

CITY OF HOLLYWOOD, FLORIDA
MEMORANDUM
DIVISION OF PLANNING

DATE: March 28, 2017

FILE: 16-C-85

TO: Historic Preservation Board

VIA: Alexandra Carcamo, Principal Planner



FROM: Arceli Redila, Planning Administrator

SUBJECT: Alissa and Anthony Alfonso requests Certificate of Appropriateness for Design for an addition to an existing single-family home located at 1452 Van Buren Street, within the Lakes Area Historic Multiple Resource Listing District.

APPLICANT'S REQUEST

Certificate of Appropriateness for Design for an addition to an existing single-family home located within the Lakes Area Historic Multiple Resource Listing District.

STAFF'S RECOMMENDATION

Certificate of Appropriateness for Design: Approval, with conditions as follows:

1. Prior to the issuance of a Certificate of Occupancy (C/O) or Certificate of Completion (C/C), the Applicant shall submit a Declaration of Conditions, Covenants and Restrictions to the Division of Planning stating:
 - a) The density of the subject property shall not exceed one single-family residence and that they shall therefore not subdivide the single-family residence for which the application has been submitted;
 - b) If the property owner sells the subject property, they shall notify any successor in interest of such binding limitations;
 - c) The Declarant, at its sole expense, shall record the Declaration in the Public Records of Broward County, Florida, and shall provide a copy of the recorded document to the City of Hollywood.
2. Prior to the issuance of a Building Permit, a Unity of Title shall be submitted to the Department of Planning in a form acceptable to the City Attorney and recorded in the Broward County Public Records, by the City of Hollywood, prior to the issuance of Certificate of Occupancy (C/O) or Certificate of Completion (C/C).

BACKGROUND

The existing one-story single-family home at approximately 3,400 square feet with a detached garage located on the rear was constructed in 1949 (based on Broward County records). The house appears to have architectural features from the Streamline/Art Moderne period. Streamline/Art Moderne style homes were constructed during the 1930s and 1940s. The architecture of the 1930s was greatly affected by the ability to transmit information and people rapidly around the world. Designers applied new technology to familiar forms and articles of everyday use. The movement of Art Moderne as it was broadly termed, was a result of the intermingling of ideas and concepts held by schools of art and design in Europe.

Major features included asymmetrical massing with rounded, horizontal, flat, and smooth, façades with few vertical elements if any. Horizontal emphasis was given to windows, overhangs, and decoration. Flat roofs with unadorned parapets were typical of Art Moderne style homes. Existing features of the subject home include large massing with horizontal grooves and smooth rounded façades.

REQUEST

The Applicant is requesting a Certificate of Appropriateness for Design for an approximate 1,200 square foot addition to an existing single-family home. The subject site consists of multiple lots totaling approximately 16,000 square feet (120 feet wide by 134 feet long). The Applicant has ample space on the west side to construct an addition to the existing house while meeting all the applicable regulations.

The proposed one-story addition includes a master bedroom, bathroom, kitchen and living room. The property is zoned single-family residential. Section 4.1.F of the Zoning and Land Development Regulations states *that no more than one set of cooking or kitchen facilities is permitted, except, the Director may approve an additional set of facilities if the Applicant meets the following criteria:*

- 1. The residence shall contain at least 3,600 sq. ft. of floor area, excluding the garage and accessory structures.*
- 2. The arrangement of such facilities or conditions on the property shall not result or lend themselves to the creation of an apartment unit.*
- 3. No more than one electric or water meter shall be allowed on the property.*
- 4. That portion of the residence having a second set of cooking facilities shall not be rented, nor have a doorway to the exterior.*
- 5. A covenant, in a form approved by the City Attorney, shall be recorded in the public records of Broward County which sets forth the above conditions and/or any other restrictions that were associated with an approval. The covenant shall be recorded prior to the issuance of a building permit.*

Effectively, the addition will increase the building area of the house to approximately 4,600 square feet. It is integrated into the existing house through a foyer connection. The design of the addition blends seamlessly with the existing house. It is consistent with the scale and massing of the adjacent neighborhood which consists primarily of modest single-family homes of varying sizes, styles and materials. The design is enhanced by a formal landscape plan with pervious area provided at approximately 46 percent of the entire site.

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

SITE BACKGROUND

Applicant/Owner:	Alissa and Anthony Alfonso
Address/Location:	1452 Van Buren Street
Size of Property:	16,140 sq. ft. (±.37 acres)
Present Zoning:	Single-Family Residential (RS-6) Lakes Area Historic Multiple Resource Listing District (HMPRLD-1)
Present Use of Land:	Single-Family Home
Year Built:	1949 (Broward County Property Appraiser)

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 addition allows the Applicant to make necessary improvements while maximizing the use of their property. By allowing the Applicant to improve the existing structure, the City is accomplishing the desired reinvestment in the Lakes Area Historic Multiple Resource Listing District while maintaining the character of the neighborhood.

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 addition and exterior improvements are 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 significant investment to revitalize their existing structure contributes to the overall enhancement of this neighborhood. The design is sensitive in scale and character to the existing structure and surrounding neighborhood. Furthermore, proposed improvements do 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 proposes no change in the location and building footprint of the existing home, the addition complies with required setbacks. However, the house is situated on multiple lots. Therefore, staff is recommending **a Unity of Title, in a form acceptable to the City Attorney, be submitted prior to the issuance of Building Permits and recorded in the Broward County Public Records, by the City of Hollywood, prior to the issuance of Certificate of Occupancy (C/O) or Certificate of Completion (C/C).**

FINDING: Consistent with the imposition of Staff's condition.

CRITERION: DESIGN

ANALYSIS: The Historic Design Guidelines recommend *compatible new additions with regards to scale, materials, texture and color.* The proposed addition will match the architectural style of the existing home. The design of the addition blends seamlessly with the existing home. It is integrated into the existing house through a foyer connection. It includes a master bedroom, bathroom, kitchen and living room. Effectively, the addition will increase the building area of the house to approximately 4,600 square feet. **Staff is recommending approval with condition that prior to the issuance of a Certificate of Occupancy (C/O) or Certificate of Completion (C/C), the Applicant shall submit a Declaration of Conditions, Covenants and Restrictions to the Division of Planning stating:**

- d) The density of the subject property shall not exceed one single-family residence and that they shall therefore not subdivide the single-family residence for which the application has been submitted;**
- e) If the property owner sell the subject property, they shall notify any successor in interest of such binding limitations;**
- f) The Declarant, at its sole expense, shall record the Declaration in the Public Records of Broward County, Florida, and shall provide a copy of the recorded document to the City of Hollywood.**

FINDING: Consistent with the imposition of Staff's condition.

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 addition meets all applicable setbacks and parking requirements. The proposed design is similar to that of the surrounding neighborhood and maintains the spatial relationship with surrounding properties. Massing plays an important role in determining the character of individual properties, the street, and the surrounding neighborhood. The addition is kept in proportion with the existing home and surrounding properties, complying with the Design Guidelines.

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 that are in the historic district should be used. The architectural treatment and materials include: smooth stucco finish and decorative pavers for the driveway at the

rear. It is enhanced by appropriate landscaping which provides approximately 46 percent pervious area for the entire site.

FINDING: Consistent.

CRITERION: WORKMANSHIP

ANALYSIS: According to the National Register, workmanship is the physical evidence of the crafts of a particular culture or people during any given period in history or prehistory. It is the evidence of artisans' labor and skill in constructing or altering a building, structure, object, or site. Workmanship can apply to the property as a whole or to its individual components. It can be expressed in vernacular methods of construction and plain finishes or in highly sophisticated configurations and ornamental detailing. It can be based on common traditions or innovative period techniques.

The Applicant is proposing to maintain the architectural style of the existing home; using the same materials and texture unifies the addition with the clean lines of the original structure.

FINDING: Consistent.

CRITERION: ASSOCIATION

ANALYSIS: The Historic District Design Guidelines state *repeated elements on neighboring buildings are characteristic of buildings in Hollywood. Divisions between upper and lower floors, uniform porch heights and alignment of window and windowsills are examples of such rhythms. New construction in historic districts should maintain or extend these strong-shared streetscape elements in blocks where they appear.* By providing adequate setbacks and orienting the structure in a manner which is appropriate for the size and proportion of the site, the existing house with the proposed addition blends into the fabric of the block. The scale, massing, and rhythm of façade elements provide cohesion and compatibility with the neighborhood and Historic District as a whole.

FINDING: Consistent

ATTACHMENTS

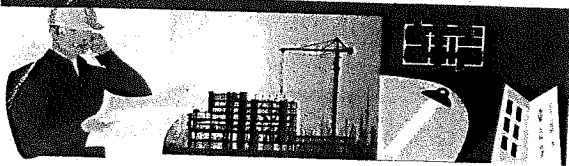
ATTACHMENT A: Application Package
ATTACHMENT B: Aerial Photograph

ATTACHMENT A

Application Package

DEPARTMENT OF PLANNING

RECEIVED



File No. (internal use only): _____

DEC 12 2016

2600 Hollywood Boulevard Room 315
Hollywood, FL 33022

CITY OF HOLLYWOOD 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: 12-12-2016

Location Address: 1452 VAN BUREN ST. HOLLYWOOD, FL 33020

Lot(s): 27 to 29 Block(s): 90 Subdivision: HOLLYWOOD 1-21B

Folio Number(s): 5142-15-02-6930

Zoning Classification: RS-6 Land Use Classification: LOW-RESIDENTIAL

Existing Property Use: SINGLE FAMILY Sq Ft/Number of Units: 1141.75 ADDITION

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

Has this property been presented to the City before? If yes, check all that apply and provide File Number(s) and Resolution(s): _____

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

Explanation of Request: 1141.75 S.F. ADDITION TO EXIST. RESIDENCE,
EXIST. RESIDENCE = 3382.10 S.F. / TOTAL = 4523.85 S.F. COMBINED

Number of units/rooms: 1 BED / 1 1/2 BATH Sq Ft: 1141.75 S.F.

Value of Improvement: \$200,000 Estimated Date of Completion: 4-6 MONTHS

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

Name of Current Property Owner: ALISSA & ANTHONY ALFONSO

Address of Property Owner: 1452 VAN BUREN ST. HLWD. 33020

Telephone: (305) 458-1045 Fax: — Email Address: talfonso@me.com

Name of Consultant/Representative Tenant (circle one): CHARLES WEIDNER BUCKALEW

Address: 801 S OCEAN DR. #201 HLWD. FL Telephone: 954-274-3810

Fax: 954-929-8988 Email Address: CWEIDNER321@AOL.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: CHARLES WEIDNER

BUCKALEW ENGINEERS Address: 2118 ARTHUR ST. HOLLYWOOD

FLORIDA 33020 Email Address: CWEIDNER321@AOL.COM

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: _____

Date: 12-12-2016

PRINT NAME: _____

Anthony Alfuso

Date: _____

Signature of Consultant/Representative: _____

Date: 12-12-2016

PRINT NAME: _____

Charles Weidner / Bucklew Eng's

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) 1452 VAN BUREN - ADDITION to my property, which is hereby made by me or I am hereby authorizing (name of the representative) CHARLES WEIDNER / BUCKLEW ENG'S be my legal representative before the HISTORIC (Board and/or Committee) relative to all matters concerning this application.

Sworn to and subscribed before me

this 12 day of December, 2012

Janet Roberts-Krueger

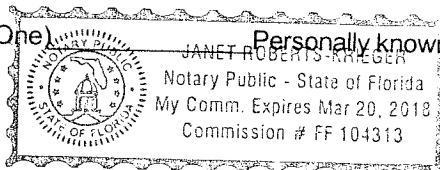
Notary Public State of Florida

SIGNATURE OF CURRENT OWNER

PRINT NAME

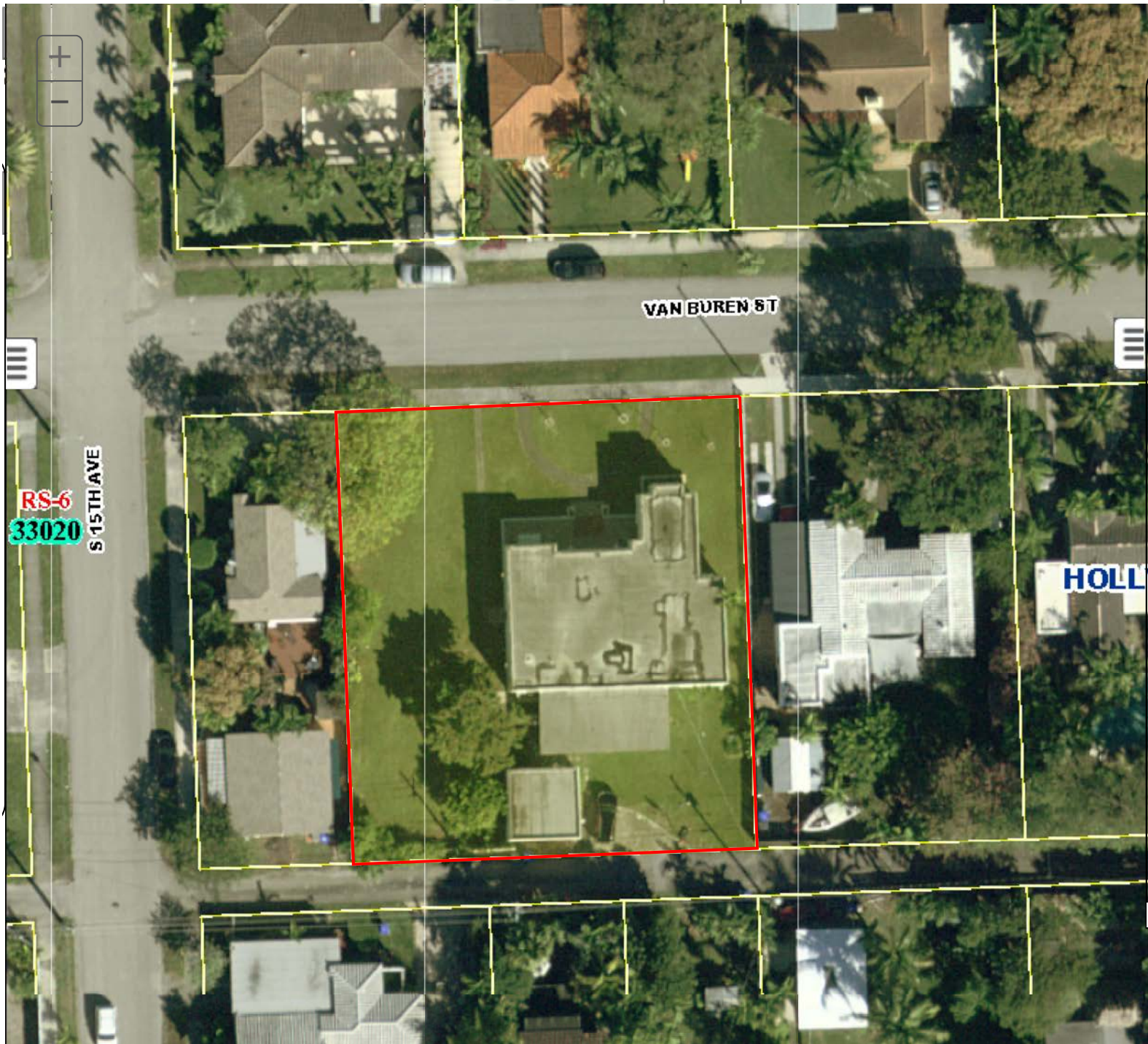
Anthony Alfuso

My Commission Expires: 3/20/18 (Check One) Personally known to me; OR _____



[Search By Folio](#)[Search By Name](#)[Search By Address](#)[Help](#)[About](#)

Lori Parrish CFA Broward County Property Appraiser Florida





Photographs for Parcel ID [514215-02-6930](#), displayed on 3/17/2016

Photo indexed on 04/15/2014



Photo indexed on 01/18/2012



More pictures may be available on an external website called Google Street View.
[Click here](#) to exit our site and visit Google Street View. Any concerns about images displayed on Google Street View must be addressed directly to Google.com



Van Buren St

1452 VAN BUREN STREET



Image capture: Apr 2015 © 2016 Google

Hollywood, Florida

Street View - Apr 2015



Van Buren St

1455 VAN BUREN - ABUTTING WEST RESIDENCE



Image capture: Apr 2015 © 2016 Google

Hollywood, Florida

Street View - Apr 2015



Van Buren St

1452 VAN BUREN - ABUTTING EAST RESIDENCE



Image capture: Apr 2015 © 2016 Google

Hollywood, Florida

Street View - Apr 2015



Van Buren St

1452 VAN BUREN --- STREET VIEW LOOKING EAST



Image capture: Apr 2015 © 2016 Google

Hollywood, Florida

Street View - Apr 2015



Van Buren St

1452 VAN BUREN ----- STREET VIEW LOOKING WEST



Image capture: Apr 2015 © 2016 Google

Hollywood, Florida

Street View - Apr 2015



Hollywood, Florida

1452 VAN BUREN ----- REAR ALLEY VIEW, LOOKING EAST



Image capture: Apr 2011 © 2016 Google

Street View - Apr 2011



Charles O. Buckalew

Consulting Engineering Services, Inc.

801 South Ocean Drive, Suite 201

Hollywood, Florida 33019

C.O.A. Number: 6255

Tele. : (954) 558-1189 Fax. : (954) 929-8988

CITY OF HOLLYWOOD, FLORIDA
PLANNING AND DEVELOPMENT SERVICES
2600 HOLLYWOOD BOULEVARD, RM. 315
HOLLYWOOD, FLORIDA 33022

DATE: 10-26-2016

ATTN.: KARINA Da LUZ, ASSOC. PLANNER

RE.: DESIGN CRITERIA STATEMENT, EXISTING RESIDENCE ADDITION :: 1452 VAN BUREN STREET
FOLIO NO. 5142-15-02-6930

TO KARINA Da LUZ,,

THE FOLLOWING IS THE DESIGN CRITERIA STATEMENT, FOR THE DEVELOPMENT PLANS AND HPD. REVIEW AND APPROVAL OF A SINGLE-FAMILY RESIDENCE ADDITION, COMMONLY REFERRED TO AS :: THE ALFONSO RESIDENCE, 1452 VAN BUREN STREET, HOLLYWOOD, FLORIDA 33020.. FOLIO NO. 5142-15-02-6930

GENERAL SITE INFORMATION ::

PROPERTY ADDRESS ::

1452 VAN BUREN STREET
HOLLYWOOD, FLORIDA 33020

NEW RESIDENCE ADDITION (ATTACHED), APPROX. 1141.75 SQ. FT., 1BED/1.5BATH

FOLIO NUMBER :: 5142-15-02-6930

LEGAL DESCRIPTION ::

LOTS 27 to 29, BLOCK 90, OF "SUBDIVISION OF HOLLYWOOD",
ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 1, PAGE 21,
OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA.

LAND USE DESIGNATION = LOW RESIDENTIAL

ZONING DESIGNATION = RS-6, SINGLE FAMILY DETACHED DWELLING, RESIDENTIAL

INTEGRITY OF LOCATION & SITE ::

THE SITE CURRENTLY HAS AN EXISTING 3382.10 SQ. FT. RESIDENCE, LOCATED AT 1452 VAN BUREN STREET, THE LOT IS LOCATED BETWEEN TWO EXISTING RESIDENTIAL SITES ABUTTING DIRECTLY TO THE EAST AND WEST OF THIS LOT.. THE PROPOSED LAND-USE AND ZONING FOR THE NEW ADDITION ON THIS PROPERTY IS CONSISTENT AND MEETS WITH ALL CITY OF HOLLYWOOD ZONING REQUIREMENTS AND DESIGNATIONS FOR THIS AREA.

DESIGN AND SETTING ::

THE PROPOSED DESIGN AND DECORATIVE FEATURES OF THIS ADDITION INCORPORATE MATERIALS AND COLOR PAlettes COMMON FOR RESIDENCES ALONG THIS STREET CORRIDOR. THE PLACEMENT OF THE ADDITION ON THE SITE ALONG WITH EXTERIOR FEATURES, BUILDING SETBACKS AND BUILDING HEIGHT WILL INCORPORATE AND MAINTAIN A VISUALLY PLEASING APPEARANCE COMPATIBLE WITH THE ABUTTING RESIDENCES ON EACH SIDE OF THIS LOT AND EXISTING FEATURES AND ARCHITECTURAL ELEMENTS OF THE PRE-EXISTING RESIDENCE.

THE PROPOSED ADDITION DESIGN IS PROPORTIONATE IN SCALE AND HEIGHT TO THE EXISTING RESIDENCE ALONG WITH ABUTTING RESIDENCES ON EACH SIDE. THE ADDITION IS CONSISTENT WITH THE EXISTING RESIDENCE FEATURES, WITH FINISHES & DETAILS COMPATIBLE WITH THE RESIDENCE CONSTRUCTION OF ITS TIME.

MATERIALS & WORKMANSHIP ::

THE DESIGN PLANS FOR THIS ADDITION SHALL INCORPORATE APPROX. (5) FIVE FEATURES OF GREEN CONSTRUCTION, COMPATIBLE WITH THE CITY OF HOLLYWOOD ORDINANCE FOR MANDATORY GREEN BUILDING PRACTICES FOR NEW CONSTRUCTION.. ALONG WITH CONSTRUCTION DESIGN STANDARDS AND SPECIFICATIONS COMPATIBLE WITH F.B.C. 2014 RESIDENTIAL CONSTRUCTION AND ASCE. 7-10..

LANDSCAPED AREAS SHALL CONTAIN NATIVE SPECIES AND COMPATIBLE PLANT TYPES ALONG WITH SOD AND IRRIGATED OPEN AREAS COMPARATIVE TO ABUTTING LOTS, WITH STANDARDS AND SPECIFICATIONS APPLICABLE WITH ALL CITY OF HOLLYWOOD DESIGN STANDARDS.. Pervious CONCRETE MAY BE INCORPORATED IN ALL LARGE PAVED AREAS SUCH AS DRIVEWAYS AND CONCRETE WALKWAYS.

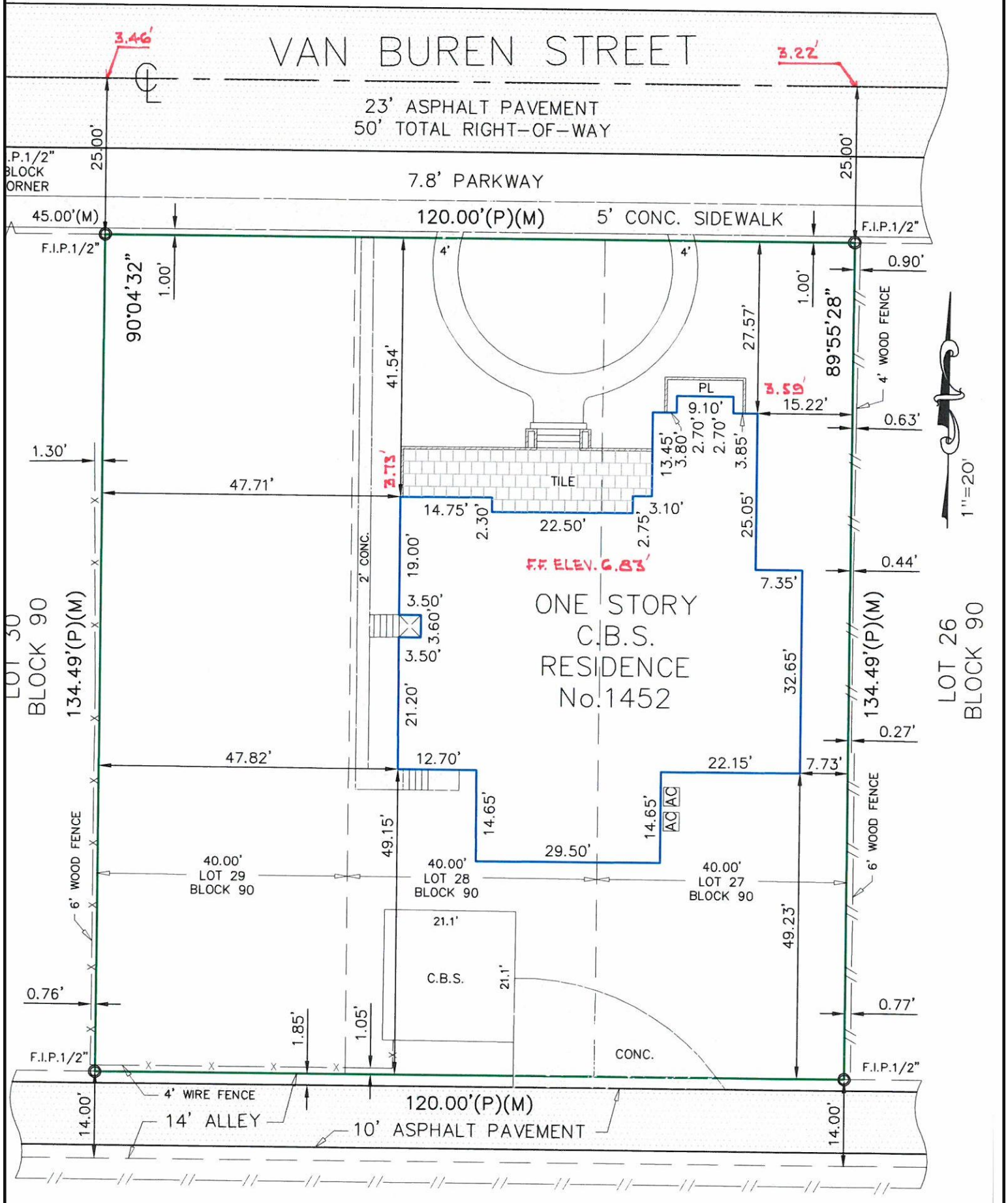
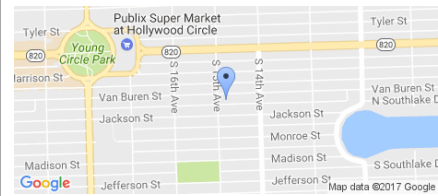
ASSOCIATION ::

BY INCORPORATING ALL OF THE REQUIRED DESIGN MEASURES AS INDICATED ABOVE, ALONG WITH EXISTING FEATURES AND FINISHES OF ABUTTING RESIDENCES AND THE SURROUNDING NEIGHBORHOOD, THE INTENT OF THE RESIDENCE ADDITION AND DESIGN PLANS IS TO PROVIDE AN AESTHETICALLY PLEASING ENVIRONMENT WITH FINISHES AND DESIGN COMPATIBLE WITH THE AREA AND INCORPORATING HISTORIC FEATURES AND VALUES CONSISTENT WITH THE NATURE OF THE EXISTING RESIDENCE..

THANK YOU ONCE AGAIN FOR YOUR HELP IN THIS MATTER, IF FOR ANY REASON ADDITIONAL INFORMATION IS NEEDED IN THIS REGARD, PLEASE FEEL FREE TO CONTACT MYSELF OF MY OFFICE.

SINCERLY,

CHARLES O. BUCKALEW, P.E. #24842



Accepted By: _____

Property Address:
1452 Van Buren Street
Hollywood, FLORIDA 33020

Notes: **FENCES ENCROACH OVER WEST LOT LINE.**
CONCRETE ENCROACHES OVER SOUTH LOT LINE.

SURVEYOR'S CERTIFICATION: I HERBY 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 SET FORTH BY THE STATE OF FLORIDA BOARD OF PROFESSIONAL LAND SURVEYORS' RULES (AFTER JULY 1, 1961) THROUGH 5J-17-052, FLORIDA ADMINISTRATIVE CODE PURSUANT TO 47-027 FLORIDA STATUTES.

SIGNED
EFRAIN LOPEZ
STATE OF FLORIDA

FOR THE FIRM
P.S.M. No. 6792

NOT VALID WITHOUT AND AUTHENTIC ELECTRONIC SIGNATURE AND AUTHENTICATED ELECTRONIC SEAL AND/OR THIS MAP IS NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF A LICENSED SURVEYOR AND MAPPER

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	
	CONC. BLOCK WALL	LS#	LICENSE # - SURVEYOR	R	RADIUS OR RADIAL	E.U.B.	ELECTRIC UTILITY BOX	
	CHAIN-LINK FENCE OR WIRE FENCE	CALC	CALCULATED POINT	RAD.	RADIAL TIE	SEP.	SEPTIC TANK	
	WOOD FENCE	SET	SET PIN	N.R.	NON RADIAL	D.F.	DRAINFIELD	
	IRON FENCE	▲	CONTROL POINT	TYP.	TYPICAL	A/C	AIR CONDITIONER	
	EASEMENT	■	CONCRETE MONUMENT	I.R.	IRON ROD	S/W	SIDEWALK	
	CENTER LINE		BENCHMARK	I.P.	IRON PIPE	DWY	DRIVEWAY	
	WOOD DECK	ELEV	ELEVATION	N&D	NAIL & DISK	SCR.	SCREEN	
	CONCRETE	P.T.	POINT OF TANGENCY	PK NAIL	PARKER-KALON NAIL	GAR	GARAGE	
	ASPHALT	P.C.	POINT OF CURVATURE	D.H.	DRILL HOLE	ENCL.	ENCLOSURE	
	BRICK / TILE	P.R.M.	PERMANENT REFERENCE MONUMENT		WELL	N.T.S.	NOT TO SCALE	
	WATER	P.C.C.	POINT OF COMPOUND CURVATURE		FIRE HYDRANT	F.F.	FINNISHED FLOOR	
	APPROXIMATE EDGE OF WATER	P.R.C.	POINT OF REVERSE CURVATURE		M.H.	MANHOLE	T.O.B.	TOP OF BANK
	COVERED AREA	P.O.B.	POINT OF BEGINNING	O.H.L.	OVERHEAD LINES	E.O.W.	EDGE OF WATER	
	TREE	P.O.C.	POINT OF COMMENCEMENT	TX	TRANSFORMER	E.O.P	EDGE OF PAVEMENT	
	POWER POLE	P.C.P.	PERMANENT CONTROL POINT	CATV	CABLE TV RISER	C.V.G.	CONCRETE VALLEY GUTTER	
	CATCH BASIN	M	FIELD MEASURED	W.M.	WATER METER	B.S.L.	BUILDING SETBACK LINE	
C.U.E.	COUNTY UTILITY EASEMENT	P	PLATTED MEASUREMENT	P/E	POOL EQUIPMENT	S.T.L.	SURVEY TIE LINE	
I.E./E.E.	INGRESS / EGRESS EASEMENT	D	DEED	CONC.	CONCRETE SLAB		CENTER LINE	
U.E.	UTILITY EASEMENT	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:

1452 Van Buren 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: 6
Date of Field Work: 01/10/2017
Date of Completion: 01/12/2017

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 at
- 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 27 to 29 , of Block 90, 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:

Anthony Alfonso
Self
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* **01/12/2017** *bearing Job #* **B-23881** :
a. **FENCES ENCROACH OVER WEST LOT LINE. CONCRETE ENCROACHES OVER SOUTH 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



ELEVATION CERTIFICATE

Important: Follow the instructions on pages 1-9.

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 Anthony Alfonso				Policy Number:	
A2. Building Street Address (including Apt., Unit, Suite, and/or Bldg. No.) or P.O. Route and Box No. 1452 Van Buren Street				Company NAIC Number:	
City Hollywood		State FLORIDA		ZIP Code 33020	
A3. Property Description (Lot and Block numbers, Tax Parcel Number, Legal Description, etc.) Lot Number:27 to 29 Block Number:90					
A4. Building Use (e.g., Residential, Non-Residential, Addition, Accessory, Etc.) <u>Residential</u>					
A5. Latitude/Longitude: Lat. <u>26°00'5.90</u> Long. <u>80°08'2.01</u> Horizontal Datum: <input type="checkbox"/> NAD 1927 <input checked="" type="checkbox"/> 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 <u>8</u>					
A8. For a building with a crawlspace or enclosure(s): a) Square footage of crawlspace or enclosure(s) <u>3576</u> Sq. Ft. b) No. of permanent flood openings in the crawlspace or enclosure(s) within 1.0 foot above adjacent grade <u>22</u> c) Total net area of flood openings in A8.b <u>2704</u> Sq. in. d) Engineered flood openings? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No					
A9. For a building with an attached garage: a) Square footage of attached garage <u>N/A</u> Sq. Ft. b) No. of permanent flood openings in the attached garage within 1.0 foot above adjacent grade <u>N/A</u> c) Total net area of flood openings in A9.b <u>N/A</u> Sq. In. d) Engineered flood openings? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No					
SECTION B - FLOOD INSURANCE RATE MAP (FIRM) INFORMATION					
B1. NFIP Community Name & Community Number 125113			B2. County Name Broward County		B3. State FLORIDA
B4. Map/Panel Number 12011C0569H	B5. Suffix H	B6. FIRM Index Date 08/18/2014	B7. FIRM Panel Effective/Revised Date 08/18/2014	B8. Flood Zone(s) AE	B9. Base Flood elevation(s) (Zone AO, use base flood depth) 6
B10. Indicate the source of the Base Flood Elevation (BFE) data or base flood depth entered in item B9: <input type="checkbox"/> FIS Profile <input type="checkbox"/> FIRM <input type="checkbox"/> Community Determined <input type="checkbox"/> Other (Describe) _____					
B11. Indicate elevation datum used for BFE in Item B9: <input type="checkbox"/> NGVD 1929 <input checked="" type="checkbox"/> NAVD 1988 <input type="checkbox"/> Other (Describe) _____					
B12. Is the building located in a Coastal Barrier Resources System (CBRS) area or Otherwise protected Area (OPA)? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No Designation Date <u>N/A</u> <input type="checkbox"/> CBRS <input type="checkbox"/> OPA					

ELEVATION CERTIFICATE

OMB No. 1660-0008
Expiration Date: November 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. 1452 Van Buren Street			Policy Number:
City Hollywood	State FLORIDA	ZIP Code 33020	Company NAIC Number:

SECTION C - BUILDING ELEVATION INFORMATION (SURVEY REQUIRED)

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

C2. Elevations - Zones A1-A30, AE, AH, A (with BFE), VE, V1-V30, V (with BFE), AR, AR/A, AR/AE, AR/A1-A30, AR/AH, AR/AO.
Complete items C2.a-h below according to the building diagram specified in item A7. IN Puerto Rico only, enter meters.
Benchmark Utilized: 1896 ELE: 10.93 Vertical Datum: NAVD 1988
Indicate elevation datum used for the elevations in items a) through h) below.
☐ NGVD 1929 ☒ NAVD 1988 ☐ Other/Source: _____

Datum used for building elevations must be the same as that used for the BFE.


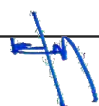
Check the measurement used.

a) Top of bottom floor (Including basement, crawlspace, or enclosure floor)	3 . 73	<input checked="" type="checkbox"/> feet	<input type="checkbox"/> meters
b) Top of the next highest floor	6 . 83	<input checked="" type="checkbox"/> feet	<input type="checkbox"/> meters
c) Bottom of the lowest horizontal structural member (V Zones only)	N/A .	<input type="checkbox"/> feet	<input type="checkbox"/> meters
d) Attached Garage (top of slab)	N/A .	<input type="checkbox"/> feet	<input type="checkbox"/> meters
e) Lowest elevation of machinery or equipment servicing the building (Describe type of equipment and location in Comments)	3 . 92	<input checked="" type="checkbox"/> feet	<input type="checkbox"/> meters
f) Lowest adjacent (finished) grade next to building (LAG)	3 . 59	<input checked="" type="checkbox"/> feet	<input type="checkbox"/> meters
g) Highest adjacent (finished) grade next to building (HAG)	3 . 73	<input checked="" type="checkbox"/> feet	<input type="checkbox"/> meters
h) Lowest adjacent grade at lowest elevation of deck or stairs including structural support	N/A .	<input type="checkbox"/> feet	<input type="checkbox"/> meters

SECTION D - SURVEYOR, ENGINEER, OR ARCHITECT CERTIFICATION

This certification is to be signed and sealed by a land surveyor, engineer, or architect authorized by law to certify elevation information.
I certify that the information on this Certificate represents my best efforts to interpret the data available. I understand that any false statement may be punishable by fine or imprisonment under 17 U.S. Code, Section 1001.

Were latitude and longitude in Section A provided by a licensed land surveyor? ☐ Yes ☒ No ☐ Check here if attachments.

Certifier's Name EFRAIN LOPEZ	License number 6792	
Title PROFESSIONAL SURVEYOR & MAPPER		
Company Name ME LAND SURVEYING		
Address 10665 SW 190th STREET SUITE 3110		
City MIAMI	State FL	
Signature 	Date 01/12/2017	Telephone (305) 740-3319

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

Comments (including type of equipment and location, per C2(e), if applicable)
LATITUDE LONGTITUDE PER GOOGLE, ATTACHMENTS = BUILDING PICTURES
C2E= AC UNIT LEFT CRWN: 3.46 RIGHT CRWN: 3.22

ELEVATION CERTIFICATE

OMB No. 1660-0008

Expiration Date: November 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. 1452 Van Buren Street			Policy Number:	
City Hollywood	State FLORIDA	ZIP Code 33020	Company NAIC Number:	
SECTION E - BUILDING ELEVATION INFORMATION (SURVEY NOT REQUIRED) FOR ZONE AO AND ZONE A (WITHOUT BFE)				
For Zones AO and A (without BFE), complete Items E1–E5. If the Certificate is intended to support a LOMA or LOMR-F request, complete Sections A, B, and C. For Items E1–E4, use natural grade, if available. Check the measurement used. In Puerto Rico only, enter meters.				
E1. Provide elevation information for the following and check the appropriate boxes to show whether the elevation is above or below the highest adjacent grade (HAG) and the lowest adjacent grade (LAG).				
a) Top of bottom floor (including basement, crawlspace, or enclosure) is _____ . _____ <input type="checkbox"/> feet <input type="checkbox"/> meters <input type="checkbox"/> above or <input type="checkbox"/> below the HAG				
b) Top of bottom floor (including basement, crawlspace, or enclosure) is _____ . _____ <input type="checkbox"/> feet <input type="checkbox"/> meters <input type="checkbox"/> above or <input type="checkbox"/> below the LAG				
E2. For Building Diagrams 6-9 with permanent flood openings provided in Section A Items 8 and/or 9 (see pages 8-9 of instructions), the next higher floor (elevation C2.b in the diagrams) of the building is _____ . _____ <input type="checkbox"/> feet <input type="checkbox"/> meters <input type="checkbox"/> above or <input type="checkbox"/> below the HAG				
E3. Attached garage (top of slab) is _____ . _____ <input type="checkbox"/> feet <input type="checkbox"/> meters <input type="checkbox"/> above or <input type="checkbox"/> below the HAG				
E4. Top of platform of machinery and/or equipment servicing the building is _____ . _____ <input type="checkbox"/> feet <input type="checkbox"/> meters <input type="checkbox"/> above or <input type="checkbox"/> below the HAG				
E5. Zone AO only: If no flood depth number is available, is the top of the bottom floor elevated in accordance with the community's floodplain management ordinance? <input type="checkbox"/> Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> Unknown. The local official must certify this information in Section G.				
SECTION F - PROPERTY OWNER (OR OWNER'S REPRESENTATIVE) CERTIFICATION				
The property owner or owner's authorized representative who completes Sections A, B, and E for Zone A (without a FEMA-issued or community-issued BFE) or Zone AO must sign here. <i>The statements in sections A, B, and E are correct to the best of my knowledge.</i>				
Property Owner's 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

OMB No. 1660-0008
Expiration Date: November 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. 1452 Van Buren Street			Policy Number:	
City Hollywood	State FLORIDA	ZIP Code 33020	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 measurement used in items G8 - G10. In Puerto Rico only, enter meters.				
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.)				
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.				
G3. <input type="checkbox"/> The following information (Items G4-G10) is provided for community floodplain management purposes.				
G4. Permit Number		G5. Date Permit Issued		G6. Date Certificate Of Complicance/Occupancy Issued
G7. This permit has been issued for: <input type="checkbox"/> New Construction <input type="checkbox"/> Substantial Improvement				
G8. Elevation of as-built lowest floor (including basement) _____ . _____ <input type="checkbox"/> feet <input type="checkbox"/> meters Datum _____ of the building:				
G9. BFE or (in Zone AO) depth of flooding at the building _____ . _____ <input type="checkbox"/> feet <input type="checkbox"/> meters Datum _____ site:				
G10. Community's design flood elevation _____ . _____ <input type="checkbox"/> feet <input type="checkbox"/> meters Datum _____				
Local Official's Name			Title	
Community Name			Telephone	
Signature			Date	
Comments				
<input type="checkbox"/> Check here if attachments.				

ELEVATION CERTIFICATE

BUILDING PHOTOGRAPHS

See Instructions for Item A6.

OMB No. 1660-0008

Expiration Date: November 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. 1452 Van Buren Street			Policy Number:
City Hollywood	State FLORIDA	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.



Photo One

Photo One Caption Front View



Photo Two

Photo Two Caption Rear View

ELEVATION CERTIFICATE

BUILDING PHOTOGRAPHS

Continuation Page

OMB No. 1660-0008

Expiration Date: November 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. 1452 Van Buren Street			Policy Number:
City Hollywood	State FLORIDA	ZIP Code 33020	Company NAIC Number:

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



Photo One

Photo One Caption Left View



Photo Two

Photo Two Caption Right View



Charles O. Buckalew

Consulting Engineering Services, Inc.

801 South Ocean Drive, Suite 201

Hollywood, Florida 33019

C.O.A. Number: 6255

Tele. : (954) 558-1189 Fax. : (954) 929-8988

LOT COVERAGE SHEET ::

SITE CALCULATIONS ::

EXISTING RESIDENCE	3382.10 S.F.	20.95 %	(.077 AC.)
EXISTING REAR GARAGE	445.21 S.F.	2.76 %	(.011 AC.)
NEW ADDITION	1141.75 S.F.	7.07 %	(.026 AC.)
EXISTING FRONT WALKWAY	308.60 S.F.	1.92 %	(.007 AC.)
EXISTING FRONT PORCH/STEPS	421.20 S.F.	2.61 %	(.009 AC.)
EXISTING REAR STEPS/WALK	50.65 S.F.	0.32 %	(.001 AC.)
NEW REAR PATIO & STEPS	145.50 S.F.	0.90 %	(.003 AC.)
NEW POOL & SPA	445.95 S.F.	2.76 %	(.011 AC.)
NEW POOL PATIO/PARKING PAVERS	2279.35 S.F.	14.12 %	(.052 AC.)
TOTAL IMPERVIOUS AREA	8620.31 S.F.	53.41 %	(.197 AC.)
TOTAL PERVIOUS AREA	7519.69 S.F.	46.59 %	(.173 AC.)
TOTAL O/A. SITE AREA	16140.00 S.F.	100.00 %	(.370 AC.)



Charles O. Buckalew

Consulting Engineering Services, Inc.

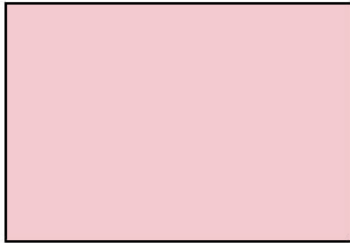
801 South Ocean Drive, Suite 201

Hollywood, Florida 33019

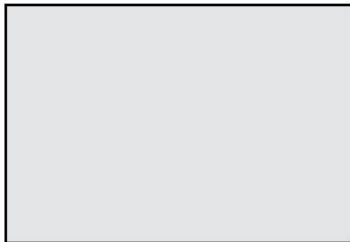
C.O.A. Number: 6255

Tele. : (954) 558-1188 Fax. : (954) 929-8988

PROPOSED PAINT - CHIP SAMPLES ::



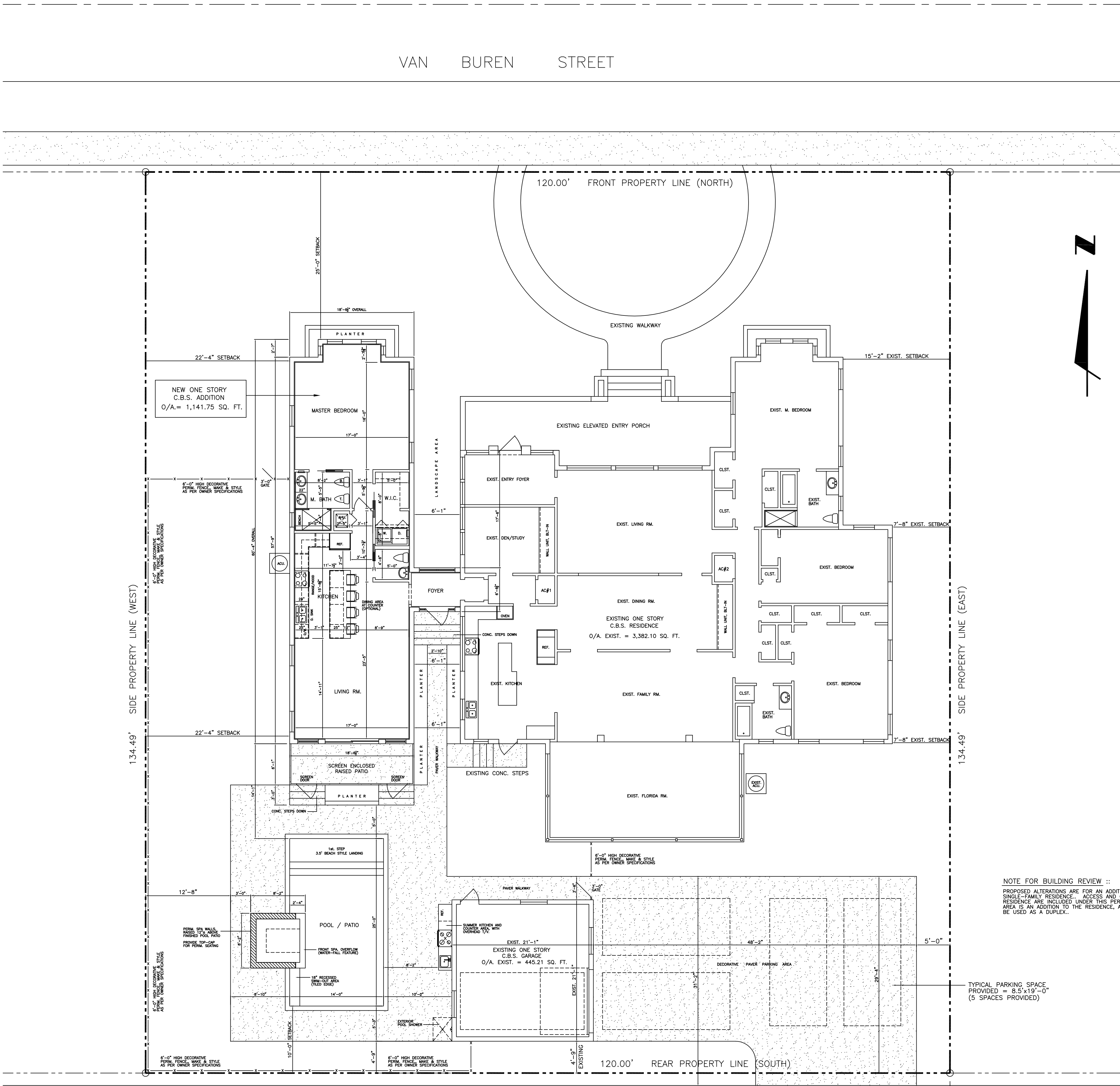
PINK TONE = BEHR EXTERIOR, P130-2= PINK INNOCENSE



GRAY TONE = BEHR EXTERIOR, N200-3= NIGHTINGALE GRAY



WHITE TONE = BEHR EXTERIOR, PR-W14= BIT OF SUGAR



LAND USE DESIGNATION =	LOW RESIDENTIAL		
ZONING DESIGNATION =	RS-6, SINGLE FAMILY DETACHED DWELLING		
<u>SITE CRITERIA ::</u>			
MIN. LOT AREA	6,000 S.F.	16,140 S.F.	
MIN. LOT WIDTH	60'-0"	120'-0"	
MIN. UNIT SIZE	1000 S.F.	4523.85 S.F.	
MAX. BLDG. HGT.	30'-0"	14'-7 1/2", ONE STORY	
REQ'D. PARKING	5 SPACES	5 SPACES (8.5'x19'-0")	
<u>SETBACKS ::</u>			
FRONT SETBACK	25'-0"	25'-0"	
SIDE SETBACK	30'-0" COMBINED	30'-0" COMBINED	7'-8" EAST SIDE
REAR SETBACK	20'-3"	34'-6"	22'-4" WEST SIDE
<u>GARAGE SIZING ::</u>			
ONE CAR GARAGE	10.5'W.x19'L.	EX. 21'W.x21'L.	
<u>PERV./LANDSCAPE ::</u>			
20% FRONT-YARD PERV. (LANDSCAPE)	200 S.F. (.004 AC.)	2500 S.F. (.057 AC.)	
40% TOTAL-LOT PERV. (LANDSCAPE)	6456 S.F. (.148 AC.)	7519.69 S.F. (.173 AC.)	

SITE CALCULATIONS ::			
EXISTING RESIDENCE	3382.10 S.F.	20.95 %	(.077 AC.)
EXISTING REAR GARAGE	445.21 S.F.	2.76 %	(.011 AC.)
NEW ADDITION	1141.75 S.F.	7.07 %	(.026 AC.)
EXISTING FRONT WALKWAY	308.60 S.F.	1.92 %	(.007 AC.)
EXISTING FRONT PORCH/STEPS	421.20 S.F.	2.61 %	(.009 AC.)
EXISTING REAR STEPS/WALK	50.65 S.F.	0.32 %	(.001 AC.)
NEW REAR PATIO & STEPS	145.50 S.F.	0.90 %	(.003 AC.)
NEW POOL & SPA	445.95 S.F.	2.76 %	(.011 AC.)
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TOTAL PERVIOUS AREA	7519.69 S.F.	46.59 %	(.173 AC.)
TOTAL O/A. SITE AREA	16140.00 S.F.	100.00 %	(.370 AC.)

- CRITERIA FOR ADDITIONS OR ACCESSORY USE AREAS..
- 1) ARTICLE-4, SECTION 4.1, SINGLE FAMILY DISTRICTS
- PARAGRAPH F.) COOKING-KITCHEN FACILITIES ==
- NO MORE THAN ONE SET OF COOKING-KITCHEN AREAS ARE PERMITTED, EXCEPT, IF APPLICANT MEETS THE FOLLOWING CRITERIA ::
1. THE TOTAL RESIDENCE SHALL CONTAIN 3,600 SQ. FT. OF TOTAL FLOOR AREA, EXCLUDING THE GARAGE AND ACCESSORY USE STRUCTURES.
 2. THE ARRANGEMENT OF FACILITIES SHALL NOT RESULT OR LEND THEMSELVES TO A CREATION OF AN APARTMENT UNIT.
 3. NO MORE THAN ONE ELECTRIC METER OR WATER METER IS PERMITTED.
 4. THAT PORTION OF RESIDENCE HAVING A SECOND COOKING-KITCHEN FACILITY SHALL NOT BE RENTED OR HAVE INDIVIDUAL DOORWAY ACCESS TO THE EXTERIOR AND MUST BE CONNECTED TO THE MAIN RESIDENCE.
 5. A COVENANT, RECORDED AGREEMENT MAY BE REQUIRED PRIOR TO THE ISSUANCE OF THE BUILDING PERMIT..
- POOL SETBACKS :::
- | | | |
|------|------------|----------|
| | REQ'D. | PROVIDED |
| SIDE | 6'-0" MIN. | 21'-6" |
| REAR | 6'-0" MIN. | 10'-0" |

- GREEN ORDINANCE STANDARDS ::
- APPROVED GREEN ORDINANCE STANDARDS BEING INCLUDED AS PART OF CONSTRUCTION (RESIDENTIAL STANDARDS) - MIN. (5)FIVE ITEMS REQ'D.
1. NO KITCHEN SINK GARBAGE DISPOSAL BEING PROVIDED.
 2. ALL ENERGY-STAR RATED APPLIANCES BEING INSTALLED.
 3. NO SHOWER WITH MORE THAN (1)ONE SPRAY-HEAD.
 4. ENERGY EFFICIENT (LOW-E) WINDOWS, MTG. ENERGY-STAR RATING CRITERIA
 5. ENERGY EFFICIENT DOORS, MTG. ENERGY-STAR RATING CRITERIA
 6. PROGRAMMABLE THERMOSTATS
 7. DECORATIVE PAVERS, CONCRETE DRIVES & WALKWAYS (COLOR SAMPLES SHALL BE APPROVED PRIOR TO INSTALLATION)

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

RESIDENCE OVERALL SITE PLAN - EXIST. CONDITIONS FLOOR PLAN

REVISIONS	BY
05-11-16, REV. PER OWNER, 2nd. MEETING	CW.
08-18-16, REV. PER OWNER, 3rd. MEETING	CW.
12-27-16, REV. PER CITY HPB. REVIEW	CW.
02-08-17, REV. PER CITY HPB. REVIEW	CW.

IMPROVEMENT PLANS FOR :: THE ALFONSO RESIDENCE

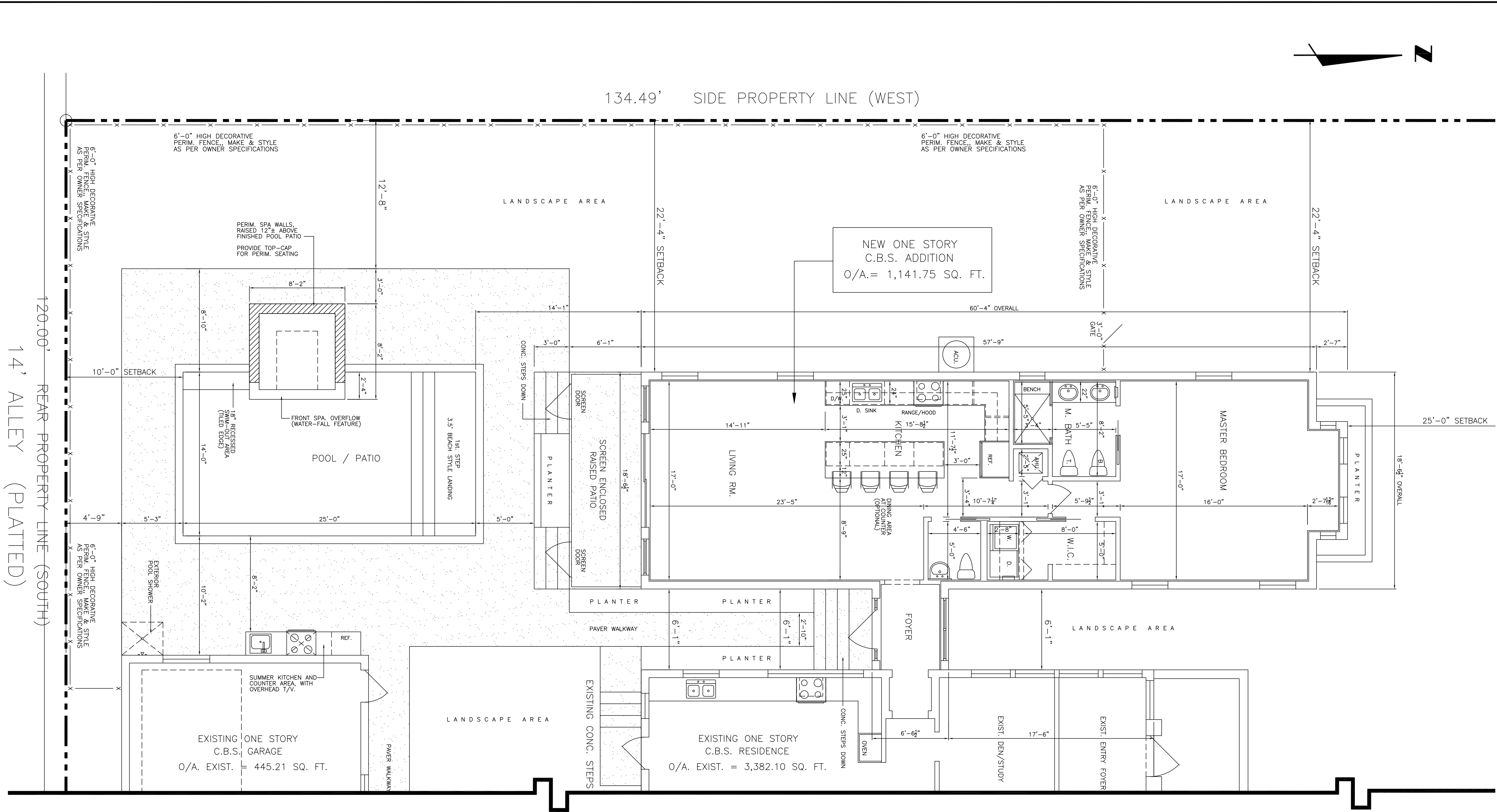
FOLIO NO. :: 5142-15-02-6930, 1452 VAN BUREN STREET, HOLLYWOOD FLORIDA 33020

Charles O. Buckalew
Consulting Engineering Services, Inc.
801 South Ocean Drive, Suite 201
Hollywood, Florida 33019
C.O.A. Number: 6255
Tele. : (954) 558-1189 Fax. : (954) 929-8988



CHARLES O. BUCKALEW, P.E.
FLORIDA REG. NO. 24042

DATE	MARCH, 2016
SCALE	1/8"=1'-0"
BY	C.R.W.
JOB	MA-1687
SHT	SP-1



NOTE FOR BUILDING REVIEW ::

PROPOSED ALTERATIONS ARE FOR AN ADDITION TO A PRE-EXISTING SINGLE-FAMILY RESIDENCE.. ACCESS AND CONNECTION TO EXISTING RESIDENCE ARE INCLUDED UNDER THIS PERMIT SUBMITAL.. THE NEW AREA IS AN ADDITION TO THE RESIDENCE, AND IS NOT PERMITTED TO BE USED AS A DUPLEX..

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

IMPROVEMENT FLOOR PLAN

REVISIONS	BY
05-11-16, REV. PER OWNER, 2nd MEETING CW.	
08-18-16, REV. PER OWNER, 3rd MEETING CW.	
12-27-16, REV. PER CITY HPB. REVIEW	CW.
02-08-17, REV. PER CITY HPB. REVIEW	CW.

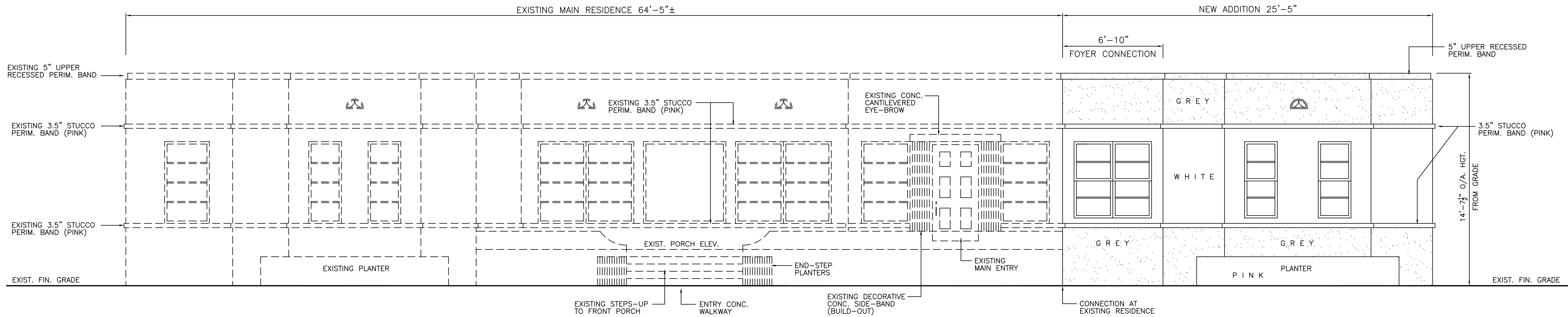
IMPROVEMENT PLANS FOR ::
THE ALFONSO RESIDENCE

FOLIO NO. :: 5142-15-02-6930, 1452 VAN BUREN STREET, HOLLYWOOD FLORIDA 33020

Charles O. Buckalew
Consulting Engineering Services, Inc.
801 South Ocean Drive, Suite 201
Hollywood, Florida 33019
C.O.A. Number: 6255
Tele. : (954) 558-1189 Fax. : (954) 929-8868

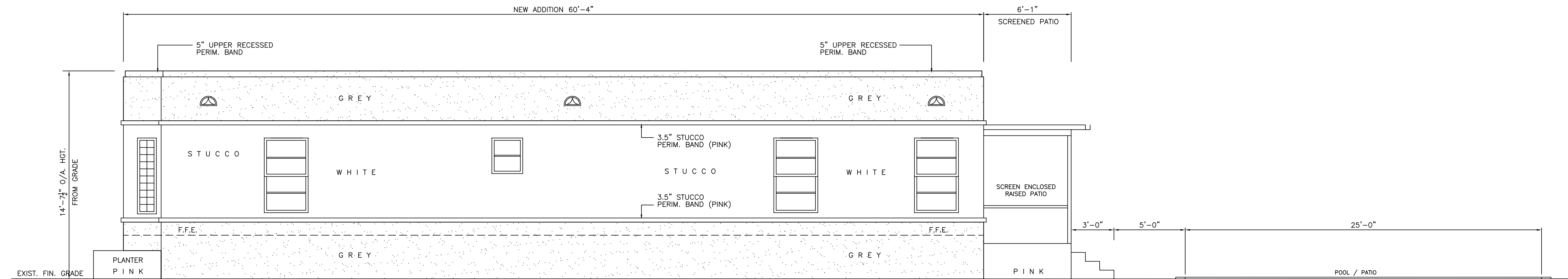
Charles O. Buckalew, P.E.
Professional Engineer, No. 24042

DATE	MARCH, 2016
SCALE	1/4"=1'-0"
BY	C.R.W.
JOB	MA-1687
SHT	A-1



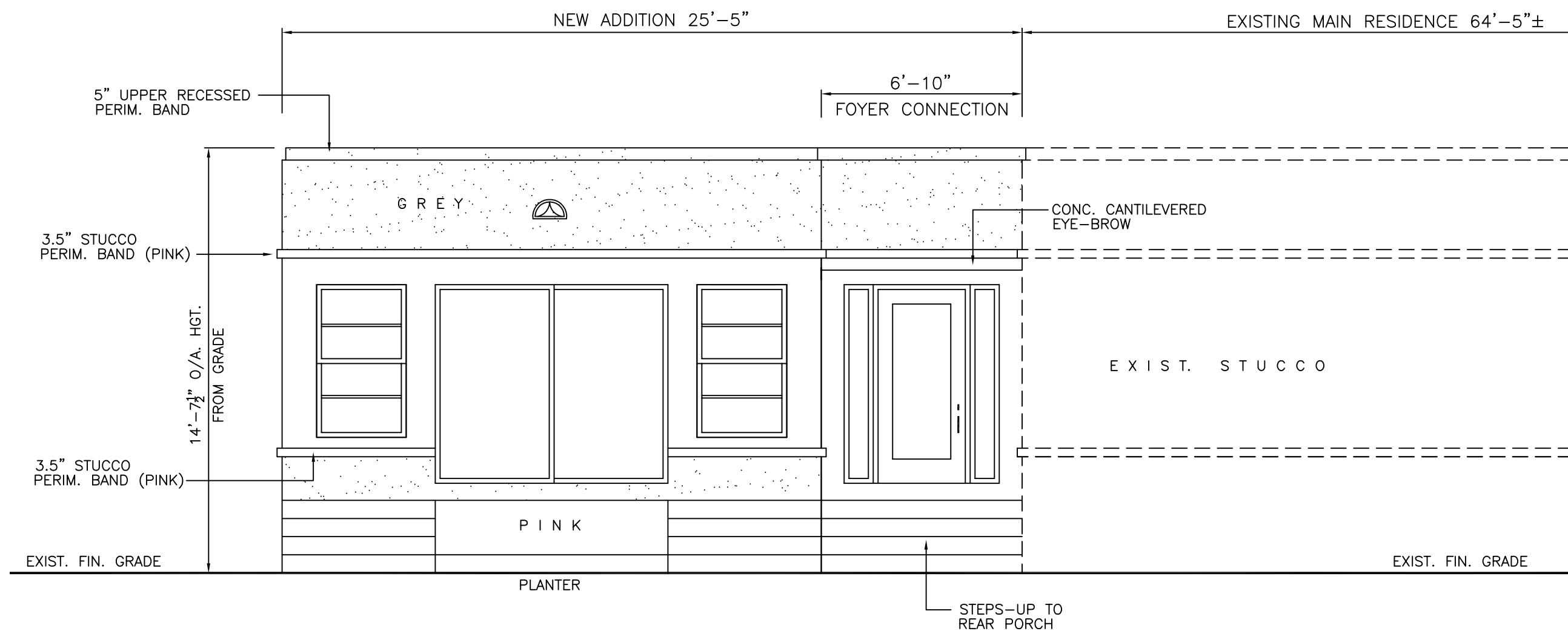
EXTERIOR ELEVATION - FRONT (NORTH)

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



EXTERIOR ELEVATION - SIDE (WEST)

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



EXTERIOR ELEVATION - REAR (SOUTH)

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

REVISIONS	BY
05-11-16, REV. PER OWNER, 2nd. MEETING. CW.	
06-18-16, REV. PER OWNER, 3rd. MEETING. CW.	
12-27-16, REV. PER CITY HPB. REVIEW. CW.	

IMPROVEMENT PLANS FOR ::
THE ALFONSO RESIDENCE

FOLIO NO. :: 5142-15-02-6930, 1452 VAN BUREN STREET, HOLLYWOOD FLORIDA 33020

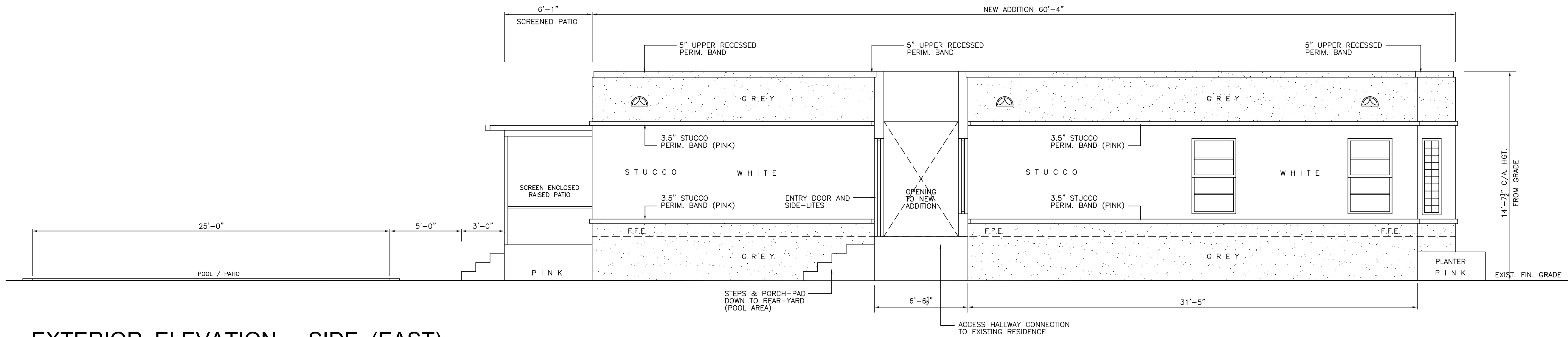
Charles O. Buckalew

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Hollywood, Florida 33019
C.O.A. Number: 6255
Tele.: (954) 598-1189 Fax.: (954) 929-8988



CHARLES O. BUCKALEW, P.E.
FLORIDA REG. NO. 24442

DATE	MARCH, 2016
SCALE	1/4"=1'-0"
BY	C.R.W.
JOB	MA-1687
SHT	A-2



EXTERIOR ELEVATION - SIDE (EAST)

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

REVISIONS	BY
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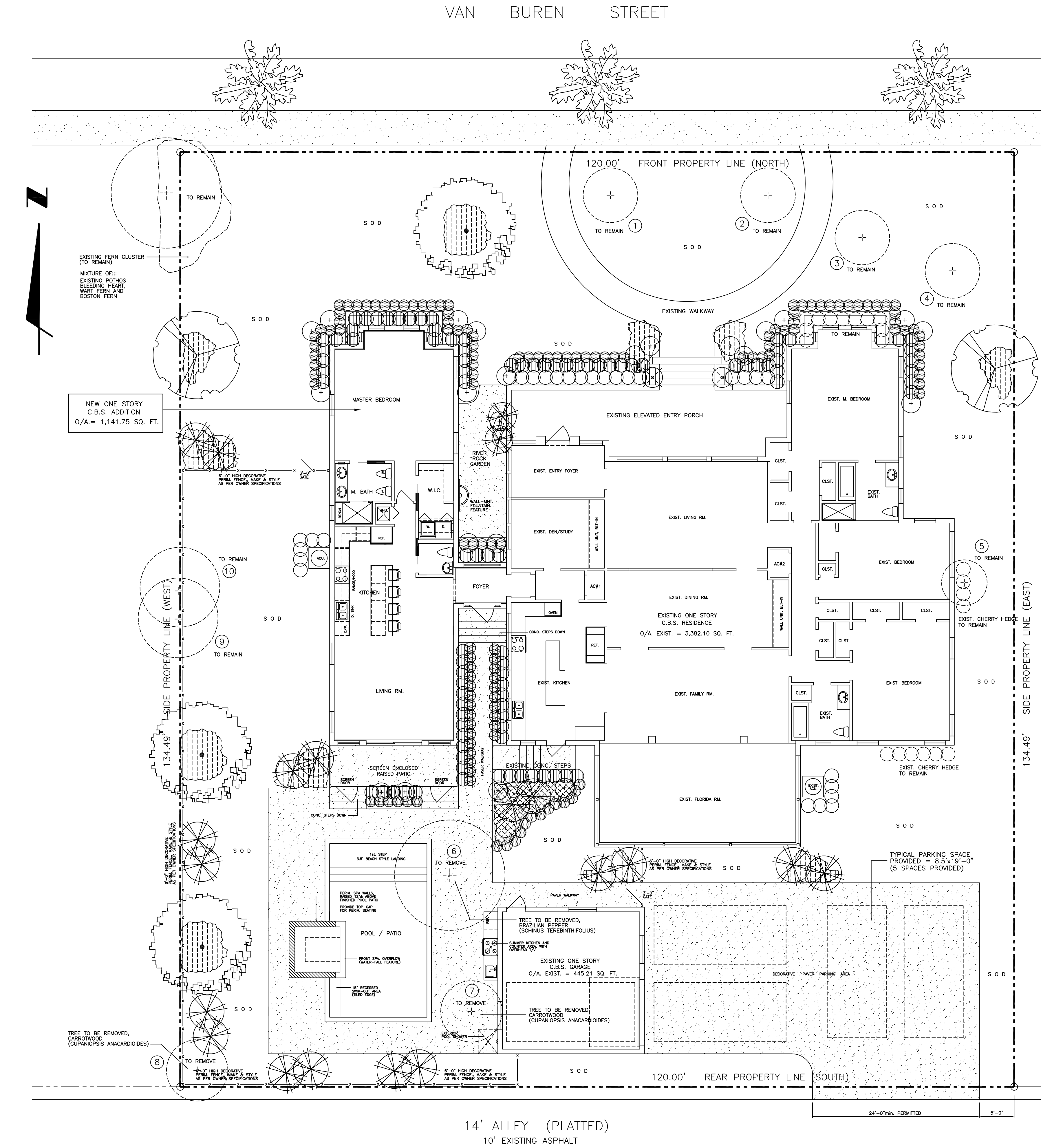
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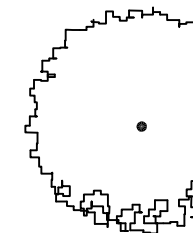


LANDSCAPE PLAN & DETAILS

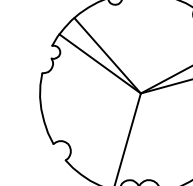
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PLANT-LIST & QUANTITIES

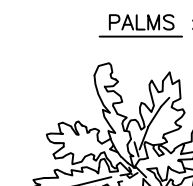
TREES ::



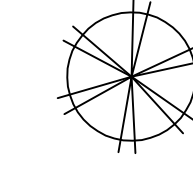
D.G. = DELONIX REGIA (ROYAL POINCIANA)
12'HGT. x 6'SPR., 3"DBH.
TOTAL QUANTITY = 3



S.M. = SWIETENIA MAHAGONI (MAHOGANY TREE)
10'HGT. x 6'SPR., 3"DBH.
TOTAL QUANTITY = 2

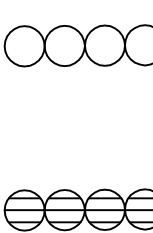


R.E. = ROYSTONEA ELATA (ROYAL PALM)
14'HGT., 6'G.W. MIN., FULL HEADS
(NO SCARRED TRUNK)
TOTAL QUANTITY = 3 (OFF-SITE)

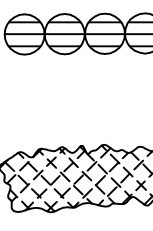


W.B. = WODYETIA BIFURCATA (FOXTAIL PALM)
8'HGT., MATCHED HGT., DOUBLE TRUNK
(NO SCARRED TRUNK)
TOTAL QUANTITY = 10

SHRUBS ::

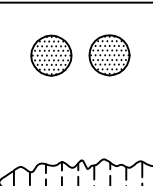


C.I. = CHRYSOBALANUS ICACO (COCOPLUM)
36'HGT. x 24'SPR., 3GAL. @ 24"O.C.
(EQUIPMENT BUFFER)
TOTAL QUANTITY = 28



I.C. = IXORA CHINENSIS (IXORA)
36'HGT. x 24'SPR., 3GAL. @ 24"O.C.
TOTAL QUANTITY = 96

GROUNDCOVER ::

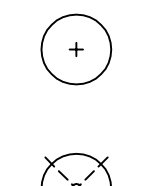


D.T. = DIANELLA TASMANICA (BLUEBERRY FLAX-LILLY)
18'HGT., 1GAL. @ 24"O.C.
TOTAL QUANTITY = 135

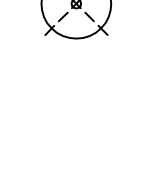


A.D. = ASPARAGUS DENSIFLORUS "MYERS" (FOXTAIL FERNS)
12'HGT., 1GAL. @ 24"O.C.
(TREE & PALM BASE COVERAGE)
TOTAL QUANTITY = 190

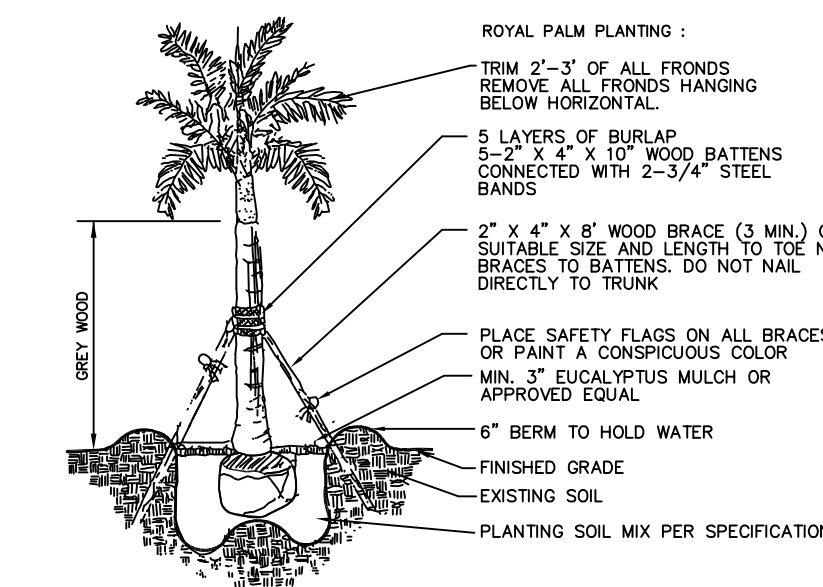
ACCENT PLANT ::



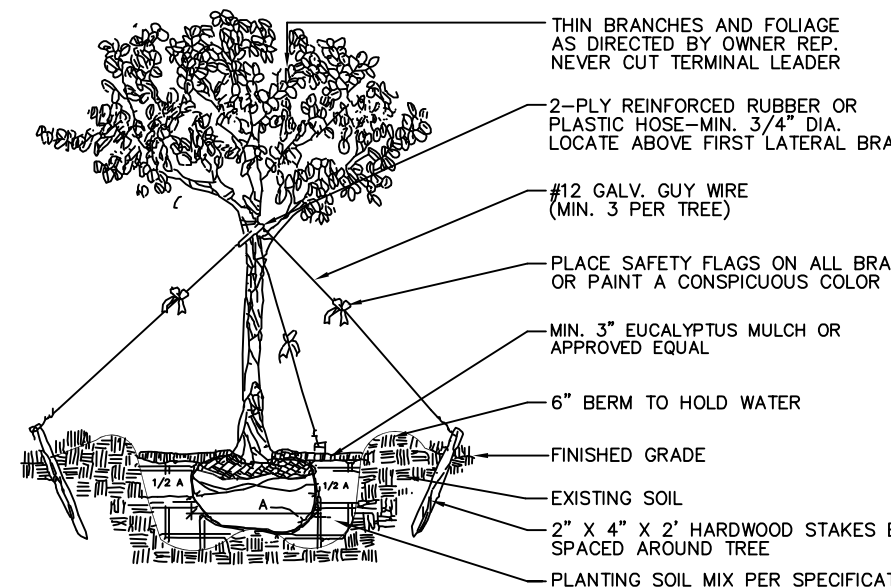
T.P. = TETRAPANAX PAPYRIFERA (AROID ALOCASIA)
36'HGT. x 24'SPR., 3GAL., LOCATIONS
AS SHOWN (SEE PLAN)
TOTAL QUANTITY = 26



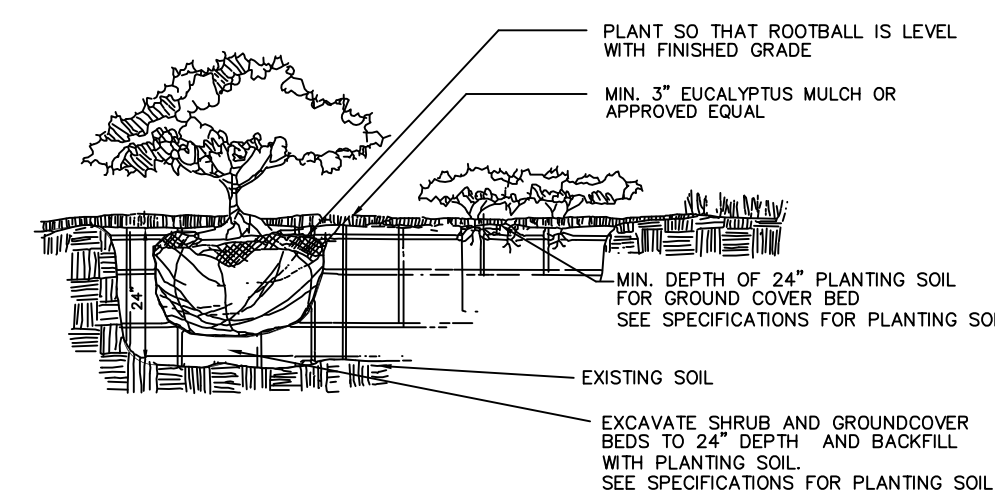
C.E. = CALLIANDRA EMARGINATA (DWARF POWDERPUFF)
12'HGT., 1GAL. @ 24"O.C., LOCATIONS
AS SHOWN (SEE PLAN)
TOTAL QUANTITY = 2



PALM PLANTING DETAIL



LARGE TREE PLANTING DETAIL



SHRUB & GROUNDCOVER DETAIL

PERV./LANDSCAPE ::	REQUIRED	PROVIDED
20% FRONT-YARD PERV. (LANDSCAPE)	200 S.F. (.004 AC.)	2500 S.F. (.057 AC.)
40% TOTAL-LOT PERV. (LANDSCAPE)	6456 S.F. (.148 AC.)	7519.69 S.F. (.173 AC.)

SITE CALCULATIONS ::			
EXISTING RESIDENCE	3382.10 S.F.	20.95 %	(.077 AC.)
EXISTING REAR GARAGE	445.21 S.F.	2.76 %	(.011 AC.)
NEW ADDITION	1141.75 S.F.	7.07 %	(.026 AC.)
EXISTING FRONT WALKWAY	308.60 S.F.	1.92 %	(.007 AC.)
EXISTING FRONT PORCH/STEPS	421.20 S.F.	2.61 %	(.009 AC.)
EXISTING REAR STEPS/WALK	50.65 S.F.	0.32 %	(.001 AC.)
NEW REAR PATIO & STEPS	145.50 S.F.	0.90 %	(.003 AC.)
NEW POOL & SPA	445.95 S.F.	2.76 %	(.011 AC.)
NEW POOL PATIO/PARKING PAVERS	2279.35 S.F.	14.12 %	(.052 AC.)
TOTAL IMPERVIOUS AREA	8620.31 S.F.	53.41 %	(.197 AC.)
TOTAL PERVIOUS AREA	7519.69 S.F.	46.59 %	(.173 AC.)
TOTAL O/A SITE AREA	16140.00 S.F.	100.00 %	(.370 AC.)

NOTES ::

- All proposed material shall be Florida No. 1 or better as noted in specifications.
- No substitutions will be accepted without prior written approval and acceptance by the Owner or his representative, or Landscape Architect.
- Materials to be hand-selected at the discretion of the Owner or his representative.
- All work shall proceed in a professional manner in accordance with standard nursery and installation practices.
- Quantities on plant list are for convenience only. Landscape Contractor is responsible for all plants shown on planting plans. When discrepancies occur between plant list and planting plans, the plans are to override the plant list in all cases. Contractor is responsible for confirming sod quantities and certifying such to the Owner or his representative.
- Contractor is responsible for locating all underground utilities prior to digging. Notify the Owner or his representative, immediately regarding discrepancies or conflicts.
- All trees to be staked and guyed as detailed.
- No double or multi-trunk trees unless otherwise specified.
- Groundcover and shrubs to be laid out in a uniform and consistent pattern.
- Minimum 4' clear trunk on all 12' trees.
- Landscape Contractor to notify the Owner or his representative, at least three (3) working days prior to beginning any stage of work.
- All planting beds to receive 3" deep shredded mulch per specifications.
- Owner or engineer to be immediately notified of any discrepancies found in the field, and for approval of any alternates prior to purchase or installation.
- Face of trees and palms to be located a minimum of 2'-0" off all sidewalks, paths or other paved surfaces.
- The Owner or his representative, reserves the right to field adjust plant material on-site to avoid conflicts or discrepancies not anticipated in the planning process.
- Excavate all shrub and groundcover beds as specified and backfill with planting soil per specifications.
- Existing plant material to be removed, except as noted. (SEE DWG. D-1)
- All existing asphalt base material to be removed from planting areas and replaced with clean top soil prior to planting. Final grade within planting areas to be 2" below adjacent paved areas or top of curb.
- Landscape Contractor is responsible for verifying that clean top soil, meeting the attached specifications, exists in each planting bed prior to planting. Contractor shall add or amend top soil if necessary. Tree pits shall be backfilled as noted in attached specifications.
- All landscape areas (including sod) shall be irrigated with an underground automatic sprinkler system providing 100% coverage. No landscape installation shall occur until the irrigation system is operational, unless approval is granted by Owner or his representative.
- Landscape Contractor is responsible for replacing any damaged sod.
- All sod to receive a 3" top dressing of soil per specifications.

SUTTON CONSULTING ARBORIST, INC.
(561) 252-4301
JOHN SUTTON, ISA, CERTIFIED ARBORIST, #50-0326
EXISTING SITE SITES - TREE APPRAISAL ::

TREE PIC.#	PLANT COMMON NAME	SCIENTIFIC/BOTANICAL NAME	HGT.	DBH.	CONTRIBUTION	CONDITION	PLACEMENT	APPRAISAL VALUE	REMARKS
1	SHAVING BRUSH	PSEUDOBOMBAX ELLIPTICUM	14	4.0	25	70	50	\$ 600.00	= TO REMAIN
2	SHAVING BRUSH	PSEUDOBOMBAX ELLIPTICUM	14	4.0	25	70	50	\$ 600.00	= TO REMAIN
3	ROYAL POINCIANA	DELONIX REGIA	11	4.5	25	70	50	\$ 130.00	= TO REMAIN
4	SILK FLOSS	CEIBA SPECIOSA	8	1.5	25	70	50	\$ 180.00	= TO REMAIN
5	ALEXANDER PALM	ARCHONTOPHOENIX ALEXANDRA	11			80	60	\$ 330.00	= TO REMAIN
6	BRAZILIAN PEPPER	SCHINUS TEREBINTHIFOLIUS						\$ 0.00	= TO REMOVE, INVASIVE
7	CARROT-WOOD	CUPANOPSIS ANACARDIODES						\$ 0.00	= TO REMOVE, INVASIVE
8	CARROT-WOOD	CUPANOPSIS ANACARDIODES						\$ 0.00	= TO REMOVE, INVASIVE
9	FICUS	FICUS BENJAMINIA				5		\$ 56.00	= TO REMAIN, INVASIVE
10	FICUS	FICUS BENJAMINIA				5		\$ 56.00	= TO REMAIN, INVASIVE
TOTAL=									\$1952.00

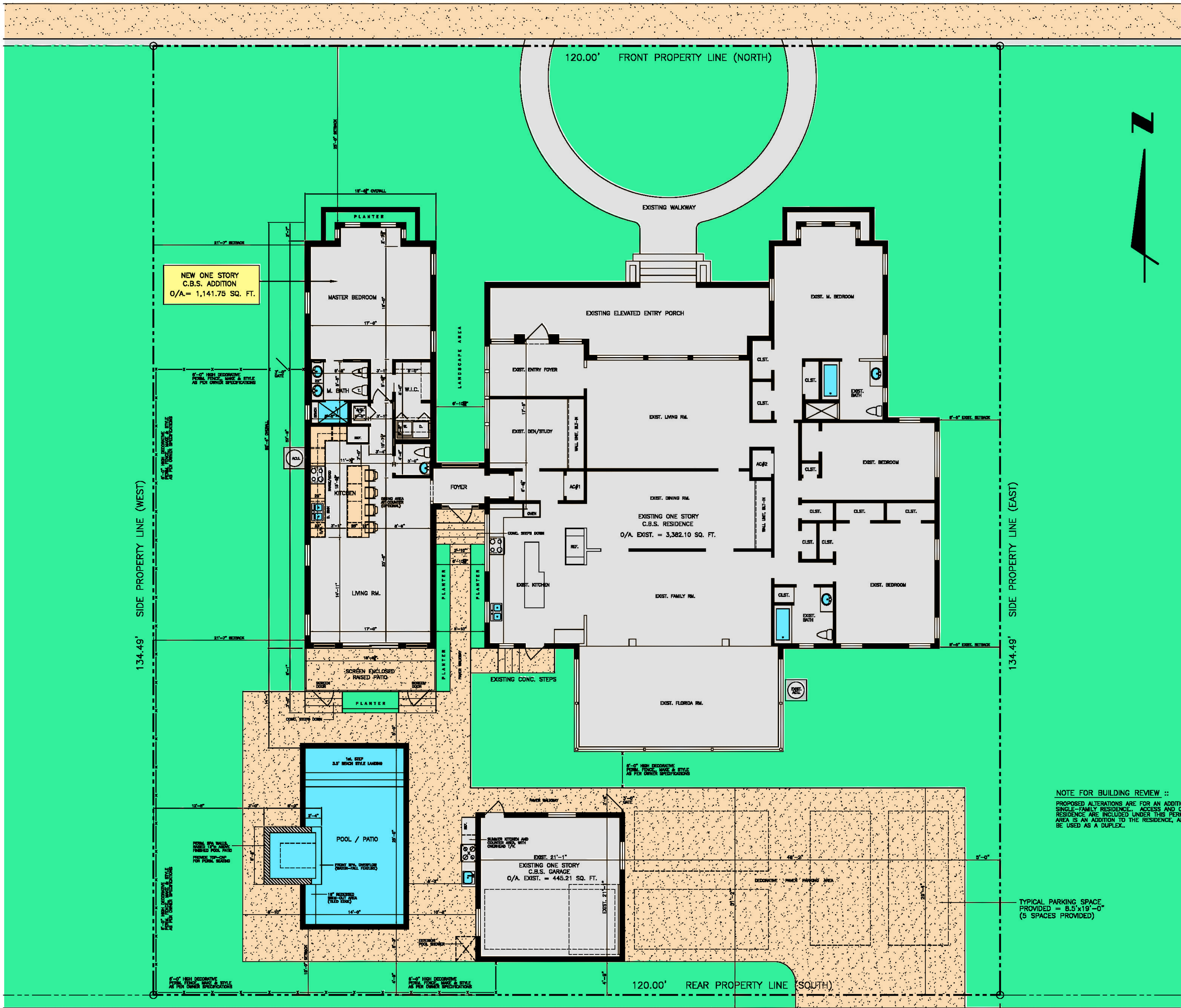
KIMBERLY MOYER, R.L.A.
Landscape Architect
4808 N.E. 16th. Avenue
Oakland Park, Florida 33334
Tele. : (954) 492-9609

IMPROVEMENT PLANS FOR ::
THE ALFONSO RESIDENCE
FOLIO NO. :: 5142-15-02-6930, 1452 VAN BUREN STREET, HOLLYWOOD FLORIDA 33020

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DATE MARCH, 2016
SCALE 1/8"=1'-0"
By C.R.W.
JOB MA-1687
SHT LP-1

VAN BUREN STREET



14' ALLEY (PLATTED)
10' EXISTING ASPHALT

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

RESIDENCE OVERALL SITE PLAN - EXIST. CONDITIONS FLOOR PLAN

LAND USE DESIGNATION = LOW RESIDENTIAL
ZONING DESIGNATION = RS-6, SINGLE FAMILY DETACHED DWELLING

SITE CRITERIA ::	REQUIRED	PROVIDED
MIN. LOT AREA	6,000 S.F.	16,140 S.F.
MIN. LOT WIDTH	60'-0"	120'-0"
MIN. UNIT SIZE	1000 S.F.	4523.85 S.F.
MAX. BLDG. HGT.	30'-0"	14'-7 1/2", ONE STORY
REQ'D. PARKING	5 SPACES	5 SPACES (8.5'x19'-0")

SETBACKS ::	REQUIRED	PROVIDED
FRONT SETBACK	25'-0"	25'-0"
SIDE SETBACK	30'-0" COMBINED	30'-0" COMBINED
REAR SETBACK	20'-3"	34'-6"

GARAGE SIZING ::	REQUIRED	PROVIDED
ONE CAR GARAGE	10.5'W.x19'L.	EX. 21'W.x21'L.

PERV./LANDSCAPE ::	REQUIRED	PROVIDED
20% FRONT-YARD PERV. (LANDSCAPE)	200 S.F. (.004 AC.)	2500 S.F. (.057 AC.)
40% TOTAL-LOT PERV. (LANDSCAPE)	6456 S.F. (.148 AC.)	7519.69 S.F. (.173 AC.)

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TOTAL O/A. SITE AREA	16140.00 S.F.	100.00 %	(.370 AC.)

CRITERIA FOR ADDITIONS OR ACCESSORY USE AREAS.

1) ARTICLE-4, SECTION 4.1, SINGLE FAMILY DISTRICTS

PARAGRAPH F.) COOKING-KITCHEN FACILITIES ==

NO MORE THAN ONE SET OF COOKING-KITCHEN AREAS ARE PERMITTED, EXCEPT, IF APPLICANT MEETS THE FOLLOWING CRITERIA ::

1. THE TOTAL RESIDENCE SHALL CONTAIN 3,600 SQ. FT. OF TOTAL FLOOR AREA, EXCLUDING THE GARAGE AND ACCESSORY USE STRUCTURES.
2. THE ARRANGEMENT OF FACILITIES SHALL NOT RESULT OR LEND THEMSELVES TO A CREATION OF AN APARTMENT UNIT.
3. NO MORE THAN ONE ELECTRIC METER OR WATER METER IS PERMITTED.
4. THAT PORTION OF RESIDENCE HAVING A SECOND COOKING-KITCHEN FACILITY SHALL NOT BE RENTED OR HAVE INDIVIDUAL DOORWAY ACCESS TO THE EXTERIOR AND MUST BE CONNECTED TO THE MAIN RESIDENCE.
5. A COVENANT, RECORDED AGREEMENT MAY BE REQUIRED PRIOR TO THE ISSUANCE OF THE BUILDING PERMIT..

POOL SETBACKS ::	REQ'D.	PROVIDED
SIDE	6'-0" MIN.	21'-6"
REAR	6'-0" MIN.	10'-0"

GREEN ORDINANCE STANDARDS ::
APPROVED GREEN ORDINANCE STANDARDS BEING INCLUDED
AS PART OF CONSTRUCTION (RESIDENTIAL STANDARDS) - MIN. (5)FIVE ITEMS REQ'D.

1. NO KITCHEN SINK GARBAGE DISPOSAL BEING PROVIDED.
2. ALL ENERGY-STAR RATED APPLIANCES BEING INSTALLED.
3. NO SHOWER WITH MORE THAN (1)ONE SPRAY-HEAD.
4. ENERGY EFFICIENT (LOW-E) WINDOWS, MTG. ENERGY-STAR RATING CRITERIA
5. ENERGY EFFICIENT DOORS, MTG. ENERGY-STAR RATING CRITERIA
6. PROGRAMMABLE THERMOSTATS
7. DECORATIVE PAVERS, CONCRETE DRIVES & WALKWAYS (COLOR SAMPLES SHALL BE APPROVED PRIOR TO INSTALLATION)

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12-27-16, REV. PER CITY /P/B, REVIEW	CW.

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CHARLES O. BUCKALEW, P.E.
FLORIDA REG. NO. 52422

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JOB	MA-1687
SHT	SP-1

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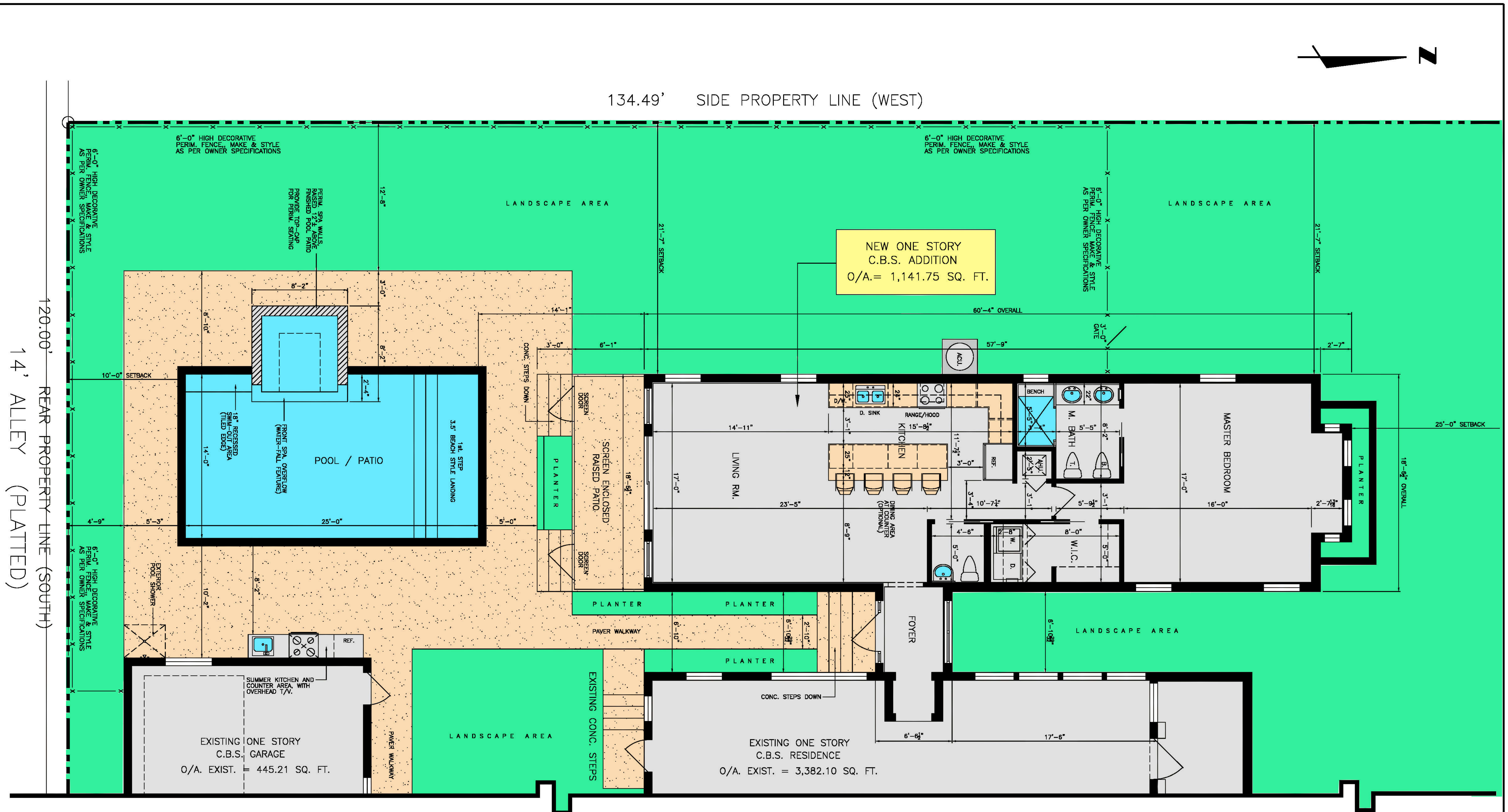
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Y	C.R.W.
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DB MA-1687

HT A-1

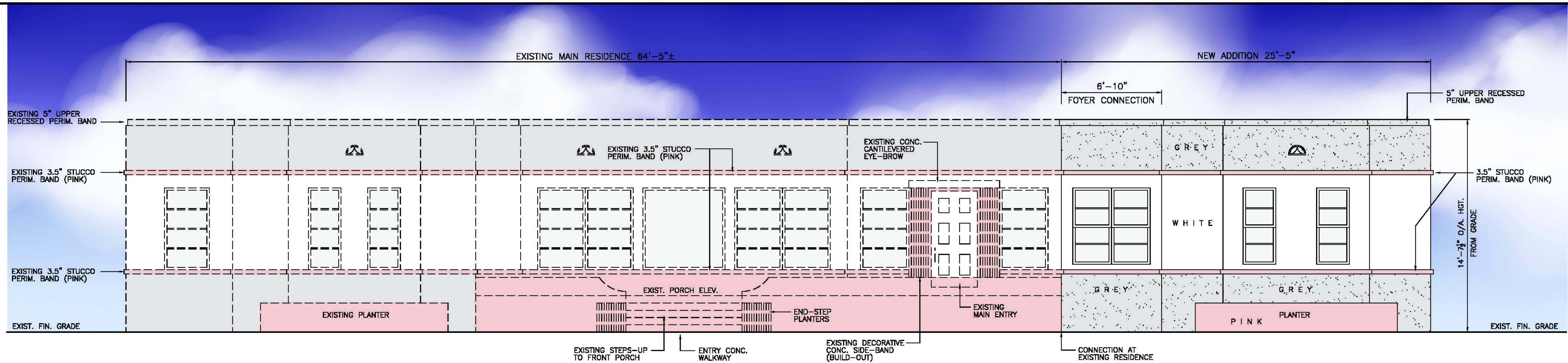


NOTE FOR BUILDING REVIEW ::

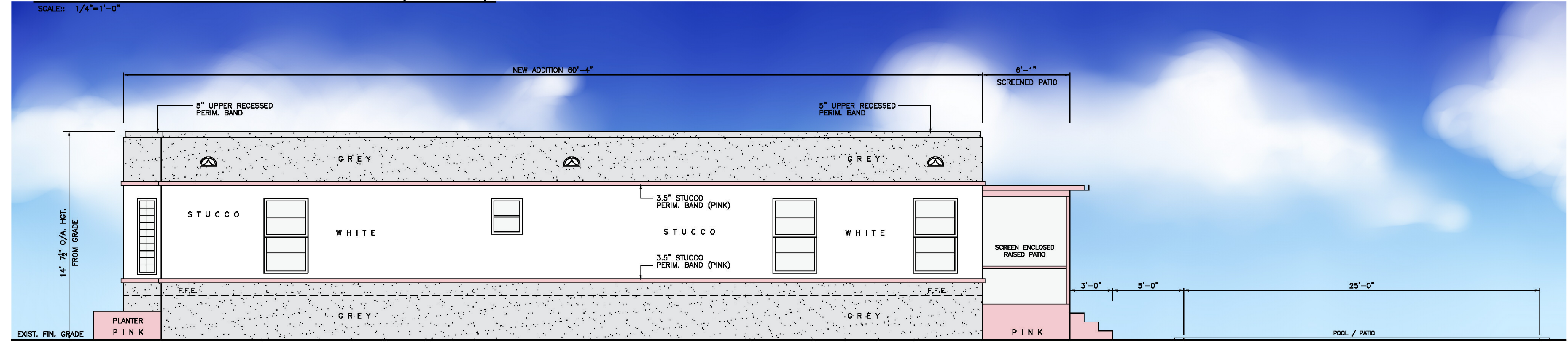
PROPOSED ALTERATIONS ARE FOR AN ADDITION TO A PRE-EXISTING SINGLE-FAMILY RESIDENCE.. ACCESS AND CONNECTION TO EXISTING RESIDENCE ARE INCLUDED UNDER THIS PERMIT SUBMITTAL.. THE NEW AREA IS AN ADDITION TO THE RESIDENCE, AND IS NOT PERMITTED TO BE USED AS A DUPLEX..

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

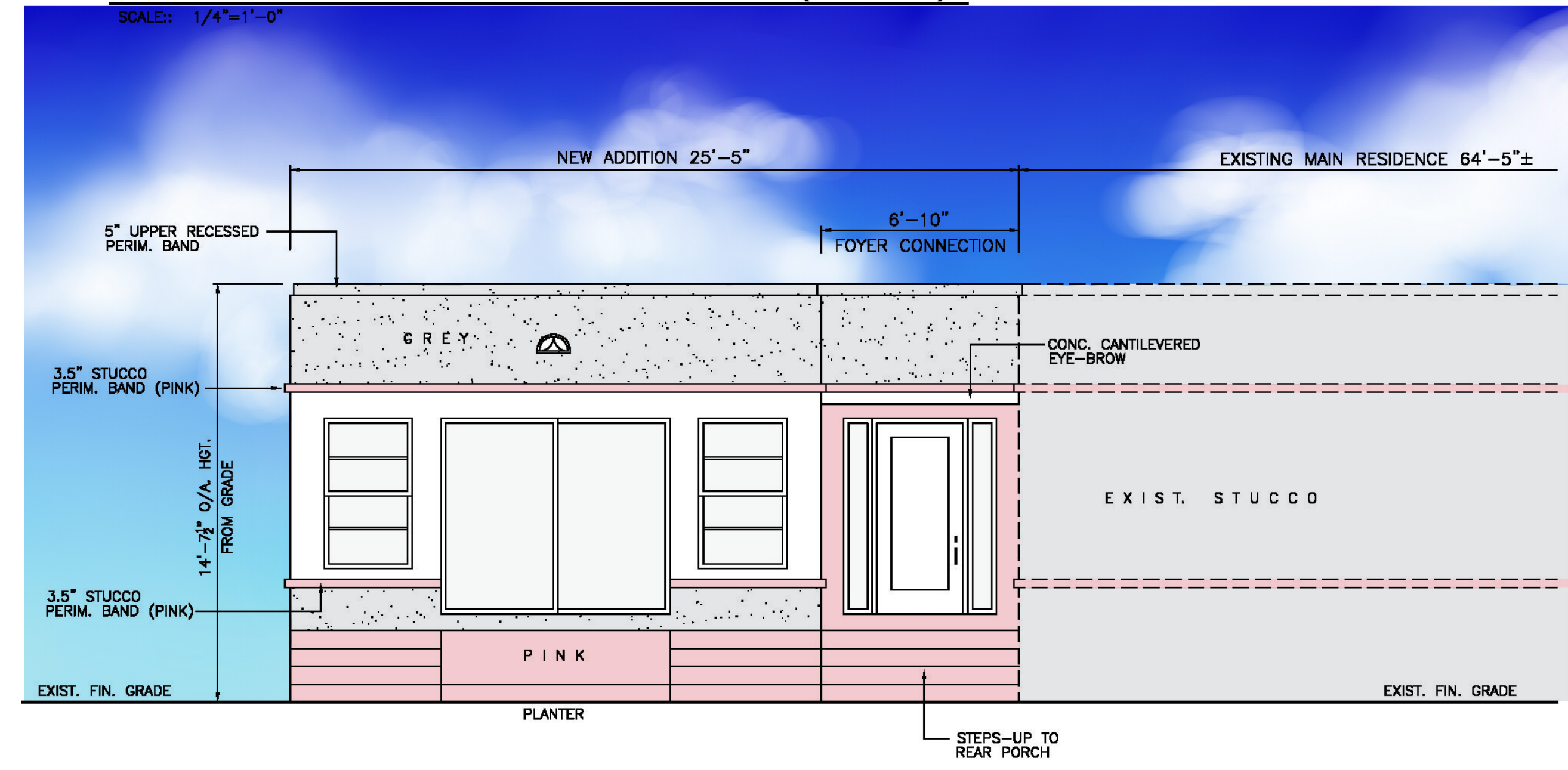
IMPROVEMENT FLOOR PLAN



EXTERIOR ELEVATION - FRONT (NORTH)



EXTERIOR ELEVATION - SIDE (WEST)



EXTERIOR ELEVATION - REAR (SOUTH)

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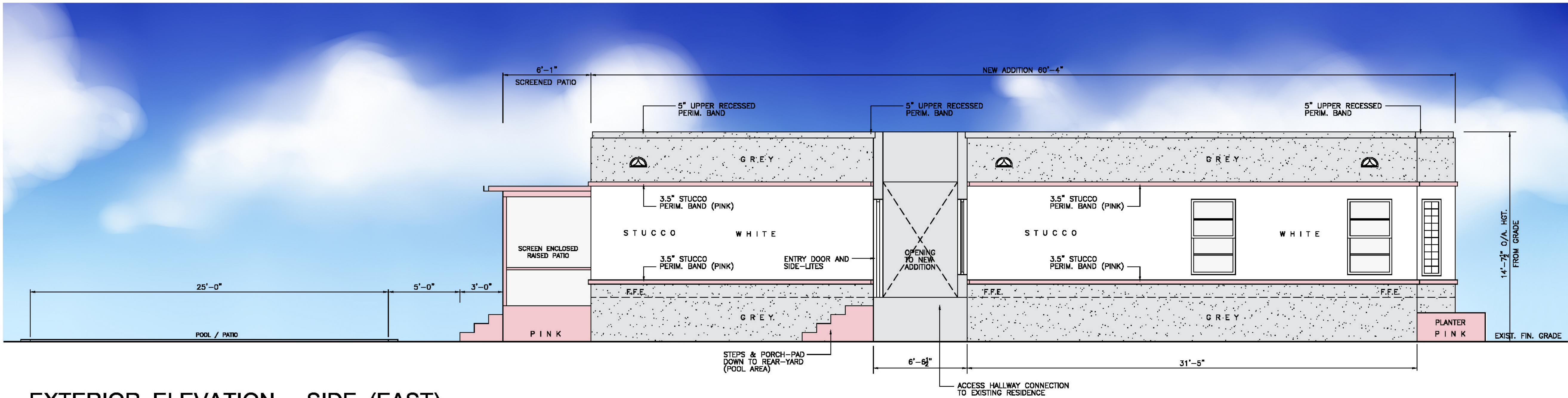
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CB

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SHT	A-3

ATTACHMENT B

Aerial Photograph

Aerial – Historic Preservation Board

1452 Van Buren Street

16-C-85

