

ATTACHMENT II
Amendment Package

**CITY OF HOLLYWOOD, FLORIDA
INTER-OFFICE MEMORANDUM
DEPARTMENT OF DEVELOPMENT SERVICES
PLANNING AND URBAN DESIGN DIVISION**

DATE: September 6, 2018

FILE NO.: P-18-11

TO: Planning and Development Board

VIA: Leslie A. Del Monte, Planning Manager

FROM: Alexandra Carcamo, Principal Planner

SUBJECT: Amendment to a previously approved Design (Parkside Place).

EXPLANATION:

In November of 2015, the Applicant received approval for Variances, Design, and Site Plan for a six-unit residential development located at 1813 Madison Street, known as Parkside Place.

Since, the Applicant has submitted for all appropriate permits and began construction. During construction, the Applicant realized as approved with glass railings, there were portions of balconies which were underutilized; and that maintenance and cleaning was challenging. As such, the solution is to extend the railings to the edge of the concrete slab and to change the material from glass to aluminum railings.

This requires an amendment to the approved Design.

ATTACHMENTS:

Attachment I: Amendment Package

Attachment II: Previous Planning and Development Board Package and Backup

RECEIVED

PLANNING DIVISION

JUL 26 2018



File No. (internal use only): _____

CITY OF HOLLYWOOD
OFFICE OF PLANNING

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: 7/26/18

Location Address: 1813 Madison St

Lot(s): 11, 12, 10 E 1/2 Block(s): 36 Subdivision: _____

Folio Number(s): 514215 017090

Zoning Classification: _____ Land Use Classification: RAC

Existing Property Use: Six Residential Sq Ft/Number of Units: 12,000 / 6

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: Change of Railings From Glass to Aluminum.

Number of units/rooms: 6 Sq Ft: 1,850 / es

Value of Improvement: 30 K (rails) Estimated Date of Completion: Done

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

Name of Current Property Owner: Lloyd Quintana / Los Villers LLC

Address of Property Owner: 17601 SW 87 ave Palmetto Bg, FL 33157

Telephone: 786 413 4951 Fax: _____ Email Address: quintanallloyd@gmail.com

Name of Consultant/Representative/Tenant (circle one): _____

Address: _____ Telephone: _____

Fax: _____ Email Address: _____

Date of Purchase: 2014 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: _____

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: Lloyd Quintana Date: 7/26/18

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 _____ to my property, which is hereby made by me or I am hereby authorizing _____ 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 _____ day of _____

Signature of Current Owner

Notary Public
State of Florida

Print Name

My Commission Expires: _____ (Check One) ☐ Personally known to me; OR ☐ Produced Identification _____

Hernando A. Carrillo, PA
Architects & Urbanists
175 SW 7th St., Suite 2201-24
Miami, FL 33130
Ph: 305 858-3934
www.hacarchitects.com

JULY 20, 2018

DESIGN REVIEW CRITERIA:

PROJECT NAME: PARKSIDE PLACE
1813 MADISON STREET

This writing shall constitute the Architect's Design Review Criteria Statements as follows:

1. ARCHITECTURAL AND DESIGN COMPONENTS – Revised

The design concept for the proposed project is contemporary/new urbanism. The building's facade is a minimalist design approach with cantilevered balconies and projecting parapet walls which invite natural lighting. The first level consists of covered parking areas and units with a den and a full bathroom. The second level of each unit consists of an open space for social interaction (living, dining and kitchen room) and the third level has two bedrooms with individual access to a private rooftop terrace/garden.

Access to the site is safe and pedestrian friendly and the building is setback from the property line enough to create ample green areas. The materials proposed are stuccoes concrete with glass and metal railings.

Revisions to Original Design Criteria Item 1:

The glass balcony railings originally proposed for the 2nd and 3rd floor was changed to aluminum picket railings. Aluminum railings are consistent with the architectural style of nearby properties and will also alleviate the construction budget.

Metal fences were installed on both sides of the property and on the back alley on the ground floor.

2. COMPATIBILITY – Remains the same as original Design Criteria proposed

The proposed project is in line with the existing neighborhood scale. Our goal is not only to maintain the pedestrian atmosphere between existing buildings and new ones but to also enhance the design aesthetics for the neighborhood.

Hernando A. Carrillo, PA

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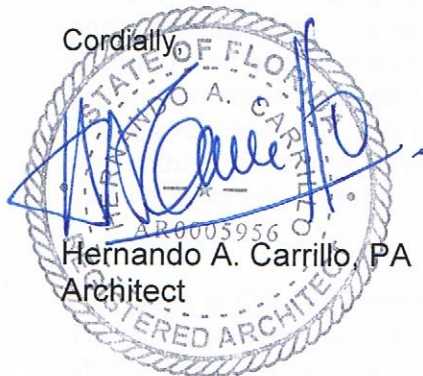
3. SCALE/MASSING – Remains the same as original Design Criteria proposed

The proposed project is a three story building with 20 town-homes that will fit in comfortably within the existing area. More important, the architectural style offers clean lines, simple volumes and a modern interpretation of the neighborhood.

4. LANDSCAPING – Remains the same as original Design Criteria proposed

We have worked closely with the City's landscape architect to develop a design proposal that meets the City's standards. The design will enhance and improve the ambiance of the site through the use of native palms and trees for shade, creating a warm atmosphere. The landscape will not only beautify the exterior of the building but it will also be used as a visual screen for the parking areas, driveways and the adjacent neighbors.

Cordially,



The seal is circular with a rope-like border. The text inside the seal reads "STATE OF FLORIDA" at the top, "HERNANDO A. CARRILLO" in the center, and "REGISTERED ARCHITECT" at the bottom. A registration number "AR0005956" is visible near the bottom center.

Hernando A. Carrillo, PA
Architect

PARKSIDE PLACE

6 TOWN-HOUSES
PROPERTY ADDRESS:
1813 Madison Street
Hollywood Fl. 33020



EXISTING APPROVED ELEVATION
WITH GLASS ALUMINUM RAILING
2nd AND 3rd FLOOR AND TREX
FENCE GROUND FLOOR

PROPOSAL JOB:
CHANGE THE GLASS RAILING IN SECOND FLOOR AND THIRD
FLOOR FOR METAL ALUMINUM RAILING, AND CHANGE TREX
FENCE (composite wood) FOR METAL ALUMINUM FENCE
ONLY ON THE ALLY AND THE PROPERTY SIDES

PROPOSED NEW ELEVATION
WITH METAL ALUMINUM RAILING
2nd AND 3th FLOOR AND NEW
METAL FENCE GROUND FLOOR
ONLY IN THE ALLEY AND THE
PROPERTY SIDES



ECONOMIC ROUNDTABLE # 1
07 / 24 / 2014
ECONOMIC ROUNDTABLE # 2
10 / 09 / 2014
PRELIMINARY TAC
04 / 20 / 2015
FINAL TAC
09 / 08 / 2015
PDB
11 / 12 / 2015
REVISION
7 / 10 / 2018

REVISIONS

ECONOMIC ROUNDTABLE # 1	07 / 24 / 2014
ECONOMIC ROUNDTABLE # 2	10 / 09 / 2014
PRELIMINARY TAC	04 / 20 / 2015
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REVISION	7 / 10 / 2018

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These drawings are not to be used for construction without the approval of the architect. The architect is not responsible for any errors or omissions in these drawings. The architect is not responsible for any errors or omissions in these drawings. The architect is not responsible for any errors or omissions in these drawings.

JOB:

PARKSIDE PLACE

PROPERTY ADDRESS: 1813 Madison Street
Hollywood Fl. 33020

OWNER: LAS VILLAS JDL LLC.

ADDRESS: 786 413 4951

PHONE # :

DESIGN: JAVIER R. MARIN
Architect: Int'l Assoc. AIA
KAREN RODRIGUEZ
P.S.A.

175 S.W. 7th St. Suite 2201-25 Latitude One
MIAMI, FL 33130
PHONE : (786) 564 4311
www.jermy-design.com

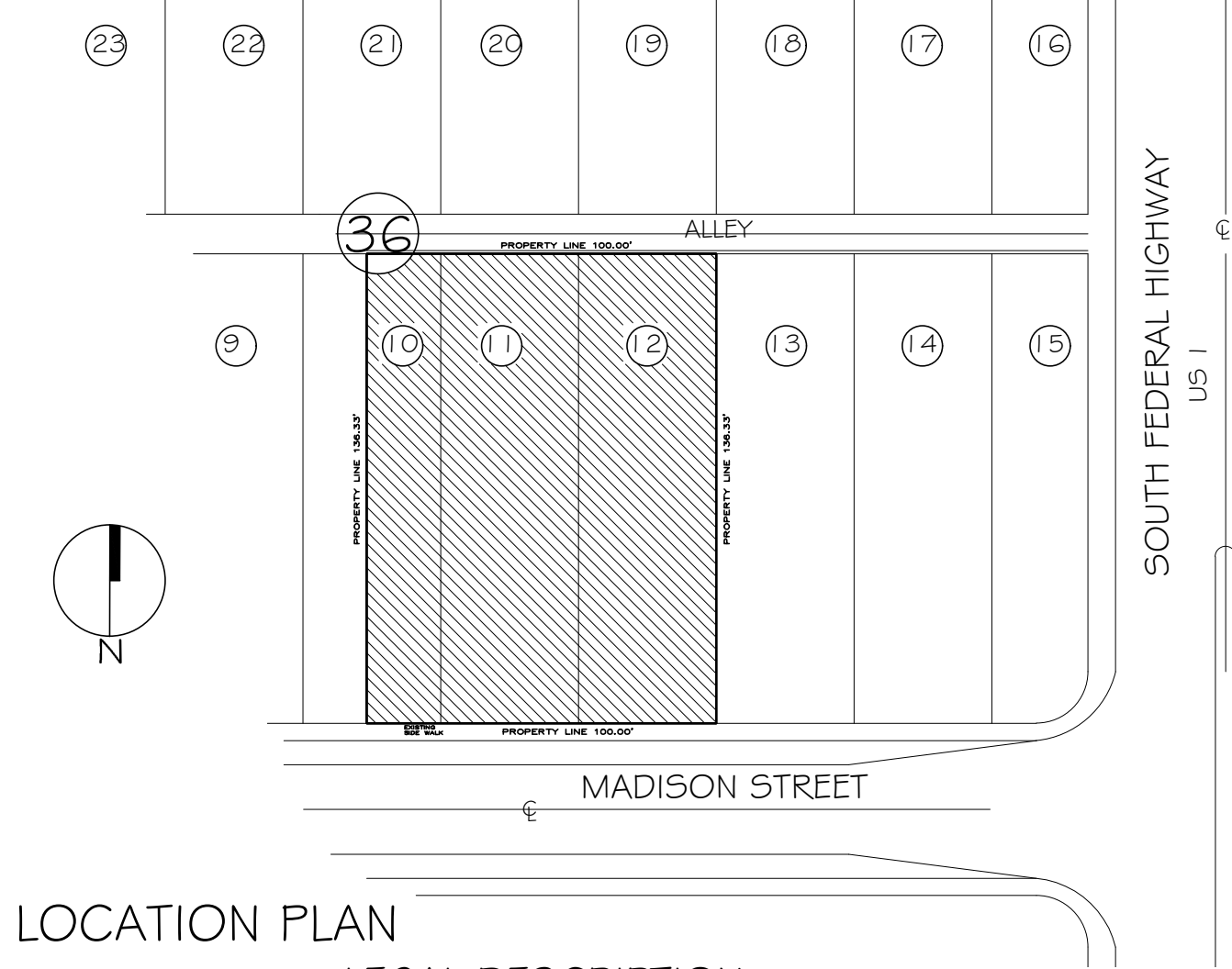
HERNANDO A. CARRILLO P.A.
FLORIDA REG.
AR: 00059556
AIA

SCALE
AS NOTED

SHEET

A-O

OF 7 SHEET



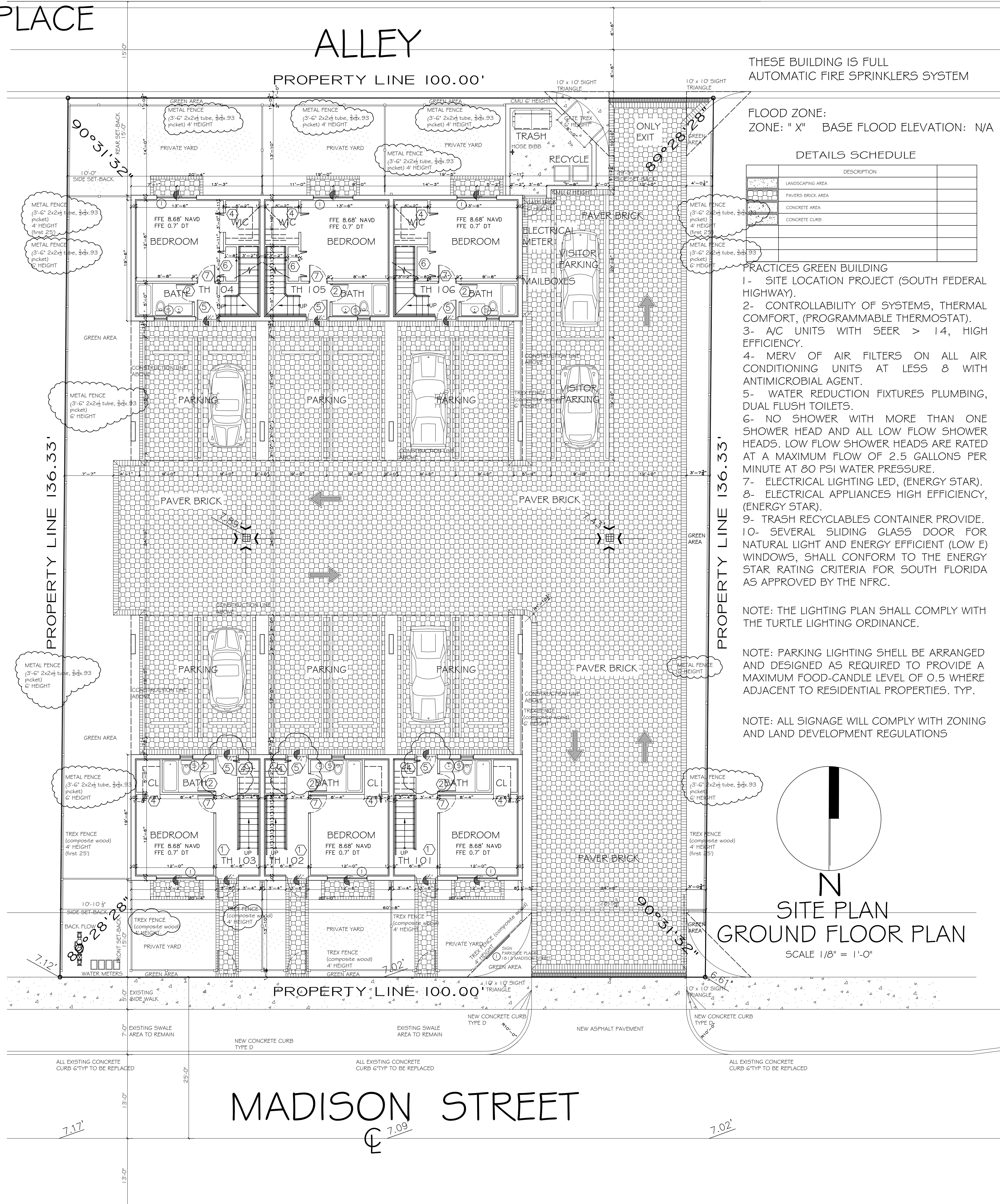
LOCATION PLAN

LEGAL DESCRIPTION:
THE EAST 1/2 OF LOT 10, AND ALL OF LOTS 11 AND 12,
BLOCK 36 OF TOWN OF HOLLYWOOD, ACCORDING TO THE
PLAT THEREOF, AS RECORDED IN PLAT BOOK 1, PAGE 21,
OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA.

JOB DESCRIPTION: 6 TOWN-HOUSES, CONDO		
PROPERTY ADDRESS: 1813 Madison Street Hollywood Fl. 33020	FOLIO NUMBER: 5142-1501-7090	
EXISTING ZONE MAIN PERMITTED USES: RESIDENTIAL (18) LAND USE	RMCRA 18 RAC ZONE	
ZONING CALCULATIONS:		
NET LOT AREA	.31 AC.	13,633 SQ FT
GROSS LOT AREA	.38 AC.	16,883 SQ FT
BUILDING FOOTPRINT	.36% SITE	4,988 SQ FT
PAVER AREA	.31% SITE	4,147 SQ FT
LANDSCAPING AREA	.33% SITE	4,498 SQ FT*
SETBACKS	REQUIRED	PROVIDED
FRONT MADISON STREET	25'-0"	15'-0" *
REAR ALLEY, 1 STORY BUILDING 20' 2 STORY BUILDING OR HIGHER 15% OF THE LOT DEEP, MIN 20' 15% OF 136.33=	20'-5 1/4"	15'-0" *
SIDE, BUILDING > 30 FT IN HEIGHT EVERY REQUIRED YARD REQUIRES AT LEAST AT 20 FT. SETBACK.		
SIDE WEST	20'-0"	10'-0" *
SIDE EAST	20'-0"	29'-4"
BUILDING HEIGHT	REQUIRED	PROVIDED
MAX.	3 Stories (35 FT)	3 Stories (32 FT)
TOTAL NUMBER OF UNITS	ALLOWED	PROVIDED
NUMBER OF UNITS 18 Du/Acre max. 16,883 / 43,560 x 18 = 6.97 units FAR	6.9 11,112 SF / 13,633 SF = 0.81	6.0
PARKING	REQUIRED	PROVIDED
TOWN HOUSES min. 2 Un. @ Each	12 SPACES	12 SPACES
VISITORS	1.5	2 SPACES
HANDICAP	NA	
UNIT SIZE	MINIMUM	PROVIDED
TOWN HOUSES	1,200 SF	1,852 SF
6 TOWN-HOUSES		
AIR-CONDITIONED	1852 SF x 6 =	11,112 SF
ROOF TERRACE	674 SF x 6 =	4,044 SF
BALCONIES	159 SF x 6 =	954 SF
VARIANCE	REQUIRED	PROPOSED
* FRONT SET-BACK PER VARIANCE	25'-0"	15'-0"
* REAR SET-BACK PER VARIANCE	20'-5 1/4"	15'-0"
* SIDE WEST	20'-0"	10'-0"
* BALCONY ENCROACHMENT	19'-0"	12'-0"
* PERVIOUS AREA	40%	33%

PARKSIDE PLACE

ALLEY



THESE BUILDING IS FULL
AUTOMATIC FIRE SPRINKLERS SYSTEM

FLOOD ZONE:
ZONE: "X" BASE FLOOD ELEVATION: N/A

DETAILS SCHEDULE

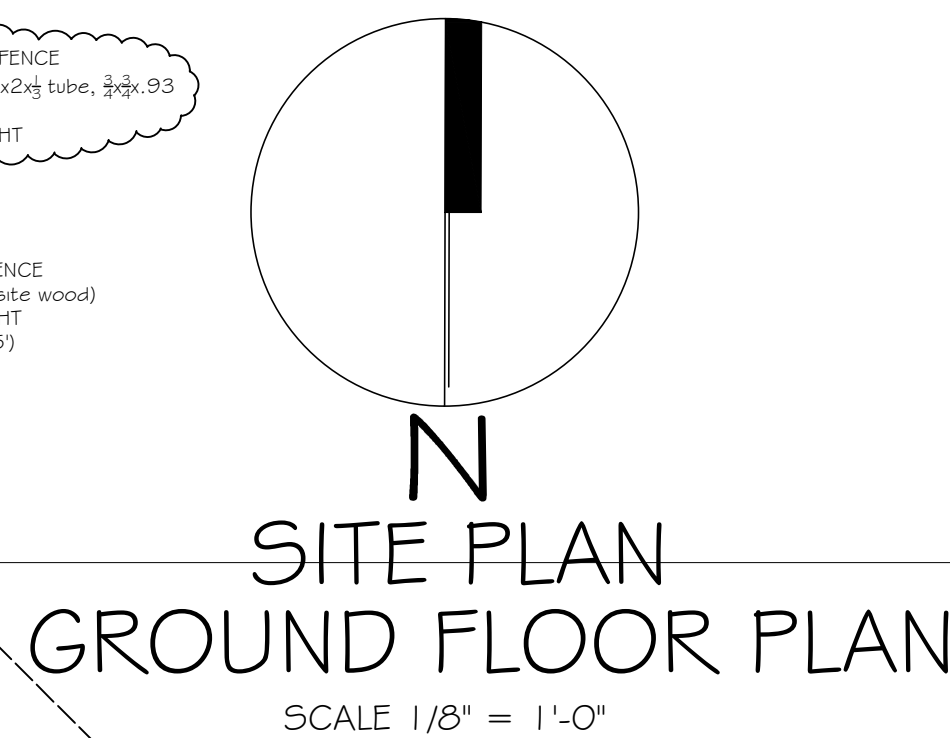
	DESCRIPTION
LANDSCAPING AREA	
PAVERED DRIVE AREA	
CONCRETE AREA	
CONCRETE CURB	

- PRACTICES GREEN BUILDING
- 1- SITE LOCATION PROJECT (SOUTH FEDERAL HIGHWAY).
 - 2- CONTROLLABILITY OF SYSTEMS, THERMAL COMFORT, (PROGRAMMABLE THERMOSTAT).
 - 3- A/C UNITS WITH SEER > 14, HIGH EFFICIENCY.
 - 4- MERV OF AIR FILTERS ON ALL AIR CONDITIONING UNITS AT LESS 8 WITH ANTIMICROBIAL AGENT.
 - 5- WATER REDUCTION FIXTURES PLUMBING, DUAL FLUSH TOILETS.
 - 6- NO SHOWER WITH MORE THAN ONE SHOWER HEAD AND ALL LOW FLOW SHOWER HEADS. LOW FLOW SHOWER HEADS ARE RATED AT A MAXIMUM FLOW OF 2.5 GALLONS PER MINUTE AT 80 PSI WATER PRESSURE.
 - 7- ELECTRICAL LIGHTING LED, (ENERGY STAR).
 - 8- ELECTRICAL APPLIANCES HIGH EFFICIENCY, (ENERGY STAR).
 - 9- TRASH RECYCLABLES CONTAINER PROVIDE.
 - 10- SEVERAL SLIDING GLASS DOOR FOR NATURAL LIGHT AND ENERGY EFFICIENT (LOW E) WINDOWS, SHALL CONFORM TO THE ENERGY STAR RATING CRITERIA FOR SOUTH FLORIDA AS APPROVED BY THE NFRC.

NOTE: THE LIGHTING PLAN SHALL COMPLY WITH THE TURTLE LIGHTING ORDINANCE.

NOTE: PARKING LIGHTING SHELL BE ARRANGED AND DESIGNED AS REQUIRED TO PROVIDE A MAXIMUM FOOT-CANDLE LEVEL OF 0.5 WHERE ADJACENT TO RESIDENTIAL PROPERTIES. TYP.

NOTE: ALL SIGNAGE WILL COMPLY WITH ZONING AND LAND DEVELOPMENT REGULATIONS



MADISON STREET

REVISIONS
1. 07/24/2014
ECONOMIC EQUIPMENTABLE # 2
PRELIMINARY TAC
09/15/2015
09/15/2015
09/15/2015
09/15/2015

DESIGN
JAVIER R. MARIN
Architect Int'l. Assoc. AIA
KAREN RODRIGUEZ
B.S.A.
175 S.W. 7th St., Suite 2201-25
MIAMI, FL 33130
PHONE: (786) 564 4311
www.jenny-design.com

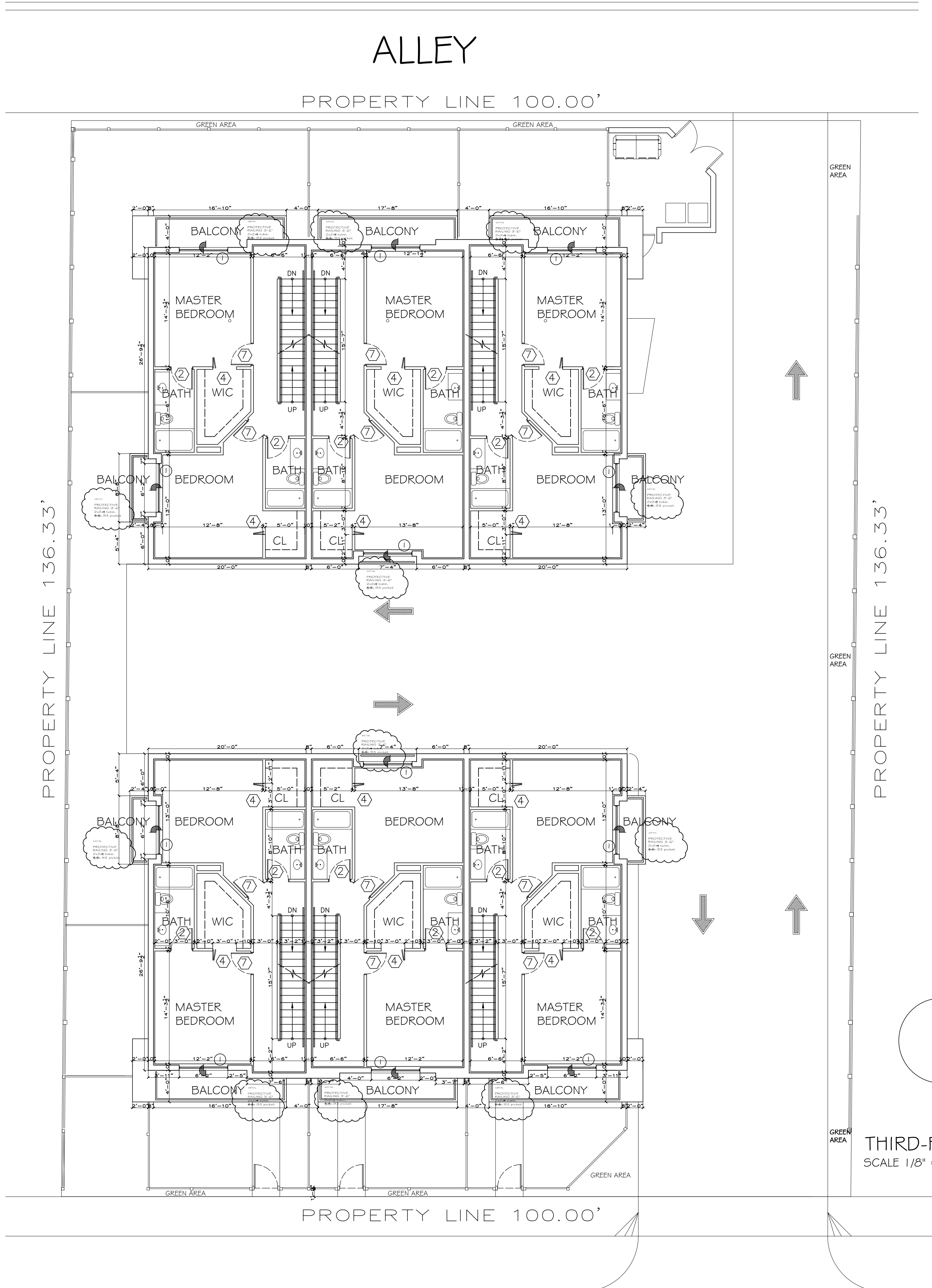
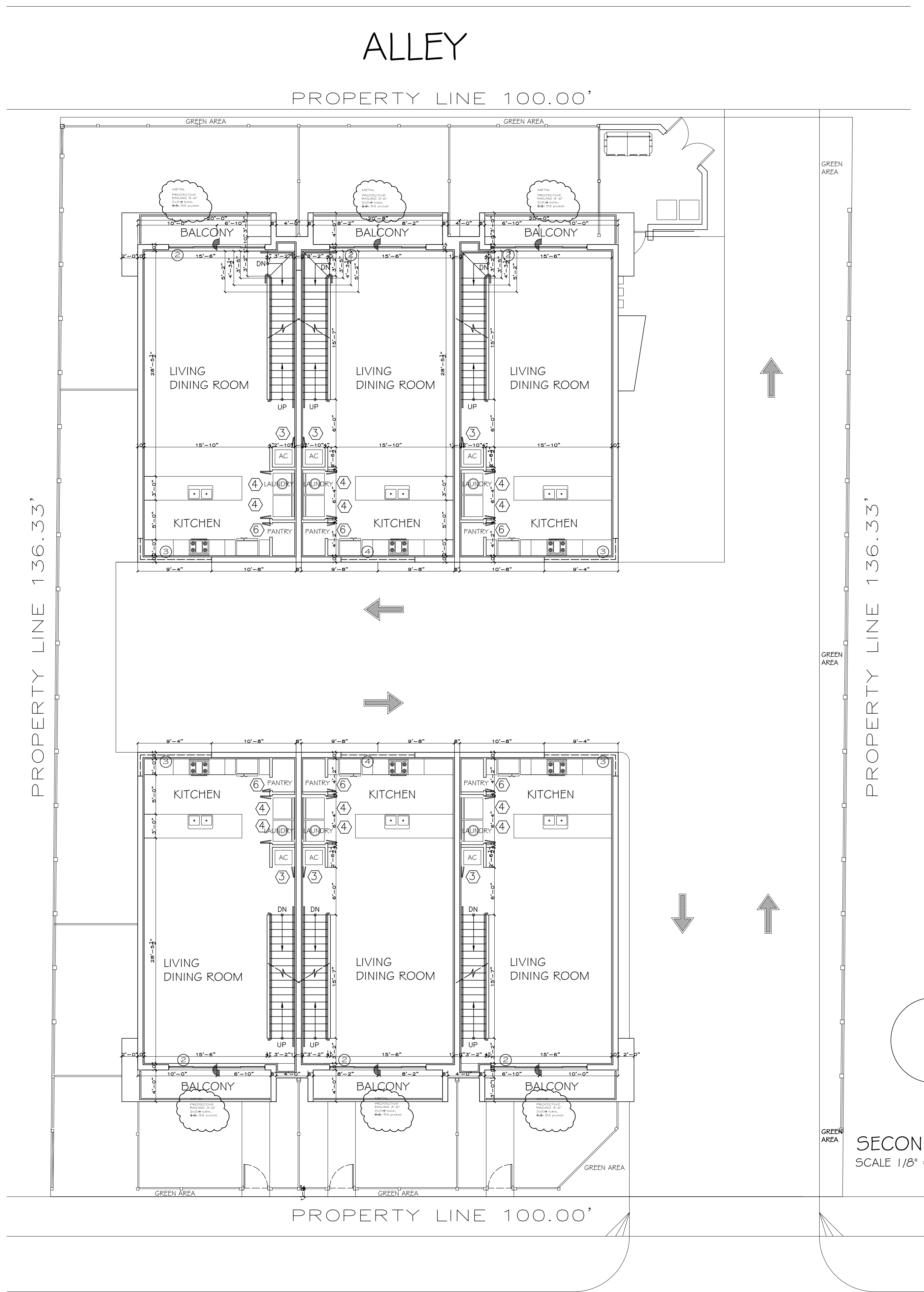
SCALE
AS NOTED

SHEET
A-2
OF 7 SHEET

SHEET
A2
OF 7 SHEET

JOB:
PARKSIDE PLACE
PROPERTY ADD.: 1813 Madison Street
Hollywood FL 33020
OWNER:
LA5 VILLAS JDL LLC.
ADDRESS:
786 413 4951
PHONE # :
AIA

FLORIDA REG.
AR: 0005956
AIA



REVISIONS

ECONOMIC ROADTABLE # 1	07/12/2014
ECONOMIC ROADTABLE # 2	10/15/2015
PRELIMINARY IAC	04/28/2015
CONTRACT	05/12/2015
REVISION	11/12/2015
REVISION	11/17/2015
REVISION	11/17/2015

JOB:

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DESIGN

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HERNANDO A. CARRILLO P.A.

FLORIDA REG. NO. 0005956

AIA

SCALE

AS NOTED

SHEET

A-3

OF 7 SHEET

ALLEY

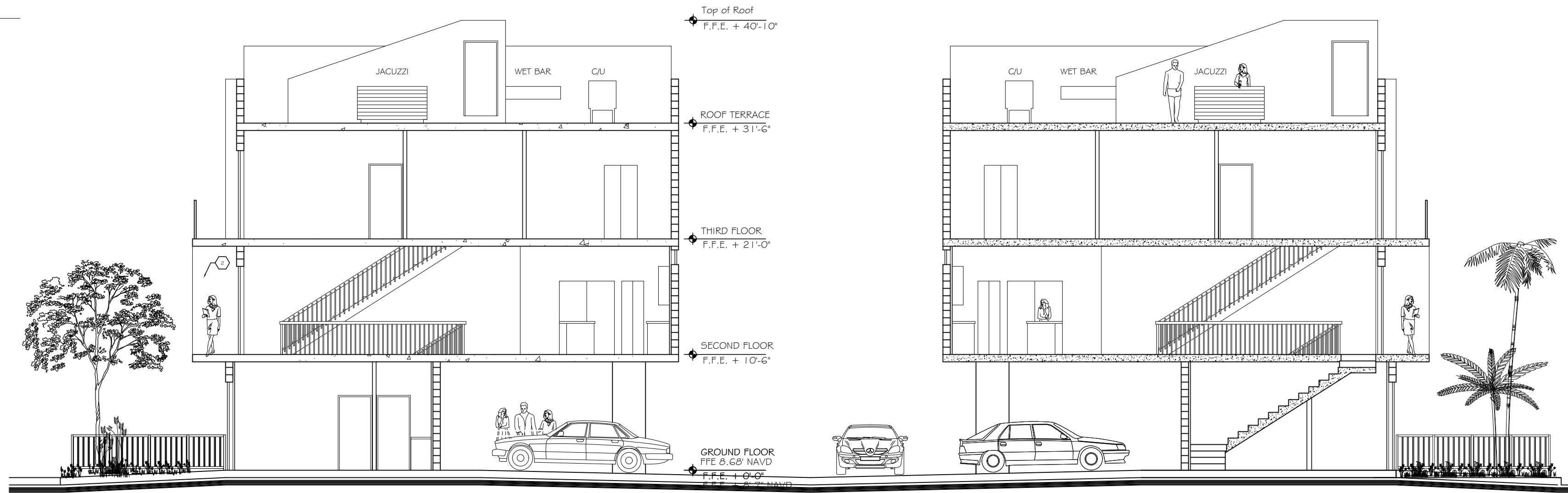
PROPERTY LINE 100.00'

PROPERTY LINE 136.33'

PROPERTY LINE 136.33'

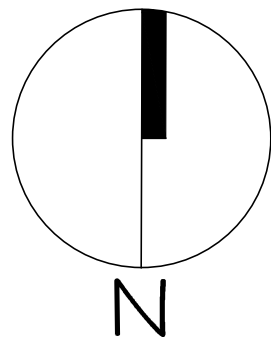
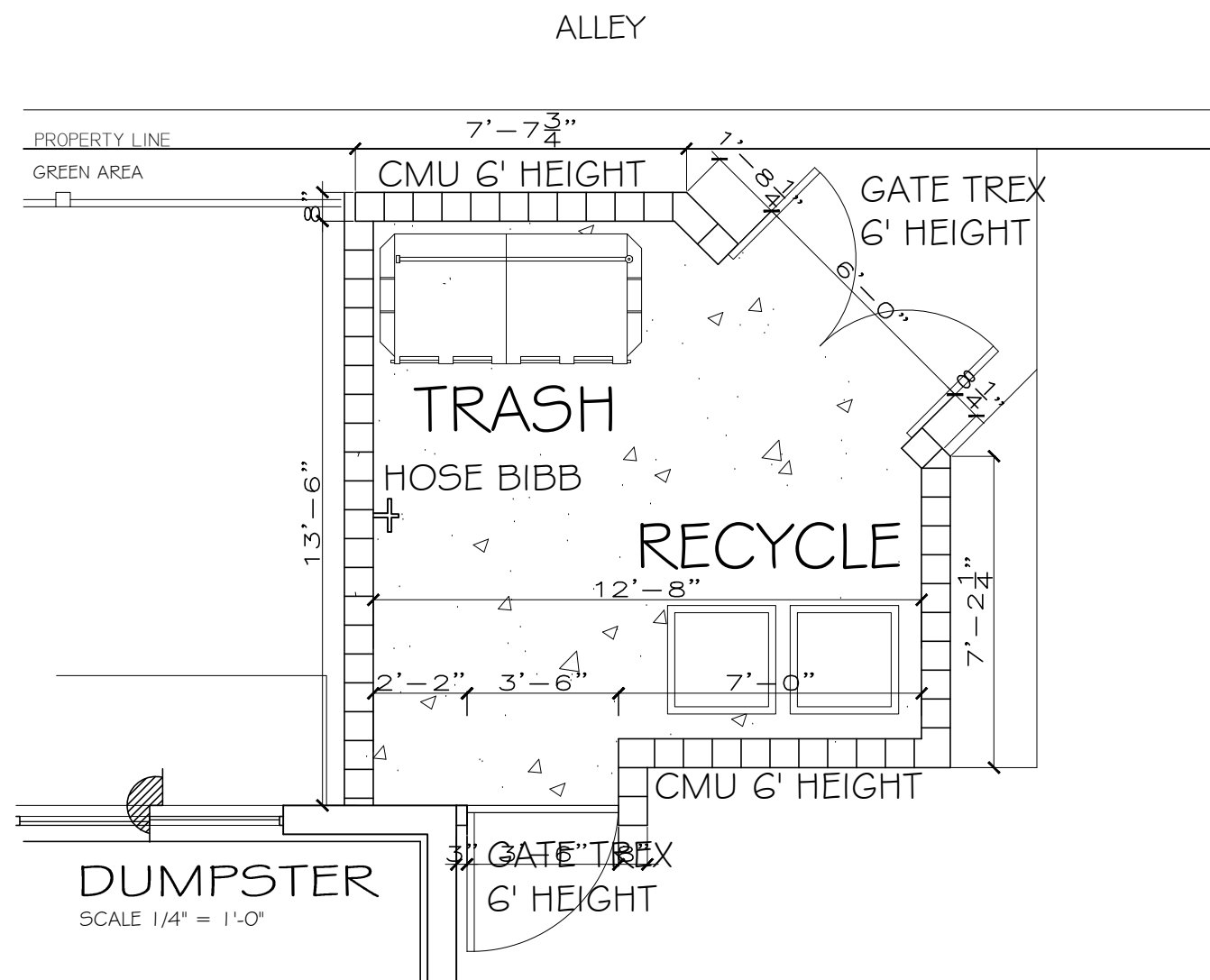
PROPERTY LINE 100.00'

MADISON STREET



SECTION A - A

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



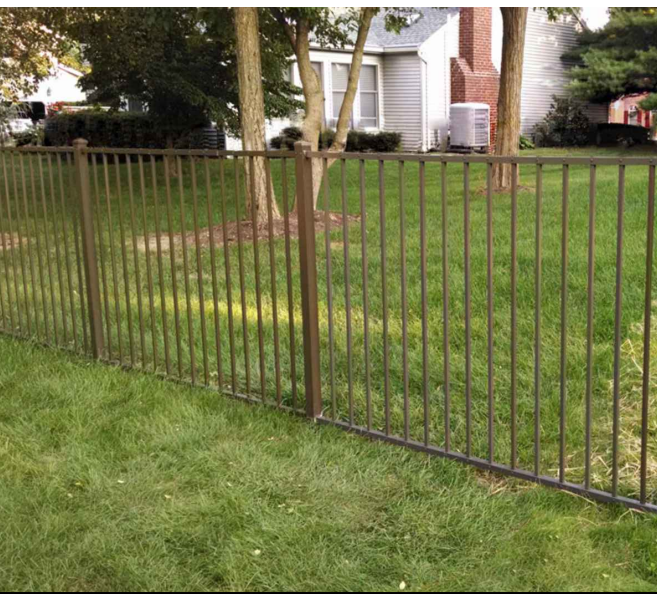
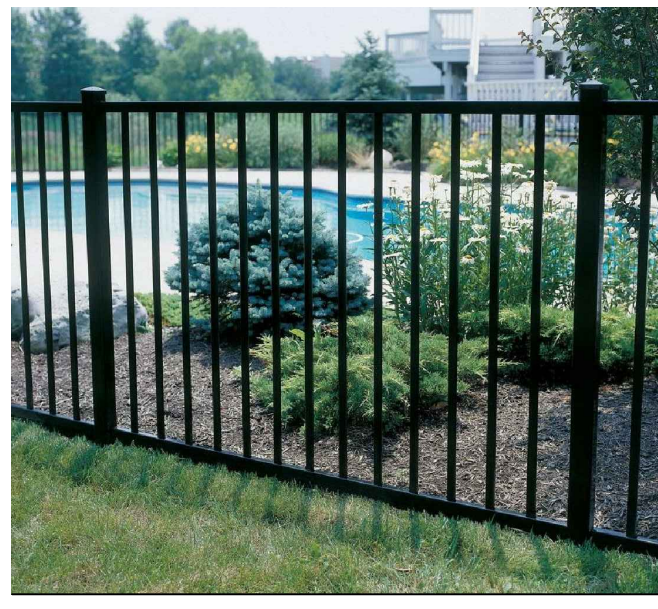
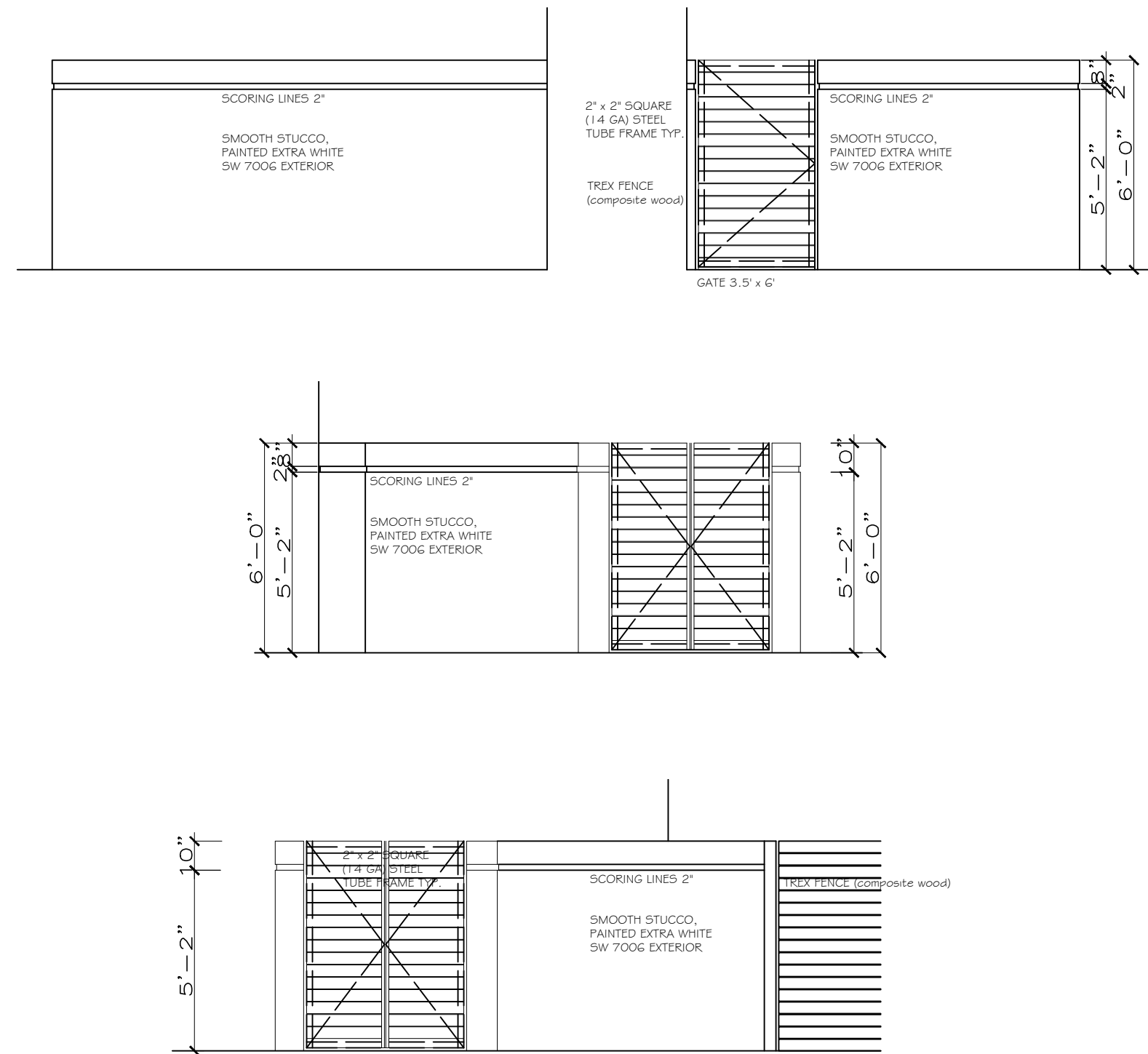
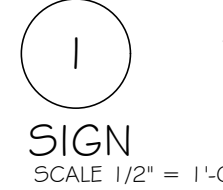
ROOF TERRACE
SCALE 1/8" = 1'-0"

COMPOSITE WOOD
BOOK ANTIQUA 6"
ARIAL TUR 3"



PAINTED POSITIVE RED
SW 6871 EXTERIOR

PAINTED EXTRA WHITE
SW 7006 EXTERIOR



REVISIONS

ECONOMIC COUNTABLE # 1

07/24/2014

TOOK OFF COUNTABLE # 2

08/12/2015

PRELIMINARY FAC

08/12/2015

FINAL FAC

08/12/2015

REVISION

7/10/2016

CONTRACTOR SHALL VERIFY ALL DIMENSIONS AT SITE BEFORE PROCEEDING WITH CONSTRUCTION. IF ANY DISCREPANCIES ARE FOUND, THE CONTRACTOR SHALL STOP WORK IMMEDIATELY AND NOTIFY THE ARCHITECT IN WRITING. THE ARCHITECT SHALL BE RESPONSIBLE FOR CORRECTING ANY DISCREPANCIES. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE APPROPRIATE AGENCIES. THE CONTRACTOR SHALL BE RESPONSIBLE FOR MAINTAINING ACCESS TO ALL ADJACENT PROPERTIES AT ALL TIMES. THE CONTRACTOR SHALL BE RESPONSIBLE FOR PROTECTING ALL EXISTING UTILITIES AND STRUCTURES. THE CONTRACTOR SHALL BE RESPONSIBLE FOR REMEDIATING ANY DAMAGE TO ADJACENT PROPERTIES. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE APPROPRIATE AGENCIES. THE CONTRACTOR SHALL BE RESPONSIBLE FOR MAINTAINING ACCESS TO ALL ADJACENT PROPERTIES AT ALL TIMES. THE CONTRACTOR SHALL BE RESPONSIBLE FOR PROTECTING ALL EXISTING UTILITIES AND STRUCTURES. THE CONTRACTOR SHALL BE RESPONSIBLE FOR REMEDIATING ANY DAMAGE TO ADJACENT PROPERTIES.

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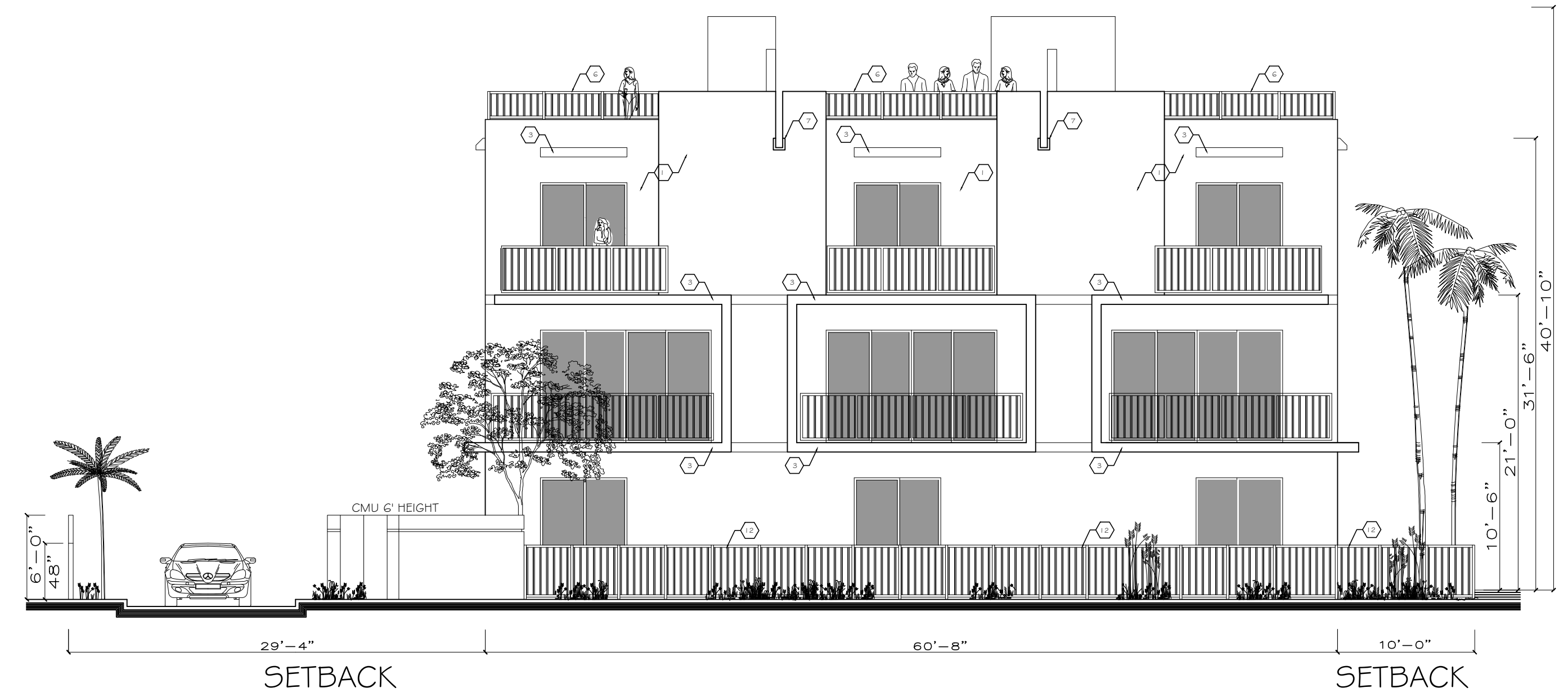
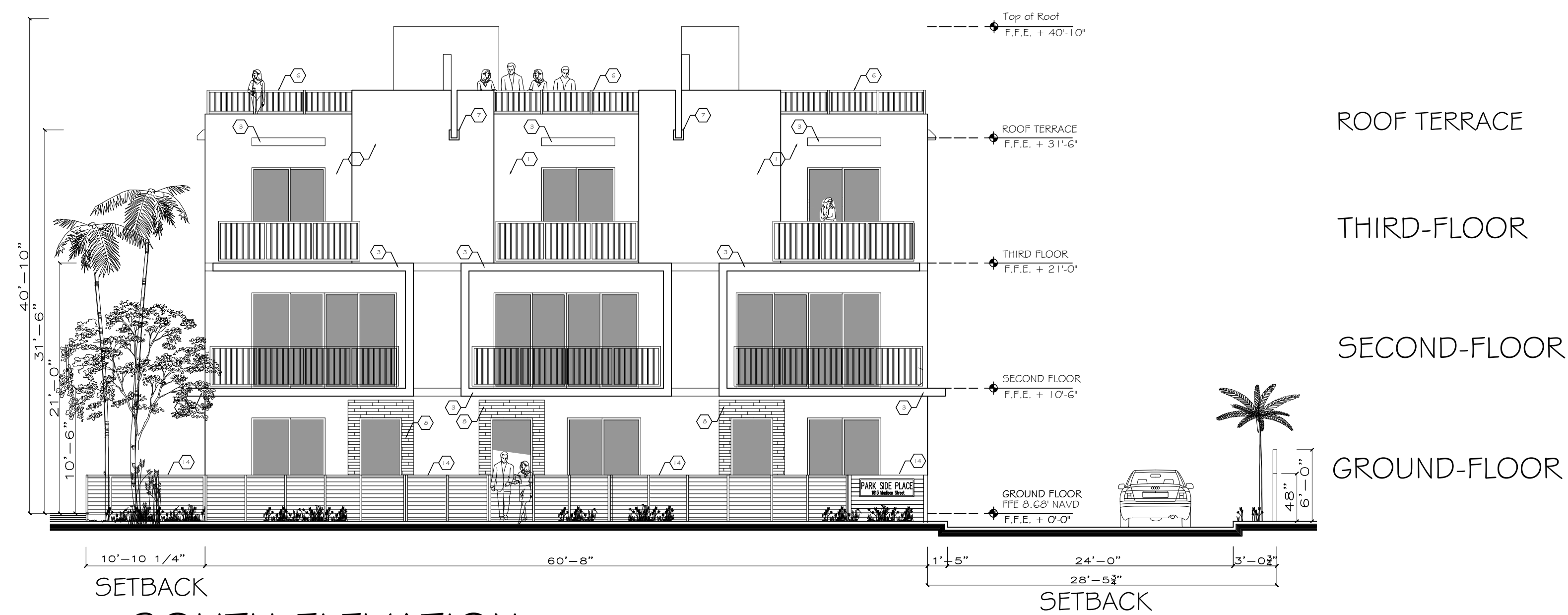
SCALE

A5 NOTED

SHEET

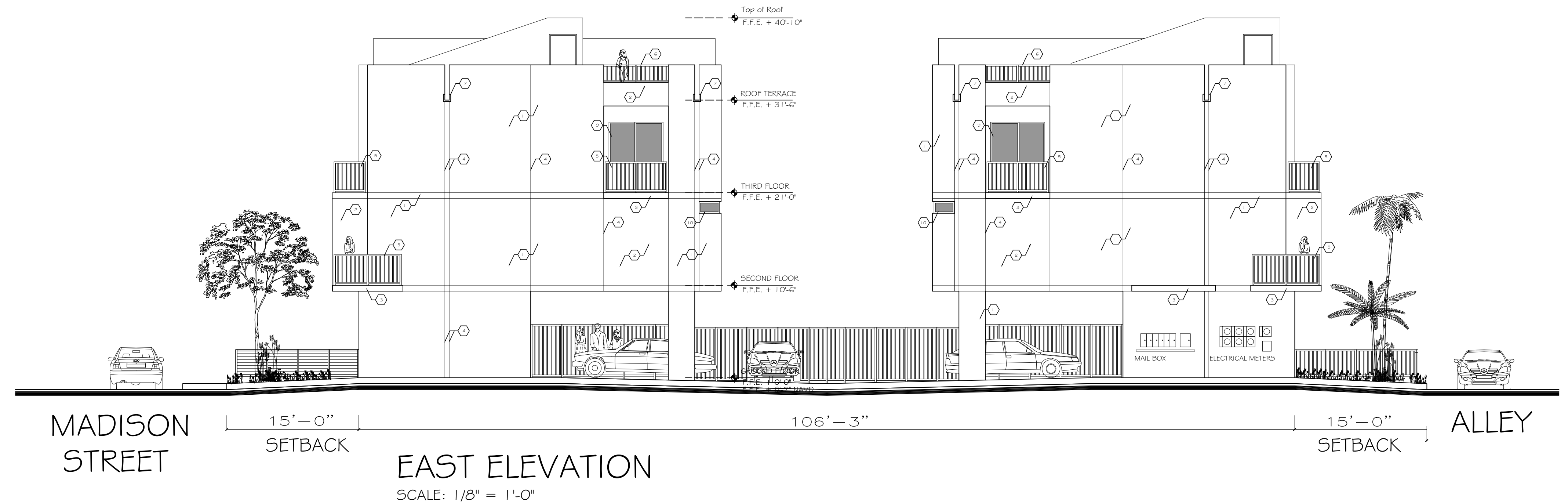
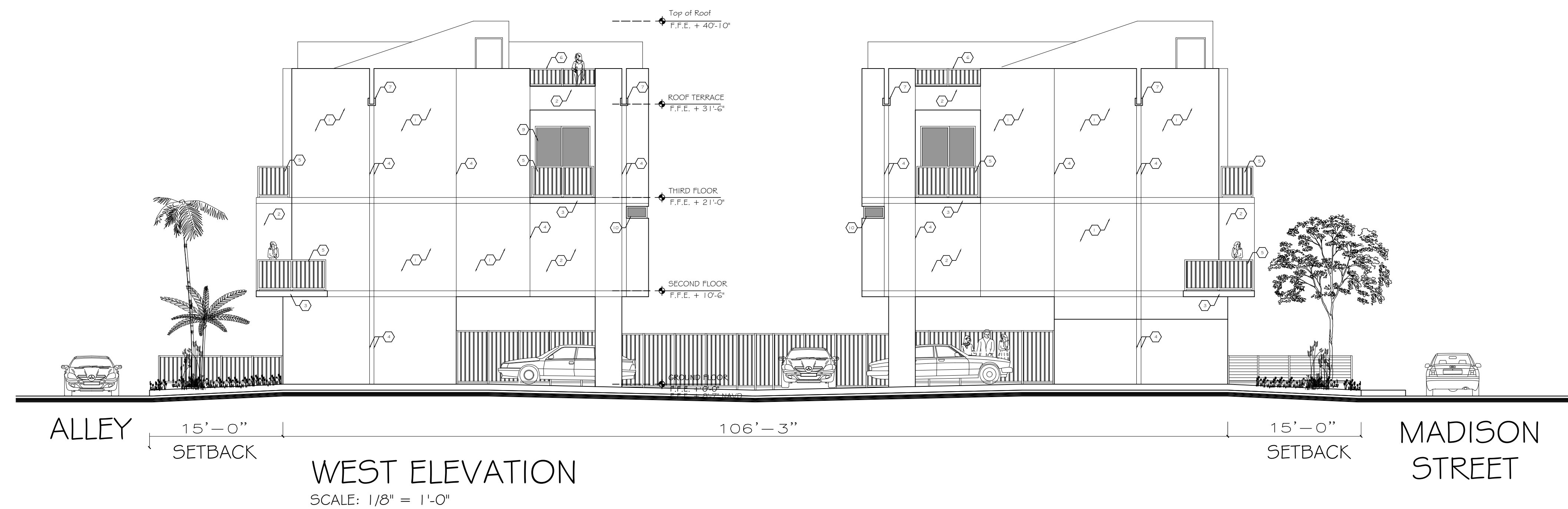
A-4

OF 7 SHEET



DETAILS SCHEDULE

MARK	DESCRIPTION	
1	SMOOTH STUCCO, PAINTED EXTRA WHITE SW 7006 EXTERIOR	
2	SMOOTH STUCCO, PAINTED POSITIVE RED SW 6871 EXTERIOR	
3	SMOOTH STUCCO, PAINTED GRAY SW 6254 EXTERIOR	
4	SCORING LINES 1"	
5	ALUMINUM PROTECTIVE RAILING	
6	2" Ø ALUMINUM PROTECTIVE RAILING A SPHERICAL OBJECT	
7	4" x 6" PRECAST CONC. OVERFLOW SCUPPER	
8	4" x 12" VENEERSTONE IMPERIAL STACK	
9	IMPACT SLIDING GLASS DOOR	
10	IMPACT FIXED WINDOWS	
11	IMPACT SINGLE HUNG WINDOWS	
12	METAL FENCE	
13	KNOX BOX FOR FIRE DEPARTMENT ACCESS	
14	TREX FENCE (composite wood)	

[illegible]

JOB:

PARKSIDE PLACE

PROPERTY ADD. : 1813 Madison Street
Hollywood Fl. 33020

OWNER: LAS VILLAS JDL LLC.

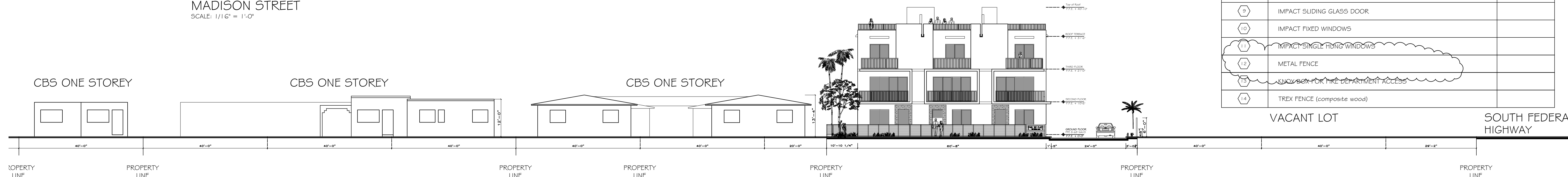
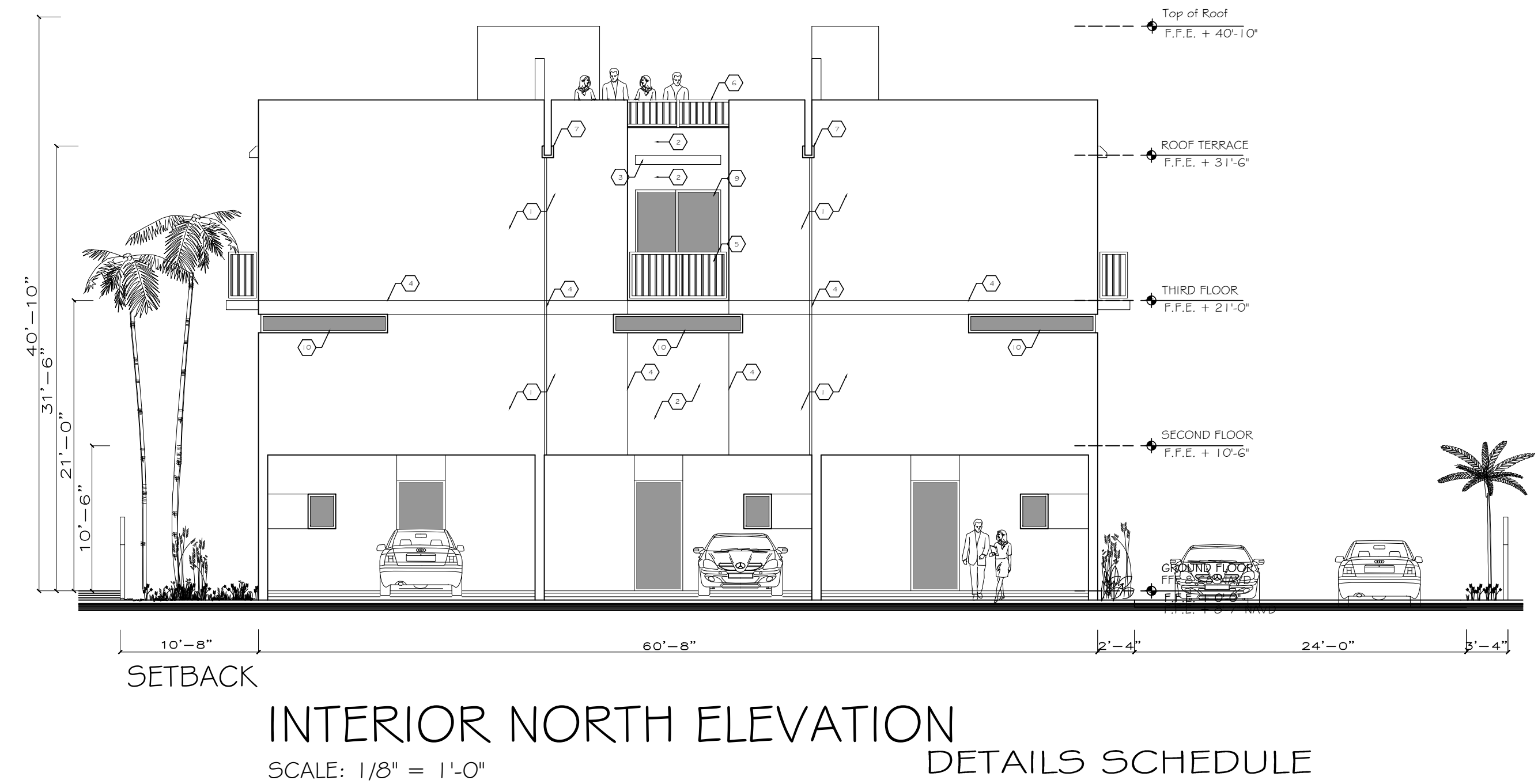
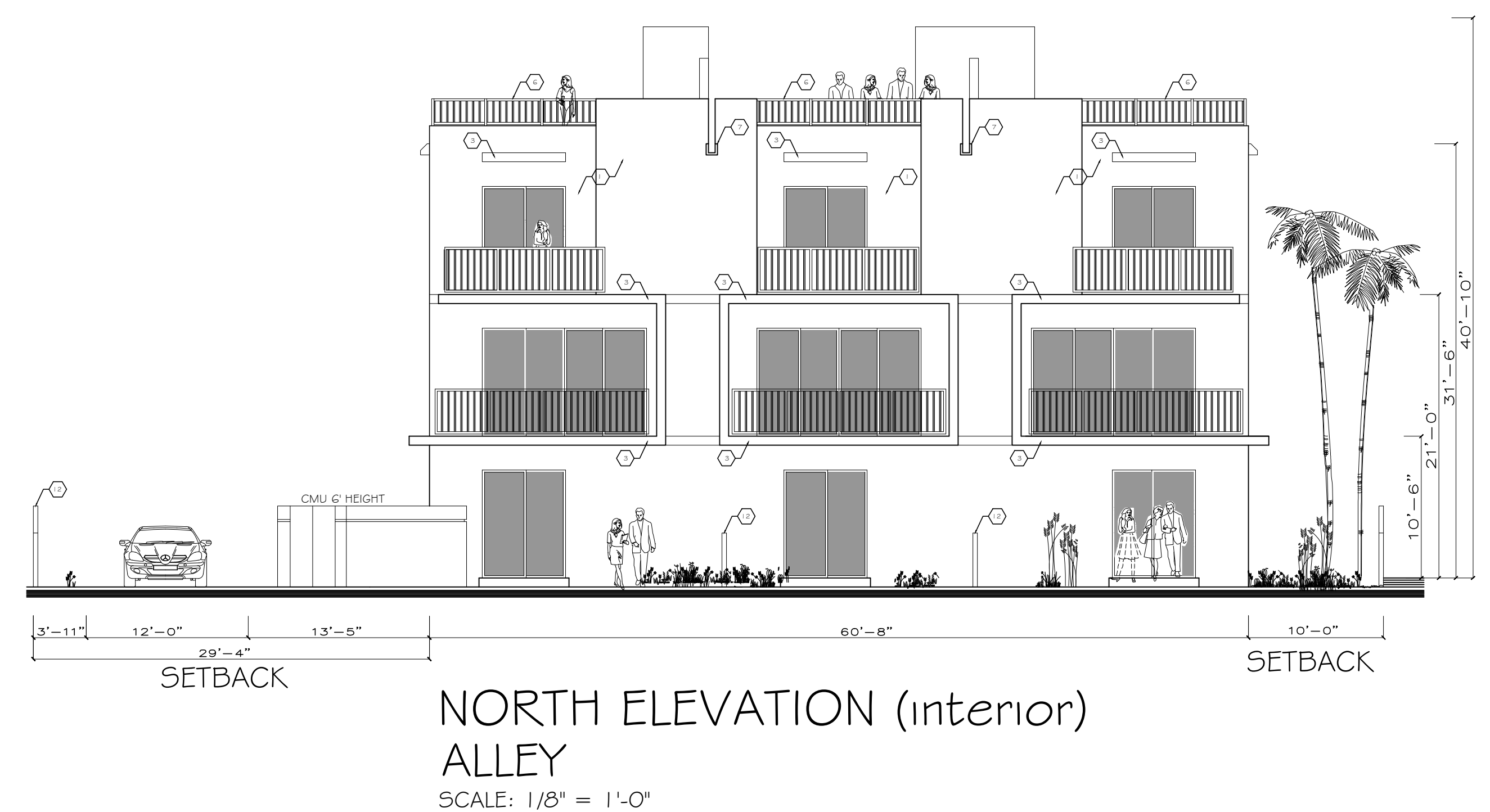
ADDRESS:

PHONE # : 786-413-4951

DESIGN JAVIER R. MARIN
Architect (Int'l. Assoc. AIA
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SCALE
AS NOTED

SHEET
A-5
OF 7 SHEET



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7	4" x 6" PRECAST CONC. OVERFLOW SCUPPER	
8	4" x 12" VENEERSTONE IMPERIAL STACK	
9	IMPACT SLIDING GLASS DOOR	
10	IMPACT FIXED WINDOWS	
11	IMPACT SINGLE FLMG WINDOWS	
12	METAL FENCE	
13	KNOW-SHOW FOR FIRE DEPARTMENT ACCESS	
14	TREX FENCE (composite wood)	

REVISED		ECONOMIC RENTABLE # 1	
SHEET		ECONOMIC RENTABLE # 2	
CONTRACTOR SHALL OBTAIN ALL NECESSARY PERMITS AT SITE BEFORE PROCEEDING WITH CONSTRUCTION. ALL WORK SHALL BE IN ACCORDANCE WITH ALL APPLICABLE SUBMITTAL STANDARDS AND REQUIREMENTS. ALL WORK SHALL BE IN ACCORDANCE WITH ALL APPLICABLE SUBMITTAL STANDARDS AND REQUIREMENTS. ALL WORK SHALL BE IN ACCORDANCE WITH ALL APPLICABLE SUBMITTAL STANDARDS AND REQUIREMENTS.		CONTRACTOR SHALL OBTAIN ALL NECESSARY PERMITS AT SITE BEFORE PROCEEDING WITH CONSTRUCTION. ALL WORK SHALL BE IN ACCORDANCE WITH ALL APPLICABLE SUBMITTAL STANDARDS AND REQUIREMENTS. ALL WORK SHALL BE IN ACCORDANCE WITH ALL APPLICABLE SUBMITTAL STANDARDS AND REQUIREMENTS. ALL WORK SHALL BE IN ACCORDANCE WITH ALL APPLICABLE SUBMITTAL STANDARDS AND REQUIREMENTS.	
PRELIMINARY TAC		PRELIMINARY TAC	
DATE 2/1/2015		DATE 2/1/2015	
OWNER		OWNER	
DATE 2/1/2015		DATE 2/1/2015	
PDR		PDR	
DATE 1/1/2/2015		DATE 1/1/2/2015	
PDR		PDR	
DATE 1/1/2/2015		DATE 1/1/2/2015	

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These drawings and reports furnished by the Applicant are the property of the Applicant and shall remain the property of the Applicant. No part of these drawings and reports shall be used for any purpose without the consent of the Applicant. The user hereby agrees to indemnify and hold the Applicant, its officers, directors, employees, agents, and representatives harmless from all claims, damages, and expenses, including reasonable attorneys' fees, that may be asserted against the Applicant by any third party as a result of the use of these drawings and reports.

JOB:	PARKSIDE PLACE
PROPERTY ADD. :	1813 Madison Street Hollywood FL, 33020
OWNER:	LAS VILLAS JDL LLC.
ADDRESS:	
PHONE # :	786 413 4951

DESIGN	JAVIER R. MARIN
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FLORIDA REG.	
AR: 000556	
AIA	

SCALE

AS NOTED

SHEET

A-6

OF 7 SHEET

DOORS & WINDOWS SCHEDULE

NOTE: EXTERIOR WINDOWS & WHIT PRODUCT APPROVAL

	MARK	①	②	③	④	⑤	①	②	③	④	⑤	⑥	⑦
DIMENSIONS	WIDTH	72"	144"	112"-36"	112"	24"	36"	34"	36"	36"	40.5"	24"	24"
	HGT.	96"	96"	16"	16"	30"	80"	80"	80"	80"	80"	80"	80"
	THK.	1 3/4"	1 3/4"	1 3/4"	1 3/4"	1 3/4"	1 3/8"	1 3/8"	1 3/8"	1 3/8"	1 3/8"	1 3/8"	1 3/8"
MATERIAL		ALUM. GLASS	ALUM. GLASS	ALUM. GLASS	ALUM. GLASS	ALUM. GLASS	SOLID GLASS	WOOD HC.	ALUM.	ALUM.	SOLID	ALUM.	WOOD HC.
FRAME		ALUM.	ALUM.	ALUM.	ALUM.	ALUM.	FIBERGLASS	WOOD	ALUM.	ALUM.	FIBERGLASS	ALUM.	WOOD
REMARKS		SLIDING GLASS-DOOR	SLIDING GLASS-DOOR	FIXED WINDOW	FIXED WINDOW	SINGLE HUNG WINDOW	EXTERIOR DOOR	SWING SOLID DOOR	LOUVERED BIFOLD A/C CLOSET	LOUVERED BIFOLD CLOSET	EXTERIOR DOOR	LOUVERED BIFOLD CLOSET	SWING DOOR BED ROOM
QUANTITY		18	6	4	2	2	3	18	6	33	12	12	18

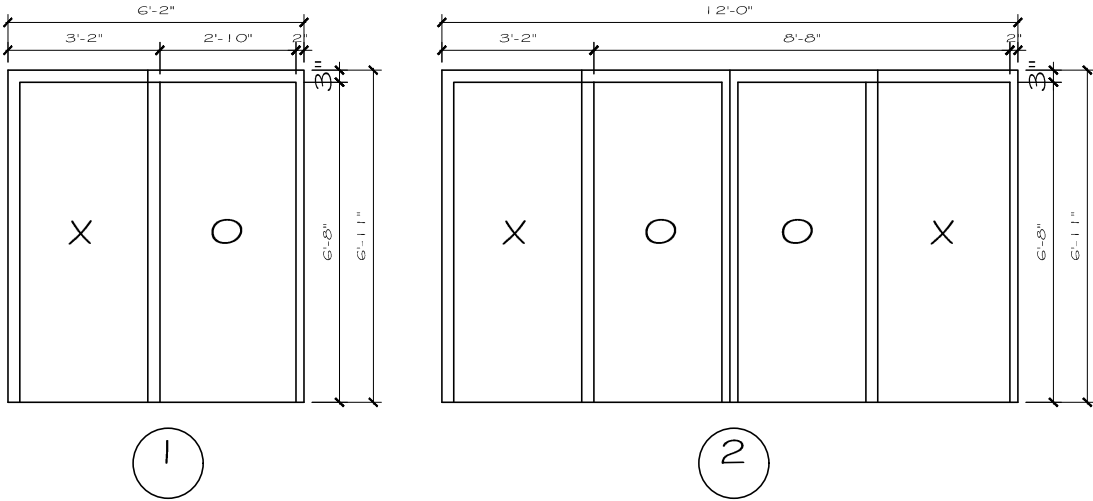
NOA 14-0923.09 FIXED WINDOWS
NOA 14-0923.10 SLIDING GLASS DOOR

NOTE: ESWINDOWS OR EQUAL

FL - 15210.4 ALL PLASTPRO, SERIES O. ①

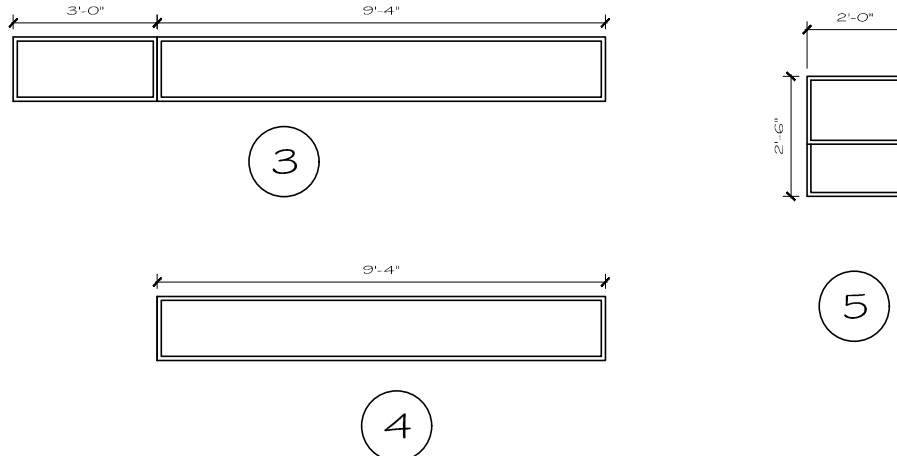
FL - 15210.4 ALL PLASTPRO, SERIES O. ⑤

NOTE: ALL PLASTPRO, SERIES O



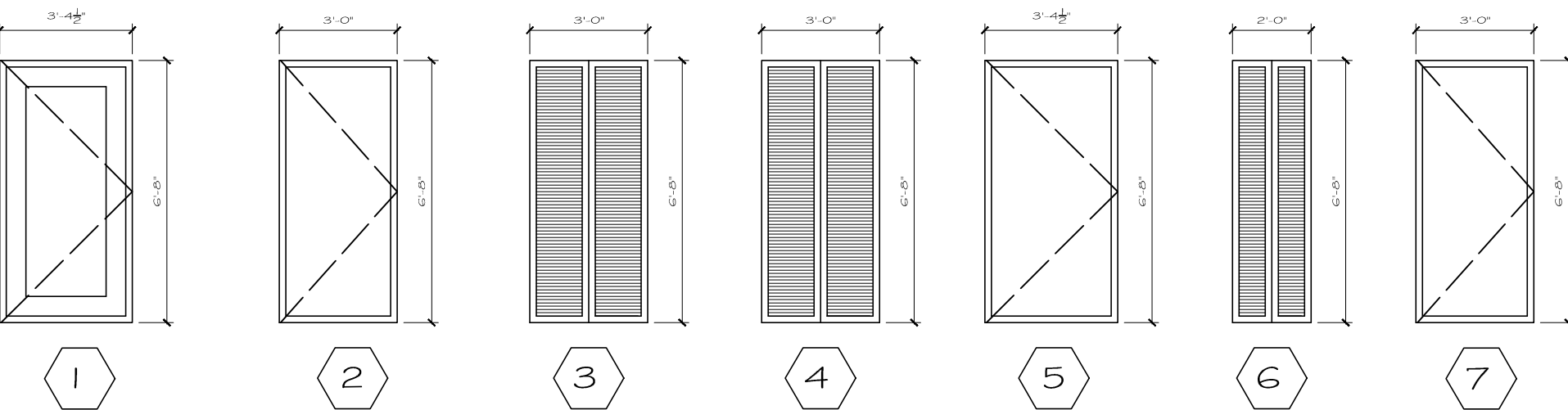
SG DOOR ELEVATIONS

SCALE 1/4" = 1'-0"



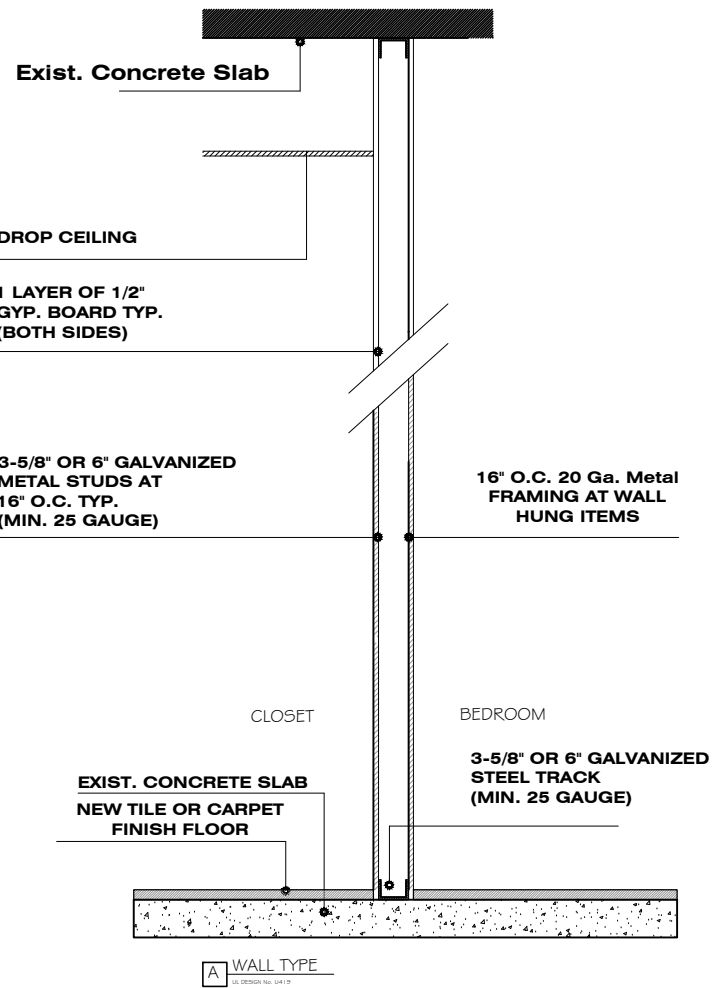
WINDOW ELEVATIONS

SCALE 1/4" = 1'-0"



DOOR ELEVATIONS

SCALE 1/4" = 1'-0"



TERMITE PEST CONTROL CERTIFICATE NOTE

WEATHER RESISTANT POSTING BOARD WILL BE PROVIDED TO RECEIVE DUPLICATE TREATMENT CERTIFICATES AS EACH REQUIRED PROTECTIVE TREATMENT IS COMPLETED, PROVIDING A COPY FOR THE PERSON THE PERMIT IS ISSUED TO AND ANOTHER COPY FOR THE BUILDING PERMIT FILES. THE TREATMENT CERTIFICATE SHALL PROVIDE THE PRODUCT USED, IDENTITY OF THE APPLICATOR, TIME AND DATE OF THE TREATMENT, SITE LOCATION, AREA TREATED, CHEMICAL USED, PERCENT CONCENTRATION AND NUMBER OF GALLONS USED, TO ESTABLISH A VERIFIABLE RECORD OF PROTECTIVE TREATMENT. IF THE SOIL CHEMICAL BARRIER METHOD FOR THE TERMITE PREVENTION IS USED, FINAL EXTERIOR TREATMENT SHALL BE COMPLETED PRIOR TO FINAL BUILDING APPROVAL.

GENERAL NOTES:
THE CONTRACTOR IS RESPONSIBLE AND SHALL COMPLY WITH THE REQUIREMENTS OF THE FLORIDA BUILDING CODE AND ALL LOCAL, STATE AND FEDERAL LAWS.

THE CONTRACTOR AND ALL SUBCONTRACTORS SHALL VERIFY ALL GRADES, LINES, LEVELS. CONDITIONS AND DIMENSIONS AT THE JOB SITE AND AS SHOWN ON THE DRAWINGS. THEY SHALL REPORT ANY ERRORS OR INCONSISTENCIES IN THE ABOVE TO THE ARCHITECT BEFORE COMMENCING WORK.

THE CONTRACTOR AND SUBCONTRACTORS SHALL LAY OUT THEIR WORK FROM ESTABLISHED REFERENCE POINTS AND BE RESPONSIBLE FOR ALL LINES, ELEVATIONS AND MEASUREMENTS IN CONNECTION WITH THEIR WORK.

ALL TRADES TO COMPLY WITH F.B.C.

ALL WOOD IN CONTACT WITH CONCRETE SHALL BE PRESSURE TREATED.

ALL STUCCO SCRATCH COATS SHALL BE ALLOWED 24 HRS. DRYING PERIOD.

SUBSTITUTIONS OF SPECIFIED PRODUCTS AND / OR MATERIALS BY WRITTEN REQUEST TO AND SUBJECT TO APPROVAL BY OWNER / ARCHITECT.

PROVIDE BLOCKING AT ALL WINDOWS, DOORS, CABINETS, GRAB BARS AND TOWEL BARS.

ALL INTERIOR WALLS ARE 3-5/8' (25 GAUGE) METAL STUDS @ 16" O.C. (UNLESS OTHERWISE NOTED.)

REFER TO THE ELECTRICAL/MECHANICAL DRAWINGS FOR CHASE OR ATTICS LOCATIONS.

ALL PRODUCT CONTROL APPROVAL AND SHOP DRAWINGS (TRUSSES, RAILING, ETC.) SHALL BE REVIEW AND ACCEPTED BY ARCHITECT / ENGINEER PRIOR TO SUBMITTAL TO BUILDING DEPARTMENT.

CONTRACTOR IS RESPONSIBLE FOR OBTAINING SEPARATE PERMITS AS REQUIRED BY BUILDING DEPARTMENT LIKE WINDOWS, FENCES, DRIVEWAY, RAILING, POOL, ETC.

REVISIONS

ECONOMIC SCHEDULE # 1

07/24/2014

REVISIONS

ECONOMIC SCHEDULE # 2

07/24/2014

REVISIONS

ECONOMIC SCHEDULE # 3

07/24/2014

REVISIONS

ECONOMIC SCHEDULE # 4

07/24/2014

REVISIONS

ECONOMIC SCHEDULE # 5

07/24/2014

REVISIONS

ECONOMIC SCHEDULE # 6

07/24/2014

REVISIONS

ECONOMIC SCHEDULE # 7

07/24/2014

CONTRACTOR SHALL VERIFY ALL DIMENSIONS AT SITE BEFORE PROCEEDING WITH WORK AND SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS PRIOR TO COMMENCEMENT OF NEW WORK IN ORDER TO AVOID DAMAGE TO EXISTING STRUCTURES AND UTILITIES.

These drawings and copies thereof furnished by the Architect are the property of the Architect and shall remain his property. If they are used for any purpose other than that for which they were prepared, the user assumes all liability for any errors or omissions.

JOB:

PARKSIDE PLACE

PROPERTY ADD:

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Hollywood FL 33020

OWNER:

LAS VILLAS JDL LLC.

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PHONE #:

786 413 4951

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Architect/Int'l Assoc. AIA

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www.jeremy-design.com

FLORIDA REG. AR: 0005956

AIA

SCALE

AS NOTED

SHEET

A-9

OF 7 SHEET

SW 6251

Outerspace