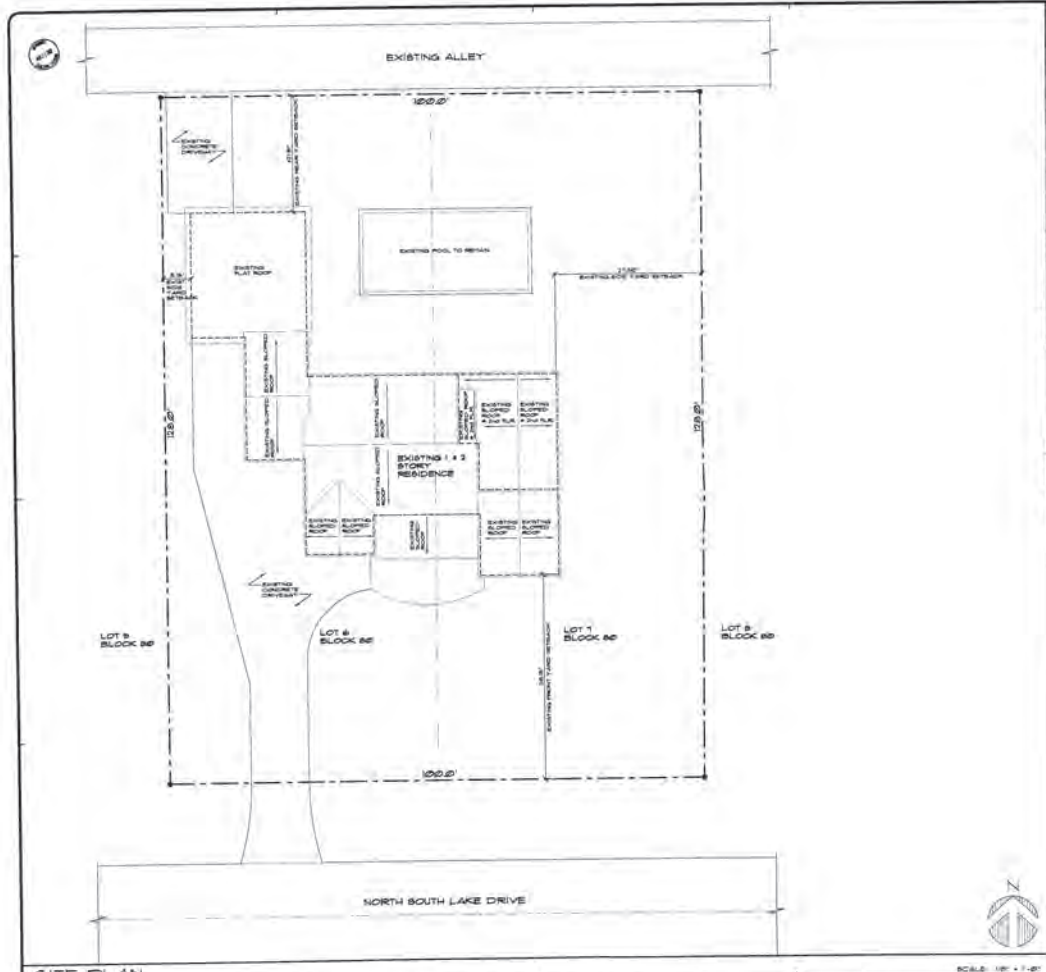
SIGNATURE \_\_\_\_\_  
Prime Contractor (Owner/Builder)

DATE \_\_\_\_\_  
NOTARY as to Contractor

My Commission Expires \_\_\_\_\_

Within Fifteen (15) working days after the plans are submitted and accepted for a building permit, the applicant will be notified in writing that a permit is ready for issuance or that additional information is required. Sixty (60) calendar days after the date of such notification, where such additional information has not been submitted or the permit has not been purchased, the applicant and/or the permit shall become null and void. Once the permit application package has become null and void it will be discarded by the Building Division, S.F.B.C. 302.1f.

OFFICE USE ONLY	
MASTER PERMIT # _____	MASTER PROCESS # _____
PROCESS FEE PAID \$ _____	APPLICATION APPROVED BY _____ Permit Officer



**GENERAL NOTES**

1. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE LOCAL, STATE AND FEDERAL AGENCIES AS REQUIRED TO CARRY OUT THE DESIGN AND CONSTRUCTION.
2. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE LOCAL, STATE AND FEDERAL AGENCIES AS REQUIRED TO CARRY OUT THE DESIGN AND CONSTRUCTION.
3. THE GENERAL CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE LOCAL, STATE AND FEDERAL AGENCIES AS REQUIRED TO CARRY OUT THE DESIGN AND CONSTRUCTION.
4. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE LOCAL, STATE AND FEDERAL AGENCIES AS REQUIRED TO CARRY OUT THE DESIGN AND CONSTRUCTION.
5. ALL DIMENSIONS AND LOCATIONS SHALL BE VERIFIED BY THE CONTRACTOR AND SHALL BE SHOWN ON THE PROJECT RECORDS. DIMENSIONS SHALL BE SHOWN ON THE PROJECT RECORDS.
6. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE LOCAL, STATE AND FEDERAL AGENCIES AS REQUIRED TO CARRY OUT THE DESIGN AND CONSTRUCTION.
7. ALL DIMENSIONS AND LOCATIONS SHALL BE VERIFIED BY THE CONTRACTOR AND SHALL BE SHOWN ON THE PROJECT RECORDS. DIMENSIONS SHALL BE SHOWN ON THE PROJECT RECORDS.
8. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE LOCAL, STATE AND FEDERAL AGENCIES AS REQUIRED TO CARRY OUT THE DESIGN AND CONSTRUCTION.
9. ALL DIMENSIONS AND LOCATIONS SHALL BE VERIFIED BY THE CONTRACTOR AND SHALL BE SHOWN ON THE PROJECT RECORDS. DIMENSIONS SHALL BE SHOWN ON THE PROJECT RECORDS.
10. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE LOCAL, STATE AND FEDERAL AGENCIES AS REQUIRED TO CARRY OUT THE DESIGN AND CONSTRUCTION.

**SAFETY**

1. THE CONTRACTOR SHALL COMPLY WITH THE SAFETY REQUIREMENTS OF ALL LOCAL, STATE AND FEDERAL LAWS.
2. PROVIDE ALL SAFETY MEASURES AND SIGNAGING AS REQUIRED FOR SAFETY AND FOR THE PROPER EXECUTION OF THE WORK.

**CODES AND STANDARDS**

1. ALL WORK SHALL BE PER THE STATE OF FLORIDA BUILDING CODE, 2007 EDITION.
2. THE PROJECT WAS DESIGNED IN ACCORDANCE WITH THE BUILDING CODE REQUIREMENTS FOR REINFORCED CONCRETE STRUCTURES SET FORTH IN THE AMERICAN INSTITUTE OF STEEL CONSTRUCTION AND APPROVED BY THE FLORIDA CODES COMMISSION AND APPROVED BY THE COUNTY ENGINEER. THE BUILDING SHALL BE IN ACCORDANCE WITH THE BUILDING CODE.

**PROJECT NOTES**

REVISION NO. 0000 BY DATE

REVISION NO. 0001 BY DATE

REVISION NO. 0002 BY DATE

REVISION NO. 0003 BY DATE

REVISION NO. 0004 BY DATE

REVISION NO. 0005 BY DATE

REVISION NO. 0006 BY DATE

REVISION NO. 0007 BY DATE

REVISION NO. 0008 BY DATE

REVISION NO. 0009 BY DATE

REVISION NO. 0010 BY DATE

**PROJECT DATA**

PROJECT NO. 1000000000

DATE: 11-14-07

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

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CONSULTANT:

REAL:

REVISIONS:

DATE: 11-14-07

REVISION FOR:

**THE COSTA'S RESIDENCE**  
 1758 N. SOUTH LAKE DRIVE  
 HOLLYWOOD, FLORIDA

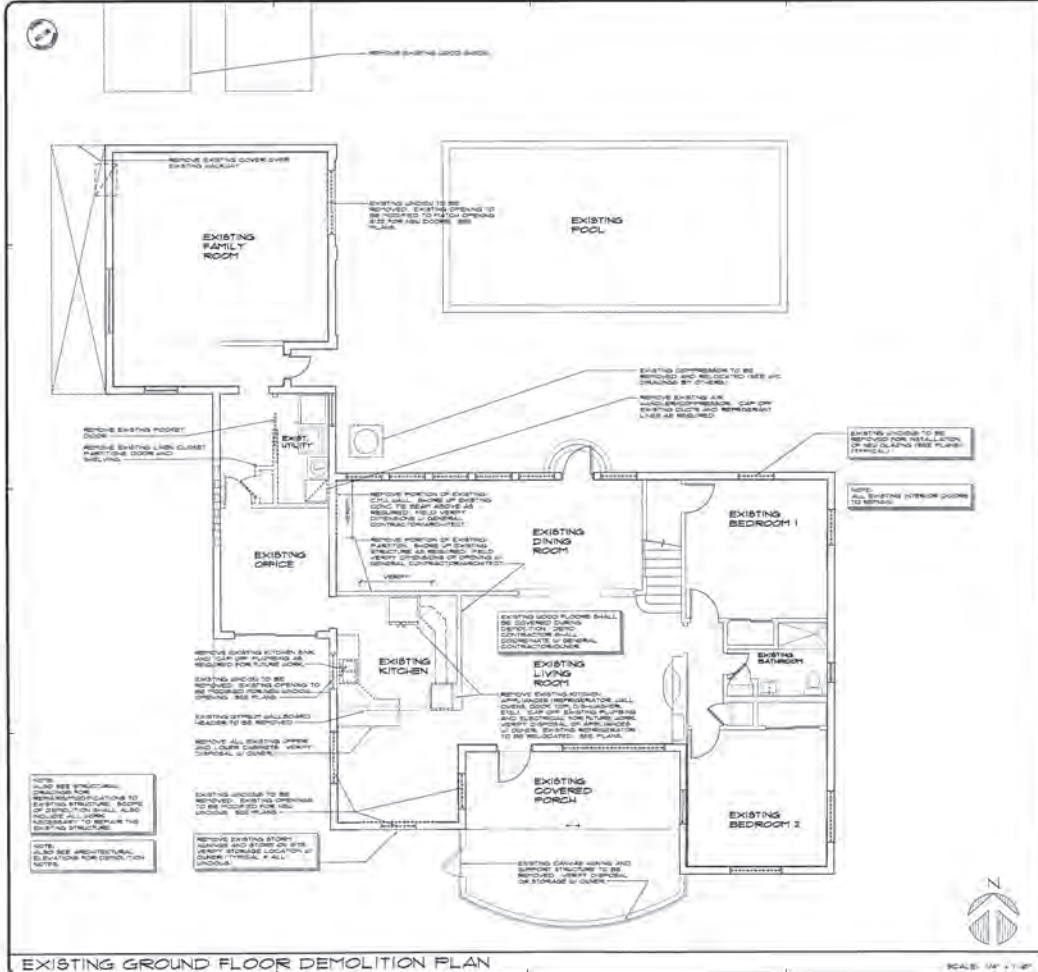
SITE PLAN

DATE: 11-14-07

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

JOB NUMBER: 00-00000

DATE: 11-14-07



**GENERAL NOTES**

1. ALL WORK SHALL BE PERFORMED AND COMPLETED IN ACCORDANCE WITH ALL APPLICABLE LOCAL, STATE AND FEDERAL REGULATIONS AND ORDINANCES AS REQUIRED TO OBTAIN THE NECESSARY PERMITS AND APPROVALS.
2. BEFORE COMMENCEMENT OF THE WORK, THE CONTRACTOR SHALL OBTAIN APPROVAL OF THE LOCAL, STATE AND FEDERAL AGENCIES FOR THE DEMOLITION OF THE EXISTING STRUCTURE AND EQUIPMENT AS REQUIRED BY THE APPLICABLE REGULATIONS AND ORDINANCES.
3. THE GENERAL CONTRACTOR SHALL NOTIFY THE AGENCIES FOR ALL LOCAL, STATE AND FEDERAL AGENCIES AS REQUIRED BY THE APPLICABLE REGULATIONS AND ORDINANCES.
4. THE CONTRACTOR SHALL NOTIFY THE AGENCIES FOR ALL LOCAL, STATE AND FEDERAL AGENCIES AS REQUIRED BY THE APPLICABLE REGULATIONS AND ORDINANCES.
5. ANY OBTAINMENT OF THE NECESSARY PERMITS AND APPROVALS SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR.
6. THE CONTRACTOR SHALL OBTAIN THE NECESSARY PERMITS AND APPROVALS FROM ALL LOCAL, STATE AND FEDERAL AGENCIES AS REQUIRED BY THE APPLICABLE REGULATIONS AND ORDINANCES.
7. THE CONTRACTOR SHALL OBTAIN THE NECESSARY PERMITS AND APPROVALS FROM ALL LOCAL, STATE AND FEDERAL AGENCIES AS REQUIRED BY THE APPLICABLE REGULATIONS AND ORDINANCES.

**SAFETY**

1. THE CONTRACTOR SHALL COMPLY WITH THE SAFETY REQUIREMENTS OF ALL LOCAL, STATE AND FEDERAL LAWS.
2. THE CONTRACTOR SHALL PROVIDE ADEQUATE SAFETY MEASURES FOR THE PROTECTION OF THE PUBLIC AND THE PROTECTION OF THE WORK.
3. BEFORE STARTING WORK, ALL EXISTING UTILITIES SHALL BE DISCONNECTED IN ACCORDANCE WITH THE LOCAL, STATE AND FEDERAL LAWS.
4. PROTECTION OF PERSONS AND PROPERTY SHALL BE PROVIDED THROUGHOUT THE PROGRAM OF THE WORK.
5. THE WORK SHALL BE PERFORMED IN A MANNER AS TO MINIMIZE THE SPREAD OF DUST AND FLYING PARTICLES AND TO PROVIDE SAFE WORKING CONDITIONS FOR PERSONNEL.
6. PRECAUTIONS SHALL BE TAKEN TO PROTECT THE EXISTING STRUCTURE AND ITS CONTENTS FROM ANY UNNECESSARY DAMAGE DURING THE DEMOLITION AND CONSTRUCTION PHASE.
7. REMOVAL OF EXISTING MATERIALS AND EQUIPMENT SHALL BE PERFORMED IN A MANNER WHICH WILL NOT DAMAGE THE EXISTING STRUCTURE AND ITS CONTENTS FROM ANY UNNECESSARY DAMAGE DURING THE DEMOLITION AND CONSTRUCTION PHASE.
8. ALL AREAS DAMAGED DURING DEMOLITION SHALL BE REPAIRED AND RETURNED TO BE PLUMB AND TO MATCH EXISTING ADJACENT SURFACES.
9. EXISTING LOCATION AND DIMENSIONS OF ALL TIES CORNER IN EXISTING PARTITIONS WITH GENERAL CONTRACTOR SHALL BE PROVIDED PRIOR TO COMMENCEMENT OF DEMOLITION.
10. PROVIDE LISTING OF EXISTING STRUCTURE AS REQUIRED PRIOR TO COMMENCEMENT OF DEMOLITION.

**DEMOLITION NOTES**

1. LOCATION OF EXISTING UTILITIES AND SERVICES (E.G. ELECTRICAL, WATER, GAS, PLUMBING, ETC.) SHALL BE DETERMINED IN THE FIELD PRIOR TO CONSTRUCTION. THE CONTRACTOR SHALL CONTACT ALL UTILITY COMPANIES PRIOR TO CONSTRUCTION AS REQUIRED. ALL EXISTING UTILITIES AND SERVICES SHALL BE PROTECTED.
2. BEFORE STARTING WORK, ALL EXISTING UTILITIES SHALL BE DISCONNECTED IN ACCORDANCE WITH THE LOCAL, STATE AND FEDERAL LAWS.
3. PROTECTION OF PERSONS AND PROPERTY SHALL BE PROVIDED THROUGHOUT THE PROGRAM OF THE WORK.
4. THE WORK SHALL BE PERFORMED IN A MANNER AS TO MINIMIZE THE SPREAD OF DUST AND FLYING PARTICLES AND TO PROVIDE SAFE WORKING CONDITIONS FOR PERSONNEL.
5. PRECAUTIONS SHALL BE TAKEN TO PROTECT THE EXISTING STRUCTURE AND ITS CONTENTS FROM ANY UNNECESSARY DAMAGE DURING THE DEMOLITION AND CONSTRUCTION PHASE.
6. REMOVAL OF EXISTING MATERIALS AND EQUIPMENT SHALL BE PERFORMED IN A MANNER WHICH WILL NOT DAMAGE THE EXISTING STRUCTURE AND ITS CONTENTS FROM ANY UNNECESSARY DAMAGE DURING THE DEMOLITION AND CONSTRUCTION PHASE.
7. ALL AREAS DAMAGED DURING DEMOLITION SHALL BE REPAIRED AND RETURNED TO BE PLUMB AND TO MATCH EXISTING ADJACENT SURFACES.
8. EXISTING LOCATION AND DIMENSIONS OF ALL TIES CORNER IN EXISTING PARTITIONS WITH GENERAL CONTRACTOR SHALL BE PROVIDED PRIOR TO COMMENCEMENT OF DEMOLITION.
9. PROVIDE LISTING OF EXISTING STRUCTURE AS REQUIRED PRIOR TO COMMENCEMENT OF DEMOLITION.



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DATE: 11-14-02

REVISIONS:

RENOVATION FOR:

**THE COASTS BIRD RENOVATION**

3300 S. GULF LANE, D-17  
HOLLYWOOD, FLORIDA

DRAWN BY: JON HARRIS

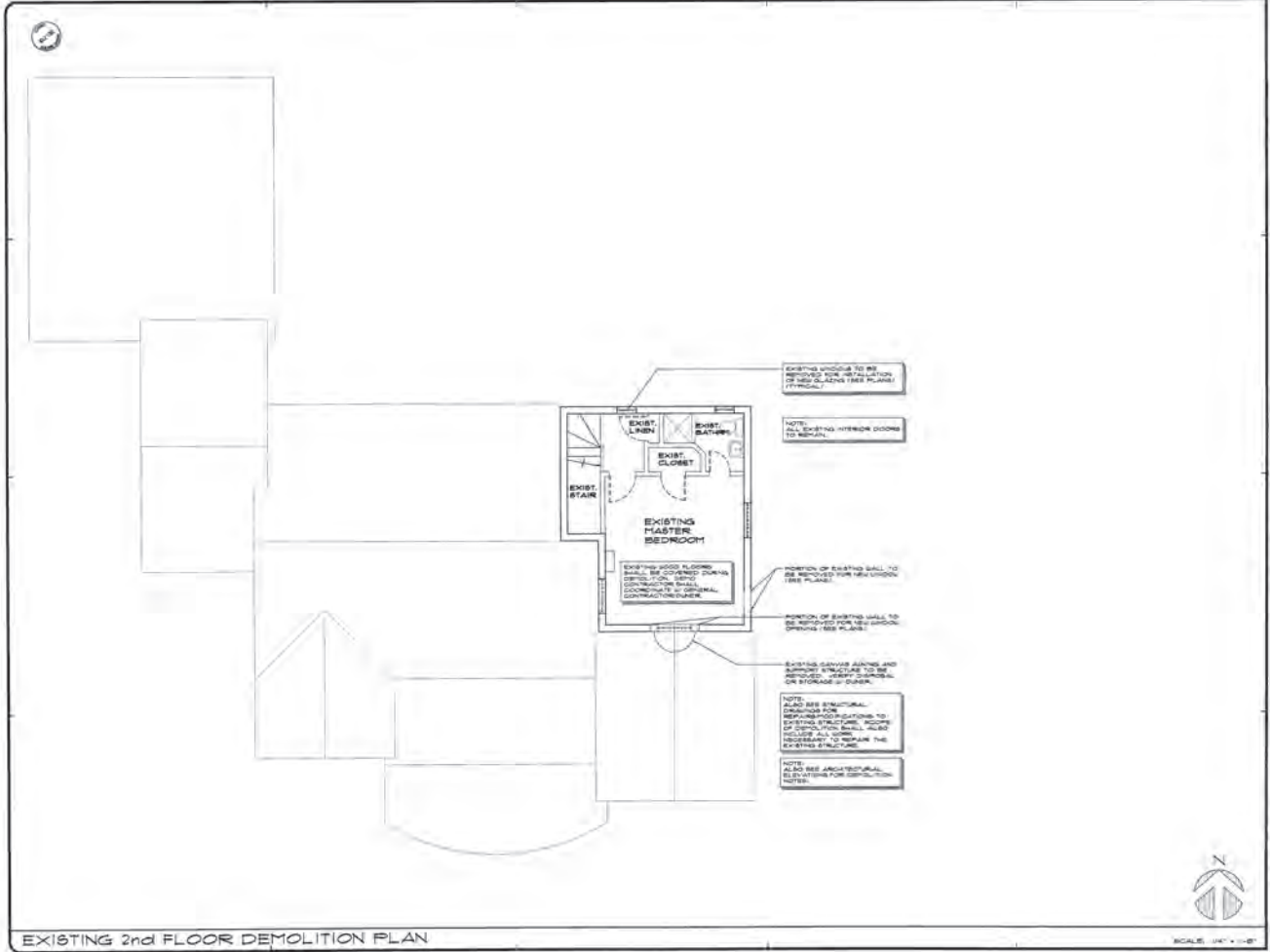
DATE: 11-14-02

JOB NUMBER: 02-0204

EXISTING GROUND FLOOR DEMOLITION PLAN

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

DEMOLITION NOTES



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CONSULTANT:

SEAL:

REVISIONS:

DATE:  
 1-14-22

RENOVATION FOR:  
**THE COSTA'S RESIDENCE**  
 125 N. SOUTH LAKE DRIVE  
 HOLLYWOOD, FLORIDA

2nd FLOOR DEMOLITION PLAN

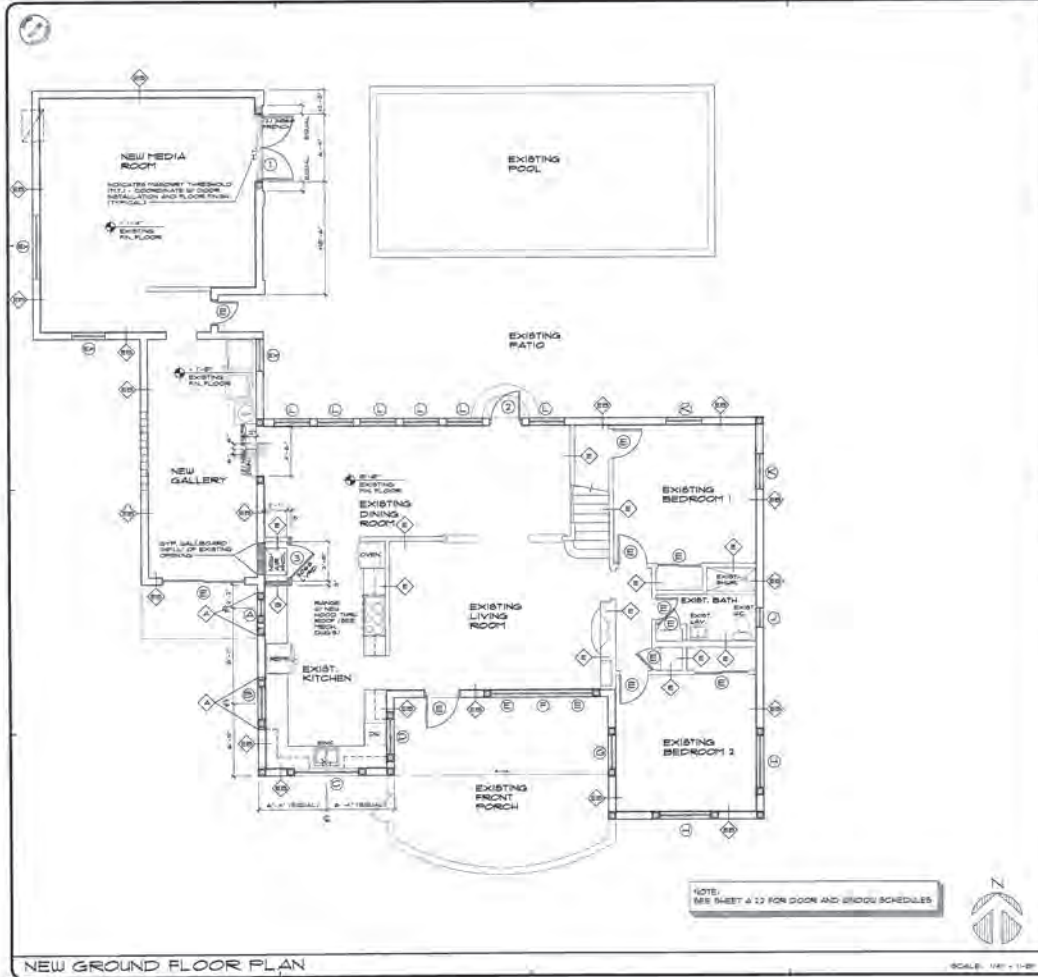
4-202  
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JOB 1215266 021-004-R

EXISTING 2nd FLOOR DEMOLITION PLAN

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

02-17-2022/04/2022/Project/1/2/2022



- EXISTING WINDOW: INDICATES EXISTING WINDOW (SCHEDULE 1) TO BE RELOCATED TO NEW POSITION AND WINDOW SCHEDULE 2 TO BE RELOCATED TO NEW POSITION.
- EXISTING WINDOW: SCHEDULE 1: INDICATES EXISTING WINDOW (SCHEDULE 1) TO BE RELOCATED TO NEW POSITION AND WINDOW SCHEDULE 2 TO BE RELOCATED TO NEW POSITION.
- EXISTING WINDOW: SCHEDULE 2: INDICATES EXISTING WINDOW (SCHEDULE 2) TO BE RELOCATED TO NEW POSITION AND WINDOW SCHEDULE 1 TO BE RELOCATED TO NEW POSITION.
- EXISTING WINDOW: SCHEDULE 3: INDICATES EXISTING WINDOW (SCHEDULE 3) TO BE RELOCATED TO NEW POSITION AND WINDOW SCHEDULE 4 TO BE RELOCATED TO NEW POSITION.
- EXISTING WINDOW: SCHEDULE 4: INDICATES EXISTING WINDOW (SCHEDULE 4) TO BE RELOCATED TO NEW POSITION AND WINDOW SCHEDULE 5 TO BE RELOCATED TO NEW POSITION.
- EXISTING WINDOW: SCHEDULE 5: INDICATES EXISTING WINDOW (SCHEDULE 5) TO BE RELOCATED TO NEW POSITION AND WINDOW SCHEDULE 6 TO BE RELOCATED TO NEW POSITION.
- EXISTING WINDOW: SCHEDULE 6: INDICATES EXISTING WINDOW (SCHEDULE 6) TO BE RELOCATED TO NEW POSITION AND WINDOW SCHEDULE 7 TO BE RELOCATED TO NEW POSITION.
- EXISTING WINDOW: SCHEDULE 7: INDICATES EXISTING WINDOW (SCHEDULE 7) TO BE RELOCATED TO NEW POSITION AND WINDOW SCHEDULE 8 TO BE RELOCATED TO NEW POSITION.
- EXISTING WINDOW: SCHEDULE 8: INDICATES EXISTING WINDOW (SCHEDULE 8) TO BE RELOCATED TO NEW POSITION AND WINDOW SCHEDULE 9 TO BE RELOCATED TO NEW POSITION.
- EXISTING WINDOW: SCHEDULE 9: INDICATES EXISTING WINDOW (SCHEDULE 9) TO BE RELOCATED TO NEW POSITION AND WINDOW SCHEDULE 10 TO BE RELOCATED TO NEW POSITION.
- EXISTING WINDOW: SCHEDULE 10: INDICATES EXISTING WINDOW (SCHEDULE 10) TO BE RELOCATED TO NEW POSITION AND WINDOW SCHEDULE 11 TO BE RELOCATED TO NEW POSITION.
- EXISTING WINDOW: SCHEDULE 11: INDICATES EXISTING WINDOW (SCHEDULE 11) TO BE RELOCATED TO NEW POSITION AND WINDOW SCHEDULE 12 TO BE RELOCATED TO NEW POSITION.

PARTITION SCHEDULE	
1	1/2" GYPSUM BOARD ON STUDS AT 16" O.C. WITH 5/8" GYPSUM BOARD ON TOP AND BOTTOM OF STUDS. PARTITION PAINTED TO MATCH EXISTING PARTITION.
2	1/2" GYPSUM BOARD ON STUDS AT 16" O.C. WITH 5/8" GYPSUM BOARD ON TOP AND BOTTOM OF STUDS. PARTITION PAINTED TO MATCH EXISTING PARTITION.
3	1/2" GYPSUM BOARD ON STUDS AT 16" O.C. WITH 5/8" GYPSUM BOARD ON TOP AND BOTTOM OF STUDS. PARTITION PAINTED TO MATCH EXISTING PARTITION.
4	1/2" GYPSUM BOARD ON STUDS AT 16" O.C. WITH 5/8" GYPSUM BOARD ON TOP AND BOTTOM OF STUDS. PARTITION PAINTED TO MATCH EXISTING PARTITION.
5	1/2" GYPSUM BOARD ON STUDS AT 16" O.C. WITH 5/8" GYPSUM BOARD ON TOP AND BOTTOM OF STUDS. PARTITION PAINTED TO MATCH EXISTING PARTITION.
6	1/2" GYPSUM BOARD ON STUDS AT 16" O.C. WITH 5/8" GYPSUM BOARD ON TOP AND BOTTOM OF STUDS. PARTITION PAINTED TO MATCH EXISTING PARTITION.
7	1/2" GYPSUM BOARD ON STUDS AT 16" O.C. WITH 5/8" GYPSUM BOARD ON TOP AND BOTTOM OF STUDS. PARTITION PAINTED TO MATCH EXISTING PARTITION.
8	1/2" GYPSUM BOARD ON STUDS AT 16" O.C. WITH 5/8" GYPSUM BOARD ON TOP AND BOTTOM OF STUDS. PARTITION PAINTED TO MATCH EXISTING PARTITION.
9	1/2" GYPSUM BOARD ON STUDS AT 16" O.C. WITH 5/8" GYPSUM BOARD ON TOP AND BOTTOM OF STUDS. PARTITION PAINTED TO MATCH EXISTING PARTITION.
10	1/2" GYPSUM BOARD ON STUDS AT 16" O.C. WITH 5/8" GYPSUM BOARD ON TOP AND BOTTOM OF STUDS. PARTITION PAINTED TO MATCH EXISTING PARTITION.
11	1/2" GYPSUM BOARD ON STUDS AT 16" O.C. WITH 5/8" GYPSUM BOARD ON TOP AND BOTTOM OF STUDS. PARTITION PAINTED TO MATCH EXISTING PARTITION.
12	1/2" GYPSUM BOARD ON STUDS AT 16" O.C. WITH 5/8" GYPSUM BOARD ON TOP AND BOTTOM OF STUDS. PARTITION PAINTED TO MATCH EXISTING PARTITION.



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CONSULTANT:



SEAL:



REVISIONS:

DATE: 11-14-07

RENOVATION FOR:

**THE COSTA GROUP**  
1000 N. 10th Street  
Fort Lauderdale, FL 33304

GROUND FLOOR PLAN

SHEET:

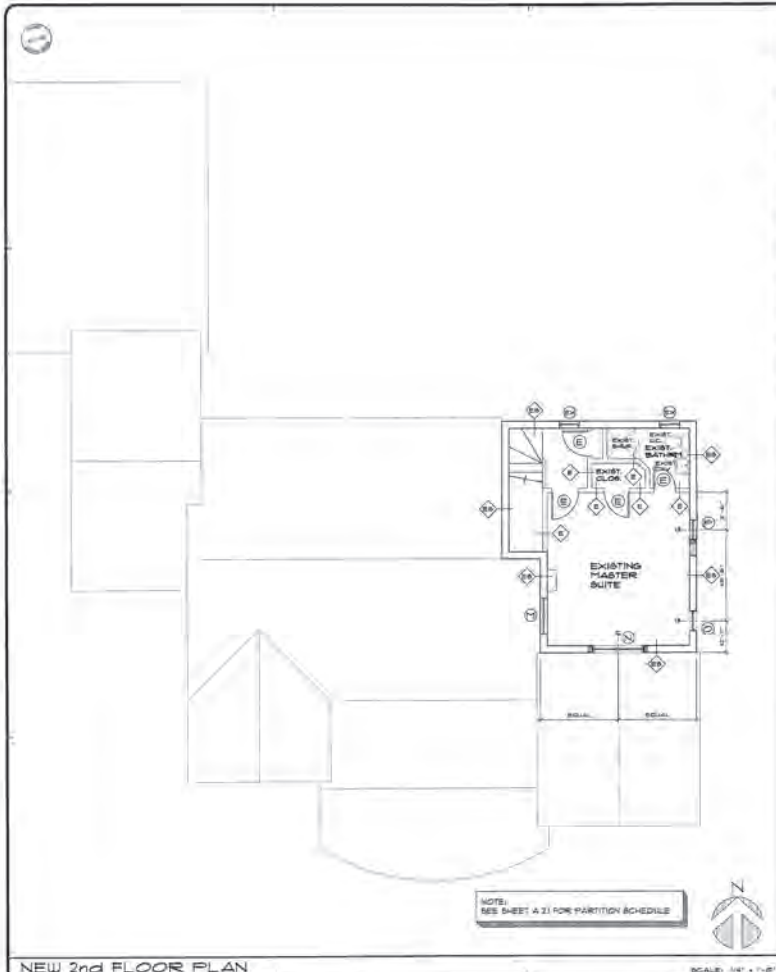
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JOB NUMBER: 07-0049

AS-1-02/08/04/14/15/16/17/18/19/20/21/22/23/24/25/26/27/28/29/30/31/32/33/34/35/36/37/38/39/40/41/42/43/44/45/46/47/48/49/50/51/52/53/54/55/56/57/58/59/60/61/62/63/64/65/66/67/68/69/70/71/72/73/74/75/76/77/78/79/80/81/82/83/84/85/86/87/88/89/90/91/92/93/94/95/96/97/98/99/100

NEW GROUND FLOOR PLAN

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



- EXISTING WINDOWS TO REMAIN**
- 1. NEW 2 1/2\"/>
- EXISTING DOORS**
- 1. EXTERIOR DOUBLE 2 1/2\"/>
  - 2. EXTERIOR DOUBLE 2 1/2\"/>
  - 3. EXTERIOR DOUBLE 2 1/2\"/>
- BLINDING NOTES**
1. ALL NEW WINDOWS SHALL REST (POSED) INCLUDE THE ELEVATION.
  2. ALL NEW WINDOWS SHALL BE INSTALLED WITH THE EXISTING FINISH SURFACE.
  3. ALL NEW WINDOWS SHALL BE INSTALLED AS PER THE REQUIREMENTS OF THE LOCAL BUILDING DEPARTMENT.
  4. ALL NEW WINDOWS ARE SPECIFIED TO THE LOCAL BUILDING DEPARTMENT AND FIELD COORDINATE.

**EXISTING DOORS**

1. EXTERIOR DOUBLE 2 1/2\"/>

2. EXTERIOR DOUBLE 2 1/2\"/>

3. EXTERIOR DOUBLE 2 1/2\"/>

1 2 3

RENOVATION FOR:  
**THE COSTAS RESIDENCE**  
125 SOUTH LAKE DRIVE  
HOLLYWOOD, FLORIDA

DATE: 11-14-22

2nd FLOOR PLAN

SHEET **A 2.2**

JOB NUMBER: 22-2846

42-2-25(2019) (Rev. 1/20)

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CONSULTANT:

SCALE:

REVISIONS:

DATE: 11-14-22

NEW 2nd FLOOR PLAN

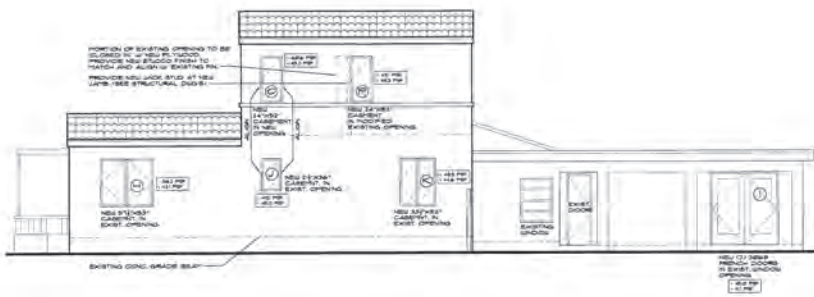
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WINDOW SCHEDULE

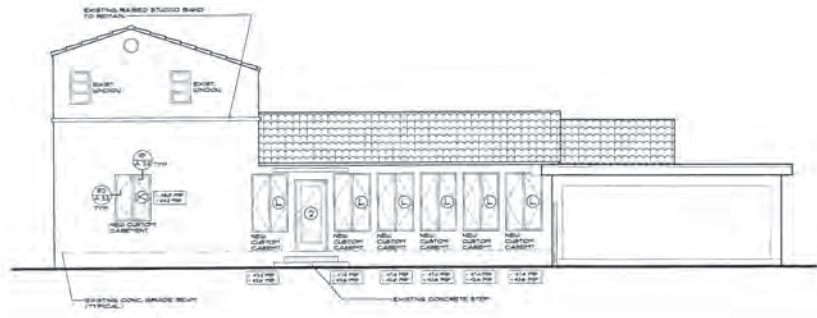
DOOR SCHEDULE





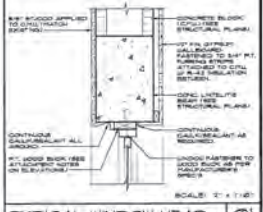


EAST (SIDE) ELEVATION

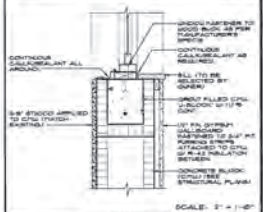


NORTH (REAR) ELEVATION

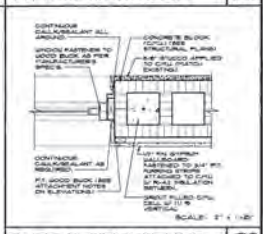
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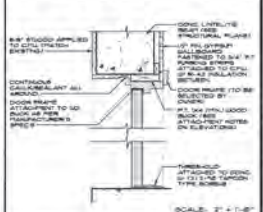
TYPICAL WINDOW HEAD 01



TYPICAL WINDOW SILL 02



TYPICAL WINDOW JAMB 03



TYPICAL DOOR HEAD/SILL 04

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Fort Lauderdale, FL 33322  
TEL: 754-343-8888

SCALE:

DATE: 11-14-02

REVISIONS:

DATE: 11-14-02

RENOVATION FOR:

**THE COASTAL GROUP, INC.**  
1000 N.W. 107th Street  
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TEL: 754-343-8888

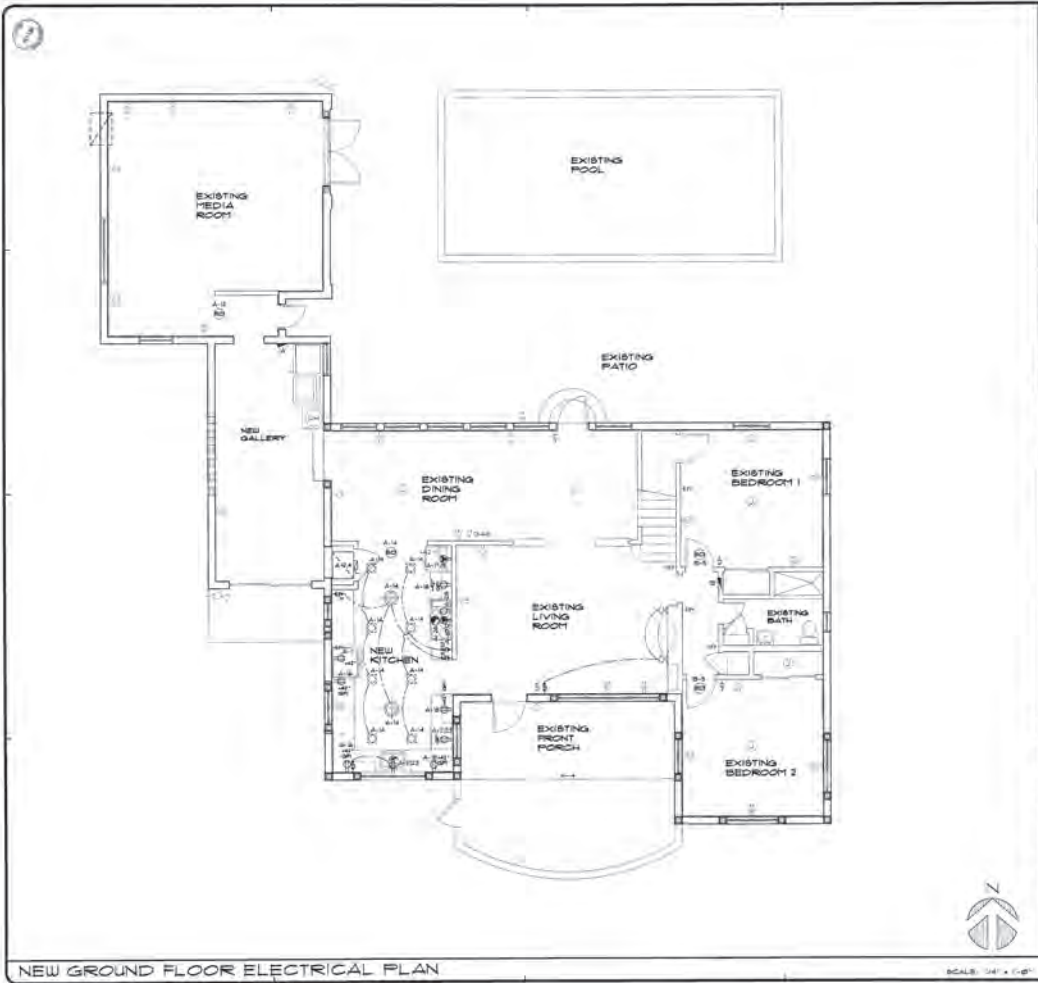
EXTERIOR ELEVATIONS

ASST:

**A 32**

JOB NUMBER: 03-0049

AS-0-070910-0-00010001000



- ELECTRICAL NOTES**
- EXISTING ELECTRICAL DUPLEX OUTPUT TO REMAIN AS IS
  - NEW ELECTRICAL DUPLEX RECEPTACLE SHALL BE MOUNTED 4" W/ JAMB. JAMBS NEEDED ON EXISTING WALLS SHOULD BE RELOCATED AT SET WALL LOCATION SHALL BE NOTED.
  - NEW 150V 2-POLE RECEPTACLE - CONTRACTOR SHALL VERIFY RECEPTACLE CONFORMANCE AND PROVIDE NEARBY REQUIREMENTS OF ELECTRICAL APPLIANCE
  - NEW TELEPHONE JACK SHALL BE MOUNTED 4" W/ JAMB. JAMBS NEEDED ON EXISTING WALL
  - EXISTING LIGHT SWITCH TO REMAIN AS IS
  - NEW WALL MOUNTED SWITCH
  - NEW 3-WAY WALL MOUNTED SWITCH
  - NEW 4-WAY WALL MOUNTED SWITCH
  - NEW WALL MOUNTED DIMMER SWITCH
  - NEW 3-WAY WALL MOUNTED DIMMER SWITCH
  - EXISTING GAS SHUT-OFF TO REMAIN FOR NEW GAS APPLIANCE CONNECTIONS (BY OTHERS)
  - EXISTING EXTERIOR FLOOD LIGHT TO REMAIN AS IS
  - NEW EXTERIOR INCANDESCENT DOWN LIGHTS TO BE SELECTED BY OWNER. LUMEN OUTPUT, HORIZONTAL THROW, HOOP LIGHT FIXTURE
  - NEW CEILING RECESSED WALL LAMEN LIGHT FIXTURE TO BE SELECTED BY OWNER.
  - RECESSED RECESSED LIGHT FIXTURE TO BE SELECTED BY OWNER.
  - NEW WALL MOUNTED INCANDESCENT LIGHT FIXTURE TO BE SELECTED BY OWNER.
  - NEW WALL MOUNTED SMOKE DETECTOR OR BATTERY BACK-UP SMOKE DETECTOR SHALL BE PROVIDED ABOVE OR NEARBY OF KITCHEN ELECTRICAL ZONE.
  - NEW CEILING FAN TO BE SELECTED BY OWNER. TO REPLACE EXISTING CEILING FAN. CONNECT TO EXISTING CEILING FAN CIRCUIT. PROVIDE NEW RECEPTACLE SWITCH.
  - NEW KITCHEN EXHAUST HOOD FAN/VEE MECHANICAL EXHAUST BY OTHERS
  - ELECTRICAL DISCONNECT CONTRACTOR SHALL VERIFY DISCONNECT REQUIREMENTS AND PROVIDE NEARBY OF APPLIANCE REQUIREMENTS.
- ELECTRICAL LEGEND**
- 1. ALL ELECTRICAL INSTALLATION TO BE AS PER THE LATEST EDITION OF THE NATIONAL ELECTRICAL CODE.
  - 2. ALL WIRING TO BE COPPER TAIN.
  - 3. CONTRACTOR SHALL VERIFY BREAKER SIZE AND LOADS OF ALL CIRCUITS AGAINST REQUIREMENTS AND PROVIDE ELECTRICAL LOADS AND REQUIREMENTS.
  - 4. PROVIDE GFI RECEPTACLES AT BATHROOMS AND KITCHEN ON ALL WALLS.
  - 5. ALL SMOKE DETECTORS SHALL BE INTERCONNECTED AND EQUIPPED WITH A BATTERY BACK-UP. ALL SMOKE DETECTORS SHALL BE INSTALLED ABOVE OF ALL AUTOS AND SHALL BE CONNECTED TO BATHROOM OR KITCHEN LIGHTING CIRCUITS AS PER NEC 746.4(2).
  - 6. ALL BRANCH CIRCUITS OTHER INCLUDING WITH RECESSED/RECESSED HALL AND ALL 7-CIRCUIT INTERRUPTERS AS PER NEC 746.4(2).
  - 7. ELECTRICAL CONTRACTOR SHALL PROVIDE NEW CIRCUIT BREAKER AT EXISTING PANELS. ADDITIONAL WIRING FOR NEW APPLIANCE CIRCUIT BREAKERS SEPARATE.



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CONSULTANT:



SCALE:



REVISIONS:

DATE:  
11-16-12

RENOVATION FOR:  
**THE COFFAYS RESIDENCE**  
173 N. SOUTH LAKE DRIVE  
HOLLYWOOD, FLORIDA

ELECTRICAL PLAN:  
GROUND FLOOR

SHEET:  
**110** 2.1

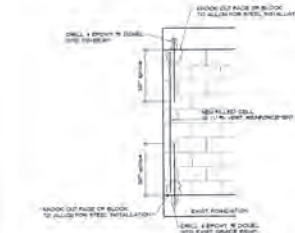
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02-11-2012/12/11/12/12

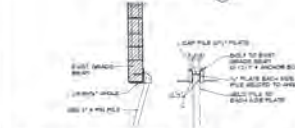




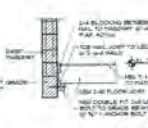
**DETAIL A**  
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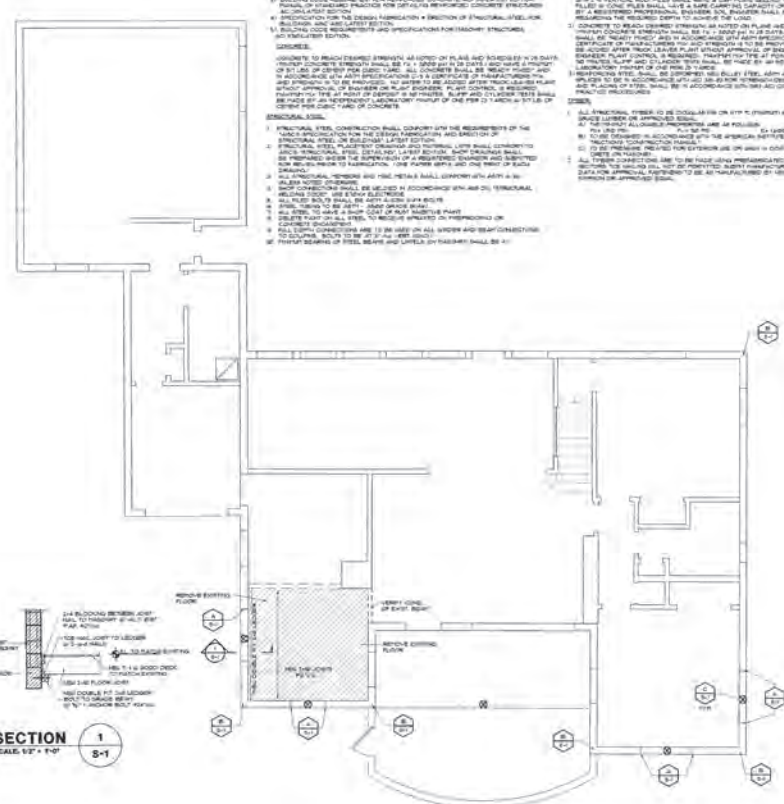
**DETAIL B**  
SCALE: 1/2" = 1'-0"



**PILE ATTACHMENT TO GRADE BEAM**  
SCALE: 1/2" = 1'-0"



**SECTION 1**  
SCALE: 1/2" = 1'-0"



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

**GENERAL NOTES**

1. ALL LOADS ARE CALCULATED IN ACCORDANCE WITH THE IBC.
2. THE PROJECT HAS BEEN DESIGNED IN ACCORDANCE WITH THE 2015 INTERNATIONAL BUILDING CODE (IBC) AND THE 2015 INTERNATIONAL MECHANICAL AND ELECTRICAL PLUMBING CODE (IMC).
3. ALL CONCRETE SHALL BE CAST IN PLACE AND SHALL BE FINISHED TO THE FINISH ELEVATION SHOWN ON THE DRAWINGS.
4. ALL REINFORCING STEEL SHALL BE EPOXY COATED UNLESS OTHERWISE NOTED.
5. ALL REINFORCING STEEL SHALL BE EPOXY COATED UNLESS OTHERWISE NOTED.
6. ALL REINFORCING STEEL SHALL BE EPOXY COATED UNLESS OTHERWISE NOTED.
7. ALL REINFORCING STEEL SHALL BE EPOXY COATED UNLESS OTHERWISE NOTED.
8. ALL REINFORCING STEEL SHALL BE EPOXY COATED UNLESS OTHERWISE NOTED.
9. ALL REINFORCING STEEL SHALL BE EPOXY COATED UNLESS OTHERWISE NOTED.
10. ALL REINFORCING STEEL SHALL BE EPOXY COATED UNLESS OTHERWISE NOTED.

**REINFORCEMENT**

1. ALL REINFORCEMENT SHALL BE CAST IN PLACE AND SHALL BE FINISHED TO THE FINISH ELEVATION SHOWN ON THE DRAWINGS.
2. ALL REINFORCEMENT SHALL BE CAST IN PLACE AND SHALL BE FINISHED TO THE FINISH ELEVATION SHOWN ON THE DRAWINGS.
3. ALL REINFORCEMENT SHALL BE CAST IN PLACE AND SHALL BE FINISHED TO THE FINISH ELEVATION SHOWN ON THE DRAWINGS.
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5. ALL REINFORCEMENT SHALL BE CAST IN PLACE AND SHALL BE FINISHED TO THE FINISH ELEVATION SHOWN ON THE DRAWINGS.
6. ALL REINFORCEMENT SHALL BE CAST IN PLACE AND SHALL BE FINISHED TO THE FINISH ELEVATION SHOWN ON THE DRAWINGS.
7. ALL REINFORCEMENT SHALL BE CAST IN PLACE AND SHALL BE FINISHED TO THE FINISH ELEVATION SHOWN ON THE DRAWINGS.
8. ALL REINFORCEMENT SHALL BE CAST IN PLACE AND SHALL BE FINISHED TO THE FINISH ELEVATION SHOWN ON THE DRAWINGS.
9. ALL REINFORCEMENT SHALL BE CAST IN PLACE AND SHALL BE FINISHED TO THE FINISH ELEVATION SHOWN ON THE DRAWINGS.
10. ALL REINFORCEMENT SHALL BE CAST IN PLACE AND SHALL BE FINISHED TO THE FINISH ELEVATION SHOWN ON THE DRAWINGS.



**CONSULTANT**

**Tomlin Professional, Inc.**  
401 N. 40th Street  
P.O. Box 33334  
Tulsa, Oklahoma 74112-3334

**DATE:** 7/13/10

**REVISIONS**

**DATE:** 7/13/10

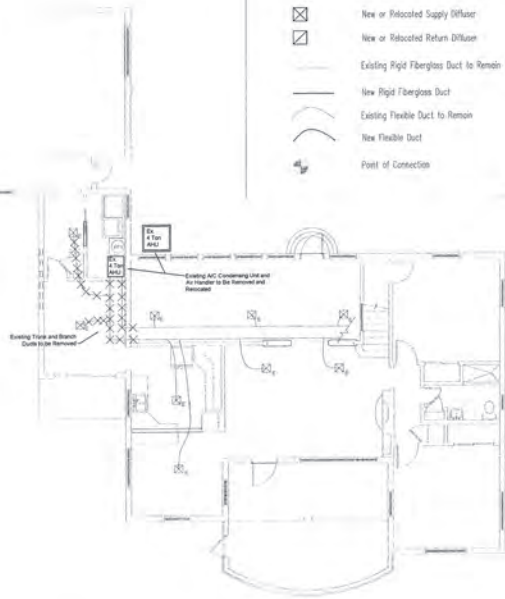
**ENGINEER**  
TOMLIN PROFESSIONAL, INC.  
401 N. 40th Street  
P.O. Box 33334  
Tulsa, Oklahoma 74112-3334

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



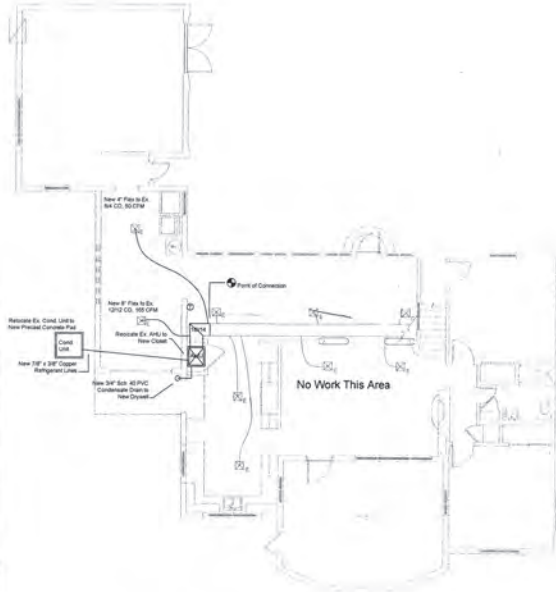
### DRAWING LEGEND

- Existing Supply Diffuser to Remain
- Existing Return Diffuser to Remain
- New or Relocated Supply Diffuser
- New or Relocated Return Diffuser
- Existing Rigid Fiberglass Duct to Remain
- New Rigid Fiberglass Duct
- Existing Flexible Duct to Remain
- New Flexible Duct
- Point of Connection



## Air Conditioning Demo Plan

SCALE - 3/16" = 12"



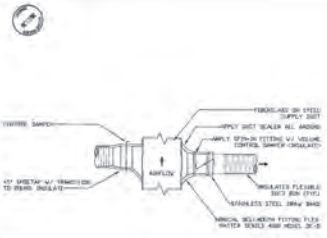
## Air Conditioning Plan

SCALE - 3/16" = 12"



Air Conditioning Improvements For:  
The Costa Residence  
Hollywood, FL

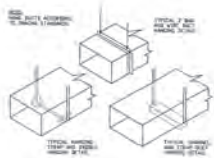
DATE: 12-14-2012  
 DRAWN BY: [Signature]  
 CHECKED BY: [Signature]  
 PROJECT: A/C - 1.1



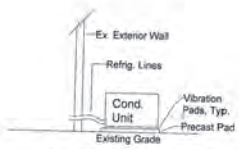
1. REFERRED FITTING WHERE ALLOWED BY SPACE IN THE BUILDING EXISTING WHICH REQUIRES A MINIMUM OF 4\"/>

2. DUCT TOP SHOULD BE COVERED TO PROVIDE A MINIMUM OF 100\"/>

TYPICAL FLEX. DUCT CONNECTION DETAIL



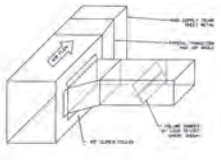
METHODS OF HANGING DUCTS DETAIL



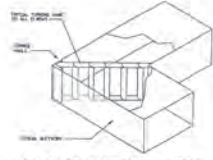
Condenser Detail

NOTES:

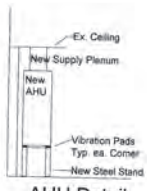
1. THE NATURE OF THIS PROJECT INVOLVES REMODELING OF EXISTING SPACE. SPACE WAS PREVIOUSLY AIR CONDITIONED. NO FLORIDA ENERGY EFFICIENCY CODE CALCULATIONS, HEAT LOAD CALCULATIONS OR OUTSIDE AIR CALCULATIONS ARE REQUIRED.
2. CONTRACTOR TO VERIFY OPERATION OF ALL EXISTING HVAC EQUIPMENT.
3. DUCTWORK SHALL BE FABRICATED IN ACCORDANCE WITH MANUFACTURER'S INSTRUCTIONS AND SULLITINS AND S.M.A.C.N.A. RECOMMENDATIONS.
4. TRUNK DUCTWORK SHALL BE CONSTRUCTED OF 1-1/2\"/>



BRANCH DUCT TAKE-OFF DETAIL (SUPPLY)



ELBOW TURNING VANE DETAIL



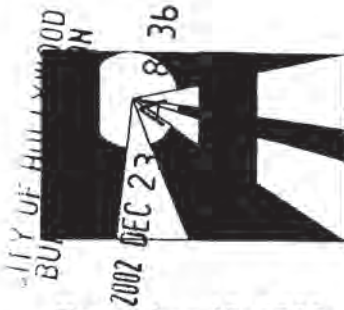
AHU Detail

CONDENSER	Ex. System
MANUFACTURER	Carrier
MODEL NUMBER	38TR0408-900
VOLTAGE	208/230-1-60
MAX. CUR. AMPS	30.5
MAX. FUSE SIZE	30
AIR HANDLER	
MANUFACTURER	Carrier
MODEL NUMBER	FB30A1F04
VOLTAGE	208/230-1-60
HEAT KW	10
MAX. CUR. AMPS	60
MAX. FUSE SIZE	60
STATIC PRESS.	0
CFM	1,000
NOMINAL TONS	4
SEER/SEER	12/11
REFRIG. R-410A	33.365
TOTAL BTUH	42,000
DUCT LINE SIZE	7\"/>

AIR-ADVANCE AIR, INC.  
 CAC00099  
 1820 N.W. 33RD STREET, PENSACOLA, FL

Air Conditioning Improvements For:  
 The Costa Residence  
 Hollywood, FL

A/C - 1.2



## **Ron Fairchild Jr.**

**Architect AR0016263**

5980 N.E. 18<sup>th</sup> Terrace, Fort Lauderdale, Florida 33308

Phone: (954) 938-2445 Email: rmzfairchild@aol.com

December 15, 2002

City of Hollywood, Building Division  
Hollywood, Florida

RE: Responses to permit review comments for  
Renovation to the Costa's Residence  
725 N. South Lake Drive  
Hollywood, Florida

Process # 41863

To Whom It May Concern:

The following are written responses to the Plan Reviewer's Comments as found on the City of Hollywood Plan Review Website on 12-10-02. The responses follow each comment in ***bold italic text***.

**Discipline Sequence Number: INT:**

Item#1 New Wkd Application Record – New Application Proc-fee.

***Response Not Applicable.***

**Discipline Sequence Number: ELE:**

Item#1 Approved.

**Discipline Sequence Number: PLB:**

Item#1 Approved.

**Discipline Sequence Number: DRN:**

Item#1 Submit Current Survey of Property.

***Response The owner shall provide a current survey of the property with this resubmittal.***



CITY OF HOLLYWOOD  
BUILDING DIVISION  
007 DEC 23 10:08:36

**Discipline Sequence Number: ZON:**

Item#1 Provide current survey showing all improvements to property. Project triggers tree ordinance. Must provide one swale tree for every 50 feet of frontage. Either provide trees or show existing trees on plan.

**Response** *The owner shall provide a current survey of the property with this resubmittal.*

**Sheet A 1.1:** *No swale trees are in existence on this property. (2) new swale trees are to be provided at the locations shown on the site plan (sheet A 1.1). A tree staking detail has also been provided on sheet A 1.1.*

**Discipline Sequence Number: RES:**

Item#1 Approved.

**Discipline Sequence Number: MEC:**

Item#1 Mechanical application was supplied. Need complete mechanical showing all HVAC work on project.

**Response** *The contractor shall provide HVAC drawings for review with this resubmittal.*

**Discipline Sequence Number: ENG:**

Item#1 Plans with "U".

**Response** *Not Applicable.*

**Discipline Sequence Number: ENG:**

Item#1 Provide survey of property.

**Response** *The owner shall provide a current survey of the property with this resubmittal.*

**Discipline Sequence Number: STR:**

Item#1 Plans with "U".

**Response** *Not Applicable.*

**Discipline Sequence Number: STR:**

Item#1 Update standards, Ch. #35. Provide dimensions for window (n) with header detail.

**Response** *Sheet A 1.1: The standards listed under the project general notes have been updated per Chapter 35 (FBC 2001 edition).  
Sheet A 2.2: Dimensions for window (n) have been added to the window schedule on sheet A 2.2.  
Sheet A 3.1: A wood header detail has been added to sheet A 3.1.*

**Discipline Sequence Number: INT:**

Item#1 Changed proc-fee.

**Response** *Not Applicable.*

**Discipline Sequence Number: INT:**

Item#1 Letter.

**Response** *Not Applicable.*

**Discipline Sequence Number: STR:**

Item#1 Note ventilation requirements complying with 1804.6.3.1.

**Response** *Sheet A 1.1: Hatch patterns have been added to the site plan indicating the portion of the existing residence which has an existing crawl space.  
The location of existing ventilation and access openings have been indicated on the site plan.  
Ventilation calculations have been added with itemize the area of all ventilation openings.  
(2) new ventilation openings have been added to comply with FBC section 1804.6.3.*

If there are any questions concerning any of the above written responses, please contact me. Thanks.

Sincerely,



Ron Fairchild Jr.  
Architect

CITY OF HULLYWOOD  
BUILDING DIVISION  
2002 DEC 23 8:36

DRAWN BY: AA

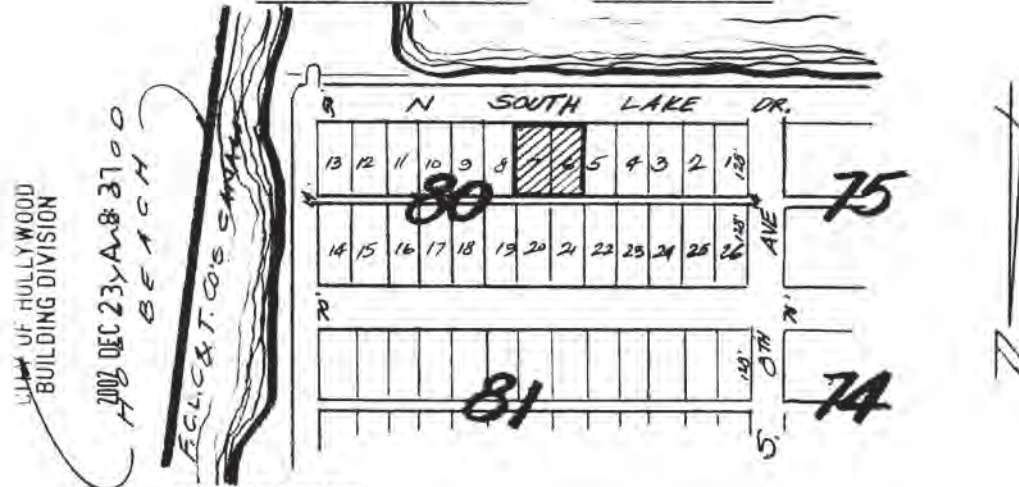
Survey of Lot: 6-7 Block: 80  
 Subdivision: HOLLYWOOD LAKES SECTION  
 According to the Plat thereof as recorded in the Plat Book No. 1  
 at Page No. 32 of the public records of BROWARD County, Florida.

Property Address: 725 N SOUTHLAKE DR, HOLLYWOOD, FL 33019  
 For: JOHN J. MCGOOHAN

Date: 02/16/2000

### LOCATION SKETCH

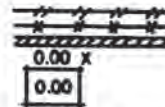
Scale 1" = 175'



#### ABBREVIATIONS AND MEANING

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

#### LEGEND TYPICAL



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

PROPOSED ELEVATIONS.

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

2) IF SHOWN, ELEVATIONS ARE REFERRED TO

B.M.# \_\_\_\_\_ ELEV. \_\_\_\_\_  
 OF N.G.V.D. OF 1929.

3) THIS IS A SPECIFIC PURPOSE SURVEY.

4) THE CLOSURE IN THE BOUNDARY SURVEY IS ABOVE 17500 FT. I HEREBY CERTIFY THAT THIS "BOUNDARY SURVEY" OF THE PROPERTY DESCRIBED HEREON, AS RECENTLY SURVEYED AND DRAWN UNDER MY SUPERVISION, COMPLIES WITH THE MINIMUM TECHNICAL STANDARDS AS SET FORTH BY THE FLORIDA BOARD OF PROFESSIONAL LAND SURVEYORS IN CHAPTER 61G17-6, FLORIDA ADMINISTRATIVE CODE PURSUANT TO 472.027, FLORIDA STATUTES.

BY: *George Ibarra*  
 GEORGE IBARRA (DATE OF FIELD WORK) 2-18-00  
 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 \_\_\_\_\_

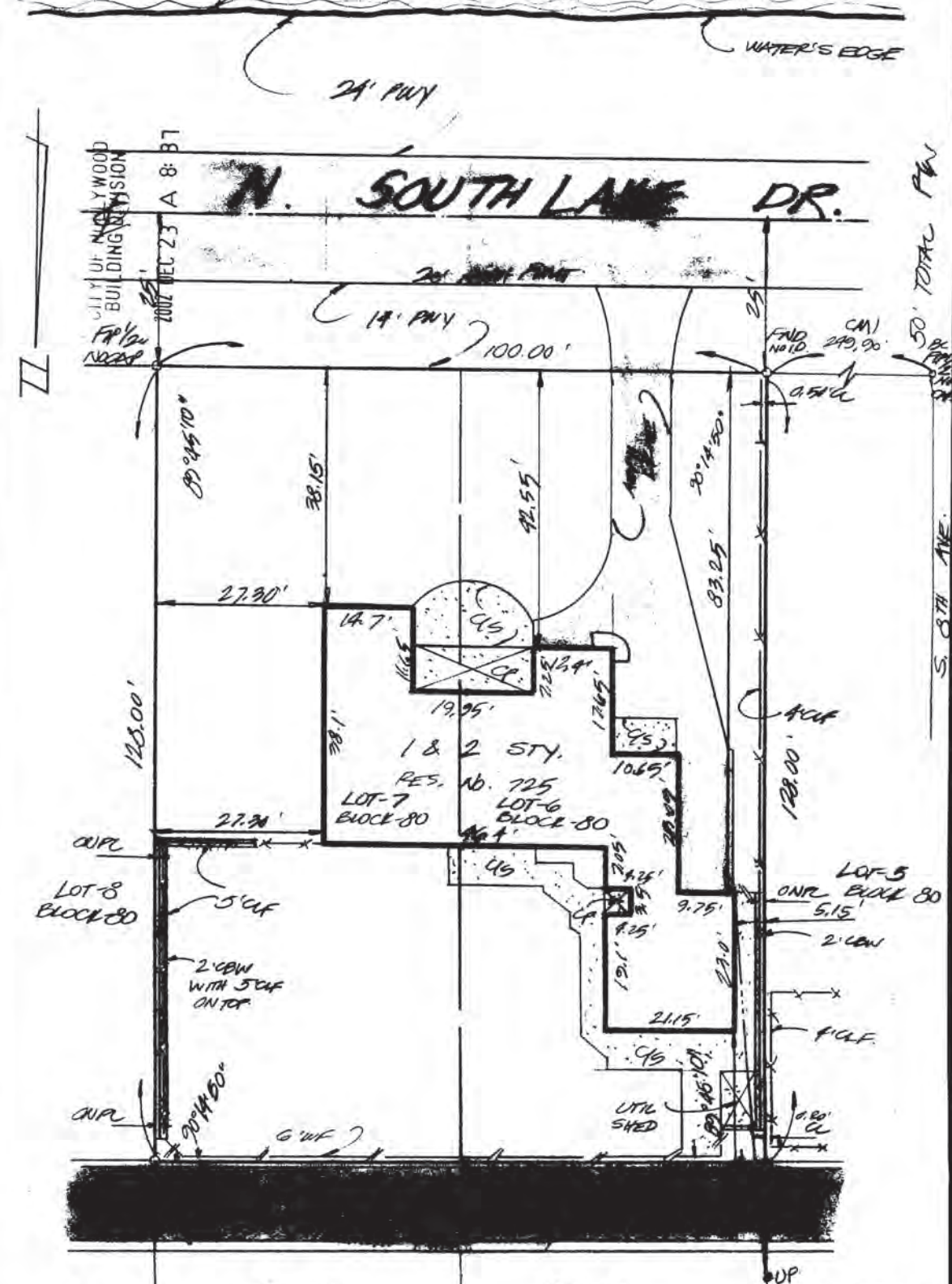
**LEGAL NOTES TO ACCOMPANY SKETCH OF SURVEY (SURVEY):**  
 EXAMINATION OF THE ABSTRACT OF TITLE WILL HAVE TO BE MADE TO DETERMINE RECORDED INSTRUMENTS, IF ANY, AFFECTING THE PROPERTY. THIS SURVEY IS SUBJECT TO DEDICATIONS, LIMITATIONS, RESTRICTIONS, RESERVATIONS OR EASEMENTS OF RECORD. LEGAL DESCRIPTIONS PROVIDED BY CLIENT OR ATTESTING TITLE COMPANY.  
 BOUNDARY SURVEY MEANS A DRAWING AND/OR A GRAPHIC REPRESENTATION OF THE SURVEY WORK PERFORMED IN THE FIELD, COULD BE DRAWN AT A SHOWN SCALE AND/OR NOT TO SCALE. EASEMENTS AS SHOWN ARE PER PLAT BOOK, UNLESS OTHERWISE SHOWN.  
 THE TERM "ENCROACHMENT" MEANS VISIBLE AND ABOVE GROUND ENCROACHMENTS. ARCHITECTS SHALL VERIFY ZONING REGULATIONS, RESTRICTIONS AND SETBACKS AND THEY WILL BE RESPONSIBLE OF SUBMITTING PLAT PLANS WITH THE CORRECT INFORMATION FOR THEIR APPROVAL FOR AUTHORIZATION TO AUTHORITIES IN A NEW CONSTRUCTION, UNLESS OTHERWISE NOTED. THIS FIRM HAS NOT ATTEMPTED TO LOCATE FOOTINGS AND/OR FOUNDATIONS. FENCE OWNERSHIP NOT DETERMINED.  
 THIS PLAN OF SURVEY, HAS BEEN PREPARED FOR THE EXCLUSIVE USE OF THE ENTITIES NAMED HEREON. THE CERTIFICATE DOES NOT EXTEND TO ANY UNNAMED PARTY.  
 THE FNP FLOOD MAPS HAVE DESIGNATED THE HEREIN DESCRIBED LAND TO BE

Situated in Zone: AE Community/Panel/Suffix: 125113-0317-P  
 Date of Firm: 08/18/1992 Base Flood Elevation: 7 FT  
 Certified to: JOHN J. MCGOOHAN AND PATRICIA MCGOOHAN  
 ATTORNEYS' TITLE INSURANCE FUND, INC.  
 SHUTTS & BOWEN, LLP

FIRST HORIZON HOME LOAN CORPORATION D/B/A EQUIBANC MORTGAGE CORPORATION,  
 ITS SUCCESSORS AND/OR ASSIGNS AS THEIR INTEREST MAY APPEAR.



## OCEAN } BOUNDARY SURVEY Scale 1" = 20'



LOT-19 BLOCK-80      LOT-20 BLOCK-80      LOT-21 BLOCK-80      LOT-22 BLOCK-80

NOTE:  
 DEED BOOK 25 AT PAGE 247 BROWARD COUNTY RECORDS,  
 AS PROVIDED TO SURVEYOR AS PER TITLE COMMITMENT  
 NO. CF-02073 IS NOT LEGIBLE, THEREFORE CANNOT BE  
 SHOWN ON THE SURVEY.



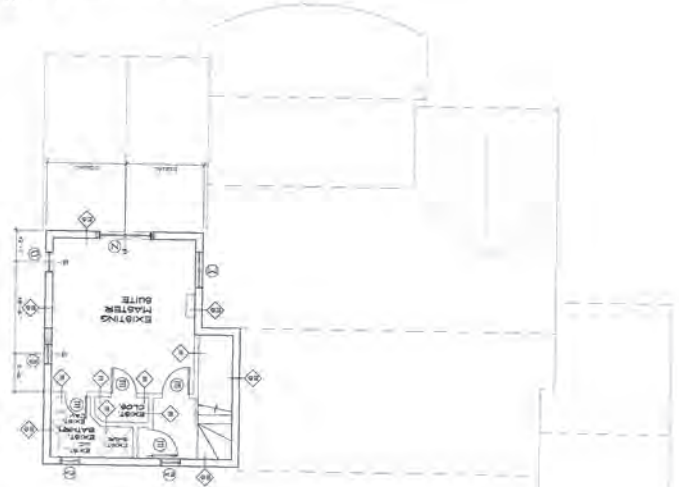


NEW 2ND FLOOR PLAN

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

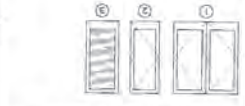


NOTE: SEE SHEET A FOR PARTITION SCHEDULE



WINDOW SCHEDULE

NO.	DESCRIPTION
1	EXISTING SUITE TO SUITE
2	EXISTING SUITE TO SUITE
3	EXISTING SUITE TO SUITE
4	EXISTING SUITE TO SUITE
5	EXISTING SUITE TO SUITE
6	EXISTING SUITE TO SUITE
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1. EXISTING SUITE TO SUITE  
 2. EXISTING SUITE TO SUITE  
 3. EXISTING SUITE TO SUITE

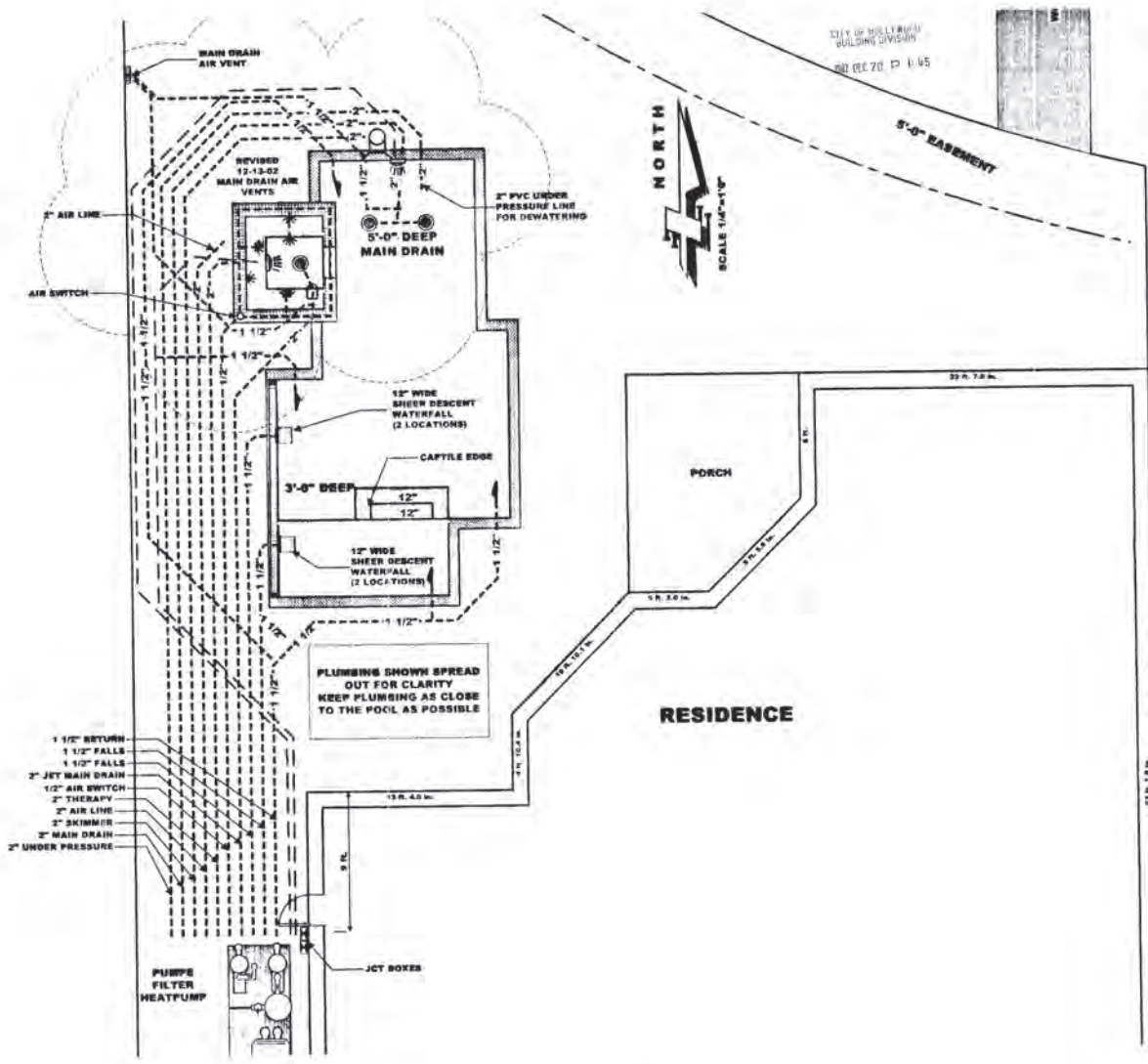
DATE: 11/14/03  
 SHEET: 22

RENOVATION FOR:  
**THE COSTAS RESIDENCE**  
 7301 HOLLYWOOD BLVD  
 HOLLYWOOD, FLORIDA



DESIGNED BY:  
 Ron Fairchild Jr.  
 ARCHITECT

CONSULTANT:  
 Ron Fairchild Jr.  
 ARCHITECT  
 7301 HOLLYWOOD BLVD  
 HOLLYWOOD, FLORIDA 33024  
 PHONE: 305-968-1234  
 FAX: 305-968-1235  
 E-MAIL: RFAIRCHILD@AOL.COM



CITY OF HOLLYWOOD  
BUILDING DIVISION  
00 (REV. 7) D 1-95



Joseph B. Chisholm, P.E., C.E.  
Professional Engineer  
19400 N.W. 24th St., Suite 100  
Hollywood, FL 33021

**Pools By LaGasse**  
Lagasse Pool Construction Co.  
2877 West Broward Blvd  
Fort Lauderdale, Florida  
(954) 587-1000

Job No. **02-47**

DATE	REVISION	BY
05-03-02 <td> <td>RAJ </td></td>	<td>RAJ </td>	RAJ

**PLUMBING PLAN**  
PROJECT TITLE:  
**LOT 5-SF, PARCEL 8 (ESTATED)  
HARBOR ISLANDS  
ADMIRAL COVE  
1454 CONRODOR WAY  
HOLLYWOOD**

**CEC**  
CORLEA ENGINEERING  
CONSULTANTS, INC.  
2701 S. DIXIE HWY., SUITE 200  
MIAMI, FLORIDA 33133  
TEL: 305-552-1100 FAX: 305-552-1101

SHEET **4** OF **5** FILE NAME: **HJ-AC-5-SF-3-PL(4)**





# New Application

## CITY OF HOLLYWOOD, FLORIDA

### PERMIT APPLICATION



ALL OF THE FOLLOWING MUST BE FILLED IN BY APPLICANT, ACCORDING TO FS 713.135

DATE 1-10-03 TAX FOLIO # \_\_\_\_\_

DESCRIPTION: LOT \_\_\_\_\_ BLOCK \_\_\_\_\_ SUBDIVISION \_\_\_\_\_

JOB NAME Costas Residence PHONE # \_\_\_\_\_

JOB ADDRESS 725 N. Southlake Dr. CITY OF HOLLYWOOD STATE FL ZIP 33019

DETAILED WORK DESCRIPTION: electrical renovations

\_\_\_\_\_ SQ.FT. \_\_\_\_\_ ESTIMATED VALUE: \$ \_\_\_\_\_

CONTRACTOR'S NAME Friendly Construction Co. PHONE # 954 929-0538

CONTRACTOR'S ADDRESS P.O. Box 221310 CITY Hollywood STATE FL ZIP 33022

CERTIFICATE OF COMPETENCY # \_\_\_\_\_ FAX # \_\_\_\_\_

CONTRACTOR'S STATE CERTIFICATION OR REGISTRATION NO. \_\_\_\_\_

OWNER OR FEE SIMPLE TITLE HOLDER'S NAME \_\_\_\_\_

OWNER OR FEE SIMPLE TITLE HOLDER'S ADDRESS \_\_\_\_\_

BONDING COMPANY \_\_\_\_\_

BONDING COMPANY ADDRESS \_\_\_\_\_

ARCHITECT/ENGINEER'S NAME \_\_\_\_\_ PHONE # \_\_\_\_\_

ARCHITECT/ENGINEER'S ADDRESS \_\_\_\_\_ CITY \_\_\_\_\_ STATE \_\_\_\_\_ ZIP \_\_\_\_\_

MORTGAGE LENDER'S NAME \_\_\_\_\_

MORTGAGE LENDER'S ADDRESS \_\_\_\_\_

ELECTRICAL CONTRACTOR: PRO-TECH Electrical Contractors, Inc.

Phone # 954-970-4613 LICENSE # EC-A001721

Sworn before me this 10 of Jan., 2003

Shawn Ramon  
Notarized Signature of Qualifier

Roger D. Hawkins, Jr.  
MY COMMISSION # CC990330 EXPIRES  
December 26, 2004  
BONDED THROUGH TROY RAIN INSURANCE, INC.  
Notary Public  
Value \$ 8500.00

MECHANICAL CONTRACTOR: \_\_\_\_\_

Phone # \_\_\_\_\_ LICENSE # \_\_\_\_\_

Sworn before me this \_\_\_\_\_ of \_\_\_\_\_, 19 \_\_\_\_\_

\_\_\_\_\_  
Notarized Signature of Qualifier  
Value \$ \_\_\_\_\_  
Notary Public

New Contractor



# Twenty First Century

ENGINEERING  
CIVIL • STRUCTURAL • FORENSIC

826 N.E. 20th Avenue  
Fort Lauderdale, Florida 33304

(954) 522-6446  
Fax: (954) 524-0555  
E-Mail: XXI@bellsouth.net



January 21, 2003

Attn.: Friendly Construction  
Re: Costas Residence  
Pin Pile Installation Report  
725 N. Southlake  
Hollywood, Fl

Dear Mrs. Friend,

Twenty First Century Engineering Corp. performed a Structural Inspection at the above-mentioned property on January 21, 2003. Our scope of work consisted of a visual observation of the installation of the new steel pin piles installed at the above mentioned project. Our findings are as follows.

New 3" Sched. 80 steel pin piles were driven by means of a 140 lb. Air hammer. The piles were driven until bearing capacity was observed and the piles would no longer penetrate the soil.

The attached sheet shows the locations of the observed pin piles with their corresponding order of installation. Listed below are the recorded depths to bearing. Bearing Depths were measured from finish floor elevation.

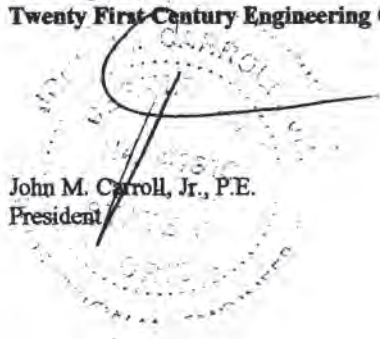
<u>Pile #</u>	<u>Bearing Depth</u>
1.	14'-7"
2.	14'-7"
3.	14'-8"
4.	14'-10"
5.	14'-10"

In closing, it is the opinion of Twenty First Century Engineering that the recommended allowable bearing capacity provided by the geotechnical report for the new pin piles shall be achieved, and that the installation of the previously mentioned pin piles have been installed by the methods consistent with current industry standards.

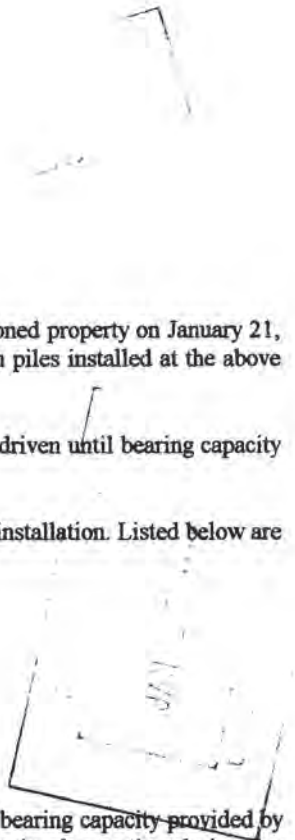
Please feel free to call with any further questions or comments.

Best Regards,  
Twenty First Century Engineering Corp.

John M. Carroll, Jr., P.E.  
President



Christopher W. Hanson, E.I.  
Sr. Project Engineer



**Charlie Swain Plumbing, Inc.**

6299 Johnson Street  
Hollywood, FL 33024  
Phone:(954) 961-5527  
Fax: (954) 962-1521



**Fax Transmittal**

To: Friendly  
From: Gary Bukstel  
Fax Number: 954-924-9499  
Attention: Jackie  
Date: 4/3/03  
Reference: Isometric gas riser  
Pages, including cover sheet: 2

Jackie,

Attached is the isometric drawing for the gas piping. I don't know what the inspector wanted you to do from here, to get our inspection, but keep us posted.

Talk to you later...

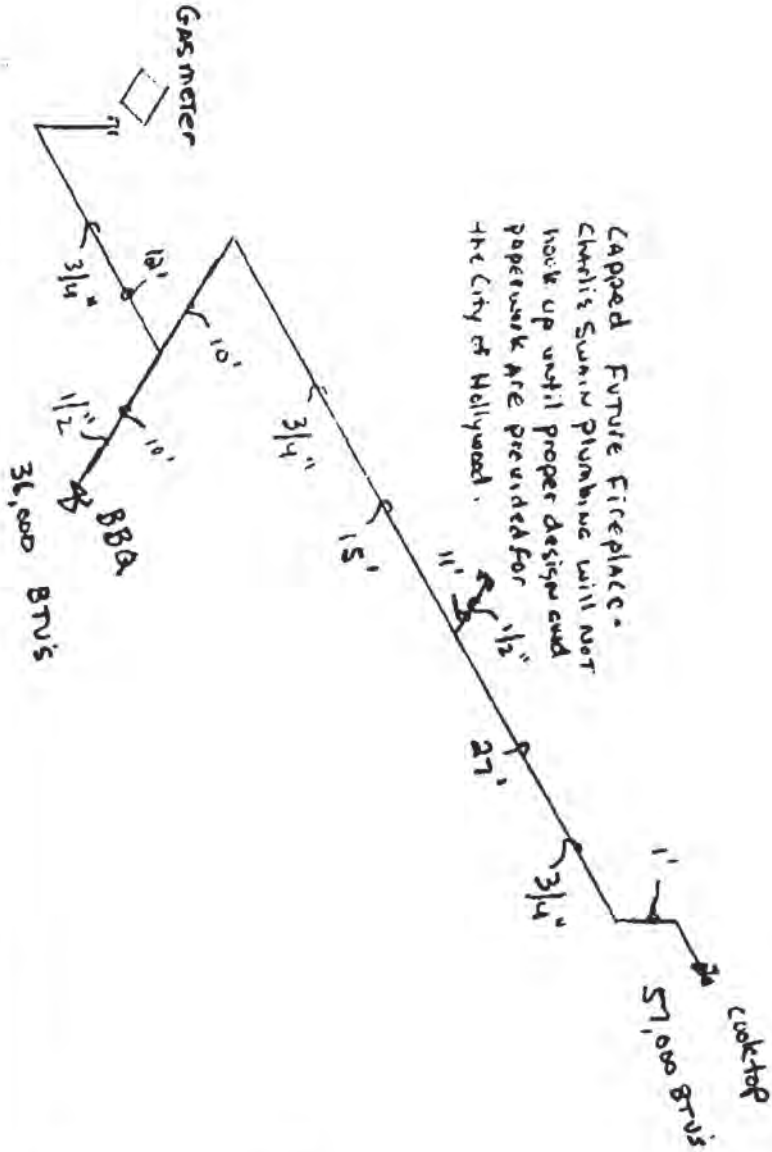
A handwritten signature in cursive script that reads 'Gary'.

Gary Bukstel- Estimator/Purchaser





# GAS RISER - COSTA RESIDENCE 4-3-03

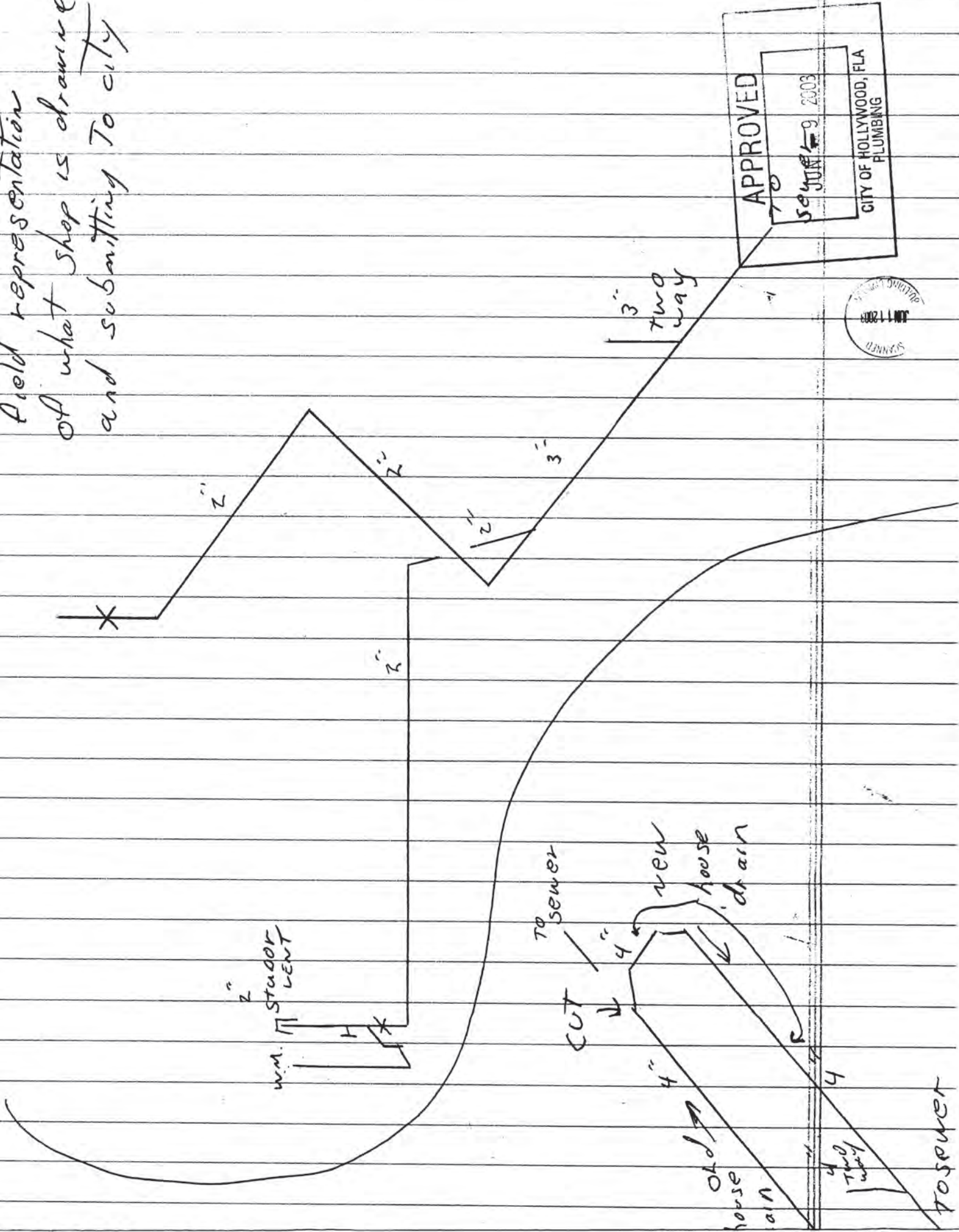


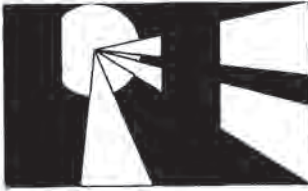
**APPROVED**

JUN 9 2003

CITY OF HOLLYWOOD, FLA  
PLUMBING

Field representation  
of what shop is drawing  
and submitting to city





**Ron Fairchild Jr.**

**Architect AR0016263**

5980 N.E. 18<sup>th</sup> Terrace, Fort Lauderdale, Florida 33308  
Phone: (954) 938-2445 Email: rmzfairchild@aol.com



## Product Approval Review

*Review is only for the conformance with the design concept and contract documents. The Contractor is responsible for dimensions to be confirmed and correlated at the site, for information that pertains to fabrication processes or to the means methods, techniques, sequences and procedures of construction and for coordination of all trades.*

**Date:** February 2, 2003

**Project:** Renovation to the Costa's Residence  
725 N. South Lake Drive  
Hollywood, Florida

**RE:** **Product Approval 'HS 710' Aluminum Sliding Window – Impact Resistant (PGT Industries)**  
**NOA No. 02-0305.02 – Expiration Date: May 20, 2007**

**Status:** **Approved – except as noted below.**

**Comments:**

- 1) This product approval is acceptable for all window assemblies shown on the architectural drawings – **except window 'L' at the rear of the residence.**

If you have any questions concerning the status of the Product Approval Review shown above, please contact me.

Ron Fairchild Jr.  
Architect - 0016263



**Ron Fairchild Jr.**

**Architect AR0016263**

5980 N.E. 18<sup>th</sup> Terrace, Fort Lauderdale, Florida 33308

Phone: (954) 938-2445 Email: rmzfairchild@aol.com



## Product Approval Review

*Review is only for the conformance with the design concept and contract documents. The Contractor is responsible for dimensions to be confirmed and correlated at the site, for information that pertains to fabrication processes or to the means methods, techniques, sequences and procedures of construction and for coordination of all trades.*

**Date:** February 2, 2003

**Project:** Renovation to the Costa's Residence  
725 N. South Lake Drive  
Hollywood, Florida

**RE:** **Product Approval Series SWD-101 Outswing Aluminum French Door  
– Impact Resistant (PGT Industries)  
NOA No. 01-0417.04 – Expiration Date: 11/22/06**

**Status:** *Approved – without exceptions.*

**Comments:**

N/A

If you have any questions concerning the status of the Product Approval Review shown above, please contact me.

Ron Fairchild Jr.  
Architect - 0016263



# Twenty First Century

Twenty First Century Engineering, Inc.  
826 N.E. 20th Avenue  
Fort Lauderdale, Florida 33304

(954) 522-6446  
Fax: (954) 524-0555  
E-Mail: XXI@bellsouth.net

June 17, 2003



Attn.: Friendly Construction  
Re: Costas Residence  
Ceiling Joist Repair  
725 N. Southlake  
Hollywood, Fl

Dear Mrs. Friend,

**Twenty First Century Engineering Corp.** has reviewed the condition of the repair to the ceiling joist above the kitchen at the West side of the residence. Our findings are as follows.

During the demolition phase of the remodel of this residence the contractor found that the ceiling joist previously mentioned were not properly attached to a supporting member. The contractor then added Simpson HUS 26 joist hanger's to attach each of the ceiling joist's to an existing perpendicular wood beam in the ceiling.

After reviewing this repair by method of rational analysis, it is the opinion of Twenty First Century Engineering that this repair is sufficient to support the loading imposed on the joist.

Please feel free to call with any further questions or comments.

Best Regards,  
**Twenty First Century Engineering Corp.**

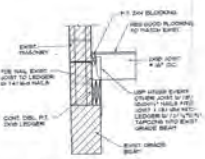
A handwritten signature in black ink, appearing to read 'Chris Hanson'.

Christopher W. Hanson, MS, E.I.  
Sr. Project Engineer

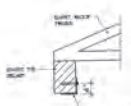
A handwritten signature in black ink, appearing to read 'John M. Carroll, Jr.', written over a circular stamp. The stamp contains the text 'JOHN M. CARROLL, JR.' and 'PRESIDENT' around the perimeter.

John M. Carroll, Jr., PE  
President

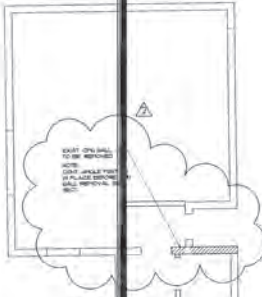




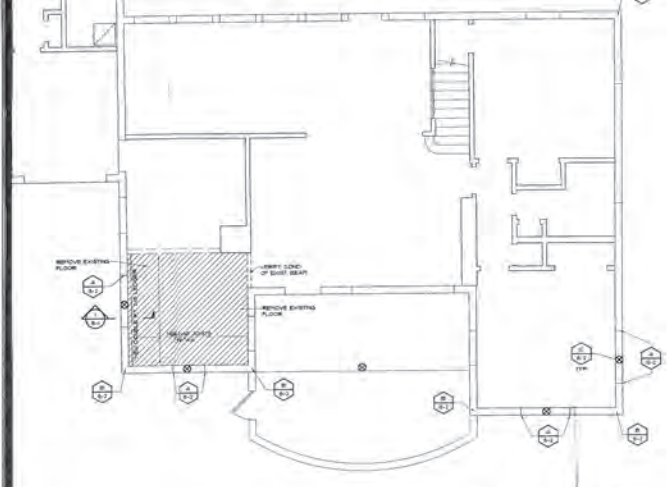
**SECTION 1**  
SCALE 1/4\"/>



**SECTION 2**  
SCALE 1/4\"/>



**PARTIAL ROOF FRM'G PLAN  
AT GALLERY**



**FLOOR PLAN**

SCALE 1/4\"/>

**Ron Fairchild Jr.**  
ADDRESS: 618 50103  
511 NE 20th Place  
FT. LAUDERDALE, FL 33324  
(304) 564-5500

CONSULTANT:  
**XXI**  
**Twenty First Century**  
ARCHITECTS  
1800 SOUTH FLORIDA  
AVENUE, SUITE 100  
FORT LAUDERDALE, FL 33304

SEAL:

REVISIONS:  
4-26-02  
A 5-10-03 PLAN REV

DATE:  
7-23-00

REVISIONS FOR  
**THE COSTAS RENOVATION**  
735 N. SOUTHLAKE DRIVE  
HOLLYWOOD FLORIDA

SHEET  
**6-1**  
JOB NUMBER



CITY OF HOLLYWOOD FLORIDA

Department of Development Administration  
BUILDING DIVISION

CERTIFICATE OF OCCUPANCY - FINAL

OWNER/OCCUPIED BY: COSTA  
FOLIO NUMBER: 514214025220  
ADDRESS: 725 N SOUTHLAKE DR

LEGAL DESCRIPTION:  
HOLLYWOOD LAKES SECTION 1-32 B LOT 6,7 BLK 80

GROUP OCCUPANCY:  
CONSTRUCTION TYPE:  
MAXIMUM ASSEMBLY CAPACITY:  
WORK DESCRIPTION: ALTERATIONS-EXTERIOR & INTERIOR

MASTER PERMIT: B0300328

OTHER MASTERS EXIST AT THIS ADDRESS

SUB PERMITS: P0300064 E0300174 M0300083

COMMENTS:  
-----



APPROVALS:

BUILDING: [Signature] ELECTRICAL: [Signature] MECHANICAL: [Signature] PLUMBING: [Signature]  
ZONING: [Signature] FIRE: N/A ENGINEERING: [Signature] UTILITY: [Signature] SWM: N/A

GREG O'HARE, INTERIM  
Chief Building Official  
DATE OF ISSUANCE \_\_\_\_\_

2600 Hollywood Boulevard \* P.O. Box 229045 \* Hollywood, FL. 33020-9045  
PHONE 954 921-3335

"An Equal Opportunity and Service Provider Agency"

CITY OF HOLLYWOOD FLORIDA

Department of Development Administration  
BUILDING DIVISION

CERTIFICATE OF OCCUPANCY - FINAL

OWNER/OCCUPIED BY: COSTA  
FOLIO NUMBER: 514214025220  
ADDRESS: 725 N SOUTHLAKE DR

LEGAL DESCRIPTION:  
HOLLYWOOD LAKES SECTION 1-32 B LOT 6,7 BLK 80



GROUP OCCUPANCY: R3  
CONSTRUCTION TYPE: 6UNP  
MAXIMUM ASSEMBLY CAPACITY:  
WORK DESCRIPTION: ALTERATIONS-EXTERIOR & INTERIOR

MASTER PERMIT: 80300328

OTHER MASTERS EXIST AT THIS ADDRESS

SUB PERMITS: P0300064 E0300174 M0300083

COMMENTS:  
-----

APPROVALS:

-----  
BUILDING: [Signature] ELECTRICAL: [Signature] MECHANICAL: [Signature] PLUMBING: [Signature]  
ZONING: cab FIRE: N/A ENGINEERING: [Signature] UTILITY: [Signature] SWM: N/A

[Signature]  
GREG O'HARE, INTERIM  
Chief Building Official  
DATE OF ISSUANCE 10/23/03

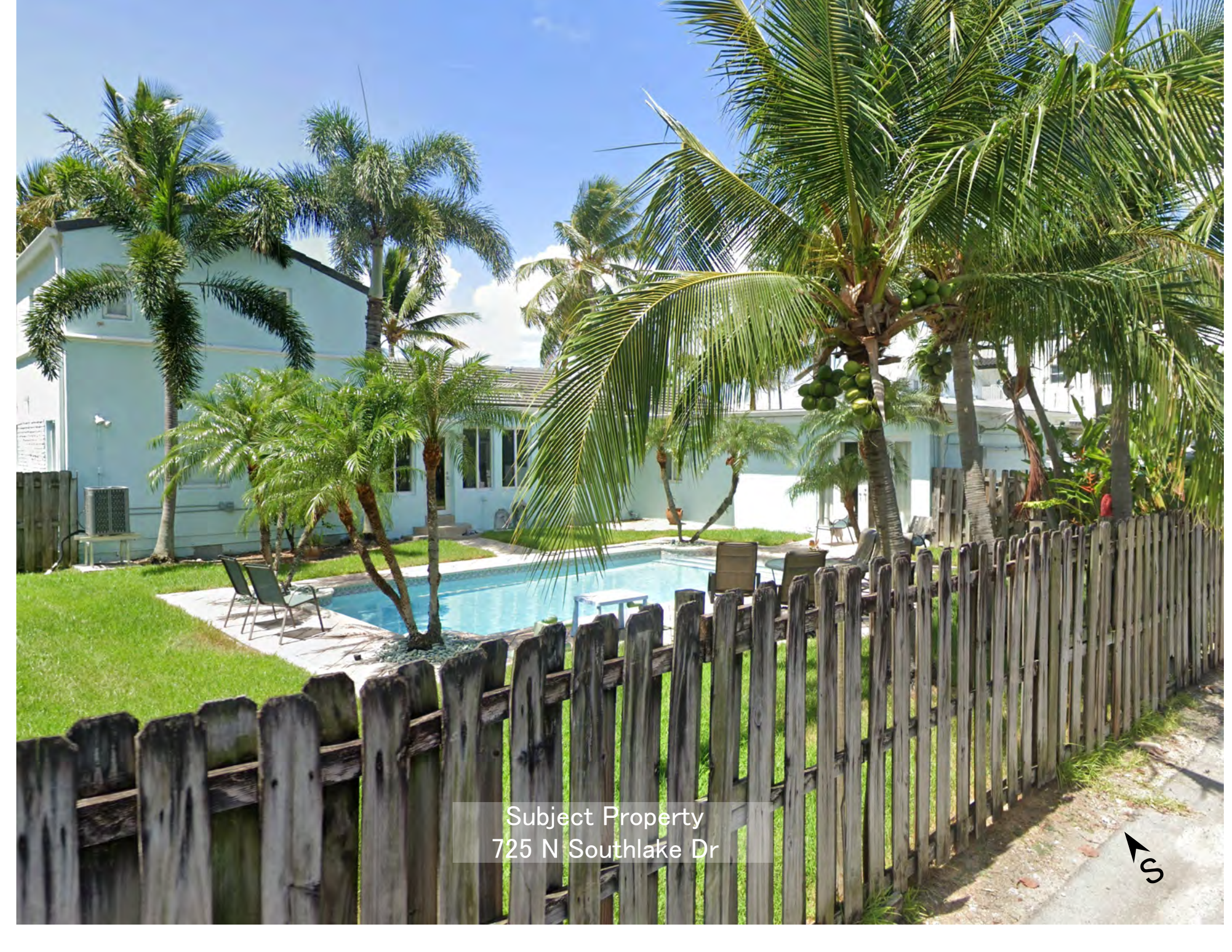
2600 Hollywood Boulevard \* P.O. Box 229045 \* Hollywood, FL. 33020-9045  
PHONE 954 921-3335

"An Equal Opportunity and Service Provider Agency"



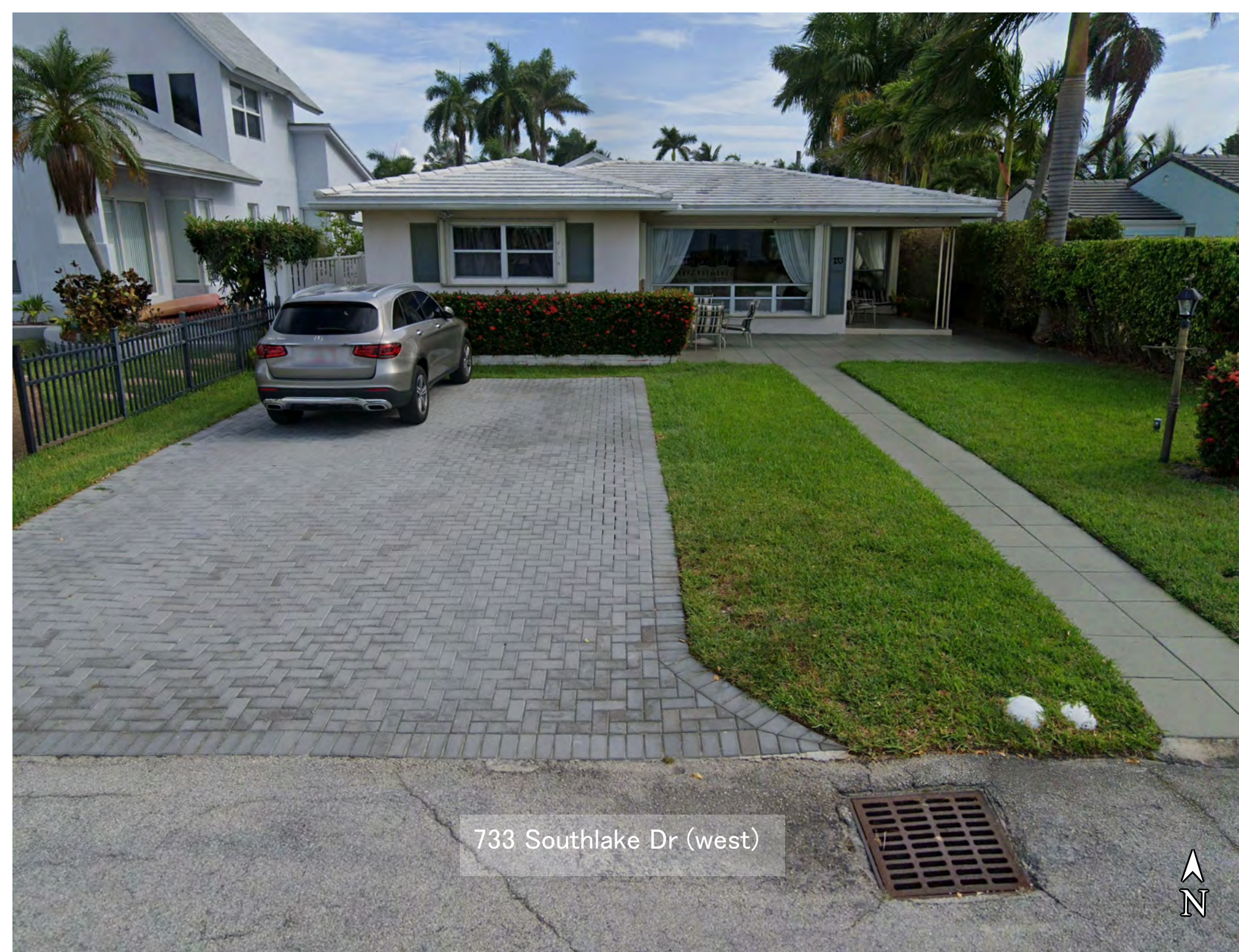
Subject Property  
725 N Southlake Dr





Subject Property  
725 N Southlake Dr





733 Southlake Dr (west)





721 N Southlake Dr. (east)





## Variance Criteria

### Variance Criteria:

- A. That the required Variance maintains the basic intent and purpose of the subject regulations including the Historic District Regulations, Design Guidelines for Historic Properties and Districts and Resolutions, particularly as it affects the stability and appearance of the city.**

This variance does not affect the stability and appearance of the city. The addition of the proposed second floor matches the existing side setback of the property, which is 5.50'. The second floor addition will retain the structural integrity and design of the existing house.

- B. The variance is compatible with the surrounding land uses.**

This property and surrounding properties have the same land use-single family homes. The addition does not interfere with the surrounding area and therefore remains compatible with the land use.

- C. That the requested variance is consistent with and in furtherance of the Goal, 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.**

The purpose of the proposed project is to provide a renovated property that is current with today's design standards and code regulations consistent with the properties of the community. The proposed second floor addition of approximately 700 sq. ft. will include a master suite along with guest suite, and outside terrace of new master suite. As a result, this will increase the value and appearance of this property, which will increase the value the surrounding properties, which will benefit the neighborhood and City.

- D. That the need for requested Variance is not economically based or self-imposed.**

The requested variance is not economically based or self-imposed. It is due to an existing legal non-conforming side setback of 5.50'. It is an existing condition of this property.

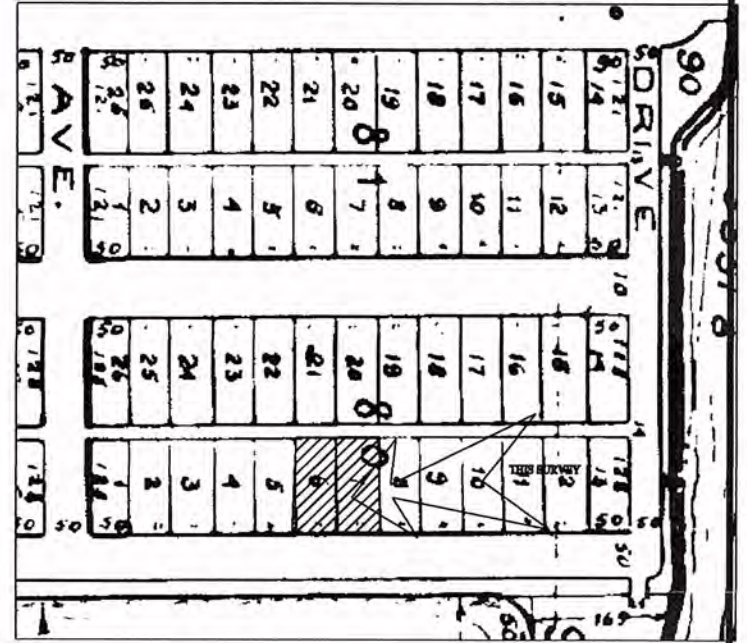
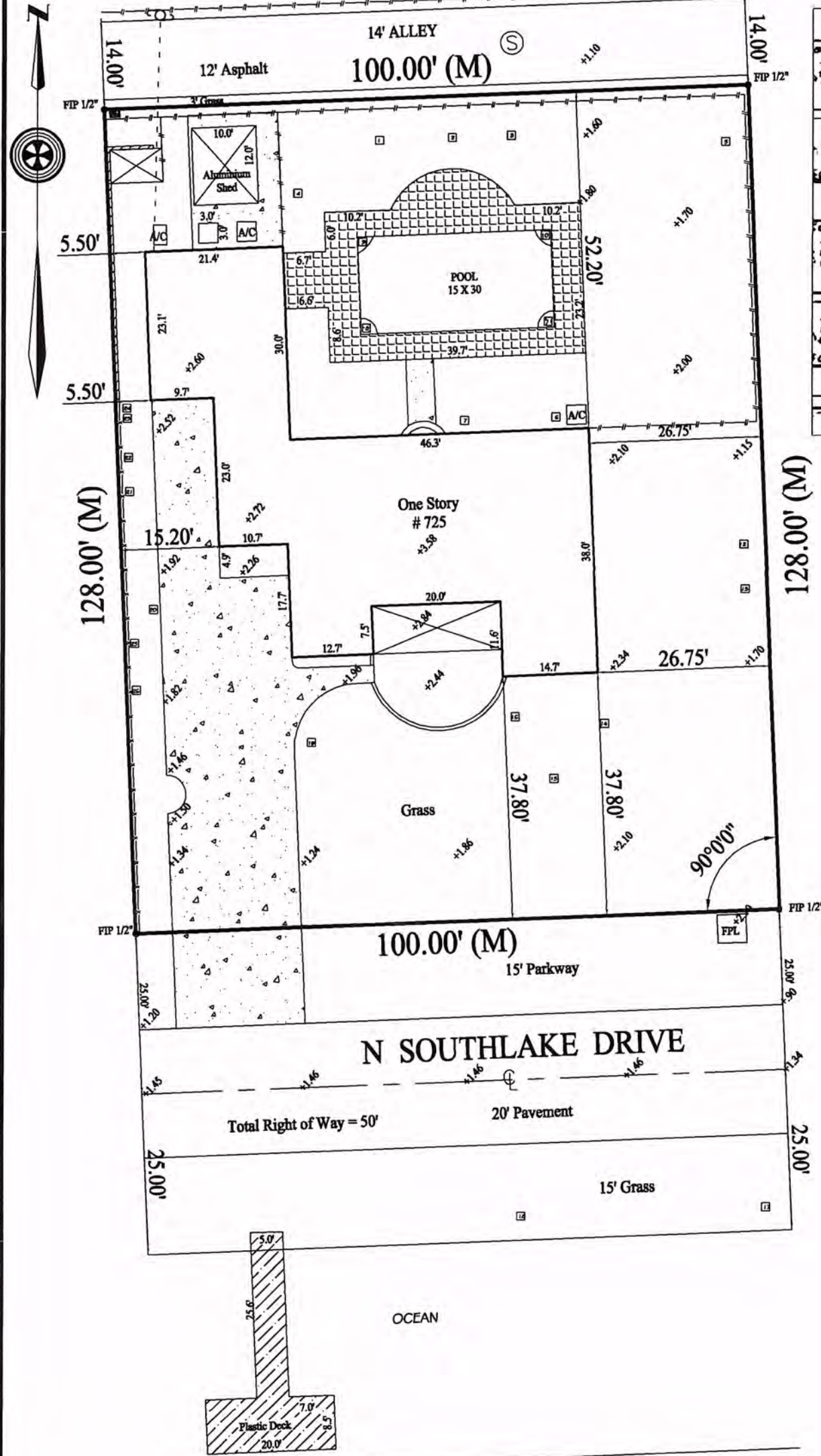
- E. That the variance is necessary to comply with State or Federal Law and is the minimum Variance necessary to comply with the applicable law. These items are considered according to quasi-judicial procedures.**

The variance will comply with State or Federal law, the variance is designed to be as minimal as possible as well as durable while still meeting all legal requirements.

BOUNDARY SURVEY

1 OF 2

LOCATION SKETCH NOT TO SCALE



Community number: 125113  
 City of Hollywood  
 Panel: 12011 C 0588  
 Suffix: H  
 F.I.R.M. Date: 08-18-2014  
 Date Revised: 08-18-2014  
 Date of field work: 07-24-2023  
 Completion date: 07-25-2023  
 Flood zone: AE  
 Base flood elevation: 6.00'  
 Diagram: 1A  
 Finished floor elevation: 3.58'  
 Lowest adjacent grade: 1.20'  
 Highest adjacent grade: 2.52'  
 Crown of road: 1.34'  
 Latitude: 26°00'37.89"  
 Longitude: 80°07'10.67"

LEGEND

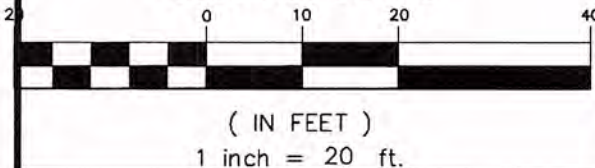
- FN&D Found Nail and Disk
- Concrete
- Asphalt
- Property Corner
- (R) Recorded
- (M) Field Measured
- Centerline
- Found Iron Pipe
- FIP 1/2" 1/2" diameter
- Covered Area
- Utility Pole
- Fire Hydrant
- Catch Basin
- Water Meter
- Wood Fence
- Chain Link Fence
- Overhang Electric
- Metal Fence
- Elevation NGVD29

Certify to:  
 ELSA M MCKIE

Legal Description:  
 Lots 6 and 7, Block 80, " HOLLYWOOD LAKES SECTION ", according to the Plat thereof, as recorded in Plat Book 1, Page 32 of the Public Records of Broward County, Florida.

Property Address: 725 N SOUTHLAKE DRIVE  
 HOLLYWOOD FL 33019  
 Folio No.: 5142 14 02 5220

GRAPHIC SCALE



Survey number: MCI dwg 1210 dwg 6089  
 I HEREBY CERTIFY THAT THIS BOUNDARY SURVEY MEETS THE MINIMUM TECHNICAL STANDARDS AS SET FORTH BY THE FLORIDA BOARD OF PROFESSIONAL SURVEYORS AND MAPPERS IN CHAPTER 51-17 FLORIDA ADMINISTRATIVE CODE, PURSUANT TO SECTION 472.027, FLORIDA STATUTES.  
 SIGNED: *Gilberto T. Gavarrete*  
 GILBERTO T. GAVARRETE  
 REGISTERED SURVEYOR AND MAPPER No. 6089  
 STATE OF FLORIDA  
 DATE: 7-25-23



MIAMI ENGINEERING GROUP

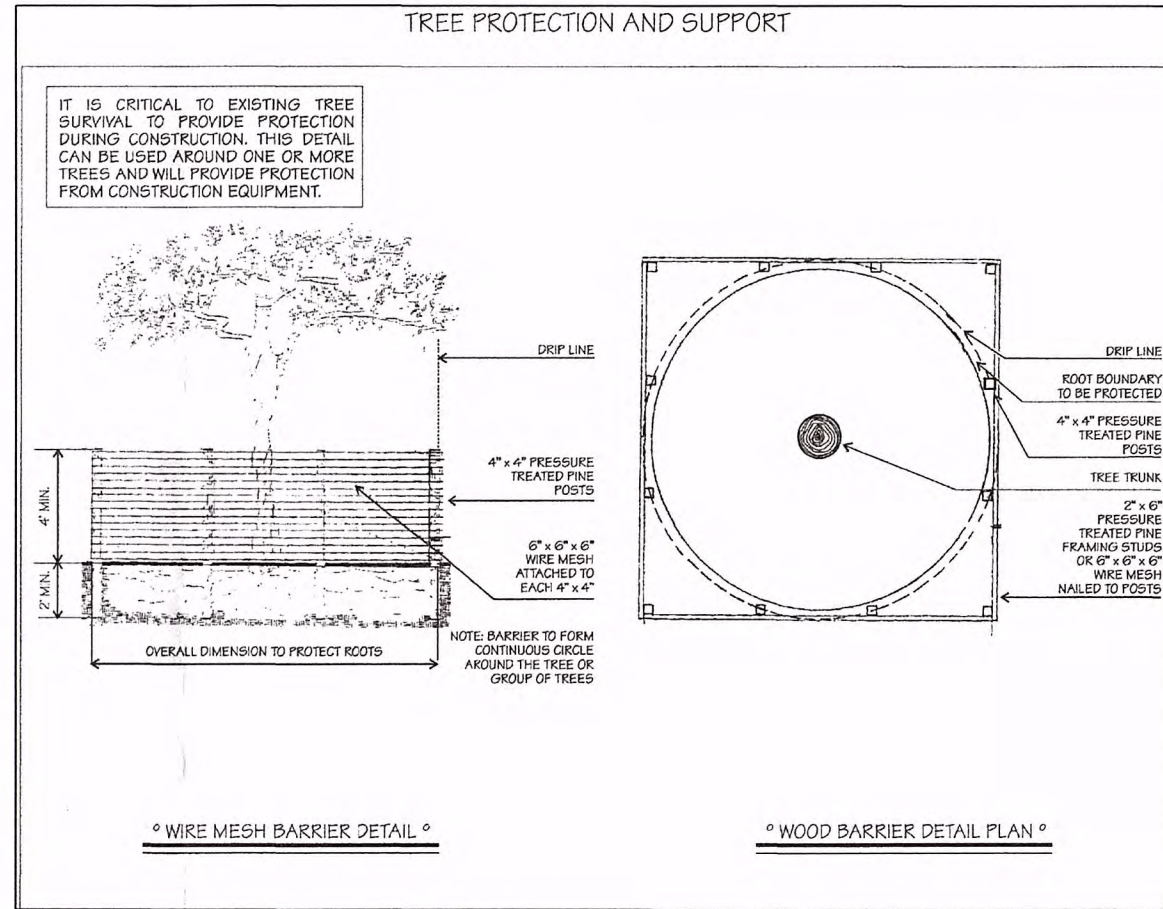
CONSULTING ENGINEERS,  
 LAND SURVEYORS, SOILS  
 AND MATERIAL TESTING  
 2511 SW 69th AVENUE  
 MIAMI FL 33155  
 PHONE: 786-252-1440  
 gtgavarrete@aol.com

TREE LAYOUT TABLE

TREE No.	DESCRIPTION	HEIGHT	FOLIAGE SPREAD	TRUNK DIAMETER	CONDITION	REMARKS
1	COCONUT NUCIFERA	28'	12'	1.5'	GOOD	REMAIN
2	COCONUT NUCIFERA	28'	12'	1.5'	GOOD	REMAIN
3	COCONUT NUCIFERA	28'	12'	1.5'	GOOD	REMAIN
4	AREACA PALM DYPsis LUTESLENS	25'	15'	2'	GOOD	REMAIN
5	ROYAL PALM ROYSTONEA REGIA	40'	20'	2.5'	GOOD	REMAIN
6	ROYAL PALM ROYSTONEA REGIA	30'	12'	1.8'	GOOD	REMAIN
7	ROYAL PALM ROYSTONEA REGIA	30'	12'	2.0'	GOOD	REMAIN
8	PIGMY DATE PALM PHOENIX ROEBELENI	15'	8'	1.50'	GOOD	REMAIN
9	PIGMY DATE PALM PHOENIX ROEBELENI	15'	8'	1.50'	GOOD	REMAIN
10	PIGMY DATE PALM PHOENIX ROEBELENI	15'	8'	1.50'	GOOD	REMAIN
11	PIGMY DATE PALM PHOENIX ROEBELENI	15'	8'	1.50'	GOOD	REMAIN
12	ROYAL PALM ROYSTONEA REGIA	55'	20'	2.5'	GOOD	REMAIN
13	ROYAL PALM ROYSTONEA REGIA	40'	20'	2.0'	GOOD	REMAIN
14	COCONUT NUCIFERA	55'	20'	2.4'	GOOD	REMAIN
15	COCONUT NUCIFERA	55'	20'	2.4'	GOOD	REMAIN
16	COCONUT NUCIFERA	55'	20'	2.4'	GOOD	REMAIN
17	SAW PALMETTO SERENOA REPENS	25'	14'	2.5'	GOOD	REMAIN
18	COCONUT NUCIFERA	10'	8'	1'	GOOD	REMAIN
19	COCONUT NUCIFERA	55'	20'	2.4'	GOOD	REMAIN
20	COCONUT NUCIFERA	50'	20'	3.5'	GOOD	REMAIN
21	AREACA PALM DYPsis LUTESLENS	23'	20'	4'	GOOD	REMAIN
22	AREACA PALM DYPsis LUTESLENS	20'	17'	2.0'	GOOD	REMAIN
23	ROYAL PALM ROYSTONEA REGIA	28'	14'	2.0'	GOOD	REMAIN
24	ROYAL PALM ROYSTONEA REGIA	20'	12'	1.8'	GOOD	REMAIN
25	COCONUT NUCIFERA	24'	12'	2.3'	GOOD	REMAIN
26	COCONUT NUCIFERA	37'	15'	2.5'	GOOD	REMAIN

PROTECTION PLAN

TREE PROTECTION AND SUPPORT



BOUNDARY SURVEY

1 DENOTES 5'X 5' WOOD BARRIER AND TREE NUMBER

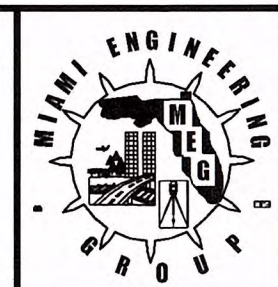
Certify to:  
ELSA M MCKIE

Property Address: 725 N SOUTHLAKE DRIVE  
HOLLYWOOD FL 33019  
Folio No.: 5142 14 02 5220

SURVEY NOTES

- Bearings and coordinates refer to recorded Plat or NAD88.
- Legal Description provided by others.
- The lands shown hereon, were not abstracted for easement or other encumbrances not shown on plat.
- Underground portions of footings, foundations or other improvements were not located.
- Elevations are based on North American Vertical Datum 1988.
- Fence ownership not determined.
- Wall ties are to the face of the wall.
- Not valid unless sealed with an embossed surveyor's seal.
- No identification found on property corners unless noted.
- Only visible encroachments located.
- The survey depicted here is not covered by professional liability insurance, liability limited to the cost of the survey.
- This survey is intended for the use by those to whom it is certified and for one building permit or real estate closing only.
- The attached survey materials are the original work product of the surveyor and are subject to the copyright laws of the USA. Infringement occurs if this same survey is re-used in a later closing or building permit. Infringement occurs if a government body sell it or distribute in any form.

Survey number: **MC12/8wg/1210dwg**  
I HEREBY CERTIFY THAT THIS BOUNDARY SURVEY MEETS THE MINIMUM TECHNICAL STANDARDS AS SET FORTH BY THE FLORIDA BOARD OF PROFESSIONAL SURVEYORS AND MAPPERS IN CHAPTER 5J-17 FLORIDA ADMINISTRATIVE CODE, PURSUANT TO SECTION 472.027, FLORIDA STATUTES OF FLORIDA.  
SIGNED: *Gilberto T. Gavarrete*  
GILBERTO T. GAVARRETE  
REGISTERED SURVEYOR AND MAPPER No. 6089  
STATE OF FLORIDA  
DATE: **7-25-23**



**MIAMI ENGINEERING GROUP**  
CONSULTING ENGINEERS,  
LAND SURVEYORS, SOILS  
AND MATERIAL TESTING  
2511 SW 69th AVENUE  
MIAMI FL 33155  
PHONE: 786-252-1440  
gtgavarrete@aol.com

# FRONT FACADE - RENDERING



# FRONT FACADE - RENDERING





# ELSA MCKIE'S RESIDENCE - ADDITION


## 725 N. SOUTHLAKE DR. HOLLYWOOD, FL 33019



ADRIANA GARCES  
magarcas09@comcast.net  
305-9828134

HERNANDEZ STRUCTURAL DESIGN INC.

STRUCTURAL CONSULTANTS, INSPECTIONS, INVESTIGATIONS  
Victor Hernandez - PE # 72387, C.A. 29654  
8500 NW 26 DR. CORAL SPRINGS, FL 33065  
Tel: 954-247-1389 Cell: 754-422-8796



PROPOSAL ADDITION  
SINGLE FAMILY RESIDENCE

Property Address:  
725 N. SOUTHLAKE DRIVE  
HOLLYWOOD FL. 33019

Revisions:

SHEET NO. :  
**CS-01**  
OP:

DATE : 03-17/2022  
SCALE : **SHOW**

JOB NO. :  
SEAL:  
VICTOR HERNANDEZ  
PE-72387

**PROJECT TEAM**



**PROJECT RENDERING**



**DRAWING INDEX**

**ARCHITECTURAL**

- CS-01 COVER PAGE
- A-0 EXISTING SITE PLAN
- A-1 PROPOSED SITE PLAN
- A-1.1 MATERIAL BOARD
- A-2 FIRST FLOOR PLAN
- A-3 SECOND FLOOR PLAN
- A-4 FRONT ELEVATION
- A-5 SOFFIT DETAIL CEILING PLAN
- A-6 NOTES, DETAILS, AND SCHEDULES
- A-7 ROOF PLAN
- A-8 REAR ELEVATION SOUTH
- A-9 SIDE ELEVATION
- A-10 SIDE ELEVATION

**BUILDING CODE REF.**

FLORIDA BUILDING CODE  
2020 7TH EDITION

**PROJECT SCOPE**

ADDITION-RESIDENTIAL, SINGLE FAMILY RESIDENCE  
ADDITION OF THE SECOND FLOOR

**PROJECT INFORMATION**

725 N SOUTHLAKE DR,  
HOLLYWOOD FL 33019  
PROPERTY ID: 514214025220  
ZONING RS-6

**LOCATION MAP**



THIS INCLUDE BUT IS NOT LIMITED TO THE FOLLOWING

- ADDITION OF THE SECOND FLOOR OF APPROXIMATELY 700 SQ FT.
- ADDITION WILL INCLUDE TWO ROOMS, ONE MASTER BEDROOM WITH A BATHROOM AND ONE GUEST BEDROOM WITH A GUEST BATHROOM
- THE DESIGN OF THE HOUSE WILL REMAIN THE SAME

**PROJECT DATA**

GENERAL ZONING CODE RS-6 SINGLE-FAMILY RESIDENTIAL DISTRICT  
TYPE OF CONSTRUCTION II AS PER FBC '20

**LEGAL DESCRIPTION**

LOT 6 AND 7, BLOCK 80, HOLLYWOOD "BY THE SEA" HOLLYWOOD LAKES SECTION, ACCORDING TO THE MAP OR PLAT THEREOF AS RECORDED IN PLAT BOOK 1, PAGE 32, PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA



733 SOUTHLAKE DR

SUBJECT PROPERTY  
725 N SOUTHLAKE DR

721 N SOUTHLAKE DR

① STREET PROFILE  
1/8" = 1'-0"



Site Address 725 N SOUTHLAKE DRIVE,  
HOLLYWOOD FL 33019-1626  
Property Owner MCKIE, ELSA M

ID # 5142 14 02 5220  
Millage 0513  
Use 01  
Abbreviated Legal Description  
HOLLYWOOD LAKES SECTION  
1-32 B LOT 6,7 BLK 80

This property is a designated historic resource or is located within a historic district.

CODE IN EFFECT: GOVERNING CODES  
Florida Building Code  
7TH EDITION 2020  
EXISTING  
NEC 2017  
7 Th .Edition Of The Florida  
Fire Prevention Code With NFPA 1  
& 101 2018 Edition

FLOOD ZONE INFORMATION:  
Flood Zone : AE  
Community No. : 125113

Sec. 50-4. - Compliance with this Code.  
Before any building permit is issued, all provisions of this Code and Town ordinances, including the Florida Building Code and other adopted codes designated therein, shall be complied with. The provisions of this Code and Town ordinances shall be construed to repeat, supersede, or modify any part of the adopted building codes in conflict therewith.

Sec. 66-5. - Front entrance restricted.  
All structures used for Single-Family purposes shall have only one front entrance. Doors or other openings constituting more than one front entrance shall be permitted only where the Owner can demonstrate a Single-Family use of the residence. The Building Regulation Advisory Board may recommend to the Town Council the approval for more than one front entrance only upon proof of the Owner's intent to use the residence for Single-Family use and the Owner shall execute and record a covenant running with the land, restricting the residence's use to that of a Single Family provided, however, that such doors or other openings are not exits or entrances to a sleeping room.

(Code 1989, § 13.0(D))

Sec. 66-6. - General Construction requirements.  
(a) All exterior coverings of all roofs in the Town shall be either clay, cement, or ceramic tile, or other roof covering determined to be appropriate for the architectural style of the structure by the Building Regulation Advisory Board. (b) All Construction sites shall be maintained free of loose debris and scrap materials. No open pits, holes, or trenches shall be permitted on the Construction site except during Construction activity or when a guard is present. (c) All Construction sites shall be enclosed with a temporary six-foot fence which shall be installed prior to commencement of any Construction activity or material deliveries. Except within Zone 1 or as otherwise approved by the Town Building Official, the fence shall be chain link, covered with green or black nylon material screening the Construction from view, and installed on the front, side and rear lot lines. The fence shall not be placed so as to create a public safety hazard and the fence gate shall be locked during nonworking hours. Within the Zone One, the temporary fence shall be a wood fence that is covered with a nylon screen material containing a mural design, which screens shall be provided by the Town at a reasonable cost to the property owner. Existing nonconforming temporary fences shall be brought into compliance with the provisions of this subsection (c) by December 31, 2008.

Solid waste control during Construction.  
(a) The contractor shall provide before any Construction, adequate refuse and garbage containers. All persons employed on the premises shall be instructed to use these containers for the disposal of left-over food, rubbish, garbage, or Construction debris, etc. Premises shall be kept clean and sanitary. (b) Houses under Construction shall be provided with waste receptacles of above-ground type in sufficient numbers to contain all garbage and waste produced by the house. Garbage and waste placed outside of receptacles shall constitute a violation of this section and is declared to be a public nuisance.  
(Code 1989, § 13.21)

(p) Piling is not required in Zone 1 if so certified by a registered professional engineer and approved by the Division of Beaches and Shores, State Department of Natural Resources. (In Zones 2 and 3, all structures of every kind and type, including houses, garages, walls, fences, piers and columns thereof and support of walls, piers, columns for fences between estates and lots shall be supported solely on pile foundations. All piling shall be certified by a registered professional engineer.

Sec. 66-8. - Fire prevention.  
No structure of any kind, permanent or temporary, shall be erected, remodeled or enlarged within the Town unless all exterior walls, columns, chimneys, fireplaces and vents from heaters, stoves, etc., of such buildings or additions are built with materials and methods that are in accordance with the Florida Building Code and National Fire Prevention Code.

(Code 1989, § 13.22; Ord. No. 417,96, § 1, 6-18-96; Ord. No. 427,97, § 1, 7-15-97; Ord. No. 551,11, § 2, 11-15-11)

B23-107052, fence permit number

03-28-2024

03-26-2024  
Bottom of new A/C Pad shall match FFE at minimum, 3.58' SAME TO EXISTING HOUSE AND NEW ADDITION indicate intended elevation referenced to NAVD88.

NOTE: TOP OF A/C PAD SET @ 3.58 N.A.V.D.88

PROPOSED F.F.E @ 3.58 N.A.V.D.88

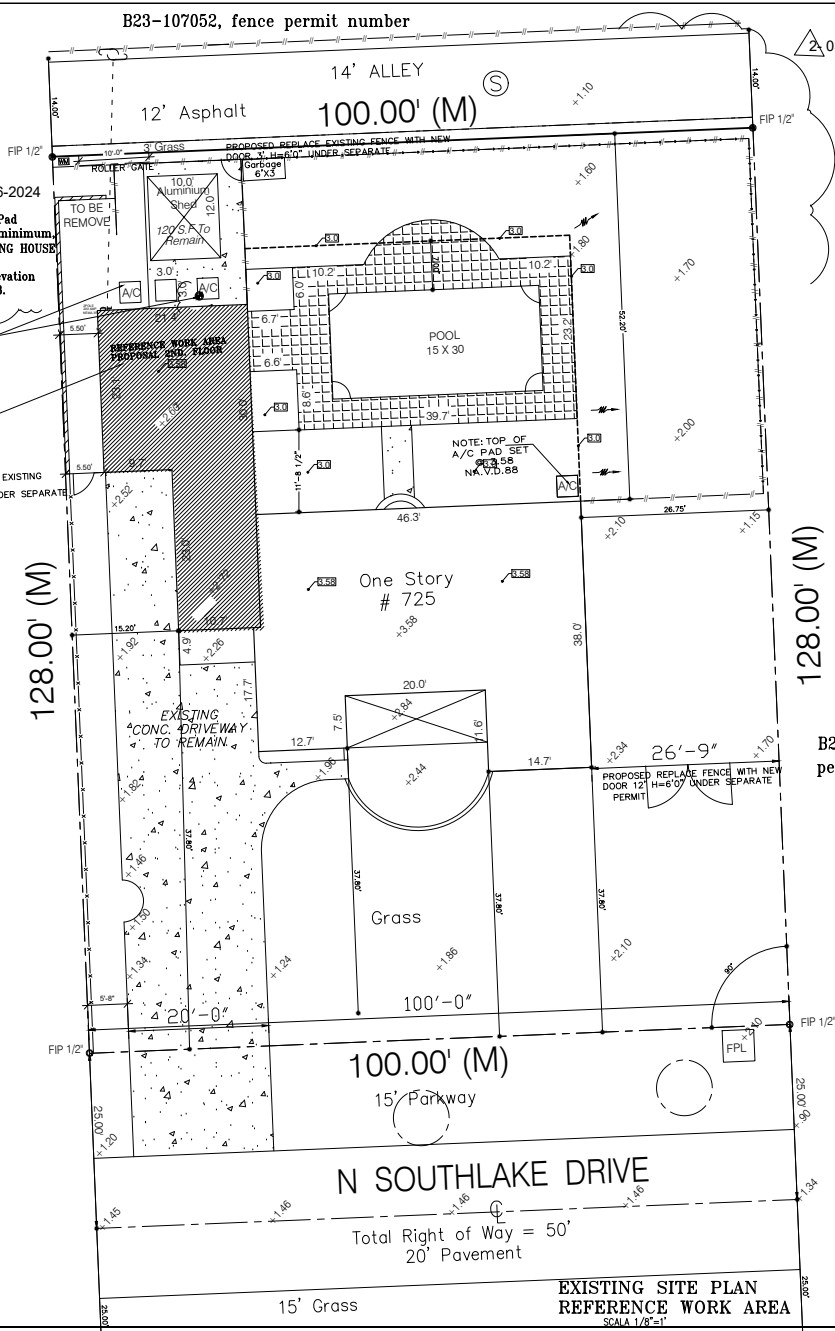
PROPOSED REPLACE EXISTING FENCE WITH NEW DOOR 3' H=6'0" UNDER SEPARATE PERMIT

CLASSIFICATION OF WORK:  
SECTION 606  
ADDITIONS  
606.1 Scope.  
Provisions for additions shall apply where work is classified as an addition as defined in Chapter 2.

606.2 Application.  
Additions to existing buildings shall comply with the provisions of Chapter 11.

CLASSIFICATION OF WORK:  
SECTION 603  
ALTERATION-LEVEL 2  
603.1 Scope.  
Level 2 alterations include the reconfiguration of space, the addition or elimination of any door or window, the reconfiguration or extension of any system, or the installation of any additional equipment.

603.2 Application.  
Level 2 alterations shall comply with the provisions of Chapter 7 for Level 1 alterations as well as the provisions of Chapter 8.



Community number: 125113  
City of Hollywood  
Parcel: 12011 C 0588  
Suffix: H  
F.I.R.M. Date: 08-18-2014  
Date Revised: 08-18-2014  
Date of field work: 07-24-2023  
Completion date: 07-25-2023  
Flood zone: AE  
Base flood elevation: 6.00'  
Diagram: 1A  
Finished floor elevation: 3.58'  
Lowest adjacent grade: 1.20'  
Highest adjacent grade: 2.52'  
Crown of road: 1.34'  
Latitude: 26°00'37.89"  
Longitude: 80°07'10.67"

128.00' (M)

B23-107052, fence permit number

EXISTING SITE PLAN  
REFERENCE WORK AREA  
SCALE 1/8"=1'

FLORIDA BUILDING CODE  
2020 7TH EDITION  
EXISTING  
NEC 2017 PERMIT SET

**sepe**  
HERNANDEZ STRUCTURAL DESIGN INC.

ADRIANA GARCES  
STRUCTURAL CONSULTANTS, INSPECTIONS, INVESTIGATIONS  
3300 NW 20th St, Coral Gables, FL 33134  
Tel: 305-447-1888 Fax: 305-447-0788

HERNANDEZ STRUCTURAL DESIGN INC.  
STRUCTURAL CONSULTANTS, INSPECTIONS, INVESTIGATIONS  
IFSD

PROPOSED ADDITION  
SINGLE FAMILY RESIDENCE  
Property Address:  
725 N. SOUTHLAKE DRIVE  
HOLLYWOOD, FL. 33019

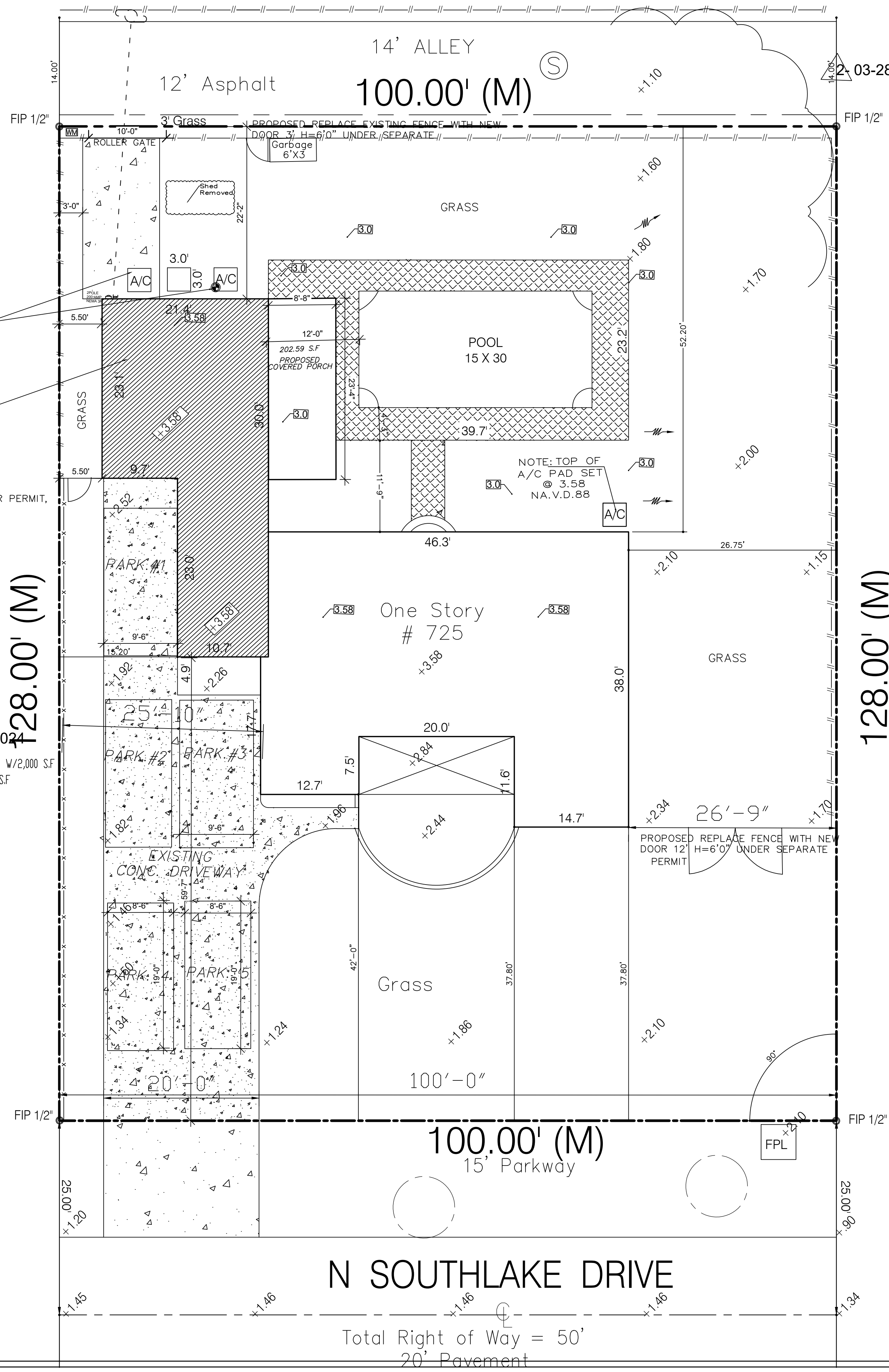
03-26-2024

SHEET NO. :  
A-0

DATE : 03-17-2024  
SCALE : 1/8"=1'

JOB NO. :

SEAL:  
MICKY HERNANDEZ  
PE-72897



NOTE: TOP OF A/C PAD SET @ F.F.E. 3.58 NA.V.D.88, B.F.E. 7' NA.V.D.88 MINIMUM

PROPOSED F.F.E. @ 3.58 NA.V.D.88

FENCE WITH NEW DOOR 3' H=6'0" UNDER PERMIT, B23-107052

REQUIRED PARKING SPACES SINGLE FAMILY RESIDENCE =2 SPACES PER RESIDENCE W/2,000 SF OR LESS AND 1 PARKING SPACE FOR ADDITIONAL 500 SF  
 REQUIRED 5 PARKING SPACES  
 PROVIDED 5 PARKING SPACES

**PROJECT INFORMATION**

ZONING INFORMATION:  
 AREA AND ZONING DATA : RESIDENTIAL  
 GROSS LOT AREA: .....12,736.00 S.F. SQ/FT (12,736/43,560=0.29 ACRES)

1. A/C AREA:  
 A- EXISTING A/C AREA FIRST FLOOR: ..... 2,240.00 SQ/FT  
 B. EXISTING A/C SECOND FLOOR..... 371.00 SQ/FT.  
 TOTAL EXISTING AREA UNDER A/C FIRST AND 2ND F. 2,611.00 SQ/FT.  
 ADDITION SECOND F. UNDER A/C ..... 762.00 SQ/FT  
 TOTAL AREA UNDER A/C WITH ADDITION 2ND FLOOR...3,373.00 SQ/FT.

2. LOT COVERAGE:  
 TOTAL LOT COVERAGE: .....2,240.00 S.F +202.59 S.F =2,442.59 S.F 17.60%

3. GROSS AREA:  
 TOTAL GROSS AREA FIRST FLOOR: ..... 2,240.00 SQ/FT  
 PROPOSED COVERED REAR PORCH: ..... 202.59 SQ/FT  
 EXISTING 2ND FLOOR..... 371.00 SQ/FT  
 PROPOSED ADDITION 2ND FLOOR INCLUDE TERRACE..... 964.59 SQ/FT  
 TOTAL GROSS AREA ..... 3,778.18 SQ/FT 19.17%

4. IMPERVIOUS AREA:  
 RESIDENCE: ..... 2,808.6 SQ/FT =  
 DRIVEWAY, POOL AND DECK ..... 2,148.6 SQ/FT =  
 TOTAL IMPERVIOUS AREA: ..... 4,957.2 SQ/FT = 38.72%

5. TOTAL PERVIOUS AREA: .....7,844.4 SQ/FT. (61.27%)

6. GREEN AREA: .....PROVIDED 7,844.4 SQ/FT REQUIRED 40% 5,094.4 SF.

7. BUILDING HEIGHT: 29'-0"

8. NUMBERS OF STORES : TWO  
 FRONT SETBACK EXISTING ..... 37'7" - 40'0" AND 56'7" TO REMAIN  
 REAR SETBACK EXISTING ..... 22'0 TO REMAIN

Required rear setback shall be 15% of the lot depth, not less than 15'.  
 SIDE SETBACK EXISTING ..... 5'6" AND 26'9" TO REMAIN  
 MAX. BUILDING HGT. .... 18'  
 MAX. BUILDING STORIES..... 2  
 SINGLE FAMILY RESIDENCE. CBS.

**sepe**  
 DRAFTERS

ADRIANA GARCES  
 magarcos0@comcast.net  
 305-9828134

HERNANDEZ STRUCTURAL DESIGN INC.  
 STRUCTURAL CONSULTANTS, INSPECTIONS, INVESTIGATIONS  
 Victor Hernandez - P.E. # 72387 - C.A. 29834  
 8500 NW 28 DR. CORAL SPRINGS, FL 33066  
 Tel: 954-247-7188 Cell: 754-422-0796

**PROPOSED ADDITION SINGLE FAMILY RESIDENCE**  
 Property Address:  
 725 N. SOUTH LAKE DRIVE  
 HOLLYWOOD FL. 33019

Revisions:  
 2-03-28-2024

SHEET NO. :  
**A-1**  
 OF:

DATE : 03-17-2022  
 SCALE : 3/8"=1'-0"

JOB NO. :

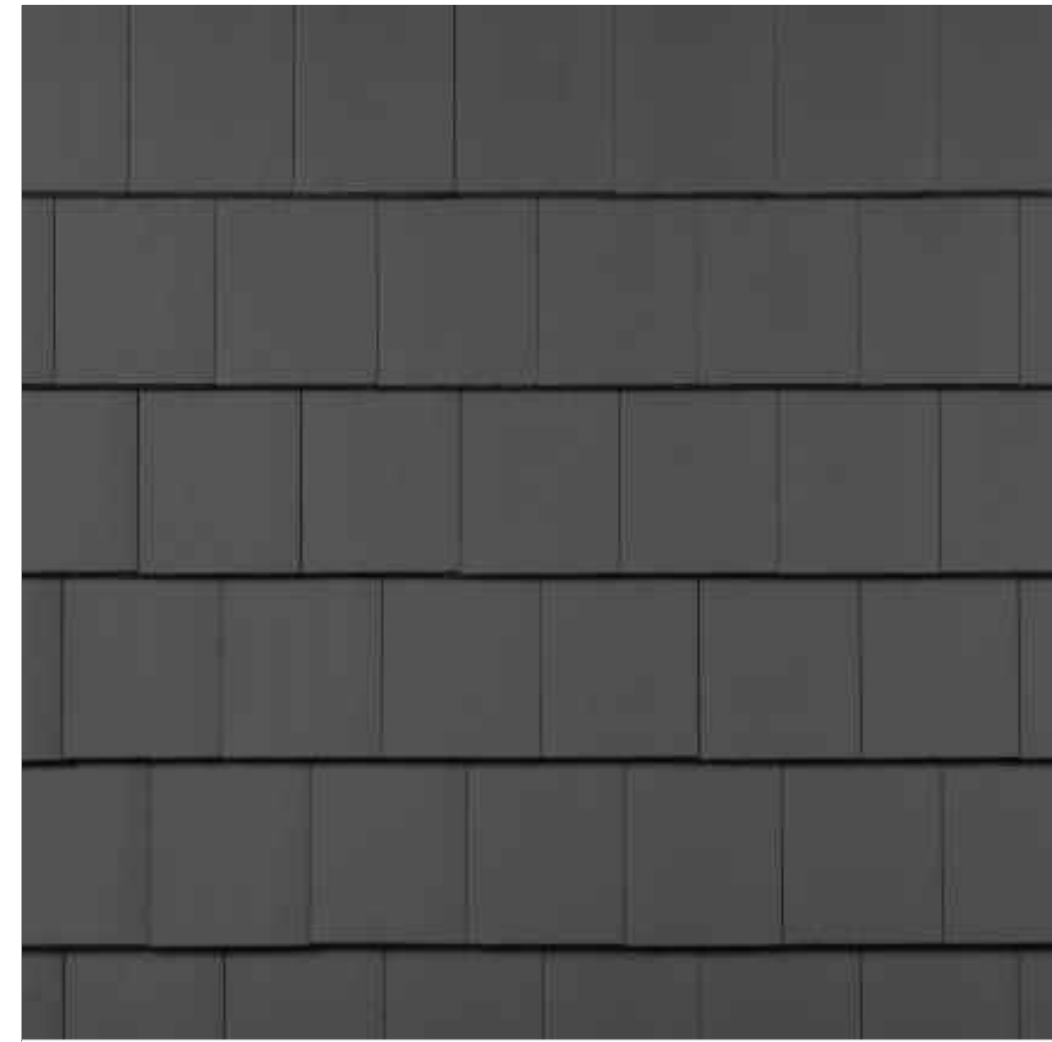
SEAL:  
 VICTOR HERNANDEZ  
 PE-72387

FLORIDA BUILDING CODE  
 2020 7TH EDITION  
 EXISTING PERMIT SET

PROPOSED SITE PLAN  
 SCALE 1/8"=1' NORTH

N SOUTHLAKE DRIVE

Total Right of Way = 50'  
 20' Pavement



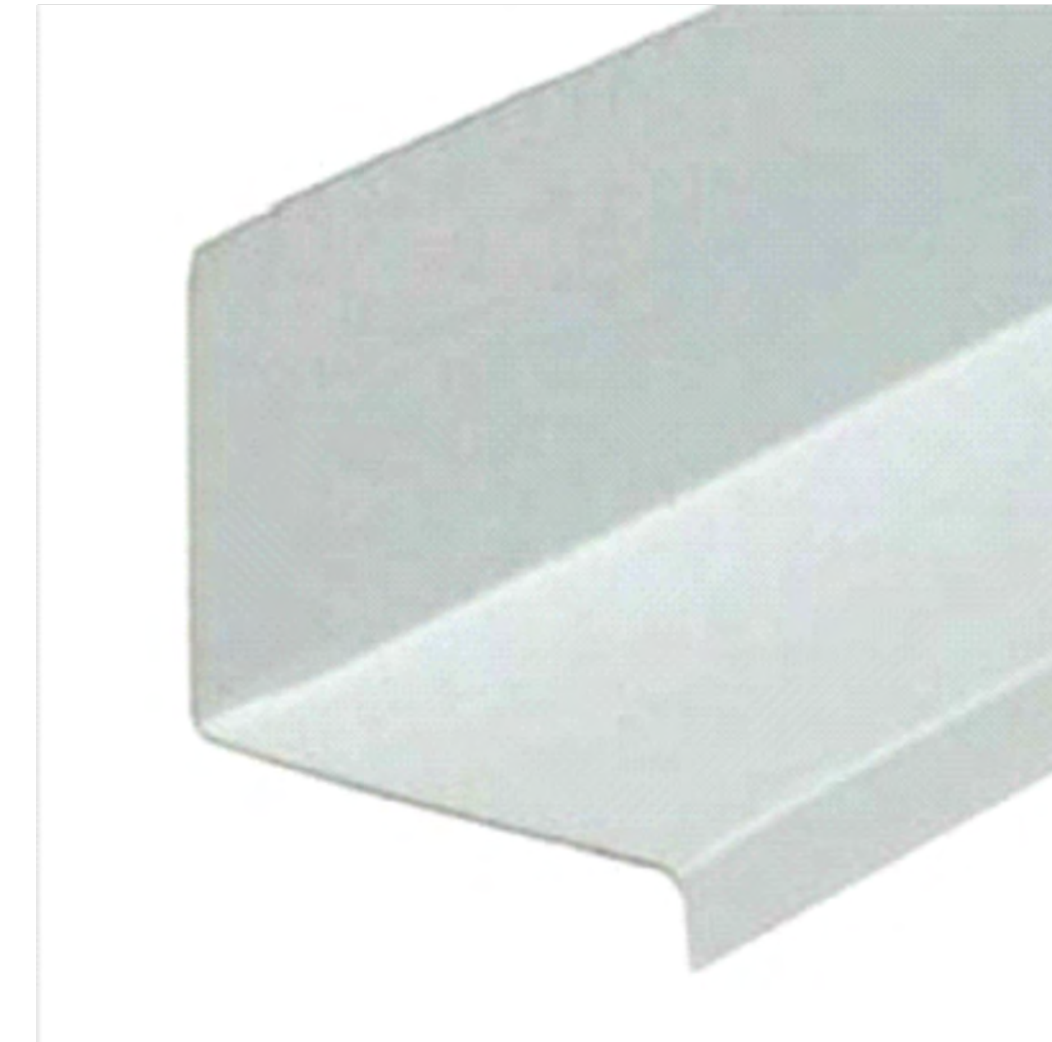
**RF1- FLAT ROOF TILE  
MATCHING EXISTING**



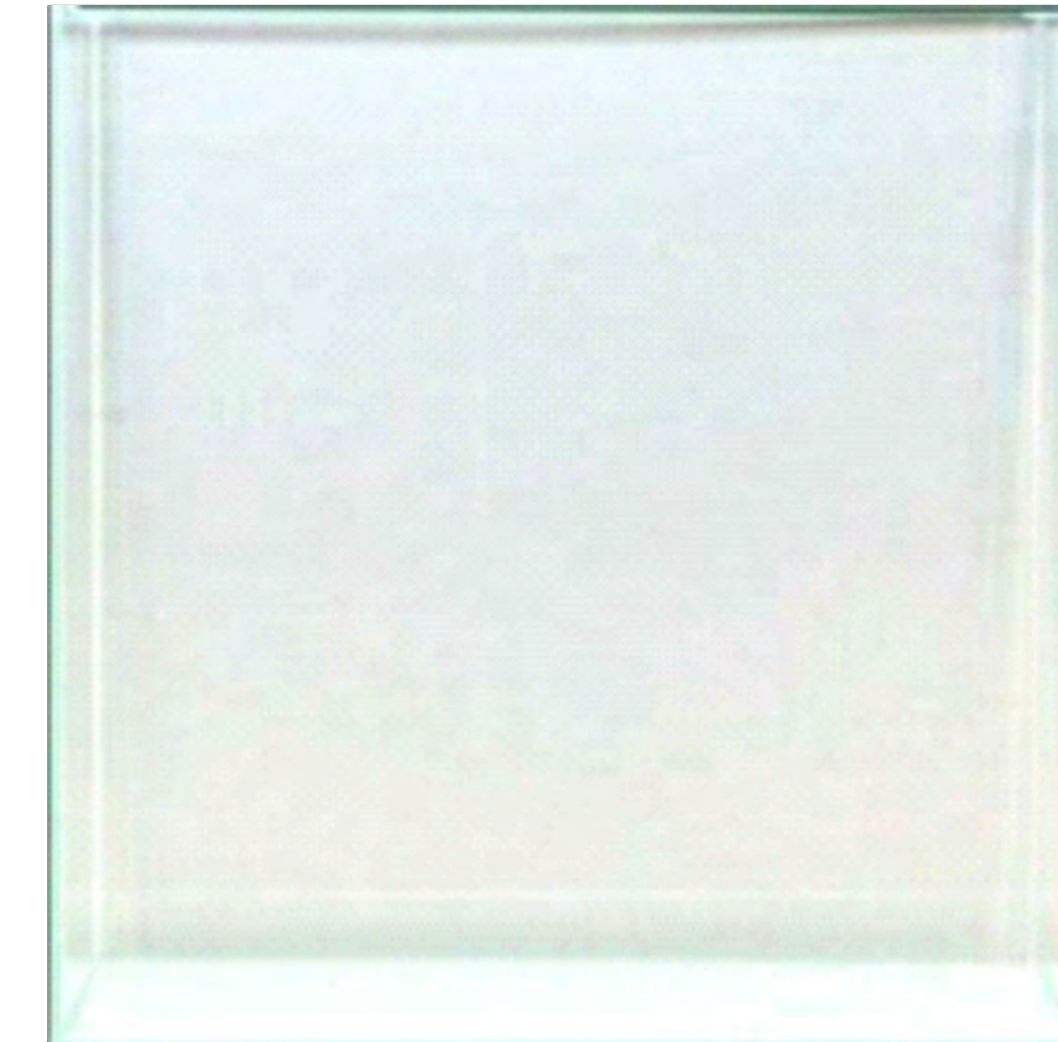
**PS1-STUCCO PAINT FINISH  
MATCHING EXISTING**



**PST- PAVER STONE**



**MT1- ALUMINUM MULLION  
WHITE FINISH**



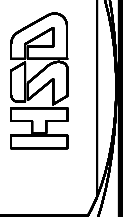
**GL1- CLEAR IMPACT WINDOWS**



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**PROPOSED ADDITION  
SINGLE FAMILY RESIDENCE**

Property Address:  
725 N. SOUTH LAKE DRIVE  
HOLLYWOOD FL. 33019

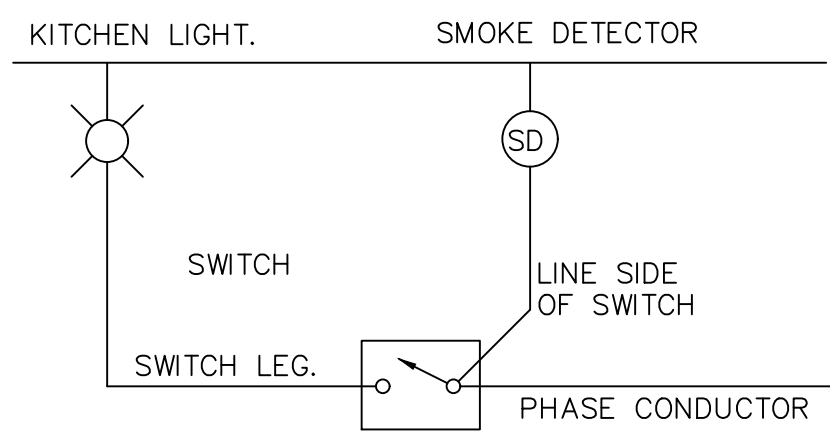
Revisions:

SHEET NO. :  
**A-1.1**  
OF:

DATE : 03-17-2022  
SCALE : **SHOWN**  
JOB NO. :

SEAL:  
  
VICTOR HERNANDEZ  
PE-72387





SMOKE DETECTOR SHALL BE HARDWIRED (120 VOLT TYPE) TO A NON-SWITCHABLE KITCHEN LIGHTING CIRCUIT, WITH BATTERY BACK-UP AND SHALL NOT BE CONNECTED ONTO THE LOAD SIDE OF GROUND FAULT CIRCUIT INTERRUPTER.  
ALL SMOKE DETECTORS WITHIN EACH UNIT SHALL BE INTERCONNECTED.  
SMOKE DETECTORS SHALL BE 3 FT. MINIMUM FROM A/C VENTS AS PER NFPA 72 2-5.2.1.7 NFPA 72 2-5.2.1.7

**smoke alarms are in compliance with NFPA 101, chapter 31.3.4.5 smoke alarms Smoke alarms should be 120 v with battery back-up and interconnected. And UL listing for residential use.**

**SECTION R314 SMOKE ALARMS**  
R314.1 General. Smoke alarms shall comply with NFPA 72 and Section R314.  
R314.1.1 Listings. Smoke alarms shall be listed in accordance with UL 217. Combination smoke and carbon monoxide alarms shall be listed in accordance with UL 217 and UL 2034.  
R314.2 Where required. Smoke alarms shall be provided in accordance with this section.

R314.2.2 Alterations, repairs and additions. Where alterations, repairs or additions requiring a permit occur, or where one or more sleeping rooms are added or created in existing dwellings, the individual dwelling unit shall be equipped with smoke alarms located as required for new dwellings.

Exceptions:  
1. Work involving the exterior surfaces of dwellings, such as the replacement of roofing or siding, the addition or replacement of windows or doors, or the addition of a porch or deck.  
2. Installation, alteration or repairs of plumbing or mechanical systems.

R314.3 Location. Smoke alarms shall be installed in the following locations:  
1. In each sleeping room.  
2. Outside each separate sleeping area in the immediate vicinity of the bedrooms.  
3. On each additional story of the dwelling, including basements and habitable attics and not including crawl spaces and uninhabitable attics. In dwellings or dwelling units with split levels and without an intervening door between the adjacent levels, a smoke alarm installed on the upper level shall suffice for the adjacent lower level provided that the lower level is less than one full story below the upper level.

4. Smoke alarms shall be installed not less than 3 feet (914 mm) horizontally from the door or opening of a bathroom that contains a bathtub or shower unless this would prevent placement of a smoke alarm required by Section R314.3.

R314.3.1 Installation near cooking appliances. Smoke alarms shall not be installed in the following locations unless this would prevent placement of a smoke alarm in a location required by Section R314.3.  
1. In locations where smoke alarms shall not be installed less than 20 feet (6096 mm) horizontally from a permanently installed cooking appliance.  
2. In locations where smoke alarms with an alarm-silencing switch shall not be installed less than 10 feet (3048 mm) horizontally from a permanently installed cooking appliance.  
3. Photoelectric smoke alarms shall not be installed less than 6 feet (1828 mm) horizontally from a permanently installed cooking appliance.

R314.4 Interconnection. Where more than one smoke alarm is required to be installed within an individual dwelling unit in accordance with Section R314.3, the alarm devices shall be interconnected in such a manner that the actuation of one alarm will activate all of the alarms in the individual dwelling unit. Physical interconnection of smoke alarms shall not be required where listed wireless alarms are installed and all alarms sound upon activation of one alarm.  
Exception: Interconnection of smoke alarms in existing areas shall not be required where alterations or repairs do not result in removal of interior wall or ceiling finishes exposing the structure, unless there is an attic, crawl space or basement available that could provide access for interconnection without the removal of interior finishes.

R314.5 Combination alarms. Combination smoke and carbon monoxide alarms shall be permitted to be used in lieu of smoke alarms.  
R314.6 Power source. Smoke alarms shall receive their primary power from the building wiring where such wiring is served from a commercial source and, where primary power is interrupted, shall receive power from a battery. Wiring shall be permanent and without a disconnecting switch other than those required for overcurrent protection.

Exceptions:  
1. Smoke alarms shall be permitted to be battery operated where installed in buildings without commercial power.  
2. One-family and two-family dwellings and town homes undergoing a repair, or a Level 1 alteration as defined in the Florida Building Code, may use smoke alarms powered by 10-year non-removable, non-replaceable batteries in lieu of retrofitting such dwelling with smoke alarms powered by the dwelling's electrical system. A battery-powered smoke alarm that is newly installed or replaces an existing battery-powered smoke alarm as a result of a Level 1 alteration must be powered by a non-removable, non-replaceable battery that powers the alarm for at least 10 years. The battery requirements of this section do not apply to a fire alarm, smoke detector, smoke alarm, or ancillary component that is electronically connected as a part of a centrally monitored or communication signal; or that contains multiple sensors, such as a smoke alarm combined with a carbon monoxide alarm or other multi-sensor, and is approved and listed by a nationally recognized testing laboratory.

AS PER FBC R307.1 Space required. Fixtures shall be spaced in accordance with Figure R307.1, and in accordance with the requirements of Section P2705.1.

F.B.C.P. 407.3 Glazing. Windows and doors within a bathtub enclosure shall conform to the safety glazing requirements of the Florida Building Code, Building.

GLASS NOTES  
PROVIDE SAFETY TEMPERED GLASS FOR BATHROOM WINDOWS AND SHOWERS ENCLOSURES.

AS PER SECTION R 421.4 F.B.C 2020 RESIDENTIAL 421.4 Shower compartments. Shower compartments shall be not less than 900 square inches (0.58 m<sup>2</sup>) in interior cross-sectional area. Shower compartments shall be not less than 30 inches (762 mm) in least dimension as measured from the finished interior dimension of the compartment, exclusive of fixture valves, showerheads, soap dishes and safety grab bars or rails. Except as required in Section 404, the minimum required area and dimension shall be measured from the finished interior dimension at a height equal to the top of the threshold and at a point tangent to its centerline and shall be continued to a height not less than 70 inches (1778 mm) above the shower drain outlet.  
Exception: Shower compartments having not less than 25 inches (635 mm) in minimum dimension measured from the finished interior dimension of the compartment, provided that the shower compartment has not less than 1,300 square inches (0.838 m<sup>2</sup>) of cross-sectional area.

421.4.1 Floor and wall area. Bathtub floors, shower floors, wall areas above built-in tubs that have installed shower heads and walls in shower compartments shall be constructed of smooth, corrosion-resistant and nonabsorbent waterproof materials. Wall materials shall extend to a height of not less than 6 feet (1829 mm) above the room floor level, and not less than 70 inches (1778 mm) above the drain of the tub or shower. Such walls shall form a water-tight joint with each other and with either the tub or shower floor.

421.4.2 Access. The shower compartment access and egress opening shall have a clear and unobstructed finished width of not less than 22 inches (559 mm). Shower compartments required to be designed in conformance to accessibility provisions shall comply with Section 404.1.

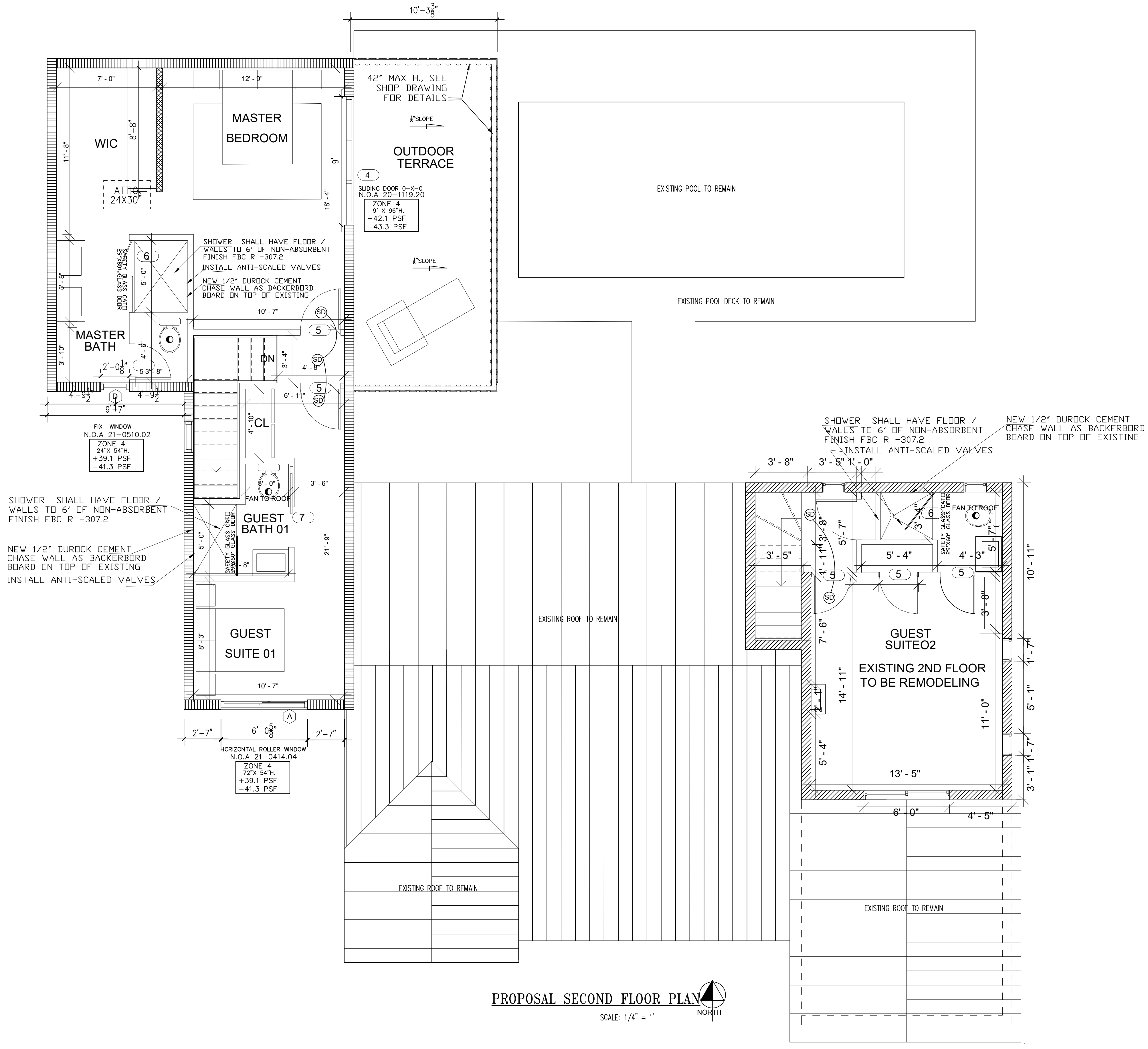
RESIDENTIAL DOORS, BATH AND SHOWER ENCLOSURES AND SLIDING GLASS DOORS CONTAINING GLAZING MATERIAL GREATER THAN 9 S.F. (0.84 M<sup>2</sup>) IN SURFACE AREA SHALL BE CLASSIFIED AS CATEGORY II GLAZING PRODUCTS  
WATER-RESISTANT GYPSUM BACKING BOARD SHALL NOT BE USED WHERE THERE WILL BE DIRECT EXPOSURE TO WATER OR IN AREAS SUBJECT TO CONTINUOUS HIGH HUMIDITY. THAT ALL WATER SUPPLIED KIT APPLIANCES SHALL HAVE SEPARATE SHUT OFF VALVES  
NOTE: ALL THE HUMID AREAS: BATHS, KITCHEN AND LAUNDRY "NON PERVIOUS MATERIAL TO BR INSTALLED IN THIS AREAS"

SECTION R305 CEILING HEIGHT R305.1 Minimum height. Habitable space, hallways and portions of basements containing these spaces shall have a ceiling height of not less than 7 feet (2134 mm). Bathrooms, toilet rooms and laundry rooms shall have a ceiling height of not less than 6 feet 8 inches (2032 mm).  
R307.2 Bathtub and shower spaces. Bathtub and shower floors and walls above bathtubs with installed shower heads and in shower compartments shall be finished with a nonabsorbent surface. Such wall surfaces shall extend to a height of not less than 6 feet (1829 mm) above the floor.

SECTION R308 GLAZING R308.1 Identification. Except as indicated in Section R308.1.1 each pane of glazing installed in hazardous locations as defined in Section R308.4 shall be provided with a manufacturer's designation specifying who applied the designation, designating the type of glass and the safety glazing standard with which it complies, which is visible in the final installation. The designation shall be acid etched, sandblasted, ceramic-frit, laser etched, embossed, or be of a type that once applied cannot be removed without being destroyed. A label shall be permitted in lieu of the manufacturer's designation.  
Exceptions:  
1. For other than tempered glass, manufacturer's designations are not required provided that the building official approves the use of a certificate, affidavit or other evidence confirming compliance with this code.  
2. Tempered spandrel glass is permitted to be identified by the manufacturer with a removable paper designation.

AS PER SECTION 714 F.B.C BUILDING 2020 7TH EDITION PENETRATIONS SECTION 803 WALL AND CEILING FINISHES 803.1 General. Interior wall and ceiling finish materials shall be classified for fire performance and smoke development in accordance with Section 803.1.1 or 803.1.2, except as shown in Sections 803.2 through 803.1.3. Materials tested in accordance with Section 803.1.2 shall not be required to be tested in accordance with Section 803.1.1.  
803.1.1 Interior wall and ceiling finish materials. Interior wall and ceiling finish materials shall be classified in accordance with ASTM E84 or UL 723. Such interior finish materials shall be grouped in the following classes in accordance with their flame spread and smoke-developed indexes.  
Class A: = Flame spread index 0-25; smoke developed index 0-450.  
Class B: = Flame spread index 26-75; smoke developed index 0-450.  
Class C: = Flame spread index 76-200; smoke developed index 0-450.  
Exception: Materials tested in accordance with Section 803.1.2.

803.4 Interior finish. The interior finish of walls and ceilings in exits and corridors in any work area shall comply with the requirements of the Florida Building Code, Building. Exception: Existing interior finish materials that do not comply with the interior finish requirements of the Florida Building Code, Building shall be permitted to be treated with an approved fire-retardant coating in accordance with the manufacturer's instructions to achieve the required rating.



PROPOSAL SECOND FLOOR PLAN  
SCALE: 1/4" = 1'

FLORIDA BUILDING CODE  
2020 7TH EDITION PERMIT SET  
EXISTING  
NBC 2017



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Tel: 954-247-1388 Cell: 754-422-6796

PROPOSED ADDITION  
SINGLE FAMILY RESIDENCE  
Property Address:  
725 N. SOUTH LAKE DRIVE  
HOLLYWOOD FL. 33019

Revisions:  
1 10-06-2022  
2 01-06-2024

SHEET NO.:  
**A-3**  
OF:

DATE: 03-17-2022  
JOB NO.: 3010

SEAL:  
VICTOR HERNANDEZ  
PE-72387

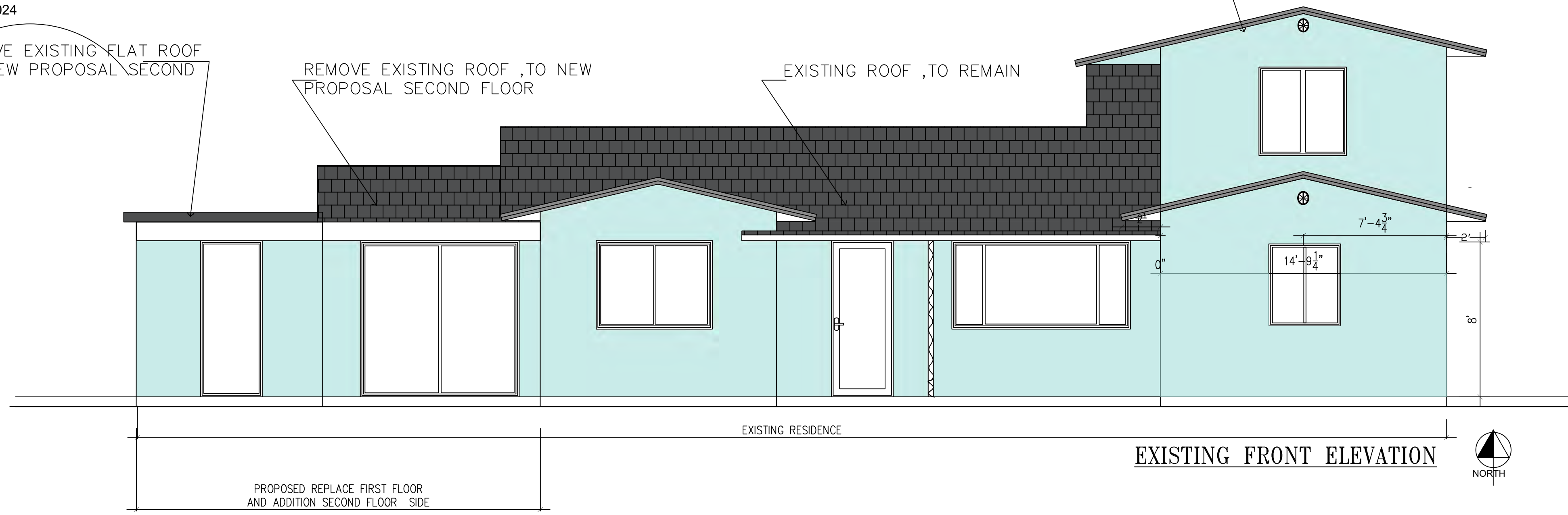
201-06-2024

REMOVE EXISTING FLAT ROOF  
TO NEW PROPOSAL SECOND  
FLOOR

REMOVE EXISTING ROOF ,TO NEW  
PROPOSAL SECOND FLOOR

EXISTING ROOF ,TO REMAIN

EXISTING ROOF  
TO REMAIN



1 10-06-2022

201-06-2024

2ND TOP OF CEILING  
= 21.58 N.A.V.D. 88

TOP OF WINDOW  
= 22.58 N.A.V.D. 88

BEAM 11'-0"

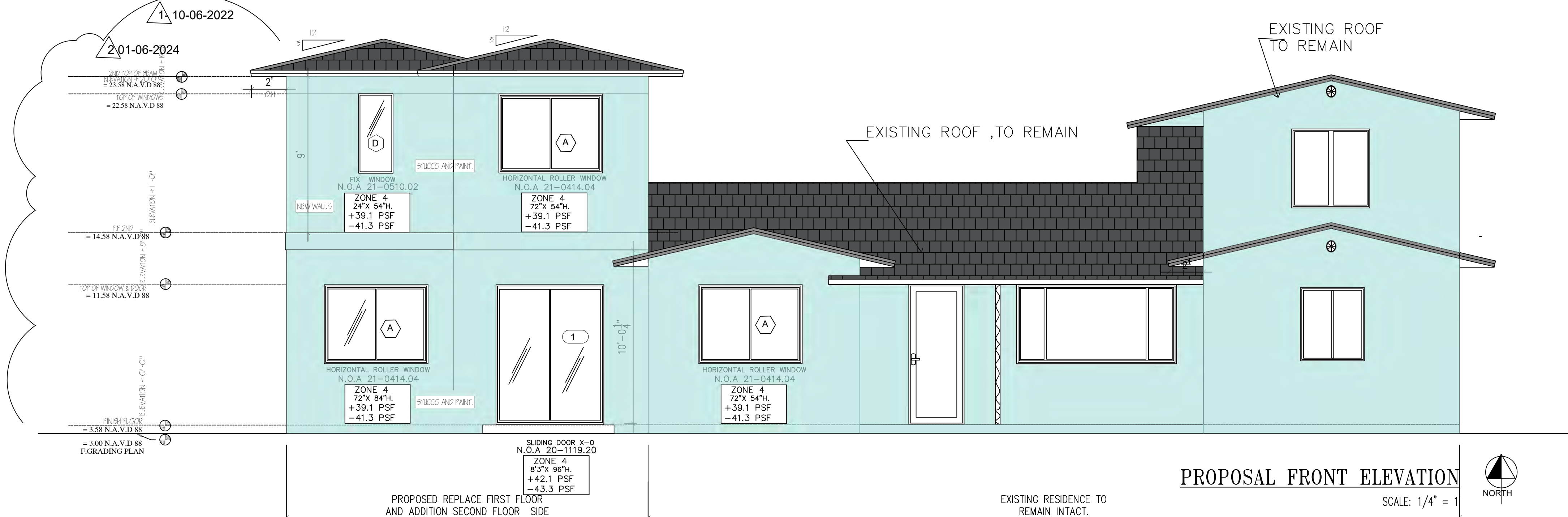
FF 2ND  
= 14.58 N.A.V.D. 88

TOP OF WINDOW CROSS  
= 11.58 N.A.V.D. 88

BEAM 11'-0"

FINISH FLOOR  
= 3.00 N.A.V.D. 88

F. GRADING PLAN



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305-9828134

HERNANDEZ STRUCTURAL DESIGN Inc.

STRUCTURAL CONSULTANTS, INSPECTIONS, INVESTIGATIONS

Victor Hernandez - P.E. # 72387 C.A. 29834  
8500 NW 28 DR. CORAL SPRINGS, FL 33066  
Tel: 954-247-7188 Cell: 754-422-0796

**PROPOSED ADDITION  
SINGLE FAMILY RESIDENCE**

Property Address:  
725 N. SOUTH LAKE DRIVE  
HOLLYWOOD FL. 33019

Revisions:

1 10-06-2022

2 01-06-2024

SHEET NO. :

**A-4**

OF:

DATE : 03-17-2022

SCALE : SHOWN

JOB NO. :

SEAL:

VICTOR HERNANDEZ  
PE-72387

SECTION R305  
CEILING HEIGHT  
R305.1 Minimum height.  
Habitable space, hallways and portions of basements containing these spaces shall have a ceiling height of not less than 7 feet (2134 mm). Bathrooms, toilet rooms and laundry rooms shall have a ceiling height of not less than 6 feet 8 inches (2032 mm).

R307.2 Bath tub and shower spaces.  
Bath tub and shower floors and walls above bathtubs with installed shower heads and in shower compartments shall be finished with a nonabsorbent surface. Such wall surfaces shall extend to a height of not less than 6 feet (1829 mm) above the floor.

SECTION R308  
GLAZING  
R308.1 Identification.  
Except as indicated in Section R308.1.1 each pane of glazing installed in hazardous locations as defined in Section R308.4 shall be provided with a manufacturer's designation specifying who applied the designation, designating the type of glass and the safety glazing standard with which it complies, which is visible in the final installation. The designation shall be acid etched, sandblasted, ceramic-fired, laser etched, embossed, or be of a type that once applied cannot be removed without being destroyed. A label shall be permitted in lieu of the manufacturer's designation.

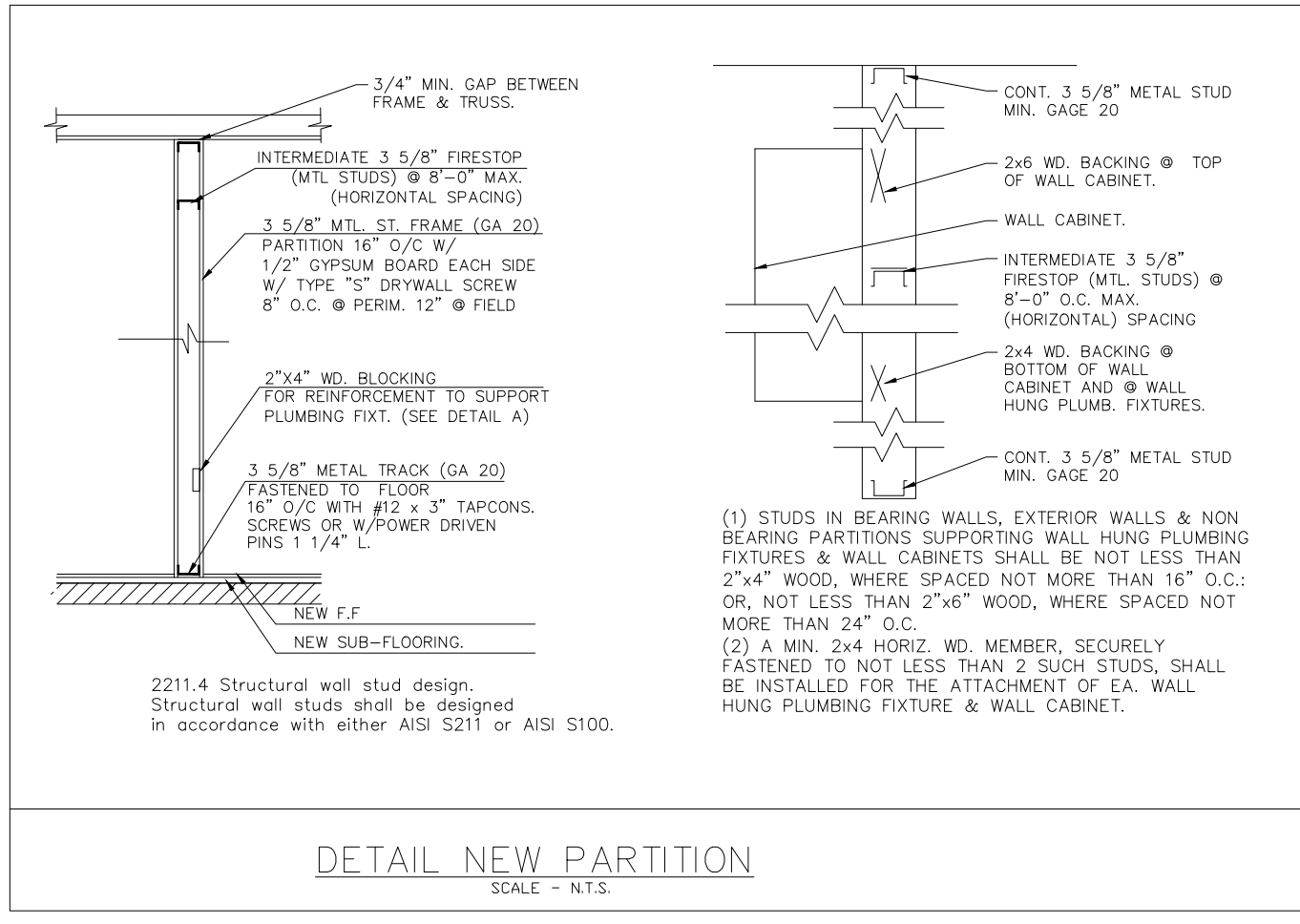
Exceptions:  
1. For other than tempered glass, manufacturer's designations are not required provided that the building official approves the use of a certificate, affidavit or other evidence confirming compliance with this code.  
2. Tempered spandrel glass is permitted to be identified by the manufacturer with a removable paper designation.

AS PER SECTION 714 F.B.C BUILDING 2020 7TH EDITION PENETRATIONS SECTION 803 WALL AND CEILING FINISHES 803.1 General.  
Interior wall and ceiling finish materials shall be classified for fire performance and smoke development in accordance with Section 803.1.1 or 803.1.2, except as shown in Sections 803.2 through 803.13. Materials tested in accordance with Section 803.1.2 shall not be required to be tested in accordance with Section 803.1.1.

803.1.1 Interior wall and ceiling finish materials.  
Interior wall and ceiling finish materials shall be classified in accordance with ASTM E84 or UL 723. Such interior finish materials shall be grouped in the following classes in accordance with their flame spread and smoke-developed indexes.  
Class A: = Flame spread index 0-25; smoke developed index 0-450.  
Class B: = Flame spread index 26-75; smoke developed index 0-450.  
Class C: = Flame spread index 76-200; smoke developed index 0-450.  
Exception: Materials tested in accordance with Section 803.1.2.

803.4 Interior finish.  
The interior finish of walls and ceilings in exits and corridors in any work area shall comply with the requirements of the Florida Building Code, Building.

Exception: Existing interior finish materials that do not comply with the interior finish requirements of the Florida Building Code, Building shall be permitted to be treated with an approved fire-retardant coating in accordance with the manufacturer's instructions to achieve the required rating.



R302.11.1 Fire blocking materials.  
Except as provided in Section R302.11, Item 4, fire blocking shall consist of the following materials.  
1. Two-inch (51 mm) nominal lumber.  
2. Two thick nesses of 1-inch (25.4 mm) nominal lumber with broken lap joints.  
3. One thickness of 23/32-inch (18.3 mm) wood structural panels with joints backed by 23/32-inch (18.3 mm) wood structural panels.  
4. One thickness of 3/4-inch (19.1 mm) particle board with joints backed by 3/4-inch (19.1 mm) particle board.  
5. One-half-inch (12.7 mm) gypsum board.  
6. One-quarter-inch (6.4 mm) cement-based millboard.  
7. Batts or blankets of mineral wool or glass fiber or other approved materials installed in such a manner as to be securely retained in place.  
8. Cellulose insulation installed as tested for the specific application.

AS PER FBC ENERGY CONSERVATION CODE 2020 7th Edition CHAPTER 11 [RE] ENERGY EFFICIENCY SECTION N1101 GENERAL  
N1101 Energy efficiency.  
The provisions of the Florida Building Code, Energy Conservation, shall govern the energy efficiency of residential construction.

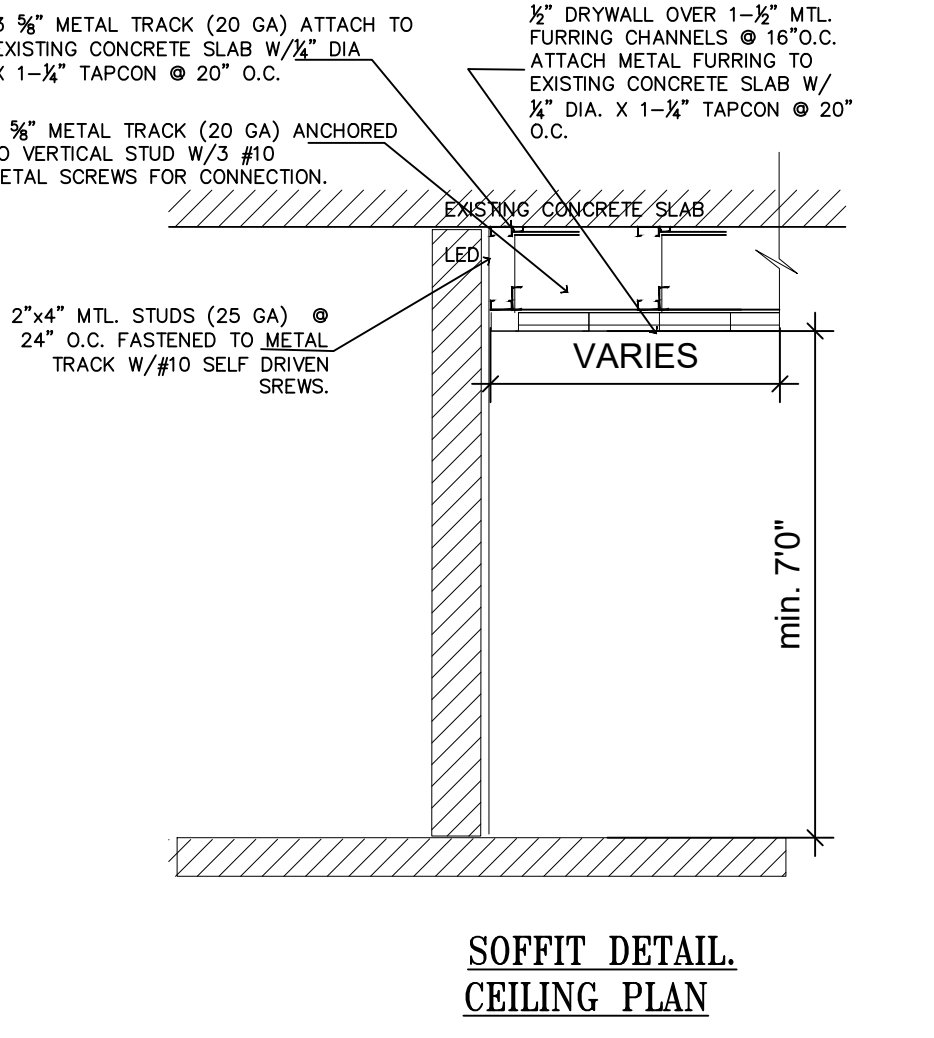
EXISTING BUILDING SHALL MEET THE CRITERIA IN TABLE 101.4.1 AS APPROPRIATE TO THE CONDITION DESCRIBED.  
MINIMUM CODE ENVELOPE EQUIPMENT AND LIGHTING EFFICIENCY LEVELS SHALL BE MET FOR COMPONENTS BEING CHARGED.  
ENVELOPE - SECTION R-402 BUILDING THERMAL ENVELOPE R 402.1 GENERAL (PRESCRIPTIVE)  
R 402.1.1 COMPONENT CRITERIA: THE BUILDING THERMAL ENVELOPE AND AIR DISTRIBUTION SYSTEM SHALL MEET THE REQ. OF TABLE R-402.1.1 R-VALUE.  
SECTION R402 BUILDING THERMAL ENVELOPE R402.1 General (Prescriptive).  
The building thermal envelope shall meet the requirements of Sections R402.1.1 through R402.1.5.

Exceptions:  
1. The following low-energy buildings, or portions thereof, separated from the remainder of the building by building thermal envelope assemblies complying with this section shall be exempt from the building thermal envelope provisions of Section R402.  
1.1. Those with a peak design rate of energy usage less than 3.4 Btu/h-ft<sup>2</sup> (10.7 W/m<sup>2</sup>) or 1.0 watt/ft<sup>2</sup> of floor area for space-conditioning purposes.  
1.2. Those that do not contain conditioned space.  
2. Log homes designed in accordance with ICC-400.  
R402.1.1 Vapor retarder.  
Wall assemblies in the building thermal envelope shall comply with the vapor retarder requirements of Section R702.7 of the Florida Building Code, Residential or Section 1405.3 of the Florida Building Code, Building, as applicable.

R402.1.2 Insulation and fenestration criteria.  
The building thermal envelope shall meet the requirements of Table R402.1.2, based on the climate zone specified in Chapter 3.  
SECTION R403 SYSTEMS R403.1 Controls.  
R403.1.1 Thermostat provision (Mandatory).  
At least one thermostat shall be provided for each separate heating and cooling system.  
R403.1.2 Programmable thermostat (Prescriptive).  
The thermostat controlling the primary heating or cooling system of the dwelling unit shall be capable of controlling the heating and cooling system on a daily schedule to maintain different temperature set points at different times of the day. This thermostat shall include the capability to set back or temporarily operate the system to maintain zone temperatures down to 55°F (13°C) or up to 85°F (29°C). The thermostat shall initially be programmed by the manufacturer with a heating temperature set point no higher than 70°F (21°C) and a cooling temperature set point no lower than 78°F (26°C).

R403.1.3 Heat pump supplementary heat (Mandatory).  
Heat pumps having supplementary electric-resistance heat shall have controls that, except during defrost, prevent supplemental heat operation when the heat pump compressor can meet the heating load.  
R403.2 Hot water boiler outdoor temperature setback.  
Hot water boilers that supply heat to the building through one- or two-pipe heating systems shall have an outdoor setback control that lowers the boiler water temperature based on the outdoor temperature.

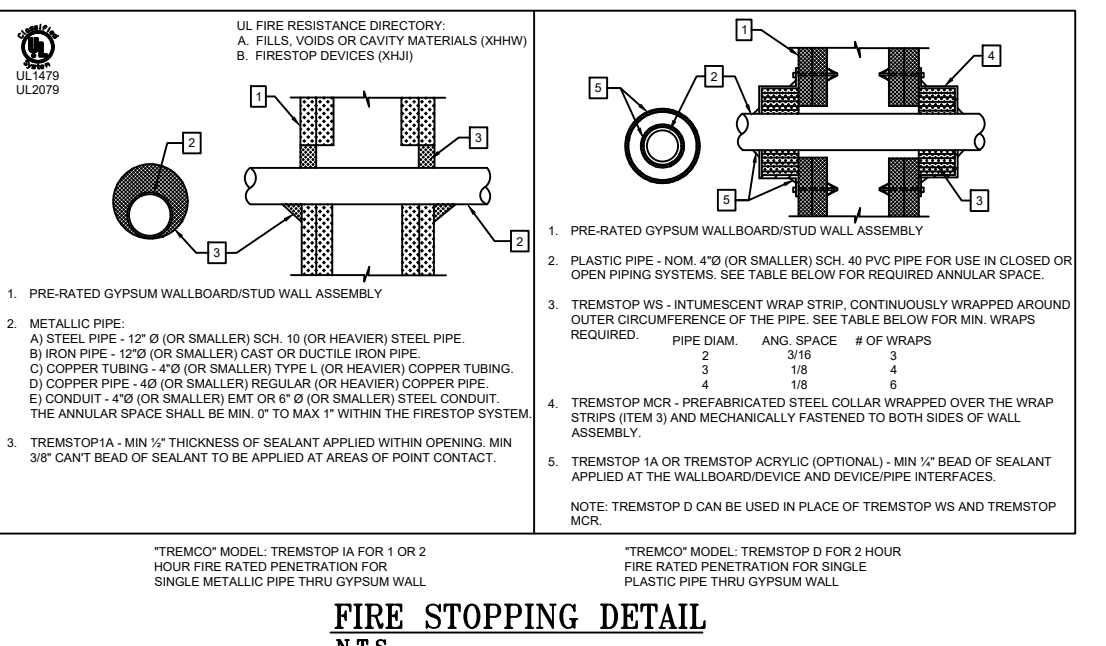
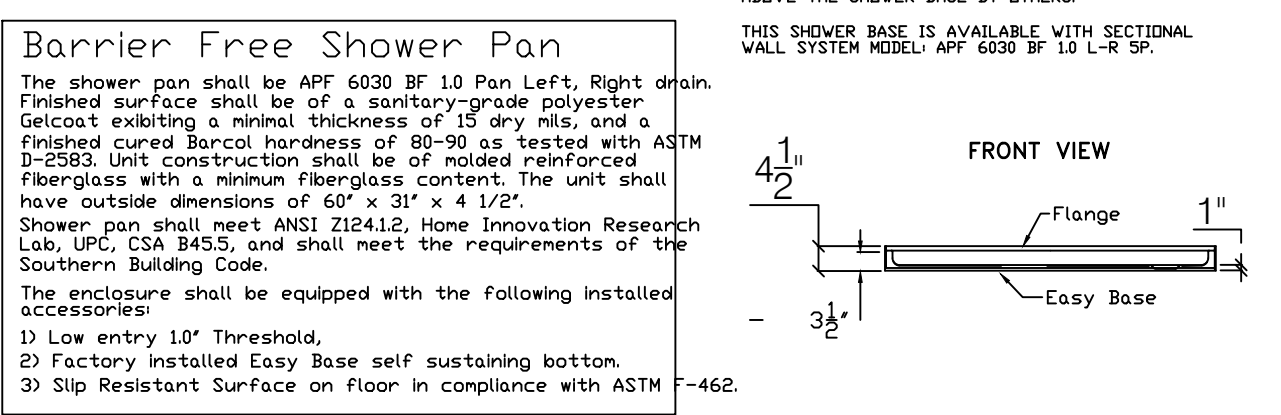
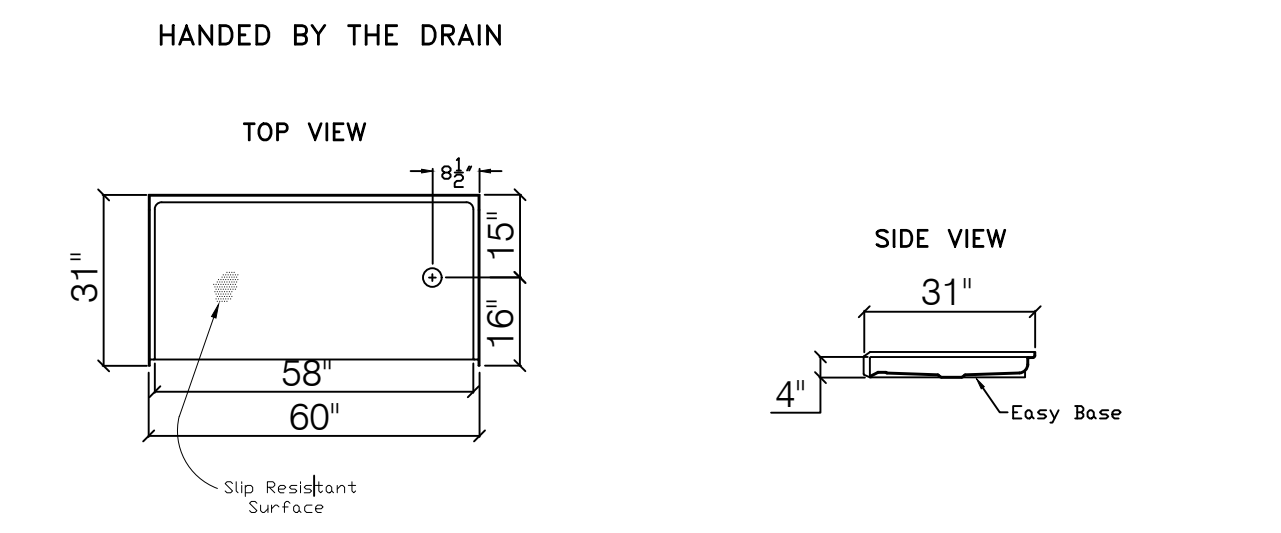
SECTION R404 ELECTRICAL POWER AND LIGHTING SYSTEMS R404.1 Lighting equipment (Mandatory).  
Not less than 90 percent of the lamps in permanently installed luminaires shall have an efficacy of at least 45 lumens-per-watt or shall utilize lamps with an efficacy of not less than 65 lumens-per-watt.



FINISH NOTES

UNLESS OTHERWISE INDICATED, EXPOSED SURFACES SHALL BE TAPED, FINISHED AND PAINTED.  
ALL FLOOR SHALL BE REPLACE ON BATHS WILL BE INSTALL PORCELAIN OR TILE THE EXISTING CEILING TO BE PAINT ALL WALLS TO BE PAINT NO WORK ON CEILING. EXISTING TO REMAIN  
NOTE:  
803.1 GENERAL.  
INTERIOR WALL AND CEILING FINISHES SHALL BE CLASSIFIED IN ACCORDANCE WITH ASTM E 84, SUCH INTERIOR FINISH MATERIALS SHALL BE GROUPED IN THE FOLLOWING CLASSES IN ACCORDANCE WITH THEIR FLAME SPREAD AND SMOKE-DEVELOPED INDEX.  
CLASS A: FLAME SPREAD INDEX 0-25; SMOKE-DEVELOPED INDEX 0-450.  
CLASS B: FLAME SPREAD INDEX 26-75; SMOKE-DEVELOPED INDEX 0-450.  
CLASS C: FLAME SPREAD INDEX 76-200; SMOKE-DEVELOPED INDEX 0-450.  
EXCEPTION: MATERIALS, OTHER THAN TEXTILES, TESTED IN ACCORDANCE WITH SECTION 803.2.

"All new finishes (wall/ceiling/floor/Trim/Decor), are to comply with FBCB Chapter 8, for Flame Spread and Smoke Development Classification".



FIRE STOPPING DETAIL N.T.S.

SECTION 714 PENETRATIONS 714.1 Scope.  
The provisions of this section shall govern the materials and methods of construction used to protect through penetrations and membrane penetrations of horizontal assemblies and fire-resistance-rated wall assemblies.  
714.1.1 Ducts and air transfer openings.  
Penetrations of fire-resistance-rated walls by ducts that are not protected with dampers shall comply with Sections 714.3 through 714.4.3. Penetrations of horizontal assemblies not protected with a shaft as permitted by Section 717.6, and not required to be protected with fire dampers by other sections of this code, shall comply with Sections 714.5 through 714.6.2. Ducts and air transfer openings that are protected with dampers shall comply with Section 717.  
714.2 Installation.  
A listed penetration fire stop system shall be installed in accordance with the manufacturer's installation instructions and the listing criteria.  
714.3 Installation details.  
Where sleeves are used, they shall be securely fastened to the assembly penetrated. The space between the item contained in the sleeve and the sleeve itself and any space between the sleeve and the assembly penetrated shall be protected in accordance with this section. Insulation and coverings on or in the penetrating item shall not penetrate the assembly unless the specific material used has been tested as part of the assembly in accordance with this section.

714.4 Fire-resistance-rated walls.  
Penetrations into or through fire walls, fire barriers, smoke barrier walls and fire partitions shall comply with Sections 714.4.1 through 714.4.3. Penetrations in smoke barrier walls shall also comply with Section 714.5.4.  
714.4.1 Through penetrations.  
Through penetrations of fire-resistance-rated walls shall comply with Section 714.4.1.1 or 714.4.1.2.  
Exception: Where the penetrating items are steel, ferrous or copper pipes, tubes or conduits, the annular space between the penetrating item and the fire-resistance-rated wall is permitted to be protected by either of the following measures:  
1. In concrete or masonry walls where the penetrating item is a maximum 6-inch (152 mm) nominal diameter and the area of the opening through the wall does not exceed 144 square inches (0.0929 m<sup>2</sup>), concrete, grout or mortar is permitted where installed the full thickness of the wall or the thickness required to maintain the fire-resistance rating.  
2. The material used to fill the annular space shall prevent the passage of flame and hot gases sufficient to ignite cotton waste when subjected to ASTM E119 or UL 263 time-temperature fire conditions under a minimum positive pressure differential of 0.01 inch (2.49 Pa) of water at the location of the penetration for the time period equivalent to the fire-resistance rating of the construction penetrated.

714.4.1.1 Fire-resistance-rated assemblies.  
Through penetrations shall be protected using systems installed as tested in the approved fire-resistance-rated assembly.  
714.4.1.2 Through-penetration firestop system.  
Through penetrations shall be protected by an approved penetration firestop system installed as tested in accordance with ASTM E814 or UL 1479, with a minimum positive pressure differential of 0.01 inch (2.49 Pa) of water and shall have an F rating of not less than the required fire-resistance rating of the wall penetrated.  
714.4.2 Membrane penetrations.  
Membrane penetrations shall comply with Section 714.4.1. Where walls or partitions are required to have a fire-resistance rating, recessed fixtures shall be installed such that the required fire resistance will not be reduced.

714.4.3 Penetrations of fire-resistance-rated walls by ducts that are not protected with dampers shall comply with Sections 714.3 through 714.4.3. Penetrations of horizontal assemblies not protected with a shaft as permitted by Section 717.6, and not required to be protected with fire dampers by other sections of this code, shall comply with Sections 714.5 through 714.6.2. Ducts and air transfer openings that are protected with dampers shall comply with Section 717.  
714.5 Installation.  
A listed penetration fire stop system shall be installed in accordance with the manufacturer's installation instructions and the listing criteria.  
714.6 Installation details.  
Where sleeves are used, they shall be securely fastened to the assembly penetrated. The space between the item contained in the sleeve and the sleeve itself and any space between the sleeve and the assembly penetrated shall be protected in accordance with this section. Insulation and coverings on or in the penetrating item shall not penetrate the assembly unless the specific material used has been tested as part of the assembly in accordance with this section.  
714.7 Installation details.  
Where sleeves are used, they shall be securely fastened to the assembly penetrated. The space between the item contained in the sleeve and the sleeve itself and any space between the sleeve and the assembly penetrated shall be protected in accordance with this section. Insulation and coverings on or in the penetrating item shall not penetrate the assembly unless the specific material used has been tested as part of the assembly in accordance with this section.

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FLORIDA BUILDING CODE  
2020 7TH EDITION PERMIT SET  
EXISTING NEC 2017  
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HSD

PROPOSAL ADDITION  
SINGLE FAMILY RESIDENCE  
Property Address:  
725 N. SOUTH LAKE DRIVE  
HOLLYWOOD FL. 33019

Revisions:

SHEET NO. :  
A-5  
OF:

DATE : 03-17-2022  
SCALE : SHOWN  
JOB NO. :

SEAL:  
VICTOR HERNANDEZ  
PE-72387

CODE IN EFFECT: GOVERNING CODES  
 Florida Building Code  
 7TH EDITION 2020  
 EXISTING  
 NEC 2017  
 7 Th. Edition Of The Florida  
 Fire Prevention Code With NFPA 1  
 & 101 2018 Edition

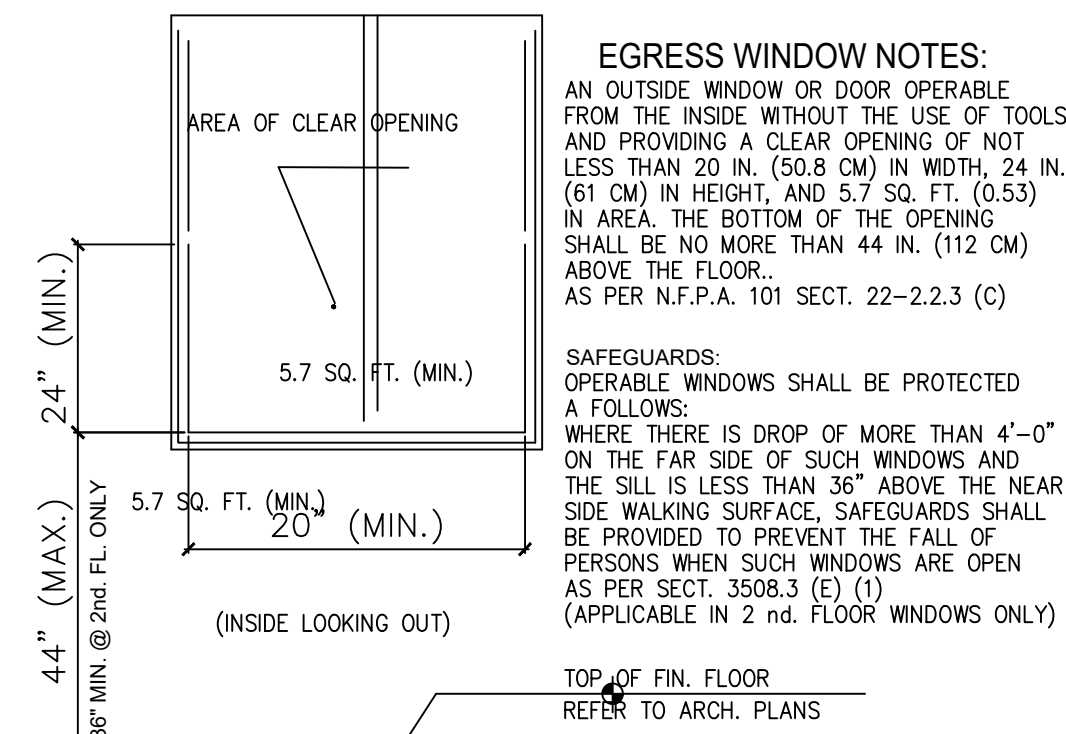
**FINISH NOTES**

UNLESS OTHERWISE INDICATED, EXPOSED SURFACES SHALL BE TAPE, FINISHED AND PAINTED. ALL FLOOR SHALL BE REPLACE ON BATHS WILL BE INSTALL PORCELAIN OR TILE THE EXISTING CEILING TO BE PAINT ALL WALLS TO BE PAINT. NO WORK ON CEILING. EXISTING TO REMAIN

**NOTE:**

803.1 GENERAL INTERIOR WALL AND CEILING FINISHES SHALL BE CLASSIFIED IN ACCORDANCE WITH ASTM E 84. SUCH INTERIOR FINISH MATERIALS SHALL BE GROUPED IN THE FOLLOWING CLASSES IN ACCORDANCE WITH THEIR FLAME SPREAD AND SMOKE-DEVELOPED INDEX.  
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 EXCEPTION: MATERIALS, OTHER THAN TEXTILES, TESTED IN ACCORDANCE WITH SECTION 803.2.

\*All new finishes (wall/ceiling/floor/Trim/Decor), are to comply with FBCB Chapter 8, for Flame Spread and Smoke Development Classification\*.



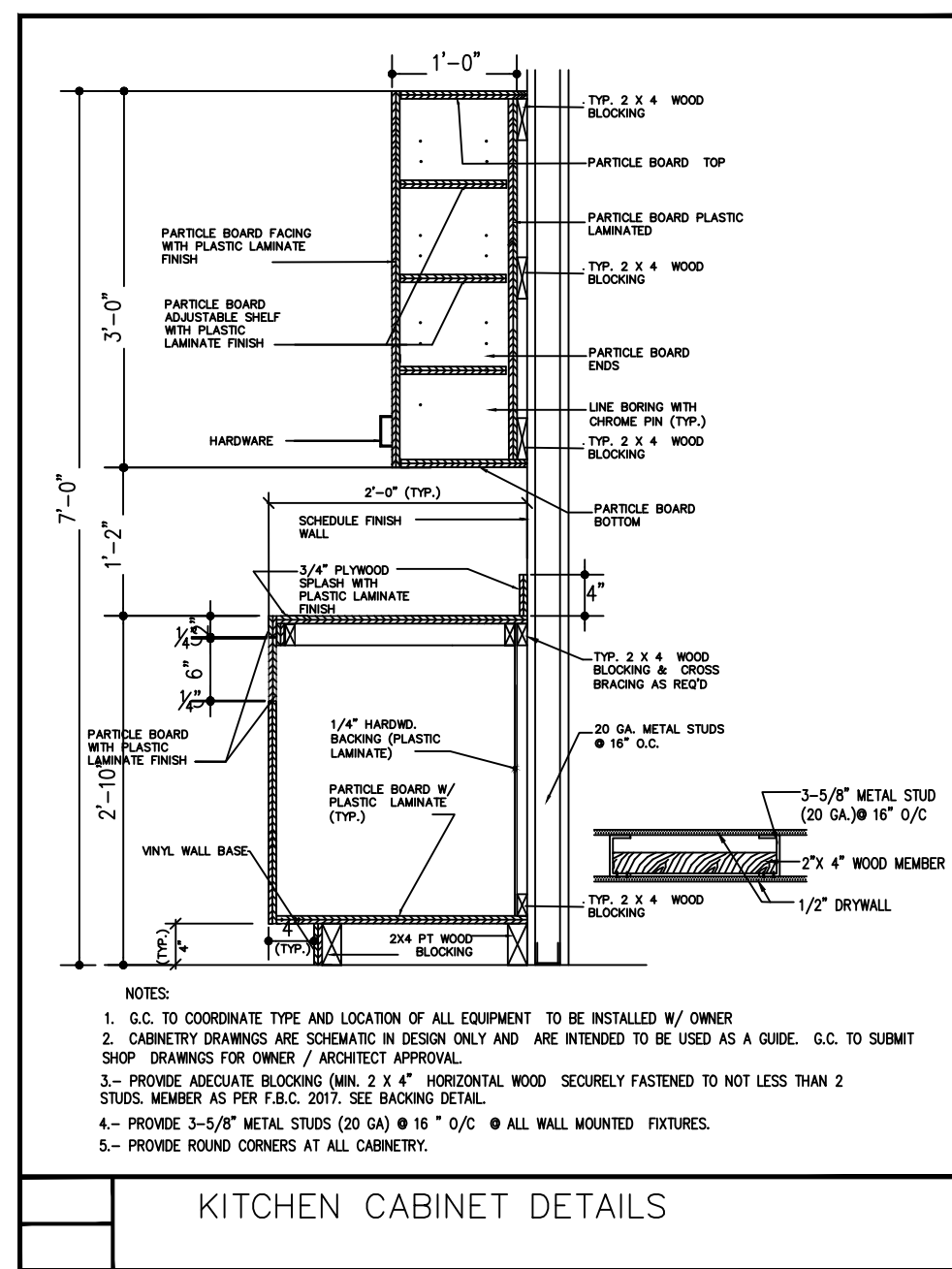
EGRESS WINDOW DETAIL N.T.S.

**SAFETY / EGRESS DOOR NOTES**

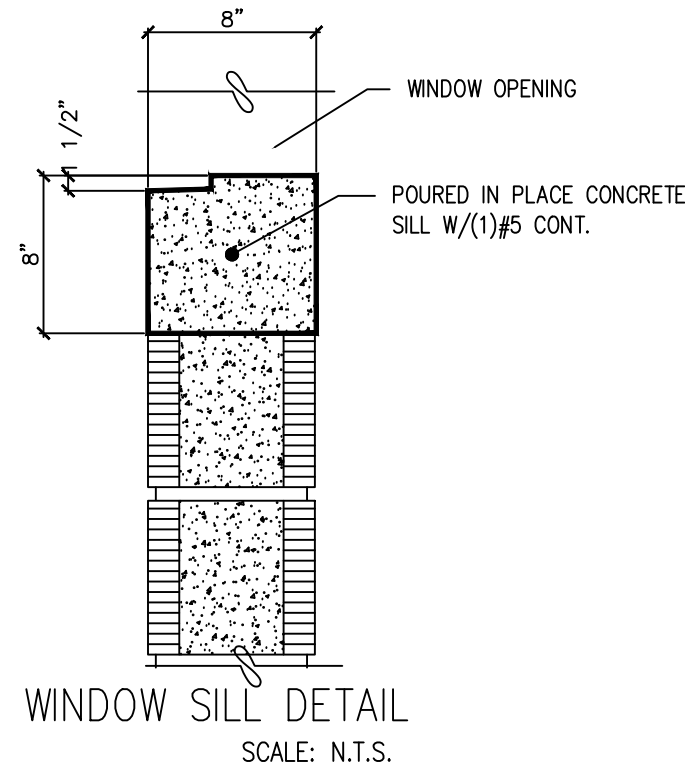
NO DOOR IN THE PATH OF TRAVEL OF MEANS OF ESCAPE SHALL BE LESS THAN 32" WIDE. EXCEPT THAT BATHROOM DOORS MAY BE 24" WIDE, UNLESS A LARGER DOOR OPENING IS REQUIRED TO SATISFY THE REQUIREMENTS OF SECTION 515 OF THE SOUTH FLORIDA BUILDING CODE.  
 EVERY CLOSET DOOR LATCH SHALL BE SUCH THAT CHILDREN CAN OPEN THE DOOR FROM INSIDE THE CLOSET.  
 EVERY BATHROOM DOOR LOCK SHALL BE DESIGNED TO PERMIT THE OPENING OF THE LOCKED DOOR FROM THE OUTSIDE IN AN EMERGENCY.  
 DOORS MAY BE SWINGING OR SLIDING, AND ARE EXEMPT FROM THE REQUIREMENTS OF SECTION 21-2.4.3 AND 21-2.4.4 OF THE 1994 ED. OF NFPA, 101

**GLASS NOTES**

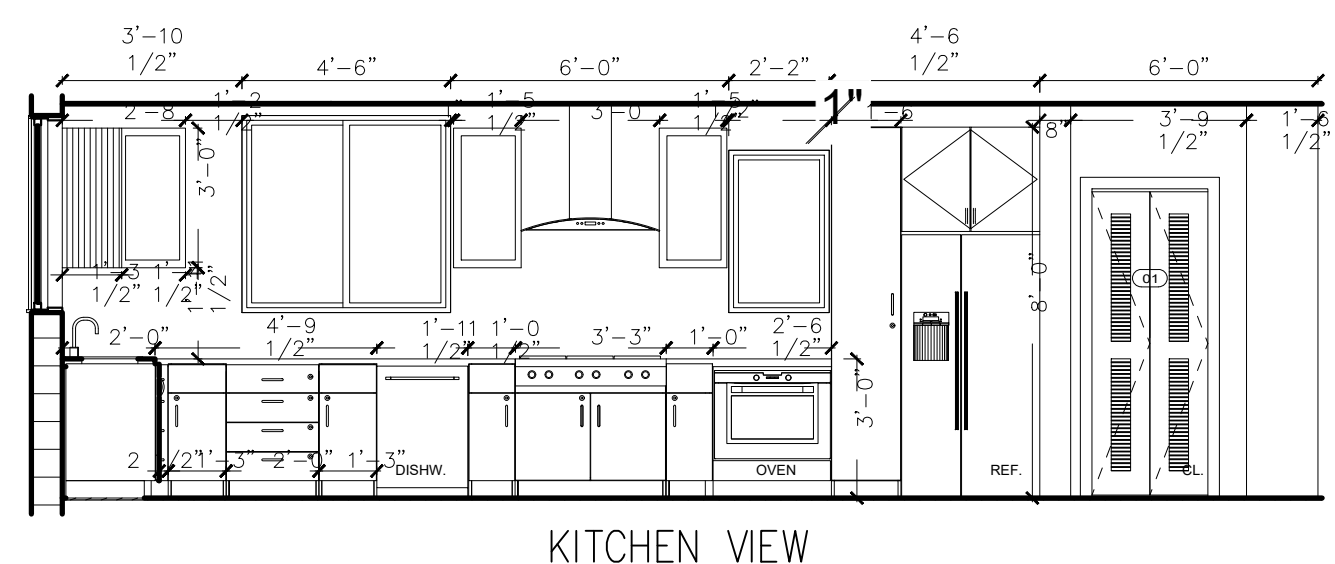
PROVIDE SAFETY TEMPERED GLASS FOR BATHROOM WINDOWS AND SHOWERS ENCLOSURES.



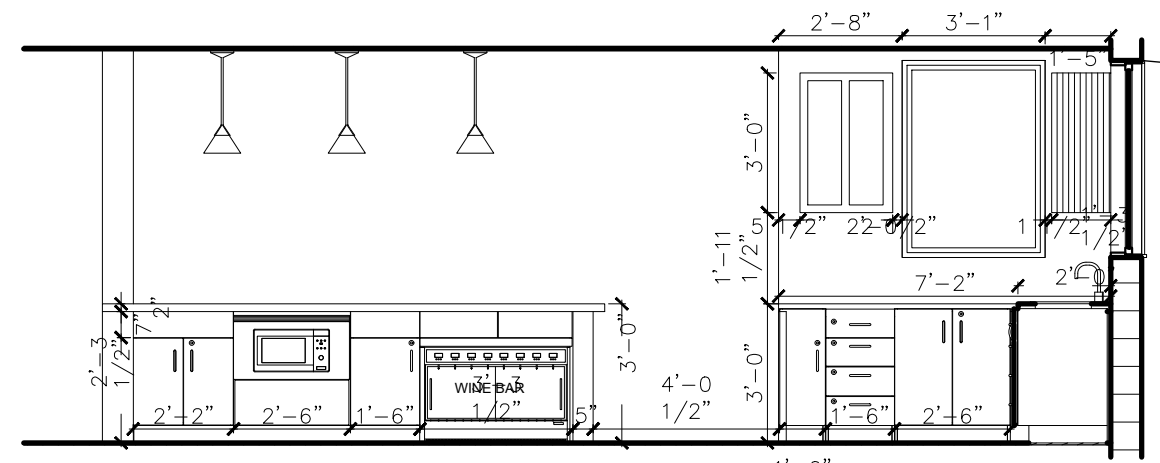
KITCHEN CABINET DETAILS



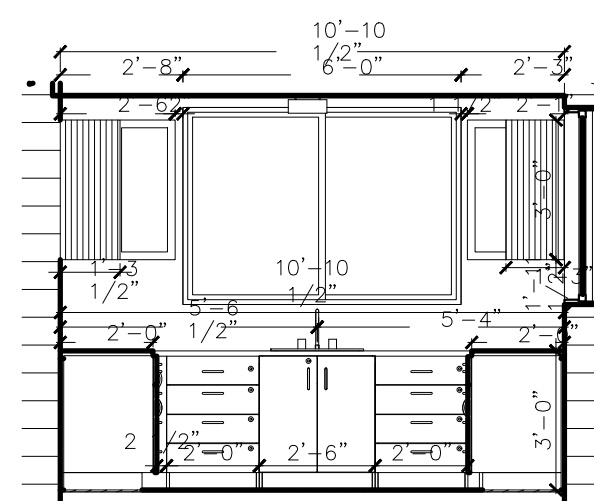
WINDOW SILL DETAIL SCALE: N.T.S.



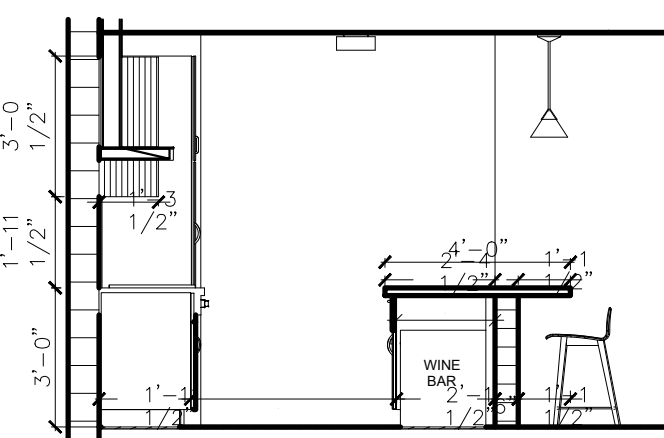
KITCHEN VIEW



KITCHEN VIEW



KITCHEN VIEW



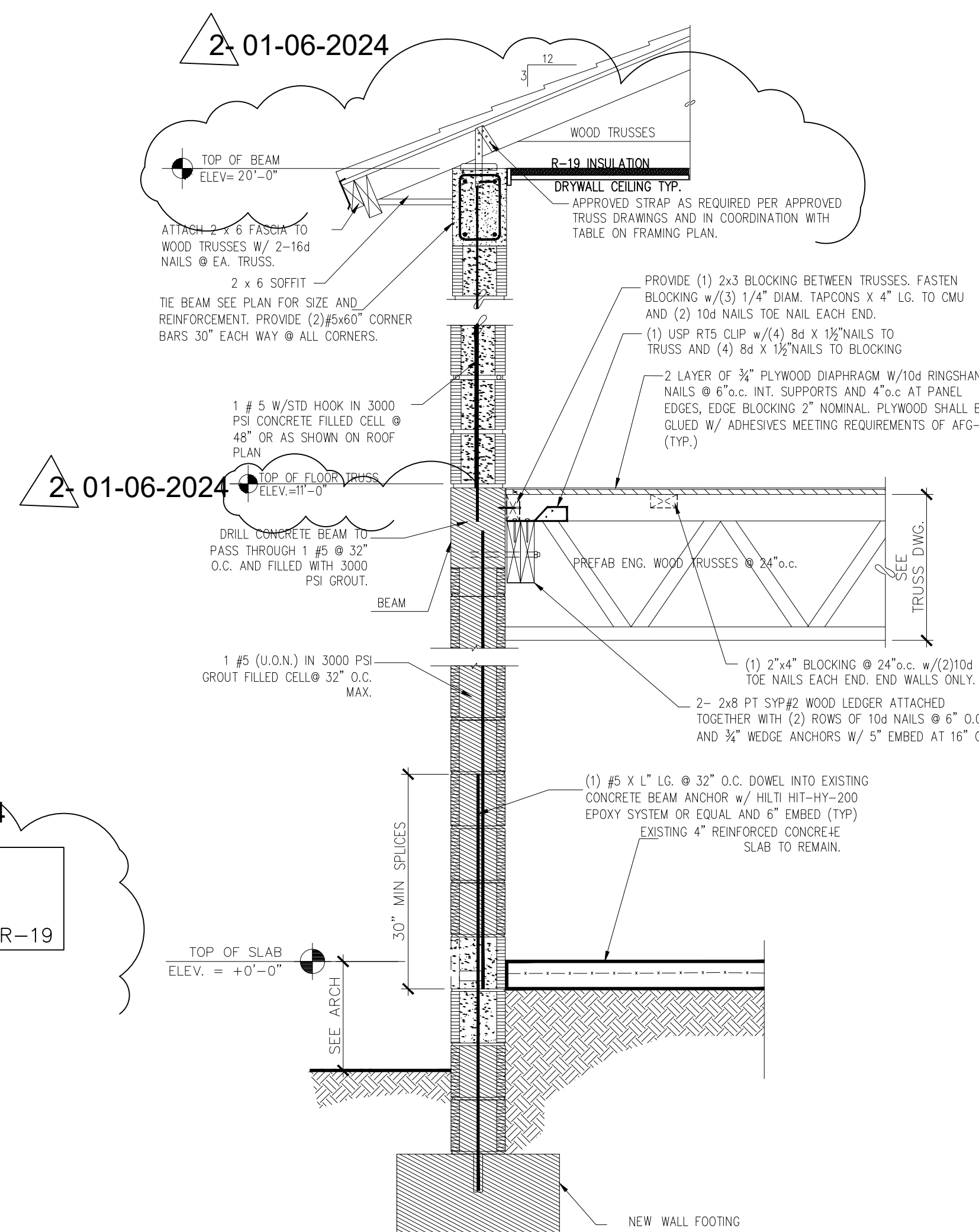
KITCHEN VIEW

7. Windows**	Description	Area
a. U-Factor:	Dbl, U=1.08	395.33 ft²
SHGC:	SHGC=0.50	
b. U-Factor:	N/A	ft²
SHGC:	N/A	ft²
c. U-Factor:	N/A	ft²
SHGC:	N/A	ft²
d. U-Factor:	N/A	ft²
SHGC:	N/A	ft²

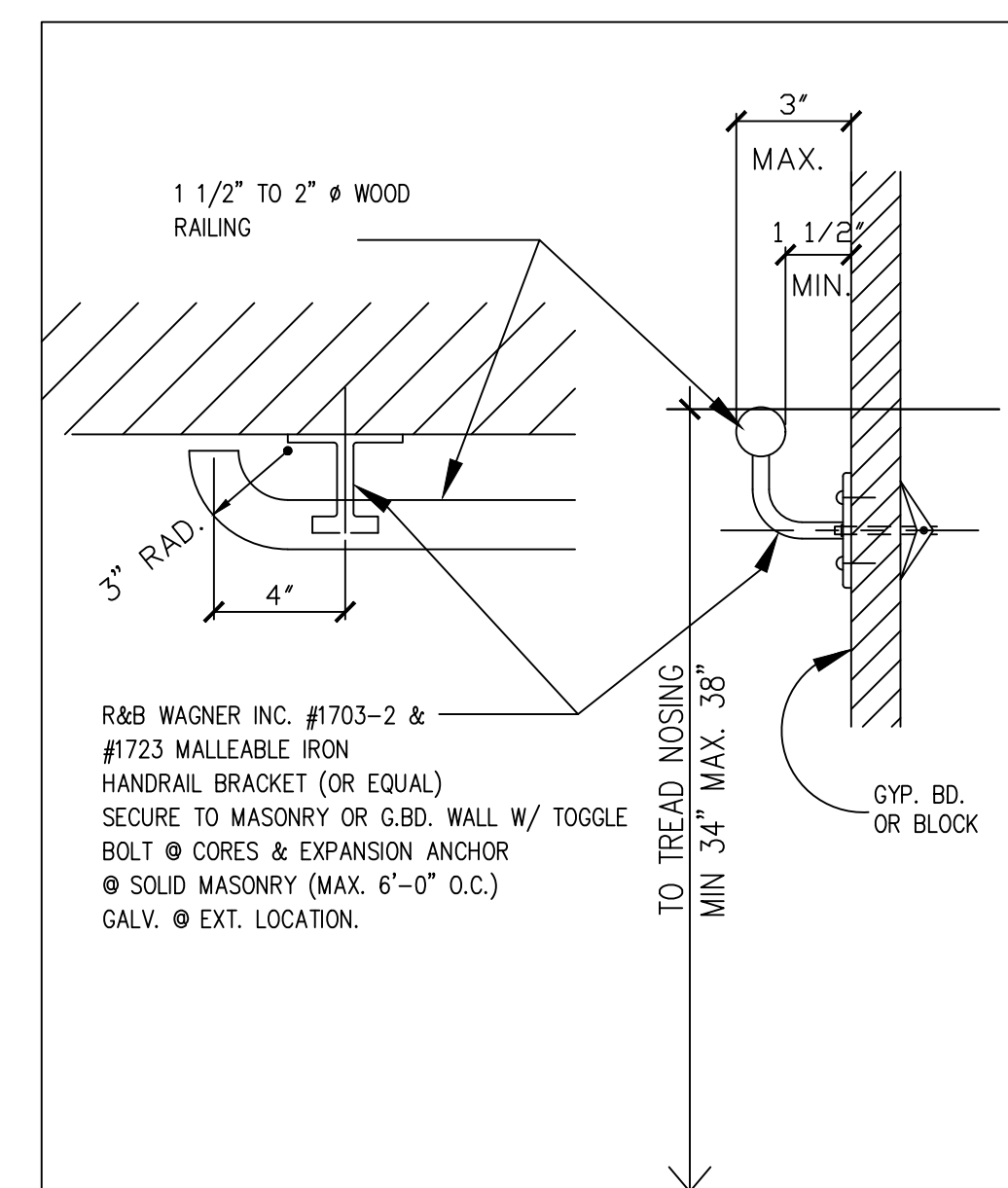
NOTE 4: INSULATIONS  
 ROOF=R-19  
 EXT. C.B.S. WALLS=R-4.1  
 INTERIOR PARTITION WALLS=R-19

MARK	WIDTH	HEIGHT	MATERIAL	FRAME FINISH	TYPE	N.O.A	UNITS
(A)	72"	54"	IMPACT GLASS	ALUMINUM.	HORIZONTAL ROLLER XO	N.O.A 21-0414.04	3 UNITS
(B)	37"	54"	IMPACT GLASS	ALUMINUM.	HORIZONTAL ROLLER XO	N.O.A 21-0414.04	7 UNITS
(C)	48"	54"	IMPACT GLASS	ALUMINUM.	HORIZONTAL ROLLER XO	N.O.A 21-0414.04	1 UNIT
(D)	24"	54"	IMPACT GLASS	ALUMINUM.	FIX	N.O.A 21-0510.02	1 UNIT

MARK	WIDTH	HEIGHT	MATERIAL	N.O.A.	UNITS
(1)	99"	96"	ALUMINUM /IMPACT GLASS SLIDING DOOR	N.O.A 20-1119.20	1
(2)	36"	96"	SWING	N.O.A 20-1119.18	1
(3)	22" BI FOLD IMPACT	96"	BI FOLD IMPACT GLASS	N.O.A 20-1208.06	1
(4)	9'0"	96"	SLIDING GLASS DOOR	N.O.A 20-1119.20	1
(5)	36"	82"	WOOD /SWING	N/A	7
(6)	29"	60"	SAFETY GLASS CAT. II	N/A	2
(7)	34"	82"	POCKET DOOR	N/A	2

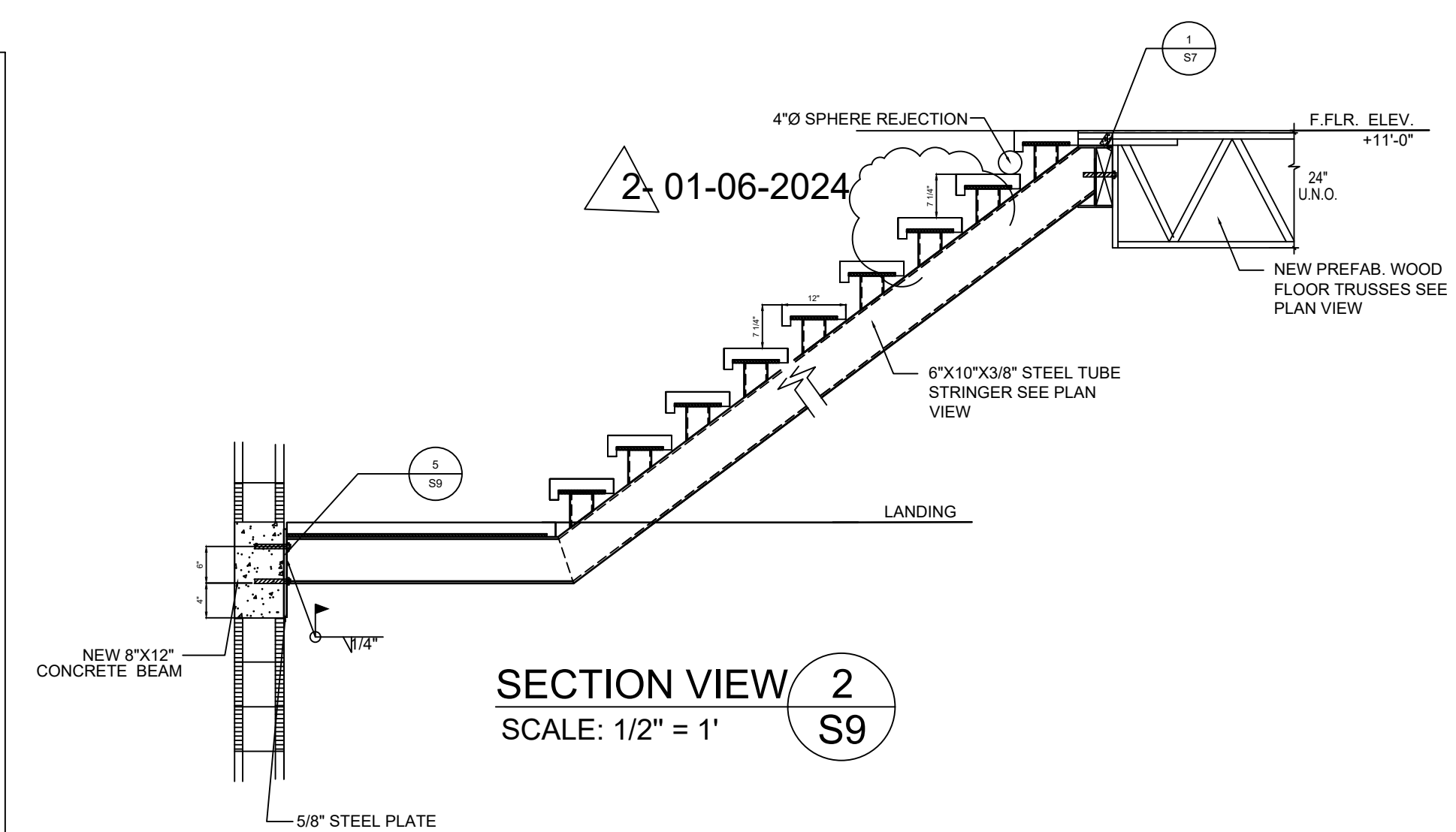


1 TYPICAL TWO STORY WALL SECTION SCALE: 3/4"=1'-0"



HANDRAIL ANCHORING DTL. SCALE: N.T.S.

R311.7.8.1 Height. Handrail height, measured vertically from the sloped plane adjoining the tread nosing, or finish surface of ramp slope, shall be not less than 34 inches (864 mm) and not more than 38 inches (965 mm).



SECTION VIEW 2 S9 SCALE: 1/2"=1"

NOTES, DETAILS AND SCHEDULES

SCALE: NTS

FLORIDA BUILDING CODE  
 2020 7TH EDITION  
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PROPOSAL ADDITION  
 SINGLE FAMILY RESIDENCE  
 Property Address:  
 725 N. SOUTH LAKE DRIVE  
 HOLLYWOOD FL. 33019

Revisions:  
 2-01-06-2024

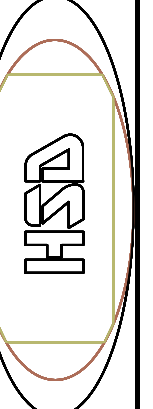
SHEET NO. :  
 A-6

DATE : 03-17/2022  
 SCALE : SHOWN

JOB NO. :

SEAL:  
 VICTOR HERNANDEZ  
 PE-72387



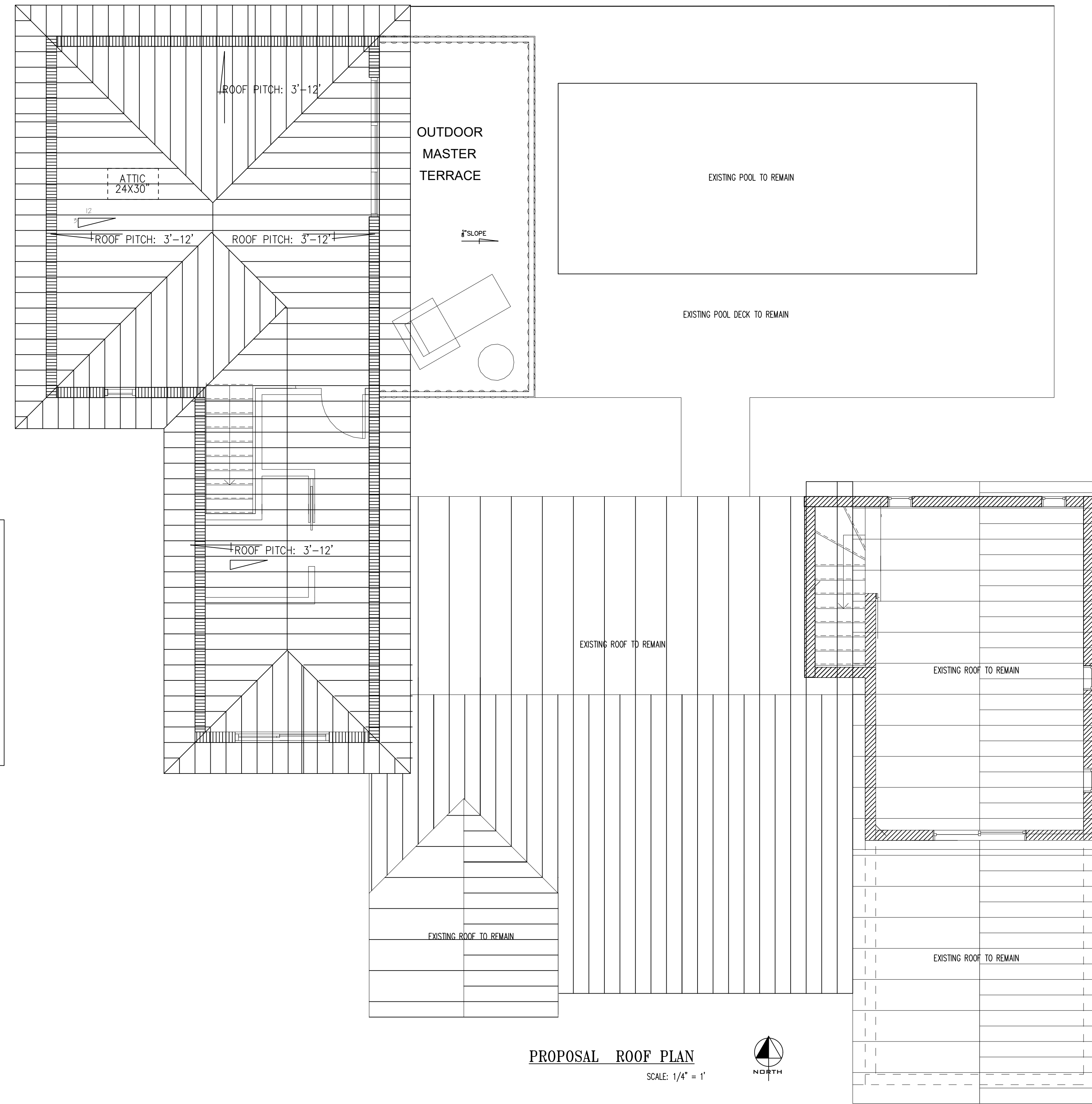


Revisions:
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SHEET NO. :
<b>A-7</b>
OP:

DATE :	03-17-2022
SCALE :	SHOWN
JOB NO. :	

SEAL:
VICTOR HERNANDEZ PE-72387




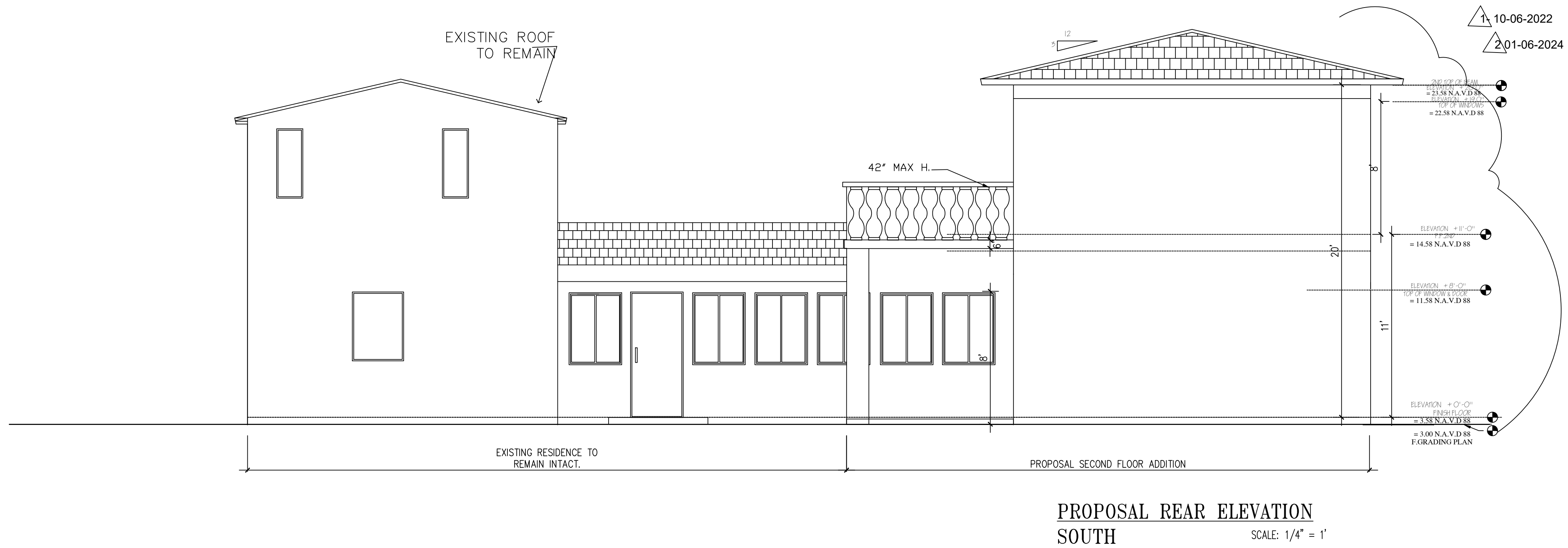
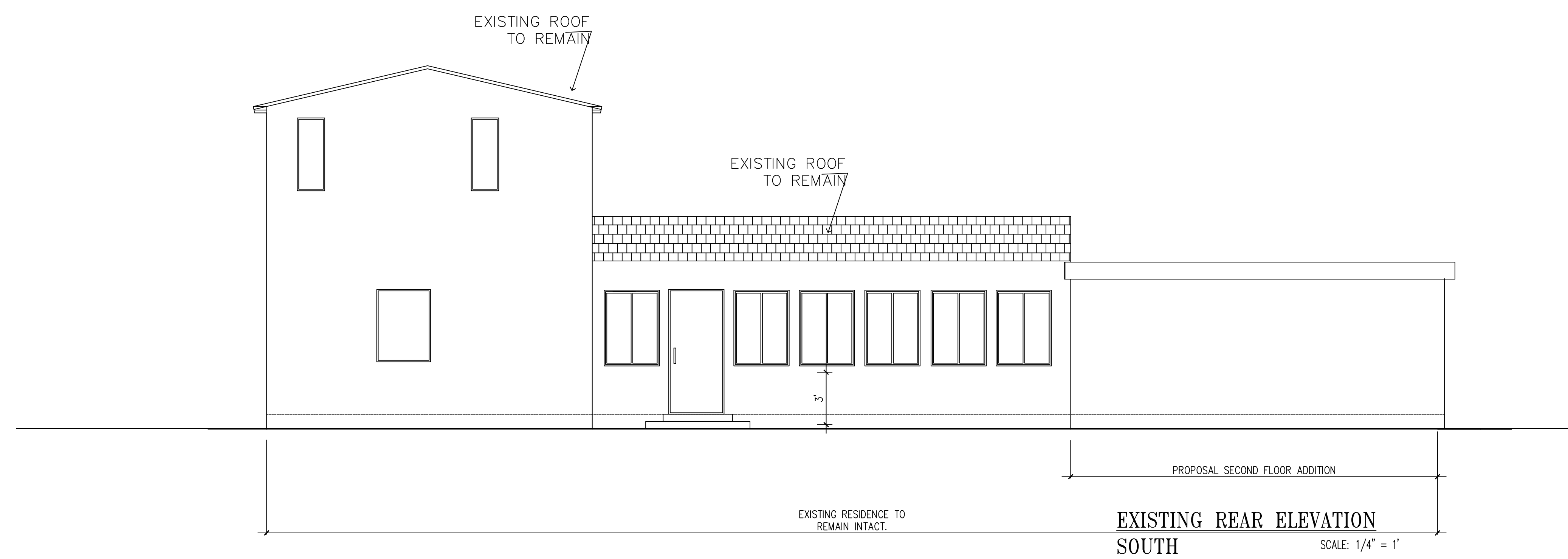
- NOTES:
- ROOF PITCH: 3'-12'
  - ROOF COVER: FLAT TILE
  - ROOF STRUCTURE: TRUSSES PRE-ENG: (BY OTHERS) @ 24"O/C
  - INSULATION R-19 SPRAY FOAM
  - VENTILATION NOT TO BE LESS THAN 1/150 OF THE AREA OF THE SPACE VENTILATED
  - O/H 2"O" TYPICAL
  - ALL METALS TO BE USE FOR CRICKETS, FLASHINGS, ETC. TO BE GALV. #26

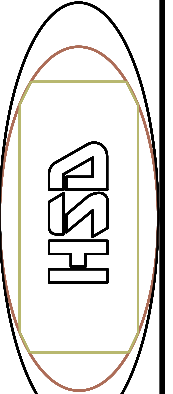
**PROPOSAL ROOF PLAN**  
SCALE: 1/4" = 1'

FLORIDA BUILDING CODE  
2020 7TH EDITION  
EXISTING  
NEC 2017

PERMIT SET  
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 8500 NW 26 DR. CORAL SPRINGS, FL 33065  
 Tel: 954-247-1389 Cell: 754-422-8796  


**PROPOSAL ADDITION  
 SINGLE FAMILY RESIDENCE**  
 Property Address:  
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 HOLLYWOOD FL. 33019

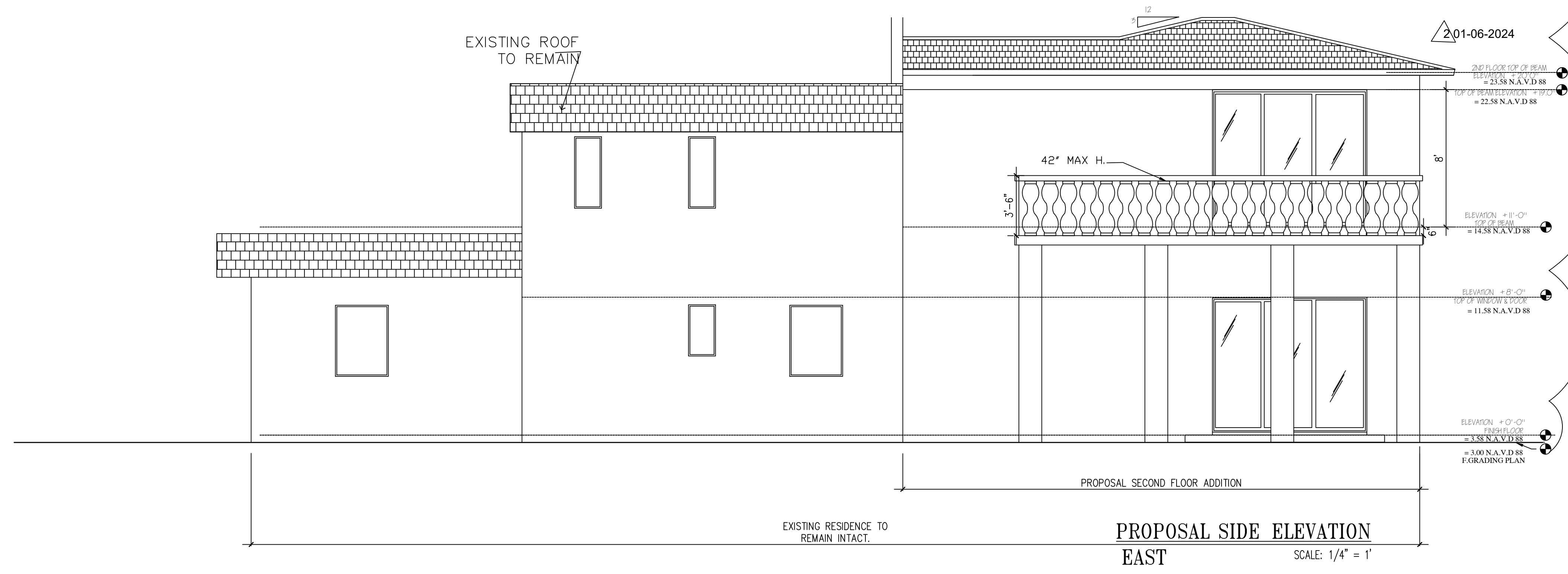
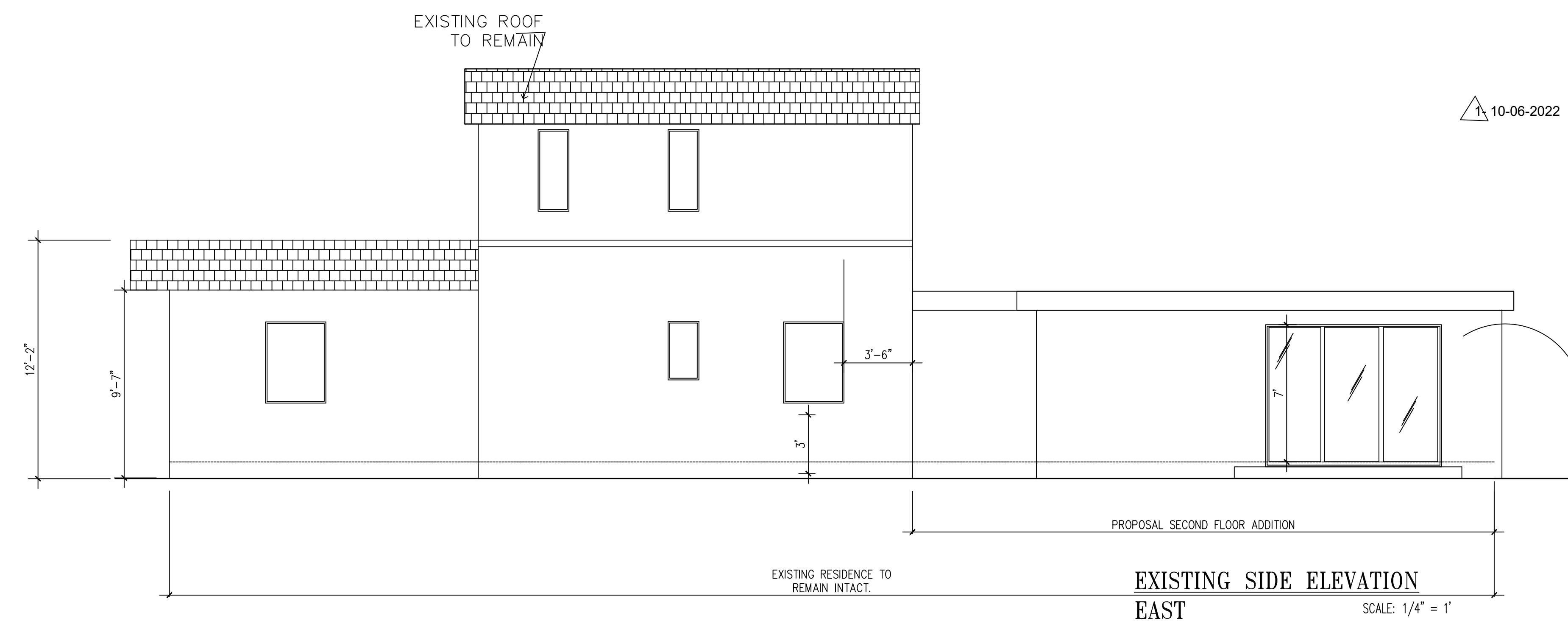
Revisions:  
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SHEET NO. :  
**A-8**  
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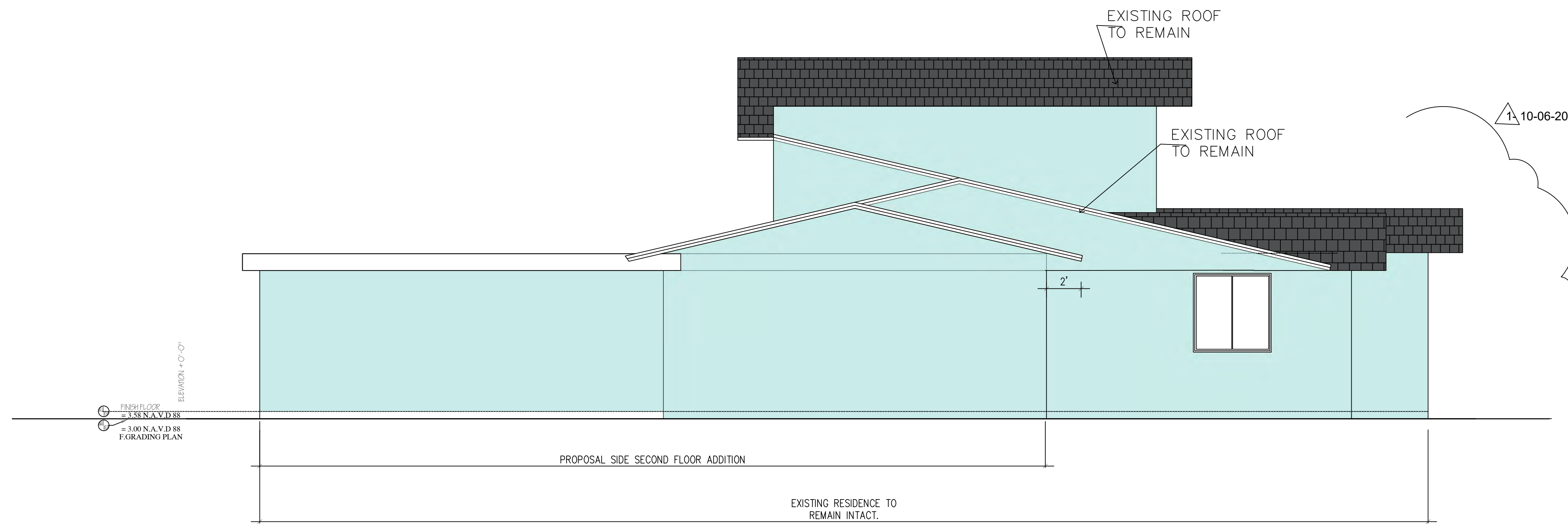
DATE : 03-17-2022  
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 PE-72387

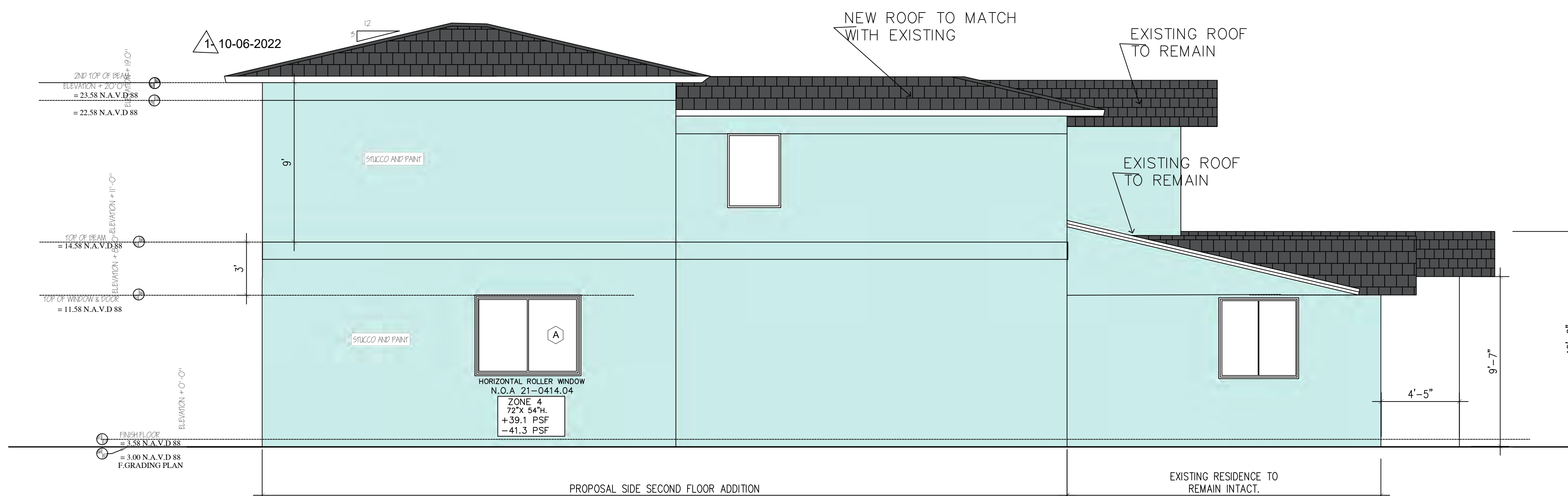
FLORIDA BUILDING CODE  
 2020 7TH EDITION **PERMIT SET**  
 EXISTING  
 NEC 2017  
 THESE PLANS ARE FOR BUILDING DEPARTMENT REVIEW ONLY. THEY ARE NOT TO BE CONSIDERED AS CONSTRUCTION DOCUMENTS UNTIL ALL BUILDING DEPARTMENT APPROVALS ARE OBTAINED.



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**EXISTING SIDE ELEVATION  
WEST** SCALE: 1/4" = 1'



**PROPOSAL SIDE ELEVATION  
WEST** SCALE: 1/4" = 1'

FLORIDA BUILDING CODE  
2020 7TH EDITION **PERMIT SET**  
EXISTING  
NEC 2017

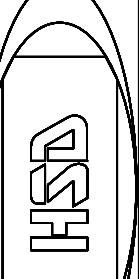
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**ADRIANA GARCES**  
magarces00@comcast.net  
305-9828134

HERNANDEZ STRUCTURAL DESIGN Inc.

STRUCTURAL CONSULTANTS, INSPECTIONS, INVESTIGATIONS  
Victor Hernandez - P.E. # 72387 C.A. 29834  
8500 NW 28 DR. CORAL SPRINGS, FL 33066  
Tel: 954-247-7188 Cell: 754-422-0796



**PROPOSED ADDITION  
SINGLE FAMILY RESIDENCE**

Property Address:  
725 N. SOUTH LAKE DRIVE  
HOLLYWOOD FL. 33019

Revisions:  
1 10-06-2022  
2 01-06-2024

SHEET NO. :

**A-10**

OF:

DATE : 03-17-2022

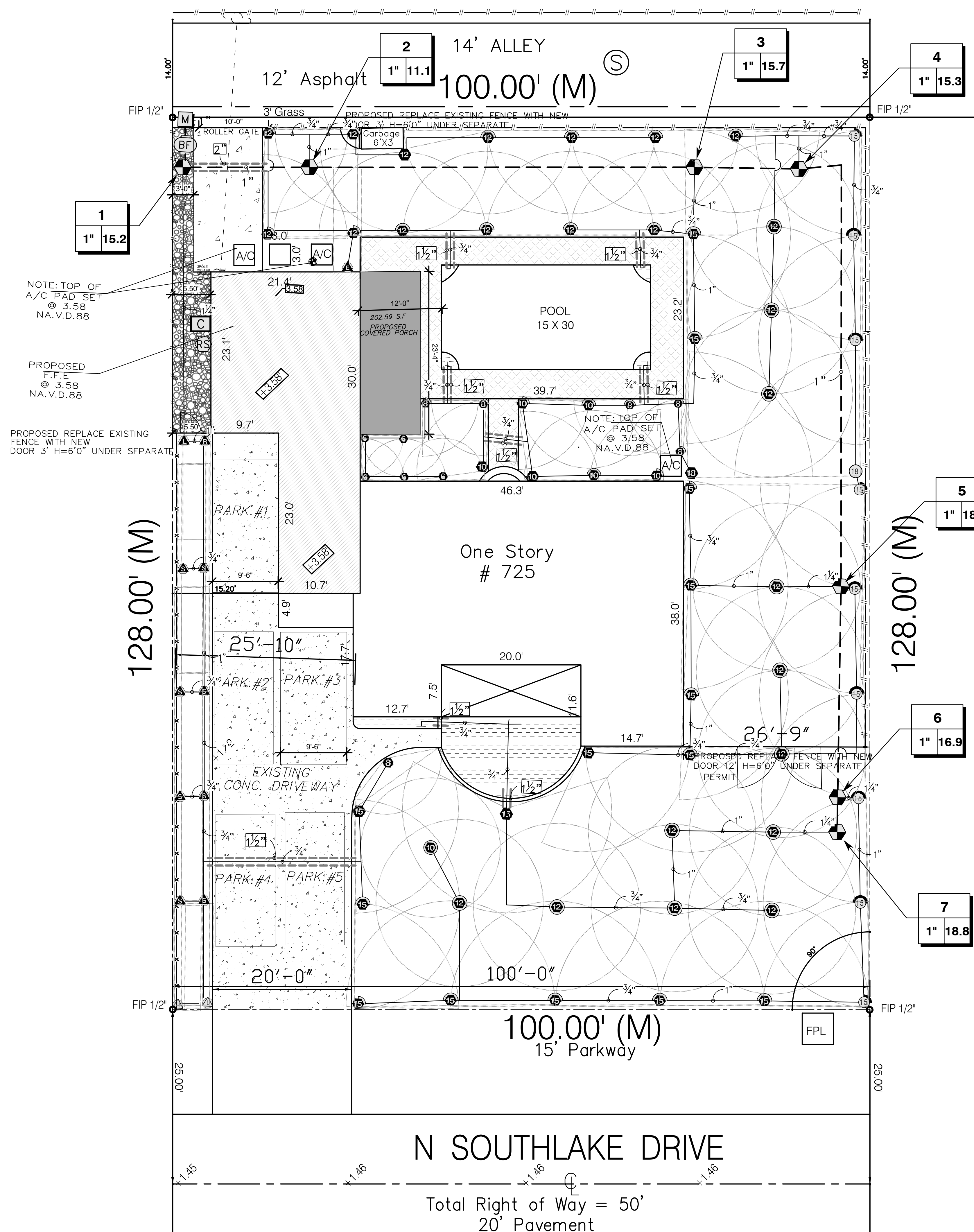
SCALE : 3/16" = 1'-0"

JOB NO. :

SEAL:

VICTOR HERNANDEZ  
PE-72387





### IRRIGATION SCHEDULE

SYMBOL	MANUFACTURER/MODEL/DESCRIPTION	QTY	PSI
	RAIN BIRD 1804 15 STRIP SERIES TURF SPRAY 4.0" POP-UP SPRINKLER WITH CO-MOLDED WIPER SEAL. 1/2" NPT FEMALE THREADED INLET.	11	30
	RAIN BIRD 1804 8 SERIES MPR TURF SPRAY 4.0" POP-UP SPRINKLER WITH CO-MOLDED WIPER SEAL. 1/2" NPT FEMALE THREADED INLET.	5	30
	RAIN BIRD 1804 10 SERIES MPR TURF SPRAY 4.0" POP-UP SPRINKLER WITH CO-MOLDED WIPER SEAL. 1/2" NPT FEMALE THREADED INLET.	5	30
	RAIN BIRD 1804 12 SERIES MPR TURF SPRAY 4.0" POP-UP SPRINKLER WITH CO-MOLDED WIPER SEAL. 1/2" NPT FEMALE THREADED INLET.	24	30
	RAIN BIRD 1804 15 SERIES MPR TURF SPRAY 4.0" POP-UP SPRINKLER WITH CO-MOLDED WIPER SEAL. 1/2" NPT FEMALE THREADED INLET.	12	30
	RAIN BIRD 1804 ADJ TURF SPRAY 4.0" POP-UP SPRINKLER WITH CO-MOLDED WIPER SEAL. 1/2" NPT FEMALE THREADED INLET.	6	30
	RAIN BIRD 1804 ADJ TURF SPRAY 4.0" POP-UP SPRINKLER WITH CO-MOLDED WIPER SEAL. 1/2" NPT FEMALE THREADED INLET.	7	30
	RAIN BIRD 1806 15 STRIP SERIES SHRUB SPRAY 6.0" POP-UP SPRINKLER WITH CO-MOLDED WIPER SEAL. SIDE AND BOTTOM INLET. 1/2" NPT FEMALE THREADED INLET.	2	30
	RAIN BIRD 1806 15 SERIES MPR SHRUB SPRAY 6.0" POP-UP SPRINKLER WITH CO-MOLDED WIPER SEAL. SIDE AND BOTTOM INLET. 1/2" NPT FEMALE THREADED INLET.	9	30
	RAIN BIRD 1806 ADJ SHRUB SPRAY 6.0" POP-UP SPRINKLER WITH CO-MOLDED WIPER SEAL. SIDE AND BOTTOM INLET. 1/2" NPT FEMALE THREADED INLET.	1	30
	AREA TO RECEIVE DRIPLINE RAIN BIRD XFCV-09-12 (09) XFCV ON-SURFACE LANDSCAPE DRIPLINE WITH A HEAVY-DUTY 3.5 PSI CHECK VALVE. 0.9GPH EMITTERS AT 12.0" O.C. DRIPLINE LATERALS SPACED AT 9.0" APART, WITH EMITTERS OFFSET FOR TRIANGULAR PATTERN. GREAT FOR ELEVATION CHANGE. SPECIFY XF INSERT FITTINGS.	232.1 S.F.	
	RAIN BIRD PEB 1", 1-1/2", 2" PLASTIC INDUSTRIAL VALVES. LOW FLOW OPERATING CAPABILITY, GLOBE CONFIGURATION.	7	
	FEBCO 765 1" PRESSURE VACUUM BREAKER, BRASS WITH BALL VALVE SOV. INSTALL 12IN. ABOVE HIGHEST DOWNSTREAM OUTLET AND THE HIGHEST POINT IN THE DOWNSTREAM PIPING.	1	
	RAIN BIRD ESP4ME3 WITH (1) ESP-SM3 7 STATION, HYBRID MODULAR OUTDOOR CONTROLLER. FOR RESIDENTIAL OR LIGHT COMMERCIAL USE. LNK WIFI MODULE AND FLOW SENSOR READY.	1	
	RAIN BIRD RSD-BEX RAIN SENSOR, WITH METAL LATCHING BRACKET, EXTENSION WIRE.	1	
	RAIN BIRD M1 WATER METER 1"	1	
	IRRIGATION LATERAL LINE: PVC CLASS 200 SDR 21	1,011 L.F.	
	IRRIGATION MAINLINE: PVC SCHEDULE 40	197.1 L.F.	
	PIPE SLEEVE: PVC SCHEDULE 40	61.5 L.F.	

#### FLORIDA BUILDING CODE - APPENDIX F PIPE INSTALLATION - DEPTH OF COVER

VEHICLE TRAFFIC AREAS	
PIPE SIZE (INCHES)	DEPTH OF COVER (INCHES)
1/2" TO 2 1/2"	18" TO 24"
3" TO 5"	24" TO 30"
6" OR GREATER	30 TO 36"
NON-TRAFFIC AND NON-CULTIVATED AREAS	
PIPE SIZE (INCHES)	DEPTH OF COVER (INCHES)
1/2" TO 1 1/4"	6" TO 12"
1 1/2" TO 2"	12" TO 18"
2 1/2" TO 3"	18" TO 24"
4" OR LARGER	24" TO 36"

#### FLORIDA BUILDING CODE - APPENDIX F SLEEVE SIZES - PART V A-6

WATER PIPE SIZE	SLEEVE SIZE
3/4"	1 1/2"
1"	2"
1 1/4"	2 1/2"
1 1/2"	3"
2"	4"
3"	6"
4"	8"

SLEEVES TO EXTEND A MIN. 3' BEYOND ALL PAVED AREAS, BACKFILL AND COMPACTION PER APPENDIX F

**SINGLE FAMILY RESIDENCE**  
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 HOLLYWOOD FL. 33019

**Cortada**  
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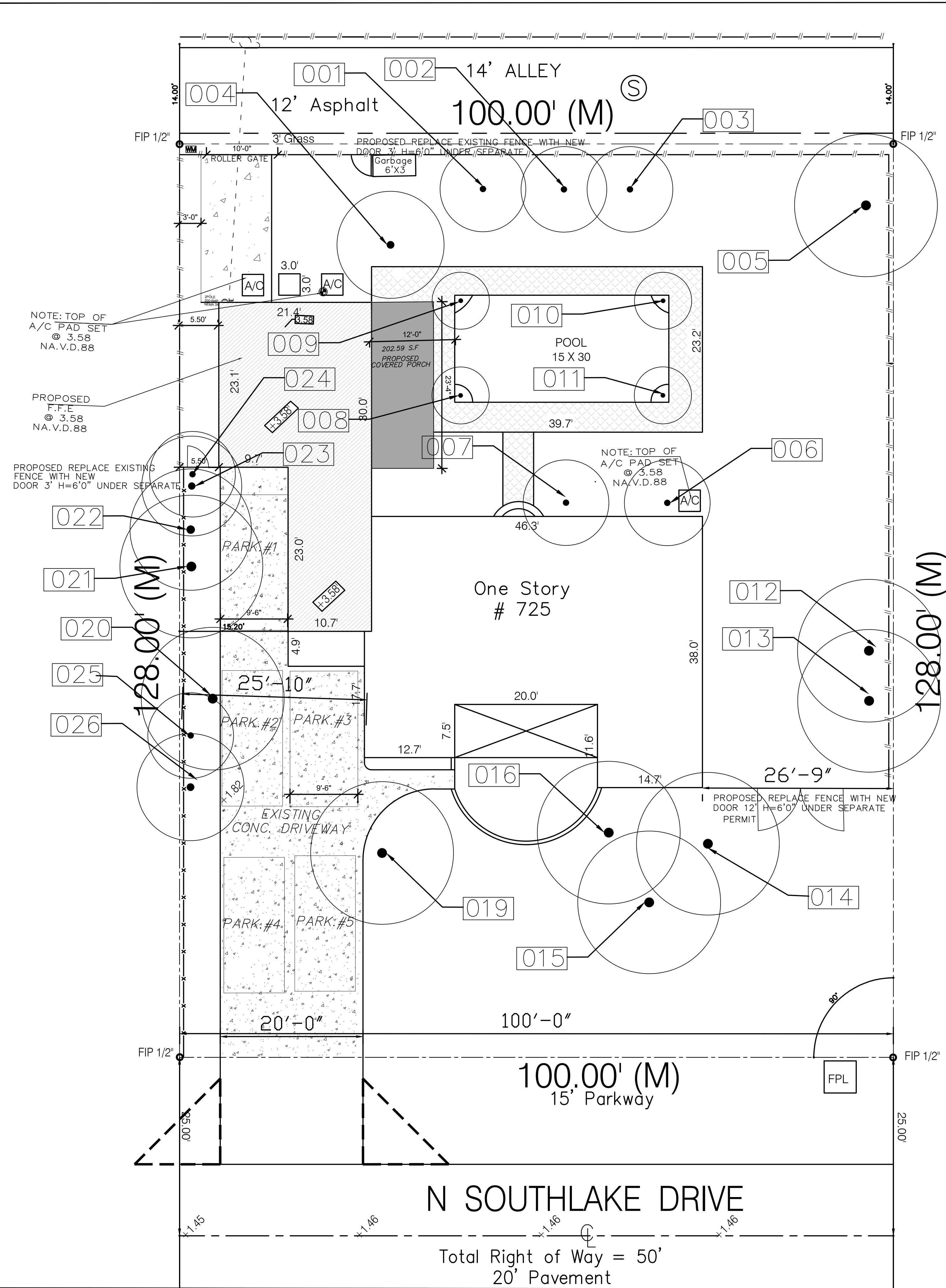
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DERICK LANGEL, R.L.A., ISA  
 FLORIDA REG. NO. LA6667045

**IRRIGATION PLAN**

Scale:	INDICATED
drawn by:	GC
checked by:	DL
date:	description:
17 OCT. 2023	
08 JULY 2024	SITE REVISION

IR-101



TREE #	TREE NAME	SCIENTIFIC NAME	DBH IN.	HT. FT.	CPNY. FT.	TPZ DIA. FT.	TREE CONDITION	TREE DISPOSITION	DBH LOSS IN.	COMMENTS
001	COCONUT PALM	"Cocos nucifera"	18	28	12	12	GOOD	REMAIN		REFER TO TREE PROTECTION DETAIL AND/OR RECOMMENDATIONS
002	COCONUT PALM	"Cocos nucifera"	18	28	12	12	GOOD	REMAIN		REFER TO TREE PROTECTION DETAIL AND/OR RECOMMENDATIONS
003	COCONUT PALM	"Cocos nucifera"	18	28	12	12	GOOD	REMAIN		REFER TO TREE PROTECTION DETAIL AND/OR RECOMMENDATIONS
004	ARECA PALM	"Chrysalidocarpus lutescens"	24	25	15	15	GOOD	REMAIN		REFER TO TREE PROTECTION DETAIL AND/OR RECOMMENDATIONS
005	ROYAL PALM	"Roystonea elata"	30	40	20	20	GOOD	REMAIN		REFER TO TREE PROTECTION DETAIL AND/OR RECOMMENDATIONS
006	ROYAL PALM	"Roystonea elata"	21.6	30	12	12	GOOD	REMAIN		REFER TO TREE PROTECTION DETAIL AND/OR RECOMMENDATIONS
007	ROYAL PALM	"Roystonea elata"	24	30	12	12	GOOD	REMAIN		REFER TO TREE PROTECTION DETAIL AND/OR RECOMMENDATIONS
008	PYGMY DATE PALM	"Phoenix roebelenii"	18	15	8	8	GOOD	REMAIN		REFER TO TREE PROTECTION DETAIL AND/OR RECOMMENDATIONS
009	PYGMY DATE PALM	"Phoenix roebelenii"	18	15	8	8	GOOD	REMAIN		REFER TO TREE PROTECTION DETAIL AND/OR RECOMMENDATIONS
010	PYGMY DATE PALM	"Phoenix roebelenii"	18	15	8	8	GOOD	REMAIN		REFER TO TREE PROTECTION DETAIL AND/OR RECOMMENDATIONS
011	PYGMY DATE PALM	"Phoenix roebelenii"	18	15	8	8	GOOD	REMAIN		REFER TO TREE PROTECTION DETAIL AND/OR RECOMMENDATIONS
012	ROYAL PALM	"Roystonea elata"	30	55	20	20	GOOD	REMAIN		REFER TO TREE PROTECTION DETAIL AND/OR RECOMMENDATIONS
013	ROYAL PALM	"Roystonea elata"	24	40	20	20	GOOD	REMAIN		REFER TO TREE PROTECTION DETAIL AND/OR RECOMMENDATIONS
014	COCONUT PALM	"Cocos nucifera"	28.8	55	20	20	GOOD	REMAIN		REFER TO TREE PROTECTION DETAIL AND/OR RECOMMENDATIONS
015	COCONUT PALM	"Cocos nucifera"	28.8	55	20	20	GOOD	REMAIN		REFER TO TREE PROTECTION DETAIL AND/OR RECOMMENDATIONS
016	COCONUT PALM	"Cocos nucifera"	28.8	55	20	20	GOOD	REMAIN		REFER TO TREE PROTECTION DETAIL AND/OR RECOMMENDATIONS
017	SAW PALMETTO	"Screwia repens"	30	25	14	14	GOOD	REMAIN		REFER TO TREE PROTECTION DETAIL AND/OR RECOMMENDATIONS
018	COCONUT PALM	"Cocos nucifera"	12	10	8	8	GOOD	REMAIN		REFER TO TREE PROTECTION DETAIL AND/OR RECOMMENDATIONS
019	COCONUT PALM	"Cocos nucifera"	28.8	55	20	20	POOR	REMAIN		REFER TO TREE PROTECTION DETAIL AND/OR RECOMMENDATIONS
020	COCONUT PALM	"Cocos nucifera"	42	50	20	20	POOR	REMAIN		REFER TO TREE PROTECTION DETAIL AND/OR RECOMMENDATIONS
021	ARECA PALM	"Chrysalidocarpus lutescens"	48	23	20	20	POOR	REMAIN		REFER TO TREE PROTECTION DETAIL AND/OR RECOMMENDATIONS
022	ARECA PALM	"Chrysalidocarpus lutescens"	24	20	17	17	GOOD	REMAIN		REFER TO TREE PROTECTION DETAIL AND/OR RECOMMENDATIONS
023	ROYAL PALM	"Roystonea elata"	24	28	14	14	GOOD	REMAIN		REFER TO TREE PROTECTION DETAIL AND/OR RECOMMENDATIONS
024	ROYAL PALM	"Roystonea elata"	21.6	20	12	12	GOOD	REMAIN		REFER TO TREE PROTECTION DETAIL AND/OR RECOMMENDATIONS
025	COCONUT PALM	"Cocos nucifera"	27.6	24	12	12	GOOD	REMAIN		REFER TO TREE PROTECTION DETAIL AND/OR RECOMMENDATIONS
026	COCONUT PALM	"Cocos nucifera"	30	37	15	15	GOOD	REMAIN		REFER TO TREE PROTECTION DETAIL AND/OR RECOMMENDATIONS
CONDITION: Excellent = 90-100%, Good = 75-85%, Fair = 60-70%, Poor = 40-60%, Very Poor = 10-35%									0 TOTAL REPLACEMENT TREE DBH REQUIRED ON SITE	

### TREE DISPOSITION LEGEND:

- Tree/Palm Number (TP) Existing TREE/PALM TO REMAIN. Refer to Tree Protection during construction - Detail. (Refer to Tree Survey /Disposition Plan List' For Species and Canopy Sizes) Symbol may be enlarged to include more than one tree.
- Tree/Palm Number (TP) Existing TREE/PALM TO BE RELOCATED. Refer to Landscape Plan for new location (All Sabal Palms on site in conflict with proposed development will be relocated) Whether noted on plans or not. Symbol may be enlarged to include more than one tree.
- Tree/Palm Number (TP) Existing TREE/PALM TO BE REMOVED. Mitigated with Replacement Trees - Refer to Landscape Plan (Refer to Tree Survey /Disposition Plan List' For Species and Canopy Sizes) Symbol may be enlarged to include more than one tree.
- Tree/Palm Number (TP) Existing INVASIVE nuisance Tree. MUST BE REMOVED. No Mitigation required (Refer to Tree Survey /Disposition Plan List' For Species and Canopy Sizes) Symbol may be enlarged to include more than one tree.

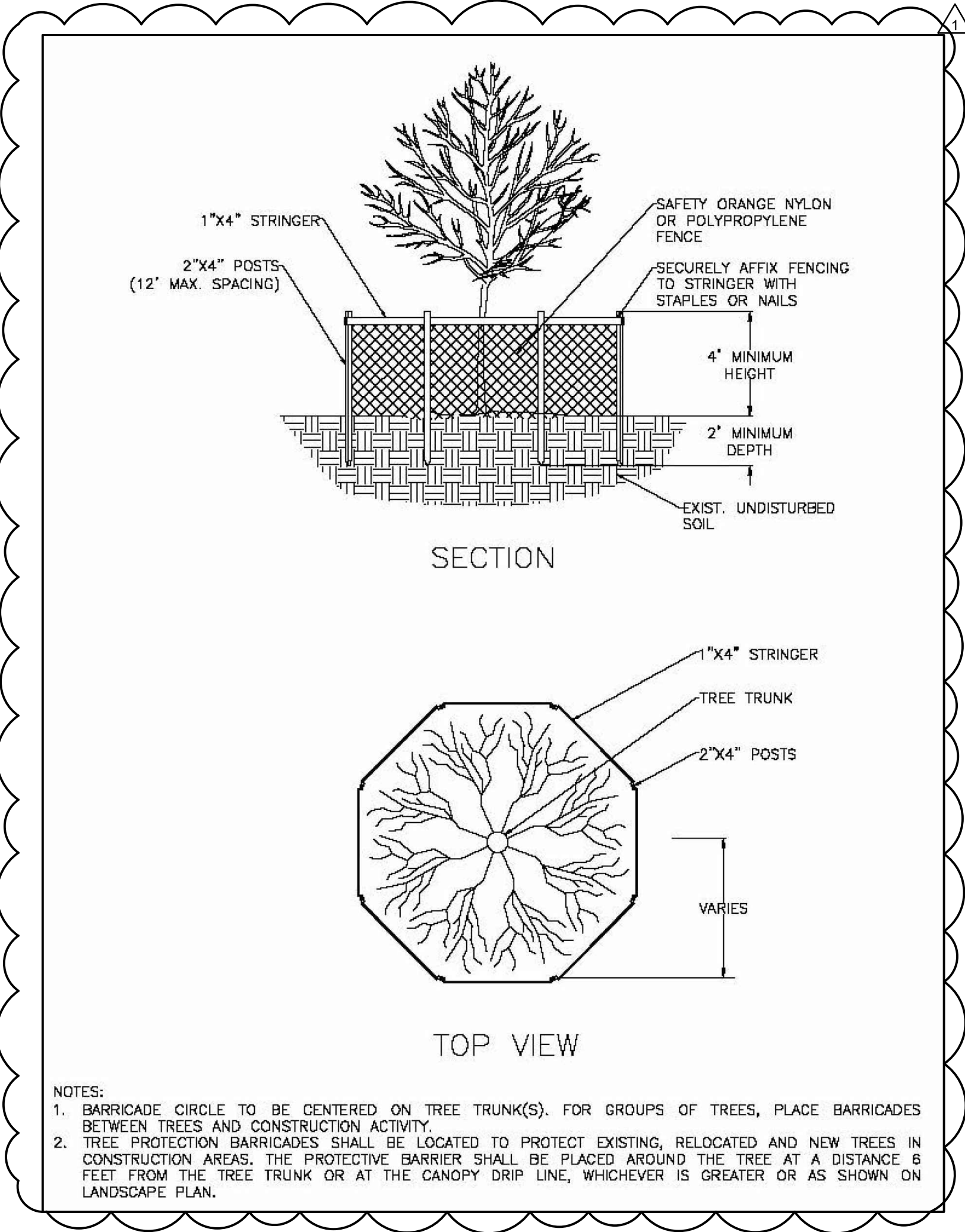
SYMBOLS MAY BE SHOWN OFFSET FROM ACTUAL TREE LOCATION FOR CLARITY. ALWAYS CROSS CHECK WITH TREE DISPOSITION LIST FOR DISPOSITION STATUS. CONTACT LANDSCAPE ARCHITECT / ISA CERTIFIED ARBORIST FOR CLARIFICATION ON ANY DISCREPANCIES.

### TREE REMOVAL NOTES:

- ALL TREES AND PLANT MATERIAL TO REMAIN SHALL BE PROTECTED DURING CONSTRUCTION. CONTRACTOR SHALL INSTALL PROTECTIVE BARRIERS SUCH AS "TENAX" ORANGE SAFETY FENCING OR SIMILAR, TO BE INSTALLED AT THE BEGINNING OF THE PROJECT. BARRIERS SHALL BE LOCATED TO INCLUDE THE DRIP LINE OF THE TREES, PALMS AND PLANT MATERIAL. THE CONTRACTOR SHALL TAKE EXTRA CAUTION TO PREVENT ANY DAMAGE TO THE TRUNK, ROOT ZONES AND GRADE. SEE TREE PROTECTION DETAIL.
- EXISTING TREES TO REMAIN SHALL BE TRIMMED PER ANSI-A300 STANDARDS, REMOVING WEAKEST RUBBING BRANCHES AND DEAD BRANCHES, BUT RETAINING 80% OF FOLIAGE UNLESS OTHERWISE NOTED. LARGE TREES SHALL HAVE LOWER BRANCHES CLEARED UP TO 8'.
- TRIMMING AND ANY NECESSARY ROOT PRUNING SHALL BE PERFORMED OR SUPERVISED BY A CERTIFIED ARBORIST TO INSURE QUALITY WORK AND MAXIMIZE SURVIVAL RATE.
- REMOVAL OF ANY TREES OR PALMS WILL REQUIRE A WRITTEN "TREE REMOVAL PERMIT" FROM THE LOCAL GOVERNING AGENCY PRIOR TO REMOVAL. NON-NATIVE TREES CLASSIFIED AS NUISANCE TREES MAY BE EXEMPT FROM THE PERMIT. REFER TO TREE DISPOSITION LIST AND ALSO CONFIRM WITH LOCAL GOVERNING AGENCY.

### LANDSCAPE PLAN LEGEND

- EXISTING 10' CANOPY TO REMAIN
- EXISTING 20' CANOPY TO REMAIN
- EXISTING 30' CANOPY TO REMAIN



**SINGLE FAMILY RESIDENCE**  
725 N. SOUTHLAKE DRIVE  
HOLLYWOOD FL. 33019

**Cortada**  
LANDSCAPE DESIGN  
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E design@landscapedesign.com  
91 NW 154 ST  
MIAMI, FL 33139

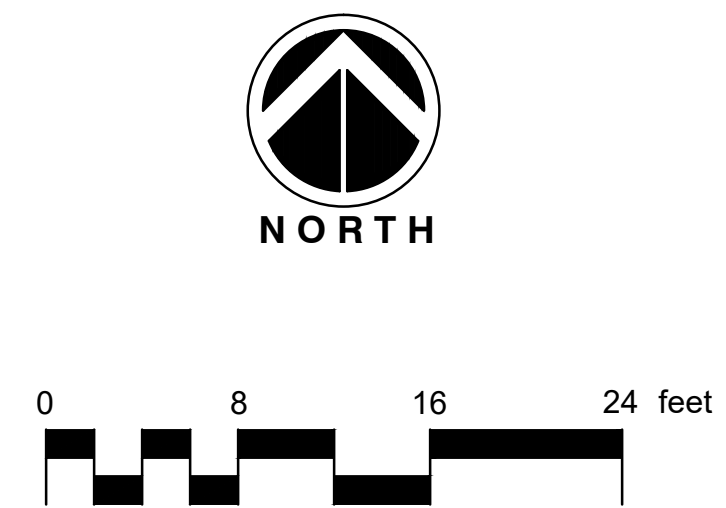
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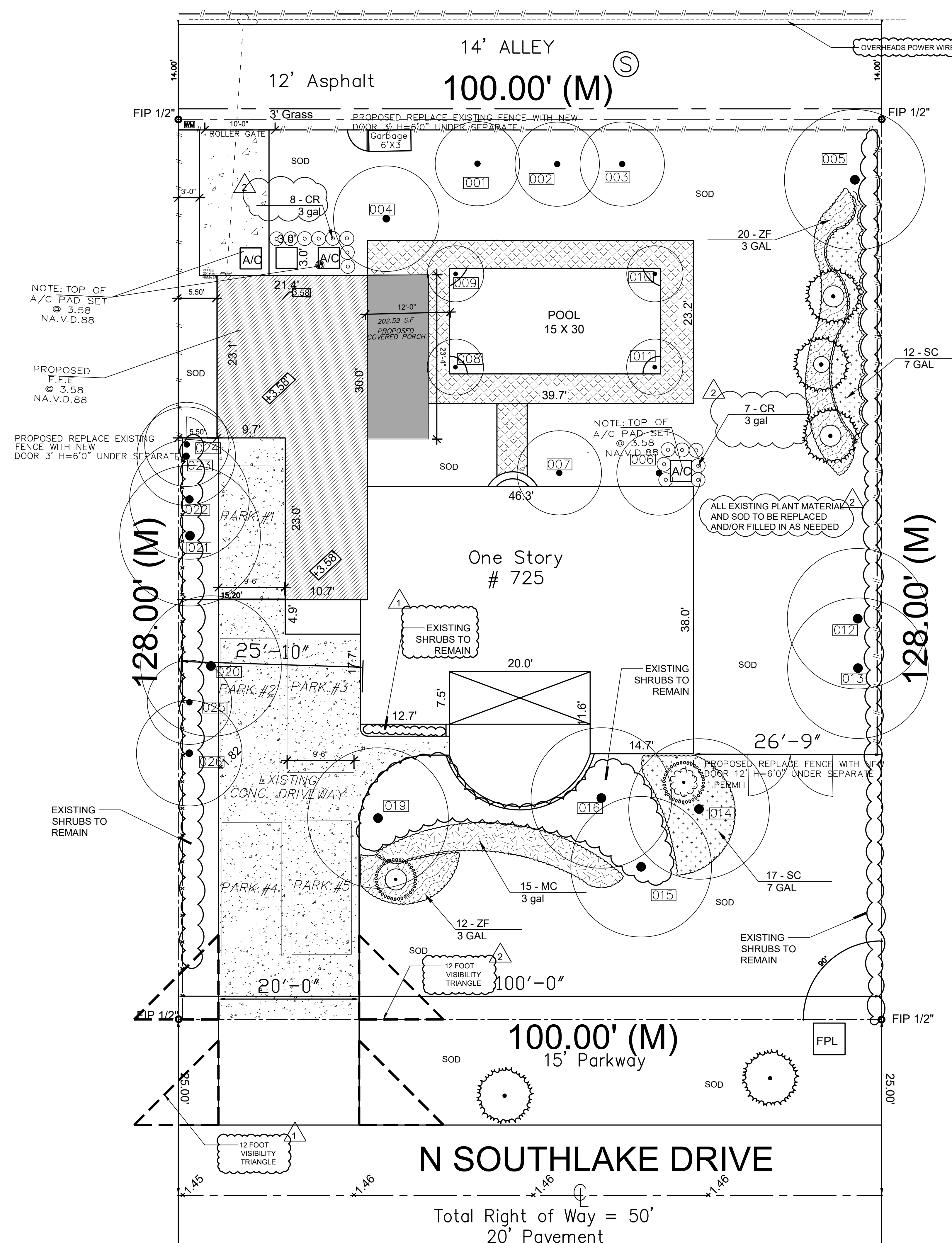
DERICK LANGEL, RLA, ISA  
FLORIDA REG. NO. LA6667045

**TREE DISPOSITION PLAN**

scale:	INDICATED
drawn by:	GC
checked by:	DL
date:	description:
17 OCT. 2023	
29 JAN. 2024	CITY COMMENTS
08 JULY 2024	SITE REVISION

sheet no. **L-101**





**PLANT SCHEDULE**

SYMBOL CODE	BOTANICAL / COMMON NAME	CONT	DBH / CAL	SIZE	QTY
<b>TREES</b>					
CD	COCCOLOBA DIVERSIFOLIA / PIGEON PLUM	B & B	2" DBH	12' HT, 5' SPR, 5' CT	5
	MYR FR MYRCIANTHES FRAGRANS / SIMPSON STOPPER	25 GAL	2" DBH	12' HT, 6' SPR, STANDARD FORM, 5' CT	2
<b>SHRUBS</b>					
CR	CHRYSOBALANUS ICACO 'RED TIP' / RED TIP COCOPLUM	3 GAL	24" HT X 24" SPR		15
<b>SHRUB AREAS</b>					
MC	MUHLENBERGIA CAPILLARIS / PINK MUHLY	3 GAL	24" HT X 24" SPR	36" o.c.	15
SC	SERENOA REPENS 'CINEREA' / SILVER SAW PALMETTO	7 GAL	24" HT X 24" SPR	36" o.c.	29
ZF	ZAMIA FLORIDANA / COONTIE PALM	3 GAL	24" HT X 24" SPR	30" o.c.	32

SPECIFIED SIZES ARE MINIMUM REQUIREMENTS FOR MATERIAL. CONTAINER SIZE IS REFERENCE ONLY.  
 SOD - ST AUGUSTINE FLORATAM - VERIFY SQUARE FOOTAGE IN FIELD FOR FULL COVERAGE OF PROPERTY.  
 ALL NEWLY INSTALLED PLANTING MATERIAL WILL BE MAINTAINED IN A CONDITION THAT MEETS OR EXCEEDS FLORIDA GRADE # 01 AND HAS (01) YEAR REPLACEMENT GUARANTEE.

**LANDSCAPE CODES FOR CITY OF HOLLYWOOD**  
**ZONE: O-1 DISTRICT**

SITE CALCULATIONS	AREA
TOTAL LOT AREA	12,801.6 S.F.
BUILDING FOOT PRINT	2,300 S.F.
TOTAL PERVIOUS AREA REQUIRED (LANDSCAPE 40%)	5,120.64 S.F. REQ.
TOTAL PERVIOUS AREA PROVIDED	7,844 S.F. (61.27%)

**NOTE:**  
 ALL EXISTING PLANT MATERIAL AND SOD TO BE REPLACED AND/OR FILLED IN AS NEEDED

**LANDSCAPE CODE CALCULATIONS**

	REQUIRED	EXISTING / RELOCATED	NEW	TOTAL PROVIDED
<b>PERIMETER LANDSCAPE</b> 1 STREET TREE / 50 LINEAL FEET OF STREET FRONTAGE N. Southlake Dr. 100' LF / 50 = 2	2		2	2
<b>OPEN SPACE:</b> 20% OF FRONT YARD PERVIOUS MIN. ALL PERVIOUS AREAS MUST BE LANDSCAPED WITH GRASS, GROUND COVER AND/ OR SHRUBBERY	2,547.20		4,008.00	YES
<b>A MINIMUM OF 1 TREE PER 1,250 S.F. OF LOT AREA</b> AREA OF PROPERTY 12,736 S.F. / 1,250 = 11 TREES	11	5 PALMS (2 NATIVE PALMS)	6	YES
<b>DESIGN REVIEW:</b> ALL LANDSCAPE PROJECTS INCLUDING DECKS AND PATIOS THAT CONTAIN 10,000 S.F. OR MORE SHALL COMPLY WITH DESIGN REVIEW GUIDELINES FOR LANDSCAPING	YES			YES
<b>IRRIGATION:</b> PROVIDE 100% IRRIGATION COVERAGE OF AN AUTOMATIC SPRINKLER SYSTEM DESIGNED AND CONSTRUCTED IN ACCORDANCE WITH THE CITY OF HOLLYWOOD CODE REGULATIONS OF THE SOUTH FLORIDA WATER MANAGEMENT DISTRICT.	YES			YES
<b>TOTAL</b>	13	5 PALMS	8	YES

**NATIVE SPECIES REQUIREMENT**

60% Native Trees 13 TOTAL PROPOSED TREES (INCLUDING STREET TREES)  
 REQ. TOTAL PROPOSED TREES = 69% NATIVE TREES  
 9 NATIVE TREES PROVIDED OUT OF 13 TOTAL TREES

50% NATIVE SHRUBS REQ. 91 TOTAL PROPOSED SHRUBS  
 91 PROPOSED NATIVE SHRUBS  
 100% NATIVE SHRUBS PROVIDED

**SPECIES MIX**  
 11 TREES = MINIMUM 3 SPECIES REQUIRED. 3 SPECIES PROVIDED

Maximum 50% Palms to fulfill Requirement  
 11 Trees / 5 Palms = 45% Palms  
 2 NATIVE ROYAL PALMS + 3 COCONUT PALMS

**SINGLE FAMILY RESIDENCE**  
 725 N. SOUTH LAKE DRIVE  
 HOLLYWOOD FL. 33019

**Corrada**  
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 MIAMI, FL 33189

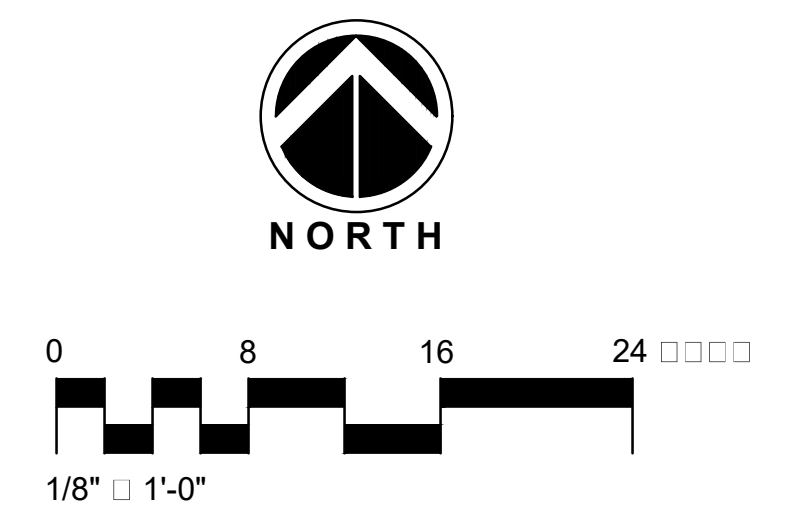
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DERICK LANGEL, RLA, ISA  
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**LANDSCAPE PLAN**

Scale:	INDICATED
drawn by:	GC
checked by:	DL
date:	description:
17 OCT. 2023	
29 JAN. 2024	CITY COMMENTS
08 JULY 2024	CITY COMMENTS

**L-102**



Total Right of Way = 50'  
 20' Pavement