

ATTACHMENT A

Application Package

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: 07/06/2020

Location Address: 1128 N Northlake Drive, Hollywood, FL 33019

Lot(s): Lot Info at bottom of application Block(s): _____ Subdivision: _____

Folio Number(s): 5142 14 01 7040

Zoning Classification: RS 9 Land Use Classification: LRES

Existing Property Use: Residential Sq Ft/Number of Units: 5830

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): 10-CV-17, 10-MV-17a

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

Explanation of Request: Construction of new addition to an existing residence.
New entry feature and bathroom remodel.

Number of units/rooms: Proposed: 2 rooms Sq Ft: 1388

Value of Improvement: \$180,200 Estimated Date of Completion: 6/1/2021

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

Name of Current Property Owner: Eric and Claire Gleit

Address of Property Owner: 1128 N Northlake Drive, Hollywood, FL 33019

Telephone: 347-733-7816 Fax: _____ Email Address: eric.gleit@gmail.com

Name of Consultant Representative Tenant (circle one): Annie Carruthers

Address: 1546 Jackson Street, Hollywood, FL 33020 Telephone: 954-921-5333

Fax: _____ Email Address: annie@insitedesigngroup.com

Date of Purchase: 01/17/2020 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: _____

***HOLLYWOOD LAKES SECTION 1-32 B LOT 1 E 50.50.2.3 W 30 BLK 42 TOG
WITH LAND LYING S OF LOTS & N OF LAKE, LESS N 30 FOR ST.***

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 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: 07/06/2020

PRINT NAME: Eric Gleit Date: 07/06/2020

Signature of Consultant/Representative: _____ Date: _____

PRINT NAME: Annie Carruthers Date: 8/31/2020

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 renovation to my property, which is hereby made by me or I am hereby authorizing Annie Carruthers to be my legal representative before the HPE (Board and/or Committee) relative to all matters concerning this application.

Sworn to and subscribed before me
this 14th day of August

Notary Public
State of Florida



Signature of Current Owner

Print Name

My Commission Expires: 10/23/23 (Check One) ☒ Personally known to me; OR ☐ Produced Identification _____

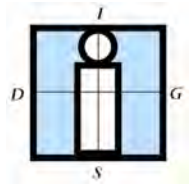
HISTORIC PRESERVATION BOARD

LEGAL DESCRIPTION:

HOLLYWOOD LAKES SECTION 1-32 B LOT 1 E 50.50,2,3
W 30 BLK 42 TOG WITH LAND LYING S OF LOTS & N OF
LAKE,LESS N 30 FOR ST.

PROJECT INFORMATION:

THE CONSTRUCTION OF A NEW ADDITION TO AN EXIST-
ING RESIDENCE A NEW ENTRY FEATURE ADDITION
AND THE REMODEL OF TRUSSES, INTERIOR BATHROOM
REMODEL FOR PRIVATE USE



IN-SITE DESIGN GROUP LLC

ARCHITECTURAL
SERVICES
AA26001758
1546 Jackson Street
Hollywood, FL 33020
954 921 5333
insitedesigngroup.com

Historic Board July 10, 2020 1128 North Northlake Drive

DECISIONS ON CERTIFICATES OF APPROPRIATENESS FOR DESIGN

The Zoning and Land Development Regulations Section 5.6.F.5.d states the Historic Preservation Board shall consider the following criteria in evaluating an application for a Certificate of Appropriateness for Demolition.

CRITERION 1: **integrity of location**

ANALYSIS: The house at 1128 North Northlake was originally built in 1952 and designed by architect Claus Moberg. It was designed as a two story, three-bedroom home with a den. "The architecture style now called Mid-Century Modern is a further development of 1930's Streamline Modern with more exaggerated horizontals, thin walls and cluster windows." See A Guide to Historic Hollywood: A Tour Through Place and Time by Author Joan Mickelson, p. 139.

The proposal maintains the integrity of the revised design that was translated after much destruction and changes that compromised the structure. The addition will be done with quality materials so as to not compromise the location and historical value of the neighborhood.

CRITERION 2: **design**

ANALYSIS: the residence at 1128 north northlake drive is located in a historic preservation district. The proposal maintains the integrity of the original design. Only the roof of the garage is requested for demolition for an addition above that area. The horizontal elements such as the roof line and stucco band will be maintained. The existing overhang varies from 18 inches to three feet. The new proposal will maintain these dimensions in accordance with the original overhang. Casement windows are proposed and will be primarily divided in three parts with a larger center which gives homage to mid-century windows as well as other historic homes in the Lakes area and are divided like the original Claus Moberg design of the house. The horizontal elements such as the roof line and stucco band will be maintained. The existing overhang varies from 18 inches to three feet. The new proposal will maintain these dimensions in accordance with the original overhang. Casement windows are proposed and will be primarily divided in three parts with a larger center which gives homage to mid-century windows as well as other historic homes in the Lakes area and are divided like the original Claus Moberg design of the house. The existing massing or structure will be maintained. The addition shall be limited to the area above the existing one story garage. The entrance has been emphasized and the new owner also wished to have a more substantial entrance that will serve as coverage for water and extend to the vehicular drive.

CRITERION 3: setting

ANALYSIS: Only the roof of the garage is requested for demolition for an addition above that area. The existing landscaping will be maintained and therefore the setting and overall architectural value shall continue. The setting of the residence within the residential area will be valued and remain as currently used. The house shall be larger and potentially add value to the neighborhood.

CRITERION 4: materials

ANALYSIS: The horizontal elements such as the roof line and stucco band will be maintained and constructed of the same materials as the original residence. The existing overhang is three feet. The new proposal will maintain these dimensions in accordance with the original overhang. Casement windows are proposed and will be primarily divided in three parts with a larger center which gives homage to mid-century windows as well as other historic homes in the Lakes area and are divided like the original Claus Moberg design of the house.

The existing massing or structure will be maintained. By and large the air-conditioned addition will be placed along the original block walls above the garage. In other words, the addition will be on the one-story portion of the house on the east side above the garage. This block wall was original to the 1952 design and its location has been maintained. The new addition will extend the wall to the second story on the east side for a new master bedroom and master bathroom. The proposal maintains the integrity of the original design. The materials shall be of the highest quality for a luxury home. This home is valued at several million dollars and the addition will potentially increase the value of the property and the neighborhood.

CRITERION 5: workmanship

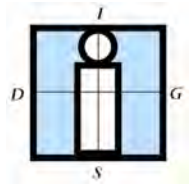
ANALYSIS: The residence represents typical two story construction. Only the roof of the garage will be removed. The workmanship shall be of the highest quality for a luxury home. This home is valued at several million dollars and the addition will potentially increase the value of the property and the neighborhood. All construction will be compliant to the florida building code.

CRITERION 6: association

ANALYSIS: The new design is in keeping with the existing architecture and maintains the horizontal lines and overhangs as well as the mid century modern style windows currently in the front façade The existing massing or structure will be maintained. By and large the air-conditioned addition will be placed along the original block walls above the garage. In other words, the addition will be on the one-story portion of the house on the east side above the garage. This block wall was original to the 1952 design and its location has been maintained. The new addition will extend the wall to the second story.

The owner would like to proceed immediately with the plans to build a new home following the approval. The homeowner plans to use the structure as a primary residence for their family following completion of the construction project. These plans do not adversely affect the historic character of the Historic District as it will be used as it is intended.

The project does not change any setbacks or impose on neighbors' views to the lake. The project compliments the adjacent homes and adds value to the neighborhood. The design guidelines note the importance of Hollywood's varied styles.



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Historic Board July 10, 2020 1128 North Northlake Drive

1. 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

Response: the residence at 1128 north northlake drive is located in a historic preservation district. The proposal maintains the integrity of the original design. The horizontal elements such as the roof line and stucco band will be maintained hence maintaining the appearance of the city and the historic area.

The existing massing or structure will be maintained. By and large the air-conditioned addition will be placed along the original block walls above the garage. In other words, the addition will be on the one-story portion of the house on the east side. This block wall was original to the 1952 design and its location has been maintained. The new addition will extend the wall to the second story.

The entrance has been emphasized and the new owner also wished to have a more substantial entrance that will serve as coverage for water and extend to the vehicular drive. All will be done to current florida building code and will maintain the intent and purpose of the subject regulations for both city and state.

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

Response: . The new addition will be compatible to the existing house style and will be a continuation of the line sand the language. It will continue to pay homage to mid-century windows as well as other historic homes in the Lakes area and are divided like the original Claus Moberg design of the house. As it is residential use in a residential zoning district its use is compatible with the area. Nothing in this addition is detrimental in any way to the community or anyone.

3. 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;

Response: 1128 North Northlake was originally built in 1952 and designed by architect Claus Moberg. It was designed as a two story, three-bedroom home with a den. "The architecture style now called Mid-Century Modern is a further development of 1930's Streamline Modern with more exaggerated horizontals, thin walls and cluster windows." See A Guide to Historic Hollywood: A Tour Through Place and Time by Author Joan Mickelson, p. 139.

The proposal maintains the integrity of the original design. The horizontal elements such as the roof line and stucco band will be maintained. The existing overhang varies from 18 inches to three feet. The new proposal will maintain these dimensions in accordance with the original overhang. the requested Variance is consistent with and in furtherance of the Goals, Objectives and Policies of the adopted Comprehensive Plan because the style gives homage to mid-century windows as well as other historic homes in the Lakes area and compliment the original Claus Moberg design of the house. The existing two story massing or structure will be maintained. The addition shall be limited to the area above the existing one story garage.

4. That the need for the requested Variance is not economically based or selfimposed.

Response: we are not proposing to demolish the house. simply to remove the garage roof and add on above the garage. Therefore the building shall be retained but architecturally it is important that the original lines are maintained and the mass does not appear to be offset. The variance will insure that the mass is not offset from the original block lines on the east side of the house. because the garage was part of the original 1952 structure it would be structurally difficult to offset the upper floor to maintain a few feet offset. It would potentially require additional beams and columns that would make the garage unusable. Furthermore the offset would create a potential water issue on the offset as it is very small to produce a proper roof line.

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

Response: we are not proposing to demolish the house. simply to remove the garage roof and add on above the garage. Therefore the building shall be retained and all will be to florida and state code of hurricane impact. The Variance will serve to properly allow for structural elements and waterproofing. The new design is in keeping with the existing architecture and maintains the horizontal lines and overhangs as well as the mid century modern style.

Permit # _____

Date: 7/10/2020

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. 25,869.00 SQUARE FEET OF YOUR LOT (length x width)
2. 6,051.69 SQUARE FEET OF YOUR HOUSE
3. 5,435.76 SQUARE FEET OF ALL EXISTING IMPERVIOUS SURFACES (e.g. Driveways, walkways, decks, pools, storage sheds, etc.)
4. 339.75 SQUARE FEET OF THE ADDITION, AND OR...
5. 0.00 SQUARE FEET OF THE PROPOSED ACCESSORY STRUCTURES, DRIVEWAYS, PAVEMENT, DECKS, ETC.
6. 11,827.20 TOTAL SQUARE FEET OF THE IMPERVIOUS AREA ON YOUR LOT (Add Nos. 2 + 3+ 4+ 5)...
7. 45.72% PERCENTAGE OF IMPERVIOUS LOT COVERAGE (Divide No.6 by No. 1)

ELEVATION CERTIFICATE

Important: Follow the instructions on pages 1–9.

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

400068		SECTION A – PROPERTY INFORMATION		FOR INSURANCE COMPANY USE	
A1. Building Owner's Name ERIC D. GLEIT AND CLAIRE GLEIT				Policy Number:	
A2. Building Street Address (including Apt., Unit, Suite, and/or Bldg. No.) or P.O. Route and Box No. 1128 N NORTHLAKE DRIVE				Company NAIC Number:	
City HOLLYWOOD		State FL		ZIP Code 33019	
A3. Property Description (Lot and Block Numbers, Tax Parcel Number, Legal Description, etc.)					
A4. Building Use (e.g., Residential, Non-Residential, Addition, Accessory, etc.) <u>RESIDENTIAL</u>					
A5. Latitude/Longitude: Lat. <u>26°01'00.09"N</u> Long. <u>80°07'47.08"W</u> Horizontal Datum: <input type="checkbox"/> NAD 1927 <input checked="" type="checkbox"/> NAD 1983					
A6. Attach at least 2 photographs of the building if the Certificate is being used to obtain flood insurance.					
A7. Building Diagram Number <u>1A</u>					
A8. For a building with a crawlspace or enclosure(s):					
a) Square footage of crawlspace or enclosure(s) <u>N/A</u> sq ft					
b) Number of permanent flood openings in the crawlspace or enclosure(s) within 1.0 foot above adjacent grade <u>0</u>					
c) Total net area of flood openings in A8.b <u>0</u> sq in					
d) Engineered flood openings? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No					
A9. For a building with an attached garage:					
a) Square footage of attached garage <u>600</u> sq ft					
b) Number of permanent flood openings in the attached garage within 1.0 foot above adjacent grade <u>0</u>					
c) Total net area of flood openings in A9.b <u>0</u> sq in					
d) Engineered flood openings? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No					
SECTION B – FLOOD INSURANCE RATE MAP (FIRM) INFORMATION					
B1. NFIP Community Name & Community Number 125113 - BROWARD			B2. County Name BROWARD		B3. State Florida
B4. Map/Panel Number 12011C0569	B5. Suffix H	B6. FIRM Index Date 8/18/2014	B7. FIRM Panel Effective/ Revised Date 8/18/2014	B8. Flood Zone(s) AE/VE(NAVD88)	B9. Base Flood Elevation(s) (Zone AO, use Base Flood Depth) 5/8
B10. Indicate the source of the Base Flood Elevation (BFE) data or base flood depth entered in Item B9: <input type="checkbox"/> FIS Profile <input checked="" type="checkbox"/> FIRM <input type="checkbox"/> Community Determined <input type="checkbox"/> Other/Source: _____					
B11. Indicate elevation datum used for BFE in Item B9: <input type="checkbox"/> NGVD 1929 <input checked="" type="checkbox"/> NAVD 1988 <input type="checkbox"/> Other/Source: _____					
B12. Is the building located in a Coastal Barrier Resources System (CBRS) area or Otherwise Protected Area (OPA)? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No Designation Date: _____ <input type="checkbox"/> CBRS <input type="checkbox"/> OPA					

ELEVATION CERTIFICATEOMB No. 1660-0008
Expiration Date: November 30, 2018

400068 IMPORTANT: In these spaces, copy the corresponding information from Section A.			FOR INSURANCE COMPANY USE
Building Street Address (including Apt., Unit, Suite, and/or Bldg. No.) or P.O. Route and Box No. 1128 N NORTHLAKE DRIVE			Policy Number:
City HOLLYWOOD	State FL	ZIP Code 33019	Company NAIC Number

SECTION C – BUILDING ELEVATION INFORMATION (SURVEY REQUIRED)

- C1. Building elevations are based on: ☐ Construction Drawings* ☐ Building Under Construction* ☒ Finished Construction
*A new Elevation Certificate will be required when construction of the building is complete.
- C2. Elevations – Zones A1–A30, AE, AH, A (with BFE), VE, V1–V30, V (with BFE), AR, AR/A, AR/AE, AR/A1–A30, AR/AH, AR/AO. Complete Items C2.a–h below according to the building diagram specified in Item A7. In Puerto Rico only, enter meters.
Benchmark Utilized: BROWARD COUNTY BM Vertical Datum: NAVD 1988
- Indicate elevation datum used for the elevations in items a) through h) below.
☐ NGVD 1929 ☒ NAVD 1988 ☐ Other/Source: _____
- Datum used for building elevations must be the same as that used for the BFE.
- Check the measurement used.
- | | | |
|---|-------------|--|
| a) Top of bottom floor (including basement, crawlspace, or enclosure floor) | <u>4.5.</u> | <input checked="" type="checkbox"/> feet <input type="checkbox"/> meters |
| b) Top of the next higher | <u>N/A.</u> | <input checked="" type="checkbox"/> feet <input type="checkbox"/> meters |
| c) Bottom of the lowest horizontal structural member (V Zones only) | <u>N/A.</u> | <input checked="" type="checkbox"/> feet <input type="checkbox"/> meters |
| d) Attached garage (top of slab) | <u>3.4.</u> | <input checked="" type="checkbox"/> feet <input type="checkbox"/> meters |
| e) Lowest elevation of machinery or equipment servicing the building
(Describe type of equipment and location in Comments) | <u>4.7.</u> | <input checked="" type="checkbox"/> feet <input type="checkbox"/> meters |
| f) Lowest adjacent (finished) grade next to building (LAG) | <u>3.1.</u> | <input checked="" type="checkbox"/> feet <input type="checkbox"/> meters |
| g) Highest adjacent (finished) grade next to building (HAG) | <u>4.1.</u> | <input checked="" type="checkbox"/> feet <input type="checkbox"/> meters |
| h) Lowest adjacent grade at lowest elevation of deck or stairs, including structural support | <u>N/A</u> | <input checked="" type="checkbox"/> feet <input type="checkbox"/> meters |

SECTION D – SURVEYOR, ENGINEER, OR ARCHITECT CERTIFICATION

This certification is to be signed and sealed by a land surveyor, engineer, or architect authorized by law to certify elevation information. I certify that the information on this Certificate represents my best efforts to interpret the data available. I understand that any false statement may be punishable by fine or imprisonment under 18 U.S. Code, Section 1001.

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

Certifier's Name
Kenneth J. Osborne

License Number
6415

Title
Registered Professional Surveyor

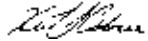
Company Name
TARGET SURVEYING, LLC

Address
6250 N Military Trail #102

City
West Palm Beach

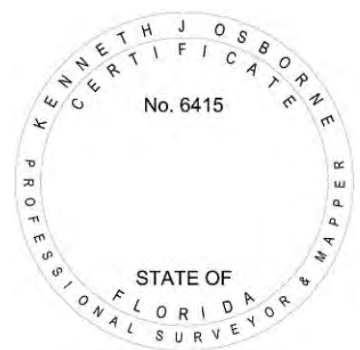
State
FL

ZIP Code
33407

Signature


Date
1/13/2020

Telephone
(561)640-4800



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

Comments (including type of equipment and location, per C2(e), if applicable)
GARAGE SQUARE FOOTAGE IS ROUNDED TO THE NEAREST 100 SQUARE FEET. ACCESS UNAVAILABLE. ELEVATIONS IN SECTION C2-E ARE ELEVATIONS OF A/C SLAB. REVISED ON FEB. 18TH, 2020.

ELEVATION CERTIFICATE

OMB No. 1660-0008
Expiration Date: November 30, 2018

400068 IMPORTANT: In these spaces, copy the corresponding information from Section A.			FOR INSURANCE COMPANY USE
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City HOLLYWOOD	State FL	ZIP Code 33019	Company NAIC Number

SECTION E – BUILDING ELEVATION INFORMATION (SURVEY NOT REQUIRED) FOR ZONE AO AND ZONE A (WITHOUT BFE)

For Zones AO and A (without BFE), complete Items E1–E5. If the Certificate is intended to support a LOMA or LOMR-F request, complete Sections A, B, and C. For Items E1–E4, use natural grade, if available. Check the measurement used. In Puerto Rico only, enter meters.

- E1. Provide elevation information for the following and check the appropriate boxes to show whether the elevation is above or below the highest adjacent grade (HAG) and the lowest adjacent grade (LAG).
- a) Top of bottom floor (including basement, crawlspace, or enclosure) is _____ ☐feet ☐meters ☐above or ☐below the HAG
- b) Top of bottom floor (including basement, crawlspace, or enclosure) is _____ ☐feet ☐meters ☐above or ☐below the LAG
- E2. For Building Diagrams 6–9 with permanent flood openings provided in Section A Items 8 and/or 9 (see pages 1–2 of Instructions), the next higher floor (elevation C2.b in the diagrams) of the building is _____ ☐feet ☐meters ☐above or ☐below the HAG
- E3. Attached garage (top of slab) is _____ ☐feet ☐meters ☐above or ☐below the HAG
- E4. Top of platform of machinery and/or equipment servicing the building is _____ ☐feet ☐meters ☐above or ☐below the HAG
- E5. Zone AO only: If no flood depth number is available, is the top of the bottom floor elevated in accordance with the community's floodplain management ordinance? ☐Yes ☐No ☐Unknown. The local official must certify this information in Section G.

SECTION F – PROPERTY OWNER (OR OWNER'S REPRESENTATIVE) CERTIFICATION

The property owner or owner's authorized representative who completes Sections A, B, and E for Zone A (without a FEMA-issued or community-issued BFE) or Zone AO must sign here. The statements in Sections A, B, and E are correct to the best of my knowledge.

Property Owner or Owner's Authorized Representative's Name

Address City State ZIP Code

Signature Date Telephone

Comments

☐Check here if attachments.

ELEVATION CERTIFICATE

OMB No. 1660-0008
Expiration Date: November 30, 2018

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City HOLLYWOOD	State FL	ZIP Code 33019	Company NAIC Number

SECTION G – COMMUNITY INFORMATION (OPTIONAL)

The local official who is authorized by law or ordinance to administer the community's floodplain management ordinance can complete Sections A, B, C (or E), and G of this Elevation Certificate. Complete the applicable item(s) and sign below. Check the measurement used in Items G8–G10. In Puerto Rico only, enter meters.

- G1. ☐ The information in Section C was taken from other documentation that has been signed and sealed by a licensed surveyor, engineer, or architect who is authorized by law to certify elevation information. (Indicate the source and date of the elevation data in the Comments area below.)
- G2. ☐ A community official completed Section E for a building located in Zone A (without a FEMA-issued or community-issued BFE) or Zone AO.
- G3. ☐ The following information (Items G4–G10) is provided for community floodplain management purposes.

G4. Permit Number	G5. Date Permit Issued	G6. Date Certificate of Compliance/Occupancy Issued
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- G7. This permit has been issued for: ☐ New Construction ☐ Substantial Improvement
- G8. Elevation of as-built lowest floor (including basement) of the building: _____ ☐ feet ☐ meters Datum _____
- G9. BFE or (in Zone AO) depth of flooding at the building site: _____ ☐ feet ☐ meters Datum _____
- G10. Community's design flood elevation: _____ ☐ feet ☐ meters Datum _____

Local Official's Name	Title
Community Name	Telephone
Signature	Date

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

☐ Check here if attachments.

BUILDING PHOTOGRAPHS

ELEVATION CERTIFICATE

See Instructions for Item A6.

OMB No. 1660-0008

Expiration Date: November 30, 2018

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City HOLLYWOOD	State FL	ZIP Code 33019	Company NAIC Number

If using the Elevation Certificate to obtain NFIP flood insurance, affix at least 2 building photographs below according to the instructions for Item A6. Identify all photographs with date taken; "Front View" and "Rear View"; and, if required, "Right Side View" and "Left Side View." When applicable, photographs must show the foundation with representative examples of the flood openings or vents, as indicated in Section A8. If submitting more photographs than will fit on this page, use the Continuation Page.



Photo One

Photo One Caption Front View



Photo Two

Photo Two Caption Rear View

BUILDING PHOTOGRAPHS

ELEVATION CERTIFICATE

Continuation Page

OMB No. 1660-0008

Expiration Date: November 30, 2018

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Building Street Address (including Apt., Unit, Suite, and/or Bldg. No.) or P.O. Route and Box No. 1128 N NORTHLAKE DRIVE			Policy Number:
City HOLLYWOOD	State FL	ZIP Code 33019	Company NAIC Number

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



Photo One

Photo One Caption Left Side View



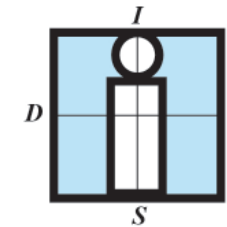
Photo Two

Photo Two Caption Right Side View

HISTORIC PRESERVATION BOARD

1128 N NORTHLAKE DRIVE,
HOLLYWOOD, FL 33019

JULY 14, 2020



IN-SITE DESIGN GROUP LLC
Architecture + Design + Engineering
1546 Jackson Street, Hollywood, FL 33020
AA26001758
954-921-5333
www.insitedesigngroup.com



COLOR PHOTOGRAPHS OF SUBJECT SITE & ADJACENT PROPERTIES



COLOR PHOTOGRAPHS OF SUBJECT SITE & ADJACENT PROPERTIES



COLOR PHOTOGRAPHS OF SUBJECT SITE & ADJACENT PROPERTIES



Gleit Residence



ARTIST' CONCEPT

OWNER

ERIC AND CLAIRE GLEIT
1128 NORTH NORTHLAKE DRIVE HOLLYWOOD FL 33319

ARCHITECT

IN - SITE DESIGN GROUP, LLC.

1546 JACKSON STREET, HOLLYWOOD, FLORIDA 33020 (954) 921-5333 AA26001758 ANNIE CARRUTHERS ARCHITECT AR-97156
EMAIL ANNIE@INSITEDESIGNGROUP.COM

ENGINEERS/CONSULTANTS

STRUCTURAL ENGINEER

SPECIALTY ENGINEERING CONSULTANTS, INC.

1599 SW 30 AVENUE SUITE 20 BOYNTON BEACH
FLORIDA 33426 561-843-9110 GARY MC DOUGLE,
P.E. 043029 GARY@SPECSE.COM

MECHANICAL ELECTRICAL & PLUMBING ENGINEER

E + E CONSULTING ENGINEERING INC

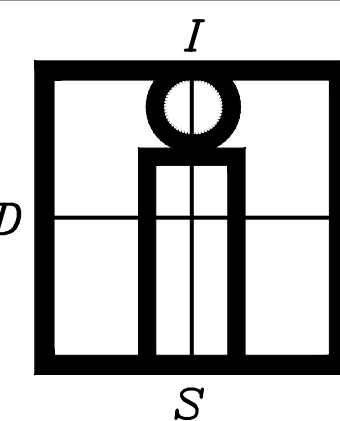
140 SOUTH DIXIE HWY TH-106, HOLLYWOOD FL 33020
954-566-9708
GUISEPPE NENDIANI PE #59435
EMAIL: ANDRESHOLLMANN@EE-CE.NET

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SURVEY
SP-1.1 NEW SITE PLAN

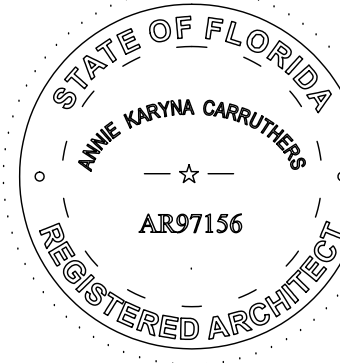
ARCHITECTURAL DRAWINGS
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IN-SITE DESIGN GROUP LLC

1546 JACKSON STREET
HOLLYWOOD, FL 33020
AA26001758
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954 921 5333

ANNIE K. CARRUTHERS
ARCHITECT



SEAL
STATE OF FLORIDA LICENSE NO. AR-97156

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CONTRACTOR MUST CHECK AND VERIFY ALL
DIMENSIONS OF THE JOB AND BE RESPONSIBLE FOR
SAME. REPORTING ANY DISCREPANCIES TO THE
ARCHITECT BEFORE COMMENCEMENT OF WORK.
DRAWINGS ARE NOT TO BE SCALED.

GLEIT RESIDENCE ADDITION

OWNER:
ERIC GLEIT
ADDRESS:
1128 N. NORTHLAKE DRIVE
HOLLYWOOD, FL 33019

DISTRIBUTION

DESIGN DEVELOPMENT
APPROVAL
MAY-12-2020
SUBMITTAL TO HPB
JULY-14-2020
FILE 20-CV-30

REVISIONS

HPB COMMENTS
JULY-28-2020

Date Of Issue
JULY 9 2020

COVER
A-0.1

BOUNDARY SURVEY OF
1128 N. NORTHLAKE DRIVE
HOLLYWOOD, FL 33019

PREPARED FOR:
ERIC GLEIT



ORIGINATION BENCHMARK
BROWARD COUNTY
BENCHMARK "BCED 1915"
N.A.V.D. ELEVATION = 1.68'

ORIGINAL FIELD WORK COMPLETED BY
TARGET SURVEYING, LLC.,
ON 1/13/2020,
SURVEY #: 400068

SCALE: 1"=20'

LEGAL DESCRIPTION:
LEGAL DESCRIPTION:
THE LAND REFERRED TO HEREIN BELOW IS SITUATED IN THE COUNTY OF BROWARD, STATE OF FLORIDA, AND DESCRIBED AS FOLLOWS:

LOT 2, BLOCK 42 LESS THE NORTH 30 FEET OF SAID LOT 2 FOR STREET RIGHT-OF-WAY, AND INCLUDING THE EAST 50.50 FEET OF LOT 1, BLOCK 42, LESS THE NORTH 30 FEET OF SAID LOT 1 FOR STREET RIGHT-OF-WAY, AND INCLUDING ALL THAT PART OF PIERCE STREET AND THAT PART OF BLOCK 70 LYING SOUTH OF SAID LOTS 1 AND 2 AND LYING NORTH OF BLOCK 71 (CALLED NO1TH LAKE) BOUNDED AS FOLLOWS: ON THE NORTH BY THE SOUTH LINE OF SAID LOTS 1 AND 2; ON THE SOUTH BY THE NO1TH LINE OF BLOCK 71 (CALLED NORTH LAKE); ON THE EAST BY THE EAST LINE OF SAID LOT 2 EXTENDED SOUTHERLY; AND THE WEST BY A LINE PARALLEL TO AND 50.50 FEET WEST OF THE EAST LINE OF SAID LOT 1 EXTENDING SOUTHERLY; ACCORDING TO THE PLAT OF HOLLYWOOD LAKES SECTION AS RECORDED IN PLAT BOOK 1, AT PAGE 32, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA; AND ALSO

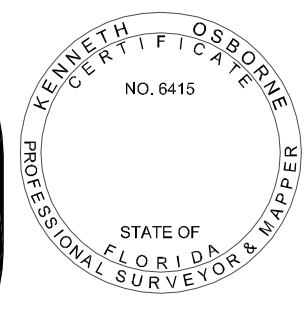
THE WEST 30 FEET OF LOT 3 OF BLOCK 42 OF HOLLYWOOD LAKES SECTION, ACCORDING TO THE PLAT THEREOF RECORDED IN PLAT BOOK 1, PAGE 32, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA; AND ALSO

ALL THAT PARCEL OF LAND DESCRIBED AND BOUNDED AS FOLLOWS: BEING A PART OF PIERCE STREET AND A PART OF BLOCK 70 OF HOLLYWOOD LAKES SECTION, BOUNDED ON THE NORTH BY THE SOUTH LINE OF THE WEST30 FEET OF LOT 3 OF BLOCK 42 OF SAID SUBDIVISION, ON THE SOUTH BY BLOCK 71, HOLLYWOOD LAKES SECTION, OTHERWISE DESCRIBED AS NO1TH LAKE OF SAID SUBDIVISION, ON THE EAST BY THE EAST LINE OF THE WEST 30 FEET OF LOT 3 OF BLOCK 42 EXTENDED IN A SOUTHERLY DIRECTION, AND ON THE WEST BY THE WEST LINE OF LOT 3 OF BLOCK 42, EXTENDED IN A SOUTHERLY DIRECTION, AS SHOWN ON THE PLAT OF HOLLYWOOD LAKES SECTION, RECORDED IN PLAT BOOK I, PAGE 32, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA; BEING ALL THAT PARCEL OF LAND LYING SOUTH OF THE WEST 30 FEET OF LOT 3 OF BLOCK 42 OF HOLLYWOOD LAKES SECTION, EXTENDING TO THE NORTH LAKE IN SAID SUBDIVISION; SAID LANDS SITUATE, LYING AND BEING IN BROWARD COUNTY, FLORIDA.

LEGEND	
A/C	AIR CONDITIONER
B.F.P.	BACKFLOW PREVENTER
C.B.S.	CONCRETE BLOCK STRUCTURE
EL	ELEVATION
F.F.	FINISHED FLOOR
I.D.	IDENTIFICATION
L	LENGTH
L.B.	LICENSED BUSINESS
M	MEASURED
N&D	NAIL & DISC
N.T.S.	NOT TO SCALE
N.A.V.D.	NORTH AMERICAN VERTICAL DATUM
N.G.V.D.	NATIONAL GEODETIC VERTICAL DATUM
O.R.B.	OFFICIAL RECORDS BOOK
P	PLAT
PSM	PROFESSIONAL SURVEYOR AND MAPPER
P.R.M.	PERMANENT REFERENCE MONUMENT
PG.	PAGE
P.B.	PLAT BOOK
PK	PARKER KYLON NAIL
R	RADIUS
TAN	TANGENT
T.B.M.	TEMPORARY BENCH MARK
C	CENTERLINE
Δ	AND
#	NUMBER
Δ	DELTA OR CENTRAL ANGLE
CONCRETE	CONCRETE

Flood Zone: AE/VE
Community Number: 125113
Panel: 12011C0569
Suffix: H
Base Flood Elevation: 5/8
FIRM Date: 8/18/2014
FIRM Effect./Rev Date: 8/18/2014

- NOTES:
- LEGAL DESCRIPTION PROVIDE BY CLIENT.
 - NO SEARCH OF THE PUBLIC RECORD FOR THE PURPOSE OF ABSTRACTING TITLE WAS PERFORMED BY THIS OFFICE.
 - NO SUBSURFACE IMPROVEMENTS WERE LOCATED AS PART OF THIS SURVEY.
 - ALL ANGLES AND DISTANCES SHOWN HEREON ARE BOTH RECORD AND MEASURED UNLESS OTHERWISE NOTED.
 - SOME FEATURES NOT DRAWN TO SCALE IN ORDER TO SHOW DETAIL.



SURVEYORS CERTIFICATE
I HEREBY CERTIFY THAT THIS BOUNDARY SURVEY IS A TRUE AND CORRECT REPRESENTATION OF A SURVEY PREPARED UNDER MY DIRECTION. NOT VALID WITHOUT AN AUTHENTICATED ELECTRONIC SIGNATURE AND AUTHENTICATED ELECTRONIC SEAL OR A RAISED EMBOSSED SEAL AND SIGNATURE.

(SIGNED) *Kenneth Osborne*
KENNETH OSBORNE, PROFESSIONAL SURVEYOR AND MAPPER #6415

Project C-19584
Date 08-07-2020
Scale 1"=20'

Sheet
1 of 1



6250 N. MILITARY TRAIL
SUITE 102
WEST PALM BEACH, FL 33407
PHONE: 561.640.4800
FAX: 561.640.0576

LB #7463

PROJECT DATA

PROJECT: NEW ADDITION TO EXISTING RESIDENCE

SITE DATA	
OWNER	ERIC AND CLAIRE GLEIT
PROJECT ADDRESS	1128 NORTH LAKE DRIVE HOLLYWOOD FL 33019
PARCEL CONTROL NUMBER	5142 14 01 7040
CONSTRUCTION TYPE	TYPE V-B 27'-0"
HEIGHT (TO TOP OF ROOF)	R-3 SINGLE FAMILY RESIDENTIAL
OCCUPANCY TYPE PER FBC 310.1	

GROSS LOT AREA	25,869 SF (.59 ACRES)
NET LOT AREA (NOT INCL INGRESS/EGRESS OR DRAINAGE EASEMENT)	
CONSTRUCTION / PROJECT DESCRIPTION	THE CONSTRUCTION OF A NEW ADDITION TO AN EXISTING RESIDENCE A NEW ENTRY FEATURE ADDITION AND THE REMODEL OF TRUSSES, INTERIOR BATHROOM REMODEL FOR PRIVATE USE

PREVIOUS RESOLUTION NUMBER	10-CV-17 AND 10-MV-17g
HPB NUMBER 2020	FILE 20-CV-30
ESTIMATED CONSTRUCTION COST	SEE APPLICATION

EXISTING RESIDENCE TOTAL GROSS	8,291.17 SQ.FT.
TOTAL A/C SPACE ADDED	1,388.53 SF TO BE ADDED
TOTAL COVERED NON A/C SPACE TO BE ADDED	339.75 SF COVERED AREAS TO BE ADDED
NEW TOTAL GROSS SPACE EXISTING & NEW PROPOSED	10,019.45 SQ. FT.

PERCENTAGE NEW TO EXISTING	1,728.28 SF NEW /8,291.17 SF EXISTING = 20%
PERCENTAGE OF ALTERATION TO AGGREGATE AREA OF THE BUILDING	20% OF EXISTING = LEVEL 2 ALTERATION (FBC EXISTING BLDG 405)

METHOD OF COMPLIANCE	PRESCRIPTIVE COMPLIANCE PER FBC EXISTING BLDGS CH 3
----------------------	---

ZONING

ZONING DISTRICT:	RS-9 LRES- LOW RESIDENTIAL ZONING DISTRICT.
------------------	--

FEMA FLOOD ZONE:	ZONE AE 5/ 8 SEE SURVEY
EXISTING/PROPOSED FINISHED FLOOR (DATUM)	+4'-6" N.A.V.D.

CROWN OF THE ROAD	VERIFY W/SURVEY
CURRENT USE	RESIDENTIAL
PROPOSED USE	RESIDENTIAL

CURRENT FEMA B.F.E. = 5 FEET PLUS ONE FOOT FREEBOARD = +4'-0" MIN
EXISTING F.F. ELEVATION PER SURVEY = 4'-6" NGVD
VERIFY W/CIVIL ENGINEER

LEGAL DESCRIPTION

BY TARGET SURVEYING, INC. OF THE PROPERTY:

LEGAL DESCRIPTION:
THE LAND REFERRED TO HEREIN BELOW IS SITUATED IN THE COUNTY OF BROWARD, STATE OF FLORIDA, AND DESCRIBED AS FOLLOWS:

LOT 2, BLOCK 42 LESS THE NORTH 30 FEET OF SAID LOT 2 FOR STREET RIGHT-OF-WAY, AND INCLUDING THE EAST 50.50 FEET OF LOT 1, BLOCK 42, LESS THE NORTH 30 FEET OF SAID LOT 1 FOR STREET RIGHT-OF-WAY, AND INCLUDING ALL THAT PART OF PIERCE STREET AND THAT PART OF BLOCK 70 LYING SOUTH OF SAID LOTS 1 AND 2 AND LYING NORTH OF BLOCK 71 (CALLED NORTH LAKE) BOUNDED AS FOLLOWS: ON THE NORTH BY THE SOUTH LINE OF SAID LOTS 1 AND 2; ON THE SOUTH BY THE NORTH LINE OF BLOCK 71 (CALLED NORTH LAKE); ON THE EAST BY THE EAST LINE OF SAID LOT 2 EXTENDED SOUTHERLY; AND THE WEST BY A LINE PARALLEL TO AND 50.50 FEET WEST OF THE EAST LINE OF SAID LOT 1 EXTENDING SOUTHERLY; ACCORDING TO THE PLAT OF HOLLYWOOD LAKES SECTION AS RECORDED IN PLAT BOOK 1, 1st PAGE 32, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA; AND ALSO

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F.I.R.M. DATE:	FLOOD ZONE:	BASE ELEVATION:
AUG-18-2014	AE /VE	5/ 8
COMMUNITY	PANEL NUMBER	SUFFIX:
12011	C0549	H

GLEIT SQ FT CALCULATION			
AREAS	EXISTING	PROPOSED	PERCENTAGE OF ORIGINAL STRUCTURE
EXISTING A/C AREAS			
EXISTING FIRST FLOOR A/C	3,806.00		
EXISTING SECOND FLOOR A/C	2,025.00		
SUB TOTAL A/C EXISTING	5,831.00		
EXISTING COVERED/NON A/C AREAS TO REMAIN			
EXISTING GARAGE	961.72		
COVERED AREA 1ST FLOOR	1,283.97		
COVERED AREA SECOND FLOOR	214.48		
SUTOTAL EXISTING COVERED AREAS	2,460.17		
AREAS TO BE RENOVATED/ADDED			
FIRST FLOOR TO BE RENOVATED		443.72	
GARAGE RENOVATION		522.20	
SUB TOTAL TO BE RENOVATED		965.92	11.6%
COVERED ENTRY FEATURE ADDITION		339.75	
SECOND FLOOR ADDITION		1,388.53	
SUBTOTAL TO BE ADDED		1,728.28	20.8%
TOTAL EXISTING STRUCTURE	8,291.17		
TOTAL PROPOSED AND EXISTING A/C AREAS		7,219.53	
TOTAL PROPOSED AND EXISTING COVERED AREAS		2,799.92	
GROSS TOTAL		10,019.45	

LOT COVERAGE	EXISTING	PROPOSED	% OF SITE
RESIDENCE (BLDG FOOTPRINT) GROSS	8,291.17	10,019.45	38.73%
POOL DRIVEWAY PAVERS	5,435.76	5,435.76	21.01%
LANDSCAPING/PERVIOUS AREA	12,142.07	10,413.79	40.26%
NET LAND AREA (NOT INCL STREET)		25,869.00	100.00%

SERVICES EXISTING TO REMAIN	REQ. REM. SERVICES	EXISTING SERVICES	PROPOSED SERVICES TO REMAIN
1. ELECTRICAL	1. ELECTRICAL	1. ELECTRICAL	1. ELECTRICAL
2. PLUMBING	2. PLUMBING	2. PLUMBING	2. PLUMBING
3. MECHANICAL	3. MECHANICAL	3. MECHANICAL	3. MECHANICAL
4. ROOFING	4. ROOFING	4. ROOFING	4. ROOFING
5. FLOORING	5. FLOORING	5. FLOORING	5. FLOORING
6. PAINTING	6. PAINTING	6. PAINTING	6. PAINTING
7. LANDSCAPING	7. LANDSCAPING	7. LANDSCAPING	7. LANDSCAPING
8. DEMOLITION	8. DEMOLITION	8. DEMOLITION	8. DEMOLITION
9. CONCRETE	9. CONCRETE	9. CONCRETE	9. CONCRETE
10. OTHER	10. OTHER	10. OTHER	10. OTHER

PROJECT DATA

ANY APPLICABLE RESOLUTION

NOTICE: IN ADDITION TO THE REQUIREMENTS OF THIS PERMIT, THERE MAY BE OTHER ADDITIONAL RESTRICTIONS APPLICABLE TO THIS PROPERTY THAT MAY BE FOUND IN THE PUBLIC RECORDS OF THIS COUNTY. APPLICANTS WILL COMPLY WITH ANY APPLICABLE CITY ORDINANCE INCLUDING PERMIT APPLICATION, REVIEW, AND APPROVAL PRIOR TO THE COMMENCEMENT OF CONSTRUCTION.

APPLICABLE CODES

ALL WORK SHALL BE IN STRICT ACCORDANCE WITH THE FOLLOWING CODES AS APPLICABLE TO THIS PROJECT AND SCOPE OF WORK (TYP):

THE FLORIDA BUILDING CODE 2014 EDITION, FLORIDA BUILDING CODE RESIDENTIAL 2014

- A. BUILDING
- B. ACCESSIBILITY
- C. RESIDENTIAL
- D. EXISTING BUILDING
- E. PLUMBING
- F. FUEL GAS
- G. MECHANICAL
- H. ENERGY CONSERVATION

FLORIDA FIRE PREVENTION CODE 2012 WITH LOCAL AMENDMENTS:

- A. NATIONAL FIRE PROTECTION ASSOCIATION (NFPA) 101, LIFE SAFETY CODE- FLORIDA EDITION 2012
- B. NATIONAL FIRE PROTECTION ASSOCIATION'S FIRE CODE NFPA 1 FLORIDA EDITION 2012

CODE: FLORIDA FIRE PREVENTION CODE 5TH EDITION NFPA-150-2009 EDITION-BARRN CLASS 1 CATEGORY B-A-N-M-A-S

APPLICABLE HOMEOWNERS ASSOCIATION DESIGN GUIDELINES, REGULATIONS AND HOMEOWNER BY LAWS

BUILDINGS AND STRUCTURES LOCATED WITHIN THE HIGH VELOCITY HURRICANE ZONE SHALL COMPLY WITH SECTIONS R302 TO R324, INCLUSIVE AND THE PROVISIONS OF CHAPTER R44 AND SECTION R406. IN ADDITION, BUILDINGS AND STRUCTURES LOCATED IN FLOOD HAZARD AREAS ESTABLISHED IN TABLE R301.2(1) SHALL COMPLY WITH SECTIONS R301.2.4 AND R322.

STRUCTURE SHALL BE CONSTRUCTED FOR ULTIMATE DESIGN WIND SPEEDS PER FIGURE R301.2 (4) AND TABLE R301.2(3) COMPONENT AND CLADDING LOADS FOR A BUILDING WITH A MEAN ROOF HEIGHT OF 30 FEET LOCATED IN EXPOSURE B AND R301.2(3) HEIGHT AND EXPOSURE ADJUSTMENT COEFFICIENTS FOR TABLE R301.2(2). WHEN REQUIRED, ULTIMATE DESIGN WIND SPEEDS OF FIGURE R301.2 (4) SHALL BE CONVERTED TO NOMINAL DESIGN WIND SPEEDS, USING TABLE R301.2, 1, 3. FOR EACH WIND DIRECTION CONSIDERED, AN EXPOSURE CATEGORY THAT ADEQUATELY REFLECTS THE CHARACTERISTICS OF GROUND SURFACE IRREGULARITIES SHALL BE DETERMINED FOR THE SITE AT WHICH THE BUILDING OR STRUCTURE IS TO BE CONSTRUCTED.

EXCEPTION: BUILDINGS AND STRUCTURES LOCATED WITHIN THE HIGH VELOCITY HURRICANE ZONE SHALL COMPLY WITH SECTIONS R302 TO R324, INCLUSIVE AND THE PROVISIONS OF CHAPTER R44 AND SECTION R406. IN ADDITION, BUILDINGS AND STRUCTURES LOCATED IN FLOOD HAZARD AREAS ESTABLISHED IN TABLE R301.2(1) SHALL COMPLY WITH SECTIONS R301.2.4 AND R322.

WIND LOAD TYPE:	DESIGN WIND SPEED:	BUILDING TYPE:
ASCE-10 MWFRS	170	ENCLOSED
CATEGORY:	IMPORTANCE FACTOR:	BUILDING EXPOSURE:
II	1.0	C

OTHER PERMITS:

NOTES (2):
OTHER PERMITS OR AFFIDAVITS MAY BE REQUIRED BY CITY INCLUDING, BUT NOT LIMITED TO FENCE, MANURE BIN, ARENA, IRRIGATION, ROOF, DRIVEWAY, DEMOLITION, GAS, TEMPORARY STRUCTURES, PRE-FAB FIREPLACES, GENERATOR AND/OR LANDSCAPING AS PER CITY ORD. AS REQUIRED TREES TO BE RELOCATED OR REMOVED UNDER SEPARATE PERMIT.

A LAND DEVELOPMENT PERMIT MAY BE REQUIRED. CONTRACTOR TO PROVIDE A PERMIT FOR THE DEMOLITION OF EXISTING STRUCTURES IF REQUIRED, UNDER SEPARATE PERMIT.

SITE PLAN NOTES:

1. REFER TO THE RECORDED PLAT FOR INFORMATION RELATED TO THIS PROPERTY.
2. REFER TO LEGAL DESCRIPTION FOR SITE GEOMETRY, BOUNDARIES, ELEVATIONS AND LOCATION OF EXISTING STRUCTURES
3. FIELD VERIFY ALL DIMENSIONS PRIOR TO COMMENCEMENT OF WORK IF ANY DISCREPANCY ARISES PLEASE NOTIFY THE ARCHITECT IMMEDIATELY AND PRIOR TO COMMENCEMENT OR CONTINUATION WITH THE WORK IN QUESTION.
4. GENERAL CONTRACTOR TO VISIT SITE PRIOR TO BIDDING AND VERIFY ALL EXISTING CONDITIONS
5. GENERAL CONTRACTOR TO VERIFY LOCATION OF ALL UTILITIES, SEWER, WATER AND ELECTRICAL CONNECTIONS BEFORE BIDDING

UNDER NO CIRCUMSTANCES SHALL ANY PART OF THE MAIN STRUCTURE BE CONSTRUCTED WITHIN THE SETBACKS. ARCHITECT SHALL BE NOTIFIED OF ANY DISCREPANCIES OR POTENTIAL ENCROACHMENTS. IN-SITE DESIGN GROUP AND/OR ARCHITECT MAKE NO REPRESENTATIONS OR GUARANTEES AS TO INFORMATION REFLECTED HEREON PERTAINING TO THE LOCATION OF STRUCTURES, DIMENSIONS OF PROPERTY, SETBACK LINES, RIGHT OF WAYS AND EASEMENTS. SUCH INFORMATION INCLUDING SETBACKS SHALL BE VERIFIED BY THE SURVEYOR AND THE CONTRACTOR.

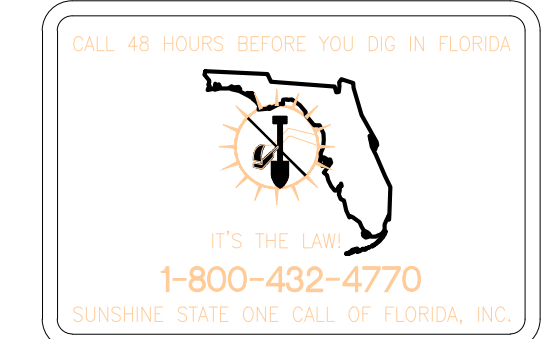
THE FINISHED FLOOR SHALL BE IN ACCORDANCE WITH THE COUNTY FLOOD CRITERIA ELEVATION AND/OR FEMA FLOOD CRITERIA; OR AN ELEVATION NOT LESS THAN 18" ABOVE THE CROWN OF THE ROAD ELEVATION FRONTING THE PROPERTY. LOT WILL BE GRADED SO AS TO PREVENT DIRECT OVERLAND DISCHARGE OF STORM WATER ONTO ADJACENT PROPERTY.

SOIL STATEMENT

A COMPLETE GEOTECHNICAL EVALUATION HAS BEEN COMPLETED BY A FLORIDA ENGINEERING AND TESTING COMPANY FOR THIS SITE. A COPY OF THE REPORT SHALL BE SUBMITTED WITH THESE DOCUMENTS BY THE OWNER.

CONTRACTOR TO PROVIDE COUNTY W/ CERTIFIED COMPACTION REPORT BEFORE INSPECTION AS PER F.B.C. R4404.4
A SPOT SURVEY IS REQUIRED SHOWING LOCATION AND ELEVATION OF SLAB

SOIL TREATMENT FOR PROTECTION AGAINST TERMITES SHALL BE SUBMITTED TO BUILDING DEPT. FROM A NATIONAL PEST CONTROL ASSOC. BEFORE CONCRETE CAN BE POURED SEC. F.B.C. R520 TERMITES PEST CONTROL TO COMPLY W/F B.C. SECT 105.10



DRAINAGE NOTES

THE SITE SHALL BE DESIGNED TO DISPOSE OF ANY ORIGINATING RAINWATER OR OTHER LIQUID WASTE. IT SHALL NOT BE DISPOSED OF OR FLOW ACROSS ANY ADJOINING PROPERTY OR SIDEWALK, EITHER PUBLIC OR PRIVATE BUT SHALL BE DISPOSED OF IN ACCORDANCE WITH THE FLORIDA BUILDING CODE. IN NO CASE SHOULD ANY BURNING, MOUNDING, OR REGRADING IMPEDE THE FLOW OF WATER TO OR IN THE SWALES IN THE VARIOUS EASEMENTS.

RUNOFF SHALL BE DISCHARGED FROM IMPERVIOUS SURFACES THROUGH RETENTION AREAS, DETENTION DEVICES, FILTERING AND CLEANSING DEVICES OR SUBJECTED TO SOME OTHER TYPE OF BEST MANAGEMENT PRACTICE PRIOR TO DISCHARGE FROM THE PROJECT SITE.

ALL RUNOFF MUST BE CONTAINED ON SITE FOR A 5-YEAR 24-HOUR STORM

ALL STORM WATER RUNOFF MUST REMAIN ON SITE DURING CONSTRUCTION AS WELL CONSTRUCTION SHALL HAVE NO DRAINAGE IMPACTS TO ADJACENT PROPERTIES, SURROUNDING RIGHTS OF WAY, STORM WATER FACILITIES AND NEIGHBORING WATER BODIES.

SURVEY

BEFORE SLAB INSPECTION OR PRIOR TO FRAMING THE BUILDING DEPARTMENT SHALL BE SUPPLIED TWO SURVEYORS ENGINEERING PLANS CERTIFIED BY A FLORIDA REGISTERED ENGINEER OR SURVEYOR, SHOWING SETBACK, DISTANCES FROM EACH PROPERTY LINE TO THE STEM WALLS OR SILLS OF THE BUILDING OR STRUCTURE UNDER CONSTRUCTION. THE BUILDING DEPARTMENT SHALL ALSO BE FURNISHED WRITTEN CERTIFICATIONS FROM A FLORIDA REGISTERED ENGINEER OR LAND SURVEYOR STATING THAT THE TOP OF THE FLOOR SLAB IS ABOVE THE ONE HUNDRED YEAR FLOOR PLAIN AND A MINIMUM OF 18 INCHES ABOVE THE CROWN OF THE ROAD OR MEASURED TO THE BOTTOM OF THE WOOD JOISTS WILL BE A MINIMUM OF 18 INCHES ABOVE THE CROWN OF THE ROAD. AND ORD 21-96

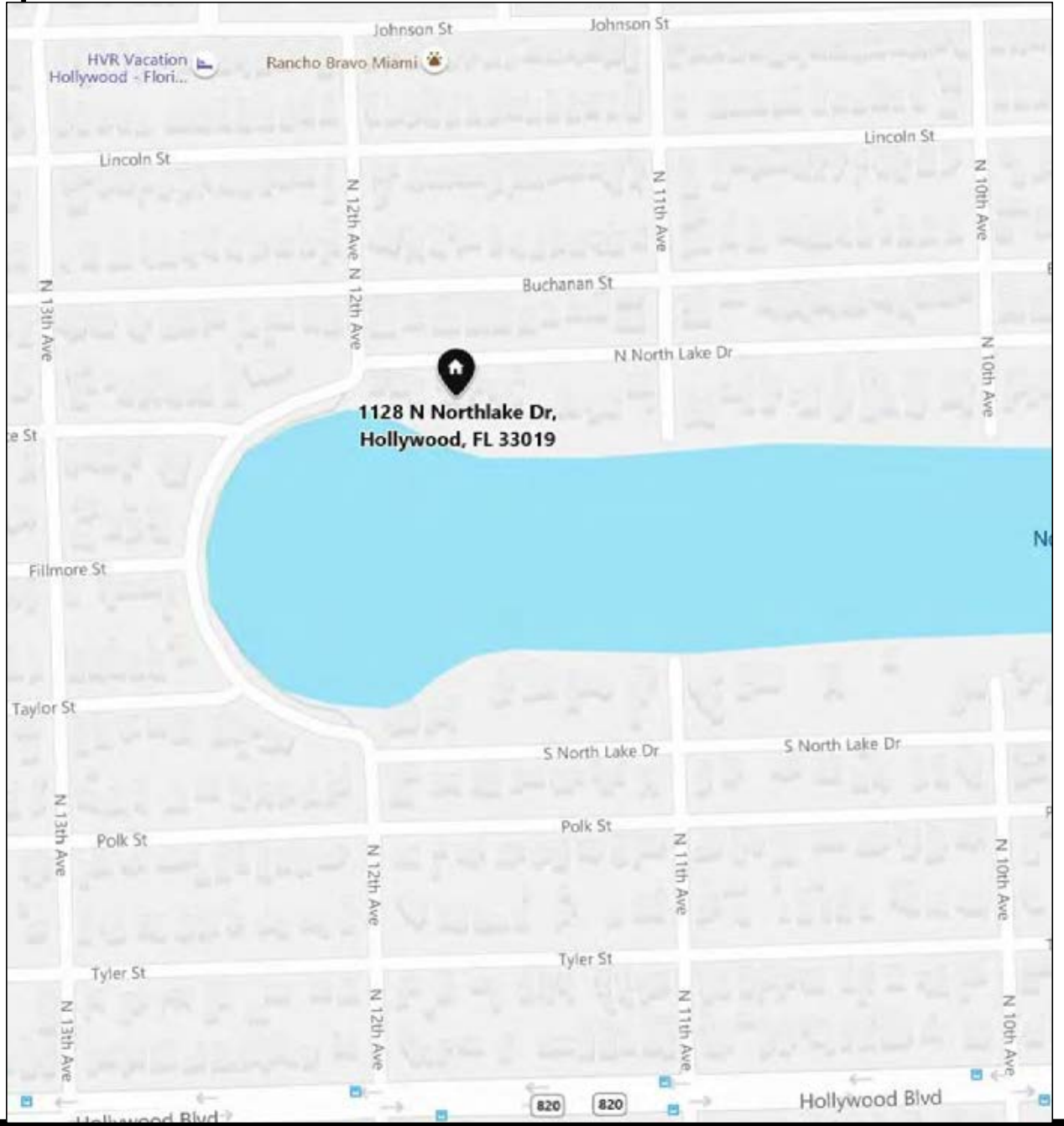
UPON PLACEMENT OF THE LOWEST FLOOR AND PRIOR TO FURTHER VERTICAL CONSTRUCTION, AN ELEVATION CERTIFICATE SHALL BE SUBMITTED TO THE BUILDING DEPARTMENT FOR REVIEW AND APPROVAL (FBC 2014, BUILDING SECTION 110.3); IN ADDITION, AN AS BUILT ELEVATION CERTIFICATE FOR FINISHED CONSTRUCTION SHALL BE SUBMITTED TO BUILDING DEPARTMENT FOR REVIEW AND APPROVAL PRIOR TO OBTAINING A CERTIFICATE OF OCCUPANCY.

IRREGULAR LOT NOTE:
IN THE EVENT THE LOT IS IRREGULAR IN SHAPE AND/OR THE PROPOSED LAYOUT OF THE STRUCTURE, THE CONTRACTOR SHALL BE RESPONSIBLE TO HAVE A REGISTERED LAND SURVEYOR STAKE OUT THE SLAB PERIMETER, BEARING WALLS AND STRUCTURAL COLUMN LOCATIONS AND VERIFY THAT THE STRUCTURE IS WITHIN ALL REQUIRED CITY SETBACKS AND EASEMENTS. THE SURVEYOR SHALL NOTIFY THE ARCHITECT AND CONTRACTOR IMMEDIATELY IF ANY PORTION OF THE HOUSE ENCKROACHES INTO A REQUIRED SETBACK OR EASEMENT. BASED UPON THE INFORMATION PROVIDED BY THE SURVEYOR, THE ARCHITECT SHALL COORDINATE WITH THE CONTRACTOR TO MAKE ANY NECESSARY ADJUSTMENTS TO THE CONSTRUCTION DRAWINGS. NO WORK SHALL COMMENCE ON THE STRUCTURE UNTIL THE CONTRACTOR HAS RECEIVED FROM THE ARCHITECT REVISED DRAWINGS. THE CONTRACTOR SHALL BE RESPONSIBLE FOR COORDINATING ALL TRADES AND INFORMING SUBCONTRACTORS OF THE REVISION. DUE TO THE INTRICASY OF THE PROPERTY ANGLES OF THE CONTRACTOR SHALL EXERCISE EXTREME CARE DURING THE LAYOUT OF THE FOUNDATION PERIMETER AND BEARING WALLS.

IRRIGATION NOTES

ALL LANDSCAPED AREAS SHALL RECEIVE COVERAGE BY MEANS OF AN AUTOMATIC SPRINKLER/IRRIGATION SYSTEM W/AN AUTOMATIC RAIN SENSOR IN ORDER TO RENDER THE SYSTEM INOPERATIVE IN THE EVENT OF RAIN. LANDSCAPED RIGHT OF WAY AREAS SHALL ALSO BE INCORPORATED AS PART OF THE IRRIGATION SYSTEM. DESIGNED AND CONSTRUCTED IN ACCORDANCE WITH THE CITY'S CODE OF ORDINANCE, FLORIDA BUILDING CODE, STATE LAW AND THE REGULATIONS OF THE SOUTH FLORIDA WATER MANAGEMENT DISTRICT. IRRIGATION UNDER SEPARATE PERMIT AND SHALL COMPLY W/ ULDR SECT 7.3.12

THIS PROJECT



LOCATION PLAN

SCALE : N.T.S.

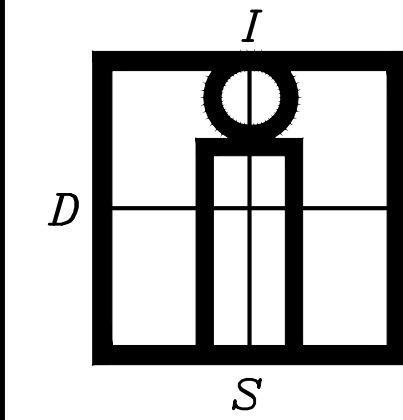
DEMOLITION NOTES

DEMOLITION FOR REMODELING

1. PROTECTION
DO NOT INTERFERE WITH THE USE OF ADJACENT BUILDINGS. CEASE OPERATIONS AND NOTIFY THE ARCHITECT AND OWNER IMMEDIATELY IF SAFETY OF STRUCTURE APPEARS TO BE ENDANGERED. TAKE PRECAUTIONS TO PROPERLY SUPPORT EXISTING STRUCTURE. DO NOT RESUME OPERATIONS UNTIL SAFETY IS RESTORED.
2. EXISTING SERVICES
ARRANGE AND PAY FOR DISCONNECTING, REMOVAL AND CAPPING UTILITY SERVICES WITHIN AREA OF DEMOLITION. DISCONNECT AND STUB-OUT AS REQUIRED. IF CONNECTED TO AREA WHERE OWNER WILL CONTINUE USE DURING CONSTRUCTION, CONTRACTOR SHALL ADVISE OWNER OF INTERRUPTION IN UTILITIES DURING THE WORK. CONTRACTOR SHALL COORDINATE WITH THE OWNER FOR USE AND SERVICE DISCONNECT AS REQUIRED.
3. PREPARATION
REPAIR DAMAGED SURFACES TO MATCH ADJACENT SURFACES. CARRY OUT DEMOLITION WORK TO CAUSE AS LITTLE INCONVENIENCE TO OWNER AND TO ADJACENT OCCUPIED BUILDING AREAS AS POSSIBLE. ALL DEMOLISHED MATERIALS AND OTHER DEBRIS SHALL BE REMOVED FROM SITE.
4. DEMOLITION
DEMOLISH IN AN ORDERLY AND CAREFUL MANNER AS REQUIRED TO ACCOMMODATE NEW WORK. REPAIR ALL DEMOLITION PERFORMED IN EXCESS OF THAT, AT NO COST TO OWNER. SEAL OFF AREAS THAT ARE NOT UNDER CONSTRUCTION SO THAT DEBRIS DOES NOT ENTER INTERIOR. EXECUTION OF DEMOLITION AND ALTERATION WORK SHALL PROGRESS IN A MANNER AS TO INTERFERE AS LITTLE AS POSSIBLE WITH FUNCTIONS AND NORMAL OPERATIONS OF THE EXISTING BUILDING AND WITH SAFETY AND PRIVACY OF THOSE RESIDING AND/OR WORKING IN AND ABOUT PREMISES. CONTRACTOR SHALL BE RESPONSIBLE FOR CLEAN UP BOTH OF CONSTRUCTION SITE AS WELL AS ANY AREAS WHICH BECOME EFFECTED BY CONSTRUCTION DEBRIS.
5. EXISTING
PRIOR TO REMOVING EXISTING CONSTRUCTION, CONTRACTOR SHALL PROVIDE BRACING AND SUPPORT TO ANY STRUCTURAL MEMBERS BEING SUPPORTED BY THE REMOVED CONSTRUCTION. EXISTING MASONRY WALLS SHALL BE PROTECTED DURING DEMOLITION AND CONSTRUCTION. SHOULD BEARING BLOCK, CONCRETE OR STRUCTURAL WALLS, BEAMS AND/OR COLUMNS BE DISCOVERED DURING DEMOLITION WHICH ARE NOT NOTED ON PLANS, CONTRACTOR SHALL STOP WORK AND NOTIFY ARCHITECT IMMEDIATELY.
6. SUPERVISION
SUPERVISIONS OF CONTRACTORS: THE GENERAL CONTRACTOR OR HIS QUALIFIED REPRESENTATIVE SHALL BE PRESENT WHEN SUBCONTRACTORS ARE ON THE JOB.
7. PROTECTION OF LANDSCAPING
THE CONTRACTOR SHALL PROTECT FROM DAMAGE, WITHOUT LIMITING THE SCOPE THEREOF, EXISTING LANDSCAPING, GROUND-COVERS, GRASS, SHRUBS, PLANTS AND TREES, UNLESS SUCH LANDSCAPING SHALL BE INDICATED AS TO BE REMOVED ON THE LANDSCAPE PLAN. ALL LANDSCAPING SHALL REMAIN UNLESS OTHERWISE NOTED ON THE LANDSCAPE PLAN. NOTIFY OWNER IF LANDSCAPING SHALL BE EFFECTED IN ANY WAY.
8. WORKMANSHIP
ALL WORK SHALL BE PERFORMED IN A MANNER CONSISTENT WITH THE BEST PRACTICES FOR THE RESPECTIVE TRADES AND QUALITY SPECIFIED. WORK NOT CONSISTENT WITH THE TRADES HIGHEST LEVEL OF WORKMANSHIP SHALL BE REJECTED. ANY WORK REJECTED SHALL BE DONE AT CONTRACTOR'S EXPENSE. CORRECTION OF DEFECTIVE WORK SHALL BE STARTED NOT LATER THAN 5 DAYS AFTER NOTICE IS GIVEN TO THE CONTRACTOR AND SHALL PROCEED WITHOUT DELAY UNTIL WORK IS COMPLETED.
9. PROTECTION OF PERSONS AND PROPERTY
SAFETY PRECAUTIONS AND PROGRAMS: THE CONTRACTOR SHALL BE RESPONSIBLE FOR INITIATING, MAINTAINING AND SUPERVISING ALL SAFETY PRECAUTIONS AND PROGRAMS IN ACCORDANCE WITH THE WORK.
10. SAFETY OF PERSONAS AND PROPERTY: THE CONTRACTOR SHALL TAKE ALL REASONABLE PROTECTION TO PREVENT DAMAGE INJURY OR LOSS TO ALL EMPLOYEES ON THE WORK AND ALL OTHER PERSONS WHO MAY BE AFFECTED.
11. ASBESTOS AND LEAD BASED PAINT
ANY AND ALL ASBESTOS AND/OR LEAD PAINT DISCOVERED DURING DEMOLITION OR CONSTRUCTION MUST BE REPORTED TO ARCHITECT AND OWNER IMMEDIATELY.

NOTES

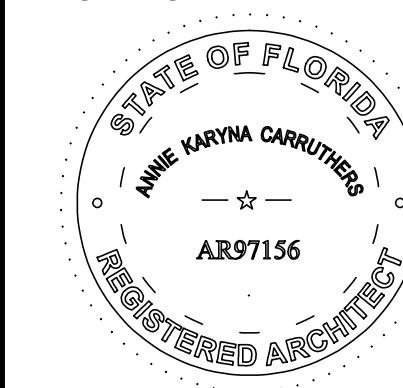
DEMOLITION NOTES



IN-SITE DESIGN GROUP LLC

1546 JACKSON STREET
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AA26001758
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ANNIE K. CARRUTHERS
ARCHITECT



SEAL
STATE OF FLORIDA LICENSE No AR-97156

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GLEIT RESIDENCE ADDITION

OWNER:
ERIC GLEIT
ADDRESS:
1128 N. NORTHLAKE DRIVE
HOLLYWOOD, FL 33019

DISTRIBUTION

DESIGN DEVELOPMENT
APPROVAL
MAY-12-2020
SUBMITTAL TO HPB
JULY-14-2020
FILE 20-CV-30

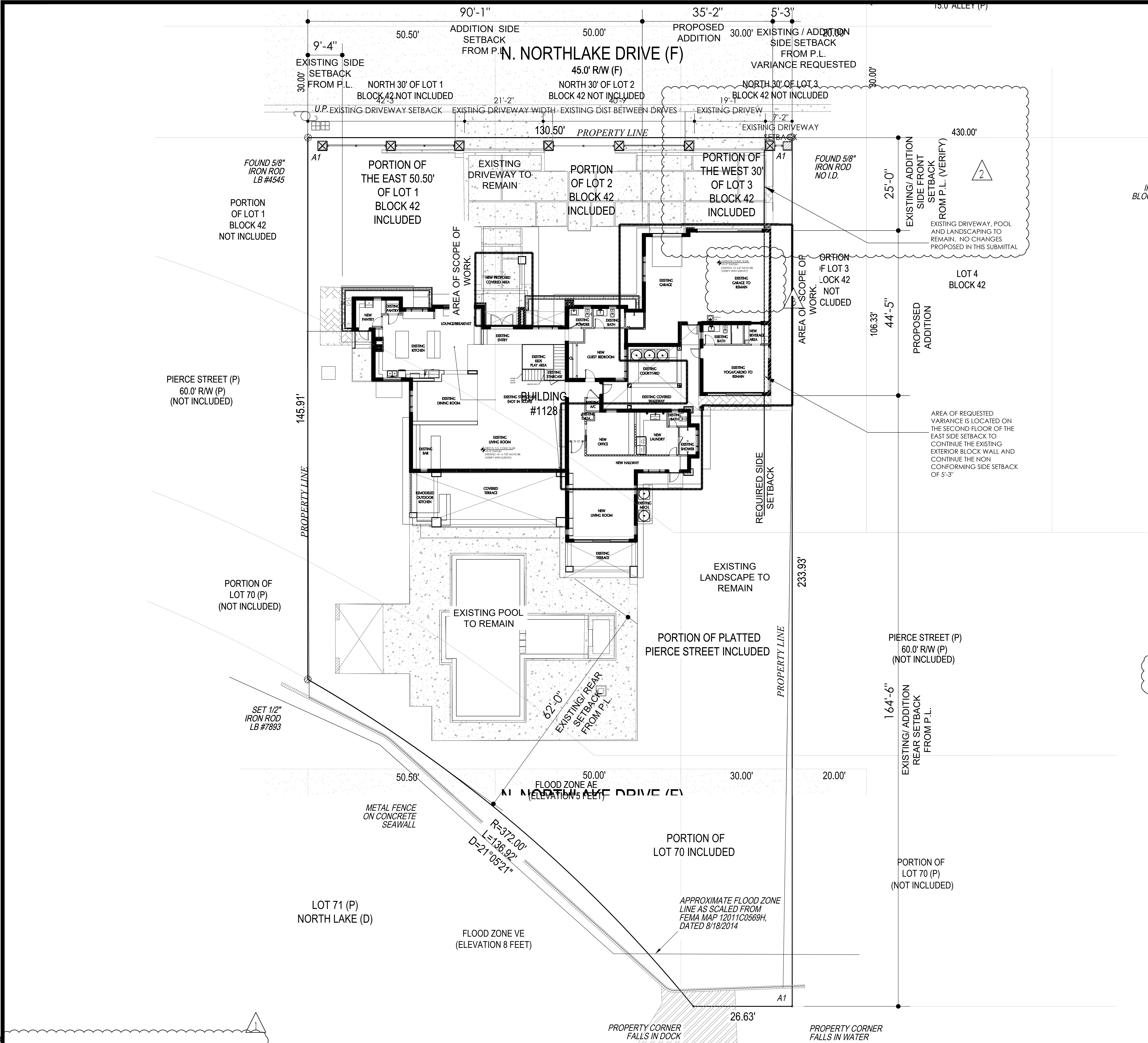
REVISIONS

1. HPB COMMENTS
JULY-28-2020
2. HPB COMMENTS
AUG-13-2020

Date Of Issue
JULY 9 2020

PROJECT DATA

A-0.2



GLEIT SQ FT CALCULATION

AREAS	EXISTING	PROPOSED	PERCENTAGE OF ORIGINAL STRUCTURE
EXISTING A/C AREAS			
EXISTING FIRST FLOOR A/C	3,806.00		
EXISTING SECOND FLOOR A/C	2,025.00		
SUB TOTAL A/C EXISTING	5,831.00		
EXISTING COVERED/NON A/C AREAS TO REMAIN			
EXISTING GARAGE	961.72		
COVERED AREAS 1ST FLOOR	1,283.97		
COVERED AREA SECOND FLOOR	214.48		
SUTOTAL EXISTING COVERED AREAS	2,460.17		
AREAS TO BE RENOVATED/ADDED			
FIRST FLOOR TO BE RENOVATED		443.72	
GARAGE RENOVATION		522.20	
SUB TOTAL TO BE RENOVATED		965.92	11.6%
COVERED ENTRY FEATURE ADDITION		339.75	
SECOND FLOOR ADDITION		1,388.53	
SUBTOTAL TO BE ADDED		1,728.28	20.8%
TOTAL EXISTING STRUCTURE	8,291.17		
TOTAL PROPOSED AND EXISTING A/C AREAS		7,219.53	
TOTAL PROPOSED AND EXISTING COVERED AREAS		2,799.92	
GROSS TOTAL		10,019.45	
LOT COVERAGE			
RESIDENCE (BLDG FOOTPRINT) GROSS	8,291.17	10,019.45	38.73%
POOL DRIVEWAY, PAVERS	5,435.76	5,435.76	21.01%
LANDSCAPING/PERVIOUS AREA	12,142.07	10,413.79	40.26%
NET LAND AREA (NOT INCL STREET)		25,869.00	100.00%

BASED ON A SURVEY PLAN
BY TARGET SURVEYING, INC. OF THE PROPERTY:

LEGAL DESCRIPTION:
THE LAND REFERRED TO HEREIN BELOW IS SITUATED IN THE COUNTY OF BROWARD, STATE OF FLORIDA, AND DESCRIBED AS FOLLOWS:

LOT 2, BLOCK 42 LESS THE NORTH 30 FEET OF SAID LOT 2 FOR STREET RIGHT-OF-WAY, AND INCLUDING THE EAST 50.50 FEET OF LOT 1, BLOCK 42, LESS THE NORTH 30 FEET OF SAID LOT 1 FOR STREET RIGHT-OF-WAY, AND INCLUDING ALL THAT PART OF PIERCE STREET AND THAT PART OF BLOCK 70 LYING SOUTH OF SAID LOTS 1 AND 2 AND LYING NORTH OF BLOCK 71 (CALLED NORTH LAKE) BOUNDED AS FOLLOWS, ON THE NORTH BY THE SOUTH LINE OF SAID LOTS 1 AND 2; ON THE SOUTH BY THE NORTH LINE OF BLOCK 71 (CALLED NORTH LAKE); ON THE EAST BY THE EAST LINE OF SAID LOT 2 EXTENDED SOUTHERLY; AND THE WEST BY A LINE PARALLEL TO AND 50.50 FEET WEST OF THE EAST LINE OF SAID LOT 1 EXTENDING SOUTHERLY; ACCORDING TO THE PLAT OF HOLLYWOOD LAKES SECTION AS RECORDED IN PLAT BOOK 1, AT PAGE 32, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA; AND ALSO

THE WEST 30 FEET OF LOT 3 OF BLOCK 42 OF HOLLYWOOD LAKES SECTION, ACCORDING TO THE PLAT THEREOF RECORDED IN PLAT BOOK 1, PAGE 32, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA; AND ALSO

ALL THAT PARCEL OF LAND DESCRIBED AND BOUNDED AS FOLLOWS: BEING A PART OF PIERCE STREET AND A PART OF BLOCK 70 OF HOLLYWOOD LAKES SECTION, BOUNDED ON THE NORTH BY THE SOUTH LINE OF LOT 3 OF BLOCK 42 OF SAID SUBDIVISION, ON THE SOUTH BY BLOCK 71, HOLLYWOOD LAKES SECTION, OTHERWISE DESCRIBED AS NORTH LAKE OF SAID SUBDIVISION, ON THE EAST BY THE EAST LINE OF THE WEST 30 FEET OF LOT 3 OF BLOCK 42 EXTENDED IN A SOUTHERLY DIRECTION, AND ON THE WEST BY THE WEST LINE OF LOT 3 OF BLOCK 42, 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 THE WEST 30 FEET OF LOT 3 OF BLOCK 42 OF HOLLYWOOD LAKES SECTION, EXTENDING TO THE NORTH LAKE IN SAID SUBDIVISION; SAID LANDS SITUATE LYING AND BEING IN BROWARD COUNTY, FLORIDA.

2

LEGAL DESCRIPTION

UPON PLACEMENT OF THE LOWEST FLOOR AND PRIOR TO FURTHER VERTICAL CONSTRUCTION, AN ELEVATION CERTIFICATE SHALL BE SUBMITTED TO THE BUILDING DEPARTMENT FOR REVIEW AND APPROVAL (FBC 2014, BUILDING SECTION 110.3); IN ADDITION, AN AS BUILT ELEVATION CERTIFICATE FOR FINISHED CONSTRUCTION SHALL BE SUBMITTED TO BUILDING DEPARTMENT FOR REVIEW AND APPROVAL PRIOR TO OBTAINING A CERTIFICATE OF OCCUPANCY.

A/C MECHANICAL AND ALL OUT-DOOR EQUIPMENT, INCLUDING WATER SYSTEM, REF. ICE AND BBQ, GENERATOR (IF APPLICABLE) SHALL BE ELEVATED AT OR ABOVE BFE. TYP.

ALL EXTERIOR DOORS TO HAVE LANDINGS TO COMPLY WITH R311.4.3 (TYP). SEE SITE PLAN AND STRUCT DWGS FOR DTL5. HEIGHT OF LANDINGS SHALL NOT EXCEED MIDPOINT BETWEEN GRADE AND MAIN FEMA BASE FLOOD ELEVATIONS ON SIDE OF RESIDENCE SHALL NOT EXCEED 30" ABOVE MID GRADE.

3

SLAB NOTES TYP

NOTES:
UNDERGROUND UTILITY INFORMATION IS TAKEN FROM THE BEST AVAILABLE SOURCES, BUT SHOULD BE VERIFIED BY THE CONTRACTOR IN THE FIELD WITH THE APPROPRIATE UTILITY AGENCY PRIOR TO COMMENCEMENT OF ANY WORK.

EXISTING UTILITY LINES OTHER THAN THOSE INDICATED IN THIS DRAWING MAY BE ON SITE. THE CONTRACTOR IS WARNED TO PROCEED WITH CAUTION WITH ALL WORK. HE IS TO MAKE ALL POSSIBLE INVESTIGATION AS TO POSSIBLE UNMARKED UTILITY LINES.

OTHER PERMITS MAY BE REQUIRED INCLUDING FENCE, ENTRY GATES AND COLUMNS, MANHOLE BIL, WALKER, ARENAS, DETENTION, DRIVEWAY, GENERATOR, SEPTIC, IRRIGATION AND/OR TREES TO BE RELOCATED OR REMOVED UNDER SEPARATE PERMIT.

NOTES:
THE SITE WAS DESIGNED TO DISPOSE OF ANY ORIGINATING RAINWATER OR OTHER LIQUID WASTE. IT SHALL NOT BE DISPOSED OF OR FLOW ACROSS ANY ADJOINING PROPERTY OR SIDEWALK, EITHER PUBLIC OR PRIVATE BUT SHALL BE DISPOSED OF IN ACCORDANCE WITH THE FLORIDA BUILDING CODE. IN NO CASE SHOULD ANY BERMING, MOUNDING, OR REGRADING IMPED THE FLOW OF WATER TO OR IN THE SWALES IN THE VARIOUS EASEMENTS. SEE ORIGINAL PERMIT PLANS FOR DETAILS.

INDICATES GRADE ELEVATIONS TAKEN ON 03/17/2017. IF SHOWN ELEVATIONS ARE REFERRED TO NAVD 1988

ALL APPLICABLE FEDERAL, STATE, COUNTY, DRAINAGE DISTRICT AND CITY PERMITS FOR CONSTRUCTION OF PAVING, GRADING, DRAINAGE, WATER AND SANITARY SEWER SHALL BE OBTAINED PRIOR TO CONSTRUCTION AS REQUIRED.

CONTRACTOR SHALL VERIFY ALL SETBACKS PRIOR TO CONSTRUCTION WITH CITY, STATE, SPWM AND APPLICABLE AGENCIES AND UTILITY DEPARTMENTS FOR ALL BUILDINGS, STRUCTURES, ACCESSORY AREAS, FENCES, WALKERS, MANURE BINS, POOLS, TENNIS COURTS AND SWALES. FINISHED FLOOR SHALL ALSO BE VERIFIED WITH CIVIL DRAWINGS. IN-SITE DESIGN SHALL BE HELD HARMLESS FOR ANY AND ALL ENCROACHMENTS

4

SITE PLAN NOTES

1

NEW SITE PLAN

SCALE : 1" = 10' - 0"

2

LEGAL DESCRIPTION

3

SLAB NOTES TYP

4

SITE PLAN NOTES

IN-SITE DESIGN GROUP LLC

1546 JACKSON STREET
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WWW.INSITEDESIGNGROUP.COM
954 921 5333

ANNIE K. CARRUTHERS
ARCHITECT

STATE OF FLORIDA
REGISTERED ARCHITECT
AR97156

SEAL
STATE OF FLORIDA LICENSE No AR-97156

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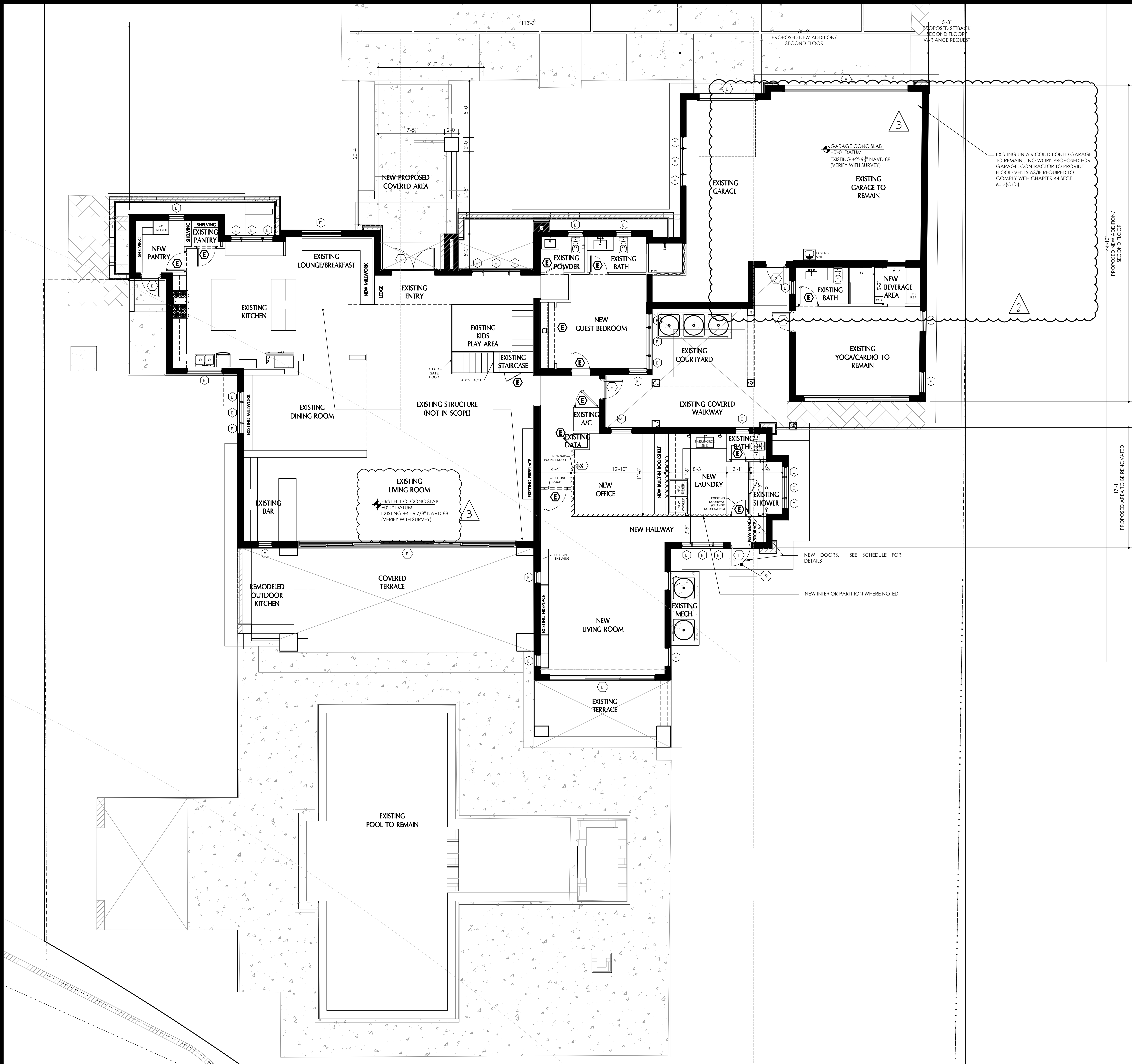
OWNER:
ERIC GLEIT
ADDRESS:
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HOLLYWOOD, FL 33019

DISTRIBUTION
DESIGN DEVELOPMENT
APPROVAL
MAY-12-2020
SUBMITTAL TO HPB
JULY-14-2020
FILE 20-CV-30

REVISIONS
1 HPB COMMENTS
JULY-28-2020
2 HPB COMMENTS
AUG-13-2020
3 HPB COMMENTS
AUG-20-2020

Date Of Issue
JULY 7 2020

SITE PLAN
SP-1.1



1 FIRST FLOOR PLAN
SCALE = 3/16" = 1'-0"

2 FLOOR PLAN KEY NOTES

- EXISTING CBS WALLS TO REMAIN
- EXISTING INTERIOR PARTITIONS TO REMAIN
- NEW INTERIOR PARTITIONS SEE WALL TYPES SHT A-5.2. PATCH AND REPAIR FLOOR AS REQUIRED
- INTERIOR PARTITION WALLS TO BE REMOVED
- EXTERIOR CBS WALLS TO BE REMOVED SEE STRUCT DWGS FOR DTLS
- NEW EXTERIOR BLOCK WALL SEE WALL TYPES SHT A-5.2. STRUCT DWGS AND NEW FLOOR PLANS. PATCH AND REPAIR WALL AS REQUIRED
- EXISTING DOOR OR WINDOW TO REMAIN

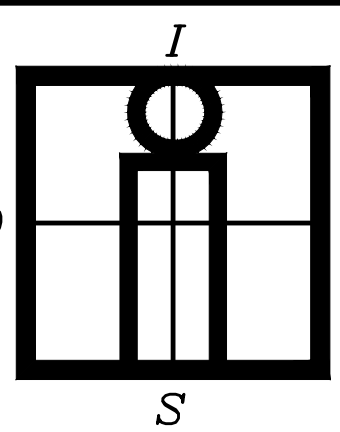
3 LEGEND

- A. VERIFY LOCATION OF ALL EXISTING OPENINGS, STRUCTURAL WALLS, COLUMNS, AND PLUMBING. FIELD VERIFY ALL DIMENSIONS. EXISTING DIMENSIONS ARE BASED ON ORIGINAL DWGS AND SHALL BE VERIFIED.
- B. THIS SHEET IS BOUND BY THE REQUIREMENTS ON COVER SHEET, SHEET SITE PLAN DWGS, AND GENERAL NOTES.
- C. SHOULD EXTERIOR BLOCK, CONCRETE, STRUCTURAL WALLS, COLUMNS, OR PLUMBING OR ELECTRICAL BE DISCOVERED DURING DEMOLITION WHICH ARE NOT NOTED ON THE PLANS, CONTRACTOR SHALL STOP WORK IMMEDIATELY AND NOTIFY ARCHITECT.

4 NOTES

GLEIT SQ. FT. CALCULATION			
AREAS	EXISTING	PROPOSED	PERCENTAGE OF ORIGINAL STRUCTURE
EXISTING A/C AREAS			
EXISTING FIRST FLOOR A/C	3,806.00		
EXISTING SECOND FLOOR A/C	2,025.00		
SUB TOTAL A/C EXISTING	5,831.00		
EXISTING COVERED/NON A/C AREAS TO REMAIN			
EXISTING GARAGE	961.72		
COVERED AREAS 1ST FLOOR	1,283.97		
COVERED AREA SECOND FLOOR	214.48		
SUBTOTAL EXISTING COVERED AREAS	2,460.17		
AREAS TO BE RENOVATED/ADDED			
FIRST FLOOR TO BE RENOVATED		443.72	
GARAGE RENOVATION		522.20	
SUB TOTAL TO BE RENOVATED		965.92	11.6%
COVERED ENTRY FEATURE ADDITION		339.75	
SECOND FLOOR ADDITION		1,388.53	
SUBTOTAL TO BE ADDED		1,728.28	20.8%
TOTAL EXISTING STRUCTURE	8,291.17		
TOTAL PROPOSED AND EXISTING A/C AREAS		7,219.53	
TOTAL PROPOSED AND EXISTING COVERED AREAS		2,799.92	
GROSS TOTAL		10,019.45	

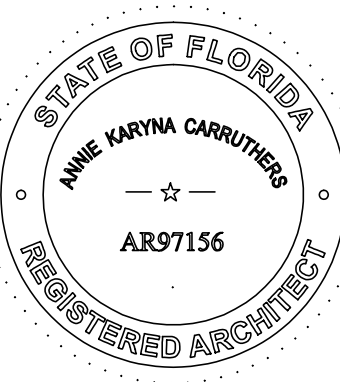
5 RESIDENCE AREA CALCS



IN-SITE DESIGN GROUP LLC

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ANNIE K. CARRUTHERS
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APPROVAL
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JULY-14-2020
FILE 20-CV-30

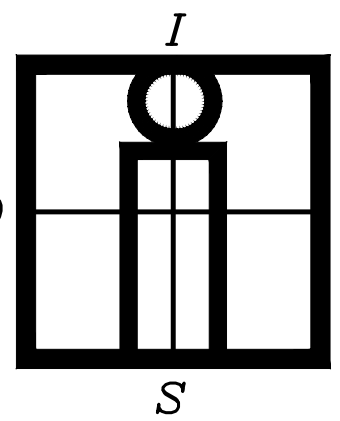
REVISIONS

- 2 HPB COMMENTS
AUG-13-2020
- 3 HPB COMMENTS
AUG-20-2020

Date Of Issue
JULY 9 2020

FLOOR PLAN

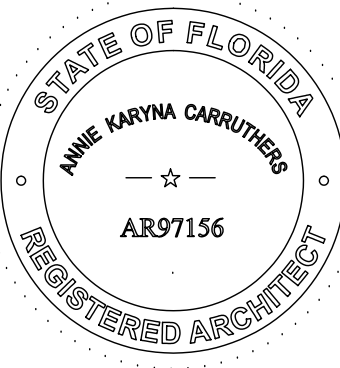
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ADDITION**

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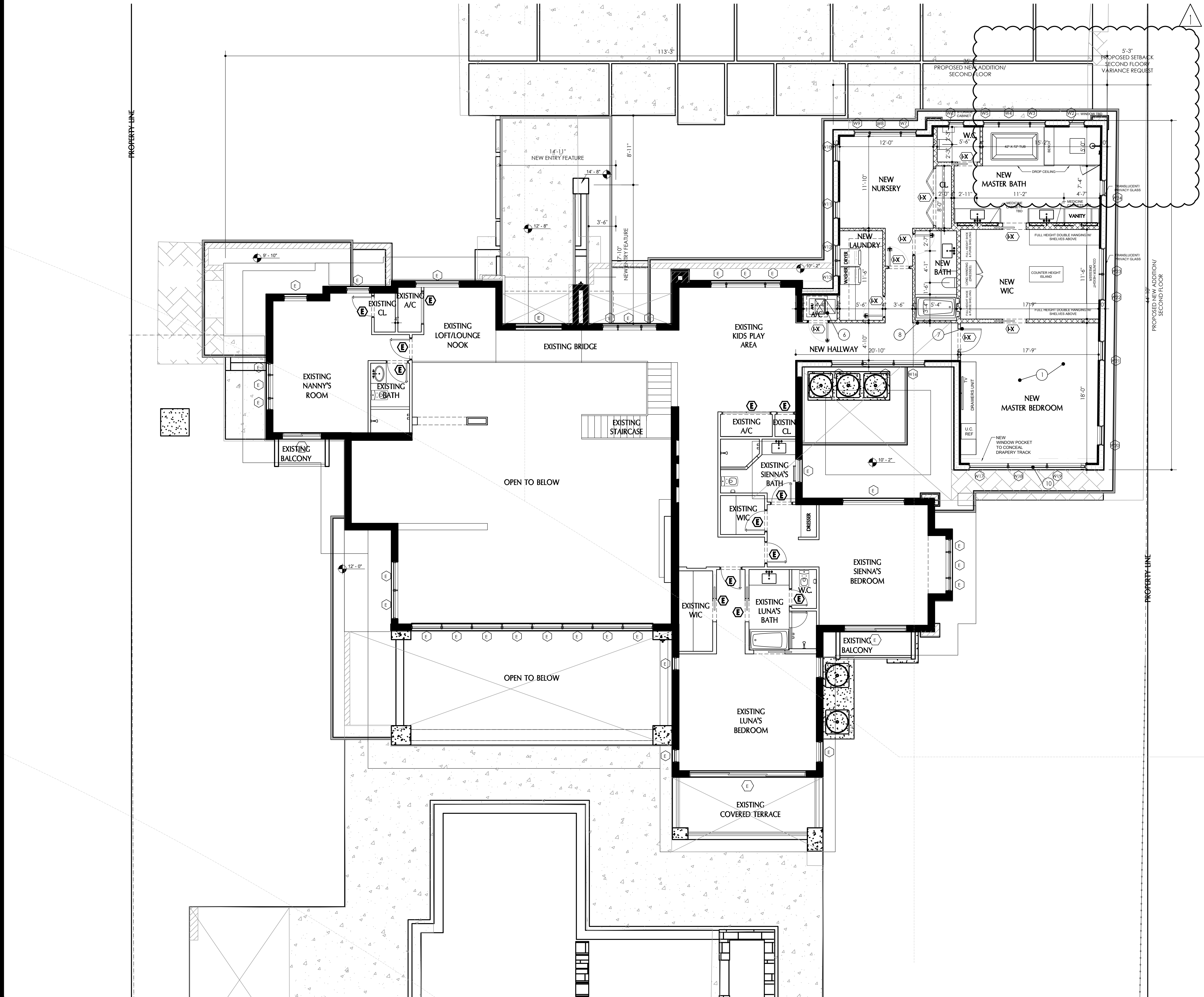
REVISIONS

HPB COMMENTS
JULY-28-2020

FLOOR PLAN

A-1.4

7/28/2020 8:57:25 PM



**2 FLOOR PLAN
KEY NOTES**

- EXISTING CBS WALLS TO REMAIN
- EXISTING INTERIOR PARTITIONS TO REMAIN
- NEW INTERIOR PARTITIONS SEE WALL TYPES SHT A-5.2.
PATCH AND REPAIR FLOOR AS REQUIRED
- INTERIOR PARTITION WALLS TO BE REMOVED
- EXTERIOR CBS WALLS TO BE REMOVED SEE STRUCT DWGS
FOR DTLS
- NEW EXTERIOR BLOCK WALL SEE WALL TYPES SHT A-5.2.
STRUCT DWGS AND NEW FLOOR PLANS. PATCH AND REPAIR
WALL AS REQUIRED
- EXISTING DOOR OR WINDOW TO REMAIN

3 LEGEND

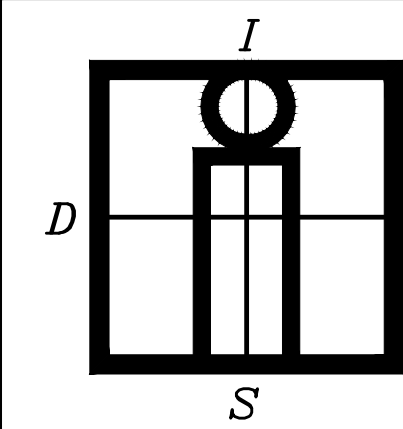
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5 RESIDENCE AREA CALCS

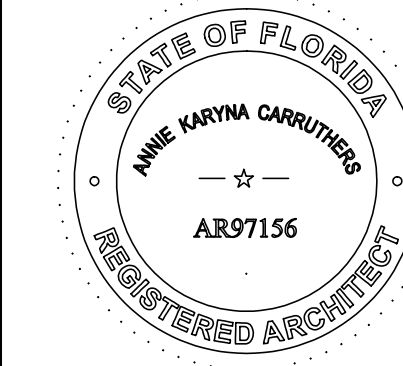
1 SECOND FLOOR PLAN
SCALE = 3/16" = 1'-0"



IN-SITE DESIGN GROUP LLC

1546 JACKSON STREET
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AA26001758
WWW.INSITEDESIGNGROUP.COM
954 921 5333

ANNIE K. CARRUTHERS
ARCHITECT



SEAL
STATE OF FLORIDA LICENSE No. AR-97156

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GLEIT RESIDENCE ADDITION

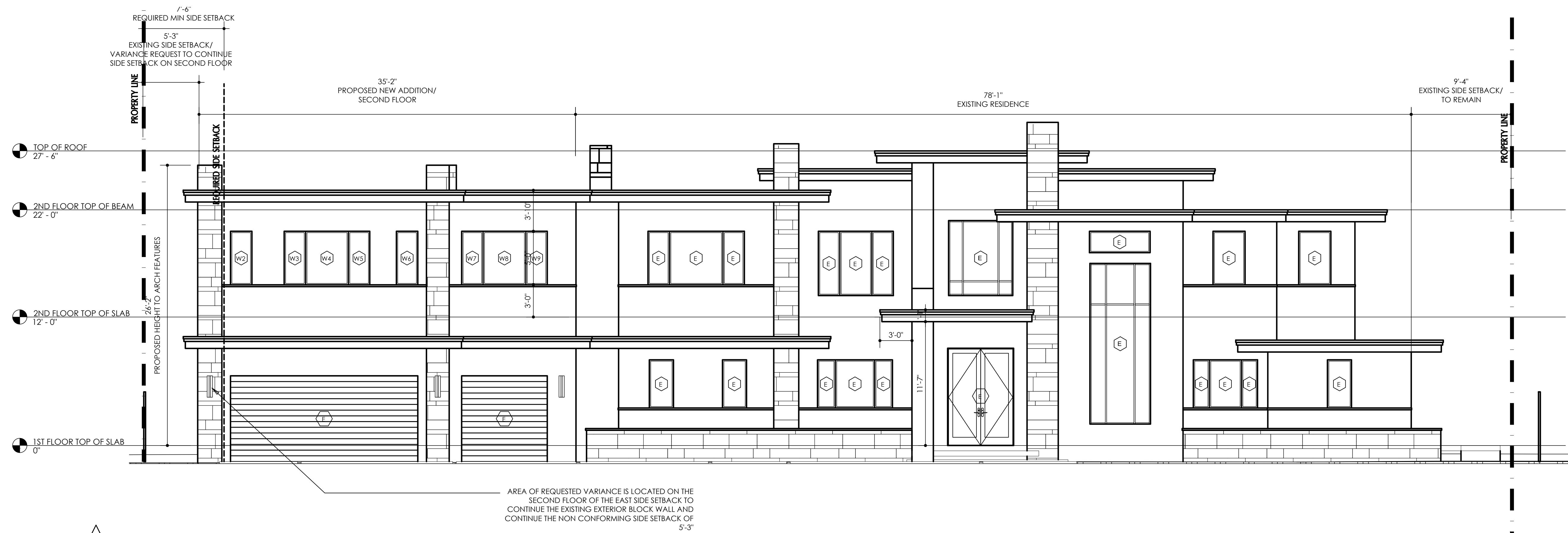
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HOLLYWOOD, FL 33019

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DESIGN DEVELOPMENT
APPROVAL
MAY-12-2020
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JULY-14-2020
FILE 20-CV-30

REVISIONS

- | | |
|---|------------------------------|
| 1 | HPB COMMENTS
JULY-28-2020 |
| 2 | HPB COMMENTS
AUG-13-2020 |



1 FRONT ELEVATION NORTH SCALE = 3/16" = 1'-0"

0 4 8 12
Scale: 3/16" = 1'-0"



2 SIDE ELEVATION EAST SCALE = 3/16" = 1'-0"

0 4 8 12
Scale: 3/16" = 1'-0"

- KEY NOTES:
1. MIAMI DADE COUNTY APPROVED SHINGLE ROOF. COLOR AND METHOD TO BE REVIEWED AND APPROVED BY DESIGN ARCHITECT PRIOR TO MANUFACTURE (TYP)LINE OF THE BEAM. SEE STRUCT DWGS FOR DETAILS AND SHEET A-9.1 AND A-9.2 FOR DETAILS. CONTINUOUS EXPANDED POLYSTYRENE AND SMOOTH STUCCO FINISH OUTLOOKERS OR HARDIE BOARD PVC AT UNDERSIDE OF OVERHANG WHERE NOTED. SEE MOLDING SCHEDULE FOR DETAILS. RETURN ALL MOLDINGS TO THE BACK, UNDERSIDE AND WALLS.
 2. LINE OF CONCRETE SLAB.
 3. CONIC COLUMN WITH STUCCO FINISH AND STUCCO CAPITAL AND BASE. SEE STRUCT DWGS FOR DETAILS.
 4. SITE ADDRESS AND MAIL BOX SHALL BE PROVIDED IN ACCORDANCE W/F.B.C. R321 ON FRONT WALL NUMBERS SHALL BE VISIBLE FROM THE STREET.
 5. 1" RAISED 8" HIGH STUCCO BAND ABOVE WINDOWS AND DOORS TO PROJECT PAST OPENING 4" WHERE NOTED.
 6. NEW EXTERIOR GRADE LIGHT FIXTURE. SEE ELECT DWGS FOR DTLS ELEVATION NOT TO EXCEED 8'-0" IN HEIGHT.
 7. LINE OF T.B. SEE STRUCT DWGS
 8. LINE OF CONCRETE SLAB
 9. STUCCO ON CONIC BLOCK. STUCCO TEXTURE TO MATCH EXISTING. STUCCO SHALL BE 2" AND SHALL BE INSTALLED AS PER ASTM C326 EXCLUDING TABLE 4
 10. NOT USED - 5" STUCCO BAND
 11. ALUMINUM DECORATIVE LOUVERED SHUTTERS AT EACH OPENING WHERE NOTED. SHUTTERS TO BE MIN AS HIGH AND WIDE AS OPENING TYP. UNDER SEPARATE ENGINEERING AS REQUIRED.
 12. VENT IN BLOCK AT STORAGE BLDG AS REQUIRED SEE DETAIL 4 SHT A-5.2 SPACE EVENLY AND/OR ALIGN W/CENTER OF WINDOWS.
 13. NEW IMPACT RESISTANT EXTERIOR WINDOWS AND DOORS WITH BRONZE FRAME AND CLEAR GLASS WITH LOW E AS PER SCHEDULE ON SHEET A-7.1. AS NOTED TYP.
 14. CBS PLANTER VENEER WITH CHICAGO BRICK AND PROVIDE A PRECAST CONIC CAP. CONTRACTOR TO PROVIDE WATERPROOFING AT INTERIOR OF PLANTER. SEE SITE PLAN DRAWINGS FOR EXACT LOCATION AND DETAILS. PROVIDE WEEP HOLES OR DRAIN AS REQUIRED FOR DRAINAGE TYP. WITH DECORATIVE BLOCKS.
 15. CONTRACTOR TO PROVIDE ALUMINUM DOWNSPOUTS OR ROOF DRAINS AS REQUIRED.
 16. ALIGN UPPER AND LOWER WINDOWS AND/OR DOORS W/ WINDOW DIVISIONS. WINDOW SIZES TO BE ADJUSTED TO ALIGN VERTICALLY WITH SLIDERS.
 17. CBS COLUMN WITH LANDSCAPE HEDGE BETWEEN COLUMNS. SEE DETAILS SHEET SP-1.2
 18. OUTDOOR SHOWER - SEE PLUMBING DRAWINGS FOR DETAILS.
 19. STEEL SUPPORT COLUMN WITH STUCCO DETAILS. SEE MOLDING SCHEDULE AND STRUCTURAL DWGS FOR DETAILS.
 20. OUTDOOR CABINETRY
 21. 5'X2" CONTINUOUS RAISED STUCCO BAND BETWEEN WINDOWS. CARRY STUCCO BAND AROUND STRUCTURE. RETURN ALL TRIM AROUND WALLS

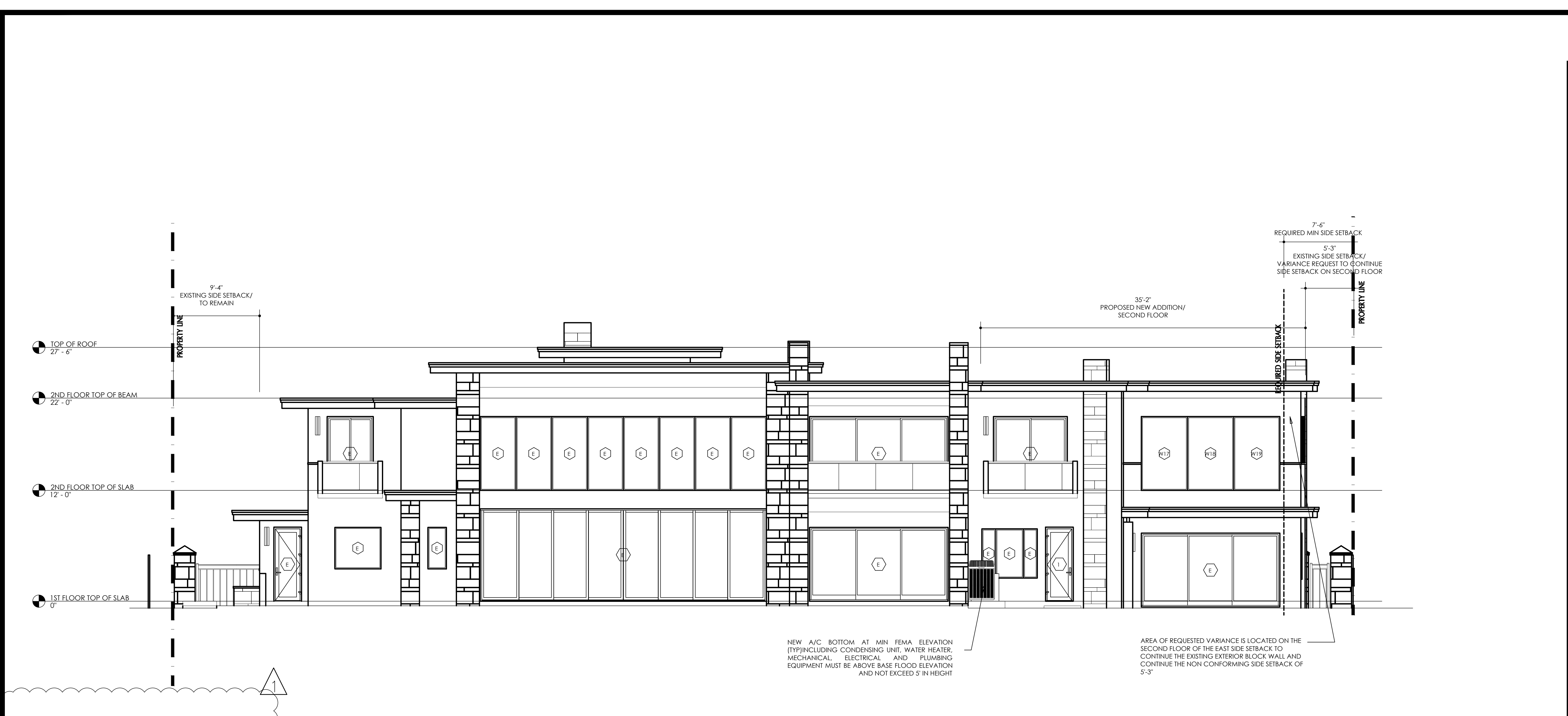
NOTE:
ALL WORK TO BE DONE IN ACCORDANCE W/THE 2017 FLORIDA BUILDING CODE (TYP)
ALL ELEVATIONS NOTED ARE FROM THE TOP OF CONCRETE SLAB. DATUM REFERS TO THE ENCLOSED FIRST FLOOR LIVING AREA TOP OF SLAB
GREEN TECHNOLOGIES WILL BE UTILIZED WHEREVER POSSIBLE INCLUDING BUT, NOT LIMITED TO, ENERGY STAR APPLIANCES, TANKLESS HEATERS, UPGRADED WINDOWS, MECHANICAL SYSTEMS AND INSULATION, LOW FLOW WATER EFFICIENT FIXTURES, ENERGY EFFICIENT LIGHTING, AND LOW V.O.C. PAINTS.

3 ELEVATION NOTES

ELEVATIONS

A-2.1

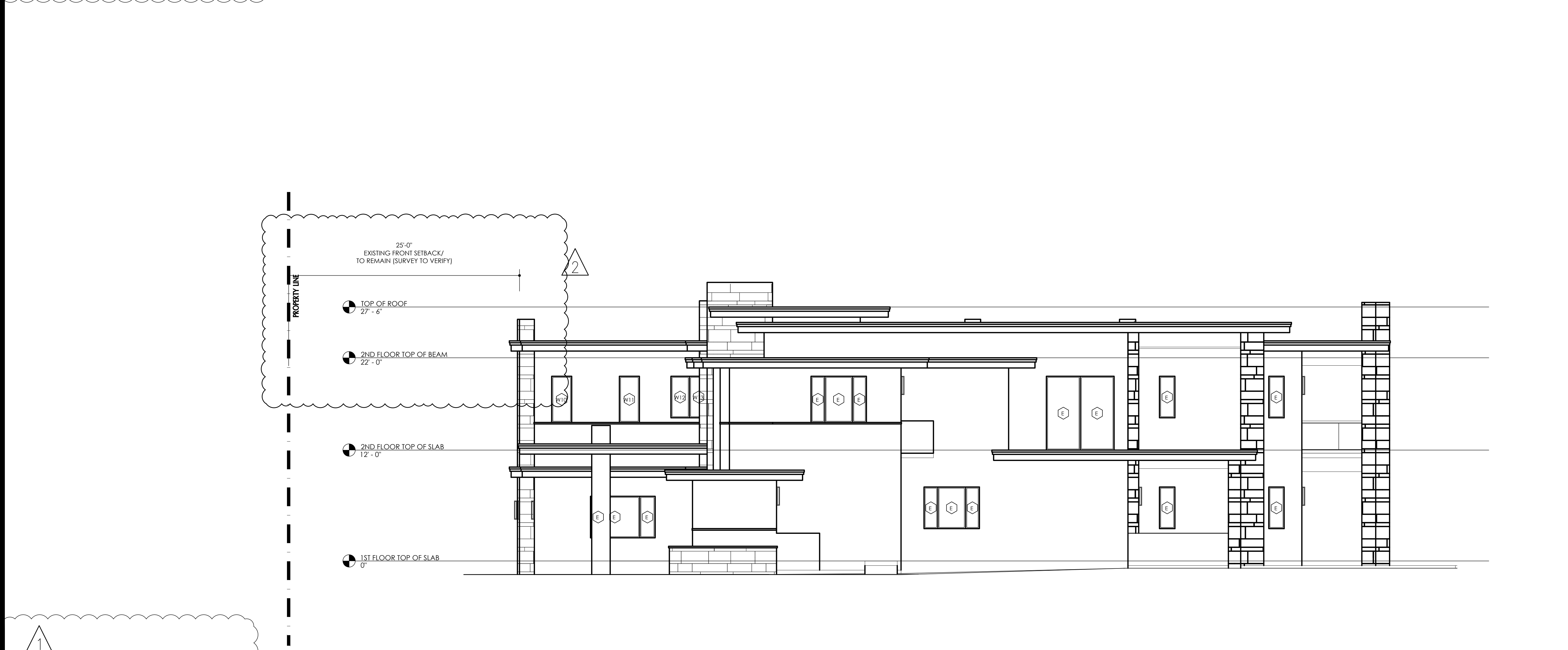
Date Of Issue
JULY 9 2020



1 SIDE ELEVATION SOUTH
SCALE = 3/16" = 1'-0"

- KEY NOTES:**
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2 ELEVATION KEY NOTES



3 REAR ELEVATION WEST
SCALE = 3/16" = 1'-0"

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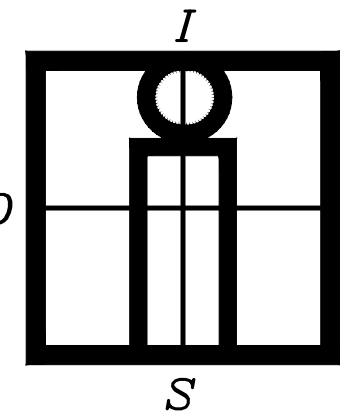
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2	HPB COMMENTS AUG-13-2020

Date Of Issue
JULY 9 2020

**ELEVATIONS
A-2.2**



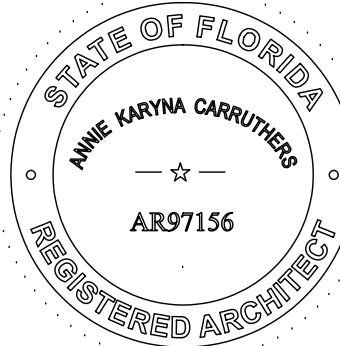
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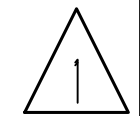
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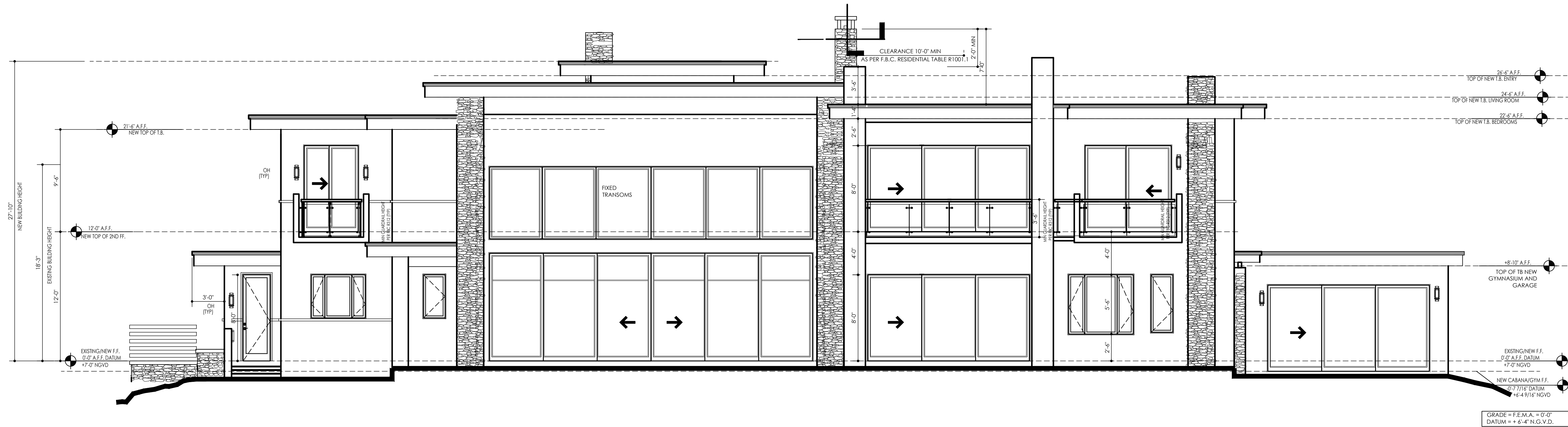
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REVISIONS
1 HPB COMMENTS
JULY-28-2020



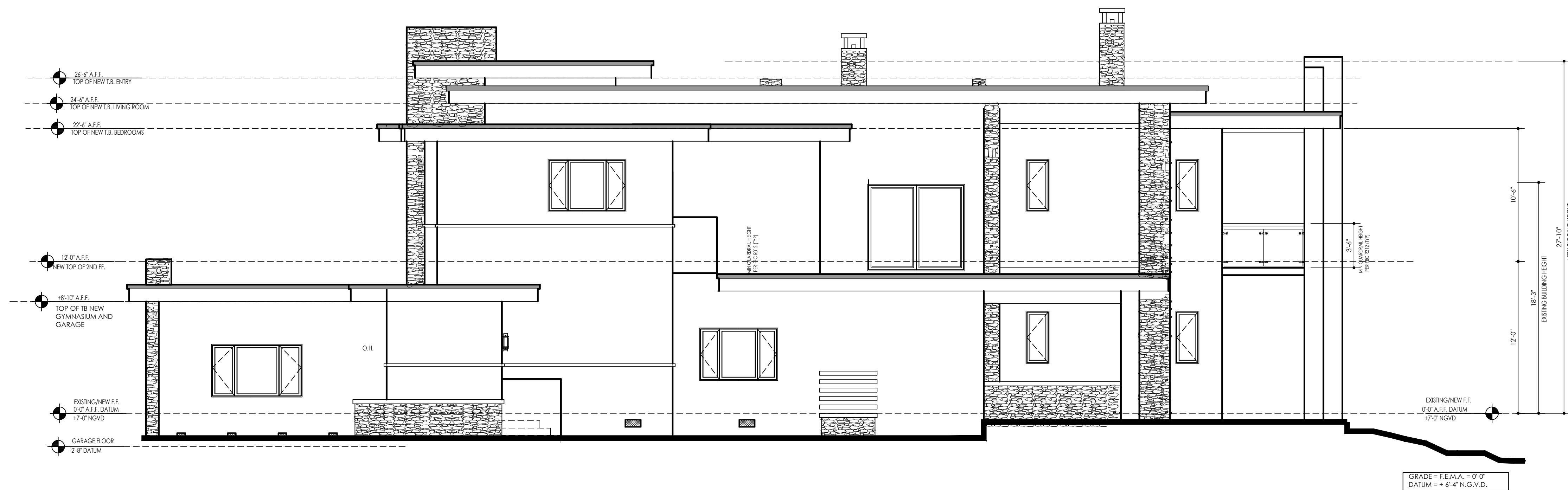
Date Of Issue
JULY 9 2020

**EXISTING
ELEVATIONS
A-2.4**



1 REAR ELEVATION SOUTH EXISTING
SCALE = 3/16" = 1'-0"

0 4 8 12
Scale: 3/16" = 1'-0"



2 SIDE ELEVATION WEST EXISTING
SCALE = 3/16" = 1'-0"

0 4 8 12
Scale: 3/16" = 1'-0"

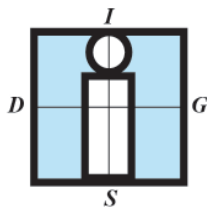
3 ELEVATION NOTES

7/28/2020 8:57:43 PM

STREET PROFILE/ ELEVATION

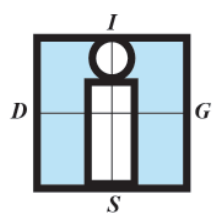


COLOR SITE PLAN WITH LANDSCAPING



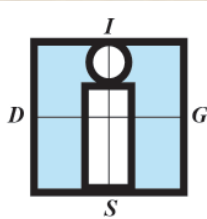
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COLOR RENDERINGS



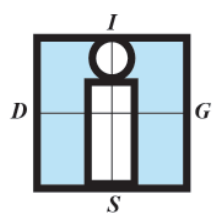
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COLOR RENDERINGS



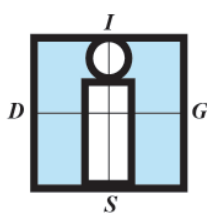
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COLOR RENDERINGS



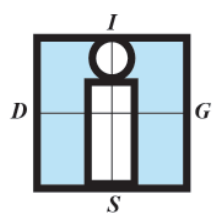
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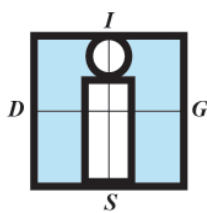
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