

ATTACHMENT A
Application Package



CITY OF
DEVELOPMENT SERVICES
PLANNING DIVISION

GENERAL APPLICATION

APPLICATION DATE: _____

2600 Hollywood Blvd

Room 315

Hollywood, FL 33022

Tel: (954) 921-3471

Email: Development@Hollywoodfl.org

SUBMISSION REQUIREMENTS:

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

NOTE:

- This application must be **completed in full** and submitted with all documents to be placed on a Board or Committee's agenda.
- The applicant is responsible for obtaining the appropriate checklist for each type of application.
- Applicant(s) or their authorized legal agent must be present at all Board or Committee meetings.

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

APPLICATION TYPE (CHECK ALL THAT APPLIES):

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

PROPERTY INFORMATION

Location Address: _____

Lot(s): _____ Block(s): _____ Subdivision: _____

Folio Number(s): _____

Zoning Classification: _____ Land Use Classification: _____

Existing Property Use: _____ Sq Ft/Number of Units: _____

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

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

DEVELOPMENT PROPOSAL

Explanation of Request: _____

Phased Project: Yes No Number of Phases:

Project	Proposal
Units/rooms (# of units)	# UNITS: <input type="text"/> #Rooms <input type="text"/>
Proposed Non-Residential Uses	<input type="text"/> S.F.)
Open Space (% and SQ.FT.)	Required %: <input type="text"/> (Area: <input type="text"/> S.F.)
Parking (# of spaces)	PARK. SPACES: (# <input type="text"/>)
Height (# of stories)	(# STORIES) <input type="text"/> (<input type="text"/> FT.)
Gross Floor Area (SQ. FT)	Lot(s) Gross Area (<input type="text"/> FT.)

Name of Current Property Owner: _____

Address of Property Owner: _____

Telephone: _____ Email Address: _____

Applicant _____ Consultant Representative Tenant

Address: _____ Telephone: _____

Email Address: _____

Email Address #2: _____

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

If Yes, Attach Copy of the Contract.

Noticing Agent (FTAC & Board submissions only) : _____

E-mail Address: _____

CERTIFICATION OF COMPLIANCE WITH APPLICABLE REGULATIONS

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

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

Signature of Current Owner: *Mirabel Batista* Date: _____

PRINT NAME: _____ Date: _____

Signature of Consultant/Representative: *Pyermo Buss Nunes* Date: _____

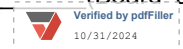
PRINT NAME: _____ Date: _____

Signature of Tenant: _____ Date: _____

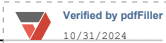
PRINT NAME: _____ Date: _____

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.

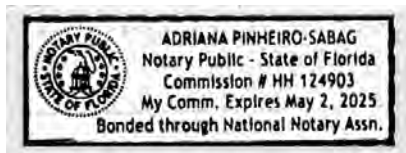


Sworn to and subscribed before me this _____ day of _____



Adriana Sabag

Notary Public
State of Florida



Signature of Current Owner

Print Name

My Commission Expires: 05/02/2025 (Check One) Personally known to me; OR Produced Identification _____

**CITY OF HOLLYWOOD
HISTORIC PRESERVATION BOARD**

RESOLUTION NO. 22-C-39a

A RESOLUTION OF THE HISTORIC PRESERVATION BOARD OF THE CITY OF HOLLYWOOD, FLORIDA APPROVING A CERTIFICATE OF APPROPRIATENESS FOR DESIGN FOR A SINGLE-FAMILY HOME LOCATED AT 914 SOUTH SOUTHLAKE DRIVE IN THE LAKES AREA HISTORIC MULTIPLE RESOURCE LISTING DISTRICT AS MORE SPECIFICALLY DESCRIBED IN THE ATTACHED EXHIBIT "A" PURSUANT TO PROVISIONS OF THE CITY OF HOLLYWOOD ZONING AND LAND DEVELOPMENT REGULATIONS.

WHEREAS, the Historic Preservation Board (the "Board") is charged with the responsibility of preserving and conserving properties of historical, architectural and archeological merit in the City of Hollywood; and

WHEREAS, a Certificate of Appropriateness for Design is required prior to the issuance of a building permit for new building construction, additions to existing buildings, major renovation work or substantial alteration based upon evaluation of the compatibility of the physical alteration or improvement with the criteria listed in 5.5.F.1 of the City of Hollywood Zoning and Land Development Regulations; and

WHEREAS, Balada Eventos E Producoes LLC (the "Applicant") requested a Certificate of Appropriateness for Design for exterior alterations to an existing single family home located at 914 South Southlake Drive, as more particularly described in the attached Exhibit "A" incorporated herein by reference; and

WHEREAS, the Board held an advertised public hearing on September, 10, 2024 to consider the Applicant's request; and

WHEREAS, the Board reviewed the Applicant's request for a Certificate of Appropriateness for Design for alterations to a single family home, reviewed the evidence submitted and testimony received at the public hearing, and applied the criteria for granting a Certificate of Appropriateness for Design as contained in the Section 5.5.F.1 of the City's Zoning and Land Development Regulations as follows:

1. The criteria for reviewing a request for a Certificate of Appropriateness for Design set forth in Section 5.5.F.1 includes: integrity of location, design, setting, materials, workmanship, and association.

WHEREAS, after consideration of the criteria listed in Section 5.5.F.1 the Board found the design to be acceptable.

A RESOLUTION OF THE HISTORIC PRESERVATION BOARD OF THE CITY OF HOLLYWOOD, FLORIDA APPROVING A CERTIFICATE OF APPROPRIATENESS FOR DESIGN FOR A SINGLE-FAMILY HOME LOCATED AT 914 SOUTH SOUTHLAKE DRIVE IN THE LAKES AREA HISTORIC MULTIPLE RESOURCE LISTING DISTRICT AS MORE SPECIFICALLY DESCRIBED IN THE ATTACHED EXHIBIT "A" PURSUANT TO PROVISIONS OF THE CITY OF HOLLYWOOD ZONING AND LAND DEVELOPMENT REGULATIONS.

NOW, THEREFORE, BE IT RESOLVED BY THE HISTORIC PRESERVATION BOARD OF THE CITY OF HOLLYWOOD, FLORIDA:

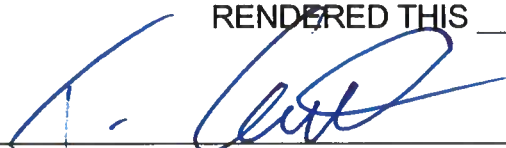
Section 1: That the foregoing "WHEREAS" clauses are ratified and confirmed as being true and correct and are incorporated in this Resolution.

Section 2: That the Board, after hearing all the evidence submitted and reviewing the Applicant's request and Staff Summary Report and hearing testimony from all parties and public speakers, approves the issuance of a Certificate of Appropriateness for Design based on the plans submitted and reviewed by the Board.

Section 3: That the Department of Development Services - Division of Planning and Urban Design is hereby directed to forward a copy of this Resolution to the Applicant and the owner of the property with respect to which the request was made. This Resolution will be delivered to the City Clerk to be recorded in the public records of Broward County, as provided by the applicable provisions of Article 5 in the Zoning and Land Development Regulations. A copy shall be furnished to any enforcement official.

PASSED AND ADOPTED THIS 10TH DAY OF SEPTEMBER, 2024.

RENDERED THIS _____ DAY OF _____, 2024.




TERRY CANTRELL,
BOARD CHAIR



WILLIAM TREECE,
SECRETARY

APPROVED AS TO FORM:



KIM N. PHAN
BOARD ATTORNEY

EXHIBIT "A"
LEGAL DESCRIPTION

914 S. Southlake Drive

All the portion of the 15 foot alley lying West of and adjacent to Lots 17 and 18, Block 59, Hollywood Lakes Section, according to the plat thereof, as recorded in Plat Book 1, Page 32, of the Public Records of Broward County, Florida, bounded on the South by the South line of said Lot 17, extended Westerly to the East line of Lot 19, in said Block 59, and bounded on the North by the North line of said Lot 18 extended Westerly to the East line of said Lot 19, AND

Lots 17 and 18, Block 59, Hollywood Lakes Section, a subdivision, according to the plat thereof, recorded in Plat Book 1, Page 32, of the Public Records of Broward County, Florida, AND

All that parcel of land described and bounded as follows:

Being a part of 13th Avenue (now South 9th Avenue) and a part of Block 77 (sometimes known as a parkway around South Lake), according to the plat of Hollywood Lakes Section, recorded in Plat Book 1, Page 32, of the Public Records of Broward County, Florida; Beginning at a point where the line between Blocks 76 and 77 is intersected by a projection in an Easterly direction of the Northerly line of Lot 18 in Block 59, of said Hollywood Lakes Section; thence, from said Point of Beginning run Southerly along said boundary line between Block 76 and 77 to a point where the same is intersected by the projection in an Easterly direction of the South line Lot 17 in Block 59, of said Hollywood Lakes Section; thence Westerly along said projection of the South line of said Lot 17 in Block 59 to the point where the same intersects the dividing line between the Westerly side of South 13th Avenue (now abandoned) and the Easterly side of said Lot 17 in Block 59; thence Northerly along said dividing line between the Westerly side of said 13th Avenue and the Easterly side of Lots 17 and 18 in Block 59 of said Hollywood Lakes Section to the point where said dividing line is intersected by the projection in an Easterly direction of the North line of Lot 18 in Block 59 of said Hollywood Lakes Section; thence Easterly along said projection of the North line of said Lot 18 in Block 59 of said Hollywood Lakes Section of the Point of Beginning;

TOGETHER WITH (as described in Deed from the City of Hollywood recorded in Official Records Book 134, Page 124, of the Public Records of Broward County, Florida):

Lot 220 feet by 127.6 feet in Block 77, Hollywood Lakes Section, located at the dead end of 9th Avenue, North of S. South Lake Drive, bounded on the South by the prolongation of North property line of Lot 18, Block 59, Hollywood Lakes Section, on the West by the prolongation of the East boundary line of Lot 19, Block 59, Hollywood Lakes Section, and on the North and East by South Lake known as Block 76, Hollywood Lakes Section, according to the plat thereof, recorded in Plat Book 1, Page 32, of the Public Records of Broward County, Florida; ALSO KNOWN AS beginning at a point where the line between Blocks 76 and 77 is intersected by a projection in an Easterly direction of the Northerly line of Lot 18, Block 59, of said Hollywood Lakes Section; thence from said place of beginning Northerly, and thence Westerly along said boundary line between Block 76 and 77 to a point where the same is intersected by the projection in a Northerly direction of the East line of Lot 19, Block 59; thence Southerly along said projection of the East line of Lot 19, Block 59, to the Northeast corner of said Lot 19, Block 59; thence Easterly to the Northwest corner of Lot 18, Block 59; thence Easterly along the Northerly line of said Lot 18, Block 59, and continuing Easterly along a projection of said Northerly line of Lot 18, Block 59, to the point of beginning, according to the plat of Hollywood Lakes Section recorded in Plat Book 1, Page 32, of the Public Records of Broward County.

FLOOD CRITERIA LEGEND

FEMA FLOOD ZONE:	AE	LOWEST ADJACENT GRADE:	EL +0.66' NAVD
CURRENT FIRM PANEL (2014):	12011C0588H	HIGHEST ADJACENT GRADE:	EL +5.51' NAVD
PROPOSED FEMA PANEL: (EFFECTIVE JULY 31, 2024)	12011C0588J	HIGHEST CROWN OF ROAD:	EL +1.95' NAVD
FEMA PROPOSED BFE:	EL +8.00' NAVD		
DESIGN FLOOD ELEVATION:	EL +9.00' NAVD		

EXISTING FINISHED FIRST FLOOR ELEVATION: EL +7.05' NAVD
PROPOSED FINISHED FIRST FLOOR ELEVATION: EL +9.00' NAVD

EXISTING GARAGE FIRST FLOOR ELEVATION: EL +4.50' NAVD
PROPOSED GARAGE FIRST FLOOR ELEVATION: EL +5.50' NAVD

LOWEST ELEVATION OF EQUIPMENT PADS: EL +9.00' NAVD

LOT COVERAGE

LOT AREA	EXISTING	ADDITION	REMOVED	TOTAL PROPOSED	ALLOWED
LOT AREA	48,650 SF	-	-	48,650 SF	-
BUILDING COVERAGE AREA	5,789 SF	+ 3,836 SF	- 0 SF	9,625 SF	-
IMPERVIOUS SURFACE AREA	20,905 SF	+ 8,425 SF	- 10,242 SF	19,088 SF	-
IMPERVIOUS AREA	26,694 SF	+ 12,261 SF	- 10,242 SF	28,713 SF	29,190 SF MAX
	54.8%	+ 25.2%	- 21.0%	59.0%	60% MAX

BUILDING FLOOR AREA

SPACE	FIRST FLOOR	SECOND FLOOR	TOTALS
A/C FLOOR AREA	4,648 SF	3,111 SF	7,759 SF
GARAGE	627 SF	N/A	627 SF
COVERED TERRACE - PORCH	930 SF	91 SF	1,021 SF
UNCOVERED TERRACE - PORCH	924 SF	780 SF	1,704 SF
GROSS FLOOR AREA	7,129	3,982 SF	11,111 SF

SPACE	FIRST FLOOR	SECOND FLOOR	TOTALS
A/C FLOOR AREA	8,338 SF	5,532 SF	13,870 SF
GARAGE	551 SF	N/A	551 SF
COVERED TERRACE - PORCH	1,114 SF	N/A	1,114 SF
UNCOVERED TERRACE - PORCH	932 SF	2,352 SF	3,284 SF
GROSS FLOOR AREA	10,935 SF	7,884 SF	18,819 SF

BUILDING HEIGHT

BASE FLOOD ELEVATION (EFFECTIVE JULY 31, 2024): EL +8' NAVD

PROPOSED FINISHED FIRST FLOOR ELEVATION: EL +9' NAVD

MAX BUILDING HEIGHT ALLOWED (2) STORIES (FROM BFE): 30 FT
 (THE HEIGHT IS DETERMINED AS THE VERTICAL DISTANCE FROM THE ESTABLISHED GRADE OF THE PLOT UPON WHICH A BUILDING IS LOCATED TO THE HIGHEST POINT OF THE ROOF SURFACE FOR A FLAT ROOF)

MAX BUILDING HEIGHT ALLOWED: EL +38.00' NAVD

PROPOSED BUILDING HEIGHT (2 STORIES): 27'-6" (FROM BFE) / EL +35.50' NAVD

BUILDING SETBACKS

FRONT:	25' - 0"	PROPOSED:	40' - 0" (SOUTH)
SIDE/INTERIOR:	50' - 0" FOR BOTH SIDES	PROPOSED:	31' - 2" (WEST)
REAR (OR LAKESIDE):	25' - 0"	PROPOSED:	28' - 1" (NORTH) & 26' - 4" (EAST)

ADDITIONAL SETBACKS

POOL:	MIN 6' - 0" FROM REAR/SIDE PROPERTY LINE
WALKWAYS:	MIN 3' - 0" FROM PROPERTY LINE
DRIVEWAYS:	MIN 3' - 0" FROM PROPERTY LINE

PARKING

PARKING REQUIRED: 2 PER 2000 SF, THEN 1 PER 500 SF (MAXIMUM 5 SPACES)
PARKING PROVIDED: 5 SPACES

GARAGE

TWO CAR SPACE GARAGE MIN REQUIREMENTS: 21' - 0" WIDE BY 19' - 0" LONG.
TWO CAR SPACE GARAGE PROVIDED: 26' - 7" WIDE BY 21' - 1" LONG.

GARAGE SETBACKS:

FRONT:	25' - 0"	PROPOSED:	40' - 0" (SOUTH)
SIDE/INTERIOR:	50' - 0" FOR BOTH SIDES	PROPOSED:	31' - 2" (WEST)
REAR (OR LAKESIDE):	20' - 0"	PROPOSED:	146' - 10" (NORTH)



Site Plan
 ESC: 1/16" = 1'-0"

1. REFER TO LANDSCAPE DRAWINGS FOR ADDITIONAL SITE INFORMATION AND CALCULATIONS.
2. ALL CONSTRUCTION MATERIALS BELOW EL. +9.00' NAVD TO BE CONCRETE OR BLOCK.
3. CONTRACTOR TO ASSESS SITE CONDITIONS AND PREPARE FINAL GRADING PLAN SO THAT ALL WATER SHALL BE RETAINED WITHIN THE PROPERTY LINES.

914 Southlake Residence

914 S Southlake Drive
 Hollywood, FL 33019

Eneida Pinon PLLC
 Architecture and Design

9099 NW 165th Terrace Tel 305.331.7759
 Miami Lakes, FL 33018
 USA

Date	Description
07/09/24	HPB
07/31/24	HPB COMMENTS
08/13/24	HPB COMMENTS

Seal / Signature

NOT FOR CONSTRUCTION

Project Name
914 Southlake Residence
 Project Number
24008
 Description
Site Plan

Scale
 As indicated

A100.

DRAWING NO. _____ OF _____

MATERIALS AND PROFILES

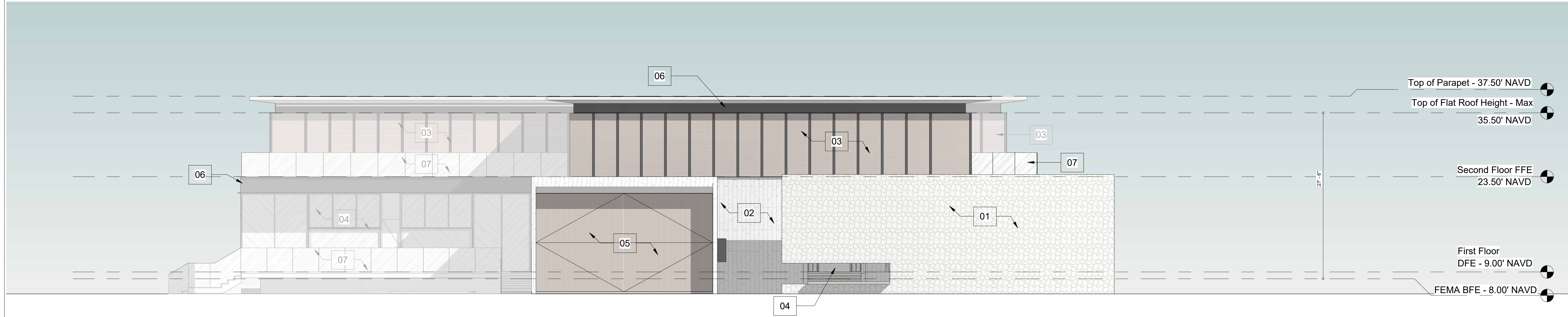
01	NATURAL ROUND EXTERIOR VENEER STONE
02	EXTERIOR STAMPED CONCRETE FINISH (WOOD PLANK STAMP)
03	IMPACT RATED ALUMINUM SLAT SYSTEM WITH FAUX WOOD FINISH (NEWTECHWOOD ALLUSIONS ALUMINUM SLAT SYSTEM OR SIMILAR)
04	IMPACT RATED GLASS DOOR (EURO-WALL OR SIMILAR)
05	IMPACT RATED GARAGE DOOR WITH WOOD SLAT CLADDING (RENLITA DOOR OR SIMILAR WITH NEWTECHWOOD CLADDING)
06	EXTERIOR WALL WITH STUCCO - BLACK FINISH
07	IMPACT RATED GLASS PANEL GUARD RAIL

914 Southlake Residence

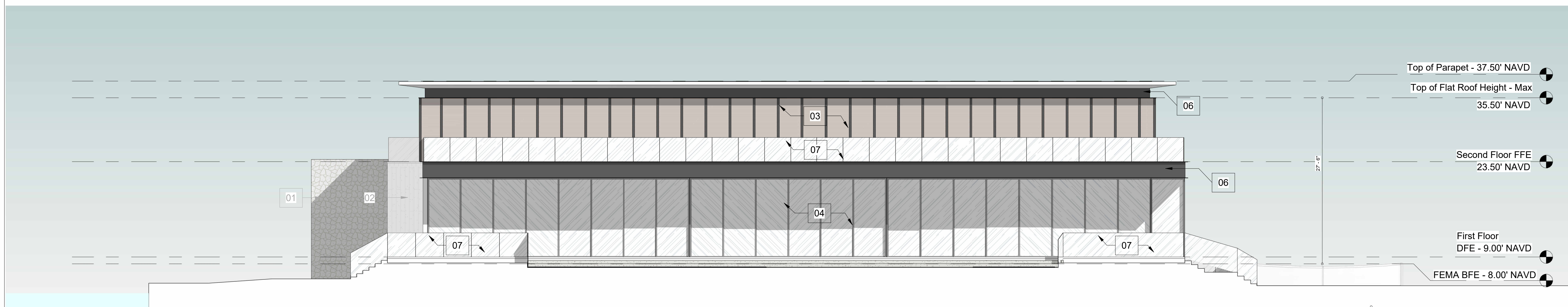
914 S Southlake Drive
Hollywood, FL 33019

Eneida Pinon PLLC
Architecture and Design

9099 NW 165th Terrace Tel 305.331.7759
Miami Lakes, FL 33018
USA



Front (West) Elevation
ESC: 1/8" = 1'-0"



Rear (East) Elevation
ESC: 1/8" = 1'-0"

Date	Description
07/09/24	HPB
1 07/31/24	HPB COMMENTS

Seal / Signature

NOT FOR CONSTRUCTION

Project Name
914 Southlake Residence
Project Number
24008

Description
Front - Rear Elevation

Scale
As indicated

A301.

DRAWING NO. _____ OF _____

MATERIALS AND PROFILES

01	NATURAL ROUND EXTERIOR VENEER STONE
02	EXTERIOR STAMPED CONCRETE FINISH (WOOD PLANK STAMP)
03	IMPACT RATED ALUMINUM SLAT SYSTEM WITH FAUX WOOD FINISH (NEWTECHWOOD ALLUSIONS ALUMINUM SLAT SYSTEM OR SIMILAR)
04	IMPACT RATED GLASS DOOR (EURO-WALL OR SIMILAR)
05	IMPACT RATED GARAGE DOOR WITH WOOD SLAT CLADDING (RENLITA DOOR OR SIMILAR WITH NEWTECHWOOD CLADDING)
06	EXTERIOR WALL WITH STUCCO - BLACK FINISH
07	IMPACT RATED GLASS PANEL GUARD RAIL

914 Southlake Residence

914 S Southlake Drive
Hollywood, FL 33019

Eneida Pinon PLLC
Architecture and Design

9099 NW 165th Terrace Tel 305.331.7759
Miami Lakes, FL 33018
USA

△ Date	Description
07/09/24	HPB
1 07/31/24	HPB COMMENTS

Seal / Signature

NOT FOR CONSTRUCTION

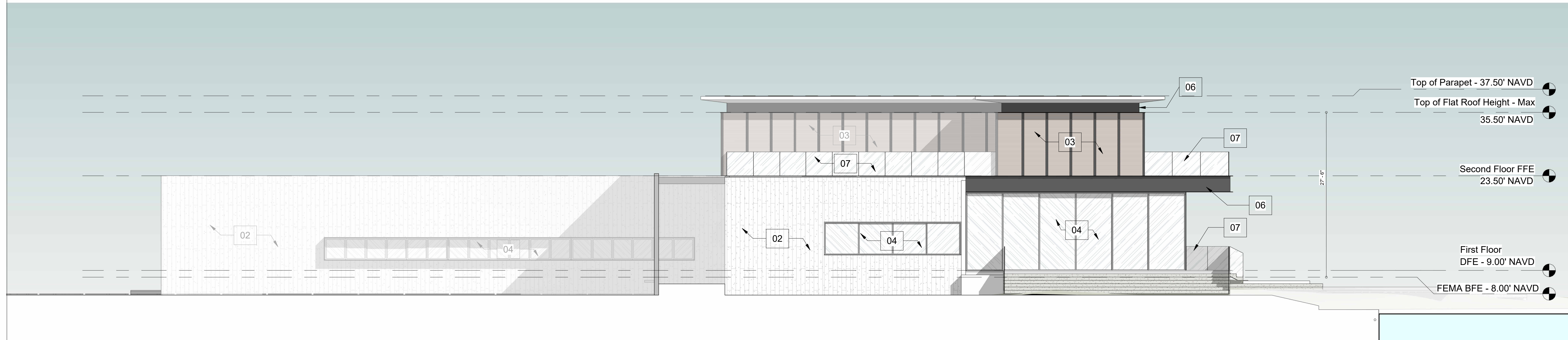
Project Name
914 Southlake Residence
Project Number
24008
Description
Sides - Elevation

Scale
As indicated

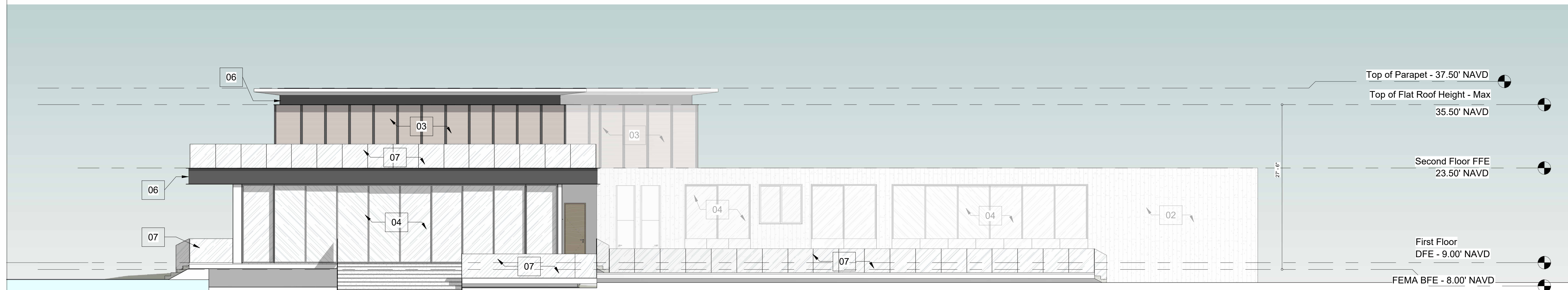
A302.

DRAWING NO. ____ OF ____

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Side (South) Elevation
ESC: 1/8" = 1'-0"



Side (North) Elevation
ESC: 1/8" = 1'-0"

SURROUNDING PROPERTIES



918 S. Southlake Drive (south)



922 S. Southlake Drive (south)



900 S. Southlake Drive (southwest)



919 S. Southlake Drive (west)

SUBJECT PROPERTY



October 31, 2024

Attn: City of Hollywood - Building Division - Historic Preservation Board
2600 Hollywood Boulevard
Hollywood, Florida 33020

Re: **HISTORIC PRESERVATION BOARD SUBMISSION - LAYOUT #2**
914 S Southlake Dr
Hollywood, FL 33019
For a Two-Story Residence Exterior / Interior Renovation and Additions

CERTIFICATE OF APPROPRIATENESS FOR DESIGN CRITERIA

1. INTEGRITY OF LOCATION

This project resides in the Hollywood Historic Lakes neighborhood, south of Hollywood Boulevard. The existing 1994 building sits on a waterfront lot with water on two sides of the property. The proposed design conforms with the RS-9 Zoning requirements and the HPB recommendations.

2. DESIGN

- Aesthetic: As the building was built in 1994, the existing building style is not one of the typical homes that would provide significant contribution to the Historic District in this area. The proposed design will provide a similar mass composition compared to the existing building, but will refresh the site with a newer, more contemporary appeal, quite similar to other residences around the neighborhood.
- Height: The proposed remodel design is built around the existing building structure, a mix of one and two stories that compose the main residence. There will be a two-story addition to the existing structure on the northwest side of the building, as well as a second-story expansion above the existing one-story portion. There will also be a smaller one-story expansion on the east side of the existing building.
- Window/Door Openings: The proposed design has the least amount of glass in the south facing elevations following passive architectural techniques. Large covered porches reduce direct sun exposure on areas with larger glazed openings. All building window/door openings will be impact rated. Any south-facing windows will have interior screens for privacy and to minimize sun exposure.
- Roof: The building roof will be raised and converted to a flat roof system, which will allow for higher ceilings floor to floor.

3. SETTING

The current site is situated between two (2) two-story residences and three (3) one-story residences on South Southlake Dr. The proposed design allows for open vistas to the intracoastal, while providing privacy from and to the neighboring properties in the south and west. The proposed placement of the main addition is directly adjacent and aligned to the existing building footprint, in order to keep the tennis court, green areas and dock existing to remain.

4. MATERIALS

The building systems include: concrete foundations, CMU walls, steel joists/concrete slabs for floor systems and roofs, concrete, stone, and metal/wood finishes and impact windows/doors. A natural tone material pallet has been proposed to allow for a smooth transition between the existing architecture and the new modern-contemporary design, as well as with

the other residences in the neighborhood. The natural tones keep the elegance of the neighborhood while working well with the modern-contemporary design.

5. WORKMANSHIP

The workmanship for this proposed structure will uphold all of the codes and laws regulated by the governing authorities of the project, State and Local with special regards to HVHZ requirements and environmental protections. All practices will meet or exceed requirements of the Florida Building Code 2023, 8th edition and the State of Florida Department of Environmental Protection. Demolition of the existing building will be clean and orderly. Proper shoring and barricading will be provided throughout the duration of the construction.

6. ASSOCIATION

The proposed design will function similarly to the existing structure, on the ground floor the entry will open up to a large open living room area with the kitchen adjacent. This large welcoming space will open largely to the exterior pool deck which has been modified to tie in the new design with the existing pool layout. The stair will be in a similar location, leading up to the bedrooms upstairs that have been reconfigured to create a larger master bedroom which will be housed in the addition portion. This master suite will over look the pool area and the tennis court. The other spaces upstairs have been reconfigured into additional bedrooms, with a private gym. As we are working with the original massing of the existing building, the new proposed design will function similarly as it is today, with some additional spaces and renovations to suit the programmatic needs of the owner and to make the structure more aesthetically modern and contemporary in design, which in turn will speak to other neighboring homes of the same architectural style.

Please feel free to contact us with any questions or concerns.

Sincerely,

Eneida Pinon, RA
FL License: AR99209
Eneidapinon7@gmail.com











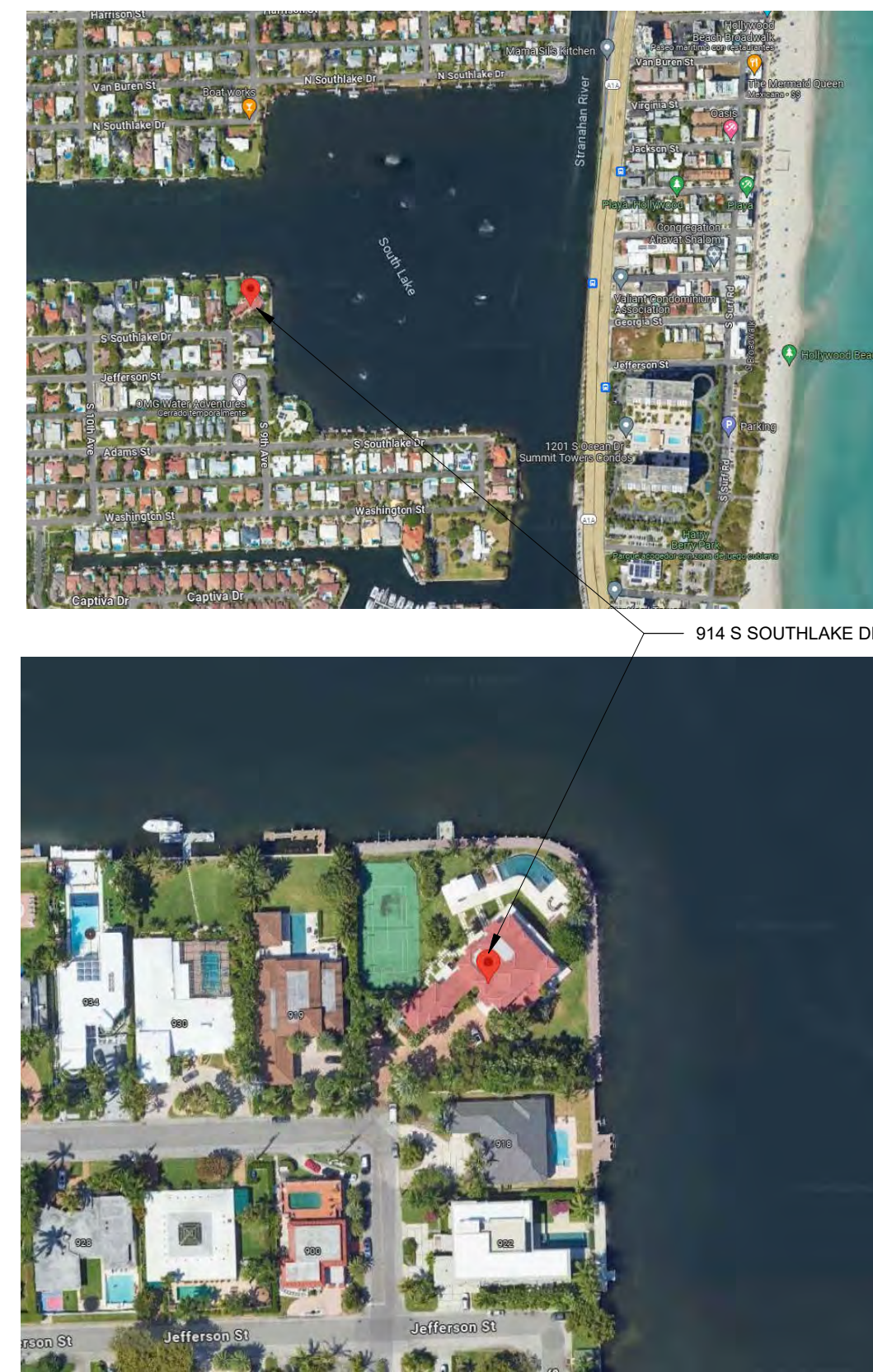




FRONT ENTRY VIEW



LOCATION MAPS



PROJECT INFORMATION

BUILDING ADDRESS: 914 S SOUTHLAKE DRIVE, HOLLYWOOD, FL 33019
PARCEL ID NUMBER: 514214024920
LEGAL DESCRIPTION: HOLLYWOOD LAKES SECTION 1-32 B PARCEL OF LAND AS DESC'D IN OR 134/124 BLK 77 TOGETHER WITH LOT 17 & 18 TOGETHER WITH TR OF LAND LYING BETWEEN LOTS 18,19 & LAKE BLK 59
ZONING: RS-9 SINGLE FAMILY RESIDENCE
OCCUPANCY CLASSIFICATION: RESIDENTIAL GROUP R-3
CONSTRUCTION TYPE: V-B
LEVEL OF ALTERATION: LEVEL 3

SCOPE OF WORK

REMODEL OF A TWO-STORY SINGLE FAMILY RESIDENCE AND DRIVEWAY, INCLUDING SEVERAL ADDITIONS AND BUILDING EXPANSION. ALL NEW MECHANICAL, ELECTRICAL, PLUMBING AND STRUCTURAL SYSTEMS PROVIDED FOR REMODEL.

THE DRAWINGS COMPRISE THE CONTRACT DOCUMENTS OUTLINING THE INTENT OF THE ARCHITECT, AND MAY BE SUPPLEMENTED BY FURTHER INFORMATION ISSUED BY ARCHITECT. THE DRAWINGS ARE ARRANGED IN GENERAL TO SPECIFIC ORDER, FOLLOWING A TOP TO BOTTOM, RIGHT TO LEFT FORMAT. CONTRACTORS ARE ADVISED TO READ AND FAMILIARIZE THEMSELVES WITH THE INFORMATION, AS WELL AS THE GENERAL LEGENDS CONTAINED IN THE G SERIES OF DRAWINGS, PRIOR TO REVIEW OF THE PLANS, ELEVATIONS AND DETAILS. ADVISE THE ARCHITECT WHERE INTENT IS NOT CLEARLY PERCEIVED, PRIOR TO PROCEEDING WITH WORK.

APPLICABLE CODES

- BUILDING** FLORIDA BUILDING CODE 8TH EDITION (2023) - RESIDENTIAL, EXISTING & BUILDING
- ENERGY CODE** FLORIDA BUILDING CODE 8TH EDITION (2023) - ENERGY CONSERVATION
- PLUMBING** FLORIDA BUILDING CODE 8TH EDITION (2023) - PLUMBING
- MECHANICAL** FLORIDA BUILDING CODE 8TH EDITION (2023) - MECHANICAL
- ELECTRICAL** FLORIDA BUILDING CODE 8TH EDITION (2023) - ELECTRICAL
2023 NATIONAL ELECTRICAL CODE (NEC) / NFPA-70
- FIRE/LIFE SAFETY** FLORIDA FIRE PREVENTION CODE 8TH EDITION (2023)
NFPA 101, NFPA1 2023 EDITION (CHAPTER 42), & STATE STATUTES, 2023 EDITION (ADOPTED REFERENCED PUBLICATIONS FOUND HEREIN.)
- WIND LOADS** ASCE 7-10 WIND AS PER FBC 170 MPH / EXPOSURE C / CATEGORY II

DRAWING INDEX

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914 Southlake Residence

914 S Southlake Drive
Hollywood, FL 33019
HPB - LAYOUT 2

Eneida Pinon PLLC
Architecture and Design

9099 NW 165th Terrace Tel 305.331.7759
Miami Lakes, FL 33018
USA

Date	Description
10/31/24	HPB - LAYOUT 2

CONSTRUCTION NOTES, SPECIFICATIONS & GENERAL REQUIREMENTS

ARCHITECT'S STATUS:

A. THE ARCHITECT SHALL NOT BE RESPONSIBLE FOR SEQUENCES OR PROCEDURES, OR FOR THE SAFETY PRECAUTIONS AND PROGRAMS IN CONNECTION WITH THE WORK, AND HE OR SHE WILL NOT BE RESPONSIBLE FOR THE CONTRACTOR'S FAILURE TO CARRY OUT THE WORK IN ACCORDANCE WITH THE CONTRACT DOCUMENTS. THE ARCHITECT SHALL NOT BE RESPONSIBLE OR HAVE CONTROL OR CHARGE OVER THE ACTS OR OMISSIONS OF THE CONTRACTOR, SUBCONTRACTORS OR ANY OF THEIR AGENTS OR EMPLOYEES, OR ANY OTHER PERSONS PERFORMING ANY OF THE WORK.

CODES:

A. ALL CODES HAVING JURISDICTION SHALL BE OBSERVED STRICTLY IN THE CONSTRUCTION OF THE PROJECT, INCLUDING ALL APPLICABLE STATE, CITY AND COUNTY BUILDING, ZONING, ELECTRICAL, PLUMBING, LIFE SAFETY AND FIRE CODES. CONTRACTOR SHALL VERIFY ALL CODE REQUIREMENTS AND BRING ANY DISCREPANCY BETWEEN THE CODES AND THE CONSTRUCTION DOCUMENTS TO THE ATTENTION OF THE ARCHITECT.

THE PROJECT WAS DESIGNED IN ACCORDANCE WITH THE BUILDING CODE REQUIREMENTS FOR REINFORCED CONCRETE (ACI 318-14 EDITION), (AMERICAN INSTITUTE OF STEEL CONSTRUCTION) AND AS 1881:2018 EDITION, BUILDING CODE REQUIREMENTS AND SPECIFICATIONS FOR MASONRY STRUCTURES (ACI 530-13/ASCE 5-13/TMS 402-16), BUILDING CODE REQUIREMENTS AND NATIONAL DESIGN SPECIFICATIONS FOR WOOD CONSTRUCTION (ANSI/NFPA NDS-2018).

B. THESE PLANS AS DRAWN AND NOTED, COMPLY WITH THE BUILDING ENVELOPE ENERGY REQUIREMENTS OF THE FLORIDA MODEL ENERGY CODE. CONTRACTOR SHALL FAMILIARIZE HIMSELF WITH THE GOVERNING CODE IN ITS ENTIRETY AND BUILD IN ACCORDANCE WITH ALL PROVISIONS OF THIS CODE.

PERMITS:

A. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL REQUIRED BUILDING AND TRADE PERMITS AND FOR THEIR RESPECTIVE COSTS

JOB CONDITIONS:

A. THE CONTRACTOR SHALL VISIT THE PROJECT SITE PRIOR TO SUBMITTAL OF BID AND / OR CONTRACT NEGOTIATIONS, AND HE SHALL VERIFY EXISTING CONDITIONS WITH THE CONSTRUCTION DOCUMENTS. DISCREPANCIES BETWEEN CONSTRUCTION DOCUMENTS SHALL BE BROUGHT TO THE ARCHITECT'S ATTENTION IN WRITING FOR CLARIFICATION. BIDS SHALL NOT BE SUBMITTED OR CONSTRUCTION CONTRACTS NEGOTIATED BY THE CONTRACTOR PRIOR TO CLARIFICATION OF THE INTENT OF THE CONSTRUCTION DOCUMENTS WHERE SUCH INTENT IS IN DOUBT. BACK CHARGES WILL NOT BE ACCEPTED.

B. DIMENSIONS AND NOTES SHALL TAKE PRECEDENCE OVER SCALE AND GRAPHICS. DO NOT SCALE DRAWINGS.

C. IF WORK IS BEING PERFORMED IN AN EXISTING BUILDING AND / OR AS AN ADDITION OR ALTERATION(S) TO AN EXISTING BUILDING, THE CONTRACTOR SHALL VERIFY ALL EXISTING CONDITIONS WITH REFERENCE TO ARCHITECTURAL, STRUCTURAL, MECHANICAL, AND ELECTRICAL SYSTEMS. ANY DISCREPANCIES BETWEEN THE EXISTING CONDITIONS AND CONSTRUCTION DOCUMENTS SHALL BE BROUGHT TO THE ARCHITECT'S ATTENTION IN WRITING PRIOR TO THE SUBMISSION OF BIDS OR CONTRACT NEGOTIATIONS. THE CONTRACTOR SHALL COORDINATE AND SCHEDULE WORK BY TRADES, SUPPLIERS, SUBCONTRACTORS AND OTHER PROVIDERS TO INSURE THAT THE WORK, WHEN COMPLETED WILL BE IN ACCORDANCE WITH THE INTENT OF THE CONSTRUCTION DOCUMENTS.

D. CONTRACTOR SHALL BE RESPONSIBLE FOR ADEQUATE BRACING OF STRUCTURAL AND NON-STRUCTURAL MEMBERS DURING CONSTRUCTION.

WORK NECESSARY TO COMPLETE CONSTRUCTION:

A. IT IS THE PURPOSE OF THESE PLANS AND SPECIFICATIONS TO DESCRIBE A COMPLETE AND FINISHED PROJECT OTHER THAN ITEMS MARKED "N.I.C" (NOT IN CONTRACT)

CLEAN UP / REPAIR:

A. THE CONTRACTOR SHALL MAINTAIN THE PREMISE CLEAN AND FREE OF ALL TRASH, DEBRIS, AND SHALL PROTECT ALL ADJACENT WORK FROM DAMAGE, SOILING, PAINT/OVER-SPRAY, ETC. ALL FIXTURES, EQUIPMENT, GLAZING FLOORS, ETC. SHALL BE LEFT CLEAN AND READY FOR OCCUPANCY UPON COMPLETION OF THE PROJECT.

B. THE CONTRACTOR SHALL REPAIR AND / OR REPLACE ALL ITEMS DAMAGED BY THE PROCESS OF CONSTRUCTION AND SHALL FINISH ALL PATCHWORKS AND REPAIRS TO MATCH ADJACENT AREAS AND SURFACES.

CLIMATE & GEOGRAPHIC DESIGN CRITERIA:

A. PER 2020 FBC-RESIDENTIAL, TABLE R301.2(1), "SUBJECT TO DAMAGE" FROM WEATHERING IS CLASSIFIED AS **NEGLECTABLE**. TERMINAL DAMAGE IS CLASSIFIED AS **VERY HEAVY**. SEE ADDITIONAL NOTES UNDER EARTHWORK.

EARTH WORK:

A. PERFORM ALL WORK IN CONFORMANCE WITH THE FINAL SOILS, COMPACTION AND GEOTECHNICAL REPORTS.

B. FOUNDATIONS SHALL BE MONOLITHIC OR SPREAD FOOTINGS BASED ON A SOIL BEARING CAPACITY OF 2500 PSF. FINAL WRITTEN VERIFICATION SHALL BE SENT TO THE OWNER AND ARCHITECT PRIOR TO THE START OF CONSTRUCTION.

C. AFTER STANDARD CLEANING AND GRUBBING HAS BEEN COMPLETED AND APPROVED, APPLY VIBRATORY COMPACTOR WITH A MINIMUM OF FOUR PASSES.

D. SOIL SHALL BE COMPACTED TO 95% MODIFIED PROCTOR (ASTM D1557) TO A DISTANCE OF 6 FEET BEYOND ALL BUILDING EDGES. AT LEAST ONE FIELD DENSITY TEST SHALL BE PERFORMED FOR EACH 2500 SQUARE FEET OF AREA. DENSITY TESTS ARE TO BE MADE 12 INCHES BELOW THE COMPACTED SURFACES. RESULTS OF PROCTOR TEST(S) AND FIELD DENSITY TEST(S) SHALL BE FURNISHED TO THE ARCHITECT/ENGINEER.

E. FILL SHALL BE CLEAN, WELL GRADED SAND, CLASSIFICATION SW PER ASTM D2487-09 (75) WITH LESS THAN 12% PASSING 200 SIEVE. FILL MATERIAL SHALL BE PLACED IN LIFTS OF NOT MORE THAN 12" AND COMPACTED AS ABOVE.

F. TERMITE PROTECTION SHALL BE IN ACCORDANCE WITH SECTION 1816 OF THE FL BUILDING CODE 2020.

CONCRETE:

A. GENERAL: ALL CONCRETE WORK SHALL CONFORM TO ALL RECOMMENDATIONS AND REQUIREMENTS OF ACI 318-14.

B. PORTLAND CEMENT: ASTM C-150 TYPES I OR II. LOW ALKALI. SILL TESTED AND CERTIFIED. USE TYPE V CEMENT FOR SOIL CONTAINING SULFATE CONCENTRATIONS OF MORE THAN 0.2 PERCENT.

C. WATER: FROM DOMESTIC SOURCES, CLEAN, POTABLE, AND FREE FROM ALL ORGANIC OR OTHER DELETERIOUS MATERIALS.

D. AGGREGATES: ASTM C-33 FOR SLABS ON GRADE.

E. SAND: ASTM C-33 FOR SLABS ON GRADE.

F. FOUNDATIONS: INSTALL AS INCLUDED IN THESE DWGS. OR AS AMENDED BY THE FINAL SOILS REPORT.

G. VAPOR BARRIER: BENEATH SLABS TO BE 6 MIL. POLYETHYLENE.

H. CONCRETE SHALL BE READY MIX & HAVE A MINIMUM COMPRESSIVE STRENGTH OF 2,500 PSI FOR FOOTINGS & SLABS ON GRADE & 3,000 PSI FOR BEAMS, COLUMNS AT 28 DAYS. ALL CONCRETE WORK SHALL COMPLY WITH THE REQUIREMENTS OF THE ACI BUILDING CODE (ACI 318-14) THE ACI DETAILING MANUAL (ACI 318LATEST EDITION), AND THE SPECS. FOR STRUCTURAL CONCRETE FOR BUILDINGS (ACI 308LATEST EDITION). CONCRETE COVER FOR REINFORCING STEEL SHALL BE AS REQUIRED BY THE LATEST ACI SPECIFICATIONS. WELDED WIRE FABRIC SHALL COMPLY WITH ASTM A-185, UNLESS OTHERWISE SPECIFIED. PLACE FABRIC 2" CLEAR FROM TOP OF THE SLAB IN SLAB ON GRADE. LAP ALL W/WF A MINIMUM OF 6 INCHES (N.O.) ALL REINFORCING STEEL SHALL BE MANUF. FROM HIGH STRENGTH BILLET STEEL CONFORMING TO ASTM DESIGNATION A-615 GRADE 60. LAP ALL BARS MINIMUM 48 DIA. (N.O.) ON DRAWINGS. ALL HOOKS SHOWN IN REINFORCEMENT SHALL BE ACI RECOMMENDED HOOKS (N.O.).

REINFORCING STEEL:

A. ALL WORK SHALL COMPLY WITH THE REQUIREMENTS SET FORTH IN THE "MANUAL OF STANDARD PRACTICE FOR DETAILING REINFORCED CONCRETE STRUCTURES" PUBLISHED BY THE AMERICAN CONCRETE INSTITUTE, EXCEPT WHERE MORE EXACTING REQUIREMENTS ARE SPECIFIED IN THE CONTRACT DOCUMENTS.

B. MINIMUM CONCRETE COVERAGE OF REINFORCING STEEL.
 * SLAB ON VAPOR BARRIER 2" (ELEVATED 1 1/2")
 * BEAMS AND COLUMNS 1 1/2"
 * FORMED CONCRETE BELOW GRADE 2"
 * INFORMED BELOW GRADE 3"

* FOOTING 3" CLEAR AT BOTTOM & SIDES 2" CLEAR OF TOP WALLS & CLEAR OUTSIDE FACE, 1 1/2" CLEAR INSIDE
 * SLABS 3/4" CLEAR AT TOP (INTERIOR), 1 1/2" CLEAR AT TOP (EXTERIOR)
 * BEAMS 1 1/2" CLEAR TO STIRRUPS
 * COLUMNS 1 1/2" CLEAR TO TIRES

C. REINFORCING MESH: ON-GRADE BUILDING SLABS SHALL BE ACI-318 ELECTRICALLY WELDED WIRE FABRIC, SIZES AND GAUGES AS SHOWN ON THE DRAWINGS.

D. GENERAL BEAM NOTES:
 1) SCHEDULE HOOPS OR STIRRUPS SHALL BE PLACED AT EACH END OF BEAM (N.O.)
 2) BUNDLE ALL STR. BEAM TOP BARS IN PAIRS OVER SUPPORT W/ TOP BARS FROM ADJ. BEAMS.
 3) ALL THE BEAM REINFORCING SHALL EXTEND INTO SPAN OF ANY ADJ. STR. BEAM PER STANDARD ASTM BENDING DIAGRAM.

4) THE BEAM DEPTHS ARE MIN. AND MAY BE INCREASED (8" MAX.) TO FIT BLOCK WORK AND WINDOW AND DOOR HEADS.
 5) DROP BOTTOM OF THE BEAMS, AS REQUIRED, AT WINDOW & DOOR HEADS (28" MAX. BEAM DEPTH) IF ADD 2 #5 BOTTOM, IF DROP EXCEEDS 8" U.N.O. ON PLANS.
 6) ALL ADDED LONGITUDINAL BEAM REINFORCING SHALL EXTEND 6" MIN. INTO SUPPORT U.N.O.

TRUSSES:

A. THE TRUSS LAYOUT SHOWN ON CONSTRUCTION DOCUMENTS IS SCHEMATIC IN NATURE. HOWEVER, THE SUPPORTING SUPERSTRUCTURE HAS BEEN DESIGNED UNDER THE ASSUMPTION THAT THE FRAMING SCHEME SHOWN WILL CLOSELY PARALLEL THE FINAL TRUSS MFG. LAYOUT. THIS FRAMING SCHEME (DIRECTION OF TRUSSES, MAJOR G.T. BEARING POINTS, ETC.) CAN BE MODIFIED ONLY AFTER OBTAINING PERMISSION FROM THE PRIME PROFESSIONAL OF RECORD WHO MUST REVIEW PROPOSED CHANGES AND MAKE STRUCTURAL REVISIONS ACCORDINGLY. FINAL SIGNED AND SEALED ENGINEERING TRUSS DRAWINGS MUST BE SUBMITTED TO THE ARCHITECT FOR REVIEW PRIOR TO POURING OF FOUNDATION.

B. WOOD ROOF TRUSSES ARE TO BE DESIGNED FOR THE WOOD FABRICATOR BY A PROFESSIONAL SPECIALTY ENGINEER REGISTERED IN THE STATE OF FLORIDA. TRUSS FABRICATOR TO PROVIDE PRE-FABRICATED HANGERS AS REQUIRED.

C. DESIGN, FABRICATION, AND INSTALLATION OF WOOD TRUSSES AND SHEET METAL CONNECTORS SHALL BE IN ACCORDANCE WITH THE FOLLOWING STANDARDS:
 D. DESIGN SPECIFICATIONS FOR METAL PLATE CONNECTED WOOD ROOF TRUSSES PER TPI 1-2007; DESIGN SPECIFICATIONS FOR METAL PLATE CONNECTED PARALLEL CHORD TRUSSES PER PCT 80; HANDLING, INSTALLATING, RESTRAINING AND BRACING OF METAL PLATE CONNECTED WOOD TRUSSES PER BCSI 2015 EDITION

CONCRETE UNIT MASONRY:

A. THIS PROJECT IS DESIGNED AS ENGINEERED UNIT MASONRY. STRUCTURAL DESIGN SHALL BE IN ACCORDANCE WITH ACI 530-13/ASCE 5-13/TMS 402-16, BUILDING CODE REQUIREMENTS FOR MASONRY STRUCTURES AND THE COMMENTARY ON BUILDING CODE REQUIREMENTS FOR MASONRY STRUCTURES.

B. REINFORCING STEEL: LAP REINFORCING NOT LESS THAN 48 BAR DIAMETERS AT SPLICE IN WALL REINFORCING. LAP HORIZONTAL REINFORCING A MINIMUM OF 18" AROUND CORNERS. HORIZONTAL BARS SHALL BE TIED TO VERTICAL BARS AS THE WORK PROGRESSES AND SHALL BE EMBEDDED IN GROUT. PLACING OF HORIZONTAL REINFORCING IN JOINTS OR MORTAR WILL NOT BE PERMITTED EXCEPT FOR WIRE JOINT REINFORCING.

C. FOUNDATION DOWELS: SHALL NOT BE SLOPED MORE THAN ONE HORIZONTAL TO 6 VERTICAL TO ALIGN WITH BLOCK CORE.

D. CLEAN OUT OPENINGS SHALL BE PROVIDED AT BOTTOM OF GROUTED CELLS. SEAL AFTER CLEANING AND INSPECTION.

E. MASONRY UNITS SHALL BE ASTM C-90 TYPE II WITH MINIMUM COMPRESSIVE STRENGTH OF 1900 PSI ON NET AREA OF INDIVIDUAL UNITS. ALL CMU SHALL BE LAID IN A FULL BED OF MORTAR IN RUNNING BOND U.N.O. ALL REINFORCING STEEL SHALL BE MANUFACTURED FROM HIGH STRENGTH BILLET STEEL CONFORMING TO ASTM DESIGNATION A-615 GRADE 60.

F. ALL MORTAR SHALL BE TYPE S IN ACCORDANCE WITH ASTM SPECIFICATION C-270 WITH A MINIMUM COMPRESSIVE STRENGTH OF 1800 PSI AT 28 DAYS. NO TESTING FOR MORTAR STRENGTH IS REQUIRED FOR THIS PROJECT.

G. GROUT SHALL BE A HIGH SLUMP MIX (8"-11") IN ACCORDANCE WITH ASTM SPECIFICATION C-476 HAVING A MINIMUM COMPRESSIVE STRENGTH OF 3,000 PSI. NO TESTING FOR GROUT STRENGTH IS REQUIRED FOR THIS PROJECT.

H. PROVIDE 9 GAUGE HORIZONTAL JOINT REINFORCEMENT (LADDER TYPE ONLY) AT EVERY SECOND COURSE FOR ALL EXTERIOR WALLS.

I. ALL CONCRETE MASONRY BEARING AND SHEAR WALLS **MUST BE INSPECTED BY A QUALIFIED ENGINEER JUST PRIOR TO POURING OF THE FOUNDATION, 1ST & 2ND FLOOR TIE BEAMS.** CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE "SPECIFICATION FOR THE DESIGN AND CONSTRUCTION OF LOAD BEARING CONCRETE MASONRY" PUBLISHED BY THE NATIONAL CONCRETE MASONRY ASSOCIATION.

STRUCTURAL STEEL:

A. WORKMANSHIP: WORK SHALL COMPLY WITH A.I.S.C. LRFD 15TH EDITION, UNLESS MORE EXACTING REQUIREMENTS ARE SPECIFIED IN THE CONTRACT DOCUMENTS.

B. ALL STRUCTURAL STEEL SHALL BE FABRICATED AND ERRECTED IN ACCORDANCE WITH THE LATEST AISI CODE. STRUCTURAL STEEL SHALL CONFORM TO ASTM SPECIFICATION A36. ALL STEEL TUBING & PIPE SHALL CONFORM TO ASTM SPECIFICATION A-500 GRADE 48 (6" & 8" O.D.). ALL STEEL TO HAVE A SHOP COAT OF RUST INHIBITIVE PAINT. ALL SHOP AND FIELD WELDING SHALL BE PERFORMED BY WELDERS QUALIFIED, AS DESCRIBED IN "AMERICAN WELDING SOCIETY'S STANDARD QUALIFICATION PROCEDURE" (AWS D1.1), TO PERFORM THE TYPE OF WORK REQUIRED. ALL STEEL WELDING RODS SHALL BE EPOX ELECTRODES. CRETE MASONRY PUBLISHED BY THE NATIONAL CONCRETE MASONRY ASSOCIATION.

RESIDENTIAL POOL SAFETY ACT - CHAPTER 45 OF THE 2023 FBC RESIDENTIAL

A. ALL DOORS AND WINDOWS PROVIDING DIRECT ACCESS FROM THE HOME TO THE POOL SHALL MEET THE REQUIREMENTS OF RESIDENTIAL POOL SAFETY ACT SECTION R4501.17.1-9.

B. ALL DOORS PROVIDING DIRECT ACCESS FROM THE HOME TO THE POOL ARE TO BE SELF CLOSING AND SELF LATCHING. LATCH MECHANISM SHALL BE MOUNTED AT 54" A.F. (MIN).

C. THE G.C. IS TO VERIFY THAT ALL ACCESS TO THE POOL AREA MEET THE SWIMMING POOL SAFETY ACT.

ROUGH CARPENTRY:

A. ALL BEAMS INSTALLED WITH CROWN UP UNLESS OTHERWISE NOTED. CANTILEVERED BEAMS SHALL BE INSTALLED WITH CROWN DOWN.

B. 3" MINIMUM BEARING BY BEAMS AND GIRDERS ON MASONRY OR CONCRETE.

C. PROVIDE 4"x4" POSTS OR (2) 2"x4" STUDS MINIMUM UNDER ALL BEAMS AND HEADERS UNLESS OTHERWISE NOTED.

D. ALL SUB-SILLS, OVER 8'-0" IN LENGTH SHALL BE DOUBLE 2"x4"s.

E. DOUBLE 2"x4"s, SPIKED TOGETHER W/ 16'S @ 5' O/C STAGGERED MAY BE USED IN LIEU OF 4"x4" POSTS WHERE CONTAINED WITHIN WALLS UNLESS SPECIFICALLY NOTED OTHERWISE ON PLANS.

F. ALL LUMBER IN DIRECT CONTACT WITH STEEL OR CONCRETE SHALL BE PRESSURE TREATED, HAVE AN APPROVED SEPARATING MATERIAL OR HAVE A GALVANIZED ANCHOR SEAT.

G. BUILDING PAPER: FEDERAL SPECIFICATIONS U-8-790. INSTALL UNDER ROOFING AND TRIM AND CAREFULLY APPLY SO AS TO FORM A WATERTIGHT MEMBRANE. EACH COURSE OF PAPER SHALL OVERLAP THE COURSE BENEATH IT 6" MINIMUM, WHERE PAPER MEETS ANY OPENING, THE PAPER SHALL BE CAREFULLY LAPPED OVER THE FRAME TO PREVENT THE PASSAGE OF WATER BEHIND THE FRAME. INSTALL SILKA KRAFT PAPER AT EXTERIOR DOORS AND WINDOW FRAMES.

H. ALL BEARING PARTITIONS SHALL BE SECURED TO ADJACENT PARTITIONS, AND SHALL HAVE AT LEAST A DOUBLE STUD POST AT ALL ENDS, CORNERS AND EACH SIDE OF ALL WINDOW AND DOOR OPENINGS.

I. ROOF SHEATHING: 1/2" 3/2" THICK STANDARD PLYWOOD SHEATHING, EXTERIOR GLUE, C-D GRADE, 4 PLY, INDES 240. APA GRADE TRADEMARKED, APPLY WITH FACE GRAIN PERPENDICULAR TO SUPPORTS AND STAGGER JOINTS.

J. HANGERS, FRAMING ANCHORS AND FASTENERS: STAMPED AND FABRICATED STEEL OF THE TYPE INDICATED. NAILS TO BE THOSE FURNISHED OR RECOMMENDED BY MANUFACTURER FOR THIS SPECIFIC USE. NAILS SHALL BE FULLY DRIVEN IN ALL HOLES IN THE ANCHOR, ALL HANGERS AND ANCHORS SHALL BE GALVANIZED.

K. DRAFT-STOPPING: IN FLOOR AND CEILING ASSEMBLIES NOT TO EXCEED 1,000 S/F IN ATTICS FOR AREAS OVER 3,000 S/F

L. FIRE-BLOCKING: INSTALL IN CONCEALED SPACES BOTH VERTICAL AND HORIZONTAL, SUCH AS BUT NOT LIMITED TO, STUD WALLS, FURRED SPACES, SCOFFS, DROP CEILINGS, COVES, STAIR STRINGERS (TOP AND BOTTOM) OPENINGS FOR VENTS, PIPES, DUCTS, CHIMNEYS, FLOOR JOISTS OR TRUSSES.

SHOP DRAWINGS:

A. THE CONTRACTOR SHALL SUBMIT THREE COPIES OF ALL SHOP DRAWINGS, ALL FABRICATED ITEMS AND EQUIPMENT FOR ARCHITECT'S REVIEW PRIOR TO FABRICATION AND COMMENCEMENT OF THE WORK.

SECTION AND DETAILS

ALL DETAILS, SECTIONS AND NOTES SHOWN ON THE DRAWINGS ARE INTENDED TO BE TYPICAL AND SHALL APPLY TO SIMILAR SITUATIONS ELSEWHERE U.N.O.

PLUMBING FIXTURES:

A. ALL SHOWER HEADS SHALL HAVE ANTI-SCALDING PROTECTION
TIMBER

A. STRUCTURAL TIMBER TO BE SOUTHERN PINE #2 (MIN.) STRESS GRADE LUMBER OR APPROVED EQUAL. THE MIN. ALLOWANCE PROPERTIES ARE AS FOLLOWS:
 * FB = 1,150 PSI
 * FV = 90 PSI
 * E = 1,800,000 PSI AND PRESSURE TREATED FOR USE AGAINST CONCRETE AND MASONRY.

B. ALL TIMBER AND TIMBER CONSTRUCTION SHALL COMPLY WITH SPECIFICATIONS AND CODES AS SPECIFIED BELOW:
 AMERICAN INSTITUTE OF TIMBER CONSTRUCTION, TIMBER CONSTRUCTION MANUAL; NATIONAL FOREST PRODUCTS ASSOCIATION, NATIONAL DESIGN SPECIFICATION FOR WOOD CONSTRUCTION; AMERICAN PLYWOOD ASSOCIATION, PLYWOOD DESIGN SPECIFICATION; AMERICAN WOOD PRESERVATION ASSOCIATION STANDARDS; NATIONAL LUMBER MANUFACTURERS ASSOCIATION, NATIONAL DESIGN SPECIFICATION FOR STRESS GRADE LUMBER AND ITS FASTENINGS.

C. ALL TIMBER CONNECTIONS ARE TO BE MADE USING PREFABRICATED CONNECTORS. TOE NAILING WILL NOT BE PERMITTED. SUBMIT MANUFACTURER'S DATE FOR APPROVAL. FASTENERS TO BE AS MANUFACTURED BY USP OR SIMPSON.

D. LUMBER USED FOR LOAD SUPPORTING SHALL HAVE GRADE MARKS COMPLYING WITH AND PROCEDURES AND AGENCIES APPROVED BY US PROCEDURE PS 26-94.

E. PLYWOOD: PRODUCT STANDARD PS-17-3 AND RULES FOR DFPA GRADE TRADEMARKS OF AMERICAN PLYWOOD ASSOCIATION.

F. MARKINGS: WOOD AND LUMBER SHALL BE MARKED WITH ITS GRADE AND PLYWOOD WITH ITS GRADE TRADEMARK IN ACCORDANCE WITH THE REFERENCED STANDARDS. A PIECE WITH DEFECTS SHALL NOT BE USED REGARDLESS OF GRADING.

G. EXTERIOR PLYWOOD SHEATHING SHALL BE GROUP I STANDARD (C-D) EXT-DFPA (F-C) EXT-DFPA, STRUCTURAL I (C-D) EXT-DFPA OR STRUCTURAL I (C-C) EXT-DFPA.

DOORS AND WINDOWS:

A. PER FBC 406.3.2.1 DOOR OPENINGS BETWEEN THE GARAGE AND DWELLING TO BE SOLID CORE NOT LESS THAN 1 3/8" THICK OR BE IN COMPLIANCE WITH FBC 716.5.3 WITH THE PROTECTIVE GLAZING NOT LESS THAN 20 MINUTES. DOORS SHALL BE SELF CLOSING AND SELF LATCHING.

B. DOORS CONTAINING GLAZING MATERIAL NOT GREATER THAN 9 SQUARE FEET IN SURFACE AREA SHALL BE CLASSIFIED AS CATEGORY I AND SHALL BE CAPABLE OF WITHSTANDING A 150 FOOT-POUND IMPACT TEST.

C. DOORS, BATH & SHOWER ENCLOSURES, AND SLIDING GLASS DOORS CONTAINING GLAZING MATERIAL GREATER THAN 9 SQUARE FEET IN SURFACE AREA SHALL BE CLASSIFIED AS CATEGORY I AND SHALL BE CAPABLE OF WITHSTANDING A 400 FOOT-POUND IMPACT TEST.

D. THE GLAZING IN SLIDING AND SWINGING DOORS AND IN SHOWER OR TUB ENCLOSURES INCLUDING ANY GLAZING WITHIN 60 INCHES OF THE FINISHED FLOOR IN WALLS SURROUNDING TUB & SHOWER ENCLOSURES SHALL BE SAFETY GLAZED FOR CATEGORY II GLAZING PRODUCTS.

E. GLASS OR MIRRORS IMMEDIATELY SURROUNDING A BATHTUB OR SHOWER SHALL BE SAFETY GLAZING WHERE THE GLASS OR MIRRORS ARE LESS THAN 60" ABOVE THE FLOOR OF THE TUB OR SHOWER.

F. EGRESS WINDOWS SHALL BE OPERABLE FROM THE INSIDE WITHOUT THE USE OF TOOLS. THEY SHALL PROVIDE A CLEAR OPENING OF NOT LESS 20" WIDE, 24" HIGH AND 5.7 SQUARE FEET MINIMUM AREA. THE BOTTOM OF OPENING SHALL NOT BE MORE THAN 44" ABOVE FLOOR AND LATCH AT 4 1/2" ABOVE FLOOR (MAX). PER 2017 FBC-RESIDENTIAL, SECTION R310.

G. WINDOW UNITS SHALL DISP. LABELS SHOWING COMPLIANCE WITH THE FL ENERGY CODE.

H. ALL NEW SINGLE-FAMILY HOUSES, DUPLEXES, TRI-PLEXES, CONDOMINIUMS AND TOWNHOUSES SHALL PROVIDE AT LEAST ONE BATHROOM, LOCATED WITH MAX. POSSIBLE PRIVACY, WHERE BATHROOMS ARE PROVIDED ON HABITABLE GRADE LEVELS, WITH A DOOR THAT HAS A MIN. 20" CLEAR OPENING. HOWEVER, IF ONLY A TOILET ROOM IS PROVIDED, AN GRADE LEVEL, SUCH TOILET ROOMS SHALL HAVE A CLEAR OPENING OF NOT LESS THAN 28 INCHES. PER 2017 FBC-RESIDENTIAL, SECTION R302.1.1.

THERMAL MOISTURE PROTECTION:

A. INSULATION: INSULATION SHALL BE PROVIDED AND INSTALLED PER FBC 2017 ENERGY CONSERVATION CODE. PRESCRIPTIVE REQUIREMENTS INCLUDE:
 MINIMUM OF R-30 CLG INSUL. IN CLIMATE ZONE 1, R-38 CLG INSUL. IN CLIMATE ZONE 2, MASONRY WALLS A MINIMUM OF R-4 IN CLIMATE ZONE 1, R-6 IN CLIMATE ZONE 2, FRAME WALLS A MINIMUM OF R-13 IN BOTH CLIMATE ZONE 1 & 2.
 VERIFY REQUIRED INSULATION VALUES TO BE INSTALLED AGAINST FBC ENERGY CONSERVATION ENERGY CALCULATIONS AS SUBMITTED.

B. ROOF / TILE SHALL BE AS SHOWN ON DRAWINGS AND AS SELECTED BY ARCHITECT/DESIGNER. INSTALLATION SHALL BE PER MANUFACTURER'S RECOMMENDATIONS AND FLORIDA BUILDING CODE 2017. AT THE COMPLETION OF THE WORK, THE CONTRACTOR SHALL FURNISH A ROOFERS WRITTEN GUARANTEE COVERING WORKMANSHIP MATERIAL. MANUFACTURERS GUARANTEE FOR REPLACEMENT OF THE SAME AT NO COST TO THE OWNER WITHIN WARRANTY PERIOD.

PROJECT TEAM

DESIGN ARCHITECT	ARCHITECT OF RECORD	GENERAL CONTRACTOR
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FLOOD CRITERIA LEGEND

FEMA FLOOD ZONE:	AE	LOWEST ADJACENT GRADE:	EL +0.66' NAVD
CURRENT FIRM PANEL (2014):	12011C0588H	HIGHEST ADJACENT GRADE:	EL +5.51' NAVD
PROPOSED FEMA PANEL: (EFFECTIVE JULY 31, 2024)	12011C0588J	HIGHEST CROWN OF ROAD:	EL +1.95' NAVD
FEMA PROPOSED BFE:	EL +8.00' NAVD		
DESIGN FLOOD ELEVATION:	EL +9.00' NAVD		

EXISTING FINISHED FIRST FLOOR ELEVATION: EL +7.05' NAVD
PROPOSED FINISHED FIRST FLOOR ELEVATION: EL +9.00' NAVD

EXISTING GARAGE FIRST FLOOR ELEVATION: EL +4.50' NAVD
PROPOSED GARAGE FIRST FLOOR ELEVATION: EL +5.50' NAVD

LOWEST ELEVATION OF EQUIPMENT PADS: EL +9.00' NAVD

LOT COVERAGE

LOT AREA	EXISTING	ADDITION	REMOVED	TOTAL PROPOSED	ALLOWED
LOT AREA	48,650 SF	-	-	48,650 SF	-
BUILDING COVERAGE AREA	5,789 SF	+ 3,836 SF	- 0 SF	9,625 SF	-
IMPERVIOUS SURFACE AREA	20,905 SF	+ 8,425 SF	- 10,242 SF	19,088 SF	-
IMPERVIOUS AREA	26,694 SF	+ 12,261 SF	- 10,242 SF	28,713 SF	29,190 SF MAX
	54.8%	+ 25.2%	- 21.0%	59.0%	60% MAX

BUILDING FLOOR AREA

SPACE	FIRST FLOOR	SECOND FLOOR	TOTALS
A/C FLOOR AREA	4,648 SF	3,111 SF	7,759 SF
GARAGE	627 SF	N/A	627 SF
COVERED TERRACE - PORCH	930 SF	91 SF	1,021 SF
UNCOVERED TERRACE - PORCH	924 SF	780 SF	1,704 SF
GROSS FLOOR AREA	7,129	3,982 SF	11,111 SF

SPACE	FIRST FLOOR	SECOND FLOOR	TOTALS
A/C FLOOR AREA	8,338 SF	5,532 SF	13,870 SF
GARAGE	551 SF	N/A	551 SF
COVERED TERRACE - PORCH	1,114 SF	N/A	1,114 SF
UNCOVERED TERRACE - PORCH	932 SF	2,352 SF	3,284 SF
GROSS FLOOR AREA	10,935 SF	7,884 SF	18,819 SF

BUILDING HEIGHT

BASE FLOOD ELEVATION (EFFECTIVE JULY 31, 2024): EL +8' NAVD

PROPOSED FINISHED FIRST FLOOR ELEVATION: EL +9' NAVD

MAX BUILDING HEIGHT ALLOWED (2) STORIES (FROM BFE): 30 FT
 (THE HEIGHT IS DETERMINED AS THE VERTICAL DISTANCE FROM THE ESTABLISHED GRADE OF THE PLOT UPON WHICH A BUILDING IS LOCATED TO THE HIGHEST POINT OF THE ROOF SURFACE FOR A FLAT ROOF)

MAX BUILDING HEIGHT ALLOWED: EL +38.00' NAVD

PROPOSED BUILDING HEIGHT (2 STORIES): 27'-6" (FROM BFE) / EL +35.50' NAVD

BUILDING SETBACKS

FRONT:	25' - 0"	PROPOSED:	40' - 0" (SOUTH)
SIDE/INTERIOR:	50' - 0" FOR BOTH SIDES	PROPOSED:	31' - 2" (WEST)
REAR (OR LAKESIDE):	25' - 0"	PROPOSED:	28' - 1" (NORTH) & 26' - 4" (EAST)

ADDITIONAL SETBACKS

POOL:	MIN 6' - 0" FROM REAR/SIDE PROPERTY LINE
WALKWAYS:	MIN 3' - 0" FROM PROPERTY LINE
DRIVEWAYS:	MIN 3' - 0" FROM PROPERTY LINE

PARKING

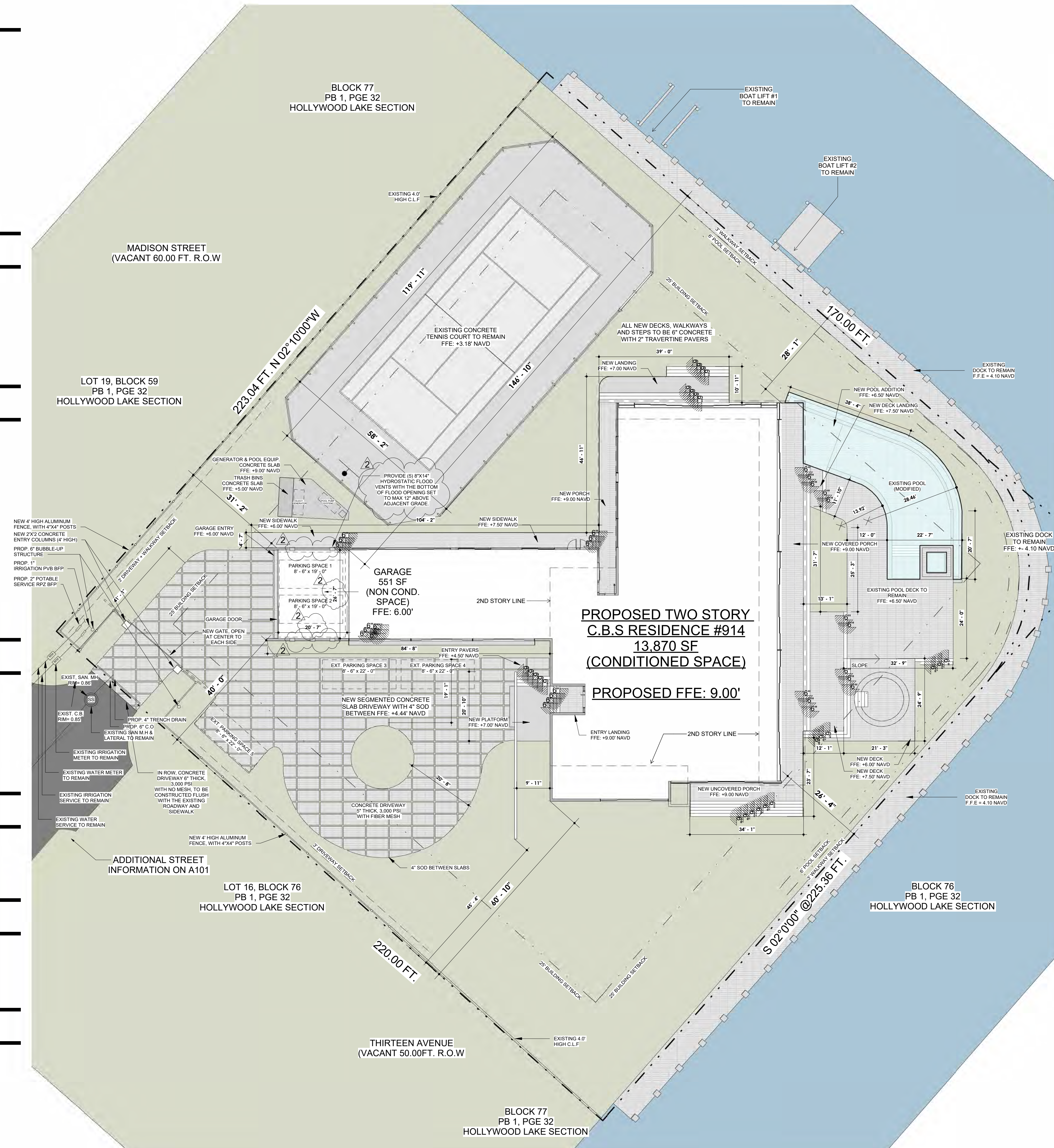
PARKING REQUIRED: 2 PER 2000 SF, THEN 1 PER 500 SF (MAXIMUM 5 SPACES)
PARKING PROVIDED: 5 SPACES

GARAGE

TWO CAR SPACE GARAGE MIN REQUIREMENTS: 21' - 0" WIDE BY 19' - 0" LONG.
TWO CAR SPACE GARAGE PROVIDED: 26' - 7" WIDE BY 21' - 1" LONG.

GARAGE SETBACKS:

FRONT:	25' - 0"	PROPOSED:	40' - 0" (SOUTH)
SIDE/INTERIOR:	50' - 0" FOR BOTH SIDES	PROPOSED:	31' - 2" (WEST)
REAR (OR LAKESIDE):	20' - 0"	PROPOSED:	146' - 10" (NORTH)



Site Plan
 ESC: 1/16" = 1'-0"

1. REFER TO LANDSCAPE DRAWINGS FOR ADDITIONAL SITE INFORMATION AND CALCULATIONS.
2. ALL CONSTRUCTION MATERIALS BELOW EL. +9.00' NAVD TO BE CONCRETE OR BLOCK.
3. ALL ELECTRICAL AND MECHANICAL EQUIPMENT WILL BE LOCATED ABOVE EL. +9.00' NAVD.
3. CONTRACTOR TO ASSESS SITE CONDITIONS AND PREPARE FINAL GRADING PLAN SO THAT ALL WATER SHALL BE RETAINED WITHIN THE PROPERTY LINES.

914 Southlake Residence

914 S Southlake Drive
 Hollywood, FL 33019

Eneida Pinon PLLC
 Architecture and Design

9099 NW 165th Terrace Tel 305.331.7759
 Miami Lakes, FL 33018
 USA

Date	Description
07/09/24	HPB
07/31/24	HPB COMMENTS
08/13/24	HPB COMMENTS

Seal / Signature

NOT FOR CONSTRUCTION

Project Name
914 Southlake Residence
 Project Number
24008
 Description
Site Plan

Scale
 As indicated
APPROVED
A100.

DRAWING NO. _____ OF _____

FLOOD CRITERIA LEGEND

FEMA FLOOD ZONE:	AE	LOWEST ADJACENT GRADE:	EL +0.66' NAVD
CURRENT FIRM PANEL (2014):	12011C0588H	HIGHEST ADJACENT GRADE:	EL +5.51' NAVD
PROPOSED FEMA PANEL: (EFFECTIVE JULY 31, 2024)	12011C0588J	HIGHEST CROWN OF ROAD:	EL +1.95' NAVD
FEMA PROPOSED BFE:	EL +8.00' NAVD		
DESIGN FLOOD ELEVATION:	EL +9.00' NAVD		

EXISTING FINISHED FIRST FLOOR ELEVATION: EL +7.05' NAVD
 PROPOSED FINISHED FIRST FLOOR ELEVATION: EL +9.00' NAVD

EXISTING GARAGE FIRST FLOOR ELEVATION: EL +4.50' NAVD
 PROPOSED GARAGE FIRST FLOOR ELEVATION: EL +5.50' NAVD

LOWEST ELEVATION OF EQUIPMENT PADS: EL +9.00' NAVD

LOT COVERAGE

LOT AREA	EXISTING	ADDITION	REMOVED	TOTAL PROPOSED	ALLOWED
LOT AREA	48,650 SF	-	-	48,650 SF	-
BUILDING COVERAGE AREA	5,789 SF	+ 5,695 SF	- 0 SF	11,484 SF	-
IMPERVIOUS SURFACE AREA	20,905 SF	+ 7,685 SF	- 11,135 SF	17,455 SF	-
IMPERVIOUS AREA	26,694 SF	+ 13,380 SF	- 11,135 SF	28,939 SF	29,190 SF MAX
	54.8%	+ 27.5%	- 22.9%	59.5%	60% MAX

BUILDING FLOOR AREA

SPACE	FIRST FLOOR	SECOND FLOOR	TOTALS
A/C FLOOR AREA	4,648 SF	3,111 SF	7,759 SF
GARAGE	627 SF	N/A	627 SF
COVERED TERRACE - PORCH	930 SF	91 SF	1,021 SF
UNCOVERED TERRACE - PORCH	924 SF	780 SF	1,704 SF
GROSS FLOOR AREA	7,129	3,982 SF	11,111 SF

SPACE	FIRST FLOOR	SECOND FLOOR	TOTALS
A/C FLOOR AREA	8,588 SF	7,554 SF	16,142 SF
GARAGE	551 SF	N/A	551 SF
COVERED TERRACE - PORCH	1,239 SF	1,830 SF	3,069 SF
UNCOVERED TERRACE - PORCH	1,928 SF	2,101 SF	4,029 SF
GROSS FLOOR AREA	12,306 SF	11,485 SF	23,791 SF

BUILDING HEIGHT

BASE FLOOD ELEVATION (EFFECTIVE JULY 31, 2024): EL +8' NAVD

PROPOSED FINISHED FIRST FLOOR ELEVATION: EL +9' NAVD

MAX BUILDING HEIGHT ALLOWED (2) STORIES (FROM BFE): 30 FT
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BUILDING SETBACKS

FRONT:	25' - 0"	PROPOSED:	39' - 0" (SOUTH)
SIDE/INTERIOR:	50' - 0" FOR BOTH SIDES	PROPOSED:	31' - 2" (WEST)
REAR (OR LAKESIDE):	25' - 0"	PROPOSED:	28' - 1" (NORTH) & 26' - 4" (EAST)

ADDITIONAL SETBACKS

POOL:	MIN 6' - 0" FROM REAR/SIDE PROPERTY LINE
WALKWAYS:	MIN 3' - 0" FROM PROPERTY LINE
DRIVEWAYS:	MIN 3' - 0" FROM PROPERTY LINE

PARKING

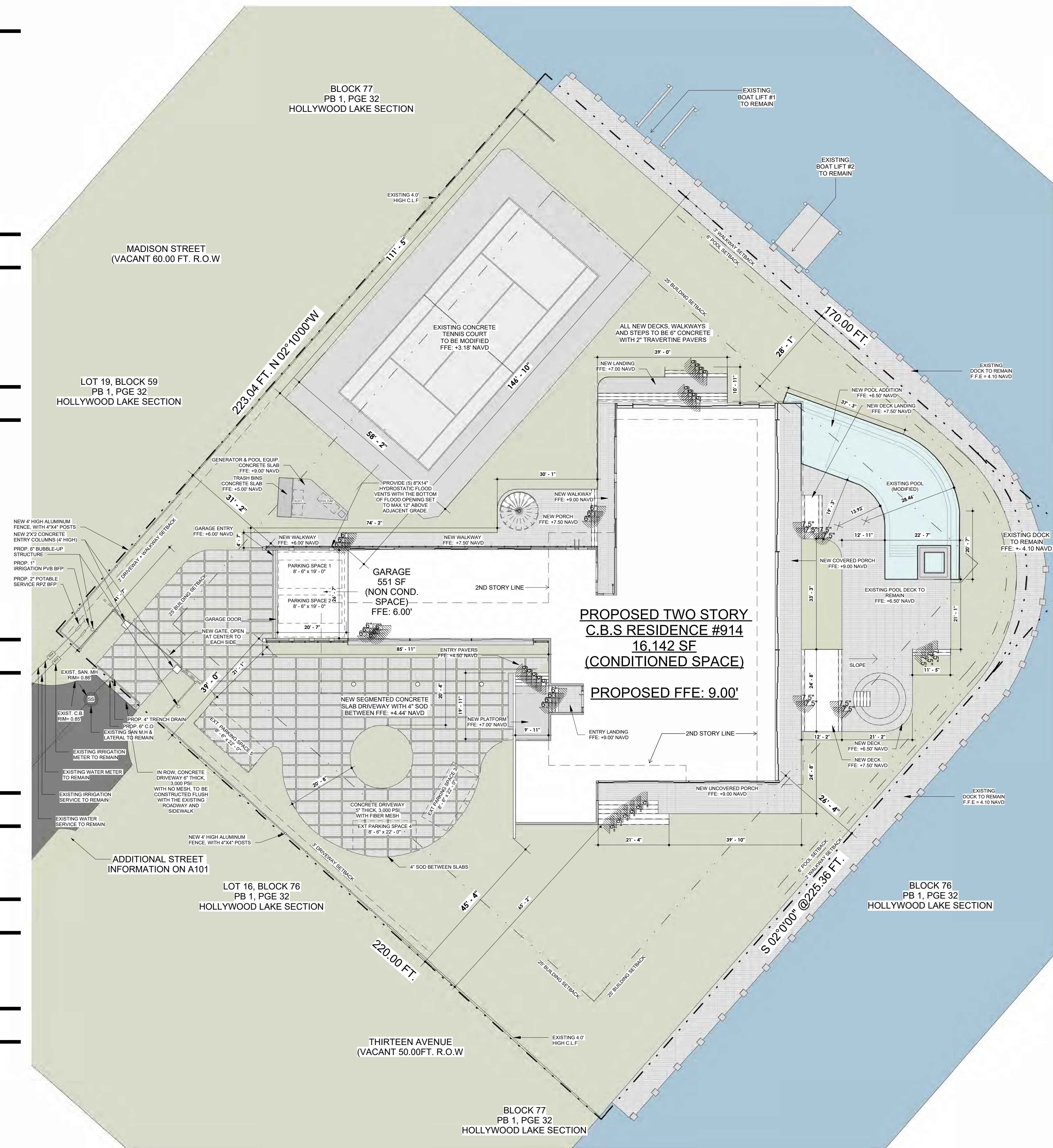
PARKING REQUIRED: 2 PER 2000 SF, THEN 1 PER 500 SF (MAXIMUM 5 SPACES)
 PARKING PROVIDED: 5 SPACES

GARAGE

TWO CAR SPACE GARAGE MIN REQUIREMENTS: 21' - 0" WIDE BY 19' - 0" LONG.
 TWO CAR SPACE GARAGE PROVIDED: 26' - 7" WIDE BY 20' - 7" LONG.

GARAGE SETBACKS:

FRONT:	25' - 0"	PROPOSED:	39' - 0" (SOUTH)
SIDE/INTERIOR:	50' - 0" FOR BOTH SIDES	PROPOSED:	31' - 2" (WEST)
REAR (OR LAKESIDE):	20' - 0"	PROPOSED:	146' - 10" (NORTH)



Site Plan
 ESC: 1/16" = 1'-0"

- REFER TO LANDSCAPE DRAWINGS FOR ADDITIONAL SITE INFORMATION AND CALCULATIONS.
- ALL CONSTRUCTION MATERIALS BELOW EL. +9.00' NAVD TO BE CONCRETE OR BLOCK.
- ALL ELECTRICAL AND MECHANICAL EQUIPMENT WILL BE LOCATED ABOVE EL. +9.00' NAVD.
- CONTRACTOR TO ASSESS SITE CONDITIONS AND PREPARE FINAL GRADING PLAN SO THAT ALL WATER SHALL BE RETAINED WITHIN THE PROPERTY LINES.

914 Southlake Residence

914 S Southlake Drive
 Hollywood, FL 33019
 HPB - LAYOUT 2

Eneida Pinon PLLC
 Architecture and Design

9099 NW 165th Terrace Tel 305.331.7759
 Miami Lakes, FL 33018
 USA

Date	Description
10/31/24	HPB - LAYOUT 2

Seal / Signature

NOT FOR CONSTRUCTION

Project Name
914 SOUTHLAKE RESIDENCE
 Project Number
24008
 Description
 Site Plan

Scale
 As indicated
PROPOSED A100.

DRAWING NO. _____ OF _____

914 Southlake Residence

914 S Southlake Drive
Hollywood, FL 33019
HPB - LAYOUT 2

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Architecture and Design

9099 NW 165th Terrace Tel 305.331.7759
Miami Lakes, FL 33018
USA

Date	Description
10/31/24	HPB - LAYOUT 2

Seal / Signature

NOT FOR CONSTRUCTION

Project Name
914 SOUTHLAKE RESIDENCE

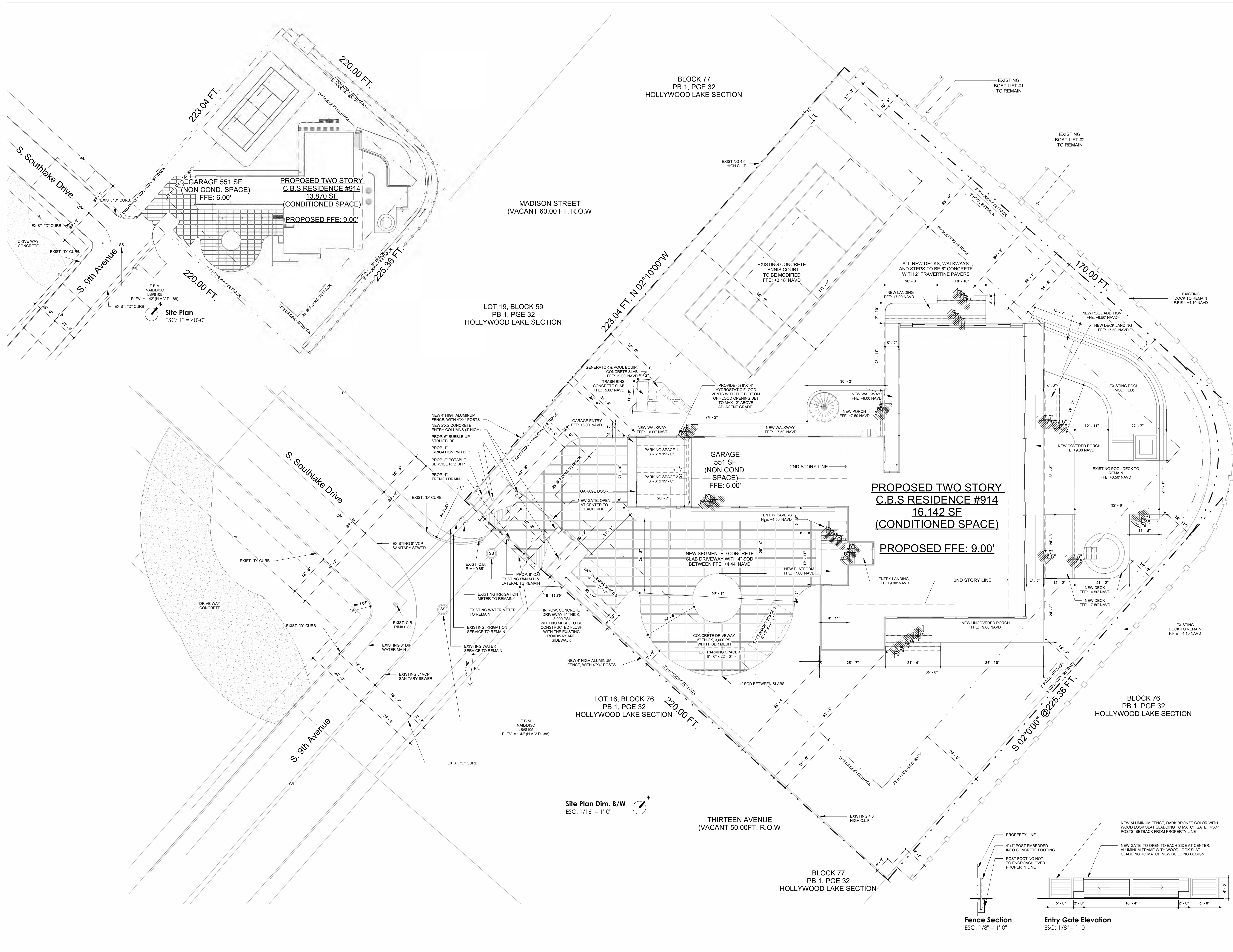
Project Number
24008

Description
Site Plan - Dim. B/W

Scale
As indicated
PROPOSED A101.

DRAWING NO. _____ OF _____

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Site Plan Dim. B/W
ESC: 1/16" = 1'-0"

Fence Section
ESC: 1/8" = 1'-0"

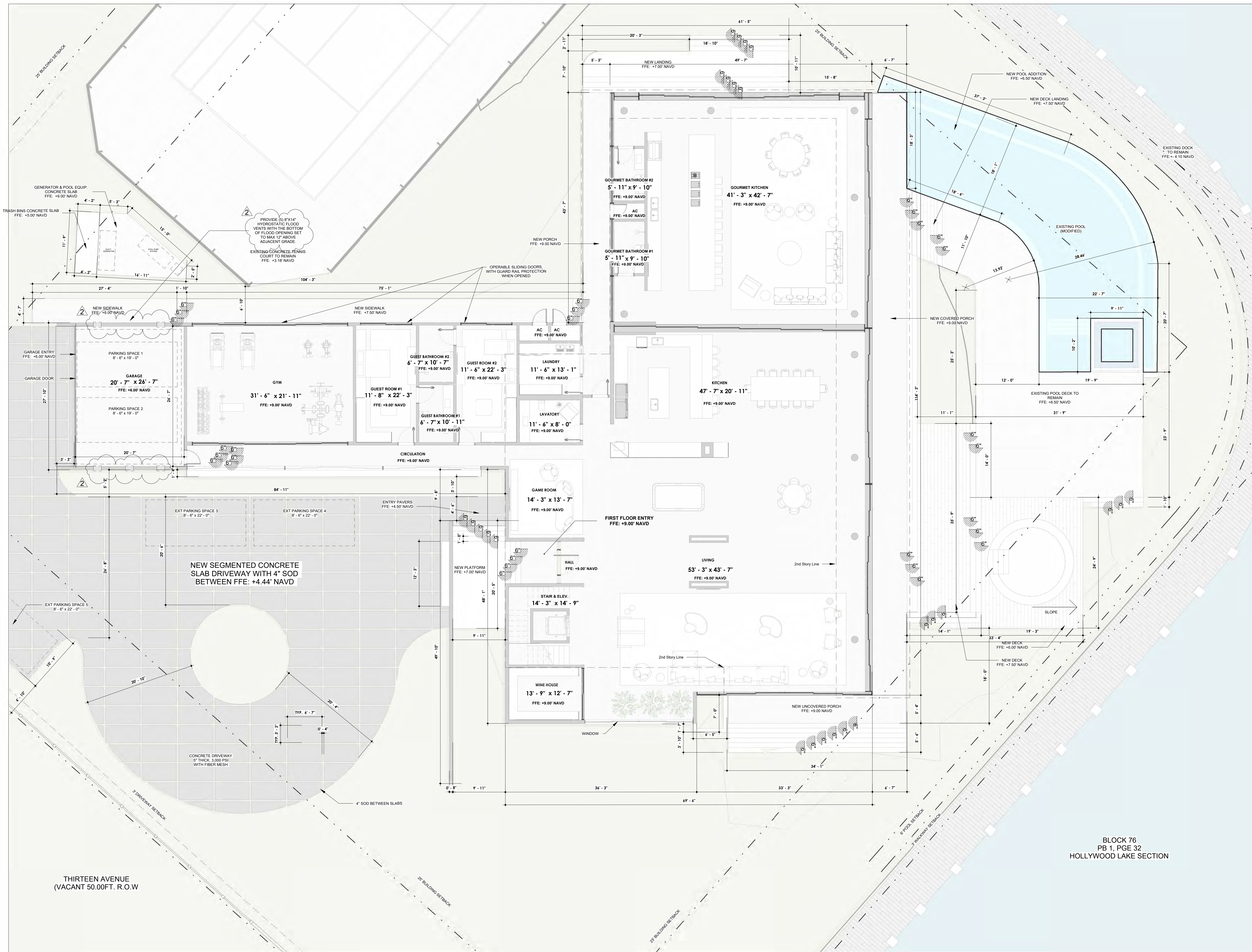
Entry Gate Elevation
ESC: 1/8" = 1'-0"

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Date	Description
07/09/24	HPB
1 07/31/24	HPB COMMENTS
2 08/13/24	HPB COMMENTS

Seal / Signature

NOT FOR CONSTRUCTION

Project Name
914 Southlake Residence

Project Number
24008

Description
First Floor Plan - Dimensioned

Scale
1/8" = 1'-0"
APPROVED
A201b.

DRAWING NO. _____ OF _____

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Date	Description
10/31/24	HPB - LAYOUT 2

Seal / Signature

NOT FOR CONSTRUCTION

Project Name
**914 SOUTHLAKE
RESIDENCE**

Project Number
24008

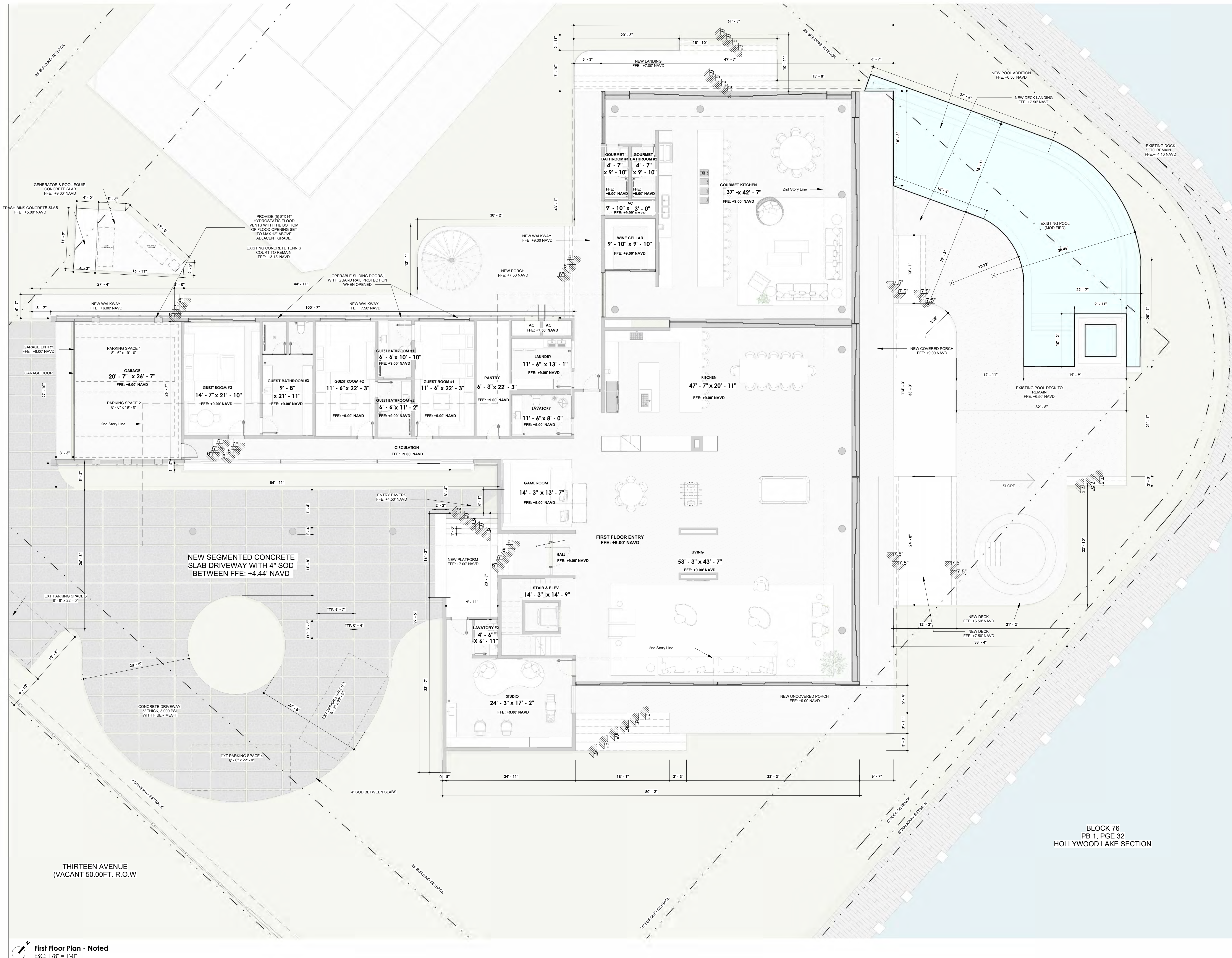
Description
First Floor Plan - Dimensioned

Scale
1/8" = 1'-0"

**PROPOSED
A201b.**

DRAWING NO. _____ OF _____

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BLOCK 76
PB 1, PGE 32
HOLLYWOOD LAKE SECTION

THIRTEEN AVENUE
(VACANT 50.00FT. R.O.W)

First Floor Plan - Noted
ESC: 1/8" = 1'-0"

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Date	Description
07/09/24	HPB
1 07/31/24	HPB COMMENTS

Seal / Signature

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Project Name
914 Southlake Residence
Project Number

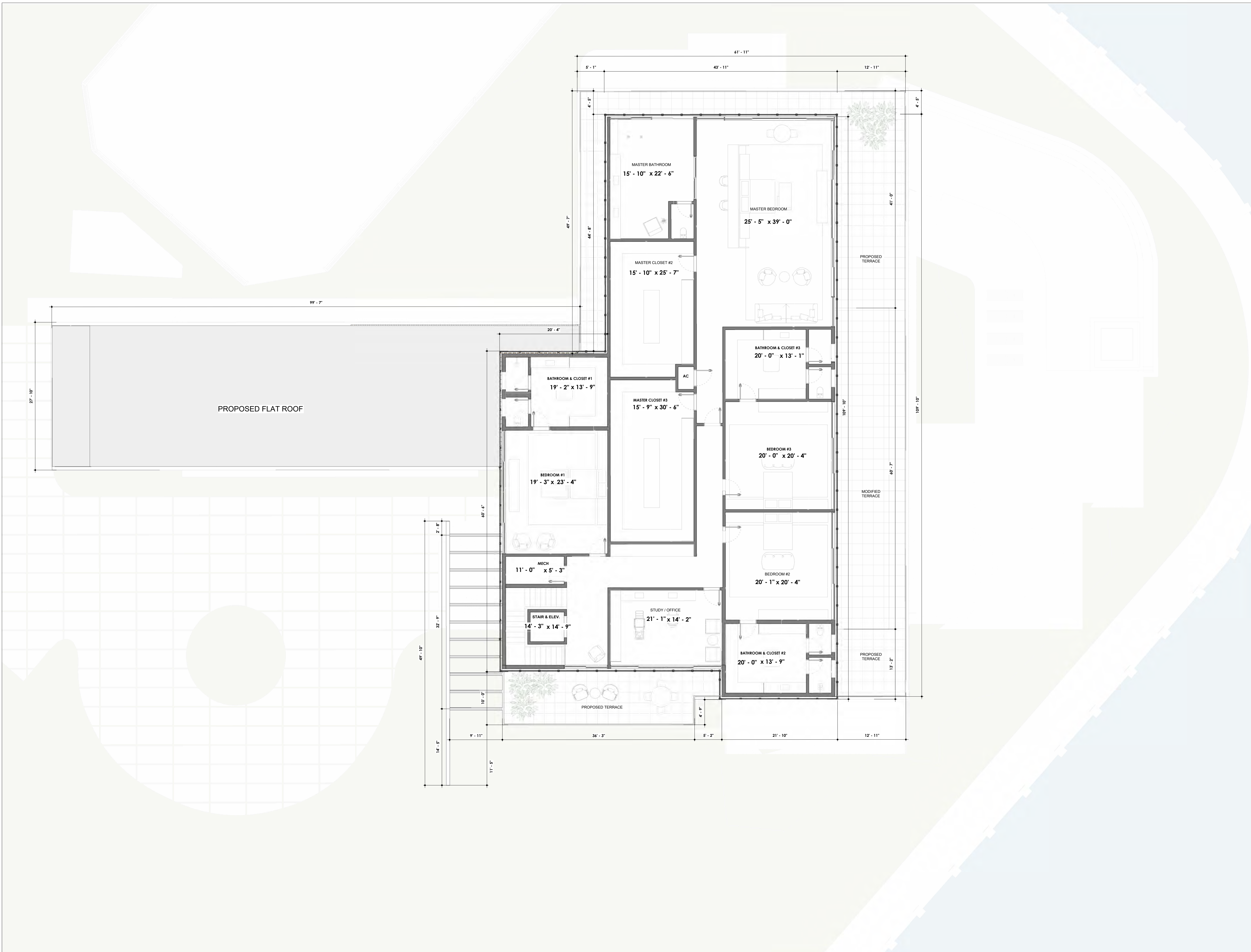
24008
Description
Second Floor Plan - Dimensioned

Scale

1/8" = 1'-0"
APPROVED
A202b.

DRAWING NO. _____ OF _____

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Second Floor - Dimensioned
ESC: 1/8" = 1'-0"

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Date	Description
10/31/24	HPB - LAYOUT 2

Seal / Signature

NOT FOR CONSTRUCTION

Project Name
**914 SOUTHLAKE
RESIDENCE**

Project Number

24008

Description

Second Floor Plan - Dimensioned

Scale

1/8" = 1'-0"

**PROPOSED
A202b.**

DRAWING NO. _____ OF _____

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Second Floor - Dimensioned
ESC: 1/8" = 1'-0"

MATERIALS AND PROFILES

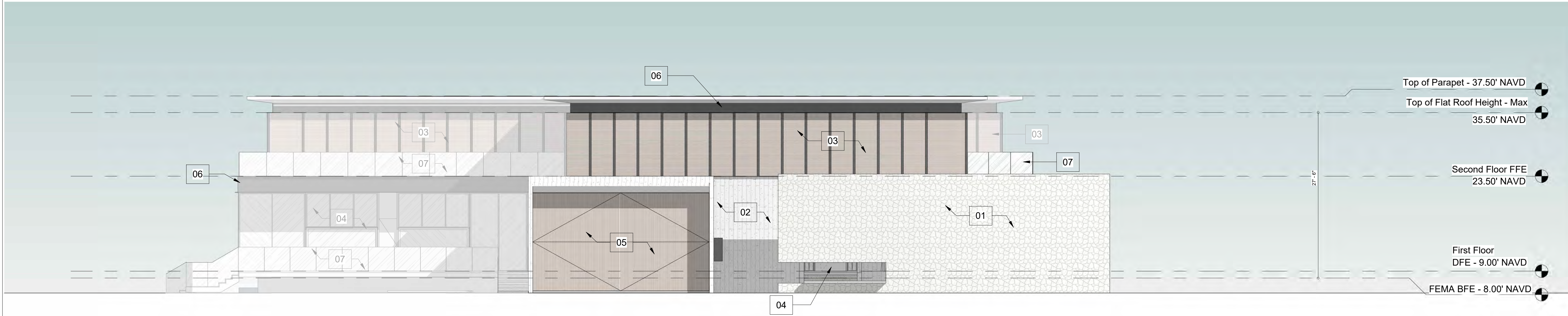
01	NATURAL ROUND EXTERIOR VENEER STONE
02	EXTERIOR STAMPED CONCRETE FINISH (WOOD PLANK STAMP)
03	IMPACT RATED ALUMINUM SLAT SYSTEM WITH FAUX WOOD FINISH (NEWTECHWOOD ALLUSIONS ALUMINUM SLAT SYSTEM OR SIMILAR)
04	IMPACT RATED GLASS DOOR (EURO-WALL OR SIMILAR)
05	IMPACT RATED GARAGE DOOR WITH WOOD SLAT CLADDING (RENLITA DOOR OR SIMILAR WITH NEWTECHWOOD CLADDING)
06	EXTERIOR WALL WITH STUCCO - BLACK FINISH
07	IMPACT RATED GLASS PANEL GUARD RAIL

914 Southlake Residence

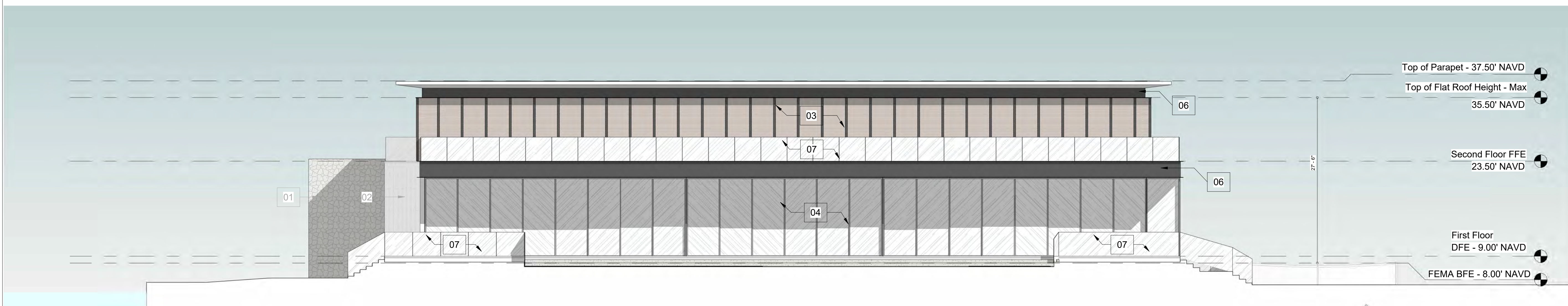
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USA



Front (West) Elevation
ESC: 1/8" = 1'-0"



Rear (East) Elevation
ESC: 1/8" = 1'-0"

Date	Description
07/09/24	HPB
1 07/31/24	HPB COMMENTS

Seal / Signature

NOT FOR CONSTRUCTION

Project Name
914 Southlake Residence
Project Number
24008
Description
Front - Rear Elevation

Scale
As indicated
APPROVED
A301.

DRAWING NO. ____ OF ____

MATERIALS AND PROFILES

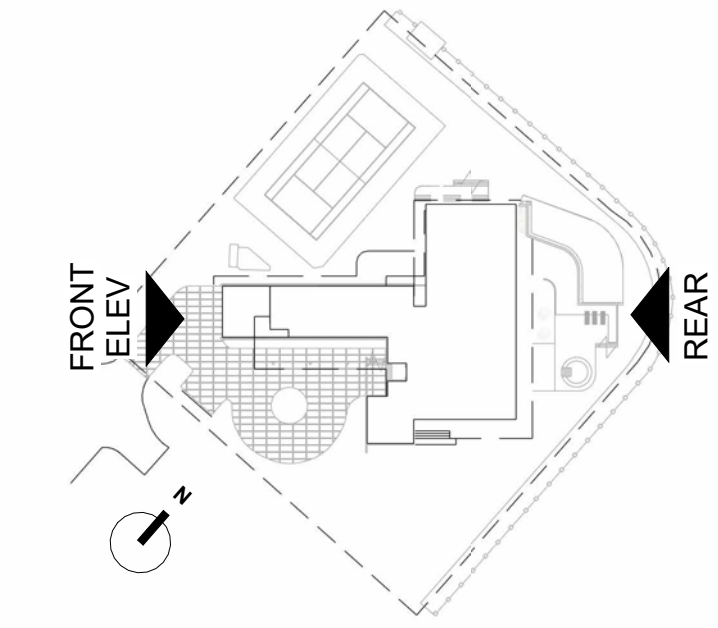
01	NATURAL ROUND EXTERIOR VENEER STONE
02	EXTERIOR STAMPED CONCRETE FINISH (WOOD PLANK STAMP)
03	IMPACT RATED ALUMINUM SLAT SYSTEM WITH FAUX WOOD FINISH (NEWTECHWOOD ALLUSIONS ALUMINUM SLAT SYSTEM OR SIMILAR)
04	IMPACT RATED GLASS DOOR (EURO-WALL OR SIMILAR)
05	IMPACT RATED GARAGE DOOR WITH WOOD SLAT CLADDING (RENLITA DOOR OR SIMILAR WITH NEWTECHWOOD CLADDING)
06	EXTERIOR WALL WITH STUCCO - BLACK FINISH
07	IMPACT RATED GLASS PANEL GUARD RAIL
08	PAINTED STEEL BEAM - BLACK FINISH

914 Southlake Residence

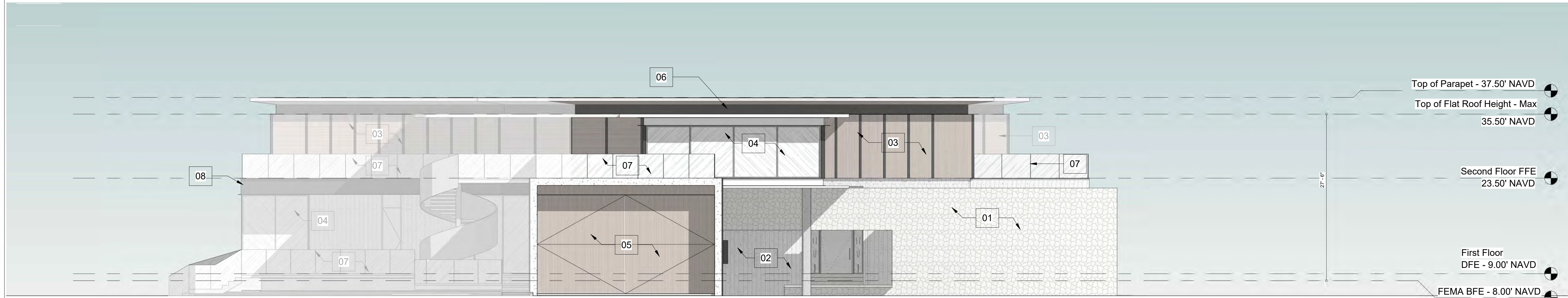
914 S Southlake Drive
Hollywood, FL 33019
HPB - LAYOUT 2

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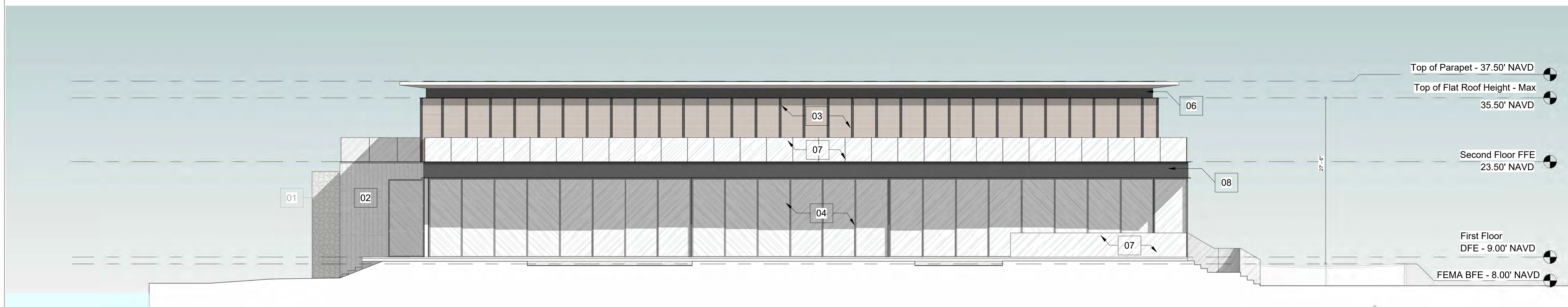
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Miami Lakes, FL 33018
USA



Key Plan
1" = 100'-0"



Front Elevation
ESC: 1/8" = 1'-0"



Rear Elevation
ESC: 1/8" = 1'-0"

Date	Description
10/31/24	HPB - LAYOUT 2

Seal / Signature

NOT FOR CONSTRUCTION

Project Name
914 SOUTHLAKE RESIDENCE

Project Number
24008

Description
Front - Rear Elevation

Scale
As indicated
PROPOSED A301.

DRAWING NO. _____ OF _____

MATERIALS AND PROFILES

01	NATURAL ROUND EXTERIOR VENEER STONE
02	EXTERIOR STAMPED CONCRETE FINISH (WOOD PLANK STAMP)
03	IMPACT RATED ALUMINUM SLAT SYSTEM WITH FAUX WOOD FINISH (NEWTECHWOOD ALLUSIONS ALUMINUM SLAT SYSTEM OR SIMILAR)
04	IMPACT RATED GLASS DOOR (EURO-WALL OR SIMILAR)
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06	EXTERIOR WALL WITH STUCCO - BLACK FINISH
07	IMPACT RATED GLASS PANEL GUARD RAIL

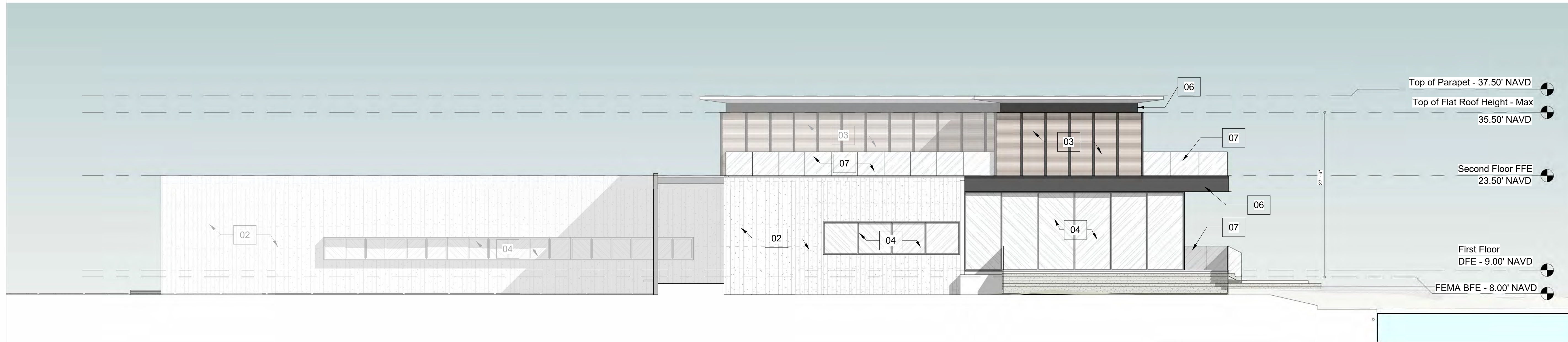
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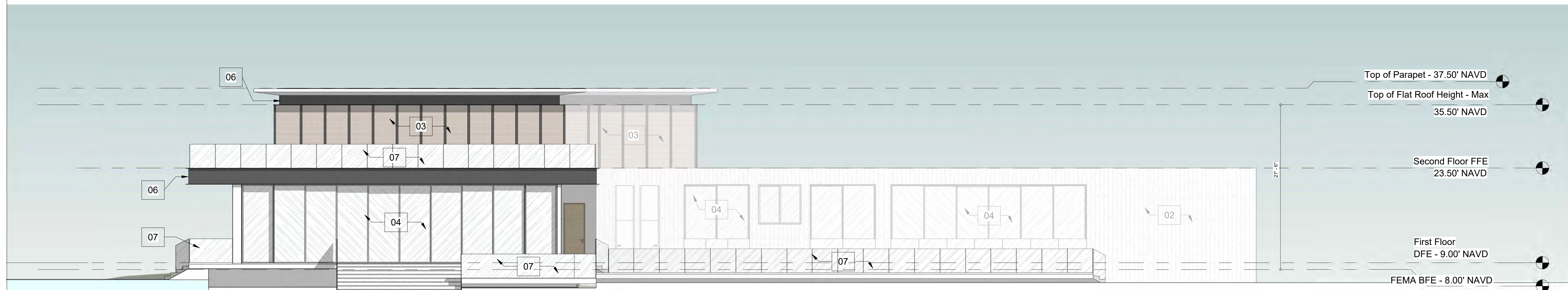
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USA

Date	Description
07/09/24	HPB
1 07/31/24	HPB COMMENTS



Side (South) Elevation
ESC: 1/8" = 1'-0"



Side (North) Elevation
ESC: 1/8" = 1'-0"

Seal / Signature

NOT FOR CONSTRUCTION

Project Name
914 Southlake Residence
Project Number
24008
Description
Sides - Elevation

Scale
As indicated
APPROVED
A302.

DRAWING NO. ____ OF ____

MATERIALS AND PROFILES

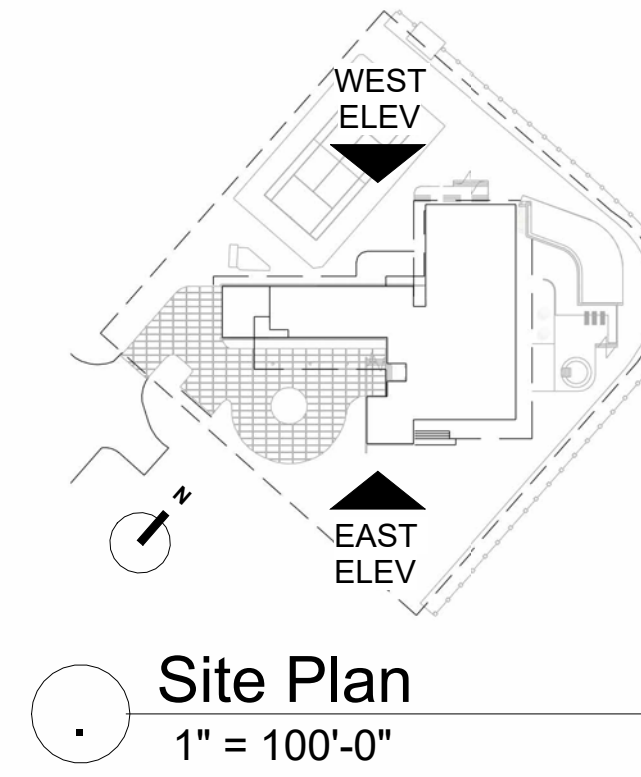
01	NATURAL ROUND EXTERIOR VENEER STONE
02	EXTERIOR STAMPED CONCRETE FINISH (WOOD PLANK STAMP)
03	IMPACT RATED ALUMINUM SLAT SYSTEM WITH FAUX WOOD FINISH (NEWTECHWOOD ALLUSIONS ALUMINUM SLAT SYSTEM OR SIMILAR)
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06	EXTERIOR WALL WITH STUCCO - BLACK FINISH
07	IMPACT RATED GLASS PANEL GUARD RAIL
08	PAINTED STEEL BEAM - BLACK FINISH

914 Southlake Residence

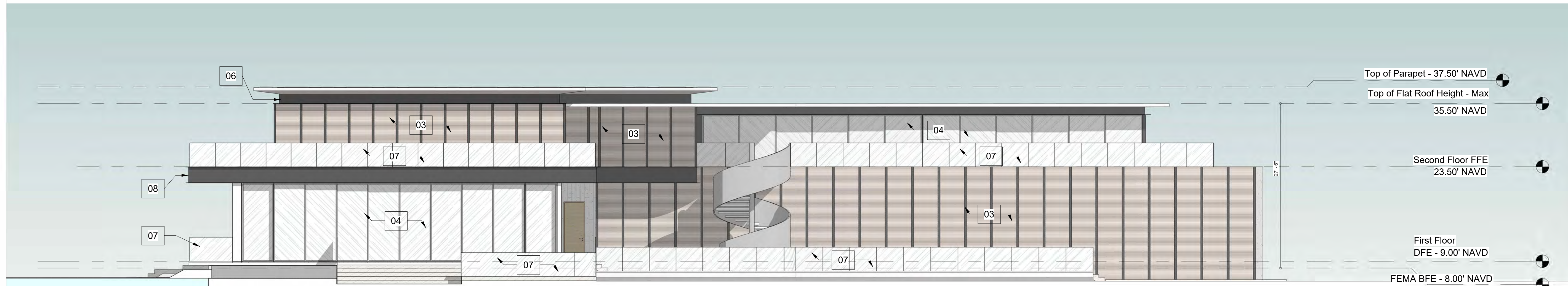
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East Elevation
ESC: 1/8" = 1'-0"



West Elevation
ESC: 1/8" = 1'-0"

Date	Description
10/31/24	HPB - LAYOUT 2

Seal / Signature

NOT FOR CONSTRUCTION

Project Name
914 SOUTHLAKE RESIDENCE

Project Number
24008

Description
Sides - Elevation

Scale
As indicated
PROPOSED A302.

DRAWING NO. ____ OF ____

914 Southlake Residence

914 S Southlake Drive
Hollywood, FL 33019
HPB - LAYOUT 2

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Architecture and Design

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Miami Lakes, FL 33018
USA

△ Date	Description
10/31/24	HPB - LAYOUT 2

Seal / Signature

NOT FOR CONSTRUCTION

Project Name
**914 SOUTHLAKE
RESIDENCE**
Project Number
24008
Description
Southlake St. Contextual Street
Elevation

Scale
1" = 20'-0"
**PROPOSED
A303.**

DRAWING NO. ____ OF ____

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