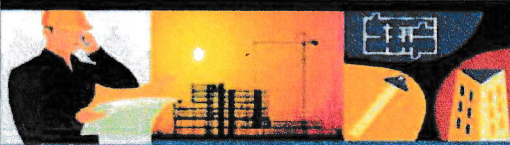


ATTACHMENT A

Application Package

PLANNING DIVISION



File No. (internal use only): _____

2600 Hollywood Boulevard Room 315
Hollywood, FL 33022

GENERAL APPLICATION



Tel: (954) 921-3471

Fax: (954) 921-3347

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

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

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

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

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

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



APPLICATION TYPE (CHECK ONE):

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

Date of Application: 12-13-2020

Location Address: 845 N. NORTH LAKE DRIVE, HOLLYWOOD, FL 33019

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

Folio Number(s): 5142 14 02 3850

Zoning Classification: R-03 Land Use Classification: RESIDENTIAL

Existing Property Use: RESIDENTIAL Sq Ft/Number of Units: 1,990 SQ. FT.

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 all that apply and provide File Number(s) and Resolution(s): 21-C-69

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

Explanation of Request: RESIDENTIAL ADDITION

Number of units/rooms: 3 EXIST. + 1 NEW Sq Ft: 2,200 SQ. FT. (NEW)

Value of Improvement: _____ Estimated Date of Completion: AUGUST 2023

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

PHASE 1 - FRONT OF HOUSE - APRIL 2023

PHASE 2 - BACK OF HOUSE - AUGUST 2023

Name of Current Property Owner: ANTHONY HANDLEY

Address of Property Owner: 845 N. NORTH LAKE DRIVE, HOLLYWOOD, FL 33019

Telephone: 954 600 3940 Fax: _____ Email Address: TONY@INTERNATIONALACUSTICS.COM

Name of Consultant/Representative/Tenant (circle one): ROBERTS ARCHITECTURE + CONSTRUCTION

Address: 6511 NOVA DR. SUITE 268, DAVIE, FL Telephone: 954 600 1422

Fax: _____ Email Address: BLAINE@ROBERTSDESIGNBUILD.COM

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

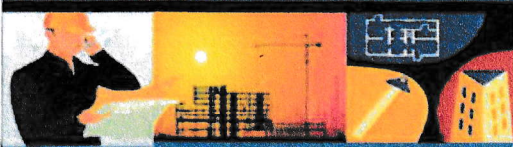
If Yes, Attach Copy of the Contract.

List Anyone Else Who Should Receive Notice of the Hearing: _____

Address: _____

Email Address: _____

PLANNING DIVISION



File No. (internal use only): _____

2600 Hollywood Boulevard Room 315
Hollywood, FL 33022

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: Anthony Handley

Date: 12-13-22

PRINT NAME: Anthony Handley

Date: _____

Signature of Consultant/Representative: Blaine Roberts

Date: 12-13-2022

PRINT NAME: BLAINE ROBERTS

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.

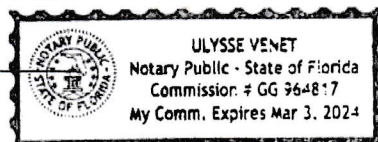
Sworn to and subscribed before me

this 13 day of December 2022

Ulyse Venet

Notary Public

State of Florida



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

Anthony Handley

Signature of Current Owner

Anthony Handley

Print Name

Prepared by:

Tony Pornprinya, Esq.
Deluxe Title and Escrow, Inc.
1555 NE 123 Street
North Miami, FL 33161
305-893-8989

File Number: 2021-379

Parcel Identification No. 494108-DA-0200

[Space Above This Line For Recording Data]

Warranty Deed

This Indenture made this _____ day of May, 2021 between Anthony Handley, a single man whose post office address is 845 N. Northlake Drive, Hollywood, FL 33019 of the County of Broward, State of Florida, grantor*, and Kam Ming Wong and Suet Fan Wong, husband and wife whose post office address is 3225 NW 104 Terrace, Sunrise, FL 33351 of the County of Broward, State of Florida, grantee*,

Witnesseth that said grantor, for and in consideration of the sum of TEN AND NO/100 DOLLARS (\$10.00) and other good and valuable considerations to said grantor in hand paid by said grantee, the receipt whereof is hereby acknowledged, has granted, bargained, and sold to the said grantee, and grantee's heirs and assigns forever, the following described land, situate, lying and being in Broward County, Florida, to-wit:

Unit 2204, HAMPTON HILLS, a Condominium, according to the Declaration of Condominium thereof, as recorded in Official Records Book 41345, Page 781, of the Public Records of Broward County, Florida, and all amendments thereto, together with its undivided share in the common elements.

SUBJECT TO:

1. Taxes for the 2021 and subsequent years.
2. Conditions, restrictions, reservations, easements and limitations and zoning ordinances, if any, but not to reimpose same.

TOGETHER with all the tenements, hereditament and appurtenances thereto belonging or in any wise appertaining.

TO HAVE AND TO HOLD, the same in fee simple forever.

AND the Grantor hereby covenants with said Grantee that the Grantor is lawfully seized of said land in fee simple; that the Grantor has good right and lawful authority to sell and convey said land; that the Grantor hereby fully warrants the title to said land and will defend the same against the lawful claims of all persons whomsoever; and that said land is free of all encumbrances.

* "Grantor" and "Grantee" are used for singular or plural, as context requires.

REMAINDER OF PAGE INTENTIONALLY LEFT BLANK

In Witness Whereof, grantor has hereunto set grantor's hand and seal the day and year first above written.

Signed, sealed and delivered in our presence:

Ingrid Castillo
Witness Name: Ingrid Castillo

Anthony Handley
Anthony Handley

Witness Name: _____

State of Florida
County of FL

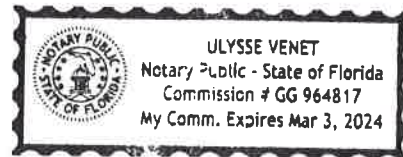
The foregoing instrument was acknowledged before me by means of ☒ physical presence or ☐ online notarization, this 15 day of May, 2021 by Anthony Handley, who ☒ is personally known or ☐ has produced a driver's license as identification.

[Notary Seal]

Ulysses Venet
Notary Public

Printed Name: Ulysses Venet

My Commission Expires: 03 - 3 - 2024





Site Address	845 N NORTHLAKE DRIVE, HOLLYWOOD FL 33019-1111	ID #	5142 14 02 3850
Property Owner	HANDLEY, ANTHONY	Millage	0513
Mailing Address	845 N NORTHLAKE DR HOLLYWOOD FL 33019-1111	Use	01-01
Abbr Legal Description	HOLLYWOOD LAKES SECTION 1-32 B LOT 2 E1/2,3 BLK 69		

The just values displayed below were set in compliance with **Sec. 193.011**, Fla. Stat., and include a reduction for costs of sale and other adjustments required by **Sec. 193.011(8)**.

* 2023 values are considered "working values" and are subject to change.
--

Property Assessment Values					
Year	Land	Building / Improvement	Just / Market Value	Assessed / SOH Value	Tax
2023*	\$131,250	\$497,310	\$628,560	\$424,040	
2022	\$131,250	\$497,310	\$628,560	\$411,690	\$7,971.64
2021	\$131,250	\$411,350	\$542,600	\$399,700	\$7,769.71

2023* Exemptions and Taxable Values by Taxing Authority				
	County	School Board	Municipal	Independent
Just Value	\$628,560	\$628,560	\$628,560	\$628,560
Portability	0	0	0	0
Assessed/SOH 20	\$424,040	\$424,040	\$424,040	\$424,040
Homestead 100%	\$25,000	\$25,000	\$25,000	\$25,000
Add. Homestead	\$25,000	0	\$25,000	\$25,000
Wid/Vet/Dis	0	0	0	0
Senior	0	0	0	0
Exempt Type	0	0	0	0
Taxable	\$374,040	\$399,040	\$374,040	\$374,040

Sales History				Land Calculations		
Date	Type	Price	Book/Page or CIN	Price	Factor	Type
3/1/1994	D	\$100	21891 / 48	\$14.00	9,375	SF
11/1/1993	SWD	\$160,000				
6/1/1986	QCD	\$100				
4/1/1977	WD	\$85,000				
2/1/1965	WD	\$9,500				
				Adj. Bldg. S.F. (Card, Sketch)		1825
				Units/Beds/Baths		1/3/2
				Eff./Act. Year Built: 1998/1977		

Special Assessments								
Fire	Garb	Light	Drain	Impr	Safe	Storm	Clean	Misc
05								
R								
1								

ACCURATE LAND SURVEYORS, INC.

1150 E ATLANTIC BLVD - POMPAÑO BEACH, FLORIDA 33060

TEL. (954) 782-1441 FAX (954) 782-1442

Invoice

INVOICE # : 21-1579

INVOICE DATE : 6/16/2021

TONY HANDLEY
845 N NORTHLAKE DRIVE
HOLLYWOOD FL 33019
Attn: TONY

REFERENCE

Buyer..... N/A

Owner..... HANDLEY

Client File #..... HANDLEY

DUE DATE 6/16/2021

TERMS..... On Demand

JOB ADDRESS

845 NORTHLAKE DRIVE
HOLLYWOOD, FL 33019

DESCRIPTION OF ITEM OR SERVICE

UPDATE & TOPOGRAPHICAL SURVEY (REF#93-4011)

COST OF ITEM

\$400.00

6/16/21 PAID BY VISA

INVOICE TOTAL: \$400.00

PAYMENTS & ADJUSTMENTS: \$400.00

BALANCE DUE: \$0.00

TYPE OF SURVEY: BOUNDARY
TOPO, 93-4011,21-1579

JOB NUMBER: SU-17-0925

LEGAL DESCRIPTION:

LOT 3 AND THE EAST ½ OF LOT 2, BLOCK 69 OF HOLLYWOOD LAKES SECTION, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 1, PAGE 32, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA.

ADDRESS: 845 N. NORTHLAKE DRIVE HOLLYWOOD, FL 33019

FLOOD ZONE: AE
BASE FLOOD ELEVATION: 5'NAVD
CONTROL PANEL NUMBER: 125113-12011C0588-H
EFFECTIVE: 8/18/2014 REVISED:

LOWEST FLOOR ELEVATION: SEE PAGE 2 OF 2
GARAGE FLOOR ELEVATION: SEE PAGE 2 OF 2
LOWEST ADJACENT GRADE : SEE PAGE 2 OF 2
HIGHEST ADJACENT GRADE : SEE PAGE 2 OF 2

REFERENCE BENCH MARK: SEE COMMENTS

CERTIFY TO:

1. ANTHONY HANDLEY
- 2.
- 3.
- 4.
- 5.
- 6.

COMMENTS: CITY OF HOLLYWOOD NORTH RIM ON SEWER MANHOLE AT CENTERLINE OF N.N LAKE DRIVE & 9TH AVE., ELEVATION: 1.71' NAVD 1988.

NOTES:

1. THIS SURVEY CONSISTS OF A MAP AND A TEXT REPORT. ONE IS NOT VALID WITHOUT THE OTHER.
2. OWNERSHIP OF FENCE AND WALLS IF ANY, NOT DETERMINED.
3. THIS SURVEY IS MADE FOR THE EXCLUSIVE USE OF THE CERTIFIED HEREON. TO BE VALID ONE YEAR FROM THE DATE OF SURVEY AS SHOWN HEREON.

Δ = CENTRAL ANGLE
A = ARC LENGTH
A/C = AIR CONDITIONER
AD = ASSUMED DATUM
A.E. = ANCHOR EASEMENT
AF = ALUMINUM FENCE
B.C.R. = BROWARD COUNTY RECORDS
BLVD = BOULEVARD
B.M. = BENCHMARK
(C) = CALCULATED
CB = CHORD BEARING
CHATT. = CHATTAHOOCHEE
CLF = CHAIN LINK FENCE
CL = CENTERLINE
D.B. = DEED BOOK
D.E. = DRAINAGE EASEMENT
E = EAST
ELEC. = ELECTRIC
ELEV. = ELEVATION
ENCH. = ENCROACH/
ENCR. = ENCROACHMENT
ESMT. = EASEMENT

OR + = ELEVATIONS BASED ON NAVD 1988
FND = FOUND
FF = FINISHED FLOOR
FH = FIRE HYDRANT
F.P.L. = FLORIDA POWER & LIGHT
GAR. = GARAGE
I.D. = IDENTIFICATION
I.P. = IRON PIPE
I.P.C. = IRON PIPE & CAP
I.R. = IRON ROD
I.R.C. = IRON ROD & CAP
LP = LIGHT POLE
(M) = MEASURED
M.D..R. = MIAMI DADE COUNTY RECORDS
MAINT. = MAINTENANCE
MF = METAL FENCE
MH = MANHOLE
N = NORTH
N/A = NOT APPLICABLE
N&D = NAIL & DISC

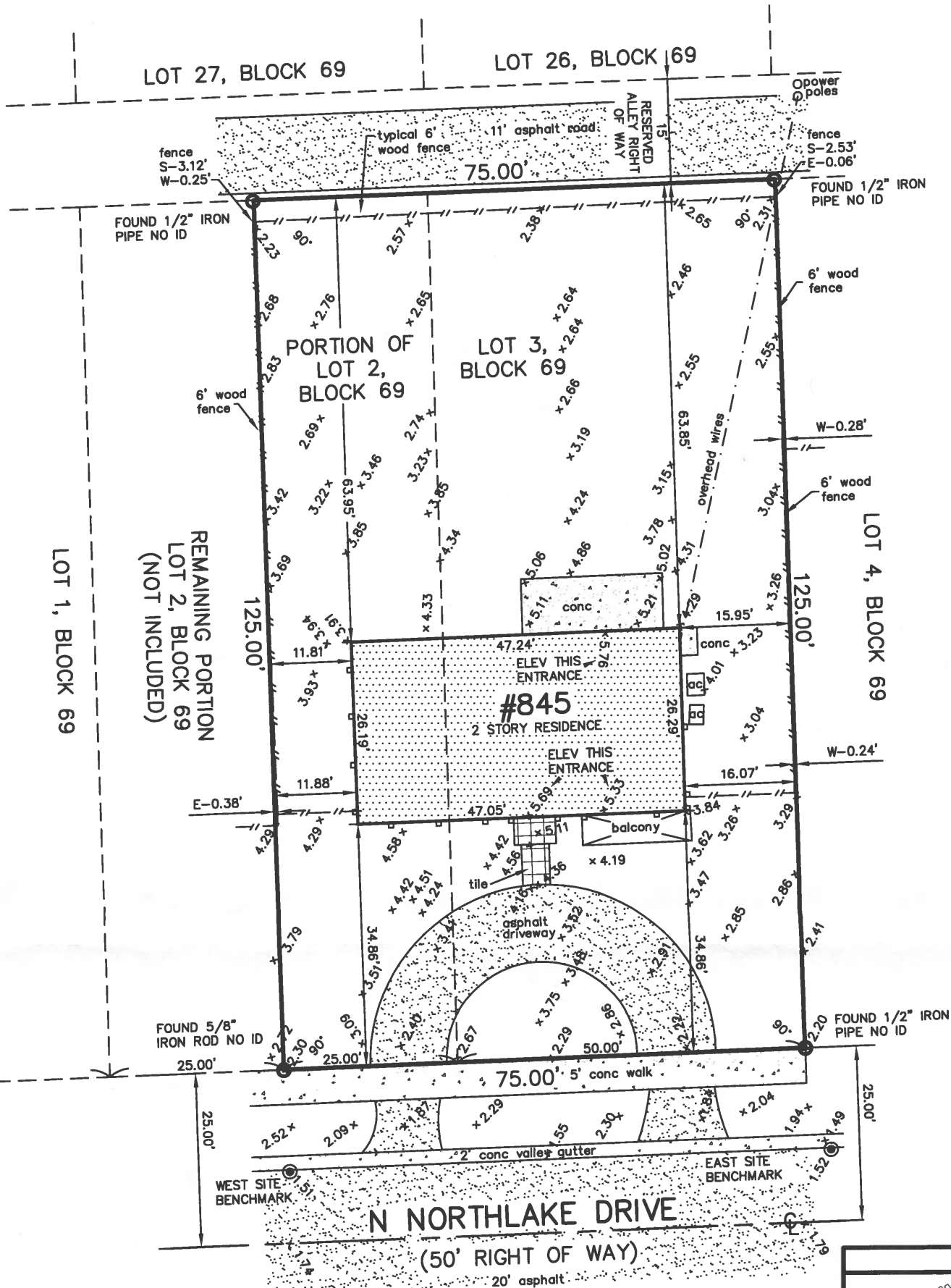
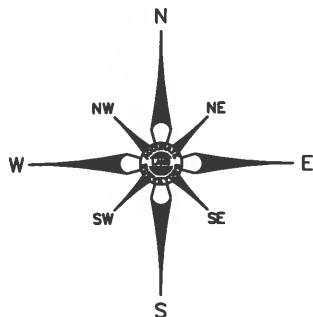
LEGEND OF ABBREVIATIONS:

N.A.V.D. = NORTH AMERICAN VERTICAL DATUM
O/S = OFFSET
O.R.B. = OFFICIAL RECORDS BOOK
OH = OVERHANG
(P) = PLAT
P.B. = PLAT BOOK
P.B.C.R. = PALM BEACH COUNTY RECORDS
P.C. = POINT OF CURVATURE
P.C.P. = PERMANENT CONTROL POINT
X X X X = CHAIN LINK FENCE
// // // // = WOOD FENCE
□ □ □ □ = METAL FENCE
○ ○ ○ ○ = PVC FENCE
— — — — = CONCRETE FENCE
— — — — = CONCRETE WALL
— — — — = WIRE FENCE

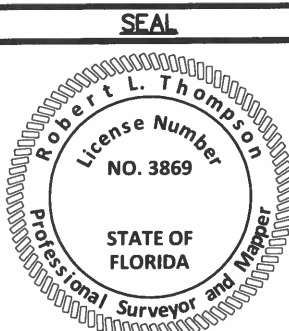
P.G. = PAGE
P.O.B. = POINT OF BEGINNING
P.O.C. = POINT OF COMMENCEMENT
P.R.C. = POINT OF REVERSE CURVATURE
P.R.M. = PERMANENT REFERENCE MONUMENT
P.T. = POINT OF TANGENCY
PVC = POLYVINYL CHLORIDE
R = RADIUS
RNG. = RANGE
R/W = RIGHT OF WAY
S = SOUTH
SEC. = SECTION
SQ. FT. = SQUARE FEET
TWP. = TOWNSHIP
U.E. = UTILITY EASEMENT
W = WEST
WF = WOOD FENCE
WM = WATER METER

BROWARD COUNTY NAVD1988





GRAPHIC SCALE
1"=20'



Not valid without the signature and
the original raised seal of a Florida
Licensed Surveyor and Mapper.

NOTES:

1. Unless otherwise noted field measurements are in agreement with record measurements.
2. Angles shown hereon are per Plat book 1, Page 32, Broward County Records.
3. The lands shown hereon were not abstracted for ownership, rights of way, easements, or other matters of records by Accurate Land Surveyors, Inc.
4. Ownership of fences and walls if any are not determined.
5. This survey is the property of Accurate Land Surveyors, Inc. and shall not be used or reproduced in whole or in part without written authorization.
6. Any and all underground features such as foundations, utility lines, Ext. were not located on this survey. This is an above ground survey only.
7. The flood zone information shown hereon is for the dwellable structure only unless otherwise indicated.
8. The location of overhead utility lines are approximate in nature due to their proximity above ground. size, type and quantity must be verified prior to design or construction.
9. Accuracy statement: This survey meets or exceeds the horizontal accuracy for SUBURBAN LINEAR : 1 FOOT IN 7,500 FEET.

10. $+7.00'$ Denotes elevations based on the North American Datum of 1988.

REVISIONS & SURVEY UPDATES

DATE OF SURVEY
& REVISIONS

BY

UPDATE/TOPO SURVEY SU-21-1579
SET CORNERS 20-1105

07-22-2021
06-25-20

AL/RLT
MLW

CERTIFICATION:

This is to certify that this above ground sketch of boundary survey was made under my responsible charge and is accurate and correct to the best of my knowledge and belief. I further certify that this sketch meets the current Standards of Practice, established by the Board of Professional Surveyors and Mappers, Chapter 5J-17, Florida Administrative Codes, pursuant to current Section 472.027, Florida Statutes.

Robert L. Thompson 07-29-2021
ROBERT L. THOMPSON (PRESIDENT)
PROFESSIONAL SURVEYOR AND MAPPER No.3869 - STATE OF FLORIDA

ORIGINAL DATE OF SURVEY
03-28-2017

DRAWN BY
ER

CHECKED BY
RLT

FIELD BOOK
17-0925

SCALE 1"=20'

SKETCH
NUMBER SU-17-0925









845 N. NORTHLAKE DRIVE

RESIDENTIAL ADDITION
HOLLYWOOD, FL

PROJECT INFORMATION

DRAWING INDEX

- G-001

GENERAL NOTES & DRAWING INDEX
- G-002

SITE ZONING ANALYSIS
- G-003

SITE CONDITION ANALYSIS
- D-001

DEMOLITION PLAN
- A-001

PROPOSED SITE PLAN
- A-100

EXISTING FLOOR PLAN
- A-101

PROPOSED GROUND FLOOR PLAN
- A-102

PROPOSED SECOND FLOOR PLAN
- A-103

PROPOSED GROUND FLOOR RCP
- A-104

PROPOSED SECOND FLOOR RCP
- A-105

PROPOSED ROOF PLAN
- A-200

EXISTING EXTERIOR ELEVATIONS
- A-201

EXISTING EXTERIOR ELEVATIONS
- A-202

PROPOSED EXTERIOR ELEVATIONS
- A-203

PROPOSED EXTERIOR ELEVATIONS
- A-500

WALL TYPES & SECTIONS
- A-600

DOOR & WINDOW SCHEDULE
- A-700

DETAILS
- A-701

DETAILS
- A-702

DETAILS

SITE DATA

- GOVERNING CODE:

FLORIDA RESIDENTIAL BUILDING CODE 7TH EDITION (2020)
- BUILDING HEIGHT:

+/- 24'-0"
- PROJECT AREA:

+/- 2,257 S.F.
- TYPE OF CONSTRUCTION:

TYPE III-B - UNPROTECTED
- OCCUPANCY CLASSIFICATION:

R-03
- SETBACKS:

FRONT: 25'-0"
REAR: 15% LOT DEPTH
SIDE: 25% LOT WIDTH;
7'-6" MIN. ONE SIDE
- OPEN SPACE REQ.:

40% OPEN SPACE TO BE LANDSCAPE
20% MIN. FRONT YARD
- ID #:

5142 14 02 3850
- LEGAL DESCRIPTION:

HOLLYWOOD LAKES SECTION 1-32
B LOT 2 E1/2 3 BLK 69
- SCOPE OF WORK:

TWO STORY ADDITION INCLUDING NEW
TWO CAR GARAGE, GREAT ROOM, HALF
BATHROOM, SAUNA, STAIRWELL,
BEDROOM SUITE, ROOFTOP TERRACE,
AND POOL WITH ACCESS TO EXISTING
STRUCTURE.

GENERAL NOTES

- THE CONTRACTOR SHALL VISIT THE SITE AND FAMILIARIZE HIMSELF WITH THE EXISTING CONDITIONS AND NOTIFY THE ARCHITECT OF ANY DISCREPANCIES IN WRITING PRIOR TO SUBMITTING BIDS AND COMMENCING WORK.

THE CONTRACTOR SHALL VISIT THE PROJECT SITE PRIOR TO THE SUBMISSION OF ANY BIDS, AND FIELD VERIFY THE ARCHITECTS DIMENSIONS, DETAILS, AND INFORMATION PERTAINING TO THE PROJECT. IF ANY DISCREPANCIES, CONFLICTING INFORMATION, ERRORS, OR OMISSIONS ARE PRESENT, THE CONTRACTOR SHALL NOTIFY THE ARCHITECT AND OWNER IMMEDIATELY IN WRITING. ANY DISCREPANCY OR CONFLICT NOT BROUGHT TO THE ATTENTION OF THE ARCHITECT AND OWNER PRIOR TO FINAL BIDS AND COMMENCEMENT OF WORK SHALL BE CORRECTED BY THE CONTRACTOR AT NO ADDITIONAL COST TO THE OWNER.

THE CONTRACTOR SHALL NOT SCALE THE DRAWINGS. WRITTEN DIMENSIONS TAKE PRECEDENCE OVER SCALED DIMENSIONS.

THE GENERAL CONTRACTOR AND ALL SUBCONTRACTORS SHALL CARRY GENERAL LIABILITY, PROPERTY, AND WORKERS COMPENSATION INSURANCE; CONTRACTOR TO PROVIDE VALID CERTIFICATES OF INSURANCE, IN ADVANCE, TO OWNER.

THE CONTRACTOR SHALL INCLUDE ALL WORK NECESSARY TO ASSURE THE PROJECTS COMPLIANCE WITH THE MOST STRINGENT REQUIREMENTS OF THE FLORIDA BUILDING CODE, CURRENT LOCAL EDITION, NFPA-101, AND ALL OTHER REGULATORY CODES.

THE CONTRACTOR SHALL OBTAIN ALL PERMITS, AND SECURE ALL CERTIFICATES OF INSPECTION AND OCCUPANCY THAT ARE REQUIRED BY THE GOVERNING AUTHORITY HAVING JURISDICTION. THE OWNER SHALL RECEIVE A COPY OF THE PERMIT UPON ISSUANCE.

THE CONTRACTOR SHALL REFERENCE ALL EXISTING BUILDING DRAWINGS FOR ALL INFORMATION RELATIVE TO THE EXISTING CONDITIONS OF THE BUILDING AND FOR COORDINATION OF NEW WORK.

THE GENERAL CONTRACTOR AND ALL SUBCONTRACTORS /VENDORS SHALL FAMILIARIZE THEMSELVES WITH AND CONFORM TO ALL REQUIREMENTS SET FORTH BY THE BUILDING OWNER OR MUNICIPALITY RELATIVE TO THE HOURS OF WORK.

THE CONTRACTOR SHALL SUBMIT A DETAILED CONSTRUCTION SCHEDULE AND COORDINATE SCHEDULE WITH ALL SUBCONTRACTORS, SUPPLIERS, AND VENDORS.

THE CONTRACTOR SHALL NOT BRING OR ALLOW ON THE PROJECT SITE ANY MATERIALS CONTAINING ASBESTOS, PETROLEUM, OR PCB.

THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING AND DISTRIBUTING ALL CURRENT DRAWINGS TO THE SUBCONTRACTORS/VENDORS, AS WELL AS, SUPERVISING AND COORDINATING THE WORK OF ALL TRADES IN ACCORDANCE WITH THE SPECIFICATIONS AND MAKING ADJUSTMENTS IN LAYOUT AS REQUIRED. THE ARCHITECT SHALL BE NOTIFIED PRIOR TO THE EXECUTION OF ALL REVISIONS TO AVOID CONFLICT BETWEEN TRADES FOR PROPER EXECUTION OF THE WORK.

THE CONTRACTOR SHALL INSTALL ANY APPARATUS, APPLIANCE, MATERIAL OR WORK NOT SHOWN ON THE DRAWINGS BUT MENTIONED IN THE SPECIFICATIONS, OR VICE VERSA, OR ANY INCIDENTAL ACCESSORIES NECESSARY FOR COMPLETION OF THE WORK FOR OPERATION WITHOUT ADDITIONAL EXPENSE TO THE OWNER.

THE CONTRACTOR SHALL COORDINATE ALL OWNER SUPPLIED ITEMS AND INCORPORATE THE INSTALLATION INTO THE CONSTRUCTION SCHEDULE.

THE CONTRACTOR SHALL PROVIDE ANY TEMPORARY UTILITIES INCLUDING ELECTRICAL AND WATER REQUIRED FOR THE COMPLETION OF THE PROJECT.

THE CONTRACTOR SHALL HAVE A DIGITAL CAMERA ON SITE TO DOCUMENT ALL EXISTING CONDITIONS PRIOR TO COMMENCEMENT OF CONSTRUCTION, AND SHARE PHOTOS WITH OWNER AND ARCHITECT FOR DOCUMENTATION PURPOSES. CONTRACTOR SHALL TAKE PHOTOS OF ANY ISSUES THAT MAY NEED TO BE CLARIFIED, AND PROVIDE PHOTOS TO ARCHITECT ALONG WITH AN RFI FOR CLARIFICATION.

THE CONTRACTOR SHALL PROVIDE AT ALL TIMES PROTECTION FROM THE WEATHER AND EXCESSIVE DUST THAT MAY IN ANY WAY DAMAGE THE WORK, MATERIAL, FIXTURES, AND EQUIPMENT, OR PRESENT DANGER TO PERSONNEL. ANY WORK UNDER CONTRACT BY THE GENERAL CONTRACTOR DAMAGED BY A FAILURE TO PROVIDE ADEQUATE PROTECTION SHALL BE REMOVED AND REPLACED WITH NEW WORK AT THE SOLE EXPENSE OF THE CONTRACTOR.

THE CONTRACTOR SHALL MAINTAIN THE JOB SITE FREE FROM RUBBISH AND DEBRIS. DISPOSAL OF ALL CONSTRUCTION DEBRIS SHALL CONFORM TO BUILDING REGULATIONS.

THE CONTRACTOR SHALL RUN FIRE RATED WALLS AND PARTITIONS TO UNDERSIDE OF RATED ROOF/CEILING ASSEMBLY ABOVE; TAPE AND SEAL ALL JOINTS. PROVIDE FIRE DAMPERS, IF APPLICABLE, AT DUCT PENETRATIONS AS REQUIRED BY CODE. TAPE AND SEAL OTHER PENETRATIONS TO MAINTAIN INTEGRITY OF FIRE RATED PARTITION USING ONLY UL APPROVED MATERIAL.

THE CONTRACTOR SHALL FINISH GYPSUM WALLBOARD ABUTTING OTHER MATERIAL WITH VINYL TEAR-OFF BEAD. ALL PIPING, DUCTWORK, AND CONDUITS ARE TO BE CONCEALED IN WALLS AND ABOVE FINISHED CEILINGS.

THE CONTRACTOR SHALL PROVIDE BACKING AT ALL ELECTRICAL CABINETS, MILLWORK CABINETS, AND ANY OTHER RECESSED OR SEMI-RECESSED EQUIPMENT LOCATED IN FIRE RATED WALLS WITH 5/8" TYPE 'X' GYPSUM BOARD AS REQUIRED TO MAINTAIN FIRE RATING.

THE CONTRACTOR SHALL PROVIDE BRACING OR BLOCKING AS REQUIRED TO SUPPORT WALL MOUNTED EQUIPMENT, INCLUDING CABINETS, HOODS, GRILLES, DOORS, WINDOWS, ETC. WOOD BLOCKING SHALL BE FIRE RETARDANT TREATED. METAL STUDS MAY BE USED IN LIEU OF WOOD BLOCKING, UNLESS NOTED OTHERWISE IN DRAWINGS OR BY APPROVED NOA REQUIREMENTS.

THE CONTRACTOR SHALL NOT CUT ANY STEEL, WOOD, OR OTHER MAIN STRUCTURAL MEMBERS WITHOUT WRITTEN APPROVAL OF THE STRUCTURAL ENGINEER.

ANY ROOM, WALL, FLOOR, OR CEILING FINISH NOT SCHEDULED SHALL BE ASSUMED TO BE IDENTICAL TO THE CLOSEST ROOM OR SIMILAR USE AND TYPE FOR PURPOSES OF BIDDING AND CONSTRUCTION. NOTIFY THE ARCHITECT OF ANY OBSERVED APPARENT DISCREPANCIES IN WRITING PRIOR TO COMMENCEMENT OF WORK.

ANY DETAILED NOT SPECIFICALLY REFERENCED SHALL BE ASSUMED TO BE SIMILAR TO THAT SHOWN IN THE CLOSEST POSITION WHERE A SIMILAR CONDITION OCCURS FOR THE PURPOSES OF BIDDING AND CONSTRUCTION. NOTIFY THE ARCHITECT OF ANY OBSERVED APPARENT DISCREPANCIES IN WRITING PRIOR TO COMMENCEMENT OF WORK.

WHERE TWO OR MORE DETAILS, MATERIALS, OR CONDITIONS OCCUR IN APPARENT CONFLICT, THE CONTRACTOR SHALL INCLUDE THE MOST COSTLY SOLUTION IN HIS BID AND NOTIFY THE ARCHITECT OF ANY APPARENT DISCREPANCIES PRIOR TO START OF CONSTRUCTION.

THE CONTRACTOR SHALL PROVIDE UPON COMPLETION OF THE WORK A SET OF "AS-BUILT" DRAWINGS SHOWING CHANGES TO CONSTRUCTION DOCUMENTS DURING COURSE OF CONSTRUCTION, INCLUDING CHANGES TO MECHANICAL, ELECTRICAL, AND PLUMBING DOCUMENTS. THESE DRAWINGS SHALL BE TRANSMITTED TO OWNER AND ARCHITECT UPON COMPLETION OF THE PROJECT.

GENERAL CONTRACTOR AND ALL SUBCONTRACTORS SHALL FIELD VERIFY ALL DIMENSIONS AND REVIEW EXISTING CONDITIONS OF THE JOBSITE AND COORDINATE FINDINGS IN REFERENCE TO CONSTRUCTION DOCUMENTS AND SPECIFICATIONS PRIOR TO COMMENCEMENT OF ANY WORK, AND WITHIN (7) SEVEN CALENDAR DAYS OF GENERAL CONTRACTOR'S RECEIPT OF THESE PLANS, SHALL NOTIFY THE ARCHITECT IN WRITING OF ANY AND ALL DISCREPANCIES; IF NO DISCREPANCIES ARE BROUGHT FORTH, THE ARCHITECT WILL ASSUME NO RESPONSIBILITY FOR ANY ERRORS, AND THE GENERAL CONTRACTOR AND ALL SUBCONTRACTORS SHALL ASSUME FULL RESPONSIBILITY FOR ANY ERRORS AND OMISSIONS AND SHALL CORRECT SUCH ERRORS AT NO EXPENSE TO OWNER. ALL DIMENSIONS ARE TO FACE OF FINISH WALLS AND SURFACES UNLESS OTHERWISE NOTED. THE ARCHITECT SHALL NOT BE RESPONSIBLE FOR FIELD SUPERVISION OR CONSTRUCTION ADMINISTRATION, UNLESS OUTLINED IN OWNER-ARCHITECT AGREEMENT. GENERAL CONTRACTOR, SUBCONTRACTORS, VENDORS, AND SUPPLIERS, SHALL HOLD HARMLESS THE ARCHITECT FOR ANY PERSONAL INJURY OR DAMAGE TO THE PROJECT OR TO ADJACENT PROPERTIES PRIOR TO AND DURING COURSE OF CONSTRUCTION.

OWNER RESPONSIBLE FOR PROVIDING GEOTECHNICAL REPORT, AS NEEDED, FOR PURPOSES OF ENGINEERING AND CALCULATING FOUNDATION WORK AT OR BELOW GRADE. GENERAL CONTRACTOR AND ALL SUBCONTRACTORS SHALL FOLLOW THE DESIGN AND CALCULATIONS PROVIDED BY ENGINEER IN REFERENCE TO ALL WORK BEING PERFORMED AT AND/OR BELOW GRADE

ALL CONCRETE TO HAVE A COMPRESSIVE STRENGTH OF 2500 PSI AT 28 DAYS UNLESS NOTED OTHERWISE BY STRUCTURAL ENGINEER.
- ANY CHANGES, REVISIONS, ALTERATIONS, ETC. REQUIRED TO THESE PLANS, DRAWINGS, SPECIFICATIONS, ETC. SHALL BE REQUESTED IN WRITING ONLY BY THE GENERAL CONTRACTOR OR THE OWNER TO THE ARCHITECT. ANY CHANGES, REVISIONS, ALTERATIONS, DEVIATIONS, ETC. NOT MADE BY THE ARCHITECT WILL FULLY, UNCONDITIONALLY, AND TOTALLY RELEASE THE ARCHITECT FROM ANY AND ALL RESPONSIBILITY, CLAIMS, OR LIABILITIES AGAINST THE ARCHITECT FOR CULPABILITY, ETC. FROM DATE SHOWN ON PLANS ORIGIN UNTIL THE END OF TIME.

ALL REINFORCEMENT STEEL TO BE PLACED IN ACCORDANCE WITH STRUCTURAL ENGINEERING DRAWINGS.

CONTRACTOR IS RESPONSIBLE FOR ALL STRUCTURAL COORDINATION AND SHALL NOTIFY ARCHITECT OF ANY DISCREPANCIES PRIOR TO POURING OF FLOOR SLABS, FOOTINGS, PADS, COLUMNS, ETC.

THESE CONSTRUCTION DOCUMENTS COMPLY WITH THE BUILDING ENVELOPE ENERGY REQUIREMENTS OF THE FLORIDA MODEL ENERGY CODE. CONTRACTOR SHALL FAMILIARIZE HIMSELF WITH GOVERNING CODE IN ITS ENTIRETY AND BUILD IN ACCORDANCE WITH ALL PROVISIONS OF THIS CODE WHICH MAY BE SPECIFICALLY ADDRESSED ON THE PLANS AND NOTES.

LUMBER USED FOR JOISTS, RAFTERS, TRUSSES, COLUMNS, BEAMS, AND/OR STRUCTURAL MEMBERS SHALL BE STRESS GRADE NOT LESS THAN fb = 1000 PSI UNLESS OTHERWISE SPECIFIED; REFER TO STRUCTURAL ENGINEERING DRAWINGS. ALL LUMBER IN CONTACT WITH MASONRY OR CONCRETE TO BE PRESSURE TREATED.

APPLY AND/OR INSTALL ALL PRODUCTS AND MATERIALS ACCORDING TO MANUFACTURERS PUBLISHED INSTRUCTIONS OR, IF NO INSTRUCTIONS EXIST, INSTALL PER STANDARD INDUSTRY PRACTICES.

SMOKE DETECTORS TO BE POWERED BY HOUSE ELECTRIC SERVICE AND HAVE BATTERY BACKUP. MULTIPLE DETECTORS MUST BE INTERCONNECTED AS PER F.B.C. SECTION 905.2.5.

MIRRORS WITH A SURFACE AREA GREATER THAN 9 S.F. SHALL BE ANCHORED TO WOOD STUDS OR BACKING.

SYMBOLS

1

A-000

SHEET NUMBER

SECTION SYMBOL

1

A-000

SHEET NUMBER

DETAIL SYMBOL

1

A-000

SHEET NUMBER

BUILDING ELEVATION SYMBOL

4

A-000

SHEET NUMBER

3

A-000

ELEVATION NUMBER

2

A-000

ELEVATION NUMBER

INTERIOR ELEVATION SYMBOL

1

A-000

SHEET NUMBER

ENLARGED PLAN/CALL-OUT SYMBOL

1

A-000

SHEET NUMBER

CHANGE IN ELEVATION SYMBOL

1

A-000

SHEET NUMBER

KEY NOTE SYMBOL

1

A-000

SHEET NUMBER

REVISION SYMBOL

1

A-000

SHEET NUMBER

DOOR TAG SYMBOL

A

A-000

SHEET NUMBER

WINDOW TAG SYMBOL

G4C-1

A-000

SHEET NUMBER

WALL TAG SYMBOL

DESCRIPTION
ELEV. = 0'-0"

A-000

SHEET NUMBER

CEILING ELEVATION SYMBOL

LOCATION MAP

ROBERTS ARCHITECTURE
& CONSTRUCTION, INC.

6511 NOVA DRIVE, SUITE 268
DAVIE, FL 33017
954.600.1422
COC1522456
AR100680

OWNER:
TONY HANDLEY
845 N. NORTHLAKE DRIVE
HOLLYWOOD, FL 33019

MEP ENGINEER:
JOSEPH SIMMON, P.E.
NCHMIS
1985 S. OCEAN DR.
SUITE GL-3
HALLANDALE BEACH, FL 33009

STRUCTURAL ENGINEER:
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Seal

BLAINE F. ROBERTS
ARCHITECT
FL. LIC. NO. AR100680

845 N. NORTHLAKE DRIVE
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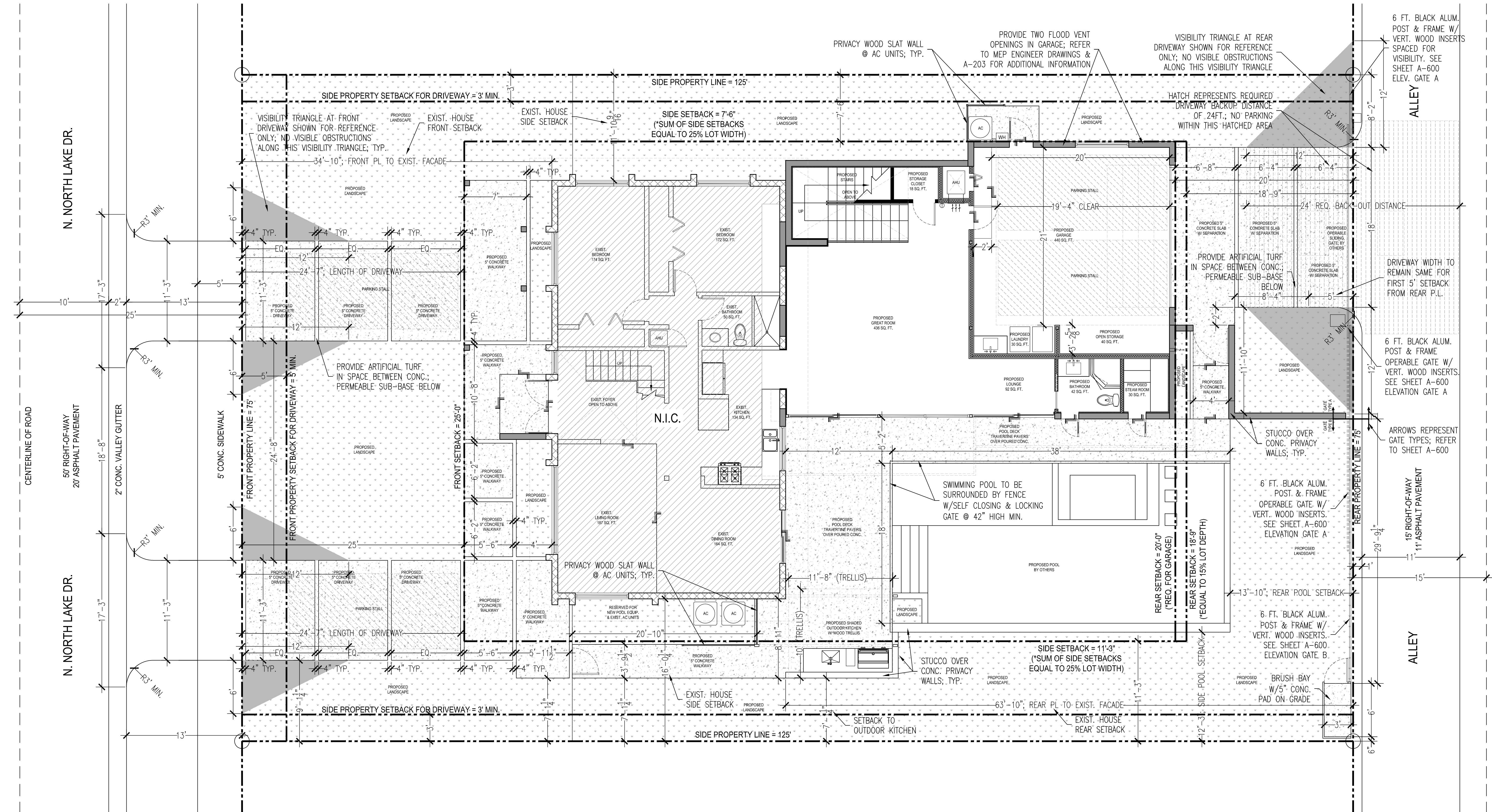
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BR	BR

Sheet title:

GENERAL NOTES
& DRAWING INDEX

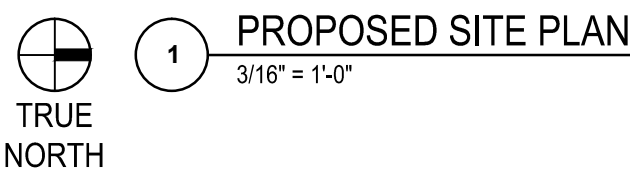
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ZONING INFORMATION	
ADDRESS:	845 N. NORTHLAKE DRIVE
ZONE:	RS-6 (SINGLE FAMILY RESIDENTIAL)
LOT SIZE:	9,375 SQ. FT.
BUILDING DISPOSITION	
LOT COVERAGE:	PROPERTY AREA 9,375 SQ. FT. EXIST. BLDG. AREA 1,990 SQ. FT. (21.2%) NEW ADDITION AREA 2,267 SQ. FT. (24.1%) TOTAL PROPOSED AREA 4,247 SQ. FT. (45.3%)
	MAX. BLDG. LOT COVERAGE (45.3%) - 4,247 SQ. FT. OPEN SPACE REQ. - 40% LANDSCAPE OPEN SPACE PROVIDED - 58% LANDSCAPE
BUILDING SETBACK	
FRONT SETBACK (SOUTH) REAR SETBACK (NORTH) SIDE SETBACK (WEST) SIDE SETBACK (EAST)	25 FT. EQUAL TO 15% LOT DEPTH (18'-9"); 20 FT. TO GARAGE SUM OF SIDE YARDS TO EQUAL 25% LOT WIDTH 7.5 FT. MIN. SIDE YARD; FOLLOW 25% RULE
BUILDING HEIGHT	
MAX. BLDG. HEIGHT PROPOSED BLDG. HEIGHT	30 FT. FROM B.F.E.; NOT TO EXCEED TWO-STORIES 24 FT. FROM B.F.E.; TWO-STORY STRUCTURE

AC SCHEDULE & PARKING REQ.		NOTE:
EXIST. 1ST FLOOR AREA EXIST. 2ND FLOOR AREA PROP. 1ST FLOOR AREA PROP. 2ND FLOOR AREA	CONDITIONED SPACE = 1,096 SQ. FT. CONDITIONED SPACE = 542 SQ. FT. CONDITIONED SPACE = 658 SQ. FT. CONDITIONED SPACE = 645 SQ. FT. TOTAL CONDITIONED SPACE = 2,941 SQ. FT.	CONCRETE DRIVEWAYS ON PRIVATE PROPERTY WILL BE 5" THICK, 3,000 PSI W/FIBER MESH WHILE THE PORTION OF THE DRIVEWAY LOCATED WITHIN THE ROW (OUTSIDE OF THE PROPERTY LINES) WILL BE A MINIMUM OF 6" THICK, 3,000 PSI, WITH NO METAL OR FIBER MESH AND WILL BE CONSTRUCTED FLUSH WITH THE EXISTING ROADWAY AND SIDEWALK. THE ENTIRE DRIVEWAY WILL MAINTAIN CONTROL JOINTS LOCATED EVERY 250 SQ. FT. AND THE EXISTING ASPHALT IN THE CITY ROW WILL BE SAWCUT FOR A CLEAN STRAIGHT EDGE.
PARKING REQ.	UP TO 2,000 SQ. FT. EACH ADD. 500 SQ. FT. TOTAL PARKING SPACES	= 2 PARKING SPACES = 1 PARKING SPACES = 4 PARKING SPACES



LEGEND	
HATCH	DESCRIPTION
	PROP. CONC. & SITE FLATWORK
	HATCH REPRESENTS EXIST. STRUCTURE TO REMAIN; N.I.C.
	HATCH REPRESENTS PARKING STALL CLEAR SPACE REQUIREMENTS
	HATCH REPRESENTS REQUIRED DRIVEWAY BACKUP DISTANCE; NO PARKING ALLOWED WITHIN THIS HATCH
	HATCH REPRESENTS VISIBILITY TRIANGLE; NO VISIBLE OBSTRUCTIONS ALONG THIS TRIANGLE
	HATCH REPRESENTS PROPOSED LANDSCAPE/OPEN SPACE AREAS

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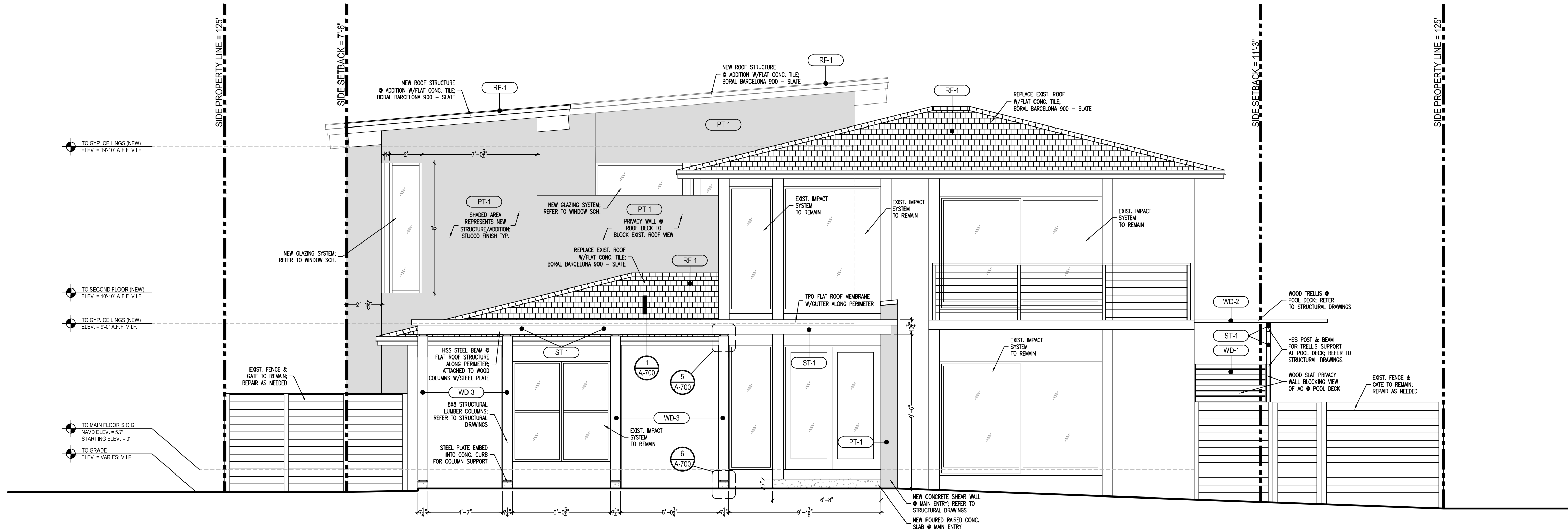
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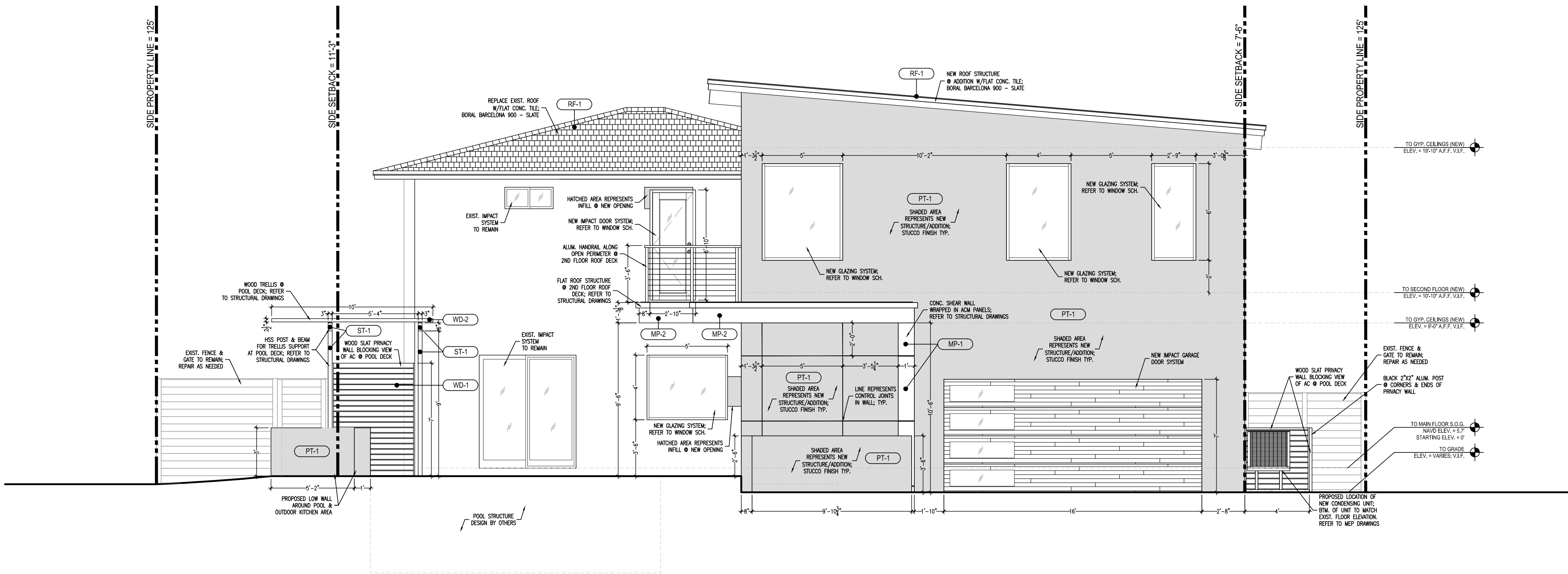
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CAD File Name: 845 N. NORTHLAKE DRIVE	
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Sheet title:
PROPOSED
SITE PLAN

Sheet no:
A-001



1
1/4" = 1'-0"



2
1/4" = 1'-0"

GENERAL NOTES

- ALL DIMENSIONS TO BE FIELD VERIFIED AND HELD PER DRAWING, UNLESS OTHERWISE NOTED. GC TO NOTIFY ARCHITECT IMMEDIATELY IF ANY DISCREPANCIES ARISE PRIOR TO COMMENCEMENT OF CONSTRUCTION DUE TO AS-BUILT CONDITIONS
- ALL DIMENSIONS ARE TO FACE OF FINISHED WALLS OR STRUCTURE, UNLESS OTHERWISE NOTED
- EXIST. BUILDING MATERIALS TO REMAIN UNLESS NOTED OTHERWISE. PROTECT EXISTING CONDITIONS DURING DEMOLITION AND CONSTRUCTION OF ADJACENT AREAS OF WORK. PATCH AND REPAIR EXISTING MATERIALS TO LIKE NEW CONDITION, AS REQUIRED.

ELEV. FINISHES LEGEND:

- | | |
|------|--|
| PT-1 | PAINT OVER STUCCO FINISH - SHERWIN WILLIAMS - COLOR - MATCH EXIST. |
| MP-1 | ACM (ALUM. COMPOSITE PANEL) ALUCOBOND, CENTRIA, OR APPROVED EQUAL - COLOR - BRONZE |
| MP-2 | ALUM. BREAK METAL PANEL - COLOR - BRONZE |
| RF-1 | FLAT CONCRETE TILE BORAL OR APPROVED EQUAL - COLOR - BARCELONA 900 SLATE |
| WD-1 | 1X4 PT WOOD SLAT BOARD @ PRIVACY WALL - COLOR - STAIN TO BE SELECTED AND APPROVED BY OWNER |
| WD-2 | 1X3 PT WOOD @ TRELLIS - COLOR - STAIN TO BE SELECTED AND APPROVED BY OWNER |
| WD-3 | 8X8 STRUCTURAL WOOD POST (REFER TO STRUCTURAL DRAWINGS) - COLOR - STAIN TO BE SELECTED AND APPROVED BY OWNER |
| ST-1 | STRUCTURAL STEEL (REFER TO STRUCTURAL DRAWINGS) - COLOR - SHOP FINISHED BRONZE |



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CAD File Name:
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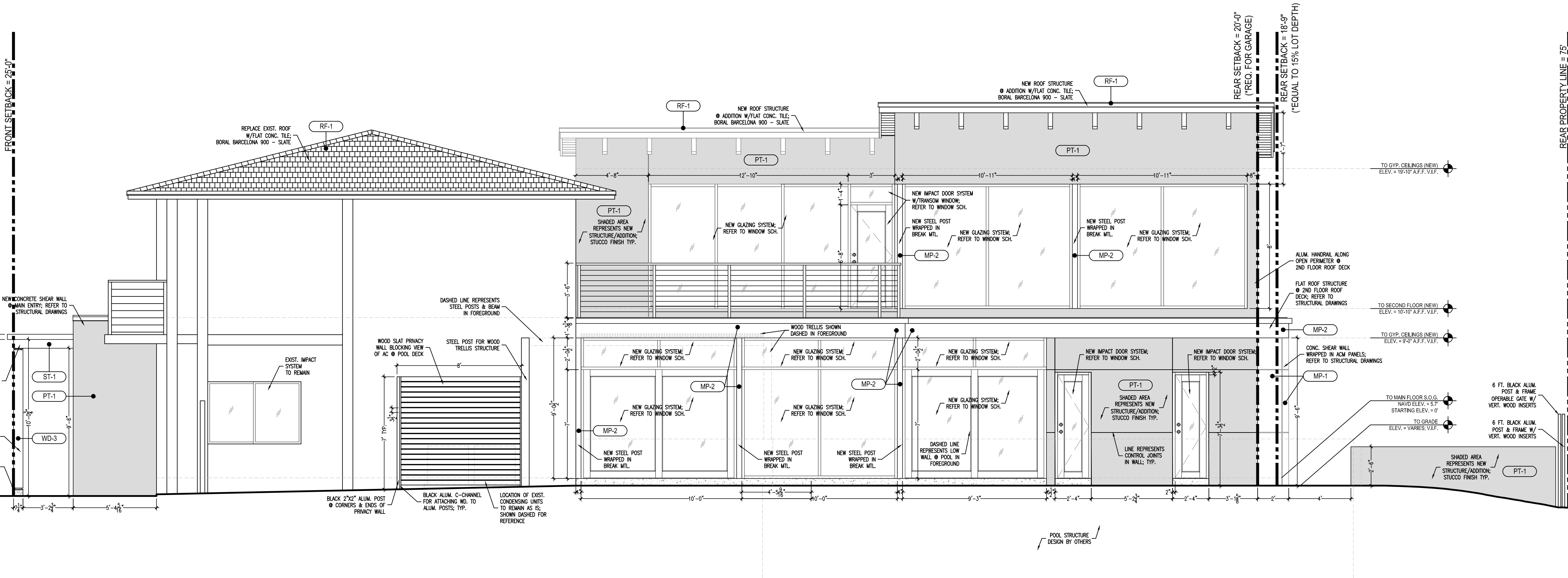
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GENERAL NOTES

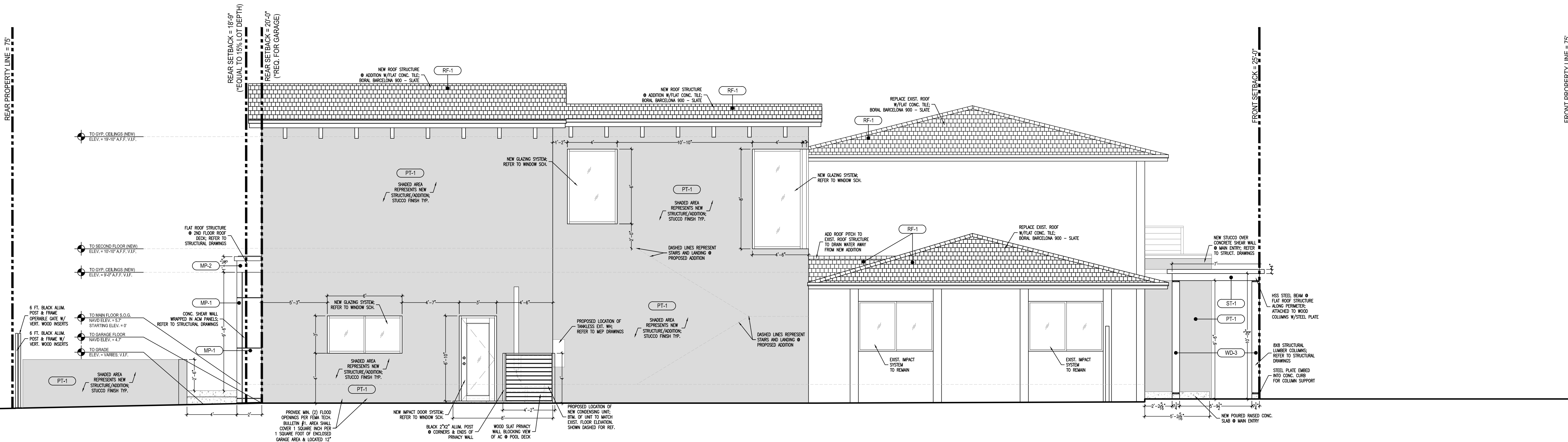
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- B. ALL DIMENSIONS ARE TO FACE OF FINISHED WALLS OR STRUCTURE, UNLESS OTHERWISE NOTED.
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- ST-1 STRUCTURAL STEEL (REFER TO STRUCTURAL DRAWINGS) - COLOR - SHOP FINISHED BRONZE



3 PROPOSED EAST ELEVATION
1/4" = 1'-0"



4 PROPOSED WEST ELEVATION
1/4" = 1'-0"



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845 N. NORTHLAKE DRIVE

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BR

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Sheet no:
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SITE CONDITION ANALYSIS

CRITERIA ANALYSIS

INTEGRITY OF LOCATION:

THE PROPERTY LOCATED AT 845 N. NORTH LAKE DRIVE WAS BUILT IN THE LATE 1970'S IN THE LAKES AREA HISTORIC MULTIPLE RESOURCE LISTING DISTRICT. THIS DISTRICT IS DESIGNATED MOSTLY FOR RESIDENTIAL PROPERTIES AND THIS SPECIFIC PROPERTY IS CLASSIFIED AS A SINGLE FAMILY RESIDENCE. THE SINGLE FAMILY STRUCTURE LOCATED TOWARDS THE FRONT OF THE PROPERTY IS SCHEDULED TO REMAIN AS IS, WITH LITTLE TO NO EXTERIOR MODIFICATIONS OR IMPROVEMENTS. THE ADDITION PROPOSED TOWARDS THE REAR OF THE PROPERTY IS DEFINED WITHIN THE SPECIFIED SETBACKS AND COMPLIMENTS SCALE AND SHAPE OF EXISTING STRUCTURE UTILIZING SAME STRUCTURE AND SIMILAR FINISHES.

DESIGN:

THE PROPOSED DESIGN OF THE NEW STRUCTURE IS MEANT TO COMPLIMENT AND NOT OVERPOWER THE EXISTING STRUCTURE'S FEATURES, MATCHING THE SCALE OF THE EXISTING STRUCTURE. THE PROPOSED STRUCTURE WILL BE CONSTRUCTED IN THE SAME WAY AS EXISTING STRUCTURE, WITH CONCRETE FOUNDATION AND PERIMETER CMU BLOCK CONSTRUCTION. THE MAJORITY OF VISIBLE FINISHES TO THE PUBLIC ON THE PROPOSED EXTERIOR FACADES WILL BE STUCCO, TO MATCH FINISH OF EXISTING STUCCO AT EXISTING STRUCTURE. THE PROPOSED STRUCTURE IS SCHEDULED TO BE PAINTED UPON COMPLETION TO MATCH EXISTING COLOR OF EXISTING STRUCTURE. THE DESIGN OF THE PROPOSED STRUCTURE UTILIZES THE NORTHWEST PORTION OF PROPERTY TO ADD NEW STRUCTURE, CREATING OPEN SPACE ON THE NORTHEAST TO BUILD NEW IN-GROUND POOL, RIGHT OFF THE EXISTING KITCHEN AND LIVING ROOM. THIS LOCATION ALLOWS FOR THE PROPOSED STRUCTURE TO MATCH THE SCALE OF EXISTING STRUCTURE AND ADJACENT STRUCTURE TO THE WEST ON THE CORNER LOT, WHEREAS, THE STRUCTURE ADJACENT TO THE EAST IS A SINGLE STORY STRUCTURE, AND WOULD BE OVERPOWERED BY THE SCALE OF A TWO STORY STRUCTURE.

SETTING:

THE PROPOSED SETTING OF THE NEW STRUCTURE WILL BE LOCATED ON THE REAR OF THE PROPERTY, SITUATED ON THE NW CORNER OF LOT. THIS LOCATION MINIMIZES THE IMPACT TO THE EXISTING STRUCTURE AND KEEPS THE FOCUS ON THE EXISTING STRUCTURE WHEN DRIVING ALONG N. NORTH LAKE DRIVE. THE SCALE OF THE PROPOSED STRUCTURE IS DESIGNED TO BLEND WITH THE SCALE OF BOTH THE EXISTING TWO STORY STRUCTURE AND THE ADJACENT TWO STORY STRUCTURE TO THE WEST. THE PROPOSED TWO STORY ADDITION ON THE REAR OF THE PROPERTY ALLOWS FOR PRIVATE ENTRY THROUGH THE ALLEY AND RESERVES REQUIRED SPACE FOR LANDSCAPE AND PERMEABLE SURFACES.

MATERIALS:

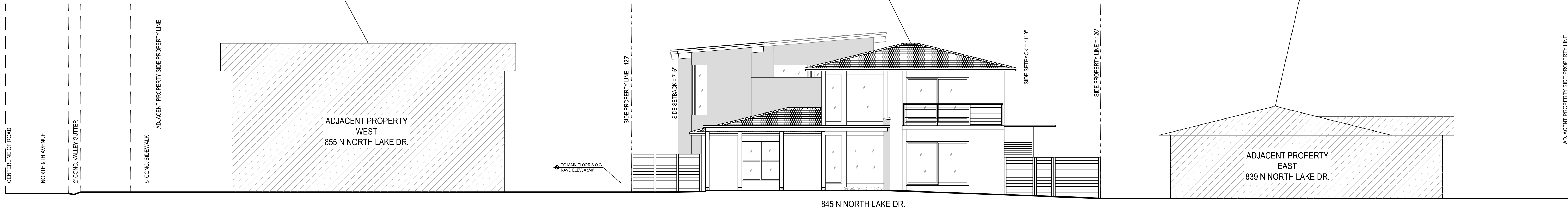
THE EXISTING STRUCTURE IS SCHEDULED TO REMAIN AS IS, WITH LITTLE TO NO CHANGES TO THE EXTERIOR AND STRUCTURAL COMPONENTS. THE ONLY MODIFICATIONS TO THE EXISTING STRUCTURE WOULD BE ON THE REAR OF THE PROPERTY, AWAY FROM PUBLIC EYE, TO ACCOMMODATE ACCESS TO NEW STRUCTURE. ALL FINISHES AT EXISTING PROPERTY ARE SCHEDULED TO REMAIN, AND THE INTEGRITY OF EXISTING STRUCTURE AND OVERALL AESTHETICS WILL BE UNDISTURBED. THE PROPOSED STRUCTURES DESIGN INTENT WILL BE TO BEST MATCH THE EXISTING FINISHES OF THE EXISTING STRUCTURE THROUGH QUALITY STANDARDS AND PROCEDURES IMPLEMENTED DURING CONSTRUCTION. THE FACADES OF THE PROPOSED STRUCTURE WILL BE STUCCO OVER CMU AND CONCRETE, WITH A FINISH TO MATCH EXISTING. EXISTING AND PROPOSED STRUCTURES WILL BE PAINTED TO MATCH, TO AVOID NEW STRUCTURE TAKING FOCUS OFF OF EXISTING STRUCTURE. THE PROPOSED DRIVEWAYS WILL BE POURED CONCRETE WITH SPACING IN BETWEEN SLABS TO ALLOW FOR WATER TO PERMEATE. SURROUNDING AREAS WILL BE PERMEABLE SURFACES, INCLUDING DESIGNATED LANDSCAPING AREAS AT FRONT AND REAR OF PROPERTY TO ASSIST IN RUNOFF CONTROL THROUGHOUT PROPERTY.

WORKMANSHIP:

THE KEY TO A SUCCESSFUL BUILD, AND MEETING THE DESIGN GUIDELINES WITHIN A HISTORIC DISTRICT, IS QUALITY CONSTRUCTION MANAGEMENT, AND QUALITY LABOR WHOM SPECIALIZES IN THE WORK BEING PERFORMED. OUR TEAM WILL BE CONTRACTING WITH LOCAL TRADES WITH A FOCUS ON EXPERIENCED LABOR AND QUALITY MATERIALS TO ACHIEVE SUCCESS IN MEETING THE DESIGN GUIDELINES FOR THIS HISTORIC NEIGHBORHOOD. ALL TRADES WILL BE REQUIRED TO BE LICENSED AND INSURED, AND EXTENSIVE RESEARCH WILL BE IMPLEMENTED TO SOURCE THE RIGHT TRADES WHOM CAN MATCH THE QUALITY OF WORK EXPECTED IN THIS HISTORIC DISTRICT. WE WILL AIM TO MINIMIZE DISTURBANCE TO THE SITE AND ELIMINATE DISTURBANCE OFF SITE. WE WILL STRIVE TO MINIMIZE OUR IMPACT TO THE SITE IN THE MACHINERY AND EQUIPMENT WE USE, AND MAINTAIN ACCEPTABLE NOISE IMPACT LEVELS TO ADJACENT RESIDENCES.

ASSOCIATION:

OUR INTENT IS TO MAINTAIN INTEGRITY BETWEEN WHAT IS BEING PROPOSED AND BUILT AND WHAT CURRENTLY EXISTS, NOT JUST ON SITE, BUT WITHIN ADJACENT PROPERTIES. WE WERE CONSCIOUS IN THE DESIGN PROCESS, IDENTIFYING KEY FEATURES AND COMPONENTS AND THEIR VISIBILITY TO THE PUBLIC AND HOW THAT AFFECTS THE OVERALL AESTHETICS OF THE EXISTING STRUCTURE, PROPERTY AND ADJACENT SITES. THE LOCATION OF THE ADDITION ON THE NORTH SIDE OF THE PROPERTY ENSURES THE EXISTING STRUCTURE ON SOUTH SIDE OF PROPERTY REMAINS THE FOCAL POINT, AND THE VIEW ALONG N. NORTH LAKE DRIVE REMAINS UNDISTURBED.



1 STREET AND ADJACENT PROFILE ELEVATION
1/8" = 1'-0"



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SUITE GL-3
HALLANDALE BEACH, FL 33009

STRUCTURAL ENGINEER:
JOSEPH SIMMON, P.E.
NCHMIS
1985 S. OCEAN DR.
SUITE GL-3
HALLANDALE BEACH, FL 33009

Seal

BLAINE F. ROBERTS
ARCHITECT
FL. LIC. NO. AR100680

845 N. NORTH LAKE DRIVE
RESIDENTIAL ADDITION

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Revisions:
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Submittal:
CONSTRUCTION DOCUMENTS

Scale: AS NOTED Date: JAN. 16, 2023

RAC - Job No. 22 00 08

CAD File Name: 845 N. NORTH LAKE DRIVE

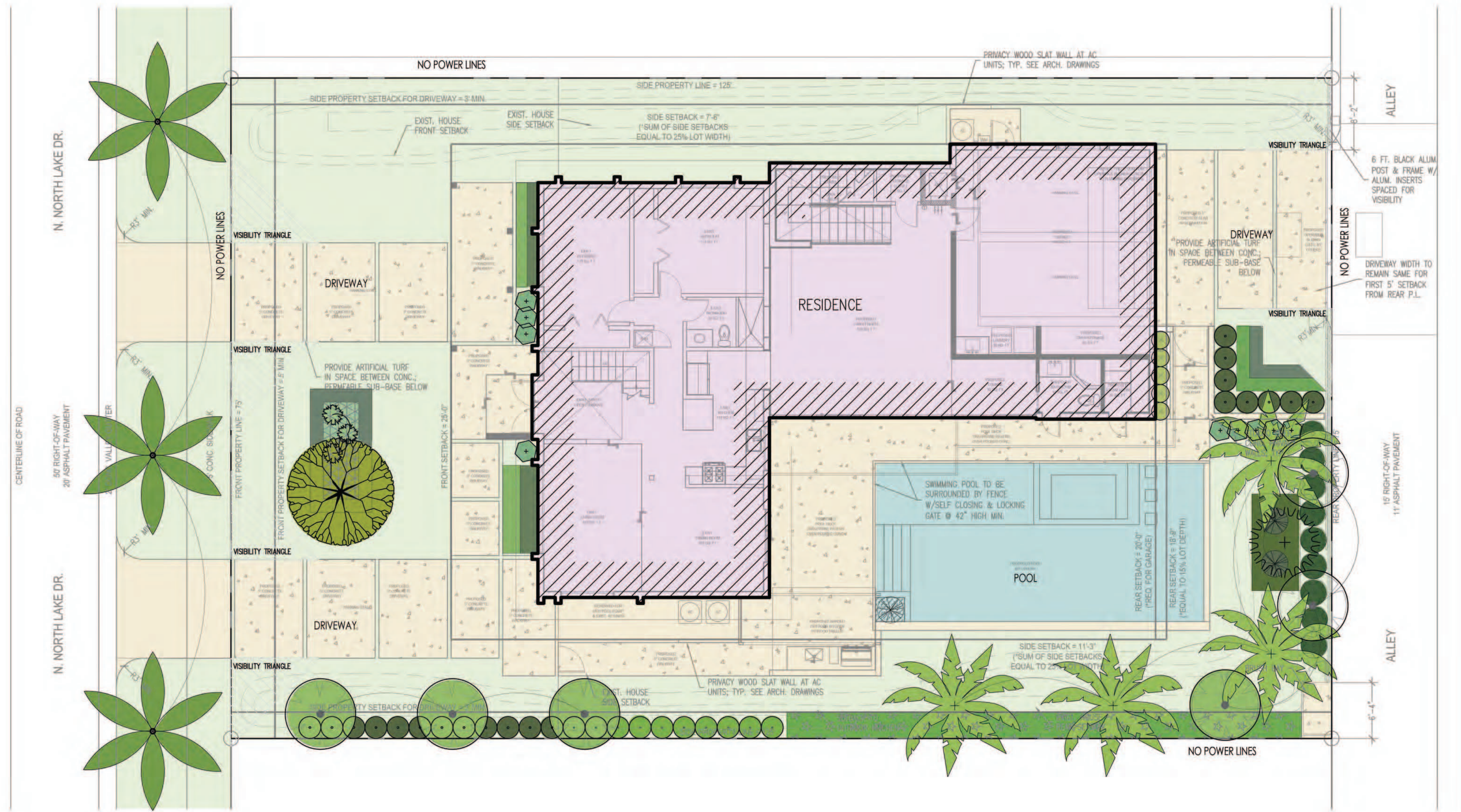
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Sheet title:

SITE
CONDITION
ANALYSIS

Sheet no:

G-003



PLANT LIST								
Qty.	Common name	Botanical Name	Height	DBH	Spread	Drought tolerance	Native	Specifications
TREES & PALMS								
1	Satin Leaf	Chrysophyllum oliviforme	10'	2"	10'	Tolerant	YES	
1	Orange Gelger	Cordia sebestena	14'	2"	12'		YES	
4	Coconut Palm	Cocos nucifera	18'	12"	16'	Tolerant	NO	
6	Green Buttonwood	Conocarpus erectus	10'	3"	8'	Tolerant	YES	
3	Florida Royal Palm	Roystonea elata	28'	12"	18'	High	YES	Street tree
Qty.	Common name	Botanical Name	Size	Drought tolerance	Native	Specifications		
SHRUBS & GROUNDCOVERS								
3	Bromelia Odorata	Alcantarea Odorata	7 gal	Tolerant	NO			
91	Coral Creeper	Antigonon leptopus	1 gal	Tolerant	NO			
14	Ornamental peanuts	Arachis glabrata	1 gal	Tolerant	NO			
51	Green cocoplum	Chrysobalanus icaco 'Green'	3 gal		YES			
9	Small Leaf Clusia	Clusia guttifera	15 gal		NO			
52	Cotoneaster	Cotoneaster dammeri	3 gal	Tolerant	NO			
3	King sago	Cycad revoluta	3' x 3'	Tolerant	NO			
42	Frebush	Hamelia patens	3 gal	Tolerant	YES			
10	Simpson's stopper	Myrcanthes frangans	15 gal	Tolerant	YES			
110	Fakahatchee Grass	Tripsacum dactyloides	3 gal		YES			
5	Xanadu	Philodendron xanadu	7 gal	Tolerant	NO			
20	Podocarpus	Podocarpus macrophyllus	15 gal		NO			
9	Lady palm	Rhapis excelsa	4'	Tolerant	NO			
66	Ground Orchid	Spathoglottis plicata	3 gal	Tolerant	NO			

TOTAL SHRUBS
NATIVE SHRUBS

TOTAL TREES	8	100%
NATIVE TREES	8	100%

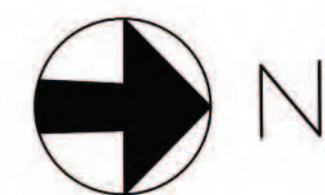
TOTAL SHRUBS	380	100%
NATIVE SHRUBS	213	56%

NOTES:
- ALL LANDSCAPING SHALL BE WARRANTED FOR 1 YEAR AFTER FINAL INSPECTION
- NO LANDSCAPE SUBSTITUTIONS SHALL BE MADE WITHOUT THE CITY OF HOLLYWOOD APPROVAL
- NO TREE REMOVAL OR PLANTING ALLOWED UNTIL SUB-PERMITS HAVE BEEN APPROVED

NOTE: THERE ARE NO EXISTING TREES ON THE PROPERTY

TREE REMOVAL DISCLAIMER:

"TREE AND PALMS SHALL NOT BE REMOVED WITHOUT FIRST OBTAINING AN APPROVED TREE REMOVAL PERMIT FROM THE CITY OF HOLLYWOOD



PARAMETRIKA LAND & DESIGN
Gabriela Albornoz
Theresa Wymer LA6667363



845 N North Lake Dr
845 N North Lake Dr
Hollywood, FL 33019, EE. UU.

SHEET TITLE
Rendered landscape plan

ISSUE DATE
02/02/2023

REVISION
Feb 2023

DESIGN
GA

DRAWN
TY

SCALE
1/8" = 1'-0"

SEAL

THERESA WYMER
LA6667363

SHEET NUMBER
L-101.1

GENERAL NOTES AND SPECIFICATIONS:

I. APPLICABLE CODES

1. ALL WORK AND MATERIALS SHALL CONFORM TO CURRENT CITY OF HOLLYWOOD PUBLIC WORKS DEPARTMENT, CITY OF HOLLYWOOD BUILDING DEPARTMENT, BROWARD COUNTY PUBLIC WORKS DEPARTMENT, BROWARD COUNTY ENVIRONMENTAL PROTECTION & GROWTH MANAGEMENT, FLORIDA DEPARTMENT OF TRANSPORTATION (FDOT) STANDARDS AND SPECIFICATIONS AS WELL AS ALL LOCAL, STATE, AND NATIONAL CODES AND REGULATORY REQUIREMENTS, AS APPLICABLE.

2. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ENSURING THAT ALL CONSTRUCTION AND DITCH EXCAVATION SHALL BE DONE IN A SAFE MANNER AND IN STRICT COMPLIANCE WITH ALL THE REQUIREMENTS OF FEDERAL OCCUPATIONAL SAFETY AND HEALTH ACT OF 1970, AND ALL STATE AND LOCAL SAFETY AND HEALTH REGULATIONS.

3. PROPOSED ELEVATIONS SHOWN ARE FINISHED GRADES REFERENCED TO NORTH AMERICAN VERTICAL DATUM, N.A.V.D., 1988.

3A. LOCATIONS AND ELEVATIONS OBTAINED FROM TOPOGRAPHIC SURVEY PREPARED BY: ACCURATE LAND SURVEYORS, INC.
LB # 3635

4. EXISTING UTILITIES TO BE ADJUSTED IN ACCORDANCE WITH PROPOSED GRADES AND REQUIREMENTS OF UTILITY OWNERS, AS REQUIRED.

5. EXISTING STRUCTURES, TREES, UTILITIES, AND OTHER IMPROVEMENTS WHICH ARE TO REMAIN IN PLACE SUCH AS BUILDING SEWERS, DRAINS, WATER OR GAS PIPES, CONDUITS, POLES, WALLS, COLUMNS, ETC., WHETHER OR NOT SHOWN ON THE PLANS, ARE TO BE CAREFULLY PROTECTED FROM DAMAGE. IF DAMAGE OCCURS FROM WORK PERFORMED UNDER THIS CONTRACT, THE CONTRACTOR SHALL PROMPTLY REPAIR THE DAMAGED ITEM(S) TO THE CONDITION OF THE ITEM(S) PRIOR TO THE DAMAGE. THIS WORK SHALL BE AT NO ADDITIONAL COST TO THE OWNER.

6. THE CONTRACTOR IS TO USE CAUTION WHEN WORKING IN OR AROUND AREAS OF OVERHEAD TRANSMISSION LINES AND UNDERGROUND UTILITIES.

7. CONTRACTOR SHALL PRESERVE ALL STREET SIGNS, PARKING METERS, BENCHES, TRAFFIC CONTROL SIGNS, TRAFFIC LOOPS, ETC. WHEN DIRECTED BY THE ENGINEER, THE CONTRACTOR SHALL REINSTALL OR DELIVER SAID PUBLIC PROPERTY TO THE COUNTY YARD.

8. THE CONTRACTOR SHALL TAKE SPECIAL NOTE OF SOIL CONDITIONS THROUGHOUT THIS PROJECT. ANY SPECIAL SHORING, SHEETING, OR OTHER PROCEDURES NECESSARY TO PROTECT ADJACENT PROPERTY, EITHER PUBLIC OR PRIVATE, DURING EXCAVATION OF SUBSOIL MATERIAL OR DURING THE FILLING OF ANY AREA, OR FOR ANY OPERATION DURING CONSTRUCTION, SHALL BE THE SOLE RESPONSIBILITY OF THE CONTRACTOR.

9. THE CONTRACTOR AND SUBCONTRACTORS SHALL OBTAIN A COPY OF THE HOLLYWOOD PUBLIC WORKS MANUAL, BROWARD COUNTY PUBLIC WORKS MANUAL, THE BROWARD WATER AND SEWER DEPARTMENT STANDARDS AND SPECIFICATIONS, THE FLORIDA DEPARTMENT OF TRANSPORTATION "STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION", AND THE FLORIDA BUILDING CODE (LATEST EDITIONS), AND BECOME FAMILIAR WITH THE CONTENTS PRIOR TO COMMENCING WORK, AND, UNLESS OTHERWISE NOTED, ALL WORK SHALL CONFORM AS APPLICABLE TO THESE STANDARDS AND SPECIFICATIONS.

10. THE CONTRACTOR SHALL BE RESPONSIBLE FOR FURNISHING ALL MATERIAL AND LABOR TO CONSTRUCT THE FACILITY AS SHOWN AND DESCRIBED IN THE CONSTRUCTION DOCUMENTS IN ACCORDANCE WITH THE APPROPRIATE APPROVING AUTHORITIES, SPECIFICATIONS, AND REQUIREMENTS. CONTRACTOR SHALL CLEAR AND GRUB ALL AREAS UNLESS OTHERWISE INDICATED, REMOVING TREES, STUMPS, ROOTS, MUCK, EXISTING PAVEMENT, AND ALL OTHER DELETERIOUS MATERIAL.

11. EXISTING UTILITIES SHOWN ARE LOCATED ACCORDING TO THE INFORMATION AVAILABLE TO THE ENGINEER AT THE TIME OF THE TOPOGRAPHIC SURVEY AND HAVE NOT BEEN INDEPENDENTLY VERIFIED BY THE OWNER OR THE ENGINEER. GUARANTEE IS NOT MADE THAT ALL EXISTING UNDERGROUND UTILITIES ARE SHOWN OR THAT THE LOCATION OF THOSE SHOWN ARE ENTIRELY ACCURATE. FINDING THE ACTUAL LOCATION OF ANY EXISTING UTILITIES IS THE CONTRACTOR'S RESPONSIBILITY AND SHALL BE DONE BEFORE COMMENCING ANY WORK IN THE VICINITY. FURTHERMORE, THE CONTRACTOR SHALL BE FULLY RESPONSIBLE FOR ANY AND ALL DAMAGES DUE TO THE CONTRACTOR'S FAILURE TO EXACTLY LOCATE AND PRESERVE ANY AND ALL UNDERGROUND UTILITIES. THE OWNER OR ENGINEER WILL ASSUME NO LIABILITY FOR ANY DAMAGES SUSTAINED OR COST INCURRED BECAUSE OF THE OPERATIONS IN THE VICINITY OF EXISTING UTILITIES OR STRUCTURES, NOR FOR TEMPORARY BRACING AND SHORING OF SAME. IF IT IS NECESSARY TO SHORE, BRACE, SWING, OR RELOCATE A UTILITY, THE UTILITY COMPANY OR DEPARTMENT AFFECTED SHALL BE CONTACTED AND THEIR PERMISSION OBTAINED REGARDING THE METHOD TO USE FOR SUCH WORK.

12. IT IS THE CONTRACTOR'S RESPONSIBILITY TO CONTACT THE VARIOUS UTILITY COMPANIES WHICH MAY HAVE BURIED OR AERIAL UTILITIES WITHIN OR NEAR THE CONSTRUCTION AREA BEFORE COMMENCING WORK. THE CONTRACTOR SHALL PROVIDE 48 HOURS MINIMUM NOTICE TO ALL UTILITY COMPANIES PRIOR TO BEGINNING CONSTRUCTION.

13. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL REQUIRED CONSTRUCTION PERMITS AND BONDS IF REQUIRED PRIOR TO CONSTRUCTION.

14. THE CONTRACTOR SHALL HAVE AVAILABLE AT THE JOB SITE AT ALL TIMES ONE COPY OF THE CONSTRUCTION DOCUMENTS INCLUDING PLANS, SPECIFICATIONS, GEOTECHNICAL REPORT, AND SPECIAL CONDITIONS AND COPIES OF ANY REQUIRED CONSTRUCTION PERMITS.

15. ANY DISCREPANCIES ON THE DRAWINGS SHALL BE IMMEDIATELY BROUGHT TO THE ATTENTION OF THE OWNER AND ENGINEER BEFORE COMMENCING WORK. NO FIELD CHANGES OR DEVIATIONS FROM DESIGN ARE TO BE MADE WITHOUT PRIOR APPROVAL OF THE OWNER AND NOTIFICATION TO THE ENGINEER.

16. THE CONTRACTOR SHALL BE RESPONSIBLE FOR SUBMITTING TO THE OWNER AND ENGINEER A CERTIFIED RECORD SURVEY (AS-BUILT) SIGNED AND SEALED BY A PROFESSIONAL LAND SURVEYOR REGISTERED IN THE STATE OF FLORIDA DEPICTING THE ACTUAL FIELD LOCATION OF ALL CONSTRUCTED IMPROVEMENTS. ALL SURVEY COSTS WILL BE THE CONTRACTOR'S RESPONSIBILITY.

17. ANY WELLS DISCOVERED ON SITE THAT WILL HAVE NO USE MUST BE PLUGGED BY A LICENSED WELL DRILLING CONTRACTOR IN A MANNER APPROVED BY ALL JURISDICTIONAL AGENCIES. CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ANY WELL ABANDONMENT PERMITS REQUIRED.

18. ANY WELL DISCOVERED DURING EARTH MOVING OR EXCAVATION SHALL BE REPORTED TO THE APPROPRIATE JURISDICTIONAL AGENCIES WITHIN 24 HOURS AFTER DISCOVERY IS MADE.

19. ANY WELL TO REMAIN SHALL BE ADJUSTED TO GRADE BY THE CONTRACTOR.

20. ALL COPIES OF COMPACTION, CONCRETE, AND OTHER REQUIRED TEST RESULTS ARE TO BE SENT TO THE OWNER AND DESIGN ENGINEER OF RECORD DIRECTLY FROM THE TESTING AGENCY.

21. THE CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING THAT THE PROPOSED IMPROVEMENTS SHOWN ON THE PLANS DO NOT CONFLICT WITH ANY KNOWN EXISTING OR OTHER PROPOSED IMPROVEMENTS. IF ANY CONFLICTS ARE DISCOVERED, THE CONTRACTOR SHALL NOTIFY THE OWNER PRIOR TO INSTALLATION OF ANY PORTION OF THE SITE WORK THAT WOULD BE AFFECTED. FAILURE TO NOTIFY OWNER OF AN IDENTIFIABLE CONFLICT PRIOR TO PROCEEDING WITH INSTALLATION RELIEVES OWNER OF ANY OBLIGATION TO PAY FOR A RELATED CHANGE ORDER.

22. THE CONTRACTOR SHALL BE RESPONSIBLE FOR DOCUMENTING AND MAINTAINING AS-BUILT INFORMATION WHICH SHALL BE RECORDED AS CONSTRUCTION PROGRESSES OR AT THE COMPLETION OF APPROPRIATE CONSTRUCTION INTERVALS AND SHALL BE RESPONSIBLE FOR PROVIDING AS-BUILT DRAWINGS TO THE OWNER FOR THE PURPOSE OF CERTIFICATION TO JURISDICTIONAL AGENCIES AS REQUIRED. ALL AS-BUILT DATA SHALL BE COLLECTED BY A STATE OF FLORIDA PROFESSIONAL LAND SURVEYOR WHOSE SERVICES ARE ENGAGED BY THE CONTRACTOR.

II. PRECONSTRUCTION RESPONSIBILITIES

1. THE INFORMATION PROVIDED IN THESE PLANS IS TO ASSIST THE CONTRACTOR IN ASSESSING THE NATURE AND EXTENT OF THE CONDITIONS WHICH MAY BE ENCOUNTERED DURING THE COURSE OF THE WORK. ALL CONTRACTORS ARE DIRECTED, PRIOR TO BIDDING, TO CONDUCT ANY INVESTIGATIONS THEY DEEM NECESSARY TO ARRIVE AT THEIR OWN CONCLUSIONS REGARDING THE ACTUAL CONDITIONS THAT WILL BE ENCOUNTERED AND UPON WHICH THEIR BIDS WILL BE BASED.

THE PRESENCE OF GROUNDWATER SHOULD BE ANTICIPATED ON THIS PROJECT. THE CONTRACTOR'S BID SHALL INCLUDE CONSIDERATION FOR ADDRESSING THIS ISSUE. THE CONTRACTOR SHALL PREPARE AND SUBMIT THE NECESSARY PERMIT APPLICATIONS AND SUPPORTING DOCUMENTS IN ORDER TO OBTAIN A DEWATERING PERMIT FROM THE SOUTH FLORIDA WATER MANAGEMENT DISTRICT AND THE BROWARD COUNTY DEPARTMENT OF ENVIRONMENTAL PROTECTION & GROWTH MANAGEMENT.

2. UPON THE RECEIPT OF THE "NOTICE TO PROCEED", THE CONTRACTOR SHALL CONTACT THE ENGINEER OF RECORD AND ARRANGE A PRE-CONSTRUCTION CONFERENCE TO INCLUDE ALL INVOLVED GOVERNMENTAL AGENCIES, UTILITY OWNERS, THE OWNER, AND THE ENGINEER(S) OF RECORD, AS APPLICABLE.

3. THE CONTRACTOR SHALL APPLY FOR AND PROCURE ALL PERMITS AND LICENSES, PAY ALL CHARGES, TAXES, ROYALTIES & FEES, AND GIVE ALL NOTICES NECESSARY TO COMPLETE THIS PROJECT.

4. THE CONTRACTORS SHALL COORDINATE WITH UTILITY COMPANIES TO ARRANGE FOR ANY REMOVAL, RELOCATION, AND TEMPORARY SUPPORT OF UTILITY FEATURES, ETC. AS NECESSARY TO COMPLETE THE WORK, IF APPLICABLE.

5. THE LOCATIONS OF THE UTILITIES SHOWN IN THE PLANS ARE APPROXIMATE ONLY. THE CONTRACTOR SHALL LOCATE AND EXPOSE ALL EXISTING UTILITIES TO BE CONNECTED SUFFICIENTLY AHEAD OF CONSTRUCTION TO ALLOW REDESIGN BY THE ENGINEER IF SUCH UTILITIES ARE FOUND TO BE DIFFERENT THAN THOSE SHOWN ON THE PLANS.

III. TYPICAL ENGINEER OBSERVATIONS AND 3RD PARTY TEST REPORTS REQUIRED

1. TYPICAL ENGINEER OBSERVATIONS: CONTRACTOR SHALL NOTIFY ENGINEER 48 HOURS IN ADVANCE OF THE FOLLOWING ACTIVITIES:

A. SANITARY SEWER SYSTEM – INFILTRATION/EXFILTRATION TEST OF THE NEW SANITARY SEWER COLLECTION SYSTEM UP TO THE POINT OF CONNECTION WITH THE EXISTING SYSTEM, AND INCLUDING ALL NEW SERVICE LATERALS.

B. SANITARY SEWER MAINS – LAMPING OF NEW SANITARY SEWER MAINS BETWEEN ALL NEW MANHOLES UP TO AND INCLUDING THE CONNECTION MANHOLE ON THE EXISTING SYSTEM.

C. POTABLE WATER DISTRIBUTION MAINS:
1) LIVE TAP CONNECTIONS TO EXISTING MAINS
2) PRESSURE TEST IN ACCORDANCE WITH AWWA STANDARD C600

D. STORM DRAINAGE:
1) DRAINAGE WELLS – COMPLETED WELL PUMP TEST
2) DRAINAGE PIPE AND STRUCTURES – PRIOR TO BACKFILL

E. LIMEROCK BASE – PRIOR TO AND DURING PLACEMENT OF LIMEROCK BASE

F. FINISHED PAVEMENT – PRIOR TO PLACEMENT OF ANY FINISHED ASPHALT, CONCRETE, AND/OR BRICK PAVING.

G. SUBSTANTIAL COMPLETION

H. FINAL INSPECTION

REGARDLESS OF WHETHER OR NOT THE ABOVE ARE WITNESSED BY OTHERS, IF THE CONTRACTOR FAILS TO NOTIFY THE ENGINEER OF RECORD AT LEAST 48 HOURS PRIOR AND THESE ARE COMPLETED WITHOUT THE ENGINEER OF RECORD PRESENT, THE CONTRACTOR SHALL AGAIN EXPOSE THE WORK AND REPEAT ALL TESTS AS REQUESTED BY THE ENGINEER OF RECORD AT NO ADDITIONAL COST TO THE CONTRACT. OTHERWISE, THE ENGINEER OF RECORD RESERVES THE RIGHT TO REFUSE ISSUANCE OF ANY CERTIFICATIONS.

2. THE CONTRACTOR SHALL BE RESPONSIBLE FOR COORDINATING AND CALLING FOR ANY TESTING AND INSPECTIONS REQUIRED BY CITY, COUNTY, STATE, AND FEDERAL AGENCIES HAVING JURISDICTION OVER THE CONTRACTOR'S WORK.

IV. SHOP DRAWINGS

PRIOR TO FABRICATION OR CONSTRUCTION, SHOP DRAWINGS SHALL BE SUBMITTED BY THE CONTRACTOR TO THE ENGINEER OF RECORD FOR REVIEW OF THE FOLLOWING ITEMS:

1. DRAINAGE:
A. DRAINAGE INLETS, CATCH BASINS, MANHOLES, AND STRUCTURES, INCLUDING TOP/BOTTOM SLABS, GRATES, RIMS, AND POLLUTANT RETARDANT BAFFLES.
B. TRENCH OR SLOT DRAINS INCLUDING CHANNELS, ANCHORS, GRATES, OUTLETS, ETC.
C. DRAINAGE WELL STRUCTURES, CASING, AND GRATES.
D. DRAINAGE PIPE AND FITTINGS.
E. CLEANOUTS

2. WATER DISTRIBUTION:
A. PIPE AND FITTINGS
B. VALVES AND AIR RELEASE VALVES
C. FIRE HYDRANTS
D. BACKFLOW PREVENTION DEVICES
E. METER VAULTS & BOXES
F. TAPPING SLEEVES AND CORPORATION STOPS

3. SANITARY SEWER:
A. MANHOLES, INCLUDING STRUCTURES, TOP/BOTTOM SLABS, FRAMES AND RIMS
B. PIPE AND FITTINGS
C. CLEANOUTS
D. VALVES AND AIR RELEASE VALVES
E. PUMP STATION AND ALL RELATED EQUIPMENT

4. ASPHALT MIX
A. SUBGRADE AND LIMEROCK BASE SECTIONS TO BE INCLUDED

V. TEMPORARY FACILITIES

1. TEMPORARY FACILITIES
A. IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO ARRANGE FOR OR SUPPLY TEMPORARY WATER SERVICE, SANITARY FACILITIES, AND ELECTRICITY, DURING CONSTRUCTION.

B. IT IS THE CONTRACTOR'S RESPONSIBILITY TO COORDINATE MAINTENANCE OF TRAFFIC CIRCULATION FOR THE ADJACENT PROPERTY DURING CONSTRUCTION.

C. THE CONTRACTOR SHALL MAINTAIN AT LEAST ONE ACCESS ENTRANCE TO COMMERCIAL PROPERTIES APPLICABLE.

D. THE CONTRACTOR SHALL MAINTAIN A CLEAR PATH FOR ALL SURFACE WATER DRAINAGE STRUCTURES AND DITCHES DURING ALL PHASES OF CONSTRUCTION, IF APPLICABLE.

2. TRAFFIC REGULATION
A. THE CONTRACTOR SHALL PROVIDE ALL WARNING SIGNALS, SIGNS, LIGHTS, AND FLAG PERSONS AS NECESSARY FOR THE MAINTENANCE OF TRAFFIC WITHIN PUBLIC RIGHTS-OF-WAY IN ACCORDANCE WITH M.U.T.C.D. AND THE CITY OF HOLLYWOOD PUBLIC WORKS DEPARTMENT.

B. ALL OPEN TRENCHES AND HOLES ADJACENT TO ROADWAYS OR WALKWAYS SHALL BE PROPERLY MARKED AND BARRICADED TO ASSURE THE SAFETY OF BOTH VEHICULAR AND PEDESTRIAN TRAFFIC.

C. NO TRENCHES OR HOLES NEAR WALKWAYS, IN ROADWAYS, OR THEIR SHOULDERS ARE TO BE LEFT OPEN DURING NIGHTTIME HOURS WITHOUT THE EXPRESS PERMISSION OF THE CITY OF HOLLYWOOD PUBLIC WORKS DEPARTMENT, AND/OR THE FLORIDA DEPARTMENT OF TRANSPORTATION.

VI. PROJECT CLOSE-OUT

1. CLEANING UP
A. DURING CONSTRUCTION, THE PROJECT SITE AND ALL ADJACENT AREAS SHALL BE MAINTAINED IN A NEAT AND CLEAN MANNER, AND UPON FINAL CLEAN-UP, THE PROJECT SITE SHALL BE LEFT CLEAR OF ALL SURPLUS MATERIAL OR TRASH. THE PAVED AREAS SHALL BE BROOM CLEAN.

B. THE CONTRACTOR SHALL RESTORE OR REPLACE, WHEN AND AS DIRECTED, ANY PUBLIC OR PRIVATE PROPERTY DAMAGED BY HIS/HER WORK, EQUIPMENT, AND/OR EMPLOYEES TO A CONDITION AT LEAST EQUAL TO THAT EXISTING IMMEDIATELY PRIOR TO THE BEGINNING OF OPERATIONS.

C. THE CONTRACTOR SHALL REPLACE ALL PAVING, STABILIZED EARTH, CURBS, DRIVEWAYS, SIDEWALKS, FENCES, MAILBOXES, SIGNS, AND ANY OTHER IMPROVEMENTS REMOVED DURING CONSTRUCTION WITH THE SAME TYPE OF MATERIAL AND TO THE CONDITION WHICH EXISTED PRIOR TO THE BEGINNING OF OPERATIONS.

D. WHERE MATERIAL OR DEBRIS HAVE WASHED OR FLOWED INTO, OR HAVE BEEN PLACED IN WATER COURSES, DITCHES, DRAINS, CATCH BASINS, OR ELSEWHERE AS A RESULT OF THE CONTRACTOR'S OPERATIONS, SUCH MATERIAL OR DEBRIS SHALL BE REMOVED AND SATISFACTORILY DISPOSED OF DURING THE PROGRESS OF THE WORK, AND THE AREA KEPT IN A CLEAN AND NEAT CONDITION.

E. ALL DISPOSAL OF EXCESS AND UNSUITABLE EXCAVATED MATERIAL, DEMOLITION, VEGETATION, RUBBISH AND DEBRIS SHALL BE MADE OUTSIDE THE LIMITS OF CONSTRUCTION AT A LEGAL DISPOSAL SITE PROVIDED BY THE CONTRACTOR AT HIS/HER OWN EXPENSE, WITH THE PRIOR APPROVAL OF THE ENVIRONMENTAL ENGINEER, MATERIAL CLEARED FROM THE SITE SHALL NOT BE DEPOSITED ON ADJACENT AND/OR NEARBY PROPERTY.

F. IMMEDIATELY PRIOR TO GRAND OPENING, CONTRACTOR IS TO SWEEP ENTIRE SITE, ELIMINATE ALL DEBRIS AND FUMIGATE THE LANDSCAPE AREAS AND PRESSURE CLEAN THE SITE ASPHALT, CURB, SIDEWALKS, AND CONCRETE PADS.

2. ALL PROPERTY MONUMENTS OR PERMANENT REFERENCES, REMOVED OR DESTROYED BY THE CONTRACTOR DURING CONSTRUCTION SHALL BE RESTORED BY A STATE OF FLORIDA REGISTERED LAND SURVEYOR AT THE CONTRACTOR'S EXPENSE.

3. PROJECT RECORD DOCUMENTS

A. DURING THE DAILY PROGRESS OF THE JOB, THE CONTRACTOR SHALL RECORD ON HIS SET OF CONSTRUCTION DRAWINGS THE EXACT LOCATION, LENGTH, AND ELEVATION OF ANY FACILITY NOT BUILT EXACTLY ACCORDING TO PLANS.

B. THE CONTRACTOR SHALL PROVIDE THE ENGINEER WITH AS-BUILT GRADES AND LOCATIONS OF FINISHED PAVEMENT, SIDEWALKS, CURBS, AND ALL PHYSICAL IMPROVEMENTS. SUCH GRADES SHALL BE OBTAINED BY A LICENSED SURVEYOR REGISTERED TO PRACTICE IN THE STATE OF FLORIDA, AND SHALL DOCUMENT THE INTENT OF THE PROPOSED GRADES SHOWN ON THE PLANS. THIS SHALL BE DONE AT NO COST TO THE OWNER.

4. CONTRACTOR TO REPLACE ALL FOUND PIPES WITH NAIL AND DISKS.

5. REFER TO CITY OF HOLLYWOOD STANDARDS FOR ADDITIONAL CLOSE-OUT REQUIREMENTS.

VII. PAVING

1. GENERAL
A. ALL UNDERGROUND UTILITIES SHALL BE COMPLETED PRIOR TO CONSTRUCTION OF LIMEROCK BASE.

B. ALL EXISTING PAVEMENT CUT OR DAMAGED BY CONSTRUCTION, SHALL BE PROPERLY RESTORED AT THE CONTRACTOR'S EXPENSE.

C. WHERE ANY PROPOSED PAVEMENT IS TO BE CONNECTED TO EXISTING PAVEMENT, THE EXISTING EDGE OF PAVEMENT SHALL BE SAWCUT.

D. PROPOSED ASPHALT PAVEMENT SHALL BE CONNECTED TO EXISTING AS PER FDOT AND CITY OF HOLLYWOOD PUBLIC WORKS STANDARDS. CONTRACTOR SHALL MATCH EXISTING ELEVATIONS ON NEW SIDEWALK OR NEW PAVEMENT.

E. CONTRACTOR SHALL REMOVE AND DISPOSE OF THE EXISTING CONCRETE CURB, CURB & GUTTER, SIDEWALK, AND ASPHALT WHERE NEW SIDEWALK, CURB & GUTTER, AND MEDIAN IS PROPOSED TO BE CONSTRUCTED.

F. NONE OF THE EXISTING LIMEROCK BASE THAT IS REMOVED IS TO BE INCORPORATED INTO THE PROPOSED LIMEROCK BASE.



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845 N. NORTHLAKE DRIVE
HOLLYWOOD, FL 33019

MEP ENGINEER:
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NOHMIS
1985 S. OCEAN DR.
SUITE GL-3
HALLANDALE BEACH, FL 33009

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Revisions:	
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Submittal:
CONSTRUCTION DOCUMENTS

Scale: AS NOTED Date: FEB. 24, 2023

RAC - Job No. 22 00 08

CAD File Name: 845 N. NORTHLAKE DRIVE

Drawn by: CA Checked by: BR

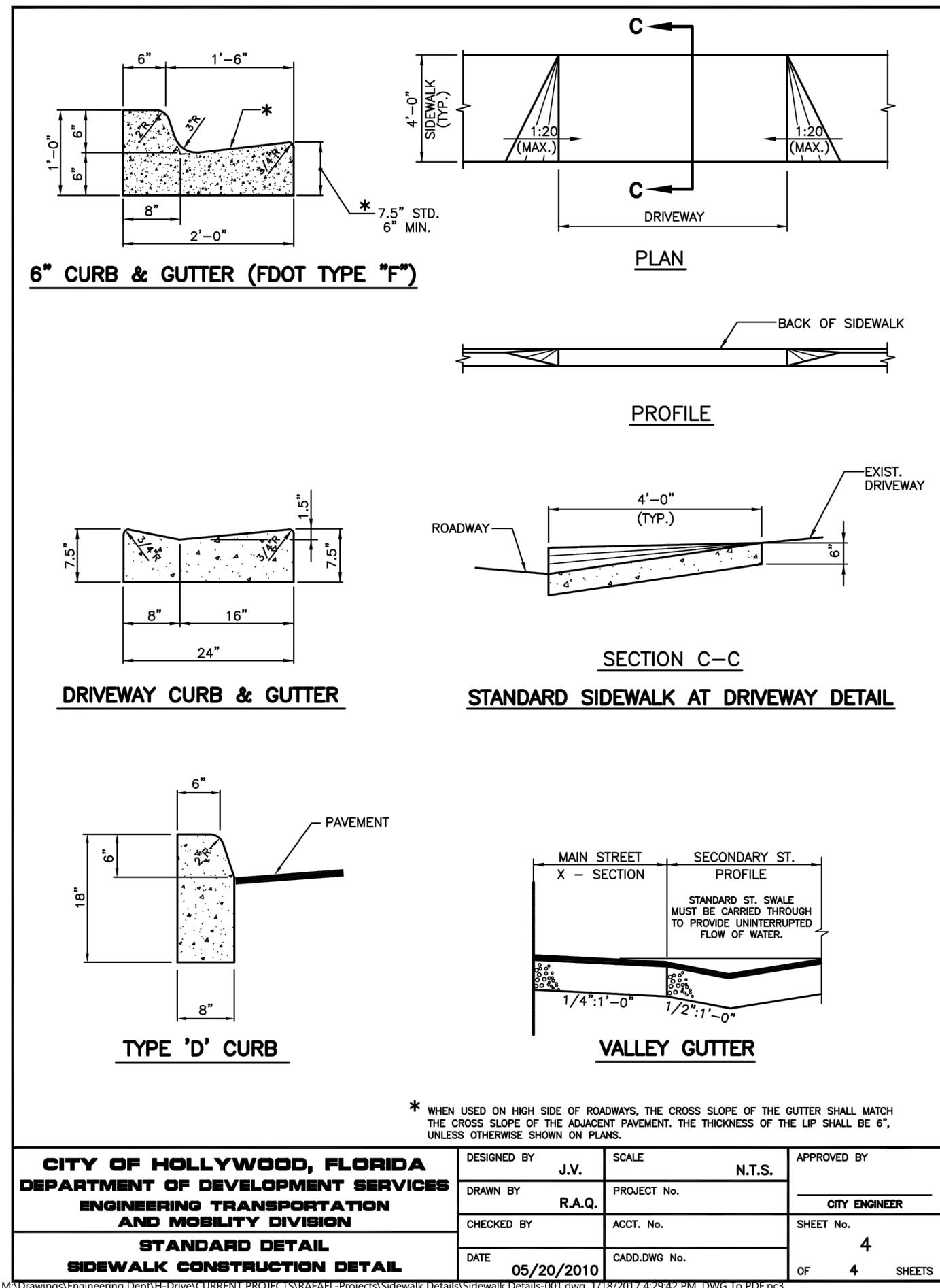
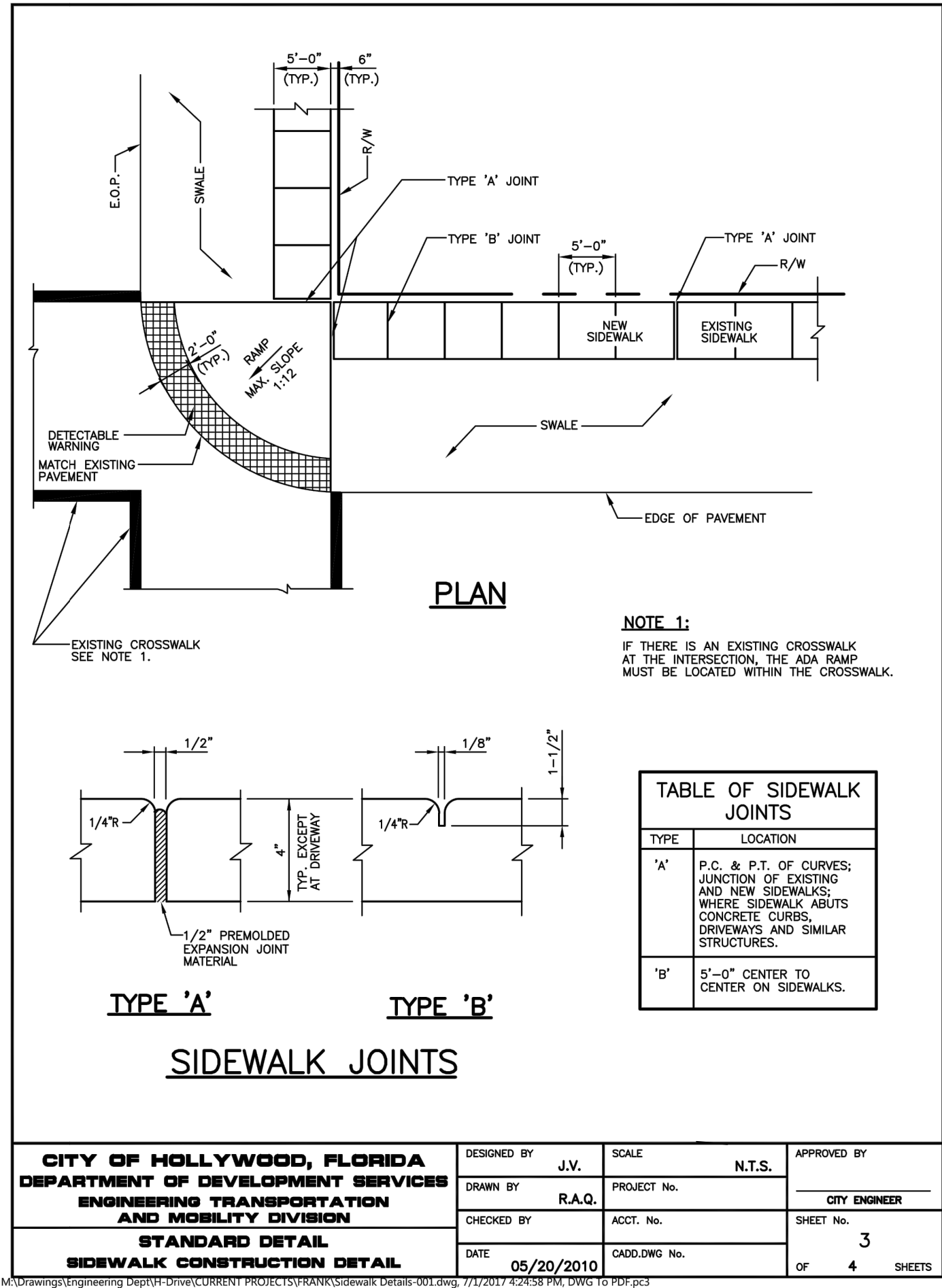
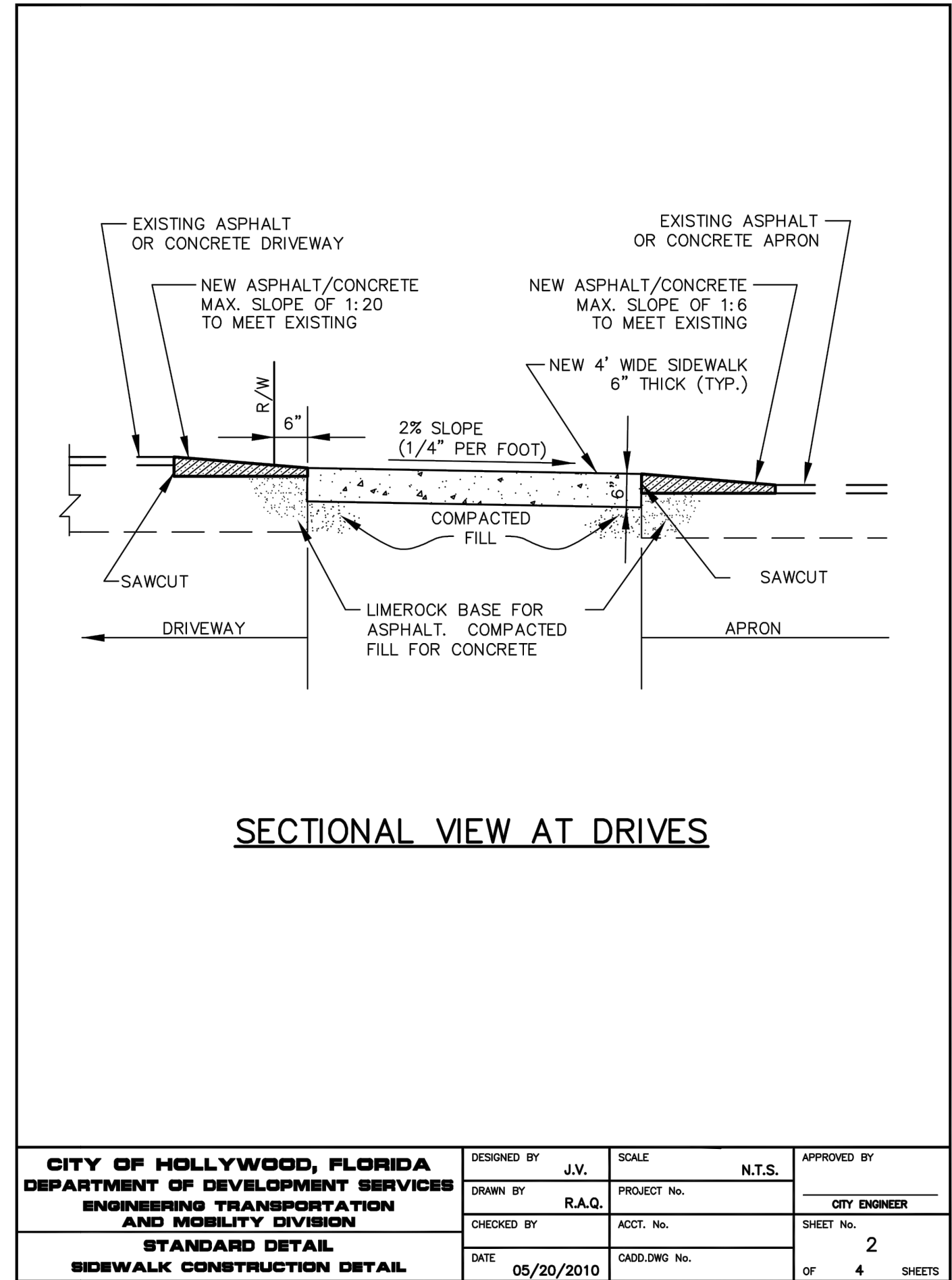
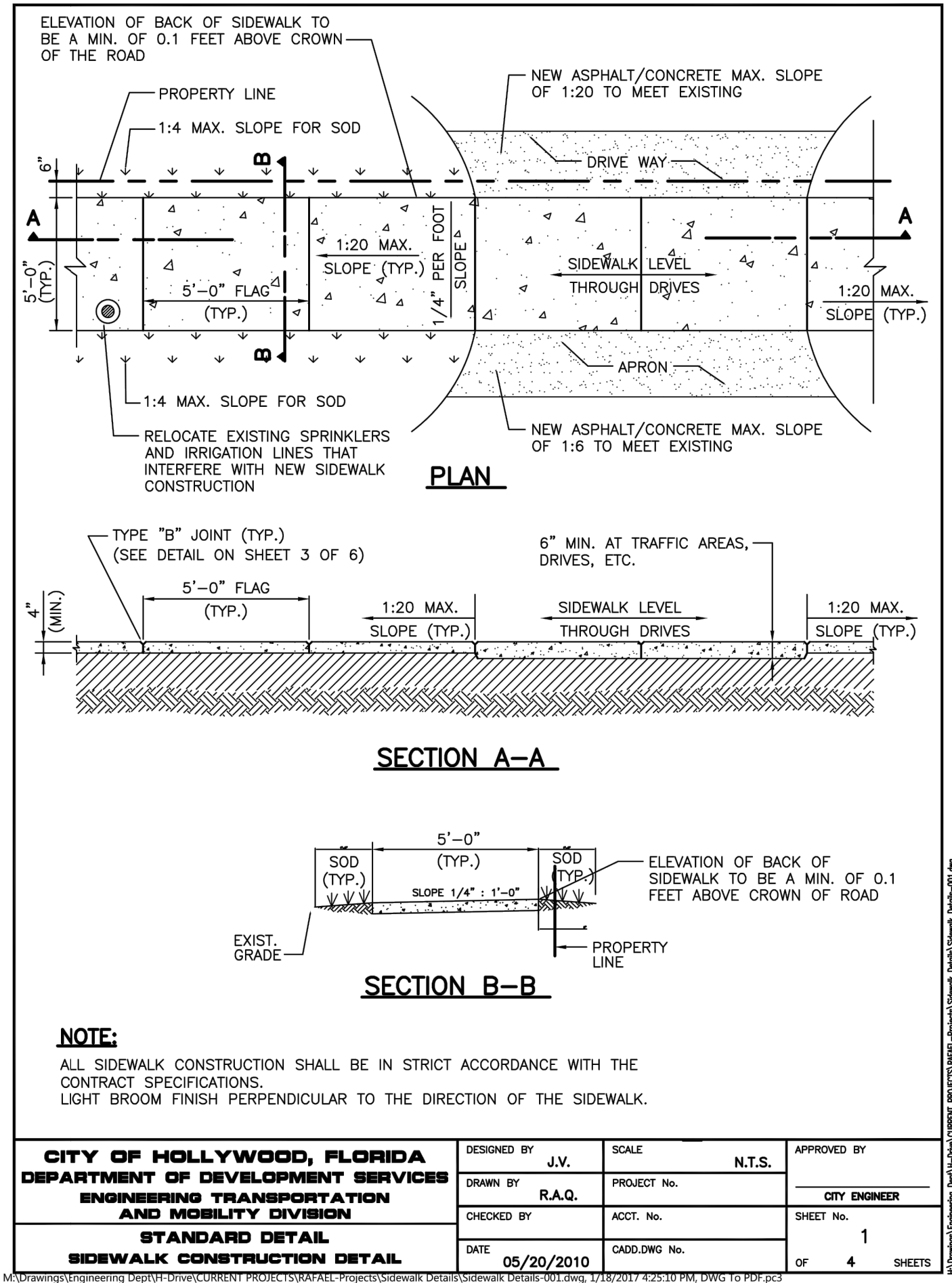
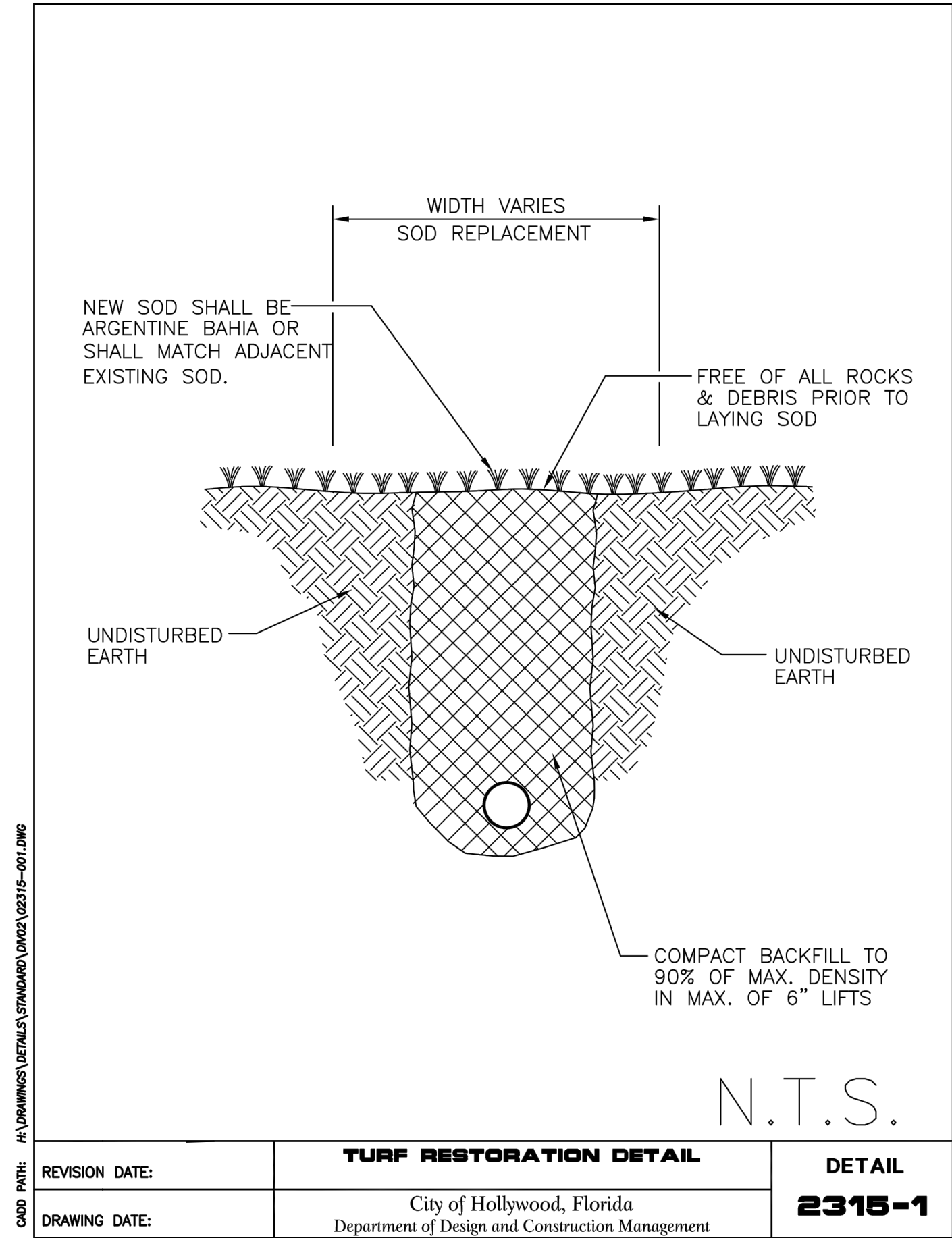
Sheet title: GENERAL NOTES

Sheet no: C-100



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ROBERTS ARCHITECTURE & CONSTRUCTION, INC.

6511 NOVA DRIVE, SUITE 268
DAVIE, FL 33317
954.600.1422
CGC1522456
AR100680

OWNER:
TONY HANDLEY
845 N. NORTHLAKE DRIVE
HOLLYWOOD, FL 33019

MEP ENGINEER:
JOSEPH SIMMON, P.E.
NCHMIS
1985 S. OCEAN DR.
SUITE GL-3
HALLANDALE BEACH, FL 33009

STRUCTURAL ENGINEER:
JOSEPH SIMMON, P.E.
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1985 S. OCEAN DR.
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Blaine F. Roberts
ARCHITECT
FL. LIC. NO. AR100680

845 N. NORTHLAKE DRIVE
RESIDENTIAL ADDITION

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Revisions:

1	03.28.23
2	04.06.23
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Submittal:

CONSTRUCTION DOCUMENTS

Scale: AS NOTED Date: FEB. 24, 2023

RAC - Job No. 22 00 08

CAD File Name: 845 N. NORTHLAKE DRIVE

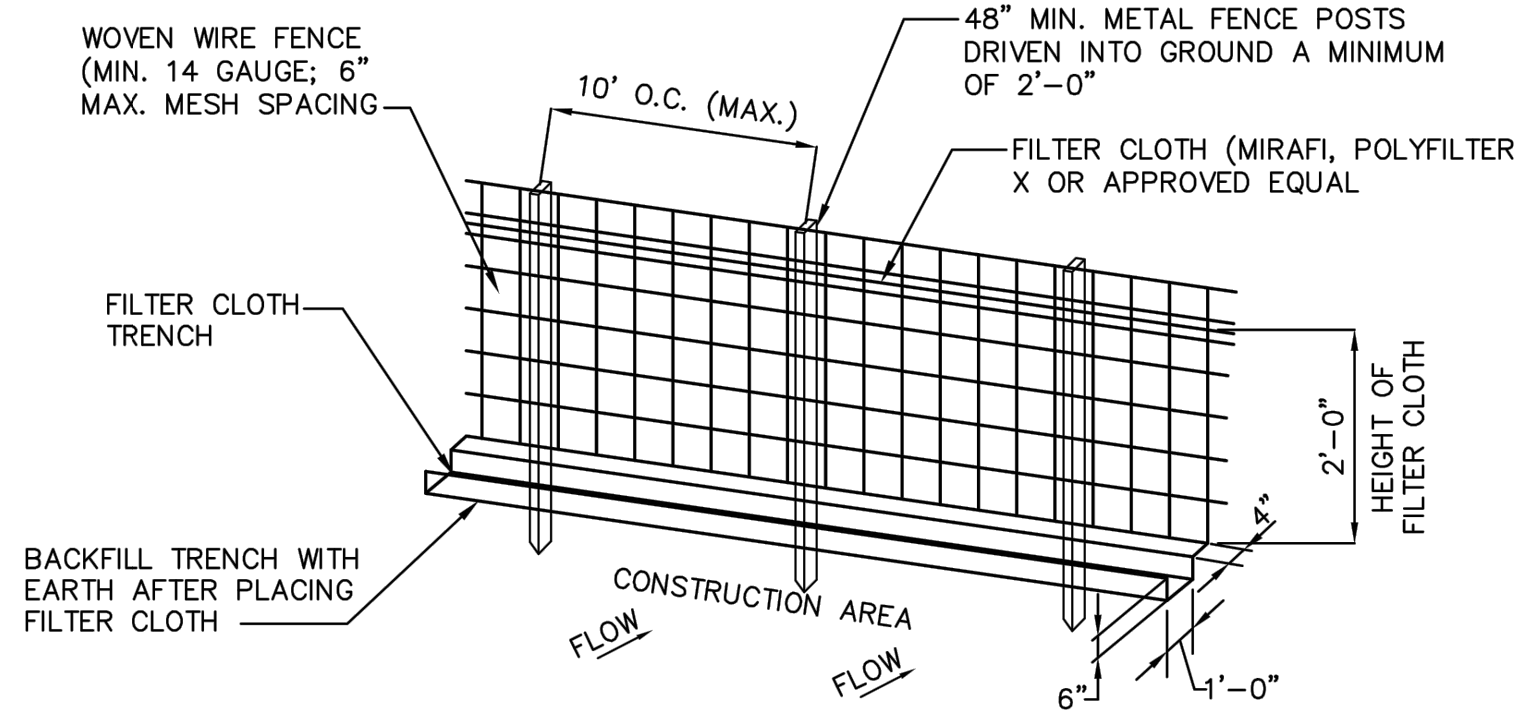
Drawn by: EA Checked by: BR

Sheet title: DETAILS

Sheet no: C-201

LEGEND

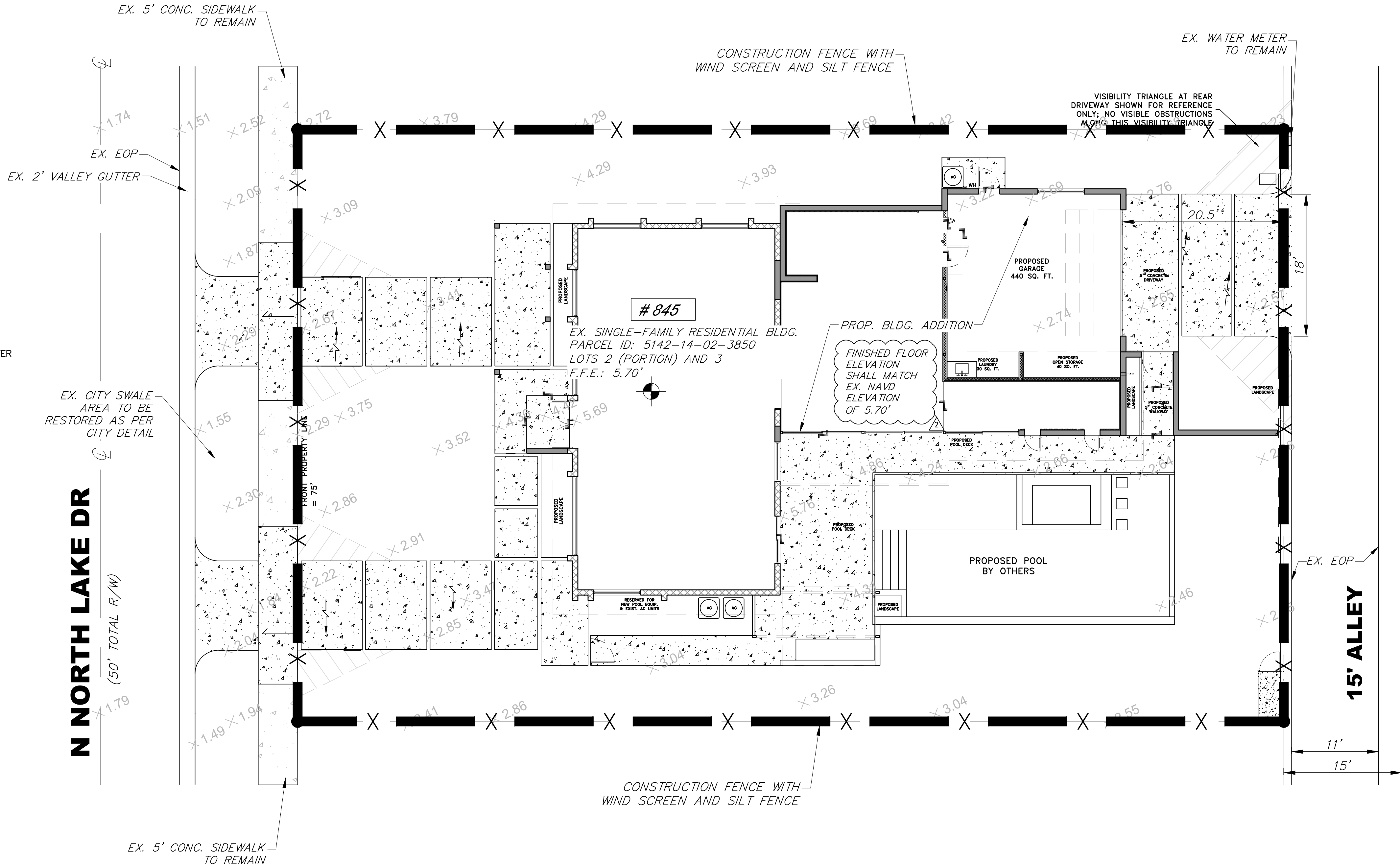
- CENTER LINE
--- RIGHT-OF-WAY
--- PROPERTY LINE
+9.93 EXISTING GRADE ELEVATION (NAVD '88)
--- STAKED SILT FENCE



CONSTRUCTION SPECIFICATIONS:

- WOVEN WIRE FENCE TO BE FASTENED SECURELY TO FENCE POSTS BY USE OF WIRE TIES.
- FILTER CLOTH TO BE FASTENED SECURELY TO WOVEN WIRE FENCE BY USE OF WIRE TIES SPACED EVERY 24" X 24".
- SILT FENCES TO BE INSTALLED IN LOCATIONS AS SHOWN ON THIS EROSION AND SEDIMENT CONTROL PLAN PRIOR TO BEGINNING OF CONSTRUCTION TO CONTROL SEDIMENT.
- SILT FENCES TO BE MAINTAINED AND CLEANED AS NECESSARY TO MAINTAIN IN FUNCTIONAL CONDITION.
- SILT FENCES TO BE REMOVED AND THE AREA TO BE RESTORED TO ITS NATURAL CONDITION WHEN PERMANENT EROSION AND SEDIMENT CONTROL PROCEDURES ARE EFFECTIVE.

SILT FENCE (TYPICAL)
N.T.S.



NOTES:

- FILTER FABRIC TO BE INSTALLED AT ALL EXISTING DRAINAGE CATCH BASINS WITHIN AND ADJACENT TO THE WORK AREA, AND SHALL BE CLEANED PERIODICALLY OR WHEN DRAINAGE FLOW IS IMPEDED.
- SECURED SAND BAGS MAY BE USED IN-LIEU OF SILT FENCE WHERE PRACTICAL. SAND BAGS SHALL BE MAINTAINED AND CLEANED AS NECESSARY TO MAINTAIN FUNCTIONAL CONDITION.



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ERIC ARENCIBIA, P.E.

EROSION & SEDIMENT CONTROL - PLAN VIEW

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



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845 N. NORTHLAKE DRIVE

Drawn by: EA Checked by: BR

Sheet title:
EROSION &
SEDIMENT CONTROL
PLAN

Sheet no:

C-300

BEST MANAGEMENT PRACTICES (BMPS):

THIS PLAN HAS BEEN PREPARED TO ENSURE COMPLIANCE WITH APPROPRIATE CONDITIONS OF BROWARD COUNTY DEPARTMENT OF ENVIRONMENTAL PROTECTION & GROWTH MANAGEMENT, THE RULES OF THE FLORIDA DEPARTMENT OF ENVIRONMENTAL PROTECTION (FDEP), CHAPTER 17–25, F.A.C., THE SOUTH FLORIDA WATER MANAGEMENT DISTRICT (SFWMD), CHAPTER 400–4, F.A.C., AND THE UNITED STATES ENVIRONMENTAL PROTECTION AGENCY (EPA) DOCUMENT NO. EPA 832/R–92–005 (SEPTEMBER 1992). THE PLAN ADDRESSES THE FOLLOWING:

1. PREVENT LOSS OF SOIL DURING CONSTRUCTION BY STORMWATER RUNOFF AND/OR WIND EROSION, INCLUDING PROTECTING TOPSOIL BY STOCKPILING FOR REUSE.
2. SEDIMENTATION PROTECTION OF STORM SEWER OR RECEIVING STREAM.
3. PREVENT POLLUTING THE AIR WITH DUST AND PARTICULATE MATTER. THE VARIOUS TECHNIQUES OR ACTIONS IDENTIFIED UNDER EACH SECTION INDICATE THE APPROPRIATE SITUATION WHEN THE TECHNIQUES SHOULD BE EMPLOYED. ALSO IDENTIFIED IS A CROSS–REFERENCE TO A DIAGRAM OR FIGURE REPRESENTING THE TECHNIQUE. IT SHOULD BE NOTED THAT THE MEASURES IDENTIFIED ON THIS PLAN ARE ONLY SUGGESTED BMP(S). THE CONTRACTOR SHALL PROVIDE POLLUTION PREVENTION AND EROSION CONTROL MEASURES AS SPECIFIED IN ACCORDANCE WITH THE CURRENT FLORIDA DEPARTMENT OF ENVIRONMENTAL PROTECTION NATIONAL POLLUTION DISCHARGE ELIMINATION SYSTEM (NPDES) REQUIREMENTS. CONTRACTOR SHALL PREPARE REQUIRED NPDES DOCUMENTATION AND OBTAIN PERMIT PRIOR TO COMMENCEMENT OF CONSTRUCTION. IT IS THE SOLE RESPONSIBILITY OF THE CONTRACTOR TO PREPARE THE REQUIRED NPDES DOCUMENT AND OBTAIN THE NPDES PERMIT. ALL COSTS ASSOCIATED WITH SUCH WORK SHALL BE DEEMED INCIDENTAL TO THE PROJECT LUMP SUM COST.

GENERAL EROSION CONTROL NOTES:

1. THE STORM WATER POLLUTION PREVENTION PLAN (SWPPP) IS COMPRISED OF THESE EROSION CONTROL DRAWINGS, THE STANDARD DETAILS, THE NPDES PERMIT (TO BE OBTAINED BY THE CONTRACTOR), AND ALL SUBSEQUENT REPORTS AND RELATED DOCUMENTS.
2. ALL CONTRACTORS AND SUBCONTRACTORS INVOLVED WITH STORM WATER POLLUTION PREVENTION SHALL OBTAIN A COPY OF THIS DRAWING AND THE STATE OF FLORIDA NATIONAL POLLUTANT DISCHARGE ELIMINATION SYSTEM GENERAL PERMIT (NPDES PERMIT) AND BECOME FAMILIAR WITH THEIR CONTENTS.
3. CONTRACTOR SHALL IMPLEMENT BEST MANAGEMENT PRACTICES (BMP) IN ALL CONSTRUCTION ACTIVITIES INCLUDING, BUT NOT LIMITED TO, THE FOLLOWING:
 - A. FUEL SPILLS AND LEAKS PREVENTION
 - B. PREVENT/REDUCE VEHICLE AND EQUIPMENT WASHING AND STEAM CLEANING
 - C. VEHICLE AND EQUIPMENT MAINTENANCE AND REPAIR
 - D. PROPER OUTDOOR LOADING/UNLOADING OF MATERIALS
 - E. PREVENT/REDUCE OUTDOOR STORAGE OF RAW MATERIALS, PRODUCTS, AND BY–PRODUCTS
 - F. SOLID WASTE MANAGEMENT
 - G. HAZARDOUS WASTE MANAGEMENT
 - H. CONCRETE WASTE MANAGEMENT
 - I. SANDBLASTING WASTE MANAGEMENT
 - J. STRUCTURE CONSTRUCTION AND PAINTING
 - K. SPILL PREVENTION AND CONTROL
 - L. CONTAMINATED SOIL MANAGEMENT
 - M. SANITARY/SEPTIC WASTE MANAGEMENT
 - N. SOIL EROSION CONTROL
 - O. STORM WATER TURBIDITY MANAGEMENT
4. ADDITIONAL BEST MANAGEMENT PRACTICES SHALL BE IMPLEMENTED AS DICTATED BY CONDITIONS AT NO ADDITIONAL COST TO THE OWNER THROUGHOUT ALL PHASES OF CONSTRUCTION.

- A. BEST MANAGEMENT PRACTICES (BMPS) AND CONTROLS SHALL CONFORM TO FEDERAL, STATE, OR LOCAL REQUIREMENTS OR MANUAL OF PRACTICE, AS APPLICABLE. CONTRACTOR SHALL IMPLEMENT ADDITIONAL CONTROLS AS DIRECTED BY PERMITTING AGENCY OR OWNER.
- B. SITE MAP MUST CLEARLY DELINEATE ALL STATE WATERS. CONTRACTOR MUST MAINTAIN ALL PERMITS FOR ANY CONSTRUCTION ACTIVITY IMPACTING STATE WATERS OR REGULATED WETLANDS ON SITE AT ALL TIMES.
- C. CONTRACTOR SHALL MINIMIZE CLEARING TO THE MAXIMUM EXTENT PRACTICAL OR AS REQUIRED BY THE GENERAL PERMIT.
- D. CONTRACTOR SHALL BEGIN CLEARING AND GRUBBING THOSE PORTIONS OF THE SITE NECESSARY TO IMPLEMENT PERIMETER CONTROL MEASURES. CLEARING AND GRUBBING FOR THE REMAINING PORTIONS OF THE PROPOSED SITE SHALL COMMENCE ONCE PERIMETER CONTROLS ARE IN PLACE. PERIMETER CONTROLS SHALL BE ACTIVELY MAINTAINED UNTIL SAID AREAS HAVE BEEN STABILIZED AND SHALL BE REMOVED ONCE FINAL STABILIZATION IS COMPLETE.
- E. GENERAL EROSION CONTROL BMPS SHALL BE EMPLOYED TO MINIMIZE SOIL EROSION AND POTENTIAL LAKE SLOPE CAVE–INS. WHILE THE VARIOUS TECHNIQUES REQUIRED WILL BE SITE AND PLAN SPECIFIC, THEY SHOULD BE EMPLOYED AS SOON AS POSSIBLE DURING CONSTRUCTION.
- F. ON–SITE & OFF–SITE SOIL STOCKPILE AND BORROW AREAS SHALL BE PROTECTED FROM EROSION AND SEDIMENTATION THROUGH IMPLEMENTATION OF BEST MANAGEMENT PRACTICES. STOCKPILE AND BORROW AREA LOCATIONS SHALL BE NOTED ON THE SITE MAP AND PERMITTED IN ACCORDANCE WITH GENERAL PERMIT REQUIREMENTS.
- G. SURFACE WATER QUALITY SHALL BE MAINTAINED BY EMPLOYING THE FOLLOWING BMP’S IN THE CONSTRUCTION PLANNING AND CONSTRUCTION OF ALL IMPROVEMENTS.

STORMWATER EROSION CONTROL NOTES:

1. CONTRACTORS OR SUBCONTRACTORS WILL BE RESPONSIBLE FOR REMOVING SEDIMENT FROM DETENTION PONDS AND ANY SEDIMENT THAT MAY HAVE COLLECTED IN THE STORM SEWER DRAINAGE SYSTEMS IN CONJUNCTION WITH THE STABILIZATION OF THE SITE.
2. SLOPES SHALL BE LEFT IN A ROUGHENED CONDITION DURING THE GRADING PHASE TO REDUCE RUNOFF VELOCITIES AND EROSION.
3. DUE TO THE GRADE CHANGES DURING THE DEVELOPMENT OF THE PROJECT, THE CONTRACTOR SHALL BE RESPONSIBLE FOR ADJUSTING THE EROSION CONTROL MEASURES (COMPOST SOCK DEVICES, ETC.) TO PREVENT EROSION.
4. WHERE PRACTICAL, STORMWATER SHALL BE CONVEYED BY SWALES.
5. EROSION CONTROL MEASURES SHALL BE EMPLOYED TO MINIMIZE TURBIDITY OF SURFACE WATERS LOCATED DOWNSTREAM OF ANY CONSTRUCTION ACTIVITY. WHILE THE VARIOUS MEASURES REQUIRED WILL BE SITE SPECIFIC, THEY SHALL BE EMPLOYED AS NEEDED IN ACCORDANCE WITH THE FOLLOWING:
 - A. IN GENERAL, EROSION SHALL BE CONTROLLED AT THE FURTHEST PRACTICAL UPSTREAM LOCATION.
 - B. STORMWATER INLETS SHALL BE PROTECTED DURING CONSTRUCTION. PROTECTION MEASURES SHALL BE EMPLOYED AS SOON AS PRACTICAL DURING THE VARIOUS STAGES OF INLET CONSTRUCTION. SILT BARRIERS SHALL REMAIN IN PLACE UNTIL SODDING AROUND INLETS IS COMPLETE.
 - C. WHEN NEEDED A TEMPORARY SEDIMENT TRAP SHOULD BE CONSTRUCTED TO DETAIN SEDIMENT–LADEN RUNOFF FROM DISTURBED AREAS.
6. SILT BARRIERS, ANY SILT WHICH ACCUMULATES BEHIND THE BARRIERS, AND ANY FILL USED TO ANCHOR THE BARRIERS SHALL BE REMOVED PROMPTLY AFTER THE END OF THE MAINTENANCE PERIOD SPECIFIED FOR THE BARRIERS.
7. SOD SHALL BE PLACED, IN ACCORDANCE WITH PLANS, FOR A 2–FOOT WIDE STRIP ADJOINING ALL CURBING AND AROUND ALL INLETS. SOD SHALL BE PLACED BEFORE SILT BARRIERS ARE REMOVED.
8. WHERE REQUIRED TO PREVENT EROSION FROM SHEET FLOW ACROSS BARE GROUND FROM ENTERING A LAKE OR SWALE, A TEMPORARY SEDIMENT SUMP SHALL BE CONSTRUCTED.
9. FILTER FABRIC SHOULD BE USED FOR STORM DRAIN INLET PROTECTION BEFORE FINAL STABILIZATION.

STABILIZATION NOTES:

SHALL BE IN ACCORDANCE WITH DEP DOCUMENT NO. 62–621.300(4)(a)

STRUCTURAL NOTES:

SHALL BE IN ACCORDANCE WITH DEP DOCUMENT NO. 62–621.300(4)(a)

WASTE DISPOSAL NOTES:

1. WASTE MATERIALS – ALL WASTE MATERIALS SHALL BE COLLECTED AND STORED IN A METAL DUMPSTER WITH A SECURE LID IN ACCORDANCE WITH ALL LOCAL AND STATE LAWS. ALL TRASH AND CONSTRUCTION DEBRIS FROM THE SITE SHALL BE DEPOSITED IN THE DUMPSTER. THE SUPERINTENDENT SHALL COORDINATE WITH THE LOCAL UTILITIES TO HAVE THE DUMPSTER EMPTIED AT LEAST TWICE A WEEK AND THE WASTE TAKEN TO AN APPROPRIATE LANDFILL. NO CONSTRUCTION WASTE MATERIALS SHALL BE BURIED ON SITE. THE SUPERINTENDENT SHALL ORGANIZE TRAINING FOR THE EMPLOYEES IN THE PROPER PRACTICES WHEN DEALING WITH WASTE MATERIALS. THE SUPERINTENDENT SHALL BE RESPONSIBLE FOR POSTING AND ENFORCING WASTE MATERIAL PROCEDURES.
2. HAZARDOUS WASTE – HAZARDOUS WASTE MATERIALS SHALL BE DISPOSED OF IN ACCORDANCE WITH ALL LOCAL AND STATE LAWS OR AS DIRECTED BY THE MANUFACTURER. THE SUPERINTENDENT SHALL ORGANIZE THE PROPER TRAINING FOR EMPLOYEES IN THE PROPER PRACTICES WHEN DEALING WITH HAZARDOUS WASTE MATERIALS. THESE PROCEDURES SHALL BE POSTED ON THE SITE. THE PERSON WHO MANAGES THE SITE SHALL BE RESPONSIBLE FOR ENFORCING THE PROCEDURES.
3. SANITARY WASTE – SANITARY WASTE SHALL BE COLLECTED AND DISPOSED OF IN ACCORDANCE WITH ALL LOCAL AND STATE LAWS. THE SUPERINTENDENT SHALL COORDINATE WITH THE LOCAL UTILITY FOR COLLECTION OF THE SANITARY WASTE AT LEAST THREE TIMES A WEEK TO PREVENT SPILLAGE ONTO THE SITE.
4. RUBBISH, TRASH, GARBAGE, LITTER, OR OTHER SUCH MATERIALS SHALL BE DEPOSITED INTO SEALED CONTAINERS. MATERIALS SHALL BE PREVENTED FROM LEAVING THE PREMISES THROUGH THE ACTION OF WIND OR STORM WATER DISCHARGE INTO DRAINAGE DITCHES OR WATERS OF THE STATE.

MAINTENANCE NOTES:

- ALL MEASURES STATED ON THIS EROSION AND SEDIMENT CONTROL PLAN, AND IN THE STORM WATER POLLUTION PREVENTION PLAN, SHALL BE MAINTAINED IN FULLY FUNCTIONAL CONDITION UNTIL NO LONGER REQUIRED FOR A COMPLETED PHASE OF WORK OR FINAL STABILIZATION OF THE SITE. ALL EROSION AND SEDIMENTATION CONTROL MEASURES SHALL BE CHECKED BY A QUALIFIED PERSON AT LEAST ONCE EVERY SEVEN CALENDAR DAYS AND WITHIN 24 HOURS OF THE END OF A 0.5” RAINFALL EVENT, AND CLEANED AND REPAIRED IN ACCORDANCE WITH THE FOLLOWING:
1. INLET PROTECTION DEVICES AND BARRIERS SHALL BE REPAIRED OR REPLACED IF THEY SHOW SIGNS OF UNDERMINING, OR DETERIORATION.
 2. ALL SEEDED AREAS SHALL BE CHECKED REGULARLY TO SEE THAT A GOOD STAND IS MAINTAINED, AREAS SHOULD BE FERTILIZED, WATERED, AND RESEDED AS NEEDED.
 3. THE COMPOST SOCK FILTRATION DEVICE SHALL BE INSPECTED PERIODICALLY FOR HEIGHT OF SEDIMENT AND CONDITION OF DEVICE. COMPOST SOCK SHALL BE REPAIRED TO ITS ORIGINAL CONDITIONS IF DAMAGED. SEDIMENT SHALL BE REMOVED FROM THE COMPOST SOCK WHEN IT REACHES ONE–THIRD THE HEIGHT OF THE COMPOST SOCK.
 4. THE CONSTRUCTION ENTRANCES SHALL BE MAINTAINED IN A CONDITION WHICH WILL PREVENT TRACKING OR FLOW OF MUD ONTO PUBLIC RIGHTS–OF–WAY. THIS MAY REQUIRE PERIODIC TOP DRESSING OF THE CONSTRUCTION ENTRANCES AS CONDITIONS DEMAND.
 5. THE TEMPORARY PARKING AND STORAGE AREA SHALL BE KEPT IN GOOD CONDITION (SUITABLE FOR PARKING, AND STORAGE). THIS MAY REQUIRE PERIODIC TOP DRESSING OF THE TEMPORARY PARKING AS CONDITIONS DEMAND.
 6. OUTLET STRUCTURES IN THE SEDIMENTATION BASINS SHALL BE MAINTAINED IN OPERATIONAL CONDITIONS AT ALL TIMES. THE SEDIMENT BASINS/DITCHES SHALL BE CHECKED MONTHLY FOR DEPTH OF SEDIMENT. SEDIMENT SHALL BE REMOVED FROM SEDIMENT BASINS OR TRAPS WHEN THE DESIGN CAPACITY HAS BEEN REDUCED BY 10% AND AFTER CONSTRUCTION IS COMPLETE.
 7. ALL MAINTENANCE OPERATIONS SHALL BE DONE IN A TIMELY MANNER, BUT IN NO CASE LATER THAN SEVEN CALENDAR DAYS FOLLOWING THE INSPECTION. DIVERSION DIKES SHALL BE INSPECTED MONTHLY. ANY BREACHES SHALL BE PROMPTLY REPAIRED.
 8. A MAINTENANCE REPORT SHALL BE COMPLETED DAILY AFTER EACH INSPECTION OF THE SEDIMENT AND EROSION CONTROL METHODS. THE REPORTS SHALL BE FILED IN AN ORGANIZED MANNER AND RETAINED ON–SITE DURING CONSTRUCTION. AFTER CONSTRUCTION IS COMPLETED, THE REPORTS SHALL BE SAVED FOR AT LEAST THREE YEARS. THE REPORTS SHALL BE AVAILABLE FOR ANY AGENCY THAT HAS JURISDICTION OVER EROSION CONTROL.
 9. ALL REPAIRS MUST BE MADE WITHIN 24 HOURS OF REPORT.
 10. THE SUPERINTENDENT SHALL ORGANIZE THE TRAINING FOR INSPECTION PROCEDURES AND PROPER EROSION CONTROL METHODS FOR EMPLOYEES THAT COMPLETE INSPECTIONS AND REPORTS.
 11. SILT FENCES SHALL BE REPAIRED TO THEIR ORIGINAL CONDITIONS IF DAMAGED. SEDIMENT SHALL BE REMOVED FROM THE SILT FENCES WHEN IT REACHES ONE–HALF THE HEIGHT OF THE SILT FENCE.

OFF–SITE TRACKING:

1. STABILIZED CONSTRUCTION ENTRANCE SHALL BE PROVIDED TO REDUCE SEDIMENT TRACKING OFF–SITE. THE MAJOR ROAD CONNECTED TO THE PROJECT SHALL BE CLEANED ONCE A DAY TO REMOVE ANY EXCESS MUD, DIRT, OR ROCK RESULTING FROM CONSTRUCTION TRAFFIC. ALL TRUCKS HAULING MATERIALS OFFSITE SHALL BE COVERED WITH A TARPULIN.
2. GENERAL CONTRACTOR SHALL DENOTE ON PLAN THE TEMPORARY PARKING AND STORAGE AREA WHICH SHALL ALSO BE USED AS THE EQUIPMENT MAINTENANCE AND CLEANING AREA, EMPLOYEE PARKING AREA, AND AREA FOR LOCATION PORTABLE FACILITIES, OFFICE TRAILERS, AND TOILET FACILITIES. HEAVY CONSTRUCTION EQUIPMENT PARKING AND MAINTENANCE AREAS SHALL BE DESIGNED TO PREVENT OIL, GREASE, AND LUBRICANTS FROM ENTERING SITE DRAINAGE FEATURES INCLUDING STORMWATER COLLECTION AND TREATMENT SYSTEMS. CONTRACTORS SHALL PROVIDE BROAD DIKES, HAY BALES, OR SILT SCREENS AROUND, AND SEDIMENT SUMPS WITHIN, SUCH AREAS AS REQUIRED TO CONTAIN SPILLS OF OIL, GREASE, OR LUBRICANTS. CONTRACTORS SHALL HAVE AVAILABLE, AND SHALL USE, ABSORBENT FILTER PADS TO CLEAN UP SPILLS AS SOON AS POSSIBLE AFTER OCCURRENCE.
3. ALL WASH WATER FROM CONCRETE TRUCKS, VEHICLE CLEANING, EQUIPMENT CLEANING, ETC. SHALL BE DETAINED ON SITE AND SHALL BE PROPERLY TREATED OR DISPOSED.
4. IF THE ACTION OF VEHICLES TRAVELING OVER THE GRAVEL CONSTRUCTION ENTRANCES IS NOT SUFFICIENT TO REMOVE THE MAJORITY OF DIRT OR MUD, THEN THE TIRES MUST BE WASHED BEFORE THE VEHICLES ENTER A PUBLIC ROAD. IF WASHING IS USED, PROVISIONS MUST BE MADE TO INTERCEPT THE WASH WATER AND TRAP THE SEDIMENT BEFORE IT IS CARRIED OFF THE SITE.
5. ALL MATERIALS SPILLED, DROPPED, WASHED, OR TRACKED FROM VEHICLES ONTO ROADWAYS OR INTO STORM DRAINS MUST BE REMOVED IMMEDIATELY.

SPILL PREVENTION AND CONTROL:

THE FOLLOWING ARE THE MATERIAL MANAGEMENT PRACTICES THAT WILL BE USED TO REDUCE THE RISK OF SPILLS OR OTHER ACCIDENTAL EXPOSURE OF MATERIALS AND SUBSTANCES TO STORM WATER RUNOFF.

1. GOOD HOUSEKEEPING
 - A. SUPERINTENDENT SHALL INSPECT PROJECT AREA DAILY FOR PROPER STORAGE, USE, AND DISPOSAL OF CONSTRUCTION MATERIALS.
 - B. STORE ONLY ENOUGH MATERIAL ON–SITE FOR PROJECT COMPLETION.
 - C. ALL SUBSTANCES SHOULD BE USED BEFORE DISPOSAL OF CONTAINER.
 - D. ALL CONSTRUCTION MATERIALS STORED SHALL BE ORGANIZED AND IN THE PROPER CONTAINER AND, IF POSSIBLE, STORED UNDER A ROOF OR PROTECTIVE COVER.
 - E. PRODUCTS SHALL NOT BE MIXED UNLESS DIRECTED BY THE MANUFACTURER.
 - F. ALL PRODUCTS SHALL BE USED AND DISPOSED OF ACCORDING TO THE MANUFACTURER’S RECOMMENDATIONS.

2. HAZARDOUS PRODUCTS

- A. MATERIALS SHOULD BE KEPT IN ORIGINAL CONTAINER WITH LABELS UNLESS THE ORIGINAL CONTAINERS CANNOT BE RESEALED. IF ORIGINAL CONTAINERS CANNOT BE USED, LABELS AND PRODUCT INFORMATION SHALL BE SAVED.
- B. PROPER DISPOSAL PRACTICES SHALL ALWAYS BE FOLLOWED IN ACCORDANCE WITH MANUFACTURER AND LOCAL/STATE REGULATIONS.

3. PRODUCT SPECIFIC PRACTICES

- A. PETROLEUM PRODUCTS MUST BE STORED IN PROPER CONTAINERS AND CLEARLY LABELED. VEHICLES CONTAINING PETROLEUM PRODUCTS SHALL BE PERIODICALLY INSPECTED FOR LEAKS. PRECAUTIONS SHALL BE TAKEN TO AVOID LEAKAGE OF PETROLEUM PRODUCTS ON–SITE.
- B. THE MINIMUM AMOUNT OF FERTILIZER SHALL BE USED AND MIXED INTO THE SOIL IN ORDER TO LIMIT EXPOSURE TO STORM WATER. FERTILIZERS SHALL BE STORED IN A COVERED SHED, THE CONTENTS OF ANY PARTIALLY USED BAGS OF FERTILIZER SHALL BE TRANSFERRED TO A SEALABLE PLASTIC BIN TO AVOID SPILLS.
- C. PAINT CONTAINERS SHALL BE SEALED AND STORED WHEN NOT IN USE. EXCESS PAINT MUST BE DISPOSED OF IN AN APPROVED MANNER.
- D. CONCRETE TRUCKS SHALL NOT BE ALLOWED TO WASH OUT OR DISCHARGE SURPLUS CONCRETE OR DRUM WASH WATER ON THE SITE.

SPILL CLEANUP:

IN ADDITION TO THE GOOD HOUSEKEEPING AND MATERIAL MANAGEMENT PRACTICES DISCUSSED ABOVE, THE FOLLOWING PRACTICES SHALL BE FOLLOWED FOR SPILL PREVENTION AND CLEANUP:

1. SPILL CLEANUP INFORMATION SHALL BE POSTED ON SITE TO INFORM EMPLOYEES ABOUT CLEANUP PROCEDURES AND RESOURCES.
2. THE FOLLOWING CLEANUP EQUIPMENT MUST BE KEPT ON–SITE NEAR THE MATERIAL STORAGE AREA: GLOVES, MOPS, RAGS, BROOMS, DUST PANS, SAND, SAWDUST, LIQUID ABSORBER, GOGGLES, AND TRASH CONTAINERS.
3. SUFFICIENT OIL AND GREASE ABSORBING MATERIALS AND FLOTATION BOOMS SHALL BE MAINTAINED ONSITE AND READILY AVAILABLE TO CONTAIN AND CLEAN–UP FUEL OR CHEMICAL SPILLS AND LEAKS.
4. ALL SPILLS SHALL BE CLEANED UP AS SOON AS POSSIBLE.
5. WHEN CLEANING A SPILL, THE AREA SHOULD BE WELL VENTILATED AND THE EMPLOYEE SHALL WEAR PROPER PROTECTIVE COVERING TO PREVENT INJURY.
6. TOXIC SPILLS MUST BE REPORTED TO THE PROPER AUTHORITY REGARDLESS OF THE SIZE OF THE SPILL.
7. AFTER A SPILL, THE PREVENTION PLAN SHALL BE REVIEWED AND CHANGED TO PREVENT FURTHER SIMILAR SPILLS FROM OCCURRING. THE CAUSE OF THE SPILL, MEASURES TO PREVENT IT, AND HOW TO CLEAN THE SPILL UP SHALL BE RECORDED.
8. THE SUPERINTENDENT SHALL BE THE SPILL PREVENTION AND CLEANUP COORDINATOR AND IS RESPONSIBLE FOR THE DAY–TO–DAY SITE OPERATIONS. THE SUPERINTENDENT ALSO OVERSEES THE SPILL PREVENTION PLAN AND SHALL BE RESPONSIBLE FOR EDUCATING THE EMPLOYEES ABOUT SPILL PREVENTION AND CLEANUP PROCEDURES.

WIND EROSION CONTROL NOTES:

1. WIND EROSION SHALL BE CONTROLLED BY EMPLOYING THE FOLLOWING METHODS AS NECESSARY AND APPROPRIATE:
 - A. BARE EARTH AREAS SHALL BE WATERED DURING CONSTRUCTION AS NECESSARY TO MINIMIZE THE TRANSPORT OF FUGITIVE DUST. IT MAY BE NECESSARY TO LIMIT CONSTRUCTION VEHICLE SPEED IF BARE EARTH HAS NOT BEEN EFFECTIVELY WATERED. IN NO CASE SHALL FUGITIVE DUST BE ALLOWED TO LEAVE THE SITE UNDER CONSTRUCTION.
 - B. DISTURBED PORTIONS OF THE SITE WHERE CONSTRUCTION ACTIVITY HAS PERMANENTLY STOPPED SHALL BE PERMANENTLY SEEDED. THESE AREAS SHALL BE SEEDED NO LATER THAN 14 DAYS AFTER THE LAST CONSTRUCTION ACTIVITY OCCURRING IN THESE AREAS. REFER TO THE GRADING PLAN AND/OR LANDSCAPE PLAN. CLEARED SITE DEVELOPMENT AREAS NOT CONTINUALLY SCHEDULED FOR CONSTRUCTION ACTIVITIES SHALL BE COVERED WITH HAY OR OVERSEEDED AND PERIODICALLY WATERED SUFFICIENTLY TO STABILIZE THE TEMPORARY GROUND COVER.
 - C. AT ANY TIME BOTH DURING AND AFTER SITE CONSTRUCTION THAT WATERING AND/OR VEGETATION ARE NOT EFFECTIVE IN CONTROLLING WIND EROSION AND/OR TRANSPORT OF FUGITIVE DUST, OTHER METHODS AS ARE NECESSARY FOR SUCH CONTROL SHALL BE EMPLOYED. THESE METHODS SHOULD INCLUDE ERECTION OF DUST CONTROL FENCES. A 6–FT GEOTEXTILE FILTER FABRIC SHOULD BE HANGING AGAINST THE EXISTING CHAIN LINK FENCE AND GATE.
2. ALL DUST ON THE SITE SHALL BE CONTROLLED. THE USE OF MOTOR OILS AND OTHER PETROLEUM BASED OR TOXIC LIQUIDS FOR DUST SUPPRESSION OPERATIONS IS PROHIBITED.



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JOSEPH SIMMON, P.E.
NCHMIS
1985 S. OCEAN DR.
SUITE GL-3
HALLANDALE BEACH, FL 33009

Seal

BLAINE F. ROBERTS
ARCHITECT
FL. LIC. NO. AR100680

845 N. NORTHLAKE DRIVE
RESIDENTIAL ADDITION

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Revisions:	
1	03.28.23
2	04.06.23
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Submittal:
CONSTRUCTION DOCUMENTS

Scale:

Date:

AS NOTED

FEB. 24, 2023

RAC - Job No.

22 00 08

CAD File Name:

845 N. NORTHLAKE DRIVE

Drawn by:

Checked by:

BR

Sheet title:

BEST MANAGEMENT
PRACTICES NOTES

Sheet no:

C-400



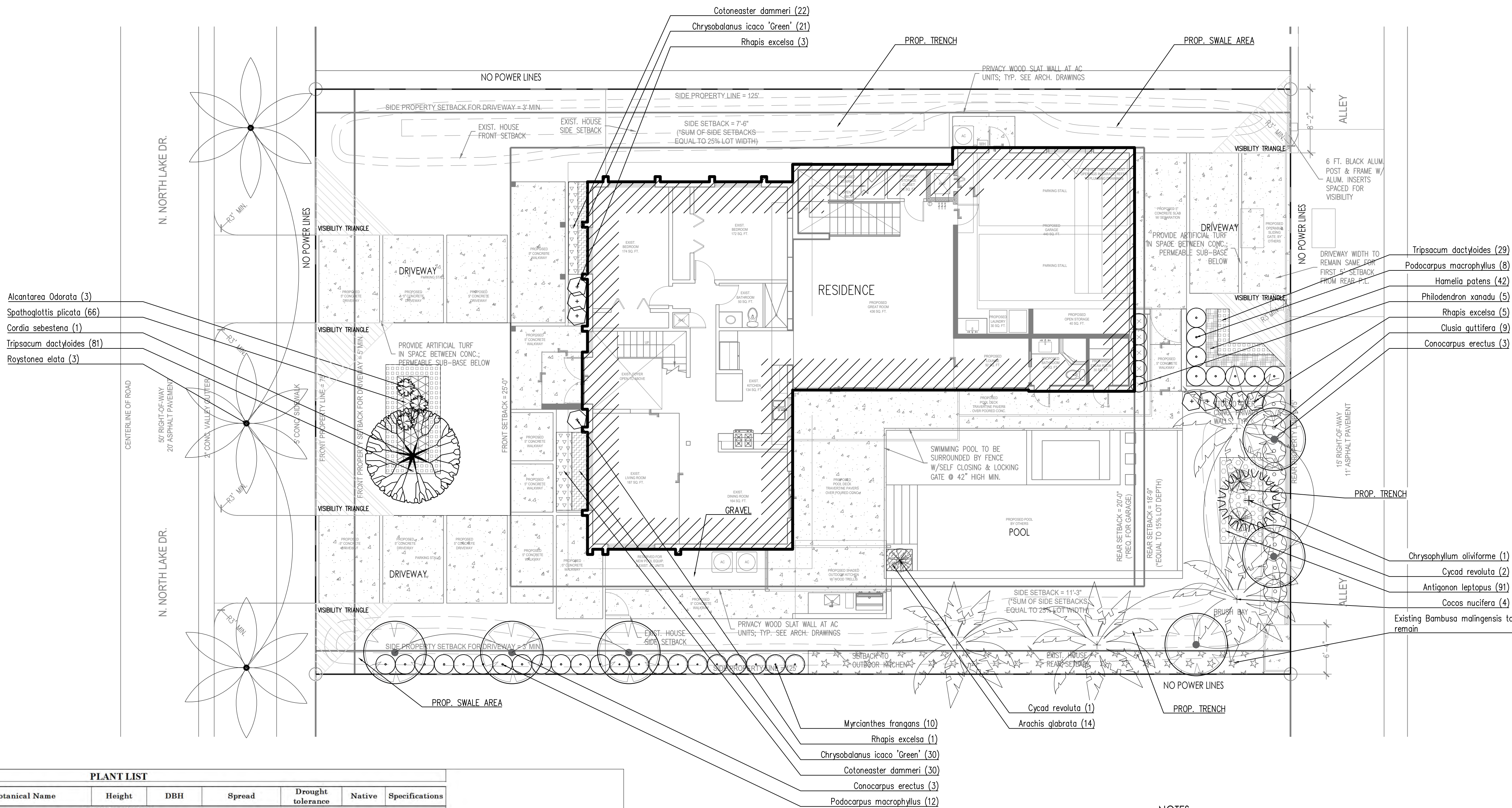
Call 811 or visit sunshine811.com two full business days before digging to have buried facilities located and marked.

Check positive response codes before you dig!



EA3 CIVIL ENGINEERING, INC.
1112 N 46 AVENUE
HOLLYWOOD, FLORIDA 33021
OFFICE: 754.777.7993
WWW.EA3CIVIL.COM

CA NO. 32522
PE NO. 82291
ERIC ARENCIBIA, P.E.



PLANT LIST								
Qty.	Common name	Botanical Name	Height	DBH	Spread	Drought tolerance	Native	Specifications
TREES & PALMS								
1	Satin Leaf	Chrysophyllum oliviforme	10'	2"	10'	Tolerant	YES	
1	Orange Geiger	Cordia sebestena	14'	2"	12'		YES	
4	Coconut Palm	Cocos nucifera	18'	12"	16'	Tolerant	NO	
6	Green Buttonwood	Conocarpus erectus	10'	3"	8'	Tolerant	YES	
3	Florida Royal Palm	Roystonea elata	28'	12"	18'	High	YES	Street tree

TOTAL TREES	8	100%
NATIVE TREES	8	100%

Qty.	Common name	Botanical Name	Size	Drought tolerance	Native	Specifications
SHRUBS & GROUNDCOVERS						
3	Bromelia Odorata	Alcantarea Odorata	7 gal	Tolerant	NO	
91	Coral Creeper	Antigonon leptopus	1 gal	Tolerant	NO	
14	Ornamental peanuts	Arachis glabrata	1 gal	Tolerant	NO	
51	Green cocoplum	Chrysobalanus icaco 'Green'	3 gal		YES	
9	Small Leaf Clusia	Clusia guttifera	15 gal		NO	
52	Cotoneaster	Cotoneaster dammeri	3 gal	Tolerant	NO	
3	King sago	Cycad revoluta	3' x 3'	Tolerant	NO	
42	Firebush	Hamelia patens	3 gal	Tolerant	YES	
10	Simpson's stopper	Myrcianthes frangans	15 gal	Tolerant	YES	
110	Fakahatchee Grass	Tripsacum dactyloides	3 gal		YES	
5	Xanadu	Philodendron xanadu	7 gal	Tolerant	NO	
20	Podocarpus	Podocarpus macrophyllus	15 gal		NO	
9	Lady palm	Rhaps excelsa	4'	Tolerant	NO	
66	Ground Orchid	Spathoglottis plicata	3 gal	Tolerant	NO	

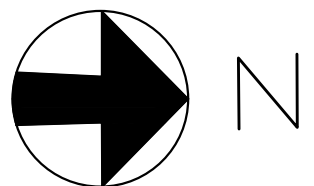
TOTAL SHRUBS	380	100%
NATIVE SHRUBS	213	56%

NOTES:
- ALL LANDSCAPING SHALL BE WARRANTED FOR 1 YEAR AFTER FINAL INSPECTION
- NO LANDSCAPE SUBSTITUTIONS SHALL BE MADE WITHOUT THE CITY OF HOLLYWOOD APPROVAL
- NO TREE REMOVAL OR PLANTING ALLOWED UNTIL SUB-PERMITS HAVE BEEN APPROVED

NOTE: THERE ARE NO EXISTING TREES ON THE PROPERTY

TREE REMOVAL DISCLAIMER:

"TREE AND PALMS SHALL NOT BE REMOVED WITHOUT FIRST OBTAINING AN APPROVED TREE REMOVAL PERMIT FROM THE CITY OF HOLLYWOOD



SHEET TITLE
Landscape plan

ISSUE DATE
02/02/2023

REVISION
Feb 2023

DESIGN
GA

DRAWN
TY

SCALE
1/8" = 1'-0"

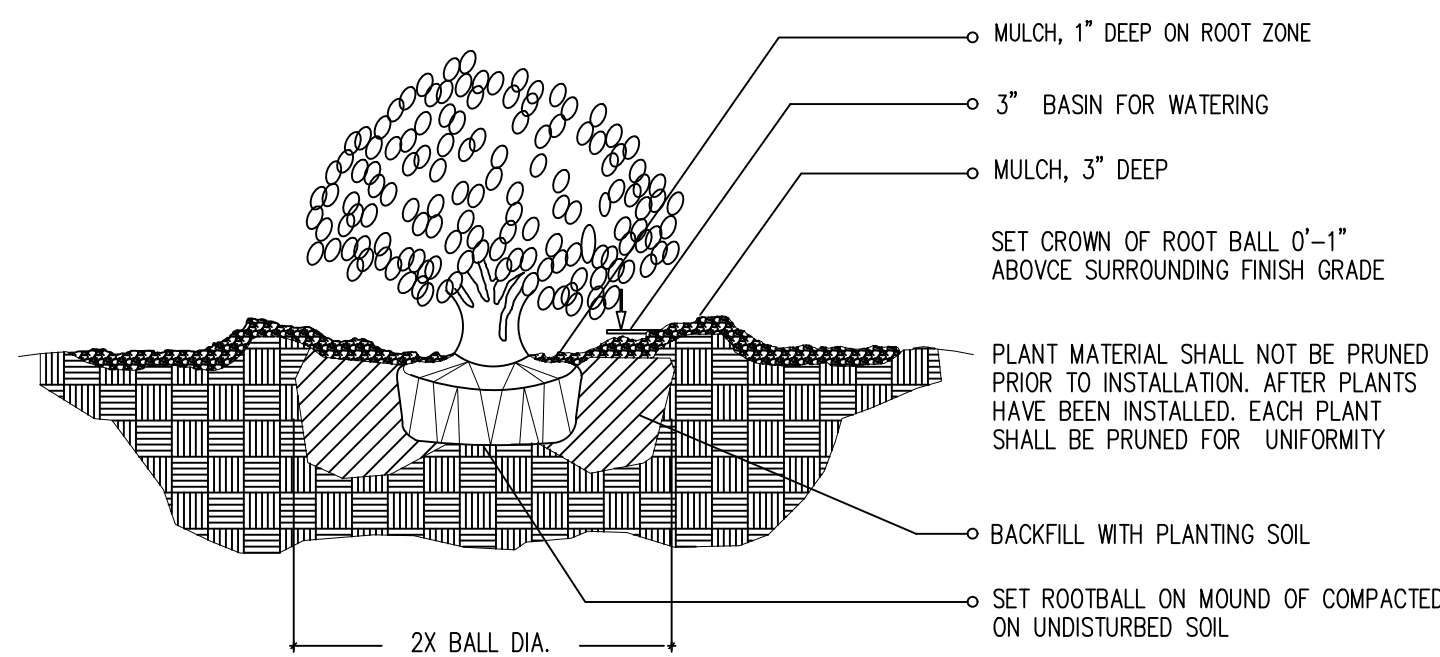
SEAL
THERESA WYMER
LA6667363

SHEET NUMBER
L-101

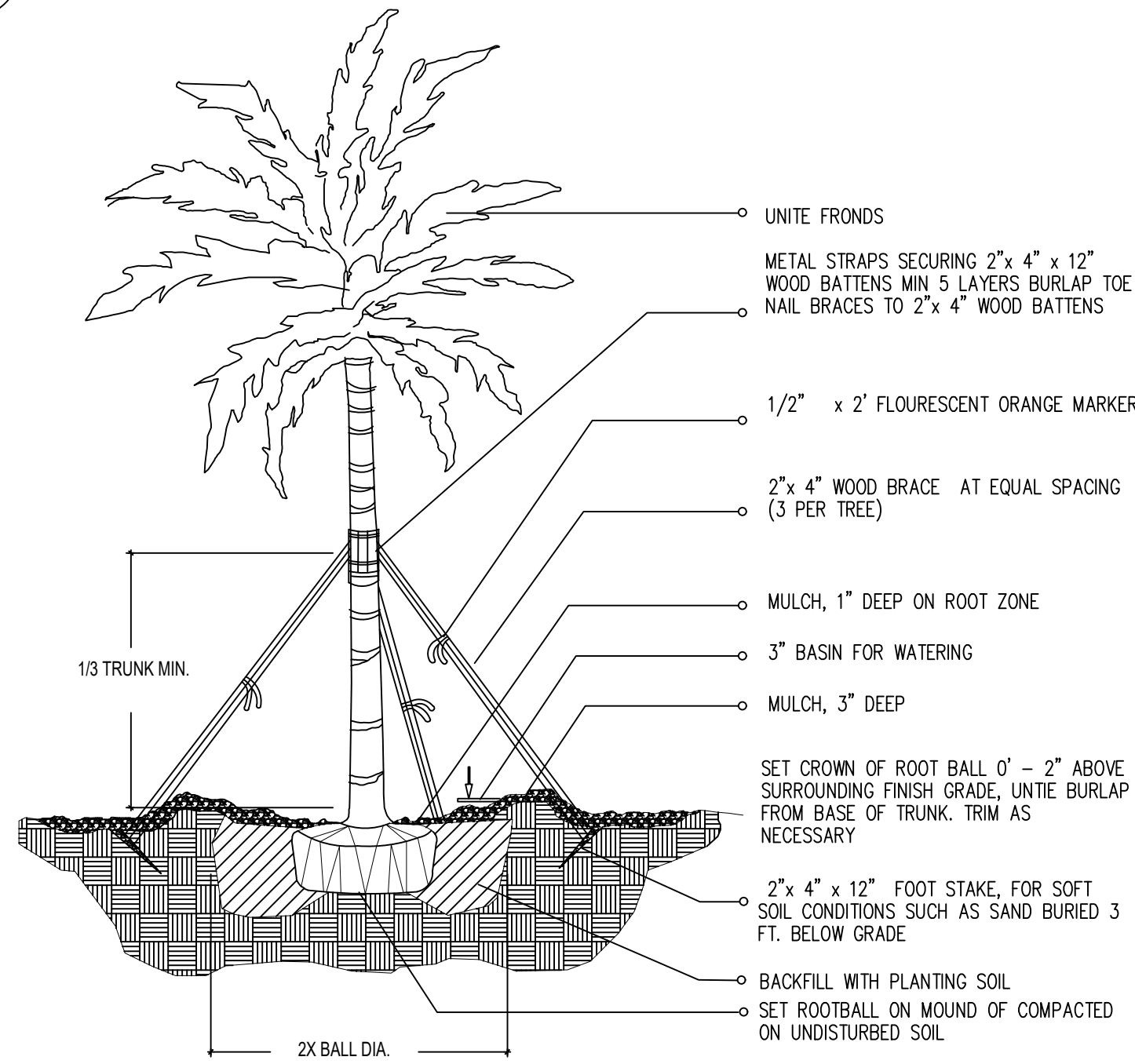
PARAMETRIKA LAND & DESIGN
Gabriela Albornoz
Theresa Wymer LA6667363



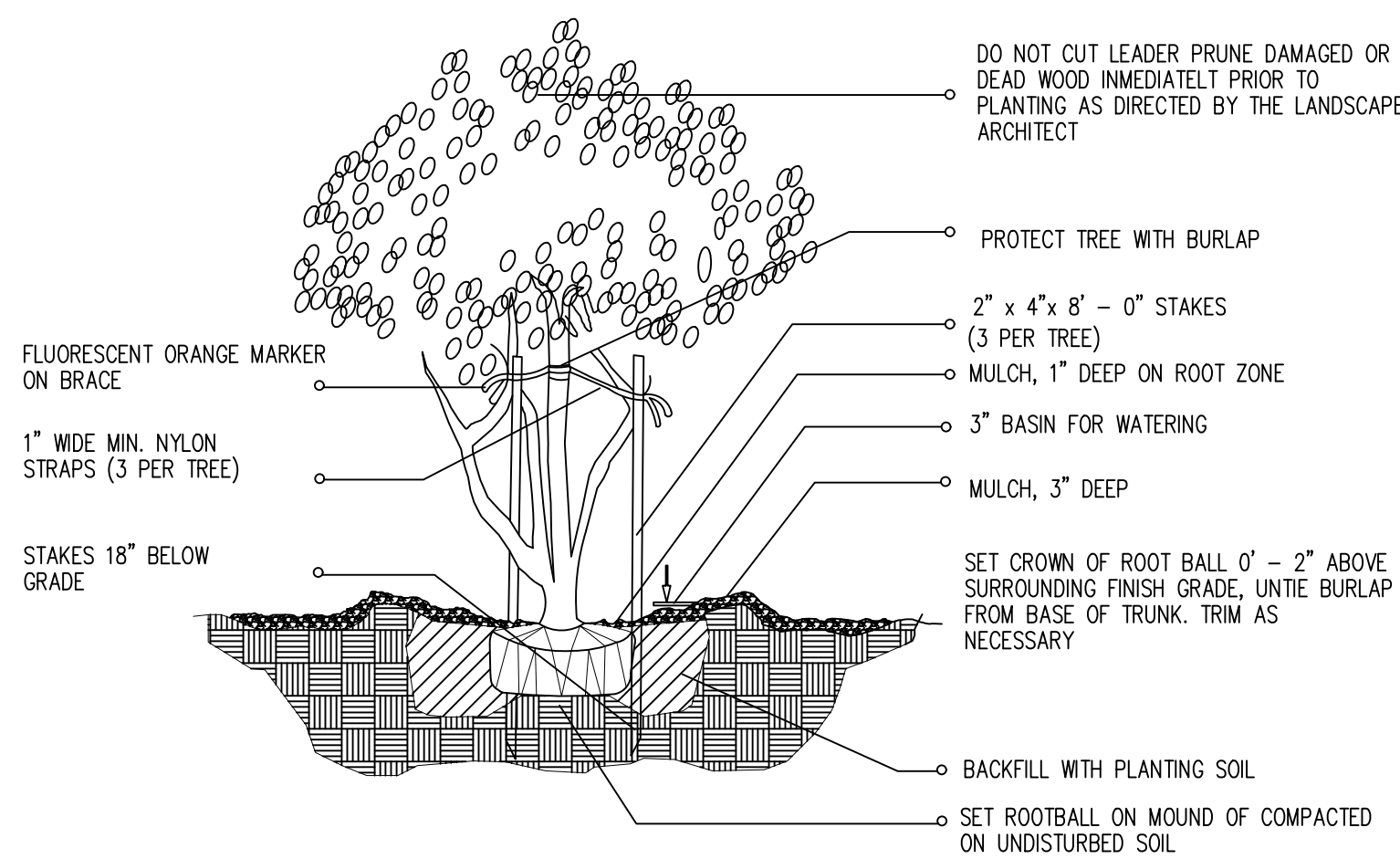
845 N North Lake Dr
845 N North Lake Dr
Hollywood, FL 33019, EE. UU.



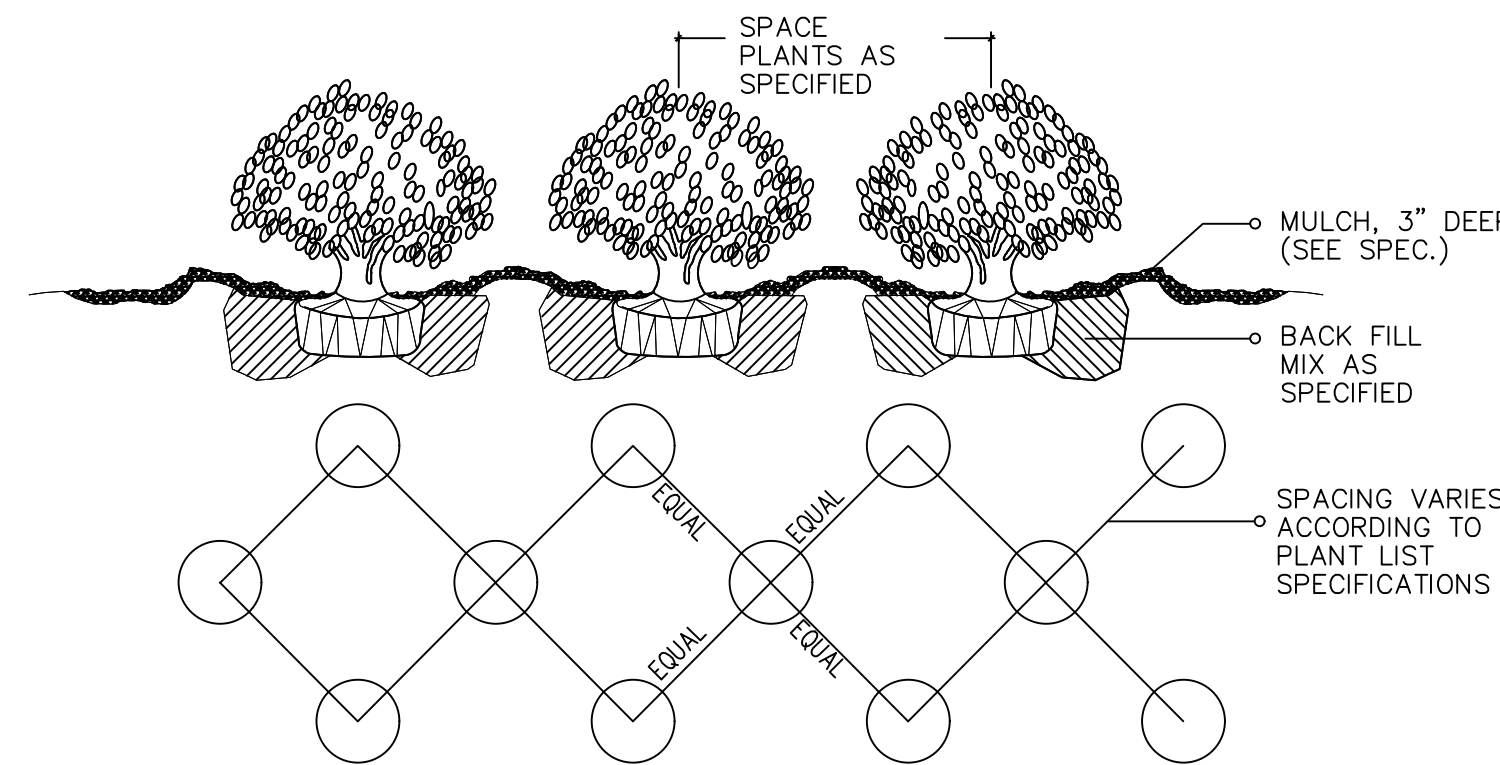
1-1 SHRUB / PLANTING DETAIL



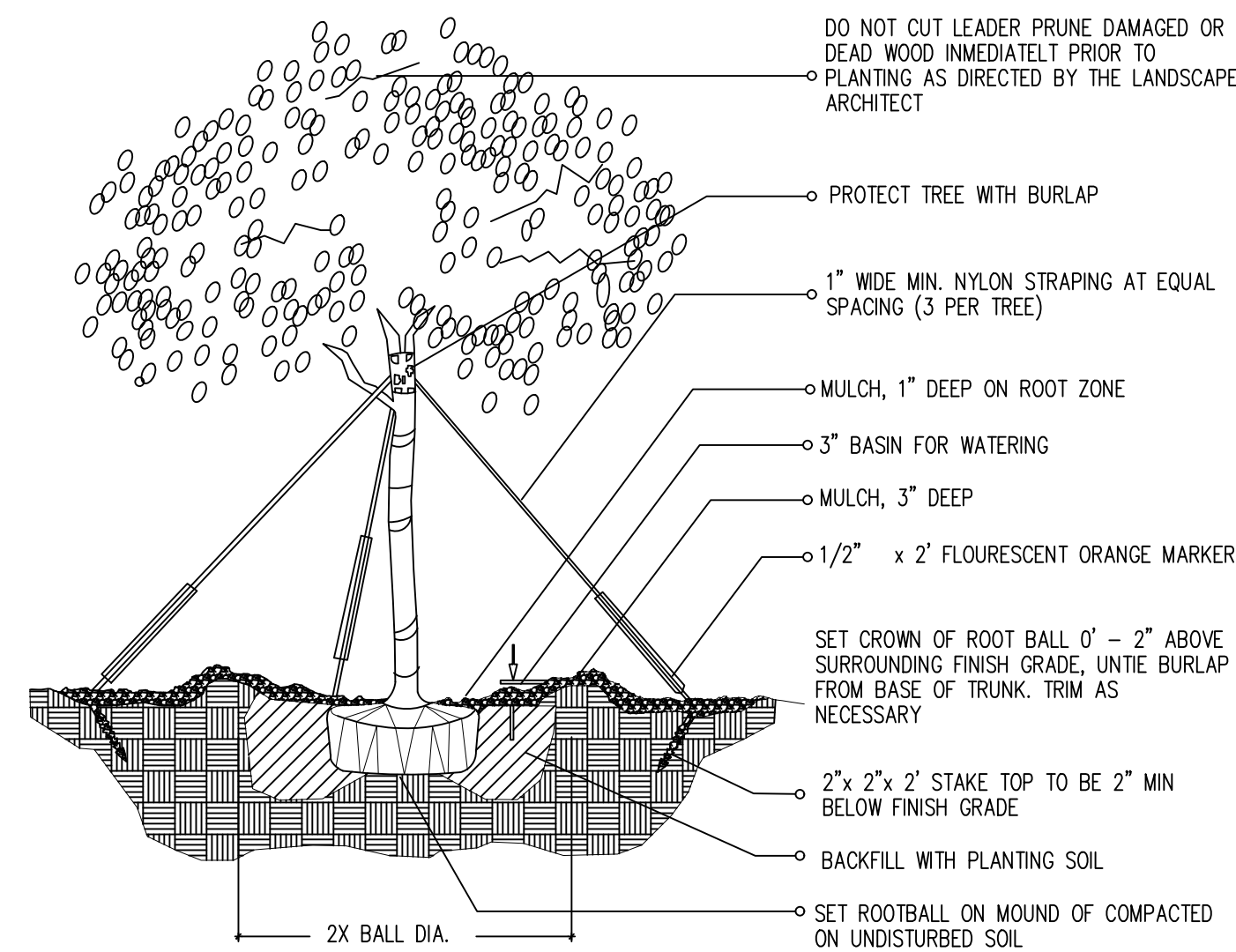
1-4 LARGE PALM / PLANTING DETAIL



1-2 MULTI-TRUNK AND SMALL TREE (2' cal. and under) / PLANTING DETAIL



1-6 SHRUB / GROUND COVER SPACING PLANTING DETAIL



1-3 (2" cal. and over) LARGE TREE / PLANTING DETAIL

LANDSCAPE LEGEND CITY OF HOLLYWOOD		
Zoning District: RS-6 (SINGLE FAMILY RESIDENTIAL)		
Lot area: 9375 sq. ft. / Acre 0.22		
Street tree distance 50 linear feet		
TREES:	REQUIRED	PROVIDED
A. No. Trees required		
3 trees in front half of plot	4	8
1 tree in rear half of plot		
(One tree per 1250 sq.ft. of front yard area)		
B. Percentage palms allowed		
Palms permitted count as 3 palms = 1 tree	4	4
Up to 50%, but more than 20% all trees must be shade natives		
C. Street trees (maximum spacing 50' o.c.)	2	3
75 linear feet along street / 50 lf = 2 trees		
D. Parking buffer trees (maximum spacing 20' o.c.)	N/A	N/A
0 linear feet along buffer / 20 lf = 0 trees		
E. Total trees required	6	11
A+C+D = Total trees (NATIVE REQUIRED)		
F. Percentage native required	5	8
60% of total trees required must be native species		
SHRUBS		
A. No. Shrubs required	25	382
15 shrubs in front half of plot		
10 shrubs in rear half of plot		
B. Percentage native required	191	213
50% of total shrubs required must be native species		
NOTES		
IRRIGATION: 100% coverage as required by City of Hollywood		
Plant material will not be planted into root balls of trees and palms		
No substitutions without the approval of Hollywood's landscape plan reviewer		

LANDSCAPE NOTES	
1.	Non Cypress variety mulch shall extend under all trees, shrubs and ground cover beds to the closest hard edge or sod border, in a minimum of 3" depth.
2.	All plants shall meet the minimum standard of Florida No. 1 or better as specified in Grade and Standards for Nursery Plants as published by the Division of Plant Industry, Florida Department of Agriculture, latest edition.
3.	All shrubs to be planted a minimum of 24", and ground covers a minimum of 12" from the edge of walks, building walls, pond's edge, etc., Isara Nora Grant and Raphiolepis indica to be planted 30" from edge of walkways.
4.	All trees and palms over 8" in height shall be braced to prevent lateral movement for a period of six months from the date of planting. Either wood braces as shown in the planting detail, or the wire and turnbuckle method shall be used. No nails, screws, metal straps or wires are to be used directly against the trees or palms trunks.
5.	All palms except for species such as Cocos, Acaelorrhaphis, Raphis, and other multitrunk palms, shall have straight trunks, free of scars, decay or any damage caused by digging, transport or planting handling of the same.
6.	All work by the Landscape Contractor shall be performed in a professional and sound manner in accordance with established standards of landscape installation practices and workmanship.
7.	Landscape Contractor is responsible for verifying plant quantities prior to bidding. Quantities shown in the plans may vary due to actual site scale, job conditions, etc., Landscape Architect assumes no responsibility for the actual plant count necessary for the successful completion of the work.
8.	Landscape Contractor and his subcontractors shall be licensed and insured as required by the municipality, county, state or any other governmental agency requiring a license or insurance in order for the Landscape Contractor to perform his work.
9.	Landscape Contractor is required to procure and obtain any necessary permits applicable for the successful completion of this project, if applicable.
10.	Landscape material shall not be allowed to grow in such a manner as to impede streetfront triangle of visibility to property owner or neighbors, so as to materially impede vision between a height of 5 feet and 8 feet.
11.	Landscape Contractor shall call Sunshine State One Call Center of Florida at 1-800-432-4770 (Toll Free) 48 hours before digging.
12.	Landscape Contractor is responsible for inspecting the site and physically observing all the site conditions prior to entering into Agreements or Contract with Owner. Landscape Contractor shall coordinate his work with the General Contractor of Construction Manager in such a manner as to allow for a speedy and orderly completion of all work on the site.
13.	Any excess soil, landscape materials and debris from the landscape Contractor's work shall be removed from the site immediately upon completion of his work.
14.	Landscape Contractor shall coordinate the proposed planting in the Planting Plan with the work required in re-collecting and removal of trees in sheet L-1 (Existing Trees).
16.	One year warranty

TREE AND PALM PROTECTION NOTES:

- Before beginning work, the Contractor is required to meet with the Landscape Architect at the site to review all work procedures, access routes, storage areas, and tree protection measures.
- Chain Link Fences shall be erected to protect trees to be preserved. Chain Link Fences define a specific protection zone from each tree or group of trees. Chain Link Fences are to remain until all site work has been completed. Chain Link Fences may not be relocated or removed without the written permission of the Landscape Architect. Refer to tree & Palms Protection Detail.
- Construction trailers, traffic and storage areas must remain outside fenced areas at all times.
- All underground utilities and/or irrigation lines shall be routed outside the tree protection zone. If lines must traverse the protection area, they shall be funneled or bored under the tree line.
- No materials, equipment, spoil, or waste or washout water may be deposited, stored, or parked within the tree protection zone (fenced area).
- Additional tree pruning required for clearance during construction must be performed by a qualified arborist and not by construction personnel.
- Any herbicides placed under paving materials must be safe for use around trees and labeled for that use. Any pesticides used on site must be tree-safe and not easily transported by water.
- If injury should occur to any tree during construction, it should be evaluated as soon as possible by the Landscape Contractor and the Landscape Architect should be notified immediately.
- Any grading, construction, demolition, or other work that is expected to encounter tree roots must be monitored by the Landscape Contractor.
- All trees shall be irrigated three times a week. Each irrigation procedure shall wet the soil within the tree protection zone to a depth of 30 inches.
- Erosion control devices such as silt fencing, debris basins, and water diversion structures shall be installed to prevent site erosion and siltation situations and/or erosion within the tree protection zone.
- Before grading, pad preparation, or excavation for foundations, footings, walls, or trenching near trees the trees shall be root pruned 12 inches outside the tree protection zone by cutting all roots cleanly to a depth of 36 inches. Roots shall be cut manually by digging a trench and cutting exposed roots with a saw, vibrating knife, rock saw, narrow trencher with sharp blades, or other approved root-pruning equipment.
- Any roots damaged during grading or construction shall be exposed to sound tissue and cut cleanly with a saw.
- If temporary haul or access roads must pass over the root area of trees to be retained, a road bed of 6 inches of mulch or gravel shall be created to protect the soil. The road bed material shall be replenished as necessary to maintain a 6 inch depth.
- Spoil from trenches, basements, or other excavations shall not be placed within the tree protection zone, either temporary or permanently.
- No burn piles or debris pits shall be placed within the tree protection zone. No ashes, debris, or garbage may be dumped or buried within the tree protection zone.
- Maintain fire-safe areas around the fences. Also, no heat sources, flames, ignition sources, or smoking is allowed near mulch or trees.

PARAMETRIKA LAND & DESIGN
Gabriela Albornoz
Theresa Wymer LA6667363



845 N North Lake Dr
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Hollywood, FL 33019, EE. UU.

SHEET TITLE
Landscape details and notes

ISSUE DATE
02/02/2023

REVISION
Feb 2023

DESIGN
GA

DRAWN
TY

SCALE
N/A

SEAL

THERESA WYMER
LA6667363

SHEET NUMBER
L-102



Callophyllum brasiliense



Chrysophyllum oliviforme



Cordia sebestena



Cocos nucifera



Conocarpus erectus



Quercus virginiana



Alcantarea Odorata



Antigonon leptopus



Arachis glabrata



Chrysobalanus icaco
'Green'



Clusia guttifera



Cotoneaster dammeri



Cycad revoluta



Hamelia patens



Myrcianthes frangans



Tripsacum dactyloides



Philodendron xanadu



Podocarpus
macrophyllus



Rhaps excelsa



Spathoglottis plicata

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Theresa Wymier LA6667363



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SHEET TITLE
Plant material

ISSUE DATE
02/02/2023

REVISION
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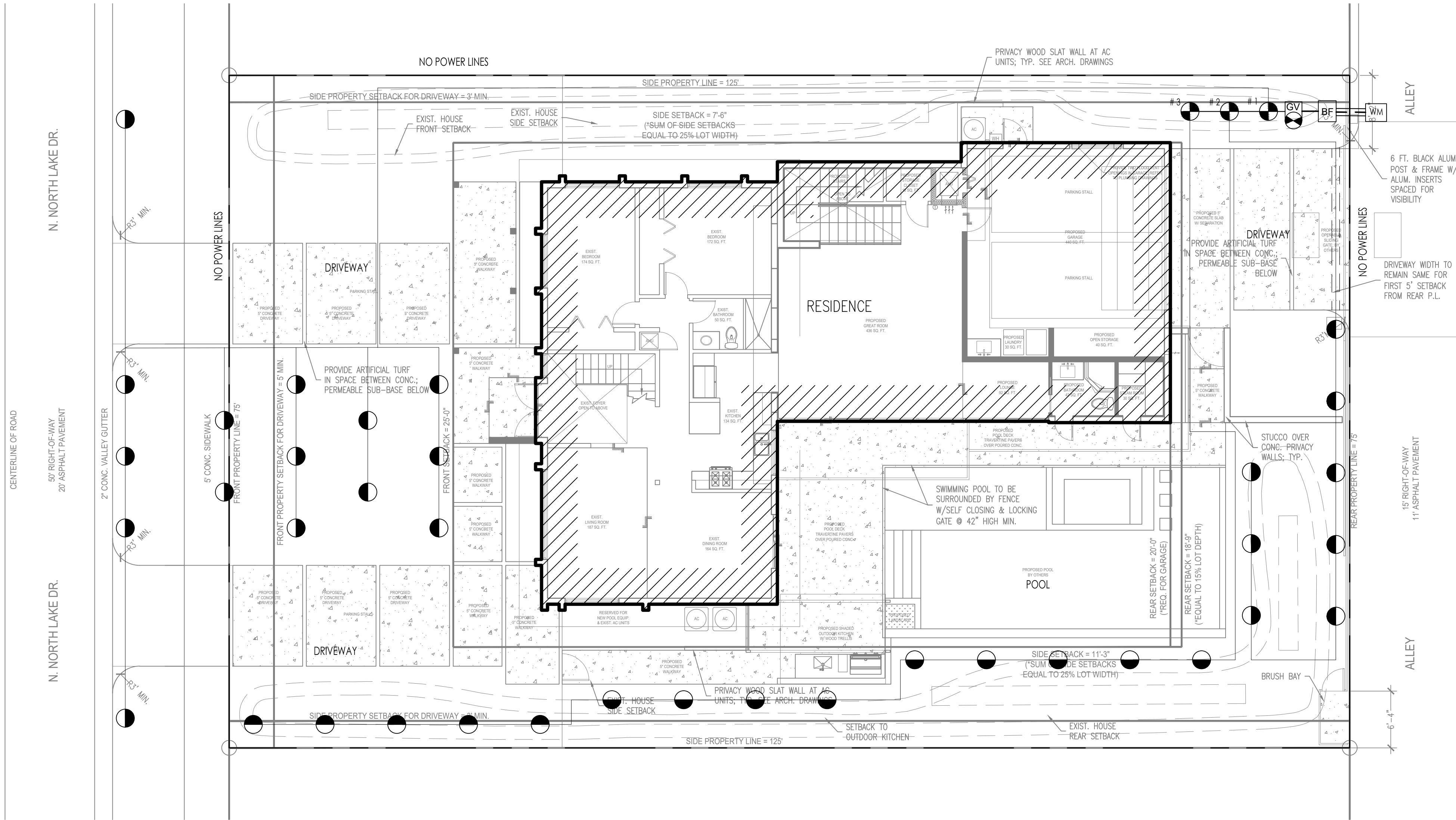
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SEAL
THERESA WYMER
LA6667363

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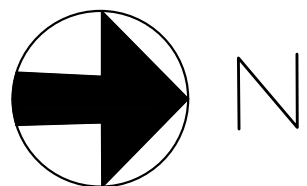


NOTE: PROVIDE 100% COVERAGE

IRRIGATION LEGEND:

- WM EXISTING WATER METER FOR IRRIGATION REFER TO CIVIL + PLUMBING ENGINEER'S PLANS
 - BF NEW REDUCED 1" PRESSURE ZONE BACKFLOW PREVENTOR LOCATED INSIDE OF P.L. REFER TO PLUMBING ENGINEER'S PLANS
 - GV MASTER VALVE FOR TOTAL SYSTEM SHUT OFF. CONNECT TO CONTROLLER
 - C RAINBIRD ESP-LX MODULAR SERIES CONTROLLER W/RAINBIRD RAIN SENSOR
 - RS RAIN BIRD RSD SERIES RAIN SENSOR ATTACHED CONTROLLER
 - 1" ELECTRIC VALVES-RAINBIRD PEB SERIES OR APPROVED EQUAL, IN 10" ROUND VALVE BOX
 - JUNCTION BOX W/WATER PROOF CONNECTORS REFER TO ELECTRICAL ENGINEER'S PLANS
 - 1" PVC Main SUPPLY LINE - Sch 40
 - PVC LATERAL LINE (Sch. 160)
 - PIPE in SLEEVE (See Sizing Chart)
 - PIPE CONNECTION
 - PIPE CROSSING
 - ZONE # X X GPM X VALVE X IRRIGATION PIPE
 - RAINBIRD 1800 PRS - U SERIES NOZZLE 4" OR 12" / QUARTER, HALF, THREE QUARTER FULL RADIUS DIAMETER AS NOTED OR AS REQUIRED
 - RAINBIRD STRIP NOZZLES AS REQUIRED
 - RAINBIRD STRIP NOZZLES AS REQUIRED
 - RAINBIRD FLOOD BUBBLERS AS REQUIRED
 - DRIP LINE
- NOTE: REFER TO IRRIGATION DETAILS ON SHEET IR-2

ZONE	ZONE	ZONE
#1	#2	#3
24 GPM	22 GPM	18 GPM
1" VALVE	1" VALVE	1" VALVE
SPRAY	SPRAY	SPRAY



PARAMETRIKA LAND & DESIGN
Gabriela Albornoz
Theresa Wymer LA6667363



845 N North Lake Dr
845 N North Lake Dr
Hollywood, FL 33019, EE. UU.

SHEET TITLE
Irrigation plan

ISSUE DATE
02/02/2023

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DESIGN
GA

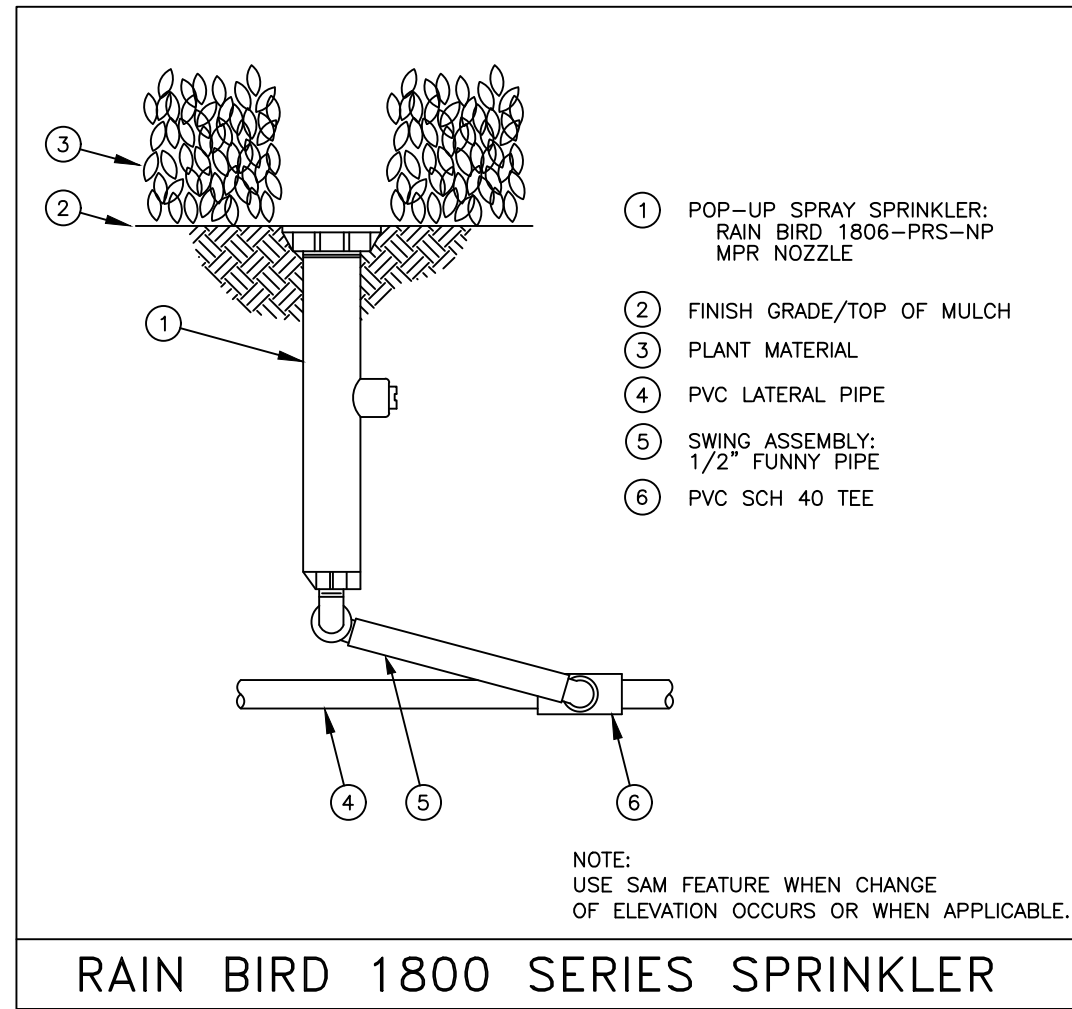
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SCALE
1/8" = 1'-0"

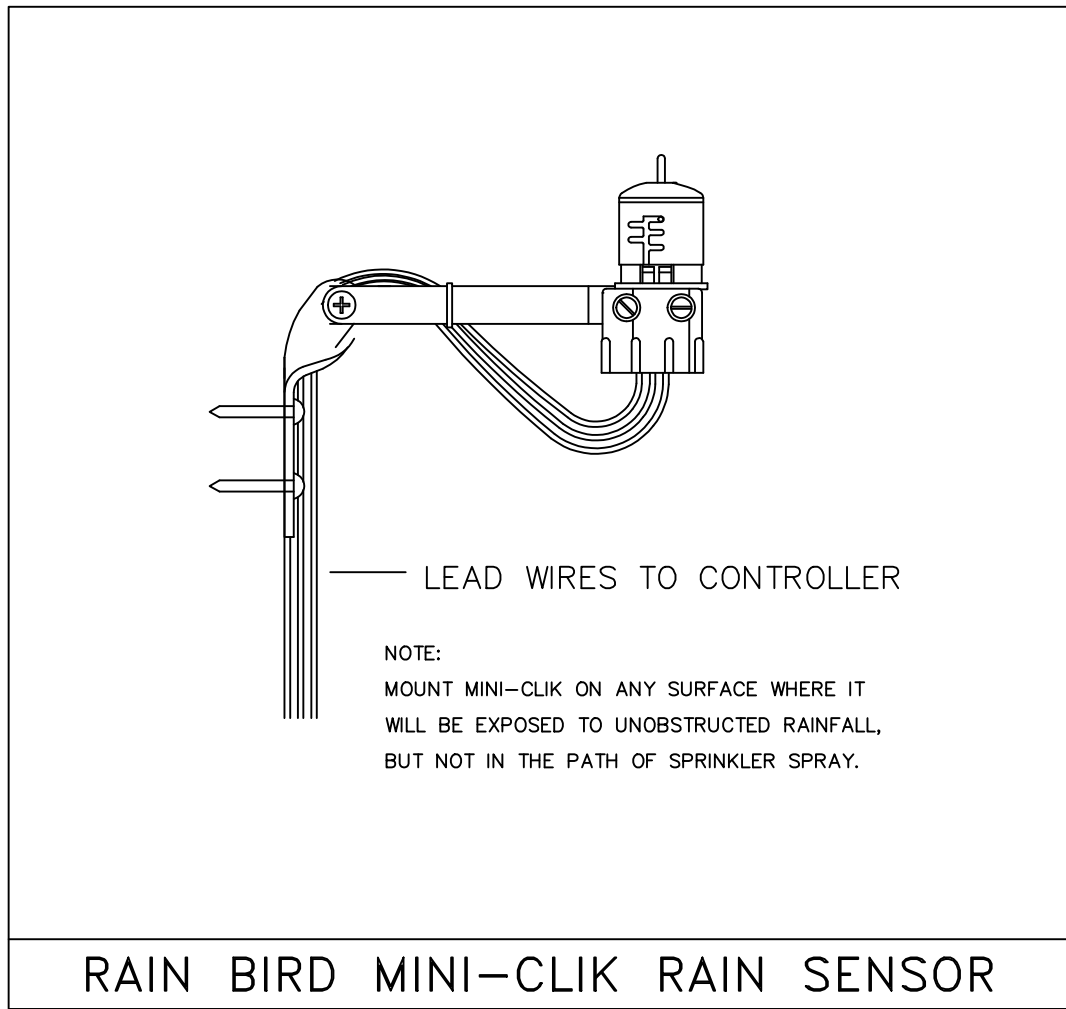
SEAL

THERESA WYMER
LA6667363

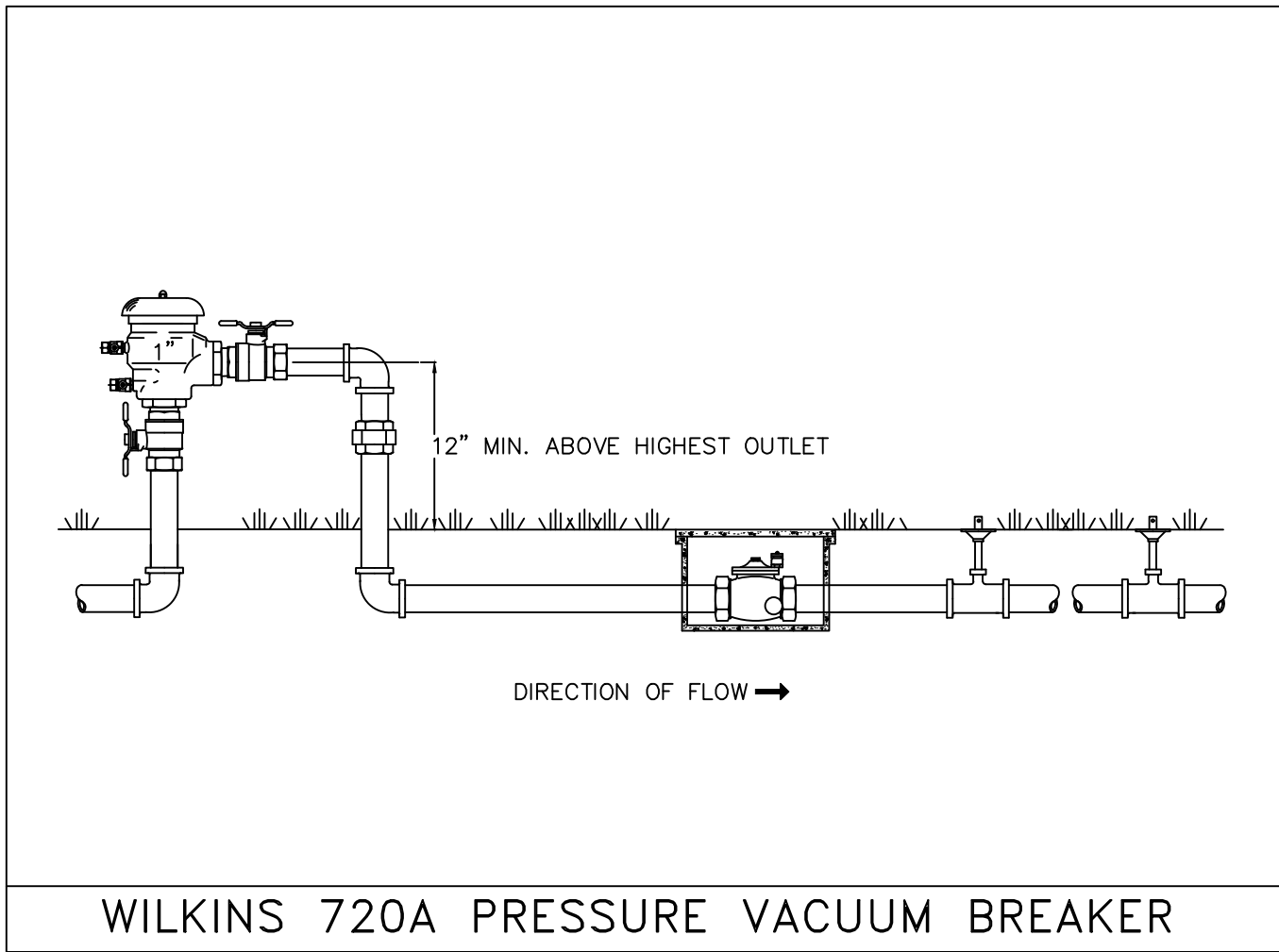
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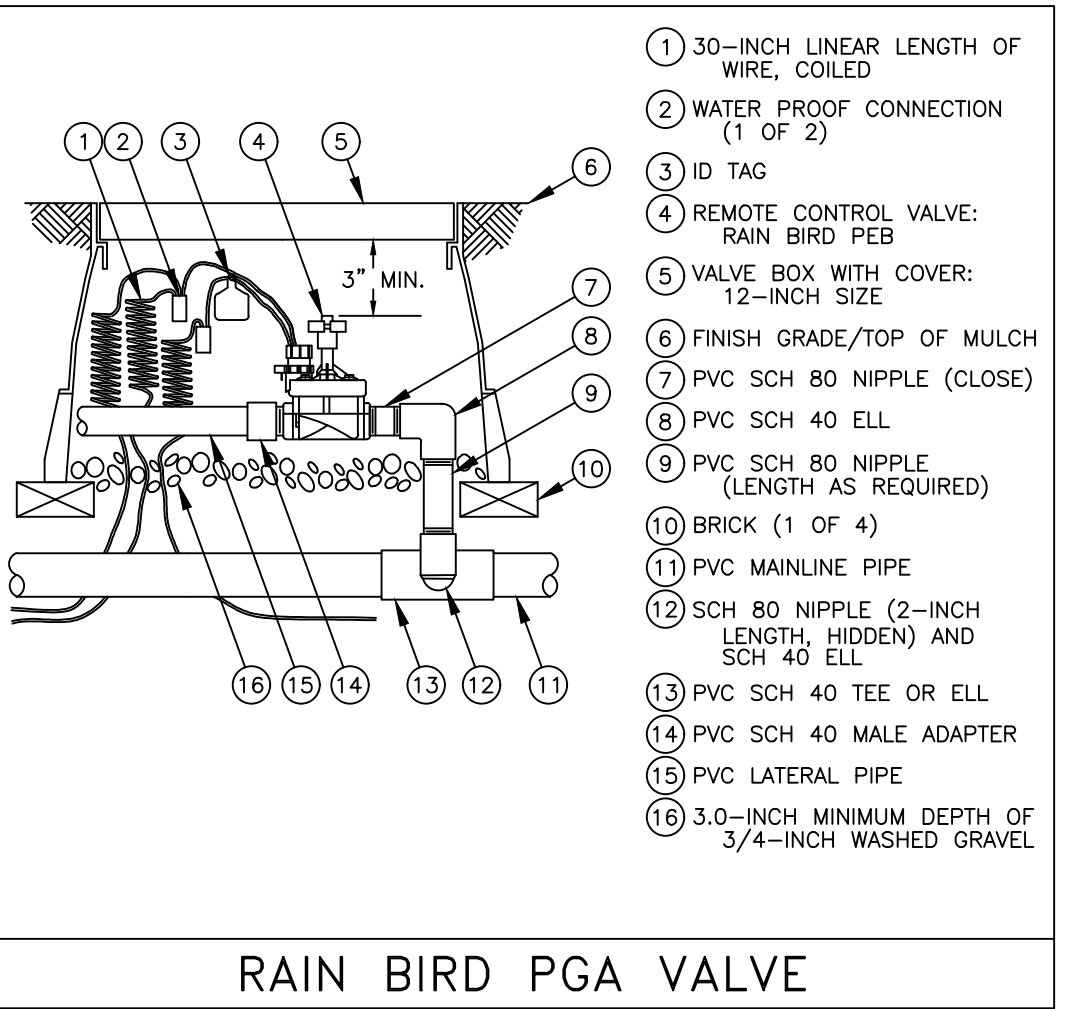
RAIN BIRD 1800 SERIES SPRINKLER



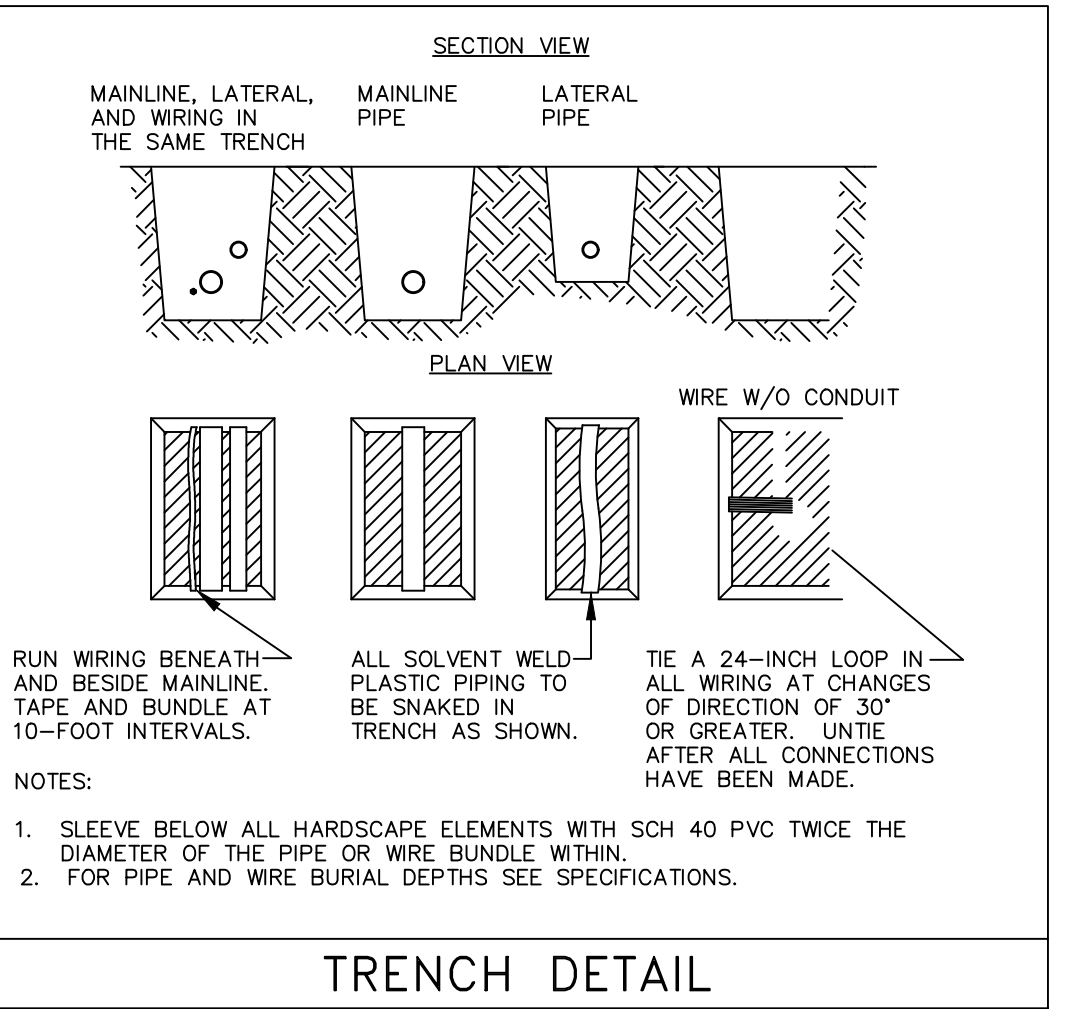
RAIN BIRD MINI-CLIK RAIN SENSOR



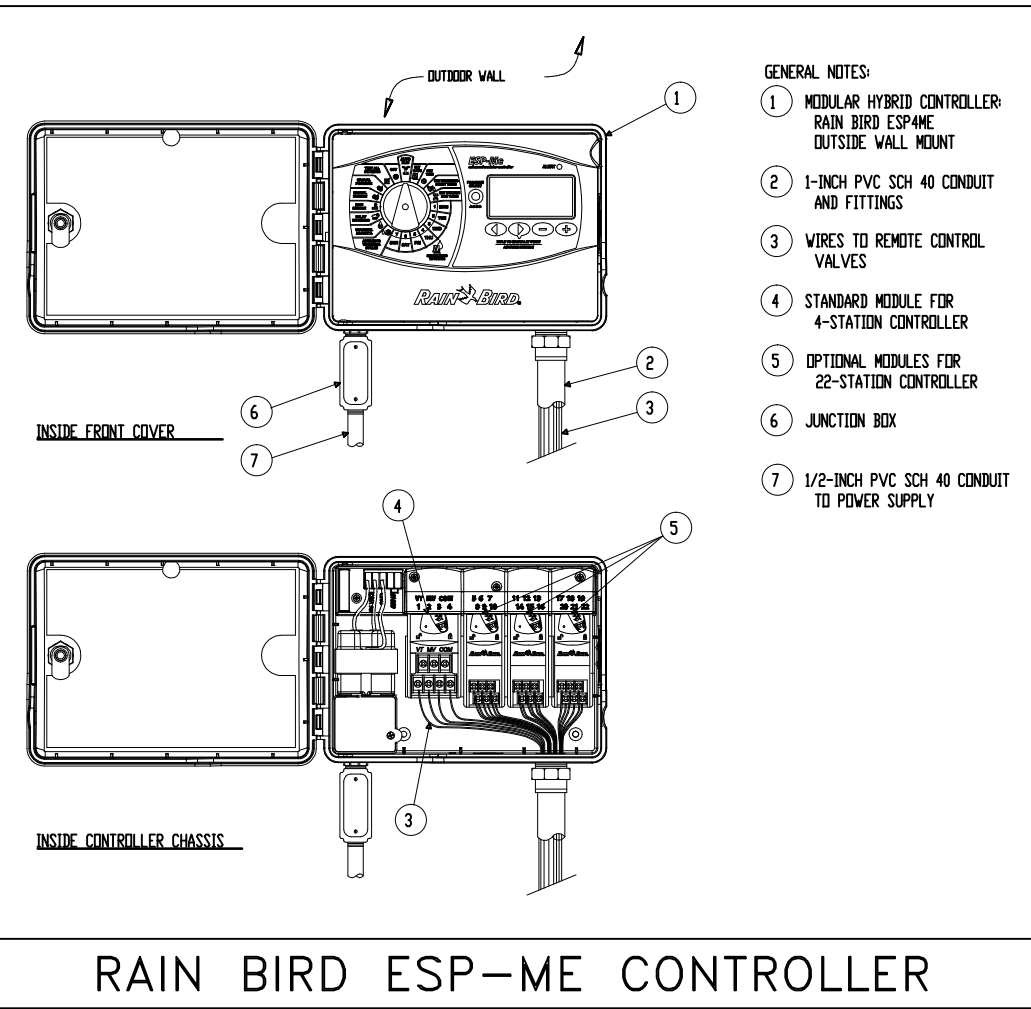
WILKINS 720A PRESSURE VACUUM BREAKER



RAIN BIRD PGA VALVE



TRENCH DETAIL



RAIN BIRD ESP-ME CONTROLLER

IRRIGATIONS REQUIREMENTS

- 1) All newly-planted and relocated plant material shall be watered by temporary or permanent irrigation systems until such time as they are established and subsequently on as-needed basis to prevent stress and die-off in compliance with existing water use restrictions.
- 2) Irrigation shall be prohibited within native plant communities and natural forest communities, except for temporary systems needed to establish newly planted material. Temporary irrigation systems shall be disconnected immediately after establishment of plant communities.
- 3) Irrigation systems shall be designed, operated and maintained to:
 - a) Meet the needs of all the plants in the landscape.
 - b) Conserve water by allowing differential operation schedules
 - c) based on hydrozone.
 - d) Consider soil, slope and other site characteristics in order to minimize water waste, including overspray or overflow on to impervious surfaces and other non-vegetated areas, and off-site runoff.
 - e) Minimize free flow conditions in case of damage or other mechanical failure.
 - f) Use low trajectory spray heads, and/or low volume water distributing or application devices.
 - g) Maximize uniformity, considering factors such as:
 - (1) Emitters types,
 - (2) Head spacing,
 - (3) Sprinkler pattern, and
 - (4) Water pressure at the emitter.
 - g) Use the lowest quality water feasible (graywater shall be used where approved systems are available).
 - h) Rain switches or other devices, such as soil moisture sensors, shall be used with automatic controls.
 - i) Where feasible, drip irrigation or micro-sprinklers shall be used.
- 4) During dry periods, irrigation application rates of between one (1) and one and one-half (1½) inches per week are recommended for turf areas.
- 5) If an irrigation system is not provided, a hose bib shall be provided within seventy-five (75) feet of any landscape area.

Irrigation Notes

LAYOUT
LAYOUT IRRIGATION SYSTEM MAINLINES AND LATERAL LINES. MAKE ALL NECESSARY ADJUSTMENTS AS REQUIRED TO TAKE INTO ACCOUNT ALL SITE OBSTRUCTIONS AND LIMITATIONS PRIOR TO EXCAVATING TRENCHES. FLAG ALL SPRINKLER HEAD LOCATIONS. ADJUST LOCATION AND MAKE THE NECESSARY MODIFICATIONS TO NOZZLE TYPES ETC. AS REQUIRED TO INSURE 100% COVERAGE AND 50% OVERLAP.
LOW ANGLE TRAJECTORY NOZZLES SHALL BE USED WHEN ALL SPRINKLERS AND ROTORS ARE LOCATED WITHIN 100' OF POOLS OR PUBLIC GATHERING AREAS.

PIPE
PIPE LOCATIONS SHOWN ON PLAN ARE SCHEMATIC ONLY AND SHALL BE ADJUSTED IN THE FIELD. WHEN LAYING-OUT MAINS AND LATERALS, LOCATE PIPE NEAR EDGES OF PAVEMENT OR AGAINST BUILDINGS WHEREVER POSSIBLE TO ALLOW SPACE FOR PLANT ROOT BALLS.
PIPING UNDER HARDSCAPES SUCH AS ROADS, WALKS, AND PATIOS ARE TO BE SLEEVED USING SCH. 40 PIPE. PIPES 4" AND UNDER TO BE SOLVENT WELD. LARGER PIPES TO BE GASKETED 'O' RING PIPES AND USE THRUST BLOCKS OR MEGA LUGS AND DUCTILE IRON FITTINGS AT TURNING LOCATIONS.

*SIZE ALL PIPE SO NOT TO EXCEED 5' PER SECOND
*INSTALL RAIN SENSOR AS PER LOCAL CODE

PIPES CONVEYING RECLAIM WATER SHALL HAVE A 3' HORIZONTAL DISTANCE SEPARATION FROM OTHER PIPING OR UTILITY SERVICES. AN 18" VERTICAL SEPARATION SHALL BE MAINTAINED WHEN APPLICABLE.
AIR RELEASE VALVES TO BE USED AT THE END OF ALL MAINLINE RUNS.
ALL PIPES TO BE IN ACCORDANCE WITH APPENDIX F OF THE 2017 FLORIDA BUILDING CODE.

WIRES
LOW VOLTAGE WIRE TO BE INSTALLED ALONG MAINLINE INSTALLATION. USE 2" SCH. 40 PVC WITH SWEEP ELBOWS AT TURNING LOCATIONS WHEN SLEEVEING IS REQUIRED. ALL SPLICES SHALL BE ENCLOSED WITHIN A VALVE/SPLICE BOX.
WIRE SIZED AND COLORED AS FOLLOWS:
#12 WHITE FOR COMMON
#12 SPARE BLACK COMMON (1 SPARE NEEDED PER 10 HOT WIRES)
#14 RED HOT WIRES
#14 SPARE YELLOW HOT WIRE (1 SPARES NEEDED PER 10 HOT WIRES, 3 SPARE MINIMUM)
WHEN WIRE RUNS EXCEEDS 3,500 LINEAR FEET, USE #10 FOR COMMON WIRES AND #12 FOR HOT/SPARE WIRES.

ALL IRRIGATION CONTROLLERS TO BE PROPERLY GROUNDED IN ACCORDANCE WITH MANUFACTURE'S RECOMMENDATIONS.

FLUSHING
PRIOR TO PLACEMENT OF HEADS FLUSH ALL LINES UNTIL LINES ARE COMPLETELY CLEAN OF DEBRIS.

TRENCHING
TRENCH BOTTOM TO BE UNIFORM AND FREE OF DEBRIS. NATIVE EXCAVATED MATERIAL USED TO BACKFILL TRENCH SHALL BE FREE FROM ROCKS OR STONES LARGER THAN 1" IN DIAMETER.

MISC.
PRESSURE TEST MAINLINE AS PER FLORIDA BUILDING CODE. INSTALL IRRIGATION SYSTEM AS PER LATEST EDITION OF THE FLORIDA BUILDING CODE, APPENDIX F., AND ALL PERTINENT LOCAL CODES.
SPRAY HEADS INSTALLED IN SHRUB AREAS TO BE 12 INCH POP-UPS OR INSTALLED ON RISERS.

PARAMETRIKA LAND & DESIGN
Gabriela Albornoz
Theresa Wymer LA6667363



845 N North Lake Dr
845 N North Lake Dr
Hollywood, FL 33019, EE. UU.

SHEET TITLE
Irrigation details and notes

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DESIGN
GA

DRAWN
TY

SCALE
N/A

SEAL

THERESA WYMER
LA6667363

SHEET NUMBER
IR-102



ROBERTS

Architecture & Construction, Inc.

Roberts Architecture and Construction, Inc.

A Design-Build Company

6511 Nova Drive, Suite 268

Davie, FL 33317

CRITERIA STATEMENT

845 N. NORTHLAKE DR. RESIDENCE

Anthony Handley

845 N. Northlake Drive

Hollywood, FL 33019

ID #: 5142 14 02 3850

Legal Description: HOLLYWOOD LAKES SECTION 1-32 B LOT 2 E1/2,3 BLK 69

—

PROPOSAL

RESIDENTIAL ADDITION

SINGLE-FAMILY RESIDENCE

TWO-STORY STRUCTURE

4 BEDROOMS (1 NEW) & 4 BATHROOMS (2 NEW)



ROBERTS

Architecture & Construction, Inc.

February 15, 2023

City of Hollywood Historic Preservation Board

2600 Hollywood Blvd., Room 315

Hollywood, FL 33022

Re: 845 N. Northlake Drive

Hollywood, FL 33019

CRITERIA APPROPRIATENESS FOR DESIGN

845 N. Northlake Drive

Hollywood, FL 33019

CRITERION: INTEGRITY OF LOCATION

The property located at 845 N. Northlake Drive was built in the late 1970's in the Lakes Area Historic Multiple Resource Listing District. This district is designated mostly for residential properties and this specific property is classified as a single-family residence. The single-family structure located towards the front of the property is scheduled to remain as is, with little to no exterior modifications or improvements. The addition proposed towards the rear of the property is defined within the specified setbacks and compliments scale and shape of existing structure utilizing same structure and similar finishes.

CRITERION: DESIGN

The proposed design of the new structure is meant to compliment and not overpower the existing structure's features, matching the scale of the existing structure. The proposed structure will be constructed in the same way as existing structure, with concrete foundation and perimeter CMU block construction. The majority of visible finishes to the public on the proposed exterior facades will be stucco, to match finish of existing stucco at existing structure. The proposed structure is scheduled to be painted upon completion to match existing color of existing structure. The design of the proposed structure utilizes the Northwest portion of property to add new structure, creating open space on the Northeast to build new in-ground pool, right off the existing kitchen and living room. This location allows for the proposed structure to match the scale of existing structure and adjacent structure to the West



ROBERTS

Architecture & Construction, Inc.

on the corner lot, whereas the structure adjacent to the East is a single-story structure and would be overpowered by the scale of a two-story structure.

CRITERION: SETTING

The proposed setting of the new structure will be located on the rear of the property, situated on the Northwest corner of lot. This location minimizes the impact to the existing structure and keeps the focus on the existing structure when driving along N. Northlake Drive. The scale of the proposed structure is designed to blend with the scale of both the existing two-story structure and the adjacent two-story structure to the West. The proposed two-story addition on the rear of the property allows for private entry through the alley and reserves required space for landscape and permeable surfaces.

CRITERION: MATERIALS

The existing structure is scheduled to remain as is, with little to no changes to the exterior and structural components. The only modifications to the existing structure would be on the rear of the property, away from public eye, to accommodate access to new structure. All finishes at existing property are scheduled to remain, and the integrity of existing structure and overall aesthetics will be undisturbed. The proposed structures design intent will be to best match the existing finishes of the existing structure through quality standards and procedures implemented during construction. The facades of the proposed structure will be stucco over CMU and concrete, with a finish to match existing. Existing and proposed structures will be painted to match, to avoid new structure taking focus off of existing structure. The proposed driveways will be poured concrete with spacing in between slabs to allow for water to permeate. Surrounding areas will be permeable surfaces, including designated landscaping areas at front and rear of property to assist in runoff control within property limits.

CRITERION: WORKMANSHIP

The key to a successful build, and meeting the design guidelines within a historic district, is quality construction management, and quality labor who specializes in the work being performed. Our team will be contracting with local trades with a focus on experienced labor and quality materials to achieve success in meeting the design guidelines for this historic neighborhood. All trades are required to be licensed and insured, and extensive research will be implemented to source the right trades who can match the quality of work expected in this historic district. We will aim to minimize disturbance to the site and eliminate disturbance off site. We will strive to minimize our impact to the site in the machinery and equipment we use, and maintain acceptable noise impact levels to adjacent residences.



ROBERTS

Architecture & Construction, Inc.

CRITERION: ASSOCIATION

Our intent is to maintain integrity between what is being proposed to build and pre-existing structures, not just on site, but within adjacent properties. We were conscious in the design process, identifying key features and components and their visibility to the public and how that affects the overall aesthetics of the existing structure, property and adjacent sites. The location of the addition on the North side of the property ensures the existing structure on south side of property remains the focal point, and the view along N. Northlake Drive remains undisturbed.

Please don't hesitate to contact me with questions or requests for additional information.

Regards,

Blaine Roberts, President
ROBERTS Architecture and Construction, Inc.