

#### **PLANNING DIVISION**



File No. (internal use only):

2600 Hollywood Boulevard Room 315 Hollywood, FL 33022

# **GENERAL APPLICATION**



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

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

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

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

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

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

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



APPLICATION TYPE (CHECK ONE):
☐ Technical Advisory Committee ☑ Historic Preservation Board
☐ City Commission ☐ Planning and Development Board
Date of Application:
1120 N. SOUTHLAKE DRIVE, HOLLYWOOD, FL
Location Address: 1120 N. SOUTHLAKE DRIVE, HOLLYWOOD, FL  Lot(s): 6,7 Block(s): 36 Subdivision: HOLLYWOOD LAKES
Folio Number(s): 5142 14 01 6000
Zoning Classification: RS-9 Land Use Classification: LRES  Existing Property Use: SINGLE FAMILY HOUSE Sq Ft/Number of Units: 4,107 S.F.
Is the request the result of a violation notice? ( ) Yes (X) No If yes, attach a copy of violation.
Has this property been presented to the City before? If yes, check al that apply and provide File
Number(s) and Resolution(s): NO
☐ Economic Roundtable ☐ Technical Advisory Committee ☐ Historic Preservation Board
☐ City Commission ☐ Planning and Development
Explanation of Request: 1ST AND 2ND FLOOR TO BE ENLARGED. INTERIOR RECONFIGURATION
WINDOWS TO BE REPLACED/RECONFIGURED W/ IMPACT RESISTANT. NEW COVERED WALKWAY @ REA
Number of units/rooms: 5 BEDROOM PROPOSED Sq Ft: 4,608 S.F. PROPOSED  Value of Improvement: 500,000 Estimated Date of Completion: JUNE, 2018
Value of Improvement: 500,000 Estimated Date of Completion: JUNE, 2018
Will Project be Phased? ( ) Yes No If Phased, Estimated Completion of Each Phase
Name of Current Property Owner: CHERYL ABER, RUSSELL S JACOBS
Address of Property Owner: 20700 WEST DIXIE HIGHWAY, AVENTURA, FL 33180
Telephone: 305.776.6500 Fax: Email Address: russ@thejacobslawgroup.com
Name of Consultant/Representative/Tenant (circle one): TRIO DESIGN CONSULTANTS, LLC
Address: 17100 COLLINS AVE. SUITE 220 Telephone: 305.940.0555
Fax: Email Address: MIKE@TRIO-DESIGN.NET
Date of Purchase: 2/8/16 Is there an option to purchase the Property? Yes ( ) No (x)
If Yes, Attach Copy of the Contract.
List Anyone Else Who Should Receive Notice of the Hearing:
Address: Email Address:
Email Address:

#### **PLANNING DIVISION**



File No. (internal use only):

2600 Hollywood Boulevard Room 315 Hollywood, FL 33022

# **GENERAL APPLICATION**

#### **CERTIFICATION OF COMPLIANCE WITH APPLICABLE REGULATIONS**

The applicant/owner(s) signature certifies that he/she has been made aware of the criteria, regulations and guidelines applicable to the request. This information can be obtained in Room 315 of City Hall or on our website at <a href="www.hollywoodfl.org">www.hollywoodfl.org</a>. The owner(s) further certifies that when required by applicable law, including but not limited to the City's Zoning and Land Development Regulations, they will post the site with a sign provided by the Office of Planning and Development Services. The owner(s) will photograph the sign the day of posting and submit photographs to the Office of Planning and Development Services as required by applicable law. Failure to post the sign will result in violation of State and Municipal Notification Requirements and Laws.

(I)(We) certify that (I) (we) understand and will comply with the provisions and regulations of the City's Zoning and Land Development Regulations, Design Guidelines, Design Guidelines for Historic Properties and City's Comprehensive Plan as they apply to this project. (I)(We) further certify that the above statements and drawings made on any paper or plans submitted herewith are true to the best of (my)(our) knowledge. (I)(We) understand that the application and attachments become part of the official public records of the City and are not returnable.

Signature of Current Owner:	Date:
PRINT NAME: CHERYL ABER, RUSSELL S JACOBS	Date:
Signature of Consultant/Representative:	Date:
PRINT NAME: MIKE STROH	Date:
Signature of Tenant: N/A	Date:
PRINT NAME: N/A	Date:
Current Owner Power of Attorney  I am the current owner of the described real property and the current owner o	nat I am aware of the nature and effect the request for
to my property, v	which is hereby made by me or I am hereby authorizing ative before the(Board and/or
Sworn to and subscribed before me	
his day of	Signature of Current Owner
	CHERYL ABER, RUSSELL S JACOBS
Notary Public	Print Name
State of Florida	
My Commission Expires:(Check One)Personally know	vn to me; OR Produced Identification



November 29, 2017 City of Hollywood Department of Planning Historic Preservation Board 2600 Hollywood Boulevard, Room 315 Hollywood, FL 33020

Re: Jacobs Residence renovation/addition

1120 N. Southlake Drive, Hollywood, Fl

#### **Project Information:**

Interior renovation and addition to a single-family residence located at the address referenced above. See Project Criteria and plans for detailed information

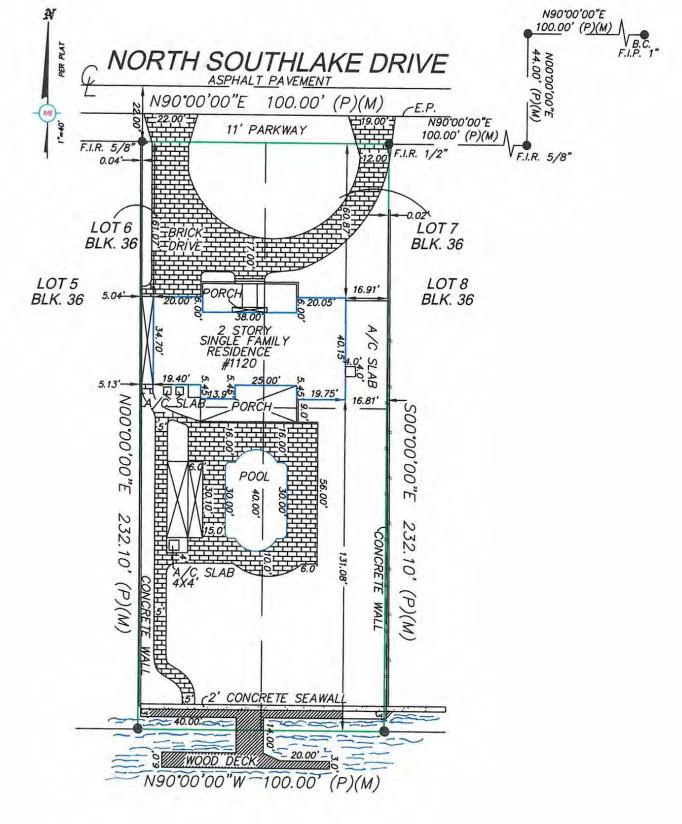
#### **Legal Description:**

Lots six (6) and seven (7), less the North 30 feet of each of said lots, in Block thirty-six (36), of HOLLYWOOD LAKES SECTION, according to the Plat thereof, recorded in Plat Book 1, Page 32, of the Public Records of Broward County, Florida; also all that parcel of land described as follows: being part of Jackson Street and a part of Block 77 of HOLLYWOOD LAKES SECTION, bounded on the North by the South line of Lots 6 and 7, of Block 36 of said subdivision; on the South by Block 76, otherwise described as South Lake of said subdivision; on the East by the East line of Lot 7, Block 36, extended in a Southerly direction and on the West by the West line of Lot 6, Block 36 extended in a Southerly direction as shown on the Plat of HOLLYWOOD LAKES SECTION, recorded in Plat Book 1, Page 32, of the Public Records of Broward County, Florida; being all that parcel of land lying South of Lots 6 and 7, Block 36, HOLLYWOOD LAKES SECTION, extending to the South Lake in said subdivision.









Accepted By:

Property Address:

1120 N. Southlake Drive

Hollywood, FLORIDA 33019

EFRAIN LOPEZ STATE OF FLOREDA

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

NATURE AND AUTHENTICATED ELECTRONIC SEAL AND/OR THIS HE ORIGINAL RAISED SEAL OF A LICENSED SURVEYOR AND

Notes: WOOD DECK ENCROACHES SOUTH LOT LINE. DRIVEWAY NCROACHES NORTH LOT LINE.

M.E. Land Surveying, Inc. 10665 SW 190th Street

Suite 3110 Miami, FL 33157 Phone: (305) 740-3319 Fax: (305) 669-3190



#### Surveyor's Legend PROPERTY LINE STRUCTURE TELEPHONE FACILITIES BEARING REFERENCE TEL. FOUND IRON PIPE / PIN AS NOTED ON PLAT V127711777 CONC. BLOCK WALL U.P. UTILITY POLE CENTRAL ANGLE OR DELTA -X- CHAIN-LINK FENCE OR WIRE FENCE LB# LICENSE # - BUSINESS RADIUS OR RADIAL E.U.B. ELECTRIC UTILITY BOX R LS# LICENSE # - SURVEYOR SEP. SEPTIC TANK RAD. RADIAL TIE -O- IRON FENCE CALC CALCULATED POINT N.R. NON RADIAL SET EASEMENT SET PIN A/C AIR CONDITIONER TYP. TYPICAL CENTER LINE . CONTROL POINT IRON ROD S/W SIDEWALK I.R. CONCRETE MONUMENT I.P. DWY WOOD DECK 0 BENCHMARK NAIL & DISK SCREEN N&D SCR. CONCRETE ELEV PK NAIL PARKER-KALON NAIL GAR GARAGE P.T. POINT OF TANGENCY DRILL HOLE ENCL. ENCLOSURE ASPHALT 0 P.C. POINT OF CURVATURE N.T.S. NOT TO SCALE WELL BRICK / TILE P.R.M. PERMANENT REFERENCE MONUMENT P.C.C. POINT OF COMPOUND CURVATURE FIRE HYDRANT F.F. FINNISHED FLOOR T.O.B. TOP OF BANK M.H. MANHOLE WATER P.R.C. POINT OF REVERSE CURVATURE E.O.W. EDGE OF WATER OVERHEAD LINES O.H.L. APPROXIMATE EDGE OF WATER P.O.B. POINT OF BEGINNING E.O.P EDGE OF PAVEMENT TX TRANSFORMER CATV CABLE TV RISER W.M. WATER METER P.O.C. POINT OF COMMENCEMENT C.V.G. CONCRETE VALLEY GUTTER CABLE TV RISER P.C.P. PERMANENT CONTROL POINT B.S.L. BUILDING SETBACK LINE [0] S.T.L. SURVEY TIE LINE POOL EQUIPMENT P/E CONCRETE SLAB PLATTED MEASUREMENT POWER POLE CENTER LINE n CONC. D R/W RIGHT-OF-WAY CATCH BASIN DEED ESMT COUNTY UTILITY EASEMENT P.U.E. PUBLIC UTILITY EASEMENT C CALCULATED D.E. DRAINAGE EASEMENT L.M.E. LAKE OR LANDSCAPE MAINT. ESMT. I.E./E.E. INGRESS / EGRESS EASEMENT LANDSCAPE BUFFER EASEMENT C.M.E. CANAL MAINTENANCE EASEMENT L.B.E. R.O.E. ROOF OVERHANG EASEMENT UTILITY EASEMENT LIMITED ACCESS EASEMENT A.E. ANCHOR EASEMENT U.E. L.A.E.

#### **Property Address:**

1120 N. Southlake Drive Hollywood, FLORIDA 33019

#### 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: 02/05/2016

Date of Completion: 02/08/2016

#### **General Notes:**

**1.)** The Legal Description used to perform this survey was supplied by others.

This survey does not determine or is not to imply ownership

2.) This survey only shows above ground improvements.

Underground utilities, footings, or encroachments are not located on this survey map

3.) If there is a septic tank, well, or drain field on this survey,

the location of such items was shown to us by others and the information was not verified.

- 4.) Examination of the abstract of title will have to be made to determine recorded instruments, if any, effect this property. The lands shown herein were not abstracted for easement or other recorded encumbrances not shown on the plat
- 5.) Wall ties are done to the face of the wall.
- 6.) Fence ownership is not determined.
- 7.) Bearings referenced to line noted B.R
- 8.) Dimensions shown are platted and measured unless otherwise shown.
- 9.) No identification found on property corners unless noted.
- **10.)** Not valid unless sealed with the signing surveyors embossed seal.
- 11.) Boundary survey means a drawing and/or graphic representation of the survey work performed in the field, could be drawn at a shown scale and/or not to scale
- 12.) Elevations if shown are based upon NGVD 1929 unless otherwise noted
- **13.)** This is a BOUNDARY SURVEY unless otherwise noted.
- **14.)** This survey is exclusive for the use of the parties to whom it is certified. The certifications do not extend to any un named 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:

Please see the last page for long Legal Description.

#### **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:

Russell S. Jacobs and Cheryl Aber Lilian Sredni, P.A.

Old Republic National Title Insurance Company Vicky Irene Haw, as Trustee of the Marital Trust created under The James G. Haw, Sr. Trust Agreement dated May 15, 1990, as amended

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

a. WOOD DECK ENCROACHES SOUTH LOT LINE. DRIVEWAY ENCROACHES NORTH LOT LINE.



# M.E. Land Surveying, Inc.

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

Fax: (305) 669-3 LB#: 7989



Legal Description:  LOT SIX (6) AND SEVEN (7), LESS THE NORTH 30 FEET OF EACH OF SAID LOTS, IN BLOCK THIRTY-SIX (36) OF HOLLYWOOD LAKES SECTION, ACCORDING TO THE PLAT THEREOF RECORDED IN PLAT BOOK 1, PAGE 32, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA; ALSO ALL THAT PARCEL OF LAND DESCRIBED AS FOLLOWS: BEING PART OF JACKSON STREET AND A PART OF BLOCK 77 OF HOLLYWOOD LAKES SECTION, BOUNDED ON THE NORTH BY THE SOUTH LINE OF LOTS 6 AND 7 OF BLOCK 36 OF SAID SUBDIVISION; ON THE SOUTH BY BLOCK 76, OTHERWISE DESCRIBED AS SOUTH LAKE OF SAID SUBDIVISION; ON THE EAST BY THE EAST LINE OF LOT 7 BLOCK 36 EXTENDED IN A SOUTHERLY DIRECTION ON THE WEST BY THE WEST LINE OF LOT 6, BLOCK 36, EXTENDED IN A SOUTHERLY DIRECTION AS SHOWN ON THE PLAT OF HOLLYWOOD LAKES SECTION, RECORDED IN PLAT BOOK 1, PAGE 32 OF THE PUBLIC RECORDS OF
BROWARD COUNTY, FLORIDA; BEING ALL THAT PARCEL OF LAND LYING SOUTH OF LOTS 6 AND 7, BLOCK 36, HOLLYWOOD LAKES SECTION, EXTENDING TO THE SOUTH LAKE IN SAID SUBDIVISION.

#### U.S. DEPARTMENT OF HOMELAND SECURITY Federal Emergency Management Agency National Flood Insurance Program

#### **ELEVATION CERTIFICATE**

OMB No. 1660-0008 Expires July 31, 2015

			Important	: Read the instruction	s on pages	s 1-9		
			S	SECTION A - PROPE	RTY INFO	RMATION	For Insur	ance Company Use
A1.	Building Owner Russell S. Jaco	's Name bbs and Cheryl Aber					Policy Nu	ımber
A2.		Address (including Apt.	, Unit, Suite, and/or Bldg	J. No.) or P.O. Route	and Box No	0.	Company	y NAIC Number
	City Hollywood	State FLOF		ZIP Code 33019				
A3.	Property Descri	iption (Lot and Block nu	mbers, Tax Parcel Num	ber, Legal Description				
A4.			ea, please contact surve esidential, Addition, Acce	<del> </del>		eeded.		
A5.	•	•	Horizontal Datum: [] N	· · · · · · · · · · · · · · · · · · ·				
A6.			ilding if the Certificate is			ance		
A7.	Building Diagra			40 5		20		
A8.		vith a crawlspace or end	:iosure(s): nclosure(s) N/A Sq. Ft.		_	vith an attached tage of attached		
		nanent flood openings in	· · · · — ·	•	•	anent flood op		
	•	or enclosure(s) within 1	.0 foot		-	rage within 1.0	foot abo	ve —
	above adjac		۸۵ h N/A Ca Et		adjacent gr		ningo in	A9.b 576 Sq. Ft.
	•	ea of flood openings in A flood openings?	A8.b <u>N/A</u> Sq. Ft. [] Yes [X] N			ea of flood ope flood openings	-	19.0 <u>576 Sq. Ft.</u>
	u,gcc.cu		N B - FLOOD INSUI					[]:00 [/]:10
B1 N	FIP Community	Name & Community Nu		B2. County Name	, ,			B3. State
1251	•			Broward County				FLORIDA
	lap/Panel	B5. Suffix	B6. FIRM Index Date	B7. FIRM Panel		B8. Flood Zor	ne(s)	B9. Base Flood elevation(s)
Numb		H	08/18/2014	Effective/Revised D	ate	AE		(Zone AO, use base flood
1201	1C0569H			08/18/2014				depth) 6
B10.			Elevation (BFE) data or I		red in item	B9.		
D11			nity Determined [] Ot		00 [] 046	or (Describe)		
B11. B12.			in Item B9 [X] NGVD r Resources System (C			er (Describe) _ ed Area (OPA)	 ? [ ] Yes [	X1 No
D . Z.		ite N/A [] CBRS []			ioo protooti	5474154 (5171)	. [] . 00 [	7. J. 1. O
		SECTION	C - BUILDING ELEV	ATION INFORMA	TION (SU	RVEY REQU	RED)	
C1.		ons are based on:	[] Construction Dra		0	Construction*		[X] Finished Construction
C2.			uired when construction			= AD/A1 A20	۸ D / ۸ LL - ۸	AR/AO. Complete items C2.a-h
C2.			n specified in item A7. In				AN/AH, A	INAO. Complete items C2.a-m
		lized Vertical Datum		<b>,</b> , ,				
	Conversion/Con	mments N/A					01	
	a)Top of bottom	n floor (Including basem	ent, crawlspace, or encl	osure floor)		5.7		ck the measurement used. Feet [] meters
	b)Top of the ne	•	citt, orawiopace, or citor	odare noor)		14.		
			tural member (V Zones o	only)		N/A	[X] F	eet [] meters
		rage (top of slab)	vinnent convinient the bu	ildina		3.7		
		tion of machinery or equive of equipment and loca	uipment servicing the bu	liding		4.2	_ [X] F	eet [] meters
		ent (finished) grade nex				3.1	[X] F	eet [] meters
	· ·	cent (finished) grade nex	• ,			3.6	[X] F	
	h)Lowest adjac		ation of deck or stairs in		•	N/A		Feet [] meters
		SECTION	I D - SURVEYOR, EN	NGINEER, OR ARC	HITECT	CERTIFICAT	ION	
			by a land surveyor, engine this Certificate represents					
			ne punishable by fine or im					A STORES
		f comments are provided of		e latitude and longitude	A STATE OF THE REAL PROPERTY.			white
_		f attachments.	licen	sed land surveyor?	X Yes	□ No	- 4	E-1/1
-	Certifier's Name	EFRAIN LOPEZ AL SURVEYOR & MAPPE	Company Name	License Nur	679	2	- 1	A STEEL OF
			City	AND SURVEYING	710 504	- A	-	The second
_		STREET SUITE 3110	City MIAMI	State	ZIP Code	157	-	0000
	Signature	-101	Date 02/08/2016	Telephone (	305) 740-33	19	-	41

FEMA Form 0-86-0-33 (7/12)

See reverse side for continuation

Replaces all previous editions

IMPORTANT	: In these spaces, copy the co	prresponding infor	mation from Section A.	For Insurance Compa	ny Use
	et Address (including Apt., Unit,			Policy Number	.,,
1120 N. South	hlake Drive				
City Hollywood	Stat	e ORIDA	ZIP Code 33019	Company NAIC Numb	per
1 lony wood			INEER, OR ARCHITECT CE	RTIFICATION (CONTINU	FD)
Copy both sid			icial, (2) insurance agent/compa		
Comments	LAT		DE PER GOOGLE, ATTACHME		
Signature	Dat	e 08/2016			[X] Check here if attachment
3	refar				
			N (SURVEY NOT REQUIRE	-	· · · · · · · · · · · · · · · · · · ·
C. For Items E E1. Provid grade a) b)	E1-E4, use natural grade, if ava de elevation information for the (HAG) and the lowest adjacent Top of bottom floor (including Top of bottom floor (including	ilable. Check the me following and check grade (LAG). basement, crawlspa basement, crawlspa	Certificate is intended to support easurement used. In Puerto Rico the appropriate boxes to show water, or enclosure) is N/A [X] Face, or enclosure) is N/A	only, enter meters.  hether the elevation is above eet [] Meters [X] Above eet [] Meters [X] Above	or below the highest adjacent or [] Below the HAG or [] Below the LAG
(eleva	ation C2.b in the diagrams) of th	e building is N/A	[X] Feet [] Meters [X] Aboveers [X] Above or [] Below th	e or [] Below the HAG	
E4. Top o	of platform of machinery and/or	equipment servicing	the building is N/A [X] Feet	[] Meters [X] Above or [	] Below the HAG
			e top of the bottom floor elevated official must certify this information		nunity's noodplain managemen
	SECTION F - P	ROPERTY OWN	ER (OR OWNER'S REPRES	ENTATIVE) CERTIFICAT	ION
Zone AO mus		sections A, B, abd E	mpletes Section A, B, and E for a are correct to the best of my kno	•	ed or community-issued BFE) o
Address		City	State	ZIP Code	
Signature		Date	Telephone		
Comments					
		SECTION G - C	OMMUNITY INFORMATION	(OPTIONAL)	
			ster the community's floodplain n s) and sign below. Check measu		
G1. []			er documentation that has been stion information. (Indicate the so	,	, , , , ,
G2. [] G3. []	A community official complete		uilding located in Zone A (withou led for community floodplain mar		ty-issued BFE) or Zone AO.
G4. Permit N	umber G5. [	Date Permit Issued	G6. Date Certifica	te Of Complicance/Occupano	cy Issued
G8. Eleva	ation of as-built lowest floor (incl	uding basement) of	•	[X] Feet	[] Meters Datum
	or (in Zone AO) depth of floodin munity's design flood elevation	g at the building site	<b>:</b> :	[X] Feet [X] Feet	[] Meters Datum [] Meters Datum
Local Official's	s Name			Title	
Community N	ame			Telephone	
Signature				Date	
Comments					
					[] Check here if attachments
FEMA Form C	)-86-0-33 (7/12)				Replaces all previous edition

#### **Building Photographs**

Continuation Page

			For Insurance Company Use
Building Street Addre	s (including Apt., Unit, Suite, ar	Policy Number	
1120 N. Southlake D	rive		
City	State	ZIP Code	Company NAIC Number
Hollywood	FLORIDA	33019	

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".

# Rear View Front View





#### **Building Photographs**

Continuation Page

			For Insurance Company Use
Building Street Addre	s (including Apt., Unit, Suite, ar	Policy Number	
1120 N. Southlake Di	rive		
City	State	ZIP Code	Company NAIC Number
Hollywood	FLORIDA	33019	

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".



# Right View Left View

#### LOT COVERAGE INFORMATION

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

1	23,209	SQUARE FEET OF YOUR LOT (length x width)
2	4,107	SQUARE FEET OF YOUR HOUSE
3	694	SQUARE FEET OF ALL EXISTING IMPERVIOUS SURFACES (e.g. Driveways, walkways, decks, pools, storage sheds, etc.)
4	501	SQUARE FEET OF THE ADDITION, AND OR
5	214 (ADDITION)	SQUARE FEET OF THE PROPOSED ACCESSORY STRUCTURES, DRIVEWAYS, PAVEMENT, DECKS, ETC.
6	5,516 S.F.	TOTAL SQUARE FEET OF THE IMPERVIOUS AREA ON YOUR LOT (Add Nos. 2 + 3+ 4+ 5)
7	24%	PERCENTAGE OF IMPERVIOUS LOT COVERAGE (Divide No.6 by No. 1)
ТО	TAL FRONT YARD AREA	2,500 S.F.

PROPOSED FRONT YARD LANDSCAPE OPEN AREA = 1,719 S.F. (68.8%)

# SUBJECT PROPERTY

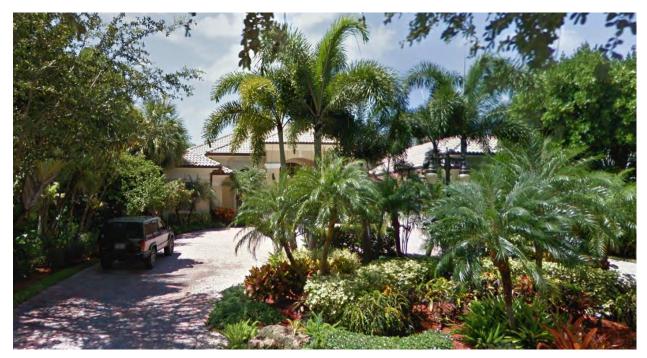


<u>FRONT</u>



**REAR** 

# **ADJACENT PROPERTIES**



**EAST** 



**NORTH** 

# **ADJACENT PROPERTIES**



<u>WEST</u>

#### **Permit Search Results**

Search > Properties located at/on/near '...1120 n southlake dr...'

# 25 permits were found for 1120 N SOUTHLAKE DR

View	Process #	Permit #	Description	Appl. Date	Permit Date
Details		M9901559	MECHANICAL WORK		11/8/1999
Details		E9901480	ELECTRICAL WORK		4/29/1999
Details		B9902510	DOCK		4/29/1999
<u>Details</u>		B9900553	AWNINGS - ALUM OR CANVAS		1/29/1999
Details		B9804818	STORM SHUTTERS		7/17/1998
Details		B9804651	STORM SHUTTERS		7/10/1998
Details		B9800482	ROOFING - NEW - TILE		1/23/1998
Details		P9702261	POOL PIPING AND FILTER EQUIPMENT		12/10/1997
Details		E9704796	POOL/SPA ELECTRICAL		12/10/1997
<u>Details</u>		B9708277	DECK - WITHOUT ROOF		12/10/1997
Details		B9708274	POOL - RESIDENTIAL		12/10/1997
Details		E9704773	ELECTRICAL WORK		12/9/1997
<u>Details</u>		P9702226	PLUMBING WORK		12/3/1997
Details M9701979		M9701979	A/C - CENTRAL - NEW		11/18/1997
<u>Details</u> <b>B9707360</b>		B9707360	GAZEBO		10/23/1997
<u>Details</u> <b>B9707359</b>		B9707359	ADDITION		10/23/1997
Details		E9603175	ELECTRICAL WORK		8/13/1996
Details		B9601664	DOCK		3/14/1996
<u>Details</u>		B9601299	DRIVEWAY		2/28/1996
Details		B9504092	ALTERATIONS- EXTERIOR		8/4/1995
<u>Details</u>		B9500481	RE-ROOF(COMBINATION OF TYPES)		1/27/1995
<u>Details</u>		B9407509	FENCE-WOOD,CHAIN LINK,ETC.		12/28/1994
Details		M9401550	A/C - CENTRAL - NEW		11/16/1994
<u>Details</u>		E9403743	AIR CONDITIONING- ELECTRICAL		11/16/1994
Details		B9401551	SEAWALL/BULKHEAD		3/15/1994

Contact us

Quick Links Using This Site



November 29, 2017 City of Hollywood Department of Planning Historic Preservation Board 2600 Hollywood Boulevard, Room 315 Hollywood, FL 33020

Re: Jacobs Residence renovation/addition

1120 N. Southlake Drive, Hollywood, Fl

#### Dear Board Member:

Our office has been hired to design a modest expansion of the existing first and second floor of the residence referenced above, as well as a complete interior reconfiguration to fit the family's needs. The expansion consist of 501 s.f. of interior space, plus 214 s.f. of exterior covered space.

The renovation of the front façade is limited to increasing the depth of the covered porch, and relocation/replacement of windows, as indicated on the proposed architectural plans.

The overall scope is directed at improving the practical and functional aspects of the home, while maintaining the original architectural style, in color, textures, materials, and architectural features

All existing landscape will be retained as existing. The 2-car garage will be maintain as existing.

The scope of the renovation follows and complies with the City of Hollywood Design Guidelines for Historic Preservation and Districts, as well as all applicable codes.

Our compliance with the City of Hollywood Design Guidelines for Historic Preservation and Districts is described below:

#### **Integrity of Location:**

This project is located in the Hollywood Lakes section, and was built in 1940, and went through a renovation/addition in 1994. The proposed work does not affect this criteria

#### Design:

Architectural style, color, textures, materials, and architectural features have been selected to resemble the original design, with the following exceptions:

- The existing 4 Corinthian columns supporting the porch have been replaced with 2 Tuscan columns
- With the expansion of the covered entry porch, the arch has been replaced with a straight beam
- Existing stone balustrades framing the two side courtyards are proposed to be replaced with new aluminum railings

#### USA

17100 Collins Ave. Ste. 220 Sunny Isles Beach, Fl 33160 1.305.940.0555 6104 Forum Lane Camana Bay, Grand Cayman

1.345.525.0777

 Rear balcony existing stone balustrades are proposed to be replaced with new aluminum railings

#### Setting:

This residence faces south with a direct view of the Southlake from the rear of the property. The extent of the expansion/renovation will not affect the views of the lake in a negative way. Wide sliding doors and windows are being proposed to enhance the experience of the lake, as the views will be increased

#### Materials:

Materials have been selected to resemble the original design, with the following exceptions:

- Existing stone balustrades at either side of the entryway are proposed to be replaced with new aluminum railings
- Rear balcony existing stone balustrades are proposed to be replaced with new aluminum railings

#### Workmanship:

The workmanship in the original residence featured hand framed construction, stucco finishes, decorative banding, and decorative window shutters. The addition/renovation will use the same materials to the greatest extend possible so as to not compromise the integrity of the original home.

#### Association:

This house was built in 1940, and went through a renovation/addition in 1994 that affected only the rear of the property. As a result of our research, no historic events or people are or have been associated with this property. The extent of this renovation should not affect the association of this house with the district in any way.

Our goal was to define the proposed work to satisfy both our client's needs in terms of square footage and functionality, while maintaining the historic character of the neighborhood.

Mike Stroh Principal



February 21, 2018 City of Hollywood Department of Planning Historic Preservation Board 2600 Hollywood Boulevard, Room 315 Hollywood, FL 33020

Re: Jacobs Residence renovation/addition - VARIANCE CRITERIA

1120 N. Southlake Drive, Hollywood, FL

#### Dear Board Member:

The applicant is requesting a setback variance to continue the legal non-conforming building setback on a ground floor addition on the west side of the above referenced property.

The overall scope of work for this project consists of a modest expansion of the existing first and second floor of the residence, as well as a complete interior reconfiguration to fit the family's needs.

The variance requested would apply to the south west corner of the main house, where a portion of the expansion proposed would continue the 5'-2" setback of the existing property along said side for an additional 5'-8" in length.

#### Applicable Criteria

#### Criteria A:

That the requested Variance maintains the basic intent and purpose of the subject regulations, particularly as it affects the stability and appearance of the city.

The existing front, rear and other side setbacks are in compliance with the requirements and consistent with the appearance of the neighborhood. The side of the property where the variance is being requested already has a legal-nonconforming setback of 5'-2", to which we are simply proposing to continue for an additional 5'-8" in length.

This condition would occur on the rear of the property, on a portion of the house that is one story high, in a very small area, and adjacent properties already reflect similar side setback conditions.

Taking this into account, we consider that the stability and appearance of the City will not be compromised by the issuance of this variance request.

#### Criteria B:

That the requested Variance is otherwise compatible with the surrounding land uses and would not be detrimental to the community.

#### USA

Although the requested variance would allow for a small portion of the one story expansion to be 30" closer to the side property line than the minimum requirement, the proposal is compatible with the surrounding neighborhood, as there are other neighboring properties with similar – and even smaller – side setback conditions, including the existing non-conformance on our subject property.

The condition would also occur on the rear of the property, in an area that is not visible from the street. Therefore, we do not consider this request to be detrimental to the community.

#### Criteria C:

That the requested Variance is consistent with and in furtherance of the Goals, Objectives and Policies of the adopted Comprehensive Plan, as amended from time to time, the applicable Neighborhood Plan and all other similar plans adopted by the City.

The work being proposed to this property on Southlake Drive is meant to restore its existing historic appeal, while also creating new areas that take advantage of the location and climate. These changes will increase the value of the property, which in turn increases the value of its surroundings, not only economically, but also aesthetically; improving the image of the neighborhood, which is one of the goals of the City of Hollywood's Comprehensive Plan.

#### Criteria D:

That the need for a requested Variance is not economically based or self-imposed

The need for the Variance is not economically based or self-imposed. The requested variance is the result of an existing condition that will be carried through in order to maintain a cohesive exterior look of the house which would be compatible with the characteristics of the neighborhood.

#### Criteria E:

That the Variance is necessary to comply with State of Federal Law and is the minimum Variance necessary to comply with the applicable law.

The variance requested does not conflict with any State of Federal Laws. With or without the requested variance, all laws, State and Federal will be followed.

Mike Stroh Principal

# JACOBS RESIDENCE

# SINGLE FAMILY RESIDENCE - RENOVATION

1120 N SOUTHLAKE DR., HOLLYWOOD, FLORIDA 33019



17100 COLLINS AVE. SUITE 220 SUNNY ISLES BEACH, FL 33160

> T: 305.940.0555 F: 866.294.3579

> > **PROJECT**

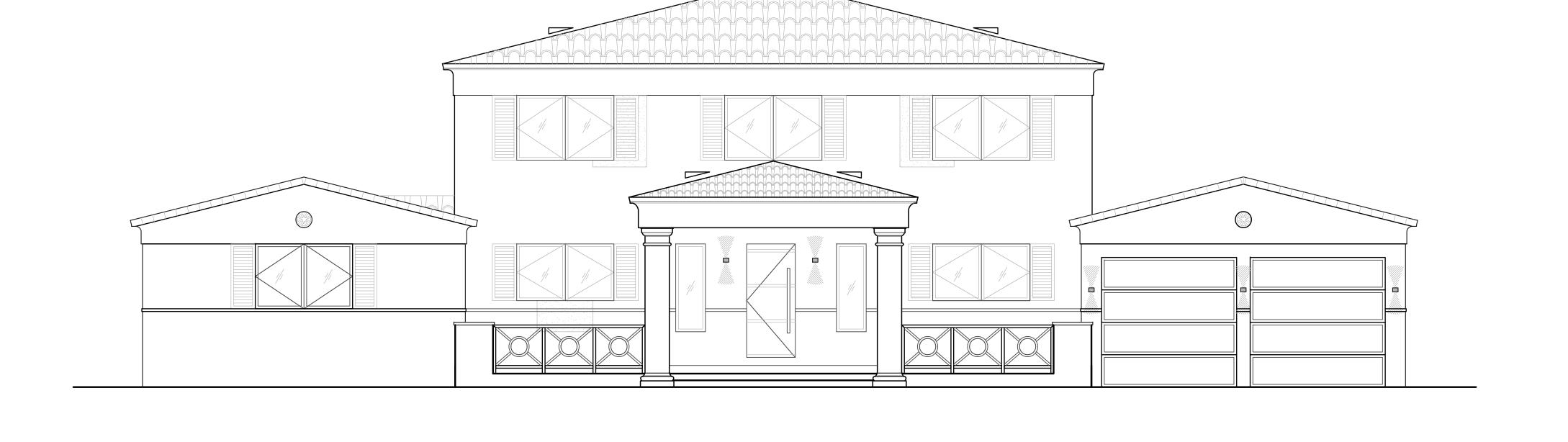
JACOBS RESIDENCE

SINGLE FAMILY RESIDENCE

1120 N SOUTHLAKE DR. HOLLYWOOD

FLORIDA

CONSULTANT



# DRAWING INDEX

# <u>GENERAL</u>

COVER SHEET

# **ARCHITECTURAL**

PROPOSED SITE PLAN DEMO FIRST FLOOR PLAN A-1.0 DEMO SECOND FLOOR PLAN A-1.1 A-1.2 DEMO ROOF PLAN A-1.3 PROPOSED FIRST FLOOR PLAN PROPOSED SECCOND FLOOR PLAN A-1.4 A-1.5 PROPOSED ROOF PLAN A-2.0 FIRST FLOOR REFLECTED CEILING PLAN SECOND FLOOR REFLECTED CEILING PLAN A-2.1 A-3.0 DEMO EXTERIOR ELEVATIONS A-3.1 DEMO EXTERIOR ELEVATIONS A-3.2 PROPOSED EXTERIOR ELEVATIONS

PROPOSED EXTERIOR ELEVATIONS

EXIST./DEMO SITE PLAN  $\boxed{1}$ 

A-4.1 SECTIONS SECTIONS A-4.2

A-5.0 WINDOW AND DOOR SCHEDULE

# **STRUCTURAL**

A-3.3

A-4.0

FOUNDATION PLAN FIRST FLOOR STRUCTURAL PLAN SECOND FLOOR STRUCTURAL PLAN S-3.0 ROOF STRUCTURAL PLAN S-3.1 ROOF UPLIFT PLAN S-4.0 SECTIONS S-4.1 SECTIONS S-4.2 SECTIONS S-5.0 DETAILS STRUCTUAL NOTES

### **MECHANICAL** FIRST FLOOR MECHANICAL PLAN

M-2 SECOND FLOOR MECHANICAL PLAN MECHANICAL DETAILS ELECTRICAL SITE PLAN FIRST FLOOR POWER PLAN

FIRST FLOOR LIGHTING PLAN

ELECTRICAL RISER AND DETAILS

SECOND FLOOR POWER & LIGHTING PLAN

# ELECTRICAL PANEL SCHEDULE

E-4

<u>PLUMBING</u> FIRST FLOOR PLUMBING PLAN SECOND FLOOR PLUMBING PLUMBING ISOMETRIC PLUMBING ISOMETRIC

# GENERAL NOTES

# APPLICABLE CODES:

1. FLORIDA BUILDING CODE (2014 EDITION) 2. FLORIDA ACCESSIBILITY CODE FOR BLDG. CONSTRUCTION (2014 EDITION) 3. N.F.P.A. 101 LIFE SAFETY CODE (2012 EDITION)

CODE PROVISIONS (F.B.C. 2014)

R = 14.2 (MIN.)

R = 30 (MIN.)

# 4. FLORIDA FIRE PREVENTION CODE (5TH EDITION) GENERAL:

2. TYPE OF CONSTRUCTION TYPE VB 3. LEVEL OF ALTERATION LEVEL 3 4. COMPLIANCE METHOD **PRESCRIPTIVE** 6. NUMBER OF STORIES 2 STORY (EXIST. NO CHANGE) 7. BUILDING AREA 4,107 S.F. (EXIST.) 4,608 S.F. (PROP.) 8. NEW AREA PROPOSED

PROJECT TEAM

# BUILDING INSULATION:

PROFESSIONAL OF RECORD TRIO DESIGN CONSULTANTS, LLC.

CONTACT: DAVID ROGERS, P.E.

PHONE: 305.940.0555

1. EXTERIOR WALL ASSEMBLY (CONCRETE BLOCK WALL): 2. ROOF ASSEMBLY (ICENYNE OPEN CELL SPRAY FOAM):

# PROPERTY DESCRIPTION

SCOPE OF WORK

RECONFIGURATION OF REAR YARD WITH NEW LANDSCAPE THROUGHOUT

RECONFIGURATION OF FRONT YARD AND LANDSCAPE THROUGHOUT

WIDENING PORTION OF DRIVEWAY DIRECTLY IN FRONT OF ENTRY PORTICO

REFER TO LANDSCAPE PLANS FOR ALL LANDSCAPE WORK

REPLACE EXIST. PAVERS W/ NEW WITHIN EXISTING POOL DECK)

ADD NEW STEPS FROM CABANA TO POOL DECK
NEW SUMMER KITCHEN

HOLLYWOOD LAKES SECTION 1-32 B LOTS 6,7,LESS N 30 FOR ST, TR OF LAND LYING S OF LOTS 6 & 7,BET SAME & LAKE BLK 36

# **FOLIO No.:**

5142-14-01-6000

# **PROPERTY ADDRESS:**

1120 N SOUTHLAKE DR HOLLYWOOD FL 33019-1523

FIRST AND SECOND FLOOR INTERIOR RENOVATION

NEW COVERED PORTICO AT FRONT OF RESIDENCE

INTERIOR RENOVATION OF EXISTING CABANA

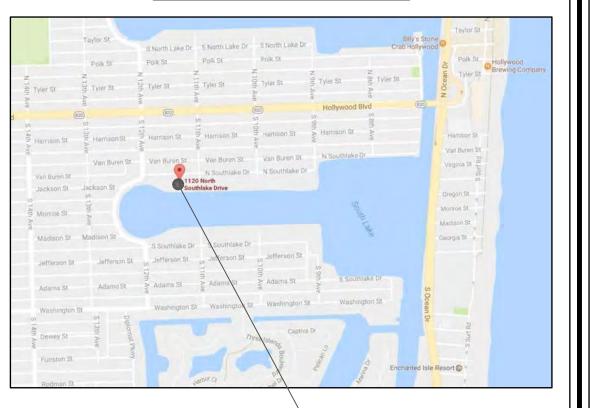
FIRST AND SECOND FLOOR EXTENTION

NEW MECHANICAL EQUIPMENT

# SITE INFORMATION:

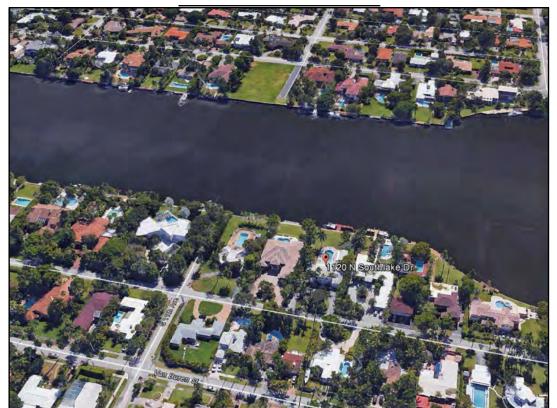
ZONING: LAND USE:

# LOCATION MAP



LOCATION

LOCATION



**AERIAL VIEW** 



# SYMBOLS



SECTION MARK



DETAIL MARK



ELEVATION MARK



DOOR MARK



WINDOW MARK



**ELEVATION MARK** 



COLUMN MARK



**EQUIPMENT MARK** 



REVISION MARK

PROJECT PHASE SITE PLANNING SCHEMATIC DESIGN DESIGN DEVELOPMENT WORKING DRAWINGS

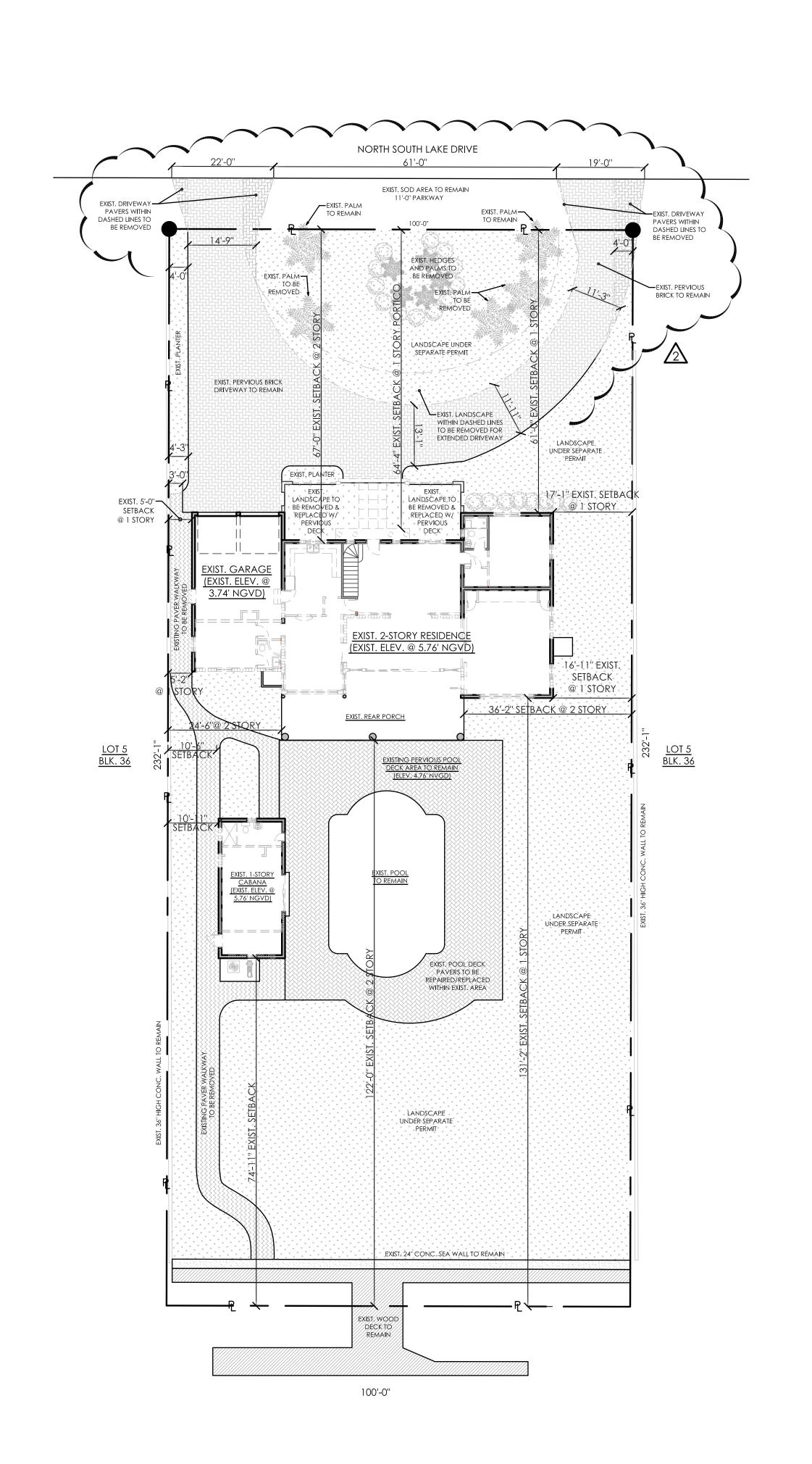
REVISIONS

DATE DESCRIPTION

02/21/18 H.B. COMMENT

COVER	R SHEET
PROJECT NUMBER:	JACO1
ISSUED:	11/16/17
DRAWN BY:	EBG
CHECKED BY:	DBR
FILENAME:	JACO1
SEAL	SHEET
	<b>A-0</b>

DAVID B. ROGERS, P.E.





17100 COLLINS AVE. SUITE 220 SUNNY ISLES BEACH, FL 33160

> T: 305.940.0555 F: 866.294.3579

> > PROJECT

JACOBS RESIDENCE

SINGLE FAMILY RESIDENCE

1120 N SOUTHLAKE DR. HOLLYWOOD

FLORIDA

CONSULTANT

<u>/#</u> \	REV	VISIONS		
No.	DATE	DESCRIPTION		
1 2	02/21/18 04/16/18	H.B. COMMEN H.B. COMMEN		

PROJECT PHASE

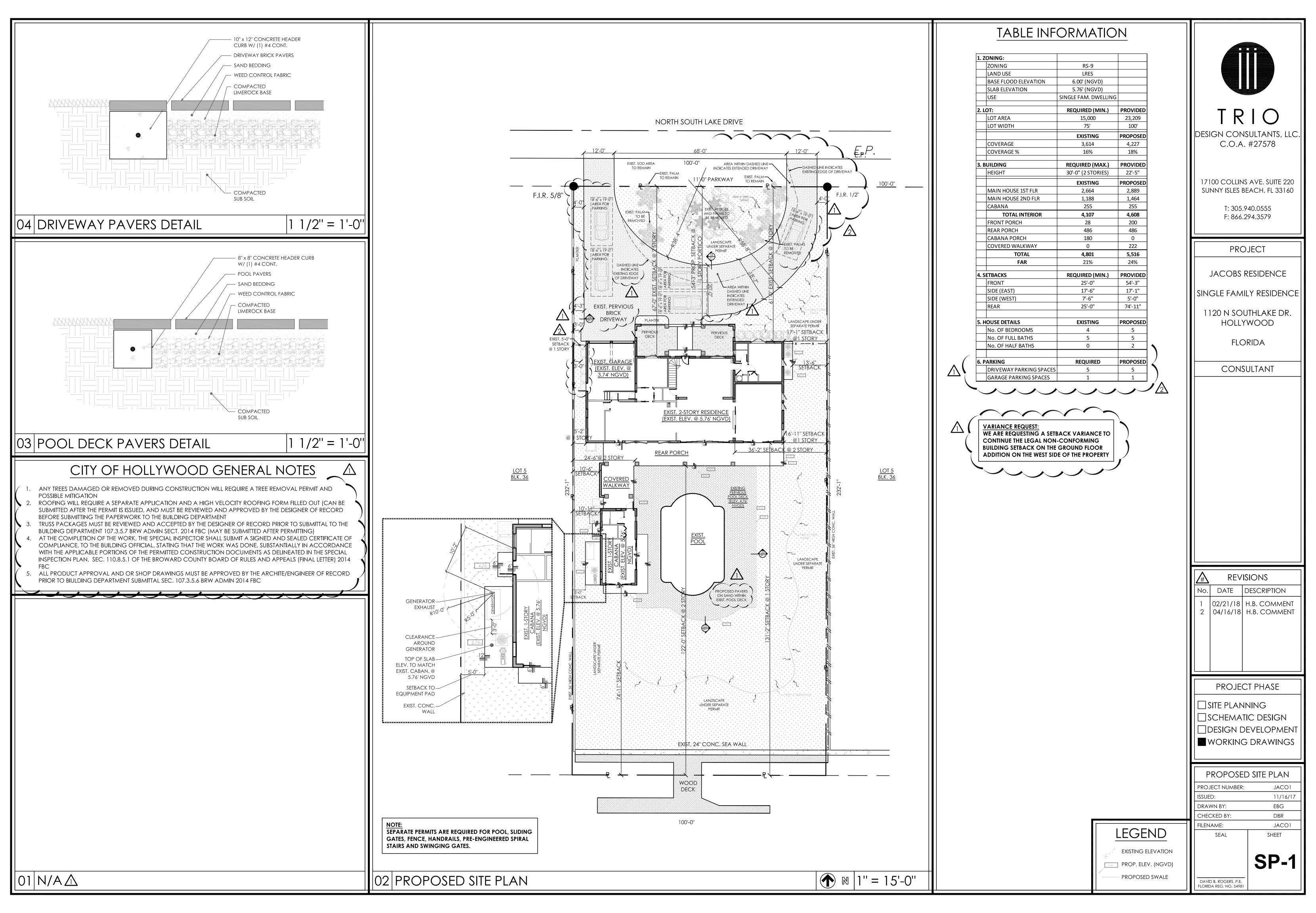
☐ SITE PLANNING SCHEMATIC DESIGN DESIGN DEVELOPMENT WORKING DRAWINGS

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CHECKED BY:	DBR
DRAWN BY:	EBG
ISSUED:	11/16/17
PROJECT NUMBER:	JACO1
EXISTING SITE PLAN	

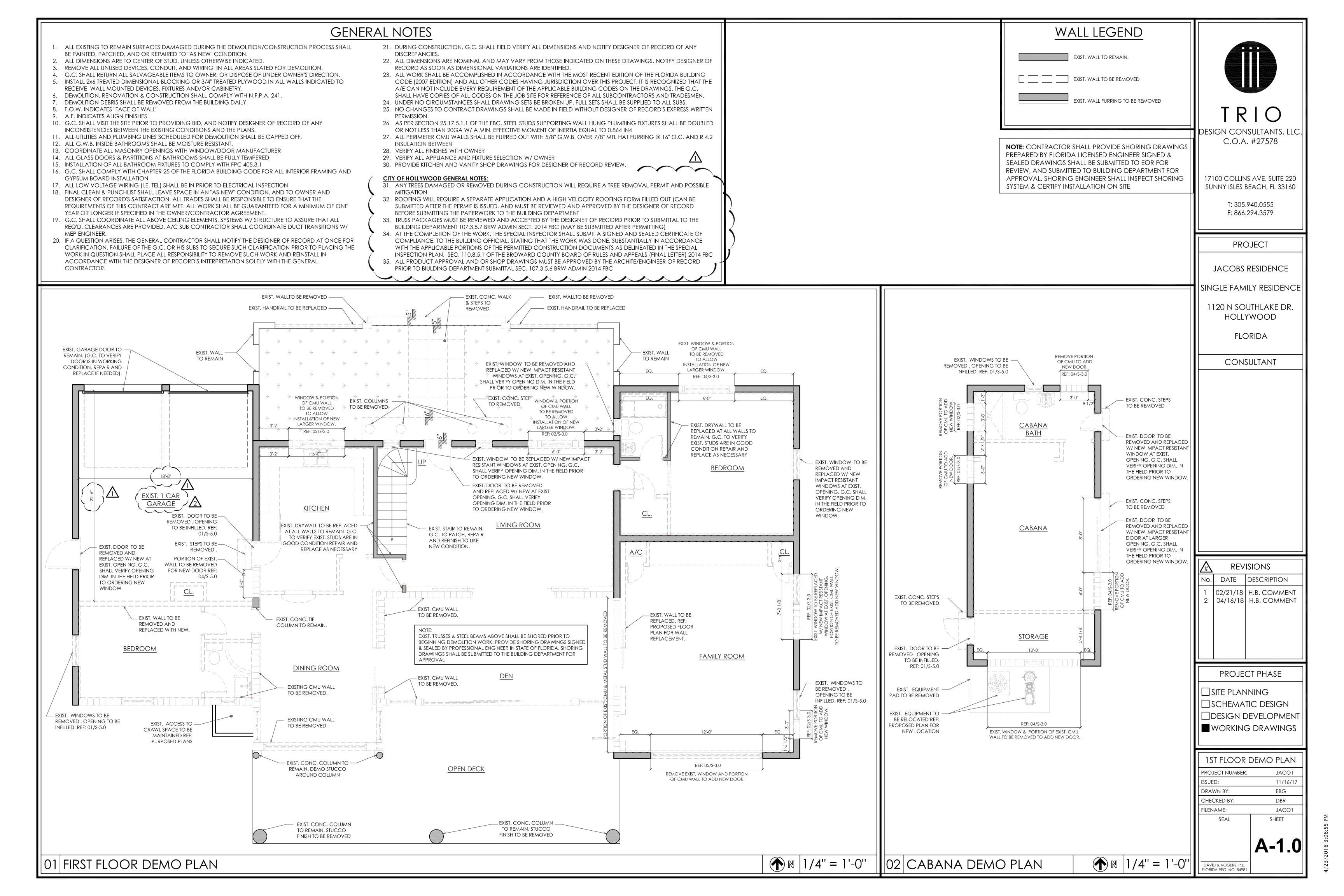
DAVID B. ROGERS, P.E. FLORIDA REG. NO. 54981

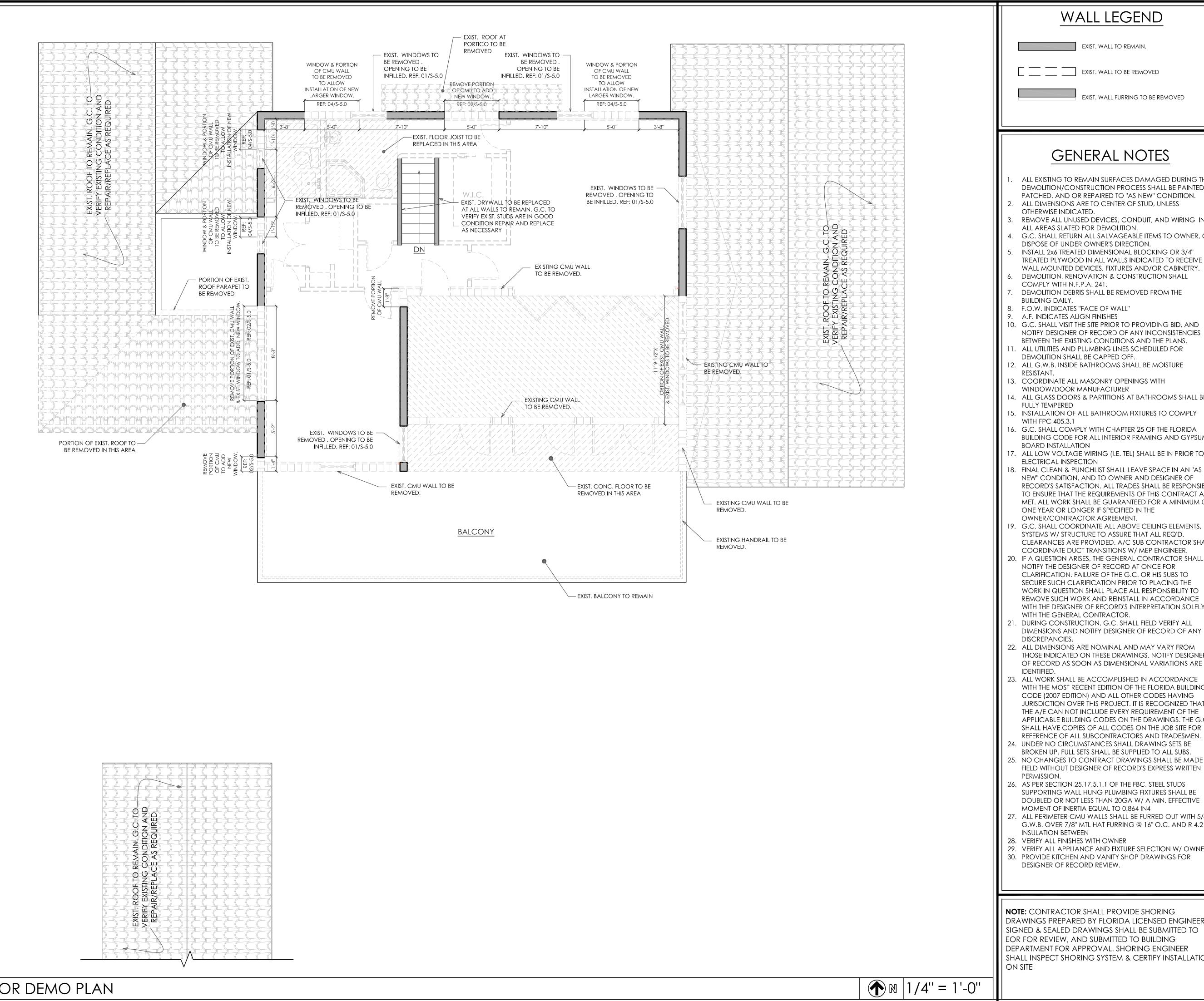
LEGEND EXISTING ELEVATION

PROP. ELEV. (NGVD) PROPOSED SWALE



4/23/2018 3:06:43 PM





# WALL LEGEND

EXIST. WALL TO REMAIN.

EXIST. WALL TO BE REMOVED

EXIST. WALL FURRING TO BE REMOVED



# GENERAL NOTES

- ALL EXISTING TO REMAIN SURFACES DAMAGED DURING THE DEMOLITION/CONSTRUCTION PROCESS SHALL BE PAINTED, PATCHED, AND OR REPAIRED TO "AS NEW" CONDITION. ALL DIMENSIONS ARE TO CENTER OF STUD, UNLESS
- REMOVE ALL UNUSED DEVICES, CONDUIT, AND WIRING IN ALL AREAS SLATED FOR DEMOLITION.
- G.C. SHALL RETURN ALL SALVAGEABLE ITEMS TO OWNER, OR DISPOSE OF UNDER OWNER'S DIRECTION.
- INSTALL 2x6 TREATED DIMENSIONAL BLOCKING OR 3/4" TREATED PLYWOOD IN ALL WALLS INDICATED TO RECEIVE WALL MOUNTED DEVICES, FIXTURES AND/OR CABINETRY. DEMOLITION, RENOVATION & CONSTRUCTION SHALL
- DEMOLITION DEBRIS SHALL BE REMOVED FROM THE
- BUILDING DAILY. F.O.W. INDICATES "FACE OF WALL"
- A.F. INDICATES ALIGN FINISHES
- O. G.C. SHALL VISIT THE SITE PRIOR TO PROVIDING BID, AND NOTIFY DESIGNER OF RECORD OF ANY INCONSISTENCIES BETWEEN THE EXISTING CONDITIONS AND THE PLANS.
- 1. ALL UTILITIES AND PLUMBING LINES SCHEDULED FOR DEMOLITION SHALL BE CAPPED OFF.
- 12. ALL G.W.B. INSIDE BATHROOMS SHALL BE MOISTURE RESISTANT.
- 13. COORDINATE ALL MASONRY OPENINGS WITH WINDOW/DOOR MANUFACTURER
- 14. ALL GLASS DOORS & PARTITIONS AT BATHROOMS SHALL BE **FULLY TEMPERED**
- 15. INSTALLATION OF ALL BATHROOM FIXTURES TO COMPLY WITH FPC 405.3.1
- 6. G.C. SHALL COMPLY WITH CHAPTER 25 OF THE FLORIDA BUILDING CODE FOR ALL INTERIOR FRAMING AND GYPSUM BOARD INSTALLATION
- 7. ALL LOW VOLTAGE WIRING (I.E. TEL) SHALL BE IN PRIOR TO ELECTRICAL INSPECTION
- FINAL CLEAN & PUNCHLIST SHALL LEAVE SPACE IN AN "AS NEW" CONDITION, AND TO OWNER AND DESIGNER OF RECORD'S SATISFACTION. ALL TRADES SHALL BE RESPONSIBLE TO ENSURE THAT THE REQUIREMENTS OF THIS CONTRACT ARE MET. ALL WORK SHALL BE GUARANTEED FOR A MINIMUM OF ONE YEAR OR LONGER IF SPECIFIED IN THE OWNER/CONTRACTOR AGREEMENT.
- 19. G.C. SHALL COORDINATE ALL ABOVE CEILING ELEMENTS, SYSTEMS W/ STRUCTURE TO ASSURE THAT ALL REQ'D. CLEARANCES ARE PROVIDED. A/C SUB CONTRACTOR SHALL COORDINATE DUCT TRANSITIONS W/ MEP ENGINEER.
- 20. IF A QUESTION ARISES, THE GENERAL CONTRACTOR SHALL NOTIFY THE DESIGNER OF RECORD AT ONCE FOR CLARIFICATION. FAILURE OF THE G.C. OR HIS SUBS TO SECURE SUCH CLARIFICATION PRIOR TO PLACING THE WORK IN QUESTION SHALL PLACE ALL RESPONSIBILITY TO REMOVE SUCH WORK AND REINSTALL IN ACCORDANCE WITH THE DESIGNER OF RECORD'S INTERPRETATION SOLELY WITH THE GENERAL CONTRACTOR.
- 1. DURING CONSTRUCTION, G.C. SHALL FIELD VERIFY ALL DIMENSIONS AND NOTIFY DESIGNER OF RECORD OF ANY DISCREPANCIES.
- 22. ALL DIMENSIONS ARE NOMINAL AND MAY VARY FROM THOSE INDICATED ON THESE DRAWINGS. NOTIFY DESIGNER OF RECORD AS SOON AS DIMENSIONAL VARIATIONS ARE IDENTIFIED.
- 23. ALL WORK SHALL BE ACCOMPLISHED IN ACCORDANCE WITH THE MOST RECENT EDITION OF THE FLORIDA BUILDING CODE (2007 EDITION) AND ALL OTHER CODES HAVING JURISDICTION OVER THIS PROJECT. IT IS RECOGNIZED THAT THE A/E CAN NOT INCLUDE EVERY REQUIREMENT OF THE APPLICABLE BUILDING CODES ON THE DRAWINGS. THE G.C. SHALL HAVE COPIES OF ALL CODES ON THE JOB SITE FOR REFERENCE OF ALL SUBCONTRACTORS AND TRADESMEN.
- 24. UNDER NO CIRCUMSTANCES SHALL DRAWING SETS BE BROKEN UP. FULL SETS SHALL BE SUPPLIED TO ALL SUBS. 25. NO CHANGES TO CONTRACT DRAWINGS SHALL BE MADE IN
- PERMISSION. 26. AS PER SECTION 25.17.5.1.1 OF THE FBC, STEEL STUDS SUPPORTING WALL HUNG PLUMBING FIXTURES SHALL BE DOUBLED OR NOT LESS THAN 20GA W/ A MIN. EFFECTIVE
- MOMENT OF INERTIA EQUAL TO 0.864 IN4 27. ALL PERIMETER CMU WALLS SHALL BE FURRED OUT WITH 5/8" G.W.B. OVER 7/8" MTL HAT FURRING @ 16" O.C. AND R 4.2
- INSULATION BETWEEN 28. VERIFY ALL FINISHES WITH OWNER
- 29. VERIFY ALL APPLIANCE AND FIXTURE SELECTION W/ OWNER 30. PROVIDE KITCHEN AND VANITY SHOP DRAWINGS FOR DESIGNER OF RECORD REVIEW.

**NOTE:** CONTRACTOR SHALL PROVIDE SHORING DRAWINGS PREPARED BY FLORIDA LICENSED ENGINEER SIGNED & SEALED DRAWINGS SHALL BE SUBMITTED TO EOR FOR REVIEW, AND SUBMITTED TO BUILDING DEPARTMENT FOR APPROVAL. SHORING ENGINEER SHALL INSPECT SHORING SYSTEM & CERTIFY INSTALLATION

DESIGN CONSULTANTS, LLC C.O.A. #27578

> 17100 COLLINS AVE. SUITE 220 SUNNY ISLES BEACH, FL 33160

> > T: 305.940.0555 F: 866.294.3579

**PROJECT** 

JACOBS RESIDENCE

SINGLE FAMILY RESIDENCE

1120 N SOUTHLAKE DR. HOLLYWOOD

FLORIDA

CONSULTANT

REVISIONS DATE DESCRIPTION No.

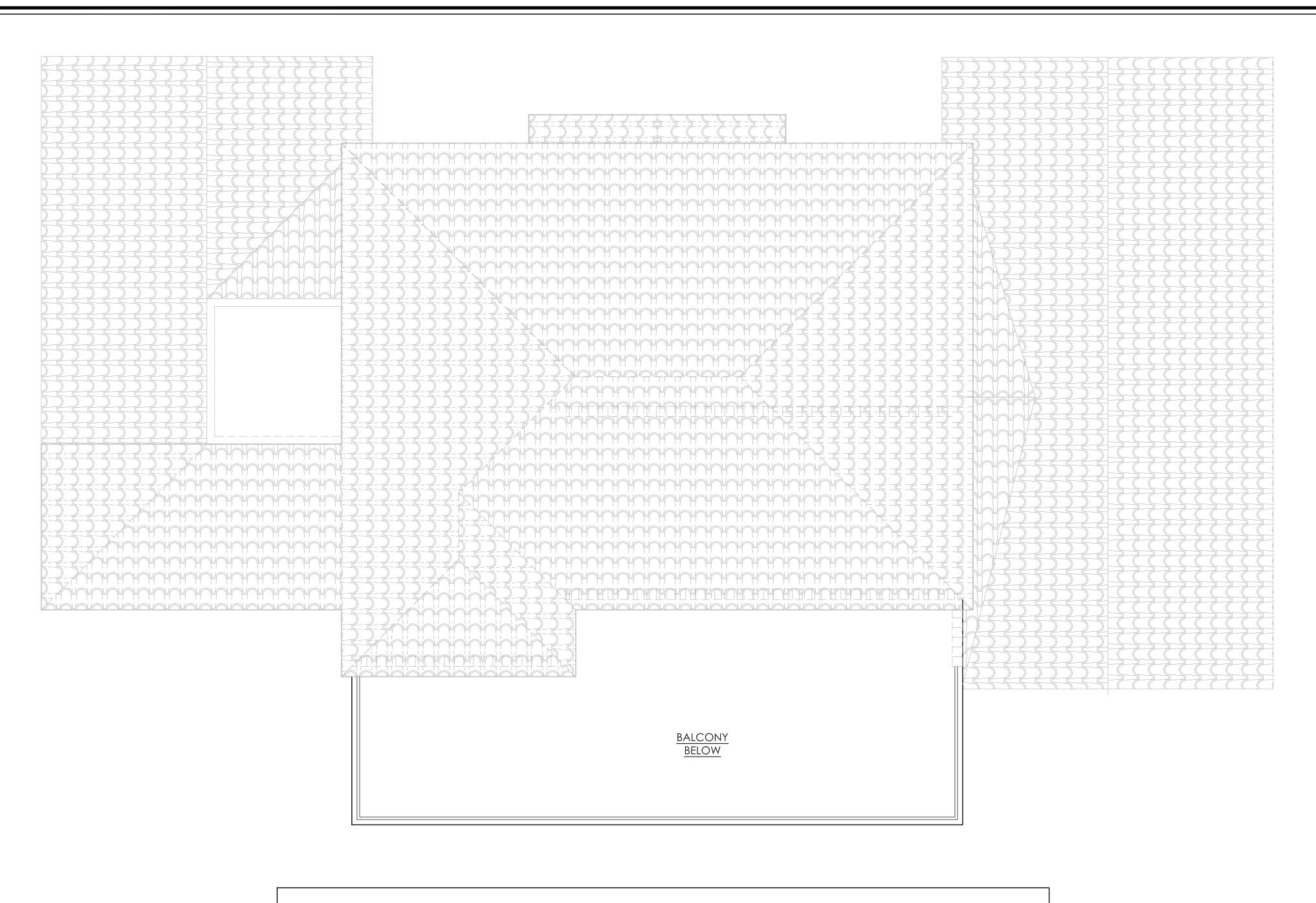
PROJECT PHASE

SITE PLANNING SCHEMATIC DESIGN DESIGN DEVELOPMENT WORKING DRAWINGS

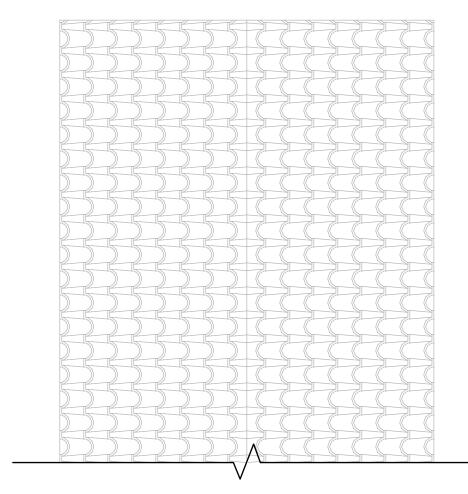
2ND. DEMO PLAN

PROJECT NUMBER: JACO1 11/16/17 EBG DRAWN BY: CHECKED BY: DBR FILENAME: JACO1 SHEET

**A-1**. DAVID B. ROGERS, P.E.



EXISTING ROOF TILE AND TRUSSES TO BE REPLACED.
PROPOSED ROOF TILE TO MATCH EXISTING. PROVIDE
SHOP DRAWINGS FOR DESIGNER OF RECORD REVIEW



GENERAL NOTES

ALL EXISTING TO REMAIN SURFACES DAMAGED DURING THE DEMOLITION/CONSTRUCTION PROCESS SHALL BE PAINTED, PATCHED, AND OR REPAIRED TO "AS NEW" CONDITION.
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OTHERWISE INDICATED.

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6. DEMOLITION, RENOVATION & CONSTRUCTION SHALL COMPLY WITH N.F.P.A. 241.

7. DEMOLITION DEBRIS SHALL BE REMOVED FROM THE BUILDING DAILY.

3. F.O.W. INDICATES "FACE OF WALL"

P. A.F. INDICATES ALIGN FINISHES

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SUPPORTING WALL HUNG PLUMBING FIXTURES SHALL BE DOUBLED OR NOT LESS THAN 20GA W/ A MIN. EFFECTIVE MOMENT OF INERTIA EQUAL TO 0.864 IN4

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DESIGN CONSULTANTS, LLC C.O.A. #27578

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T: 305.940.0555 F: 866.294.3579

PROJECT

JACOBS RESIDENCE

SINGLE FAMILY RESIDENCE

1120 N SOUTHLAKE DR. HOLLYWOOD

FLORIDA

CONSULTANT

REVISIONS

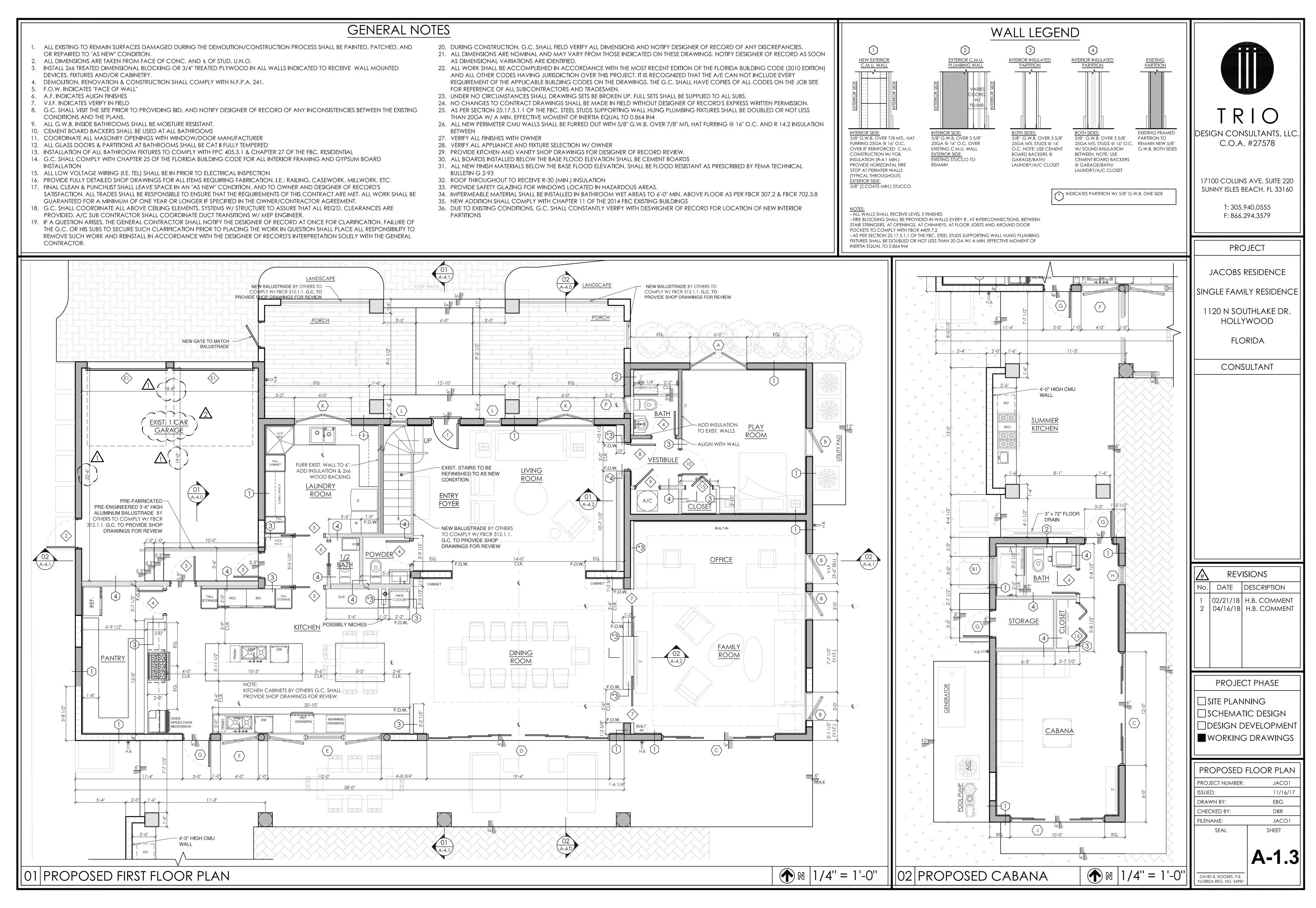
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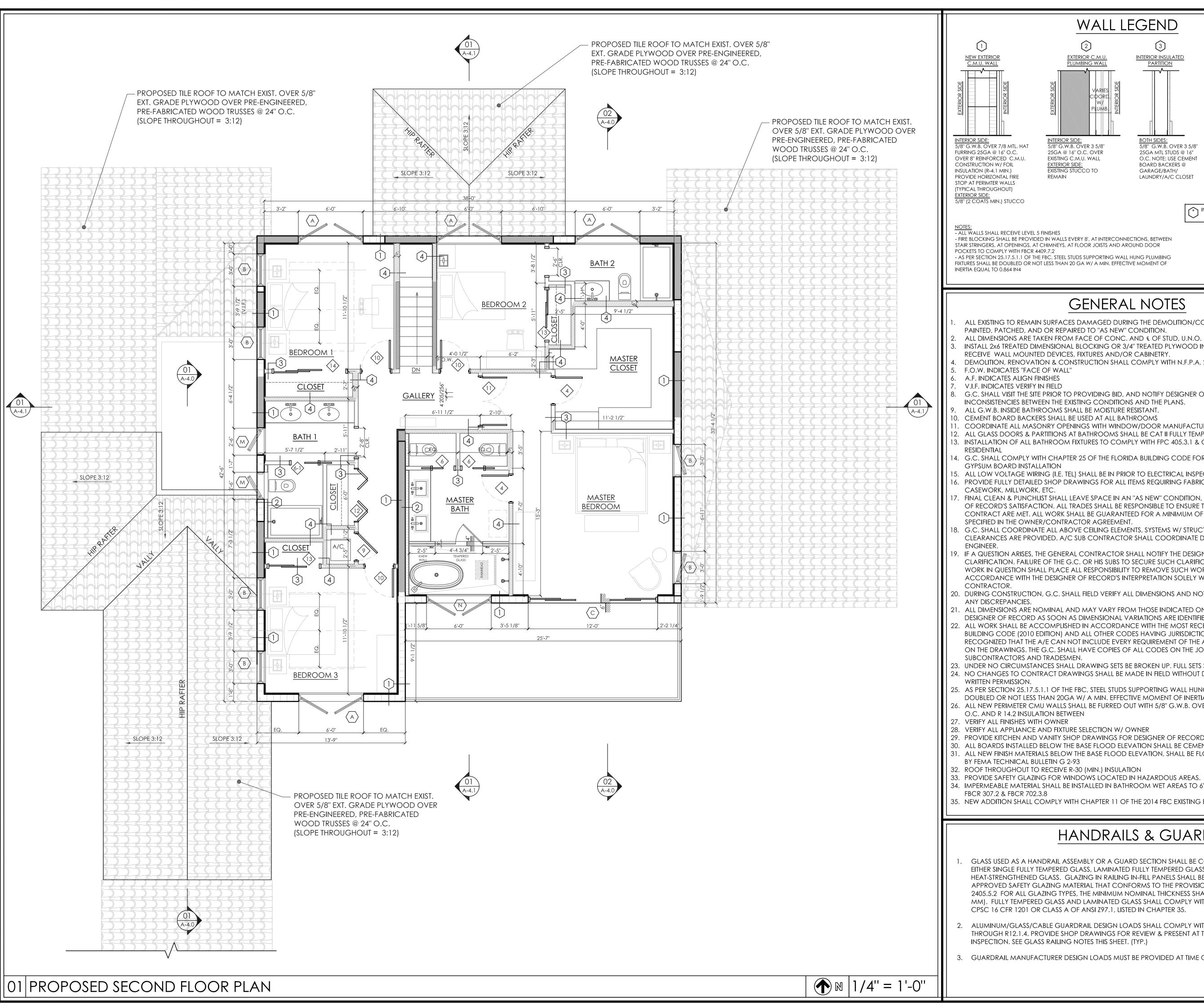
PROJECT PHASE

☐ SITE PLANNING
☐ SCHEMATIC DESIGN
☐ DESIGN DEVELOPMENT
■ WORKING DRAWINGS

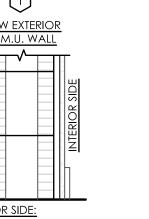
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PROJECT NUMBER:	JACO1	
ISSUED:	11/16/17	
DRAWN BY:	EBG	
CHECKED BY:	DBR	
FILENAME:	JACO1	
SEAL	SHEET	
	<b>A-1.2</b>	

**1/4**" = 1'-0"

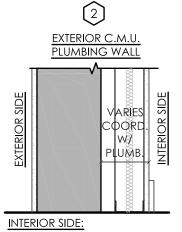




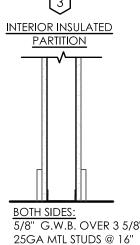
# WALL LEGEND



OVER 8" REINFORCED C.M.U.



INTERIOR SIDE: 5/8" G.W.B. OVER 3 5/8" 25GA @ 16" O.C. OVER EXISTING C.M.U. WALL



BOTH SIDES: 5/8" G.W.B. OVER 3 5/8" O.C. NOTE: USE CEMENT BOARD BACKERS @ GARAGE/BATH/ CEMENT BOARD BACKERS LAUNDRY/A/C CLOSET @ GARAGE/BATH/ LAUNDRY/A/C CLOSET

EXISTING FRAMED PARTITION TO 25GA MTL STUDS @ 16" O.C. REMAIN NEW 5/8" W/ SOUND INSULATION G.W.B. BOTH SIDES BETWEEN. NOTE: USE

INDICATES PARTITION W/ 5/8" G.W.B. ONE SIDE

DESIGN CONSULTANTS, LLC C.O.A. #27578

17100 COLLINS AVE. SUITE 220 SUNNY ISLES BEACH, FL 33160

> T: 305.940.0555 F: 866.294.3579

> > **PROJECT**

JACOBS RESIDENCE

SINGLE FAMILY RESIDENCE

1120 N SOUTHLAKE DR. HOLLYWOOD

FLORIDA

CONSULTANT

# GENERAL NOTES

- ALL EXISTING TO REMAIN SURFACES DAMAGED DURING THE DEMOLITION/CONSTRUCTION PROCESS SHALL BE PAINTED, PATCHED, AND OR REPAIRED TO "AS NEW" CONDITION.
- INSTALL 2x6 TREATED DIMENSIONAL BLOCKING OR 3/4" TREATED PLYWOOD IN ALL WALLS INDICATED TO RECEIVE WALL MOUNTED DEVICES, FIXTURES AND/OR CABINETRY. DEMOLITION, RENOVATION & CONSTRUCTION SHALL COMPLY WITH N.F.P.A. 241.
- F.O.W. INDICATES "FACE OF WALL" A.F. INDICATES ALIGN FINISHES
- V.I.F. INDICATES VERIFY IN FIELD
- G.C. SHALL VISIT THE SITE PRIOR TO PROVIDING BID, AND NOTIFY DESIGNER OF RECORD OF ANY
- INCONSISTENCIES BETWEEN THE EXISTING CONDITIONS AND THE PLANS. ALL G.W.B. INSIDE BATHROOMS SHALL BE MOISTURE RESISTANT.
- CEMENT BOARD BACKERS SHALL BE USED AT ALL BATHROOMS
- COORDINATE ALL MASONRY OPENINGS WITH WINDOW/DOOR MANUFACTURER
- 12. ALL GLASS DOORS & PARTITIONS AT BATHROOMS SHALL BE CAT II FULLY TEMPERED
- 13. INSTALLATION OF ALL BATHROOM FIXTURES TO COMPLY WITH FPC 405.3.1 & CHAPTER 27 OF THE FBC,
- 14. G.C. SHALL COMPLY WITH CHAPTER 25 OF THE FLORIDA BUILDING CODE FOR ALL INTERIOR FRAMING AND GYPSUM BOARD INSTALLATION
- 15. ALL LOW VOLTAGE WIRING (I.E. TEL) SHALL BE IN PRIOR TO ELECTRICAL INSPECTION
- 16. PROVIDE FULLY DETAILED SHOP DRAWINGS FOR ALL ITEMS REQUIRING FABRICATION, I.E.: RAILING, CASEWORK, MILLWORK, ETC.
- 17. FINAL CLEAN & PUNCHLIST SHALL LEAVE SPACE IN AN "AS NEW" CONDITION, AND TO OWNER AND DESIGNER OF RECORD'S SATISFACTION. ALL TRADES SHALL BE RESPONSIBLE TO ENSURE THAT THE REQUIREMENTS OF THIS CONTRACT ARE MET. ALL WORK SHALL BE GUARANTEED FOR A MINIMUM OF ONE YEAR OR LONGER IF
- 18. G.C. SHALL COORDINATE ALL ABOVE CEILING ELEMENTS, SYSTEMS W/ STRUCTURE TO ASSURE THAT ALL REQ'D CLEARANCES ARE PROVIDED. A/C SUB CONTRACTOR SHALL COORDINATE DUCT TRANSITIONS W/ MEP
- 19. IF A QUESTION ARISES, THE GENERAL CONTRACTOR SHALL NOTIFY THE DESIGNER OF RECORD AT ONCE FOR CLARIFICATION. FAILURE OF THE G.C. OR HIS SUBS TO SECURE SUCH CLARIFICATION PRIOR TO PLACING THE WORK IN QUESTION SHALL PLACE ALL RESPONSIBILITY TO REMOVE SUCH WORK AND REINSTALL IN ACCORDANCE WITH THE DESIGNER OF RECORD'S INTERPRETATION SOLELY WITH THE GENERAL
- 20. DURING CONSTRUCTION, G.C. SHALL FIELD VERIFY ALL DIMENSIONS AND NOTIFY DESIGNER OF RECORD OF
- 21. ALL DIMENSIONS ARE NOMINAL AND MAY VARY FROM THOSE INDICATED ON THESE DRAWINGS. NOTIFY
- DESIGNER OF RECORD AS SOON AS DIMENSIONAL VARIATIONS ARE IDENTIFIED
- 22. ALL WORK SHALL BE ACCOMPLISHED IN ACCORDANCE WITH THE MOST RECENT EDITION OF THE FLORIDA BUILDING CODE (2010 EDITION) AND ALL OTHER CODES HAVING JURISDICTION OVER THIS PROJECT. IT IS RECOGNIZED THAT THE A/E CAN NOT INCLUDE EVERY REQUIREMENT OF THE APPLICABLE BUILDING CODES ON THE DRAWINGS. THE G.C. SHALL HAVE COPIES OF ALL CODES ON THE JOB SITE FOR REFERENCE OF ALL
- SUBCONTRACTORS AND TRADESMEN. 23. UNDER NO CIRCUMSTANCES SHALL DRAWING SETS BE BROKEN UP. FULL SETS SHALL BE SUPPLIED TO ALL SUBS. 24. NO CHANGES TO CONTRACT DRAWINGS SHALL BE MADE IN FIELD WITHOUT DESIGNER OF RECORD'S EXPRESS
- 25. AS PER SECTION 25.17.5.1.1 OF THE FBC, STEEL STUDS SUPPORTING WALL HUNG PLUMBING FIXTURES SHALL BE
- DOUBLED OR NOT LESS THAN 20GA W/ A MIN. EFFECTIVE MOMENT OF INERTIA EQUAL TO 0.864 IN4 26. ALL NEW PERIMETER CMU WALLS SHALL BE FURRED OUT WITH 5/8" G.W.B. OVER 7/8" MTL HAT FURRING @ 16"
- 27. VERIFY ALL FINISHES WITH OWNER
- 28. VERIFY ALL APPLIANCE AND FIXTURE SELECTION W/ OWNER
- 29. PROVIDE KITCHEN AND VANITY SHOP DRAWINGS FOR DESIGNER OF RECORD REVIEW.
- 30. ALL BOARDS INSTALLED BELOW THE BASE FLOOD ELEVATION SHALL BE CEMENT BOARDS 31. ALL NEW FINISH MATERIALS BELOW THE BASE FLOOD ELEVATION, SHALL BE FLOOD RESISTANT AS PRESCRIBED
- BY FEMA TECHNICAL BULLETIN G 2-93
- 32. ROOF THROUGHOUT TO RECEIVE R-30 (MIN.) INSULATION
- 33. PROVIDE SAFETY GLAZING FOR WINDOWS LOCATED IN HAZARDOUS AREAS.
- 34. IMPERMEABLE MATERIAL SHALL BE INSTALLED IN BATHROOM WET AREAS TO 6'-0" MIN. ABOVE FLOOR AS PER FBCR 307.2 & FBCR 702.3.8
- 35. NEW ADDITION SHALL COMPLY WITH CHAPTER 11 OF THE 2014 FBC EXISTING BUILDINGS

# HANDRAILS & GUARDS

- GLASS USED AS A HANDRAIL ASSEMBLY OR A GUARD SECTION SHALL BE CONSTRUCTED OF EITHER SINGLE FULLY TEMPERED GLASS, LAMINATED FULLY TEMPERED GLASS OR LAMINATED HEAT-STRENGTHENED GLASS. GLAZING IN RAILING IN-FILL PANELS SHALL BE OF AN APPROVED SAFETY GLAZING MATERIAL THAT CONFORMS TO THE PROVISIONS OF SECTION 2405.5.2 FOR ALL GLAZING TYPES, THE MINIMUM NOMINAL THICKNESS SHALL BE 1/4 INCH (6.4 MM). FULLY TEMPERED GLASS AND LAMINATED GLASS SHALL COMPLY WITH CATEGORY II OF CPSC 16 CFR 1201 OR CLASS A OF ANSI Z97.1, LISTED IN CHAPTER 35.
- ALUMINUM/GLASS/CABLE GUARDRAIL DESIGN LOADS SHALL COMPLY WITH FBCR 1312.1.1 THROUGH R12.1.4. PROVIDE SHOP DRAWINGS FOR REVIEW & PRESENT AT TIME OF INSPECTION. SEE GLASS RAILING NOTES THIS SHEET. (TYP.)
- 3. GUARDRAIL MANUFACTURER DESIGN LOADS MUST BE PROVIDED AT TIME OF INSPECTION

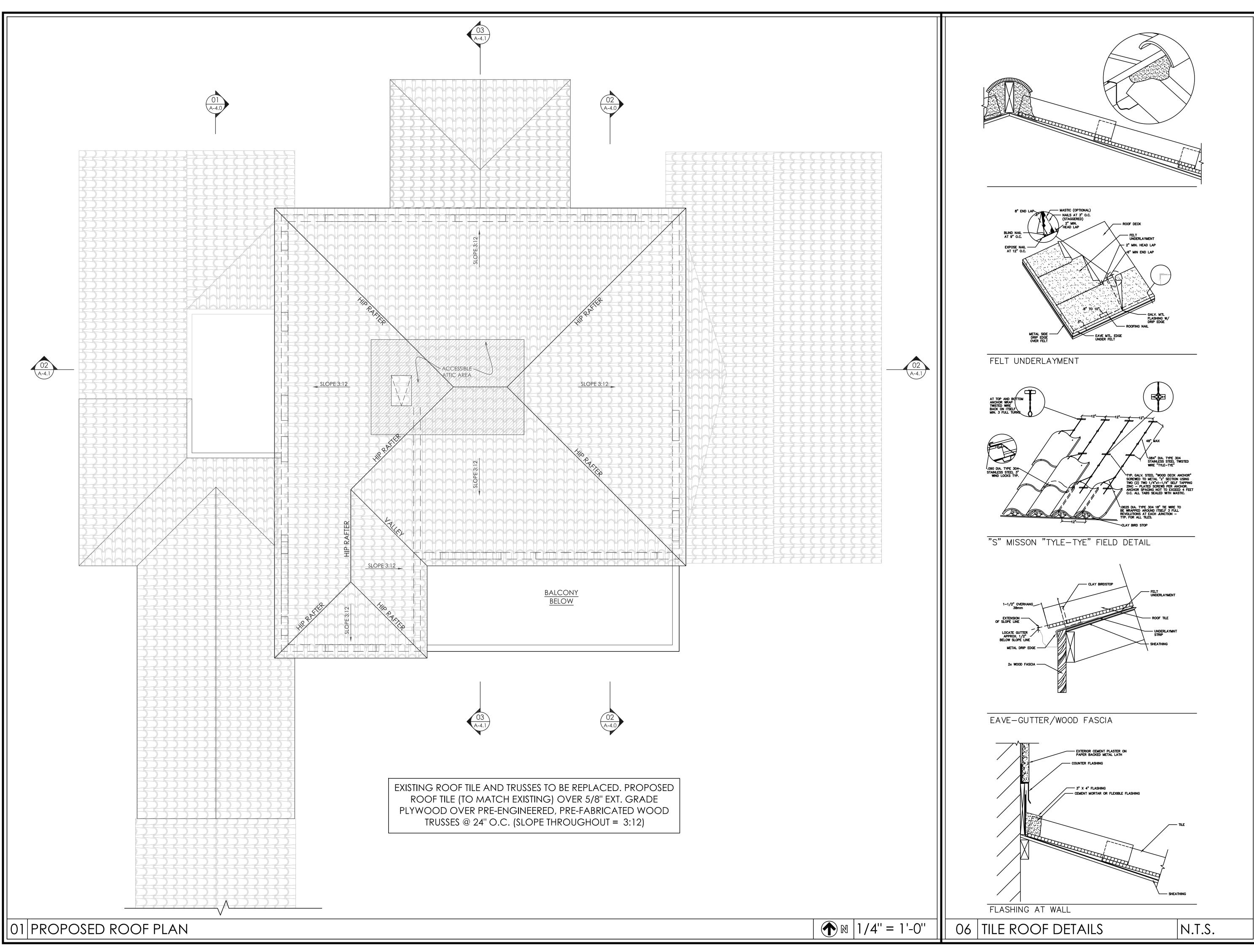
	REVISIONS	
No.	DATE	DESCRIPTION

PROJECT PHASE

SITE PLANNING SCHEMATIC DESIGN DESIGN DEVELOPMENT WORKING DRAWINGS

PROP. 2nd FL. PLAN	
PROJECT NUMBER:	JACO1
ISSUED:	11/16/17
DRAWN BY:	EBG
CHECKED BY:	DBR
FILENAME:	JACO1
SEAL	SHEET

DAVID B. ROGERS, P.E.



TRIO

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> > PROJECT

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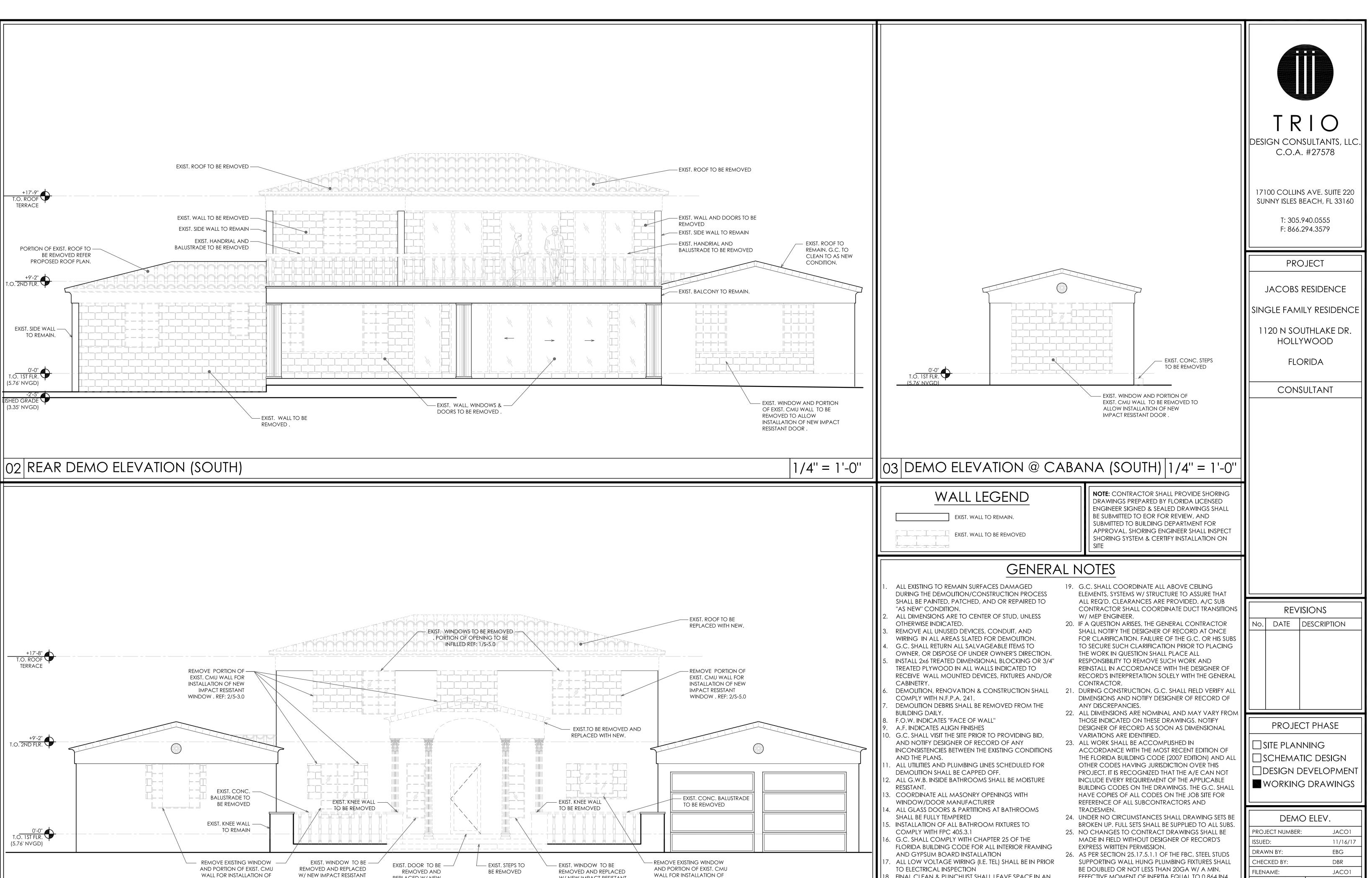
revisions			
No.	DATE	DESCRIPTION	

# PROJECT PHASE

☐ SITE PLANNING
☐ SCHEMATIC DESIGN
☐ DESIGN DEVELOPMENT
☐ WORKING DRAWINGS

	ROOF PLAN		
	PROJECT NUMBER:	JACO1	
	ISSUED:	11/16/17	
	DRAWN BY:	EBG	
	CHECKED BY:	DBR	
	FILENAME:	JACO1	
	SEAL	SHEET	
		A-1.5	

DAVID B. ROGERS, P.E. FLORIDA REG. NO. 54981



FINAL CLEAN & PUNCHLIST SHALL LEAVE SPACE IN AN

OF RECORD'S SATISFACTION. ALL TRADES SHALL BE

THIS CONTRACT ARE MET. ALL WORK SHALL BE

AGREEMENT.

1/4" = 1'-0"

GUARANTEED FOR A MINIMUM OF ONE YEAR OR

LONGER IF SPECIFIED IN THE OWNER/CONTRACTOR

RESPONSIBLE TO ENSURE THAT THE REQUIREMENTS OF

"AS NEW" CONDITION, AND TO OWNER AND DESIGNER

EFFECTIVE MOMENT OF INERTIA EQUAL TO 0.864 IN4

5/8" G.W.B. OVER 7/8" MTL HAT FURRING @ 16" O.C.

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30. PROVIDE KITCHEN AND VANITY SHOP DRAWINGS FOR

AND R 4.2 INSULATION BETWEEN

28. VERIFY ALL FINISHES WITH OWNER

DESIGNER OF RECORD REVIEW.

OWNER

W/ NEW IMPACT RESISTANT

WINDOW AT EXIST. OPENING

NEW IMPACT RESISTANT

WINDOW WITHIN MODIFIED

OPENING. REF: 2/S-5.0

01 FRONT DEMO ELEVATION (NORTH)

REPLACED W/ NEW

DOOR AT EXIST.

OPENING

W/ NEW IMPACT RESISTANT

WINDOW AT EXIST. OPENING

NEW IMPACT RESISTANT

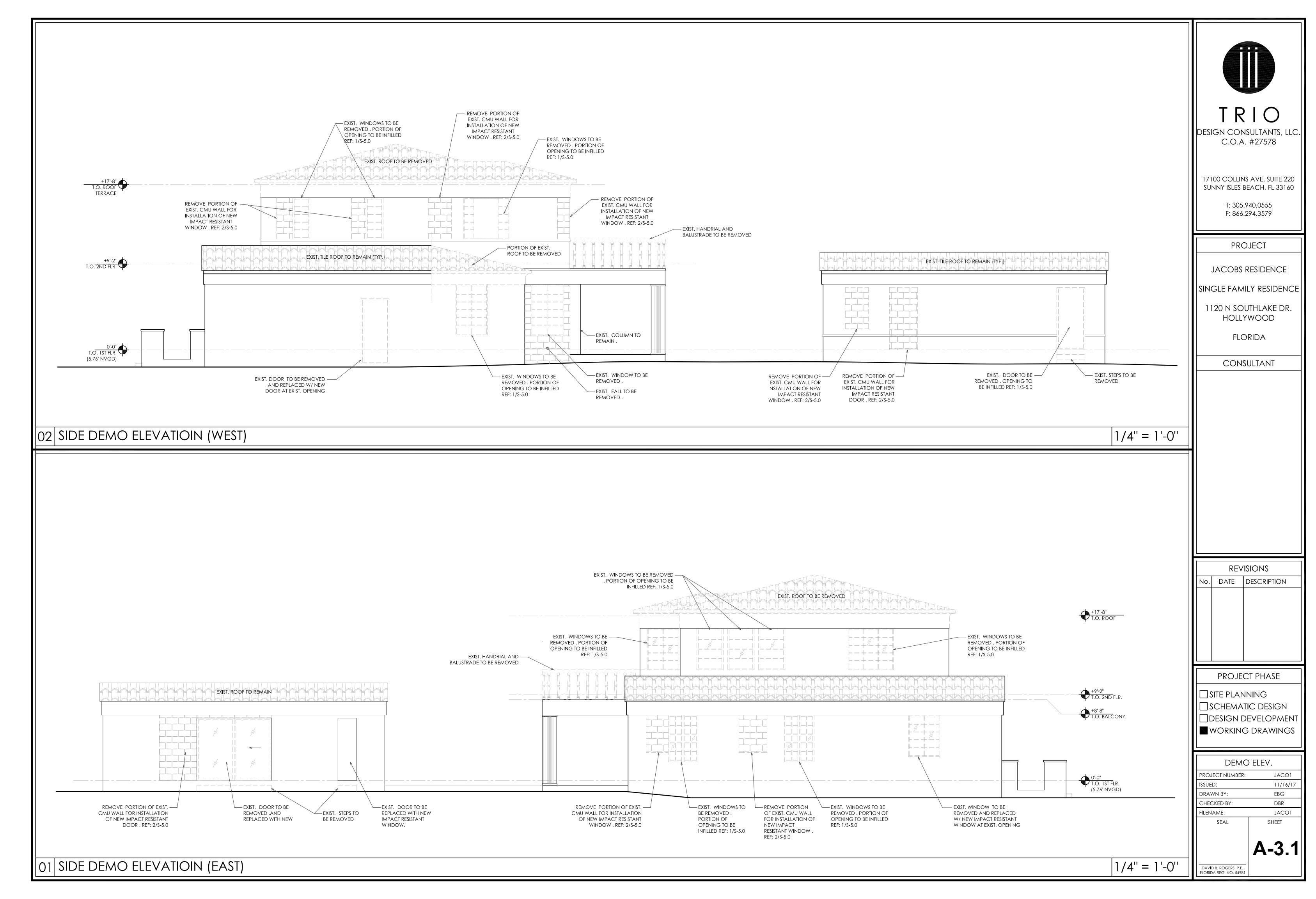
OPENING. REF: 2/S-5.0

WINDOW WITHIN MODIFIED

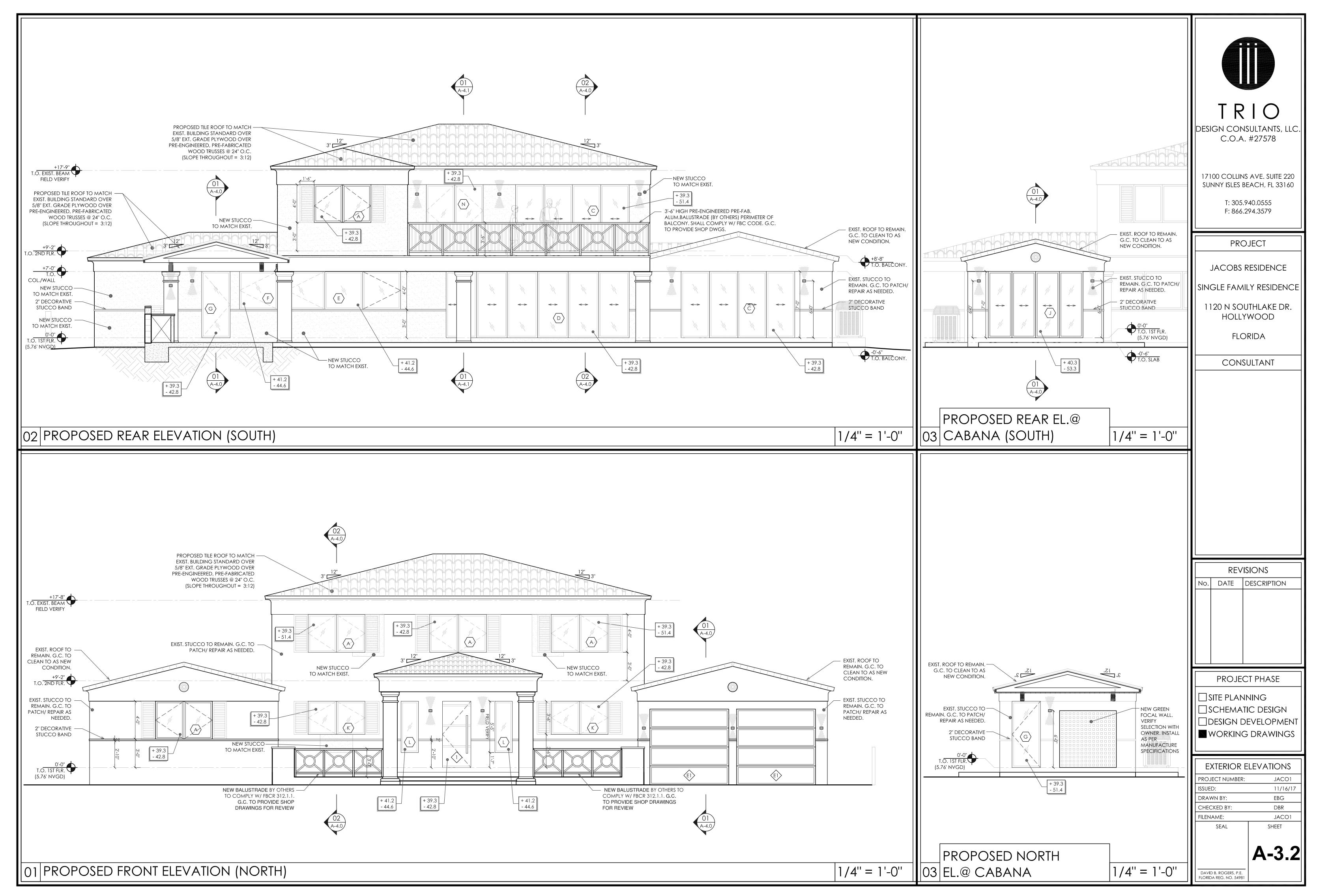
SHEET

DAVID B. ROGERS, P.E.

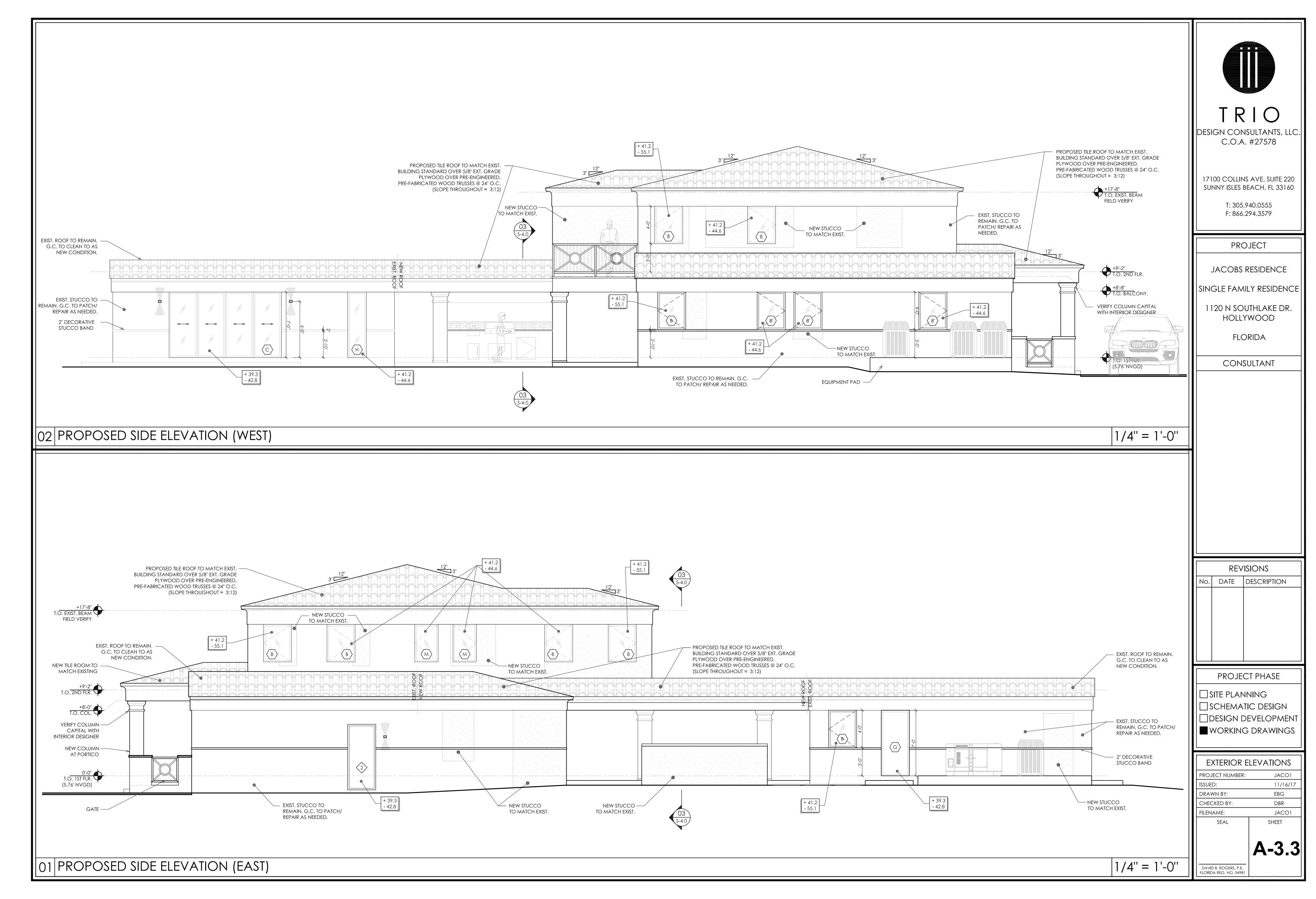
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4/23/2018 3:08:29 PM







02 REAR ELEVATIONS 1/4"=1'-0"







1 FRONT ELEVATIONS 1/4"=1'-0"



PROJECT

JACOBS RESIDENCE SINGLE FAMILY RESIDENCE 1120 N SOUTHLAKE DRIVE, HOLLYWOOD, FL.

### DESCRIPTION

EXTERIOR RENDERINGS

#### PROJECT INFORMATION

PROJECT NUMBER: DATE: DRAWN BY: JAC01 02/21/18 EBG SK-1

SHEET NUMBER