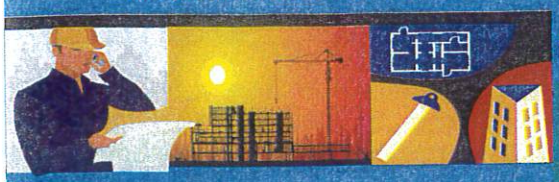
ATTACHMENT A

Application Package

PLANNING DIVISION



File No. (internal use only): _____

GENERAL APPLICATION

2600 Hollywood Boulevard Room 315
Hollywood, FL 33022

CITY OF Hollywood FLORIDA

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: 3-26-18

Location Address: 807 N 11 AVE

Lot(s): 1-2 Block(s): 45 Subdivision: HOLLYWOOD ANNEX 1-32B

Folio Number(s): 5142 1401 7760

Zoning Classification: RESIDENTIAL Land Use Classification: SINGLE FAMILY

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

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 al that apply and provide File Number(s) and Resolution(s): NA

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

Explanation of Request: THE LAND THE HOUSE SITS ON IS HISTORIC

Number of units/rooms: 2 BEDROOMS - 2 BATH Sq Ft: 1662

Value of Improvement: $128K Estimated Date of Completion: SEPT 30-2018

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

Name of Current Property Owner: MARTIN TORNQUIST

Address of Property Owner: 807 N 11 AVE HOLLYWOOD, FLA.

Telephone: 305-342-8300 Fax: _____ Email Address: _____

Name of Consultant/Representative/Tenant (circle one): GREG HIRSCH

Address: 1392 HARRISON ST / HOLLYWOOD Telephone: (3) 342-8300

Fax: _____ Email Address: GREGHIRSCH@AOL.COM

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

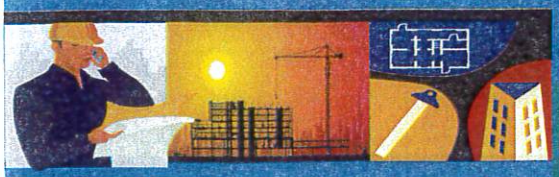
If Yes, Attach Copy of the Contract.

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

_____ Address: _____

_____ Email Address: _____

PLANNING DIVISION



2600 Hollywood Boulevard Room 315
Hollywood, FL 33022

File No. (internal use only):_____

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: _____

PRINT NAME: _____ Date: _____

Signature of Consultant/Representative: Gregory S. Hirsch Date: 2/26/2018

PRINT NAME: GREGORY S. HIRSCH Date: 2/26/2018

Signature of Tenant: _____ Date: _____

PRINT NAME: _____ Date: _____

Current Owner Power of Attorney

I am the current owner of the described real property and that I am aware of the nature and effect the request for _____ to my property, which is hereby made by me or I am hereby authorizing GREGORY HIRSCH to be my legal representative before the _____(Board and/or Committee) relative to all matters concerning this application.

Sworn to and subscribed before me
this 26 day of MARCH

Gregory S. Hirsch
Signature of Current Owner

GREGORY S. HIRSCH
Print Name

Sonja Phillips
Notary Public
State of Florida

SONJA PHILLIPS
Notary Public, State of Florida
Commission# FF 942060
My comm. expires Dec. 8, 2019

My Commission Expires: 12/08/19 (Check One) ___Personally known to me; OR ___ Produced Identification FL Driver Lic

September 5, 2016

To Whom It May Concern

This document is to give an Ordinary Power of Attorney to Gregory Hirsch of East Coast Watch Dog LLC to act as my agent in obtaining permits in the city of Hollywood, signing of any documents in reference to issues pertaining to the city of Hollywood, pay for necessary utility bills, and making arrangements with various vendors for the address:

Martin Tornquist
807 North 11th Avenue
Hollywood, FL 33019

This power of Attorney includes the right to obtain contractors to do work associated with 807 north 11th Ave. Hollywood, FL 33019. This document will be governed by the laws of the state of Florida. The ordinary power of attorney will start immediately and will cease to be in effect upon a finding of my mental incapacity.

Notice to Third Parties: Any third party who receives a valid copy of this Power of Attorney can rely on and act under it. A third party who relies on the reasonable representations of my agent as to a matter relating to the powers of attorney will not incur any liability to the Principal or to the Principals estate.

I, Martin Tornquist, being the Principal named in this Power of Attorney herby acknowledge:

A) I have read and understand the nature and effect of this Power of Attorney
B) I am of legal age in the state of Florida to grant a Power of Attorney and,
C) I voluntarily giving this Power of Attorney

In Witness whereof I hereunto set my hand and seal at the country of Sweden on this 5th day of September, 2016.

Signed, Sealed and Delivered in the presence of:

Witness: _____ (Sign) Date 09/05/16

Witness Name: JULIAN NIHLEN
Address: HOLLIVESTRANDSVAGEN 42 B
HOLLIVESTRAND, SWEDEN

Witness: _____ (Sign) Date 09/05/16

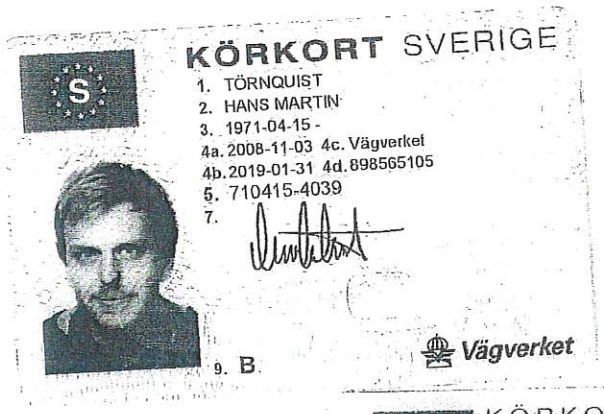
Witness Name: FREDRIK KRONHOLM
Address: BALDERA VÄG 7
TRELLEBORG / SWEDEN

Owner: _____
Martin Törnquist
807 North 11th Ave.
Hollywood, FL 33019

Legal Representation/ Notary Acknowledgement:

Stamped Seal:

KARTELLEN
SWEDEN
2016 - 09 - 05



Instr# 114849904 , Page 1 of 1, Recorded 01/24/2018 at 04:52 PM
Broward County Commission
Deed Doc Stamps: $0.70

Prepared by and return to:
Matthew P. O'Brien, P.A.
11231 SW 70 Avenue
Miami, FL 33156
Parcel Identification Number: 514214-01-7760

WARRANTY DEED

This Warranty Deed is executed this **27th day of December, 2017**, by **Hollywood Real Estate Holdings, LLC** ("Grantor") whose post office address is **807 N 11th Avenue, Hollywood, FL, 33019**, to **Hus Lincoln, LLC** ("Grantee") whose post office address is the same. "Grantor" and "Grantee" are used for singular or plural, as context requires. Wherever used herein the terms "Grantor" and "Grantee" include all parties to this instrument and the heirs, legal representatives and assignees of individuals, and the successors and assignees of corporations.

Witnesseth, that Grantor, hereby transfers to Grantee, her or his heirs and assigns forever, the following described land in Broward County, to wit:

> **Lots 1 and 2, Block 45, of Hollywood Lakes Section, according to the Plat thereof as recorded in Plat Book 1, Page 32, of the Public Records of Broward County, Florida**
> **Parcel Identification Number: 5142-14-01-7760**

Together, with all the tenements, hereditaments and appurtenances thereto belonging or in anywise appertaining. To have and to hold, the same in fee simple forever.

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

IN WITNESS WHEREOF, the said Grantor has signed and sealed these presents the day and year first above written. Signed, sealed and delivered in the presence of:

Signature of Witness 1	Martin Tornquist for Hollywood Real Estate Holdings LLC
Diana Ramos Print Name of Witness 1	Markus Tornquist for Hollywood Real Estate Holdings LLC
Signature of Witness 2	FELIZIA MULCHAN Print Name of Witness 2

State of Florida, Broward County
The foregoing instrument was acknowledged before me, a Notary Public, this 27th day of December, 2017, by Martin Tornquist and Markus Tornquist, who ( ) was/were personally known to me, or (✓) presented the following identification: Driver license.

My Commission Expires:

Signature of Notary

Notary Public State of Florida
Diana Ramos
My Commission FF 207719
Expires 04/10/2019

Photos of 807

ECWD <eastcoastwatchdog@gmail.com>

Fri 3/23/2018 9:58 AM

To:Gary Ansley <garyansley@aaconstruction.us>;

607

Gregory Hirsch

LEGEND

- CABLE JUNCTION BOX
- CATCH BASIN
- CLEAN OUT
- CONTROL VALVE
- ELECTRIC SERVICE
- FIRE HYDRANT
- FP&L PAD
- GUY ANCHOR
- MANHOLE
- POOL EQUIPMENT
- POWER/LIGHT POLE
- SPRINKLER SYSTEM
- WATER METER
- WATER VALVE
- WELL
- BRICK PAVERS
- CENTERLINE
- CONCRETE/CHAT
- CONCRETE WALL
- 0.00 ELEVATION
- METAL FENCE
- OVERHEAD WIRES
- WOOD DECK/DOCK
- WOOD FENCE

ABBREVIATIONS

BC	BUILDING CORNER
BW	BACK OF WALK
C	CALCULATED
M	MEASURED
N.T.S.	NOT TO SCALE
OP	OPEN PORCH
ORB	OFFICIAL RECORDS BOOK
PC	POINT OF CURVATURE
POB	POINT OF BEGINNING
POC	POINT OF COMMENCEMENT
PG	PAGE
PRC	POINT OF REVERSE CURVE
PRM	PERMANENT REFERENCE MONUMENT
PT	POINT OF TANGENCY
E/F	END OF FENCE
EP	EDGE OF PAVEMENT
EW	EDGE OF WATER
F/C	FENCE CORNER
F/L	FENCE LINE
FIP	FOUND IRON PIPE
FIR	FOUND IRON ROD
FN	FOUND NAIL
FN&D	FOUND NAIL & DISC
FP&L	FLORIDA POWER AND LIGHT
R	RECORD
RAD	RADIAL
SN&D	SET NAIL & DISC # 5495
SP	SCREENED PORCH
SP&C	SET 1/2" PIN & CAP # 5495

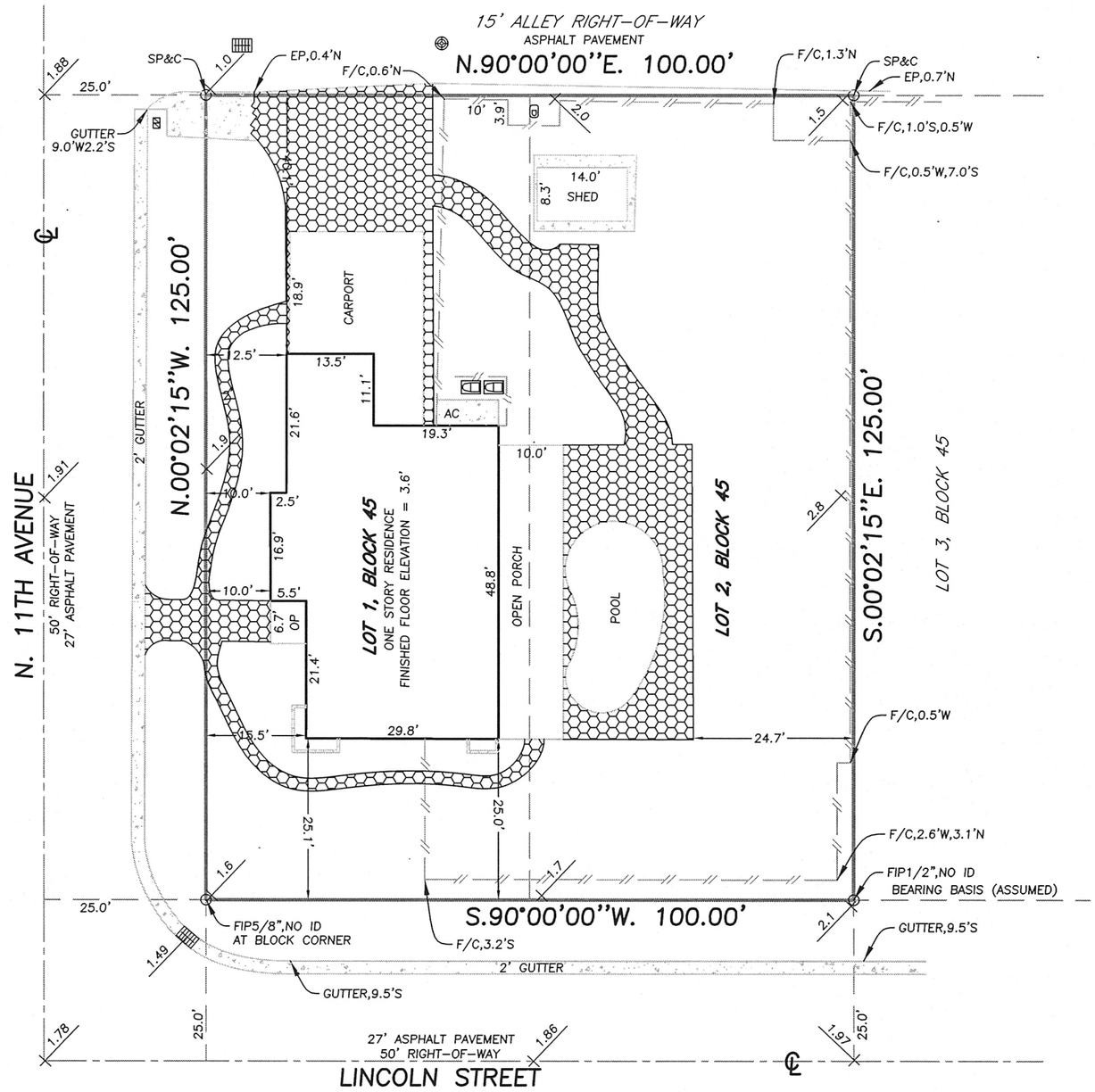
LEGAL DESCRIPTION
LOTS 1 AND 2, BLOCK 45, OF HOLLYWOOK LAKES SECTION, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 1, PAGE 32, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA.

CERTIFIED TO:
MARTIN TORNQUIST AND MARKUS TORNQUIST

PROPERTY ADDRESS
807 N 11TH AVENUE
HOLLYWOOD, FL 33019

BOUNDARY SURVEY
INVOICE # 40854
SURVEY DATE 10/24/17

FLOOD ZONE AE-5
MAP DATE 08/18/14
MAP NUMBER 125113 0569H

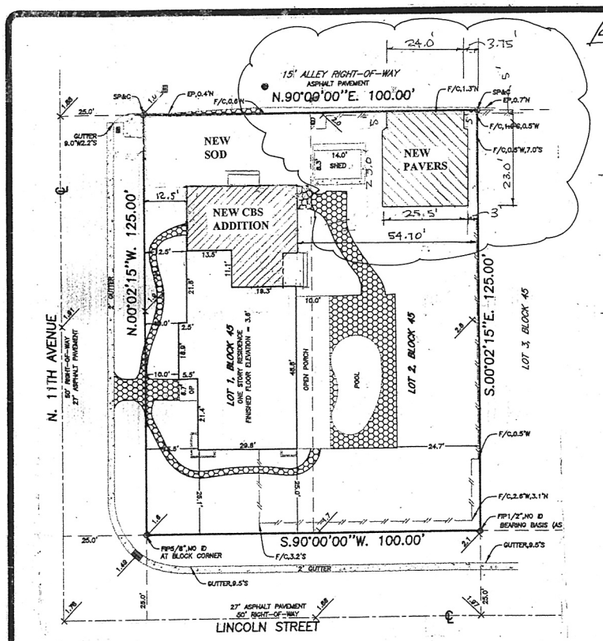


Scale 1" = 20'

ATLANTIC COAST SURVEYING INC.

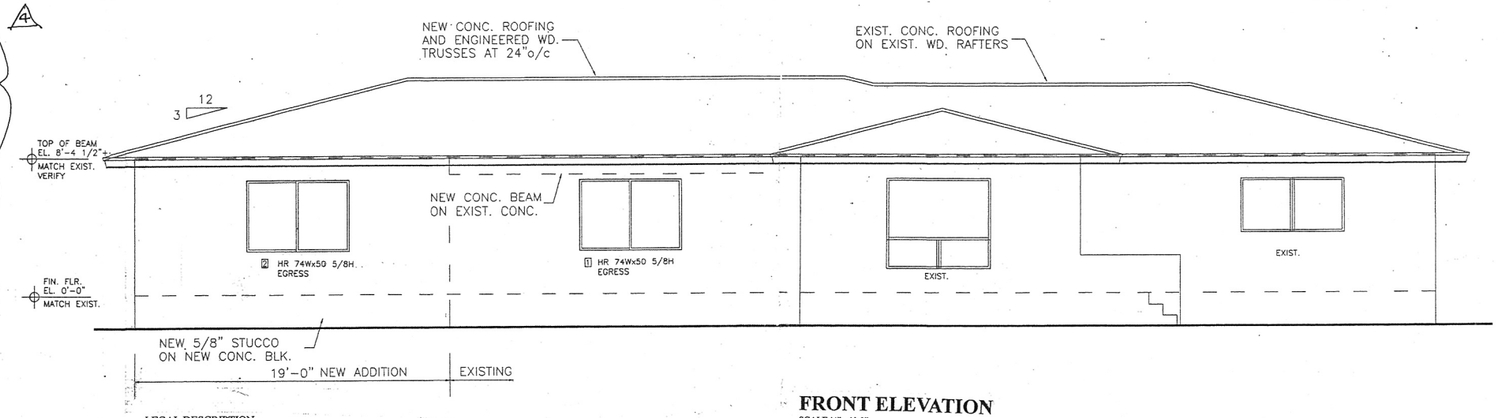
PAUL J STOWELL
PROFESSIONAL LAND SURVEYOR
FLORIDA CERTIFICATION NO. 5241
ATLANTIC COAST SURVEYING, INC.
6129 STIRLING RD SUITE 2 DAVIE, FLORIDA 33314
OFFICE: 954.587.2100 FAX:.954.587.5418

SURVEYOR'S NOTES
1. BASIS OF BEARINGS AS INDICATED ON SKETCH.
2. LEGAL DESCRIPTION PROVIDED BY CLIENT.
3. THE LANDS SHOWN HEREON WERE NOT ABSTRACTED BY THIS OFFICE FOR EASEMENTS, RIGHT-OF-WAYS, OWNERSHIP OR OTHER INSTRUMENTS OF RECORD.
4. UNDERGROUND OR INTERIOR PORTIONS OF FOOTINGS, FOUNDATIONS, WALLS OR OTHER NON-VISIBLE IMPROVEMENTS WERE NOT LOCATED.
5. ELEVATIONS ARE BASED ON THE NORTH AMERICAN VERTICAL DATUM OF 1988 UNLESS OTHERWISE SHOWN.
6. FENCE TIES ARE TO THE CENTER-LINE OF FENCE. WALL TIES ARE TO THE FACE OF WALL.
7. IN SOME INSTANCES GRAPHIC REPRESENTATIONS HAVE BEEN EXAGGERATED TO MORE CLEARLY ILLUSTRATE THE CONTROL THE LOCATION OF THE IMPROVEMENTS OVER SCALED POSITIONS.
8. THE DIMENSIONS AND DIRECTIONS SHOWN HEREON ARE IN SUBSTANTIAL AGREEMENT WITH RECORD VALUES UNLESS OTHERWISE NOTED.
9. PARTY WALLS ARE CENTERED ON PROPERTY LINE AND ARE 0.7' WIDE UNLESS OTHERWISE NOTED.
10. EXISTING CORNERS FOUND OFF WITNESS PROPERTY CORNERS
11. OBSTRUCTED CORNERS ARE WITNESSED BY IMPROVEMENTS.
12. NO ATTEMPT WAS MADE TO LOCATE WRITTEN OR UNWRITTEN EASEMENTS OR RIGHTS-OF-WAY, OTHER THEN THOSE SHOWN HEREON.



SITE PLAN

SCALE 1"= 20'



FRONT ELEVATION

SCALE ¼"= 1'-0"

LEGAL DESCRIPTION:
LOTS 1 AND 2, BLK. 45, OF HOLLYWOOD LAKES SECT.
ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK
1, PAGE 32, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA

LOT AREA
REQUIRED: 10,000 SF
PROVIDED: 12,500 SF

LOT WIDTH
REQUIRED 75'-0" MINIMUM FRONTAGE
PROVIDED 100'-0"

LOT COVERAGE
45% MAXIMUM FOR LOTS OVER 10,000 SF
PROVIDED: 2,524.0 SF/ 12,500 SF= .20(100)=20.19%

ZONING:
CITY OF HOLLYWOOD UNIFIED LAND DEVELOPMENT REGULATIONS (ULDR)

DESIGNATION: RS-6
ALLOWABLE USES
PROVIDED: REMODELED EXISTING SINGLE FAMILY DWELLING

YARD SETBACKS:
REQUIRED: FRONT 25'-0"(MINIMUM),SIDES 7.5', REAR 15'-0"
PROVIDED: FRONT 25'-0"

HEIGHT
ALLOWABLE MAXIMUM 35'-0"
PROVIDED: 14'-9" TO HIGH PT. OF ROOF RIDGE ABOVE GRD.

FLOOR AREA RATIO:
REQUIRED: .75 FOR LOTS OVER 10,000 SF
PROVIDED: .20 (2424.0 SF/ 12,500 SF= .20(100)= 20.19%

PARKING
CITY OF HOLLYWOOD PARKING REQUIREMENTS
(2) PARKING SPACES FOR 1st 2000 SF OF A/C LIVING AREA
ADDITIONAL (1) SPACE FOR EVERY 500 SF
REQUIRED (3) SPACES, PROVIDED (3)SPACES

FLOOD ZONE:
FEMA BASE FLOOD ZONE AND REQUIRED MINIMUM ELEVATION
ZONE AE-5 FIN. FLOOR ELEVATION 3.6'
REFER SURVEY ATLANTIC COAST SURVEYING 10/24/17

FLORIDA BUILDING CODE, 2014 5th ED.
FLORIDA BUILDING CODE, PLUMBING 2014 5th ED.
FLORIDA BUILDING CODE, MECHANICAL 2014 5th ED.
NFPA-70 NATIONAL ELECTRICAL CODE

BUILDING DATA

EXISTING RESIDENCE	1,727.65 SF	13.82%
NEW CBS ADDITION	796.35 SF	6.37%
DEMO MTL. CARPORT	400.00 SF	---
NEW TOTAL RESIDENCE	2,524.00 SF	20.19%

SITE DATA

LOT AREA	12,500.00 SF	100.00%
NEW BUILDING AREA	2,524.00 SF	20.19%
IMPERVIOUS AREA	5,502.00 SF	44.02%
PERVIOUS AREA	6,998.00 SF	55.98%
DRV.WAY/ WALKS/DECK	2,978.00 SF	23.82%
POOL	450.00 SF	3.60%

SCOPE OF WORK

DEMOLISH EXISTING 400 SF METAL CARPORT
CONSTRUCT NEW 796 SF CBS ADDITION AND
ENCLOSE EXISTING GARAGE CONVERSION
TO BEDROOM WITH A CBS WALL
NEW IMPACT WINDOWS AND DOORS AT ADDITION
INSTALL TWO NEW BATHROOMS
INSTALL NEW ELECTRICAL RECEPTACLES AND LTS.
INSTALL NEW TANKLESS WATER HTR.
INSTALL NEW 350 AMP ELECTRICAL MAIN DISC. PNL.
AND NEW 200 AMP INTERIOR PANEL
INSTALL TWO NEW BATHROOMS WITH FIXTURES
CONNECT TO EXISTING WATER SUPPLY AND
SANITARY SEWER
INSTALL NEW AIR CONDITIONER AHU, C.U., DUCTS
AND DIFFUSERS AS INDICATED

SCOPE OF ELECTRICAL WORK

INSTALL NEW ELECTRICAL RECEPTACLES AND LTS.
INSTALL NEW TANKLESS WATER HTR.
INSTALL NEW 350 AMP ELECTRICAL MAIN DISC. PNL.
AND NEW 200 AMP INTERIOR PANEL

SCOPE OF PLUMBING WORK

INSTALL TWO NEW BATHROOMS WITH FIXTURES
AS INDICATED
CONNECT TO EXISTING WATER SUPPLY AND
SANITARY SEWER
INSTALL NEW TANKLESS WATER HTR.

SCOPE OF MECHANICAL WORK

INSTALL NEW AIR CONDITIONER AHU, C.U., DUCTS
AND DIFFUSERS AS INDICATED
INSTALL NEW BATHROOM EXHAUST FANS

DESIGN IN COMPLIANCE WITH
FBC RESIDENTIAL (2014)5th ED.
AND ASCE 7-10
WIND ULTIMATE 170 MPH (3 SEC. GUST)
NOMINAL 132 MPH (3 sec. gust)
BUILDING DESIGNED AS ENCLOSED
EXPOSURE C, CATEGORY II
MIN. INTERNAL PRESSURE .18
ROOF LL=30 PSF,DL=25 PSF, TL=55 PSF

GROUP R-3 OCCUPANCY **ALTERATION LEVEL-2**
TYPE V-B CONSTRUCTION

WORK AREA COMPLIANCE

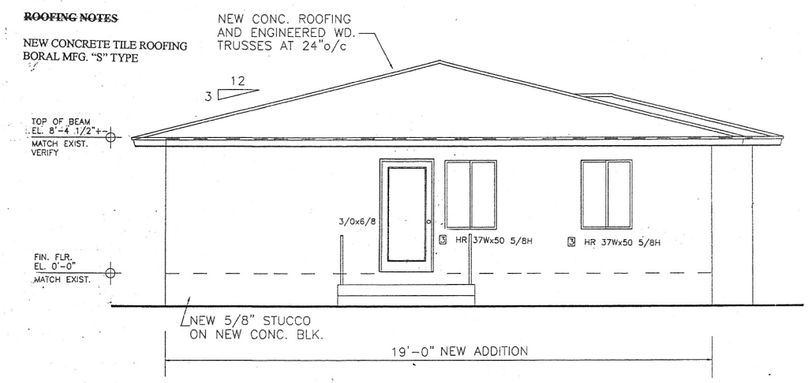
CHAPTER 4-12 SECTION 101.5.2

PARKING NOTES

MAX. CURB OPENING
24 LF PROVIDED
NEW 714 SF PAVER PARKING
AREA PROVIDED
THREE (3) PARKING SPACES
8.5 FTx19.0 FT PROVIDED

~~ROOFING NOTES~~

NEW CONCRETE TILE ROOFING
BORAL MFG. "S" TYPE

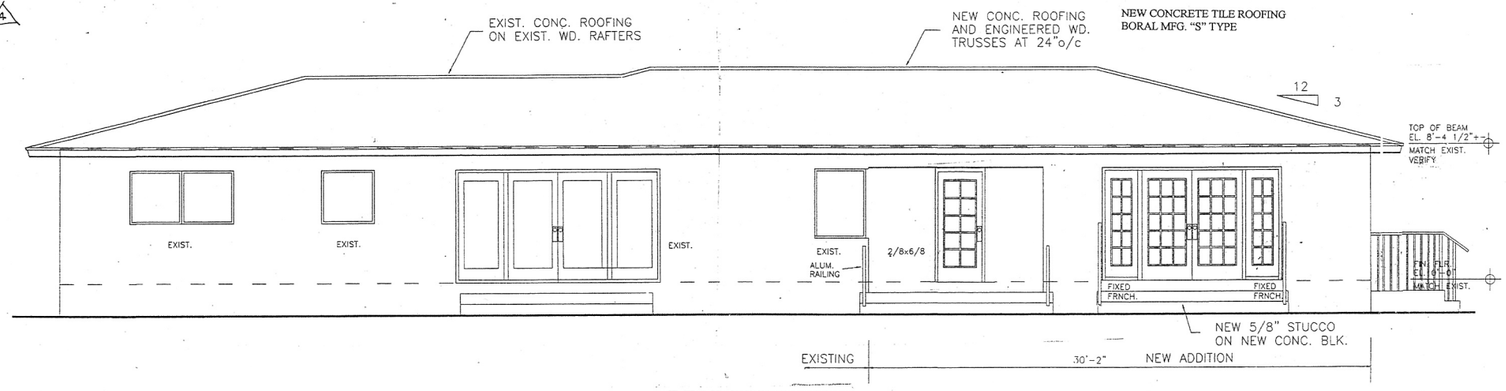


LEFT ELEVATION

SCALE ¼"= 1'-0".

ROOFING NOTES

NEW CONCRETE TILE ROOFING
BORAL MFG. "S" TYPE



REAR ELEVATION

SCALE ¼"= 1'-0"

REVISIONS	BY
2-6-18	
3-7-18	
4-16-18	
4-20-18	

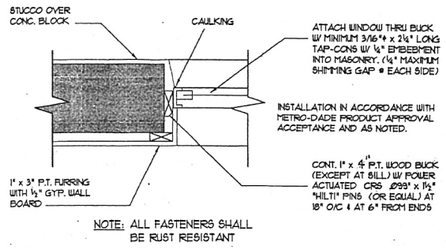
JOHN R. DIEHL, AIA
ARCHITECT
ARCHITECTURAL CONCEPTS INTERNATIONAL LLC
ARCHITECTURE - PLANNING - INTERIOR DESIGN
23 SW 12th WAY BOCA RATON, FLORIDA 33486 USA
TELEPHONE (561) 613-2488
Architect - AR0007424 Interior Designer - ID0003592

TORNQUIST RESIDENCE
807 N' 11th AVE
HOLLYWOOD, FLORIDA

GARY ANSLEY
Mobile: 954.914.9760
Tel: 954.565.5740
GBCO3529
Construction Co.
Commercial/Residential
423 Northeast 26th Street - Wilton Manors, FL 33305
garyansley@aboconstruction.us

DRAWN	LM
CHECKED	
DATE	11-7-17
SCALE	
JOB NO.	201715
SHEET	1
OF	7 SHEETS

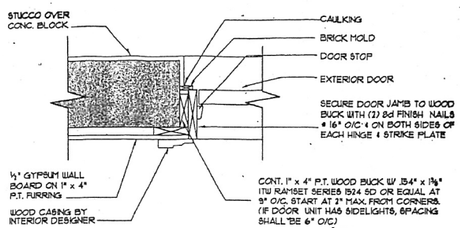
NATIONAL PRINTSTART NO. 181A - 24x36



NOTE: ALL FASTENERS SHALL BE RUST RESISTANT

WINDOW JAMB DETAIL

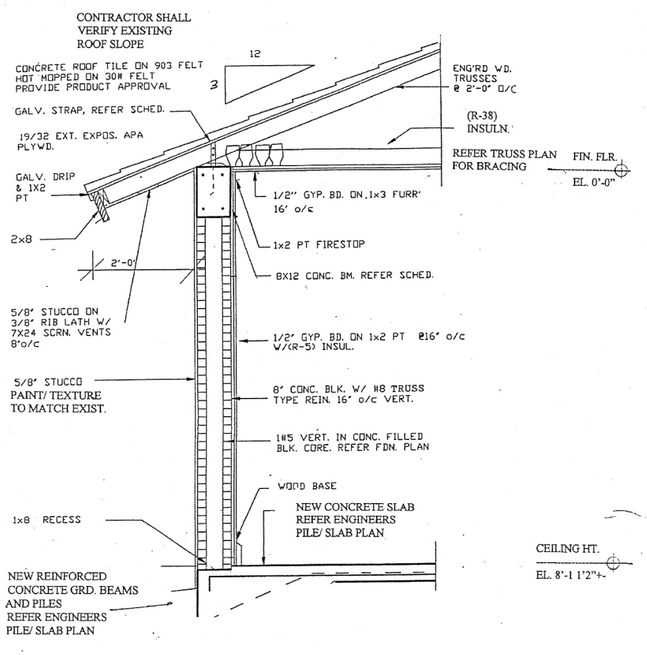
SCALE 1 ½"= 1'-0"



NOTE: ALL FASTENERS SHALL BE RUST RESISTANT

DOOR JAMB DETAIL

SCALE 1 ½"= 1'-0"



WALL SECTION

SCALE ¼"= 1'-0"

WINDOW SCHEDULE

#	TYPE	DIMENSIONS	R.OPNG.	DES.PRES.	IMPACT	NOTES	S.H.G.C.	"U"FACTOR
1	HR.	74Wx50.62H	74 3/4x50.62	-75.00 +75.00	YES	GRAY-LOW E	0.2900	0.7300
2	HR.	74Wx50.62H	74 3/4x50.62	-63.80 +63.80	YES	GRAY-LOW E	0.2900	0.7300
3	HR.	37Wx50.62H	37 3/4x50.62	-75.00 +75.00	YES	GRAY-LOW E	0.2900	0.7300
4	HR.	37Wx50.62H	37 3/4x50.62	-75.00 +75.00	YES	GRAY-LOW E	0.2900	0.7300

DOOR SCHEDULE

#	TYPE	DIMENSIONS	R.OPNG.	DES.PRES.	IMPACT	NOTES	S.H.G.C.	"U"FACTOR
1	FRNCH.	37 1/2x79 ¾	37 3/4x80	-75.00 +75.00	YES	GRAY-LOW E	0.2400	0.7900
2	FRNCH.	132x79 ¾	132 1/4x80	-75.00 +75.00	YES	GRAY-LOW E	0.2400	0.7900
3	FRNCH.	32 1/2x79 ¾	32 3/4x80	-75.00 +75.00	YES	GRAY-LOW E	0.2400	0.7900

EXTERIOR DOOR NOTES

DOORS SHALL BE TINTED, IMPACT RATED PPG OR AS SELECTED BY OWNER AND AS SCHEDULED
SOLAR HT. GAIN COEFFICIENT (SHGC), U-FACTOR SHALL BE AS SPECIFIED IN THE ENERGY CALCULATION PROVIDED BY OWNER

DOOR DESIGN PRESSURE SHALL MEET OR EXCEED THE DESIGN PRESSURE AS SPECIFIED ON PLAN

GENERAL CONTRACTOR SHALL VERIFY ALL ROUGH OPENINGS
DOORS SHALL BE INSTALLED TO PRODUCT APPROVALS

WINDOW NOTES

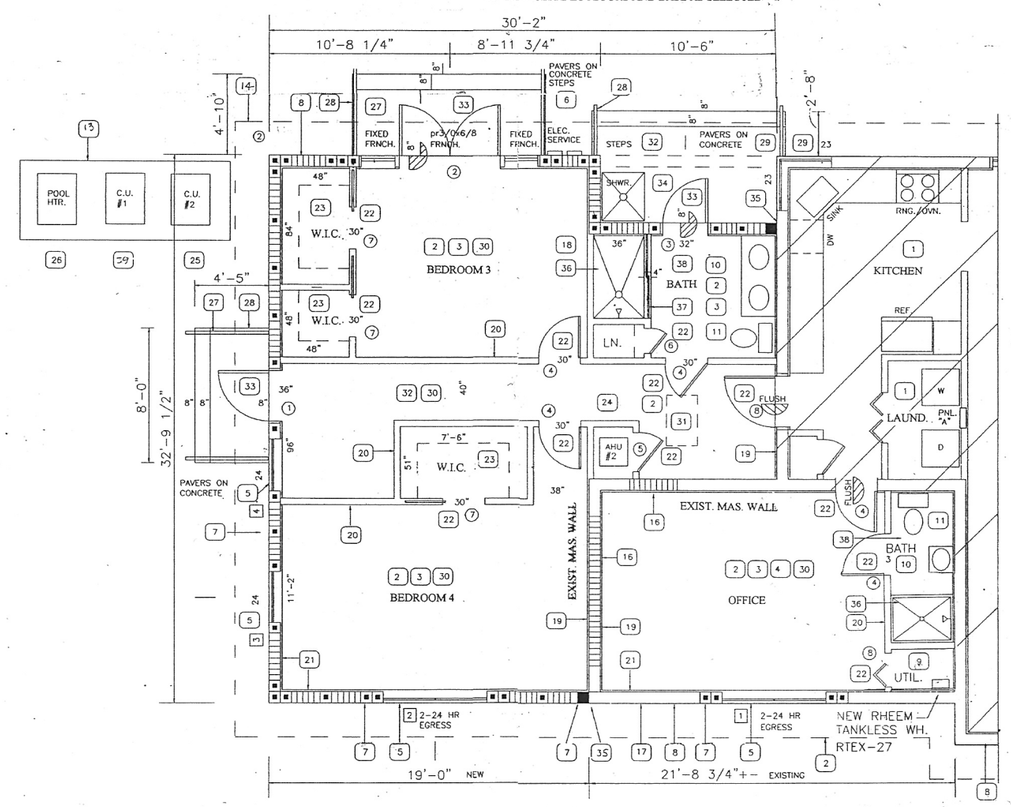
WINDOWS SHALL BE TINTED, IMPACT RATED PPG OR AS SELECTED BY OWNER AND AS SCHEDULED
SOLAR HT. GAIN COEFFICIENT (SHGC), U-FACTOR SHALL BE AS SPECIFIED IN THE ENERGY CALCULATION PROVIDED BY OWNER

WINDOW DESIGN PRESSURE SHALL MEET OR EXCEED THE DESIGN PRESSURE AS SPECIFIED ON PLAN

GENERAL CONTRACTOR SHALL VERIFY ALL ROUGH OPENINGS
WINDOWS SHALL BE INSTALLED TO PRODUCT APPROVALS

FLOOR PLAN KEYNOTES

1 EXISTING RESIDENCE NO CHANGES
2 NEW ROOF AND TRUSSES THIS AREA
3 NEW GYPSUM BD. CEILING AND (R-38) INSULN.
4. NEW 2x8 WOOD FRAMED FLOOR WITH ¾" T&G PLYWOOD AND ½" HARDIE 500 CEMENT BD.
5 NEW IMPACT RATED WINDOW AS SCHEDULED
6 EXISTING ELECTRICAL SERVICE REFER ELECTRICAL PLAN
7 NEW REINFORCED CONCRETE COLUMN AS SCHEDULED
8 NEW REINFORCED 8" CONCRETE BLK. WALL REFER SECTION
9 REMOVE EXISTING WATER HTR.
10 NEW VANITY AND LAV. AS SELECTED BY OWNER
11 NEW TOILET AS SELECTED BY OWNER
12 EXISTING CONCRETE STEPS
13 NEW REINFORCED CONCRETE A/C SLAB REFER FDN. PLAN
14 ROOF TRUSS AND FASCIA ABOVE REFER SECTION
15 DELETE
16 NEW 8" CONCRETE BLK. IN-FILL WALL
17 EXISTING 8" CONCRETE BLK. WALL
18 PROVIDE ½" CEMENT BD. AT TILE WALL AREAS
19 NEW ½" GYPSUM BD. PATCH TO MATCH EXISTING
20 NEW 3 5/8" MTL. STUD AND ½" GYPSUM BD. PARTITION REFER SECTION
21 NEW ½" GYPSUM BD. ON 1x2 PT WD. FURRING WITH (R-5) INSULN.
22 NEW DOOR AS SELECTED BY OWNER
23 NEW SHELVES AS SELECTED BY OWNER
24 NEW AIR CONDITIONER AHU REFER A/C PLAN
25 NEW AIR CONDITIONER C.U. REFER A/C PLAN
26 EXISTING POOL HTR. RELOCATED TO HERE
27 NEW REINFORCED CONCRETE STEPS AND GRD. BEAMS
28 NEW 42" HT. ALUM. RAILING AS SELECTED BY OWNER
29 EXISTING WINDOW
30 FINISH FLOORING AS SELECTED BY OWNER
31 NEW ATTIC ACCESS 22"x36" REFER DETAIL
32 NEW CONCRETE BEAM ABOVE AS SCHEDULED WITH STUCCO TO MATCH
33 NEW EXTERIOR EXTER DOOR AS SELECTED BY OWNER
34 NEW ACRYLIC EXTERIOR SHOWER
35 DWL. NEW REINFORCING INTO EXISTING CONCRETE EPOXY. REFER DETAIL
36 NEW CERAMIC SHOWER WALLS AND FLOOR AS SELECTED BY OWNER
37 NEW TEMPERED GLASS SHOWER DOORS AS SELECTED BY OWNER
38 NEW CERAMIC FLOORS AND BASE AS SELECTED
39 EXIST. AIRCONDITIONER C.U.



FLOOR PLAN

SCALE ¼"= 1'-0"

REVISIONS	BY
2-6-18	

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DRAWN	LM
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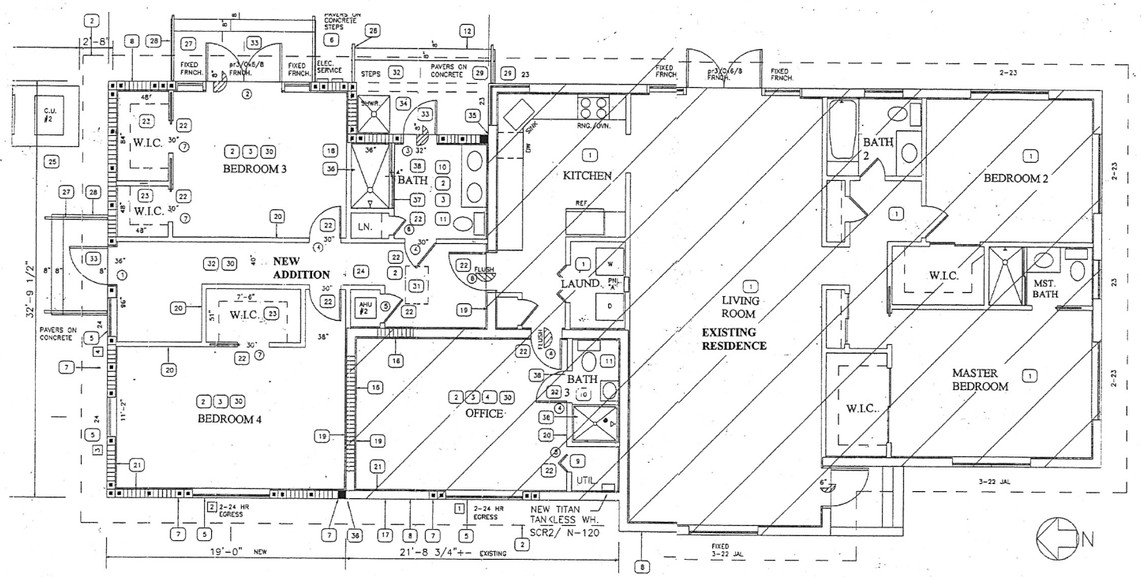
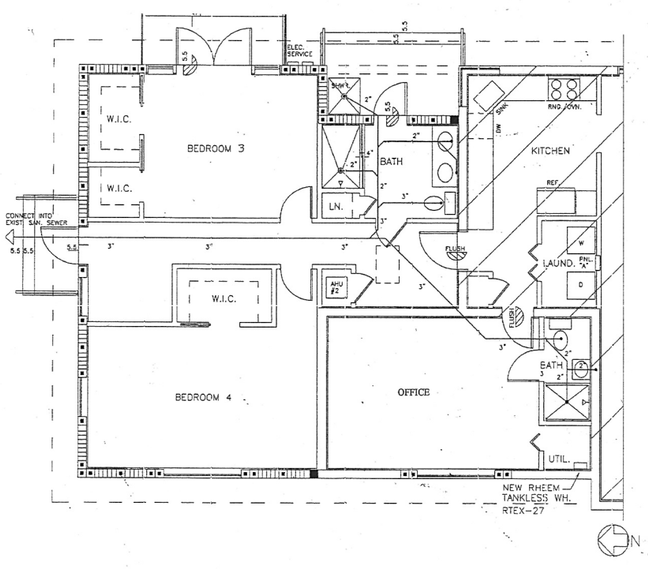
DATE	11-7-17
SCALE	
JOB NO.	20715
SHEET	2 OF 7 SHEETS



WHOLE HOUSE PLAN

SCALE 3/16"= 1'-0"

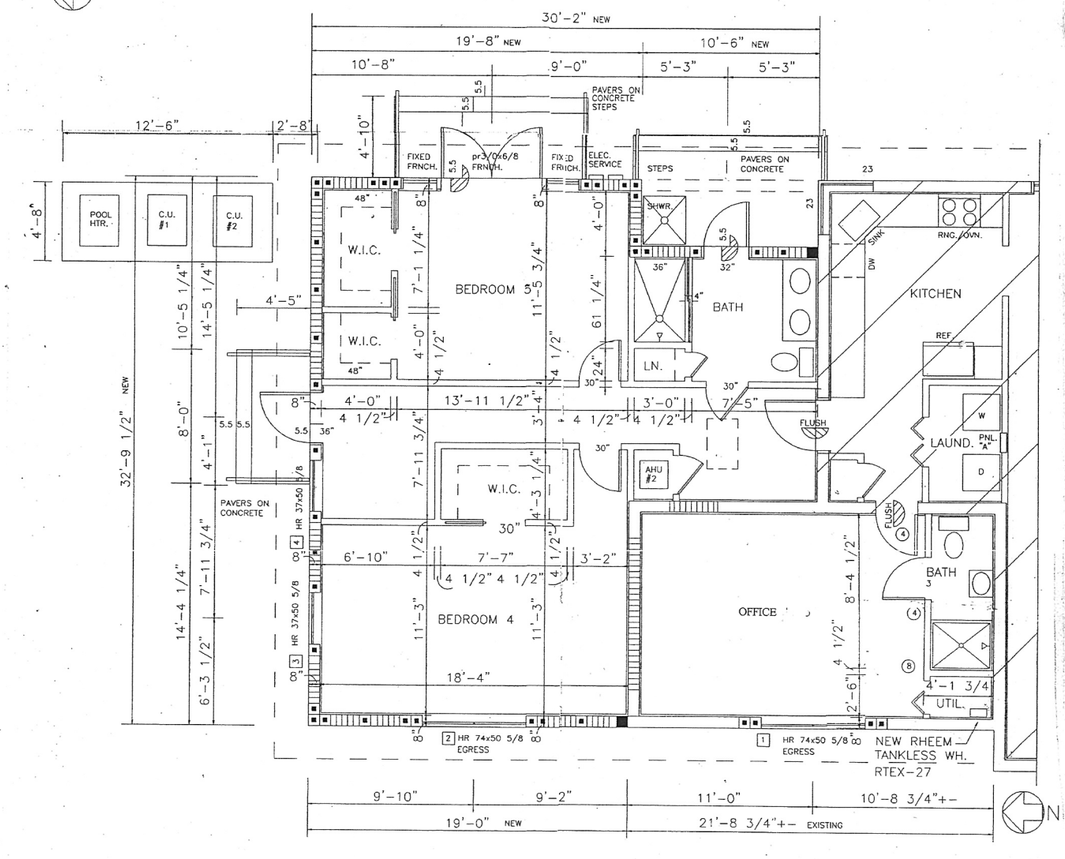


PLUMBING NOTES

REFER PLUMBING ISOMETRIC DWG. 5

PLUMBING PLAN

SCALE 3/16"= 1'-0"



DIMENSION PLAN

SCALE ¼"= 1'-0"

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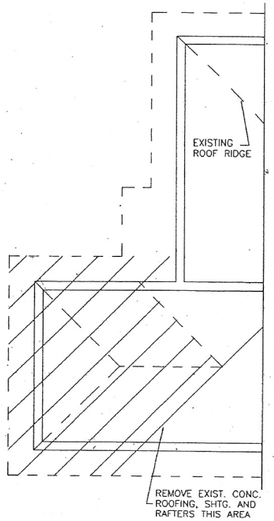
THE INDIVIDUAL WHOSE NAME IS JOHN R. DIEHL, AIA, HAS BEEN ENTITLED TO PRACTICE ARCHITECTURE IN THE STATE OF FLORIDA #AR0007424 REGISTERED ARCHITECT

DRAWN	LM
CHECKED	
DATE	11-7-15
SCALE	
JOB NO.	201715
SHEET	2A
OF 8	SHEETS

NATIONAL PRINTTAST NO. 198A - 24x36



ROOF DEMOLITION PLAN

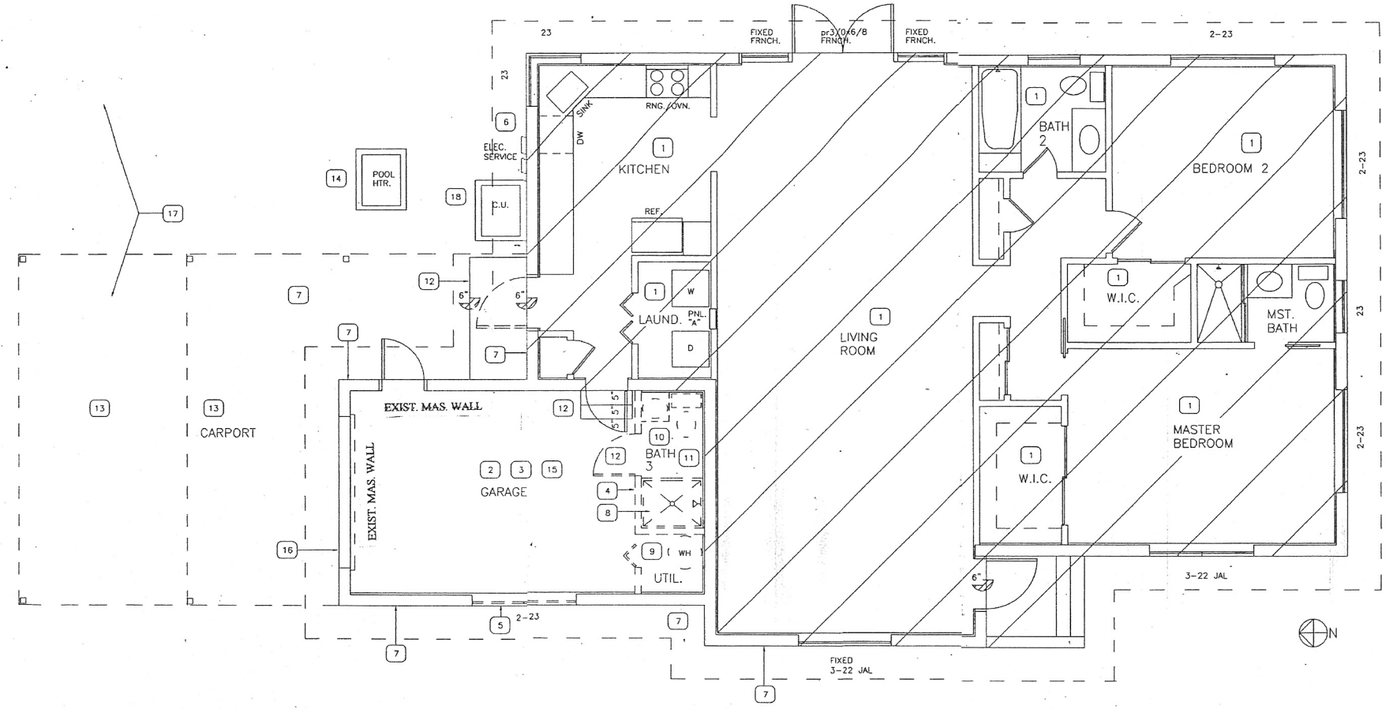
SCALE ¼"= 1'-0"

DEMOLITION PLAN KEYNOTES

1 EXISTING RESIDENCE NO CHANGES
2 EXISTING CONCRETE SLAB TO REMAIN
3 REMOVE EXISTING ROOF AND TRUSSES
4 REMOVE INTERIOR GYPSUM BD. AND STUD PARTITION
5 REMOVE WINDOW
6 REMOVE EXISTING ELECTRICAL SERVICE
7 EXISTING MASONRY WALL
8 REMOVE CERAMIC SHOWER
9 REMOVE WATER HTR. SALVAGE TO REINSTALL
10 REMOVE VANITY AND LAV.
11 REMOVE TOILET
12 EXISTING CONCRETE STEPS TO REMAIN
13 REMOVE ALUM. CARPORT ROOF BEAMS AND COLUMNS
14 REMOVE POOL HTR. SALVAGE AND REINSTALL
15 REMOVE GYPSUM BD. CEILING
16 REMOVE O.H. DOOR, HDWE. TRKS. AND OPENER
17 SAW CUT AND REMOVE CONCRETE SLAB IN AREA OF NEW ADDITION
18 REMOVE AIR CONDITIONER C.U., SALVAGE AND REINSTALL

STRAPS & HGRS.

#	DESCRIPTION
A	**META20 TSS** 18GA GALV. STRAP WITH (7)10d x 1 ½" TO TRUSS 920 #UL REQUIRED, 1450 #UL PROVIDED
B	**MTSM20** 16GA GALV. TWIST STRAP WITH (7)10d TO TRUSS AND (4) ¼"x2 ¼" TITEN SCRWS. TO CONCRETE 575 #UL REQUIRED, 860 #UL PROVIDED
C	**TS18** 18"x 16GA GALV. TWIST STRAP WITH (6)16d x 1 ½" TO NEW TRUSS (6)16d TO EXIST. TRUSS 300 #UL REQUIRED, 930 #UL PROVIDED
D	**META20 TSS** 18GA GALV. STRAP WITH (7)10d x 1 ½" TO TRUSS 1345 #UL REQUIRED, 1450 #UL PROVIDED
E	**HTU28** 16GA GALV. HGR. WITH (8)16d TI LEDGER (8)16d TO NEW JOIST



DEMOLITION PLAN

SCALE ¼"= 1'-0".

ROOF SHEATHING

PLYWOOD SHALL BE 19/32" APA RATERD EXTERIOR EXPOSURE 1, 40/20 SPAN

ROOF NAILING

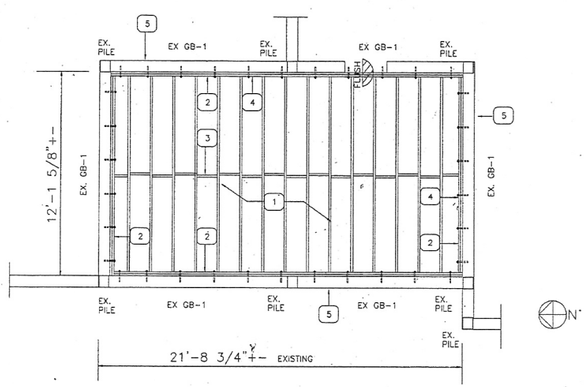
4" o/c PANEL EDGES	8d
4" o/c GABLE ENDS(4' DISTANCE)	10d
4" o/c SUB FASCIA	8d
4" o/c INTERMEDIATE SUPPORTS	8d

ROOF RE-NAILING(EXIST. EXPOSED ROOFS)

6" o/c PANEL EDGES	8d
4" o/c SUB FASCIA	8d
6" o/c INTERMEDIATE SUPPORTS	8d

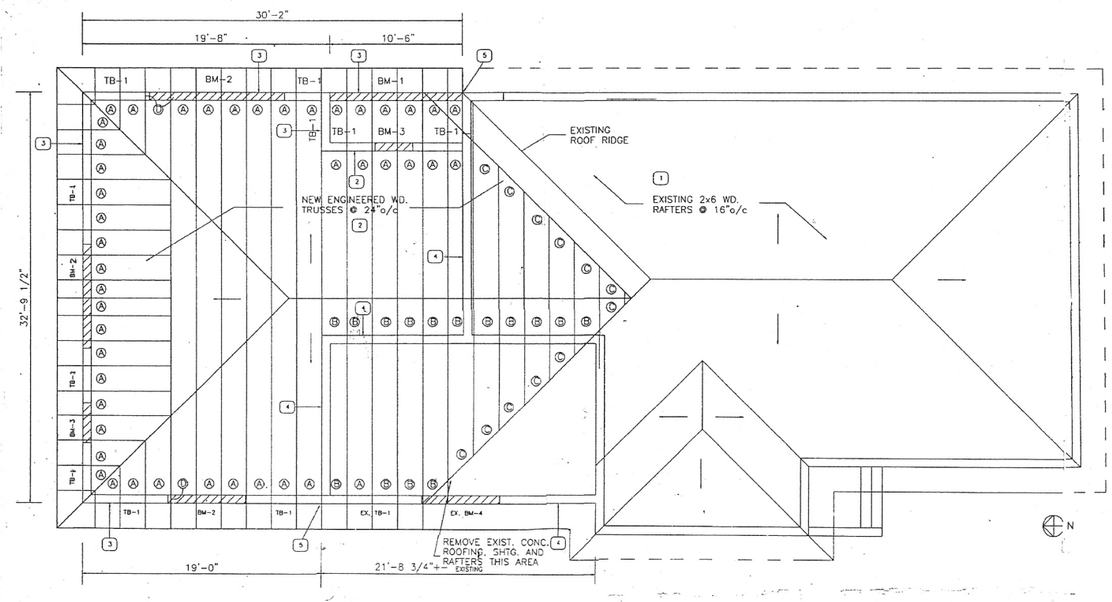
STRUCTURAL LUMBER

ALL LUMBER SHALL BE CLEARLY INDICATED APPROVED SPECIES WITH A MINIMUM OF Fb=1200PSI NO LESS THAN #2 GRD. S.Y.P.



WOOD FLOOR DETAIL

SCALE ¼"= 1'=0" SCALE 1"= 1'-0"



ROOF PLAN

SCALE ¼"= 1'-0".

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NATIONAL PRINTRAST NO. 186A - 24x36