

Historic Preservation Board

Tuesday, March 14, 2023

3:00 PM

City of Hollywood



Hollywood City Hall
2600 Hollywood Blvd
Hollywood, FL 33020
<http://www.hollywoodfl.org>

Room 219

Thank you for demonstrating an interest in the City of Hollywood Historic Preservation Board Meeting. The public may view the meeting either in person or virtually <http://hollywoodfl.org/calendar>.

Any member of the public wishing to speak on an agenda item, which calls for public comment, may do so either in person or virtually:

In-person:

On the day of the meeting a comment card shall be completely filled out. Comment cards will be available at the start of the meeting and must be received by the Board's Clerk prior to the close of public comment for each item. If commenting on multiple items, a comment card shall be completed for each individual item.

Virtually:

Virtual comment is offered as a courtesy. The City is not responsible for technical difficulties that may periodically arise. Pre-registration shall be REQUIRED.

To register use the Board Meeting Registration and Public Comment Form. If commenting on multiple items, the form shall be completed for each individual item. Should an item require consideration by multiple Boards, individual forms shall be submitted for each Board. The form may be found at the following link and shall be submitted by 6:00 PM the day before the meeting:

<https://www.hollywoodfl.org/1248/Public-CommentRegistration-and-Submittal>

Due to the quasi-judicial nature of items, written comments CANNOT be read into the record. Public comment shall be limited to three minutes speaking time maximum. All comments received during the submission period will become part of the public record. Comments left on voicemail machines, emailed, posted to the City's social media accounts or submitted for virtual comment after 6:00 PM on the day prior to the meeting shall not be accepted.

Persons with disabilities who require reasonable accommodations to participate in City programs and/or services may call the Division of Engineering/Transportation & Mobility, Azita Behmardi, ADA Coordinator/City Engineer, five business days in advance at 954-921-3251 (voice). If an individual is hearing or speech impaired, please call 1-800-955-8771 (V-TDD).

For additional information or for assistance, please contact Planning and Urban Design Division, at 954-921-3471 option 3 or via email at planningdivision@hollywoodfl.org.

Persons attending meetings shall remain seated at all times unless called upon to speak, will not callout comments during the meeting or make inappropriate hand or facial gestures.

Please silence all cell phones prior to entering the meeting.

A. Administration

1. Pledge of Allegiance
2. Roll Call
3. Approval of Previous Meeting Minutes

Attachments: [2023_0124 Minutes.pdf](#)
[2023_0207 Minutes.pdf](#)

4. Summary of Appeals to City Commission
5. Additions, Deletions and Withdrawals
6. City Attorney Announcements

Attachments: [Quasi-Judicial Hearing Procedures.pdf](#)
[Witness List.pdf](#)

B. Applications**ITEMS # 1-2 BELOW ARE CONSIDERED QUASI-JUDICIAL**[1.2023_0314 HPB](#)

FILE NO.: 22-C-38
APPLICANT: Henry & Rosa Leace
LOCATION: 1254 Madison Street
REQUEST: Certificate of Appropriateness for Design for an addition to a single family house located in the Lakes Historic District

Attachments: [2238 HPB Staff Report 2023_0314.pdf](#)
[Attachment A Application Package.pdf](#)
[Attachment B Aerial Photograph.pdf](#)

[2.2023_0314 HPB](#)

FILE NO.: 22-CM-77
APPLICANT: Richard Zegelhone
LOCATION: 727 N Northlake Drive
REQUEST: Certificate of Appropriateness for Demolition and Design for a single-family home located within the Lakes Area Historic Multiple Resource Listing District

Attachments: [2277 CM Staff Report 2023_0314.pdf](#)
[Attachment A Application Package.pdf](#)
[Attachment B Aerial Photograph.pdf](#)

C. Old Business

- Rules of Procedure update
- City Wide Historic Grant update

D. New Business**E. Adjournment**

Legal descriptions for each of the above petitions is on file in the Department of Development Services.

Any person wishing to appeal any decision made by this Commission with respect to any matter considered at such meeting or hearing will need a record of the proceedings, and for such purposes may need to ensure that a verbatim record of the proceedings is made, which record includes the testimony and evidence upon which the appeal is made.

Two or more members of the same city board, commission, or committee, who are not of this Commission, may attend this meeting and may, at that time, discuss matters on which foreseeable action may later be taken by their board, commission or committee.

Persons with disabilities who require reasonable accommodations to participate in City programs and/or services may call the Division of Engineering/Transportation & Mobility, Azita Behmardi, ADA Coordinator/City Engineer, five business days in advance at 954-921-3251 (voice). If an individual is hearing or speech impaired, please call 1-800-955-8771 (V-TDD).



City of Hollywood

Staff Summary

Hollywood City Hall
2600 Hollywood Blvd
Hollywood, FL 33020
<http://www.hollywoodfl.org>

Agenda Date: 3/14/2023

To: Historic Preservation Board

Title:

**SUMMARY OF THE MINUTES
HISTORIC PRESERVATION BOARD
CITY OF HOLLYWOOD
COMMISSION CHAMBERS – ROOM 219
2600 HOLLYWOOD BOULEVARD
HOLLYWOOD, FLORIDA 33020**

A. ADMINISTRATION

1. Pledge of Allegiance

2. Roll Call

The meeting of the Historic Preservation Board was called to order by Terry Cantrell on Tuesday, **January 24th, 2023 at 3:01 p.m.** in Room 219, 2600 Hollywood Blvd, Hollywood, Florida, with the following members present:

Terry Cantrell
Steven Toth
Stephen Piper
Ari Sklar

Dulce Conde
Fred Villiers-Furze
William Treece

Development Services, Division of Planning and Urban Design Staff present:

Andria Wingett
Mawusi Watson
Tasheema Lewis

Assistant Director/Planning Manager
Planning Administrator
Associate Planner

Also Present:

Denise Manos
Richard Doody

Deputy City Attorney
Staff Attorney

3. Approval of the **December 13th, 2022** Meeting Minutes
Approved.
5. Summary of City Commission actions
None.
6. Additions, Deletions, Withdrawals, and Continuances
None.
7. City Attorney Announcements
Denise Manos informed the Board of Quasi-Judicial Proceedings.

B. APPLICATIONS

1. **FILE NO:** 22-CM-29
APPLICANT: Djazir and Brigitte Abella
LOCATION: 1621 Jefferson Street
REQUEST: Certificate of Appropriateness for Demolition and Design for a single family home located in the Lakes Area Historic Multiple Resource Listing District.

Terry Cantrell read the Application.

Terry Cantrell asked Staff, the Applicant, and members of the public, if they wished to waive Quasi-Judicial Proceedings. Quasi-Judicial Proceedings waived.

Tasheema Lewis, Associate Planner, made a presentation and answered questions from the Board.

Sabrina Suarez, Applicant's Designer and Mariano Isman, Applicant's Architect addressed and answered questions from the Board.

Terry Cantrell opened the meeting to public comments. No Public Comments were made. Terry Cantrell closed the public comment portion.

Board discussion ensued.

MOTION WAS MADE BY AKI SKLAR AND SECONDED BY WILLIAM TREECE TO APPROVE THE CERTIFICATE OF APPROPRIATENESS FOR DEMOLITION. MOTION PASSED BY VOICE VOTE.

MOTION WAS MADE BY ARI SKLAR AND SECONDED BY FRED VILLIERS-FURZE TO CONTINUE ITEM DATE AND TIME CERTAIN TO THE FEBRUARY 7TH, 2023 MEETING TO ADDRESS DESIGN CONCERNS. MOTION PASSED BY VOICE VOTE.

2. **FILE NO:** 22-CM-43
APPLICANT: Emile Mimran
LOCATION: 1108 S Northlake Drive
REQUEST: Certificate of Appropriateness for Demolition and Design for a single family home located in the Lakes Area Historic Multiple Resource Listing District.

Terry Cantrell read the Application.

Terry Cantrell asked Staff, the Applicant, and members of the public, if they wished to waive Quasi-Judicial Proceedings. Quasi-Judicial Proceedings waived.

Mawusi Watson, Planning Administrator, made a presentation and answered questions from the Board.

Keith Poliakoff, Applicant's Representative and Avihey Shuker, Applicant's Architect made a presentation and answered questions from the Board.

Terry Cantrell opened the meeting to public comments. Gavi Naim commented. Terry Cantrell closed the public comment portion.

Board discussion ensued.

MOTION WAS MADE BY STEVEN TOTH AND SECONDED BY DULCE CONDE TO APPROVE THE CERTIFICATE OF APPROPRIATENESS FOR DEMOLITION. MOTION PASSED UNANIMOUSLY BY VOICE VOTE.

MOTION WAS MADE BY STEPHEN PIPER AND SECONDED BY WILLIAM TREECE APPROVE THE CERTIFICATE OF APPROPRIATENESS FOR DESIGN, WITH THE CONDITION FOR THE APPLICANT TO WORK WITH STAFF TO SIMPLIFY THE FRONT ENTRANCE BY ELIMINATING THE TOP GREY BLOCK, MATCH THE GRAY FROM THE GARAGE AREA TO THE OTHER SIDE, AND WORK WITH STAFF IN AN ATTEMPT TO CREATE A MORE BALANCED SYMMETRY OF THE WINDOWS ON BOTH SIDES OF THE FRONT DOOR. MOTION PASSED BY VOICE VOTE

C. OLD BUSINESS

None.

D. NEW BUSINESS

- CRA provided an update on the downtown Streetscape Improvement Project.

E. ADJOURNMENT

The meeting adjourned at **5:44 P.M.**

**SUMMARY OF THE MINUTES
HISTORIC PRESERVATION BOARD
CITY OF HOLLYWOOD
2600 HOLLYWOOD BOULEVARD
HOLLYWOOD, FLORIDA 33020**

A. ADMINISTRATION

1. Pledge of Allegiance

2. Roll Call

The meeting of the Historic Preservation Board was called to order by Terry Cantrell on Tuesday, **February 7th, 2023 at 3:01 p.m.** in Room 219, 2600 Hollywood Blvd, Hollywood, Florida, with the following members present:

Terry Cantrell
Steven Piper
Ari Sklar

Dulce Conde
Steven Toth
Fred Villiers-Furze

Development Services, Division of Planning and Urban Design Staff present:

Andria Wingett
Carmen Diaz
Tasheema Lewis

Deputy Director/Planning Manager
Planning Administrator
Associate Planner

Also Present:

Denise Manos
Richard Doody

Deputy City Attorney
Staff Attorney

3. Approval of the **January 24th, 2023** Meeting Minutes.
Postponed.
5. Summary of City Commission actions
None.
6. Additions, Deletions, Withdrawals, and Continuances
None.
7. City Attorney Announcements
Denise Manos informed the Board of Quasi-Judicial Proceedings.

B. APPLICATIONS

1. **FILE NO.:** 22-CM-29
APPLICANT: Djazir and Brigitte Abella
LOCATION: 1621 Jefferson Street
REQUEST: Certificate of Appropriateness for Design for a single family home in the Lakes Area Historic Multiple Resource Listing District.

Terry Cantrell read the Application.

Terry Cantrell asked Staff, the Applicant, and members of the public, if they wished to waive Quasi-Judicial Proceedings. Quasi-Judicial Proceedings waived.

Carmen Diaz, Planning Administrator, made a presentation and answered questions from the Board.

Mariano Isman, Applicant's Architect addressed and answered questions from the Board.

Terry Cantrell opened the meeting to public comments. No Public Comments were made. Terry Cantrell closed the public comment portion.

Board discussion ensued.

MOTION WAS MADE BY ARI SKLAR AND SECONDED BY FRED VILLIERS-FURZE TO APPROVE THE DESIGN AS SHOWN. MOTION PASSED UNANIMOUSLY BY VOICE VOTE, WITH THE CONDITION TO ADD A BRUSH BAY.

2. **FILE NO.:** 22-CMV-58
APPLICANT: ColonelMSC Enterprises, LLC. / Bravo Investments & Rental, LLC.
LOCATION: 301 Oregon Street
REQUEST: Certificate of Appropriateness for Demolition, Design and Variance for a new duplex in the Hollywood Beach Historic Overlay District (301 Oregon)

Terry Cantrell read the Application.

Terry Cantrell asked Staff, the Applicant, and members of the public, if they wished to waive Quasi-Judicial Proceedings. Quasi-Judicial Proceedings waived.

Carmen Diaz, Planning Administrator, made a presentation and answered questions from the Board.

Joseph Kaller and Giovanni Munoz, Applicant's Architects addressed and answered questions from the Board.

Terry Cantrell opened the meeting to public comments. No Public Comments were made. Terry Cantrell closed the public comment portion.

Board discussion ensued.

MOTION WAS MADE BY ARI SKLAR AND SECONDED BY DULCE CONDE TO APPROVE THE CERTIFICATE OF APPROPRIATENESS FOR DEMOLITION. MOTION PASSED BY VOICE VOTE.

MOTION WAS MADE BY ARI SKLAR AND SECONDED BY DULCE CONDE TO APPROVE THE VARIANCE 1. MOTION PASSED BY VOICE VOTE.

MOTION WAS MADE BY ARI SKLAR AND SECONDED BY DULCE CONDE TO APPROVE THE VARIANCE 2. MOTION PASSED UNANIMOUSLY BY VOICE VOTE.

MOTION WAS MADE BY DULCE CONDE AND SECONDED BY STEVEN TOTH TO APPROVE THE DESIGN AS SHOWN. MOTION PASSED UNANIMOUSLY BY VOICE VOTE, WITH THE CONDITION THE APPLICANT WORK WITH STAFF TO MODIFY DESIGN OF THE NORTH WALL FAÇADE. MODIFICATIONS SHALL INCLUDE BUILDING UNDULATION, LANDSCAPE ON THE GROUND FLOOR AND COORDINATION WITH BUILDING AND FIRE TO DETERMINE IF FENESTRATION AND/OR BALCONIES CAN BE INCORPORATED.

C. OLD BUSINESS

None.

D. NEW BUSINESS

- Andria Wingett, provided a brief update on Rules of Procedure.
- Andria Wingett, provided a reminder for Board appointments and expiring terms.

E. ADJOURNMENT

The meeting adjourned at **5:03 P.M.**



City of Hollywood

Staff Summary

Hollywood City Hall
2600 Hollywood Blvd
Hollywood, FL 33020
<http://www.hollywoodfl.org>

Agenda Date: 3/14/2023

To: Historic Preservation Board

Title:

**QUASI-JUDICIAL HEARING PROCEDURES
AND RULES FOR EX-PARTE COMMUNICATIONS**

I. Scope and Applicability. These procedures shall apply to all quasi-judicial hearings held by the City Commission or by any Board or Committee (hereinafter referred to as "Boards") which holds quasi-judicial hearings. The City Attorney shall determine which matters are quasi-judicial in nature and shall direct the City Clerk or Board liaison to designate specially such matters on the agenda.

II. Proceedings. Mayor, Vice Mayor or other presiding officer (hereafter, the "Presiding Officer") shall conduct the proceedings and maintain order. The City Attorney or legal advisor shall represent the City Commission or Board, rule on all evidentiary and procedural issues and objections, and advise the City Commission or Board as to the applicable law and necessary factual findings. Hearings shall be conducted informally, but with decorum. Formal rules of procedure shall not apply except as set forth herein; however, fundamental due process shall be accorded.

III. Unauthorized Communications. In all quasi-judicial hearings, all rulings must be based only upon the evidence presented at the hearing. In accordance with Section 286.0115(1), Florida Statutes, ex parte communications with City Commissioners or Board members in quasi-judicial matters is permissible and the adherence to the following procedures shall remove the presumption of prejudice arising from ex parte communications with City Commissioners or Board members:

1. The substance of any ex parte communication with a City Commissioner or Board member which relates to a quasi-judicial action pending before the Commission or Board is not presumed prejudicial to the action if the subject of the communication and the identity of the person, group, or entity with whom the communication took place is disclosed and made a part of the record before the final action on the matter.

2. A City Commissioner or Board member may read a written communication from any person. However, a written communication that relates to a quasi-judicial action pending before the Commission or Board shall not be presumed prejudicial to the action, and such written communication shall be made a part of the record before final action on the matter.

3. City Commissioners or Board members may conduct investigations and site visits and may receive expert opinions regarding quasi-judicial action pending before them. Such activities shall not be presumed prejudicial to the action if the existence of the investigation, site visit, or expert opinion is made a part of the record before final action on the matter.

4. Disclosure made pursuant to subparagraphs 1, 2 and 3 must be made before or during the public meeting at which a vote is taken on such matters, so that persons who have opinions contrary to those expressed in the ex parte communication are given a reasonable opportunity to refute or respond to the communication.

IV. Witnesses and Supporting Materials. At least eight City business days before a quasi-judicial hearing.

A. Staff shall prepare a report, recommendation and supporting materials, a copy of which shall be available to the applicant, appellant and to the public at the City Clerk's Office. Included in the supporting materials will be copies of all exhibits and documents upon which staff's recommendation is based.

B. The Applicant and the Appellant, if applicable, shall submit a detailed outline of the argument in support of their application, copies of all exhibits which will be presented at hearing and the names and addresses of all witnesses who will be called to testify in support of the application (including resumes for any witness the party intends to qualify as an expert).

C. The eight City business day deadline is necessary to ensure the Commission or Board members are given sufficient opportunity to review the written submissions prior to the hearing, and shall be strictly observed. Should the eight-day City business day deadline be missed by either staff or the Applicant, the item may be continued at the discretion of the City Commission or Board to the next available agenda.

V. Party Intervenors.

The City Attorney may allow a person to intervene as a Party Intervenor if they meet the following requirements:

A. The person must have an interest in the application, which is different than the public at large.

B. At least ~~eight~~ three days prior to the hearing, the person shall submit a written request to intervene including: a detailed outline of their interest in the application and argument in favor or against it, copies of all exhibits which will be presented at the hearing and the names and addresses of all witnesses who will be called to testify on their behalf (including resumes for any witness the person intends to qualify as an expert).

VI. Conduct of Hearing.

A. The Presiding Officer shall call the proceeding to order and announce that the hearing has begun.

B. The Presiding Officer, City Attorney or legal advisor shall inquire whether all parties, members of the public and Commission or Board members agree to waiving the quasi-judicial hearing.

C. When the quasi-judicial hearing is not waived, the City Attorney, legal advisor or Presiding Officer shall explain the rules concerning procedure, testimony, and admission of evidence.

D. When the quasi-judicial hearing is not waived, the City Clerk or staff liaison shall swear in all witnesses who are to testify at the hearing.

E. The order of proof shall be as follows:

1. A representative of the City's staff (or outside counsel) shall briefly describe the Applicant's request, introduce and review all relevant exhibits and evidence, report staff's recommendation, and present any testimony in support of staff's recommendation. Staff shall have a maximum of 30 minutes to make their full presentation, including opening statement and all direct presentation by witnesses, but excluding any cross-examination or questions from the Commission or a Board member.

2. The Appellant, if applicable, (or his/her representative or counsel) shall present evidence and testimony in support of the application. Appellant shall have a maximum of 30 minutes to make its full presentation, including opening statement and all direct presentation by witnesses, but excluding any cross-examination or questions from the Commission or a Board member.

3. Any Party Intervenor (or his/her representative or counsel) shall present evidence and testimony in support of or opposed to the application. A Party Intervenor shall have a maximum of 30 minutes to make his/her full presentation, including opening statement and all direct presentation by witnesses, but excluding any cross-examination or questions from the Commission or a Board Member.

4. The Applicant (or his/her representative or counsel) shall present evidence and testimony in support of the application. Applicant shall have a maximum of 30 minutes to make his/her full presentation, including opening statement and all direct presentation by witnesses, but excluding any cross-examination or questions from the Commission or a Board member.

5. Any other persons present who wish to submit relevant information to the City Commission or Board shall speak next for a maximum of three minutes each (excluding any cross-examination or questions from the Commission or a Board member). Members of the public will be permitted to present their non-expert opinions, but the Commission or board will be expressly advised that public sentiment is not relevant to the decision, which must be based only upon competent and substantial evidence.

6. The Appellant will be permitted to make final comments, if any (maximum of five minutes).

7. The Applicant will be permitted to make final comments, if any (maximum of five minutes).

8. The Party Intervenor will be permitted to make final comments, if any (maximum of five minutes).

9. The City's staff will make final comments, if any (maximum of five minutes).

10. At the discretion of the Presiding Officer, the Applicant may be permitted to respond to the final Party Intervenor and staff comments and recommendations (maximum of three minutes).

G. The City Attorney or legal advisor will advise the City Commission or Board as to the applicable law and the factual findings that must be made to approve or deny the application.

H. The City Commission or Board will conduct open deliberation of the application. The Presiding Officer shall have the discretion to reopen the proceeding for additional testimony or argument by the parties when an outcome substantially different than either the granting or denial of the application is being considered. After deliberations, a vote shall be taken to approve, approve with conditions or deny the application.

VII. Examination by Commissioners and City Attorney or Legal Advisor.

Commissioners, Board members and the City Attorney or Legal Advisor may ask questions of persons presenting testimony or evidence at any time during the proceedings until commencement of deliberation.

VIII. Cross-Examination of Witnesses. After each witness testifies, the City staff representative, the Applicant's representative, Appellant's representative, and/or the Party Intervenor's representative shall be permitted to question the witness, but such cross-examination shall be limited to matters about which the witness testified and shall be limited to five minutes per side. Members of the public will not be permitted to cross-examine witnesses. Cross-examination shall be permitted only as would be permitted in a Florida court of law.

IX. Rules of Evidence.

A. All evidence of a type commonly relied upon by reasonably prudent persons in the conduct of their affairs shall be admissible, whether or not such evidence would be admissible in a court of law in Florida. Irrelevant, immaterial, harassing, defamatory or unduly repetitive evidence shall be excluded.

B. Hearsay evidence may be used for the purposes of supplementing or explaining other evidence, but it shall not be sufficient by itself to support a finding unless it would be admissible over objection in a civil action.

C. Documentary evidence may be presented in the form of a copy or the original. Upon request, parties shall be given an opportunity to compare the copy with the original.

X. Statements of Counsel. Statements of counsel, or any non-attorney representative, shall only be considered as argument and not testimony unless counsel or the representative is sworn in and the testimony is based on actual personal knowledge of the matters which are the subject of the statements.

XI. Continuances and Deferrals. The City Commission or Board shall consider requests for continuances made by City staff, the Applicant, the Appellant or a Party Intervenor and may grant continuances in its sole discretion. If, in the opinion of the City Commission or Board, any testimony or documentary evidence or information presented at the hearing justifies allowing additional research or review in order to properly determine the issue presented, then the City Commission or Board may continue the matter to a time certain to allow for such research or review.

XII. Transcription of hearing.

A. The City Clerk or staff liaison shall preserve the official transcript of the hearing through tape recording and/or video recording.

B. The Applicant, Appellant or Party Intervenor may arrange, at its own expense, for a court reporter to transcribe the hearing.

C. The Applicant, Appellant or Party Intervenor may request that all or a part of the transcript of a hearing be transcribed into verbatim, written form. In such case, the Applicant, Appellant or Party Intervenor requesting the transcript shall be responsible for the cost of production of the transcription and the transcription shall become the official transcript.

XIII. Maintenance of Evidence and Other Documents. The Office of the City Clerk or staff liaison shall retain all of the evidence and documents presented at the hearing unless any such evidence is too large to be stored by the City Clerk or staff liaison. In that event, such evidence will be stored in the Community Planning and Development Department.

XIV. False Testimony. Any willful false swearing on the part of any witness or person giving evidence before the Commission or Board as to any material fact in the proceedings shall be deemed to be perjury and shall be punished in the manner prescribed by law for such offense.

XV. Failure of Applicant to Appear. If the Applicant, the Appellant or Party Intervenor or their representative fails to appear at the time fixed for the hearing, and such absence is not excused by the Commission or Board, the Commission or Board may proceed to hear the evidence and render a decision thereon *in absentia*.

XVI. Subpoena Power. The Applicant, the Appellant or Party Intervenor or City's staff shall be entitled to compel the attendance of witnesses through the use of subpoenas. All such subpoenas shall be issued by the City Clerk at the request of the Applicant, Appellant or City's staff.

**CITY OF HOLLYWOOD
MEMORANDUM
DEPARTMENT OF DEVELOPMENT SERVICES
DIVISION OF PLANNING AND URBAN DESIGN**

DATE: October 24, 2022

MEMO NO.: P-22-12

TO: City Clerk

FROM: Andria Wingett, Assistant Director/Planning Manager

SUBJECT: Witness List for Quasi-Judicial Items (Revised)

EXPLANATION:

Following is a list of Technical Advisory Committee members which may serve as witnesses for all **Planning and Development Board, Historic Preservation Board, and City Commission Quasi-Judicial items**. Resumes and credentials on file with the Office of Human Resources. The City may add additional witness for specific items as necessary in conformance with Quasi-Judicial procedures.

Donna Biederman	Community Development Coordinator
Liliana Beltran	Housing Inspector
Raelin Storey	Communications, Marketing, and Economic Development Director
Azita Behmardi	City Engineer
Clarissa Ip	Engineering Support Services Manager
Rick Mitinger	Transportation Engineer
Russell Long	Assistant Chief Building Official
Daniel Quintana	Electrical Plans examiner / Inspector
Jovan Douglas	Parking Administrator
Elaine Franklin	Environmental Sustainability Coordinator
Alicia Vereas-Feria	Engineer, Public Utilities
Giselle Hipolito	Engineer, Public Utilities
Favio Perez	Landscape Inspector / Plans Examiner
Jorge Castano	Fire Marshal / Division Chief
Christine Adamcik	Community Service Officer, Police Department
Doreen Avitabile	Crime Prevention Specialist
Charles Lassiter	Assistant Director, Public Works
Annalie Holmes	Assistant Director, Public Works
David Vazquez	Assistant Director, Parks, Recreation, and Cultural Arts
Andria Wingett	Assistant Director / Planning Manager
Carmen Diaz	Planning Administrator
Mawusi Watson	Planning Administrator
Tasheema Lewis	Associate Planner
Laura Gomez	Assistant Planner



City of Hollywood

Staff Summary

Hollywood City Hall
2600 Hollywood Blvd
Hollywood, FL 33020
<http://www.hollywoodfl.org>

File Number: 1.2023_0314 HPB

Agenda Date:	3/14/2023	Agenda Number:	
To:	Historic Preservation Board		
Title:	FILE NO.: 22-C-38 APPLICANT: Henry & Rosa Leace LOCATION: 1254 Madison Street REQUEST: Certificate of Appropriateness for Design for an addition to a single family house located in the Lakes Historic District		

**CITY OF HOLLYWOOD, FLORIDA
DEPARTMENT OF DEVELOPMENT SERVICES
DIVISION OF PLANNING AND URBAN DESIGN**

DATE: March 14, 2023 **FILE:** 22-C-38

TO: Historic Preservation Board

VIA: Andria, Deputy Director / Planning Manager

FROM: Laura Gomez, Associate Planner

SUBJECT: Henry & Rosa Leace request a Certificate of Appropriateness for Design for an addition to a single-family home located at 1254 Madison Street within the Lakes Area Historic Multiple Resource Listing District.

APPLICANT'S REQUEST

Certificate of Appropriateness for Design for an addition and covered entry to a single-family home located within the Lakes Area Historic Multiple Resource Listing District.

STAFF'S RECOMMENDATION

Certificate of Appropriateness for Design: Approval.

BACKGROUND

The existing one-story home was constructed in 1958 (BCPA). The home consists of 4-bedrooms and 2.5-bathroom and is approximately 3,514 square feet. The current façade of the structure does not exhibit any unique architectural styles or elements recognized in the Historic District guidelines. The existing structure exhibits some Post War Modern Ranch Style showing architectural characteristics, such as, pitched roof, rectangular windows, and limited ornamentation. The Design Guidelines for Historic Properties states that Post War Modern homes were erected in mass to house a wave of new residents. This style popular with builders, were relatively inexpensive and used simple materials with none of the traditional detailing.

REQUEST

In effort to make renovations to the home to fit the needs of the Applicant, the Applicant requests a Certificate of Appropriateness for an addition and covered entry. The applicant proposes to redesign the entrance with a covered entry framing the approach with a 10 feet height concrete exterior wall and

reveal details including a flat parapet. The proposed addition will be adding approximately 1,436 square feet to the existing 3,514 square foot home. The addition includes an 86.9 square foot foyer on the ground floor and a new 1,420 square foot second floor, for a master suite with a terrace. Additionally, the Applicant will do site improvements creating a new driveway with two parking spaces, a pergola in the front yard and a fence around the property.

The addition on the second floor is located on the rear and is seamlessly work into the architecture of the existing home. The addition improvements aims to introduce a more functional layout by increasing the livable space while simultaneously maintaining unified design and preservation of the original design character. It maintains the existing proportions in massing and fenestration; and continues the existing material and color pallet. Overall, the covered entry and addition do not detract from its existing architectural unity and offers compatible architectural and site elements that enhance the facade and function of the home. Furthermore, the proposed complies with all zoning regulations, including the pervious area requirement.

The Historic Preservation Board is guided by the Secretary of the Interior's Standards for Rehabilitation and the City of Hollywood's Design Guidelines for Historic Properties and Districts. These documents offer design controls for materials, scale, massing and location for all properties within the District. The proposed home is consistent with the character of the Lakes Area Historic Multiple Resource Listing District and the design maintains the spatial relationship with surrounding properties in its scale and massing.

SITE BACKGROUND

Applicant/Owner:	Henry & Rosa Leace
Address/Location:	1254 Madison Street
Size of Property:	15,011 sq. ft. (±0.34 acres)
Present Zoning:	Single-Family Residential (RS-6) Lakes Area Multiple Resource Listing District (HMPRLD-1)
Present Land Use:	Low Residential (LRES)
Present Use of Land:	Single Family
Year Built:	1958 (BCPA)

ADJACENT ZONING

North:	Single-Family Residential District (RS-6) Lakes Area Multiple Resource Listing District (HMPRLD-1)
South:	Single-Family Residential District (RS-6) Lakes Area Multiple Resource Listing District (HMPRLD-1)
East:	Single-Family Residential District (RS-6) Lakes Area Multiple Resource Listing District (HMPRLD-1)
West:	Single-Family Residential District (RS-6) Lakes Area Multiple Resource Listing District (HMPRLD-1)

CONSISTENCY WITH THE COMPREHENSIVE PLAN

Within the Comprehensive Plan, the primary goal of the Land Use Element is to *promote a distribution of land uses that will enhance and improve the residential, business, resort and natural communities while*

allowing the land owners to maximize the use of their property.

The proposed design is consistent with the scale and massing of the adjacent neighborhood; while allowing the Applicant to maximize the living area of their property. By allowing the Applicant to construct the addition, the City is accomplishing the desired reinvestment in the Lakes Area Historic Multiple Resource Listing District.

CONSISTENCY WITH THE CITY-WIDE MASTER PLAN

The City-Wide Master Plan (CWMP) places a priority on protecting, preserving and enhancing residential neighborhoods. It addresses the need for strict design controls to maintain the individual character of each neighborhood. The proposed garage addition and improvements are sensitive to the character of the Historic Lakes Section through its design which possess similar characteristics to existing structures in the surrounding neighborhood.

Policy 2.46: *Preserve stable neighborhoods and encourage rehabilitation initiatives that will revitalize and promote stability of neighborhoods.*

Policy CW.15: *Place a priority on protecting, preserving and enhancing residential neighborhoods.*

The CWMP also states *the single-family character of the area should be preserved and enhanced through strict zoning code enforcement, traffic calming and streetscape improvements.* The project has minimal impact on the current streetscape.

CONSISTENCY WITH THE HOLLYWOOD LAKES NEIGHBORHOOD PLAN

The Hollywood Lakes Neighborhood Plan seeks to maintain and preserve the character and integrity of the existing residential community by protecting historical areas. It also seeks to eliminate the encroachment of negative residential uses.

The existing one-story home was constructed in 1958 and it has had some minor improvements through the years. The new addition contributes to the overall enhancement of this neighborhood. The design is respectful in scale to the existing structure and the neighborhood. Therefore, the proposal for an addition and covered entry will not adversely affect the integrity of the Historic District.

APPLICABLE CRITERIA

Analysis of criteria and finding for Certificate of Appropriateness of Design as stated in the City of Hollywood's Zoning and Land Development Regulations, Article 5.

CRITERION: INTEGRITY OF LOCATION

ANALYSIS: Design Guidelines recommend maintaining *consistent spacing and setbacks* and further state *new construction should be compatible with existing buildings.* The intent of the Applicant is to extend the west side of the home by creating an addition, while complying with regulations including previous requirement and height, and setbacks. The proposed addition compliments the architectural style of the home and does not adversely affect the character of the neighborhood.

FINDING: Consistent.

CRITERION: DESIGN

ANALYSIS: The Historic District Design Guidelines encourages additions to be compatible with the character of the neighborhood with regard to scale, materials, texture, and color. The design element of scale relates to the size of the building components or spaces relative to the human body as well as to the larger context relative to the surrounding buildings, streetscape and environment. The addition on the second floor is located on the rear and is seamlessly work into the architecture of the existing home. The proposed addition is consistent with the scale of the neighborhood and existing home. Furthermore, the property owner also wished to have a more substantial entrance that will serve as coverage for water and extend to the vehicular drive.” The proposed addition and covered entry help to enhance the existing design of the home to create a cohesive and better defined architectural style.

FINDING: Consistent

CRITERION: SETTING

ANALYSIS: As stated in the Design Guidelines, “...*setting is the relationship of buildings within the Historic District and the surrounding site and neighborhood.*” The addition as proposed demonstrates the compatibility between the existing home and neighborhood and does not disrupt the relationship. The proposed addition furthers the compatibility of the home within the Lakes Historic District and surrounding homes.

FINDING: Consistent.

CRITERION: MATERIALS

ANALYSIS: Design Guidelines state materials are an important part of the fabric of any historic district or property and help to maintain the historic character of the place. Furthermore, materials are compatible in quality, color, texture, finish, and dimension to those that are in the historic district should be used. The materials as proposed are similar to what has been established with the existing home. The proposed request is consistent with other surrounding home designs within the district.

FINDING: Consistent.

CRITERION: WORKMANSHIP

ANALYSIS: The Design Guidelines recommend consideration of significant materials before undergoing rehabilitation of a historic structure or property. Materials of the addition are consistent with the existing structure and are sensitive in design and nature to the home and adjacent properties. The design of the proposed addition for the single-family home is consistent with current workmanship styles and methods.

FINDING: Consistent.

CRITERION: ASSOCIATION

ANALYSIS: Design Guidelines recommend maintaining *consistent spacing and setbacks* and further state *new construction should be compatible with existing buildings...* Within the context of historic preservation, elements of design such as massing, scale and rhythm reflect architectural style as well as the richness of the historic district. Meeting all applicable code requirements (excluding the side yard setback on the west side), the proposed design is consistent with the scale and massing of the adjacent neighborhood.

FINDING: Consistent.

ATTACHMENTS

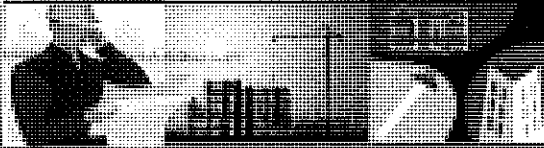
ATTACHMENT A: Application Package

ATTACHMENT B: Aerial Photograph

ATTACHMENT A

Application Package

PLANNING DIVISION



File No. (Internal Use Only): _____

2000 Hollywood Boulevard Room 315
Hollywood FL 33023

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: _____

Location Address: 1254 MADISON ST.

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

Folio Number(s): 5142 1401 5020

Zoning Classification: _____ Land Use Classification: _____

Existing Property Use: RESIDENTIAL Sq Ft/Number of Units: _____

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

Has this property been presented to the City before? If yes, check all that apply and provide File Number(s) and Resolution(s): NO

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

Explanation of Request: Certificate of Appropriateness for Design

Number of units/rooms: 1 (Master Bed) Sq Ft: 1,420

Value of Improvement: \$270,000 Estimated Date of Completion: 2023.

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

Entrance August 2023
Master Bedroom November - Dec. 2023

Name of Current Property Owner: HENRY & ROSA LEACE

Address of Property Owner: 1254 MADISON ST., HOLLYWOOD, FL 33019

Telephone: _____ Fax: _____ Email Address: HENRY@THEMOTITORIAL.COM

Name of Consultant/Representative/Tenant (circle one): ALEJANDRA GOMEZ

Address: 218 S. DIXIE HWY. PALMDALE, CA 91361 Telephone: 954.448.2245

Fax: _____ Email Address: PAULA@DESSANTIALSINC.COM

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

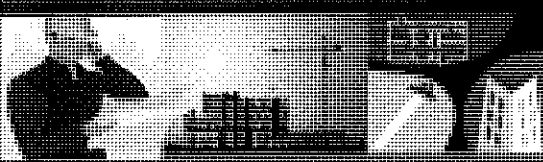
If Yes, Attach Copy of the Contract.

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

Address: _____

Email Address: _____

PLANNING DIVISION



File No. (Internal use only) _____

2000 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: 06/29/22

PRINT NAME: HENRY LEACE

Date: 06/29/22

Signature of Consultant/Representative: _____

Date: 06/29/22

PRINT NAME: ALEXANDRA GOMEZ

Date: 06/29/22

Signature of Tenant: _____

Date: _____

PRINT NAME: _____

Date: _____

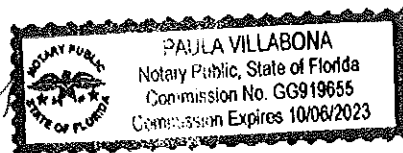
Current Owner Power of Attorney

I am the current owner of the described real property and that I am aware of the nature and effect the request for CERTIFICATE OF APPROPRIATENESS to my property, which is hereby made by me or I am hereby authorizing ALEXANDRA GOMEZ to be my legal representative before the HISTORIC PRESERVATION Board and/or Committee) relative to all matters concerning this application.

Sworn to and subscribed before me

this 29th day of JUNE, 2022

Notary Public
State of Florida



Signature of Current Owner

HENRY LEACE
Print Name

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

PROJECT DESCRIPTION

BUILDING ADDRESS: 1254 MADISON AVENUE, HOLLYWOOD FL 33019

LEGAL DESCRIPTION: FOLIO # 5142 1401 5020 FLOTS 24 AND 25 IN BLOCK 30 OF HOLLYWOOD LAKES SECTION, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 1, PAGE 32, OF THE PUBLIC RECORD OF BROWARD COUNTY

TYPE OF CONSTRUCTION: TYPE III-A

OCCUPANCY CLASSIFICATION: RU-1– SINGLE FAMILY RESIDENTIAL DISTRICT

SCOPE OF WORK:

- ADDITION OF SECOND FLOOR MASTER BEDROOM
- RECONFIGURATION OF FACADES
- NEW CEILING CONFIGURATION ON FIRST FLOOR
- NEW MAIN ENTRANCE WITH PERGOLA
- NEW FENCE
- NEW DRIVEWAY AND WALKWAY

LOT AREA: 15,000 SQ.FT.

EXISTING LIVING AREA: 3,903 SQ.FT.

NEW FOYER ADDITION ON FIRST FLOOR UNDER A/C: 86.9 SQ.FT.

NEW ADDITION SECOND FLOOR UNDER A/C: 1,420 SQ.FT.

TOTAL LIVING AREA: 5,323 SQ.FT.

EXISTING LOT COVERAGE: 26%

PROPOSED LOT COVERAGE: 3,989 SQ.FT. 26.5%

Prepared by:
Janie Tarich, Esq.
The Tarich Law Firm, P.A.
1946 Tyler Street
Hollywood, FL 33020

Parcel Identification Number: 5142 14 01 5020

WARRANTY DEED

This indenture made on this 10 day of December, 2019, by Yael Dornbusch, a married woman, joined by her spouse, Alexis Gleitmann, whose address is 1800 South Ocean Drive #3510, Hallandale, FL 33009, hereinafter called the "Grantor", to Henry Leace and Rosa Leace, husband and wife, whose address is: 1254 Madison Street, Hollywood, FL 33019, hereinafter called the "Grantee":

Witnesseth, that the Grantor, for and in consideration of the sum of Ten Dollars, (\$10.00) and other valuable considerations, receipt whereof is hereby acknowledged, hereby grants, bargains, sells, aliens, remises, releases, conveys and confirms unto the Grantee, all that certain land legally described, to-wit:

Lots 24 and 25, Block 30, Hollywood Lakes Section, according to the plat thereof, as recorded in Plat Book 1, Page 32, of the Public Records of Broward County, Florida.

to have and to hold, the same in fee simple forever.

And the Grantor hereby covenants that the Grantor is fully vested of said land in fee simple and that said land is free of all encumbrances except comprehensive land use plans, zoning, and other land use restrictions, prohibitions and requirements imposed by governmental authority; restrictions and matters appearing on the Plat or otherwise common to the subdivision; taxes for 2019 and subsequent years; and provided, that, none of the foregoing prevent use of Property for Residential Purposes, and Grantor hereby fully warrants the title to said land and will defend the same against the lawful claims of all persons whomsoever.

THE REMAINDER OF THIS PAGE IS INTENTIONALLY BLANK

In Witness Whereof, the said Grantor has caused this instrument to be executed in its name, the day and year first above written.

Witness Sign: [Signature]
Print Name: Anna Alameda

Sign: [Signature]
By: Yael Dornbusch

Witness Sign: [Signature]
Print Name: Emily Yokell

State of FLORIDA

County of BROWARD

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED before me on this 10 day of December, 2019, by Yael Dornbusch who is/are personally known to me or has/ve each produced a valid driver's license or passport as identification.

[Signature]
NOTARY PUBLIC



ANNA ALAMEDA
Commission # GG 132738
Expires September 12, 2021
Bonded thru Budget Notary Services

SPOUSAL JOINDER

The undersigned, Alexis Gleitmann, husband of the grantor, joins in execution of this Deed for the sole purpose of waiving any homestead rights he may have in the property.

Signed, sealed and delivered in our presence:

Witness Sign: [Signature]
Print Name: Anna Alameda

Witness Sign: [Signature]
Print Name: Emily Yokell

Sign: [Signature]
By: Alexis Gleitmann

State of FLORIDA

County of BROWARD

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED before me on this 10 day of December, 2019, by Alexis Gleitmann who is/are personally known to me or has/ve produced a valid driver's license or passport as identification.



ANNA ALAMEDA
Commission # GG 132738
Expires September 12, 2021
Bonded thru Budget Notary Services

[Signature]
NOTARY PUBLIC

Design Criteria

Integrity of Location

- The project integrates itself with the neighborhood through its architecture and landscape, Having a clean modern look that transitions into the existing facades relating to the other modern homes in the area. It creates a relationship between each home creating a form of community through minimalism and relates to movements held by the community in the 50s.

Design

- The design of the home holds Modernistic concepts with a minimalist feel using flat roofs to not add height to the area and create a relationship through elevation. Using screens to manipulate the light on the project and textures but giving a new modern feel to the concepts of the community. Having open rails to not obstruct views and give the home a more open and welcome feel for the neighborhood.

Setting

- The home is placed on a beautiful lot with complimentary vegetation to that of the neighborhood. Complementing the street both on the frontage and side of the property.

Materials

- We used clean textures like stucco, stone and natural wood colors. Relating to those of the surrounding homes but not creating a hierarchy of material in the neighborhood. Simple colors and minimalist features give the neighborhood a cleaner and more pleasing feel.

Workmanship

- We contract the most reliable technicians for each job that have years of experience in each field to create an allowable and beautiful home. Each contractor gives their own touch to this project with their knowledge and experience and allows this home to deliver an amazing feel for the community and any visitor that drives through the area.

Association

- We follow every form of rule the district gives us and the area does not hold an association but we give importance to the code so there is any form of misconduct for the community.

TYPE OF SURVEY: BOUNDARY
TOPOGRAPHIC,21-2714

JOB NUMBER: SU-19-2765

LEGAL DESCRIPTION:

LOTS 24 AND 25, BLOCK 30 OF HOLLYWOOD LAKES SECTION, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 1, PAGE 32, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA.

ADDRESS: 1254 MADISON STREET HOLLYWOOD, FL 33019

FLOOD ZONE: AE
BASE FLOOD ELEVATION: 7'NAVD
CONTROL PANEL NUMBER: 125113/12011C0569-H
EFFECTIVE: 8/18/2014 REVISED:

LOWEST FLOOR ELEVATION: SEE PAGE 2 OF 2
GARAGE FLOOR ELEVATION: SEE PAGE 2 OF 2
LOWEST ADJACENT GRADE : SEE PAGE 2 OF 2
HIGHEST ADJACENT GRADE : SEE PAGE 2 OF 2

REFERENCE BENCH MARK: NATIONAL GEODETIC SURVEY BENCHMARK U312 ELEV:
1.87'NAVD

CERTIFY TO:

1. HENRY LEACE AND ROSA LEACE
- 2.
- 3.
- 4.
- 5.
- 6.

NOTES:

1. THIS SURVEY CONSISTS OF A MAP AND A TEXT REPORT. ONE IS NOT VALID WITHOUT THE OTHER.
2. OWNERSHIP OF FENCE AND WALLS IF ANY, NOT DETERMINED.
3. THIS SURVEY IS MADE FOR THE EXCLUSIVE USE OF THE CERTIFIED HEREON. TO BE VALID ONE YEAR FROM THE DATE OF SURVEY AS SHOWN HEREON.

Δ = CENTRAL ANGLE
A = ARC LENGTH
A/C = AIR CONDITIONER
AD = ASSUMED DATUM
A.E. = ANCHOR EASEMENT
AF = ALUMINUM FENCE
B.C.R. = BROWARD COUNTY RECORDS
BLVD = BOULEVARD
B.M. = BENCHMARK
(C) = CALCULATED
CB = CHORD BEARING
CHATT. = CHATTAHOOCHEE
CLF = CHAIN LINK FENCE
CL = CENTERLINE
D.B. = DEED BOOK
D.E. = DRAINAGE EASEMENT
E = EAST
ELEC. = ELECTRIC
ELEV. = ELEVATION
ENCH. = ENCROACH/
ENCROACHMENT
ESMT. = EASEMENT

FND = FOUND
FF = FINISHED FLOOR
FH = FIRE HYDRANT
F.P.L. = FLORIDA POWER & LIGHT RECORDS
GAR. = GARAGE
I.D. = IDENTIFICATION
I.P. = IRON PIPE
I.P.C. = IRON PIPE & CAP
I.R. = IRON ROD
I.R.C. = IRON ROD & CAP
LP = LIGHT POLE
(M) = MEASURED
M.D.R. = MIAMI DADE COUNTY RECORDS
MAINT. = MAINTENANCE
MF = METAL FENCE
MH = MANHOLE
N = NORTH
N/A = NOT APPLICABLE
N&D = NAIL & DISC

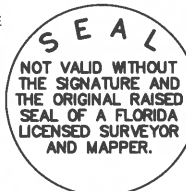
LEGEND OF ABBREVIATIONS:

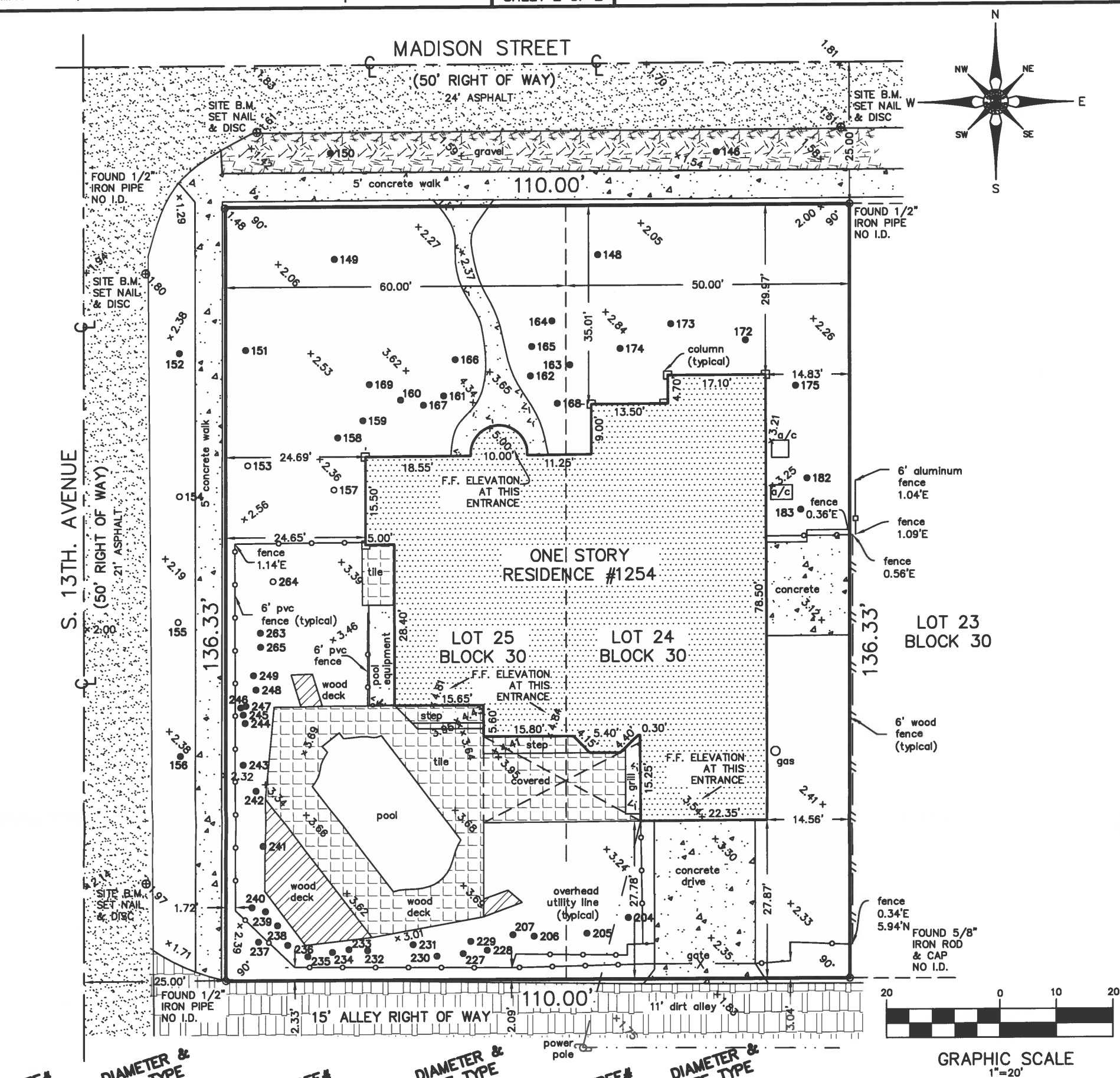
ELEVATIONS BASED ON NAVD 1988
FOUND
FINISHED FLOOR
FIRE HYDRANT
FLORIDA POWER & LIGHT
GARAGE
IDENTIFICATION
IRON PIPE
IRON PIPE & CAP
IRON ROD
IRON ROD & CAP
LIGHT POLE
MEASURED
MIAMI DADE COUNTY RECORDS
MAINTENANCE
METAL FENCE
MANHOLE
NORTH
NOT APPLICABLE
NAIL & DISC

N.A.V.D. = NORTH AMERICAN VERTICAL DATUM
O/S = OFFSET
O.R.B. = OFFICIAL RECORDS BOOK
OH = OVERHANG
(P) = PLAT
P.B. = PLAT BOOK
P.B.C.R. = PALM BEACH COUNTY RECORDS
P.C. = POINT OF CURVATURE
P.C.P. = PERMANENT CONTROL POINT
CHAIN LINK FENCE
WOOD FENCE
METAL FENCE
PVC FENCE
CONCRETE FENCE
CONCRETE WALL
WIRE FENCE

P.G. = PAGE
P.O.B. = POINT OF BEGINNING
P.O.C. = POINT OF COMMENCEMENT
P.R.C. = POINT OF REVERSE CURVATURE
P.R.M. = PERMANENT REFERENCE MONUMENT
P.T. = POINT OF TANGENCY
PVC = POLYVINYL CHLORIDE
R = RADIUS
RNG. = RANGE
R/W = RIGHT OF WAY
S = SOUTH
SEC. = SECTION
SQ. FT. = SQUARE FEET
TWP. = TOWNSHIP
U.E. = UTILITY EASEMENT
W = WEST
WF = WOOD FENCE
WM = WATER METER

BROWARD COUNTY NAVD1988



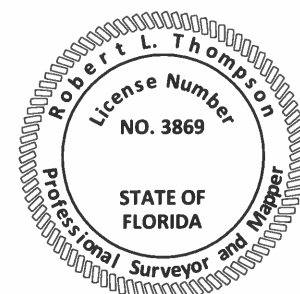


TREE#	DIAMETER & TREE TYPE	TREE#	DIAMETER & TREE TYPE	TREE#	DIAMETER & TREE TYPE
146	0.4' diameter palm tree cluster	166	0.3 diameter unknown tree cluster	234	0.3' diameter unknown tree cluster
147	1' diameter palm tree	167	0.3 diameter unknown tree cluster	235	0.3' diameter unknown tree cluster
148	1'diameter palm tree	168	0.3 diameter unknown tree cluster	236	1' diameter palm cluster
149	2'diameter palm tree	169	0.3 diameter unknown tree cluster	237	1' diameter palm tree
150	0.4' diameter palm tree cluster	172	0.3 diameter unknown tree cluster	238	0.7' diameter palm tree
151	1'diameter palm tree	173	0.3 diameter unknown tree cluster	239	palm cluster
152	1.50'diameter palm tree	174	0.3 diameter unknown tree cluster	240	1' diameter palm cluster
153	1' diameter palm tree	175	0.3 diameter unknown tree cluster	241	bamboo cluster
154	1' diameter palm tree	182	0.3 diameter unknown tree cluster	242	bamboo cluster
155	1.50' diameter palm	183	0.3 diameter unknown tree cluster	243	0.3' diameter unknown tree cluster
156	1.50' diameter palm	204	0.2 diameter unknown tree cluster	244	1' diameter palm cluster
157	0.3' diameter unknown tree cluster	205	bamboo cluster	245	1' diameter palm tree
158	0.3' diameter unknown tree cluster	206	bamboo cluster	246	1' diameter palm cluster
159	1' diameter palm tree	207	bamboo cluster	247	1' diameter palm
160	1' diameter palm tree	227	1' diameter palm tree	248	1' diameter palm cluster
161	1' diameter palm tree	228	0.3 diameter unknown tree cluster	249	1' diameter palm cluster
162	1' diameter palm tree	229	0.3 diameter unknown tree cluster	263	bamboo cluster
163	1' diameter palm tree	230	1' diameter palm tree	264	bamboo cluster
164	1' diameter palm tree	231	0.3' diameter unknown tree cluster	265	0.3' diameter unknown tree cluster
165	0.3' diameter unknown tree cluster	232	0.3' diameter unknown tree cluster		
		233	0.3' diameter unknown tree cluster		

● 265 = TREE # AND LOCATION (TYPICAL)

GRAPHIC SCALE
1"=20'

SEAL



Not valid without the signature and
the original raised seal of a Florida
Licensed Surveyor and Mapper.

NOTES:

1. Unless otherwise noted field measurements are in agreement with record measurements.
2. Angles shown hereon are per Plat book 1, Page 32, Broward County Records.
3. The lands shown hereon were not abstracted for ownership, rights of way, easements, or other matters of records by Accurate Land Surveyors, Inc.
4. Ownership of fences and walls if any are not determined.
5. This survey is the property of Accurate Land Surveyors, Inc. and shall not be used or reproduced in whole or in part without written authorization.
6. Any and all underground features such as foundations, utility lines, Ext. were not located on this survey. This is an above ground survey only.
7. The flood zone information shown hereon is for the dwellable structure only unless otherwise indicated.
8. The location of overhead utility lines are approximate in nature due to their proximity above ground. size, type and quantity must be verified prior to design or construction.
9. Accuracy statement: This survey meets or exceeds the horizontal accuracy for SUBURBAN LINEAR : 1 FOOT IN 7,500 FEET.
10. **+7.00'** Denotes elevations based on the North American Datum of 1988.
11. Tree note: Surveyors responsibility is to show size & location of all trees, common and scientific name to be verified by certified arborist.

REVISIONS & SURVEY UPDATES

REVISIONS & SURVEY UPDATES	DATE OF SURVEY & REVISIONS	BY
UPDATE/TOPO AND TREE SURVEY SU-21-2714	11-16-2021	AL/RLT

CERTIFICATION:

This is to certify that this above ground sketch of boundary survey was made under my responsible charge and is accurate and correct to the best of my knowledge and belief. I further certify that this sketch meets the current Standards of Practice, established by the Board of Professional Surveyors and Mappers, Chapter 5J-17, Florida Administrative Codes, pursuant to current Section 472.027, Florida Statutes.

Aut Z2m 11-22-2021

ROBERT L. THOMPSON (PRESIDENT)

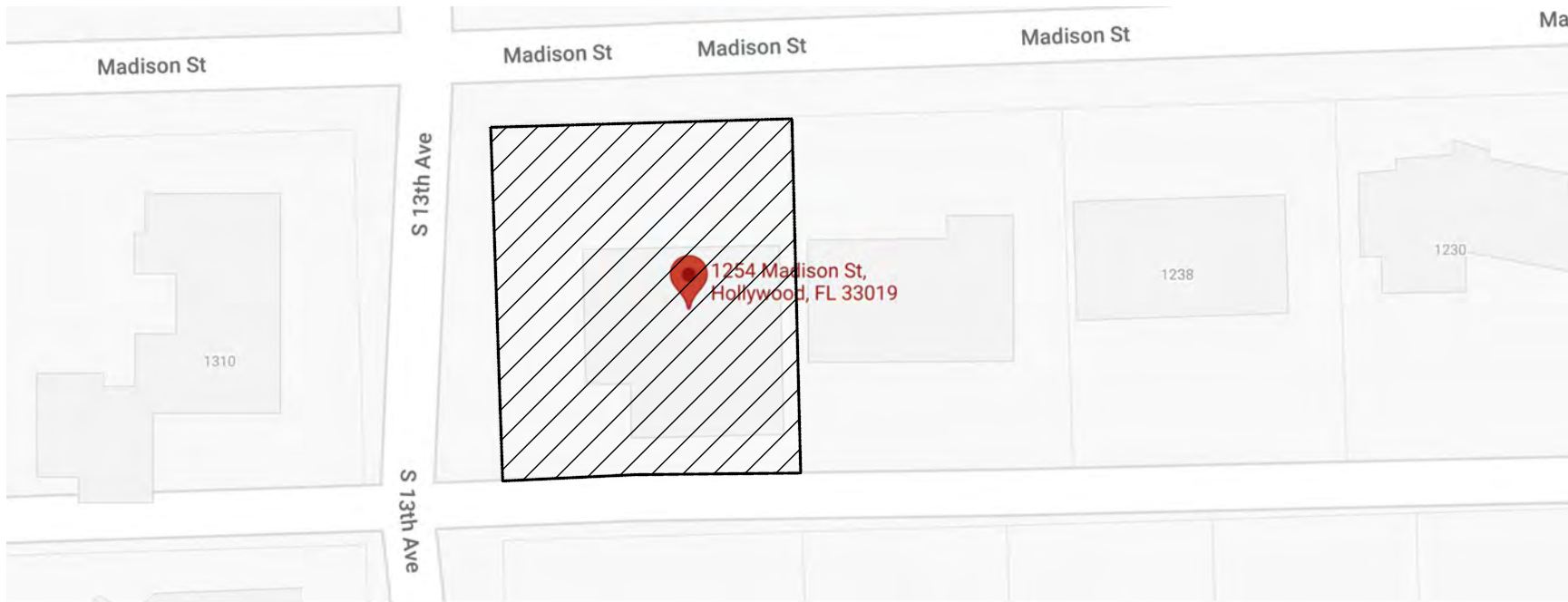
ROBERT L. THOMPSON (PRESIDENT)
PROFESSIONAL SURVEYOR AND MAPPER No.3869 - STATE OF FLORIDA

ORIGINAL DATE OF SURVEY 11-26-19	DRAWN BY O.I.W.	CHECKED BY R.L.T.	FIELD BOOK 19-2765	SCALE 1"=20'	SKETCH NUMBER SU-19-2765
-------------------------------------	--------------------	----------------------	-----------------------	--------------	-----------------------------

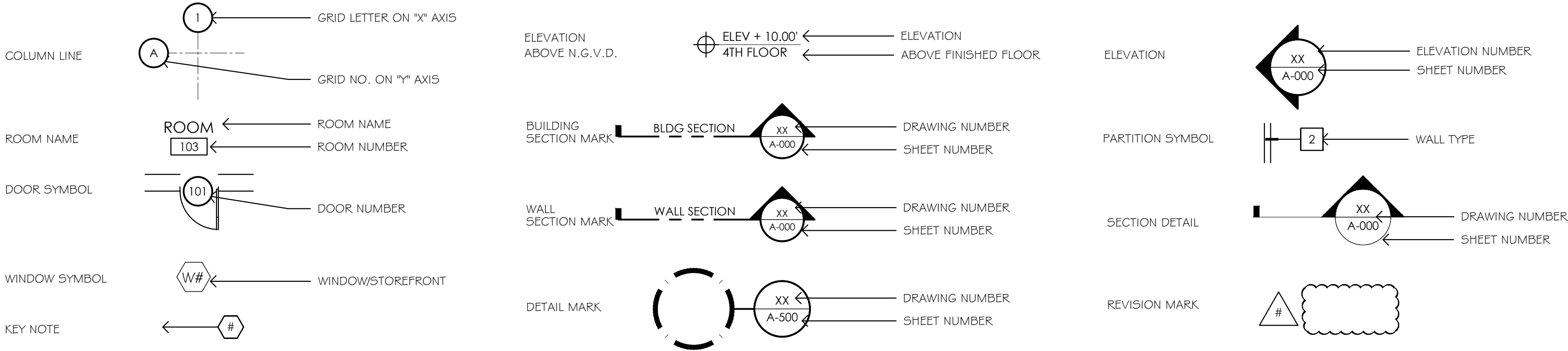
PLANS FOR INTERIOR/EXTERIOR IMPROVEMENTS & ADDITION

1254 MADISON AVENUE

HOLLYWOOD, FL 33019



1 KEY PLAN



ABV	ABOVE	CLR OPG	CLEAR OPENING	EXPA	EXPANSION	HDWD	HARDWOOD	MO	MASONRY OPENING	RES	RESILIENT
ACOUS	ACOUSTICAL	CMU	CONCRETE MASONRY UNIT	EXIST	EXISTING	HGT/HT	HEIGHT	MR	MOISTURE RESISTANT	RO	ROUGH OPENING
AD	AREA DRAIN	CP	CEMENT PLASTER	FE	FIRE EXTINGUISHER	HM	HOLLOW METAL	MTL	METAL	SAN	SANITARY
ADJ	ADJACENT/ADJUSTABLE	COL	COLUMN	FEC	FIRE EXTINGUISHER CABINET	HR	HORIZONTAL	MULL	MULLION	SHT	SHEET
AFF	ABOVE FINISH FLOOR	CONC	CONCRETE	FD	FLOOR DRAIN	HOP	HIGH POINT	NIC	NOT IN CONTRACT	SHTG	SHEATHING
AGGR	AGGREGATE	CONST	CONSTRUCTION	FF	FINISH FLOOR	HVAC		NO	NUMBER	SIM	SIMILAR
ALUM	ALUMINUM	CONT	CONTINUOUS	FHC	FIRE HOSE CABINET	ID	INSIDE DIAMETER	NOM	NOMINAL	SPEC	SPECIFICATION
ANCH	ANCHOR	CONTR	CONTRACTOR	FIN	FINISH	IN	INCH	NTS	NOT TO SCALE	SS	STAINLESS STEEL
ANOD	ANODIZED	CPT	CARPET	FL	FLOOR	INSUL	INSULATION	OC	ON CENTER	STRD	STANDARD
APPROX	APPROXIMATE(LY)	CT	CERAMIC TILE	FLASH	FLASHING	INT	INTERIOR	OD	OUTSIDE DIAMETER	TOC	TOP OF CONCRETE
ARCH	ARCHITECT(URAL)	DIAM	DIAMETER	FLR	FLOOR	JC	JANITOR'S CLOSET	OPNG	OPENING	T & G	TONGUE & GROOVE
AS	ACOUSTICAL SEALANT	DIM	DIMENSION	FT	FOOT, FEET	JST	JOIST	OPP	OPPOSITE	TEMP	TEMPERED
ASHP	ASPHALT	D.O.S.	DOOR OPENING SIZE	FURR	FURRING	JT	JOINT	PATN	PARTITION	TERR	TERRAZZO
AT	ACOUSTICAL TILE	DP	DAMP PROOFING	GA	GAUGE	KIT	KITCHEN	PFS	PREMOLDED FILLER	TJ	TOP OF JOIST
B/	BOTTOM OF	DR	DOOR	GALV	GALVANIZED	KO	KNOCK OUT	PL	PLATE	TOW	TOP OF WALL
BD	BOARD	DTL	DETAIL	GC	GENERAL CONTRACTOR	LAM	LAMINATE	PBLG	PLUMBING	TYP	TYPICAL
BITUM	BITUMINOUS	DWGS	DRAWING(S)	GL	GLASS	LP	LOW POINT	PLAS	PLASTER	UON	UNLESS OTHERWISE NOTED
BLDG	BUILDING	DW	DRYWALL	GWB	GYP SUM WALL BOARD	LT	LIGHT	PROJ	PROJECT	W/	WITH
BM	BEAM	EA	EACH	GYP	GYP SUM BOARD	LVR	LOUVER	PLYWD	PLYWOOD	WD	WOOD
BRK	BRICK	E.J.	EXPANSION JOINT	GYP BD	GYP SUM BOARD	MACH	MACHINE	PVMT	PAVEMENT	WDW	WINDOW
CAB	CABINET	ELECT	ELECTRICAL	HANDIC	HANDICAP	MAX	MAXIMUM	PT	POINT	WH	WATER HEATER
CJ	CONTROL JOINT	ELEV / EL	ELEVATION	HB	HOSE BIB	MECH	MECHANICAL	P.T.	PRESSURE TREATED	W/O	WITHOUT
CLG	CEILING	EQ	EQUAL	HC	HOLLOW CORE	MFR	MANUFACTURER	QT	QUARRY TILE	WSCT	WAINSCOT
C	CENTERLINE	EQUIP	EQUIPMENT	HD	HAND	MIN	MINIMUM	REF	REFERENCE/REFRIGERATOR		
CLR	CLEAR	EXP	EXPOSED	HDW	HARDWARE	MISC	MISCELLANEOUS	REINF	REINFORCED		

2 ABBREVIATIONS AND LEGEND

BUILDING ADDRESS:

1254 MADISON AVENUE, HOLLYWOOD FL 33019

LEGAL DESCRIPTION:

FOLIO # 5142 1401 5020
FLOTS 24 AND 25 IN BLOCK 30 OF HOLLYWOOD LAKES SECTION, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 1, PAGE 32, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA

TYPE OF CONSTRUCTION:

TYPE III-A

OCCUPANCY CLASSIFICATION:

RU-1— SINGLE FAMILY RESIDENTIAL DISTRICT

FIRE PROTECTION NOTES:

NO FIRE SPRINKLERS FOR THIS SUBMITTAL

LEVEL OF WORK:

ALTERATION LEVEL-2
(AS PER 2020 FLORIDA BUILDING CODE 2020 - EXISTING BUILDING, CHAPTER 5).
ADDITIONS (CHAPTER 11)

APPLICABLE BUILDING CODES:

- (a) FLORIDA BUILDING CODE, EXISTING BUILDING, 7TH EDITION (2020).
- (b) FLORIDA BUILDING CODE, PLUMBING, 7TH EDITION (2020).
- (c) FLORIDA BUILDING CODE, MECHANICAL, 7TH EDITION (2020).
- (d) FLORIDA FIRE PREVENTION CODE, 7TH EDITION (F.F.P.C. 2020) W / LOCAL AMENDMENTS.
- (e) NATIONAL ELECTRIC CODE (NEC) 2017.

3 CODE DATA

G-001 COVER SHEET, LEGEND, SYMBOLS AND NOTES

ARCHITECTURE

- A-100 EXISTING SITE PLAN
- A-100.1 DEMOLITION SITE PLAN
- A-100.2 PROPOSED SITE PLAN
- A-100.3 FENCE DISTRIBUTION
- A-101 EXISTING FLOOR PLAN & NOTES
- A-102 DEMOLITION PLAN & NOTES
- A-103 PROPOSED FLOOR PLAN & DETAILS
- A-103.2 PROPOSED 2ND FLOOR PLAN & DETAILS
- A-104 REFLECTED CEILING PLAN 1ST FLOOR
- A-104.2 REFLECTED CEILING PLAN 2ND FLOOR
- A-105 EXISTING & PROP. ROOF
- A-106 EXISTING / DEMO ELEVATIONS
- A-107 PROPOSED ELEVATIONS
- A-108 PROPOSED SECTIONS
- A-109 SCHEDULES AND DETAILS
- A-110 DETAILS
- A-111 RENDERINGS

MECHANICAL

M-1

ELECTRICAL

E-1

PLUMBING

P-1

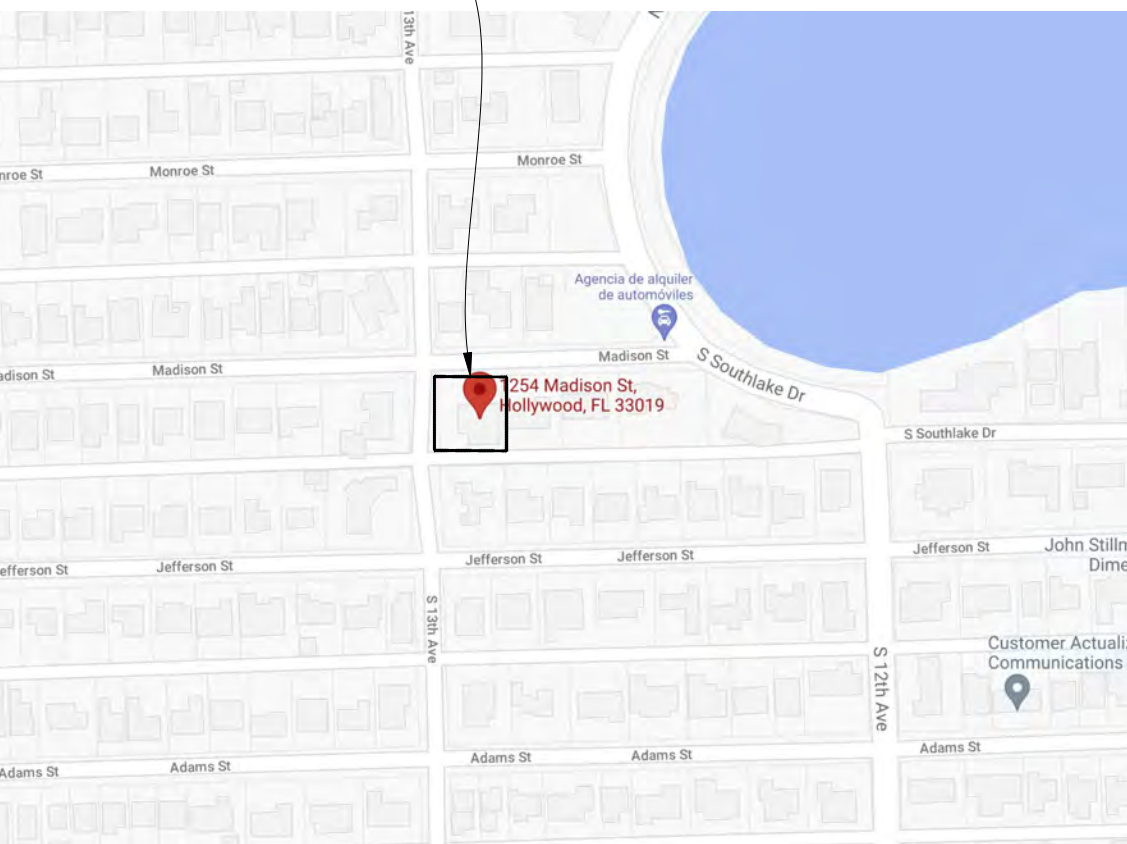
4 INDEX OF DRAWINGS

PROJECT DESCRIPTION:

- ADDITION OF SECOND FLOOR
- RECONFIGURATION OF FACADES
- NEW CEILING CONFIGURATION FIRST FLOOR
- NEW MAIN ENTRANCE WITH PERGOLA
- NEW FENCE
- NEW DRIVEWAY AND WALKWAY

5 SCOPE OF WORK

THIS PERMIT



6 LOCATION MAP

- LOT AREA: 15,000 SQ.FT.
- LOT COVERAGE: 3,903 SQ.FT.
- EXISTING LIVING AREA: 86.9 SQ.FT.
- NEW FOYER ADDITION 1ST FLOOR/UNDER AC: 1,420 SQ.FT.
- NEW ADDITION 2ND FLOOR/ UNDER AC: 5,323 SQ.FT.
- TOTAL LIVING AREA: 5,323 SQ.FT.

- EXISTING LOT COVERAGE: 26%
- PROPOSED LOT COVERAGE: 3,989 SQ.FT 26.5%

7 AREA CHART

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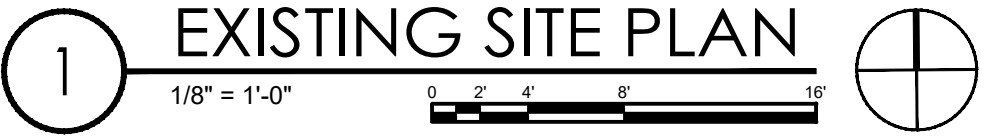
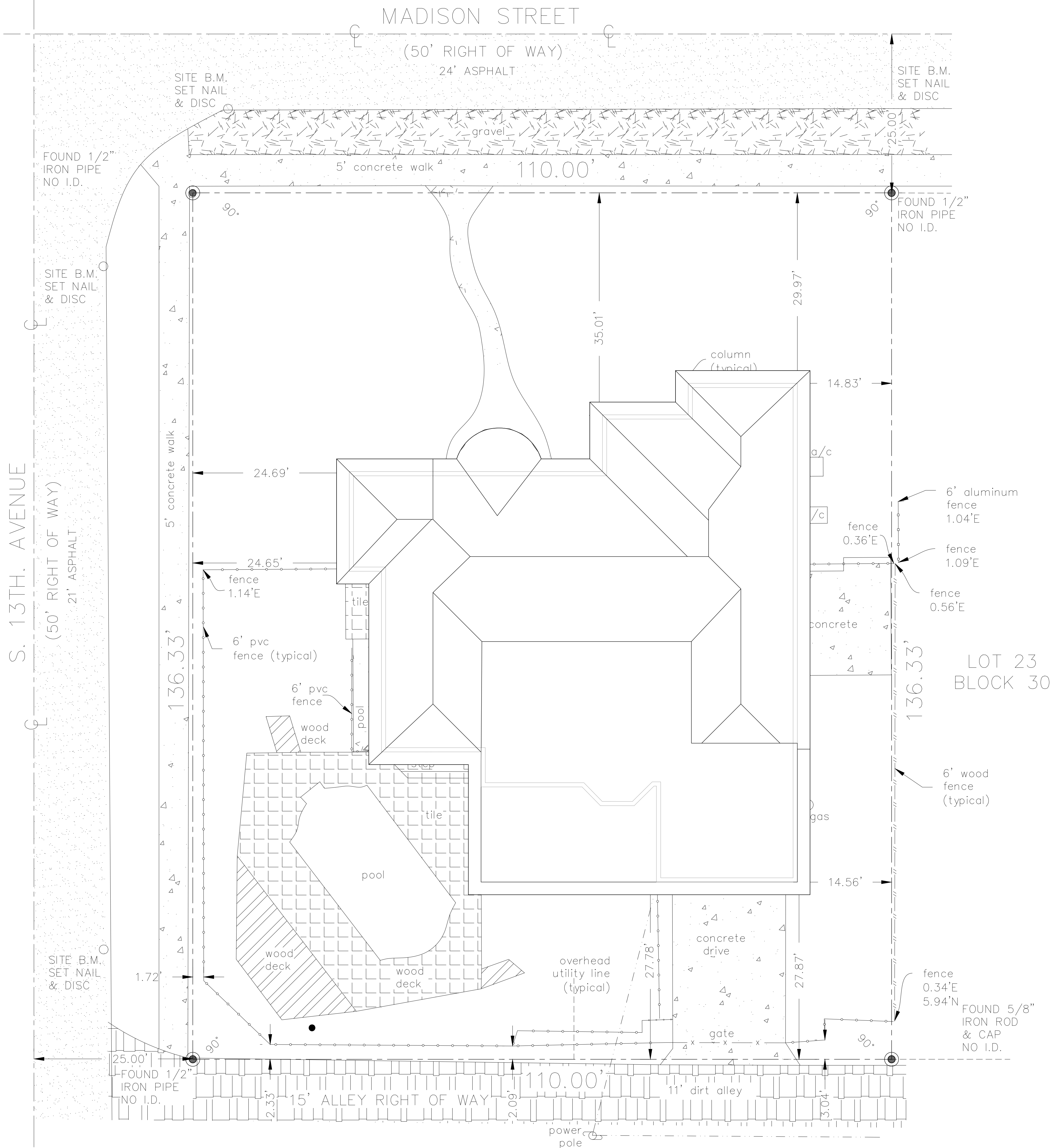
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PH: 954 446 3835 EMAIL luiscmaury@gmail.com

REVISIONS

#	REV	DATE	COMMENTS
1		11-20-22	CITY COMMENTS
2		1-16-23	CITY COMMENTS

DATE: 12/19/22

COVER SHEET
G-101



EXISTING SITE PLAN

CODE IN EFFECT 2020 FLORIDA BUILDING CODE, EXISTING BUILDINGS

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(INCLUDING PHOTO COPYING,
RECORDING OR ANY INFORMATION
RETRIEVAL SYSTEM), WITHOUT THE
WRITTEN APPROVAL OF LUIS C. MAURY
ENGINEER. NO DERIVATIVE WORKS OF
THIS PLAN MAY BE MADE WITHOUT
PRIOR WRITTEN PERMISSION. THE
CONTRACTOR SHALL VERIFY AND BE
RESPONSIBLE FOR ALL DIMENSIONS AND
CONDITIONS DEPicted ON THESE
DRAWINGS. WRITTEN DIMENSIONS ON
THESE DRAWINGS SHALL HAVE
PRECEDENCE OVER SCALED
DIMENSIONS. THE ENGINEER MUST BE
NOTIFIED OF ANY DISCREPANCIES
FOUND AND ASSUMES NO LIABILITY
FOR THE UNAUTHORIZED USE OF
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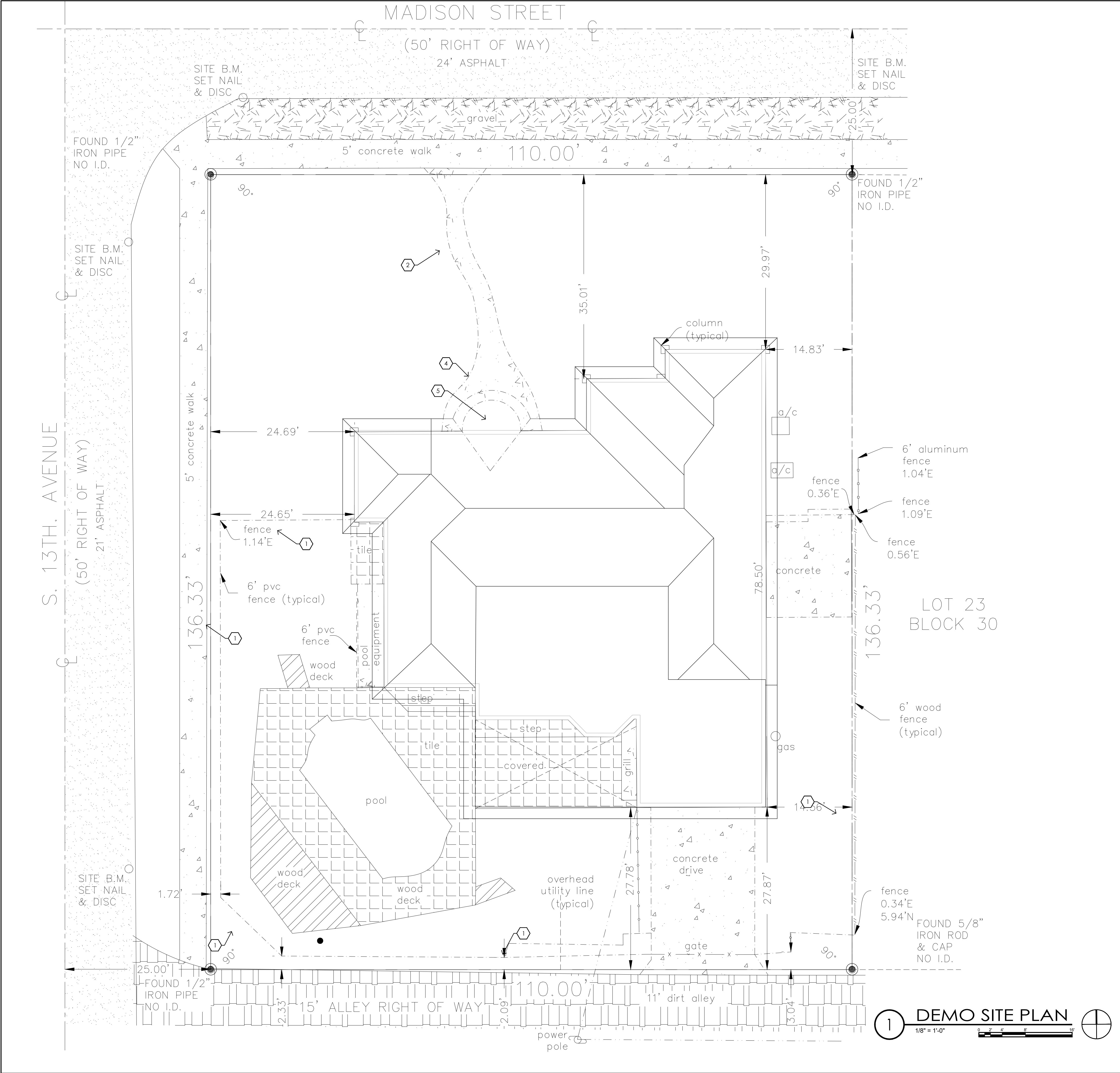
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DATE: 12/19/22

EXISTING
SITE PLAN

A-100



EXISTING INTERIOR DOOR/FRAME TO BE REMOVED AND/OR RELOCATED

EXISTING PARTITION TO BE REMOVED

EXISTING MILLWORK, CASEWORK, PLUMBING, AND/OR ARCHITECTURAL FIXTURE TO BE REMOVED.

EXISTING ELEMENT PARTITION WALL TO REMAIN

A1 DEMOLITION PLAN LEGEND

- 1 EXISTING PVC OR WOOD FENCE TO BE REMOVED
- 2 EXISTING WALKWAY TO BE REMOVED,
- 3 EXISTING CONCRETE SLAB TO BE EXTENDED
- 4 EXISTING STEPS TOWARD THE ENTRANCE TO BE REMOVED
- 5 EXISTING FOYER TO BE REMOVED, INCLUDING WINDOWS, EXTERIOR STEP AND CURVED ROOF

A2 KEY NOTES DEMO SITE PLAN

1 DEMO SITE PLAN

1/8" = 1'-0"

0 2' 4' 6' 16'

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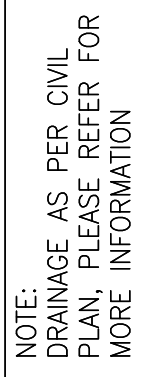
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DATE: 12/19/22

DEMOLITION SITE PLAN
A-100.1



NOTE: Temporary construction banner required. The provisions of this article shall apply to residential and nonresidential developments. All new construction sites shall be required to secure the property by placing a temporary banner around perimeter of the subject property and shall implement those security measures reasonably necessary to control access to the site, and to deter vandalism, theft, and other crime by implementing the following provisions:



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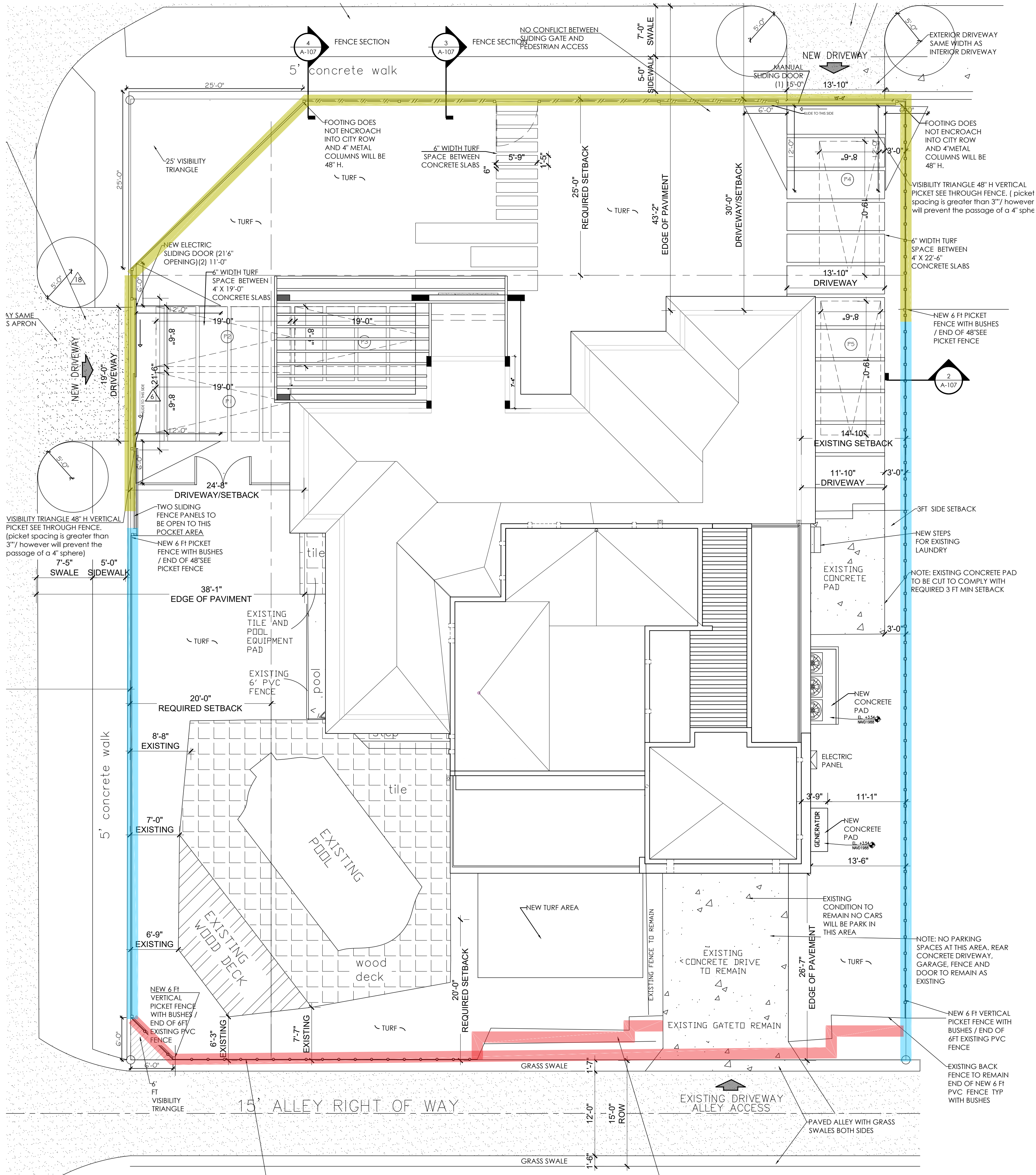
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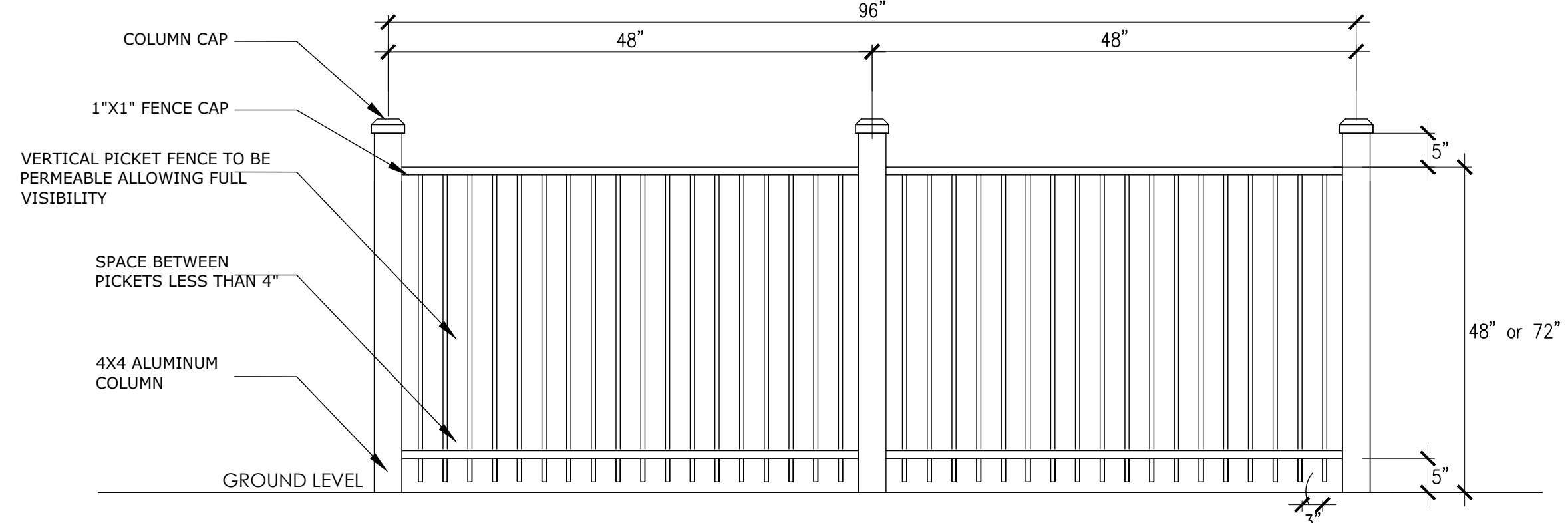
PROPOSED SITE PLAN

A-100.2

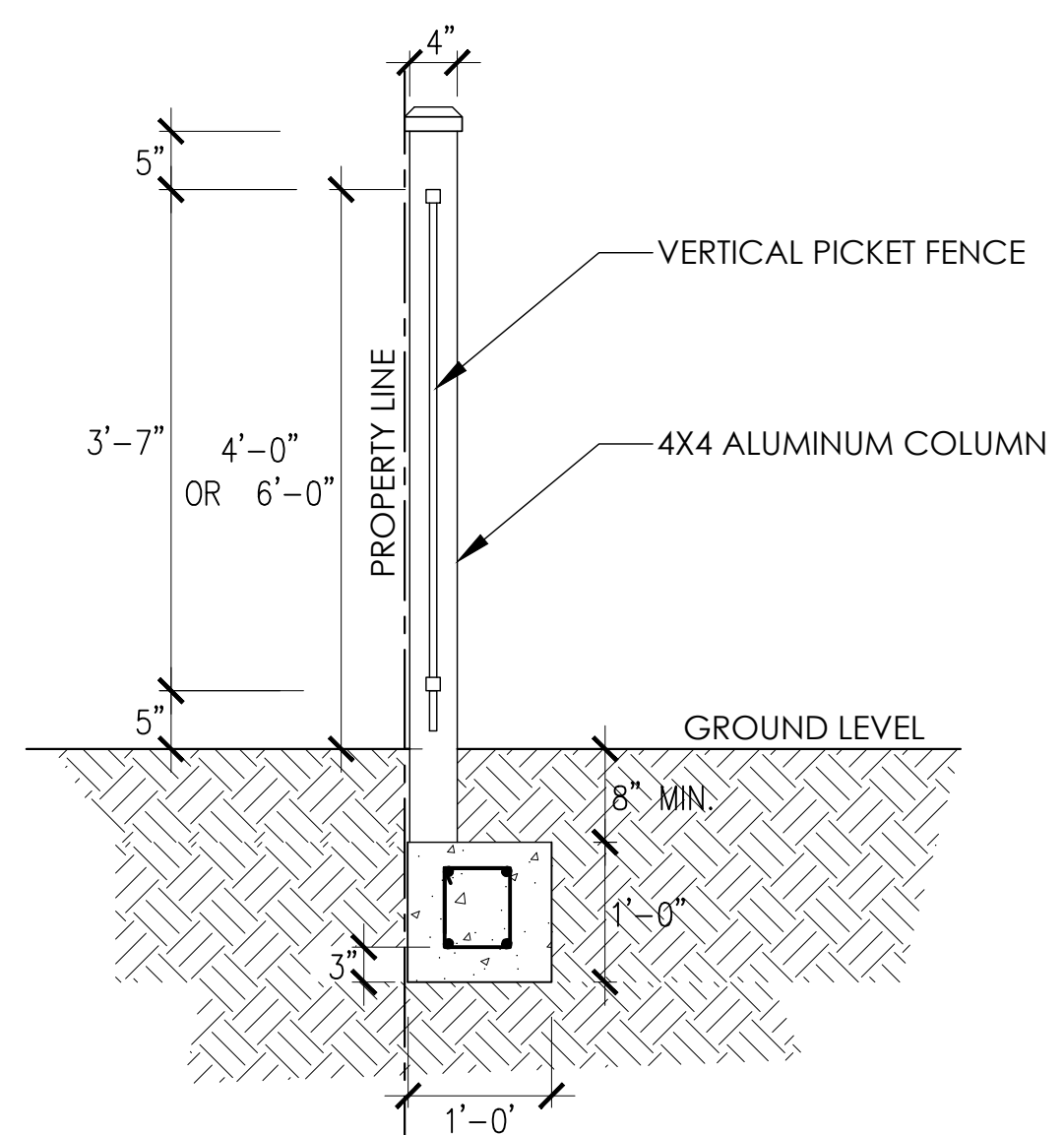
CODE IN EFFECT 2020 FLORIDA BUILDING CODE, EXISTING BUILDINGS



1 FENCE DISTRIBUTION
NOT TO SCALE



3 PROPOSED ALUMINUM PICKET FENCE- ELEVATION
NOT TO SCALE



4 PROPOSED FENCE SECTION
NOT TO SCALE

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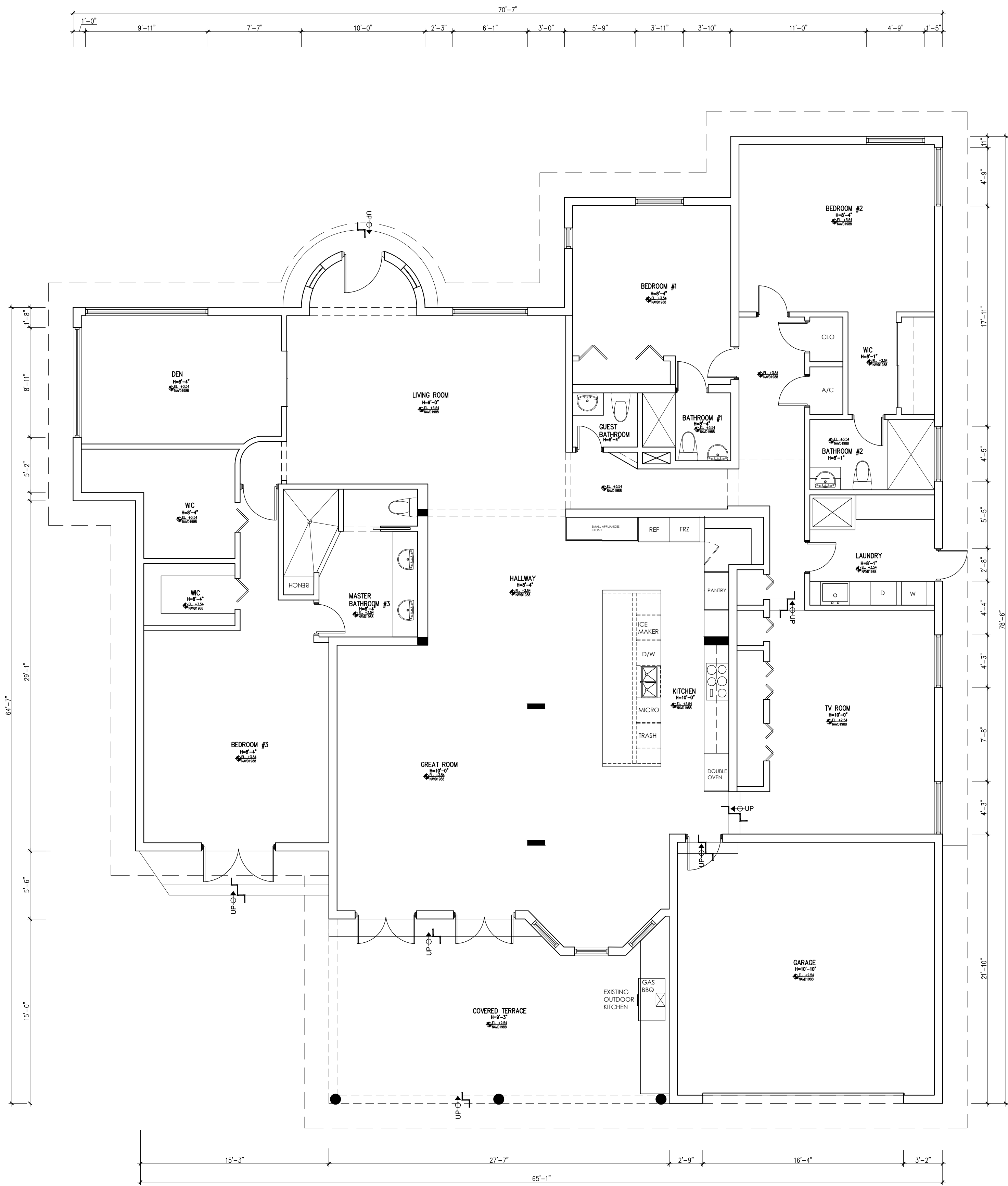
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DATE: 12/19/22

FENCE
PLAN AND
DETAILS
A-100.3



1 EXISTING FLOOR PLAN
3/16" = 1'-0"

- EXISTING INTERIOR DOOR/FRAME TO BE REMOVED AND/OR RELOCATED
- EXISTING PARTITION TO BE REMOVED
- EXISTING MILLWORK, CASEWORK, PLUMBING, AND/OR ARCHITECTURAL FIXTURE TO BE REMOVED.
- EXISTING PARTITION WALL TO REMAIN
- EXISTING 8" C.B.S WALL W/STUCCO FIN. TO REMAIN
- EXISTING INTERIOR DOOR/FRAME TO REMAIN, REFINISH AS REQUIRED.
- N.I.C. INDICATES EXISTING AREA TO REMAIN (NO WORK THIS AREA)

2 EXISTING PLAN LEGEND

3 SAFEGUARD NOTES

- CONTRACTOR TO MAINTAIN OR IMMEDIATELY RESTORE FIRE/SMOKE RATED CONSTRUCTION DURING SCOPE OF WORK.
- AS PER F.F.P.C. SECTION 8.3.5.1.4: PENETRATIONS IN FIRE RESISTANCE-RATED HORIZONTAL ASSEMBLIES SHALL BE REQUIRED TO HAVE A "T" RATING OF AT LEAST ONE-HOUR, BUT NOT LESS THAN THE FIRE RESISTANCE RATING OF THE HORIZONTAL ASSEMBLY, AND SHALL NOT BE REQUIRED FOR EITHER OF THE FOLLOWING:
 - A "T" RATING IS NOT REQUIRED FOR FLOOR PENETRATIONS CONTAINED WITHIN THE CAVITY OF A WALL ASSEMBLY.
 - A "T" RATING IS NOT REQUIRED FOR PENETRATIONS CONTAINED WITHIN THE CAVITY OF A WALL ASSEMBLY.
- UNIT TO BE VACANT DURING WORK SCOPE AND FRONT DOOR/FRAME ASSEMBLY TO REMAIN UNTOUCHED.
- CLASS OF REHABILITATION AS PER NFPA 101 CHAPTER 43, IS "MODIFICATION," THEREFORE ALL NEW WORK TO COMPLY WITH THE REQUIREMENTS OF NFPA AS APPLICABLE TO EXISTING BUILDINGS.

4 FIRE DEPARTMENT NOTES

- SAFEGUARD DURING CONSTRUCTION
- THIS PROJECT SHALL CONFORM TO ALL SAFEGUARD CONSTRUCTION REQUIREMENTS AS PER CHAPTER 33 OF THE F.B.C. AND ALL PREVAILING CODES UNDER THIS JURISDICTION.
 - STRUCTURES UNDERGOING CONSTRUCTION, ALTERATION, OR DEMOLITION OPERATIONS, INCLUDING THOSE IN UNDERGROUND LOCATIONS, SHALL COMPLY WITH NATIONAL FIRE PROTECTION ASSOCIATION (N.F.P.A.) 241, STANDARD FOR SAFEGUARDING CONSTRUCTION, ALTERATION, AND DEMOLITION OPERATIONS.
 - IN BUILDINGS UNDER CONSTRUCTION, ADEQUATE ESCAPE FACILITIES SHALL BE MAINTAINED AT ALL TIMES FOR THE USE OF CONSTRUCTION WORKERS. ESCAPE FACILITIES SHALL CONSIST OF DOORS, WALKWAYS, STAIRS, RAMPS, FIRE ESCAPES, LADDERS, OR OTHER APPROVED MEANS OR DEVICES ARRANGED IN ACCORDANCE WITH THE GENERAL PRINCIPLES OF NATIONAL FIRE PROTECTION ASSOCIATION 101, LIFE SAFETY CODE®, IN SO FAR AS THEY CAN REASONABLY BE APPLIED TO BUILDINGS UNDER CONSTRUCTION.
 - PER N.F.P.A. 1141 SECTION 3-9.6 AT LEAST ONE PORTABLE FIRE EXTINGUISHER HAVING A RATING OF AT LEAST 4-A, 30-BC SHALL BE WITHIN A TRAVEL DISTANCE OF 75 FT OR LESS TO ANY POINT OF A STRUCTURE UNDER CONSTRUCTION. PERSONNEL NORMALLY ON THE CONSTRUCTION SITE SHALL BE INSTRUCTED IN THE USE OF THE FIRE EXTINGUISHER PROVIDED.
 - FIRE DEPARTMENT ACCESS ROADS SHALL BE PROVIDED AT THE START OF THIS PROJECT AND SHALL BE MAINTAINED THROUGHOUT CONSTRUCTION. PERMANENT FIRE DEPARTMENT ACCESS ROAD MARKINGS SHALL NOT BE REQUIRED UNTIL BUILDING IS COMPLETE OR OCCUPIED FOR USE

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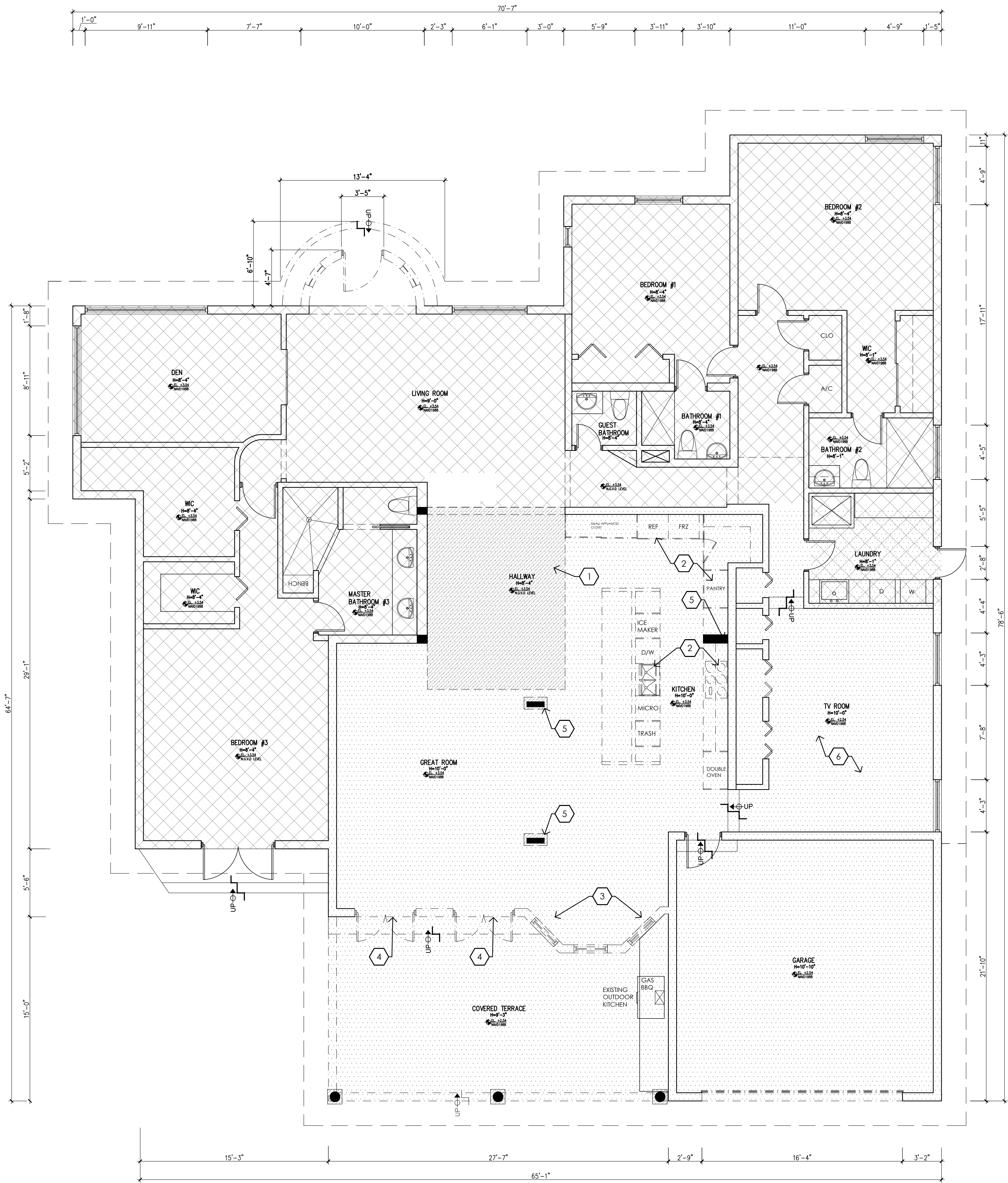
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2		1-16-23	CITY COMMENTS

DATE: 12/19/22

EXISTING FLOOR PLAN
A-101



1 DEMOLITION FLOOR PLAN
3/16" = 1'-0"

- EXISTING INTERIOR DOOR/FRAME TO BE REMOVED AND/OR RELOCATED
- EXISTING PARTITION TO BE REMOVED
- EXISTING MILLWORK, CASEWORK, PLUMBING, AND/OR ARCHITECTURAL FIXTURE TO BE REMOVED.
- EXISTING PARTITION WALL TO REMAIN
- EXISTING STRUCTURAL WALL TO REMAIN
- EXISTING INTERIOR DOOR/FRAME TO REMAIN. REFINISH AS REQUIRED.
- N.I.C. INDICATES EXISTING AREA TO REMAIN (NO WORK THIS AREA)
- EXISTING STRUCTURAL SLAB AREA TO BE HEIGHT MODIFIED. REFER TO STRUCTURAL PLANS FOR MORE INFORMATION

2 DEMOLITION PLAN LEGEND

- 1 EXISTING SLAB AREA TO BE REMOVED FOR A NEW OPENING FOR NEW STAIRS
- 2 EXISTING KITCHEN CABINETS TO BE REMOVED AT SAME LOCATION
- 3 EXISTING BAY WINDOW TO BE REMOVED
- 4 EXISTING SWING DOORS TO BE REMOVED
- 5 EXISTING COLUMNS TO BE REMOVED. REFER TO STRUCTURAL PLANS FOR MORE INFORMATION
- 6 EXISTING TV ROOM FLOOR TO REMAIN. TV ROOM TO REMAIN AS EXISTING BESIDES CEILING

3 DEMOLITION PLAN LEGEND

- PRIOR TO CONSTRUCTION CONTRACTOR SHALL VERIFY CLEARANCES OF DUCTWORK AND LIGHTS. REPORT ANY DISCREPANCIES TO ARCHITECT PRIOR TO CONSTRUCTION.
- SMOKE DETECTOR TO BE REPLACED AS NECESSARY BASED ON BUILDING CODE
- ALL KITCHEN CABINETS AND ELEMENTS TO BE REMOVED
- EXISTING SMOKE DETECTORS TO REMAIN
- EXISTING ELECTRICAL PANEL TO REMAIN AS EXISTING
- EXISTING FIRE ALARM TO REMAIN
- G.C. SHALL COORDINATE ALL WORK AFFECTING ADJACENT PROPERTIES WITH THIS WORK. G.C. SHALL GET APPROVAL FROM OWNER PRIOR TO COMMENCEMENT OF ANY WORK AFFECTING SUCH AREAS. THIS INCLUDES BUT IS NOT LIMITED TO UTILITY, PLUMBING, MECHANICAL, AND ELECTRICAL CONNECTIONS.
- CONTRACTOR TO COORDINATE ALL INTERIOR BUILT-INS AND INTERIOR FINISHES - FLOORING, CEILINGS, PAINT, PLASTIC LAMINATING, ETC. - COLOR AND STYLE WITH OWNER PRIOR TO FABRICATION AND/OR INSTALLATION.

4 GENERAL NOTES

1. THE CONTRACTOR WILL BE HELD TO HAVE EXAMINED AND UNDERSTAND THE SCOPE OF WORK, FIELD CONDITIONS, DIMENSIONS AND CONDITIONS UNDER WHICH HE WILL BE OBLIGED TO OPERATE IN PERFORMING THE CONTRACT. HE WILL CONFIRM THAT THE WORK MAY BE ACCOMPLISHED AS SHOWN PRIOR TO PROCEEDING. NO ALLOWANCE WILL BE MADE SUBSEQUENTLY ON BEHALF OF CONTRACTOR FOR ANY ERROR THROUGH NEGLIGENCE ON HIS PART IN EXAMINING PREMISES.

2. DRAWINGS WILL DEPICT THE GENERAL DIMENSIONS OF THE BUILDINGS.

3. THE CONTRACTOR IS RESPONSIBLE FOR MAKING THE ARCHITECT AWARE OF ANY QUESTIONS OR DISCREPANCIES REGARDING THE SCOPE OF WORK, EXISTING CONDITIONS, AND/OR INTENT. A WRITTEN CLARIFICATION FROM THE ARCHITECT IS REQUIRED PRIOR TO PROCEEDING WITH THE WORK IN QUESTION.

4. THE CONTRACTOR SHALL COORDINATE WITH ALL UTILITIES, WHICH WILL REQUIRE TEMPORARY INTERRUPTION OF BUILDING MECHANICAL OR ELECTRICAL SYSTEMS. A WRITTEN METHOD OF PROCEDURE WILL BE REQUIRED FROM THE CONTRACTOR PRIOR TO COMMENCING WITH WORK.

5. INSTALL ALL SHORING AND BRACING IN ACCORDANCE WITH MANUFACTURERS RECOMMENDATIONS UNLESS OTHERWISE NOTED OR WHERE LOCAL CODES AND/OR REGULATIONS TAKE PRECEDENCE.

6. THE CONTRACTOR SHALL ARRANGE, APPLY AND PAY FOR ALL NECESSARY PERMITS, INSPECTION, EXAMINATION AND FEES OR CHARGES REQUIRED BY ANY OF THE PUBLIC AUTHORITIES HAVING JURISDICTION. ALL WORK PERFORMED AND MATERIALS INSTALLED SHALL BE IN STRICT ACCORDANCE WITH THE MINIMUM STANDARDS AS SET FORTH BY ALL APPLICABLE LOCAL AND FEDERAL CODES, REGULATIONS AND ORDINANCES. THE CONTRACTOR IS RESPONSIBLE FOR NOTIFYING AND COMPLYING WITH ALL LAWS, ORDINANCES, RULES, REGULATIONS, AND LAWFUL ORDERS OF ANY PUBLIC AUTHORITY BEARING ON THE PERFORMANCE OF THE WORK.

7. ALL WORK (BOTH TEMPORARY AND PERMANENT) SHALL COMPLY WITH ALL APPLICABLE OSHA REQUIREMENTS.

8. ALL ELECTRICAL/TELEPHONE CONDUIT AND/OR PLUMBING WITHIN THE DEMOLISHED PARTITIONS SHALL BE REMOVED UP TO THE POINT WHERE IT IS NO LONGER EXPOSED AND CLEAR OF NEW WORK. PROPERLY CAP AND TERMINATE AS PER CODE.

9. MAINTAIN THE EXISTING BUILDING IN A SAFE AND WEATHER-TIGHT CONDITION THROUGHOUT THE CONSTRUCTION PERIOD. MAKE NECESSARY PROVISIONS TO PROTECT EXISTING EXTERIOR WALLS BY SHORING AND BRACING AS REQUIRED AND UPON COMPLETION OF WORK REPAIR ANY DAMAGE THAT MAY OCCUR DURING CONSTRUCTION AT NO COST TO THE OWNER.

10. THE CONTRACTOR SHALL KEEP ALL AREAS FREE FROM THE ACCUMULATION OF CONSTRUCTION DEBRIS. NO STOCK PILING OF DEBRIS WILL BE ALLOWED ON SITE. ALL DEBRIS SHALL BE REMOVED FROM SITE ON A DAILY BASIS AND PLACED IN WASTE CONTAINERS FOR PROPER REMOVAL. CONTRACTOR SHALL BE RESPONSIBLE FOR DISPOSAL OR RECYCLING OF ALL DEMOLISHED MATERIALS, AND BE RESPONSIBLE FOR ALL ASSOCIATED TIPPING FEES AT THE LANDFILL. THE CONTRACTOR SHALL PROPOSE A PLAN TO RECYCLE REMOVED AND DEMOLISHED MATERIALS.

11. THE CONTRACTOR SHALL PERFORM HIGH QUALITY PROFESSIONAL WORK.

12. STRUCTURAL COMPONENTS OF THIS BUILDING SHALL NOT BE ALTERED IN ANY WAY. PROVIDE ADEQUATE SHORING AND BRACING WHEN REMOVING INTERIOR FLOORS AND WALLS.

13. GENERAL CONTRACTOR SHALL HAND NOTATE ON DEMOLITION DRAWINGS ANY "AS-BUILT" INFORMATION OF INTEREST TO THE OWNER.

14. ARCHITECT AND OWNER'S REPRESENTATIVE SHALL HAVE THE RIGHT TO REJECT DEMOLITION PROCEDURES PROPOSED BY THE CONTRACTOR.

15. CONTRACTOR SHALL PROTECT FROM DAMAGE EXISTING EXTERIOR ENCLOSURE INCLUDING ROOF AND WINDOWS.

16. CONTRACTOR SHALL TURN THE PROJECT OVER TO THE OWNER FREE FROM ALL CONSTRUCTION DEBRIS, SCRAPS, MATERIAL AND EQUIPMENT.

17. AVOID EXCEEDING ALLOWABLE FLOOR LOADING CAPACITY AT ANY LOCATION BY ANY CONSTRUCTION PROCESS AND SPECIFICALLY BY THE MOVING AND STORAGE OF CONSTRUCTION MATERIALS OR OPERATION OF ANY HOIST, VEHICLE OR CRANE DEVICE.

18. WHERE CUTTING AND/OR PATCHING IS REQUIRED, THE CONTRACTOR SHALL PROTECT ADJACENT WORK.

19. WHERE APPLICABLE PROVIDE TEMPORARY WEATHER TIGHT CLOSURE OF OPENINGS IN EXTERIOR ENCLOSURE SURFACES. SUCH ENCLOSURE SHALL PREVENT ENTRY OF UNAUTHORIZED PERSONS.

20. IF ASBESTOS IS PRESENT OR SUSPECTED TO BE PRESENT, THE CONTRACTOR MUST FOLLOW EPA, STATE ENVIRONMENTAL AGENCY, AND OSHA REGULATIONS. IF SUSPECT MATERIAL IS NOT TESTED THE CONTRACTOR SHALL PROCEED AS IF THE MATERIAL CONTAINS ASBESTOS. FAILURE TO REALIZE THAT A SUBSTANCE CONTAINS ASBESTOS DOES NOT ABSOLVE CONTRACTORS FROM LIABILITY.

21. THE CONTRACTOR SHALL SUBMIT TO THE A.H.J. (AUTHORITY HAVING JURISDICTION) - AIR QUALITY DIVISION A COMPLETE NOTICE OF ASBESTOS RENOVATION OR DEMOLITION FORM ACCOMPANIED BY AN ASBESTOS SURVEY REPORT PREPARED BY A QUALIFIED FLORIDA LICENSED PROFESSIONAL.

22. CONTRACTOR SHALL VERIFY WITH OWNER IF REMOVED EQUIPMENT SHALL BE KEPT, STORED OR DEMOLISHED PRIOR TO PERFORMING ANY DEMOLITION WORK.

STRUCTURAL BRACING CONSIDERATIONS DURING DEMOLITION

1. PRIOR TO DEMOLITION OF FLOORS, CONTRACTOR SHALL SURVEY THE CONDITION OF THE BUILDING TO DETERMINE WHETHER REMOVING ANY ELEMENT MIGHT RESULT IN A STRUCTURAL DEFICIENCY OR UNPLANNED COLLAPSE OF ANY PORTION OF THE STRUCTURE OR ADJACENT STRUCTURES DURING DEMOLITION.

2. WALLS SHALL BE BRACED AT EXISTING FLOOR LOCATIONS. THE BRACING SHALL BE CONSTRUCTED SO THAT BRACING MEMBERS CAN WITHSTAND TENSION & COMPRESSION FORCES.

3. CONTRACTOR IS RESPONSIBLE FOR CONNECTING BRACING TO MEMBERS DESIGNED TO TRANSFER OR RESIST LATERAL LOADS.

4. CONTRACTOR SHALL MAINTAIN STRUCTURAL INTEGRITY OF THE STRUCTURE DURING DEMOLITION.

5. STRENGTHEN OR ADD NEW SUPPORTS WHEN REQUIRED DURING PROGRESS OF DEMOLITION.

CONSTRUCTION SITE SAFETY

1. THE CONTRACTOR SHALL ENSURE THAT DEMOLITION WORK DOES NOT INTERFERE WITH OR PROHIBIT THE CONTINUING OCCUPATION OF ADJACENT OPERATIONS AND CITY OPERATIONS WITHIN AND AROUND THE STRUCTURE. THIS INCLUDES BUT IS NOT LIMITED TO THE SELECTIVE DEMOLITION OF PARTITIONS, ELECTRICAL AND MECHANICAL SYSTEMS. THE CONTRACTOR SHALL INFORM THE OWNER OF A MINIMUM OF 72 HOURS OF DEMOLITION ACTIVITIES THAT WILL AFFECT NORMAL OPERATION OF BUILDINGS AND OR CITY SERVICES.

2. THE CONTRACTOR SHALL REPAIR DAMAGES CAUSED TO ADJACENT FACILITIES BY DEMOLITION WORK.

3. THE CONTRACTOR SHALL COORDINATE WITH F.P.L., WATER MANAGEMENT AND ALL CITY AFFECTED SERVICES ALL DEMOLITION WORK TO PROPERLY PROTECT ALL CITY LINES DURING DEMOLITION WORK. CONTRACTOR WILL BE HELD LIABLE FOR ALL WORK NOT COORDINATED WITH THE CITY PRIOR, DURING, AND AFTER DEMOLITION WORK HAS BEGUN.

7 DEMOLITION NOTES

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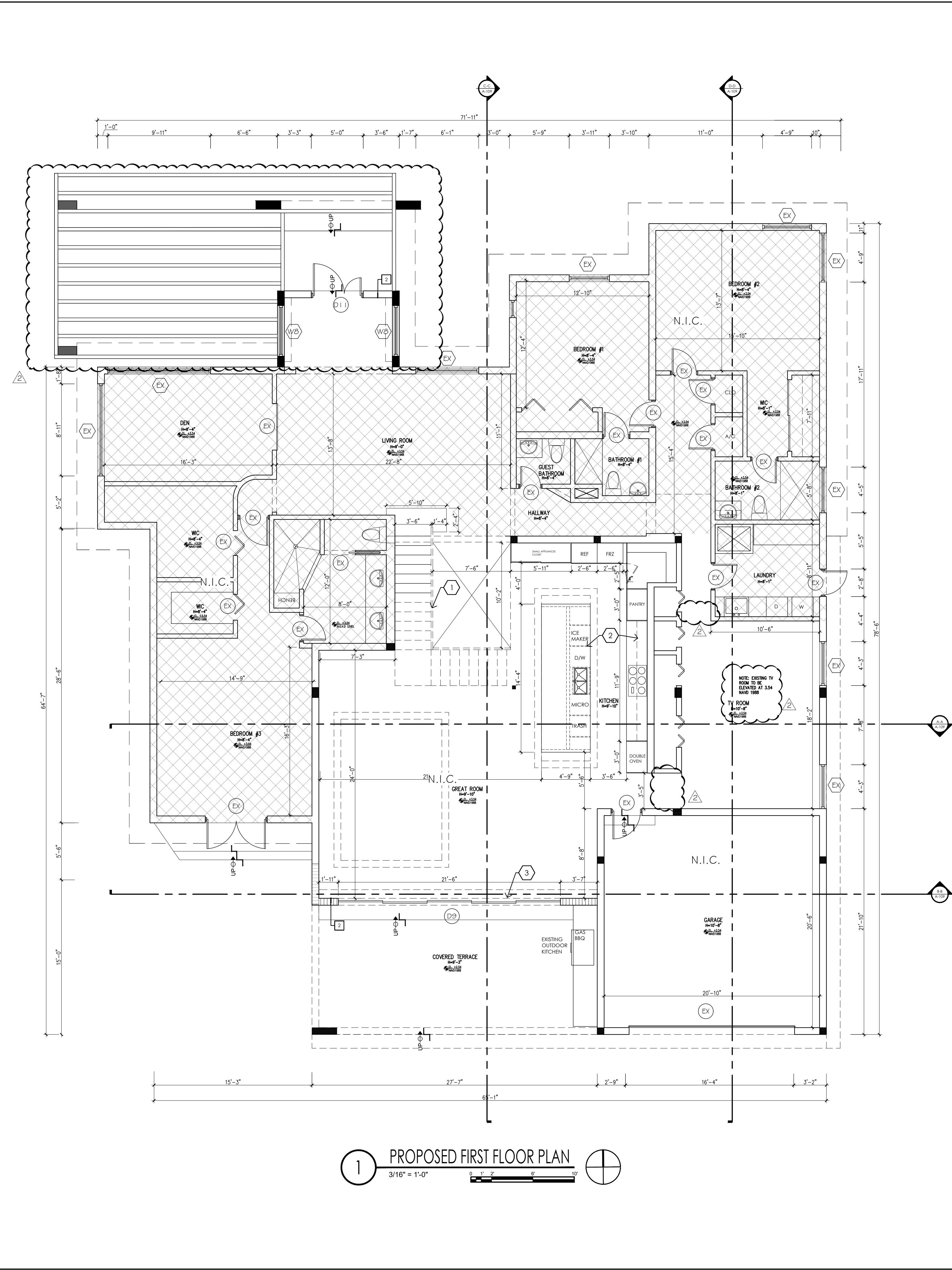
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REVISIONS

#	REV	DATE	COMMENTS
1		11-20-22	CITY COMMENTS
2		1-16-23	CITY COMMENTS

DATE: 12/19/22

DEMOLITION
PLAN
A-102



- # WALL TYPE. REFER TO DETAILS FOR MORE INFO
- NEW INTERIOR PARTITION AS PER WALL TYPE
- NEW C.B.S 8" WALL TYPE
- EXISTING STRUCTURAL OR DEMISING WALL TO REMAIN
- EXISTING PARTITION TO REMAIN
- D# NEW INTERIOR DOOR/FRAME AS PER SCHEDULE.
- ER EXISTING DOOR/FRAME TO BE RELOCATED. PROTECT-IN-PLACE DURING WORK.
- EX EXISTING DOOR/FRAME TO REMAIN. PROTECT-IN-PLACE DURING WORK.
- W# NEW WINDOW AS PER SCHEDULE
- EX EXISTING WINDOW TO REMAIN. PROTECT-IN-PLACE DURING WORK.
- NEW RECESSED LIGHTING @ DRYWALL CEILING. SEE ELECTRICAL FOR MORE INFORMATION.
- H= EX. EQ. EXISTING FINISHED CEILING HEIGHT TO REMAIN
- NEW DRYWALL SOFFIT SECTION
- +7 3/4" MAX NEW STEP-UP
- N.I.C. INDICATES EXISTING AREA TO REMAIN (NO WORK THIS AREA)

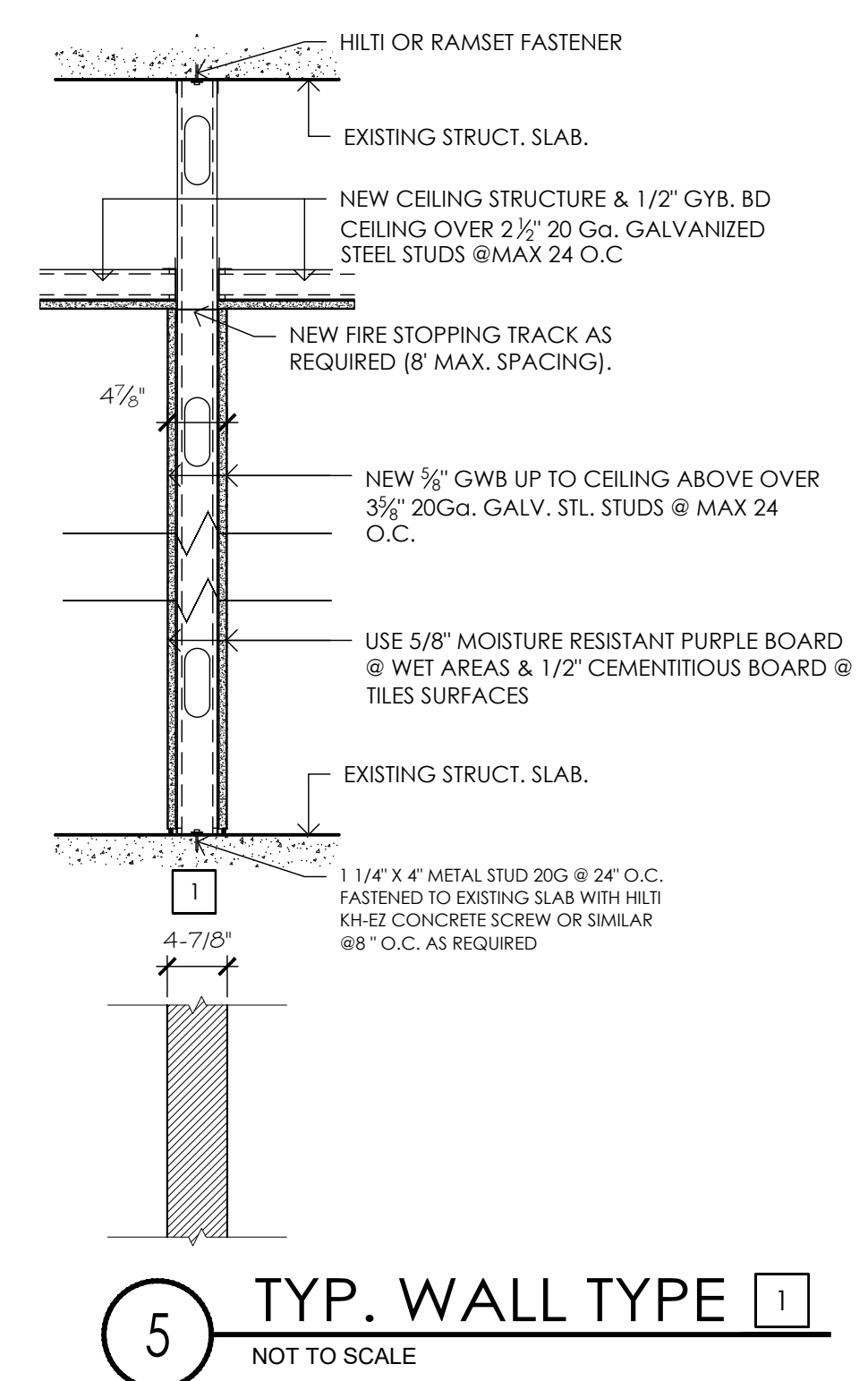
2 FLOOR PLAN LEGEND

- 1 NEW STAIRS WITH 36" HANDRAIL TO ACCESS TO SECOND FLOOR
- 2 NEW KITCHEN CABINETS AT EXISTING LOCATION
- 3 NEW SLIDING DOOR. REFER TO DOOR SCHEDULE FOR MORE INFORMATION
- 4 NEW FOYER. REFER TO ELEVATIONS FOR MORE INFORMATION
- 5 NEW ENTRANCE DOOR
- 6 NEW CONCRETE STEPS AND NEW WALL AS A SCREEN FACADE. REFER TO ELEVATIONS FOR MORE INFORMATION

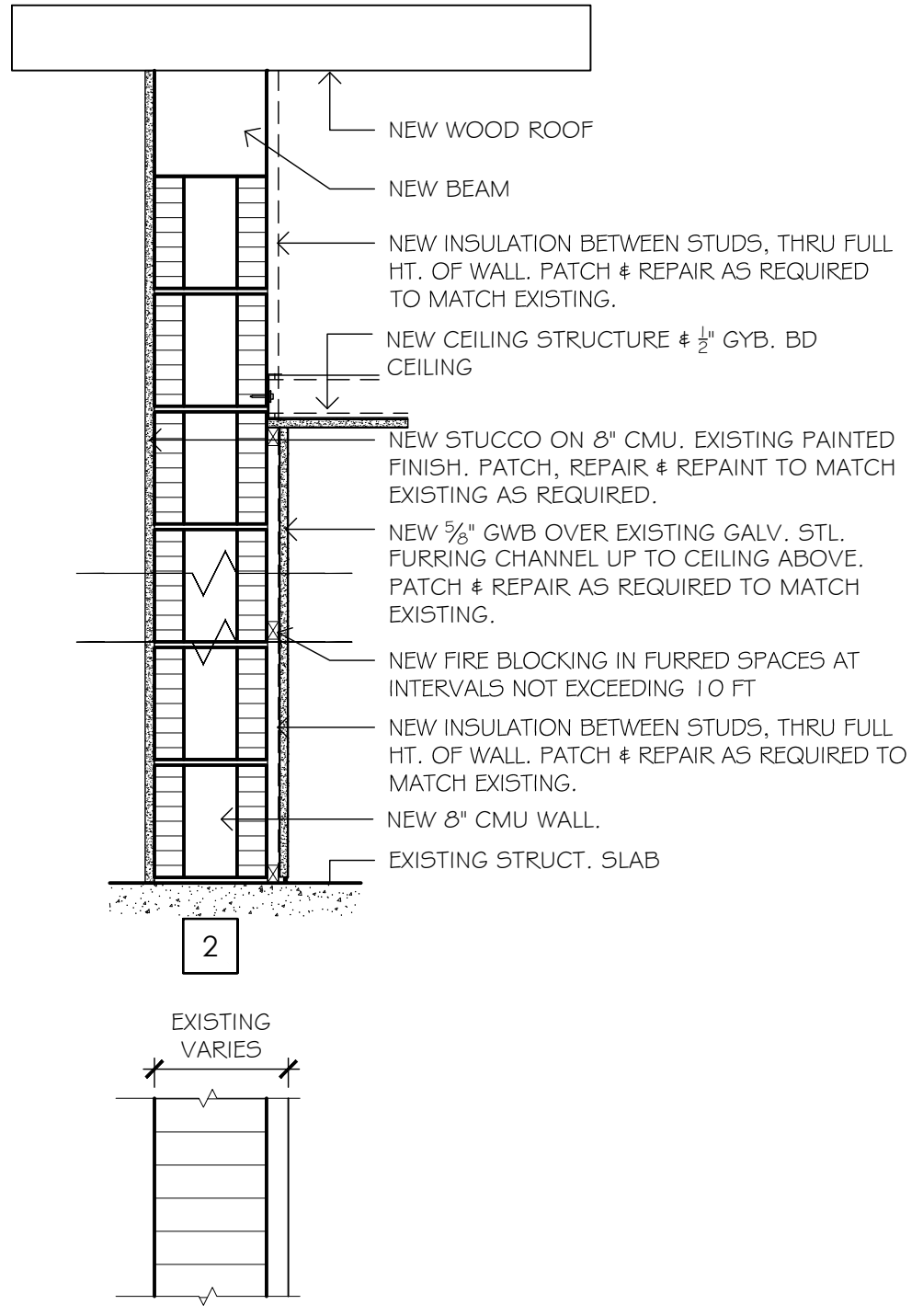
3 KEY NOTES

1. CONTRACTOR SHALL CAREFULLY STUDY AND COMPARE THE CONTRACT DOCUMENTS AND FINISH SCHEDULE AND SHALL CONTACT THE ARCHITECT (IN WRITING) TO REPORT ANY ERRORS, INCONSISTENCIES, OR OMISSIONS THE G.C. MAY DISCOVER.
2. UNLESS OTHERWISE NOTED, ALL FLOOR MATERIAL CHANGES SHALL OCCUR AT THE CENTERLINE OF A DOOR. PROVIDE TRANSITION STRIP WHERE REQUIRED TO COMPLY WITH ADA GUIDELINES.
3. FINISH FLOORING EXTENDS INTO RECESSES AND TOE SPACES OF CASEWORK.
4. ALL FINISH COLORS INCLUDING BUT NOT LIMITED TO WALLS, TILE, FLOORING, BASE, AND CEILING TO BE SELECTED AND APPROVED BY OWNER PRIOR TO INSTALLATION.
5. ALL FINISHES SHALL BE CLASS B (MIN.), AT ALL HALLWAYS AND CLASS C (MIN.) AT ALL OTHER SPACES IN ACCORDANCE TO F.B.C. TABLE 803.5 FOR TYPE "B" OCCUPANCIES.
6. ALL WET AREAS TO USE CEMENT BOARD AS BACKING ON BOARD AS PER PFCR 702.4
7. PROVIDE WALL TILES IN BATHROOM WET AREAS TO 6 FEET-72IN MINIMUM ABOVE FLOOR IN COMPLIANCE WITH FBCR 307
8. USE SAFETY GLASS CATEGORY II FBCR 308 / SHOWER DOOR MINIMUM CLEAR AND UNOBSTRUCTED FINISHED WIDTH OF 22 INCHES PER FPC 417.4.2
9. ALL NEW FINISHES (WALL/ CEILING/FLOOR) OTHER THAN PAINT TO COMPLY WITH FBC 803 AND FBC 804: WALL AND CEILING FINISHES SHALL HAVE A FLAME SPREAD CLASSIFICATION

4 GENERAL FINISH NOTES



5 TYP. WALL TYPE 1
NOT TO SCALE



A5 TYP. WALL TYPE 2
NOT TO SCALE

- STEEL STUDS SUPPORTING WALL HUNG PLUMBING FIX. SHALL BE DOUBLED OR NOT LESS THAN 20 GAUGE. A HORIZONTAL MEMBER SECURELY FASTENED NOT LESS THAN TWO STUDS SHALL BE INSTALLED FOR THE ATTACHMENT OF EACH WALL HUNG PLUMBING FIX.
- PROVIDE 2x6 WOOD BACKING FOR WALL MOUNTED PLUMBING FIXTURES. TYP. ALL BATHROOMS.
- ALL MTL. STUD FRAMING SHALL FOLLOW THE LATERAL LOAD REQUIREMENTS AS PER MANUF. STANDARDS FOR LIMITING HEIGHTS.
- PROVIDE HORIZONTAL BRACING AT DOORS AND CORNERS 48" O.C. AS REQUIRED.
- IN AREAS WHERE NO DROPPED CEILINGS ARE INDICATED, RUN DRYWALL (BOTH SIDES) TO STRUCTURE ABOVE & ELIMINATE DRAFTSTOP.
- ALL WALLS, FLOORS, CEILING SEPARATING DWELLING UNITS SHALL MEET THE MIN. STC RATING (50) AS PER SECTION 1207 OF THE F.B.C. 2017 ED. (TYP.).
- WHERE APPLICABLE, PARTITIONS CARRYING LOADS SHALL BE 20 GA @ 16" O.C.

6 WALL TYPE NOTES

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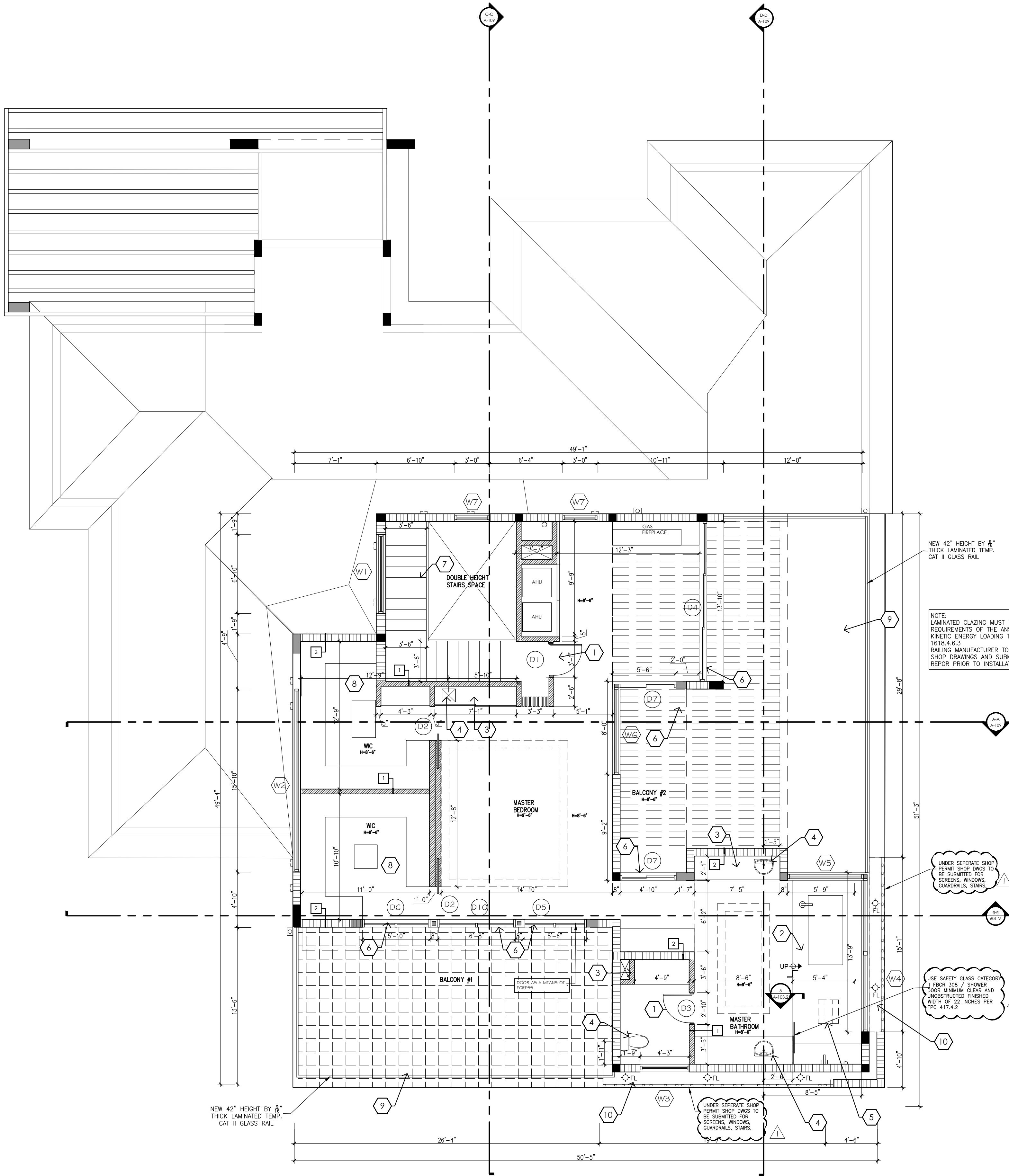
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REVISIONS			
#	REV	DATE	COMMENTS
1		11-20-22	CITY COMMENTS
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DATE: 12/19/22

PROPOSED FIRST FLOOR PLAN A-103



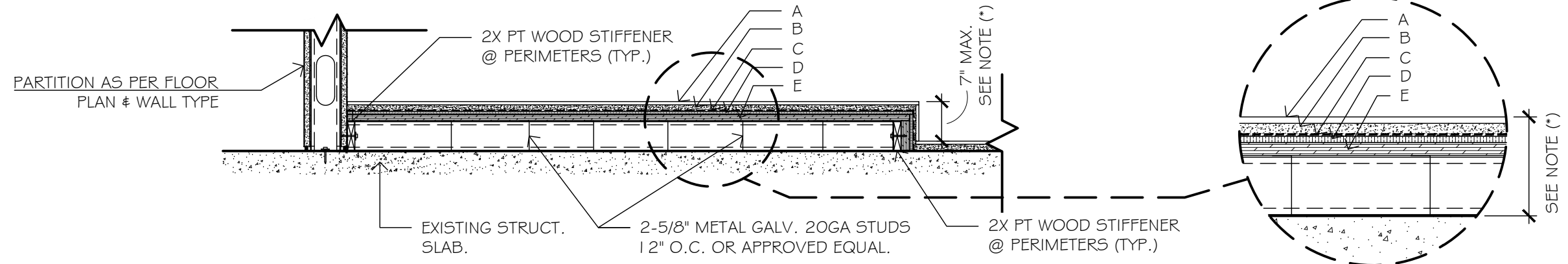
1 PROPOSED SECOND FLOOR PLAN
3/16" = 1'-0"

- # WALL TYPE. REFER TO DETAILS FOR MORE INFO
- NEW INTERIOR PARTITION AS PER WALL TYPE
- NEW C.B.S 8" WALL TYPE
- EXISTING STRUCTURAL OR DEMISING WALL TO REMAIN
- EXISTING PARTITION TO REMAIN
- D# NEW INTERIOR DOOR/FRAME AS PER SCHEDULE.
- ER EXISTING DOOR/FRAME TO BE RELOCATED. PROTECT-IN-PLACE DURING WORK.
- EX EXISTING DOOR/FRAME TO REMAIN. PROTECT-IN-PLACE DURING WORK.
- W# NEW WINDOW AS PER SCHEDULE
- EX EXISTING WINDOW TO REMAIN. PROTECT-IN-PLACE DURING WORK.
- NEW RECESSED LIGHTING @ DRYWALL CEILING. SEE ELECTRICAL FOR MORE INFORMATION.
- H= EX. EXISTING FINISHED CEILING HEIGHT TO REMAIN
- EQ. EQUAL
- NEW DRYWALL SOFFIT SECTION
- +7 3/4" MAX NEW STEP-UP
- N.I.C. INDICATES EXISTING AREA TO REMAIN (NO WORK THIS AREA)

2 FLOOR PLAN LEGEND

- 1 NEW DOOR. REFER TO DOOR SCHEDULE FOR MORE INFORMATION
- 2 NEW PLATFORM FOR NEW SHOWER AND NEW TUB AREA
- 3 NEW CUSTOM MADE CABINERY/ MILLWORK, NEW VANITY OR CLOSETS INCLUDING DOORS IF REQUIRED
- 4 NEW PLUMBING FIXTURES. REFER TO PLUMBING PLANS FOR MORE INFORMATION.
- 5 NEW SHOWER, INCLUDING SHOWER ENCLOSURES AND FINISHES
- 6 NEW SLIDING DOOR. REFER TO DOOR SCHEDULE FOR MORE INFORMATION
- 7 NEW STAIRS WITH 36" H HANDRAIL TO ACCESS TO SECOND FLOOR
- 8 NEW WALKING CLOSET
- 9 NEW BALCONY WITH 42" H GUARDRAIL WITH 36" H STAIN STEEL HANDRAIL. TEMPERED 5/8" GLASS PANEL. WATER PROOFING AS REQUIRED
- 10 NEW METALLIC MESH ON FACADE

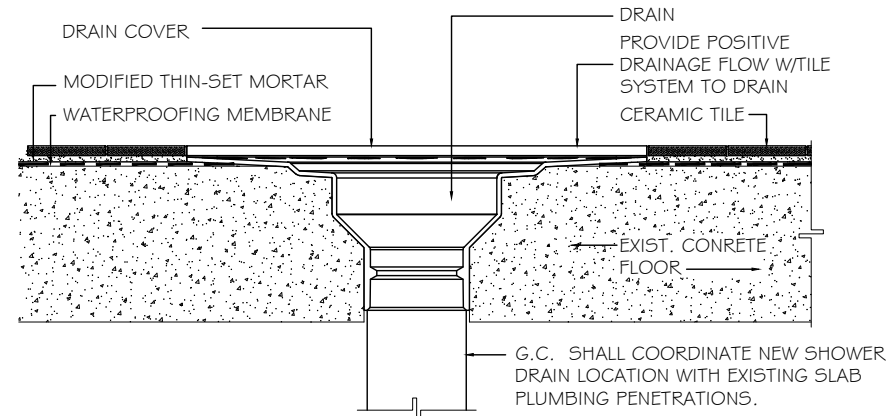
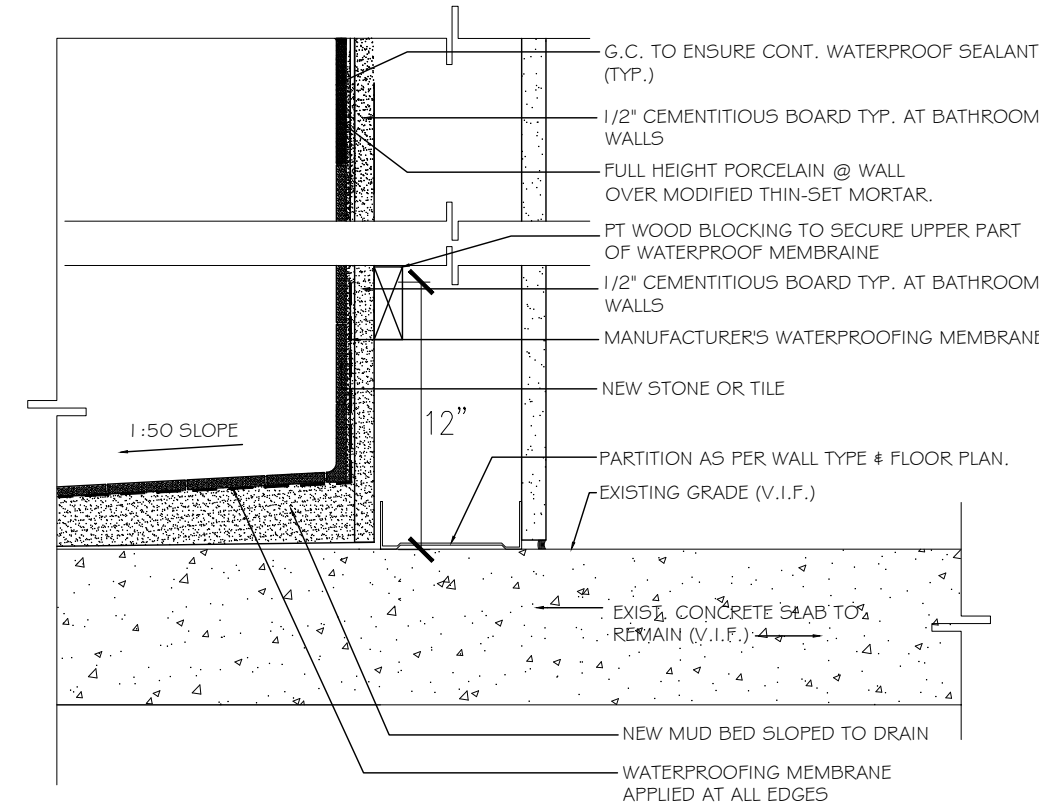
3 KEY NOTES



5 NEW PLUMBING CHASE PLATFORM
NOT TO SCALE

1. ALL WET AREAS TO USE CEMENT BOARD AS BACKING ON BOARD AS PER FBCR 702.4
2. PROVIDE WALL TILES IN BATHROOM WET AREAS TO 6 FEET-72IN MINIMUM ABOVE FLOOR IN COMPLIANCE WITH FBCR 307
3. USE SAFETY GLASS CATEGORY II FBCR 308 / SHOWER DOOR MINIMUM CLEAR AND UNOBSTRUCTED FINISHED WIDTH OF 22 INCHES PER FPC 417.4.2
4. ALL NEW FINISHES (WALL/ CEILING/FLOOR) OTHER THAN PAINT TO COMPLY WITH FBC 803 AND FBC 804: WALL AND CEILING FINISHES SHALL HAVE A FLAME SPREAD CLASSIFICATION

6 GENERAL FINISH NOTES



4 NEW SHOWER DETAILS
NOT TO SCALE

- A NEW PORCELAIN TILE AS APPROVED BY DESIGNER / OWNER'S REP.
- B NEW MORTAR BED & THINSET.
- C NEW SOUNDPROOFING UNDERLAYMENT PROFLEX 90 MSC OR APPROVED EQUAL.
- D NEW 1/2" HARDI-BACKER CEMENTITIOUS BOARD.
- E NEW 3/4" CDX PLYWOOD SUBSTRATE.
- (*) G.C. TO FIELD VERIFY FINISHED HEIGHT AND REQUIRED FRAMING WITH NEW PLUMBING SLOPE AND CLEARANCE REQUIREMENTS. SEE PLUMBING PLANS FOR MORE INFO.

CODE IN EFFECT 2020 FLORIDA BUILDING CODE, EXISTING BUILDINGS

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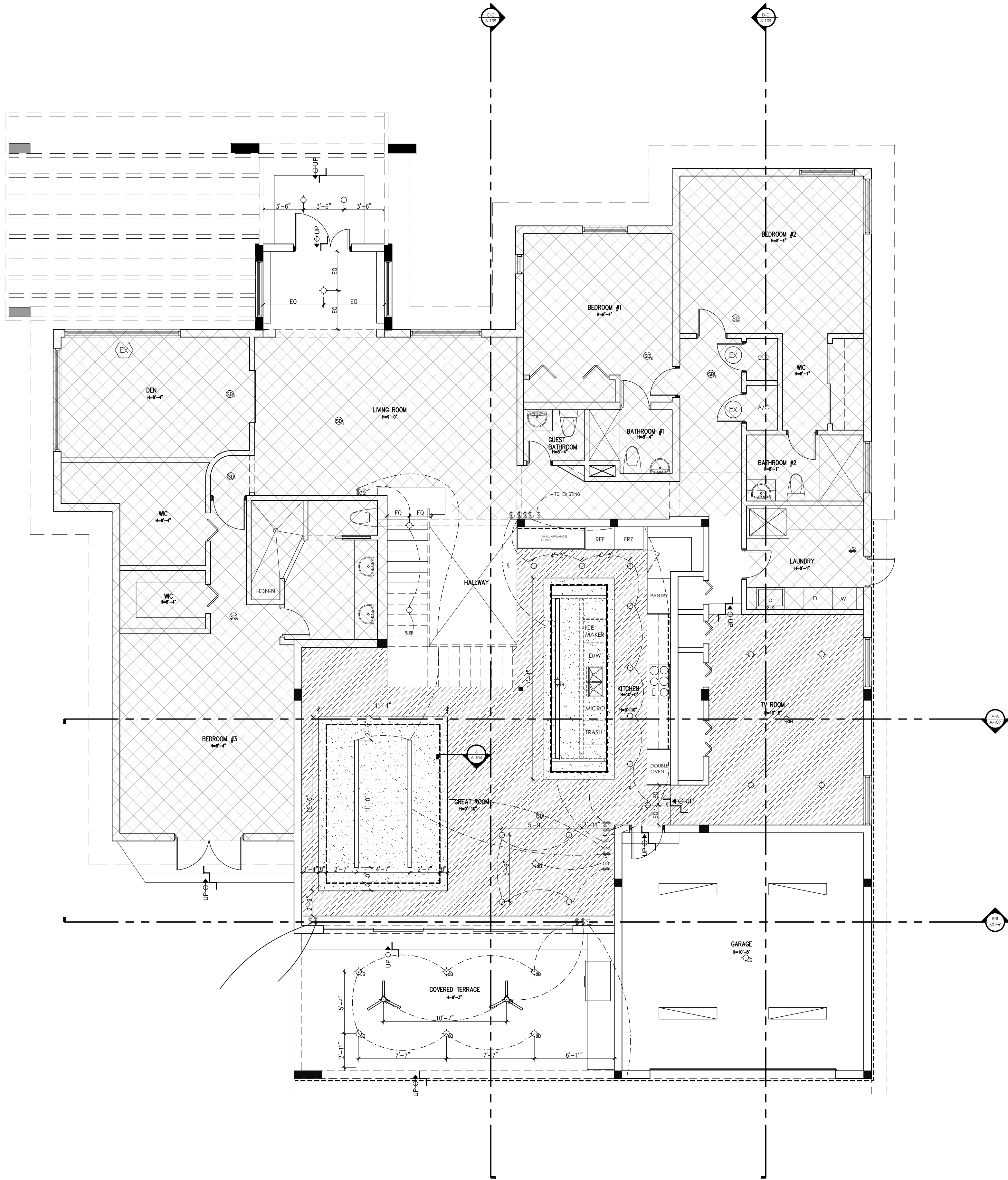
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REVISIONS

#	REV	DATE	COMMENTS
1		11-20-22	CITY COMMENTS
2		1-16-23	CITY COMMENTS

DATE: 12/19/22

PROPOSED
SECOND
FLOOR PLAN
A-103.2



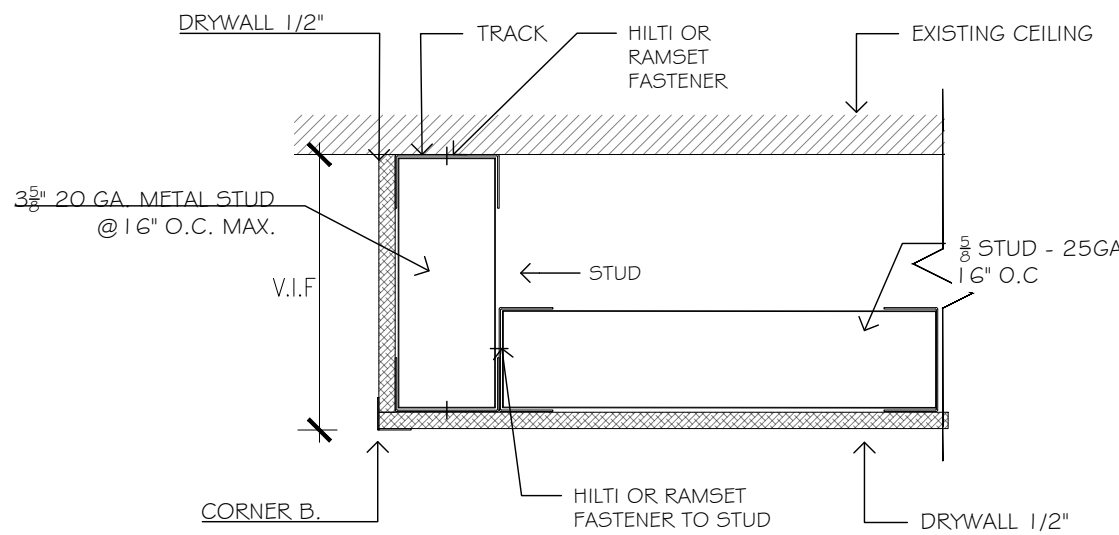
1 PROPOSED RCP FIRST FLOOR
3/16" = 1'-0"

- NEW SOFFIT
- NEW POCKET CEILING
- LIGHTING RAIL
- SWITCH
- JB (JUNCTION BOX)/HI HAT
- STRIP LED
- SMOKE DETECTOR
- A/C GRILL
- EXHAUST FAN

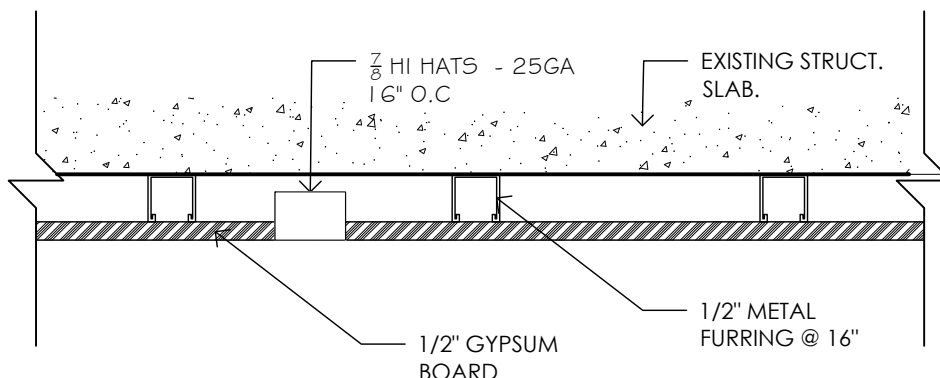
2 PROPOSED RCP LEGEND

- ALL SUSPENDED DRYWALL CEILING SHALL BE ACCESSIBLE FOR MAINTENANCE. ACCESS AS NEEDED
- ALL EXISTING LIGHTING FIXTURES TO REMAIN, UNLESS IF IT IS SPECIFIED IN REFLECTED CEILING PLAN

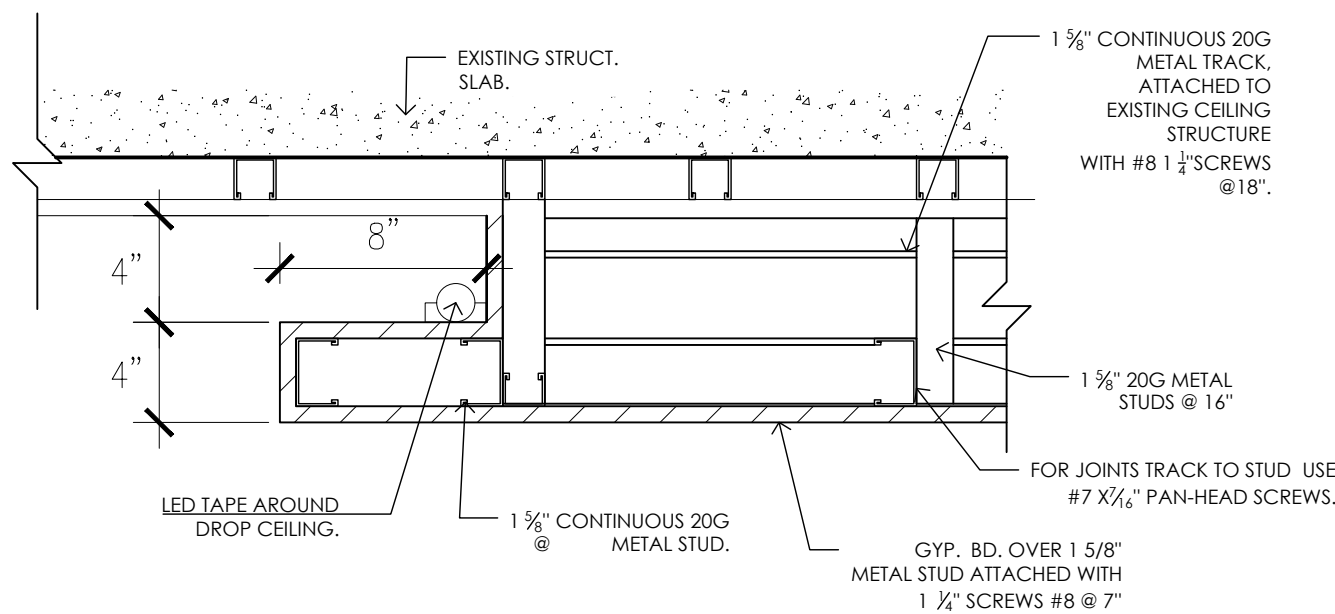
3 GENERAL FINISH NOTES



4 NEW SOFFIT DETAIL
NOT TO SCALE



5 DROPPED CEILING DETAIL A
NOT TO SCALE



6 POCKET CEILING DETAIL B
NOT TO SCALE

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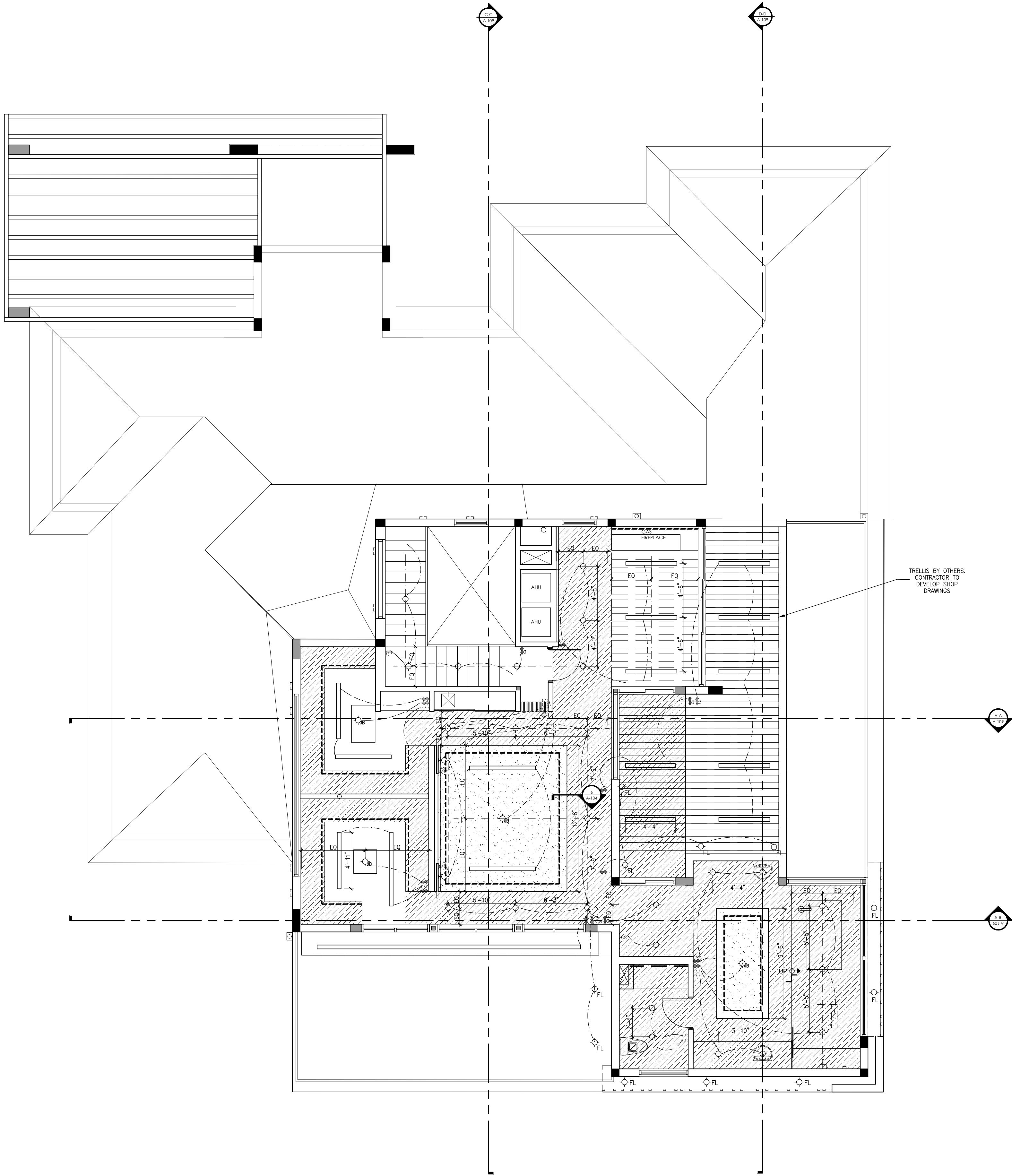
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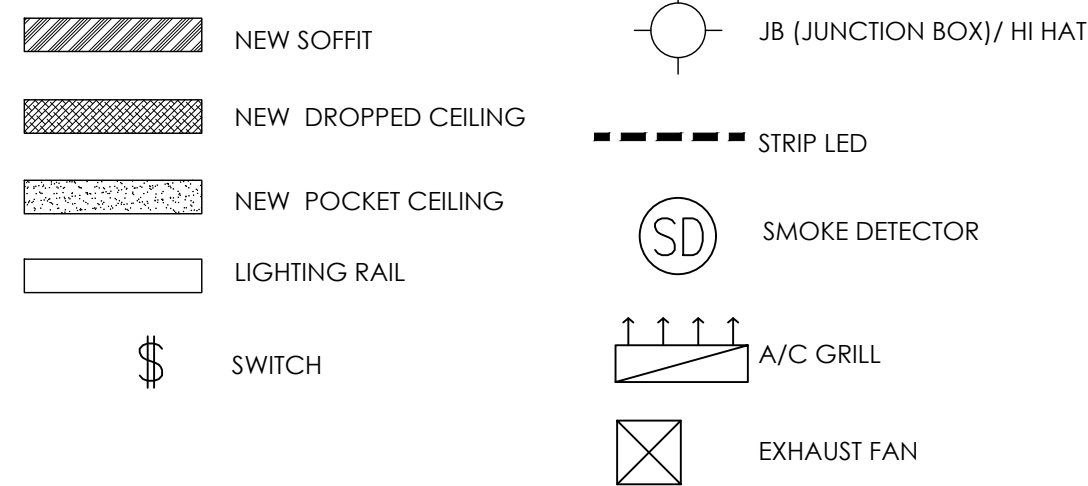
#	REV	DATE	COMMENTS
1		11-20-22	CITY COMMENTS
2		1-16-23	CITY COMMENTS

DATE: 12/19/22

PROPOSED RCP
1ST FLOOR
A-104



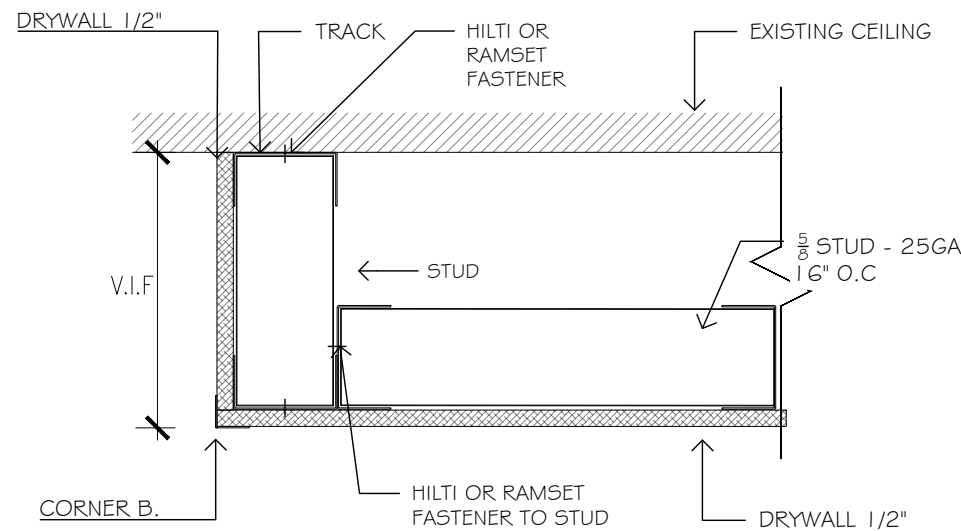
1 PROPOSED RCP 2 FLOOR
3/16" = 1'-0"



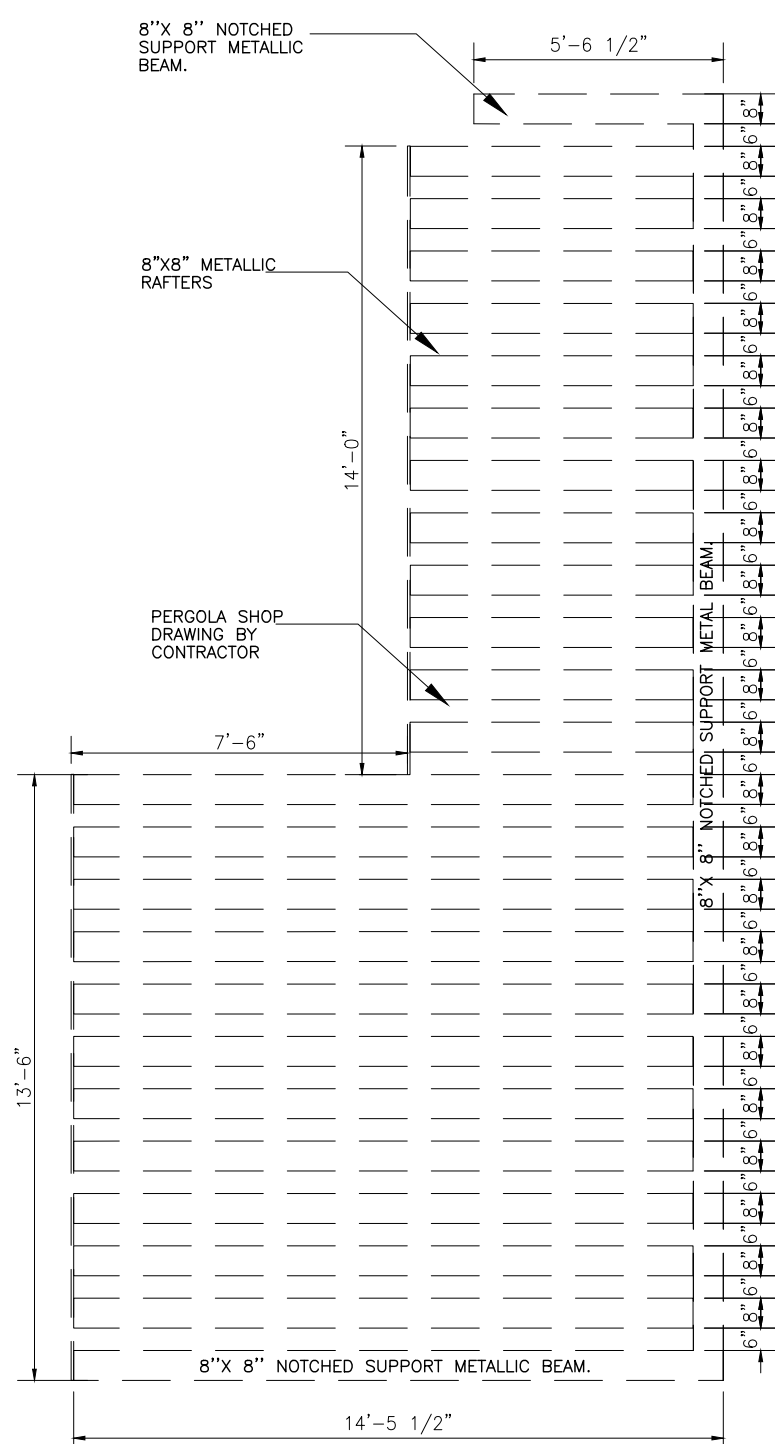
2 PROPOSED RCP LEGEND

- ALL SUSPENDED DRYWALL CEILING SHALL BE ACCESSIBLE FOR MAINTENANCE. ACCESS AS NEEDED
- ALL EXISTING LIGHTING FIXTURES TO REMAIN, UNLESS IF IT IS SPECIFIED IN REFLECTED CEILING PLAN

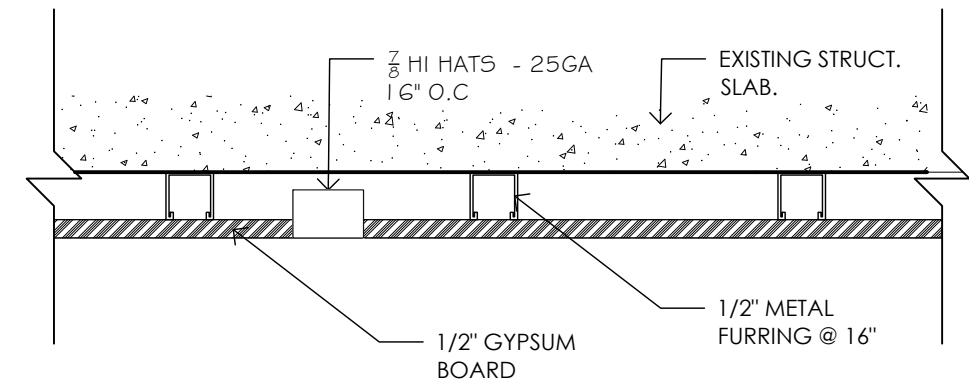
3 GENERAL FINISH NOTES



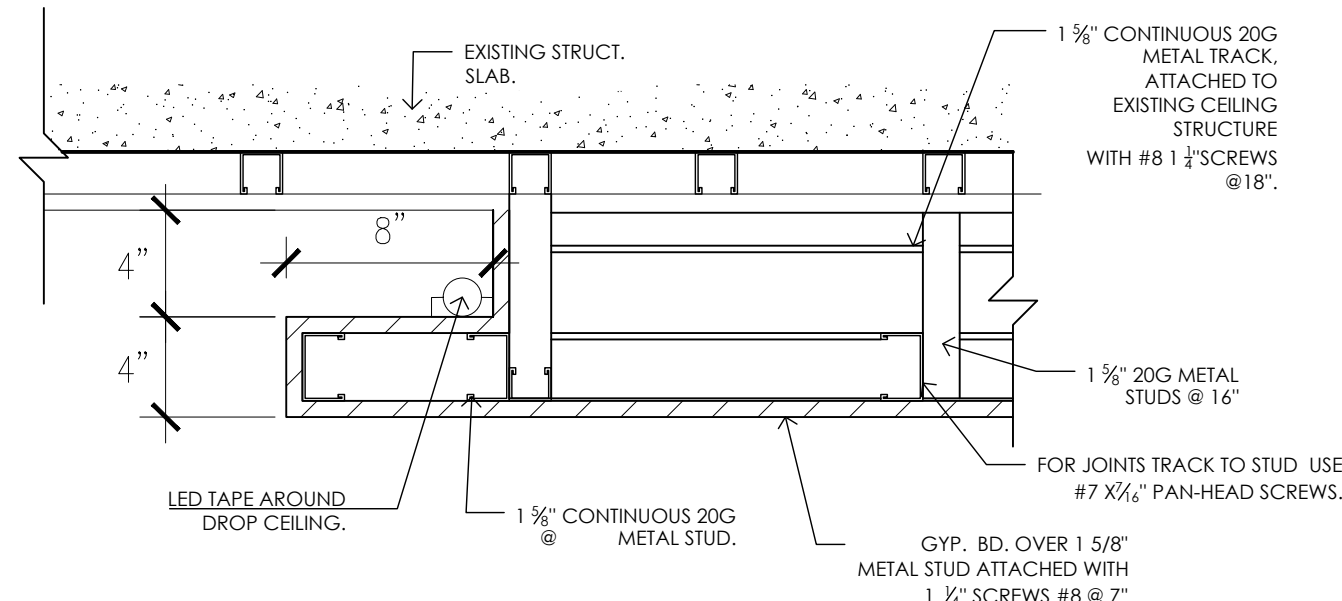
4 NEW SOFFIT DETAIL
NOT TO SCALE



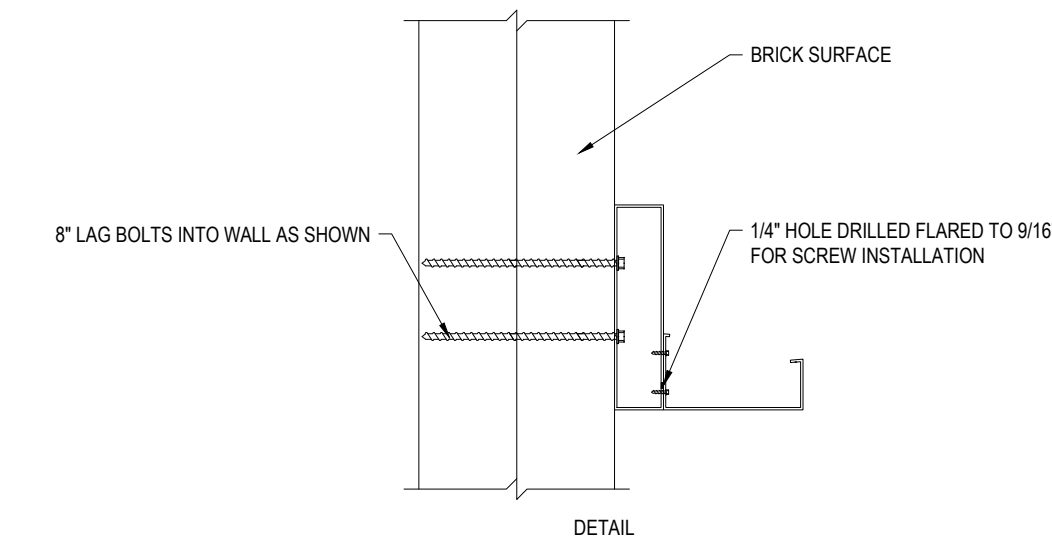
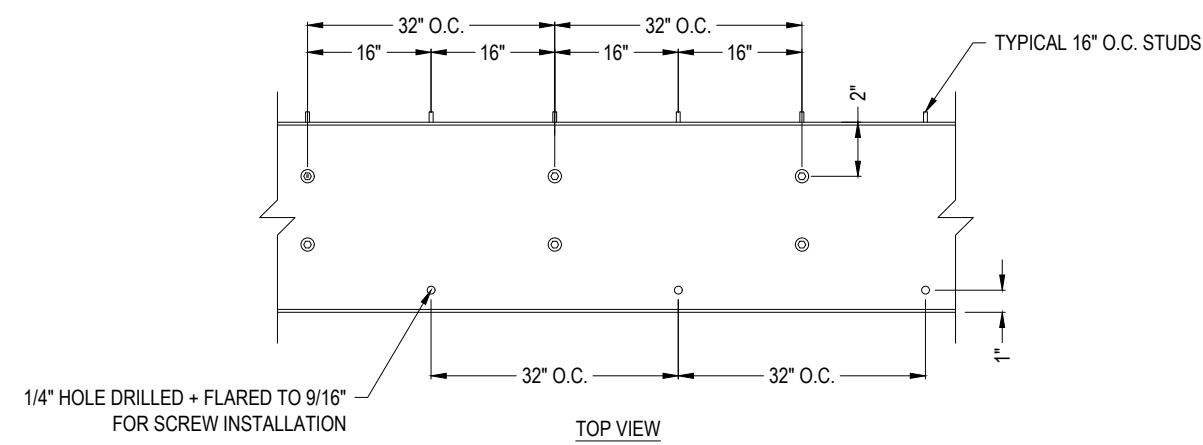
8 NEW PERGOLA DIMENSIONS
NOT TO SCALE



5 DROPPED CEILING DETAIL A
NOT TO SCALE



6 POCKET CEILING DETAIL B
NOT TO SCALE



MANUFACTURER NOTES:
1. LOUVERS MUST RUN PARALLEL TO HOST FOR THIS DETAIL.

9 NEW PERGOLA ATTACHMENT DETAIL

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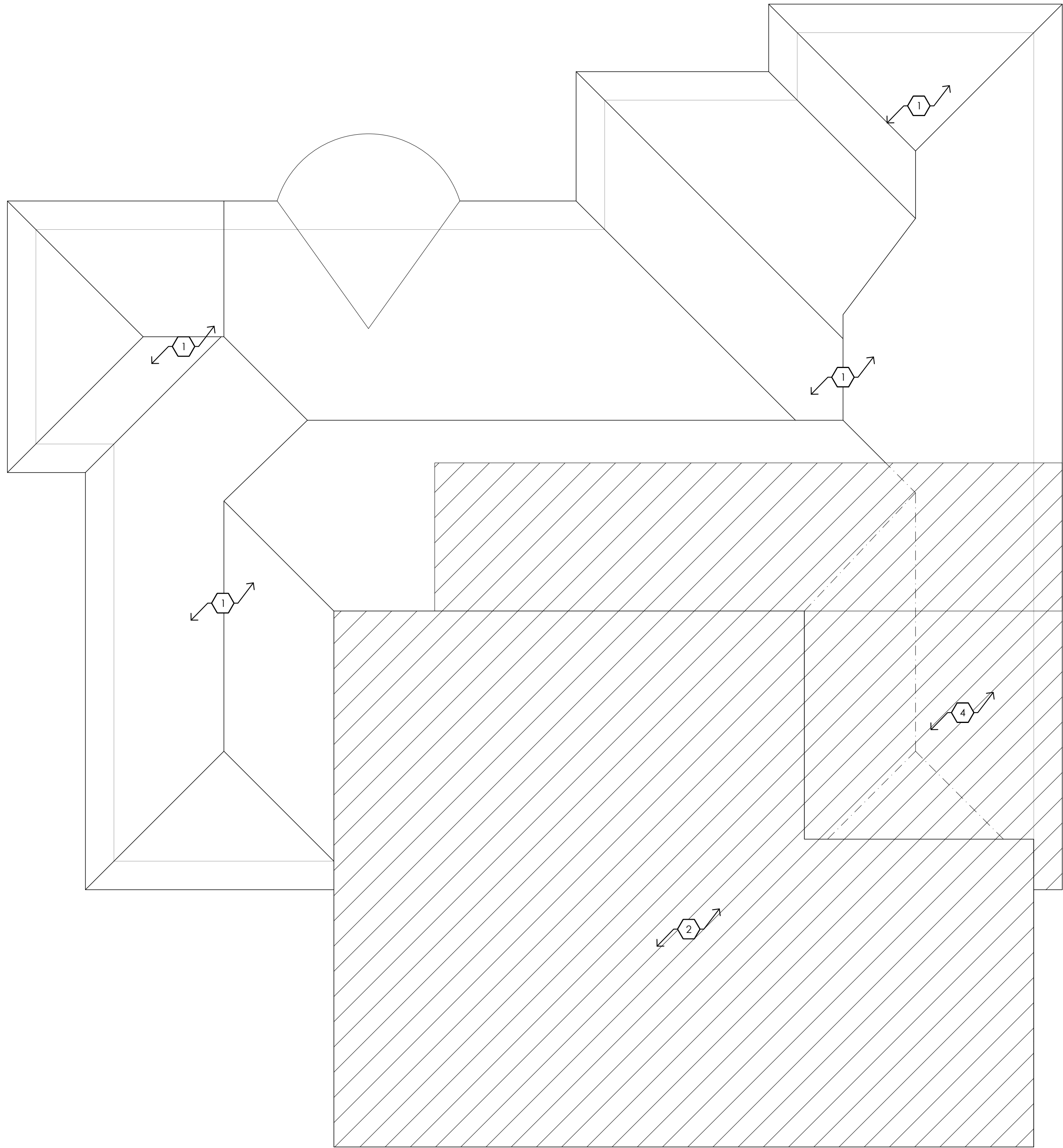
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REVISIONS

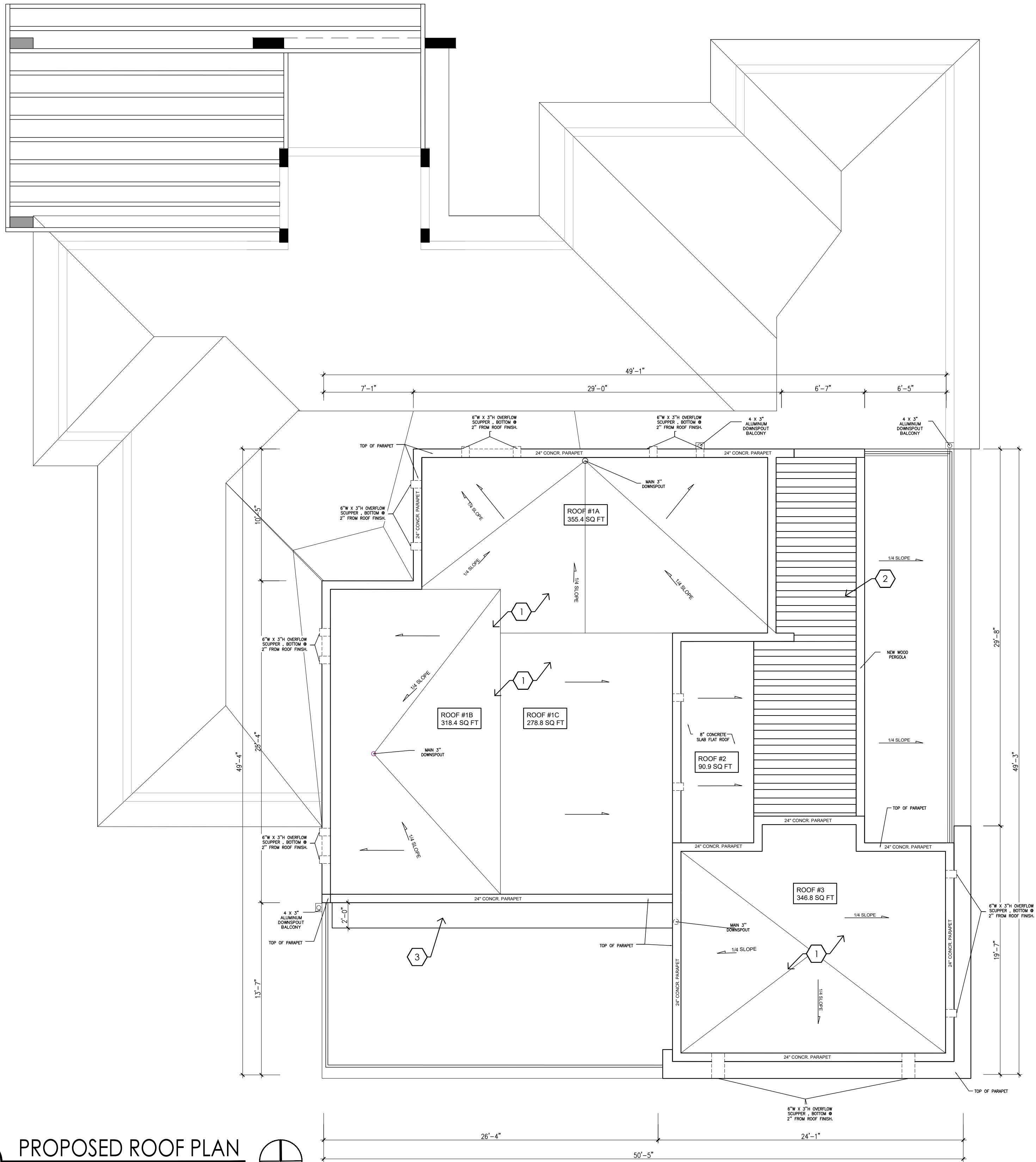
#	REV	DATE	COMMENTS
1		11-20-22	CITY COMMENTS
2		1-16-23	CITY COMMENTS

DATE: 12/19/22

PROPOSED
RCP
2ND FLOOR
A-104.2



1 EXISTING / DEMO ROOF PLAN
3/16" = 1'-0"



1 PROPOSED ROOF PLAN
3/16" = 1'-0"

- EXISTING MILLWORK, CASEWORK, PLUMBING, AND/OR ARCHITECTURAL FIXTURE TO BE REMOVED.
- EXISTING PARTITION WALL TO REMAIN
- EXISTING INTERIOR DOOR/FRAME TO REMAIN, REFINISH AS REQUIRED.
- INDICATED AREA TO BE DEMOLISH.

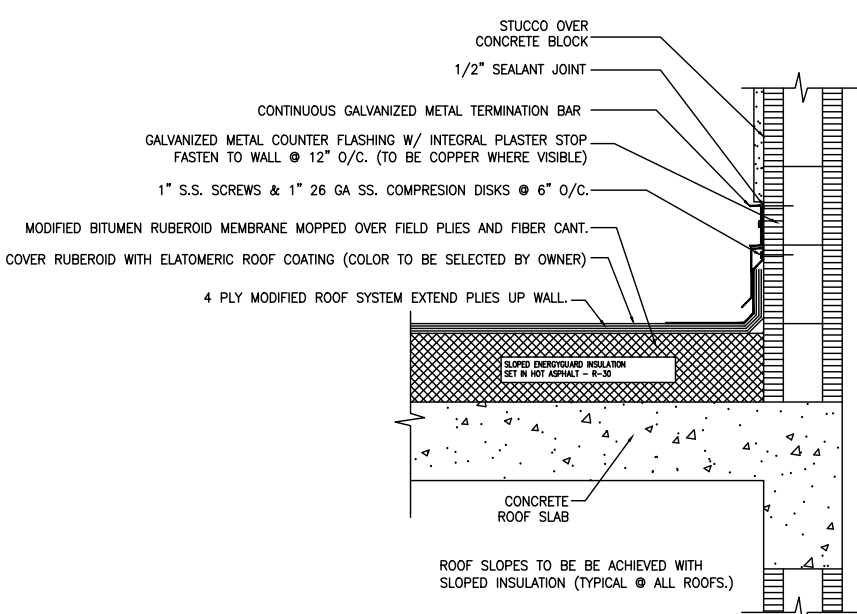
2 DEMOLITION PLAN LEGEND

- 1 EXISTING TILE ROOF TO REMAIN WITHOUT ANY ALTERATIONS.
- 2 EXISTING FLAT ROOF TO BE HIGHER. REFER TO STRUCTURAL PLANS FOR MORE INFORMATION.
- 3 EXISTING AREA TO BE AN OPENING FOR NEW STAIRS
- 4 EXISTING ROOF TO BE REMOVED. FOR NEW BALCONY PURPOSES

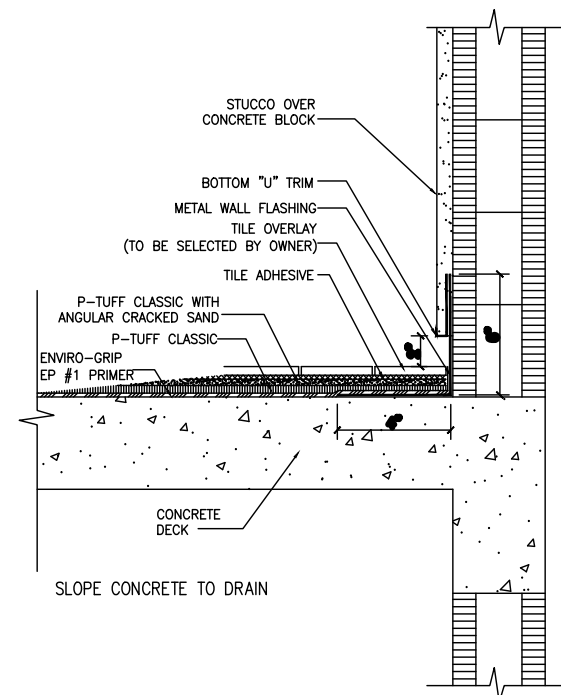
DEMOLITION PLAN LEGEND

- 1 NEW CONCRETE FLAT ROOF FOR NEW SECOND FLOOR. REFER TO STRUCTURAL PLANS FOR MORE INFORMATION
- 2 NEW PERGOLAS AT BALCONIES
- 3 NEW 24" EAVE AT BALCONY #1

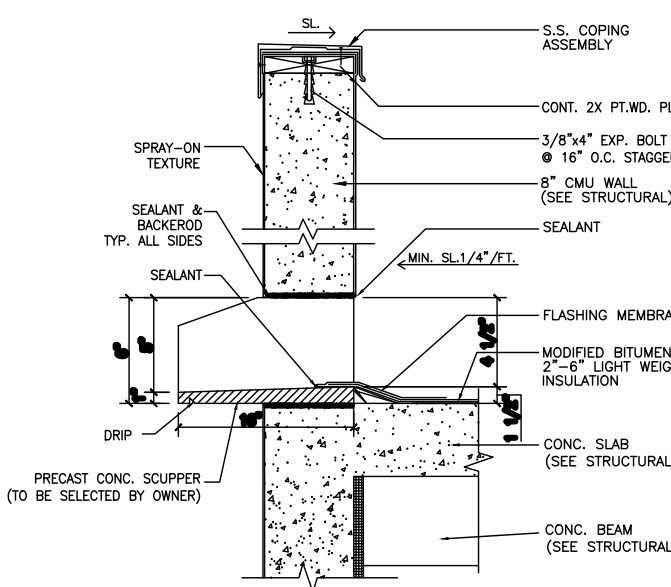
KEY NOTES PROPOSED ROOF



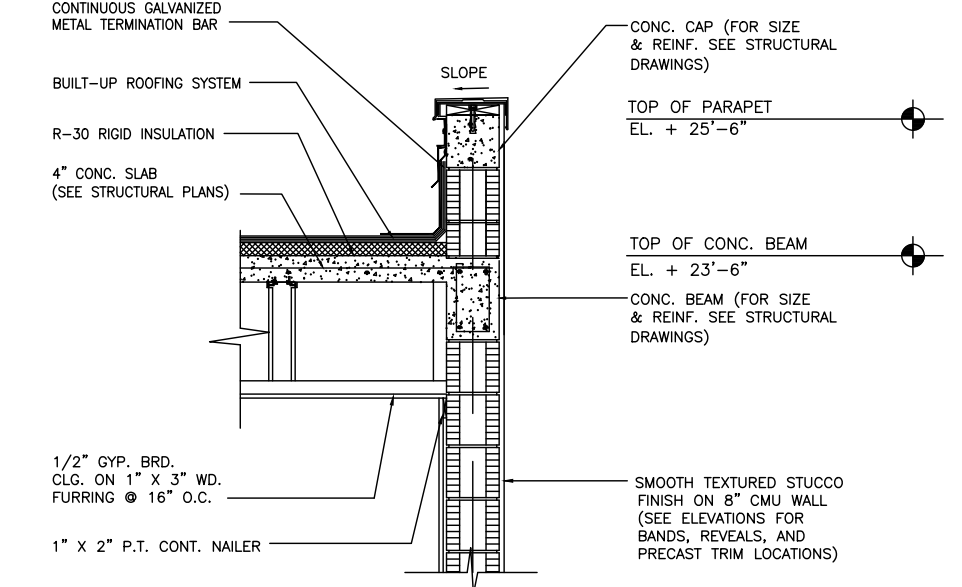
4 TYP. BUILT-UP ROOFING DETAIL @ PARAPET
NOT TO SCALE



5 TYP. WATERPROOFING DETAIL
NOT TO SCALE



6 TYP. OVERFLOW SCUPPER DETAIL
NOT TO SCALE



7 PARAPET DETAIL
NOT TO SCALE

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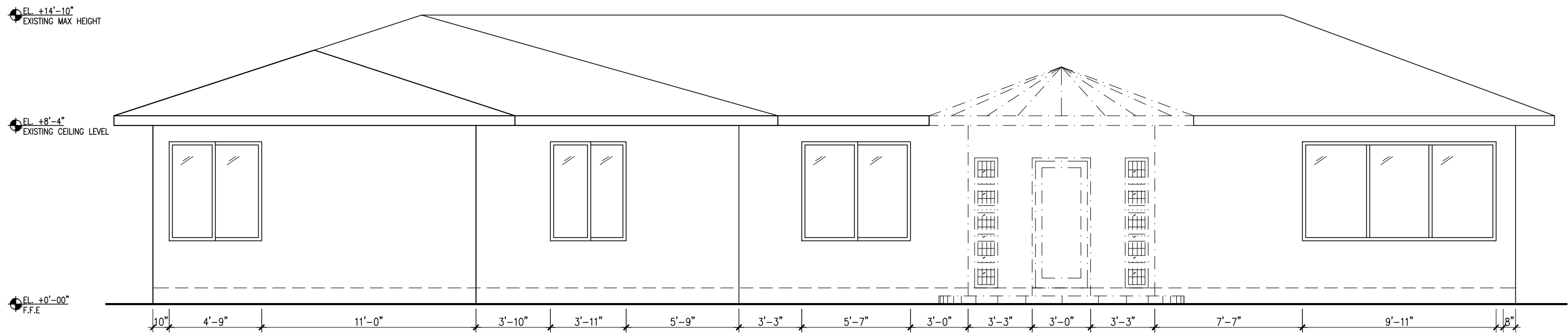
RESIDENTIAL ALTERATIONS & ADDITION
ADDRESS: 1254 MADISON AVENUE HOLLYWOOD, FL 33019
LUIS C. MAURY, PE
CONSULTING ENGINEER, FLORIDA REG. 75645
1062 S MILITARY TRAIL # 108
DEERFIELD BEACH, FL 33442
PH: 954 446 3835 EMAIL: luiscmaury@gmail.com

REVISIONS

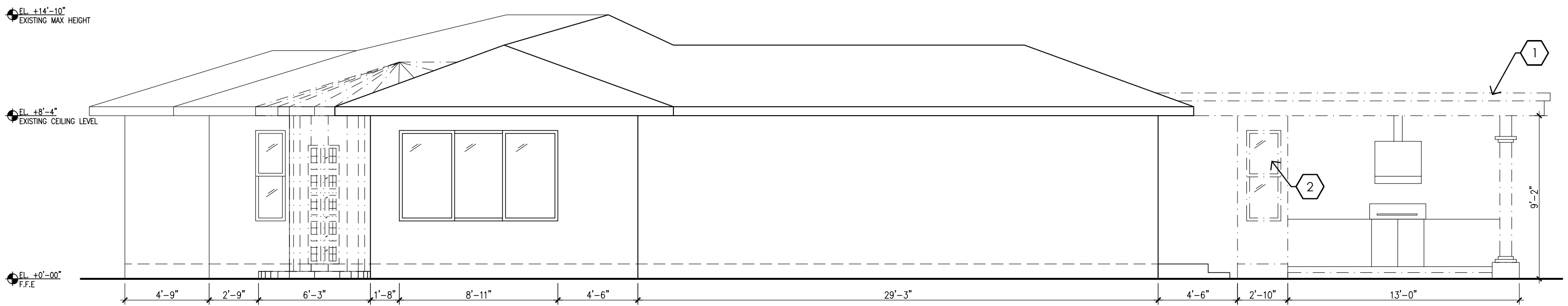
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2		1-16-23	CITY COMMENTS

DATE: 12/19/22

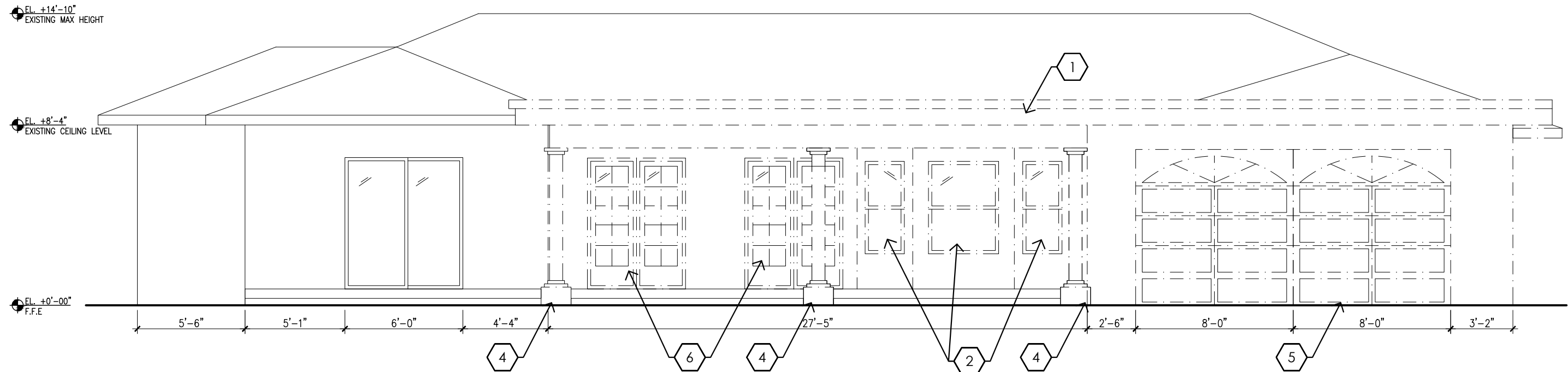
EXISTING & PROPOSED ROOF PLAN
A-105



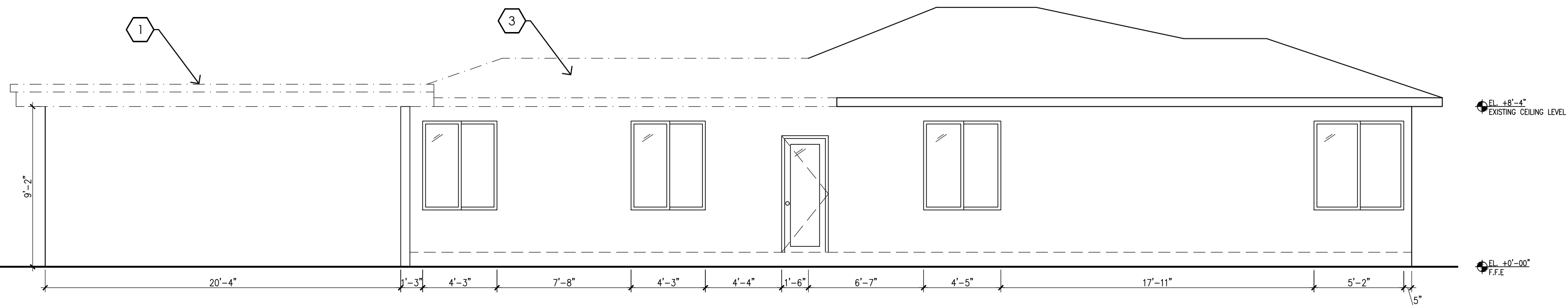
1 EXISTING NORTH ELEVATION
3/16" = 1'-0"



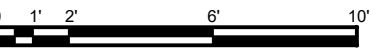
2 EXISTING EAST ELEVATION
3/16" = 1'-0"



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



4 EXISTING WEST ELEVATION
3/16" = 1'-0"



- EXISTING INTERIOR DOOR/FRAME TO BE REMOVED AND/OR RELOCATED
- EXISTING PARTITION TO BE REMOVED
- EXISTING MILLWORK, CASEWORK, PLUMBING, AND/OR ARCHITECTURAL FIXTURE TO BE REMOVED.
- EXISTING PARTITION WALL TO REMAIN
- EXISTING STRUCTURAL WALL TO REMAIN
- EXISTING INTERIOR DOOR/FRAME TO REMAIN. REFINISH AS REQUIRED.
- N.I.C. INDICATES EXISTING AREA TO REMAIN (NO WORK THIS AREA)

GENERAL NOTE:
REFER TO FIRE PROTECTION PLANS FOR
NEW LOCATIONS OF SPRINKLER HEADS.

5 DEMOLITION PLAN LEGEND

- 1 EXISTING FLAT ROOF TO BE MODIFIED
- 2 EXISTING WINDOW TO BE REMOVED
- 3 EXISTING ROOF TO BE REMOVED
- 4 EXISTING COLUMNS TO BE REMOVED
- 5 EXISTING GARAGE DOOR TO BE REPLACED
- 6 EXISTING DOORS TO BE REMOVED

6 KEY NOTES

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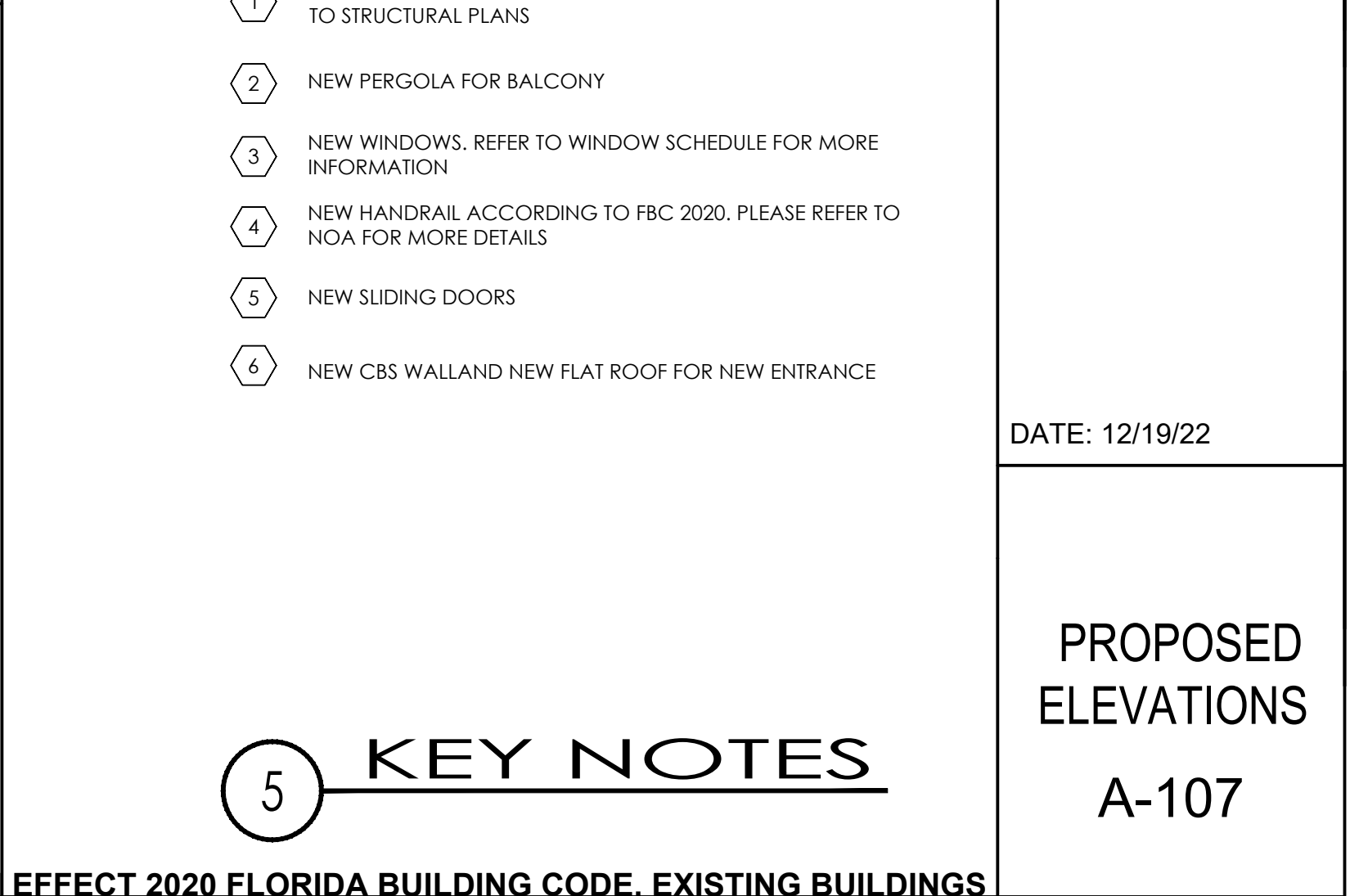
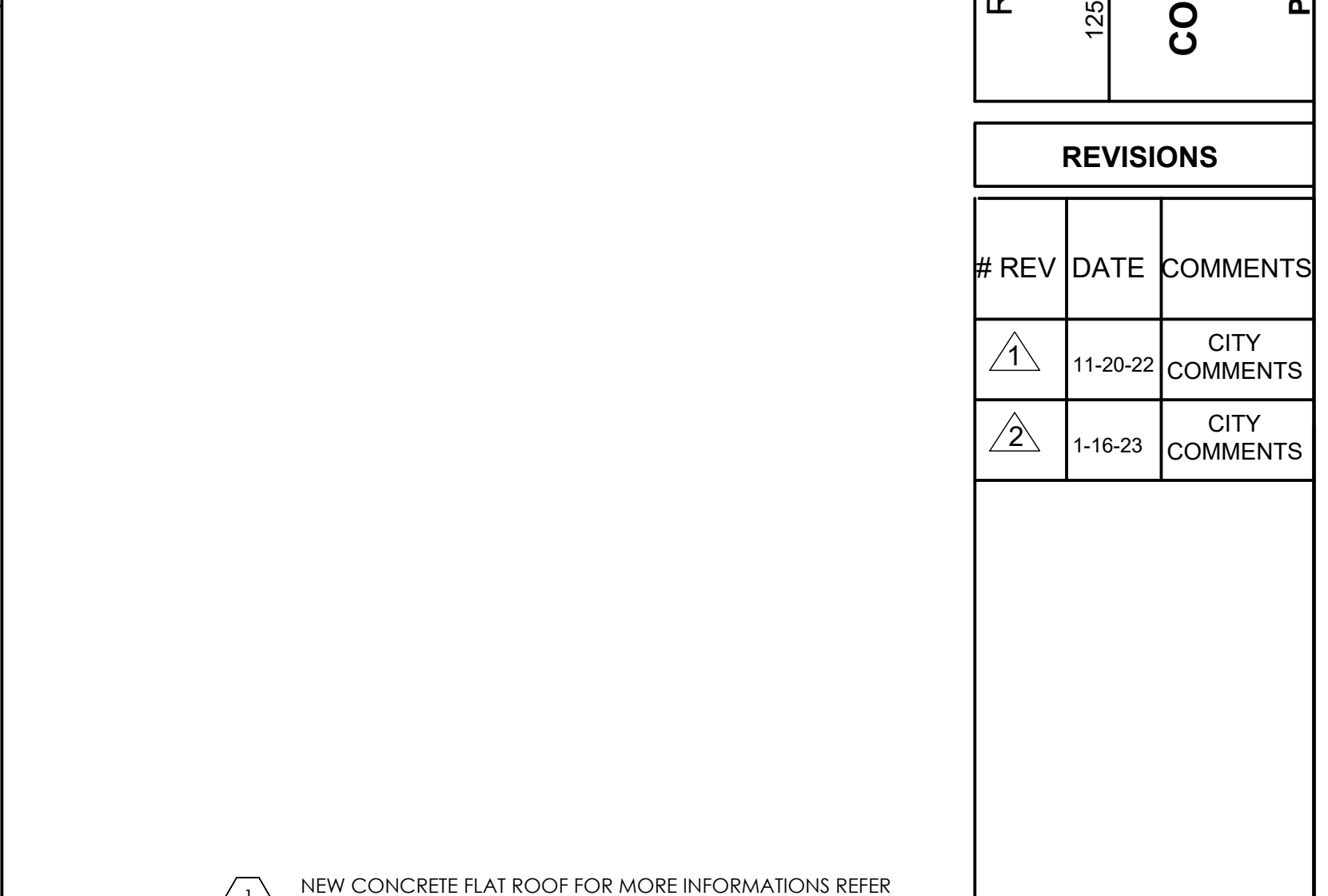
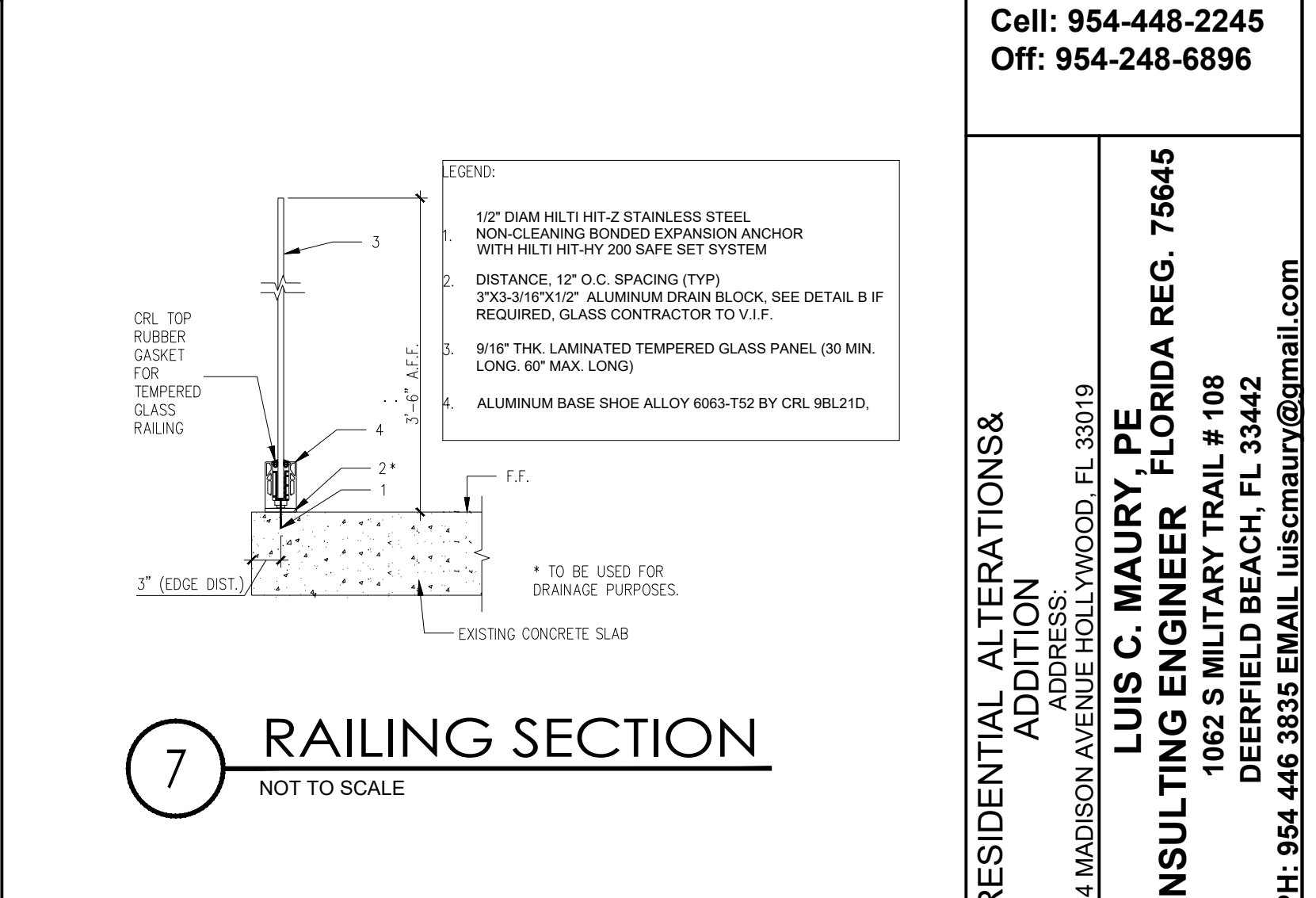
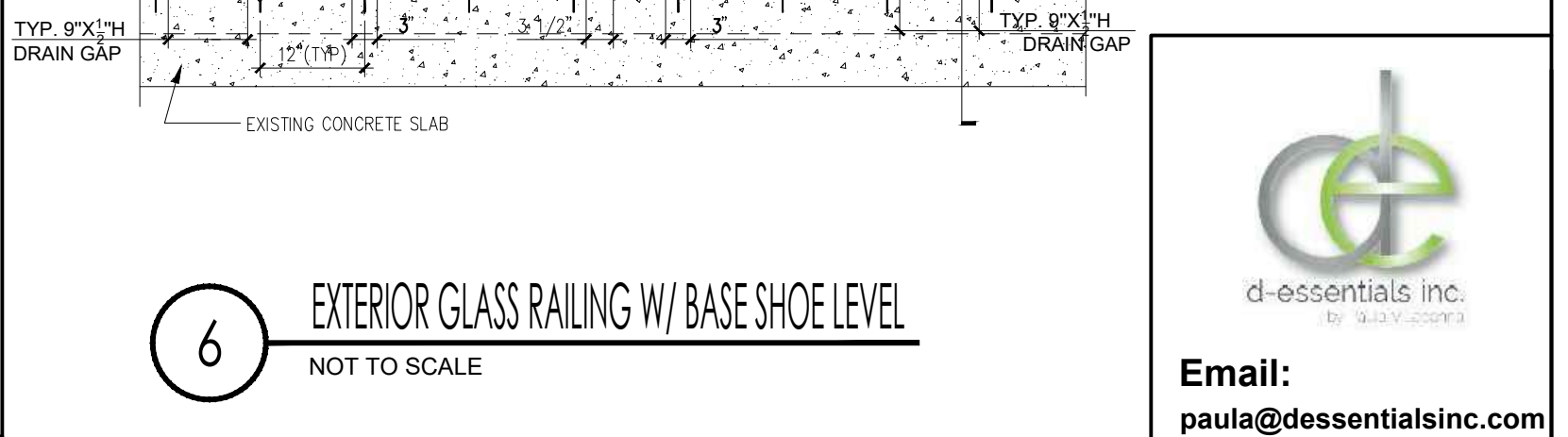
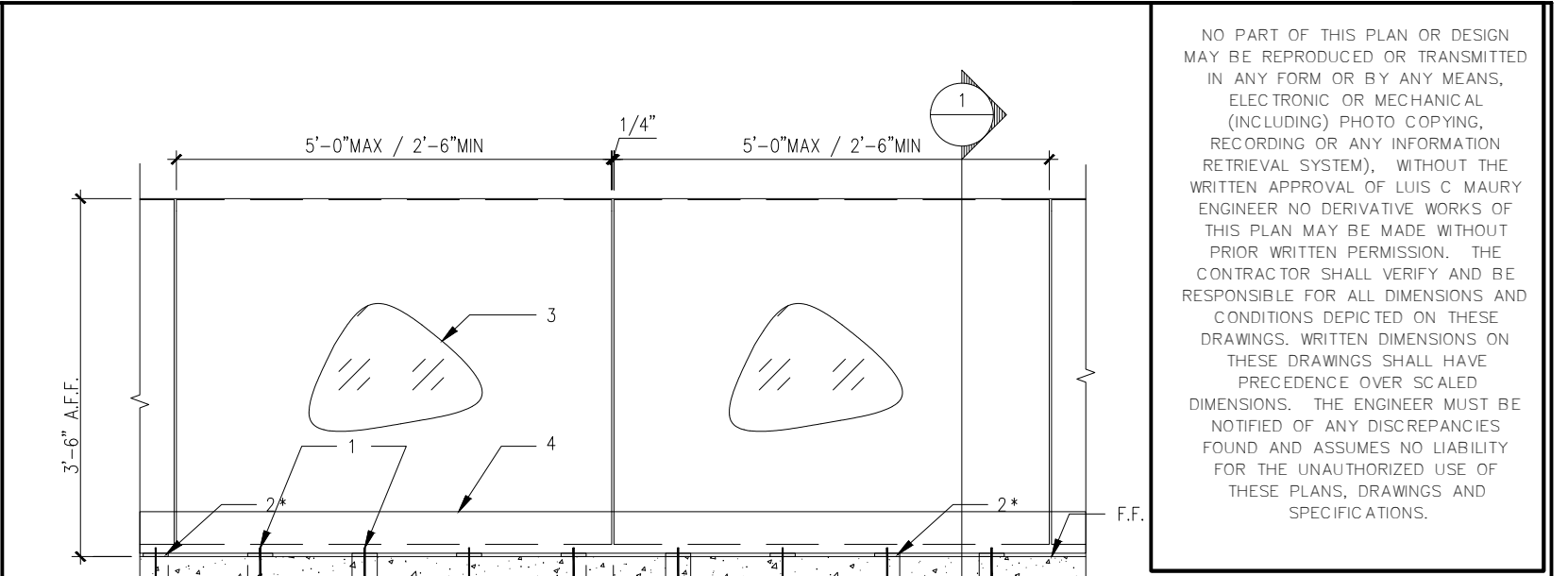
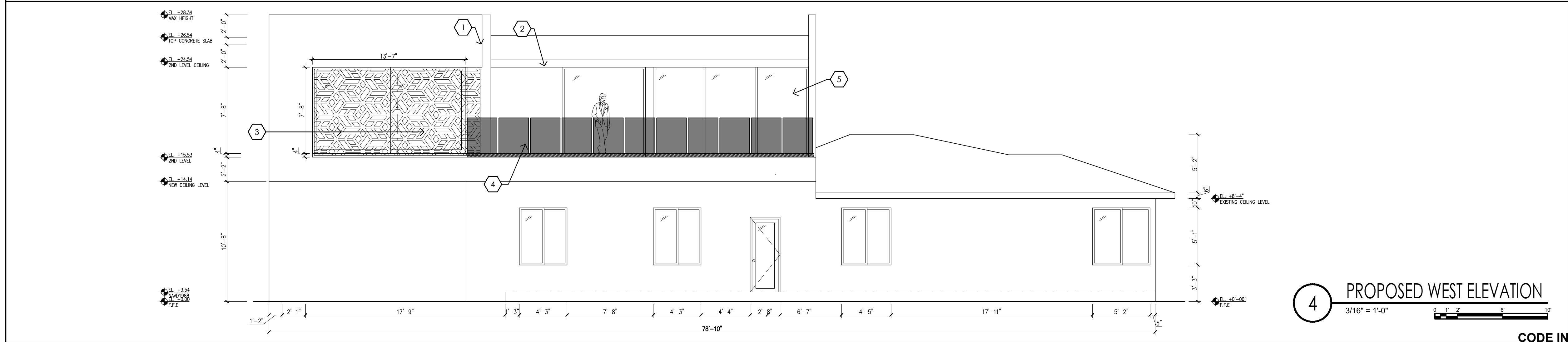
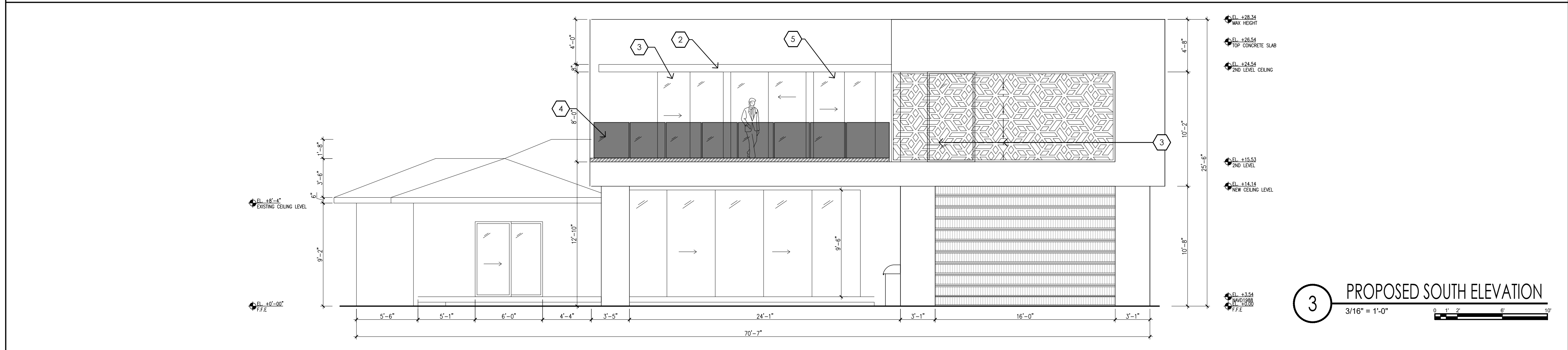
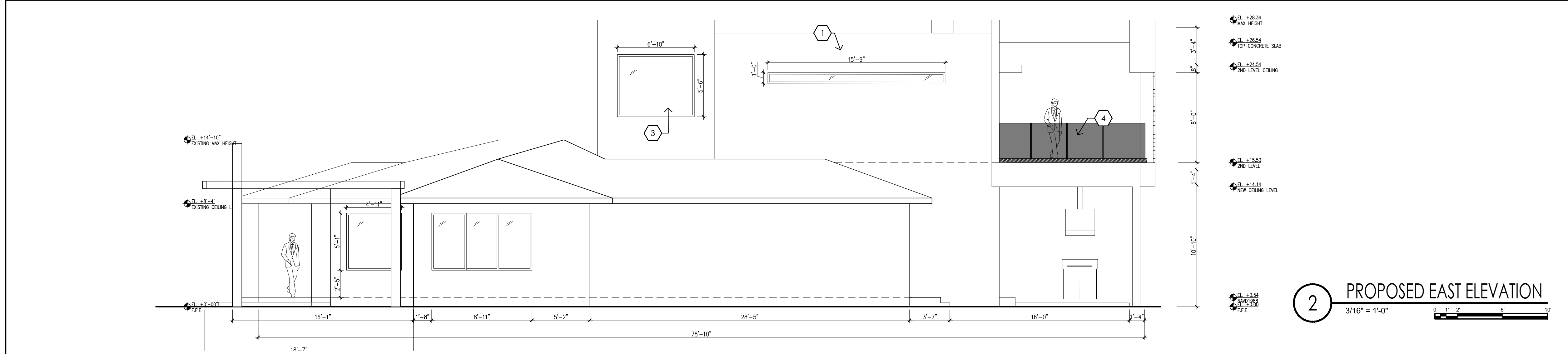
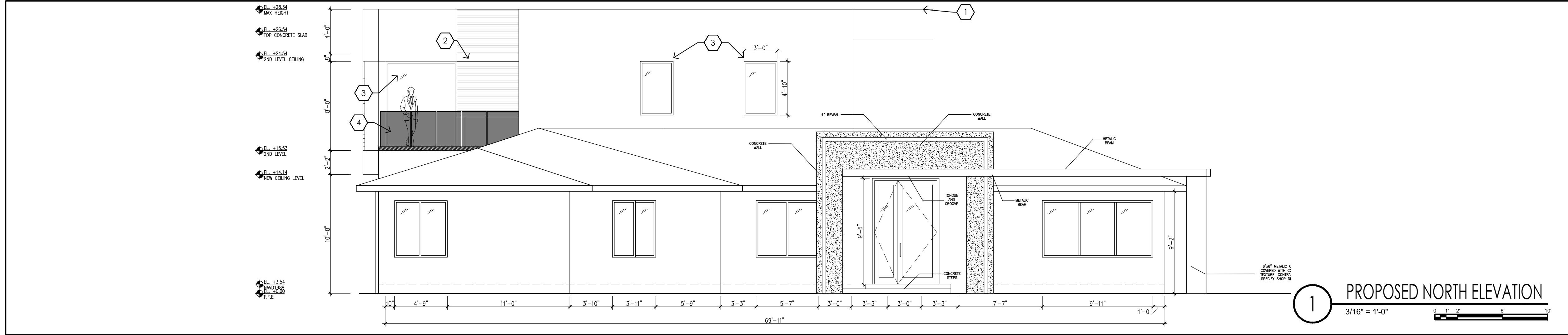
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REVISIONS

#	REV	DATE	COMMENTS
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DATE: 12/19/22

EXISTING
ELEVATIONS
A-106



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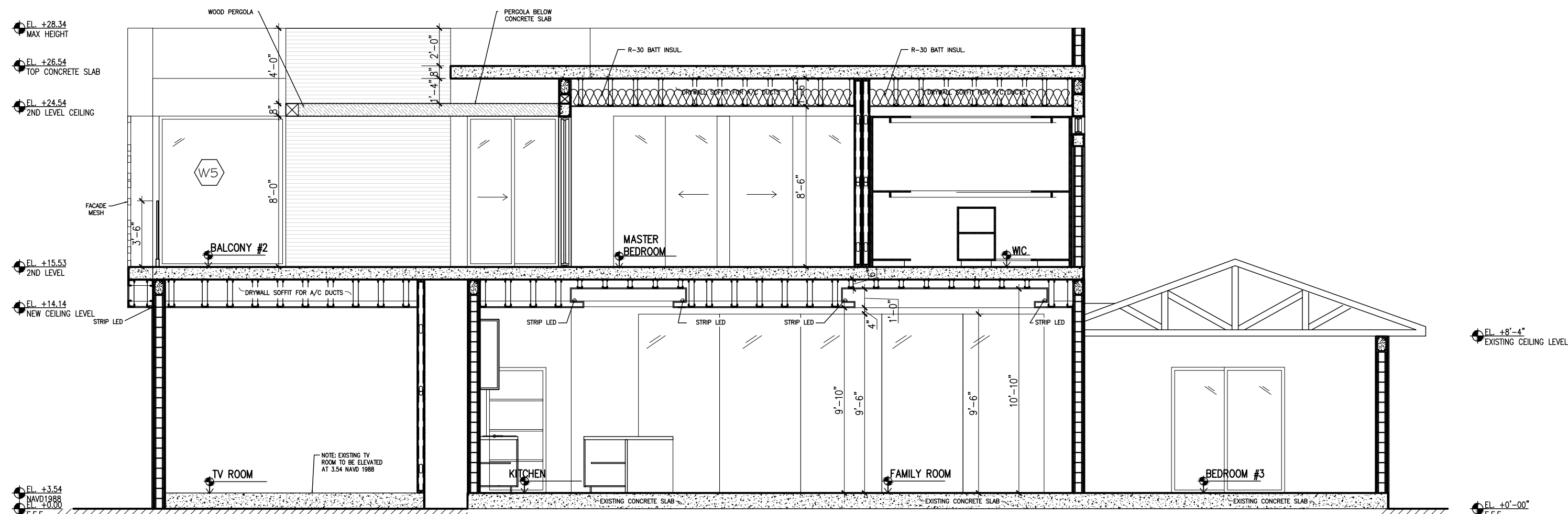
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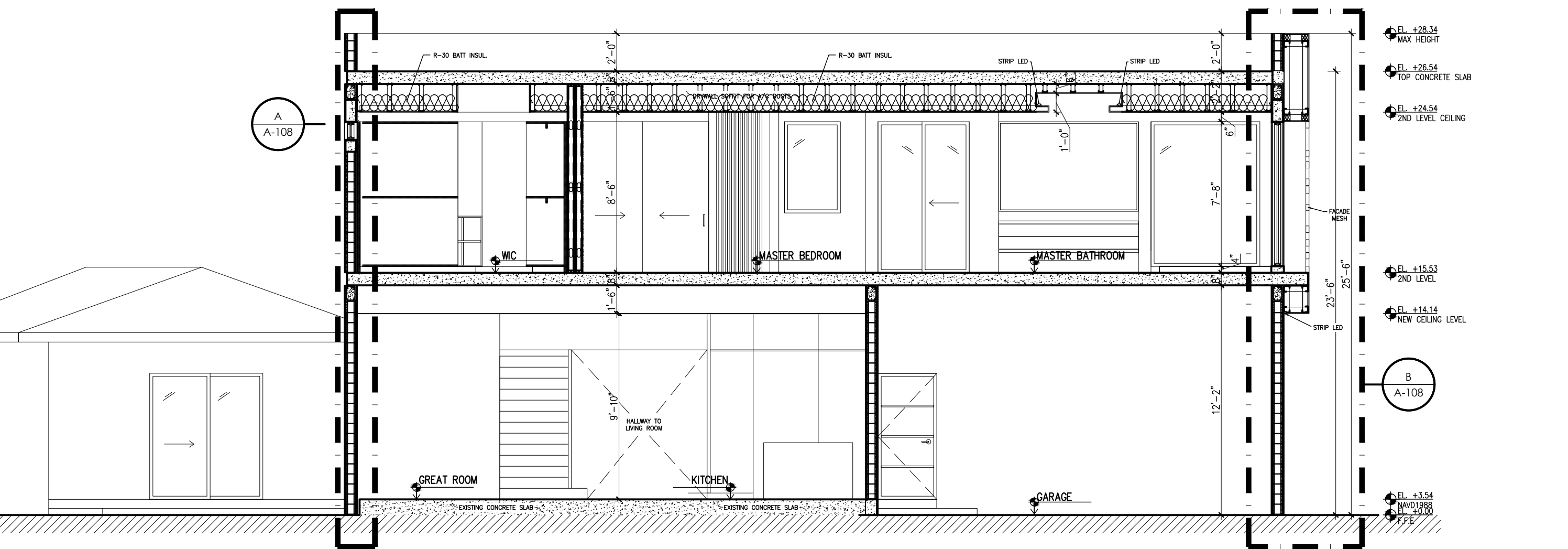
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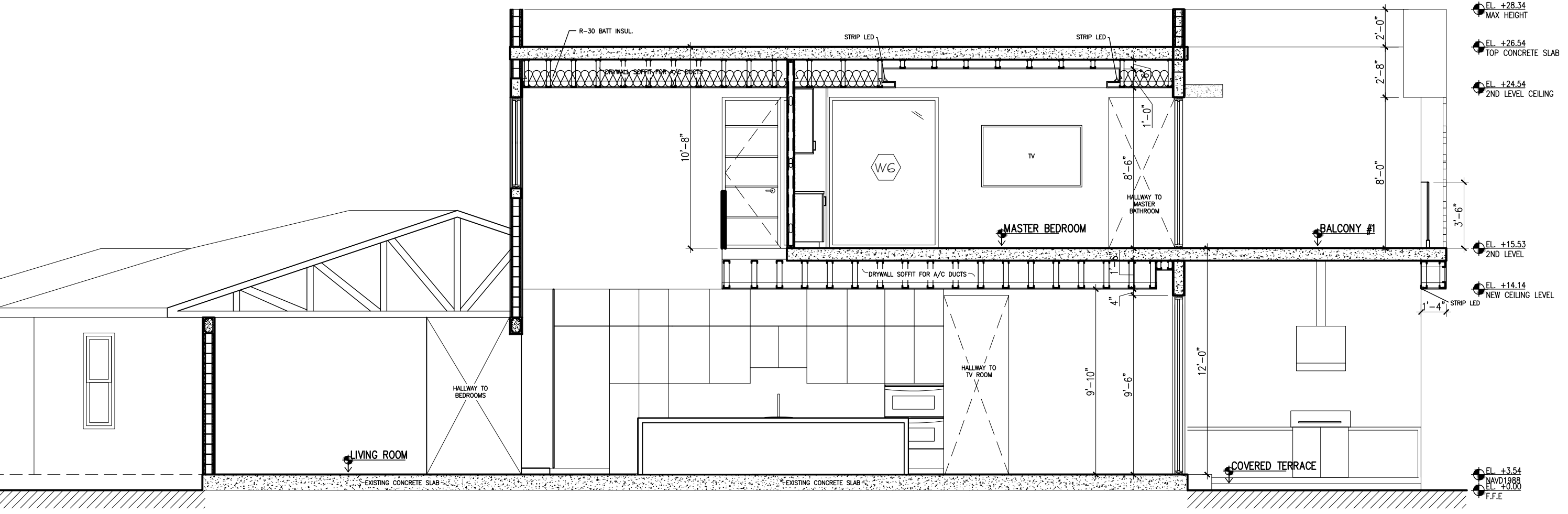
PROPOSED ELEVATIONS
A-107



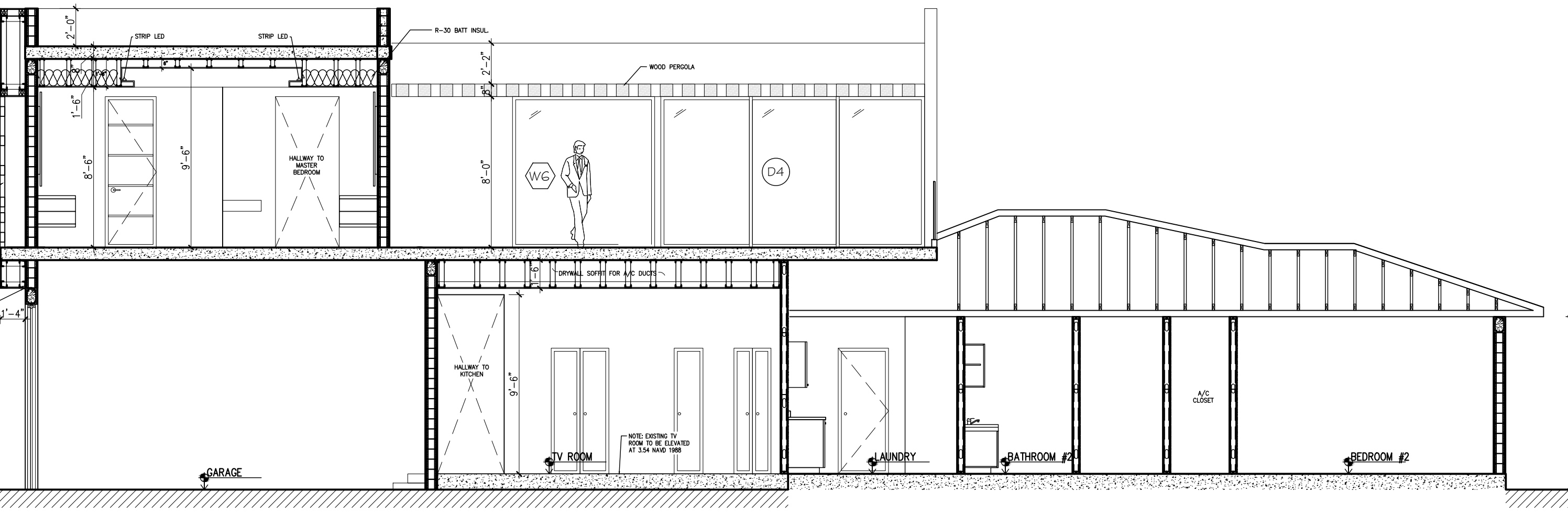
1 SECTION A-A
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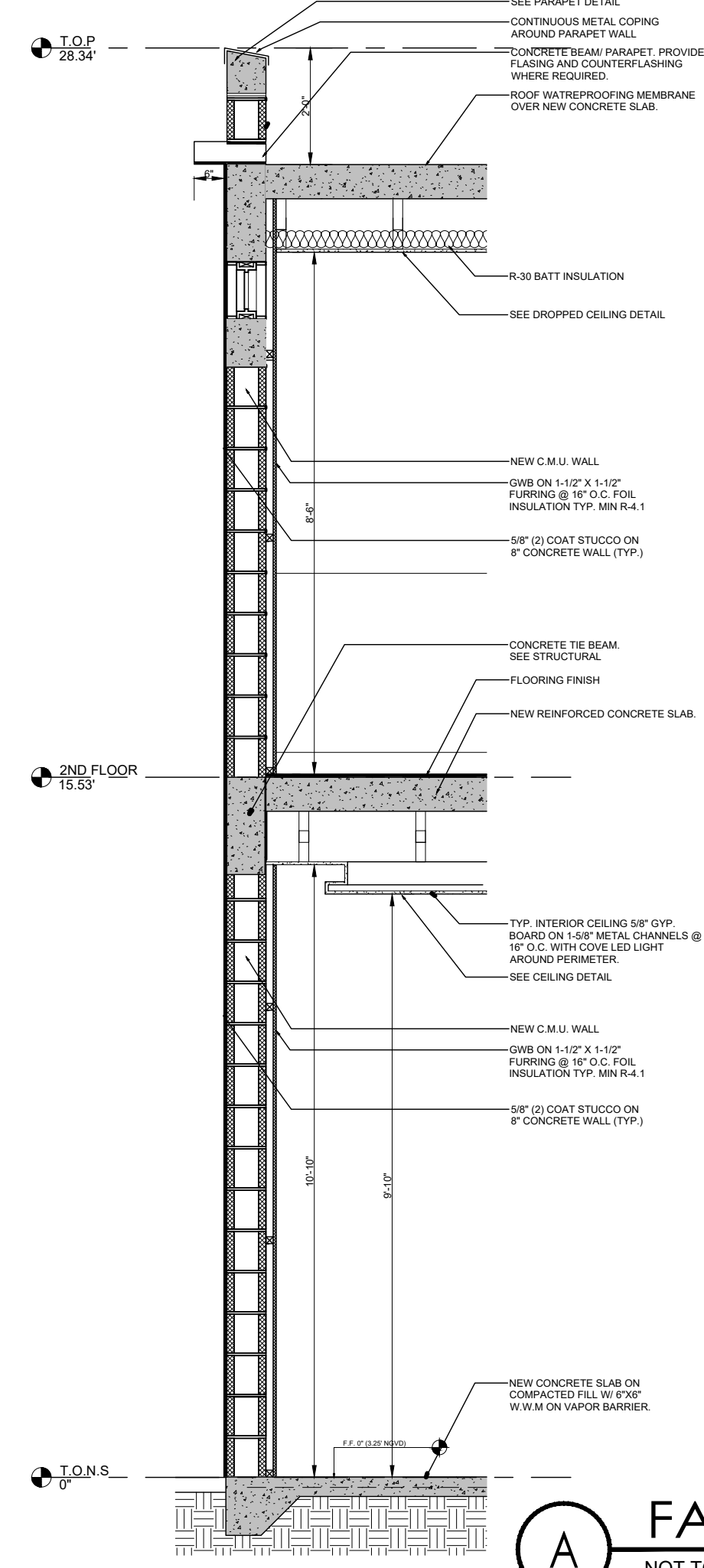
2 SECTION B-B
3/16" = 1'-0"



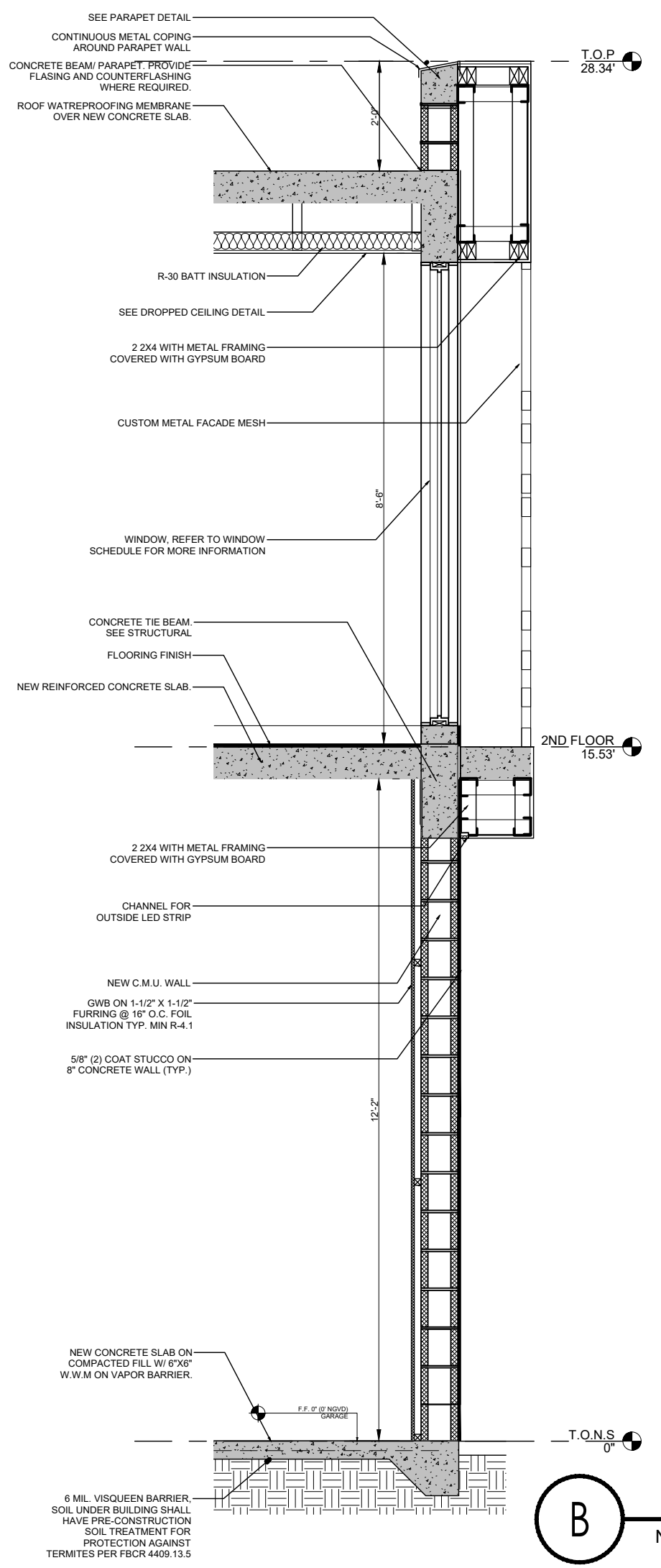
3 SECTION C-C
3/16" = 1'-0"



4 SECTION D-D
3/16" = 1'-0"



A FACADE DETAIL A
NOT TO SCALE



B FACADE DETAIL B
NOT TO SCALE

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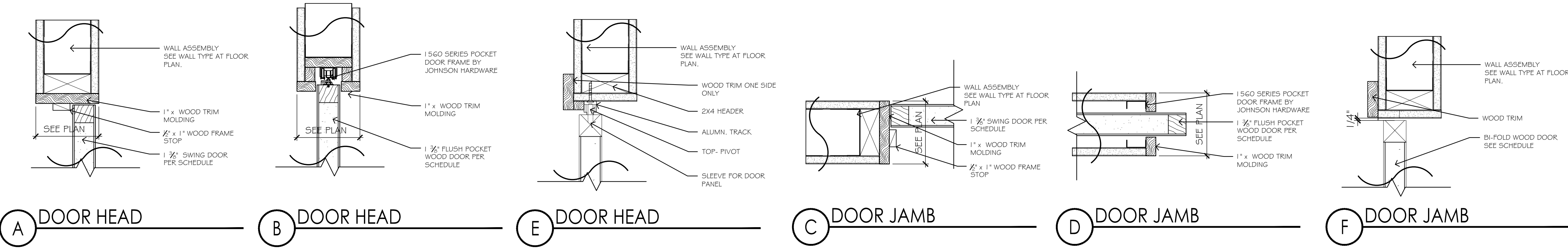
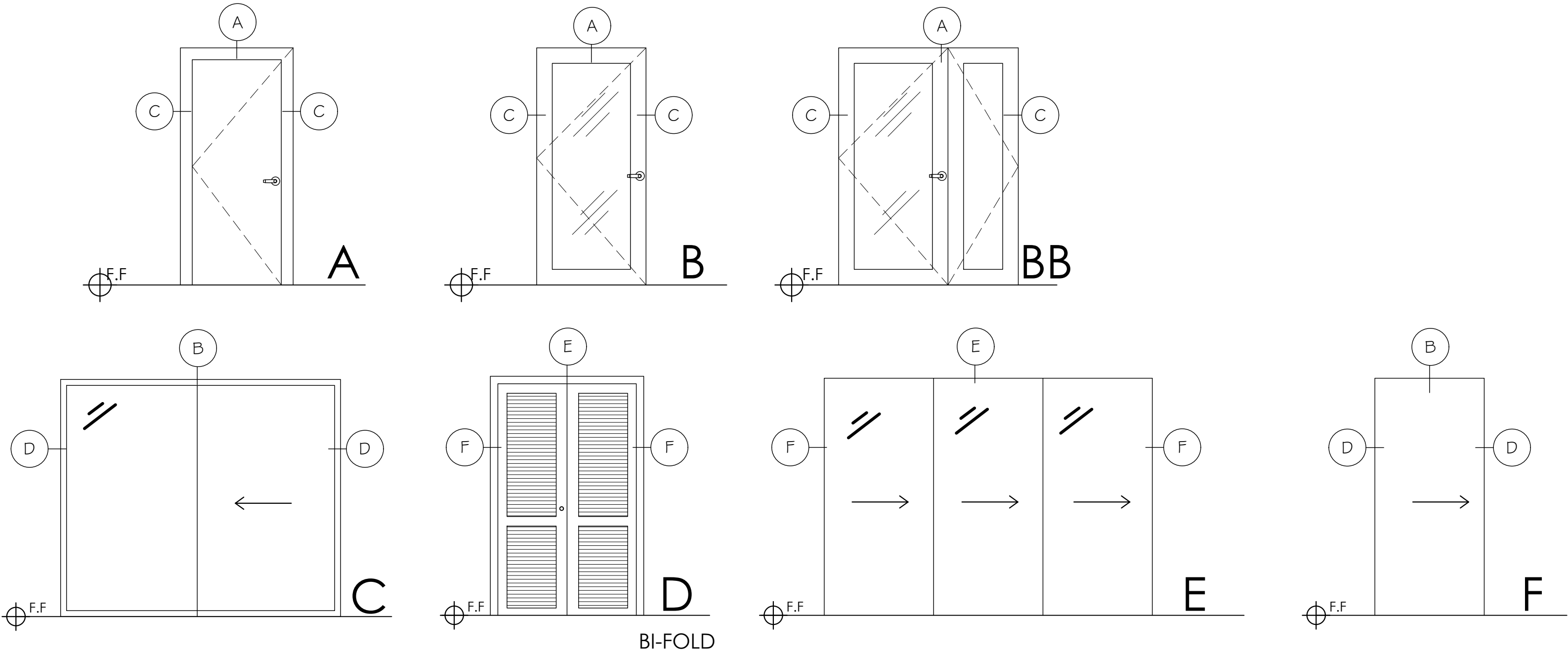
PROPOSED SECTIONS
A-108

CODE IN EFFECT 2020 FLORIDA BUILDING CODE, EXISTING BUILDINGS

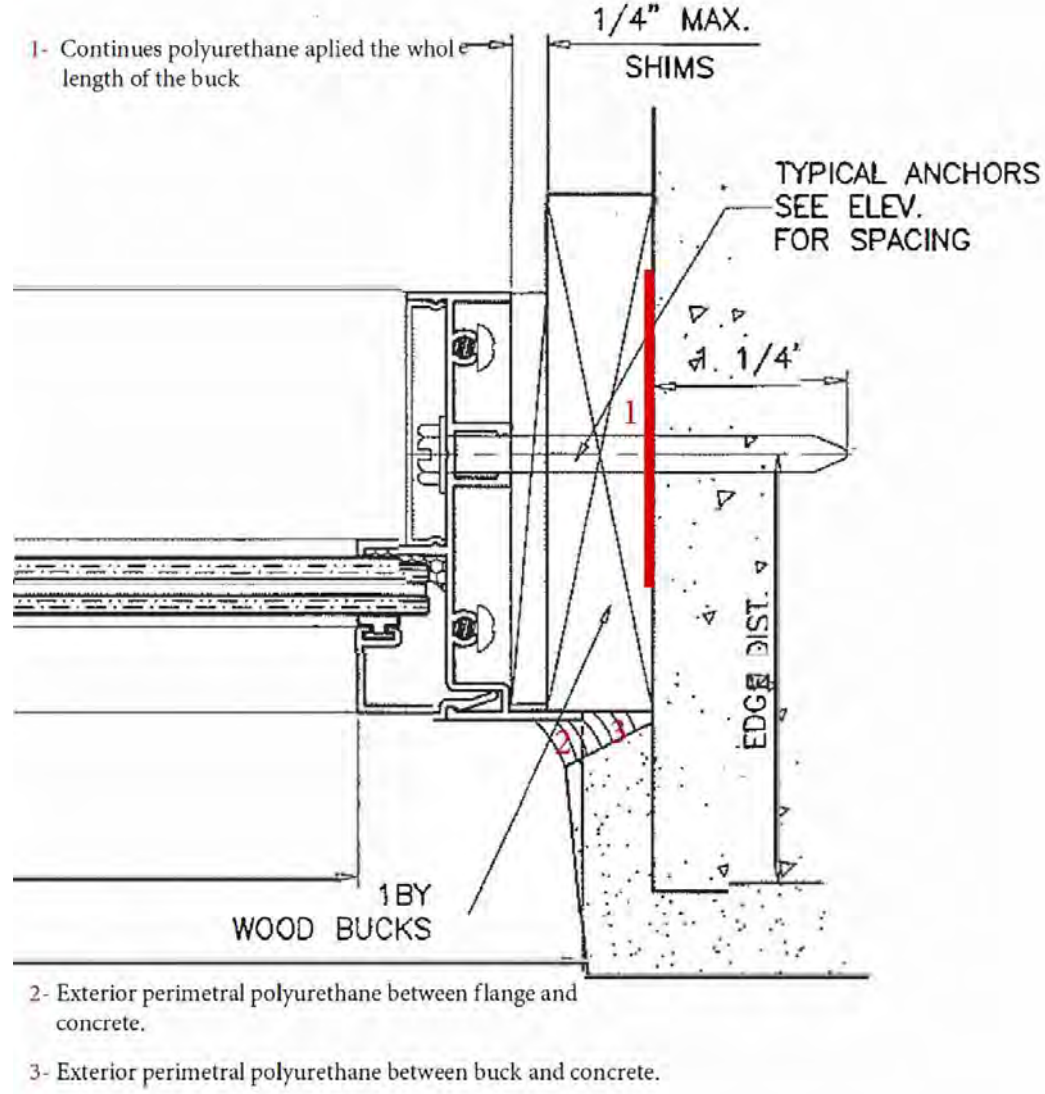
DOORS AND FRAMES SCHEDULE													
FLOOR	MARK	ROOM NAME	DOOR						FRAME			JAMB/ HEAD	NOA
			SIZE			MATL	EL	FIN	MATL	EL	FIN		
			W	HT	THK								
	EX	EXISTING	EXIST.	EXIST.	EXIST	EXIST	-	-	EXIST	-	-	EXIST	EXIST
SECOND FLOOR	D 1	MASTER ROOM	5'-0"	8'-0"	1 3/8"	SCW	AA	-	SCW	-	-	A & C	
	D2	WIC	2'-10"	8'-0"	1 3/8"	SCW	F	-	SCW	-	-	A & C	
	D3	TOILET ROOM	2'-9"	8'-0"	1 3/8"	SCW	A	-	SCW	-	-	A & C	
	D4	BALCONY No.2 ROOM ENTRANCE	15'-5"	8'-0"	1 3/8"	GL	E	-	GL	-	-	E & F	
	D5	BALCONY No.1 ROOM	5'-6"	8'-0"	1 3/8"	GL	E	-	GL	-	-	E & F	
	D6	BALCONY No.1 WIC	5'-10"	8'-0"	1 3/8"	GL	C	-	GL	-	-	B & D	
	D7	GREAT ROOM	5'-2"	8'-0"	1 3/8"	GL	E	-	GL	-	-	E & F	
	D 10	BALCONY No.1 ROOM	6'-8"	8'-0"	1 3/8"	GL	E	-	GL	-	-	E & F	
FIRST FLOOR	D9	GREAT ROOM	(4)4'-2"	9'-6"	1 3/8"	GL	E	-	GL	-	-	E & F	
	D 11	ENTRANCE DOOR	5'-0"	9'-6"	1 3/8"	GL	BB	-	GL	-	-	E & F	

- NOTES:
1. EXTERIOR DOOR TO OPEN TO OUTSIDE
2. ONE HOUR FIRE RATED W/ METAL CLAD BACKING
3. SAFETY GLASS CATEGORY CLASS II
4. ALL EXTERIOR DOORS TO BE IMPACT RESISTANT
- SCW= SOLID CORE WOOD; ST= STAIN; CA= CLEAR ANODIZED; AL=ALUMIMUM; GL=GLASS
(*)= SAFETY GLASS.
(**)= PROVIDE MARBLE THRESHOLD.

ALL DOORS IN THE MEANS OF EGRESS SHALL BE SINGLE ACTION RELEASE AND SHALL NOT REQUIRE THE USE OF A KEY, TOOL OR SPECIAL KNOWLEDGE

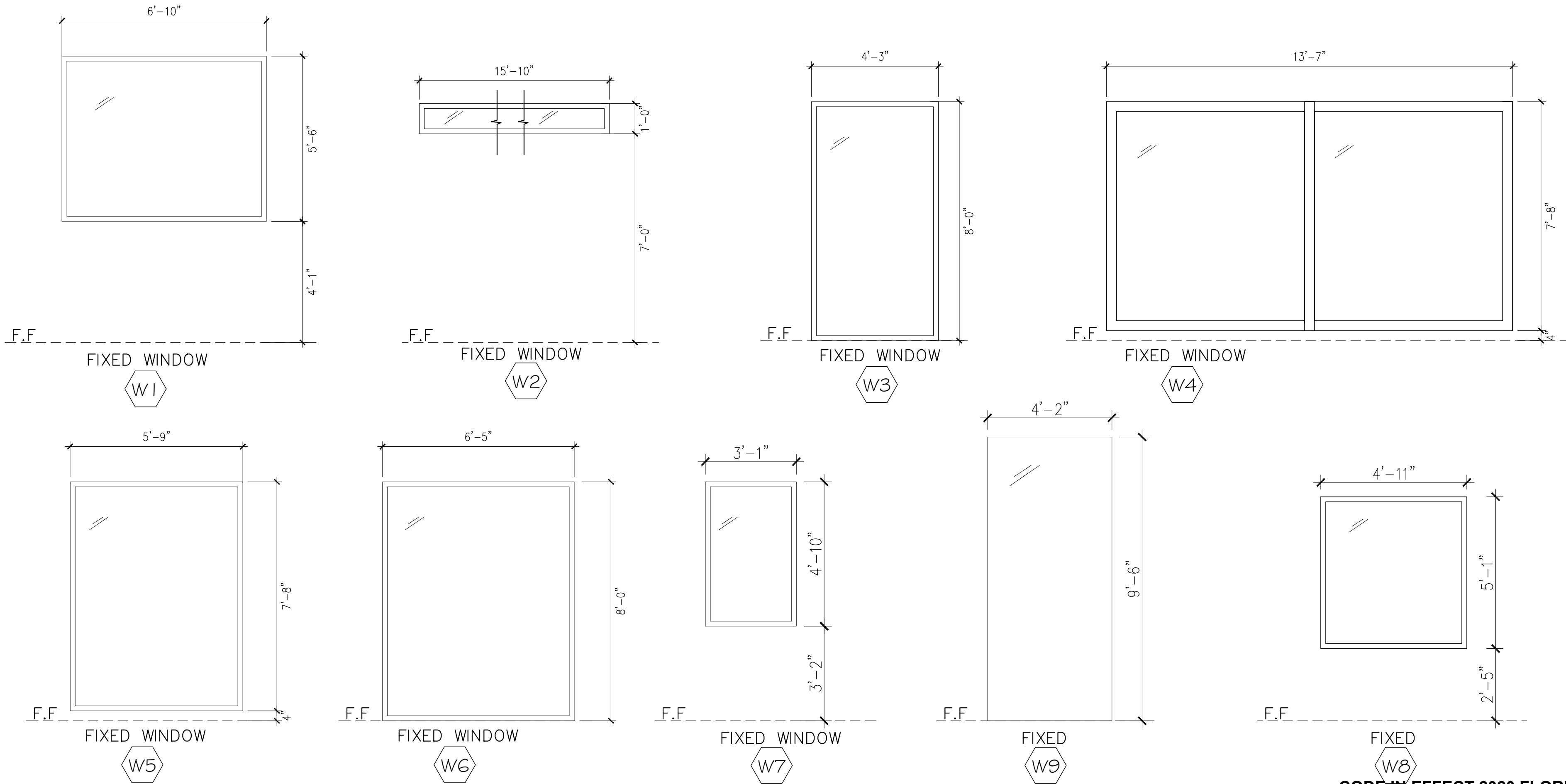


C6 DOOR GENERAL NOTES



WINDOW SCHEDULE							
FLOOR	MARK	ROOM NAME	DOOR			NOA	PRESSU RES
			SIZE		MATL		
			W	HT			
	EX	EXISTING	EXIST.	EXIST.	EXIST		
SECOND FLOOR	W1	STAIRS	6'-10"	5'-6"	AL & GL	FX	
	W2	WIC	15'-10"	1'-0"	AL & GL	FX	
	W3	TOILET ROOM	4'-3"	8'-0"	AL & GL	FX	
	W4	MASTER BATHROOM	13'-9"	7'-8"	AL & GL	FX	
	W5	MASTER BATHROOM	5'-9"	7'-8"	AL & GL	FX	
	W6	MASTER BEDROOM HALLWAY	6'-5"	8'-0"	AL & GL	FX	
	W7	MASTER BEDROOM	3'-0"	4'-10"	AL & GL	FX	
FIRST FLOOR	W8	FOYER	4'-11"	5'-1"	AL & GL	FX	

- TYPES:SH: SINGLE HUNG
HR: HORIZONTAL ROLLER
AW: AWNING
CS: CASEMENT
FX: FIXED
- NOTES:
1. ALL GLASS SHALL BE TINTED
2. TEMPERED GLASS (SAFETY GLASS CATEGORY CLASS II)
3. EGRESS TYPE ON ALL BEDROOMS
4. ALL WINDOWS TO BE IMPACT RESISTANT
5. U FACTOR = 1.20 & SHGC=0.80.
- HORIZONTAL ROLLER EGRESS WINDOWS AS SECONDARY MEANS OF ESCAPE TO BE OPERABLE FROM THE INSIDE WITHOUT THE USE OF TOOLS AND PROVIDING A CLEAR OPENING OF NOT LESS THAN 20" (INCHES) IN WIDTH, 24" (INCHES) IN HEIGHT AND 5.7 SQ.FT. IN AREA. (FBC R310).
- Egress Requirements
Min. Clear Width: 20"
Min. Clear Height: 24"
Min. Clear Opening: 5.7 sq. ft.
Max. Sill Height: 44" (from finished floor)



CODE IN EFFECT 2020 FLORIDA BUILDING CODE, EXISTING BUILDINGS

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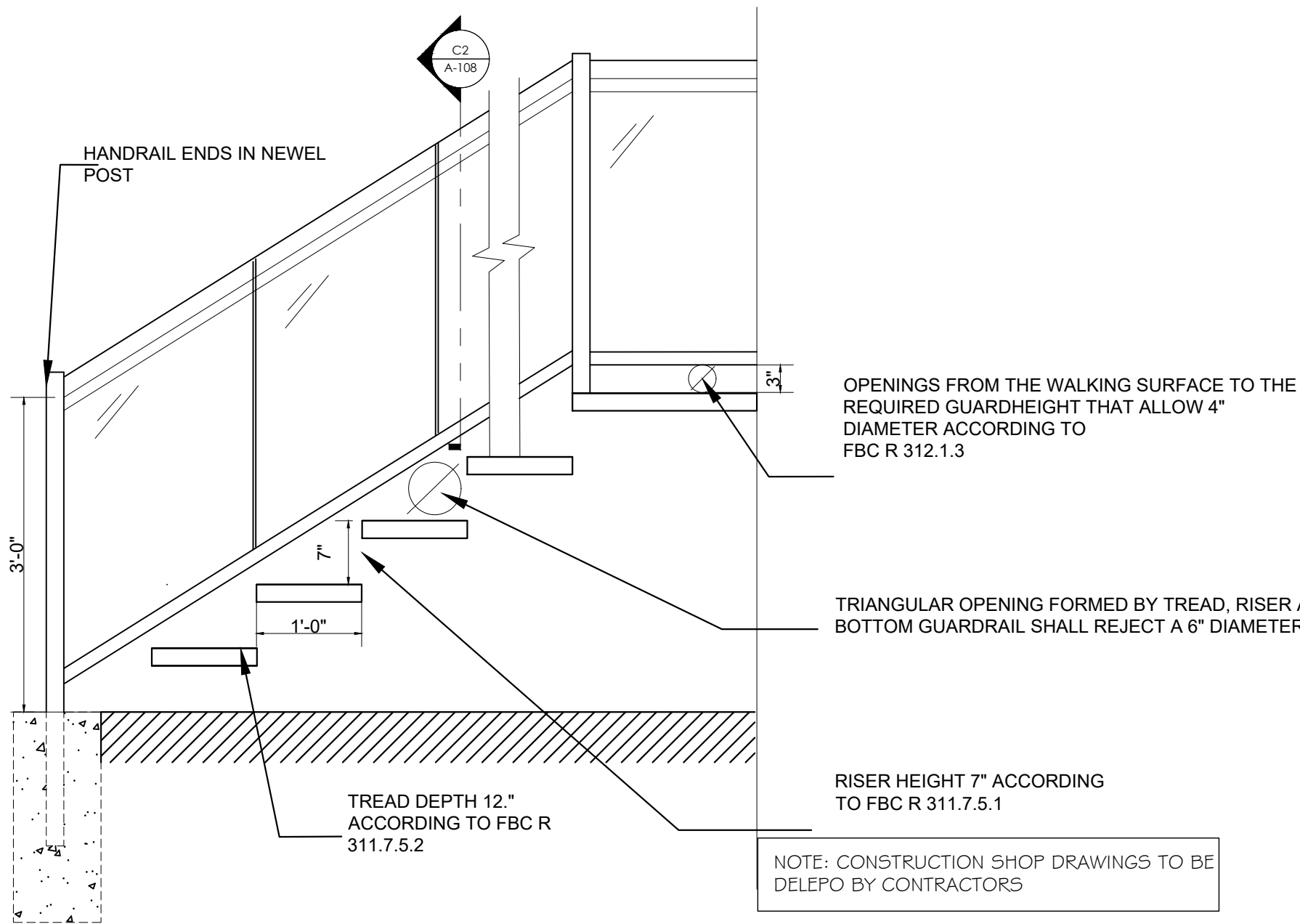
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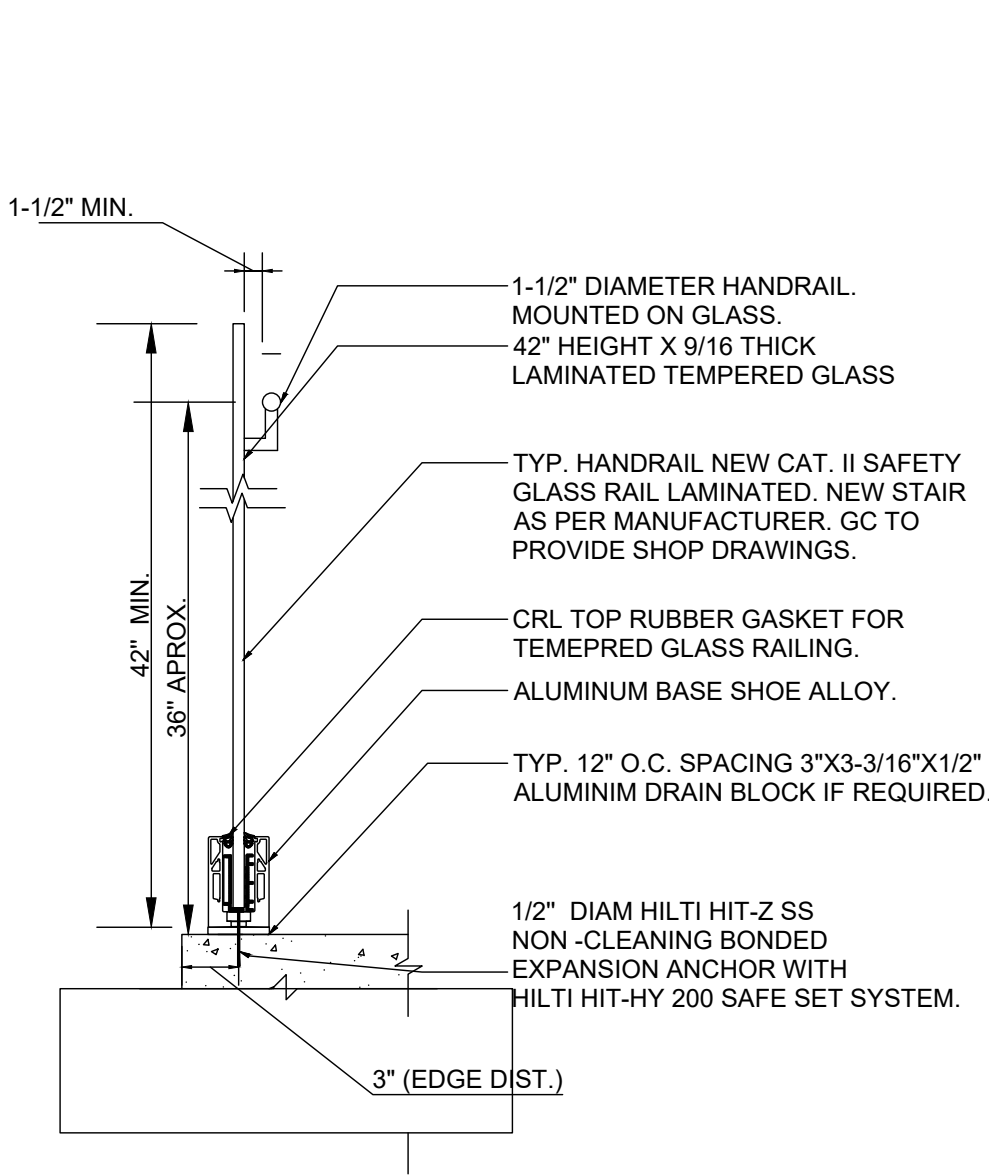
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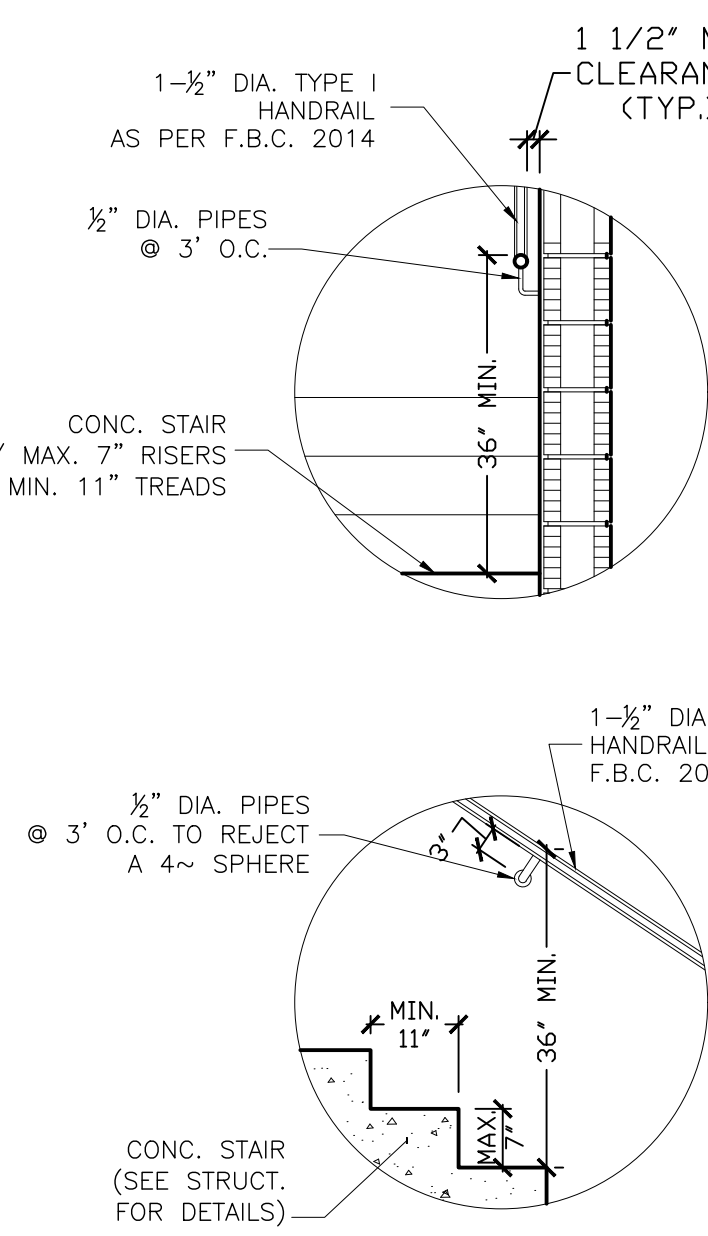
SCHEDULES & DETAILS
A-109



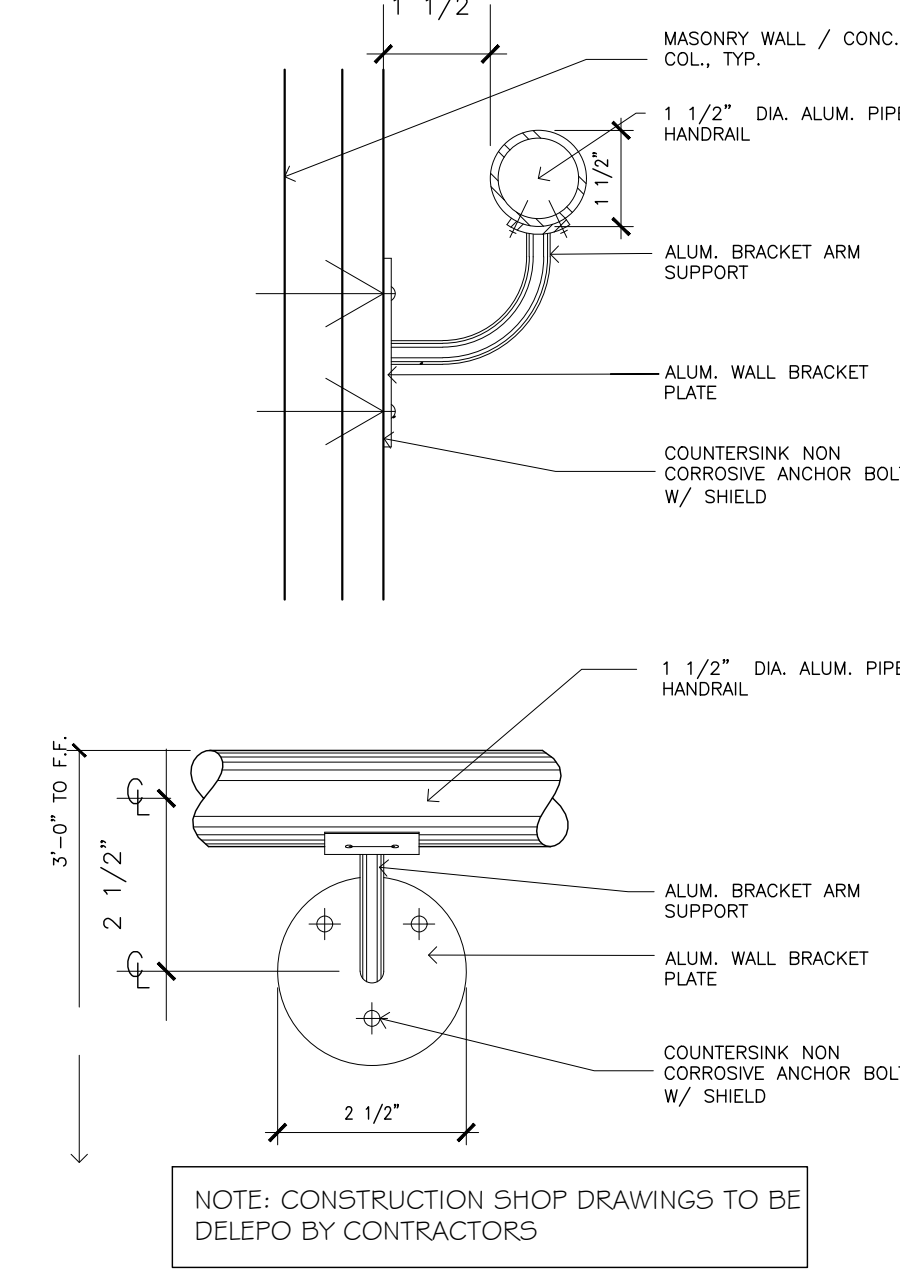
1 TYP. GLASS HANDRAIL/GUARDRAIL DETAIL
NOT TO SCALE



2 HANDRAIL SECTION
NOT TO SCALE



3 TYP. HANDRAIL CLEARANCE DETAIL
NOT TO SCALE



4 TYP. HANDRAIL GRIPPING
NOT TO SCALE

1. The riser height shall be not more than 7 3/4 inches (196 mm). The riser shall be measured vertically between leading edges of the adjacent treads. The greatest riser height within any flight of stairs shall not exceed the smallest by more than 3/8 inch (9.5 mm). Risers shall be vertical or sloped from the underside of the nosing of the tread above at an angle not more than 30 degrees (0.51 rad) from the vertical. Open risers are permitted provided that the openings located more than 30 inches (762 mm), as measured vertically, to the floor or grade below do not permit the passage of a 4-inch-diameter (102 mm) sphere. In accordance to FBC R311.7.5.1.

2. The tread depth shall be not less than 10 inches (254 mm). The tread depth shall be measured horizontally between the vertical planes of the foremost projection of adjacent treads and at a right angle to the tread's leading edge. The greatest tread depth within any flight of stairs shall not exceed the smallest by more than 3/8 inch (9.5 mm). In accordance to FBC R311.7.5.2.

6 GENERAL STAIRS NOTES

1. Handrail height, measured vertically from the sloped plane adjoining the tread nosing, or finish surface of ramp slope, shall be not less than 34 inches (864 mm) and not more than 38 inches (965 mm).

2. Handrails for stairways shall be continuous for the full length of the flight, from a point directly above the top riser of the flight to a point directly above the lowest riser of the flight. Handrail ends shall be returned or shall terminate in newel posts or safety terminals. Handrails adjacent to a wall shall have a space of not less than 1 1/2 inches (38 mm) between the wall and the handrails.

3. Handrail graspability Type I. Handrails with a circular cross section shall have an outside diameter of not less than 1 1/4 inches (32 mm) and not greater than 2 inches (51 mm). If the handrail is not circular, it shall have a perimeter dimension of not less than 4 inches (102 mm) and not greater than 6 1/4 inches (160 mm) with a cross section of dimension of not more than 2 1/4 inches (57 mm). Edges shall have a radius of not less than 0.01 inch (0.25 mm).

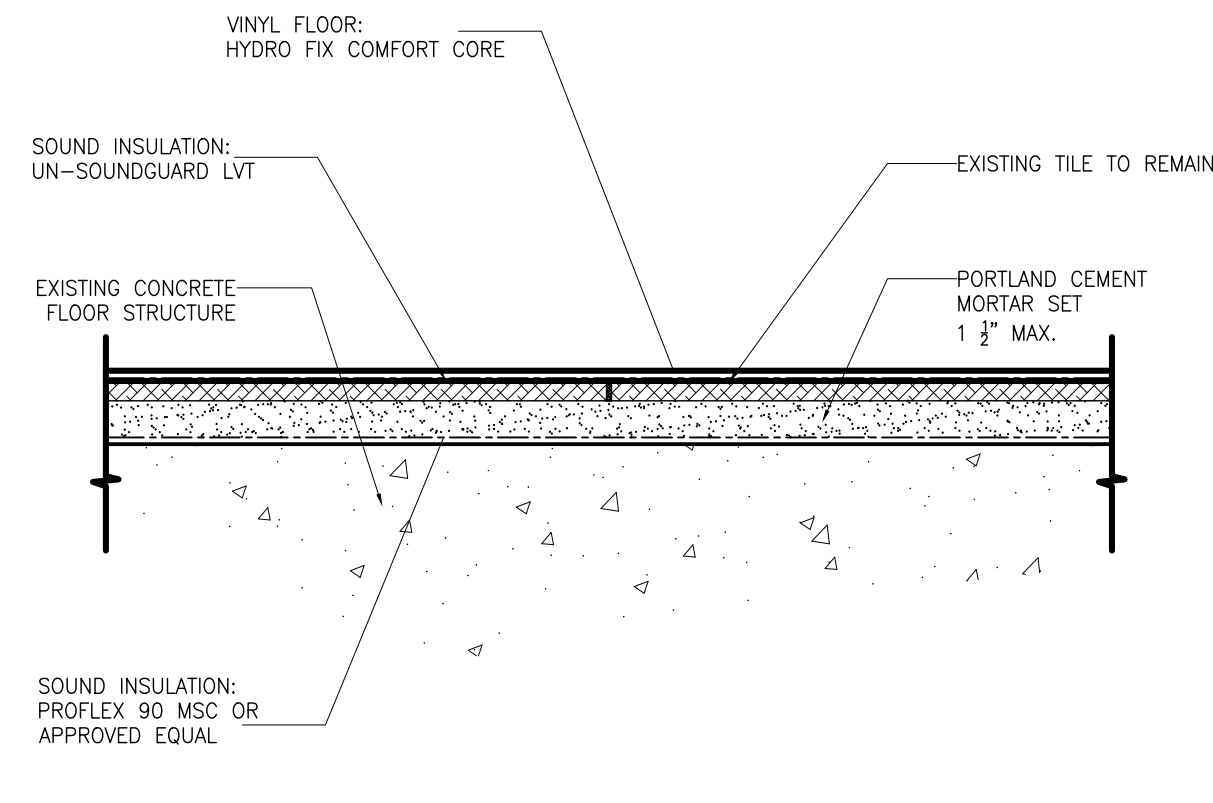
7 GENERAL HANDRAIL NOTES

1. Guards shall be located along open-sided walking surfaces, including stairs, ramps and landings, that are located more than 30 inches (762 mm) measured vertically to the floor or grade below at any point within 24 inches (610 mm) horizontally to the edge of the open side. Insect screening shall not be considered as a guard.

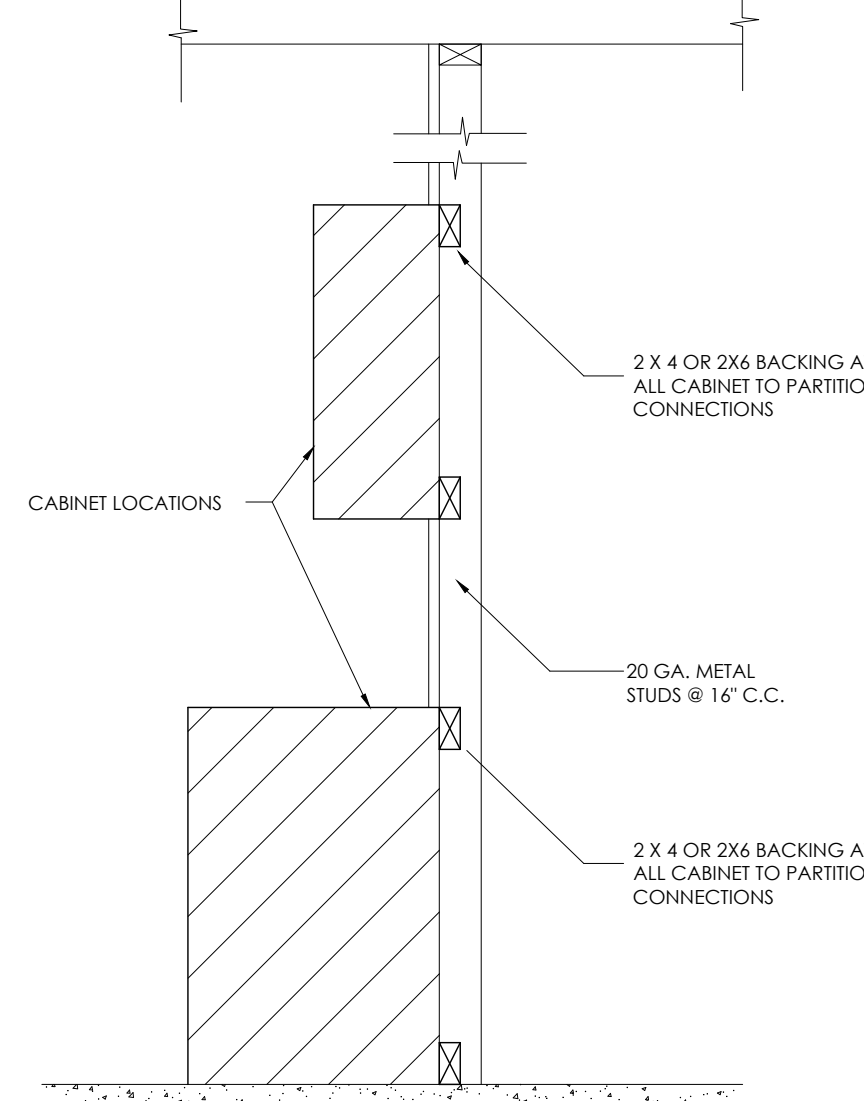
2. Required guards at open-sided walking surfaces, shall be not less than 36 inches (914 mm) in height as measured vertically above the adjacent walking surface or the line connecting the leading edges of the treads.

3. Required guards shall not have openings from the walking surface to the required guard height that allow passage of a sphere 4 inches (102 mm) in diameter.

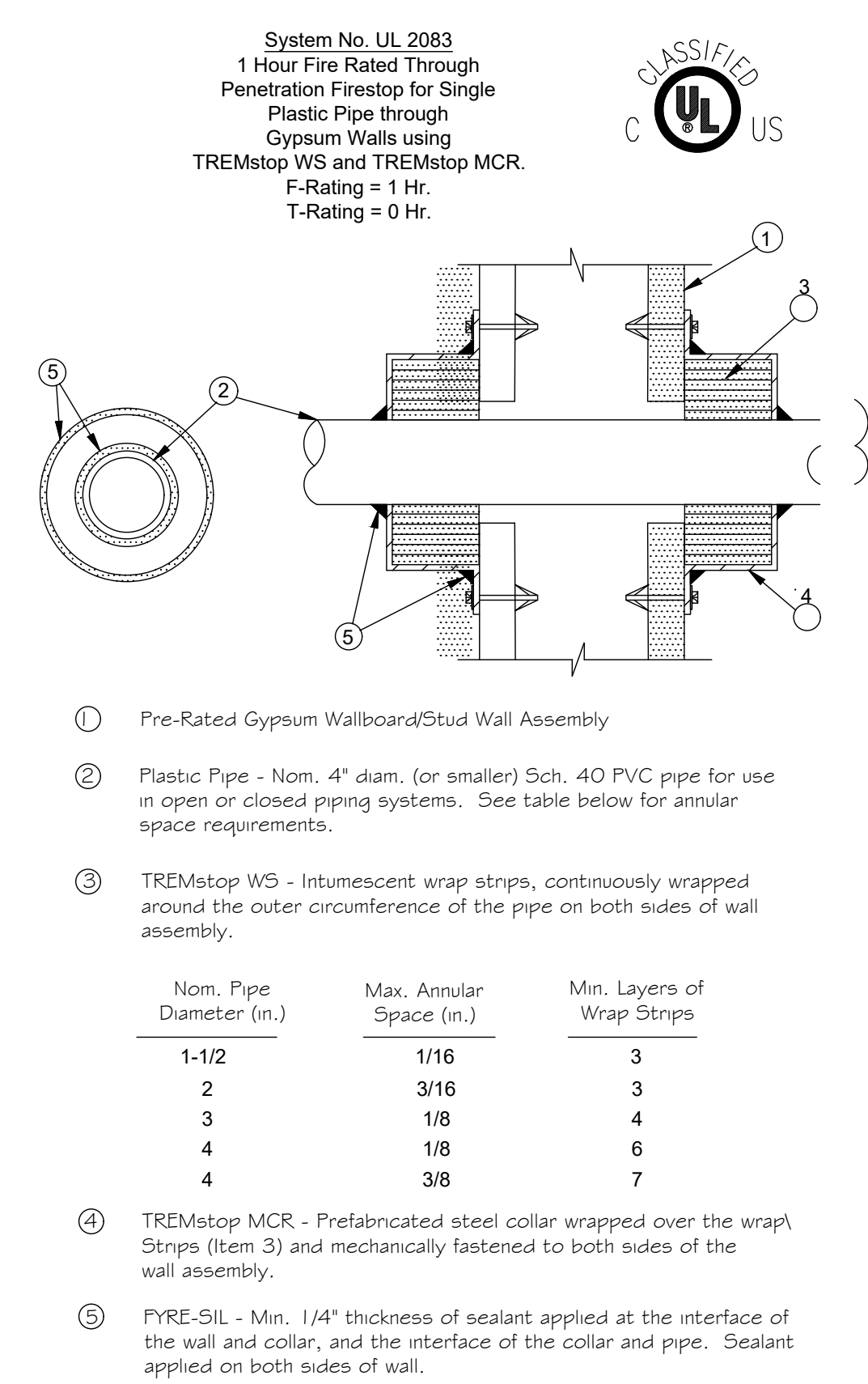
8 GENERAL GUARDRAIL NOTES



10 FLOOR DETAIL

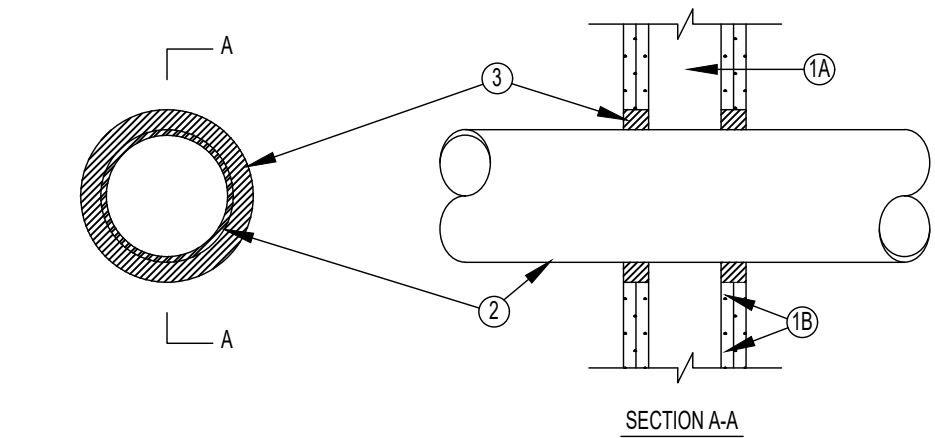


11 TYP. WALL HUNG AND CABINETS DETAIL



- Pre-Rated Gypsum Wallboard/Stud Wall Assembly
- Plastic Pipe - Nom. 4" diam. (or smaller) Sch. 40 PVC pipe for use in open or closed piping systems. See table below for annular space requirements.
- TREMstop WS - Intumescent wrap strips, continuously wrapped around the outer circumference of the pipe on both sides of wall assembly.
- TREMstop MCR - Prefabricated steel collar wrapped over the wrap strips (Item 3) and mechanically fastened to both sides of the wall assembly.
- PyRE-SIL - Min. 1/4" thickness of sealant applied at the interface of the wall and collar, and the interface of the collar and pipe. Sealant applied on both sides of wall.

System No. WL-1054
F Ratings - 1 and 2 Hr (See Items 1 and 3)
T Rating - 0 Hr
L Rating At Ambient - Less Than 1 CFM/Sq Ft
L Rating At 400 F - 4 CFM/Sq Ft



1. Wall Assembly -- The 1 or 2 hr fire-rated gypsum wallboard/stud wall assembly shall be constructed of the materials and in the manner specified in the individual U300 or U400 Series Wall and Partition Designs in the UL Fire Resistance Directory and shall include the following construction features:

- Studs -- Wall framing may consist of either wood studs or steel channel studs. Wood studs to consist of nom 2 by 4 in. lumber spaced 16 in. OC. Steel studs to be min 2-1/2 in. wide and spaced max 24 in. OC. When steel studs are used and the diam of opening exceeds the width of stud cavity, the opening shall be framed on all sides using lengths of steel stud installed between the vertical studs and screw-attached to the steel studs at each end. The framed opening in the wall shall be 4 to 6 in. wider and 4 to 6 in. higher than the diam of the penetrating item such that, when the penetrating item is installed in the opening, a 2 to 3 in. clearance is present between the penetrating item and the framing on all four sides.
 - Gypsum Board* -- 5/8 in. thick, 4 ft wide with square or tapered edges. The gypsum board type, thickness, number of layers, fastener type and sheet orientation shall be as specified in the individual U300 or U400 Series Design in the UL Fire Resistance Directory. Max diam of opening is 32-1/4 in. for steel stud walls. Max diam of opening is 14-1/2 in. for wood stud walls. The F Rating of the firestop system is equal to the fire rating of the wall assembly.
2. Through-Penetrants -- One metallic pipe, conduit or tubing to be installed either concentrically or eccentrically within the firestop system. The annular space shall be min 0 in. to max 2-1/4 in. Pipe may be installed with continuous point contact. Pipe, conduit or tubing may be installed at an angle not greater than 45 degrees from perpendicular. Pipe, conduit or tubing to be rigidly supported on both sides of wall assembly. The following types and sizes of metallic pipes, conduits or tubing may be used:

- Steel Pipe -- Nom 30 in diam (or smaller) Schedule 10 (or heavier) steel pipe.
 - Iron Pipe -- Nom 30 in. diam (or smaller) cast or ductile iron pipe.
 - Conduit -- Nom 4 in diam (or smaller) steel electrical metallic tubing or 6 in. diam steel conduit.
 - Copper Tubing -- Nom 6 in. diam (or smaller) Type L (or heavier) copper tubing.
 - Copper Pipe -- Nom 6 in. diam (or smaller) regular (or heavier) copper pipe.
3. Fill, Void or Cavity Material* -- Sealant -- Min 5/8 in. thickness of fill material applied within the annulus, flush with both surfaces of wall. At the continuous contact locations between pipe and wall, a min 1/2 in. diam bead of fill material shall be applied at the pipe wall interface on both surfaces of wall.

HILTI CONSTRUCTION CHEMICALS, DIV OF HILTI INC -- FS-One Sealant
*Bearing the UL Classification Mark

12 FIRE RATED PIPE PENETRATION

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Email: paula@dessentialsinc.com
Cell: 954-448-2245
Off: 954-248-6896

RESIDENTIAL ALTERATIONS & ADDITION ADDRESS: 1254 MADISON AVENUE HOLLYWOOD, FL 33019
LUIS C. MAURY, PE
CONSULTING ENGINEER FLORIDA REG. 75645
1062 S MILITARY TRAIL # 108
DEERFIELD BEACH, FL 33442
PH: 954 446 3835 EMAIL: luiscmaury@gmail.com

REVISIONS

#	REV	DATE	COMMENTS
1		11-20-22	CITY COMMENTS
2		1-16-23	CITY COMMENTS

DATE: 12/19/22

DETAILS AND NOTES
A-110



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DATE: 12/19/22

3D
RENDERINGS
A-111

HOLLYWOOD RESIDENCE

1254 MADISON STREET
HOLLYWOOD, FLORIDA

PERMIT SUBMITTAL PLANS

PURPLE MARTIN STUDIO

3001 SW 27TH Ave Unit 308
Miami, FL 33133
352.494.6733

INDEX OF DRAWINGS	
DESCRIPTION	
Permit Submittal Plans	
L1	Index
L2	Landscape Plan
L3	Tree Disposition Plan
L4	Landscape Notes and Details
L5	Irrigation Plan, Legend, & Notes
L6	Irrigation Details

PURPLE
MARTIN
STUDIO

LANDSCAPE
ARCHITECTURE



3001 SW 27th Ave UNIT 308
MIAMI, FL 33133
352.494.6733

PROJECT:

HOLLYWOOD RESIDENCE

1254 MADISON ST.
HOLLYWOOD, FLORIDA

REVISIONS:

1)

SEAL:

MEMBER ASLA: FL LICENSE #LA6667363

DRAWING: INDEX

SCALE:

DATE:12.14.21

SHEET #

L-1

CAD ID:

HOLLYWOOD RESIDENCE

1254 MADISON STREET
HOLLYWOOD, FLORIDA

PERMIT SUBMITTAL PLANS

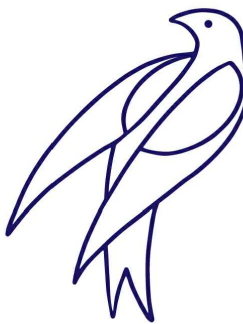
PURPLE MARTIN STUDIO

3001 SW 27TH Ave Unit 308
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PURPLE
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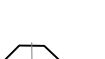
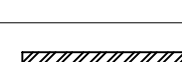
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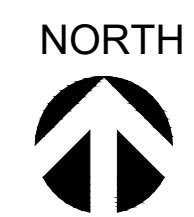
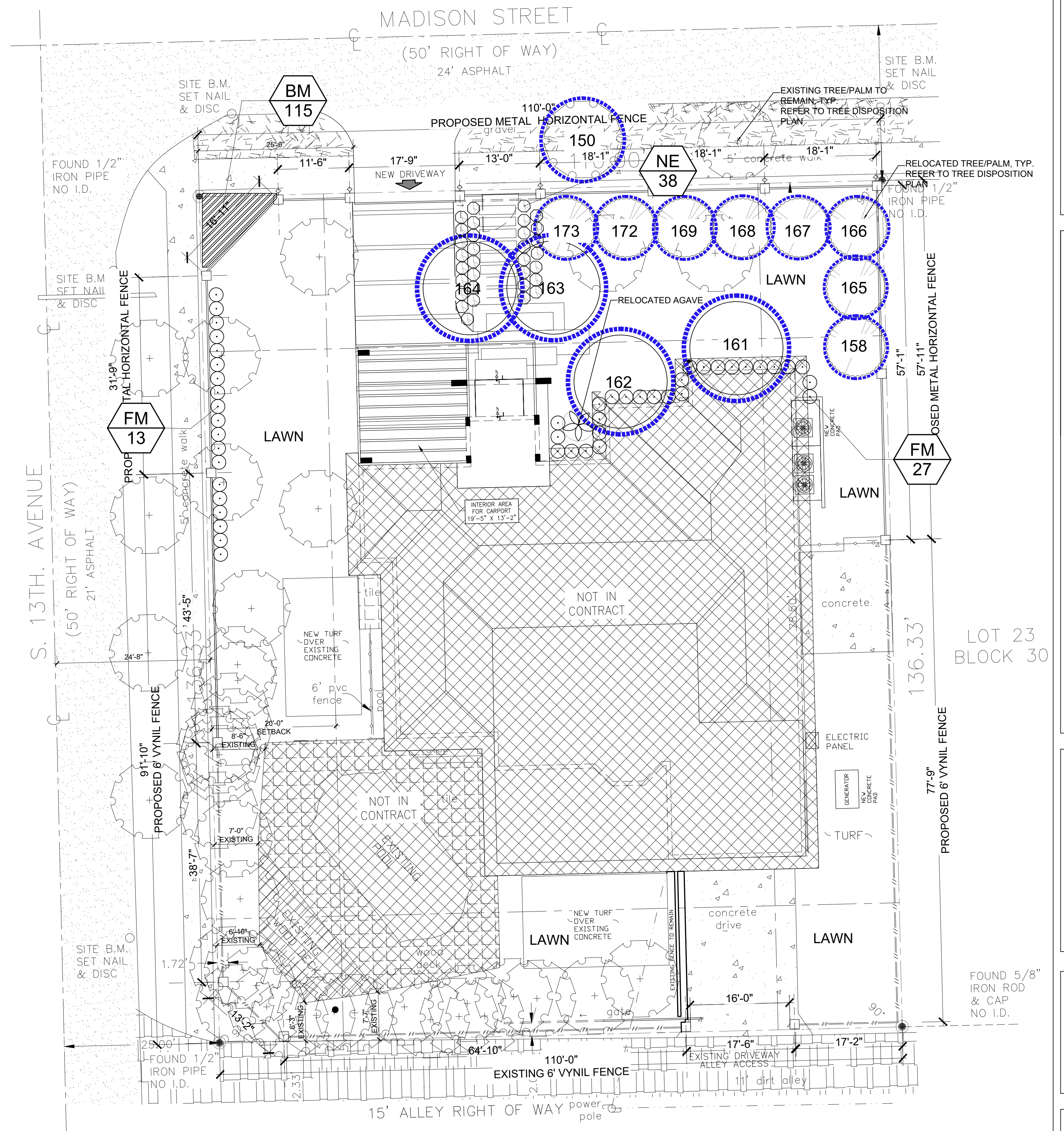
SHEET #

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CAD ID:

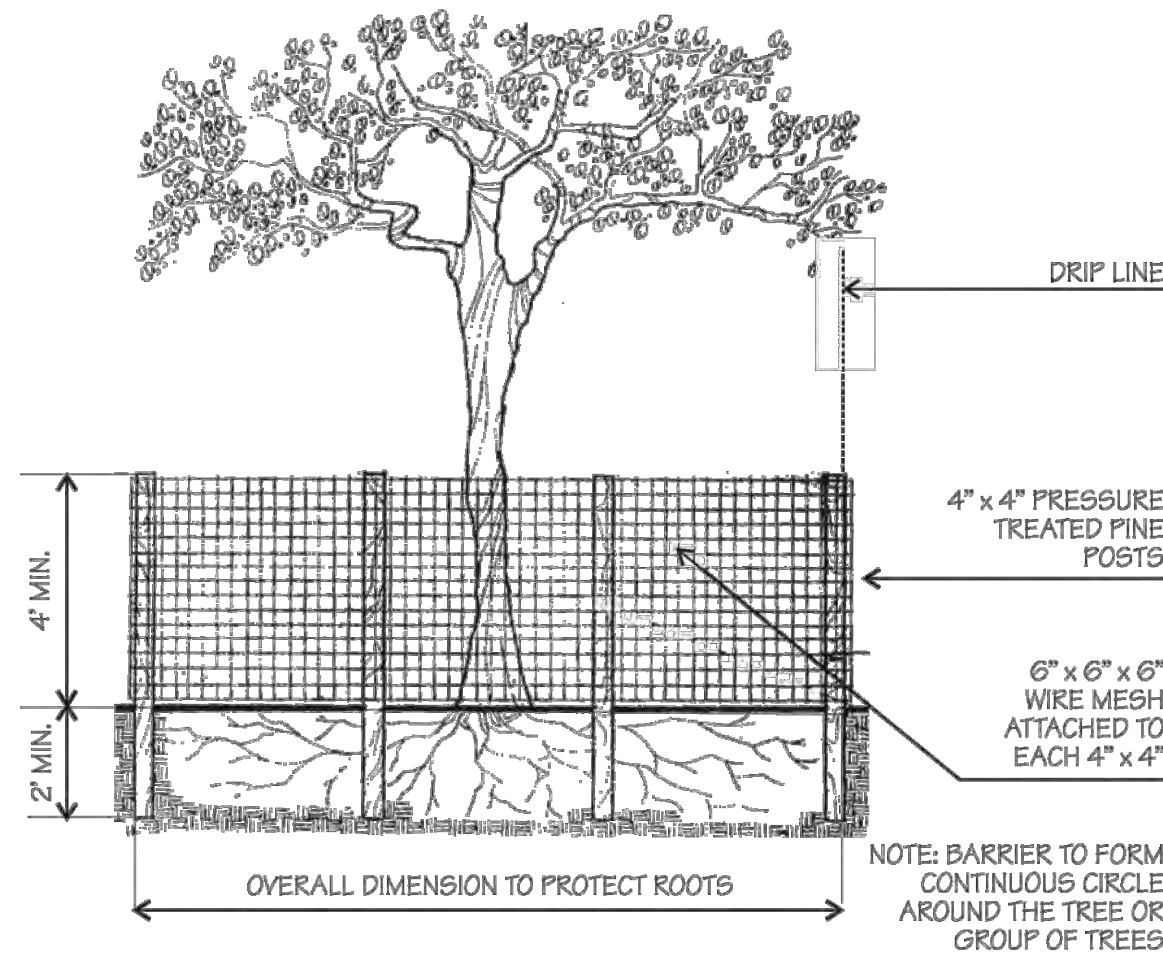
Hollywood					
Zoning District	SFR	Net Lot Area	0.34	Acres	14,996 S.F.
<u>Landscape Requirements</u>		Required		Provided	
One 12' street tree per 50 L.F. of street frontage		5		6	
One tree per 1,250 SF of front yard area.		3		16	
3 or more trees in front half of plot, 1 tree in rear half of plot.		4		31	
15 shrubs in front half of plot, 10 shrubs in rear half of plot.		25		>25	
	53 existing trees/palms are being preserved on site and are counted towards minimum tree requirements.				

LANDSCAPE SCHEDULE								
SHRUBS	CODE	QTY	BOTANICAL NAME	COMMON NAME	HEIGHT	SPREAD	NATIVE	DROUGHT TOLERANT
	FM	40	Ficus microcarpa 'Green Island' 3G	Green Island Ficus	24"	24"	NO	YES
	NE	38	Nephrolepis exaltata 3G	Boston Fern	18"	24"	YES	YES
	BM	115	Philodendron 'Burle Marx' 1G	Burle Marx Philodendron	12"	12"	NO	YES
LAWN	LAWN	As Needed	Stenotaphrum secundatum 'Floratum'	St. Augustine Grass	Solid Even Sod		NO	NO



Scale: 1"= 10'-0"

IT IS CRITICAL TO EXISTING TREE SURVIVAL TO PROVIDE PROTECTION DURING CONSTRUCTION. THIS DETAIL CAN BE USED AROUND ONE OR MORE TREES AND WILL PROVIDE PROTECTION FROM CONSTRUCTION EQUIPMENT.



1 TREE PROTECTION

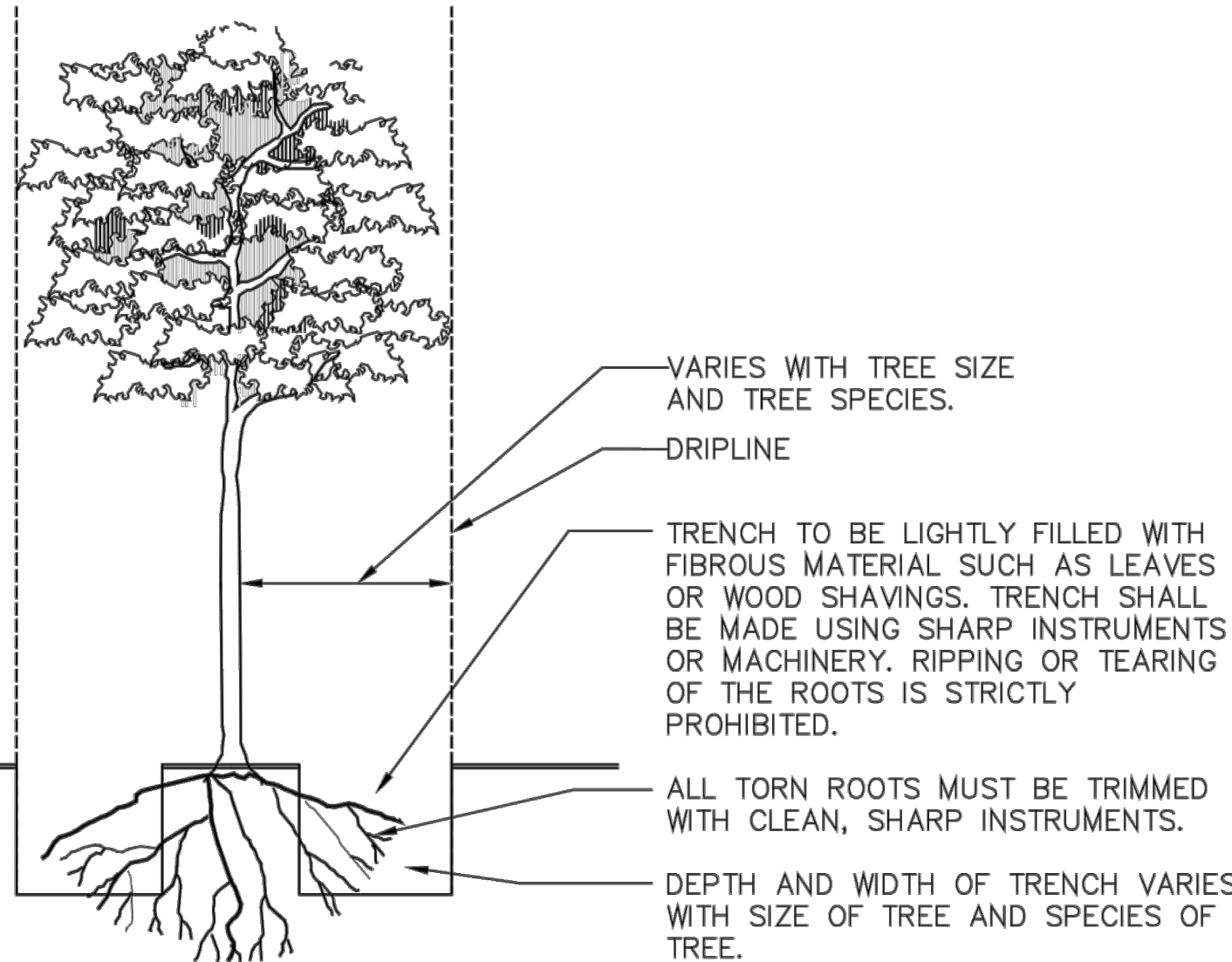
SCALE: NTS

WORK MUST BE SUPERVISED BY AN ISA CERTIFIED ARBORIST.

ROOT PRUNING MUST BE DONE A MINIMUM OF 8 WEEKS PRIOR TO RELOCATION.

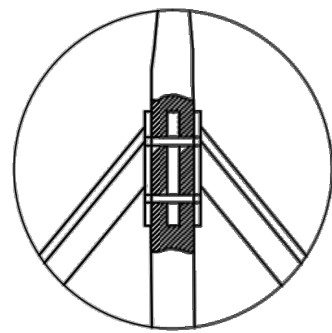
WATERING MUST PROVIDE SUFFICIENT WATER TO MAINTAIN A MOIST CONDITION IN THE ROOTS. AUTOMATIC IRRIGATION DRIP IS RECOMMENDED.

TAKE EXTRA CARE NOT TO DAMAGE THE TRUNK OR BRANCHES.



2 ROOT PRUNING

SCALE: NTS



ENLARGEMENT OF BRACING AREA SHOWING 2X4'S VERTICAL (NOT FLAT)

2" x 4" WOOD BATTENS (3 MIN 120° APART)
WOOD BATTENS TO BE SECURED WITH 1/2" STEEL BANDING DO NOT NAIL INTO TREE
MIN 3 LAYERS OF BURLAP

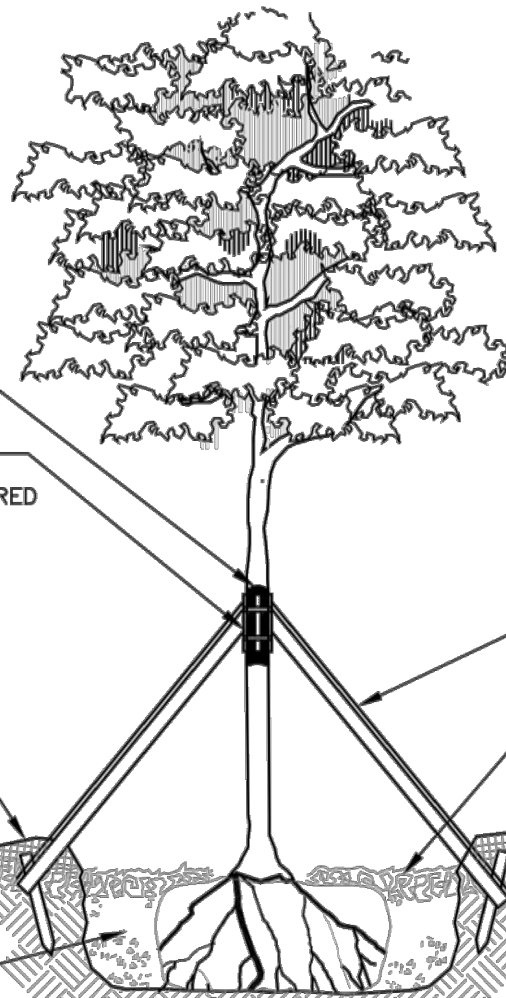
A 4" SAUCER TO BE FORMED—ALL AROUND PLANTING HOLE
SAUCER DIAMETER SHALL BE 2.5X THE DIAMETER OF ROOTBALL

FINISH GRADE

BACKFILL WITH A MIXTURE OF 50% NATIVE SOIL AND 50% OF 50:50 TOPSOIL SAND MIXTURE

SOLID SOIL PEDESTAL

REFER TO TECHNICAL SPECIFICATIONS FOR PLANTING SOIL REQUIREMENTS



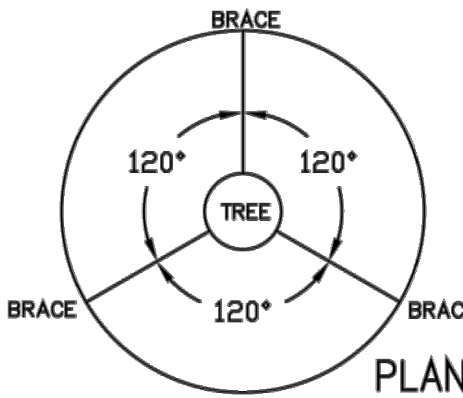
POST TRANSPLANT WATERING TO PROVIDE MOISTURE AND REDUCE ANY EXCESSIVE STRESS DUE TO ROOT DESSICATION. WATERING TO BE ADJUSTED ACCORDING TO CONDITIONS AND AT THE SUPERVISION AND DIRECTION OF THE ISA CERTIFIED ARBORIST.

TRANSPANT OPERATIONS TO BE SUPERBISED BY AN ISA CERTIFIED ARBORIST.

SET THE TREE NO DEEPER THAN ITS ORIGINAL CONDITION.

WATER TO ELIMINATE AIR POCKETS WITH WATER HOSE APPLICATION OF FLOOD WATERING.

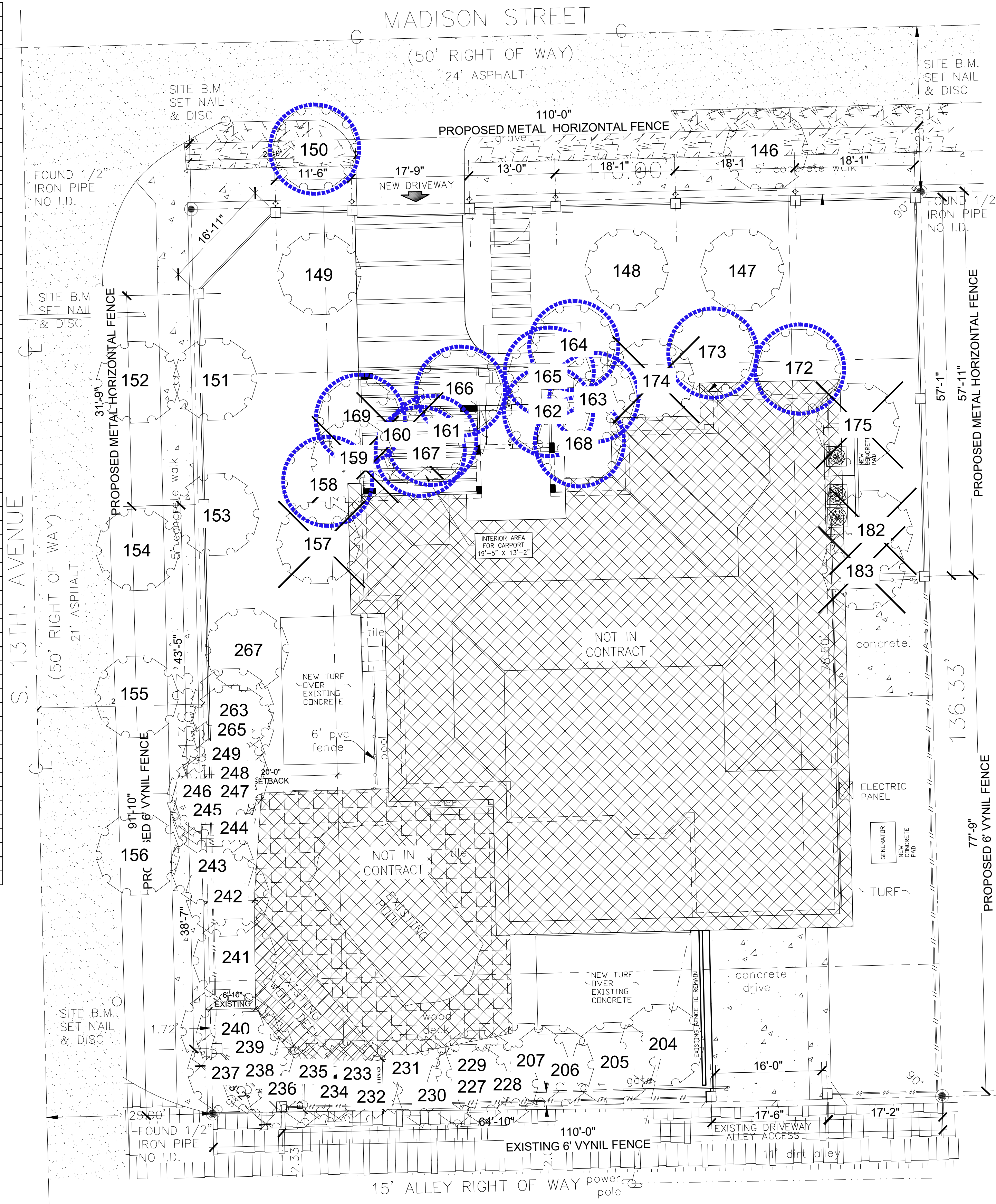
TRANSPANTING HOLE TO BE AT LEAST 1/3 LARGER THAN THE AREA THAT WAS TRENCHED FOR TRANSPANTING.



3 TREE RELOCATION

SCALE: NTS

Tree Disposition Table			
Tree #	Tree Name	DBH (IN)	Disposition
146	Double Veitchia Palm	4.8	Remain
147	Date Palm	12	Remain
148	Date Palm	12	Remain
149	Date Palm	24	Remain
150	Double Veitchia Palm	4.8	Relocate
151	Royal Palm	12	Remain
152	Royal Palm	18	Remain
153	Royal Palm	12	Remain
154	Royal Palm	12	Remain
155	Royal Palm	18	Remain
156	Royal Palm	18	Remain
157	Ligustrum Tree	3.6	Remove
158	Ligustrum Tree	3.6	Relocate
159	Foxtail Palm	12	Remove
160	Foxtail Palm	12	Remove
161	Foxtail Palm	12	Relocate
162	Foxtail Palm	12	Relocate
163	Foxtail Palm	12	Relocate
164	Foxtail Palm	12	Relocate
165	Ligustrum Tree	3.6	Relocate
166	Ligustrum Tree	3.6	Relocate
167	Ligustrum Tree	3.6	Relocate
168	Ligustrum Tree	3.6	Relocate
169	Ligustrum Tree	3.6	Relocate
172	Ligustrum Tree	3.6	Relocate
173	Ligustrum Tree	3.6	Relocate
174	Ligustrum Tree	3.6	Remove
175	Ligustrum Tree	3.6	Remove
182	Unknown Tree Cluster	3.6	Remove
183	Unknown Tree Cluster	3.6	Remove
204	Tree Cluster	2.4	Remain
205	Bamboo Cluster	n/a	Remain
206	Bamboo Cluster	n/a	Remain
207	Bamboo Cluster	n/a	Remain
227	Palm Tree	12	Remain
228	Tree Cluster	3.6	Remain
229	Tree Cluster	3.6	Remain
230	Palm Tree	12	Remain
231	Tree Cluster	3.6	Remain
232	Tree Cluster	3.6	Remain
233	Tree Cluster	3.6	Remain
234	Tree Cluster	3.6	Remain
235	Tree Cluster	3.6	Remain
236	Palm Cluster	12	Remain
237	Palm Tree	12	Remain
238	Palm Tree	8.4	Remain
239	Palm Cluster	n/a	Remain
240	Palm Cluster	12	Remain
241	Bamboo Cluster	n/a	Remain
242	Bamboo Cluster	n/a	Remain
243	Silver Buttonwood	3.6	Remain
244	Palm Cluster	12	Remain
245	Palm Tree	12	Remain
246	Palm Cluster	12	Remain
247	Palm	12	Remain
248	Giant Bird of Paradise	12	Remain
249	Giant Bird of Paradise	12	Remain
263	Bamboo Cluster	n/a	Remain
264	Bamboo Cluster	n/a	Remain
265	Silver Buttonwood	3.6	Remain
267	Bamboo Cluster	n/a	Remain

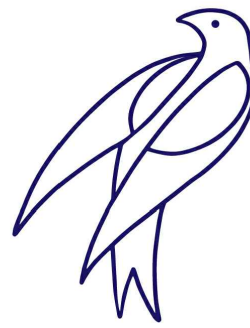


TREE DISPOSITION LEGEND		
SYMBOL	QUAN.	
	7	TREE/PALM TO REMOVE
	41	TREE/PALM TO REMAIN
	13	TREE/PALM TO RELOCATE



Scale: 1"= 10'-0"

**PURPLE
MARTIN
STUDIO**
LANDSCAPE
ARCHITECTURE



3001 SW 27th Ave UNIT 308
MIAMI, FL 33133
352.494.6733

HOLLYWOOD RESIDENCE
1254 MADISON ST.
HOLLYWOOD, FLORIDA

PROJECT:

REVISIONS:

1)

SEAL:

MEMBER ASLA: FL LICENSE #LA6667363

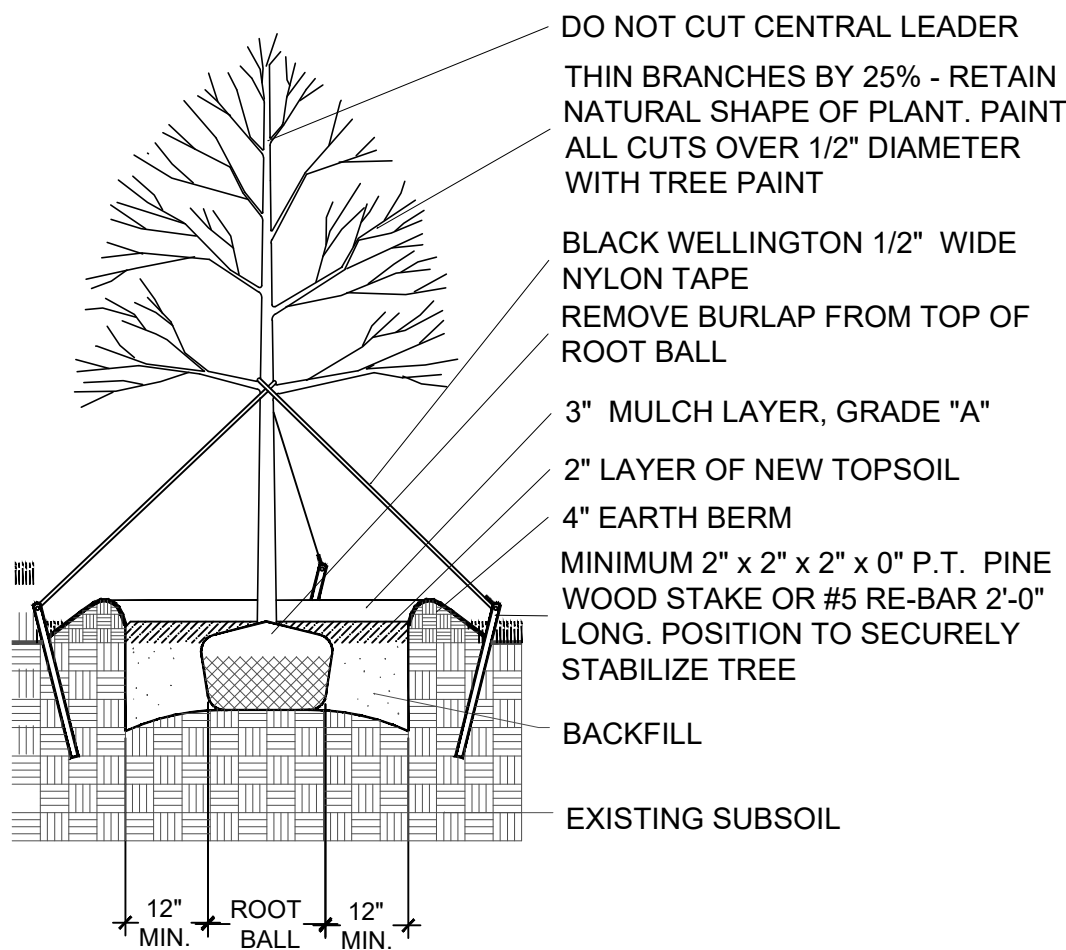
DRAWING: TREE DISPOSITION
PLAN

SCALE: SEE LEFT DATE: 12.14.21

SHEET #

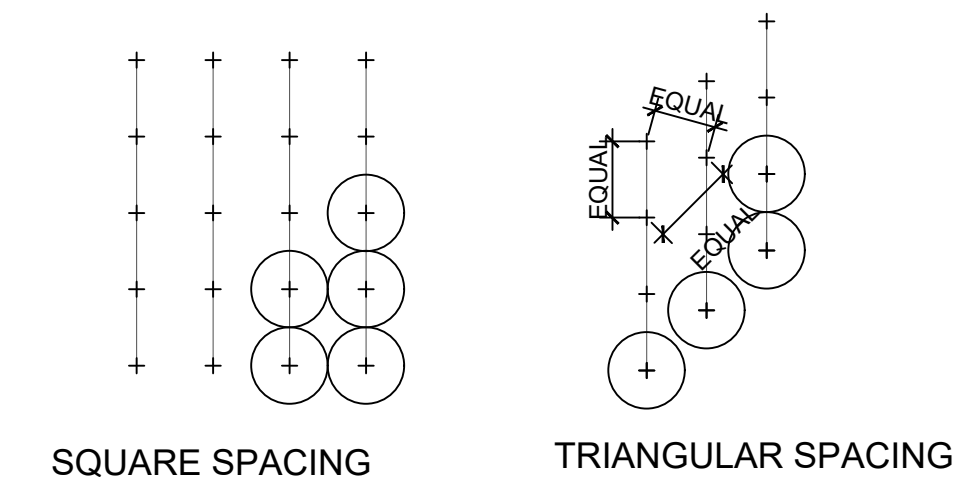
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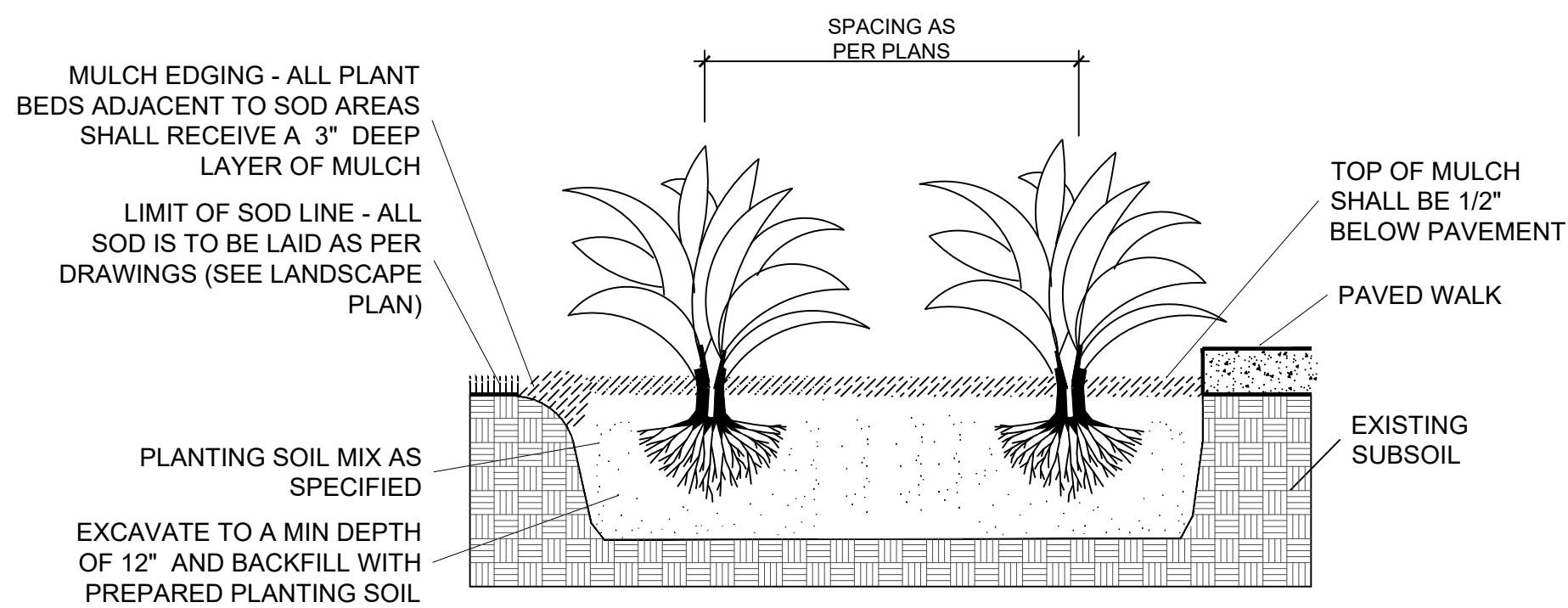


1 TREE PLANTING DETAIL
SCALE: N.T.S.

NOTE: IN MOST CASES, TRIANGULAR SPACING IS PREFERRED. USE SQUARE SPACING ONLY IN SMALL RECTILINEAR AREAS.



2 PLANT SPACING DETAIL
SCALE: N.T.S.



3 GROUNDCOVER PLANTING DETAIL
SCALE: N.T.S.

PLANTING NOTES:

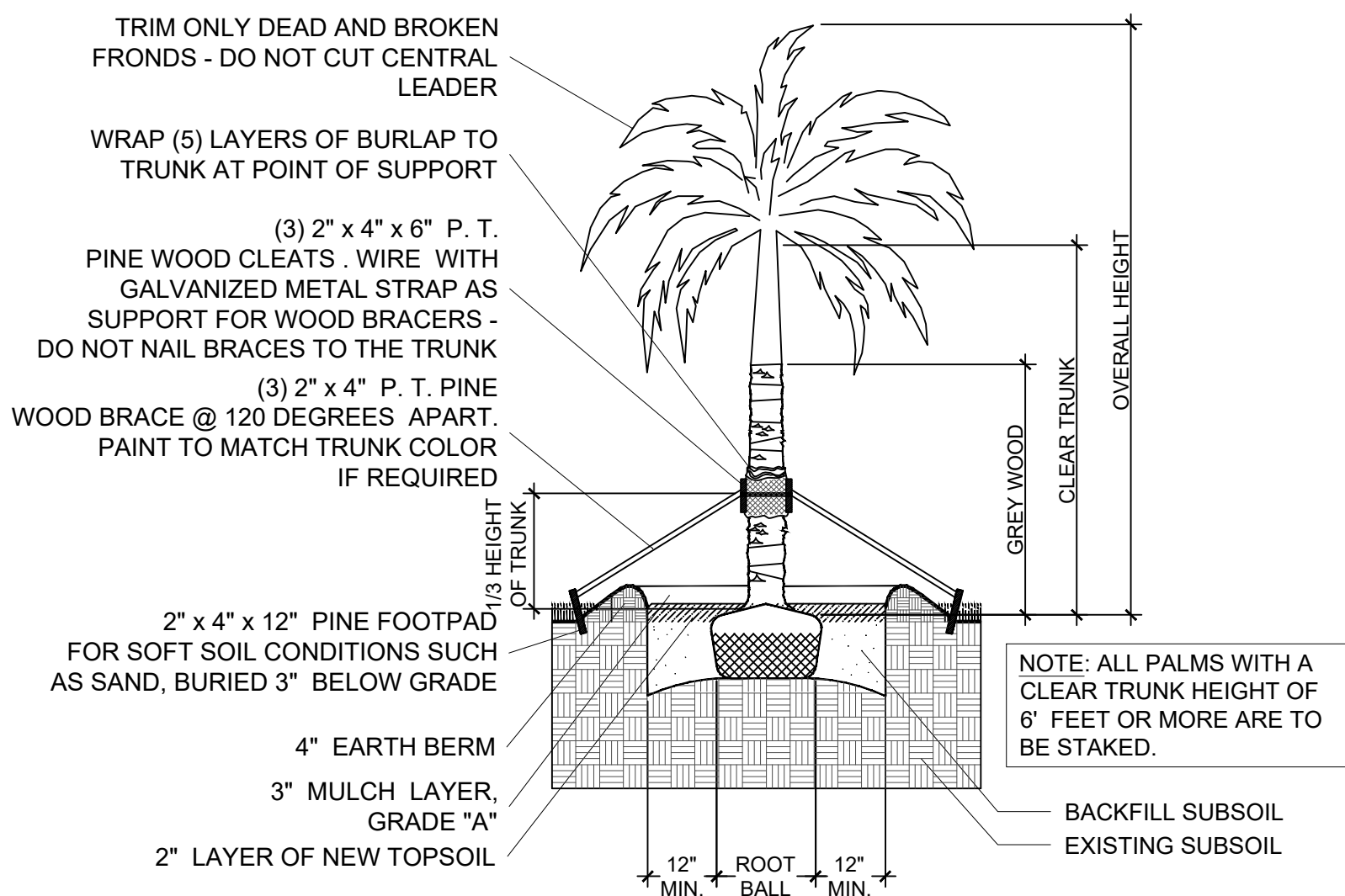
- All plant material is to be Florida Number 1 or better pursuant to the Florida Department of Agriculture's Grades and Standards for Nursery Plants.
- All plants are to be top dressed with a minimum 3" layer of Melaleuca mulch, Eucalyptus mulch or equal.
- Planting plans shall take precedence over plant list in case of discrepancies.
- No changes are to be made without the prior consent of the Landscape Architect and Owner. Additions and or deletions to the plant material must be approved by the project engineer.
- Landscape Contractor is responsible for providing their own square footage takeoffs and field verification for 100% sod coverage for all areas specified.
- All landscape areas are to be provided with automatic sprinkler system which provide 100% coverage, and 50% overlap.
- All trees in lawn areas are to receive a 24" diameter mulched saucer at the base of the trunk.
- Deeply set root balls are not acceptable.
- Planting soil for topsoil and backfill shall be 50/50 mix, nematode free. Planting soil for annual beds to be comprised of 50% Canadian peat moss, 25% salt free coarse sand and 25% Aerolite.
- Tree and shrub pits will be supplemented with "Agriform Pells", 21 gram size with a 20-10-5 analysis, or substitute application accepted by Landscape Architect. Deliver in manufacturer's standard containers showing weight, analysis and name of manufacturer.

SOD NOTES:

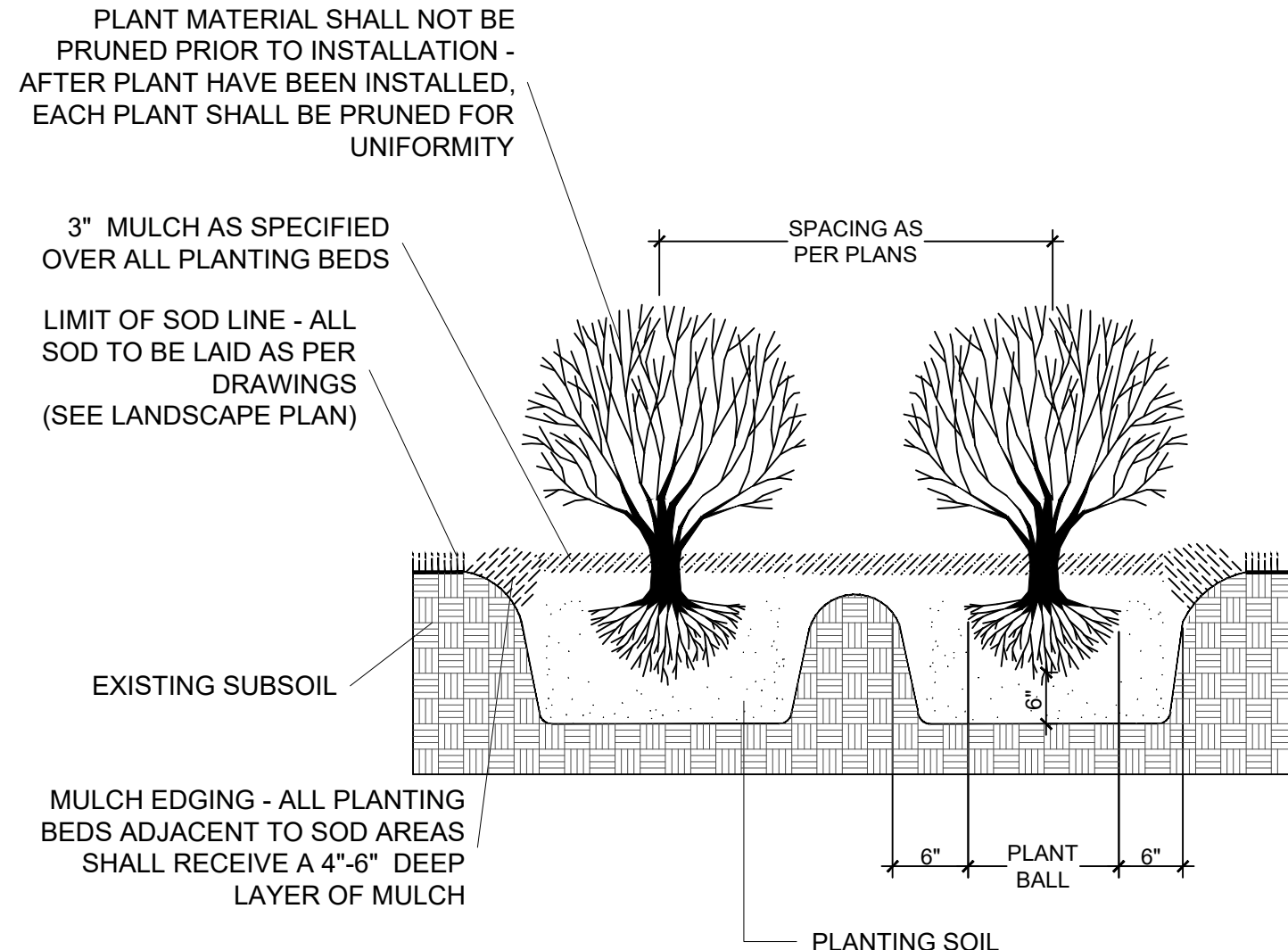
- Sod is to be grade "A" weed free.
- All areas marked "LAWN" shall be solid sodded with St. Augustine 'Floritam' solid sod. See limit on plan. All areas marked 'Bahia Grass' shall be solid sodded with Paspalum.
- Provide a 2" deep blanket of planting soil as described in planting notes this sheet. Prior to planting, remove stones, sticks, etc. from the sub soil surface. Excavate existing non-conforming soil as required so that the finish grade of sod is flush with adjacent pavement or top of curb as well as adjacent sod in the case of sod patching.
- Place sod on moistened soil, with edges tightly butted, in staggered rows at right angles to slopes.
- Keep edge of sod bed a minimum of 18" away from groundcover beds and 24" away from edge of shrub beds and 36" away from trees, measured from center of plant.
- Sod Shall be watered immediatley after installation to uniformly wet the soil to at least 2" below the bottom of the sod strips.
- Excavate and remove excess soil so top of sod is flush with top of curb or adjacent pavement or adjacent existing sod.

GENERAL NOTES:

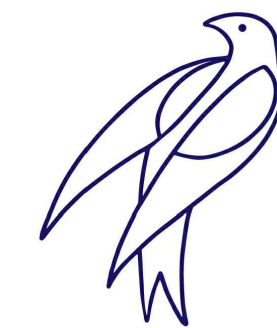
- The Landscape Contractor is to locate and verify all underground and overhead utilities prior to beginning work. Contact proper utility companies and / or General Contractor prior to digging for field verification. The Owner and the Landscape Architect shall not be responsible for any damages to utility or irrigation lines (see Roadway Plans for more utility notes).
- Landscape Contractor is to verify all current drawings and check for discrepancies and bring to the attention of the Landscape Architect prior to commencing with the work.
- All unattended and unplanted tree pits are to be properly barricaded and flagged during installation.
- All planting plans are issued as directives for site layout. Any deviations, site changes, etcetera are to be brought to the attention of the Landscape Architect for clarification prior to installation.



4 PALM PLANTING DETAIL
SCALE: N.T.S.



5 SHRUB PLANTING DETAIL
SCALE: N.T.S.



REVISIONS:
1)

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DRAWING: PLANTING NOTES
AND DETAILS

SCALE: SEE LEFT DATE: 12.14.21

SHEET #

L-4

CAD ID:

IRRIGATION NOTES

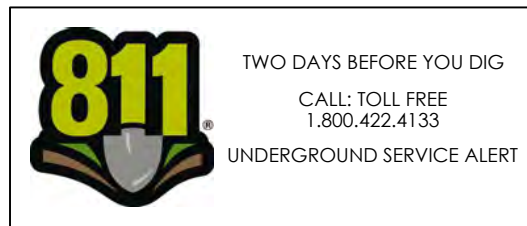
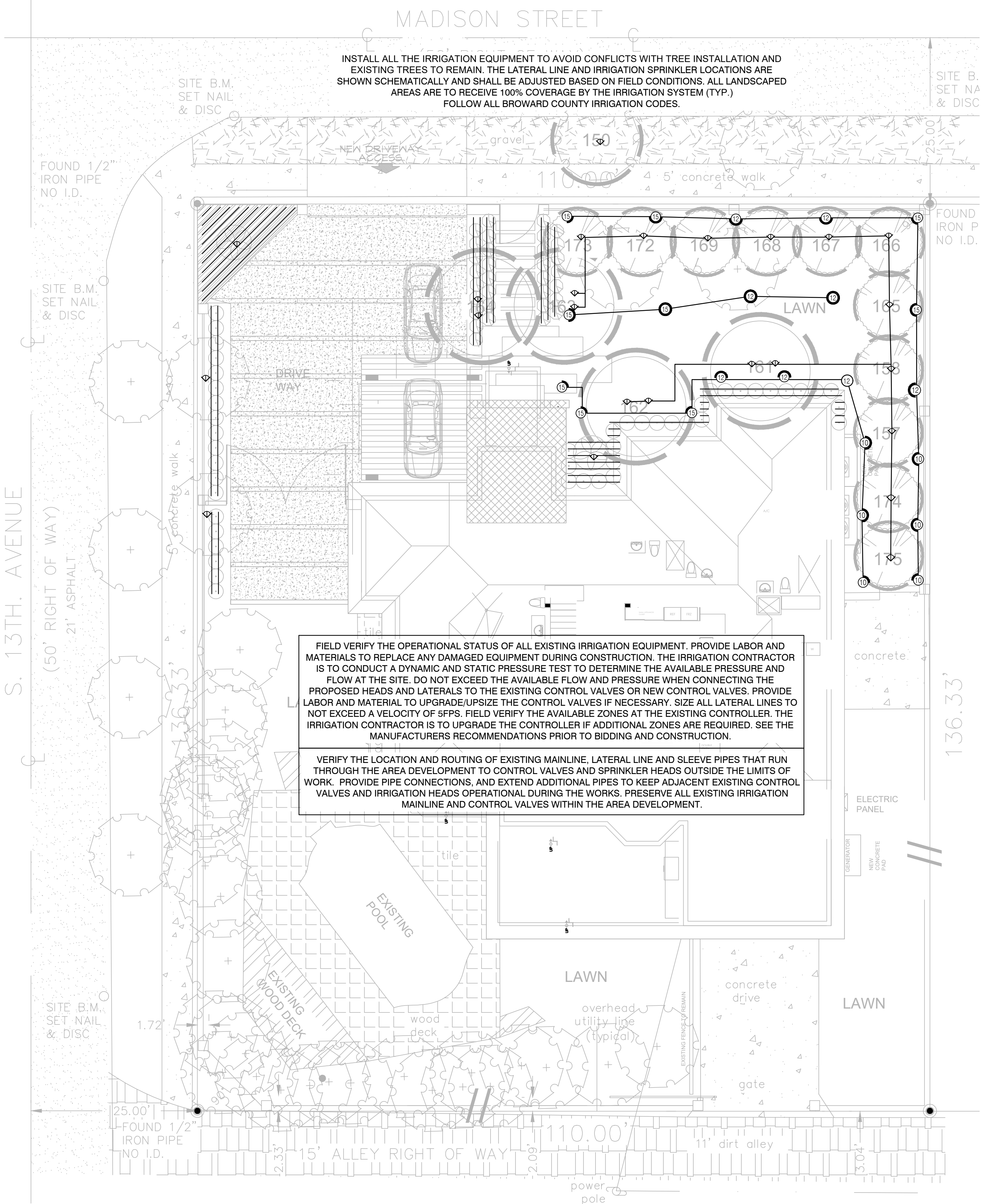
1. THE PLANS AND DRAWINGS ARE DIAGRAMMATIC OF THE WORK TO BE PERFORMED. INSTALL THIS IRRIGATION SYSTEM PER THE SITE CONDITIONS AND AVAILABLE FLOW/PRESSURE. SOME COMPONENTS MAY BE SHOWN OUTSIDE THE WORK AREA FOR CLARITY. THE WORK SHALL BE EXECUTED IN A MANNER TO AVOID CONFLICTS WITH UTILITIES AND OTHER ELEMENTS OF CONSTRUCTION, INCLUDING LANDSCAPE MATERIALS. ALL DEVIATIONS FROM THE PLANS SHALL BE APPROVED BY THE OWNER'S REPRESENTATIVE BEFORE BEING INSTALLED.
2. THE CONTRACTOR SHALL COMPLY WITH ALL CURRENT LOCAL CODES, ORDINANCES, AND REGULATIONS.
3. ALL IRRIGATION MAINLINE AND LATERAL LINES ARE TO NOT EXCEED A VELOCITY OF 5FPS.
4. THE CONTRACTOR SHALL NOT WILLFULLY INSTALL ANY ASPECT OF THE IRRIGATION SYSTEM AS SHOWN ON THE PLANS AND DRAWINGS, WHEN IT IS OBVIOUS IN THE FIELD THAT OBSTRUCTIONS, GRADE DIFFERENCES, OR DISCREPANCIES EXIST THAT MIGHT NOT HAVE BEEN KNOWN DURING THE DESIGN OF THE IRRIGATION SYSTEM. IN THE EVENT THAT NOTIFICATION OF THE CONFLICT IS NOT APPROVED BY THE OWNER'S REPRESENTATIVE, THE CONTRACTOR WILL ASSUME FULL RESPONSIBILITY FOR ALL REVISIONS.
5. REFER TO THE LANDSCAPE PLANS WHEN TRENCHING TO AVOID TREE ROOT BALLS WHEN INSTALLING IRRIGATION EQUIPMENT. CALL 811 AND REFER TO UTILITY PLANS PRIOR TO TRENCHING.
6. IRRIGATION CONTRACTOR SHALL VERIFY ALL SITE CONDITIONS, INCLUDING UTILITY LOCATIONS BEFORE INSTALLATION OF THE IRRIGATION SYSTEM. THE CONTRACTOR IS RESPONSIBLE FOR COORDINATING INSTALLATION WITH ALL OTHER CONSTRUCTION ON SITE, ESPECIALLY LANDSCAPE INSTALLATION. THE IRRIGATION SYSTEM SHALL BE RELOCATED AT NO ADDITIONAL COST FOR ANY CONFLICT WITH LANDSCAPE INSTALLATION OR ANY OTHER SITE CONSTRUCTION OR EXISTING CONDITIONS.
7. VERIFY THE MINIMUM STATIC WATER PRESSURE IS AVAILABLE AT THE PROJECT SITE PRIOR TO BEGINNING THE IRRIGATION INSTALLATION. NOTIFY THE IRRIGATION DESIGN CONSULTANT AND LANDSCAPE ARCHITECT IN WRITING IF THE MINIMUM STATIC WATER PRESSURE OR WATER VOLUME IS NOT AVAILABLE.
8. WHERE EXISTING OR NEW TREES, LIGHT FIXTURES, SIGNS, ELECTRONIC CONTROLLERS AND/OR OTHER OBJECTS ARE AN OBSTRUCTION TO AN IRRIGATION SPRINKLER'S PATTERN, THE COMPONENT AND PIPING SHALL BE RELOCATED AS NECESSARY TO OBTAIN PROPER COVERAGE OF AN IRRIGATION SPRINKLER'S PATTERN. THE COMPONENT AND PIPING SHALL BE RELOCATED AS NECESSARY TO OBTAIN THE PROPER COVERAGE WITHOUT DAMAGING THE OBSTRUCTION.
9. 100% HEAD TO HEAD COVERAGE IS REQUIRED. ASSURE THAT ANY MODIFIED SPACING DOES NOT EXCEED THE SPACING SHOWN IN THE PLANS.
11. IRRIGATION CONTRACTOR SHALL ADJUST ALL SPRINKLERS TO AVOID OVER SPRAY ONTO IMPERVIOUS AREAS.
12. ALL MATERIALS AND EQUIPMENT SHOWN SHALL BE NEW. IF THE DRAWINGS DO NOT THOROUGHLY DESCRIBE THE TECHNIQUES TO BE USED, THE INSTALLER SHALL FOLLOW THE INSTALLATION METHODS AND INSTRUCTIONS RECOMMENDED BY THE PRODUCT MANUFACTURER.
13. THE LOCATION OF THE IRRIGATION MAINLINE SHALL BE IDENTIFIED IN THE FIELD AND APPROVED BY THE OWNER'S REPRESENTATIVE BEFORE INSTALLATION.
14. CONTRACTOR IS TO SUBMIT PRODUCT SPECIFICATION SHEETS FOR ALL IRRIGATION EQUIPMENT TO BE USED FOR APPROVAL BY THE LANDSCAPE ARCHITECT PRIOR TO INSTALLATION.
15. THE QUANTITIES SHOWN IN THE LEGEND SHEETS SHALL NOT BE USED FOR BIDDING PURPOSES. THE CONTRACTOR WILL BE RESPONSIBLE FOR CONDUCTING A COMPREHENSIVE MATERIALS TAKEOFF TO DETERMINE THE ACTUAL QUANTITIES OF MATERIAL NECESSARY TO EXECUTE THE WORK DESCRIBED IN THE DOCUMENTS.
16. ALL TRENCHES SHALL BE BACKFILLED WITH CLEAN DEBRIS-FREE MATERIALS.
17. IRRIGATION CONTRACTOR IS TO INSTALL CHRISTY ZONE TAGS WITH THE CORRESPONDING CONTROLLER ZONE NUMBER AT EACH CONTROL VALVE.
18. AS BUILT DOCUMENTS ARE TO BE PROVIDED TO THE OWNER UPON COMPLETION OF THE PROJECT, THE MAINLINE, CONTROL VALVES, ISOLATION VALVES, GROUND RODS AND SPLICE BOXES SHALL BE LOCATED WITH A MEASUREMENT FROM TWO FIXED POINTS.
19. IRRIGATION CONTRACTOR SHALL SECURE ANY AND ALL NECESSARY PERMITS FOR THE WORK PRIOR TO COMMENCEMENT OF ON-SITE OPERATIONS.
20. A MAINLINE PRESSURE TEST IS TO BE CONDUCTED BEFORE BACKFILLING. ALL FINDINGS ARE TO BE REPORTED TO THE LANDSCAPE ARCHITECT WITHIN TWENTY FOUR HOURS POST TEST.
21. ALL SLEEVES ARE TO BE TWO TIMES THE SIZE OF THE PIPE. COORDINATE ALL SLEEVES WITH THE APPROPRIATE CONTRACTOR PRIOR TO CONSTRUCTION. NOT ALL NECESSARY VERTICAL SLEEVES MAY BE SHOWN ON THESE PLANS. FIELD VERIFY. ALL SLEEVE LOCATIONS ARE TO BE APPROVED BY THE OWNER PRIOR TO CONSTRUCTION.
22. THE IRRIGATION INSTALLER IS TO INSTALL THIS SYSTEM PER THE AVAILABLE FLOW AND PRESSURE AT THE SITE. FIELD ADJUST AS NECESSARY.
23. CONTACT THE LOCAL MANUFACTURERS REPRESENTATIVE PRIOR TO BIDDING AND CONSTRUCTION.

IRRIGATION SCHEDULE

SYMBOL	MANUFACTURER/MODEL/DESCRIPTION	QTY	PSI
	RAIN BIRD 1806-U-PRS U10 SERIES TURF SPRAY 6" POP-UP SPRINKLER WITH CO-MOLDED WIPER SEAL, SIDE AND BOTTOM INLET. 1/2" NPT FEMALE THREADED INLET. PRESSURE REGULATING.	6	30
	RAIN BIRD 1806-U-PRS U12 SERIES TURF SPRAY 6" POP-UP SPRINKLER WITH CO-MOLDED WIPER SEAL, SIDE AND BOTTOM INLET. 1/2" NPT FEMALE THREADED INLET. PRESSURE REGULATING.	7	30
	RAIN BIRD 1806-U-PRS U15 SERIES TURF SPRAY 6" POP-UP SPRINKLER WITH CO-MOLDED WIPER SEAL, SIDE AND BOTTOM INLET. 1/2" NPT FEMALE THREADED INLET. PRESSURE REGULATING.	9	30
	RAIN BIRD 1806-U-PRS HE-VAN SERIES TURF SPRAY 6" POP-UP SPRINKLER WITH CO-MOLDED WIPER SEAL, SIDE AND BOTTOM INLET. 1/2" NPT FEMALE THREADED INLET. PRESSURE REGULATING.	1	30
	RAIN BIRD 1800-1400 FLOOD FIXED FLOW RATE (0.25-2.0GPM), FULL CIRCLE BUBBLER, 1/2-1" FIPT.	24	30
SYMBOL	MANUFACTURER/MODEL/DESCRIPTION	QTY	
	AREA TO RECEIVE DRIPLINE RAIN BIRD XFS-CV-09-12 XFS-CV ON-SURFACE LANDSCAPE DRIPLINE WITH A HEAVY-DUTY 4.3 PSI CHECK VALVE, 0.9 GPH EMITTERS AT 12" O.C. DRIPLINE LATERALS SPACED AT 12" APART, WITH EMITTERS OFFSET FOR TRIANGULAR PATTERN. SPECIFY XF INSERT FITTINGS.	372.3 L.F.	
SYMBOL	MANUFACTURER/MODEL/DESCRIPTION	QTY	
	IRRIGATION LATERAL LINE: PVC CLASS 200 SDR 21	388.1 L.F.	
	Valve Callout Valve Number Valve Flow Valve Size		

*THE QUANTITIES SHOWN IN THE LEGEND SHEETS SHALL NOT BE USED FOR BIDDING PURPOSES. THE CONTRACTOR WILL BE RESPONSIBLE FOR CONDUCTING A COMPREHENSIVE MATERIALS TAKEOFF TO DETERMINE THE ACTUAL QUANTITIES OF MATERIAL NECESSARY TO EXECUTE THE WORK DESCRIBED IN THE DOCUMENTS.

*THE IRRIGATION CONTRACTOR IS TO SET THE RUN TIMES FOR EACH ZONE TO MATCH THE PLANT WATER REQUIREMENTS, SITE CONDITIONS AND MICRO-CLIMATE FACTORS. SEE THE LANDSCAPE PLANS FOR PLANT SPECIFICATIONS.



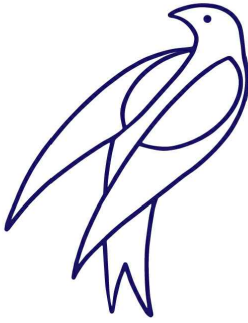
THESE PLANS ARE DIAGRAMMATIC OF THE WORK TO BE PERFORMED. ALL LANDSCAPED AREAS ARE TO RECEIVED 100% COVERAGE. INSTALL THIS IRRIGATION SYSTEM PER THE SITE CONDITIONS, AVAILABLE FLOW/PRESSURE AND MANUFACTURERS RECOMMENDATIONS.

NORTH



Scale: 1"= 10'-0"

PURPLE
MARTIN
STUDIO
LANDSCAPE
ARCHITECTURE



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HOLLYWOOD RESIDENCE

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HOLLYWOOD, FLORIDA

PROJECT:

REVISIONS:

1)

SEAL:

MEMBER ASLA: FL LICENSE #LA0667363

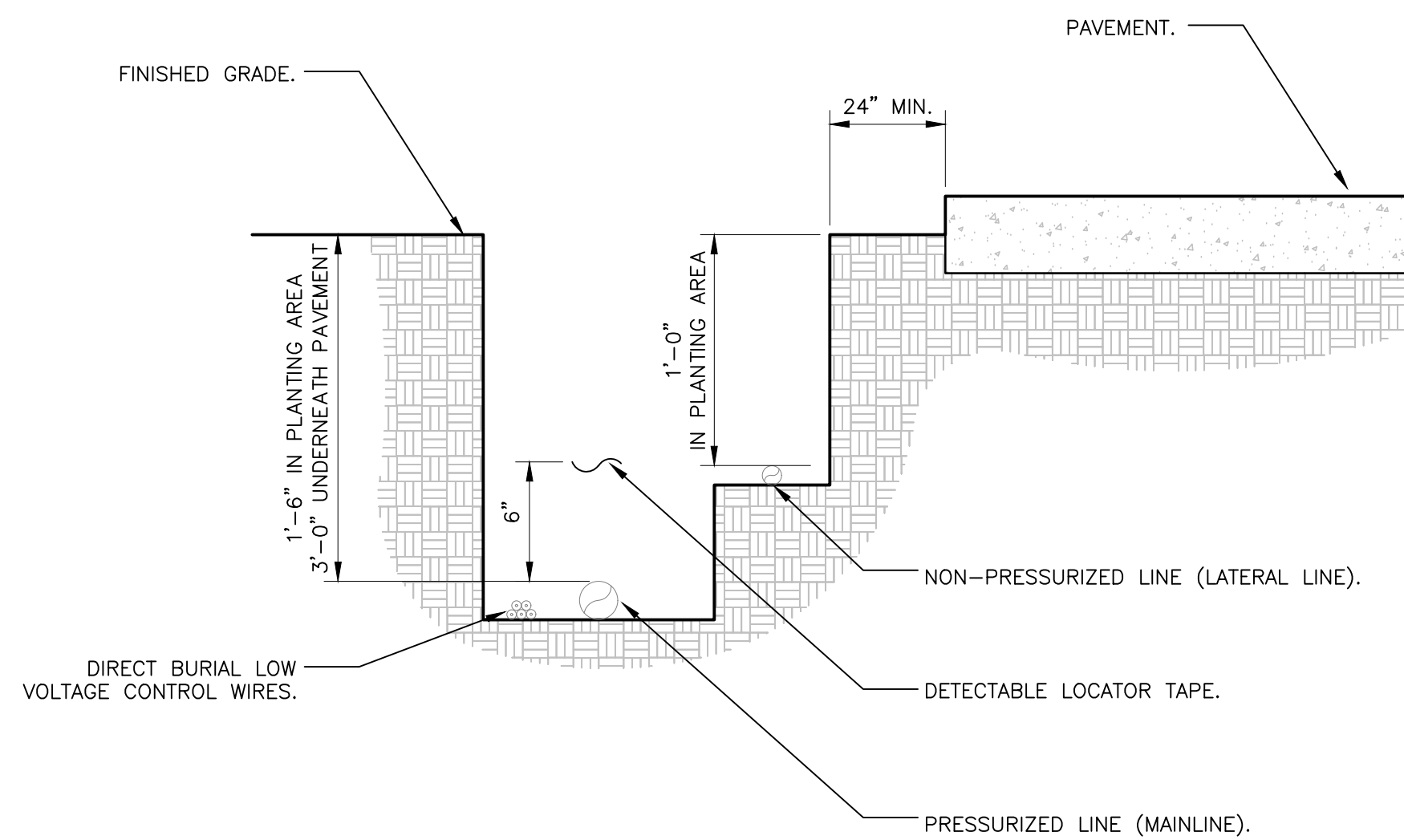
DRAWING: IRRIGATION PLAN,
LEGEND & NOTES

SCALE: SEE LEFT DATE: 12.14.21

SHEET #

L-5

CAD ID:



NOTES:

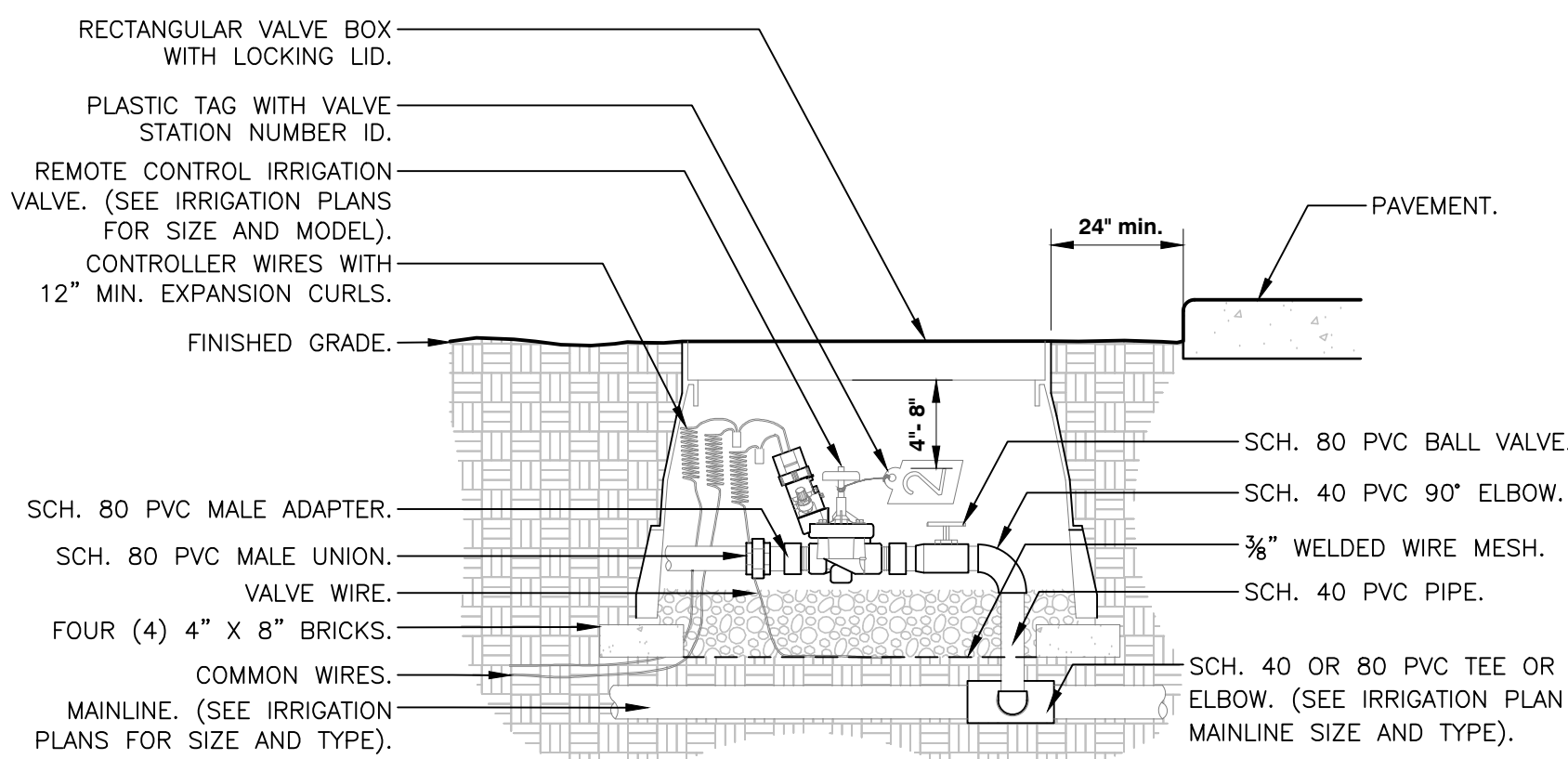
- 1- SEE IRRIGATION LEGEND FOR MAINLINE AND LATERAL LINE PIPE SIZE AND TYPE.
- 2- DIRECT BURIAL CONTROL WIRES SHALL BE INSTALLED IN SCH. 40 PVC ELECTRICAL CONDUIT IF REQUIRED.
- 3- 2-WIRE IRRIGATION WIRE SHALL BE INSTALLED IN SCH. 40 PVC ELECTRICAL CONDUIT.
- 4- DETECTABLE LOCATOR TAPE SHALL BE LOCATED SIX INCHES (6") ABOVE THE ENTIRE MAINLINE RUN.

1 IRRIGATION TRENCHING

N.T.S

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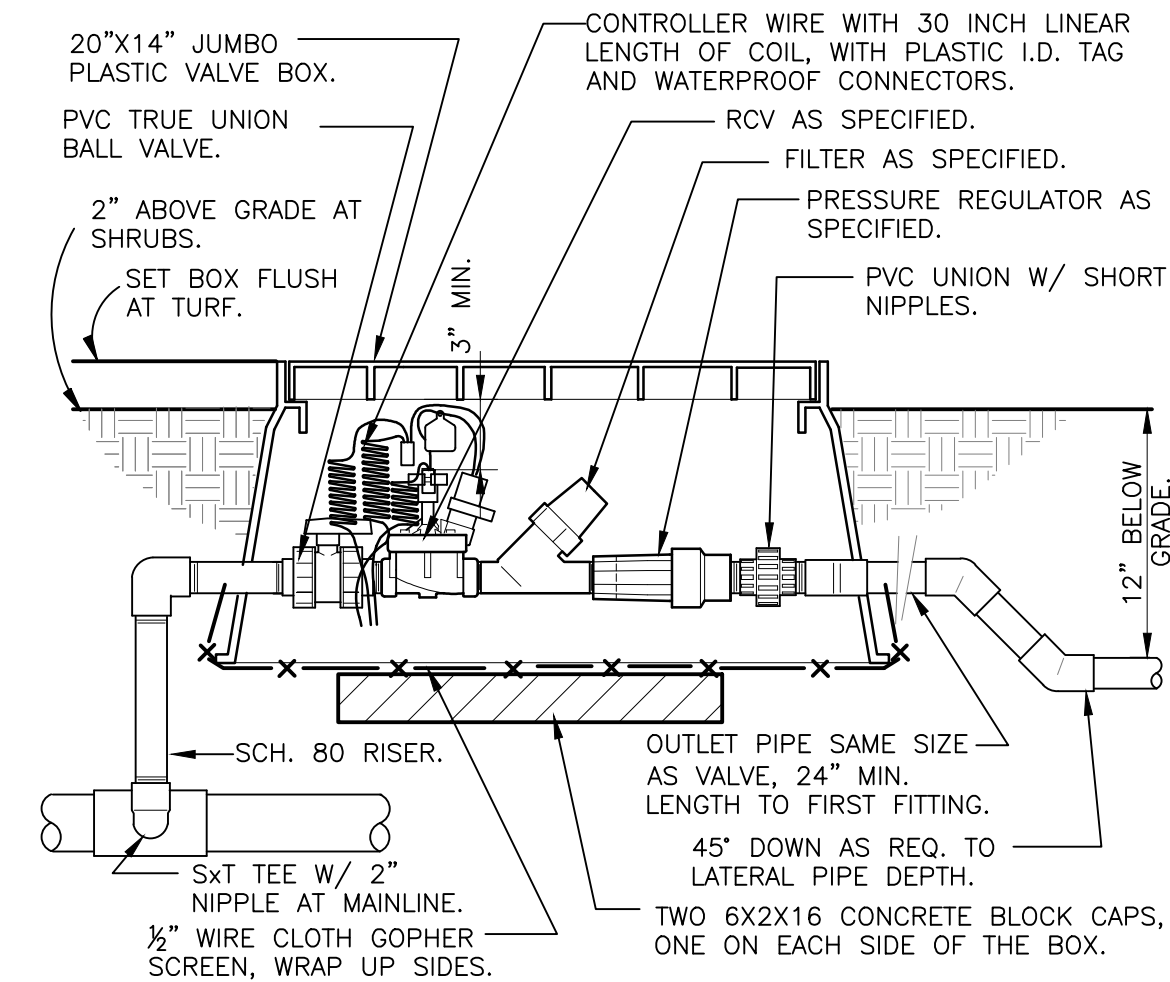
- 1- LOCATE VALVE BOX WITHIN 24" OF PAVEMENT EDGE IN PLANTING AREA WHERE EASILY ACCESSIBLE WHENEVER POSSIBLE.
- 2- COMMON WIRE AND CONTROLLER WIRE SHALL BE DIRECT BURIAL 14 AWG OR LARGER. COLOR: COMMON (WHITE), CONTROLLER WIRE FOR TURF (BLUE), AND CONTROLLER WIRE FOR SHRUBS (RED). (SEE SPECIFICATIONS FOR 2-WIRE CONTROLLERS).
- 3- ALL WIRE RUNS SHALL BE CONTINUOUS WITHOUT ANY SPLICES UNLESS APPROVED BY THE OWNER'S REPRESENTATIVE. SEE SPLICE BOX DETAIL. WIRE CONNECTIONS SHALL BE MADE USING DBR/Y-6 CONNECTORS OR APPROVED EQUAL.
- 4- VALVE BOX SHALL BE WRAPPED WITH MIN. 3 MIL THICK PLASTIC AND SECURE IT USING DUCT TAPE OR ELECTRICAL TAPE.
- 5- MAINLINES 4" OR LARGER SHALL USE SADDLES AT THE CONNECTIONS POINTS TO THE IRRIGATION VALVE. (SEE SPECIFICATIONS FOR IRRIGATIONS' SADDLES).
- 6- ALL SCH. 80 PVC TO SCH. 40 PVC THREADED CONNECTIONS SHALL BE MADE USING TEFLON TAPE.
- 7- VALVE BOXES SHALL BE LOCATED IN PLANTING AREAS.

2 REMOTE CONTROL IRRIGATION VALVE

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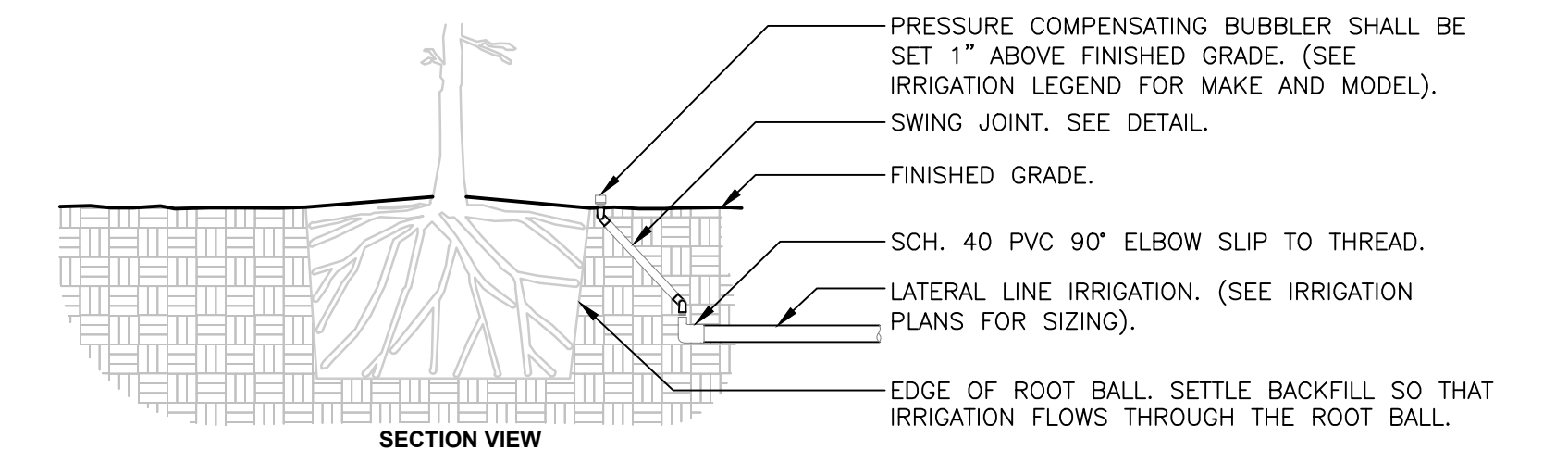
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3 1" DRIP VALVE/FILTER/REGULATOR

N.T.S

FX-IR-FX-DRIP-12

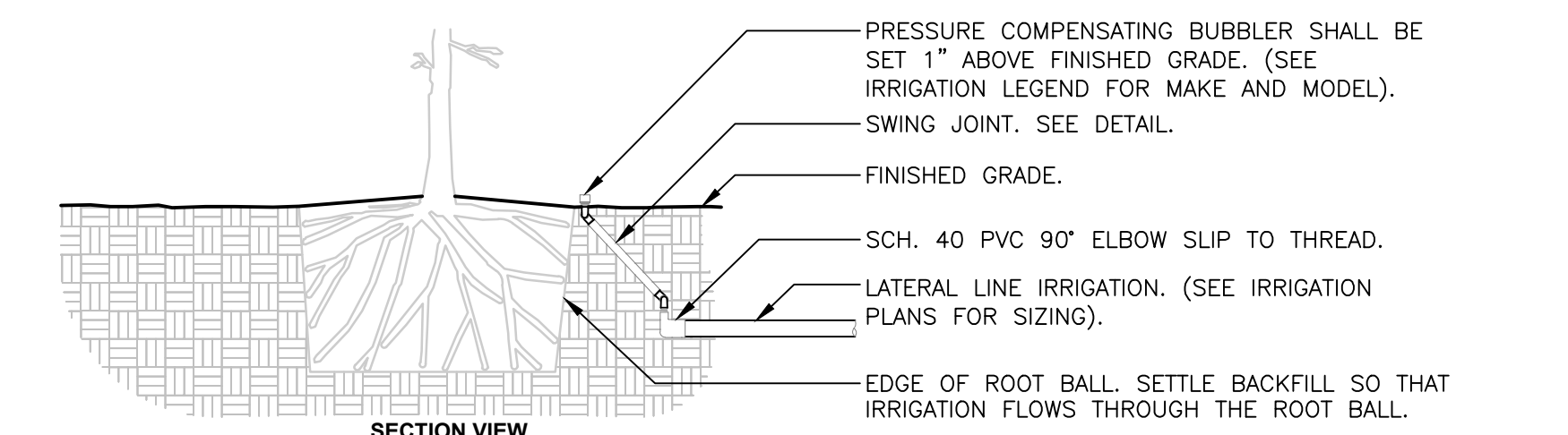


NOTES:

- 1- ALL IRRIGATION FITTINGS SHALL BE SCH. 40 PVC UNLESS SPECIFIED OTHERWISE.
- 2- ALL THREADED CONNECTIONS FROM SCH. 40 TO SCH. 80 PVC SHALL BE MADE USING TEFLON TAPE.
- 3- CONTRACTOR SHALL SETTLE THE AREA AROUND THE BUBBLER AND EDGE OF THE ROOT BALL SO THAT ALL IRRIGATION FLOWS THROUGH THE ROOT BALL.

SECTION VIEW

PLAN VIEW



SECTION VIEW

PLAN VIEW

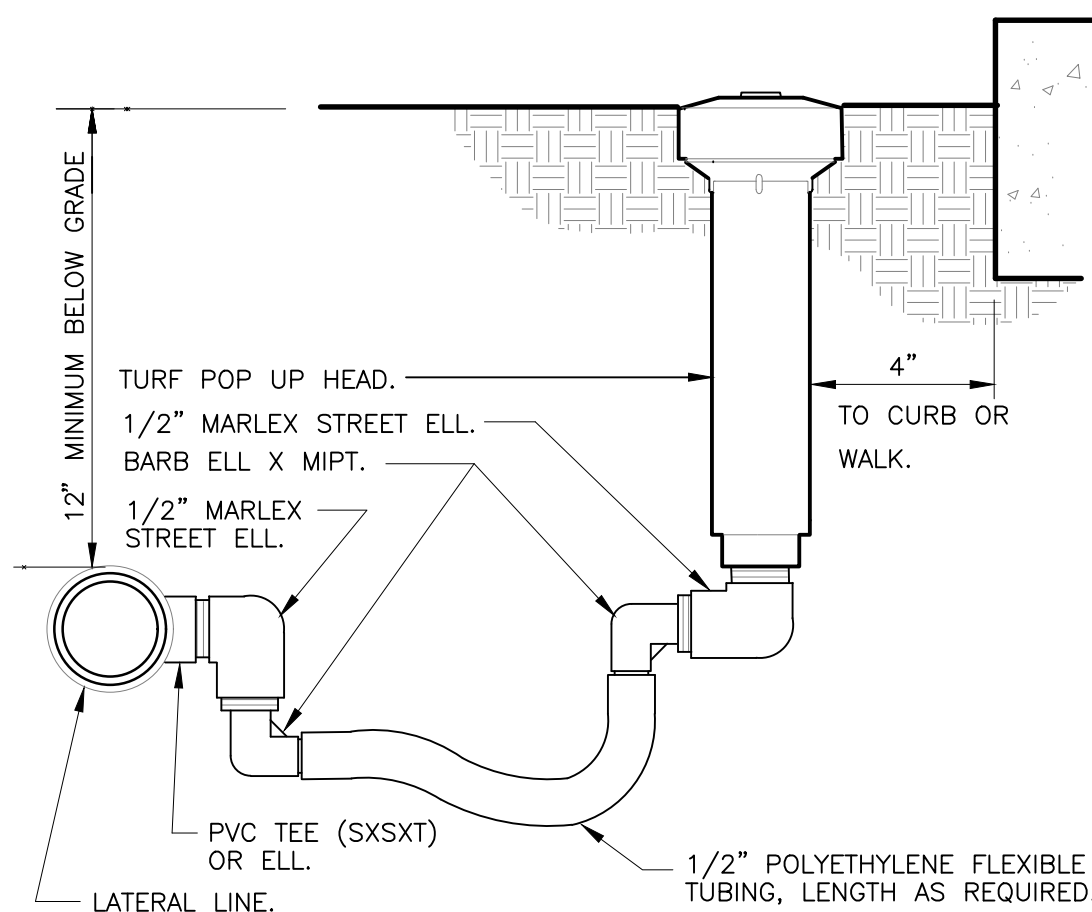
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- 2- ALL THREADED CONNECTIONS FROM SCH. 40 TO SCH. 80 PVC SHALL BE MADE USING TEFLON TAPE.
- 3- CONTRACTOR SHALL SETTLE THE AREA AROUND THE BUBBLER AND EDGE OF THE ROOT BALL SO THAT ALL IRRIGATION FLOWS THROUGH THE ROOT BALL.

5 IRRIGATION BUBBLER (2) W/ LAYOUT

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FX-IR-FX-BUBB-01



6 TURF SPRAY FLEX ASSEMBLY

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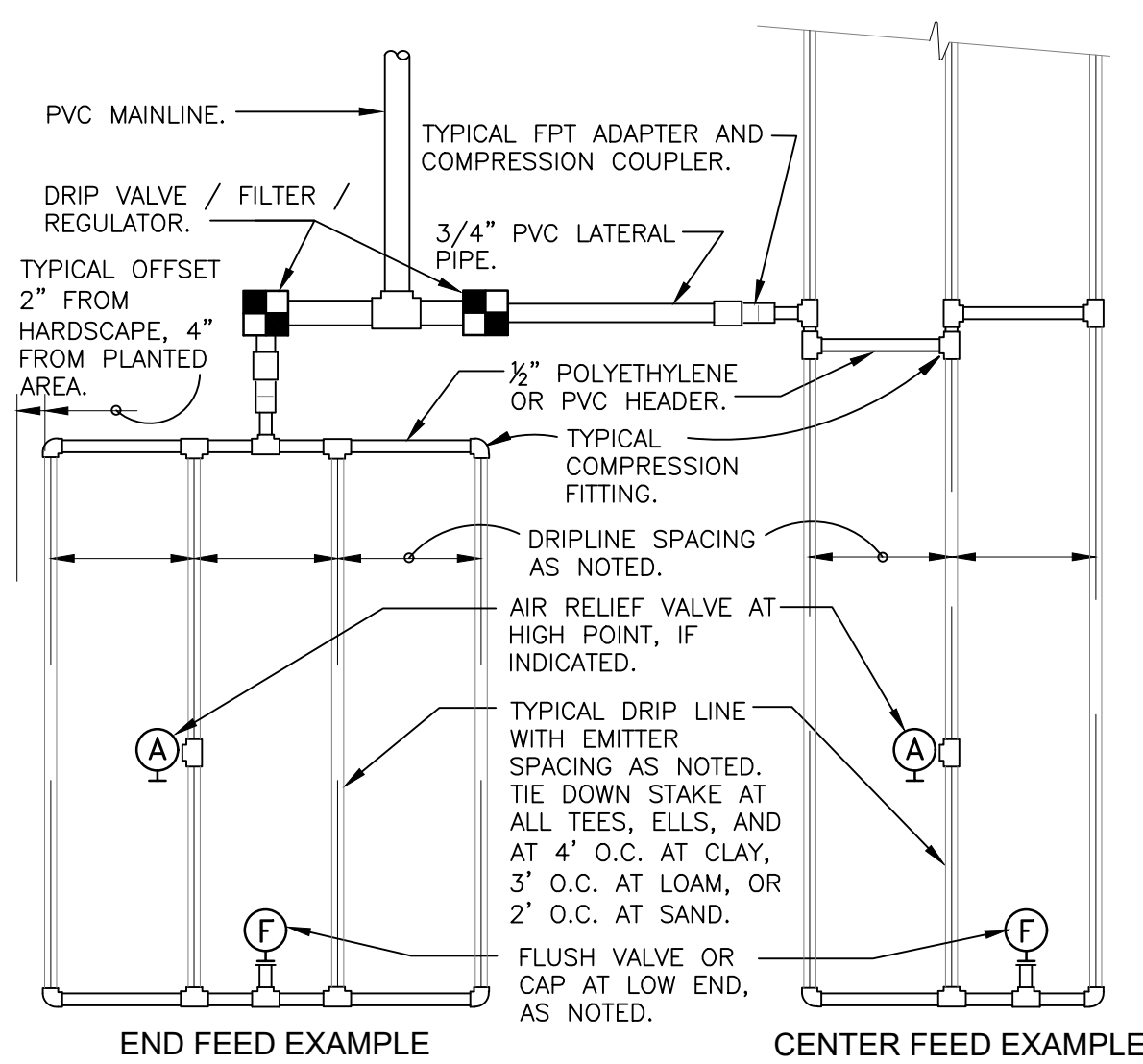
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4 IRRIGATION BUBBLER W/ LAYOUT

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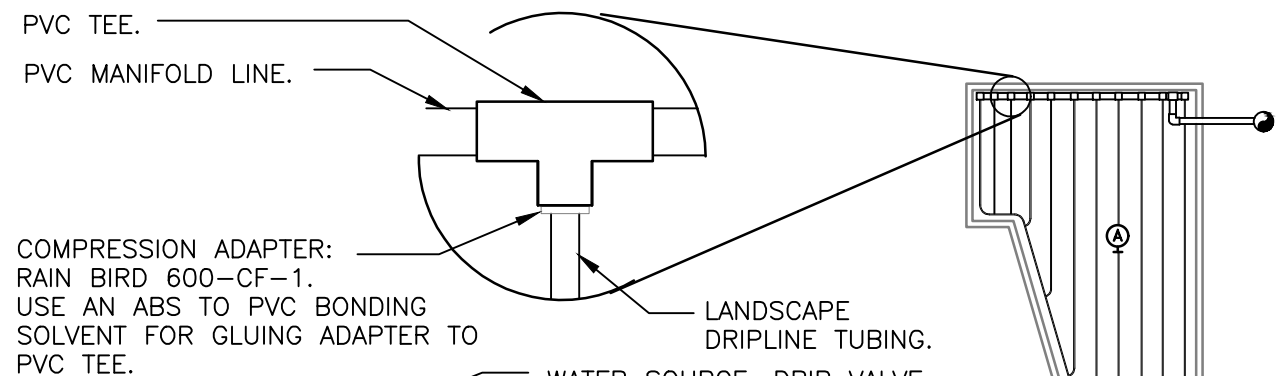
	MAXIMUM LATERAL LENGTH (FEET)					
	EMITTER FLOW RATE GPH					
PSI	12" SPACING 0.6 0.9		18" SPACING 0.6 0.9		24" SPACING 0.6 0.9	
10	125	96	175	135	218	171
20	249	191	350	171	442	340
30	307	236	434	333	550	422
40	350	268	495	380	627	171
50	125	96	175	135	218	171
60	125	96	175	135	218	171

GRID PRECIPITATION RATES (IN/HR)				
EMITTER SPACING	LATERAL SPACING	EMITTER FLOW RATE		
		0.6	0.9	
12	12	0.96	1.44	
18	18	0.69	1.03	
24	24	0.28	0.41	

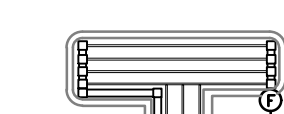
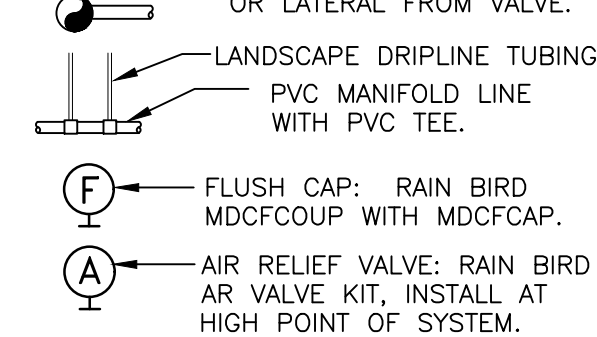
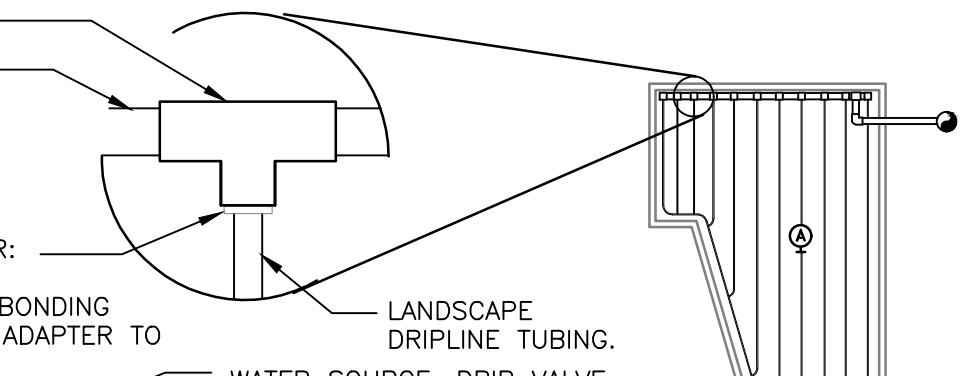
LATERAL FLOW PER 100 FT (GPM)				
EMITTER FLOW	12" SPACING	18" SPACING	24" SPACING	
0.6 GPH	1.0 GPM	0.67 GPM	0.50 GPM	
0.9 GPH	1.5 GPM	1.0 GPM	0.75 GPM	

SLOPED CONDITION NOTE:

1. DRIPLINE LATERALS SHOULD FOLLOW THE CONTOURS OF THE SLOPE WHENEVER POSSIBLE.
2. INSTALL AIR RELIEF VALVE AT HIGHEST POINT.
3. NORMAL SPACING WITHIN THE TOP 2/3 OF SLOPE.
4. INSTALL DRIPLINE AT 25% GREATER SPACING AT THE BOTTOM 1/3 OF THE SLOPE.
5. WHEN ELEVATION CHANGE IS 10 FT OR MORE, ZONE THE BOTTOM 1/3 ON A SEPARATE VALVE.



COMPRESSION ADAPTER:
RAIN BIRD 600-CF-1.
USE AN ABS TO PVC BONDING
SOLVENT FOR GLUING ADAPTER TO
PVC TEE.



DOGBONE SHAPED

POLYGON SHAPED

CORNER SHAPED

"C" SHAPED

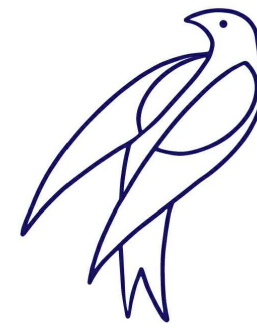
CURVED POLYGON

ODD SHAPED

HOURLASS SHAPED

FX-IR-RB-DRIP-30

**PURPLE
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ARCHITECTURE



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HOLLYWOOD RESIDENCE

1254 MADISON ST.
HOLLYWOOD, FLORIDA

PROJECT:

REVISIONS:

1)

SEAL:

MEMBER ASLA: FL LICENSE #LA0667363

DRAWING: IRRIGATION DETAILS

SCALE: DATE: 12.14.21

SHEET #

L-6

CAD ID:

7 TYPICAL RAIN BIRD DRIPLINE REQUIREMENTS

3" = 1'-0"

GENERAL NOTES AND SPECIFICATIONS:

I. APPLICABLE CODES

1. ALL WORK AND MATERIALS SHALL CONFORM TO CURRENT CITY OF HOLLYWOOD PUBLIC WORKS DEPARTMENT, CITY OF HOLLYWOOD BUILDING DEPARTMENT, BROWARD COUNTY PUBLIC WORKS DEPARTMENT, BROWARD COUNTY ENVIRONMENTAL PROTECTION & GROWTH MANAGEMENT, FLORIDA DEPARTMENT OF TRANSPORTATION (FDOT) STANDARDS AND SPECIFICATIONS AS WELL AS ALL LOCAL, STATE, AND NATIONAL CODES AND REGULATORY REQUIREMENTS, AS APPLICABLE.

2. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ENSURING THAT ALL CONSTRUCTION AND DITCH EXCAVATION SHALL BE DONE IN A SAFE MANNER AND IN STRICT COMPLIANCE WITH ALL THE REQUIREMENTS OF FEDERAL OCCUPATIONAL SAFETY AND HEALTH ACT OF 1970, AND ALL STATE AND LOCAL SAFETY AND HEALTH REGULATIONS.

3. PROPOSED ELEVATIONS SHOWN ARE FINISHED GRADES REFERENCED TO NORTH AMERICAN VERTICAL DATUM, N.A.V.D., 1988.

3A. LOCATIONS AND ELEVATIONS OBTAINED FROM TOPOGRAPHIC SURVEY PREPARED BY: ACCURATE LAND SURVEYORS, INC.
LB # 3635

4. EXISTING UTILITIES TO BE ADJUSTED IN ACCORDANCE WITH PROPOSED GRADES AND REQUIREMENTS OF UTILITY OWNERS, AS REQUIRED.

5. EXISTING STRUCTURES, TREES, UTILITIES, AND OTHER IMPROVEMENTS WHICH ARE TO REMAIN IN PLACE SUCH AS BUILDING SEWERS, DRAINS, WATER OR GAS PIPES, CONDUITS, POLES, WALLS, COLUMNS, ETC., WHETHER OR NOT SHOWN ON THE PLANS, ARE TO BE CAREFULLY PROTECTED FROM DAMAGE. IF DAMAGE OCCURS FROM WORK PERFORMED UNDER THIS CONTRACT, THE CONTRACTOR SHALL PROMPTLY REPAIR THE DAMAGED ITEM(S) TO THE CONDITION OF THE ITEM(S) PRIOR TO THE DAMAGE. THIS WORK SHALL BE AT NO ADDITIONAL COST TO THE OWNER.

6. THE CONTRACTOR IS TO USE CAUTION WHEN WORKING IN OR AROUND AREAS OF OVERHEAD TRANSMISSION LINES AND UNDERGROUND UTILITIES.

7. CONTRACTOR SHALL PRESERVE ALL STREET SIGNS, PARKING METERS, BENCHES, TRAFFIC CONTROL SIGNS, TRAFFIC LOOPS, ETC. WHEN DIRECTED BY THE ENGINEER, THE CONTRACTOR SHALL REINSTALL OR DELIVER SAID PUBLIC PROPERTY TO THE COUNTY YARD.

8. THE CONTRACTOR SHALL TAKE SPECIAL NOTE OF SOIL CONDITIONS THROUGHOUT THIS PROJECT. ANY SPECIAL SHORING, SHEETING, OR OTHER PROCEDURES NECESSARY TO PROTECT ADJACENT PROPERTY, EITHER PUBLIC OR PRIVATE, DURING EXCAVATION OF SUBSOIL MATERIAL OR DURING THE FILLING OF ANY AREA, OR FOR ANY OPERATION DURING CONSTRUCTION, SHALL BE THE SOLE RESPONSIBILITY OF THE CONTRACTOR.

9. THE CONTRACTOR AND SUBCONTRACTORS SHALL OBTAIN A COPY OF THE HOLLYWOOD PUBLIC WORKS MANUAL, BROWARD COUNTY PUBLIC WORKS MANUAL, THE BROWARD WATER AND SEWER DEPARTMENT STANDARDS AND SPECIFICATIONS, THE FLORIDA DEPARTMENT OF TRANSPORTATION "STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION", AND THE FLORIDA BUILDING CODE (LATEST EDITIONS), AND BECOME FAMILIAR WITH THE CONTENTS PRIOR TO COMMENCING WORK, AND, UNLESS OTHERWISE NOTED, ALL WORK SHALL CONFORM AS APPLICABLE TO THESE STANDARDS AND SPECIFICATIONS.

10. THE CONTRACTOR SHALL BE RESPONSIBLE FOR FURNISHING ALL MATERIAL AND LABOR TO CONSTRUCT THE FACILITY AS SHOWN AND DESCRIBED IN THE CONSTRUCTION DOCUMENTS IN ACCORDANCE WITH THE APPROPRIATE APPROVING AUTHORITIES, SPECIFICATIONS, AND REQUIREMENTS. CONTRACTOR SHALL CLEAR AND GRUB ALL AREAS UNLESS OTHERWISE INDICATED, REMOVING TREES, STUMPS, ROOTS, MUCK, EXISTING PAVEMENT, AND ALL OTHER DELETERIOUS MATERIAL.

11. EXISTING UTILITIES SHOWN ARE LOCATED ACCORDING TO THE INFORMATION AVAILABLE TO THE ENGINEER AT THE TIME OF THE TOPOGRAPHIC SURVEY AND HAVE NOT BEEN INDEPENDENTLY VERIFIED BY THE OWNER OR THE ENGINEER. GUARANTEE IS NOT MADE THAT ALL EXISTING UNDERGROUND UTILITIES ARE SHOWN OR THAT THE LOCATION OF THOSE SHOWN ARE ENTIRELY ACCURATE. FINDING THE ACTUAL LOCATION OF ANY EXISTING UTILITIES IS THE CONTRACTOR'S RESPONSIBILITY AND SHALL BE DONE BEFORE COMMENCING ANY WORK IN THE VICINITY. FURTHERMORE, THE CONTRACTOR SHALL BE FULLY RESPONSIBLE FOR ANY AND ALL DAMAGES DUE TO THE CONTRACTOR'S FAILURE TO EXACTLY LOCATE AND PRESERVE ANY AND ALL UNDERGROUND UTILITIES. THE OWNER OR ENGINEER WILL ASSUME NO LIABILITY FOR ANY DAMAGES SUSTAINED OR COST INCURRED BECAUSE OF THE OPERATIONS IN THE VICINITY OF EXISTING UTILITIES OR STRUCTURES, NOR FOR TEMPORARY BRACING AND SHORING OF SAME. IF IT IS NECESSARY TO SHORE, BRACE, SWING, OR RELOCATE A UTILITY, THE UTILITY COMPANY OR DEPARTMENT AFFECTED SHALL BE CONTACTED AND THEIR PERMISSION OBTAINED REGARDING THE METHOD TO USE FOR SUCH WORK.

12. IT IS THE CONTRACTOR'S RESPONSIBILITY TO CONTACT THE VARIOUS UTILITY COMPANIES WHICH MAY HAVE BURIED OR AERIAL UTILITIES WITHIN OR NEAR THE CONSTRUCTION AREA BEFORE COMMENCING WORK. THE CONTRACTOR SHALL PROVIDE 48 HOURS MINIMUM NOTICE TO ALL UTILITY COMPANIES PRIOR TO BEGINNING CONSTRUCTION.

13. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL REQUIRED CONSTRUCTION PERMITS AND BONDS IF REQUIRED PRIOR TO CONSTRUCTION.

14. THE CONTRACTOR SHALL HAVE AVAILABLE AT THE JOB SITE AT ALL TIMES ONE COPY OF THE CONSTRUCTION DOCUMENTS INCLUDING PLANS, SPECIFICATIONS, GEOTECHNICAL REPORT, AND SPECIAL CONDITIONS AND COPIES OF ANY REQUIRED CONSTRUCTION PERMITS.

15. ANY DISCREPANCIES ON THE DRAWINGS SHALL BE IMMEDIATELY BROUGHT TO THE ATTENTION OF THE OWNER AND ENGINEER BEFORE COMMENCING WORK. NO FIELD CHANGES OR DEVIATIONS FROM DESIGN ARE TO BE MADE WITHOUT PRIOR APPROVAL OF THE OWNER AND NOTIFICATION TO THE ENGINEER.

16. THE CONTRACTOR SHALL BE RESPONSIBLE FOR SUBMITTING TO THE OWNER AND ENGINEER A CERTIFIED RECORD SURVEY (AS-BUILT) SIGNED AND SEALED BY A PROFESSIONAL LAND SURVEYOR REGISTERED IN THE STATE OF FLORIDA DEPICTING THE ACTUAL FIELD LOCATION OF ALL CONSTRUCTED IMPROVEMENTS. ALL SURVEY COSTS WILL BE THE CONTRACTOR'S RESPONSIBILITY.

17. ANY WELLS DISCOVERED ON SITE THAT WILL HAVE NO USE MUST BE PLUGGED BY A LICENSED WELL DRILLING CONTRACTOR IN A MANNER APPROVED BY ALL JURISDICTIONAL AGENCIES. CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ANY WELL ABANDONMENT PERMITS REQUIRED.

18. ANY WELL DISCOVERED DURING EARTH MOVING OR EXCAVATION SHALL BE REPORTED TO THE APPROPRIATE JURISDICTIONAL AGENCIES WITHIN 24 HOURS AFTER DISCOVERY IS MADE.

19. ANY WELL TO REMAIN SHALL BE ADJUSTED TO GRADE BY THE CONTRACTOR.

20. ALL COPIES OF COMPACTION, CONCRETE, AND OTHER REQUIRED TEST RESULTS ARE TO BE SENT TO THE OWNER AND DESIGN ENGINEER OF RECORD DIRECTLY FROM THE TESTING AGENCY.

21. THE CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING THAT THE PROPOSED IMPROVEMENTS SHOWN ON THE PLANS DO NOT CONFLICT WITH ANY KNOWN EXISTING OR OTHER PROPOSED IMPROVEMENTS. IF ANY CONFLICTS ARE DISCOVERED, THE CONTRACTOR SHALL NOTIFY THE OWNER PRIOR TO INSTALLATION OF ANY PORTION OF THE SITE WORK THAT WOULD BE AFFECTED. FAILURE TO NOTIFY OWNER OF AN IDENTIFIABLE CONFLICT PRIOR TO PROCEEDING WITH INSTALLATION RELIEVES OWNER OF ANY OBLIGATION TO PAY FOR A RELATED CHANGE ORDER.

22. THE CONTRACTOR SHALL BE RESPONSIBLE FOR DOCUMENTING AND MAINTAINING AS-BUILT INFORMATION WHICH SHALL BE RECORDED AS CONSTRUCTION PROGRESSES OR AT THE COMPLETION OF APPROPRIATE CONSTRUCTION INTERVALS AND SHALL BE RESPONSIBLE FOR PROVIDING AS-BUILT DRAWINGS TO THE OWNER FOR THE PURPOSE OF CERTIFICATION TO JURISDICTIONAL AGENCIES AS REQUIRED. ALL AS-BUILT DATA SHALL BE COLLECTED BY A STATE OF FLORIDA PROFESSIONAL LAND SURVEYOR WHOSE SERVICES ARE ENGAGED BY THE CONTRACTOR.

II. PRECONSTRUCTION RESPONSIBILITIES

1. THE INFORMATION PROVIDED IN THESE PLANS IS TO ASSIST THE CONTRACTOR IN ASSESSING THE NATURE AND EXTENT OF THE CONDITIONS WHICH MAY BE ENCOUNTERED DURING THE COURSE OF THE WORK. ALL CONTRACTORS ARE DIRECTED, PRIOR TO BIDDING, TO CONDUCT ANY INVESTIGATIONS THEY DEEM NECESSARY TO ARRIVE AT THEIR OWN CONCLUSIONS REGARDING THE ACTUAL CONDITIONS THAT WILL BE ENCOUNTERED AND UPON WHICH THEIR BIDS WILL BE BASED.

THE PRESENCE OF GROUNDWATER SHOULD BE ANTICIPATED ON THIS PROJECT. THE CONTRACTOR'S BID SHALL INCLUDE CONSIDERATION FOR ADDRESSING THIS ISSUE. THE CONTRACTOR SHALL PREPARE AND SUBMIT THE NECESSARY PERMIT APPLICATIONS AND SUPPORTING DOCUMENTS IN ORDER TO OBTAIN A DEWATERING PERMIT FROM THE SOUTH FLORIDA WATER MANAGEMENT DISTRICT AND THE BROWARD COUNTY DEPARTMENT OF ENVIRONMENTAL PROTECTION & GROWTH MANAGEMENT.

2. UPON THE RECEIPT OF THE "NOTICE TO PROCEED", THE CONTRACTOR SHALL CONTACT THE ENGINEER OF RECORD AND ARRANGE A PRE-CONSTRUCTION CONFERENCE TO INCLUDE ALL INVOLVED GOVERNMENTAL AGENCIES, UTILITY OWNERS, THE OWNER, AND THE ENGINEER(S) OF RECORD, AS APPLICABLE.

3. THE CONTRACTOR SHALL APPLY FOR AND PROCURE ALL PERMITS AND LICENSES, PAY ALL CHARGES, TAXES, ROYALTIES & FEES, AND GIVE ALL NOTICES NECESSARY TO COMPLETE THIS PROJECT.

4. THE CONTRACTORS SHALL COORDINATE WITH UTILITY COMPANIES TO ARRANGE FOR ANY REMOVAL, RELOCATION, AND TEMPORARY SUPPORT OF UTILITY FEATURES, ETC. AS NECESSARY TO COMPLETE THE WORK, IF APPLICABLE.

5. THE LOCATIONS OF THE UTILITIES SHOWN IN THE PLANS ARE APPROXIMATE ONLY. THE CONTRACTOR SHALL LOCATE AND EXPOSE ALL EXISTING UTILITIES TO BE CONNECTED SUFFICIENTLY AHEAD OF CONSTRUCTION TO ALLOW REDESIGN BY THE ENGINEER IF SUCH UTILITIES ARE FOUND TO BE DIFFERENT THAN THOSE SHOWN ON THE PLANS.

III. TYPICAL ENGINEER OBSERVATIONS AND 3RD PARTY TEST REPORTS REQUIRED

1. TYPICAL ENGINEER OBSERVATIONS: CONTRACTOR SHALL NOTIFY ENGINEER 48 HOURS IN ADVANCE OF THE FOLLOWING ACTIVITIES:

A. SANITARY SEWER SYSTEM – INFILTRATION/EXFILTRATION TEST OF THE NEW SANITARY SEWER COLLECTION SYSTEM UP TO THE POINT OF CONNECTION WITH THE EXISTING SYSTEM, AND INCLUDING ALL NEW SERVICE LATERALS.

B. SANITARY SEWER MAINS – LAMPING OF NEW SANITARY SEWER MAINS BETWEEN ALL NEW MANHOLES UP TO AND INCLUDING THE CONNECTION MANHOLE ON THE EXISTING SYSTEM.

C. POTABLE WATER DISTRIBUTION MAINS:
1) LIVE TAP CONNECTIONS TO EXISTING MAINS
2) PRESSURE TEST IN ACCORDANCE WITH AWWA STANDARD C600

D. STORM DRAINAGE:
1) DRAINAGE WELLS – COMPLETED WELL PUMP TEST
2) DRAINAGE PIPE AND STRUCTURES – PRIOR TO BACKFILL

E. LIMEROCK BASE – PRIOR TO AND DURING PLACEMENT OF LIMEROCK BASE

F. FINISHED PAVEMENT – PRIOR TO PLACEMENT OF ANY FINISHED ASPHALT, CONCRETE, AND/OR BRICK PAVING.

G. SUBSTANTIAL COMPLETION

H. FINAL INSPECTION

REGARDLESS OF WHETHER OR NOT THE ABOVE ARE WITNESSED BY OTHERS, IF THE CONTRACTOR FAILS TO NOTIFY THE ENGINEER OF RECORD AT LEAST 48 HOURS PRIOR AND THESE ARE COMPLETED WITHOUT THE ENGINEER OF RECORD PRESENT, THE CONTRACTOR SHALL AGAIN EXPOSE THE WORK AND REPEAT ALL TESTS AS REQUESTED BY THE ENGINEER OF RECORD AT NO ADDITIONAL COST TO THE CONTRACT. OTHERWISE, THE ENGINEER OF RECORD RESERVES THE RIGHT TO REFUSE ISSUANCE OF ANY CERTIFICATIONS.

2. THE CONTRACTOR SHALL BE RESPONSIBLE FOR COORDINATING AND CALLING FOR ANY TESTING AND INSPECTIONS REQUIRED BY CITY, COUNTY, STATE, AND FEDERAL AGENCIES HAVING JURISDICTION OVER THE CONTRACTOR'S WORK.

IV. SHOP DRAWINGS

PRIOR TO FABRICATION OR CONSTRUCTION, SHOP DRAWINGS SHALL BE SUBMITTED BY THE CONTRACTOR TO THE ENGINEER OF RECORD FOR REVIEW OF THE FOLLOWING ITEMS:

1. DRAINAGE:
A. DRAINAGE INLETS, CATCH BASINS, MANHOLES, AND STRUCTURES, INCLUDING TOP/BOTTOM SLABS, GRATES, RIMS, AND POLLUTANT RETARDANT BAFFLES.
B. TRENCH OR SLOT DRAINS INCLUDING CHANNELS, ANCHORS, GRATES, OUTLETS, ETC.
C. DRAINAGE WELL STRUCTURES, CASING, AND GRATES.
D. DRAINAGE PIPE AND FITTINGS.
E. CLEANOUTS

2. WATER DISTRIBUTION:
A. PIPE AND FITTINGS
B. VALVES AND AIR RELEASE VALVES
C. FIRE HYDRANTS
D. BACKFLOW PREVENTION DEVICES
E. METER VAULTS & BOXES
F. TAPPING SLEEVES AND CORPORATION STOPS

3. SANITARY SEWER:
A. MANHOLES, INCLUDING STRUCTURES, TOP/BOTTOM SLABS, FRAMES AND RIMS
B. PIPE AND FITTINGS
C. CLEANOUTS
D. VALVES AND AIR RELEASE VALVES
E. PUMP STATION AND ALL RELATED EQUIPMENT

4. ASPHALT MIX
A. SUBGRADE AND LIMEROCK BASE SECTIONS TO BE INCLUDED

V. TEMPORARY FACILITIES

1. TEMPORARY FACILITIES
A. IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO ARRANGE FOR OR SUPPLY TEMPORARY WATER SERVICE, SANITARY FACILITIES, AND ELECTRICITY, DURING CONSTRUCTION.

B. IT IS THE CONTRACTOR'S RESPONSIBILITY TO COORDINATE MAINTENANCE OF TRAFFIC CIRCULATION FOR THE ADJACENT PROPERTY DURING CONSTRUCTION.

C. THE CONTRACTOR SHALL MAINTAIN AT LEAST ONE ACCESS ENTRANCE TO COMMERCIAL PROPERTIES AT ALL TIMES, IF APPLICABLE.

D. THE CONTRACTOR SHALL MAINTAIN A CLEAR PATH FOR ALL SURFACE WATER DRAINAGE STRUCTURES AND DITCHES DURING ALL PHASES OF CONSTRUCTION, IF APPLICABLE.

2. TRAFFIC REGULATION
A. THE CONTRACTOR SHALL PROVIDE ALL WARNING SIGNALS, SIGNS, LIGHTS, AND FLAG PERSONS AS NECESSARY FOR THE MAINTENANCE OF TRAFFIC WITHIN PUBLIC RIGHTS-OF-WAY IN ACCORDANCE WITH M.U.T.C.D. AND THE CITY OF HOLLYWOOD PUBLIC WORKS DEPARTMENT.

B. ALL OPEN TRENCHES AND HOLES ADJACENT TO ROADWAYS OR WALKWAYS SHALL BE PROPERLY MARKED AND BARRICADED TO ASSURE THE SAFETY OF BOTH VEHICULAR AND PEDESTRIAN TRAFFIC.

C. NO TRENCHES OR HOLES NEAR WALKWAYS, IN ROADWAYS, OR THEIR SHOULDERS ARE TO BE LEFT OPEN DURING NIGHTTIME HOURS WITHOUT THE EXPRESS PERMISSION OF THE CITY OF HOLLYWOOD PUBLIC WORKS DEPARTMENT, AND/OR THE FLORIDA DEPARTMENT OF TRANSPORTATION.

VI. PROJECT CLOSE-OUT

1. CLEANING UP

A. DURING CONSTRUCTION, THE PROJECT SITE AND ALL ADJACENT AREAS SHALL BE MAINTAINED IN A NEAT AND CLEAN MANNER, AND UPON FINAL CLEAN-UP, THE PROJECT SITE SHALL BE LEFT CLEAR OF ALL SURPLUS MATERIAL OR TRASH. THE PAVED AREAS SHALL BE BROOM CLEAN.

B. THE CONTRACTOR SHALL RESTORE OR REPLACE, WHEN AND AS DIRECTED, ANY PUBLIC OR PRIVATE PROPERTY DAMAGED BY HIS/HER WORK, EQUIPMENT, AND/OR EMPLOYEES TO A CONDITION AT LEAST EQUAL TO THAT EXISTING IMMEDIATELY PRIOR TO THE BEGINNING OF OPERATIONS.

C. THE CONTRACTOR SHALL REPLACE ALL PAVING, STABILIZED EARTH, CURBS, DRIVEWAYS, SIDEWALKS, FENCES, MAILBOXES, SIGNS, AND ANY OTHER IMPROVEMENTS REMOVED DURING CONSTRUCTION WITH THE SAME TYPE OF MATERIAL AND TO THE CONDITION WHICH EXISTED PRIOR TO THE BEGINNING OF OPERATIONS.

D. WHERE MATERIAL OR DEBRIS HAVE WASHED OR FLOWED INTO, OR HAVE BEEN PLACED IN WATER COURSES, DITCHES, DRAINS, CATCH BASINS, OR ELSEWHERE AS A RESULT OF THE CONTRACTOR'S OPERATIONS, SUCH MATERIAL OR DEBRIS SHALL BE REMOVED AND SATISFACTORILY DISPOSED OF DURING THE PROGRESS OF THE WORK, AND THE AREA KEPT IN A CLEAN AND NEAT CONDITION.

E. ALL DISPOSAL OF EXCESS AND UNSUITABLE EXCAVATED MATERIAL, DEMOLITION, VEGETATION, RUBBISH AND DEBRIS SHALL BE MADE OUTSIDE THE LIMITS OF CONSTRUCTION AT A LEGAL DISPOSAL SITE PROVIDED BY THE CONTRACTOR AT HIS/HER OWN EXPENSE, WITH THE PRIOR APPROVAL OF THE ENVIRONMENTAL ENGINEER, MATERIAL CLEARED FROM THE SITE SHALL NOT BE DEPOSITED ON ADJACENT AND/OR NEARBY PROPERTY.

F. IMMEDIATELY PRIOR TO GRAND OPENING, CONTRACTOR IS TO SWEEP ENTIRE SITE, ELIMINATE ALL DEBRIS AND FUMIGATE THE LANDSCAPE AREAS AND PRESSURE CLEAN THE SITE ASPHALT, CURB, SIDEWALKS, AND CONCRETE PADS.

2. ALL PROPERTY MONUMENTS OR PERMANENT REFERENCES, REMOVED OR DESTROYED BY THE CONTRACTOR DURING CONSTRUCTION SHALL BE RESTORED BY A STATE OF FLORIDA REGISTERED LAND SURVEYOR AT THE CONTRACTOR'S EXPENSE.

3. PROJECT RECORD DOCUMENTS

A. DURING THE DAILY PROGRESS OF THE JOB, THE CONTRACTOR SHALL RECORD ON HIS SET OF CONSTRUCTION DRAWINGS THE EXACT LOCATION, LENGTH, AND ELEVATION OF ANY FACILITY NOT BUILT EXACTLY ACCORDING TO PLANS.

B. THE CONTRACTOR SHALL PROVIDE THE ENGINEER WITH AS-BUILT GRADES AND LOCATIONS OF FINISHED PAVEMENT, SIDEWALKS, CURBS, AND ALL PHYSICAL IMPROVEMENTS. SUCH GRADES SHALL BE OBTAINED BY A LICENSED SURVEYOR REGISTERED TO PRACTICE IN THE STATE OF FLORIDA, AND SHALL DOCUMENT THE INTENT OF THE PROPOSED GRADES SHOWN ON THE PLANS. THIS SHALL BE DONE AT NO COST TO THE OWNER.

4. CONTRACTOR TO REPLACE ALL FOUND PIPES WITH NAIL AND DISKS.

5. REFER TO CITY OF HOLLYWOOD STANDARDS FOR ADDITIONAL CLOSE-OUT REQUIREMENTS.

VII. PAVING

1. GENERAL

A. ALL UNDERGROUND UTILITIES SHALL BE COMPLETED PRIOR TO CONSTRUCTION OF LIMEROCK BASE.

B. ALL EXISTING PAVEMENT CUT OR DAMAGED BY CONSTRUCTION, SHALL BE PROPERLY RESTORED AT THE CONTRACTOR'S EXPENSE.

C. WHERE ANY PROPOSED PAVEMENT IS TO BE CONNECTED TO EXISTING PAVEMENT, THE EXISTING EDGE OF PAVEMENT SHALL BE SAWCUT.

D. PROPOSED ASPHALT PAVEMENT SHALL BE CONNECTED TO EXISTING AS PER FDOT AND CITY OF HOLLYWOOD PUBLIC WORKS STANDARDS. CONTRACTOR SHALL MATCH EXISTING ELEVATIONS ON NEW SIDEWALK OR NEW PAVEMENT.

E. CONTRACTOR SHALL REMOVE AND DISPOSE OF THE EXISTING CONCRETE CURB, CURB & GUTTER, SIDEWALK, AND ASPHALT WHERE NEW SIDEWALK, CURB & GUTTER, AND MEDIAN IS PROPOSED TO BE CONSTRUCTED.

F. NONE OF THE EXISTING LIMEROCK BASE THAT IS REMOVED IS TO BE INCORPORATED INTO THE PROPOSED LIMEROCK BASE.

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By Luis C. Maury, P.E.

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REVISIONS

#	REV	DATE	COMMENTS

JOB NUMBER:

DATE: 7/22/22

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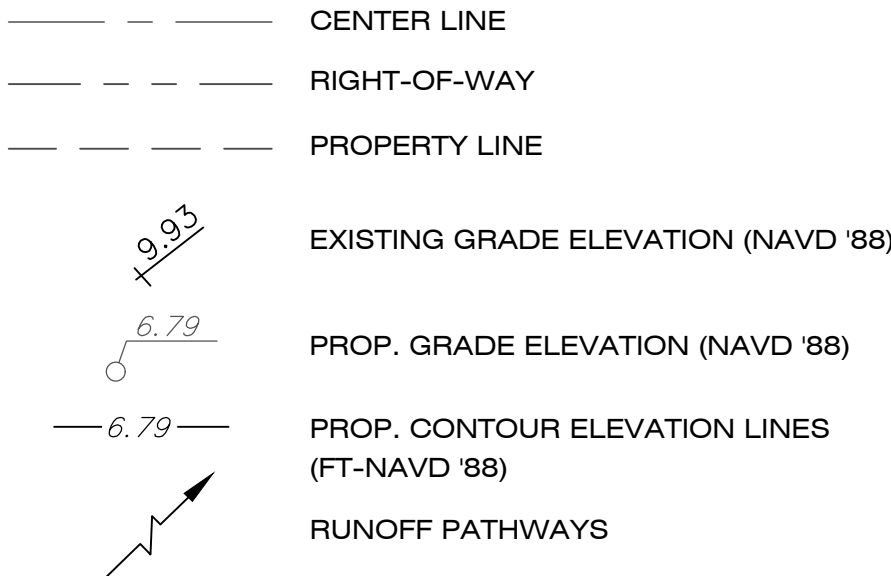
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GENERAL NOTES

C-100

LEGEND



DRAINAGE CALCULATION:

EXISTING CONDITIONS:

SITE AREA = 15,011 SF
PERVIOUS AREA = 8,497 SF (56.6%)
IMPERVIOUS AREA = 6,514 SF (43.4%)

PROPOSED SITE DISTRIBUTION:

SITE AREA = 15,011 SF
PERVIOUS AREA = 7,057 SF (47.0%)
IMPERVIOUS AREA = 7,954 SF (53.0%)

REQUIRED STORAGE:

RAINFALL AMOUNT (P) = 3.3 INCHES (5-yr/1-hr)
COMPACTED SOIL STORAGE = 8.18" (SFWMD)

EXISTING CONDITIONS:

$S = (\text{PERVIOUS} / \text{SITE}) * (\text{COMPACTED SOIL STORAGE}) = (8,497 / 15,011) * (8.18) = 4.63"$
 $S(\text{EXIST.}) = 4.63"$
 $\text{RUNOFF}(R) = (P - 0.2S)^{0.5} / (P + 0.8S) = 0.80"$
 $\text{VOLUME OF RUNOFF}(V) = A * R / 12 = 15,011 * 0.80 / 12 = 1,001 \text{ CF}$

PROPOSED CONDITIONS:

$S = (\text{PERVIOUS} / \text{SITE}) * (\text{COMPACTED SOIL STORAGE}) = (7,057 / 15,011) * (8.18) = 3.85"$
 $S(\text{PROP.}) = 3.85"$
 $\text{RUNOFF}(R) = (P - 0.2S)^{0.5} / (P + 0.8S) = 1.00"$
 $\text{VOLUME OF RUNOFF}(V) = A * R / 12 = 15,011 * 1.00 / 12 = 1,251 \text{ CF}$

$1,251 \text{ CF} - 1,001 \text{ CF} = 250 \text{ CF}$
 $1.0 \text{ IN.} \times 15,011 \text{ SF} / 12 \text{ in/ft} = 1,251 \text{ CF}$
SITE AREA FOR WQ: 15,011 SF - 4,831 SF(roof) = 10,180 SF
IMPERVIOUS AREA WQ: 10,180 SF - 7,057 SF = 3,123 SF
 $2.5 \text{ IN.} \times 30.7\% (\text{PERCENT IMPERVIOUS WQ}) = 0.77 \text{ IN.}$
 $0.77 \text{ IN.} \times 15,011 \text{ SF} / 12 \text{ in/ft} = 963 \text{ CF}$

SWALE AREA STORAGE = (TOP AREA + BOTTOM AREA) / 2 * SWALE AREA DEPTH

SWALE AREA #1 = (1,456 + 1,183) / 2 * 0.50' = 660 CF

SWALE AREA #2 = (1,385 + 1,096) / 2 * 0.50' = 620 CF

TOTAL DRY-RETENTION AREA STORAGE: 660 CF + 620 CF = 1,280 CF

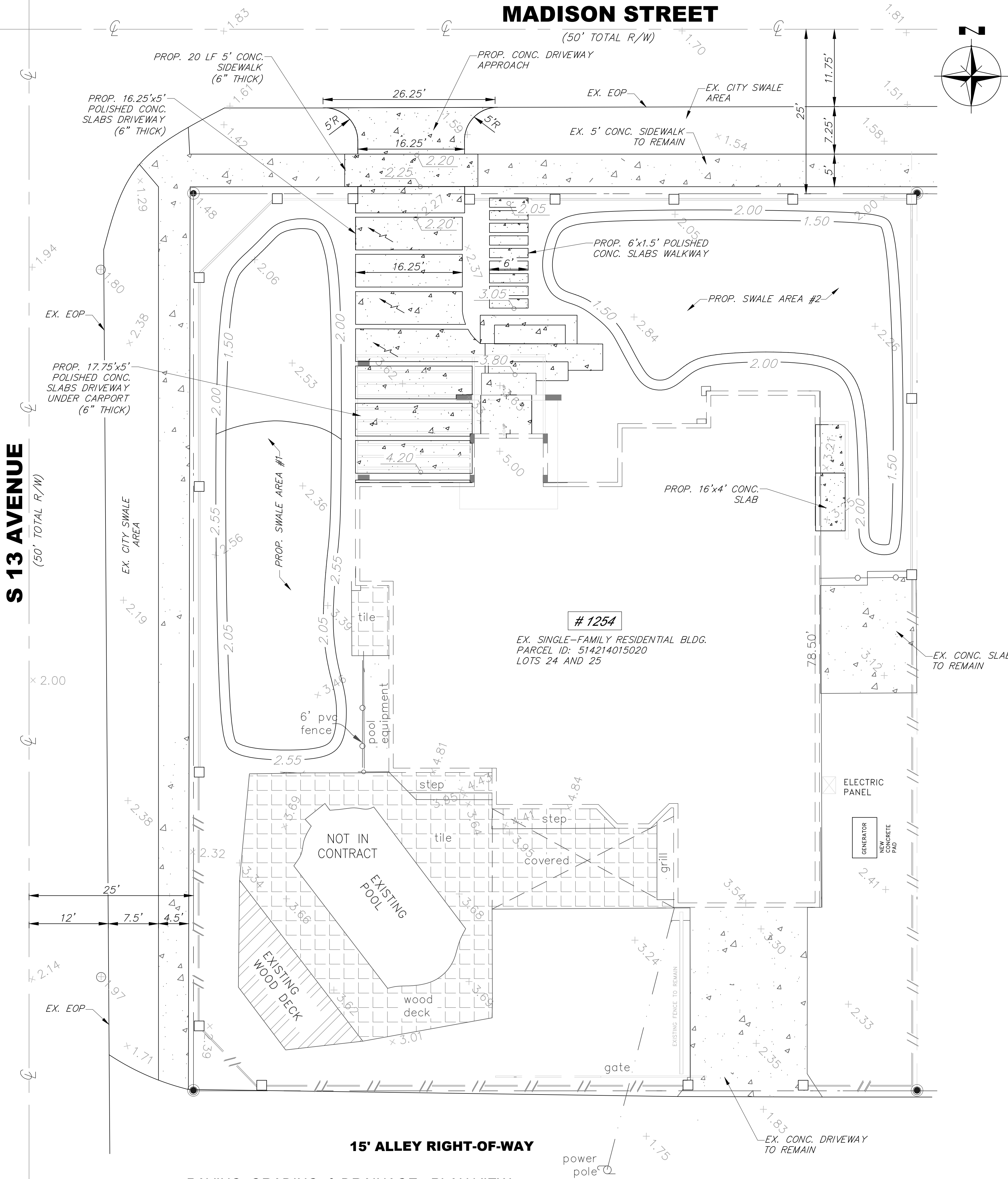
1,280 CF > 1,251 CF

ENGINEER NOTES:

1. ALL RAINFALL RUNOFF TO BE RETAINED ON-SITE. PERIMETER OF LOT SHALL BE GRADED WITH BERM 6-INCHES IN HEIGHT.
2. PROPOSED BERMS AND SWALES SHALL NOT IMPACT EXISTING OR PROPOSED TREES ON THE PROPERTY. SEE LANDSCAPE PLAN.
3. SITE CONCRETE SHALL HAVE MINIMUM STRENGTH 3,000 PSI.
4. ALL ELEVATIONS HEREON RELATE TO N.A.V.D., 1988.



Call 811 or visit sunshine811.com two full business days before digging to have buried facilities located and marked.
Check positive response codes before you dig!



PAVING, GRADING, & DRAINAGE - PLAN VIEW

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

CODE IN EFFECT 2020 FLORIDA BUILDING CODE, EXISTING BUILDINGS

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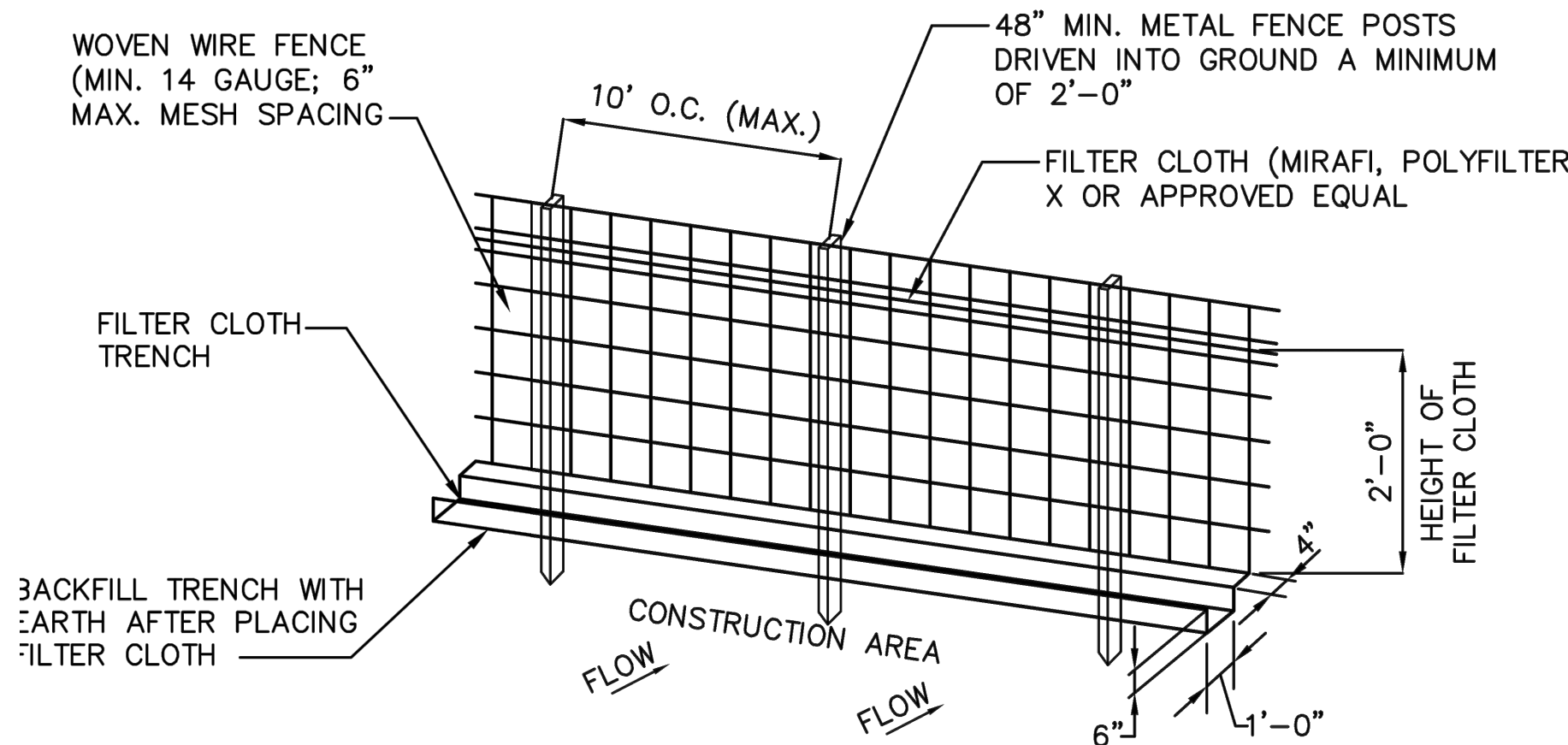
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PAVING, GRADING, & DRAINAGE PLAN
C-200

LEGEND

- CENTER LINE
--- RIGHT-OF-WAY
--- PROPERTY LINE
 EXISTING GRADE ELEVATION (NAVD '88)
--- STAKED SILT FENCE



CONSTRUCTION SPECIFICATIONS:

- WOVEN WIRE FENCE TO BE FASTENED SECURELY TO FENCE POSTS BY USE OF WIRE TIES.
- FILTER CLOTH TO BE FASTENED SECURELY TO WOVEN WIRE FENCE BY USE OF WIRE TIES SPACED EVERY 24" X 24".
- SILT FENCES TO BE INSTALLED IN LOCATIONS AS SHOWN ON THIS EROSION AND SEDIMENT CONTROL PLAN PRIOR TO BEGINNING OF CONSTRUCTION TO CONTROL SEDIMENT.
- SILT FENCES TO BE MAINTAINED AND CLEANED AS NECESSARY TO MAINTAIN IN FUNCTIONAL CONDITION.
- SILT FENCES TO BE REMOVED AND THE AREA TO BE RESTORED TO ITS NATURAL CONDITION WHEN PERMANENT EROSION AND SEDIMENT CONTROL PROCEDURES ARE EFFECTIVE.

SILT FENCE (TYPICAL)

N.T.S.

NOTES:

- FILTER FABRIC TO BE INSTALLED AT ALL EXISTING DRAINAGE CATCH BASINS WITHIN AND ADJACENT TO THE WORK AREA, AND SHALL BE CLEANED PERIODICALLY OR WHEN DRAINAGE FLOW IS IMPEDED.
- SECURED SAND BAGS MAY BE USED IN-LIEU OF SILT FENCE WHERE PRACTICAL. SAND BAGS SHALL BE MAINTAINED AND CLEANED AS NECESSARY TO MAINTAIN FUNCTIONAL CONDITION.



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S 13 AVENUE
(50' TOTAL R/W)

MADISON STREET

(50' TOTAL R/W)

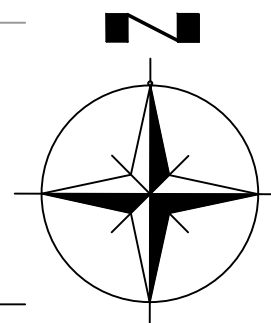
CONSTRUCTION FENCE WITH
WIND SCREEN AND SILT FENCE

15' ALLEY RIGHT-OF-WAY

EROSION & SEDIMENT CONTROL - PLAN VIEW

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

CODE IN EFFECT 2020 FLORIDA BUILDING CODE, EXISTING BUILDINGS



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EROSION & SEDIMENT CONTROL PLAN C-300

BEST MANAGEMENT PRACTICES (BMPS):

THIS PLAN HAS BEEN PREPARED TO ENSURE COMPLIANCE WITH APPROPRIATE CONDITIONS OF BROWARD COUNTY DEPARTMENT OF ENVIRONMENTAL PROTECTION & GROWTH MANAGEMENT, THE RULES OF THE FLORIDA DEPARTMENT OF ENVIRONMENTAL PROTECTION (FDEP), CHAPTER 17–25, F.A.C., THE SOUTH FLORIDA WATER MANAGEMENT DISTRICT (SFWMD), CHAPTER 400–4, F.A.C., AND THE UNITED STATES ENVIRONMENTAL PROTECTION AGENCY (EPA) DOCUMENT NO. EPA 832/R–92–005 (SEPTEMBER 1992). THE PLAN ADDRESSES THE FOLLOWING:

1. PREVENT LOSS OF SOIL DURING CONSTRUCTION BY STORMWATER RUNOFF AND/OR WIND EROSION, INCLUDING PROTECTING TOPSOIL BY STOCKPILING FOR REUSE.
2. SEDIMENTATION PROTECTION OF STORM SEWER OR RECEIVING STREAM.
3. PREVENT POLLUTING THE AIR WITH DUST AND PARTICULATE MATTER. THE VARIOUS TECHNIQUES OR ACTIONS IDENTIFIED UNDER EACH SECTION INDICATE THE APPROPRIATE SITUATION WHEN THE TECHNIQUES SHOULD BE EMPLOYED. ALSO IDENTIFIED IS A CROSS–REFERENCE TO A DIAGRAM OR FIGURE REPRESENTING THE TECHNIQUE. IT SHOULD BE NOTED THAT THE MEASURES IDENTIFIED ON THIS PLAN ARE ONLY SUGGESTED BMP(S). THE CONTRACTOR SHALL PROVIDE POLLUTION PREVENTION AND EROSION CONTROL MEASURES AS SPECIFIED IN ACCORDANCE WITH THE CURRENT FLORIDA DEPARTMENT OF ENVIRONMENTAL PROTECTION NATIONAL POLLUTION DISCHARGE ELIMINATION SYSTEM (NPDES) REQUIREMENTS. CONTRACTOR SHALL PREPARE REQUIRED NPDES DOCUMENTATION AND OBTAIN PERMIT PRIOR TO COMMENCEMENT OF CONSTRUCTION. IT IS THE SOLE RESPONSIBILITY OF THE CONTRACTOR TO PREPARE THE REQUIRED NPDES DOCUMENT AND OBTAIN THE NPDES PERMIT. ALL COSTS ASSOCIATED WITH SUCH WORK SHALL BE DEEMED INCIDENTAL TO THE PROJECT LUMP SUM COST.

GENERAL EROSION CONTROL NOTES:

1. THE STORM WATER POLLUTION PREVENTION PLAN (SWPPP) IS COMPRISED OF THESE EROSION CONTROL DRAWINGS, THE STANDARD DETAILS, THE NPDES PERMIT (TO BE OBTAINED BY THE CONTRACTOR), AND ALL SUBSEQUENT REPORTS AND RELATED DOCUMENTS.
2. ALL CONTRACTORS AND SUBCONTRACTORS INVOLVED WITH STORM WATER POLLUTION PREVENTION SHALL OBTAIN A COPY OF THIS DRAWING AND THE STATE OF FLORIDA NATIONAL POLLUTANT DISCHARGE ELIMINATION SYSTEM GENERAL PERMIT (NPDES PERMIT) AND BECOME FAMILIAR WITH THEIR CONTENTS.
3. CONTRACTOR SHALL IMPLEMENT BEST MANAGEMENT PRACTICES (BMP) IN ALL CONSTRUCTION ACTIVITIES INCLUDING, BUT NOT LIMITED TO, THE FOLLOWING:
 - A. FUEL SPILLS AND LEAKS PREVENTION
 - B. PREVENT/REDUCE VEHICLE AND EQUIPMENT WASHING AND STEAM CLEANING
 - C. VEHICLE AND EQUIPMENT MAINTENANCE AND REPAIR
 - D. PROPER OUTDOOR LOADING/UNLOADING OF MATERIALS
 - E. PREVENT/REDUCE OUTDOOR STORAGE OF RAW MATERIALS, PRODUCTS, AND BY–PRODUCTS
 - F. SOLID WASTE MANAGEMENT
 - G. HAZARDOUS WASTE MANAGEMENT
 - H. CONCRETE WASTE MANAGEMENT
 - I. SANDBLASTING WASTE MANAGEMENT
 - J. STRUCTURE CONSTRUCTION AND PAINTING
 - K. SPILL PREVENTION AND CONTROL
 - L. CONTAMINATED SOIL MANAGEMENT
 - M. SANITARY/SEPTIC WASTE MANAGEMENT
 - N. SOIL EROSION CONTROL
 - O. STORM WATER TURBIDITY MANAGEMENT
4. ADDITIONAL BEST MANAGEMENT PRACTICES SHALL BE IMPLEMENTED AS DICTATED BY CONDITIONS AT NO ADDITIONAL COST TO THE OWNER THROUGHOUT ALL PHASES OF CONSTRUCTION.

- A. BEST MANAGEMENT PRACTICES (BMPS) AND CONTROLS SHALL CONFORM TO FEDERAL, STATE, OR LOCAL REQUIREMENTS OR MANUAL OF PRACTICE, AS APPLICABLE. CONTRACTOR SHALL IMPLEMENT ADDITIONAL CONTROLS AS DIRECTED BY PERMITTING AGENCY OR OWNER.
- B. SITE MAP MUST CLEARLY DELINEATE ALL STATE WATERS. CONTRACTOR MUST MAINTAIN ALL PERMITS FOR ANY CONSTRUCTION ACTIVITY IMPACTING STATE WATERS OR REGULATED WETLANDS ON SITE AT ALL TIMES.
- C. CONTRACTOR SHALL MINIMIZE CLEARING TO THE MAXIMUM EXTENT PRACTICAL OR AS REQUIRED BY THE GENERAL PERMIT.
- D. CONTRACTOR SHALL BEGIN CLEARING AND GRUBBING THOSE PORTIONS OF THE SITE NECESSARY TO IMPLEMENT PERIMETER CONTROL MEASURES. CLEARING AND GRUBBING FOR THE REMAINING PORTIONS OF THE PROPOSED SITE SHALL COMMENCE ONCE PERIMETER CONTROLS ARE IN PLACE. PERIMETER CONTROLS SHALL BE ACTIVELY MAINTAINED UNTIL SAID AREAS HAVE BEEN STABILIZED AND SHALL BE REMOVED ONCE FINAL STABILIZATION IS COMPLETE.
- E. GENERAL EROSION CONTROL BMPS SHALL BE EMPLOYED TO MINIMIZE SOIL EROSION AND POTENTIAL LAKE SLOPE CAVE–INS. WHILE THE VARIOUS TECHNIQUES REQUIRED WILL BE SITE AND PLAN SPECIFIC, THEY SHOULD BE EMPLOYED AS SOON AS POSSIBLE DURING CONSTRUCTION.
- F. ON–SITE & OFF–SITE SOIL STOCKPILE AND BORROW AREAS SHALL BE PROTECTED FROM EROSION AND SEDIMENTATION THROUGH IMPLEMENTATION OF BEST MANAGEMENT PRACTICES. STOCKPILE AND BORROW AREA LOCATIONS SHALL BE NOTED ON THE SITE MAP AND PERMITTED IN ACCORDANCE WITH GENERAL PERMIT REQUIREMENTS.
- G. SURFACE WATER QUALITY SHALL BE MAINTAINED BY EMPLOYING THE FOLLOWING BMP’S IN THE CONSTRUCTION PLANNING AND CONSTRUCTION OF ALL IMPROVEMENTS.

STORMWATER EROSION CONTROL NOTES:

1. CONTRACTORS OR SUBCONTRACTORS WILL BE RESPONSIBLE FOR REMOVING SEDIMENT FROM DETENTION PONDS AND ANY SEDIMENT THAT MAY HAVE COLLECTED IN THE STORM SEWER DRAINAGE SYSTEMS IN CONJUNCTION WITH THE STABILIZATION OF THE SITE.
2. SLOPES SHALL BE LEFT IN A ROUGHENED CONDITION DURING THE GRADING PHASE TO REDUCE RUNOFF VELOCITIES AND EROSION.
3. DUE TO THE GRADE CHANGES DURING THE DEVELOPMENT OF THE PROJECT, THE CONTRACTOR SHALL BE RESPONSIBLE FOR ADJUSTING THE EROSION CONTROL MEASURES (COMPOST SOCK DEVICES, ETC.) TO PREVENT EROSION.
4. WHERE PRACTICAL, STORMWATER SHALL BE CONVEYED BY SWALES.
5. EROSION CONTROL MEASURES SHALL BE EMPLOYED TO MINIMIZE TURBIDITY OF SURFACE WATERS LOCATED DOWNSTREAM OF ANY CONSTRUCTION ACTIVITY. WHILE THE VARIOUS MEASURES REQUIRED WILL BE SITE SPECIFIC, THEY SHALL BE EMPLOYED AS NEEDED IN ACCORDANCE WITH THE FOLLOWING:
 - A. IN GENERAL, EROSION SHALL BE CONTROLLED AT THE FURTHEST PRACTICAL UPSTREAM LOCATION.
 - B. STORMWATER INLETS SHALL BE PROTECTED DURING CONSTRUCTION. PROTECTION MEASURES SHALL BE EMPLOYED AS SOON AS PRACTICAL DURING THE VARIOUS STAGES OF INLET CONSTRUCTION. SILT BARRIERS SHALL REMAIN IN PLACE UNTIL SODDING AROUND INLETS IS COMPLETE.
 - C. WHEN NEEDED A TEMPORARY SEDIMENT TRAP SHOULD BE CONSTRUCTED TO DETAIN SEDIMENT–LADEN RUNOFF FROM DISTURBED AREAS.
6. SILT BARRIERS, ANY SILT WHICH ACCUMULATES BEHIND THE BARRIERS, AND ANY FILL USED TO ANCHOR THE BARRIERS SHALL BE REMOVED PROMPTLY AFTER THE END OF THE MAINTENANCE PERIOD SPECIFIED FOR THE BARRIERS.
7. SOD SHALL BE PLACED, IN ACCORDANCE WITH PLANS, FOR A 2–FOOT WIDE STRIP ADJOINING ALL CURBING AND AROUND ALL INLETS. SOD SHALL BE PLACED BEFORE SILT BARRIERS ARE REMOVED.
8. WHERE REQUIRED TO PREVENT EROSION FROM SHEET FLOW ACROSS BARE GROUND FROM ENTERING A LAKE OR SWALE, A TEMPORARY SEDIMENT SUMP SHALL BE CONSTRUCTED.
9. FILTER FABRIC SHOULD BE USED FOR STORM DRAIN INLET PROTECTION BEFORE FINAL STABILIZATION.

STABILIZATION NOTES:

SHALL BE IN ACCORDANCE WITH DEP DOCUMENT NO. 62–621.300(4)(a)

STRUCTURAL NOTES:

SHALL BE IN ACCORDANCE WITH DEP DOCUMENT NO. 62–621.300(4)(a)

WASTE DISPOSAL NOTES:

1. WASTE MATERIALS – ALL WASTE MATERIALS SHALL BE COLLECTED AND STORED IN A METAL DUMPSTER WITH A SECURE LID IN ACCORDANCE WITH ALL LOCAL AND STATE LAWS. ALL TRASH AND CONSTRUCTION DEBRIS FROM THE SITE SHALL BE DEPOSITED IN THE DUMPSTER. THE SUPERINTENDENT SHALL COORDINATE WITH THE LOCAL UTILITIES TO HAVE THE DUMPSTER EMPTIED AT LEAST TWICE A WEEK AND THE WASTE TAKEN TO AN APPROPRIATE LANDFILL. NO CONSTRUCTION WASTE MATERIALS SHALL BE BURIED ON SITE. THE SUPERINTENDENT SHALL ORGANIZE TRAINING FOR THE EMPLOYEES IN THE PROPER PRACTICES WHEN DEALING WITH WASTE MATERIALS. THE SUPERINTENDENT SHALL BE RESPONSIBLE FOR POSTING AND ENFORCING WASTE MATERIAL PROCEDURES.
2. HAZARDOUS WASTE – HAZARDOUS WASTE MATERIALS SHALL BE DISPOSED OF IN ACCORDANCE WITH ALL LOCAL AND STATE LAWS OR AS DIRECTED BY THE MANUFACTURER. THE SUPERINTENDENT SHALL ORGANIZE THE PROPER TRAINING FOR EMPLOYEES IN THE PROPER PRACTICES WHEN DEALING WITH HAZARDOUS WASTE MATERIALS. THESE PROCEDURES SHALL BE POSTED ON THE SITE. THE PERSON WHO MANAGES THE SITE SHALL BE RESPONSIBLE FOR ENFORCING THE PROCEDURES.
3. SANITARY WASTE – SANITARY WASTE SHALL BE COLLECTED AND DISPOSED OF IN ACCORDANCE WITH ALL LOCAL AND STATE LAWS. THE SUPERINTENDENT SHALL COORDINATE WITH THE LOCAL UTILITY FOR COLLECTION OF THE SANITARY WASTE AT LEAST THREE TIMES A WEEK TO PREVENT SPILLAGE ONTO THE SITE.
4. RUBBISH, TRASH, GARBAGE, LITTER, OR OTHER SUCH MATERIALS SHALL BE DEPOSITED INTO SEALED CONTAINERS. MATERIALS SHALL BE PREVENTED FROM LEAVING THE PREMISES THROUGH THE ACTION OF WIND OR STORM WATER DISCHARGE INTO DRAINAGE DITCHES OR WATERS OF THE STATE.

MAINTENANCE NOTES:

ALL MEASURES STATED ON THIS EROSION AND SEDIMENT CONTROL PLAN, AND IN THE STORM WATER POLLUTION PREVENTION PLAN, SHALL BE MAINTAINED IN FULLY FUNCTIONAL CONDITION UNTIL NO LONGER REQUIRED FOR A COMPLETED PHASE OF WORK OR FINAL STABILIZATION OF THE SITE. ALL EROSION AND SEDIMENTATION CONTROL MEASURES SHALL BE CHECKED BY A QUALIFIED PERSON AT LEAST ONCE EVERY SEVEN CALENDAR DAYS AND WITHIN 24 HOURS OF THE END OF A 0.5” RAINFALL EVENT, AND CLEANED AND REPAIRED IN ACCORDANCE WITH THE FOLLOWING:

1. INLET PROTECTION DEVICES AND BARRIERS SHALL BE REPAIRED OR REPLACED IF THEY SHOW SIGNS OF UNDERMINING, OR DETERIORATION.
2. ALL SEEDED AREAS SHALL BE CHECKED REGULARLY TO SEE THAT A GOOD STAND IS MAINTAINED, AREAS SHOULD BE FERTILIZED, WATERED, AND RESEDED AS NEEDED.
3. THE COMPOST SOCK FILTRATION DEVICE SHALL BE INSPECTED PERIODICALLY FOR HEIGHT OF SEDIMENT AND CONDITION OF DEVICE. COMPOST SOCK SHALL BE REPAIRED TO ITS ORIGINAL CONDITIONS IF DAMAGED. SEDIMENT SHALL BE REMOVED FROM THE COMPOST SOCK WHEN IT REACHES ONE–THIRD THE HEIGHT OF THE COMPOST SOCK.
4. THE CONSTRUCTION ENTRANCES SHALL BE MAINTAINED IN A CONDITION WHICH WILL PREVENT TRACKING OR FLOW OF MUD ONTO PUBLIC RIGHTS–OF–WAY. THIS MAY REQUIRE PERIODIC TOP DRESSING OF THE CONSTRUCTION ENTRANCES AS CONDITIONS DEMAND.
5. THE TEMPORARY PARKING AND STORAGE AREA SHALL BE KEPT IN GOOD CONDITION (SUITABLE FOR PARKING, AND STORAGE). THIS MAY REQUIRE PERIODIC TOP DRESSING OF THE TEMPORARY PARKING AS CONDITIONS DEMAND.
6. OUTLET STRUCTURES IN THE SEDIMENTATION BASINS SHALL BE MAINTAINED IN OPERATIONAL CONDITIONS AT ALL TIMES. THE SEDIMENT BASINS/DITCHES SHALL BE CHECKED MONTHLY FOR DEPTH OF SEDIMENT. SEDIMENT SHALL BE REMOVED FROM SEDIMENT BASINS OR TRAPS WHEN THE DESIGN CAPACITY HAS BEEN REDUCED BY 10% AND AFTER CONSTRUCTION IS COMPLETE.
7. ALL MAINTENANCE OPERATIONS SHALL BE DONE IN A TIMELY MANNER, BUT IN NO CASE LATER THAN SEVEN CALENDAR DAYS FOLLOWING THE INSPECTION. DIVERSION DIKES SHALL BE INSPECTED MONTHLY. ANY BREACHES SHALL BE PROMPTLY REPAIRED.
8. A MAINTENANCE REPORT SHALL BE COMPLETED DAILY AFTER EACH INSPECTION OF THE SEDIMENT AND EROSION CONTROL METHODS. THE REPORTS SHALL BE FILED IN AN ORGANIZED MANNER AND RETAINED ON–SITE DURING CONSTRUCTION. AFTER CONSTRUCTION IS COMPLETED, THE REPORTS SHALL BE SAVED FOR AT LEAST THREE YEARS. THE REPORTS SHALL BE AVAILABLE FOR ANY AGENCY THAT HAS JURISDICTION OVER EROSION CONTROL.
9. ALL REPAIRS MUST BE MADE WITHIN 24 HOURS OF REPORT.
10. THE SUPERINTENDENT SHALL ORGANIZE THE TRAINING FOR INSPECTION PROCEDURES AND PROPER EROSION CONTROL METHODS FOR EMPLOYEES THAT COMPLETE INSPECTIONS AND REPORTS.
11. SILT FENCES SHALL BE REPAIRED TO THEIR ORIGINAL CONDITIONS IF DAMAGED. SEDIMENT SHALL BE REMOVED FROM THE SILT FENCES WHEN IT REACHES ONE–HALF THE HEIGHT OF THE SILT FENCE.

OFF–SITE TRACKING:

1. STABILIZED CONSTRUCTION ENTRANCE SHALL BE PROVIDED TO REDUCE SEDIMENT TRACKING OFF–SITE. THE MAJOR ROAD CONNECTED TO THE PROJECT SHALL BE CLEANED ONCE A DAY TO REMOVE ANY EXCESS MUD, DIRT, OR ROCK RESULTING FROM CONSTRUCTION TRAFFIC. ALL TRUCKS HAULING MATERIALS OFFSITE SHALL BE COVERED WITH A TARPULIN.
2. GENERAL CONTRACTOR SHALL DENOTE ON PLAN THE TEMPORARY PARKING AND STORAGE AREA WHICH SHALL ALSO BE USED AS THE EQUIPMENT MAINTENANCE AND CLEANING AREA, EMPLOYEE PARKING AREA, AND AREA FOR LOCATION PORTABLE FACILITIES, OFFICE TRAILERS, AND TOILET FACILITIES. HEAVY CONSTRUCTION EQUIPMENT PARKING AND MAINTENANCE AREAS SHALL BE DESIGNED TO PREVENT OIL, GREASE, AND LUBRICANTS FROM ENTERING SITE DRAINAGE FEATURES INCLUDING STORMWATER COLLECTION AND TREATMENT SYSTEMS. CONTRACTORS SHALL PROVIDE BROAD DIKES, HAY BALES, OR SILT SCREENS AROUND, AND SEDIMENT SUMPS WITHIN, SUCH AREAS AS REQUIRED TO CONTAIN SPILLS OF OIL, GREASE, OR LUBRICANTS. CONTRACTORS SHALL HAVE AVAILABLE, AND SHALL USE, ABSORBENT FILTER PADS TO CLEAN UP SPILLS AS SOON AS POSSIBLE AFTER OCCURENCE.
3. ALL WASH WATER FROM CONCRETE TRUCKS, VEHICLE CLEANING, EQUIPMENT CLEANING, ETC. SHALL BE DETAINED ON SITE AND SHALL BE PROPERLY TREATED OR DISPOSED.
4. IF THE ACTION OF VEHICLES TRAVELING OVER THE GRAVEL CONSTRUCTION ENTRANCES IS NOT SUFFICIENT TO REMOVE THE MAJORITY OF DIRT OR MUD, THEN THE TIRES MUST BE WASHED BEFORE THE VEHICLES ENTER A PUBLIC ROAD. IF WASHING IS USED, PROVISIONS MUST BE MADE TO INTERCEPT THE WASH WATER AND TRAP THE SEDIMENT BEFORE IT IS CARRIED OFF THE SITE.
5. ALL MATERIALS SPILLED, DROPPED, WASHED, OR TRACKED FROM VEHICLES ONTO ROADWAYS OR INTO STORM DRAINS MUST BE REMOVED IMMEDIATELY.

SPILL PREVENTION AND CONTROL:

THE FOLLOWING ARE THE MATERIAL MANAGEMENT PRACTICES THAT WILL BE USED TO REDUCE THE RISK OF SPILLS OR OTHER ACCIDENTAL EXPOSURE OF MATERIALS AND SUBSTANCES TO STORM WATER RUNOFF.

1. GOOD HOUSEKEEPING
 - A. SUPERINTENDENT SHALL INSPECT PROJECT AREA DAILY FOR PROPER STORAGE, USE, AND DISPOSAL OF CONSTRUCTION MATERIALS.
 - B. STORE ONLY ENOUGH MATERIAL ON–SITE FOR PROJECT COMPLETION.
 - C. ALL SUBSTANCES SHOULD BE USED BEFORE DISPOSAL OF CONTAINER.
 - D. ALL CONSTRUCTION MATERIALS STORED SHALL BE ORGANIZED AND IN THE PROPER CONTAINER AND, IF POSSIBLE, STORED UNDER A ROOF OR PROTECTIVE COVER.
 - E. PRODUCTS SHALL NOT BE MIXED UNLESS DIRECTED BY THE MANUFACTURER.
 - F. ALL PRODUCTS SHALL BE USED AND DISPOSED OF ACCORDING TO THE MANUFACTURER’S RECOMMENDATIONS.

2. HAZARDOUS PRODUCTS

- A. MATERIALS SHOULD BE KEPT IN ORIGINAL CONTAINER WITH LABELS UNLESS THE ORIGINAL CONTAINERS CANNOT BE RESEALED. IF ORIGINAL CONTAINERS CANNOT BE USED, LABELS AND PRODUCT INFORMATION SHALL BE SAVED.
- B. PROPER DISPOSAL PRACTICES SHALL ALWAYS BE FOLLOWED IN ACCORDANCE WITH MANUFACTURER AND LOCAL/STATE REGULATIONS.

3. PRODUCT SPECIFIC PRACTICES

- A. PETROLEUM PRODUCTS MUST BE STORED IN PROPER CONTAINERS AND CLEARLY LABELED. VEHICLES CONTAINING PETROLEUM PRODUCTS SHALL BE PERIODICALLY INSPECTED FOR LEAKS. PRECAUTIONS SHALL BE TAKEN TO AVOID LEAKAGE OF PETROLEUM PRODUCTS ON–SITE.
- B. THE MINIMUM AMOUNT OF FERTILIZER SHALL BE USED AND MIXED INTO THE SOIL IN ORDER TO LIMIT EXPOSURE TO STORM WATER. FERTILIZERS SHALL BE STORED IN A COVERED SHED, THE CONTENTS OF ANY PARTIALLY USED BAGS OF FERTILIZER SHALL BE TRANSFERRED TO A SEALABLE PLASTIC BIN TO AVOID SPILLS.
- C. PAINT CONTAINERS SHALL BE SEALED AND STORED WHEN NOT IN USE. EXCESS PAINT MUST BE DISPOSED OF IN AN APPROVED MANNER.
- D. CONCRETE TRUCKS SHALL NOT BE ALLOWED TO WASH OUT OR DISCHARGE SURPLUS CONCRETE OR DRUM WASH WATER ON THE SITE.

SPILL CLEANUP:

IN ADDITION TO THE GOOD HOUSEKEEPING AND MATERIAL MANAGEMENT PRACTICES DISCUSSED ABOVE, THE FOLLOWING PRACTICES SHALL BE FOLLOWED FOR SPILL PREVENTION AND CLEANUP:

1. SPILL CLEANUP INFORMATION SHALL BE POSTED ON SITE TO INFORM EMPLOYEES ABOUT CLEANUP PROCEDURES AND RESOURCES.
2. THE FOLLOWING CLEANUP EQUIPMENT MUST BE KEPT ON–SITE NEAR THE MATERIAL STORAGE AREA: GLOVES, MOPS, RAGS, BROOMS, DUST PANS, SAND, SAWDUST, LIQUID ABSORBER, GOGGLES, AND TRASH CONTAINERS.
3. SUFFICIENT OIL AND GREASE ABSORBING MATERIALS AND FLOTATION BOOMS SHALL BE MAINTAINED ONSITE AND READILY AVAILABLE TO CONTAIN AND CLEAN–UP FUEL OR CHEMICAL SPILLS AND LEAKS.
4. ALL SPILLS SHALL BE CLEANED UP AS SOON AS POSSIBLE.
5. WHEN CLEANING A SPILL, THE AREA SHOULD BE WELL VENTILATED AND THE EMPLOYEE SHALL WEAR PROPER PROTECTIVE COVERING TO PREVENT INJURY.
6. TOXIC SPILLS MUST BE REPORTED TO THE PROPER AUTHORITY REGARDLESS OF THE SIZE OF THE SPILL.
7. AFTER A SPILL, THE PREVENTION PLAN SHALL BE REVIEWED AND CHANGED TO PREVENT FURTHER SIMILAR SPILLS FROM OCCURRING. THE CAUSE OF THE SPILL, MEASURES TO PREVENT IT, AND HOW TO CLEAN THE SPILL UP SHALL BE RECORDED.
8. THE SUPERINTENDENT SHALL BE THE SPILL PREVENTION AND CLEANUP COORDINATOR AND IS RESPONSIBLE FOR THE DAY–TO–DAY SITE OPERATIONS. THE SUPERINTENDENT ALSO OVERSEES THE SPILL PREVENTION PLAN AND SHALL BE RESPONSIBLE FOR EDUCATING THE EMPLOYEES ABOUT SPILL PREVENTION AND CLEANUP PROCEDURES.

WIND EROSION CONTROL NOTES:

1. WIND EROSION SHALL BE CONTROLLED BY EMPLOYING THE FOLLOWING METHODS AS NECESSARY AND APPROPRIATE:
 - A. BARE EARTH AREAS SHALL BE WATERED DURING CONSTRUCTION AS NECESSARY TO MINIMIZE THE TRANSPORT OF FUGITIVE DUST. IT MAY BE NECESSARY TO LIMIT CONSTRUCTION VEHICLE SPEED IF BARE EARTH HAS NOT BEEN EFFECTIVELY WATERED. IN NO CASE SHALL FUGITIVE DUST BE ALLOWED TO LEAVE THE SITE UNDER CONSTRUCTION.
 - B. DISTURBED PORTIONS OF THE SITE WHERE CONSTRUCTION ACTIVITY HAS PERMANENTLY STOPPED SHALL BE PERMANENTLY SEEDED. THESE AREAS SHALL BE SEEDED NO LATER THAN 14 DAYS AFTER THE LAST CONSTRUCTION ACTIVITY OCCURRING IN THESE AREAS. REFER TO THE GRADING PLAN AND/OR LANDSCAPE PLAN. CLEARED SITE DEVELOPMENT AREAS NOT CONTINUALLY SCHEDULED FOR CONSTRUCTION ACTIVITIES SHALL BE COVERED WITH HAY OR OVERSEEDED AND PERIODICALLY WATERED SUFFICIENTLY TO STABILIZE THE TEMPORARY GROUNDCOVER.
 - C. AT ANY TIME BOTH DURING AND AFTER SITE CONSTRUCTION THAT WATERING AND/OR VEGETATION ARE NOT EFFECTIVE IN CONTROLLING WIND EROSION AND/OR TRANSPORT OF FUGITIVE DUST, OTHER METHODS AS ARE NECESSARY FOR SUCH CONTROL SHALL BE EMPLOYED. THESE METHODS SHOULD INCLUDE ERECTION OF DUST CONTROL FENCES. A 6–FT GEOTEXTILE FILTER FABRIC SHOULD BE HANGING AGAINST THE EXISTING CHAIN LINK FENCE AND GATE.
2. ALL DUST ON THE SITE SHALL BE CONTROLLED. THE USE OF MOTOR OILS AND OTHER PETROLEUM BASED OR TOXIC LIQUIDS FOR DUST SUPPRESSION OPERATIONS IS PROHIBITED.

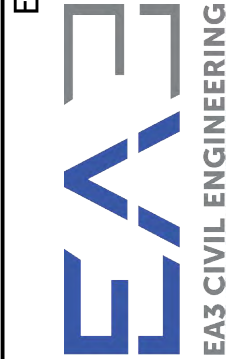
NO PART OF THIS PLAN OR DESIGN MAY BE REPRODUCED OR TRANSMITTED IN ANY FORM OR BY ANY MEANS, ELECTRONIC OR MECHANICAL (INCLUDING PHOTO COPYING, RECORDING OR ANY INFORMATION RETRIEVAL SYSTEM), WITHOUT THE WRITTEN APPROVAL OF LUIS C. MAURY, ENGINEER. NO DERIVATIVE WORKS OF THIS PLAN MAY BE MADE WITHOUT PRIOR WRITTEN PERMISSION. THE CONTRACTOR SHALL VERIFY AND BE RESPONSIBLE FOR ALL DIMENSIONS AND CONDITIONS DERIVED ON THESE DRAWINGS. WRITTEN DIMENSIONS ON THESE DRAWINGS SHALL HAVE PRECEDENCE OVER SCALED DIMENSIONS. THE ENGINEER MUST BE NOTIFIED OF ANY DISCREPANCIES FOUND, AND ASSUMES NO LIABILITY FOR THE UNAUTHORIZED USE OF THESE PLANS, DRAWINGS AND SPECIFICATIONS.



Email: paula@dessentialsinc.com
Call: 954-448-2245

RESIDENTIAL ALTERATIONS& ADDITION

1264 MADISON STREET HOLLYWOOD, FL 33019



EA3 CIVIL ENGINEERING, INC. (CA NO. 37522)

1112 N 46 AVENUE

HOLLYWOOD, FLORIDA 33021

OFFICE: 754-777-7993

WWW.EA3CIVIL.COM

ERIC ARENCIBIA, P.E. (P.E. NO. 82291)

REVISIONS

#	REV	DATE	COMMENTS

JOB NUMBER:

DATE 7/22/22

DRAWN BY E.A.

CHECKED BY E.A.

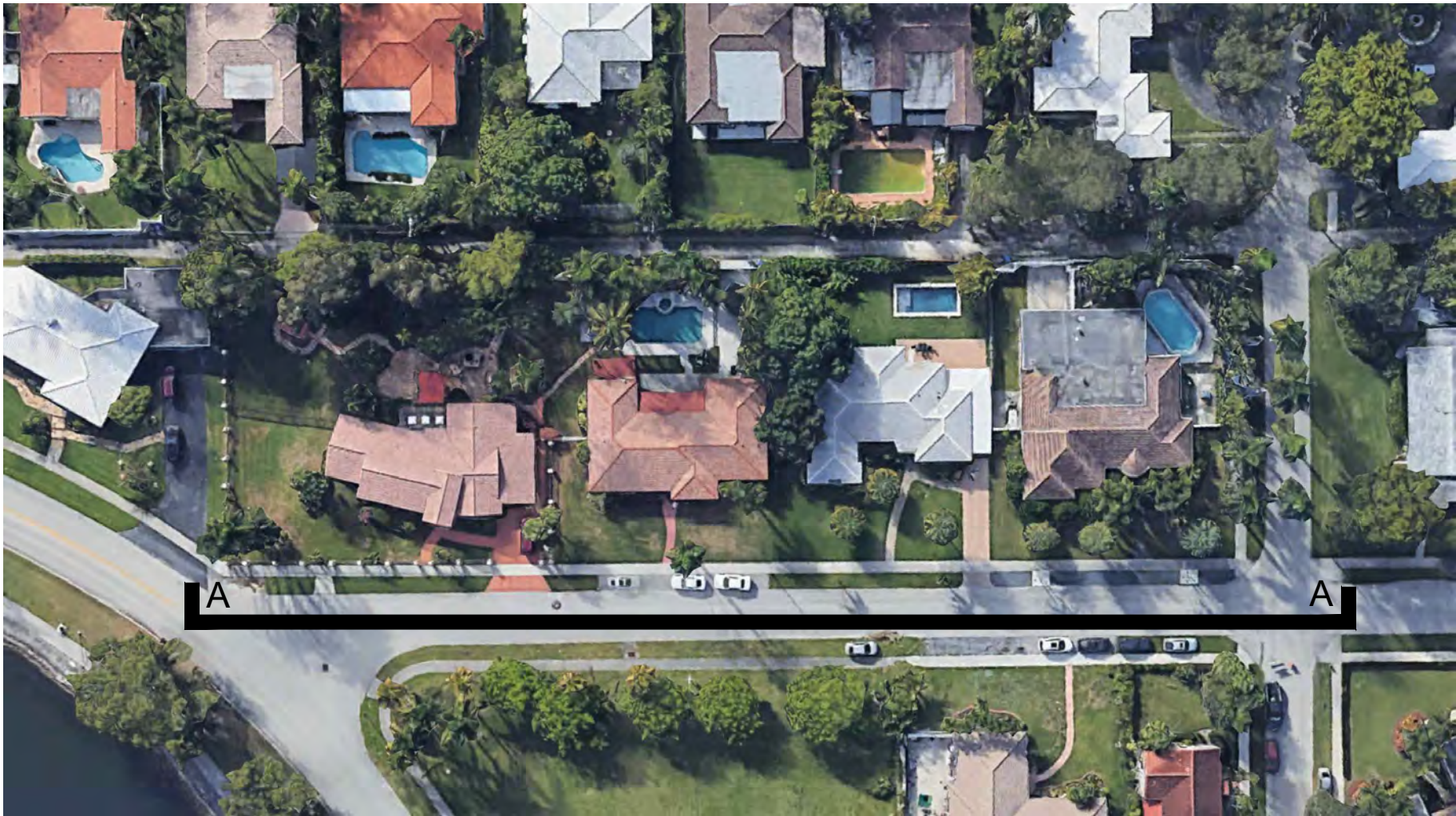
SHEET

BEST MANAGEMENT PRACTICES NOTES C-400

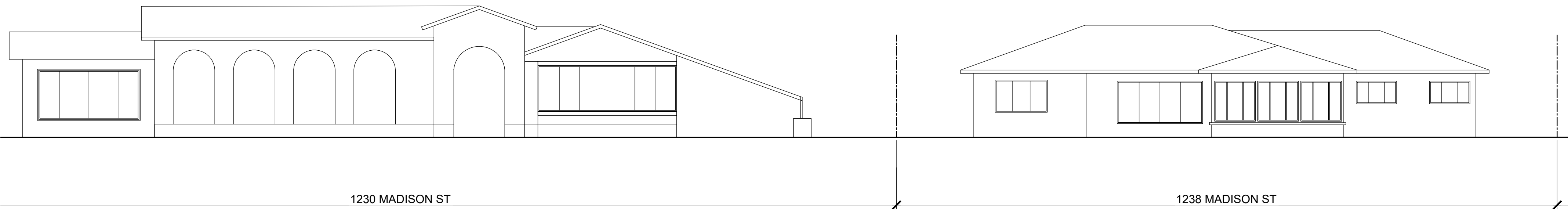


Call 811 or visit sunshine811.com two full business days before digging to have buried facilities located and marked.

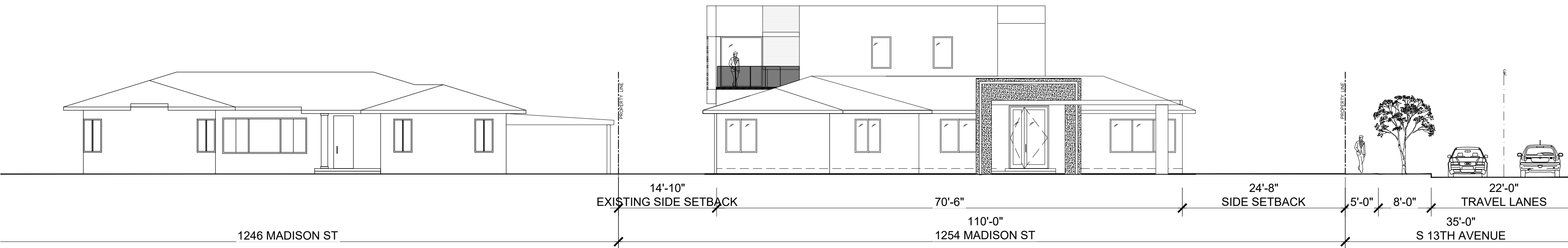
Check positive response codes before you dig!



B PROFILE LOCATION



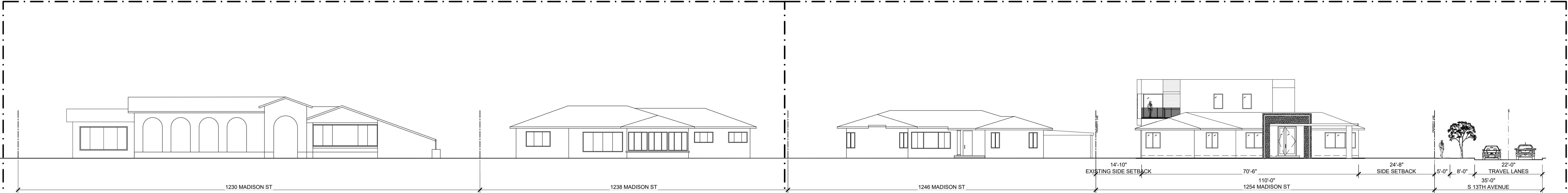
1.3 ENLARGED STREET PROFILE
3/32" = 1'-0"



1.2 ENLARGED STREET PROFILE
3/32" = 1'-0"

1.3 ENLARGED VIEW

1.2 ENLARGED VIEW



1 STREET PROFILE A-A
1/6" = 1'-0"

NO PART OF THIS PLAN OR DESIGN MAY BE REPRODUCED OR TRANSMITTED IN ANY FORM OR BY ANY MEANS, ELECTRONIC OR MECHANICAL (INCLUDING PHOTO COPYING, RECORDING OR ANY INFORMATION RETRIEVAL SYSTEM), WITHOUT THE WRITTEN APPROVAL OF LUIS C. MAURY, ENGINEER. NO DERIVATIVE WORKS OF THIS PLAN MAY BE MADE WITHOUT PRIOR WRITTEN PERMISSION. THE CONTRACTOR SHALL VERIFY AND BE RESPONSIBLE FOR ALL DIMENSIONS AND CONDITIONS NOTED ON THESE DRAWINGS. WRITTEN DIMENSIONS ON THESE DRAWINGS SHALL HAVE PRECEDENCE OVER SCALED DIMENSIONS. THE ENGINEER MUST BE NOTIFIED OF ANY DISCREPANCIES FOUND AND ASSUMES NO LIABILITY FOR THE UNAUTHORIZED USE OF THESE PLANS, DRAWINGS AND SPECIFICATIONS.


d-essentials inc.
Email: paula@essentialsinc.com
Cell: 954-448-2245

RESIDENTIAL ALTERATIONS & ADDITION
ADDRESS: 1254 MADISON AVENUE HOLLYWOOD, FL 33019
LUIS C. MAURY, PE
CONSULTING ENGINEER, FLORIDA REG. 75645
1062 S MILITARY TRAIL # 108
DEERFIELD BEACH, FL 33442
PH: 954 446 3835 EMAIL: luiscmaury@gmail.com

REVISIONS

#	REV	DATE	COMMENTS

JOB NUMBER

DATE 11/28/21

DRAWN BY J.C.

CHECKED BY L. C. M.

SHEET

STREET PROFILE
SP-1

1254 Madison St.,
Hollywood, FL 33019



Neighbors on the South side of Madison St.



1238 Madison St.



1246 Madison St.

Neighbors on the North side of Madison St.



1245 Madison St.



1239 Madison St.



1215 Madison St.





NW CORNER (1310 Madison St.)



NE CORNER (519 S 13th Ave.)



SW CORNER (600 S 13th Ave.)



SE CORNER (1254 Madison St.)



Aluminum Gate and Trellis in Dark Gray

Wood looking composite cladding for walls and entry steps



Concrete slabs with turf at Driveway

1254 Madison St. – HPB

Exterior Finish Board

- Roof: Flat roof/Existing tiles painted in gray
- Walls: Stucco & wood looking composite cladding
- Entry way steps: Wood composite
- Driveway pavers: Concrete slabs with turf
- Gate: Aluminum Dark gray



Light accent color

Pediment SW 7634

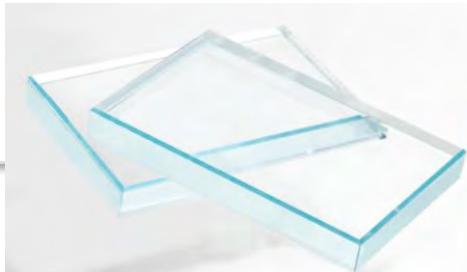
Dark accent color

Less Brown SW 6040

SW 7008
Alabaster
Interior / Exterior
Locater Number: 255-G1

Aluminum screen
Color

Alabaster SW7008



Clear hurricane proof
tempered glass for balcony
railing

- Screen: Aluminum with laser perforated design, powder coated in SW7008 Alabaster – 8ft tall x 0.5" thick
- Pergola: Composite wood
- Paint colors: Light accent color: SW7634 Pediment
Dark accent color: SW6040 Less Brown
- Balcony railing: Hurricane proof Tempered clear glass

NAME OF OWNER Mr & Mrs A.H. Gould.

ADDRESS OF CONSTRUCTION 1254 Madison St.

LEGAL DESCRIPTION

Lot 24-25, Bl 30, Lake.

MICROFILM F1.5 1950

Owner's Present Address

Description of Construction

Cost 15,900.

Single Family Res.

Permit Type	No.	Date Issued	To Whom	Fixtures or Outlets
Bldg	15983	11-28-50	J.O. Calvin.	
Electrical	9485	1-31-51	W. Sch.	14-3-700
Plumbing	5692	12-14-50	Bryan B.	11-
Gas	5692	12-14-50	Bryan B.	1.

INSPECTIONS

FOUNDATION 11-30-50

1st Rough Plg. 12-11-50

Temp. Service

COLUMNS

Final Rough Plg.

Rough Electric OK 1-31-51

TIE BEAM 12-27-50

Septic Tank 2-23-51

Temporary Final

CAP

Grease Trap

Final Electric 3-14-51

GAS

Final Plumbing 3-13-51

Rubbish Bond

Cert. of Occupancy

Remarks.

Connell is in final this job

NAME OF OWNER **A E ROSINBERG** ADDRESS ON CONSTRUCTION **1234 MADISON ST**

LEGAL DESCRIPTION **LOTS 24 & 25 BLOCK 30 END LAKES**

Owner's Present Address

Description of Construction **ADDITION 2 BEDROOMS** Cost **\$ 5000.**

Permit Type	No.	Date Issued	To Whom	Fixtures or Outlets
Bldg.	33203	6-9-58	JOHN CALVIN	
Electrical	19836	7-8-58	Pa J. Eac	10-2
Plumbing				
Gas				

INSPECTIONS

FOUNDATION	1st Rough Plg.	Temp. Service
<i>Spade Beam 6/17/58</i>		
COLUMNS	Final Rough Plg.	Rough Electric 7/19/58
<i>Trussing 7/21/58</i>		
TIE BEAM	Septic Tank	Temporary Final
<i>7-1-58</i>		
ROOF	Grease Trap	Final Electric
	Final Plumbing	<i>7/19/58</i>
GAS	Cert. of Occupancy	Rubbish Bond

Remarks:

JOB CARD

OWNER Kramer		JOB ADDRESS 1254 Madison St.	
LEGAL DESCRIPTION	LOT NUMBER	BLOCK	SUBDIVISION OR ADDITION
MICROFILM NO.	ARCHITECT	FEE \$20.00	VALUATION \$380.00

DESCRIPTION OF CONSTRUCTION remove 8 jaloucies & replace w/8 ATW	<input type="checkbox"/> SEPTIC TANK <input type="checkbox"/> SEWER TAP
--	--

TYPE PERMIT	NUMBER	DATE	CONTRACTOR	TYPE PERMIT	NUMBER	DATE	CONTRACTOR
BUILDING	76848	8-6-82	Window Art	SEPTIC/SEWER			
ROOF				AIR/CONDITION			
ELECTRIC-BASIC				MECHANICAL			
ELECTRIC-SUPP.				SCREEN			
PLUMBING	NO. FIX.			POOL			
L-P-DRY WALL				DRIVEWAY			
FENCE				PATIO or WALK			

NOTES: County surcharge: \$.32

Permit Search Results

[Search](#) > Properties located at/on/near '...1254...'

**29 permits were found for
1254 MADISON ST**

View	Process #	Permit #	Description	Appl. Date	Permit Date
Details		B17-103909	FENCE-MASONRY/CONCRETE/PVC	6/27/2017	8/1/2017
Details		B07-100523	WINDOW REPLACEMENT	5/29/2007	6/8/2007
Details	99633	B0603045	RE-ROOF (METAL,TILE,WOOD,SHINGLE,SHAKE)	2/10/2006	3/24/2006
Details	52874	P0300987	HOT WATER HEATER	7/21/2003	8/6/2003
Details	47009	B0301757	RE-ROOF FLAT	3/24/2003	4/4/2003
Details	44708	M0300184	A/C - CENTRAL - REPLACEMENT	2/4/2003	2/10/2003
Details		E9702252	MIN/NO PLAN REQ OR LOW VOLTAGE PHONE/TV		5/28/1997
Details		B9703372	STORM SHUTTERS		5/12/1997
Details		E9701906	ALARM - RESIDENTIAL - LOCAL - AUDIBLE		5/7/1997
Details		B9700870	FENCE-CHAIN LINK &/OR WOOD		2/7/1997
Details		E9604176	MIN/NO PLAN REQ OR LOW VOLTAGE PHONE/TV		10/29/1996
Details		E9604152	ALARM - RESIDENTIAL - LOCAL - AUDIBLE		10/25/1996
Details		P9601081	PLUMBING WORK		6/20/1996
Details		M9601043	MECHANICAL WORK		6/20/1996
Details		E9602316	ELECTRICAL WORK		6/20/1996

<u>Details</u>	B9604392	PAVING	6/20/1996
<u>Details</u>	B9604391	SIDEWALK-CITY(IN R.O.W.)	6/20/1996
<u>Details</u>	B9604390	ROOFING - NEW - FLAT	6/20/1996
<u>Details</u>	B9604388	ADDITION - DEN	6/20/1996
<u>Details</u>	P9601050	POOL PIPING AND FILTER EQUIPMENT	6/19/1996
<u>Details</u>	E9602278	POOL/SPA ELECTRICAL	6/19/1996
<u>Details</u>	B9604344	DECK - WITHOUT ROOF	6/19/1996
<u>Details</u>	B9604343	POOL - RESIDENTIAL	6/19/1996
<u>Details</u>	B9108386	FENCE-WOOD,CHAIN LINK,ETC.	12/23/1991
<u>Details</u>	B9007089	RE-ROOF-METAL,TILE,WOOD SHINGLE OR SHAKE	10/31/1990
<u>Details</u>	P9000892	PLUMBING WORK	10/16/1990
<u>Details</u>	M9001310	A/C - CENTRAL - NEW	10/16/1990
<u>Details</u>	E9002336	ELECTRICAL WORK	10/16/1990
<u>Details</u>	B9006701	ADDITION	10/12/1990

NAME OF OWNER Mr & Mrs A.H. Gould.

ADDRESS OF CONSTRUCTION 1254 Madison St.

LEGAL DESCRIPTION

Lot 24-25, 31, 32, Lake.

MICROFILM F1.5 1950

Owner's Present Address

Description of Construction

Cost 15,900.

Single Family Res.

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Electrical	9484	1-31-51	Wash.	14-3-700
Plumbing	5692	12-14-50	Bryson Pl.	11-
Gas	5692	12-14-50	Bryson Pl.	1.

INSPECTIONS

FOUNDATION 11-30-50

1st Rough Plg. 12-11-50

Temp. Service

COLUMNS

Final Rough Plg.

Rough Electric 1-31-51

TIE BEAM 12-27-50

Septic Tank 2-23-51

Temporary Final

CAP

2-11-51 6049-13-995

Final Electric 3-14-51

GAS

Grease Trap

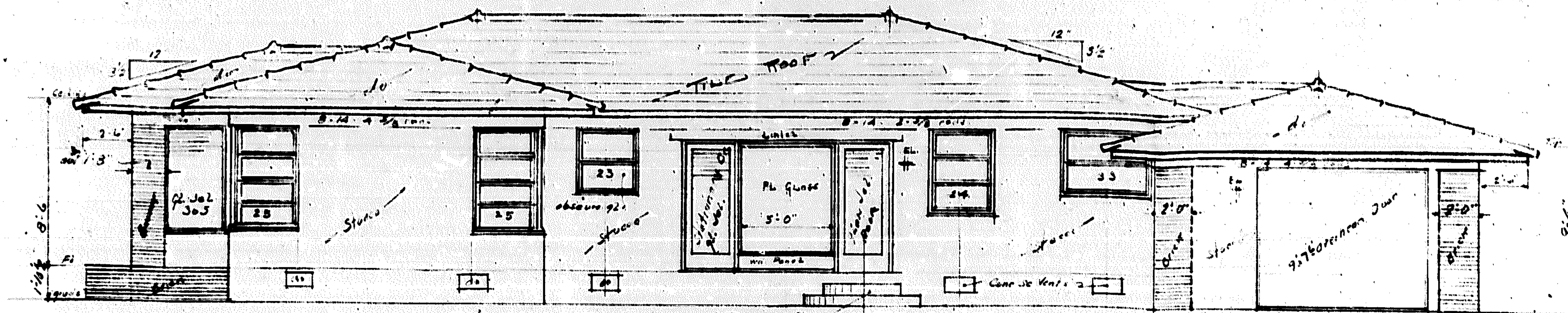
Rubbish Bond

Final Plumbing 3-13-51

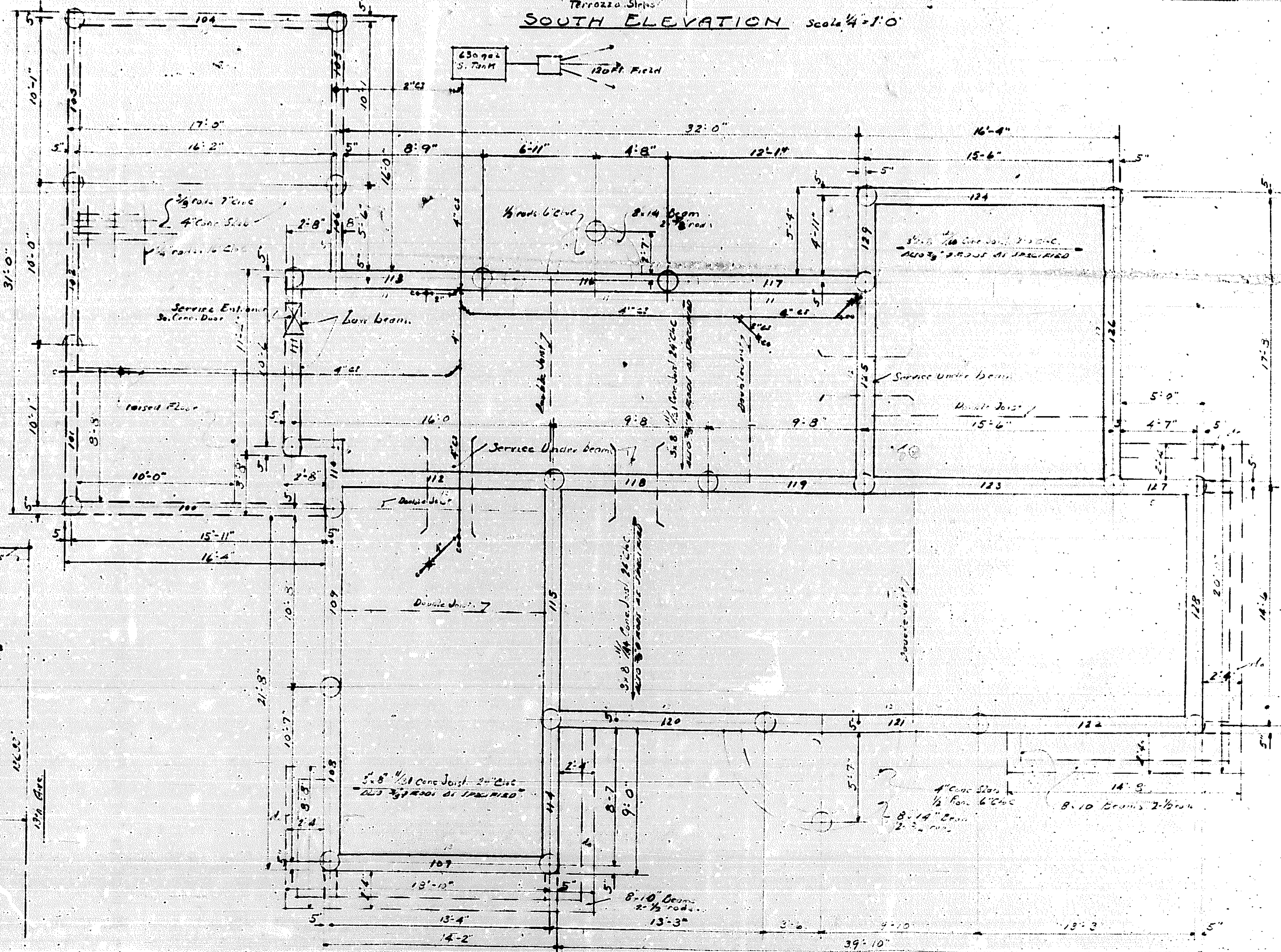
Cert. of Occupancy

Remarks.

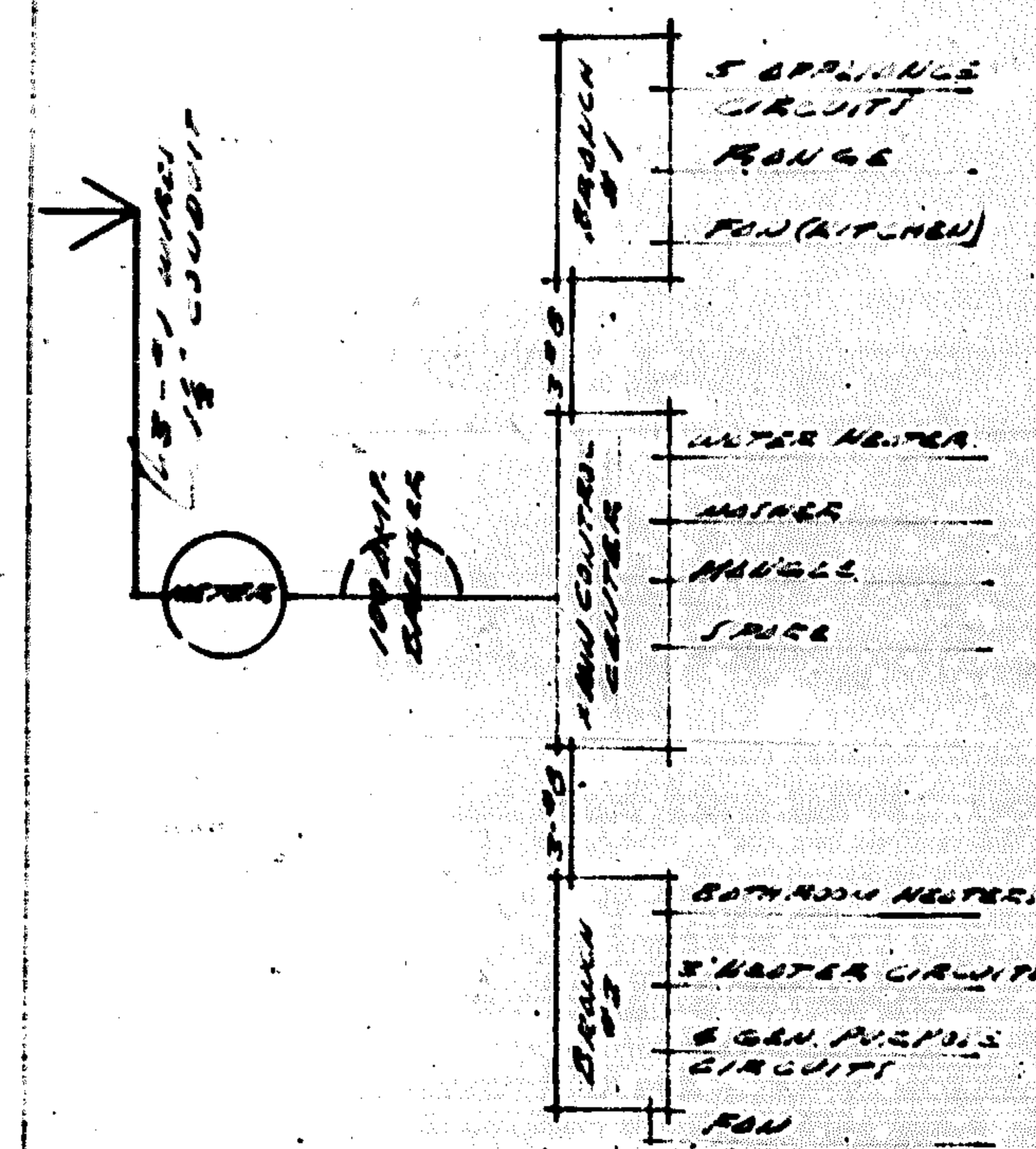
Well is in final this job



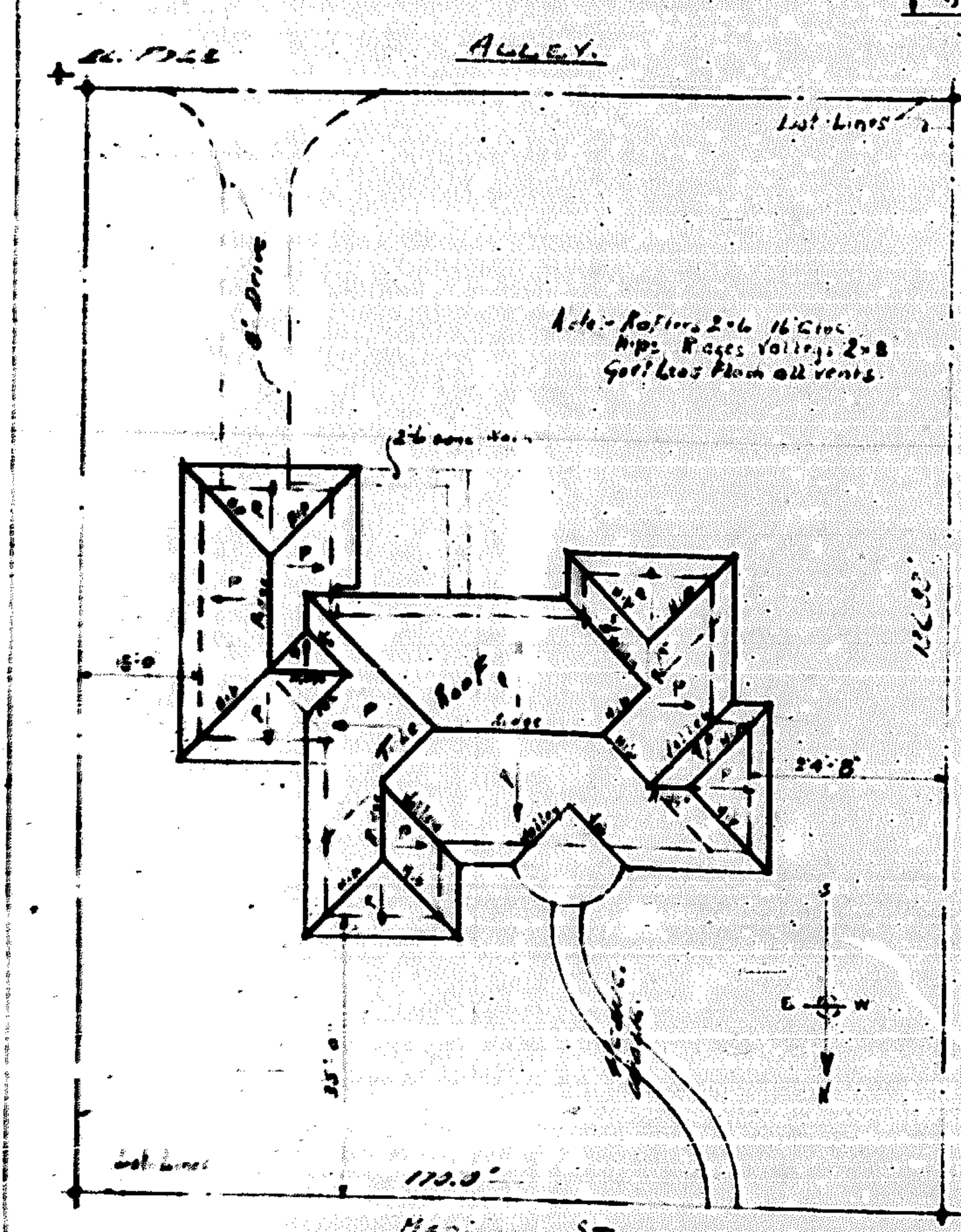
SOUTH ELEVATION Scale 1/4" = 1'-0"



FOUNDATION PLAN Scale 1/4" = 1'-0"



ELECTRIC RIVER DIAGRAM Scale 1/4" = 1'-0"

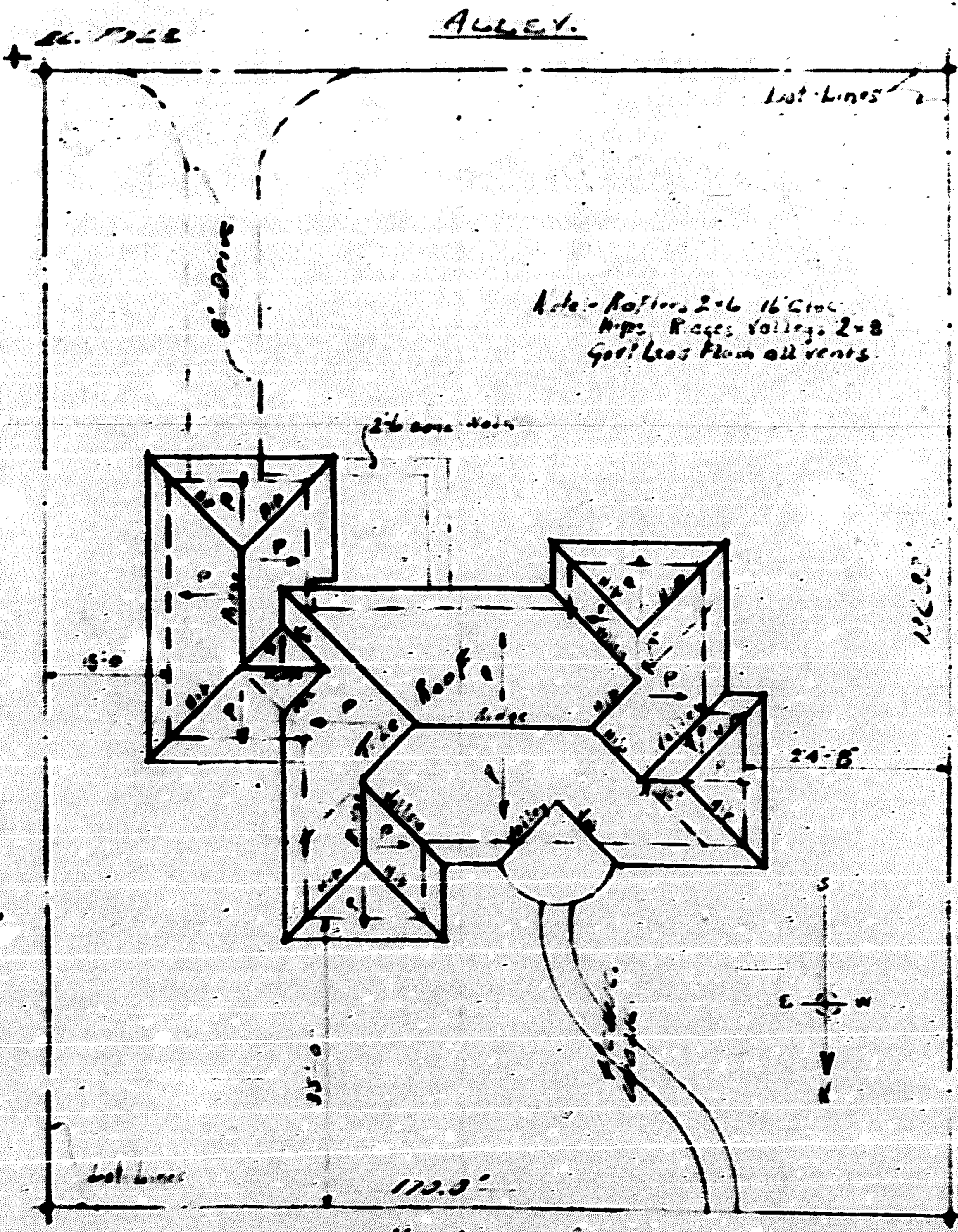


FRONT ELEVATION Scale 1/4" = 1'-0"

Concrete	Reinf.	St.	Beam	No.	Shaded End
100	8x22	1-1	1-1	14	3-6, 1-7, 1-8, 2-9
101	8x16	1-3/4	1-3/4	8	1-6, 1-7, 1-8, 1-9
102	"	"	"	"	"
103	"	"	"	"	"
104	8x22	1-1	1-1	14	3-6, 1-7, 1-8, 2-9
105	8x16	1-3/4	1-3/4	8	1-6, 1-7, 1-8, 1-9
106	8x16	1-3/4	1-3/4	0	"
107	12x18	1-1	1-1	16	2-4, 3-5, 2-7, 1-9
108	12x16	1-3/4	1-3/4	12	2-4, 2-5, 1-7, 1-9
109	"	"	"	0	"
110	"	"	"	0	"
111	"	"	"	12	2-4, 2-5, 1-7, 1-9
112	12x18	1-1	1-1	16	2-4, 3-5, 2-7, 1-9
113	12x16	1-3/4	1-3/4	10	2-4, 2-5, 2-6, 1-9
114	12x14	1-3/4	1-3/4	10	2-4, 2-5, 1-8
115	12x13	2-3/4	2-3/4	18	3-4, 3-5, 2-7, 1-9
116	12x16	1-3/4	1-3/4	14	2-4, 2-5, 2-6, 1-9
117	"	"	"	"	"
118	12x14	1-3/4	1-3/4	12	2-4, 2-5, 1-8, 1-9
119	"	"	"	"	"
120	12x18	1-1	1-1	16	2-4, 2-5, 2-7, 1-9
121	"	"	"	"	"
122	"	"	"	"	"
123	12x20	2-3/4	2-3/4	20	4-4, 3-5, 2-7, 1-9
124	"	"	"	"	"
125	12x16	1-3/4	1-3/4	16	2-4, 3-5, 2-6, 1-8
126	12x22	2-3/4	2-3/4	22	4-4, 3-5, 2-6, 1-10
127	12x16	1-3/4	1-3/4	0	"
128	12x18	2-3/4	2-3/4	18	3-4, 3-5, 2-7, 1-9
129	12x16	1-3/4	1-3/4	0	"

Notes:
 1. All beams shown but not numbered.
 2. Circles indicate 10" concrete beam 4'-6" wide.
 3. 2x4 beams 12" high. Left beam ends 24" over.
 4. 2x6 beams 12" over joints. Corner beams 12" over 4" of joint. Then all beams at corners.

RESIDENCE
 MR. & MRS. GOULD
 HOLLYWOOD FLA.
 MAY 15, 1950



Roof & Ply - Floor, Sides 1-20'0"
Lift 24'0" to 30'0" Level Section
Rally 1500 P.S.

ALLEY.

Lot Lines

Note - Roofing 2x6 16' C100
Ripe Ridge Valley 2x8
Get Lead from all vents

2x6 core roof

Roof

Ridge

24'-8"

25'-0"

Lot Lines

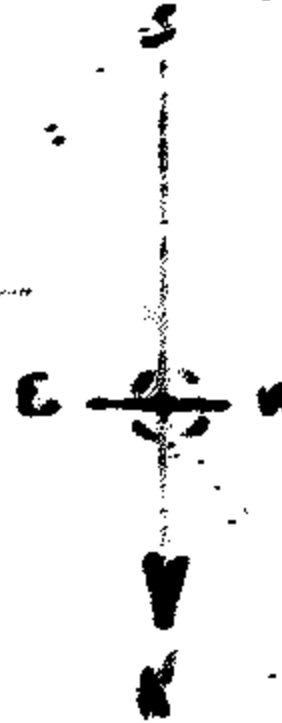
110.0'

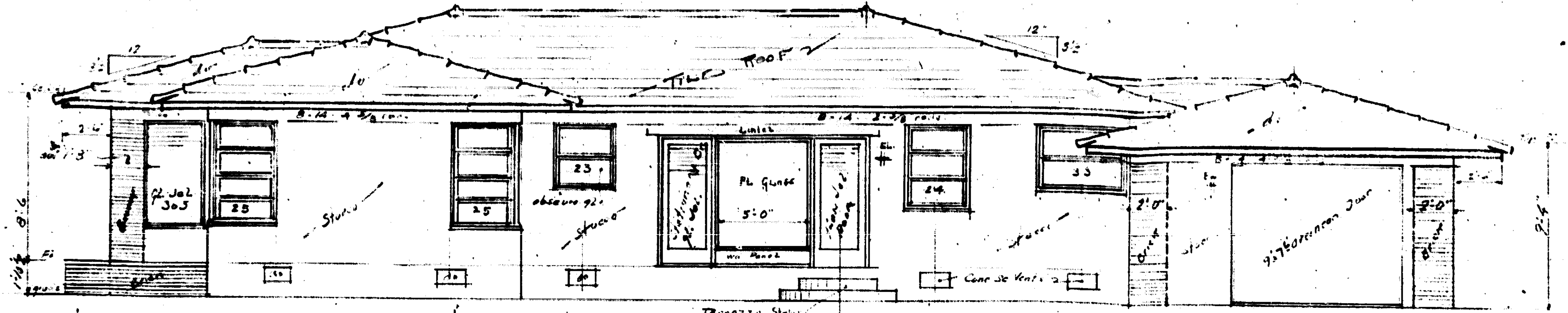
MADISON ST

ROOF & PLAN - PLAN SCALE 1"=20'-0"

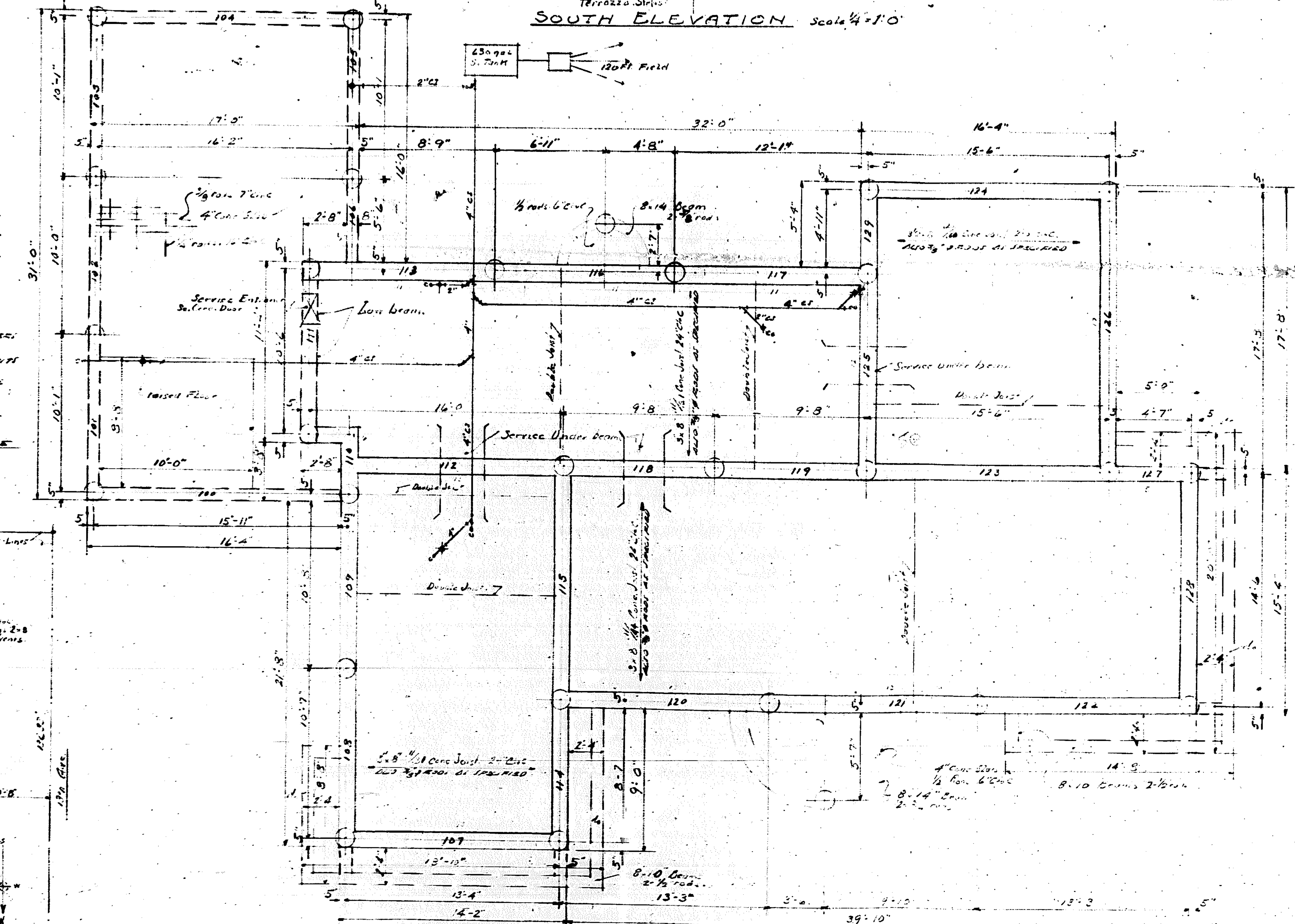
Lot 24 & 25 Contain 30 Large Stems.
WALL 1000 PLS.

18th Ave





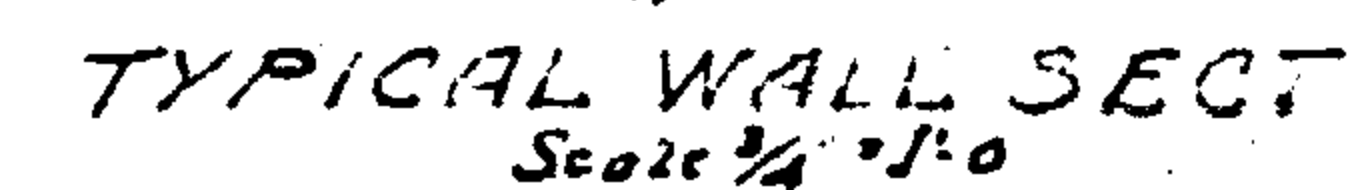
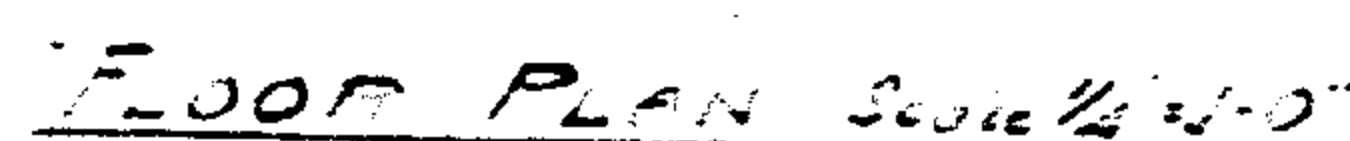
SOUTH ELEVATION Scale $\frac{1}{4} = 1'-0"$



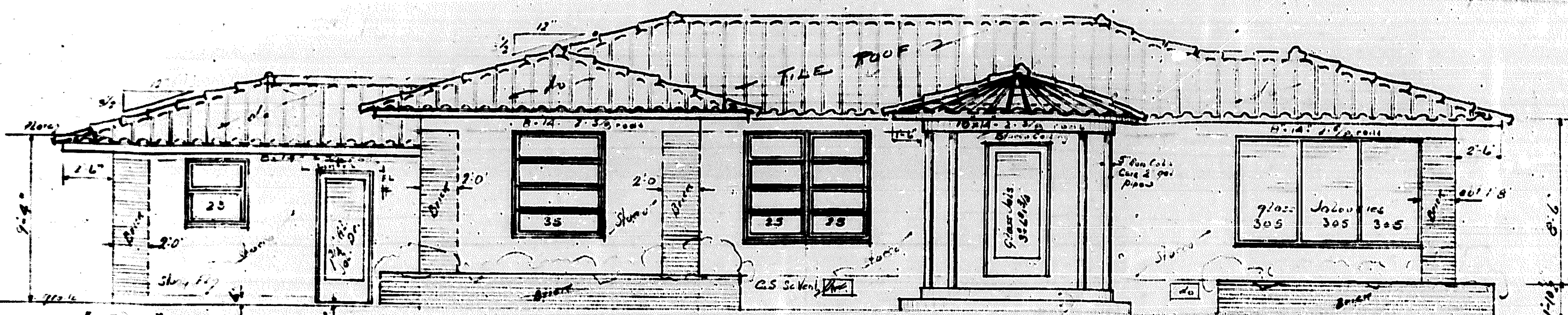
Note: - All beams dotted are grade beams

FOUNDATION PLAN Scale $\frac{1}{4} = 1'-0"$

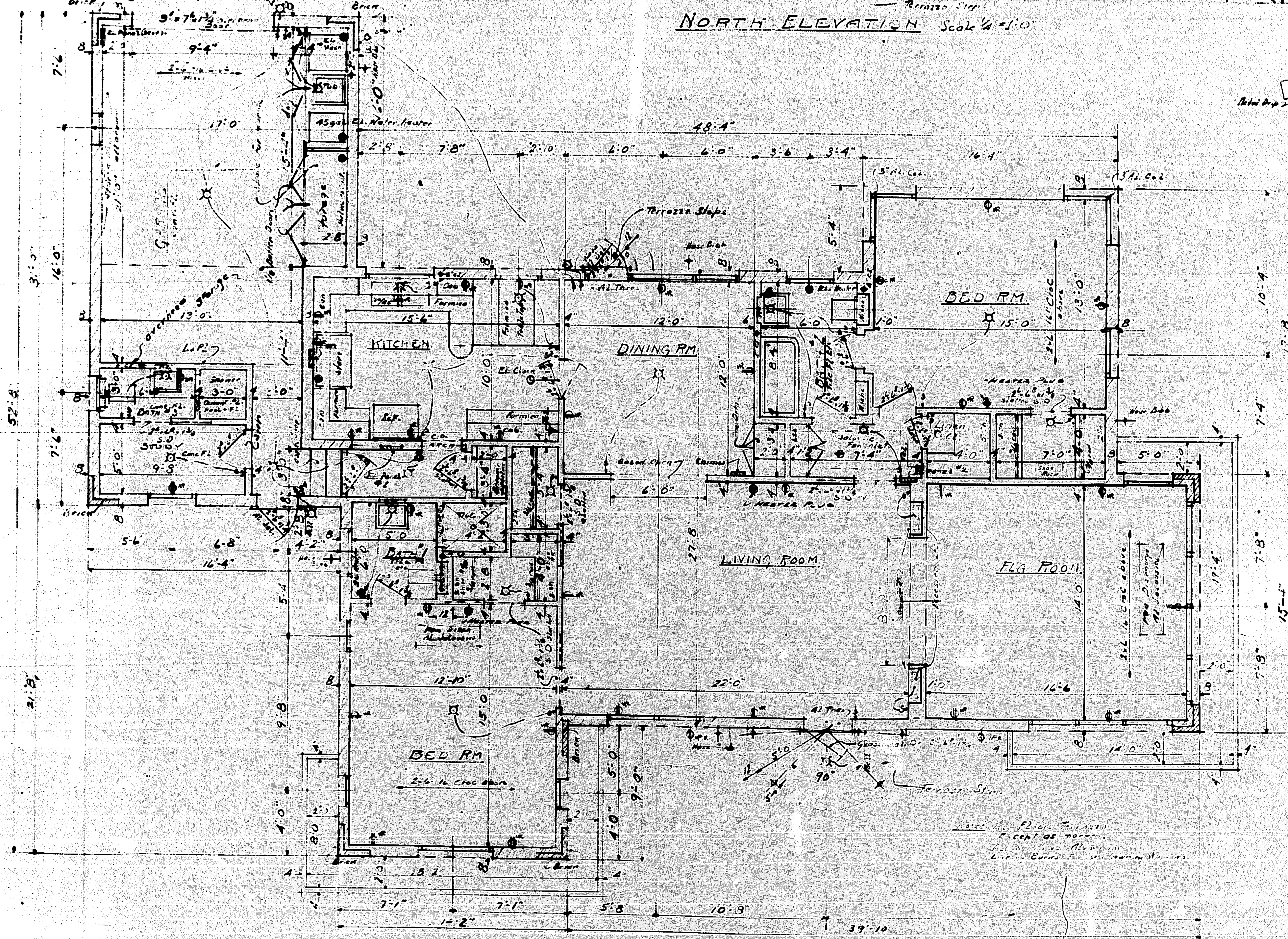




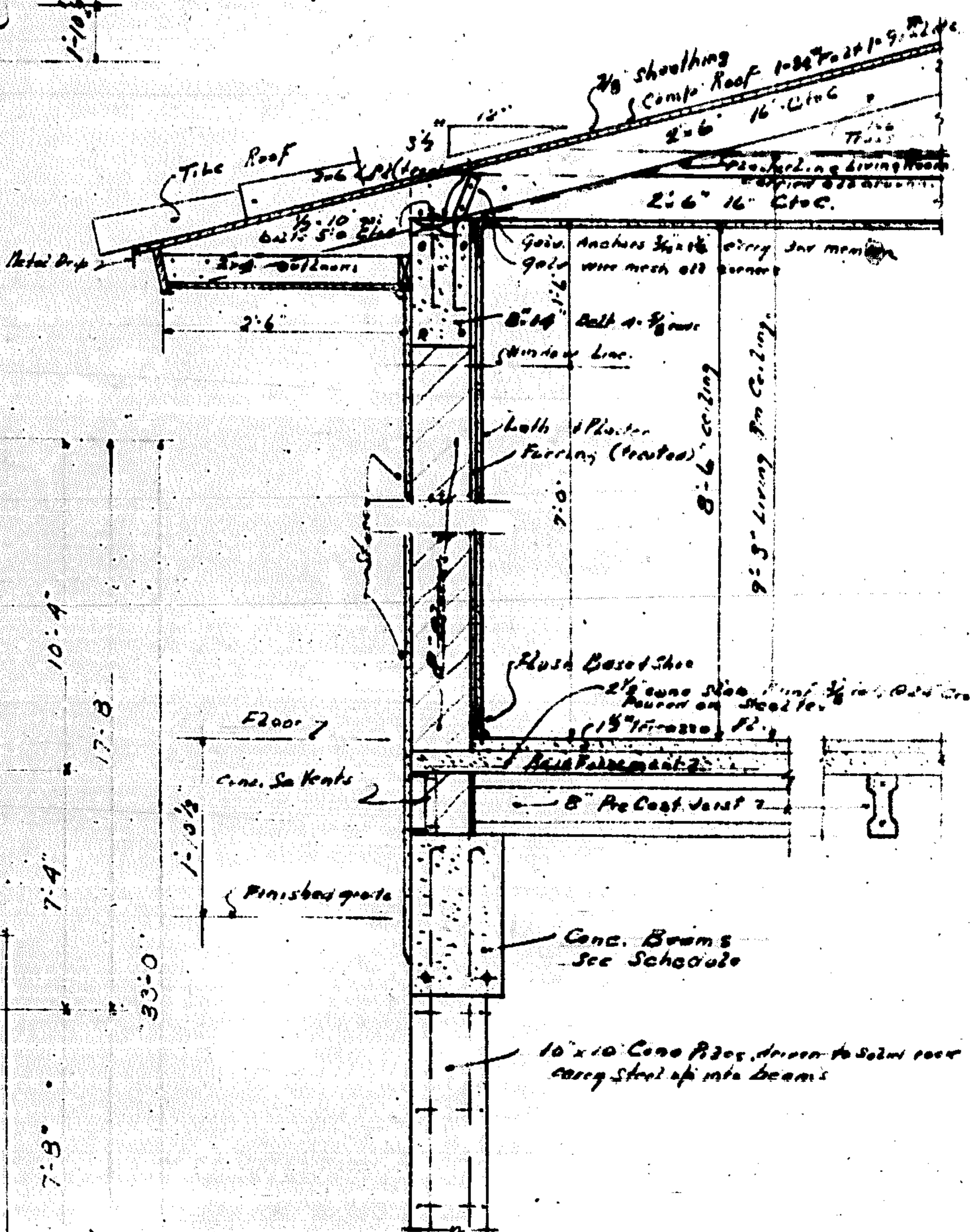
BAYARD S. LYONS, JR. ARD
HOLLYWOOD, FLORIDA
DATE *Nov. 15, 1930* 2



NORTH ELEVATION Scale 1/4" = 1'-0"

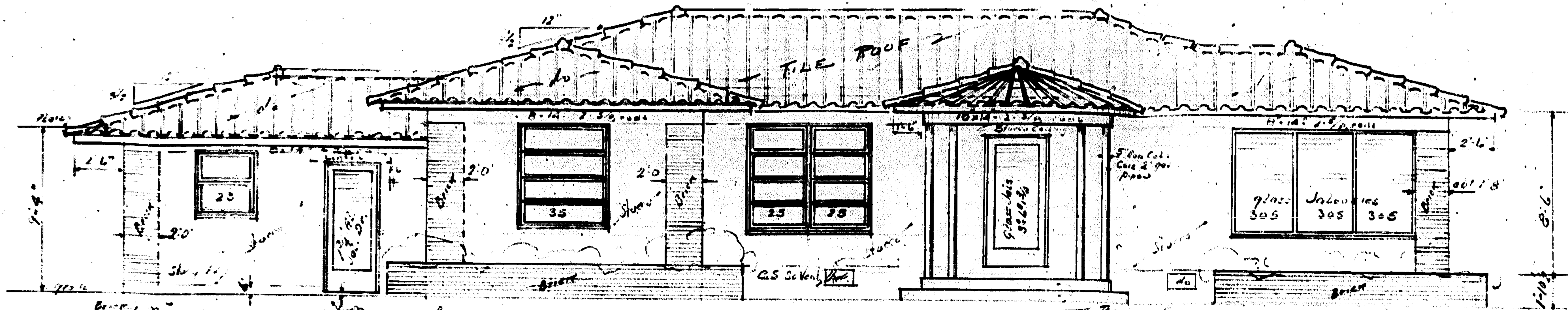


FLOOR PLAN Scale 1/4" = 1'-0"

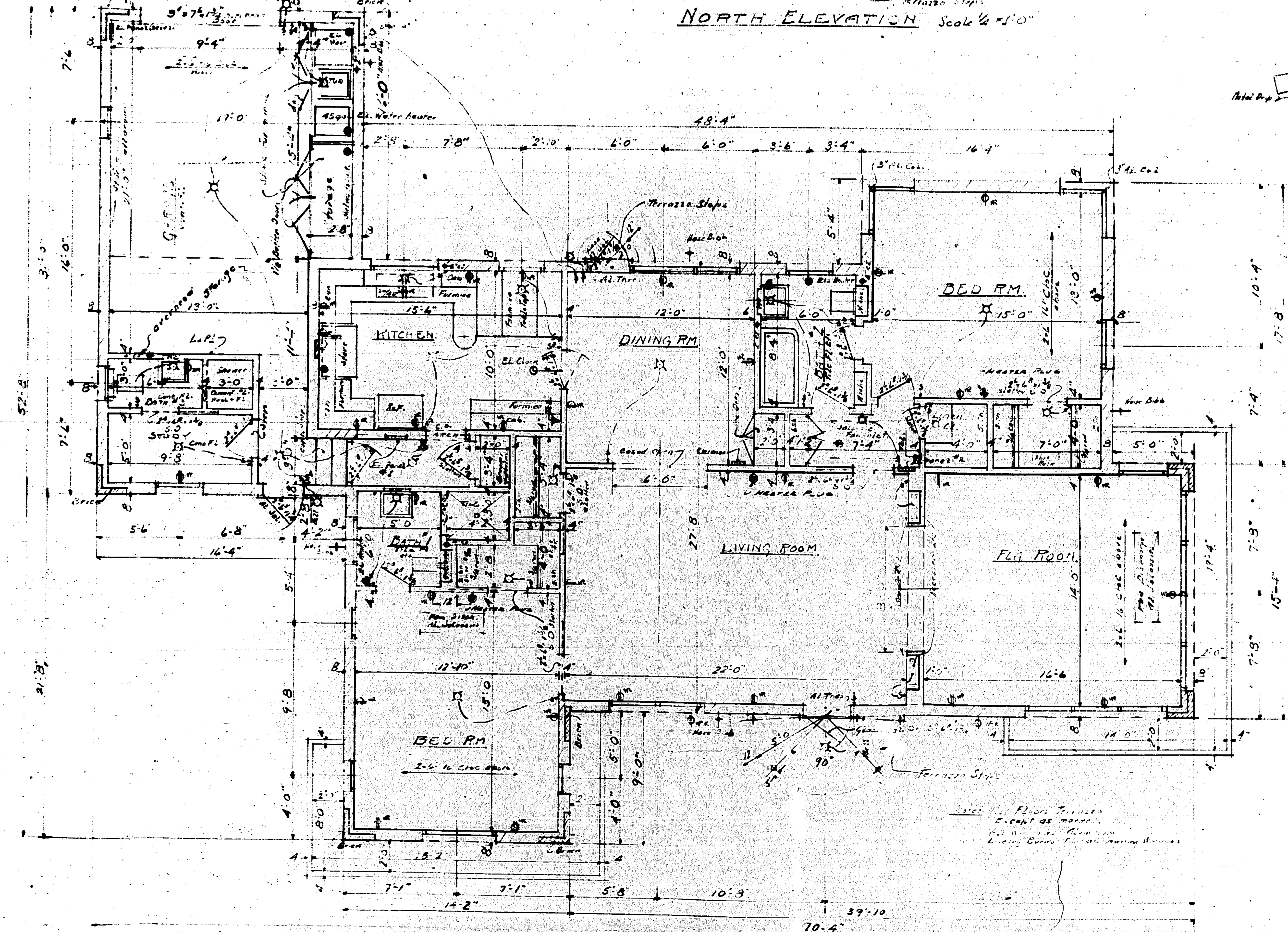


TYPICAL WALL SECT Scale 1/4" = 1'-0"

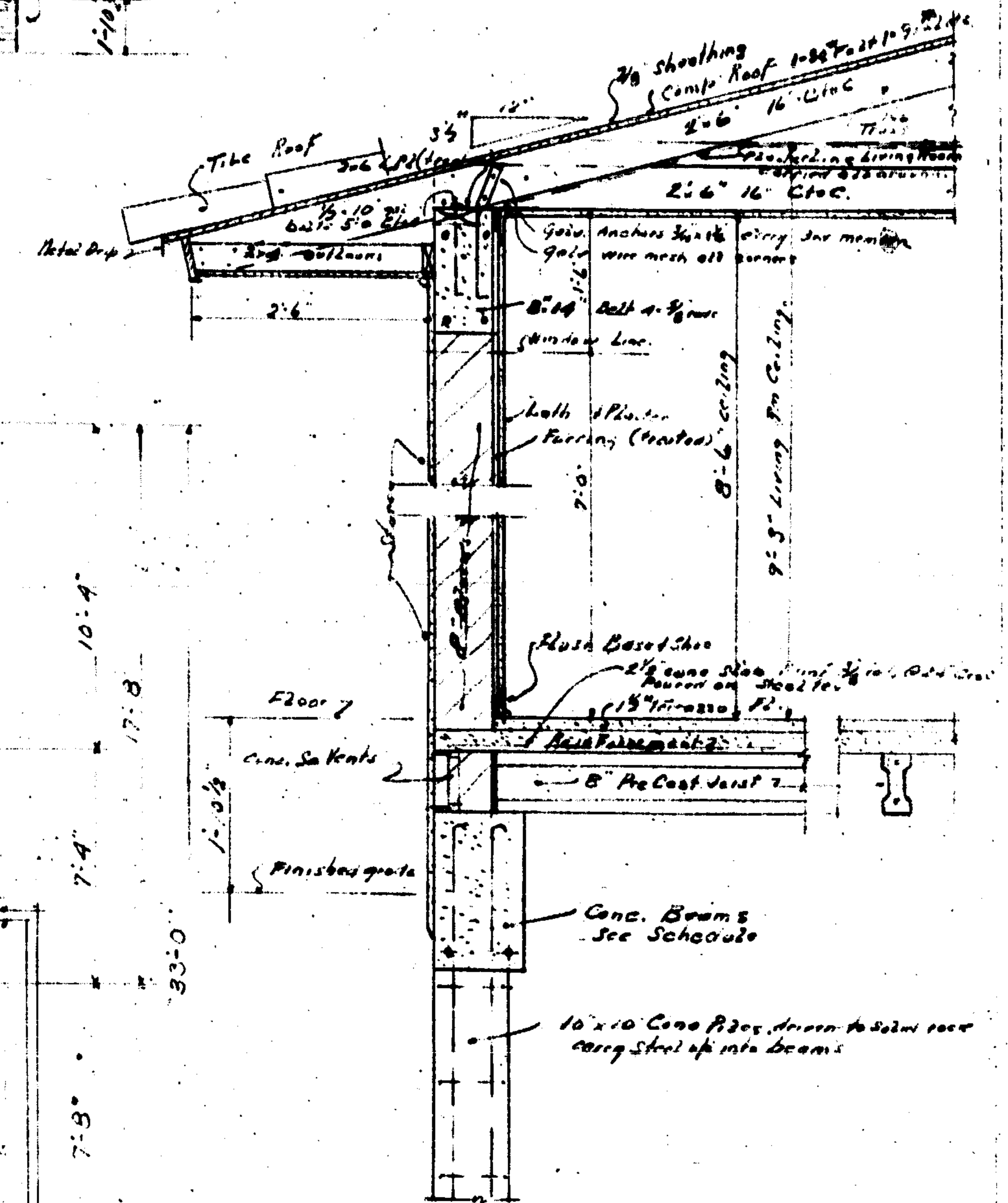
RESIDENCE	
MR. & MRS. A. H. GUILD	
HOLLYWOOD FLA.	
BAYARD C. LUKENS, ARCHT.	
HOLLYWOOD, FLORIDA	
DATE	Nov. 15, 1950



NORTH ELEVATION Scale 1/4" = 1'-0"



FLOOR PLAN Scale 1/4" = 1'-0"



TYPICAL WALL SECT Scale 1/4" = 1'-0"

RESIDENCE
MR. & MRS. A. H. GOLD
HOLLYWOOD, FLA.
BAYARD ST. LUMBER ARCHITECT
HOLLYWOOD, FLORIDA
DATE Nov. 15, 1950

NAME OF
OWNER

A E ROSINBERG

ADDRESS OF
CONSTRUCTION

1234 MADISON ST

LEGAL DESCRIPTION

LOTS 24 & 25 BLOCK 30 BOW LAKES

Owner's Present Address

Description of Construction

Cost

\$ 5000.

ADDITION 2 BEDROOMS

Permit Type

No.

Date Issued

To Whom

Fixtures or Outlets

Bldg.

33203

6-9-58

JOHN CALVIN

Electrical

19834

7-8-58

Per J. E. Lee

10-2

Plumbing

Gas

INSPECTIONS

FOUNDATION

1st Rough Plg.

Temp. Service

COLUMNS

Final Rough Plg.

Rough Electric

TIE BEAM

Septic Tank

Temporary Final

ROOF

Grease Trap

Final Electric

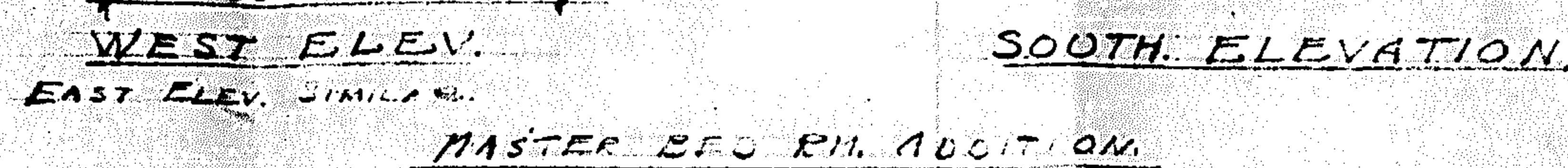
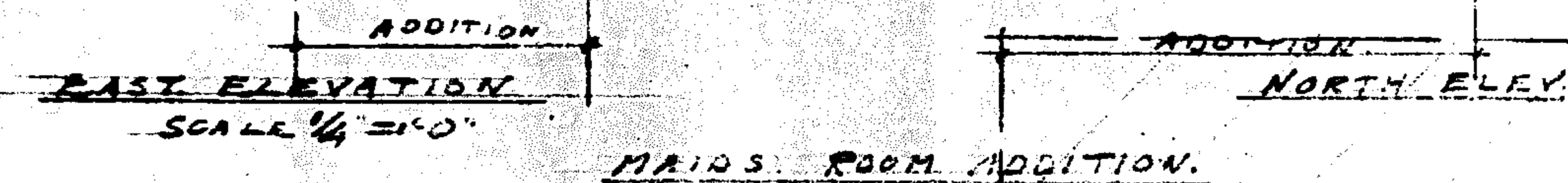
Final Plumbing

GAS

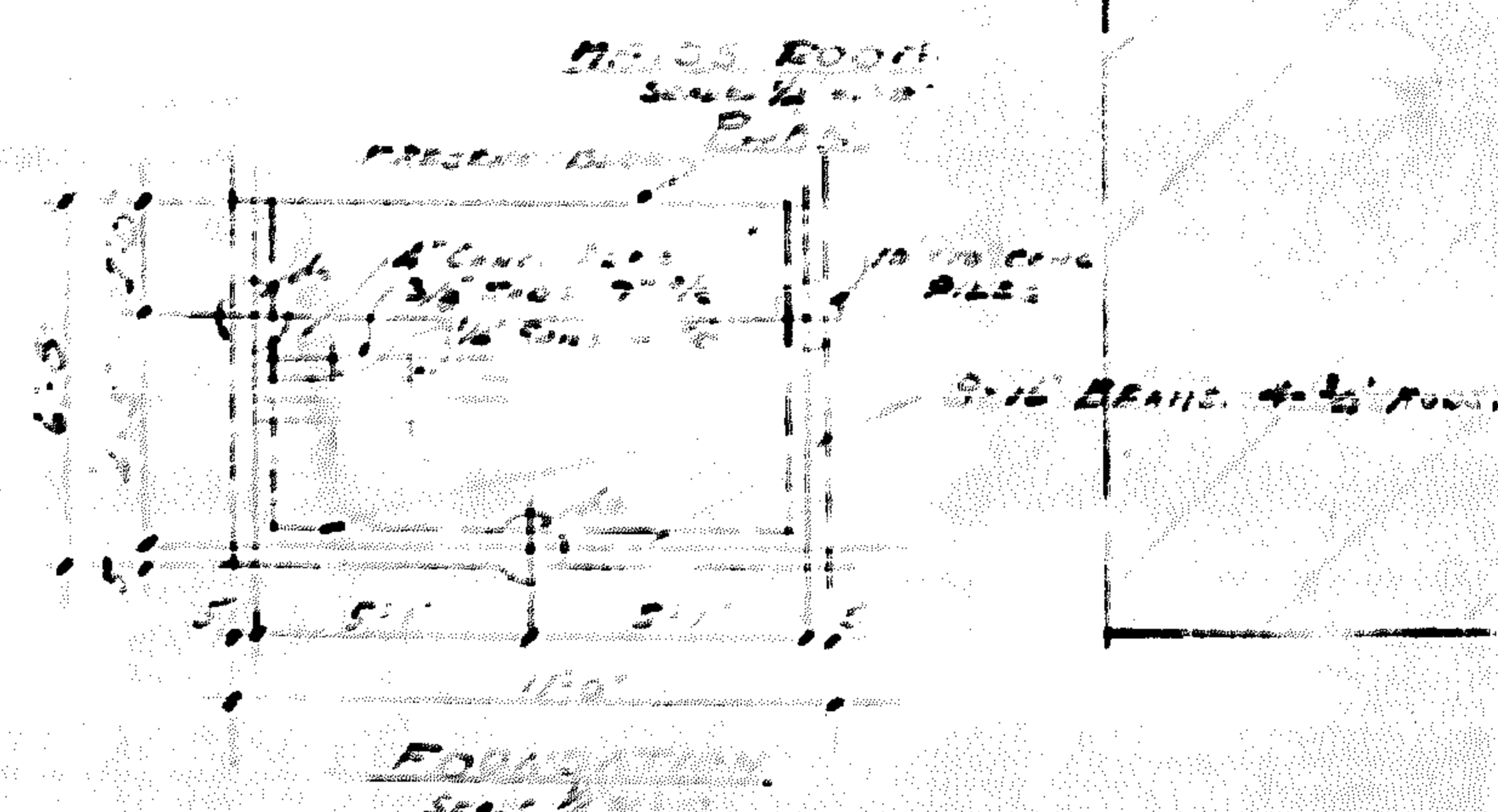
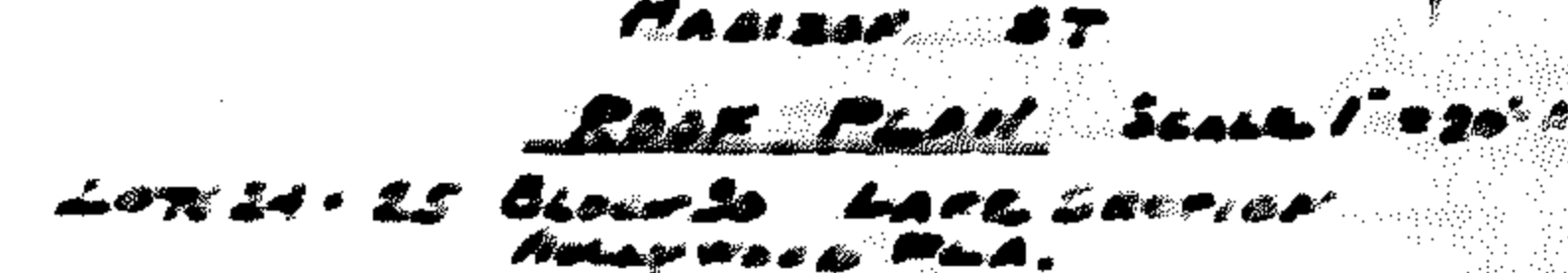
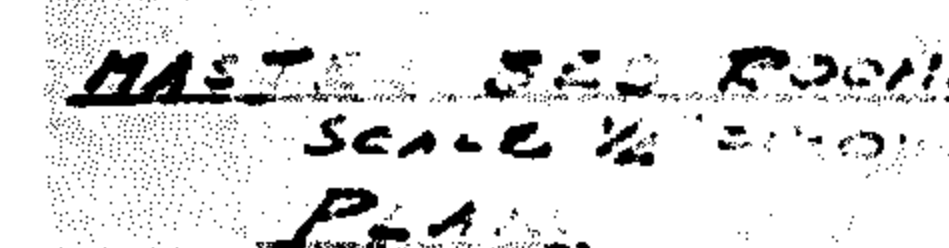
Cert. of Occupancy

Rubbish Bond

Remarks:



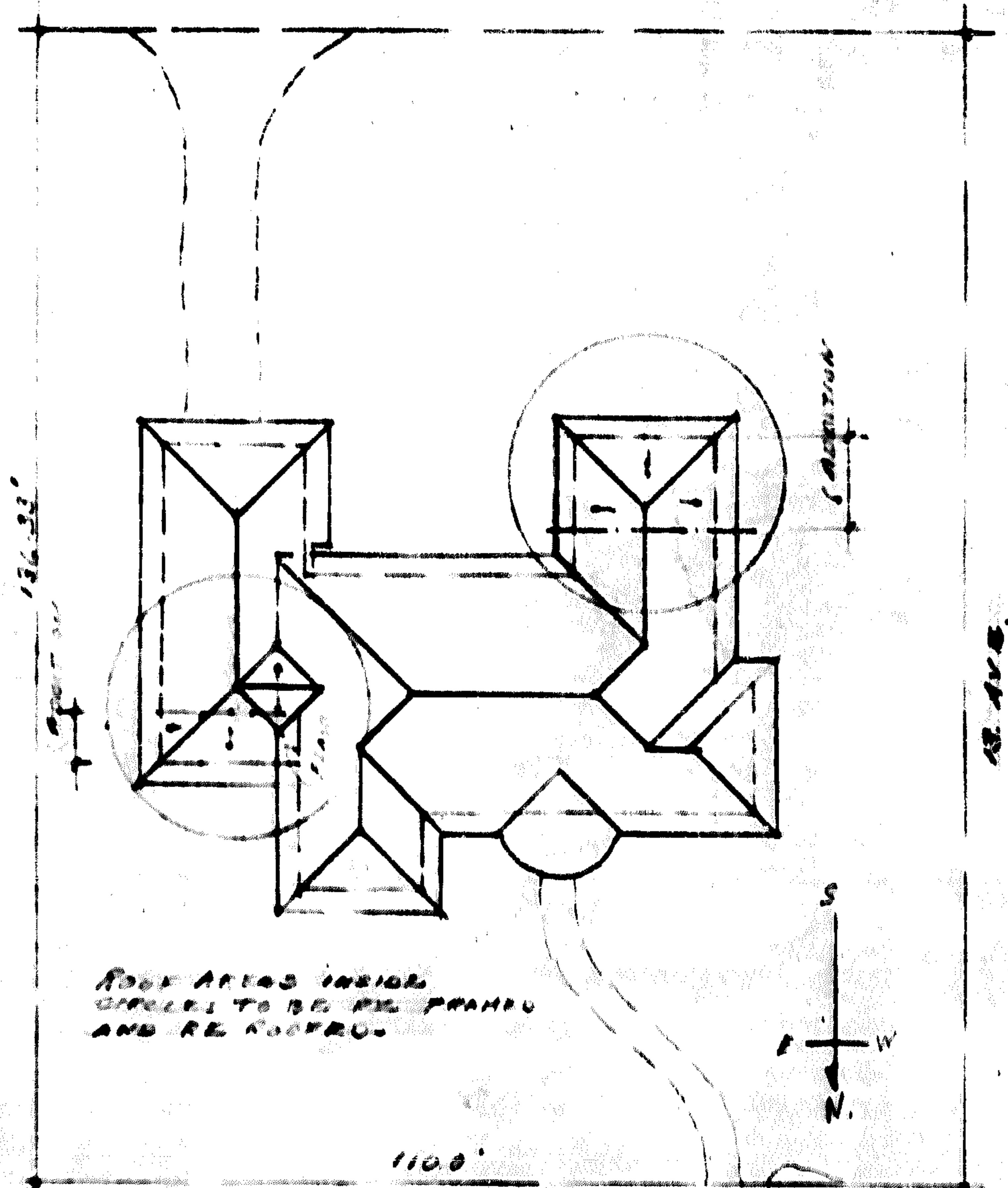
SPECIFICATIONS:
PAINT: EXTERIOR TO MATCH. (2 COATS)
INTERIOR- PEING 2 COATS RESIN PAINT
W/NO WORK-PRING 2 COATS ENAMEL.
ELEC. CONNECT TO HOUSE SERVICE (METAL COND.)
ELEC. FIXTURES TO MATCH, FURN. #1 INSTALL.
CLEAN AS REQUIRED (SPITLES).
RE SAND & REGRADE AS REQUIRED.
ALONG STORM STUTTERS AS REQUIRED.
THIS WORK IS TO BE COMPLETED. FINISHING
IS TO BE COMPLETED BY SEA CONTRACTORS,
AND THE SAME QUALITY AS IN PRESENT HOUSE.
FURNISH & INSTALL 1000 POUNDS ALUMINUM
PULVERIZER CYLINDER.



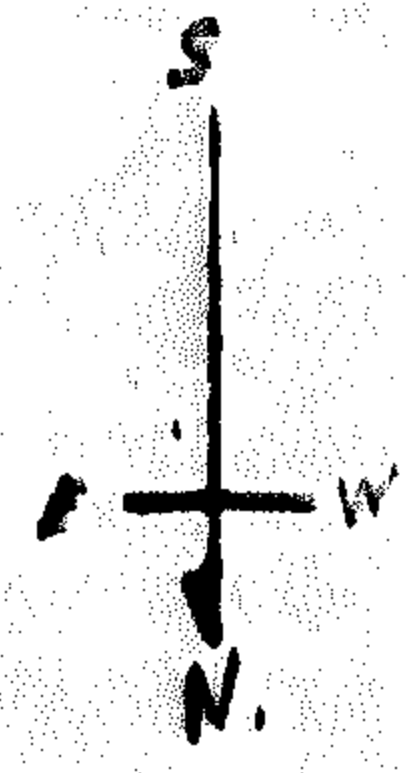
PRESENT HOUSE SHOWN SHOWN

ADDITION TO THE CHAIR
MR. A. B. BAKER
HOLLYWOOD FLORIDA
BAYARD C. LUKEN, ARCHITECT
HOLLYWOOD, FLORIDA
DATE MAY 1961 NO. 1

ALLEY



ROOF AREAS INSIDE
CIRCLES TO BE RE FRAMED
AND RE ROOFED.



110'-0"

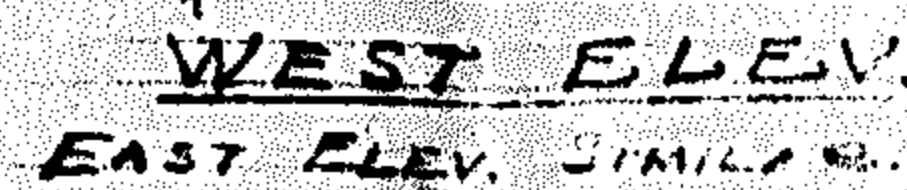
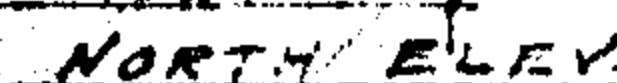
MADISON ST

ROOF PLAN SCALE 1" = 20'-0"

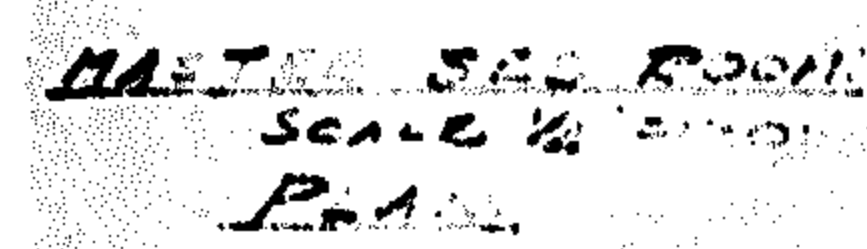
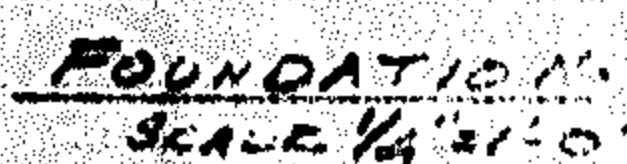
LOT 24-25 BLOCK 30 LAKE SHERIDAN
HOLLYWOOD FLA.

13'-0"

6'-0"



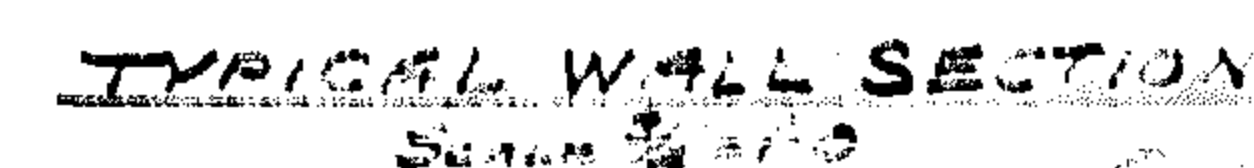
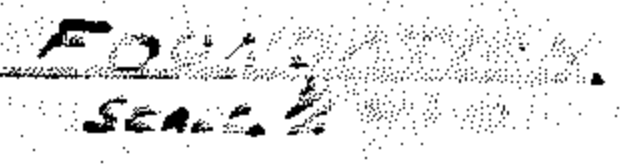
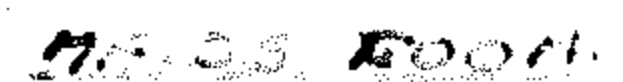
MASTER BED RM. AUCTION.



PRESENT HOUSE SHOWN SHOWN



MADISON ST
ROOF PLAN SCALE 1"=20'-0"
LOT 24-25 Block 30 LARE SECTION
HOLLYWOOD FLA.



SPECIFICATIONS:
PAINT: EXTERIOR TO MATCH. (2 COATS) .
INTERIOR-PEING 2 COATS EESH IN PAINT
WIND WORK-PEING 2 COATS ENAMEL.
ELEC. CONNECT TO HOUSE SERVICE (METAL CONO)
ELEC. FITURES TO MATCH, FURN. INSTALL.
CLEAN AS REQUIRED (SPATLES).
RE SSO & REGRADE AS REQUIRED.
ALUM. STORM STOUTERS AS REQUIRED.
THIS WORK IS TO BE COMPLETED, RIGHT THIN
IS TO BE PROVIDED BY SUB CONTRACTORS,
AND THE SAME QUANTITY AS IN PRESENT HOUSE.
FURNISH & INSTALL ^{10th} FLOOR BEDROOM PLUMB
REVERSE CYCLE.

ADDITION TO THIS CASE
MR. A. ROSENBERG
HOLLYWOOD FLORIDA
SAVARD C. LUKENS, ARCHITECT
HOLLYWOOD, FLORIDA
DATE May 1, 1950 NO. 100-100000

Permit Details

Process #:	Permit #: B9604388	Master Permit: B9604388
Status: Closed		
List All Subpermits		

Site Information	
Address: 1254 MADISON ST	Folio#: 514214015020
Sub-division: HOLLYWOOD LAKES SECTION	Value: \$75,000.00
Lot: 24 Block: 30	Sq Ft: 1787

Permit Information	
Application Type: ADDITION - DEN	Application Date: 00/00/00
Job Name: SAPERSTEIN,CHARLES I & CINDY	Permit Date: 06/20/96
Film Number: 9706897	CO/CC Date:
	Total Fees: \$1,179.42

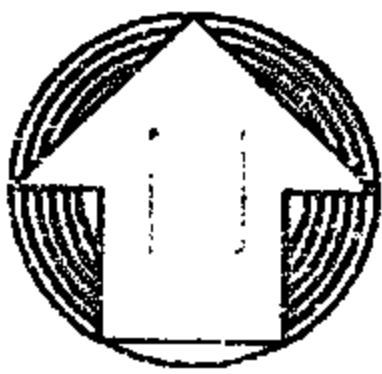
Applicant / Contact Information
Name: B & F CONSTRUCTION CO
Address: 5310 SW 103 PL MIAMI, FL

Property Owner Information
Name: SAPERSTEIN,CHARLES I & CINDY L
Address:

Contractor Information
Name: B & F CONSTRUCTION CO (Permits + Details)
Address: 5310 SW 103 PL MIAMI, FL

DESCRIPTION: LOTS 24 AND 25, BLOCK 30, "HOLLYWOOD LAKES SECTION". ACCORDING TO PLAT THEREOF AS RECORDED IN PLAT BOOK 1, PAGE 32. OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA.

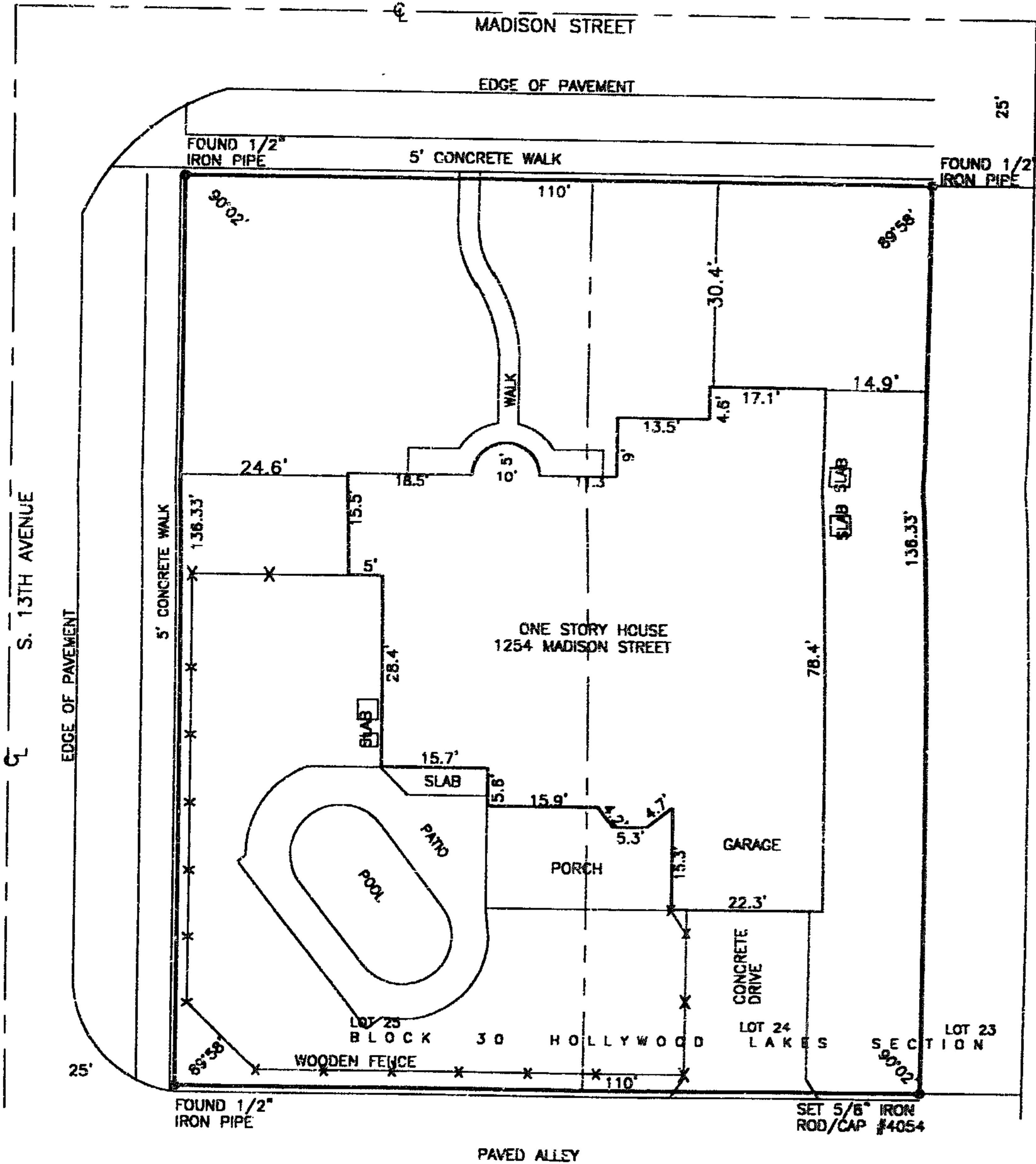
FEMA FLOOD INSURANCE RATE MAP OF BROWARD COUNTY, FLORIDA			
COMMUNITY NO.	PANEL NO.	SUFFIX	ZONE
125113	0317	G	AE
FIRM DATE	BASE ELEV.	LOWEST FLR. ELEV.	AVG. GRD.
7-21-95	8.0	5.90	4.8
* GARAGE FLOOR ELEVATION=5.30			
MAIN FLOOR ELEVATION=6.60			



NORTH ARROW RELATIVE TO ASSUMED EAST ALONG THE CENTERLINE OF MADISON STREET.

NOTE: THE LAND DESCRIPTION SHOWN HEREON WAS PROVIDED BY THE CLIENT. EASEMENTS AND RIGHTS-OF-WAY PER RECORD PLAT HAVE BEEN SHOWN HEREON. NO FURTHER SEARCH FOR MATTERS OF RECORD HAS BEEN MADE BY THIS FIRM.

ELEVATIONS SHOWN ARE BASED ON NATIONAL GEODETIC VERTICAL DATUM OF 1929 SHOWN THUS:



PREPARED BY:

STEPHEN H. GIBBS LAND SURVEYORS, INC.
2131 HOLLYWOOD BOULEVARD, SUITE 201
HOLLYWOOD, FL 33020 (954) 923-7666
LICENSED BUSINESS NO. 5036

DATE OF SURVEY: 8-19-96

SCALE: 1"=20' F.B.:

TYPE OF SKETCH OF SURVEY
BOUNDARY

Stephen H. Gibbs

STEPHEN H. GIBBS, FOR THE FIRM
PROFESSIONAL SURVEYOR & MAPPER
FLORIDA REGISTRATION NO. 4054

RN NO.: 2997

DC NO.:

DRAWN BY: SHG

REVISION

UNDER CONSTRUCTION

FINAL SURVEY

DWG NO.: RN2997.DWG

FILE NO.: 3-D-621

CHECKED BY: SHG

DATE

8-14-97

SHG

SHG

NOT VALID WITHOUT THE SIGNATURE AND
ORIGINAL RAISED SEAL OF THE FLORIDA
LICENSED SURVEYOR AND MAPPER

DESCRIPTION: LOTS 24 AND 25, BLOCK 30, "HOLLYWOOD LAKES SECTION", ACCORDING TO PLAT THEREOF AS RECORDED IN PLAT BOOK 1, PAGE 32. OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA.

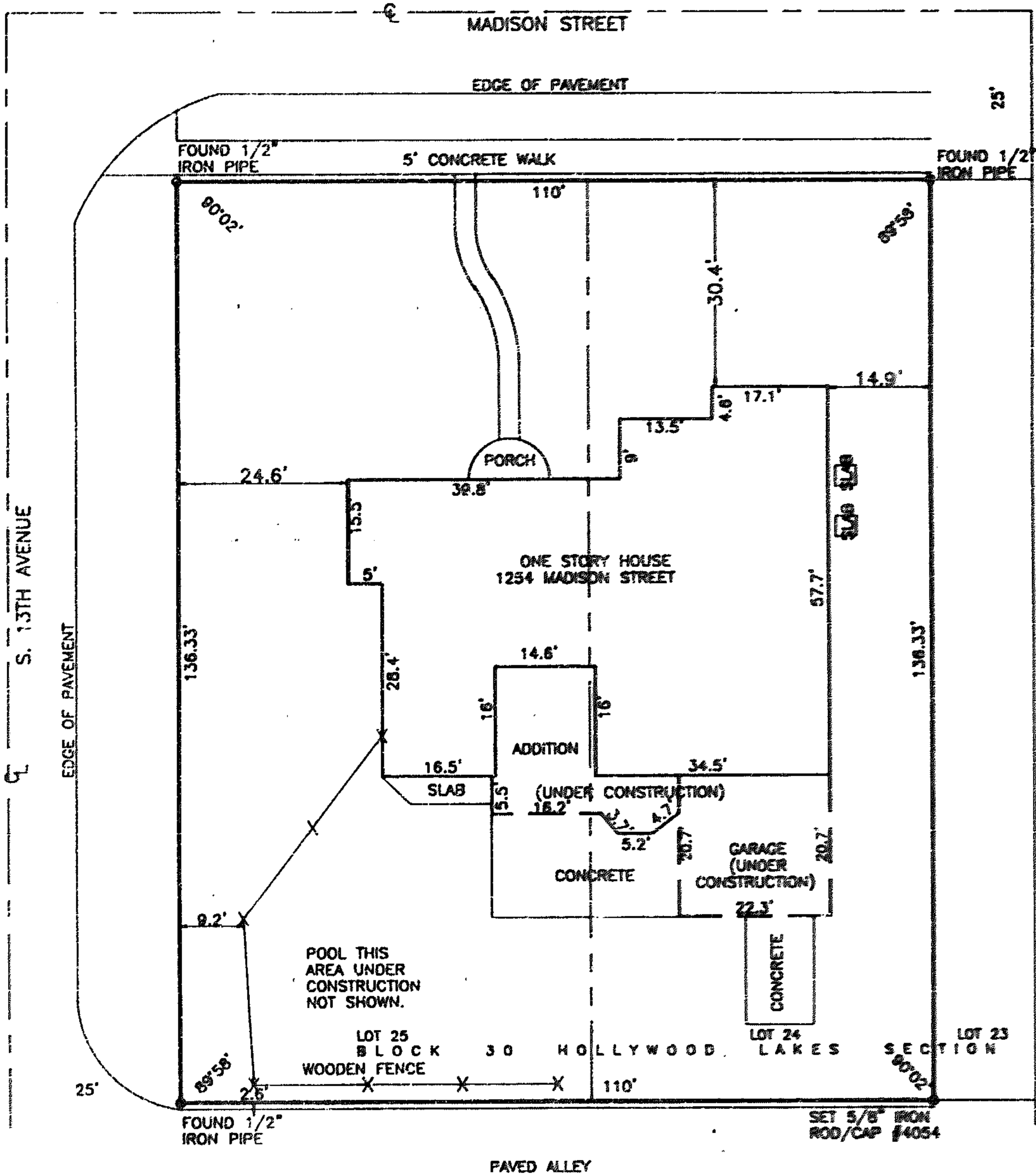
FEMA FLOOD INSURANCE RATE MAP OF BROWARD COUNTY, FLORIDA			
COMMUNITY NO.	PANEL NO.	SUFFIX	ZONE
125113	0317	G	AE
FIRM DATE	BASE ELEV.	LOWEST FLR. ELEV.	AVG. GRD.
7-21-95	8.0	6.60	4.8
* GARAGE FLOOR ELEVATION=5.44			



NORTH ARROW RELATIVE TO ASSUMED EAST ALONG THE CENTERLINE OF MADISON STREET.

NOTE: THE LAND DESCRIPTION SHOWN HEREON WAS PROVIDED BY THE CLIENT. EASEMENTS AND RIGHTS-OF-WAY PER RECORD PLAT HAVE BEEN SHOWN HEREON. NO FURTHER SEARCH FOR MATTERS OF RECORD HAS BEEN MADE BY THIS FIRM.

ELEVATIONS SHOWN ARE BASED ON NATIONAL GEODETIC VERTICAL DATUM OF 1929 SHOWN THUS:



PREPARED BY: STEPHEN H. GIBBS LAND SURVEYORS, INC. 2131 HOLLYWOOD BOULEVARD, SUITE 201 HOLLYWOOD, FL 33020 (954) 923-7666 LICENSED BUSINESS NO. 5036	DATE OF SURVEY: 8-19-98	RN NO.: 2997	DWG NO.: RM2997.DWG
	SCALE: 1"=20' F.B.:	DC NO.:	FILE NO.: 3-0-621
NOT VALID WITHOUT THE SIGNATURE AND ORIGINAL RAISED SEAL OF THE FLORIDA LICENSED SURVEYOR AND MAPPER	TYPE OF SKETCH OF SURVEY BOUNDARY	DRAWN BY: SHG	CHECKED BY: SHG
	STEPHEN H. GIBBS, FOR THE FIRM PROFESSIONAL SURVEYOR & MAPPER FLORIDA REGISTRATION NO. 4054	REVISION	DATE

SAPERSTEIN

LOT #	OPEN	L	W	#	SF/P	S1/2P	HW	SIZE	HEAD	SGL				SF
	FRONT	112	64	1	9	1	V	70	SUF	SUF				56.39
MOD	WEST	112	64	2	9	1	V	70	SUF	SUF				56.39
	BACK	75	81	3	6	1	V	87	SUF	SUF	51	FRP	1/2 P	46.33
	BACK	64	81	4	5	1	V	87	SUF	SUF	46	6	1	41.08
OPN	BACK	64	81	5	5	1	V	87	SUF	SUF	57	8	2	41.08
17	BACK	37	64	6	3	0	V	70	SUF	SUF	70	47	7	18.47
	BACK	37	64	7	3	0	V	70	SUF	SUF	87	16	3	18.47
	EAST	37	64	8	3	1	V	70	SUF	SUF	0	0	0	21.39
	EAST	53	51	9	4	1	V	57	SUF	SUF	0	0	0	22.17
	EAST	53	51	10	4	1	V	57	SUF	SUF	0	0	0	22.17
	EAST	20	40	11	2	0	V	46	SUF	SUF	0	0	0	8.31
	EAST	53	40	12	4	1	V	46	SUF	SUF	0	0	0	17.69
	EAST	53	64	13	4	1	V	70	SUF	SUF	77	13		27.22
	FRONT	53	64	14	4	1	V	70	SUF	SUF				27.22
	FRONT	53	64	15	4	1	V	70	SUF	SUF				27.22
	FRONT	20	64	16	2	0	V	70	SUF	SUF				12.64
	FRONT	75	64	17	6	1	V	70	SUF	SUF				36.89

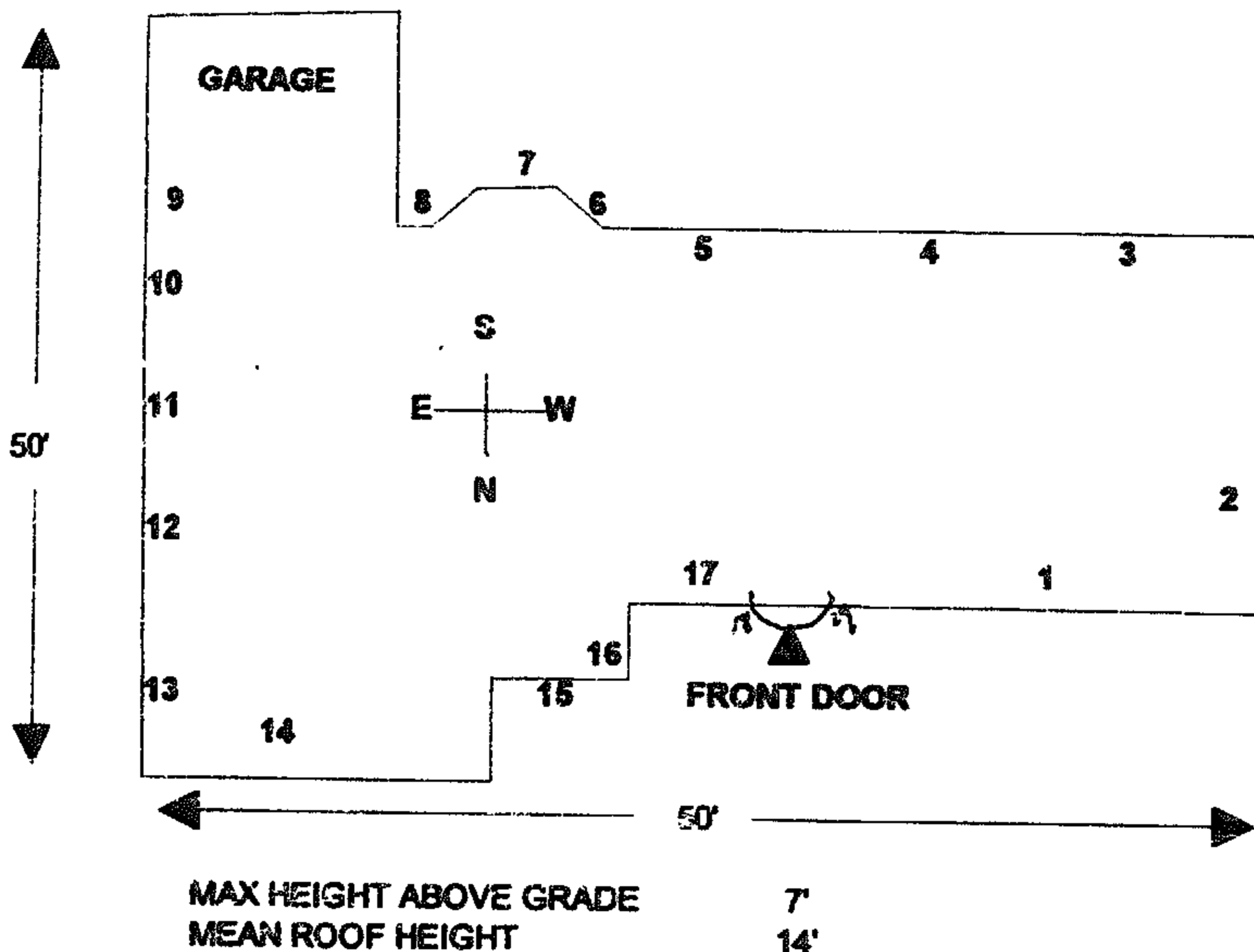
77 13
 18 2 1 V 87
 19 2 1 V 87

505.33

APPROVED

APR 23 1987

CITY OF AUSTIN
 STRUCTURAL



383 PALERMO AVE
CORAL GABLES, FLA. 33134
PHONE: (305) 444-7882
FAX: (305) 779-3288

THOMAS J. KELLY, INC.
LAND SURVEYOR

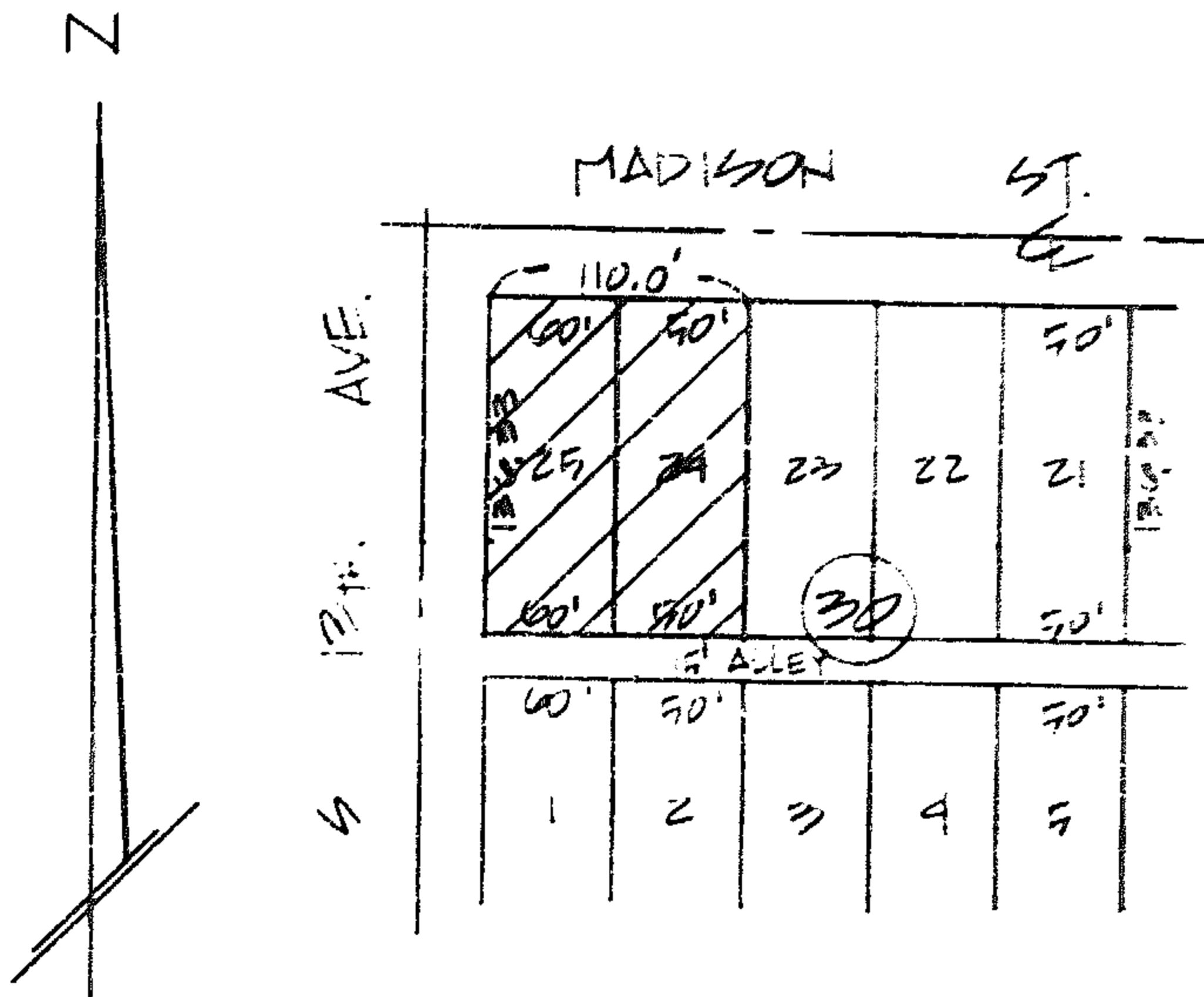
SURVEY NO. 94-7453
SHEET 1 OF 2

SURVEY OF LOT 2A 15
SUBDIVISION HOLLYWOOD "BY THE SEA" HOLLYWOOD LAKES SECTION BLOCK 20
ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK No. 1 AT PAGE No. 22
PUBLIC RECORDS OF DEUKER COUNTY, FLORIDA. CHARLES I. AND
DATE: 08/16/94 FOR CINDY L. SAPERSTEIN

LOCATION SKETCH SCALE: 1" = 100'

SEE MAP 254 100' X 100' ST.
HOLLYWOOD FL. 33019

NOTE: ELEVATIONS SHOWN THUSLY ^{+0.00}
ORIGIN OF BM: NAIL & DISC AT INTERSECTION
OF S 14TH AVE & VAN BUREN ST.
ELEV = 3.94'



CERTIFIED TO: CHARLES I. & CINDY L. SAPERSTEIN

FLOOD ZONE: AE

☒ THIS IS A FLOOD HAZARD ZONE

COMMUNITY PANEL No. 125113

PANEL No. 317

BASE FLOOD ELEV.: 7.00

SUFFIX: F

LOWEST FLOOR ELEV.: 6.54

DATE OF FIRM: 8-18-92

HIGHEST ADJ. GRADE: 4.76

NOTE: UNDERGROUND ENCROACHMENTS, IF ANY, NOT LOCATED. ENCROACHMENTS NOTED: NONE
I hereby certify that this sketch of survey of the above described property is true and correct to the best of my knowledge and belief as surveyed and plotted under my direction. I further certify that this survey meets the minimum requirements adopted by the Society of Professional Land Surveyors and the Florida Land Title Association and also CH 21 HHS FA. code. There are no encroachments, except as shown.

JOSE A. PEREA (Date of Field Work)
Professional Land Surveyor # 4858
State of Florida
(Not Valid Unless Imprinted With An Embossed Surveyor's Seal)

Notes: 1. If shown, bearings are to an assumed meridian (by plot)
2. If shown, elevations are referred N.G.V. Datum 1929
3. This is a land survey.
Closure above 1:7500

SCALE 1" = 100'

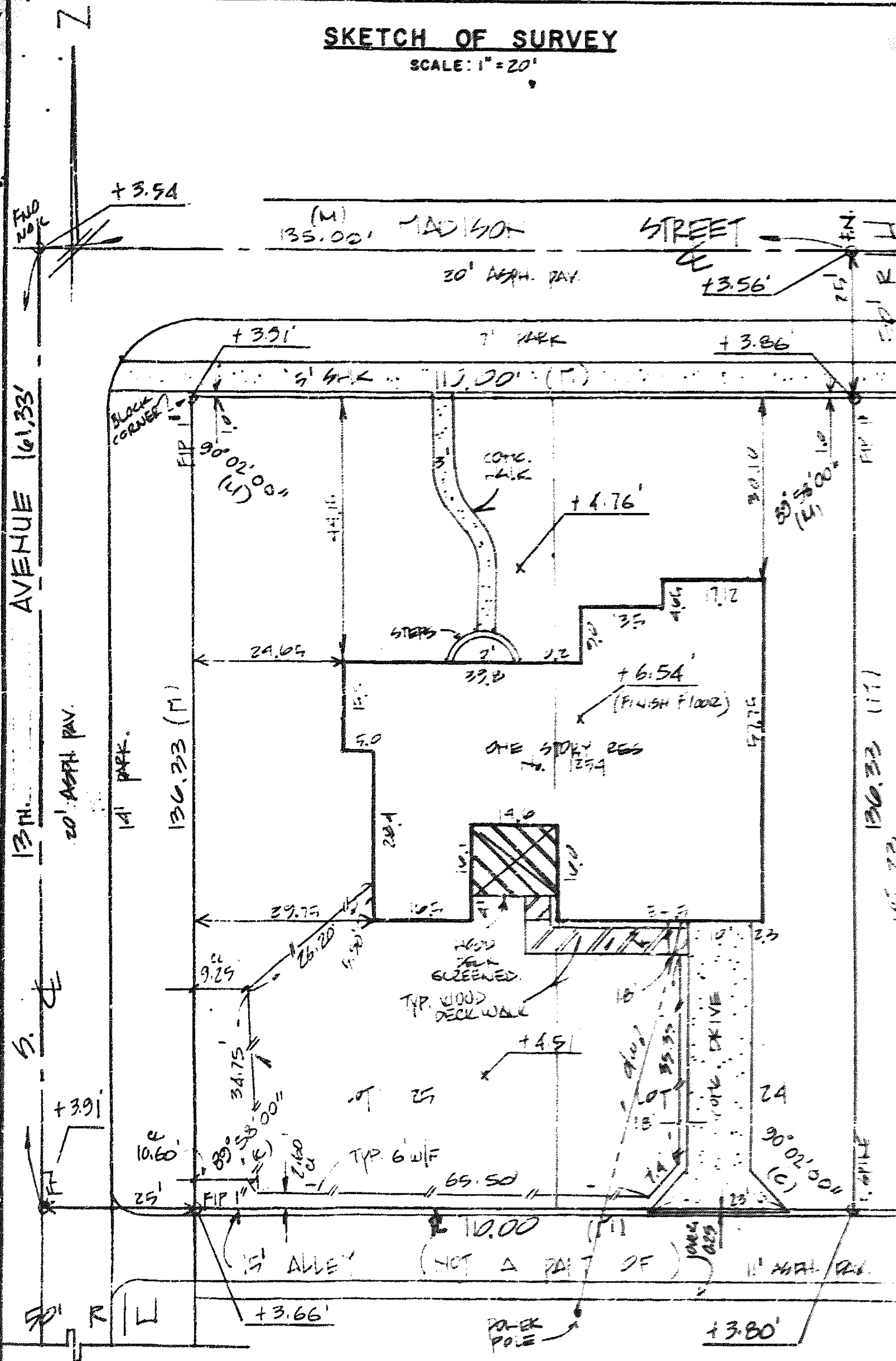
THOMAS J. KELLY, INC.
LAND SURVEYOR

SURVEY NO. 94-2453

SHEET 2 OF 2

SKETCH OF SURVEY

SCALE: 1" = 20'



ADDITION TO
SAPERSTEIN RESIDENCE

HOLLYWOOD, FLORIDA

PROJECT TEAM

ARCHITECT

JOSEPH B. KALLER & ASSOCIATES, P.A.
CONTACT: JOSEPH KALLER
126 SOUTH FEDERAL HIGHWAY, SUITE #208
DANIA, FLORIDA 33004
PHONE: (305) 920-5146 FAX: (305) 926-2841

DWG. INDEX

ARCHITECTURAL

T-1 : TITLE SHEET
A-1 : SITE PLAN
D-1 : DEMOLITION PLAN
A-2 : FLOOR PLAN
A-3 : FOUNDATION PLAN
A-4 : ROOF FRAMING PLAN
A-5 : ELEVATIONS
A-6 : SECTIONS
A-7 : SCHEDULES / DETAILS
S-1 : SECTIONS / DETAILS
E-1 : ELECTRICAL PLAN

GENERAL NOTES

1. CONTRACTOR TO FIELD VERIFY ALL EXISTING DIMENSIONS AND CONDITIONS PRIOR TO COMMENCING WORK
2. CONTRACTOR TO THOROUGHLY REVIEW DRAWINGS AND SPECIFICATIONS.
3. VERIFY BIDDING SUBCONTRACTORS HAVE THOROUGHLY REVIEWED DRAWINGS AND SPECIFICATIONS.
4. VERIFY ALL FIRE, LIFE SAFETY, HANDICAPPED, HEALTH AND BUILDING CODES AND ACCOMMODATE ITEMS PERTAINING TO THESE CODES SHOULD BE INCLUDED IN BID PRICE
5. WRITTEN DOCUMENTS SHALL TAKE PRECEDENCE OVER SCALED DRAWINGS. DO NOT SCALE DRAWINGS! AND FIELD VERIFICATION SHALL BE MADE BY THE GENERAL CONTRACTOR AND OR SUBCONTRACTOR BEFORE BIDDING.
6. ANY DISCREPANCY IN DIMENSIONS AND OR DRAWINGS AND OR GRAPHIC REPRESENTATION AND OR ACTUAL FIELD MEASUREMENTS SHALL BE BROUGHT TO THE IMMEDIATE ATTENTION OF JOSEPH KALLER AND RESOLVED PRIOR TO THE SIGNING OF CONSTRUCTION AND OR COMMENCEMENT OF ANY RELATED MATERIAL ORDERING AND OR WORK.
7. FAILURE TO ADHERE TO PROPER DIMENSIONS MAY CAUSE SITUATIONS IN WHICH FIXTURES DO NOT FIT AND CONTRACTOR WILL BE LIABLE FOR ALL COSTS OF ANY CHANGES NECESSARY.
8. THESE DRAWINGS AND SPECIFICATIONS ARE SUBJECT TO REVIEW AND REVISIONS BY THE LOCAL BUILDING AND HEALTH DEPARTMENTS, AND ANY OTHER GOVERNING AGENCIES. GENERAL CONTRACTOR IS TO BE AWARE THAT THESE ITEMS MAY AFFECT HIS BID PRICE

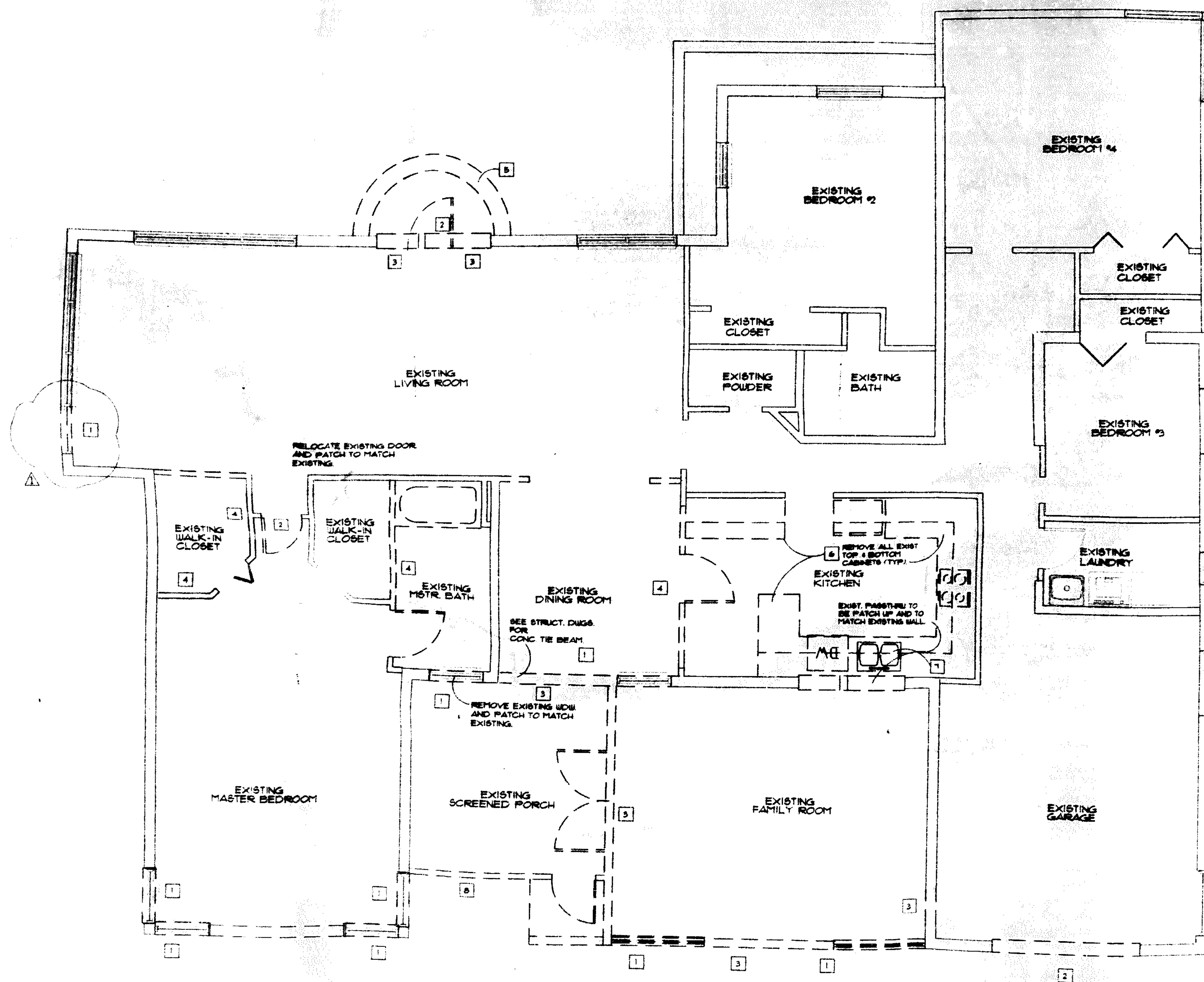
DRAWING NOTES

DEMOLITION NOTES:

1. REMOVE EXISTING LINOLEUM FLOORING IN ITS ENTIRETY.
2. REMOVE EXISTING DOOR FRAME AND HARDWARE IN ITS ENTIRETY.
3. REMOVE EXISTING CONCRETE BLOCK WALL AS SHOWN. PATCH AND REPAIR ANY REMAINING ADJACENT SURFACES AS REQUIRED TO RECEIVE NEW WORK.
4. REMOVE EXISTING INTERIOR PARTITION. PATCH AND REPAIR ANY REMAINING ADJACENT SURFACES AS REQUIRED TO RECEIVE NEW WORK.
5. REMOVE EXISTING CONCRETE STEPS. PATCH ADJACENT SLAB AS REQUIRED TO RECEIVE NEW WORK.
6. REMOVE EXISTING CARPENTRY IN ITS ENTIRETY.
7. REMOVE EXISTING PLUMBING FIXTURE. ANY PLUMBING LINES TO BE ABANDONED SHALL BE CAPTURED OR WITHIN A REMAINING WALL OR BELOW THE SLAB.
8. REMOVE ALL EXISTING FLOOR AND CEILING FINISHES. PREPARE REMAINING ADJACENT SURFACES AS REQUIRED TO RECEIVE NEW WORK.
1. GENERAL
- 1.01. CONDITIONS AND REQUIREMENTS
- A. THE DEMOLITION CONTRACTOR SHALL OBTAIN ALL PERMITS REQUIRED FOR Hauling AND LEGALLY DISPOSING OF MATERIALS REMOVED IN DEMOLITION WORK.
2. PROCEDURES
- 2.01. THE PROCEDURES PROPOSED FOR THE ACCOMPLISHMENT OF SALVAGE AND DEMOLITION WORK SHALL BE SUBMITTED FOR REVIEW. THE PROCEDURES SHALL PROVIDE FOR SAFE CONDUCT OF THE WORK, CAREFUL REMOVAL AND DISPOSITION OF MATERIALS, PROTECTION OF PROPERTY, COORDINATION OF WORK OF OTHERS IN PROGRESS, AND TIMELY DISCONNECTION OF UTILITY SERVICES. THE PROCEDURES SHALL INCLUDE A DETAILED DESCRIPTION OF METHODS AND EQUIPMENT TO BE USED FOR EACH OPERATION AND THE SEQUENCE OF OPERATION.
3. EXECUTION
- 3.01. STRUCTURES AND PAVING
- A. REMOVE EXISTING STRUCTURES AND PAVING AS INDICATED.
- 3.02. DUST CONTROL
- A. THE AMOUNT OF DUST RESULTING FROM DEMOLITION SHALL BE CONTROLLED TO PREVENT THE SPREAD OF DUST TO AVOID CREATION OF A NUISANCE IN THE SURROUNDING AREA. USE OF WATER WILL NOT BE PERMITTED WHEN IT WILL RESULT IN OR CREATE HAZARDOUS OR OBSTACULAR CONDITIONS SUCH AS FLOODING OR POLLUTION.
- 3.03. PROTECTION OF EXISTING FACILITIES
- A. EXISTING ADJACENT FACILITIES SHALL BE PROTECTED FROM DAMAGE. WORK DAMAGED BY THE SUB-CONTRACTOR SHALL BE REPAIRED TO MATCH EXISTING CONDITIONS AT THE SUB-CONTRACTOR'S EXPENSE.
- B. COVER ITEMS AS NECESSARY TO PROTECT FROM DUST.
- C. AT THE END OF EACH WORK DAY CLOSE OFF AREAS FROM PUBLIC.
- D. DEMOLITION CONTRACTOR SHALL PROVIDE AND MAINTAIN BARRICADES AT EVERY ENTRY SURFACED TO PREVENT VEHICLES OR UNAUTHORIZED PERSONNEL FROM ACCIDENTALLY OR INTENTIONALLY ENTERING THE WORK AREA.
- 3.04. ENVIRONMENTAL PROTECTION
- A. ALL WORK AND CONTRACT OPERATIONS SHALL COMPLY WITH ALL REQUIREMENTS OF STATE AND BROWARD COUNTY ENVIRONMENTAL PROTECTION REGULATIONS.
- 3.05. EXPLOSIVE AND BURNING
- A. USE OF EXPLOSIVES WILL NOT BE PERMITTED.
- B. USE OF FIRE FOR DEMOLITION OR DISPOSAL OF MATERIAL OR ANY OTHER SITUATION INTENTIONAL OR ACCIDENTAL WILL NOT BE PERMITTED.
- 3.06. EXISTING UTILITIES
- A. CONTACT ALL UTILITIES INCLUDING ELECTRIC, WATER, GAS AND TELEPHONE PRIOR TO BEGINNING WORK AND REQUEST THAT ALL SERVICE BE SHUT OFF AND CAPPED AT PRIMARY SERVICE LINES.
- B. REMOVE ALL EXISTING UTILITIES ACCORDING TO THE SEQUENCE OF OPERATIONS APPROVED AT THE START OF THE PROJECT.
- C. REMOVE ALL EXISTING UTILITIES COVERED BY DEMOLITION AND TERMINATE IN A MANNER AND AT A TIME SATISFACTORY TO UTILITY COMPANIES INVOLVED. WHERE UTILITY COMPANIES DESIRES TO EFFECT THE REMOVAL OF THEIR MATERIALS THEY SHALL BE PERMITTED TO DO SO.
- D. REMOVE AND DELIVER METERS AND RELATED EQUIPMENT TO THE APPROPRIATE UTILITY COMPANIES WITHOUT ADDITIONAL COST TO THE OWNER. WHERE UTILITY LINES ARE ENCOUNTERED THAT ARE NOT ON THE DRAWINGS OR VISIBLE THEY SHALL BE DISPOSED OF IN ACCORDANCE WITH INSTRUCTIONS OF THE ARCHITECT/ENGINEER.
- E. INSTALL AND LEAVE A WELL MARKED STAKE AT CAPPED END OF EVERY UTILITY CAPPED ON THE SITE.
- 3.07. DISPOSITION OF MATERIAL
- A. TITLE TO MATERIALS - TITLE TO ALL MATERIALS AND EQUIPMENT TO BE DEMOLISHED AND REMOVED EXCEPT ITEMS NOTED TO BE TURNED OVER TO THE OWNER IS VESTED IN THE CONTRACTOR AT START OF THE PROJECT. THE OWNER WILL NOT BE RESPONSIBLE FOR THE CONDITIONS LOSS OR DAMAGE TO SUCH PROPERTY AFTER NOTICED TO BE PROCEED.
- B. DEBRIS CONTROL - REMOVE AND TRANSPORT DEBRIS IN LEAK-PROOF CONTAINERS IN A MANNER TO PREVENT SPILLAGE ON STREETS OR ADJACENT AREAS.
- C. REGULATIONS - COMPLY WITH BROWARD COUNTY REGULATIONS REGARDING HAULING AND DISPOSAL OF DEBRIS. ALL SUCH MATERIAL SHALL BE DISPOSED OF OFF SITE IN A LEGAL DISPOSAL AREA.

LEGEND: APPROVED

- EXISTING PARTITION TO REMAIN
- EXISTING CONCRETE BLOCK WALL TO REMAIN
- EXISTING PARTITION TO BE REMOVED. PATCH AND REPAIR ANY REMAINING ADJACENT SURFACES AS REQUIRED TO RECEIVE NEW WORK.
- REMOVE EXISTING CONCRETE BLOCK WALL AS SHOWN. PATCH AND REPAIR ANY REMAINING ADJACENT SURFACES AS REQUIRED TO RECEIVE NEW WORK.



DEMOLITION PLAN

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

K
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A. ARCHITECT
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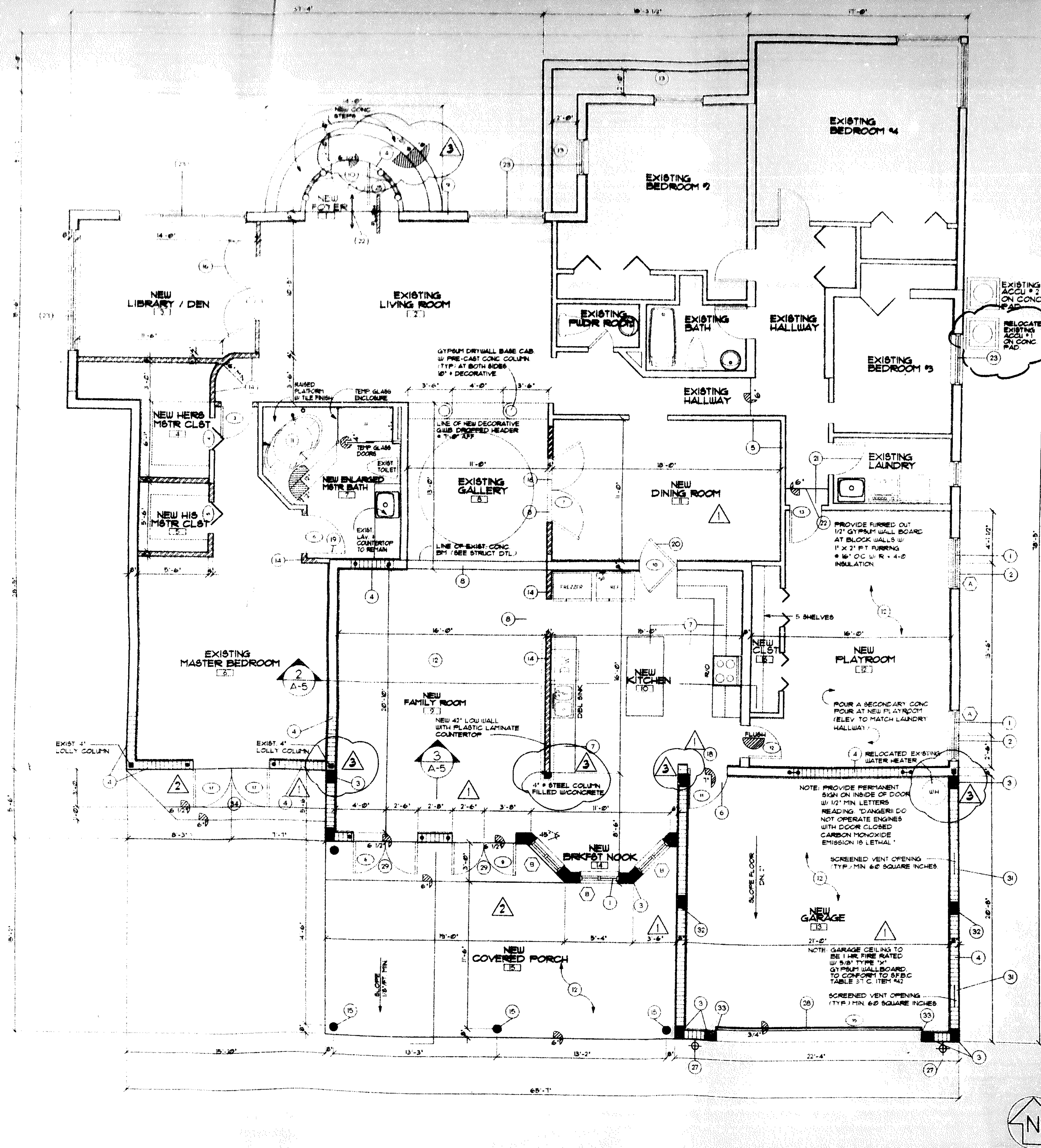
SAPERSTEN RESIDENCE
1234 MADISON AVENUE
HOLLYWOOD, FLORIDA

DEMOLITION PLAN

STATE OF FLORIDA
Joseph B. Kaller
5-23-96
P.A. # 9229

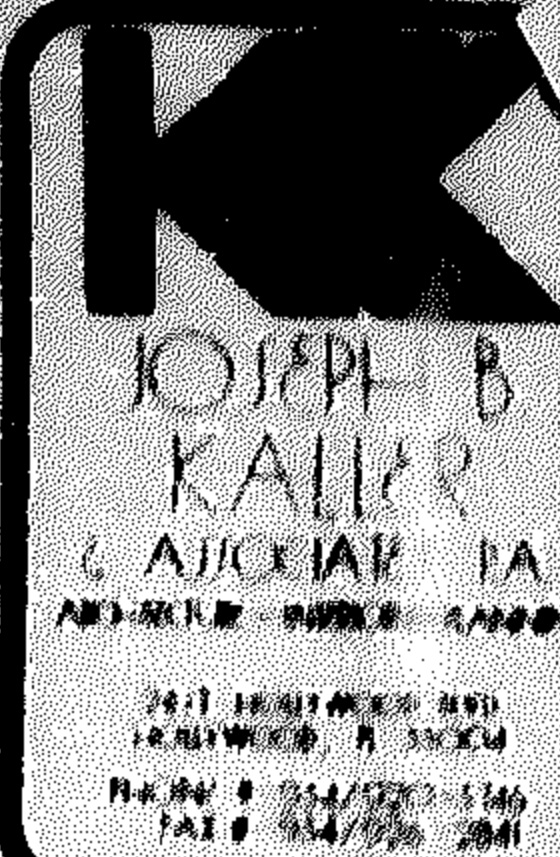
DATE: 3/15/96
SCALE: AS NOTED
JOB NO: 95/175

D-1



DRAWING NOTES

- NEW WINDOWS TO MATCH EXISTING WINDOW FINISH. PROVIDE DADE COUNTY PRODUCT APPROVAL. SEE WINDOW SCHEDULE.
- REMOVE EXISTING BLOCK AREA AND PREPARE FOR NEW WINDOW.
- NEW 8" X 12" CONC. COLUMN W/ 4 # VERT. W/ 3 TIES @ 8" OC.
- REMOVE EXISTING WINDOW / OR DOOR. FILL IN OPENING WITH 8" CONCRETE BLOCK PATCH TO MATCH EXISTING FINISHES.
- EXISTING INTERIOR PARTITIONS TO REMAIN.
- NEW CONCRETE STEP TO GARAGE FLOOR LEVEL.
- NEW KITCHEN CABINETS TO BE SUPPLIED & INSTALLED BY OTHERS. CONTRACTOR TO INSTALL & HOOK-UP ALL APPLIANCES.
- REMOVE EXISTING PARTITION PATCH TO MATCH DISTURBED AREAS.
- EXISTING 8" CONC. BLOCK WALL TO REMAIN.
- NEW 8" X 8" X 4' GLASS BLOCK WALL. PROVIDE DADE COUNTY PRODUCT APPROVAL.
- NEW SPA TUB COLOR TO MATCH EXISTING FIXTURES.
- NEW 4" CONC. SLAB FLOOR. (SEE STRUCTURAL DRAWINGS).
- EXISTING PLANTER TO REMAIN.
- NEW WD. FRAME PARTITION W/ GLASS FINISH TO MATCH EXISTING.
- NEW 4" STL. STRUCTURAL STEEL COLUMN W/ NEW PRECAST DECORATIVE COLUMN W/ KEYSTONE FINISH.
- NEW 2 - 2'-6" X 6'-8" FRENCH POCKET DOORS W/ WOOD PRE-HUNG FRAMES.
- NEW 2 - 2'-6" X 6'-8" SLIDING FRENCH DOORS W/ SHOE LIFTS. NOT USED.
- NEW 3'-0" X 6'-8" "C" LABEL WOOD DOOR W/ "C" LABEL MTL. FRAME & AUTOMATIC CLOSER AS PER S.F.B.C. 15012 (3).
- NEW 3'-0" X 6'-8" WD. DOOR.
- NEW 3'-0" X 6'-8" DBL SWING WD. DOOR W/ BRASS PUSH PLATES.
- EXISTING DOORS TO REMAIN.
- NEW CONC. FLOOR IS TO BE FLUSH W/ EXISTING.
- EXISTING WINDOWS TO REMAIN (TYP.).
- EXISTING RADIUS STEPS TO REMAIN. NOT USED.
- EXISTING FRONT ENTRY DOOR TO REMAIN.
- NEW CEILING FANS W/ LIGHTS.
- NEW EXTERIOR LIGHT FIXTURE.
- NEW 1'-0" X 16'-0" GARAGE DOOR W/ ELECTRONIC OPENING DEVICE. PROVIDE DADE COUNTY PRODUCT APPROVAL. CITY OF HOLLYWOOD, FLA. STRUCT. UPL.
- NEW 2 - 2'-6" X 6'-8" FRENCH WOOD DOORS. PROVIDE DADE COUNTY PRODUCT APPROVAL.
- NEW 3'-0" X 6'-8" WD. PANELED DOOR.
- PROVIDE SCREENED OPENINGS AT EXTERIOR WALLS AT OR NEAR THE FLOOR LEVEL WHICH SHALL BE NOT LESS THAN 60 SQUARE INCHES PER MOTOR VEHICLE ACCOMMODATED AS PER S.F.B.C. 1505.1.
- PROVIDE #5 IN CONCRETE FILLED CELL.
- PROVIDE 2" X 6" P.T. WD. NAILER WITH 5/8" EXP. BOLTS @ 24" O.C. STARTING 6" FROM TOP & BOTTOM. (TYPICAL AT BOTH SIDES OF DOOR).
- NEW 2 - 3'-0" X 6'-8" FRENCH WOOD DOORS. PROVIDE DADE COUNTY PRODUCT APPROVAL.



DATE	REVISION
3-15-96	1. REVISED PER COMMENTS
3-15-96	2. REVISED PER COMMENTS
3-15-96	3. REVISED PER COMMENTS
3-15-96	4. REVISED PER COMMENTS
3-15-96	5. REVISED PER COMMENTS

SAPERSTEIN RESIDENCE
 1254 MADISON AVENUE
 HOLLYWOOD, FLORIDA

FLOOR PLAN

STATE OF FLORIDA
Joseph B. Kaller
 8-20-96
 RA # 9239

DRAWN	KJH
CHECKED	JBK
DATE	3/15/96
SCALE	AS NOTED
JOB NO.	95119

A-2

BEAM SCHEDULE

MARK	SIZE	REINFORCEMENT	STIRRUPS	REMARKS
GB 1	10' X 30' (1)	(2) #6	(2) #6	GB (2) #5 @ 12" PT
GB 2	10' X 30' (1)	(2) #7	(2) #6	GB (2) #5 @ 12" PT
GB 3	10' X 30' (1)	(2) #7	(2) #6	CANTILEVER
GB 4	10' X 30' (1)	(2) #8	(2) #6	

COLUMN SCHEDULE

MARK	TYPE	SIZE	REINFORCEMENT	* 3 TIES *	REMARKS
1	CONC	8' X 12'	(4) #5	8' OC	
2	"	8' X 12'	(6) #6	8' OC	
3	"	8' X VAR	(4) #5	8' OC	SEE ARCHT.
4	"	8' X 12' X 12'	(6) #5	8' OC - 2 SETS	
TC	"	8' X 12'	(4) #5	12' OC	TIE COL
S1	STEEL	4" *	10' X 12' X 5/8" B PL	8' X 12' 5/8" CAP PL	STD PIPE
S2	"	4" X 1/4" *	8' X 12' X 5/8" B PL	8' X 12' 1/4" U CAP PL	STRUCT TUBE

COLUMN S2 - CONCRETE FILLED, FY - 48 KSI
ALL BASE * CAP PLATES TO HAVE 4 - 5/8" * A BOLTS

FOUNDATION PLAN

DRAWING NOTES

STRUCTURAL NOTES

STRUCTURAL DESIGN SHALL CONFORM WITH ALL LOCAL, FEDERAL ORDINANCES AND BUILDING CODES.

DRAWING DIMENSION & COORDINATION

DIMENSIONAL INFORMATION SHALL BE BASED ON THE ENTIRE SET OF CONTRACT DOCUMENTS IN TOTAL COORDINATION WITH THE REQUIREMENTS OF CIVIL, ARCHITECTURAL, STRUCTURAL, MECHANICAL, ELECTRICAL AND INTERIOR DESIGN DRAWINGS TO USE INFORMATION FROM APPROVED SHOP DRAWINGS TO SUPPLEMENT CONTRACT DOCUMENTS WHERE NECESSARY.

REPORT ANY DISCREPANCIES TO THE ARCHITECT PRIOR TO PROCEEDING. WHERE CRITICAL DIMENSIONS CANNOT BE DETERMINED FROM THE PLANS OR WHERE NEW WORK ADJOINS EXISTING CONSTRUCTION, OR WHERE ONE MATERIAL ADJOINS A PREVIOUSLY PLACED MATERIAL WITH A MORE RESTRICTIVE TOLERANCE THAN THE IN-PLACE MATERIAL, CONTRACTOR SHALL TAKE FIELD MEASUREMENTS AS REQUIRED TO COMPLETE SHOP DRAWINGS AND INSTALLATION. REPORT ANY DISCREPANCIES EXCEEDING 1/8" BETWEEN FIELD MEASURED DIMENSION AND SCALED DRAWING DIMENSIONS TO ARCHITECT BEFORE PROCEEDING WITH THE WORK.

WHERE A LINE OF STRUCTURE OPENING LOCATION OR DIMENSION IS CRITICAL AND BASED ON THE REQUIREMENTS OF ANOTHER TRADE OR SUBCONTRACTOR, THAT SUBCONTRACTOR SHALL SUBMIT A SHOP DRAWING WITH THE REQUIRED DIMENSIONAL INFORMATION UPON WHICH THE CONTRACTOR SHALL BASE THE LAYOUT AND CONSTRUCTION. THIS PROCEDURE IS MANDATORY FOR CURTAIN WALL SYSTEMS AND ALL MECHANICAL AND ELECTRICAL OPENINGS.

CONTRACTOR TO VERIFY ALL DIMENSIONS BEFORE PROCEEDING WITH THE WORK AND REPORT ANY DISCREPANCIES TO THE ARCHITECT AND ENGINEER FOR APPROPRIATE ACTION.

CAST-IN-PLACE CONCRETE

TO BE MIXED AND PLACED IN ACCORDANCE WITH ACI 301-84. ALL REINFORCING CONCRETE TO HAVE 28 DAY COMPRESSIVE STRENGTH OF 4,000 PSI. CONTRACTOR SHALL SUBMIT ALL CONCRETE MIX DESIGN FOR REVIEW. CONCRETE MIX SUBMITTAL SHALL COMPLY WITH SECTION 4.3 OF ACI 301-84 AND MUST SHOW STRENGTH DATA AT 7, 14, AND 28 DAYS, STANDARD DEVIATION AND MODULUS OF ELASTICITY. CONCRETE COMPRESSIVE TESTS TO COMPLY WITH LOCAL BUILDING CODES. PROVIDE CONCRETE INERTS AS PER ARCHITECT OR MECHANICAL ENGINEER'S REQUIREMENTS.

CONCRETE REINFORCEMENT

WORK SHALL BE IN ACCORDANCE WITH ACI 301-84, ACI 308-80, ACI 309-83, CRS "MANUAL OF STANDARD PRACTICE" 1978. BARS SHALL CONFORM TO ASTM SPECIFICATION AG 60. GRADE 60. WELDED WIRE FABRIC SHALL CONFORM TO ASTM A660.

CONCRETE COVER REQUIRED AS FOLLOWS:

- CAST AGAINST AND EXPOSED TO EARTH: 3"
- FORMED EXPOSED TO EARTH OR WEATHER: 1" AND LARGER: 1 1/2"
- 1" AND SMALLER: 1 1/2"
- SLABS AND WALLS NO WEATHER EXPOSURE: 2" MIN. FIRE RATING 1 LESS: 3 1/4"
- 3" MIN. FIRE RATING 1 MORE: 1 1/2"

CONTRACTION JOINTS IN SLABS & BEAMS MAY OCCUR WITHIN THE MIDDLE 1/3 PORTION OF THE SPAN. CONTRACTION JOINTS SHALL BE KEPT WITH 1-1/2" KE.

STRUCTURAL STEEL

ALL STRUCTURAL STEEL SHALL BE DETAILED, FABRICATED AND ERECTED IN ACCORDANCE WITH THE LATEST EDITION OF THE AMERICAN INSTITUTE OF STEEL CONSTRUCTION INC. "SPECIFICATION FOR THE DESIGN, FABRICATION & ERECTION OF STRUCTURAL STEEL FOR BUILDINGS". STRUCTURAL STEEL TO BE DOMESTIC ORIGIN AND CONFORM TO:

- ANGLES & PLATES: ASTM A36
- PIPE: ASTM A53 GRADE B
- TUBES: ASTM A500 GRADE B

ALL SHOP AND FIELD CONNECTIONS SHALL BE MADE WITH ASTM A325 HIGH STRENGTH BOLTS OR WELDING. BOLTING TO BE IN ACCORDANCE WITH AISC 308. ALL STEEL AT AND BELOW FINISHED GRADE TO BE FIELD PAINTED AND COATED WITH A MINIMUM OF 3 COATS OF CONCRETE. CONTRACTOR TO VERIFY STRUCTURAL STEEL FIRE PROOFING WITH ARCHITECTURAL DESIGN.

TESTING

ALL TESTING SHALL BE MADE IN ACCORDANCE WITH THE SFSBC RECOMMENDATIONS CHAPTER 25.

GROUTING USED FOR THE SUPPORT OF BASE PLATES IS NON-SHRINK GROUT GROUPS.

WELDING

ALL WELDING TO BE IN ACCORDANCE WITH THE AMERICAN WELDING SOCIETY (AWS).

STRUCTURAL WELDING CODE STEEL 'D11' 1984 AND AS INDICATED ON THE STRUCTURAL DRAWINGS. WELDING ELECTRODES WELDING PROCESS, MINIMUM PREHEAT AND INTERPASS TEMPERATURES TO BE IN ACCORDANCE WITH ALL LOCAL AND NATIONAL BUILDING CODES AND GOVERNING REGULATIONS.

CONTRACTOR TO VERIFY ALL DIMENSIONS BEFORE PROCEEDING WITH THE WORK AND REPORT ANY DISCREPANCIES TO THE ARCHITECT AND ENGINEER FOR APPROPRIATE ACTION.

USE TYPE "M" OR "S" MORTAR FOR BEARING WALL JOINTS (USE TYPE "M" WHEN BELOW GRADE).

PRECAST CONCRETE LINELS SHALL BE PROVIDED AT ALL MASONRY OPENINGS AS REQUIRED. UNLESS NO MASONRY EXISTS FOR LINEL BEARING, PROVIDE DOUBLES FROM COLUMN AND POUR IN PLACE. (SHELL ANGLE) MAY BE USED IN LIEU OF CAST CONCRETE (4" X 4" X 3/8" W/ 3/4" ANCHOR BOLT).

MAXIMUM SLAB OPENINGS: THE EQUIVALENT OF STEEL INTERRUPTED BY OPENINGS TO BE ADDED TO SIDE AT MINIMUM SPACING (2" OC). BARS SHALL EXTEND WITH A MINIMUM LAP OF 4' OR 36 BAR NUMBER BEYOND OPENING.

ALL WELDER SHALL BE MINIMUM CONSTRUCTION GRADE (100000 PSI) UNLESS OTHERWISE NOTED. MASONRY SHALL BE TREATED WITH A RECOGNIZED WOOD PRESERVATIVE OR PROTECTED BY METAL PLATES OR OTHER APPROVED CONSTRUCTION MATERIAL.

JOIST TRUSSES SHALL BE DESIGNED BY AN ENGINEER REGISTERED IN THE STATE OF FLORIDA AND SEALED AND SIGNED FOR APPROVAL. THESE TRUSSES SHALL BE SPECIFICALLY EACH TRUSS AND JACK TO BE SUPPLIED BY THE MANUFACTURER AND ALL TRUSS TO TRUSS CONNECTIONS SHALL BE THE TRUSS CONNECTIONS SPECIFIED SHALL BE SUBMITTED WITH THE TRUSS DRAWINGS FOR APPROVAL AND SHALL BE INSTALLED IN ACCORDANCE WITH THE MANUFACTURER'S RECOMMENDATIONS. ANY TRUSSES DAMAGED IN DELIVERY OR ERECTION SHALL BE REPAIRED IN ACCORDANCE WITH SIGNED AND SEALED DRAWINGS FROM THE TRUSS DESIGNER. THE TRUSSES SHALL BE LIFTED, PLACED SECURED AND INSTALLED IN ACCORDANCE WITH RECOMMENDATIONS OF THE TRUSS PLATE INSTITUTE UNLESS SPECIFIED OTHERWISE IN WRITING BY THE DESIGNER.

HEATING LUMBER SHALL BE 2" SOUTHERN YELLOW PINE #1 (SYP) UNLESS OTHERWISE NOTED.

PREPROOFING SHALL BE IN ACCORDANCE WITH ALL LOCAL BUILDING CODES. ALL NEW MASONRY CONSTRUCTION TO BE IN ACCORDANCE WITH SPECIFICATION FOR CONCRETE MASONRY CONSTRUCTION ACI 531-81 AND ALL LOCAL APPLICABLE BUILDING CODE PROVISIONS.

PROVIDE MASONRY HORIZ REINFORCING @ 16" OC (4" INTO COLUMNS) TYPICAL.

ALGECAST CONCRETE PILES

ALL PILES INDICATED ON THE PLANS SHALL BE CONCRETE ALGECAST PILES WITH A MINIMUM BEARING CAPACITY OF 25 TONS EACH. ALGECAST PILES SHALL BE DESIGNED AND ENGINEERED IN ACCORDANCE WITH THE SOILS ENGINEERING. SUCH DESIGN SHALL BE BASED ON SOIL BORINGS TAKEN AT THE JOBSITE BY A RECOGNIZED SOIL TESTING LABORATORY. THE SOIL ENGINEER SHALL ANALYZE THE BORINGS AND SOIL CONDITIONS TO DETERMINE THE SUITABILITY OF ALGECAST PILES FOR THIS JOBSITE AND APPLICATION. HE SHALL SPECIFY THE REQUIRED SIZE OF SUCH PILES, REQUIRED DEPTH OF PENETRATION, AND ALLOWABLE BEARING CAPACITY OF SUCH PILES. REINFORCING IT IS THE RESPONSIBILITY OF THE OWNER AND CONTRACTOR TO SEE THAT THIS TESTING, ANALYSIS, AND FURTHER DESIGN HAS BEEN COMPLETED PRIOR TO THE START OF CONSTRUCTION.

VARIATIONS IN SITE CONDITIONS

IF ANY VARIATION IN SITE CONDITIONS DIFFERENT FROM THOSE PREDICTED IN THE SOIL INVESTIGATION AND REPORT BY THE SOILS LABORATORY OR BY ENGINEER ARE ENCOUNTERED IN THE FIELD, THE CONTRACTOR SHALL CONTACT THE ARCHITECT IMMEDIATELY PRIOR TO PROCEEDING FOR FURTHER DIRECTION. A REASONABLE TIME SHALL BE ALLOWED FOR THE ANALYSIS OF THE FIELD CONDITIONS AND DETERMINATION OF ACTION TO TAKE.

K
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FAX 813/980-1301

NO.	DATE	REVISION
1	5-24-96	BIDD - DEPT
2	6-1-96	BIDD - DEPT
3	7-22-96	CLIENT - REV
4	8-06-96	INSPECT - REV

SAPERSTEIN RESIDENCE
1254 MADISON AVENUE
HOLLYWOOD, FLORIDA

FOUNDATION PLAN

STATE OF FLORIDA
Joseph B. Kaller
P-20-96
RA # 9230

DRAWN: KJM
CHECKED: JKB
DATE: 3/15/96
SCALE: AS NOTED
JOB NO: 95119

A-3



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

2

GENERAL STRUCTURAL NOTES

- ## STRUCTURAL DESIGN CRITERIA

WIND LOAD CRITERIA

DESIGN LOADS

SEE PLANS FOR LOADING INFORMATION.

BEAM SCHEDULE

SCALE: 1/2" = 1'-0"

1. Steel Pipe—Steel cylinders of diam 200 ranging from a min 12 in. to a max of 24 in. with a min wall thickness of 3/16 in. Steel pipe will be vented to provide 0.18 sq. in. of vent per sq. ft. of contents or a minimum of sum per sq. ft. in. diameter holes. Each pipe spaced at minimum of 18 in. O.C. whatever is greater.

2. Normal Weight Concrete—Concrete is carbon-14 aggressive, min density of 150 pcf, min 3000 psi compressive strength.

3. Commercially Manufactured—Aggregates by adding with water and spraying on to or more than in vertical surface which must be clean and free of dirt, loose scale and old bits and pieces of old shells. 150 f.c., respectively. For method of density determination, see Section Intergraph 1000.

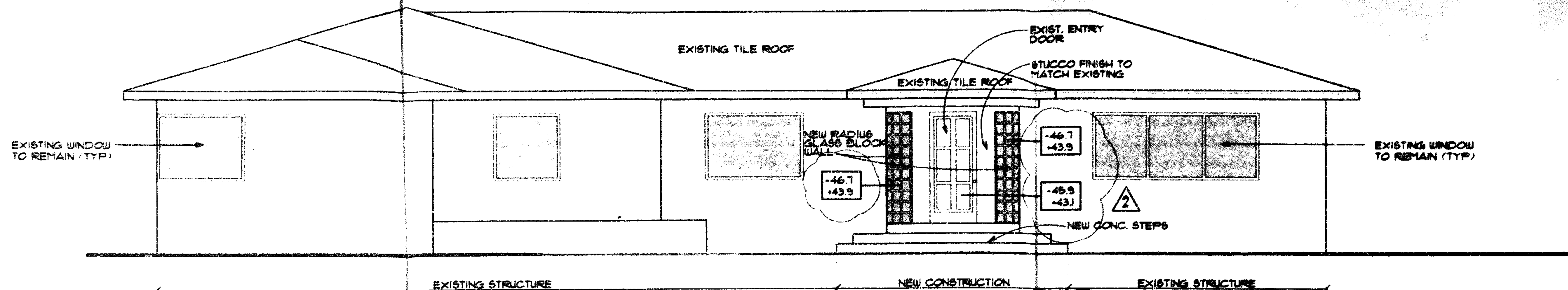
Rating—	Min. Thickness—
	2 1/2"
1/2"	7/16"
3/4"	3/8"
1 1/4"	1 1/8"

Approved: _____
Zachary Const. Prods., Inc., W. S. Grace & Co.—Types MH-6 and MH-25, MH-26, MH-27 and MH-28

*Reference the above drawings for details.

DRAWN	KJH
CHECKED	JBK
DATE	3/15/96
SCALE	AS NOTED
JOB NO.	95119
A-4	
OF	7
SHEETS	

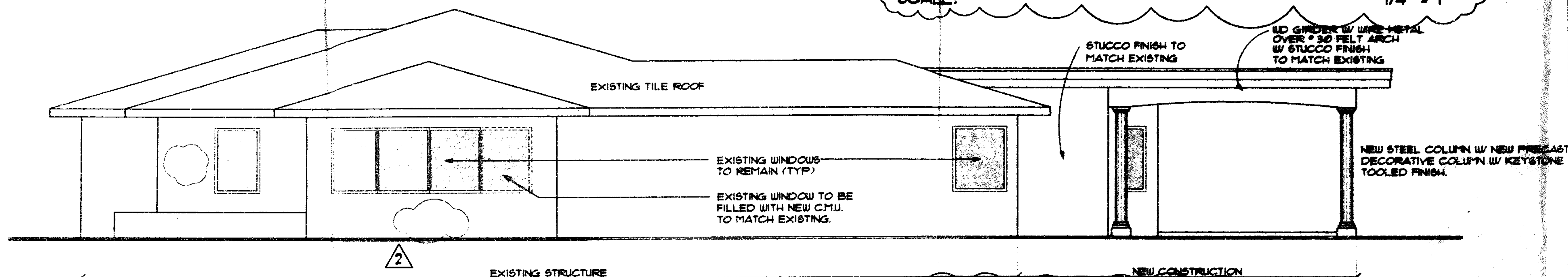
A-4



NORTH ELEVATION

SCALE:

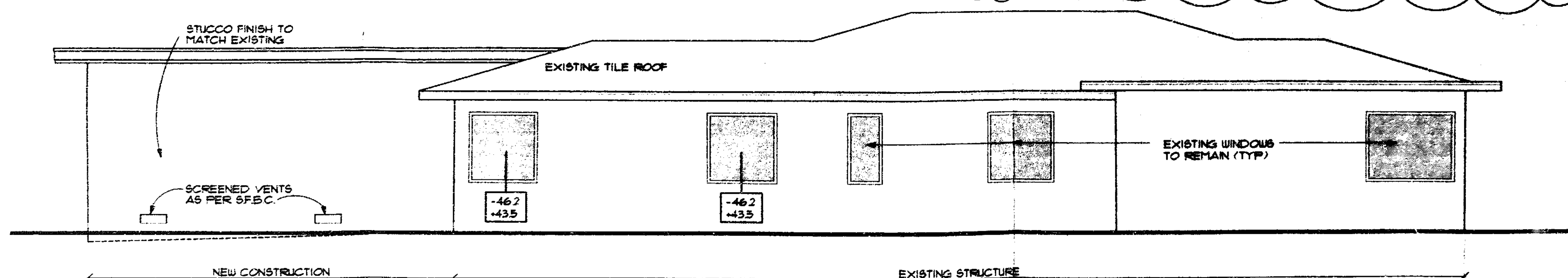
1/4" = 1'



WEST ELEVATION

SCALE:

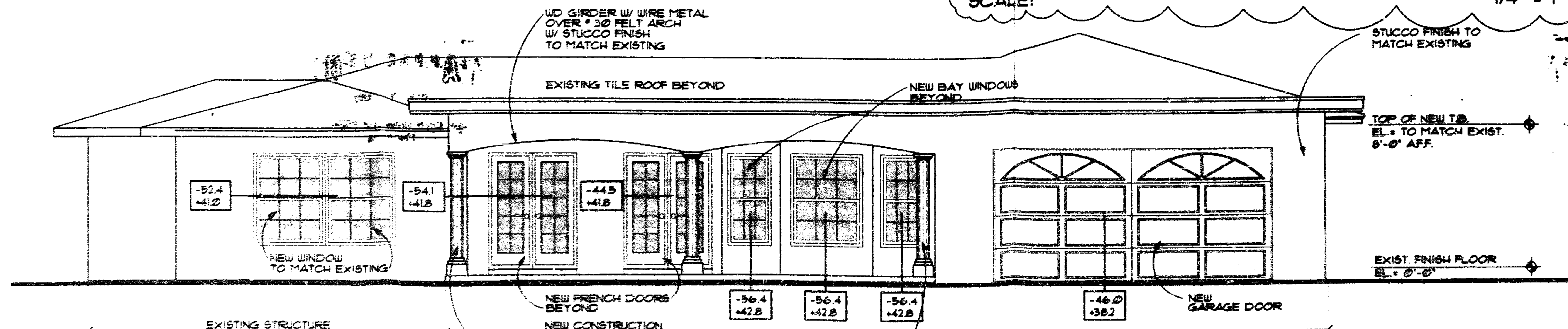
1/4" = 1'



EAST ELEVATION

SCALE:

1/4" = 1'



SOUTH ELEVATION

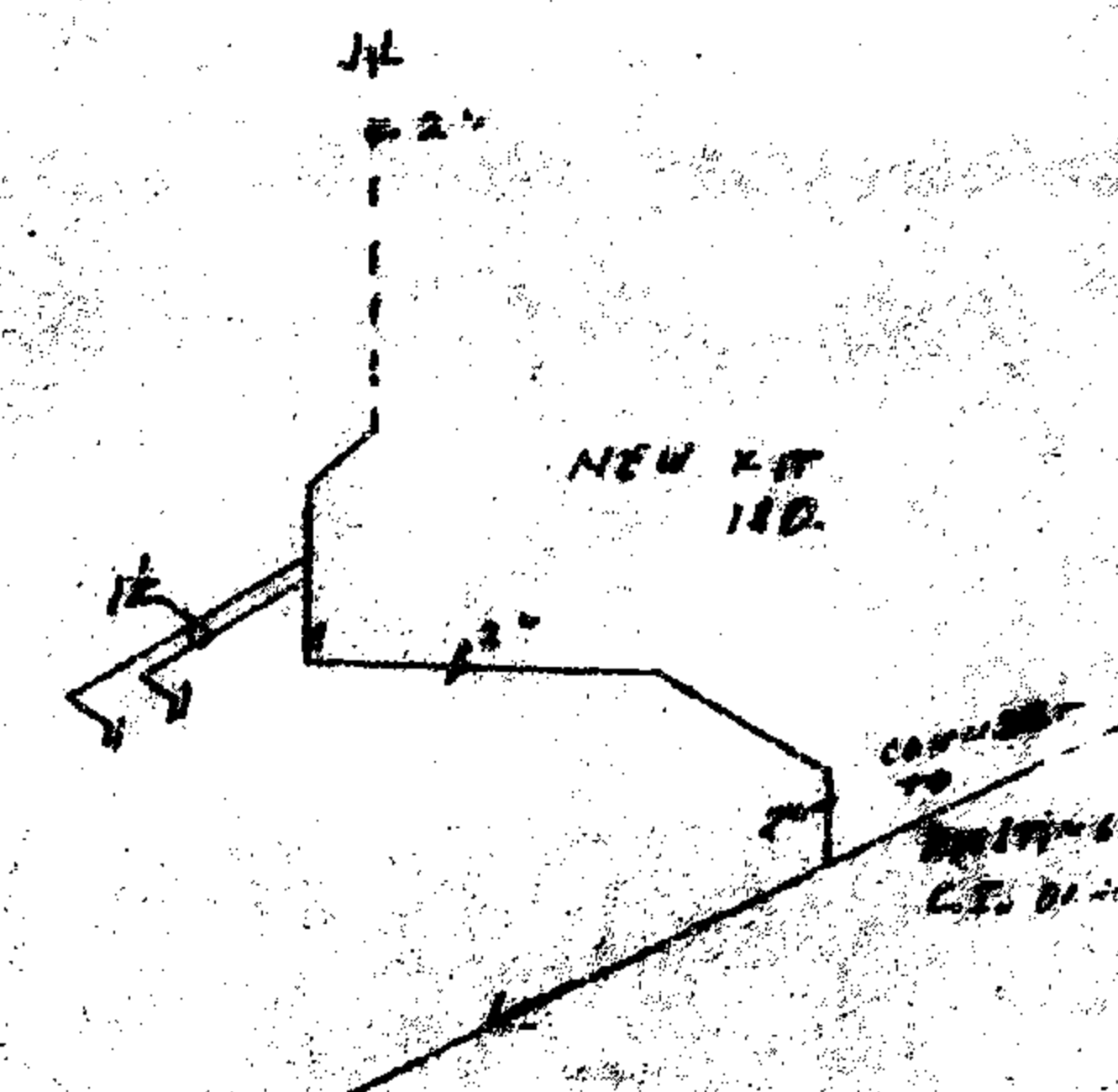
SCALE:

1/4" = 1'

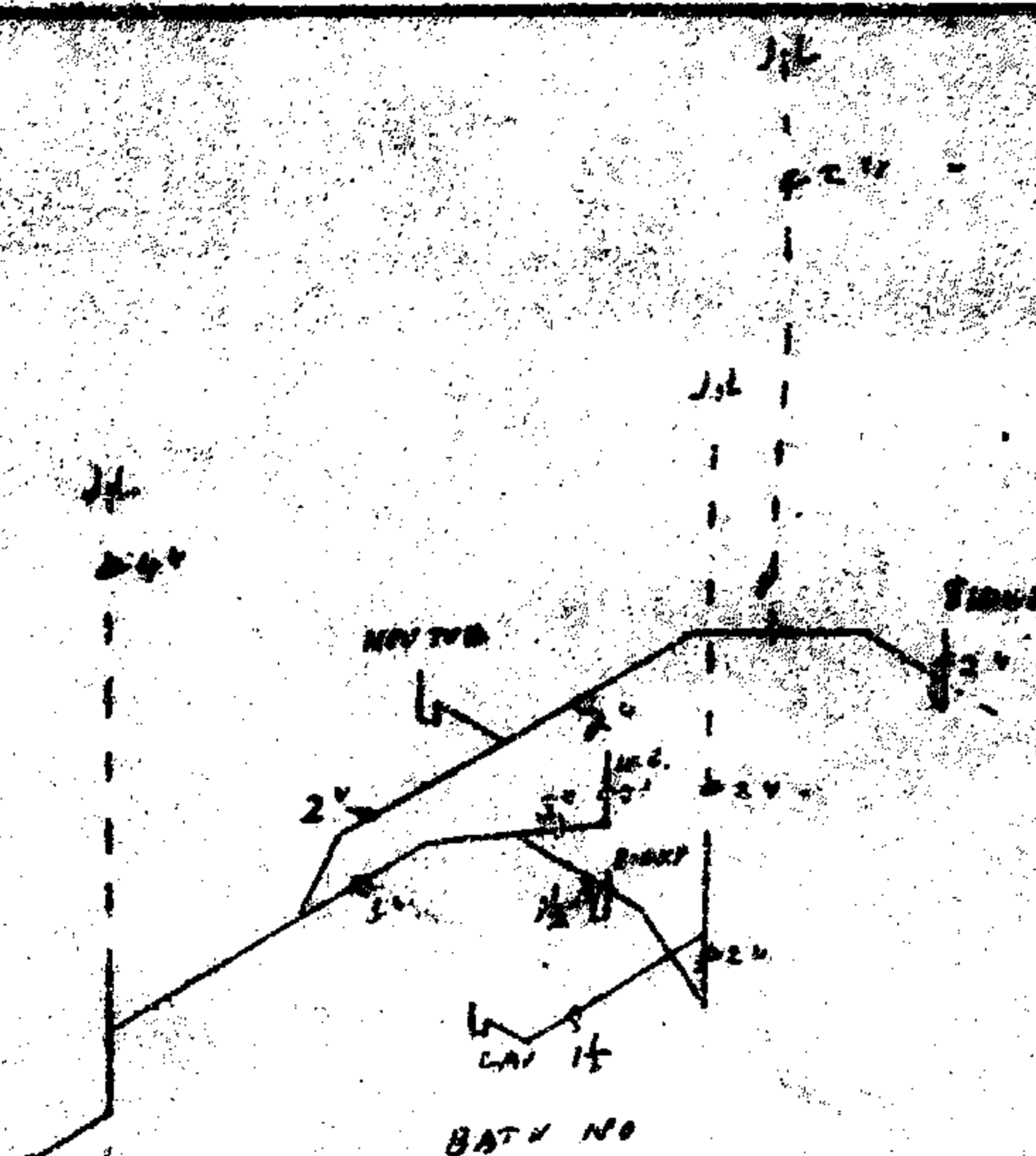


NOTE:

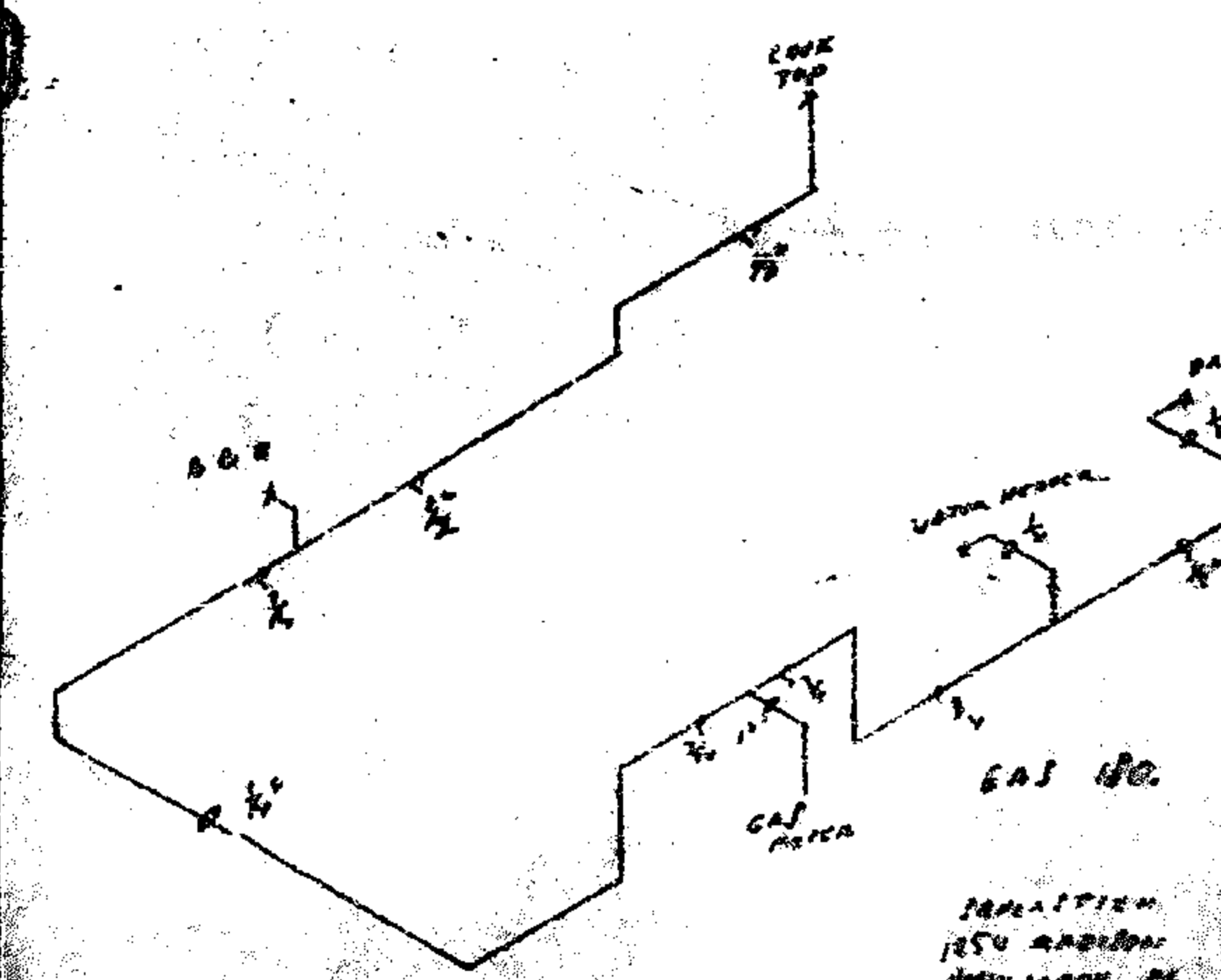
ALL NEW WINDOWS SHALL BE TINTED



KITCHEN ISOMETRIC



BATHROOM ISOMETRIC



GAS ISOMETRIC

JOSEPH KALLER & ASSOCIATES, P.A.
ARCHITECTS - INTERIORS - ENGINEERS
1854 MADISON AVENUE, SUITE 200
HOLLYWOOD, FLORIDA 33020
TEL: 954-980-1111

DATE: 11-6-96
PROJECT: 1854 MADISON AVENUE, SUITE 200, HOLLYWOOD, FLORIDA

SAPERSTEIN RESIDENCE
1854 MADISON AVENUE
HOLLYWOOD, FLORIDA

ELEVATIONS

SIGNATURE OF ARCHITECT
Joseph Kaller
11-6-96
R.A. # 9230

CHECKED: JBN
DATE: 12/22/99
SCALE: 1/4" = 1'
JOB NO: 95119

A-5

NO.	DATE	REVISION
1	5-24-94	BLOC. DEPT. COMMENTS
2	7-22-96	CLIENT - REV.
3	8-06-96	INSPECT. - REV.
4	10-15-96	INSPECT. - REV.

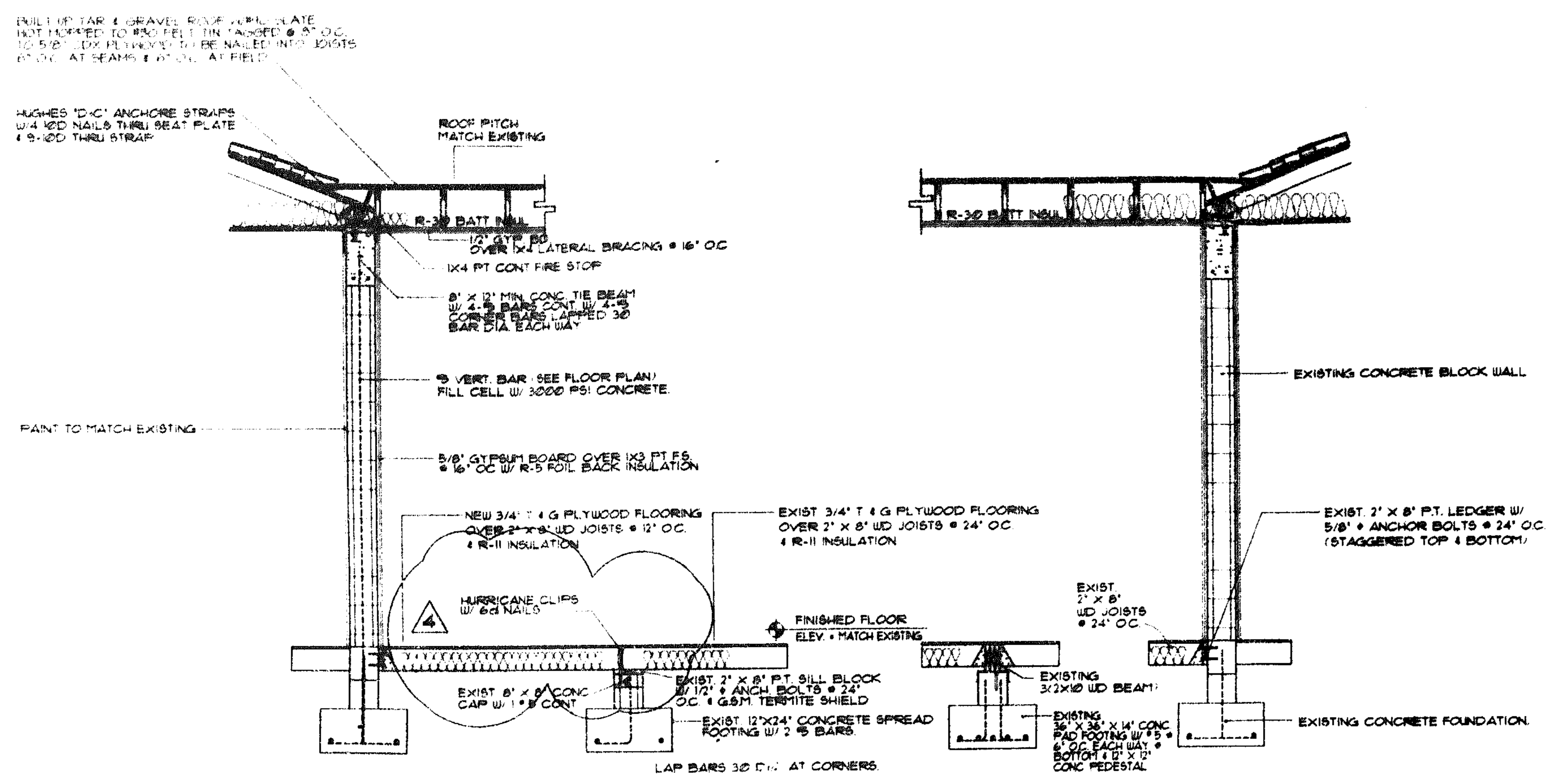
PROJECT TITLE
SAPERSTEIN RESIDENCE
1254 MADISON AVENUE
HOLLYWOOD, FLORIDA

SECTIONS / DETAILS

STATE OF FLORIDA
Joseph B. Kaller
10-23-96
RA 9-9236

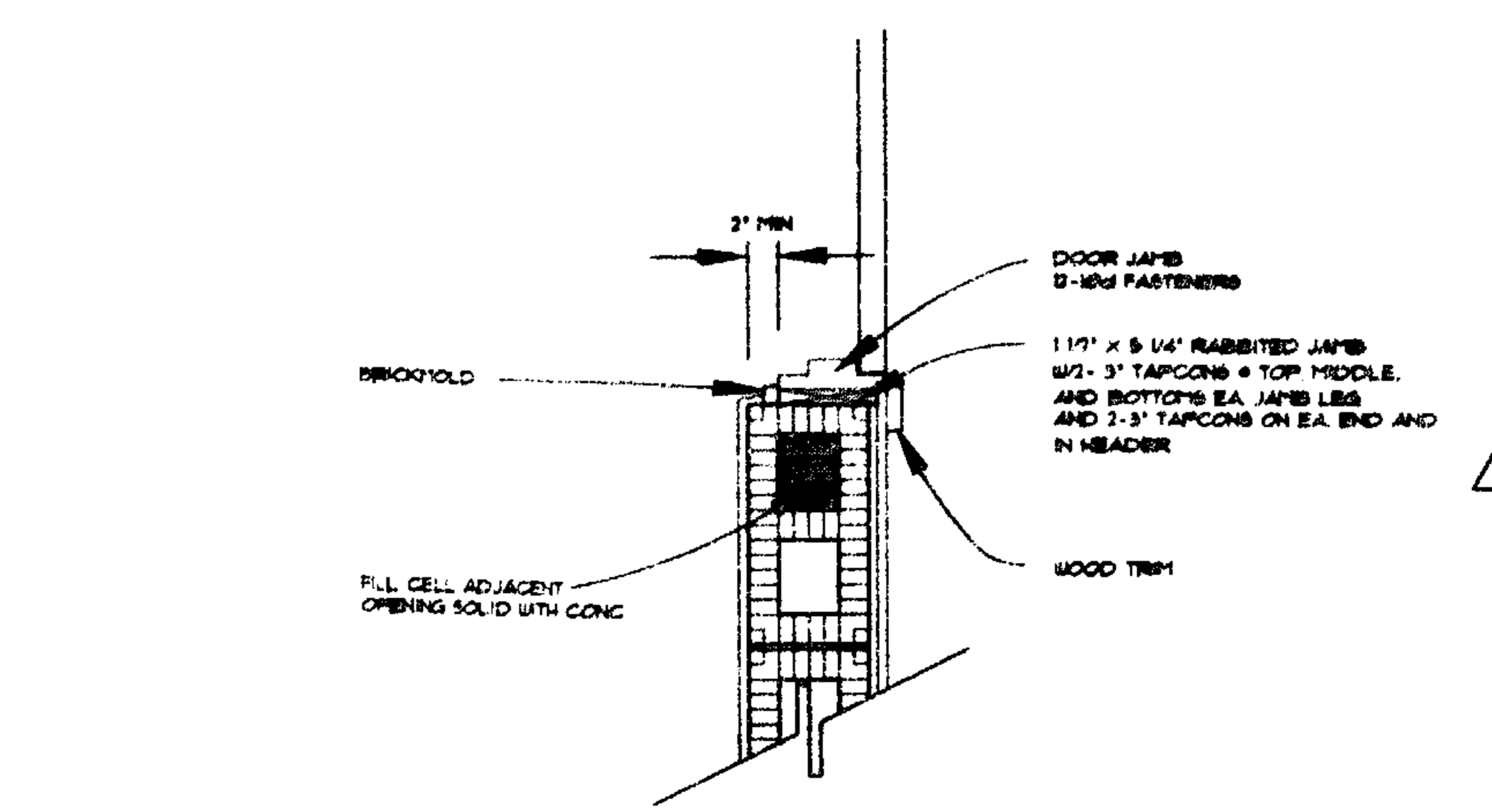
DESIGN	KJH
CHECKED	JKH
DATE	3/15/96
SCALE	AS NOTED
ADD NO.	95119

A-6



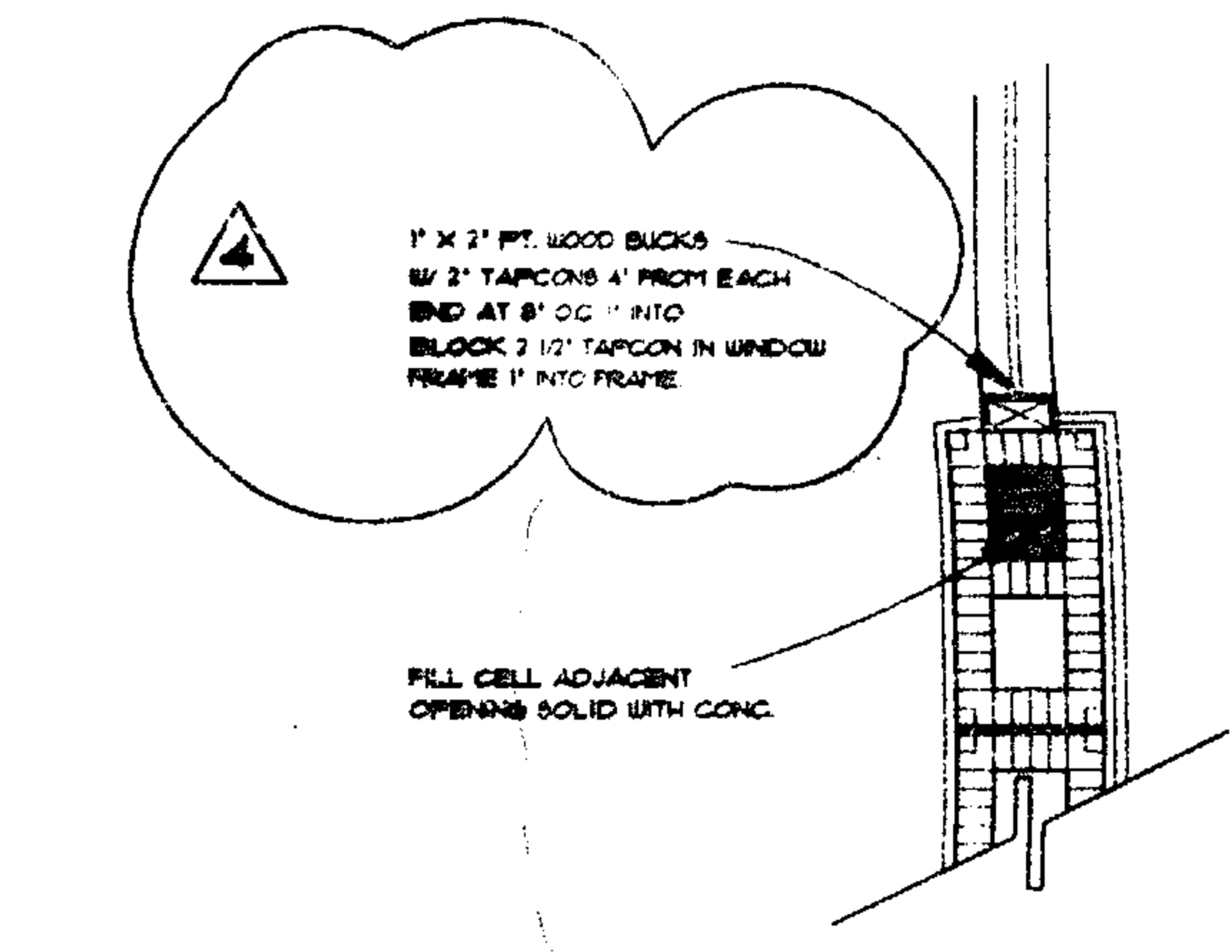
SECTION THRU ADDITION

SCALE: 1/2"=1'-0"



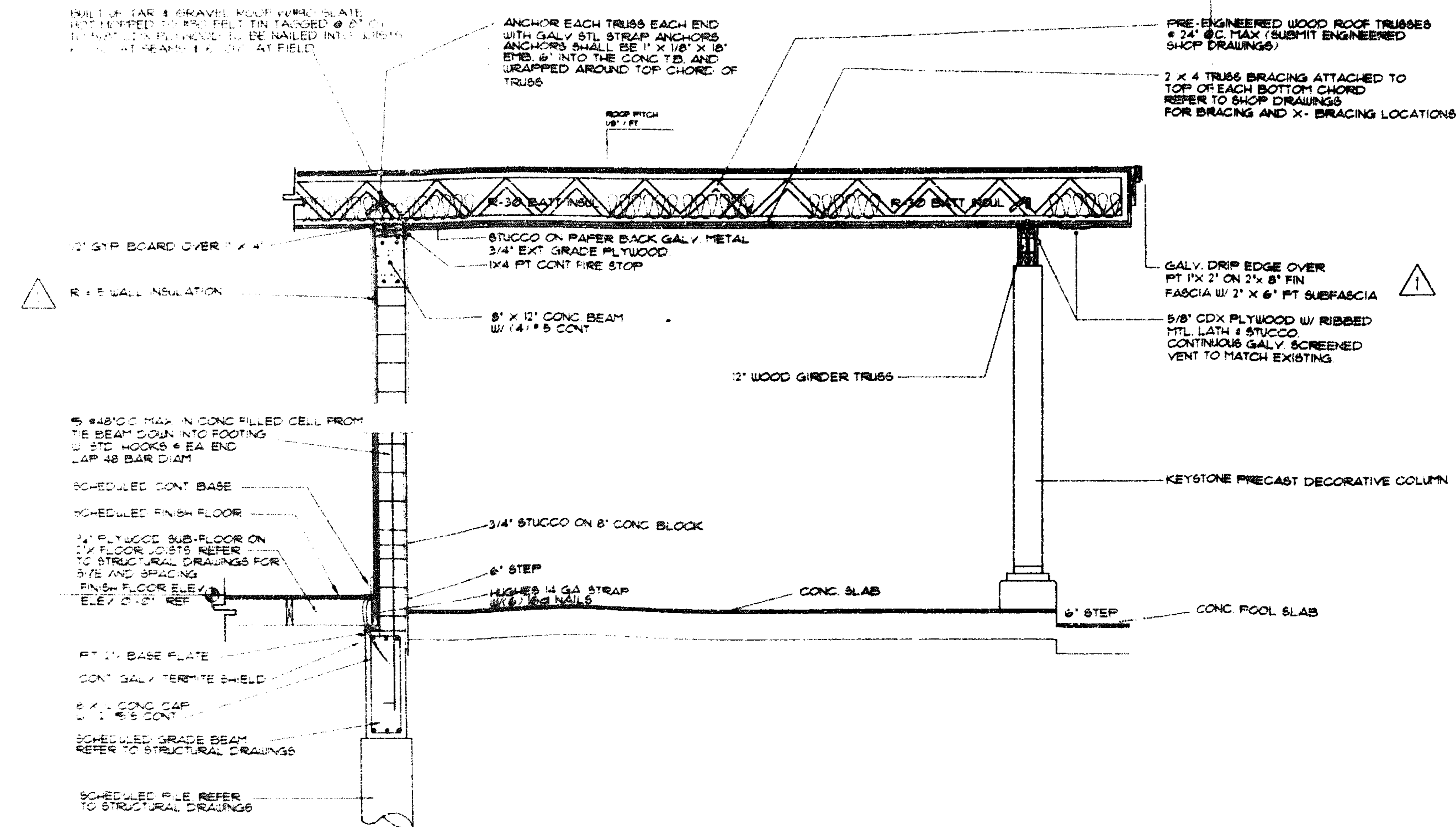
DOOR JAMB DETAIL

SCALE: 1"=1'-0"



WINDOW JAMB DETAIL

SCALE: 1 1/2"=1'-0"



SECTION THRU ADDITION

SCALE: 1/2"=1'-0"

NEW STEP SECTION

NTA



2

5

FINISH SCHEDULE

ROOM NAME	FLR	BSE	WALLS	CLG	CLGHT	REMARKS
POTER	TILE	WD				
EXIST. LIVING ROOM	TILE	WD				
LIBRARY / DEN	TILE	WD				
HER WALK-IN CLOSET	CARPET	WD				
HIS WALK-IN CLOSET	CARPET	WD				
EXIST. MSTR BEDROOM	EX. CARPET	WD				
MASTER BATH	TILE	TILE	TILE			
EXISTING GALLERY	TILE	WD				
FAMILY ROOM	TILE	WD				
KITCHEN	TILE	WD				
DINING ROOM	TILE	WD				
PLAYROOM	TILE	WD				
GARAGE	CONC.	-				
BREAKFAST ROOM	TILE	WD				
COVERED PORCH	CONC.	-				
CLOSET	TILE	WD				

WINDOW SCHEDULE

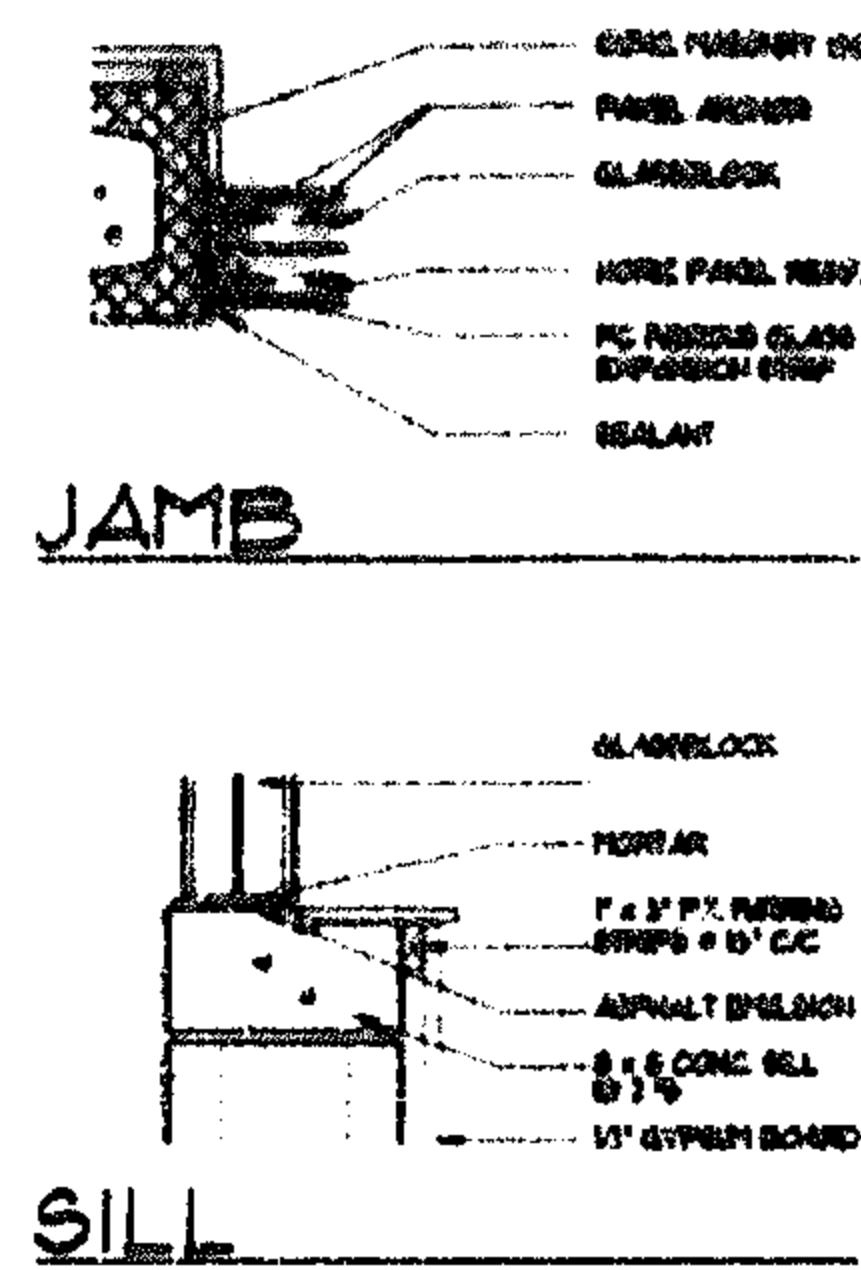
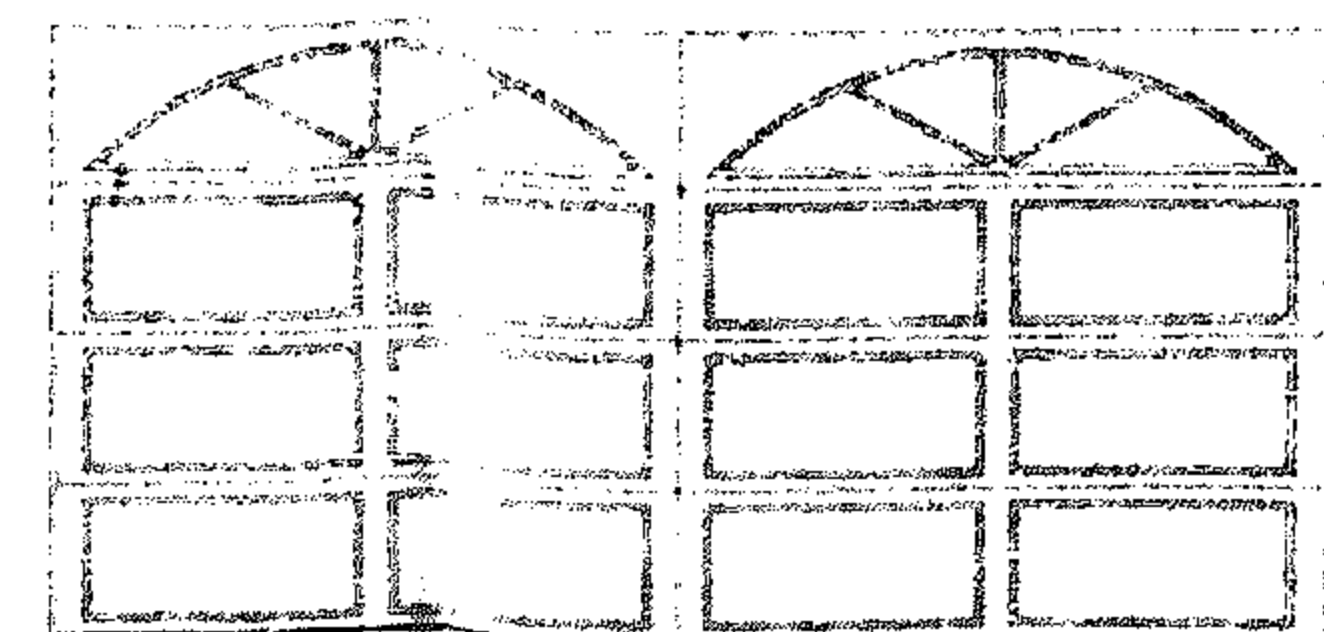
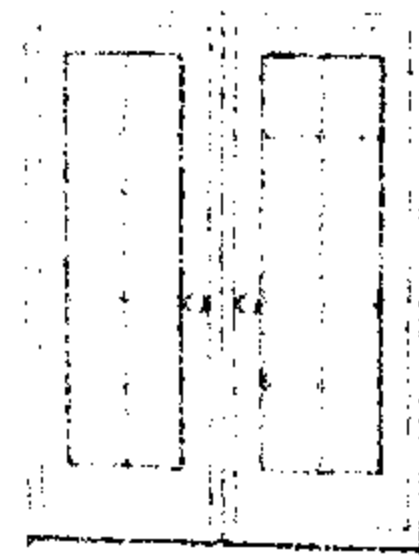
	CT. NO	SIZE		TYPE	FRAME	FINISH	GLASS	SILL	ELEVATION	REMARKS
		W	H							
A	34	53 1/8'	38 3/8'	D.H.	ALUM.	BRONZE	CLEAR	MARBLE		TO MATCH EXISTING
B	25	37'	63'							
C	35	53 1/8'	63'							
					</					

DOOR SCHEDULE

CT. NO	SIZE			TYPE	MATERIAL	FRAME	THRESHD	H/DWARE	DOOR TYPE	REMARKS
	W	H	THK							
1	3'-0"	6'-8"	1 3/4"			RE-USE	EXISTING	DOOR		
2	22'-0"	6'-8"	1 3/4"	FRENCH	WOOD	WOOD	-	PASSAGE		SINGLE LITE
3	2'-8"	6'-8"	1 3/8"			RE-USE	EXISTING	DOOR		
4	2'-6"	6'-8"	-	BI-FOLD	WOOD	-	-	-	-	LOUVERED
5	2'-6"	6'-8"	-	BI-FOLD	WOOD	-	-	-	-	LOUVERED
6	3'-0"	6'-8"	1 3/8"	FLUSH	WOOD	WOOD	MARBLE	PRIVACY	-	
7	22'-0"	6'-8"	1 3/4"	FRENCH	WOOD	WOOD	-	-	-	SINGLE LITE
8	22'-0"	6'-8"	1 3/4"	FRENCH	WOOD	WOOD	ALUM.	TRIPS LATCH DEAD BOLT	-	SINGLE LITE
9	22'-0"	6'-8"	1 3/4"	FRENCH	WOOD	WOOD	ALUM.	TRIPS LATCH DEAD BOLT	-	SINGLE LITE
10	3'-0"	6'-8"	1 3/4"	FRENCH	WOOD	WOOD	-	-	-	DUAL ACTION W/ 1'-6" ♦ GLASS
11	3'-0"	6'-8"	1 3/4"	FLUSH	WOOD	HOLLOW MTL	ALUM.	TRIPS LATCH DEAD BOLT	-	'C'- LABEL W/ 'C' LABEL FRAME
12	2'-6"	6'-8"	1 3/4"	FLUSH	WOOD	WOOD	-	PASSAGE	-	
13	2'-6"	6'-8"	1 3/8"			RE-USE	EXISTING	DOOR		
14	4'-0"	6'-8"	-	BI-FOLD	WOOD	-	-	-	-	
15	4'-0"	6'-8"	1 3/8"	BI-FOLD	WOOD	-	-	-	-	
16	2'-6"	6'-8"	2"	GARAGE	MTL	-	-	-	-	DADE COUNTY APPROVED
17	3'-0"	6'-8"	1 3/4"	FRENCH	WOOD	WOOD	ALUM.	TRIPS LATCH DEAD BOLT	-	SINGLE LITE

DOOR TYPE

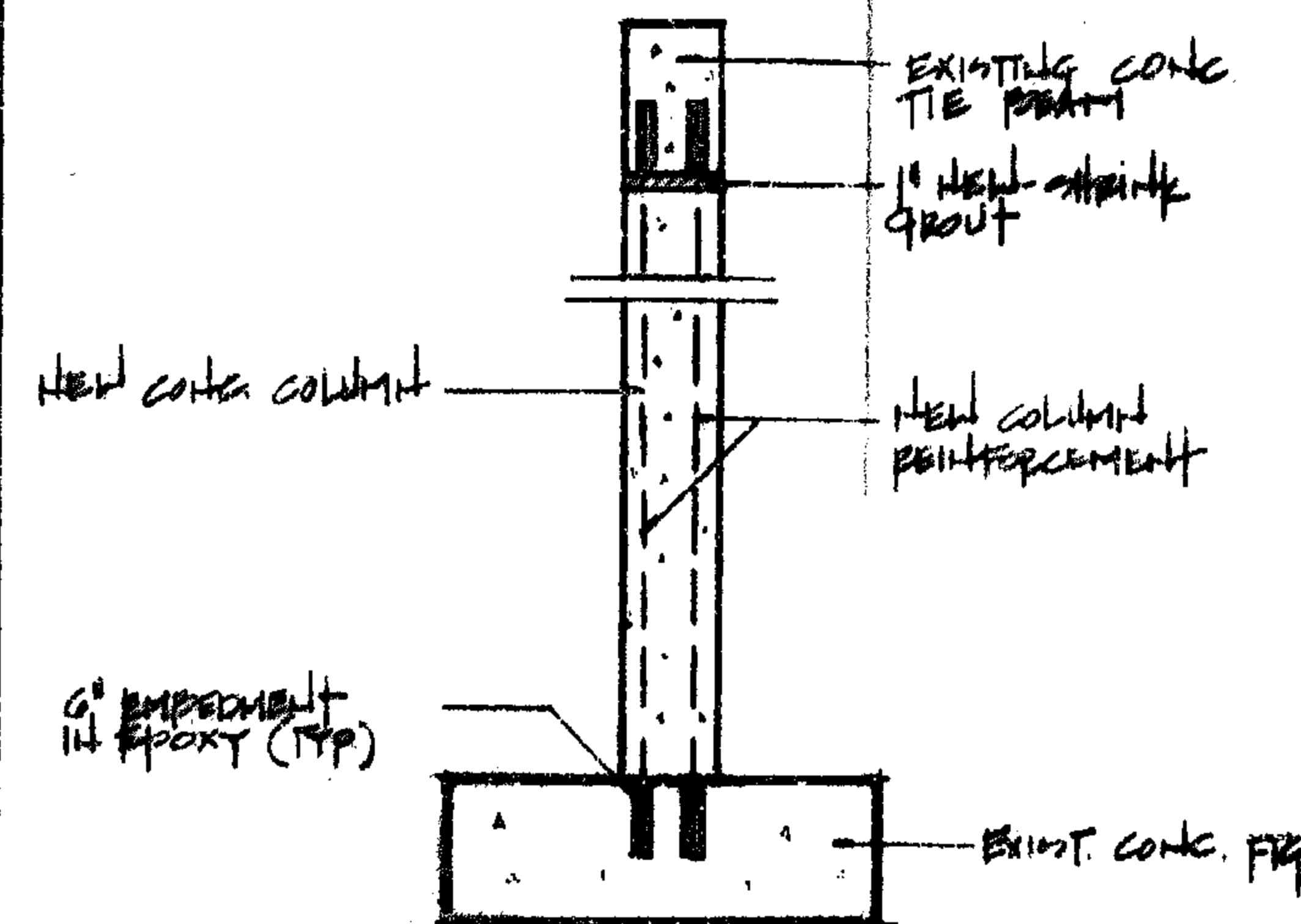
ALL DOORS AS SELECTED BY BUILDER



HEAD

GLASS BLOCK

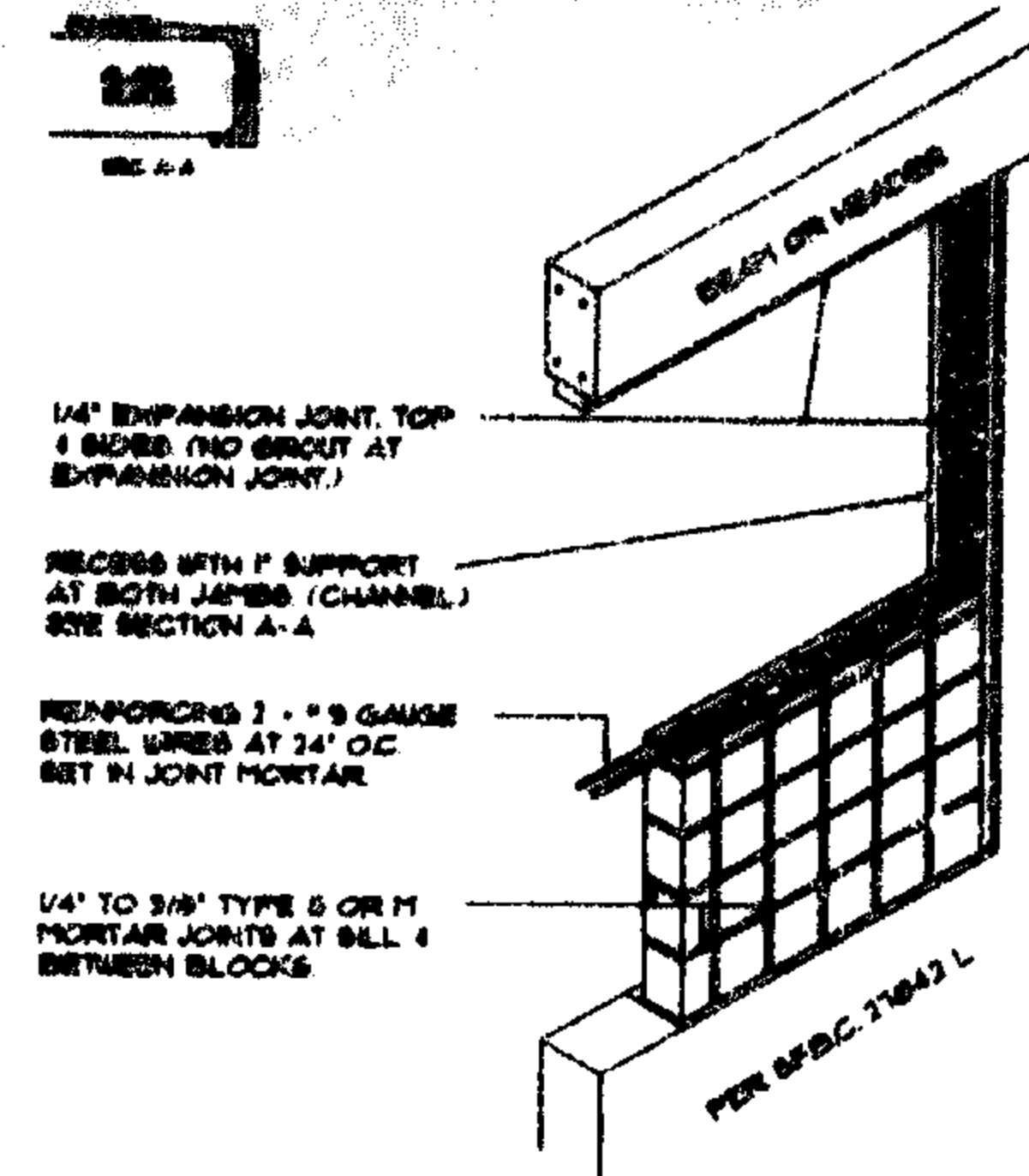
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SCALE: 3/4" = 1'-0"

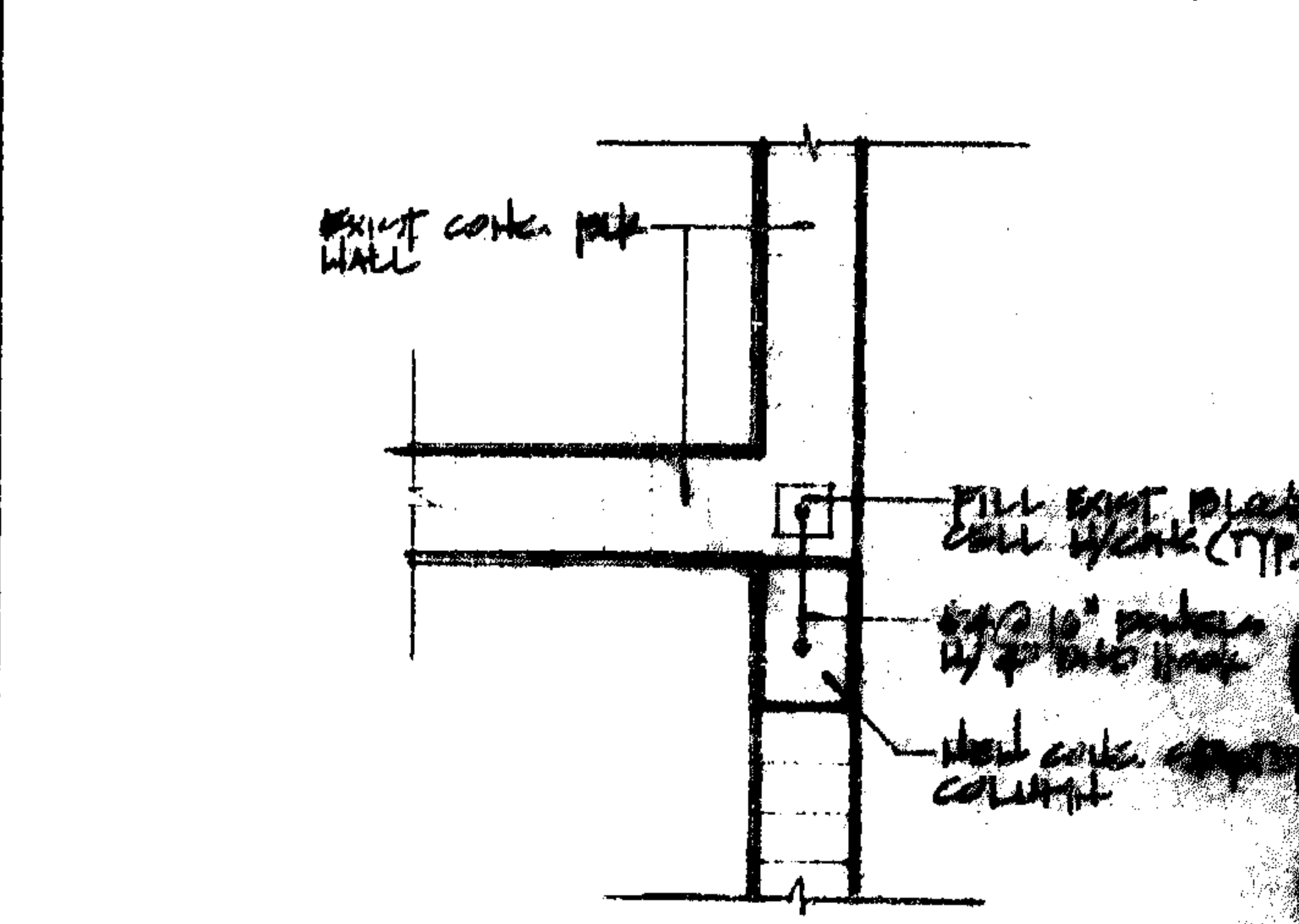
DETAIL

4



GLASS BLOCK

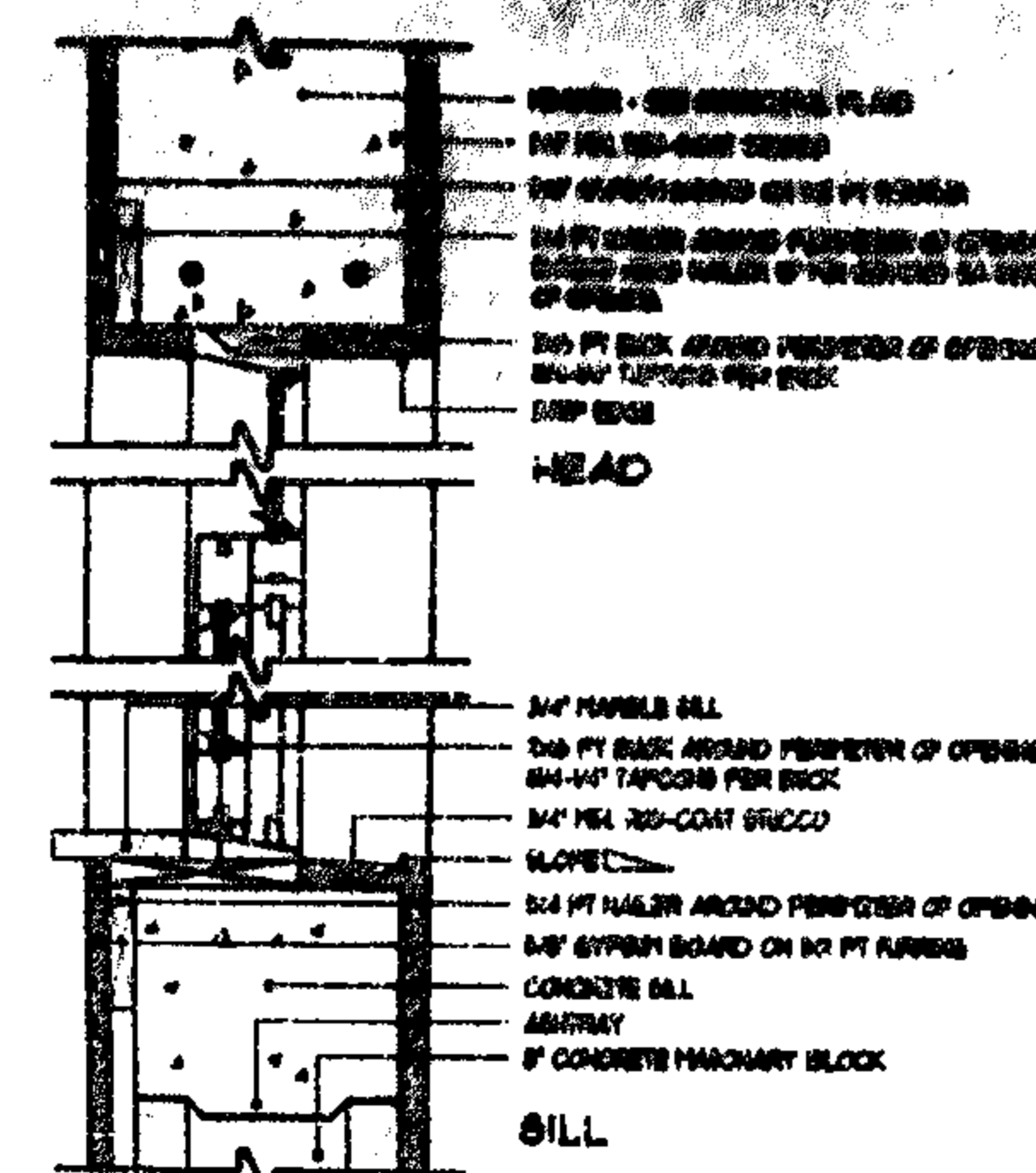
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SCALE: 3/4" = 1'-0"

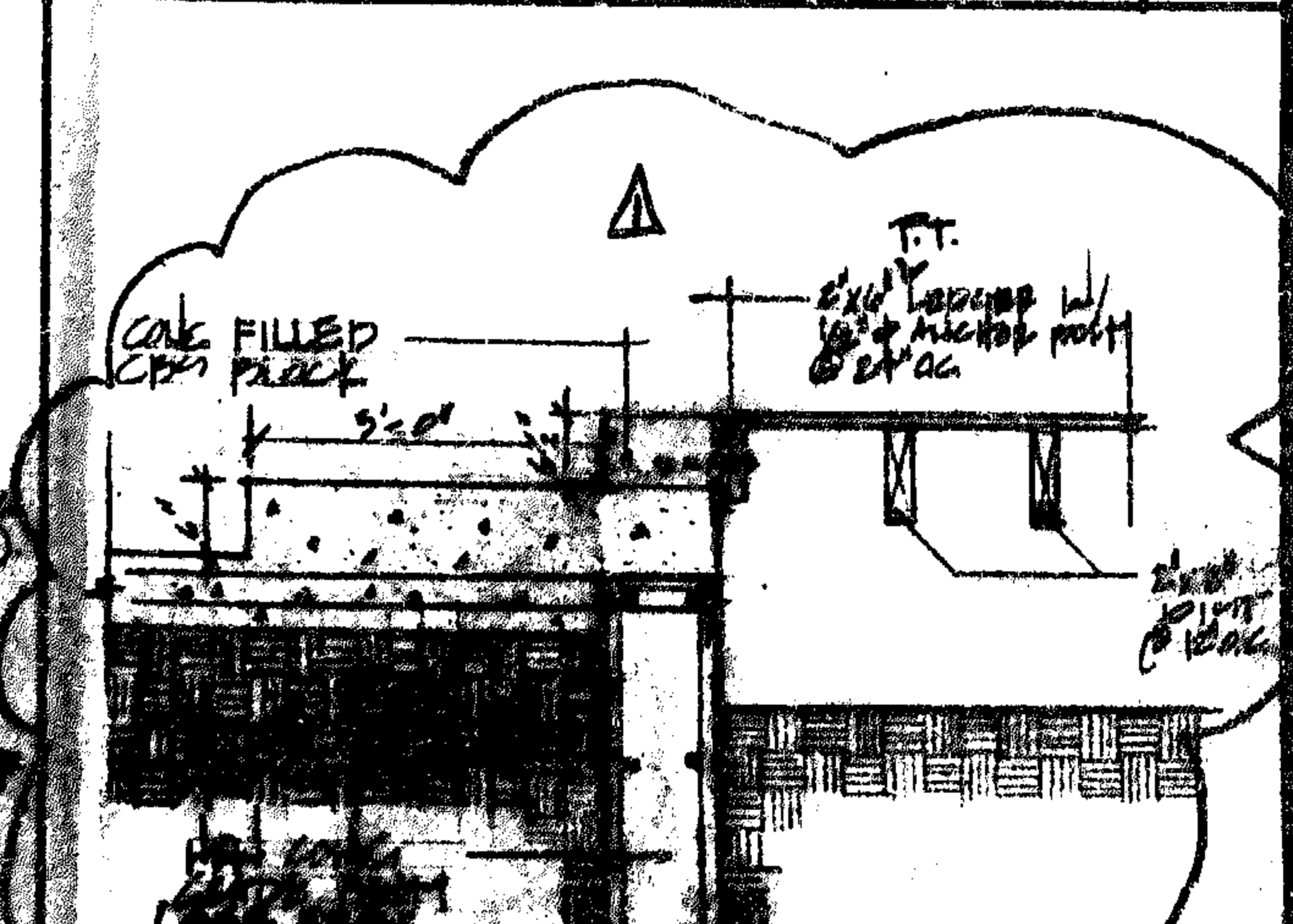
DETAIL

5



WINDOW

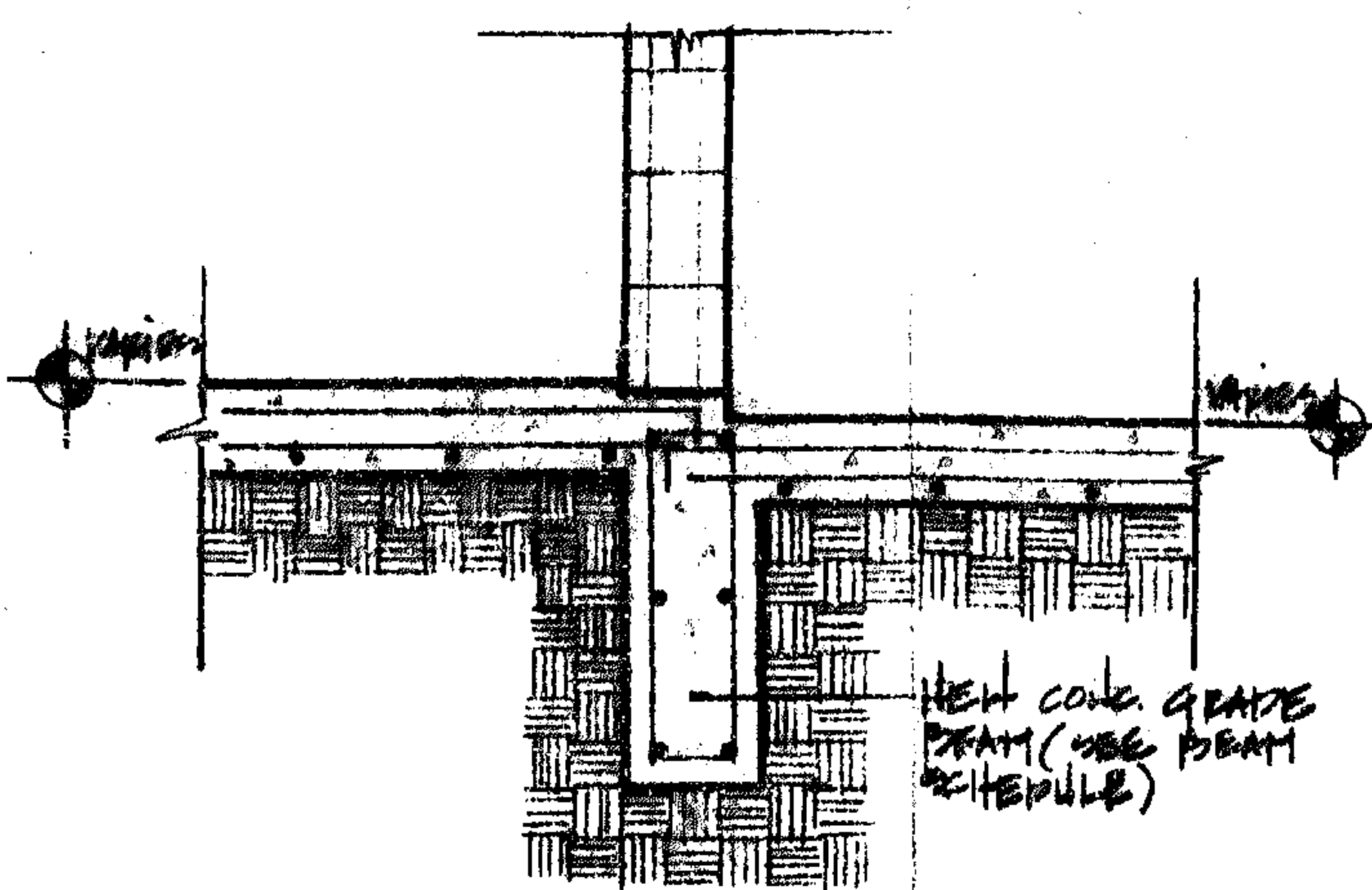
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SCALE: 3/4" = 1'-0"

SECTION

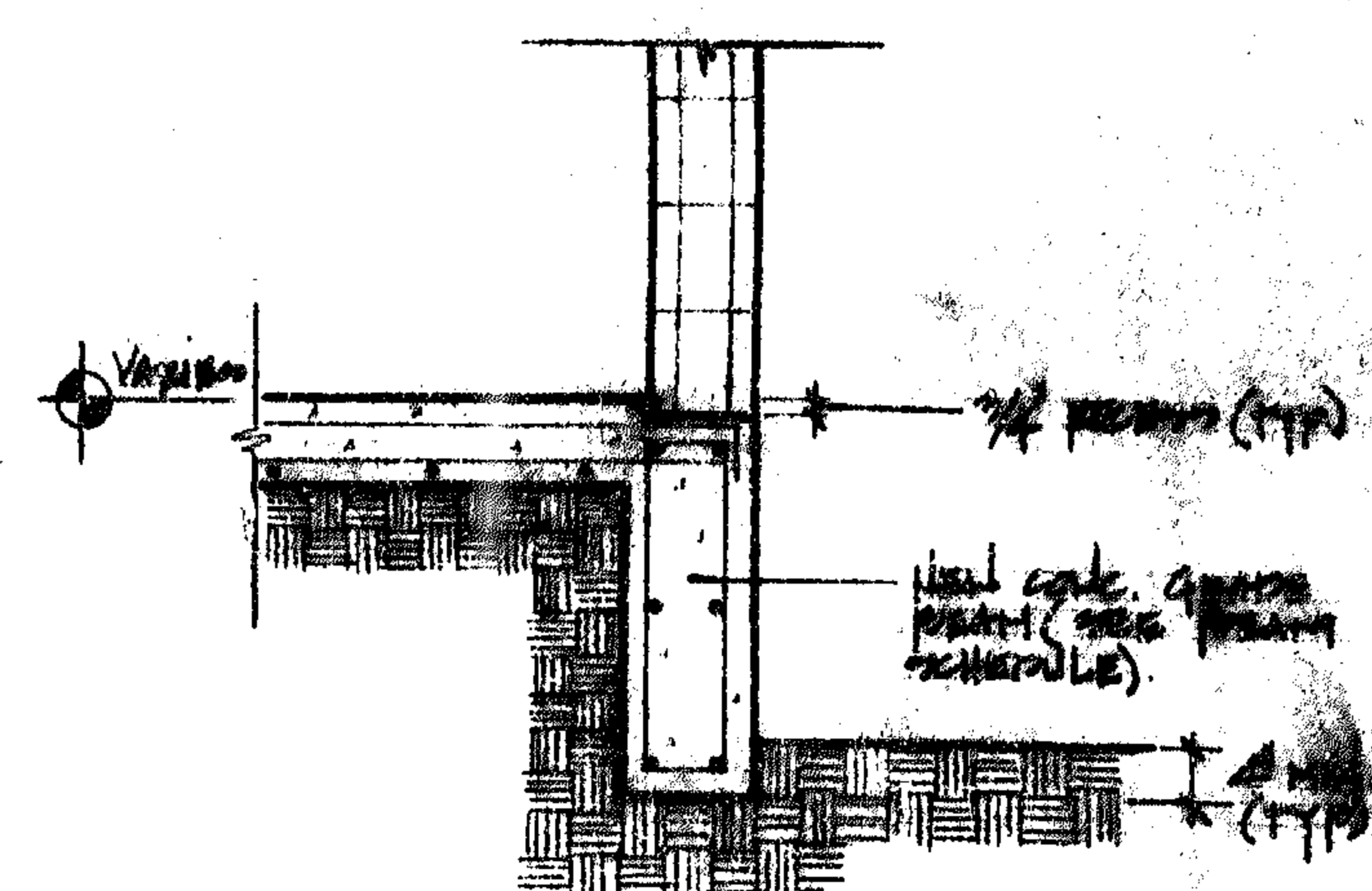
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SCALE: 3/4" = 1'-0"

SECTION

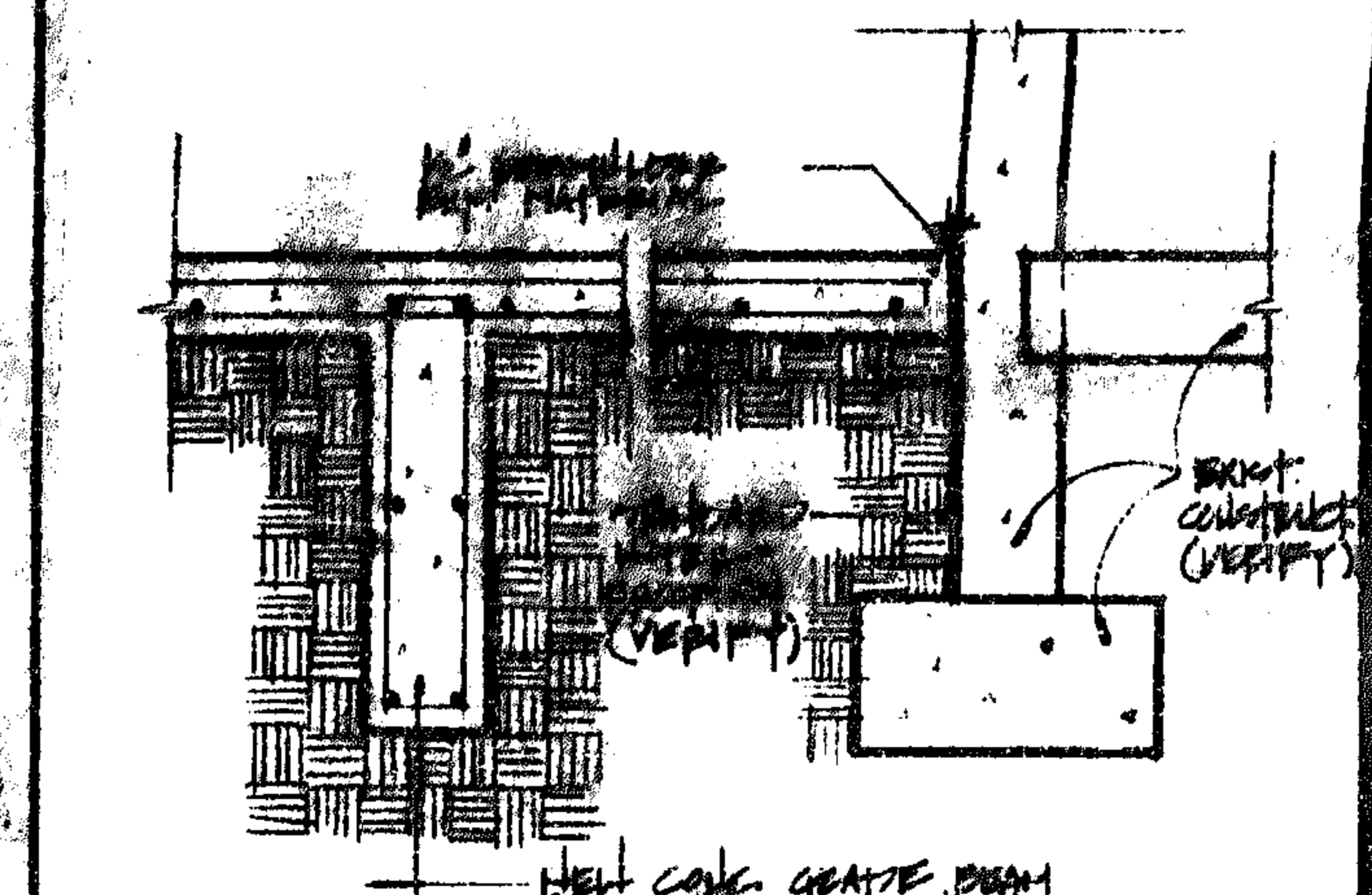
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SCALE: 3/4" = 1'-0"

SECTION

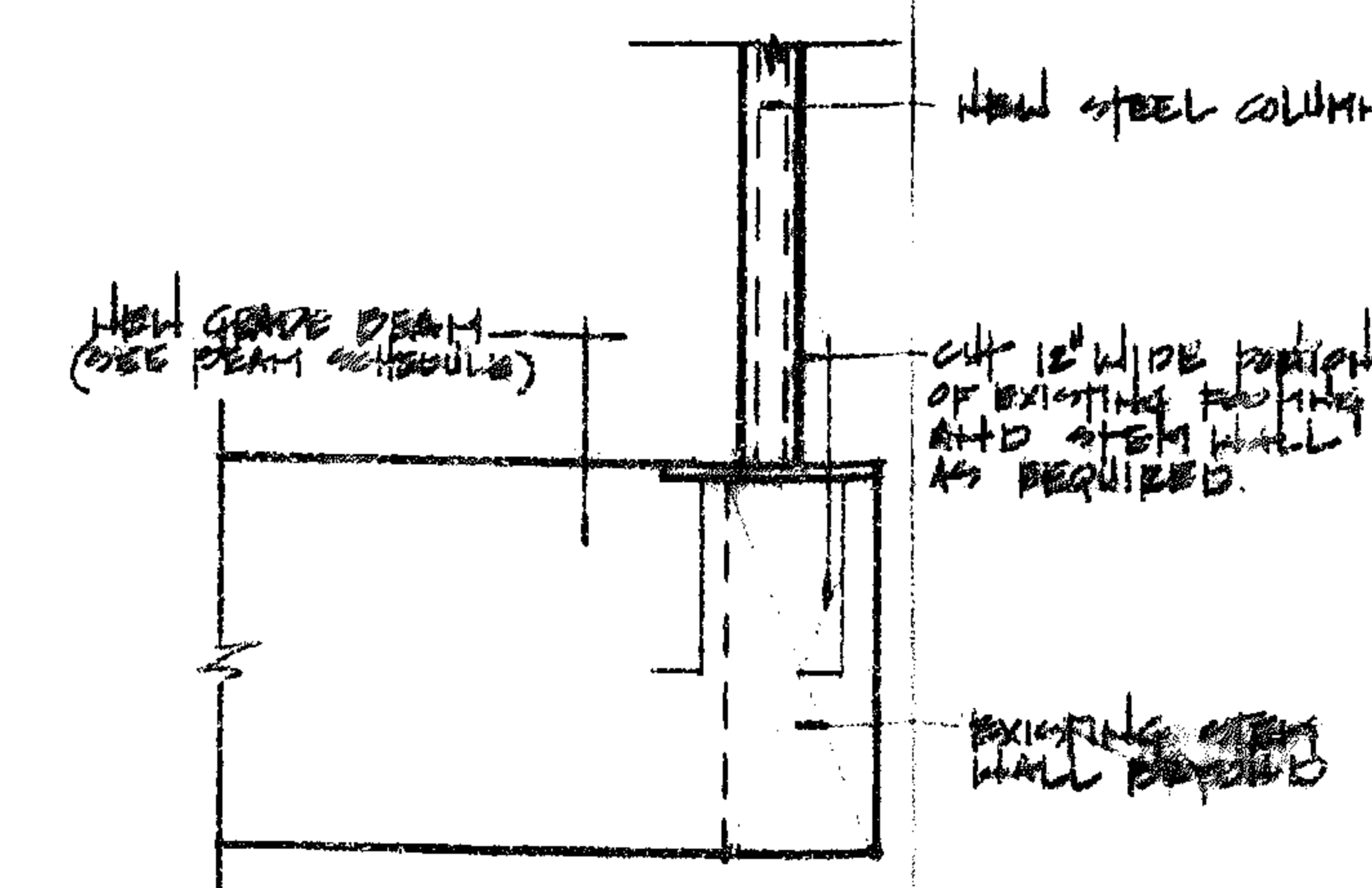
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SCALE: 3/4" = 1'-0"

SECTION

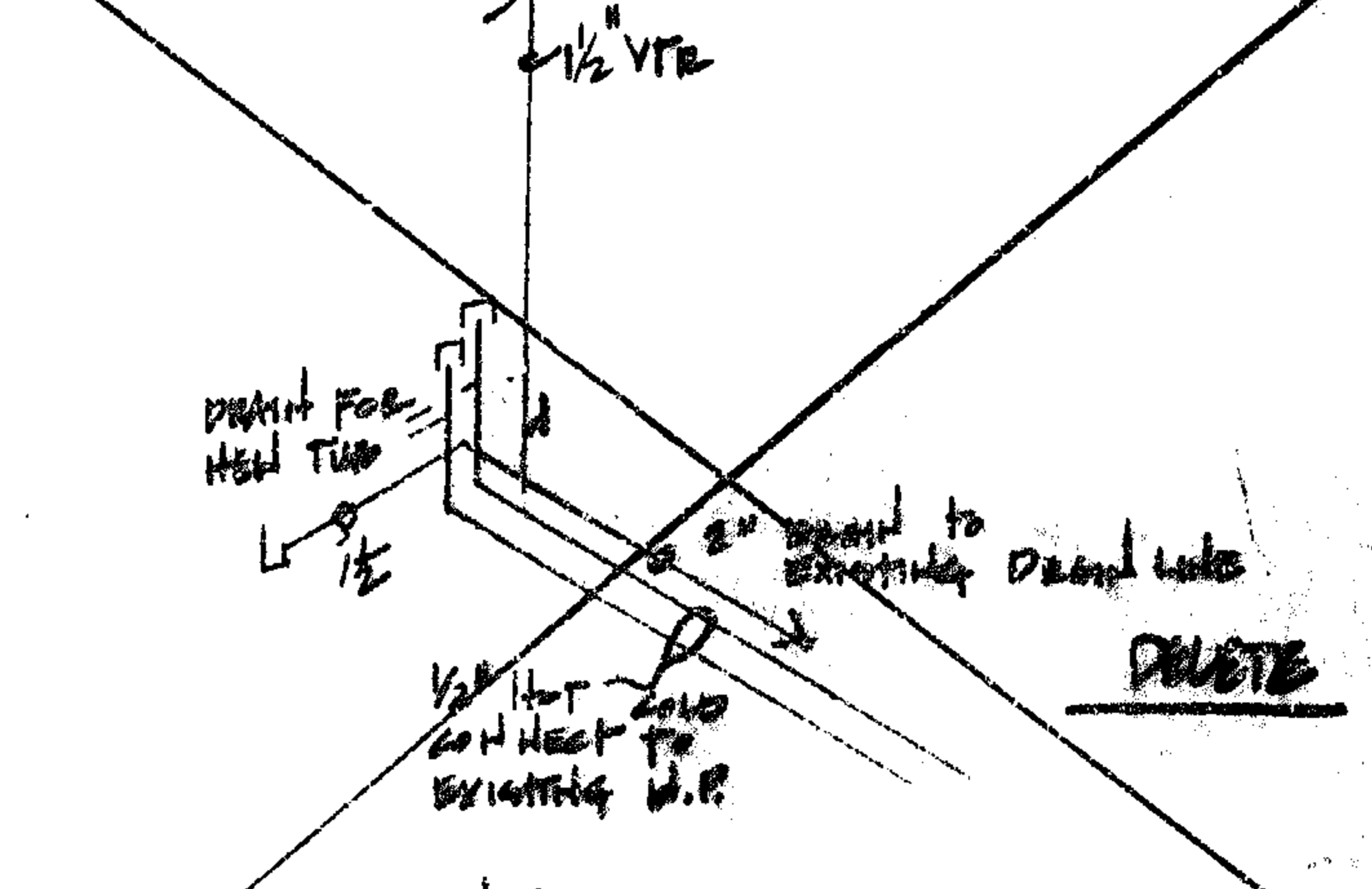
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SCALE: 3/4" = 1'-0"

SECTION

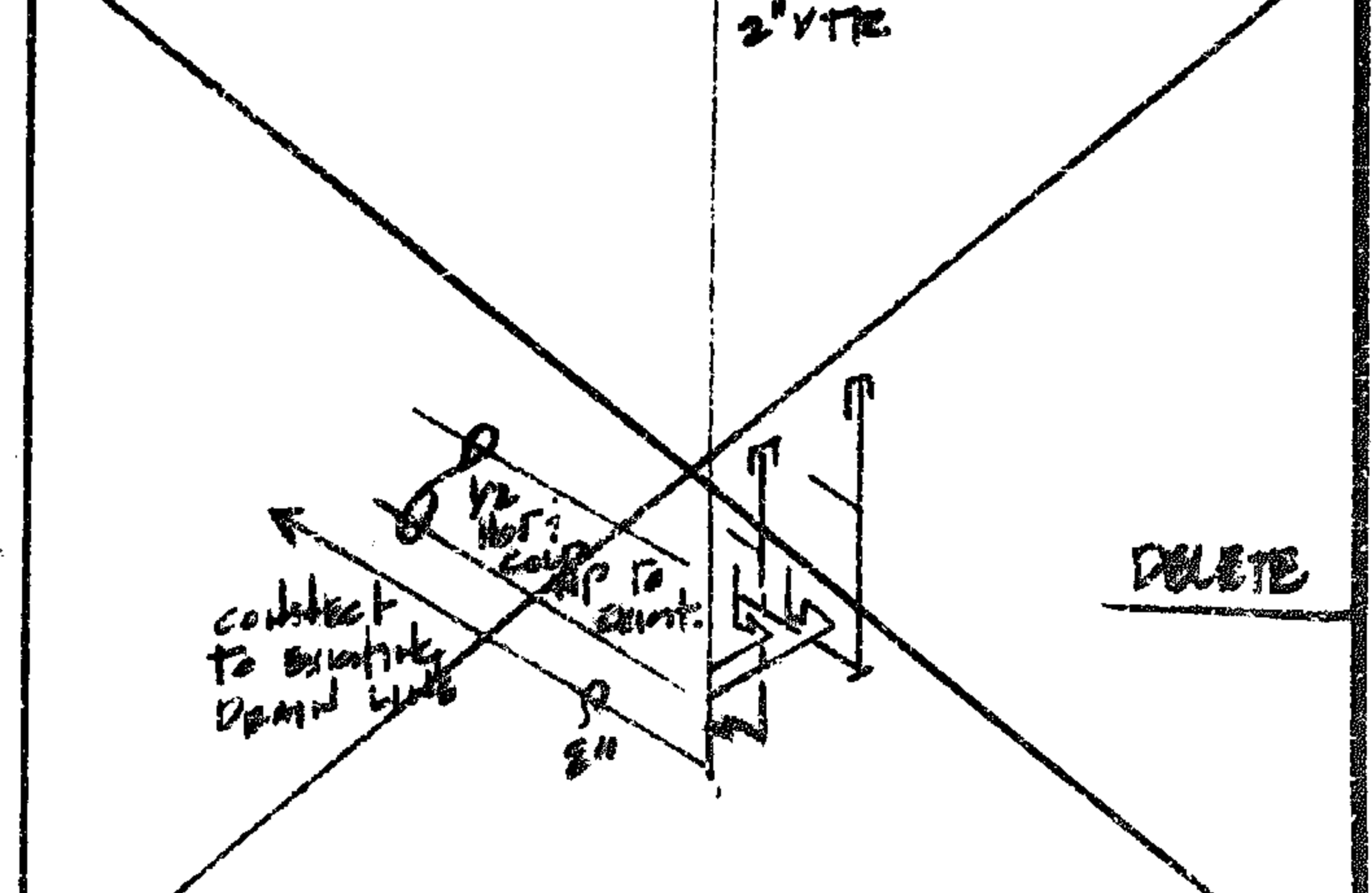
10



SCALE: 3/4" = 1'-0"

SECTION

11



SCALE: 3/4" = 1'-0"

SECTION

12

DETAILS / SECTION

JOSEPH B. KALLER & ASSOCIATES, P.A.
ARCHITECTS - INTERIORS - LANDSCAPES
200 JOURNAL SQUARE, SUITE 200
MIAMI, FL 33136
PHONE: 305-371-1111
FAX: 305-371-1112

RENOVATION TO:
SAPERSTEN RESIDENCE
1254 MADISON AVENUE
HOLLYWOOD, FLORIDA

SCHEDULE
DETAILS

STATE OF FLORIDA
Joseph B. Kaller
11-6-96
P.A. # 9230

CHECKED: JBN
DATE: 3-15-98
SCALE: AS NOTED
JOB NO: 95119

A-7

NO.	DATE	REVISION
1	5-24-98	DC DEPT. COMMENTS
2	8-9-98	DC DEPT. COMMENTS
3	12-31-98	DC DEPT. COMMENTS
4	03-11-99	HARTMAN BATH CHANGES

SAPERSTEIN RESIDENCE
 1254 MADISON AVENUE
 HOLLYWOOD, FLORIDA

ELECTRICAL PLAN

DATE OF TYPING
Joseph B. Kaier
 04-1-97
 P.A. # 5123

E-1

ELECTRICAL LEGEND

- DUPLEX RECEPTACLE
- DUPLEX RECEPTACLE (WEATHER PROOF)
- DUPLEX RECEPTACLE (GROUND FAULT INSULATOR) RECEPTACLE (120 V)
- CABLE T.V.
- PHONE JACK
- WALL SWITCH
- ELECTRICAL METER
- CHIME
- WALL SWITCH DIMMER
- INCANDESCENT FIXTURE (CEILING MOUNTED OR HUNG)
- JUNCTION BOX
- DOOR BELL
- EXHAUST FAN
- SMOKE DETECTOR
- FLUORESCENT FIXTURE
- EXTERIOR FLOOD
- ELECTRICAL PANEL
- DUCT

PANEL SCHEDULE

42 CTR 20/240 1 PHASE 3 WIRE 200 AMP MLO

CIR	POLE	TRIP	DESCRIPTION	LOAD	WIRE
1-3	2	25	A/C COMP. #	3000W	8
2-4	2	45	AHL #	1000W	6
5-7	2	30	A/C COMP. #	300W	8
6-8	2	60	AHL #	1000W	6
9-11	2	40	OVEN	6000W	8
10-12	2	30	DRYER	5600W	8
NOT USED					
14-16	2	20	SPKR. PUMP	2400W	12
17		20	REFRG	1000W	12
18		20	DISPOSAL	900W	12
19		20	DISHWASHER	1200W	12
20		20	WASHER	1000W	12
21		20	JACUZZI	1600W	12
21-24		20	SPR. APP. #15 WEA	4500W	12
25		20	GARAGE DOOR	900W	12
26		20	GENERAL LGT	3000W	12
3 WATS SF = 5000 SF					

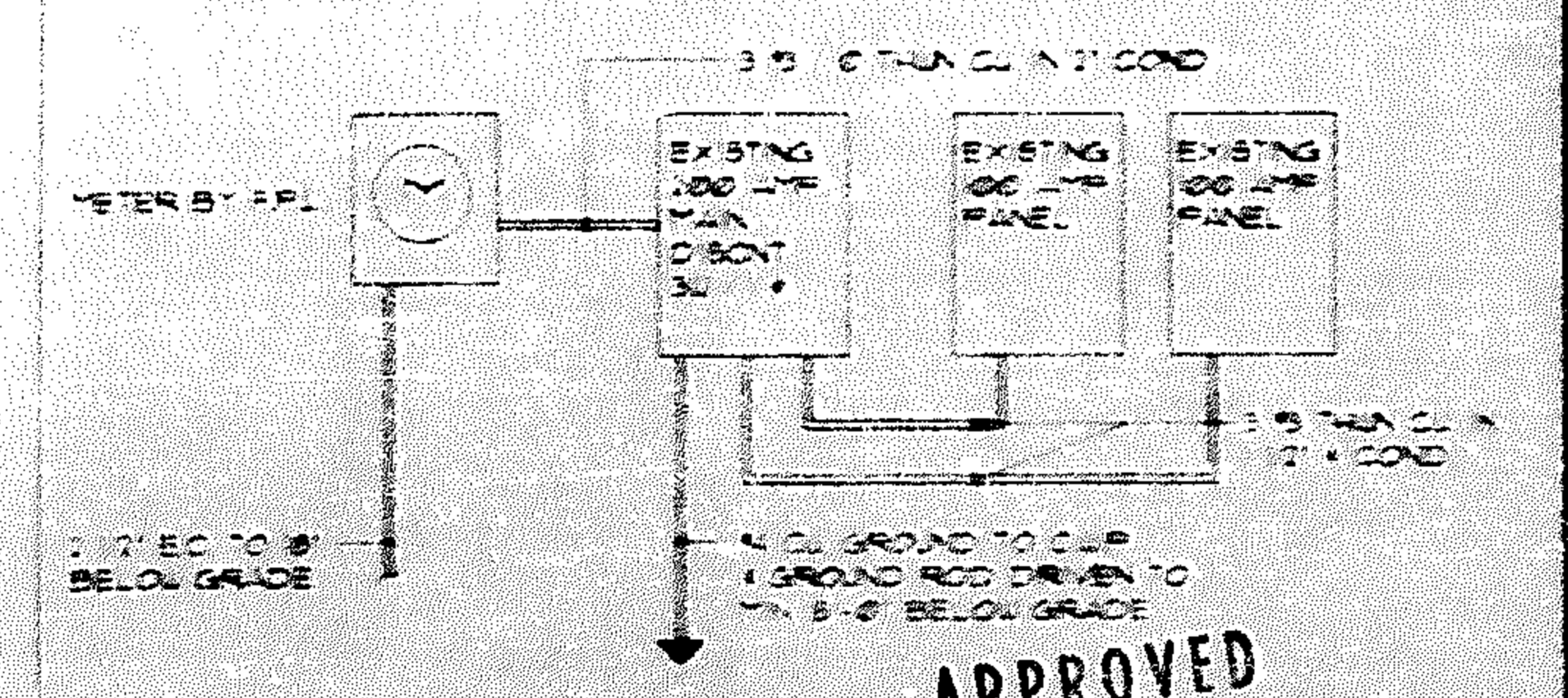
EXIST'G
 TOTAL 60750 WATTS

27-28	2	40	POOL HEAT PUMP	5000W	12
29-30	1	20	POOL LGT	400W	12
31-34		20	GENERAL LGT	450W	12
3 WATS SF = 50 SF					

NEW AND EXIST'G
 TOTAL 68600 WATTS

A/C @ 100% = 20000W
 60 @ 100% = 10000W
 REMAINDER @ 40% = 5440W
 TOTAL = 45440 WATTS
 3 WATS SF = 50 SF

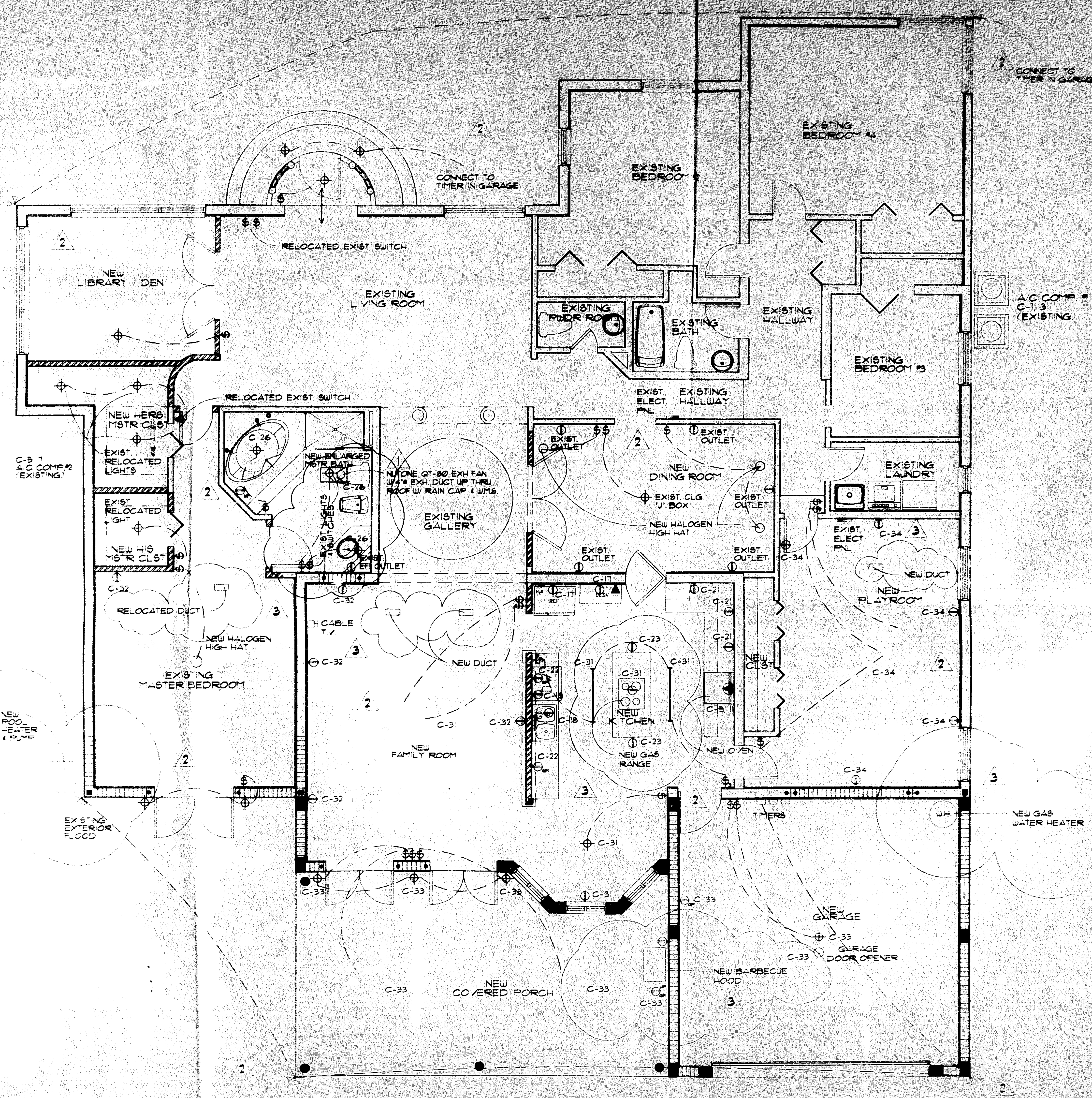
EXIST'G ELECT. RISER DIAGRAM



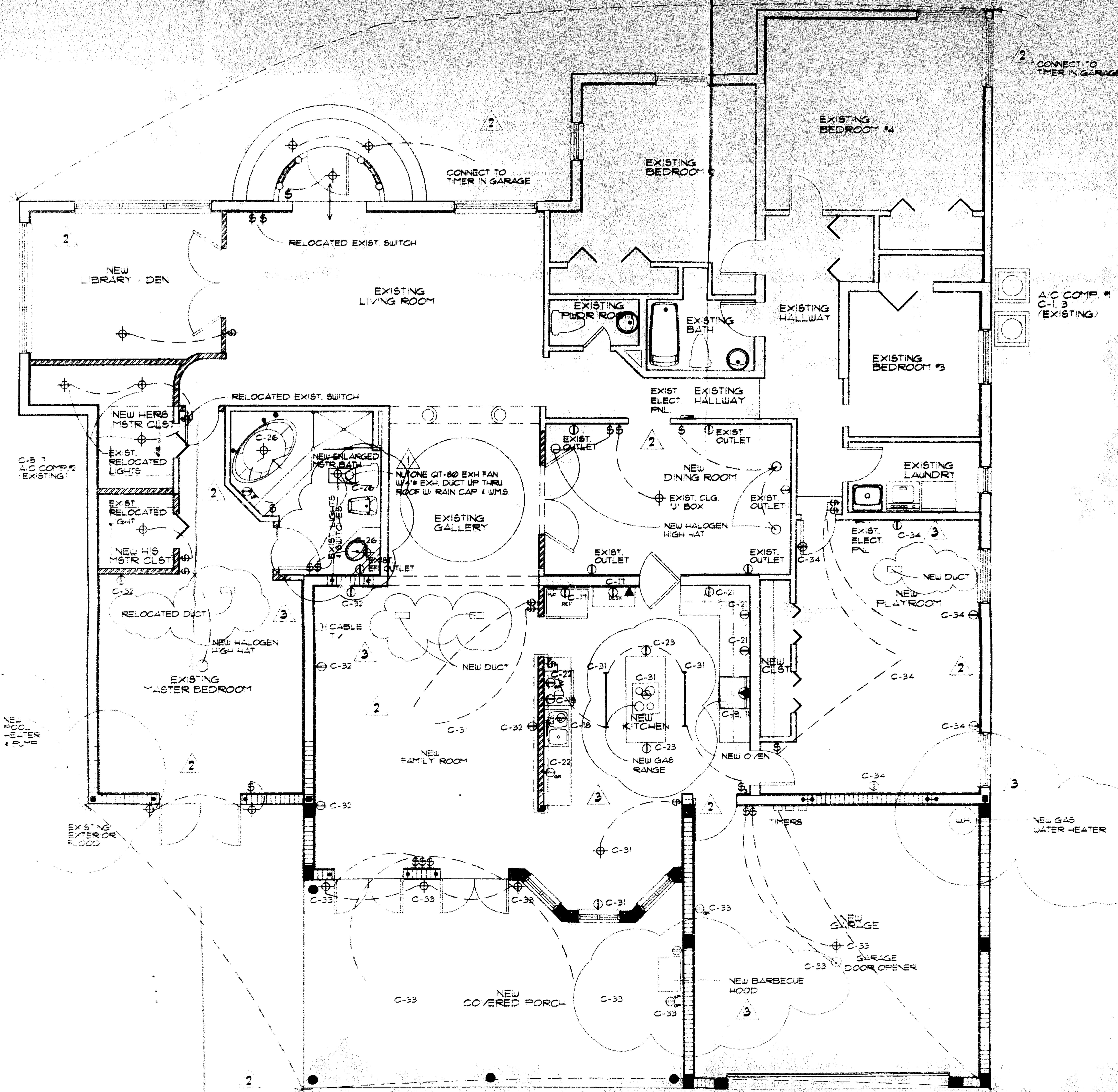
APPROVED
 APR 7 1997

CITY OF HOLLYWOOD, FL
 ELECTRICAL DEPT.

ELECTRICAL PLAN



SCALE: 1/4\"/>



ELECTRICAL LEGEND

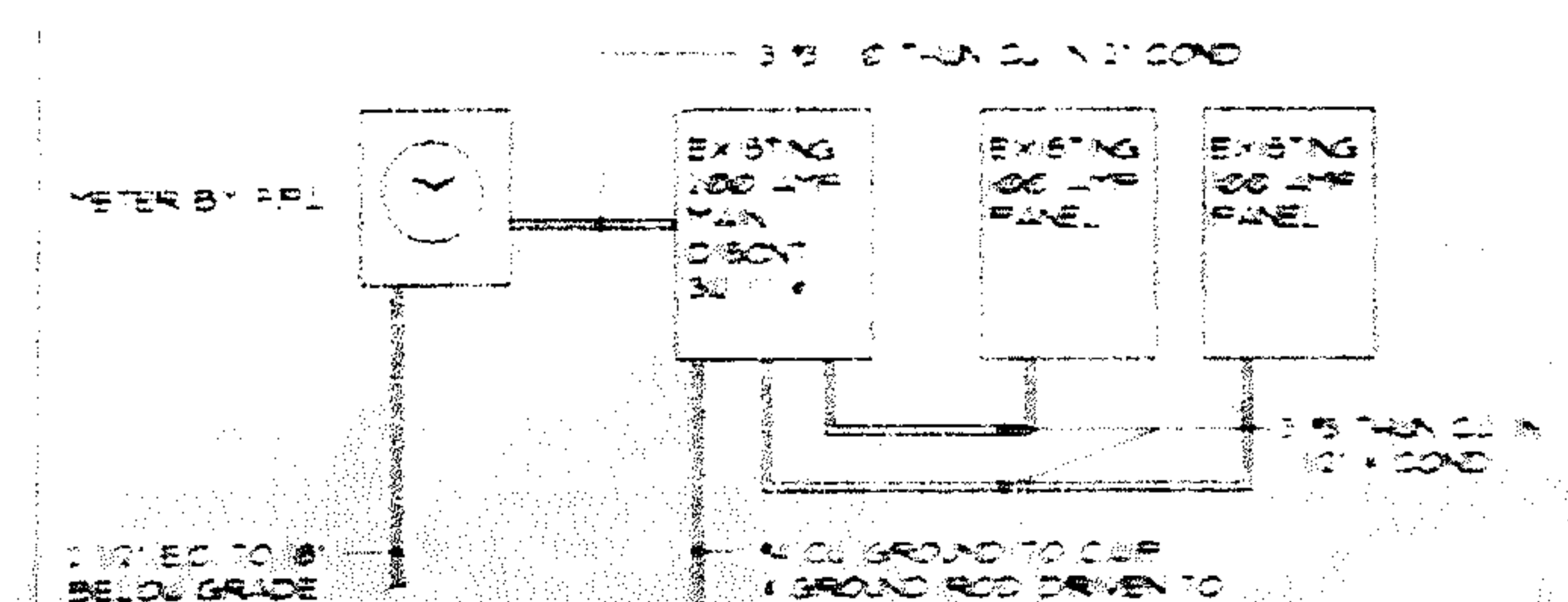
- ⊕ DUPLEX RECEPTACLE
- ⊕ DUPLEX RECEPTACLE (WEATHER PROOF)
- ⊕ DUPLEX RECEPTACLE (GROUND FAULT INSULATOR) RECEPTACLE (120 V)
- ⊕ CABLE T.V.
- ⊕ PHONE JACK
- ⊕ WALL SWITCH
- ⊕ ELECTRICAL METER
- ⊕ CHIME
- ⊕ WALL SWITCH DIMMER
- ⊕ INCANDESCENT FIXTURE (CEILING MOUNTED OR HUNG)
- ⊕ JUNCTION BOX
- ⊕ DOOR BELL
- ⊕ EXHAUST FAN
- ⊕ SMOKE DETECTOR
- ⊕ FLOURESCENT FIXTURE
- ⊕ EXTERIOR FLOOD
- ⊕ ELECTRICAL PANEL
- ⊕ DUCT

PANEL SCHEDULE

42 CTR. 120/240 PHASE 3 WIRE 100 AMP MLO					
CR	POLE	TRIP	DESCRIPTION	LOAD	WIRE
1-3	2	25	A/C COMP. #1	3000W	8
2-4	2	45	A/C COMP. #2	1000W	6
5-7	2	30	A/C COMP. #3	900W	8
6-8	2	60	A/C COMP. #4	1000W	6
9-11	2	40	OVEN	6000W	8
12-14	2	30	DRYER	5600W	10
15-17	2	20	SPK. PUMP	2400W	12
18-20	2	20	REFRG	1000W	12
21-23	2	20	DISHWASHER	900W	12
24-26	2	20	WASHER	1000W	12
27-29	2	20	WASHER	1000W	12
30-32	2	20	WASHER	1000W	12
33-35	2	20	WASHER	1000W	12
36-38	2	20	WASHER	1000W	12
39-41	2	20	WASHER	1000W	12
42-44	2	20	WASHER	1000W	12
45-47	2	20	WASHER	1000W	12
48-50	2	20	WASHER	1000W	12
51-53	2	20	WASHER	1000W	12
54-56	2	20	WASHER	1000W	12
57-59	2	20	WASHER	1000W	12
60-62	2	20	WASHER	1000W	12
63-65	2	20	WASHER	1000W	12
66-68	2	20	WASHER	1000W	12
69-71	2	20	WASHER	1000W	12
72-74	2	20	WASHER	1000W	12
75-77	2	20	WASHER	1000W	12
78-80	2	20	WASHER	1000W	12
81-83	2	20	WASHER	1000W	12
84-86	2	20	WASHER	1000W	12
87-89	2	20	WASHER	1000W	12
90-92	2	20	WASHER	1000W	12
93-95	2	20	WASHER	1000W	12
96-98	2	20	WASHER	1000W	12
99-101	2	20	WASHER	1000W	12
102-104	2	20	WASHER	1000W	12
105-107	2	20	WASHER	1000W	12
108-110	2	20	WASHER	1000W	12
111-113	2	20	WASHER	1000W	12
114-116	2	20	WASHER	1000W	12
117-119	2	20	WASHER	1000W	12
120-122	2	20	WASHER	1000W	12
123-125	2	20	WASHER	1000W	12
126-128	2	20	WASHER	1000W	12
129-131	2	20	WASHER	1000W	12
132-134	2	20	WASHER	1000W	12
135-137	2	20	WASHER	1000W	12
138-140	2	20	WASHER	1000W	12
141-143	2	20	WASHER	1000W	12
144-146	2	20	WASHER	1000W	12
147-149	2	20	WASHER	1000W	12
150-152	2	20	WASHER	1000W	12
153-155	2	20	WASHER	1000W	12
156-158	2	20	WASHER	1000W	12
159-161	2	20	WASHER	1000W	12
162-164	2	20	WASHER	1000W	12
165-167	2	20	WASHER	1000W	12
168-170	2	20	WASHER	1000W	12
171-173	2	20	WASHER	1000W	12
174-176	2	20	WASHER	1000W	12
177-179	2	20	WASHER	1000W	12
180-182	2	20	WASHER	1000W	12
183-185	2	20	WASHER	1000W	12
186-188	2	20	WASHER	1000W	12
189-191	2	20	WASHER	1000W	12
192-194	2	20	WASHER	1000W	12
195-197	2	20	WASHER	1000W	12
198-200	2	20	WASHER	1000W	12

EXISTING					
1-3	2	25	A/C COMP. #1	3000W	8
2-4	2	45	A/C COMP. #2	1000W	6
5-7	2	30	A/C COMP. #3	900W	8
6-8	2	60	A/C COMP. #4	1000W	6
9-11	2	40	OVEN	6000W	8
12-14	2	30	DRYER	5600W	10
15-17	2	20	SPK. PUMP	2400W	12
18-20	2	20	REFRG	1000W	12
21-23	2	20	DISHWASHER	900W	12
24-26	2	20	WASHER	1000W	12
27-29	2	20	WASHER	1000W	12
30-32	2	20	WASHER	1000W	12
33-35	2	20	WASHER	1000W	12
36-38	2	20	WASHER	1000W	12
39-41	2	20	WASHER	1000W	12
42-44	2	20	WASHER	1000W	12
45-47	2	20	WASHER	1000W	12
48-50	2	20	WASHER	1000W	12
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57-59	2	20	WASHER	1000W	12
60-62	2	20	WASHER	1000W	12
63-65	2	20	WASHER	1000W	12
66-68	2	20	WASHER	1000W	12
69-71	2	20	WASHER	1000W	12
72-74	2	20	WASHER	1000W	12
75-77	2	20	WASHER	1000W	12
78-80	2	20	WASHER	1000W	12
81-83	2	20	WASHER	1000W	12
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177-179	2	20	WASHER	1000W	12
180-182	2	20	WASHER	1000W	12
183-185	2	20	WASHER	1000W	12
186-188	2	20	WASHER	1000W	12
189-191	2	20	WASHER	1000W	12
192-194	2	20	WASHER	1000W	12
195-197	2	20	WASHER	1000W	12
198-200	2	20	WASHER	1000W	12

EXISTING ELECTRICAL SYSTEM



APPROVED
APR 7 1997
CITY OF HOLLYWOOD, FL
ELECTRICAL DEPT.

ELECTRICAL PLAN

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

JOSEPH B. KALLER & ASSOCIATES, P.A.
ARCHITECTS - INTERIORS - PLANNING
2411 HOLLYWOOD BLVD.
HOLLYWOOD, FL 33024
PHONE: 954-950-3746
FAX: 954-950-3747

NO.	DATE	REVISION
1	5-14-96	1. DC DEPT COMMENTS
2	5-15-96	2. DC DEPT COMMENTS
3	5-15-96	3. DC DEPT COMMENTS
4	5-15-96	4. DC DEPT COMMENTS
5	5-15-96	5. DC DEPT COMMENTS
6	5-15-96	6. DC DEPT COMMENTS
7	5-15-96	7. DC DEPT COMMENTS
8	5-15-96	8. DC DEPT COMMENTS
9	5-15-96	9. DC DEPT COMMENTS
10	5-15-96	10. DC DEPT COMMENTS

SAPERSTEIN RESIDENCE
1254 MADISON AVENUE
HOLLYWOOD, FLORIDA

ELECTRICAL PLAN

STATE OF FLORIDA
Joseph B. Kaller
4-1-97
P.L.A. # 0000

E-1

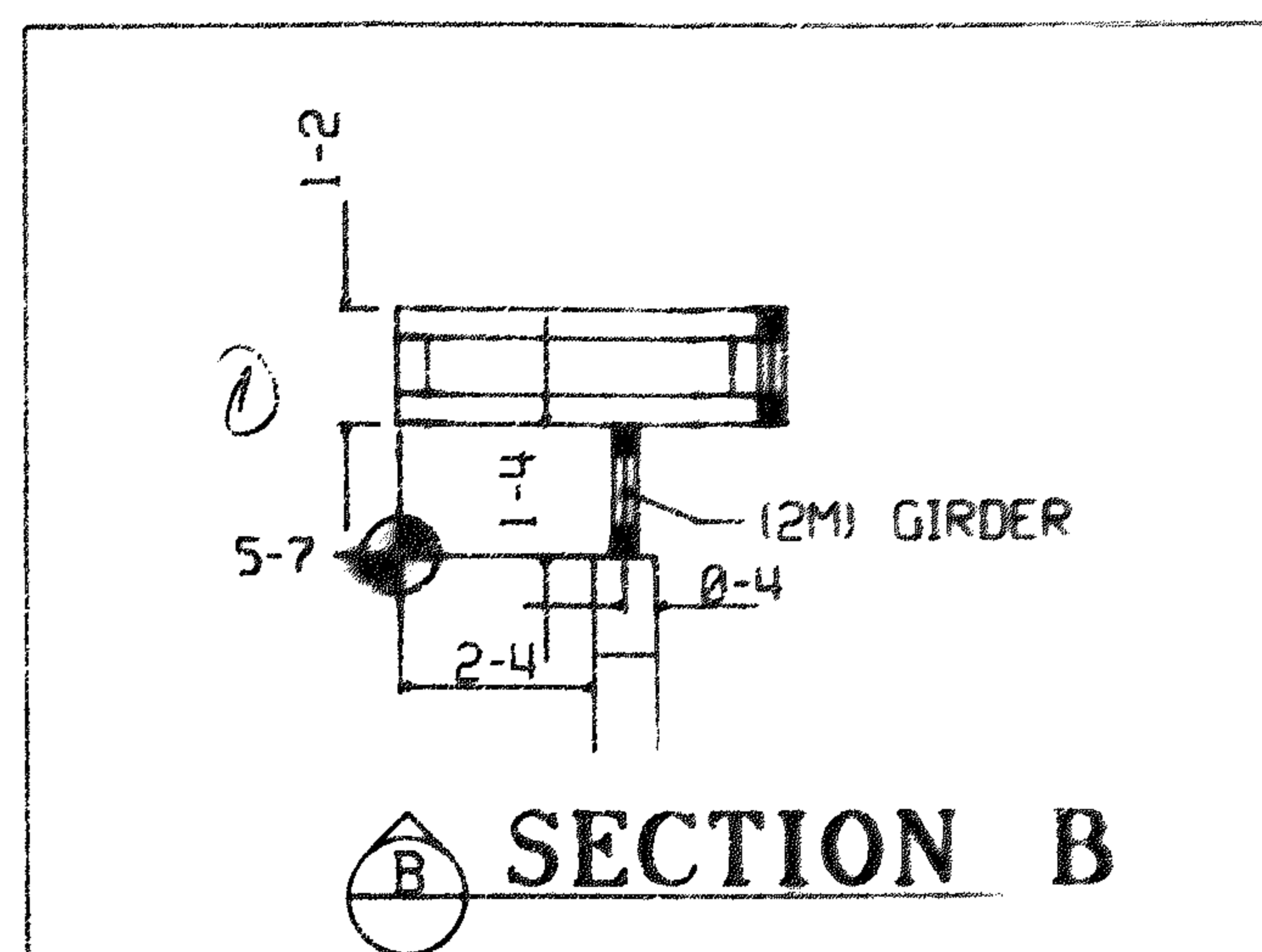
REPORT OF THIS CASE BEARING ON PROFESSIONAL STANDARDS IS IN COMPLIANCE OF POLICY NO. 1 ISSUED BY THE COUNTY BOARD AND OTHER DEPARTMENT AND EXECUTIVE ALL RELATED INFORMATION NOT FURNISHED BY THE TALKING CO. SUPER TO AVOID ANY DISCREPANCY FOR COMPLETE CORRELATION OF THE INFORMATION PROVIDED BY THE CASE BEARING WITH ALL OTHER FILES, STATISTICAL, SOCIAL, ECONOMIC AND FORECASTING REQUIREMENTS OF THE S.A.C.

****ATTENTION BUILDER****

**ALL DIMENSIONS
OVERHANGS, PITCH, ETC.
TO BE CHECKED
BEFORE ORDERING TRUSSES
IT IS YOUR RESPONSIBILITY
TO CHECK OUR TRUSS PLAN**

		DATE	APP
	3		
2	2	10/16	
1	1	10/16	

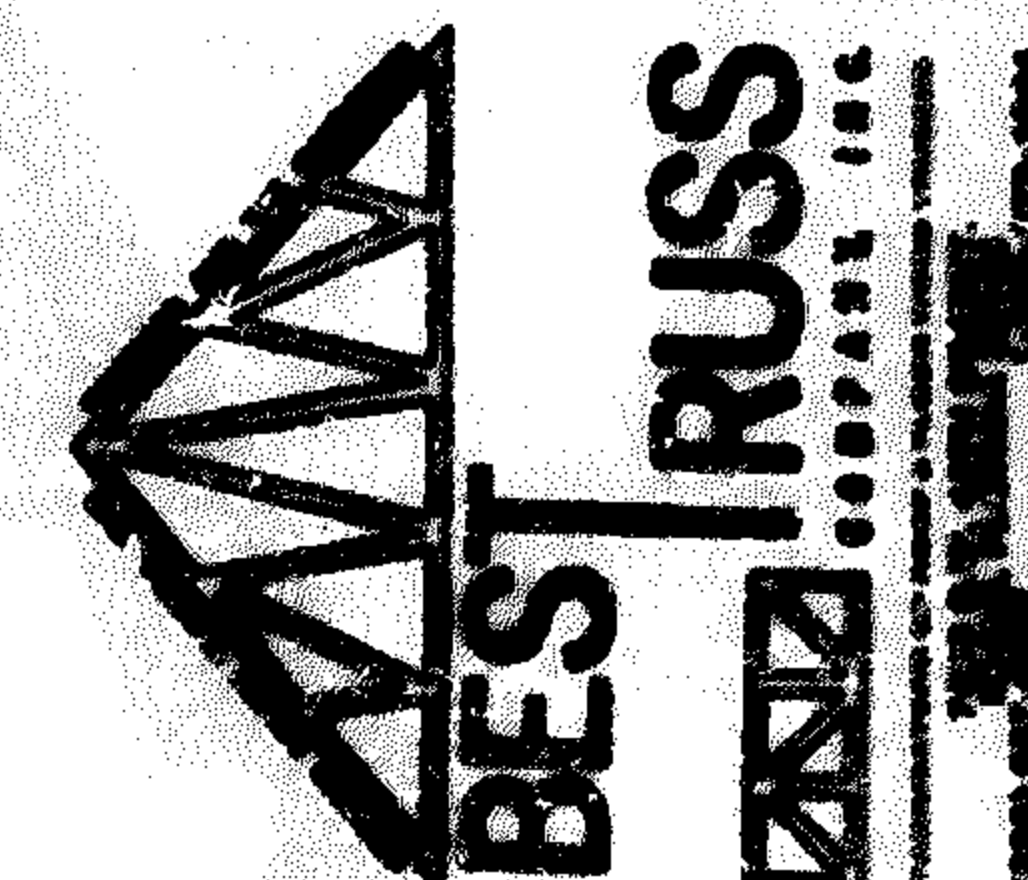
SPAN BY 2/3
 CHECKED BY 76
 GOOD MEMBER

[illegible]

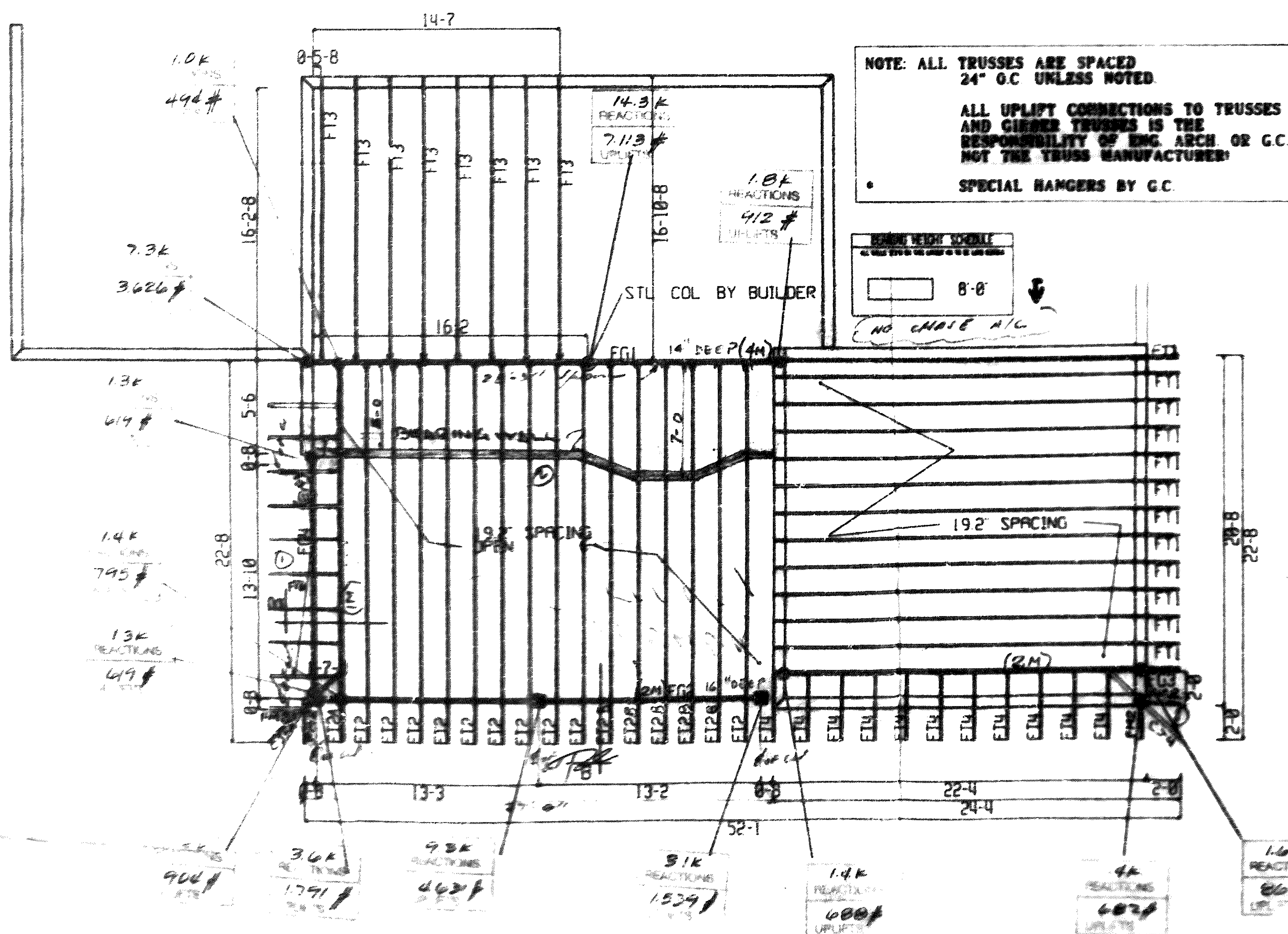
FT2 (3.4)(7.9) $e^{1/2} P$
F92 (5.3) $e^{1/2} P$

DATE: 10-24-96
BY: TJK

61156



ROOF TRUSS LAYOUT

 $3/16" \times 1/4"$ 

**NOTE: ALL TRUSSES ARE SPACED
24" O.C. UNLESS NOTED**


**ALL UPLIFT CONNECTIONS TO TRUSSES
AND GIRDER TRUSSES IS THE
RESPONSIBILITY OF ENG. ARCH. OR G.C.
NOT THE TRUSS MANUFACTURER!**

SPECIAL RANGERS BY G.C.

RENTAL VEHICLE

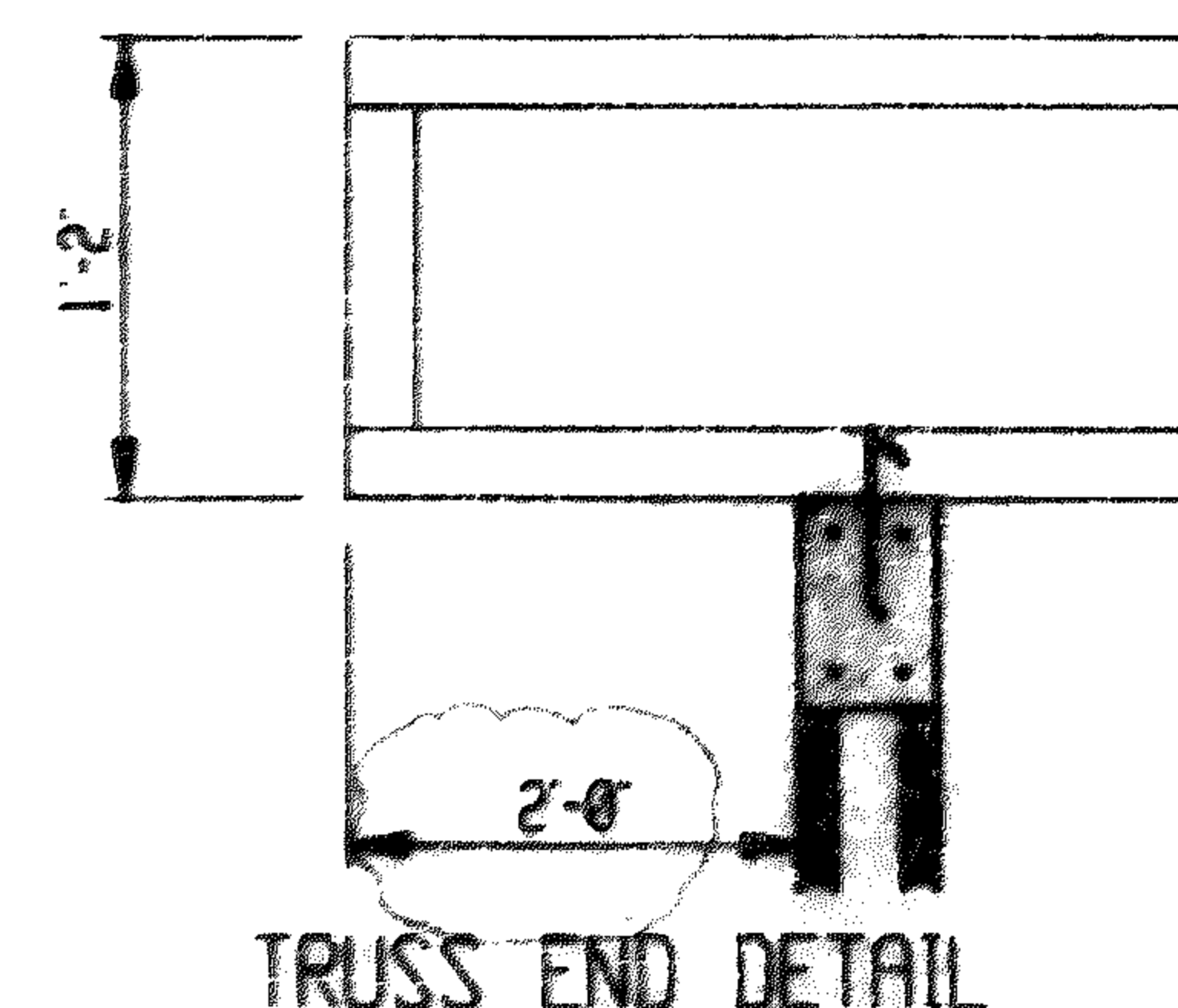
8-0

NO CASE A/C

APPROVE 
OCT 29 1966

CITY OF HOLLYWOOD, FLA
STRUCTURAL

APPROVED TRUSS ANCHOR BY BUILDER
BOTTOM = 2x4 MIN.
TOP = 2x4 MIN.



STATEMENT: in my professional judgment and to the best of my knowledge and belief these plans and specifications comply with the applicable building codes. - The A/E of Records

REMBERTO CONTRERAS, P.E.
Consulting Engineer Civil/Structural
7095 S.W. 44 St. • Miami, FL 33155
Phone: (305) 957-6797 • Florida PE-21502

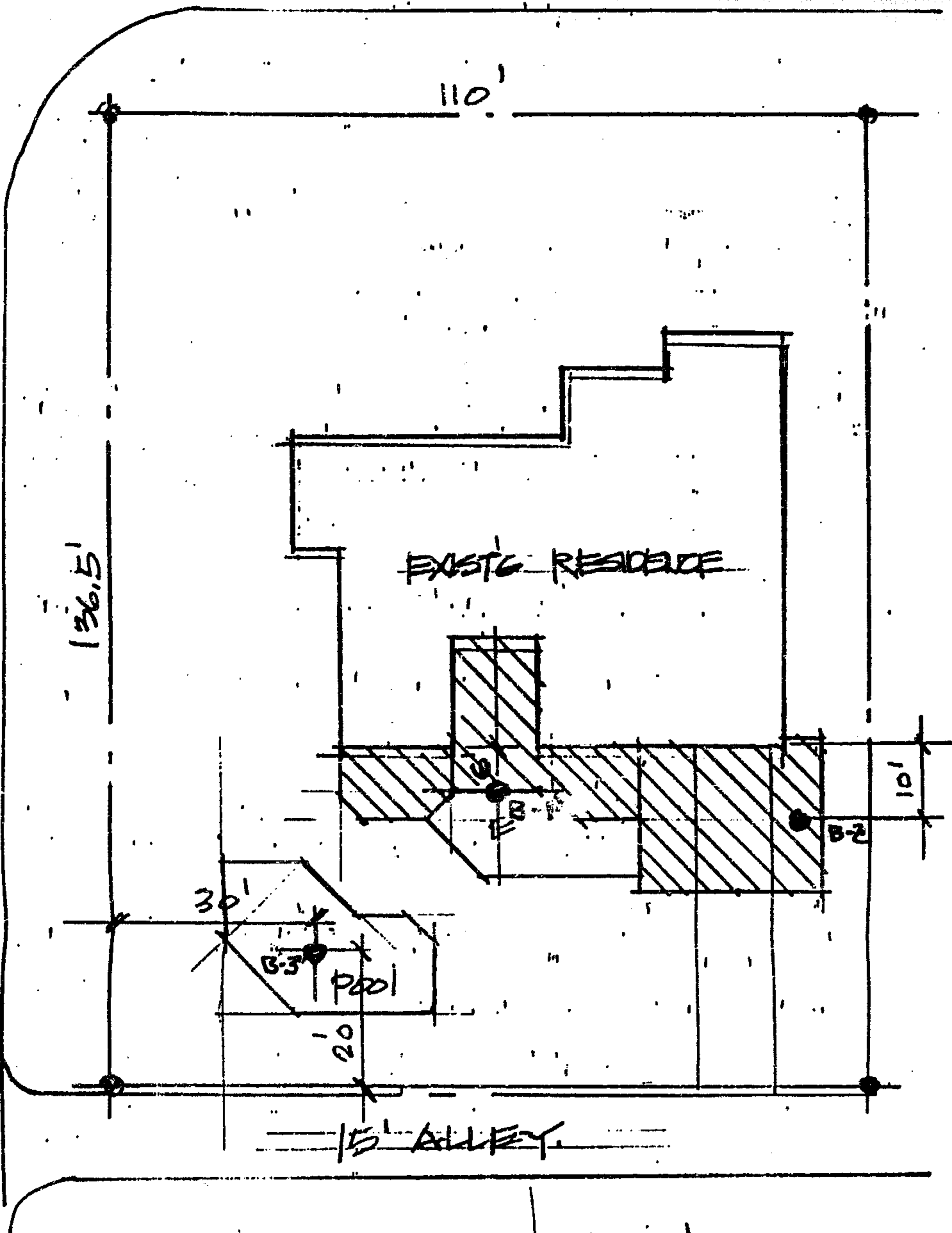
[illegible]

GENERAL INFORMATION

RESEARCH

MADISON ST.

13TH AVENUE



SITE PLAN 1" = 20'

SAPERSTEIN RESIDENCE

1254 MADISON AVE

HOLLYWOOD, FL

305-925-1204

Permit Details

Process #:	Permit #: B9604343	Master Permit: B9604343
Status: Closed		
List All Subpermits		

Site Information	
Address: 1254 MADISON ST	Folio#: 514214015020
Sub-division: HOLLYWOOD LAKES SECTION	Value: \$12,000.00
Lot: 24 Block: 30	Sq Ft: 0

Permit Information	
Application Type: POOL - RESIDENTIAL	Application Date: 00/00/00
Job Name: SAPERSTEIN,CHARLES I & CINDY	Permit Date: 06/19/96
Film Number: 9705754	CO/CC Date:
	Total Fees: \$204.20

Applicant / Contact Information
Name: LAGASSE POOL CONSTR CO
Address: 2877 W BROWARD BLVD FT LAUDERDALE, FL

Property Owner Information
Name: SAPERSTEIN,CHARLES I & CINDY L
Address:

Contractor Information
Name: LAGASSE POOL CONSTR CO (Permits + Details)
Address: 2877 W BROWARD BLVD FT LAUDERDALE, FL

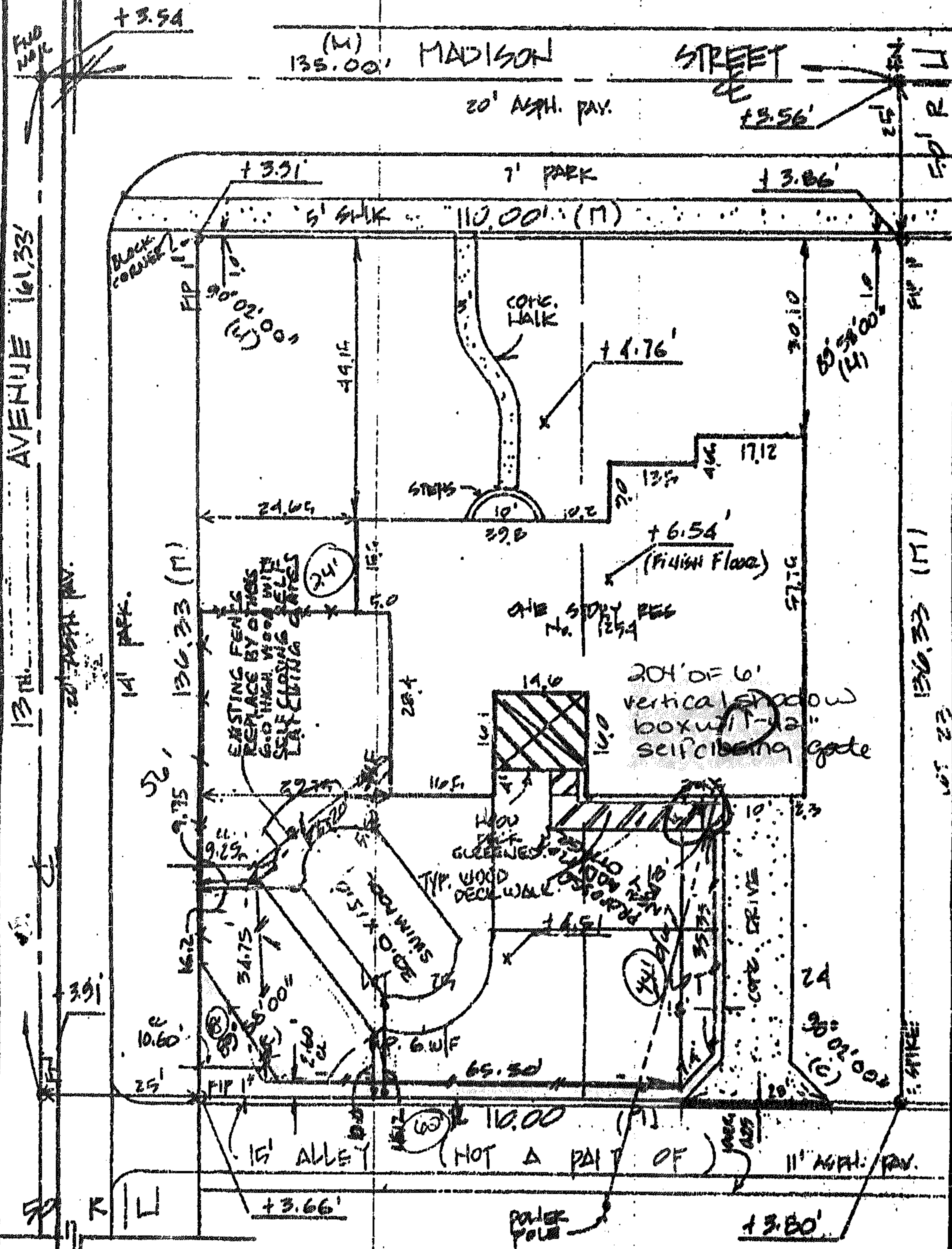
255 ALHAMBRA CIRCLE - SUITE 404
CORAL GABLES, FLA. 33134
TEL (305) 444-7888
FAX (305) 441-6484

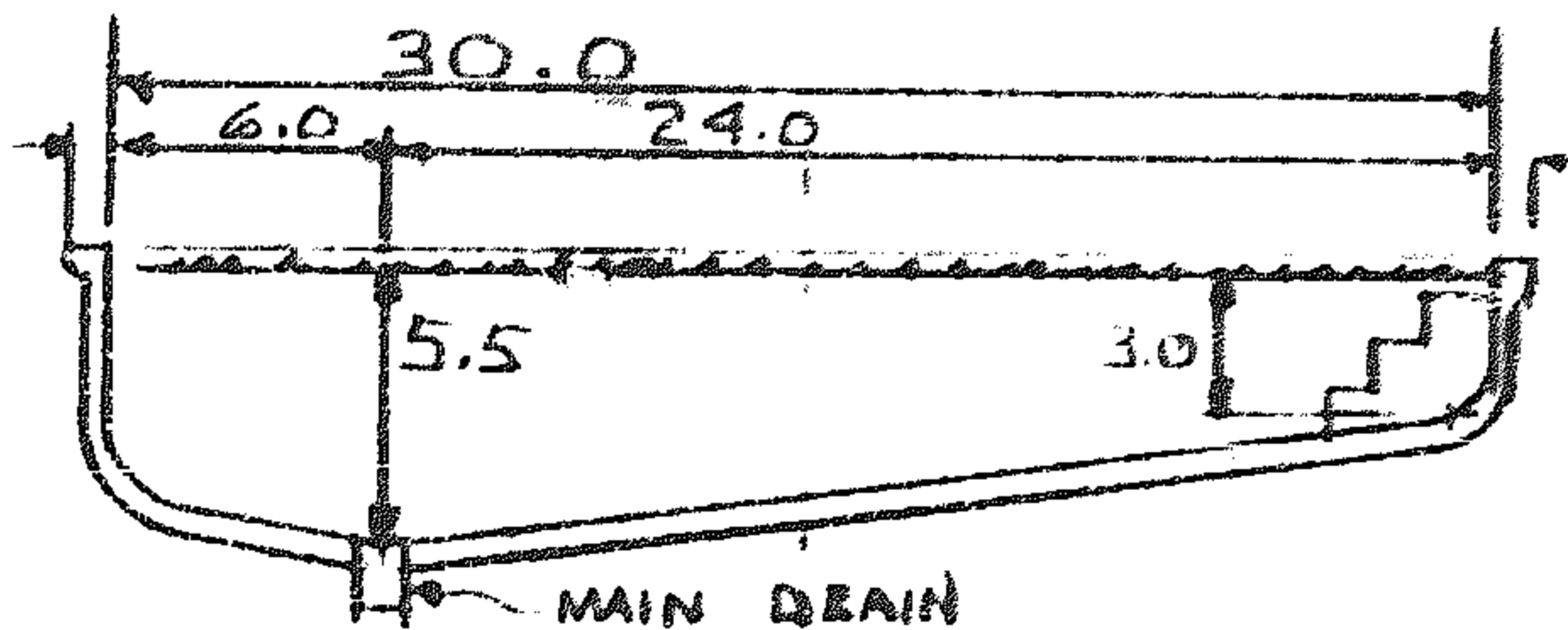
THOMAS J. KELLY, INC.
LAND SURVEYOR

SURVEY NO. 94-2453
SHEET 2 OF 2

SKETCH OF SURVEY

SCALE: 1" = 20'





POOL SECTION

POOL SPECIFICATIONS

SIZE 30.0 FT X 15.0 FT DEPTH 5.5 FT TO 3.0 FT
 VOLUME 12973 GAL SURFACE AREA 407 SQ FT
 PERIMETER 83 IN FT THRUOVER RATE 8 HRS
 PUMP ONE HP STA-RITE INLETS 3 HEATER HI 125 HEAT UNIT
 FILTER 70 GPM CARTRIDGE
 COPING FLUSH BRICK RAILS
 DEEP END EXIT 4.0 X 1.5 X 1.5 SWIMOUT WITH CAP TILE EDGE
 DECK FINISH 634 INTERLOCK PAVES 72 EDGES
 CHLORINATOR _____ ENCLOSURE EXISTING WOOD FENCE BY OTHERS

SPECIAL ITEMS OR NOTES

CLEANING FITTING 27.0 DEC-O-DRAIN
25.0' TOTAL CAP TILE EDGE

SWIMMING POOL FOR

CINDY & CHARLES SAPERSTEIN
1254 MADISON STREET
HOLLY WOOD

LEGAL DESCRIPTION

LOTS 24 & 25 BLOCK 30
 HOLLY WOOD "BY THE SEA"
 HOLLYWOOD LAKES SECTION

DATE <u>3-4-96</u>		DESIGN	CHECKED
L. W. HOLLIDAY ENGINEERS 2871 W BREVARD FORT LAUDERDALE FL		 LAGASSE POOL CONSTRUCTION 2871 W BREVARD FORT LAUDERDALE FL	
3696 [Signature]		REG. NO. <u>96-20</u>	

1/2 UNDER PRESSURE

2" MAIN DRAIN

1/2 SKINNER

1/2 CLEANING

1/2 RETURN

1/2 THERAPY

ONE HP
PUMP

FILTER

HT-125 HEAT PUMP

Handwritten:
Saperstein
3-6-96

City of Hollywood, Fla.
Plumbing

APPROVED

APPROVED

FILTER

DETAIL

(BASIC)

NAME

SAPERSTEIN

DATE

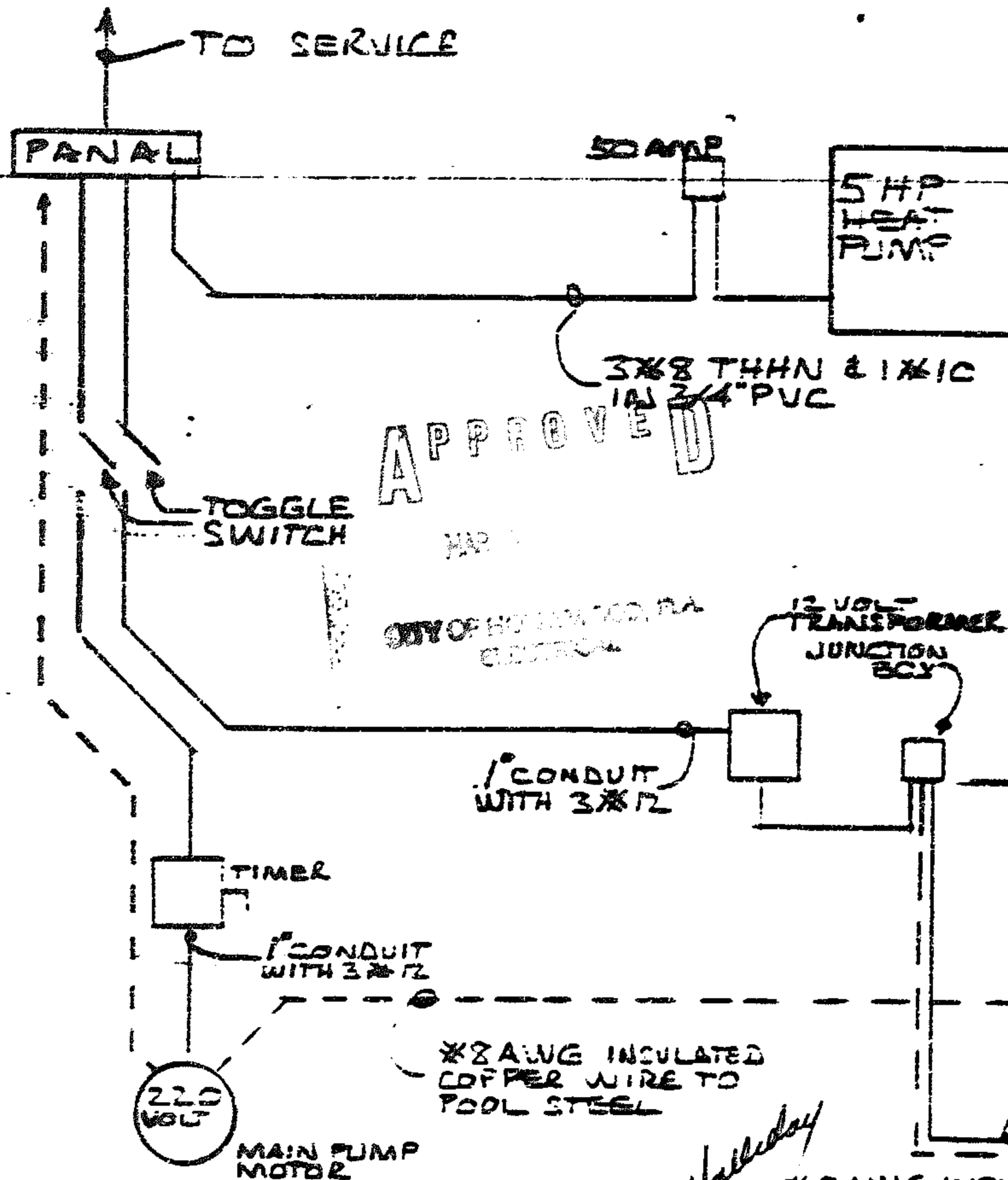
96-20

NOTES

ALL METALLIC ITEMS WITHIN 5'-0" OF WATER'S EDGE OF POOL TO BE BONDED WITH #8 SOLID INSULATED WIRE FROM POOL STEEL (UL APPROVED)

ALL GROUND WIRES CONNECTED TO STEEL WITH BRASS GROUND LUGS

RAILS AND LADDERS TO BE INSTALLED WITH DECK ANCHORS GROUNDED TO POOL WITH BRASS GROUND LUGS



APPROVED

JOY OF HOME CO. PA
ELECTRICAL

12 VOLT
TRANSFORMER
JUNCTION
BOX

1\"/>

TIMER

1\"/>

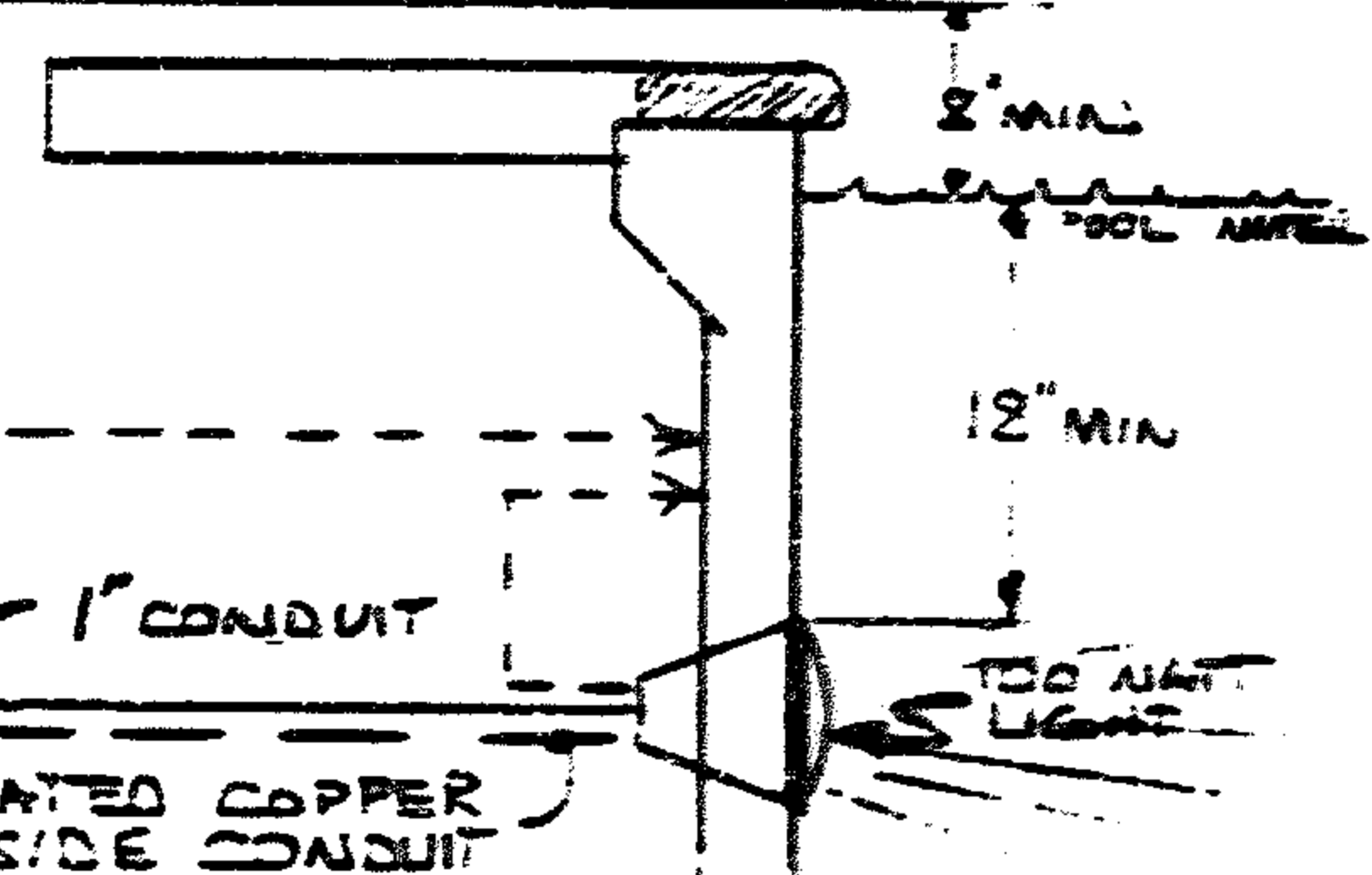
220
VOLT

MAIN PUMP
MOTOR

#8 AWG INSULATED
COPPER WIRE TO
POOL STEEL

#8 AWG INSULATED COPPER
WIRE RUN INSIDE CONDUIT
FROM LIGHT
(EPOXY COATED)

Paul Halliday
3-6-96



POOL ELECTRICAL
DETAIL SHEET

HEAT PUMP
ELECTRIC LIGHTS

DATE	7-14-96	BY	SKR/STEIN
NOT TO SCALE			

332 PLEASANT DUE
CORAL GABLES, FLA. 33132
PHONE: (305) 444-7888
FAX: (305) 441-6494

THOMAS J. KELLY, INC.
LAND SURVEYOR

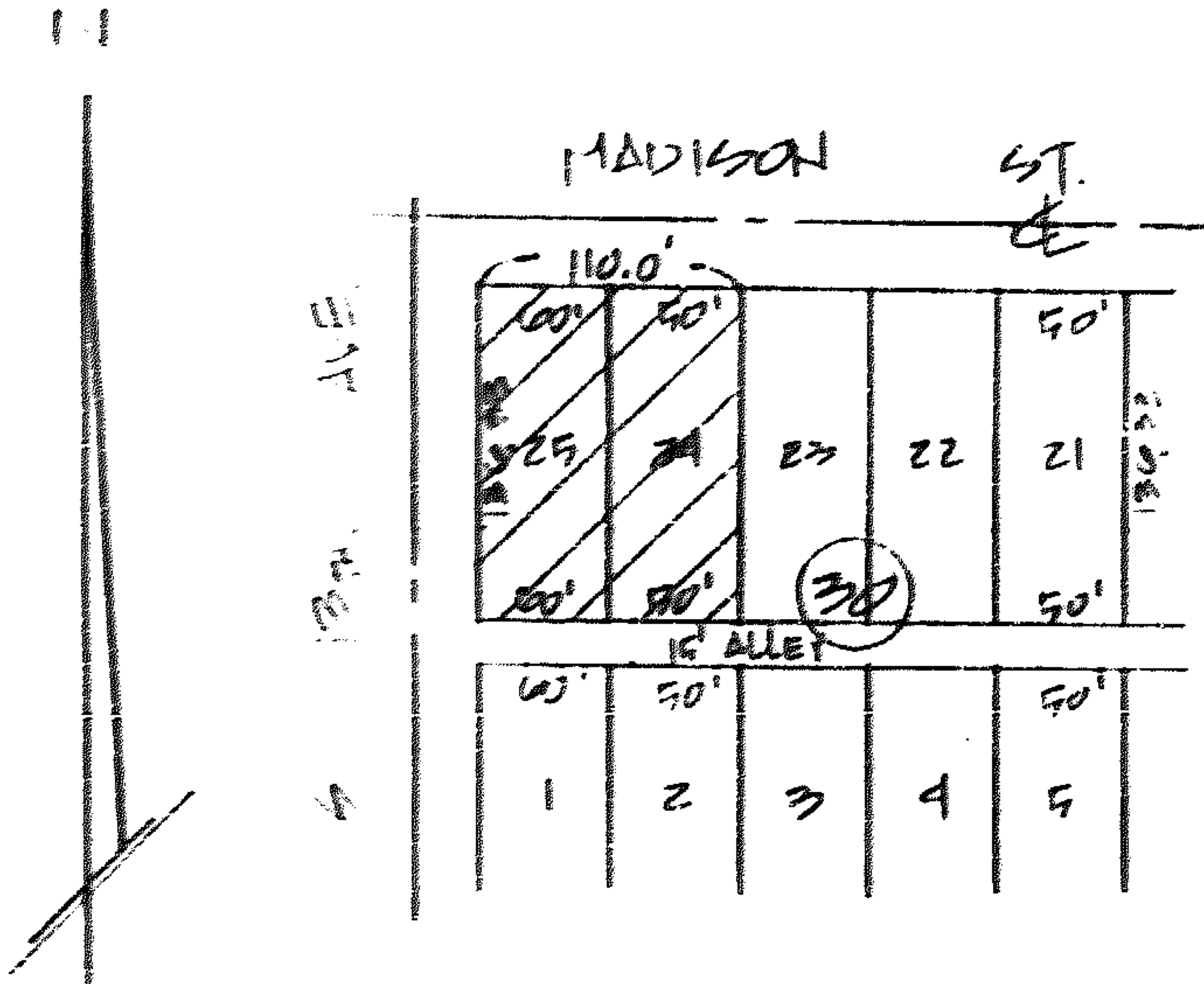
SURVEY NO. 94-2453
SHEET 1 OF 2

SURVEY OF LOTS 24 AND 25
SUBDIVISION ON HOLLYWOOD "BY THE SEA" HOLLYWOOD LAKES SECTION
ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK No. 1 AT PAGE No. 22
PUBLIC RECORDS OF KEVIN COUNTY, FLORIDA. CHARLES I. AND
DATE 08/16/94 FOR CINDY L. SAFERSTEIN

LOCATION SKETCH SCALE: 1"=100'

RES. No. 1254 MADISON ST.
HOLLYWOOD FL. 33019

NOTE: ELEVATIONS SHOWN THUSLY $\nearrow +0.00$
ORIGIN OF BM: NAIL / DISC AT INTERSECTION
OF S 14TH AVE & VAN BUREN ST
ELEV = 3.94'



CERTIFIED TO: CINDY L. SAFERSTEIN

FLOOD ZONE: AE
THIS IS A FLOOD HAZARD ZONE
COMMUNITY PANEL No. 125113
PANEL No. 317
BASE FLOOD ELEV.: 7.00
SUFFIX: F
DATE OF FIRM: 8-18-92
LOWEST FLOOD ELEV.: 6.54
HIGHEST ADJ. GRADE: 4.76

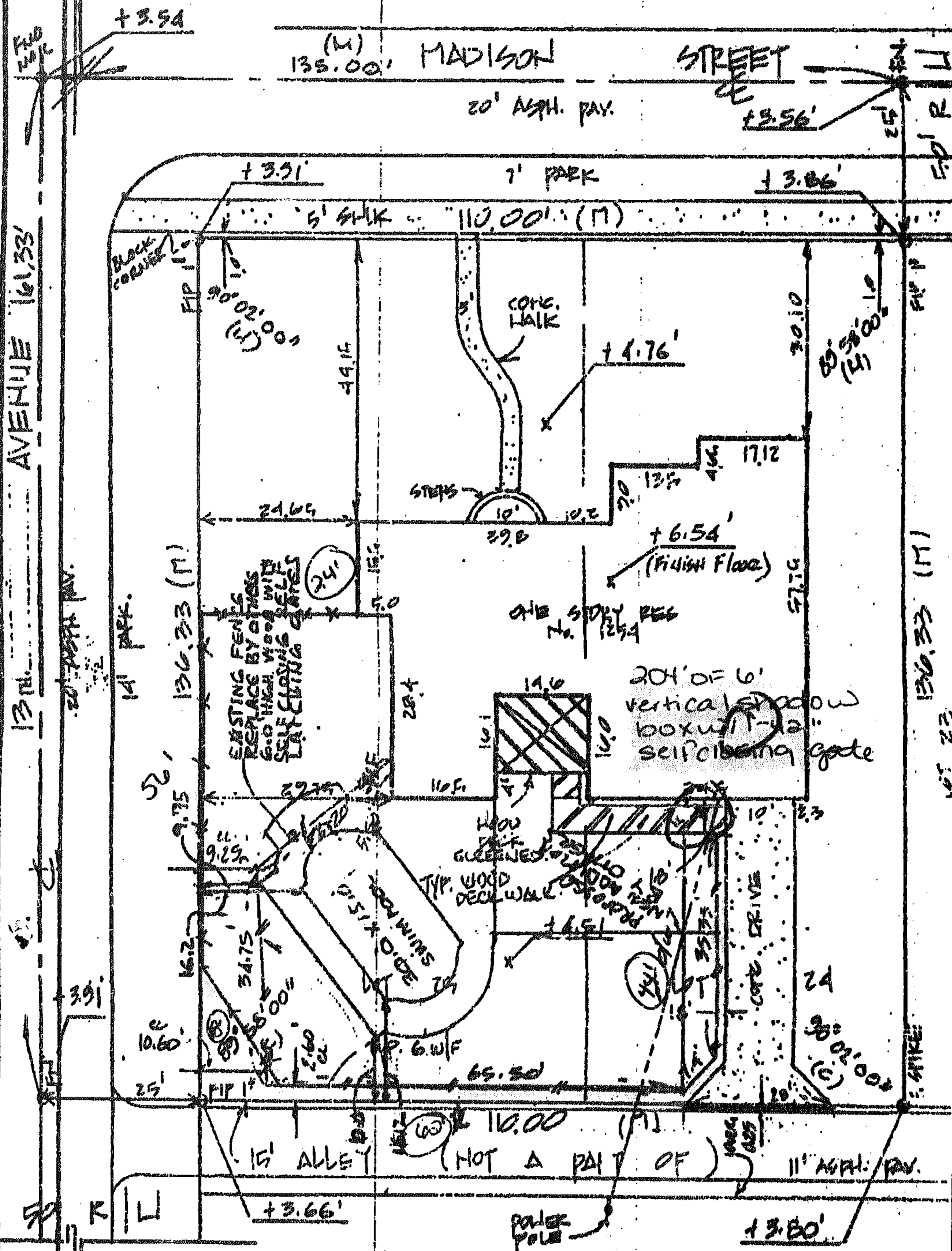
NOTE: UNDERGROUND ENCROACHMENTS, IF ANY, NOT LOCATED. ENCROACHMENTS NOTED: NONE
I hereby certify that this sketch of survey of the above described property is true and correct to the best of my knowledge and belief as surveyed and plotted under my direction. I further certify that this survey meets the minimum requirements adopted by the Society of Professional Land Surveyors and the Florida Land Surveyors Association and also CHS 21 HRS FA 2001. There are no encroachments, except as shown.

JOSE E. PEREZ
Professional Land Surveyor #4858
State of Florida
(Not Valid Unless Imprinted With An Embossed Surveyor's Seal)

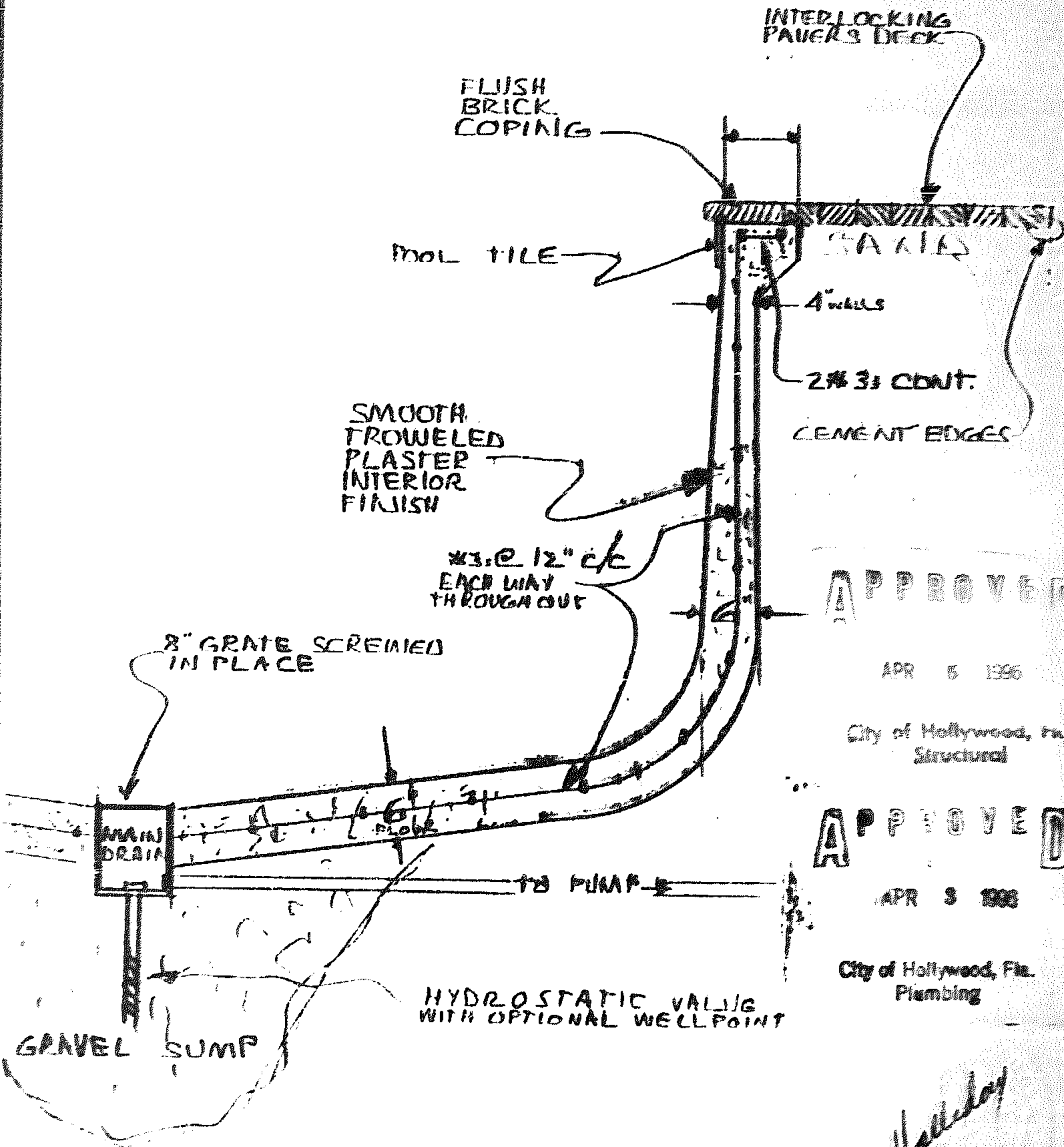
Notes: 1. If shown, bearings are to an assumed meridian (by plat)
2. If shown, elevations are referred N.G.V. Datum 1929
3. This is a land survey.
Checked 08/16/94
SCALE 1"=100'

SURVEY NO. 94-2153
SHEET 2 OF 2

SCALE: 1" = 20'



SAPORSTEIN 96-20



APPROVED

APR 5 1996

City of Hollywood, Fla.
Structural

APPROVED

APR 3 1996

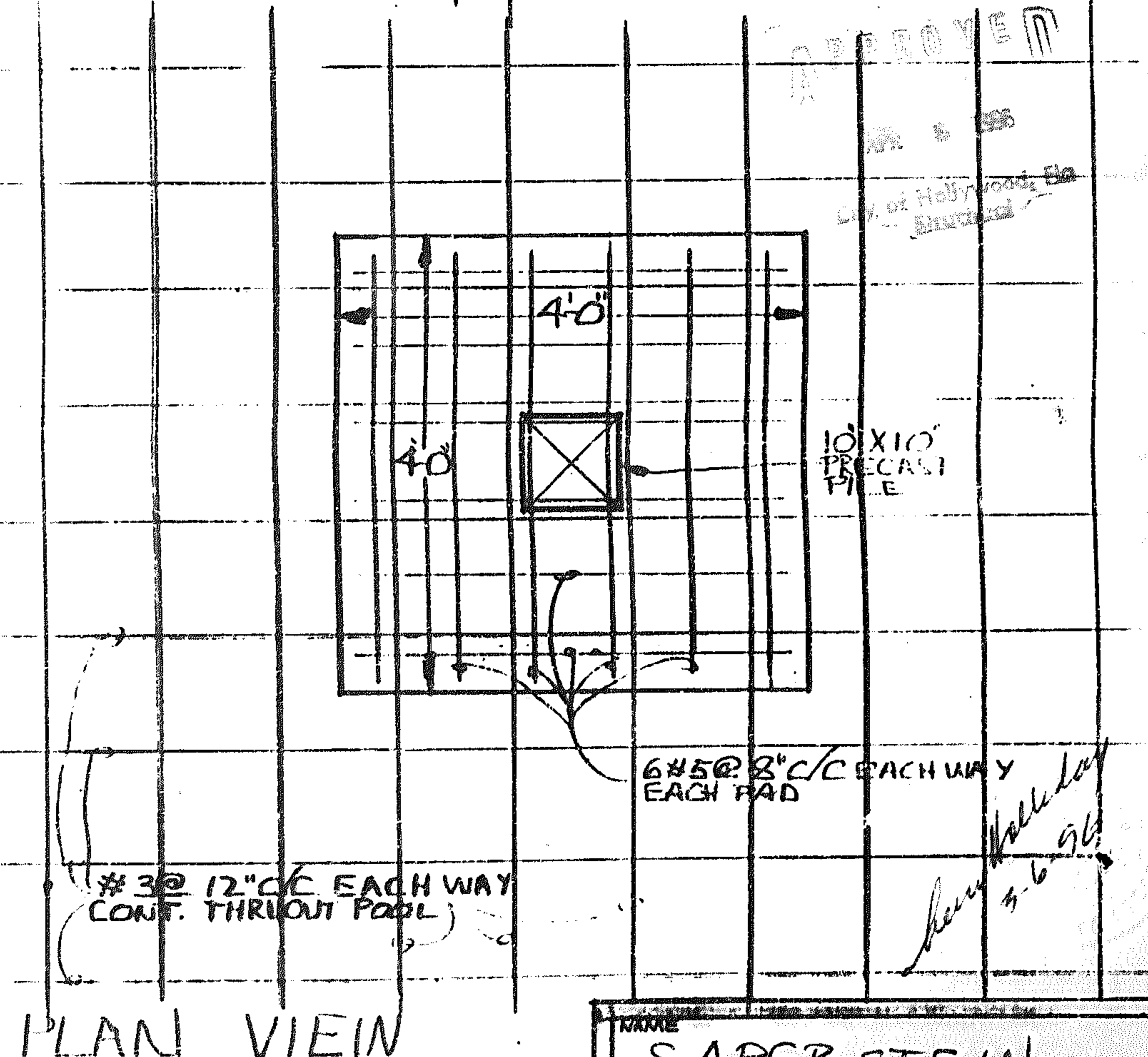
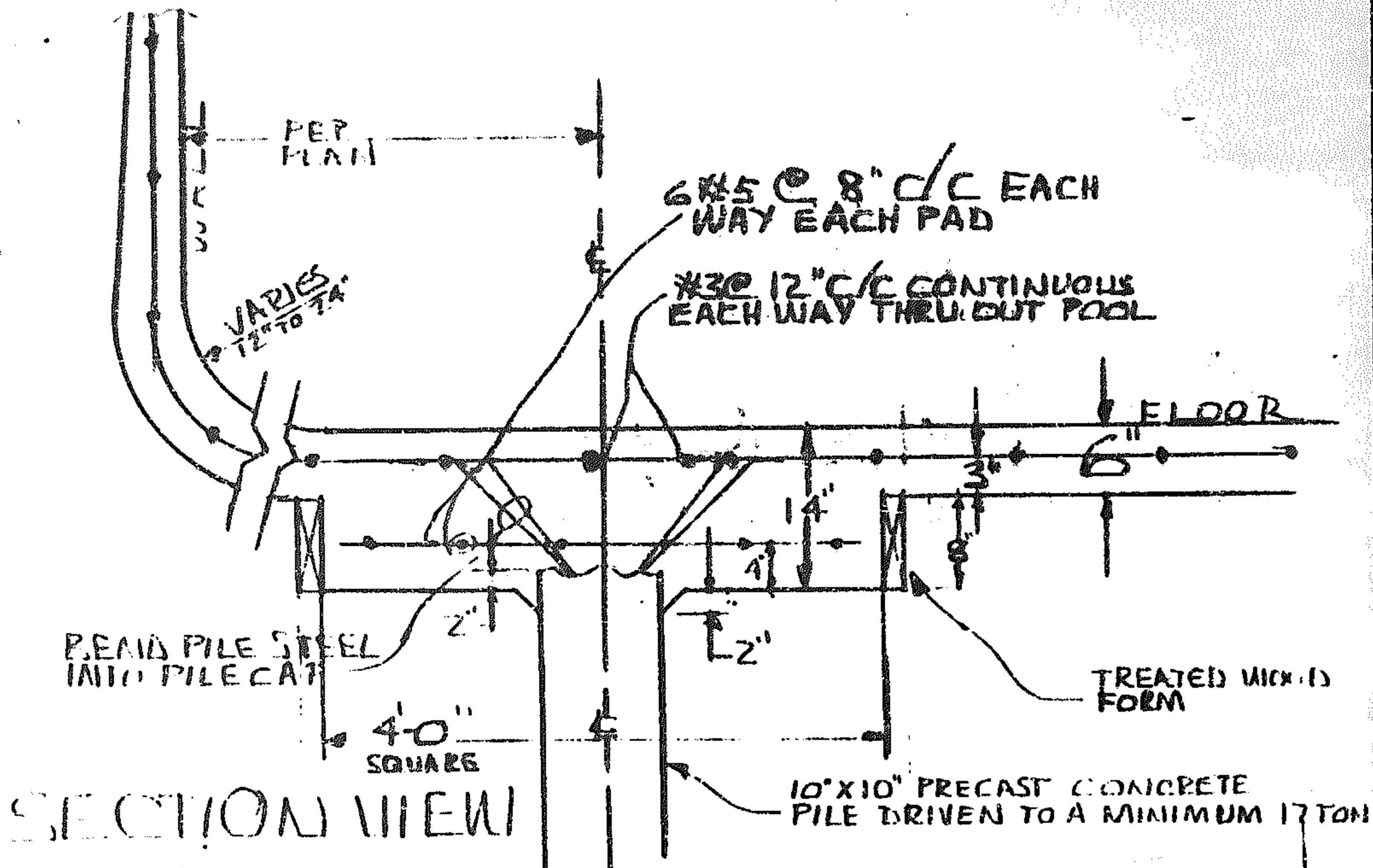
City of Hollywood, Fla.
Plumbing

HYDROSTATIC VALVE
WITH OPTIONAL WELLPOINT

Handwritten signature: J. H. H. H. H. H.
3-6-96

WALL & MAIN DRAIN
DETAIL

POOL PILING PAD DETAIL



NAME SAPERSTEIN			
REVISED 11-6-92 H-845	DATE 6-16-93 10-2-93 4-22-94	DESIGNED RAS DATE 10-21-92	JOB NO. 96-20

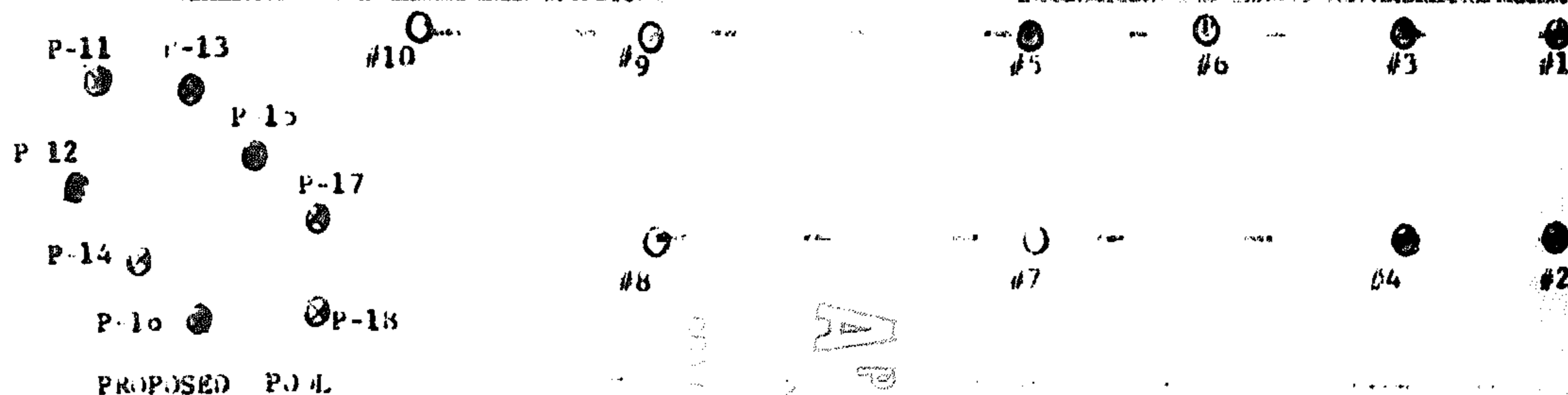
0 POINTS COLOR: 1

ZOOM: 1

B F CONSTRUCTION, 1254 THOMPSON ST. HOLLYWOOD, FL.

NORTH.

EXISTING RESIDENCE



NOTE:
NOT TO SCALE
FOR I.D. OF POLICES ONLY

POOL DESIGN PROPOSAL BY:

S 13th AVE
LA CASSE POOL CONSTRUCTION

287 WEST BROWARD BOULEVARD, FORT LAUDERDALE, FLORIDA

PHONE 675-1000

PHONE - HOME 925-1204
OFFICE

FOR
OWNER NAME GINDY & CHARLES SAPERSTEIN
ADDRESS 1754 MADISON STREET
CITY HOLLYWOOD
LOT 24 AND 25 BLOCK 20
SUBDIVISION HOLLYWOOD "BY THE SEA"
SUB DIV HOLLYWOOD LARGES SECTION
DATE 2-26-96

ANGLE POOL

JOB NO. 96-20

THE ITEMS LISTED BELOW SHOULD BE DISCUSSED
AND CHECKED OFF. WHEN UNDERSTOOD AND
AGREED, - OWNER AND LA CASSE REPRESENTATIVE
SHOULD BOTH SIGN APPROVAL BELOW

REVISION 1-2-8-96 POOL & DECK
2-4-96 REAR
3-5-96 SETBACK

☐ COMMERCIAL
☐ RESIDENTIAL

☐ DIRECTIONAL ARROW
INDICATING NORTH

SEWERAGE
☐ SEPTIC TANK LOCATION ?
☐ SEWER PIPING ?

☐ SIZE OF POOL & DIMENSIONS
☐ DIMENSIONS TO HOUSE
☐ DIMENSIONS TO LOT LINES
☐ ELEC. SERVICE TO HOUSE
☐ DIMENSIONS TO POWER LINE
☐ OVERHEAD ☐ UNDERGROUND
☐ FILTER & PUMP LOCATION
☐ LIGHT LOCATION
☐ JUNCTION BOX LOCATION
☐ LIGHT SWITCH LOCATION
☐ POWER DROP YES ☐ NO ☐

☐ STAIRS LOCATION
☐ MEANS OF ENTRY
☐ NEIGHBOR PROPERTY YES ☐ NO ☐
☐ HAIL AWAY YES ☐ NO ☐

☐ PATIO FINISH
☐ PATIO DIMENSIONS
☐ SCREENED? YES ☐ NO ☐
☐ SCREEN DIMENSIONS
☐ SCREEN TO LOT LINE
☐ FENCE? YES ☐ NO ☐

☐ EXIST FENCE HEIGHT 15'-6"
☐ FENCE DIMENSIONS
☐ PLANTERS IN PATIO
☐ PLUMBING PIPING LOCATION
☐ SURFACE DRAINAGE LOCATION
☐ RS & GR YES ☐ NO ☐

☐ LADDER YES ☐ NO ☐
☐ LADDER LOCATION
☐ SWIM OUT YES ☐ NO ☐
☐ HAND RAIL YES ☐ NO ☐
☐ ELEVATION
☐ TYPE OF SOIL?
FILLING ☐ SAND ☐ ROCK ☐
OTHER

☐ SURVEY
☐ SPRINKLERS
☐ TREES & SHRUBS
☐ HEATED?
OIL ☐ GAS ☐ ELECT. ☐
☐ FILTER ROOM LOCATION
☐ DRAIN TOT

APPROVAL SIGNATURES

OWNER DATE

APPROVED
APR 8 1996

APPROVED City of Hollywood, Fla.
Plumbing

APR 28 1996

CITY OF HOLLYWOOD, FLA
ELECTRICAL

Lee W. Halliday
3-6-96

ALL WATER GENERATED ON THIS
PROPERTY WILL BE RETAINED ON
SAID PROPERTY.

CITY OF HOLLYWOOD
ENGINEERING DIVISION
See Process # 20852 Addition
MAY 28 1996

PLAN REVIEW

PROPOSED ADDITION
TO BE STARTED, BY OTHERS, AFTER POOL SHELL IS IN

ELECTRIC
SERVICE TO
REAR

Permit Details

Process #:	Permit #: B9006701	Master Permit: B9006701
Status: Closed		
List All Subpermits		


Site Information	
Address: 1254 MADISON ST	Folio#: 514214015020
Sub-division: HOLLYWOOD LAKES SECTION	Value: \$30,000.00
Lot: 24 Block: 30	Sq Ft: 832

Permit Information	
Application Type: ADDITION	Application Date: 00/00/00
Job Name: DR. & MRS. SAPERSTEIN	Permit Date: 10/12/90
Film Number: F913592	CO/CC Date:
	Total Fees: \$475.50

Applicant / Contact Information
Name: LASORSA ENTERPRISES INC
Address: 2021 S W 70 AVE SUITE G-19 DAVIE, FL

Property Owner Information
Name: SAPERSTEIN, CINDY &
Address:

Contractor Information
Name: LASORSA ENTERPRISES INC (Permits + Details)
Address: 2021 S W 70 AVE SUITE G-19 DAVIE, FL



ADDITION TO:
SAPERSTEIN RESIDENCE
HOLLYWOOD - FLORIDA



LEGAL DESCRIPTION

DOOR SCHEDULE							
NO.	TYPE	WTH	HT	TH	MAT.	FRAME	REMARKS
1	PASSAGE	2'-0"	6'-0"	1 5/8"	HC WD	WOOD	MARBLE THRESHOLD SAT.
2	PASSAGE	2'-0"	6'-0"	1 5/8"	HC WD	WOOD	
3	PH. DOOR	9'-0"	7'-0"		METAL	METAL	ORNER SELECTED
4	PASSAGE	2'-0"	6'-0"	1 5/8"	HC WD	WOOD	MARBLE THRESHOLD
5	BI-FOLD	3'-0"	6'-0"	---	WOOD	WOOD	LOWERED
6	BI-FOLD	2'-0"	6'-0"	---	WOOD	WOOD	LOWERED
7	BI-FOLD	2'-0"	6'-0"	---	WOOD	WOOD	LOWERED
8	PASSAGE	2'-0"	6'-0"	---	METAL	---	DO NOT REPAIR
9	PASSAGE	2'-0"	6'-0"	---	HC WD	WOOD	DO NOT REPAIR
10	BI-FOLD	6'-0"	6'-0"	---	WOOD	---	DO NOT REPAIR



REMOVE EXIST.
CONSTRN.
~~NEW WOOD STUD~~
PARTITION
~~NEW EXTERIOR WD. STUD~~
PARTITION W/ R-19 INSULATION

APPROVED

APR 21 1991

**City of Hollywood, CA
Zoning**

$$1/4'' = 1'-0''$$

306 SQ. FT. + 360 SQ. FT. ADDITIONS = 666 SQ. FT. TOTAL ADDITION

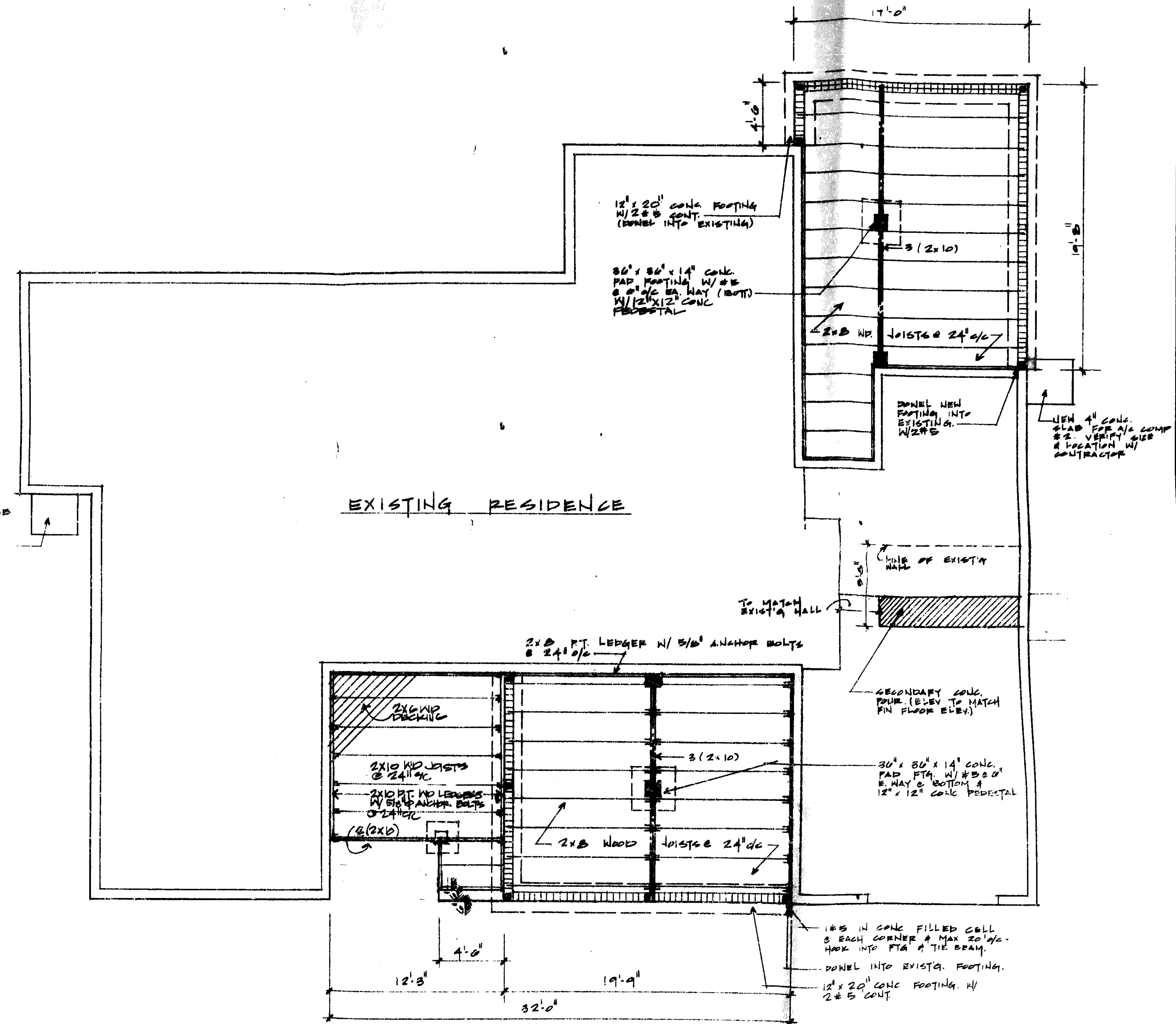
GENERAL NOTES - RESIDENTIAL CONSTRUCTION

1. All work shall be in accordance with applicable codes and local regulations, including applicable energy codes. All components of the building shall meet with the minimum energy requirements of the Building Code.
2. Any discrepancies shall be reported to the Architect in writing prior to construction.
3. After standard clearing and grubbing has been completed and approved, apply a vibratory compactor with a minimum of four passes to the existing ground. After existing ground has reached a minimum density of 95%, 2" below grade, fill shall be placed in 4" lifts and compacted to achieve 95% of the Modified Proctor. Fill shall be clean sand free from deleterious materials.
4. Footings have been designed for 2,000 psi soil. Contractor shall verify prior to installation of footings.
5. All poured in place concrete shall be 2,500 psi. Beams and columns shall be 3,000 psi.
6. Reinforcing steel: Deformed bars - Grade 60 - ASTM A615.
7. All wood in contact with masonry or concrete shall be pressure treated.
8. All insulation shall be left exposed and all labels left intact on windows and door until inspected by the local building official.
9. Air infiltration at all doors and windows; between wall and foundations; between wall and roof; between wall panels, penetrations and openings to be kept to a minimum by application of sealants and caulking - to be checked by the building official.

WOOD FRAMING NOTES

1. All construction shall conform to applicable Building Code and local regulations.
2. All wood beams, joists, headers, lintels, stringers, etc., shall have minimum strength of 1,200 psi, unless otherwise noted.
3. Truss supplier to submit 3 copies of shop drawing for Architect's review. Drawings to include details and sealed engineering calculations.
4. All bearing lintels to be minimum double 2x12 unless otherwise noted.
5. Provide minimum of two 2x4 posts under all beams and girder trusses bearing on frame walls.
6. Provide 1x4 let in diagonal bracing at all exterior wall corners except where plywood sheathing is provided.
7. All wood in contact with masonry or concrete to be pressure treated.
8. Hand framed roof areas shall conform to the following:
Span to 8'-4" use 2x6 @ 2'-0" oc
8'-4" to 10'-11" use 2x8 @ 2' oc
10'-11" to 13'-11" use 2x10 @ 2'-0" oc
13'-11" to 16'-11" use 2x12 @ 2'-0" oc

NEW 4" CONC. SLAB FOR A/C COMP. #1. VERIFY GIRE & LOCATION W/ CONTRACTOR.



FOUNDATION PLAN

1/4" = 1'-0"

APPROVED

Oct 10 1990

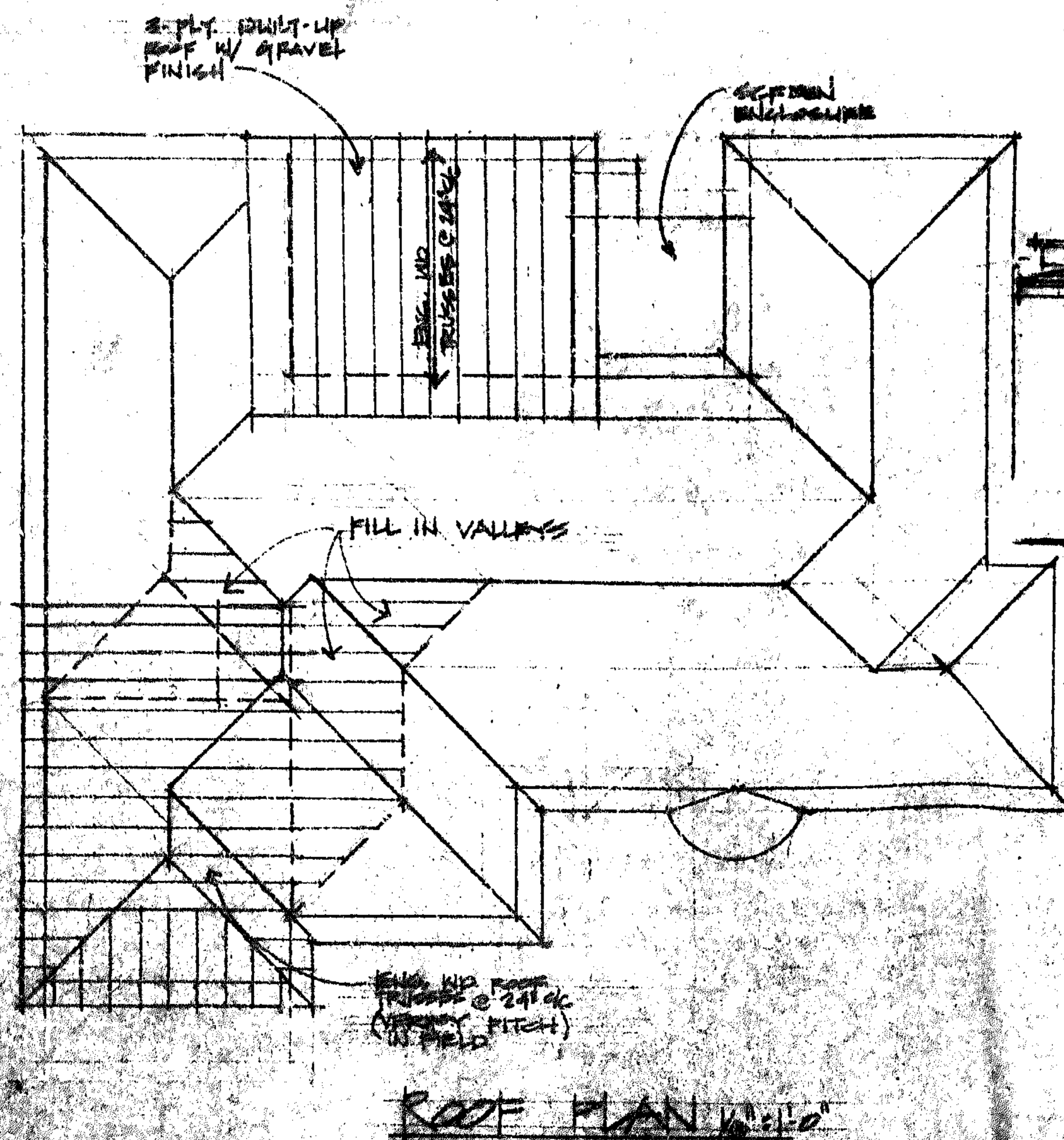
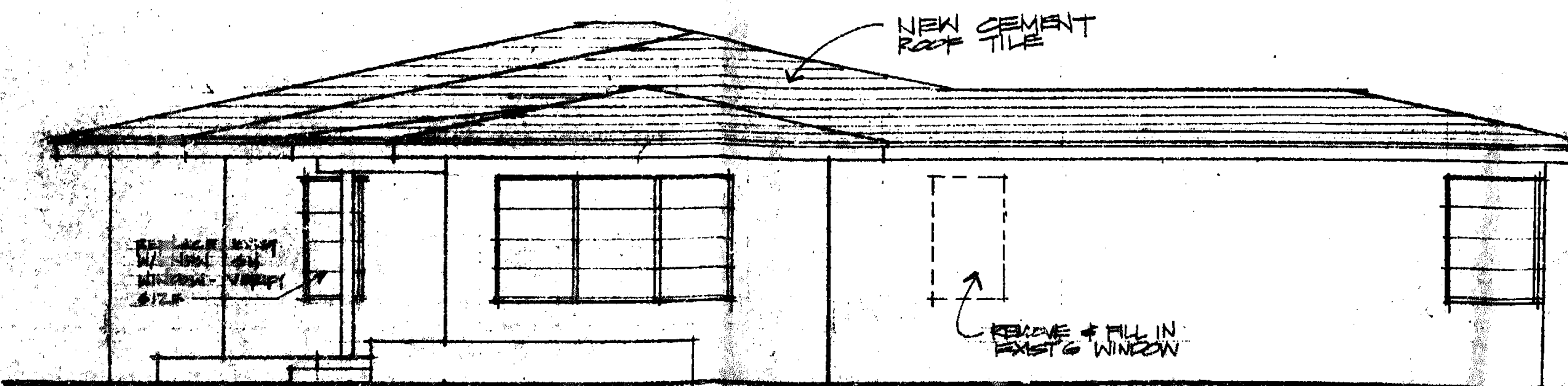
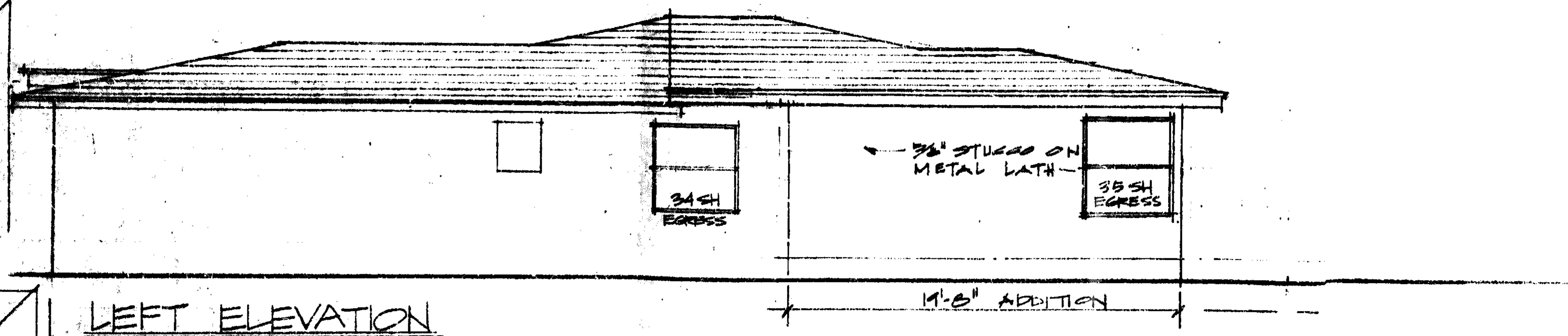
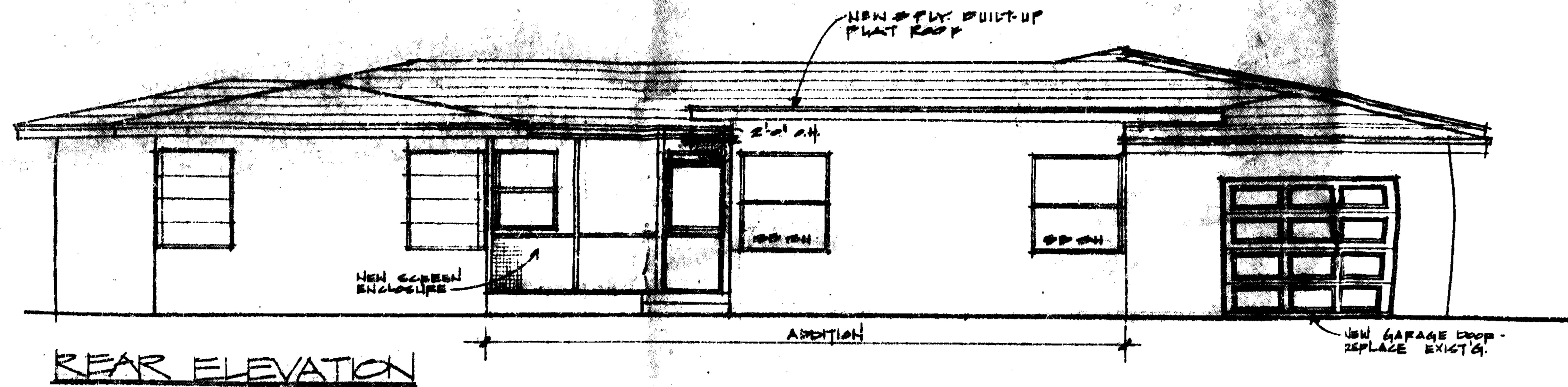
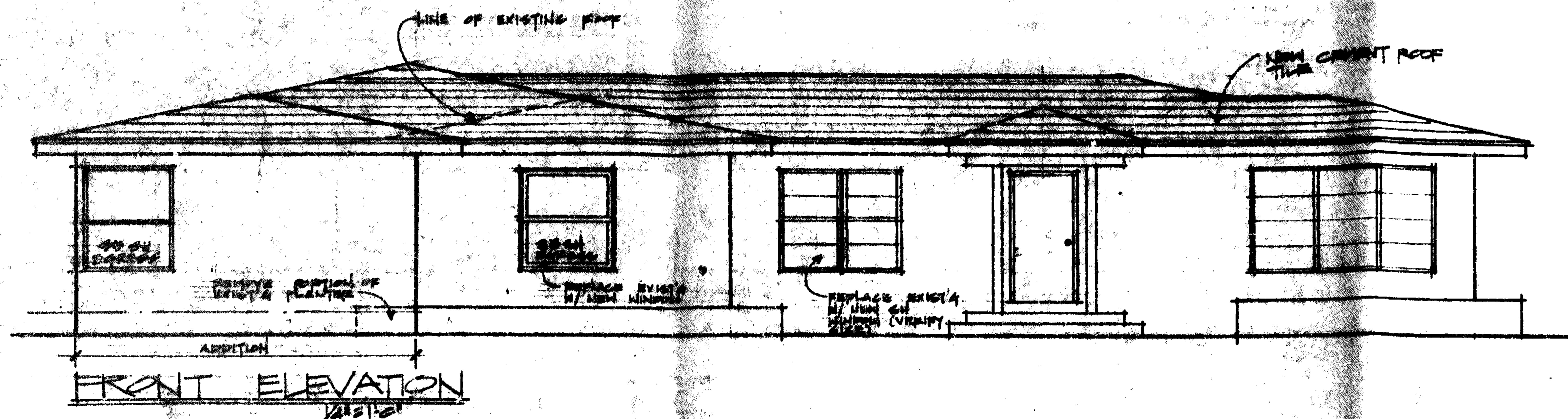
City of Hollywood, Fla.
Structural

REVISIONS	BY
CHANGE NOTE #4 10/9/90	

John Sbarowski
architect
215 n. federal hwy.
boca raton • fla

ADDITION TO
SAPERSTEIN RESIDENCE
HOLLYWOOD • FLORIDA

DRAWN
CHECKED
DATE
SCALE
JOB NO.
SHEET
2
OF SHEETS



APPROVED
OCT 10 1990
City of Hollywood, Fla.
Structural

REVISIONS	BY

John Obarowski
924/10

John Obarowski
architect
215 n. federal hwy.
boca raton • fla

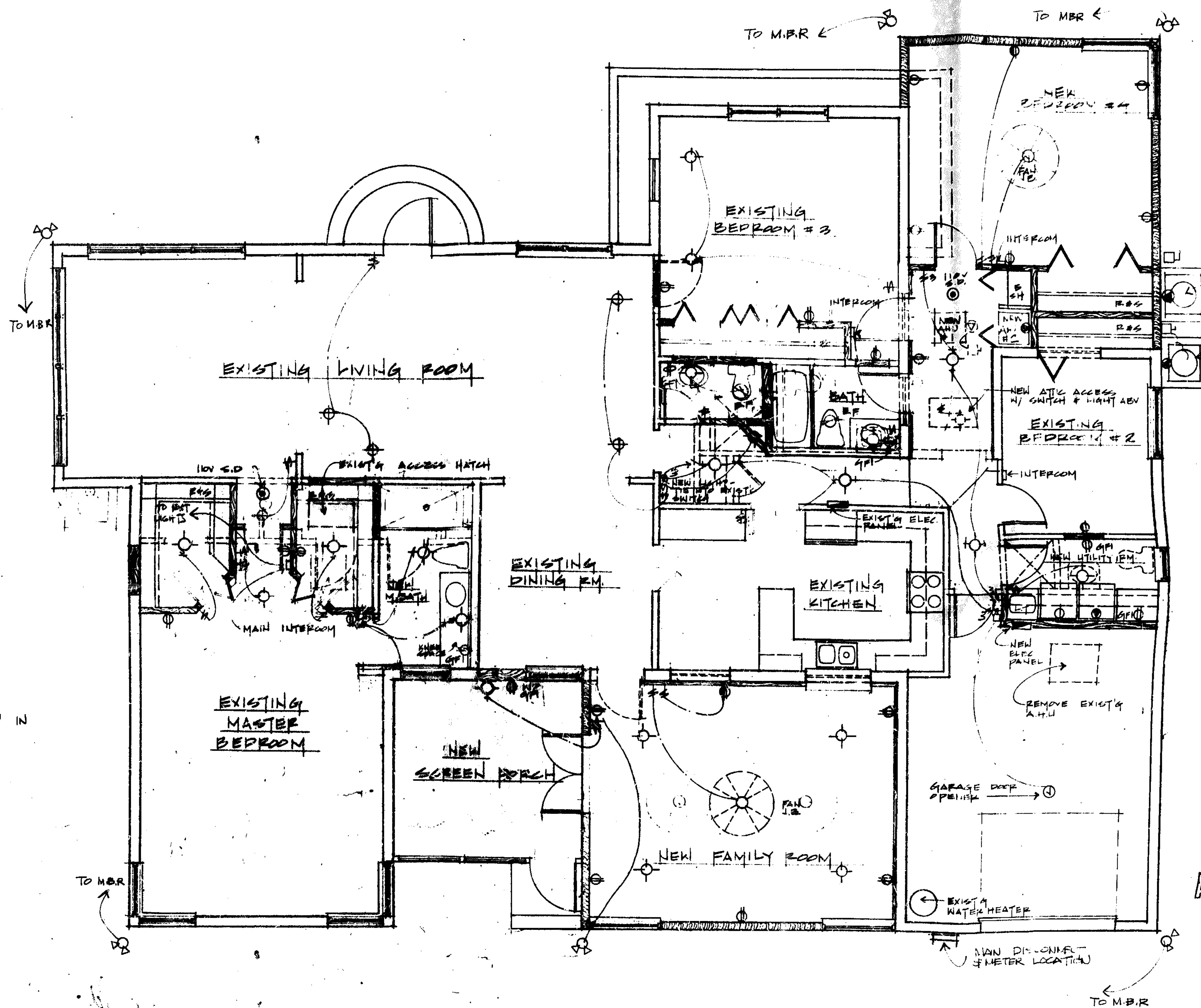
ADDITION TO:
SAPERSTEIN RESIDENCE
HALLWOOD • FLORIDA

DRAWN
CHECKED
DATE
SCALE
JOB NO.
SHEET
3
OF SHEETS

LOAD SCHEDULE (EXISTG PANEL)				
CIRC	DESCRIPTION	WIRE	WIRE	WIRE
1-8	GEN LIGHTING & REPT. @ 3W/S.F.	1/15	#14	6.2
9-10	SMALL APPLIANCE	1/20	#12	3.0
11	DISHWASHER	1/20	#12	1.2
12	REFRIGERATOR	1/20	#12	0.8
13	DISPOSAL	1/20	#12	1.2
14,16	WATER HEATER	2/25	#10	4.8
15,17	RANGE	2/30	#8	12.0
18,20	DRYER	2/30	#10	5.5
19,21	LIGHTING (HIGH HATS & FLOOD)	1/15	#14	1.6
				36 KW

DEMAND LOAD

1ST 10 KW @ 100% = 10.0 KW
 BALANCE @ 40% = 10.4 KW
 20.4 KW / 240V = 85 AMPS



ELECTRICAL RISER DIAGRAM

LOAD CALCULATION (NEW 100A PANEL)				
CIRC	DESCRIPTION	WIRE	WIRE	WIRE
1-3	GENERAL LITE & REPT.	1/15	#14	2.0
4	SMALL APPLIANCE	1/20	#12	1.2
5,7	A/C COMP #1	2/40	#8	3.0
6,8	A.H.U. & HEAT STRIP	2/50	#8	7.5
9,11	A/C COMP #2	2/40	#8	6.1
10,12	A.H.U. & HEAT STRIP	2/50	#8	10.0
13	WASHING MACHINE	1/20	#12	1.2
14	GARAGE DR. CTRL	1/40	#12	0.6
				35.3

DEMAND LOAD
 1ST 10 KW @ 100% = 5.3
 NC @ 100% = 17.5
 22.8 / 240V = 95 AMPS

GENERAL ELECTRICAL NOTES

- ALL WORK SHALL BE DONE IN ACCORDANCE WITH THE N.E.C. AND SHALL CONFORM WITH ALL LOCAL CODES AND ORDINANCES.
- ALL CONDUCTORS SHALL BE COPPER EXCEPT WHERE NOTED. CONDUCTORS #8 AND SMALLER SHALL HAVE T.W. INSULATION. CONDUCTORS LARGER THAN #8 SHALL HAVE T.H.N. / T.W. / T.H.N.
- ALL BATHROOM RECEPTILES AND OUTSIDE RECEPTILES SHALL HAVE GROUND FAULT PROTECTION.
- ALL MOTORS NOT VISIBLE FROM ELECTRICAL PANEL SHALL BE PROVIDED WITH NONPUSABLE SAFETY SWITCH.
- SMOKE DETECTORS MUST BE POWERED BY HOUSE ELECTRIC SERVICE WITH BATTERY BACK-UP. MULTIPLE DETECTORS MUST BE INTERCONNECTED.

ELECTRICAL PLAN 1/4" = 1'-0"

APPROVED

APR 10 1991

City of Hollywood, Fla.
 Electrical Dept.

APPROVED

APR 10 1991

City of Hollywood, Fla.
 Electrical Dept.

REVISIONS	BY
AS BUILT ELEC PANEL	3/24/91

John Obrowski
 architect
 215 n. federal hwy.
 boca raton • flia

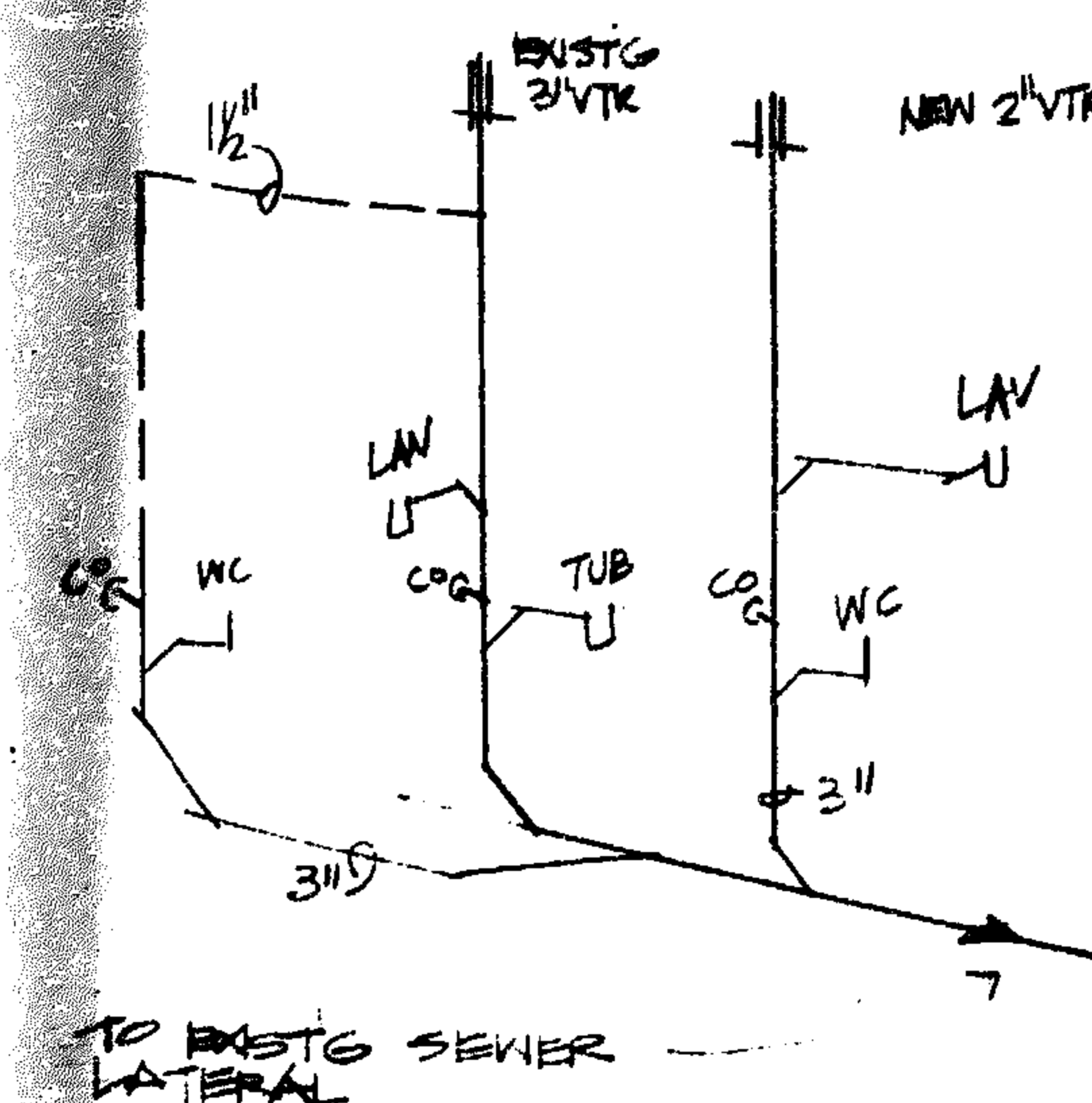
ADDITION TO:
 SAPERSTEIN RESIDENCE
 HOLLYWOOD • FLORIDA

DRAWN
CHECKED
DATE 9/20/90
SCALE
JOB NO.
SHEET 4

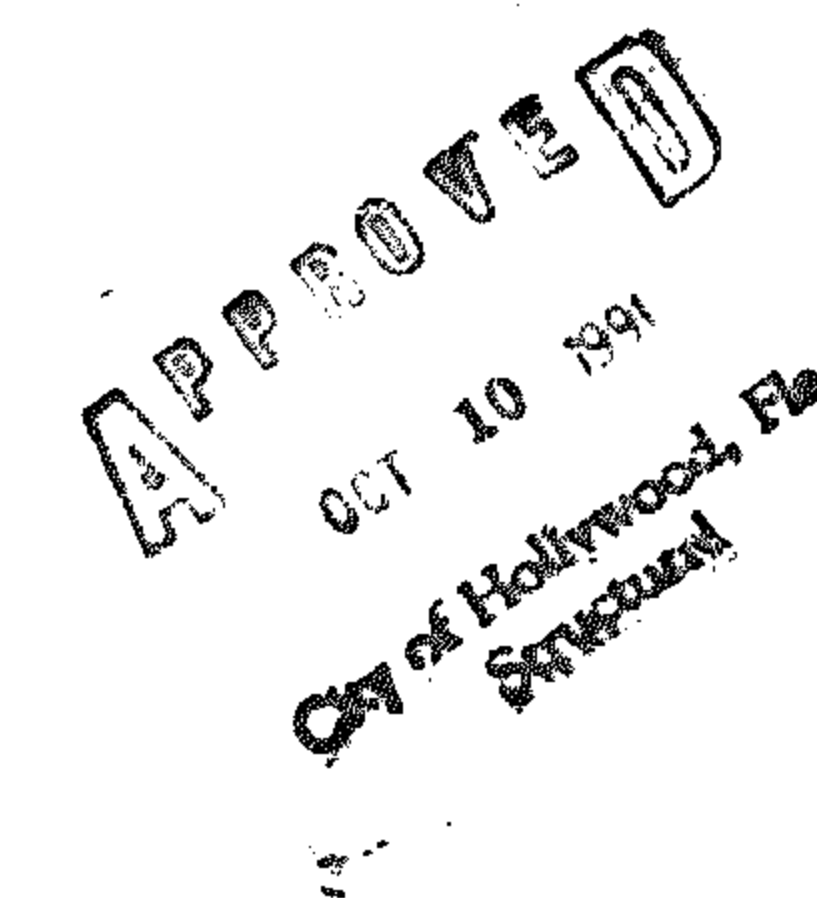
10/19/90

ADDITION TO:
SAPERSTEIN RESIDENCE
HOLLYWOOD - FLORIDA

DRAWN
CHECKED
DATE 9/20/90
SCALE
JOB NO.
SHEET 5
OF SHEETS



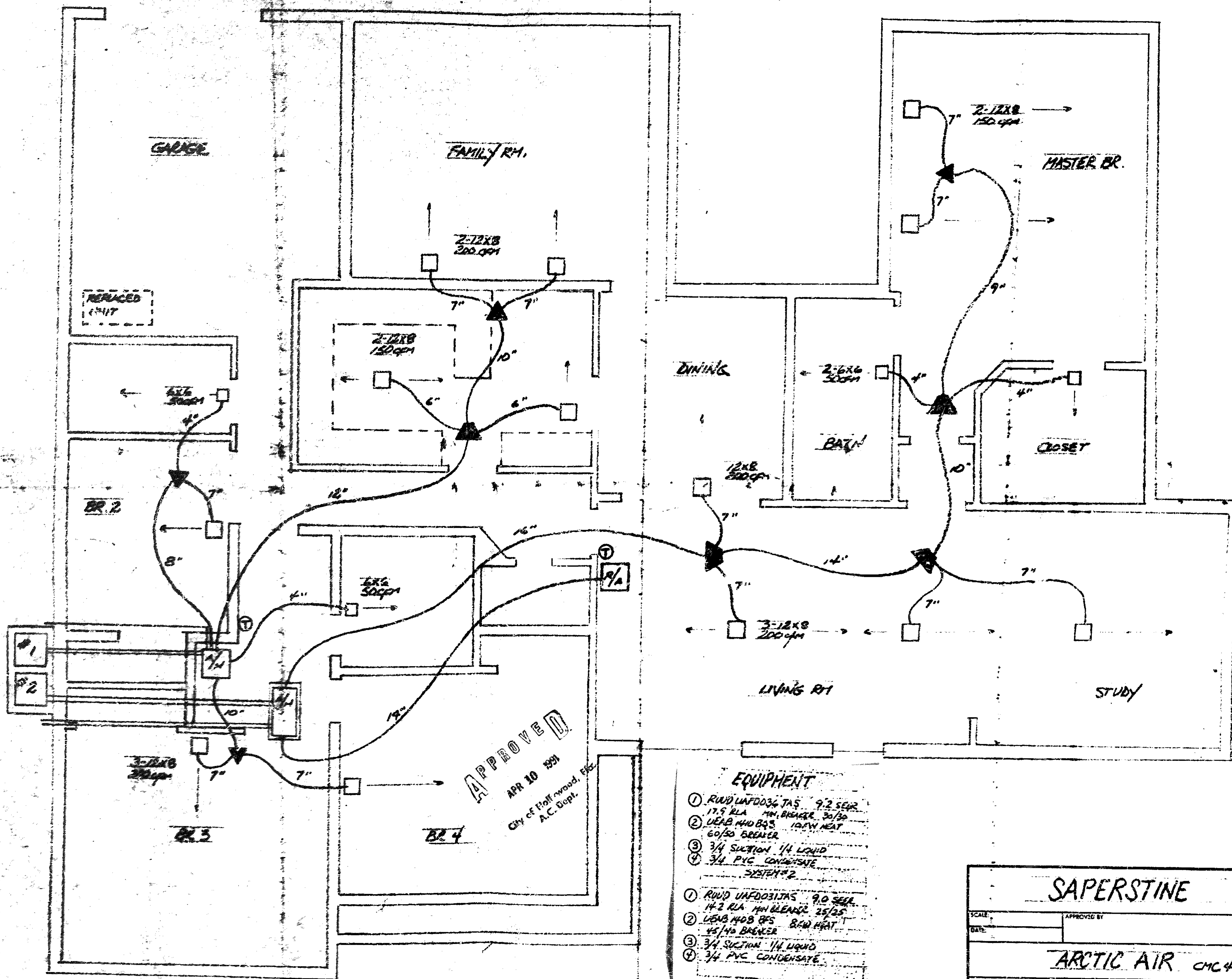
① SECTION THRU ADDITION OF FAMILY RM.



Approved
by
1969

10/3/90

NEW EXPRESSTION HOMES	
SCALE: $\frac{1}{4} = 1'-0"$	APPROVED BY:
DATE: 9-21-90	DRAWN BY: NOLAN
SAPERSTEIN ADDITION	
PRO # 30648	DRAWING NUMBER



DESIGN CRITERIA

THE CONCEPT OF OUR PROJECT IS A TRANSITIONAL MODERN STYLE, WHICH BLENDS THE MODERN AND TRADITIONAL STYLES TO CREATE A CLASSIC AND ELEGANT LOOK. A NEUTRAL COLOR PALLETE WITH ORGANIC TEXTURES WAS CHOSEN IN ORDER TO ACHIEVE A BALANCE BETWEEN THE EXISTING AND THE NEW ARCHITECTURE.

THE SCOPE OF WORK OF THE PROJECT IS A NICER ENTRANCE TO THE HOUSE THAT WE DESIGNED WITH A VERY SIMPLE STRUCTURE THAT MODERNIZES THE FAÇADE INCLUDING A PERGOLA THAT WILL COVER ONE OF THE PARKING SPACES THAT BLENDS PERFECTLY WITH THE SLOPED ROOFS, THE WHITE ARCHITECTURE AND THE NEW LANDSCAPED AREAS THAT WE DESIGNED WITH BEAUTIFUL NATIVE PLANTS.

THE FRONT FAÇADE BLENDS THE TWO ARCHITECTURAL STYLES BUT ALSO TRANSFORMS INTO A CLEAN, EASY GOING TRANSITIONAL STYLE.

THE DESIGN FROM THE LANDSCAPE ARCHITECT LOOKS TO BEAUTIFY THE LOT WITH NEW TREES AND PLANTS FROM THE AREA THAT CAN BE APPRECIATED FROM THE OUTSIDE BECAUSE OF THE SEE-THROUGH DESIGN FENCE THAT IS BEING PROPOSED.

AT THE BACK AREA OF THE HOUSE THE OWNER WANTED TO BUILD A SECOND FLOOR FOR THEIR MASTER BEDROOM. WE WERE LOOKING FOR A PERFECT BALANCE BETWEEN THE TWO ARCHITECTURAL STYLES WITHOUT LEANING TOO FAR FROM EACH STYLE. WE USED ARCHITECTURAL ELEMENTS LIKE SCREENS THAT REMINISCE THE 1950'S ARCHITECTURE. WE CHOSE TO DO A FLAT ROOF IN ORDER NOT TO OVERPOWER THE HEIGHT OF THE HOUSE. THE PROPOSAL INCLUDED A RELAXING AREA WITH A BALCONY SO THEY COULD ENJOY THE VIEW OF THE WATER.

WE BELIEVE THAT THE GENERAL DESIGN OF THE HOUSE BLENDS NICELY WITH THE NEIGHBORING HOUSES ON THE STREET, BRINGS A POSITIVE STATEMENT AND ADDED VALUE TO THE AREA.

ATTACHMENT B

Aerial Photograph

AERIAL PHOTOGRAPH



1254 MADISON STREET



City of Hollywood

Staff Summary

Hollywood City Hall
2600 Hollywood Blvd
Hollywood, FL 33020
<http://www.hollywoodfl.org>

File Number: 2.2023_0314 HPB

Agenda Date: 3/14/2023

To: Historic Preservation Board

Title: FILE NO.: 22-CM-77
APPLICANT: Richard Zegelhone
LOCATION: 727 N Northlake Drive
REQUEST: Certificate of Appropriateness for Demolition and
Design for a single-family home located within the Lakes Area Historic
Multiple Resource Listing District

**CITY OF HOLLYWOOD, FLORIDA
DEPARTMENT OF DEVELOPMENT SERVICES
DIVISION OF PLANNING AND URBAN DESIGN**

DATE: March 14, 2023 **FILE:** 22-CM-77

TO: Historic Preservation Board

VIA: Andria, Deputy Director / Planning Manager

FROM: Laura Gomez, Associate Planner

SUBJECT: Richard Zegelbone requests a Certificate of Appropriateness for Demolition and Design for a single-family home located at 727 N Northlake Drive within the Lakes Area Historic Multiple Resource Listing District.

APPLICANT'S REQUEST

Certificate of Appropriateness for Demolition and Design for a single-family home located within the Lakes Area Historic Multiple Resource Listing District.

STAFF'S RECOMMENDATION

Certificate of Appropriateness for Demolition: To be determined by the Historic Preservation Board

Certificate of Appropriateness for Design: Approved if Certificate of Appropriateness for Demolition is granted.

BACKGROUND

The existing two-story home proposed to be demolished was constructed in 1988 (according to building permit history) on an approximate 3,800 square feet lot located at 727 N Northlake Drive and archival history shows that home was designed by Franz Joseph Shropa, AIA not listed as an architect of much notoriety for Historical properties. Through the building permit search home appears to have undergone renovations to include a dock, window replacement, fence and some backyard improvements. Although the structure does not exemplify any particular architectural style, it does exhibit some Art Deco characteristics such as vertical projections, sculpted bas-relief and geometric patterns.

The proposed new house aims to introduce a more functional layout by increasing the livable space while maintaining a streamlined design focused on transitions between indoor and outdoor spaces.

REQUEST

The Applicant requests a Certificate of Appropriateness for Demolition for a two-story single-family home and a Certificate of Appropriateness for Design for an approximate 4,073 square foot two-story single-family home. The Feasibility Study provided by the applicant concludes that the residence in its current condition is dangerous and the cost to bring the existing home into compliance *would exceed the cost of a new home*. Therefore, the Applicant is proposing to demolish the existing home and construct a new home that is compliant with FEMA regulations and, therefore, not at risk for future hazard as a result of potential flooding. According to the feasibility analysis it would be *highly inadvisable to rehabilitate the current structure without raising the FFE*.

Additionally, the observation report submitted by MDP Engineering, Inc., dated October 24, 2022 made the following findings with respect to the existing residence:

- Evidence of settlement throughout the perimeter of the building;
- Windows and doors are deteriorated and cannot be verified for wind resistance capacity;
- Major structural concrete restoration is required to repair damaged columns;
- Skylight leaking and cracking;
- Wood roof members are sagging along the ridge;
- Roof trusses are damaged due to water intrusion;
- Roof trusses appears to be in danger to collapse;
- Second floor framing sagging;
- Through the residence, sign are shown of drywall damage due to water intrusion;
- Mold was observed in several locations;
- Stair case to second floor consist of spiral stair case not up to present code;
- Electrical wirings are loose and causing an unsafe condition;
- Wood frames are in poor condition in several locations.

The existing two-story home proposed to be demolished was constructed in 1988 (according to building permit history) archival history shows that home was designed by Franz Joseph Shropa, AIA not listed as an architect of much notoriety for Historical properties. Based on non-historical content, staff did not request any portion of the structure that exhibits some Art Deco characteristics, such as curved exterior wall on the front façade to remain.

The proposed residence sits on a 67' wide lot, generally within the middle of the subject property, and complies with all required setbacks. The new home has a contemporary style and the new proposed design replicates some of the design features from the original structure. It will be a two-story home with common areas on the first level, including kitchen, dining and living room areas, as well as a gym room, office and master bedroom / bathroom overlooking the lake. The second floor has two bedrooms and two bathrooms. The roof has a roof deck and a Jacuzzi. As a response to the unique site conditions and views, the Applicant proposes the terrace and pool to the side and rear of the property, maximizing views to Southlake. Required parking for the home will be provided via a driveway and a two car garage. The driveway is accessed from Southlake Drive. The new home meets all applicable requirements including setbacks, height, and approximately 40.9% green areas.

The proposed materials are compatible and consistent in quality, color, texture, finish, and dimension to other home in the historic district. The design utilized a warm palette of wood, stone, and concrete.

Additionally, the proposed landscaping will enhance the ambience achieved by the home's design, allowing for shade, visibility and framing of the property.

The Historic Preservation Board is guided by the Secretary of the Interior's Standards for Rehabilitation and the City of Hollywood's Design Guidelines for Historic Properties and Districts. These documents offer design controls for materials, scale, massing and location for all properties within the District. The proposed home is consistent with the character of the Lakes Area Historic Multiple Resource Listing District and the design maintains the spatial relationship with surrounding properties in its scale and massing.

SITE BACKGROUND

Applicant/Owner:	Richard Zegelbone
Address/Location:	727 N Northlake
Size of Property:	8,126 sq. ft. (0.19 acres)
Present Zoning:	Single-Family Residential (RS-6) Lakes Area Multiple Resource Listing District (HMPRLD-1)
Present Land Use:	Low Residential (LRES)
Present Use of Land:	Single Family
Year Built:	1988 (Permit History)

ADJACENT ZONING

North:	Government Use District (GU)
South:	Government Use District (GU)
East:	Single-Family Residential District (RS-6) Lakes Area Multiple Resource Listing District (HMPRLD-1)
West:	Single-Family Residential District (RS-6) Lakes Area Multiple Resource Listing District (HMPRLD-1)

CONSISTENCY WITH THE COMPREHENSIVE PLAN

Within the Comprehensive Plan, the primary goal of the Land Use Element is to *promote a distribution of land uses that will enhance and improve the residential, business, resort and natural communities while allowing the land owners to maximize the use of their property.*

The proposed design is consistent with the scale and massing of the adjacent neighborhood; while allowing the Applicant to maximize the living area of their property. By allowing the Applicant to construct the proposed home, the City is accomplishing the desired reinvestment in the Lakes Area Historic Multiple Resource Listing District.

CONSISTENCY WITH THE CITY-WIDE MASTER PLAN

The City-Wide Master Plan (CWMP) places a priority on protecting, preserving and enhancing residential neighborhoods. It addresses the need for strict design controls to maintain the individual character of each neighborhood. The proposed home is sensitive to the character of the Historic Lakes Section through its design which possess similar characteristics to existing structures in the surrounding neighborhood.

Policy 2.46: *Preserve stable neighborhoods and encourage rehabilitation initiatives that will revitalize and promote stability of neighborhoods.*

Policy CW.15: *Place a priority on protecting, preserving and enhancing residential neighborhoods.*

The CWMP also states *the single-family character of the area should be preserved and enhanced through strict zoning code enforcement, traffic calming and streetscape improvements.* The project has minimal impact on the current streetscape while enhancing the landscaping.

CONSISTENCY WITH THE HOLLYWOOD LAKES NEIGHBORHOOD PLAN

The Hollywood Lakes Neighborhood Plan seeks to maintain and preserve the character and integrity of the existing residential community by protecting historical areas. It also seeks to eliminate the encroachment of negative residential uses.

Although, the existing one-story home was constructed in 1951 it does not, on its own, have any historic significance. It is an example of a post war modern ranch home, however it is not exemplary of the style; and furthermore, there are a number of post war ranch homes proliferated across the city. It is not a style that is unique to the Lakes Historic District. Therefore, the proposal for the redevelopment of the site with a single family home will not adversely affect the integrity of the Historic District.

APPLICABLE CRITERIA

Decisions on Certificates of Appropriateness for Demolition. Based on the following criteria and other appropriate considerations, the Board must determine if the building is of historic significance. The Zoning and Land Development Regulations does not provide guidance as to how much weight should be given to each criterion.

CRITERION 1: Association with events that have made a significant contribution to the broad patterns of our history.

CRITERION 2: Association with the lives of persons significant in our past.

CRITERION 3: Embodiment of distinctive characteristics of a type, period, or method of construction.

CRITERION 4: Possession of high artistic values.

CRITERION 5: Representation of the work of a master.

CRITERION 6: Representation of a significant and distinguishable entity whose components may lack individual distinction.

CRITERION 7: Yield, or the likelihood of yielding information important in prehistory or history.

Analysis of criteria and finding for Certificate of Appropriateness for Demolition as stated in the City of Hollywood's Zoning and Land Development Regulations, Article 5.

CRITERION 1: The building, structure, improvement, or site is designated on either a national, state, or local level as an historic preservation district or an architectural landmark or site.

ANALYSIS: The Historic District Design Guidelines recommend *identifying, retaining and preserving buildings which are important in defining the overall historic character of a historic district or neighborhood*. Although the existing home was constructed in 1988, the Applicant and Staff find no historical merit in their study of the property.

CRITERION 2: The building, structure, improvement, or site is of such design, craftsmanship, or material that it could be reproduced only with great difficulty and/or expense.

ANALYSIS: Presently, there is no portion of the structure or design element on the home or site that could not be reproduced or replicated without great difficulty or expense. The Applicant desires to increase the size of the existing house that will require a major renovation to the existing structure and will have challenges to overcome without the ability to meet applicable building code requirements. This will be non-feasible, as it will result in a great difficulty and expense for a structure that does not exemplify any specific craftsmanship or detailing.

CRITERION 3: The building, structure, improvement, or site is one of the last remaining examples of its kind in the neighborhood, the county, or the region.

ANALYSIS: The Historic District Design Guidelines allow for the removal of *non-significant buildings, additions, or site features which detract from the historic character of a site or the surrounding district or neighborhood*. As previously stated, although the existing two-story home was constructed in 1988, it does not possess distinct historic architectural features as an individual building, and it is not an exemplar of a specific Period of Significance as indicated by the Design Guidelines for Historic Properties and Districts.

CRITERION 4: The building, structure, improvement, or site contributes significantly to the historic character of a historically designated district.

ANALYSIS: Staff finds there is not substantial historic character that could be considered to significantly contribute to the character of the district.

CRITERION 5: Retention of the building, structure, improvement, or site promotes the general welfare of the city by providing an opportunity for study of local history, architecture, and design or by developing an understanding of the importance and value of a particular culture and heritage.

ANALYSIS: As stated hereinabove, the existing home does not embody a structure steeped in architectural style or historical character that would provide an opportunity for study of local history, architecture, or design. Should the Board approve the demolition, it may request that the Hollywood Historical Society, or the owner, at the owner's expense, document and record the existing home for archival records. Such documentation may include measured drawings and high-definition photography.

CRITERION 6: There are definite plans for reuse of the property if the proposed demolition is carried out, and those plans will adversely effect on the historic character of the Historic District.

ANALYSIS: The Applicant is proposing to demolish the existing home and construct a new home. Meeting all applicable code requirements, the proposed design is consistent with the scale and massing of the adjacent neighbors. The proposed home is contemporary and functional, allowing the Applicant to maximize the use of their property. The design is enhanced by a formal landscape plan which includes an array of native species. Required parking is accommodated. As such, the proposed redevelopment of the property, if the demolition is approved, will improve the character of the area.

CRITERION 7: The Unsafe Structures Board has ordered the demolition of a structure or the feasibility study determines that the retention of the building would deny the owner of all economically viable uses of the property.

ANALYSIS: The Unsafe Structures Board has not ordered the demolition of this home. However, improvements, such as increasing the finished floor elevation to meet FEMA's regulatory heights, impede the owner's ability to move forward with design in manner that is financial feasible or sound. The reinvestment in the property without the freedom of design for a property that does not represent a Period of Significance or possess historic merit would be an undue burden for the Applicant. Therefore, the Applicant purports that restoring the existing home is not a feasible option, and is proposing a new home to enhance the property in a manner consistent with the goals of the district.

CRITERION 8: The information listed in the Historic Properties Database (a listing of historic and non-historic properties) has been considered as a guideline in determining whether a Certification of Appropriateness for Demolition should be issued.

ANALYSIS: The Applicant states in their Criteria Statement that a determination the home has no historic merit based on their research. It is not individually designated, and a Master Site File is not available for the existing structure.

Analysis of criteria and finding for Certificate of Appropriateness of Design as stated in the City of Hollywood's Zoning and Land Development Regulations, Article 5.

CRITERION: INTEGRITY OF LOCATION

ANALYSIS: Design Guidelines recommend maintaining consistent spacing and setbacks and further state new construction should be compatible with existing buildings. The intent of the Applicant is to design a livable space by replacing the existing structure that maximizes the natural benefit of the location while complying with regulations including setbacks, lot coverage and does not adversely affect the character of the neighborhood.

FINDING: Consistent.

CRITERION: DESIGN

ANALYSIS: The Historic District Design Guidelines encourages new construction to be compatible with the character of the neighborhood with regard to scale, materials, texture, and color. The design element of scale relates to the size of the building components or spaces

relative to the human body as well as to the larger context relative to the surrounding buildings, streetscape and environment. The proposed design help to enhance the existing design of the home to create a cohesive and better defined architectural style. The Applicant is proposing a design that is inspired by the modern minimalist movement while still contemporarily relevant. The Applicant has worked with Staff to ensure that the design is not compromised by the requirements of the City's regulations.

FINDING: Consistent

CRITERION: SETTING

ANALYSIS: As stated in the Design Guidelines, *"...setting is the relationship of buildings within the Historic District and the surrounding site and neighborhood."* The addition as proposed demonstrates the compatibility with the neighborhood and does not disrupt the relationship. The proposed new house and other improvements furthers the compatibility of the home within the Lakes Historic District and surrounding homes.

FINDING: Consistent.

CRITERION: MATERIALS

ANALYSIS: Design Guidelines state materials are an important part of the fabric of any historic district or property and help to maintain the historic character of the place. Furthermore, materials are compatible in quality, color, texture, finish, and dimension to those that are in the historic district should be used. The design of the proposed home also utilizes a neutral palette with simplified design elements and cohesive materials such as stucco, glass, and stone cladding. The proposed request is consistent with other modern home designs within the district. Additionally, the proposed landscaping will enhance the ambience achieved by the home's design, allowing for shade, visibility, and framing of the property.

FINDING: Consistent.

CRITERION: WORKMANSHIP

ANALYSIS: The Design Guidelines recommend consideration of significant materials before undergoing rehabilitation of a historic structure or property. Materials of the addition are sensitive in design and nature to the home and adjacent properties. The design of the new single-family home is consistent with current workmanship styles and methods in the area.

FINDING: Consistent.

CRITERION: ASSOCIATION

ANALYSIS: Design Guidelines recommend maintaining *consistent spacing and setbacks* and further state *new construction should be compatible with existing buildings... Within the context of historic preservation, elements of design such as massing, scale and rhythm reflect*

architectural style as well as the richness of the historic district. Meeting all applicable code requirements, the proposed design is consistent with the scale and massing of the adjacent neighborhood.

FINDING: Consistent.

ATTACHMENTS

ATTACHMENT A: Application Package

ATTACHMENT B: Aerial Photograph

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: 12-6-2022Location Address: 727 N Northlake Drive, Hollywood, FL, 33019Lot(s): 6 E 15 Block(s): 7, 84 Subdivision: _____Folio Number(s): 514214025910

Zoning Classification: _____ Land Use Classification: _____

Existing Property Use: 01-01 Single family Sq Ft/Number of Units: 3718

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: Demolition of house to build a new house

Number of units/rooms: _____ Sq Ft: _____

Value of Improvement: _____ Estimated Date of Completion: _____

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

Name of Current Property Owner: Richard ZegeboneAddress of Property Owner: 818 Spinnaker Dr E Hollywood, FL, 33019Telephone: 954-261-2163 Fax: _____ Email Address: Richardzegebone@msn.com

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

Address: _____ Telephone: _____

Fax: _____ Email Address: _____

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

If Yes, Attach Copy of the Contract.

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

Address: _____

Email Address: _____

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: 12-6-2022PRINT NAME: Richard ZegeboneDate: 12-6-2022

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_____
Print Name

State of Florida

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



AA0009686

Date: December 6th, 2022

To: City of Hollywood

From: Chris O'Farrell, Pasquale Kuritzky Architecture, Inc.

Project: **Mr. Richard Zegelbone Home**
727 North Lake Dive, Hollywood, FL

Legal description: The east 15 feet of lot 6 and all of lot 7, block 84, Hollywood Lakes section, according to the plat thereof, as recorded in plat book 1, page 32, of the public records of Broward County, Florida.

The existing house:

1. House was built in 1988.
It is less than 50 years old. It is not "historic". This is a non-contributing building. It does not add to the historic architectural qualities. It was not present during a period of significance. (Per city of Hollywood design guidelines for historic properties and districts, p. 37 and 116)



Lake side



Alley side

2. House is in a state of disrepair and neglect and is structurally damaged. Retention of this home is not technically nor economically feasible. Please see structural inspection report attached with this submission.



Second floor ceiling showing water damage to structure

3. The only access to the second floor and rooftop is a spiral staircase and current skylight are requiring structural change for overall safety of owner and building.



Spiral staircase and skylight above

The new home:

This new home is going to be Richard Zegelbone primary home.

Mr. Zegelbone has been a resident of City of Hollywood for over 40 years and his recently sold company was all about sustainability and compliant building materials. Mr. Zegelbone new home will be an example of his reputation.

Mr. Zegelbone understand the regulations and will ensure the design will follow the City of Hollywood design guidelines to create an exemplary home for the neighborhood.

The new home design will follow the city guidelines of p.67 & 68. Streamline / Art Moderne.

Major Features:

“Massing: Usually asymmetrical with few vertical elements if any. Horizontal emphasis to windows, overhangs, and decoration. Graphic alignment of elements was a strong characteristic.”

Material and Wall Treatment: Surface treatments were smooth with little projecting decoration. Surfaces were broken into large masses with horizontal grooves or lines in walls and horizontal balustrade elements to give horizontal emphasis. Occasionally, one or more corners of the building would be curved, windows frequently continued around corners. Glass block is often used as sections of walls or large windows. Small round windows are common.

Roof Treatment: Flat roofs with unadorned parapets. In some cases, parapets stepped up or projected over entrances to break up the façade.

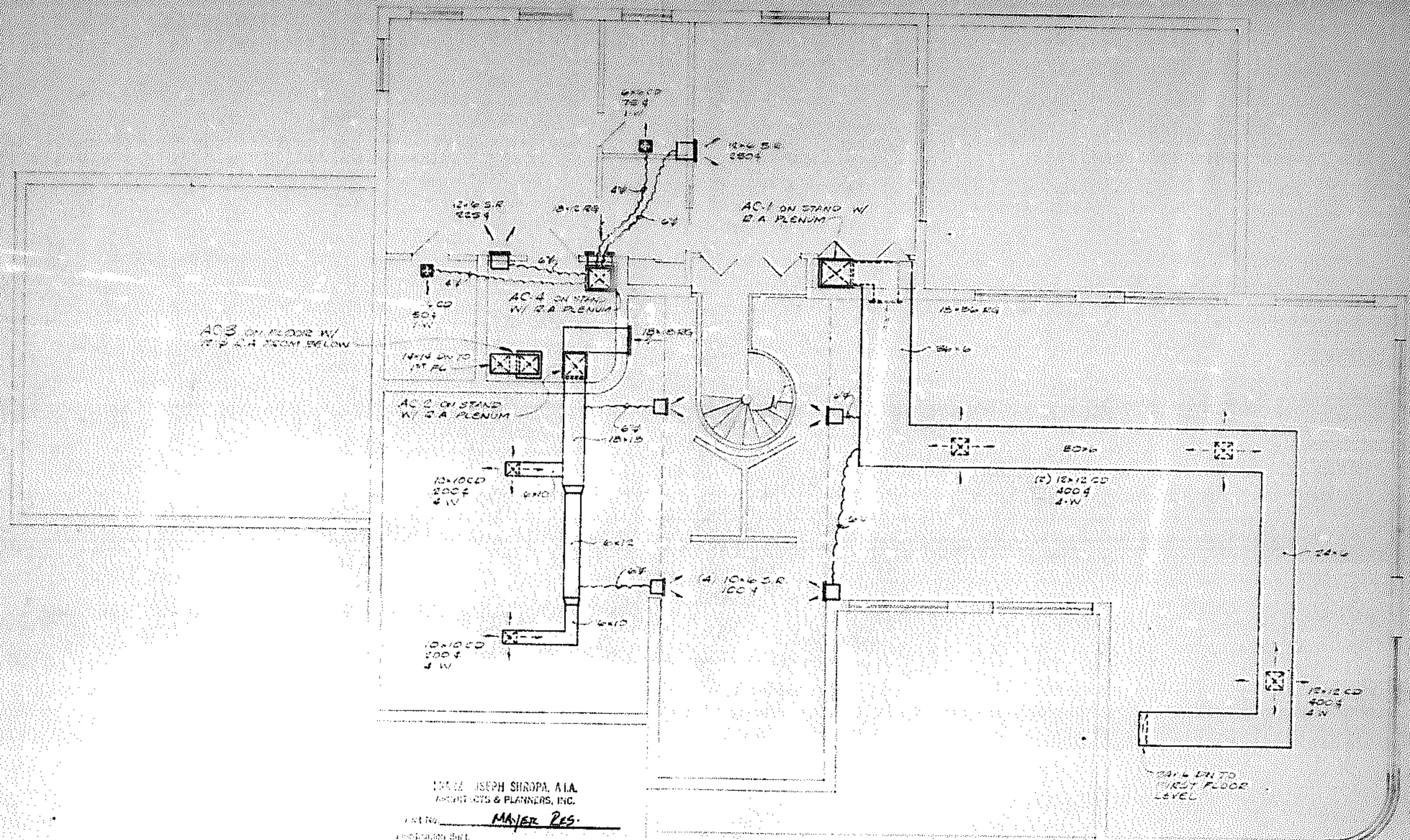
Openings: Rectangular metal casement windows placed in horizontal bands. Recessed doors with graphic reference to the overall design. Natural stone slabs (Keystone) were used to articulate doorways and more openings in otherwise severely stark facades.

Ornamentation: Little or no ornamentation. The colors and textures of materials such as structural glass, glass block, terrazzo, and stainless steel was the expression of the modern. Functional elements such as sun shades (eyebrows) served to decorate as well.

PERMIT #.

87-559

ADDRESS



JOSEPH SHROPA, AIA.
ARCHITECTS & PLANNERS, INC.

PROJECT: MAJER RES.
PREPARED BY: MAJER RES.

Approved: ☒ Approved Subject to Notations and Corrections
Not Approved: ☐ Not Approved, Revised as Indicated and Resubmitted.
This drawing is limited to conformance with the project and general arrangements of the project and compliance with information given in the Contract Documents. Approval shall not relieve the Contractor from responsibility of complying with details of design, requirements of Specifications, correct dimensions for proper fitting, capacity, performance, or any other requirements of the Contract Documents. The Contractor is responsible for coordination of the work of all trades.

By: [Signature] Date: MAY 25 1987

SECOND FLOOR PLAN

APPROVED

JUN 5 1987

City of Hollywood, Fla.
A.C. Dept.

RESIDENCE FOR			
DR. EMIL SHELLON MAJER			
HOLLYWOOD, FLORIDA			
DATE: <u>5/18/87</u>	APPROVED BY:	DESIGNED BY:	
AAA MODERN AIR			
REVISIONS:			
1			

5/29/87

Engineering-Curb Cuts
Sidewalk
Drainage
Utilities-Water
Sewer
Traffic Eng.
Hdg. Electric
Landscaping
Mech. 2/15 4/15/17
Plumbing
Roofing
Foundation
Electrical 2/15 4/15/17

[Faint, illegible handwriting]

THE FIRST OBJECT OF THE STUDY WAS TO DETERMINE THE
EFFECTS OF VARIOUS FACTORS ON THE GROWTH OF THE
FISHES IN THE TANKS. THE RESULTS OF THE STUDY WERE
PRESENTED IN THE FOLLOWING TABLE.

ZONING: RA-10
SETBACKS:
front: 25'
rear: 5'
side: 7.5'

MAXIMUM ALLOWABLE LOT COVERAGE: 40%
ACTUAL LOT COVERAGE: 3245.33 SQ. FT.
32.88 %



SCALE 1:67-1-2
500 7000

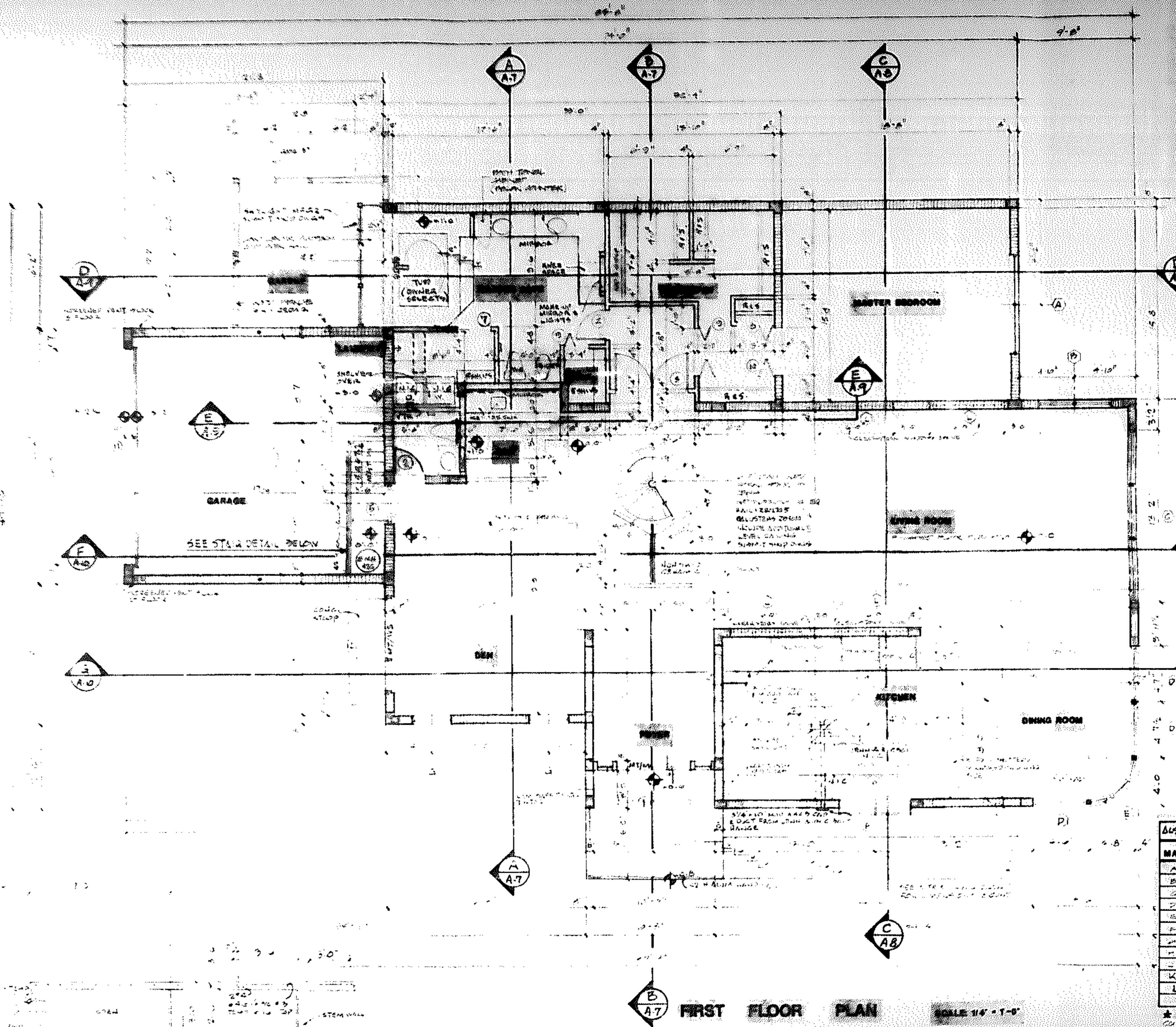
FRANZ JOSEPH SHROPA, A.I.A.
ARCHITECTS & PLANNERS, INC.

9525	※	25%2400	7488	2400
9526		25%2400	7488	2400
9527	※	25%2400	7488	2400

RESIDENCE FOR
DR. & MRS. SHELDON MAYER
HOLLYWOOD
FLORIDA

DATE AUG. 6, 1986
DRAWN BY ELM
COMMISSION NO. 89-407

客所定座
A-1
100 100



DOOR SCHEDULE									
MARK	NO.	SIZE	TYPE	FINISH	LOCATION	REMARKS	MARK	NO.	SIZE
1	2	6'-0" x 7'-0"	SW	MTL	ENTRY	ENTRY	2	1	6'-0" x 7'-0"
2	1	6'-0" x 7'-0"	SW	MTL	ENTRY	ENTRY	3	1	6'-0" x 7'-0"
3	1	6'-0" x 7'-0"	SW	MTL	ENTRY	ENTRY	4	1	6'-0" x 7'-0"
4	1	6'-0" x 7'-0"	SW	MTL	ENTRY	ENTRY	5	1	6'-0" x 7'-0"
5	1	6'-0" x 7'-0"	SW	MTL	ENTRY	ENTRY	6	1	6'-0" x 7'-0"
6	1	6'-0" x 7'-0"	SW	MTL	ENTRY	ENTRY	7	1	6'-0" x 7'-0"
7	1	6'-0" x 7'-0"	SW	MTL	ENTRY	ENTRY	8	1	6'-0" x 7'-0"
8	1	6'-0" x 7'-0"	SW	MTL	ENTRY	ENTRY	9	1	6'-0" x 7'-0"
9	1	6'-0" x 7'-0"	SW	MTL	ENTRY	ENTRY	10	1	6'-0" x 7'-0"
10	1	6'-0" x 7'-0"	SW	MTL	ENTRY	ENTRY	11	1	6'-0" x 7'-0"
11	1	6'-0" x 7'-0"	SW	MTL	ENTRY	ENTRY	12	1	6'-0" x 7'-0"
12	1	6'-0" x 7'-0"	SW	MTL	ENTRY	ENTRY	13	1	6'-0" x 7'-0"
13	1	6'-0" x 7'-0"	SW	MTL	ENTRY	ENTRY	14	1	6'-0" x 7'-0"
14	1	6'-0" x 7'-0"	SW	MTL	ENTRY	ENTRY	15	1	6'-0" x 7'-0"

GENERAL FINISH SCHEDULE

FLOORS: 1st FLOOR: SWATH CONCRETE TO EXISTING CARPET THROUGHOUT EXCEPT DEN, KITCHEN AND PORCH TO EXISTING CARPET. 2nd FLOOR: CARPET OVER EXISTING CARPET THROUGHOUT EXCEPT DEN, KITCHEN AND PORCH TO EXISTING CARPET. GARAGE: CARPET OVER EXISTING CARPET.

WALLS: 1st & 2nd: PAINTED 1/2" DRYWALL THROUGHOUT EXCEPT DEN, KITCHEN AND PORCH TO EXISTING CARPET. 2nd FLOOR: PAINTED 1/2" DRYWALL THROUGHOUT EXCEPT DEN, KITCHEN AND PORCH TO EXISTING CARPET.

CEILING: 1st & 2nd: 1/2" DRYWALL WITH TEXTURE THROUGHOUT EXCEPT DEN, KITCHEN AND PORCH TO EXISTING CARPET. 2nd FLOOR: PAINTED 1/2" DRYWALL THROUGHOUT EXCEPT DEN, KITCHEN AND PORCH TO EXISTING CARPET.

BASE: 1st & 2nd: 1/2" DRYWALL THROUGHOUT EXCEPT DEN, KITCHEN AND PORCH TO EXISTING CARPET. 2nd FLOOR: PAINTED 1/2" DRYWALL THROUGHOUT EXCEPT DEN, KITCHEN AND PORCH TO EXISTING CARPET.

SKIN: 1st & 2nd: 1/2" DRYWALL THROUGHOUT EXCEPT DEN, KITCHEN AND PORCH TO EXISTING CARPET. 2nd FLOOR: PAINTED 1/2" DRYWALL THROUGHOUT EXCEPT DEN, KITCHEN AND PORCH TO EXISTING CARPET.

GENERAL NOTES:

1. VERIFY ALL DIMENSIONS AT THE SITE.

2. ALL WORK AND MATERIAL SHALL CONFORM TO THE "MINIMUM STANDARD BUILDING CODE" AND ALL OTHER APPLICABLE CODES, ORDINANCES AND REGULATIONS.

3. ALL WORK SHALL BE DONE IN ACCORDANCE WITH THE "MINIMUM STANDARD BUILDING CODE" AND ALL OTHER APPLICABLE CODES, ORDINANCES AND REGULATIONS.

4. ALL WORK SHALL BE DONE IN ACCORDANCE WITH THE "MINIMUM STANDARD BUILDING CODE" AND ALL OTHER APPLICABLE CODES, ORDINANCES AND REGULATIONS.

WINDOW SCHEDULE									
MARK	NO.	SIZE	TYPE	FINISH	LOCATION	REMARKS	MARK	NO.	SIZE
A	2	6'-0" x 7'-0"	SW	MTL	ENTRY	ENTRY	2	1	6'-0" x 7'-0"
B	2	6'-0" x 7'-0"	SW	MTL	ENTRY	ENTRY	3	1	6'-0" x 7'-0"
C	2	6'-0" x 7'-0"	SW	MTL	ENTRY	ENTRY	4	1	6'-0" x 7'-0"
D	2	6'-0" x 7'-0"	SW	MTL	ENTRY	ENTRY	5	1	6'-0" x 7'-0"
E	2	6'-0" x 7'-0"	SW	MTL	ENTRY	ENTRY	6	1	6'-0" x 7'-0"
F	2	6'-0" x 7'-0"	SW	MTL	ENTRY	ENTRY	7	1	6'-0" x 7'-0"
G	2	6'-0" x 7'-0"	SW	MTL	ENTRY	ENTRY	8	1	6'-0" x 7'-0"
H	2	6'-0" x 7'-0"	SW	MTL	ENTRY	ENTRY	9	1	6'-0" x 7'-0"
I	2	6'-0" x 7'-0"	SW	MTL	ENTRY	ENTRY	10	1	6'-0" x 7'-0"
J	2	6'-0" x 7'-0"	SW	MTL	ENTRY	ENTRY	11	1	6'-0" x 7'-0"
K	2	6'-0" x 7'-0"	SW	MTL	ENTRY	ENTRY	12	1	6'-0" x 7'-0"
L	2	6'-0" x 7'-0"	SW	MTL	ENTRY	ENTRY	13	1	6'-0" x 7'-0"

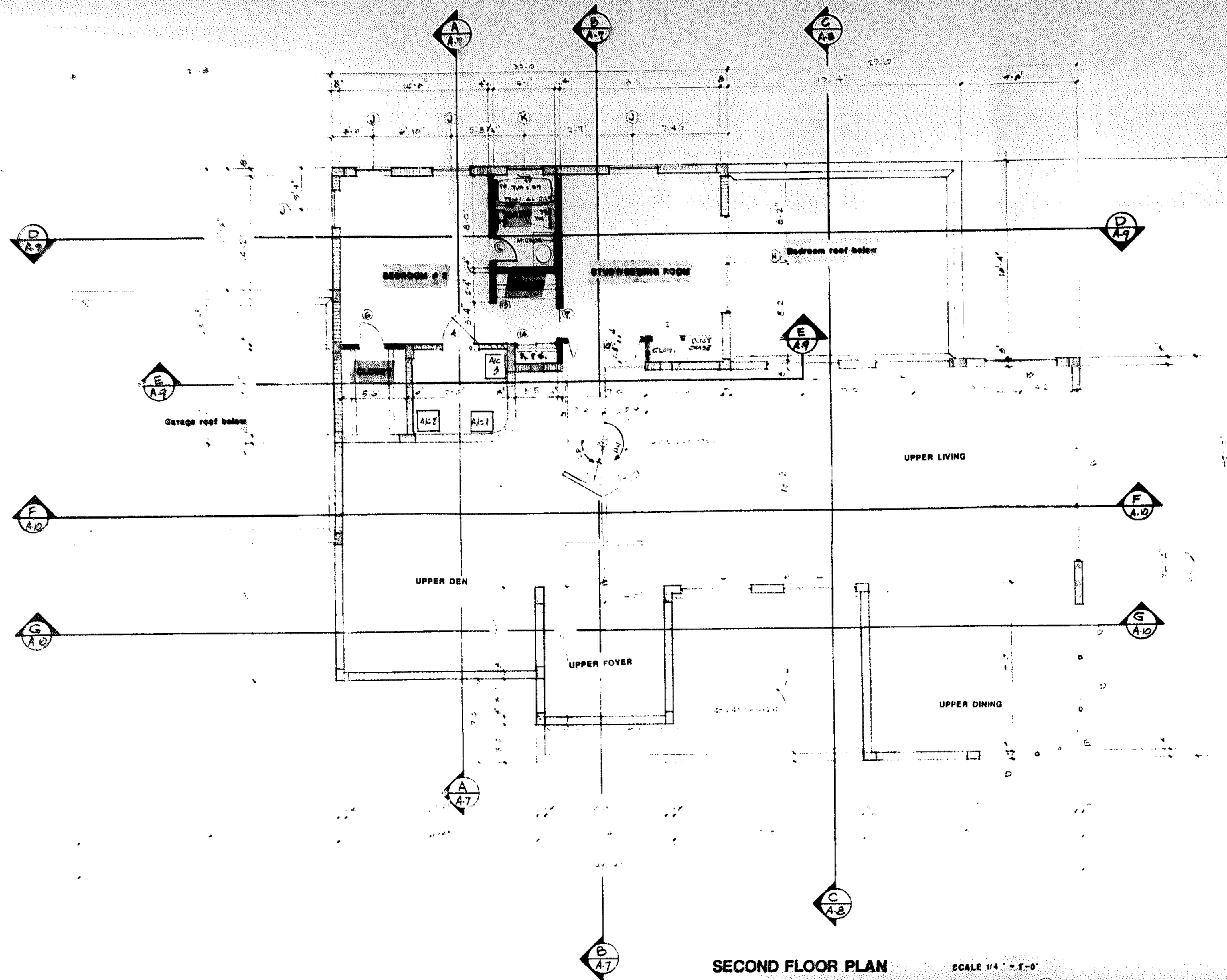
STAIR DETAILS IN GARAGE 3/8"=1'-0"

ALL DIMENSIONS AND MATERIALS APPEARING HEREIN, UNLESS OTHERWISE SPECIFIED, SHALL BE IN ACCORDANCE WITH THE "MINIMUM STANDARD BUILDING CODE" AND ALL OTHER APPLICABLE CODES, ORDINANCES AND REGULATIONS.

FRANZ JOSEPH SHROPA, A.I.A.
ARCHITECTS & PLANNERS, INC.

3525 W. OAKLAND PARK BLVD.
SUITE 100
FORT LAUDERDALE, FLORIDA 33309

DATE: AUG. 6, 1988
DRAWN BY: J. SHROPA
CHECKED BY: J. SHROPA
REVISION NO. 00-001
SHEET A-2



SECOND FLOOR PLAN

SCALE 1/4" = 1'-0"

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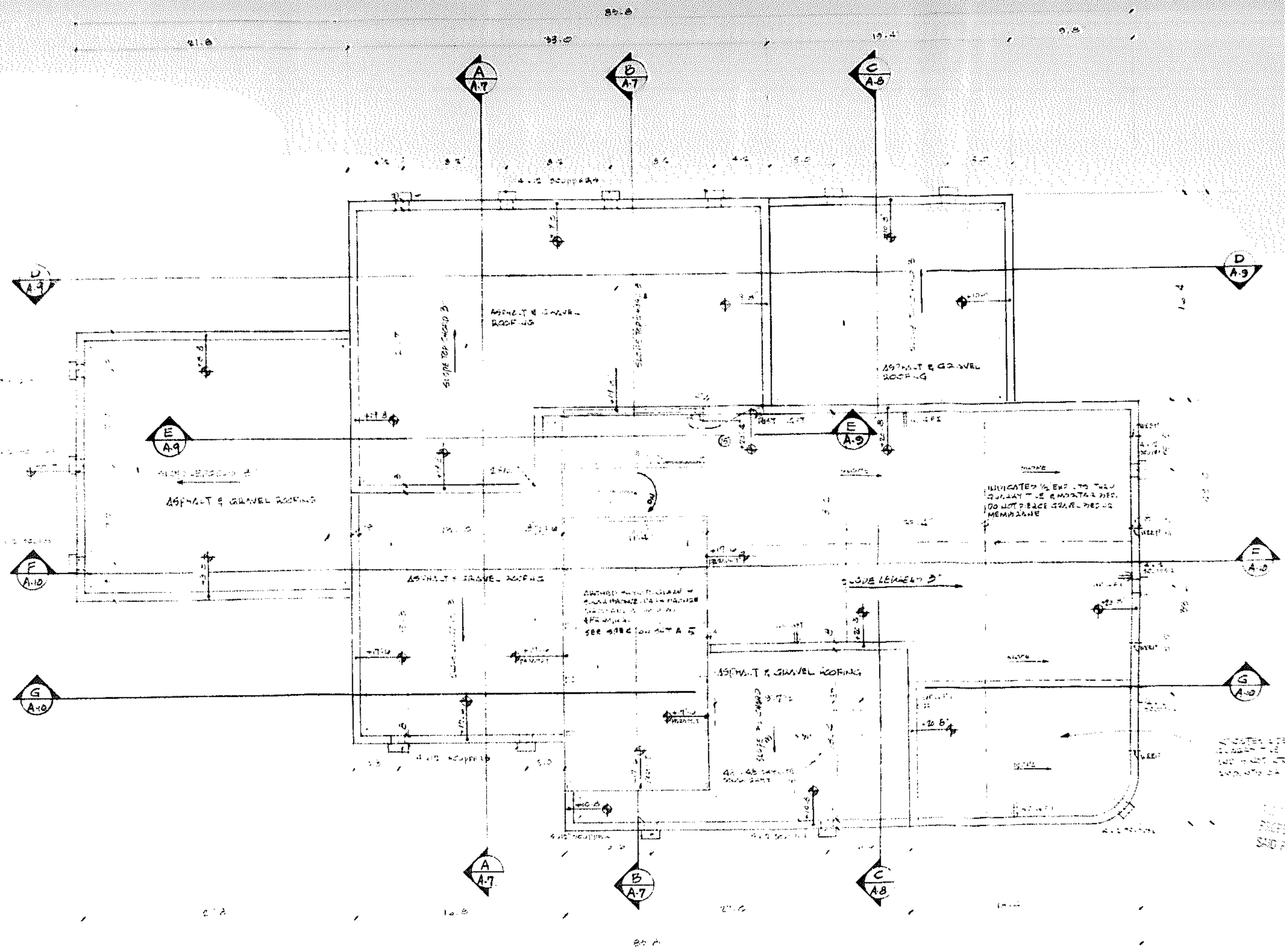
9525 W. OAKLAND PARK BLVD
SUITE 100
SUNRISE, FLORIDA 33321

SHEET
A-3
OF 10

RESIDENCE FOR
DR. & MRS. SHELDON MAYER
HOLLYWOOD, FLORIDA

ALL INFORMATION CONTAINED HEREIN
PROPERTY WILL BE RETAINED BY
SAID PROPERTY.

DATE AUG 6, 1988
DRAWN BY JCS, AIA
SUBMISSION NO. 88-001



INDICATES HEIGHT TO TOP OF PARAPET FROM 0'-0" (1st FLOOR)

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

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FRANZ JOSEPH SHROPA, A.I.A.
ARCHITECTS & PLANNERS, INC.

300 NW 70th AVENUE SUITE 205
 (305) 548-7700
 PLANTATION, FLORIDA 33317

DATE: AUG. 6, 1986
 DRAWN BY: RJA
 COMMISSION NO. 88-107
 RESIDENCE FOR
DR. & MRS. SHELDON MAYER
 HOLLYWOOD, FLORIDA

SHEET
A-4
 OF 10

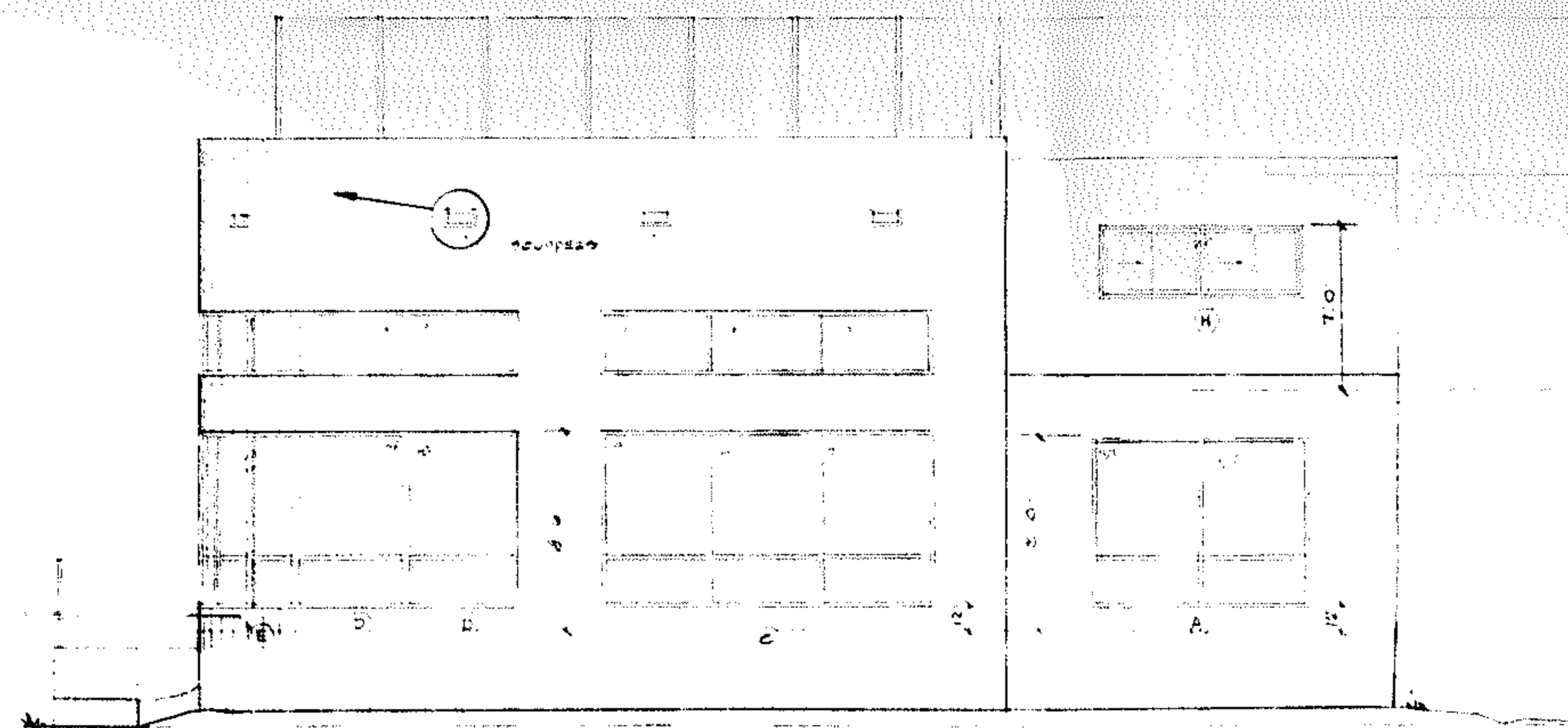


SECTION

ELEVATION

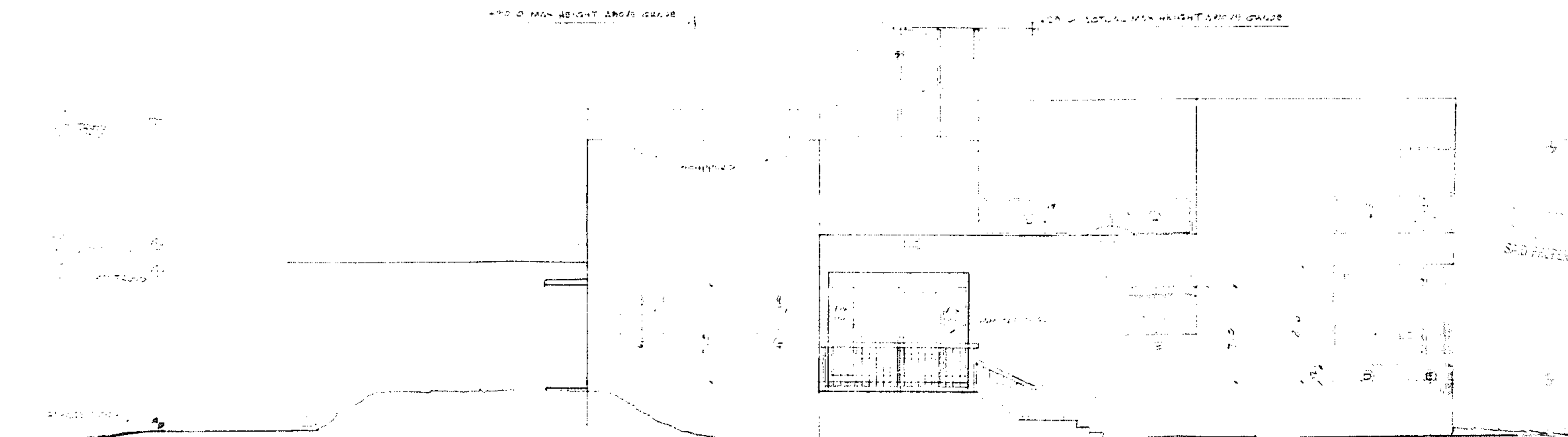
SCUPPER DETAILS

SCALE 1 1/2"=1'-0"



SOUTH ELEVATION

SCALE 1/4"=1'-0"



WEST ELEVATION

SCALE 1/4"=1'-0"

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ARCHITECTS & PLANNERS, INC.

3325 N. OAKLAND PARK BLVD.
SUITE 100
SUNRISE, FLORIDA 33321
(305) 742-3301

DATE: AUG. 6, 1988
DRAWN BY: JES
COMMISSION NO. 88-487
RESIDENCE FOR
DR. & MRS. SHELDON MAYER
HOLLYWOOD
FLORIDA
SHEET
A-5



EAST ELEVATION SCALE 1/4"=1'-0"

ALL WATER GENERATED ON
PROPERTY WILL BE RETAINED
SAID PROPERTY.

ATTENDANCE FOR
DR. & MRS. SHELDON MAYER

HAVE A GOOD DAY!

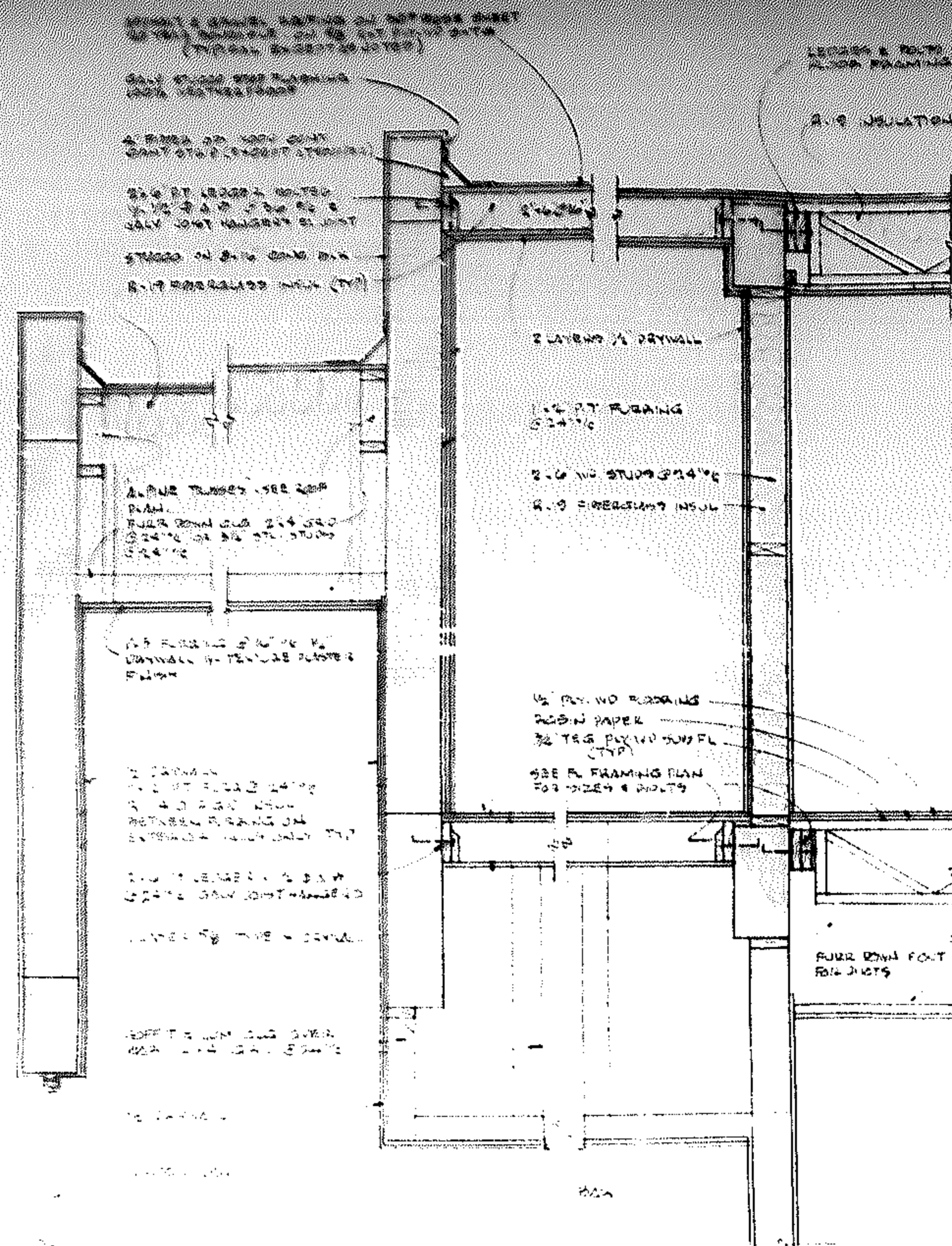
SEP 19 1964 1148

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H-Z

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FRANZ JOSEPH SHROPA, A.I.A.
ARCHITECTS & PLANNERS, INC.

300 NW 10TH AVENUE SUITE 200
 (305) 544-7700
 PLANTATION, FLORIDA 33317

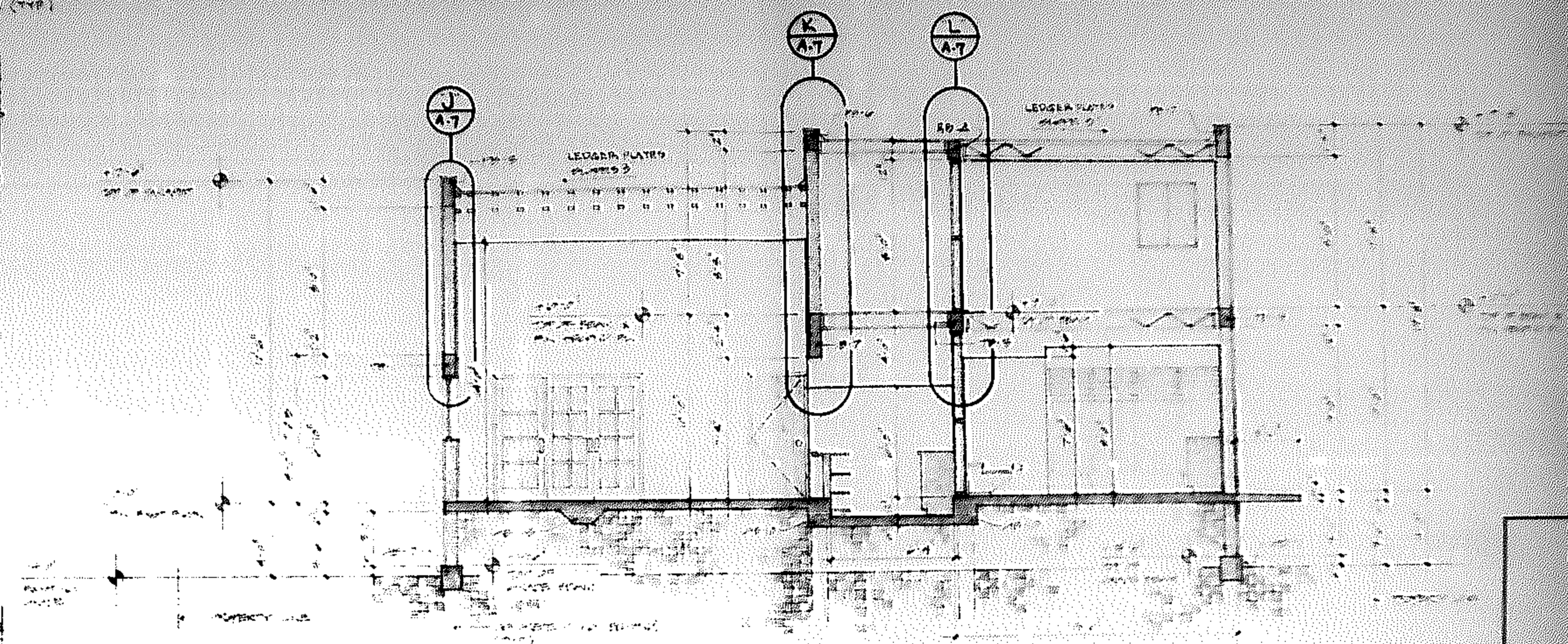


DETAIL "J"
A-7

DETAIL "K"
A-7

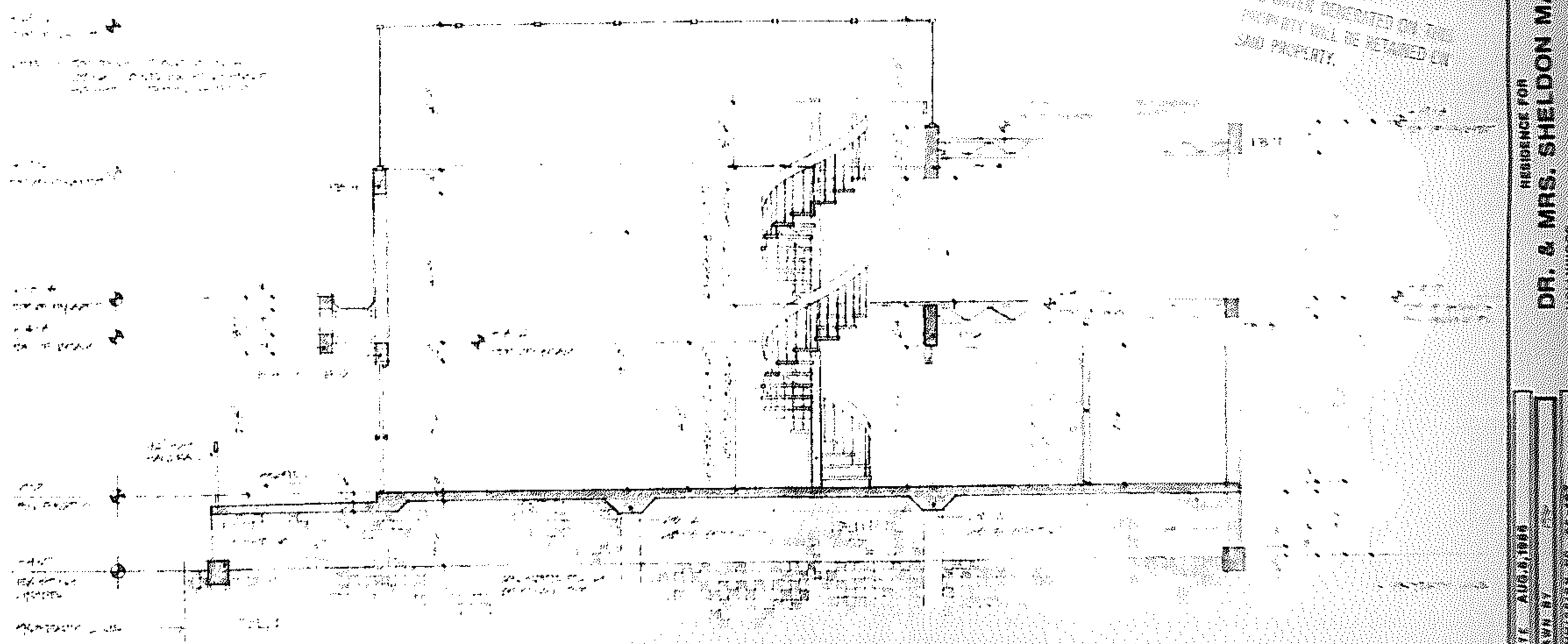
DETAIL "L"
A-7

all scale 1"=1'-0"



Section A-A

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



Section B-B

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

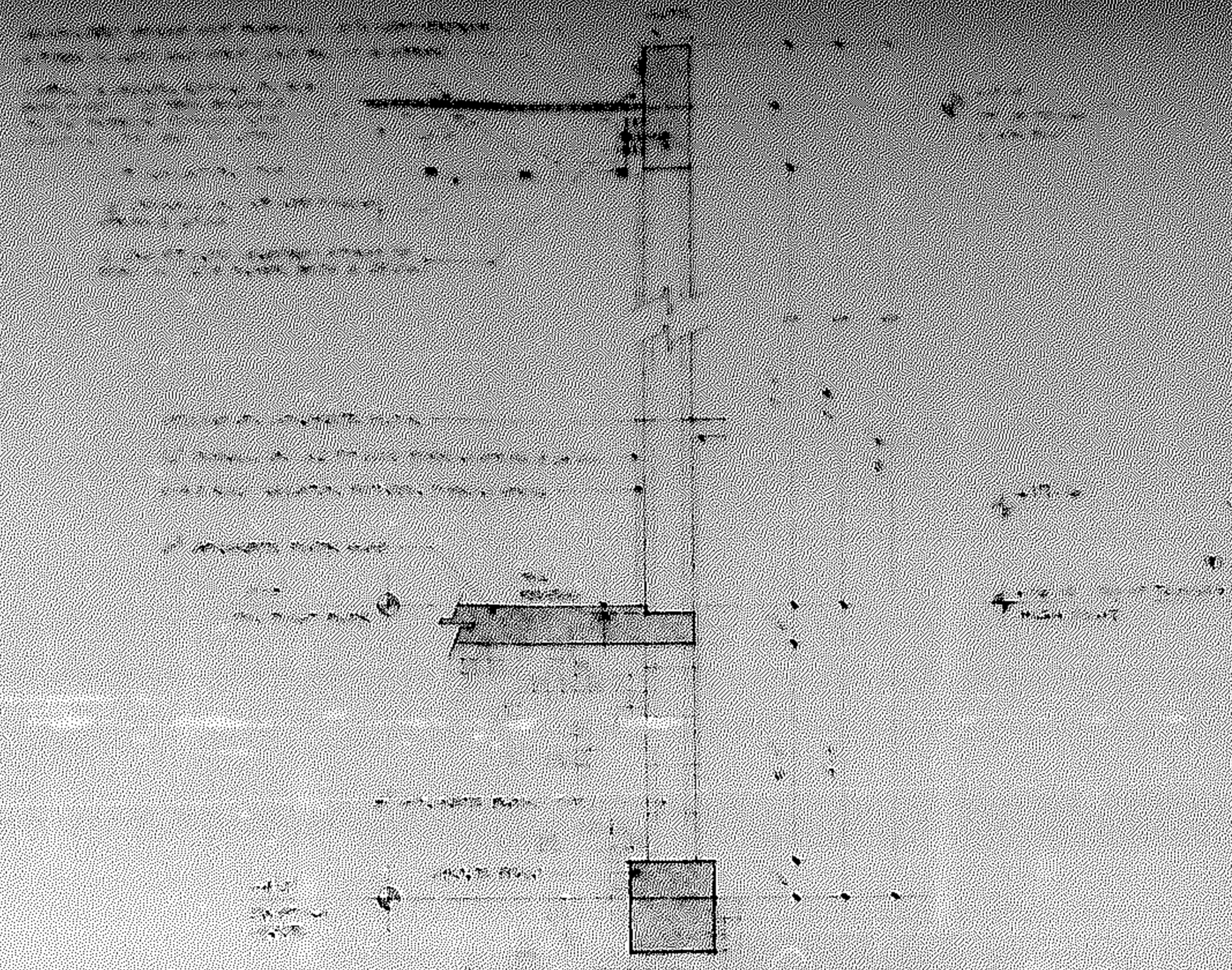
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Architects & Planners, Inc.

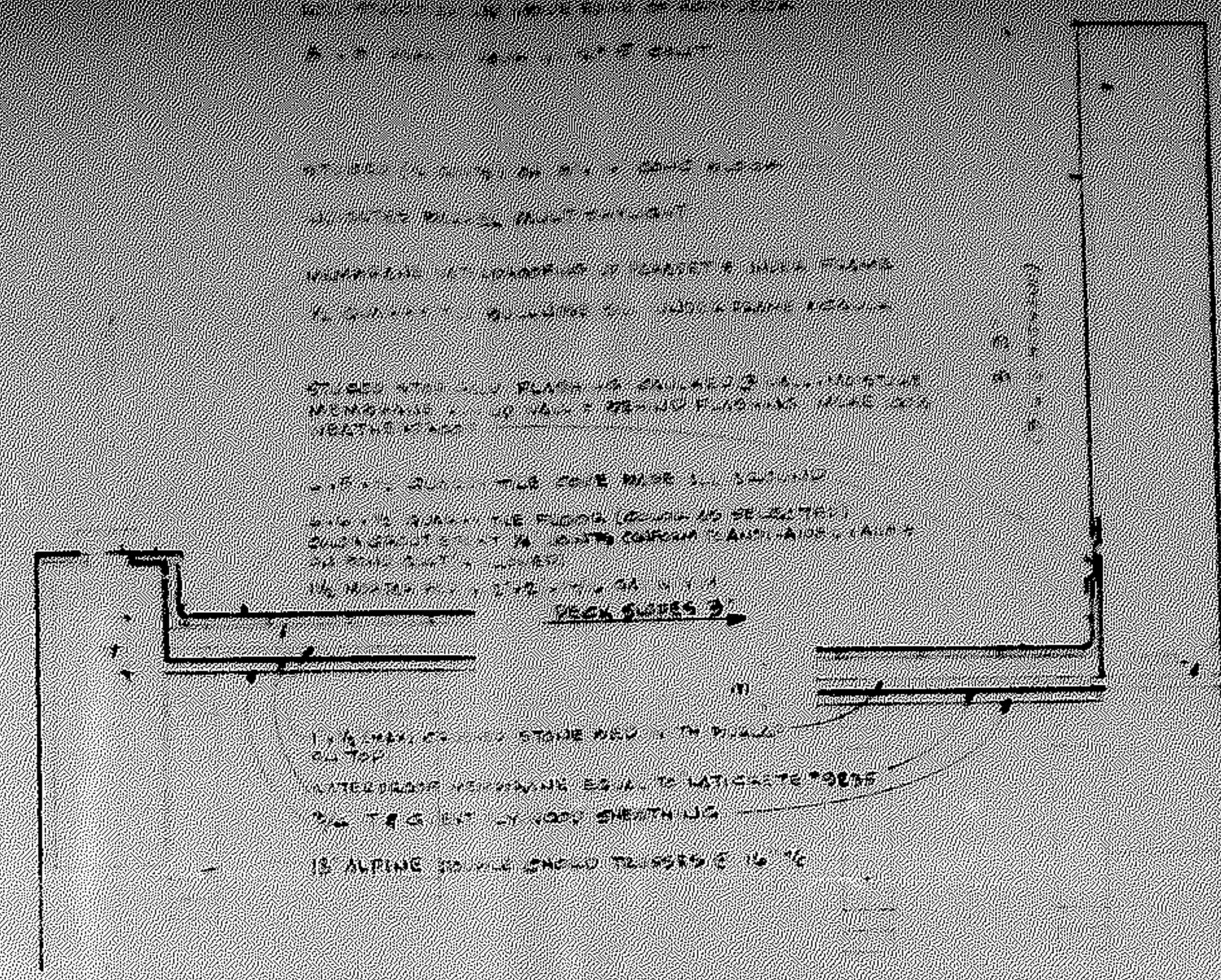
300 N.W. 70TH AVENUE SUITE 203
 (305) 548-7700
 PLANTATION, FLORIDA 33327

RESIDENCE FOR
DR. & MRS. SHELDON MAYER
 HOLLYWOOD, FLORIDA
 DATE AUGUST 1988
 DRAWN BY
 COMMISSION NO. 84-457

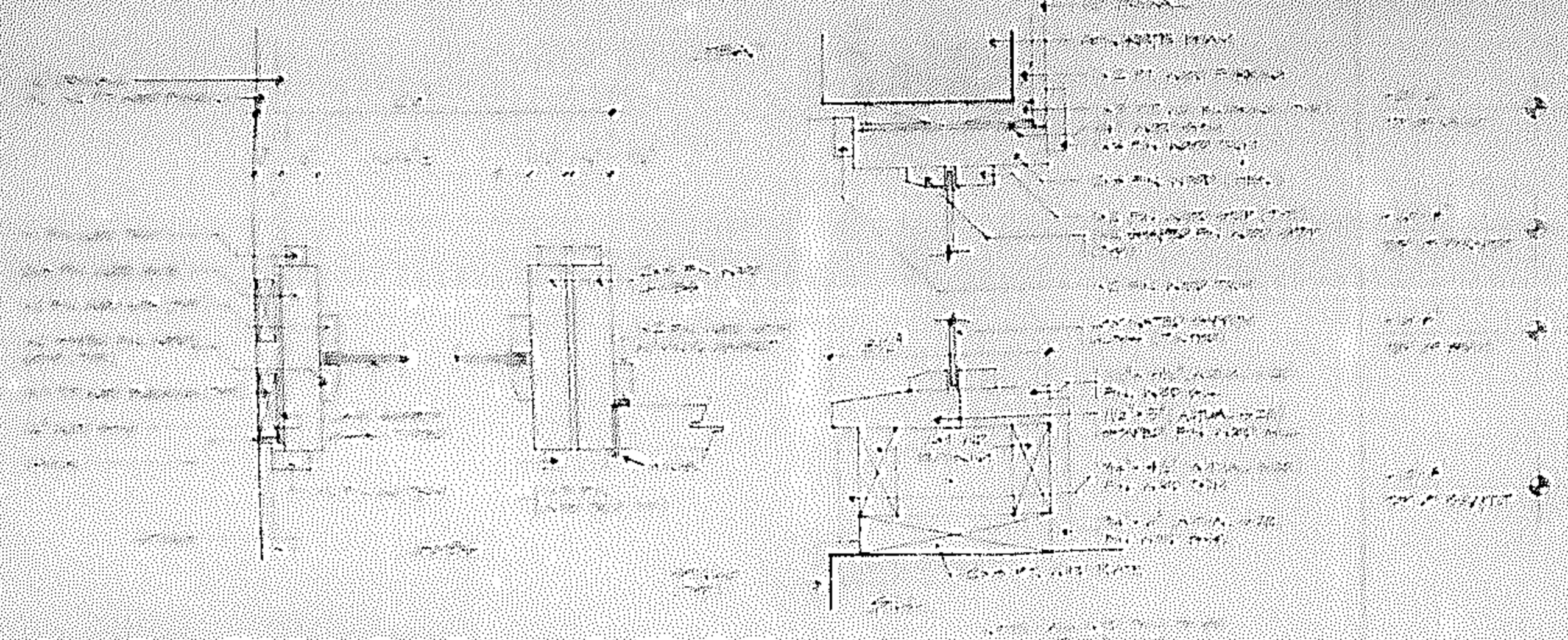
SHEET
A-7
 OF 16



WALL SECTION
SCALE: 3/4" = 1'-0"



ROOF DECK FLOOR and PARAPET DETAIL Scale 1 1/2" = 1'-0"



Entry Door Sidelight Details scale: 3" = 1'-0"

BARREL ARCH SPEC;

BARREL ARCH SKYLIGHT, AS SUPPLIED BY BOWEN MANUFACTURING CO., INC., OR EQUAL AND CONSTRUCTION SHALL COMPLY TO PERTINENT STANDARDS OF AIAA, NASSI & A. ALL WORK SHALL BE DONE BY QUALIFIED AND EXPERIENCED FRAMERS APPROVED BY "BOWEN" AND ARCHITECT.

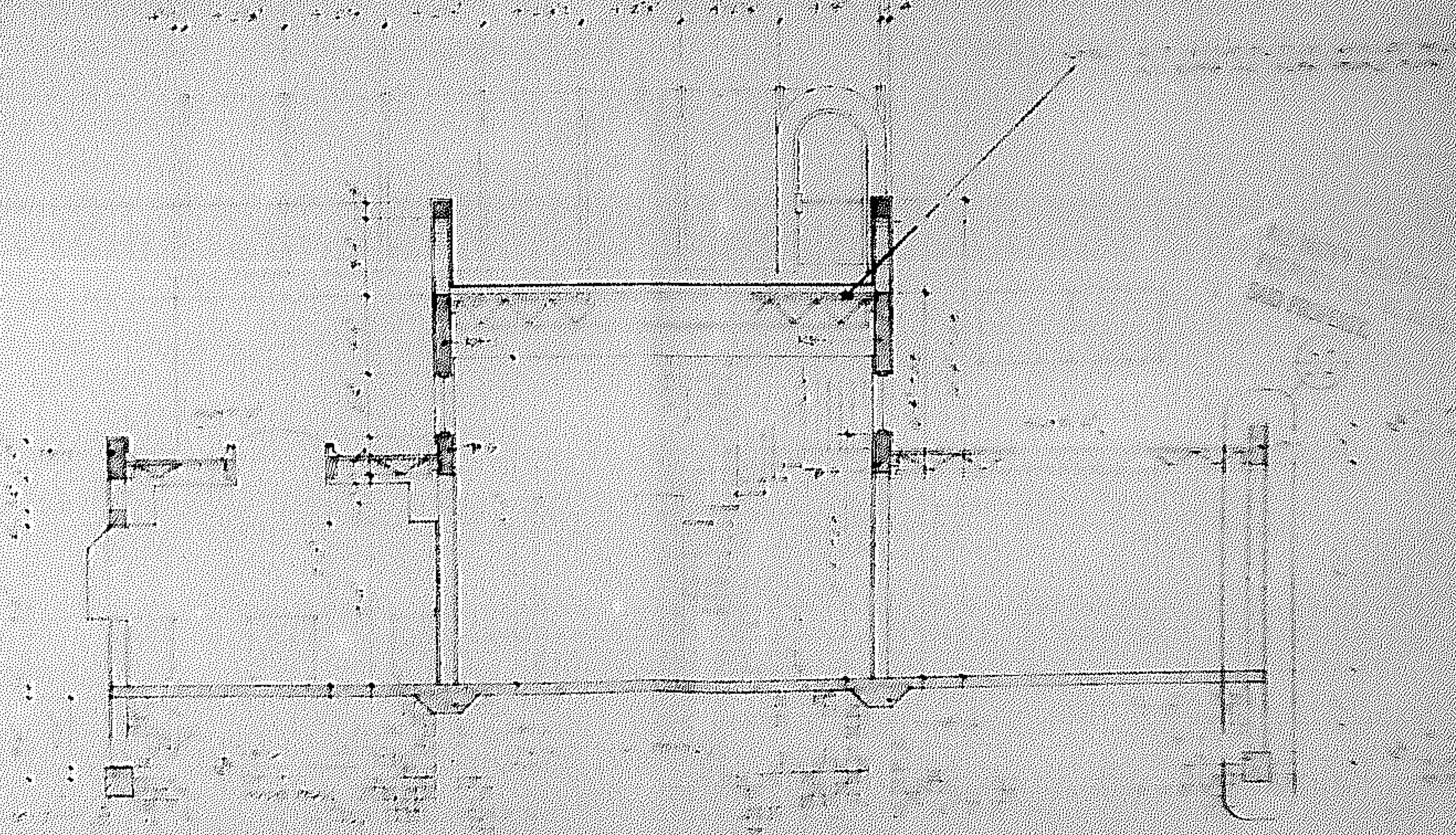
SUBMIT COMPLETE ENGINEERED SHOP DRAWINGS AND SHIMPS FOR ARCHITECT'S APPROVAL.

A WRITTEN WARRANTY SHALL BE FURNISHED RELATING TO REPAIR OR REPLACE SKYLIGHTS WHICH LEAKS OR EXHIBITS DEFECTS IN DESIGN, MATERIALS, WORKMANSHIP OR DEFECTS WITHIN 2 YEARS OF FINAL ACCEPTANCE. MATERIALS, DESIGN & WORKMANSHIP SHALL COMPLY TO THE LATEST PROVISIONS OF THE SOUTH FLORIDA BUILDING CODE.

THE SKYLIGHT SHALL BE DESIGNED TO PROVIDE EXPANSION AND CONTRACTION OF COMPONENT MATERIALS CAUSED BY TEMPERATURE VARIATIONS.

AN INTERNAL OUTTERING SYSTEM SHALL BE PROVIDED TO CONTROL AND DRAIN WATER INFILTRATION AND CONDENSATION TO THE EXTERIOR. DRAINAGE, ALL WEATHER AND WEATHER PROOFING, FASTENERS, FLASHING, GASKETS, SEALANTS, GLAZING, ETC. GLAZING SHALL BE RUBBER GASKETS GUMMA BRIDGE.

INSTALL AS PER TYPICAL SPECIFICATIONS.



Section C-C

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

FRANZ JOSEPH SHROPA, A.I.A.
ARCHITECTS & PLANNERS, INC.

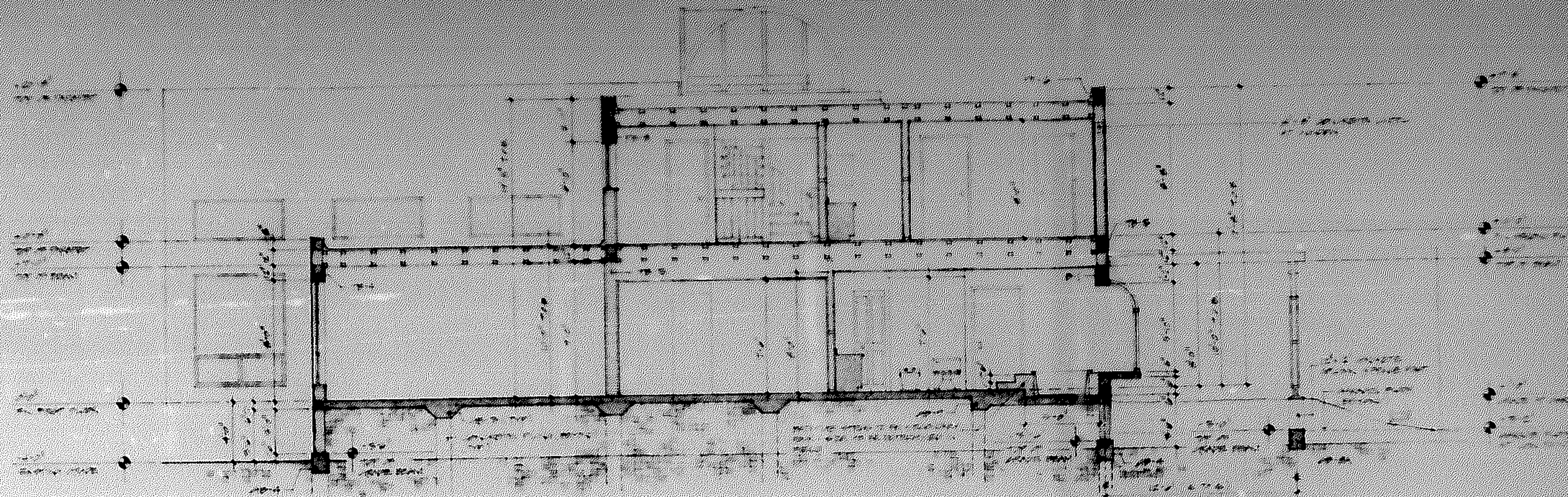
FRANZ JOSEPH SHROPA, A.I.A.
ARCHITECTS & PLANNERS, INC.

513 NW 10TH AVENUE SUITE 202
MIAMI, FL 33136
PHONE: 305-346-7700
FAX: 305-346-7701

RENDERED FOR
DR. & MRS. SHELDON MAYER
HOLLYWOOD, FLORIDA

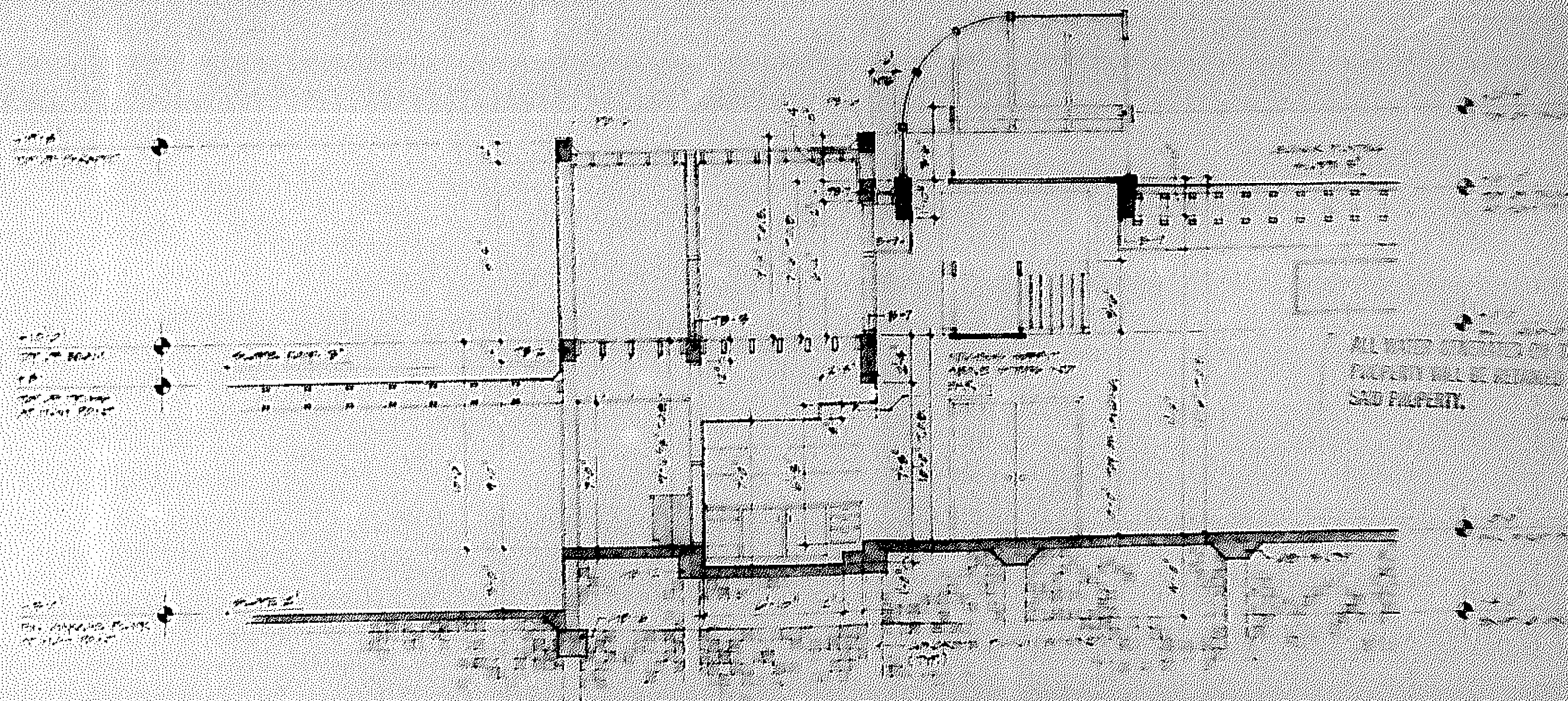
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DRAWN BY: [Signature]
COMMISSION NO.: 88-107

SHEET
A-8



Section D-D

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



Section E-E

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

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FRANZ JOSEPH SHROPA, A.I.A.
Franz Joseph Shropa
ARCHITECTS & PLANNERS, INC.

300 NW 10TH AVENUE SUITE 202
 MIAMI, FLORIDA 33137
 (305) 548-7700

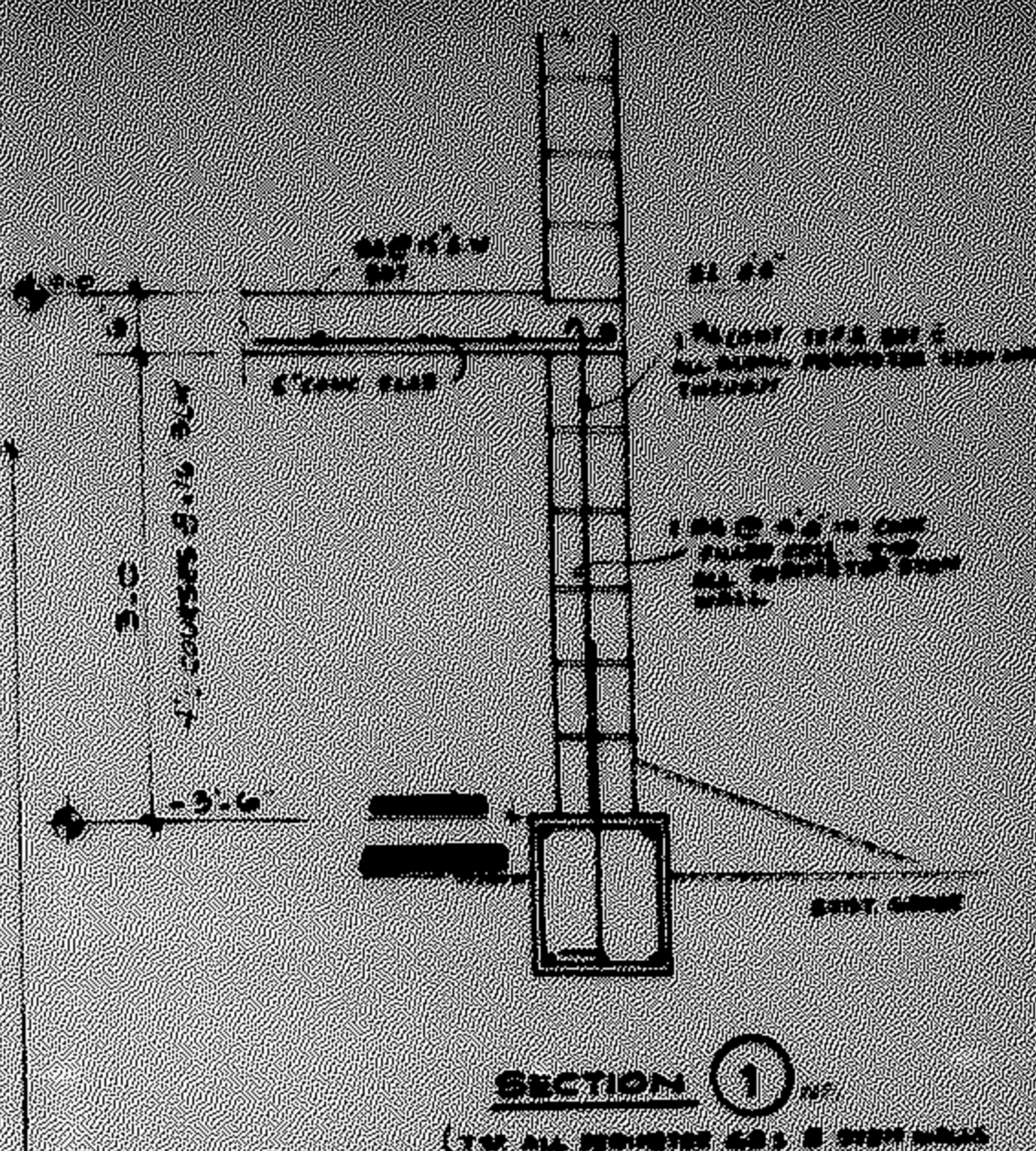
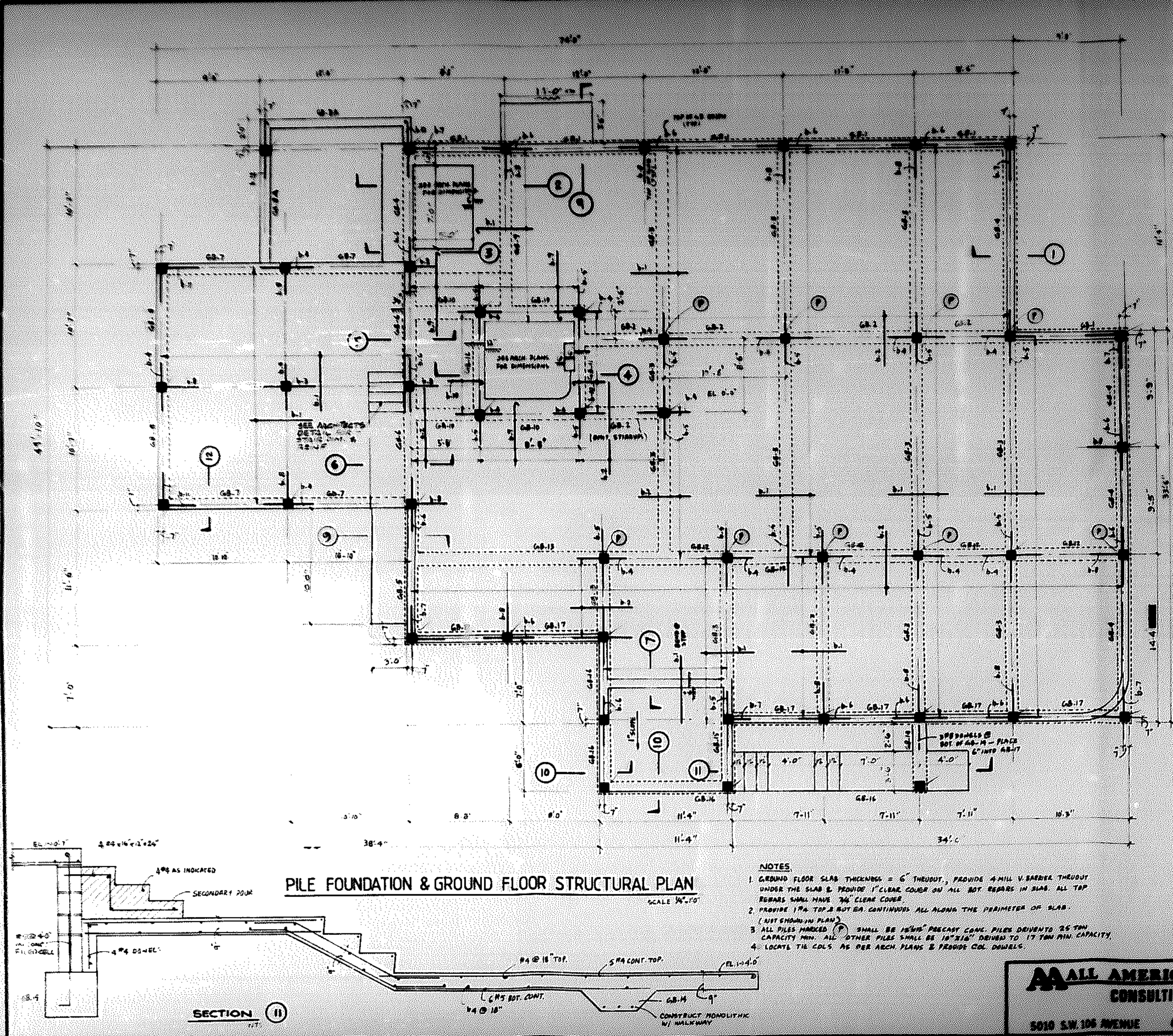
PREPARED FOR
DR. & MRS. SHELDON MAYER
 HOLLYWOOD, FLORIDA
 DATE: AUGUST 1961
 DRAWN BY: [Signature]
 EXAMINED BY: [Signature]

SHEET
A-9
 OF 10

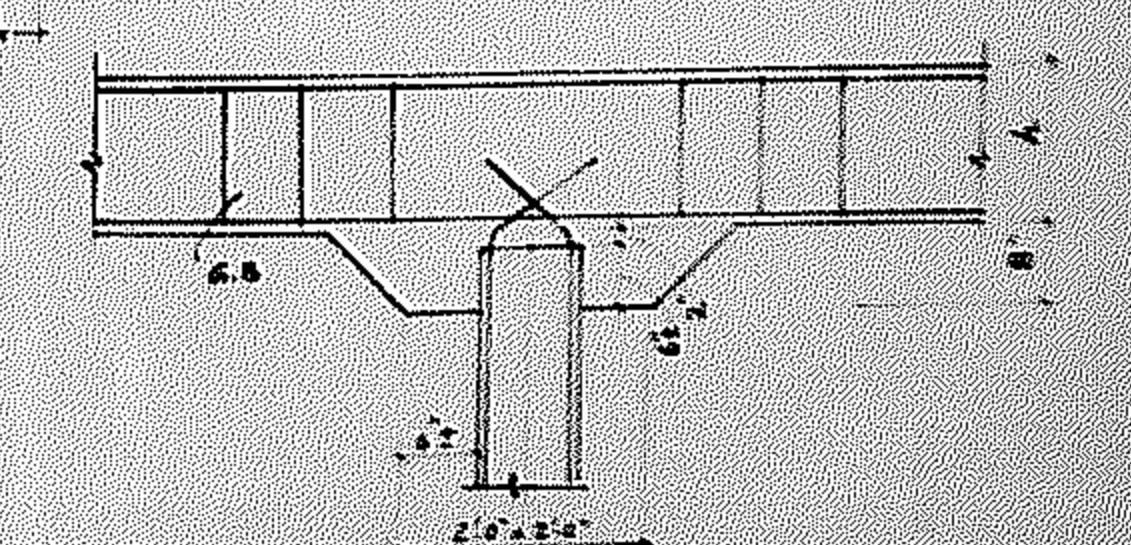


SHEET
A-10
11-12

300 NW 75TH AVENUE MIAMI BEACH
305 398-7700
PLANTATION, FLORIDA 33357



SYMBOL	DESCRIPTION	REMARKS
b.0	#4 @ 12" E-W. EXT. THRUOUT EXCEPT WHERE	REINFORCING IN SLAB
b.0.1	#4 @ 12" E-W. EXT. IN GARAGE AREA	FOR GARAGE AREA
b.1	#4 @ 12" E-W. EXT. THRUOUT EXCEPT WHERE	REINFORCING IN SLAB
b.2	#4 @ 12" E-W. EXT. THRUOUT EXCEPT WHERE	REINFORCING IN SLAB
b.3	#4 @ 12" E-W. EXT. THRUOUT EXCEPT WHERE	REINFORCING IN SLAB
b.4	#4 @ 12" E-W. EXT. THRUOUT EXCEPT WHERE	REINFORCING IN SLAB
b.5	#4 @ 12" E-W. EXT. THRUOUT EXCEPT WHERE	REINFORCING IN SLAB
b.6	#4 @ 12" E-W. EXT. THRUOUT EXCEPT WHERE	REINFORCING IN SLAB
b.7	#4 @ 12" E-W. EXT. THRUOUT EXCEPT WHERE	REINFORCING IN SLAB
b.8	#4 @ 12" E-W. EXT. THRUOUT EXCEPT WHERE	REINFORCING IN SLAB
b.9	#4 @ 12" E-W. EXT. THRUOUT EXCEPT WHERE	REINFORCING IN SLAB
b.10	#4 @ 12" E-W. EXT. THRUOUT EXCEPT WHERE	REINFORCING IN SLAB
b.11	#4 @ 12" E-W. EXT. THRUOUT EXCEPT WHERE	REINFORCING IN SLAB
b.12	#4 @ 12" E-W. EXT. THRUOUT EXCEPT WHERE	REINFORCING IN SLAB
b.13	#4 @ 12" E-W. EXT. THRUOUT EXCEPT WHERE	REINFORCING IN SLAB
b.14	#4 @ 12" E-W. EXT. THRUOUT EXCEPT WHERE	REINFORCING IN SLAB



PILE FOUNDATION & GROUND FLOOR STRUCTURAL PLAN

SCALE 1/4"=1'-0"

NOTES

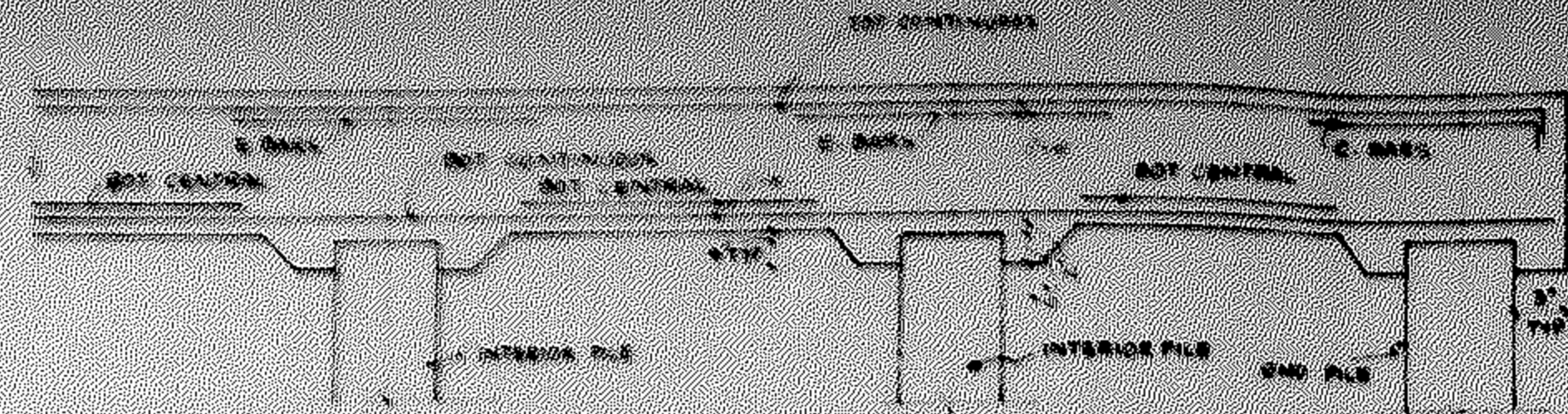
- GROUND FLOOR SLAB THICKNESS = 6" THRUOUT, PROVIDE 4-MIL V-BARRIER THRUOUT UNDER THE SLAB & PROVIDE 1" CLEAR COVER ON ALL BOT. REBARS IN SLAB. ALL TOP REBARS SHALL HAVE 7/8" CLEAR COVER.
- PROVIDE 1/4" TOP & BOT. EA. CONTINUOUS ALL ALONG THE PERIMETER OF SLAB. (NOT SHOWN IN PLAN)
- ALL PILES MARKED (P) SHALL BE 12" DIA. PRECAST CONG. PILES DRIVEN TO 25 TON CAPACITY MIN. ALL OTHER PILES SHALL BE 10" DIA. DRIVEN TO 17 TON MIN. CAPACITY.
- LOCATE THE C.D.S. AS PER ARCH. PLANS & PROVIDE CON. DOWELS.

ALL AMERICAN ENGINEERING ASSOC.
CONSULTING ENGINEERS & PLANNERS
 5010 SW 108 AVENUE COOPER CITY, FLA. 33328 PH. 305 434-0304

FRANZ JOSEPH SHARPA, A.I.A.
 ARCHITECT & PLANNERS, INC.

ENGINEER FOR
 DR. & MRS. SHELDON MAYER
 HOLLYWOOD

CHECKED BY
 DESIGNED BY
 DATE
 T-24-86
 CONSTRUCTION NO.
 86-107
 SHEET
 S-1



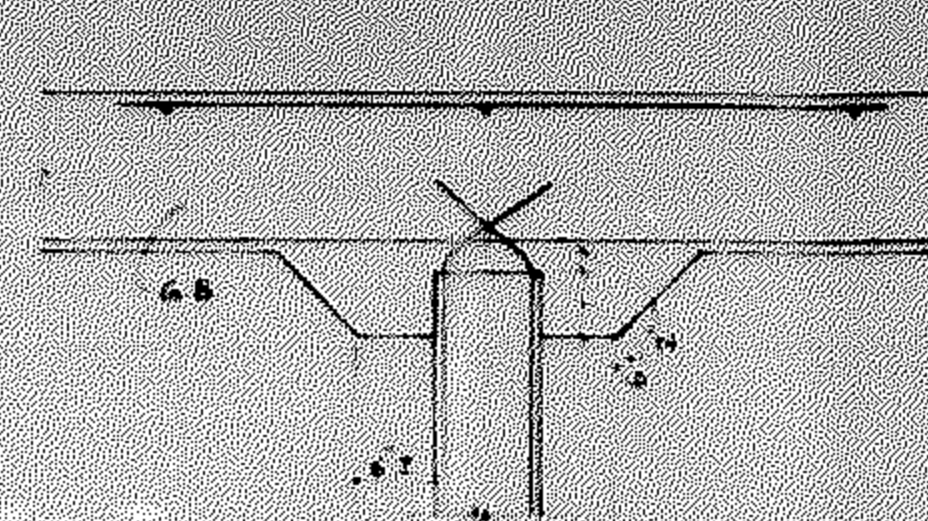
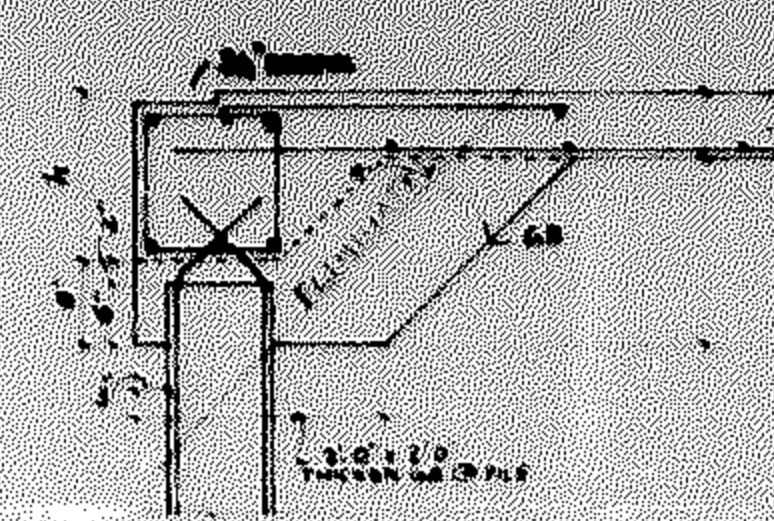
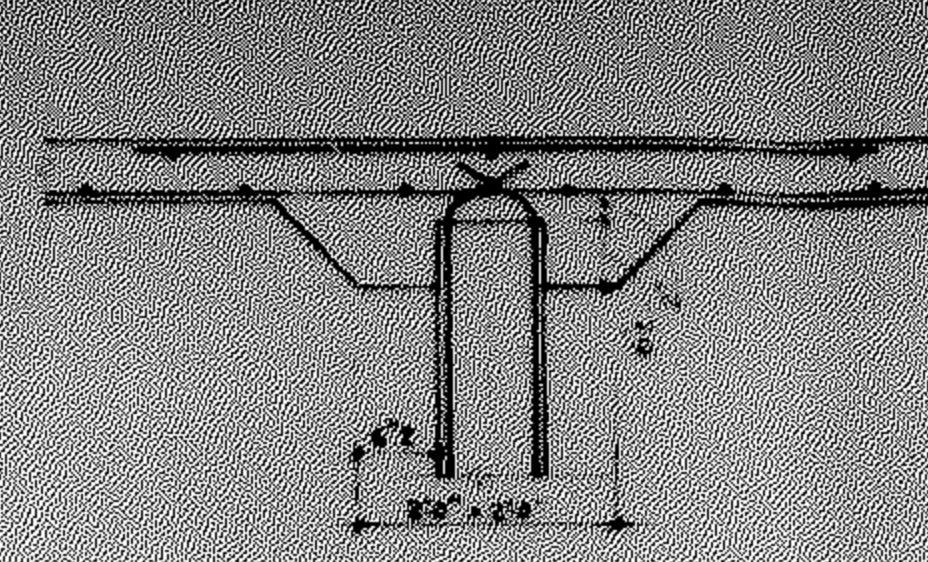
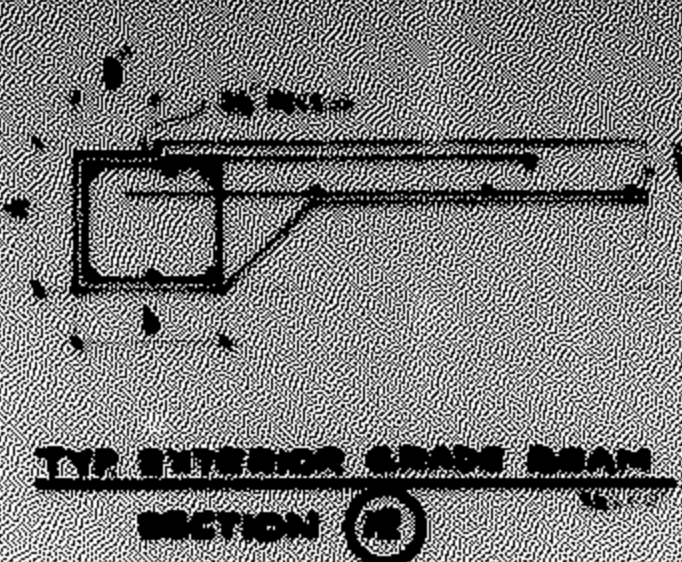
TYPICAL BAR REPLACEMENT DETAIL IN GRADE BEAMS

NOTE: 'N' THESE G.B.'S ARE UNDER PERIMETER STEM WALL. REBAR A-C INDICATED IN PLAN SHALL BE PLACED IN THESE G.B.'S IN ADDITION TO REBARS SHOWN IN SCHEDULE. PROVIDE ADDITIONAL 2#5 @ 12" C.O. CORNER BARS @ ALL EXT. CORNERS OF THESE G.B.'S.

NOTE: 'M' THESE G.B.'S ARE NONLOADING G.B.'S. PROVIDE ADDITIONAL TOP REBARS AS SHOWN IN PLAN.

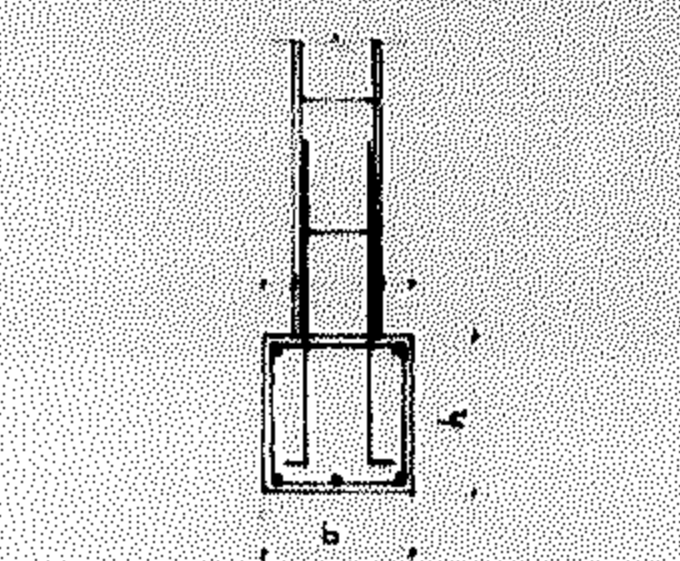
GRADE BEAM SCHEDULE

SYMBOL	SIZE	TOP ELEV.	BOT REINFT. CONT. CENTER	TOP REINFORCEMENT C	E	STIRRUPS	REMARKS
GB-1	16x16	6'-11"	3#5	2#5	-	7#3 @ 6" E.E.	-N- (SEE NOTE ABOVE)
GB-2	12x15	6'-0"	3#5	2#5	-	1#3 @ 6" E.E.	-M-
GB-3	12x15	6'-0"	4#5	2#5	-	7#3 @ 6" E.E.	-M- (SEE NOTE ABOVE)
GB-4	12x15	6'-2"	2#5	2#5	-	4#3 @ 6" E.E.	-N-
GB-5	12x15	6'-2"	3#5	2#5	-	4#3 @ 6" E.E.	-N-
GB-6	16x15	6'-3"	3#5	2#5	-	4#3 @ 6" E.E.	-N-
GB-7	12x15	FLUSH W/ F.F.	2#5	2#5	-	4#3 @ 6" E.E.	-M-
GB-8	12x15	FLUSH W/ F.F.	2#5	2#5	-	4#3 @ 6" E.E.	-M-
GB-9	12x15	6'-0"	4#5	2#5	-	7#3 @ 6" E.E.	-M-
GB-10	18x15	6'-0"	3#5	2#5	-	4#3 @ 6" E.E.	-M-
GB-11	14x15	6'-0"	3#5	2#5	-	4#3 @ 6" E.E.	-M-
GB-12	14x15	6'-0"	3#5	2#5	-	4#3 @ 6" E.E.	-M-
GB-13	14x15	6'-0"	5#5	2#5	-	10#3 @ 6" E.E.	-M-
GB-14	14x15	6'-0"	3#5	-	-	-	-M-
GB-15	14x15	6'-3"	2#5	2#5	-	4#3 @ 6" E.E.	-N-
GB-16	14x15	6'-3"	2#5	2#5	-	4#3 @ 6" E.E.	-N-
GB-17	14x15	6'-3"	2#5	2#5	-	4#3 @ 6" E.E.	-N-
GB-18	16x16	6'-0"	2#5	2#5	-	4#3 @ 6" E.E.	-N-

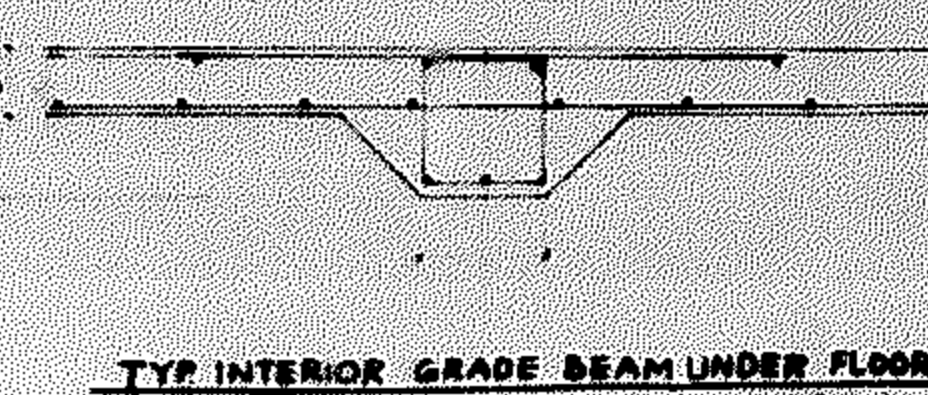


TYP. FILE HEAD DETAIL UNDER EXTERIOR G.B.'S.

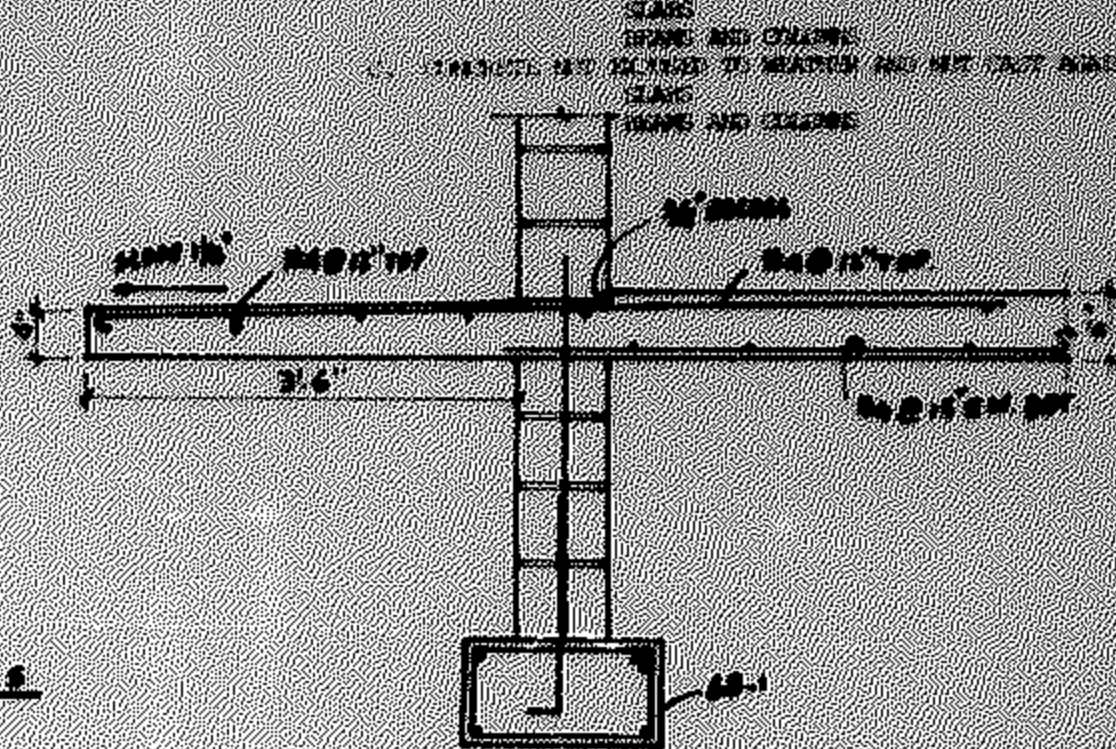
TYP. FILE HEAD DETAIL UNDER INTERIOR G.B.'S.



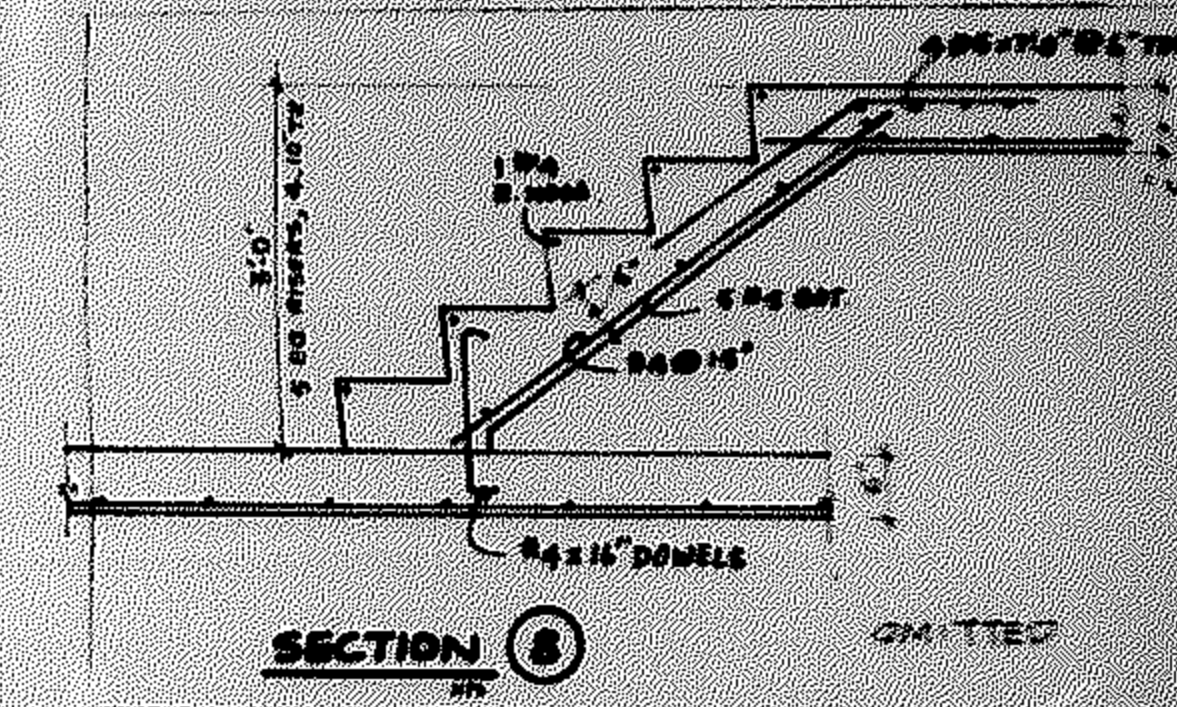
TYP. TIE COL. TO G.B. CONNECTION



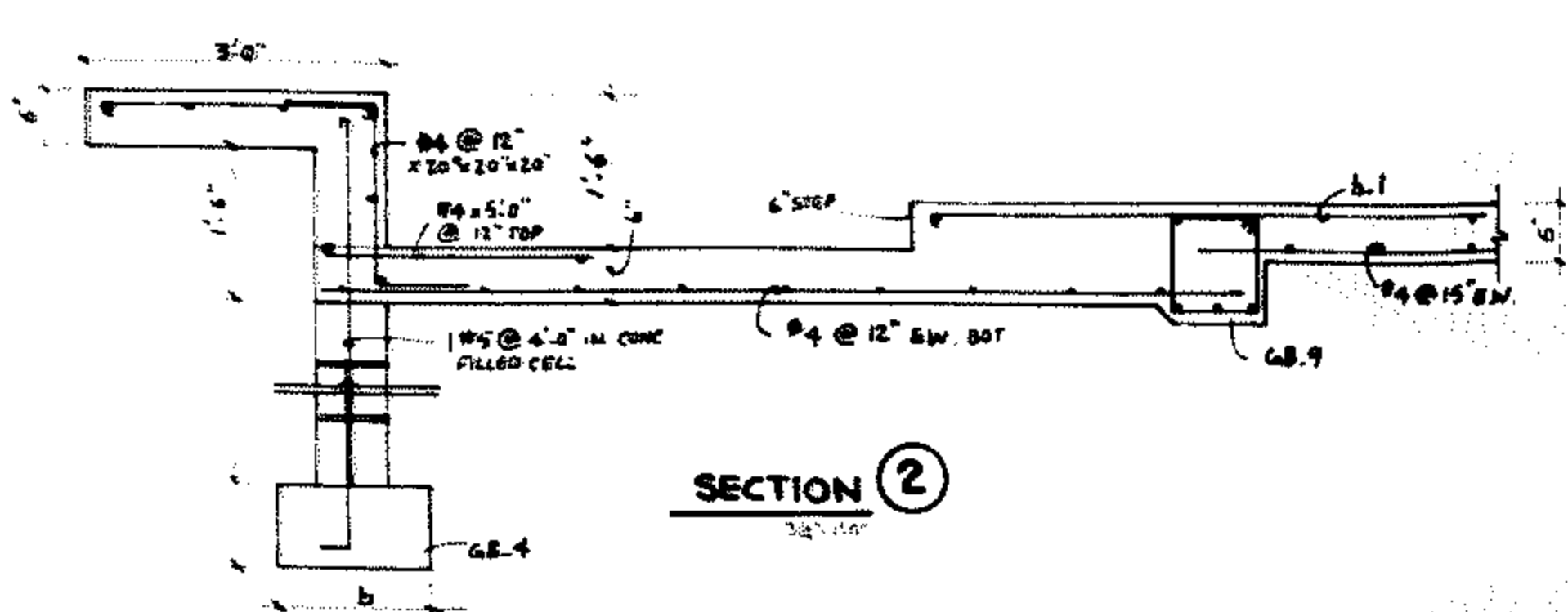
TYP. INTERIOR GRADE BEAM UNDER FLOOR



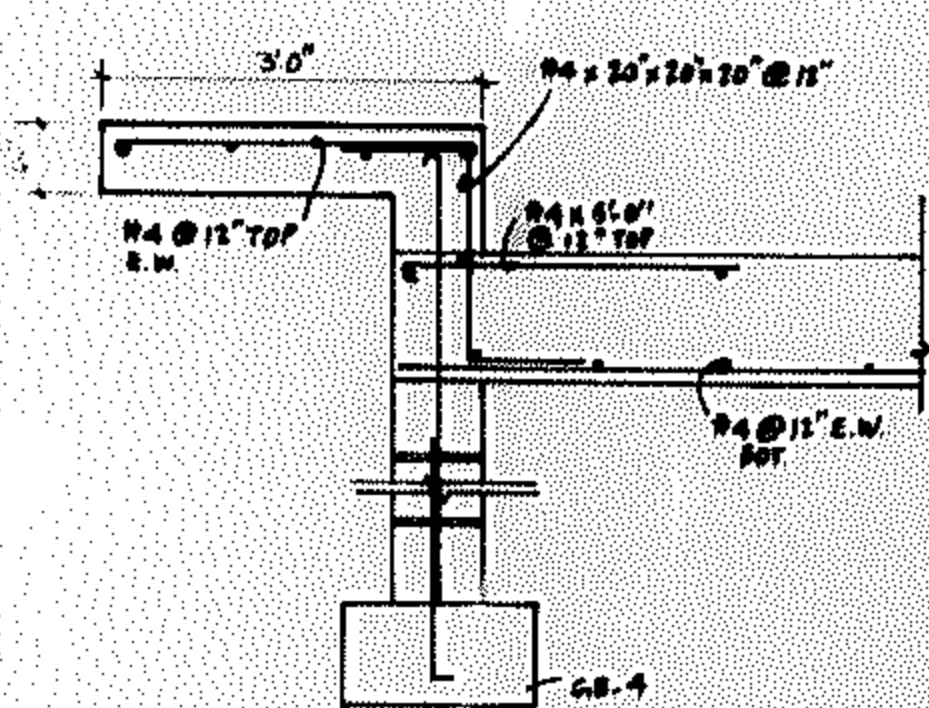
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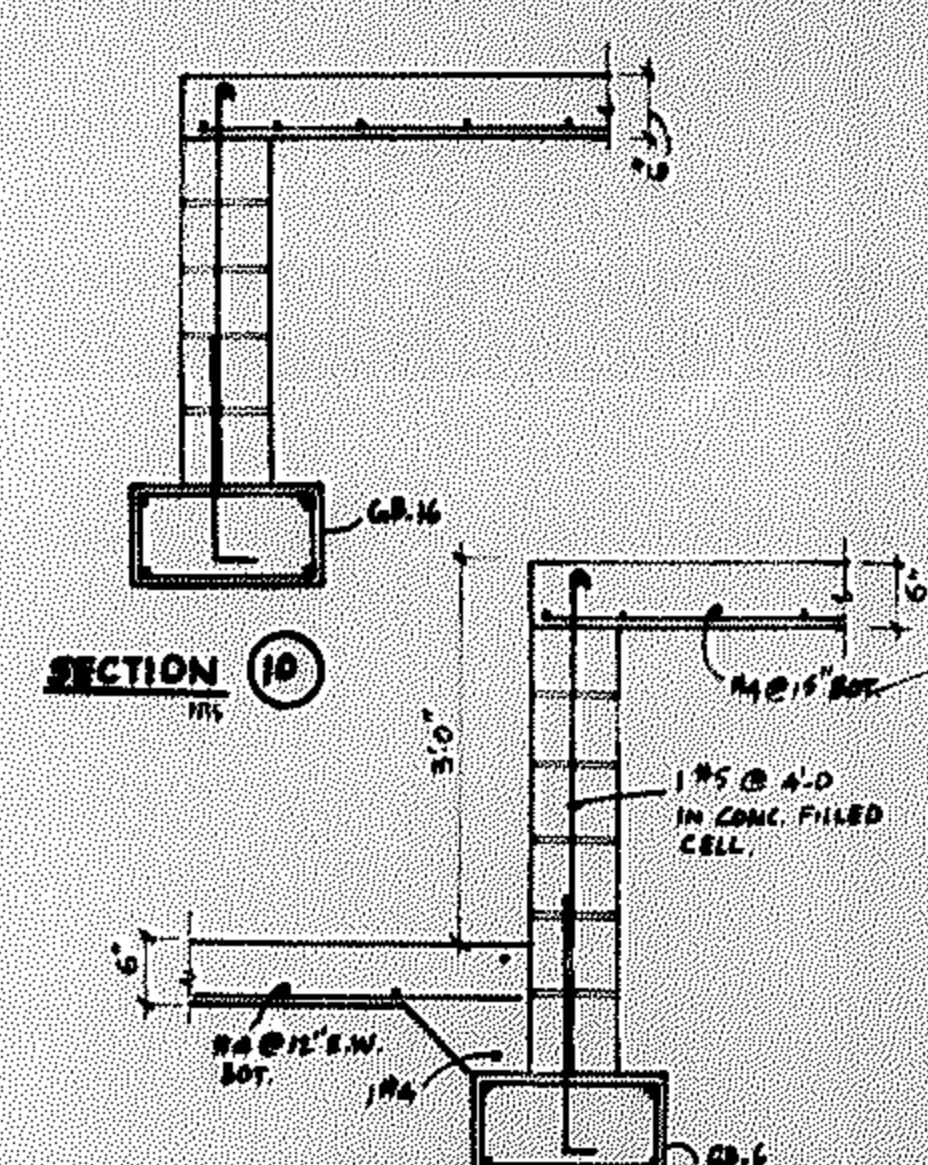
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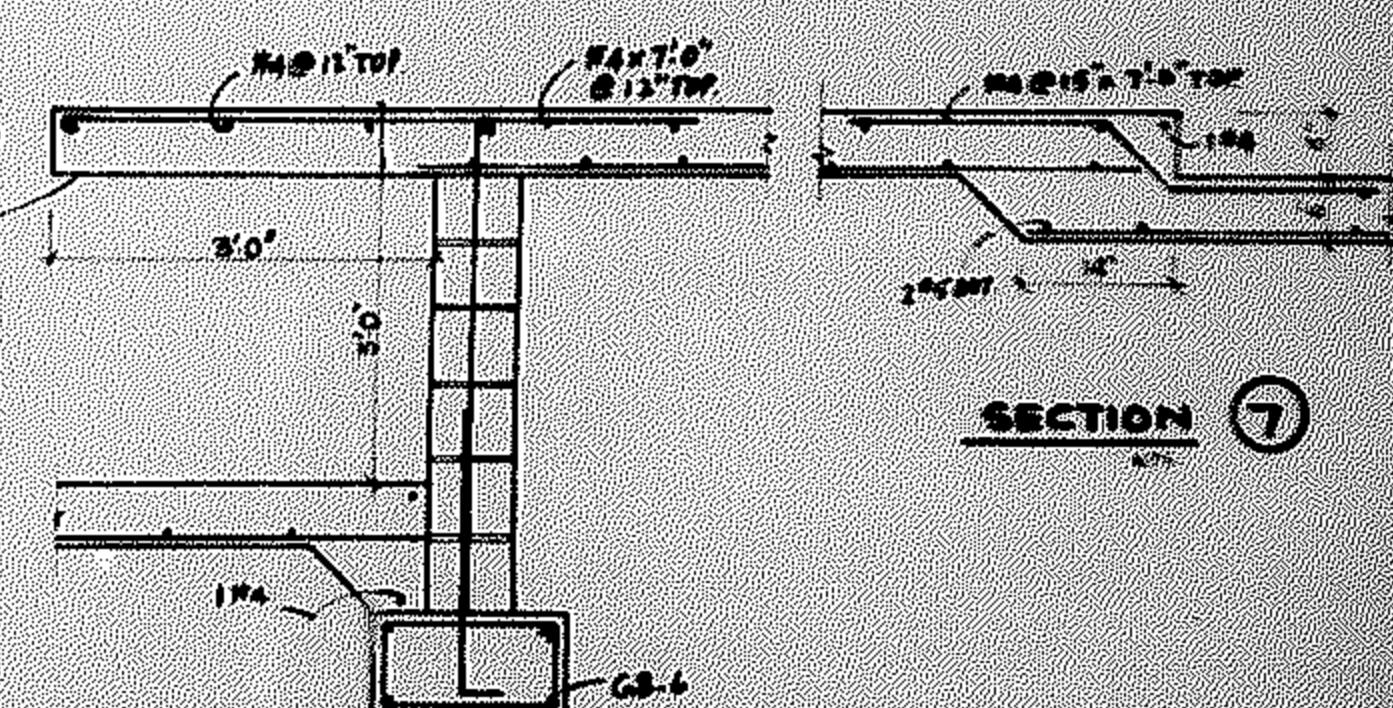
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SECTION 3

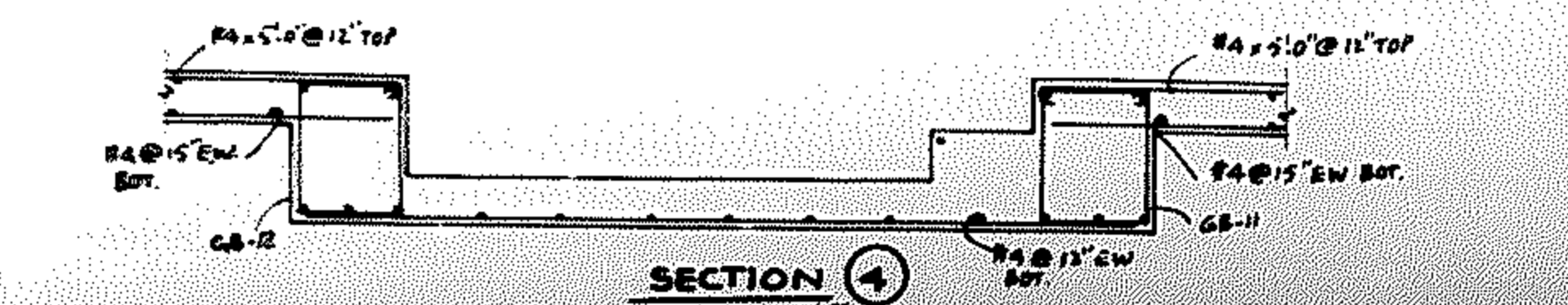


SECTION 5



SECTION 7

SECTION 6



SECTION 4

AA ALL AMERICAN ENGINEERING ASSOC.
CONSULTING ENGINEERS & PLANNERS

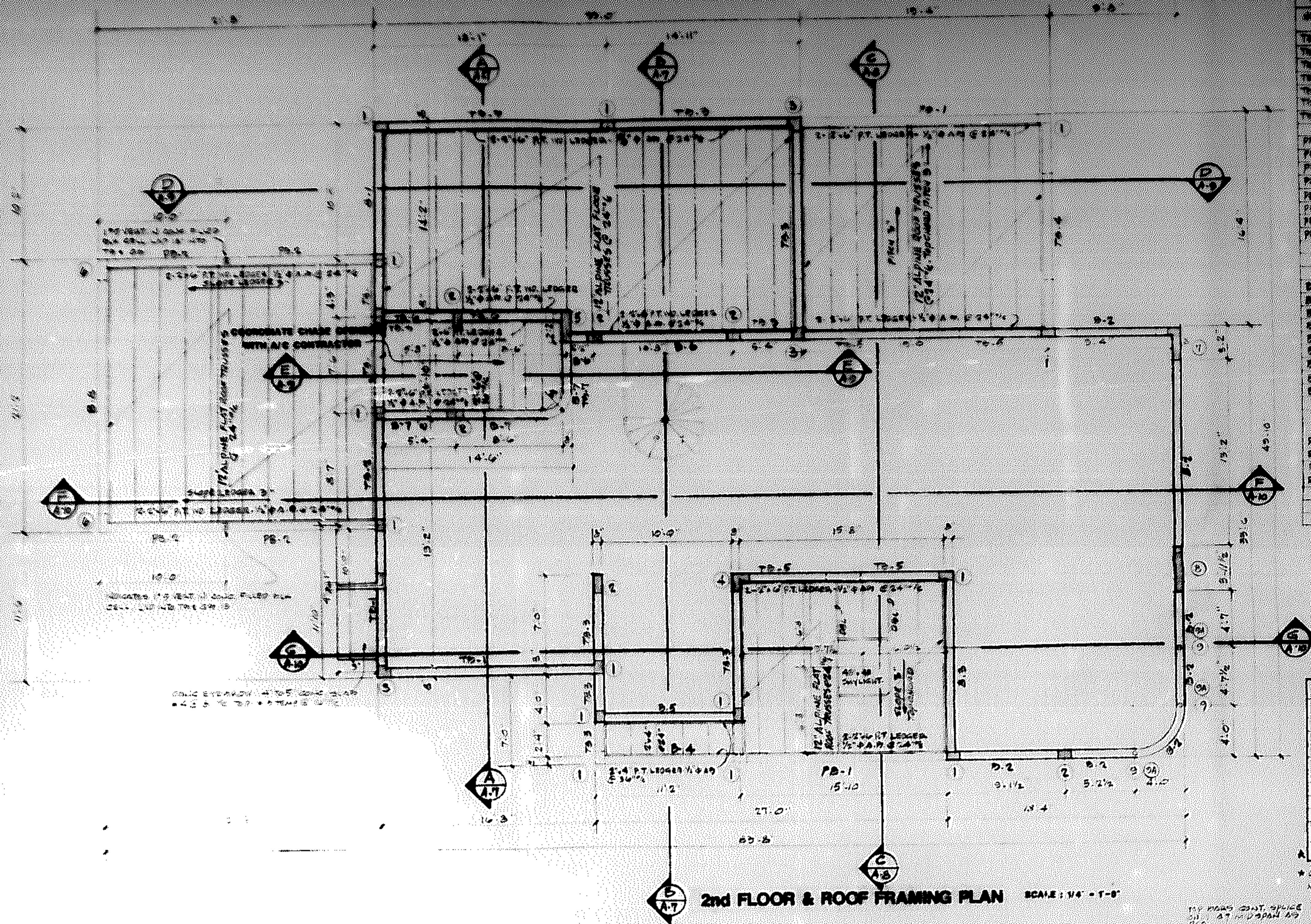
5010 SW 106 AVENUE COOPER CITY, FLA. 33320 PH. 305 434-0304

FRANZ JOSEPH SHADPA, A.I.A.
ARCHITECTS & PLANNERS, INC.

RESIDENCE FOR
DR. & MRS. SHELDON MAYER
HOLLYWOOD

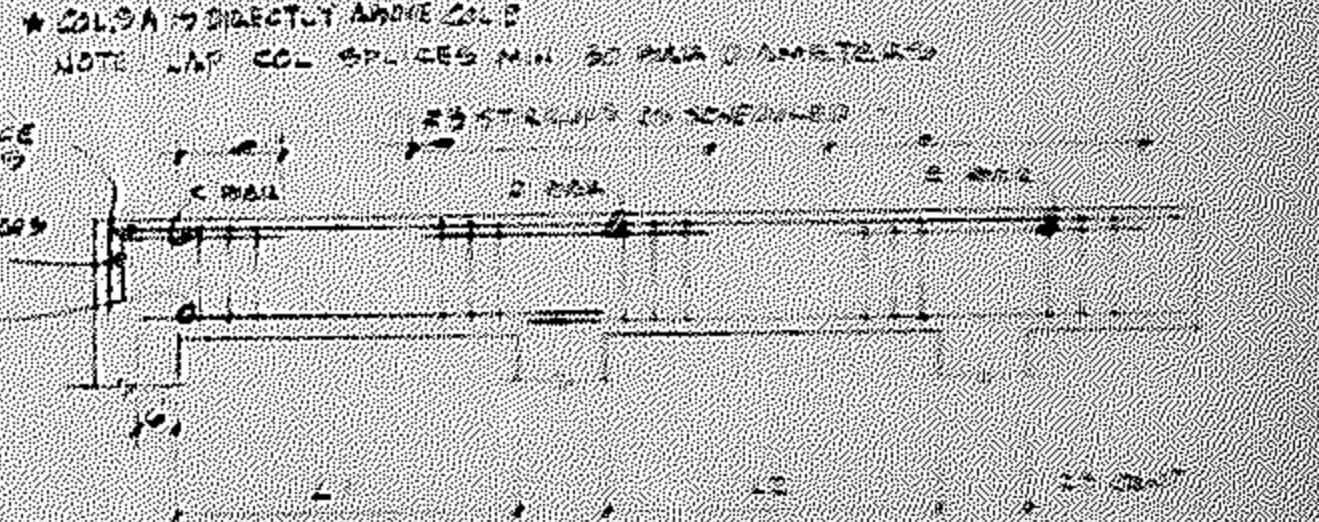
DATE: 7.24.84
COMMISSION NO.: 84-407

DATE: AUG. 5, 1984
SHEET: 5-2



BEAM SCHEDULE						
NO.	SIZE	SPACING	REINFORCING	STRENGTH	WEIGHT	NOTES
1	8" x 12"	12"	3#5	12.5	10.0	
2	8" x 12"	12"	3#5	12.5	10.0	
3	8" x 12"	12"	3#5	12.5	10.0	
4	8" x 12"	12"	3#5	12.5	10.0	
5	8" x 12"	12"	3#5	12.5	10.0	
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8	8" x 12"	12"	3#5	12.5	10.0	
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10	8" x 12"	12"	3#5	12.5	10.0	
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13	8" x 12"	12"	3#5	12.5	10.0	
14	8" x 12"	12"	3#5	12.5	10.0	
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89	8" x 12"	12"	3#5	12.5	10.0	
90	8" x 12"	12"	3#5	12.5	10.0	
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99	8" x 12"	12"	3#5	12.5	10.0	
100	8" x 12"	12"	3#5	12.5	10.0	

COLUMN SCHEDULE				
NO.	SIZE	VERT. REIN.	CAP. & BASE REIN.	NOTES
1	8" x 12"	4#5		
2	8" x 12"	4#5		
3	8" x 12"	4#5		
4	8" x 12"	4#5		
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6	8" x 12"	4#5		
7	8" x 12"	4#5		
8	8" x 12"	4#5		
9	8" x 12"	4#5		
10	8" x 12"	4#5		
11	8" x 12"	4#5		
12	8" x 12"	4#5		
13	8" x 12"	4#5		
14	8" x 12"	4#5		
15	8" x 12"	4#5		
16	8" x 12"	4#5		
17	8" x 12"	4#5		
18	8" x 12"	4#5		
19	8" x 12"	4#5		
20	8" x 12"	4#5		
21	8" x 12"	4#5		
22	8" x 12"	4#5		
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24	8" x 12"	4#5		
25	8" x 12"	4#5		
26	8" x 12"	4#5		
27	8" x 12"	4#5		
28	8" x 12"	4#5		
29	8" x 12"	4#5		
30	8" x 12"	4#5		
31	8" x 12"	4#5		
32	8" x 12"	4#5		
33	8" x 12"	4#5		
34	8" x 12"	4#5		
35	8" x 12"	4#5		
36	8" x 12"	4#5		
37	8" x 12"	4#5		
38	8" x 12"	4#5		
39	8" x 12"	4#5		
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45	8" x 12"	4#5		
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47	8" x 12"	4#5		
48	8" x 12"	4#5		
49	8" x 12"	4#5		
50	8" x 12"	4#5		
51	8" x 12"	4#5		
52	8" x 12"	4#5		
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83	8" x 12"	4#5		
84	8" x 12"	4#5		
85	8" x 12"	4#5		
86	8" x 12"	4#5		
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89	8" x 12"	4#5		
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91	8" x 12"	4#5		
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94	8" x 12"	4#5		
95	8" x 12"	4#5		
96	8" x 12"	4#5		
97	8" x 12"	4#5		
98	8" x 12"	4#5		
99	8" x 12"	4#5		
100	8" x 12"	4#5		



2nd FLOOR & ROOF FRAMING PLAN SCALE: 1/4" = 1'-0"

BEAM REINFORCING DIAGRAM N.T.S.

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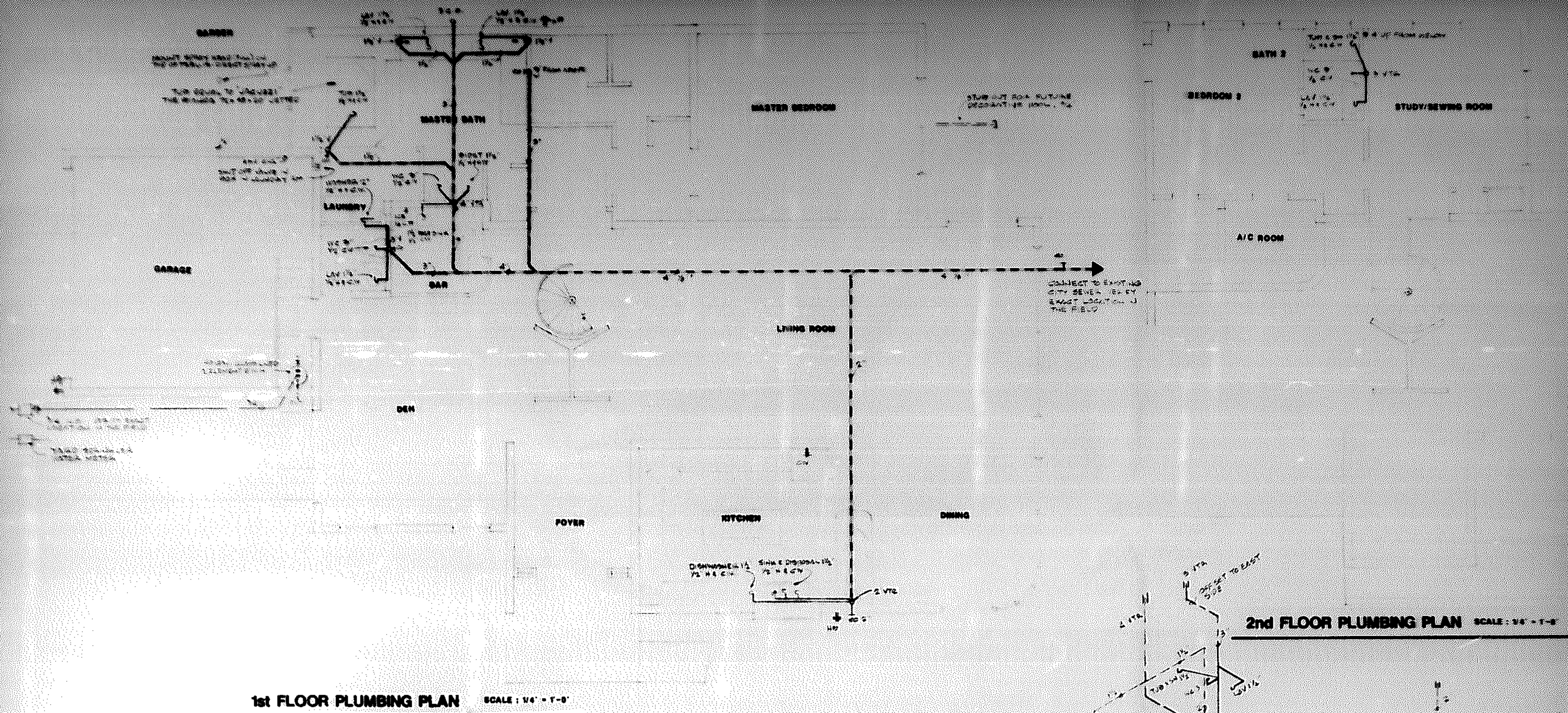
FRANZ JOSEPH SHROPA, AIA
ARCHITECTS & PLANNERS, INC.

300 NEW 70TH AVENUE SUITE 200
PLANTATION, FLORIDA 33324
PHONE 334-7700

REFERENCE FOR
DR. & MRS. SHELDON MAYER
PLANTATION

DATE AUG. 8, 1984
DRAWN BY J. J. 2
COMMISSIONED BY SHELDON MAYER

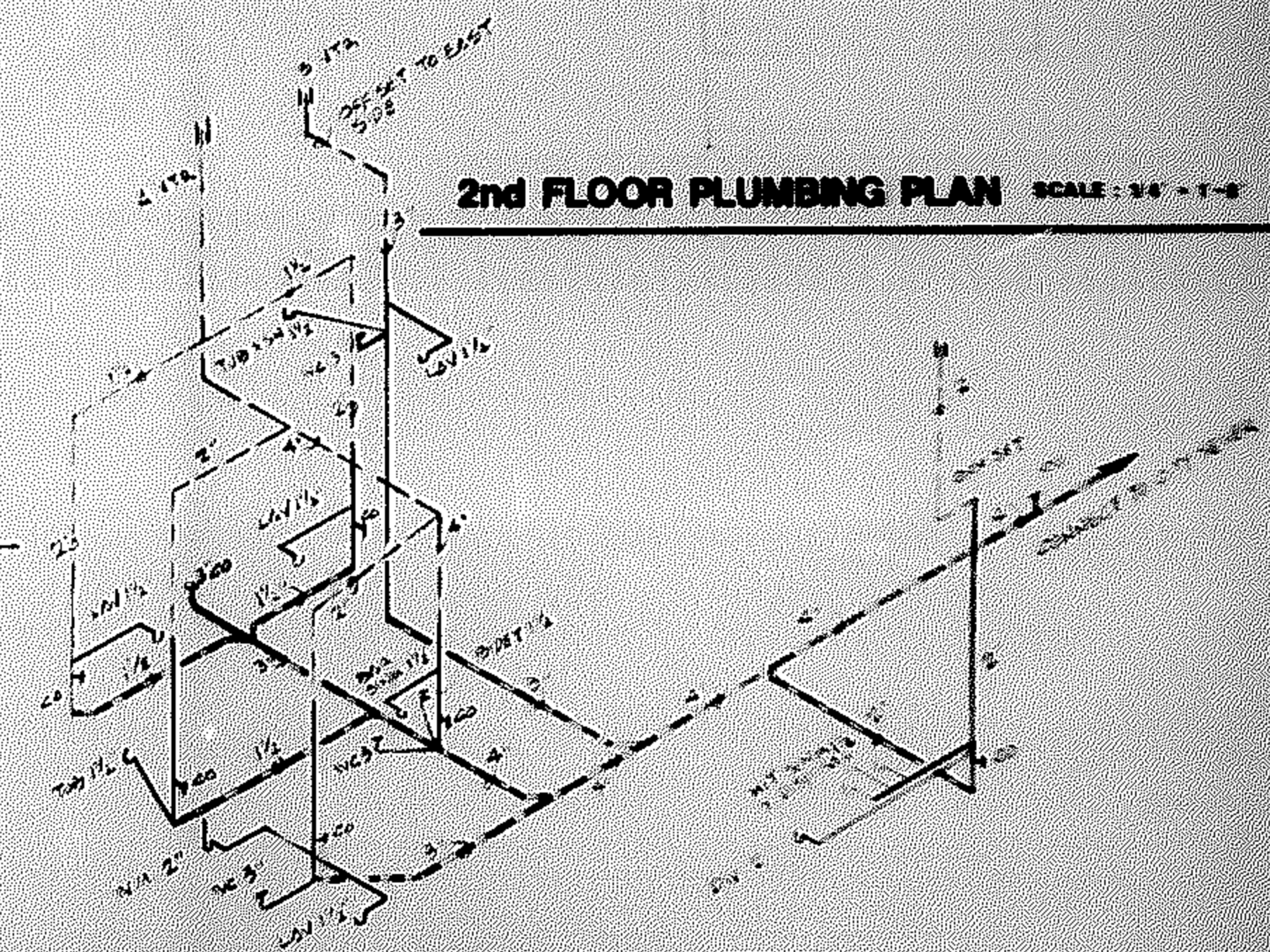
SHEET
S-3
OF 4



1st FLOOR PLUMBING PLAN SCALE: 1/4" = 1'-0"

PLUMBING NOTES

1. ALL WORK AND MATERIALS SHALL CONFORM TO THE SOUTH FLORIDA BUILDING CODE
2. PROVIDE EXTENDED 1/2" CHAMBERS
3. INSULATE HOT WATER PIPING
4. SHOWER & HOT WATER LIMITER 3 GPM
5. SHUT-OFF VALVES ON SINKS & LAVS.
6. PLUMBING CONTRACTOR SHALL VERIFY THE LOCATION OF ALL EXISTING UTILITIES IN THE FIELD & BEFORE DIGGING EXISTING WORK



2nd FLOOR PLUMBING PLAN SCALE: 1/4" = 1'-0"

PLUMBING RISER DIAGRAM

N.T.S.

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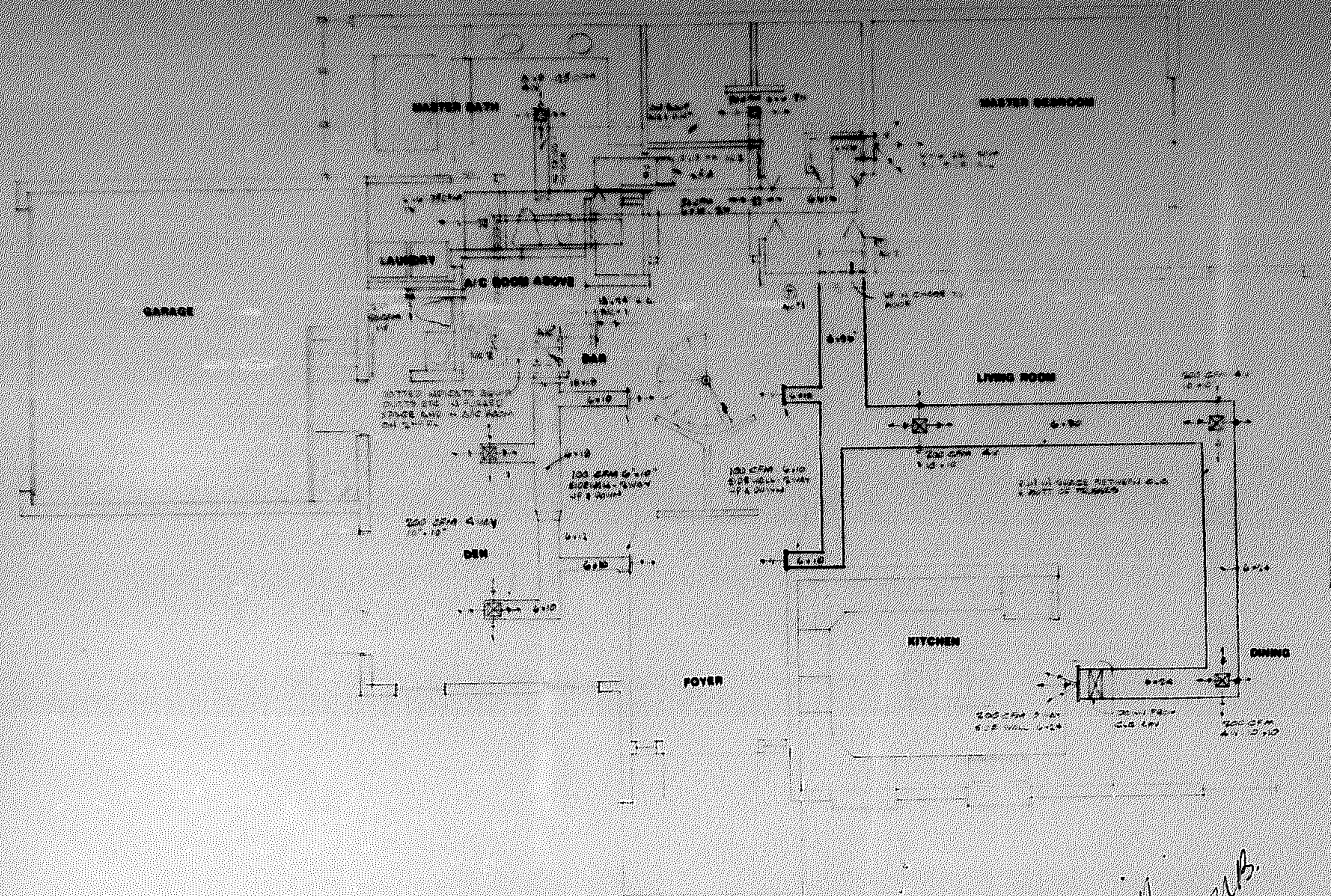
FRANZ JOSEPH SHROPA, A.I.A.
ARCHITECTS & PLANNERS, INC.

300 NW 70TH AVENUE SUITE 200
FORT MYERS, FLORIDA 33907
(888) 595-7700

PREPARED FOR
DR. & MRS. SHELDON MAYER
HOLLYWOOD, FLORIDA

DATE: 01/11/01
DRAWN BY: JJS
CHECKED BY: JJS

SHEET
P-1
OF 1



FIRST FLOOR A/C PLAN SCALE: 1/4" = 1'-0"

*John
5/29/87 MB*

GENERAL A/C NOTES and INSTRUCTIONS

- A/C #1 SERVES - DEN, MAIN UTILITY HALL, LIVING ROOM, DINING ROOM, & KITCHEN
BY THERMOSTAT CONTROLLER UNIT
MAX TONNAGE 1500 CFM AIR
STRIP HEAT 8.0 KW
SEER - 10
- A/C #2 SERVES - MASTER BEDROOM, CLOSET, MASTER BATH, LAUNDRY & STERILE ROOM
BY THERMOSTAT CONTROLLER UNIT
MAX TONNAGE 1000 CFM AIR
STRIP HEAT 4.0 KW
SEER - 10.0
- A/C #3 SERVES - BEDROOM #1 & CLOSET, BATH #1 AND STUDY/READING ROOM
BY THERMOSTAT CONTROLLER UNIT
MAX TONNAGE 1000 CFM AIR
STRIP HEAT 4.0 KW
SEER - 10.0

GENERAL NOTES & INSTRUCTIONS:

1. INCLUDE ALL LABOR, MATERIAL, EQUIPMENT, CONTROLS, ETC., TO PROVIDE A COMPLETE, BALANCED AND OPERATING AIR CONDITIONING AND HEATING SYSTEM.
2. THE SYSTEM SHALL MAINTAIN THE FOLLOWING PERFORMANCE CONDITIONS: INDOOR TEMP. OF 76° DB 55° WB, WITH AN OUTDOOR DESIGN OF 95° F, 79° F DB.
3. EQUIPMENT SHALL BE FRAME, BAKEN, CARRIER OR EQUAL.
4. REFRIGERANT PIPING SHALL BE HARD DRAWN SEAMLESS COPPER, ASTM SPEC. A.C. TYPE 1, FACTORY SEALED WITH 100% NITROGEN. JOINTS: SWEAT-TYPE WITH 55% GALVANIZED SWEAT-MOUNT COPPER AS PER ANSI-A16.22.
5. AIR HANDLING UNITS AS SHOWN ON PLANS. FILTERS SHALL BE 1" THICKNESS TYPE. PROVIDE 2 EXTRA SETS FOR EACH UNIT.
6. EXTERIOR DUCT WORK SHALL BE FIBERGLASS R.A.2 EXTERIOR DUCTWORK SHALL BE INSULATED GALVANIZED STEEL.
7. ALL EQUIPMENT SHALL HAVE VIBRATION ISOLATORS.
8. SUBMIT WRITTEN GUARANTEE STATING MATERIALS AND WORKMANSHIP ARE FREE FROM DEFECTS FOR 1 YEAR AFTER FINAL ACCEPTANCE.
9. DIFFUSERS SHALL BE METALLINE, TITUS OR EQUAL.
10. INSULATE SUCTION & CONDENSATE LINES WITH 1/2" ARMAFLEX.
11. SUBMIT COMPLETE SHOP DRAWING TO ARCHITECT FOR APPROVAL.

REFERENCE FOR
DR. & MRS. SHELDON MAYER
FLORIDA

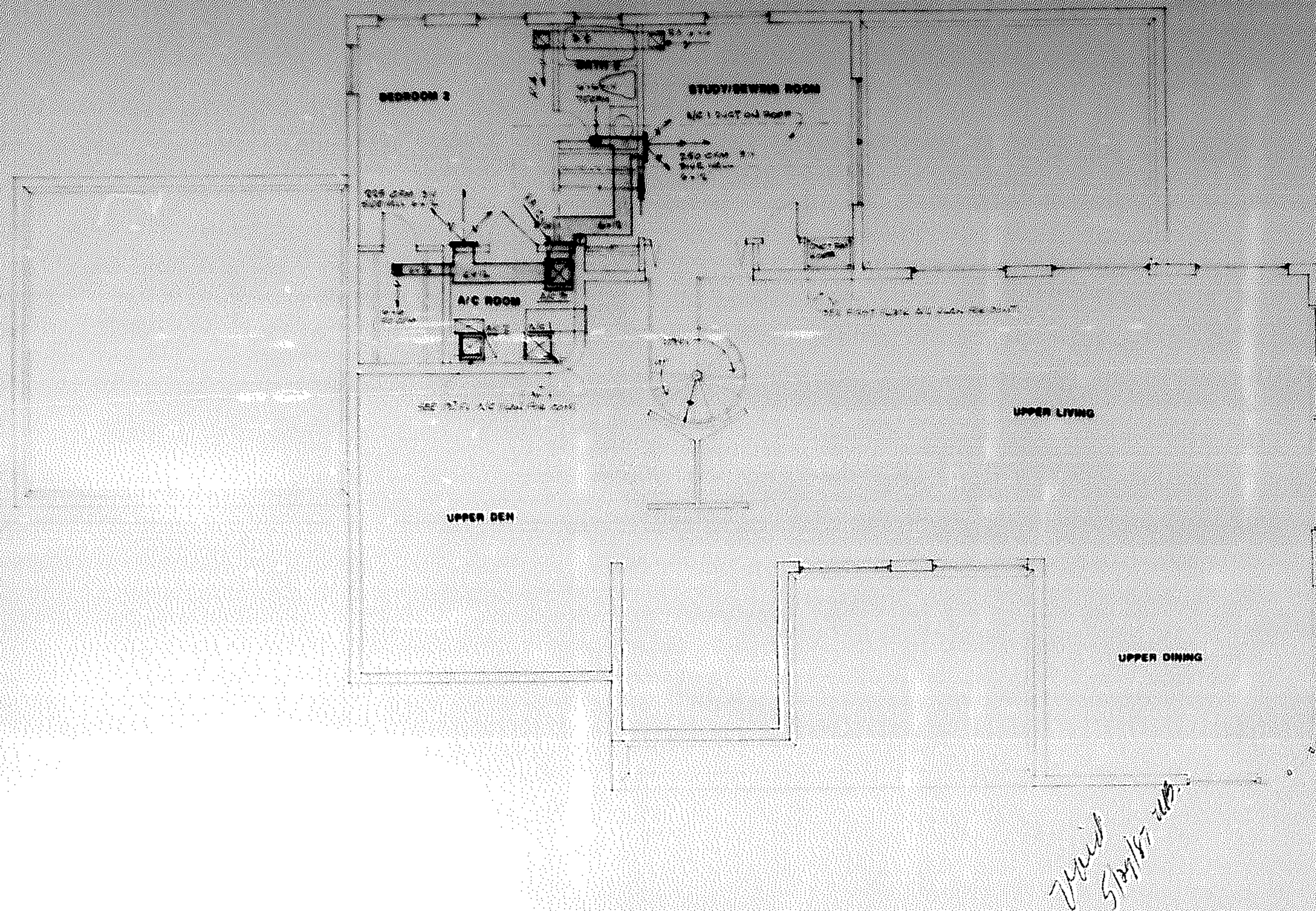
STATE OF FLORIDA
DATE 5/29/87
COMMISSIONER NO. 13-187

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FRANK JOSEPH SHROPA, A.I.A.
ARCHITECTS & PLANNERS, INC.

300 NW 10TH AVENUE SUITE 200
MIAMI, FLORIDA 33136
(305) 546-7700

SHEET
AC-1
OF 2



2 nd FLOOR A/C PLAN

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

*Final
5/24/87*

ALL DRAWINGS AND WRITTEN MATERIAL APPEARING HEREIN CONSTITUTE THE ORIGINAL AND UNPUBLISHED WORK OF FRANZ JOSEPH SHROPA, A.I.A. ARCHITECTS AND PLANNERS, INC. AND THE SAME MAY NOT BE REPRODUCED, USED OR DISCLOSED WITHOUT THE WRITTEN CONSENT OF FRANZ JOSEPH SHROPA, A.I.A. ARCHITECTS AND PLANNERS, INC.

FRANZ JOSEPH SHROPA, A.I.A.
ARCHITECTS & PLANNERS, INC.

300 N.W. 70TH AVENUE SUITE 200
PLANTATION, FLORIDA 33327
(305) 548-7700

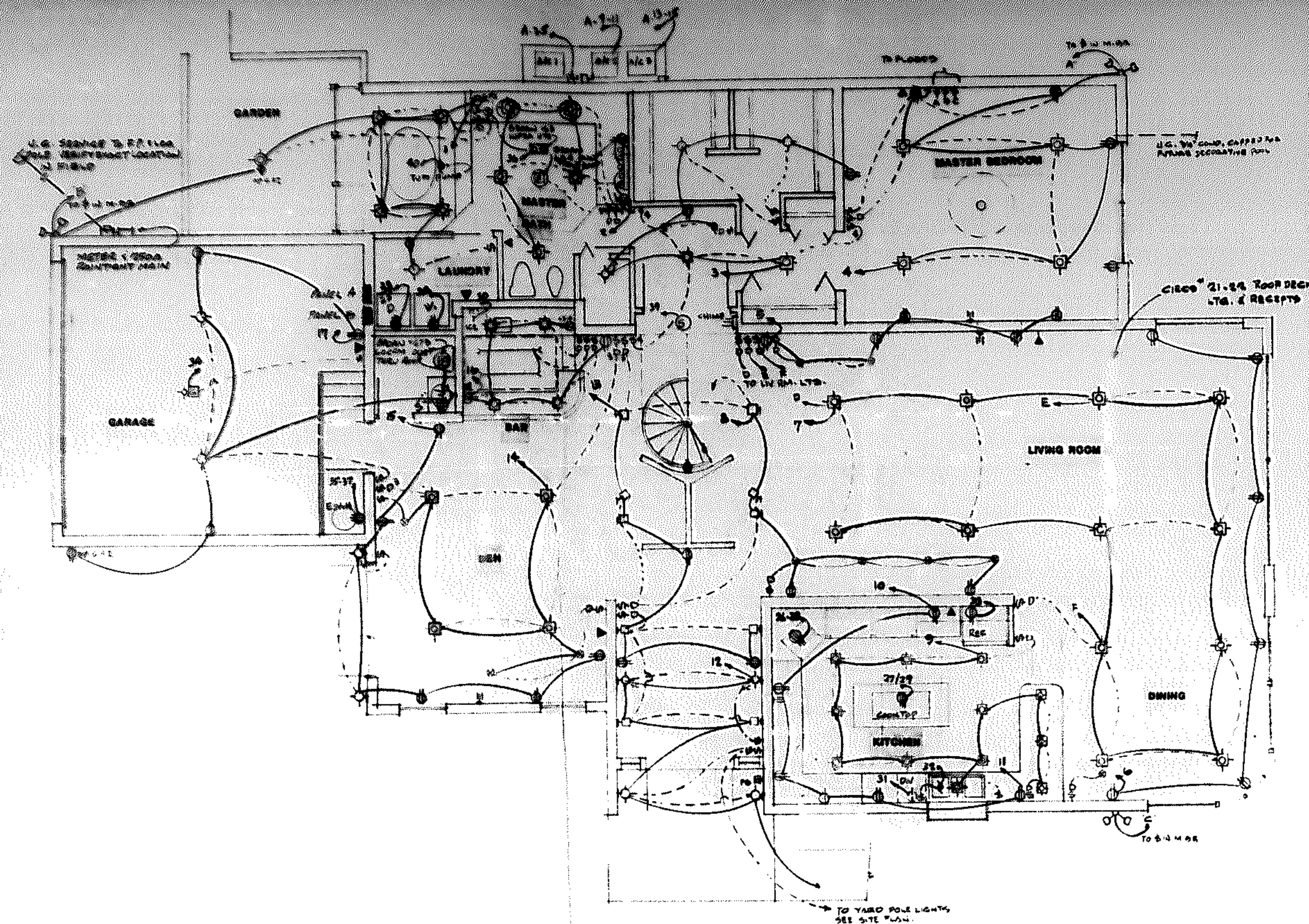
RESIDENCE FOR
DR. & MRS. SHELDON MAYER
HOLLYWOOD, FLORIDA

DATE: 5/24/87
DRAWN BY: J.S.
REVISIONS: NO. 10-87

SHEET
A/C-2
OF 2

SYMBOLS

- ⊙ SMOKE DETECTOR
- ⊙ WALL MTD. SENSOR L.T.G. FIX.
- ⊙ CEILING MTD. INCAN.
- ⊙ CEILING MTD. RECESSED INCAN. DOWNLIGHT
- ⊙ MOTOR
- ⊙ 220V RECEPT
- ⊙ 110V RECEPT
- ⊙ INTERIOR FLOOR LIGHT MTD. HIGH
- ⊙ INCAN. BRACKET LIGHT
- ⊙ CLG MTD. RECESSED ADJ. OVERALL SPOT
- ⊙ SINGLE TUBE 4' FLUOR.
- ⊙ PADDLE FAN
- ⊙ INCANDESCENT MAKE-UP LIGHTS
- ⊙ POST LIGHT
- ⊙ GARAGE DOOR OPERATOR
- ⊙ EXTERIOR WALL MTD. FLOOD
- ⊙ SWITCH WITH DIMMER
- ⊙ 3-WAY SWITCH
- ⊙ DUPLEX RECEPT 1/2 TO 1
- ⊙ DUPLEX RECEPT WITH GROUND FAULT INTERCEPT
- ⊙ BATHROOM EXH. FAN TO EXTERIOR
- ⊙ INFRA RED CLG. HEATER
- ⊙ SWITCH WITH TIMER
- ⊙ 3-WAY SWITCH WITH DIMMER
- ⊙ TV OUTLET
- ⊙ TELEPHONE
- ⊙ PUSH BUTTON - DOOR BELL
- ⊙ CHIMES
- SWITCHING
- CIRCUITS



1st FLOOR ELECTRICAL PLAN SCALE: 1/4" = 1'-0"

★ 8-25-86 REVISED - CIRCUITING

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FRANZ JOSEPH SHROPA, A.I.A.
ARCHITECTS & PLANNERS, INC.

300 N.W. 10TH AVENUE SUITE 202
(305) 548-7700
PLANTATION, FLORIDA 33322

RESIDENCE FOR
DR. & MRS. SHELDON MAYER
HOLLYWOOD, FLORIDA

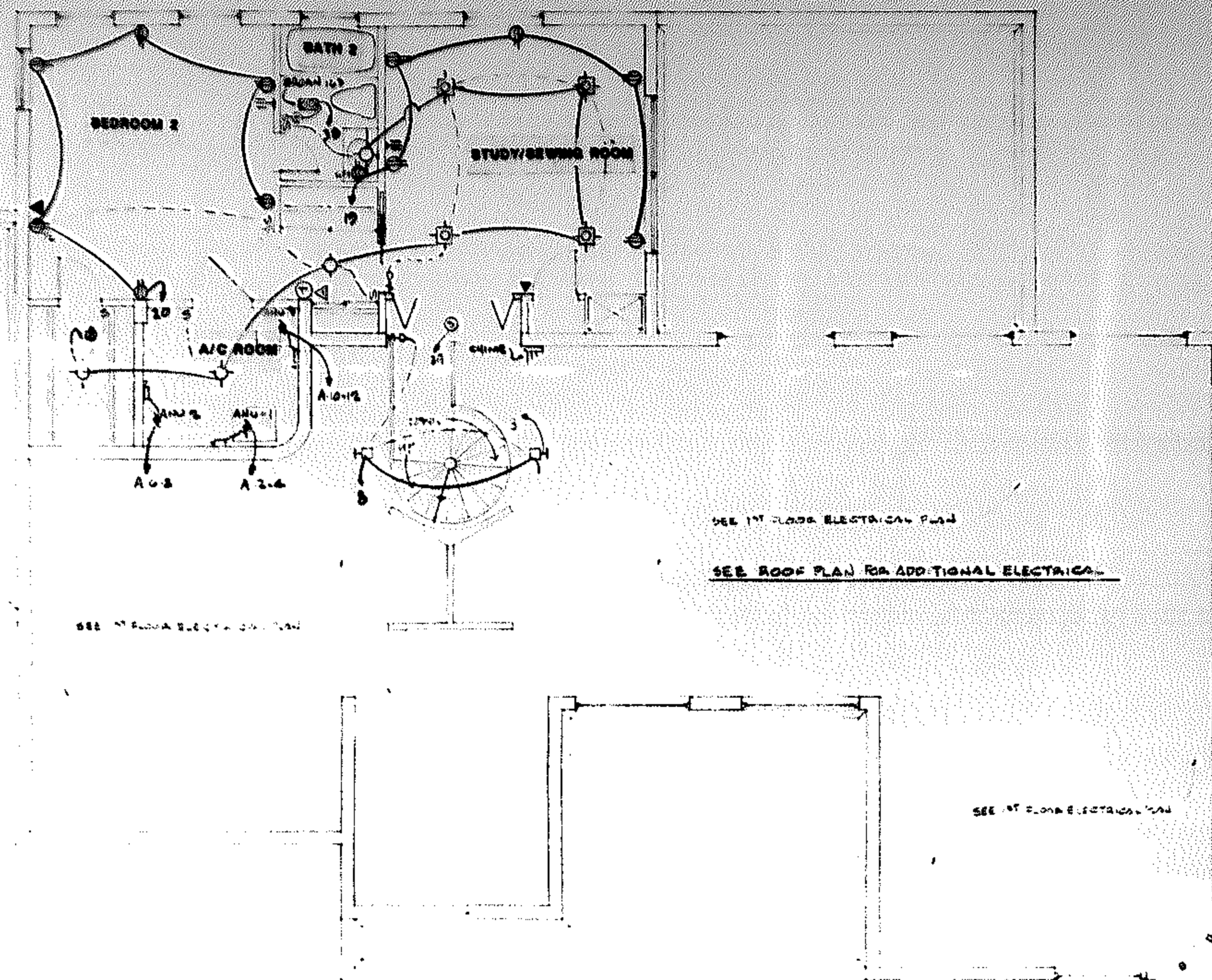
RECEIVED
OCT 31 1986
City of Hollywood, Fla.
Building Dept.

RECEIVED
OCT 31 1986
City of Hollywood, Fla.
Electrical Dept.

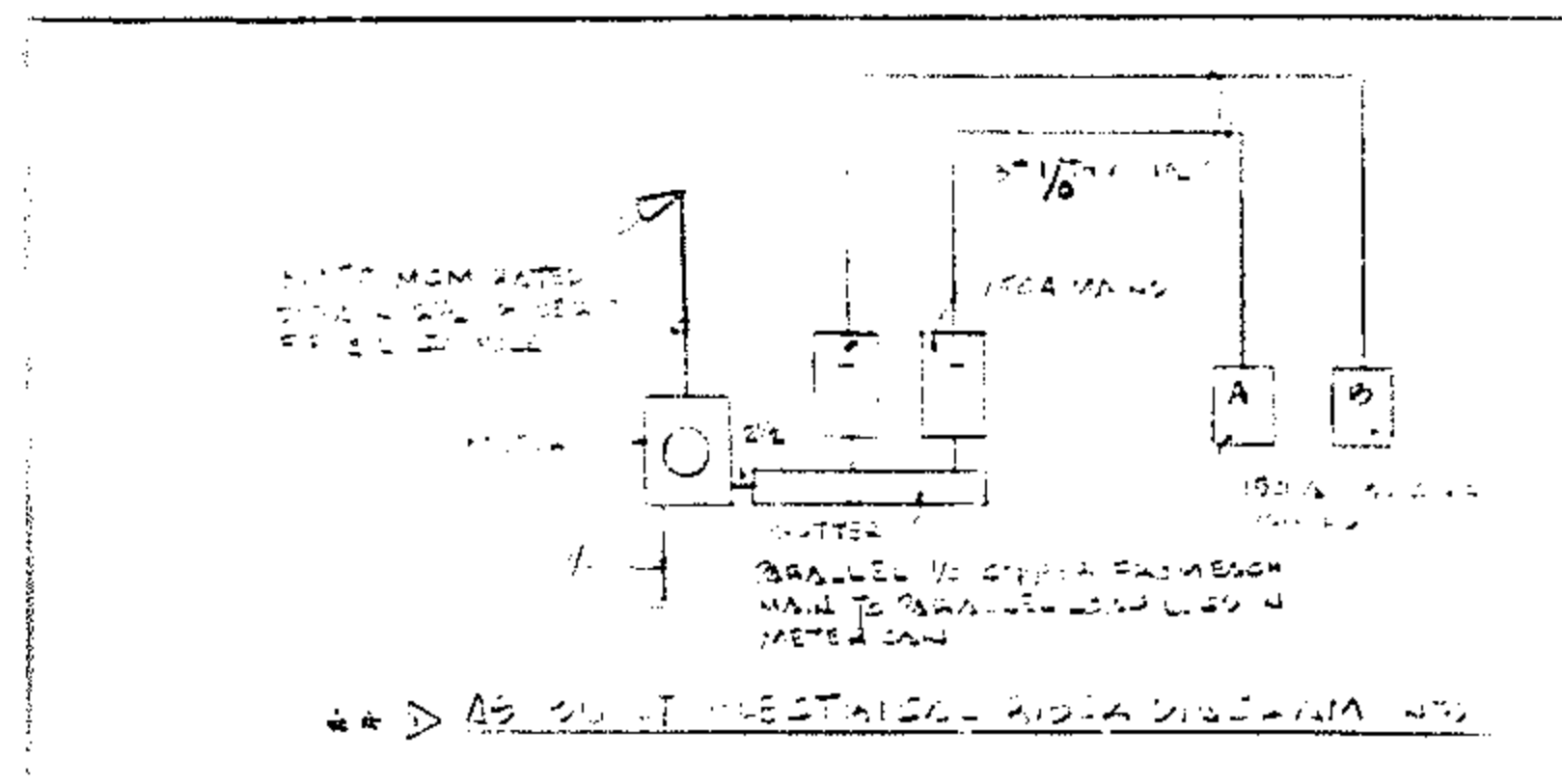
DATE AUG 1988
DRAWN BY J.A.S.
REGISTERED NO. 88-487

SHEET
E-1
of 2

LOADS and TABULATIONS



2nd FLOOR ELECTRICAL PLAN **SCALE : 1/4" = 1'-0"**



GENERAL NOTES

1. ALL WORK AND MATERIALS SHALL COMPLY TO THE U.E.C. AND LOCAL CODES.
2. ALL CONDUCTORS SHALL BE COPPER
3. VERIFY THE SIZE AND AMOUNTS OF ALL BREAKERS BEFORE ORDERING OR
PROCEEDING WITH THE WORK.
4. VERIFY THE EXACT PLACEMENT OF LIGHTING FIXTURES W/ OWNER
5. "ROMEX" IS ACCEPTABLE.

★ 9-11-37 REVISED
★ 8-25-36 REVISED - PANELS A & B

▷ 6.4 27 28/10/2015 - 15 POINT FASIA INFO
SULLO STATO DI 28/10/2015, CARL' ELEA

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FRANZ JOSEPH SHROPA, A.I.A.
ARCHITECTS & PLANNERS, INC.

300 N.W. 70TH AVENUE SUITE 205
(305) 548-7700
PLANTATION, FLORIDA 33329

DR. & MRS. SHELDON MAYER
PRESIDENT FOR
HOLLYWOOD
FLORIDA

DATE REC'D 1988
DRAWN BY TRO 7
LAW 25 ON HOLDING

E-2

Panel "A" - ISA MUD 100/1000 10 mm			Panel "B" - ISA MUD 100/1000 10 mm		
Depth (cm)	Sample ID	Depth (cm)	Sample ID	Depth (cm)	Sample ID
0	001	0	001	0	001
1	002	1	002	1	002
2	003	2	003	2	003
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4	005	4	005	4	005
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11	012	11	012	11	012
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18	019	18	019	18	019
19	020	19	020	19	020
20	021	20	021	20	021
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25	026	25	026	25	026
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PANEL "B" 50A WLO 12/2/2007 12 20			
LINE	DESCRIPTION	AMOUNT	BALANCE
1	ADJ. BALANCE	0.00	0.00
2	ADJ. BALANCE	0.00	0.00
3	ADJ. BALANCE	0.00	0.00
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98	ADJ. BALANCE	0.00	0.00
99	ADJ. BALANCE	0.00	0.00
100	ADJ. BALANCE	0.00	0.00

★★
PANEL A

1392 @ 3W	4176 W
	<u>4500</u>
	3676
1ST 3000 @ 100 %	9000
REMAINDER @ 95 %	1981
AIR HEAT	
HEAT = 15 KW AIR @ 8.26	5000
APPLIANCES	
REFRIG.	1380
DRYER	5600
WALL OVEN	
7.6 KW @ 80 %	<u>6080</u>
	9907
33,047	
430	
	143,68 A

APPROVED
SEP 15 1937
City of Hollywood, Fla.
Electrical Dept.

THE INFORMATION HEREIN SHOWN AS $\Delta, \Delta, \Delta, \Delta$ REVISIONS WAS SUPPLIED
TO THE ARCHITECT BY "CARL'S ELECTRIC CO."

**	
PANEL "B"	
2078 @ 3ND	6.34 V
1 SMALL APPL CIRC.	1500
LAUNDRY CIRC.	1500
	<hr/> 2934
1# 3000V@ 100%	3000
REMAINDER @ 95%	242
HEAT - A/C	
HEAT 104W-A/C 5.79%	10.000
APPLIANCES	
ICE MAKER	1200
DISHWASHER	750
JACUZZI	920
WATER HEATER	3000
DISHWASHER	1552
	<hr/> 8702.00
	6152 W
COOKPP 4.87 @ 80% .	5496
	<hr/> 26.830 W
26.890	
290	117A

MDP ENGINEERING, INC.

336 SW Sun Circle
Palm City, Florida 34990

PE32563
CA 6918

Phone: 954 243 4595

=====

October 24, 2022

Page 1 of 3

INSPECTION REPORT

Date of Inspection: October 24, 2022

Location: 727 North Lake Drive
Hollywood, Florida

Type of Structure: One single family residence. Two story in height. Constructed of CBS and Wood Frame.

Plans unavailable at time of inspection.

Type of foundation unknown.

A pool does not exist on property.

Purpose of Inspection: Determine structural integrity of existing residence.

Observations: Inspection of exterior walls show evidence of settlement throughout the perimeter of the building. Settlement cracks have been patched and painted with elastomeric paint to hide cracks.

Exterior windows appeared in need of repair. All windows and doors are leaking and not operating properly throughout center of residence.

October 24, 2022

Page 2 of 3

MDP ENGINEERING, INC.

Inspection Report Continued: 727 North Lake Drive
Hollywood, Florida

Observations Continued: A large skylight was constructed through the center of the residence. It shows signs of leaking and cracking.

All windows and doors do not appear to be impact resistant. Hurricane shutter were not present.

Interior floor appears to be constructed from wood framing. Settlement was observed throughout the first floor interior.

Roof trusses are damaged due to water intrusion. Roof in front bedroom was sagging and in need of shoring. Roof appears to be in danger of collapse.

Second floor framing is constructed from wood trusses. Floor is sagging in different locations.

Throughout the residence, signs are shown of drywall damage due to water intrusion. Mold was observed in several locations throughout the residence.

Stair case to second floor consists of a spiral stair case. The stair case and rail are not to present code.

Electrical system appears damaged throughout the residence, both interior and exterior of residence. GFI were not observed in bathrooms and kitchens.

October 24, 2022

MDP ENGINEERING, INC.

Inspection Report Continued: 727 North Lake Drive
Hollywood, Florida

Page 3 of 3

Conclusion: Due to the structural damages observed: settlement, wood rot, window and door not working, drywall damage, floor settlement and mold, along with electrical, plumbing and AC unit not working or damaged; the cost of repair will exceed replacing the structure completely.

The residence in its current condition is dangerous with portions of the roof and floor close to failure or collapse.

It is my professional opinion that the residence should be demolished and a new structure be constructed to the latest codes.

MARIO DI PIETRO, P.E.





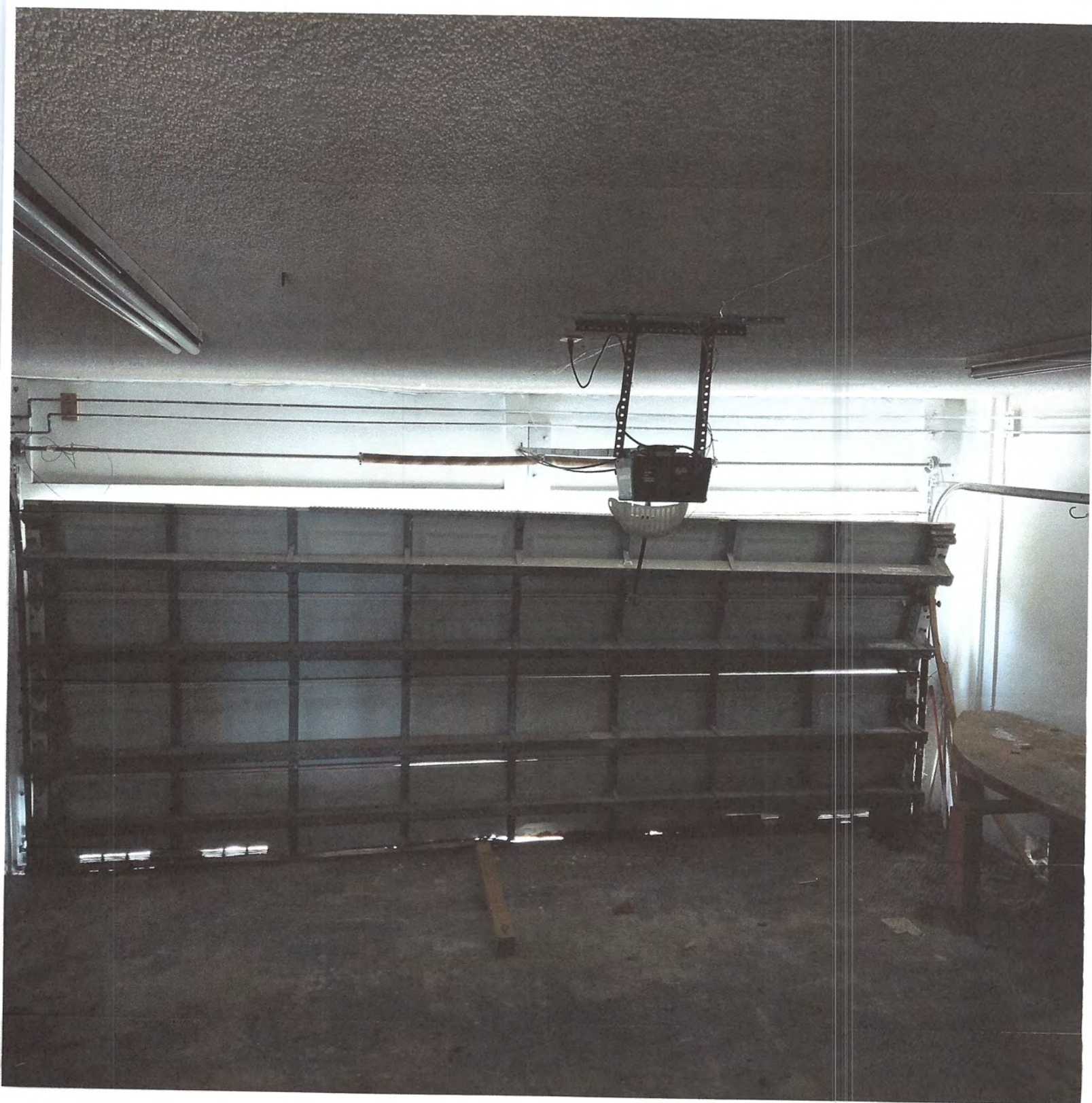
















743 N. Northlake Drive (West neighbor)



711 N. Northlake Drive (East neighbor)



Intercoastal (South neighbor)



Subject Property



727 N Northlake Drive (Subject Property)



GENERAL CRITERIA STATEMENT

Mr. Zegelbone Residence
727 North North Lake Drive
HOLLYWOOD, FL 33019
December 6th, 2022

Legal description:

THE EAST 15 FEET OF LOT 6 AND ALL OF LOT 7, BLOCK 84, HOLLYWOOD LAKES SECTION, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 1, PAGE 32, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA.

1. Architectural and Design Components. Architecture refers to the Architectural elements of exterior building surfaces. Architectural details should be commensurate with the building mass. The use of traditional materials for new Architectural details is recommended. Design of the building shall consider aesthetics and functionality.

The Proposed Project is a 30'-0" high, new two story single family home for Mr. Richard Zegelbone primary residence located at 727 North North Lake Drive in the City of Hollywood, Florida.

The Architectural Style is a mix of streamline / Art modern and Contemporary. The new home design will follow the city guidelines of p. 67 and 68 of the design guidelines for Historic properties and District from the city of Hollywood, Florida.

The main access to the property is by car through the back alley.

This north side of the property is fully gated. Upon arriving, parking is provided on the driveway or inside the two car garage.

The property can also be accessed on the south side (North North Lake Drive).

To enter the residence, one can either enter through the garage or use the main entry door. The main house is a large two story space for the owner to enjoy the office overlooking the pool, a master suite including bathroom and walk-in closet, a gym and a kitchen / dining area overlooking the lake

A featured staircase leading to the second floor gives access to two guest bedrooms and two guest bathrooms through a suspended walkway.

The enclosed staircase continues to a roof top garden where permanent planters, a barbeque area, garden furniture, solar panels, and jacuzzi can be found.

Balconies are provided off the bedrooms on the south side to provide a pleasant resting area overlooking the lake.

The overall building mass pays homage to Mid-Century modern Architecture while still managing to incorporate current Architectural elements. The asymmetry of the building with few vertical elements and horizontal emphasis to windows, horizontal railings and overhangs all add strong characteristics of the Mid-Century movement. All of these elements work together to create a familiar, warm yet clean modern feel.

2. Compatibility. The relationship between existing Architectural styles and proposed construction, including how each building along the street relates to the whole and the pattern created with adjacent structures and the surrounding neighborhood. Buildings should contain architectural details that are characteristic of the surrounding neighborhood.

The neighborhood, in which the future new home is located, is a mix of one and two-story homes. The north side of the property is Holland Park. The south side of the property is North Lake. The owner intends to replace the old and damaged wood dock with a new sustainable dock.

The Architectural styles of the community vary. The main style in the area is single family Ranch, but there are also Florida Vernacular and Spanish style buildings. The existing Architectural styles vary and so do the finishes used. These finishes include textured stucco, smooth stucco, and stone or brick veneer. In a lot of cases, there is a combination of these textures and finishes on each structure.

Windows vary in style as well, from double-hung, awning and casement. Some have fabric awnings.

Roofs also vary in styles and finishes. From hips, gables, flat and mansard with a variation of finishes ranging from asphalt shingles, Spanish tile and concrete tile.

3. Scale/Massing. Buildings shall be proportionate in scale, with a height which is consistent with the surrounding structures. Building mass shall reflect a simple composition of basic architectural details in relation to its length, width, height, lot coverage and setting of the structure in context with adjacent buildings.

The new proposed design is not any taller nor has more square footage than the existing delapidated structure on the site. A massing study comparing next door owners is enclosed in the architectural package.

4. Landscaped area should contain a variety of native and other compatible plant types and forms and be carefully integrated with the home and the paved areas. Existing mature trees and other significant plants on the site should be preserved.

Most of the existing trees are being preserved. Refer to the existing landscape plan included in the package. The proposed landscape plans showing native species with a variety of color, height and texture all play an important part in sustainability and beauty of gardens. Where possible, hardscapes will be pervious and methods of irrigation will employ conservation practices as much as possible. Altogether, the landscape environment will soften the hard

edges, enhance the slender architectural elements and provide a visually pleasing atmosphere.

Mr. Zegelbone recently sold his company which was all about sustainability. His new home not only will ensure the design will follow the City of Hollywood design guidelines but will be an exemplary home for the neighborhood. All choices of materials and construction practices will be considered prior to construction so as to lessen the carbon footprint in the community and region.

Thank you

LEGAL DESCRIPTION AND CERTIFICATION

THE EAST 15 FEET OF LOT 6 AND ALL OF LOT 7, BLOCK 84, HOLLYWOOD LAKES SECTION, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 1, PAGE 32, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA.

Community Number: 125113 Panel: 12011C0588 Suffix: H F.I.R.M. Date: 8/18/2014 Flood Zone: AE Field Work: 7/28/2022

Certified To:

K2 REAL ESTATE INVESTMENTS, LLC; HARBOR TITLE & ESCROW, INC ; OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY; CIVIC FINANCIAL SERVICES, LLC, ISAOA ATIMA

Property Address:

727 NORTH NORTH LAKE DRIVE
HOLLYWOOD, FL 33019















Survey Number: 551884

Client File Number: 2021-2661

ABBREVIATION DESCRIPTION:

A.E.	ANCHOR EASEMENT	F.F. EL.	FINISH FLOOR ELEVATION	O.R.B.	OFFICIAL RECORDS BOOK
A/C	AIR CONDITIONER	F.I.P.	FOUND IRON PIPE	(P)	PLAT
B.M.	BENCH MARK	F.I.R.	FOUND IRON ROD	P.B.	PLAT BOOK
B.R.	BEARING REFERENCE	F.P.K.	FOUND PARKER-KALON NAIL	P.C.	POINT OF CURVATURE
(C)	CALCULATED	(L)	LENGTH	P.C.C.	POINT OF COMPOUND CURVE
Δ	CENTRAL / DELTA ANGLE	L.A.E.	LIMITED ACCESS EASEMENT	P.O.B.	POINT OF BEGINNING
CH	CHORD	L.M.E.	LAKE MAINTENANCE EASEMENT	P.O.C.	POINT OF COMMENCEMENT
(D)	DEED / DESCRIPTION	(M)	MEASURED / FIELD VERIFIED	P.R.C.	POINT OF REVERSE CURVE
D.E.	DRAINAGE EASEMENT	M.H.	MANHOLE	P.T.	POINT OF TANGENCY
D.H.	DRILL HOLE	N&D	NAIL & DISK	R/W	RIGHT-OF-WAY
D/W	DRIVEWAY	N.R.	NOT RADIAL	(R)	RADIAL / RADIUS
E.O.W.	EDGE OF WATER	N.T.S.	NOT TO SCALE	S.I.R.	SET IRON ROD
F.C.M.	FOUND CONCRETE MONUMENT	O.H.L.	OVERHEAD UTILITY LINES	T.O.B.	TOP OF BANK
				U.E.	UTILITY EASEMENT

SYMBOL DESCRIPTIONS:

	■ CATCH BASIN		■ MISC. FENCE
	■ CENTERLINE ROAD		■ PROPERTY CORNER
	■ COVERED AREA		■ UTILITY BOX
	+ X.XX ■ EXISTING ELEVATION		■ UTILITY POLE
	■ HYDRANT		■ WATER METER
	■ MANHOLE		■ WELL
	■ METAL FENCE		■ WOOD FENCE

PAGE 1 OF 2 PAGES
(NOT COMPLETE WITHOUT PAGE 2)

GENERAL NOTES:

- 1) LEGAL DESCRIPTION PROVIDED BY OTHERS
- 2) THE LANDS SHOWN HEREON WERE NOT ABSTRACTED FOR EASEMENTS OR OTHER RECORDED ENCUMBRANCES NOT SHOWN ON THE PLAT.
- 3) UNDERGROUND PORTIONS OF FOOTINGS, FOUNDATIONS OR OTHER IMPROVEMENTS WERE NOT LOCATED.
- 4) WALL TIES ARE TO THE FACE OF THE WALL AND ARE NOT TO BE USED TO RECONSTRUCT BOUNDARY LINES.
- 5) ONLY VISIBLE ENCROACHMENTS LOCATED.
- 6) DIMENSIONS SHOWN ARE PLAT AND MEASURED UNLESS OTHERWISE SHOWN.
- 7) FENCE OWNERSHIP NOT DETERMINED.
- 8) ELEVATIONS INDICATED HEREON ARE IN FEET AND DECIMALS REFERENCED TO N.G.V.D. 1929
- 9) IN SOME INSTANCES, GRAPHIC REPRESENTATIONS HAVE BEEN EXAGGERATED TO MORE CLEARLY ILLUSTRATE RELATIONSHIPS BETWEEN PHYSICAL IMPROVEMENTS AND/OR LOT LINES. IN ALL CASES, DIMENSIONS SHALL CONTROL THE LOCATION OF THE IMPROVEMENTS OVER SCALED POSITIONS.



LB #7893

SERVING FLORIDA

6250 N. MILITARY TRAIL, SUITE 102
WEST PALM BEACH, FL 33407
PHONE (561) 640-4800
STATEWIDE PHONE (800) 226-4807
STATEWIDE FACSIMILE (800) 741-0576
WEBSITE: <http://targetsurveying.net>

BOUNDARY SURVEY

LOT 24
BLOCK 84

LOT 23
BLOCK 84

LOT 22
BLOCK 84

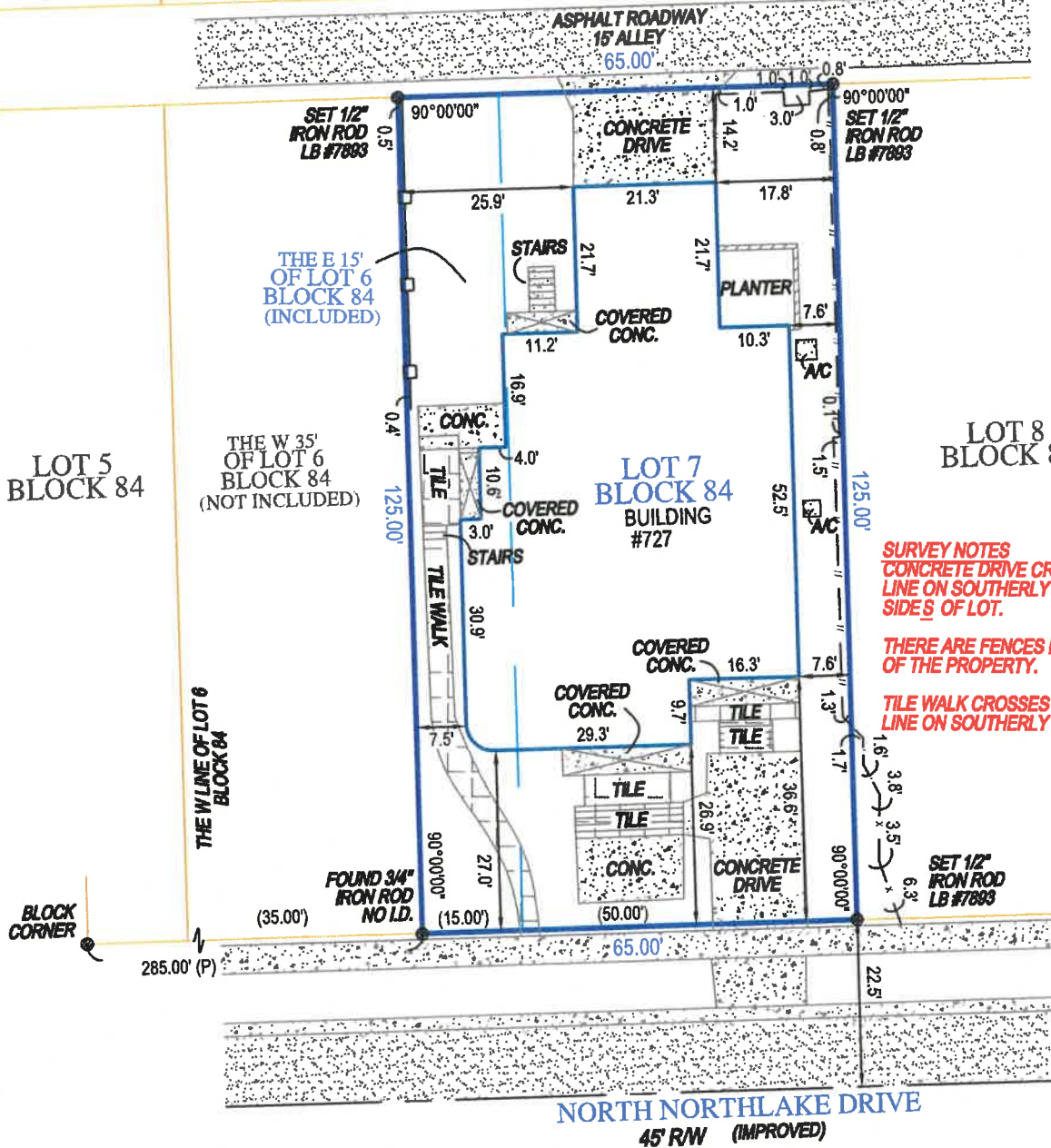
LOT 21
BLOCK 84

LOT 5
BLOCK 84

THE W 35'
OF LOT 6
BLOCK 84
(NOT INCLUDED)

LOT 7
BLOCK 84
BUILDING #727

LOT 8
BLOCK 84



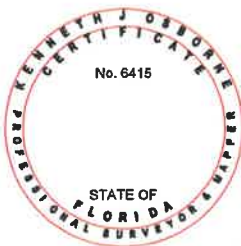
SCALE
1"=25'

SURVEY NOTES
CONCRETE DRIVE CROSSES THE BOUNDARY LINE ON SOUTHERLY AND NORTHERLY SIDES OF LOT.

THERE ARE FENCES NEAR THE BOUNDARY OF THE PROPERTY.

TILE WALK CROSSES THE BOUNDARY LINE ON SOUTHERLY SIDE OF LOT.

NORTH NORTHLAKE DRIVE
45' RW (IMPROVED)



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.

Kenneth Osborne

Digitally signed by
Kenneth Osborne
Date: 2022.07.29
10:19:14 -05'00'

PAGE 2 OF 2 PAGES
(NOT COMPLETE WITHOUT PAGE 1)

KENNETH J OSBORNE
PROFESSIONAL SURVEYOR AND MAPPER #6415

**TARGET
SURVEYING, LLC**

LB #7893

SERVING FLORIDA

6250 N. MILITARY TRAIL, SUITE 102
WEST PALM BEACH, FL 33407
PHONE (561) 640-4800
STATEWIDE PHONE (800) 226-4807
STATEWIDE FACSIMILE (800) 741-0576
WEBSITE: <http://targetsurveying.net>

MR. RICHARD ZEGELBONE RESIDENCE

727 NORTH NORTH LAKE DRIVE
HOLLYWOOD, FL 33019



SOUTH ELEVATION FACING NORTH LAKE

ENLARGED LOCATION MAP



DRAWING INDEX

A-0.0	COVER SHEET
C1	WATER AND SANITARY SEWER PLAN
C2	PAVING, GRADING AND DRAINAGE PLAN
C3	STORMWATER POLLUTION PREVENTION PLAN
LA1-01	EXISTING TREE DISPOSITION PLAN
LA1-02	GROUND FLOOR PLANTING PLAN
LA1-03	ROOF PLANTING PLAN
LA1-04	LANDSCAPE PLANTING GUIDELINES
A-1.0	PHOTOS OF STREET VIEWS AND EXISTING / PROPOSED STREET VIEWS
A-1.1	COLOR SITE PLAN WITH LANDSCAPE
A-1.2	SITE PLAN, SITE DATA AND KEYNOTES
A-1.3	SITE PLAN DETAILS
A-2.0	FIRST FLOOR PLAN
A-3.0	SECOND FLOOR PLAN
A-4.0	ROOF PLAN
A-5.0	EXTERIOR ELEVATIONS
A-5.1	EXTERIOR ELEVATIONS

APPLICABLE CODES

APPLICABLE CODES: 2020 FLORIDA BUILDING CODE - RESIDENTIAL (SIXTH EDITION)
FLORIDA FIRE PREVENTION CODE 6TH ED.,
NFPA 101 LIFE SAFETY CODE,

PROFESSIONALS

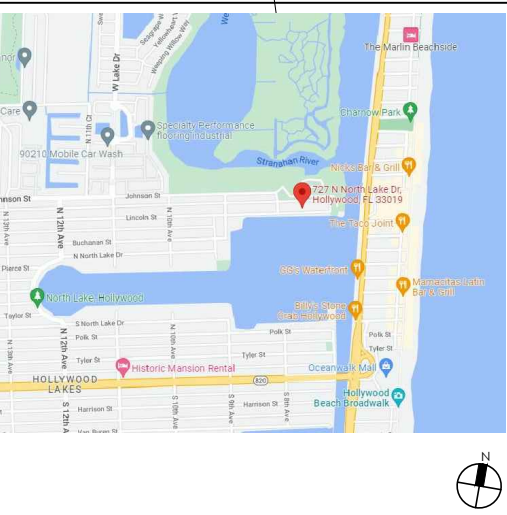
OWNER:
MR. RICHARD ZEGELBONE
727 NORTH NORTH LAKE DRIVE
HOLLYWOOD, FL 33019

ARCHITECT:
PASQUALE KURITZKY ARCHITECTURE, INC.
2949 WEST CYPRESS CREEK ROAD
2ND FLOOR
FORT LAUDERDALE, FL 33309
PH. (954) 332-0184

CIVIL ENGINEER:
SHANE MUNSON, PE
MUNSON DESIGN & CONSULTING, INC.
PH. (954) 340-5291

LANDSCAPE ARCHITECT:
KEN GARDNER
GSLA DESIGN, INC.
17670 NW 78TH AVENUE, SUITE 214
MIAMI, FL 33015
PH. (305) 392-1016

LOCATION MAP



2949 WEST CYPRESS CREEK RD.
2ND FLOOR
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HISTORIC PRESERVATION BOARD
REVISIONS: 02/13/23

Mr. Richard Zegelbone
Residence

727 NORTH NORTH LAKE DRIVE
HOLLYWOOD, FL 33019

PROJECT NO. 2230

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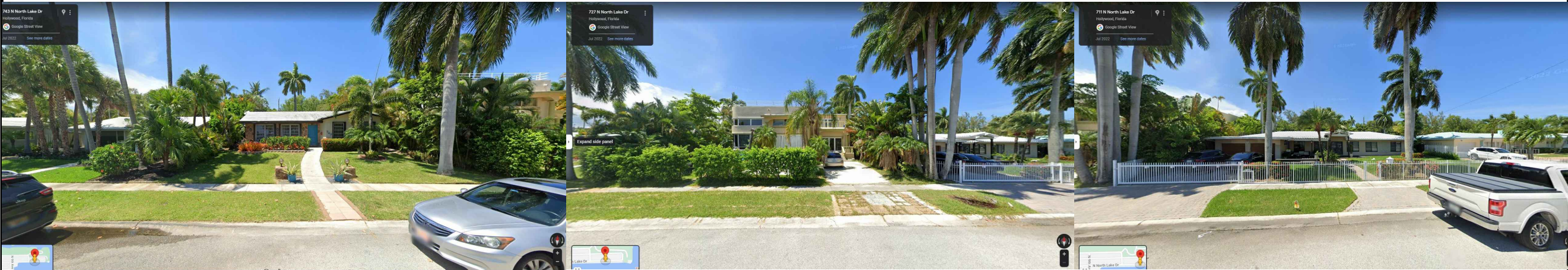
PROJECT NO. 2230

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SITE PHOTOS
EXISTING SITE VIEWS
PROPOSED SITE VIEWS

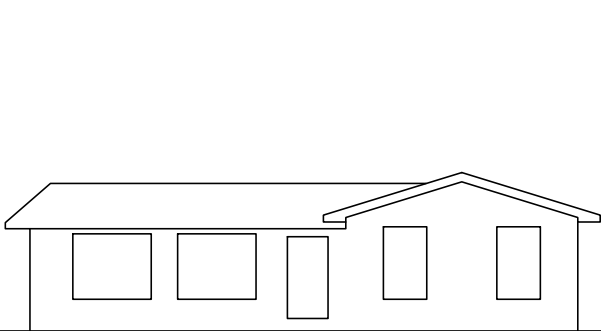
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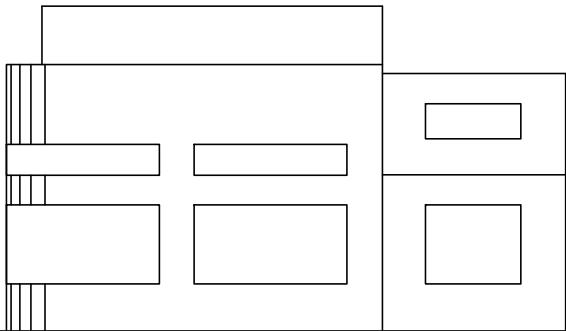


EXISTING PHOTOS OF STREET - SOUTH ELEVATION - LAKE SIDE

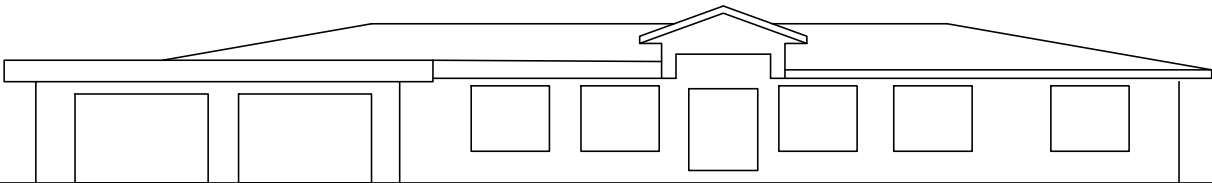
SCALE: N.T.S.



EXISTING 743 NORTH NORTH LAKE DRIVE ELEVATION



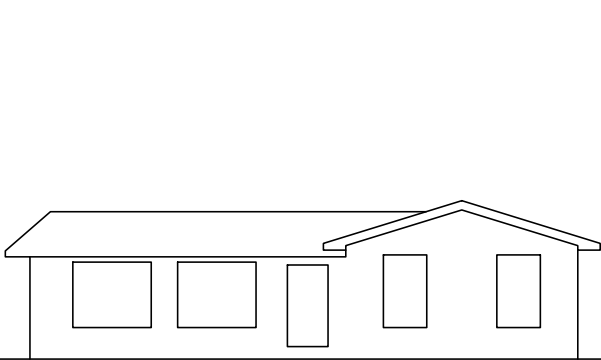
EXISTING 727 NORTH NORTH LAKE DRIVE ELEVATION



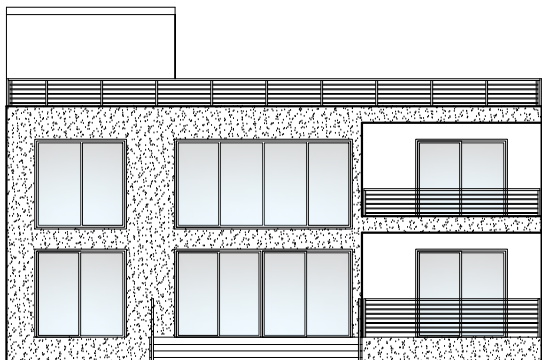
EXISTING 711 NORTH NORTH LAKE DRIVE ELEVATION

EXISTING STREET SOUTH ELEVATION - LAKE SIDE

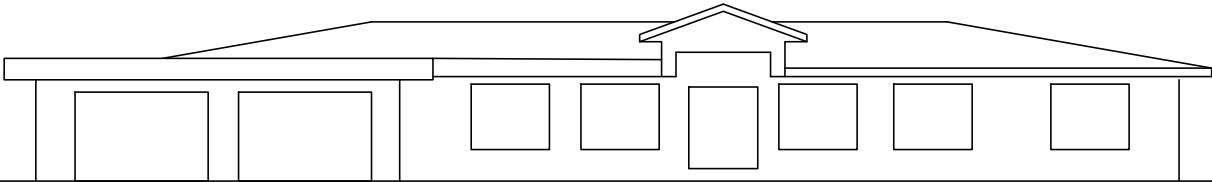
SCALE: 1/8" = 1'-0"



EXISTING 743 NORTH NORTH LAKE DRIVE ELEVATION



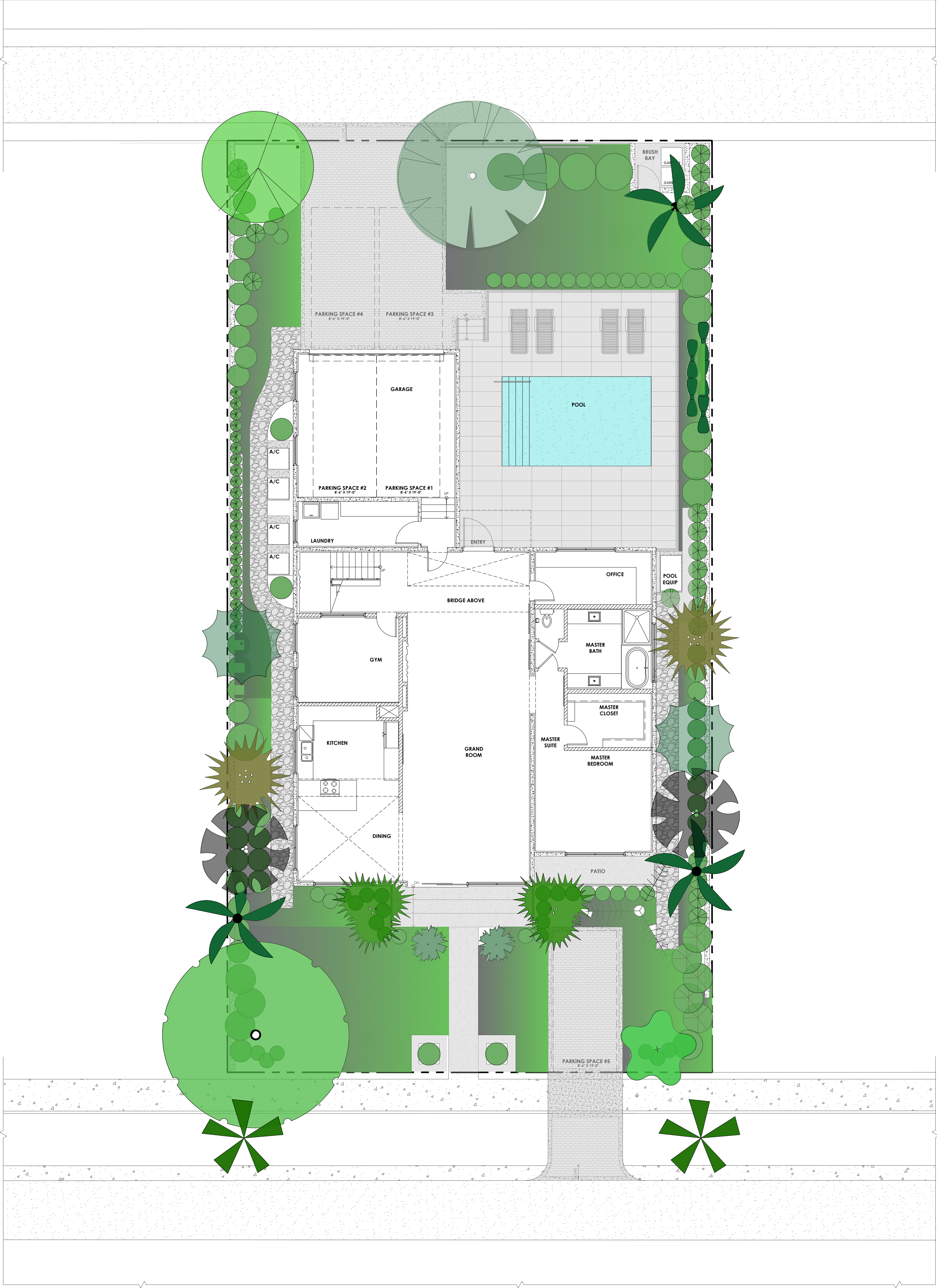
PROPOSED 727 NORTH NORTH LAKE DRIVE ELEVATION



EXISTING 711 NORTH NORTH LAKE DRIVE ELEVATION

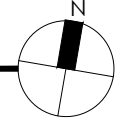
PROPOSED STREET SOUTH ELEVATION - LAKE SIDE

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



COLORED SITE PLAN WITH LANDSCAPE

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



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COLORED SITE PLAN WITH LANDSCAPE

A-1.1

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SITE INFORMATION

PROJECT ADDRESS:
727 NORTH NORTH LAKE DRIVE, HOLLYWOOD, FLORIDA 33019
LEGAL DESCRIPTION:
THE EAST 15 FEET OF LOT 6 AND ALL OF LOT 7, BLOCK 84, HOLLYWOOD LAKES SECTION, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 1, PAGE 32, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA.
ZONING AND PROPERTY INFORMATION:
LAND USE DESIGNATION EXISTING
LAND USE DESIGNATION PROPOSED
ZONING DESIGNATION
NET SITE AREA
FEMA FLOOD ZONE
BROWARD COUNTY 100 YEAR FLOOR ELEVATION
RESIDENTIAL - (2) TWO STORY SINGLE FAMILY HOME
RESIDENTIAL - (2) TWO STORY SINGLE FAMILY HOME
RS-6
8,125 S.F. (0.18 ACRES)
A/E
7 FEET

UTILITY AND SERVICES:
WATER PROVIDER
WASTE WATER PROVIDER
SOLID WASTE PROVIDER
RECYCLING PROVIDER
CITY OF HOLLYWOOD
CITY OF HOLLYWOOD
CITY OF HOLLYWOOD
CITY OF HOLLYWOOD

SETBACK REQUIREMENTS:
EAST (SIDE) REQUIRED:
EAST (SIDE) PROVIDED:
WEST (SIDE) REQUIRED:
WEST (SIDE) PROVIDED:
SOUTH (FRONT - LAKE SIDE) REQUIRED:
SOUTH (FRONT - LAKE SIDE) PROVIDED:
NORTH (ALLEY SIDE) REQUIRED:
NORTH (ALLEY SIDE) PROVIDED:
7'-6"
7'-6"
8'-10"
8'-10"
25'-0"
25'-0"
18'-9"
28'-0"

LOT COVERAGE REQUIREMENTS:
MINIMUM FLOOR AREA
PROPOSED TOTAL FLOOR AREA
FIRST FLOOR
SECOND FLOOR
UNDER ROOF TOTAL
ROOF S.F. ON TOP OF STAIRS
1,000 S.F.
3,638 S.F.
UNDER A/C = 2,261 S.F.
GARAGE = 478 S.F.
UNDER A/C = 899 S.F.
= 3,638 S.F.
143 S.F. < 10% OF HOUSE S.F.

BUILDING HEIGHT:
MAXIMUM BUILDING HEIGHT
PROVIDED BUILDING HEIGHT
NUMBER OF STORIES:
2 STORIES
30'-0"
30'-0" (TOP OF ROOF STAIRS)

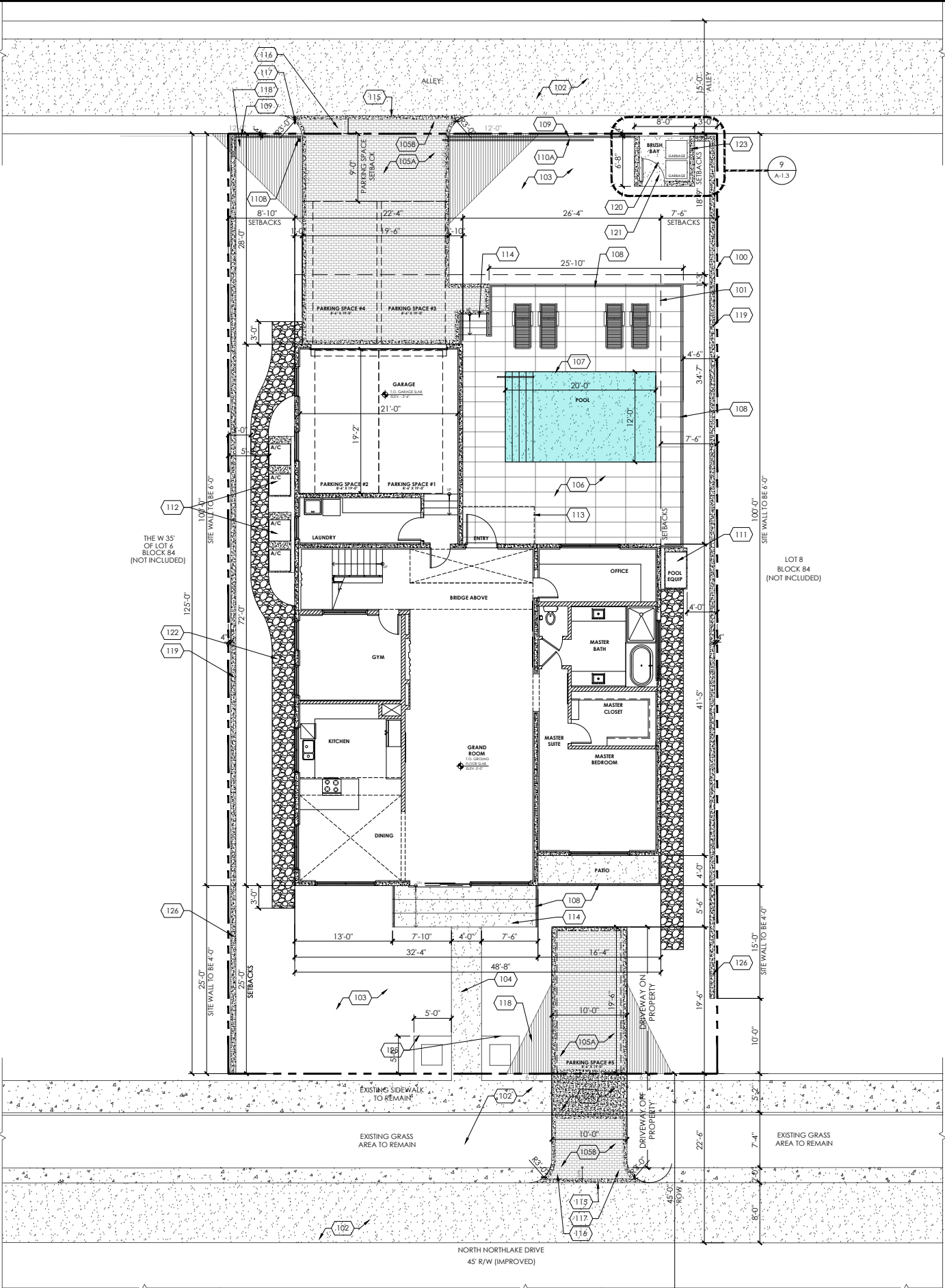
SITE AND BUILDING DATA:
NET LAND AREA
LOT COVERAGE - BUILDING FOOT PRINT
SITE PREVIOUS DATA:
NET LAND AREA
BUILDING FOOT PRINT
POOL AND POOL DECK
DRIVEWAY / WALKWAYS
LANDSCAPED AREA (PERVIOUS)
8,125 S.F.
2,739 S.F.
8,125 S.F.
2,739 S.F.
991 S.F.
1,084 S.F.
3,311 S.F.
100%
33.7%
100%
33.7%
12.2%
13.3%
40.7%

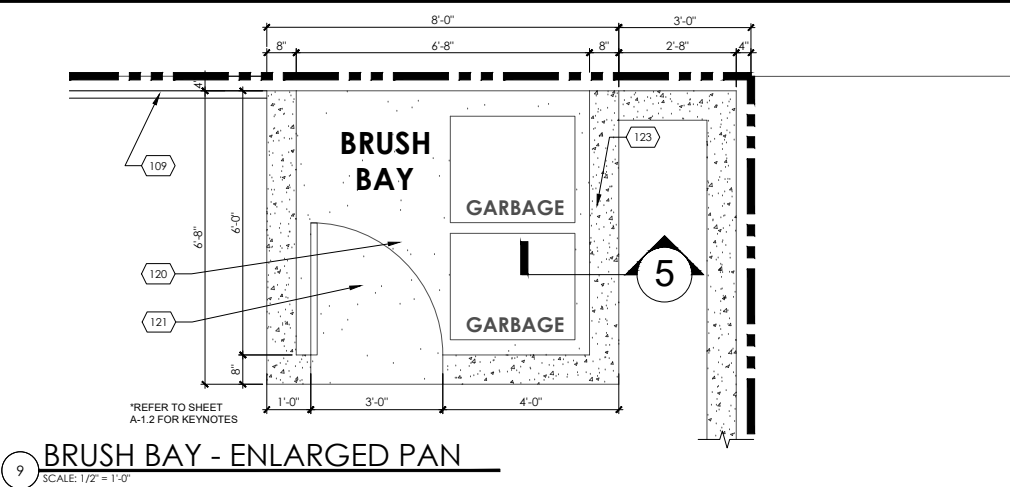
LANDSCAPE:
TOTAL LANDSCAPE PROVIDED
PARKING REQUIREMENTS:
REQUIRED PARKING 2 SPACES FOR FIRST 2,000 S.F. - ONE ADDITIONAL PARKING FOR EVERY 500 S.F. WITH A CAP OF 5 MAXIMUM REQUIRED SPACES.
TOTAL PARKING SPACES REQUIRED: 5 SPACES
TOTAL PARKING SPACES PROVIDED: 5 SPACES (2 IN GARAGE, 2 FRONT OF GARAGE, 1 AT FRONT OF PROPERTY (LAKESIDE))
3,311 S.F.
40.7%

SITE PLAN KEYNOTES AND NOTES

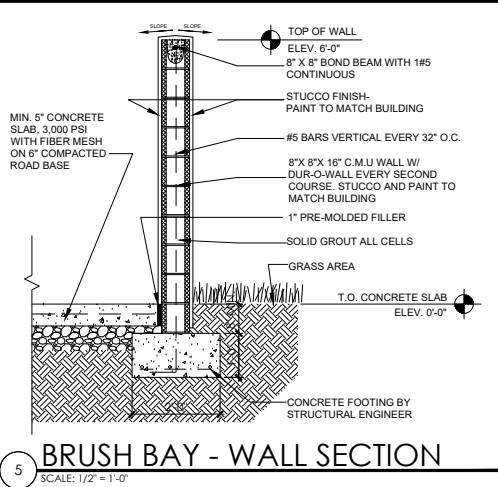
- 100 PROPERTY LINE
- 101 LINE OF SETBACKS
- 102 EXISTING ROAD / SIDEWALK TO REMAIN
- 103 NEW LANDSCAPE - REFER TO LANDSCAPE PLANS
- 104 NEW CONCRETE PATHWAY
- 105A NEW PAVERS (ON PROPERTY) - TO BE INSTALLED PER MANUFACTURER SPECIFICATIONS - MIN. 2 3/8" PLACED OVER 1 1/2" SAND BASE AND COMPACTED SUB-BASE WITH A MINIMUM 6" CONCRETE BORDER - REFER TO DETAIL 11/A-1.3
- 105B NEW PAVERS (OFF SITE) TO BE INSTALLED PER MANUFACTURER SPECIFICATIONS - MIN. 2 3/8" PLACED OVER 1 1/2" SAND BASE AND COMPACTED SUB-BASE WITH A MINIMUM 6" CONCRETE BORDER - REFER TO DETAIL 11/A-1.3
- 106 NEW CONCRETE POOL DECK WITH SCORE LINES
- 107 NEW POOL
- 108 NEW ALUMINUM RAILING
- 109 NEW ALUMINUM FENCE - FENCE WITHIN VISIBILITY TRIANGLE TO ALLOW CROSS VISIBILITY - PICKET SPACING MUST BE GREATER THAN 3" BUT PREVENTS THE PASSAGE OF A 4" SPHERE - REFER TO DETAIL 2/A-1.3
- 110A NEW ELECTRIC ALUMINUM PROPERTY GATE - REFER TO DETAIL 2/A-1.3 - MUST ALLOW CROSS VISIBILITY - PICKET SPACING MUST BE GREATER THAN 3" BUT PREVENTS THE PASSAGE OF A 4" SPHERE
- 110B NEW POST FOR ELECTRIC ALUMINUM GATE CLOSER
- 111 LOCATION OF POOL EQUIPMENT ON CONCRETE PAD
- 112 LOCATION OF A/C ON CONCRETE PAD
- 113 LINE OF CONCRETE EYEBROW ABOVE
- 114 CONCRETE STEPS
- 115 THE DRIVEWAY IS TO BE CONSTRUCTED FLUSH WITH THE EXISTING ROADWAY/SIDEWALK AND THE EXISTING ASPHALT IN THE CITY ROW WILL BE SAWCUT FOR A CLEAN STRAIGHT EDGE.
- 116 APRON TO SLOPE TOWARDS EXISTING ALLEY / ROAD.
- 117 3'-0" RADIUS FLARE ON BOTH SIDES OF DRIVEWAYS
- 118 VISIBILITY TRIANGLE - FRONT OF PROPERTY (NORTH LAKE SIDE) TRIANGLES TO BE 6'-0" X 12'-0" REAR OF PROPERTY (ALLEY SIDE) TRIANGLES TO BE 12'-0" X 12'-0"
- 119 NEW 6'-0" CONCRETE WALL FENCE - REFER TO DETAIL 1/A-1.3
- 120 NEW 3'-0" ALUMINUM GATE TO BRUSH BAY
- 121 MIN. 5" CONCRETE SLAB IN BRUSH BAY, 3000 PSI WITH FIBER MESH - REFER TO DETAIL 5/A-1.3
- 122 CRUSH CORAL ROCK (PEA ROCK) PATH
- 123 NEW 6'-0" HIGH CONCRETE WALL AT BRUSH BAY - REFER TO SECTION 5/A-1.3
- 124 SIDEWALK TO BE RESTORED PER CITY OF HOLLYWOOD STANDARDS - REFER TO DETAIL 10/A-1.3
- 125 ALUMINUM BED EDGE WITH LOW GROUND COVER
- 126 NEW 4'-0" HIGH CONCRETE WALL MAX WITHIN 25'-0" FROM PROPERTY LINE - REFER TO SITE PLAN FOR LOCATION AND SECTION 5/A-1.3

- NOTES:**
1. CONTRACTOR SHALL VERIFY PLACEMENT OF NEW RESIDENCE TO ASSURE THAT IT IS WITHIN THE REQUIRED SET BACK PRIOR TO CONSTRUCTION OF THE FOUNDATION.
 2. SITE EQUIPMENT: A/C AND/OR POOL EQUIPMENT TO BE INSTALLED WITH MIN. CLEARANCE FROM EACH OTHER AND FROM BUILDING EDGE AS WELL AS MAINTAINING MIN. OF 3'-0" CLEARANCE FROM PROPERTY LINE.
 3. CONCRETE DRIVEWAYS ON PRIVATE PROPERTY SHALL BE 5-INCH THICK, 3,000 PSI WITH FIBER MESH WHILE THE PORTION OF THE DRIVEWAY LOCATED WITHIN THE ROW (OUTSIDE OF THE PROPERTY LINES) WILL BE A MINIMUM OF 6 INCHES THICK, 3,000 PSI, WITH NO METAL OR FIBER MESH AND WILL BE CONSTRUCTED FLUSH WITH THE EXISTING ROADWAY AND SIDEWALK.

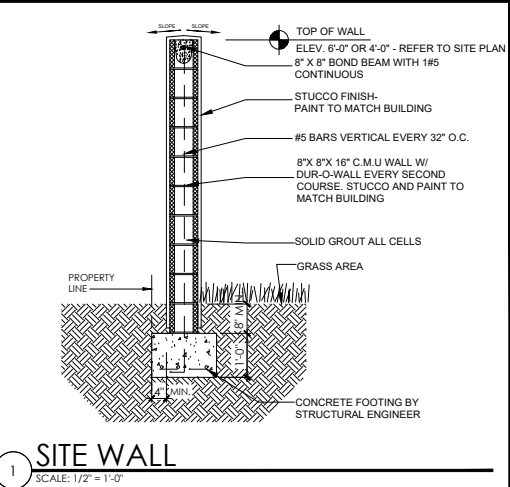




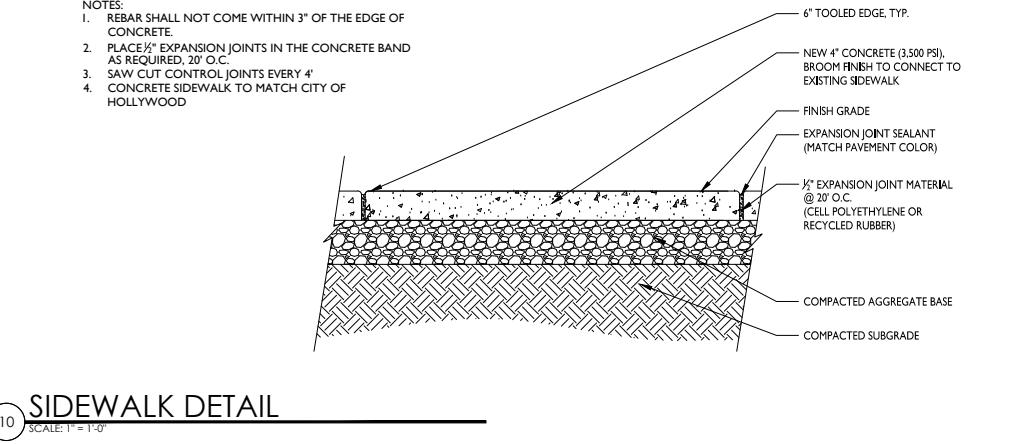
9 BRUSH BAY - ENLARGED PAN
SCALE: 1/2" = 1'-0"



5 BRUSH BAY - WALL SECTION
SCALE: 1/2" = 1'-0"

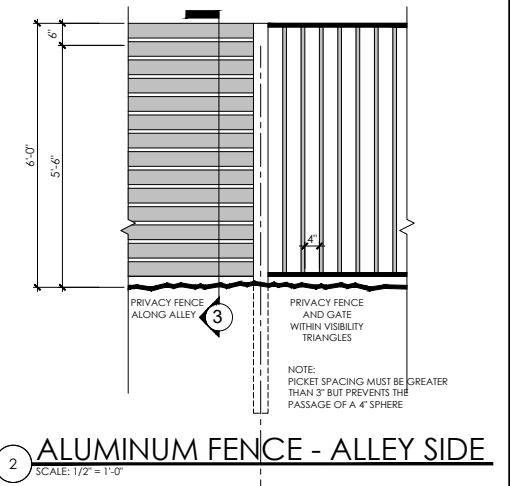


1 SITE WALL
SCALE: 1/2" = 1'-0"

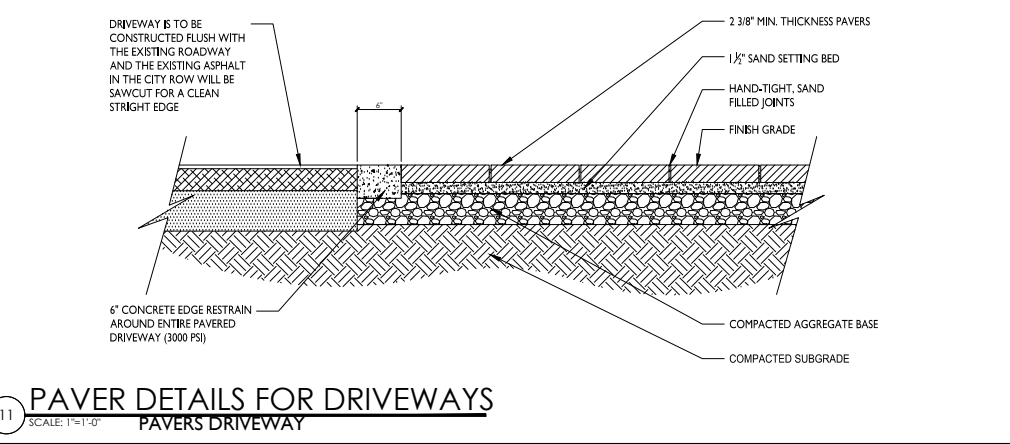


10 SIDEWALK DETAIL
SCALE: 1" = 1'-0"

6 NOT USED
N.T.S.

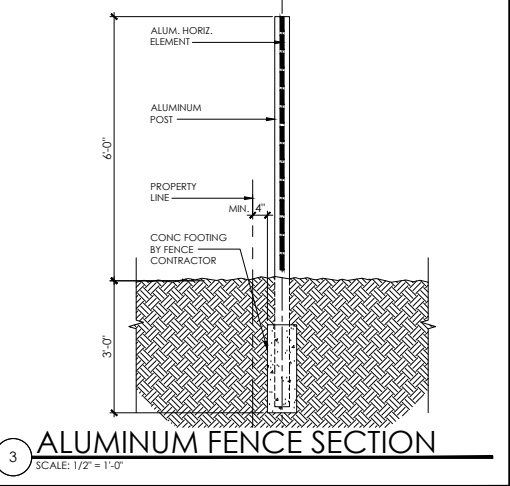


2 ALUMINUM FENCE - ALLEY SIDE
SCALE: 1/2" = 1'-0"



11 PAVER DETAILS FOR DRIVEWAYS
PAVERS DRIVEWAY
SCALE: 1" = 1'-0"

7 NOT USED
N.T.S.



3 ALUMINUM FENCE SECTION
SCALE: 1/2" = 1'-0"

12 NOT USED
N.T.S.

8 NOT USED
N.T.S.

4 NOT USED
N.T.S.

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SITE DETAILS

A-1.3
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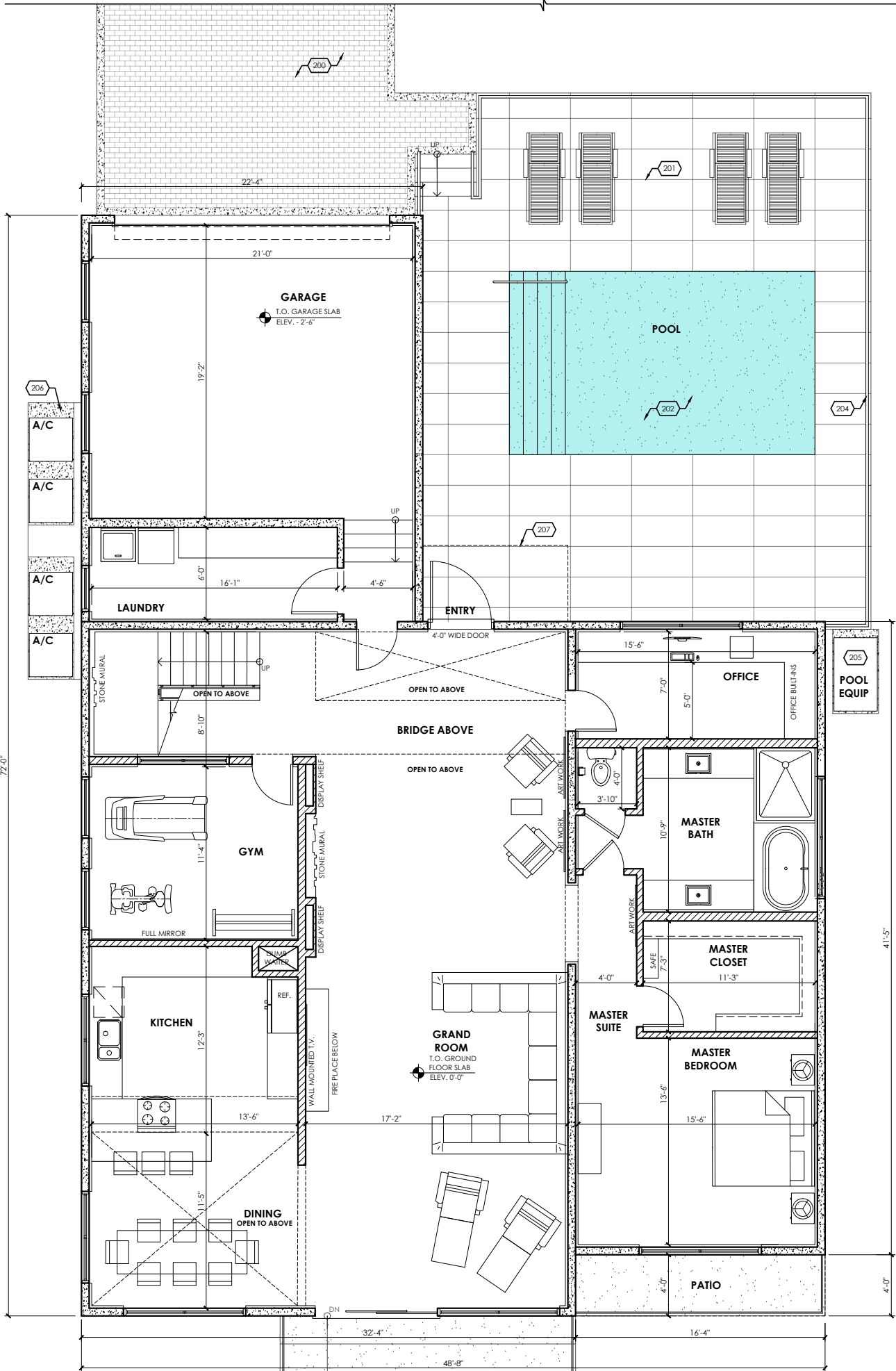
REVISIONS

FLOOR PLAN KEYNOTES

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- 201 CONCRETE POOL DECK WITH SCORE LINES
- 202 POOL
- 203 ALUMINUM RAILING ON TOP OF 1'-0" LOW WALL (AT ROOF TOP ONLY) -TOP OF RAILING AT 42"
- 204 ALUMINUM RAILING
- 205 LOCATION OF POOL EQUIPMENT ON CONCRETE PAD
- 206 LOCATION OF A/C ON CONCRETE PAD
- 207 LINE OF FLOOR ABOVE
- 208 ROOF TOP: SOLAR PANELS - TO BE SELECTED AT LATER DATE
- 209 ROOF TOP: JACUZZI
- 210 ROOF TOP: STEPPING STONES
- 211 ROOF TOP: ELECTRIC GRILL
- 212 ROOF TOP: WOOD DECK
- 213 ROOF TOP: OUTDOOR NON PERMANENT FURNITURE
- 214 ROOF TOP: PERMANENT CONCRETE PLANTER
- 215 ROOF TOP: 42" A.F.F PARAPET

FIRST FLOOR PLAN

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



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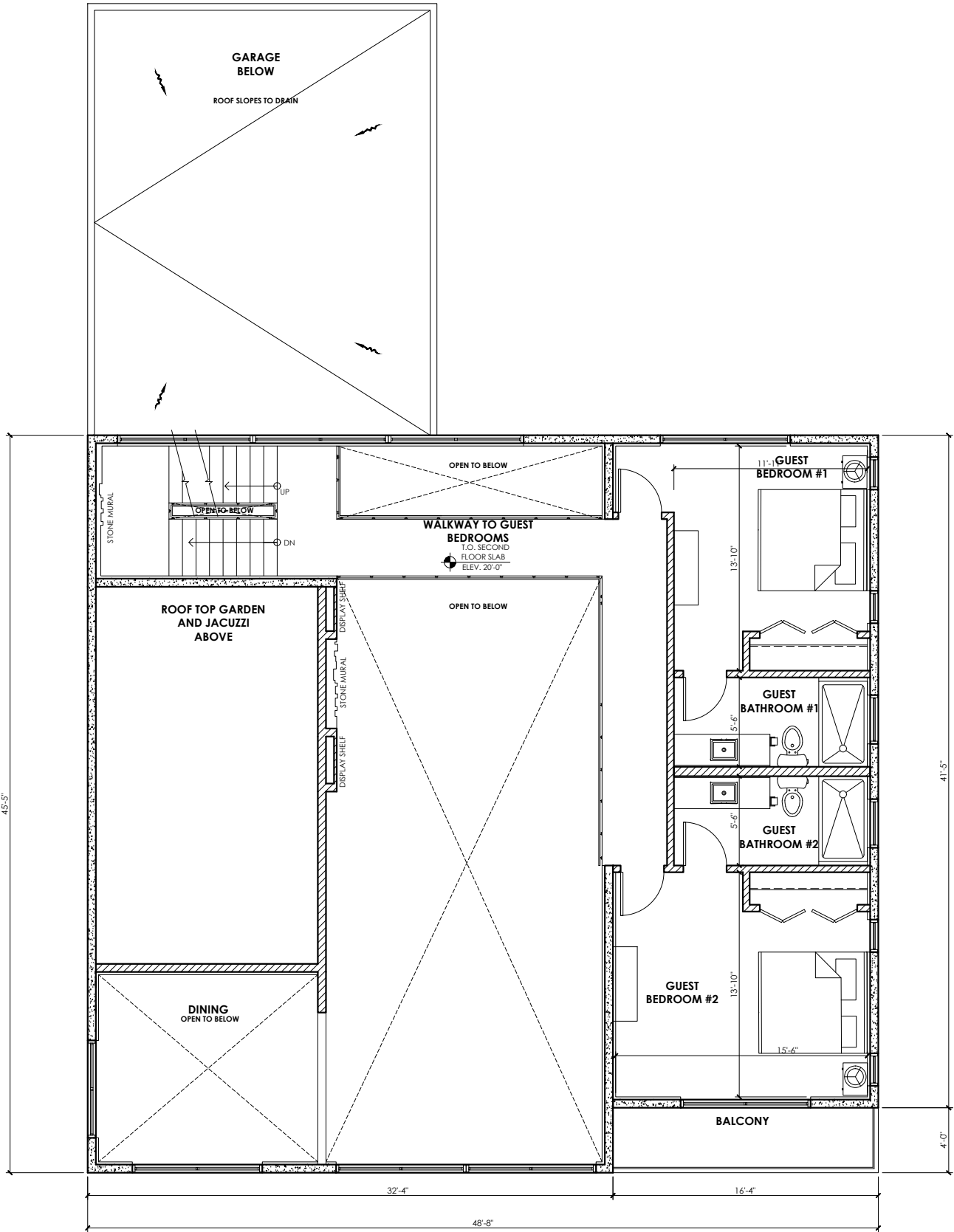
SECOND FLOOR
PLAN

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- 210 ROOF TOP: STEPPING STONES
- 211 ROOF TOP: ELECTRIC GRILL
- 212 ROOF TOP: WOOD DECK
- 213 ROOF TOP: OUTDOOR NON PERMANENT FURNITURE
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- 215 ROOF TOP: 42" A.F.F PARAPET



SECOND FLOOR PLAN
SCALE: 1/4" = 1'-0"





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ROOF PLAN

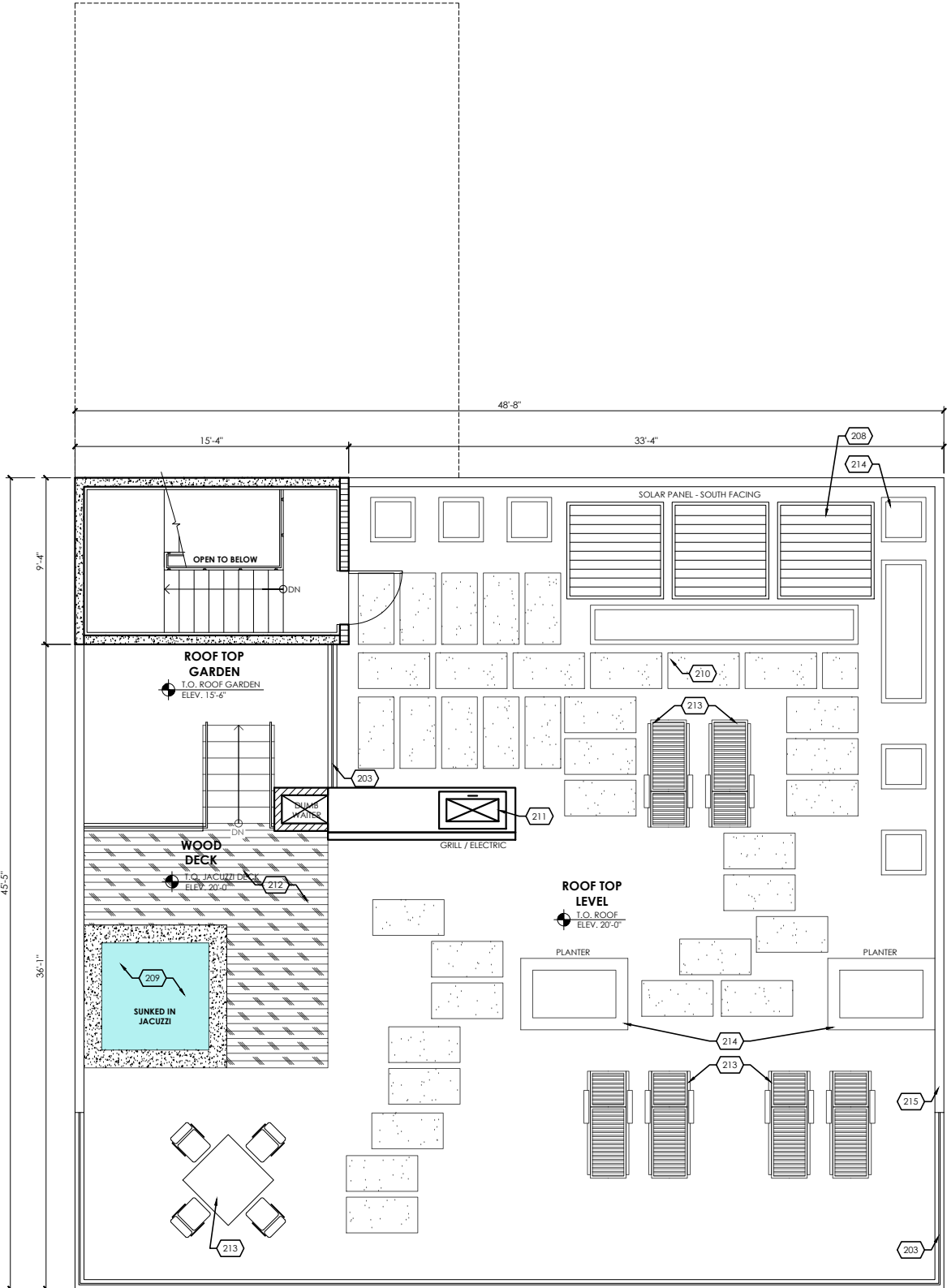
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FLOOR PLAN KEYNOTES

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- 212 ROOF TOP: WOOD DECK
- 213 ROOF TOP: OUTDOOR NON PERMANENT FURNITURE
- 214 ROOF TOP: PERMANENT CONCRETE PLANTER
- 215 ROOF TOP: 42" A.F.F PARAPET

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



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EXTERIOR
ELEVATIONS

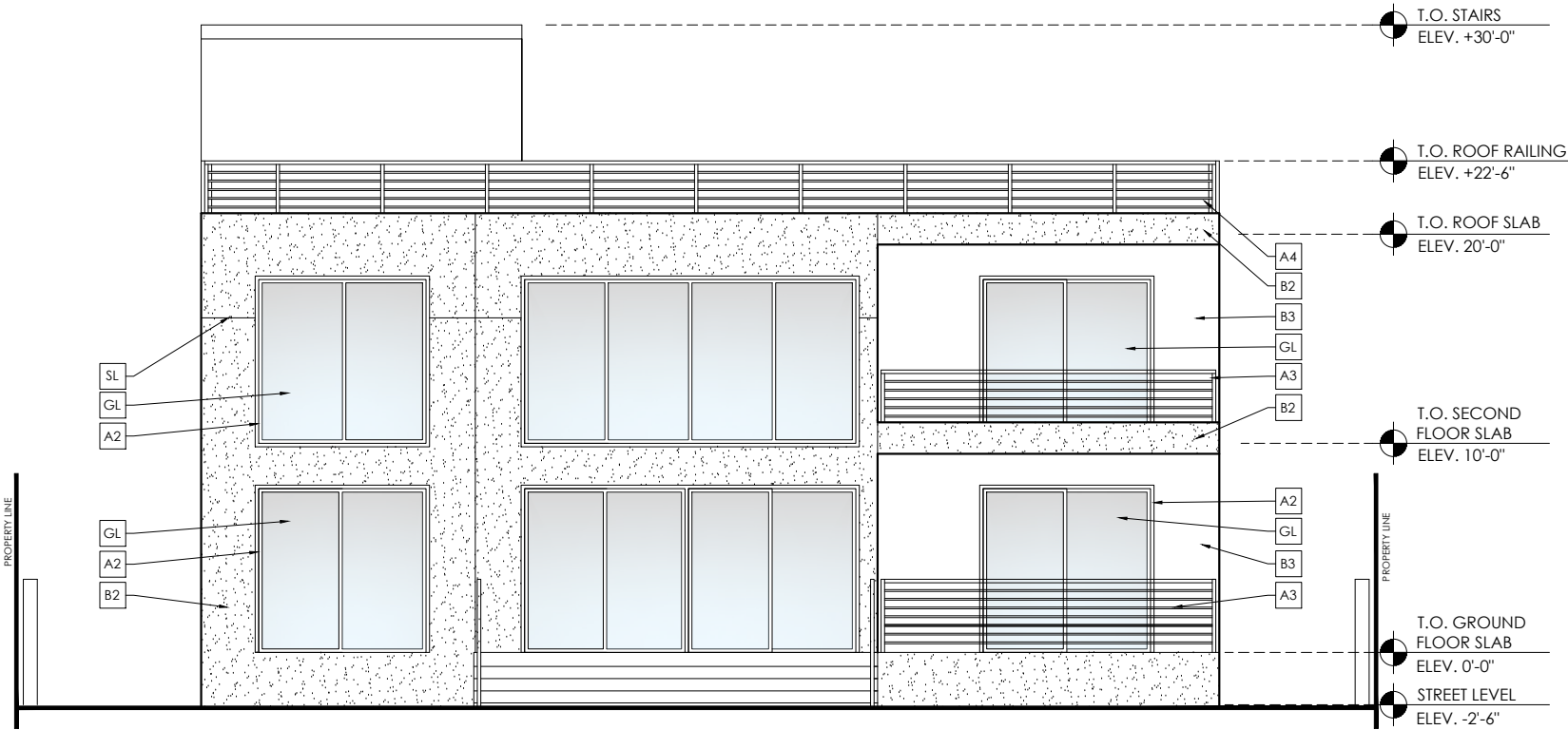
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MATERIAL LEGEND

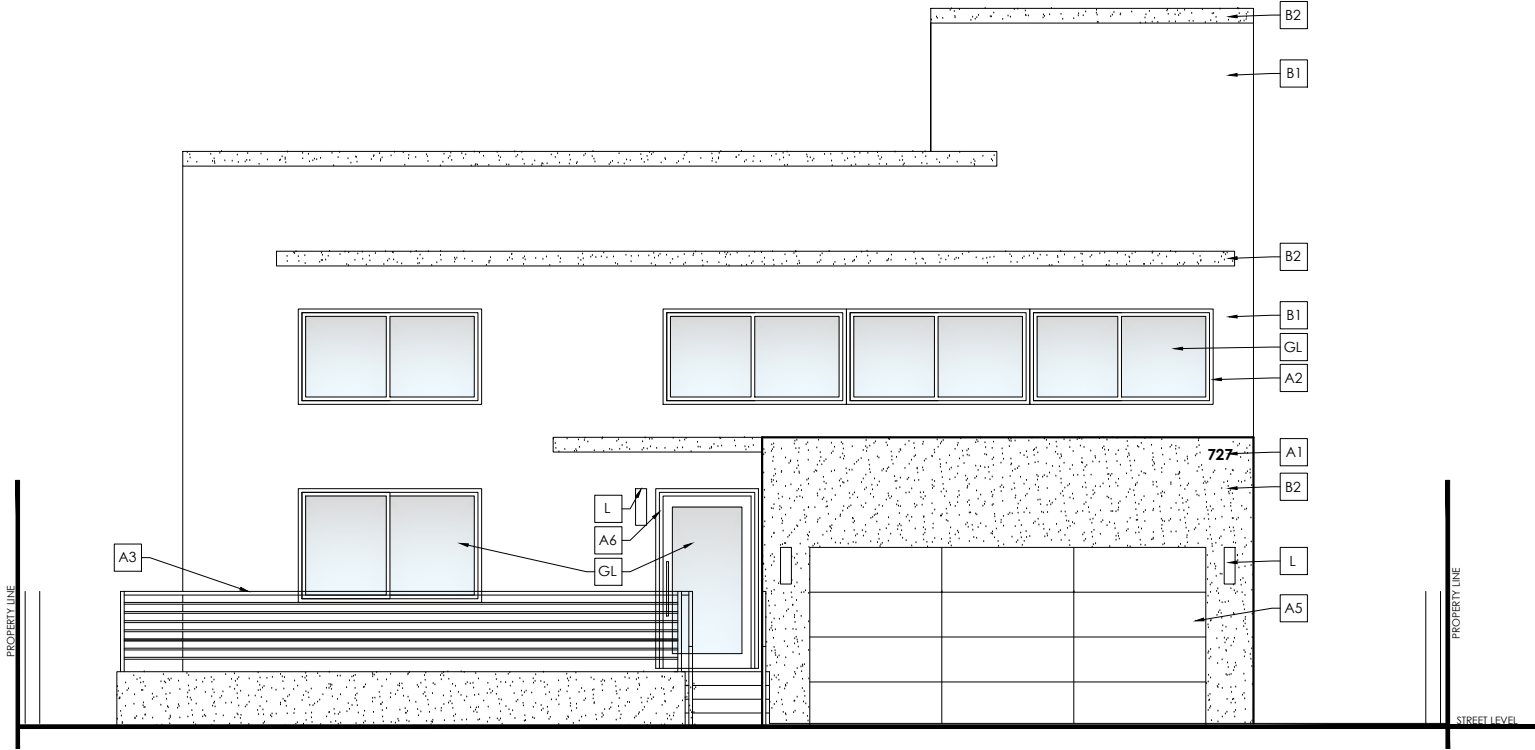
A1	ADDRESS NUMBERS	10" HIGH STAINLESS STEEL ADDRESS NUMBERS	
A2	WINDOW FRAMES	ALUMINUM - DARK GUN METAL	
A3	METAL RAILING	ALUMINUM POWER COATED DARK GUN METAL	
A4	METAL RAILING (ROOF LEVEL)	ALUMINUM POWER COATED LIGHT GRAY TO MATCH MAIN BUILDING COLOR	
A5	GARAGE DOOR	ALUMINUM GARAGE DOOR PANELS DARK GUN METAL	
A6	FRONT DOOR	ALUMINUM - DARK GUN METAL	
B1	STUCCO - SMOOTH BODY COLOR	LIGHT GRAY	
B2	STUCCO - TEXTURED BODY COLOR	LIGHT GRAY	
B3	STUCCO BODY COLOR	WHITE	
GL	GLAZING	LIGHT GRAY TINTED	
L	LIGHT FIXTURE	LIGHT FIXTURE TO BE SELECTED AT A LATER DATE - COLOR TO BE ALUMINUM / STAINLESS STEEL DARK GUN METAL	
SL	STUCCO LINE / EXPANSION JOINT	TO BE PAINTED PER ADJACENT WALL COLOR- EITHER B1 OR B2	

NOTE:
REFER TO RENDERINGS FOR FULL COLOR SCHEME



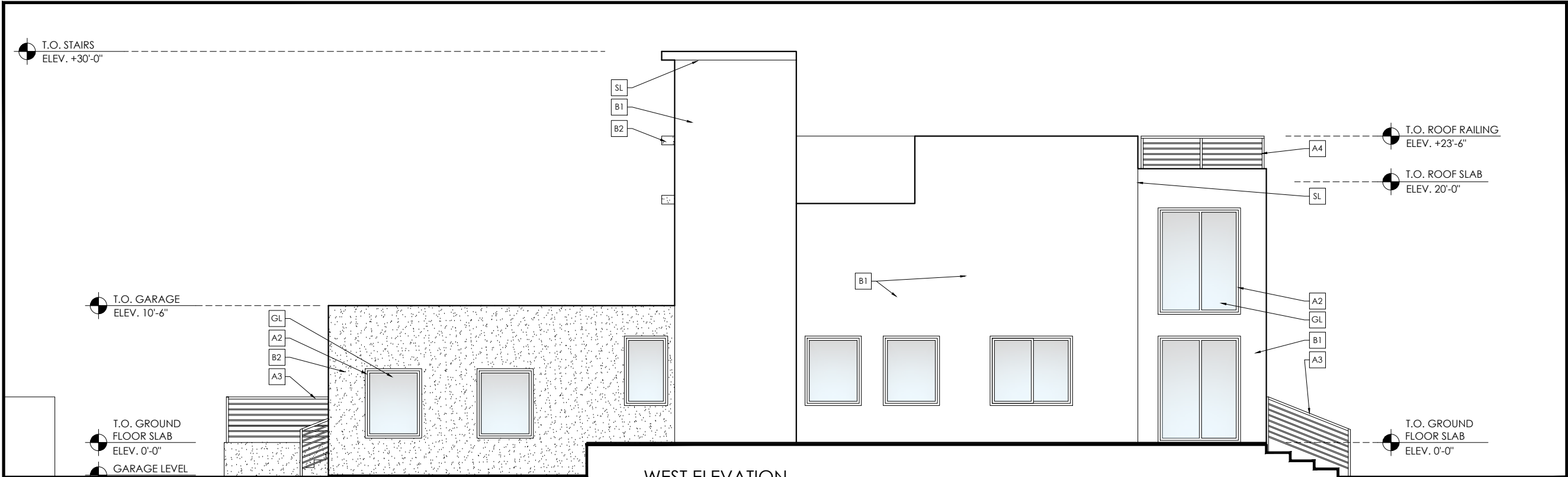
SOUTH ELEVATION

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

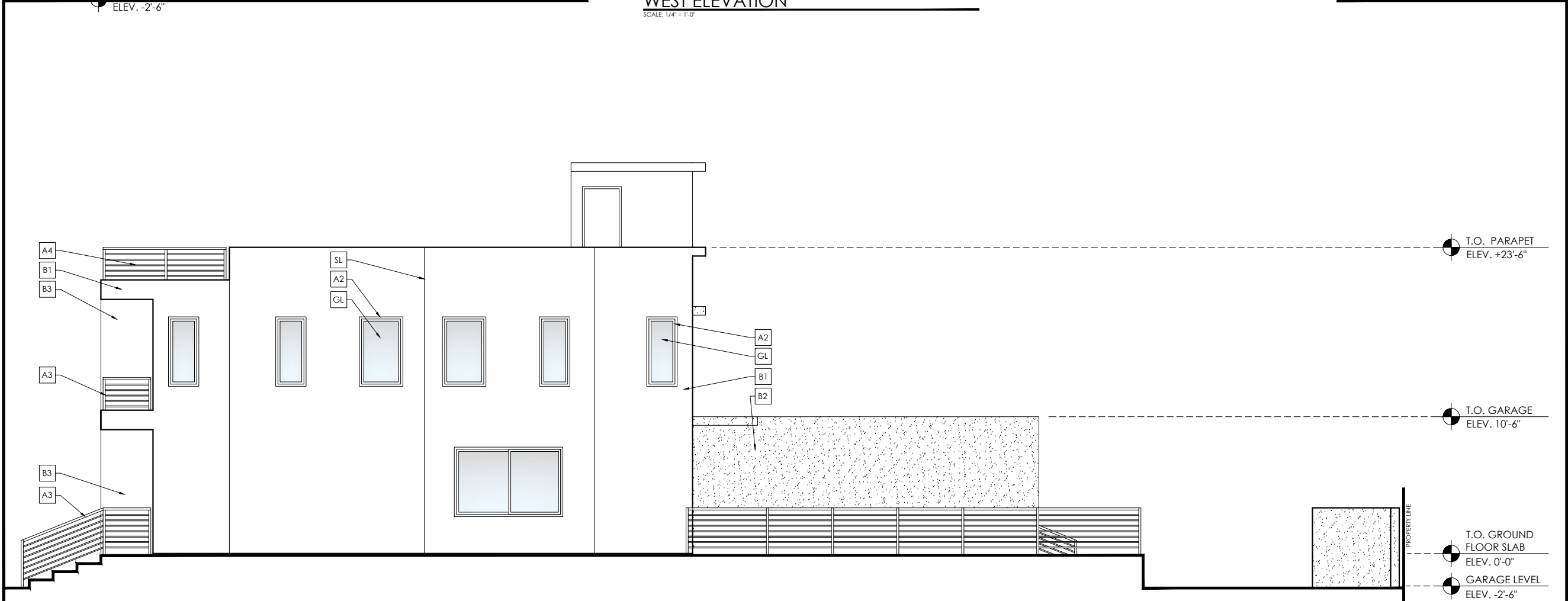


NORTH ELEVATION


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



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



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



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CHECKED PKA

HARLAN L. KURITZKY AR 0009686
DIGITAL SEAL

HISTORIC PRESERVATION BOARD:12/06/22
HISTORIC PRESERVATION BOARD
REVISIONS: 02/13/23

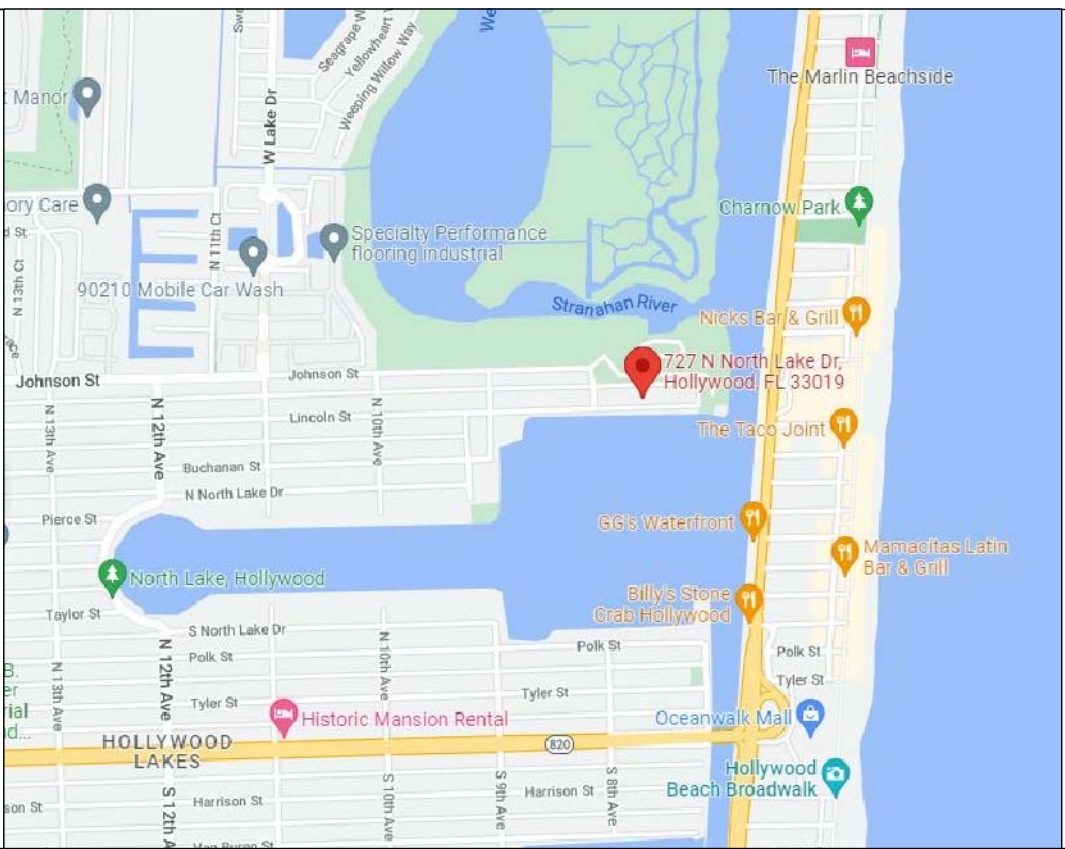
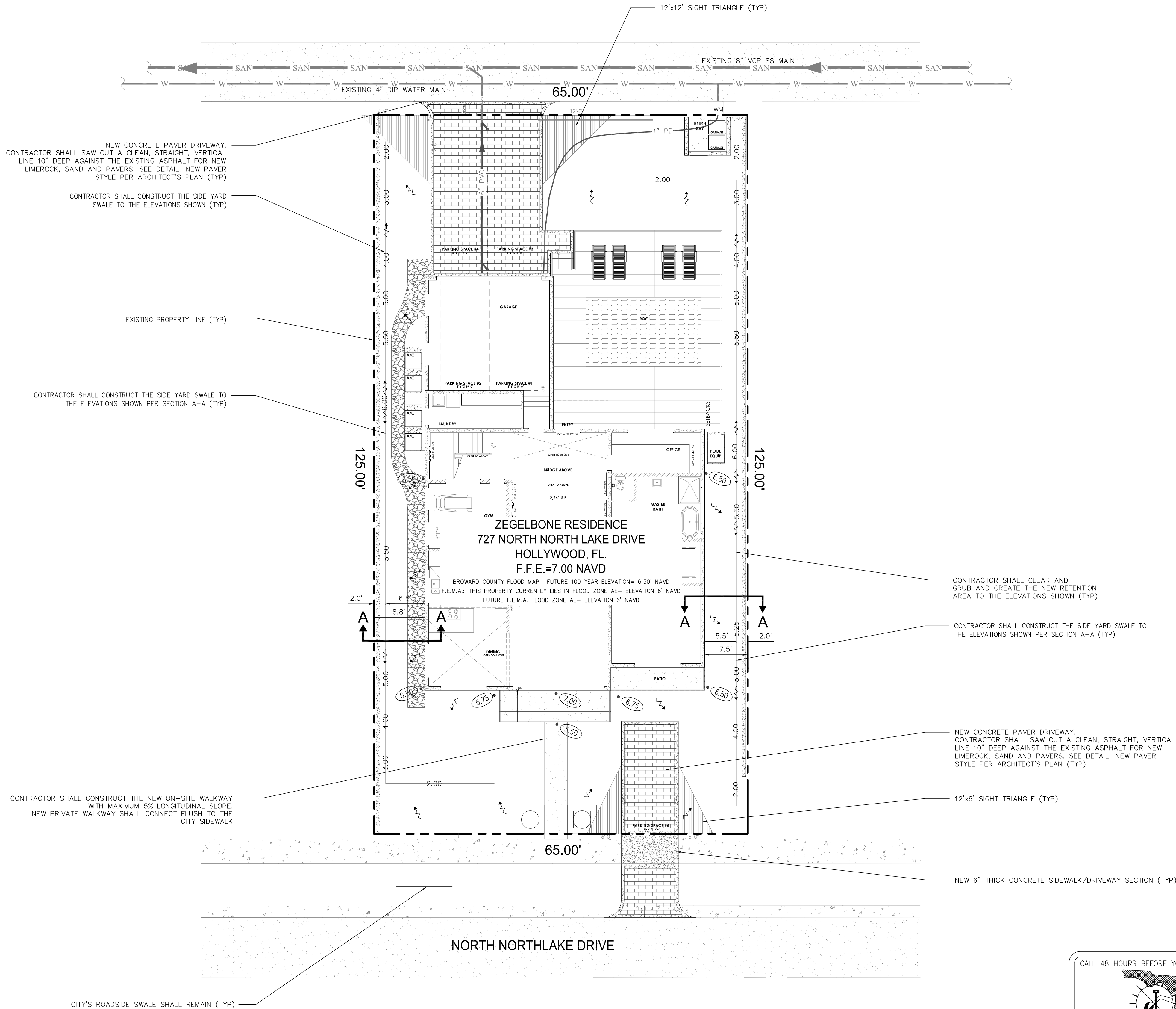
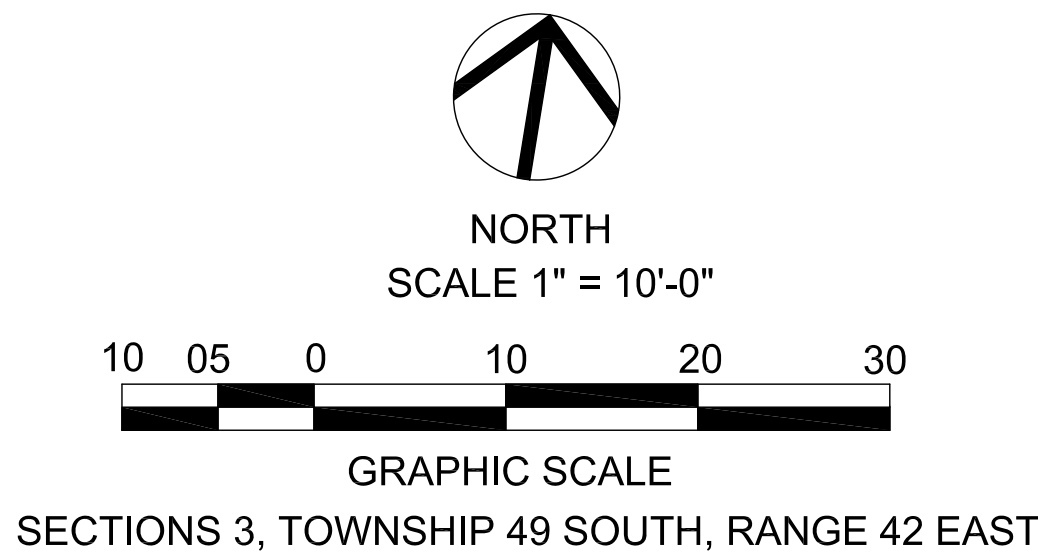
Mr. Richard Zegelbone
Residence

727 NORTH NORTH LAKE DRIVE
HOLLYWOOD, FL 33019
PROJECT NO. 2230

REVISIONS

**EXTERIOR
ELEVATIONS**

A-5.1
HISTORIC PRESERVATION BOARD



- LEGEND:**
- WATER METER
 - EXISTING ELEVATION
 - PROPOSED CONCRETE
 - PROPOSED ELEVATION
 - PROPERTY LINE
 - EXISTING UTILITY MAIN
 - DIRECTIONAL FLOW ARROW AND GRAVITY SEWER
 - VALVE
 - C.O.T.G. CLEANOUT TO GRADE
 - DIRECTION OF SURFACE DRAINAGE

LEGAL DESCRIPTION:

THE EAST 15 FEET OF LOT 6 AND ALL OF LOT 7, BLOCK 84, HOLLYWOOD LAKES SECTION, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 1, PAGE 32, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA.

SURVEYOR'S NOTES:

ELEVATIONS SHOWN HEREON ARE REFERENCED TO THE NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD 88).

SITE DATA:

SITE AREA: 8,126 SQUARE FEET = 0.187 ACRES

CITY: HOLLYWOOD

BROWARD COUNTY FLOOD MAP- FUTURE 100 YEAR ELEVATION= 6.50' NAVD

F.E.M.A.: THIS PROPERTY CURRENTLY LIES IN FLOOD ZONE AE- ELEVATION 6' NAVD

FUTURE F.E.M.A. FLOOD ZONE AE- ELEVATION 6' NAVD

BROWARD COUNTY WET SEASON WATER TABLE= 1.00' NAVD

WATER SYSTEM AUTHORITY: CITY OF HOLLYWOOD

WASTEWATER SYSTEM AUTHORITY: CITY OF HOLLYWOOD

PAVING, GRADING AND DRAINAGE NOTES:

ELEVATIONS ARE BASED ON THE NORTH AMERICAN VERTICAL DATUM OF 1988.

THE CONCRETE PAVERS FOR THIS PROJECT SHALL BE 2 1/2\"/>

MDC

MUNSON DESIGN AND CONSULTING, INC.
PO BOX 771058
CORAL SPRINGS, FL 33077
PHONE: 954-340-5291
AUTHORIZATION No. 9327

PAVING, GRADING AND DRAINAGE PLAN

REVISIONS

ZEGELBONE RESIDENCE

PASQUALE KURITZKY ARCHITECTURE, INC.

PROJECT ADDRESS:
727 N. NORTH LAKE DRIVE
HOLLYWOOD, FL 33019

Phase:
CITY DRC
DOCUMENTS

SIGNATURE AND SEAL

Scale:
1"=10'

Job No.
2022-3900

Date
11/19/2022

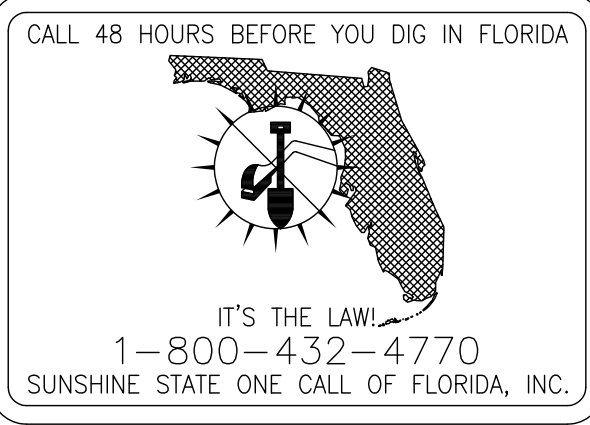
Drawn by
SM

Appr. by
LS

Sheet No.
C2

Plot Date
02/08/2023

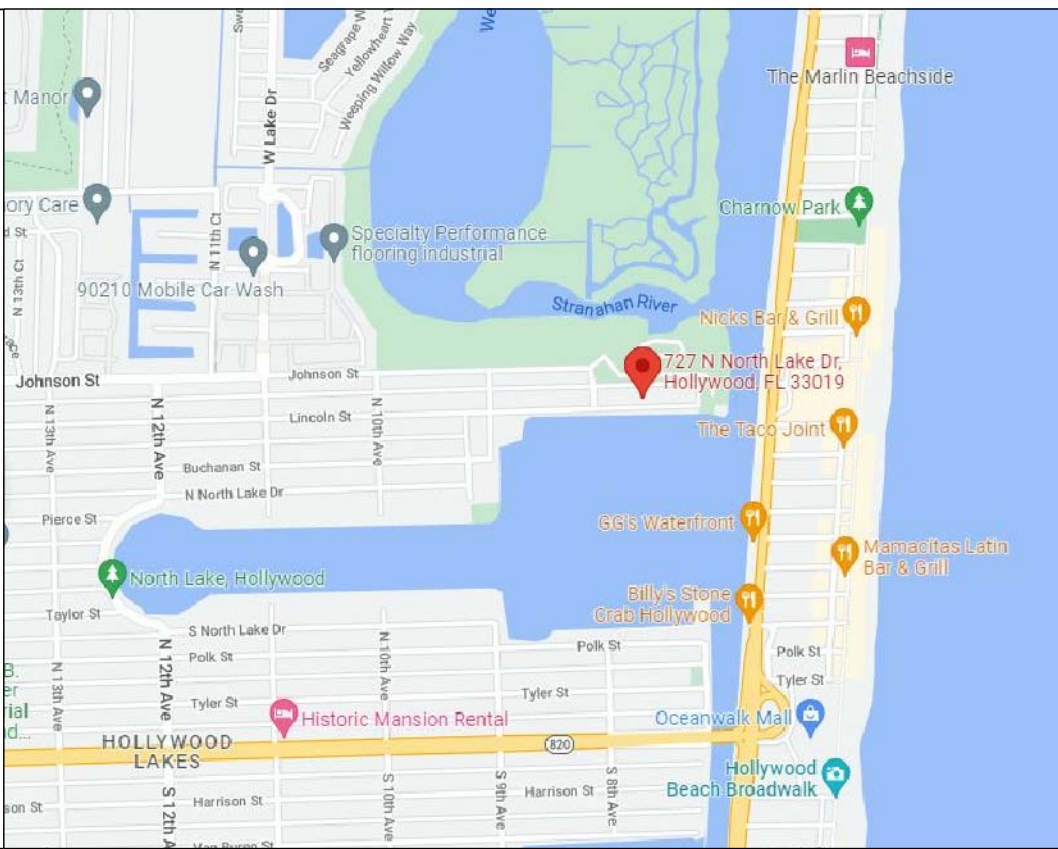
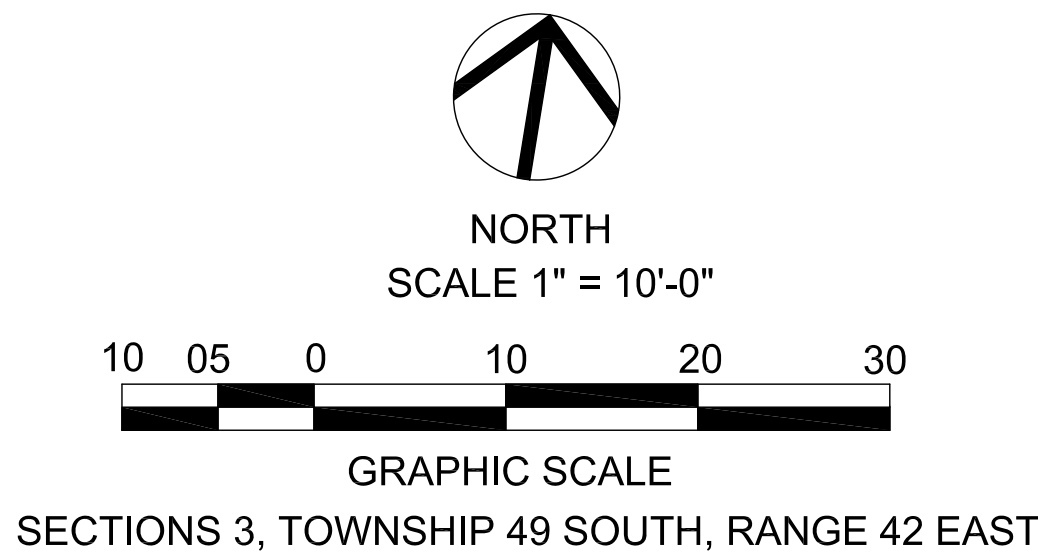
2 of 3



DATED: 02/08/2023

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PHONE: 954-340-5291
AUTHORIZATION No. 9327

STORMWATER POLLUTION PREVENTION PLAN

LEGEND:

- WATER METER
EXISTING ELEVATION
PROPOSED CONCRETE
PROPOSED ELEVATION
- PROPERTY LINE
EXISTING UTILITY MAIN
DIRECTIONAL FLOW ARROW AND GRAVITY SEWER
VALVE
C.O.T.G. CLEANOUT TO GRADE
DIRECTION OF SURFACE DRAINAGE

LEGAL DESCRIPTION:

THE EAST 15 FEET OF LOT 6 AND ALL OF LOT 7, BLOCK 84, HOLLYWOOD LAKES SECTION, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 1, PAGE 32, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA.

SURVEYOR'S NOTES:

ELEVATIONS SHOWN HEREON ARE REFERENCED TO THE NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD 88).

SITE DATA:

SITE AREA: 8,126 SQUARE FEET = 0.187 ACRES
CITY: HOLLYWOOD
BROWARD COUNTY FLOOD MAP- FUTURE 100 YEAR ELEVATION= 6.50' NAVD
F.E.M.A.: THIS PROPERTY CURRENTLY LIES IN FLOOD ZONE AE- ELEVATION 6' NAVD
FUTURE F.E.M.A. FLOOD ZONE AE- ELEVATION 6' NAVD
BROWARD COUNTY WET SEASON WATER TABLE= 1.00' NAVD
WATER SYSTEM AUTHORITY: CITY OF HOLLYWOOD
WASTEWATER SYSTEM AUTHORITY: CITY OF HOLLYWOOD

SWPP NOTES:

SILT SCREENS, HAY BALES OR OTHER SEDIMENT CONTROL MEASURES SHALL BE UTILIZED DURING CONSTRUCTION. THESE MEASURES SHALL BE INSTALLED AROUND ALL PROPERTY LINES AND AROUND THE NEW LAKE, CATCH BASINS, CULVERTS, ETC. ALL AREAS SHALL BE STABILIZED AND SODDED IMMEDIATELY AFTER CONSTRUCTION TO PREVENT EROSION INTO SAID AREAS.
CONTRACTOR SHALL INSTALL A STAKED SILT FENCE AROUND ALL WORK AREAS.
CONTRACTOR SHALL PROTECT ALL EXISTING DRAINAGE INLETS FROM ACCEPTING SILTY/SANDY RUNOFF BY INSTALLING A FILTER MECHANISM OVER THE INLET GRATES.
CONTRACTOR SHALL PROVIDE DAILY CLEAN UP OF ALL SEDIMENT AND PROVIDE DAILY DUST CONTROL MEASURES.

REVISIONS

ZEGELBONE RESIDENCE



PROJECT ADDRESS:
727 N NORTH LAKE DRIVE
HOLLYWOOD, FL 33019

Phase:
CITY DRC
DOCUMENTS

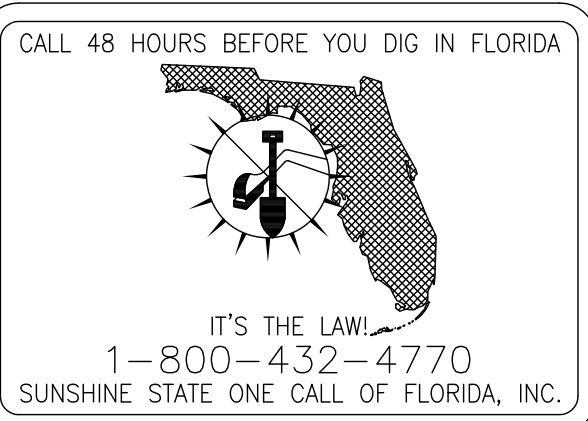
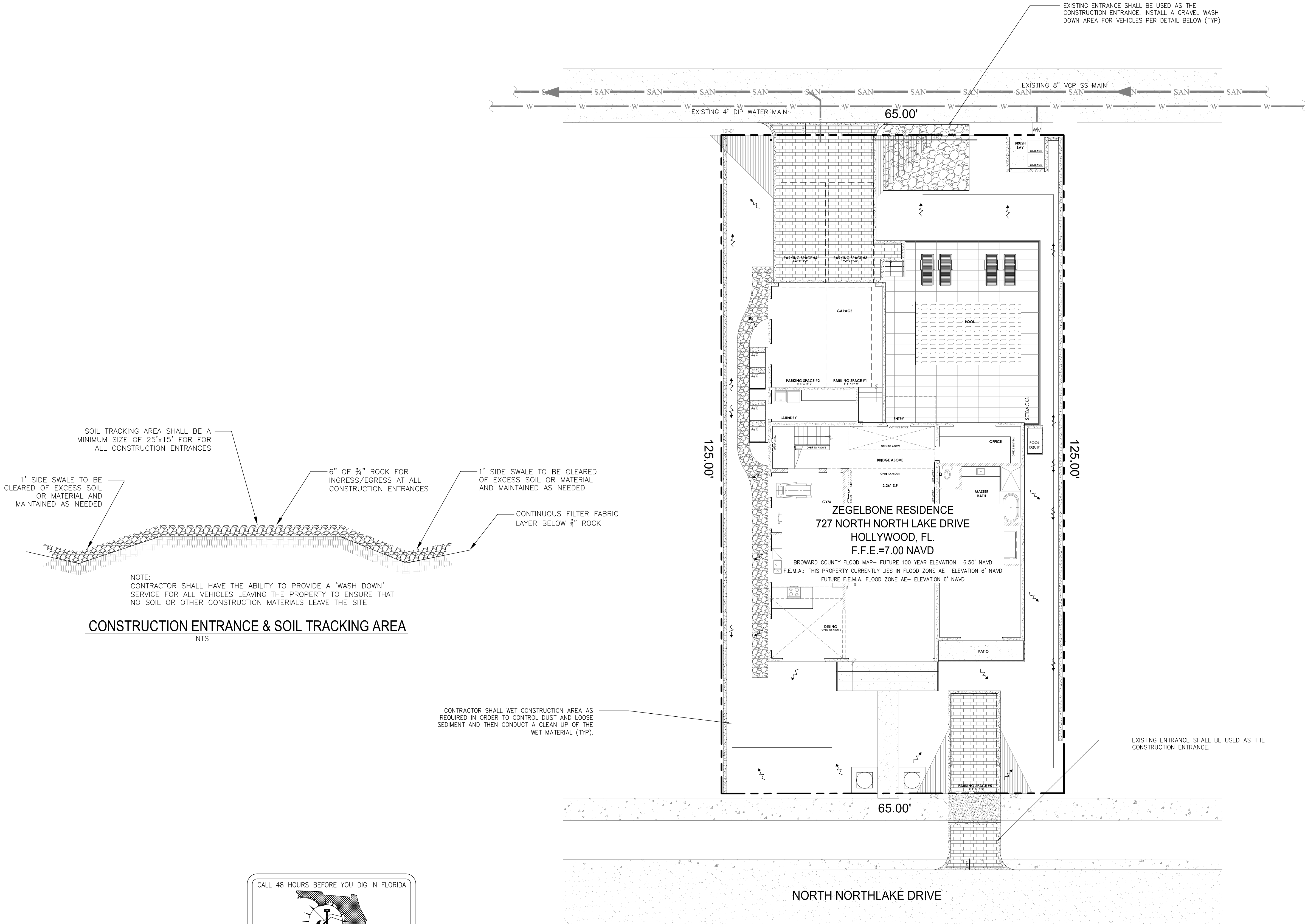
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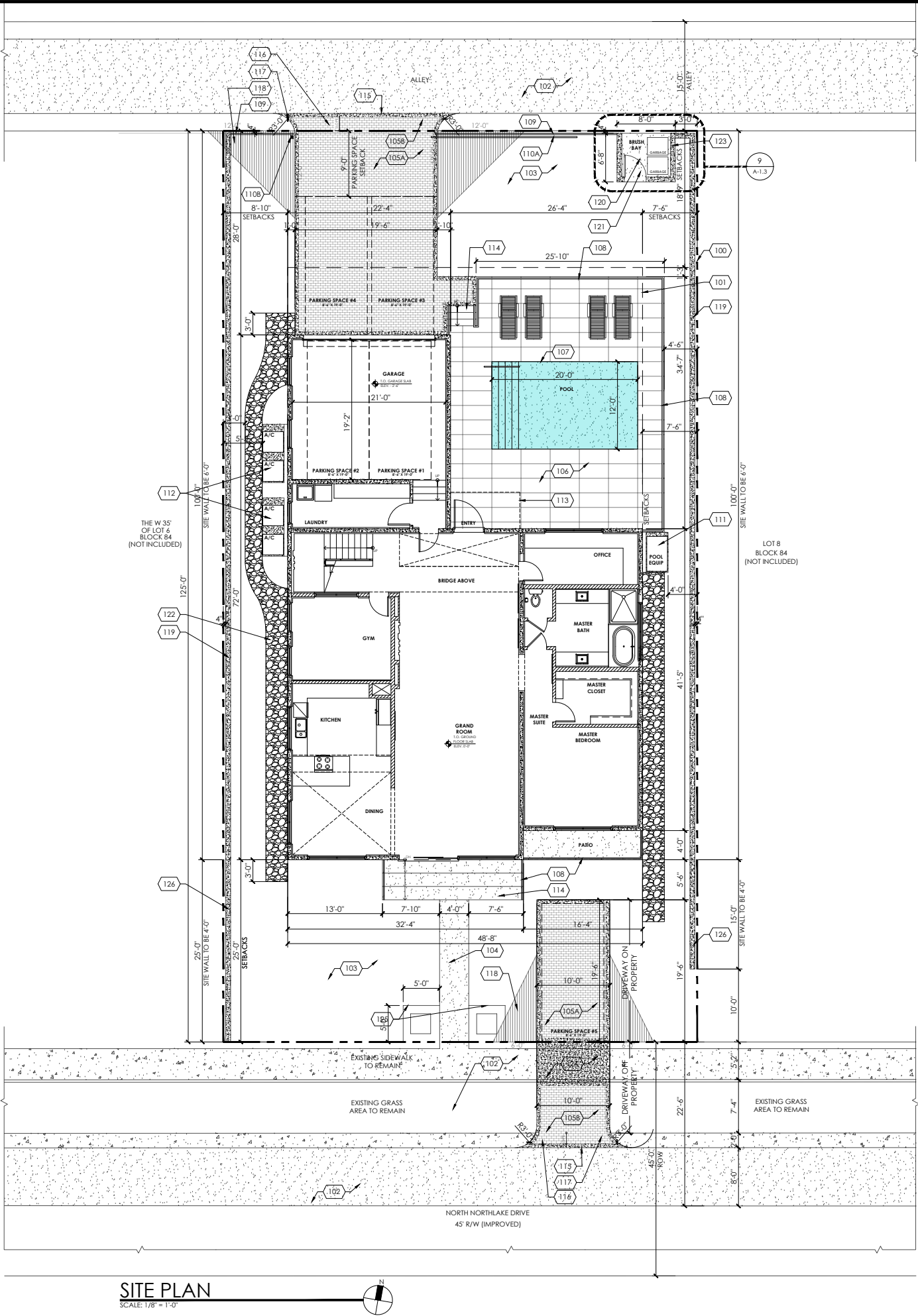
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Job No.	2022-3900
Date	11/19/2022
Drawn by	SM
Appr. by	LS
Sheet No.	C3
Plot Date	02/08/2023
	3 of 3

DATED: 02/08/2023

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

SITE INFORMATION

PROJECT ADDRESS: 727 NORTH NORTH LAKE DRIVE, HOLLYWOOD, FLORIDA 33019		
LEGAL DESCRIPTION: THE EAST 15 FEET OF LOT 6 AND ALL OF LOT 7, BLOCK 84, HOLLYWOOD LAKES SECTION, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 1, PAGE 32, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA.		
ZONING AND PROPERTY INFORMATION:		
LAND USE DESIGNATION EXISTING	RESIDENTIAL - (2) TWO STORY SINGLE FAMILY HOME	
LAND USE DESIGNATION PROPOSED	RESIDENTIAL - (2) TWO STORY SINGLE FAMILY HOME	
ZONING DESIGNATION	RS-6	
NET SITE AREA	8,125 S.F. (0.18 ACRES)	
FEMA FLOOD ZONE	A/E	
BROWARD COUNTY 100 YEAR FLOOR ELEVATION	7 FEET	
UTILITY AND SERVICES:		
WATER PROVIDER	CITY OF HOLLYWOOD	
WASTE WATER PROVIDER	CITY OF HOLLYWOOD	
SOLID WASTE PROVIDER	CITY OF HOLLYWOOD	
RECYCLING PROVIDER	CITY OF HOLLYWOOD	
SETBACK REQUIREMENTS:		
EAST (SIDE) REQUIRED:	7'-6"	
EAST (SIDE) PROVIDED:	7'-6"	
WEST (SIDE) REQUIRED:	8'-10"	
WEST (SIDE) PROVIDED:	8'-10"	
SOUTH (FRONT - LAKE SIDE) REQUIRED:	25'-0"	
SOUTH (FRONT - LAKE SIDE) PROVIDED:	25'-0"	
NORTH (ALLEY SIDE) REQUIRED:	18'-9"	
NORTH (ALLEY SIDE) PROVIDED:	28'-0"	
LOT COVERAGE REQUIREMENTS:		
MINIMUM FLOOR AREA	1,000 S.F.	
PROPOSED TOTAL FLOOR AREA	3,638 S.F.	
FIRST FLOOR	UNDER A/C = 2,261 S.F.	
SECOND FLOOR	GARAGE = 478 S.F.	
UNDER ROOF TOTAL	UNDER A/C = 899 S.F. = 3,638 S.F.	
BUILDING HEIGHT:		
MAXIMUM BUILDING HEIGHT	30'-0"	
PROVIDED BUILDING HEIGHT	30'-0" (TOP OF ROOF STAIRS)	
NUMBER OF STORIES:		
2 STORIES		
SITE AND BUILDING DATA:		
NET LAND AREA	8,125 S.F.	100%
LOT COVERAGE - BUILDING FOOT PRINT	2,739 S.F.	33.7%
SITE PREVIOUS DATA:		
NET LAND AREA	8,125 S.F.	100%
BUILDING FOOT PRINT	2,739 S.F.	33.7%
POOL AND POOL DECK	991 S.F.	12.2%
DRIVEWAY / WALKWAYS	1,084 S.F.	13.3%
LANDSCAPED AREA (PERVIOUS)	3,311 S.F.	40.7%
LANDSCAPE:		
TOTAL LANDSCAPE PROVIDED	3,311 S.F.	40.7%
PARKING REQUIREMENTS:		
REQUIRED PARKING 2 SPACES FOR FIRST 2,000 S.F. - ONE ADDITIONAL PARKING FOR EVERY 500 S.F. WITH A CAP OF 5 MAXIMUM REQUIRED SPACES.		
TOTAL PARKING SPACES REQUIRED: 5 SPACES		
TOTAL PARKING SPACES PROVIDED: 5 SPACES (2 IN GARAGE, 2 FRONT OF GARAGE, 1 AT FRONT OF PROPERTY (LAKESIDE))		

SITE PLAN KEYNOTES AND NOTES

- 100 PROPERTY LINE
- 101 LINE OF SETBACKS
- 102 EXISTING ROAD / SIDEWALK TO REMAIN
- 103 NEW LANDSCAPE - REFER TO LANDSCAPE PLANS
- 104 NEW CONCRETE PATHWAY
- 105A NEW PAVERS (ON PROPERTY) - TO BE INSTALLED PER MANUFACTURER SPECIFICATIONS - MIN. 2 3/8" PLACED OVER 1 1/2" SAND BASE AND COMPACTED SUB-BASE WITH A MINIMUM 6" CONCRETE BORDER - REFER TO DETAIL 11/A-1.3
- 105B NEW PAVERS (OFF SITE) TO BE INSTALLED PER MANUFACTURER SPECIFICATIONS - MIN. 2 3/8" PLACED OVER 1 1/2" SAND BASE AND COMPACTED SUB-BASE WITH A MINIMUM 6" CONCRETE BORDER - REFER TO DETAIL 11/A-1.3
- 106 NEW CONCRETE POOL DECK WITH SCORE LINES
- 107 NEW POOL
- 108 NEW ALUMINUM RAILING
- 109 NEW ALUMINUM FENCE - FENCE WITHIN VISIBILITY TRIANGLE TO ALLOW CROSS VISIBILITY - PICKET SPACING MUST BE GREATER THAN 3" BUT PREVENTS THE PASSAGE OF A 4" SPHERE - REFER TO DETAIL 2/A-1.3
- 110A NEW ELECTRIC ALUMINUM PROPERTY GATE - REFER TO DETAIL 2/A-1.3 - MUST ALLOW CROSS VISIBILITY - PICKET SPACING MUST BE GREATER THAN 3" BUT PREVENTS THE PASSAGE OF A 4" SPHERE
- 110B NEW POST FOR ELECTRIC ALUMINUM GATE CLOSER
- 111 LOCATION OF POOL EQUIPMENT ON CONCRETE PAD
- 112 LOCATION OF A/C ON CONCRETE PAD
- 113 LINE OF CONCRETE EYEBROW ABOVE
- 114 CONCRETE STEPS
- 115 THE DRIVEWAY IS TO BE CONSTRUCTED FLUSH WITH THE EXISTING ROADWAY/SIDEWALK AND THE EXISTING ASPHALT IN THE CITY ROW WILL BE SAWCUT FOR A CLEAN STRAIGHT EDGE.
- 116 APRON TO SLOPE TOWARDS EXISTING ALLEY / ROAD.
- 117 3'-0" RADIUS FLARE ON BOTH SIDES OF DRIVEWAYS
- 118 VISIBILITY TRIANGLE - FRONT OF PROPERTY (NORTH LAKE SIDE) TRIANGLES TO BE 6'-0" X 12'-0" REAR OF PROPERTY (ALLEY SIDE) TRIANGLES TO BE 12'-0" X 12'-0"
- 119 NEW 6'-0" CONCRETE WALL FENCE - REFER TO DETAIL 1/A-1.3
- 120 NEW 3'-0" ALUMINUM GATE TO BRUSH BAY
- 121 MIN. 5" CONCRETE SLAB IN BRUSH BAY, 3000 PSI WITH FIBER MESH - REFER TO DETAIL 5/A-1.3
- 122 CRUSH CORAL ROCK (PEA ROCK) PATH
- 123 NEW 6'-0" HIGH CONCRETE WALL AT BRUSH BAY - REFER TO SECTION 5/A-1.3
- 124 SIDEWALK TO BE RESTORED PER CITY OF HOLLYWOOD STANDARDS - REFER TO DETAIL 10/A-1.3
- 125 ALUMINUM BED EDGE WITH LOW GROUND COVER
- 126 NEW 4'-0" HIGH CONCRETE WALL MAX WITHIN 25'-0" FROM PROPERTY LINE - REFER TO SITE PLAN FOR LOCATION AND SECTION 5/A-1.3

- NOTES:**
- CONTRACTOR SHALL VERIFY PLACEMENT OF NEW RESIDENCE TO ASSURE THAT IT IS WITHIN THE REQUIRED SET BACK PRIOR TO CONSTRUCTION OF THE FOUNDATION.
 - SITE EQUIPMENT: A/C AND/OR POOL EQUIPMENT TO BE INSTALLED WITH MIN. CLEARANCE FROM EACH OTHER AND FROM BUILDING EDGE AS WELL AS MAINTAINING MIN. OF 3'-0" CLEARANCE FROM PROPERTY LINE.
 - CONCRETE DRIVEWAYS ON PRIVATE PROPERTY SHALL BE 5-INCH THICK, 3,000 PSI WITH FIBER MESH WHILE THE PORTION OF THE DRIVEWAY LOCATED WITHIN THE ROW (OUTSIDE OF THE PROPERTY LINES) WILL BE A MINIMUM OF 6 INCHES THICK, 3,000 PSI, WITH NO METAL OR FIBER MESH AND WILL BE CONSTRUCTED FLUSH WITH THE EXISTING ROADWAY AND SIDEWALK.

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DRAWN **PKA**
CHECKED **PKA**

HARLAN L. KURITZKY AR 0009686
DIGITAL SEAL

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HISTORIC PRESERVATION BOARD
REVISIONS: 02/10/23

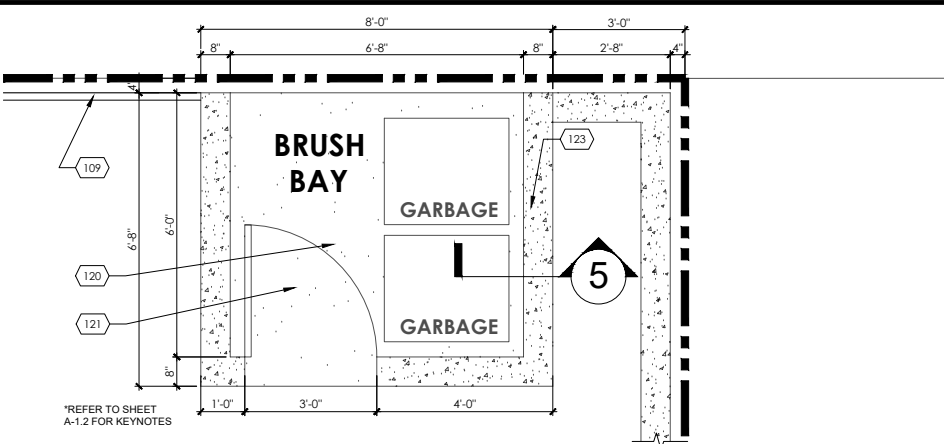
Mr. Richard Zegelbone
Residence

727 NORTH NORTH LAKE DRIVE
HOLLYWOOD, FL 33019
PROJECT NO. 2230

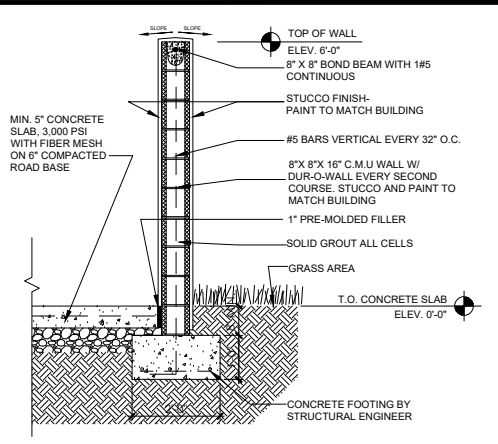
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SITE PLAN
SITE DATA
SITE KEYNOTES

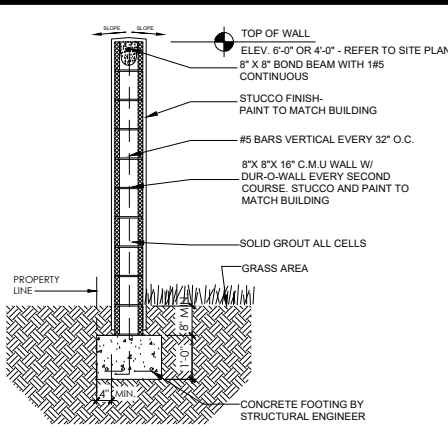
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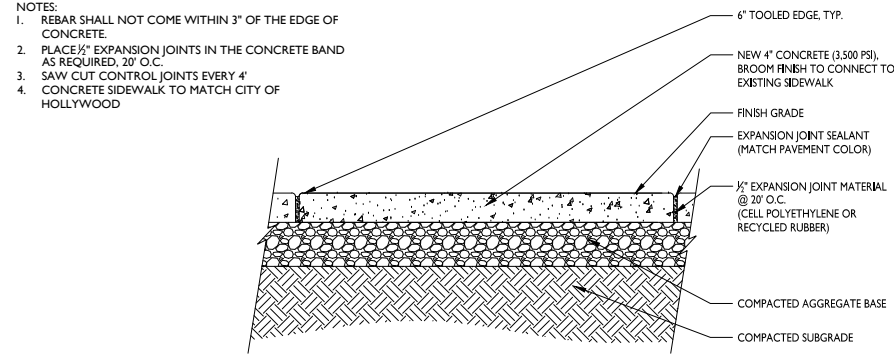
9 BRUSH BAY - ENLARGED PAN
SCALE: 1/2" = 1'-0"



5 BRUSH BAY - WALL SECTION
SCALE: 1/2" = 1'-0"

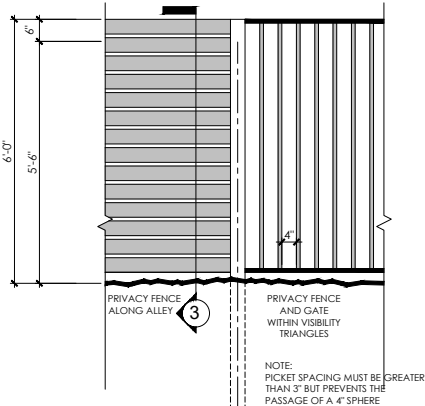


1 SITE WALL
SCALE: 1/2" = 1'-0"

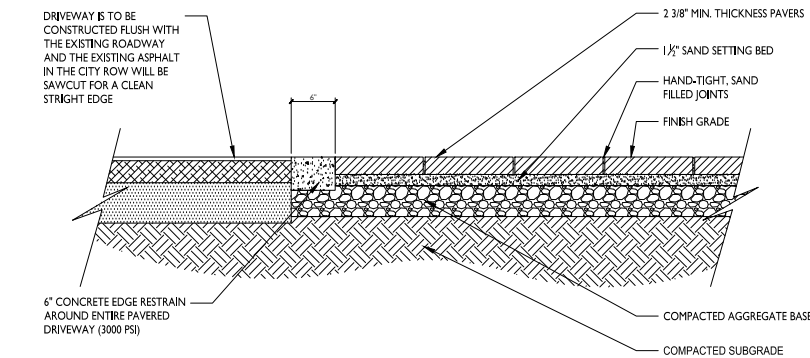


10 SIDEWALK DETAIL
SCALE: 1" = 1'-0"

6 NOT USED
N.T.S.

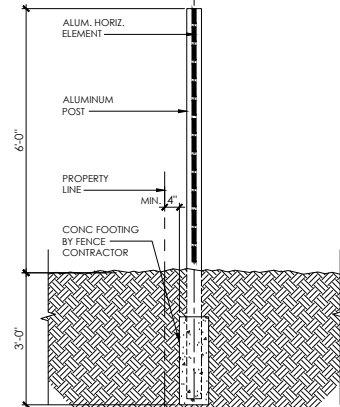


2 ALUMINUM FENCE - ALLEY SIDE
SCALE: 1/2" = 1'-0"



11 PAVER DETAILS FOR DRIVEWAYS
PAVERS DRIVEWAY
SCALE: 1" = 1'-0"

7 NOT USED
N.T.S.



3 ALUMINUM FENCE SECTION
SCALE: 1/2" = 1'-0"

12 NOT USED
N.T.S.

8 NOT USED
N.T.S.

4 NOT USED
N.T.S.

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DRAWN PKA
CHECKED PKA

HARLAN L. KURITZKY AR 0009686
DIGITAL SEAL

HISTORIC PRESERVATION BOARD:12/06/22
HISTORIC PRESERVATION BOARD
REVISIONS: 02/10/23

Mr. Richard Zegelbone
Residence

727 NORTH NORTH LAKE DRIVE
HOLLYWOOD, FL 33019
PROJECT NO. 2230

REVISIONS

SITE DETAILS

A-1.3
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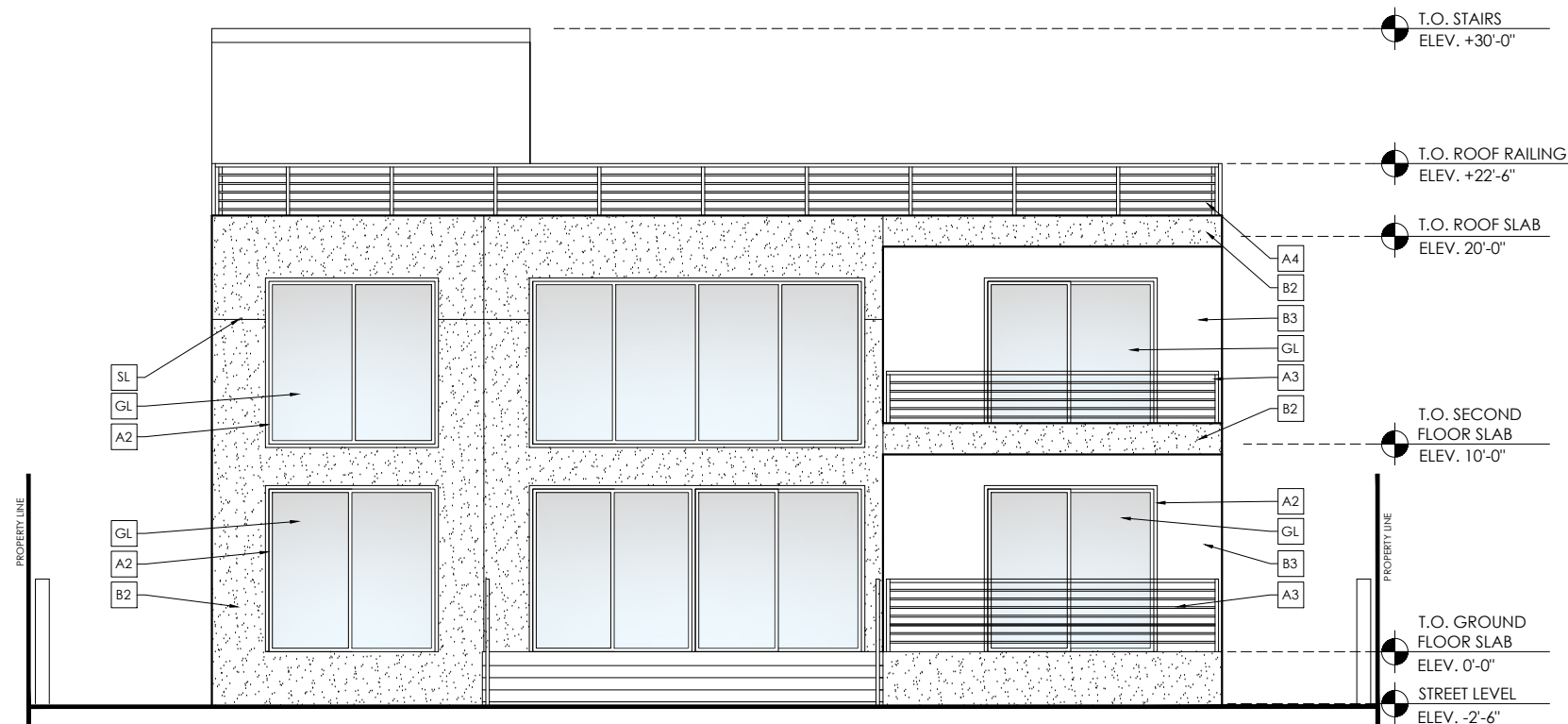
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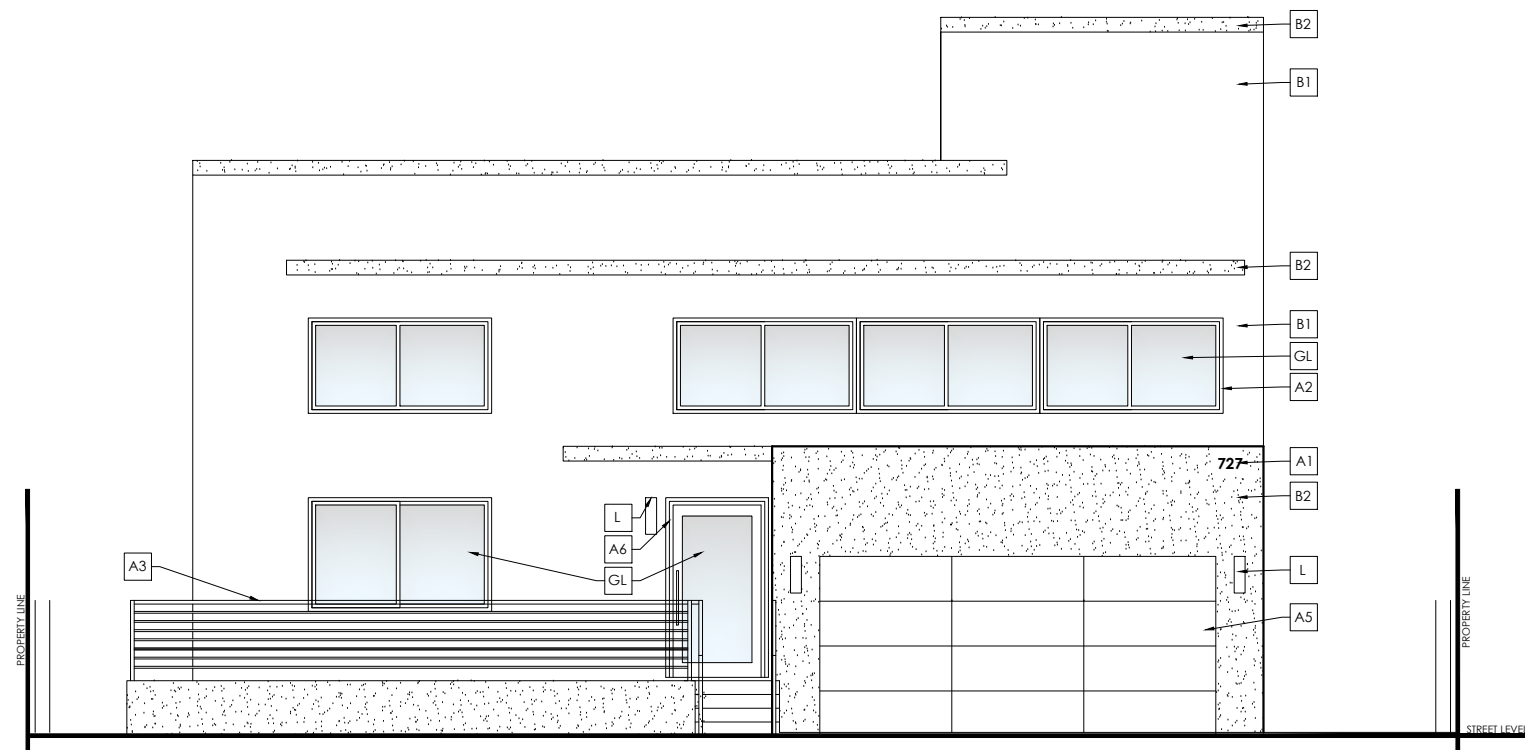
HISTORIC PRESERVATION BOARD

A1	ADDRESS NUMBERS	10" HIGH STAINLESS STEEL ADDRESS NUMBERS	
A2	WINDOW FRAMES	ALUMINUM - DARK GUN METAL	
A3	METAL RAILING	ALUMINUM POWER COATED DARK GUN METAL	
A4	METAL RAILING (ROOF LEVEL)	ALUMINUM POWER COATED LIGHT GRAY TO MATCH MAIN BUILDING COLOR	
A5	GARAGE DOOR	ALUMINUM GARAGE DOOR PANELS DARK GUN METAL	
A6	FRONT DOOR	ALUMINUM - DARK GUN METAL	
B1	STUCCO - SMOOTH BODY COLOR	LIGHT GRAY	
B2	STUCCO - TEXTURED BODY COLOR	LIGHT GRAY	
B3	STUCCO BODY COLOR	WHITE	
GL	GLAZING	LIGHT GRAY TINTED	
L	LIGHT FIXTURE	LIGHT FIXTURE TO BE SELECTED AT A LATER DATE - COLOR TO BE ALUMINUM / STAINLESS STEEL DARK GUN METAL	
SL	STUCCO LINE / EXPANSION JOINT	TO BE PAINTED PER ADJACENT WALL COLOR - EITHER B1 OR B2	

NOTE:
REFER TO RENDERINGS FOR FULL COLOR SCHEME



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



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

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HISTORIC PRESERVATION BOARD
REVISIONS: 02/10/23

**Mr. Richard Zegelbone
Residence**

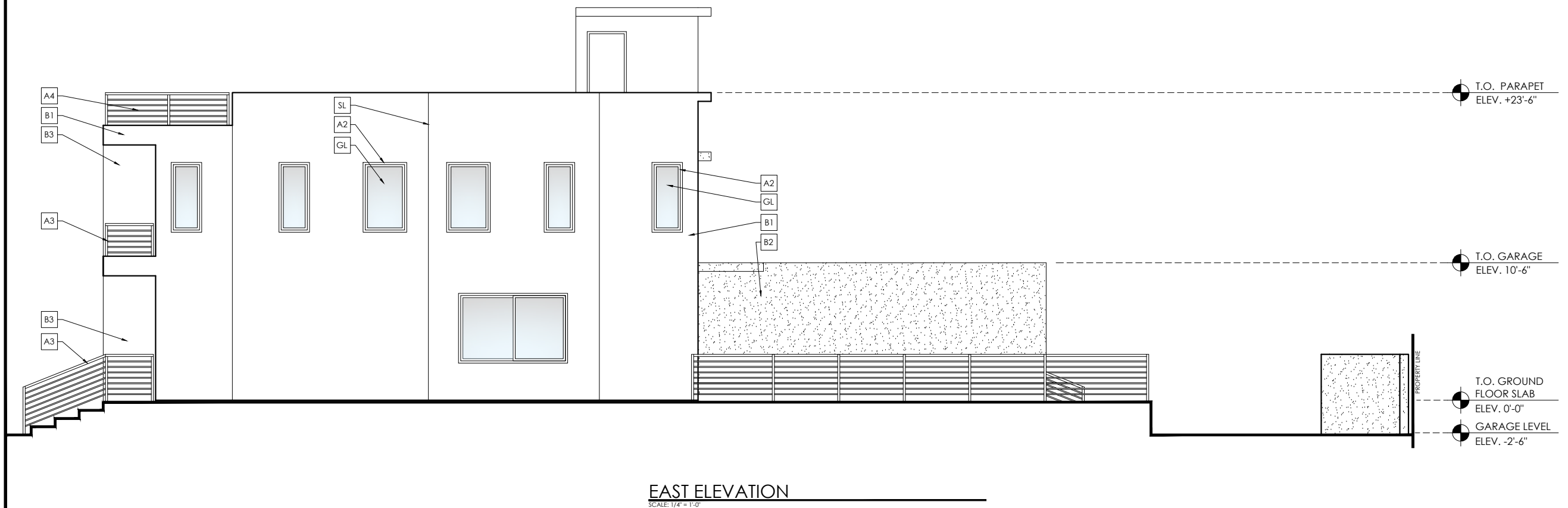
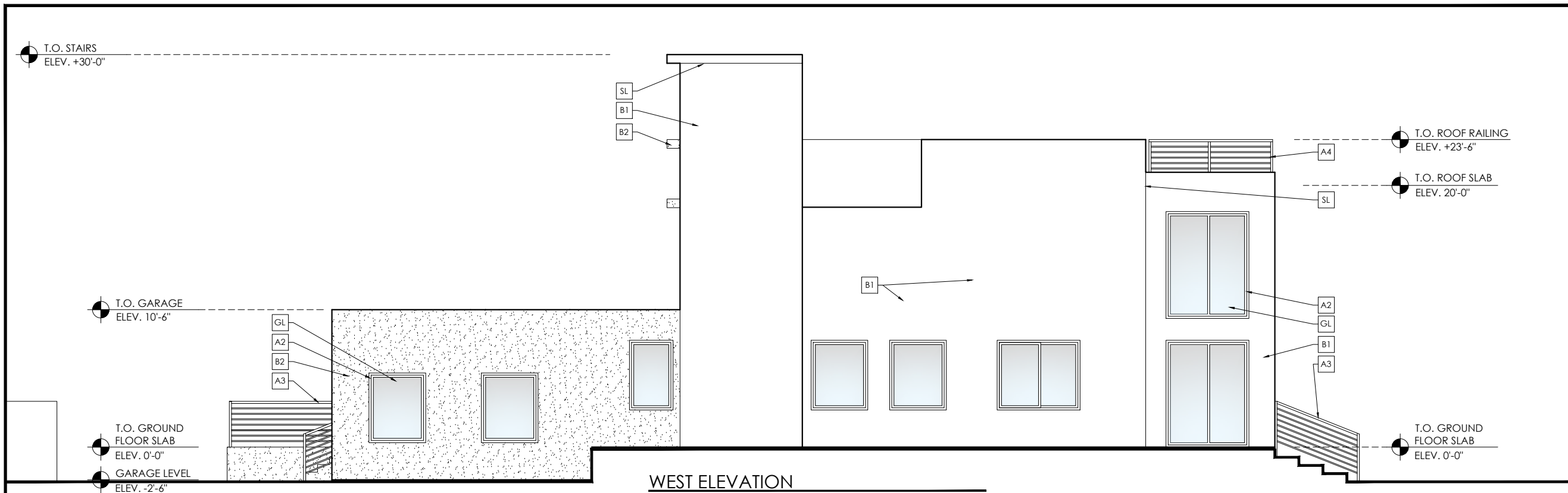
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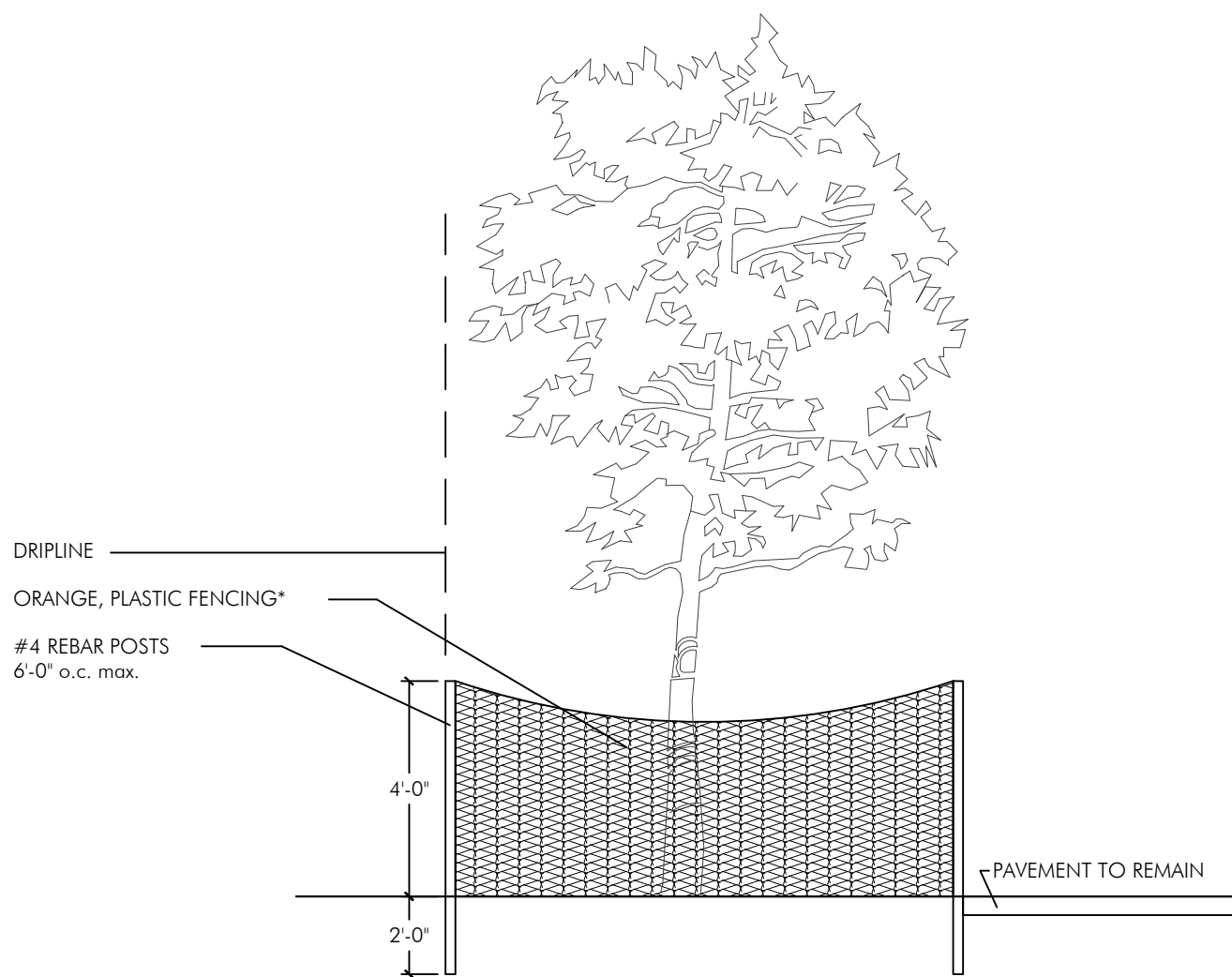
**EXTERIOR
ELEVATIONS**

A-5.1
HISTORIC PRESERVATION BOARD



EXISTING TREE DISPOSITION LIST										
KEY	BOTANICAL NAME	COMMON NAME	HT. (ft.)	SIZE	DISPOSITION	CONDITION	MITIGATION			
				SPD. (ft.)	DBH. (in.)	REMAIN	REMOVE	TRANSPL.		DBH/ QTY
1	<i>Roystonea regia</i>	Royal Palm	35	15	13	X			Good	
2	<i>Roystonea regia</i>	Royal Palm	35	15	13	X			Good	
3	<i>Roystonea regia</i>	Royal Palm	35	15	13	X			Good	
4	<i>Roystonea regia</i>	Royal Palm	35	15	13	X			Good	
5	<i>Roystonea regia</i>	Royal Palm	35	15	13	X			Good	
6	<i>Roystonea regia</i>	Royal Palm	35	15	13	X			Good	
7	<i>Phoenix roebelenii</i>	Pygmy Date Palm (triple)	10	5,5,5	3,3,3		X		Fair/Poor	n/a
8	<i>Ravenea madagascariensis</i>	Traveler's Palm	20	12	8	X			Good	
8a	<i>Dypsis lufescens</i>	Areca Palm	15	10	multi		X		Fair	1 palm
9	<i>Ravenea madagascariensis</i>	Traveler's Palm	25	12	8	X			Good	
10	<i>Syagrus romanzoffiana</i>	Queen Palm	18	12	10		X		Fair	1 palm
11	<i>Phoenix roebelenii</i>	Pygmy Date Palm	8	4	3		X		Fair/Poor	n/a
12	<i>Phoenix roebelenii</i>	Pygmy Date Palm (double)	12	8,8	4,4		X		Fair/Poor	n/a
13	<i>Dead Palm</i>	Dead Palm	10	0	8		X		Dead	n/a
14	<i>Phoenix roebelenii</i>	Pygmy Date Palm	10	6	4		X		Fair/Poor	n/a
15	<i>Phoenix roebelenii</i>	Pygmy Date Palm	10	6	4		X		Fair/Poor	n/a
15a	<i>Dypsis lufescens</i>	Areca Palm	15	10	multi		X		Fair	1 palm
16	<i>Phoenix roebelenii</i>	Pygmy Date Palm	10	6	4		X		Fair/Poor	n/a
17	<i>Adonidia merillii</i>	Christmas Palm	12	8	4	X			Good	
18	<i>Adonidia merillii</i>	Christmas Palm	12	8	4	X			Good	
19	<i>Adonidia merillii</i>	Christmas Palm	18	12	6	X			Good	
20	<i>Quercus virginiana</i>	Live Oak	20	15	10	X			Good	
21	<i>Phoenix roebelenii</i>	Pygmy Date Palm	12	6	4		X		Fair/Poor	n/a
22	<i>Phoenix roebelenii</i>	Pygmy Date Palm	12	6	4		X		Fair/Poor	n/a
23	<i>Roystonea regia</i>	Royal Palm	40	18	24		X		Fair	1 palm
24	<i>Roystonea regia</i>	Royal Palm (outside property)	40	18	24		X		Good	
25	<i>Roystonea regia</i>	Royal Palm (outside property)	40	18	24	X			Good	
26	<i>Roystonea regia</i>	Royal Palm (outside property)	30	15	20	X			Good	
27	<i>Roystonea regia</i>	Royal Palm (outside property)	40	18	24	X			Good	
28	<i>Dypsis lufescens</i>	Areca Palm	15	10	multi		X		Fair	1 palm
29	<i>Dypsis lufescens</i>	Areca Palm	15	10	multi		X		Fair	1 palm
30	<i>Dypsis lufescens</i>	Areca Palm	15	10	multi		X		Fair	1 palm
31	<i>Dypsis lufescens</i>	Areca Palm	15	10	multi		X		Fair	1 palm
32	<i>Dypsis lufescens</i>	Areca Palm	15	10	multi		X		Fair	1 palm
33	<i>Dypsis lufescens</i>	Areca Palm	15	10	multi		X		Fair	1 palm
34	<i>Dypsis lufescens</i>	Areca Palm	15	10	multi		X		Fair	1 palm
TOTAL TREES/PALMS TO BE REPLACED										11 palms
TOTAL MITIGATION PROVIDED										4 trees

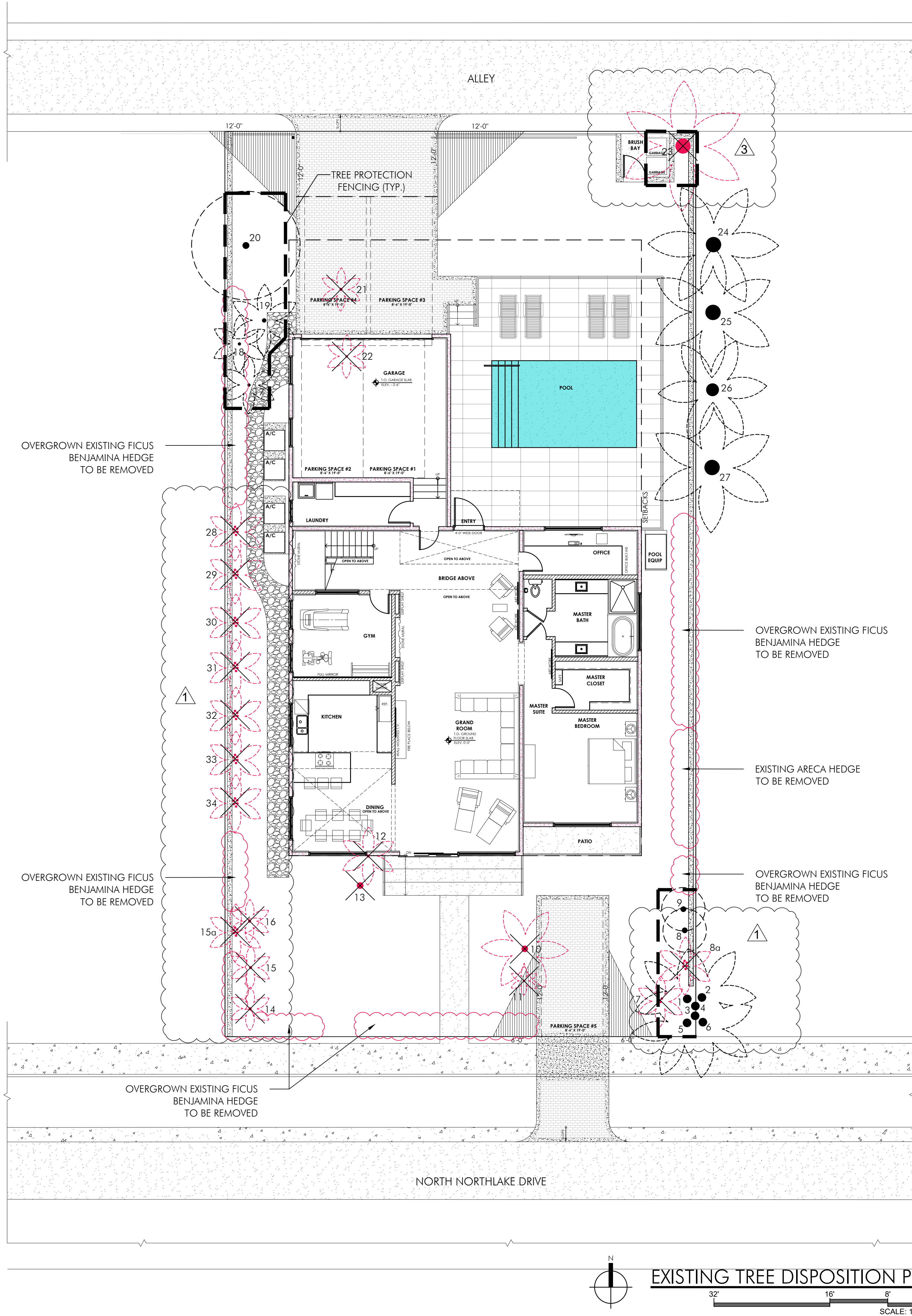
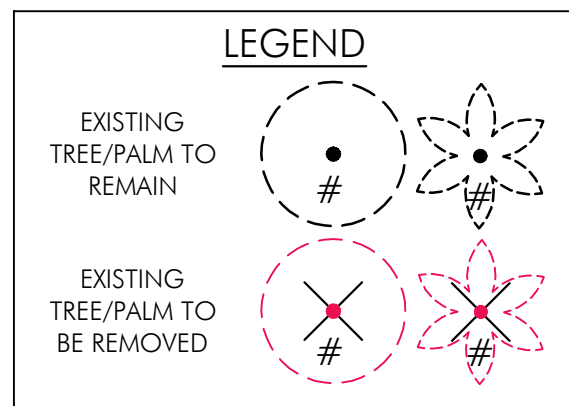
TREE LEGEND						
SYMBOL USED ON PLAN						
Symbol	New (Qty.)	Existing (Qty.)	Scientific	Common	AS MITIGATION TREES	AS CODE REQUIRED TREES
TREES						
BUAR	1		<i>Bulnesia arborea</i>	Verawood	1	
COER	1		<i>Conocarpus erectus</i>	Green Buttonwood	1	
COES	2		<i>Conocarpus erectus "Sericeus"</i>	Silver Buttonwood		2
GUSA	1		<i>Guaiacum sanctum</i>	Lignum Vitae	1	
PIDI	1		<i>Pimenta dioica</i>	Allspice	1	
QUVI	1		<i>Quercus virginiana</i>	Live Oak		1
RAMA	2		<i>Ravenea madagascariensis</i>	Traveler's Tree		
PALMS (NOTE: Royal Palms and Coconut Palms are counting 3:1 as trees)						
ADME	3		<i>Adonidia merillii</i>	Christmas Palm		
COBO	3		<i>Coccothrinax borhidiana</i>	Borhid's Palm		
CONG	3		<i>Cocos nucifera</i>	Coconut Palm		1
DYDE	1		<i>Dypsis decaryi</i>	Triangle Palm		
DYCA	2		<i>Dypsis cabadae</i>	Cabada Palm		
PTSC	2		<i>Ptychosperma scheffleri</i>	Scheffleri Palm		
RORE	2	6	<i>Roystonea regia</i>	Royal Palm		2
SAPA	2		<i>Sabal palmetto</i>	Sabal Palm		
TOTAL					4	6



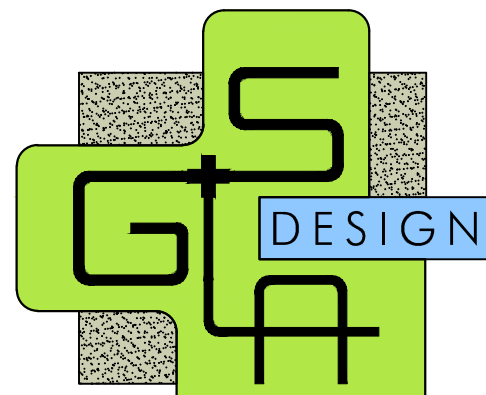
*LIMITS OF TREE PROTECTION ARE TO BE ESTABLISHED BASED ON ANSI A300 ROOT MANAGEMENT STANDARDS. AS A GENERAL RULE THE TREE PROTECTION ZONE MUST EXTEND 10" PER 1" OF TREE DBH. PLACE ORANGE, PLASTIC FENCING (BY TENSAR OR OTHER APPROVED EQUAL) AROUND INDIVIDUAL TREES AND TREE CLUMPS TO REMAIN ON SITE IN ANY AREAS WITHIN THE LIMITS OF CONSTRUCTION. BARRIER SHALL BE MAINTAINED IN AN UPRIGHT POSITION AT ALL TIMES.

TREE PROTECTION DETAIL

N.T.S.



TREES AND PALMS SHALL NOT BE REMOVED WITHOUT FIRST OBTAINING AN APPROVED TREE REMOVAL PERMIT FROM THE CITY OF HOLLYWOOD.



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ZEGELBONE RESIDENCE
727 NORTH LAKE DRIVE
HOLLYWOOD, FL 33019



1	01.03.23	CITY COMMENTS
2	01.10.23	CITY COMMENTS
3	01.30.23	CITY COMMENTS

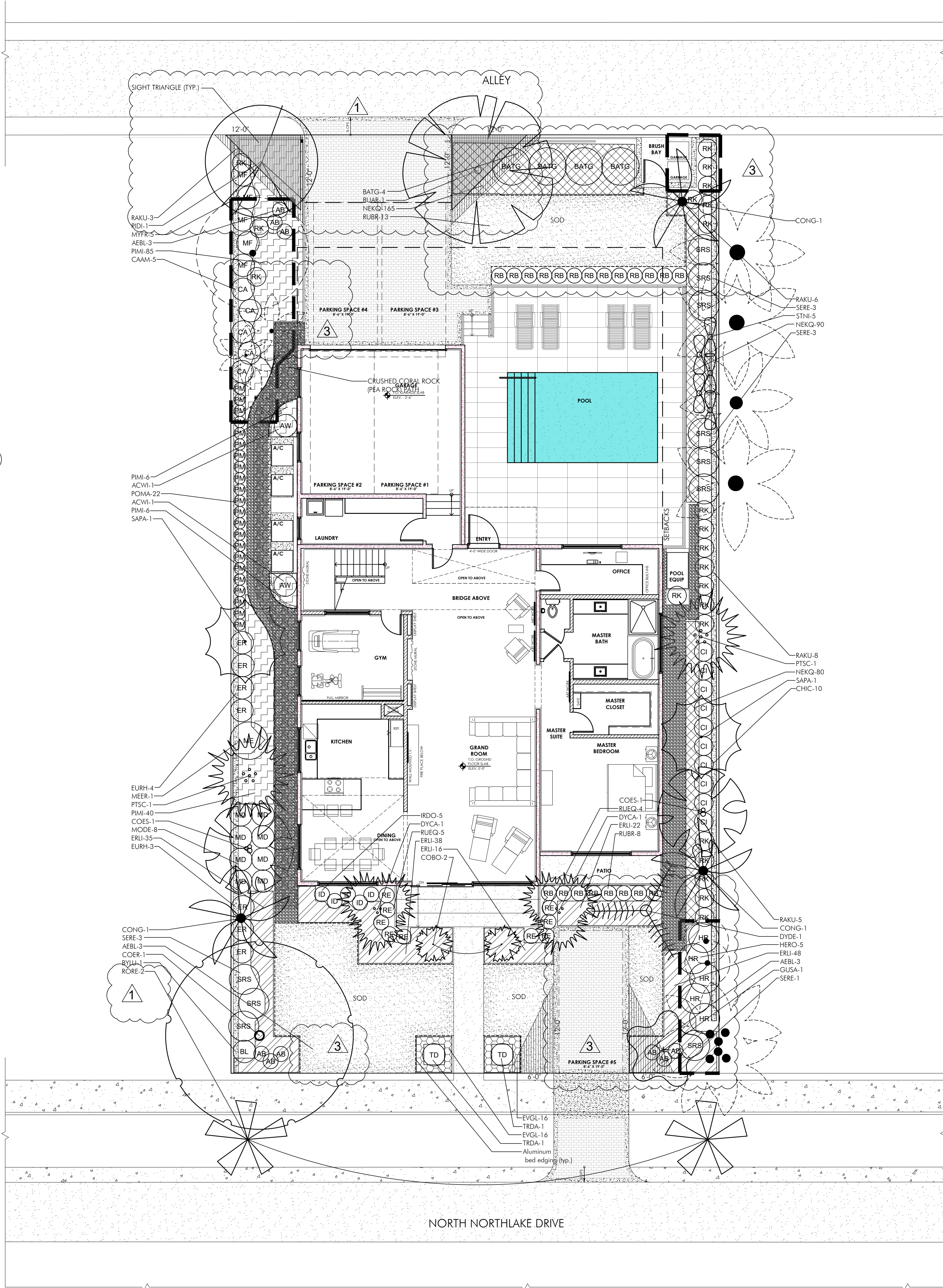
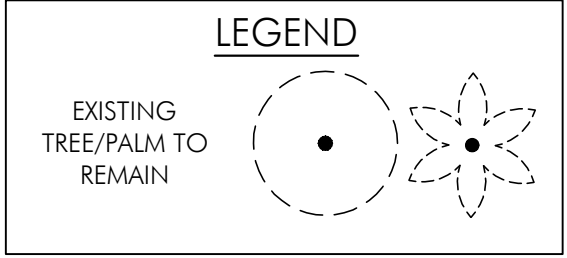
REV.		

TITLE
EXISTING TREE
DISPOSITION
PLAN

Ken Gardner Karl Semler	FLA #1569 FLA #6667205
DATE	2022.12.06
SCALE	as noted
SHEET	LA1-01

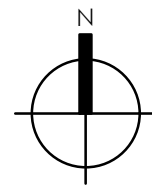
PLANT LIST				
TREES				
KEY	PLANT NAME	QTY.	UT.	SIZE
BUAR	Bulnesia arborea ...Verawood	1	ea.	14' tall x 6' spread, 3' DBH, 4' CT min.
COER	Conocarpus erectus ...Green Buttonwood	1	ea.	16' tall x 7' spread, 4' DBH, 4' CT min.
COES	Conocarpus erectus 'Sericeus' ...Silver Buttonwood	2	ea.	10' tall x 6' spread, multi-trunk w/ 1 @2' DBH, tree-form
GUSA	Guaiacum sanctum ...Lignum Vitae	1	ea.	10' tall x 5' spread, 2' DBH
PIDI	Pimenta dioica ...Allspice	1	ea.	12' tall x 5' spread, 2' DBH, 4' CT min.
PALMS				
KEY	PLANT NAME	QTY.	UT.	SIZE
DYDE	Dypsis decaryi ...Triangle palm	1	ea.	6' CW
COBO	Coccothrinax borhidiana ...Borhidia's Palm	2	ea.	3' tall OA, matching heights
CONG	Cocos nucifera "Green Malaysian" ...Coconut palm	3	ea.	6' CW
DYCA	Dypsis cabadoe ...Cabadoe Palm	2	ea.	18' tall OA, 3 trunks, heads varying heights
PTSC	Psychosperma schefferi ...Scheffer's Palm	2	ea.	14' tall OA, multi-trunk, full to spread
RORE	Royaltania regia ...Royal Palm	2	ea.	24' tall OA, 10' GW, 8' CT min.
SAPA	Sabal palmetto ...Sabal Palm	2	ea.	14' tall OA, 10' GW, 8' CT min.
SHRUBS				
KEY	PLANT NAME	QTY.	UT.	SIZE
ACWI	Acalypha wilkesiana ...Copperleaf	2	ea.	36"x24", full to ground
AEBL	Aechmea blanchetiana ...Bromeliad	9	ea.	24"x18"
BATG	Bambusa textilis gracilis ...Slender Weavers Bamboo	4	ea.	8' tall OA, 10 culms min per pot, full to ground
BYLU	Byrsonima lucida ...Locustberry	1	ea.	36"x30", full to ground
CAAM	Callicarpa americana ...American Beautyberry	5	ea.	30"x30"
CHIC	Chrysobalanus icaco ...Cocoplum	10	ea.	36"x24"
EURH	Eugenia rhombea ...Red Stopper	7	ea.	36"x24", full to ground
HERO	Heliconia rostrata ...Lobster Claw	5	ea.	6' tall OA, multi-stem, full pots
IRDO	Iris domestica ...Walking Iris	5	ea.	3 gal cans, full
MEER	Megastropasma erythroclamys ...Brazilian Red Cloak	1	ea.	5' tall x 3' spread, full to ground
MODE	Monstera deliciosa ...Monstera	8	ea.	30"x30"
MYFR	Myrcianthes fragrans ...Simpson's Stopper	5	ea.	36"x24", full to ground
POMA	Podocarpus macrophyllus ...Podocarpus	22	ea.	48"x18"
RAKU	Radermachera "Kunming" ...Dwarf Tree Jasmine	22	ea.	36"x24", full to ground
RUBR	Ruellia brittoniana ...Mexican Bluebell	21	ea.	3 gal cans, full
RUEQ	Russelia equisetiformis ...Firecracker Plant	9	ea.	3 gal cans, full
SERE	Serenia repens "Silver" ...Saw Palmetto	10	ea.	36"x36", silver color
STNI	Strelitzia reginae ...White Bird of Paradise	5	ea.	6' tall OA, 3 ppp
TRDA	Tripsacum dactyloides ...Fakahatchee Grass	2	ea.	3 gal cans, full, install 36" o.c.
GROUNDCOVERS				
ERLI	Erodia littoralis ...Golden Creeper	159	ea.	3 gal cans, full, install 18" o.c.
EVGL	Evolvulus glomeratus ...Blue Daze	32	ea.	1 gal cans, full, install 12" o.c.
NEKQ	Nepenthes obliquata "Kimberly Queen" ...Boston Fern	335	ea.	1 gal cans, full, install 12" o.c.
PIMI	Pilea microphylla ...Artillery Plant	137	ea.	3 gal cans, full, install 18" o.c.
MISCELLANEOUS				
	Planting Soil 70% Silica Sand 20% Everglades Muck 10% Shredded Pinebark	100	c.y.	excavate and backfill 18" depth in all planting areas.
	Gravel Crushed Coral Rock (Pea Rock)	4.1	c.y.	3" layer over filter fabric
	SOD Empire Zoysia sod	850	s.f.	solid sod on 2" layer of lawn sand, sand and roll joints
	Shredded Melaleuca Mulch	20	c.y.	3" layer in all shrub beds

LANDSCAPE LEGEND						
Zoning District					RS	
Total Site Area (0.18 acres)					8,125 s.f.	
Pervious Area (20% of front yard(1,625 s.f.))					Required 325 s.f.	Provided 1,441 s.f.
Code	Section	Description	Requirements	Amount	Required	Provided
2.1		Perimeter Landscape	1. One 12' street tree per 50 linear feet or portion thereof, of street frontage of property wherein said improvements are proposed.	130 l.f.	4 trees	4
2.1		Open Space	2. A minimum of 20% of the required front yard area shall be landscaped pervious open space. All pervious areas are to be sodded or landscaped with living plant material such as ground cover and/or shrubs.	1,625 s.f.	325 s.f.	1,441 s.f.
2.1		Open Space	3. One tree per 1,250 sq. ft. (including any fraction) of front yard area.	1,625 s.f.	2 trees	2
2.1		DRHPB	4. Single family home projects containing more than 5 dwellings shall comply with Design Review Guidelines for landscaping.	n/a	n/a	n/a
2.1		DRHPB	5. If within a Historic Preservation District, landscaping shall comply with the Historic Preservation Board review requirements.	n/a	n/a	n/a
2.1		View Triangle	6. For corner lots, a sight distance triangle must be provided - see illustration diagram (page 26).		2 at driveway	2 at driveway
2.1		Irrigation	7. Provide 100% irrigation coverage by means of an automatic sprinkler system designed and constructed in accordance with the City of Hollywood Code of Ordinances and the regulations of the South Florida Water Management District.		yes	yes
2.1		Others	8. Apply xeriscape principles (see Section 6).		yes	yes
2.1		Others	9. When applicable, use plant species compatible for high saline areas.		yes	yes
TOTALS						
TREES					6	6
24" SHRUBS (recommended)					25	153
MINIMUM TREE SPECIES					2	8
50% MAXIMUM OF PALMS (3:1)					9	3



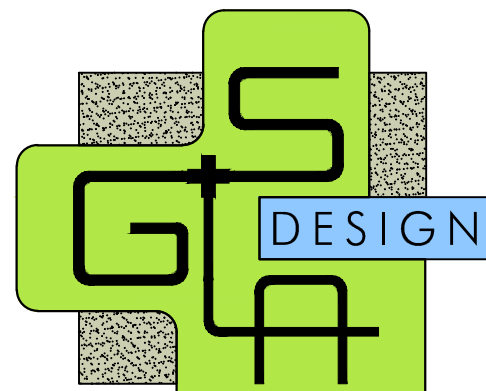
NOTES:
-AN AUTOMATIC IRRIGATION SYSTEM WITH 100% COVERAGE WILL BE PROVIDED ON THE PERMIT SET OF PLANS.
-PLANT MATERIAL SHALL NOT BE PLANTED IN THE ROOTBALL OF ANY TREE.

TREES AND PALMS SHALL NOT BE REMOVED WITHOUT FIRST OBTAINING AN APPROVED TREE REMOVAL PERMIT FROM THE CITY OF HOLLYWOOD.



GROUNDFLOOR PLANTING PLAN

SCALE: 1" = 1'-0"



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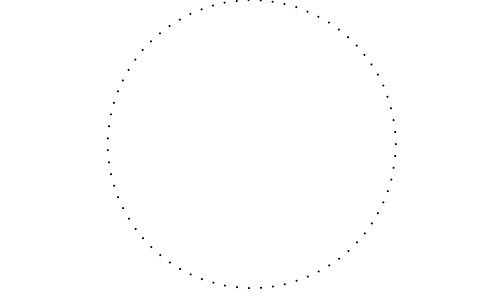
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ZEGELBONE RESIDENCE
727 NORTH NORTH LAKE DRIVE
HOLLYWOOD, FL 33019



1	01.03.23	CITY COMMENTS
2	01.10.23	CITY COMMENTS
3	01.30.23	CITY COMMENTS

TITLE
GROUNDFLOOR PLANTING PLAN



Ken Gardner
Karl Semler
DATE
2022.12.06
SCALE
as noted
SHEET
LA1-02

LANDSCAPE SPECIFICATIONS
PART 1 - GENERAL

1.1 SCOPE

A. Contractor shall provide all labor, materials, equipment, supervision, and related work necessary to complete the landscape work in accordance with the intent of the landscape plans, schedules and these specifications. The extent of work is shown on the drawings which are a part of this document.

1.2 CONTRACTOR QUALIFICATIONS

A. Landscape installation work to be performed by a Contractor Certified by the Florida Nurserymen, Growers and Landscape Association (FNGA) as a Certified Landscape Contractor. Any pruning to be supervised by an Arborist, certified by the International Society of Arboriculture (ISA) and licensed in County where work is performed.

1.3 INVESTIGATION OF UTILITIES

A. Prior to beginning work, the Contractor shall be responsible to locate existing underground utilities. Check with all utility companies and Sunshine State, call (811).

1.4 SUBSTITUTIONS

A. Only materials specified will be accepted, unless approved in writing by the Landscape Architect in advance.

1.5 PLANT SIZES

A. All plant sizes shall equal or exceed the minimum sizes as specified in the plant list. When plant sizes are specified as a range of size, installed materials shall average the mean of the range specified. Plants shall be measured following pruning, with branches in normal position. All necessary pruning shall be done at the time of planting.

1.6 PLANT QUALITY

A. All plant material shall be equal to or better than Florida No. 1 as classified by "Grades and Standards for Nursery Plants" by the Division of Plant Industry, Florida Department of Agriculture. They shall have a growth habit that is normal for the species; healthy, vigorous, free from insects, disease and injury.

B. The Owner or Landscape Architect reserves the right to refuse any plant material which does not conform to the intent of the written specifications or design.

C. CIRCLING ROOTS FOUND ON CONTAINER-GROWN MATERIAL WILL NOT BE ACCEPTED UNLESS REMEDIAL ROOT PRUNING, APPROVED BY THE LANDSCAPE ARCHITECT IS DONE BEFORE PLANTING.

1.7 PLANT QUANTITY

A. The plant quantities shown on the plant list are to be used only as an aid to bidders. In the case of discrepancy between the plant list and the plan, the quantity on the plan shall override the plant list.

1.8 UNIT PRICES

A. The successful bidder shall furnish to the Owner and the Landscape Architect, a unit price breakdown for all materials. The Owner may, at his discretion, add to or delete from the materials utilizing the unit price breakdown submitted to and accepted by the Owner.

1.9 SUBMITTALS

A. Fertilizer: The Contractor shall submit to the Owner and Landscape Architect documentation that all the fertilizer used for the project is of the analysis specified and placed at the rates specified in section 2.2 FERTILIZER.

B. Planting soil: The Contractor shall submit a sample of the planting soil (approximately 1 cu. ft.) for approval by the Landscape Architect prior to delivery to the site.

1.10 CLEAN-UP & MAINTENANCE OF TRAFFIC

A. Follow procedures in FDOT Index 600 for maintenance of traffic during construction.

B. At the end of each work day, the Contractor shall remove debris and shall barricade the un-filled holes in a manner appropriate in the path of pedestrians and motorists.

C. Upon completion of the work or any major portion of the work or as directed by the Landscape Architect, all debris and surplus material from his work shall be removed from the job site.

1.11 MAINTENANCE PRIOR TO ACCEPTANCE

A. The Contractor is responsible to maintain the plantings until they are accepted under the provisions of 1.12 "ACCEPTANCE OF INSTALLATION".

1. Plants: Begin maintenance immediately following the final plant installation operation for each plant and continue until all plant installation is complete and accepted. Maintenance shall include watering all plants, weeding, mulching, pest and disease control, lightning and spacing of eggs, repair of trunks, removal of dead growth, resetting of plants to proper grade or up-right position, restoration of plant source, litter pick-up in plant beds and other necessary operations to assure specified minimum grade of Florida No. 1.

2. Tuff Areas: Begin maintenance of tuff immediately following the placement of sod and continue until sod installation is complete and accepted. Maintenance shall include but not be limited to, watering, leveling, mowing, weed and pest control, fungus and disease control and other necessary operations as determined by the Landscape Architect and good nursery practice.

3. Re-setting or straightening trees and palms:

The Contractor shall re-set and/or straighten trees and palms as required at no additional cost to the Owner unless caused by sustained winds of 75 mph or more. Then, the costs of the operations may be charged to the owner. Re-set trees within 48 hours.

1.12 ACCEPTANCE OF INSTALLATION

A. Inspection: Inspection of the work, to determine completion of contract work, exclusive of the possible replacement of plants and tuff, will be made by the Landscape Architect at the conclusion of the maintenance period. Written notice requesting such an inspection and submitted by the Contractor at least ten (10) days prior to the anticipated date.

1.13 GUARANTEE

A. Guarantee all plants for a period of one year (CCD). Guarantee shall commence from the date of written acceptance. Plant material which is on the site and scheduled to be relocated is not covered by the guarantee except in the case of Contractor's negligence or work that has been done in an unworkman-like manner. The Contractor is not responsible for loss due to acts of god, (i.e.) sustained winds of 75 mph or more, floods, frost, lightning, vandalism or theft.

1.14 REPLACEMENT

A. Replacement shall be made during the guarantee period as directed by the Landscape Architect within ten (10) days from time of notification. For all replacement plant material, the guarantee period shall extend for an additional forty-five (45) days beyond the original guarantee period. The Contractor shall be responsible to provide water to the replacement plants in sufficient quantity to aid in their establishment. At the end of the guarantee period, inspection will be made by the Landscape Architect, upon written notice requesting such inspection and submitted by the Contractor at least five (5) days before the anticipated date. Replacement plants must meet the requirements of Florida No. 1 at time of inspection. Remove from the site all plants that are dead or in a state of unsatisfactory growth, as determined by the Landscape Architect. Replace these and any plants missing due to the Contractor's negligence as soon as conditions permit.

1. Materials and Operations: All replacement plants shall be of the same kind and size as indicated on the plant list. The Contractor shall supply and plant the plants as specified under planting operations.

2. Cost of Replacements: A sum sufficient to cover the estimated cost of possible replacements, including material and labor will be retained by the Owner and paid to the Contractor after all replacements have been satisfactorily made and approved by the Landscape Architect.

PART 2 - MATERIALS

2.1 PLANTING SOIL

A. Planting soil for trees, shrubs and ground covers shall be of the composition noted on the plans, measured by volume.

B. Soil for Sodded Areas: shall be coarse lawn sod.

2.2 FERTILIZER

A. Fertilizer for trees, palms, shrubs, and groundcovers shall be as follows: LESCO Palm Special 13-3-13 or equal. Sulfur coated with iron and other minor elements and maximum of 2% chlorine, or brand with equal analysis. The fertilizer shall be uniform in composition, dry and free flowing and shall be delivered to the site in the original unopened containers, bearing the manufacturer's guaranteed analysis. Fertilizer for sod and seeded areas shall be 8-6-8, 50% organically derived nitrogen, or equal.

2.3 WATER

A. The Contractor shall provide potable water on site, available from the start of planting. The Contractor is responsible to ascertain the location and accessibility of the water source. The Contractor is responsible to provide the means of distribution (i.e. water truck, hoses, etc.) for distribution of water to the planting areas.

2.4 MULCH

A. Mulch shall be as specified on the Plant List.

2.5 ROOT BARRIER MATERIAL

A. Root barrier material shall be 24" deep polypropylene panels by DeepRoot or approved equal.

B. Install per details in the plans.

PART 3 - INSTALLATION PROCEDURES

3.1 LAYOUT

A. Verify location of all underground utilities and obstructions prior to excavation.

3.2 HERBICIDE TREATMENT

A. In all areas infected with weed and/or grass growth, a systemic herbicide shall be applied per manufacturer's rates. When it has been established where work will be done, the systemic herbicide shall be applied in accordance with manufacturer's labeling to kill all noxious growth. Contractor shall schedule his work to allow more than one application to obtain at least 95% kill of undesirable growth. If necessary, Contractor shall conduct a test to establish suitability of product and applicator to be used on this project, prior to execution of the full application.

3.3 PLANT PIT EXCAVATION AND BACKFILLING

A. Trees: See the Planting and Bracing Details and notes.

B. All planting holes shall be hand dug where machine dug holes may adversely affect utilities or improvements.

C. Shrubs and Groundcover: Shrubs and groundcover shall be planted in a soil bed as described in the notes and details. Space shrubs and provide setback from curb and pavements as shown in the plans.

D. Watering of field-grown plants: Thoroughly puddle in water to remove any air pockets in the plant hole.

3.4 WATERING

A. The Contractor is responsible to provide the water for all new plants and transplants and means of distribution (i.e. hand watering or water truck) during the maintenance period and extending into the period after acceptance until the full schedule as listed below is complete. Water for trees and other large field grown plants shall be supplemented by hand or water truck, in addition to the irrigation system, (if one is provided). Contractor can adjust watering schedule during heavy rain season upon approval of the Landscape Architect.

AMOUNT OF WATER PER APPLICATION

For trees up to 5 inch caliper - 5 gallons
From 5 to 8 inch caliper - 25 gallons
9 inch and up caliper - 50 gallons

FREQUENCY OF WATER

Daily for the first week
3 times per week for weeks 2 - 5
2 times per week for weeks 6 - 8
1 time per week for weeks 9 - 12

B. Water in plants by thoroughly soaking of the entire root ball immediately after planting. For large trees and shrubs, add water while backfilling hole to eliminate any air pockets in the soil around the root ball.

C. Water shrubs, sod and groundcover a minimum of once daily for a week or until an irrigation system is fully operational. If no irrigation system is to be installed, the Contractor shall be responsible for watering the shrub, sod, and groundcover for the time specified above, after installation of each section of the planting installed.

3.5 FERTILIZING

A. Add fertilizer on top of the surface of shrubs beds and tree and palms root balls two (2) months after installation. Fertilize sod within two (2) days after installing after planting of each segment of the job. Fertilizer shall be applied after soil has been well moistened. Fertilizer shall be washed off of plant leaves and stems immediately after application. Apply at the following rates:

1. Trees and Large Shrubs: One (1) pound per inch of trunk diameter, spread evenly over the root ball area.

2. Shrubs: One half (1/2) handful per shrub, spread evenly over the root ball area.

3. Groundcover: Twelve (12) pounds per 100 sq. ft. of bed area.

4. Sod: Twelve (12) pounds per 1,000 sq. ft. Wash fertilizer off blades immediately after spreading.

3.6 MULCHING

A. Spread mulch two (2) inches thick uniformly over the entire surface of shrubs and groundcover beds, depth measured after settling, unless otherwise specified in the plans. Provide 36" diameter bed of mulch, measured from outer edge of the trunk, for all trees and palms planted in sod areas. Keep mulch away from contact with the trunk. Create a 6" high ring of mulch at the outer edge of tree and palm holes.

3.7 GUYING AND BRACING

A. See the details bound herewith or made part of the plans.

3.8 SODDING

A. Provide a blanket of lawn sod as described in the notes in these plans. Prior to planting, remove stones, sticks, etc. from the sub-soil surface. Excavate existing non-conforming soil as required so that the finish grade of soil is flush with adjacent pavement or top of curb as well as adjacent sod in the case of sod patching.

B. Place sod on moistened soil, with edges tightly butted, in staggered rows at right angles to slopes. The sod shall be rolled with a 500 pound hand roller immediately after placing.

C. Keep edge of sod bed a minimum of 18" away from groundcover beds and 24" away from edge of shrub beds and 36" from trees, measured from the edge of plant or tree trunk.

D. Sod shall be watered immediately after installation to uniformly wet the soil to at least two inches below the bottom of sod strips.

E. Apply fertilizer to the sod as specified in Section 3.5.

F. Excavate and remove excess soil so top of sod is flush w/top of curb or adjacent pavement, or adjacent existing sod.

PLANT BED PREPARATION NOTES

1. In all areas where new sod and shrub and groundcover masses are to be planted, kill all existing weeds by treating with systemic herbicide prior to beginning soil preparation.

2. In all shrub and groundcover beds, excavate and backfill soil as described in "Plant Lists". If no specific preparation is noted, prepare soil as described below for either condition, over the entire area to be planted:

Condition A:

If any compacted road base or asphalt or rocky soil is encountered, remove compacted material entirely to allow an 18" depth of planting soil per plant list unless otherwise stated. Backfill the entire area of the shrub and groundcover beds with 18" planting soil (as specified in Plans) to within 2 inches of the adjacent pavement or top of curb. Remove all debris and rocks and pebbles larger than 2 inches in size and level the grade before planting.

Condition B:

When no compacted soil is encountered, thoroughly mix 6 inches of planting soil per plant list into the existing soil to a depth of 18 inches unless otherwise stated. If required, excavate and remove the existing soil to lower the grade, so that the prepared mix is finished to a minimum of 2 inches below top of curb or adjacent walkway. Remove all debris and rocks and pebbles larger than 2 inches in size and level the grade before planting.

For all sod areas, spread a 2" deep layer of lawn sod prior to sodding. Remove all debris and rocks and pebbles larger than 2 inches in size and level the grade before sodding. Remove, if required, existing soil so that top of sod is flush with and adjacent top of curb or pavement.

For Trees and shrubs larger than 7 gallon. Add Diehard® transplant inoculant supplied by Horticultural Alliance, Inc. (800-628-6373) or equal. Mix into top 8-10 inches of planting hole, making sure it is contact with the root ball. Add at a rate specified by manufacturer (typically 4oz. per 1 inches of trunk caliper or 7 gallon can).

SPACING OF PLANTS (SEE PLANT SPACING DETAIL)

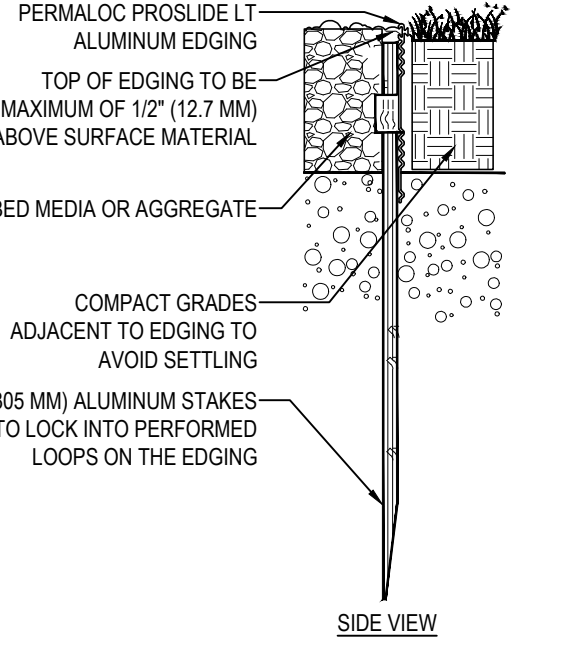
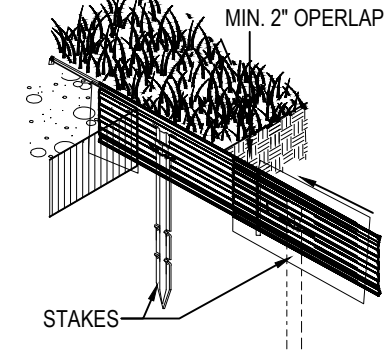
1. Plants shall be planted sufficiently away from edges of pavements or curbs, to allow for growth toward the edges of the bed.

PROTECTION OF PLANTS

1. The Contractor shall be responsible to protect existing trees and shrubs in and adjacent to the area of work. Erect barriers as necessary to keep equipment and materials, any toxic material, away from the canopy drip line of trees and shrubs. DO NOT PILE SOIL OR DEBRIS AGAINST TREE TRUNKS OR DEPOSIT NOXIOUS BUILDING SUPPLIES OR CHEMICALS WITHIN THE DRIP LINE.



PERMALOC CORPORATION
13505 BARRY ST
HOLLAND, MI 49424
TOLL FREE: 1-800-356-9660
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FAX: (616) 399-9770
www.permaloc.com

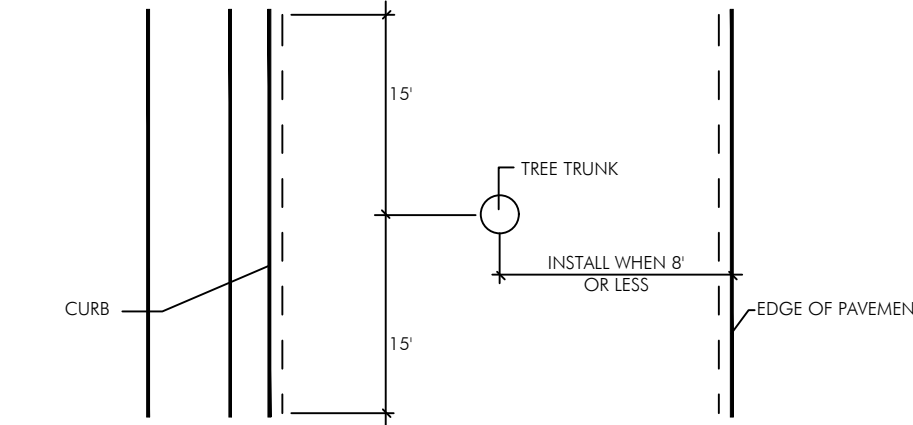


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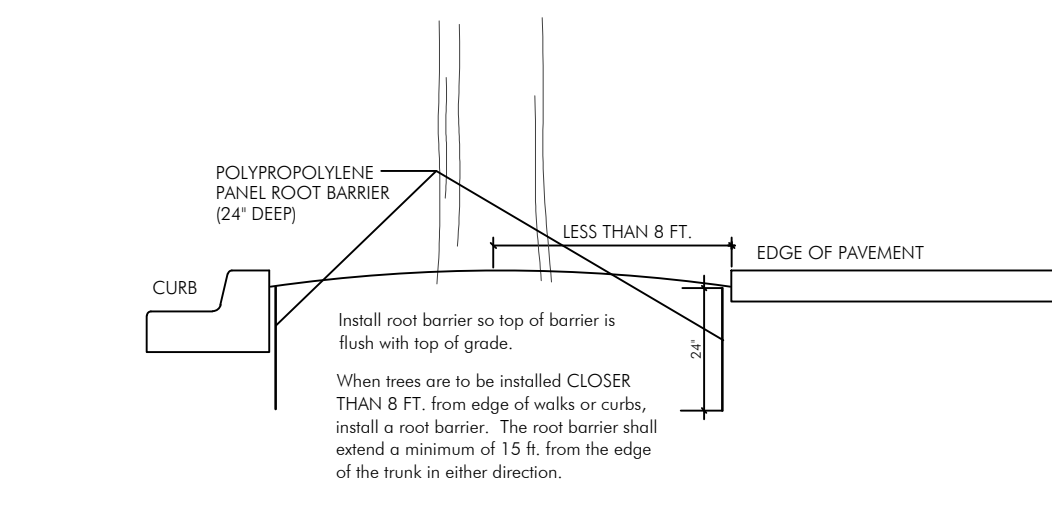
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REVISION DATE 11/25/2014

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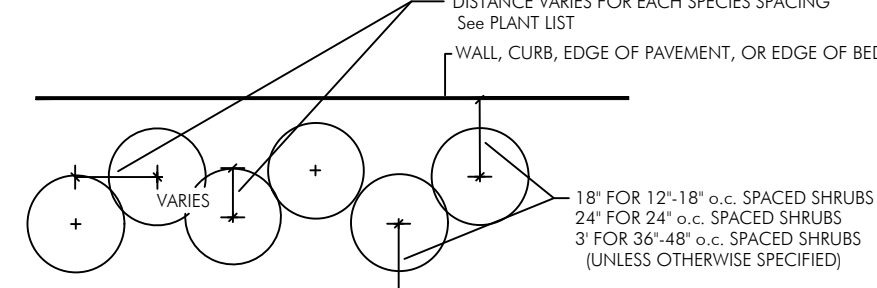


PLAN VIEW



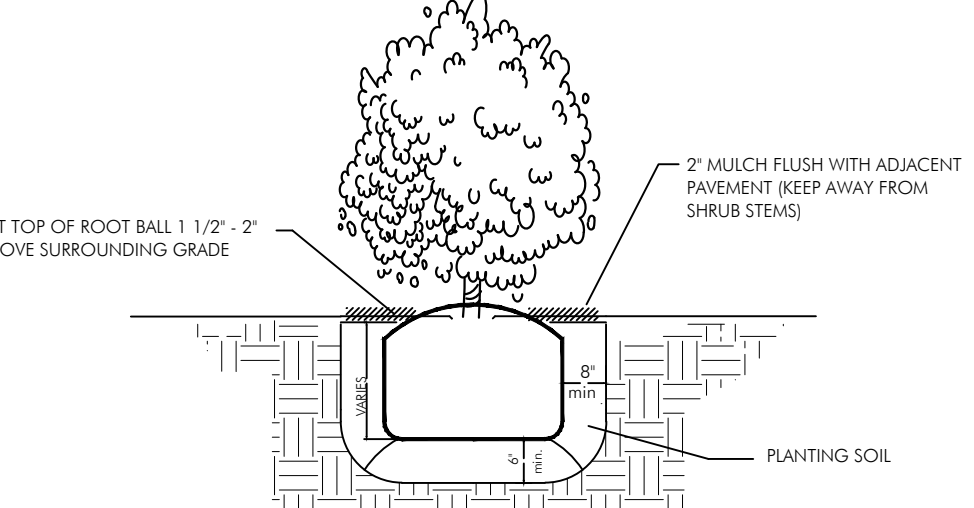
ROOT BARRIER INSTALLATION DETAIL

N.T.S.



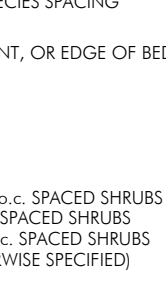
SHRUB SPACING DIAGRAM

N.T.S.



SHRUB INSTALLATION DETAIL

N.T.S.



DETAIL A

N.T.S.

NOTE: USE 4" X 4" STAKES
TREES & PALMS OVER 12" CALIPER

PROVIDE THREE 2X4" PINE STAKES
ATTACH NYNALS TO BATTENS
NO NAILS IN TREE

SET ROOTBALL SO
TRUNK FLARE OR TOP ROOT
IS 2" ABOVE SURROUNDING GRADE

INSTALL 2" OF MULCH OVER
3" DIAMETER CIRCLE AROUND
THE TRUNK. DO NOT PLACE
MULCH WITHIN 3" OF THE
TRUNK

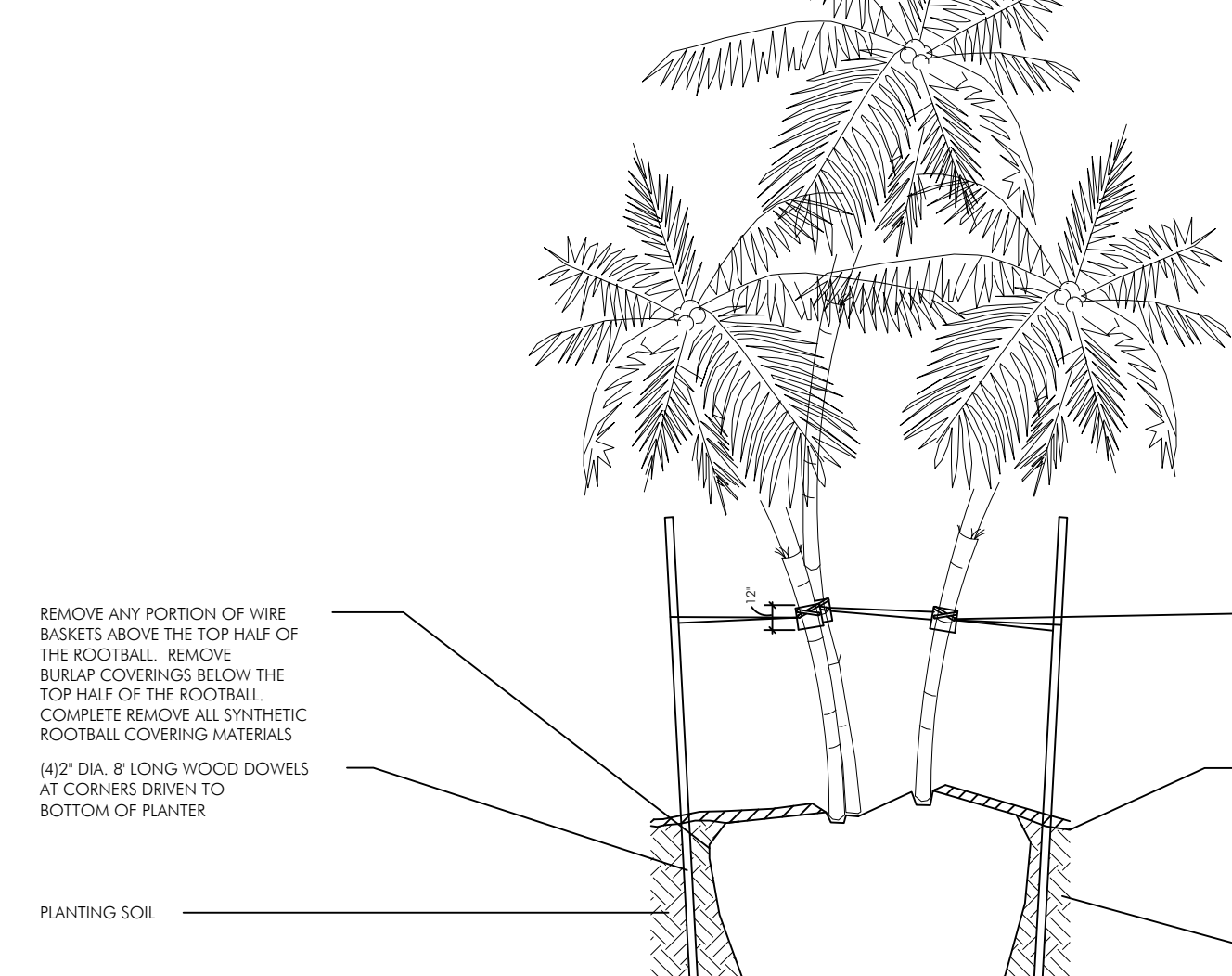
REMOVE ANY PORTION OF WIRE
BASKETS OR BURLAP ABOVE THE
TOP HALF OF THE ROOTBALL.
FOLD BACK BURLAP COVERINGS
BELOW THE TOP HALF OF THE
ROOTBALL. COMPLETELY REMOVE
ALL SYNTHETIC ROOTBALL
COVERING MATERIALS.

DETAIL A
WOOD STAKES TOP OF STAKES
BELOW OR FLUSH WITH GRADE

HOLES TO ACCOMMODATE PLANTS SHALL
BE A MINIMUM OF THREE TIMES THE SIZE OF
THE PLANT BALL.

ALL BACKFILL FOR TREES SHALL BE AS EXISTING
SOIL WITH ALL ROCKS 2" OR LARGER REMOVED

FERTILIZER SHALL BE INSTALLED AS PER THE
WRITTEN SPECIFICATIONS.



MULTI-TRUNKED TREE/PALM BRACING DETAIL

N.T.S.

NOTE: IRREGULAR OR MULTI-STEMED TREES
SHALL HAVE A SIMILAR STAKING PATTERN AS
SINGLE TRUNKED TREES. STAKES NEED NOT
ALL BE ATTACHED TO EVERY STEM

ALL SUPPORT MATERIALS ARE TO BE REMOVED
FROM THE TREES ONCE THE TREES HAVE
BECOME ESTABLISHED (NOT TO EXCEED 12
MONTHS FROM THE COMPLETION OF
THE PROJECT).

REMOVE ANY PORTION OF WIRE
BASKETS ABOVE THE TOP HALF OF
THE ROOTBALL. REMOVE
BURLAP COVERINGS BELOW THE
TOP HALF OF THE ROOTBALL.
COMPLETELY REMOVE ALL SYNTHETIC
ROOTBALL COVERING MATERIALS.

(42") DIA. 8" LONG WOOD DOWELS
AT CORNERS DRIVEN TO
BOTTOM OF PLANTER

PLANTING SOIL

FINISHED GRADE

5/8" DIAMETER NYLON STRAPS WRAPPED
AROUND TRUNK & PULLED TAUT, TIED TO
WOOD DOWELS.

PLANTING SOIL

TRUNK FLARE OR TOP ROOT
IS 2" ABOVE SURROUNDING GRADE

INSTALL 2" OF MULCH OVER
3" DIAMETER CIRCLE AROUND
THE TRUNK. DO NOT PLACE
MULCH WITHIN 3" OF THE
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3 TIMES ROOT BALL DIAMETER

FINISHED GRADE

6" HIGH TEMPORARY RETENTION RING OF SOIL TO ASSIST IN
IRRIGATION OF THE TREE. REMOVE RING 3 MONTHS
AFTER INSTALLATION.

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ATTACHMENT B

Aerial Photograph

AERIAL PHOTOGRAPH



727 N Northlake Drive