CITY OF HOLLYWOOD, FLORIDA
DEPARTMENT OF DEVELOPMENT SERVICES
PLANNING DIVISION

DATE: July 18, 2017 **FILE:** 17-CM-13; 17-C-14; 17-C-15

TO: Historic Preservation Board

VIA: Alexandra Carcamo, Principal Planner

FROM: Jean-Paul W. Perez, Planning Administrator

SUBJECT: Vacation Homes Invest, LLC requests a Certificate of Appropriateness for Demolition of one single-family home and a Certificate of Appropriateness for Design for three single-family homes located at 958 Jefferson Street within the Lakes Area Historic Multiple Resource Listing District.

REQUESTS:

Certificate of Appropriateness for Demolition for one single-family home and Certificates of Appropriateness for Design for three single-family homes located within the Lakes Area Historic Multiple Resource Listing District.

RECOMMENDATIONS:

Certificate of Appropriateness for Demolition: To be determined by Historic Preservation Board.

Certificates of Appropriateness for Design: If Certificate of Appropriateness for Demolition is approved, Approval with the following condition:

a. Prior to the issuance of a Building Permit, the Applicant submit a Deed Restriction in a form acceptable to the City Attorney, and prior to the issuance of a Certificate of Completion (C/C) or Certificate of Occupancy (C/O), the City shall record the Deed Restriction in the Public Records of Broward County, Florida.

BACKGROUND

According to the records of the Broward County Property Appraiser, the existing one-story home was constructed in 1956 on a 0.47 acre lot, more or less, located at 958 Jefferson Street. The subject property is composed of three 50 foot wide platted lots, specifically Lots 28, 29 and 30 of Block 58 in the Hollywood Lakes Section subdivision. The design of the existing home is in the Post War Modern Ranch Style of architecture; which includes elements such as hipped roofs, attached garage, rectangular sliding windows, and limited ornamentation. The Design Guidelines states that ranch homes were built *en masse* to provide affordable, functional and durable dwellings for young families and soldiers returning from abroad.

REQUESTS

The Applicant is requesting a Certificate of Appropriateness for Demolition for the one single-family home on the property, which was constructed across three lots, and a Certificate of Appropriateness for Design for three single-family homes, proposing one home on each lot. The existing home is currently below the Federal Emergency Management Agency's Base Flood Elevation ("FEMA BFE"). Inspections of the properties foundation, roof and wood structure were determined to be compromised and required reinforcement or replacing. In a detailed building inspection report provided by the Applicant, multifarious

improvements are required for the home to meet minimum market standards for habitability and salability. Due to the degradation of the existing home and the estimated cost of the repairs, a complete rebuild was determined to be the only feasible option for improving the subject property (see Attachment A). The Applicant states, "It is our opinion that it is not economically viable to renovate the existing structure." The required improvements significantly raise the cost of the renovations. Subsequently, the Applicant purports that the home is uninsurable in its current condition, and the costs of renovations, which includes raising the finished floor above the FEMA BFE, would not be financially sound. With cost and safety in consideration, the Applicant is requesting to demolish the existing home and construct three new homes.

The existing home was constructed on three legally platted lots. Pursuant to the 3.2(B)(2)(a) of the City's Zoning and Land Development Regulations, entitled "Single-Family Districts," *platted lots or lots of record as of April 6, 1994 are considered as legal non-conforming and may be developed consistent with* [current zoning and land development] *regulations*. Should the existing home be approved by the Historic Preservation Board ("Board") for demolition, the Applicant may develop the individual, prior-platted, legal nonconforming lots to construct three new homes. Each lot would be 50-feet wide, as they have been platted.

The single-family homes are approximately 3,200 square feet. On the first floor of the home, proposed is a garage - which parks from the alley, kitchen, great room, half bath, pool area with a summer kitchen and an attached pool cabana. The applicant will also have parking for guests in the front on a pervious turf block driveway. The second floor of the home provides for three bedrooms, including a master suite at the rear of the home, and a loft area overlooking the pool. Because there are attached pool cabanas that are accessed independent of the proposed homes, Staff recommends **prior to the issuance of a Building Permit, the Applicant submit a Deed Restriction in a form acceptable to the City Attorney, and prior to the issuance of a Certificate of Completion (C/C) or Certificate of Occupancy (C/O), the City shall record the Deed Restriction in the Public Records of Broward County, Florida.**

Apropos to current architectural trends, the Applicant is proposing a contemporary design. The homes include well-defined, bold geometries both on the face of the buildings as well as their massing on the property. The asymmetry of the homes allow for clever rationing of the buildable area on the properties. While the proposed homes are from the same developer, each home possesses its own character as it is presented the street. The facades include varying depths allowing shadows to accentuate each home's unique characteristic. Materials include smooth stucco, faux wood panels, glass and varying shades of modern paint colors to elevate the language of the architecture.

The surrounding neighborhood is single-family housing developed on plots ranging from one up to three lots; however, two lots is the typical development pattern. Although the proposed homes would ultimately subdivide the one plot into the three original lots, this type of development is also seen on the same block on lots 9, 10, 11 and 12. Additionally, the homes shall be developed in accordance with the setback requirements of the City's Zoning and Land Development Regulations, which will allow the Applicant to make full use of their properties as well keeping within desired pattern of development.

The Historic Preservation Board is guided by the Secretary of the Interior's Standards for Rehabilitation and the City of Hollywood's Design Guidelines for Historic Properties and Districts. These documents offer design controls for materials, scale, massing and location for all properties within the district. The proposed home is consistent with the character of the Lakes Area Historic Multiple Resource Listing District and the design maintains the spatial relationship with surrounding properties in its scale and massing.

SITE INFORMATION

Owner/Applicant:	Vacation Homes Invest, LLC
Address/Location:	958 Jefferson
Size of Property:	20,456 (±0.47 acre)
Present Zoning:	Single-Family Residential (RS-6) Lakes Area Multiple Resource Listing District (HMPRLOD-1)
Present Use of Land:	Low Residential
Year Built:	1956 (Broward County Property Appraiser)

ADJACENT ZONING

North:	Single-Family Residential District (RS-6)
	Lakes Area Multiple Resource Listing District (HMPRLOD-1)
South:	Single-Family Residential District (RS-6)
	Lakes Area Multiple Resource Listing District (HMPRLOD-1)
East:	Single-Family Residential District (RS-6)
	Lakes Area Multiple Resource Listing District (HMPRLOD-1)
West:	Single-Family Residential District (RS-6)
	Lakes Area Multiple Resource Listing District (HMPRLOD-1)

CONSISTENCY WITH THE COMPREHENSIVE PLAN

Within the Comprehensive Plan, the primary goal of the Land Use Element is to *promote a distribution of land uses that will enhance and improve the residential, business, resort and natural communities while allowing the land owners to maximize the use of their property*.

The proposed homes are consistent with the scale and massing of the surrounding neighborhood; while allowing the Applicant to maximize the use of their property. By allowing the Applicant to replace a home which is purported to be in disrepair, the City is accomplishing the desired reinvestment in the Lakes Area Historic Multiple Resource Listing District.

CONSISTENCY WITH THE CITY-WIDE MASTER PLAN

The City-Wide Master Plan (CWMP) places a priority on protecting, preserving and enhancing residential neighborhoods. It addresses the need for strict design controls to maintain the individual character of each neighborhood. The proposed homes are sensitive to the character of the Historic Lakes Section through their design which is similar to existing structures in the surrounding neighborhood.

Policy 2.46: *Preserve stable neighborhoods and encourage rehabilitation initiatives that will revitalize and promote stability of neighborhoods.*

Policy CW.15: *Place a priority on protecting, preserving and enhancing residential neighborhoods.*

The CWMP also states *the single-family character of the area should be preserved and enhanced through strict zoning code enforcement, traffic calming and streetscape improvements*. The project has minimal impact on the current streetscape while enhancing the landscaping.

CONSISTENCY WITH THE HOLLYWOOD LAKES NEIGHBORHOOD PLAN

The Hollywood Lakes Neighborhood Plan seeks to maintain and preserve the character and integrity of the existing residential community by protecting historical areas. It also seeks to eliminate the encroachment of negative residential uses.

Although, the existing one-story home was constructed in 1956, it does not possess any distinct historic character, nor is it an exemplar of any specific Period of Significance as indicated by the Design Guidelines for Historic Properties and Districts. Therefore, demolition will not adversely affect the integrity of the Historic District. Furthermore, removal of the existing home will allow the Applicant to build new homes which are consistent with current regulations, improving the stability and character of the area.

APPLICABLE CRITERIA

Decisions on Certificates of Appropriateness for Demolition. Based on the following criteria and other appropriate considerations, the Board must determine if the building is of historic significance. The Zoning and Land Development Regulations does not provide guidance as to how much weight should be given to each criterion.

CRITERION 1: Association with events that have made a significant contribution to the broad patterns of our history.

CRITERION 2: Association with the lives of persons significant in our past.

CRITERION 3: Embodiment of distinctive characteristics of a type, period, or method of construction.

CRITERION 4: Possession of high artistic values.

CRITERION 5: Representation of the work of a master.

CRITERION 6: Representation of a significant and distinguishable entity whose components may lack individual distinction.

CRITERION 7: Yield, or the likelihood of yielding information important in prehistory or history.

Analysis of criteria and finding for Certificate of Appropriateness for Demolition as stated in the City of Hollywood's Zoning and Land Development Regulations, Article 5.

CRITERION 1: The building, structure, improvement, or site is designated on either a national, state, or local level as an historic preservation district or an architectural landmark or site.

ANALYSIS: The Historic District Design Guidelines recommend *identifying, retaining and preserving buildings which are important in defining the overall historic character of a historic district or neighborhood.* Although, the existing one-story home was constructed in 1956 (pursuant to Broward County Property Appraiser records), and possesses characteristics of a modest Post War Modern architecture, it is not a prime example of any specific Period of Significance as indicated by the Design Guidelines for Historic Properties and Districts. The applicant is proposing to demolish the home and build three new homes with contemporary architectural features. It is determined by the Historic Preservation Board as to whether the existing structure is considered historic or non-historic.

The Historic District Design Guidelines state non-historic buildings whose designs are not in character with its surroundings can be removed with no negative impact. Additionally, the Guidelines further state non-significant buildings, additions, or site features which detract from the historic character of a site or the surrounding district should be removed. Should the Historic Preservation Board determine the structure non-historic, no further action is required and a Certificate of Appropriateness for Demolition shall be issued. If the structure is found to be historic or of historic significance, a recommendation will be made by the Board to the City Commission regarding demolition.

CRITERION 2: The building, structure, improvement, or site is of such design, craftsmanship, or material that it could be reproduced only with great difficulty and/or expense.

ANALYSIS: Presently, there are no elements in the home or site that could not be reproduced or replicated without great difficulty or expense. Furthermore, any craftsmanship or material value that could have been attributed to this home is significantly diminished given its current state of degradation. Moreover, the Post War Modern Ranch Style is not known for its ornamentation or complex methods of construction. To the contrary, these homes were constructed *en masse* with as little disruption to the production line process.

CRITERION 3: The building, structure, improvement, or site is one of the last remaining examples of its kind in the neighborhood, the county, or the region.

ANALYSIS: The Historic District Design Guidelines allow for the removal of *non-significant buildings, additions, or site features which detract from the historic character of a site or the*

surrounding district or neighborhood. As previously stated, the existing one-story home was constructed in 1956, and is a modest Ranch Style Post War Modern architectural characteristic. It is not a prime example of any specific Period of Significance as indicated by the Design Guidelines for Historic Properties and Districts.

CRITERION 4: The building, structure, improvement, or site contributes significantly to the historic character of a historically designated district.

ANALYSIS: As the structural integrity of the home has been compromised with any significant renovations; any craftsmanship or material value that could have been attributed to this home is significantly diminished. Presently, there are no historic characteristics that could be considered to significantly contribute to the character of the district.

CRITERION 5: Retention of the building, structure, improvement, or site promotes the general welfare of the city by providing an opportunity for study of local history, architecture, and design or by developing an understanding of the importance and value of a particular culture and heritage.

ANALYSIS: As previously stated, presently, the home does not demonstrate any characteristics that would provide an opportunity for study of local history, architecture, or design. Should the Board approve the demolition, it may request that the Hollywood Historical Society, or the owner, at the owner's expense, document and record the existing home for archival records. Such documentation may include measured drawings and high-definition photography.

CRITERION 6: There are definite plans for reuse of the property if the proposed demolition is carried out, and those plans will adversely effect on the historic character of the Historic District.

ANALYSIS: The Applicant is proposing to demolish the existing home and build three new one story single-family homes. Meeting all applicable code requirements, the proposed designs are consistent with the scale and massing of the surrounding neighborhood. The proposed homes are cohesive and functional, allowing the Applicant to maximize the use of their property. The designs are enhanced by a formal landscape plan which provides approximately 50 percent pervious area and includes an array of native trees, palms, and shrubs. Required parking is accommodated in the attached rear garage and driveway. As such, plans for the reuse of the property, once the demolition is carried out, will improve the stability and character of the neighborhood.

CRITERION 7: The Unsafe Structures Board has ordered the demolition of a structure or the feasibility study determines that the retention of the building would deny the owner of all economically viable uses of the property.

ANALYSIS: As stated by the Applicant, "Based on the Architects professional evaluation, as well as the Inspection Report, Report of Wood Destroying Organisms, the existing structure shows significant deficiencies and existing non-conforming conditions that are subj-standard to today's standards of constructability per the Florida Building Code, 5th Edition, [and] Energy Performance based on Florida Energy Code or LEED standards…" As significant repairs are necessary in order to rehabilitate the house, the threshold for current code compliance is triggered. Compliance would require other substantial improvements.

Other issues includes elevating the finished floor elevation to a level that qualifies the home for flood insurance on what has been determined by reports as degraded and compromised (see Attachment A). Therefore, the Applicant feels that restoring and renovating the house is not a feasible option and is proposing to build three new single-family homes.

CRITERION 8: The information listed in the Historic Properties Database (a listing of historic and non-historic properties) has been considered as a guideline in determining whether a Certification of Appropriateness for Demolition should be issued.

ANALYSIS: *The Historic District Design Guidelines state, non-historic buildings whose design is not in character with its surroundings can be removed with no negative impact*. The Applicant performed extensive research in order to determine the historic value of the existing home. The home was not individually designated or appearing on the National Register, a Florida Site File or included in the records of the Hollywood Historic Society as a property of historical merit.

APPLICABLE CRITERIA

Analysis of criteria and finding for Certificate of Appropriateness of Design as stated in the City of Hollywood's Zoning and Land Development Regulations, Article 5.

CRITERION: INTEGRITY OF LOCATION

ANALYSIS: The Design Guidelines recommend maintaining *consistent spacing and setbacks* and furthermore, it states *new construction should be compatible with existing buildings… Within the context of historic preservation, elements of design such as massing, scale and rhythm reflect architectural style as well as the richness of the historic district.* The proposed homes comply with required setbacks and site coverage. The homes maintain the pattern of development as intended by the regulations and as manifested in the neighborhood. The Applicant is proposing three single-family homes, each at approximately 3,200 square foot, which will be located to the center of each lot allowing for significant green area similar to the other lots located in the historic neighborhood.

FINDING: Consistent.

CRITERION: DESIGN

ANALYSIS: The Historic District Design Guidelines encourages new structures to be compatible with the character of the neighborhood with regard to scale, materials, texture, and color. The design element of scale relates to the size of the building components or spaces relative to the human body as well as to the larger context relative to the surrounding buildings, streetscape and environment. The Historic Districts richness is derived from the design of the homes being appropriate for the period in which they were constructed. In that vein, the Applicant is proposing a contemporary design that represents this current epoch in architecture. The proposed single-family homes have a contemporary design interlaces large geometries to create interesting and unique massing on each homes as well as strong use of materials and color to enhance the massing and emphasize the uniqueness of each home's façade.

FINDING: Consistent.

CRITERION: SETTING

ANALYSIS: The proposed new single-family homes meet all applicable setback requirements. The proposed homes maintain the spatial relationship with surrounding properties. The property to the south of the subject property is a two-story home on the southwest corner of the block. As demonstrated above, the new homes shall maintain their integrity of location while creating setting by utilizing the perimeter landscaping and wall to transition in scale from the public realm to the private realm.

Massing plays an important role in determining the character of individual properties, the street, and the surrounding neighborhood. Proposed new home is kept within proportions of similarly situated properties in the neighborhood. Lastly, it should be duly noted the

applicant has met all code requirements and provided ample landscaping to buffer the homes from the street, neighbors and each other.

FINDING: Consistent.

CRITERION: MATERIALS

ANALYSIS: Design Guidelines state materials are an important part of the fabric of any historic district or property and help to maintain the historic character of the place. Furthermore, materials should be compatible in quality to those that are used in the historic district. The Applicant has demonstrated that the homes, while utilizing modern methods of construction and molded in contemporary design, will not utilize inappropriate or substandard materials. Ample buffering is being provided with a concrete and wood panel walls. Geometries of the home are accentuated with different materials, colors and hierarchies to create interest and shadow throughout.

FINDING: Consistent.

CRITERION: WORKMANSHIP

ANALYSIS: According to the National Register, workmanship is the physical evidence of the crafts of a particular culture or people during any given period in history or prehistory. The proposed homes, incidental of this period of time, are utilizing materials and construction methods common to the South Florida region. Workmanship is also the evidence of artisans' labor and skill in constructing or altering a building, structure, object, or site. Workmanship can apply to the property as a whole or to its individual components. It can be expressed in vernacular methods of construction and plain finishes or in highly sophisticated configurations and ornamental detailing. Accordingly, the homes are based on contemporary designs and materials typical of a sub-tropic, coastal development. The design of the proposed single-family homes is consistent with contemporary workmanship styles and methods.

FINDING: Consistent.

CRITERION: ASSOCIATION

ANALYSIS: Design Guidelines recommend maintaining *consistent spacing and setbacks* and further states *new construction should be compatible with existing buildings… Within the context of historic preservation, elements of design such as massing, scale and rhythm reflect architectural style as well as the richness of the historic district.* Meeting all applicable code requirements, the proposed design is consistent with the scale and massing of the adjacent properties and surrounding neighborhood. It is enhanced by a formal landscape plan which provides approximately 50-percent pervious area. Required parking is accommodated in the rear driveways and attached garages, while providing guest parking on turf blocks in the front yard.

FINDING: Consistent.

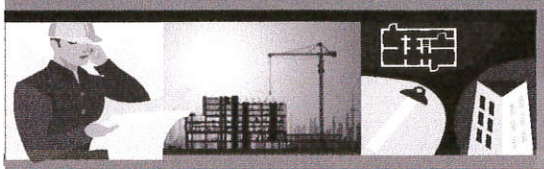
ATTACHMENTS

ATTACHMENT A: Application Package for 17-CM-13
ATTACHMENT B: Application Package for 17-C-14
ATTACHMENT C: Application Package for 17-C-15
ATTACHMENT D: Aerial Photograph

ATTACHMENT A

Application Package for 17-CM-13

PLANNING DIVISION



2600 Hollywood Boulevard Room 315
Hollywood, FL 33022

File No. (internal use only): _____

GENERAL APPLICATION

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

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

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

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

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

Documents and forms can be accessed on the City's website at http://www.hollywoodfl.org/DocumentCenter/Home/View/21

APPLICATION TYPE (CHECK ONE):

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

Date of Application: 03/21/2017

Location Address: 958 Jefferson St, Hollywood, FL 33019
Lot(s): 28,29,30 Block(s): 58 Subdivision: _____
Folio Number(s): 514214-02-1710
Zoning Classification: Single Family Land Use Classification: Residential
Existing Property Use: Residential Sq Ft/Number of Units: 1
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): _____

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

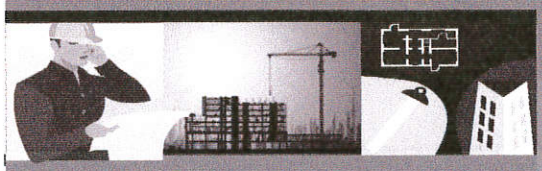
Explanation of Request: Certificate for Demolition

Number of units/rooms: 1/5 Sq Ft: 4,467
Value of Improvement: _____ Estimated Date of Completion: June 2018
Will Project be Phased? ( ) Yes (✓) No If Phased, Estimated Completion of Each Phase

Name of Current Property Owner: Vacation Homes Invest LLC
Address of Property Owner: 300 Three Islands Blvd, #810, Hallandale, FL 33009
Telephone: 954-980-8052 Fax: _____ Email Address: olesyalaw@yahoo.com
Name of Consultant/Representative/Tenant (circle one): Olesya Trayber
Address: 300 Three Islands Blvd #810, 33009 Telephone: 954-980-8052
Fax: _____ Email Address: olesyalaw@yahoo.com
Date of Purchase: 02/05/16 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: _____

RECEIVED
MAR 21 2017
CITY OF HOLLYWOOD
OFFICE OF PLANNING

PLANNING DIVISION



2600 Hollywood Boulevard Room 315
Hollywood, FL 33022

File No. (internal use only): _____

GENERAL APPLICATION

CERTIFICATION OF COMPLIANCE WITH APPLICABLE REGULATIONS

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

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

Signature of Current Owner: _____ Date: 03/21/17

PRINT NAME: Vacation Homes Invest LLC/Manager O. Trayber Date: _____

Signature of Consultant/Representative: _____ Date: 03/21/17

PRINT NAME: Olesya Trayber 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 Certificate for Demolition to my property, which is hereby made by me or I am hereby authorizing Olesya Trayber to be my legal representative before the Historic Board (Board and/or Committee) relative to ~~all~~ matters concerning this application.

Sworn to and subscribed before me
this 21 day of March, 2017

Emilia Velez
Notary Public
State of Florida
My Commission Expires: 7-8-18 (Check One) ✓ Personally known to me; OR ___ Produced Identification _____

EMILIA VELEZ
Notary Public - State of Florida
My Comm. Expires Jul 8, 2018
Commission # FF 109055

_____
Signature of Current Owner

Manager O. Trayber
Print Name

MAR 21 2017

CITY OF HOLLYWOOD
OFFICE OF PLANNING

Fernandez Tapanes
Architects

May 31st, 2017

City of Hollywood Historic Preservation Board,

Based on the review of subject property and records based on the National Register of the National Parks Service, Master File for the Florida Department of Historic Resource and The City of Hollywood Design Guidelines for Historic Properties and Districts and the City of Hollywood Land Development Code we have found that the existing structure located at 958 Jefferson Street is located within a Historic District but the subject structure itself is not individually designated as a "Historic Structure". As such we are requesting that the subject property be granted a Certificate of Appropriateness for Demolition.

Demolition Criteria is based on items 7 of the City of Hollywood Certificate of Appropriateness for Demolition Criteria for the Historic Preservation board. As per item 7: The Feasibility Study that was provided as part of the submission package illustrates and corroborates that the retention of the non-contributing structure would deny them of all economically viable uses of the property.

We hope that the Historic Board will find it acceptable to demolish the subject property that we feel is clearly non-contributing to the integrity of the existing Historic District it resides within.

Respectfully,

Hector C. Fernandez, AIA NCARC, USGBC
Architect | principal

Miami Office
7296 s.w. 48 street
miami, fl. 33155

786.206.9895 off
786.513.0686 fax

Naples | Marco Island Office
950 n. collier blvd Suite 400
marco island, fl. 34145

239.330.8124 off

www.ftarchitectspa.com

Fernandez Tapanes Architects

March 24th, 2017

City of Hollywood Historic Preservation Board,

As part of our submission for a Certificate of Appropriateness for the design of 3 new homes at 958 Jefferson St. we would like to provide the following narrative to support how the proposed designs meet the criteria of: integrity of location, design, setting, materials, workmanship, and association.

As part of our submission we are demolishing an existing non-contributing single family residence which has been added to with apparent non-conforming nor appropriate additions throughout the years.

We are currently proposing to replace said deficient and non-contributing structure with three new homes that will be more compatible with the spirit and aesthetic of the Historic District without competing or detracting from the importance and historical quality of contributing neighboring structures.

The new structures integrate themselves into the fabric of the neighborhood using details and cues that allude to some of the design features found in some of the design movements that the district strives to support and preserve. For example, we mix the contemporary configuration of the new homes with classic streamline and deco period details such as the extended concrete eyebrows and concrete surround frames. We have inlayed exterior wood paneling to provide texture and variation in finish material again drawing inspiration from the framed frieze panels popular with the tropical deco movement. The mix of the materials and the soft palette is somewhat reminiscent of the pastel color palette also found with period tropical modern without being literal.

The massing of the buildings also provides a change of scale and massing that is more appropriate to the scale of midcentury homes with side yards and an open feel for the houses that provides a true inside/outside lifestyle and circulation for the homes. The delicate use of glass so as not to create too contemporary a look is sensitive in integrating some larger glass panels that act as a large window in lieu of an overwhelming curtain wall look that would be inappropriate. We also made sure to be mindful of our placement of windows and other fenestrations to again be in keeping with a more “retro” aesthetic without detracting from contributing structures or being too literal in our interpretation.

The front facades have alternating design detailing in order to provide a unique identity to each of the 3 homes but yet preserve the common design thread and aesthetic.

We hope that the Historic Board will find our proposed structures worthy additions to this beautiful community.

Respectfully,

STATE OF FLORIDA
HECTOR C. FERNANDEZ
AR 93311
REGISTERED ARCHITECT

Hector C. Fernandez, AIA, NCARC, USGBC
Architect | principal

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239.330.8124 off

www.ftarchitectspa.com

March 21, 2017

Fernandez Tapanes Architects, P.A.
Attn: Mr. Hector C. Fernandez, AIA NCARB
7296 SW 48 St.
Miami, Fl. 33155
Tel: 786-206-9895

Re: Single story, Single Family structure located at: 958 Jefferson Street, Hollywood, Florida

To whom it may concern,

Below you will find our observations based on field visit, Geo-Technical report and inspection report provided which is included as part of this application for reference. The following are the main points in regard of gross incompatibility and existing non-conforming conditions that cannot be feasibly rectified and brought up to current building code.

1. Existing Structure is approximate 3ft below minimum FEMA building base flood elevation. Base Building Flood as per FEMA flood FIRM map is AE 7.0ft NAVD. In current state, the structure is un-insurable for Flood Insurance. Refer to attached Elevation Certificate.
2. Approximate 60 years old structure with a deficient foundation system that would not allow:
    a. The raising of the structure 3ft to comply with FEMA building base flood elevation.
    b. Deficient foundation system as per current Geo-Technical report.
    c. Insufficient bearing capacity of existing foundation and structure to support any story addition above.
3. Roof requires replacement and has several signs of leaks.

It is our opinion that it is not economically viable to renovate the existing structure. We recommend that the existing structure should be demolished.

Please feel free to contact the undersigned at anytime should you have any questions or concerns.

Yours truly,
ENCO International LLC

Sie Wong

Digitally signed by Sie Wong
Date: 2017.03.21 11:50:02 -04'00'

Sie Wong, PE
Senior Structural Engineer
FL PE #62212
FL CA #31756

SIE H. WONG LICENSE No. 62212 STATE OF FLORIDA PROFESSIONAL ENGINEER

THIS ITEM HAS BEEN ELECTRONICALLY SIGNED AND SEALED BY SIE H. WONG, PE. ON DEC 1, 2016 USING DIGITAL SIGNATURE.

PRINTED COPIES OF THIS DOCUMENT ARE NOT CONSIDERED SIGNED AND SEALED AND THE SIGNATURE MUST BE VERIFIED ON ANY ELECTRONIC COPIES.

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Home Inspection Report

958 Jefferson Street, Hollywood Fl. 33019

Vacation Homes Invest LLC
October 12, 2015

Pasqua Building Inspections, Inc
6341 Raleigh Street, Hollywood, Fl, 33024
www.pasquainspections.com
(954) 981-2365

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PASQUA
BUILDING INSPECTIONS

RE:958 Jefferson Street, Hollywood Fl. 33019

Dear Vacation Homes Invest LLC,

Thank you for allowing Pasqua Building Inspections to be part of your real estate transaction. The following information is provided to you as a reference:

Inspection Date: October 12, 2015
Weather: Clear
Building Type: Single Family, One Story
Approximate Age: 55 Years
Occupancy: Occupied

This report conforms to the national standards of practice of the American Society of Home Inspectors (ASHI) and is a visual inspection of the readily accessible areas and components of the home at time of inspection. This inspection is not a code compliance review or permit verification. For complete information about the scope and limitations of this report, refer to your Inspection Agreement, which is part of this report.

The following explanation of the report is provided to assist you when reviewing the report.

This report is divided into sections (eg., Electrical System, Roof, Pluming System, etc.) that relate to a particular system, component or location of the property. In addition each section is divided into three subsections: Identification, Defects and Solutions and Related Information.

IDENTIFICATION: The components and/or materials that were present are listed under this heading. The listed components were inspected/observed by the inspector unless otherwise noted in *RELATED INFORMATION*. In addition, the inspected items were observed to be in functional condition unless otherwise noted in *DEFECTS AND SOLUTIONS*.

DEFECTS AND SOLUTIONS: Descriptions of any visible and readily accessible defects that are in need of corrective action are provided under this heading. When possible, corresponding information on the probable solution to the defects will also be provided. This information is reiterated in the summary section of the report.

RELATED INFORMATION: The information under this heading contains maintenance concerns, clarifications and further descriptions of the components and materials identified in this section. In addition, the components that were present but not inspected are identified and the reason for not inspecting the component is provided under this heading.

Again, thank you for selecting Pasqua Building Inspections for your inspection needs. Please feel free to call us with any questions or concerns that you may have regarding your home or this inspection report.

Sincerely,

Scott Pasqua

Florida Inspectors License # HI 415
Pest Control Operators License # JB143298
Florida Mold Assessor License # MRSA994
ASHI Member # 245122

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Inspection Conditions

Client & Site Information:

File #: PBI111215A.

Date of Inspection: October 12, 2015.

Time of Inspection: 10:00 AM.

Client Name: Vacation Homes Invest LLC.

Inspection Site: 958 Jefferson Street, Hollywood Fl. 33019.

Climactic Conditions:

Weather: Clear.

Outside Temps: 80-90 Degrees F.

Building Characteristics:

Estimated Age: 55 Years.

Building Type: Single Family, One Story.

Occupancy: Occupied.

Client Present: No.

Utility Services:

Water Source: Public.

Sewage Disposal: Public.

Utilities Status : All utilities on.

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Payment Information:

Total Fee: $950.00.

Inspection Type Home Inspection, Pool Inspection, Termite Inspection, Windstorm Inspection, 4 Point Inspection.

Paid By: Check.

REPORT LIMITATIONS

This report is intended only as a general guide to help the client make his own evaluation of the overall condition of the home, and is not intended to reflect the value of the premises, nor make any representation as to the advisability of purchase. The report expresses the personal opinions of the inspector, based upon his visual impressions of the conditions that existed at the time of the inspection only. The inspection and report are not intended to be technically exhaustive, or to imply that every component was inspected, or that every possible defect was discovered. No disassembly of equipment, opening of walls, moving of furniture, appliances or stored items, or excavation was performed. All components and conditions which by the nature of their location are concealed, camouflaged or difficult to inspect are excluded from the report.

Systems and conditions which are not within the scope of the building inspection include, but are not limited to: mold/indoor air quality,formaldehyde, lead paint, Chinese drywall, asbestos, toxic or flammable materials, and other environmental hazards; pest infestation, playground equipment, efficiency measurement of insulation or heating and cooling equipment, internal or underground drainage or plumbing, any systems which are shut down or otherwise secured; water wells (water quality and quantity) zoning ordinances; intercoms; security systems; heat sensors; cosmetics or building code conformity. Any general comments about these systems and conditions are informational only and do not represent an inspection.

The inspection report should not be construed as a compliance inspection of any governmental or non governmental codes or regulations. The report is not intended to be a warranty or guarantee of the present or future adequacy or performance of the structure, its systems, or their component parts. This report does not constitute any express or implied warranty of merchantability or fitness for use regarding the condition of the property and it should not be relied upon as such. Any opinions expressed regarding adequacy, capacity, or expected life of components are general estimates based on information about similar components and occasional wide variations are to be expected between such estimates and actual experience.

We certify that our inspectors have no interest, present or contemplated, in this property or its improvement and no involvement with tradespeople or benefits derived from any sales or improvements. To the best of our knowledge and belief, all statements and information in this report are true and correct.

Should any disagreement or dispute arise as a result of this inspection or report, it shall be decided by arbitration and shall be submitted for binding, non-appealable arbitration to the American Arbitration Association in accordance with its Construction Industry Arbitration Rules then obtaining, unless the parties mutually agree otherwise. In the event of a claim, the Client will allow the Inspection Company to inspect the claim prior to any repairs or waive the right to make the claim. Client agrees not to disturb or repair or have repaired anything which may constitute evidence relating to the complaint, except in the case of an emergency.

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Site

This inspection is not intended to address or include any geological conditions or site stability information. For information concerning these conditions, a geologist or soils engineer should be consulted. Any reference to grade is limited to only areas around the exterior of the exposed areas of foundation or exterior walls. This inspection is visual in nature and does not attempt to determine drainage performance of the site or the condition of any underground piping, including municipal water and sewer service piping or septic systems. Decks and porches are often built close to the ground, where no viewing or access is possible. These areas as well as others too low to enter, or in some other manner not accessible, are excluded from the inspection and are not addressed in the report. We routinely recommend that inquiry be made with the seller about knowledge of any prior foundation or structural repairs.

IDENTIFICATION:

*The following components of the **Site** were observed/inspected, unless otherwise stated in the **Related Information** section below.The inspected components were found to be functional at the time of inspection, unless stated otherwise in the **Defects and Solutions** section.*

Driveway: Pavers.

Walks: Pavers.

Patio: Concrete, Chatahoochie.

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Exterior Surfaces

Areas hidden from view by finished walls or stored items can not be judged and are not a part of this inspection. Minor cracks are typical in many foundations and most do not represent a structural problem. If major cracks are present along with bowing, we routinely recommend further evaluation be made by a qualified structural engineer. All exterior grades should allow for surface and roof water to flow away from the foundation. All concrete floor slabs experience some degree of cracking due to shrinkage in the drying process. In most instances floor coverings prevent recognition of cracks or settlement in all but the most severe cases. Where carpeting and other floor coverings are installed, the materials and condition of the flooring underneath cannot be determined.

IDENTIFICATION:

*The following components of the **Exterior** were observed/inspected, unless otherwise stated in the **Related Information** section below.The inspected components were found to be functional at the time of inspection, unless stated otherwise in the **Defects and Solutions** section.*

Siding: Stucco.

Fascia: Wood Fascia.

Soffits: Stucco Soffits.

DEFECTS AND SOLUTIONS:

*The following **Exterior** defects below are in need of corrective action. We strongly recommend all repairs are performed by licensed contractors.*

The soffit is damaged at the pool pump area.Repair/replace the affected areas.

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Roof System

The foregoing is an opinion of the general quality and condition of the roofing material. The inspector cannot and does not offer an opinion or warranty as to whether the roof leaks or may be subject to future leakage. This report is issued in consideration of the foregoing disclaimer. The only way to determine whether a roof is absolutely water tight is to observe it during a prolonged rainfall. Many times, this situation is not present during the inspection.

IDENTIFICATION:

*The following components of the **Roof System** were observed/inspected, unless otherwise stated in the **Related Information** section below.The inspected components were found to be functional at the time of inspection, unless stated otherwise in the **Defects and Solutions** section.*

Design:	Pitched.
Covering:	Tar and Gravel.
Roof Access:	Roof Walked.
Flashing:	Vent Flashing, Wall Flashing, Valley Flashing.
Roof Age:	22 Years.
Life Expectancy When New:	Tar and Gravel 10-12 Years.

DEFECTS AND SOLUTIONS:

*The following **Roof** defects below are in need of corrective action.We strongly recommend all repairs are performed by licensed contractors.*

1. Various areas of the tar and grovel roof is missing slurry. Correct as necessary.
2. The roof is improperly flashed at various vent stacks Properly flash the roof.
3. The roof is leaking at the patio east beam end area.(10 foot long leak)Recommend repairs by a licensed roofing contractor.

RELATED INFORMATION:

*Described below in **Related Information** are further descriptions and clarifications of the components and materials identified in the **Roof** section,including maintenance concerns,and/or the condition of the components, and the components that were or were not inspected.*

The roofing is old and past the end of its predictable serviceable life expectancy.Replacement may not be urgent, however, with diminished reliability, it should be anticipated.

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Structure

IDENTIFICATION:

*The following components of the **Structure** were observed/inspected, unless otherwise stated in the **Related Information** section below.The inspected components were found to be functional at the time of inspection, unless stated otherwise in the **Defects and Solutions** section.*

Foundation:	Concrete Slab, Block Foundation.
Exterior Walls:	Masonry Exterior Walls.
Beams and Girders:	Wood Beam.
Colums, Posts, and Piers:	Metal Posts.
Floors:	Slab On Grade, Elevated Slab, Conventional Wood Frame Floor.
Crawl Space Access(ID)	Crawl Space Inaccessible.

DEFECTS AND SOLUTIONS:

*The following **Structure** defects below are in need of corrective action.We strongly recommend all repairs are performed by licensed contractors.*

The roof sheathing is deteriorated at the rear flat roof leak(as per Wood Destroying Organisms Report). Recommend repairing or replacing the affected areas.

RELATED INFORMATION:

*Described below in **Related Information** are further descriptions and clarifications of the components and materials identified in the **Structure** section,including maintenance concerns,and/ or the condition of the components, and the components that were or were not inspected.*

1. Upon inspection, we were unable to determine if the alterations and/or additions were properly permitted,and performed by licensed contractors.Recommend obtaining a complete permit history prior to closing.
2. It is possible that hidden damage exists in areas where old or active leaking has/is occurring. A more intrusive evaluation would need to be performed to determine the extent of damage present, if any.
3. The crawl space was inaccessible. Evaluate once access is provided.

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Insulation and Ventilation

IDENTIFICATION:

*The following components of the **Insulation and Ventilation** were observed/inspected, unless otherwise stated in the **Related Information** section below.The inspected components were found to be functional at the time of inspection, unless stated otherwise in the **Defects and Solutions** section.*

Attic Insulation: Cellulose- Blown.

Attic Ventilation: Soffit Vents.

Attic Access(ID): The Attic Was Viewed Partially, One Attic Access Inaccessible.

Approx. Insulation Depth: 0-2 Inches.

RELATED INFORMATION:

*Described below in **Related Information** are further descriptions and clarifications of the components and materials identified in the **Insulation and Ventilation** section,including maintenance concerns,and/or the condition of the components, and the components that were or were not inspected.*

1. Due to inadequate access or clearance, the attic area was only viewed partially, therefore, this is a limited review of this area.Truss configuration and/or roof structure shape is a main reason for the limited access. Insulation and AC ductwork also contributes to lack of access. This was in no way due to lack of effort by the inspector.
2. Although the insulation present was sufficient for when the house was built, we recommend adding more insulation to provide a more efficient home, and increase the comfort level.

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Electrical System

Any electrical repairs attempted by anyone other than a licensed electrician should be avoided, no matter how trivial the repair may seem. Aluminum branch wiring requires periodic inspection and maintenance by a licensed electrician. Operation of time clock motors is not verified. Inoperative light fixtures often lack bulbs or have dead bulbs installed. Light bulbs are not changed during the inspection, due to time constraints. Smoke Alarms should be installed within 15 feet of all bedroom doors, and tested regularly.

IDENTIFICATION:

*The following components of the **Electrical System** were observed/inspected, unless otherwise stated in the **Related Information** section below.The inspected components were found to be functional at the time of inspection, unless stated otherwise in the **Defects and Solutions** section.*

Type and Amperage:	Overhead Service, Main Panel- Fuses, Sub Panel- Fuses.
Main Panel Location:	South Exterior.
Sub Panel Location:	Hall.
Entrance Cables:	Aluminum- OK.
Branch Circuit Wiring(ID):	Copper.
Misc. Electrical:	Light Fixtures, Exterior Light Fixtures, Exterior Outlets, Outlets, Ceiling Fans, Doorbell, Switches.
Ground	Main Water Service Pipe.

DEFECTS AND SOLUTIONS:

*The following **Electrical System** defects below are in need of corrective action.We strongly recommend all repairs are performed by licensed contractors.*

1. Various patio light switch covers are missing . Install protective covers.
2. Improperly exposed splices were observed at the rear patio. Have the exposed splices installed and/or covered inside an acceptable junction box.
3. The service entry cable was below the required 10 foot height.Have the service entry cable raised to the appropriate height by a licensed electrician.
4. Various outlets have an open grounds present. Ground the outlets for safety reasons.
5. The three way switch is improperly wired at the master bathroom.The lights should be able to be turned on or off from both switches, regardless of the sequence. Re-wire as needed.
6. Various west master bedroom outlets have no power present. Repair as needed.
7. There were double tapped breakers present in the sub panel.Have the circuits separated by a licensed electrician, and allow for corrections as needed.
8. The sub panel is a Zinsco type panel.Please refer to the related information section regarding this type of panel.
9. Improperly exposed splices were observed in the attic area. Have the exposed splices installed inside an acceptable junction box.
10. Worn cloth insulation was present at the attic wiring. Replace the affected areas.

RELATED INFORMATION:

*Described below in **Related Information** are further descriptions and clarifications of the components and materials identified in the **Electrical System** section,including maintenance concerns,and/or the condition of the components, and the components that were or were not inspected.*

1. We recommend installing GFCI protection at all "wet " locations. Ground fault circuit interrupter outlets (GFCI) are inexpensive, fast acting circuit breakers which sense small imbalances in the circuit caused by current leakage to the ground. Should someone come in contact with a live (hot) wire, the GFCI breaker interrupts power faster than the blink of an eye (1/40 of a second) to prevent a lethal shock of electricity. GFCI outlets protect against shocks from frayed wiring, appliances and tools with hazardous leakage levels and contact with dampness while using electrical appliances. GFCI receptacle outlets could possibly prevent a majority of the electrocutions, burn and electric shock injuries and electrical fires that occur each year in and around the home.
The National Electric Code (NEC) requires the use of GFCI receptacle outlets in kitchens, bathrooms, garages, basements and near swimming pools. A GFCI should be used whenever operating electrically powered garden equipment or electric tools around the house. GFCI outlets can also be used to significantly reduce electrical hazards on construction sites.
2. The "Zinsco"brand panel and breaker are subject to burnout as some of the breakers may not trip or may not provide protection against fire.This problem is associated with breakers and panels manufactures in the 1970's and possibly extending to current equipment.Testing has shown that as many as 65% of the breakers would malfunction, creating a fire hazard as they fail to trip in response to an overload.Further information regarding Zinsco equipment can be obtained from the Consumer Product Safety Commission at (800) 638-2772.
3. Switches with unknown functions were present. Consult with the sellers regarding all light switches prior to closing.

Plumbing System

Water quality or hazardous materials (lead) testing is available from Pasqua Building Inspections for an additional fee. All underground piping related to water supply, waste, or sprinkler use are excluded from this inspection. Leakage, corrosion or root growth in underground piping cannot be detected by a visual inspection. The temperature pressure relief valve, at the upper portion of the water heater, is a required safety valve which should be connected to a drain line of proper size terminating just above floor elevation. If no drain is located in the floor a catch pan should be installed with a drain extending to a safe location. The steam caused by a blow-off can cause scalding. Improper installations should be corrected.

IDENTIFICATION:

*The following components of the **Plumbing System** were observed/inspected, unless otherwise stated in the **Related Information** section below.The inspected components were found to be functional at the time of inspection, unless stated otherwise in the **Defects and Solutions** section.*

Visible Supply Piping:	Galvanized Steel Supply Piping, Copper Supply Piping.
Drain Waste/Vent Material:	PVC Drain, Cast Iron Drain.
Plumbing Fixtures:	Toilets, Bath Tub, Sinks, Shut Off Valves, Shower Stall, Hose Bibbs, Faucets, Laundry Tub.
Water Heater Type:	Electric.(3 UNITS)
Water Heater Capacity:	2-50 Gallons.
Water Heater Age:	16-20 Years.
Life Expectancy When New:	10-14 Years.

DEFECTS AND SOLUTIONS:

*The following **Plumbing System** defects below are in need of corrective action.We strongly recommend all repairs are performed by licensed contractors.*

1. Considerable rust/corrosion was observed on the galvanized water supply piping at the exterior shower. Allow for appropriate repairs or replacement.
2. The west hall bathroom sink stopper is missing or inoperable. Correct as necessary.
3. The west hall bathroom sink drain is slow. Repair the slow drain.
4. The west hall bathroom tub stopper is inoperable/missing. Repair or replace the bath tub stopper.
5. The west hall bathroom tub faucet handle(s) was leaking.This could allow water to penetrate behind the walls. Repair or replace as needed.
6. The east hall bathroom sink stoppers are missing or inoperable. Correct as necessary.
7. The east hall bathroom toilet is running. Repair or replace the flush valve assembly.
8. The east hall bathroom shower stall was moisture tested and found to be leaking at the time of inspection. Replace the shower stall.
9. The east hall bathroom shower faucet drips. Correct as necessary.
10. The east hall bathroom right sink has no cold water. Repair as needed.

11. The master bathroom shower stall drain plate is not secured properly.Secure the drain plate as needed.
12. The west hall bathroom tub stopper is inoperable/missing. Repair or replace the bath tub stopper.
13. The west hall bathroom tub drain is slow.Correct as necessary.
14. The west hall bathroom sink drain is leaking . Repair or replace the leaking drain.
15. The west water heater is leaking. Replace the leaking water heater.
16. The kitchen Sink faucet does not rotate. Repair as needed.

RELATED INFORMATION:

*Described below in **Related Information** are further descriptions and clarifications of the components and materials identified in the **Plumbing System** section,including maintenance concerns,and/or the condition of the components, and the components that were or were not inspected.*

1. The water heater has a proper temperature reading of 117 degrees.
2. The galvanized steel supply piping appears to be close to or past the end of its dependable life expectancy.Repairs or replacement should be anticipated with little or no warning.
3. The cast iron drain piping appears to be close to or past the end of its dependable life expectancy.Repairs or replacement should be anticipated with little or no warning.
4. The master bathroom sink plumbing Could not be evaluator due to vanity configuration.

Heating - Air Conditioning

Thermostats are not checked for calibration or timed functions. Adequacy, efficiency or the even distribution of air throughout a building cannot be addressed by a visual inspection. Electronic air cleaners, humidifiers and de-humidifiers are beyond the scope of this inspection. Have these systems evaluated by a qualified individual. The inspector does not perform pressure tests on coolant systems, therefore no representation is made regarding coolant charge or line integrity. Subjective judgment of system capacity is not a part of the inspection. Normal service and maintenance is recommended on a yearly basis.

IDENTIFICATION:

*The following components of the **Heating - Air Conditioning** were observed/inspected, unless otherwise stated in the **Related Information** section below.The inspected components were found to be functional at the time of inspection, unless stated otherwise in the **Defects and Solutions** section.*

HEATING SYSTEM:

System Type: Electric Resistance, Multiple Zones.

Approximate Age: One Handler Unit 7 Years, Other Systems Older.

Life Expectancy When New: 10-14 Years.

AIR CONDITIONING:

System Type: Central Air Conditioning, Split System, Package Unit, Multiple Zones.

Approximate Age: One Condenser Unit 7 Years, Other Systems Older.

Life Expectancy When New: 10-14 Years.

DEFECTS AND SOLUTIONS:

*The following **Heating- Air Conditioning** defects below are in need of corrective action.We strongly recommend all repairs are performed by licensed contractors.*

1. The package Unit is not supported properly. Correct as necessary.
2. The middle hall unit AC coils are excessively dirty. We recommend a professional cleaning by a licensed contractor for optimum performance and efficiency.
3. The package unit return air grates are undersized. Correct as necessary.
4. The master bedroom heating system failed to operate at the time of inspection.A qualified HVAC contractor should be consulted, and corrections made as needed.

RELATED INFORMATION:

*Described below in **Related Information** are further descriptions and clarifications of the components and materials identified in the **Heating - Air Conditioning** section,including maintenance concerns,and/or the condition of the components, and the components that were or were not inspected.*

We could not locate one of the thermostats and air handlers Verify prior to closing.

One small AC register was present in the SW conversion.

Due to AC handler configuration or obstructions , the AC coils to 2 units could not be viewed.This limits the visual evaluation.

One AC handler could not be visually evaluated.

Interior

The condition of walls behind wall coverings, paneling and furnishings cannot be judged. As a general rule, cosmetic deficiencies are considered normal wear and tear and are not reported. Determining the source of odors or like conditions is not a part of this inspection. Floor covering damage or stains may be hidden by furniture. The condition of floors underlying floor coverings is not inspected. Determining the condition of insulated glass windows is not always possible due to temperature, weather and lighting conditions. Check with owners for further information. All fireplaces should be cleaned and inspected on a regular basis to make sure that no cracks have developed. Large fires in the firebox can overheat the firebox and flue liners, sometimes resulting in internal damage.

IDENTIFICATION:

*The following components of the **Interior** were observed/inspected, unless otherwise stated in the **Related Information** section below.The inspected components were found to be functional at the time of inspection, unless stated otherwise in the **Defects and Solutions** section.*

Interior Doors:	Bifold Doors, Bypass Doors, Hollow Core Doors, Closet Doors, Pocket Doors, Shower Sliding Doors.
Exterior Doors:	Entry Door, Sliding Glass Doors, Sliding Screen Doors, Patio.
Window Style:	Single Hung, Fixed.
Window Material:	Aluminum.
Wall/Ceiling Material:	Drywall, Plaster.

DEFECTS AND SOLUTIONS:

*The following **Interior** defects below are in need of corrective action.We strongly recommend all repairs are performed by licensed contractors.*

1. Damaged interior doors were observed. Repair or replace as needed.
2. The north hall pocket door does not operate properly.Repair or adjust as needed.
3. The master bathroom shower sliding doors do not operate properly, and are in need of some wheel maintenance and/or replacement.Repair or replace as needed.
4. The master bathroom sliding glass doors do not lock properly. Repair or replace the door locking mechanism as needed.
5. Various sliding glass doors are difficult to operate/in need of wheel maintenance or replacement.Correct as necessary.
6. The master bedroom sliding glass doors do not lock properly. Repair or replace the door locking mechanism as needed.
7. The master bedroom right single hung window balance rod is broken.Repair or replace the broken balance rod to assure proper window operation.

RELATED INFORMATION:

*Described below in **Related Information** are further descriptions and clarifications of the components and materials identified in the **Interior** section,including maintenance concerns,and/ or the condition of the components, and the components that were or were not inspected.*

1. Various areas of the interior were obstructed by furniture, boxes, storage etc. It was not possible or it was difficult to observe all of the obstructed areas and evaluate all of the doors, windows and related components at the time of inspection. Closets/vanities and/or cabinets are not emptied, and furniture,boxes, etc is not moved. It is possible that certain defects could not be observed due to this issue.We strongly recommend evaluating the obstructed areas during the final walkthrough and immediately reporting any new findings to Pasqua Building Inspections, so an addendum can be made to the original report.
2. Evidence suspect mold was observed. at the west hall bathroom window area.Mold/fungus is caused by moisture or wet conditions.The existing condition may indicate that mold/fungus may have or could develop.Testing for the presence of mold/fungus and addressing the water intrusion is recommended for the safety of the occupants.Pasqua Building Inspections can provide this type of service.There is an additional fee involved.
3. Although not in the scope of inspection, it was observed that there was some damage to the cabinets, vanity's and/or counter tops.These areas were moisture tested dry unless stated otherwise.Anticipate possible repair costs.

Kitchen and Appliances

Inspection of stand alone freezers and built-in ice makers are outside the scope of the inspection. Ovens, self or continuous cleaning operations, cooking functions, clocks, timing devices, lights and thermostat accuracy are not tested during this inspection. Appliances are not moved during the inspection and the condition of any walls or flooring hidden by them cannot be judged. Drain lines and water supply valves serving washing machines are not operated. Water supply valves may be subject to leaking if turned.Portable dishwashers are not inspected, as they require connection to facilitate testing.

IDENTIFICATION:

*The following components of the **Kitchen and Appliances** were observed/inspected, unless otherwise stated in the **Related Information** section below.The inspected components were found to be functional at the time of inspection, unless stated otherwise in the **Defects and Solutions** section.*

Cooking Appliances: Electric Oven, Electric Cooktop, Gas Range/Oven.

Other Built In Appliances Clothes Dryer, Dishwasher, Exhaust Fan/Hood, Refrigerator, Washing Machine, Garbage Disposal.

DEFECTS AND SOLUTIONS:

*The following **Kitchen and Appliances** defects below are in need of corrective action.We strongly recommend all repairs are performed by licensed contractors.*

1. The south garbage disposal failed to operate at the time of inspection. Repair or replace as needed.
2. One south gas oven burner was inoperable.Repair or replace as needed.
3. The upper oven door does not close properly. Repair as needed.

RELATED INFORMATION:

*Described below in **Related Information** are further descriptions and clarifications of the components and materials identified in the **Kitchen and Appliances** section,including maintenance concerns,and/or the condition of the components, and the components that were or were not inspected.*

Some or all of the appliances were nearing or past the end of their predictable or dependable life expectancy.Based on the age and concerns about the dependability of these appliances,obtaining a service contract should be considered.

Pool/Spa

Inspection was limited to those areas which are above ground or water level. The only way to detect an underground leak in a supply line, buried pipe fitting, or pool surface crack is by observation of the persistent and continuous loss of water from the pool over an extended period of time. Pool filtering devices are not disassembled to determine the condition of any installed filter elements. Operation of time clock motors and thermostatic temperature controls cannot be verified during a visual inspection. Pilot lights on LP gas pool heaters are not lit during the inspection.Heaters are excluded due to time constraints.

IDENTIFICATION:

*The following components of the **Pool/Spa** were observed/inspected, unless otherwise stated in the **Related Information** section below.The inspected components were found to be functional at the time of inspection, unless stated otherwise in the **Defects and Solutions** section.*

Pool Type: Inground Pool.

Surface Material: Diamond Brite.

Plumbing: Above Ground Piping, Drain Cover, Skimmer.

Electrical: Timer, Pump and Motor.

Filter: Canister.

Accessories: Apron/Decking, Coping.

DEFECTS AND SOLUTIONS:

*The following **Pool/Spa** defects below are in need of corrective action.We strongly recommend all repairs are performed by licensed contractors.*

1. Heaving or settlement on the pool deck was observed.This is a potential tripping hazard, in need of correction. Repair as needed.
2. The pool timer internal cover is missing.Install the internal cover to prevent the occupants from coming in contact with the electrical wiring.

RELATED INFORMATION:

*Described below in **Related Information** are further descriptions and clarifications of the components and materials identified in the **Pool/Spa** section,including maintenance concerns,and/ or the condition of the components, and the components that were or were not inspected.*

We recommend installing anti vortex drain covers for safety reasons. This type of cover is now required in new pool construction.

Picture Addendum

Photo # 1 MISSING ROOF GRAVEL(SLURRY)

Photo # 2 IMPROPERLY FLASHED ROOF.

Photo # 3 FLAT ROOF REPAIR.

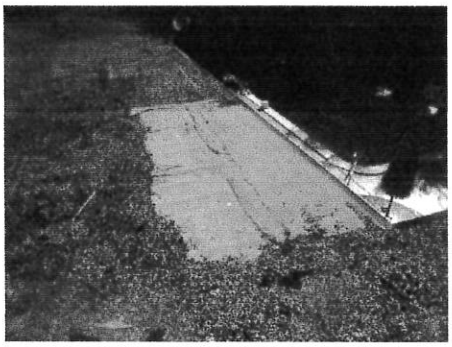


Photo # 4 IMPROPERLY FLASHED ROOF.

Picture Addendum(continued)

Photo # 5 IMPROPERLY SUPPORTED AC SYSTEM.

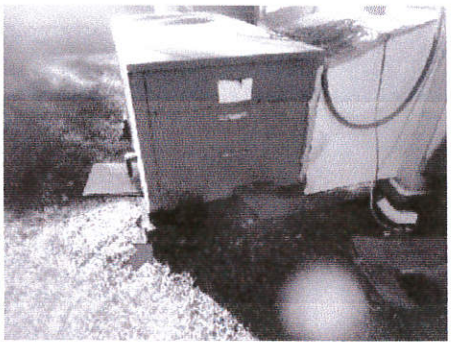


Photo # 6 FUSE SUB PANEL.

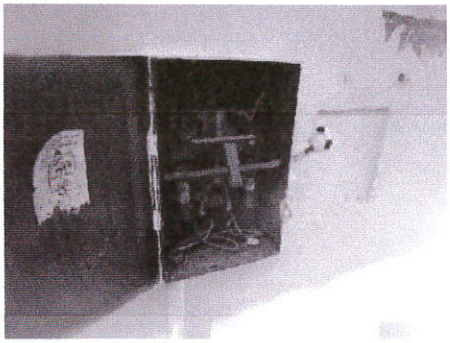


Photo #7 EVIDENCE OF ROOF LEAK.

Photo #8 OBSTRUCTIONS WERE PRESENT THROUGHOUT.

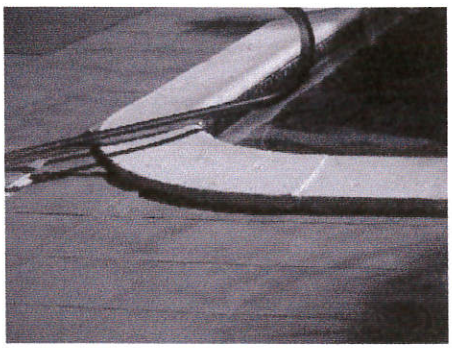
Picture Addendum(continued)

Photo #9 DETERIORATED SHEATHING AT ROOF LEAK.

Photo #10 DETERIORATED SHEATHING AT ROOF LEAK.

Photo #11 REPAIRS TO ROOF RAFTERS.

Photo #12 SETTLEMENT AT POOL DECK.



Picture Addendum(continued)

Photo #13 DETERIORATED WATER SUPPLY LINES.

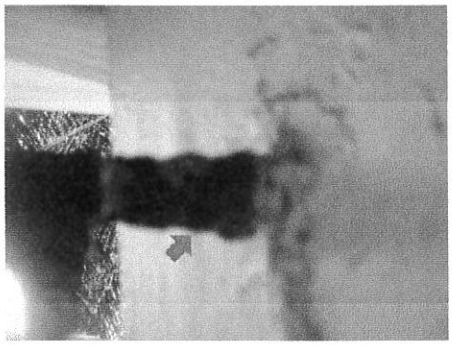


Photo #14 VIEW OF MAIN PANEL.

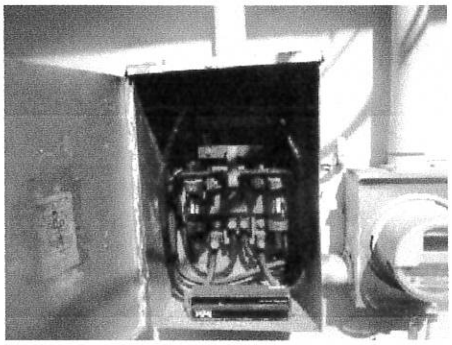


Photo #15 DAMAGED DOOR.

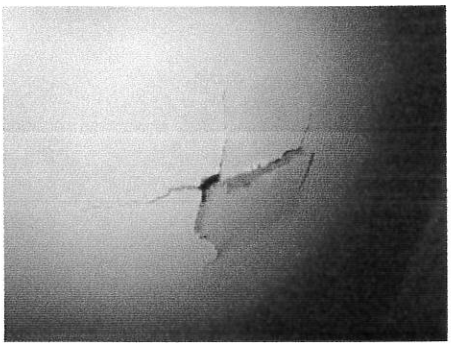
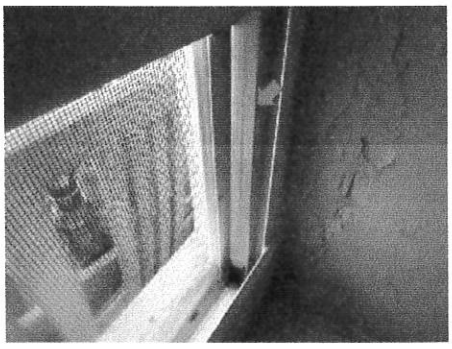


Photo #16 BROKEN BALANCE ROD.



Picture Addendum(continued)

Photo #17 DOUBLE TAPPED BREAKERS.

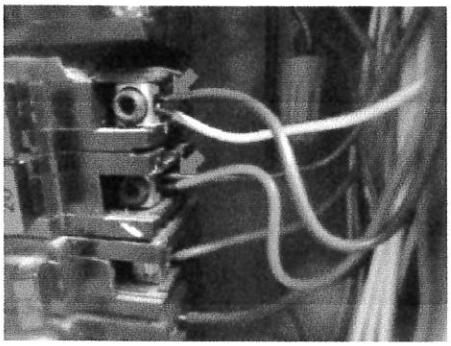


Photo #18 SUSPECT MOLD.

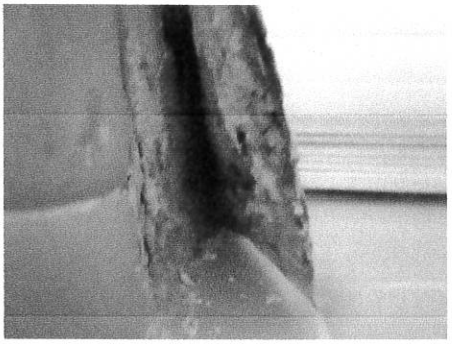
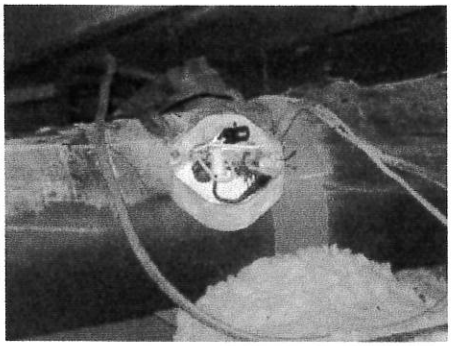


Photo #19 DAMAGED VANITY DUE TO DRAIN LEAK.

Photo #20 SPLICES IN ATTIC.



Picture Addendum(continued)

Photo #21 WORN CLOTH WIRING INSULATION.

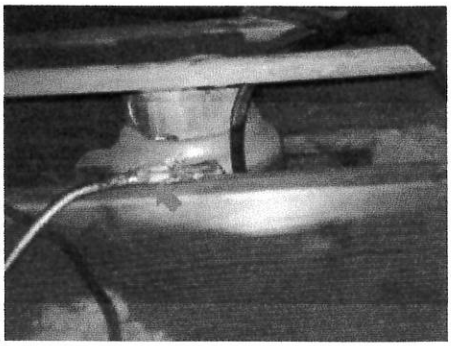
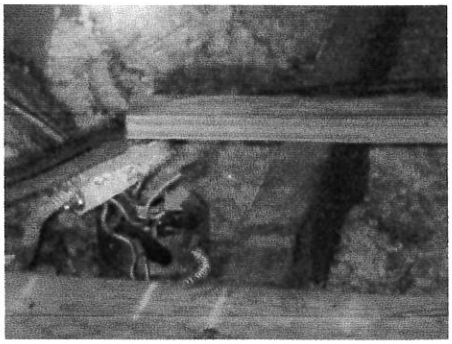


Photo #22 SPLICES IN ATTIC.



Summary

PBI111215A
11/12/2015
Vacation Homes Invest LLC
958 Jefferson Street, Hollywood Fl. 33019

A Summary of the defects in need of correction is provided below. The Summary section is limited to the defects identified under the Defects and Solutions heading of this report. For complete information about the condition of the components included in this inspection, refer to the appropriate sections of the report.

Please read the entire Inspection Report and call Pasqua Building Inspections with any questions or concerns you may have regarding the inspection services conducted or the inspection report.

The cost projections provided are the opinion of the inspector. The inspector is not a contractor and **the cost projections are not bids.** The projected repair costs provided are based upon a visual observation of accessible areas at time of the inspection and a general projection of fees charged. The actual charge will depend upon several factors, including the contractor, materials and equipment used. Additional factors affecting the projected costs are:

1) Conditions that were not visible or accessible at the time of the inspection but may be revealed through invasive actions;
2) Conditions that have changed since the time of the inspection;
3) Engineering designs and/or options provided by others;
4) Local requirements;
5) The personal preferences and choices of the parties responsible for the corrective actions, including the desired quality, aesthetics and budgetary concerns.

Homeowners and responsible parties should discuss firm proposals with at least three qualified, properly licensed contractors prior to performing any repairs and/or prior to closing, settlement or escrow.

Items Identified

Exterior Surfaces

The soffit is damaged at the pool pump area.Repair/replace the affected areas.

Estimated cost of repairs:$200.00 to $300.00

Roof System

1. Various areas of the tar and grovel roof is missing slurry. Correct as necessary.
2. The roof is improperly flashed at various vent stacks Properly flash the roof.
3. The roof is leaking at the patio east beam end area.(10 foot long leak)Recommend repairs by a licensed roofing contractor.

Estimated cost of repairs:$2,750.00 to $3,500.00

Summary(continued)

Structure

The roof sheathing is deteriorated at the rear flat roof leak(as per Wood Destroying Organisms Report). Recommend repairing or replacing the affected areas.

Price included in roof estimate repairs.

Electrical System

1. Various patio light switch covers are missing . Install protective covers.
2. Improperly exposed splices were observed at the rear patio. Have the exposed splices installed and/or covered inside an acceptable junction box.
3. The service entry cable was below the required 10 foot height.Have the service entry cable raised to the appropriate height by a licensed electrician.
4. Various outlets have an open grounds present. Ground the outlets for safety reasons.
5. The three way switch is improperly wired at the master bathroom.The lights should be able to be turned on or off from both switches, regardless of the sequence. Re-wire as needed.
6. Various west master bedroom outlets have no power present. Repair as needed.
7. There were double tapped breakers present in the sub panel.Have the circuits separated by a licensed electrician, and allow for corrections as needed.
8. The sub panel is a Zinsco type panel.Please refer to the related information section regarding this type of panel.
9. Improperly exposed splices were observed in the attic area. Have the exposed splices installed inside an acceptable junction box.
10. Worn cloth insulation was present at the attic wiring. Replace the affected areas.

Estimatcd cost of rcpairs:$3,000.00 to $5,000.00

Plumbing System

1. Considerable rust/corrosion was observed on the galvanized water supply piping at the exterior shower. Allow for appropriate repairs or replacement.
2. The west hall bathroom sink stopper is missing or inoperable. Correct as necessary.
3. The west hall bathroom sink drain is slow. Repair the slow drain.
4. The west hall bathroom tub stopper is inoperable/missing. Repair or replace the bath tub stopper.
5. The west hall bathroom tub faucet handle(s) was leaking.This could allow water to penetrate behind the walls. Repair or replace as needed.
6. The east hall bathroom sink stoppers are missing or inoperable. Correct as necessary.
7. The east hall bathroom toilet is running. Repair or replace the flush valve assembly.
8. The east hall bathroom shower stall was moisture tested and found to be leaking at the time of inspection. Replace the shower stall.
9. The east hall bathroom shower faucet drips. Correct as necessary.
10. The east hall bathroom right sink has no cold water. Repair as needed.
11. The master bathroom shower stall drain plate is not secured properly.Secure the drain plate as needed.
12. The west hall bathroom tub stopper is inoperable/missing. Repair or replace the bath tub stopper.
13. The west hall bathroom tub drain is slow.Correct as necessary.
14. The west hall bathroom sink drain is leaking . Repair or replace the leaking drain.
15. The west water heater is leaking. Replace the leaking water heater.
16. The kitchen Sink faucet does not rotate. Repair as needed.

Estimated cost of repairs:$3,500.00 to $6,000.00

Summary(continued)

Heating - Air Conditioning

1. The package Unit is not supported properly. Correct as necessary.
2. The middle hall unit AC coils are excessively dirty. We recommend a professional cleaning by a licensed contractor for optimum performance and efficiency.
3. The package unit return air grates are undersized. Correct as necessary.
4. The master bedroom heating system failed to operate at the time of inspection.A qualified HVAC contractor should be consulted, and corrections made as needed.

Estimated cost of repairs:$500.00 to $800.00

Interior

1. Damaged interior doors were observed. Repair or replace as needed.
2. The north hall pocket door does not operate properly.Repair or adjust as needed.
3. The master bathroom shower sliding doors do not operate properly, and are in need of some wheel maintenance and/or replacement.Repair or replace as needed.
4. The master bathroom sliding glass doors do not lock properly. Repair or replace the door locking mechanism as needed.
5. Various sliding glass doors are difficult to operate/in need of wheel maintenance or replacement.Correct as necessary.
6. The master bedroom sliding glass doors do not lock properly. Repair or replace the door locking mechanism as needed.
7. The master bedroom right single hung window balance rod is broken.Repair or replace the broken balance rod to assure proper window operation.

Estimated cost of repairs:$400.00 to $750.00

Kitchen and Appliances

1. The south garbage disposal failed to operate at the time of inspection. Repair or replace as needed.
2. One south gas oven burner was inoperable.Repair or replace as needed.
3. The upper oven door does not close properly. Repair as needed.

Estimated cost of repairs:$350.00 to $550.00

Pool/Spa

1. Heaving or settlement on the pool deck was observed.This is a potential tripping hazard, in need of correction. Repair as needed.
2. The pool timer internal cover is missing.Install the internal cover to prevent the occupants from coming in contact

with the electrical wiring.

Estimated cost of repairs:$500.00 to $2,500.00

ADDITIONAL COMMENTS AND REPRESENTATIONS

Because of the visual nature of this home inspection, it is not possible to inspect or report on conditions in areas that are inaccessible, obstructed or concealed from view. Your inspector can only address those areas that are readily accessible at the time of the inspection. The inspector is not required, and should not be expected, to move furnishings or other items during the inspection, disassemble equipment or open wall coverings. A home inspection is a "snapshot" of the home at the time of the inspection; it is designed to educate a buyer about the home, not to replace the obligation of a home seller to disclose known defects. A home inspection is not a guarantee or warranty of the condition of the home or property; neither is it a guarantee that conditions will not change in the future. We strongly recommended that the buyer perform a thorough pre-closing walk-through inspection in order to confirm the condition of the house, systems and appliances therein, and to check areas that may have been obstructed from view at the time of the home inspection.

We recommend that all repairs be carried out by appropriately licensed professionals. Your real estate contract may include this as a stipulation. We also recommend that the buyer retain all repair work orders, receipts and guarantees for future reference. *If Pasqua Building Inspections performs a reinspection of the property after repairs are completed, the repair work orders and receipts must be made available to the inspector at the time of the reinspection.* Some repairs, such as specific types of roof repairs, air conditioning repairs, etc., cannot be confirmed visually, and at times the repair receipts are the only indication of the nature and suitability of the repairs. Please ensure that all relevant repair receipts will be available for review by your home inspector during the reinspection.

Report Summary does not include complete Wood Destroying Organism findings. Please see Wood Destroying Organism Inspection Report (If applicable)

REPRESENTATIONS

1. This report is not a warranty, but a statement of the condition of the structure and equipment, based on a visual examination at the time of the inspection only.
2. General Exceptions: The following are not within the scope of this inspection or this report:

    a. Compliance with local and national building codes;
    b. General and/or routine maintenance;
    c. Life expectancy of specific components and/or systems;
    d. Aesthetic qualities;
    e. Design or engineering considerations;
    f. Internal components and piping to gas or oil burning appliances or heating equipment;
    g. Gas or oil burning appliances or heating equipment of which pilot lights are not lit prior to inspection;
    h. Detection of leaks or hazardous emissions from gas or oil burning appliances or heating equipment or piping thereto;
    i. Any item or component not specifically included in the system description;
    j. Water, soil, air, or material analysis, detection, or identification (including but not limited to lead, asbestos, radon, mold,chinese drywall or formaldehyde)
    k. Destructive inspection;
    l. Solar heating systems.

3. "Re-inspections" include checking only deficiencies found on the original inspection.
4. "Condo inspections" include inspection of interior of the unit only.
5. Inspections and/or re-inspections are not intended to take the place of a pre-closing walkthrough.

Exceptions:

Roof:
Non-permanent roof attachments (such as metal roofs, gutters, etc.), minimally cracked and/or loose tiles, normal surface deterioration, water proofing systems,accessing roof surfaces hazardous to inspector's safety (such as wet/slippery, steep/high pitch, not accessible with single story ladder) are not within the scope of this inspection or this report.

Electrical:
Smoke alarms and low voltage systems (such as burglar alarms, "Malibu" lighting, intercom systems, central vacuums, light sensors and/or timers, etc .) are not within the scope of this inspection or this report. The detection, measurement or evaluation of electromagnetic fields is not within the scope of this inspection or this report.

Plumbing:
Septic and drainage systems, wells, water softeners, purification systems, solar heating systems, heat recovery units, heat pumps, and the quality or volume of the water supply are not within the scope of this inspection or this report.

Interior:
Areas or components obstructed by furniture, storage, or personal belongings are not within the scope of this inspection or this report.
Floor coverings (such as cracked or hollow ceramic tiles, torn or stained carpeting, etc…) are not within the scope of this inspection or this report. Kitchen cabinets,vanitys, and counter tops are not within the scope of this inspection or this report.

Appliances:
Complete test of all appliance cycles (e.g. oven self-cleaning cycle, clothes washer multiple cycles) is not within the scope of this inspection or this report.
Representative normal cycles are tested. Functionability/accuracy of thermostat controls are not within the scope of this inspection or this report.

HVAC:
Systems/components are not disassembled or opened during the course of the inspection. System balancing and/or sizing, ability to sustain acceptable temperatures outside of evaluation period, heat recovery units, and the chemical composition and/or R rating of insulation is not within the scope of this inspection or this report.

Structure:
Seawalls and docks, non-permanent structures (e.g. screen enclosures, storage sheds, fences, etc.) are not within the scope of this inspection or this report.

Windows and Doors:
Operation of locks, storm windows, hurricane shutters, awnings, and screens are not within the scope of this inspection or this report.
Evaluation for smoothness of operation of windows and doors is not within the scope of this inspection or this report unless affecting the functionality.

Pool:
Self-cleaning attachments (e.g. Barracuda, Kreepy Krawly, etc.), heaters, chemical composition of water, and the cleanliness of the pool and filter are not within the scope of this inspection or this report. An inspection is performed for visible leaks. However, accurate leak testing requires observance over extended periods of time and is not within the scope of this inspection or this report. Evaluation of underground piping, and routine maintenance are not within the scope of this inspection or this report.

ADAM H. PUTNAM
COMMISSIONER

Florida Department of Agriculture and Consumer Services
Division of Agricultural Environmental Services

WOOD-DESTROYING ORGANISMS INSPECTION REPORT

Section 482.226, F. S. and Rule 5E-14.142, F.A.C.
Telephone Number (850) 617-7997

SECTION 1 – GENERAL INFORMATION

Inspection Company:

Pasqua Building Inspections
Inspection Company Name

Business License Number: JB143298

6341 Raleigh Street,
Company Address

Phone Number: 954-981-2365

Hollywood, Fl. 33024
Company City, State and Zip Code

Date of Inspection: 11/12/15

Inspector's Name and Identification Card Number: Scott Pasqua (Print Name) JE82091 (ID Card No.)

Address of Property Inspected: 958 Jefferson Street, Hollywood Florida 33019

Structure(s) on Property Inspected: Single Family Home

Inspection and Report requested by: Vacation Homes Invest LLS
Name and Contact Information

Report Sent to Requestor and to: _____
Name and Contact Information if different from above

SECTION 2 – INSPECTION FINDINGS – CONSUMERS SHOULD READ THIS SECTION CAREFULLY

THIS REPORT IS MADE ON THE BASIS OF WHAT WAS VISIBLE AND READILY ACCESSIBLE AT THE TIME OF INSPECTION AND DOES NOT CONSTITUTE A GUARANTEE OF THE ABSENCE OF WOOD-DESTROYING ORGANISMS (WDOs) OR DAMAGE OR OTHER EVIDENCE UNLESS THIS REPORT SPECIFICALLY STATES HEREIN THE EXTENT OF SUCH GUARANTEE.

This report does not cover areas such as, but not limited to, those that are enclosed or inaccessible, areas concealed by wall-coverings, floor coverings, furniture, equipment, stored articles, insulation or any portion of the structure in which inspection would necessitate removing or defacing any part of the structure.
This property was not inspected for any fungi other than wood-decaying fungi, and no opinion on health related effects or indoor air quality is provided or rendered by this report. Individuals licensed to perform pest control are not required, authorized or licensed to inspect or report for any fungi other than wood-destroying fungi, nor to report or comment on health or indoor air quality issues related to any fungi. Persons concerned about these issues should consult with a certified industrial hygienist or other person trained and qualified to render such opinions. ***A wood-destroying organism (WDO) means an arthropod or plant life which damages and can reinfest seasoned wood in a structure, namely, termites, powder post beetles, old house borers, and wood-decaying fungi.***

NOTE: This is NOT a structural damage report. it should be understood that there may be damage, including possible hidden damage present. FURTHER INVESTIGATION BY QUALIFIED EXPERTS OF THE BUILDING TRADE SHOULD BE MADE TO DETERMINE THE STRUCTURAL SOUNDNESS OF THE PROPERTY.

Based on a visual inspection of accessible areas, the following findings were observed:
(See Page 2, Section 3 to determine which areas of the inspected structure(s) may have been inaccessible.)

A. ☐ **NO visible signs of WDO(s) (live, evidence or damage) observed**.

B. ☑ **VISIBLE** evidence of WDO(s) was observed as follows:

☐ **1**. **LIVE WDO(s)**: N/A
(Common Name of Organism and Location – use additional page, if needed)

☑ **2**. **EVIDENCE** of WDO(s) (dead wood-destroying insects or insect parts, frass, shelter tubes, exit holes, or other evidence):
(Common Name, Description and Location – Describe evidence -- use additional page, if needed)

1.Wood decaying fungi 2, drywood termites
1. sheathing 2. pellets in soffits

☑ **3**. **DAMAGE** caused by WDO(s) was observed and noted as follows:
(Common Name, Description and Location of all visible damage – Describe damage -- use additional page, if needed)

Same as # 2

CONTINUED ON PAGE TWO

SECTION 3 – OBSTRUCTIONS AND INACCESSIBLE AREAS: The following areas of the structure(s) inspected were obstructed or inaccessible. NO INFORMATION on the status of wood-destroying organisms or damage from wood-destroying organisms in these areas is provided in this report.

In addition to those areas described in consumer information on Page 1, Section 2; the following specific areas were not visible and/or accessible for inspection. The descriptions and reasons for inaccessibility are stated below:

☑ Attic **SPECIFIC AREAS:** Various areas.
REASON: Not accessed due to low clearance, obstructions, insulation and limited or no access.

☑ Interior **SPECIFIC AREAS:** Various areas.
REASON: Due to furnishings, personal property, storage and height

☑ Exterior **SPECIFIC AREAS:** Various areas of fascia.
REASON: Due to obstructions and height.

☐ Crawlspace **SPECIFIC AREAS:** _____
REASON: _____

☐ Other: **SPECIFIC AREAS:** _____
REASON: _____

SECTION 4 – NOTICE OF INSPECTION AND TREATMENT INFORMATION

EVIDENCE of previous treatment observed: ☐ Yes ☑ No If Yes, the structure exhibits evidence of previous treatment. List what was observed: _____
(State what visible evidence was observed to suggest possible previous treatment – use additional page, if needed)

NOTE: The inspecting company can give no assurances with regard to work done by other companies. The company that performed the treatment should be contacted for information on treatment history and any warranty or service agreement which may be in place.

A Notice of Inspection has been affixed to the structure at: Water Heater
(State the location)

This Company has treated the structure(s) at the time of inspection ☐ Yes ☑ No
If Yes: Common name of organism treated: *N/A*
(Common name of organism)
Name of Pesticide Used: _____ Terms and Conditions of Treatment: _____
Method of treatment: ☐ Whole structure ☐ Spot treatment: _____

Specify Treatment Notice Location: _____

SECTION 5 – COMMENTS AND FINANCIAL DISCLOSURE

Comments: Remove deteriorated wood and treat for drywood termites
(Use additional pages, if necessary)

Neither the company (licensee) nor the inspector has any financial interest in the property inspected or is associated in any way in the transaction or with any party to the transaction other than for inspection purposes.

Signature of Licensee or Agent: Scott Pasqua Date: 11/12/15

Address of Property Inspected: 958 Jefferson Street, Hollywood Florida 33019 Inspection Date: 11/12/15

Fernandez Tapanes
Architects

May 31st, 2017

City of Hollywood Historic Preservation Board,

As part of our submission for a Certificate of Appropriateness for the design of 3 new homes at 958 Jefferson St. we would like to provide the following narrative to support how the proposed designs meet the criteria of: integrity of location, design, setting, materials, workmanship, and association.

As part of our submission we are demolishing an existing non-contributing single family residence which has been added to with apparent non-conforming nor appropriate additions throughout the years. The structure is deemed non-contributing based on the "Designation Criteria" outlined in the "City of Hollywood Design Guidelines for Historic Properties and Historic Districts" due the position that a. The structure no longer possesses historic character which would reflect its original character and b. The structure is not capable of yielding important information about the period.

We are currently proposing to replace said deficient and non-contributing structure with three new homes that will be more compatible with the spirit and aesthetic of the Historic District without competing or detracting from the importance and historical quality of contributing neighboring structures.

The proposed new structures address the following criteria items:

Integrity of Location:
The proposed structures integrate within the historic district and do not detract nor diminish the cohesiveness and integrity of the historic character of the district.

Design:
The design of the proposed structures integrate themselves into the fabric of the neighborhood using details and cues that allude to some of the design features found in some of the movements that the district strives to support and preserve such as mid-century modern and streamline. The proposed designs mix contemporary aspects with classic streamline and deco period details such as the extended concrete eyebrows and concrete surround frames. We have inlayed exterior wood paneling to provide texture and variation in finish material again drawing inspiration from the framed frieze panels popular with the tropical deco movement. The mix of the materials and the soft palette is somewhat reminiscent of the pastel color palette also found with period tropical modern without being literal.

Setting:
In preserving the setting of the single family area we are proposing three new single family homes. The structures have a residential aspect to them in order to preserve the setting of the district in which they will be located. The massing of the buildings provides a change of scale and massing that is more appropriate to the scale of midcentury homes with side yards and an open feel for the houses that provides a true inside/outside lifestyle and circulation for the homes.

Miami Office
7296 s.w. 48 street
miami, fl. 33155

786.206.9895 off
786.513.0686 fax

Naples | Marco Island Office
950 n. collier blvd Suite 400
marco island, fl. 34145

239.330.8124 off

www.ftarchitectspa.com

Fernandez Tapanes
Architects

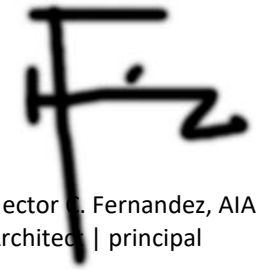
Materials:
The proposed are sensitive in their use of materials by using a restrained palette of proposed wood rain screen system and painted stucco. The placement of the wood rain screen serves to accent and highlight aspects without becoming an overbearing feature but instead alludes to the decorative features used in the deco movement such as friezes and insert panels. The stucco surfaces will be smooth painted stucco.

Workmanship:
The level of detailing and accenting will imbue the proposed structures with a rich texturing and layers that will achieve a feel of heightened craftsmanship and workmanship in the detailing of the envelope of the structures.

Association:
The proposed structures draw a direct association with the surrounding homes of a mid century modern and streamline character. The proposed designs take inspiration from these mid-century modern structures and attempts to incorporate such cues and details of historic significance in a contemporary fashion.

We hope that the Historic Board will find our proposed structures worthy additions to this beautiful community.

Respectfully,



Hector C. Fernandez, AIA NCARC, USGBC
Architect | principal

Permit #_____ **Date:** 05-31-17

LOT COVERAGE INFORMATION

If you are the applicant for a building permit for a SINGLE FAMILY RESIDENCE, please be aware that the following information is needed in order to process your request for any additions or accessory structures, including pools, decks, and the like:

1. 6,810 s.f. (50'x136.33') SQUARE FEET OF YOUR LOT (length x width)

2. 2,074 s.f. (footprint) SQUARE FEET OF YOUR HOUSE

3._____ SQUARE FEET OF ALL EXISTING IMPERVIOUS SURFACES (e.g. Driveways, walkways, decks, pools, storage sheds, etc.)

4._____ SQUARE FEET OF THE ADDITION, AND OR…

5. 1,254 s.f._____ SQUARE FEET OF THE PROPOSED ACCESSORY STRUCTURES, DRIVEWAYS, PAVEMENT, DECKS, ETC.

6. 3,328 s.f._____ TOTAL SQUARE FEET OF THE IMPERVIOUS AREA ON YOUR LOT (Add Nos. 2 + 3+ 4+ 5)…

7. 49%_____ PERCENTAGE OF IMPERVIOUS LOT COVERAGE (Divide No.6 by No. 1)

U.S. DEPARTMENT OF HOMELAND SECURITY
FEDERAL EMERGENCY MANAGEMENT AGENCY
National Flood Insurance Program

ELEVATION CERTIFICATE

IMPORTANT: Follow the instructions on pages 1–9.

OMB No. 1660-0008
Expiration Date: July 31, 2015

SECTION A – PROPERTY INFORMATION

FOR INSURANCE COMPANY USE

A1. Building Owner's Name: SERGII BROVA — Policy Number:

A2. Building Street Address (including Apt., Unit, Suite, and/or Bldg. No.) or P.O. Route and Box No.: 958 JEFFERSON ST — Company NAIC Number:

City: HOLLYWOOD — State: FL — ZIP Code: 33019

A3. Property Description (Lot and Block Numbers, Tax Parcel Number, Legal Description, etc.)
LOTS 28-30, BLOCK 58, HOLLYWOOD LAKES SECTION, PB 1, PG 32, PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA

A4. Building Use (e.g., Residential, Non-Residential, Addition, Accessory, etc.): RESIDENTIAL

A5. Latitude/Longitude: Lat. 26°00'22.20"N Long. 80°07'30.04"W Horizontal Datum: ☐ NAD 1927 ☒ NAD 1983

A6. Attach at least 2 photographs of the building if the Certificate is being used to obtain flood insurance.

A7. Building Diagram Number: 8

A8. For a building with a crawlspace or enclosure(s):
- a) Square footage of crawlspace or enclosure(s): 2,805 sq ft
- b) No. of permanent flood openings in the crawlspace or enclosure(s) within 1.0 foot above adjacent grade: 7
- c) Total net area of flood openings in A8.b: 896 sq in
- d) Engineered flood openings? ☐ Yes ☒ No

A9. For a building with an attached garage:
- a) Square footage of attached garage: N/A sq ft
- b) Number of permanent flood openings in the attached garage within 1.0 foot above adjacent grade: N/A
- c) Total net area of flood openings in A9.b: N/A sq in
- d) Engineered flood openings? ☐ Yes ☒ No

SECTION B – FLOOD INSURANCE RATE MAP (FIRM) INFORMATION

B1. NFIP Community Name & Community Number			B2. County Name		B3. State
CITY OF HOLLYWOOD 125113			BROWARD		FL
B4. Map/Panel Number	**B5. Suffix**	**B6. FIRM Index Date**	**B7. FIRM Panel Effective/ Revised Date**	**B8. Flood Zone(s)**	**B9. Base Flood Elevation(s) (Zone AO, use base flood depth)**
12011C0569	AE	08/18/2014	08/18/2014	AE	7.00 FT.

B10. Indicate the source of the Base Flood Elevation (BFE) data or base flood depth entered in Item B9:
☐ FIS Profile ☒ FIRM ☐ Community Determined ☐ Other/Source:

B11. Indicate elevation datum used for BFE in Item B9: ☐ NGVD 1929 ☒ NAVD 1988 ☐ Other/Source: N/A

B12. Is the building located in a Coastal Barrier Resources System (CBRS) area or Otherwise Protected Area (OPA)? ☐ Yes ☒ No
Designation Date: N/A / / ☐ CBRS ☐ OPA

SECTION C – BUILDING ELEVATION INFORMATION (SURVEY REQUIRED)

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

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

Benchmark Utilized: CITY OF HOLLYWOOD BM Vertical Datum: NAVD1988

Indicate elevation datum used for the elevations in items a) through h) below. ☐ NGVD 1929 ☒ NAVD 1988 ☐ Other/Source:
Datum used for building elevations must be the same as that used for the BFE.

		Check the measurement used.	
a) Top of bottom floor (including basement, crawlspace, or enclosure floor)	3 . 00	☒ feet	☐ meters
b) Top of the next higher floor	4 . 29	☒ feet	☐ meters
c) Bottom of the lowest horizontal structural member (V Zones only)	N/A .	☐ feet	☐ meters
d) Attached garage (top of slab)	N/A .	☒ feet	☐ meters
e) Lowest elevation of machinery or equipment servicing the building (Describe type of equipment and location in Comments)	3 . 83	☒ feet	☐ meters
f) Lowest adjacent (finished) grade next to building (LAG)	2 . 83	☒ feet	☐ meters
g) Highest adjacent (finished) grade next to building (HAG)	3 . 10	☒ feet	☐ meters
h) Lowest adjacent grade at lowest elevation of deck or stairs, including structural support	N/A .	☐ feet	☐ meters

SECTION D – SURVEYOR, ENGINEER, OR ARCHITECT CERTIFICATION

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

☒ Check here if comments are provided on back of form. ☐ Check here if attachments.

Were latitude and longitude in Section A provided by a licensed land surveyor? ☒ Yes ☐ No

Certifier's Name		License Number	
JOHN A. IBARRA		5204	
Title	**Company Name**		
PRESIDENT	JOHN IBARRA & ASSOCIATES, INC.		
Address	**City**	**State**	**ZIP Code**
777 NW 72nd AVE, #3025	MIAMI	FL	33126
Signature	**Date**	**Telephone**	
	01/06/2015	(305) 262-0400	

01/06/2015

IMPORTANT: In these spaces, copy the corresponding information from Section A.			FOR INSURANCE COMPANY USE
Building Street Address (including Apt., Unit, Suite, and/or Bldg. No.) or P.O. Route and Box No. 958 JEFFERSON ST			Policy Number:
City HOLLYWOOD	State FL	ZIP Code 33019	Company NAIC Number:

SECTION D – SURVEYOR, ENGINEER, OR ARCHITECT CERTIFICATION (CONTINUED)

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

Comments SECTION C2(E) LOWEST ELEVATION OF MACHINERY = THE A/C PAD; LATITUDE AND LONGITUDE DETERMINED BY SURVEYOR USING GOOGLE EARTH.

Signature Date 01/06/2015

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

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

E1. Provide elevation information for the following and check the appropriate boxes to show whether the elevation is above or below the highest adjacent grade (HAG) and the lowest adjacent grade (LAG).

a) Top of bottom floor (including basement, crawlspace, or enclosure) is _____ . _____ ☐ feet ☐ meters ☐ above or ☐ below the HAG.

b) Top of bottom floor (including basement, crawlspace, or enclosure) is _____ . _____ ☐ feet ☐ meters ☐ above or ☐ below the LAG.

E2. For Building Diagrams 6–9 with permanent flood openings provided in Section A Items 8 and/or 9 (see pages 8–9 of Instructions), the next higher floor (elevation C2.b in the diagrams) of the building is _____ . _____ ☐ feet ☐ meters ☐ above or ☐ below the HAG.

E3. Attached garage (top of slab) is _____ . _____ ☐ feet ☐ meters ☐ above or ☐ below the HAG.

E4. Top of platform of machinery and/or equipment servicing the building is _____ . _____ ☐ feet ☐ meters ☐ above or ☐ below the HAG.

E5. Zone AO only: If no flood depth number is available, is the top of the bottom floor elevated in accordance with the community's floodplain management ordinance? ☐ Yes ☐ No ☐ Unknown. The local official must certify this information in Section G.

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

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

Property Owner or Owner's Authorized Representative's Name SERGII BROVA

Address 958 JEFFERSON ST City HOLLYWOOD State FL ZIP Code 33019

Signature Date 01/06/2015 Telephone

Comments

☐ Check here if attachments.

SECTION G – COMMUNITY INFORMATION (OPTIONAL)

The local official who is authorized by law or ordinance to administer the community's floodplain management ordinance can complete Sections A, B, C (or E), and G of this Elevation Certificate. Complete the applicable item(s) and sign below. Check the measurement used in Items G8–G10. In Puerto Rico only, enter meters.

G1. ☐ The information in Section C was taken from other documentation that has been signed and sealed by a licensed surveyor, engineer, or architect who is authorized by law to certify elevation information. (Indicate the source and date of the elevation data in the Comments area below.)

G2. ☐

☐ The following information (Items G4–G9) is provided for community floodplain management purposes.

G4. Permit Number	G5. Date Permit Issued	G6. Date Certificate Of Compliance/Occupancy Issued

G7. This permit has been issued for: ☐ New Construction ☐ Substantial Improvement

G8. Elevation of as-built lowest floor (including basement) of the building: _____ . _____ ☐ feet ☐ meters Datum _____

G9. BFE or (in Zone AO) depth of flooding at the building site: _____ . _____ ☐ feet ☐ meters Datum _____

G10. Community's design flood elevation: _____ . _____ ☐ feet ☐ meters Datum _____

Local Official's Name Title

Community Name Telephone

Signature Date

Comments

☐ Check here if attachments.

BUILDING PHOTOGRAPHS

See Instructions for Item A6.

IMPORTANT: In these spaces, copy the corresponding information from Section A.			FOR INSURANCE COMPANY USE
Building Street Address (including Apt., Unit, Suite, and/or Bldg. No.) or P.O. Route and Box No. 958 JEFFERSON ST			Policy Number:
City HOLLYWOOD	State FL	ZIP Code 33019	Company NAIC Number:

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

FRONT VIEW 01/06/2015

REAR VIEW 01/06/2015

BUILDING PHOTOGRAPHS

Continuation Page

IMPORTANT: In these spaces, copy the corresponding information from Section A.			FOR INSURANCE COMPANY USE
Building Street Address (including Apt., Unit, Suite, and/or Bldg. No.) or P.O. Route and Box No. 958 JEFFERSON ST			Policy Number:
City HOLLYWOOD	State FL	ZIP Code 33019	Company NAIC Number:

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

LEFT VIEW 01/06/2015

RIGHT SIDE 01/06/2015

3 permits were found for

958 JEFFERSON ST

View	Process #	Permit #	Description	Appl. Date	Permit Date
Details		**B08-105274**	FENCE-CHAIN LINK &/OR WOOD	11/20/2008	**12/1/2008**
Details	49478	**B0303450**	DRIVEWAY	5/13/2003	**6/25/2003**
Details		**B9307865**	RE-ROOF-FLAT		**12/3/1993**

JOB CARD

OWNER: Milton Ismaeloff	JOB ADDRESS: 958 Jefferson St.

LEGAL DESCRIPTION	LOT NUMBER	BLOCK	SUBDIVISION OR ADDITION
MICROFILM NO. Misc I-81	ARCHITECT	FEE $ 10.50	VALUATION $ 2200.

DESCRIPTION OF CONSTRUCTION: 1 central sys. 3 ton

☐ SEPTIC TANK
☐ SEWER TAP

TYPE PERMIT	NUMBER	DATE	CONTRACTOR
BUILDING			
ROOF			
ELECTRIC-BASIC			
ELECTRIC-SUPP.			
PLUMBING NO. FIX.			
L-P-DRY WALL			
FENCE			

TYPE PERMIT	NUMBER	DATE	CONTRACTOR
SEPTIC/SEWER			
AIR/CONDITION	12773	5/17/81	Bill York
MECHANICAL			
SCREEN			
POOL			
DRIVEWAY			
PATIO & WALK			

NOTES:

JOB CARD

OWNER	JOB ADDRESS
MILTON ISRAELOFF	958 Jefferson St.

LEGAL DESCRIPTION	LOT NUMBER	BLOCK	SUBDIVISION OR ADDITION

MICROFILM NO.	ARCHITECT	FEE	VALUATION
		$ 10.00	$ 300

DESCRIPTION OF CONSTRUCTION: Block up A/C Wall Openings Remove & Replace Wi[illegible] ☐ SEPTIC TANK ☐ SEWER TAP

TYPE PERMIT	NUMBER	DATE	CONTRACTOR	TYPE PERMIT	NUMBER	DATE	CONTRACTOR
BUILDING	4350	4/13/77	Owner	SEPTIC/SEWER			
ROOF				AIR/CONDITION			
ELECTRIC-BASIC	[illegible]		Sherba	MECHANICAL			
ELECTRIC-SUPP.				SCREEN			
PLUMBING NO. FIX.				POOL			
L-P-DRY WALL				DRIVEWAY			
FENCE				PATIO or WALK			

NOTES:

JOB CARD

OWNER	JOB ADDRESS
M. ISRAELOFF	958 Jefferson St.

LEGAL DESCRIPTION	LOT NUMBER	BLOCK	SUBDIVISION OR ADDITION

MICROFILM NO.	ARCHITECT	FEE	VALUATION
		$ 8.00	$

DESCRIPTION OF CONSTRUCTION: Water Heater 2 Gas Outlets

☐ SEPTIC TANK
☐ SEWER TAP

TYPE PERMIT	NUMBER	DATE	CONTRACTOR
BUILDING			
ROOF			
ELECTRIC-BASIC			
ELECTRIC-SUPP.			
PLUMB'G NO. FIX.	10904	12/21/77	Peoples Gas.
L-P-DRY WALL			
FENCE			

TYPE PERMIT	NUMBER	DATE	CONTRACTOR
SEPTIC/SEWER			
AIR/CONDITION			
MECHANICAL			
SCREEN			
POOL			
DRIVEWAY			
PATIO or WALK			

NOTES:

JOB CARD

OWNER: MILTON ISRAELOFF	JOB ADDRESS: 958 Jefferson St.		
LEGAL DESCRIPTION: LOT NUMBER	BLOCK	SUBDIVISION OR ADDITION	
MICROFILM NO.	ARCHITECT	FEE: $ 12.00	VALUATION: $ 300

DESCRIPTION OF CONSTRUCTION: Replairs & Remodelling Dropped Ceiling

☐ SEPTIC TANK ☐ GREASE TRAP

TYPE PERMIT	NUMBER	DATE	CONTRACTOR
BUILDING	[illegible]	10/21/77	Owner
ROOF			
ELECTRIC-BASIC			
ELECTRIC-SUPP.			
PLUMBING RO. FIX.			
L-P-DRY WALL			
FENCE			

TYPE PERMIT	NUMBER	DATE	CONTRACTOR
SEPTIC/SEWER			
AIR/CONDITION			
MECHANICAL			
SCREEN			
POOL			
DRIVEWAY			
PATIO or WALK			

NOTES:

JOB CARD

OWNER	JOB ADDRESS
W. ISRAELOFF	958 Jefferson St.

LEGAL DESCRIPTION	LOT NUMBER	BLOCK	SUBDIVISION OR ADDITION

MICROFILM NO.	ARCHITECT	FEE	VALUATION
MISC-79		$ 10.00	$ 300

DESCRIPTION OF CONSTRUCTION: Utility Shed

☐ SEPTIC TANK
☐ SEWER TAP

TYPE PERMIT	NUMBER	DATE	CONTRACTOR	TYPE PERMIT	NUMBER	DATE	CONTRACTOR
BUILDING	5016	11/7/78	Owner	SEPTIC/SEWER			
ROOF				AIR/CONDITION			
ELECTRIC-BASIC				MECHANICAL			
ELECTRIC-SUPP.				SCREEN			
PLUMBING NO. FIX.				POOL			
L-F-DRY WALL				DRIVEWAY			
FENCE				PATIO or WALK			

NOTES: County Surcharge $.11

NAME OF ALSO FILE

Owner

Legal Description Lot 29 - Sec. 35 Mud Lake Estates

Owner's Present Address

Description of Construction Cost $27,000.

Single Family Res.

Permit Type	No.	Date Issued	To Whom	Purpose or Use
Bldg.	6723	6-2-76	Owner	
Electrical				
Plumbing				
Gas				

INSPECTIONS

FOUNDATION 7-2-76	1st Rough Plu. 7-7-76	Temp. Service
Footings	Final Rough Plu. 8-19-76	Rough Electric
Foundation		
TIE LEAM 7-16-76	Septic Tank	Temporary Final
ROOF	Grease Trap	Final Electric 10-1-76
GAS	Final Plumbing 10-1-76	
	Cert. of Occupancy 10-19-76	Building Final

Remarks: 8x8 - 1525 - $25.00

JOHN IBARRA & ASSOCIATES, INC.

Professional Land Surveyors & Mappers

WWW.IBARRALANDSURVEYORS.COM

777 N.W. 72nd AVENUE
SUITE 3025
MIAMI, FLORIDA 33126
PH: (305) 262-0400
FAX : (305) 262-0401

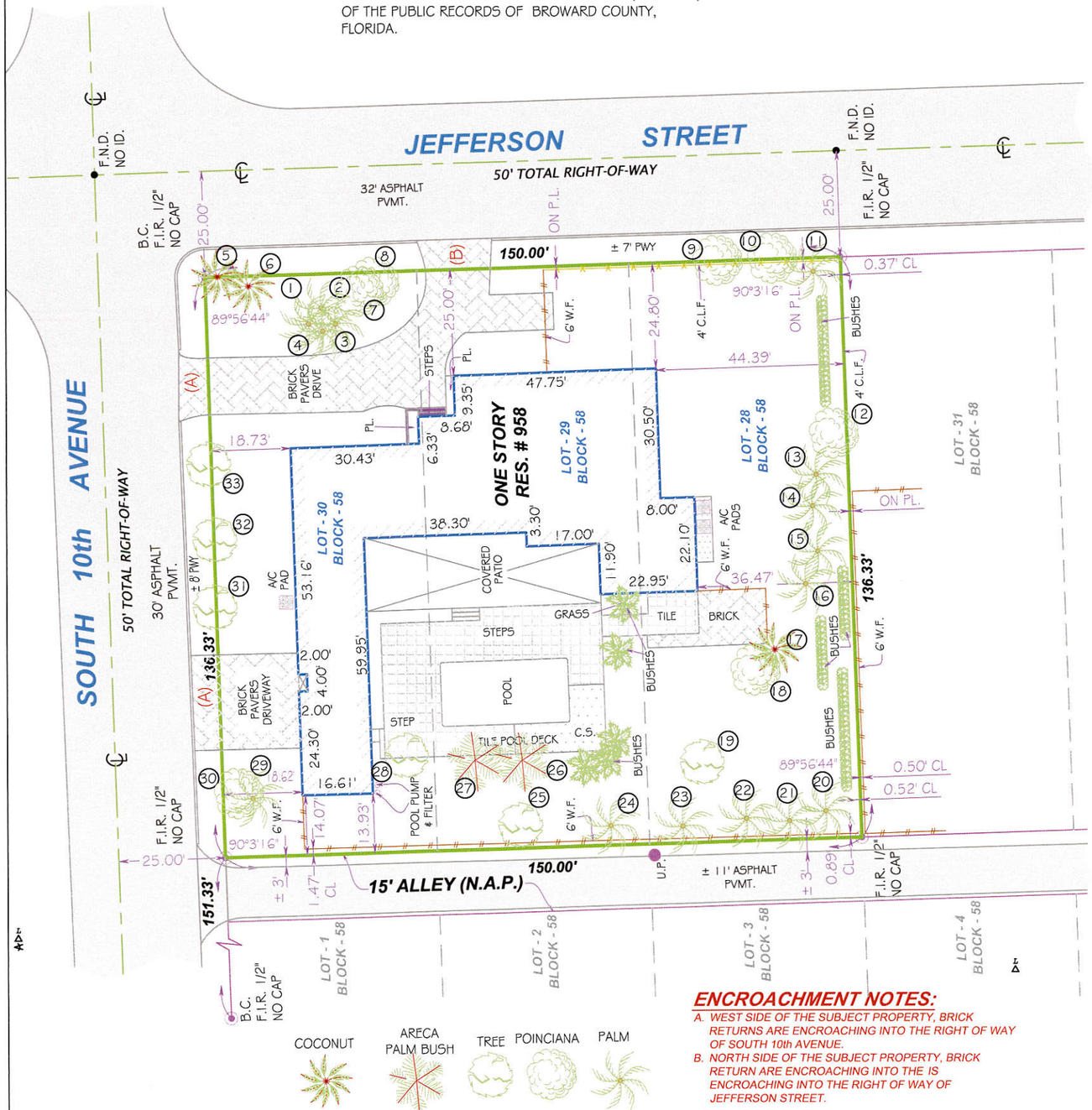
2804 DEL PRADO BLVD SOUTH
SUITE NO. 202 UNIT 1
CAPE CORAL, FL 33904
PH: (239) 540-2660
FAX: (239) 540-2664

MAP OF BOUNDARY SURVEY

958 JEFFERSON ST, HOLLYWOOD, FL 33019

CERTIFICATION:
VACATION HOMES INVEST LLC

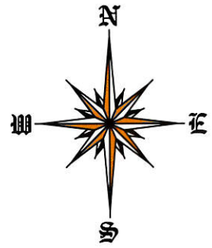
LEGAL DESCRIPTION:
LOTS 28; 29, 30, BLOCK 58, OF HOLLYWOOD "BY THE SEA" HOLLYWOOD LAKES SECTION, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 1, PAGE 32, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA.



GRAPHIC SCALE

-30 0 15 30

(IN FEET)
1 INCH = 30 FEET



TREE TABLE

No.	Name	Diameter (Ft.)	Height (Ft.)	Spread (Ft.)
1	PALM BUSH	0.6	20	8
2	PALM BUSH	0.6	20	8
3	PALM BUSH	0.6	20	8
4	PALM BUSH	0.6	20	8
5	COCONUT	0.8	18	11
6	COCONUT	0.8	18	11
7	POINCIANA	1	27	12
8	POINCIANA	1	27	12
9	POINCIANA	1	27	12
10	POINCIANA	1	27	12
11	PALM	1	24	10
12	POINCIANA	1	35	15
13	PALM	1	24	10
14	PALM	0.5	24	10
15	PALM	1	24	10
16	PALM	1	24	10
17	COCONUT	0.8	18	11
18	POINCIANA	1	27	12
19	TREE	1	14	10
20	PALM	1	24	10
21	PALM	1	24	10
22	PALM	1	24	10
23	PALM	1	24	10
24	PALM	1	24	10
25	TREE	1	14	10
26	ARECA PALM BUSH	3	12	10
27	ARECA PALM BUSH	3	12	10
28	TREE	2	18	11
29	PALM	0.5	18	10
30	POINCIANA	1.0	20	18
31	TREE	3	22	18
32	TREE	3	22	18
33	TREE	3	22	18

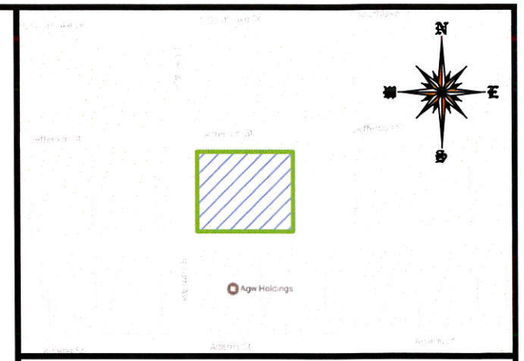
ENCROACHMENT NOTES:

A. WEST SIDE OF THE SUBJECT PROPERTY, BRICK RETURNS ARE ENCROACHING INTO THE RIGHT OF WAY OF SOUTH 10th AVENUE.

B. NORTH SIDE OF THE SUBJECT PROPERTY, BRICK RETURN ARE ENCROACHING INTO THE IS ENCROACHING INTO THE RIGHT OF WAY OF JEFFERSON STREET.

ABBREVIATIONS AND MEANINGS

A = ARC
A/C = AIR CONDITIONER PAD.
A.E. = ANCHOR EASEMENT.
A/R = ALUMINUM ROOF.
A/S = ALUMINUM SHED.
ASPH. = ASPHALT.
B.C. = BLOCK CORNER.
B.C.R. = BROWARD COUNTY RECORDS
BLDG. = BUILDING.
B.M. = BENCH MARK.
B.O.B. = BASIS OF BEARINGS.
B.S.L. = BUILDING SETBACK LINE
C = CALCULATED
C.B. = CATCH BASIN.
C.B.S = CONCRETE BLOCK STRUCTURE.
CBW = CONCRETE BLOCK WALL.
CH. = CHORD.
CH.B. = CHORD BEARING.
CL = CLEAR.
C.L.F. = CHAIN LINK FENCE.
C.M.E. = CANAL MAINTENANCE EASEMENTS.
CONC. = CONCRETE.
C.P. = CONC. PORCH.
C.S. = CONCRETE SLAB.
C.U.P. = CONC. UTILITY POLE
C.W. = CONCRETE WALK.
D.E. = DRAINAGE EASEMENT.
D.M.E. = DRAINAGE MAINTENANCE EASEMENTS
DRIVE = DRIVEWAY
° = DEGREES.
E = EAST.
EB = ELECTRIC BOX
E.T.F. = ELECTRIC TRANSFORMER PAD.
ELEV. = ELEVATION.
ENCR. = ENCROACHMENT.
F.H. = FIRE HYDRANT.
F.I.P. = FOUND IRON PIPE.
F.I.R. = FOUND IRON ROD.
F.F.E. = FINISHED FLOOR ELEVATION.
F.N.D. = FOUND NAIL & DISK.
FR = FRAME.
FT = FEET.
FNIP. = FEDERAL NATIONAL INSURANCE
F.N. = FOUND NAIL.
H. = HIGH (HEIGHT)
I.P. = IRON PIPE
IN & EG. = INGRESS AND EGRESS EASEMENT.
L.B. = Certificate of Authorization L.B.#7806
L.P. = LIGHT POLE.
L.F.E. = LOWEST FLOOR ELEVATION.
L.M.E. = LAKE MAINTENANCE EASEMENT.
' = MINUTES.
M. = MEASURED DISTANCE.
MB = MAIL BOX
M.D.C.R. = MIAMI DADE COUNTY RECORDS
M.E. = MAINTENANCE EASEMENTS
MON. = MONUMENT LINE.
MH = MANHOLE.
M/L = MONUMENT LINE.
N.A.P. = NOT A PART OF.
NGVD = NATIONAL GEODETIC VERTICAL DATUM.
N. = NORTH.
N.T.S. = NOT TO SCALE.
# NO. = NUMBER.
O/S = OFFSET.
O.H. = OVERHEAD
O.H.L. = OVERHEAD UTILITY LINES
O.R.B. = OFFICIAL RECORDS BOOK
OVH = OVERHANG
PVMT. = PAVEMENT.
PL. = PLANTER.
P/L = PROPERTY LINE.
P.C.C. = POINT OF COMPOUND CURVE.
P.C. = POINT OF CURVE.
PT. = POINT OF TANGENCY.
POC. = POINT OF COMMENCEMENT.
POB. = POINT OF BEGINNING.
P.R.C. = POINT OF REVERSE CURVE
P.B. = PLAT BOOK.
PG. = PAGE.
PWY. = PARKWAY.
PRM. = PERMANENT REFERENCE MONUMENT.
P.L.S. = PROFESSIONAL LAND SURVEYOR.
R. = RECORDED DISTANCE.
RR. = RAIL ROAD.
RES. = RESIDENCE
PROP. COR. = PROPERTY CORNER
R/W = RIGHT-OF-WAY.
R.P. = RADIUS POINT.
RGE. = RANGE.
SEC. = SECTION.
STY. = STORY.
SWK. = SIDEWALK.
S.I.P. = SET IRON PIPE L.B. #7806.
S.P. = SCREENED PORCH
S. = SOUTH.
" = SECONDS
T = TANGENT
TB = TELEPHONE BOOTH
T.U.E. = TECHNOLOGY UTILITY EASEMENT
TSB = TRAFFIC SIGNAL BOX
T.S.P. = TRAFFIC SIGNAL POLE
TWP = TOWNSHIP.
UTIL = UTILITY.
U.P. = UTILITY POLE.
W.M. = WATER METER.
W.F. = WOOD FENCE.
W.R. = WOOD ROOF.
W.M. = WATER METER.
W.F. = WOOD FENCE.
W.R. = WOOD ROOF.
W.S. = WOOD SHED.
W = WEST.
℄ = CENTER LINE.
Δ = CENTRAL ANGLE.
∠ = ANGLE.
= OVERHEAD UTILITY LINES
= CONCRETE BLOCK WALL
= CHAIN LINK FENCE
= IRON FENCE
= WOOD FENCE
= BUILDING SETBACK LINE
= UTILITY EASEMENT
= LIMITED ACCESS R/W
= NON-VEHICULAR ACCESS R/W
+0.00 = EXISTING ELEVATIONS



LOCATION SKETCH

SCALE = N.T.S.

LEGAL NOTES TO ACCOMPANY SKETCH OF SURVEY :

- THERE MAY BE EASEMENTS RECORDED IN THE PUBLIC RECORDS NOT SHOWN ON THIS SURVEY.
- THE PURPOSE OF THIS SURVEY IS FOR USE IN OBTAINING TITLE INSURANCE AND FINANCING AND SHOULD NOT BE USED FOR CONSTRUCTION PURPOSES.
- EXAMINATIONS OF THE ABSTRACT OF TITLE WILL HAVE TO BE MADE TO DETERMINE RECORDED INSTRUMENTS, IF ANY, AFFECTING THE PROPERTY.
- THIS SURVEY IS SUBJECT TO DEDICATIONS, LIMITATIONS, RESTRICTIONS, RESERVATIONS OR EASEMENTS OF RECORD.
- 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; THE WALLS OR FENCES MAY BE EXAGGERATED FOR CLARITY PURPOSES.
- EASEMENTS AS SHOWN ARE PER PLAT BOOK, UNLESS DEPICTED OTHERWISE.
- THE TERM "ENCROACHMENT" MEANS VISIBLE AND ABOVE GROUND ENCROACHMENTS.
- ARCHITECTS SHALL VERIFY ZONING REGULATIONS, RESTRICTIONS, SETBACKS AND WILL BE RESPONSIBLE FOR SUBMITTING
- PLOT PLANS WITH CORRECT INFORMATION FOR "APPROVAL FOR AUTHORIZATION" TO THE PROPER AUTHORITIES IN NEW CONSTRUCTION.
- UNLESS OTHERWISE NOTED, THIS FIRM HAS NOT ATTEMPTED TO LOCATE FOOTING AND/OR FOUNDATIONS.
- FENCE OWNERSHIP NOT DETERMINED.
- THIS PLAN OF SURVEY, HAS BEEN PREPARED FOR THE EXCLUSIVE USE OF THE ENTITIES NAMED HEREON, THE CERTIFICATE
- DOES NOT EXTEND TO ANY UNNAMED PARTY.

FLOOD ZONE INFORMATION:

THE NFIP FLOOD MAPS HAVE DESIGNATED THE HEREIN DESCRIBED LAND TO BE SITUATED IN:

FLOOD ZONE:	"AE"
BASE FLOOD ELEVATION:	7FT.
COMMUNITY:	12011C
PANEL:	0588
SUFFIX:	H
DATE OF FIRM:	08/18/2014

THE SUBJECT PROPERTY DOES NOT LIE IN A SPECIAL FLOOD HAZARD AREA.

SURVEYOR' S NOTES:

1. IF SHOWN, BEARINGS ARE REFERRED TO AN ASSUMED MERIDIAN, BY SAID PLAT IN THE DESCRIPTION OF THE PROPERTY, IF NOT, BEARINGS ARE THEN REFERRED TO COUNTY, TOWNSHIP MAPS.
2. THE CLOSURE IN THE BOUNDARY SURVEY IS ABOVE 1:7500 FT.
3. CERTIFICATE OF AUTHORIZATION LB # 7806.

SURVEYOR'S CERTIFICATION:

I HEREBY CERTIFY: THIS "BOUNDARY SURVEY" OF THE PROPERTY DESCRIBED HEREON, HAS RECENTLY BEEN SURVEYED AND DRAWN UNDER MY SUPERVISION, AND COMPLIES WITH THE STANDARDS OF PRACTICE AS SET FORTH BY THE FLORIDA BOARD OF PROFESSIONAL LAND SURVEYORS IN CHAPTER 5J-17, FLORIDA ADMINISTRATIVE CODE PURSUANT TO 472.027, FLORIDA STATUTES.

BY: _____ 05/11/2017
JOHN IBARRA (DATE OF FIELD WORK)

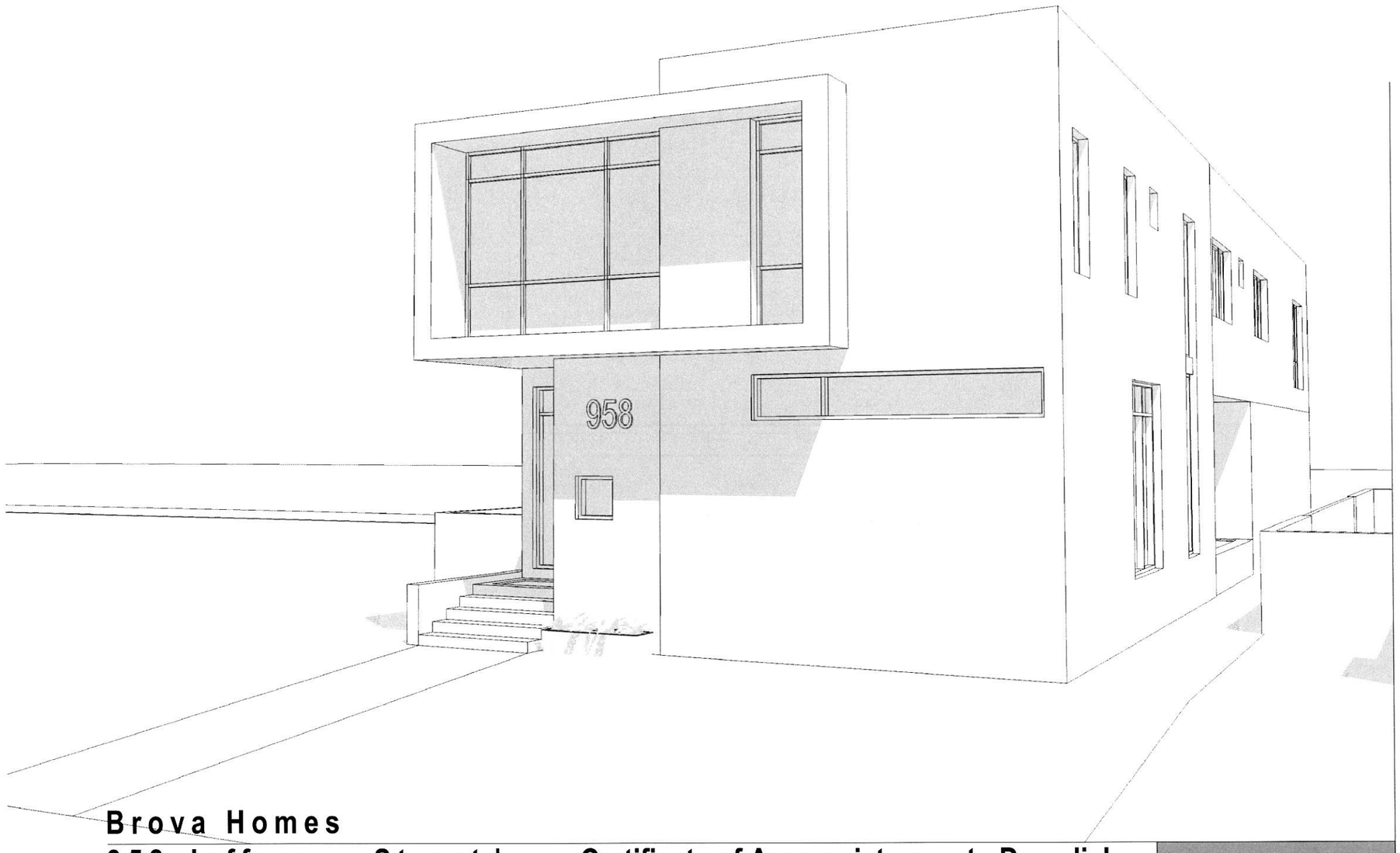
PROFESSIONAL LAND SURVEYOR NO.: 5204 STATE OF FLORIDA
(NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER).

REVISED ON: UPDATE 05/11/2017
REVISED ON: TREE SURVEY 01/07/2016

DRAWN BY:	YELENIS
FIELD DATE:	05/11/2017
SURVEY NO:	16-000102-2
SHEET:	1 OF 1

JOHN IBARRA CERTIFICATE NO. 5204 STATE OF FLORIDA PROFESSIONAL LAND SURVEYOR

L.B.# 7806 SEAL



Brova Homes

958 Jefferson St. Hollywood, Fl.

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Brova Homes

958 Jefferson Street |

Certificate of Appropriateness to Demolish
Certificate of Appropriateness of Design

05.31.17

revision index

rev no.	date	description
1	05.31.17	Staff Review Comments
	06.27.17	Additional Staff Comments

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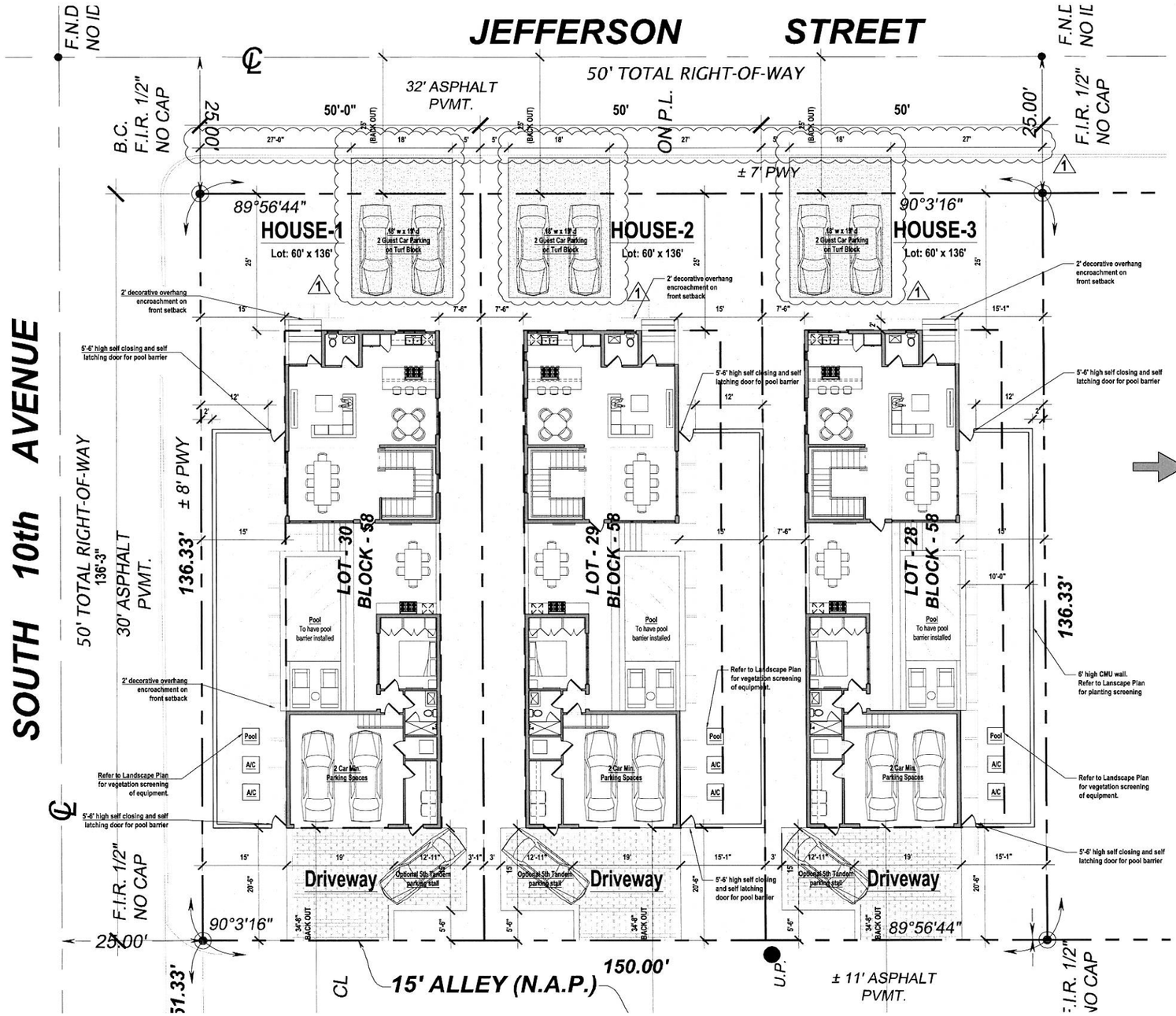
Historic Board Submission | 06.29.17



Site Plan

0' 5' 10' 20' 30' 40' 50'

NORTH

NOTES:
All run off water to be contained within property boundaries.

All areas below base flood that are non-dwelling areas must have flood vents as per FBC and FEMA

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legal description

lots 28, 29 and 30, in block 58, of hollywood lakes section, according to the plat thereof as recorded in plat book 1, page 32, of the public records of broward county, florida.

Brova Homes

958 Jefferson St. Hollywood, Fl.

hollywood zoning code

Article 4.1-Single Family Districts & Article 7.2.A

Min. Lot Area (sq.ft.)	Min. Lot Width* (ft.)	Min. Unit Size (1 story/2 story) (sq.ft.)	Max. Bldg. Height (ft.)	Required Parking Spaces
RS- 1 = 4000 RS- 2 = 4800 RS- 3 = 5000 RS- 4 = 5800 RS- 5 = 6000 RS- 6 = 6000 RS- 7 = 7500 RS- 8 = 10000 RS- 9 = 15000 RS-10 = 15000	RS- 1 = 40 RS- 2 = 40 RS- 3 = 50 RS- 4 = 50 RS- 5 = 50 RS- 6 = 60 RS- 7 = 75 RS- 8 = 100 RS- 9 = 75 RS-10 = 100	RS- 1 = 800 RS- 2 = 850/750 RS- 3 = 1300/1000 RS- 4 = 1650/1250 RS- 5 = 1100/ 950 RS- 6 = 1000 RS- 7 = 1000 RS- 8 = 1500 RS- 9 = 1660/1250 RS-10 = 2000/1650	30 feet, not to exceed 2 stories	2 Each parking space shall be 8.5 ft. wide; 19 ft. deep & spaces may be tandem. Construction materials as approved by City Engineer.
* Platted lots or lots of record as of April 6, 1994 are considered as legal non-conforming and may be developed consistent with these regulations.				

Use	Required No. of Spaces	Special Conditions; Additional Spaces Required
		Outdoor sales 1 per 1000 sq. ft.
34. Single Family Residence	2 spaces for residences with 2,000 sq. ft. or less	1 space per 500 sq. ft above first 2,000 sq. ft.; provided, however, an addition of 500 sq. ft. or less with no bedroom shall not require any additional spaces. Total required spaces not to exceed 5. Tandem spaces allowed if carport or garage present
35. Theater and places of assembly with fixed seating	1 per 4 seats	1 per movie booth
36. Townhome	2 per Unit	If in a development that has more than 4 units then 1 space per 5 units (marked guest)
37. Warehouse	1 per 1000 sq. ft.	Non-warehouse Uses: 1 per 1000 sq. ft.
38. Yacht Club	1 per 60 sq. ft. of area available for seating	See marina for wet and dry slips.

zoning legend (Typical Per ea. LOT)

RS-6 (low density single family) — As per City of Hollywood Dimensional Requirements

FLOOD ZONE: AE 7'-0" as per survey and FEMA flood FIRM — FINISH Floor at 8'-0" NAVD 1

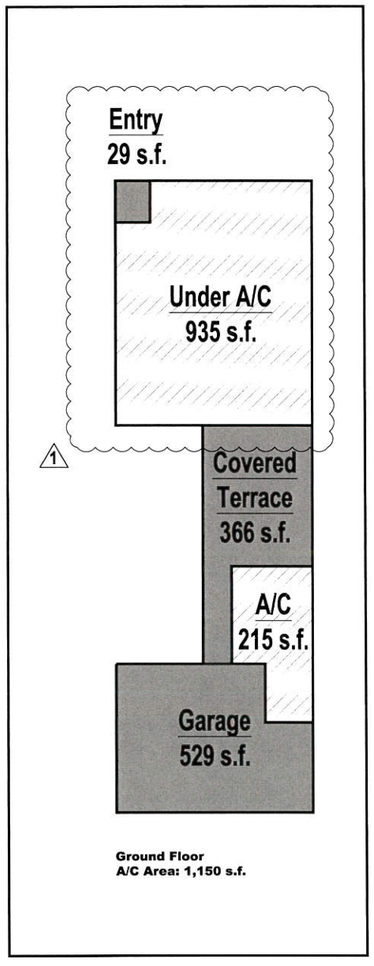
	Required	Proposed
Site area (Net Lot Area)	6,000 sq.ft.	6,810 sq.ft. 1
Front Yard Pervious Area 20% min. (of 1,250 sq.ft.) **Total Pervious Area 40% min.**	250 sq.ft. 2,724 sq.ft.	908 sq.ft. (73%) 3,482 sq.ft. (51%) 1
Minimum Lot Width	75' or as platted. *Refer to attached copy of Hollywood Zoning Code Section 4.1 Single Family Districts*	50'-0" *Existing Legal Non-Conforming* 1
Building Setbacks **Front :** **Rear** *(15% of lot depth/min. 15')*: **Side Setbacks:** **Interior Side** *(sum 25% of lot width/7.5' min.)*: **Street Side:**	 25' 20'-5" 1 7.5' 15'	 25' 20'-6" 7.5' 15'
Accessory Structure Setbacks *(including Pool)* **Rear:** **Side Setbacks:** **Interior Side:** **Street Side:**	 6' 6' 15'	 NA NA NA
Building Height	25' (2 Story)	25' (2 Story) from FEMA
Parking Requirement:	4 spaces	4 spaces 1

01

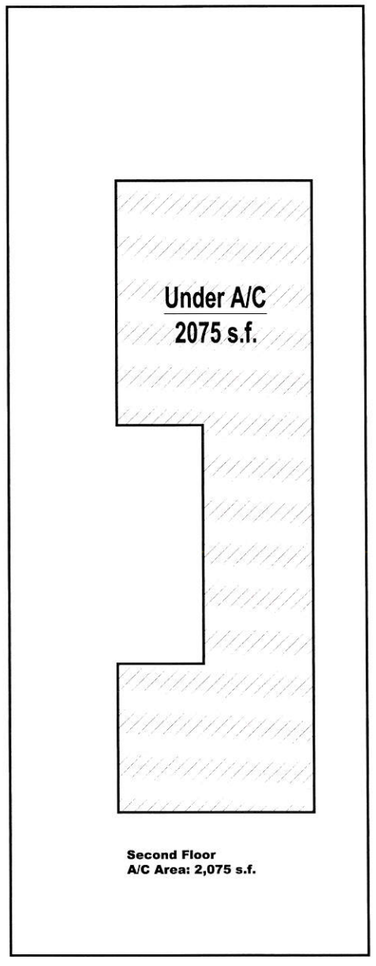
Historic Board Submission | 06.29.17

Brova Homes

958 Jefferson St. Hollywood, Fl.



Ground Floor
A/C Area: 1,150 s.f.



Second Floor
A/C Area: 2,075 s.f.

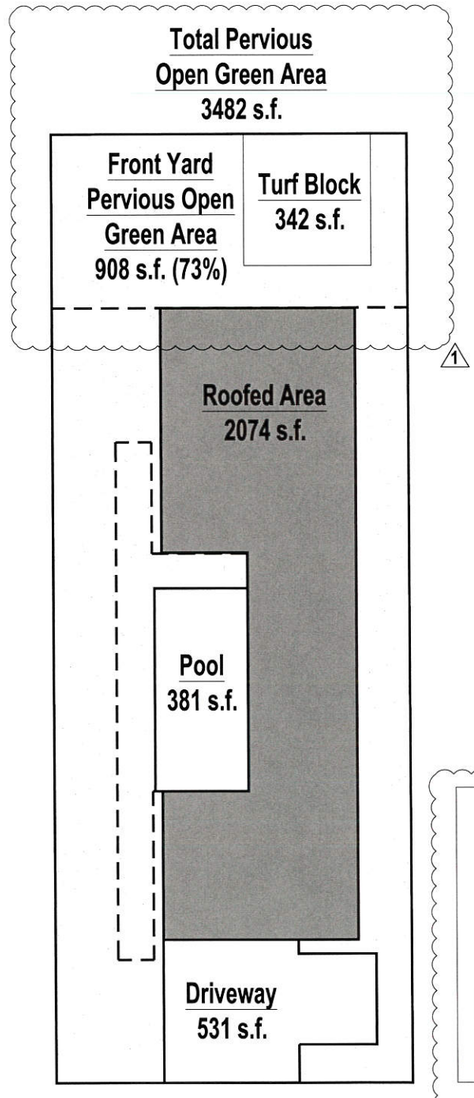
Structure Tabulation

Ground Floor A/C		**1,150 s.f.**
Main	935 s.f.	
Guest	215 s.f.	
2nd Floor A/C		**2,075 s.f.**
TOTAL:		**3,225 s.f.**
Ground Floor Non-A/C		**924 s.f.**
Entry	29 s.f.	
Terrace	366 s.f.	
Garage	529 s.f.	
TOTAL:		**924 s.f.**
TOTAL Gross Built:		**4,149 s.f.**

Note: Overhangs are not calculated as enclosed area. Staircase is calulated on both floors. Dimensions take from exterior to exterior face of walls.

1

Structure Area Ratio Diagrams



Building Coverage Tabulation

Residence	**2,074 s.f.**
Driveway	**531 s.f.**
Turf Block Stalls	**342 s.f.**
Pool	**381 s.f.**
Deck	**0 s.f.**
TOTAL: (49%)	**3,328 s.f.**
GREEN AREA: (51%)	**3,482 s.f.**

1

Impervious & Building Coverage Diagram

1

Site Area Diagrams

0' 5' 10' 20' 30' 40' 50'

NORTH

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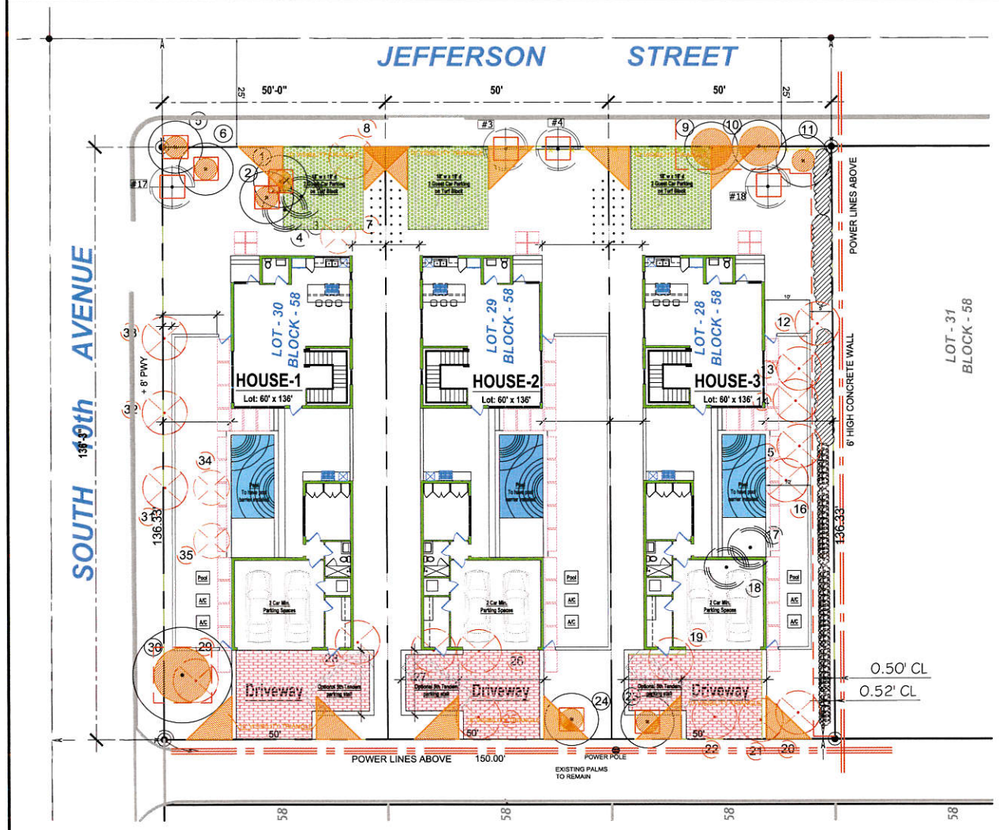
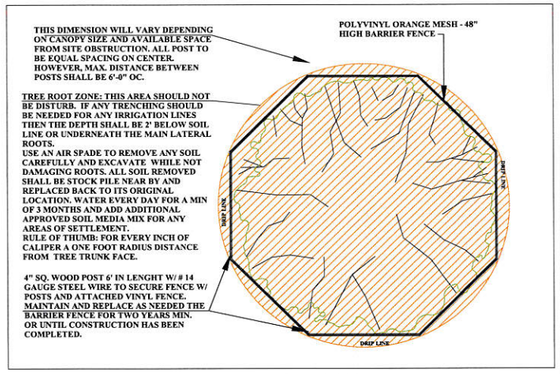


TREE DISPOSITION PLAN- EXISTING TREES OVER OVER PROPOSED DEVELOPMENT

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



TREE PROTECTION FENCE PLAN

LEGEND

#10 NUMBER OF EA TREE, SEE LIST

EXISTING TREE TO REMAIN IN PLACE

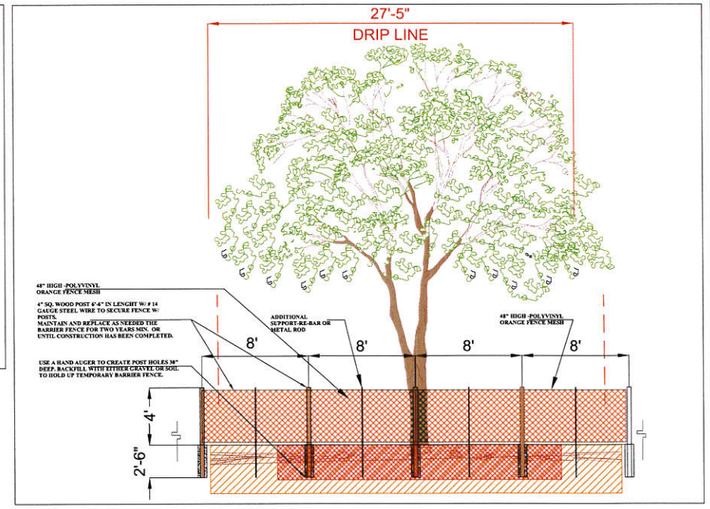
EXISTING TREE TO BE REMOVED

EXISTING TREE TO BE RELOCATE

EXISTING TREE NEW LOCATION

MIN. DISTANCE OF ROOT ZONE PROTECTION

TREE PROTECTION BARRIER



TREE PROTECTION BARRIER

CHART PREPARED BY MARIANO CORRAL LANDSCAPE ARCHITECT- ASLA, ISA

TREE NO.	BOTANICAL NAMES	TYPE COMMON NAME	DIAMETER INCHES AT 4.5' DBH INCHES	HEIGHT IN FEET	TREE EXISTING CANOPY IN FEET	TPZ (RADIUS OF TREE PROTECT ZONE	TO BE REPLACE ON A 1 TO 1	CONDITION	NATIVE	DISPOSITION OF TREES AND PALMS
1	Phoenix reclinata	Senegal date palm	Multi-trunked	22	25	8'		POOR TO FAIR	NO	TO REMAIN. PALM TREE SHOWS LACK OF CARE. DIFICULT TO TRANSPLANT
2	Phoenix reclinata	Senegal date palm				8'		POOR TO FAIR	NO	SURVEY IS INCORRECT- IT IS A CLUSTER OF THE SENEGAL DATE PALM
3	Roystonea regia	Cuban Royal palm	14"	35'	20'	10		GOOD	NO	INCORRECTLY IDENTIFIED ON SURVEY -TO RELOCATED AS SHOWN ON PLAN
4	Roystonea regia	Cuban Royal palm	14"	35'	20'	10		GOOD	NO	INCORRECTLY IDENTIFIED ON SURVEY -TO RELOCATED AS SHOWN ON PLAN
5	Cocos nucifera	Coconut palm tree	10"	18'	11'	6'		FAIR	NO	TO REMAIN - TREE PROTECTION BARRIER SHALL BE PROVIDED
6	Cocos nucifera	Coconut palm tree	10"	18'	11'	6'		FAIR	NO	TO REMAIN - TREE PROTECTION BARRIER SHALL BE PROVIDED
7	Phoenix robellini	Dwarf date Palm	4"	8'	10'		1 TO 1	POOR	NO	TO BE REMOVED- OLD -MANGANESE DEFIECIENT
8	Chrysalidocarpus lustences	Areca Palm	MULTI TRUNK	12'	5'		1 TO 1	FAIR	NO	THE CLUSTER PALM TREE IS NOT WORTH RELOCATING - WE CAN PROPOSE BETTER QUALITY AT SAME HEIGHT AND IN GOOD CONDITION IF NECESSARY.
9	Roystonea regia	Cuban Royal palm	20"	40'	24'	10'		FAIR	NO	TO REMAIN
10	Roystonea regia	Cuban Royal palm	20"	40'	24'	10'		FAIR	NO	TO REMAIN
11	Ptychospermum elegans	Solitare Palm	5"	30'	10'	5'		GOOD	NO	TO REMAIN- HOWEVER THERE MAYBE THE POSSIBILITY THAT IT MAY NEED REMOVAL
12	Ptychospermum elegans	Solitare Palm	5"	30'	10'	5'		GOOD	NO	CANDIDATE FOR POSSIBLE RELOCATION - INSUFFICENT LAND SIZE TO CREATE A HOLDING AREA DURING CONSTRUCTION
13	Ptychospermum elegans	Solitare Palm	5"	30'	10'	5'		GOOD	NO	HOWEVER, WE DIDI COORDINATE WITH ARCHITECT TO FLIP HOME IN ORDER TO PROVIDE A LARGER SIDEYARD TO PRESERVE
14	Ptychospermum elegans	Solitare Palm	5"	30'	10'	5'		GOOD	NO	THEM ALONG WITH EXISTING IXORA HEDGE WHICH PROVIDES A GOOD BUFFER WITH NEIGHBORS.
15	Ptychospermum elegans	Solitare Palm	5"	30'	10'	5'		GOOD	NO	THERE ARE ARECA PALMS THAT WILL ALSO BE PRESERVE.
16	Cocos nucifera	Coconut palm tree	10"	18'	11'			GOOD	NO	TO BE RELOCATED - INCONFLICT WITH DESIGN-RELOCATED AS SHOWN ON PLAN
17	Roystonea regia	Cuban Royal palm	20"	30'	26'			GOOD	NO	TO BE RELOCATED - INCONFLICT WITH DESIGN- NEW LOCATION AS SHOWN
18	Hyophorbe lagenicaulis	Bottle Palm	20"	18'	10'			GOOD	NO	TO BE RELOCATED - INCONFLICT WITH DESIGN- NEW LOCATION AS SHOWN
19	Ficus lyrata	Fiddleleaf Fig	3"	14'	10'		INCH/ INCH	FAIR	NO	TO BE RELOCATED- TREE WILL GET TO BIG FOR SMALL LOTS - ROOTS WILL CAUSE PROBLEMS-TO BE DETERMINE BY CITY ITS NEW LOCATION
20	Ptychospermum elegans	Solitare Palm	5"	20'	10'	5'		FAIR TO POOR	NO	TO REMAIN- SAME AS THE DESCRIPTION FOR TREES 11- 16
21	Veitchia montgomeryana	Montgomery Palm	5"	20'	10'	5'	1 TO 1	FAIR	NO	TO REMOVE IT IS ENTANGLED WITH THE POWER LINES INCONFLICT WITH DESIGN AND DANGEROUS TO RELOCATE
22	Veitchia montgomeryana	Montgomery Palm	5"	20'	10'	5'	1 TO 1	FAIR	NO	AND INCONFLICT WITH THE PROPOSED DESIGN
23	Wodyetia bifurcata	Foxtail Palm	12"	20'	10'	8'		FAIR	NO	TO REMAIN- manganese defienct- IT IS UNDERNEATH POWER LINES- IT IS A RISK TO KEEP BECAUSE OF POWER LINES.
24	Wodyetia bifurcata	Foxtail Palm	12"	20'	10'	8'		FAIR	NO	TO REMAIN- manganese defienct- IT IS UNDERNEATH POWER LINES
25	Ficus nitida	Indian laurel	3"	14'	10'		INCH/ INCH	POOR	NO	REMOVE - THIS WAS ONCE A HEDGE LEFT TO GROW AS A TREE AND NOT WORTH SAVING - POOR -UNDER POWER LINES
26	Chrysalidocarpus lustences	Areca Palm	3"	12'	10'	8'		POOR	NO	THE CLUSTER PALM TREE IS NOT WORTH RELOCATING - WE CAN PROPOSE BETTER QUALITY
27	Chrysalidocarpus lustences	Areca Palm	3"	12'	10'	12'		POOR	NO	AT SAME HEIGHT AND IN GOOD CONDITION IF NECESSARY. WILL PROVIDE REPLACEMENT TREE 1 TO 1
28	Chrysalidocarpus lustences	Areca Palm	3"	12'	10'	12'		POOR	NO	REMOVE-SAME AS ABOVE
29	Brassaia actinophylla	Schefflera	16"	18'	11'				NO	REMOVE INVASIVE
30	Delonix regia	Royal Poinciana	12"	20'	18'	TO DRIP LINE		FAIR TO POOR	NO	TO REMIAN - REMOVE 12' ROYAL PALM FROM POINCIANA TRUNK CAREFULLY
31	Brassaia actinophylla	Schefflera	36"	22'	18'				NO	REMOVE INVASIVE
32	Brassaia actinophylla	Schefflera	36"	22'	18'				NO	REMOVE INVASIVE
33	Brassaia actinophylla	Schefflera	36"	22'	18'				NO	REMOVE INVASIVE
34	Phoenix robellini	Dwarf date Palm	4"	8'	10'		1 TO 1	POOR	NO	NOT SHOWN ON SURVEY-TO BE REMOVED-TOO OLD FOR RELOCATION- WILL PROVIDE REPLACEMENT TREE
35	Phoenix robellini	Dwarf date Palm	4"	8'	10'		1 TO 1	POOR	NO	NOT SHOWN ON SURVEY-TO BE REMOVED-TOO OLD FOR RELOCATION- WILL PROVIDE REPLACEMENT TREE

THERE ARE NO NATIVE TREES OR PALM TREES ON THIS SITE. SOME PEOPLE WOULD CONSIDER COCONUTS AND THE CUBAN ROYAL AS NATIVES. BUT ACTUALLY THEY ARE NOT. ONLY THE FLORIDA ROYAL (ELATA) IS NATIVE

REPLACEMENT : A TOTAL OF 6 REPLACEMENT PALM TREES SHALL BE PLACE ON SITE ON A 1 TO 1 BASIS

TWO TREES SHALL BE REPLACE ON AN INCH BY INCH BASIS THAT WILL TOTAL TO 6 INCHES IN CALIPER AT DBH HEIGHT.

These Designs And Drawings Are The Copyrighted Property Of MARIANO CORRAL, LANDSCAPE ARCHITECT, Landscape Architects And Planners And May Not Be Reproduced Except With Specific Written Consent Of The Landscape Architect. The Contractor Must Check And Verify All Dimensions Of The Job And Be Responsible For Same. Reporting Any Discrepancies To The Landscape Architect Before Commencing Work. Drawings Not To Be Scaled.

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Landscape Architect
Landscape Architecture
Golf Course Design
Land Planning
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Member of the American Society of Landscape Architects

ASSOCIATION WITH CHI CHI RODRIGUEZ GOLF COURSE DESIGN

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NORTH

SCALE: AS SHOWN

PROJECT NUMBER 33-052017-R

DATE: 05-21-17

REVISIONS:

SEAL: REGISTERED LANDSCAPE ARCHITECT MARIANO CORRAL LA 6666671 STATE OF FLORIDA

LIC.# LA 6666671

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Miami, Florida 33165
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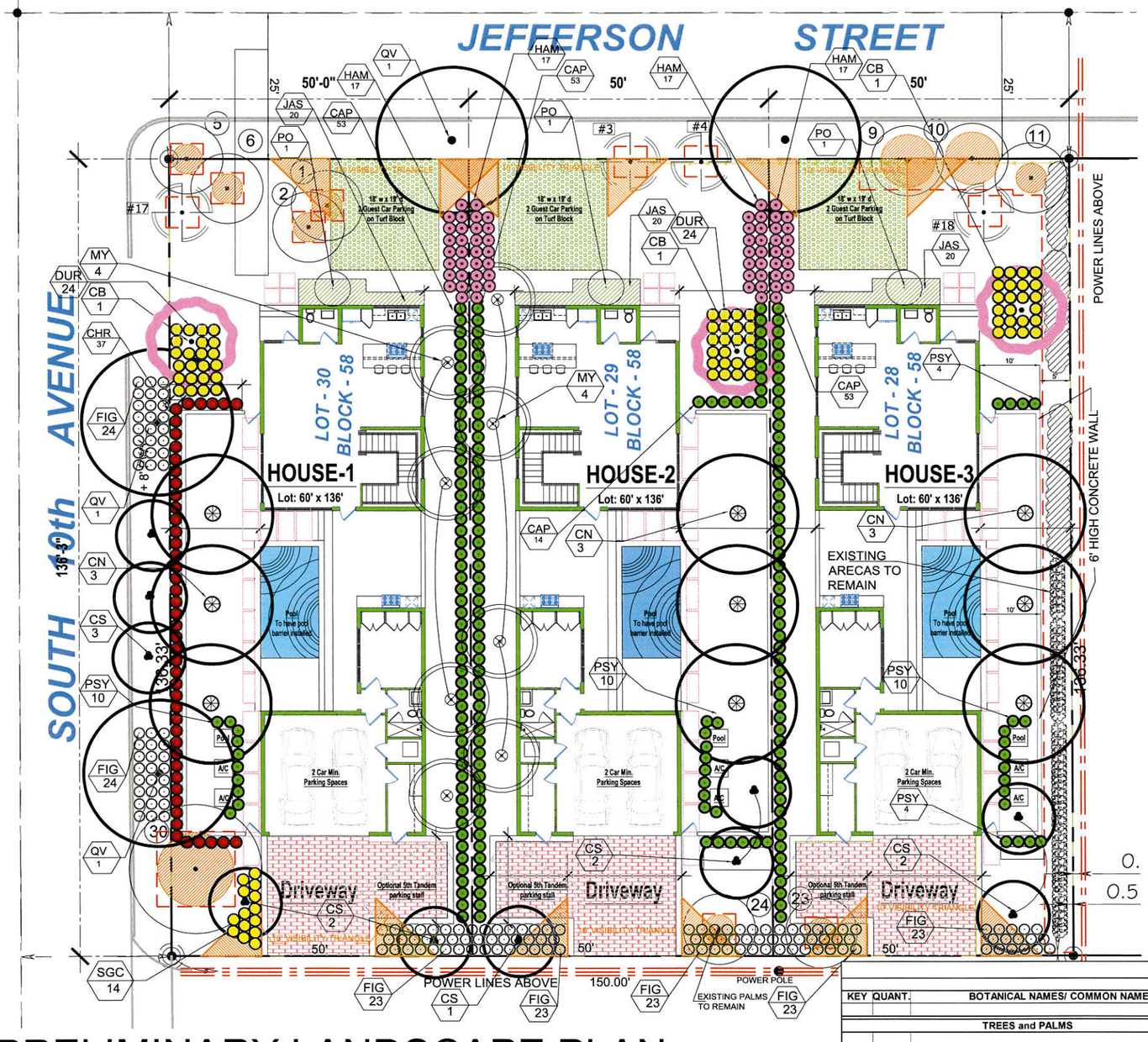


PRELIMINARY LANDSCAPE PLAN

SCALE:1"=10'-0"

LANDSCAPE CALCULATIONS REQUIRED TO BE PERMANENTLY AFFIXED TO PLAN

ZONING DISTRICT: RS-6 NET LOT AREA: .156 ACRES 6,810 S.F.

TREES AND SHRUB REQUIREMENTS	REQUIRED	PROVIDED
A. LOT# 30 CORNER HOUSE - THREE (3) PER LOT	3	12
NATIVE TREES REQUIRED-60% = 12 TREES PROVIDED- 11 NATIVES= 92 PERCENT NATIVE		
A. LOT# 30 - 15 SHRUBS PER TREE	180	246
NATIVE SHRUBS REQUIRED-50% = 246 SHRUBS PROVIDED-141 NATIVES = 58% NATIVES PLUS ONE RELOCATED PALM TREES	90	141
B. LOT# 29 - THREE (3) PER LOT	3	8
NATIVE TREES REQUIRED-60% = 8 TREES PROVIDED- 7 NATIVES, 92 PERCENT NATIVE PLUS TWO RELOCATED PALM TREES		
B. LOT# 29 - 15 SHRUBS PER TREE	120	201
NATIVE SHRUBS REQUIRED-50% = 201 SHRUBS PROVIDED-135 NATIVES = 68% NATIVES	60	135
C. LOT# 28 - THREE (3) PER LOT	3	3
NATIVE TREES REQUIRED-60% = 3 TREES PROVIDED- 2 NATIVES, 66 PERCENT NATIVE		
C. LOT# 28 - 15 SHRUBS PER TREE	45	201
NATIVE SHRUBS REQUIRED-50% = 151 SHRUBS PROVIDED-108 NATIVES = 72% NATIVES	23	135

ALL LOTS SHALL HAVE 100% IRRIGATION COVERAGE IN ACCORDANCE WITH CITY OF HOLLYWOOD CODE OF ORDINANCES AND REGULATION AT TIME OF PERMIT SUBMISSION

(QV) LIVE OAK

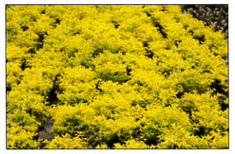
(MY) MYRCYNE

(CB)CASSIA BAKERIANA

(PO) PODOCARPUS COLUMN

(CN) COCONUT PALMS

(FIG) GREEN ISLAND FICUS


(DUR) DURANTA

(PSY) WILD COFFEE

(SGC) DWARF ARBICOLA

(HAM) FIREBUSH

958 JEFFERSON

KEY	QUANT.	BOTANICAL NAMES/ COMMON NAMES	HGT	SPR	CALIPER DBH HGT.	TYPE L, M, F, S	FLOWERS FRUITS	NATIVE	XERISCAPE REQ. TOLERANCE SALT	XERISCAPE REQ. TOLERANCE DROUGHT	REMARKS
		TREES and PALMS							HIGH, MED. LOW		FLORIDA # 1 MATERIAL
CB	3	Cassia bakeriana / Pink shower tree	12'	5'	2"	Medium	Pink	NO	Med-High	HIGH	BEAUTIFULL WHITE PINK FLOWERS IN THE SPRING
CN	9	Cocos nucifera Green Malayan / Coconut Palm	6' of GREYWOOD			PALM	FRUIT	YES	MEDIUM	HIGH	18' OVERALL MATCHED
CS	10	Conocarpus e. "SERICEUS"/Silverbutton wodd	12'	5'	2"						
MY	8	Myrcianthes fragrans / Simpson's Stopper	10'	5'	2"	Small	FLOWERS	Yes	Medium	High	MATCHED
PO	3	Podocarpus macrophylla / Japanese Yew	8'	4'	3'	Med-Fine		NO	MEDIUM	HIGH	MATCHED FULL TO BASE
QV	4	Quercus virginiana / Live Oak	16'	8'	4"	Large	FRUIT	Yes	Medium	HIGH	CONTAINER GROWN (NO B AND B)
	37	**total**									
		SHRUBS and GROUND COVERS									
CHR	**37**	Chrysobalanus horizontalis / Horizontal Cocoplum	24"	20"	24" oc	Medium	Fruit		HIGH	HIGH	Native Shrub- grows to max, of 3' high
CAP	**226**	Capparis cynophallophora /Jamaican capers	24"	20"	24" OC	Medium	WHITE	YES	HIGH	HIGH	FULL TO BASE
DUR	72	Duranta repens Gold Mound / Duranta	18"	18"	24" oc	med-fine	Purple	YES	MED	HIGH	3 Gals. Full
FIG	163	Ficus macrophylla GREEN ISLAND FICUS	20"	20"	24" oc	Fine	Rose Color	NO	HIGH	HIGH	Excellent low shrub for urban environmnet
JAS	60	Jasminum simplicifolium / Jasmine	18"	18"	24" OC	Medium	WHITE	NO	MEDIUM	HIGH	Good plant for urban environment
HAM	**68**	Hamelia pattens "COMPACTA" / Firebush "COMPACTA"	18"-20"	20"	24" oc	Med-Fine	Red		HIGH	HIGH	This variety grows more compact-Can take shade but flowers less
PSY	**34**	**Psychotria nervosa / Wild Coffee**	24"	20"	30" oc	Medium	Fruit	YES	HIGH	HIGH	Excellent native for shade and attracts wild life
SGC	14	Schefflera arboricola "Gold capella" / Dwarf Gold Scheffelera	24"	20"	24" OC	Medium		NO	Medium	HIGH	FULL TO BASE- DROUGHT TOLERANT
	674										

(CHR) COCOPLUM

(CAP) JAMAICAN CAPER

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SCALE: AS SHOWN
PROJECT NUMBER 33-052017-R
DATE: 05-21-17
REVISIONS:

SEAL: REGISTERED LANDSCAPE ARCHITECT MARIANO CORRAL LA 0000671 STATE OF FLORIDA
LIC.# LA 6666671

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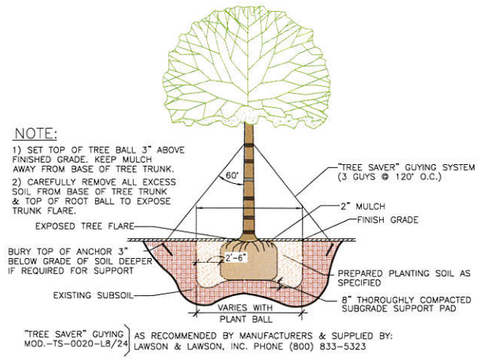
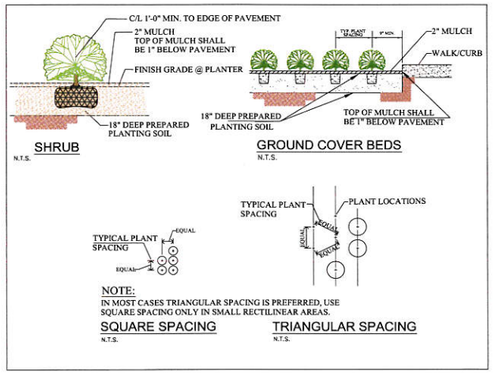
SPECIFICATIONS AND DETAILS



OPTION TWO:
SINGLE STEM TREE GUYING (1-1/2" - 3" CAL.)
N.T.S.



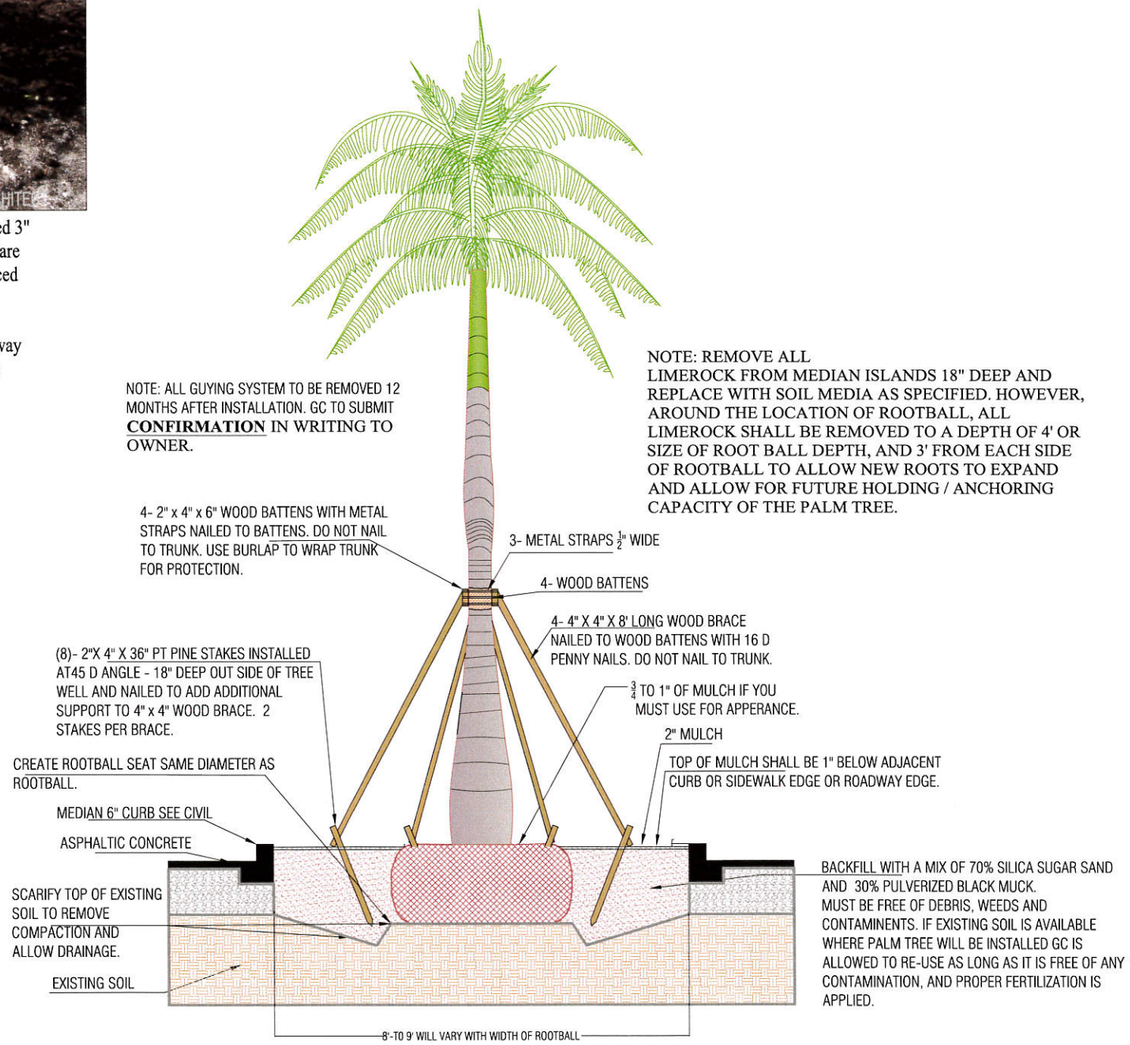
The TOP of TREE ROOTBALL shall be placed 3" above existing soil. This will insure that tree flare will be exposed and NO MULCH shall be placed on top of rootball.
If you must place mulch for appearance sake, lightly do so no more than 1/2" thick and 4" away from tree trunk. Create a 4" saucer around tree rootball 6' in diameter.

TYP. GUY WIRE AND HOSE WRAPING AROUND TREE BRANCHES

ALL PLANTING BEDS TO USE EUCALYTUS GRADE A MULCH, OR ECO MULCH, OR SHREDDED WOOD PRODUCTS AND AS APPROVED AND CERTIFIED BY THE NATIONAL SOIL AND MULCH COUNCIL. (NO RED MULCH PLEASE)

NOTE: ALL GUYING SYSTEM TO BE REMOVED 12 MONTHS AFTER INSTALLATION. GC TO SUBMIT **CONFIRMATION** IN WRITING TO OWNER.

NOTE: REMOVE ALL LIMEROCK FROM MEDIAN ISLANDS 18" DEEP AND REPLACE WITH SOIL MEDIA AS SPECIFIED. HOWEVER, AROUND THE LOCATION OF ROOTBALL, ALL LIMEROCK SHALL BE REMOVED TO A DEPTH OF 4' OR SIZE OF ROOT BALL DEPTH, AND 3' FROM EACH SIDE OF ROOTBALL TO ALLOW NEW ROOTS TO EXPAND AND ALLOW FOR FUTURE HOLDING / ANCHORING CAPACITY OF THE PALM TREE.



TYP. PALM TREE DETAIL
(NOT TO SCALE)

811 Know what's below. Call before you dig. IT'S THE LAW!

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NORTH

SCALE: AS SHOWN
PROJECT NUMBER: 33-052017-R
DATE: 05-21-17
REVISIONS:

SEAL: REGISTERED LANDSCAPE ARCHITECT MARIANO CORRAL LA 6666671 STATE OF FLORIDA
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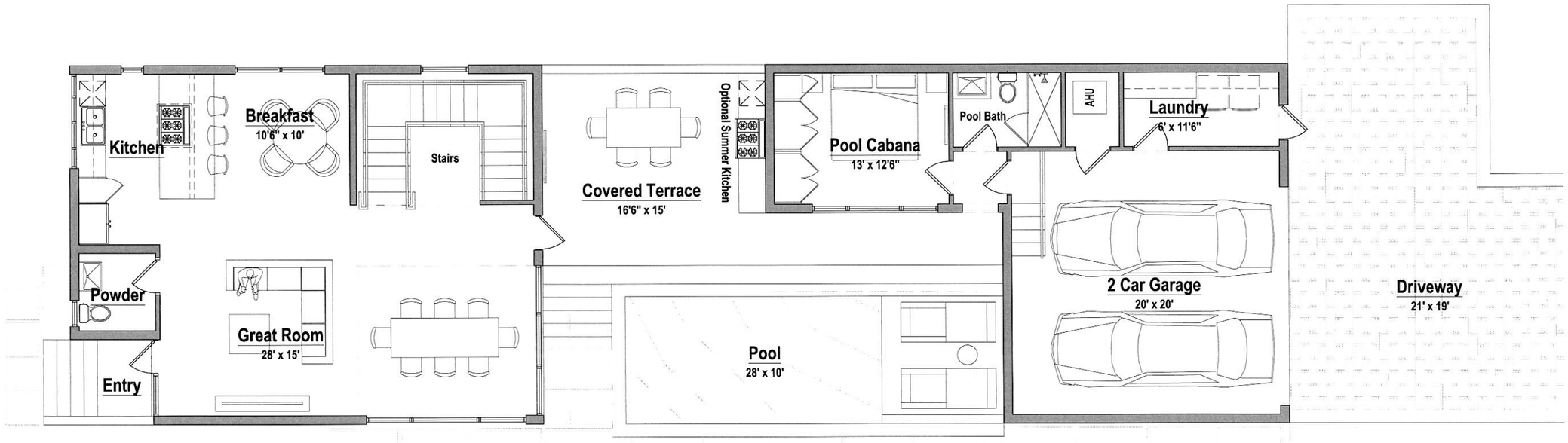

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Floor Plan | Ground Floor 1

0' 2' 4' 8' 12' 16' 20'

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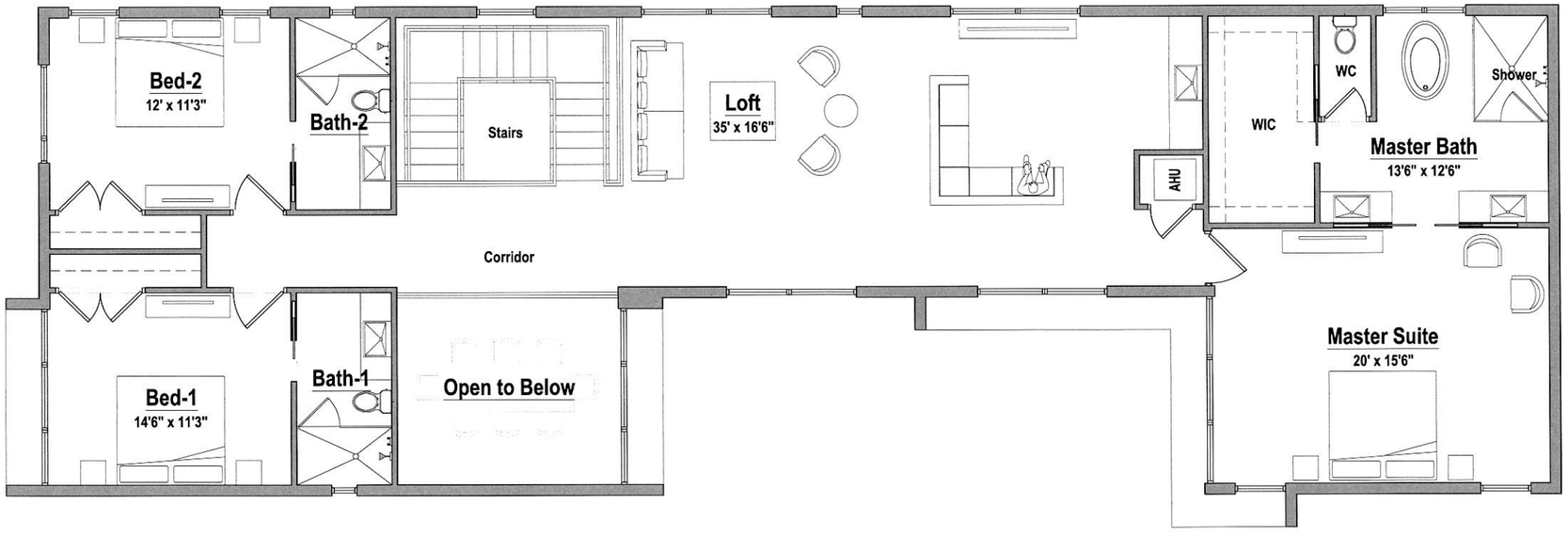
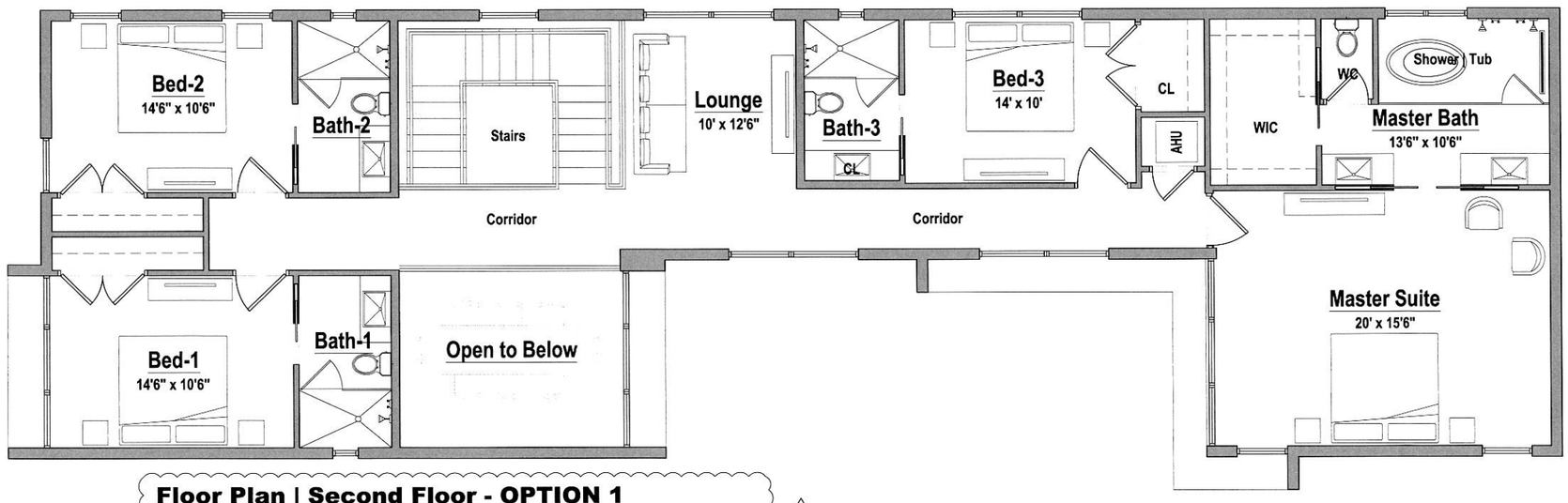


Floor Plan | Second Floor - OPTION 2

Scale: 1:48 1/4" : 1'-0"



Floor Plan | Second Floor - OPTION 1

1

0' 2' 4' 8' 12' 16' 20'

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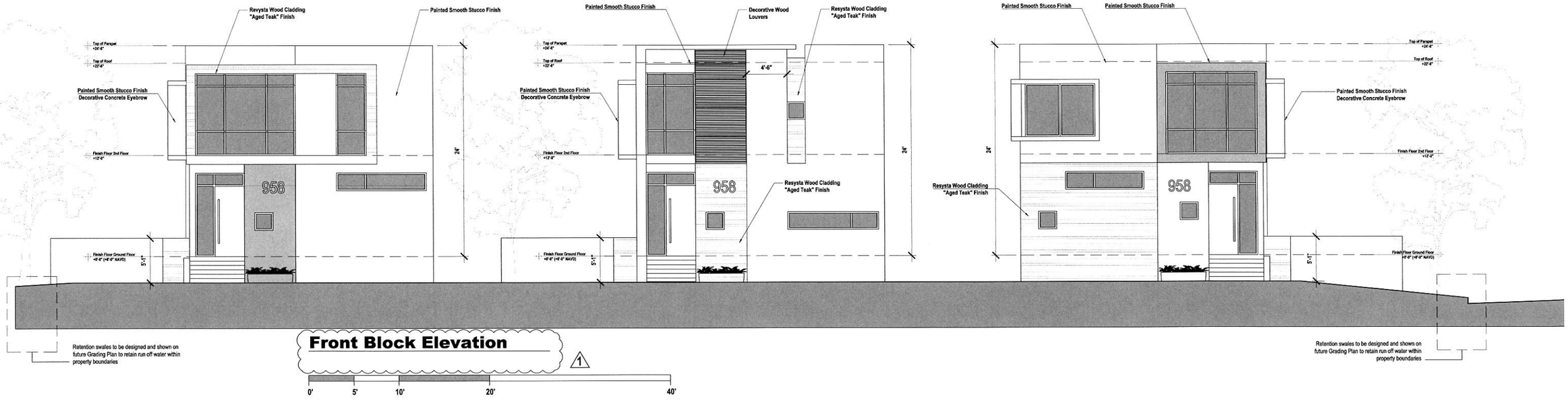
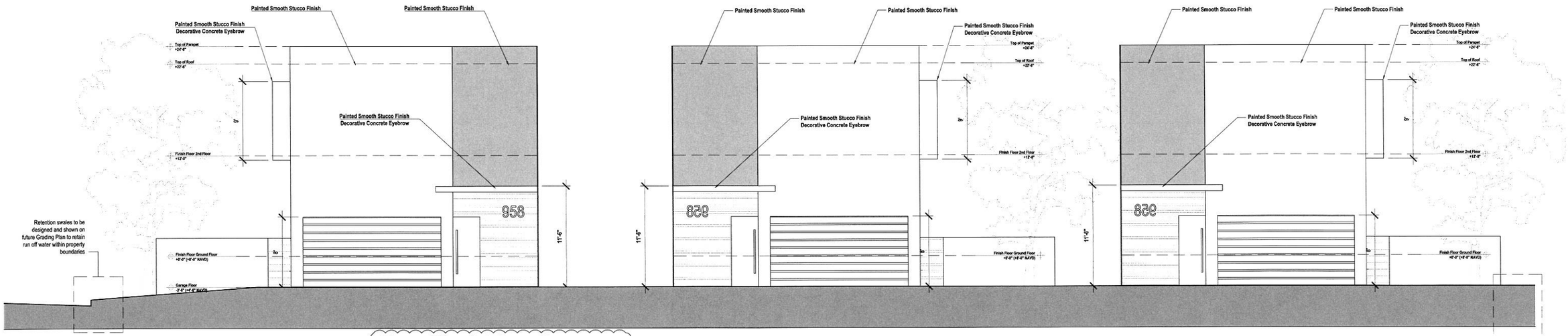


Front Block Elevation

1

0' 5' 10' 20' 40'



Rear Block Elevation

1

0' 5' 10' 20' 40'

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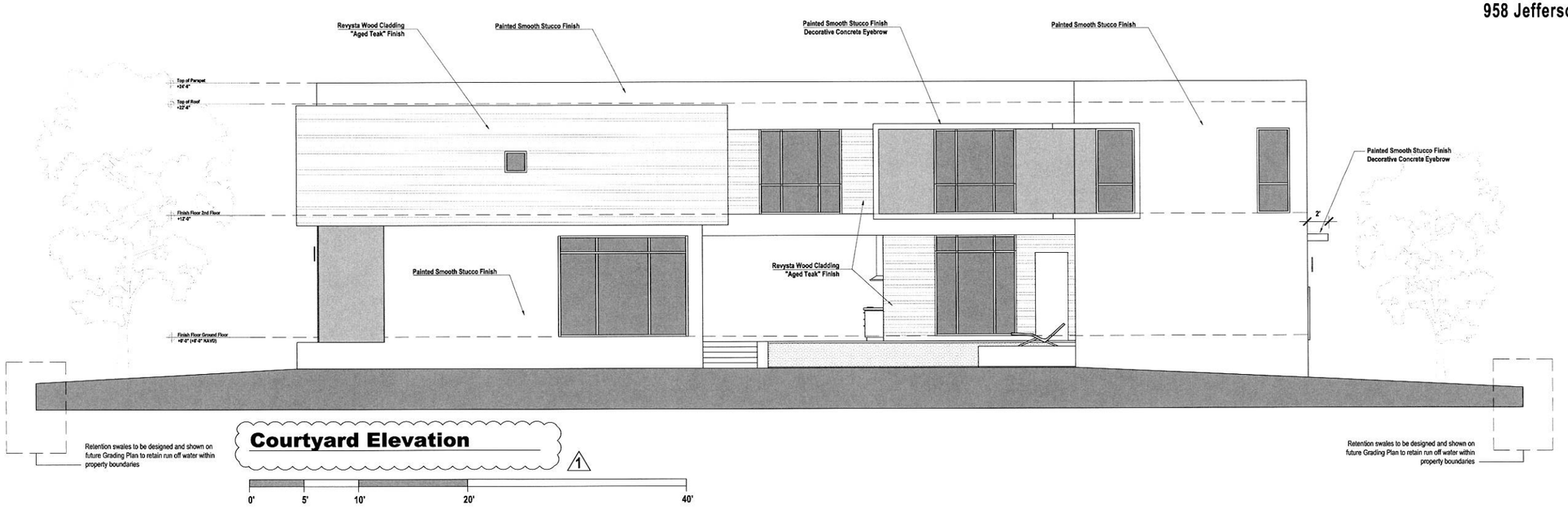
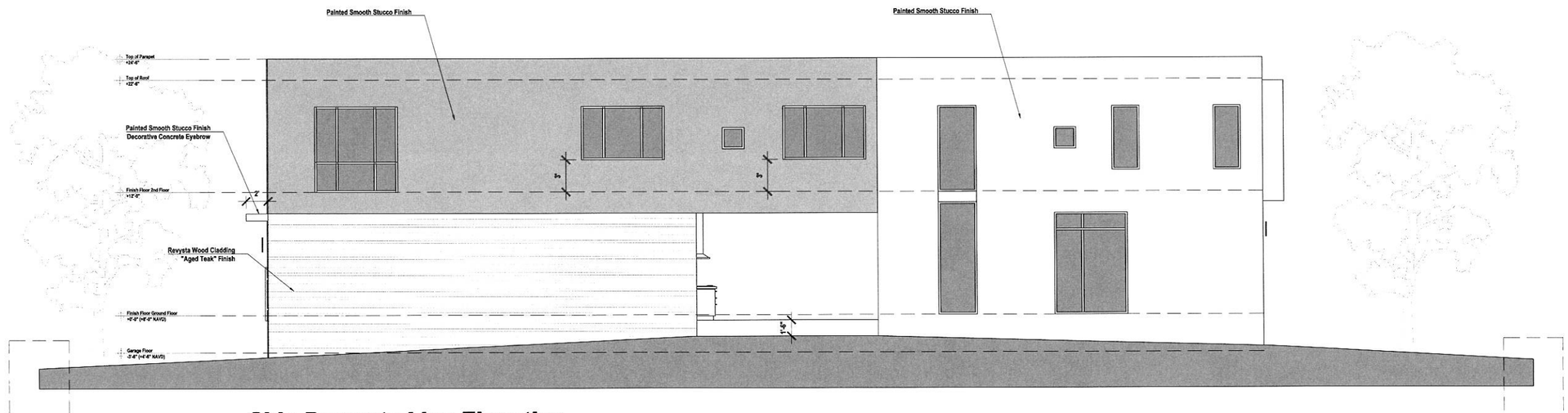


Courtyard Elevation

1

0' 5' 10' 20' 40'



Side Property Line Elevation

0' 5' 10' 20' 40'

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House 3 Perspective
Scale: NTS

1

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House 2 Perspective
Scale: NTS

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House 1 Perspective
Scale: NTS

1

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Alley Perspective
Scale: NTS

1

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