

ATTACHMENT A

Application Package



DEVELOPMENT SERVICES
PLANNING DIVISION

GENERAL APPLICATION

APPLICATION DATE: _____

2600 Hollywood Blvd

Room 315

Hollywood, FL 33022

Tel: (954) 921-3471

Email: Development@
Hollywoodfl.org

SUBMISSION REQUIREMENTS:

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

NOTE:

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

CLICK HERE FOR
FORMS, CHECKLISTS, &
MEETING DATES

APPLICATION TYPE (CHECK ALL THAT APPLIES):

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

PROPERTY INFORMATION

Location Address: 828 S SOUTHLAKE DR, HOLLYWOOD, FL 33019
Lot(s): 32 W 1/2 33 SSW 1/4 Block(s): 78 Subdivision: HOLLYWOOD LAKES
Folio Number(s): 5142 1402 5110

Zoning Classification: RS-6 Land Use Classification: RESIDENTIAL
Existing Property Use: SINGLE FAMILY HOME Sq Ft/Number of Units: 2,341 SQ. FT.
Is the request the result of a violation notice? ☐ Yes ☒ No If yes, attach a copy of violation.
Has this property been presented to the City before? If yes, check all that apply and provide File Number(s) and Resolution(s): _____

DEVELOPMENT PROPOSAL

Explanation of Request: VARIANCE APPROVAL FOR EXISTING NON-CONFORMING REAR & SIDES SETBACKS, NEW 2ND FLOOR ADDITION, INTERIOR & EXT. RENOVATIONS

Phased Project: Yes ☐ No ☒ Number of Phases: 1

Project	Proposal
Units/rooms (# of units)	# UNITS: <u>1</u> #Rooms <u>4</u>
Proposed Non-Residential Uses	<u>N/A</u> S.F.)
Open Space (% and SQ.FT.)	Required %: <u>100</u> (Area: <u>3,178 (49.27)</u> S.F.)
Parking (# of spaces)	PARK. SPACES: (# <u>3</u>)
Height (# of stories)	(# STORIES) <u>2</u> (<u>21.67</u> FT.)
Gross Floor Area (SQ. FT)	Lot(s) Gross Area (<u>2879</u> FT.)

Name of Current Property Owner: MIKE ARISS
Address of Property Owner: 828 S SOUTHLAKE DR HOLLYWOOD, FL 33019
Telephone: 305 494 1120 Email Address: mikeariss333@gmail.com

Applicant CONRADO MUNOZ Consultant ☐ Representative ☒ Tenant ☐
Address: 1108 KANE CONCOURSE #212 BAY HARBOR Telephone: 786 389 9535

Email Address: gmunoz@sixsidesinc.com

Email Address #2: SCORIALO@SIXSIDESINC.COM

Date of Purchase: 04/29/24 Is there an option to purchase the Property? Yes ☐ No ☒

If Yes, Attach Copy of the Contract.

Noticing Agent (FTAC & Board submissions only): _____

E-mail Address: _____

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: 15-Apr-25

PRINT NAME: Mike Ariss ✓

Date: 15-Apr-25

Signature of Consultant/Representative: _____

Date: 04.14.25

PRINT NAME: GONZALO MUÑOZ

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 VARIANCE APPROVAL & 2ND FLOOR ADDITION to my property, which is hereby made by me or I am hereby authorizing GONZALO MUÑOZ to be my legal representative before the HISTORIC PRESERVATION Board and/or Committee) relative to all matters concerning this application.

Sworn to and subscribed before me
this 15 day of APRIL, 2025

Notary Public
State of Florida



SUSANA CORRIA-ARIAS
Notary Public
State of Florida
Comm# HH531274
Expires 7/8/2028

Signature of Current Owner

Mike Ariss ✓

Print Name

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

PROJECT INFORMATION

OWNER: Mike Ariss

ADDRESS: 828 S Southlake Drive, Hollywood, FL 33019

SUBDIVISION: HOLLYWOOD LAKES

FOLIO NO: 5142 1402 5110

LEGAL DESCRIPTION: Hollywood Lakes Section 1-32 B Lot 32 W1/2,33 Less W 12.5 BLK 78

YEAR BUILT: 1960

PROPERTY USE: Single Family Home

ZONING: RS-6



#AA26002922

SIX SIDES ARCHITECTURE, INC.

1102 KANE CONCOURSE, SUITE #212

BAY HARBOUR ISLAND FL 33154

Ph. 786.389.9535

CRITERIA OF APPROPRIATENESS FOR DESIGN

To: City of Hollywood
Historic Preservation Board
2600 Hollywood Boulevard
Hollywood, Florida 33020

Date: July 8th, 2025

Project: Second floor addition and Renovations for:
Mike Ariss
828 S SOUTHLAKE DR
Hollywood, Florida 33019

INTEGRITY OF LOCATION

The property is located in the Hollywood Lakes District on the southern side of South Lake close to the Intracoastal Waterway, built in 1960 as a One-Story Single family home sits alongside its respective residential zoning; also it sits on a 62'-5" wide lot like its neighboring properties within its zoning designation of RS-6. The second-floor expansion respects the original footprint and maintains the building's orientation within the streetscape, preserving the home's historic relationship to its site.

DESIGN

The existing building was built in 1960 and through the years, it was repaired and renovated, but its original design hasn't been altered that much, specially on the front facade. The new 2nd floor addition and the exterior renovation proposed refreshes the curb appeal alongside S Southlake Dr with a Mid-Century/Modern style to bring the historic essence of its surroundings and embrace the new without forgetting the old, also interact harmoniously in scale and positioning, creating a cohesive spatial relationship. These volumes are inviting an abundance of natural light while also highlighting the richness of the surrounding contextual environment.

SETTING

The setting of the existing single-family home is typical to most of the homes in the Historic District Section, sitting on the south side of the S Southlake Dr. with directly access to the South Lake and The Intracoastal Waterway.

However, the new proposed design will seamlessly help transition into an adequate structure relevant to the historic district. The addition will not disrupt the visual cohesion of the historic neighborhood. It maintains compatibility with neighboring properties in terms of scale, rhythm,



#AA26002922

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BAY HARBOUR ISLAND FL 33154
Ph. 786.389.9535

and spatial relationship. Landscaping and site elements will be preserved or enhanced to support the historic context.

MATERIALS

The proposed building's materials and colors are intended to be neutral and cohesive. We are proposing a palette of white, beige and dark gray stone, complemented by clear glass. Features such as light natural wood ceilings and vertical elements, and clear glass railings throughout will create a striking contrast, highlighting its modern and sophisticated design.

ASSOCIATION

The home will continue to reflect its historic identity as a single-family residence within the district. The addition supports continued residential use and ensures the long-term viability of the property while respecting its heritage and contribution to the district's character

WORKMANSHIP

The proposed renovation and second-floor addition will maintain and highlight the quality of craftsmanship that characterizes the original structure. Existing features that reflect the home's mid-century workmanship — such as the clean lines, overhangs, and masonry details — will be preserved and carefully integrated into the new construction. New construction elements, including wood ceilings, trim, and exterior finishes, will be executed with high-quality materials and skilled techniques to ensure that the level of craftsmanship is consistent with the original period and style. Where repairs are necessary, methods and details will replicate or complement the original work to honor the home's historic integrity.

We are committed to ensuring the renovation and a second-floor addition enhances the home while preserving its historic significance. We respectfully request the Board's approval for the Certificate of Appropriateness for Design.

Sincerely,

Daniel Gomez (AOR)
Sixsides Architecture, Inc.
#AA26002922



#AA26002922

SIX SIDES ARCHITECTURE, INC.

1102 KANE CONCOURSE, SUITE #212

BAY HARBOUR ISLAND FL 33154

Ph. 786.389.9535

VARIANCE CRITERIA

To: City of Hollywood
Historic Preservation Board
2600 Hollywood Boulevard
Hollywood, Florida 33020

Date: April 16th, 2025

Project: Variance approval for non-conforming setbacks for:
for:

Mike Ariss
828 S SOUTHLAKE DR
Hollywood, Florida 33019

INTENT AND PURPOSE

The property is located in the Hollywood Lakes District on the southern side of South Lake close to the Intracoastal Waterway, built in 1960 as a One-Story Single family home sits alongside its respective residential zoning; and it was legally built under old regulations, but now doesn't meet the current zoning requirements since it has existing non-conforming side yard setbacks.

However, even though the project maintain both East setback (7'-2") and West setback (7'-8") does not break the visual harmony and the historic character of the house, and also preserves the appearance of the block.

COMPATIBILITY

The home's current placement is compatible with neighboring properties and consistent with the overall built environment of the district, many of which also feature similar historic setbacks. The variance does not introduce any incompatible land use, nor does it alter the single-family residential nature of the area. Granting the variance will not be detrimental to the community but rather will help preserve the visual continuity and charm of the neighborhood.

Both the existing house and the addition on the 2nd floor don't negatively impact neighbors or the overall look of the area.



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BAY HARBOUR ISLAND FL 33154
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CONSISTENCY WITH THE COMPREHENSIVE PLAN

The request is consistent with the City's Comprehensive Plan, particularly in promoting the preservation of historic structures and neighborhoods. It supports goals related to maintaining community character, encouraging reinvestment in historic districts, and allowing reasonable use of historically significant properties. By maintaining the original setbacks, we ensure the home remains a viable, contributing structure within the historic district.

NOT ECONOMICALLY BASED OR SELF-IMPOSED

The need for this variance is not economically driven nor self-imposed. The structure was built with the current setbacks prior to the implementation of more restrictive zoning regulations. We are seeking to maintain the existing footprint rather than expand or redevelop. The request is strictly to preserve the original footprint of a historically contributing property without undue hardship or loss of historic value.

COMPLIANCE WITH STATE / FEDERAL LAW

The variances supports the principles set forth in federal and state preservation guidelines which encourage the protection and continued use of historic structures. The requested variances approval represents the minimum relief necessary to avoid compromising the historic design and placement of the existing structure, thereby aligning with the intent of preservation standards.

Sincerely,

Daniel Gomez (AOR)
Sixsides Architecture, Inc.
#AA26002922

HISTORIC PRESERVATION BOARD

NEW 2ND FLOOR ADDITION

828 S SOUTHLAKE DRIVE
HOLLYWOOD, FL 33019



NEW 2ND FLOOR ADDITION
FOR A SINGLE FAMILY HOME:
MIKE ARISS
828 S SOUTHLAKE DR,
HOLLYWOOD, FL 33019

PROJECT:

HISTORIC PRESERVATION
BOARD

SIXSIDES ARCHITECTURE, INC.
AA26002922
Daniel Gomez, R.A.
FL Reg. AR96826
1108 KANE CONCOURSE, SUITE 220
BAY HARBOR ISLANDS, FL 33154
M. 305.610.1333
dgomez@sixsidesinc.com



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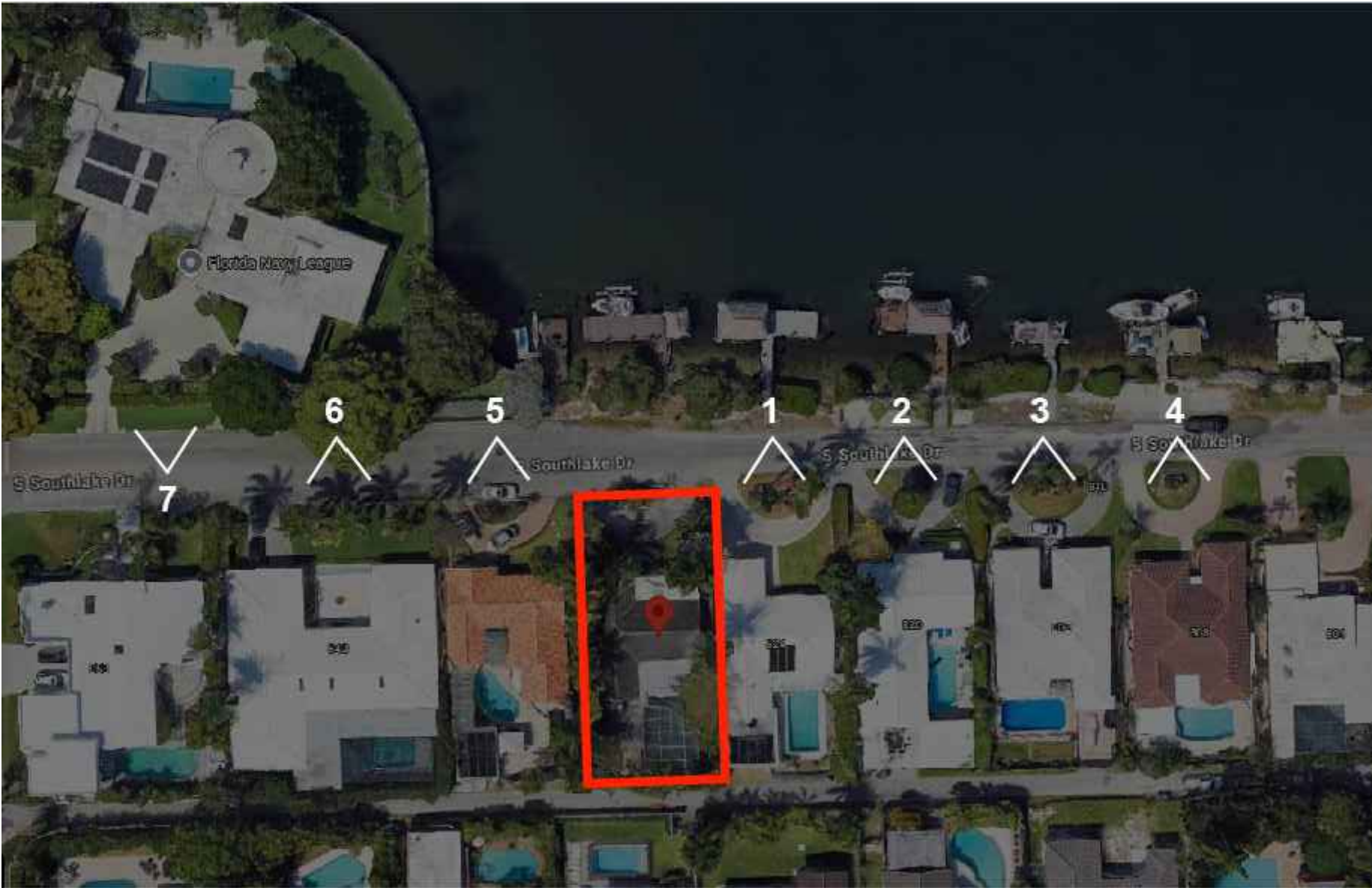
COVER

241119SSMA

08/12/2025

A-001

KEY MAP



1- 824 S SOUTHLAKE DR



2- 820 S SOUTHLAKE DR



3- 812 S SOUTHLAKE DR



4- 808 S SOUTHLAKE DR



5- 832 S SOUTHLAKE DR



6- 840 S SOUTHLAKE DR



7- 858 S SOUTHLAKE DR



8- 845 S SOUTHLAKE DR



NEW 2ND FLOOR ADDITION
FOR A SINGLE FAMILY HOME:
MIKE ARISS
828 S SOUTHLAKE DR,
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PROJECT:

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REVISED:

ADJACENT
PROPERTIES

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EXISTING SUBJECT PROPERTY



NEW 2ND FLOOR ADDITION
FOR A SINGLE FAMILY HOME:
MIKE ARISS
828 S SOUTHLAKE DR,
HOLLYWOOD, FL 33019

PROJECT:

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BOARD

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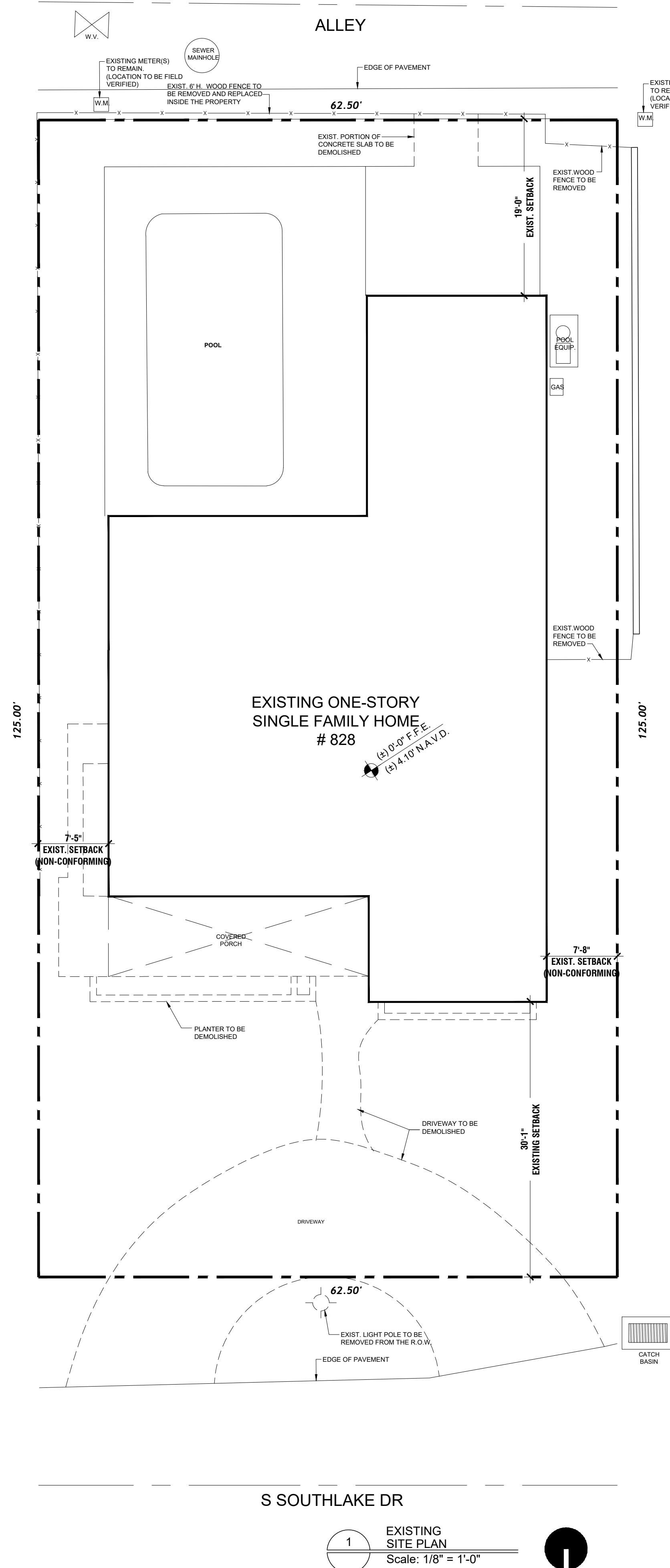
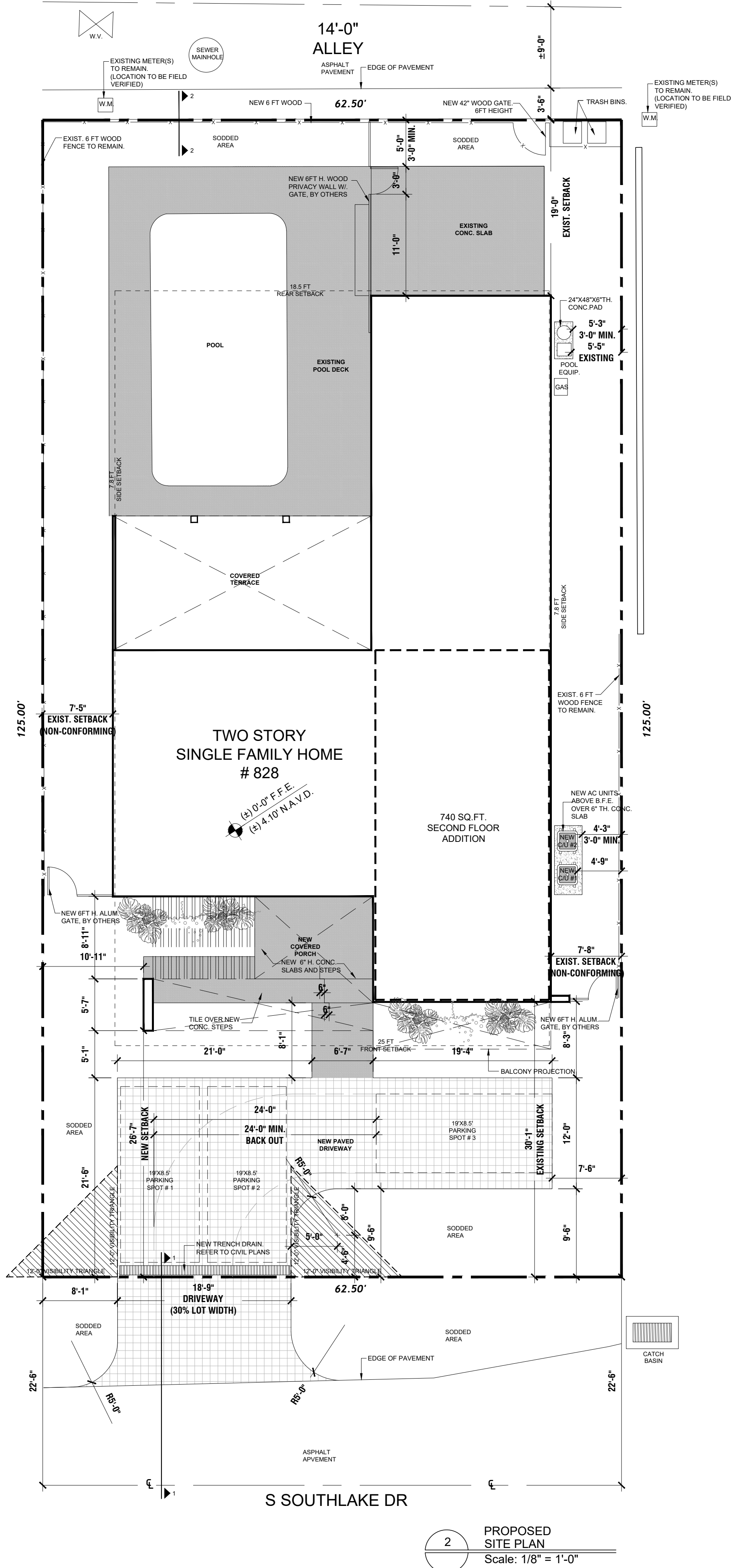
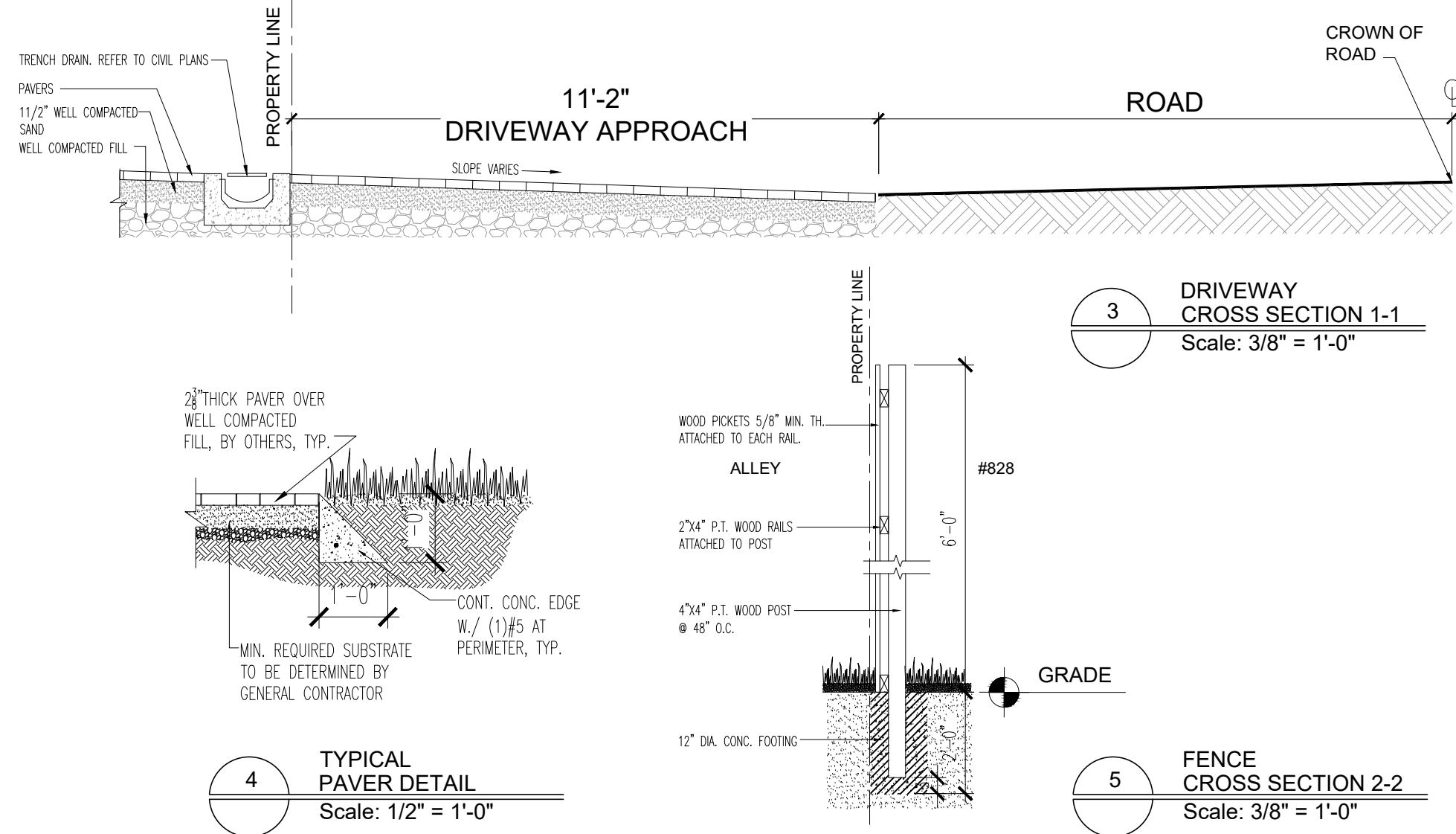
SUBJECT SITE
PICTURES

241119SSMA

08/12/2025

A-004

ZONING, SITE AND AREA LEGEND:			
ZONING CLASSIFICATION	RS-6		
LAND USE	SINGLE FAMILY RESIDENTIAL		
LOT DATA	REQUIRED	PROVIDED	
LOT AREA:	6,000 SQ. FT. MIN.	7,814 SQ. FT.	
LOT WIDTH:	60 FT. MIN.	62.50 FT.	
LOT DEPTH:	N/A	125.00 FT.	
LOT COVERAGE:	40% MIN. (3,125 SQ.FT.)	33.5% (2,625 SQ.FT.)	
BUILDING SETBACKS & DATA	REQUIRED	PROVIDED	
BUILDING SETBACKS			
FRONT (NORTH):	25 FT.	29.7 FT (EXISTING)	
REAR (SOUTH):	15 FT / 15% LOT DEPTH	19 FT. (EXISTING)	
SIDE (EAST):	7.5 FT / 25% LOT WIDTH	7.4 FT. (EXISTING) NON-CONFORMING	
SIDE (WEST):	7.5 FT / 25% LOT WIDTH	7.7 FT (EXISTING) NON-CONFORMING	
BUILDING DATA			
FLOOR AREA (EXISTING)		2,341 SQ. FT.	
PROPOSED FIRST FLOOR AREA		1,939 SQ. FT.	
PROPOSED SECOND FLOOR AREA		740 SQ. FT.	
TOTAL AREA:		2,679 SQ. FT.	
BUILDING HEIGHT	REQUIRED	PROVIDED	
HEIGHT	30 FT. MAX.	16.5 FT	
PARKING	REQUIRED	PROVIDED	
2 SPACES PER 2,000SF OR LESS; 1 SPACE PER ADDITIONAL 500 SF	3	3	
LANDSCAPE	REQUIRED	PROVIDED	
PERVIOUS AREA (FRONT YARD 1,562 SQ.FT.)	20% (312 SQ.FT.)	50.7% (792 SQ. FT.)	
PERVIOUS AREA (BACK YARD 3,117 SQ.FT.)	20% MIN. (623 SQ. FT.)	64.8% (2,021 SQ. FT.)	
IMPERVIOUS AREA BUILDING FOOTPRINT, PARKING, SIDEWALKS, DRIVEWAY, POOL DECK)	60% (4,688 SQ.FT.)	59.3% (4,636 SQ.FT.)	
PERVIOUS AREA (LANDSCAPE, POOL)	40% (3,125 SQ.FT.)	40.6% (3,178 SQ.FT.)	



PROJECT:
NEW 2ND FLOOR ADDITION
FOR A SINGLE FAMILY HOME:
MIKE ARISS
828 S SOUTHLAKE DR,
HOLLYWOOD, FL 33019

HISTORIC PRESERVATION
BOARD

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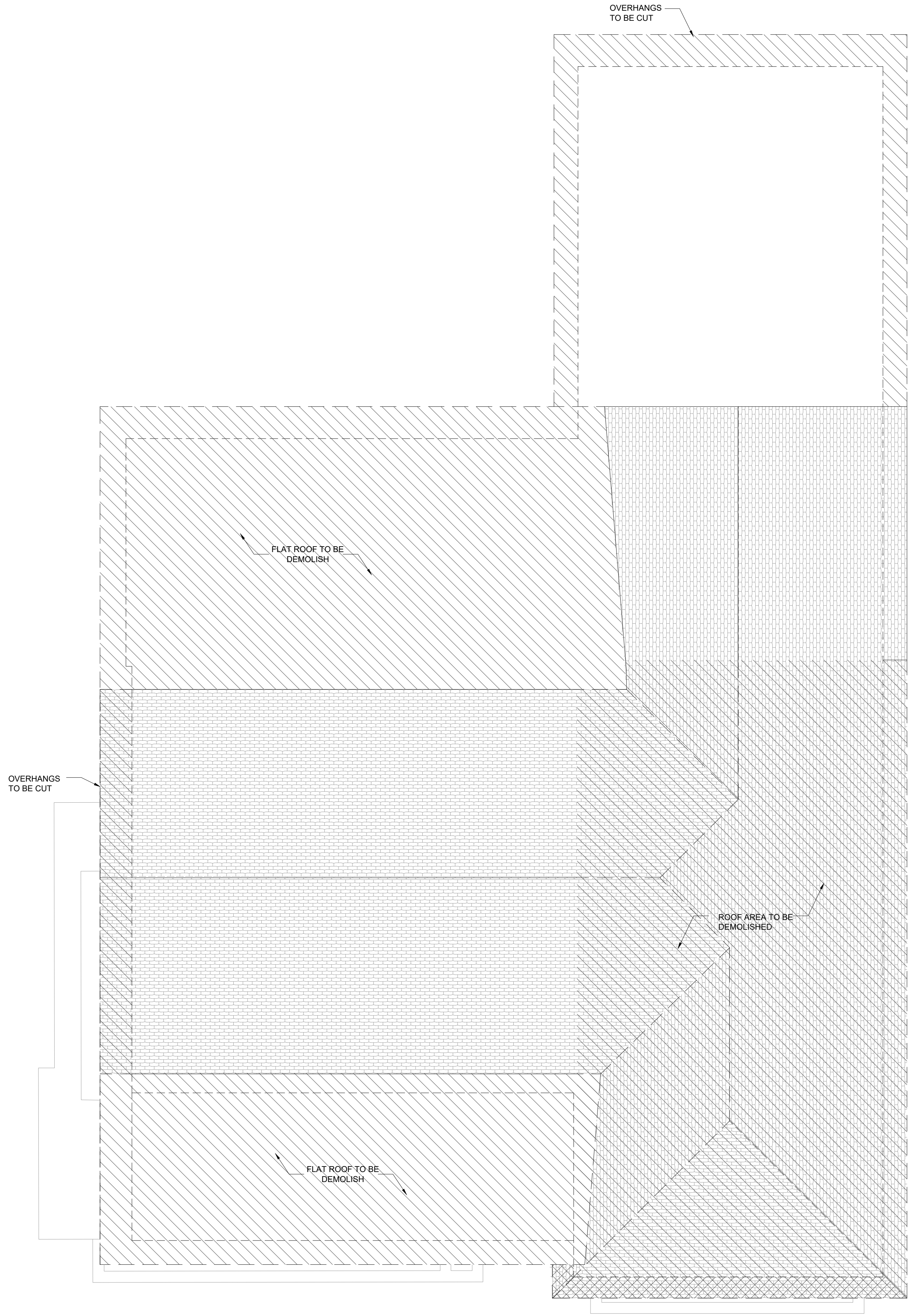
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SITE PLANS

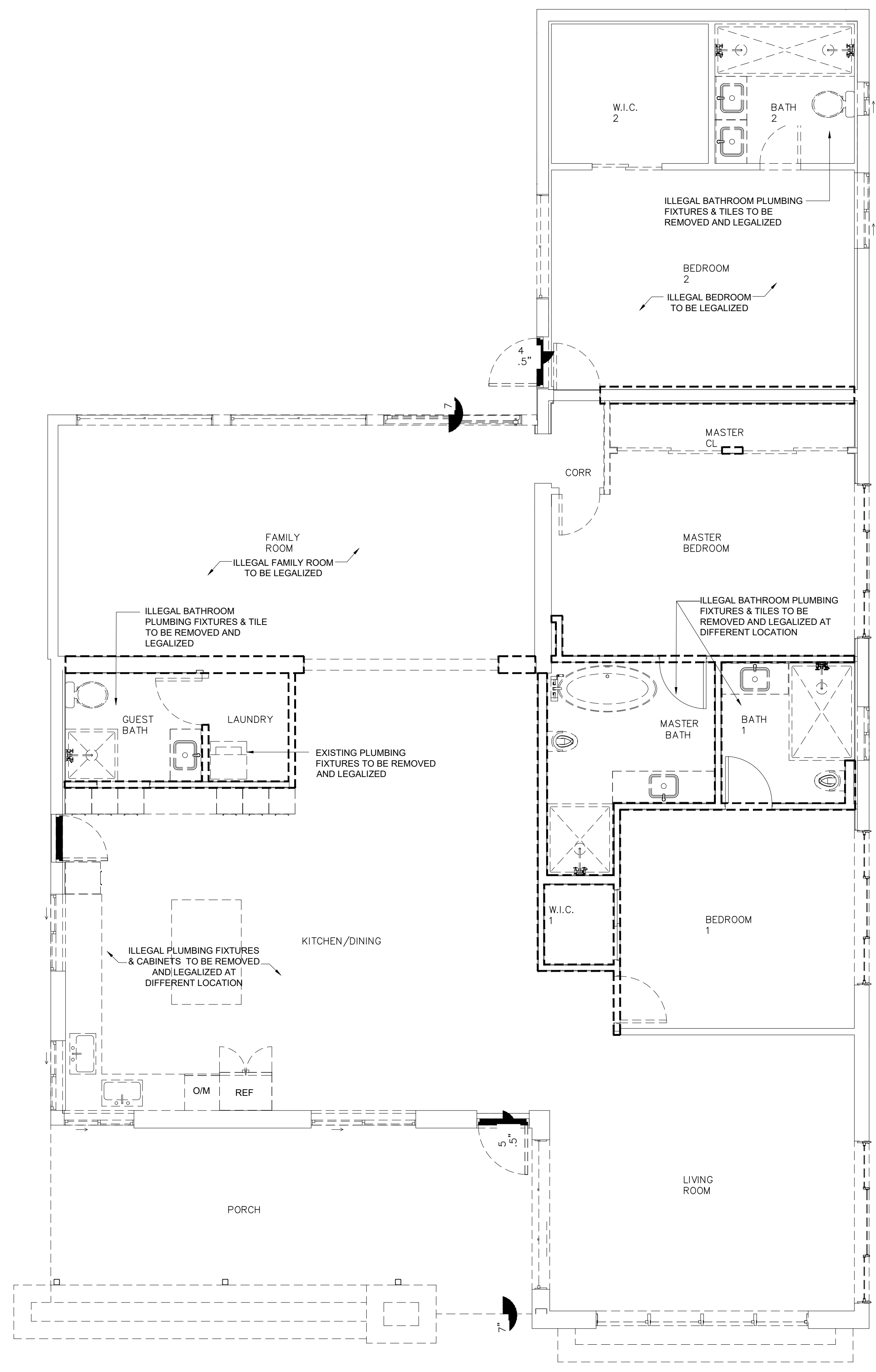
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A-005



2 DEMO ROOF PLAN
Scale: 1/4" = 1'-0"



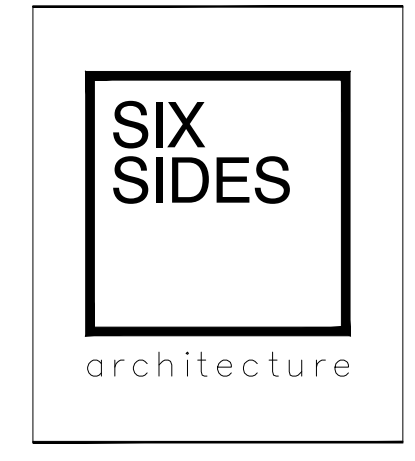
1 DEMO FLOOR PLAN
Scale: 1/4" = 1'-0"



PROJECT:
NEW 2ND FLOOR ADDITION
FOR A SINGLE FAMILY HOME:
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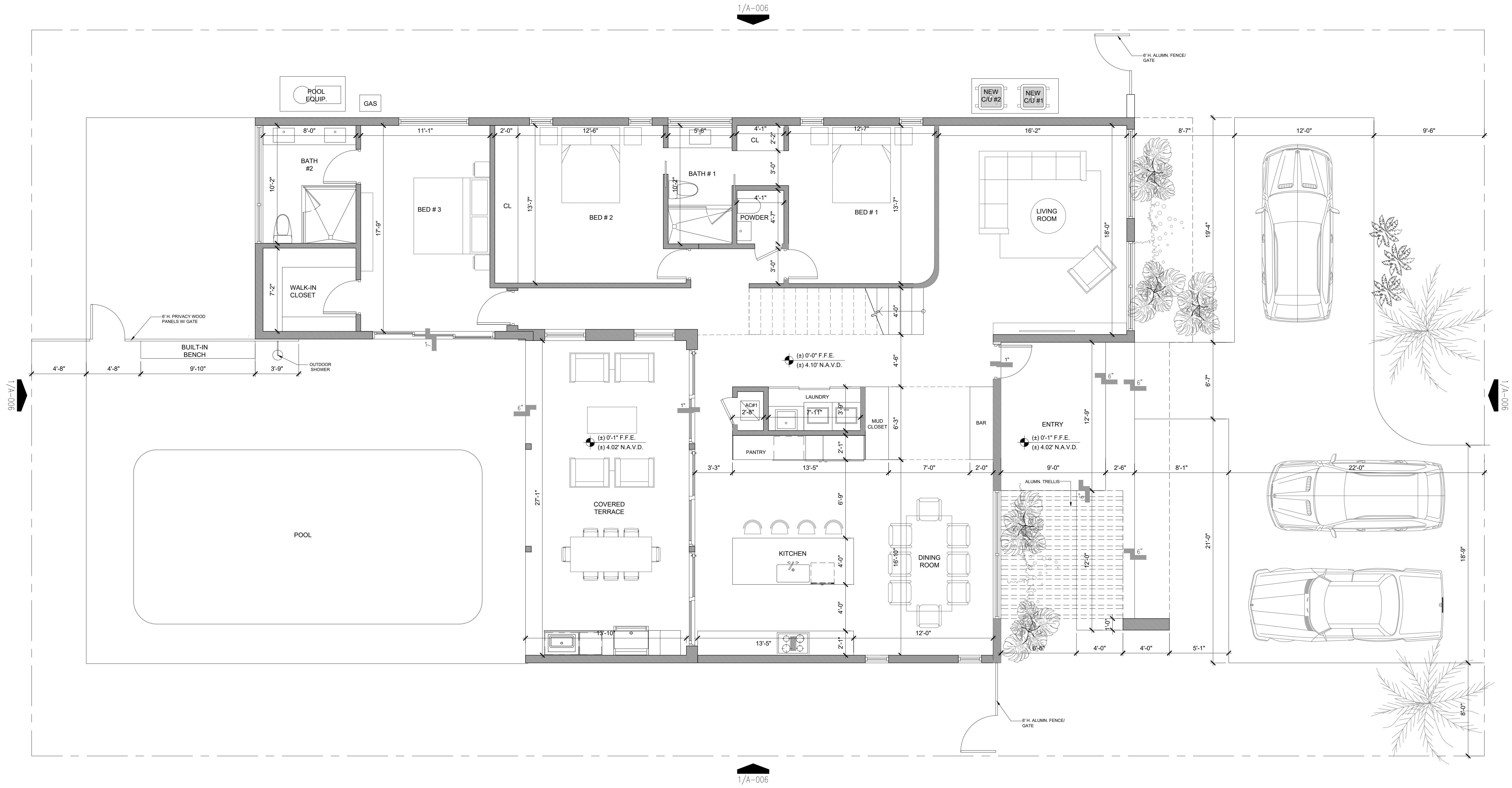
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DEMO PLANS

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08/12/2025

A-007



PROJECT:
NEW 2ND FLOOR ADDITION
FOR A SINGLE FAMILY HOME:
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HISTORIC PRESERVATION BOARD

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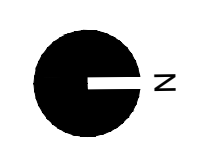
FIRST FLOOR PLAN

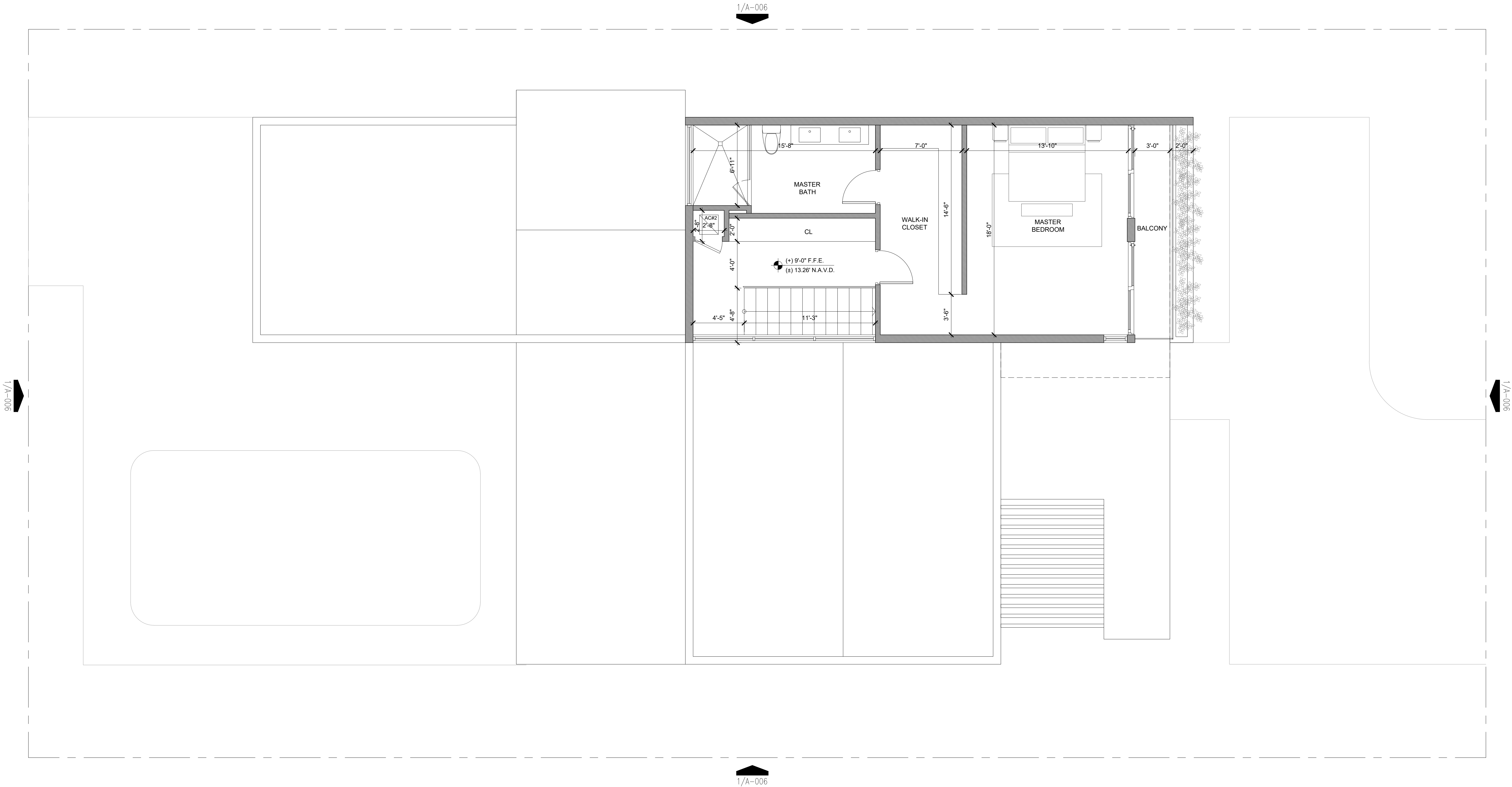
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08/12/2025

A-008

1
NEW
1ST FLOOR PLAN
Scale: 1/4" = 1'-0"





NEW 2ND FLOOR ADDITION
FOR A SINGLE FAMILY HOME:
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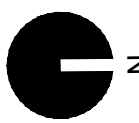
SECOND FLOOR PLAN

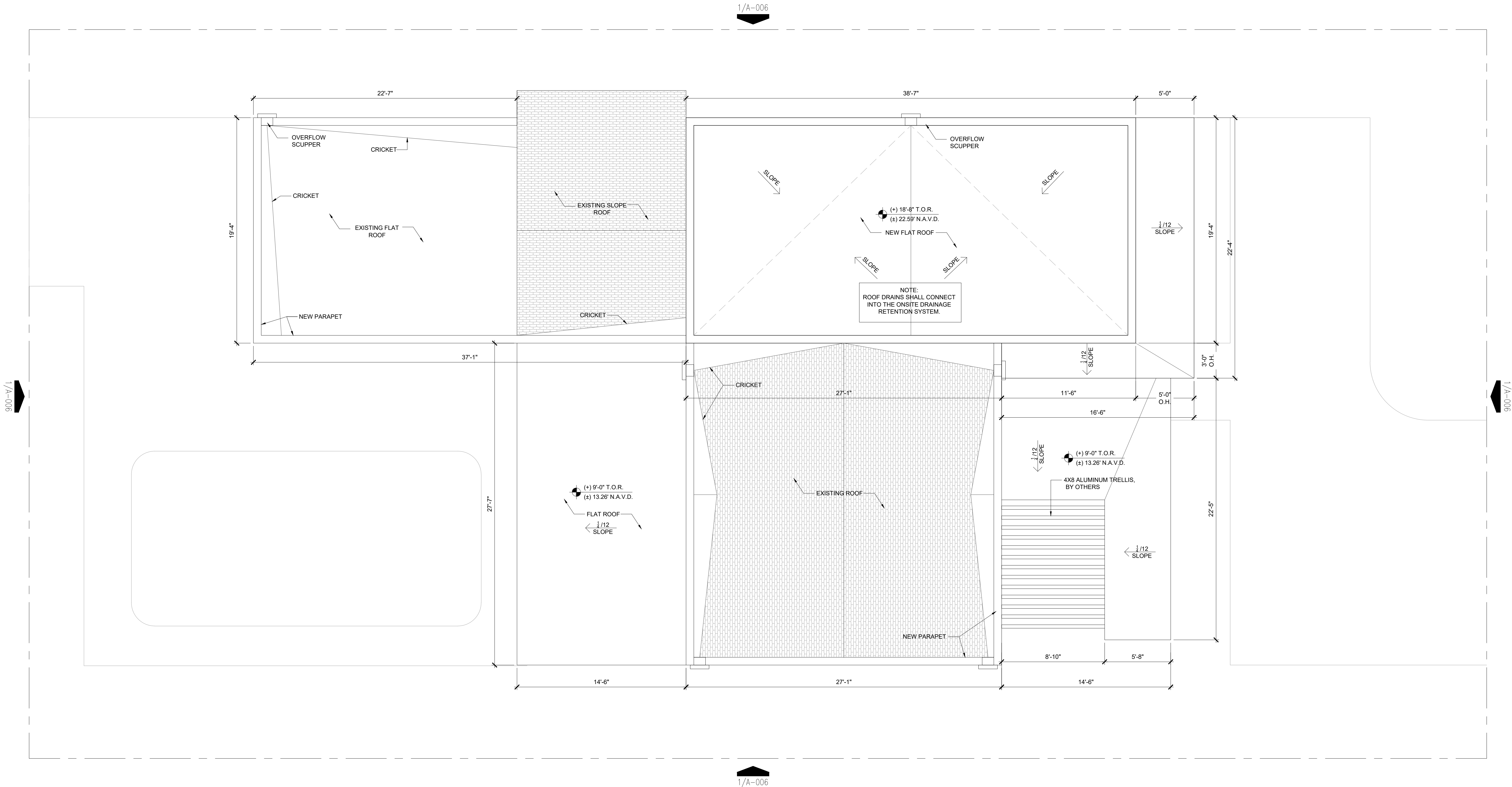
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08/12/2025

A-009

1
NEW
2ND FLOOR PLAN
Scale: 1/4" = 1'-0"





NEW 2ND FLOOR ADDITION
FOR A SINGLE FAMILY HOME:
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PROJECT:

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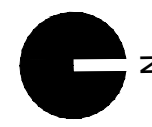
ROOF PLAN

241119SSMA

08/12/2025

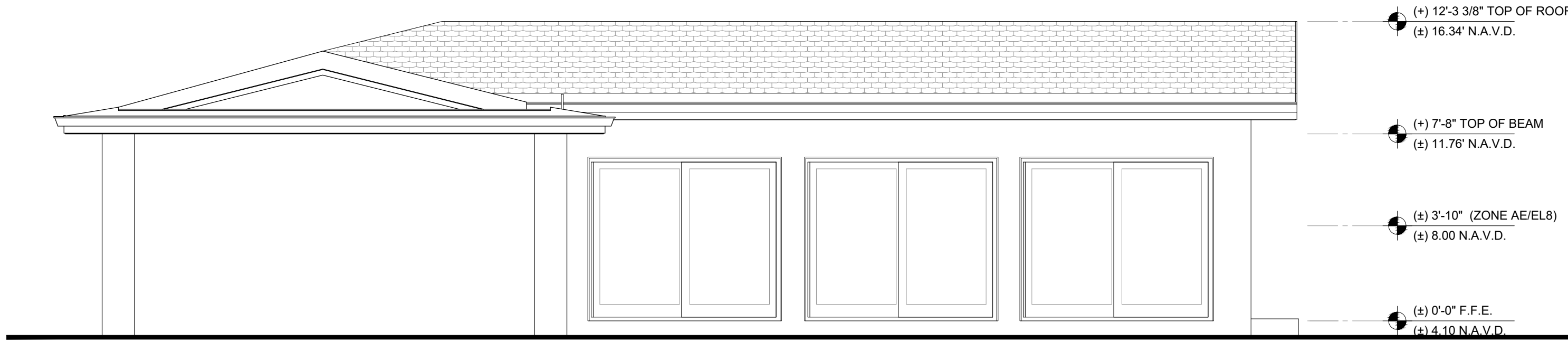
A-010

1
NEW
ROOF PLAN
Scale: 1/4" = 1'-0"

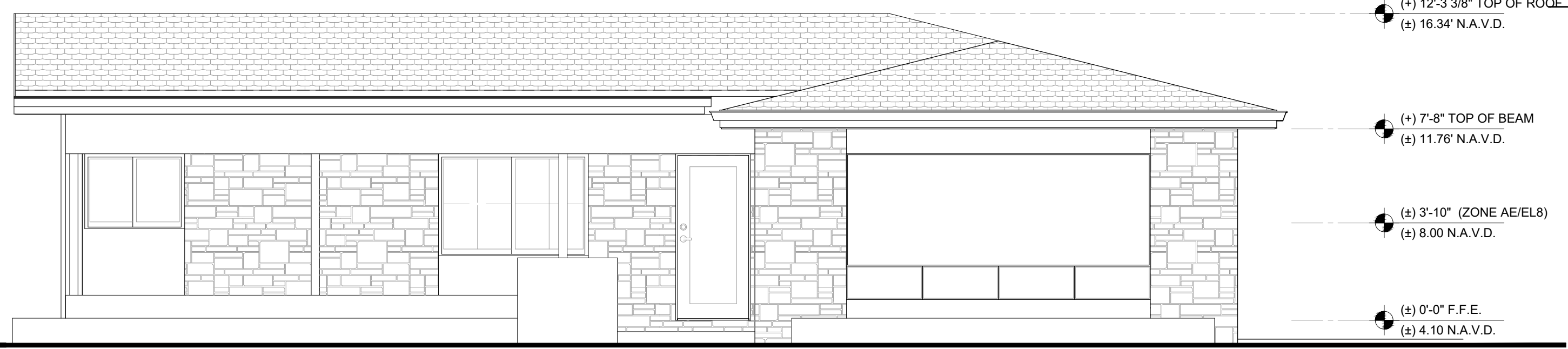


PROJECT:
NEW 2ND FLOOR ADDITION
FOR A SINGLE FAMILY HOME:
MIKE ARISS
828 S SOUTHLAKE DR,
HOLLYWOOD, FL 33019

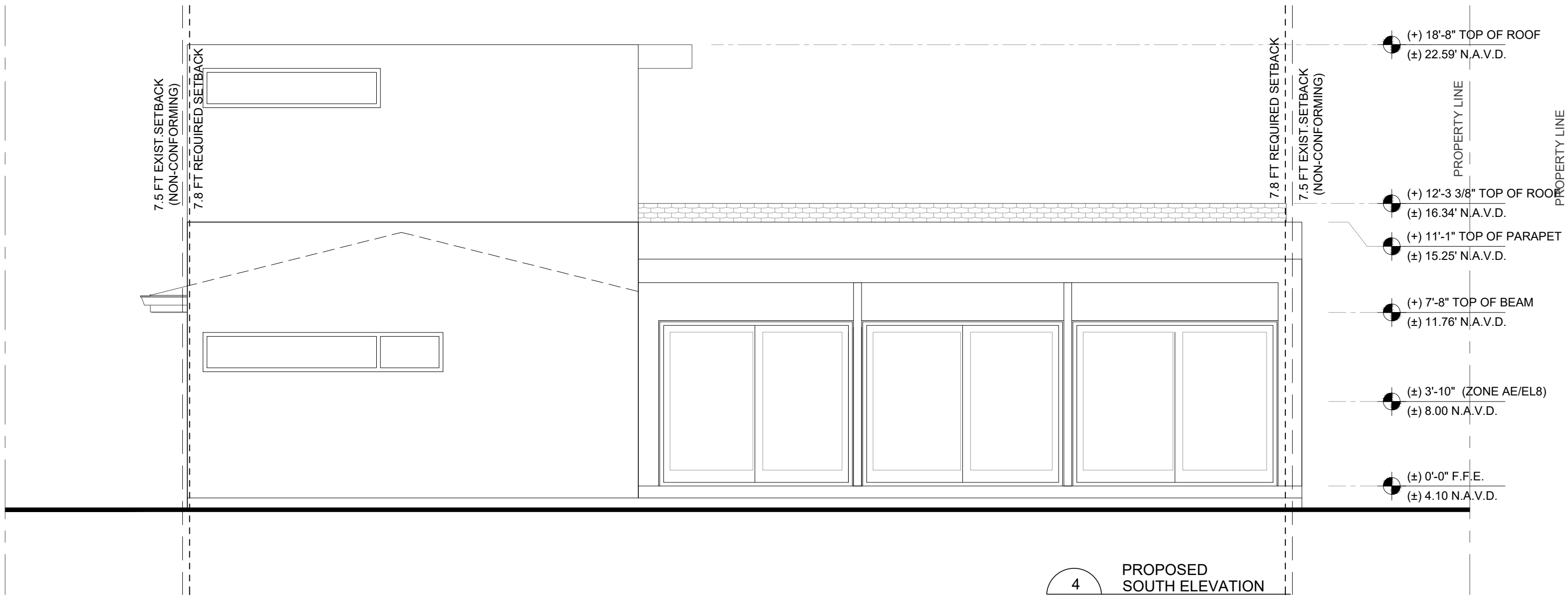
HISTORIC PRESERVATION
BOARD



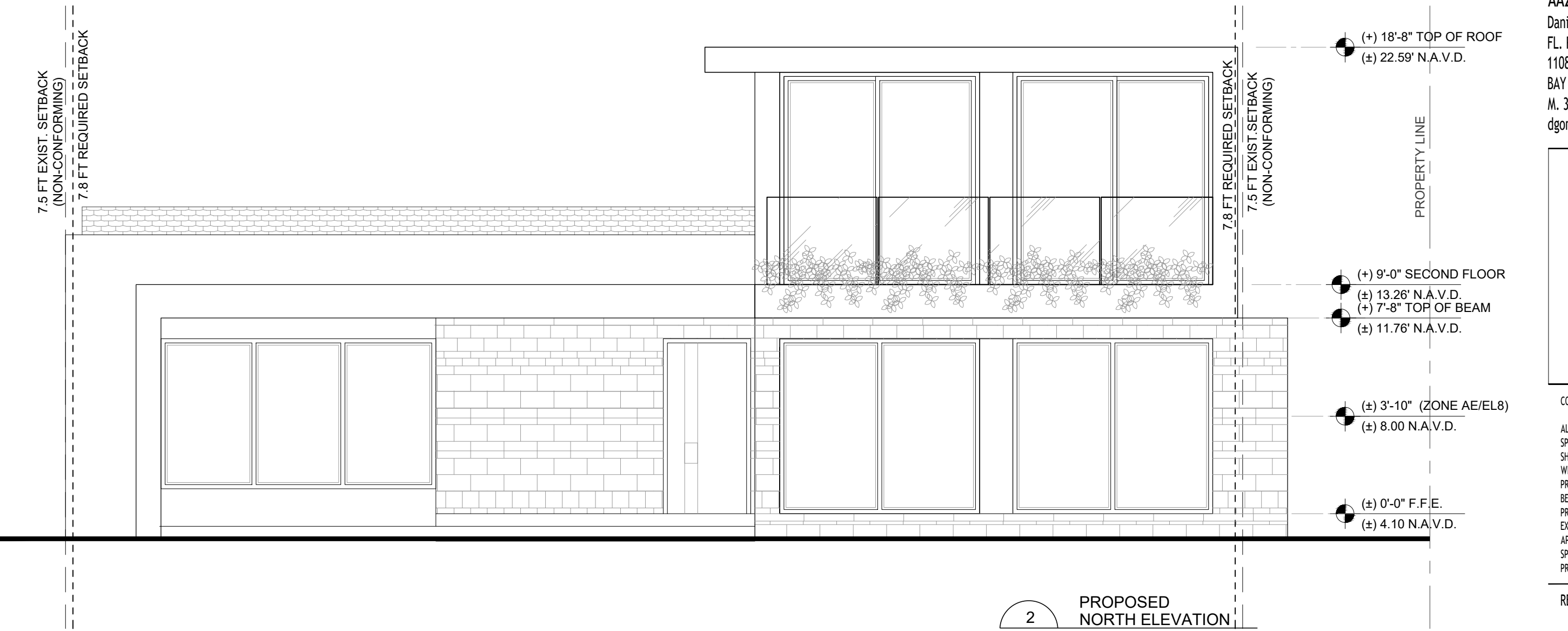
3 EXISTING
SOUTH ELEVATION
Scale: 1/4" = 1'-0"



1 EXISTING
NORTH ELEVATION
Scale: 1/4" = 1'-0"

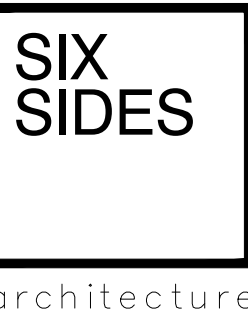


4 PROPOSED
SOUTH ELEVATION
Scale: 1/4" = 1'-0"



2 PROPOSED
NORTH ELEVATION
Scale: 1/4" = 1'-0"

SIXSIDES ARCHITECTURE, INC.
AA26002922
Daniel Gomez, R.A.
FL. Reg. AR96826
1108 KANE CONCOURSE, SUITE 220
BAY HARBOR ISLANDS, FL 33154
M. 305.610.1333
dgomez@sixsidesinc.com



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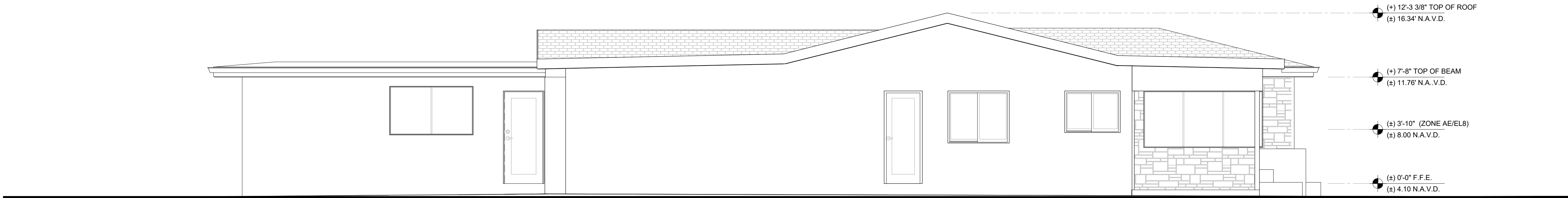
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ELEVATIONS

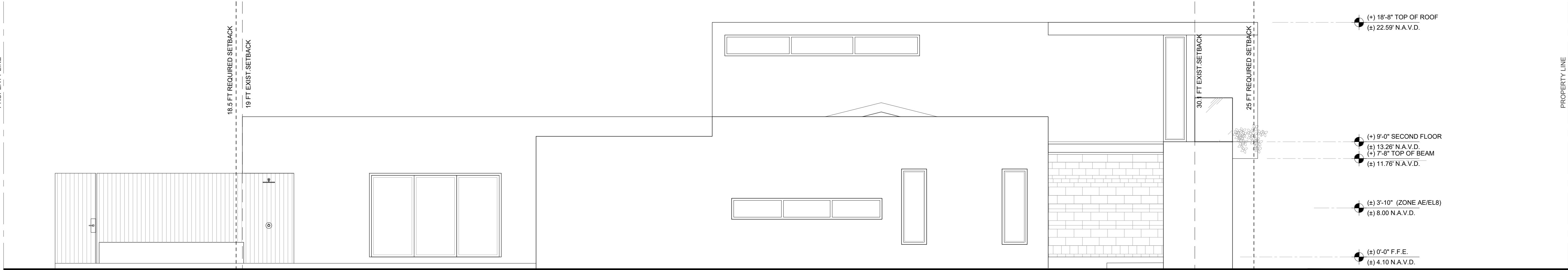
241119SSMA

08/12/2025

A-011



1
EXISTING
EAST ELEVATION
Scale: 1/4" = 1'-0"



2
PROPOSED
EAST ELEVATION
Scale: 1/4" = 1'-0"

NEW 2ND FLOOR ADDITION
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PROJECT:

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BOARD

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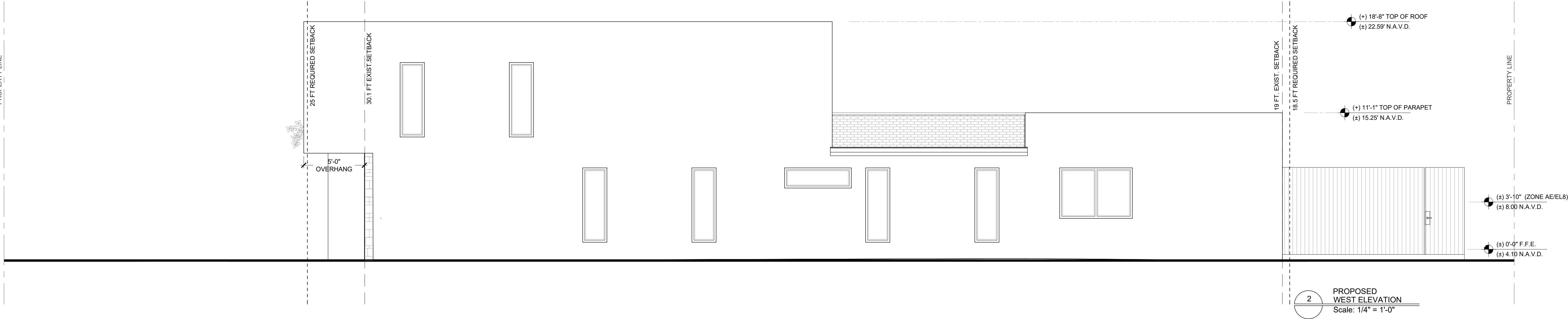
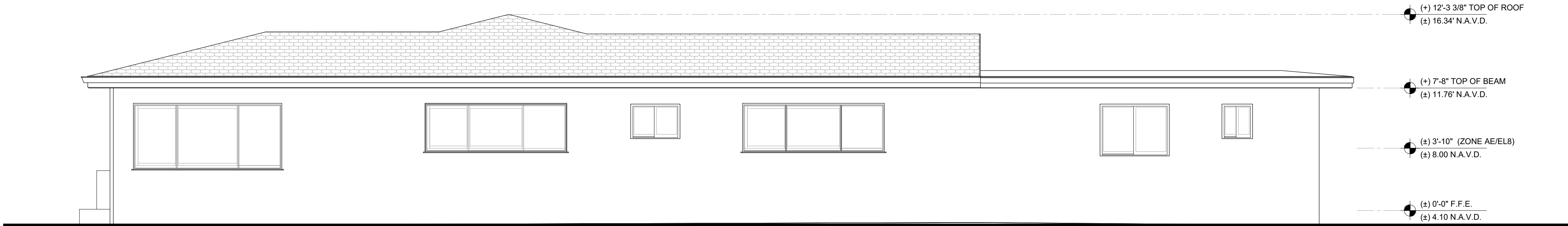
REVISED:

ELEVATIONS

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A-012



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BAY HARBOR ISLANDS, FL 33154
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REVISED:

ELEVATIONS

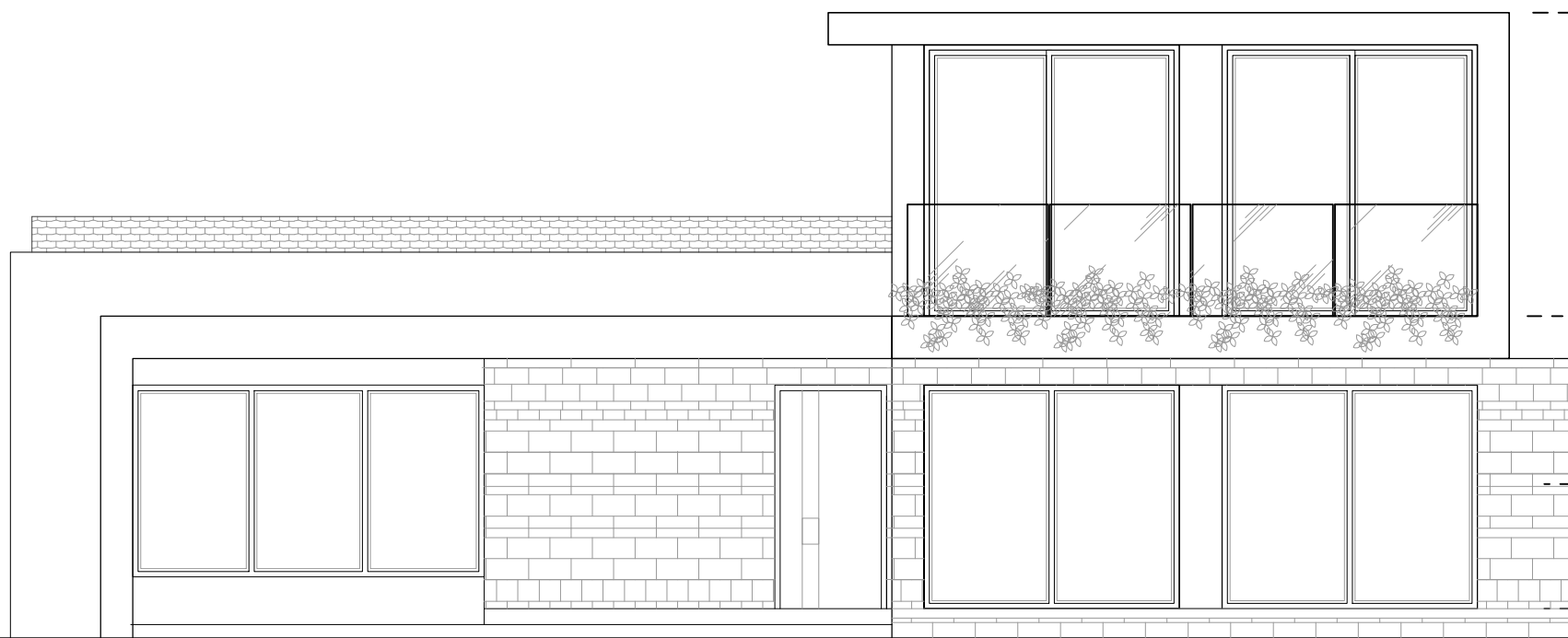
241119SSMA
08/12/2025

A-013

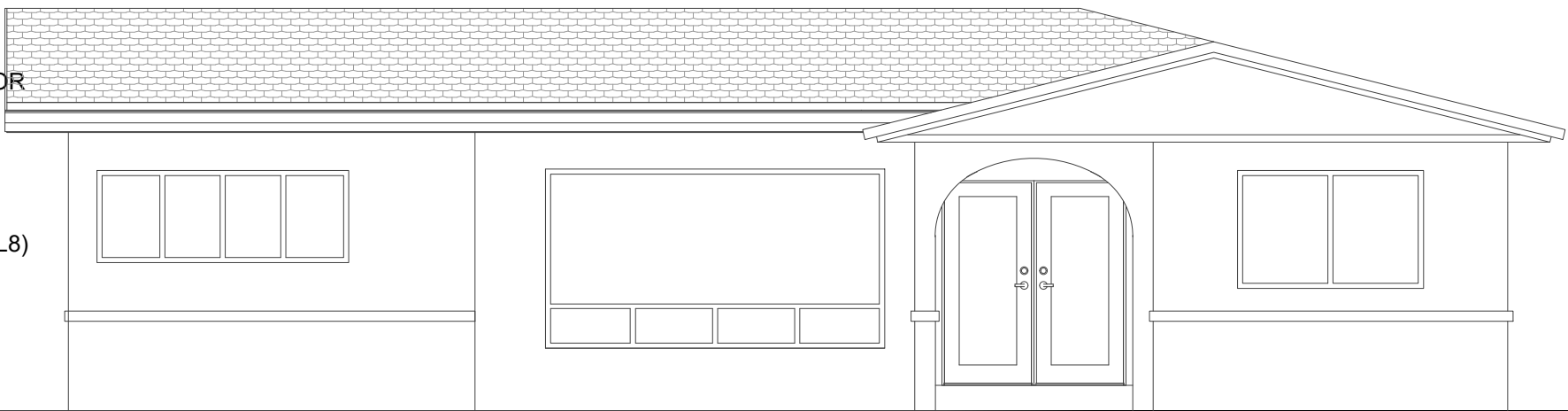
824



828



832



S SOUTHLAKE DR

2 PROPOSED WEST ELEVATION
Scale: 1/4" = 1'-0"



824 S SOUTHLAKE DR



832 S SOUTHLAKE DR

NEW 2ND FLOOR ADDITION
FOR A SINGLE FAMILY HOME:
MIKE ARISS
828 S SOUTHLAKE DR,
HOLLYWOOD, FL 33019

PROJECT:

HISTORIC PRESERVATION
BOARD

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AA26002922
Daniel Gomez, R.A.
FL. Reg. AR96826
1108 KANE CONCOURSE, SUITE 220
BAY HARBOR ISLANDS, FL 33154
M. 305.610.1333
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REVISED:

STREET
ELEVATION

241119SSMA

08/12/2025

A-014

RENDERINGS



NORTH VIEW



WEST VIEW



SOUTH VIEW



EAST VIEW

NEW 2ND FLOOR ADDITION
FOR A SINGLE FAMILY HOME:
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828 S SOUTHLAKE DR,
HOLLYWOOD, FL 33019

PROJECT:

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BOARD

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Daniel Gomez, R.A.
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REVISED:

RENDERINGS

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08/12/2025

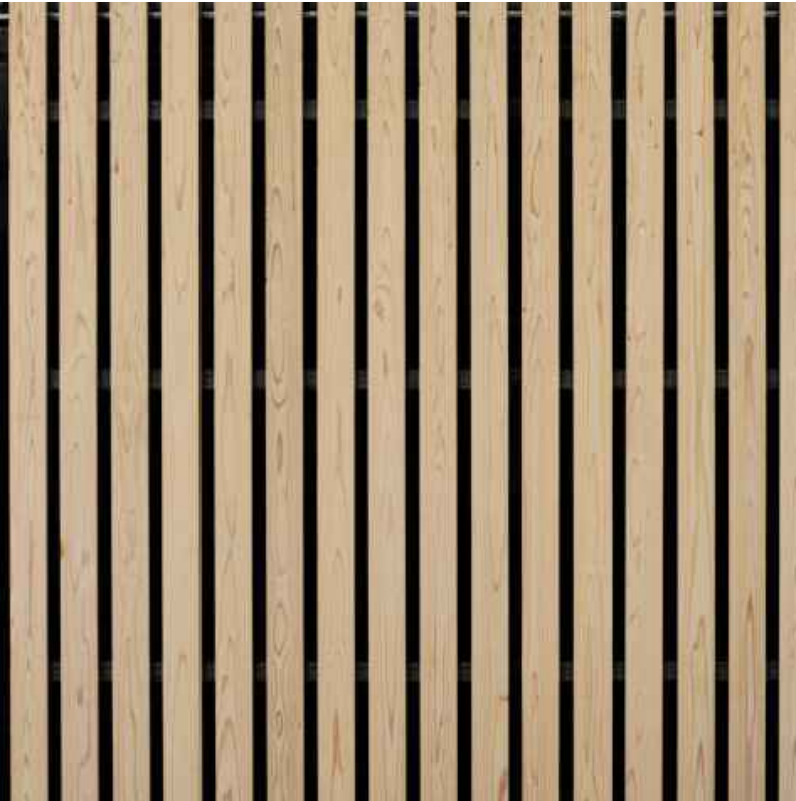
A-015

MATERIAL BOARD / EXTERIORS

_WHITE SMOOTH STUCCO FACADE



_EXTERIOR WOOD CEILING



_EXTERIOR SIDING



_EXTERIOR ALUMINUM TRELLIS



_CONCRETE FLAT ROOF TILE (GREY)



_DRIVEWAY STONE PAVER



_EXTERIOR TILE (GREY PORCELAIN)



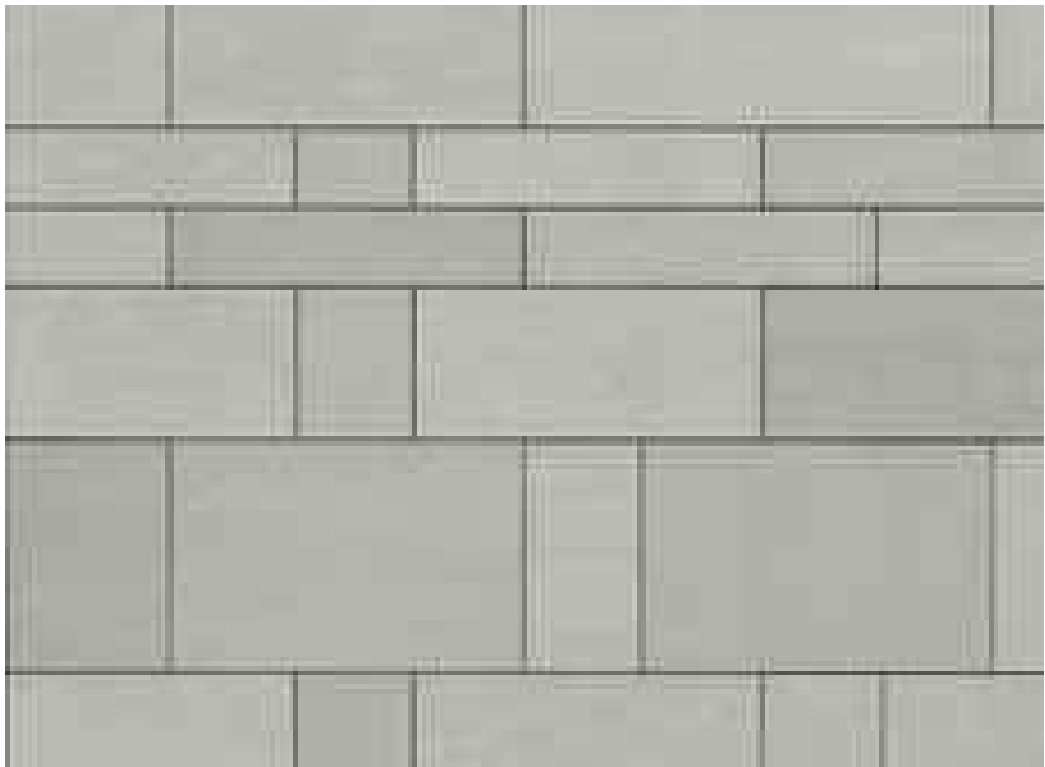
_SLIDING GLASS DOORS/WINDOWS (BRONZE)



_FLOATING ENTRY STEPS (GREY PORCELAIN)



_EXTERIOR WALL COVERING (GREY STONE)



_BUILT-IN PLANTER / GLASS RAILING



NEW 2ND FLOOR ADDITION
FOR A SINGLE FAMILY HOME:
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828 S SOUTHLAKE DR,
HOLLYWOOD, FL 33019

PROJECT:

HISTORIC PRESERVATION
BOARD

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architecture

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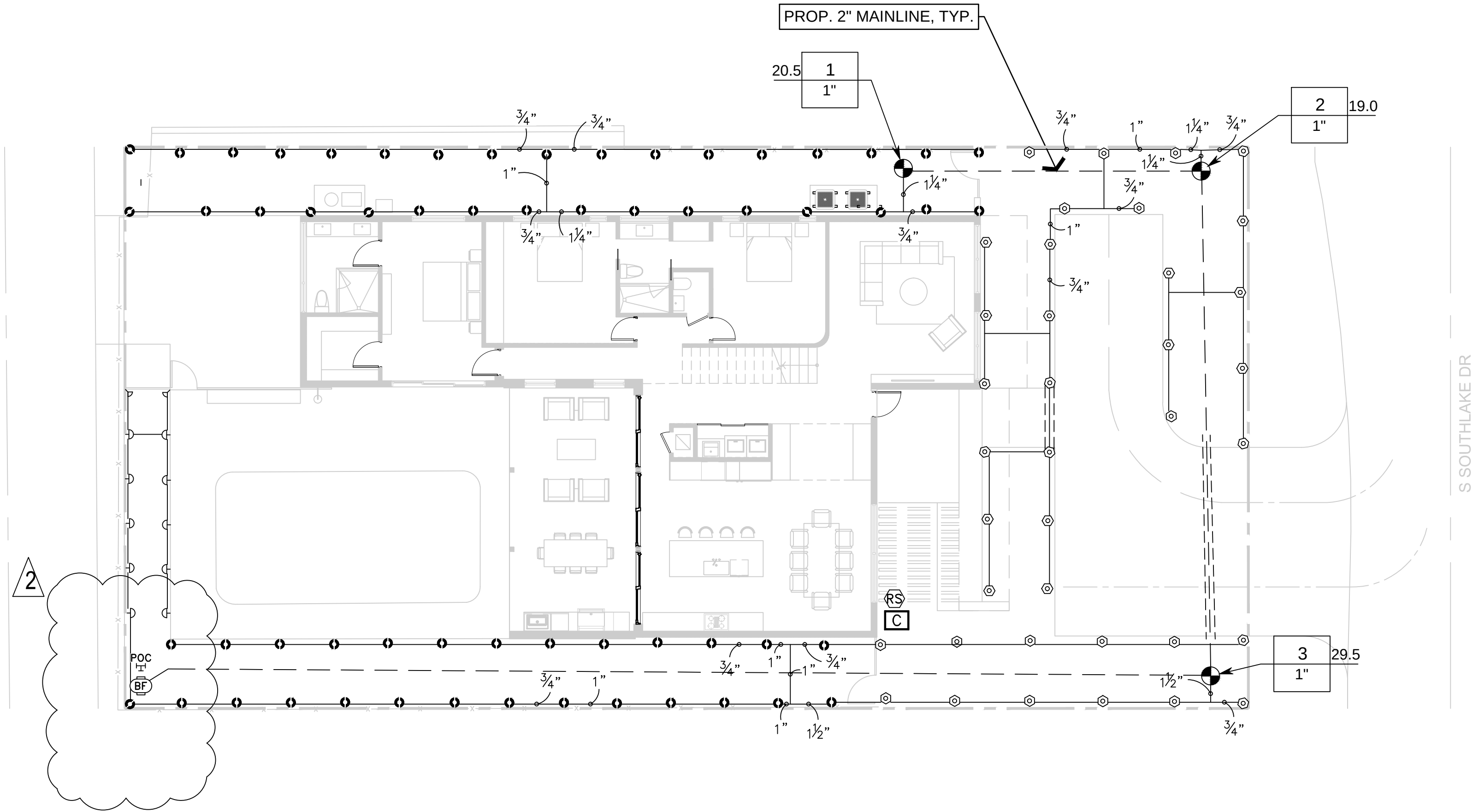
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COLOR PALETTE

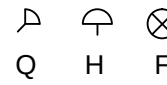
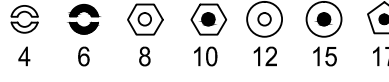
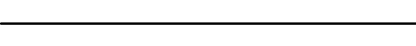
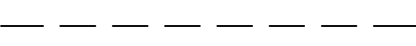
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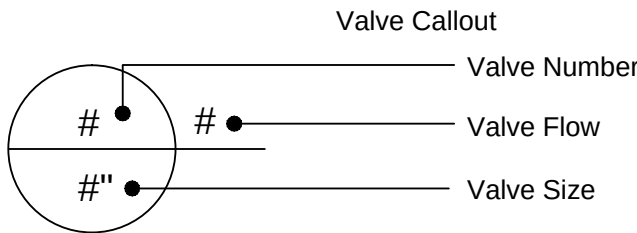
08/12/2025

A-016



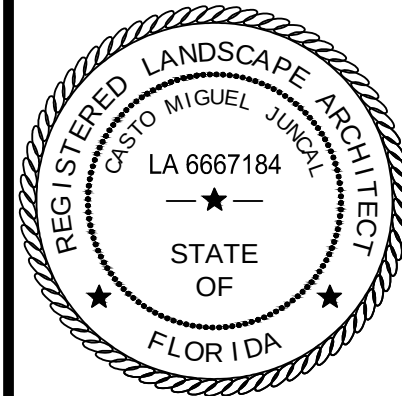
VALVE SCHEDULE				
NUMBER	MODEL	SIZE	TYPE	GPM
1	HUNTER ICV-G	1"	SHRUB SPRAY	20.5
2	HUNTER ICV-G	1"	SHRUB SPRAY	19.03
3	HUNTER ICV-G	1"	SHRUB SPRAY	29.49

IRRIGATION_SCHEDULE			
SYMBOL	MANUFACTURER/MODEL/DESCRIPTION	QTY	PSI
 Q H F	HUNTER PROS-06 5' RADIUS SHRUB SPRAY, 6" POP-UP. CO-MOLDED WIPER SEAL WITH UV RESISTANT MATERIAL.	12	30
 4 6 8 10 12 15 17	HUNTER PROS-06 ADJUSTABLE ARC SHRUB SPRAY, 6" POP-UP. CO-MOLDED WIPER SEAL WITH UV RESISTANT MATERIAL.	97	30
SYMBOL	MANUFACTURER/MODEL/DESCRIPTION	QTY	
	HUNTER ICV-G 1", 1-1/2", 2", AND 3" PLASTIC ELECTRIC REMOTE CONTROL VALVES, GLOBE CONFIGURATION, WITH NPT THREADED INLET/OUTLET, FOR COMMERCIAL/MUNICIPAL USE.	3	
	FEBCO 765 1" PRESSURE VACUUM BREAKER, BRASS WITH BALL VALVE SOV. INSTALL 12" ABOVE HIGHEST DOWNSTREAM OUTLET AND THE HIGHEST POINT IN THE DOWNSTREAM PIPING.	1	
	HUNTER XC-800 (2) 8 STATION CONTROLLER, RESIDENTIAL USE. PLASTIC CABINET, OUTDOOR, WITH 3 INDEPENDENT PROGRAMS. 120 VAC.	1	
	HUNTER MINI-CLIK RAIN SENSOR, MOUNT AS NOTED	1	
	POINT OF CONNECTION 2" POTABLE WATER SOURCE	1	
	IRRIGATION LATERAL LINE: PVC SCHEDULE 40	712.9 LF	
	IRRIGATION MAINLINE: PVC SCHEDULE 40	203.0 LF	
	PIPE SLEEVE: PVC CLASS 200 SDR 21	29.9 LF	



NO.	DATE	REVISIONS	DES. DWG.			
			PLANS UPDATED PER CITY COMMENTS			
1	12/11/24					

NEW RESIDENCE
828 S. SOUTHLAKE DRIVE, HOLLYWOOD, FLORIDA-33019
IRRIGATION PLAN

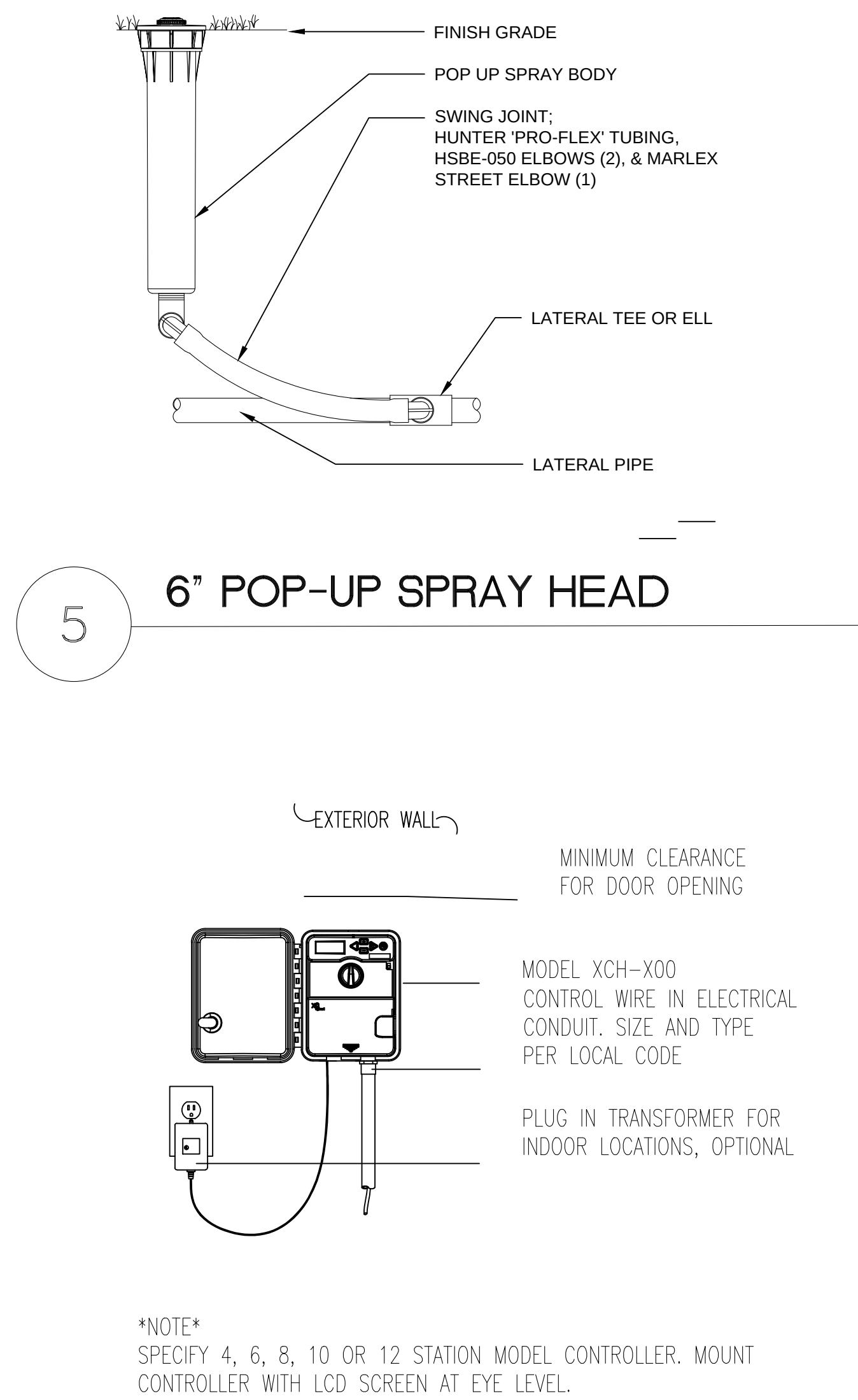
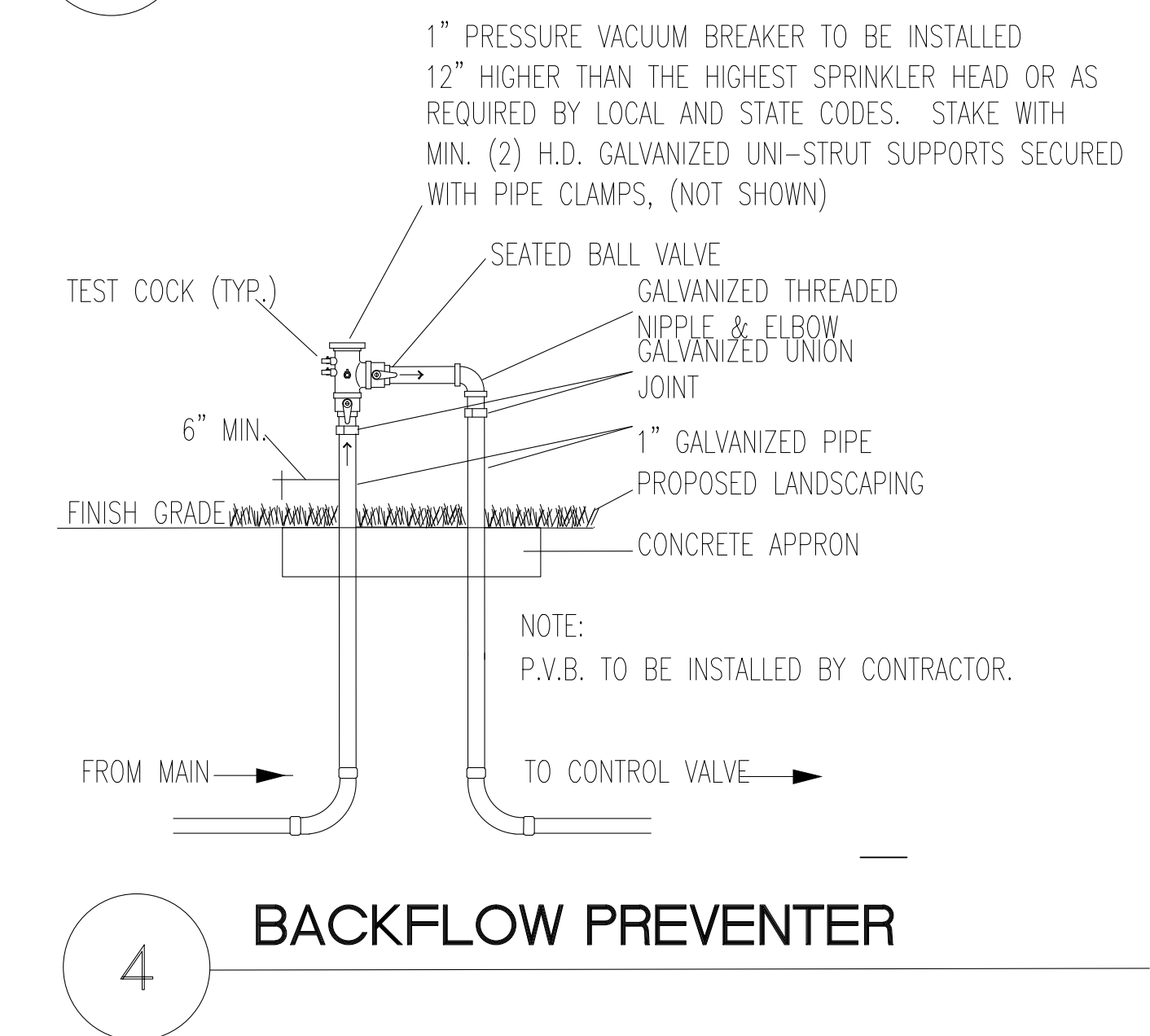
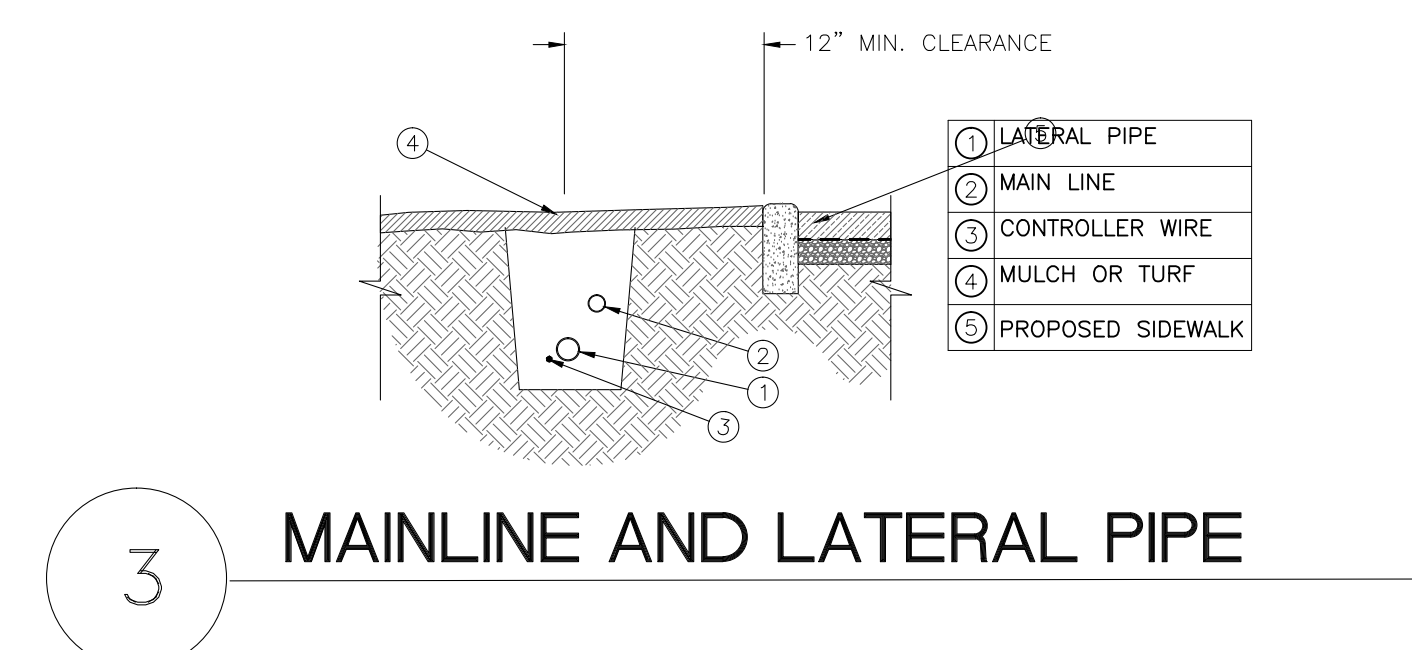
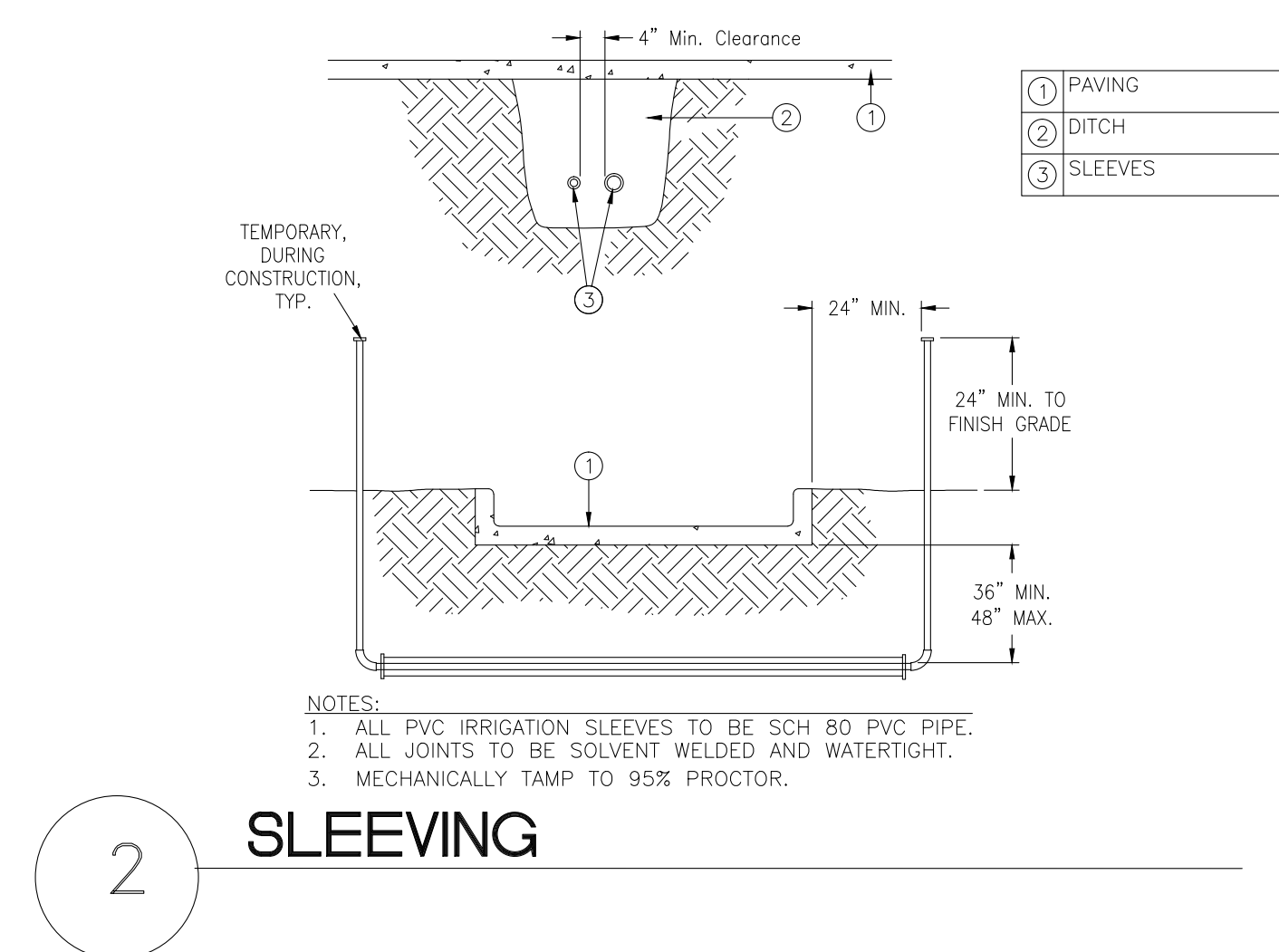
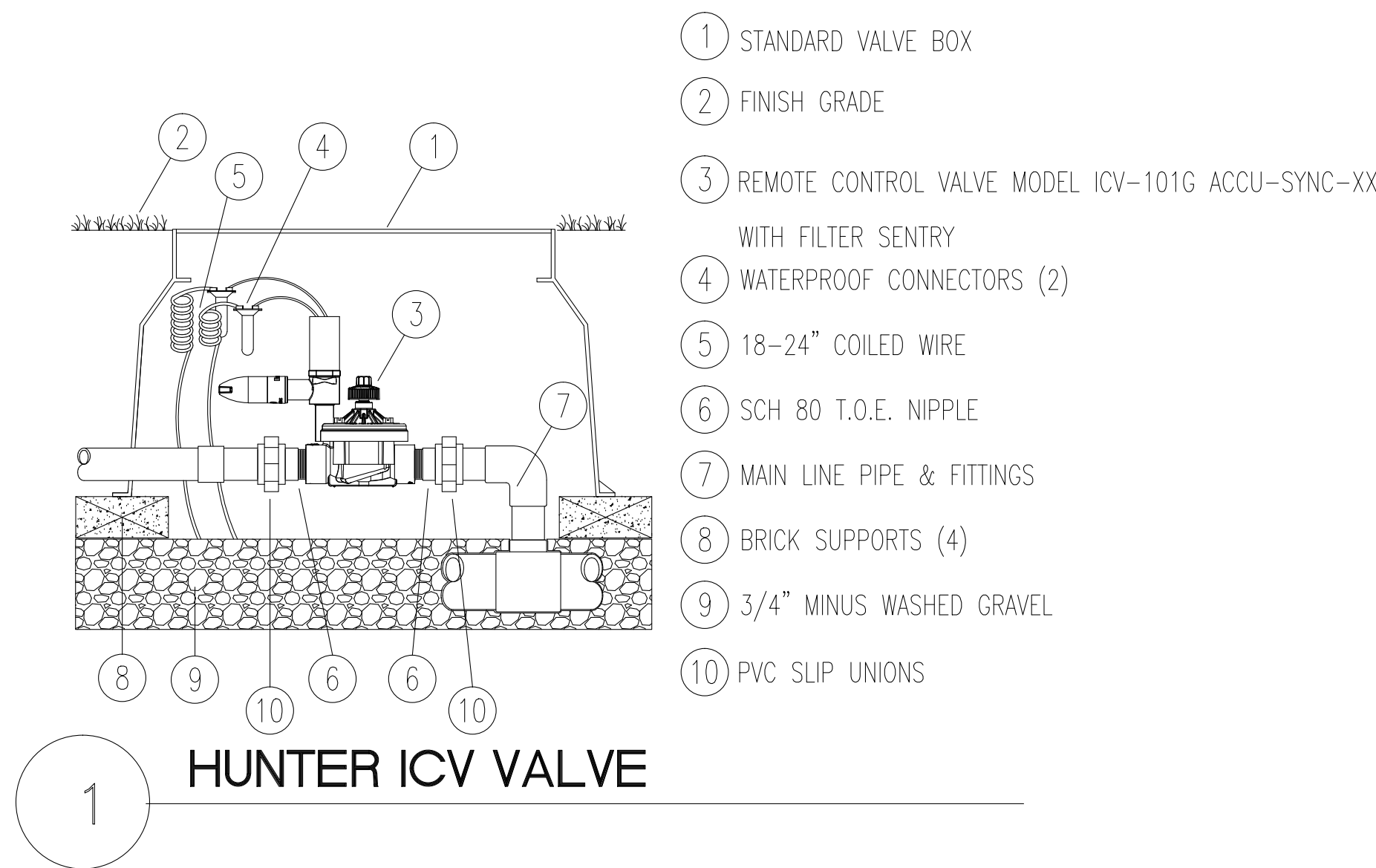


Casto Miguel Juncal
Registered Landscape Architect
LA6667184
20449 SW 93rd Ave.
Cutler Bay, FL 33189
ph: 786-877-2034
JuncalDesignStudio@gmail.com

MJ	MJ	MJ
DES.	DWN.	CHK.

IRR-1

IRRIGATION DETAILS

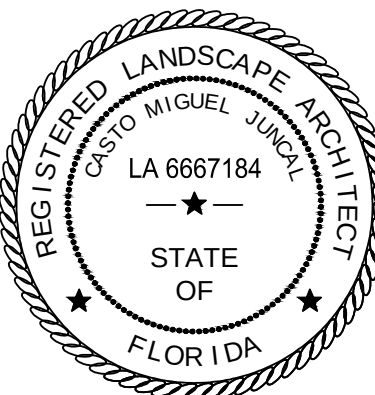


IRRIGATION NOTES

1. CONTRACTOR TO VERIFY THE LOCATION OF WATER SOURCE.
2. CONTRACTOR SHALL BE RESPONSIBLE FOR MAINTAINING IRRIGATION SERVICE TO AREAS OUTSIDE OF THE CONSTRUCTION SITE THAT WOULD RESULT IN THE DISRUPTION OF SERVICE DURING CONSTRUCTION. THE CONTRACTOR WILL RESTORE/REPAIR ALL DAMAGED IRRIGATION LOCATED WITHIN THE CONSTRUCTION SITE OR ANY AREAS BEING USED BY THE CONTRACTOR, SUCH AS STAGING AREAS AND PARKING AREAS. IF ANY SOD/LANDSCAPING DIES INSIDE OR OUTSIDE THE CONSTRUCTION FENCE AS A RESULT OF IRRIGATION FAILURE DUE TO CONSTRUCTION, THE CONTRACTOR WILL BE HELD RESPONSIBLE FOR RESTORING THE AREAS EXACTLY AS THEY WERE PREVIOUS TO CONSTRUCTION.
3. THE PROPOSED VALVES AND IRRIGATION HEADS ARE CONNECTED TO THE EXISTING IRRIGATION SYSTEM.
4. IRRIGATION SYSTEMS SHALL BE DESIGNED TO MEET THE NEEDS OF THE PLANTS IN THE LANDSCAPE.
5. THE CONTRACTOR SHALL PROVIDE ALL LABOR, EQUIPMENT, AND MATERIAL TO INSTALL A FULLY OPERATIONAL IRRIGATION SYSTEM.
6. ALL SPRINKLER HEADS SHALL BE INSTALLED WITH SWING .
7. IRRIGATION SLEEVES ARE REQUIRED UNDER HARDCAPE AREAS SUCH AS PAVED AREAS, DRIVEWAYS, RETAINING WALLS, AND ALL OTHER HARD-WEARING MATERIALS SUCH AS STONE, CONCRETE SIDEWALKS, ROAD, ETC. ALL IRRIGATION SLEEVE PIPE SHALL BE SCHEDULE 40 PVC. SLEEVES SHALL BE 2 PIPE SIZES LARGER THAN THE RUNNING PIPE AND SHALL EXTEND 24" OUTWARD FROM EDGE OF ASPHALT/ROADWAY OR CONCRETESLAB. SLEEVES UNDER PAVED AREAS SHALL BE INSTALLED TO A MINIMUM DEPTH OF 24".
8. VALVES AND FITTINGS SHALL BE INSTALLED IN ACCORDANCE WITH LOCAL CODES AND PIPE MANUFACTURER'S INSTRUCTIONS.
9. IRRIGATION MAIN PIPE SHALL BE SCHEDULE 40 PVC.
LATERALS: CLASS 200
SLEEVES: SCHEDULE 40
10. TOP OF VALVE BOXES AND SPRINKLER HEADS SHALL BE INSTALLED AT FINISH GRADE LEVEL.
11. MAINS SHALL BE @ 18" BELOW FINISH GRADE AND LATERALS BETWEEN 6" AND 12" (DEPENDING OF THE PIPE SIZE) BELOW FINISH GRADE. ALL IRRIGATION TRENCHES TO BE BACK FILLED WITH 100% SAND TO PREVENT PIPE RUPTURES.
12. ZONE CONTROLLING VALVES WILL BE ADJUSTED AND CONNECTED TO THE EXISTING CONTROLLER.
13. WHEN FEASIBLE, IRRIGATION SYSTEMS SHALL BE DESIGNED TO SEPARATELY SERVE TURF AND NON-TURF AREAS.
14. THE DESIGN SHALL CONSIDER SOIL, SLOPE, AND OTHER SITE CHARACTERISTICS IN ORDER TO MINIMIZE WATER WASTE, INCLUDING OVERSPRAY, WATERING OF IMPERVIOUS SURFACES AND OTHER NON-VEGETATED AREAS, AND OFF-SITE RUNOFF.
15. RAIN SWITCHES OR OTHER APPROVED DEVICES, SUCH AS SOIL MOISTURE SENSORS, TO PREVENT UNNECESSARY IRRIGATION SHALL BE INCORPORATED.
16. A RECOMMENDED SEASONAL OPERATING SCHEDULE AND AVERAGE PRECIPITATION RATES FOR EACH IRRIGATION ZONE FOR BOTH ESTABLISHMENT AND MAINTENANCE CONDITIONS SHALL BE PROVIDED.
17. SPRINKLER LOCATIONS SHALL BE COORDINATED WITH EXISTING AND PROPOSED PLANTING MATERIAL, SITE LIGHTING, UTILITIES, ETC. TO ENSURE PROPER COVERAGE WITH MINIMAL UNDESIRABLE OVERTHROW.
18. BEFORE ANY CONSTRUCTION START, A TEST OF THE IRRIGATION SYSTEM MUST BE CONDUCTED. THE CONTRACTOR, PROJECT MANAGER AND IRRIGATION TECHNICIAN MUST BE THERE TO SEE IF THERE ARE ANY INFRACTIONS THAT HAVE TO BE ADDRESSED.
19. TESTING FOR PRESSURE AND LEAKAGE SHALL BE ACCOMPLISHED UPON THE COMPLETION OF EACH SECTION OF ZONED PIPING. ALL RISERS SHALL BE INSTALLED PRIOR TO TESTING AND SHALL BE SUITABLE PLUGGED AND BLOCKED. THE CONTRACTOR SHALL ALLOW ALL SOLVENT-WELDED JOINTS TO CURE ACCORDING TO MANUFACTURER'S DIRECTION PRIOR TO PRESSURE TESTING. THE CONTRACTOR MAY NOT BACKFILL JOINTS BEFORE TESTING. IN THE EVENT OF AN UNSATISFACTORY TEST, THE CONTRACTOR WILL UNCOVER THE SECTIONS FOR LOCATION OF LEAKS AND MAKE THE REQUIRED REPAIRS.
20. ALL LINES SHALL BE FLUSHED AND ALL OUTLETS SHALL BE CAPPED AND PLUGGED BEFORE TESTING. PRESSURE TESTING (100 PSI FOR A MINIMUM OF ONE HOUR) SHALL BE CONDUCTED IN THE PRESENCE OF THE PROJECT MANAGER. TEST SHALL PASS WHEN THERE IS NO DETECTABLE CHANGE IN PRESSURE AT THE END OF ONE HOUR PERIOD. THE TESTING COST SHALL BE PAID FOR BY THE CONTRACTOR.
21. BACKFILL SHALL BE CAREFULLY PLACED TO AVOID PIPE DISLOCATION. BACKFILL MATERIAL SHALL BE FREE OF ROCKS, STUMPS, ROOTS, STONES, AND OTHER DEBRIS THAT COULD DAMAGE IRRIGATION SYSTEM COMPONENTS.
22. POP-UP ROTORS SHALL BE RAIN BIRD 5004 AND SPRAY HEADS SHALL BE RAIN BIRD 18006 SERIES. ROTORS FOR ATHLETIC FIELDS SHALL BE FALCON 6504 HIGH-SPEED #12 NOZZLE.
23. SIX INCH POP-UP SPRAYHEADS SHALL BE INSTALLED IN AREAS LANDSCAPED WITH SOD AND MULCH. TWELVE INCH POP-UP TYPE SPRAYHEADS SHALL BE INSTALLED IN AREAS LANDSCAPED WITH GROUNDCOVERS. BUBBLERS SHALL BE INSTALLED AT ROYAL PALMS AND LARGE TREES.
24. THE CONTRACTOR SHALL FULLY WARRANT THE IRRIGATION SYSTEM FOR A PERIOD OF ONE (1) YEAR AFTER FINAL ACCEPTANCE. THE CONTRACTOR WILL RECEIVE A WRITTEN CONFIRMATION FROM THE LANDSCAPE ARCHITECT, AFTER ACCEPTANCE, WHICH WILL STATE THE DURATION OF WARRANTY PERIOD FROM BEGINNING TO END.

[illegible]

NEW RESIDENCE

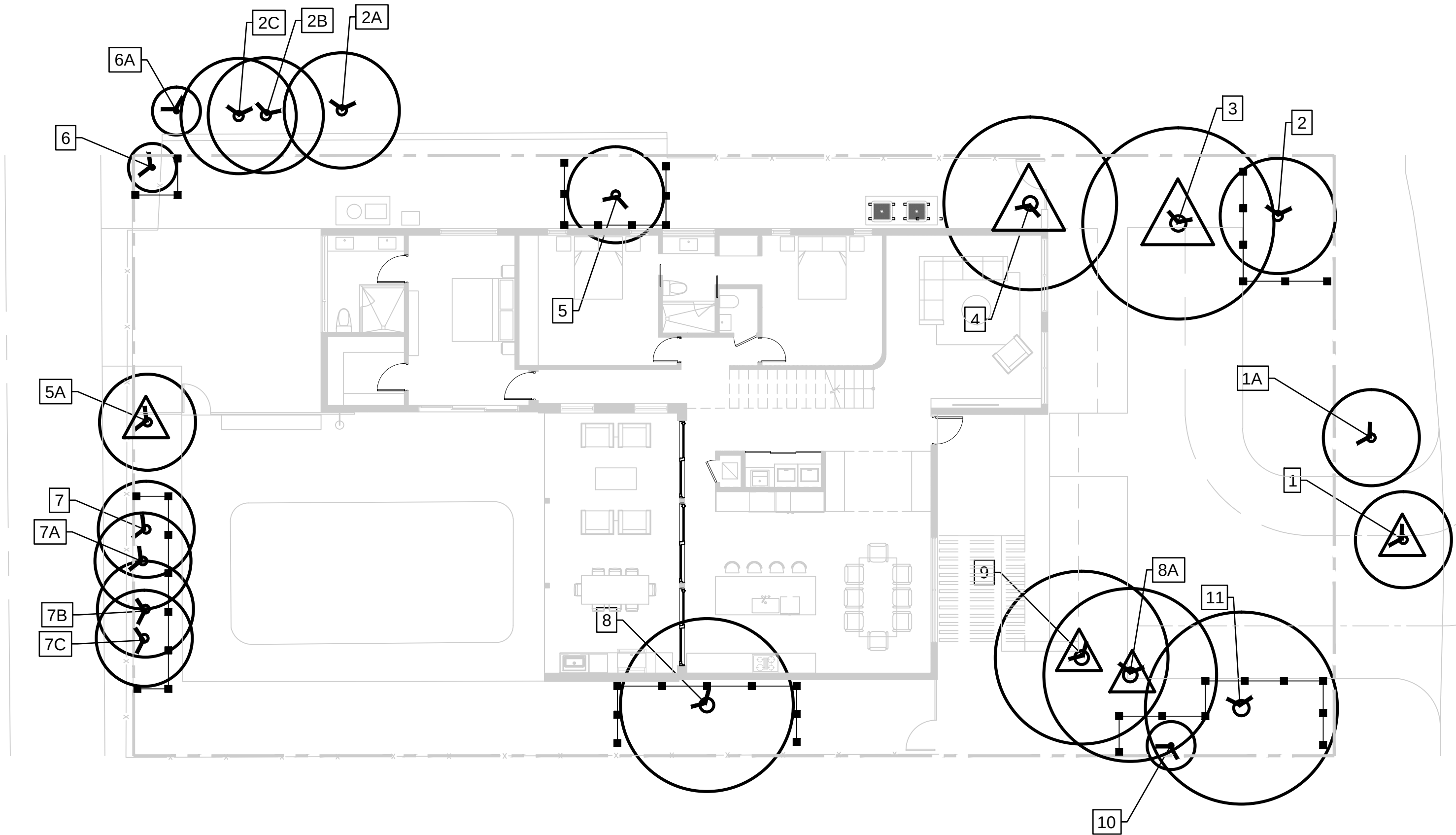


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MJ	MJ	MJ
DES.	DWN.	CHK.

IRR-2

12/11/24 SHEET 1 OF 3



LEGEND

- EXISTING TREE TO BE REMOVED EXISTING TREE TO REMAIN EXISTING TREE TO RELOCATE
- TREE PROTECTION FENCE TPZ AREA

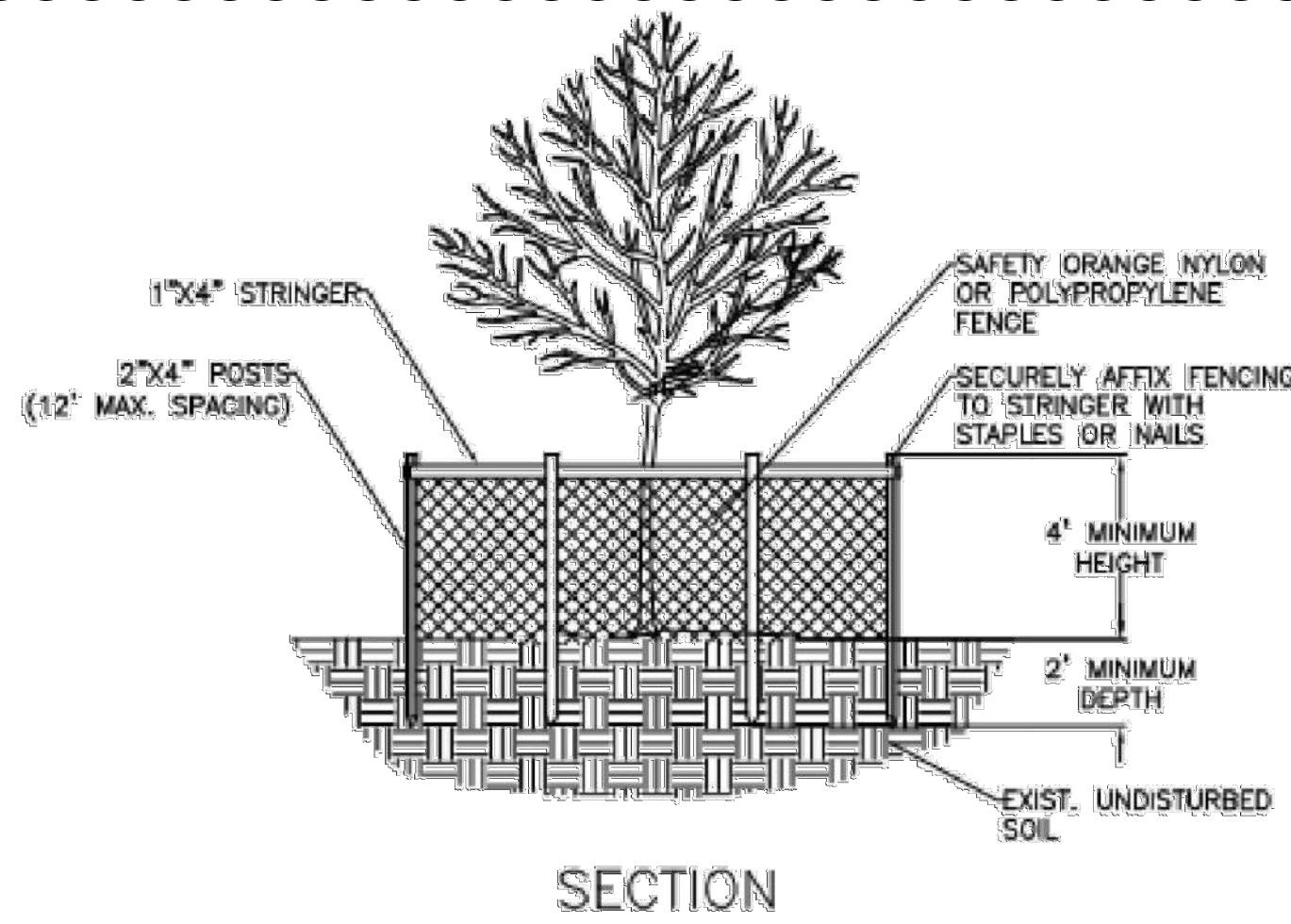
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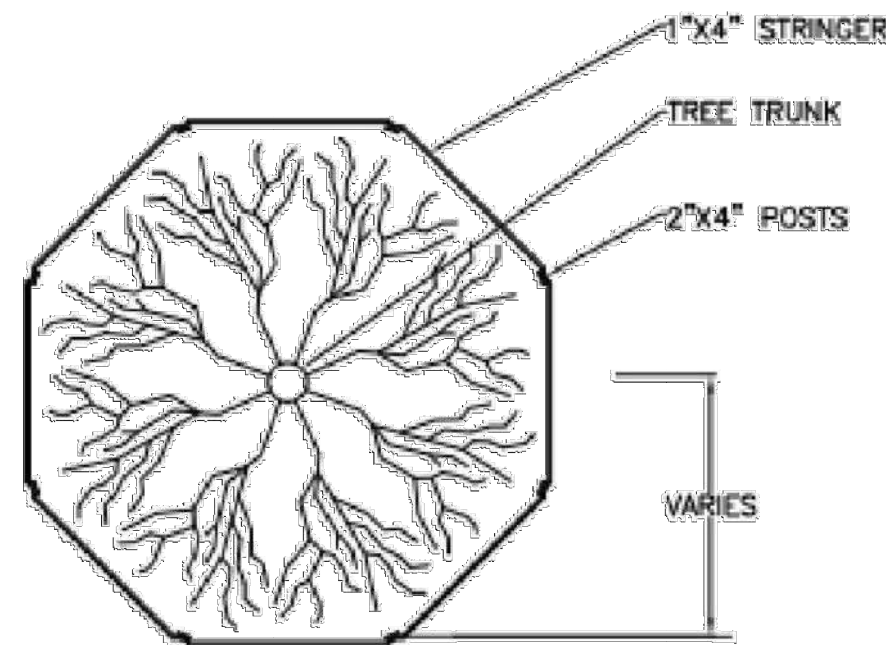
SCALE 1" : 10'

Tree Disposition Chart									
No.	Botanical Name	Common Name	D.B. H./ft	Height/ft	Spread/ft	Condition	Remarks	Disposition	T.P.Z. / ft. radius
1	Cycas revoluta	Sago Palm	1	14	10	Fair		Relocate	3
1A	Livistona chinensis	Chinese Fan Palm	1	14	10	Fair	2	Remain	5
2	Washingtonia robusta	Washington Palm	1.8	24	12	Fair		Remain	5
2A	Roystonea regia	Royal Palm	1.8	24	12	Fair		Remain	5
2B	Roystonea regia	Royal Palm	1.8	24	12	Fair		Remain	5
2C	Roystonea regia	Royal Palm	1.8	24	12	Fair		Remain	5
3	Bambusa spp.	Bamboo	2.3	22	20	Fair		Relocate	8
4	Roystonea regia	Royal Palm	2	30	18	Fair		Relocate	5
5	Roystonea regia	Royal Palm	2	24	10	Fair		Remain	5
6	Roystonea regia	Royal Palm	0.8	12	5	Fair		Remain	5
6A	Roystonea regia	Royal Palm	0.8	12	5	Fair		Remain	5
7	Roystonea regia	Royal Palm	1.6	18	10	Fair		Remain	5
7A	Roystonea regia	Royal Palm	1.6	18	10	Fair		Remain	5
7B	Roystonea regia	Royal Palm	1.6	18	10	Fair		Remain	5
7C	Roystonea regia	Royal Palm	1.6	18	10	Fair		Remain	5
8	Roystonea regia	Royal Palm	2.4	35	18	Fair		Remain	5
8A	Bismarkia nobilis	Bismark Palm	2.4	35	18	Fair		Relocate	5
9	Roystonea regia	Royal Palm	2	24	18	Fair		Relocate	5
10	Vietchia merrillii	Christmas Palm	0.8	12	5	Fair		Remain	3
11	Phoenix canariensis	Canary Island Date Palm	2.5	12	20	Fair		Remain	5

1



SECTION



TOP VIEW

NOTES:

1. BARRICADE CIRCLE TO BE CENTERED ON TREE TRUNK(S). FOR GROUPS OF TREES, PLACE BARRICADES BETWEEN TREES AND CONSTRUCTION ACTIVITY.
2. TREE PROTECTION BARRICADES SHALL BE LOCATED TO PROTECT EXISTING, RELOCATED AND NEW TREES IN CONSTRUCTION AREAS. THE PROTECTIVE BARRIER SHALL BE PLACED AROUND THE TREE AT A DISTANCE 6 FEET FROM THE TREE TRUNK OR AT THE CANOPY DRIP LINE, WHICHEVER IS GREATER OR AS SHOWN ON LANDSCAPE PLAN.

TREE PROTECTION BARRIER DETAIL BY CITY OF HOLLYWOOD

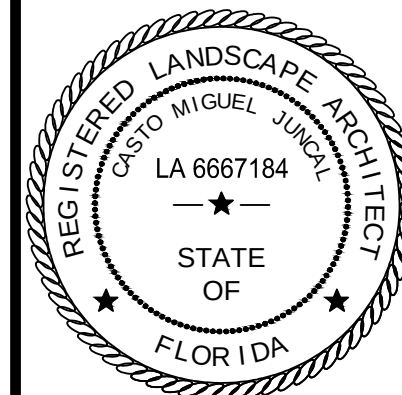
<https://www.hollywoodfl.org/DocumentCenter/View/21607/43-L-08-TREE-PROTECTION-DETAIL>

NO.	DATE	REVISIONS	DES. DWN.
1	4-23-25	CITY COMMENTS	
2	6-13-25	CITY COMMENTS	

NEW RESIDENCE

828 S. SOUTHLAKE DRIVE, HOLLYWOOD, FLORIDA-33019

TREE DISPOSITION PLAN

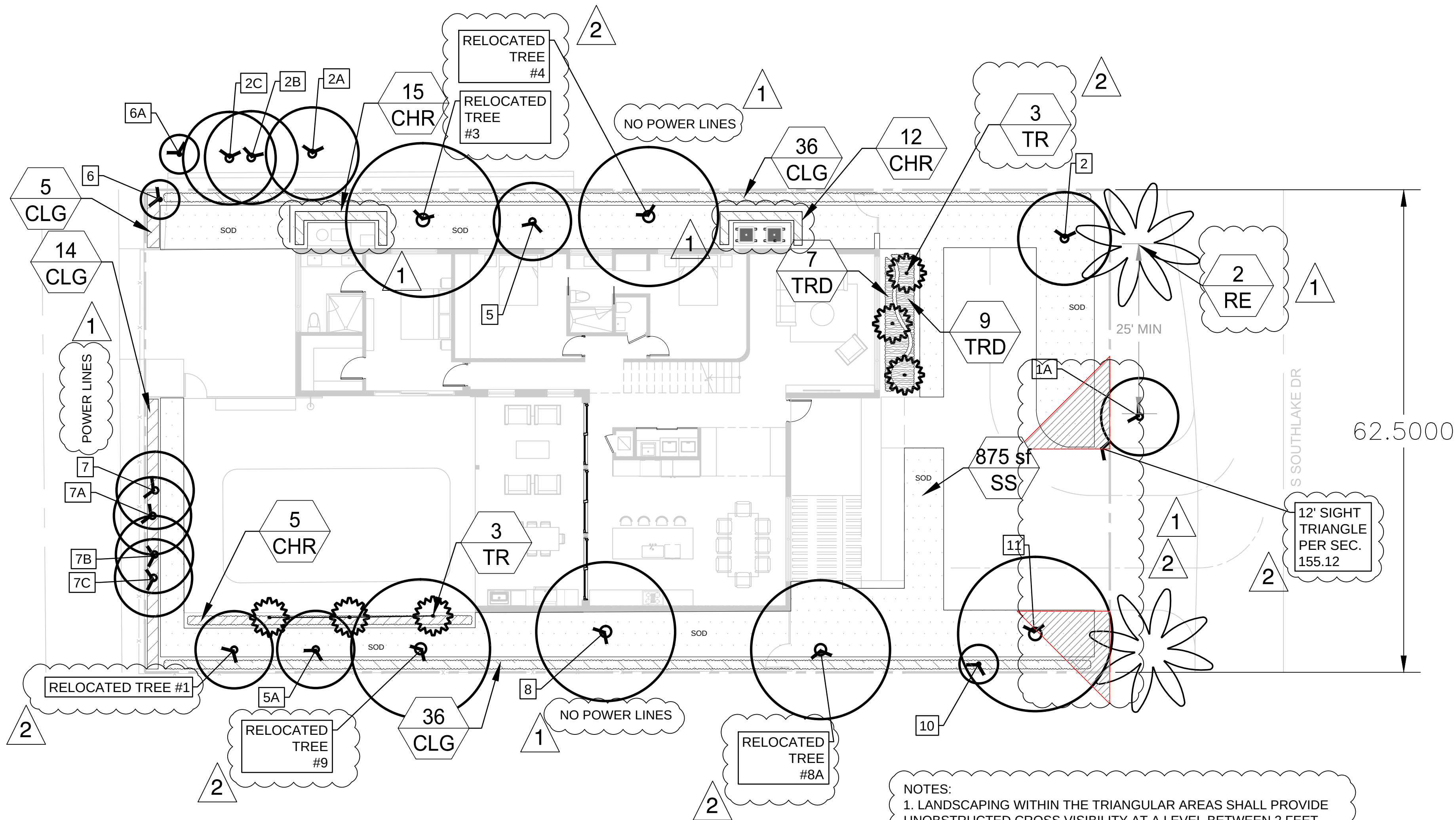


Casto Miguel Juncal
Registered Landscape Architect
LA6667184
20449 SW 93rd Ave.
Cutler Bay, FL 33189
ph: 786-877-2034
JuncalDesignStudio@gmail.com

MJ	MJ	MJ
DES.	DWN.	CHK.

L-1

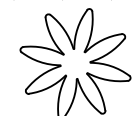
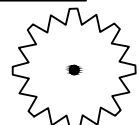
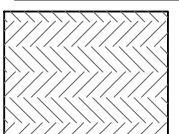
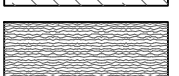
12/11/24 1 OF 3



SCALE 1" : 10'
NORTH

NOTE: NEW AND RELOCATED TREES/PALMS SHALL BE AT LEAST 5' AWAY FROM PROPERTY LINES

PLANT_SCHEDULE

<u>SYMBOL</u>	<u>CODE</u>	<u>QTY</u>	<u>BOTANICAL / COMMON NAME</u>	<u>SIZE</u>	<u>NATIVE</u>	<u>REMARKS</u>	<u>ROOT DEPTH</u>	
TREES								
	RE	2	ROYSTONEA ELATA ROYAL PALM	8' GRAY WOOD	YES			
	ET	37	EXIST. TREE					
PALMS								
	TR	6	THRINAX RADIATA FLORIDA THATCH PALM	8' HT	YES			
<u>SYMBOL</u>	<u>CODE</u>	<u>QTY</u>	<u>BOTANICAL / COMMON NAME</u>	<u>SIZE</u>	<u>NATIVE</u>	<u>SPACING</u>	<u>REMARKS</u>	<u>SPACING</u>
SHRUB AREAS								
	CHR	32	CHRYSOBALANUS ICACO 'RED TIP' RED TIP COCOPLUM NATIVE SHRUB	48" HT. X 24" SPR.	YES	24" O.C.		36" o.c.
	CLG	91	CLUSIA GUTTIFERA SMALL LEAF CLUSIA	36" HT. X 30" SPRD.	YES	30" OC		24" o.c.
	TRD	16	TRIPSACUM DACTYLOIDES FAKAHATCHEE GRASS	3G, 12 IN HT X 18 IN SPRD	YES	36" O.C.	N**	24" o.c.

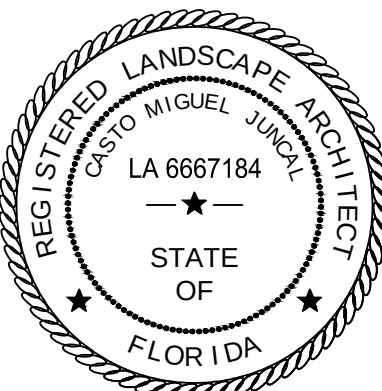
GROUND COVERS			
	SS	1,748 SF	STENOTAPHRUM SECUNDATUM ST. AUGUSTINE GRASS SOD

LANDSCAPE REQUIREMENTS TABLE
CITY OF HOLLYWOOD LANDSCAPE REQUIREMENTS, CHAPTER
9.4. Minimum Landscape Requirements for Single Family
Residential.

828 S. SOUTHLAKE DRIVE, HOLLYWOOD, FLORIDA-33019 B 311 LOT AREA 7,813 SF ACRES 0.179		
Required Trees	Required	Provided
SQUARE FEET OF REQUIRED OPEN SPECIES AND INDICATED ON THE SITE PLAN LOT AREA + 7,813 SF X 25 % = 1,953 SF	1,953	1,994
SQUARE FEET OF PARKING LOT OPEN SPACES ARE REQUIRED BY CODE, AS INDICATED IN THE SITE PLAN NUMBER OF PARKING SPACES 30 X 10 S.F PER PARKING SPACE:	N/A	N/A
TOTAL SQUARE FEET OF LANDSCAPED OPEN SPACE REQUIRED A+B	1,953	1,994
LAWN AREA CALCULATION		
SQUARE FEET OF LANDSCAPED OPEN SPECIES REQUIRED BY CITY OF HOLLYWOOD MAXIMUM LAWN AREA (SOD) PERMITTED = 25 % X 26,605 SF	1,953	1,994
TREES		
NUMBER OF TREES REQUIRED PER NET LOT ACRE, LESS EXISTING NUMBER OF TREES MEETING MINIMUM REQUIREMENTS = 3 TREES X 0.16 NET LOT ACRES - NUMBER OF EXISTING TREES =	4	(4) EXIST. TREE
% PALMS ALLOWED: NUMBER OF TREES PROVIDED X 50% =	2	2
% NATIVES REQUIRED: NUMBER OF TREES PROVIDED X 60% =	1	1
% DROUGHT TOLERANT AND LOW MAINTENANCE: NUMBER OF TREES PROVIDED X 20% =	1	1
STREET TREES (MAXIMUM AVERAGE SPACING OF 50' O.C.): 62.50 LINEAR FEET ALONG STREET / 50 =	2	3
SHRUBS		
NUMBER OF SHRUBS REQUIRED: NUMBER OF TREES REQUIRED X 10 =	60	61
% NATIVE SHRUBS REQUIRED: NUMBER OF SHRUBS PROVIDED X 50% =	18	18
% DROUGHT TOLERANT AND LOW MAINTENANCE REQUIRED: A. NUMBER OF SHRUBS PROVIDED X 20%=	12	12

NO.	DATE	REVISIONS	DES. DWG.
1	12/11/24	CITY COMMENTS	
2	12/11/24	CITY COMMENTS	

NEW RESIDENCE
828 S. SOUTHLAKE DRIVE, HOLLYWOOD, FLORIDA-33019
LANDSCAPE PLANS

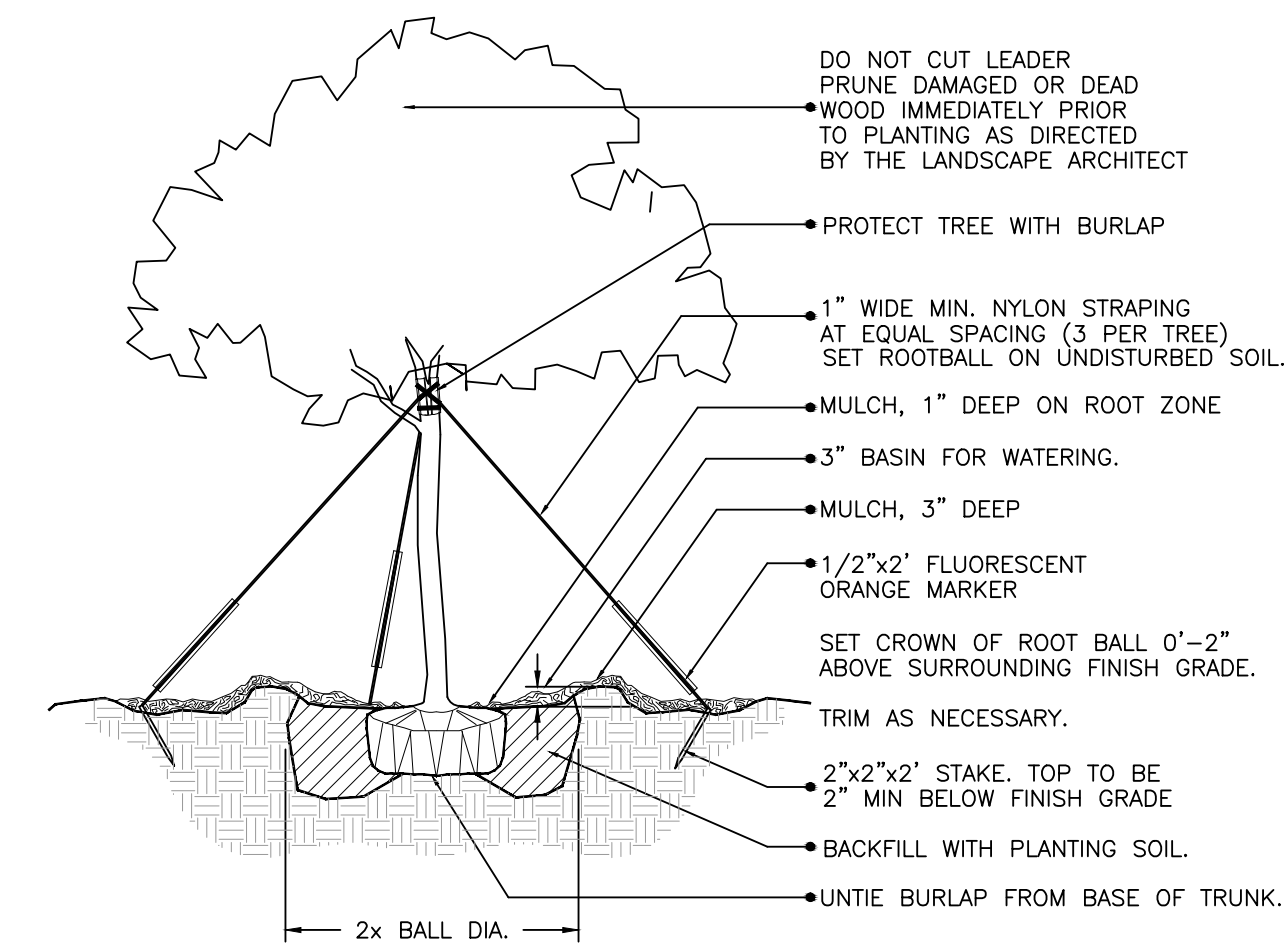


Casto Miguel Juncal
Registered Landscape Architect
LA6667184
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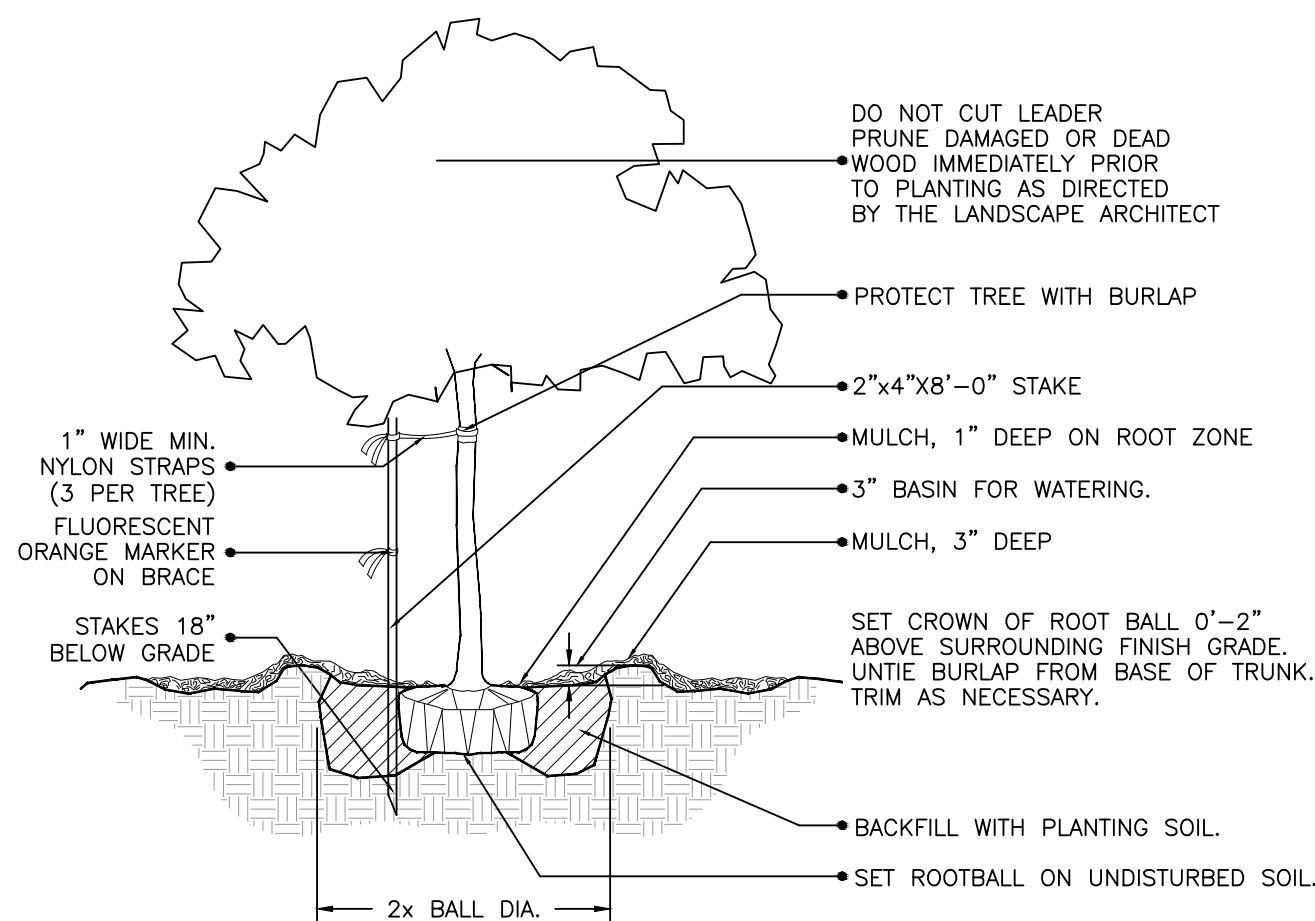
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12/11/24 2 OF 3



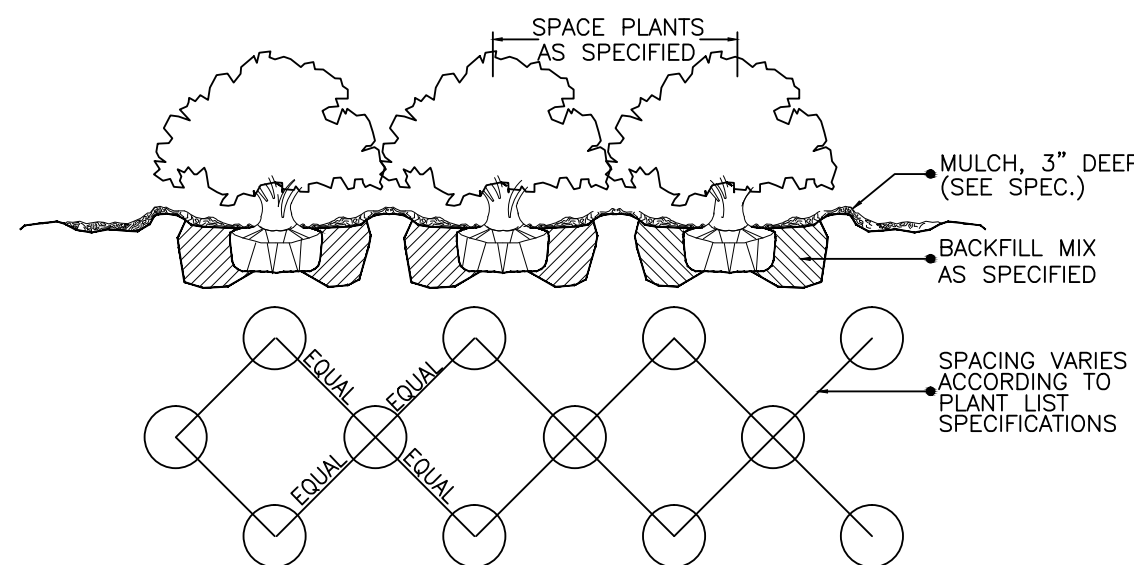
(2" cal. and over) LARGE TREE PLANTING DETAIL

NTS.



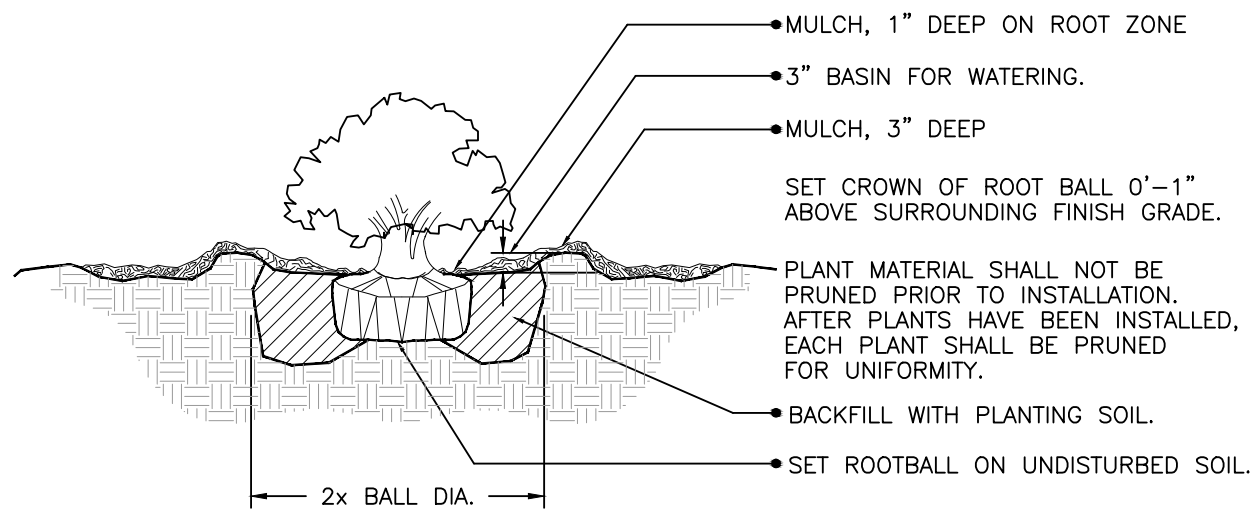
(2" cal. and under) SMALL TREE PLANTING DETAIL

NTS.



SHRUB / GROUNDCOVER SPACING / PLANTING DETAIL

NTS.



SHRUB PLANTING DETAIL

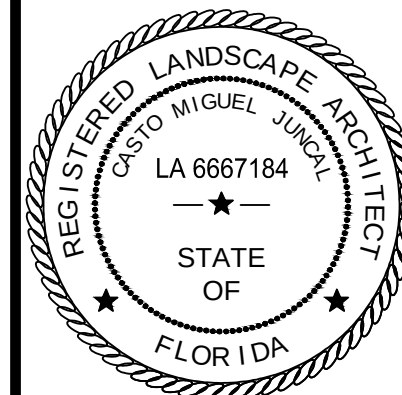
NTS.

LANDSCAPE NOTES

1. PLANT MATERIAL: ALL PLANT MATERIAL SHALL BE FLORIDA #1 OR BETTER AS ESTABLISHED BY "GRADES AND STANDARDS FOR NURSERY PLANTS" OF THE STATE OF FLORIDA, DEPARTMENT OF AGRICULTURE.
2. ALL TREES, SHRUBS AND GROUNDCOVERS SHALL BE OF THE SIZES AS SPECIFIED IN THE PLANT LIST.
3. QUANTITIES LISTED ON THE THE PLANT LIST ARE FOR ESTIMATING PURPOSES. CONTRACTOR SHALL VERIFY ALL QUANTITIES. MULCH, TOPSOIL, FERTILIZER, ETC. SHALL BE INCLUDED IN THE UNIT COST OF THE PLANTS.
4. WHERE THERE IS A DISCREPANCY EITHER IN QUANTITIES, PLANT NAMES, SIZES OR SPECIFICATIONS BETWEEN THE PLAN OR PLANT LIST, THE PLAN TAKES PRECEDENCE.
5. ALL PLANTING BEDS AND WATER BASINS FOR TREES SHALL BE COVERED WITH A 3" MINIMUM DEPTH OF SHREDDED EUCALYPTUS OR FLORIMULCH GRADE 'B' OR BETTER.
6. THE PLANTING PLAN SHALL BE INSTALLED IN COMPLIANCE WITH ALL EXISTING CODES AND APPLICABLE DEED RESTRICTIONS.
7. SOD: ALL AREAS NOT USED FOR BUILDINGS, VEHICULAR USE AREAS, WALKS OR PLANTING BEDS SHALL BE GRASSED. GRASSING SHALL EXTEND TO ANY ABUTTING STREET PAVEMENT EDGE AND TO THE MEAN WATERLINE OF ANY ABUTTING CANAL, LAKE OR WATERWAY.
8. PLANTING SOIL: ALL TREES AND SHRUBS SHALL BE PLANTED WITH A MINIMUM OF 12" TOPSOIL AROUND AND BENEATH THE ROOTBALL. MINIMUM TOPSOIL SHALL BE 6" FOR GROUNDCOVER AREAS AND 2" FOR SODDED GRASS AREAS.
9. PLANTING SOIL TO BE A WEED-FREE MIXTURE OF 50% SAND, 40% MUCK, AND 10% CANADIAN PEAT. ALL PLANT MATERIAL TO RECEIVE PLANTING SOIL AS PER DETAILS.
10. CONTRACTOR IS RESPONSIBLE FOR DETERMINING ALL UTILITY LOCATIONS AND INSTALLING FACILITIES SO AS TO NOT CONFLICT. ALL DAMAGE TO EXISTING UTILITIES OR IMPROVEMENTS CAUSED BY CONTRACTOR SHALL BE REPAIRED AT NO ADDITIONAL COST TO THE OWNER.
11. CONTRACTOR TO NOTIFY "SUNSHINE" AT 1-800-638-4097 TWO FULL BUSINESS DAYS PRIOR TO DIGGING FOR UNDERGROUND UTILITY LOCATIONS.
12. CONTRACTOR SHALL BE RESPONSIBLE FOR PROVIDING FINAL GRADING OF ALL ASSOCIATED PLANTING AREAS.
13. AFTER FINAL GRADE, AREA TO BE RAKED TO 6" DEPTH AND ALL ROCK AND FOREIGN INORGANIC MATERIALS REMOVED AND DISPOSED OF PROPERLY OFF-SITE.
14. ALL PLANTING HOLES TO BE HAND DUG EXCEPT WHERE MACHINE DUG HOLES WILL NOT ADVERSELY AFFECT OR DAMAGE UTILITIES OR IMPROVEMENTS (SEE NOTE 8).
15. NO PLUNGING OF ANY TREE OR PALM WILL BE ACCEPTED. ALL PLANTS TO BE PLANTED AT THE NURSERY GRADE OR SLIGHTLY HIGHER.
16. CONTRACTOR SHALL STAKE & GUY ALL TREES AND PALMS AT TIME OF PLANTING AS PER THE APPROPRIATE DETAIL. CONTRACTOR IS RESPONSIBLE FOR THE MAINTENANCE AND/OR REPAIR OF ALL STAKING AND GUYING DURING WARRANTY PERIOD AND REMOVAL & DISPOSAL OF STAKING AFTER ESTABLISHMENT PERIOD.
17. FERTILIZER FOR GRASS AREAS SHALL BE NPK 16-4-8 @ 12.5 LBS/1000 S.F. OR 545 LBS/ACRE. NITROGEN 50% SLOW RELEASE FORM & FERTILIZER TO INCLUDE SECONDARY MICRONUTRIENTS.
18. SUBSTITUTIONS AND CHANGES: ALL SUBSTITUTIONS AND CHANGES SHALL BE APPROVED IN WRITING PRIOR TO INSTALLATION. ANY DISCREPANCIES BETWEEN PLANS, SITE AND SPECIFICATIONS SHALL BE BROUGHT TO THE IMMEDIATE ATTENTION OF THE LANDSCAPE ARCHITECT, THE OWNER AND GOVERNING MUNICIPALITY.
19. WATERING: ALL PLANT MATERIAL SHALL BE WATERED IN AT TIME OF PLANTING IN ACCORDANCE WITH STANDARD NURSERY PRACTICES. IN ADDITION, CONTRACTOR WILL CONTINUE WATERING OF PLANT MATERIAL UNTIL SUBSTANTIAL COMPLETION AND AS NEEDED THEREAFTER FOR A PERIOD OF 2 MONTHS.
20. ALL NEW PLANT MATERIAL SHALL BE GUARANTEED FOR 1 YEAR FROM TIME OF FINAL ACCEPTANCE OF PROJECT. ANY PLANT MATERIAL NOT IN A HEALTHY GROWING CONDITION WILL BE REPLACED BY THE CONTRACTOR AT NO ADDITIONAL COST TO THE OWNER WITHIN 10 DAYS OF NOTIFICATION. FOR ALL REPLACEMENT PLANT MATERIAL, THE WARRANTY PERIOD SHALL BE EXTENDED AN ADDITIONAL 45 DAYS BEYOND THE ORIGINAL WARRANTY PERIOD. ALL TREES THAT LEAN OR ARE BLOWN OVER, CAUSED BY WINDS LESS THAN 75 MPH, WILL BE RE-SET AND BRACED BY THE CONTRACTOR AT NO ADDITIONAL COST TO THE OWNER.
21. THE SUCCESSFUL BIDDER SHALL FURNISH TO THE OWNER A UNIT PRICE BREAKDOWN FOR ALL MATERIALS. THE OWNER MAY, AT ITS DISCRETION, ADD OR DELETE FROM THE MATERIALS UTILIZING THE UNIT PRICE BREAKDOWN SUBMITTED.
22. NO PLANT MATERIAL WILL BE ACCEPTED SHOWING EVIDENCE OF CABLE, CHAIN MARKS, EQUIPMENT SCARS, OR OTHERWISE DAMAGED.
23. PLANT MATERIAL WILL NOT BE ACCEPTED WHEN THE BALL OF EARTH SURROUNDING ITS ROOTS HAS BEEN CRACKED, BROKEN OR OTHERWISE DAMAGED.
24. ROOT-PRUNE ALL TREES A MINIMUM OF (8) WEEKS PRIOR TO PLANTING.
25. ALL LANDSCAPED AREAS WILL BE IRRIGATED BY AN UNDERGROUND, AUTOMATIC, RUST-FREE IRRIGATION SYSTEM PROVIDING 100% COVERAGE AND 100% SPRAY OVERLAP. THE SYSTEM SHALL BE MAINTAINED IN GOOD WORKING ORDER AND DESIGNED TO MINIMIZE WATER ON IMPERVIOUS SERVICES AND NOT OVERSPRAY WALKWAYS. A RAIN SENSOR DEVICE SHALL BE INSTALLED TO OVERRIDE THE IRRIGATION CYCLE OF THE SYSTEM WHEN ADEQUATE RAINFALL HAS OCCURRED.
26. ALL PLANT MATERIAL PLANTED WITHIN THE SIGHT DISTANCE TRIANGLE AREAS (SEE PLAN) SHALL PROVIDE UNOBSTRUCTED CROSS-VISIBILITY AT A HORIZONTAL LEVEL BETWEEN 30 INCHES AND 8 FEET ABOVE ADJACENT STREET GRADE.
27. NO CANOPY TREES SHALL BE PLANTED WITHIN 12 FEET OF A LIGHT POLE. NO PALM SPECIES SHALL BE PLANTED WITHIN 6 FEET OF A LIGHT POLE.
28. GROUND COVER PLANTINGS SHALL PROVIDE NOT LESS THAN 50 PERCENT COVERAGE IMMEDIATELY UPON PLANTING AND 100 PERCENT COVERAGE WITHIN 6 MONTHS AFTER PLANTING.
29. TREE PROTECTION BARRICADES SHALL BE PROVIDED BY LANDSCAPE CONTRACTOR AROUND EXISTING TREES THAT MAY BE IMPACTED BY THE PROPOSED CONSTRUCTION. PRIOR TO ANY CONSTRUCTION A TREE PROTECTION BARRICADE INSPECTION SHALL BE CONDUCTED BY THE LANDSCAPE ARCHITECT, OWNER OR GOVERNING MUNICIPALITY. REFER TO LANDSCAPE DETAIL FOR TREE PRESERVATION BARRICADE FENCING.
30. IN ALL PEDESTRIAN AREAS, ALL TREES AND PALMS SHALL BE MAINTAINED TO ALLOW FOR CLEAR PASSAGE AT AN 8 FOOT CLEAR TRUNK.
31. ALL LANDSCAPE MATERIAL SHALL BE SETBACK A MINIMUM OF 10' FROM ANY FIRE HYDRANT.
32. TREE SUPPORT MATERIALS ARE TO BE REMOVED FROM EACH TREE ONCE IT IS 'ESTABLISHED.' THIS IS TO BE DONE SIX MONTHS FOR SHADE TREES AND ONE YEAR FOR PALMS.
33. NO IRRIGATION IS PROPOSED ON THIS SITE ONLY HOSE BIBS WILL USE FOR IRRIGATION PURPOSES

NO.	DATE	REVISIONS	CITY COMMENTS
1	12-25		

NEW RESIDENCE
828 S. SOUTHLAKE DRIVE, HOLLYWOOD, FLORIDA-33019
LANDSCAPE NOTES & DETAILS



Casto Miguel Juncal
Registered Landscape Architect
LA6667184
20449 SW 93rd Ave.
Cutler Bay, FL 33189
ph: 786-877-2034
JuncalDesignStudio@gmail.com

MJ	MJ	MJ
DES.	DWN.	CHK.

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12/11/24 3 OF 3



1 PROPOSED
SITE PLAN
Scale: 1/8" = 1'-0"



S SOUTHLAKE DR

NEW 2ND FLOOR ADDITION
FOR A SINGLE FAMILY HOME:
MIKE ARISS
828 S SOUTHLAKE DR,
HOLLYWOOD, FL 33019

PROJECT:

HISTORIC PRESERVATION
BOARD

SIXSIDES ARCHITECTURE, INC.
AA26002922
Daniel Gomez, R.A.
FL. Reg. AR96826
1108 KANE CONCOURSE, SUITE 220
BAY HARBOR ISLANDS, FL 33154
M. 305.610.1333
dgomez@sixsidesinc.com



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PROJECTS OR EXTENSIONS TO THIS PROJECT
EXCEPT BY AGREEMENT IN WRITING AND WITH
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PROHIBITED.

REVISED:

COLORED
SITE PLAN

241119SSMA

08/12/2025

A-006

LOCATED IN: E:\New My Company\Projects\2024\2453-828 Sunshine Drive\CD\C-1 - GENERAL NOTES - 828 S SOUTHLAKE DR.dwg & PRINTED ON: Tuesday, April 15, 2025, 2:53:15 PM

GENERAL NOTES:

- THE INFORMATION PROVIDED IN THESE DRAWINGS IS SOLELY TO ASSIST THE CONTRACTOR IN ASSESSING THE NATURE AND EXTENT OF CONDITIONS WHICH WILL BE ENCOUNTERED DURING THE COURSE OF THE CONSTRUCTION. THE CONTRACTORS ARE DIRECTED, PRIOR TO BIDDING, TO CONDUCT WHATEVER INVESTIGATIONS THEY DEEM NECESSARY TO ARRIVE AT THEIR OWN CONCLUSION REGARDING THE ACTUAL CONDITIONS THAT WILL BE ENCOUNTERED, AND UPON WHICH BIDS WILL BE BASED.
- ALL CONSTRUCTION AND MATERIALS SHALL CONFORM TO APPLICABLE STANDARDS AND SPECIFICATIONS OF THE CITY OF HOLLYWOOD DEPARTMENT OF PUBLIC UTILITIES, ENGINEERING AND CONSTRUCTION SERVICES DIVISION (ECSO), AND ALL OTHER LOCAL, STATE AND NATIONAL CODES, WHERE APPLICABLE.
- LOCATIONS, ELEVATIONS, SIZES, MATERIALS, ALIGNMENTS, AND DIMENSIONS OF EXISTING FACILITIES, UTILITIES AND OTHER FEATURES ARE SHOWN ACCORDING TO THE BEST INFORMATION AVAILABLE AT THE TIME OF THE PREPARATION OF THESE PLANS; AND DO NOT PURPORT TO BE ABSOLUTELY CORRECT. ALSO, THERE MAY HAVE BEEN OTHER IMPROVEMENTS, UTILITIES, ETC., WITHIN THE PROJECT AREA WHICH WERE CONSTRUCTED AFTER THE PREPARATION OF THESE PLANS AND/OR THE ORIGINAL SITE SURVEY. THE CONTRACTOR SHALL VERIFY THE LOCATIONS, ELEVATIONS, AND OTHER FEATURES AFFECTING HIS/HER WORK PRIOR TO CONSTRUCTION, AND NOTIFY THE ENGINEER IMMEDIATELY WHEN CONFLICT BETWEEN DRAWINGS AND ACTUAL CONDITIONS ARE DISCOVERED. THE ENGINEER ASSUMES NO RESPONSIBILITY FOR ANY FACILITIES SHOWN OR NOT SHOWN ON THE PLANS. THE CONTRACTOR SHALL WORK AS NEEDED TO AVOID CONFLICT WITH EXISTING UTILITIES (NO ADDITIONAL COST SHALL BE PAID FOR THIS WORK). EXISTING UTILITIES SHALL BE MAINTAINED IN SERVICE DURING CONSTRUCTION UNLESS OTHERWISE APPROVED BY THE RESPECTIVE UTILITY OWNER.
- THE CONTRACTOR SHALL COORDINATE WITH ALL UTILITIES TO ARRANGE FOR THE RELOCATION AND TEMPORARY SUPPORT OF UTILITY FEATURES, ETC. AS NECESSARY TO COMPLETE THE WORK.
- IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO LOCATE AND PROTECT ANY AND ALL EXISTING UTILITIES ON THIS PROJECT, AND TO ENSURE THAT EXISTING UTILITIES ARE MAINTAINED IN SERVICE DURING CONSTRUCTION UNLESS APPROVED OTHERWISE BY THE UTILITY OWNER.
- CONTRACTOR SHALL ADJUST ALL EXISTING UTILITY CASTINGS INCLUDING VALVE BOXES, MANHOLES, HAND-HOLES, PULL-BOXES, STORMWATER INLETS, AND SIMILAR STRUCTURES IN CONSTRUCTION AREA TO BE OVERLAID WITH ASPHALT PAVEMENT.
- THE CONTRACTOR IS REQUIRED TO OBTAIN ALL APPLICABLE CONSTRUCTION AND ENVIRONMENTAL PERMITS PRIOR TO THE START OF CONSTRUCTION.
- THE CONTRACTOR SHALL NOTIFY ECSO AT LEAST 48 HOURS PRIOR TO BEGINNING CONSTRUCTION.
- PRIOR TO THE COMMENCEMENT OF CONSTRUCTION AND INSTALLATION OF THE PROPOSED IMPROVEMENTS, SHOP DRAWINGS SHALL BE SUBMITTED TO ECSO IN ACCORDANCE WITH THE CONTRACT DOCUMENT'S REQUIREMENTS, FOR APPROVAL. IN ADDITION, IT IS THE CONTRACTOR'S RESPONSIBILITY TO OBTAIN ANY OTHER AGENCY SHOP DRAWING APPROVAL, IF REQUIRED.
- THE CONTRACTOR SHALL NOTIFY ECSO IMMEDIATELY FOR ANY CONFLICT ARISING DURING CONSTRUCTION OF ANY IMPROVEMENTS SHOWN ON THESE DRAWINGS. THIS WORK BY THE CONTRACTOR SHALL BE CONSIDERED INCIDENTAL TO THE CONTRACT AND NO ADDITIONAL COMPENSATION SHALL BE ALLOWED.
- ELEVATIONS SHOWN ARE IN FEET AND ARE REFERENCED TO THE NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD 88).
- CITY OF HOLLYWOOD SHALL NOT PROVIDE STAGING/ STORAGE AREA. CONTRACTOR SHALL SECURE STAGING STORAGE AREA AS NECESSARY FOR CONSTRUCTION WORK.
- CONTRACTOR SHALL HAUL AWAY EXCESSIVE STOCKPILE OF SOIL FOR DISPOSAL EVERY DAY. NO STOCKPILE SOIL IS ALLOWED TO BE LEFT ON THE CONSTRUCTION SITE OVERNIGHT.
- CONTRACTOR SHALL CLEAN/ SWEEP AT LEAST ONCE A DAY OR AS REQUIRED BY THE ENGINEER.
- CONTRACTOR SHALL PROTECT CATCH BASINS WITHIN/ ADJACENT TO THE CONSTRUCTION SITE AS REQUIRED BY NPDES REGULATIONS.
- THE CITY OF HOLLYWOOD HAS A NOISE ORDINANCE (CHAPTER 100) WHICH PROHIBITS EXCAVATION AND CONSTRUCTION BEFORE 8:00 A.M. AND AFTER 6:00 P.M., MONDAY THROUGH SATURDAY AND ALL DAY SUNDAY.
- SUITABLE EXCAVATED MATERIAL SHALL BE USED IN FILL AREAS. NO SEPARATE PAY ITEM FOR THIS WORK, INCLUDE COST IN OTHER ITEMS.
- ALL ROAD CROSSINGS ARE OPEN CUT AS PER THE REQUIREMENTS OF THE ECSO UNLESS OTHERWISE NOTED ON THE DRAWINGS.
- THE CONTRACTOR SHALL REPLACE ALL PAVING, STABILIZING EARTH, DRIVEWAYS, PARKING LOTS, SIDEWALKS, ETC. TO SATISFY THE INSTALLATION OF THE PROPOSED IMPROVEMENTS WITH THE SAME TYPE OF MATERIAL THAT WAS REMOVED DURING CONSTRUCTION OR AS DIRECTED BY ECSO FIELD ENGINEER.
- THE CONTRACTOR SHALL NOT ENCROACH INTO PRIVATE PROPERTY WITH PERSONNEL, MATERIAL OR EQUIPMENT. IN CASE WORK ON PRIVATE PROPERTY IS NEEDED, A CITY OF HOLLYWOOD "RIGHT OF ENTRY" FORM MUST BE SIGNED BY PROPERTY OWNER AND THE DIRECTOR OF PUBLIC UTILITIES. THE CONTRACTOR IS RESPONSIBLE TO MAINTAIN ACCESS AT ALL TIMES TO PRIVATE HOMES/BUSINESSES.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR DAMAGE, REMOVAL OR MODIFICATION, CAUSED TO ANY IRRIGATION SYSTEM (PRIVATE OR PUBLIC) ACCIDENTALLY OR PURPOSELY. THE CONTRACTOR SHALL REPLACE ANY DAMAGED, REMOVED OR MODIFIED IRRIGATION PIPES, SPRINKLER HEADS OR OTHER PERTINENT APPURTENANCES TO MATCH OR EXCEED EXISTING CONDITIONS AT NO ADDITIONAL COST TO THE CITY.
- MAIL BOXES, FENCES, OR OTHER PRIVATE PROPERTY DAMAGED DURING THE CONSTRUCTION OF THE PROPOSED IMPROVEMENTS SHALL BE REPLACED TO MATCH OR EXCEED EXISTING CONDITIONS.
- CONTRACTOR SHALL PROVIDE MAINTENANCE OF TRAFFIC IN ACCORDANCE WITH FDOT STANDARDS AND CITY OF HOLLYWOOD DEPARTMENT OF PUBLIC UTILITIES STANDARDS.
- NO TREES ARE TO BE REMOVED OR RELOCATED WITHOUT PRIOR APPROVAL FROM ECSO FIELD ENGINEER.
- THE CONTRACTOR IS RESPONSIBLE FOR OBTAINING THE NECESSARY TREE REMOVAL OR RELOCATION PERMITS FROM THE CITY OF HOLLYWOOD BUILDING DEPARTMENT FOR TREES LOCATED IN THE PUBLIC RIGHT OF WAY.
- IT IS INTENT OF THESE PLANS TO BE IN ACCORDANCE WITH APPLICABLE CODES AND AUTHORITIES HAVING JURISDICTION, ANY DISCREPANCIES BETWEEN THESE PLANS AND APPLICABLE REGULATORY STANDARDS/ REQUIREMENTS SHALL BE IMMEDIATELY BROUGHT TO THE ATTENTION OF ECSO.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR MAINTAINING THE INTEGRITY OF AND MAKING THE REPAIRS TO EXISTING PAVEMENT, SIDEWALKS, PIPES, CONDUITS, CURBS, CABLES, ETC., WHETHER OR NOT SHOWN ON THE PLANS DAMAGED AS A RESULT OF THE CONTRACTOR OPERATIONS AND/ OR THOSE OF HIS SUBCONTRACTORS, AND SHALL RESTORE THEM PROMPTLY AT NO ADDITIONAL EXPENSE TO THE OWNER. CONTRACTOR SHALL REPAIR ANY DAMAGE TO SIDEWALK, DRIVEWAY, ETC., PRIOR TO BEGINNING WORK IN ANY AREA.
- WHERE NEW PAVEMENT MEETS EXISTING, CONNECTION SHALL BE MADE IN A NEAT STRAIGHT LINE AND FLUSH WITH EXISTING PAVEMENT TO MATCH EXISTING CONDITIONS.
- UNDER NO CIRCUMSTANCES SHALL THE CONTRACTOR LEAVE EXCAVATED TRENCHES, OR PART OF, EXPOSED OR OPENED AT THE END OF THE WORKING DAY, WEEKENDS, HOLIDAYS, OR OTHER TIMES, WHEN THE CONTRACTOR IS NOT WORKING, UNLESS OTHERWISE DIRECTED. ALL TRENCHES SHALL BE COVERED, FIRMLY SECURED AND MARKED ACCORDINGLY FOR PEDESTRIAN/ VEHICULAR TRAFFIC.
- ALL EXCAVATED MATERIAL REMOVED FROM THIS PROJECT SHALL BE DISPOSED OFF THE PROPERTY BY THE CONTRACTOR AT THE CONTRACTOR'S EXPENSE.
- ALL DUCTILE IRON PRODUCTS SHALL BE DOMESTIC MADE HEAVY DUTY CLASSIFICATION SUITABLE FOR HIGHWAY TRAFFIC LOADS, OR 20,000 LB.
- ALL GRASS AREAS AFFECTED BY CONSTRUCTION SHALL BE RE-SODDED.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROVISION, INSTALLATION AND MAINTENANCE OF ALL TRAFFIC CONTROL AND SAFETY DEVICES, IN ACCORDANCE WITH SPECIFICATIONS OF THE LATEST REVISION OF FDOT DESIGN STANDARDS. IN ADDITION, THE CONTRACTOR IS RESPONSIBLE FOR THE RESETTling OF ALL TRAFFIC CONTROL AND INFORMATION SIGNAGE REMOVED DURING THE CONSTRUCTION PERIOD.
- EXCAVATED OR OTHER MATERIAL STORED ADJACENT TO OR PARTIALLY UPON A ROADWAY PAVEMENT SHALL BE ADEQUATELY MARKED FOR TRAFFIC SAFETY AT ALL TIMES.
- TEMPORARY PATCH MATERIAL MUST BE ON THE JOB SITE WHENEVER PAVEMENT IS CUT, OR THE CITY'S INSPECTOR WILL SHUT THE JOB DOWN.
- CONTRACTOR MUST PROVIDE FLASHER ARROW SIGNAL FOR ANY LANE THAT IS CLOSED OR DIVERTED.
- CONTRACTOR SHALL NOTIFY LAW ENFORCEMENT AND FIRE PROTECTION SERVICES TWENTY-FOUR (24) HOURS IN ADVANCE OF TRAFFIC DETOUR IN ACCORDANCE WITH SECTION 336.07 OF FLORIDA STATUTES.
- CONTRACTOR TO RESTORE PAVEMENT TO ORIGINAL CONDITION AS REQUIRED.
- CONTRACTOR SHALL BE RESPONSIBLE FOR PROVIDING DEWATERING PER SPECIFICATION SECTION 02140 DEWATERING.
- THE CONTRACTOR SHALL GIVE AT LEAST 48 HOURS NOTICE TO UTILITY COMPANIES TO PROVIDE FOR THE LOCATION OF EXISTING UNDERGROUND UTILITIES IN ADVANCE OF CONSTRUCTION, CONTACT UTILITIES NOTIFICATION CENTER AT 811 OR 1-800-432-4770.



- ALL CONNECTIONS TO EXISTING MAINS SHALL BE RESPONSIBILITY OF THE CONTRACTOR, WATER CONNECTIONS SHALL BE METERED, AND THE COST OF WATER AND TEMPORARY METER SHALL BE BORNE BY THE CONTRACTOR.
- A COMPLETE AS-BUILT SURVEY SHALL BE ACCURATELY RECORDED OF THE UTILITY SYSTEM DURING CONSTRUCTION. AS-BUILT SURVEY SHALL BE SUBMITTED TO ECSO SIGNED AND SEALED BY A FLORIDA REGISTERED SURVEYOR PRIOR TO FINAL INSPECTION AND ACCEPTANCE OF PROJECT. THE COST OF SIGNED AND SEALED AS-BUILTS SHALL BE COVERED IN OVERALL BID
 - PLAN VIEW SHOWING THE HORIZONTAL LOCATIONS OF EACH MANHOLE, INLET, VALVE, FITTING, BEND, AND HORIZONTAL PIPE DEFLECTION WITH COORDINATES AND IN REFERENCE TO A SURVEY BASELINE OR RIGHT-OF-WAY CENTERLINE.
 - THE PLAN VIEW SHALL ALSO SHOW SPOT ELEVATIONS OF THE TOP OF THE MAIN (WATER MAIN AND FORCE MAIN) OR PIPE INVERTS (GRAVITY MAINS) AT INTERVALS NOT TO EXCEED 100 FEET AS MEASURED ALONG MAIN. THE PLAN VIEW SHALL ALSO INCLUDE SPOT ELEVATIONS AT EACH MANHOLE, INLET, VALVE, FITTING, BEND AND VERTICAL PIPE DEFLECTION
 - THE PLAN VIEW SHALL ALSO SHOW THE HORIZONTAL SEPARATION FROM UNDERGROUND UTILITIES IMMEDIATELY ADJACENT OR PARALLEL TO THE NEW MAIN.
 - PROFILE WITH SPOT ELEVATIONS OF THE TOP OF THE MAIN (WATER MAIN AND FORCE MAIN) OR PIPE INVERT (GRAVITY MAIN) AND OF THE FINISH GRADE OR MANHOLE RIM DIRECTLY ABOVE THE MAIN AT INTERVALS NOT TO EXCEED 100 FEET AS MEASURED ALONG THE MAIN, THE PROFILE VIEW SHALL ALSO INCLUDE SPOT ELEVATIONS AT EACH MANHOLE, INLET, VALVE, FITTING, BEND, AND VERTICAL PIPE DEFLECTION.
 - THE PROFILE VIEW SHALL SHOW ALL UNDERGROUND UTILITIES CROSSING THE NEW MAIN AND THE VERTICAL SEPARATION PROVIDED BETWEEN THAT UNDERGROUND UTILITY AND THE NEW MAIN.
 - ALL CAD FILES MUST BE CREATED FOLLOWING THE CITY OF HOLLYWOOD " SURVEY/ AS-BUILT CAD DRAWING STANDARDS"

WATER SYSTEM NOTES

- NEW OR RELOCATED UNDERGROUND WATER MAINS INCLUDED IN THIS PROJECT THAT WILL CROSS ANY EXISTING OR PROPOSED GRAVITY OR VACUUM-TYPE SANITARY SEWER OR STORM SEWER WILL BE LAID SO THE OUTSIDE OF THE WATER MAIN IS AT LEAST SIX INCHES ABOVE THE OTHER PIPELINE OR AT LEAST 12 INCHES BELOW THE OTHER PIPELINE.
- NEW OR RELOCATED UNDERGROUND WATER MAINS INCLUDED IN THIS PROJECT THAT WILL CROSS ANY EXISTING OR PROPOSED PRESSURE-TYPE SANITARY SEWER, WASTEWATER OR STORM WATER FORCE MAIN, OR PIPELINE CONVEYING RECLAIMED WATER WILL BE LAID SO THE OUTSIDE OF THE WATER MAIN IS AT LEAST 12 INCHES ABOVE OR BELOW THE OTHER PIPELINE. [FAC 62-555.314(2); EXCEPTIONS ALLOWED UNDER FAC 62-555.314(5)].
- AT ALL UTILITY CROSSINGS DESCRIBED ABOVE, ONE FULL LENGTH OF WATER MAIN PIPE WILL BE CENTERED ABOVE OR BELOW THE OTHER PIPELINE SO THE WATER MAIN JOINTS WILL BE AS FAR AS POSSIBLE FROM THE OTHER PIPELINE, OR THE PIPES WILL BE ARRANGED SO THAT ALL WATER MAIN JOINTS ARE AT LEAST THREE FEET FROM ALL JOINTS IN VACUUM-TYPE SANITARY SEWERS, STORM SEWERS, STORM WATER FORCE MAINS, OR PIPELINES CONVEYING RECLAIMED WATER REGULATED UNDER PART III OF CHAPTER 62-610, F.A.C., AND AT LEAST SIX FEET FROM ALL JOINTS IN GRAVITY OR PRESSURE-TYPE SANITARY SEWERS, WASTEWATER FORCE MAINS, OR PIPELINES CONVEYING RECLAIMED WATER NOT REGULATED UNDER PART III OF CHAPTER 62-610, F.A.C. [FAC 62-555.314(2); EXCEPTIONS ALLOWED UNDER FAC 62-555.314(5)].
- NEW UNDERGROUND WATER MAINS INCLUDED IN THIS PROJECT TO BE DUCTILE IRON PIPE (D.I.P.) WHEN CROSSING BELOW SANITARY SEWER MAINS.
- POLYETHYLENE ENCASMENT SHALL BE USED TO ENCASE ALL BURIED DUCTILE IRON PIPE, FITTINGS, VALVES, AND APPURTENANCES IN ACCORDANCE WITH AWWA C105, METHOD A. THE POLYETHYLENE TUBING SHALL BE CUT TWO FEET LONGER THAN THE PIPE SECTION AND SHALL OVERLAP THE ENDS OF THE PIPE BY ONE FOOT. THE POLYETHYLENE TUBING SHALL BE GATHERED AND LAPPED TO PROVIDE A SNUG FIT AND SHALL BE SECURED AT QUARTER POINTS WITH POLYETHYLENE TAPE. EACH END OF THE POLYETHYLENE TUBING SHALL BE SECURED WITH A WRAP OF POLYETHYLENE TAPE.
- THE POLYETHYLENE TUBING SHALL PREVENT CONTACT BETWEEN THE PIPE AND BEDDING MATERIAL, BUT IS NOT INTENDED TO BE A COMPLETELY AIRTIGHT AND WATERTIGHT ENCLOSURE. DAMAGED POLYETHYLENE TUBING SHALL BE REPAIRED IN A WORKMANLIKE MANNER USING POLYETHYLENE TAPE, OR THE DAMAGED SECTION SHALL BE REPLACED. POLY WRAP WILL NOT BE PAID FOR AS A SEPARATE BID ITEM. IT SHALL BE CONSIDERED TO BE A PART OF THE PRICE BID FOR WATER MAINS.
- FIRE HYDRANT BARRELS SHALL BE ENCASED IN POLY WRAP UP TO THE GROUND SURFACE AND THE WEEP HOLES SHALL NOT BE COVERED BY THE POLY WRAP.
- GATE VALVES FOR USE WITH PIPE LESS THAN THREE INCHES (3") IN DIAMETER SHALL BE RATED FOR TWO HUNDRED (200) PSI WORKING PRESSURE, NON-SHOCK, BLOCK PATTERN, SCREWED BONNET, NON-RISING STEM, BRASS BODY, AND SOLID WEDGE. THEY SHALL BE STANDARD THREADED FOR PVC PIPE AND HAVE A MALLEABLE IRON HAND WHEEL. GATE VALVES 3" THROUGH 16" IN DIAMETER SHALL BE RESILIENT SEAT AND BIDIRECTIONAL FLOW ONLY. VALVES FOR SPECIAL APPLICATIONS WILL REQUIRE CITY UTILITY APPROVAL.
- VALVE BOXES AND COVERS FOR ALL SIZE VALVES SHALL BE OF CAST IRON CONSTRUCTION AND ADJUSTABLE SCREW-ON TYPE. THE LID SHALL HAVE CAST IN THE METAL THE WORD "WATER" FOR THE WATER LINES. ALL VALVE BOXES SHALL BE SIX INCH (6") NOMINAL DIAMETER AND SHALL BE SUITABLE FOR DEPTHS OF THE PARTICULAR VALVE. THE STEM OF THE BURIED VALVE SHALL BE WITHIN TWENTY-FOUR INCHES (24") OF THE FINISHED GRADE UNLESS OTHERWISE APPROVED BY THE CITY.
- ALL WATER MAIN INSTALLATIONS SHALL COMPLY WITH THE COLOR CODING REQUIREMENTS OF CHAPTER 62-555.320 F.A.C.

- ALL WATER MAIN INSTALLATIONS SHALL COMPLY WITH THE COLOR CODING REQUIREMENTS OF CHAPTER 62-555.320 F.A.C.
- ALL PVC PIPE SHALL CONFORM TO THE REQUIREMENTS OF ANSI/AWWA C900 LATEST REVISION AND CLASS DR 18. ALL DIP WATER MAINS SHALL BE DUCTILE IRON PRESSURE CLASS 350, WITH WALL THICKNESS COMPLYING WITH CLASS 52. ALL DUCTILE IRON PIPE SHALL CONFORM TO THE REQUIREMENTS OF ANSI/AWWA C151/A21.51-02 AND BE CEMENT LINED AND SEAL COATED PER ANSI/AWWA C104/A21.4-03.
- FITTINGS SHALL BE DUCTILE IRON, MEETING ANSI/AWWA C153/A21.53-00 SPECIFICATIONS, WITH 350 PSI MINIMUM WORKING PRESSURE. FITTINGS MUST BE CEMENT LINED AND SEAL COATED PER ANSI/AWWA C104/A21.4-03. ALL DUCTILE IRON PIPE AND FITTINGS MUST BE MANUFACTURED IN THE UNITED STATES OF AMERICA.
- ALL DUCTILE IRON PIPE TO BE MECHANICAL JOINTS, WRAPPED IN POLY. ADEQUATE PROTECTIVE MEASURES AGAINST CORROSION SHALL BE USED AS DETERMINED BY DESIGN.
- PAVEMENT RESTORATION SHALL BE CARRIED OUT IN ACCORDANCE WITH THE REQUIREMENTS OF THE CITY.
- ALL TRENCHING, PIPE LAYING, BACKFILL, PRESSURE TESTING, AND DISINFECTING MUST COMPLY WITH THE CITY OF HOLLYWOOD SPECIFICATIONS.
- THE MINIMUM DEPTH OF COVER OVER WATER MAINS IS 30" (DIP) OR 36" (PVC).
- MINIMUM HORIZONTAL SEPARATION BETWEEN STORM STRUCTURES AND WATER MAINS SHALL BE 3'.
- MAXIMUM DEFLECTION PER EACH JOINT SHALL BE 50% OF MANUFACTURES RECOMMENDATION (MAXIMUM) WHERE DEFLECTION IS REQUIRED.
- CONTRACTOR SHALL BE RESPONSIBLE FOR IDENTIFYING CONFLICTS WITH WATER MAINS PLACED AT MINIMUM COVER. IN CASE OF CONFLICT, WATER MAIN SHALL BE LOWERED TO PASS UNDER CONFLICTS WITH 18" MINIMUM VERTICAL SEPARATION. NO ADDITIONAL PAYMENT SHALL BE DUE TO CONTRACTOR FOR LOWERING THE MAIN OR THE ADDITIONAL FITTINGS USED THEREON.
- PIPE JOINT RESTRAINT SHALL BE PROVIDED BY THE USE OF DUCTILE IRON FOLLOWER GLANDS MANUFACTURED TO ASTM A 536-80. TWIST-OFF NUTS SHALL BE USED TO ENSURE PROPER ACTUATING OF THE RESTRAINING DEVICES. THE MECHANICAL JOINT RESTRAINING DEVICES SHALL HAVE A WORKING PRESSURE OF 250 PSI MINIMUM, WITH A MINIMUM SAFETY FACTOR OF 2:1, AND SHALL BE EBAA IRON INC., MEGALUG OR APPROVED EQUAL. JOINT RESTRAINTS SHALL BE PROVIDED AT A MINIMUM OF THREE JOINTS (60 FEET) FROM ANY FITTING.
- WHENEVER IT IS NECESSARY, IN THE INTEREST OF SAFETY, TO BRACE THE SIDES OF A TRENCH, THE CONTRACTOR SHALL FURNISH, PUT IN PLACE AND MAINTAIN SUCH SHEETING OR BRACING AS MAY BE NECESSARY TO SUPPORT THE SIDES OF THE EXCAVATION TO ENSURE PERSONNEL SAFETY, AND TO PREVENT MOVEMENT WHICH CAN IN ANY WAY DAMAGE THE WORK OR ENDANGER ADJACENT STRUCTURES. THE CONTRACTOR SHALL BE SOLELY RESPONSIBLE FOR THE SEQUENCE, METHODS AND MEANS OF CONSTRUCTION, AND FOR THE IMPLEMENTATION OF ALL OSHA AND OTHER SAFETY REQUIREMENTS.

SEWER NOTES

- THE MINIMUM DEPTH OF COVER OVER D.I.P. SANITARY SEWER GRAVITY OR FORCE MAINS IS 30". THE MINIMUM DEPTH OF COVER OVER PVC SANITARY SEWER OR FORCE MAINS IS 36".
- ALL CONNECTIONS TO EXISTING MAINS SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR.
- LEAKAGE TESTS AND ALIGNMENT (LAMPING) TESTS SHALL BE PERFORMED ON ALL NEW SEWER LINES UP TO THE CONNECTION POINT WITH THE EXISTING SEWER SYSTEM. THESE TESTS SHALL BE REQUESTED AND PAID FOR BY THE CONTRACTOR.
- LAMPING TESTS SHALL BE PERFORMED ON GRAVITY SEWERS FROM MANHOLE TO MANHOLE UP TO AND INCLUDING THE POINT OF CONNECTION TO THE EXISTING SEWER SYSTEM.
- LEAKAGE TESTS SHALL BE PERFORMED ON ALL SEGMENTS OF A GRAVITY SEWER SYSTEM, INCLUDING SERVICE LATERALS AND MANHOLES, FOR A CONTINUOUS PERIOD OF NO LESS THAN 2 HOURS. AT THE END OF THE TEST, THE TOTAL MEASURED LEAKAGE SHALL NOT EXCEED 100 GALLONS PER INCH OF PIPE DIAMETER PER MILE PER DAY FOR ANY SECTION OF THE SYSTEM, WITH ZERO ALLOWABLE LEAKAGE FOR LATERALS AND MANHOLES. AN EXFILTRATION OR INFILTRATION TEST SHALL BE PERFORMED WITH A MINIMUM POSITIVE HEAD OF 2 FEET ON THE SECTION BEING TESTED.
- FORCE MAINS SHALL BE PRESSURE-TESTED IN ACCORDANCE WITH RULE 62-555.330 (FAC). THE PRESSURE TEST SHALL CONSIST OF HOLDING A TEST PRESSURE OF 150 PSI ON THE PIPELINE FOR A CONTINUOUS PERIOD OF 2 HOURS THE MAXIMUM ALLOWABLE LEAKAGE SHALL BE DETERMINED BY THE FOLLOWING FORMULA:
$$L = S \times D \times P / 148,000$$

WHERE:
L = ALLOWABLE LEAKAGE FOR SYSTEM IN GALLONS PER HOUR
D = PIPE DIAMETER IN INCHES
S = LENGTH OF LINES IN LINEAL FEET
P = AVERAGE TEST PRESSURE IN PSI
- CONTRACTOR SHALL BE RESPONSIBLE FOR IDENTIFYING CONFLICTS WITH FORCE MAINS PLACED AT MINIMUM COVER. IN CASE OF CONFLICT, FORCE MAIN SHALL BE LOWERED TO PASS UNDER CONFLICTS WITH 12" MINIMUM SEPARATION FROM WATER MAINS AND 6" MINIMUM SEPARATION FROM OTHER UTILITIES. NO ADDITIONAL PAYMENT SHALL BE DUE TO CONTRACTOR FOR LOWERING THE MAIN OR THE ADDITIONAL FITTINGS USED THEREON.
- WHENEVER IT IS NECESSARY, IN THE INTEREST OF SAFETY, TO BRACE THE SIDES OF A TRENCH, THE CONTRACTOR SHALL FURNISH, PUT IN PLACE AND MAINTAIN SUCH SHEETING OR BRACING AS MAY BE NECESSARY TO SUPPORT THE SIDES OF THE EXCAVATION TO ENSURE PERSONNEL SAFETY, AND TO PREVENT MOVEMENT WHICH CAN IN ANY WAY DAMAGE THE WORK OR ENDANGER ADJACENT STRUCTURES. THE CONTRACTOR SHALL BE SOLELY RESPONSIBLE FOR THE SEQUENCE, METHODS AND MEANS OF CONSTRUCTION, AND FOR THE IMPLEMENTATION OF ALL OSHA AND OTHER SAFETY REQUIREMENTS.
- ALL CATCH BASINS WILL BE COVERED DURING CONSTRUCTION. UPON COMPLETION OF CONSTRUCTION ALL CATCH BASINS WILL BE CLEANED AND BE FREE OF DEBRIS.
- ANY DAMAGE TO THE RIGHT OF WAY MUST BE REPAIRED BY THE CONTRACTOR.
- APPROACH MUST HAVE 5FT RADIUS.

PROJECT NAME

NEW 2nd FLOOR ADDITION
FOR A SINGLE-FAMILY HOME
828 S SOUTHLAKE DR,
HOLLYWOOD, FL 33019

SHEET TITLE

GENERAL NOTES
AND
SPECIFICATIONS

B.E.S PROJ. No.: _____

DATE: DECEMBER, 2024

DRAWN BY: _____

DESIGNED BY: _____

CHECKED BY: _____

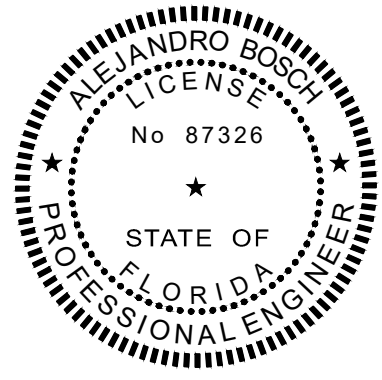
REVISIONS

date	description	no.

SHEET

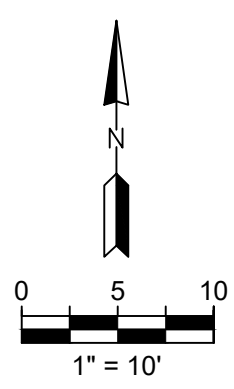
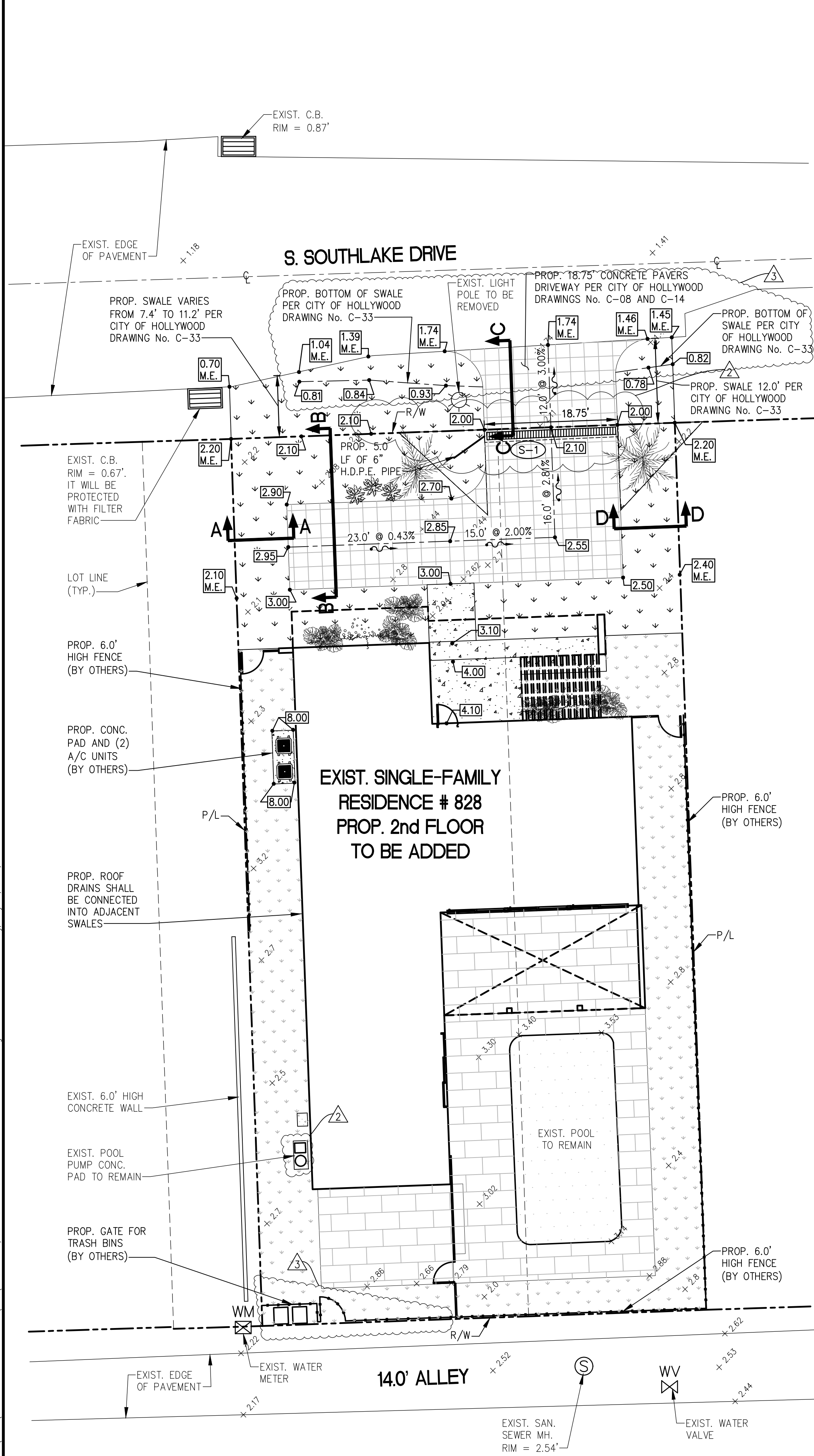
C-1

This item has been digitally signed and sealed by ALEJANDRO BOSCH, P.E. on the date adjacent to the seal.
Printed copies of this document are not considered signed and sealed and the signature must be verified on any electronic copies.



4/22/2025

LOCATED IN: E:\For My Company\Projects\2024\2451-828 Southlake Drive\CD-C-2 - PG0, DETAILS & SECTIONS - 828 S Southlake Drive.dwg & PRINTED ON: Thursday, July 10, 2025, 4:36:03 PM



- LEGEND:**
- PROPOSED CONCRETE AREA
 - PROPOSED CONCRETE PAVEMENT AREA
 - EXISTING CONCRETE AREA
 - PROPOSED GREEN AREA
 - EXISTING GREEN AREA
 - EXISTING PAVEMENT AREA
 - EXISTING ELEVATION
 - PROPOSED ELEVATION
 - PROPOSED RUNOFF FLOW

- GENERAL NOTES:**
- EXISTING TOPOGRAPHIC AND TREE LOCATION INFORMATION HAS BEEN OBTAINED FROM MAP BOUNDARY SURVEY PREPARED BY COUSINS SURVEYORS AND ASSOCIATES INC ON 11/10/2020.
 - ELEVATIONS SHOWN ON DRAWINGS ARE IN FEET BASED ON NAVD88
 - THE CONTRACTOR SHALL NOTIFY IMMEDIATELY WHEN A CONFLICT BETWEEN THE DRAWING AND ACTUAL CONDITIONS ARE DISCOVERED DURING THE COURSE OF CONSTRUCTION
 - IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY PRIOR THE CONSTRUCTION OF THE WORK TO PERFORM SUCH TESTS, STUDIES, AND SURVEYS AS HE DEEMS NECESSARY TO SATISFY HIMSELF AS TO THE ACTUAL CONDITIONS EXISTING AT THE SITE. THE CONTRACTOR SHALL PROVIDE AT LEAST 48 HOURS NOTICE TO THE VARIOUS UTILITY COMPANIES TO PERMIT THE LOCATION OF EXISTING UNDERGROUND UTILITIES IN ADVANCE FOR CONSTRUCTION BY CALLING SUNSHINE STATE ONE CALL 811
 - CONTRACTOR SHALL HAVE A SET OF PLANS WITH CURRENT FIELD CHANGES MARKED THERE-ON AND SHALL DELIVER THESE PLANS TO THE ENGINEER UPON COMPLETION OF CONSTRUCTION.
 - NO CONSTRUCTION ACTIVITY SHALL TAKE COMMENCE PRIOR TO OBTAINING ALL THE REQUIRED PERMITS AND APPROVALS FOR THIS PROJECT. THE CONTRACTOR SHALL OBTAIN ALL REQUIRED CONSTRUCTION PERMITS AND COMPLY WITH APPROVED PLANS/ ALL DIMENSIONS AND ELEVATIONS SHALL BE IN ACCORDANCE WITH THE APPROVED PLANS AND REQUIREMENT OF ALL PERMITTING AGENCIES.
 - PROPOSED BERM IS REQUIRED TO BE CONSTRUCTED OF SUITABLE FILL MATERIAL, NO MUCK OR OPEN GRADED SILICA, COMPACTED TO 92% DENSITY, AND SODDED OR STABILIZED IN AN APPROVED METHOD TO PREVENT EROSION.

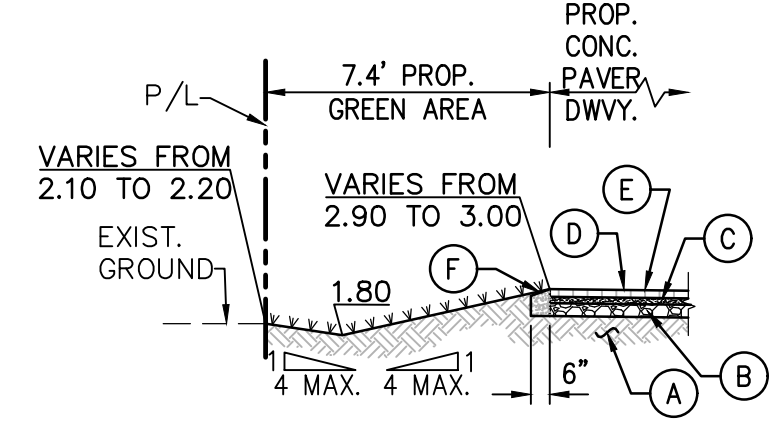
PAVING AND DRAINAGE NOTES:

- PAVER DRIVEWAY REQUIRE A MINIMUM OF 2 3/8" PAVERS PLACED OVER A 1 1/2" SAND BASE AND COMPACTED SUBBASE. IN ADDITION TO A MINIMUM 6" EDGE RESTRAINT (CONCRETE BORDER) IS REQUIRED AROUND PERIMETER TO INTERLOCK PAVERS.
- THE FULL DEPTH OF ALL EXISTING ORGANIC AND DETERIUS MATERIALS WITHIN THE RIGHT-OF-WAY AND UTILITY DRAINAGE EASEMENT SHALL BE REMOVED. NO MATERIAL OF FDOT CLASS A-5, A-7 OR A-8 SHALL BE ALLOWED.
- PRIME COAT SHALL BE APPLIED AT A RATE OF 0.10 GALLON PER SQUARE YARD. PRIME AND TACK COAT FOR BASE SHALL CONFORM TO THE REQUIREMENTS AND SPECIFICATIONS OF SECTION 300-1 THROUGH 300-7 OF FDOT STANDARDS SPECIFICATIONS.
- PROCTORS SHALL BE PERFORMED ON ALL MATERIAL, SUBGRADE, AND BASE AND ANY SUBSEQUENT CHANGE IN MATERIALS. LIMEROCK BEARING RATIOS, SIEVES ANALYSIS, AND DENSITIES REQUIRED BY THE CONTRACTOR DOCUMENTS SHALL BE SUBMITTED TO THE CITY AND THE ENGINEER OF RECORD. THE CONTRACTOR SHALL PAY FOR ALL REQUIRED TESTING. TEST RESULTS SHALL BE SIGNED AND SEALED BY THE LABORATORY PROFESSIONAL ENGINEER REGISTER IN THE STATE OF FLORIDA.
- AS-BUILT DRAWINGS SHALL BE PREPARED AND SUBMITTED TO ENGINEERING OF RECORD TO SHOW FINISH GRADE OF THE SUBGRADE AND ENTIRE SITE ELEVATIONS.
- ALL FILL IMPORTED/ BORROW MATERIAL SHALL BE CLEAN SANDY SOIL FREE OF ROCKS, CONCRETE, AND ORGANIC MATERIAL AND SHALL MEET THE FDOT STANDARDS FOR BORROWED FILL.

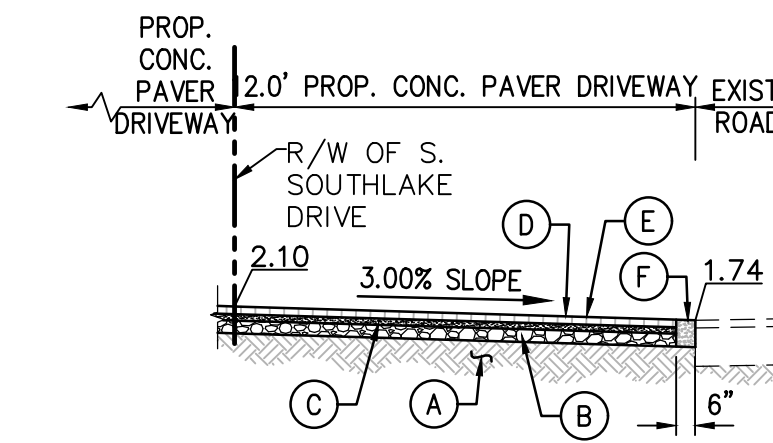
REFER TO SITE PLAN BY ARCHITECT FOR SITE DIMENSIONS AND CONSTRUCTION LAYOUT



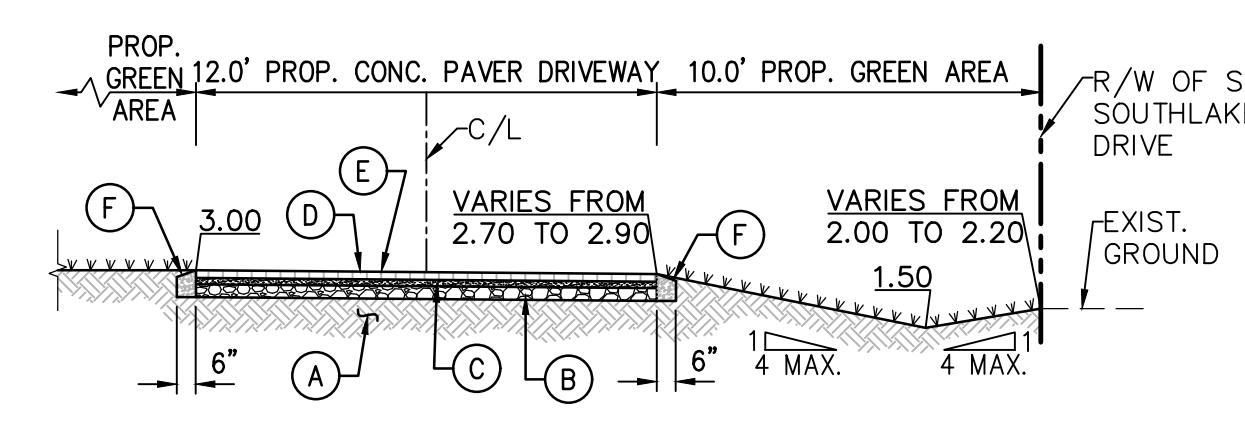
DRAINAGE STRUCTURE SCHEDULE					
STRUCTURE No.	STRUCTURE TYPE	FRAME AND GRATE	RIM ELEVATION	BOTTOM ELEVATION	PIPE INVERT ELEVATION
S-1	ZURN Z882 (12" WIDE REVEAL TRENCH DRAIN)	DUCTILE IRON SLOTTED GRATE	2.10	-	1.58



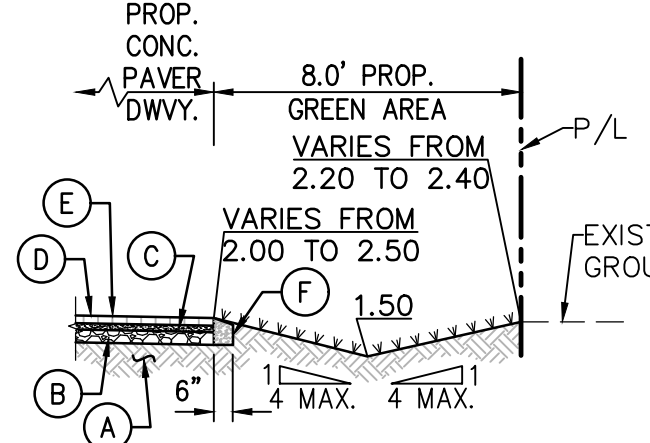
TYPICAL SECTION "A-A"
SCALE: N.T.S.



TYPICAL SECTION "C-C"
SCALE: N.T.S.



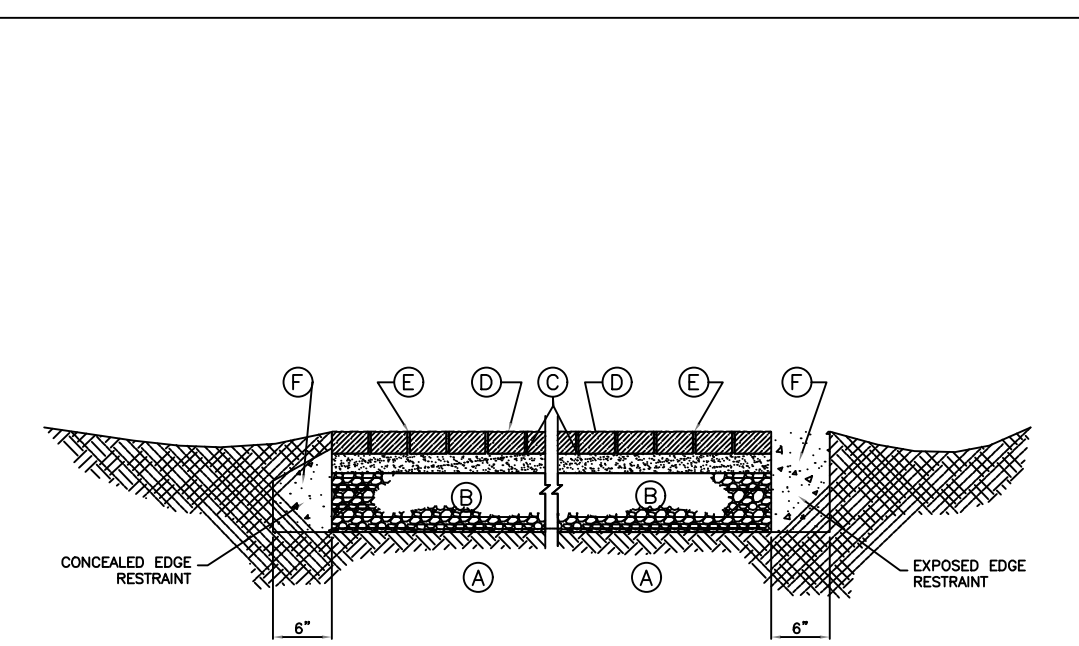
TYPICAL SECTION "B-B"
SCALE: N.T.S.



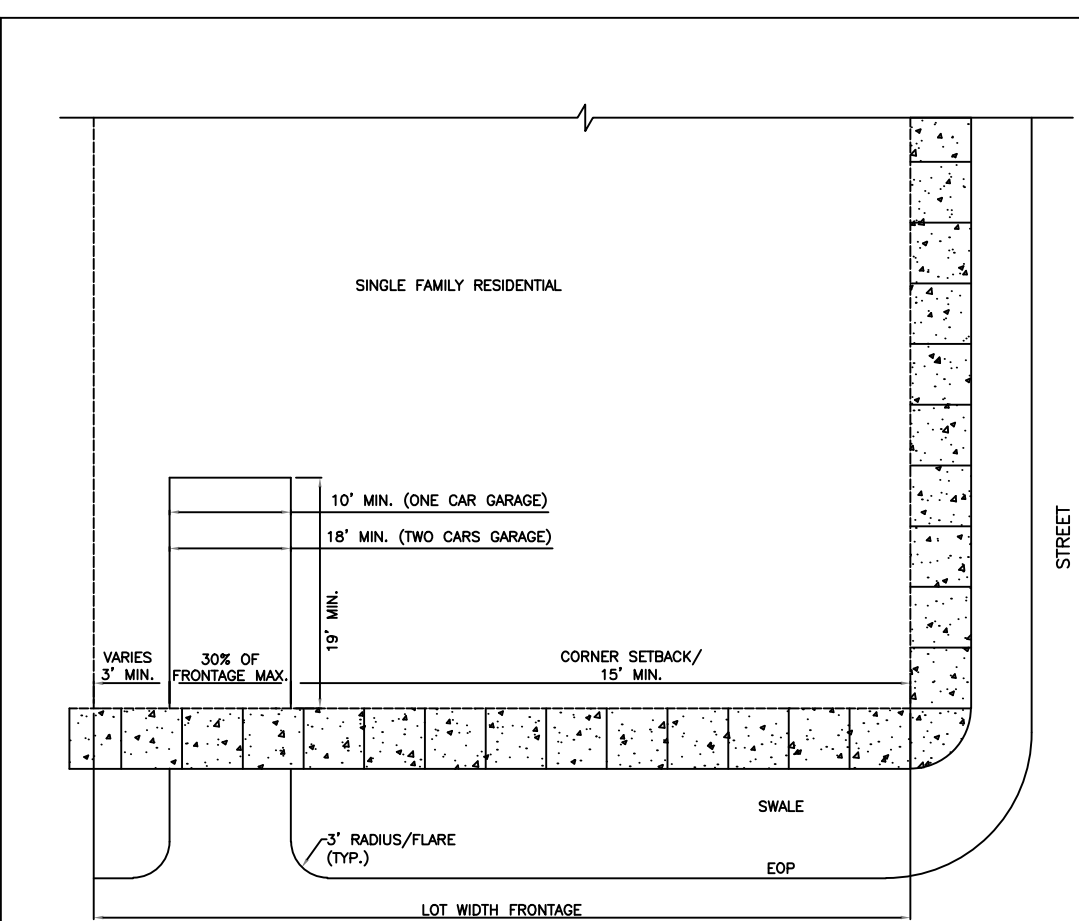
TYPICAL SECTION "D-D"
SCALE: N.T.S.

TYPICAL SECTIONS LEGEND:

- (A) SUBGRADE
- (B) 8" LIMEROCK BASE COURSE COMPACTED TO MIN. 98% OF MAX. DENSITY AS DETERMINED BY AASHTO T-180. MINIMUM THICKNESS REQUIRED: 6" IN THE PUBLIC RIGHT OF WAY, 4" ON PRIVATE PROPERTY.
- (C) 2" SAND BEDDING COURSE.
- (D) CONCRETE SEGMENTAL PAVING UNITS
- (E) JOINT-FILLING SAND
- (F) 3,000 PSI CONCRETE CONCEALED/EXPOSED EDGE RESTRAINT



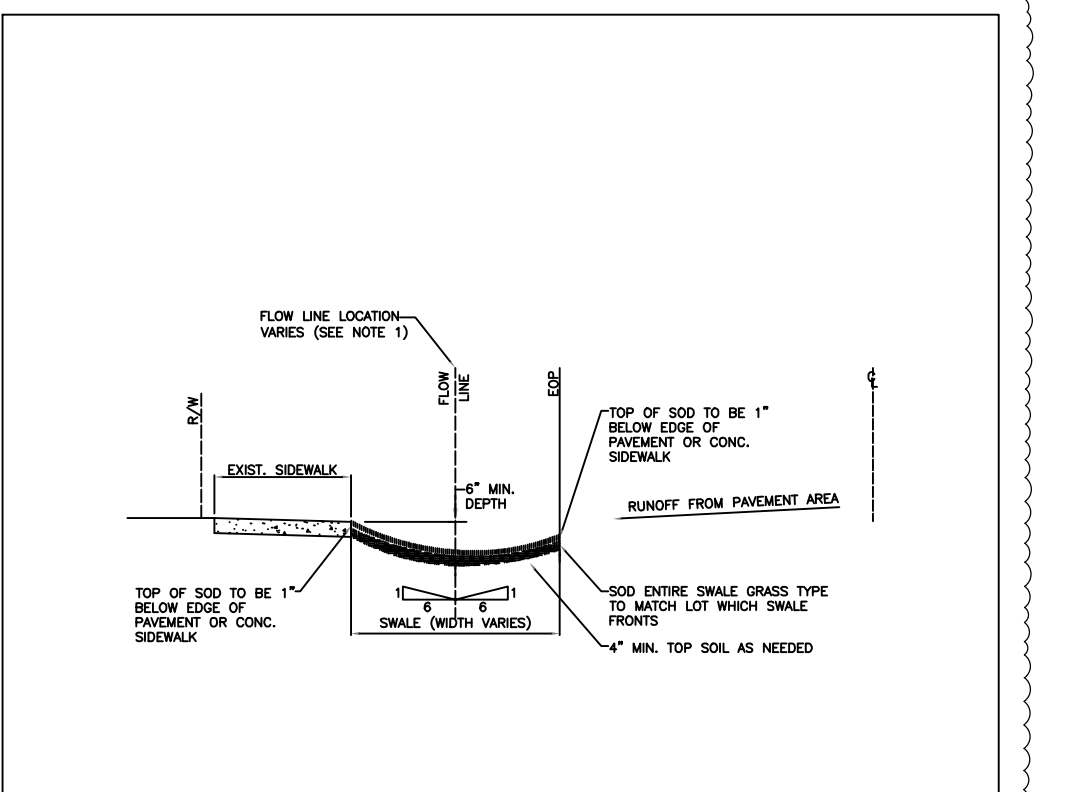
- LEGEND:**
- SUBGRADE (SEE NOTE NO. 1)
 - LIMEROCK BASE COMPACTED TO A MIN. OF 98% OF MAX. DENSITY AS DETERMINED BY AASHTO T-180 MINIMUM THICKNESS REQUIRED:
 - 2" IN THE PUBLIC RIGHT OF WAY
 - 4" ON PRIVATE PROPERTY
 - SAND BEDDING COURSE, 2" TYPICAL
 - CONCRETE SEGMENTAL PAVING UNITS
 - JOINT-FILLING SAND
 - 3,000 PSI CONCRETE CONCEALED/EXPOSED EDGE RESTRAINT REQUIRED IN THE PUBLIC RIGHT-OF-WAY.
- LIMITATIONS:**
- LIGHT TRAFFIC AND DOMESTIC USE ONLY. HEAVIER TRAFFIC OR UNSUITABLE SOIL CONDITIONS REQUIRE SPECIAL PAVEMENT STRUCTURE AND THICKNESS.
 - SURFACE DRAINAGE: RECOMMENDED MINIMUM GRADE OF 2% TO ADJACENT PAVED AREA.
 - CONSTRUCTION AND AN AFFIDAVIT IS REQUIRED FROM THE OWNER FOR WORK IN PUBLIC RIGHT-OF-WAY OR EASEMENT.



- NOTES:**
- ALL DRIVEWAY AND CURB CUTS SHALL BE IN ACCORDANCE WITH CITY OF HOLLYWOOD'S CODE OF ORDINANCES SECTION 155.08 AND 155.11.
 - CURB CUTS IN RESIDENTIAL DISTRICTS SHALL NOT EXCEED A MAXIMUM TOTAL WIDTH OF 30% OF THE LOT DIMENSION WHERE THE CURB CUT IS PROPOSED AND MAY NOT EXCEED A WIDTH OF 24 FEET EXCEPT AS SET FORTH BELOW:
 - 2.1. A MINIMUM OF ONE 18 FOOT CURB CUT OR TWO TEN FOOT CURB CUTS MAY BE PERMITTED ON ALL RESIDENTIAL LOTS OR A MINIMUM OF ONE TEN FOOT AND ONE 18 FOOT CURB CUT FOR A RESIDENTIAL LOT SERVING A TWO CAR GARAGE/CHOPPORT.
 - 2.2. RESIDENTIAL DEVELOPMENTS OF FOUR UNITS OR LESS, PROVIDING ENCLOSED GARAGE FACILITIES, SHALL BE PERMITTED A MINIMUM CURB CUT OF NINE FEET SERVING A ONE CAR GARAGE AND 18 FEET SERVING A TWO CAR GARAGE. WITHIN A MINIMUM CURB CUTS MAY BE A MAXIMUM WIDTH OF 27 FEET SUBJECT TO COMPLIANCE WITH THE 30% TOTAL WIDTH CRITERIA.
 - 2.3. CURB CUTS SERVING THREE CAR GARAGE FACILITIES MAY BE A MAXIMUM WIDTH OF 27 FEET SUBJECT TO COMPLIANCE WITH THE 30% TOTAL WIDTH CRITERIA.

ISSUED: MAY 2023	DEPARTMENT OF DEVELOPMENT SERVICES ENGINEERING, TRANSPORTATION & MOBILITY DIVISION	REVISED: -
DRAWN: EG	CONCRETE PAVERS DETAIL	DRAWING NO.: C-14
APPROVED: JG		

ISSUED: MAY 2023	DEPARTMENT OF DEVELOPMENT SERVICES ENGINEERING, TRANSPORTATION & MOBILITY DIVISION	REVISED: -
DRAWN: EG	SINGLE FAMILY RESIDENTIAL SINGLE DRIVEWAY	DRAWING NO.: C-08
APPROVED: JG		



- NOTES:**
- HORIZONTAL BOTTOM (FLOW LINE) OF SWALE LOCATION IS TO BE PLACED AT THE POINT WHERE A 1% SLOPE FROM THE EDGE OF PAVEMENT AND A 1% SLOPE FROM EDGE OF PAVEMENT.
 - TOP OF SOIL ELEVATION AS SHOWN ABOVE.

ISSUED: MAY 2023	DEPARTMENT OF DEVELOPMENT SERVICES ENGINEERING, TRANSPORTATION & MOBILITY DIVISION	REVISED: -
DRAWN: EG	TYPICAL SWALE GRADING	DRAWING NO.: C-33
APPROVED: JG		

DRAINAGE CALCULATIONS

TOTAL AREA= 0.179 Ac = 7,811 SF

EXISTING CONDITIONS AREA BREAKDOWN

BUILDING AREA= 0.060 Ac = 2,636 SF
IMPERVIOUS AREA= 0.053 Ac = 2,324 SF
PERVIOUS AREA= 0.065 Ac = 2,851 SF

PROPOSED CONDITIONS AREA BREAKDOWN

BUILDING AREA= 0.051 Ac = 2,220 SF
IMPERVIOUS AREA= 0.0645 Ac = 2,813 SF
PERVIOUS AREA= 0.063 Ac = 2,764 SF

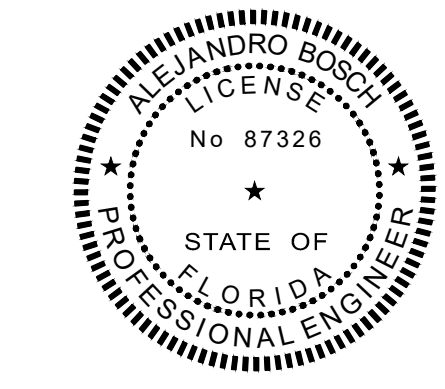
DIFFERENCE OF IMPERVIOUS AREA BETWEEN EXISTING AND PROPOSED CONDITIONS = 73 SF

WATER QUALITY CALCULATIONS FOR INCREASE OF IMPERVIOUS AREA

- THE AMOUNT OF 2.5 INCHES TIMES THE IMPERVIOUS AREA
 $2.5 \times (73) / (12 \times 3560) = 0.00034 \text{ Ac-FT}$
 $= 15.20 \text{ CUBIC FT}$

THE INCREASE OF IMPERVIOUS AREA AND WATER QUALITY REQUIREMENTS IS MINIMUM AND CAN STILL BE MAINTAINED WITHIN THE ADJACENT RESHAPED SWALES SYSTEM.

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PROJECT NAME

NEW 2nd FLOOR ADDITION
FOR A SINGLE-FAMILY HOME
828 S SOUTHLAKE DR,
HOLLYWOOD, FL 33019

SHEET TITLE

PAVING, GRADING AND
DRAINAGE PLAN AND DETAILS
AND TYPICAL SECTION

B.E.S PROJ. No.:
DATE: DECEMBER, 2024
DRAWN BY:
DESIGNED BY:
CHECKED BY:

REVISIONS		
5/29/2025		
7/11/2025		
date	description	no.

SHEET

C-2

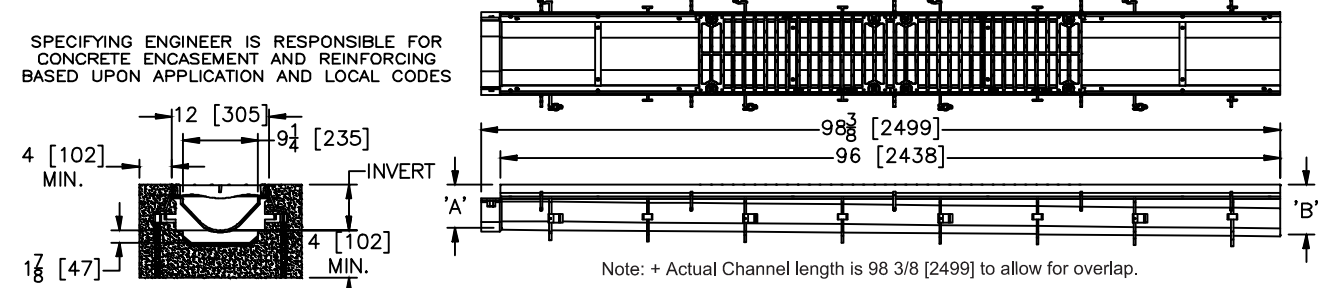


Z882
12 [305] WIDE REVEAL TRENCH DRAIN
SYSTEM WITH STEEL FRAME

SPECIFICATION SHEET

TAG _____

Dimensional Data (inches and [mm]) are Subject to Manufacturing Tolerances and Change Without Notice



ENGINEERING SPECIFICATION: Zurn Z882
Channels shall be 96" [2438mm] long, 12" [305mm] wide reveal and have a 9-1/4" [235mm] throat. Modular channel sections shall be made of 0% water absorbent High Density Polyethylene (HDPE). Shall have a positive mechanical connection between channel sections that will not separate during the installation and shall mechanically lock into the concrete surround every 12" [305mm]. Channels shall weigh less than 5.05 lbs. [2.29kg] per linear foot, have a smooth, 3" [76mm] radiused self cleaning bottom with a Manning's coefficient of 0.009 and 1.04% or neutral 0% built in slope. Channels shall have rebar clips standard to secure trench in its final location. Shall be provided with standard DGC grates that lock down to frame. Zurn 12" [305mm] wide reveal ductile iron slotted grate conforming to ASTM specification A536-84, Grade 80-55-06. Ductile iron grate is rated class C per the DIN EN1433 top load classifications. Supplied in 24" [608mm] nominal lengths with 1/316" [21mm] wide slots, and 1-1/2" [38mm] bearing depth. Grate has an open area of 80.8 sq. in. per ft. [171,027 sq. mm per meter]. The 1/4" [6mm] thick heavy-duty carbon steel frame assembly conforms to ASTM specification A36 with 10 - 4" [102mm] long concrete anchors per 96" [2438mm]. Grate lockdown bars are to be integral to the frame. The frame is supplied with a powder coated finish. All welds must be performed by a certified welder per ASTM standard AWS D1.1. Frames shall be produced in the U.S.A.

PREFIX OPTIONS (Check/specify appropriate options)
___Z Eight-foot High Density Polyethylene (HDPE) Channel, Heavy-Duty Frame with Anchor Studs.*

SUFFIX OPTIONS (Check/specify appropriate options)

Outlet Adapters Add/Each
___E1 Closed End Cap
___E4 4 [102] No-Hub End Outlet
___E6 6 [152] No-Hub End Outlet
___E8 8 [203] No-Hub End Outlet

Grate Options (Load Classifications are per DIN EN1433)

___BDC Black Acid Resistant Epoxy Coated Ductile Grate - Class C
___BDE Black Acid Resistant Epoxy Coated Ductile Grate - Class E
___BDF Black Acid Resistant Epoxy Coated Ductile Grate - Class F
___DC Ductile Iron Solid Cover - Class E
___DCC Ductile Iron Slotted Grate - Class C
___DGE Ductile Iron Slotted Grate - Class E
___DGF Ductile Iron Slotted Grate - Class F
___GDC Galvanized Ductile Slotted Grate - Class C
___GDE Galvanized Ductile Slotted Grate - Class E
___GDF Galvanized Ductile Slotted Grate - Class F
___GHPDGalvanized Heel-Proof Ductile Slotted Grate - Class B
___GHPDEGalvanized Heel-Proof Ductile Slotted Grate - Class E
___HPD Heel-Proof Ductile Slotted Grate - Class B
___HPDE Heel-Proof Ductile Slotted Grate - Class E
___HPDE Heel-Proof Ductile Slotted Grate - Class E
___RFGCRReinforced Slotted Galvanized Grate - Class C
___RPGCRReinforced Perforated Galvanized Grate - Class C
___RPGCRReinforced Perforated Galvanized Reverse Punch Grate - Class C

MADE in the U.S.A

___ADA-USA Meets Americans with Disabilities Act Requirements - Class C
___BG Galvanized Steel Bar Grate - Class D
___DCC-USA Ductile Iron Slotted Grate - Class C
___DGE-USA Ductile Iron Slotted Grate - Class E
___FG Fabricated Galvanized Steel Slotted Grate - Class A
___GADA-USAGalvanized Ductile ADA Slotted Grate - Class C
___GDC-USA Galvanized Ductile Slotted Grate - Class C
___GDE-USA Galvanized Ductile Slotted Grate - Class E
___GHPDE-USAGalvanized Ductile Slotted Grate - Class E
___HPDE-USA Heel-Proof Ductile Slotted Grate - Class E

Trench No.	'A' Shallow Inv.	'B' Deep Inv.	(cfs)	Flow (gpm)(lps)
8201	6.25[159]	7.25[184]	1.241	557 35
8202	7.25[184]	8.25[210]	1.725	774 49
8203	8.25[210]	9.25[235]	2.226	959 63
8203N	9.25[235]	9.25[235]	-	-
8204	9.25[235]	10.25[260]	2.745	1232 78
8205	10.25[260]	11.25[286]	3.271	1468 93
8206	11.25[286]	12.25[311]	3.898	1709 108
8206N	12.25[311]	12.25[311]	-	-
8207	12.25[311]	13.25[337]	4.347	1951 123
8208	13.25[337]	14.25[362]	4.893	2196 139
8209	14.25[362]	15.25[387]	5.443	2443 155
8209N	15.25[387]	15.25[387]	-	-
8210	15.25[387]	16.25[413]	5.996	2691 170
8211	16.25[413]	17.25[438]	6.551	2940 186
8212	17.25[438]	18.25[464]	7.106	3189 202

___RFSC Reinforced Slotted Stainless Steel Grate - Class C
___RPSC Reinforced Perforated Stainless Steel Grate - Class C
___RPSCReinforced Perforated Stainless Steel Reverse Punch Grate - Class C

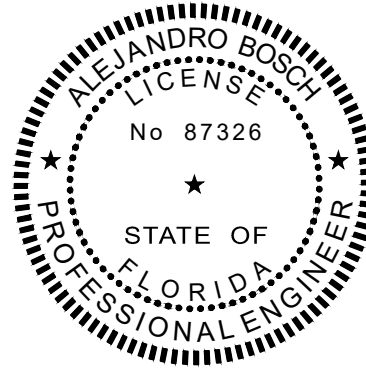
Miscellaneous Options
___CBF Black Acid Resistant Coated Top Frame
___JC Joint Connector
___SW Sidewall Extensions - 11 [279] High
___SW2 Double Sidewall Extensions - 22 [559] High
___VP Vandal-Proof Lockdown

* Regularly furnished unless otherwise specified.

Zurn Industries, LLCSpecification Drainage Operation
1801 Pittsburgh Avenue, Erie, PA U.S.A. 16562 - Ph: 855-663-9876, Fax 814-454-7929
In CanadaZurn Industries Limited
3544 Nashua Drive, Mississauga, Ontario L4V 1L2 - Ph: 905-405-8272, Fax 905-405-1292
www.zurn.com

Rev. G
Date: 12/15/17
C.N. No. 139333
Prod. | Dwg. No. Z882

This item has been digitally signed and sealed by ALEJANDRO BOSCH, P.E. on the date adjacent to the seal.
Printed copies of this document are not considered signed and sealed and the signature must be verified on any electronic copies.



5/28/2025

PROJECT NAME

NEW 2nd FLOOR ADDITION
FOR A SINGLE-FAMILY HOME
828 S SOUTHLAKE DR,
HOLLYWOOD, FL 33019

SHEET TITLE

DRAINAGE DETAILS 2

B.E.S PROJ. No.: _____
DATE: DECEMBER, 2024
DRAWN BY: _____
DESIGNED BY: _____
CHECKED BY: _____

REVISIONS

date description no.

SHEET

C-2A





N.T.S.

4/22/2025

SHEET
C-3

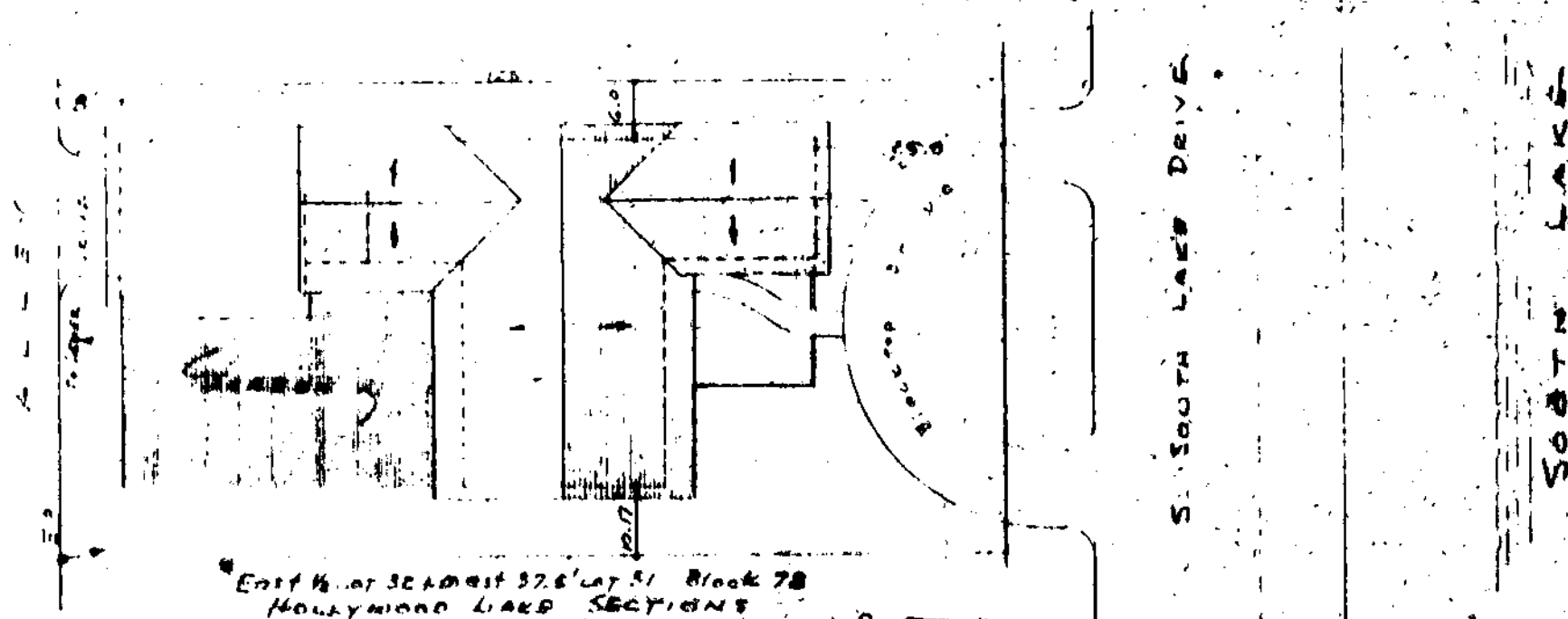
GRADE BEAM SCHEDULE

BEAM			SIZE		BEAM BARS			STIRRUPS		NOTES
No.	Mark	Span	b	d	Straight	Bent	Top	No.	Spacing	
6	101	E	8	20	1- #7	1- #8		16	#2	Low: To support garage slab Extend top bar 36" into B103
1	102	E	8	22	2- #6		1- #7	4	"	
1	103	C	8	24	1- #7	1- #8		8	"	
2	104	C	8	24	1- #7	1- #8		8	"	
1	105	C	8	24	1- #7	1- #8		8	"	
1	106	S	8	16	1- #6	1- #7		6	"	Low: to receive slab
1	107	S	8	16	1- #6	1- #7		6	"	Low: to receive slab
1	108	C	8	24	1- #7	1- #7		8	"	
2	109	C	8	24	1- #7	1- #7		8	"	
1	110	C	8	24	1- #7	1- #7		6	"	
1	111	C	8	24	1- #7	1- #7		6	"	Low: to support pool deck
1	112	S	8	18	1- #7	1- #7		6	"	do
1	113	C	8	18	1- #7	1- #7		6	"	do
1	114	C	8	18	1- #7	1- #7		6	"	
2	115	C	8	24	1- #7	1- #7		6	"	Low: to support pool deck
2	116	C	8	18	1- #6	1- #7		6	"	Low: to support garage slab
2	117	E	8	20	1- #7	1- #8		14	"	
1	118	E	8	24	2- #6		2- #6	2	"	
1	119	C	8	24	2- #6		2- #6	2	"	
1	120	S	8	24	2- #7		2- #7	14	"	
1	121	S	8	24	1- #7	1- #8		21	"	
5	122	E	8	22	1- #7	1- #7		6	"	
4	123	C	8	22	1- #7	1- #7		6	"	
1	124	C	8	24	1- #7	1- #8		6	"	
1	125	C	8	22	1- #6		2- #6	4	"	Extend top bar 30 into B122

All concrete shall be certified 2500 PSI.

All reinforcing shall be accurately fabricated and set in conformance with all recommendations of the American Concrete Institute.

All piers shall be 10x10 precast concrete driven plumb and square to a safe bearing value of 27,600 lbs each within two inches of positions indicated.

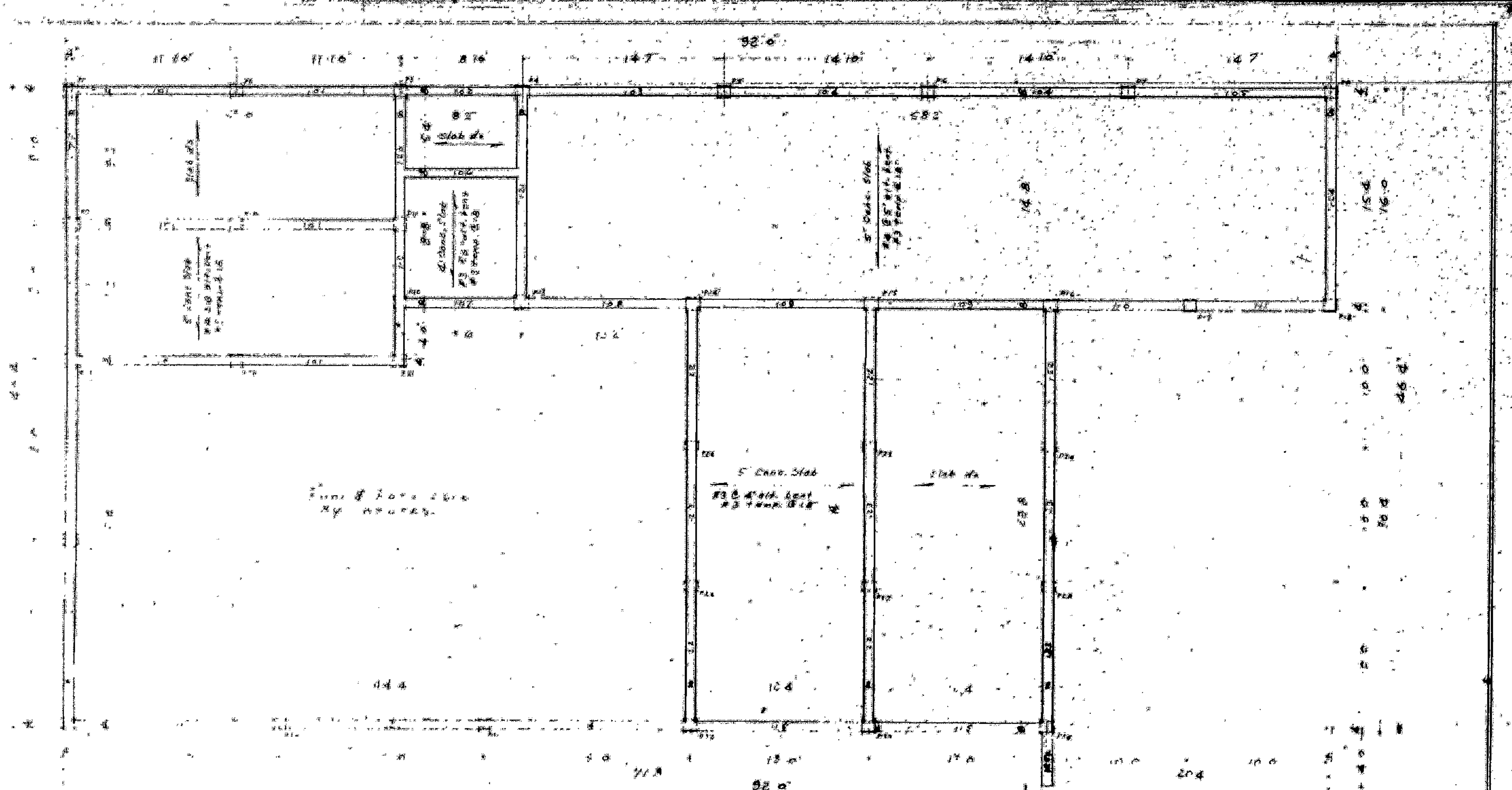


Exit 1/2 at SE corner 32.5' lot 51 Block 78
HOLLYWOOD LAKE SECTIONS

1000' & PLOT PLAN

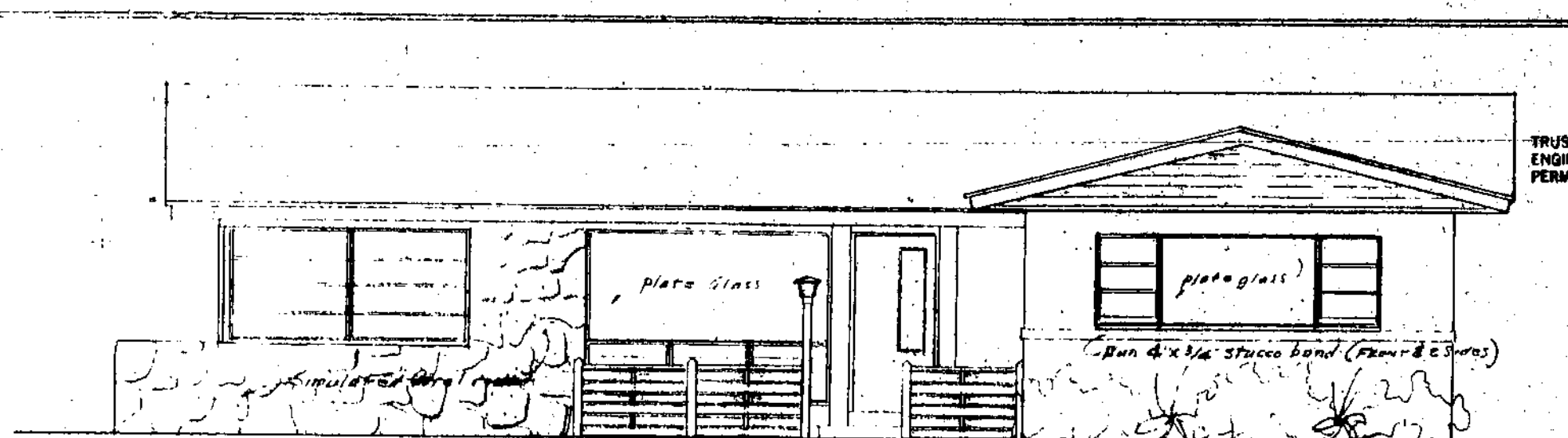
1/16" = 1' 0"

2A



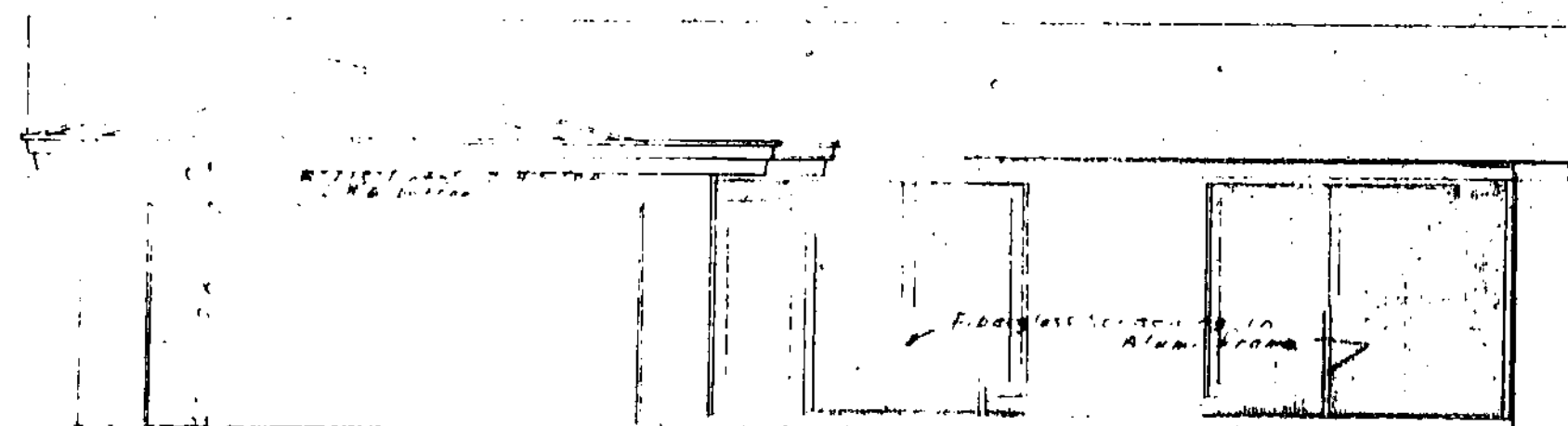
FILING & GRADE BEAM PLAN

1/4" = 1' 0"



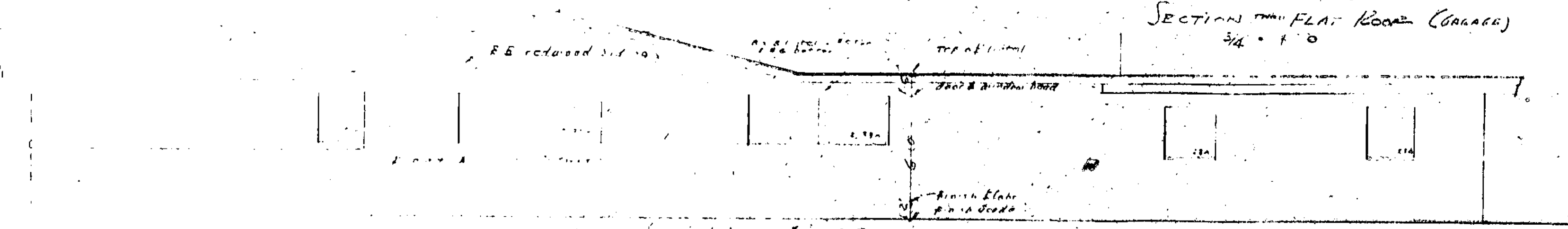
FRONT ELEVATION

1/4" = 1' 0"



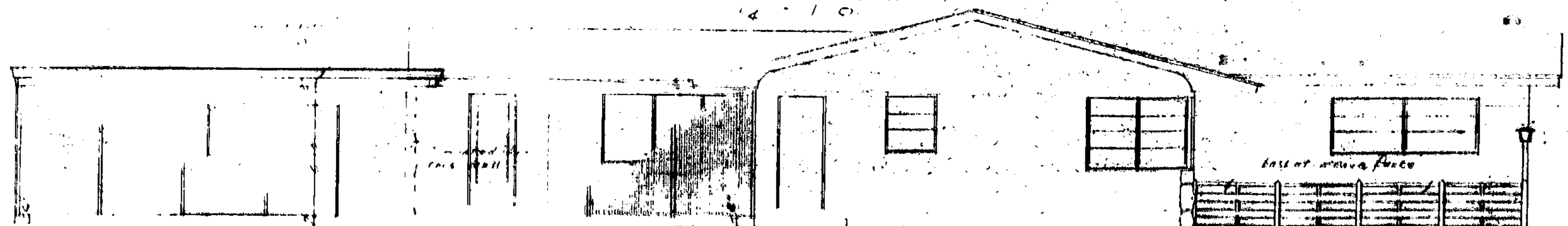
LEFT SIDE ELEVATION

1/4" = 1' 0"



RIGHT SIDE ELEVATION

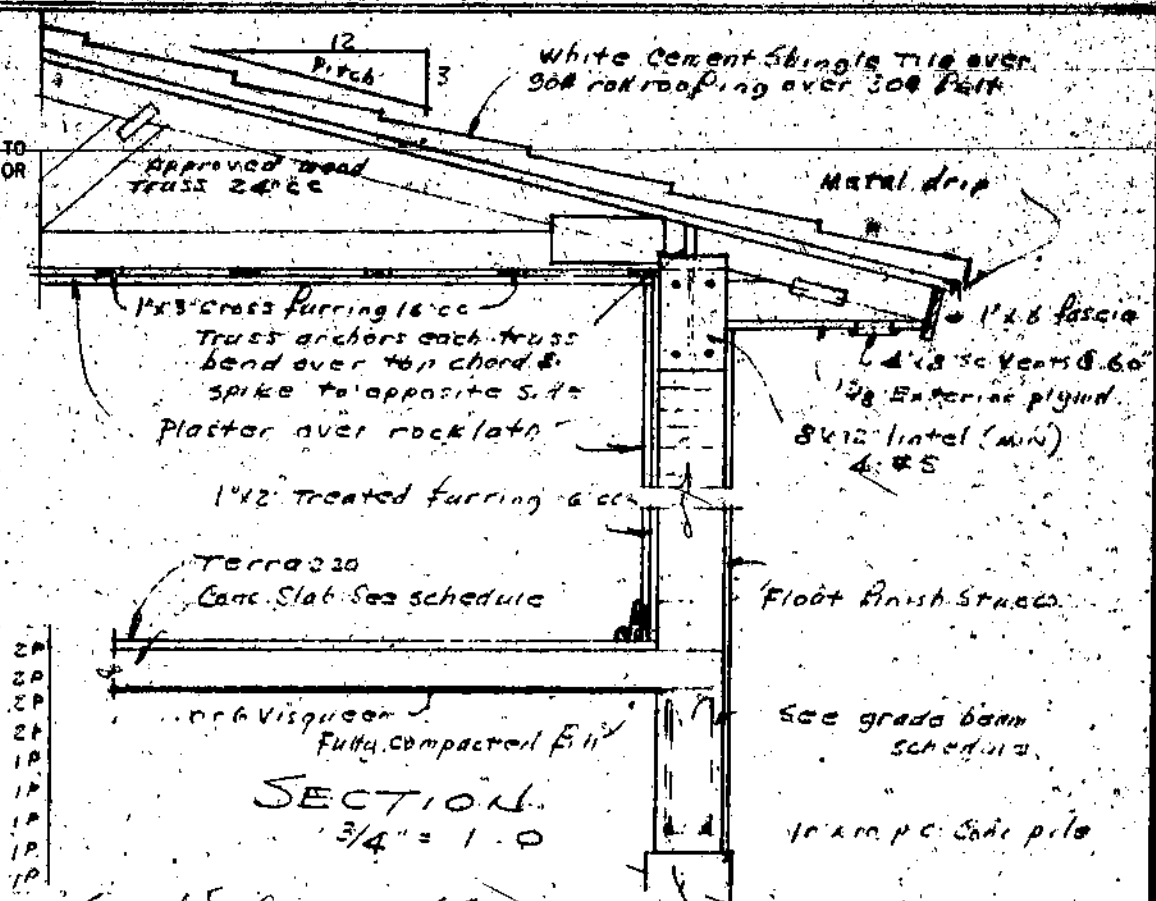
1/4" = 1' 0"



LEFT SIDE ELEVATION

1/4" = 1' 0"

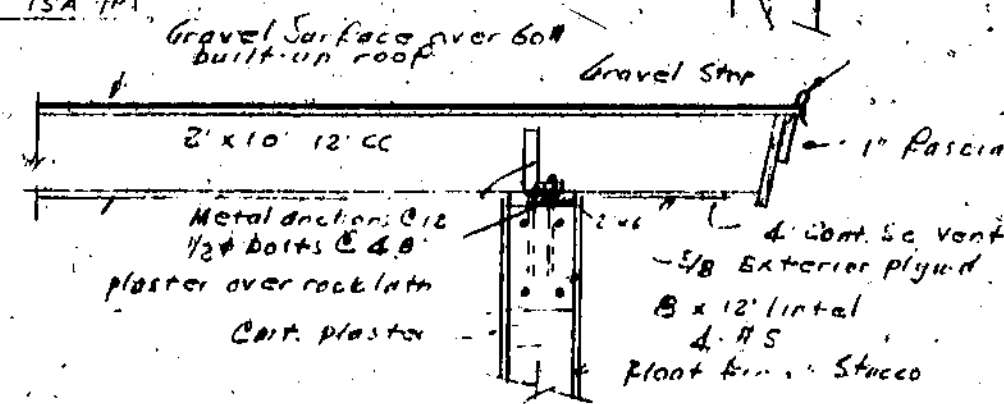
TRUSSED RAFTER DETAILS SHALL BE SUBMITTED TO ENGINEER FOR APPROVAL BEFORE APPLICATION FOR PERMIT IS MADE.



SECTION

3/4" = 1' 0"

1. Cook top	40A	2P
1. oven	30A	2P
1. W.H.	30A	2P
5 A.C. units	20A	2P
1. Refrig	20A	1P
1. Washer	20A	1P
2. heaters (bath)	20A	1P
2. Small appl	20A	1P
3. G.P.	15A	1P



SECTION thru FLAT ROOF (GARAGE)

3/4" = 1' 0"