



**CITY OF HOLLYWOOD, FLORIDA
MEMORANDUM
DEPARTMENT OF DEVELOPMENT SERVICES
PLANNING DIVISION**

DATE: January 24, 2017 **FILE:** 16-C-85

TO: Historic Preservation Board

VIA: Alexandra Carcamo, Principal Planner 

FROM: Jean-Paul W. Perez, Planning Administrator 

SUBJECT: Paris Dupree and Jalon M. Johnson request a Certificate of Appropriateness for Design for exterior renovations of a single-family home located at 1423 Jefferson Street within the Lakes Area Multiple Resource Historic District.

APPLICANT'S REQUEST

Certificate of Appropriateness for Design for exterior renovations of a single-family home located within the Lakes Area Multiple Resource Historic District.

STAFF'S RECOMMENDATION

Certificate of Appropriateness for Design: Approval, with the condition a Unity of Title, in a form acceptable to the City Attorney, be submitted prior to the issuance of Building Permits, and recorded by the City of Hollywood, in the Broward County Public Records prior to Certificate of Completion (C/C) or Certificate of Occupancy (C/O).

REQUEST

The Applicant is requesting a Certificate of Appropriateness for Design for exterior renovations to a single-story home located at 1423 Jefferson Street. The site is comprised of two lots, approximately 11,000 square feet in area (± 0.25 acres). The existing one-story home is approximately 1,800 square feet originally constructed in 1950 according to Broward County Property Appraiser records. Specifically, the Applicant's request includes an interior remodel and modification of the home's floorplan as well as a modification of a portion to the roof which affects the appearance of the home from the abutting public right-of-way.

The subject home is of the Post-War Modern Ranch Style prevalent in the City's Historic District. Defining features of this style home are asymmetrical footprints, low-pitched roofs, a horizontal emphasis to windows, stucco finishes, and limited ornamentation. Much of the original design of the home has remained untouched. However, a flat roof addition was added between 1950 and 1965, where the porch in the rear was enclosed to create a Florida room in 1965. Those remain the only two noted alterations to the original design of the home. Additionally, the circular driveway, which is generally discouraged driveway configuration in the Historic District, was issued a permit for construction in 1971.

Proposed interior modifications include relocating the kitchen from the southwest part of the home to the Florida room (north), expanding the master bedroom suite including portions of the former kitchen, and relocating partitions for the remaining bedrooms and subsequent bathrooms. The modification to the roof will create a gabled roof feature at the front of the home running to the rear which is a typical of the Post-

War Modern Ranch Style home. The new roof plan will eliminate the flat roof portions at the rear of the home.

Meeting all applicable code requirements, the proposed design is consistent with the scale and massing of the adjacent neighborhood. The proposed renovations create a cohesive and functional interior space whilst the gabled roof feature further emphasizes the asymmetrical massing common amongst this style of home. Because the home was developed on two lots, Staff recommends **a Unity of Title, in a form acceptable to the City Attorney, be submitted prior to the issuance of Building Permits, and recorded by the City of Hollywood, in the Broward County Public Records prior to Certificate of Completion (C/C) or Certificate of Occupancy (C/O).**

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

SITE BACKGROUND

Applicant/Owner:	Paris Dupree & Jalon M. Johnson
Address/Location:	1423 Jefferson Street
Size of Property:	10,912 sq. ft. (0.25 acres)
Present Zoning:	Single-Family District (RS-6) Lakes Area Historic Multiple Resource Listing District (HMPRLD-1)
Present Use of Land:	Single-Family Home
Year Built:	1950

ADJACENT ZONING

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

CONSISTENCY WITH THE COMPREHENSIVE PLAN

Within the Comprehensive Plan, the primary goal of the Land Use Element is to *promote a distribution of land uses that will enhance and improve the residential, business, resort and natural communities while allowing the land owners to maximize the use of their property.* The proposed exterior renovations allow the Applicant to maximize the use of their property. By allowing the Applicant to improve the existing home, the City is accomplishing the desired reinvestment within the Lakes Area Historic Multiple Resource Listing District.

CONSISTENCY WITH THE CITY-WIDE MASTER PLAN

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

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

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

The CWMP also states *the single-family character of the area should be preserved and enhanced through strict zoning code enforcement, traffic calming and streetscape improvements.*

CONSISTENCY WITH THE HOLLYWOOD LAKES NEIGHBORHOOD PLAN

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

The Applicant's proposal contributes to the overall enhancement of this neighborhood. The design is sensitive in scale of the existing structure and the neighborhood. The proposed home does not adversely affect the integrity of the Historic District.

APPLICABLE CRITERIA

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

CRITERION: INTEGRITY OF LOCATION

ANALYSIS: The Historic Design Guidelines recommend maintaining *consistent spacing and setbacks and further state new construction should be compatible with existing buildings... Within the context of historic preservation, elements of design such as massing, scale, and rhythm reflect architectural style as well as the richness of the historic district.* The Applicant states "...[b]y maintaining the existing structural footprint... this renovation will meet the integrity [of location] criteria." The Applicant has demonstrated that the proposed exterior renovations are consistent with the City's Zoning and Land Development Regulations, and by those means establishes the location.

FINDING: Consistent.

CRITERION: DESIGN

ANALYSIS: The Historic Design Guidelines state *[i]n accordance with the Secretary of the Interior's Standards, new construction should be appropriate to its historically and architecturally significant surroundings.* It further recommends *...massing, scale and rhythm reflect architectural style as well as the richness of the historic district. These elements create a link between the old and the new in a historic district.* The proposed roof plan replaces the existing hipped and flat roof portions with a consistent ridge running north to south. The proposed gable roof breaks up the massing of the home, creating asymmetry between the two major volumes of the facade.

FINDING: Consistent.

CRITERION: SETTING

ANALYSIS: The Historic Design Guidelines states that setting is *relationship of a building to adjacent buildings and the surrounding site environment.* The proposed home maintains the building line of the abutting homes as well as all other setbacks required by the City's Zoning and Land Development Regulations. Spatial relationships with surrounding properties are harmonized by a formal landscape plan.

FINDING: Consistent.

CRITERION: MATERIALS

ANALYSIS: The Historic Design Guidelines *state that materials are an important part of the fabric of any historic district or property and help to maintain the historic character of the place.* Furthermore, materials are compatible in quality, color, texture, finish, and dimension to those which have been used in the historic district, should be used. Designing new work which is incompatible with the other buildings in the neighborhood in materials, size, scale and texture should be avoided. Areas of the façade which will be affected by the gabled roof shall utilize stucco to match the existing material. Additionally, the Applicant is proposing to change the roofing material to barrel tile to be more consistent with the surrounding properties. Clean modern tones will be used to update the neglected exterior of the home.

FINDING: Consistent.

CRITERION: WORKMANSHIP

ANALYSIS: Workmanship can apply to the property as a whole or to its individual components. Vernacular or complex methods of construction, the materials, simple or ornamental detailing; these are some elements which apply to workmanship. The Historic Design Guidelines state *[e]ach property shall be recognized as a physical record of its time, place, and use.* In this case, the proposed exterior renovations are attempting to be both relevant to the district and the architectural style of the home.

FINDING: Consistent.

CRITERION: ASSOCIATION

ANALYSIS: Design Guidelines recommend maintaining *consistent spacing and setbacks* and further state *new construction should be compatible with existing buildings... Within the context of historic preservation, elements of design such as massing, scale and rhythm reflect architectural style as well as the richness of the historic district.* Meeting all applicable code requirements, the proposed exterior renovations modify as little as possible of the original home as it has existed in context to the surrounding neighborhood for nearly 70 years. Consistency with the scale and massing of the adjacent homes has been retained.

FINDING: Consistent.

RECOMMENDATION

Certificate of Appropriateness for Design: Approval, with the condition a Unity of Title, in a form acceptable to the City Attorney, be submitted prior to the issuance of Building Permits, and recorded by the City of Hollywood, in the Broward County Public Records prior to Certificate of Completion (C/C) or Certificate of Occupancy (C/O).

ATTACHMENTS

ATTACHMENT A: Application Package
ATTACHMENT B: Aerial Photograph

DEPARTMENT OF PLANNING



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: September 5, 2016

Location Address: 1423 Jefferson St., Hollywood, FL 33020

Lot(s): 1-21 B LOT 10,11 Block(s): 87 Subdivision: _____

Folio Number(s): 5142 15 02 6200

Zoning Classification: Residential Land Use Classification: Residential

Existing Property Use: Residential Sq Ft/Number of Units: 1748

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

Has this property been presented to the City before? If yes, check all that apply and provide File Number(s) and Resolution(s): Not Applicable

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

Explanation of Request: N/A

Number of units/rooms: 3 bed, 3 bath Sq Ft: 1748

Value of Improvement: \$75,000 Estimated Date of Completion: January 15, 2017

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

Name of Current Property Owner: Paris Dupree

Address of Property Owner: 1410 S. Ocean Dr. #1106, Hollywood FL 33019

Telephone: 954-234-3015 Fax: _____ Email Address: parisdupree@hotmail.com

Name of Consultant/Representative/Tenant (circle one): Nathan Pritchard

Address: 1801 Polk Street, #220274 Hollywood, FL 33022 Telephone: 954-226-4694

Fax: _____ Email Address: nathanpritchard@mac.com

Date of Purchase: Jan 13, 2016 Is there an option to purchase the Property? Yes () No (x)

If Yes, Attach Copy of the Contract.

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

Address: _____

Email Address: _____

DEPARTMENT OF PLANNING



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: Paris Dupree-Johnson

Date: 9.8.16

PRINT NAME: Paris Dupree

Date: _____

Signature of Consultant/Representative: Nathan Pritchard

Date: 9.8.16

PRINT NAME: Nathan Pritchard

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 (project description) Renovation to my property, which is hereby made by me or I am hereby authorizing (name of the representative) Nathan Pritchard to be my legal representative before the Historical (Board and/or Committee) relative to all matters concerning this application.

Sworn to and subscribed before me

this 8 day of September 2016

[Signature]

Notary Public State of Florida

Paris Dupree-Johnson

SIGNATURE OF CURRENT OWNER

PARIS DUPREE-JOHNSON

PRINT NAME

My Commission Expires March 30, 2017 (Check One)

Personally known to me; OR

FLDL 0160660798740



BRENDA BUCKLEY
MY COMMISSION # EE 875026
EXPIRES: March 30, 2017
Bonded Thru Budget Notary Services

This Instrument Prepared by:

Michelle A. Lopez

SafeKey Title & Closings, LLC

2900 Glades Circle, Suite 750

Weston, FL 33327

as a necessary incident to the fulfillment of conditions
contained in a title insurance commitment issued by it.

Property Appraisers Parcel I.D. (Folio) Number(s):

5142 15 02 6200

File No.: 15043049A

WARRANTY DEED

This Warranty Deed, made the 13th day of January, 2016, by **DAVID J. LAMMERS, a single man and DENISE M. LAMMERS, a single woman**, hereinafter called the grantor, whose post office address is: 1423 Jefferson Street, Hollywood, FL 33020, to **JALON M. JOHNSON and PARIS DUPREE, husband and wife** whose post office address is: 1410 S Ocean Drive #1106, Hollywood, FL 33019 hereinafter called the grantee,

WITNESSETH: That said grantor, for and in consideration of the sum of \$10.00 Dollars and other valuable considerations, receipt whereof is hereby acknowledged, hereby grants, bargains, sells, aliens, remises, releases, conveys and confirms unto the grantee, all that certain land situate in Broward County, Florida, to wit:

Lots 10 and 11, Block 87, Hollywood, a subdivision, according to the plat thereof, as recorded in Plat Book 1, at Page 21, of the Public Records of Broward County, Florida.

Subject to: (1) Taxes for year of closing and subsequent years; (2) zoning and/or restrictions and prohibitions imposed by governmental authority; (3) restrictions and other matters appearing on the plat and/or common to the subdivision; (4) utility easements of record.

Grantee herein is prohibited from conveying captioned property for any sales price for a period of 30 days from the date of this deed. After this 30 day period, Grantee is further prohibited from conveying the property for a sales price greater than \$321,600.00 until 90 days from the date of this deed. These restrictions shall run with the land and are not personal to the Grantee.

The property is the homestead of the Grantor(s).

TOGETHER with all the tenements, hereditaments and appurtenances thereto belonging or in anywise appertaining.

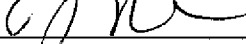
To Have and to Hold, the same in fee simple forever.


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, except taxes accruing subsequent to 2015, reservations, restrictions and easements of record, if any.

(The terms "grantor" and "grantee" herein shall be construed to include all genders and singular or plural as the context indicates.)

IN WITNESS WHEREOF, Grantor has hereunto set grantor's hand and seal the day and year first above written.

SIGNED IN THE PRESENCE OF THE FOLLOWING WITNESSES
TWO SEPARATE DISINTERESTED WITNESSES REQUIRED



Witness Signature: 
Printed Name: Julie G. Cohen



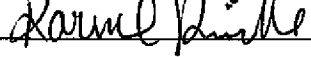
DAVID J. LAMMERS

Witness Signature: 
Printed Name: Karime R. Pinilla

Witness Signature: 
Printed Name: Julie G. Cohen

 BY  AS ATTORNEY IN FACT

DENISE M. LAMMERS, By: DAVID J. LAMMERS, as
attorney-in-fact

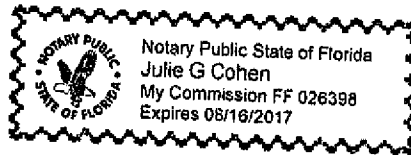
Witness Signature: 
Printed Name: Karime R. Pinilla

State of Florida
County of Broward

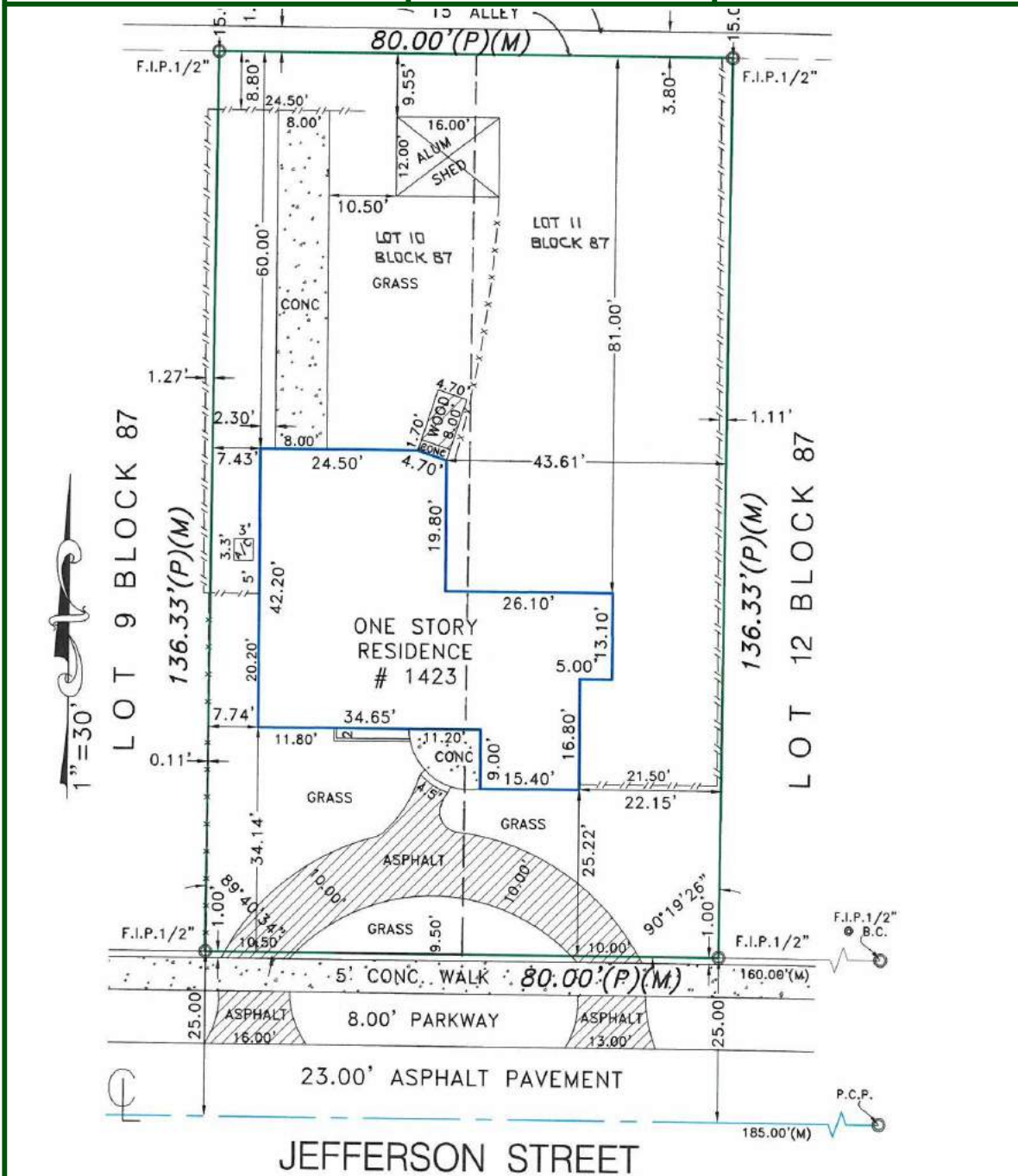
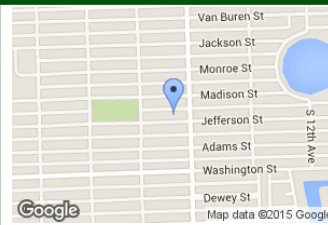
The foregoing instrument was acknowledged before me this 13th day of January, 2016 by DAVID J. LAMMERS and DENISE M. LAMMERS who is/are personally known to me or has/have produced drivers license(s) as identification.

My Commission Expires:

Notary Public Signature
Printed Name: Julie G. Cohen
Serial Number _____



Ordered By:



Accepted By:

Property Address:
1423 Jefferson Street
Hollywood, Florida 33020

Notes: **FENCES ENCROACH OVER WEST LOT LINE.**

SURVEYOR'S CERTIFICATION: I HEREBY CERTIFY THAT THIS BOUNDARY SURVEY IS A TRUE AND CORRECT REPRESENTATION OF A SURVEY PREPARED UNDER MY DIRECTION. THIS COMPLIES WITH THE MINIMUM TECHNICAL STANDARDS, AS SET FORTH BY THE STATE OF FLORIDA BOARD OF PROFESSIONAL LAND SURVEYORS IN CHAPTER 53-17, FLORIDA ADMINISTRATIVE CODE PURSUANT TO 472.027, FLORIDA STATUTES.

SIGNED
EFRAIN LOPEZ
STATE OF FLORIDA
P.S.M. No. 6792

FOR THE FIRM
M.E. Land Surveying, Inc.
10665 SW 190th Street
Suite 3110
Miami, FL 33157
Phone: (305) 740-3319
Fax: (305) 669-3190
LB#: 7989



Surveyor's Legend

	PROPERTY LINE	FND	FOUND IRON PIPE / PIN AS NOTED ON PLAT	B.R.	BEARING REFERENCE	TEL	TELEPHONE FACILITIES
	STRUCTURE	LB#	LICENSE # - BUSINESS		CENTRAL ANGLE OR DELTA	U.P.	UTILITY POLE
	CHAIN-LINK FENCE OR WIRE FENCE	LS#	LICENSE # - SURVEYOR	R	RADIUS OR RADIAL	E.U.B.	ELECTRIC UTILITY BOX
	WOOD FENCE	CALC	CALCULATED POINT	RAD.	RADIAL TIE	SEP.	SEPTIC TANK
	IRON FENCE	SET	SET PIN	N.R.	NON RADIAL	D.F.	DRAINFIELD
	EASEMENT		CONTROL POINT	TYP.	TYPICAL	A/C	AIR CONDITIONER
	CENTER LINE		CONCRETE MONUMENT	I.R.	IRON ROD	S/W	SIDEWALK
	WOOD DECK		BENCHMARK	I.P.	IRON PIPE	D.W.Y.	DRIVEWAY
	CONCRETE	ELEV	ELEVATION	N&D	NAIL & DISK	SCR.	SCREEN
	ASPHALT	P.T.	POINT OF TANGENCY	PK NAIL	PARKER-KALON NAIL	GAR	GARAGE
	BRICK / TILE	P.C.	POINT OF CURVATURE	D.H.	DRILL HOLE	ENCL.	ENCLOSURE
	WATER	P.R.M.	PERMANENT REFERENCE MONUMENT		WELL	N.T.S.	NOT TO SCALE
	APPROXIMATE EDGE OF WATER	P.C.C.	POINT OF COMPOUND CURVATURE		FIRE HYDRANT	F.F.	FINISHED FLOOR
	COVERED AREA	P.R.C.	POINT OF REVERSE CURVATURE	M.H.	MANHOLE	T.O.B.	TOP OF BANK
	TREE	P.O.B.	POINT OF BEGINNING	O.H.L.	OVERHEAD LINES	E.O.W.	EDGE OF WATER
	POWER POLE	P.O.C.	POINT OF COMMENCEMENT	TX	TRANSFORMER	E.O.P.	EDGE OF PAVEMENT
	CATCH BASIN	P.C.F.	PERMANENT CONTROL POINT	CATV	CABLE TV RISER	C.V.G.	CONCRETE VALLEY GUTTER
C.U.E.	COUNTY UTILITY EASEMENT	M	FIELD MEASURED	W.M.	WATER METER	B.S.L.	BUILDING SETBACK LINE
I.L./E.E.	INGRESS / EGRESS EASEMENT	P	PLATTED MEASUREMENT	P/E	POOL EQUIPMENT	S.T.L.	SURVEY TIE LINE
U.E.	UTILITY EASEMENT	D	DEED	CONC.	CONCRETE SLAB		CENTER LINE
		C	CALCULATED	ESMT	EASEMENT	R/W	RIGHT-OF-WAY
		L.M.E.	LAKE OR LANDSCAPE MAINT. ESMT.	D.E.	DRAINAGE EASEMENT	P.U.E.	PUBLIC UTILITY EASEMENT
		R.O.E.	ROOF OVERHANG EASEMENT	L.B.E.	LANDSCAPE BUFFER EASEMENT	C.M.E.	CANAL MAINTENANCE EASEMENT
				L.A.E.	LIMITED ACCESS EASEMENT	A.E.	ANCHOR EASEMENT

Property Address:

1423 Jefferson Street
Hollywood, Florida 33020

Flood Information:

Community Number: 125113
Panel Number: 12011C0569H
Suffix: H
Date of Firm Index: 08/18/2014
Flood Zone: AE
Base Flood Elevation: 7
Date of Field Work: 11/30/2015
Date of Completion: 12/01/2015

General Notes:

- 1.) The Legal Description used to perform this survey was supplied by others. This survey does not determine or is not to imply ownership
- 2.) This survey only shows above ground improvements. Underground utilities, footings, or encroachments are not located on this survey map
- 3.) If there is a septic tank, well, or drain field on this survey, the location of such items was shown to us by others and the information was not verified.
- 4.) Examination of the abstract of title will have to be made to determine recorded instruments, if any, effect this property. The lands shown herein were not abstracted for easement or other recorded encumbrances not shown on the plat
- 5.) Wall ties are done to the face of the wall.
- 6.) Fence ownership is not determined.
- 7.) Bearings referenced to line noted B.R
- 8.) Dimensions shown are platted and measured unless otherwise shown.
- 9.) No identification found on property corners unless noted.
- 10.) Not valid unless sealed with the signing surveyors embossed seal.
- 11.) Boundary survey means a drawing and/or graphic representation of the survey work performed in the field, could be drawn at a shown scale and/or not to scale
- 12.) Elevations if shown are based upon NGVD 1929 unless otherwise noted
- 13.) This is a BOUNDARY SURVEY unless otherwise noted.
- 14.) This survey is exclusive for the use of the parties to whom it is certified. The certifications do not extend to any unnamed parties.
- 15.) This survey shall not be used for construction/permitting purposes without written consent from the land surveyor who has signed and sealed this survey.

Legal Description:

Lot Lot 10 and 11, of Block 87, of Hollywood, according to the plat thereof, as recorded in Plat Book 1, Page 21, of the public records of Broward County, Florida

Printing Instructions:

While viewing the survey in any PDF Reader, select the File Drop-down and select "Print". Select a color printer, if available; or at least one with 8.5" x 14" (legal) paper. Select ALL for Print Range, and the # of copies you would like to print out.
Under the "Page Scaling" please make sure you have selected "None".
Do not check the "Auto-rotate and Center" box.
Check the "Choose Paper size by PDF" checkbox, then click OK to print.

Certified To:

Jalon M. Johnson & Paris Dupree
Strock & Cohen, Zipper Law Group, P.A.
Stewart Title Guaranty Company
Mackinac Savings Bank, FSB
its successors and/or assigns as their interest may appear.

Please copy below for policy preparation purposes only:

This policy does not insure against loss or damage by reason of the following exceptions: Any rights, easements, interests, or claims which may exist by reason of, or reflected by, the following facts shown on the survey prepared by
EFRAIN LOPEZ dated 12/01/2015 bearing Job # B-12459 :
a. FENCES ENCROACH OVER WEST LOT LINE.



M.E. Land Surveying, Inc.

10665 SW 190th Street, Suite 3110 Miami, FL 33157
Phone: (305) 740-3319
Fax: (305) 669-3190
LB#: 7989



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

ELEVATION CERTIFICATE

IMPORTANT: FOLLOW THE INSTRUCTIONS ON PAGES 8-15

OMB Control Number: 1660-0008
Expiration: 11/30/2018

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

SECTION A - PROPERTY INFORMATION				FOR INSURANCE COMPANY USE	
A1. Building Owner's Name				Policy Number:	
A2. Building Street Address (including Apt., Unit, Suite, and/or Bldg. No.) or P.O. Route and Box No.				Company NAIC Number:	
City		State		Zip Code	
A3. Property Description (Lot and Block Numbers, Tax Parcel Number, Legal Description, etc.)					
A4. Building Use (e.g., Residential, Non-Residential, Addition, Accessory, etc.)					
A5. Latitude/Longitude: Lat. _____ Long. _____ Horizontal Datum: <input type="radio"/> NAD 1927 <input type="radio"/> NAD 1983					
A6. Attach at least 2 photographs of the building if the Certificate is being used to obtain flood insurance.					
A7. Building Diagram Number _____					
A8. For a building with a crawlspace or enclosure(s):					
A9. For a building with an attached garage:					
a) Square footage of crawlspace or enclosure(s) _____ sq ft		a) Square footage of attached garage _____ sq ft			
b) Number of permanent flood openings in the crawlspace or enclosure(s) within 1.0 foot above adjacent grade _____		b) Number of permanent flood openings in the attached garage within 1.0 foot above adjacent grade _____			
c) Total net area of flood openings in A8.b _____ sq in		c) Total net area of flood openings in A9.b _____ sq in			
d) Engineered flood openings? <input type="radio"/> Yes <input type="radio"/> No					
d) Engineered flood openings? <input type="radio"/> Yes <input type="radio"/> No					
SECTION B - FLOOD INSURANCE RATE MAP (FIRM) INFORMATION					
B1. NFIP Community Name & Community Number			B2. County Name		B3. State
B4. Map/Panel Number	B5. Suffix	B6. FIRM Index Date	B7. FIRM Panel Effective/ Revised Date	B8. Flood Zone(s)	B9. Base Flood Elevation(s) (Zone AO, use base flood depth)
B10. Indicate the source of the Base Flood Elevation (BFE) data or base flood depth entered in Item B9: <input type="radio"/> FIS Profile <input type="radio"/> FIRM <input type="radio"/> Community Determined <input type="radio"/> Other/Source: _____					
B11. Indicate elevation datum used for BFE in Item B9: <input type="radio"/> NGVD 1929 <input type="radio"/> NAVD 1988 <input type="radio"/> Other/Source: _____					
B12. Is the building located in a Coastal Barrier Resources System (CBRS) area or Otherwise Protected Area (OPA)? <input type="radio"/> Yes <input type="radio"/> No Designation Date: <input type="radio"/> CBRS <input type="radio"/> OPA					
SECTION C - BUILDING ELEVATION INFORMATION (SURVEY REQUIRED)					
C1. Building elevations are based on: <input type="radio"/> Construction Drawings* <input type="radio"/> Building Under Construction* <input type="radio"/> Finished Construction					
* A new Elevation Certificate will be required when construction of the building is complete.					
C2. Elevations: Zones A1-A30, AE, AH, A (with BFE), VE, V1-V30, V (with BFE), AR, AR/A, AR/AE, AR/A1-A30, AR/AH, AR/AO. Complete Items C2.a-h below according to the building diagram specified in Item A7. In Puerto Rico only, enter meters.					
Benchmark Utilized: _____ Vertical Datum: _____					
Indicate elevation datum used for the elevations in items a) through h) below. <input type="radio"/> NGVD 1929 <input type="radio"/> NAVD 1988 <input type="radio"/> Other/Source: _____					
Datum used for building elevations must be the same as that used for the BFE.					
Check the measurement used.					
a) Top of bottom floor (including basement, crawlspace, or enclosure floor)		_____ . _____		<input type="radio"/> feet <input type="radio"/> meters	
b) Top of the next higher floor		_____ . _____		<input type="radio"/> feet <input type="radio"/> meters	
c) Bottom of the lowest horizontal structural member (V Zones only)		_____ . _____		<input type="radio"/> feet <input type="radio"/> meters	
d) Attached garage (top of slab)		_____ . _____		<input type="radio"/> feet <input type="radio"/> meters	
e) Lowest elevation of machinery or equipment servicing the building (Describe type of equipment and location in Comments)		_____ . _____		<input type="radio"/> feet <input type="radio"/> meters	
f) Lowest adjacent (finished) grade next to building (LAG)		_____ . _____		<input type="radio"/> feet <input type="radio"/> meters	
g) Highest adjacent (finished) grade next to building (HAG)		_____ . _____		<input type="radio"/> feet <input type="radio"/> meters	
h) Lowest adjacent grade at lowest elevation of deck or stairs, including structural support		_____ . _____		<input type="radio"/> feet <input type="radio"/> meters	

ELEVATION CERTIFICATE, page 2

OMB Control Number: 1660-0008
Expiration: 11/30/2018

IMPORTANT: In these spaces, copy the corresponding information from Section A.				FOR INSURANCE COMPANY USE	
Building Street Address (including Apt., Unit, Suite, and/or Bldg. No.) or P.O. Route and Box No.				Policy Number:	
City		State		Zip Code	
				Company NAIC Number:	
SECTION D - SURVEYOR, ENGINEER, OR ARCHITECT CERTIFICATION					
<p>This certification is to be signed and sealed by a land surveyor, engineer, or architect authorized by law to certify elevation information. <i>I certify that the information on this Certificate represents my best efforts to interpret the data available. I understand that any false statement may be punishable by fine or imprisonment under 18 U.S. Code, Section 1001.</i></p>					
<input type="checkbox"/> Check here if attachments.			Were latitude and longitude in Section A provided by a licensed land surveyor? <input type="radio"/> Yes <input type="radio"/> No		
Certifier's Name			License Number		
Title		Company Name			
Address		City		State	Zip Code
Signature		Date		Telephone	
<div style="border: 1px solid black; width: 100px; height: 100px; margin: 0 auto;"></div> PLACE SEAL HERE					
Copy all pages of this Elevation Certificate for (1) community official, (2) insurance agent/company, and (3) building owner.					
Comments (including type of equipment and location, per C2(e), if applicable)					
Signature				Date	
SECTION E - BUILDING ELEVATION INFORMATION (SURVEY NOT REQUIRED) FOR ZONE AO AND ZONE A (WITHOUT BFE)					
<p>For Zones AO and A (without BFE), complete Items E1-E5. If the Certificate is intended to support a LOMA or LOMR-F request, complete Sections A, B, and C. For Items E1-E4, use natural grade, if available. Check the measurement used. In Puerto Rico only, enter meters.</p>					
<p>E1. Provide elevation information for the following and check the appropriate boxes to show whether the elevation is above or below the highest adjacent grade (HAG) and the lowest adjacent grade (LAG).</p>					
<p>a) Top of bottom floor (including basement, crawlspace, or enclosure) is _____ . _____ <input type="radio"/> feet <input type="radio"/> meters <input type="checkbox"/> above or <input type="checkbox"/> below the HAG.</p>					
<p>b) Top of bottom floor (including basement, crawlspace, or enclosure) is _____ . _____ <input type="radio"/> feet <input type="radio"/> meters <input type="checkbox"/> above or <input type="checkbox"/> below the LAG.</p>					
<p>E2. For Building Diagrams 6-9 with permanent flood openings provided in Section A Items 8 and/or 9 (see page 8 of Instructions), the next higher floor (elevation C2.b in the diagrams) of the building is _____ . _____ <input type="radio"/> feet <input type="radio"/> meters <input type="checkbox"/> above or <input type="checkbox"/> below the HAG.</p>					
<p>E3. Attached garage (top of slab) is _____ . _____ <input type="radio"/> feet <input type="radio"/> meters <input type="checkbox"/> above or <input type="checkbox"/> below the HAG.</p>					
<p>E4. Top of platform of machinery and /or equipment servicing the building is _____ . _____ <input type="radio"/> feet <input type="radio"/> meters <input type="checkbox"/> above or <input type="checkbox"/> below the HAG.</p>					
<p>E5. Zone AO only: If no flood depth number is available, is the top of the bottom floor elevated in accordance with the community's floodplain management ordinance? <input type="radio"/> Yes <input type="radio"/> No <input type="radio"/> Unknown. The local official must certify this information in Section G.</p>					
SECTION F - PROPERTY OWNER (OR OWNER'S REPRESENTATIVE) CERTIFICATION					
<p>The property owner or owner's authorized representative who completes Sections A, B, and E for Zone A (without a FEMA-issued or community-issued BFE) or Zone AO must sign here. The statements in Sections A, B, and E are correct to the best of my knowledge.</p>					
Property Owner or Owner's Authorized Representative's Name					
Address		City		State	ZIP Code
Signature		Date		Telephone	
Comments					
<input type="checkbox"/> Check here if attachments.					

ELEVATION CERTIFICATE, page 3

OMB Control Number: 1660-0008
Expiration: 11/30/2018

IMPORTANT: In these spaces, copy the corresponding information from Section A.		FOR INSURANCE COMPANY USE
Building Street Address (including Apt., Unit, Suite, and/or Bldg. No.) or P.O. Route and Box No.		Policy Number:
City	State	Zip Code
		Company NAIC Number:
SECTION G - COMMUNITY INFORMATION (OPTIONAL)		
The local official who is authorized by law or ordinance to administer the community's floodplain management ordinance can complete Sections A, B, C (or E), and G of this Elevation Certificate. Complete the applicable item(s) and sign below. Check the measurement used in Items G8-G10. In Puerto Rico only, enter meters.		
<p>G1. <input type="checkbox"/> The information in Section C was taken from other documentation that has been signed and sealed by a licensed surveyor, engineer, or architect who is authorized by law to certify elevation information. (Indicate the source and date of the elevation data in the Comments area below.)</p> <p>G2. <input type="checkbox"/> A community official completed Section E for a building located in Zone A (without a FEMA-issued or community-issued BFE) or Zone AO.</p> <p>G3. <input type="checkbox"/> The following information (Items G4-G10) is provided for community floodplain management purposes.</p>		
G4. Permit Number	G5. Date Permit Issued	G6. Date Certificate of Compliance/Occupancy Issued
G7. This permit has been issued for: <input type="radio"/> New Construction <input type="radio"/> Substantial Improvement		
G8. Elevation of as-built lowest floor (including basement) of the building: _____ . _____ <input type="radio"/> feet <input type="radio"/> meters Datum _____		
G9. BFE or (in Zone AO) depth of flooding at the building site: _____ . _____ <input type="radio"/> feet <input type="radio"/> meters Datum _____		
G10. Community's design flood elevation: _____ . _____ <input type="radio"/> feet <input type="radio"/> meters Datum _____		
Local Official's Name		Title
Community Name		Telephone
Signature		Date
Comments (including type of equipment and location, per C2(e), if applicable)		
<div style="text-align: right;"><input type="checkbox"/> Check here if attachments.</div>		

IMPORTANT: In these spaces, copy the corresponding Information from Section A.			FOR INSURANCE COMPANY USE
Building street Address (including Apt., Unit, Suite, and/or Bldg. No.) or P.O. Routs and Box No. 1423 JEFFERSON STREET			Policy Number:
City HOLLYWOOD	State FL	Zip Code 33020	Company NAIC Number:

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

PHOTOS TAKEN ON 10/13/2016

FRONT VIEW LOOKING NORTHERLY



ENTRY VIEW



SIDE VIEW



REAR VIEW



Permit # _____

Date: _____

LOT COVERAGE INFORMATION

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

1. 10,912 SQUARE FEET OF YOUR LOT (length x width)
2. 1748 SQUARE FEET OF YOUR HOUSE
3. 1300 SQUARE FEET OF ALL EXISTING IMPERVIOUS SURFACES (e.g. Driveways, walkways, decks, pools, storage sheds, etc.)
4. N/A SQUARE FEET OF THE ADDITION, AND OR...
5. N/A SQUARE FEET OF THE PROPOSED ACCESSORY STRUCTURES, DRIVEWAYS, PAVEMENT, DECKS, ETC.
6. 3100 TOTAL SQUARE FEET OF THE IMPERVIOUS AREA ON YOUR LOT (Add Nos. 2 + 3+ 4+ 5)...
7. 28% PERCENTAGE OF IMPERVIOUS LOT COVERAGE (Divide No.6 by No. 1)

MICROFILM NO. _____
 NAME OF OWNER Coleman
 ADDRESS 1423 Jefferson St.
 LEGAL DESCRIPTION 10-11 of 87 Twp of Hurd.
 DESCRIPTION OF CONST. _____ FEE 5.00
 ARCHITECT: _____ EVAL. 340.00

PERMIT TYPE	NO.	DATE	TO WHOM	FIXT. or BRT.
BLDG.				
ROOF				
ELECTRICAL				
PLUMBING				
LATH-PLAST-DRYWALL				
SEPTIC, SEWER				
A/C DUCTS-MECH.	<u>4408</u>	<u>11-5-71</u>	<u>Frank Letter</u>	<u>(1) 1/2 to</u>
SCREEN ENCL.				
POOL				
DRIVEWAY				
FENCE				
SIDEWALK				

OWNER		JOB CARD	
COLAMAN		JOB ADDRESS 1423 Jefferson Street	
LEGAL DESCRIPTION	LOT NUMBER	BLOCK	SUBDIVISION OR ADDITION
MICROFILM NO.	ARCHITECT	FEE \$ 6.00	VALUATION \$ 550.00
DESCRIPTION OF CONSTRUCTION Reroof			
TYPE PERMIT	NUMBER	DATE	CONTRACTOR
BUILDING			
DOOF 600	30995	2-6-76	White Seal
ELECTRIC-BASIC			
ELECTRIC-SUPP.			
PLUMBING			
L-P-DRY WALL			
FENCE			
NOTES:			

& GAS			
SEPTIC TANK			
INSPECTIONS REVERSE SIDE			

NAME OF OWNER *Ed. Bradley*
 ADDRESS *1423 Jefferson St*
 LEGAL DESCRIPTION *Lot 8 Blk 86 Sub*
 DESCRIPTION OF CONST. *SEE 12 50*
 ARCHITECT: *Indewalk Culinary Design* *EVAL 200 -*

PERMIT TYPE	NO.	DATE	D. WHEN	FILE NO. NOT.
BLDG.	9122	6-19-71	additions	711219
ROOF				
ELECTRICAL				
PLUMBING				
GAS				
SEPTIC, SEWER				
A/C DUCTS				
SCREEN ENCL.				
POOL				
DRIVEWAY				
FENCE				

OWNER *AL COLEMAN* JOB CARD *534*
 JOB ADDRESS *1423 JEFFERSON STREET*

LEGAL DESCRIPTION *10 & 11* LOT NUMBER *87* DIVISION OF REGISTRY *TOWN OF HOLLYWOOD*
 MICROFILM NO. ARCHITECT *SEE* VALUATION *8.00 3 200.00*

DESCRIPTION OF CONSTRUCTION *UTILITY SHED* ☒ SEPTIC TANK ☐ POOL

TYPE PERMIT	NUMBER	DATE	CONTRACTOR	TYPE PERMIT	NUMBER	DATE	CONTRACTOR
BUILDING	2929	3-23-72	DADE-BROWARD	SEPTIC/SEWER			
ROOF				A/C/CONDITION			
ELECTRIC-BASIC				MECHANICAL			
ELECTRIC-SUPP.				SCREEN			
PLUMBING				POOL			
L-P-DRY WALL				DRIVEWAY			
FENCE				RATIO OF WALL			

NOTES:

FORM 688-1



SW 6001 Grayish

Interior / Exterior

Locator Number: 240-C1



Color Details

Color Family: Neutrals

RGB Value: R-207 | G-202 | B-199

Hexadecimal Value: #CFCAC7

LRV: 60

Due to individual computer monitor limitations, colors seen here may not accurately reflect the selected color. To confirm your color choices, visit your neighborhood Sherwin-Williams store and refer to our in-store color cards.

STORE NEAR YOU

18336 W DIXIE HWY
North Miami Beach, FL 33160-2002
(305) 935-1472

NOTES:

FAVORITE STORE

18336 W DIXIE HWY
North Miami Beach, FL 33160-2002
(305) 935-1472

We can also be reached by phone at: 1-800-4-SHERWIN (1-800-474-3794)





SUBJECT PROPERTY

1423 Jefferson St.



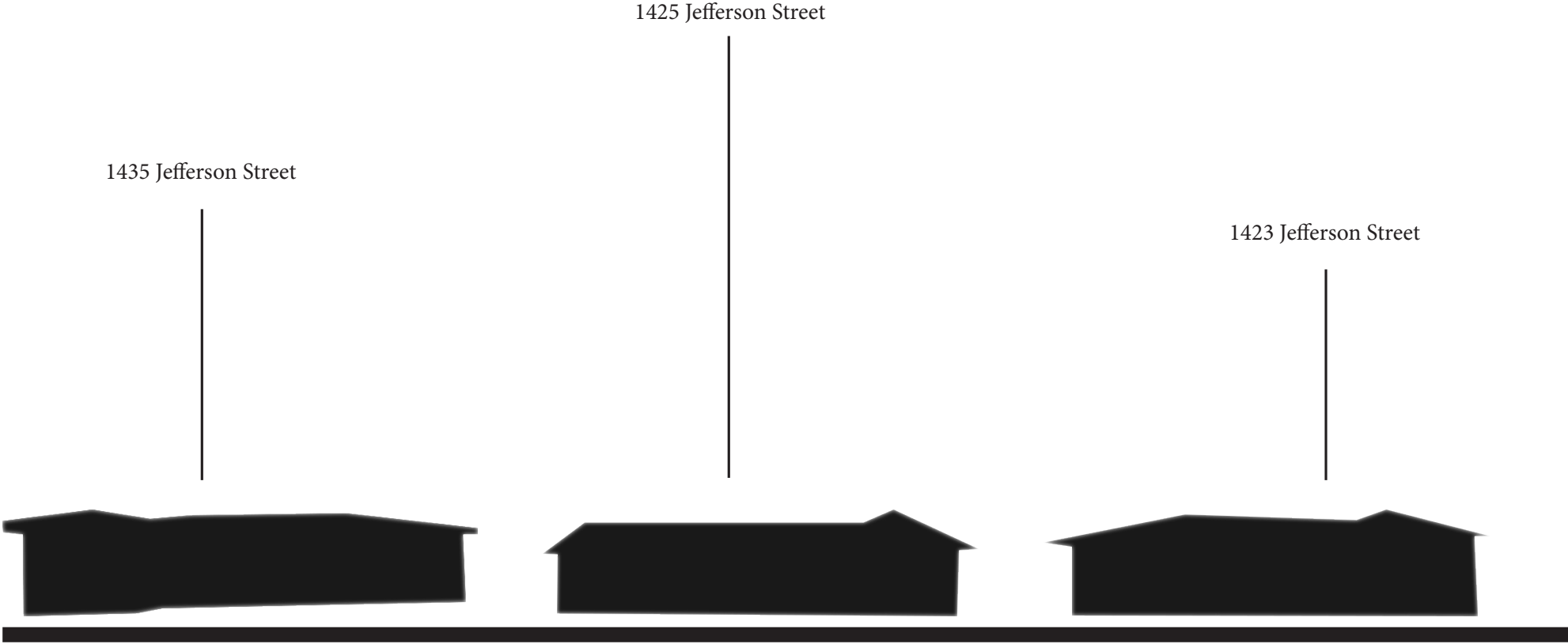
EAST ADJACENT PROPERTY

1415 Jefferson St.



WEST ADJACENT PROPERTY

1425 Jefferson St.



1423 JEFFERSON STREET

HOLLYWOOD, FLORIDA 33020



LOCATION PLAN
00.0 N.T.S.

SCOPE OF WORK

1. REMOVE & REPLACE 33.5' X 46.9' OF EXISTING ROOF TRUSSES ABOVE THE FAMILY, LIVING, MASTER BED & BATH, DINING, AND KITCHEN AREA WITH SCISSOR TRUSS TYPE.
2. REMOVE & INSTALL NEW ROOFING AS PER NEW LAYOUT.
3. REMOVE & INSTALL NEW NON-BEARING LOAD INTERIOR WALLS AS PER NEW LAYOUT.
4. REMOVE & INSTALL NEW ELECTRICAL FIXTURES AS PER NEW LAYOUT.
5. REMOVE & INSTALL NEW PLUMBING FIXTURES AS PER NEW LAYOUT.
6. REMOVE & INSTALL NEW MECHANICAL FIXTURES AS PER NEW LAYOUT.
7. PREP/PAINT AS PER OWNER SPECS.
8. ADDITIONAL FINISH WORK.

LEGAL DESCRIPTION:

(FOLIO: 5142 15 02 6200)
HOLLYWOOD 1-21 B LOT, 11 BLK 87
LOT SIZE 80' X 136.33'
RS-3

SETBACK REQUIREMENTS:

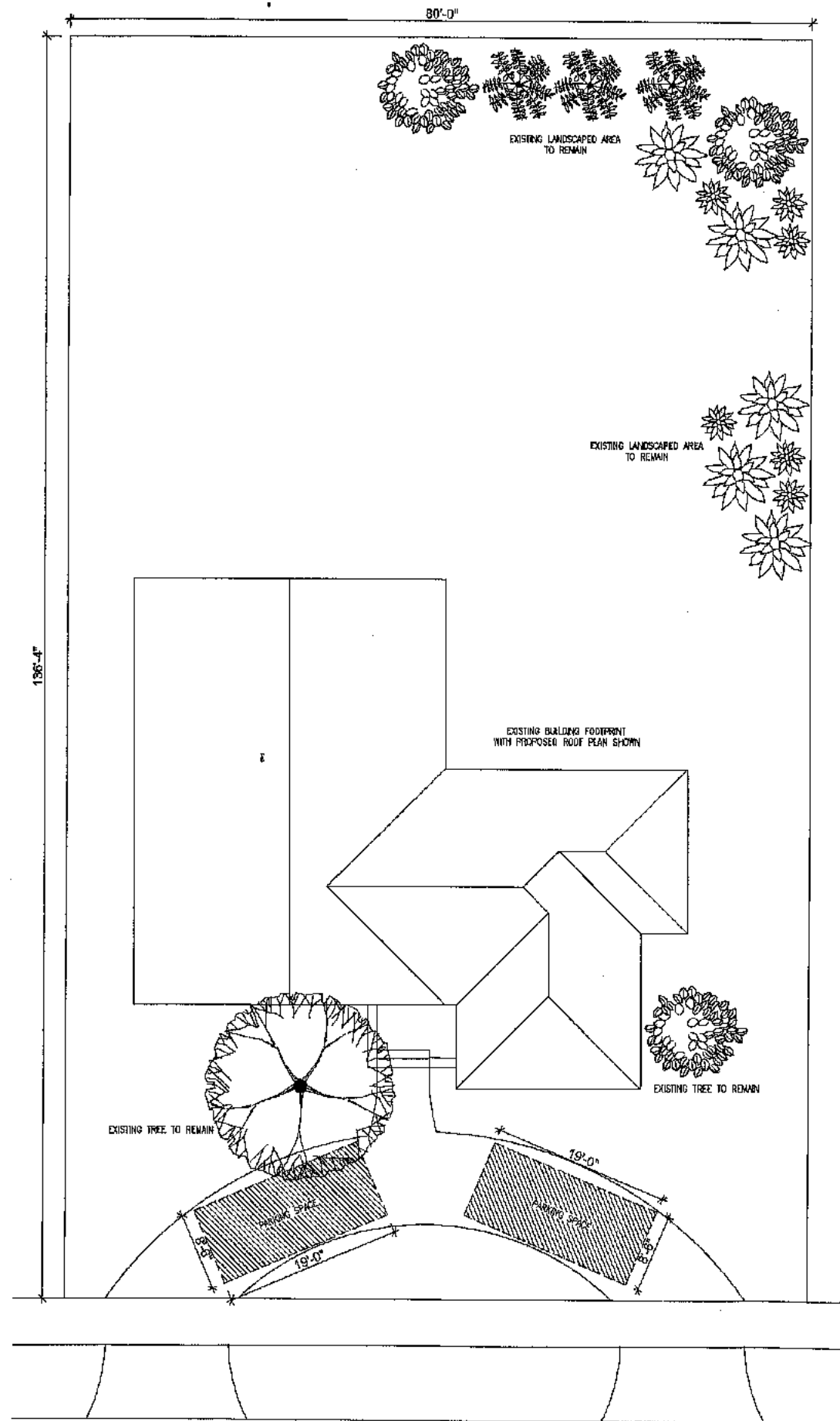
FRONT = 25' SIDE = 7.5' BACK = 15'

SITE DATA:

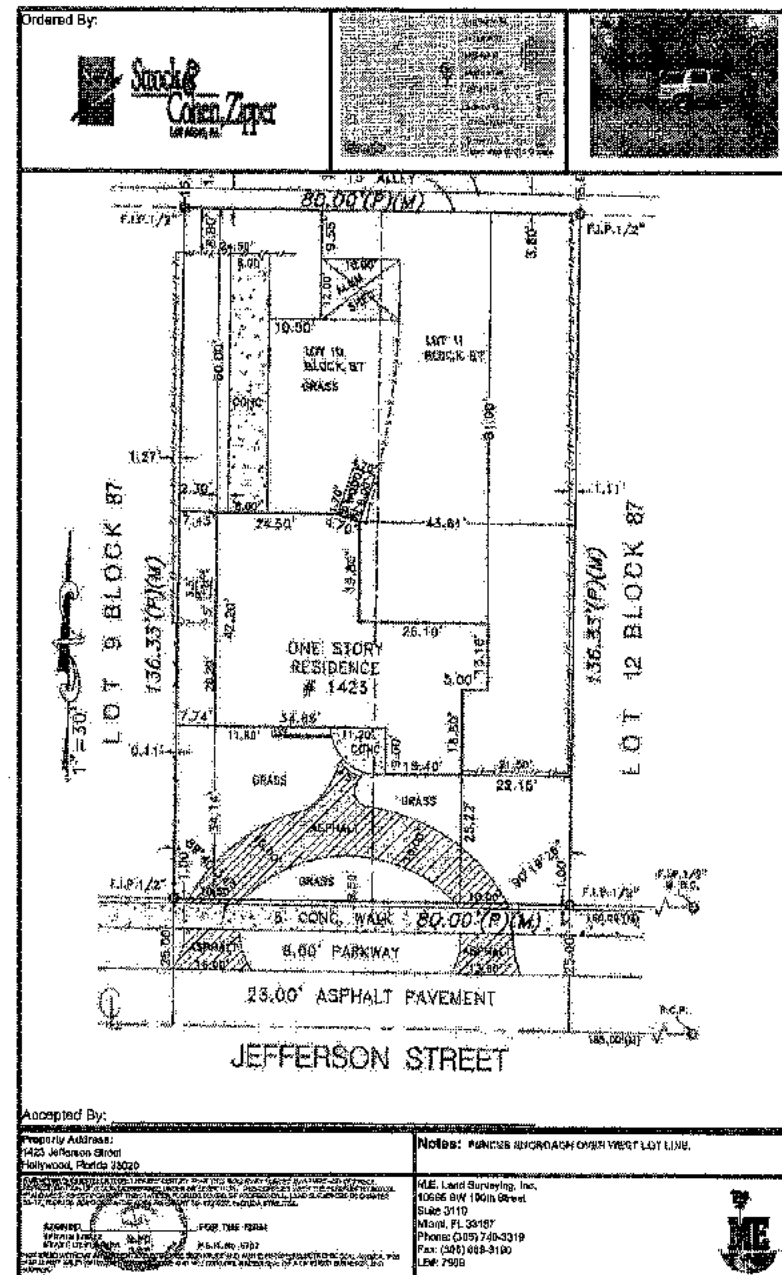
LAND: = 10,906.4 S.F. = 100.00%
1. EXISTING A/C RESIDENCE: = 1,838 S.F. = 16.85%
2. DRIVEWAY & WALKWAY: = 1,360 S.F. = 12.47%
3. LANDSCAPE: = 7,708.4 S.F. = 70.68%

DRAWING INDEX:

- 00.0: COVER SHEET
- 00.01 LANDSCAPE PLAN
- 00.1: EXISTING FLOOR PLAN
- 01.0: PROPOSED FLOOR PLAN
- 01.2: ELEVATION COMPARATIVE
- 01.3: ELEVATION COMPARATIVE
- 02.1: EXISTING ROOF PLAN
- 02.2: PROPOSED ROOF PLAN



2 SITE PLAN
00.01 1/8" = 1'-0"



Survey KB-13459 Client File # 121430994 Page 1 of 1 Not valid without all pages

1 SITE SURVEY
00.01 1:30

FLORIDA BUILDING CODE 2014 5TH ED.
CHAPTER 5-EXISTING BLDG
GROUP R3-RESIDENTIAL OCCUPANCY
(FBCB 310)
ALTERATION LEVEL 2 AS PER
FBCB CH4/6 SEC 404
TYPE V-B CONSTRUCTION
UNPROTECTED

RESIDENTIAL AREA: SINGLE FAMILY HOME

PROPERTY OWNER: JALON M. JOHNSON & PARIS DUPREE

ADDRESS: 1423 JEFFERSON STREET
HOLLYWOOD, FL 33020

MAXIMUM PROPOSED BUILDING HEIGHT: 20.3'

LEGAL DESCRIPTION:

(FOLIO: 5142 15 02 6200)

HOLLYWOOD 1-21 B LOT, 11 BLK 87

LOT SIZE 80' X 136.33' = 10,906.4 S.F. = 0.2504 ACRES

RS-3

SETBACKS	REQUIRED	PROVIDED
FRONT	25'	25.22'
SIDE	7.5'	7.43'
BACK	15'	60.00'

SITE DATA:

LAND:	= 10,906.4 S.F. = 100.00%
1. EXISTING A/C RESIDENCE:	= 1,838 S.F. = 16.85%
2. DRIVEWAY & WALKWAY:	= 1,360 S.F. = 12.47%
3. LANDSCAPE:	= 7,708.4 S.F. = 70.68%

Peicons, Inc.

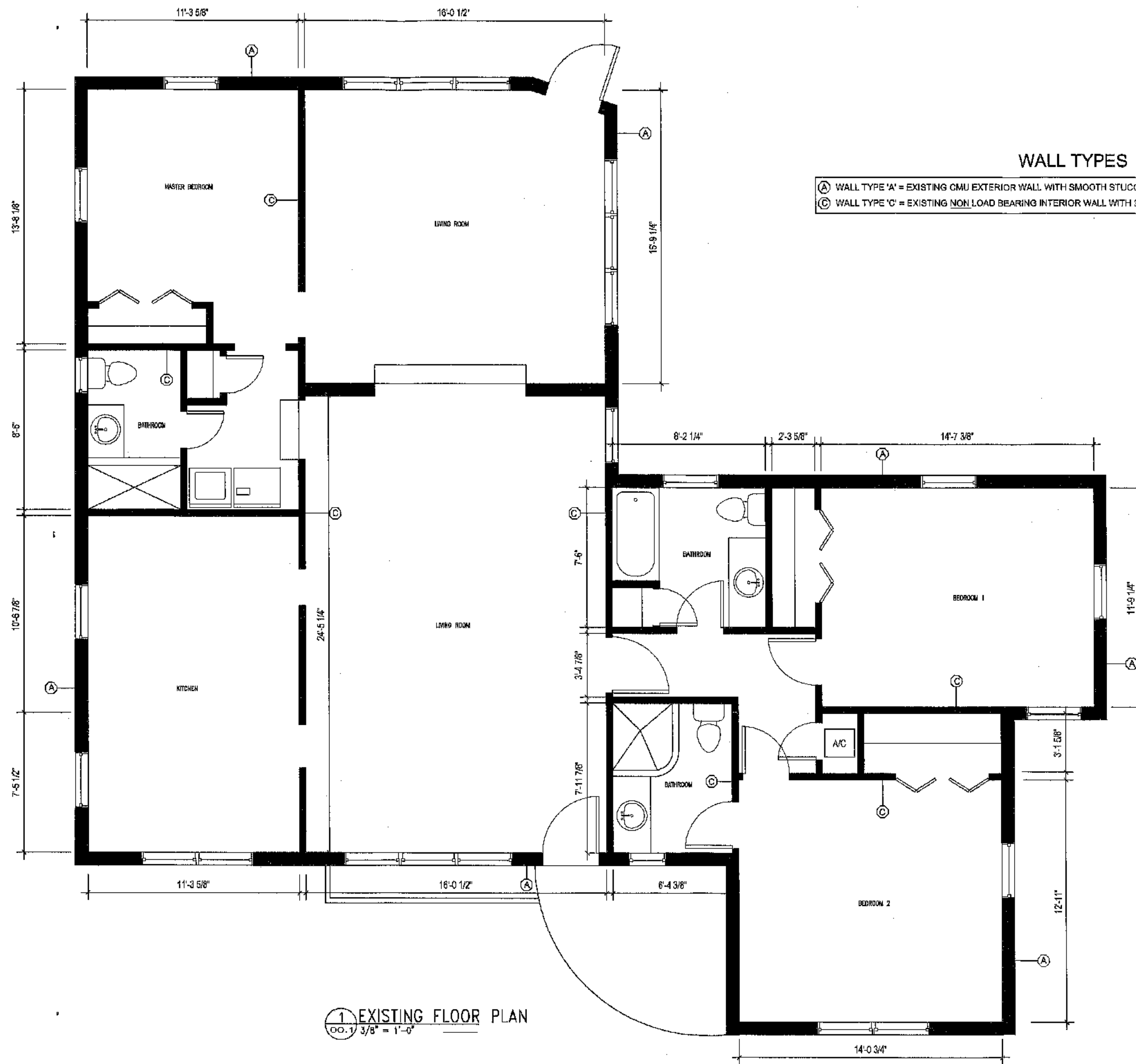
JOHNSON RESIDENCE RENOVATION

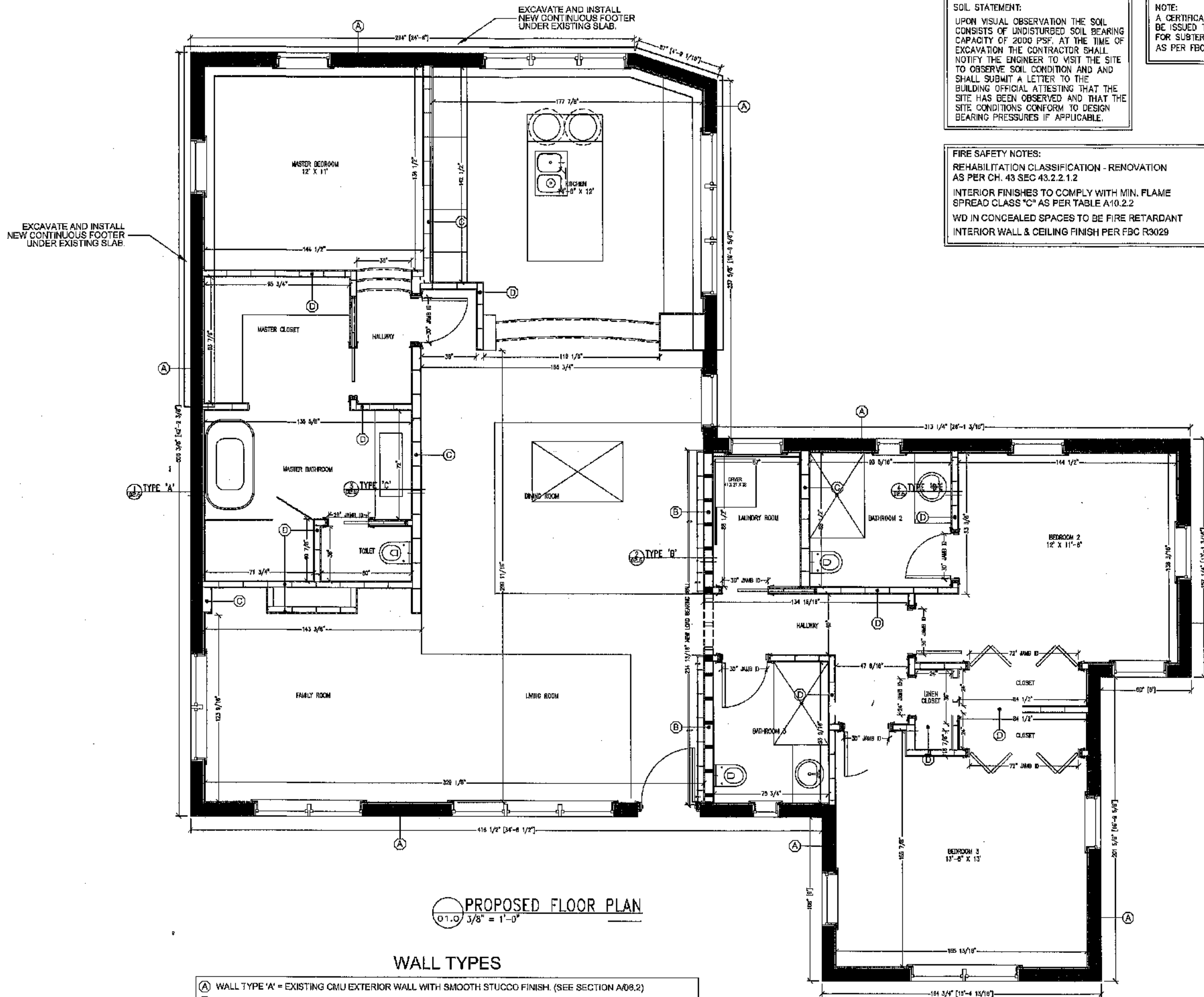
CLIENT NAME:

SITE PLAN

DRAWN BY
NAP
APPRO
SCALE:
AS NOTED
SHEET NO.

00.0





SOIL STATEMENT:
UPON VISUAL OBSERVATION THE SOIL CONSISTS OF UNDISTURBED SOIL BEARING CAPACITY OF 2000 PSF. AT THE TIME OF EXCAVATION THE CONTRACTOR SHALL NOTIFY THE ENGINEER TO VISIT THE SITE TO OBSERVE SOIL CONDITION AND AND SHALL SUBMIT A LETTER TO THE BUILDING OFFICIAL ATTESTING THAT THE SITE HAS BEEN OBSERVED AND THAT THE SITE CONDITIONS CONFORM TO DESIGN BEARING PRESSURES IF APPLICABLE.

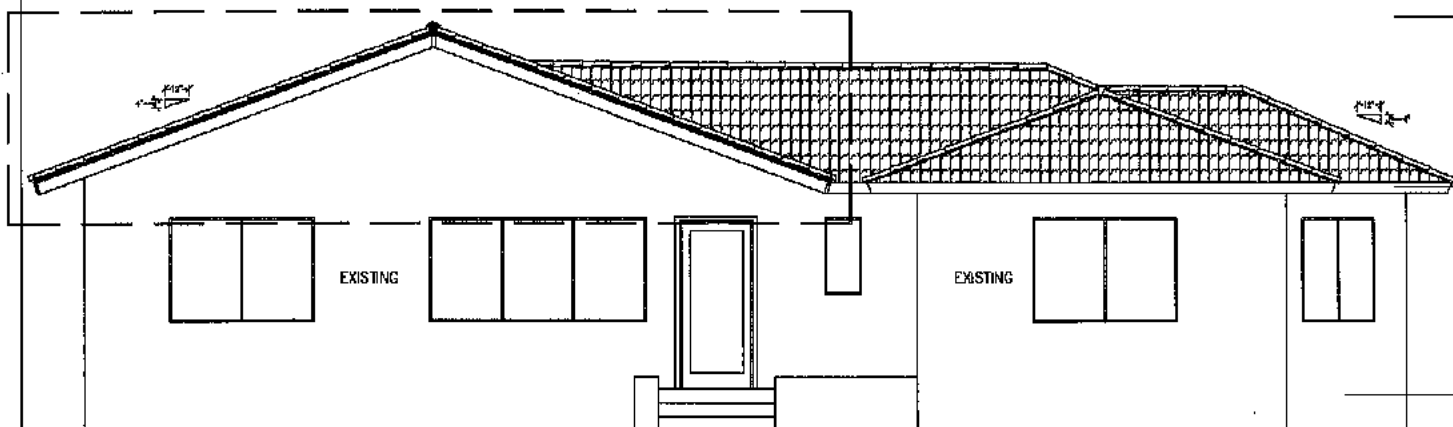
NOTE:
A CERTIFICATE OF COMPLIANCE SHALL BE ISSUED TO THE BUILDING DEPT. FOR SUBTERRANEAN TERMITE PROTECTION AS PER FBC 1816.1/104.2.5

NOTE:
PRIOR TO ANY SITE EXCAVATION CALL FLORIDA ONE TO LOCATE/ MARK ALL UNDERGROUND UTILITIES 1-800-432-4770

FIRE SAFETY NOTES:
REHABILITATION CLASSIFICATION - RENOVATION AS PER CH. 43 SEC 43.2.2.1.2
INTERIOR FINISHES TO COMPLY WITH MIN. FLAME SPREAD CLASS "C" AS PER TABLE A10.2.2
WD IN CONCEALED SPACES TO BE FIRE RETARDANT
INTERIOR WALL & CEILING FINISH PER FBC R3029

- GENERAL NOTES**
- GENERAL REQUIREMENTS**
- 1.1 These notes refer to general conditions of Construction and some sections may not be relevant to this project.
- 1.2 Scope of work:
The General Contractor shall provide all labor, materials, supplies, equipment and services to include but not limited to general construction, electrical, plumbing, and HVAC work required for a complete and operational job as shown and / or indicated on these drawings. The Contractor shall be responsible for coordination of all work provided by the subcontractors and the various trades.
- 1.3 Code Compliance:
The Contractor, subcontractor and others performing work on this project shall comply with the Florida Building Code 2014 edition and all applicable local codes and regulations and any other authority having jurisdiction. The General Contractor shall be responsible to secure all applicable permits, licenses, pay all necessary fees and supply the owner with release of liens for all subcontractors in performing this contract.
- 1.4 Field Engineering:
The Contractor and subcontractors shall examine all areas in which their work is to be installed, and shall report any condition, which is not suitable to receive work under this contract.
When discrepancies occur between construction conditions and the construction documents, the Contractor shall be responsible for notifying the Engineer for clarification or verification prior to proceeding.
All finish work shall be free from all defects. The Engineer reserves the right to reject any material and workmanship which is not considered to be up to the high standards of the various trades involved.
- 1.5 Use of Drawings:
The Contractor shall use figure measurements noted on the drawings only. Measurements shall not be scaled from the drawings. If additional information is required, the contractor shall notify the Engineer prior to proceeding. The Contractor shall not interpolate dimensions of information from the drawings
- 1.6 Shop Drawings, Product Data and Samples:
General Contractor shall review all shop drawings and verify all site conditions and dimensions. Once Contractor has approved Shop Drawings and signed them indicating approval, then they shall be submitted to the Engineer for review of design content only. Any existing condition found by the Contractor, which will adversely affect the work shall immediately be brought to the attention of the Engineer.
Submittals received from sources other than the Contractor's office, and which do not have Contractor's executed review and approved marking, will be returned "without action".
Provide an approved set of shop drawings to be held with the job site record set.
- 1.8 Temporary Facilities:
Contractor shall pay for and coordinate with the owner and applicable codes for the use of power, telephone service, working hours, routes for workmen's travel within the structure, location of dumpster or trash pick-up site and construction vehicles, etc.
- 1.9 Product Substitutions:
Changes and substitutions are permissible only with the prior written approval and authorization.
- 1.10 Project Record Documents:
Provide and maintain, at a convenient location within the job site, a complete set of the construction drawings including all latest revisions and supplement sheets for reference and coordination during construction.
- 1.11 Waste Disposal:
Proper disposal of all waste materials shall be by the General Contractor. All individual subcontractors shall be responsible for proper disposal of waste materials due to their respective activities.

NEW ROOF TRUSSES



PROPOSED FRONT VIEW

scale: 3/8"=1'-0"

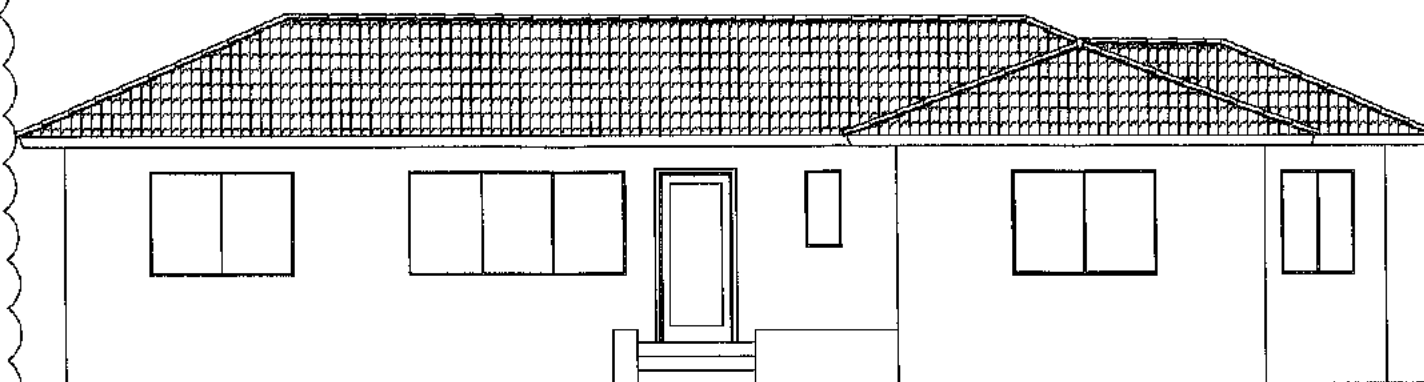
ELEV. 20'-3"
TOP OF TIE BEAM

ELEV. 13'-2"
TOP OF TIE BEAM

ELEV. 4'-6"

ELEV. 3'-0"
FINF. FLOOR

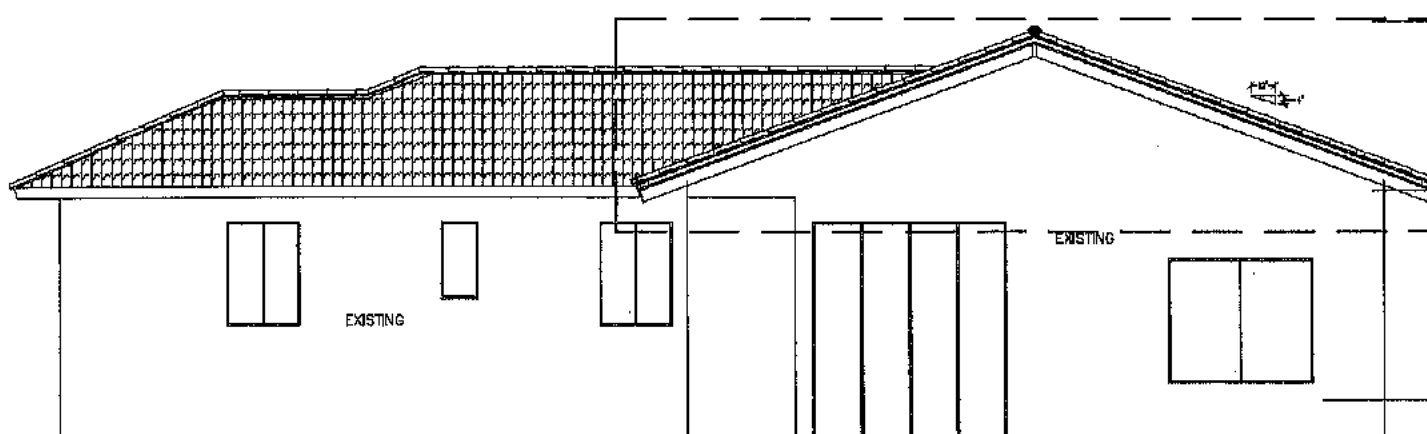
BFE: 7.00
NAVD 1988



EXISTING FRONT VIEW

scale: 3/8"=1'-0"

NEW ROOF TRUSSES



PROPOSED REAR VIEW

scale: 3/8"=1'-0"

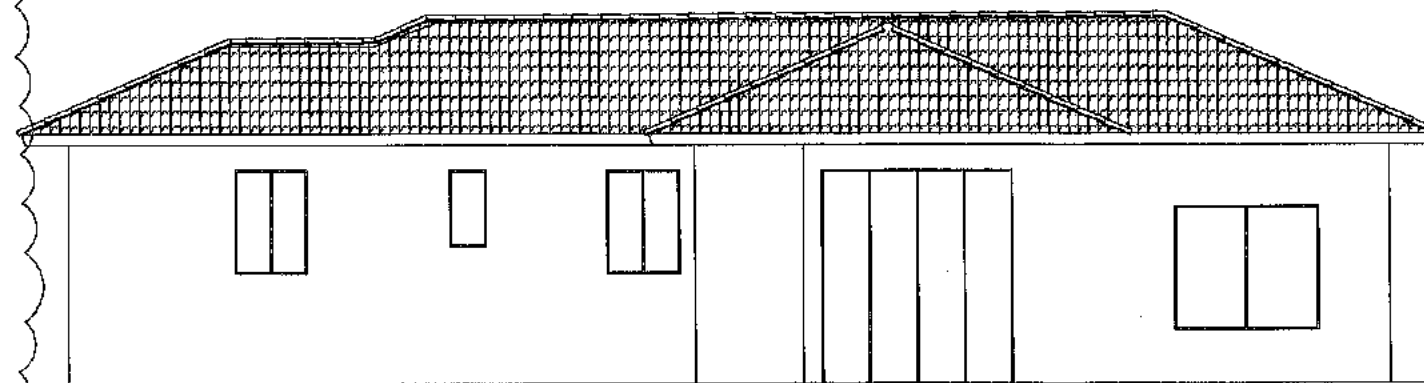
ELEV. 20'-3"
TOP OF TIE BEAM

ELEV. 13'-2"
TOP OF TIE BEAM

ELEV. 4'-6"

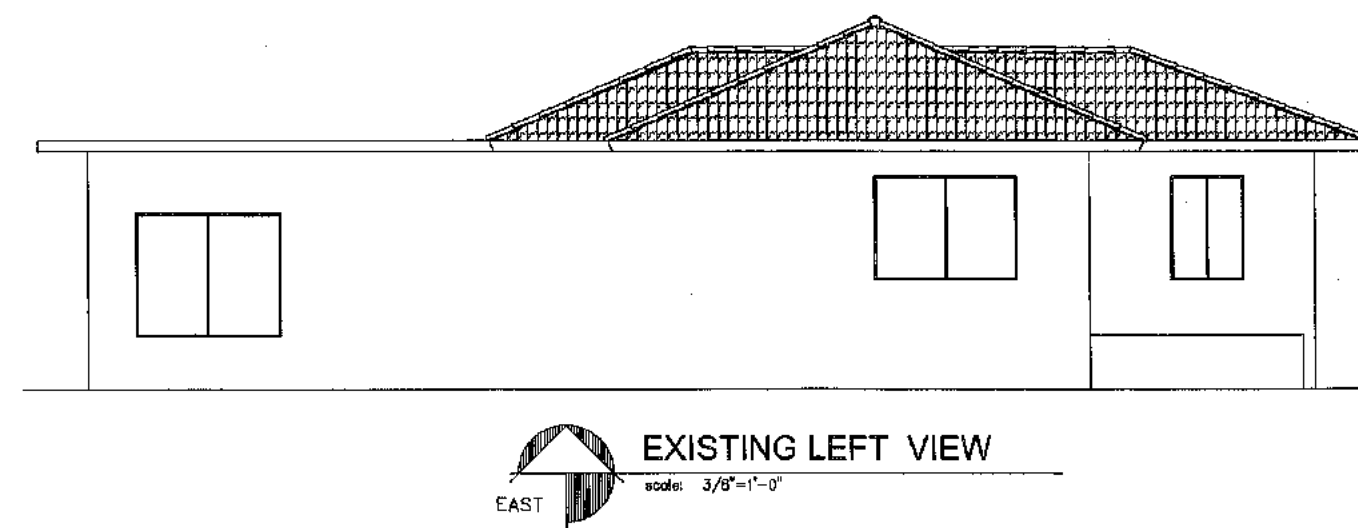
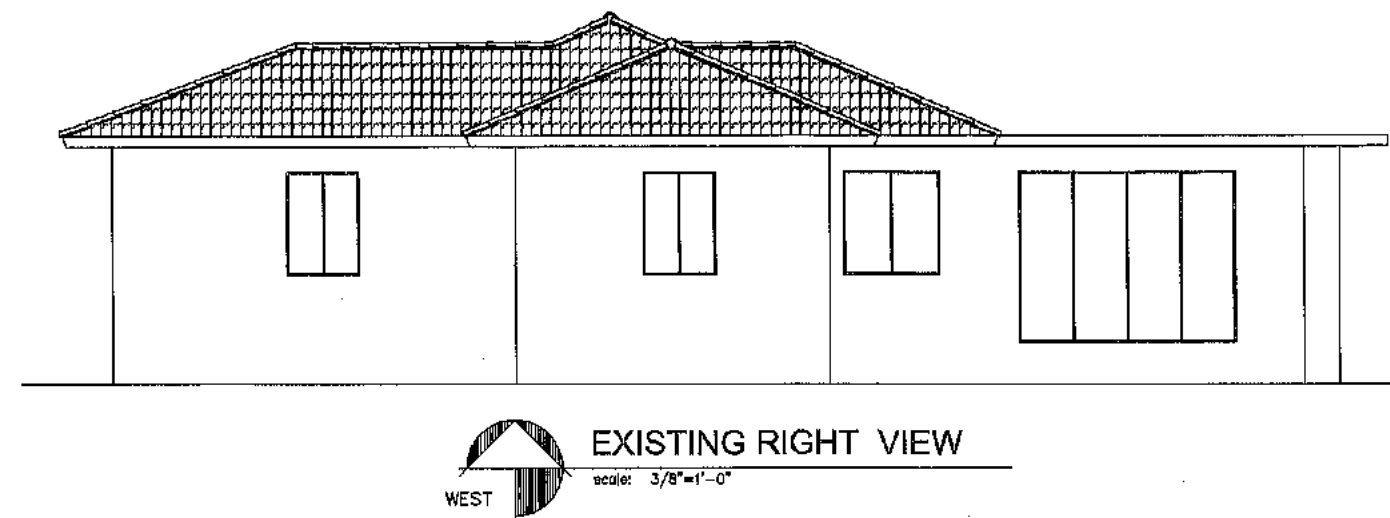
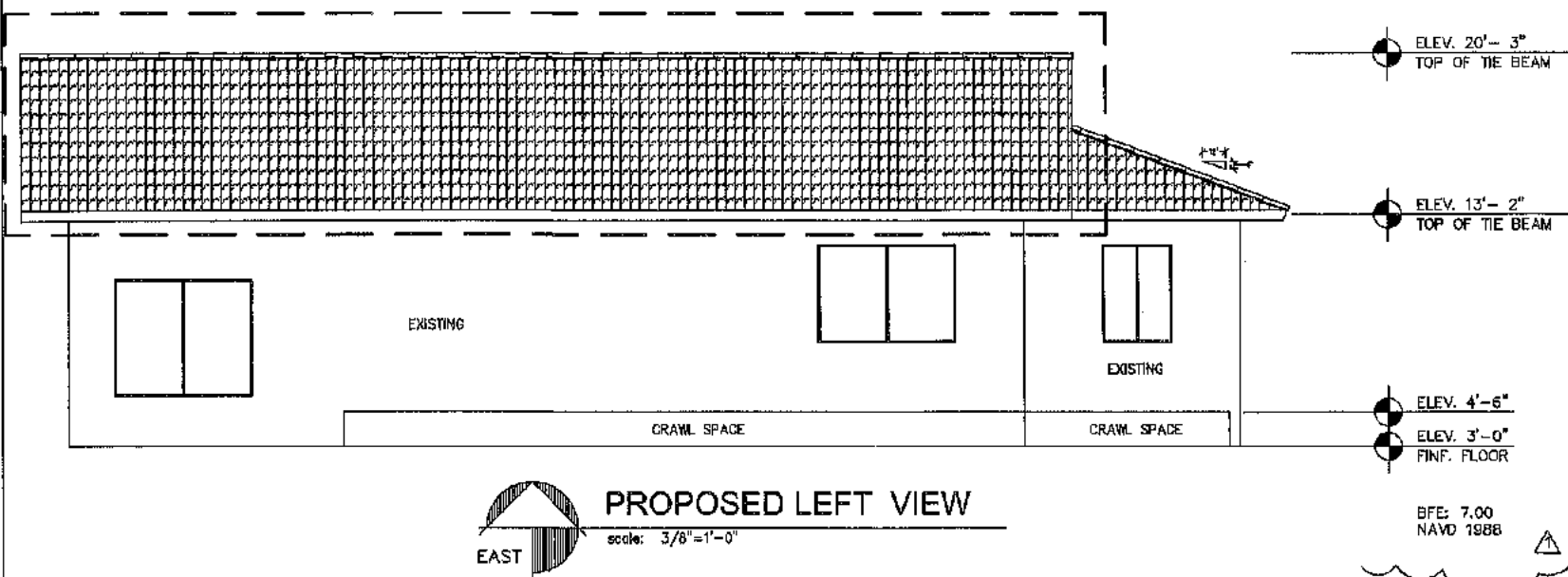
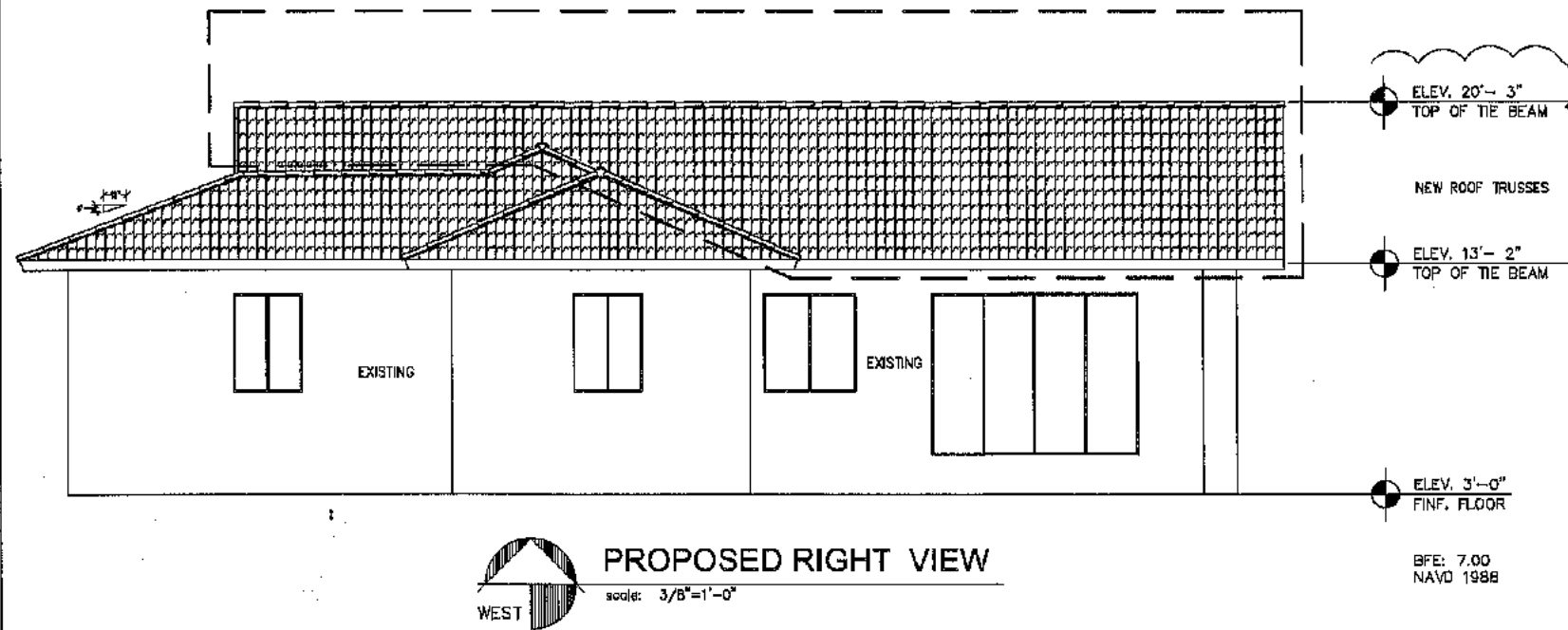
ELEV. 3'-0"
FINF. FLOOR

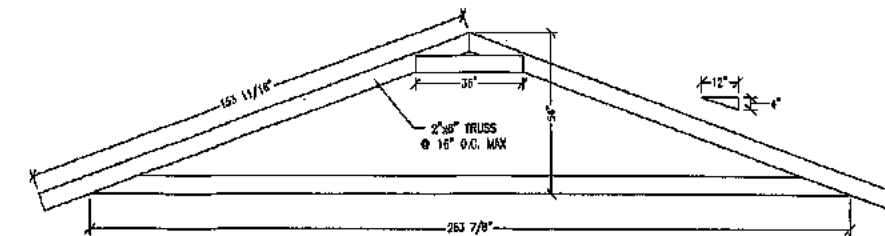
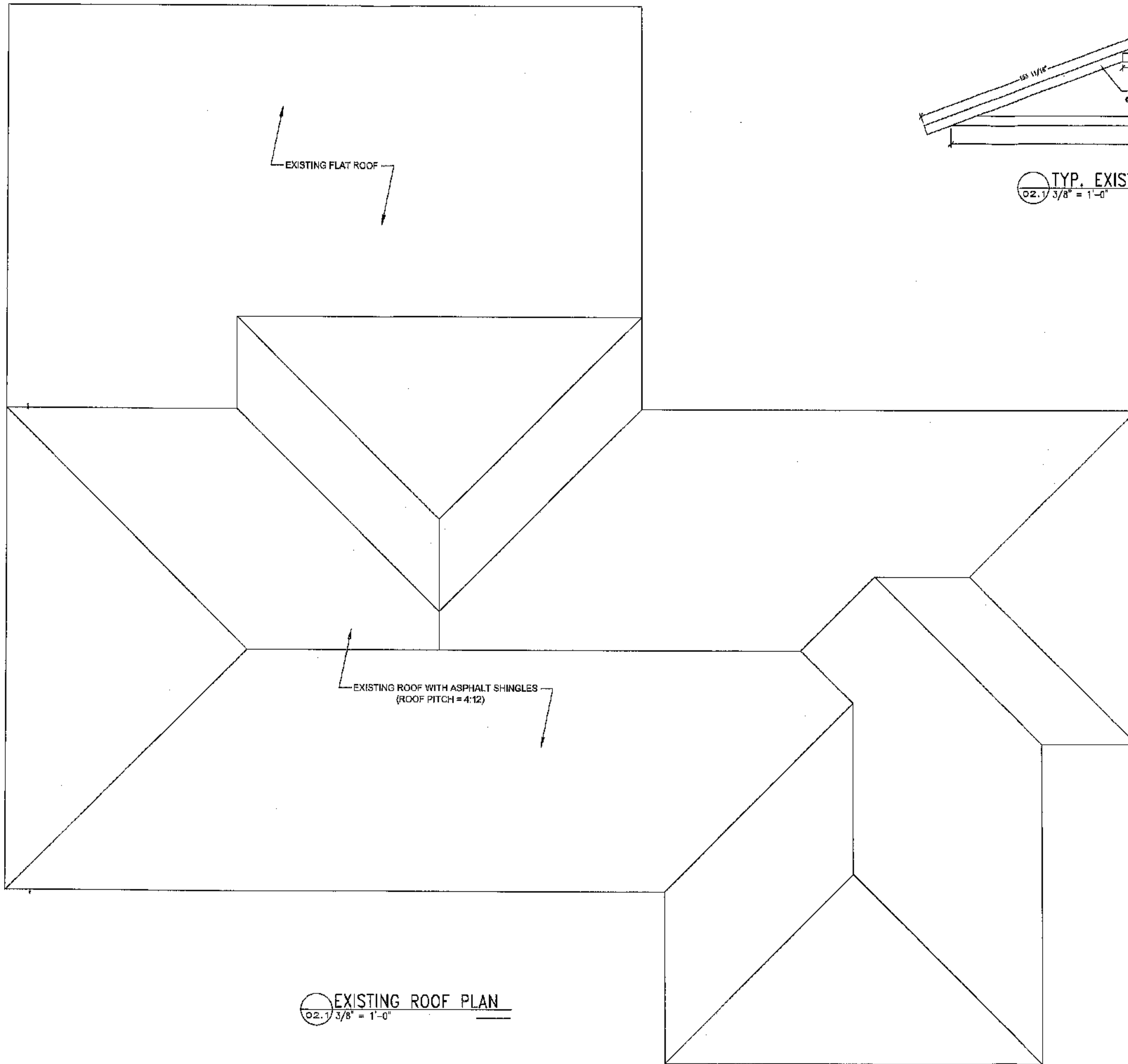
BFE: 7.00
NAVD 1988



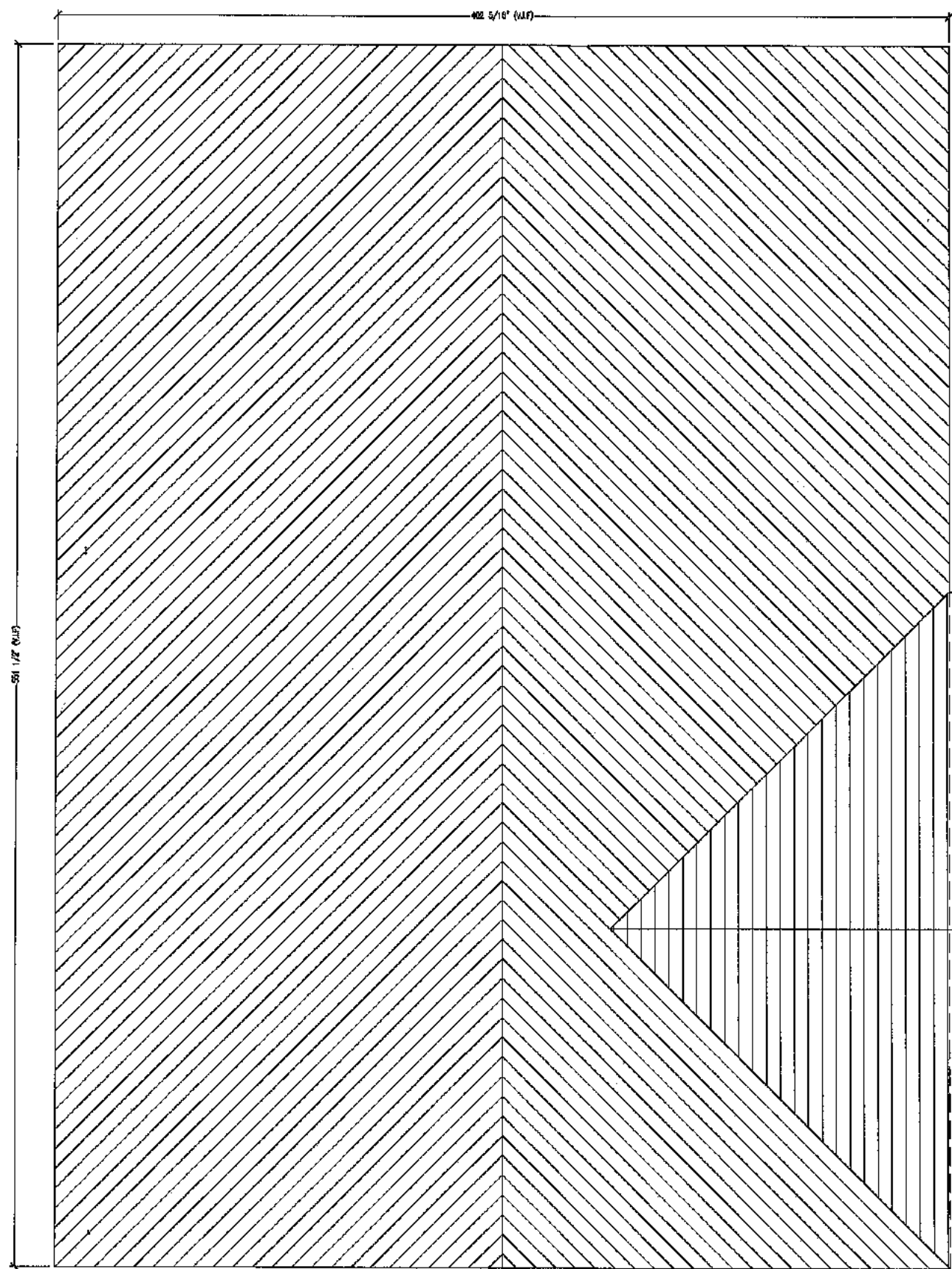
EXISTING REAR VIEW

scale: 3/8"=1'-0"





02.1 3/8" = 1'-0" **EXISTING ROOF PLAN**



ROOF FRAMING TO BE REMOVED AND REPLACED.
NEW ROOF PITCH TO MATCH EXISTING (4:12)

PROPOSED ROOF PLAN
02.2/ 3/8" = 1'-0"

PRESSURE TREATED WOOD NOTE:
ALL WOOD IN CONTACT WITH CONCRETE SHALL BE PRESSURE TREATED OR SEPARATED WITH (2) LAYERS OF 30 LB. BUILDING PAPER. THE USE OF OCA PRESSURE TREATED LUMBER IS PROHIBITED. FOR INTERIOR APPLICATIONS (NOT EXPOSED TO WEATHER) PROVIDE SODIUM BORATE (SBX) TREATED LUMBER. FOR EXTERIOR USE PROVIDE COPPER AZOLE (CA) OR AKALINE COPPER QUATERNARY (ACO) LUMBER. FASTENERS AND CONNECTORS ACCEPTABLE FOR USE WITH PRESSURE TREATED LUMBER SHALL BE HOT DIPPED GALVANIZED. HOT DIPPED GALVANIZED CONNECTORS SHALL MEET ASTM A653, CLASS G185 STANDARDS. HOT DIPPED GALVANIZED FASTENERS SHALL MEET ASTM A153 STANDARDS. FASTENERS USED TOGETHER SHALL BE SAME TYPE (E.G. HOT DIPPED NAILS WITH HOT DIPPED JOIST HANGERS). TYPE 304 AND 316 STAINLESS STEEL PRODUCTS ARE REQUIRED FOR MAXIMUM CORROSION RESISTANCE.

STRUCTURAL NOTES - LUMBER

ALL LUMBER SHALL BE SPRUCE PINE FIR W/ A MINIMUM FIBER STRESS OF 1200 PSI, OR SOUTHERN PINE #2 STRUCTURAL GRADE, U.O.N.

ALL ROOF TRUSSES SHALL BE ENGINEERED BY A REGISTERED FLORIDA ENGINEER & TRUSS SHOP DRAWINGS SHALL BE SIGNED & SEALED BY SAID ENGINEER.

TRUSS MANUFACTURER SHALL SUBMIT FOUR (4) SETS OF TRUSS LAYOUT PLANS AND ENGINEERING SHOP DRAWINGS TO THE ARCHITECT FOR REVIEW AS TO COMPLIANCE WITH DESIGN CONCEPT.

THE BOTTOM OF WOOD POSTS SHALL BE PROTECTED FROM DETERIORATION BY APPROVE PRODUCT OR METHOD.

ALL WOOD TRUSSES SHALL BE ANCHORED AT BOTH ENDS WITH APPROVED GALV. METAL TRUSS STRAPS. TYPICAL EACH TRUSS. WHEN BEARING ON CONCRETE BEAM, EACH TRUSS MUST HAVE METAL TRUSS SEATS CAST INTO CONCRETE.

TRUSS MANUFACTURER SHALL COORDINATE TRUSS FABRICATION WITH AIR CONDITIONING DUCT LAYOUT.

ALL WOOD IN CONTACT WITH MASONRY, CONCRETE OR STEEL SHALL BE P.T.

WHERE 1 X 3 FURRING STRIPS ARE NOT USED FOR CEILING, PROVIDE 1 X 4 BRACING @ 8'-0" O.C. @ BOTTOM CHORD & AS OTHERWISE CALLED FOR ON THE TRUSS SHOP DRAWINGS. ADEQUATE BRACING & BRIDGING SHALL BE USED DURING ERECTION OF THE TRUSSES TO PREVENT COLLAPSE OR DAMAGE TO THE TRUSSES.

NOTE: PNEUMATIC FASTENERS SHALL BE USED AS SPECIFIED FOR THE FOLLOWING APPLICATIONS		
LOCATION	FASTENER SIZE	SPACING
PLYWOOD 2ND FLOOR SUB-FLOOR SHEATHING	8d RING SHANK	8" O/C @ PANEL EDGES AND 6" O/C @ INTERMEDIATE SUPPORTS
PLYWOOD ROOF SHEATHING	8d RING SHANK or 10d COMMON NAILS	4" O/C @ PANEL EDGES AND 4" O/C @ INTERMEDIATE SUPPORTS 2 1/2" O/C @ GABLES & EAVES
1"x2" P.T. FURRING STRIPS APPLIED TO EXT. MAS. WALL	8d RING SHANK DIA. 1 5/8" LONG	24" O/C
1X3 P.T. WOOD SPACER APPLIED TO EXT. MASONRY	A) 1 1/2" CASE HARDENED COIL NAILS @ 12" O.C. OR B) 3/16" x 2 1/4" TAPCONS @ 8" FROM EA. END & 16" O.C. OR C) MILT. DNI4728 P.A.F. @ 8" FROM EA. END & 16" O.C. MAX.	
EXTERIOR WINDOW & DOOR WRAPS & SURROUNDS	1/4"x2 1/4" ITW TAPCONS	6" O/C
WOOD BOTTOM SILL PLATE (NON-BEARING)	1/4"x2 1/4" ITW TAPCONS	MAX 24" O/C
WIRE LATH	1-1/4" x .120	MAX 8" O/C SIDE LAPS SECURED TO SUPPORTS AND TIED BETWEEN SUPP. @ 8" O/C
RIB LATH	INTO WOOD MIN 3/8" DIA. HEAD, GALV. NAILS INTO METAL #8 GALV. MTL. SCREWS	MIN. OF (2) NAILS PER S.F. DRIVEN TO FULL PENETRATION MIN. OF (2) NAILS PER S.F.
ROOFING BASE SHEET, TIN CAP NAILS	1" x .120 (SEE NOTE A)	MAX 12" O/C @ HEAD LAPS & EAVES MAX 24" O/C @ EDGE OF VALLEY SHEET GALVANIZED NAILS ONLY
DRIP EDGE	1" x .120	4" O/C GALVANIZED NAILS ONLY
ROOF TILE FIELD NAILS	3" x .120	SEE MANUFACTURER'S SPEC.
RAKE EDGE	3" x .120	SEE MANUFACTURER'S SPEC.

FASTENER SCHEDULE NOT TO SCALE

EXTERIOR CEILING INSTALLATION

MIN. 5/8" STUCCO (2 COATS) ON HIGH RIB LATH SECURED TO BOTTOM OF TRUSSES. THE RIB LATH NAILING SPECS SHALL BE MADE IN ACCORDANCE W/ ASTM C 1063-03. NAILS SHALL BE SPACED AT EACH RIB & EXTEND INTO THE WOOD MEMBER 1 3/4". NAILS SHALL BE LONG ENOUGH TO PROVIDE THE REQUIRED EMBEDMENT & WHEN BENT OVER, LAP (3) METAL STRANDS.

EXISTING ASPHALT SHINGLES TO BE REMOVED
AND REPLACED WITH CLAY BARREL TILE ROOF.
EXISTING ROOF PITCH = 4:12



PROPOSED SOUTH ELEVATION



PROPOSED NORTH ELEVATION