

**CITY OF HOLLYWOOD, FLORIDA
MEMORANDUM
DIVISION OF PLANNING**

DATE: March 28, 2017

FILE: 17-C-05

TO: Historic Preservation Board

VIA: Alexandra Carcamo, Principal Planner



FROM: Arceli Redila, Planning Administrator



SUBJECT: Diana Sanchez Esquivel requests Certificate of Appropriateness for Design for an addition to an existing single-family home located at 1650 Jackson 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.

BACKGROUND

The existing one-story single family home, approximately 886 square feet, was constructed in 1949 (based on Broward County records) on a 0.12 acre lot, located at 1650 Jackson Street. The building permit research does not indicate any major changes to the original design. Although the structure does not exemplify any particular architectural style; the home presents a modest mix of Post War Modern architectural characteristics. The style, which began to flourish prior to the war years, often sought to use the method of construction as a design expression. Exposed supporting beams and other structural members are common; materials are exposed and receive little treatment if any. The design of the existing home is rectilinear with no extra detailing other than the roofed entry porch.

On September 23, 2014, the Board granted an approval for Certificate of Appropriateness for Design, the same request the Applicant is currently requesting. However, the approval expired.

REQUEST

The Applicant is proposing an approximate 830 square foot, two-story addition on the rear the house. The first floor includes a dining room, lanai, storage, and utility room; while the second floor which is slightly cantilevered consists of one bedroom, bathroom, and a small balcony with metal finish cable railing. The design of the addition as stated by the Applicant, "will match the modern design of 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 proposed home is cohesive and functional, allowing the Applicant to maximize the use of her property. Even with the addition the total area of the house is still less than 2,000 square feet, therefore, it does not require any additional parking. The proposed addition is in compliance with all required regulations. The design is enhanced by a formal landscape plan which provides approximately 66 percent pervious areas and includes some native trees, palms, and shrubs.

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 and the design maintains the spatial relationship with surrounding properties in its scale and massing.

SITE BACKGROUND

Applicants/Owners: Diana Sanchez Esquivel
Address/Location: 1650 Jackson Street
Size of Property: 0.12 acres
Present Zoning: Single Family Residential District (RS-2)
Lakes Area Multiple Resource Listing District (HMPRLOD-1)
Present Land Use: Low Medium Residential
Year Built: 1949 (Broward County Records)

ADJACENT ZONING

North: Single Family Residential District (RS-2)
Lakes Area Multiple Resource Listing District (HMPRLOD-1)
South: Single Family Residential District (RS-2)
Lakes Area Multiple Resource Listing District (HMPRLOD-1)
East: Single Family Residential District (RS-2)
Lakes Area Multiple Resource Listing District (HMPRLOD-1)
West: Single Family Residential District (RS-2)
Lakes Area Multiple Resource Listing District (HMPRLOD-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 and exterior renovations allows the Applicant to make necessary improvements while maximizing the use of their property. By allowing the applicant to improve the structure, the City is accomplishing the desired reinvestment in an existing contributing site 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 additions and 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*. The project has minimal impact on the current streetscape without interference with existing landscaping.

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.

Although, the existing one-story home was constructed in 1949, and presents a modest mix of Post War Modern architectural characteristics, it is not a prime example of any specific Period of Significance as indicated by the Design Guidelines for Historic Properties and Districts. Therefore, an addition will not adversely affect the integrity of the Historic District. Furthermore, the addition is on the rear, to the south façade and as stated by the Applicant “it will not impact the setting of the existing streetscape.”

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: 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 proposed design meets all applicable code requirements and is consistent with the scale and massing of the adjacent neighborhood. The proposed home is cohesive and functional, allowing the Applicant to maximize the use of their property. The proposed architectural features and elements of the addition match the modern design of the existing house.

FINDING: Consistent

CRITERION: DESIGN

ANALYSIS: The existing single-story house was constructed in 1949. It does not appear to have any major characteristics of any architectural style found in the District. Although the structure does not exemplify any particular architectural style; it was constructed during the Post War Modern era. The design components of the proposed two-story addition on the rear of the house will match the existing design with the use of neutral color and materials pallet.

FINDING: Consistent

CRITERION: SETTING

ANALYSIS: The Design Guidelines state setting is the relationship of buildings within the Historic District and the surrounding site and neighborhood and massing is an element of design and relates to how the building form, shape and components are perceived in relation to its length, width, height, lot coverage, and setting of the structure in context with adjacent buildings. Massing plays an important role in determining the character of individual properties, the street, and the surrounding neighborhood.

The proposed design is similar to that of the surrounding neighborhood and maintains the spatial relationship with surrounding properties in its scale and massing. Following the premise that historic styles should not be replicated, the design respects the scale and character of the District, while creating a modern identity, reflective of its time.

FINDING: Consistent

CRITERION: MATERIALS

ANALYSIS: Design Guidelines state 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 that are compatible in quality, color, texture, finish, and dimension to those that are in the historic district should be used. A neutral color and materials pallet, such as smooth stucco, glass, are used to emphasize the geometric language.

FINDING: Consistent

CRITERION: WORKMANSHIP

ANALYSIS: The Design Guidelines recommend consideration of significant materials before undergoing rehabilitation of a historic structure or property. Materials of the addition are consistent with the existing structure and are sensitive in design and nature to the home and adjacent properties. The applicant is maintaining the existing style which stays more in character with the surrounding neighborhood.

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 design is consistent with the scale and massing of the adjacent neighborhood. It is enhanced by a formal landscape plan which provides approximately 66 percent pervious areas and includes an array of native trees, palms, and shrubs. Required parking is accommodated in the driveway.

FINDING: Consistent

ATTACHMENTS

ATTACHMENT A: Application Package
ATTACHMENT B: Aerial Photograph

ATTACHMENT A

Application Package

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: JAN. 12, 2017

Location Address: 1650 JACKSON STREET

Lot(s): 28 Block(s): 69 Subdivision: _____

Folio Number(s): 5142 1502 3080

Zoning Classification: RS-2 Land Use Classification: Residential

Existing Property Use: Single-Family home Sq Ft/Number of Units: 920 sq. ft.

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

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

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

Explanation of Request: Certificate of Appropriateness for Design.

Number of units/rooms: _____ Sq Ft: _____

Value of Improvement: 50K Estimated Date of Completion: _____

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

Name of Current Property Owner: DIANA SANCHEZ PERVIEL

Address of Property Owner: 1650 JACKSON STREET

Telephone: _____ Fax: _____ Email Address: _____

Name of Consultant/Representative/Tenant (circle one): FLOR DE MARIA SANCHEZ

Address: _____ Telephone: 305-479-9629

Fax: _____ Email Address: _____

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

If Yes, Attach Copy of the Contract.

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

Address: _____

Email Address: _____



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: Dec. 12/16

PRINT NAME: _____

DIANA SANCHEZ ESQUIVEL

Date: Dec. 12/16

Signature of Consultant/Representative: _____

Date: _____

PRINT NAME: _____

Date: _____

Signature of Tenant: _____

Date: _____

PRINT NAME: _____

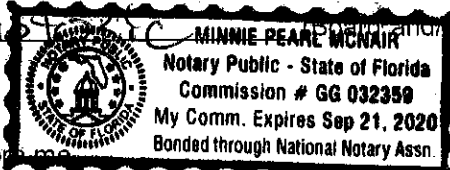
Date: _____

CURRENT OWNER POWER OF ATTORNEY

I am the current owner of the described real property and that I am aware of the nature and effect the request for (project description) ADDITION to my property, which is hereby made by me or I am hereby authorizing (name of the representative) FLOR DE MARIA SANCHEZ to be my legal representative before the HISTORIC (Board, Commission, or Committee) relative to all matters concerning this application.

Sworn to and subscribed before me

this 22nd day of December, 2016

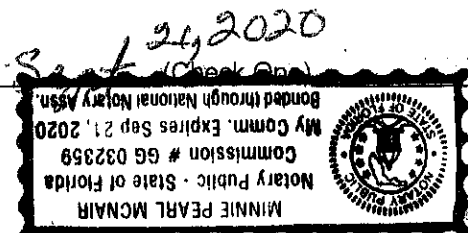


SIGNATURE OF CURRENT OWNER

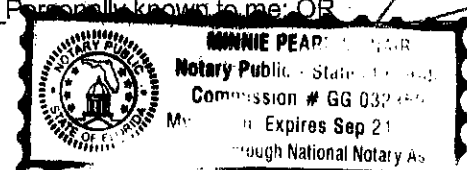
Notary Public State of Florida

PRINT NAME

My Commission Expires: _____



Personally known to me: OR



PREPARED BY & RETURN TO:

Name: Sandra L. Llopiz
A & A Title Services, LLC
Address: 9360 Sunset Drive
Suite 287
Miami, FL 33173
File No. 13-071

Parcel No.: 5142-15-02-3080

SPACE ABOVE THIS LINE FOR PROCESSING DATA

SPACE ABOVE THIS LINE FOR RECORDING DATA

This **WARRANTY DEED**, made the 27st day of June, 2013, by **EKOVISION HOMES, INC.**, a Florida corporation, hereinafter called the Grantor, to **DIANA GLADYS SANCHEZ-ESQUIVEL**, whose post office address is 1650 JACKSON STREET, Hollywood, FL 33020, hereinafter called the Grantee:

WITNESSETH: That the Grantor, for and in consideration of the sum of \$10.00 and other valuable consideration, receipt whereof is hereby acknowledged, does hereby grant, bargain, sell, alien, remise, release, convey and confirm unto the Grantee all that certain land situate in County of Broward, State of Florida, viz:

Lot 28, Block 69, TOWN OF HOLLYWOOD, according to the Plat thereof, as recorded in Plat Book 1, at Page 21, of the Public Records of BROWARD County, Florida.

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

SUBJECT TO TAXES FOR THE YEAR 2013 AND SUBSEQUENT YEARS, RESTRICTIONS, RESERVATIONS, COVENANTS AND EASEMENTS OF RECORD, IF ANY.

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

And the Grantor hereby covenants with the 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 and that the Grantor hereby fully warrants the title to said land and will defend the same against the lawful claims of all persons whomsoever. Grantor further warrants that said land is free of all encumbrances, except as noted herein and except taxes accruing subsequent to December 31, 2012.

IN WITNESS WHEREOF, the said Grantor has caused these presents to be executed in its name and its corporate seal to be hereunto affixed by its proper officers thereunto duly authorized, the day and year first above written.

Signed, sealed and delivered in the presence of:

Witness Signature [Signature]
Printed Name: Sandra Llopiz

Witness Signature [Signature]
Printed Name: M. Alarcon

EKOVISION HOMES, INC. a Florida corporation

By: [Signature] L.S.
Name: Santiago Valencia
Title: President

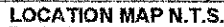
Address (Principal Place of Business):
1162 ARTHUR STREET, HOLLYWOOD, FLORIDA 33019

STATE OF FLORIDA
COUNTY OF BROWARD

The foregoing instrument was acknowledged before me this 27st day of June, 2013, by Santiago Valencia, President of EKOVISION HOMES, INC., a Florida corporation, on behalf of the corporation. He (she) is personally known to me or has produced _____ as identification.



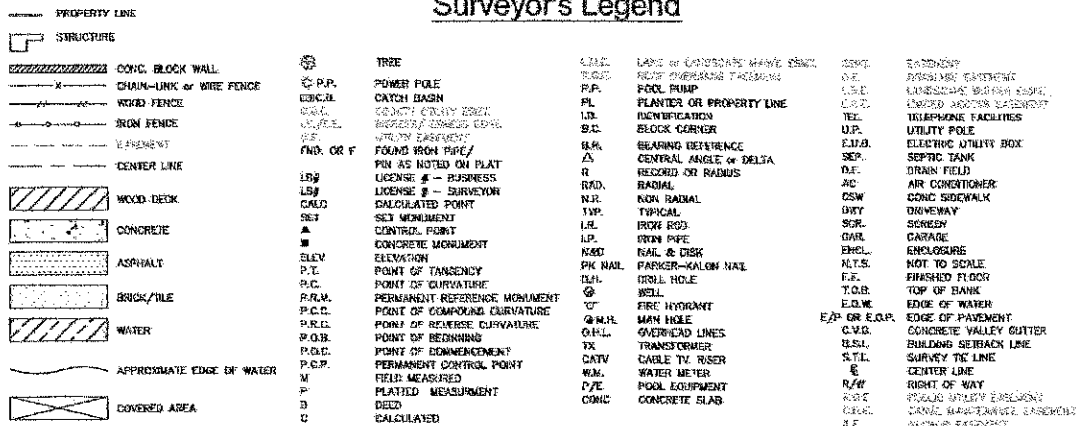
Signature of Notary [Signature]
Printed Name: _____
My commission expires: _____



DIANA G. SANCHEZ-ESQUIVEL
A & A TITLE SERVICES, LLC
FIDELITY NATIONAL TITLE INSURANCE COMPANY
(PALM BEACH)
FREEDOM MORTGAGE CORP.
ITS SUCCESSORS AND/OR ASSIGNS AS THEIR
INTEREST MAY APPEAR.

Community Number:	CITY OF HOLLYWOOD 125113
Panel Number:	12011C0569H
Suffix:	H
Date of Firm Index:	8/18/2014
Flood Zone:	X
Base Flood Elevation:	N/A
Date of Survey:	1/5/2017

Surveyor's Legend



- 1) LEGAL DESCRIPTION PROVIDED BY OTHERS.
- 2) EXAMINATION OF THE ABSTRACT OF TITLE WILL HAVE TO BE MADE TO DETERMINE RECORDED INSTRUMENTS, IF ANY AFFECTING PROPERTY.
- 3) THE LANDS SHOWN HEREON WERE NOT ABSTRACTED FOR EASEMENT OR OTHER RECORDED ENCUMBRANCES NOT SHOWN ON THE PLAT.
- 4) THE PURPOSE OF THIS SURVEY IS FOR USE IN OBTAINING TITLE INSURANCE AND FINANCING AND SHOULD NOT BE USED FOR CONSTRUCTION, PERMITTING DESIGN, OR ANY OTHER PURPOSE WITHOUT THE WRITTEN CONSENT OF ONLINE LAND SURVEYORS INC.
- 5) UNDERGROUND PORTIONS OF FOOTINGS, FOUNDATIONS OR OTHER IMPROVEMENTS WERE NOT LOCATED.
- 6) ONLY VISIBLE AND ABOVE GROUND ENCROACHMENTS LOCATED.
- 7) FENCE OWNERSHIP NOT DETERMINED.
- 8) WALL TIES ARE TO THE FACE OF THE WALL.
- 9) BEARINGS ARE BASED ON AN ASSUMED MERIDIAN.
- 10) 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.
- 11) NO IDENTIFICATION FOUND ON PROPERTY CORNERS UNLESS NOTED.
- 12) NOT VALID UNLESS SEALED WITH THE SIGNING SURVEYORS EMBOSSED OR ELECTRONIC SEAL.
- 13) DIMENSIONS SHOWN ARE PLAT AND MEASURED UNLESS OTHERWISE SHOWN. ELEVATIONS IF SHOWN ARE BASED UPON N.G.V.D. 1929 UNLESS OTHERWISE NOTED.
- 14) THIS IS A BOUNDARY SURVEY UNLESS OTHERWISE NOTED.
- 15) THIS BOUNDARY SURVEY HAS BEEN PREPARED FOR THE EXCLUSIVE USE OF THE ENTITIES NAMED HEREON. THE CERTIFICATIONS DO NOT EXTEND TO ANY UNNAMED PARTIES.



Florida Land Title Association

Affiliate Member

Printing to Scale:

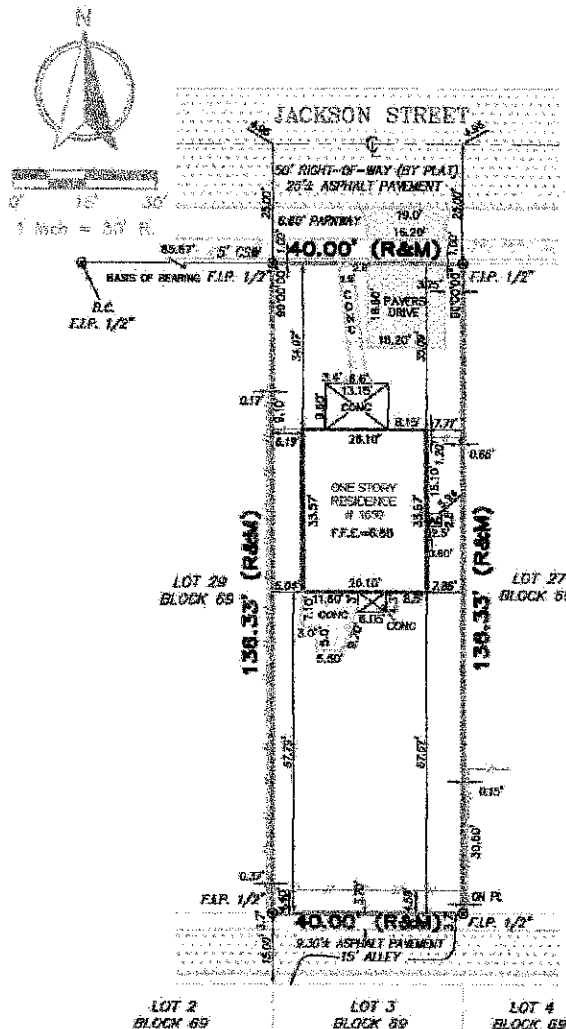
1. Select "None" from Page Scaling
2. Deselect "Auto-Rotate and Center"
3. Select "Choose paper source by PDF page size"

Page Heading
 Student: _____
 Page Number: _____
 Date: _____
 1. Add State and Center
 2. Change paper number by 100 pages

FIELD WORK:	12/28/2016
DRAWN BY:	C.S.
CHECKED BY:	F.V.G.
FINAL REVISION:	01/05/2017
COMPLETED:	1/5/2017
SCALE:	1" = 30'
SURVEY CODE:	O-8652



15271 NW 60 AVE, Suite 206
Miami Lakes, FL 33014
Phone: (305) 910-0123
Fax: (305) 675-0999
www.OnlineLandSurvivors.Com

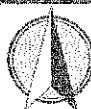


ELEVATIONS SHOWN ARE
BASED ON VERTICAL DATUM: N.A.V.D. 1988

POINTS OF INTEREST:
PAVERS DRIVE EXTENDS BEYOND LOT LINE.

MAP OF BOUNDARY SURVEY

Property Address:
1650 JACKSON STREET
HOLLYWOOD, FL 33020



OnlineLand
SURVEYORS, INC.

15271 NW 60 AVE, Suite 206
Miami Lakes, FL 33014
www.OnlineLandSurveyors.Com

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 SURVEYORS AND MAPPER IN CHAPTER 5J-17.051, FLORIDA ADMINISTRATIVE CODE PURSUANT TO SECTION 472.027, FLORIDA STATUTES.

Miguel Espinosa
Miguel Espinosa
STATE OF FLORIDA

SIGNED _____ FOR THE FIRM
MIGUEL ESPINOSA
STATE OF FLORIDA
P.S.M. No. 5101

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

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 DIANA G. SANCHEZ-ESQUIVEL				Policy Number:	
A2. Building Street Address (including Apt., Unit, Suite, and/or Bldg. No.) or P.O. Route and Box No. 1650 JACKSON STREET				Company NAIC Number:	
City HOLLYWOOD		State FLORIDA		ZIP Code 33020	
A3. Property Description (Lot and Block Numbers, Tax Parcel Number, Legal Description, etc.) Folio #5142 15 02 3080					
A4. Building Use (e.g., Residential, Non-Residential, Addition, Accessory, etc.) <u>Residential</u>					
A5. Latitude/Longitude: Lat. <u>N 26° 0'30.99"</u> Long. <u>W 80° 8'26.18"</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>1A</u>					
A8. For a building with a crawlspace or enclosure(s):					
a) Square footage of crawlspace or enclosure(s) <u>N/A</u> sq ft					
b) Number of permanent flood openings in the crawlspace or enclosure(s) within 1.0 foot above adjacent grade <u>N/A</u>					
c) Total net area of flood openings in A8.b <u>N/A</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) Number 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 CITY OF HOLLYWOOD 125113			B2. County Name BROWARD COUNTY		B3. State FLORIDA
B4. Map/Panel Number 12011C0569H	B5. Suffix H	B6. FIRM Index Date 8/18/2014	B7. FIRM Panel Effective/ Revised Date 8/18/2014	B8. Flood Zone(s) X	B9. Base Flood Elevation(s) (Zone AO, use Base Flood Depth) N/A
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 checked="" type="checkbox"/> FIRM <input type="checkbox"/> Community Determined <input type="checkbox"/> Other/Source: <u>N/A</u>					
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/Source: _____					
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 CERTIFICATEOMB 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. 1650 JACKSON STREET			Policy Number:
City HOLLYWOOD, FL 33020	State	ZIP Code	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: GPS-TBM Vertical Datum: NAVD 1988

Indicate elevation datum used for the elevations in items a) through h) below.

☐ NGVD 1929 ☒ NAVD 1988 ☐ Other/Source: N/A

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, crawspace, or enclosure floor) | <u>6.80</u> | <input checked="" type="checkbox"/> feet <input type="checkbox"/> meters |
| b) Top of the next higher floor | <u>N/A</u> | <input checked="" type="checkbox"/> feet <input type="checkbox"/> meters |
| c) Bottom of the lowest horizontal structural member (V Zones only) | <u>N/A</u> | <input checked="" type="checkbox"/> feet <input type="checkbox"/> meters |
| d) Attached garage (top of slab) | <u>N/A</u> | <input checked="" 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) | <u>5.94</u> | <input checked="" type="checkbox"/> feet <input type="checkbox"/> meters |
| f) Lowest adjacent (finished) grade next to building (LAG) | <u>5.57</u> | <input checked="" type="checkbox"/> feet <input type="checkbox"/> meters |
| g) Highest adjacent (finished) grade next to building (HAG) | <u>5.82</u> | <input checked="" type="checkbox"/> feet <input type="checkbox"/> meters |
| h) Lowest adjacent grade at lowest elevation of deck or stairs, including
structural support | <u>N/A</u> | <input checked="" 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 18 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 License Number

Miguel Espinosa 5101

Title

PROFESSIONAL SURVEYOR & MAPPER

Company Name

Online Land Surveyors Inc.

Address

15271 NW 60 AVE

City

Miami Lakes

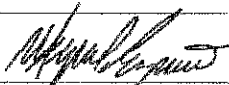
State

FL

ZIP Code

33014

Signature



Date

1/5/2017

Telephone

(305) 910-0123



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

Comments (including type of equipment and location, per C2(e), if applicable)

LATITUDE LONGITUDE PER GOOGLE, ATTACHMENTS = BUILDING PICTURES

C2(E) DENOTES TO AIR CONDITIONER PAD.

WEST C.O.R.: 4.96 EAST C.O.R.: 4.95 (NAVD88)

ELEVATION CERTIFICATEOMB 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. 1650 JACKSON STREET		Policy Number:	
City HOLLYWOOD, FL 33020	State	ZIP Code	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 checked="" 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 checked="" 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 1–2 of Instructions), the next higher floor (elevation C2.b in the diagrams) of the building is _____ <input checked="" 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 checked="" 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 checked="" 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. The statements in Sections A, B, and E are correct to the best of my knowledge.			
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 CERTIFICATEOMB 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. 1650 JACKSON STREET		Policy Number:	
City HOLLYWOOD, FL 33020	State	ZIP Code	Company NAIC Number
SECTION G – COMMUNITY INFORMATION (OPTIONAL)			
<p>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> <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	
<p>G7. This permit has been issued for: <input type="checkbox"/> New Construction <input type="checkbox"/> Substantial Improvement</p> <p>G8. Elevation of as-built lowest floor (including basement) of the building: _____ <input checked="" type="checkbox"/> feet <input type="checkbox"/> meters Datum _____</p> <p>G9. BFE or (in Zone AO) depth of flooding at the building site: _____ <input checked="" type="checkbox"/> feet <input type="checkbox"/> meters Datum _____</p> <p>G10. Community's design flood elevation: _____ <input checked="" type="checkbox"/> feet <input type="checkbox"/> meters Datum _____</p>			
Local Official's Name		Title	
Community Name		Telephone	
Signature		Date	
<p>Comments (including type of equipment and location, per C2(e), if applicable)</p> <p style="text-align: right;"><input type="checkbox"/> Check here if attachments.</p>			

BUILDING PHOTOGRAPHS**ELEVATION CERTIFICATE**

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. 1650 JACKSON STREET			Policy Number:
City HOLLYWOOD, FL 33020	State	ZIP Code	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.

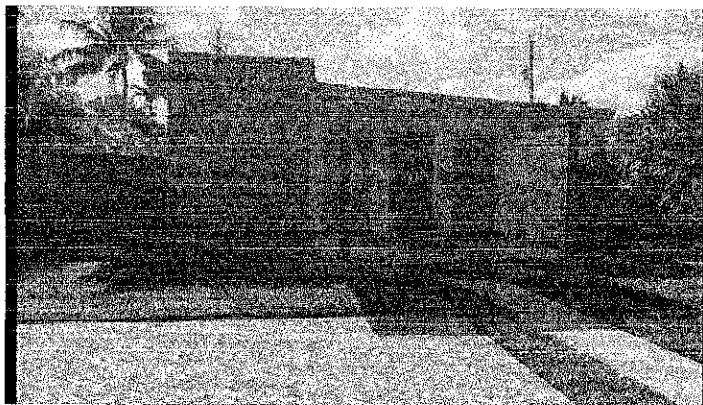


Photo One

Photo One Caption

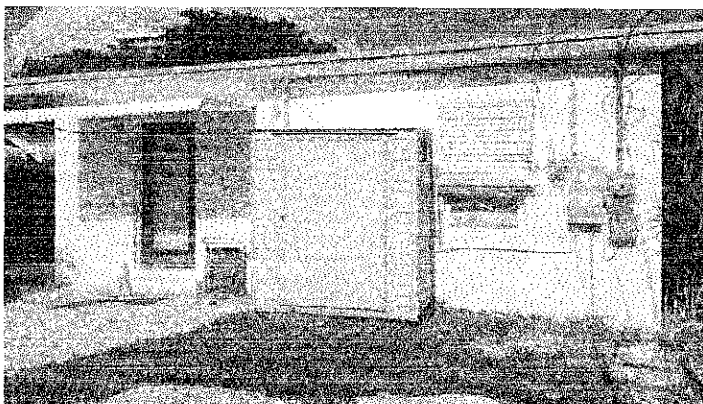
Front View

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.

Policy Number:

1650 JACKSON STREET

City

State

ZIP Code

Company NAIC Number

HOLLYWOOD, FL 33020

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.

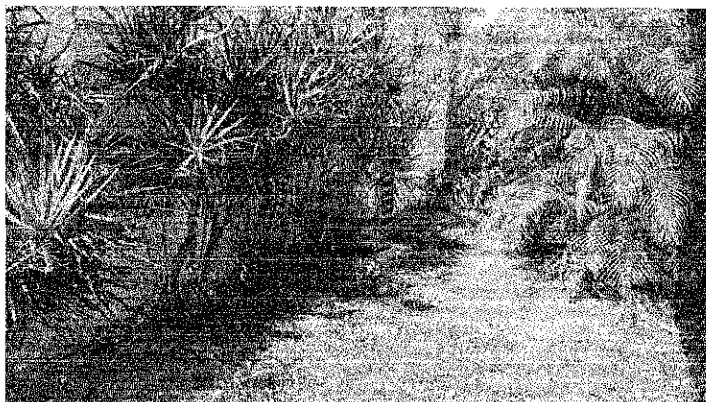


Photo One

Photo One Caption

Left View

Photo Two

Photo Two Caption

Right View

DECISIONS ON CERTIFICATES OF APPROPRIATENESS FOR DESIGN:

A decision on a application for a Certificate of Appropriateness for Design for new building construction, addition to existing building, major renovation for work or substantial alteration shall be based on evaluation of the compatibility of the physical alteration or improvement with and adherence to the criteria for designation listed in SS 5.6.F.

Mandatory Criteria: integrity of location, design, setting, materials, workmanship and association

Criteria: Integrity of Location

Analysis: The integrity of location for this project will not be compromised. The scale of the addition will still keep the overall air conditioned square footage under 2,000 s.f. which meets the minimum number of required parking spaces as an indicator of size. The pervious area of the property will be 66% with the proposed improvements; therefore creating a less dense environment.

Finding: Consistent/Inconsistent

Criteria: Design

Analysis: The design of the addition matches the modern design of the existing house. Any design features or stucco elements of the existing house will be continued to the addition.

Finding: Consistent/Inconsistent

Criteria: Setting

Analysis: The front setting of the existing house with a two story structure located in the rear will not impact the setting of the existing streetscape. There are other two story homes on the same street a few residences down that are two story homes with the two story structure being located in the front of the residence.

Finding: Consistent/Inconsistent

Criteria: Materials

Analysis: The same construction materials will be proposed as the existing residence. The existing residence is a CMU residence with smooth finished stucco. The proposed addition will also have smoothed finished stucco.

Finding: Consistent/Inconsistent

Criteria: Workmanship

St. Michael
AR0017973
10/13/18

Analysis: All workmanship during construction will be performed by licensed and insured subcontractors and will meet those standards as set forth in the Florida Building Code. All work will also be inspected by town officials and work quality requirements will be inspected by the owner.

Finding: Consistent/Inconsistent

Criteria: Association

Analysis: The association of the street profile is consistent with the surroundings of the neighborhood. The massing profile is less obtrusive than some of the other homes and the architectural rhythm is in harmony with the surrounding properties.

Finding: Consistent/Inconsistent

NOTES: County surcharge fee \$

1. NAME 2. DATE 3. TIME 4. LOCATION 5. WEATHER 6. WIND 7. SEA 8. SWELL 9. WAVE 10. WAVE PERIOD 11. WAVE DIRECTION 12. WAVE HEIGHT 13. WAVE LENGTH 14. WAVE FREQUENCY 15. WAVE VELOCITY 16. WAVE ENERGY 17. WAVE POWER 18. WAVE FORCE 19. WAVE PRESSURE 20. WAVE STRESS 21. WAVE TENSION 22. WAVE COMPRESSION 23. WAVE DEPRESSION 24. WAVE ELEVATION 25. WAVE DEPRESSION 26. WAVE DEPRESSION 27. WAVE DEPRESSION 28. WAVE DEPRESSION 29. WAVE DEPRESSION 30. WAVE DEPRESSION 31. WAVE DEPRESSION 32. WAVE DEPRESSION 33. WAVE DEPRESSION 34. WAVE DEPRESSION 35. WAVE DEPRESSION 36. WAVE DEPRESSION 37. WAVE DEPRESSION 38. WAVE DEPRESSION 39. WAVE DEPRESSION 40. WAVE DEPRESSION 41. WAVE DEPRESSION 42. WAVE DEPRESSION 43. WAVE DEPRESSION 44. WAVE DEPRESSION 45. WAVE DEPRESSION 46. WAVE DEPRESSION 47. WAVE DEPRESSION 48. WAVE DEPRESSION 49. WAVE DEPRESSION 50. WAVE DEPRESSION 51. WAVE DEPRESSION 52. WAVE DEPRESSION 53. WAVE DEPRESSION 54. WAVE DEPRESSION 55. WAVE DEPRESSION 56. WAVE DEPRESSION 57. WAVE DEPRESSION 58. WAVE DEPRESSION 59. WAVE DEPRESSION 60. WAVE DEPRESSION 61. WAVE DEPRESSION 62. WAVE DEPRESSION 63. WAVE DEPRESSION 64. WAVE DEPRESSION 65. WAVE DEPRESSION 66. WAVE DEPRESSION 67. WAVE DEPRESSION 68. WAVE DEPRESSION 69. WAVE DEPRESSION 70. WAVE DEPRESSION 71. WAVE DEPRESSION 72. WAVE DEPRESSION 73. WAVE DEPRESSION 74. WAVE DEPRESSION 75. WAVE DEPRESSION 76. WAVE DEPRESSION 77. WAVE DEPRESSION 78. WAVE DEPRESSION 79. WAVE DEPRESSION 80. WAVE DEPRESSION 81. WAVE DEPRESSION 82. WAVE DEPRESSION 83. WAVE DEPRESSION 84. WAVE DEPRESSION 85. WAVE DEPRESSION 86. WAVE DEPRESSION 87. WAVE DEPRESSION 88. WAVE DEPRESSION 89. WAVE DEPRESSION 90. WAVE DEPRESSION 91. WAVE DEPRESSION 92. WAVE DEPRESSION 93. WAVE DEPRESSION 94. WAVE DEPRESSION 95. WAVE DEPRESSION 96. WAVE DEPRESSION 97. WAVE DEPRESSION 98. WAVE DEPRESSION 99. WAVE DEPRESSION 100. WAVE DEPRESSION		1. NAME 2. DATE 3. TIME 4. LOCATION 5. WEATHER 6. WIND 7. SEA 8. SWELL 9. WAVE 10. WAVE PERIOD 11. WAVE DIRECTION 12. WAVE HEIGHT 13. WAVE LENGTH 14. WAVE FREQUENCY 15. WAVE VELOCITY 16. WAVE ENERGY 17. WAVE POWER 18. WAVE FORCE 19. WAVE PRESSURE 20. WAVE STRESS 21. WAVE TENSION 22. WAVE COMPRESSION 23. WAVE DEPRESSION 24. WAVE ELEVATION 25. WAVE DEPRESSION 26. WAVE DEPRESSION 27. WAVE DEPRESSION 28. WAVE DEPRESSION 29. WAVE DEPRESSION 30. WAVE DEPRESSION 31. WAVE DEPRESSION 32. WAVE DEPRESSION 33. WAVE DEPRESSION 34. WAVE DEPRESSION 35. WAVE DEPRESSION 36. WAVE DEPRESSION 37. WAVE DEPRESSION 38. WAVE DEPRESSION 39. WAVE DEPRESSION 40. WAVE DEPRESSION 41. WAVE DEPRESSION 42. WAVE DEPRESSION 43. WAVE DEPRESSION 44. WAVE DEPRESSION 45. WAVE DEPRESSION 46. WAVE DEPRESSION 47. WAVE DEPRESSION 48. WAVE DEPRESSION 49. WAVE DEPRESSION 50. WAVE DEPRESSION 51. WAVE DEPRESSION 52. WAVE DEPRESSION 53. WAVE DEPRESSION 54. WAVE DEPRESSION 55. WAVE DEPRESSION 56. WAVE DEPRESSION 57. WAVE DEPRESSION 58. WAVE DEPRESSION 59. WAVE DEPRESSION 60. WAVE DEPRESSION 61. WAVE DEPRESSION 62. WAVE DEPRESSION 63. WAVE DEPRESSION 64. WAVE DEPRESSION 65. WAVE DEPRESSION 66. WAVE DEPRESSION 67. WAVE DEPRESSION 68. WAVE DEPRESSION 69. WAVE DEPRESSION 70. WAVE DEPRESSION 71. WAVE DEPRESSION 72. WAVE DEPRESSION 73. WAVE DEPRESSION 74. WAVE DEPRESSION 75. WAVE DEPRESSION 76. WAVE DEPRESSION 77. WAVE DEPRESSION 78. WAVE DEPRESSION 79. WAVE DEPRESSION 80. WAVE DEPRESSION 81. WAVE DEPRESSION 82. WAVE DEPRESSION 83. WAVE DEPRESSION 84. WAVE DEPRESSION 85. WAVE DEPRESSION 86. WAVE DEPRESSION 87. WAVE DEPRESSION 88. WAVE DEPRESSION 89. WAVE DEPRESSION 90. WAVE DEPRESSION 91. WAVE DEPRESSION 92. WAVE DEPRESSION 93. WAVE DEPRESSION 94. WAVE DEPRESSION 95. WAVE DEPRESSION 96. WAVE DEPRESSION 97. WAVE DEPRESSION 98. WAVE DEPRESSION 99. WAVE DEPRESSION 100. WAVE DEPRESSION
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DESCRIPTION OF CONSTRUCTION

Fumic lon

☐ SEPTIC TANK
☐ SEWER TAP

TYPE PERMIT	NUMBER	DATE	CONTRACTOR	TYPE PERMIT	NUMBER	DATE	CONTRACTOR
BUILDING	98899	10/15/83	POO SUTS.	SEPTIC/SEWER			
ROOF				AIR/CONDITION			
ELECTRIC-BASIC				MECHANICAL			
ELECTRIC-SUPP.				SCREEN			
PLUMBING NO. FIX.				POOL			
L-P-DRY WALL				DRIVEWAY			
FENCE				PATIO or WALK			

NOTES: County Surcharge: .20

JOB CARD

OWNER	Jannucci	JOB ADDRESS	1650 Jackson St.
LEGAL DESCRIPTION	LOT NUMBER	BLOCK	SUBDIVISION OR ADDITION
MICROFILM NO.	ARCHITECT	FEE	VALUATION
		\$ 20.00	\$ 1750.

DESCRIPTION OF CONSTRUCTION

Re-roof gravel, parapet

☐ SEPTIC TANK
☐ SEWER TAP

TYPE PERMIT	NUMBER	DATE	CONTRACTOR	TYPE PERMIT	NUMBER	DATE	CONTRACTOR
BUILDING				SEPTIC/SEWER			
ROOF 1200	90586	8-13-84	Whitener	AIR/CONDITION			
ELECTRIC-BASIC				MECHANICAL			
ELECTRIC-SUPP.				SCREEN			
PLUMBING NO. FIX.				POOL			
L-P-DRY WALL				DRIVEWAY			
FENCE				PATIO or WALK			

NOTES: County Surcharge: .40

never done per Bob Hudson 4-11-85

Permit Type	16	Permit Number	137615-2-75
Building	127	5/1/76	137615-2-75
Foundation	112	5/1/76	137615-2-75
Gas	1076	5/1/76	137615-2-75

FOUNDATION	112	5/1/76	137615-2-75
COLUMNS	127	5/1/76	137615-2-75
TIE BEAM	112	5/1/76	137615-2-75
CAP	127	5/1/76	137615-2-75
GAS	1076	5/1/76	137615-2-75

Remarks:

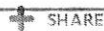
JOB CARD							
OWNER Janucci				JOB ADDRESS 1650 Jackson St.			
LEGAL DESCRIPTION		LOT NUMBER		BLOCK		SUBDIVISION OR ADDITION	
MICROFILM NO.		ARCHITECT		FEE \$ 20.00		VALUATION \$ 500.	
DESCRIPTION OF CONSTRUCTION Fumigation						<input type="checkbox"/> SEPTIC TANK <input type="checkbox"/> SEWER TAP	
TYPE PERMIT	NUMBER	DATE	CONTRACTOR	TYPE PERMIT	NUMBER	DATE	CONTRACTOR
BUILDING	98899	10/15/87	PCO SVCS.	SEPTIC/SEWER			
ROOF				AIR/CONDITION			
ELECTRIC-BASIC				MECHANICAL			
ELECTRIC-SUPP.				SCREEN			
PLUMBING	NO. FIX.			POOL			
C-P-DRY WALL				DRIVEWAY			
FENCE				PATIO or WALK			

NOTES: County Surcharge: .20

HOLLYWOOD, Florida

[Home >](#)

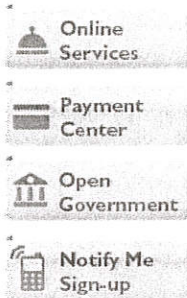

Permit Search Results


[Search](#) > Properties located at/on/near "...1650..."

7 permits were found for

1650 JACKSON ST

Building Division



View	Process #	Permit #	Description	Appl. Date	Permit Date
Details		B14-100246	DRIVEWAY	1/21/2014	
Details		P13-101730	GAS PIPING	10/24/2013	10/29/2013
Details		B13-100365	FENCE-CHAIN LINK &/OR WOOD	1/29/2013	2/15/2013
Details		B0204123	RE-ROOF FLAT		7/18/2002
Details		P9701787	REPAIRS-PLUMBING		9/17/1997
Details		B9706233	UTILITY SHED - PRE-FAB		9/2/1997
Details		E9703441	SERVICE CHANGE-SINGLE FAMILY RESIDENCE		8/20/1997

 City of Hollywood, 2600 Hollywood Boulevard, Hollywood, FL 33020-4807
 P. O. Box 229045, Hollywood, FL 33022-9045

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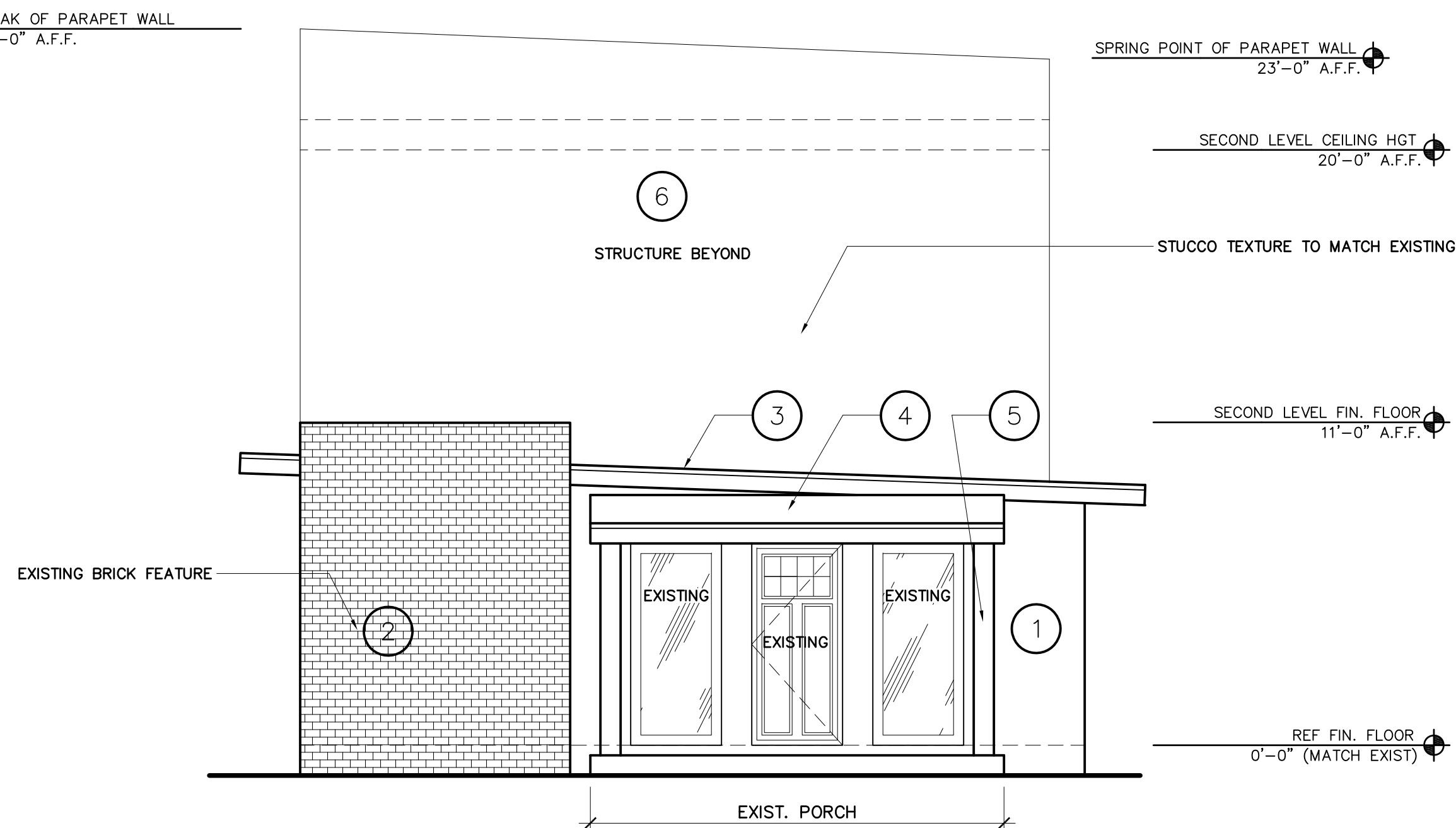
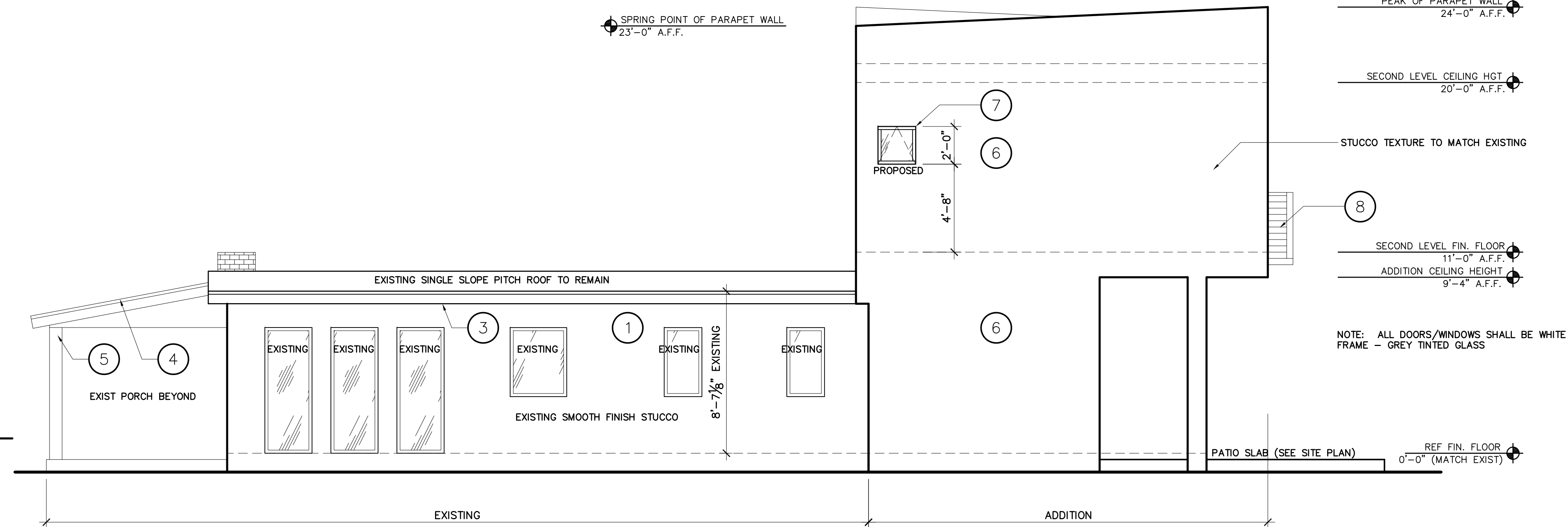
1st LEVEL FLOOR PLAN

2nd LEVEL FLOOR PLAN

1

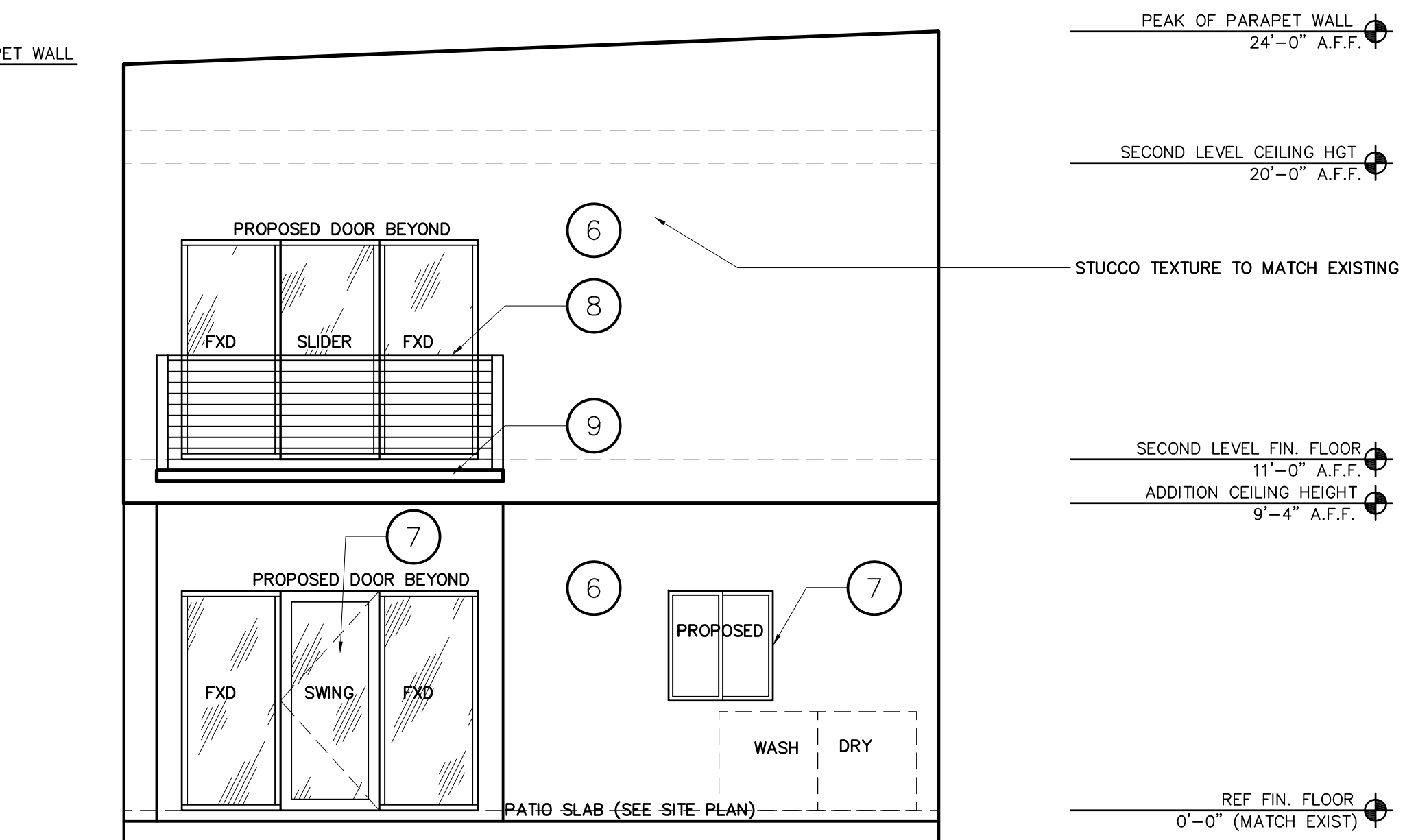
WEST SIDE ELEVATION

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



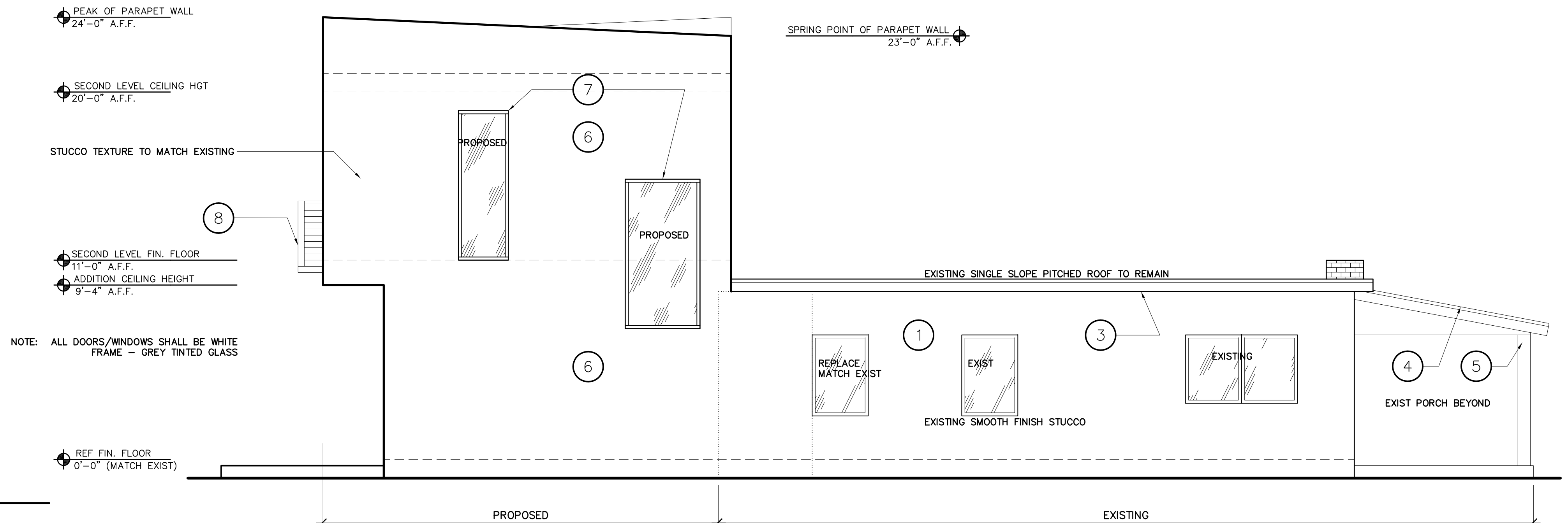
NORTH ELEVATION

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



SOUTH ELEVATION

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



EAST SIDE ELEVATION

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

MATERIALS/COLOR LEGEND	
1	EXISTING PAINTED (WHITE) SMOOTH STUCCO FINISH - REPAINT TO MATCH EXISTING W/BEHR PPU18-6
2	EXISTING PAINTED (GREY) FAUX BRICK FINISH - REPAINT TO MATCH EXISTING: SHERWIN WILLIAMS SW7670
3	EXISTING PAINTED (GREY) WOOD FASCIA - REPAINT TO MATCH EXISTING: SHERWIN WILLIAMS SW7670
4	EXISTING METAL ROOFING TO REMAIN
5	EXISTING PAINTED WOOD COLUMNS TO REMAIN UNPAINTED
6	PROPOSED PAINTED (WHITE) SMOOTH STUCCO FINISH - PAINT TO MATCH EXISTING W/BEHR PPU18-6
7	PROPOSED WHITE ALUMINUM FRAME, GREY TINTED IMPACT RESISTANT "PGT WINGUARD" WINDOW/DOOR
8	METAL FINISH CABLE RAILING
9	SLIGHTLY CANTALIEVERED CONCRETE SLAB - SMOOTH STUCCO FINISH - PAINTED BEHR PPU 18-6

ARCHITECTURE BY:
**PRISM
ARCHITECTURE
LLC**
CERT. OF AUTH. #AA26002852

1101 BRICKELL AVE
8TH FLOOR, SOUTH TOWER
MIAMI, FL 33131

CLIENT:
**DIANA G.
SANCHEZ-ESQUIVEL**

ADDRESS:
1650 JACKSON STREET
HOLLYWOOD, FL 33020

A RESIDENTIAL ADDITION FOR:
THE SANCHEZ RESIDENCE
FOR SITE LOCATED AT:
1650 JACKSON STREET, HOLLYWOOD, FL 33020

REVISIONS/SUBMITTALS:		
ID	DESC	DATE

DRAWN BY: MSG
CHECKED BY: JC
PROJECT #: ...
DATE: AUGUST 2014

A2
OF



EXIST. STREET PROFILE LOOKING SOUTH

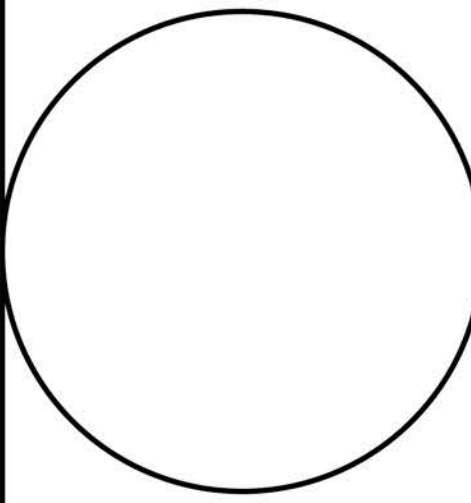
SCALE: NTS



EXIST. STREET PROFILE LOOKING NORTH

SCALE: NTS

ARCHITECTURE BY:
PRISM
ARCHITETURE
LLC
CERT. OF AUTH. #AA26002852



1101 BRICKELL AVE
8TH FLOOR, SOUTH TOWER
MIAMI, FL 33131

CLIENT:
DIANA G.
SANCHEZ-ESQUIVEL

ADDRESS:
1650 JACKSON STREET
HOLLYWOOD, FL 33020

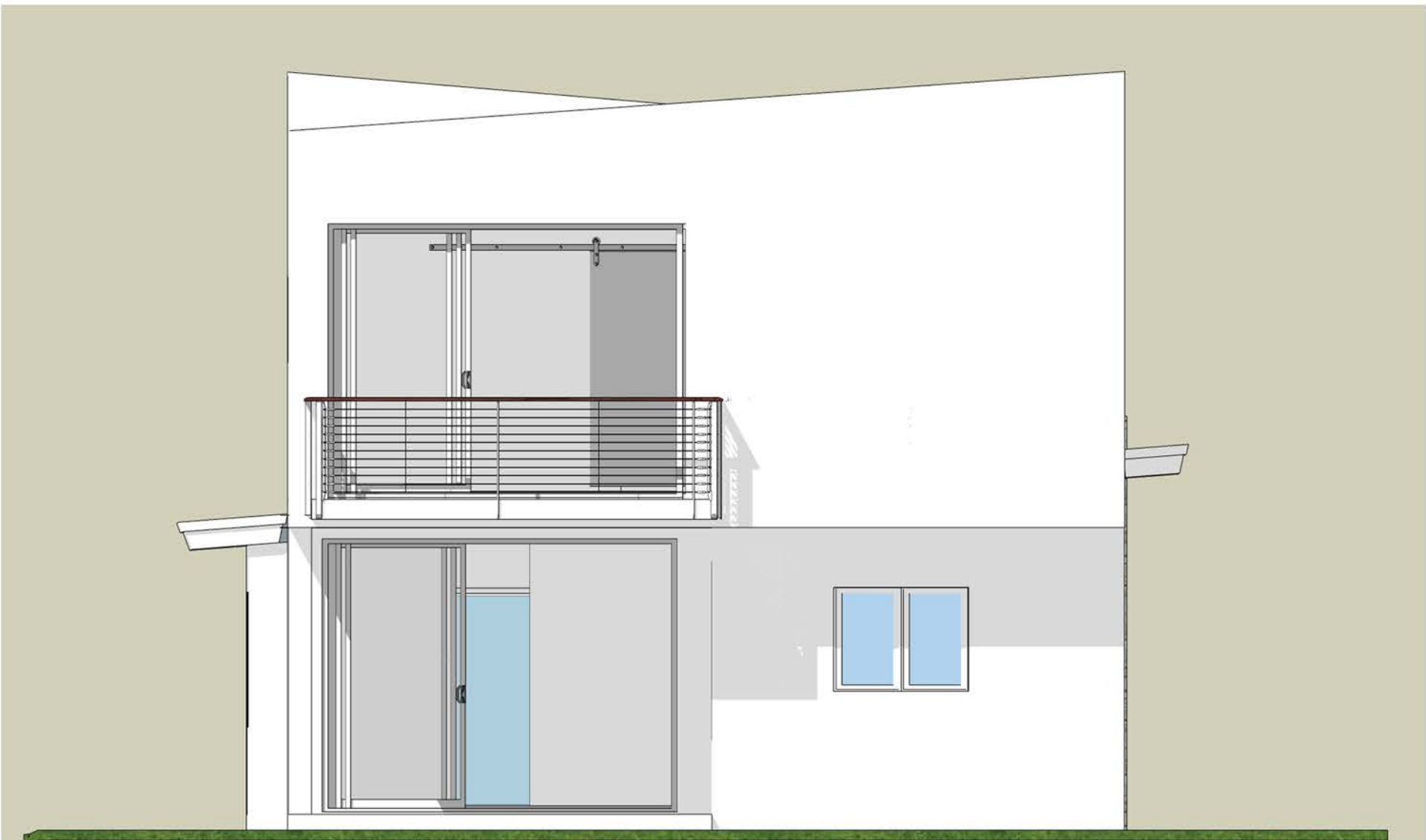
A RESIDENTIAL ADDITION FOR:
THE SANCHEZ RESIDENCE
FOR SITE LOCATED AT:
1650 JACKSON STREET, HOLLYWOOD, FL 33020

REVISIONS/SUBMITTALS:		
ID	DESC	DATE

DRAWN BY: MSG
CHECKED BY: JC
PROJECT #: ...
DATE: AUGUST 2014



PROPOSED STREET PROFILE LOOKING SOUTH



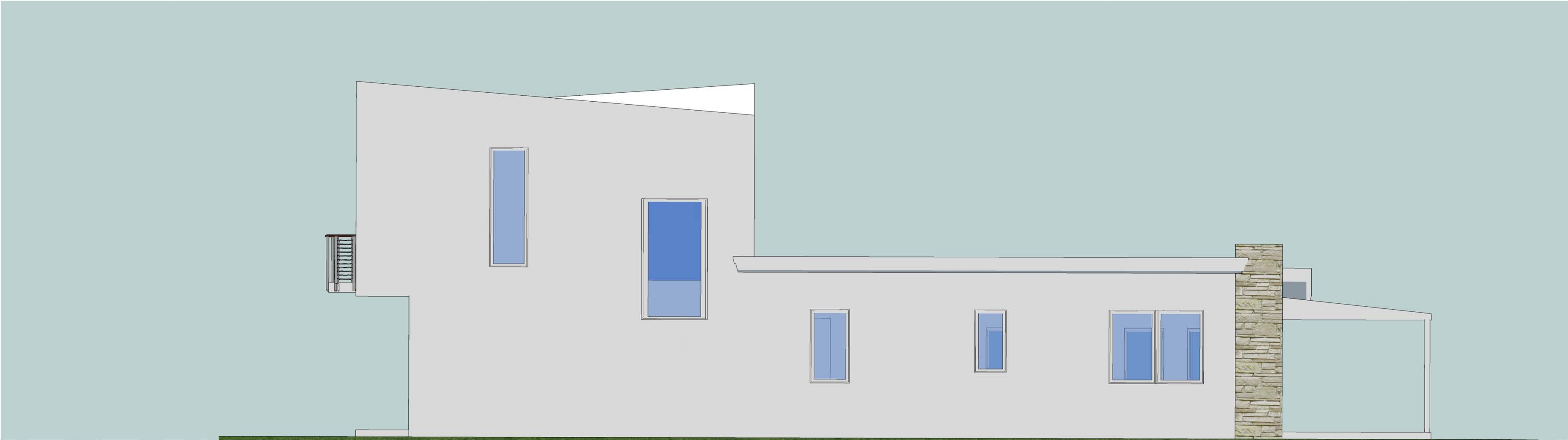
RENDERED REAR ELEVATION

SCALE: NTS



RENDERED FRONT ELEVATION

SCALE: NTS



RENDERED LEFT SIDE ELEVATION

SCALE: NTS

ARCHITECTURE BY:
**PRISM
ARCHITECTURE
LLC**
CERT. OF AUTH. #AA26002852

1101 BRICKELL AVE
8TH FLOOR, SOUTH TOWER
MIAMI, FL 33131

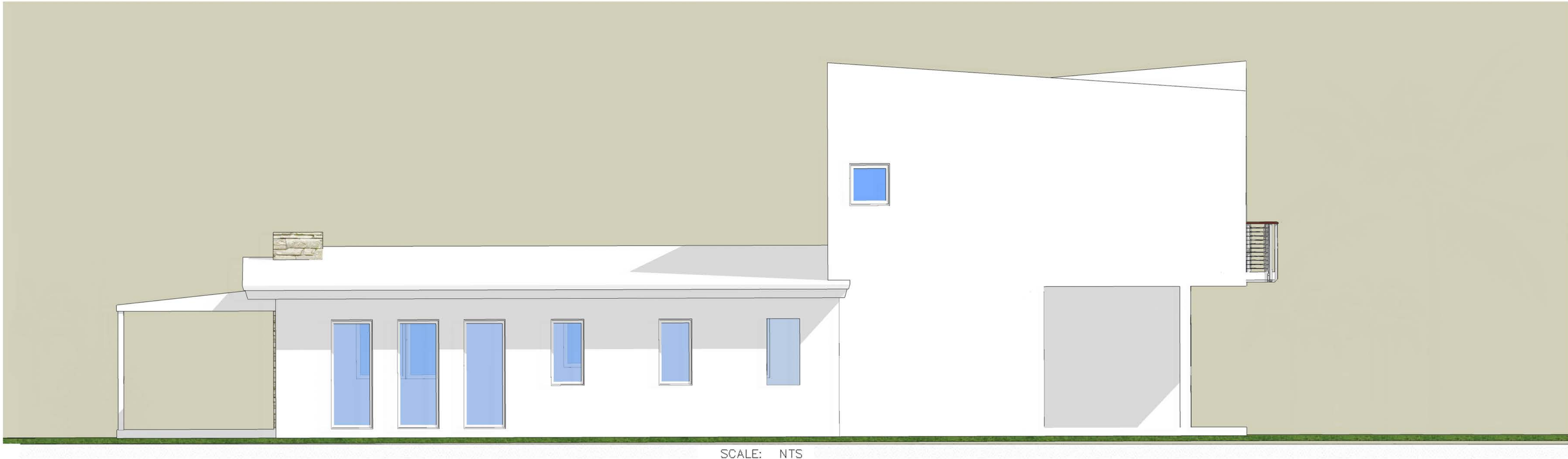
CLIENT:
**DIANA G.
SANCHEZ-ESQUIVEL**

ADDRESS:
1650 JACKSON STREET
HOLLYWOOD, FL 33020

A RESIDENTIAL ADDITION FOR:
THE SANCHEZ RESIDENCE
FOR SITE LOCATED AT:
1650 JACKSON STREET, HOLLYWOOD, FL 33020

REVISIONS/SUBMITTALS:		
ID	DESC	DATE

DRAWN BY: MSG
CHECKED BY: JC
PROJECT #: ...
DATE: AUGUST 2014



SCALE: NTS

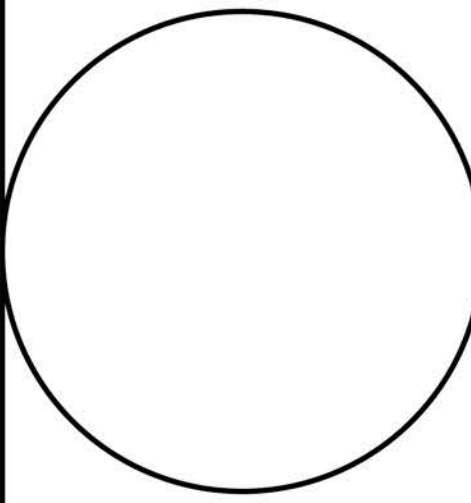
RENDERED RIGHT SIDE ELEVATION



CONCEPTUAL PERSPECTIVE

SCALE: NTS

ARCHITECTURE BY:
PRISM
ARCHITETURE
LLC
CERT. OF AUTH. #AA26002852



1101 BRICKELL AVE
8TH FLOOR, SOUTH TOWER
MIAMI, FL 33131

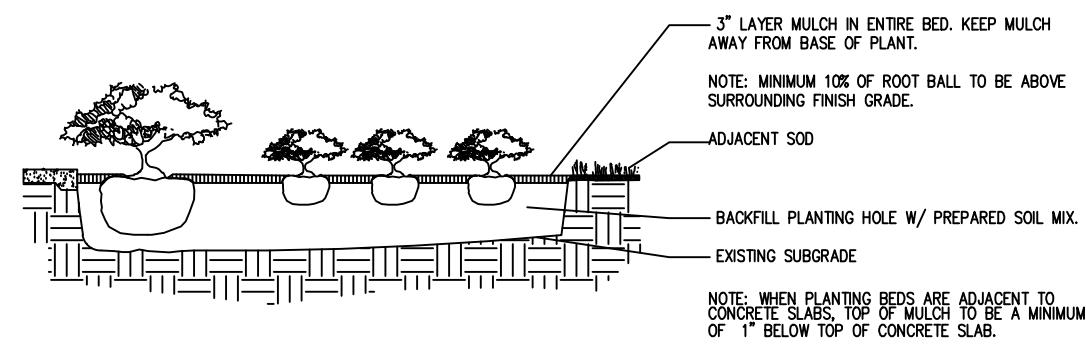
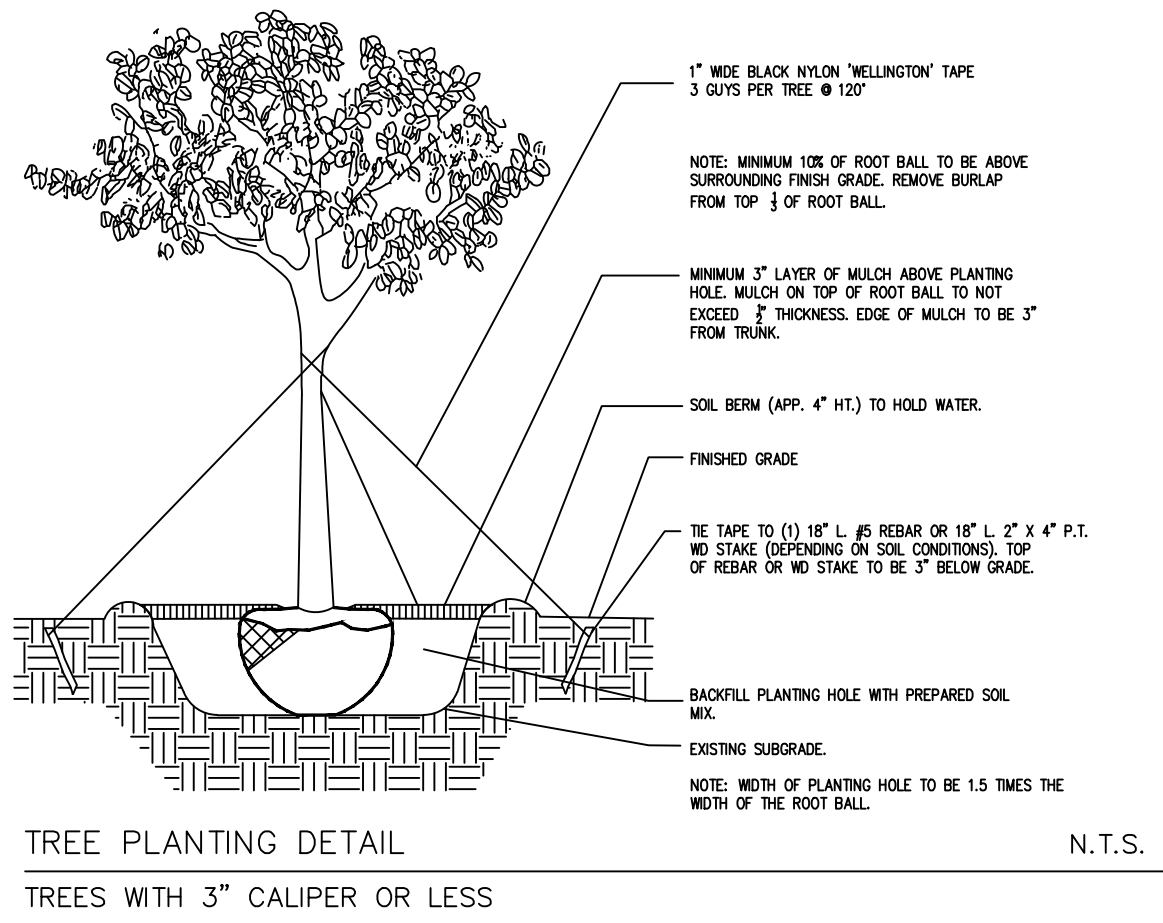
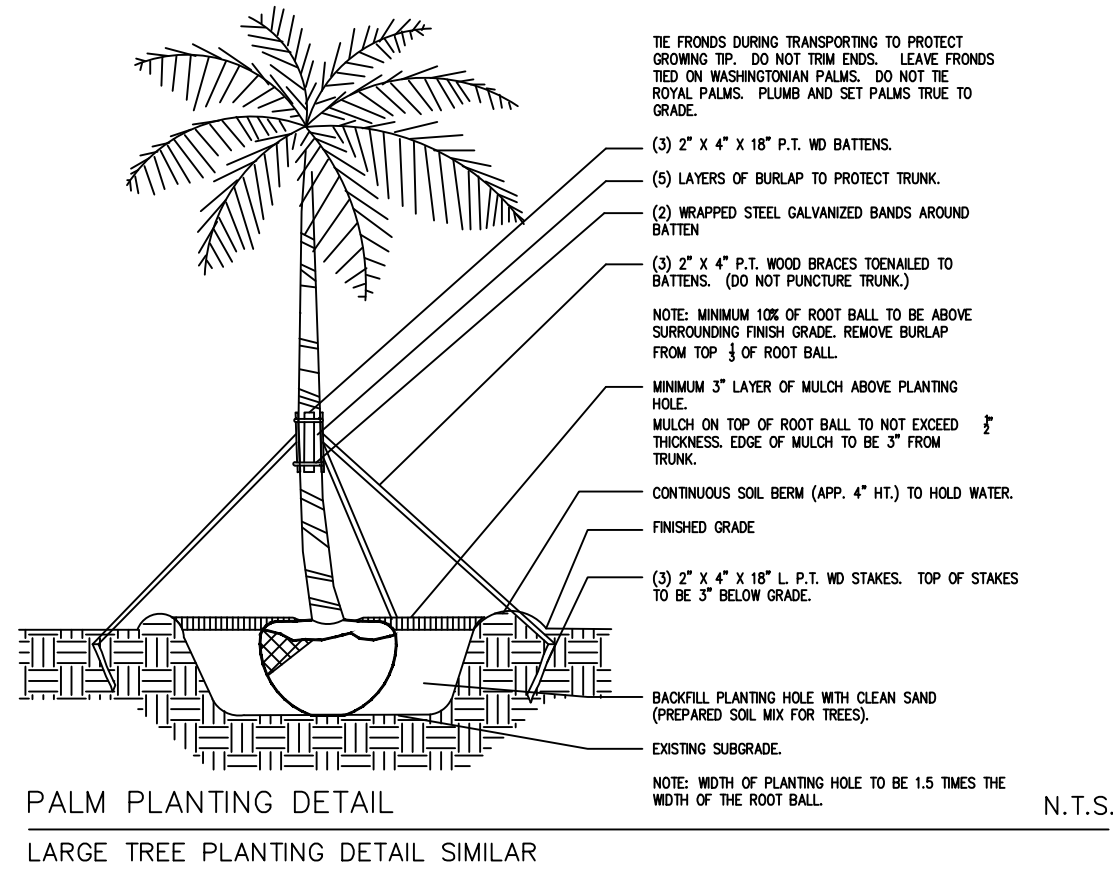
CLIENT:
DIANA G.
SANCHEZ-ESQUIVEL

ADDRESS:
1650 JACKSON STREET
HOLLYWOOD, FL 33020

A RESIDENTIAL ADDITION FOR:
THE SANCHEZ RESIDENCE
FOR SITE LOCATED AT:
1650 JACKSON STREET, HOLLYWOOD, FL 33020

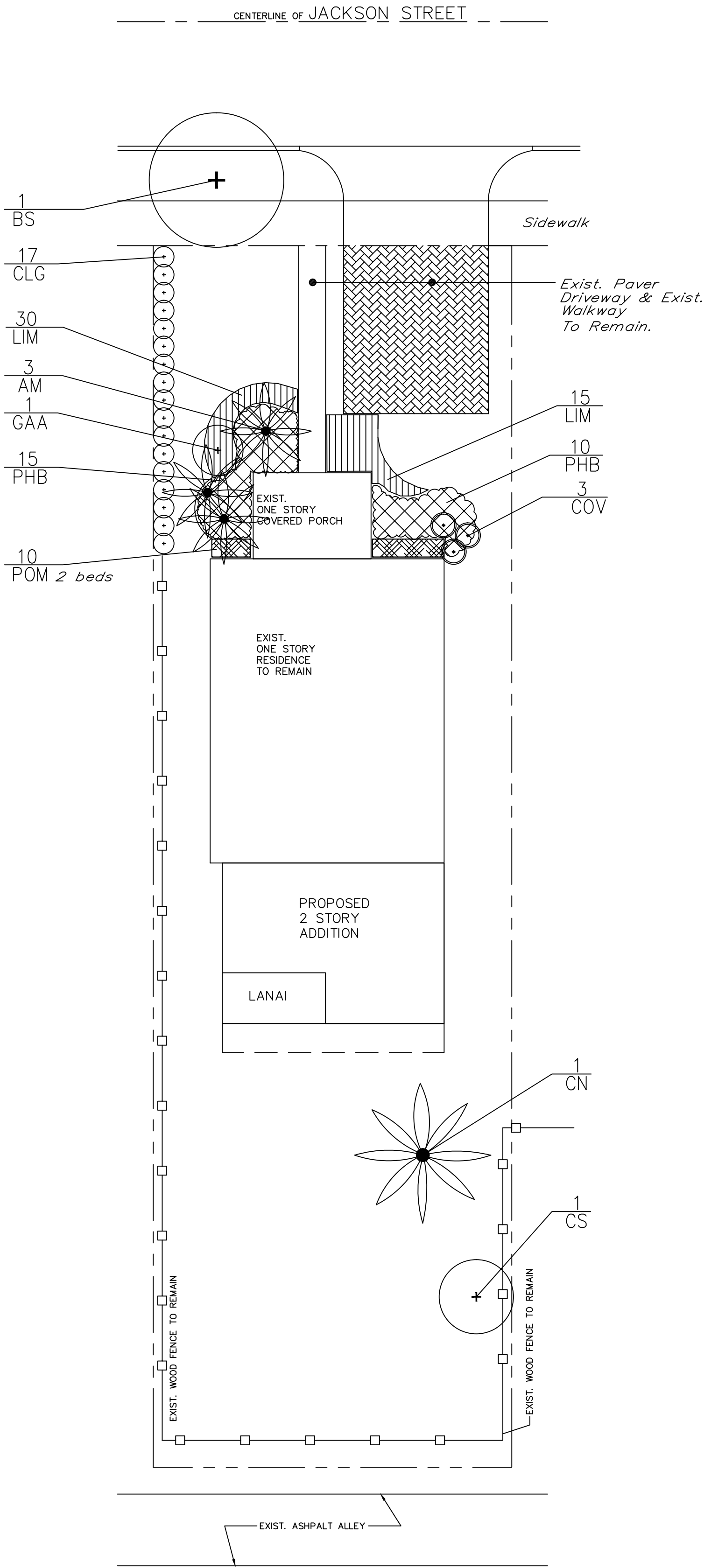
REVISIONS/SUBMITTALS:		
ID	DESC	DATE

DRAWN BY: MSG
CHECKED BY: JC
PROJECT #: ...
DATE: AUGUST 2014

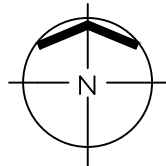


- PLANT NOTES
1. ALL PLANT MATERIAL TO BE FLORIDA NO. 1 OR BETTER FLORIDA DEPARTMENT OF AGRICULTURE GRADES AND STANDARDS; PARTS I AND II, 2ND EDITION: FEBRUARY 1998, RESPECTIVELY.
 2. ALL PLANTING BEDS TO BE TOPPED WITH 3" MULCH EXCLUDING TOP OF ROOT BALL (SEE PALM/ TREE PLANTING DETAIL).
 3. ALL TREES TO BE STAKED IN A GOOD WORKMANLIKE MANNER, NO NAIL STAKING IN TRUNKS PERMITTED.
 4. LANDSCAPE PLAN SHALL BE INSTALLED IN COMPLIANCE WITH ALL LOCAL CODES.
 5. ALL SOD SHALL BE ST. AUGUSTINE "FLORATAM" SOLID SOD, (UNLESS OTHERWISE NOTED) AND LAID WITH ALTERNATING AND ABUTTING JOINTS.
 6. ALL PLANTING BEDS TO BE WEED AND GRASS FREE.
 7. LANDSCAPE CONTRACTOR SHALL LOCATE AND VERIFY ALL UNDERGROUND UTILITIES PRIOR TO DIGGING.
 8. LANDSCAPE CONTRACTOR SHALL REVIEW ALL DRAWINGS AND PREPARE ONES OWN QUANTITY COUNTS(PRIOR TO BID COST AND COMPARE TO ARCHITECT'S PLANT LIST). LANDSCAPE CONTRACTOR IS RESPONSIBLE FOR ATTAINING ACCURATE COUNT OF PLANT MATERIALS SPECIFIED. IN THE EVENT OF DISCREPANCIES, LANDSCAPE CONTRACTORS SHALL BRING TO THE ATTENTION OF LANDSCAPE ARCHITECT. PLAN SHALL TAKE PRECEDENCE OVER PLANT LIST.
 9. NO CHANGES SHALL BE MADE WITHOUT THE PRIOR CONSENT OF THE LANDSCAPE ARCHITECT.
 10. ALL PLANTED AREAS TO RECEIVE 100% COVERAGE BY AN AUTOMATIC IRRIGATION SYSTEM, WITH A MINIMUM OF 50% OVERLAP. RAIN SENSOR TO BE PROVIDED.

PLANT LIST					
QTY	KEY	Botanical Name	Common Name	Description	Native Yes / No
1	BS	Bursera simaruba	Gumbo Limbo	16' oa ht, 4" dbh	Yes
3	AM	Adonidia merrilli	Christmas Palm	16', 12', 8' oa hts.	No
1	CN	Cocos nucifera	Coconut Palm	16'-18' oa ht, 4' ct.	No
1	GAA	Gardenia augusta	Gardenia	4-5' oa ht, standard	No
17	CLG	Clusia guttifera	Small Leaf Clusia	30" ht, 18" spr, full, 7 gal.	No
3	COV	Codiaeum variegatum	Crotons	24" ht, 12" spr, 7 gal.	No
10	POM	Pedocarpus macrophyllus	Pedocarpus	30" ht, 12" spr, full, 7 gal.	No
25	PHB	Philodendron Burle Marx	Burle Marx	12" ht, 12" spr, 3 gal.	No
45	LIM	Liriope muscarie	Green Liriope	8" ht x 8" spr, 1 gal.	No



Landscape Plan
1" = 10'-0"



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Herbert L. Martin, Landscape Architect

ARCHITECTURE BY:
PRISM
ARCHITECTURE
LLC
CERT. OF AUTH. #AA26002852

1101 BRICKELL AVE
8TH FLOOR, SOUTH TOWER
MIAMI, FL 33131

CLIENT:
DIANA G.
SANCHEZ-ESQUIVEL

ADDRESS:
1650 JACKSON STREET
HOLLYWOOD, FL 33020

A RESIDENTIAL ADDITION FOR:
THE SANCHEZ RESIDENCE
FOR SITE LOCATED AT:
1650 JACKSON STREET, HOLLYWOOD, FL 33020

REVISIONS/SUBMITTALS:		
ID	DESC	DATE

DRAWN BY: MSG
CHECKED BY: JC
PROJECT #: ...
DATE: XXX

LA 1
OF X

ATTACHMENT B

Aerial Photograph

Aerial Photo

1650 Jackson Street

