PLANNING DIVISION

2600 Hollywood Boulevard Room 315
Hollywood, FL 33022

File No. (internal use only): _____

GENERAL APPLICATION

CITY OF Hollywood FLORIDA

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

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

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

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

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

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

APPLICATION TYPE (CHECK ONE):

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

Date of Application: _____

Location Address: 1108 S Northlake Drive, Hollywood, FL 33019
Lot(s): 19, 18, 17 Block(s): 41 Subdivision: Hollywood Lakes
Folio Number(s): _____
Zoning Classification: RS-9 Land Use Classification: low
Existing Property Use: Residential Sq Ft/Number of Units: _____
Is the request the result of a violation notice? ( ) Yes (X) No If yes, attach a copy of violation.
Has this property been presented to the City before? If yes, check al that apply and provide File Number(s) and Resolution(s): _____

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

Explanation of Request: Demolishing Exsiting House
Rebuilding a New House

Number of units/rooms: Single family Sq Ft: 8379 sq.ft Under AC
Value of Improvement: _____ Estimated Date of Completion: _____
Will Project be Phased? ( ) Yes (X) No If Phased, Estimated Completion of Each Phase

Name of Current Property Owner: Emile Mimran
Address of Property Owner: 20201 E Country club Dr. #2809, Miami
Telephone: _____ Fax: _____ Email Address: mimransurf@gmail.com
Name of Consultant/Representative/Tenant (circle one): _____
Address: _____ Telephone: _____
Fax: _____ Email Address: _____
Date of Purchase: 05/03/2021 Is there an option to purchase the Property? Yes ( ) No ( )
If Yes, Attach Copy of the Contract.
List Anyone Else Who Should Receive Notice of the Hearing: _____
_____ Address: _____
_____ Email Address: _____

PLANNING DIVISION

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: _____

PRINT NAME: Emilio Mimran Date: 2/24/22

Signature of Consultant/Representative: _____ Date: _____

PRINT NAME: _____ Date: _____

Signature of Tenant: _____ Date: _____

PRINT NAME: _____ Date: _____

Current Owner Power of Attorney

I am the current owner of the described real property and that I am aware of the nature and effect the request for _____ to my property, which is hereby made by me or I am hereby authorizing _____ to be my legal representative before the _____ (Board and/or Committee) relative to all matters concerning this application.

Sworn to and subscribed before me
this 24 day of February, 2022.

Ana Maria Rojas
Notary Public
State of Florida - Miami-Dade

Ana Maria Rojas
Comm.#GG964967
Expires: Mar. 3, 2024
Bonded Thru Aaron Notary

My Commission Expires: 03-03-24. (Check One) ✓ Personally known to me; OR ___ Produced Identification _____

Signature of Current Owner

Emilio Mimran
Print Name

Design Odyssey, Inc.

Architectural Design

985 W. Commercial Blvd.
Ft. Lauderdale, Florida 33309
Email: designodyssey5@gmail.com
Office (954) 418-7111 Fax (954) 418-7110

July 26, 2022

Emile Mimran
Phone:
Email: mimransurf@gmail.com

RE: Property Address: 1108 South Northlake Drive, Hollywood, Fl 33019

LEGAL DESCRIPTION

THE WEST 40' OF LOT 17. AND ALL OF LOT 18 AND 19, IN BLOCK 41, OF HOLLYWOOD LAKES

SECTION, ACCORDING TO THE PLAT THEREOF, RECORD IN PLAT BOOK 1, PAGE 32, OF THE PUBLIC

RECORDS OF BROWARD COUNTY, FLORIDA.

SUBJECT TO THE DEDICATIONS OF THE SOUTH 30' OF SAID

LOTS TO THE CITY FOR HIGHWAY AND/OR STREET PURPOSES RECORDED IN DEED BOOK 296, PAGE

157, DEED BOOK 324, PAGE 136 AND DEED BOOK 324, PAGE 543, OF THE PUBLIC RECORD OF

BROWARD COUNTY, FLORIDA.

AND ALSO THAT PARCEL OF LAND DESCRIBED AND BOUNDED AS FOLLOWS:

BEING A PART OF TAYLOR

STREET AND A PART OF BLOCK 70, HOLLYWOOD LAKES SECTION, BOUNDED ON THE SOUTH BY THE

NORTH LINE OF LOTS 17, 18, AND 19 IN SAID BLOCK 41: BOUNDED ON THE NORTH BY BLOCK 71,

OTHERWISE DESCRIBED AS NORTH LAKE OF SIAD SUBDIVISION; BOUNDED ON THE EAST BY A LINE 10'

"ESO E,A MRIP ASOUNDEO ON THE ANTES I "EN OFULEANESPLNE ON ENDERO! 18, NOSTENOLO REPECTON TO

NORTHERLY DIRECTION TO SAID BLOCK 71,

AS SHOWN ON THE PLAT OF HOLLYWOOD LAKES SECTION,

ACCORDING TO THE PLAT THEREOF, RECORDED IN PLAT BOOK 1, PAGE 32, OF THE PUBLIC RECORDS

OF BROWARD COUNTY, FLORIDA. BEING ALL THAT PARCEL OF LAND LYING NORTH OF THE WEST 40 OF

LOT 17, AND LOTS 18 AND 19 IN BLOCK 4, EXTENDING TO THE NORTH LAKE OF SAID SUBDIVISION.

SCOPE OF WORK

1-Demolish existing house and build a 2 story house

2-Building footprint of 5182 SQFT

Avraham Alfasi

President

Design Odyssey Inc

July 28, 2022

Dr. R.R. HARRISS 1108 SO. NO. LAKE DR.

NAME OF OWNER

ADDRESS OF CONSTRUCTION

FL-35 #1722
FL-35 1959 pgs.662-665
Note: Very poor microfilm images.

LEGAL DESCRIPTION

Owner's Present Address SAME

Description of Construction Cost $ 31,000.

ADDITION ARCH. START & MOELLER.

Permit Type	No.	Date Issued	To Whom	Fixtures or Outlets
Bldg.	37068	7-21-59	T. TOWER	
Roof	37009	10-13-59	Zinkil Roofing	
Electrical	22742	3-21-60	Mecha Elec Hoy Elec	100
Plumbing	17750	7-31-59	[illegible]	12 -
Gas				

INSPECTIONS

FOUNDATION Lathing 10/3/59	1st Rough Plg. 8/17/59	Temp. Service
Grade Beam 8/1/59		
COLUMNS 5/26 8/19/59	Final Rough Plg. 10/16/59	Rough Electric 10/15/59
5/26 8/20/59		
TIE BEAM 8/31/59	Septic Tank	Temporary Final
ROOF 9/21/59	Grease Trap	Final Electric
Tin cap 9/21/59	Final Plumbing 4-1-60	4-20-60
GAS 10/26/59	Cert. of Occupancy	Rubbish Bond

Remarks: R/B by transfer

NAME OF OWNER W. BIRL

ADDRESS 1108 S. NO. LAKE DRIVE

LEGAL DESCRIPTION W40' of 17 + 18 BK41 COST 1500.

DESCRIPTION OF CONST. HWD LAKES

ARCHITECT:

PERMIT TYPE	NO.	DATE	TO WHOM	FIXT. or OUT.
BLDG.				
ROOF				
ELECTRICAL				
PLUMBING				
GAS				
SEPTIC, SEWER	1298	6-22-70	C J SMRT	
A/C DUCTS	1487	7-17-70	C J SMRT	(3) 1 Ton %
SCREEN ENCL.				
POOL				
DRIVEWAY				
FENCE				

JOB CARD

OWNER	JOB ADDRESS
WM P. BIRL	1108 S NORTHLAKE DR.

LEGAL DESCRIPTION	LOT NUMBER	BLOCK	SUBDIVISION OR ADDITION
	17, 18, 19	41	HOLLYWOOD LAKES SEC.

MICROFILM NO.	ARCHITECT	FEE	VALUATION
		$ 25.20	$ 5,000.00

DESCRIPTION OF CONSTRUCTION
1½ ton
12 ton central a/c unit with ducts

☐ 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	2293	3-8-73	E.H. Windom
MECHANICAL			
SCREEN			
POOL			
DRIVEWAY			
PATIO & WALK			

NOTES;

JOB CARD

OWNER: Howard Banaszak

JOB ADDRESS: 1108 S. No. Lake

LEGAL DESCRIPTION — LOT NUMBER:

BLOCK:

SUBDIVISION OR ADDITION:

MICROFILM NO.:

ARCHITECT:

FEE: $ 20.00

VALUATION: $ 615.00

DESCRIPTION OF CONSTRUCTION: Burglar Alarm

☐ SEPTIC TANK
☐ SEWER TAP

TYPE PERMIT	NUMBER	DATE	CONTRACTOR
BUILDING			
ROOF			
ELECTRIC-BASIC			
ELECTRIC-SUPP.	27423	10-8-82	Gibraltar
PLUMBING — NO. FIX.			
L-P-DRY WALL			
FENCE			

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

NOTES: County Surcharge $.20

JOB CARD

OWNER: WM BIRL	JOB ADDRESS: 1108 S NORTHLAKE DR.
LEGAL DESCRIPTION — LOT NUMBER	BLOCK / SUBDIVISION OR ADDITION
MICROFILM NO. / ARCHITECT	FEE: $ 35.30- / VALUATION: $
DESCRIPTION OF CONSTRUCTION	☐ SEPTIC TANK ☐ SEWER TAP

TYPE PERMIT	NUMBER	DATE	CONTRACTOR
BUILDING			
ROOF			
ELECTRIC-BASIC	3854	3-8-93	HOLLYWOOD [illegible]
ELECTRIC-SUPP.			
PLUMBING — NO. FIX.			
L-P-DRY WALL			
FENCE			

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

NOTES:

FORM 1146-12

JOE CARD

OWNER: Burrow's	JOB ADDRESS: 1108 South Northlake drive
LEGAL DESCRIPTION — LOT NUMBER	BLOCK / SUBDIVISION OR ADDITION
MICROFILM NO. / ARCHITECT	FEE: $ 7.00 / VALUATION: $ 210.00

DESCRIPTION OF CONSTRUCTION: (75-245) resurface 408 square feet of asphalt

☐ 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			
MECHANICAL			
SCREEN			
POOL			
DRIVEWAY	24539	2/27/75	Allen Pave.
PATIO or WALK			

NOTES:

FORM 1144-13

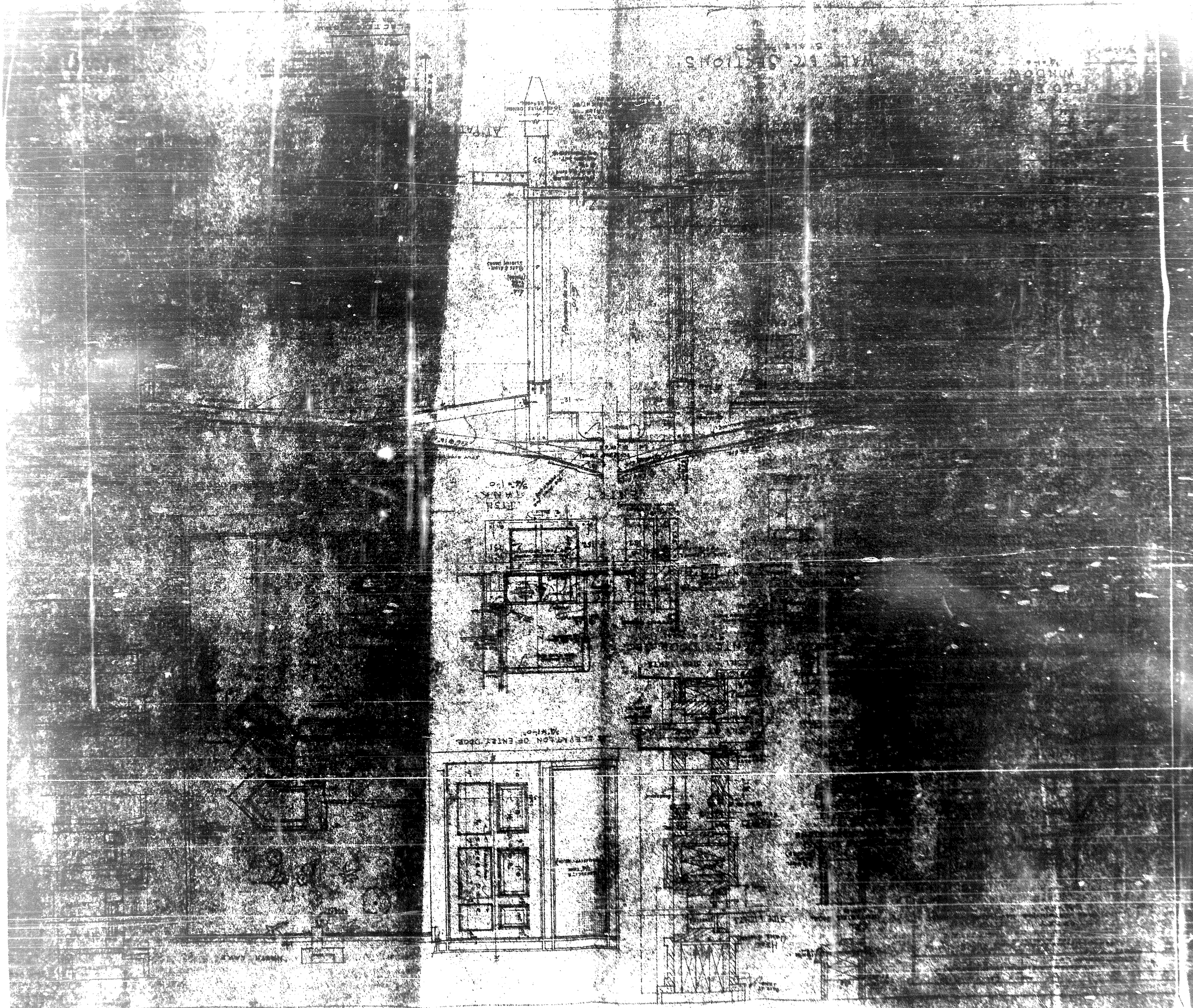
Permit Search Results

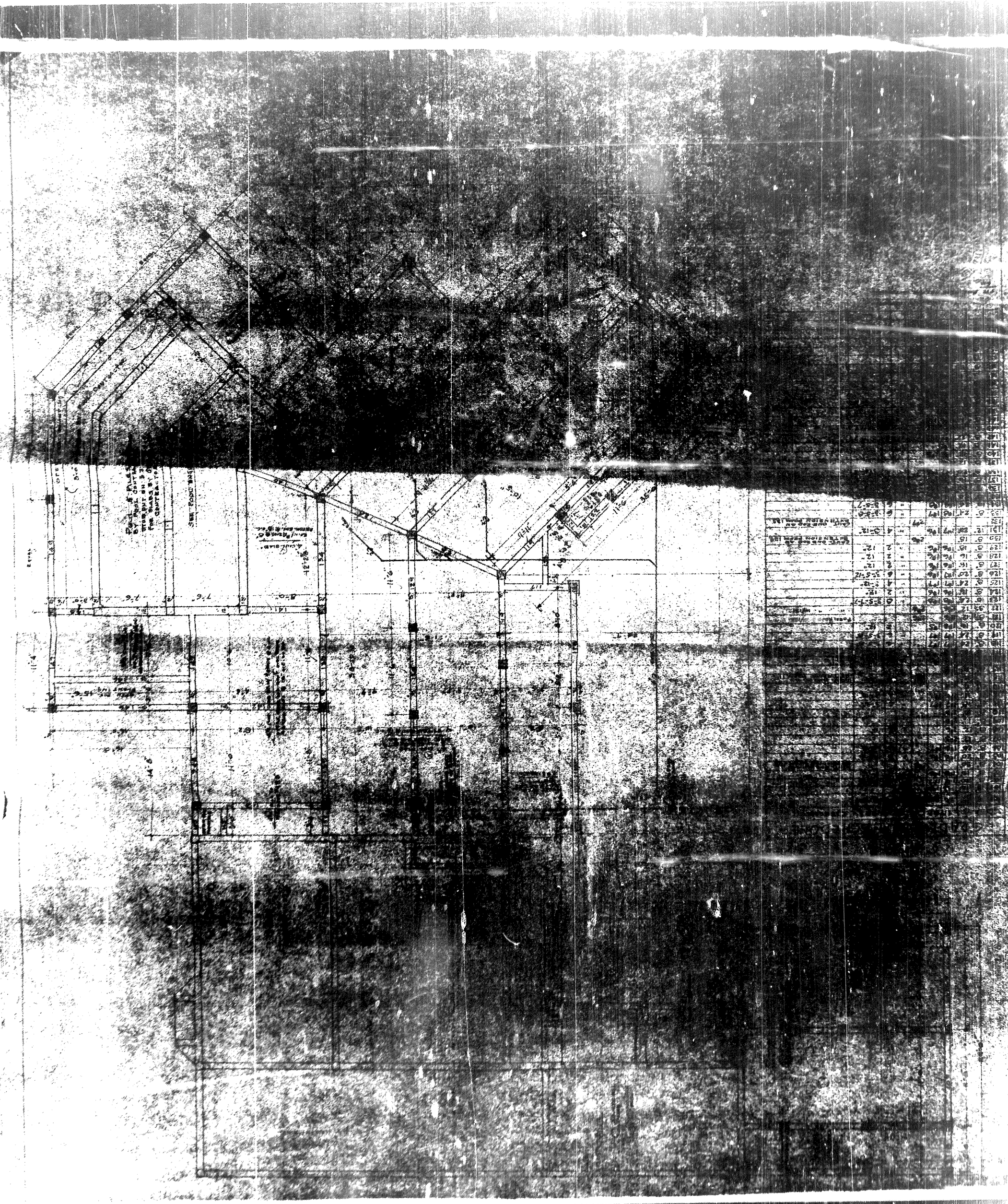
Search > Properties located at/on/near '...1108 s...'

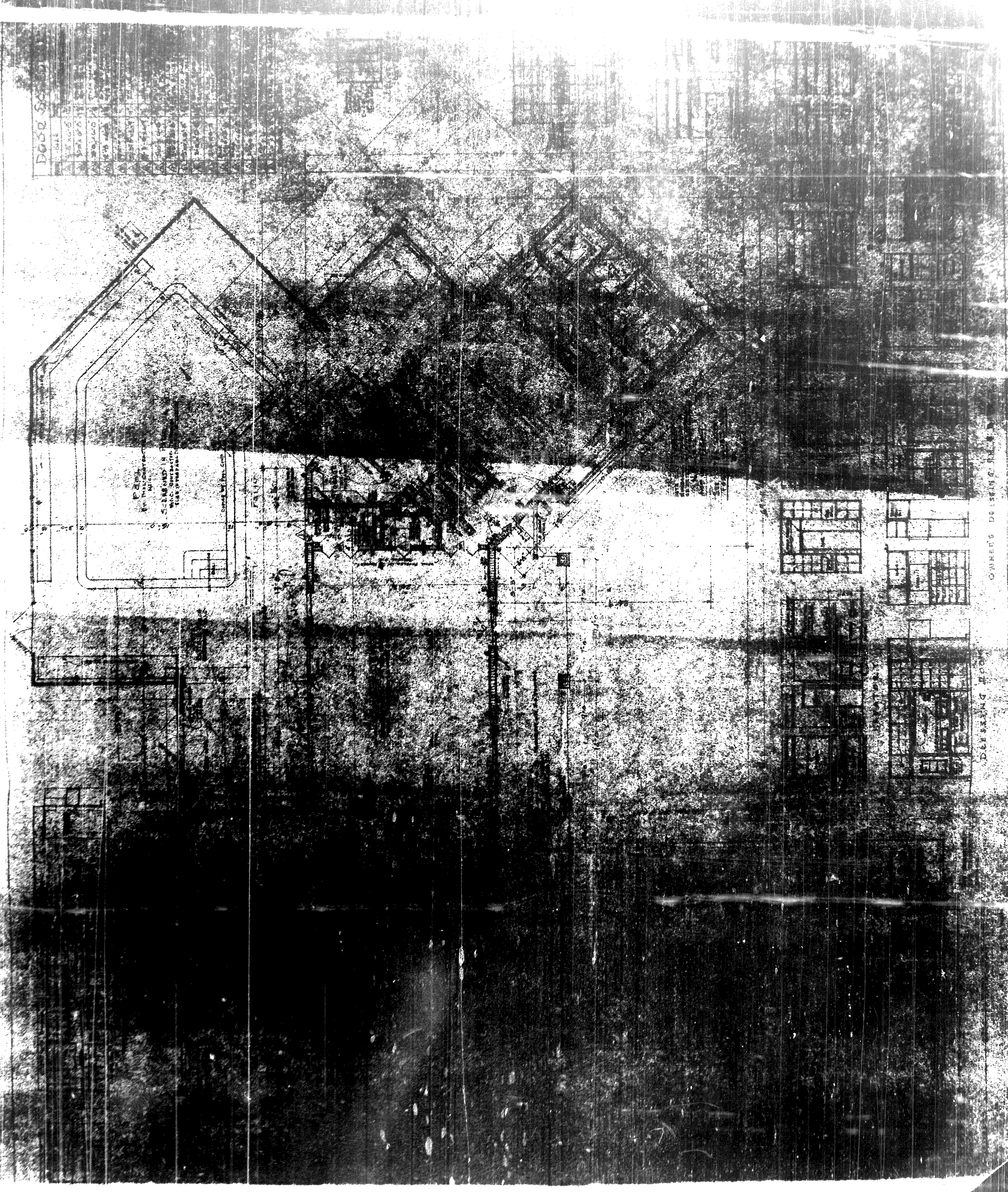
6 permits were found for
1108 S NORTHLAKE DR

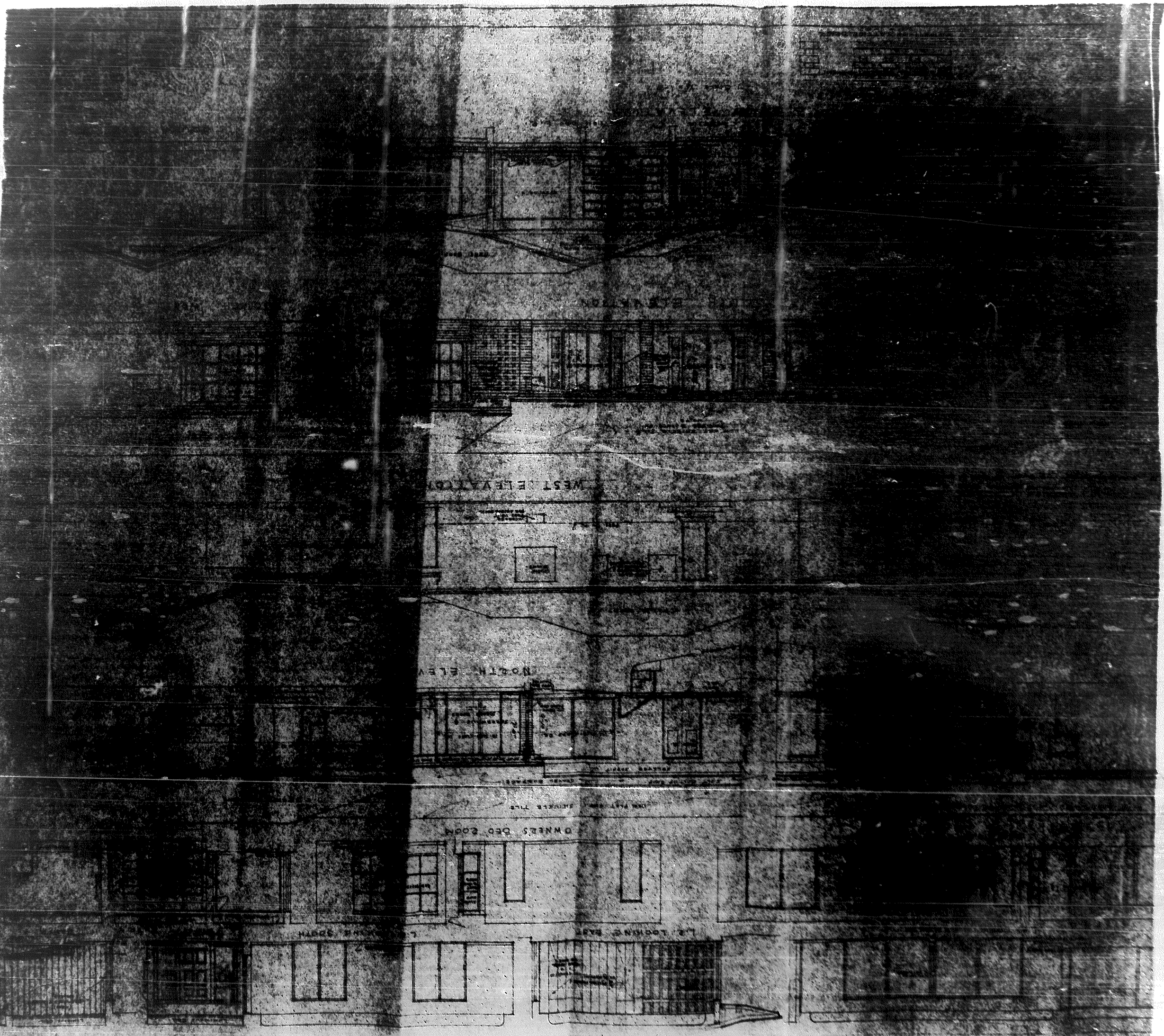
View	Process #	Permit #	Description	Appl. Date	Permit Date
Details		**B18-106272**	SEAWALL/BULKHEAD	8/6/2018	**8/30/2018**
Details		**B17-101592**	DEMOLITION-STRUCT COMPLETE WS CREDIT	3/20/2017	
Details		**M9701622**	A/C - CENTRAL - REPLACEMENT		**9/10/1997**
Details		**M9701566**	REPLACE AIR HANDLING UNIT		**8/29/1997**
Details		**M9701058**	REPLACE CONDENSING UNIT		**6/19/1997**
Details		**B9102500**	RE-ROOF-FLAT		**4/29/1991**

Status: Null and Void









Design Odyssey, Inc.

Architectural Design

985 W. Commercial Blvd.
Ft. Lauderdale, Florida 33309
Email: designodyssey5@gmail.com
Office (954) 418-7111 Fax (954) 418-7110

To: Hollywood-Building Division - Historic Preservation Board
Re: 1108 S Northlake Dr.
Hollywood, FL 33019
Certificate of Appropriateness for Design Criteria:

1. INTEGRITY OF LOCATION
The lot is in the Hollywood Historic Lakes neighborhood located north of Hollywood Boulevard. The proposed construction follows current regulations, seatbacks, site coverage, and flood requirements. The proposed home design is symmetrical to neighboring homes and compliments the neighborhood's existing composition of home styles.

2. DESIGN
The proposed design is a 2-story single family home with a Streamline design and warm modern aesthetic. The proposed house has a flat roof, floor to ceiling windows, outdoor living covered areas, and a 2 nd floor terrace with views of the intercostal. The proposed construction follows current Building and Zoning Codes and adheres to the current FEMA regulations and the Florida
Energy Code. The proposed design is complimentary to the neighborhood's existing composition of architectural home styles. Exterior stone cladding and wood finish aluminum siding create a warm modern color theme and harmoniously blends with neighboring homes.

3. SETTINGS - The current site is situated between two (2) two-story residences on the east and west side of Northlake Dr. To follow current FEMA regulations, the proposed construction will elevate the house to comply with the new code requirements for seawall and flood level elevation. The proposed design is complimentary to the neighborhood's existing composition of home styles.
The existing structure does not meet current Florida building code requirements and the exterior and interior of the structure is in very poor condition. Based on the structural engineer's report, the area of the original residence is below the top of the seawall and below flood level elevation. It appears that the additional wing was built higher to stay above the flood level at the time of construction, however, this area needs to be verified for compliance with the new requirements.

4. MATERIAL - The proposed construction will utilize concrete foundations, CMU walls, aluminum/wood finishes, impact windows, and impact doors. The proposed design compliments the neighborhood's existing architectural design aesthetic and incorporates exterior cladding materials in warm tones to soften the modern home design. The proposed construction takes inspiration from the letter "H" in the word Hollywood as the layout of building's design and follows current city and state codes and regulations.

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5. WORKMANSHIP – The proposed design compliments the neighborhood's mixture of existing workmanship styles and comply with all current regulations. The building design features a 2- story scale with a harmonious orientation. The landscape design incorporates subtropical vegetation such as royal palms and maximizes green areas. The exterior design showcases large rectangular metal encased windows in vertical bands contrasting with horizontal wood banding.
Large natural stone slab led to a grand recessed door entry.

6. ASSOCIATION –
The proposed design will complement the neighborhood's existing mix of architectural styles.
The proposed 2-story Streamline modern design will incorporate textured materials and warm color accents to blend the neighboring aesthetics. The proposed construction follows current Building and Zoning Codes and adheres to the current FEMA regulations and the Florida Energy Code.
The proposed design will replace a deteriorated structure that is not meet current building code requirements and is below the top of the seawall and below flood level elevation. To this end, the existing structure is not financially feasible nor worthy to restore

Avraham Alfasi
President
Design Odyssey Inc

ARBAB ENGINEERING, INC.

CONSULTING ENGINEERS • 3363 NE 163RD STREET, SUITE 701 • N. MIAMI BEACH, FLORIDA 33160 • (305) 940-3088 • FAX: (305) 940-3273

June 27, 2022

Mr. Emile Mimran
20201 E Country Club Drive #2709
Miami, Florida 33180

RE: **Observation Report for**
Mimran Residence
1108 S Northlake Drive
Hollywood, Florida 33019

Dear Mr. Mimran:

As you requested, on May 17 and 26, 2022, the above-described residence was observed by this office.

The purpose of this observation was to visually inspect the condition of the structural members of this existing residence, including existing roof, columns, beams, floor members, exterior walls, windows and doors and all exposed structural elements that were available for this visual inspection.

Observation of this residence was performed by Al Montazer from this office from access holes through the walls provided by the client, from the ceiling hatch and general exterior and interior of this residence, including limited observation of the underside of a very shallow crawl space under the elevated portion of the ground floor.

The scope of our visual observation was limited and only the visible and accessible areas of this residence space were inspected.

Existing Structure:

This residence is a one-story structure with exterior masonry walls and partially wood frame, reinforced concrete columns and reinforced concrete beams supporting the wood framed gable end roof and transferring the load to the foundation.

(Continued on Page 2)

RE: **Observation Report for**
Mimran Residence

Existing plans were not available to this office for review and evaluation.

It appears that the additional wing was added to the original residence. The addition is a raised structure compared to the existing and contains crawl space under the house. The original residence is at lower elevation and ground floor is below the top of the seawall cap. The swimming pool and the pool deck are also below the seawall cap elevation by approximately 24".

Findings:

The followings are our findings during these observations:

A. The area of the original residence is below the top of the seawall and below flood level elevation.

B. The existing roof framing is deflected at the center portion near the front entrance and is sagging.

C. Sliding glass door for the original residence facing the pool deck and swimming pool is broken.

D. Metal railing facing the pool deck is rusted and is in poor condition.

E. Exiting windows and doors are not impacts and their condition for wind load resistance can not be verified at this time.

F. The railings on front entrance is in poor condition.

G. All reinforced concrete columns adjacent to the garage are badly damaged. Concrete was spalled and at these locations rusted and deteriorated reinforcing were exposed.

H. All facia boards along the edges of the roof are badly deteriorated and are in poor condition.

I. All windows and doors are in poor condition and wood members are badly deteriorated.

J. Mold indication is present all over interior and exterior of the house and wood framing of the windows are damaged by moisture penetration and aging.

K. Insulation in the attic space is in poor condition due to moisture penetration.

(Continued on Page 3)

RE: **Observation report for**
Mimran Residence

L. Few of the roof rafters are in poor condition and deteriorated due to moisture penetration.

M. Exterior walls adjacent to the bay window facing the pool deck and swimming pool are wood frames and they are deteriorated.

N. At the location the tree branches from the neighbor are leaning against the edges of the roof, they are causing more damage to the existing damaged roof members.

O. It appears that there is not adequate air circulation inside the attic space, causing additional moisture accumulation and deterioration of the roof wood members.

P. It seems that soffit vents were not adequately large enough to circulate fresh air.

Q. Electrical wirings are in poor condition and loose wires are present in the attic space and several other locations.

Conclusion:

It appears that the original house was built below flood level and additional wing was built higher, in order to stay above the flood level at the time of construction. Required flood elevation for higher floor area also needs to be verified for compliance with the new requirements.

All windows and doors are sub-standard and badly damaged and deteriorated and not impact. Wind resistance capacity of the existing windows and doors cannot be verified at this time.

Major structural concrete restoration is required to repair damaged column.

Roof wood members are sagging along the ridge.

Electrical wirings are loose and causing unsafe condition.

Wood frames that were observed at exterior walls bay windows and other locations are in poor condition.

Attached please find several photographs of the deteriorated areas of this residence.

(Continued on Page 4)

Re: **Observation Report For**
Mimran Residence

We appreciate the opportunity to serve you. Please give me a call if there are any questions.

Very truly yours,

ARBAB ENGINEERING, INC.

By: _____

Ali Arbab, P.E.

Attachments

AA/aa

z:/aa/observation and report/mimran residence report

ARBAB ENGINEERING, INC.
CONSULTING ENGINEERS
3363 NE 163rd STREET, SUITE 701
NORTH MIAMI BEACH, FLORIDA 33160
PHONE NO. (305) 940-3088 FAX. NO. (305) 940-3273

Project: MIMRAN RESIDENCE REPORT
1008 Northlake Drive
Hollywood, FL 33019

Date: JUNE 16, 2022

CONCRETE COLUMN AND FLOOR CRACK ADJACENT TO THE GARAGE

CONCRETE COLUMN CRACK ADJACENT TO THE GARAGE

ARBAB ENGINEERING, INC.
CONSULTING ENGINEERS
3363 NE 163rd STREET, SUITE 701
NORTH MIAMI BEACH, FLORIDA 33160
PHONE NO. (305) 940-3088 FAX. NO. (305) 940-3273

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1008 Northlake Drive
Hollywood, FL 33019

Date: JUNE 16, 2022

CONCRETE COLUMN CRACK AT EXTERIOR WALKWAY

CONCRETE COLUMN CRACK AT EXTERIOR WALKWAY

ARBAB ENGINEERING, INC.
CONSULTING ENGINEERS
3363 NE 163rd STREET, SUITE 701
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1008 Northlake Drive
Hollywood, FL 33019

Date: JUNE 16, 2022

BADLY DAMAGED CONCRETE COLUMN WITH EXPOSED DETERIORATED REINFORCING

BADLY DAMAGED CONCRETE COLUMN WITH EXPOSED DETERIORATED REINFORCING

ARBAB ENGINEERING, INC.
CONSULTING ENGINEERS
3363 NE 163rd STREET, SUITE 701
NORTH MIAMI BEACH, FLORIDA 33160
PHONE NO. (305) 940-3088 FAX. NO. (305) 940-3273

Project: MIMRAN RESIDENCE REPORT
1008 Northlake Drive
Hollywood, FL 33019

Date: JUNE 16, 2022

MEASUREMENT OF THE INTERIOR DOOR FOR BATHROOM (23" WIDE)

HOLE THROUGH THE INTEIOR NON-LOAD BEARING PARTITION AT BATHROOM AREA

ARBAB ENGINEERING, INC.
CONSULTING ENGINEERS
3363 NE 163rd STREET, SUITE 701
NORTH MIAMI BEACH, FLORIDA 33160
PHONE NO. (305) 940-3088 FAX. NO. (305) 940-3273

Project: MIMRAN RESIDENCE REPORT
1008 Northlake Drive
Hollywood, FL 33019

Date: JUNE 16, 2022

HORIZONTAL CRACK AT THE TOP OF THE WINDOW

BROKEN SLIDING GLASS DOOR

ARBAB ENGINEERING, INC.
CONSULTING ENGINEERS
3363 NE 163rd STREET, SUITE 701
NORTH MIAMI BEACH, FLORIDA 33160
PHONE NO. (305) 940-3088 FAX. NO. (305) 940-3273

Project: MIMRAN RESIDENCE REPORT
1008 Northlake Drive
Hollywood, FL 33019
JUNE 16, 2022

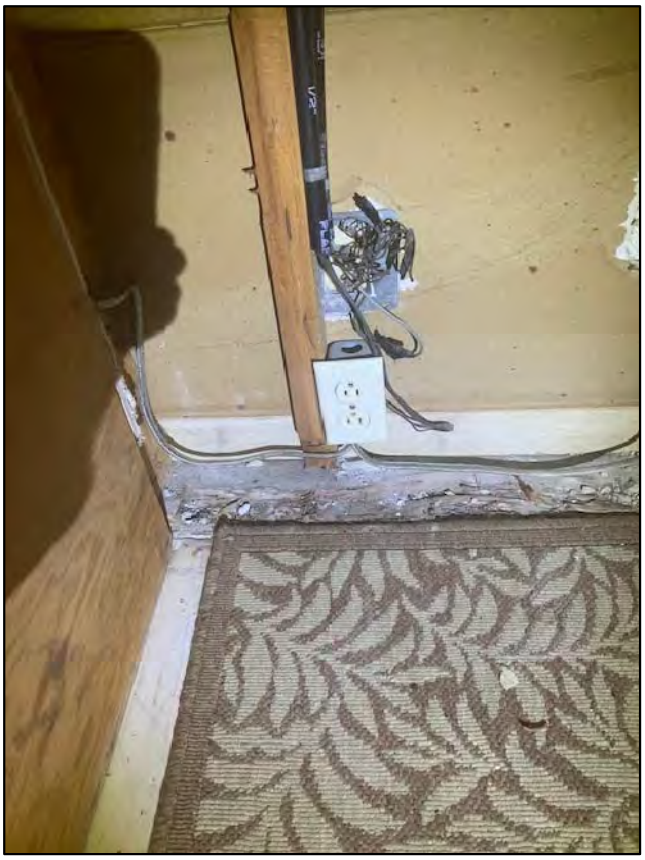
INTERIOR HARDSCAPING AND MEASUREMENT OF RAILING HEIGHT

VIEW FROM INSIDE OF BROKEN SLIDING GLASS DOOR FACING POOL AND POOL DECK.

ARBAB ENGINEERING, INC.
CONSULTING ENGINEERS
3363 NE 163rd STREET, SUITE 701
NORTH MIAMI BEACH, FLORIDA 33160
PHONE NO. (305) 940-3088 FAX. NO. (305) 940-3273

Project: MIMRAN RESIDENCE REPORT
1008 Northlake Drive
Hollywood, FL 33019

Date: JUNE 16, 2022



DETERIORATION OF WOOD FRAME AND IMPROPER ELECTRICAL WIRING.

BADLY DETERIORATED EXTERIOR WOOD DOOR FACING SWIMMING POOL AND POOL DECK.

ARBAB ENGINEERING, INC.
CONSULTING ENGINEERS
3363 NE 163rd STREET, SUITE 701
NORTH MIAMI BEACH, FLORIDA 33160
PHONE NO. (305) 940-3088 FAX. NO. (305) 940-3273

Project: MIMRAN RESIDENCE REPORT
1008 Northlake Drive
Hollywood, FL 33019

Date: JUNE 16, 2022

BADLY DETERIORATED WOOD DOOR FACING SWIMMING POOL

UNPROTECTED JUNCTION BOX

ARBAB ENGINEERING, INC.
CONSULTING ENGINEERS
3363 NE 163rd STREET, SUITE 701
NORTH MIAMI BEACH, FLORIDA 33160
PHONE NO. (305) 940-3088 FAX. NO. (305) 940-3273

Project: MIMRAN RESIDENCE REPORT
1008 Northlake Drive
Hollywood, FL 33019

Date: JUNE 16, 2022

IMPROPER ATTACHMENT OF WINDOW AND GAP UNDERSIDE OF WINDOW FRAME

DETERIORATED SOFFIT WITH POOR VENTILATION

ARBAB ENGINEERING, INC.
CONSULTING ENGINEERS
3363 NE 163rd STREET, SUITE 701
NORTH MIAMI BEACH, FLORIDA 33160
PHONE NO. (305) 940-3088 FAX. NO. (305) 940-3273

Project: MIMRAN RESIDENCE REPORT
1008 Northlake Drive
Hollywood, FL 33019

Date: JUNE 16, 2022

DETERIORATED FASCIA AND EVE FLASH

DAMAGED GUTTER ALONG THE EDGE OF THE ROOF

ARBAB ENGINEERING, INC.
CONSULTING ENGINEERS
3363 NE 163rd STREET, SUITE 701
NORTH MIAMI BEACH, FLORIDA 33160
PHONE NO. (305) 940-3088 FAX. NO. (305) 940-3273

Project: MIMRAN RESIDENCE REPORT
1008 Northlake Drive
Hollywood, FL 33019

Date: JUNE 16, 2022

DAMAGED FASCIA BOARD

BADLY DAMAGED FASCIA BOARD AND INSUFICIENT VENTILATION

ARBAB ENGINEERING, INC.
CONSULTING ENGINEERS
3363 NE 163rd STREET, SUITE 701
NORTH MIAMI BEACH, FLORIDA 33160
PHONE NO. (305) 940-3088 FAX. NO. (305) 940-3273

Project: MIMRAN RESIDENCE REPORT
1008 Northlake Drive
Hollywood, FL 33019

Date: JUNE 16, 2022

BROKEN GUTTER

GRADE AT POOL AREA AND SEAWALL CAP

ARBAB ENGINEERING, INC.
CONSULTING ENGINEERS
3363 NE 163rd STREET, SUITE 701
NORTH MIAMI BEACH, FLORIDA 33160
PHONE NO. (305) 940-3088 FAX. NO. (305) 940-3273

Project: MIMRAN RESIDENCE REPORT
1008 Northlake Drive
Hollywood, FL 33019

Date: JUNE 16, 2022

GRADE AT POOL AREA AND SEAWALL CAP

TOP OF EXISTING GRADE ADJACENT TO SWIMMING POOL APROX. 30" BELOW TOP OF SEAWALL CAP ELEVATION

ARBAB ENGINEERING, INC.
CONSULTING ENGINEERS
3363 NE 163rd STREET, SUITE 701
NORTH MIAMI BEACH, FLORIDA 33160
PHONE NO. (305) 940-3088 FAX. NO. (305) 940-3273

Project: MIMRAN RESIDENCE REPORT
1008 Northlake Drive
Hollywood, FL 33019

Date: JUNE 16, 2022

BADLY DETERIORATED WINDOW FRAME (TYP. FOR SEVERAL OTHER WINDOWS)

BADLY DETERIORATED WINDOW FRAMING AND PRESENCE OF MOLD AT WALL AND CEILING

ARBAB ENGINEERING, INC.
CONSULTING ENGINEERS
3363 NE 163rd STREET, SUITE 701
NORTH MIAMI BEACH, FLORIDA 33160
PHONE NO. (305) 940-3088 FAX. NO. (305) 940-3273

Project: MIMRAN RESIDENCE REPORT
1008 Northlake Drive
Hollywood, FL 33019

Date: JUNE 16, 2022

VIEW OF THE EXTERIOR WOOD FRAME WALL FACING THE SWIMMING POOL

CHANGE OF ELEVATION BETWEEN ORIGINAL AND ADDITION TO THE HOUSE

ARBAB ENGINEERING, INC.
CONSULTING ENGINEERS
3363 NE 163rd STREET, SUITE 701
NORTH MIAMI BEACH, FLORIDA 33160
PHONE NO. (305) 940-3088 FAX. NO. (305) 940-3273

Project: MIMRAN RESIDENCE REPORT
1008 Northlake Drive
Hollywood, FL 33019

Date: JUNE 16, 2022

DETERIORATED RAILING FACING SWIMMING POOL

DETERIORATED EXTERIOR DOOR

ARBAB ENGINEERING, INC.
CONSULTING ENGINEERS
3363 NE 163rd STREET, SUITE 701
NORTH MIAMI BEACH, FLORIDA 33160
PHONE NO. (305) 940-3088 FAX. NO. (305) 940-3273

Project: MIMRAN RESIDENCE REPORT
1008 Northlake Drive
Hollywood, FL 33019

Date: JUNE 16, 2022

BADLY DAMAGED MAIN ELECTRICAL PANEL WITH EXPOSED ELECTRICAL WIRING

TREE LEANING AGAINST THE ROOF

ARBAB ENGINEERING, INC.
CONSULTING ENGINEERS
3363 NE 163rd STREET, SUITE 701
NORTH MIAMI BEACH, FLORIDA 33160
PHONE NO. (305) 940-3088 FAX. NO. (305) 940-3273

Project: MIMRAN RESIDENCE REPORT
1008 Northlake Drive
Hollywood, FL 33019

Date: JUNE 16, 2022

SAGGING PROFILE OF THE ROOF

PROFILE OF THE ROOF CAUSING RAIN WATER ACCUMULATION

Design Odyssey, Inc.

Architectural Design

985 W. Commercial Blvd.
Ft. Lauderdale, Florida 33309
Email: designodyssey5@gmail.com
Office (954) 418-7111 Fax (954) 418-7110

August 8th, 202Z

City of Hollywood

Historic Preservation Board

Study of Existing House Renovation VS New Build Out

Re: 1108 S Northlake Drive, Hollywood, FL 33019

Based on the structural engineer's report, the area of the original residence is below the top of the seawall and below flood level elevation.

Also, it appears that the additional wing was built higher in order to stay above the flood level at the time of construction. Required flood elevation for higher floor area also needs to be verified for compliance with the new requirements.

Renovation of the existing house will require us to demo the roof and exterior walls so that we can build a new foundation and to align the floor level with the sea wall and flood level elevation requirements.

The renovation direction is not cost effective for this residence as it requires us to demo the house walls/roof in order to build a new foundation, new walls, and new roof to align with the seawall and flood level elevation requirements.

Due to these finding we need to price the house renovation as a new built out.

Abey Alfasi, President — Date 8/9/22

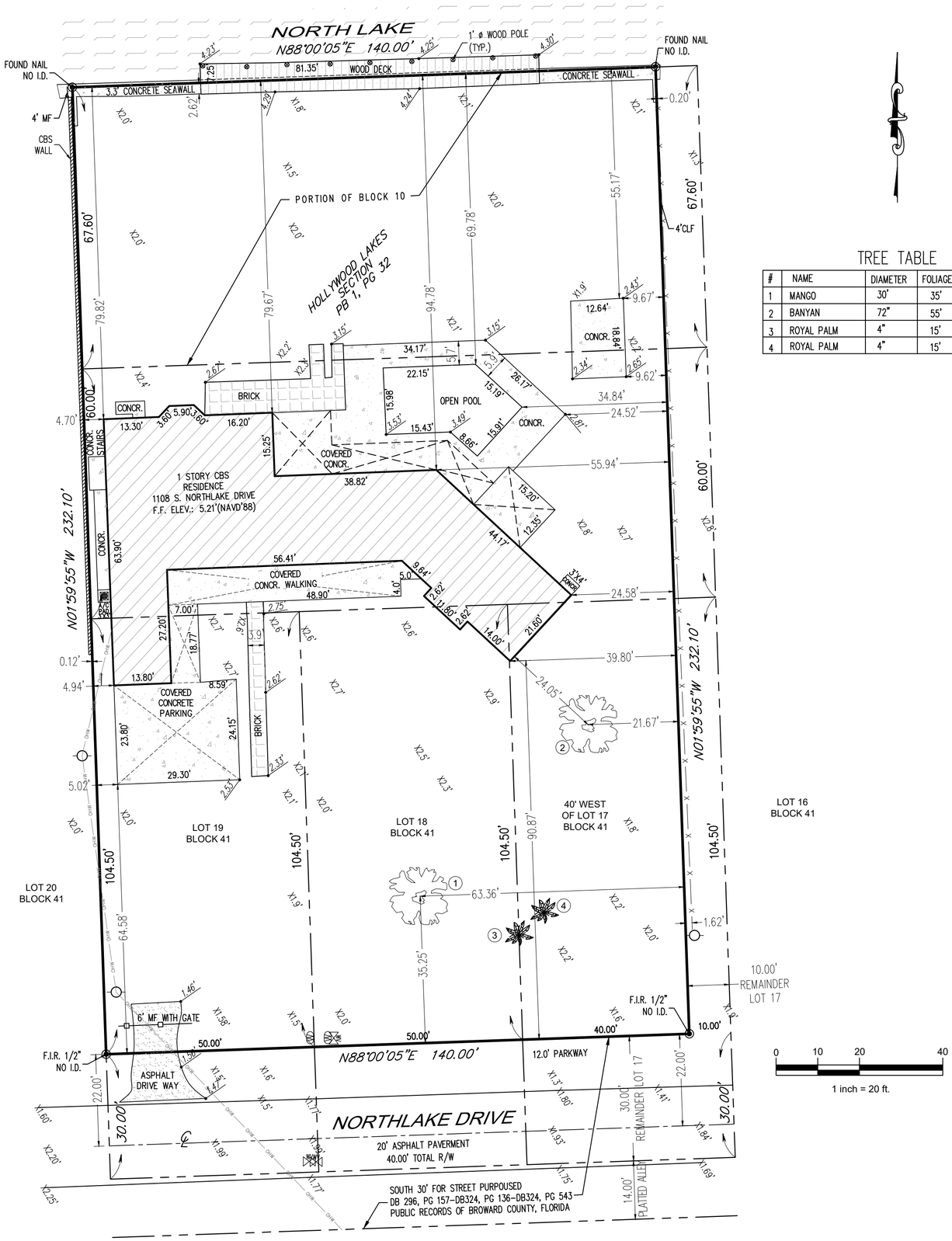
LEGEND

A/C = AIR CONDITIONER
C.B.S. = CONCRETE BLOCK STRUCTURE
C = CALCULATED
CH = CHORD
℄ = CENTERLINE
C/S = CONCRETE SLAB
CONC. = CONCRETE
D.E. = DRAINAGE EASEMENT
Δ = DELTA (CENTRAL ANGLE)
EL., ELEV. = ELEVATION
F.F. = FINISHED FLOOR
F.I.P. = FOUND IRON PIPE
F.I.R. = FOUND IRON ROD
L = ARC LENGTH
L.B. = LICENSED SURVEY BUSINESS
LS = LICENSED SURVEYOR
M = MEASURED
NO I.D. = NO IDENTIFICATION
N/A = NOT APPLICABLE
P.S.M. = PROFESSIONAL SURVEYOR AND MAPPER
NAVD'88 = NORTH AMERICAN VERTICAL DATUM OF 1988
NGVD'29 = NATIONAL GEODETIC VERTICAL DATUM OF 1929
P = PLAT
P.B.C. = PALM BEACH COUNTY
P.B. = PLAT BOOK
P.C. = POINT OF CURVATURE
P-K = PARKER KALON COMPANY
D= DEED
0.00'x= SPOT ELEVATION
P.R.C. = POINT OF REVERSE CURVATURE
PG. = PAGE
R = RADIUS
R/W = RIGHT OF WAY
U.E. = UTILITY EASEMENT
C.L.F.= CHAINLINK FENCE
ISAOA = ITS SUCCESSORS AND/OR ASSIGNS
ATIMA = AS THEIR INTEREST MAY APPEAR
P.R.M. = PERMANENT REFERENCE MONUMENT

SYMBOL

- CB — CATCH BASIN
- WM — WATER METER
- UTILITY POLE
- LIGHT POLE
- FIRE HYDRANT
- TV — CABLE BOX
- ELECTRIC BOX
- TELEPHONE BOX
- WV — WATER VALVE
- IC — IRRIGATION CONTROL VALVE
- EM — ELECTRIC METER
- G — GAS METER
- S — SEPTIC TANK LID
- W — WELL
- SIGN
- CO — CLEAN-OUT
- A/C

OHW — OVERHEAD WIRE LINE (OHW)
x — x — x — CHAIN LINK FENCE (C.L.F)
// — // — WOOD FENCE (W.F)
METAL FENCE (M.F)
PLASTIC FENCE (P.F)
WIRE FENCE (W.F)
TOP OF BANK (T.O.B)
SWALE



TREE TABLE

#	NAME	DIAMETER	FOLIAGE	HEIGHT
1	MANGO	30'	35'	40'
2	BANYAN	72"	55'	50'
3	ROYAL PALM	4"	15'	4'
4	ROYAL PALM	4"	15'	4'

CERTIFIED TO:

DESIGN ODYSSEY
EMILE MIMRAN

BENCHMARK OF ORIGIN: *BROWARD COUNTY BENCHMARK NUMBER 1915 ELEVATION: 1.677'(NAVD'88)*
BENCHMARK CONVERTED FROM NGVD'29 TO NAVD'88 BY THE NATIONAL GEODETIC SURVEY'S ORTHOMETRIC HEIGHT CONVERSION.

LEGAL DESCRIPTION:

WEST 40' OF LOT 17, AND ALL OF LOTS 18 AND 19. IN BLOCK 41, OF HOLLYWOOD LAKES SECTION, ACCORDING TO THE PLAT THEREOF, RECORDED IN PLAT BOOK 1, PAGE 32, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA. SUBJECT TO THE DEDICATIONS OF THE SOUTH 30' OF SAID LOTS TO THE CITY OF HOLLYWOOD FOR THE PERPETUAL USE OF THE PUBLIC FOR HIGHWAY AND/OR STREET PURPOSES RECORDED IN DEED BOOK 296, PAGE 157. DEED BOOK 324, PAGE 136 AND DEED BOOK 324, PAGE 543, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA.
AND ALSO THAT PARCEL OF LAND DESCRIBED AND BOUNDED AS FOLLOWS: BEING A PART OF TAYLOR STREET AND A PART OF BLOCK 70, HOLLYWOOD LAKES SECTION, BOUNDED ON THE SOUTH BY THE NORTH LINE OF LOTS 17, 18, AND 19 IN SAID BLOCK 41; BOUNDED ON THE NORTH BY BLOCK 71, OTHERWISE DESCRIBED AS NORTH LAKE OF SAID SUBDIVISION; BOUNDED ON THE EAST BY A LINE 10' WEST OF AND PARALLEL TO THE EAST LINE OF SAID LOT 17 EXTENDED IN A NORTHERLY DIRECTION TO BLOCK 71, AND BOUNDED ON THE WEST BY THE WEST LINE OF SAID LOT 19, EXTENDED IN A NORTHERLY DIRECTION TO SAID BLOCK 71, AS SHOWN ON THE PLAT OF HOLLYWOOD LAKES SECTION, ACCORDING TO THE PLAT THEREOF, RECORDED IN PLAT BOOK 1, PAGE 32, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA, BEING ALL THAT PARCEL OF LAND LYING NORTH OF THE WEST 40' OF LOT 17, AND LOTS 18 AND 19 IN BLOCK 41, EXTENDING TO THE NORTH LAKE OF SAID SUBDIVISION.

SURVEY NOTES:

LOCATIONS ARE LIMITED TO VISIBLE IMPROVEMENTS ONLY AS SHOWN HEREON. LANDS SHOWN HEREON WERE NOT ABSTRACTED BY THE SURVEYOR FOR EASEMENTS, RIGHT-OF-WAYS OF RECORD, OTHER RESTRICTIONS OR RESERVATIONS. DESCRIPTIONS PROVIDED BY CLIENT, OR THEIR REPRESENTATIVE. ALL DOCUMENTS ARE RECORDED IN SAME COUNTY AS PROPERTY LOCATION UNLESS OTHERWISE NOTED. ROOF OVERHANGS NOT LOCATED. SURVEY MEETS ACCURACY STANDARD FOR SUBURBAN SURVEYS (1 FOOT IN 7500 FEET). ELEVATIONS SHOWN HEREON ARE REFERENCED TO NAVD'88, UNLESS OTHERWISE NOTED.
BASELINE LAND SURVEY LLC DOES NOT EMPLOY A CERTIFIED ARBORIST ON STAFF AND, AS SUCH, NO GUARANTEE OF THE EXACT IDENTIFICATION OF TREES SHOWN HEREON CAN BE MADE. A CERTIFIED ARBORIST SHOULD BE CONSULTED FOR CONCLUSIVE IDENTIFICATION OF TREES SHOWN HEREON.

SHEET 1 OF 1

BOUNDARY SURVEY			SCALE: 1" = 20'
COMMUNITY PANEL# 125113-0569	*FLOOD ZONE: AE*	*BASE FLOOD EL.: AE: 5.0'(NAVD'88)*	*DRAWN BY: A.A.*
			CHECKED BY: J.K.
DATE OF FIRM: 08/18/2014	*BASIS OF BEARING: N R/W LINE OF S. NORTHLAKE DRIVE, SAID LINE HAVING BEARING OF N88°00'05"E.*		
PROPERTY ADDRESS: 1108 S. NORTHLAKE DRIVE, HOLLYWOOD, FLORIDA 33019			

NOTES/REVISIONS
SURVEY UPDATE: 07/18/22
ADD TREES: 12/17/21
PARTY CHIEF: RIGOBERTO
SURVEY DATE: 06/03/21

THIS SURVEY MEETS THE STANDARD OF PRACTICE AS SET FORTH BY THE FLORIDA BOARD OF PROFESSIONAL SURVEYORS AND MAPPERS IN CHAPTER 5J-17, FLORIDA ADMINISTRATIVE CODE.

Date: 07/18/2022

JOHN E. KUHAR, PSM, STATE OF FLORIDA
PROFESSIONAL SURVEYOR AND MAPPER LS 6711
NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER.

BASELINE LAND SURVEY LLC
1400 N.W. 1st COURT
BOCA RATON, FLORIDA 33432
(561) 417-0700 LB-8229

JOB NO.: 21-05-089

EROSION AND SEDIMENT CONTROL NOTES

1. THE CONTRACTOR IS RESPONSIBLE FOR FOLLOWING THE BEST EROSION AND SEDIMENT CONTROL PRACTICES AS OUTLINED IN THE PLANS, SPECIFICATIONS AND APPLICABLE WATER MANAGEMENT DISTRICT PERMIT(S) FOR THIS PROJECT.

2. FOR ADDITIONAL INFORMATION ON SEDIMENT AND EROSION CONTROL REFER TO "THE STATE OF FLORIDA EROSION AND SEDIMENT CONTROL DESIGNER AND REVIEWERS MANUAL" FROM THE STATE OF FLORIDA DEPARTMENT OF ENVIRONMENTAL REGULATION (FDER).

3. THIS PLAN INDICATES THE MINIMUM EROSION AND SEDIMENT CONTROL MEASURES REQUIRED FOR THTS PROJECT THE CONTRACTOR IS RESPONSIBLE FOR MEETING ALL APPLICABLE RULES, REGULATIONS AND WATER QUALITY GUIDELINES AND MAY NEED TO INSTALL ADDITIONAL CONTROLS.

4. ALL EXCAVATIONS AND EARTHWORK SHALL BE DONE IN A MANNER TO MINIMIZE WATER TURBIDITY AND POLLUTION. DISCHARGE SHALL BE CONTROLLED AND REROUTED THROUGH FILTERS, SILTATION DIAPERS AND SUMPS. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PREVENTION, CORRECTION, CONTROL AND ABATEMENT OF EROSION AND WATER POLLUTION IN ACCORDANCE WITH CHAPTER 62-302, FLORIDA ADMINISTRATIVE CODE.

5. THE CONTRACTOR SHALL PAY FOR ANY WATER QUALITY CONTROL VIOLATIONS FROM ANY AGENCY THAT RESULTS IN FINES BEING ASSESSED TO THE OWNER BECAUSE OF THE CONTRACTOR'S FAILURE TO ELIMINATE TURBID RUNOFF FROM LEAVNG THE SITE AND RAISING BACKGROUND LEVELS ABOVE EXISTING BACKGROUND LEVEL.

6. THE SITE CONTRACTOR IS RESPONSIBLE FOR REMOVING THE TEMPORARY EROSION AND SEDIMENT CONTROL DEVICES AFTER COMPLETION OF CONSTRUCTION AND ONLY WHEN AREAS HAVE BEEN STABLIZED.

7. ADDITIONAL PROTECTION - ON-SITE PROTECTION MUST BE PROVIDED THAT WILL NOT PERMIT SILT TO LEAVE THE PROJECT CONFINES DO TO UNFORSEEN CONDITIONS OR ACCIDENTS.

8. SILT FENCES SHALL BE USED ALONG THE PROPERTY LINES TO MINIMIZE OFFSITE SILTATION MITGRATI0N.

9. SILT FENCES SHALL BE INSPECTED IMMEDIATELY AFTER EACH RAINFALL AND AT LEASE DAILY DURING PROLONGED RAINFALL. ANY REQUIRED REPAIRS SHALL BE MADE IMMEDIATELY.

10. SHOULD THE FABRIC ON A SILT FENCE DECOMPOSE OR BECOME INEFFECTIVE PRIOR TO THE END OF THE EXPECTED USABLE LIFE AND THE BARRIER IS STILL NECESSARY, THE FABRIC SHALL BE REPLACED PROMPTLY.

11. FILER FABRIC SHALL BE INSTALL UNDER INLET GRATES AND EXTEND A MINIMUM OF 1 FOOT BEYOND EACH SIDE OF THE INLET STRUCTURE. IF MORE THAN ONE STRIP OF FABRIC IS NECESSARY, THE STRIPS SHALL BE OVERLAPPED 1 FOOT.

12. SEDIMENT DEPOSITS SHOULD BE REMOVED AFTER EACH RAINFALL AND AS NEEDED.

13. ANY DISCHARGE FROM DEWATERING ACTIVITY SHALL BE FILTERED AND CONVEYED TO THE OUTFALL IN A MANNER WHICH PREVENTS EROSION AND TRANSPORTATION OF SUSPENDED SOLIDS TO THE RECEIVING OUTFALL.

14. DEWATERING PUMPS SHALL NOT EXCEED THE CAPACITY OF THAT WHICH REQUIRES A CONSUMPTIVE USE PERMIT FROM THE APPLICABLE WATER MANAGEMENT DISTRICT.

15. ALL DISTURBED AREAS SHALL BE GRASSED, FERTILIZED, MULCHED AND MAINTAINED UNTIL A PERMAMENT VEGETATIVE COVER IS ESTABLISHED.

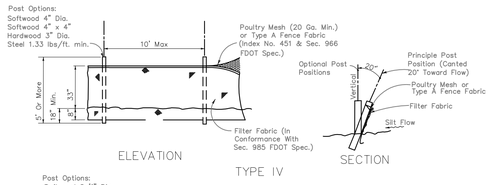
16. SOD SHALL BE PLACED IN AREAS WHICH MAY REQUIRE IMMEDIATE EROSION PROTECTION TO ENSURE WATER QUALITY STANDARDS ARE MAINTAINED.

17. ANY SEDIMENT DEPOSITS REMAINING IN PLACE AFTER BARRIER ARE NO LONGER REQUIRED SHALL BE DRESSED TO CONFROM TO THE EXISTING GRADE, PREPARED AND SEEDED.

18. CONTRACTOR SHALL INSURE THAT ALL DRAINAGE STRUCTURES, PIPES, ETC. ARE CLEANED OUT AND WORKING PROPERLY AT TIME OF ACCEPTANCE.

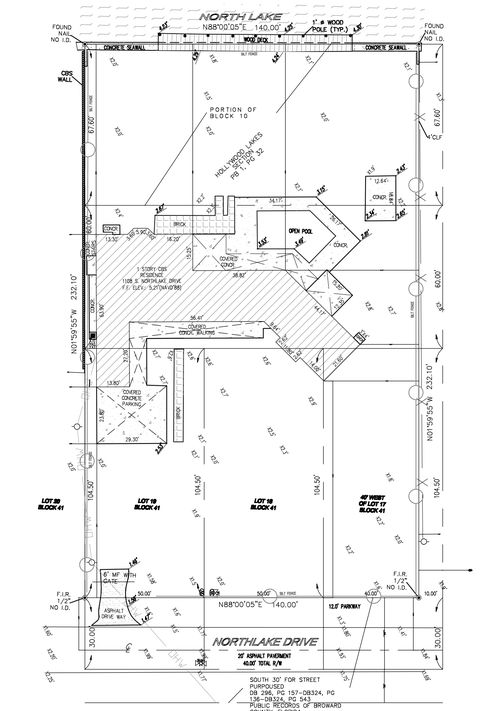
19. FLOATING TURBIDITY BARRIERS WILL BE PLACED OFF SET FROM THE SEAWALL ADJACENT TO THE PROPERTY. IF SEAGRASSES ARE PRESENT BARRIERS WILL NOT BE PLACED OVER THEM. THE FLOATING TURBIDITY BARRIERS SHALL ALSO BE INSTALLED IN A MANNER TO PREVENT MANATEE ENTANGLEMENT.

20. ALL DEATERING, EROSION, AND SEDIMENT CONTROL SHALL REMAIN IN PLACE UNTIL AFTER COMPLETION OF CONSTRUCTION AND SHALL BE REMOVED WHEN AREAS HAVE BEEN STABILIZED.



NOTE: FOR SLIT FENCE APPLICATIONS AND NOTES, SEE SHEET 3 OF 3 FDOT INDEX No. 102.

SILT FENCE DETAIL
N.T.S.



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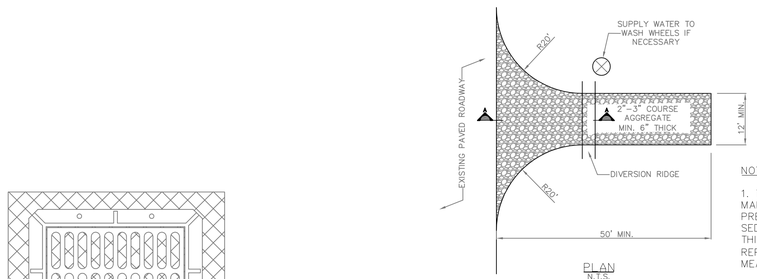
EROSION AND SEDIMENT CONTROL PLAN
SCALE: 1"=30'



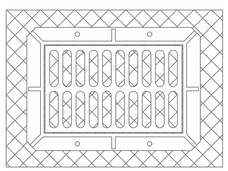
NOTES:

1. THE ENTRANCE SHALL BE MAINTAINED IN A CONDITION THAT WILL PREVENT TRACKING OR FLOWING OF SEDIMENT ONTO PUBLIC RIGHT-OF-WAY. THIS MAY REQUIRE TOP DRESSING, REPAIR AND/OR CLEANOUT OF ANY MEASURES USED TO TRAP SEDIMENT.

2. WHEN NECESSARY, WHEELS SHALL BE CLEANED PRIOR TO ENTRANCE ONTO PUBLIC RIGHT-OF-WAY.

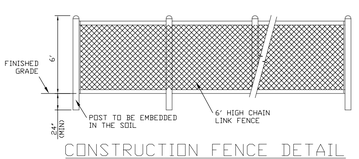
3. WHEN WASHING IS REQUIRED, IT SHALL BE DONE ON AN AREA STABILIZED WITH CRUSHED STONE THAT DRAINS INTO AN APPROVED SEDIMENT TRAP OR SEDIMENT BASIN.

TEMPORARY GRAVEL CONTRUCTION ENTRANCE
N.T.S.



NOTE: **INSTALL FILTER FABRIC UNDER ALL GRATES TO PREVENT SILT AND CONSTRUCTION DEBRIS FROM ENTERING THE SYSTEM.**

INLET PROTECTION
N.T.S.



CONSTRUCTION FENCE DETAIL
N.T.S.

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

GATOR ENGINEERING ASSOCIATES, INC.
11390 TEMPLE STREET
COOPER CITY, FL 33330
TEL: (954) 434-5905 FAX: (954) 434-5904
CERTIFICATE OF AUTHORIZATION NUMBER 30230

REGINA BOBO-JACKSON, P.E.
FL. P.E. NO.: 38550
DATE:

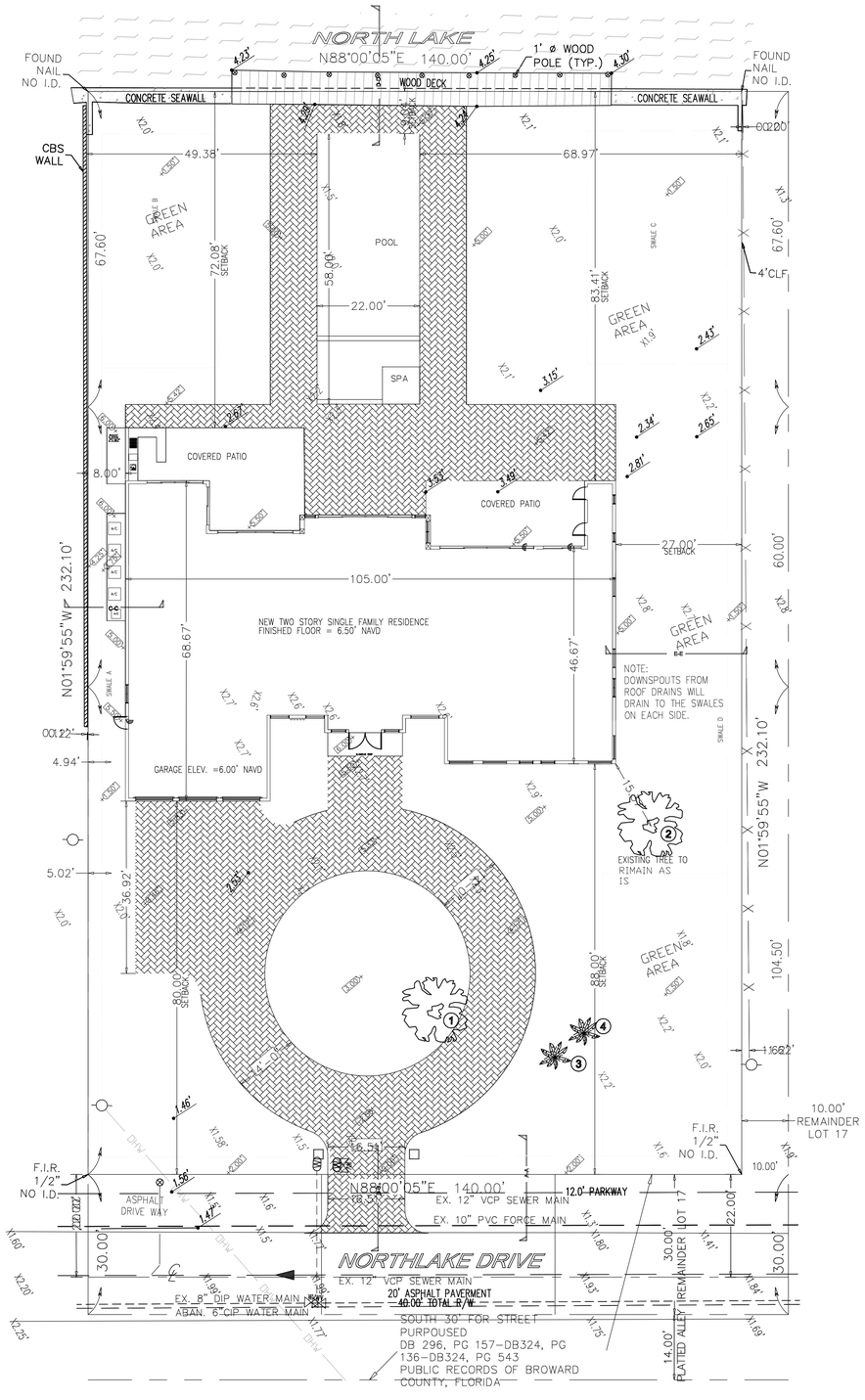
RES. FOR: EMILIE MIMRAN
1108 SOUTH NORTHLAKE DR.
HOLLYWOOD, FL 33019

REVISIONS
NO. | DATE | DESCRIPTION

GEA PROJECT NO.: 21083e
DATE: 12-03-2021
SCALE: AS SHOWN
DESIGNED BY: R.B.J.
DRAWN BY: L.B.
CHECKED BY: R.B.J
APPROVED BY: R.B.J

SHEET TITLE
EROSION & SEDIMENT CONTROL PLAN

C1 OF 3



CIVIL PLAN
SCALE: 1"= 15'

LEGAL DESCRIPTION:

THE WEST 40' OF LOT 17, AND ALL OF LOT 18 AND 19, IN BLOCK 41, OF HOLLYWOOD LAKES SECTION, ACCORDING TO THE PLAT THEREOF, RECORD IN PLAT BOOK 1, PAGE 32, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA. SUBJECT TO THE DEDICATIONS OF THE SOUTH 30' OF SAID LOTS TO THE CITY FOR HIGHWAY AND/OR STREET PURPOSES RECORDED IN DEED BOOK 296, PAGE 157, DEED BOOK 324, PAGE 136 AND DEED BOOK 324, PAGE 543, OF THE PUBLIC RECORD OF BROWARD COUNTY, FLORIDA.
AND ALSO THAT PARCEL OF LAND DESCRIBED AND BOUNDED AS FOLLOWS: BEING A PART OF TAYLOR STREET AND A PART OF BLOCK 70, HOLLYWOOD LAKES SECTION, BOUNDED ON THE SOUTH BY THE NORTH LINE OF LOTS 17, 18, AND 19 IN SAID BLOCK 41: BOUNDED ON THE NORTH BY BLOCK 71, OTHERWISE DESCRIBED AS NORTH LAKE OF SIAD SUBDIVISION; BOUNDED ON THE EAST BY A LINE 10' WEST OF AND PARALLEL TO THE EAST LINE OF SAID LOT 17 RXTENDED IN A NORTHERLY DIRECTION TO BLOCK 71, AND BOUNDED ON THE WEST BY THE WEST LINE OF SAID LOT 19, EXTENDED IN A NORTHERLY DIRECTION TO SAID BLOCK 71, AS SHOWN ON THE PLAT OF HOLLYWOOD LAKES SECTION, ACCORDING TO THE PLAT THEREOF, RECORDED IN PLAT BOOK 1, PAGE 32, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA. BEING ALL THAT PARCEL OF LAND LYING NORTH OF THE WEST 40' OF LOT 17, AND LOTS 18 AND 19 IN BLOCK 4, EXTENDING TO THE NORTH LAKE OF SAID SUBDIVISION.

GENERAL NOTES:

1. BASE LAYOUT WAS OBTAINED FROM A SURVEY PREPARED BY BASELINE LAND SURVEYING, LLC.

2. ALL ELEVATIONS SHOWN REFER TO THE NORTH AMERICAN VERTICAL DATUM OF 1988 (N.A.V.D.).

3 HORIZONTAL AND VERTICAL CONTROL SHALL BE PROVIDED BY THE CONTRACTOR'S SURVEYOR. LAYOUT IS THE RESPONSIBILITY OF THE CONTRACTOR.

4. IT IS THE INTENT OF THESE DRAWINGS TO BE IN ACCORDANCE WITH APPLICABLE CODES AND AUTHORITIES HAVING JURISDICTION. ANY DISCREPANCIES BETWEEN THESE DRAWINGS AND APPLICABLE CODES SHALL BE IMMEDIATELY BROUGHT TO THE ATTENTION OF THE ENGINEER AND OWNER REPRESENTATIVE.

5. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO HAVE ALL UNDERGROUND UTILITIES VERIFIED AND LOCATED PRIOR TO THE START OF CONSTRUCTION. ALL TRENCH EXCAVATION SHALL PROCEED WITH EXTREME CAUTION. IN THE EVENT THAT EXISTING UTILITIES ARE DAMAGED, IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO REPAIR OR REPLACE SUCH DAMAGES.

SPECIFIC NOTES:

1. ALL STORM WATER RUNOFF MUST REMAIN ONSITE DURING CONSTRUCTION. THE NEW CONSTRUCTION SHALL HAVE NO DRAINAGE IMPACTS TO ADJACENT PROPERTIES, SURROUNDING RIGHT OF WAYS, STORM WATER FACILITIES AND NEIGHBORING WATER BODIES.

2. PROPERTY WILL BE SLOPED AWAY FROM PROPERTY LINE AT THE BEGINNING OF CONSTRUCTION TO MAINTAIN ALL DIRT AND DEBRIS ON SITE.

3. DRAINAGE SYSTEM AND SWALES SHALL BE INSTALLED AS DETAILED.

4. COORDINATE THE GRADING AND DRAINAGE ON THIS PLAN WITH THE LANDSCAPE PLANS.

5. ALL NEW WATER AND SEWER SERVICES CONNECTIONS SHALL BE COORDINATED WITH THE UTILITIES DEPARTMENT.

6. PLEASE BE ADVISED THAT ANY ROAD CUTS FOR UTLITIES OR CURB CUTS WITHIN IN THE CITY RIGHT OF WAY SHALL BE RESTORED TO FULL LANE WIDTH, AND PROVIDE FINAL RESURFACE PER CITY DETAIL G12.1, SEE SHEET C4.

SITE CALCULATIONS:

BUILDING FOOTPRINT	5,182 SQ FT
DRIVEWAY/WALKWAYS	3,431 SQ FT
POOL & PATIO	3,955 SQ FT
LANDSCAPE AREA	19,773 SQ FT
TOTAL AREA	32,480 SQ FT
TOTAL PERVIOUS AREA	19,773 SQ FT
TOTAL IMPERVIOUS AREA	12,707 SQ FT

LEGEND

- PROPERTY LINE
- EXISTING GRADE
- PROPOSED GRADE
- PROP. 1-1/2" WATER METER
- EX. WATER VALVE
- PROPOSED BACKFLOW PREVENTER W/SHUT-OFF VALVE
- PROPOSED SEWER CLEAN OUT
- EX. SEWER MAIN
- EX. FORCE MAIN
- EX. WATER MAIN

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

GATOR ENGINEERING ASSOCIATES, INC.
(1398 TEMPLE STREET)
COCONUT CREEK, FL 33071
TEL: (954) 434-5905 FAX: (954) 434-5904
CERTIFICATE OF AUTHORIZATION NUMBER 30230

SEAL: REGINA BOBO-JACKSON, P.E. No. 38550 STATE OF FLORIDA
DATE:
REGINA BOBO-JACKSON, P.E.
FL P.E. NO.: 38550

REVISIONS

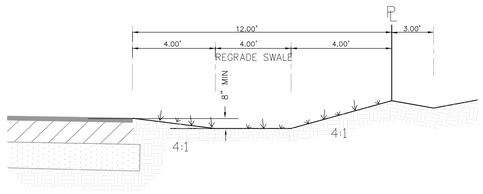
No.	DATE	DESCRIPTION

RES. FOR: EMILIE MIMRAN
1108 SOUTH NORTHLAKE DR.
HOLLYWOOD, FL 33019

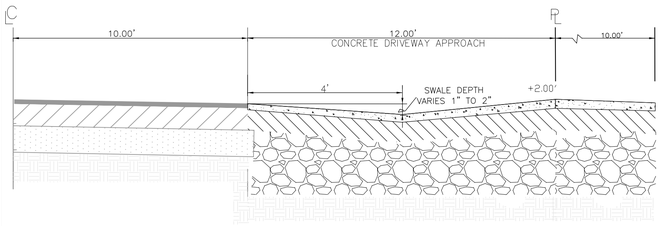
GEA PROJECT NO.: 21083e
DATE: 12-03-2021
SCALE: AS SHOWN
DESIGNED BY: R.B.J.
DRAWN BY: L.B.
CHECKED BY: R.B.J
APPROVED BY: R.B.J

SHEET TITLE

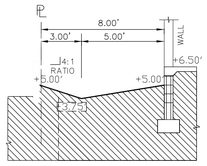
CIVIL PLANS



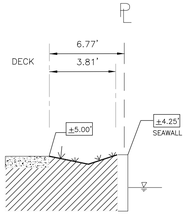
SECTION A-A
NTS



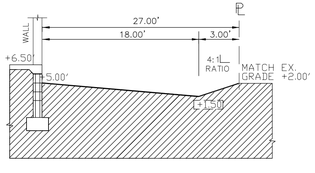
SECTION B-B
NTS



SECTION C-C
NTS



SECTION D-D
NTS



SECTION E-E
NTS

DRAINAGE CALCULATIONS

SITE SHALL RETAIN 1" RUNOFF OVER ENTIRE SITE OR 2 1/2" OVER IMPERVIOUS AREAS (WHICHEVER IS GREATER).

WATER QUALITY COMPUTATIONS

1. FIRST ONE INCH OF RUNOFF:
   1 IN (1FT/12IN) X 32,480 SF
   = 2,706.67 CF RUNOFF

2. COMPUTE 2.5 INCHES X PERCENTAGE OF IMPERVIOUS
   TOTAL PROJECT - (POND + BUILDINGS)
   = 32,480 SF - (0 + 5,182 SF) = 27,298 AC.
   = 27,298 SF. OF SITE FOR WATER QUALITY PERVIOUS/IMPERVIOUS

3. 27,298 SF - PERVIOUS AREA
   = 27,298 SF -19,773 SF = 7,525 SF
   7,525 SF OF IMPERVIOUS AREA FOR WATER QUALITY PERVIOUS/IMPERVIOUS

4. (IMPERVIOUS AREA OF WATER QUALITY) X 100 % SITE AREA FOR WATER QUALITY
   SITE AREA FOR WATER QUALITY
   = 7,525 SF X 100
   27,298 SF
   = 27.57 % IMPERVIOUS

5. FOR 2.5 INCHES X PERCENTAGE OF IMPERVIOUS
   = 2.5 INCHES X 27.57
   100
   = 0.689 INCHES (1 FT/12IN) TO BE TREATED = 0.0574 FT

6. COMPUTE VOLUME REQUIRED FOR QUALITY DETENTION
   = INCHES TO BE TREATED X (TOTAL SITE)
   = 0.0574 FT. X (32,480 SF) = 1,864.35 CF
   = 1,864.35 CF REQUIRED DETENTION STORAGE
   SINCE 2,706.67 CF IS GREATER THAN 1,864.35 CF
   2,706.67 CF WATER QUALITY WILL BE PROVIDED IN SWALES AND A TRENCH DRAINAGE SYSTEM.

SWALE A = (166' X 6'/2 X 0.5) = 249.00 CU. FT.
SWALE B = (1,250 SF X 0.5') + (105 X 3'/2 X 0.5) = 703.75 CU. FT.
SWALE C = (1,500 SF X 0.5) + (160' X 3'/2 X 0.5') = 870.00 CU. FT.
SWALE D = (103' X 6'/2 X 0.5) = 154.50 CU. FT.
SWALE E = (1614 SF X 0.5') + (174' X 3'/2 X 0.5) = 937.50 CU. FT.

TOTAL SWALES = 1,313.29 CU. FT.

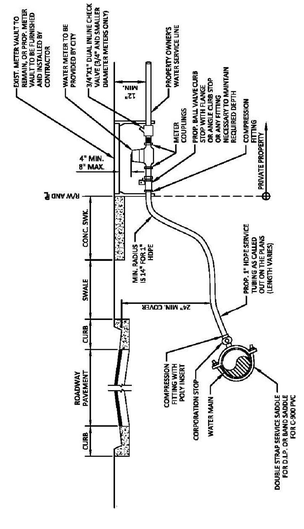
TOTAL VOLUME PROVIDED: = 2,914.75 CU. FT. > 2,706.67 CU. FT. (REQUIRED)

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

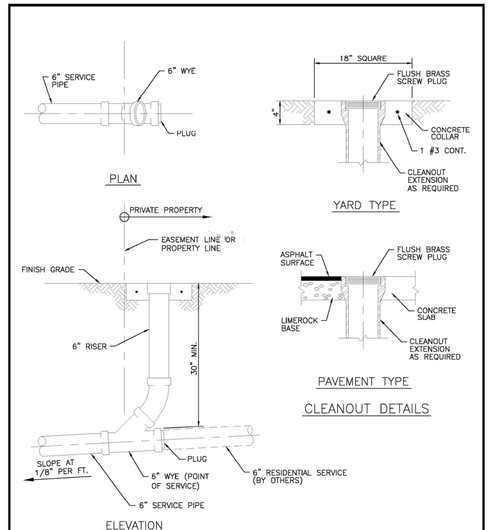
WATER METER SERVICE NOTES:

1. SUCCESSIVE TAPS INTO THE WATER MAIN SHALL BE SPACED NOT LESS THAN 18" ON CENTER.
2. P.E. TUBING SHALL BE IN ACCORDANCE WITH THE LATEST EDITION OF AWWA STANDARD C901, "POLYETHYLENE (PE) PRESSURE PIPE AND TUBING, 1/2 IN. (13mm) THROUGH 3 IN. (76 mm), FOR WATER SERVICE".
3. MINIMUM SERVICE PIPE DIAMETER SHALL BE 1" FOR SINGLE OR DUAL ¾" OR SINGLE 1" DIAMETER METERS.
4. MINIMUM SERVICE PIPE DIAMETER SHALL BE 2" FOR SINGLE OR DUAL 1-½" OR SINGLE 2" DIAMETER METERS.
5. FOR METER DIAMETERS LARGER THAN 2", THE MINIMUM SERVICE PIPE DIAMETER SHALL BE THE SAME AS THE METER DIAMETER.
6. APPROVED COPPER TUBING MAY BE USED AT THE CITY'S DISCRETION.
7. FOR NEW METER INSTALLATIONS, ALL SADDLES, VALVES, PIPING, FITTINGS,CURB STOPS, METER VALVES, METER COUPLINGS, METER VAULTS AND COVERS SHALL BE FURNISHED AND INSTALLED BY THE CONTRACTOR. THE WATER METERS WILL BE PROVIDED AND INSTALLED BY THE CITY OF HOLLYWOOD (NEW ACCOUNTS).
8. FOR METER RELOCATIONS, ALL SADDLES, VALVES, PIPING, FITTINGS, CURB STOPS, METER VALVES, METER COUPLINGS, METER VAULTS AND COVERS SHALL BE FURNISHED AND INSTALLED BY THE CONTRACTOR. THE EXISTING WATER METER TO BE RELOCATED AND INSTALLED BY CONTRACTOR.
9. FOR EXISTING METERS ABUTTING THE RIGHT-OF-WAY THAT ARE BEING DISCONNECTED FROM EXISTING MAINS AND RECONNECTED TO NEW MAINS, THE CONTRACTOR SHALL:
   a. CUT AND PLUG THE EXISTING SERVICE LINE AT THE MAIN AND AT THE METER, AND REMOVE THE EXISTING BALL VALVE CURB STOP.
   b. FURNISH AND INSTALL SERVICE SADDLE, CORPORATION STOP OR SERVICE VALVE AND VALVE BOX, PIPING AND FITTINGS UP TO AND INCLUDING THE BALL VALVE CURB STOP.
12. THE ELEVATION AT THE TOP OF THE METER BOX SHALL MATCH THE ELEVATION OF THE BACK OF SIDEWALK, WHENEVER PRACTICAL.
13. AS PART OF THE SERVICE INSTALLATION, THE CONTRACTOR SHALL RESTORE THE RIGHT-OF-WAY TO MATCH EXISTING CONDITIONS, INCLUDING ROADWAY PAVEMENT, PAVEMENT MARKINGS AND RPM's, CONCRETE CURBS, SIDEWALKS, RAMPS (INCLUDING DETECTABLE WARNING SURFACE), SODDING, AND ALL OTHER IMPROVEMENTS REMOVED OR DAMAGED DURING THE SERVICE INSTALLATION.
14. FOR UNPAVED AREAS, THE MINIMUM GROUND COVER ACCEPTED BY THE CITY IS SODDING.

ISSUED: 03/01/1994	DEPARTMENT OF PUBLIC UTILITIES STANDARD DETAIL	REVISED: 11/06/2017
DRAWN: EAM	WATER METER SERVICE NOTES FOR 5/8" THROUGH 2" METERS	DRAWING NO. W-07
APPROVED: XXX		



ISSUED: 03/01/1994	DEPARTMENT OF PUBLIC UTILITIES STANDARD DETAIL	REVISED: 11/06/2017
DRAWN: EAM	TYPICAL 1" HDPE WATER SERVICE FOR SINGLE/DUAL 5/8" TO 1" METERS	DRAWING NO. W-08
APPROVED: XXX		



ISSUED: 03/01/1994	DEPARTMENT OF PUBLIC UTILITIES STANDARD DETAIL	REVISED: 06/06/2014
DRAWN: EAM	SEWER SERVICE CONNECTION AND CLEANOUT AT PROPERTY LINE	DRAWING NO. S-12
APPROVED: XXX		

GATOR ENGINEERING ASSOCIATES, INC.
(1398 TEMPLE STREET)
COCONUT CREEK, FL 33063
TEL: (954) 434-5905 FAX: (954) 434 -5904
CERTIFICATE OF AUTHORIZATION NUMBER 30230

SEAL: REGISTERED ENGINEER LICENSE No. 38550 STATE OF FLORIDA PROFESSIONAL ENGINEER
DATE:
REGINA BOBO-JACKSON, P.E.
FL P.E. NO.: 38550

RES. FOR: EMILIE MIMRAN
1108 SOUTH NORTHLAKE DR.
HOLLYWOOD, FL 33019

REVISIONS

No.	DATE	DESCRIPTION

GEA PROJECT NO.: 21083e
DATE: 12-03-2021
SCALE: AS SHOWN
DESIGNED BY: R.B.J.
DRAWN BY: L.B.
CHECKED BY: R.B.J
APPROVED BY: R.B.J

SHEET TITLE

DETAILS

C3 OF 3

SINGLE FAMILY RESIDENCE FOR:

MIMRAN FAMILY

LOT :19,18.17 BLOCK : 41

HOLLYWOOD, FLORIDA 33019

DESIGN ODYSSEY INC.
REG. #: AA-26001971
965 W COMMERCIAL BLVD.
FORT LAUDERDALE FL 33309

GREGORY A. JONES ARCHITECT
REG. #: AR12185

MDP ENGINEERING, INC.
Consulting Structural Engineers
336 S.W. SUN CIRCLE
PALM CITY, FL 34990
Phone: 954.243.4595
STATE OF FLORIDA P.E. No. 32563 CA-6918

EXISTING PLAN/SURVEY	TD1
CIVIL ENGINEERING	C1
CIVIL ENGINEERING	C2
CIVIL ENGINEERING	C3
SITE PLAN	CV
SITE PLAN	CV1
LANDSCAPE	L1
DEMOLITION PLAN	D1
FIRST FLOOR PLAN	A1
SECOND FLOOR PLAN	A2
FRONT AND REAR ELEVATIONS	A3
FRONT AND REAR ELEVATIONS– EXTERIOR FINISH SCHEDULE	A3.1
LEFT AND RIGHT ELEVATIONS	A4
LEFT AND RIGHT ELEVATIONS– EXTERIOR FINISH SCHEDULE	A4.1
ROOF PLAN	A5
FIRST FLOOR FOUNDATION PLAN	S1
FOUNDATION DETAIL	S1.1
FIRST FLOOR FCELL AND COLUMN LOCATION	S2
SECOND FLOOR FRAMING PLAN	S3
SECOND FLOOR FCELL AND COLUMN LOCATION	S4
ROOF PLAN	S5
DETAIL PAGE WITH WALL SECTIONS	S6
STORM WATER EROSION&SEDIMENT CONTRIL PLANS	ESC
1st FLOOR ELECTRICAL PLAN	E1
2nd FLOOR ELECTRICAL PLAN+ROOF PLAN	E2
ELECTRICAL PLAN PANEL	E3
ELECTRICAL PLAN PANEL	E4
1st FLOOR MECHANICAL PLAN	M1
2nd FLOOR MECHANICAL PLAN	M2
ROOF PLAN	M3
1st FLOOR SANITARY/GAS PLAN	P1
2nd FLOOR SANITARY+ROOF PLAN	P2
1st FLOOR WATER PLAN	P3
2nd FLOOR WATER PLAN	P4
GAS ISOMETRIC	P5

LOCATION MAP
N.T.S.

MINIMUN OF 5 GREEN BUILDING PRACTICES

1. NO GARBAGE DISPOSAL
2. ALL ENERGY STAR APPLIANCES
3. SALT WATER POOL
4. NO CENTRAL VACUUM SYSTEM
5. STORAGE AREA FOR GARBAGE BIN AND RECYCLE BIN

ZONING RS–9:

FLOOD ZONE:
"X"

BASE ELEV:
N/A 3.7

SITE DATA:

DESCRIPTION	AREA	%OF SITE
SITE AREA	32508	100%
WALKWAY/DRIVEWAY	3600	11.08%
DECK/POOL/WALKWAY	3955	12.17%
BLDG. FOOTPRINT	5429	16.70%
LANDSCAPING	19524	60.05%

BUILDING CLASSIFICATION:
FBC 2020 CHAPTER 3, OCCUPANCY GROUP R–3
CONSTRUCTION TYPE V
WIND LOAD AS PER FLORIDA BUILDING CODE, 2020 EDITION

CODE EDITION:	FL BUILDING CODE 2020
BUILDING DESIGNED AS:	ENCLOSED
WIND EXPOSURE CLASSIFICATION:	D
WIND SPEED DESIGN:	190 MPH (3 SEC. GUST)
INTERNAL PRESSURE COEFFICIENT	–0.18
Kd	0.85
ROOF LIVE LOAD:	30 PSF
TOP CHORD DEAD LOAD:	15 PSF
BOTTOM CHORD DEAD LOAD:	10 PSF
RISK CATEGORY	II
SHUTTERS:	NO
IMPACT RESISTANT ASSEMBLY:	YES
IS A CONT. LOAD PATH PROVIDED	YES
ARE COMPONENT & CLADDING DETAILS PROVIDED	YES

THE PROJECT WAS DESIGNED IN ACCORDANCE WITH THE BUILDING CODE REQUIREMENTS FOR REINFORCED CONCRETE (ACI 318–11.(AMERICAN INSTITUTE OF STEEL CONSTRUCTION) AISC ASD 13th EDITION. BUILDING CODE REQUIREMENTS AND SPEC'S FOR MASONRY STRUCTURES (ACI 530–11/ASCE 5–11/TMS 402–11). BUILDING CODE REQUIREMENTS AND NATIONAL DESIGN SPEC'S FOR WOOD CONSTRUCTION (ANSI/NFOPA NDS–2012).

LAND USE:

RESIDENTIAL – LOW (5)–RESIDENTIAL

MAX LOT COVERAGE= 40% PROVIDED = 35.77%

FLOOR AREA RATIO (MAX)= .75 PROVIDED = 65.60%

Note: Less than 50% of the public right–of–way is paved, stabalized or otherwise redered impervios

MARIO DIPIETRO LICENSE No 32563 STATE OF FLORIDA PROFESSIONAL ENGINEER

SITE LAYOUT

SCALE: 1"=20'

FINISHED FLOOR AT 6.5' NAVD

DESIGNED BY:
DESIGN ODYSSEY Inc
Architectural Design
965 W COMMERCIAL BLVD.
FORT LAUDERDALE FL 33309
Phone (954) 418–7111
Fax (954) 418–7110
e–mail: designodyssey@aol.com
WWW.DESIGNODYSSEY.NET

8/3/2022

Sheet:
CV
1 Of: 18

LOT :19,18.17 BLOCK : 41 HOLLYWOOD, FLORIDA

DESIGN ODYSSEY INC.
REG. #: AA-26001971
965 W COMMERCIAL BLVD.
FORT LAUDERDALE FL. 33309

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PALM CITY, FL 34990
Phone: 954.243.4595
STATE OF FLORIDA P.E. No. 32563 CA-6918

ALL ROOF DRAIN, DRAINS IN TO THE SWELL A SHOWING ON CIVIL ENGINEERING PLANS

no work is to be performed in the ROW related to utility connections,

DRIWAY INSTALLATION DETAIL

a. Minimum 2 3/8th inch pavers placed over a 11/2 inch sand base and compacted subbase.

b. Minimum 6-inch edge restraint (concrete border) is required around perimeter to interlock pavers.

c. Saw cut existing asphalt at driveway.

d. The newly constructed driveway and/or apron shall be flush with existing roadways and adjacent sidewalk.

12'X12' VISIBILITY TRIANGLE

All fences, walls, bushes, hedges, and any other landscaping or plant material, within the view triangle shall provide unobstructed cross visibility at a level between 30 inches and 72 inches above ground level.

MINIMUN OF 5 GREEN BUILDING PRACTICES

1. NO GARBAGE DISPOSAL
2. ALL ENERGY STAR APPLIANCES
3. SALT WATER POOL
4. NO CENTRAL VACUUM SYSTEM
5. STORAGE AREA FOR GARBAGE BIN AND RECYCLE BIN

a. Minimum 2 3/8th inch pavers placed over a 11/2 inch sand base and compacted subbase.

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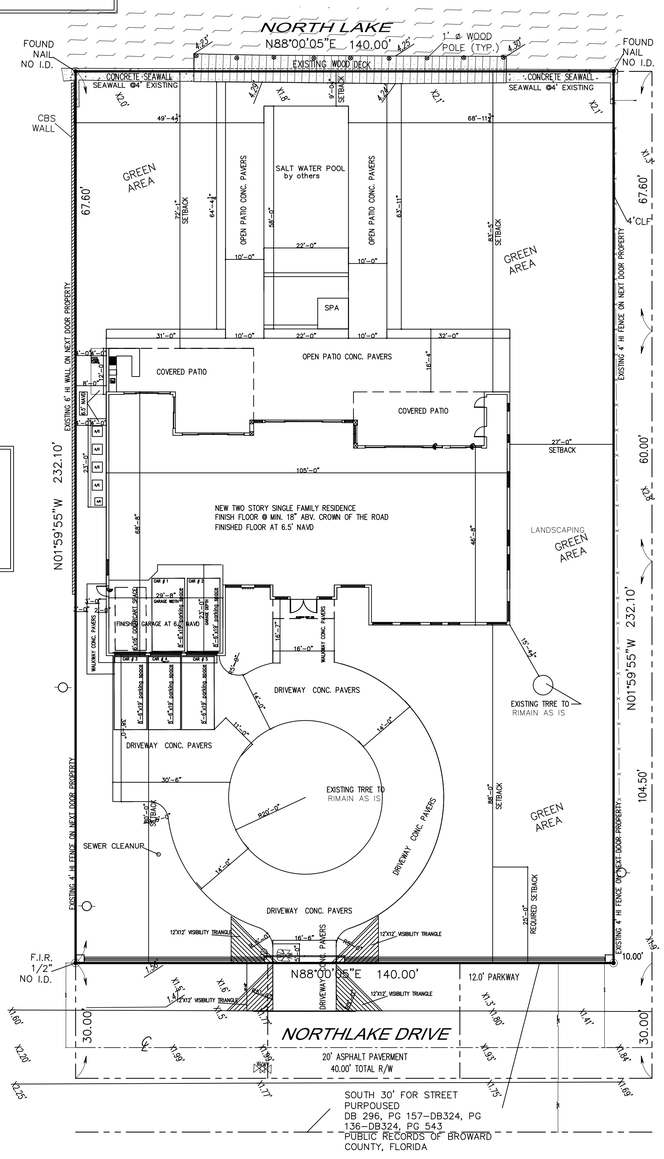


SETBACK TABUATION		
FRONT SETBACK	=25'-0"	PROPOSED=80'-0"
SIDE SETBACK(WEST)	=8'-0"	PROPOSED=8'-0"
SIDE SETBACK(EAST)	=27'-0"	PROPOSED=27'-0"
REAR SETBACK	=25'-0"	PROPOSED=72'-1"

SIDE SETBACK(WEST) 8'-0" AND (EAST) 27'-0" =35'-0" =25% OF LOT WIDTH

MARIO DIPIETRO LICENSE No 32563 STATE OF FLORIDA PROFESSIONAL ENGINEER

ZONING RS-9:

FLOOD ZONE:

"X"

BASE ELEV:

N/A 3.7

SITE DATA:

DESCRIPTION	AREA	%OF SITE
SITE AREA	32508	100%
WALKWAY/DRIVEWAY	3600	11.08%
DECK/POOL/WALKWAY	3955	12.17%
BLDG. FOOTPRINT	5429	16.70%
LANDSCAPING	19524	60.05%

TOTAL SQ FT OF IMPERVIOUS AREA 12,984 39.95% ON THE LOT
TOTAL SQ FT OF GREEN AREA 19,524 60.05% ON THE LOT

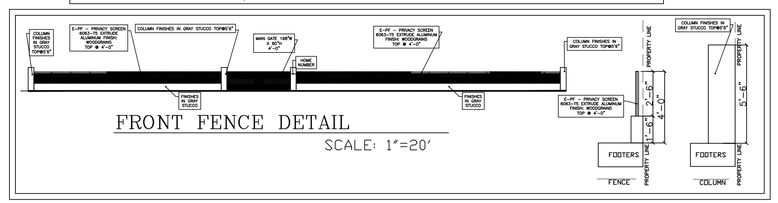
REQUIRED FRONT YARD AREA 140'X25'=3500 S.F. =100%
DRIVEWAY(PAVER) IS ONLY 861 S.F =TO 24.6% GREEN AREA IS 75.4%

LAND USE:

RESIDENTIAL - LOW (5)-RESIDENTIAL

MAX LOT COVERAGE= 40% PROVIDED = 39.95%

Note: Less than 50% of the public right-of-way is paved, stabalized or otherwise redered impervios



0 10 20 40
1 inch = 20 ft.

SITE LAYOUT

SCALE: 1"=20'

PLEASE SEE LANDSCAPE PLAN (L1,TD1) FOR MORE INFORMATION

FINISHED FLOOR AT 6.5' NAVD

LOT : 19,18.17 BLOCK : 41 HOLLYWOOD, FLORIDA

DESIGNED BY:

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Architectural Design
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FORT LAUDERDALE FL. 33309
Phone (954) 418-7111
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e-mail: designodyssey@aol.com
WWW.DESIGNODYSSEY.NET

8/3/2022

Sheet: CV1

2 Of: 18

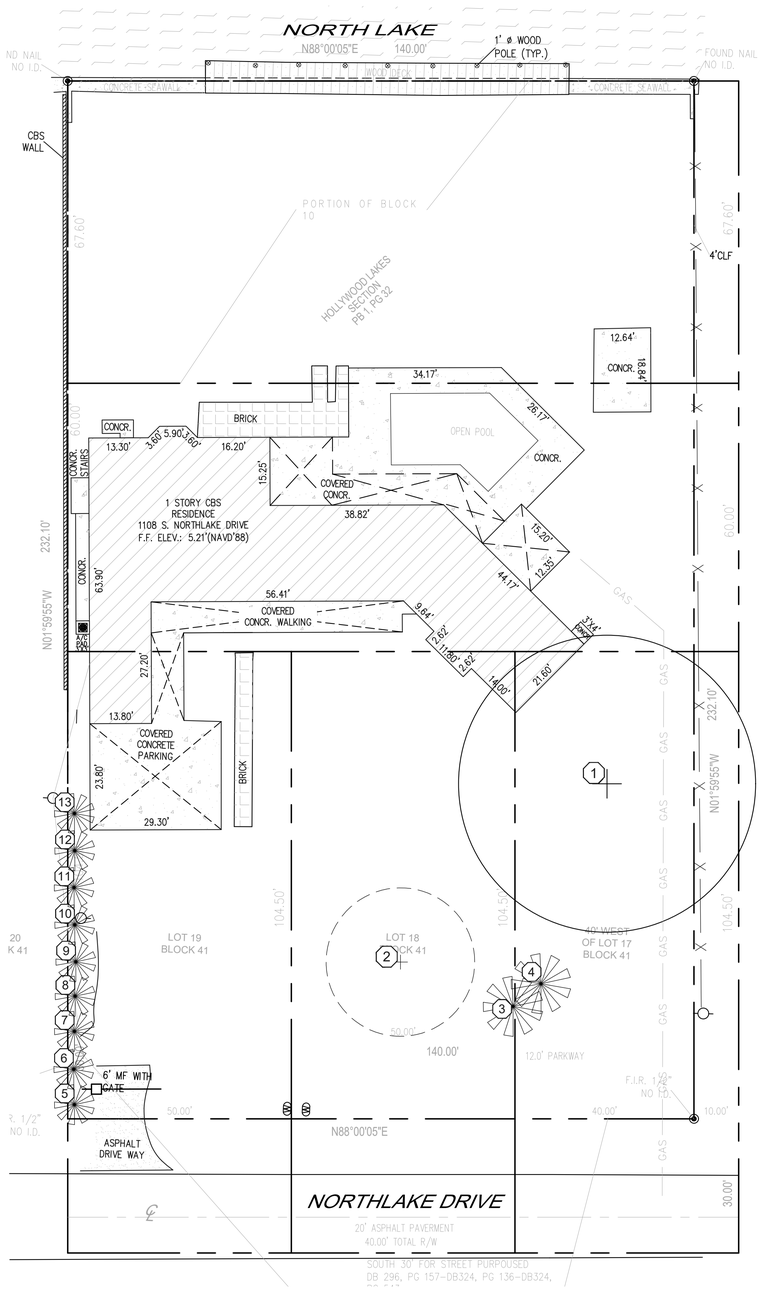
EXISTING TREE DISPOSITION CHART

No	Common / Botanical Name	Cal.	Height / Trunk	Spread	Condition	Disposition
1	FICUS TREE / FICUS SPP.	74"	50'	65'	GOOD	REMAIN
2	MANGO TREE / MANGIFERA INDICA	34"	35'	45'	GOOD	REMOVE
3	* ROYAL PALM / ROYSTONEA ELATA	10"	12' / 4'	11'	GOOD	REMAIN
4	* ROYAL PALM / ROYSTONEA ELATA	10"	15' / 4'	14'	GOOD	REMAIN
5	ARECA PALM / CHRYSALIDOCARPUS LUTESCENS	MULTI- 6"	15' / 10'	11'	GOOD	REMAIN
6	ARECA PALM / CHRYSALIDOCARPUS LUTESCENS	MULTI- 6"	15' / 10'	11'	GOOD	REMAIN
7	ARECA PALM / CHRYSALIDOCARPUS LUTESCENS	MULTI- 6"	15' / 10'	11'	GOOD	REMAIN
8	ARECA PALM / CHRYSALIDOCARPUS LUTESCENS	MULTI- 6"	15' / 10'	11'	GOOD	REMAIN
9	ARECA PALM / CHRYSALIDOCARPUS LUTESCENS	MULTI- 6"	15' / 10'	11'	GOOD	REMAIN
10	ARECA PALM / CHRYSALIDOCARPUS LUTESCENS	MULTI- 6"	15' / 10'	11'	GOOD	REMAIN
11	ARECA PALM / CHRYSALIDOCARPUS LUTESCENS	MULTI- 6"	15' / 10'	11'	GOOD	REMAIN
12	ARECA PALM / CHRYSALIDOCARPUS LUTESCENS	MULTI- 6"	15' / 10'	11'	GOOD	REMAIN
13	ARECA PALM / CHRYSALIDOCARPUS LUTESCENS	MULTI- 6"	15' / 10'	11'	GOOD	REMAIN

*DENOTES FLORIDA NATIVE TREE

LEGEND

- PALM TO REMAIN = 11
- PALM TO REMOVE = 0
- TREE TO REMAIN = 1
- TREE TO REMOVE =1



EXISTING PLAN / SURVEY

N

0' 8' 16' 32'

SCALE 1/16" = 1'-0"

FLA. REG. # LA6666848

SCOTT C. HEYNEN, *RLA LLC*
LANDSCAPE ARCHITECTURE AND LAND PLANNING
1627 Funston St., Hollywood, FL 33020
PHONE 954-920-4945 scottchland@gmail.com

NEW 2-STORY RESIDENCE
1108 South Northlake Drive, Hollywood, Florida
EXISTING TREE DISPOSITION PLAN
SITE

NO. REVISION DATE
DATE: 4 AUG. 2022
DRAWING: PERMIT
DRAWN BY: SCH
©COPYRIGHT

SHEET

TD-1

LANDSCAPE REQUIREMENTS (RS)

CODE	REQUIRED	PROVIDED
(1) STREET TREE / 30'	140' = 5 TREES	(5) TREES
(1) TREE / 1250SF	FRONT :12,312 / 1250 = 10	(6) PROP. ROYAL PALMS + (2) EXIST ROYAL PALMS + (9) EXIST ARECA PALMS = 3 + (1) EXIST TREE + (1) MEDIUM TREE = **13 TOTAL**
FRONT SHRUBS	15	(26)
60% FLORIDA NATIVE TREES	15 X 60% = 9	(12) PROPOSED PALMS + (2) EXIST
50% FLORIDA NATIVE SHRUBS	30 x 50% = 15	(35) CHR
MULTIPLE TREE SPECIES	3 SPECIES PER 11 - 20	(5) SPECIES

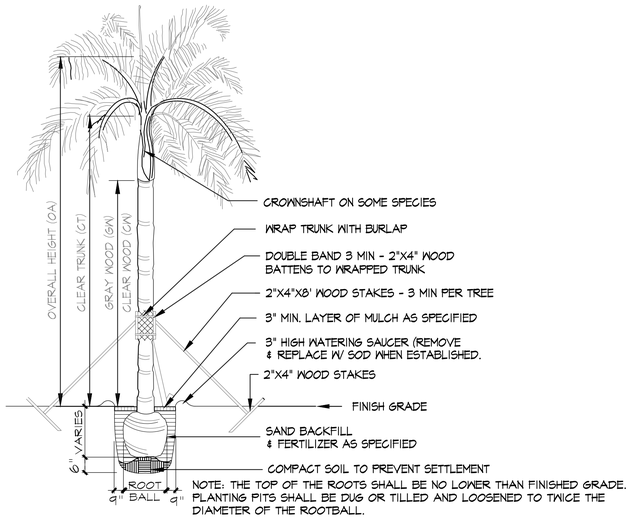
PROPOSED LANDSCAPE SCHEDULE

SYMBOL	QUAN.	PROPOSED MATERIAL		DESCRIPTION
ST	5	*Tabebuia heterophylla*	STREET TREES	12' HT. X 5' SPR., X 2" DBH X 5' C.T.
		PINK TAB TREE		F.G., FULL, SINGLE STRAIGHT MAIN LEADER
RE	6	*Roystonea elata*	FRONT TREES	10' GW. X 20' SPR.,
		ROYAL PALM	MITIGATION PALMS	F.G., FULL, SINGLE STRAIGHT MAIN LEADER
RE2	6	*Roystonea elata*	MITIGATION PALMS	10' GW. X 20' SPR.,
		ROYAL PALM		F.G., FULL, SINGLE STRAIGHT MAIN LEADER
MED	1	*Bulnesia arborea*	MEDIUM TREE	12' HT. X 5' SPR., 2" DBH
		BULNESIA	MITIGATION TREE	F.G., FULL, SINGLE STRAIGHT MAIN LEADER

*DENOTES FLORIDA NATIVE PLANT

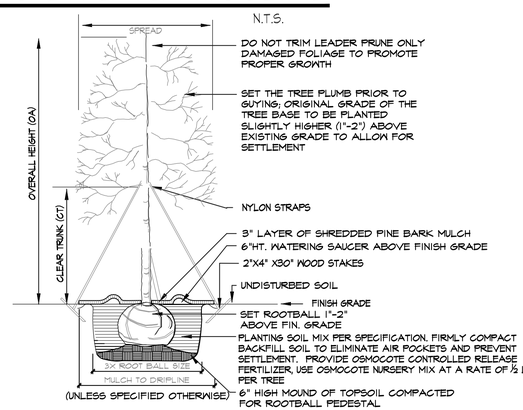
SHRUBS & GROUNDCOVERS

KEY	QUAN.	PROPOSED MATERIAL		DESCRIPTION / SPACING
CHR*	35	*Chrysobalanus icaco 'Red Tip'*	RED TIP COCOPLUM	24" HT. X 24" SPR. / 24" O.C. / 7 GAL
GI	116	*Ficus microcarpa 'Green Island'*	GREEN ISLAND FICUS	15" HT. x 20" SPR. / 7 GAL. / 18" O.C.
JV	5	*Juniperus silicicola 'Brodie'*	BRODIE RED CEDAR	4' HT. x 2'SPR. / 7 GALLONS/ FULL
SR	6	*Strelitzia reginae*	ORANGE BIRD OF PARADISE	30" HT. x 30" SPR. / 7 GALLONS/ FULL
SOD	PLAN	*Stenotaphrum secundatum*	ST. AUGUSTINE GRASS	AS NEEDED FOR 100% COVERAGE

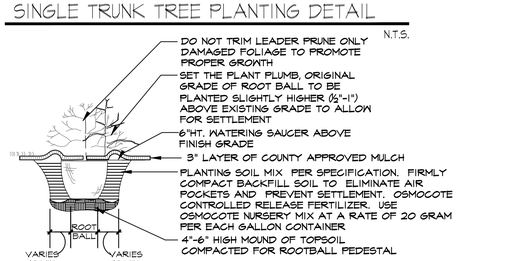


TYPICAL PALM PLANTING DETAIL

N.T.S.

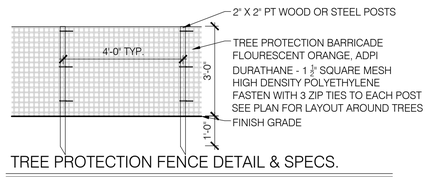


SINGLE TRUNK TREE PLANTING DETAIL



TYPICAL SHRUB /GROUNDCOVER PLANTING DETAIL

N.T.S.



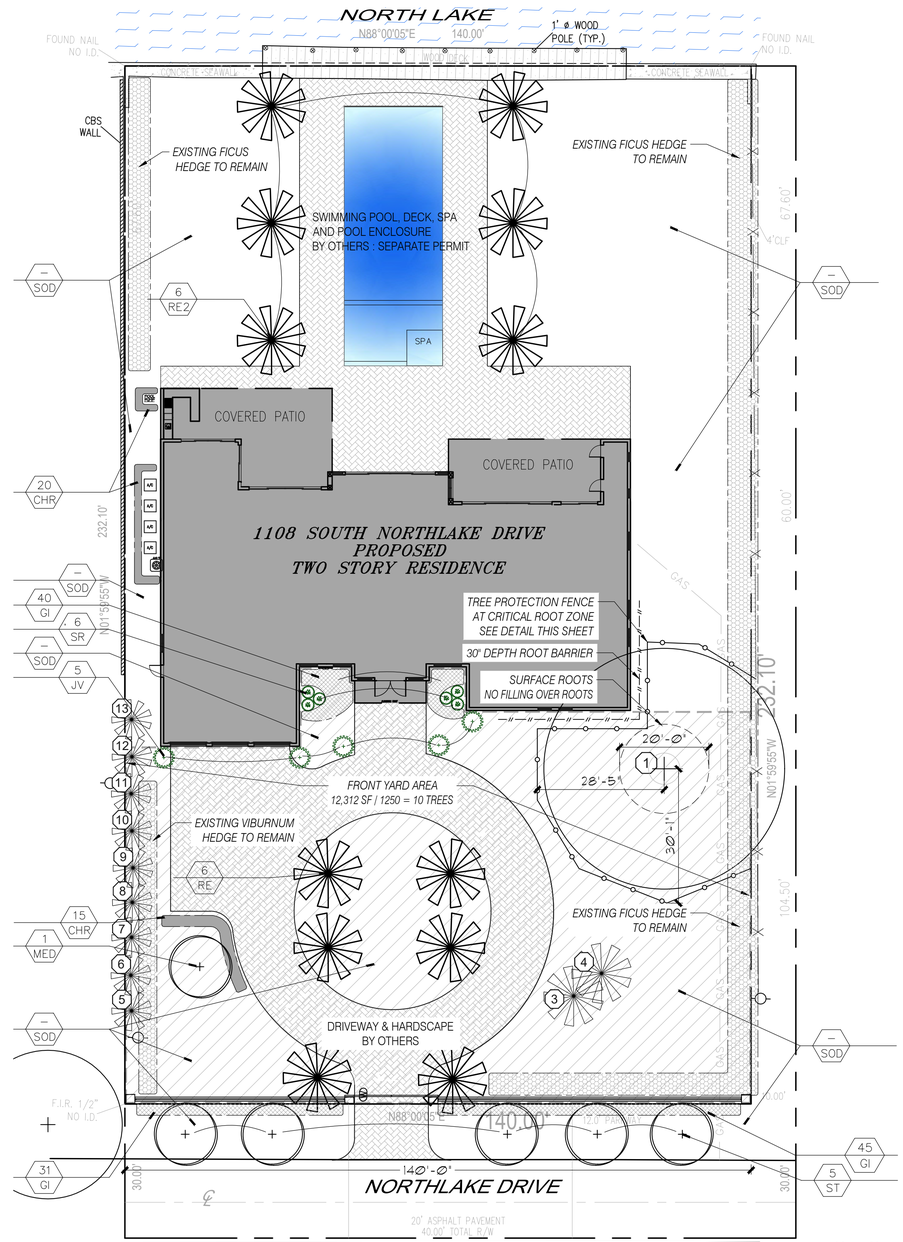
TREE PROTECTION FENCE DETAIL & SPECS.

NOTE -ALL TREES AND LANDSCAPING WILL BE FIELD LOCATED TO AVOID CONFLICTS WITH EXISTING UTILITIES, LIGHT POLES, DRAINAGE LINES. ROOT BARRIER SHALL BE USED AS NEEDED

GENERAL PLANTING NOTES

All plant materials shall conform to the standards for Florida No. 1 or better as given in "Grades and Standards for Nursery Plants", 2015, State of Florida Department of Agriculture, Tallahassee, or thereto.

- All landscape areas to be provided with a 100% overlap automatic irrigation system.
- All landscaping and irrigation shall be installed in a sound workmanlike manner and according to accepted and proper planting procedres with the quality of plant materials described.
- Specifications of plant materials as follows: Spread-indicates average spread to midpoint; Height (o.a.)-indicates overall height from top of root ball to midpoint of current season's gronth; C.T.-indicates clear trunk measurement to first branching; Ft. of Wood-indicates measurement on palms from top of ball to top of stalks.
- All trees shall be properly guyed and staked at the time of planting to ensure proper establishment.
- Hedges shall be planted and maintained so as to form a continuous, unbroken, solid visual screen.
- The planting soil for all planting areas shall be composed of a minimum of 50% horticulturally acceptable organic material. The minimum soil depth shall be four inches in all hedge and mass planting beds and 1/2 cu. yd. per tree. Palms to be planted in clean sand.
- A minimum of three inches of shredded pine bark mulch shall be installed around each tree planting, including palm trees, and throughout hedge and shrub plantings.
- The contractor is responsible for his own quantity count. Any discrepancy between drawings and plant list shall be considered as correct on the drawings.
- Landscape Contractor shall provide a One Year Warranty for plant material



PROPOSED PLAN

0' 8' 16' 32'

SCALE 1/16" = 1'-0"

FLA. REG. # LA6666848

SCOTT C. HEYNEN, *RLA LLC*
LANDSCAPE ARCHITECTURE AND LAND PLANNING

1627 Funston St., Hollywood, FL 33020
PHONE 954-920-4945 scottchland@gmail.com

NEW 2-STORY RESIDENCE
1108 South Northlake Drive, Hollywood, Florida
PLANTING PLAN & DETAILS
SITE

NO. REVISION DATE
DATE: 4 AUG. 2022
DRAWING: PERMIT
DRAWN BY: SCH
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SHEET

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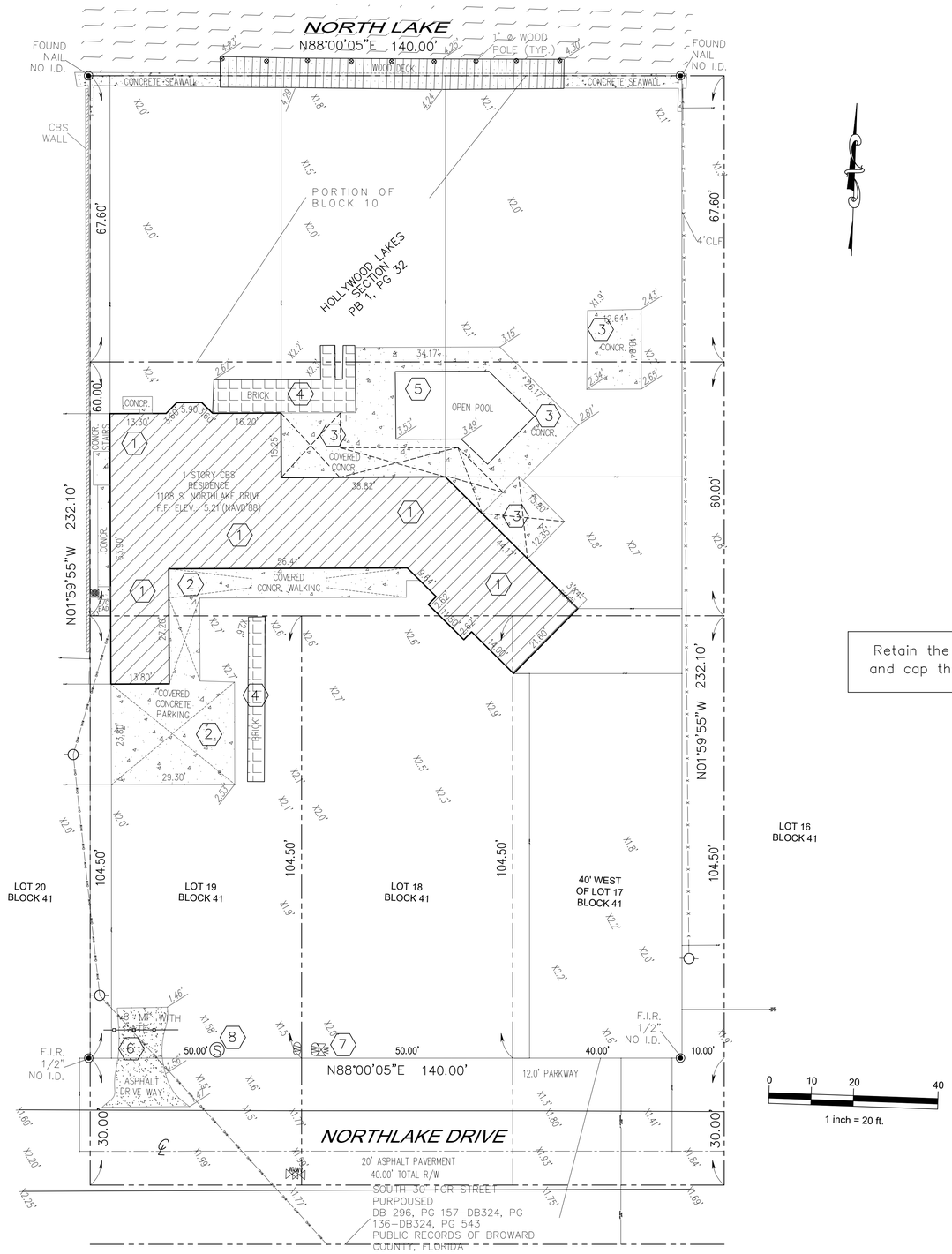

SPECIFIC DEMOLITION NOTES

1. REMOVE EXISTING ONE STORY RESIDENCE AND SLAB
2. REMOVE ALL EXISTING COVERED CONCRETE PARKING AND WALKING
3. REMOVE EXISTING CONCR. AND COVERED CONCR.
4. REMOVE EXISTING BRICK
5. REMOVE EXISTING OPEN POOL
6. REMOVE EXISTING ASPHALT DRIVE WAY
7. CAP WATER
8. CAP SEWER

"Physical separation between the building and the water and sewer service lines is required prior to building demo," Schedule inspections accordingly

Retain the water meter at the property for future construction by first obtaining a separate plumbing permit to install a back flow and cap the service line after the meter or install back flow with hose bib after the meter, with physical separation of service line to building

This property is on City sewer. Address Plumbing comments requiring separate permit to cap sewer lines and provide clean out at the property line. Indicate on plans

After demolition remove and clean all debris from the lot and grade the lot

Foundation to be removed and site sodded upon completion.

All debris to be contained and removed at completion.

DEMOLITION PLAN

FINISHED FLOOR AT 6.5' NAVD

SCALE: 1"=10'

DESIGN ODYSSEY INC.
REG. #:AA-26001971
965 W COMMERCIAL BLVD.
FORT LAUDERDALE FL. 33309
GREGORY A. JONES ARCHITECT
REG. #:AR12185
MDP ENGINEERING, INC.
Consulting Structural Engineers
336 S.W. SUN CIRCLE
PALM CITY, FL 34990
Phone: 954.243.4595
STATE OF FLORIDA P.E. No. 32563 CA-6918

MARIO DIPIETRO LICENSE No. 32563 STATE OF FLORIDA PROFESSIONAL ENGINEER

REVISIONS	BY

Res. For : EMILIE MIMRAN
LOT :19,18,17 BLOCK : 41
1108 S NORTHLAKE DRIVE
HOLLYWOOD , Florida 33019

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e-mail: designodyssey5@gmail.com
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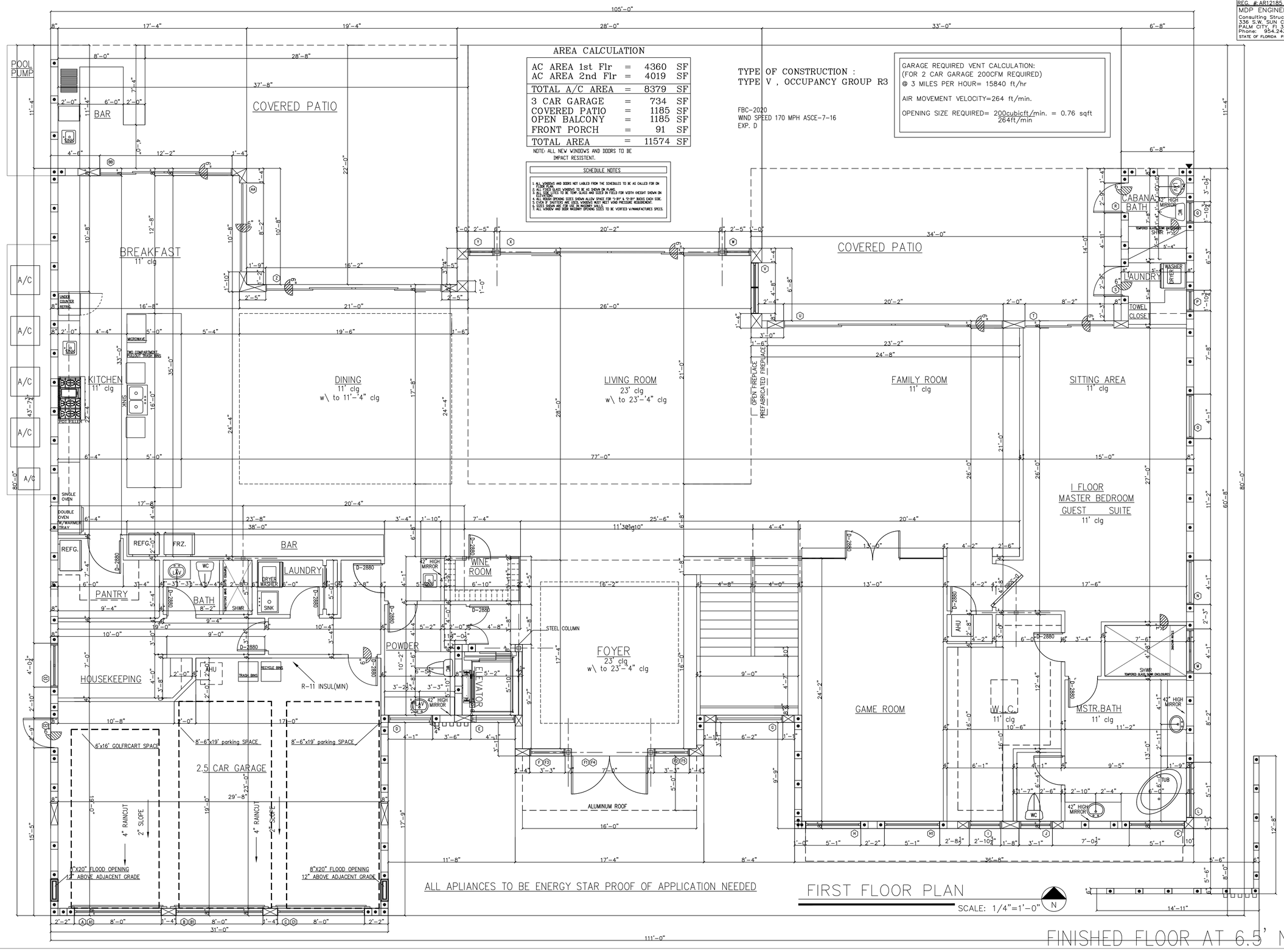
DRAWN BY: TE
CHECKED BY:
DATE: 2/2/2022

Sheet: D1



AREA CALCULATION

AC AREA 1st Flr	=	4360	SF
AC AREA 2nd Flr	=	4019	SF
TOTAL A/C AREA	=	8379	SF
3 CAR GARAGE	=	734	SF
COVERED PATIO	=	1185	SF
OPEN BALCONY	=	1185	SF
FRONT PORCH	=	91	SF
TOTAL AREA	=	11574	SF

NOTE: ALL NEW WINDOWS AND DOORS TO BE IMPACT RESISTENT.

SCHEDULE NOTES

1. ALL WINDOWS AND DOORS NOT LABLED FROM THE SCHEDULES TO BE AS CALLED FOR ON FLOOR PLAN.
2. ALL FIXED GLASS WINDOWS TO BE AS SHOWN ON PLANS.
3. ALL WINDOW SIZES TO BE TEMP. GLASS AND SIZED IN FIELD FOR WIDTH (HEIGHT SHOWN ON ELEVATION).
4. ALL ROUGH OPENING SIZES SHOWN ALLOW SPACE FOR "1-3/8" & "2-3/8" BUCKS EACH SIDE.
5. EVEN IF SHUTTERS ARE USED, WINDOWS MUST MEET WIND PRESSURE REQUIREMENT.
6. SIZES SHOWN ARE FOR USE IN MASONRY WALLS.
7. ALL WINDOW AND DOOR MASONRY OPENING SIZES TO BE VERIFIED W/MANUFACTURES SPECS.

TYPE OF CONSTRUCTION :
TYPE V , OCCUPANCY GROUP R3

FBC-2020
WIND SPEED 170 MPH ASCE-7-16
EXP. D

GARAGE REQUIRED VENT CALCULATION:
(FOR 2 CAR GARAGE 200CFM REQUIRED)
@ 3 MILES PER HOUR= 15840 ft/hr

AIR MOVEMENT VELOCITY=264 ft/min.

OPENING SIZE REQUIRED= $\frac{200 cubicft/min.}{264 ft/min}$ = 0.76 sqft

ALL APLIANCES TO BE ENERGY STAR PROOF OF APPLICATION NEEDED

FIRST FLOOR PLAN

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

FINISHED FLOOR AT 6.5' NAVD

DESIGN ODYSSEY INC.
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GREGORY A. JONES ARCHITECT
REG. #:AR12185
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STATE OF FLORIDA P.E. No. 32563 CA-6918

REVISIONS	BY

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DATE: 2/2/2022

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CHECKED BY:	
DATE:	2/2/2022

Sheet: A2

5 of: 17

SECOND FLOOR PLAN

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

FINISHED FLOOR AT 6.5' NAVD

DESIGN ODYSSEY INC.
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FORT LAUDERDALE FL 33309

GREGORY A. JONES ARCHITECT
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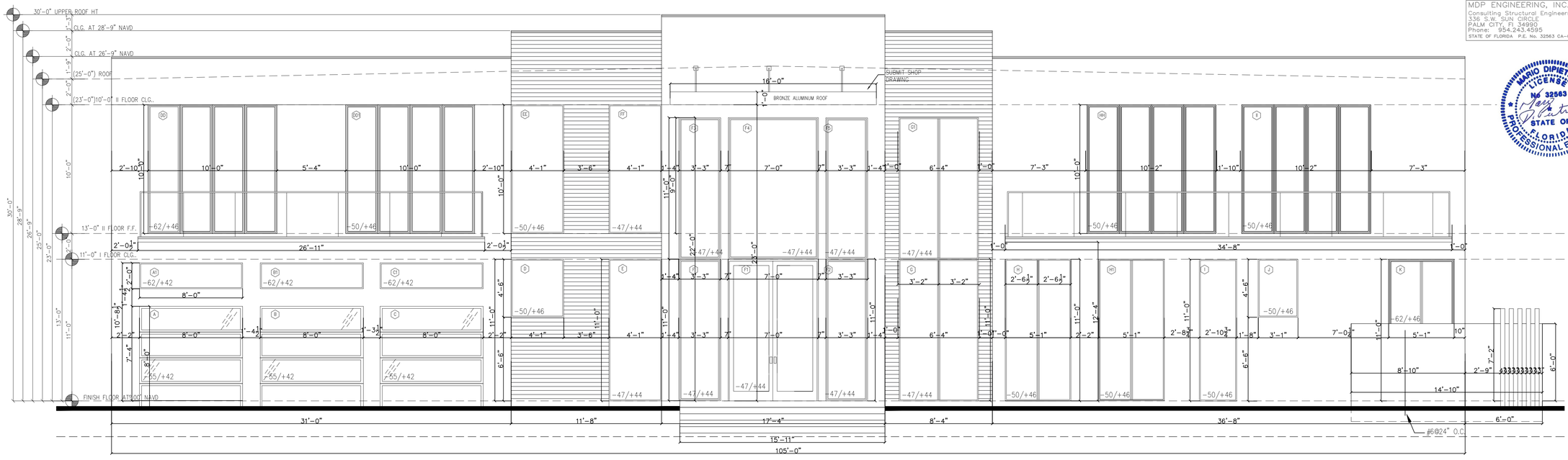
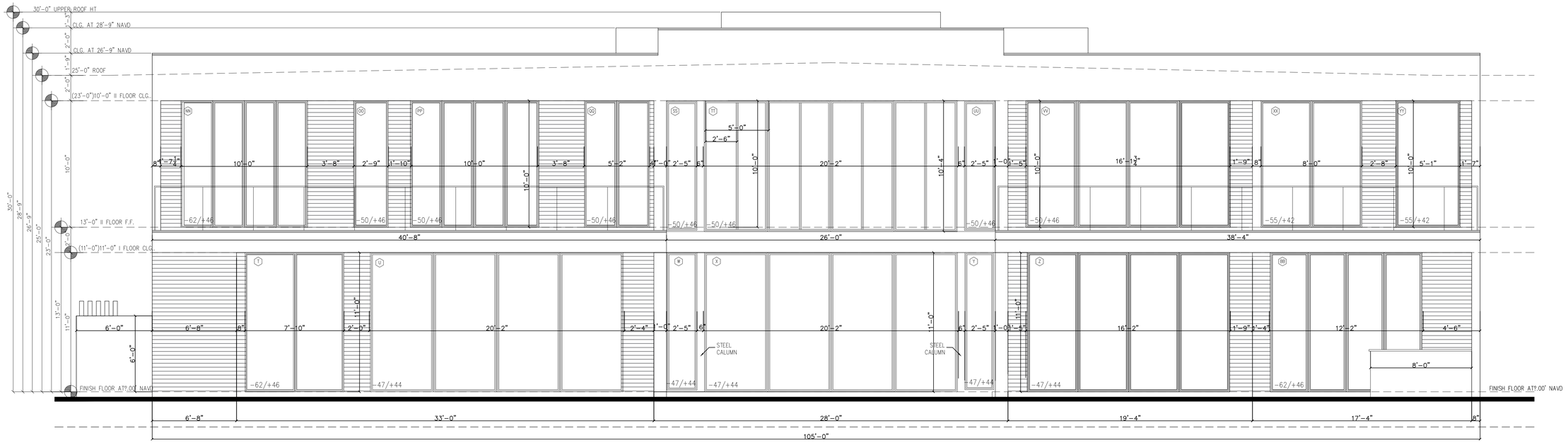
STATE OF FLORIDA P.E. No. 32563 CA-6918

REVISIONS	BY

MARIO DIPIETRO LICENSE No 32563 STATE OF FLORIDA PROFESSIONAL ENGINEER



FRONT ELEVATION — SOUTH
SCALE: 1/4"=1'-0"



REAR ELEVATION — NORTH
SCALE: 1/4"=1'-0"

FINISHED FLOOR AT 6.5' NAVD

Res. For : EMILIE MIMRAN
LOT :19,18,17 BLOCK : 41
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HOLLYWOOD , Florida 33019

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DATE: 2/2/2022

Sheet: A3

FRONT ELEVATION EXTERIOR FINISH SOUTH

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

EXTERIOR FINISH SCHEDULE

Item	QTY.	UNIT	ITEM	SIZE	BRAND	MODEL	COLOR	COMMENTS
EPT1		Per Plan	Exterior Painting		Sherwin Williams	SW 7653	Silverpointe	
E-WT1	-	Sq Fts	Wall Tile Covering	98" x 48"	Equitone	Linea	LT 20	
E-WD1	-	Sq Fts	Wall and Ceiling Panels	6" x 24'	Longboard	6" V Groove	Dark National Walnut	
E-POR1	1106	Sq Fts	Porcelain Flooring	24" x 48"	Happy Floors	Kursaal 6933-A	Neutral	
E-POR2		Sq Fts	Pavers Flooring	24" x 24"	Happy Floors	Kursaal 6962-A	Slate	
E-GSB1		PCS	Square Base Shoe	2.5"W x 4.13"H x 120" L	CRlaurence	8B10D	Black Metal	
E-GR		PCS	Glass Railings	-	Eswindows	Custom	Glass	E-GSB1 included
E-GW		PCS	Glass Window	-	Eswindows	Custom	Black Aluminum / Glass	

Please see Specs Binder for additional information if needed.

REAR ELEVATION EXTERIOR FINISH NORTH

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

FINISHED FLOOR AT 6.5' NAVD

REG. #:AA-26001971
965 W COMMERCIAL BLVD.
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TE
CHECKED BY:
DATE: 6/9/2021

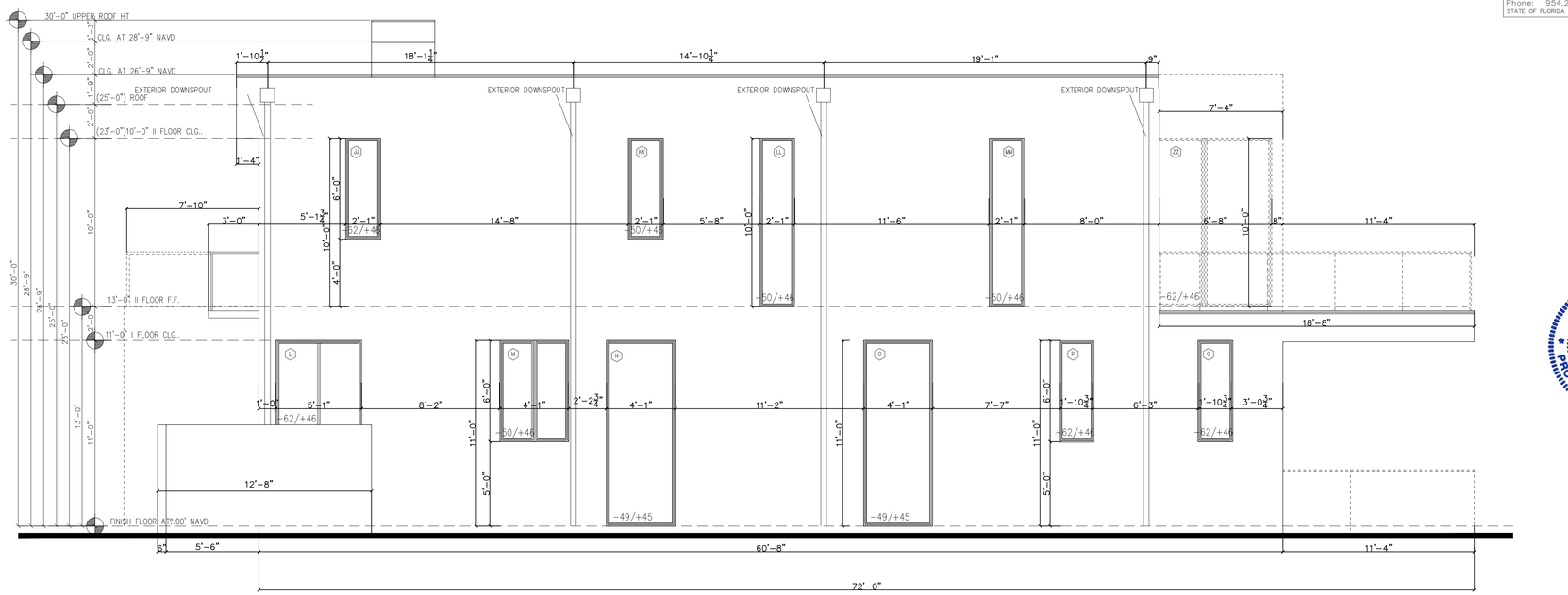
Sheet: A3.1

1517.5.2 "Tin caps" shall be not less than 15/8 inches (41 mm) and not more than 2 inches (51 mm) in diameter and of not less than 32 gage (0.010 inch) sheet metal. "Cap nails" or prefabricated fasteners with integral heads complying with this section shall be an acceptable substitute. All "tin caps," "cap nails"
or prefabricated fasteners with integral heads shall be tested for corrosion resistance in compliance with TAS 114 Appendix E, Section 2 (ASTM G 85), and shall be product control listed. All of cartons or carton labels "tin caps," "cap nails" or prefabricated fasteners with integral heads shall be labeled to note compliance with the corrosion resistance requirements.
R4403.9.2 Wind velocity (3-second gust) used in structural calculations shall be 140 miles per hour (63 m/s) in Broward County and 146 miles per hour (65 m/s) in Miami-Dade County.
R4410.2.3.1.3.2 Doors, bath and shower enclosures, and sliding glass doors containing glazing material greater than 9 square feet (0.84 m2) in surface area shall be classified as Category II glazing products.
R4410.2.6.2 Safeguards. The glazing in sliding and swinging doors and in shower to tub enclosures, including any glazing within 60 inches (1.5 m) of the finished floor surface in walls surrounding any tub or shower enclosure, shall be safety glazing as set forth in Section R4410.2.3.1.3 for Category II glazing products.
R4410.2.3.1.3.1 Doors containing glazing material not greater than 9 square feet (0.84 m2) in surface area shall be classified as Category I glazing products.
R4403.9.3 All buildings and structures shall be considered to be in Exposure Category C as defined in Section 6.5.6.3 of ASCE 7.
R4409.9.2.5 Nail spacing shall be 6 inches (152 mm) on
center at panel edges and at interme diate supports.
Nail spacing shall be 4 inches (102 mm)
on center at gable ends with either 8d ring shank nails
or 10d common nails.
R4409.6.17.2.4.2 Special Inspector (Trusses)
For trusses having an overall length of the bottom chord in excess of 35 feet (10.7 m) or 6 feet (1829 mm) overall height erection shall be supervised by either a registered professional engineer or registered architect retained by the contractor. A retainer letter from the registered professional engineer or registered architect shall be submitted along with the shop drawings as part of the permit document.
R4409.13.5 Termite protection. All buildings shall have a pre-construction treatment protection against subterranean termites. The rules and laws as established
by the Florida Department of Agriculture and Consumer Services shall be deemed as approved with respect to preconstruction soil treatment for protection against
subterranean termites. A certificate of compliance shall be issued to the building department by the licensed pest control company that contains the following statement:
"The building has received a complete treatment for the prevention of subterranean termites. Treatment is in accordance with rules and laws established by the Florida
Department of Agriculture and Consumer Services."
R308.4 Hazardous locations. The following shall be considered specific hazardous locations for the purposes of glazing:
1. Glazing in swinging doors except jalousies.
2. Glazing in fixed and sliding panels of sliding door assemblies and panels in sliding and bifold closet door assemblies.
3. Glazing in storm doors.
4. Glazing in all unframed swinging doors.
5. Glazing in doors and enclosures for hot tubs, whirlpools, saunas, steam rooms, bathtubs and showers. Glazing in any part of a building wall enclosing these compartments where the bottom exposed edge of the glazing is less than
60 inches (1524 mm) measured vertically above any standing or walking surface.
6. Glazing, in an individual fixed or operable panel adjacent to a door where the nearest vertical edge is within a 24-inch (610 mm) arc of the door in a closed position and whose bottom edge is less than 60 inches (1524 mm) above the floor or walking surface.
7. Glazing in an individual fixed or operable panel, other than those locations described in Items 5 and 6 above, that meets all of the following conditions:
7.1. Exposed area of an individual pane larger than 9 square feet (0.836 m2).
7.2. Bottom edge less than 18 inches (457 mm) above the floor.
7.3. Top edge more than 36 inches (914 mm) above the floor.
7.4. One or more walking surfaces within 36 inches (914 mm) horizontally of the glazing.

As per FBC R309.2 Separation required in garage
The garage shall be separated from the residence and its attic area by not less than ½-inch (12.7 mm) gypsum board applied to the garage side. Garages beneath habitable rooms shall be separated from all habitable rooms above by not less than 5/8-inch (15.9 mm) Type X gypsum board or equivalent. Where the separation is a floor-ceiling assembly, the structure supporting the separation shall also be protected by not less than ½-inch (12.7 mm) gypsum board or equivalent.
As per FBC R309.1 Opening protection in garage.
Openings from a private garage directly into a room used
for sleeping purposes shall not be permitted. Other openings between the garage and residence shall be equipped with solid wood doors not less than 13/8 inches (35 mm) in thickness, solid or honeycomb core steel doors not less than 13/8 inches (35 mm) thick, or 20-minute fire-rated doors.
As per FBC R309.1.1 Duct penetration.
Ducts in the garage and ducts penetrating the walls or ceilings separating the dwelling from the garage shall be constructed of a minimum No. 26 gage (0.48 mm) sheet steel or other approved material and shall have no openings into the garage.

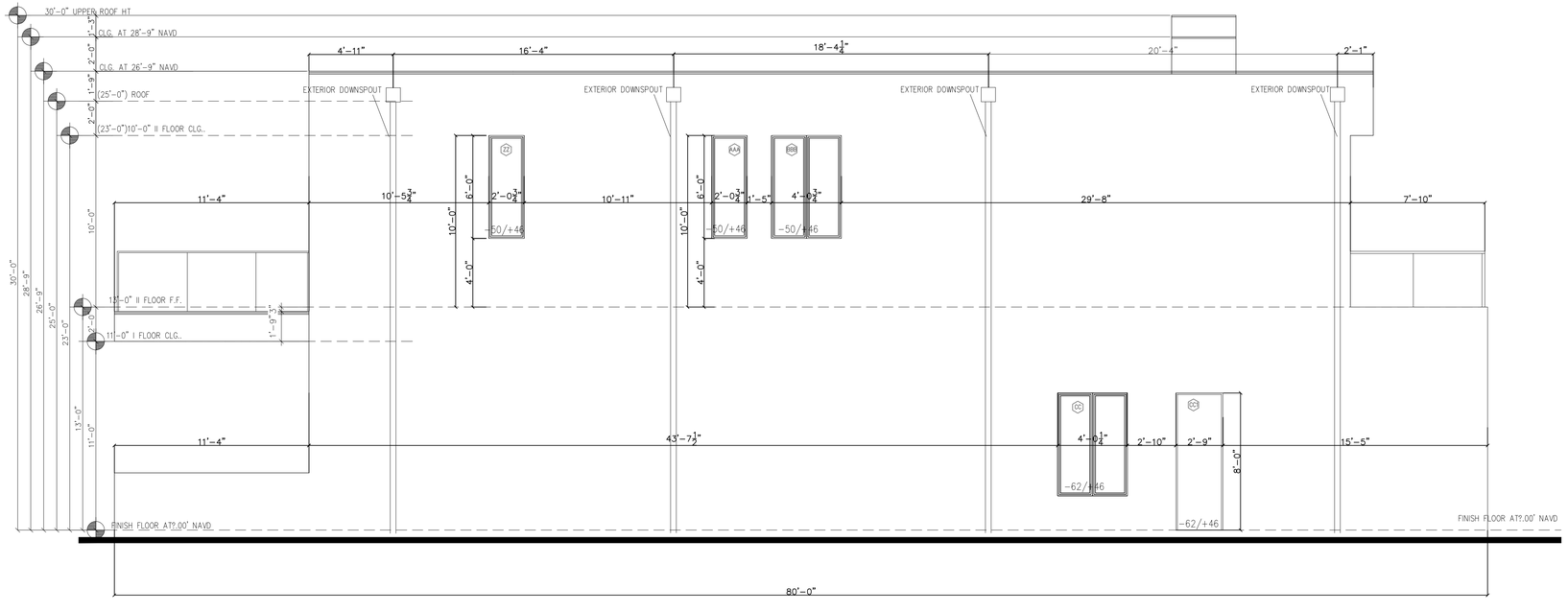
◯ WINDOW / DOOR SCHEDULE ◯

	TYPE/SIZE	REMARKS			TYPE/SIZE	REMARKS	
A	96"X96" G.DOOR	TOP @ 8'-0" A.F.F.	-55/+42	S	200110 S.G.DOOR (240"X132")	TOP @ 11'-0" A.F.F.	-47/+44
A1	96"X24" F.GLLAS ABV	TOP @ 10'-8.5" A.F.F.	-62/+42	T	29"X132" F.GLASS	TOP @ 11'-0" A.F.F.	-47/+44
B	96"X96" G.DOOR	TOP @ 8'-0" A.F.F.	-55/+42	Z	160110 S.G.DOOR (192"X132")	TOP @ 11'-0" A.F.F.	-47/+44
B1	96"X24" F.GLLAS ABV	TOP @ 10'-8.5" A.F.F.	-62/+42	AA	80110 S.G.DOOR (98"X132")	TOP @ 11'-0" A.F.F.	-62/+46
C	96"X96" G.DOOR	TOP @ 8'-0" A.F.F.	-55/+42	BB	120110 S.G.DOOR (146"X132")	TOP @ 11'-0" A.F.F.	-62/+46
C1	96"X24" F.GLLAS ABV	TOP @ 10'-8.5" A.F.F.	-62/+42	CC			
D	49"X54" F.GLASS	TOP @ 11'-0" A.F.F.	-50/+46	CC1	D-2980	TOP @ 8'-0" A.F.F.	-62/+46
E	49"X132" F.GLASS	TOP @ 11'-0" A.F.F.	-47/+44	DD	100100 S.G.DOOR (120"X120")	TOP @ 9'-0" A.F.F.	-62/+46
F	39"X132" F.GLASS	TOP @ 11'-0" A.F.F.	-47/+44	DD1	100100 S.G.DOOR (120"X120")	TOP @ 9'-0" A.F.F.	-50/+46
F1	D-(2)42"X132" DOOR	TOP @ 11'-0" A.F.F.	-47/+44	EE	49"X120" F.GLASS	TOP @ 10'-0" A.F.F.	-50/+46
F2	39"X132" F.GLASS	TOP @ 11'-0" A.F.F.	-47/+44	FF	49"X120" F.GLASS	TOP @ 10'-0" A.F.F.	-47/+44
F3	39"X132" F.GLASS	TOP @ 22'-0" A.F.F.	-47/+44	GG	25"X72" C.A.	TOP @ 10'-0" A.F.F.	-47/+44
F4	84"X132" F.GLASS	TOP @ 22'-0" A.F.F.	-47/+44	HH	100100 S.G.DOOR (120"X120")	TOP @ 10'-0" A.F.F.	-50/+46
F5	39"X132" F.GLASS	TOP @ 22'-0" A.F.F.	-47/+44	II	100100 S.G.DOOR (120"X120")	TOP @ 10'-0" A.F.F.	-50/+46
G	2W-38"X132" F.GLASS (76"X132")	TOP @ 11'-0" A.F.F.	-47/+44	JJ	25"X72" C.A.	TOP @ 10'-0" A.F.F.	-62/+46
G1	2W-38"X132" F.GLASS (76"X132")	TOP @ 9'-0" A.F.F.	-47/+44	KK	25"X72" C.A.	TOP @ 10'-0" A.F.F.	-50/+46
H	2W-30.5"X132" F.GLASS (61"X132")	TOP @ 11'-0" A.F.F.	-50/+46	LL	25"X120" F.GLASS	TOP @ 10'-0" A.F.F.	-50/+46
H1	2W-30.5"X132" F.GLASS (61"X132")	TOP @ 11'-0" A.F.F.	-50/+46	MM	200100 S.G.DOOR (120"X120")	TOP @ 10'-0" A.F.F.	-50/+46
I	36"X72" C.A.	TOP @ 11'-0" A.F.F.	-50/+46	OO	33"X120" F.GLASS	TOP @ 10'-0" A.F.F.	-50/+46
J	36"X72" C.A.	TOP @ 11'-0" A.F.F.	-50/+46	PP	100100 S.G.DOOR (120"X120")	TOP @ 10'-0" A.F.F.	-50/+46
K	2W-30.5"X132" F.GLASS (61"X132")	TOP @ 11'-0" A.F.F.	-62/+46	QQ	2W-31"X120" F.GLASS	TOP @ 10'-0" A.F.F.	-50/+46
L	2W-30.5"X132" F.GLASS (61"X132")	TOP @ 11'-0" A.F.F.	-62/+46	RR	60"X120" F.GLASS	TOP @ 10'-0" A.F.F.	-50/+46
M	2W-24"X72" C.A.	TOP @ 11'-0" A.F.F.	-50/+46	SS	29"X124" F.GLASS	TOP @ 10'-0" A.F.F.	-50/+46
N	49"X132" F.GLASS	TOP @ 11'-0" A.F.F.	-49/+45	TT	2W-29"X124"(60"X120)X5 (240"X124")	TOP @ 10'-0" A.F.F.	-50/+46
O	49"X132" F.GLASS	TOP @ 11'-0" A.F.F.	-49/+45	UU	29"X124" F.GLASS	TOP @ 10'-0" A.F.F.	-50/+46
P	24"X72" C.A.	TOP @ 8'-0" A.F.F.	-62/+46	VV	160100 S.G.DOOR (192"X120")	TOP @ 10'-0" A.F.F.	-50/+46
Q	24"X72" C.A.	TOP @ 10'-8.5" A.F.F.	-62/+46	WW	2W-48"X120" F.GLASS	TOP @ 10'-0" A.F.F.	-50/+42
R	2980 F.GLASS DOOR	TOP @ 8'-0" A.F.F.	-62/+46	XX	2W-48"X120" F.GLASS	TOP @ 10'-0" A.F.F.	-50/+42
S	2980 F.GLASS DOOR	TOP @ 8'-0" A.F.F.	-62/+46	YY	60"X120" F.GLASS	TOP @ 10'-0" A.F.F.	-50/+42
T	80110 S.G.DOOR (96"X132")	TOP @ 11'-0" A.F.F.	-62/+46	ZZ	25"X72" C.A.	TOP @ 10'-0" A.F.F.	-62/+46
U	200110 S.G.DOOR (240"X132")	TOP @ 11'-0" A.F.F.	-47/+44	AAA	25"X72" C.A.	TOP @ 10'-0" A.F.F.	-50/+46
V	60"X132" F.GLASS	TOP @ 11'-0" A.F.F.	-47/+44	BBB	2W-25"X72" C.A.	TOP @ 10'-0" A.F.F.	-50/+46
W	29"X132" F.GLASS	TOP @ 11'-0" A.F.F.	-47/+44				



RIGHT ELEVATION EAST

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



LEFT ELEVATION WEST

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

FINISHED FLOOR AT 6.5' NAVD

DESIGN ODYSSEY INC.
REG. #:AA-26001971
965 W COMMERCIAL BLVD.
FORT LAUDERDALE FL. 33309
GREGORY A. JONES ARCHITECT
REG. #:AR12185
MDP ENGINEERING, INC.
Consulting Structural Engineers
336 S.W. SUN CIRCLE
PALM CITY, FL 34990
Phone: 954.243.4595
STATE OF FLORIDA P.E. No. 32563 CA-6918

REVISIONS	BY

Res. For : EMILIE MIMRAN
LOT : 19,18,17
1108 S NORTHLAKE DRIVE
HOLLYWOOD , Florida 33019

MARIO DIPIETRO LICENSE No 32563 STATE OF FLORIDA PROFESSIONAL ENGINEER

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Architectural Design
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FORT LAUDERDALE FL 33309
Phone (954) 418-7111
Fax (954) 418-7110
e-mail: designodyssey6@gmail.com
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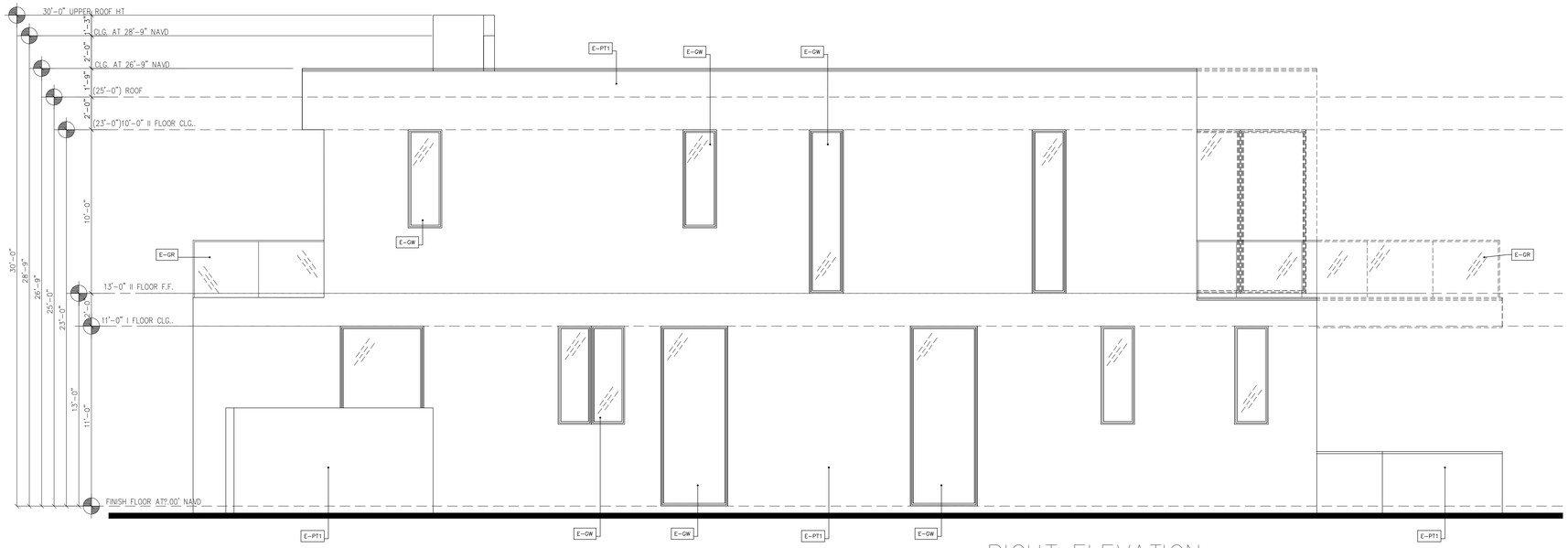
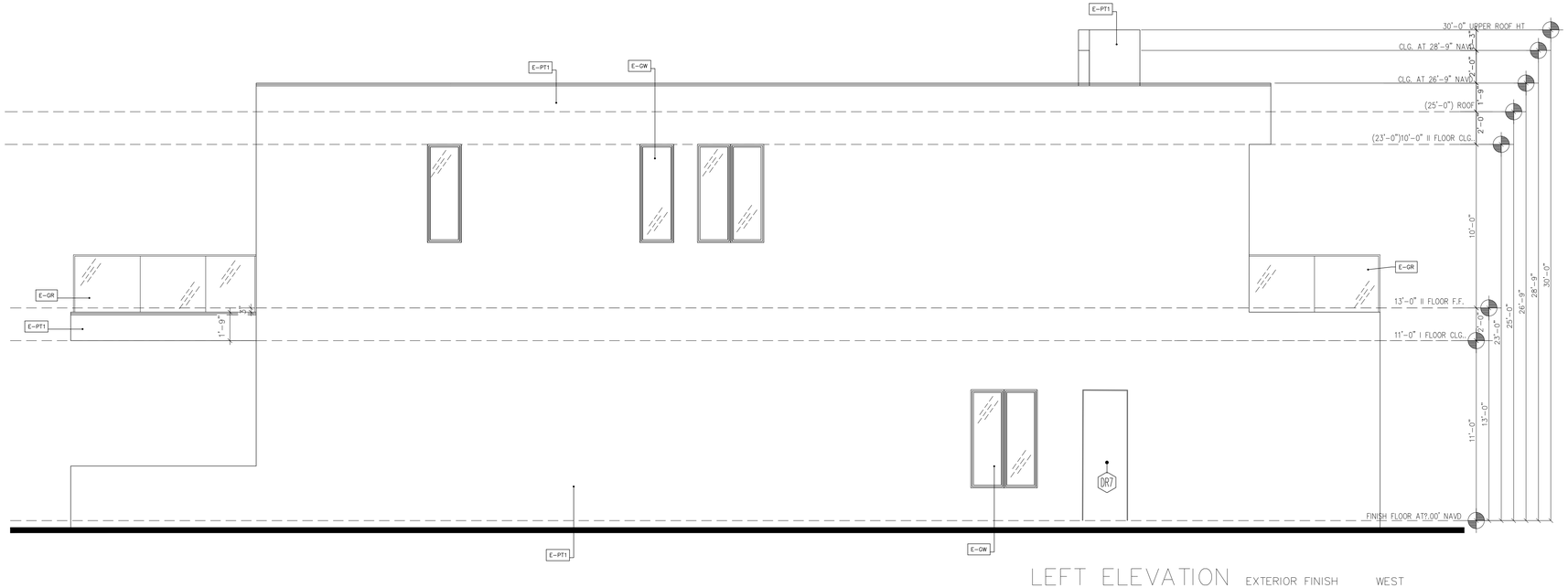
DESIGNED BY: ABEY
DRAWN BY: TE
CHECKED BY:
DATE: 2/2/2022

Sheet: A4



RIGHT ELEVATION EXTERIOR FINISH EAST

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



LEFT ELEVATION EXTERIOR FINISH WEST

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

FINISHED FLOOR AT 6.5' NAVD

REVISIONS	BY

MARIO DIPIETRO LICENSE No 32563 STATE OF FLORIDA PROFESSIONAL ENGINEER

Res. For : EMILIE MIMRAN
LOT :19,18,17 BLOCK : 41
1108 S NORTHLAKE DRIVE
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DESIGNED BY: ABEY

TE

CHECKED BY:

DATE: 6/9/2021

Sheet: A4.1

9 Of: 17

DESIGN ODYSSEY INC.
REG. #: AA-26001971
965 W COMMERCIAL BLVD.
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Consulting Structural Engineers
336 S.W. SUN CIRCLE
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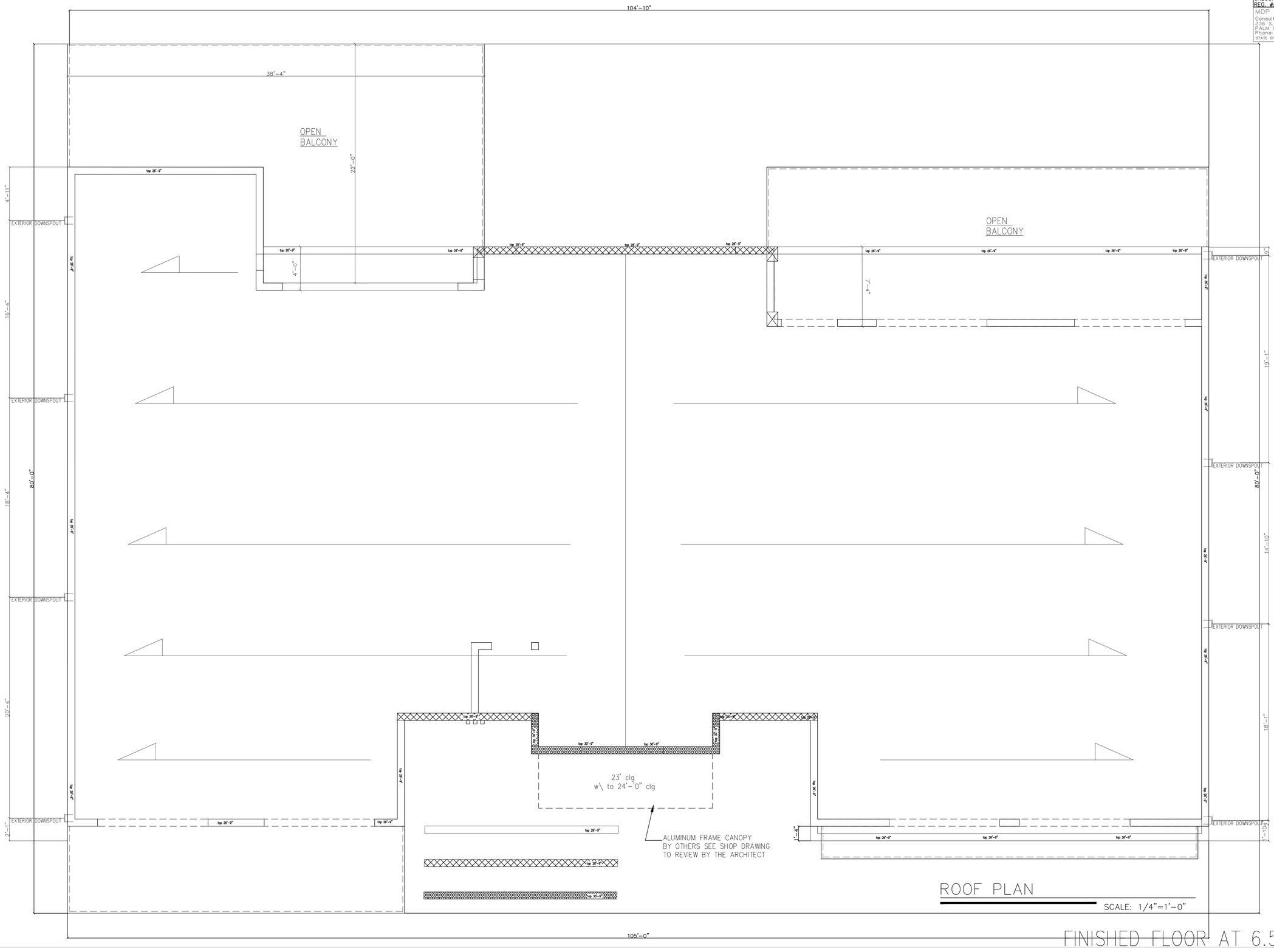
STATE OF FLORIDA P.E. No. 32563 CA-6918

REVISIONS	BY

MARIO DIPIETRO LICENSE No 32563 STATE OF FLORIDA PROFESSIONAL ENGINEER



ROOF PLAN

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

FINISHED FLOOR AT 6.5' NAVD

Res. For : EMILIE MIMRAN
LOT : 19,18,17 BLOCK : 41
1108 S NORTHLAKE DRIVE
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DESIGNED BY: ABEY
DRAWN BY: TE
CHECKED BY:
DATE: 2/2/2022

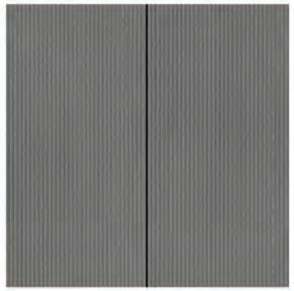
Sheet: A5

EXTERIOR DESIGN -MATERIAL SELECTIONS

EMILE MIMRAN RESIDENCE
1108 S Northlake Drive, Hollywood, FL 33019

EXTERIOR PAINT
Sherwin Williams
SW 7653 - Silverpointe

WALL TILE
EQUITONE linea
98"x48" Color LT 20



WALL and CEILING PANELS
Dark National Walnut
Aluminum

HF - PAVERS
Neutral, 24x24

PRIVACY SCREEN
6063-T5 Extruded Aluminum
FINISH: Woodgrains,

MAIN GATE
198"W x 60"H
Double Sliding Gate

WAC CEILING LIGHT
Tube 5" Ceiling Mount 3000K

ALCON CEILING LIGHT
Recessed Linear Lighting
3000K

IN GROUND LIGHT
4.5W In-Grade
Outdoor LED Fixture

STEP LIGHT
ST-602 - Silver Finish
3000K

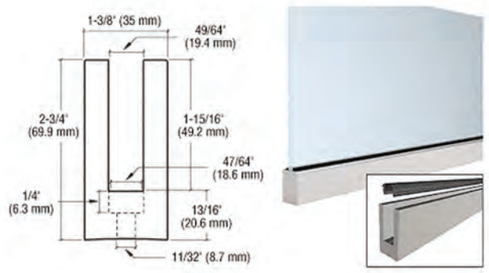
GROUND LIGHT
Finish: Black
Outdoor LED Fixture

MAIN ENTRY DOOR
Aluminum/Glass/Wood

GARAGE DOORS
Black Aluminum/Glass

WINDOWS AND SLIDING DOORS
Black Aluminum/Glass

GLASS RAILING
Glass Finish: Clear
Glass Shoe Base: Aluminum



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EM RESIDENCE

PROPOSED EXTERIOR DESIGN

1108 S Northlake Drive, Hollywood, FL 33019

STREETSCAPE RENDERING

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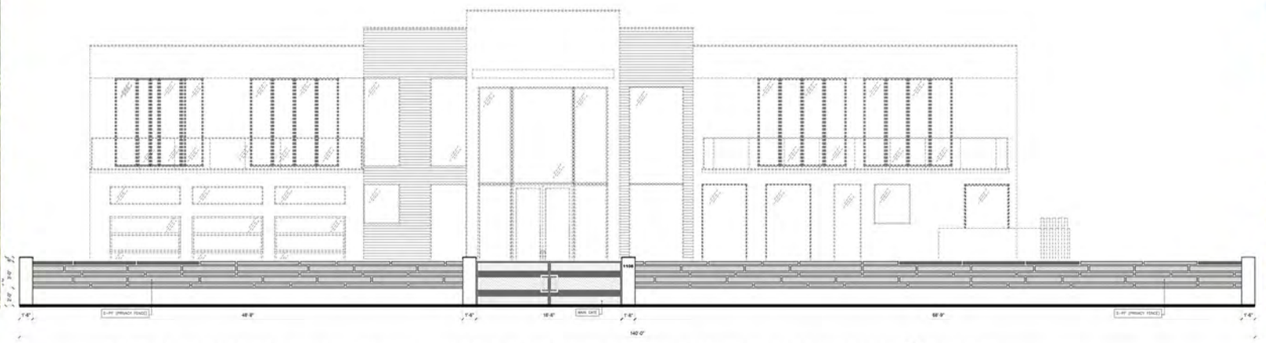
Neighbor to West



Neighbor to East

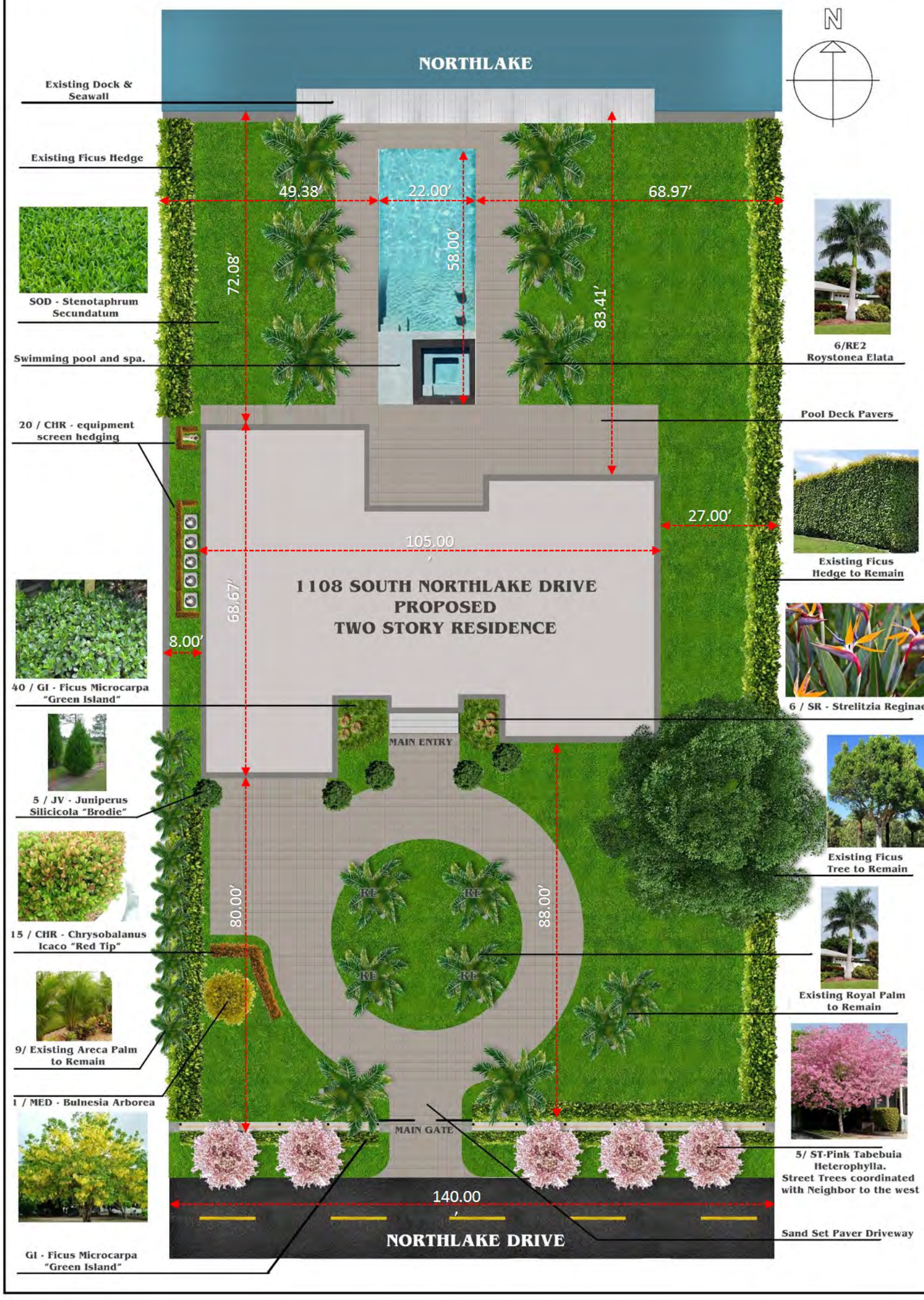
STREETSCAPE ELEVATION with NEIGHBÔRS

1206 Stirling Road, Suite 10A, Dania Beach, FL 33004 Office (954) 404-6553 info@adesignerconcepts.com www.adesignerconcepts.com

EM RESIDENCE

COLOR SITE PLAN - LANDSCAPE

1108 S Northlake Drive, Hollywood, FL 33019



EM RESIDENCE

PROPOSED EXTERIOR DESIGN

1108 S Northlake Drive, Hollywood, FL 33019

MARCH 2022

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EM RESIDENCE

PROPOSED EXTERIOR DESIGN

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MARCH 2022

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1100
HOLLYWOOD
RECYCLE