

Historic Preservation Board

Tuesday, February 11, 2025

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 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 Clarissa Ip, ADA Coordinator/City Engineer, five business days in advance at 954-921-3915 (voice) or email: cip@hollywoodfl.org. For the hearing and speech impaired at 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: [2024_1210 Minutes Draft HPB](#)

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

B. Applications**ITEM #1 BELOW IS CONSIDERED QUASI-JUDICIAL**[1. 2025 0211](#)

FILE NO.: 21-C-20a

APPLICANT: Sarcoph Corp

LOCATION: 1051 S Northlake Drive

REQUEST: Certificate of Appropriateness for Design for a new single-family house in the Lakes Area Historic Multiple Resource Listing District.

Attachments: [2120a C Staff Report 2024 0211](#)

[Attachment A Application Package Part I](#)

[Attachment A Application Package Part II](#)

[Attachment B Aerial Photograph](#)

[Attachment C Permit History](#)

[Attachment D Previous Approvals](#)

C. Old Business**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 Clarissa Ip, ADA Coordinator/City Engineer, five business days in advance at 954-921-3915 (voice) or email: cip@hollywoodfl.org. 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: 2/11/2025

To: Historic Preservation Board

Title:

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 Board Chair, Terry Cantrell on **Tuesday, December 10th, 2024, at 3:00 PM** in Room 219, 2600 Hollywood Blvd, Hollywood, Florida, with the following members present:

Terry Cantrell
Fred Villiers-Furze
Dulce Conde

Ari Sklar
William Treece

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

Andria Wingett
Anand Balram
Lauren Pruss
Carmen Diaz
Solange Baquero-Meza

Director of Development Services
Planning Manager
Principal Planner/Supervisor
Planner III
Development Review Coordinator

Also Present:

Kim Phan

Assistant City Attorney

3. Approval of the Meeting Minutes
November 12th, 2024

MOTION WAS MADE BY DULCE CONDE AND SECONDED BY FRED VILLIERS-FURZE TO APPROVE THE NOVEMBER 12th, 2024, MEETING MINUTES. MOTION PASSED UNANIMOUSLY BY VOICE VOTE.

4. Summary of Appeals to City Commission
None
5. Additions, Deletions, Withdrawals, and Continuances

None – However staff requested items 1 and 2 be heard together as they are companion items.

6. City Attorney Announcements

Kim Phan informed the Board that items 1-3 are ruled by Quasi-Legislative Proceedings.

B. APPLICATIONS:

ITEMS #1-3 BELOW MAY BE CONSIDERED QUASI-JUDICIAL AND MAY BE SUBJECT TO A CRR REGULATION.

1. **FILE NO.:** 24-C-48
APPLICANT: South Lake International LLC.
LOCATION: 1051 S. Southlake Drive (East)
REQUEST: Certificate of Appropriateness for Design for a new single-family home located within 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 were waived.

Carmen Diaz, Planner III, presented companion items 1 and 2 and answered questions from the Board.

Property Owner represented by Joseph Keller as interpreter and Architect was present, provided additional information on the project 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 DESIGN CHANGES WITH CONDITIONS SUBJECT TO CONSULTATION WITH PUBLIC UTILITIES ON THE DETAIL. MOTION PASSED UNANIMOUSLY BY VOICE VOTE.

2. **FILE NO.:** 24-C-49
APPLICANT: South Lake International LLC.
LOCATION: 1051 S. Southlake Drive (West)
REQUEST: Certificate of Appropriateness for Design for a new single-family home located within the Lakes Area Historic Multiple Resource Listing District.

MOTION WAS MADE BY ARI SKLAR AND SECONDED BY FRED VILLIERS-FURZE TO APPROVE THE DESIGN WITHOUT CONDITIONS. MOTION PASSED UNANIMOUSLY BY VOICE VOTE.

3. **FILE NO.:** 22-C-39b
APPLICANT: Balada Eventos e Producoes LLC.
LOCATION: 914 S. Southlake Drive
REQUEST: Certificate of Appropriateness for an addition to an existing single-family home located within 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 were waived.

Carmen Diaz, Planner III, presented the item and answered questions from the Board.

Elena Piñon, representing the applicant, was present and answered questions from the Board.

Terry Cantrell opened the meeting to public comments. Public comments were made by Jeffrey Barrett, member of the public in favor of the project. Terry Cantrell closed the public comment portion.

Board discussion ensued.

MOTION WAS MADE BY FRED VILLIERS-FURZE AND SECONDED BY ARI SKLAR TO APPROVE WITHOUT CONDITIONS. MOTION PASSED UNANIMOUSLY BY VOICE VOTE.

C. OLD BUSINESS

None

D. NEW BUSINESS

None

E. ADJOURNMENT

This meeting was adjourned at 4:30 P.M.



City of Hollywood

Staff Summary

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

File Number: 1. 2025 0211

Agenda Date: 2/11/2025

Agenda Number:

To: Historic Preservation Board

Title: FILE NO.: 21-C-20a
APPLICANT: Sarcoh Corp
LOCATION: 1051 S Northlake Drive
REQUEST: Certificate of Appropriateness for Design for a new single-family house in the Lakes Area Historic Multiple Resource Listing District.

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

DATE: February 11, 2024 **FILE:** 21-C-20a

TO: Historic Preservation Board

VIA: Anand Balram, Planning Manager

FROM: Laura Gomez, Planner II

SUBJECT: Sarcoh Corp. requests a Certificate of Appropriateness for Design for a single-family home located at 1051 S. Northlake Drive, within the Lakes Area Historic Multiple Resource Listing District.

APPLICANT'S REQUEST

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

STAFF'S RECOMMENDATION

Certificate of Appropriateness for Design: Approval with the following conditions:

- The applicant provides a marker on the property which describes the historic background of the structure to be demolished. (Section 5.5.F.4.j. of the ZLDR).
- The applicant documents the history of the property and donate any salvageable information and material to the Hollywood Historic Society.

BACKGROUND

According to the Broward County Appraiser records and archival history, the home was constructed in 1958. Archival history reveals that the home was designed by Charles Reed Jr., who has been identified as an Architect of Significance due to his impactful work within the City. The original plans of the home are representative of Mid-Century Modern architecture that was prevalent during 1946-1960 and characteristic of Charles Reed Jr.'s style. The Historic District Design Guidelines state that *"Mid-Century Modern architecture of this period often sought to use the method of construction as a design expression. Exposed supporting beams and other structural members are common; materials are exposed and receive little treatment if any. Wide eave overhangs, unusual and oversized windows/window walls and flat pitch*

roofs only begin to describe the modern home.” Archival records and building permits indicate that over the years, the home underwent several additions and renovations, introducing elements inconsistent with the original design, such as juxtaposed volumes, varied rooflines, rock cladding, and barrel tile roofs. Despite these alterations, the home retained the essence of its original exemplary craftsmanship and design, embodying the spirit of Mid-Century Modern architecture.

On February 8, 2022, the Historic Preservation Board conducted a public hearing to consider the prior owners, Erich E. Veitenheimer III and Andrew Steven Cariasos, request to demolish the home. The Board deemed the structure historic. Consequently, on June 15, 2022, the City Commission approved a Certificate of Appropriateness for Demolition, allowing the proposed project to advance for variance and design considerations. Following the demolition approval on July 12, 2022, the Historic Preservation Board held another public hearing to review the applicant’s request for a Certificate of Appropriateness for Design, which was subsequently granted.

REQUEST

The property has been completely demolished, leaving the lot vacant. In 2024, the property was sold, and the new owner is now requesting a Certificate of Appropriateness for Design to construct a new single family structure. The Applicant proposes a two-story, modern contemporary-style residence. The new design includes seven bedrooms, multiple bathrooms, a spacious living area, a gym, a covered patio, a pool area with a pool deck, and a three-car garage.

The proposed home utilizes a neutral palette primarily painted white with a contrasting color on the continuous eyebrows and stucco band. By incorporating the exposed concrete, concrete breeze block and marble cladding that enhances the massing of the home. It also incorporates complimentary design elements and materials such as glass, wood, concrete walls and poured concrete pavers. The facade materials primarily consist of exposed concrete, smooth stucco, and travertine marble cladding. Architectural elements including extruded aluminum cladding with a light pecan dye sublimation, frameless glass guardrails, concrete breeze blocks, concrete eyebrows, and landscaped planters.

The design achieves dimensionality through elements such as a covered entrance featuring a wood-clad oversized entry door. Due to the existing site elevations and FEMA Flood Elevation requirements, the ground floor of the residence had to be raised, creating an understory, which the Applicant has utilized for parking. To prevent the home from appearing as a three-story structure, a series of retaining walls and landscaped berms have been incorporated to conceal the understory from the adjacent streets.

The proposed design aligns with contemporary home styles found within the district. The Applicant has worked to ensure that the home fits cohesively within the neighborhood's setting. The new home complies with all applicable requirements, including setbacks, height, and open space. Parking will be provided via a driveway and a three-car garage located on the west side of the property. The design is consistent with other contemporary homes in the district and meets all necessary criteria.

The Design Professional has stated that the proposed design and materials aim to incorporate architectural masonry in alignment with the spirit of the original home. While replicating an architectural style is generally discouraged, it is expected that, when pursued, the proposed design should faithfully represent the style and support its architectural integrity and craftsmanship.

Mid-Century Modern architecture has been identified in the City’s Historic District Guidelines as a period of significance which *often sought to use the method of construction as a design expression. Exposed supporting beams and other structural members are common; materials are exposed and receive little treatment if any.* Characterized by asymmetrical low pitch roofs with horizontal emphasis creating wide eave overhangs and entrances that were emphasized with change of materials. Materials included wood louvers, exposed wood beams, exposed concrete blocks, and glass. The vernacular of Mid-Century Modern architecture in Florida focused on passive design and was particularly accentuated by strategically placed grand expanses of floor to ceiling windows which blurred the line between indoor and outdoor spaces and capitalized on the warm climate. *New construction methods (steel) allowed extended cantilevers which took the form of covered exterior space near the home.*

The proposed design borrows conceptual elements of the Mid-Century Modern style. The modern contemporary massing and scale result from the application of the current FEMA elevation requirements. The proposed architectural design incorporates several concepts derived the essence of Mid-Century Modern design including the use of stone and breezeblock. Staff recognize the opportunity to pay homage to the original architect's design. The proposed modern contemporary-style residence successfully incorporates similar materials and architectural articulations from the previous design, reflecting a thoughtful approach to maintaining some connection to the spirit of the original while adapting to current conditions and requirements.

SITE BACKGROUND

Applicant/Owner:	Sarco Corp
Address/Location:	1051 S Northlake Drive
Size of Property:	26,210 sq.ft. (0.60 acres)
Present Zoning:	Single-Family Residential (RS-9) Lakes Area Multiple Resource Listing District (HMPRLD-1)
Present Land Use:	Low (5) Residential (LRES)
Present Use of Land:	Single Family
Year Built:	1958 (Broward County Property Appraiser)

ADJACENT ZONING

North:	Government Use (GU)
South:	Single-Family Residential District (RS-6) Lakes Area Multiple Resource Listing District (HMPRLD-1)
East:	Single-Family Residential District (RS-9) Lakes Area Multiple Resource Listing District (HMPRLD-1)
West:	Single-Family Residential District (RS-9) 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 Comprehensive Plan. The proposed single family structure is consistent with the residential land use designation, while allowing the Applicant to maximize the living area of their property.

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 overall design incorporates elements of Mid Century Modern Design, paying respect to the previously demolished structure.

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 overall design is consistent with the architectural features described in the Design Guidelines for Historic Properties and Districts and enforced by the Historic Preservation Board. Therefore, it 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: The Design Guidelines recommend maintaining *consistent spacing and setbacks* and further state *new construction should be compatible with existing buildings.* The connection between the old and the new is maintained with design elements such as massing, scale and rhythm. The proposed two-story residence relates to the surrounding properties by complying with the required setbacks, maintaining the pattern of development as intended by the regulations.

FINDING: Consistent.

CRITERION: DESIGN

ANALYSIS: The Historic District Design Guidelines encourages new construction to be compatible with the character of the neighborhood regarding 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 introduces modern elements from the previous home into the proposed design in a way that is contextual of its place and time but honors the original design.

FINDING: Consistent.

CRITERION: SETTING

ANALYSIS: The Historic Design Guidelines states that setting is *relationship of a building to adjacent buildings and the surrounding site environment*. The proposed home complies with all applicable setback requirements. Its design aligns with the prevailing style of the district, incorporating materials, colors, and landscaping that complement the area while preserving the spatial relationship with neighboring properties. Although the proposed two-story structure will be taller than adjacent properties due to FEMA construction requirements, the second story is positioned on the north side, facing the waterway. The massing of the structure plays a key role in maintaining the character of the property, the street, and the neighborhood. The new construction is proportionate to surrounding properties and adheres to the Design Guidelines.

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 should be compatible in quality to those that are used in the historic district. The design on the proposed home features elements and materials such as glass, cement tiles and wood, that enhance the forms and soften the neutrality of the concrete. Further enhancement and pleasing contrast is provided by the proposed landscape plan that frames the property and its relationship to the street. The proposed elements and materials are consistent with the surrounding neighborhood.

FINDING: Consistent.

CRITERION: WORKMANSHIP

ANALYSIS: The proposed design is consistent with current workmanship styles and methods and does not imitate or copy any existing style or period while complying with all regulations and it fits within the neighborhood's character.

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. This project enhances the streetscape elements of the existing residence and the neighbors. As such, the proposed redevelopment of the property will maintain and improve the character of the area.

FINDING: Consistent.

ATTACHMENTS

ATTACHMENT A: Application Package
ATTACHMENT B: Aerial Photograph
ATTACHMENT C: Permit History
ATTACHMENT D: Previous Approvals

ATTACHMENT A
Application Package Part I

GENERAL APPLICATION

APPLICATION DATE: _____

2600 Hollywood Blvd

Room 315

Hollywood, FL 33022

Tel: (954) 921-3471

Email: Development@
Hollywoodfl.org

SUBMISSION REQUIREMENTS:

- One set of signed & sealed plans
(i.e. Architect or Engineer)
- One electronic **combined** PDF submission (max. 25mb)
- Completed Application Checklist
- Application fee

NOTE:

- 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.

[CLICK HERE FOR
FORMS, CHECKLISTS, &
MEETING DATES](#)

APPLICATION TYPE (CHECK ALL THAT APPLIES):

- | | | |
|---|---|--|
| <input type="checkbox"/> Technical Advisory Committee | <input type="checkbox"/> Art in Public Places Committee | <input type="checkbox"/> Variance |
| <input type="checkbox"/> Planning and Development Board | <input type="checkbox"/> Historic Preservation Board | <input type="checkbox"/> Special Exception |
| <input type="checkbox"/> City Commission | <input type="checkbox"/> Administrative Approval | |

PROPERTY INFORMATION

Location Address: _____

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

Folio Number(s): _____

Zoning Classification: _____ Land Use Classification: _____

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

Is the request the result of a violation notice? ☐ Yes ☐ No **If yes**, attach a copy of violation.

Has this property been presented to the City before? If yes, check all that apply and provide File Number(s) and Resolution(s): _____

DEVELOPMENT PROPOSAL

Explanation of Request: _____

Phased Project: Yes ☐ No ☐ Number of Phases: _____

Project	Proposal	
Units/rooms (# of units)	# UNITS:	#Rooms
Proposed Non-Residential Uses		S.F.)
Open Space (% and SQ.FT.)	Required %:	(Area: S.F.)
Parking (# of spaces)	PARK. SPACES:	(#)
Height (# of stories)	(# STORIES)	(FT.)
Gross Floor Area (SQ. FT)	Lot(s) Gross Area (FT.)

Name of Current Property Owner: _____

Address of Property Owner: _____

Telephone: _____ Email Address: _____

Applicant _____ Consultant ☐ Representative ☐ Tenant ☐

Address: _____ Telephone: _____

Email Address: _____

Email Address #2: _____

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

If Yes, Attach Copy of the Contract.

Noticing Agent (FTAC & Board submissions only) : _____

E-mail Address: _____



DEVELOPMENT SERVICES
PLANNING DIVISION

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: [Signature] Date: 10/01/24

PRINT NAME: Edward Cohen Habaz Date: _____

Signature of Consultant/Representative: [Signature] Date: 10/01/24

PRINT NAME: Carl Levin 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 Historic Board Approval _____ to my property, which is hereby made by me or I am hereby authorizing Carl Levin, PA to be my legal representative before the Historic (Board and/or Committee) relative to all matters concerning this application.

Sworn to and subscribed before me
this 2nd day of October 2024

[Signature]
Notary Public

State of Florida



My Commission Expires: 6/4/25 (Check One) ☐ Personally known to me; OR ☒ Produced Identification FL LIC # C607-172-14-300-0

[Signature]
Signature of Current Owner

Edward Cohen Habaz

Print Name

1051 South Northlake Drive
Hollywood, FL 33019

Historic Preservation Board Submission

Included Documents

General Application

Receipt of paid Application Fee

Warranty Deed

Legal Description and Project Information

Criteria Statement

Public Noticing Company

History of Permit Activity

Exhibit "A"
Property Description

Lots 29 and 30, Block 48, Hollywood Lakes Section, according to the Plat thereof, as recorded in Plat Book 1, at Page 32, of the Public Records of Broward County, Florida; subject to an easement for highway and street purposes over and across the South 30 feet of said Lots 29 and 30; Also, all that parcel of land described and bounded as follows: Being a part of Taylor Street and a part of Block 70, Hollywood Lakes Section, bounded on the South by the North line of Lots 29 and 30 in Block 48 of Hollywood Lakes Section, in the North by Block 71, otherwise described as North Lake of said Subdivision, on the East by the East line of Lot 29 in Block 48, extended in a Northerly direction and on the West by the West line of Lot 30, in Block 48, extended in a Northerly direction, as shown on the Plat of Hollywood Lakes Section recorded in Plat Book 1, Page 32, of the Public Records of Broward County, Florida, being all that parcel of land lying North of Lots 29 and 30, in Block 48, of Hollywood Lakes Section, extending to the North Lake in said Subdivision.

Parcel Identification Number: 51-42-14-01-8740

Commonly known as: 1051 South Northlake Drive, Hollywood, FL 33019

10/03/24

City of Hollywood Planning Division
2600 Hollywood Blvd
Hollywood, Florida 33020

RE: Private Residence
1051 South Northlake Drive
Hollywood, FL 33019

To Whom it May Concern:

The following is the Legal Description and Project Information for the new residence located at 1051 South Northlake Drive.

Address: 1051 South Northlake Drive
Hollywood, FL 33019

Folio: 514214018740

Legal Description: Lots 29 and 30, Block 48 of "Hollywood Lakes Section", according to the plat thereof, as recorded in Plat Book 1, at Page 32, of the Public Records of Broward County, Florida; subject to an easement for highway and street purposes over and across the south 30 feet of said lots 29 and 30; also all that parcel of land described and bounded as follows: being a part of Taylor Street and a part of Block 70, Hollywood Lakes Section, bounded on the south by the north line of lots 29 and 30 in Block 48 of Hollywood Lakes Section, in the North by Block 71, otherwise described as North Lake of said subdivision, on the East by the east line of Lot 29 in Block 48, extended in a northerly direction and on the West by the west line of Lot 30, in Block 48, extended in a northerly direction, as shown on the Plat of Hollywood Lakes Section recorded in Plat Book 1, Page 32, of the Public Records of Broward County, Florida, being all that parcel of land lying north of Lots 29 and 30, in Block 48, of Hollywood Lakes Section, extending to the North Lake in said subdivision.

Project Information: New, ground-up two-story single family residence. 7 bedrooms, 9.5 bathrooms, with a 5-car garage located in an understory

Should you have any questions or wish to discuss the above, please contact me via emails at carl@cla-d.com or on the telephone at 305-442-3118.

Sincerely,
Carl Levin

10/03/24

City of Hollywood Planning Division
2600 Hollywood Blvd
Hollywood, Florida 33020

RE: CRITERIA STATEMENT FOR HISTORIC PRESERVATION BOARD
Private Residence
1051 South Northlake Drive
Hollywood, FL 33019

To Whom it May Concern:

Carl Levin, Architecture + Design represents Mr. Edward Cohen Habaz [the Applicant], Owners of the lot located at 1051 South Northlake Drive [the Property]. Please consider this letter the applicant's Letter of Intent in support of an application seeking a certificate of appropriateness for the design of the proposed single family residence.

Property: The property is located at 1051 South Northlake Drive Hollywood FL 33019. The lot's gross area is 26,210 SF (0.60 acres) and a net lot area of 23,210 SF (0.53 acres) and it is identified by the Broward County Property Appraiser by the ID Number 514214018740. There was an existing residence on site that was demolished under a separate application by the previous land owner. The design intent for the proposed single family residence is modern.

Criteria Statement Analysis: The applicant satisfies the criteria delineated in Section 5.5.6.3.2 as follows:

1. Integrity of Location: The project is located on the southern side of the Northlake directly adjacent to the waterway. The lot measures 100'x262.10' and the proposed residence respects all of the zoning setbacks and height limitations set forth in the City of Hollywood's Zoning Code.

2. Setting: The residence is located 56'-6" from South Northlake Drive and 74'-2" from the waterway, which more than doubles the required 25'-0" front setback and almost triples the required 25'-0" rear setback. The ground floor of the residence is located above the FEMA Flood Elevation and utilizes a series of retaining walls and landscaped berms to conceal the understory from the adjacent streets fronting the property. The project provides one curb cut on S. Northlake Drive to access a small motor court in the front of the residence for guest parking. There are two curb cuts along N. 11th Avenue to access the understory parking area. Due to the landscaped berms, the second garage opening/curb cut was added along N 11th Avenue in order to achieve the open area required by FEMA for flood openings in exterior walls.

3. Workmanship: The Owner of the Property is planning the new residence to be his *forever home* for his family and he intends to work with a licensed and insured General Contractor to deliver the project with the best standards available. All State and Local Regulations will be upheld and all practices will meet or exceed the requirements of the 2023 Florida Building Code and the State of Florida Department of Environmental Protection.

4. Materials: The proposed residence is structurally designed with poured in place concrete walls for the understory and CMU block for the upper stories. The floor and roof slabs shall be constructed out of concrete slabs. The facade materials primarily consist of exposed concrete, smooth stucco, and travertine marble cladding. There are decorative elements throughout the residence to add Architectural interest; including extruded aluminum cladding with a light pecan dye sublimation, frameless glass guardrails, concrete breeze blocks, concrete eyebrows, and landscaped planters. The residence will be primarily painted white with a contrasting color on the continuous eyebrows and stucco band. By incorporating the exposed concrete, concrete breeze block, and marble cladding we feel that we meet the requirement in the Demolition resolution which states *"The applicant shall work with staff to incorporate architectural masonry in the spirit of the original home."*

5. Association: The proposed residence has been designed as a two-story residence but due to the existing site elevations and the FEMA Flood Elevation, the ground floor of the residence was required to be raised which created an understory which the applicant is using for parking. In order to prevent the residence from giving the appearance of being three stories, the project utilizes a series of retaining walls and landscaped berms to conceal the understory from the adjacent streets fronting the property. The project also incorporates a series of cascading landscaped planters and stairs to lead pedestrians to the front door of the residence. The architectural style reflects modern contemporary design which we believe will adhere to the Citywide Master Plan and the Comprehensive Plan.

6. Design: The proposed residence combines the safety and security of a concrete residence which is elevated above the FEMA Flood Elevation with a modern contemporary design that incorporates lush landscaping and natural materials to help reduce the scale of the project. The main pedestrian entrance is up a set of stairs that takes people through a series of cascading landscaped planters to a wood clad oversized entry door. The indoor-outdoor spaces are combined with the use of large sliding glass doors that will open the entire rear of the residence to the pool deck and give the residence a free flowing feel. The design doesn't maximize the use of the property leaving larger than required front and rear setbacks so the residence doesn't crowd the street or waterway and leaves opportunities for additional landscaping.

This application meets all of the standards of the City regulations and we look forward to your review and approval. Should you have any questions or wish to discuss the project, please contact me via email at carl@cla-d.com or on the telephone at 305-442-3118.

Sincerely,
Carl Levin

PRIVATE RESIDENCE

1051 SOUTH NORTHLAKE DRIVE, HOLLYWOOD, FL 33019

10/08/24 - HISTORIC BOARD SUBMISSION

PROJECT TEAM

ARCHITECT OF RECORD

CARL LEVIN, ARCHITECTURE + DESIGN
ATTN: CARL LEVIN
3390 MARY STREET, SUITE 135
COCONUT GROVE, FLORIDA 33133
T: 305-442-3118
E: CARL@CLAD.COM

DESIGN CONSULTANT

2-ID INTERIORS
ATTN: RAFAELA SIMOES
14205 NE 18th AVENUE
NORTH MIAMI, FLORIDA 33181
T: 305-712-3535
E: RAFAELA@2IDINTERIORS.COM

CIVIL

NGA ENGINEERS, INC.
ATTN: NOBEL VALENCIA
11231 S.W. 88th STREET, SUITE D-114
MIAMI, FLORIDA 33176
T: 305-200-6701
E: NOBEL@NGAENGINEERS.COM

LANDSCAPE / ARBORIST

PSTR DESIGN
ATTN: PIETAR STRACENSKI
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MIAMI, FLORIDA 33133
T: 305-747-9336
E: PSTRDESIGN@GMAIL.COM

SURVEYOR

COUSINS SURVEYORS & ASSOCIATES
3921 SW 47th AVENUE, SUITE 1011
DAVIE, FLORIDA 33314
T: 954-689-7766
E: OFFICE@CSASURVEY.NET

DRAWING INDEX

ARCHITECTURAL

A0.00 COVER SHEET
A0.01 SITE PLAN and ZONING INFORMATION
A0.02 ZONING DIAGRAMS
A0.03 SITE PHOTOS
A0.04 PREVIOUSLY DEMOLISHED RESIDENCE PHOTO
A0.05 SURVEYING WORDS
A0.05 STREET PROFILE ELEVATIONS
A0.10 EXTERIOR RENDERING
A0.11 EXTERIOR RENDERING
A0.12 EXTERIOR RENDERING
A0.13 EXTERIOR RENDERING
A0.14 EXTERIOR RENDERING
A0.14 EXTERIOR RENDERING
A0.16 CITY OF HOLLYWOOD STANDARD DETAILS
A1.00 LEVEL 0 (UNDERSL) FLOOR PLAN
A1.01 LEVEL 1 FLOOR PLAN
A1.02 LEVEL 2 FLOOR PLAN
A1.03 ROOF PLAN
A3.00 EXTERIOR ELEVATIONS
A3.01 EXTERIOR ELEVATIONS
A4.00 BUILDING SECTIONS
A4.01 BUILDING SECTIONS

CIVIL

CS-1 COVER SHEET and GENERAL NOTES
CS-2 LEVEL 1 PAVING, GRADING and DRAINAGE PLAN
CS-2.1 LEVEL 0 PAVING, GRADING and DRAINAGE PLAN
CS-3 PAVING and DRAINAGE DETAILS
CS-3.1 PAVING and DRAINAGE DETAILS
CS-4 STORM WATER POLLUTION PREVENTION PLAN
CS-5 WATER and SEWER PLAN
CS-6 WATER and SEWER DETAILS
CS-7 WATER and SEWER DETAILS

LANDSCAPE

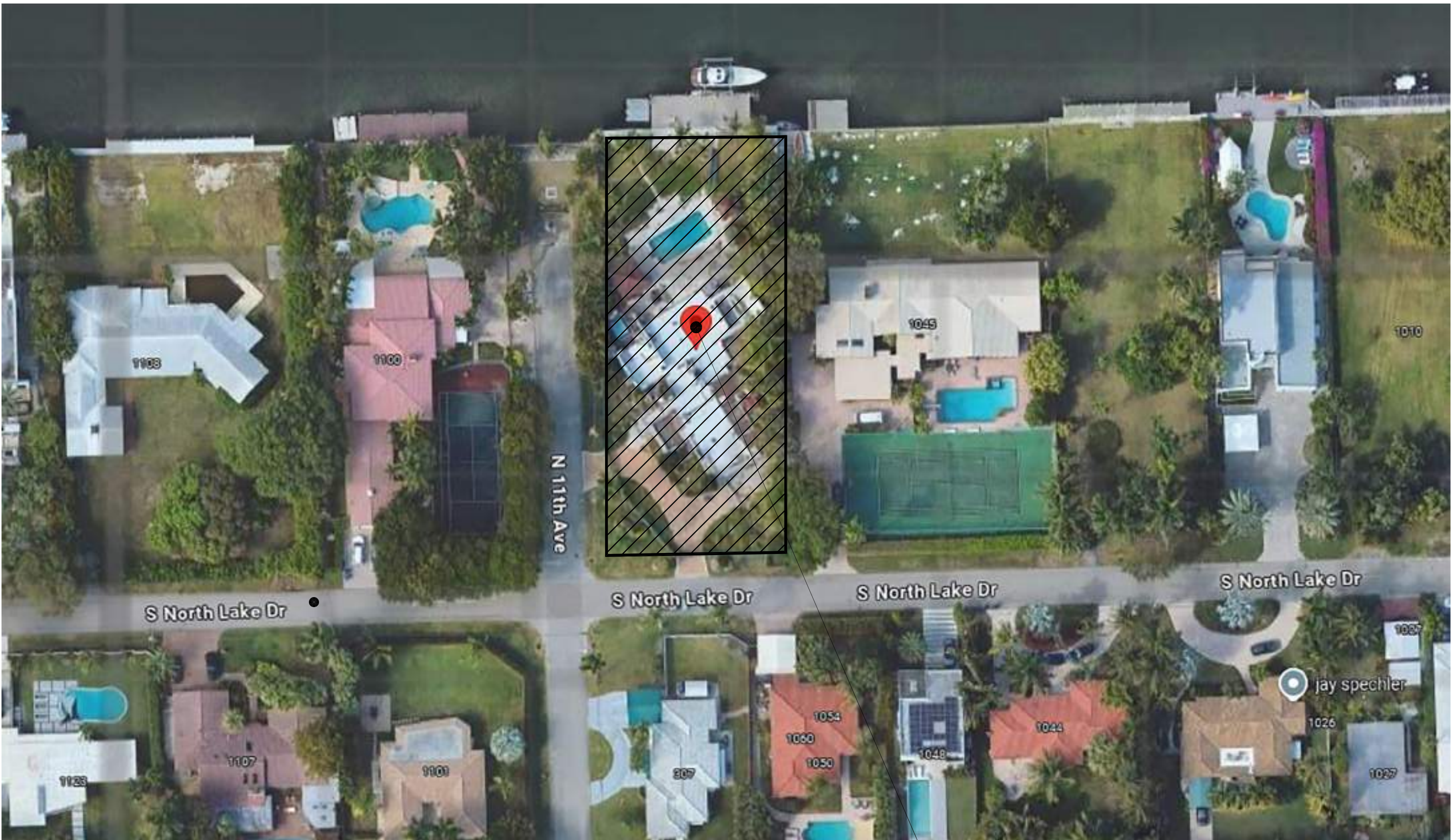
L-01 TREE DISPOSITION PLAN
L-02 PLANTING PLAN
L-03 PLANTING DETAILS and NOTES
LR RENDERED LANDSCAPE PLAN

TO THE BEST OF THE ARCHITECTS OR ENGINEERS' KNOWLEDGE, THE PLANS AND SPECIFICATIONS COMPLY WITH THE APPLICABLE MINIMUM BUILDING CODES AND THE APPLICABLE FIRE-SAFETY STANDARDS AS DETERMINED BY THE LOCAL AUTHORITY IN ACCORDANCE WITH THE FBC, THIS SECTION, AND CHAPTER 833, FLORIDA STATUTES.

THE FOLLOWING ARE THE BASED CODE FOR DESIGN:

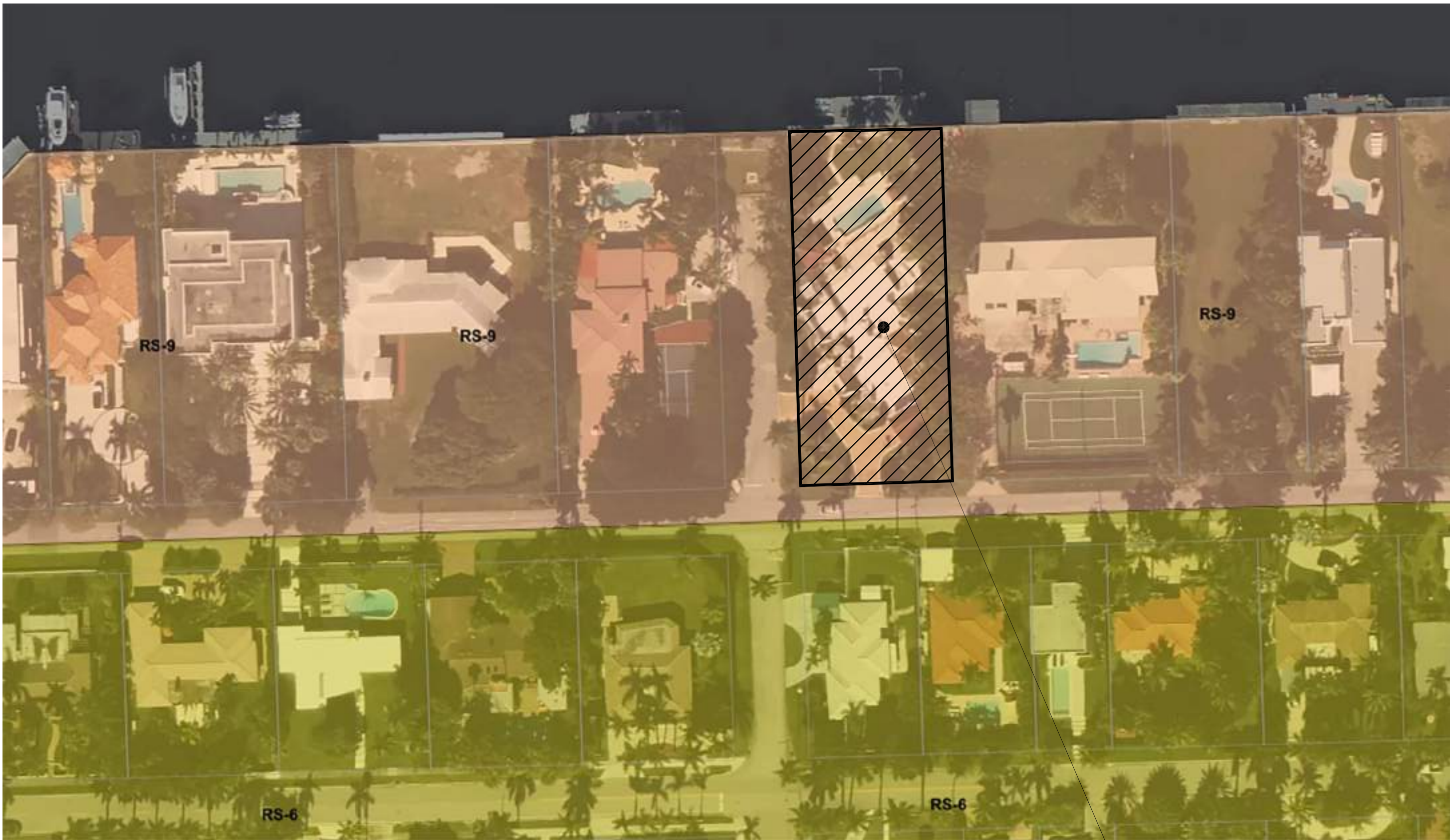
- 2023 FLORIDA BUILDING CODE, 7th EDITION
- 2020 FLORIDA FIRE PREVENTION CODE, 7th EDITION
- 2018 NFPA 101 LIFE SAFETY CODE
- 2018 NFPA 1 FIRE CODE
- 2016 NFPA 72 NATIONAL FIRE ALARM and SIGNALING CODE
- 2017 NFPA 70 NATIONAL ELECTRICAL CODE

SCOPE OF WORK
NEW CONSTRUCTION OF A TWO STORY SINGLE FAMILY RESIDENCE WITH PARKING LOCATED WITHIN AN ENCLOSED UNDERSTORY



LOCATION PLAN ①

SITE



ZONING MAP ①

SITE

CLAD

CARL LEVIN ARCHITECTURE + DESIGN
3390 MARY STREET, SUITE 135
COCONUT GROVE, FL 33133
305-442-3118 CARL@CLAD.COM

2-id

INTERIORS

CONSTRUCTION DRAWINGS FOR A:

PRIVATE RESIDENCE

1051 SOUTH NORTHLAKE DRIVE

HOLLYWOOD, FL 33019

Seal

CARL LEVIN, P.A.

ALL DRAWINGS AND WRITTEN MATERIAL APPEARING HEREIN CONSTITUTE THE ORIGINAL AND UNPUBLISHED WORK OF CARL LEVIN, P.A. AND MAY NOT BE DUPLICATED, USED, OR DISCLOSED WITHOUT THE EXPRESS WRITTEN CONSENT OF CARL LEVIN, P.A. (c)2024

Revision

11/19/24 HISTORIC BOARD COMMENTS

Project Number

24-004

Date

10/08/24

Sheet Title

COVER SHEET and GENERAL NOTES

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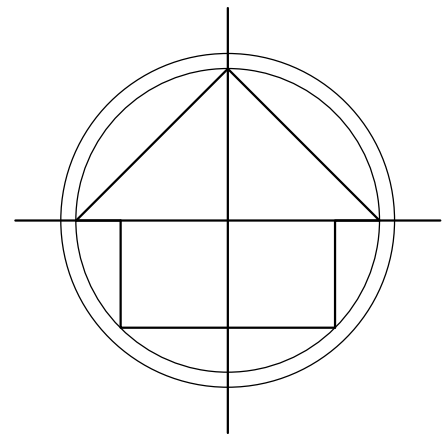
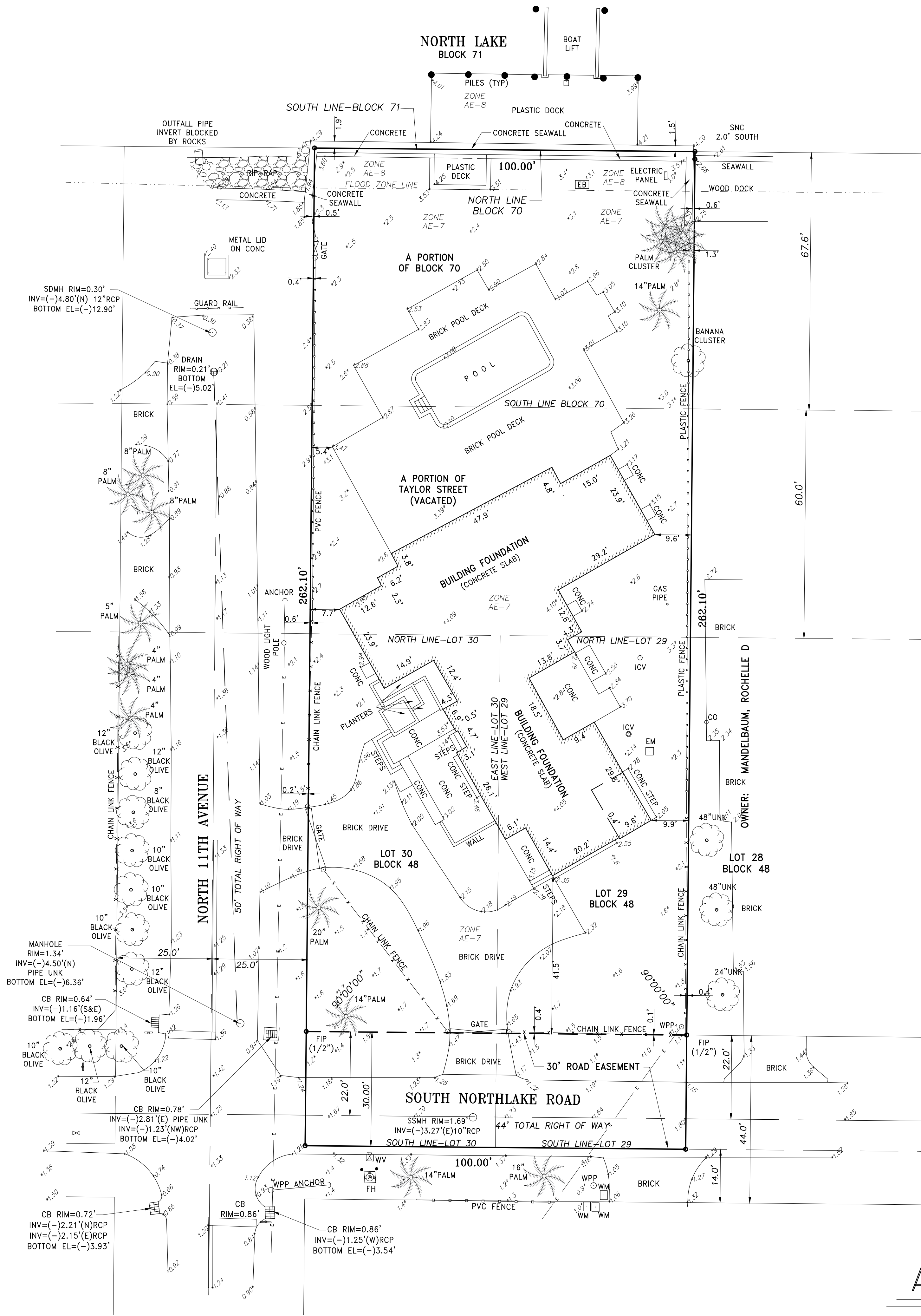
JLL

Checked by:

CDL

Sheet Number

A 0.00



LAND DESCRIPTION:

LOTS 29 AND 30, BLOCK 48, HOLLYWOOD LAKES SECTION, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 1, AT PAGE 32, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA; SUBJECT TO AN EASEMENT FOR HIGHWAY AND STREET PURPOSES OVER AND ACROSS THE SOUTH 30 FEET OF SAID LOTS 29 AND 30; ALSO, ALL THAT PARCEL OF LAND DESCRIBED AND BOUNDED AS FOLLOWS: BEING A PART OF TAYLOR STREET AND A PART OF BLOCK 70, HOLLYWOOD LAKES SECTION, BOUNDED ON THE SOUTH BY THE NORTH LINE OF LOTS 29 AND 30 IN BLOCK 48 OF HOLLYWOOD LAKES SECTION, IN THE NORTH BY BLOCK 71, OTHERWISE DESCRIBED AS NORTH LAKE OF SAID SUBDIVISION, ON THE EAST BY THE EAST LINE OF LOT 29 IN BLOCK 48, EXTENDED IN A NORTHERLY DIRECTION AND ON THE WEST BY THE WEST LINE OF LOT 30, IN BLOCK 48, EXTENDED IN A NORTHERLY DIRECTION, AS SHOWN ON THE PLAT OF HOLLYWOOD LAKES SECTION RECORDED IN PLAT BOOK 1, PAGE 32, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA, BEING ALL THAT PARCEL OF LAND LYING NORTH OF LOTS 29 AND 30, IN BLOCK 48, OF HOLLYWOOD LAKES SECTION, EXTENDING TO THE NORTH LAKE IN SAID SUBDIVISION.

LEGEND:

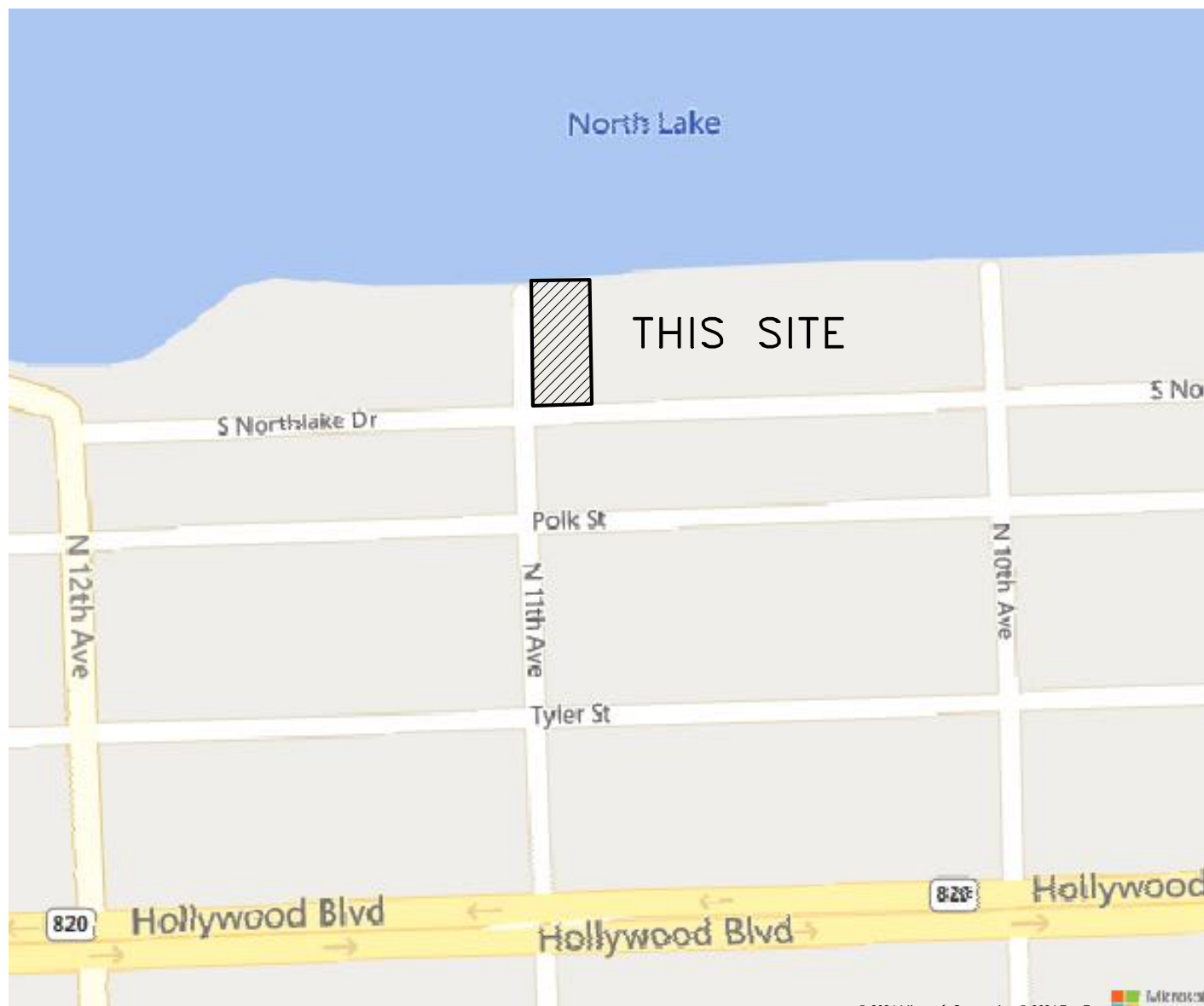
CKD	CHECKED BY	-E-	OVERHEAD UTILITY LINES
CONC	CONCRETE	CLF	CHAIN LINK FENCE
DWN	DRAWN BY	CLF	ELEVATION
FB/PG	FIELD BOOK AND PAGE	CLF	ELEVATION
SIR	SET 5/8" IRON ROD & CAP #6448	ELEV	ELEVATION
SNC	SET NAIL AND CAP #6448	WPP	WOOD POWER POLE
FIR	FOUND IRON ROD	WLP	WOOD LIGHT POLE
FIP	FOUND IRON PIPE	SSMH	SANITARY SEWER MANHOLE
FNC	FOUND NAIL AND CAP	SDMH	STORM DRAIN MANHOLE
FND	FOUND NAIL & DISC	CB	CATCH BASIN
P.B.	PLAT BOOK	UNK	UNKNOWN
B.C.R.	BROWARD COUNTY RECORDS	FH	FIRE HYDRANT
-X-	CHAIN LINK/ WOOD FENCE	WV	WATER VALVE
CBS	CONCRETE BLOCK STRUCTURE	ICV	IRRIGATION CHECK VALVE
A/C	AIR CONDITIONER	MLP	METAL LIGHT POLE
FPL	FLORIDA POWER & LIGHT	ALTA	AMERICAN LAND TITLE ASSOCIATION
EB	ELECTRIC BOX	NSPS	NATIONAL SOCIETY OF PROFESSIONAL SURVEYORS
EM	ELECTRIC METER		

REVIEW OF TITLE COMMITMENT (SCHEDULE B-II)

6. RESTRICTIONS, COVENANTS, CONDITIONS, EASEMENTS AND OTHER MATTERS AS CONTAINED ON THE PLAT OF HOLLYWOOD LAKES SECTION, RECORDED IN PLAT BOOK 1, PAGE 32, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA. (AFFECTS/PLOTTED)
7. RESOLUTION NO. 09-V-11 RECORDED IN OFFICIAL RECORDS BOOK 46111, PAGE 231. (DOES NOT AFFECT/NOT PLOTTABLE)
8. RESOLUTION NO. 21-CMV-20 RECORDED AS OFFICIAL RECORD INSTRUMENT NO. 118747522 (AS TO SUBJECT PROPERTY). (AFFECTS/NOT PLOTTABLE)

SITE AREA INCLUDING
30' ROAD EASEMENT=26,210 SQ.FT.
0.6017 ACRES

FLOOD ZONE INFORMATION			
COMMUNITY NUMBER	125113		
PANEL NUMBER	0569J		
ZONE	AE		
BASE FLOOD ELEVATION	7 & 8		
EFFECTIVE DATE	07/31/24		



LOCATION MAP (NTS)

NOTES :

1. THIS SURVEY WAS DONE SOLELY FOR BOUNDARY PURPOSES AND DOES NOT DEPICT THE JURISDICTION OF ANY MUNICIPAL, STATE, FEDERAL OR OTHER ENTITIES.
2. THE LAND DESCRIPTION SHOWN HEREON WAS PROVIDED BY THE CLIENT.
3. UNDERGROUND IMPROVEMENTS NOT SHOWN.
4. ELEVATIONS SHOWN HEREON ARE BASED ON THE NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD88).
5. BENCHMARK DESCRIPTION: BROWARD COUNTY BENCHMARK # 1915 ELEVATION = 1.76' (NAVD88)
6. THE PROPERTY DESCRIBED HEREON (THE "PROPERTY") IS THE SAME AS THE PROPERTY DESCRIBED IN TITLE COMMITMENT ISSUED BY FIDELITY NATIONAL TITLE INSURANCE COMPANY, COMMITMENT NUMBER: 11677399 WITH A 1. COMMITMENT DATE: 03/20/2024, AND THAT ALL EASEMENTS, COVENANTS AND RESTRICTIONS REFERENCED IN SAID TITLE COMMITMENT OR APPARENT FROM A PHYSICAL INSPECTION OF THE PROPERTY OR OTHERWISE KNOWN TO ME HAVE BEEN PLOTTED HEREON OR OTHERWISE NOTED AS TO THEIR EFFECT ON THE PROPERTY.
7. ALL UTILITIES SERVING THE PROPERTY ENTER THROUGH ADJOINING PUBLIC STREETS AND/OR EASEMENTS OF RECORD.
8. THERE ARE NO ENCROACHMENTS ONTO ADJOINING PREMISES, STREETS OR ALLEYS BY ANY BUILDINGS, STRUCTURES OR OTHER IMPROVEMENTS LOCATED ON THE PROPERTY, AND NO ENCROACHMENTS ONTO THE PROPERTY BY BUILDINGS, STRUCTURES OR OTHER IMPROVEMENTS SITUATED ON ADJOINING PREMISES.
9. THE PROPERTY HAS DIRECT ACCESS TO S NORTHLAKE DRIVE AND NORTH 11TH AVENUE, BOTH DEDICATED PUBLIC ROADWAYS MAINTAINED BY THE CITY OF HOLLYWOOD, BROWARD COUNTY, FLORIDA.
10. THERE ARE NO STRIPED PARKING SPACES ON THE PROPERTY.
11. THERE IS NO OBSERVED EVIDENCE OF CURRENT EARTH MOVING WORK, BUILDING CONSTRUCTION OR BUILDING ADDITIONS AT THE PROPERTY.
12. THERE IS NO PROPOSED CHANGES IN STREET RIGHT OF WAY LINES AFFECTING THE PROPERTY, ACCORDING TO BROWARD COUNTY, FLORIDA.
13. THERE IS NO OBSERVED EVIDENCE OF RECENT STREET OR SIDEWALK CONSTRUCTION OR REPAIRS AFFECTING THE PROPERTY.
14. THERE IS NO OBSERVED EVIDENCE OF USE OF THE PROPERTY AS A SOLID WASTE DUMP, SUMP OR SANITARY LANDFILL.
15. NO FIELD DELINEATION OF WETLANDS MARKERS WERE OBSERVED.

CERTIFIED TO:
SARCHOH CORP., A DELAWARE CORPORATION
FIDELITY NATIONAL TITLE INSURANCE COMPANY
BARED & ASSOCIATES, P.A.

THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE 2021 MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/NSPS LAND TITLE SURVEYS, JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS, AND INCLUDES ITEMS 1, 2, 3, 4, 5, 7 (A), (B) AND (C), 8, 9, 13, 14, 16 AND 17 OF TABLE A THEREOF.

THE FIELDWORK WAS COMPLETED ON APRIL 18, 2024.

Richard E. Cousins

RICHARD E. COUSINS
PROFESSIONAL SURVEYOR AND MAPPER FLORIDA
REGISTRATION NO. 4188

COUSINS SURVEYORS & ASSOCIATES, INC.
3921 SW 47TH AVENUE, SUITE 1011
DAVIE, FLORIDA 33314
CERTIFICATE OF AUTHORIZATION : LB # 6448
PHONE (954) 689-7766 EMAIL: OFFICE@CSASURVEY.NET

CLIENT :
BARED & ASSOCIATES

1051 S NORTHLAKE DRIVE
HOLLYWOOD, FLORIDA 33019

REVISIONS	DATE	FB/PG	DWN	CKD
ALTA/NSPS LAND TITLE SURVEY	04/18/24	SKETCH	AM	REC
UPDATE SURVEY	07/03/24	SKETCH	REC	REC
ADDITIONAL INFORMATION ADDED	07/25/24	SKETCH	JD	REC
UPDATED FLOOD ZONE INFORMATION	09/25/24	SKETCH	JD	REC

REVISIONS	DATE	FB/PG	DWN	CKD

PROJECT NO.: 10197-24

SCALE : 1" = 16'

SHEET
1
OF
1
SHEET

FENCE FOOTER NOTE
NO PORTION OF THE FENCE, GATES, FOOTERS WILL ENCRACH INTO THE ROW OR BEYOND THE PROPERTY LINES

FENCING NOTE
PROVIDE 2'-6" CONCRETE RETAINING WALL WITH A 3'-6" VERTICAL PICKET FENCE ABOVE ALONG SOUTH NORTHLAKE DRIVE. ONLY ALUMINUM PICKET FENCING SHALL BE PERMITTED WITH THE VERTICAL PICKETS SPACED AT A MINIMUM OF 3" O.C. AND A MAXIMUM OF 4" O.C. TO PREVENT THE PASSAGE OF A 4" SPHERE.

SITE VISIBILITY TRIANGLE and CORNER SETBACK AREA NOTE
12x12 SITE VISIBILITY TRIANGLES SHALL BE PROVIDED AT THE INTERSECTION OF THE PROPERTY LINE AND DRIVEWAYS. THERE SHALL BE A CORNER SETBACK DELINEATED BY A LINE CONNECTING POINTS MEASURED 25' DISTANT ALONG THE PROPERTY LINES FROM THE INTERSECTION OF A STREET. ALL FENCES, WALLS, BUSHES, HEDGES, AND ANY OTHER LANDSCAPING OR PLANTED MATERIAL WITHIN THE VISIBILITY TRIANGLE AND/OR CORNER SETBACK AREA SHALL PROVIDE UNOBSTRUCTED CROSS VISIBILITY AT A LEVEL BETWEEN 30" AND 72" ABOVE GROUND LEVEL.

DRIVEWAY INFORMATION
CONCRETE DRIVEWAYS: CONCRETE DRIVEWAYS ON PRIVATE PROPERTIES SHALL BE 5" THICK, 3,000 PSI WITH FIBER MESH WHILE THE PORTION OF THE DRIVEWAY LOCATED WITH THE ROW WILL BE A MINIMUM OF 6" THICK, 3,000 PSI WITH NO METAL OR FIBER MESH AND SHALL BE CONSTRUCTED FLUSH WITH THE EXISTING ROADWAY AND SIDEWALK. THE ENTIRE DRIVEWAY WILL MAINTAIN CONTROL JOINTS LOCATED EVERY 250 SF AND THE EXISTING ASPHALT IN THE CITY ROW WILL BE SAWCUT FOR A CLEAN, STRAIGHT LINE.
PAVER DRIVEWAYS: PAVER DRIVEWAYS REQUIRE A MINIMUM OF 2-3/8" PAVERS PLACED OVER A 1-1/2" SAND BASE AND COMPACTED SUBBASE. IN ADDITION TO A MINIMUM 6" EDGE RESTRAINT (CONCRETE BORDER) IS REQUIRED AROUND THE PERIMETER TO INTERLOCK PAVERS. THE DRIVEWAY IS TO BE CONSTRUCTED FLUSH WITH THE EXISTING ROADWAY AND THE EXISTING ASPHALT IN THE CITY ROW WILL BE SAWCUT FOR A CLEAN STRAIGHT EDGE.

EQUIPMENT ELEVATIONS
BOTTOM ELEVATION OF ALL MECHANICAL AND ELECTRICAL EQUIPMENT, INCLUDING A/C UNIT, SHALL BE ELEVATED TO BASE FLOOD ELEVATION + 1'-0" AT A MINIMUM.

- GREEN BUILDING PRACTICES**
AS PER THE CITY OF HOLLYWOOD ORDINANCE #0-2015-06 THIS PROJECT SHALL ADHERE TO THE FOLLOWING GREEN BUILDING PRACTICES
1. RADIANT BARRIER ROOF - SEALOFLEX COOL ROOF - REFLECTO WHITE, WALLS - AL-FOIL REFLECTIVE
 2. WINDOWS AND GLAZING LOW E, TINTED DOUBLE GLAZING- U FACTOR 0.56, SHGC 0.25
 3. DOORS INSULATED AND FIRE RATED
 4. ENERGY STAR ROOFING SEALOFLEX COOL ROOF - REFLECTO WHITE.
 5. PROGRAMMABLE THERMOSTATS
 6. OCCUPANCY SENSORS
 7. DUAL FLUSH TOILETS
 8. 80% OF PLANT MATERIAL NATIVE
 9. ENERGY EFFICIENT OUTDOOR LIGHTING
 10. INSULATED PIPING
 11. RECYCLING AREA
 12. ENERGY STAR APPLIANCES
 13. ONE LOW FLOW SHOWERHEAD
 14. ENERGY EFFICIENT OUTDOOR LIGHTING
 15. ENERGY EFFICIENCY 10% BETTER THAN STANDARD ESTABLISHED BY ASHRAE.
 16. MERV 8 AC FILTERS
- SITE LIGHTING**
SITE LIGHTING LEVELS SHALL NOT EXCEED 0.5 FC AT THE PROPERTY LINES ADJACENT TO RESIDENTIAL ZONE OR RESIDENTIALLY USED AREAS

SITE and ZONING INFORMATION

LEGAL DESCRIPTION
LOTS 29 AND 30, BLOCK 48, OF "HOLLYWOOD LAKES SECTION", ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 1, AT PAGE 32, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA; SUBJECT TO AN EASEMENT FOR HIGHWAY AND STREET PURPOSES OVER AND ACROSS THE SOUTH 30 FEET OF SAID LOTS 29 AND 30; ALSO ALL THAT PARCEL OF LAND DESCRIBED AND BOUNDED AS FOLLOWS: BEING A PART OF TAYLOR STREET AND A PART OF BLOCK 70, HOLLYWOOD LAKES SECTION, BOUNDED ON THE SOUTH BY THE NORTH LINE OF LOTS 29 AND 30 IN BLOCK 48 OF HOLLYWOOD LAKES SECTION, IN THE NORTH BY BLOCK 71, OTHERWISE DESCRIBED AS NORTH LAKE OF SAID SUBDIVISION, ON THE EAST BY THE EAST LINE OF LOT 29 IN BLOCK 48, EXTENDED IN A NORTHERLY DIRECTION AND ON THE WEST BY THE WEST LINE OF LOT 30, IN BLOCK 48, EXTENDED IN A NORTHERLY DIRECTION, AS SHOWN ON THE PLAY OF HOLLYWOOD LAKES SECTION RECORDED IN PLAT BOOK 1, PAGE 32, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA, BEING ALL THAT PARCEL OF LAND LYING NORTH OF LOTS 29 AND 30, IN BLOCK 48, OF HOLLYWOOD LAKES SECTION, EXTENDING TO THE NORTH LAKE IN SAID SUBDIVISION.

PROPERTY ID: 514214018740
ADDRESS: 1051 S. NORTHLAKE DRIVE
HOLLYWOOD, FLORIDA 33019
MUNICIPALITY: CITY OF HOLLYWOOD
ZONING SUBDIVISION: RS-9
OCCUPANCY CLASSIFICATION: R-3 as per FBC 2023 SECTION 310.1 SINGLE FAMILY RESIDENTIAL
CONSTRUCTION TYPE: V as per FBC 2023 SECTION 802.5
LOT AREA: GROSS: 26,210 SF (0.60 ACRES) *
NET: 23,210 SF (0.53 ACRES)
* Gross Lot Area includes 30' road easement

FLOOD ZONE: AE-8 and AE-7
FINISHED FLOOR ELEVATION TO BE LOCATED A MINIMUM OF 12" ABOVE HIGHEST FLOOD ELEVATION LOCATED WITHIN THE PROPERTY
HIGHEST FLOOD ELEVATION: 8.00' + 12" = 9.00' N.A.V.D.
GROUND FLOOR SLAB ELEVATION PROPOSED 13.00' N.G.V.D.

TOTAL SITE LANDSCAPE AREA: 40% SITE AREA MINIMUM REQUIRED
23,210 SF x 40% = 9,284 SF MINIMUM REQUIRED
10,954 SF (47.2%) Refer to 1/A0.02

TOTAL LANDSCAPE AREA PROVIDED: 10,954 SF (47.2%) Refer to 1/A0.02

LANDSCAPE AREA AT FRONT SETBACK: 20% SITE AREA IN FRONT SETBACK REQUIRED
2,500 SF x 20% = 500 SF MINIMUM REQUIRED
1,810 SF (72.4%) Refer to 2/A0.02

LANDSCAPE AREA PROVIDED AT FRONT SETBACK: 1,810 SF (72.4%) Refer to 2/A0.02

BUILDING HEIGHT ALLOWED: 2 STORIES, 30'-0" ABOVE THE FEMA FLOOD ELEVATION + 12' 8.00' NAVD + 12' = 9.00' NAVD + 30.00' = 39.00' NAVD MAX HEIGHT

BUILDING HEIGHT PROVIDED: 2 STORIES, 28'-6" (37.50' NAVD) TO TOP OF ROOF SLAB MEASURED FROM FEMA FLOOD ELEVATION + 12'

PARKING REQUIRED: 2 PARKING SPACES FOR THE FIRST 2,000 SF AND 1 SPACE FOR EVERY 500 SF AFTER THAT WITH A 5 PARKING SPACE LIMIT
5 PARKING SPACES REQUIRED

PARKING PROVIDED: 5, 8'-6"x19'-0" PARKING SPACES PROVIDED

SETBACKS	REQUIRED	PROVIDED
PRINCIPAL FRONT (South)	25'-0"	56'-6"
SIDE STREET (West)	15'-0"	15'-1"
SIDE (East)	10'-0"	10'-1"
REAR (North)	25'-0"	±76'-2 1/4"

* The sum of the side yards shall be at least 25% of the lot width. 100'-0" x 25% = 25'-0"
Combined side setbacks provided: 25'-0"

** Lots in the Lakes Area - For lots with a lot line adjacent to a lake, rear setback is 25'-0"

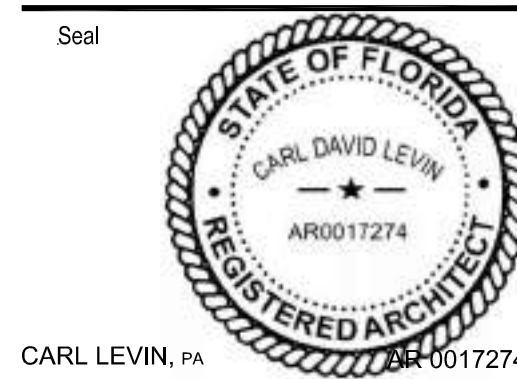
LEVEL 0 (Understory) AREA:	448 SF (Under A/C) 6,272 SF (Parking)
LEVEL 1 AREA:	5,726 SF (Under A/C)
LEVEL 2 AREA:	4,278 SF (Total Under A/C North Unit) 538 SF (Front Terrace) 237 SF (Master Terrace)
BUILDING TOTAL:	10,452 SF (Total Building Under A/C) 7,047 SF (Total Building Area Unconditioned) 17,499 SF (Total Building Area)

City Stamps

CLAD
CARL LEVIN ARCHITECTURE + DESIGN
3390 MARY STREET, SUITE 135
COCONUT GROVE, FL 33133
305-442-3119 CARL@CLAD.COM

2.id
INTERIORS

CONSTRUCTION DRAWINGS FOR A:
PRIVATE RESIDENCE
1051 SOUTH NORTHLAKE DRIVE
HOLLYWOOD, FL 33019



CARL LEVIN, P.A. 00012714

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Revision
11/19/24 HISTORIC BOARD COMMENTS
12/16/24 HISTORIC BOARD COMMENTS

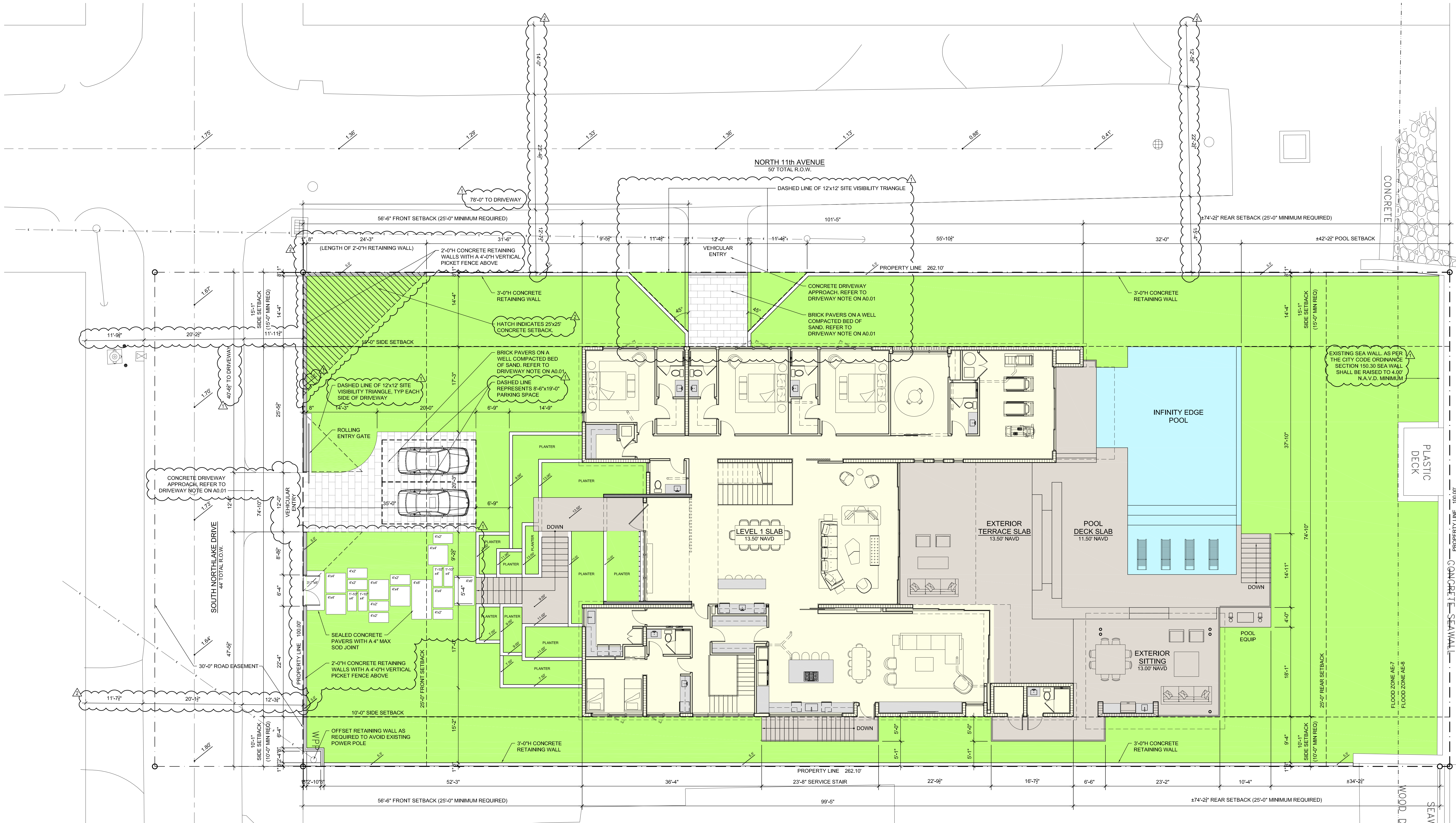
Project Number 24-004

Date 10/08/24

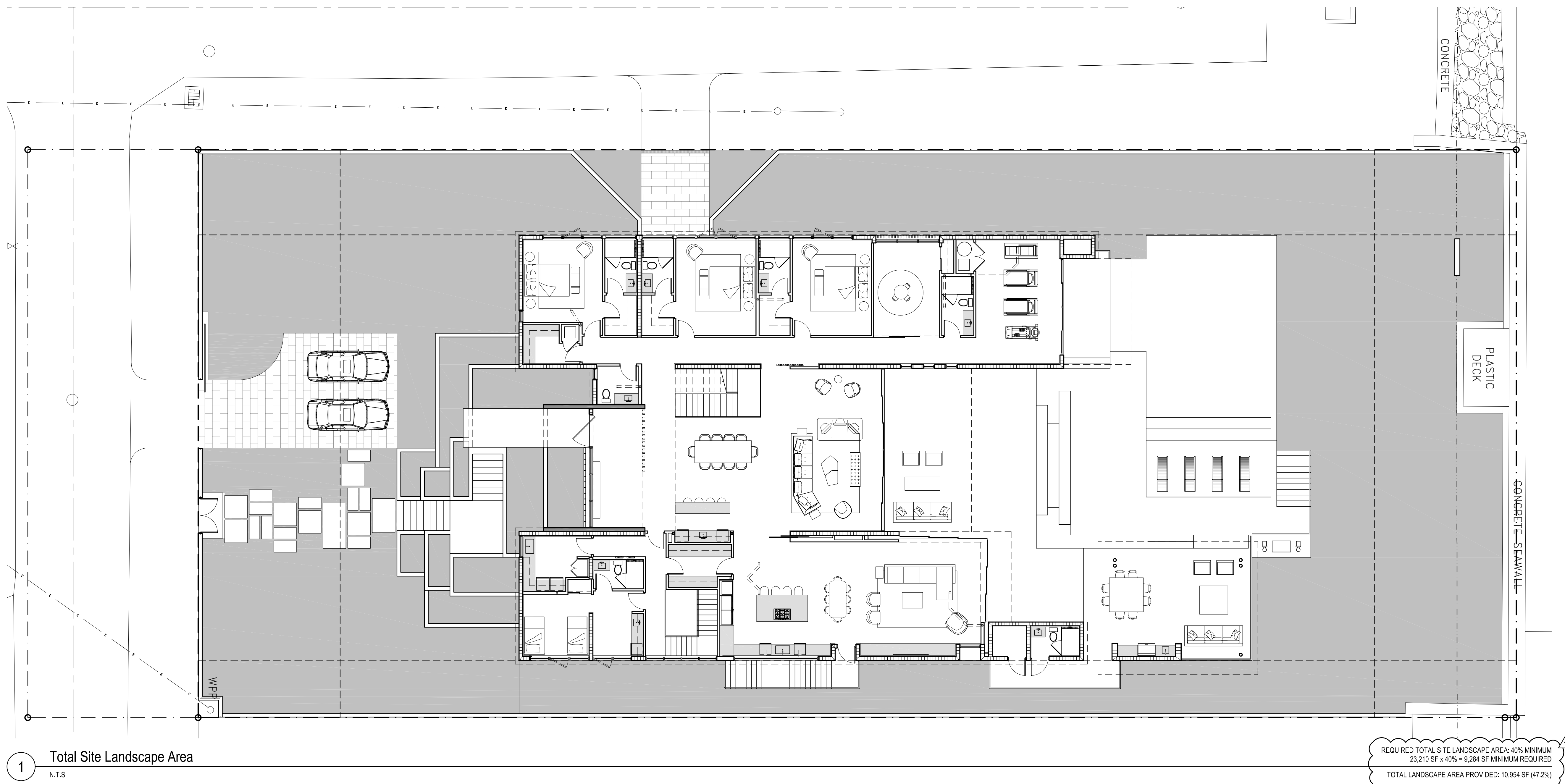
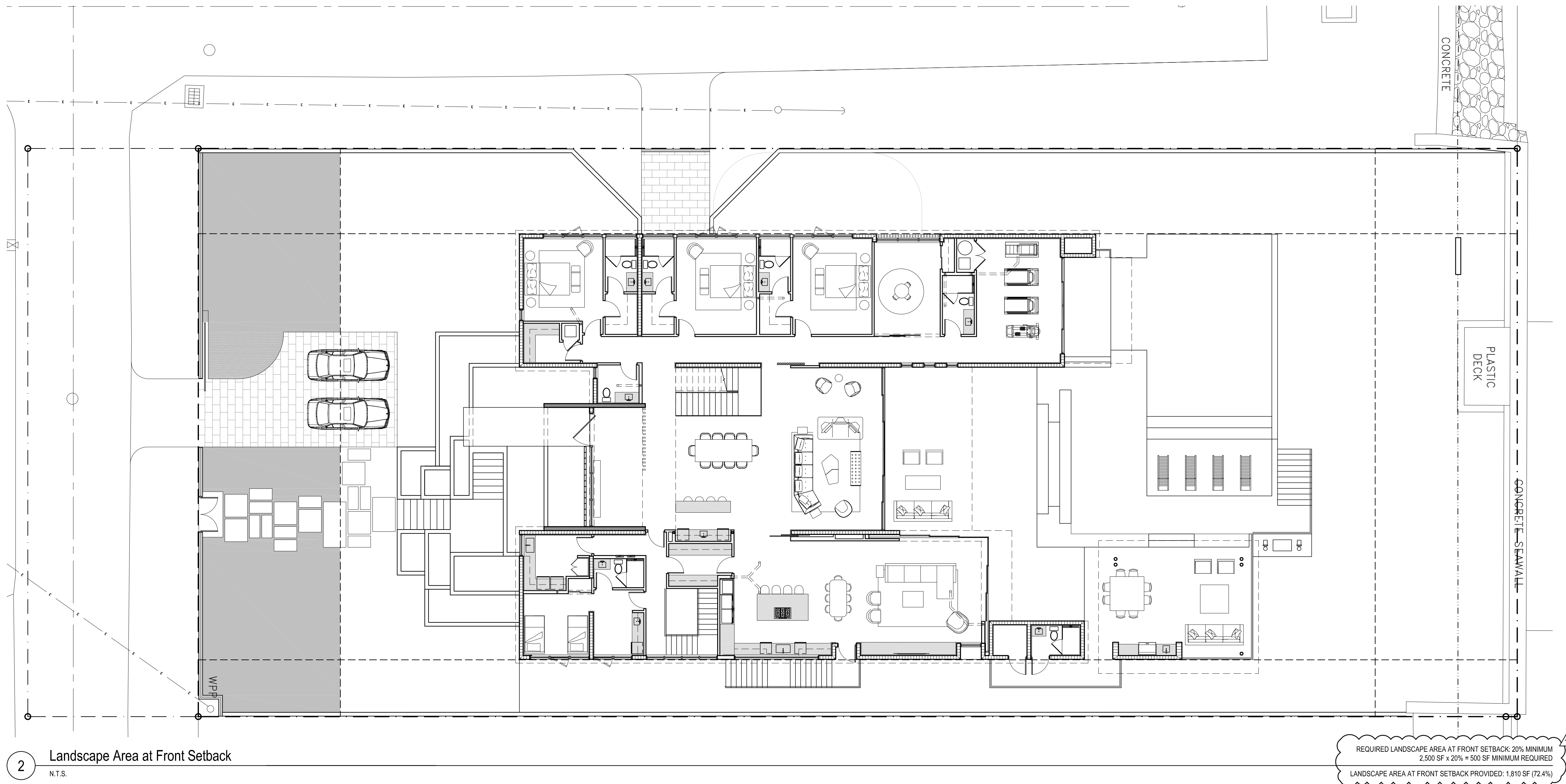
Sheet Title
SITE PLAN and
ZONING INFORMATION

Drawn by: JLL
Checked by: CDL
Sheet Number

A 0.01



1 Overall Site Plan
1/8" = 1'-0"





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INTERIORS

CONSTRUCTION DRAWINGS FOR A:
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HOLLYWOOD, FL 33019

Seal

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Revision

Project Number 24-004

Date 10/08/24

Sheet Title
**SITE
PHOTOS**

Drawn by: JLL

Checked by: CDL

Sheet Number

A 0.03


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Revision

11/19/24

HISTORIC BOARD COMMENTS

Project Number

24-004

Date

10/08/24

Sheet Title

RESIDENCE PREVIOUSLY DEMOLISHED

Drawn by:

JJL

Checked by:

CDL

Sheet Number

A 0.03a



15 1107 S Northlake Drive
Single Family Residence



14 1101 Polk Street
Single Family Residence



13 1100 S. Northlake Drive
Single Family Residence



12 1100 S. Northlake Drive
Single Family Residence



11 1100 S. Northlake Drive
Single Family Residence



10 307 N 11 Ave
Single Family Residence



9 1050 S Northlake Drive and 307 N 11 Ave
Single Family Residence



8 1048 S. Northlake Drive
Single Family Residence



7 1044 S. Northlake Drive
Single Family Residence



6 1030 S. Northlake Drive
Single Family Residence



5 1010 S Northlake Drive
Vacant Lot



4 1012 S Northlake Drive
Single Family Residence



3 1018 S Northlake Drive
Vacant Lot



2 1045 S Northlake Drive
Single Family Residence



1 Location Map

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Project Number 24-004

Date 10/08/24

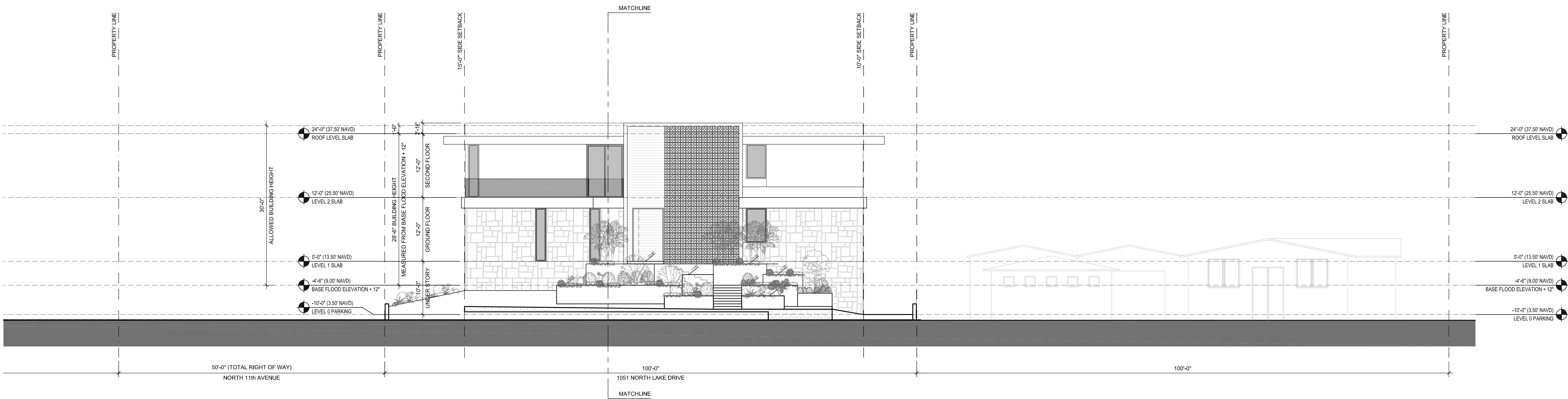
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SITE PHOTOS**

Drawn by: JLL

Checked by: CDL

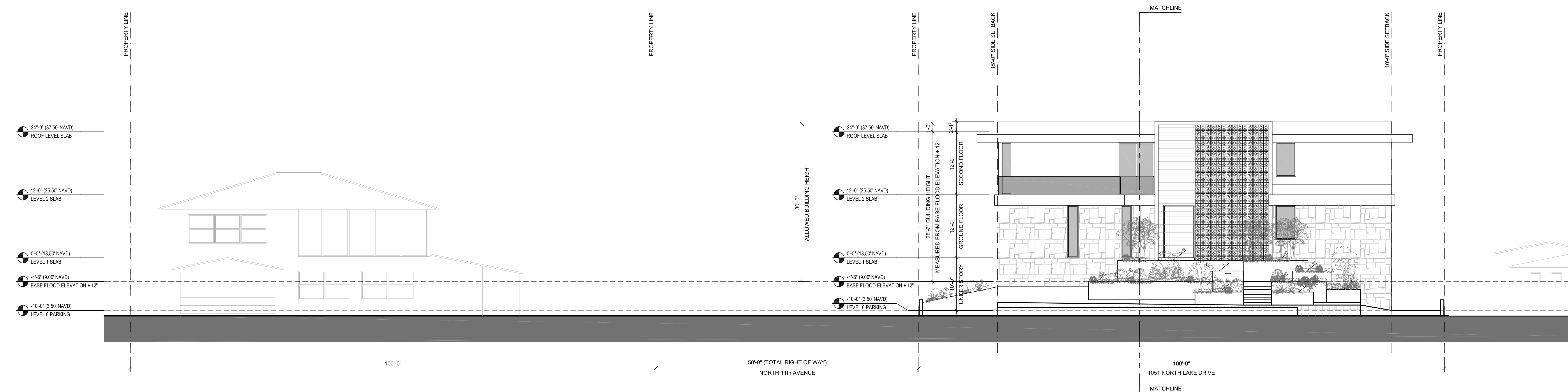
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2 Street Profile Elevation

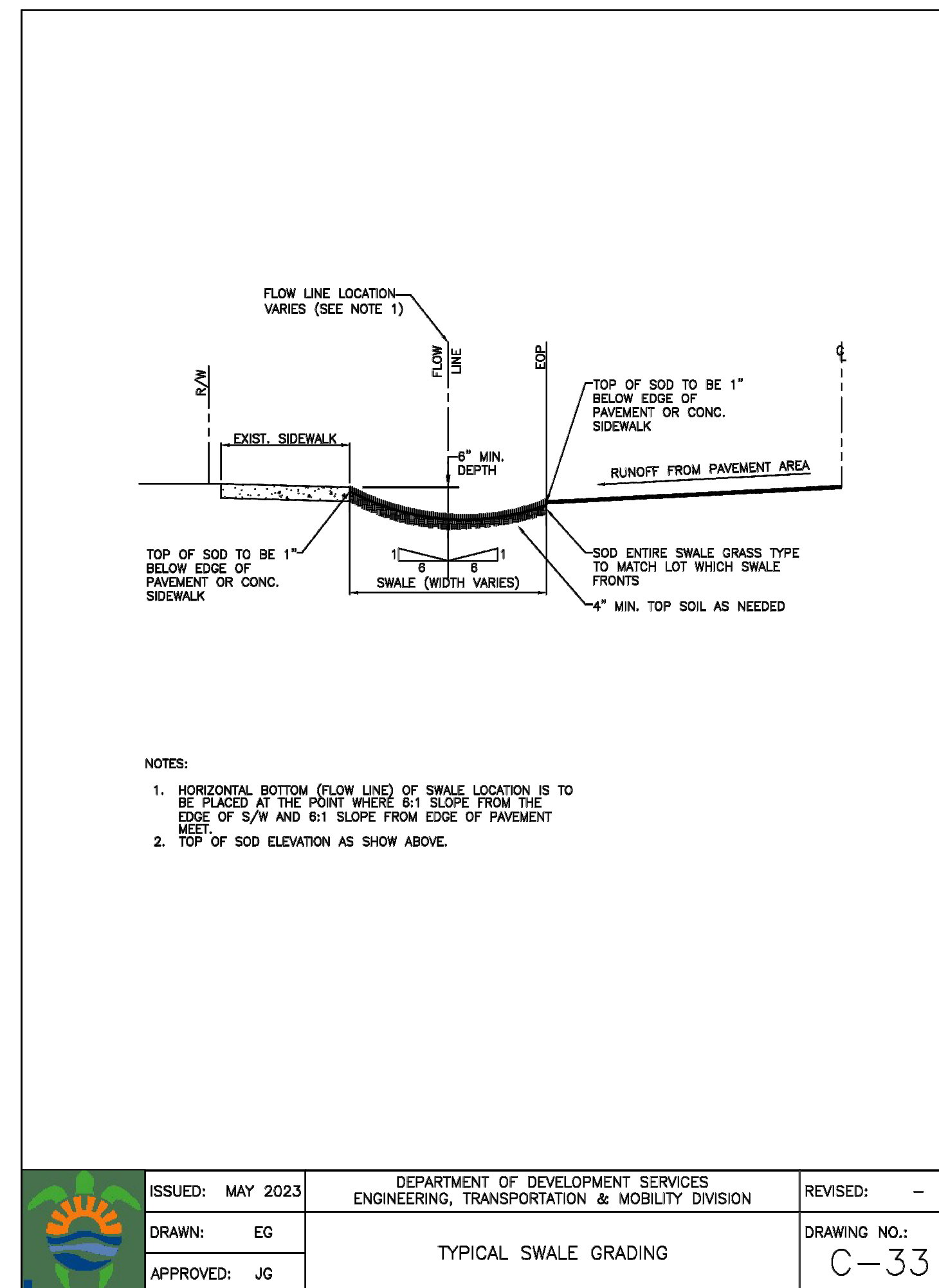
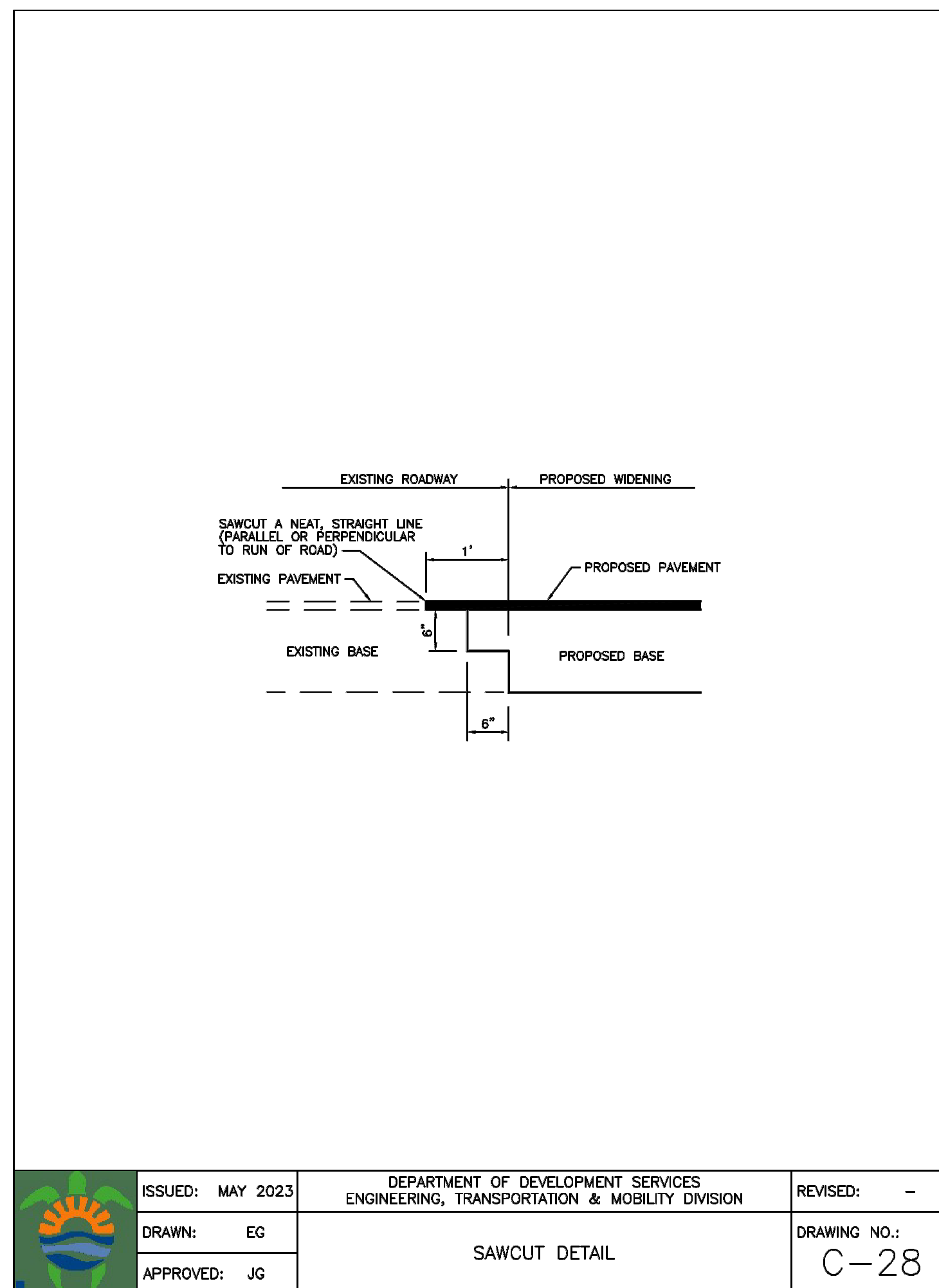
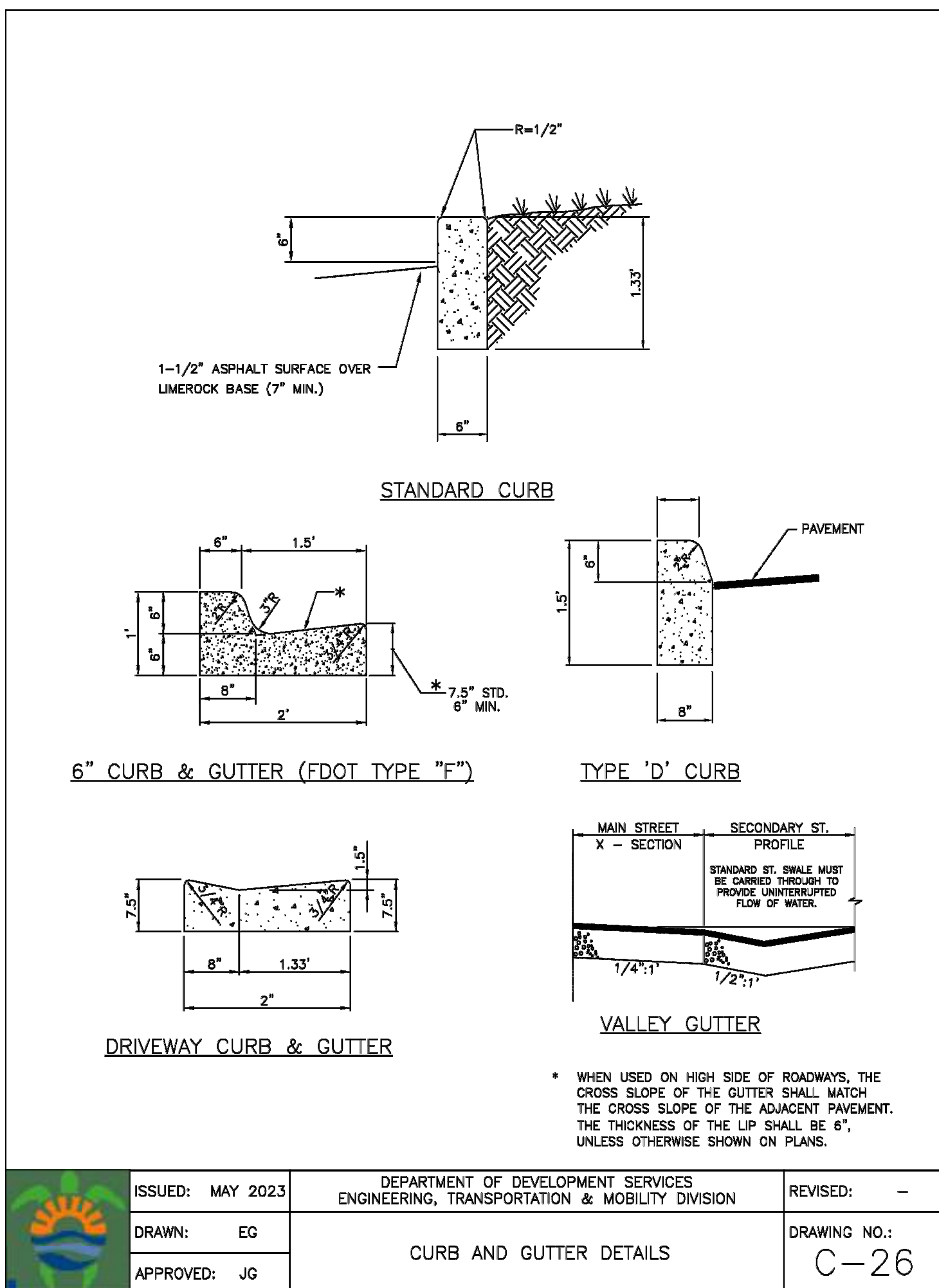
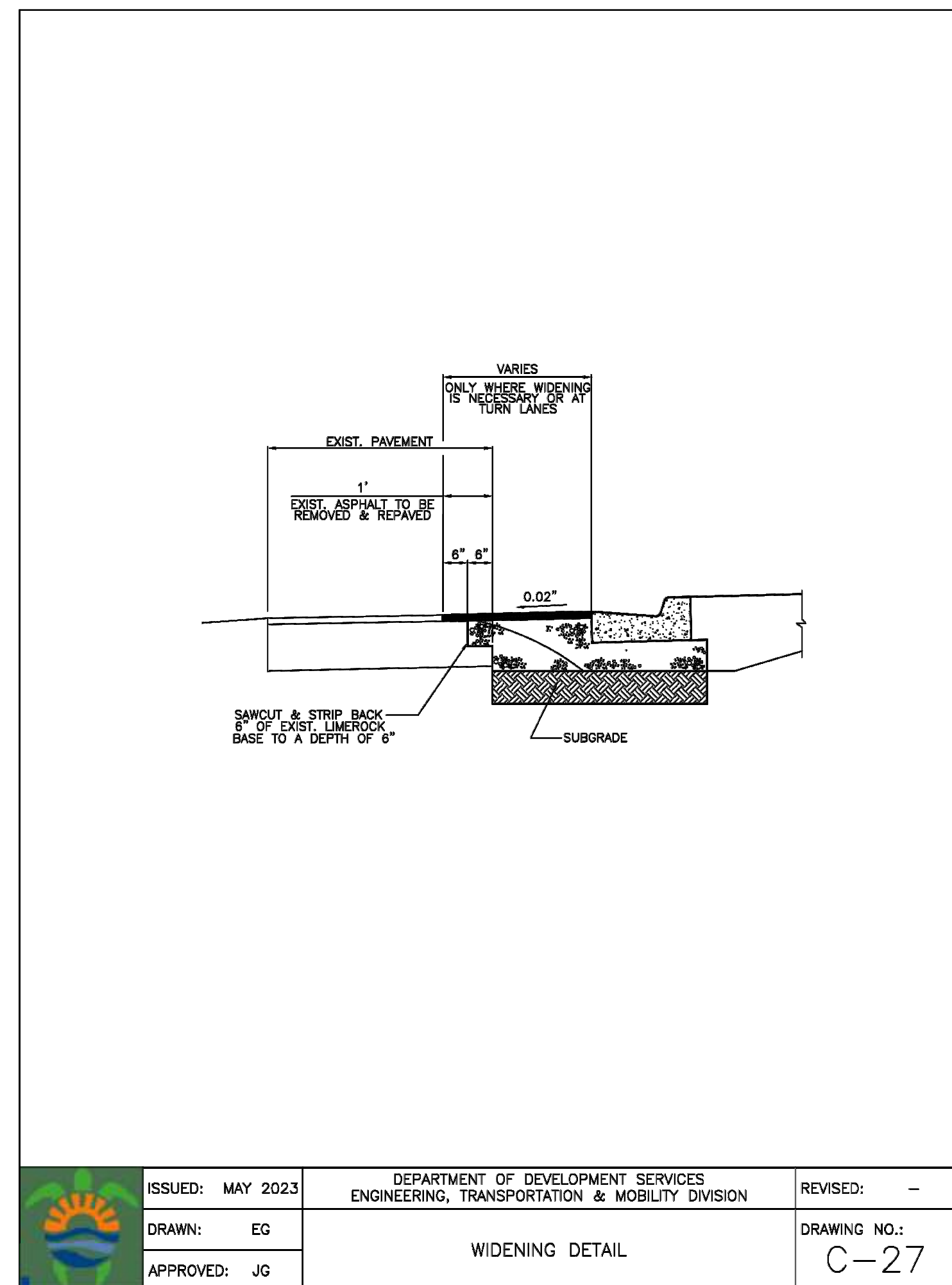
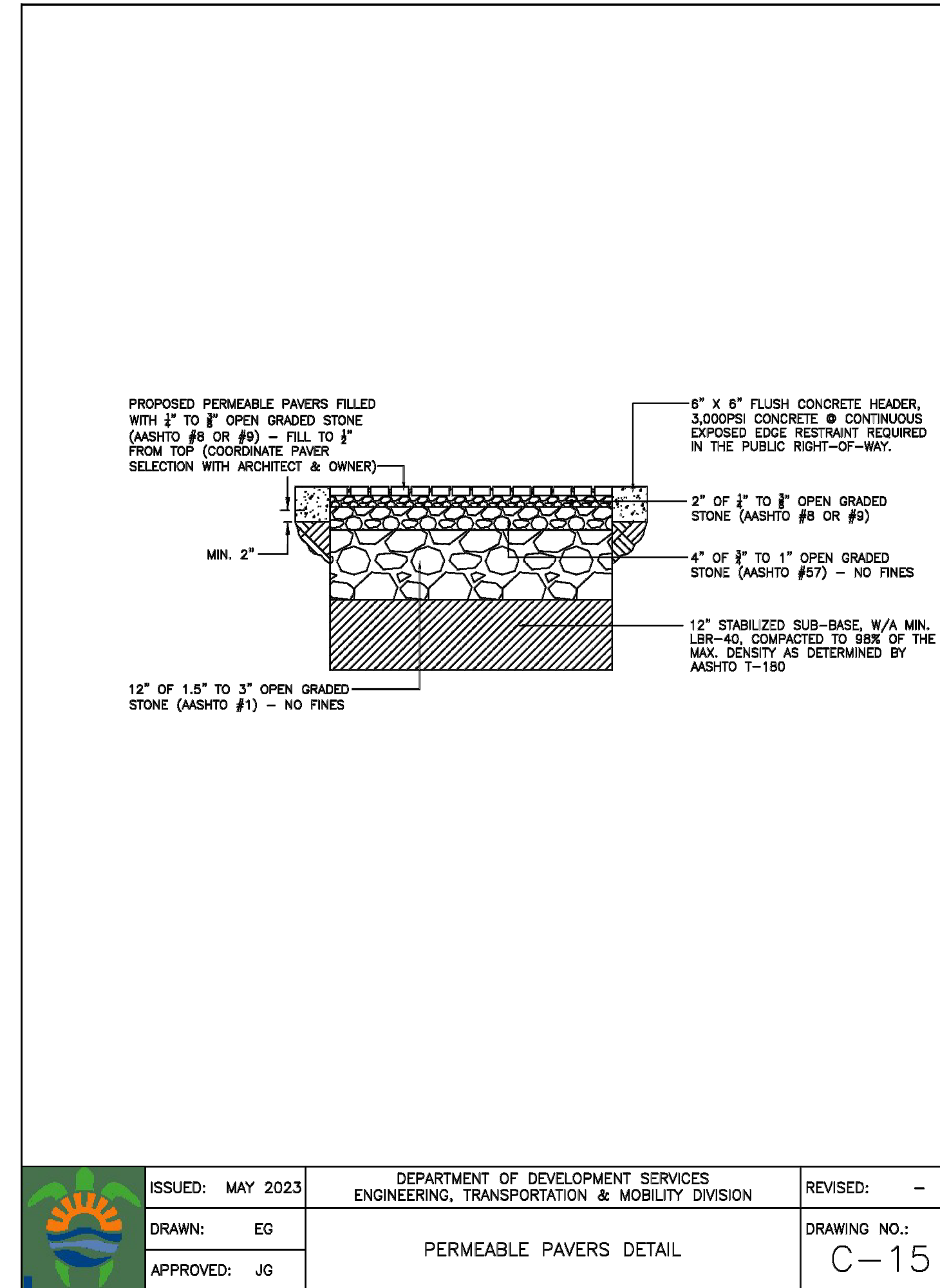
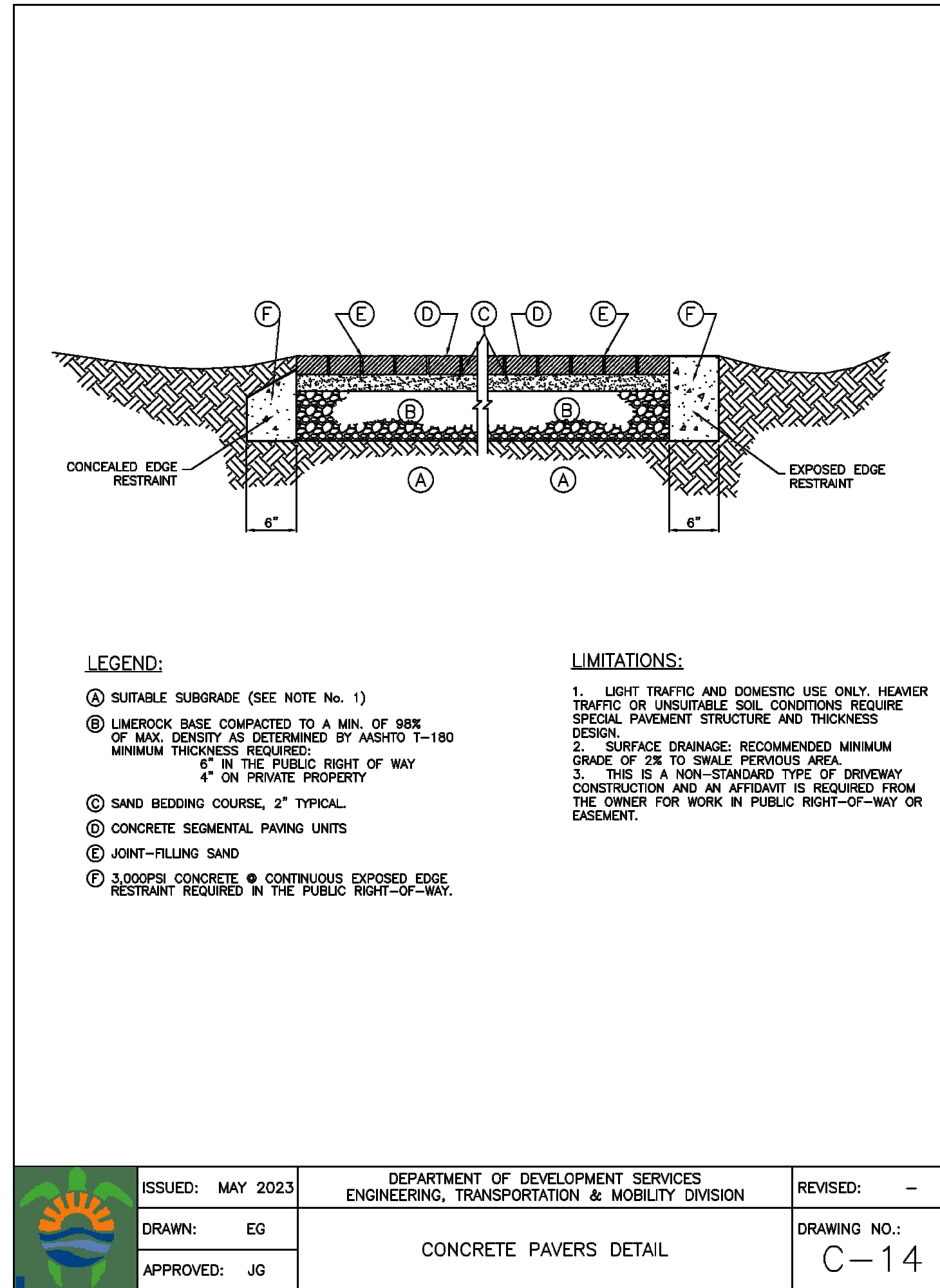
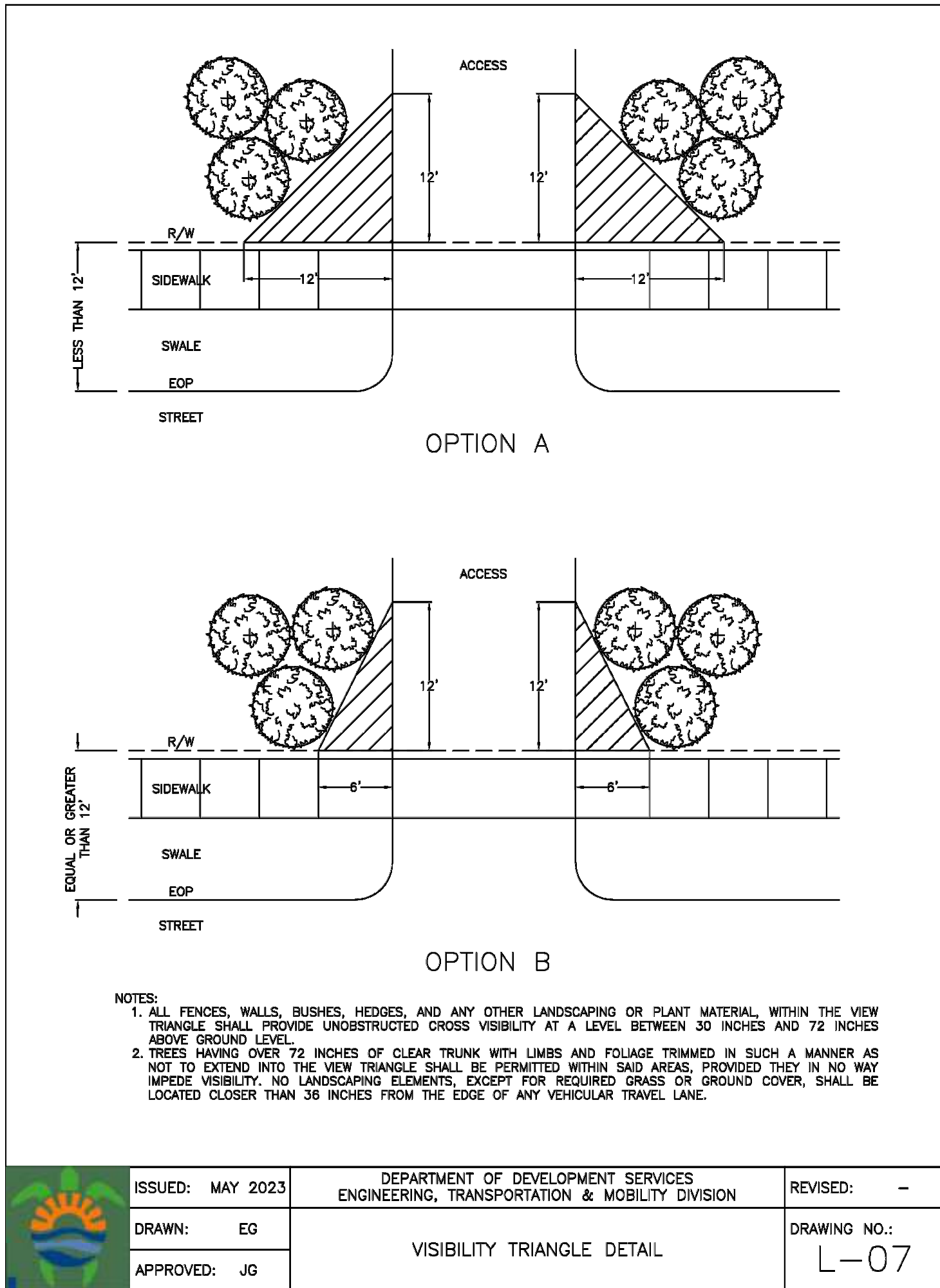
1/8" = 1'-0"



1 Street Profile Elevation

1/8" = 1'-0"





FLOOD VENT CALCULATIONS
TOTAL LEVEL 0 (Understory) AREA: 6,720 SF
6,720 SF ÷ 1,302 SI (NET OPEN AREA OF GARAGE GATES, 1 SI PER 1 SF) = 5,418 SF
5,418 SF / 200 (FLOOD VENT COVERAGE AREA) = 27.09 or 28 SINGLE PERIMETER VENTS
28 FLOOD VENTS PROVIDED

City Stamps

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11/19/24 HISTORIC BOARD COMMENTS

Project Number
24-004

Date
10/08/24

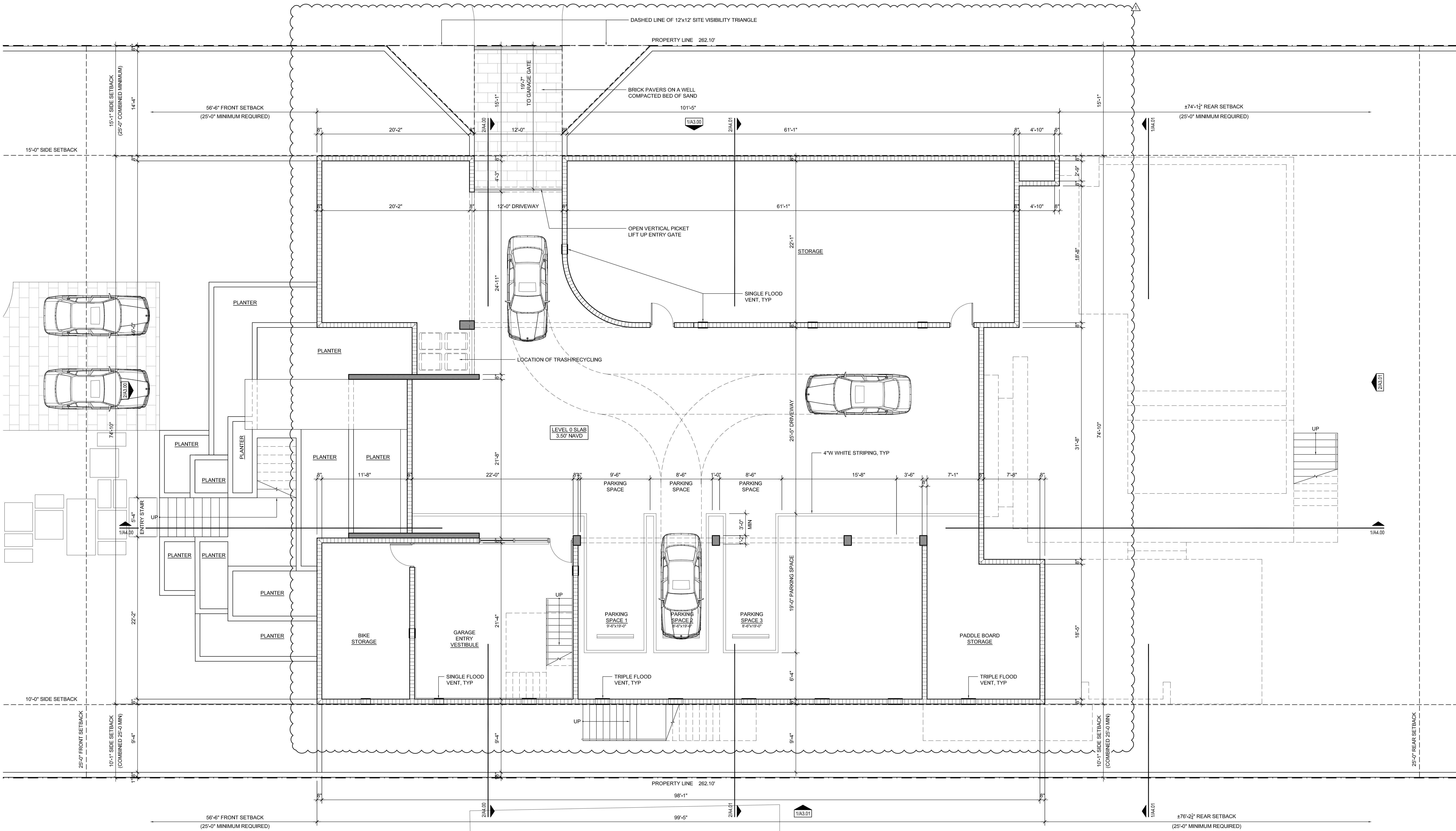
Sheet Title
LEVEL 1 (understory)
FLOOR PLAN

Drawn by: JLL

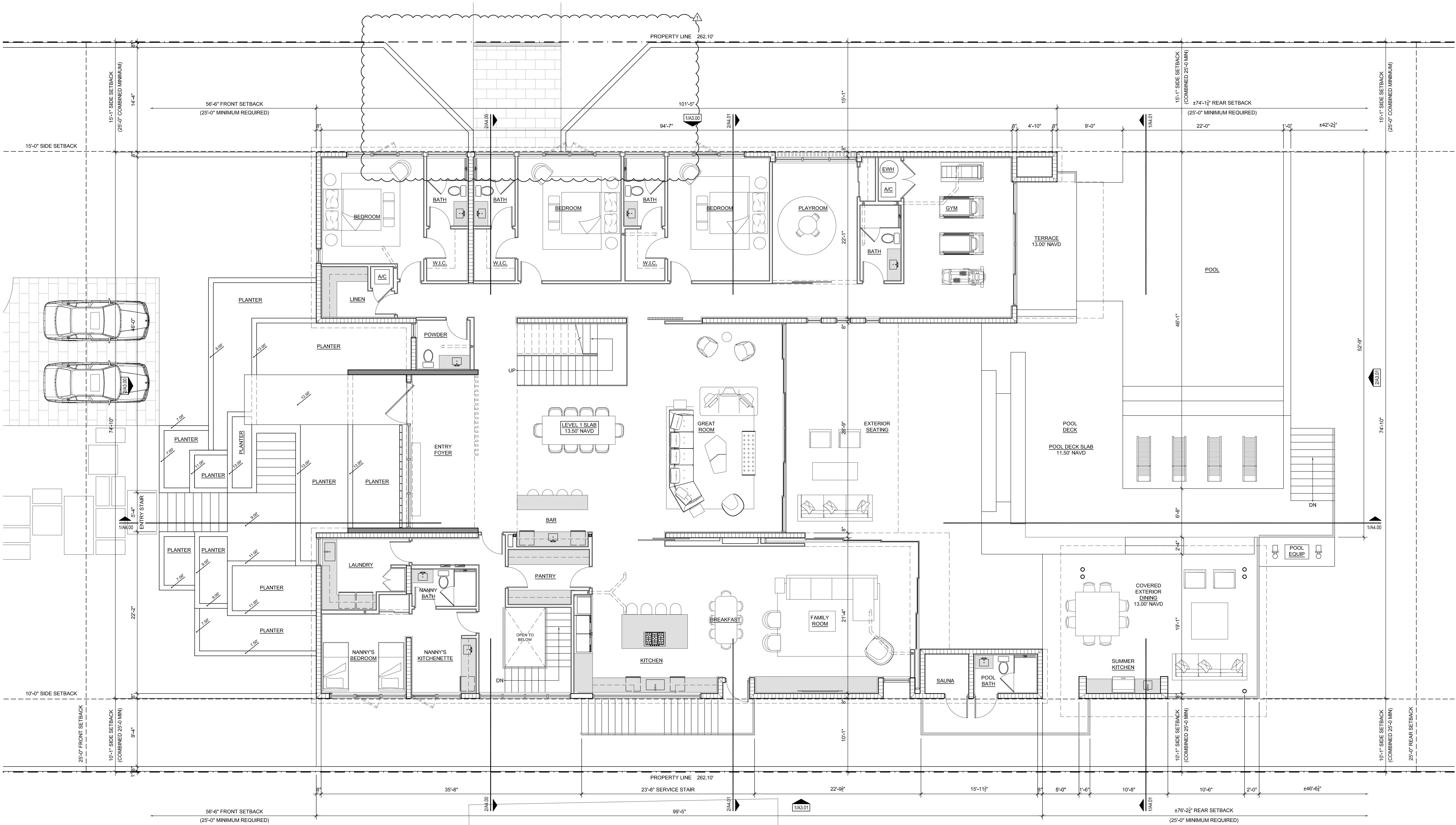
Checked by: CDL

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A 1.00



1 Level 0 (understory) Floor Plan
3/16" = 1'-0"





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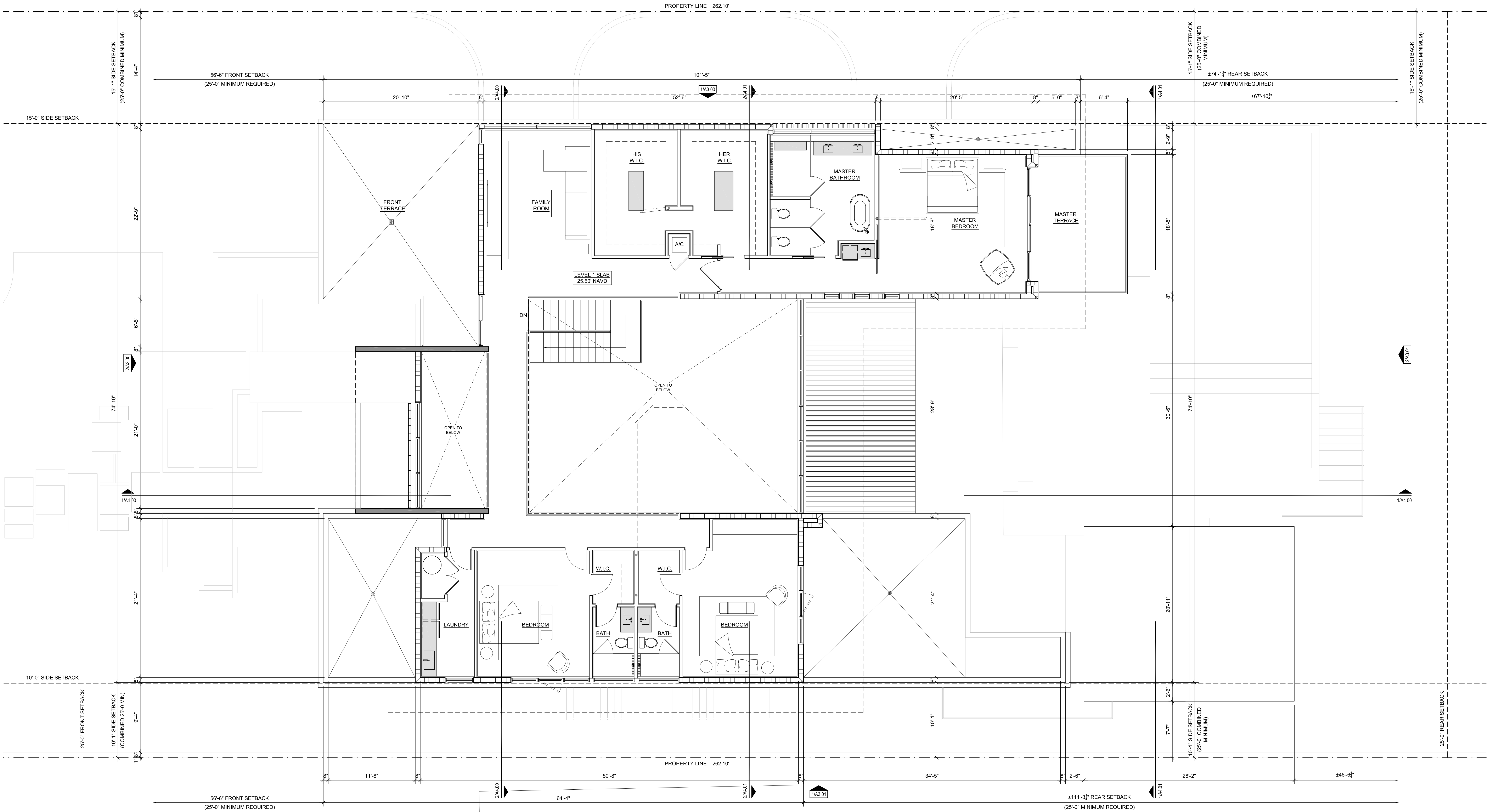
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Project Number
24-004Date
10/08/24Sheet Title
LEVEL 2
FLOOR PLANDrawn by:
JLLChecked by:
CDL

Sheet Number

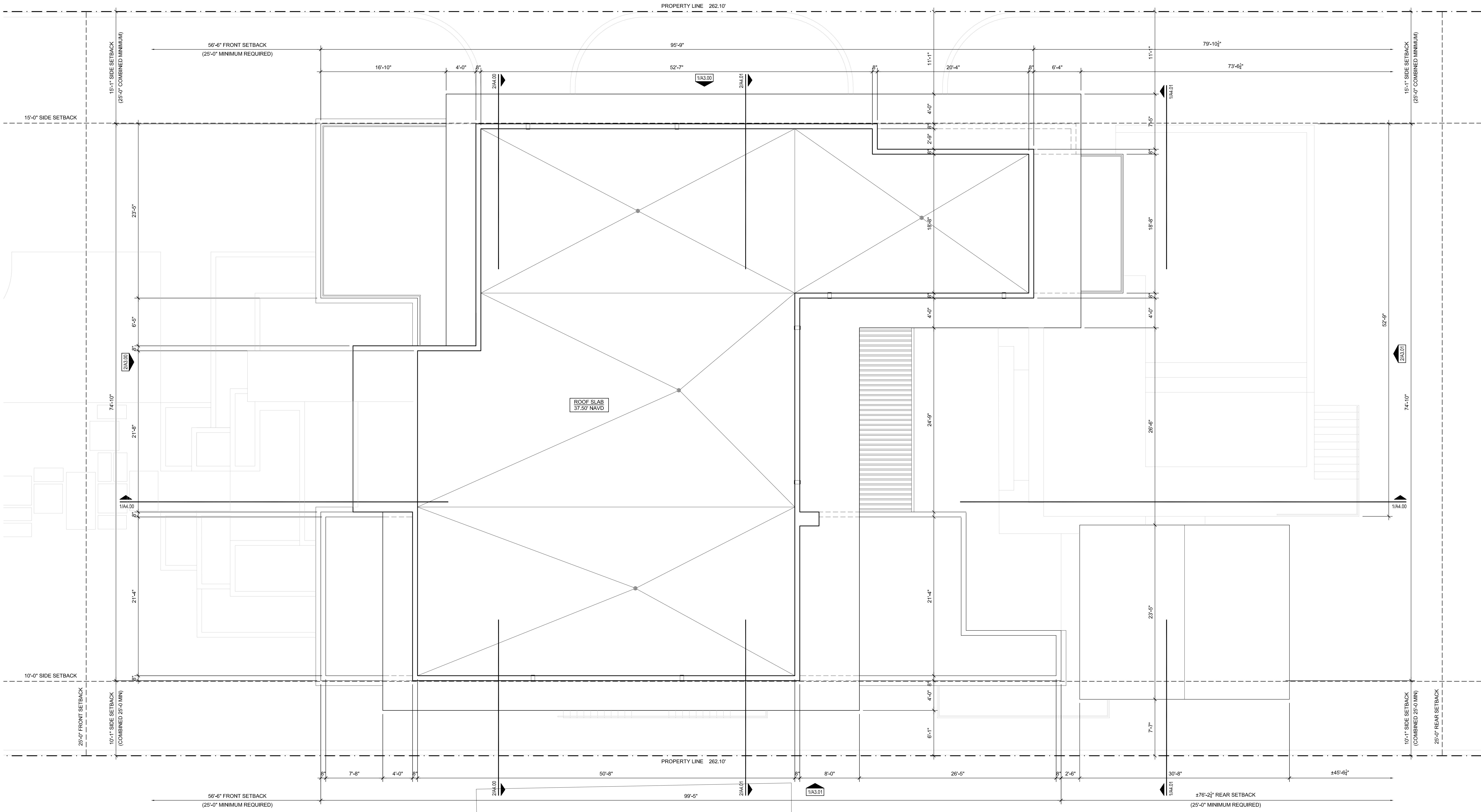
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1

Level 2 Floor Plan

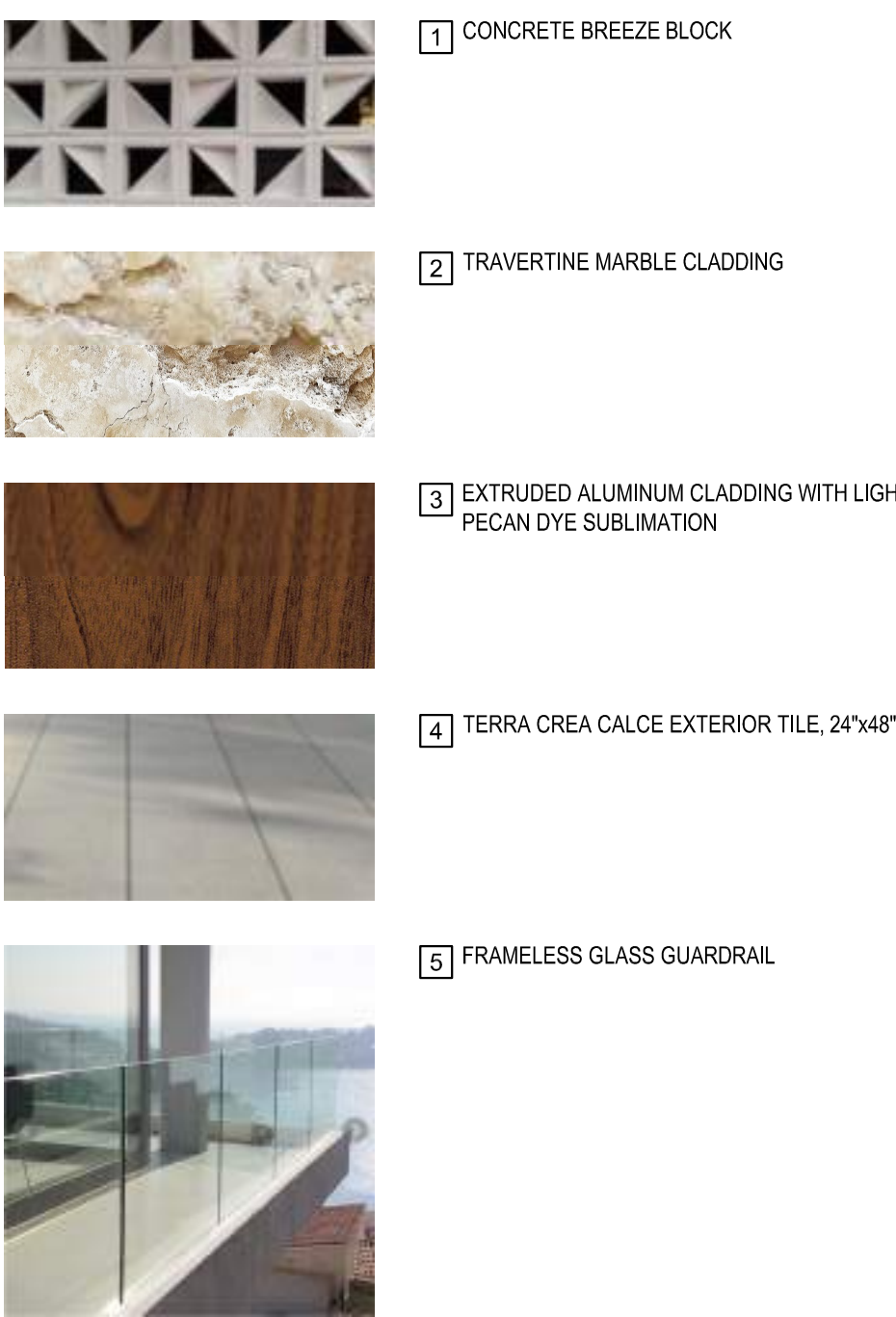
3/16" = 1'-0"



ELEVATION COLOR LEGEND



EXTERIOR MATERIAL SELECTIONS



City Stamps

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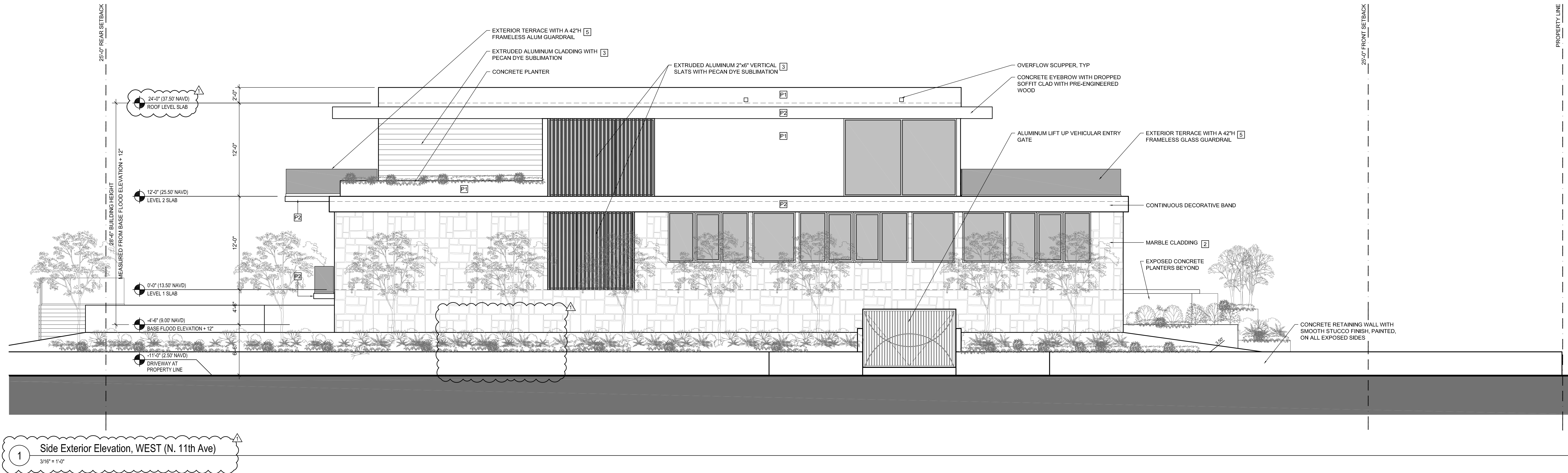
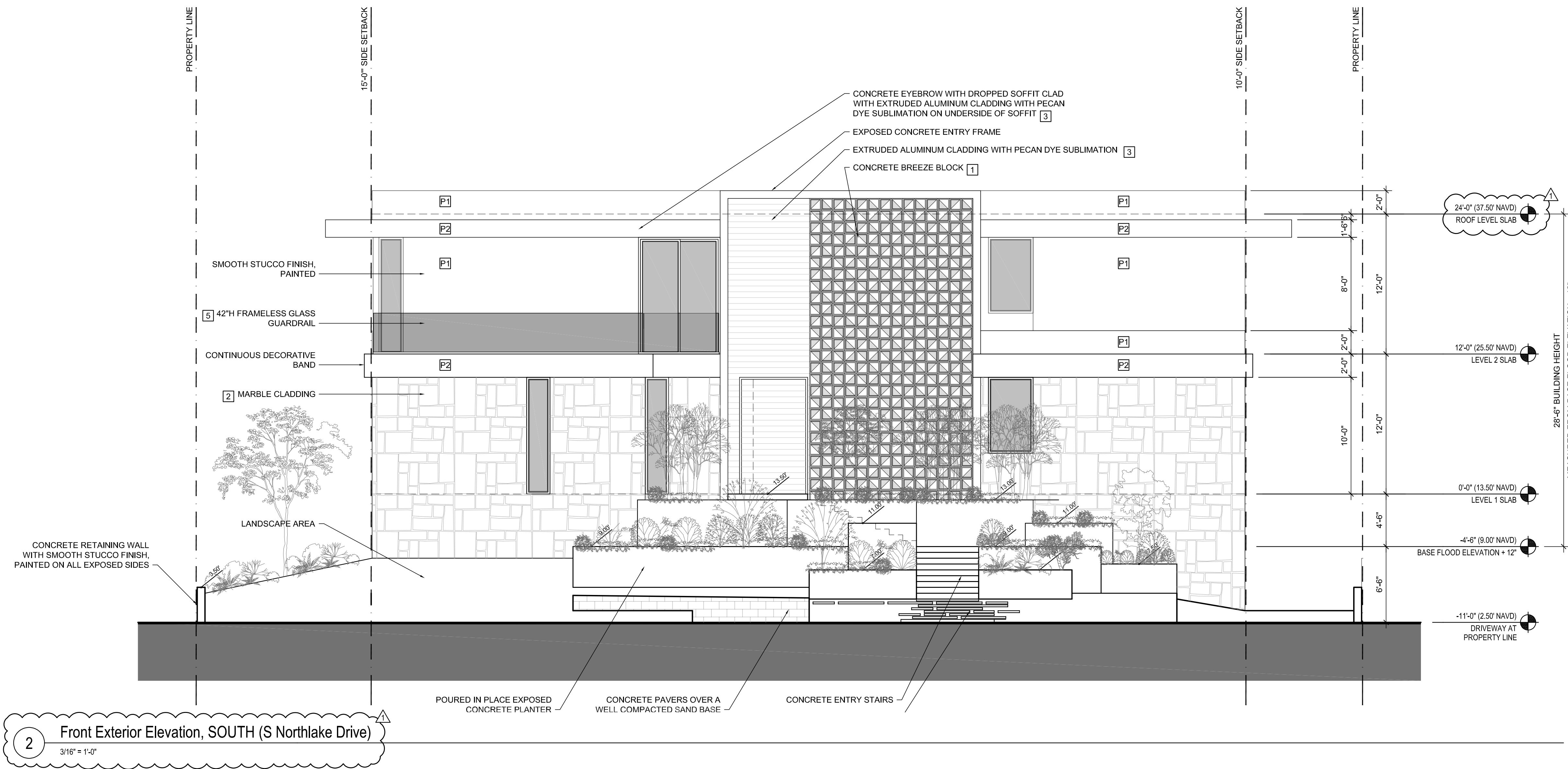
Project Number
24-004

Date
10/08/24

Sheet Title
EXTERIOR
ELEVATIONS

Drawn by: JLL
Checked by: CDL
Sheet Number

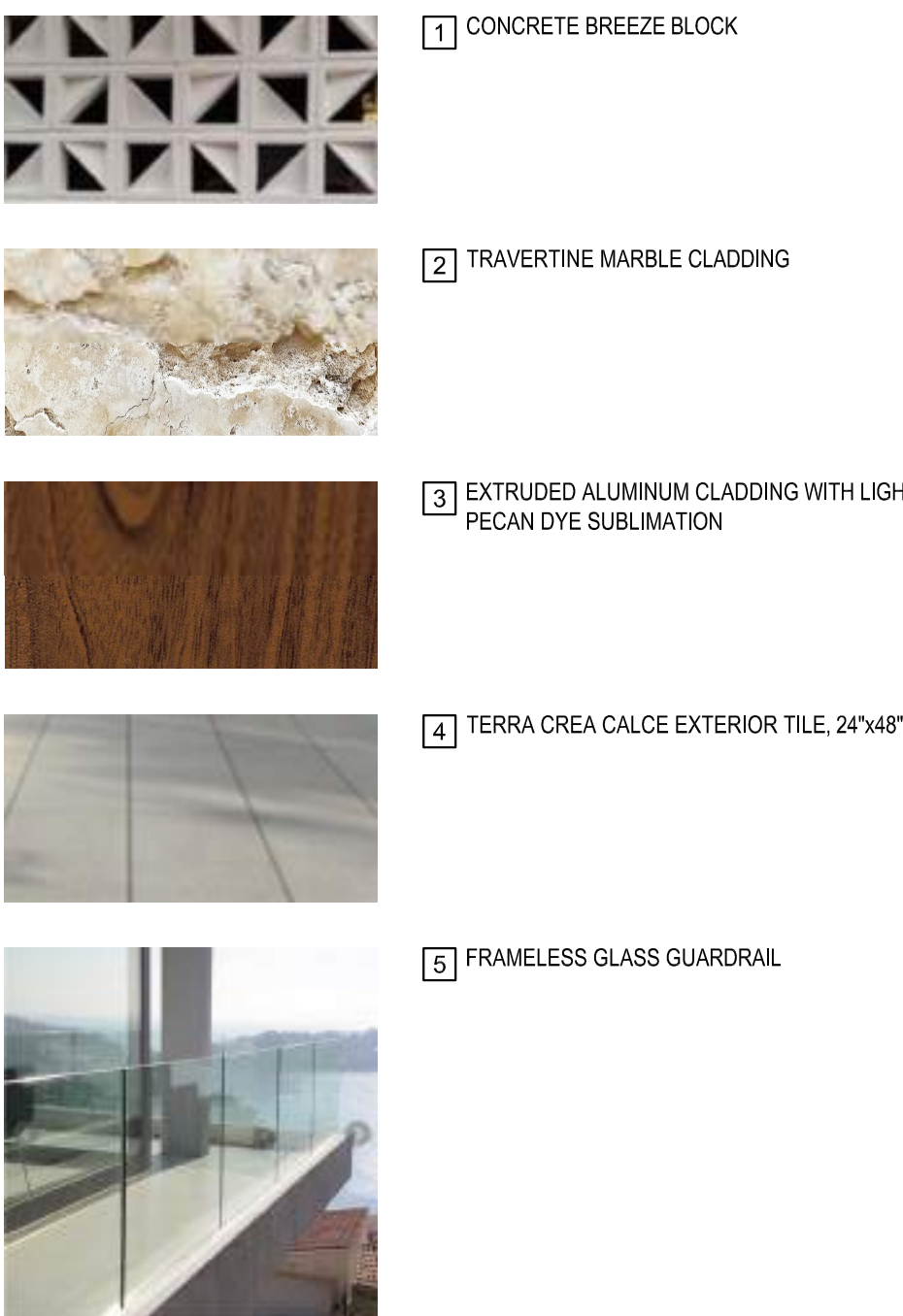
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ELEVATION COLOR LEGEND



EXTERIOR MATERIAL SELECTIONS



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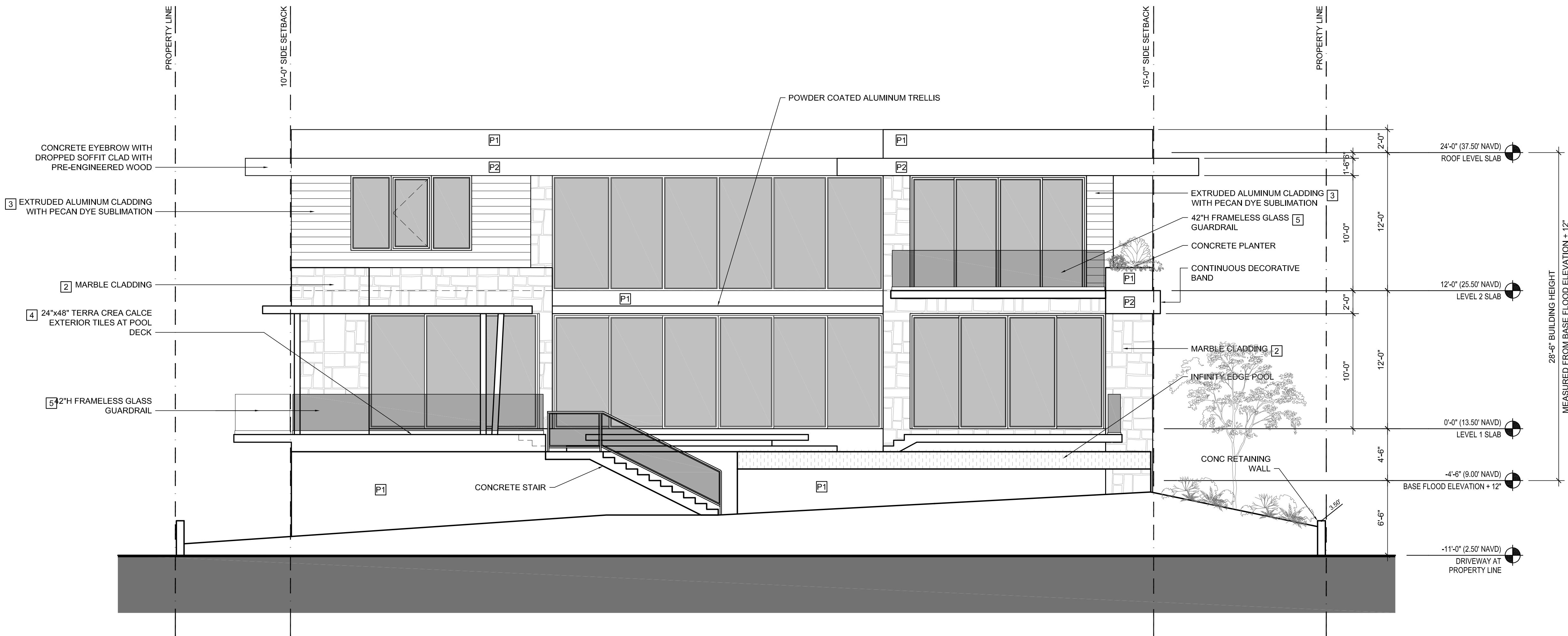
Project Number
24-004

Date
10/08/24

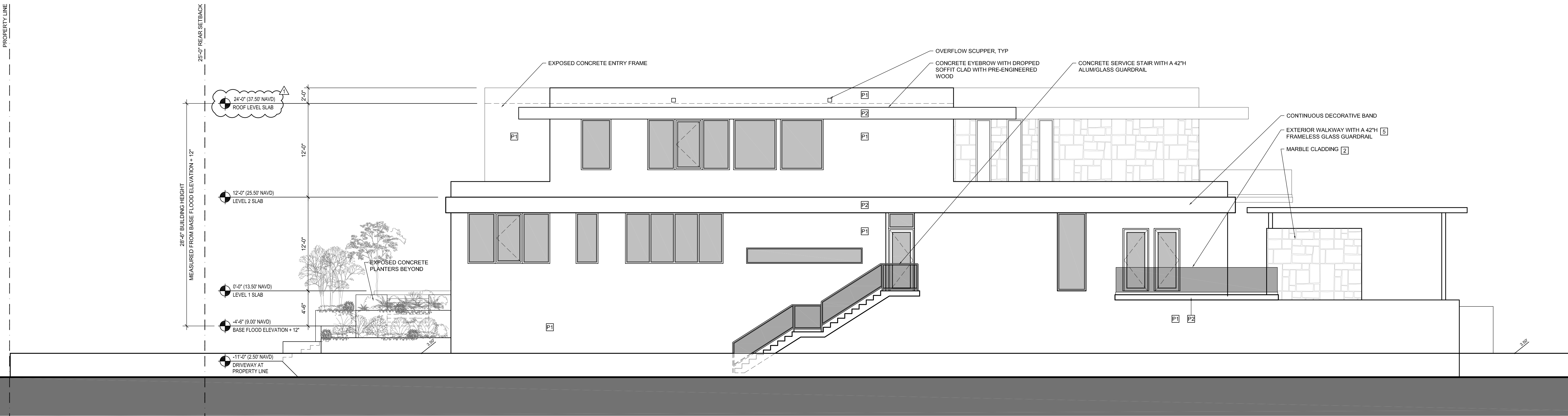
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**EXTERIOR
ELEVATIONS**

Drawn by: JLL
Checked by: CDL
Sheet Number

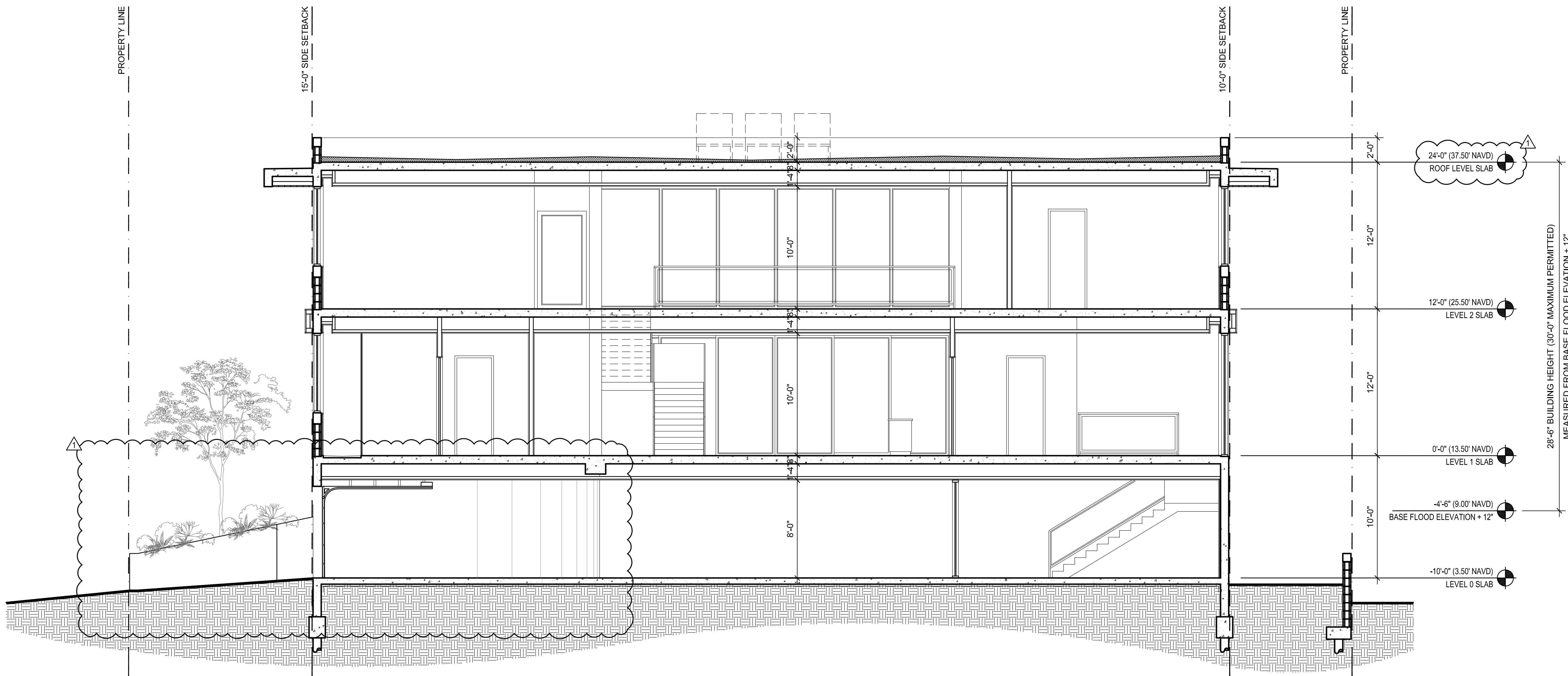
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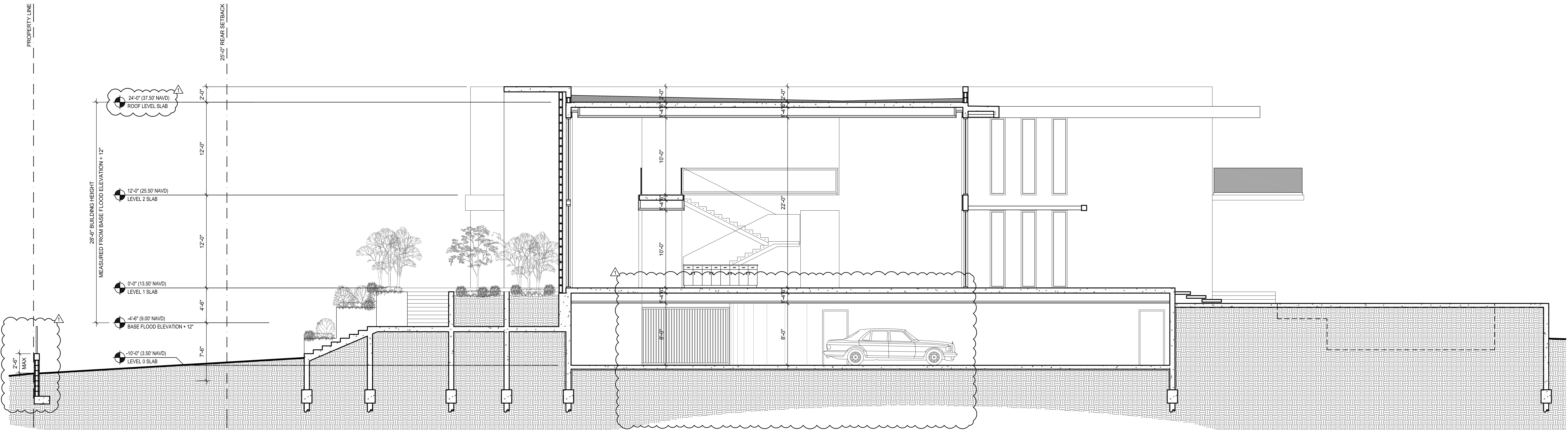
2 Rear Exterior Elevation, NORTH (Waterside)
3/16" = 1'-0"



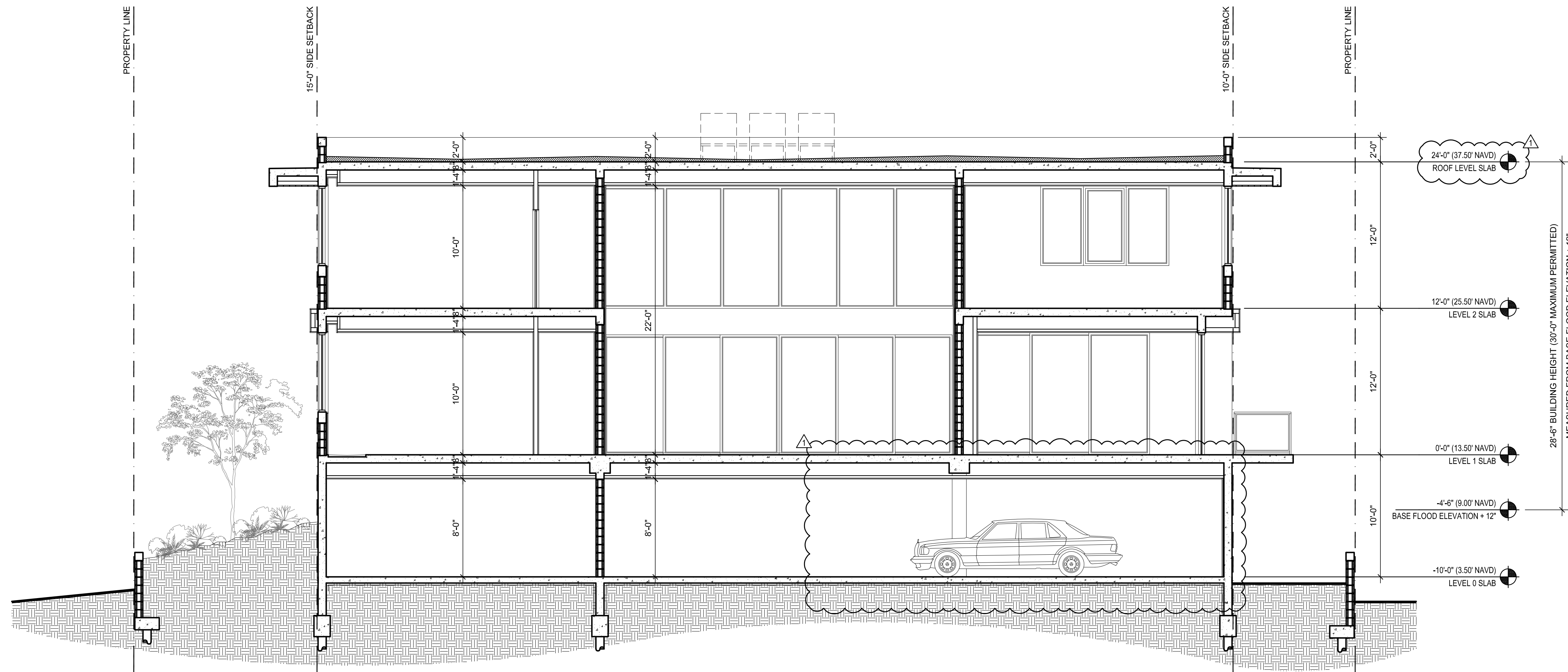
1 Side Exterior Elevation, EAST (Interior Lot Line)
3/16" = 1'-0"



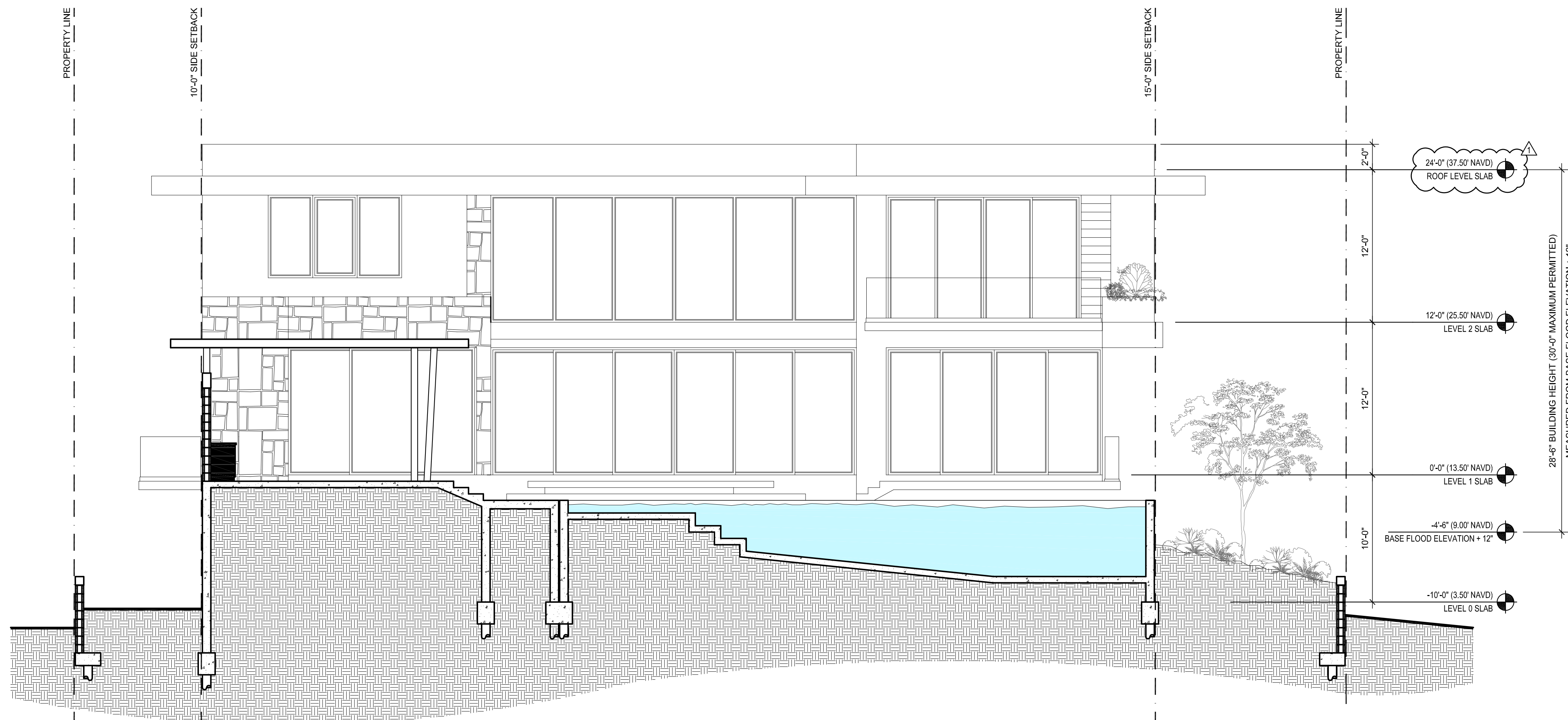
2 Building Section
3/16" = 1'-0"



1 Building Section
3/16" = 1'-0"



2 Building Section
3/16" = 1'-0"



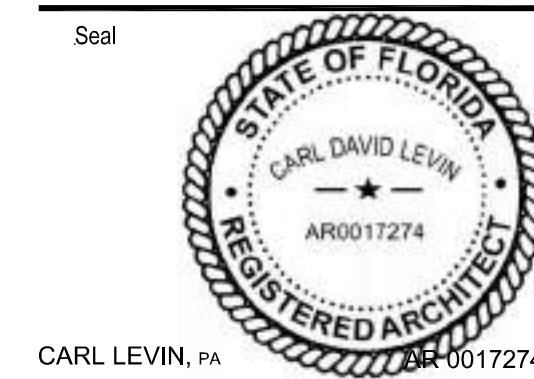
1 Building Section
3/16" = 1'-0"

ATTACHMENT A
Application Package Part II

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Revision

Project Number 24-004

Date 10/08/24

Sheet Title
**EXTERIOR
RENDERING**

Drawn by: JLL

Checked by: CDL

Sheet Number

A 0.10





1

Exterior Rendering

CONSTRUCTION DRAWINGS FOR A:

PRIVATE RESIDENCE

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HOLLYWOOD, FL 33019

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Revision	
Project Number	24-004
Date	10/08/24
Sheet Title	EXTERIOR RENDERING
Drawn by:	JLL
Checked by:	CDL
Sheet Number	

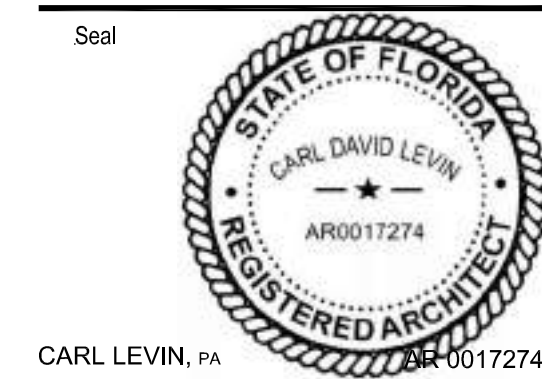


1 Exterior Rendering, SOUTH

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11/19/24 HISTORIC BOARD COMMENTS

Project Number
24-004

Date
10/08/24

Sheet Title
**EXTERIOR
RENDERING**

Drawn by: JLL

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Sheet Number

A 0.13



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Revision

Project Number 24-004

Date 10/08/24

Sheet Title
**EXTERIOR
RENDERING**

Drawn by: JLL

Checked by: CDL

Sheet Number

A 0.14



1 Exterior Rendering, NORTH

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24-004

Date
10/08/24

Sheet Title
**EXTERIOR
RENDERING**

Drawn by: JLL

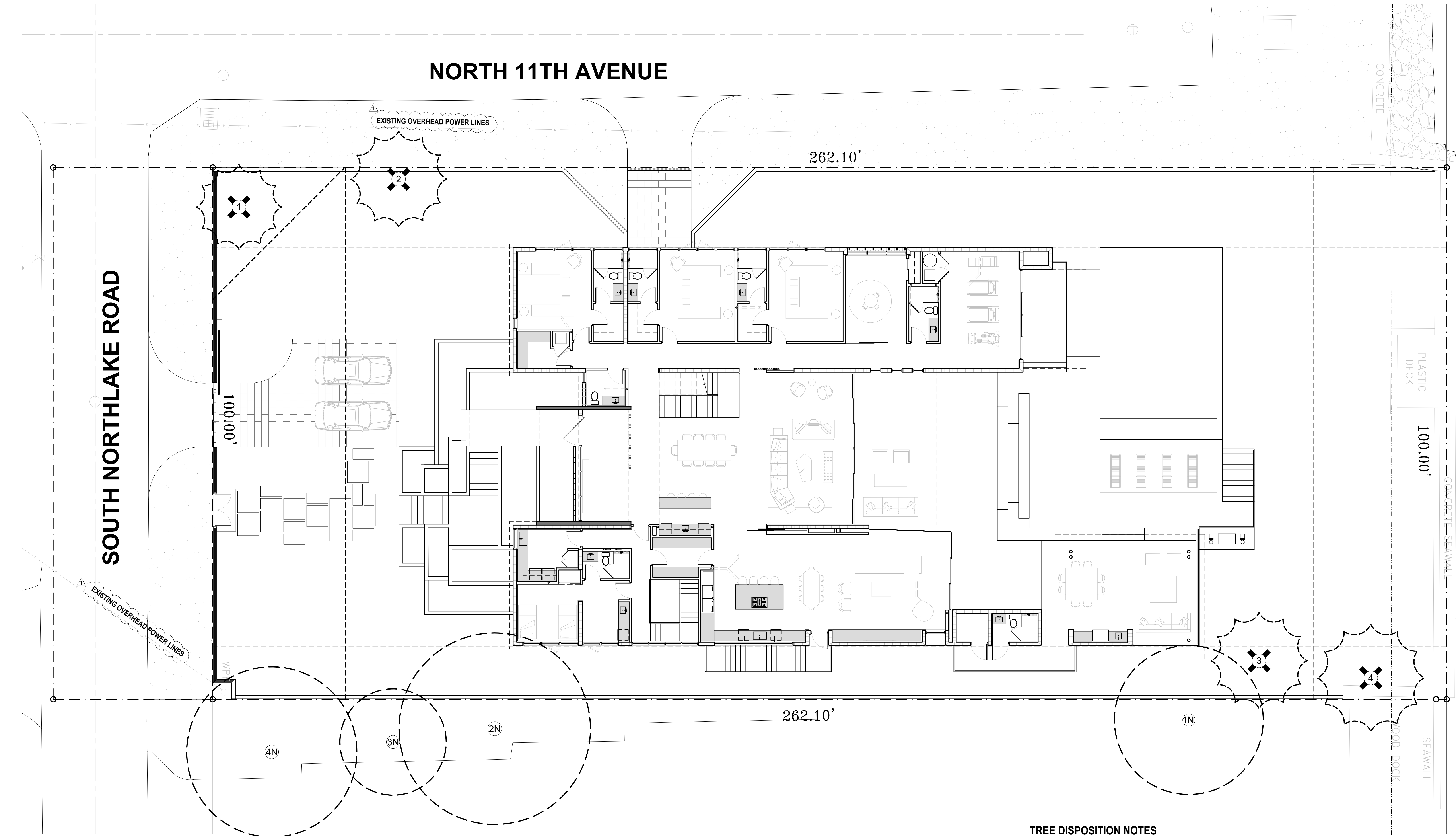
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Sheet Number

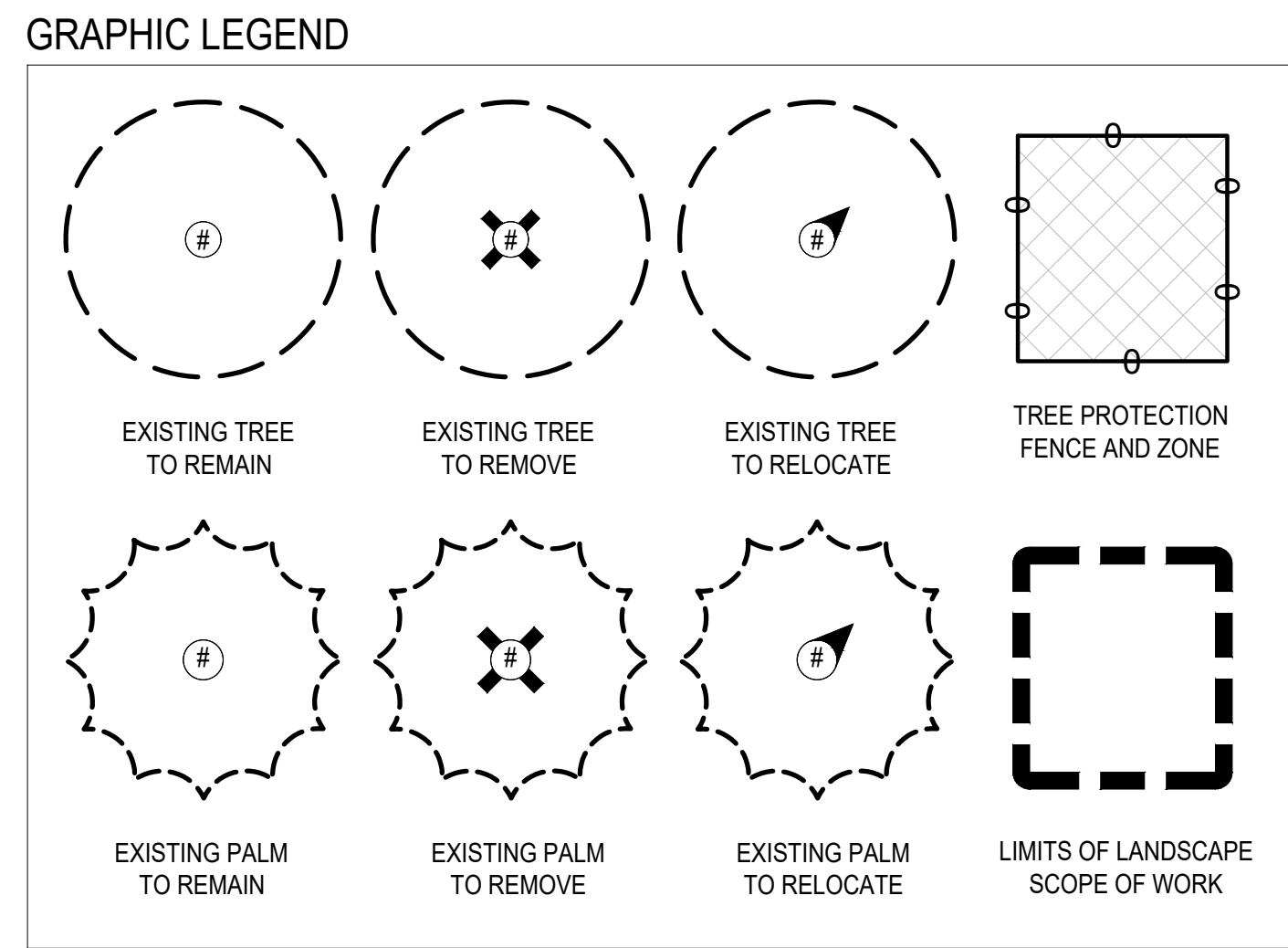
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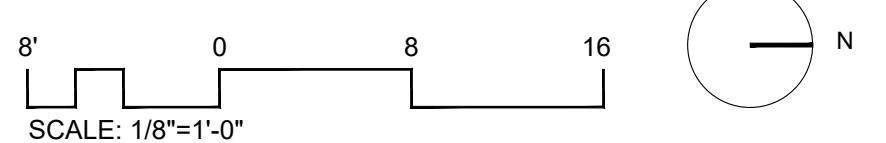


EXISTING TREE LIST						
#	BOTANICAL NAME	COMMON NAME	DBH	HT	SP	DISPOSITION
1	<i>Roystonea elata</i>	Royal Palm	14 "	39 '	16 '	Remove
2	<i>Roystonea elata</i>	Royal Palm	18 "	43 '	18 '	Remove
3	<i>Roystonea elata</i>	Royal Palm	16 "	41 '	18 '	Remove
4	<i>Phoenix reclinata</i>	Senegal Date Palm	Cluster	17 '	20 '	Remove
NEIGHBORING TREES						
1N	<i>Mangifera indica sp.</i>	Mango Tree	24 "	39 '	28 '	Remain
2N	<i>Pseudobombax ellipticum</i>	Shaving Brush Tree	41 "	27 '	36 '	Remain
3N	<i>Mangifera indica sp.</i>	Mango Tree	18 "	29 '	20 '	Remain
4N	<i>Peltophorum pterocarpum</i>	Copper Pod	26 "	31 '	34 '	Remain



- TREE DISPOSITION NOTES**
- EXISTING TREES DESIGNATED TO REMAIN SHALL BE PROTECTED DURING ALL CONSTRUCTION PHASES. ANY TREES OR SHRUBS DESIGNATED TO REMAIN, WHICH ARE SCARRED OR DESTROYED WILL BE REPLACED AT THE CONTRACTOR'S EXPENSE, WITH SIMILAR SPECIES, SIZE AND QUALITY.
 - REFER TO AND COORDINATE WITH TREE DISPOSITION LIST.
 - CONTRACTOR SHALL OBTAIN ALL REQUIRED TREE REMOVAL / RELOCATION PERMITS PRIOR TO THE COMMENCEMENT OF WORK.
 - GENERAL CONTRACTOR SHALL BE RESPONSIBLE TO VERIFY ALL EXISTING TREES PRIOR TO COMMENCEMENT OF WORK.
 - GENERAL CONTRACTOR SHALL BE RESPONSIBLE TO PROPERLY SECURE ALL PORTIONS OF THE SITE DURING TREE REMOVAL / RELOCATION PROCESS.

TREES TO BE REMOVED		
#	BOTANICAL NAME	COMMON NAME
1	<i>Roystonea elata</i>	Royal Palm
2	<i>Roystonea elata</i>	Royal Palm
3	<i>Roystonea elata</i>	Royal Palm
4	<i>Phoenix reclinata</i>	Senegal Date Palm
NUMBER OF PALMS TO BE REMOVED		4
MITIGATION CALCULATION		
Total Number of Replacement Trees Provided		4
Number of palms with 8' CT		4

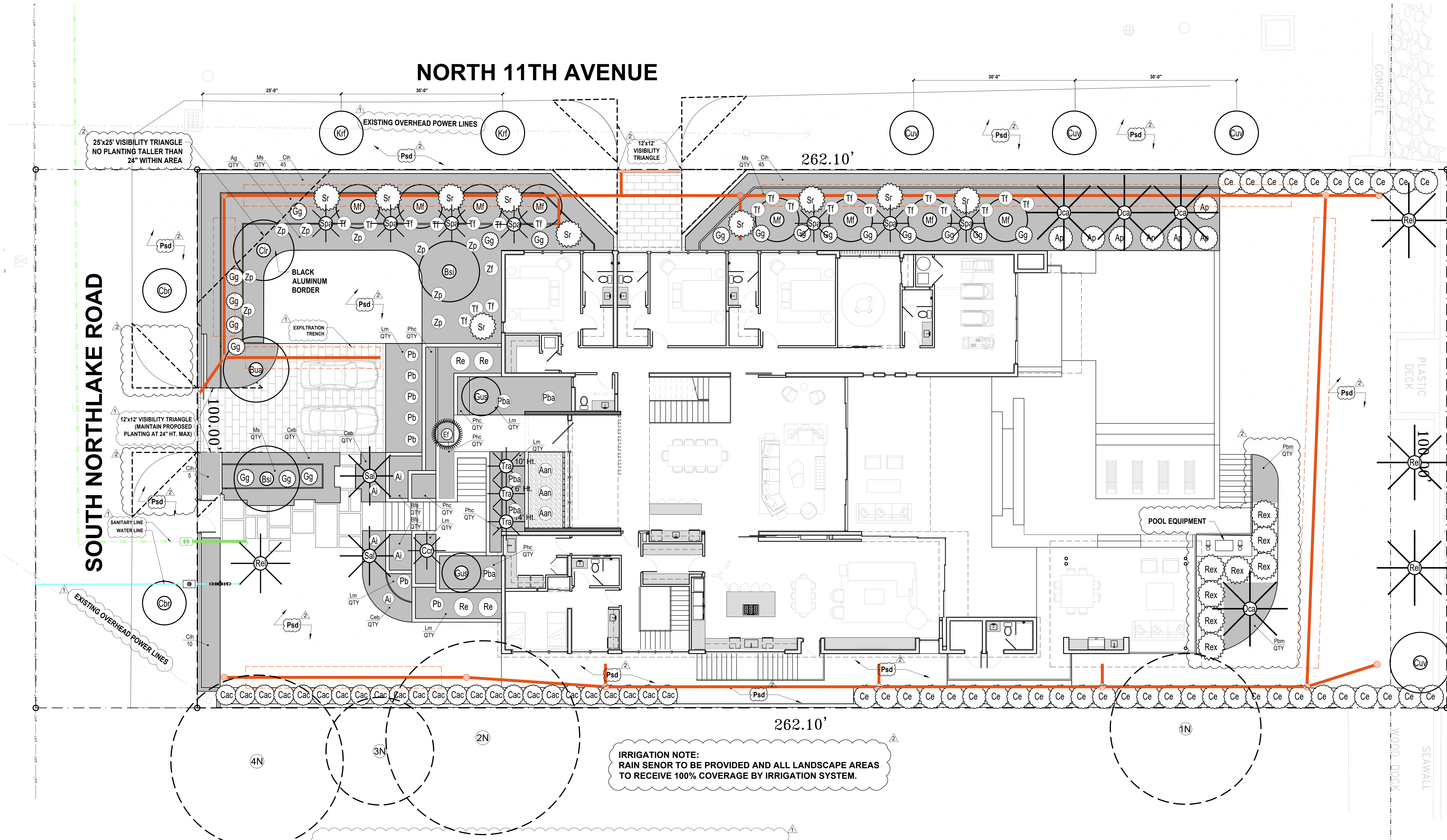


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CONSULTANT:
strata
LANDSCAPE ARCHITECTURE
1906 Tigertail Ave. Miami, FL 33133
strata-landarch.com
305.747.9336

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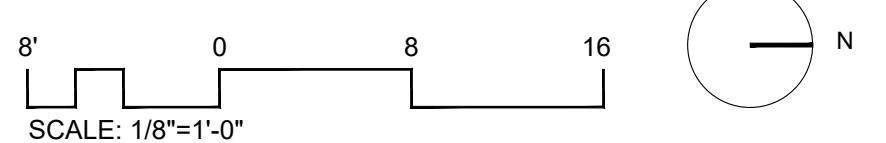
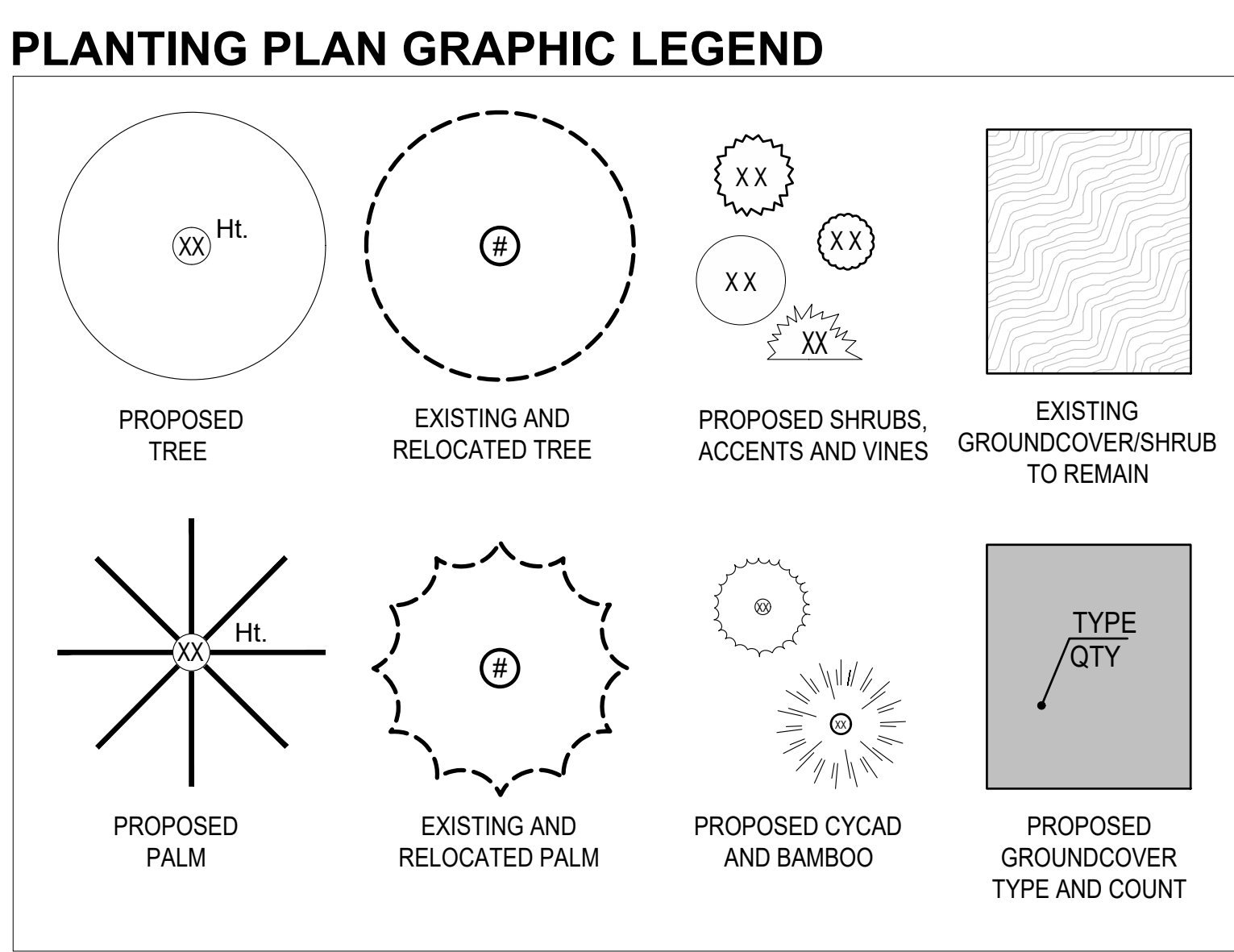
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Revision
11/18/24 CITY COMMENTS
12/10/24 CITY COMMENTS
Project Number
24-004
Date
10/08/24
Sheet Title
TREE DISPOSITION PLAN
Drawn by: J.J.L.
Checked by: C.D.L.
Sheet Number



IRRIGATION NOTE:
RAIN SENSOR TO BE PROVIDED AND ALL LANDSCAPE AREAS
TO RECEIVE 100% COVERAGE BY IRRIGATION SYSTEM.

PLANT LIST				
ABBR.	QTY.	BOTANICAL NAME	COMMON NAME	SPECIFICATIONS
TREES				
Bsi	2	Bursera simaruba	Gumbo Limbo	4" DBH 16' Ht.
Ctr	1	Clusia rosea	Autograph Tree	4" DBH 16' Ht.
Cuv	1	Coccoloba uvifera	Seagrape Tree	4" DBH 16' Ht.
Gus	2	Guaiacum sanctum	Lignum Vitae	65 Gal. Sculptural, Full
Mf	8	Myrcianthes fragrans	Simpson Stopper	64 Gal. Multi, Sculptural, Full
STREET TREES				
Cbr	2	Calophyllum brasiliense	Brazilian Beautyleaf	3" DBH 15' Ht.
Cuv	3	Coccoloba uvifera	Seagrape Tree	3" DBH 15' Ht.
Krf	2	Krugiodendron ferreum	Black Ironwood	3" DBH 15' Ht.
STREET TREES WITHIN PROPERTY				
Bua	1	Bulnesia arborea	Verawood	4" DBH 16' Ht.
PALMS				
Ccr	1	Coccothrinax crinita	Old Man Palm	25 Gal.
Dca	4	Dypsis cabadae (cluster)	Cabadæ Palm	100 Gal. 12-14' Ht. OA Full
Rel	4	Roystonea elata	Royal Palm	8' CT
Rex	5	Rhapis excelsa	Lady Palm	5'-6' Ht.
Sal	2	Satakenia liliuensis	Satake Palm	8' CT
Spa	7	Sabal palmetto	Sabal Palm	8' CT 16' Ht. OA
Tra	3	Thrinax radiata	Florida Thatch Palm	10'-14' Ht. OA
SHRUBS				
Ap	7	Alpinia purpurata	Red Ginger	15 Gal. 5' Ht.
Cac	25	Capparis cynophallophora	Jamaican Caper	15 Gal. 5' Ht. Full to Base
Ce	38	Conocarpus Erectus	Green Buttonwood	15 Gal. 5' Ht. Full to Base
Cih	105	Chrysobalanus icaco 'Horizontalis'	Horizontal Cocoplum	7 Gal. 24" Ht.
Gg	18	Galphimia glauca	Thyallis, Rain-of-Gold	7 Gal. 3' Ht.
Sr	10	Serenoa repens 'Silver Form'	Silver Saw Palmetto	35 Gal. 5' Ht.
SOD				
Psd	5610 sq ft	Palmetto Sod	St. Augustine grass	Pallet
TREES OR PALMS THAT COUNT TOWARDS MITIGATION				

SEE SHEET L.03 FOR THE LANDSCAPE LEGEND AND FULL PLANT LIST



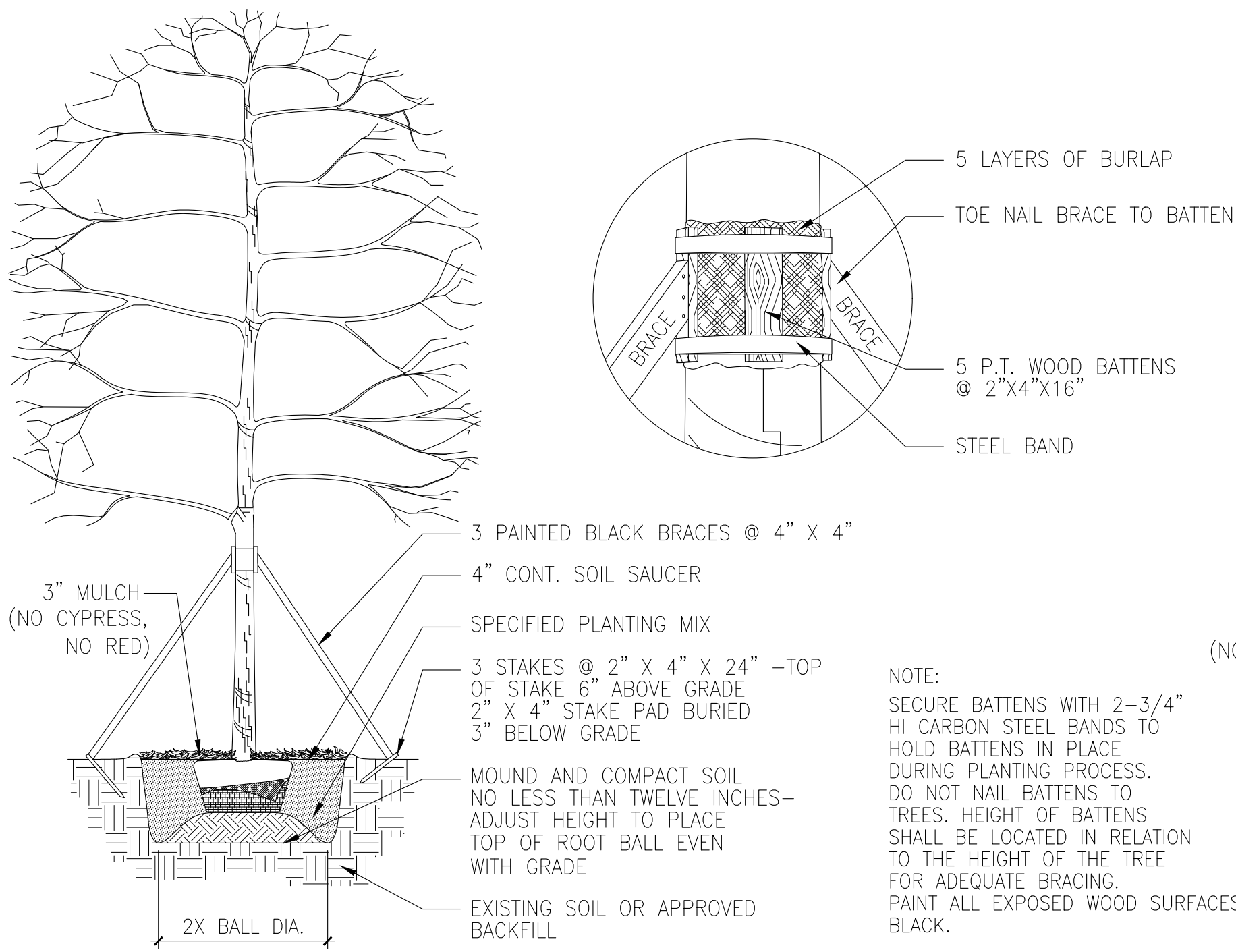
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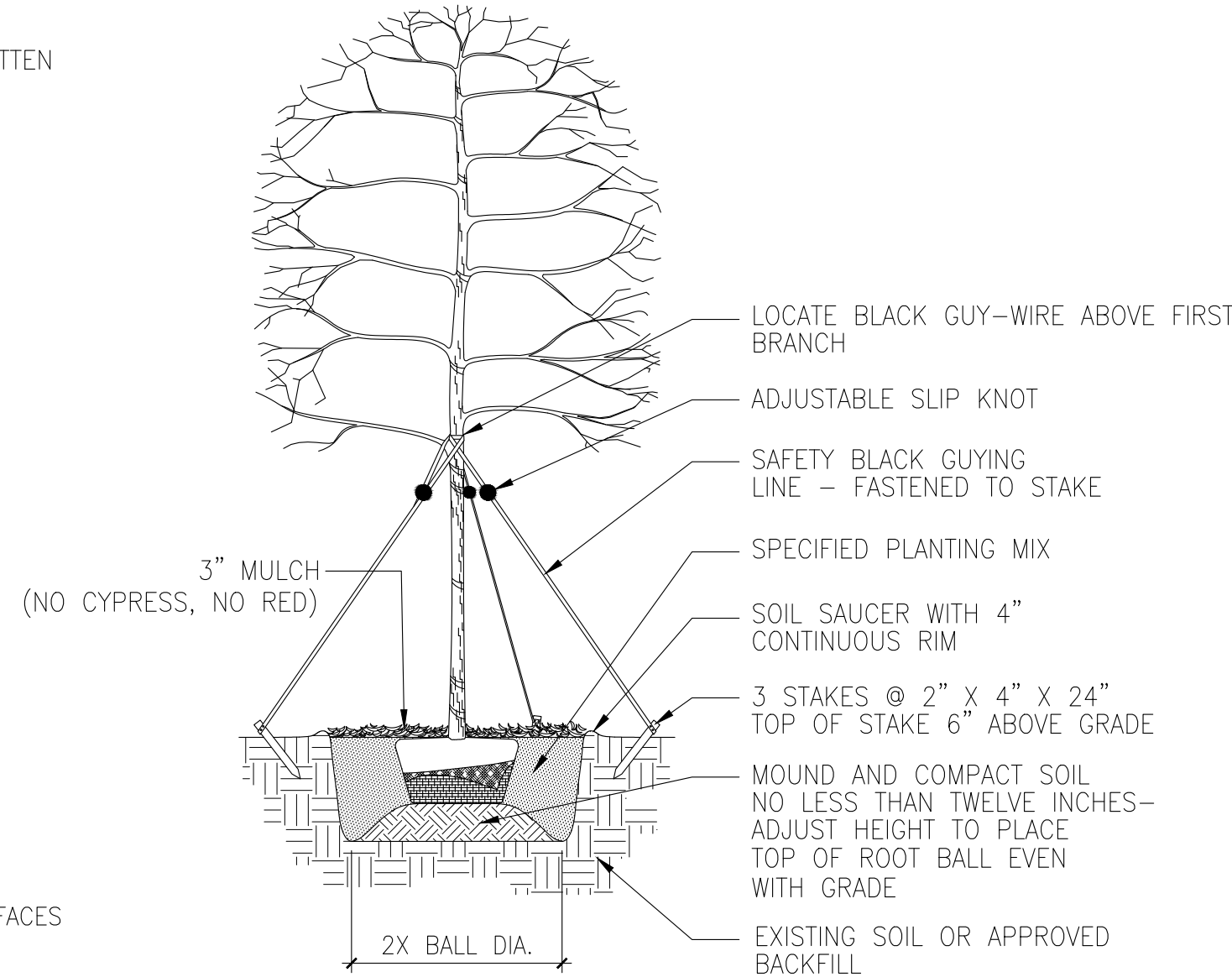
CONSTRUCTION DRAWINGS FOR A:
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Revision	
11/18/24	CITY COMMENTS
12/10/24	CITY COMMENTS
Project Number	
24-004	
Date	10/08/24
Sheet Title	
PLANTING PLAN	
Drawn by:	JLL
Checked by:	CDL
Sheet Number	

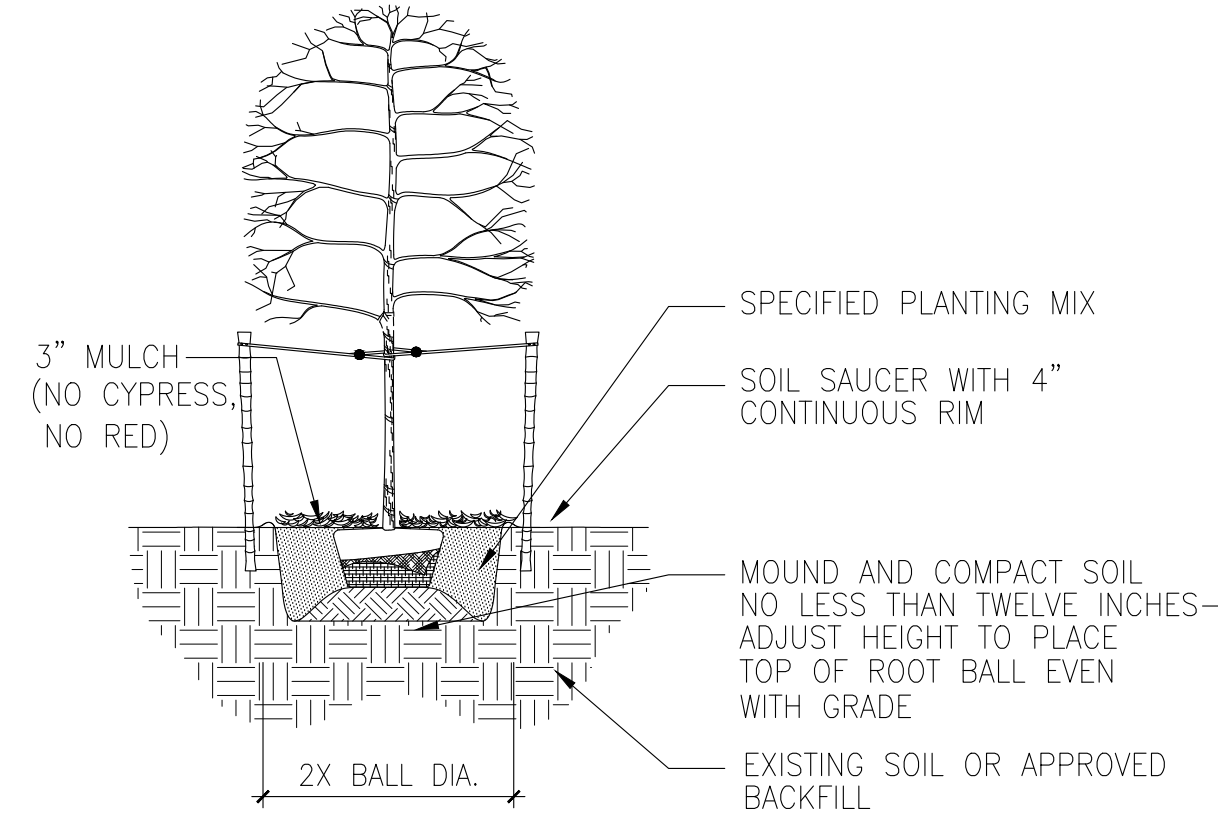
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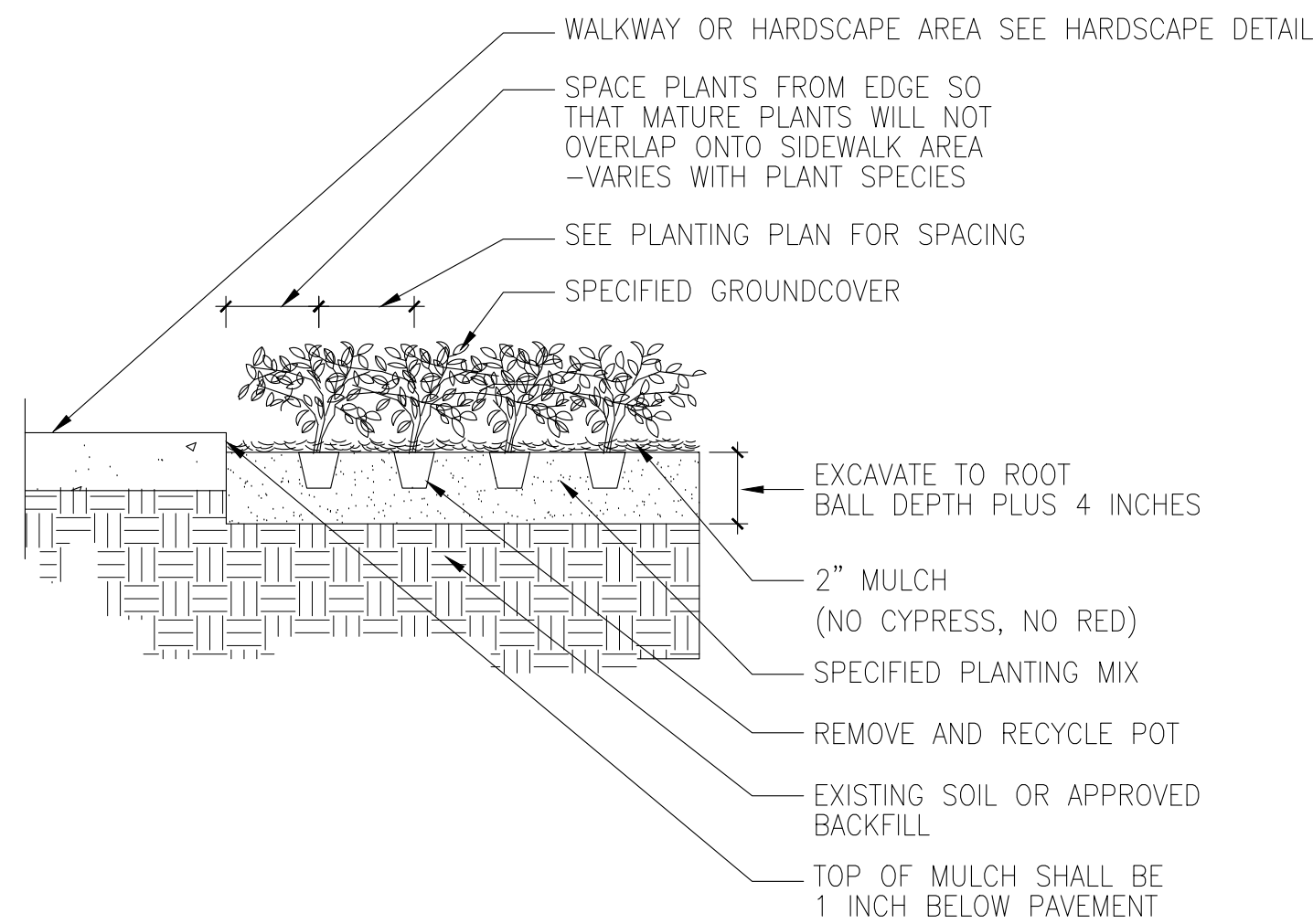
1 LARGE SIZE TREE AND PALM PLANTING AND STAKING DETAIL
SCALE: NTS



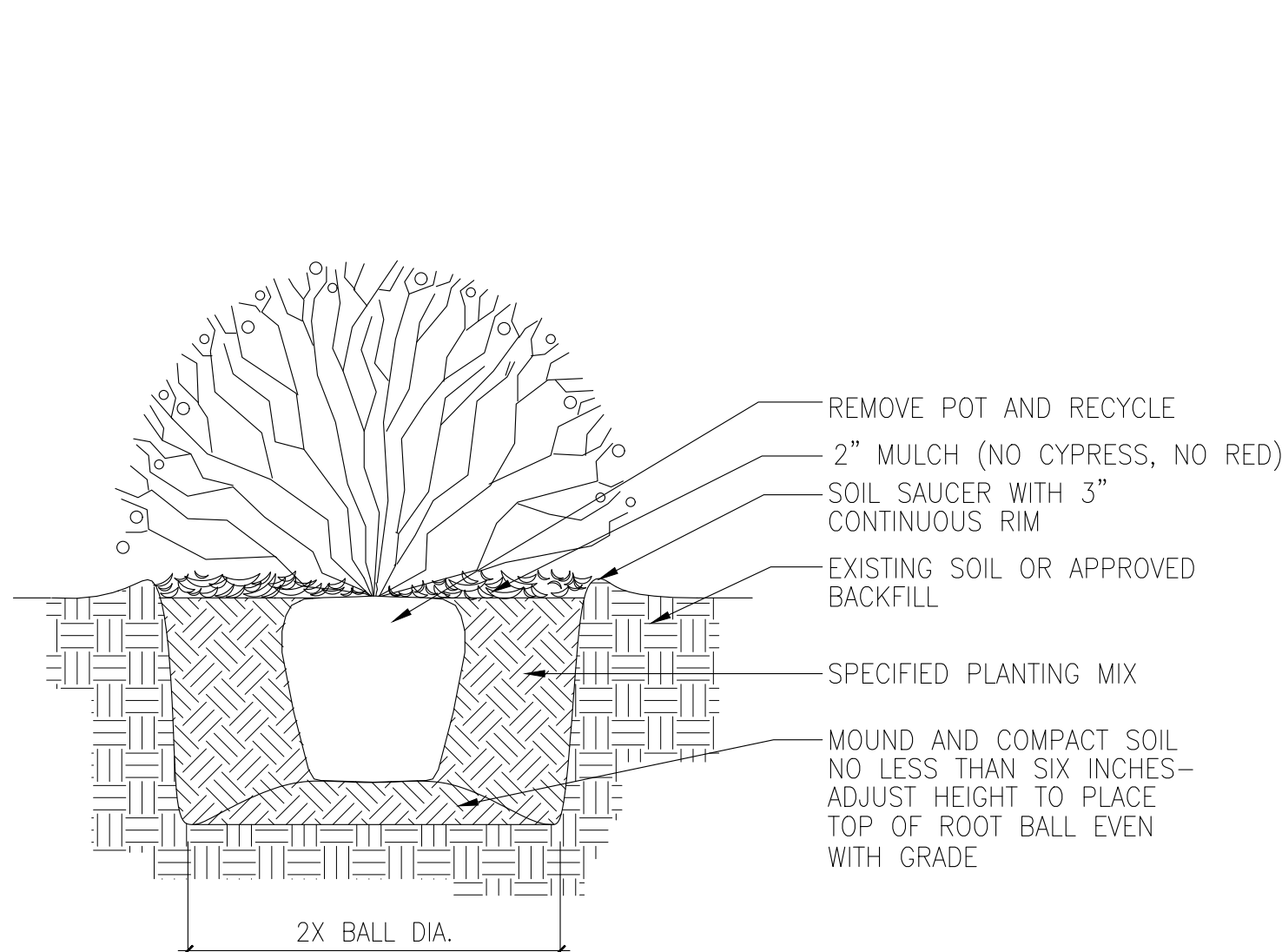
3 MEDIUM SIZE TREE PLANTING AND STAKING DETAIL
SCALE: NTS



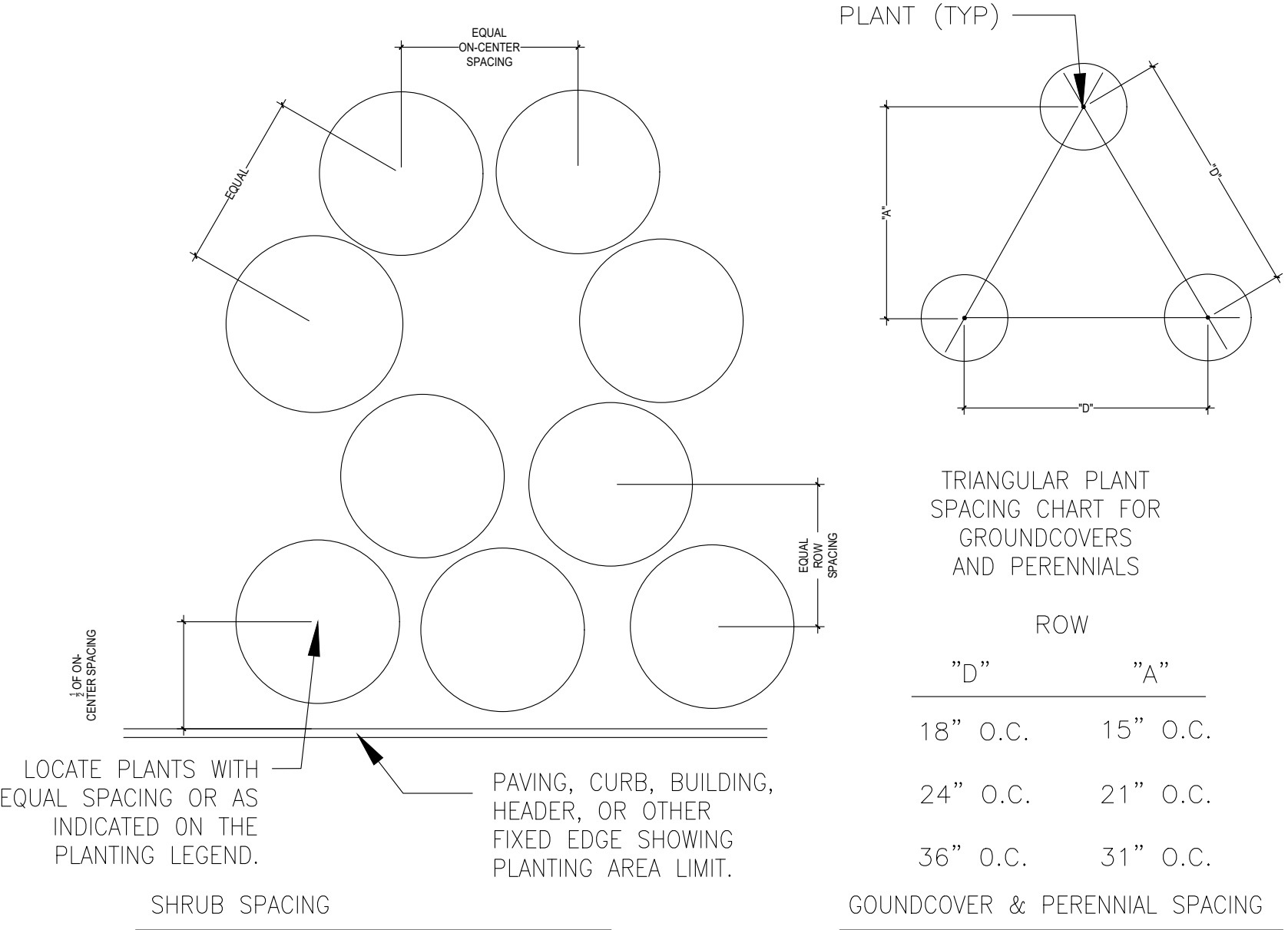
4 SMALL SIZE TREE PLANTING AND STAKING DETAIL
SCALE: NTS



5 GROUND COVER PLANTING DETAIL
SCALE: NTS



6 SHRUB PLANTING DETAIL
SCALE: NTS



7 PLANT SPACING DETAIL
SCALE: NTS

GENERAL PLANTING NOTES

- EXISTING TREES DESIGNATED TO REMAIN SHALL BE PROTECTED DURING ALL CONSTRUCTION PHASES. ANY TREES OR SHRUBS SCARRED OR DESTROYED DESIGNATED TO REMAIN WILL BE REPLACED AT THE CONTRACTOR'S EXPENSE, WITH SIMILAR SPECIES, SIZE AND QUALITY.
- EXISTING TREES DESIGNATED TO BE STORED OFF-SITE, SHALL BE PROTECTED AND CARED FOR ACCORDINGLY TO INDUSTRY STANDARD. ANY TREES OR SHRUBS SCARRED OR DESTROYED WILL BE REPLACED AT THE CONTRACTOR'S EXPENSE, WITH SIMILAR SPECIES, SIZE AND QUALITY.
- LANDSCAPE CONTRACTOR SHALL BECOME FAMILIAR WITH ALL UNDERGROUND UTILITIES OR STRUCTURES PRIOR TO DIGGING. LANDSCAPE CONTRACTOR SHALL REPAIR ALL DAMAGE TO UNDERGROUND UTILITIES, AND/OR CONSTRUCTION CAUSED BY UTILITY DAMAGE, AT NO COST TO THE OWNER.
- LANDSCAPE CONTRACTOR SHALL VERIFY ALL ESTIMATED QUANTITIES OF MATERIAL SHOWN ON THE DRAWINGS PRIOR TO SUBMITTING HIS BID. PLANTING PLAN TO TAKE PRECEDENCE OVER PLANT LIST IN CASE OF DISCREPANCIES.
- EXISTING PLANT MATERIAL NOT SHOWN ON THE PLAN AND IN CONFLICT WITH NEW PLANTING SHALL BE EVALUATED AT THE TIME OF NEW PLANTING INSTALLATION BY THE LANDSCAPE ARCHITECT.
- ALL BUILDING CONSTRUCTION MATERIAL AND FOREIGN MATERIAL SHALL BE REMOVED FROM PLANTING AREAS AND REPLACED WITH 80/20 MIX FILL SOIL, OR AS PER SPECIFICATIONS. ALL ISLANDS IN PARKING LOTS AND AROUND BUILDINGS, SHALL BE EXCAVATED TO A DEPTH OF 3' MIN. AND REPLACED WITH 80/20 PLANT MIX, OR AS PER SPECIFICATIONS.
- ALL PLANT MATERIAL SYMBOLS SHOWN ON LANDSCAPE PLAN SHALL BE CONSIDERED DIAGRAMMATIC AND SHOULD BE ADJUSTED IN THE FIELD BY CONTRACTOR TO AVOID ALL UTILITIES AND ALL OTHER OBSTRUCTIONS AFTER CONSULTING THE LANDSCAPE ARCHITECT.
- ALL SIZES SHOWN FOR PLANT MATERIAL ON THE PLANT LIST ARE TO BE CONSIDERED MINIMUM. ALL PLANT MATERIAL MUST MEET OR EXCEED THESE MINIMUM REQUIREMENTS FOR BOTH HEIGHT AND SPREAD. ANY OTHER REQUIREMENTS FOR SPECIFIC SHAPE OR EFFECT AS NOTED ON THE PLAN SHALL ALSO BE REQUIRED FOR ACCEPTANCE. ALL TREES TO HAVE SINGLE TRUNK, UNLESS OTHERWISE NOTED ON THE PLANS OR PLANT LIST.
- SITE PREPARATION SHALL INCLUDE THE ERADICATION AND REMOVAL OF ANY WEEDS, GRASS, AS WELL AS CLEAN-UP OF ANY DEAD MATERIAL AND FINISH GRADING AS PER THE SPECS.
- THE LANDSCAPE CONTRACTOR SHALL AT ALL TIMES KEEP THE JOB SITE CLEAN AND FREE FROM ACCUMULATION OF WASTE MATERIAL, DEBRIS, AND RUBBISH.

- THE LANDSCAPE CONTRACTOR SHALL EXERCISE CAUTION TO PROTECT ANY NEW HARDSCAPE CONSTRUCTION OR IRRIGATION. ANY DAMAGE SHALL BE REPLACED OR REPAIRED TO THE ORIGINAL STATE BY THE LANDSCAPE CONTRACTOR AT NO ADDITIONAL COST TO THE OWNER.
- ALL PLANT MATERIAL TO BE FLORIDA #1 OR BETTER, AS DEFINED BY THE FLORIDA DEPARTMENT OF AGRICULTURE'S "CODES AND STANDARDS FOR NURSERY PLANTS PART I AND II".
- MULCH ALL PLANTING AREAS WITH SHREDDED ORGANIC MULCH TO A MINIMUM DEPTH OF 2". WITH THE EXCEPTION OF BEACH PLANTING.
- ALL PLANTING AREAS WITHIN LIMIT OF WORK SHALL BE 100% FULLY IRRIGATED. THE IRRIGATION CONTRACTOR AWARDED THE BID SHALL COMPLY WITH THE PROPOSED IRRIGATION DESIGN.
- ON-SITE LAYOUT OF PLANT MATERIAL MUST BE COORDINATED WITH THE LANDSCAPE ARCHITECT PRIOR TO INSTALLATION.
- TREE PROTECTION BARRIERS MUST BE INSTALLED AT THE DRIP LINES OF ALL TREES AND PALMS TO REMAIN OR BE RELOCATED PRIOR TO THE START OF CONSTRUCTION ACTIVITIES ONSITE AND SHALL REMAIN IN PLACE UNTIL CONSTRUCTION HAS COMPLETED.
- MULCH SHALL NOT BE APPLIED WITHIN 6' OF ANY TREE OR PALM TRUNKS THAT ARE INSTALLED OR INCORPORATED INTO THE PROJECT. FOR ROW TREES/PALMS PLEASE UTILIZE AMERIGROW (PREMIUM PINEBARK BROWN) SHREDDED MULCH OR A CITY APPROVED ALTERNATIVE.
- SHOULD ANY CORRECTIVE STRUCTURAL PRUNING BE NECESSARY FOR TREES PROPOSED TO REMAIN ON SITE, DUE TO CLEARANCE, SAFETY OR FOR CONSTRUCTION RELATED REASONS THE PRUNING SHALL BE DIRECTED OR PERFORMED BY AN CERTIFIED ARBORIST IN ACCORDANCE WITH THE LATEST VERSION OF THE ANSI A-300 PRUNING STANDARDS AND GOOD HORTICULTURAL PRACTICES. THE CITY URBAN FORESTER SHALL BE PROVIDED WITH A WRITTEN COPY OF THE PROPOSED PRUNING PLAN INCLUDING THE REASONS WHY PRUNING IS NECESSARY, PRIOR TO THE PRUNING ACTIVITIES TAKING PLACE.
- CARE SHALL BE TAKEN TO AVOID UTILITY OR CONSTRUCTION TRENCHING WITHIN CRITICAL ROOT ZONE OF TREES AND PALMS SLATED TO REMAIN IN PLACE OR BE RELOCATED. IF CONSTRUCTION REQUIRES THE CUTTING OF ANY ROOTS WITH A DIAMETER OF 2" OR GREATER, ROOTS SHALL BE CLEANLY CUT WITH A SHARP TOOL, AS DIRECTED BY AN ISA CERTIFIED ARBORIST, AND IN ACCORDANCE WITH THE ANSI A-300 STANDARDS. CUT ROOTS SHOULD BE IMMEDIATELY COVERED WITH SOIL TO PREVENT DRYING. ROOTS SHOULD NOT BE TORN OR BROKEN BY HEAVY EQUIPMENT, AND SHREDDED, RAGGED OR BROKEN ROOTS ENDS SHOULD BE NOTED AND REVIEWED WITH THE LANDSCAPE ARCHITECT PRIOR TO ANY ROOT PRUNING TAKING PLACE.

HANDLING AND TRANSPORTATION

- TREES/PALMS SHALL BE PROPERLY HANDLED DURING EXCAVATION, MOVING, STORAGE, RELOCATION, AND REPLANTING. DO NOT SCAR OR OTHERWISE DAMAGE TRUNKS AND BRANCHES. AND AVOID BREAKING LIMBS, BRANCHES, AND FRONDS. DAMAGE TO TREE/PALM MAY BE CAUSE FOR ITS REJECTION, AND MAY REQUIRE MITIGATION REPLACEMENT BY THE CONTRACTOR.
- CONTRACTOR SHALL BE RESPONSIBLE FOR THE MANUAL WATERING OF ALL RELOCATED TREES/PALMS DURING MAINTENANCE PERIOD, UNTIL FINAL ACCEPTANCE OF ALL WORK BY THE LANDSCAPE ARCHITECT AND/OR CLIENT.
- LANDSCAPE CONTRACTOR SHALL BE RESPONSIBLE FOR INSTALLING AND MAINTAINING TREE/PALM PROTECTION FENCE.

WARRANTY

- ALL PLANT MATERIALS SHALL BE GUARANTEED FOR A PERIOD OF 12 MONTHS AFTER DATE OF SUBSTANTIAL COMPLETION.
- FOR ANY RELOCATED TREE/PALM REMOVED DUE TO ITS FAILURE TO THRIVE, LANDSCAPE CONTRACTOR SHALL BE RESPONSIBLE FOR REPLACING AND INSTALLING WITH A SPECIMEN OF EQUAL OR GREATER SPECIFICATION OF ORIGINAL REPLACEMENT MATERIAL SHALL BE APPROVED BY LANDSCAPE ARCHITECT PRIOR TO PROCUREMENT, PREPARATION OR INSTALLATION.
- LANDSCAPE CONTRACTOR SHALL PROVIDE A MINIMUM OF ONE (1) YEAR GUARANTEE FOR ALL RELOCATED TREES/PALMS AFTER FINAL ACCEPTANCE BY LANDSCAPE ARCHITECT AND/OR CLIENT.

INSTALLATION

- VERIFY ALL UNDERGROUND CONSTRUCTIONS OR OBSTRUCTION (UTILITIES, SEPTIC SYSTEMS, ETC) ARE IDENTIFIED, LOCATED AND CLEARLY MARKED AS APPROPRIATE PRIOR TO EXCAVATION OF PLANTING PITS FOR RELOCATED TREES AND PALMS. ANY UNKNOWN OBJECTS SHALL BE BROUGHT TO THE ATTENTION OF THE LANDSCAPE ARCHITECT IMMEDIATELY, PRIOR TO INSTALLING AND BACKFILLING.
- LANDSCAPE CONTRACTOR TO FLAG ALL PROPOSED PLANT LOCATIONS FOR LANDSCAPE ARCHITECT'S APPROVAL PRIOR TO INSTALLATION.
- PLANTING PITS SHALL BE A MINIMUM OF TWO (2) TIMES LARGER IN DIAMETER AND ONE AND A HALF (1-1/2) TIMES LARGER IN DEPTH THAN THE ROOT BALL. ROUGHEN SIDES AND BOTTOM OF PIT.
- AFTER EACH PLANTING PIT IS EXCAVATED, PLACE SUFFICIENT PLANTING MIX IN BOTTOM OF EXCAVATION, AND SEAT PLANT, INSURING TOP OF ROOT BALL IS FLUSH WITH IMMEDIATELY ADJACENT FINAL OR PROPOSED GRADE.

- LANDSCAPE CONTRACTOR TO INSURE ALL PLANT MATERIAL IS INSTALLED AT THE CORRECT ELEVATION. REFER TO HARDSCAPE PLANS AND CIVIL ENGINEERS GRADING PLANS FOR PROPOSED SITE ELEVATIONS.
- LANDSCAPE CONTRACTOR TO INSURE ALL ROOT FLARES ARE EXPOSED.
- PLACE PLANTING MIX IN 12 INCH LIFTS/LAYERS AROUND ROOT BALL AND COMPACT UNTIL ALL VOIDS ARE FILLED WITH COMPACTED PLANTING MIX.
- BUILD SOIL SAUCER OF MOUNDED EXCAVATED SOIL AROUND PERIMETER OF EACH PLANTING PIT TO FORM WATERING BASIN. MULCH TO A DEPTH OF 3".

LANDSCAPE LEGEND

ZONE: **RS-9** LOT AREA: **#** ACRES: **0.5330**

FRONT YARD OPEN SPACE

	REQUIRED/ ALLOWED	PROVIDED
A. Total Sq. Ft. of landscaped Open Space required	500	495
Front Yard Area:	2,498	
Multiplier:	20%	

STREET TREE REQUIREMENTS

A. One street tree per 50 linear feet, less existing trees	7	7
Street Frontage:	362'	
Existing street trees	0	

FRONT YARD TREE REQUIREMENTS

A. One tree per 1,250 sq. ft. of front yard area	2	2
Front yard area:	2,498	

MINIMUM NUMBER OF SPECIES

Required trees:	3	2	2
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NATIVE SPECIES REQUIREMENT

Native species required	5	5
Trees provided:	9	
Multiplier:	60%	

SHRUBS

A. Number of shrubs required	30	203
Trees required:	3	
Multiplier:	10	
B. % Native species required	102	196
Shrubs provided:	203	
Multiplier:	50%	

PLANT LIST

ABBR.	QTY.	BOTANICAL NAME	COMMON NAME	SPECIFICATIONS
TREES				
Bsi	2	<i>Bursera simaruba</i>	Gumbo Limbo	4" DBH 16' Ht.
Clr	1	<i>Clusia rosea</i>	Autograph Tree	4" DBH 16' Ht.
Cuv	1	<i>Coccoloba uvifera</i>	Seagrape Tree	4" DBH 16' Ht.
Gus	2	<i>Guaiaacum sanctum</i>	Lignum Vitae	65 Gal. Sculptural, Full
Mf	8	<i>Myrcianthes fragrans</i>	Simpson Stopper	64 Gal. Multi, Sculptural, Full
STREET TREES				
Cbr	2	<i>Calophyllum brasiliense</i>	Brazilian Beautyleaf	3" DBH 15' Ht.
Cuv	3	<i>Coccoloba uvifera</i>	Seagrape Tree	3" DBH 15' Ht.
Krf	2	<i>Krugiodendron ferreum</i>	Black Ironwood	3" DBH 15' Ht.
STREET TREES WITHIN PROPERTY				
Bua	1	<i>Bulnesia arborea</i>	Verawood	4" DBH 16' Ht.
PALMS				
Ccr	1	<i>Coccothrinax crinita</i>	Old Man Palm	25 Gal.
Dca	4	<i>Dypsis cabadae (cluster)</i>	Cabadae Palm	100 Gal. 12-14' Ht. OA Full
Rel	4	<i>Roystonea elata</i>	Royal Palm	8' CT
Rex	5	<i>Rhapis excelsa</i>	Lady Palm	5'-6' Ht.
Sal	2	<i>Satakenia liliuensis</i>	Satake Palm	8' CT
Spa	7	<i>Sabal palmetto</i>	Sabal Palm	8' CT 16' Ht. OA
Tra	3	<i>Thrinax radiata</i>	Florida Thatch Palm	10'-14' Ht. OA
SHRUBS				
Ap	7	<i>Alpinia purpurata</i>	Red Ginger	15 Gal. 5' Ht.
Cac	25	<i>Capparis cynophallophora</i>	Jamaican Caper	15 Gal. 5' Ht. Full to Base
Ce	38	<i>Conocarpus Erectus</i>	Green Buttonwood	15 Gal. 5' Ht. Full to Base
Cih	105	<i>Chrysobalanus icaco 'Horizontalis'</i>	Horizontal Cocoplum	7 Gal. 24" Ht.
Gg	18	<i>Galphimia glauca</i>	Thryallis, Rain-of-Gold	7 Gal. 3' Ht.
Sr	10	<i>Serenoa repens 'Silver Form'</i>	Silver Saw Palmetto	35 Gal. 5' Ht.
SOD				
Psd	5610 sq ft	<i>Palmetto Sod</i>	St. Augustine grass	Pallet
TREES OR PALMS THAT COUNT TOWARDS MITIGATION				
GROUNDCOVERS				
Ag	TBD	<i>Arachis glabrata</i>	Perennial peanut	TBD
Bfo	TBD	<i>Bulbine frutescens (orange)</i>	Orange Bulbine	TBD
Ceb	TBD	<i>Carissa macrocarpa 'Emerald Blanka'</i>	Carissa 'Emerald Blanka'	TBD
Lm	TBD	<i>Liriope muscarif</i>	Lilyturf	TBD
Ms	TBD	<i>Microsorium scolopendrium</i>	Wart Fern	TBD
Pbm	TBD	<i>Philodendron 'Burle Marx'</i>	Same	TBD
Phc	TBD	<i>Phyllanthus cochinchinensis</i>	Vietnam leaf flower	TBD
ACCENTS				
Aan	TBD	<i>Agave angustifolia 'Marginata'</i>	Caribbean Agave	TBD
Ai	TBD	<i>Alcantarea Imperialis</i>	Same	TBD
Ef	TBD	<i>Encephalartos ferox</i>	Same	TBD
Pb	TBD	<i>Philodendron bipinnatifidum</i>	Split Leaf Philodendron	TBD
Pba	TBD	<i>Pandanus baptisti 'Aureus'</i>	Dwarf Variegated Pandanus	TBD
Re	TBD	<i>Russelia equisetiformis</i>	Firecracker Plant	TBD
Tf	TBD	<i>Tripsacum Floridana</i>	Gamagrass	TBD
Zp	TBD	<i>Zamia pumila</i>	Coontie	TBD
SOD				
Psd	TBD	<i>Palmetto Sod</i>	St. Augustine grass	TBD
SUPPLEMENTAL				
TBD		<i>Pine Bark Mulch (for planting beds)</i>	T.B.D. by Landscape Contractor	
TBD		<i>Planting Top Soil</i>	T.B.D. by Landscape Contractor	
TBD		<i>Fertilizer for initial plant installation</i>	T.B.D. by Landscape Contractor	
NOTE: QUANTITY AND SPECIFICATIONS FOR GROUNDCOVERS AND ACCENTS TBD DURING THE NEXT PHASE				
TREES OR PALMS THAT COUNT TOWARDS MITIGATION				

City Stamps

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CONSTRUCTION DRAWINGS FOR A:
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Seal



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Revision

11/18/24 CITY COMMENTS
12/10/24 CITY COMMENTS

Project Number
24-004

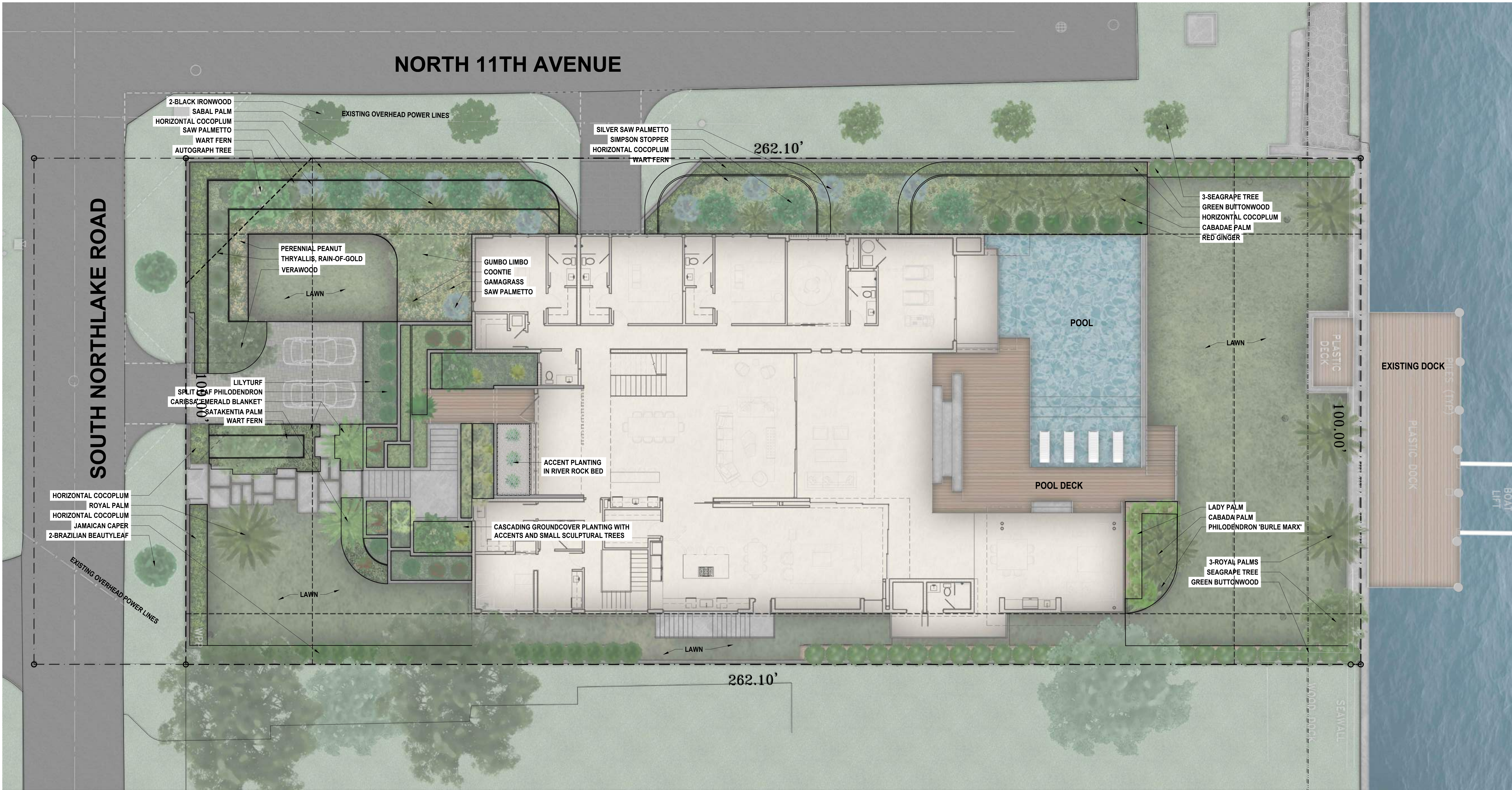
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Sheet Title

**PLANTING DETAILS
& NOTES**

Drawn by: JLL
Checked by: CDL
Sheet Number

L.03



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Project Number
24-004

Date
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Sheet Title

**RENDERED
LANDSCAPE PLAN**

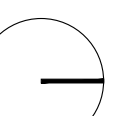
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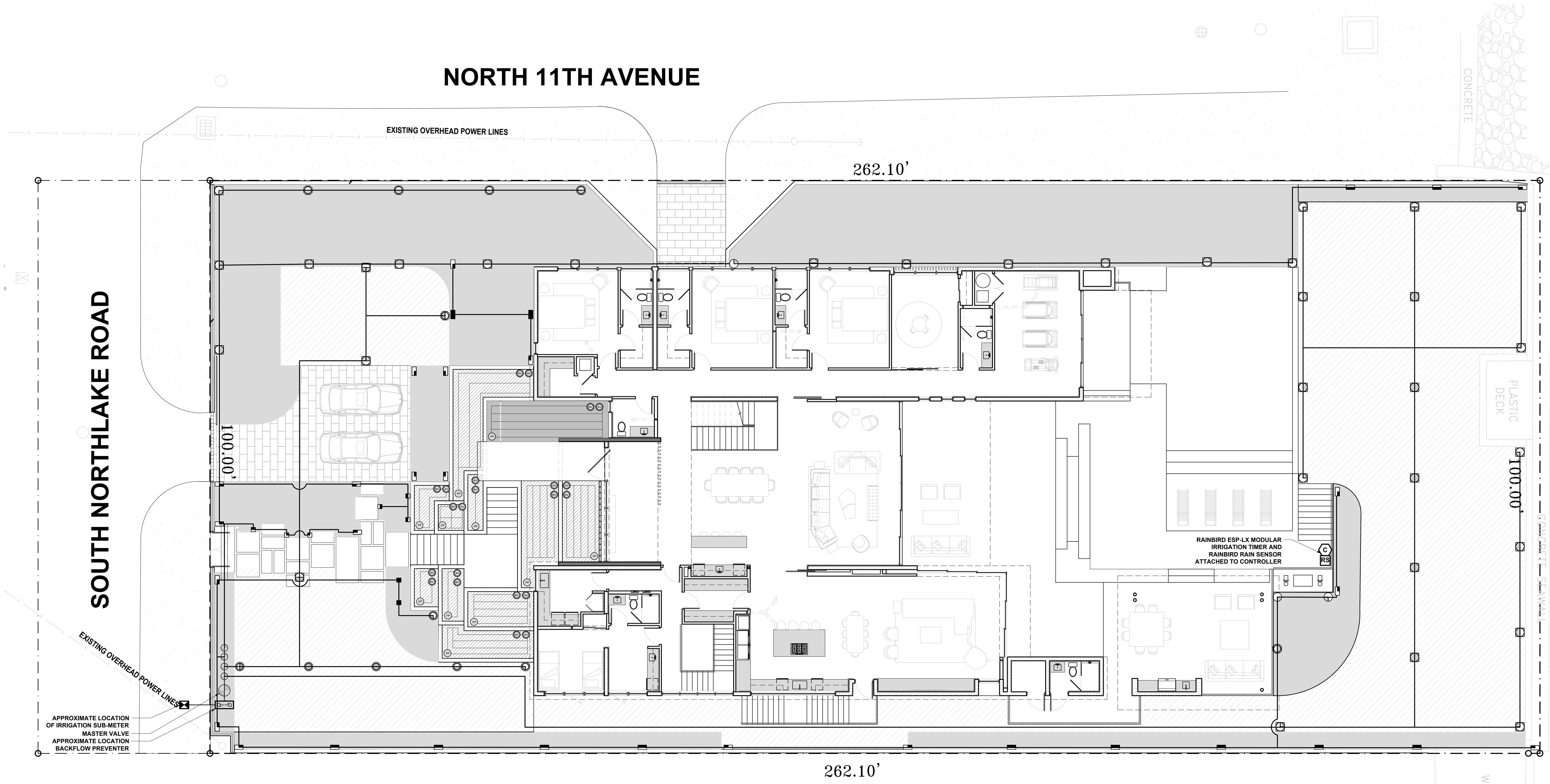
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Sheet Number

LR

8' 0 8 16
SCALE: 1/8"=1'-0"





IRRIGATION NOTE:
MAIN LINE, LATERAL LINE, AND IRRIGATION SPRINKLER LOCATIONS ARE SHOWN SCHEMATICALLY
AND SHALL BE ADJUSTED BASED ON FIELD CONDITIONS. RAIN SENOR TO BE PROVIDED AND ALL
LANDSCAPE AREAS TO RECEIVE 100% COVERAGE BY IRRIGATION SYSTEM.

LAWN

SHRUBS/GROUNDCOVERS

8'0'8'16'

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

N

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Revision

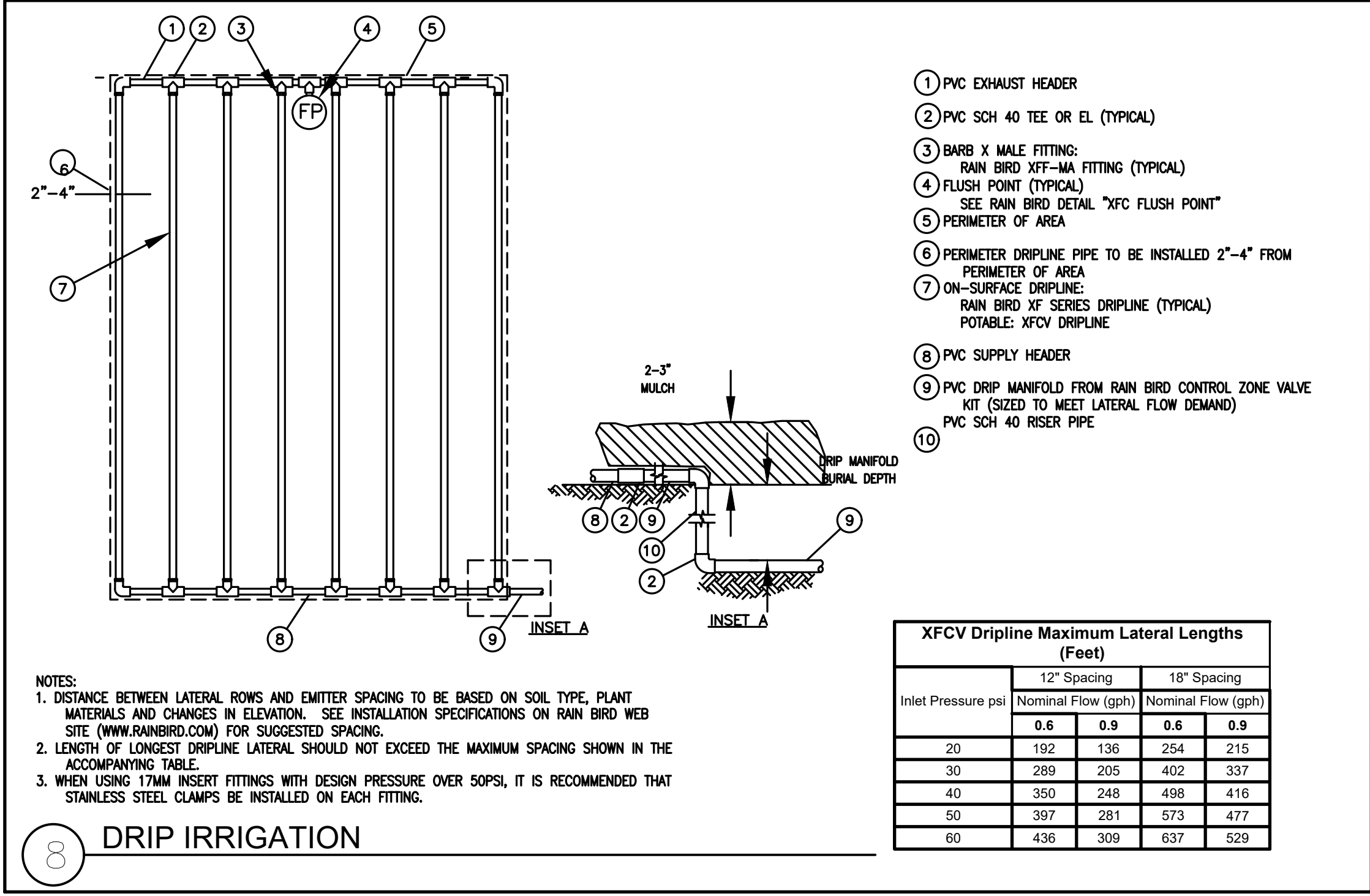
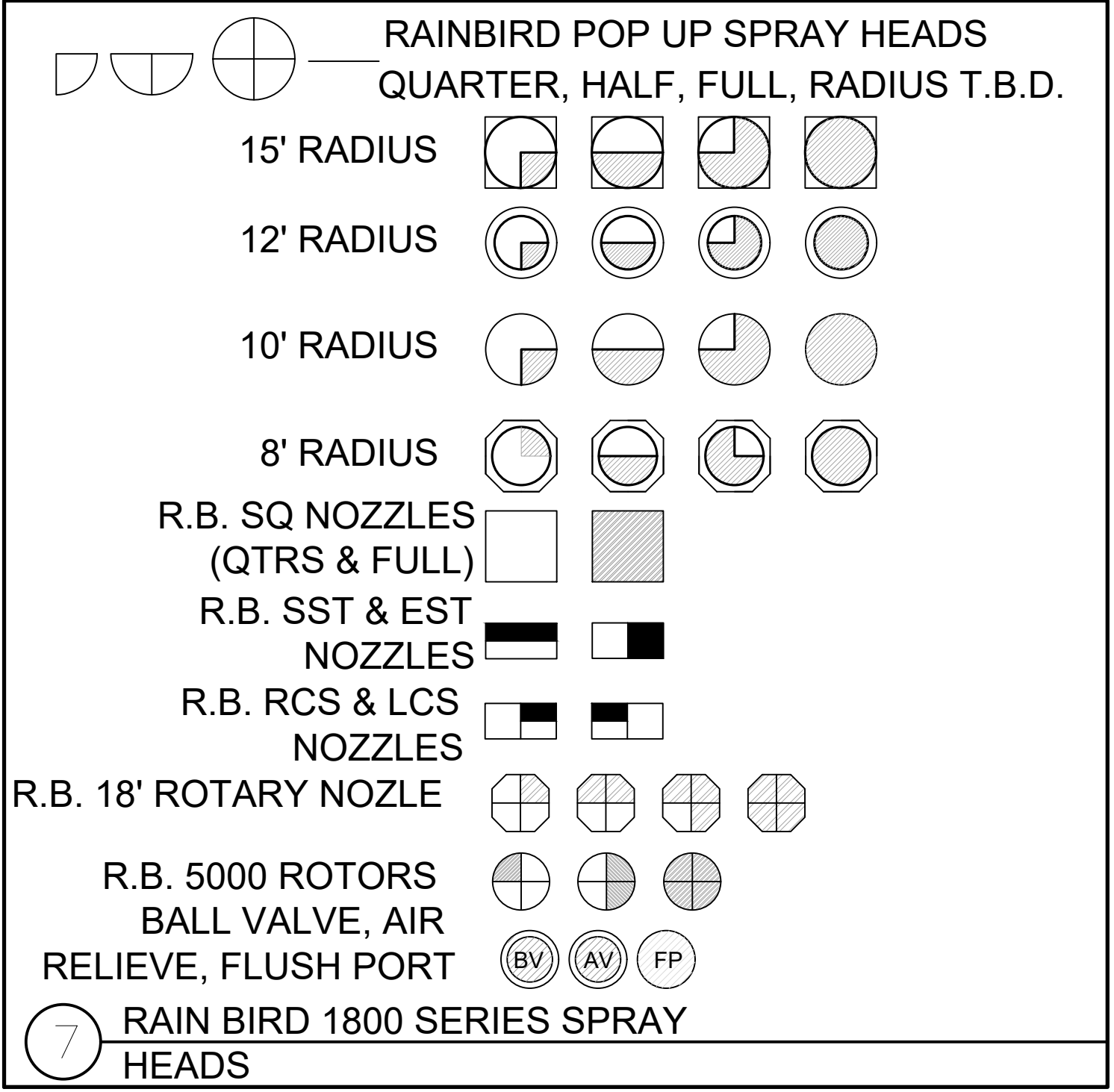
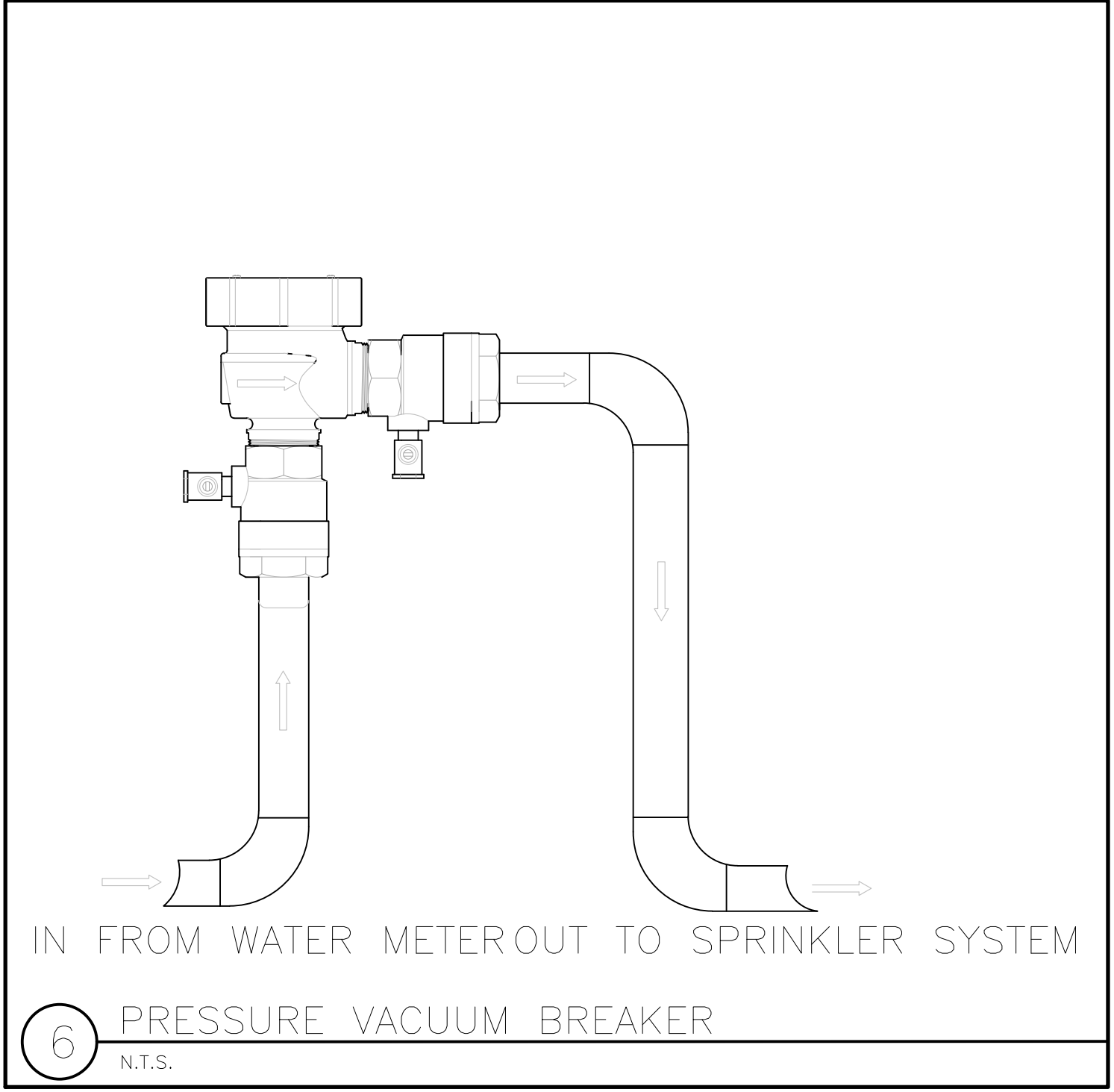
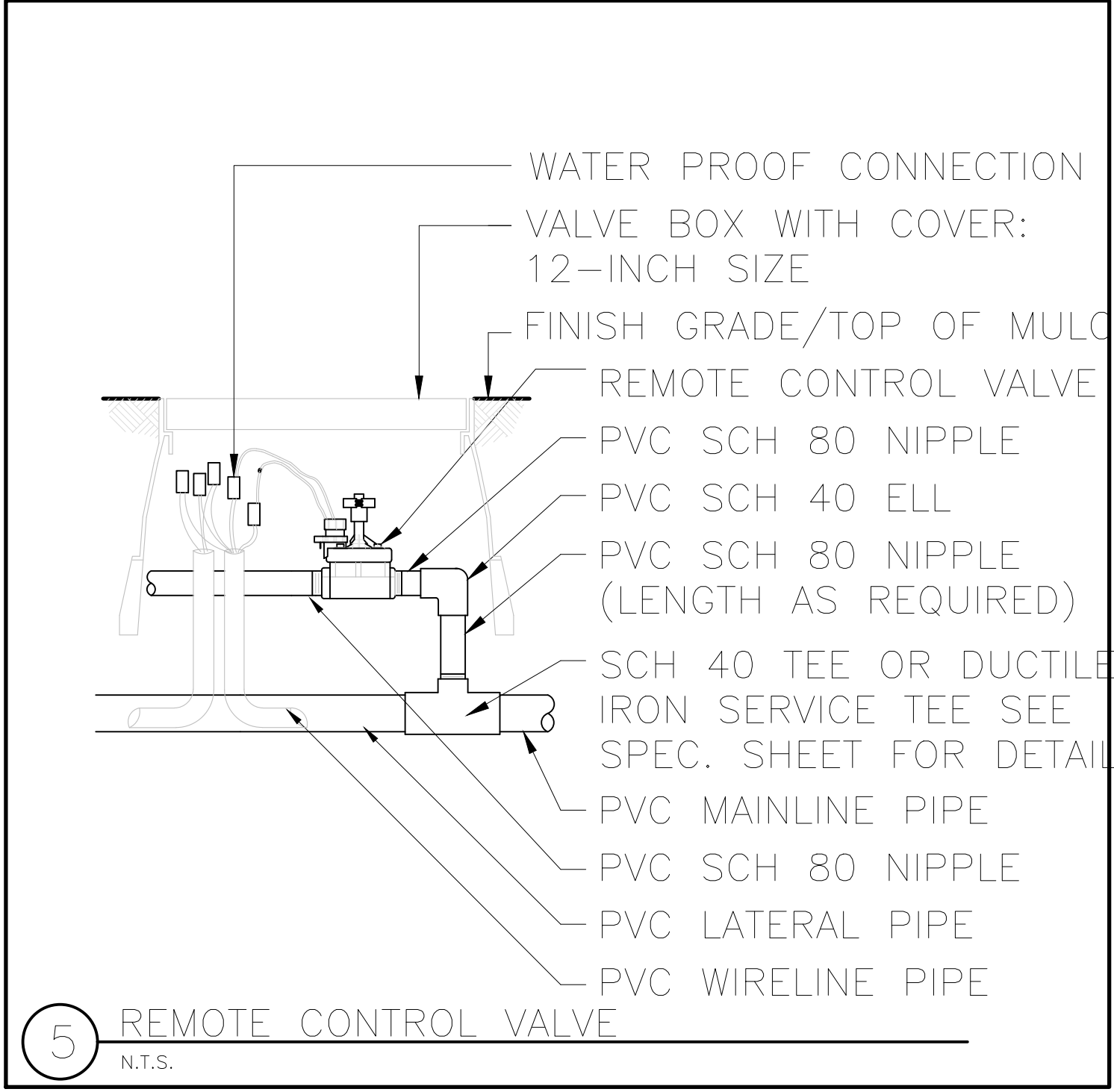
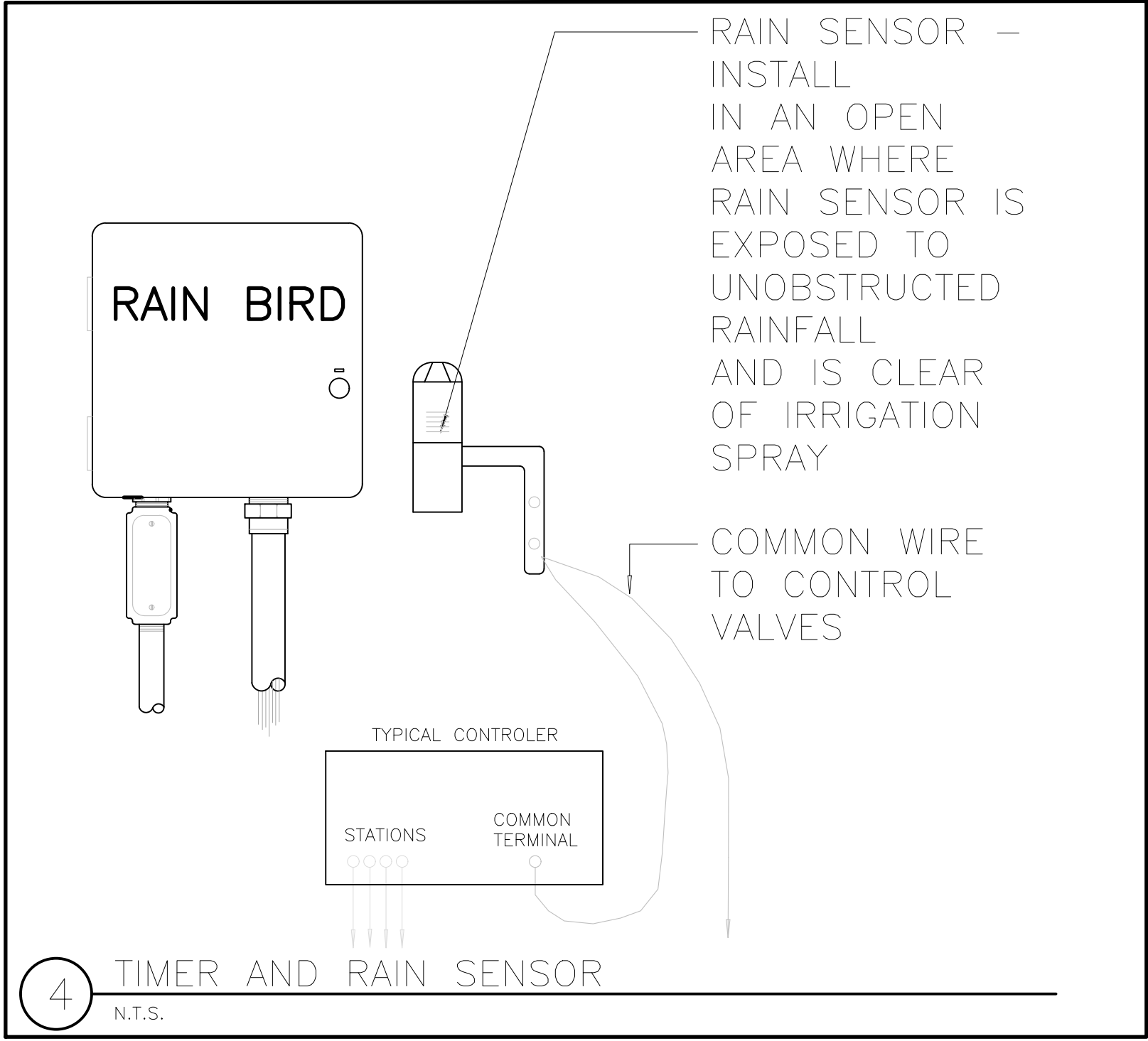
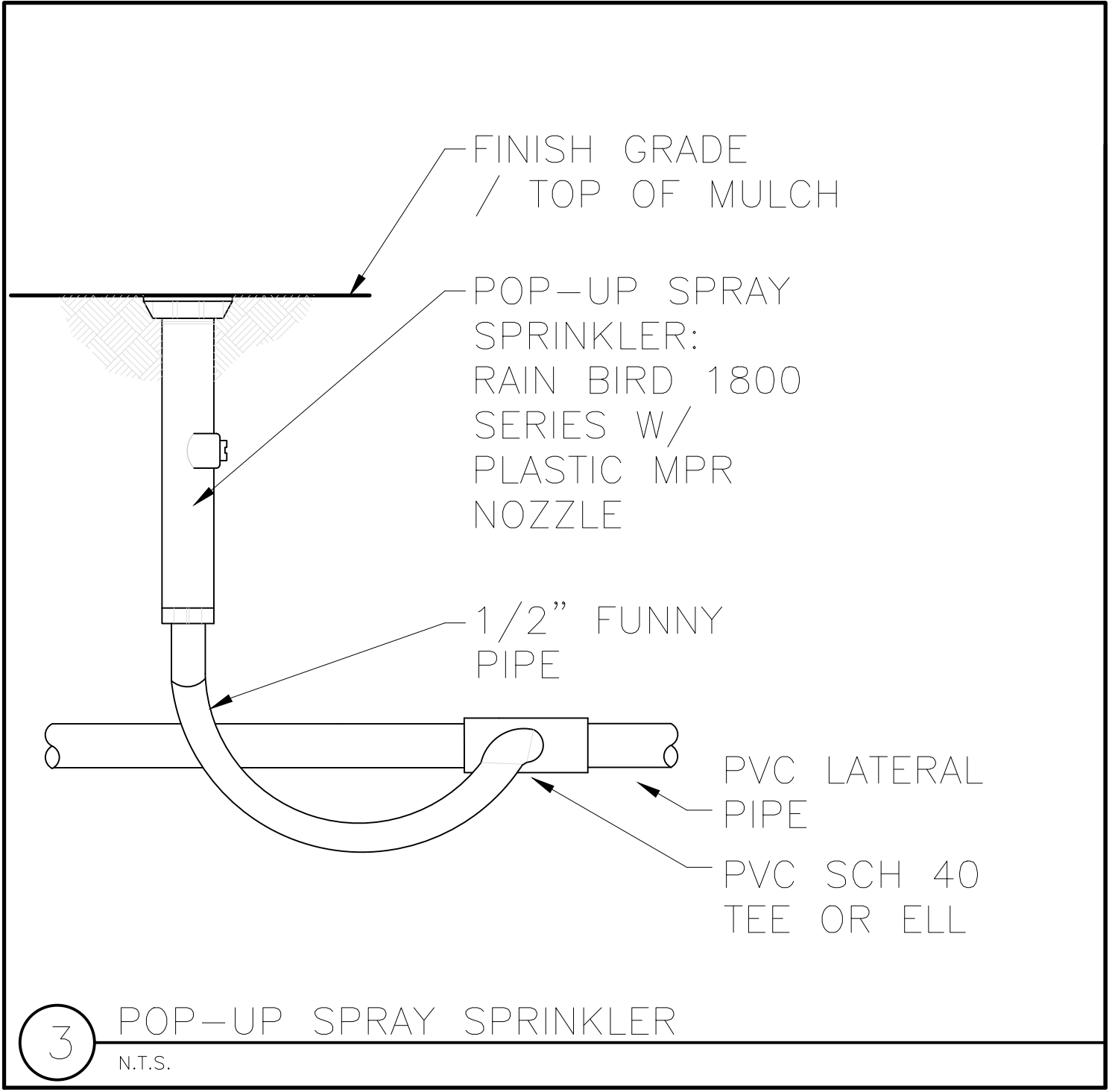
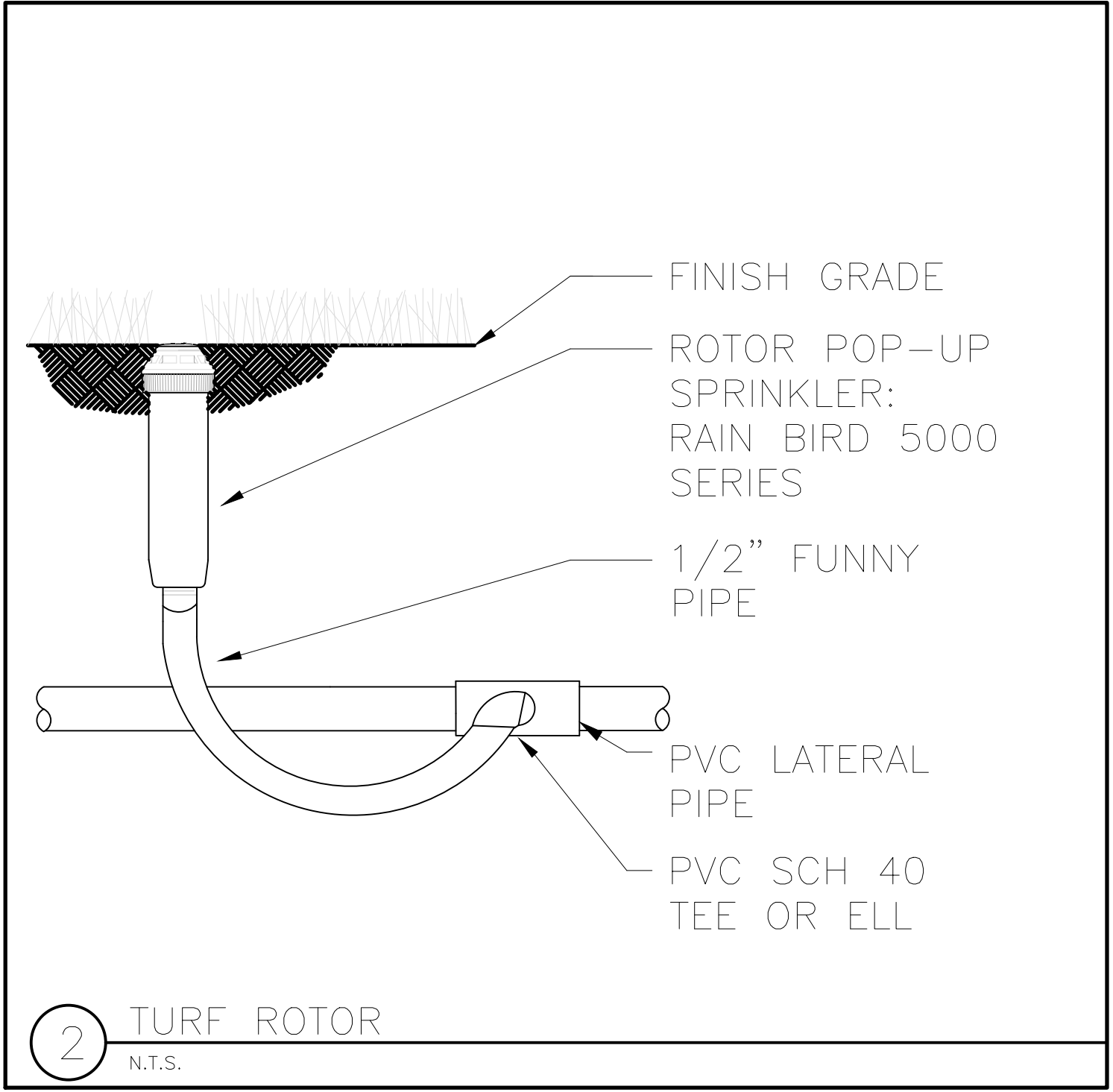
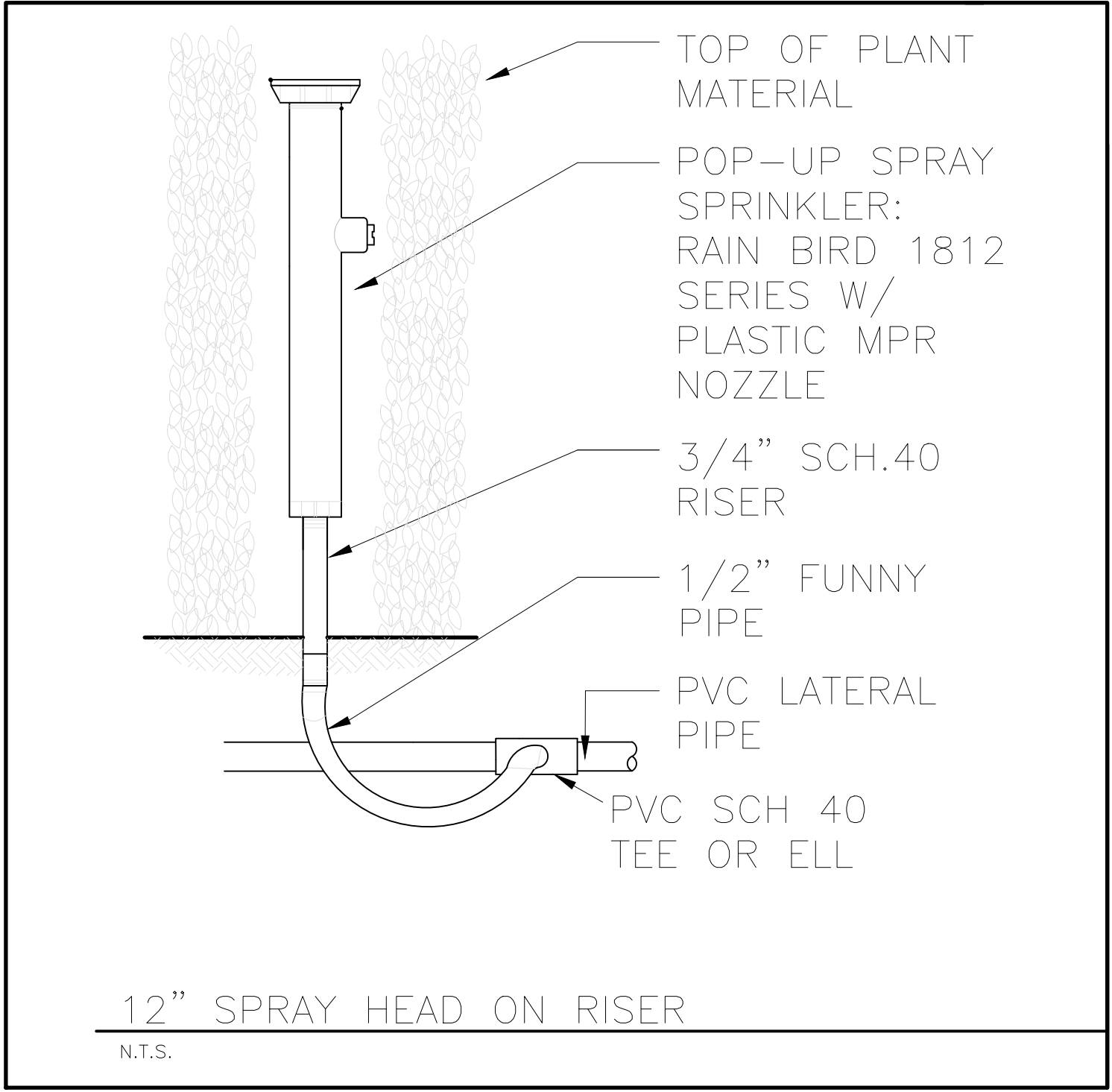
Project Number
24-004

Date
10/08/24

Sheet Title
IRRIGATION PLAN

Drawn by: JLL
Checked by: CDL
Sheet Number

IR.01



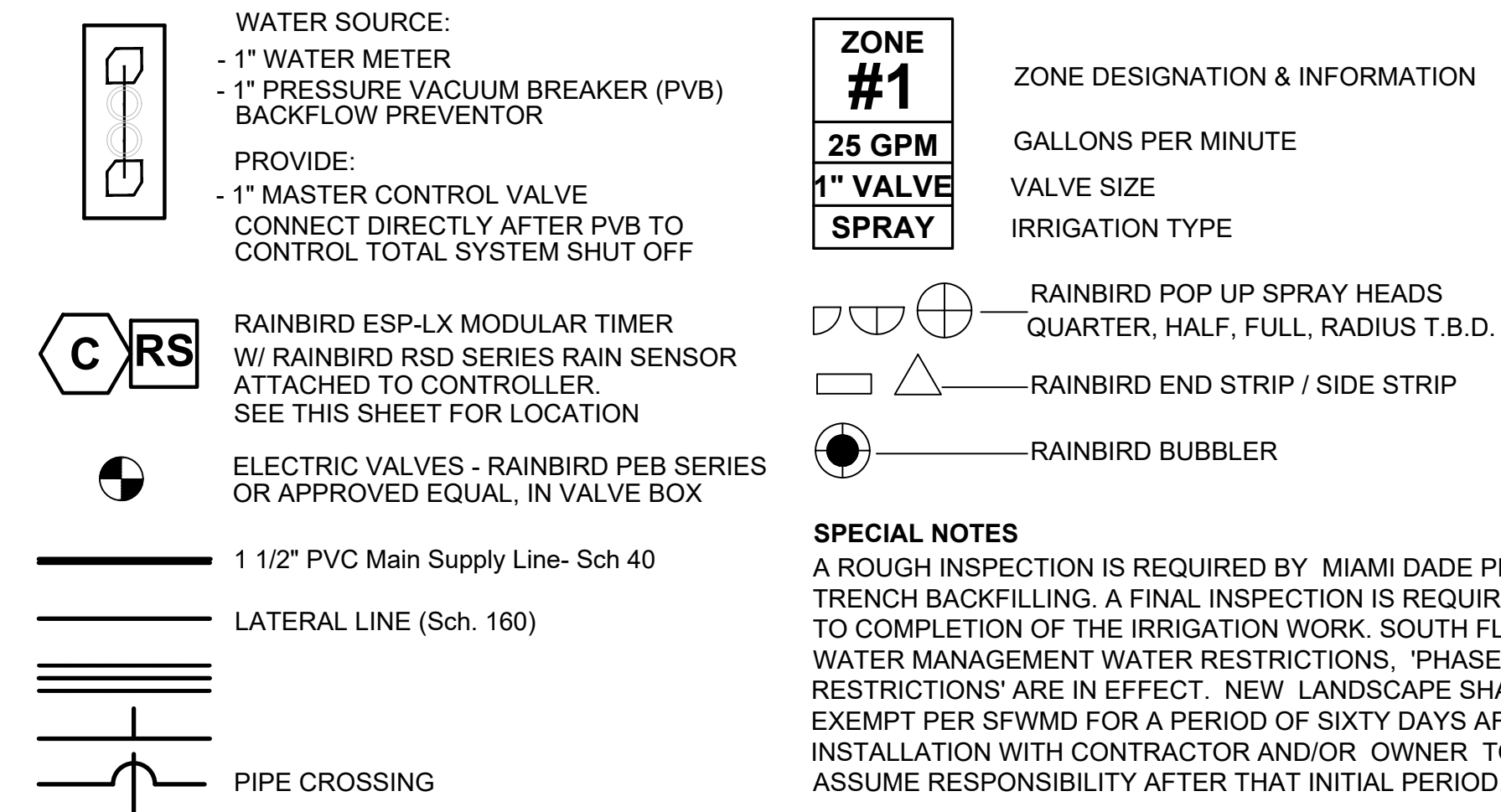
IRRIGATION NOTES

- Pipe sizes shall conform to those shown on the drawings. No substitutions of smaller pipe sizes shall be permitted, but substitutions of larger sizes may be approved. All damaged and rejected pipe shall be removed from the site at the time of said rejection.
- All mainline, lateral line and control wire conduit under paving shall be installed in separate sleeves. Sleeves shall be a minimum of twice (2X) the diameter of the pipe to be sleeved.
- Install all backflow prevention devices and all piping between the point of connection and the backflow preventer as per local codes.
- Final location of the backflow preventer and automatic controller shall be approved by the owner's authorized representative.
- 120 VAC electrical power source at controller location shall be provided by others. The electrical contractor shall make the final connection from the electrical source to the controller.
- All sprinkler heads shall be set perpendicular to finish grade unless otherwise specified.
- The irrigation contractor shall flush and adjust all sprinkler heads and valves for optimum spray with minimal overspray onto walks, streets, walls, etc.
- This design is diagrammatic. All piping, valves, etc., shown within paved areas is for design clarification only and shall be installed in planting areas wherever possible. The contractor shall locate all valves in shrub areas where possible.

- It is the responsibility of the irrigation contractor to familiarize himself with all grade differences, location of walls, retaining walls, structures and utilities. The irrigation contractor shall repair or replace all items damaged by his work. He shall coordinate his work with other contractors for the location and installation of pipe sleeves through walls, under roadways and paving, etc.
- Do not willingly install the sprinkler system as shown on the drawings when it is obvious in the field that unknown obstructions, grade differences or differences in the area dimensions exist that might not have been considered in the engineering. Such obstructions or differences should be brought to the attention of the owner's authorized representative. In the event this notification is not performed, the irrigation contractor shall assume full responsibility for any revisions necessary.
- All sprinkler equipment not otherwise detailed or specified shall be installed as per manufacturer's recommendations and specifications.
- The irrigation contractor shall install check valves on all heads in areas where finish grade exceeds 4:1, where post valve shut-off draining, of the irrigation head occurs or as directed by the owner's authorized representative.
- The contractor shall provide 1800 PCS (pressure compensating screens) as necessary to reduce or eliminate overspray onto streets, walks or other areas as directed by the owner's authorized representative.
- All control wires shall be installed in PVC conduit.

- All remote control valves, gate valves, quick couplers, control wire and computer cable pull points shall be installed in approved valves boxes with covers.

IRRIGATION LEGEND



LANDSCAPED AREA

FLORIDA BUILDING CODE- APPENDIX F PIPE INSTALLATION-DEPTH OF COVER		FLORIDA BUILDING CODE- APPENDIX F PART V- A-6	
VEHICLE TRAFFIC AREAS		WATER PIPE SIZE	SLEEVE SIZE
PIPE SIZE (INCHES)	DEPTH OF COVER (INCHES)	3/4"	1 1/2"
1/2" TO 2 1/2"	18" TO 24"	1"	2"
3" TO 5"	24" TO 30"	1 1/4"	2 1/2"
6" OR GREATER	30" TO 36"	1 1/2"	3"
NON-TRAFFIC AND NON-CULTIVATED AREAS		2"	4"
PIPE SIZE (INCHES)	DEPTH OF COVER (INCHES)	3"	6"
1/2" TO 1 1/4"	6" TO 12"	4"	8"
1 1/2" TO 2"	12" TO 18"		
2 1/2" TO 3"	18" TO 24"		
4" OR LARGER	24" TO 36"		

- LANDSCAPE and IRRIGATION NOTE
- THE PROPOSED LANDSCAPE and IRRIGATION DESIGN MEETS and EXCEEDS THE LANDSCAPE CODE REQUIREMENTS AS STIPULATED IN CHAPTER 18-A, MIAMI DADE COUNTY LANDSCAPE ORDINANCE.
 - EXISTING SITE CONDITIONS HAVE BEEN FIELD VERIFIED BY LANDSCAPE ARCHITECT.
 - ALL LANDSCAPE AREAS TO BE 100% COVERED BY A FULLY AUTOMATIC IRRIGATION SYSTEM WITH RAIN SENSOR. SEE THIS SHEET FOR IRRIGATION LAYOUT.

CONSTRUCTION DRAWINGS FOR A:

PRIVATE RESIDENCE
1051 SOUTH NORTHLAKE DRIVE
HOLLYWOOD, FL 33019

City Stamps

Revision

Project Number 24-004

Date 10/08/24

Sheet Title IRRIGATION DETAILS & NOTES

Drawn by: JLL

Checked by: CDL

Sheet Number

IR.02

INDEX OF SHEETS

- CS-1 COVER SHEET
- CS-2 LEVEL 1 PAVING, GRADING & DRAINAGE PLAN
- CS-2.1 LEVEL 0 PAVING, GRADING & DRAINAGE PLAN
- CS-3 PAVING AND DRAINAGE DETAILS
- CS-3.1 PAVING AND DRAINAGE DETAILS
- CS-4 STORM WATER POLLUTION PREVENTION PLAN
- CS-5 WATER & SEWER PLAN
- CS-6 WATER & SEWER DETAILS
- CS-7 WATER & SEWER DETAILS

DEMOLITION NOTES:

- 1- UNLESS OTHERWISE NOTED, ALL EXISTING IMPROVEMENTS WITHIN THE LIMITS OF WORK SHALL BE REMOVED IN THEIR ENTIRETY.
- 2- ASPHALT PAVEMENT DESIGNATED FOR DEMOLITION SHALL BE REMOVED AND DISPOSED OF OFF-SITE AT AN APPROVED LOCATION. SAW-CUT ALL PAVEMENT EDGES WHERE EXISTING PAVEMENT IS TO REMAIN.
- 3- IN GREEN AREAS, EXISTING LIMEROCK SUBBASE SHALL BE SCARIFIED TO ITS FULL DEPTH AND SHAPED TO THE LINES AND GRADES SHOWN IN THESE DRAWINGS.
- 4- ALL EXISTING DRAINAGE IMPROVEMENTS WITHIN THE LIMITS OF WORK, IF ANY, SHALL BE REMOVED, INCLUDING STRUCTURES, PIPES, AND FRENCH DRAINS.

TRENCH SAFETY ACT

CONTRACTOR SHALL COMPLY WITH THE REQUIREMENTS OF THE "TRENCH SAFETY ACT" AND ALL REQUIREMENTS OF O.S.H.A.

SITE DATA

FLOOD ZONE FIRM MAP PANEL No. = 12011C0569J
ZONE "AE" DATED: 07-31-2024
BASE FLOOD ELEVATION = 7.00 NAVD & 8.00 NAVD
AVERAGE WET SEASON WATER ELEVATION = (+) 0.5 NAVD

UNDERGROUND DIGGING NOTE:

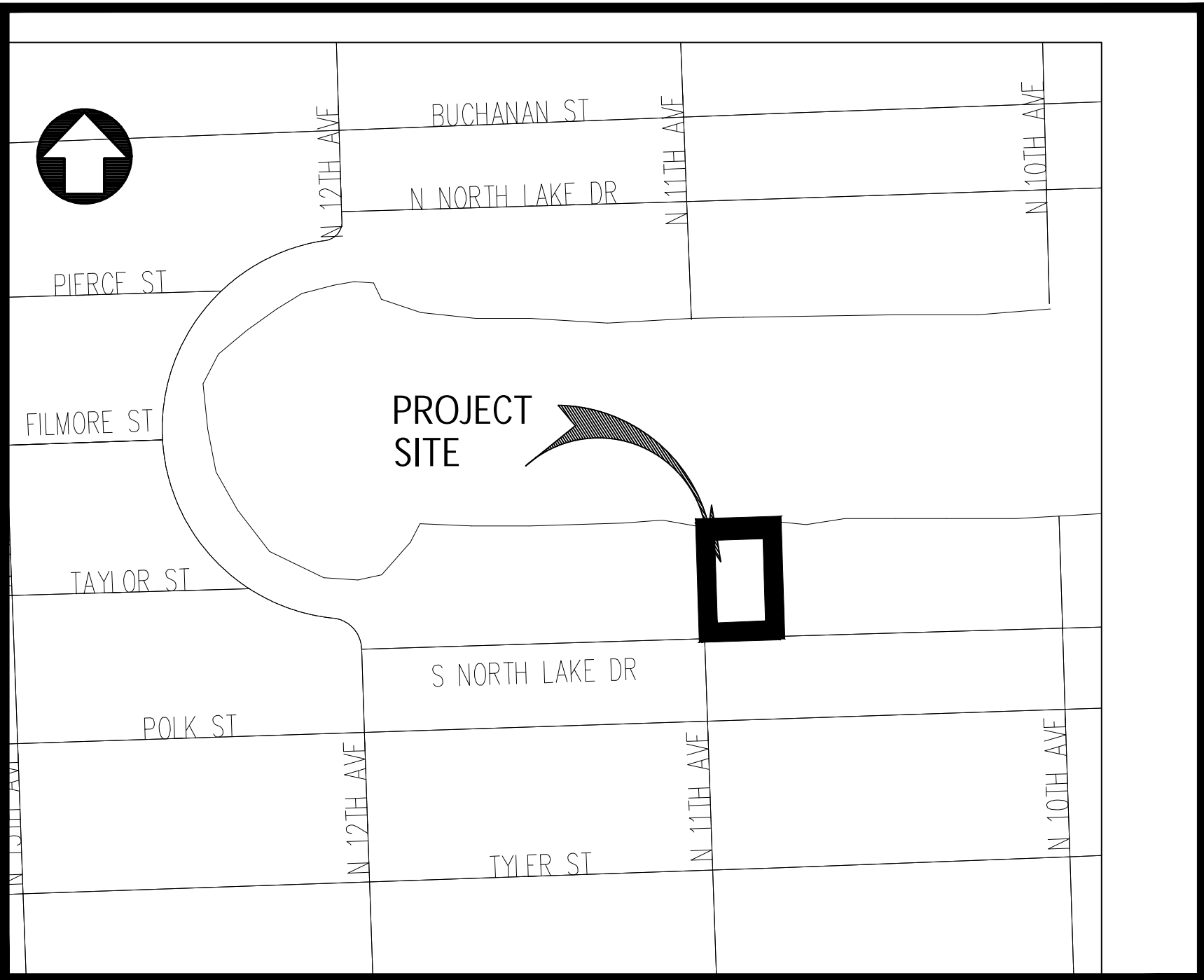
CONTRACTOR SHALL USE EXTREME CAUTION WHEN EXCAVATING. CONTRACTOR SHALL REMAIN 2 FEET AWAY FROM THE LOCATED MARKS WITH THE MACHINERY. IF IT'S NECESSARY TO EXCAVATE WITHIN THE 2 FOOT TOLERANCE ZONE, CONTRACTOR MUST HAND DIG, SOFT DIG, OR USE NON-INVASIVE MEANS TO EXPOSE AND PROTECT THE EXISTING FACILITIES AS REQUIRED BY LAW.

NOTE:

UNDERGROUND UTILITY INFORMATION IS TAKEN FROM THE BEST AVAILABLE SOURCES, BUT SHOULD BE VERIFIED BY CONTRACTOR IN THE FIELD WITH THE APPROPRIATE UTILITY AGENCY PRIOR TO COMMENCEMENT OF ANY WORK. EXISTING UTILITY LINES OTHER THAN THOSE INDICATED IN THIS DRAWING MAY BE ON SITE. THE CONTRACTOR IS WARNED TO PROCEED WITH CAUTION WITH ALL WORK. HE/SHE IS TO MAKE ALL POSSIBLE INVESTIGATION AS TO POSSIBLE UNMARKED UTILITY LINES.

GENERAL NOTES:

- 1. VERTICAL CONTROL POINTS AND ALL ELEVATIONS ARE BASED ON THE NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD88).
- 2. THE CONTRACTOR SHALL CONFIRM ALL HORIZONTAL AND VERTICAL CONTROL POINTS PRIOR TO USE. THE CONTRACTOR SHALL CONFIRM ALIGNMENT AND ELEVATIONS OF ADJACENT WORK PRIOR TO BEGINNING CONSTRUCTION. ALL DISCREPANCIES SHALL BE IMMEDIATELY BROUGHT TO THE OWNER'S ATTENTION.
- 3. ALL EXISTING UTILITIES SHALL REMAIN IN SERVICE, UNLESS OTHERWISE NOTED.
- 4. USE EXTREME CAUTION NEAR ALL UTILITIES, CABLES, CONDUITS, AND MANHOLES. CONTRACTOR TO PROVIDE PROTECTION DURING CONSTRUCTION TO ASSURE SERVICE AT ALL TIMES. CONTRACTOR SHALL COORDINATE ALL SCHEDULES WITH FIELD REPRESENTATIVE PRIOR TO WORKING AROUND UTILITIES.
- 5. CONTRACTOR SHALL BE RESPONSIBLE FOR BECOMING FAMILIAR WITH CURRENT SITE CONDITIONS AND SHALL REPORT ANY DISCREPANCIES ON THE PLANS TO THE ENGINEER PRIOR TO COMMENCING WORK.
- 6. ALL CONSTRUCTION LAYOUT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ESTABLISHING THE WORK LIMIT LINES AS SHOWN ON THE PLANS AND SHALL WORK WITHIN THE LIMITS AND DIMENSIONS SHOWN. ALL PAVEMENT DIMENSIONS ARE TO THE EDGE OF PAVEMENT. ANY DEVIATION FROM THE PLANS SHALL REQUIRE WRITTEN APPROVAL FROM THE ENGINEER PRIOR TO EXECUTING WORK.
- 7. GRADING SHALL CONSIST OF ALL EXCAVATION, BACKFILLING, SHAPING AND SLOPING NECESSARY FOR THE CONSTRUCTION, PREPARATION AND COMPLETION OF ALL WORK AND OTHER AREAS, ALL IN ACCORDANCE WITH THE LAYOUT AND GRADES SHOWN ON THESE DRAWINGS. SAWCUT ALL PAVEMENT EDGES WHERE EXISTING PAVEMENT IS TO REMAIN.
- 8. CONTRACTOR SHALL BE RESPONSIBLE FOR PROTECTING AND RESTORING ALL ADJACENT IMPROVEMENTS. CONTRACTOR SHALL BE RESPONSIBLE FOR RESETTling ALL DISTURBED EXISTING MANHOLE COVERS, VALVE BOXES, BLOW-OFF RISERS, ETC. TO NEW ELEVATIONS, AS REQUIRED, WHETHER SPECIFICALLY SHOWN ON DRAWINGS OR NOT.
- 9. THE CONTRACTOR SHALL NOTIFY ALL UTILITY COMPANIES THAT MAY BE AFFECTED BY THE PROPOSED WORK, PRIOR TO THE START OF ANY CONSTRUCTION, TO ARRANGE FOR PHYSICAL LOCATION AND ELEVATION OF ALL UNDERGROUND IMPROVEMENTS. IT IS THE CONTRACTOR'S RESPONSIBILITY TO PROVIDE THE UTILITY COMPANY SUFFICIENT NOTICE TO SCHEDULE ANY RELOCATION OF THEIR UTILITIES. THE CONTRACTOR SHALL BE RESPONSIBLE FOR SUPPORT OF ANY UTILITY THAT MAY BE IN CONFLICT WITH OR ENDANGERED BY THE PROPOSED WORK.
- 10. ALL OVERHEAD OR SURFACE STRUCTURES AND UTILITIES ENCOUNTERED ARE TO BE CAREFULLY PROTECTED FROM DAMAGE OR DISPLACEMENT. ALL DAMAGE TO SUCH STRUCTURES SHALL BE COMPLETELY REPAIRED WITHIN THE TIME FRAME OF THE CONSTRUCTION. THE OWNER RESERVES THE RIGHT TO REMEDY SUCH DAMAGE BY ORDERING OUTSIDE PARTIES TO MAKE SUCH REPAIRS AT THE EXPENSE OF THE CONTRACTOR.
- 11. THE CONTRACTOR MAY STORE EQUIPMENT AND MATERIALS WITHIN THE LIMITS OF THE SITE. THE CONTRACTOR SHALL MAINTAIN THESE AREAS IN A CLEAN AND ORDERLY CONDITION SO AS NOT TO CAUSE A NUISANCE IN THE AREA. THE CONTRACTOR SHALL RESTORE THE STORAGE AREA TO ITS ORIGINAL OR BETTER CONDITION, WITH ALL ITS APPURTENANCES, IN KIND, TO THE SATISFACTION OF THE ENGINEER AND OWNER.
- 12. COMPLETE "AS-BUILT" INFORMATION RELATIVE TO LOCATION, SIZE AND DEPTH OF THE PROPOSED PIPES, STRUCTURES, AND OTHER IMPROVEMENTS SHALL BE ACCURATELY RECORDED. THIS INFORMATION SHALL BE SUBMITTED TO THE ENGINEER AS A CADD FILE AND AS A DRAWING SIGNED AND SEALED BY A PROFESSIONAL LAND SURVEYOR REGISTERED IN THE STATE OF FLORIDA AT THE CONTRACTOR'S EXPENSE.
- 13. THE UNDERGROUND UTILITIES SHOWN HEREON ARE BASED ON EXISTING UTILITY PLANS. NO SUBSURFACE VERIFICATION OF THE UTILITIES WAS MADE. SOME UTILITIES MAY NOT BE REFLECTED IN THESE PLANS. BEFORE EXCAVATION OR CONSTRUCTION, CONTACT THE SUNSHINE ONE CALL SERVICE #811 AND THE APPROPRIATE UTILITY COMPANIES FOR FIELD VERIFICATION. SUBSURFACE CASINGS, DUCT BANKS, FOOTINGS FOUNDATIONS, AND OTHER SUBSURFACE FEATURES ARE NOT LOCATED OR SHOWN HEREON ARE TO BE VERIFIED BY CONTRACTOR BEFORE COMMENCING ANY WORK.
- 14. PROVIDE 6 FOOT VINYL VISUAL BARRIER ON ALL FENCING AT CONSTRUCTION LIMITS.
- 15. THE CONTRACTOR SHALL BE RESPONSIBLE FOR MAINTAINING THE INTEGRITY AND MAKING THE REPAIRS OF EXISTING PAVEMENT, SIDEWALKS, PIPES, CONDUITS, CURBS, CABLES, ETC., WHETHER OR NOT SHOWN ON THE PLANS, DAMAGED AS A RESULT OF THE CONTRACTOR'S OPERATIONS AND/OR THOSE OF HIS SUBCONTRACTORS, AND SHALL RESTORE THEM PROMPTLY TO THE ORIGINAL CONDITIONS OR BETTER AT NO ADDITIONAL EXPENSE TO THE OWNER. CONTRACTOR SHALL REPORT ANY DAMAGED SIDEWALK, DRIVEWAY, ETC., PRIOR TO BEGINNING WORK IN ANY AREA.
- 16. EXISTING WATER METERS, UTILITY POLES & GUY WIRES AND OTHER UTILITIES WITHIN THE LIMITS OF CONSTRUCTION SHALL BE REMOVED OR RELOCATED UNLESS OTHERWISE NOTED.
- 17. ALL WORK SHALL CONFORM TO ALL APPLICABLE CODES, ORDINANCES OF CITY OF HOLLYWOOD STANDARDS AND DETAILS, BROWARD COUNTY DEPARTMENT OF ENVIRONMENTAL RESOURCES STANDARDS AND DETAILS AND FLORIDA DEPARTMENT OF TRANSPORTATION STANDARDS AND DETAILS.



LOCATION MAP
SCALE 1" = 300'

LEGAL DESCRIPTION:

LOTS 29 AND 30, BLOCK 48, HOLLYWOOD LAKES SECTION, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 1, AT PAGE 32, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA; SUBJECT TO AN EASEMENT FOR HIGHWAY AND STREET PURPOSES OVER AND ACROSS THE SOUTH 30 FEET OF SAID LOTS 29 AND 30; ALSO, ALL THAT PARCEL OF LAND DESCRIBED AND BOUNDED AS FOLLOWS: BEING A PART OF TAYLOR STREET AND A PART OF BLOCK 70, HOLLYWOOD LAKES SECTION, BOUNDED ON THE SOUTH BY THE NORTH LINE OF LOTS 29 AND 30 IN BLOCK 48 OF HOLLYWOOD LAKES SECTION, IN THE NORTH BY BLOCK 71, OTHERWISE DESCRIBED AS NORTH LAKE OF SAID SUBDIVISION, ON THE EAST BY THE EAST LINE OF LOT 29 IN BLOCK 48, EXTENDED IN A NORTHERLY DIRECTION AND ON THE WEST BY THE WEST LINE OF LOT 30, IN BLOCK 48, EXTENDED IN A NORTHERLY DIRECTION, AS SHOWN ON THE PLAT OF HOLLYWOOD LAKES SECTION RECORDED IN PLAT BOOK 1, PAGE 32, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA, BEING ALL THAT PARCEL OF LAND LYING NORTH OF LOTS 29 AND 30, IN BLOCK 48, OF HOLLYWOOD LAKES SECTION, EXTENDING TO THE NORTH LAKE IN SAID SUBDIVISION.

Address: 1051 South Northlake Dr., Hollywood, Florida. 33019

City Stamps



CARL LEVIN ARCHITECTURE + DESIGN
3390 MARY STREET, SUITE 135
COCONUT GROVE, FL 33133
305-442-3118 CARL@CLA-D.COM

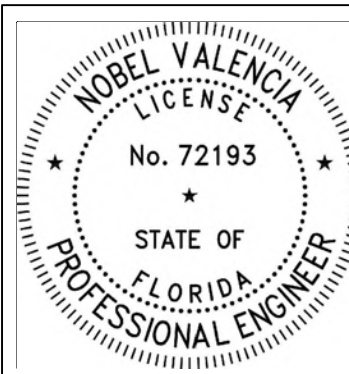


CONSTRUCTION DRAWINGS FOR A:
PRIVATE RESIDENCE
1051 SOUTH NORTHLAKE DRIVE
HOLLYWOOD, FL 33019



Civil Engineers

11231 SW 88th St.,
Unit D-114,
Miami, FL 33176
TEL: (305) 200 6701
EMAIL: nobel@ngaengineers.com



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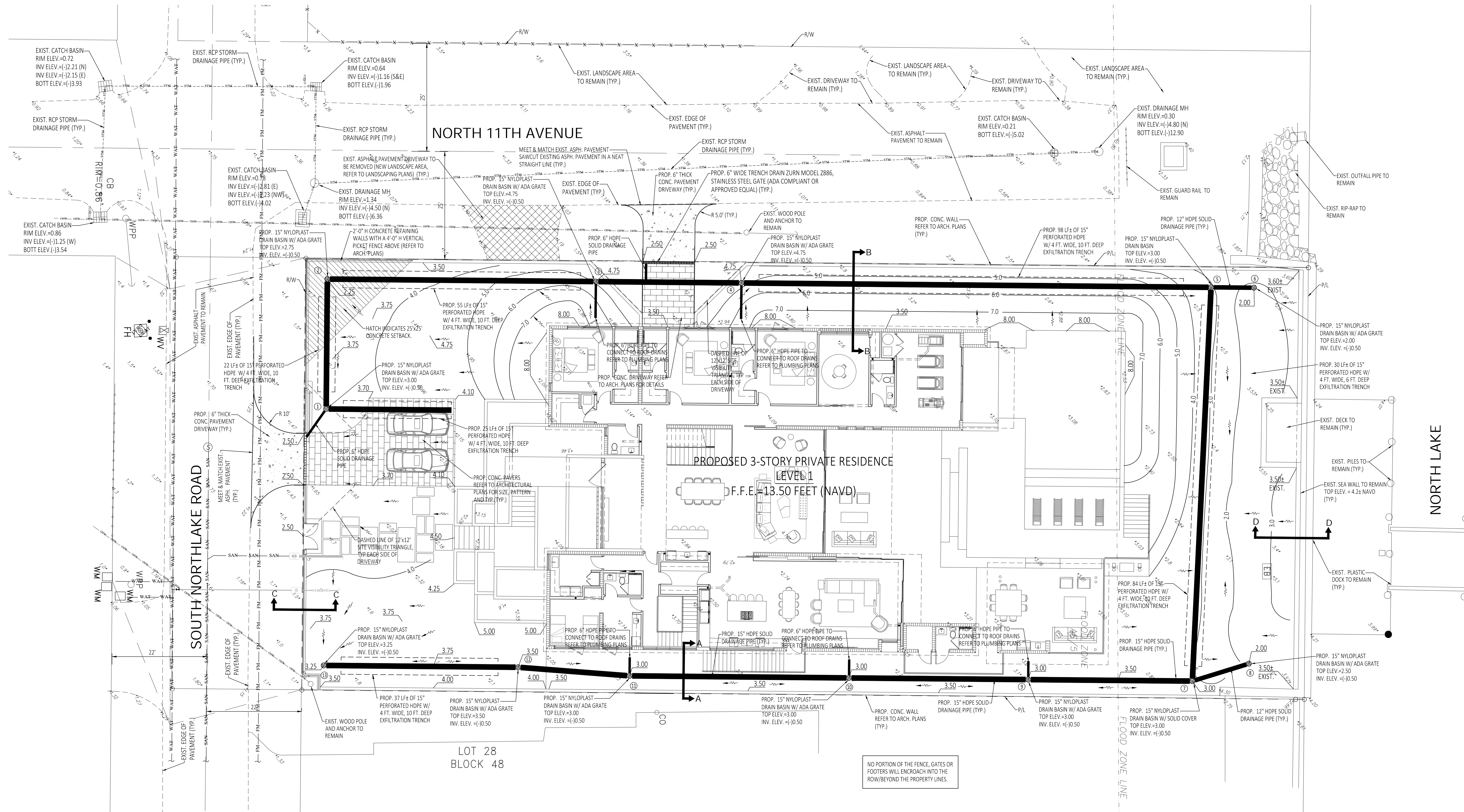
12/16/2024

ENGINEER'S CERTIFICATION:

I HEREBY CERTIFY: That this plan was prepared under my direction and to the best of my knowledge and belief complies with the intent of the "MANUAL OF UNIFORM STANDARDS FOR DESIGN, CONSTRUCTION AND MAINTENANCE FOR STREETS, AND HIGHWAYS", as adopted by the State of Florida Legislature, Chapter 72-328 F.S.



Seal
Nobel Valencia, PE No. 72193 Civil Engineer
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Revision
Project Number 24-004
Date 10/08/24
Sheet Title Cover Sheet
Drawn by: NV
Checked by: NV
Sheet Number

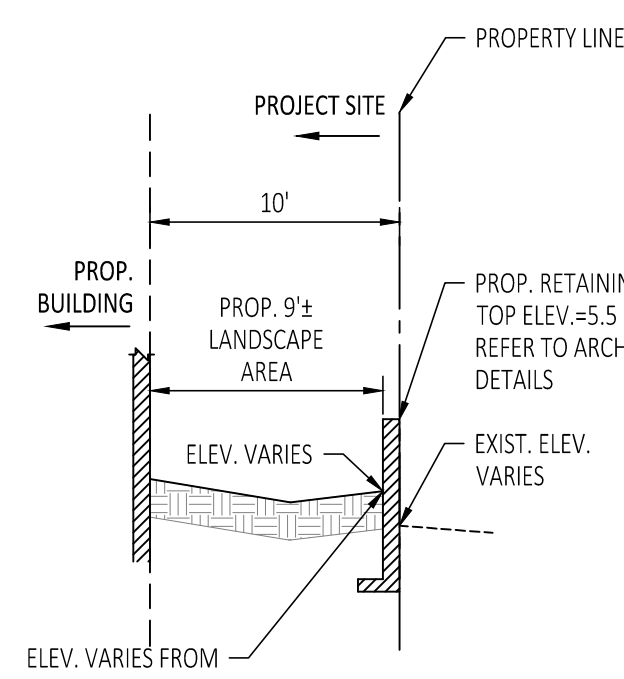


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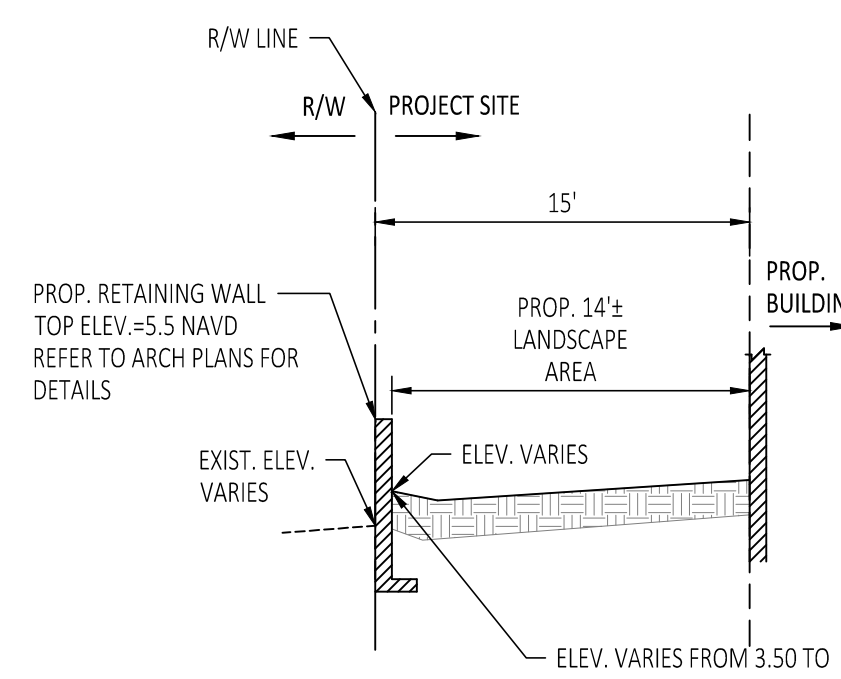
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 +10.00 EXISTING ELEVATION (NGVD)
 → DIRECTION OF FLOW
 ○ PROPOSED DRAIN BASIN
 --- PROPOSED FRENCH DRAIN
 ▨ EXIST. ASPHALT PAVEMENT TO BE REMOVED (PROP. LANDSCAPE AREA)
 ▩ PROP. ASPHALT PAVEMENT
 ▨ PROP. CONCRETE
 ① PROPOSED STRUCTURE NUMBER
 — 6.0 — PROP. CONTOUR ELEVATION

SITE DATA

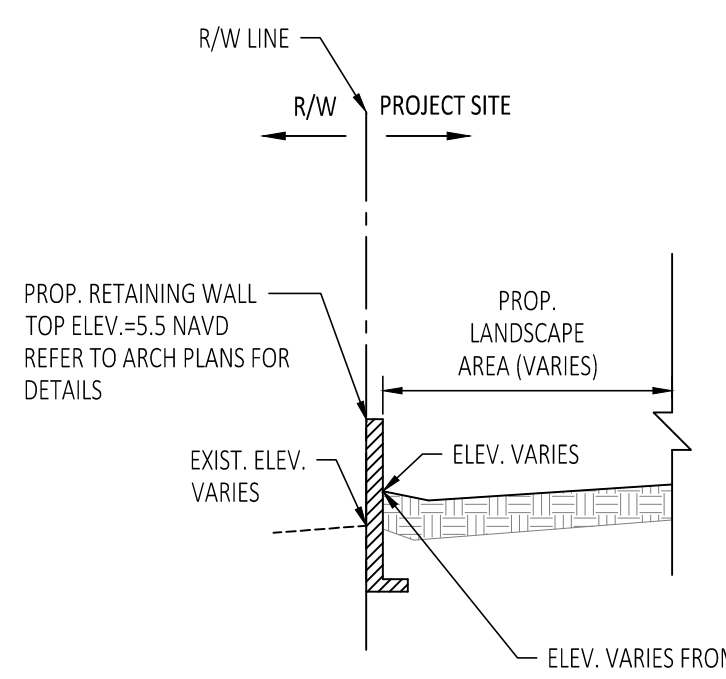
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 ZONE "AE" DATED: 07-31-2024
 BASE FLOOD ELEVATION = 7.00 NAVD & 8.00 NAVD
 AVERAGE WET SEASON WATER ELEVATION = (+) 0.5 NAVD



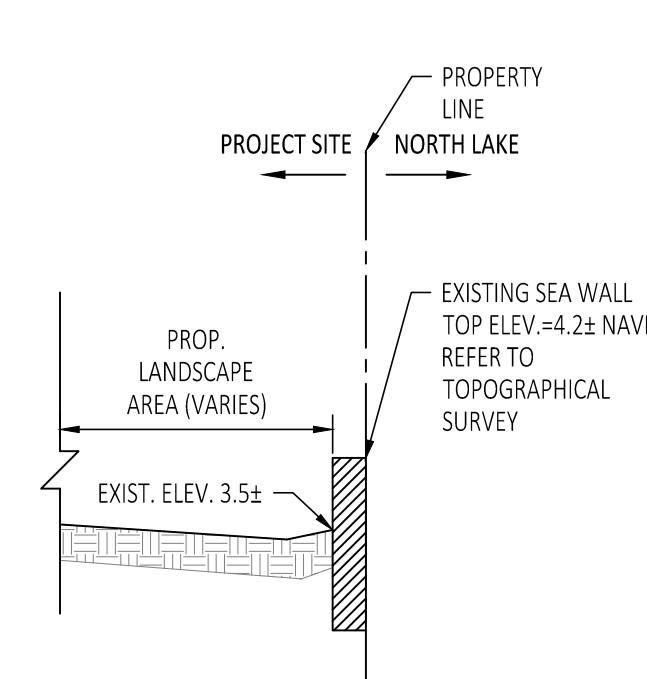
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TYPICAL SECTION B-B
NOT TO SCALE



TYPICAL SECTION C-C
NOT TO SCALE



TYPICAL SECTION D-D
NOT TO SCALE



LEVEL 1 PAVING, GRADING & DRAINAGE PLAN

SCALE: 1" = 10'

City Stamps

CLAD

CARL LEVIN ARCHITECTURE + DESIGN
 3390 MARY STREET, SUITE 135
 COCONUT GROVE, FL 33133
 305-442-3118 CARL@CLA-D.COM

2·id
 INTERIORS

CONSTRUCTION DRAWINGS FOR A:

PRIVATE RESIDENCE
 1051 SOUTH NORTHLAKE DRIVE
 HOLLYWOOD, FL 33019



Civil Engineers

11231 SW 88th St.,
 Unit D-114,
 Miami, FL 33176.
 TEL: (305) 200 6701
 EMAIL: nobel@ngaengineers.com

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Revision 12/12/24 CODE COMMENTS

Project Number 24-004

Date 10/08/24

Sheet Title

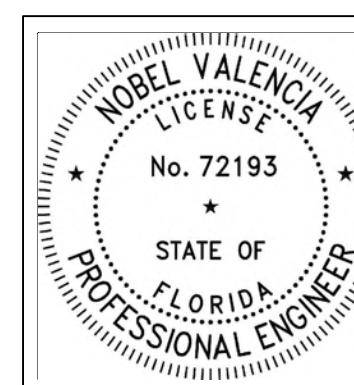
Level 1 Paving, Grading
 and Drainage Plan

Drawn by NV

Checked by NV

Sheet Number

CS-2



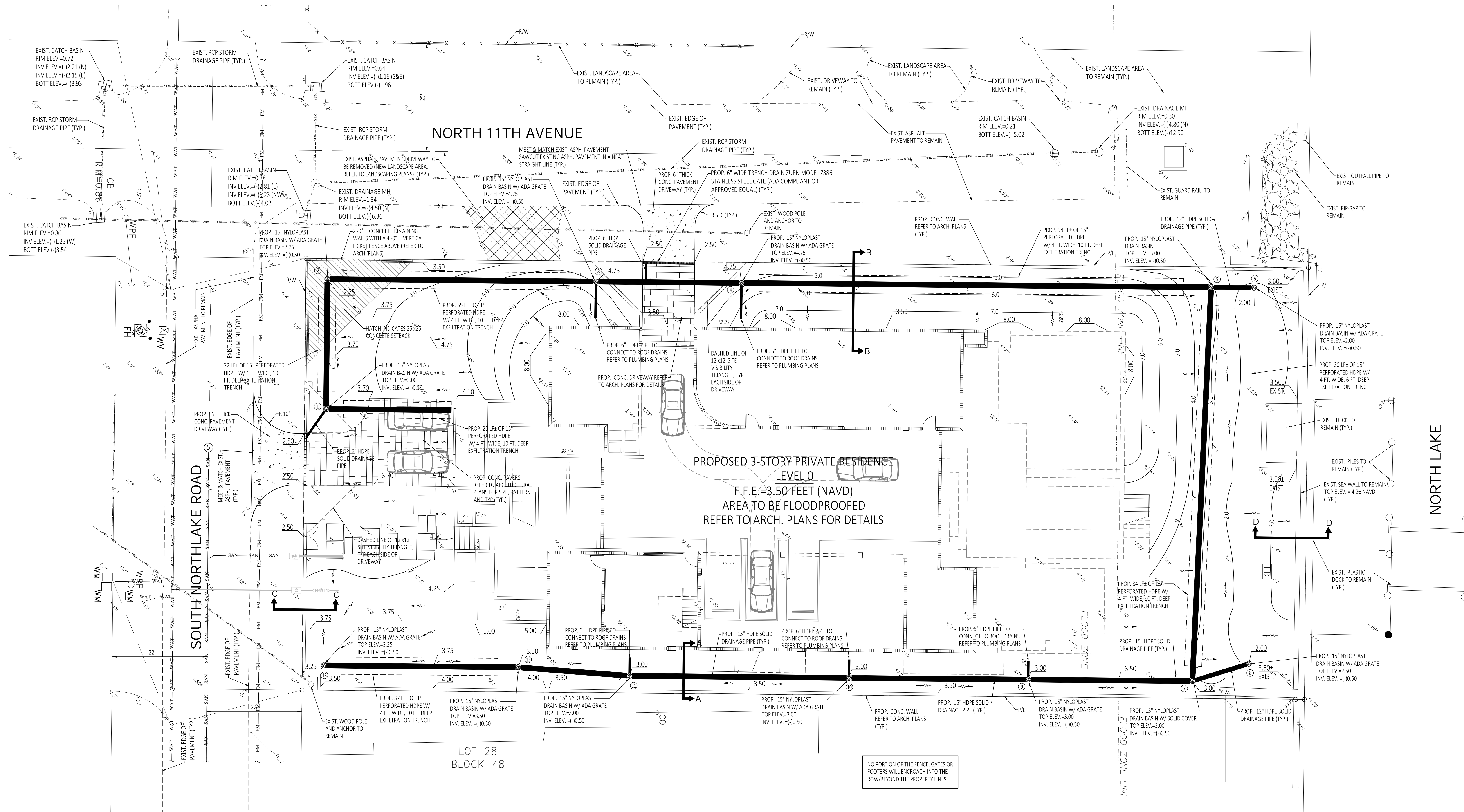
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LEGEND

- 9.0 PROPOSED ELEVATION (NGVD)
- 10.00 EXISTING ELEVATION (NGVD)
- DIRECTION OF FLOW
- PROPOSED DRAIN BASIN
- PROPOSED FRENCH DRAIN
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- PROP. ASPHALT PAVEMENT
- PROP. CONCRETE
- ① PROPOSED STRUCTURE NUMBER
- 6.0 PROP. CONTOUR ELEVATION

SITE DATA

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 ZONE "AE" DATED: 07-31-2024
 BASE FLOOD ELEVATION = 7.00 NAVD & 8.00 NAVD
 AVERAGE WET SEASON WATER ELEVATION = (+) 0.5 NAVD



LEVEL 0 PAVING, GRADING & DRAINAGE PLAN

SCALE: 1" = 10'

CLAD
 CARL LEVIN ARCHITECTURE + DESIGN
 3390 MARY STREET, SUITE 135
 COCONUT GROVE, FL 33133
 305-442-3118 CARL@CLA-D.COM

2·id
 INTERIORS

CONSTRUCTION DRAWINGS FOR A:
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 1051 SOUTH NORTHLAKE DRIVE
 HOLLYWOOD, FL 33019



Civil Engineers

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Revision
 12/12/24 CODE COMMENTS

Project Number
 24-004

Date
 10/08/24

Sheet Title

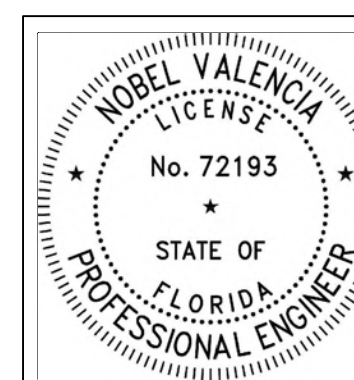
Level 0 Paving, Grading
 and Drainage Plan

Drawn by
 NV

Checked by
 NV

Sheet Number

CS-2.1



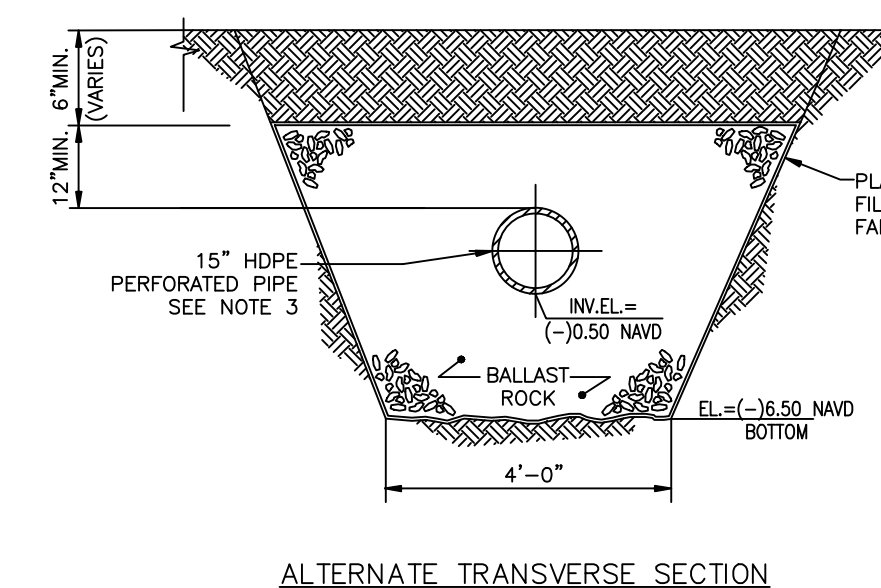
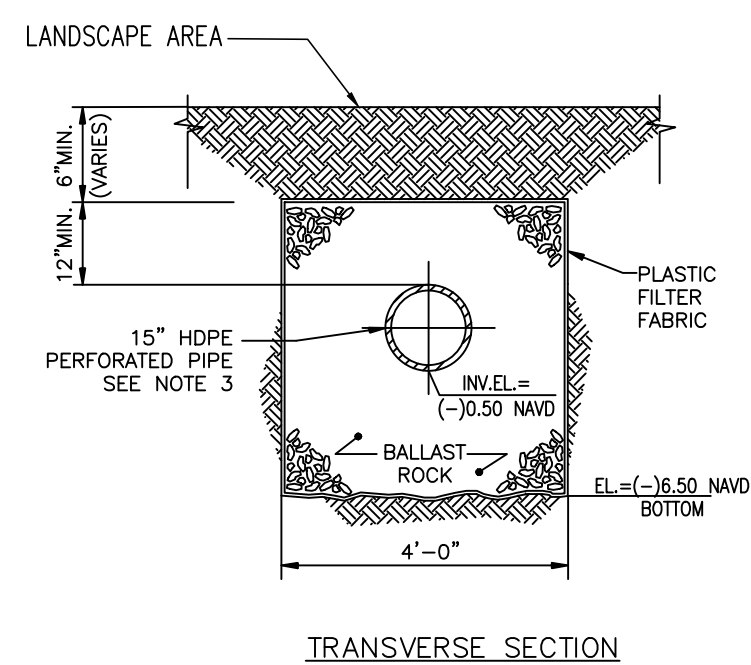
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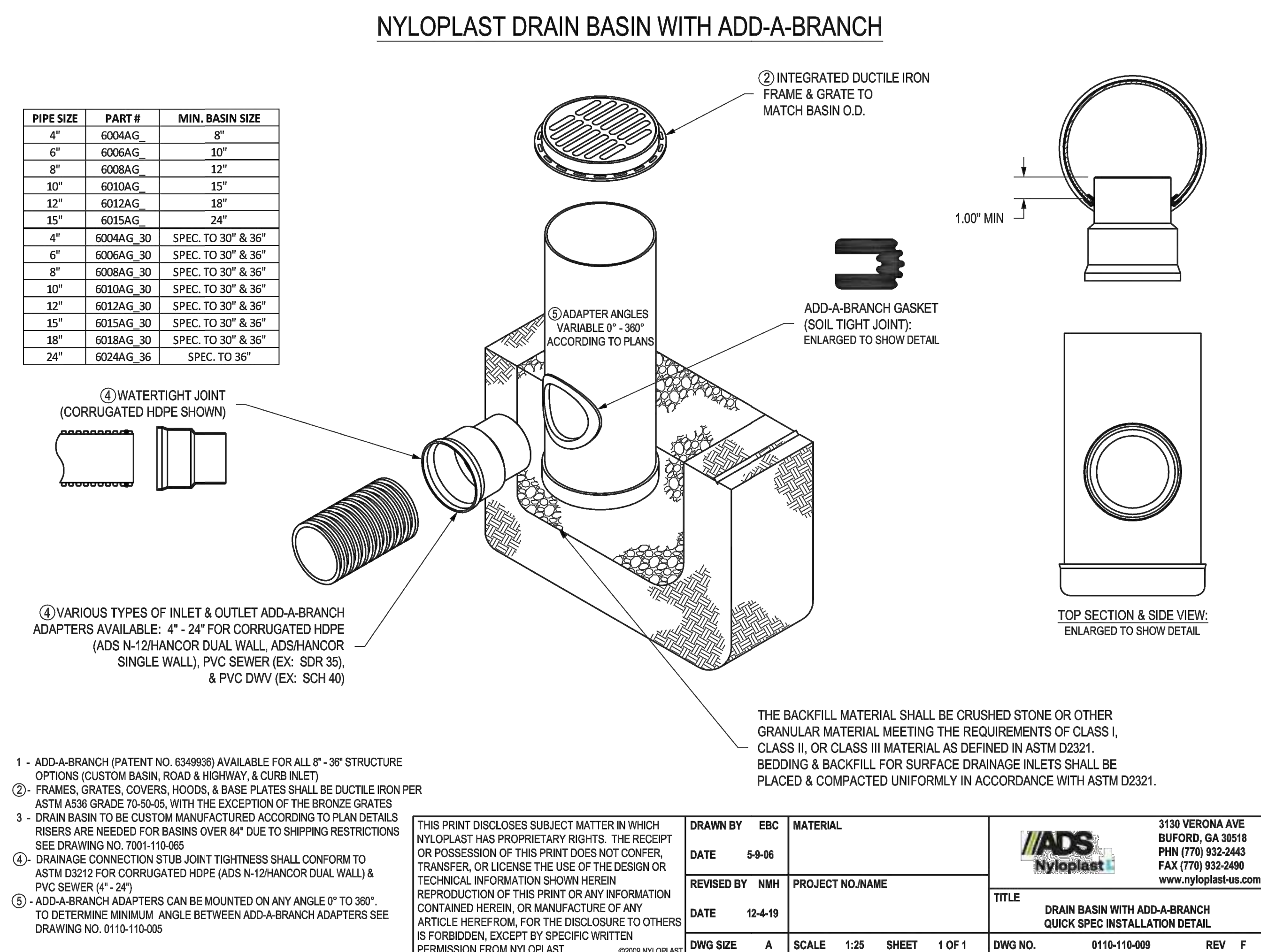


MAY BE USED IN AREAS WHERE TRENCH WALLS WILL NOT STAND VERTICAL, OR WHERE CAVE IN BELOW THE WATER TABLE IS LIKELY TO OCCUR. TO BE USED AT THE ENGINEER'S DISCRETION.

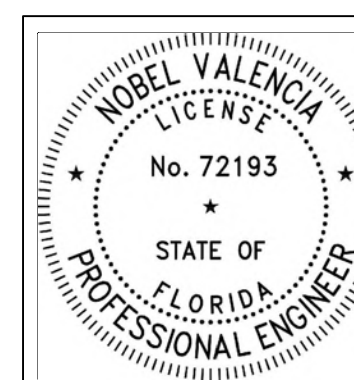
1. PLASTIC FILTER FABRIC (AT EACH SIDE, TOP AND BOTTOM) SHALL BE USED AS NOTED ON PLANS AND/OR AS DIRECTED BY THE ENGINEER.
2. AFTER THE BALLAST ROCK HAS BEEN PLACED TO THE PROPER ELEVATION, IT SHALL BE CAREFULLY WASHED DOWN WITH CLEAN WATER IN ORDER TO ALLOW FOR INITIAL SETTLEMENT THAT MAY OCCUR. IF IT DOES TAKE PLACE, ADDITIONAL BALLAST ROCK WILL BE ADDED TO RESTORE THE BALLAST ROCK TO THE PROPER ELEVATION SO THAT THE EXFILTRATION TRENCH WILL BE COMPLETED IN ACCORDANCE WITH THE DETAILS.
3. FOR INVERT ELEVATIONS, SEE SHEET CS-2

TYPICAL EXFILTRATION TRENCH DETAIL
NOT TO SCALE

SCALE: AS SHOWN



Civil Engineers
11231 SW 88th St.,
Unit D-114,
Miami, FL 33176.
TEL: (305) 200 6701
EMAIL: nobel@ngaengineers.com



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12/16/2024

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Sea

Nobel Valencia, PE No. 72193
Civil Engineer

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Revision

Project Number 24-004

Date 10/08/24

Sheet Title

Paving & Drainage Details

Drawn by:

Checked by _____

Sheet Number

CS-3

City Stamps



CARL LEVIN ARCHITECTURE + DESIGN
3390 MARY STREET, SUITE 135
CORONET GROVE, FL 33133
305-442-3118 CARL@CLAD.COM



CONSTRUCTION DRAWINGS FOR A:
PRIVATE RESIDENCE
1051 SOUTH NORTHLAKE DRIVE
HOLLYWOOD, FL 33019

Seal
Nobel Valencia, PE No. 72193 Civil Engineer
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Revision
Project Number 24-004
Date 10/08/24
Sheet Title Paving & Drainage Details
Drawn by: NV
Checked by: NV
Sheet Number

CS-3.1

GENERAL NOTES:

1. THE INFORMATION PROVIDED IN THESE DRAWINGS IS SOLELY TO ASSIST THE CONTRACTOR IN ASSESSING THE NATURE AND EXTENT OF CONDITIONS WHICH WILL BE ENCOUNTERED DURING THE COURSE OF THE WORK. THE CONTRACTORS ARE DIRECTED, PRIOR TO BIDDING, TO CONDUCT WHATEVER INVESTIGATIONS THEY DEEM NECESSARY TO ARRIVE AT THEIR OWN CONCLUSION REGARDING THE ACTUAL CONDITIONS THAT WILL BE ENCOUNTERED, AND UPON WHICH BIDS WILL BE BASED.
2. ALL CONSTRUCTION AND MATERIALS SHALL CONFORM TO APPLICABLE STANDARDS AND SPECIFICATIONS OF THE CITY OF HOLLYWOOD DEPARTMENT OF PUBLIC UTILITIES, ENGINEERING AND CONSTRUCTION SERVICES DIVISION (ECSO), AND ALL OTHER LOCAL, STATE AND NATIONAL CODES, WHERE APPLICABLE.
3. LOCATIONS, ELEVATIONS, SIZES, MATERIALS, ALIGNMENTS, AND DIMENSIONS OF EXISTING FACILITIES, UTILITIES AND OTHER FEATURES ARE SHOWN ACCORDING TO THE BEST INFORMATION AVAILABLE AT THE TIME OF THE PREPARATION OF THESE PLANS; AND DO NOT PURPORT TO BE ABSOLUTELY CORRECT. ALSO, THERE MAY HAVE BEEN OTHER IMPROVEMENTS, UTILITIES, ETC., WITHIN THE PROJECT AREA WHICH WERE CONSTRUCTED AFTER THE PREPARATION OF THESE PLANS AND/OR THE ORIGINAL SITE SURVEY. THE CONTRACTOR SHALL VERIFY THE LOCATIONS, ELEVATIONS, AND OTHER FEATURES AFFECTING HIS/HER WORK PRIOR TO CONSTRUCTION, AND NOTIFY THE ENGINEER IMMEDIATELY WHEN CONFLICT BETWEEN DRAWINGS AND ACTUAL CONDITIONS ARE DISCOVERED. THE ENGINEER ASSUMES NO RESPONSIBILITY FOR ANY FACILITIES SHOWN OR NOT SHOWN ON THE PLANS. THE CONTRACTOR SHALL WORK AS NEEDED TO AVOID CONFLICT WITH EXISTING UTILITIES (NO ADDITIONAL COST SHALL BE PAID FOR THIS WORK). EXISTING UTILITIES SHALL BE MAINTAINED IN SERVICE DURING CONSTRUCTION UNLESS OTHERWISE APPROVED BY THE RESPECTIVE UTILITY OWNER.
4. THE CONTRACTOR SHALL COORDINATE WITH ALL UTILITIES TO ARRANGE FOR THE RELOCATION AND TEMPORARY SUPPORT OF UTILITY FEATURES, ETC. AS NECESSARY TO COMPLETE THE WORK.
5. IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO LOCATE AND PROTECT ANY AND ALL EXISTING UTILITIES ON THIS PROJECT, AND TO ENSURE THAT EXISTING UTILITIES ARE MAINTAINED IN SERVICE DURING CONSTRUCTION UNLESS APPROVED OTHERWISE BY THE UTILITY OWNER.
6. CONTRACTOR SHALL ADJUST ALL EXISTING UTILITY CASTINGS INCLUDING VALVE BOXES, MANHOLES, HAND-HOLES, PULL-BOXES, STORMWATER INLETS, AND SIMILAR STRUCTURES IN CONSTRUCTION AREA TO BE OVERLAID WITH ASPHALT PAVEMENT.
7. THE CONTRACTOR IS REQUIRED TO OBTAIN ALL APPLICABLE CONSTRUCTION AND ENVIRONMENTAL PERMITS PRIOR TO THE START OF CONSTRUCTION.
8. THE CONTRACTOR SHALL NOTIFY ECSO AT LEAST 48 HOURS PRIOR TO BEGINNING CONSTRUCTION.
9. PRIOR TO THE COMMENCEMENT OF CONSTRUCTION AND INSTALLATION OF THE PROPOSED IMPROVEMENTS, SHOP DRAWINGS SHALL BE SUBMITTED TO ECSO IN ACCORDANCE WITH THE CONTRACT DOCUMENT'S REQUIREMENTS, FOR APPROVAL. IN ADDITION, IT IS THE CONTRACTOR'S RESPONSIBILITY TO OBTAIN ANY OTHER AGENCY SHOP DRAWING APPROVAL, IF REQUIRED.
10. THE CONTRACTOR SHALL NOTIFY ECSO IMMEDIATELY FOR ANY CONFLICT ARISING DURING CONSTRUCTION OF ANY IMPROVEMENTS SHOWN ON THESE DRAWINGS. THIS WORK BY THE CONTRACTOR SHALL BE CONSIDERED INCIDENTAL TO THE CONTRACT AND NO ADDITIONAL COMPENSATION SHALL BE ALLOWED.
11. ELEVATIONS SHOWN ARE IN FEET AND ARE REFERENCED TO THE NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD 88).

	ISSUED: 03/01/1994	DEPARTMENT OF PUBLIC UTILITIES STANDARD DETAIL	REVISED: 06/08/2014
	DRAWN: EAP	GENERAL NOTES	DRAWING NO.
	APPROVED: XXX		G-00

GENERAL NOTES (CONTINUED):

12. CITY OF HOLLYWOOD SHALL NOT PROVIDE STAGING / STORAGE AREA. CONTRACTOR SHALL SECURE STAGING / STORAGE AREA AS NECESSARY FOR CONSTRUCTION WORK.
13. CONTRACTOR SHALL HAUL AWAY EXCESSIVE STOCKPILE OF SOIL FOR DISPOSAL EVERY DAY. NO STOCKPILE SOIL IS ALLOWED TO BE LEFT ON THE CONSTRUCTION SITE OVER NIGHT.
14. CONTRACTOR SHALL CLEAN / SWEEP THE ROAD AT LEAST ONCE DAY OR AS REQUIRED BY THE ENGINEER.
15. CONTRACTOR SHALL PROTECT CATCH BASINS WITHIN / ADJACENT TO THE CONSTRUCTION SITE AS REQUIRED BY NPDES REGULATIONS.
16. THE CITY OF HOLLYWOOD HAS A NOISE ORDINANCE (CHAPTER 100) WHICH PROHIBITS EXCAVATION AND CONSTRUCTION BEFORE 6:00 A.M. AND AFTER 6:00 P.M., MONDAY THROUGH SATURDAY AND ALL DAY SUNDAY.
17. SUITABLE EXCAVATED MATERIAL SHALL BE USED IN FILL AREAS. NO SEPARATE PAY ITEM FOR THIS WORK, INCLUDE COST IN OTHER ITEMS.
18. ALL ROAD CROSSINGS ARE OPEN CUT AS PER THE REQUIREMENTS OF THE ECSO UNLESS OTHERWISE NOTED ON THE DRAWINGS.
19. THE CONTRACTOR SHALL REPLACE ALL PAVING, STABILIZING EARTH, DRIVEWAYS, PARKING LOTS, SIDEWALKS, ETC. TO SATISFY THE INSTALLATION OF THE PROPOSED IMPROVEMENTS WITH THE SAME TYPE OF MATERIAL THAT WAS REMOVED DURING CONSTRUCTION OR AS DIRECTED BY ECSO FIELD ENGINEER.
20. THE CONTRACTOR SHALL NOT ENCR OACH INTO PRIVATE PROPERTY WITH PERSONNEL, MATERIAL OR EQUIPMENT. IN CASE WORK ON PRIVATE PROPERTY IS NEEDED, A CITY OF HOLLYWOOD "RIGHT OF ENTRY" FORM MUST BE SIGNED BY PROPERTY OWNER AND THE DIRECTOR OF PUBLIC UTILITIES. THE CONTRACTOR IS RESPONSIBLE TO MAINTAIN ACCESS AT ALL TIMES TO PRIVATE HOMES/BUSINESSES.
21. THE CONTRACTOR SHALL BE RESPONSIBLE FOR DAMAGE, REMOVAL OR MODIFICATION, CAUSED TO ANY IRRIGATION SYSTEM (PRIVATE OR PUBLIC) ACCIDENTALLY OR PURPOSELY. THE CONTRACTOR SHALL REPLACE ANY DAMAGED, REMOVED OR MODIFIED IRRIGATION PIPES, SPRINKLER HEADS OR OTHER PERTINENT APPURTENANCES TO MATCH OR EXCEED EXISTING CONDITIONS AT NO ADDITIONAL COST TO THE CITY.
22. MAIL BOXES, FENCES OR OTHER PRIVATE PROPERTY DAMAGED DURING THE CONSTRUCTION OF THE PROPOSED IMPROVEMENTS SHALL BE REPLACED TO MATCH OR EXCEED EXISTING CONDITION.
23. CONTRACTOR SHALL PROVIDE MAINTENANCE OF TRAFFIC IN ACCORDANCE WITH FDOT STANDARDS AND CITY OF HOLLYWOOD DEPARTMENT OF PUBLIC UTILITIES STANDARDS.
24. NO TREES ARE TO BE REMOVED OR RELOCATED WITHOUT PRIOR APPROVAL FROM THE ECSO FIELD ENGINEER.
25. THE CONTRACTOR IS RESPONSIBLE FOR OBTAINING THE NECESSARY TREE REMOVAL OR RELOCATION PERMITS FROM THE CITY OF HOLLYWOOD BUILDING DEPARTMENT FOR TREES LOCATED IN THE PUBLIC RIGHT OF WAY.
26. IT IS THE INTENT OF THESE PLANS TO BE IN ACCORDANCE WITH APPLICABLE CODES AND AUTHORITIES HAVING JURISDICTION. ANY DISCREPANCIES BETWEEN THESE PLANS AND APPLICABLE REGULATORY STANDARDS / REQUIREMENTS SHALL BE IMMEDIATELY BROUGHT TO THE ATTENTION OF ECSO.

	ISSUED: 03/01/1994	DEPARTMENT OF PUBLIC UTILITIES STANDARD DETAIL	REVISED: 11/06/2017
	DRAWN: EAP	GENERAL NOTES (CONTINUED)	DRAWING NO.
	APPROVED: XXX		G-00.1

GENERAL NOTES (CONTINUED):

27. THE CONTRACTOR SHALL BE RESPONSIBLE FOR MAINTAINING THE INTEGRITY OF AND MAKING THE REPAIRS TO EXISTING PAVEMENT, SIDEWALKS, PIPES, CONDUITS, CURBS, CABLES, ETC., WHETHER OR NOT SHOWN ON THE PLANS DAMAGED AS A RESULT OF THE CONTRACTORS OPERATIONS AND/OR THOSE OF HIS SUBCONTRACTORS, AND SHALL RESTORE THEM PROMPTLY AT NO ADDITIONAL EXPENSE TO THE OWNER. CONTRACTOR SHALL REPORT ANY DAMAGE TO SIDEWALK, DRIVEWAY, ETC., PRIOR TO BEGINNING WORK IN ANY AREA.
28. WHERE NEW PAVEMENT MEETS EXISTING, CONNECTION SHALL BE MADE IN A NEAT STRAIGHT LINE AND FLUSH WITH EXISTING PAVEMENT TO MATCH EXISTING CONDITIONS.
29. UNDER NO CIRCUMSTANCES SHALL THE CONTRACTOR LEAVE EXCAVATED TRENCHES, OR PARTS OF, EXPOSED OR OPENED AT THE END OF THE WORKING DAY, WEEKENDS, HOLIDAYS OR OTHER TIMES, WHEN THE CONTRACTOR IS NOT WORKING, UNLESS OTHERWISE DIRECTED. ALL TRENCHES SHALL BE COVERED, FIRMLY SECURED AND MARKED ACCORDINGLY FOR PEDESTRIAN / VEHICULAR TRAFFIC.
30. ALL EXCAVATED MATERIAL REMOVED FROM THIS PROJECT SHALL BE DISPOSED OF OFF THE PROPERTY BY THE CONTRACTOR AT THE CONTRACTOR'S EXPENSE.
31. ALL DUCTILE IRON PRODUCTS SHALL BE DOMESTIC MADE HEAVY DUTY CLASSIFICATION SUITABLE FOR HIGHWAY TRAFFIC LOADS, OR 20,000 LB.
32. ALL GRASSED AREAS AFFECTED BY CONSTRUCTION SHALL BE RE-SEDDED.
33. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROVISION, INSTALLATION AND MAINTENANCE OF ALL TRAFFIC CONTROL AND SAFETY DEVICES, IN ACCORDANCE WITH SPECIFICATIONS OF THE LATEST REVISION OF FDOT DESIGN STANDARDS. IN ADDITION, THE CONTRACTOR IS RESPONSIBLE FOR THE RESETTLE OF ALL TRAFFIC CONTROL AND INFORMATION SIGNAGE REMOVED DURING THE CONSTRUCTION PERIOD.
34. EXCAVATED OR OTHER MATERIAL STORED ADJACENT TO OR PARTIALLY UPON A ROADWAY PAVEMENT SHALL BE ADEQUATELY MARKED FOR TRAFFIC SAFETY AT ALL TIMES.
35. TEMPORARY PATCH MATERIAL MUST BE ON THE JOB SITE WHENEVER PAVEMENT IS CUT, OR THE CITY'S INSPECTOR WILL SHUT THE JOB DOWN.
36. CONTRACTOR MUST PROVIDE FLASHER ARROW SIGNAL FOR ANY LANE THAT IS CLOSED OR DIVERTED.
37. CONTRACTOR SHALL NOTIFY LAW ENFORCEMENT AND FIRE PROTECTION SERVICES TWENTY-FOUR (24) HOURS IN ADVANCE OF TRAFFIC DETOUR IN ACCORDANCE WITH SECTION 336.07 OF FLORIDA STATUTES.
38. CONTRACTOR TO RESTORE PAVEMENT TO ORIGINAL CONDITION AS REQUIRED.
39. CONTRACTOR SHALL BE RESPONSIBLE FOR PROVIDING DEWATERING PER SPECIFICATION SECTION 02140 DEWATERING.

	ISSUED: 03/01/1994	DEPARTMENT OF PUBLIC UTILITIES STANDARD DETAIL	REVISED: 11/06/2017
	DRAWN: EAP	GENERAL NOTES (CONTINUED)	DRAWING NO.
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GENERAL NOTES (CONTINUED):

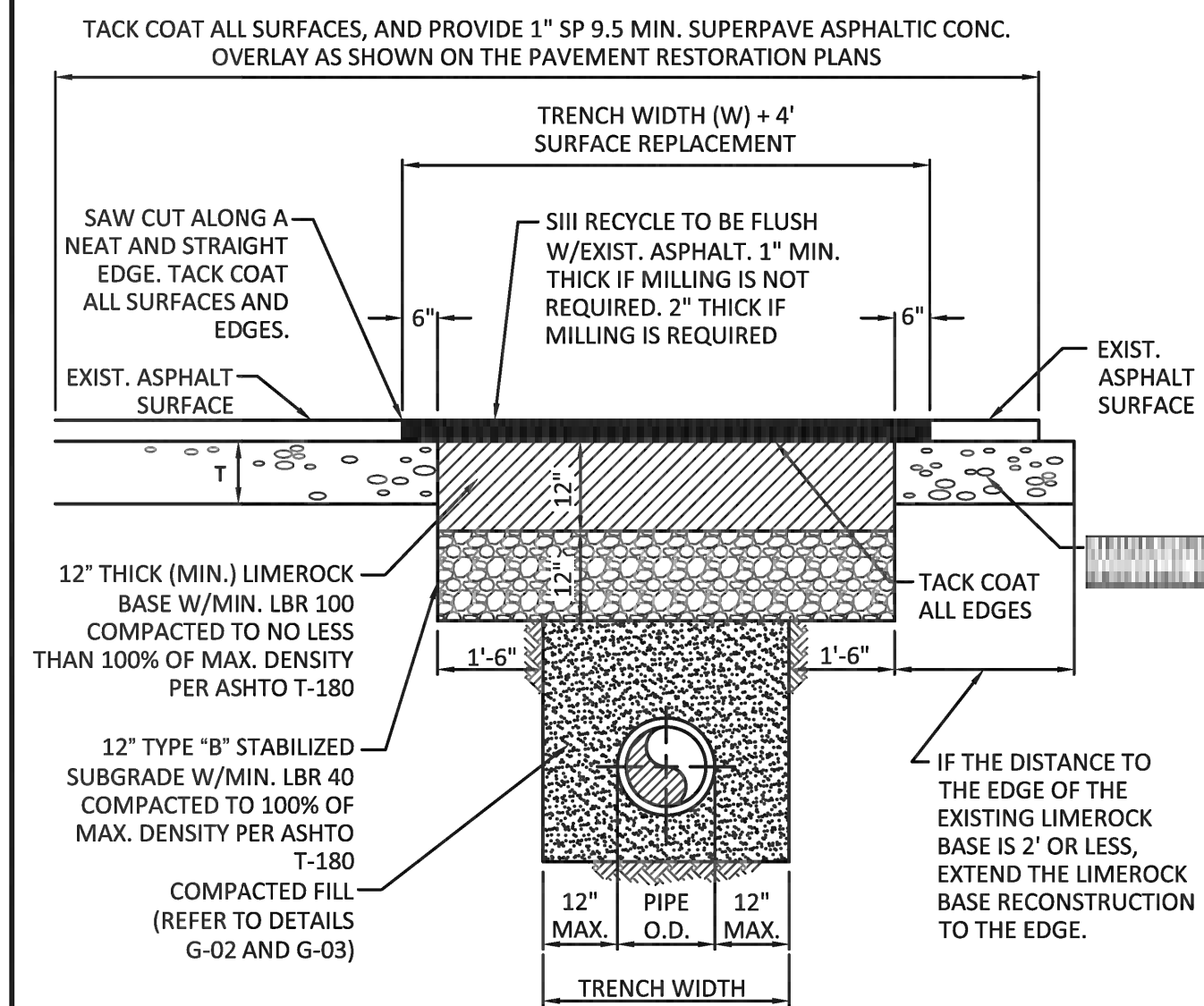
40. THE CONTRACTOR SHALL GIVE AT LEAST 48 HOURS NOTICE TO UTILITY COMPANIES TO PROVIDE FOR THE LOCATION OF EXISTING UNDERGROUND UTILITIES IN ADVANCE OF CONSTRUCTION. CONTACT UTILITIES NOTIFICATION CENTER AT 811 OR 1-800-432-4770 (SUNSHINE ONE-CALL OF FLORIDA).
-
41. WHEN PVC PIPE IS USED, A METALLIZED MARKER TAPE SHALL BE INSTALLED CONTINUOUSLY 18" ABOVE THE PIPE. THE MARKER TAPE SHOULD BE IMPRINTED WITH A WARNING THAT THERE IS BURIED PIPE BELOW. THE TAPE SHALL BE MAGNA TEC, AS MANUFACTURED BY THOR ENTERPRISES INC. OR APPROVED EQUAL.
 42. ALL CONNECTIONS TO EXISTING MAINS SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR. WATER CONNECTIONS SHALL BE METERED, AND THE COST OF WATER AND TEMPORARY METER SHALL BE BORNE BY THE CONTRACTOR.
 43. A COMPLETE AS-BUILT SURVEY SHALL BE ACCURATELY RECORDED OF THE UTILITY SYSTEM DURING CONSTRUCTION. AS-BUILT SURVEY SHALL BE SUBMITTED TO ECSO SIGNED AND SEALED BY A FLORIDA REGISTERED SURVEYOR PRIOR TO FINAL INSPECTION AND ACCEPTANCE OF PROJECT. THE COST OF SIGNED AND SEALED AS-BUILTS SHALL BE COVERED IN OVERALL BID. THE AS-BUILT SURVEY SHALL INCLUDE:
 - a. PLAN VIEW SHOWING THE HORIZONTAL LOCATIONS OF EACH MANHOLE, INLET, VALVE, FITTING, BEND AND HORIZONTAL PIPE DEFLECTIONS WITH COORDINATES AND IN REFERENCE TO A SURVEY BASELINE OR RIGHT-OF-WAY CENTERLINE.
 - b. THE PLAN VIEW SHALL ALSO SHOW SPOT ELEVATIONS OF THE TOP OF THE MAIN (WATER MAIN AND FORCE MAIN) OR PIPE INVERTS (GRAVITY MAINS) AT INTERVALS NOT TO EXCEED 100 FEET AS MEASURED ALONG MAIN. THE PLAN VIEW SHALL ALSO INCLUDE SPOT ELEVATIONS AT EACH MANHOLE, INLET, VALVE, FITTING, BEND AND VERTICAL PIPE DEFLECTION.
 - c. THE PLAN VIEW SHALL ALSO SHOW THE HORIZONTAL SEPARATION FROM UNDERGROUND UTILITIES IMMEDIATELY ADJACENT OR PARALLEL TO THE NEW MAIN.
 - d. PROFILE VIEW WITH SPOT ELEVATIONS OF THE TOP OF THE MAIN (WATER MAIN AND FORCE MAIN) OR PIPE INVERT (GRAVITY MAIN) AND OF THE FINISHED GRADE OR MANHOLE RIM DIRECTLY ABOVE THE MAIN AT INTERVALS NOT TO EXCEED 100 FEET AS MEASURED ALONG THE MAIN. THE PROFILE VIEW SHALL ALSO INCLUDE SPOT ELEVATIONS AT EACH MANHOLE, INLET, VALVE, FITTING, BEND AND VERTICAL PIPE DEFLECTION.
 - e. THE PROFILE VIEW SHALL SHOW ALL UNDERGROUND UTILITIES CROSSING THE NEW MAIN AND THE VERTICAL SEPARATION PROVIDED BETWEEN THAT UNDERGROUND UTILITY AND THE NEW MAIN.
 - f. ALL CADD FILES MUST BE CREATED FOLLOWING THE CITY OF HOLLYWOOD "SURVEY / AS-BUILT CAD DRAWING STANDARDS"

	ISSUED: 03/01/1994	DEPARTMENT OF PUBLIC UTILITIES STANDARD DETAIL	REVISED: 11/06/2017
	DRAWN: EAP	GENERAL NOTES (CONTINUED)	DRAWING NO.
	APPROVED: XXX		G-00.3

FLEXIBLE PAVEMENT RESTORATION NOTES:

1. THE ABOVE DETAILS APPLY ONLY TO ASPHALT PAVEMENT RESTORATION OVER UTILITY TRENCHES CUT WITHIN CITY OF HOLLYWOOD RIGHTS-OF-WAY. FOR PAVEMENT RESTORATION WITHIN BROWARD COUNTY OR FDOT RIGHTS-OF-WAY REFER TO THE CORRESPONDING DETAILS FOR THOSE AGENCIES.
2. LIMEROCK BASE MATERIAL SHALL HAVE A MINIMUM L.B.R. OF 100 AND A MINIMUM CARBONATE CONTENT OF 70%. REPLACED BASE MATERIAL OVER TRENCH SHALL BE A MINIMUM OF 12" THICK".
3. LIMEROCK BASE MATERIAL SHALL BE PLACED IN 12" MAXIMUM (LOOSE MEASUREMENT) THICKNESS LAYERS WITH EACH LAYER THOROUGHLY ROLLED OR TAMPED AND COMPACTED TO 100% OF MAXIMUM DENSITY, PER AASHTO T-180, PRIOR TO THE PLACEMENT OF THE SUCCEEDING LAYERS.
4. STABILIZED SUBGRADE MATERIAL SHALL BE GRANULAR AND SHALL HAVE A MINIMUM L.B.R. OF 40.
5. BACKFILL SHALL BE PLACED AND COMPACTED IN ACCORDANCE WITH THE PIPE LAYING CONDITION TYPICAL SECTIONS IN DETAILS G-02 AND G-03, AND THE SPECIFICATIONS, BUT TESTING WILL BEGIN 12" ABOVE THE INSTALLED FACILITY.
6. ALL EDGES AND JOINTS OF EXISTING ASPHALT PAVEMENT SHALL BE SAW CUT TO STRAIGHT LINES, PARALLEL TO OR PERPENDICULAR TO THE ROADWAY, PRIOR TO THE RESURFACING.
7. RESURFACING MATERIAL SHALL BE FDOT SUPERPAVE, AND SHALL BE APPLIED A MINIMUM OF TWO INCH IN THICKNESS.
8. MILL AND BUTT JOINT TO EXISTING PAVEMENT.
9. IF THE TRENCH IS FILLED TEMPORARILY, IT SHALL BE COVERED WITH A 2" ASPHALTIC CONCRETE PATCH TO KEEP THE FILL MATERIAL FROM RAVELING UNTIL REPLACED WITH A PERMANENT PATCH.
10. REFER TO SPECIFICATIONS FOR DETAILED PROCEDURES.
11. WHERE THE UTILITY TRENCH CROSSES EXISTING ASPHALT DRIVEWAYS, THE LIMEROCK BASE THICKNESS MAY BE A MINIMUM OF 6 INCHES THICK. REGARDLESS OF THE EXTENT OF IMPACT, THE ENTIRE DRIVEWAY SURFACE BETWEEN THE EDGE OF THE ROADWAY PAVEMENT AND PROPERTY LINE OR FRONT OF SIDEWALK SHALL BE OVERLAID USING 2-INCH THICK MINIMUM ASPHALTIC CONCRETE SURFACE COURSE WHERE INDICATED ON THE PLANS OR AS DIRECTED BY THE CITY/ENGINEER.

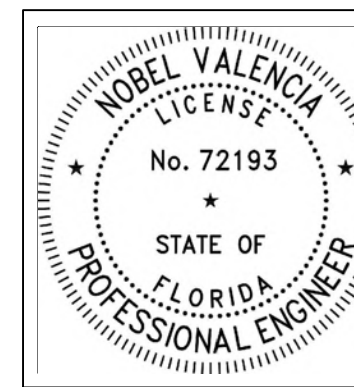
	ISSUED: 03/01/1994	DEPARTMENT OF PUBLIC UTILITIES STANDARD DETAIL	REVISED: 11/06/2017
	DRAWN: EAP	FLEXIBLE PAVEMENT RESTORATION NOTES	DRAWING NO.
	APPROVED: XXX		G-12



	ISSUED: 03/01/1994	DEPARTMENT OF PUBLIC UTILITIES STANDARD DETAIL	REVISED: 11/06/2017
	DRAWN: EAP	FLEXIBLE PAVEMENT RESTORATION FOR TRENCHES CUT PERPENDICULAR AND PARALLEL TO THE ROADWAY	DRAWING NO.
	APPROVED: XXX		G-12.1

PAVING & DRAINAGE DETAILS

SCALE: AS SHOWN



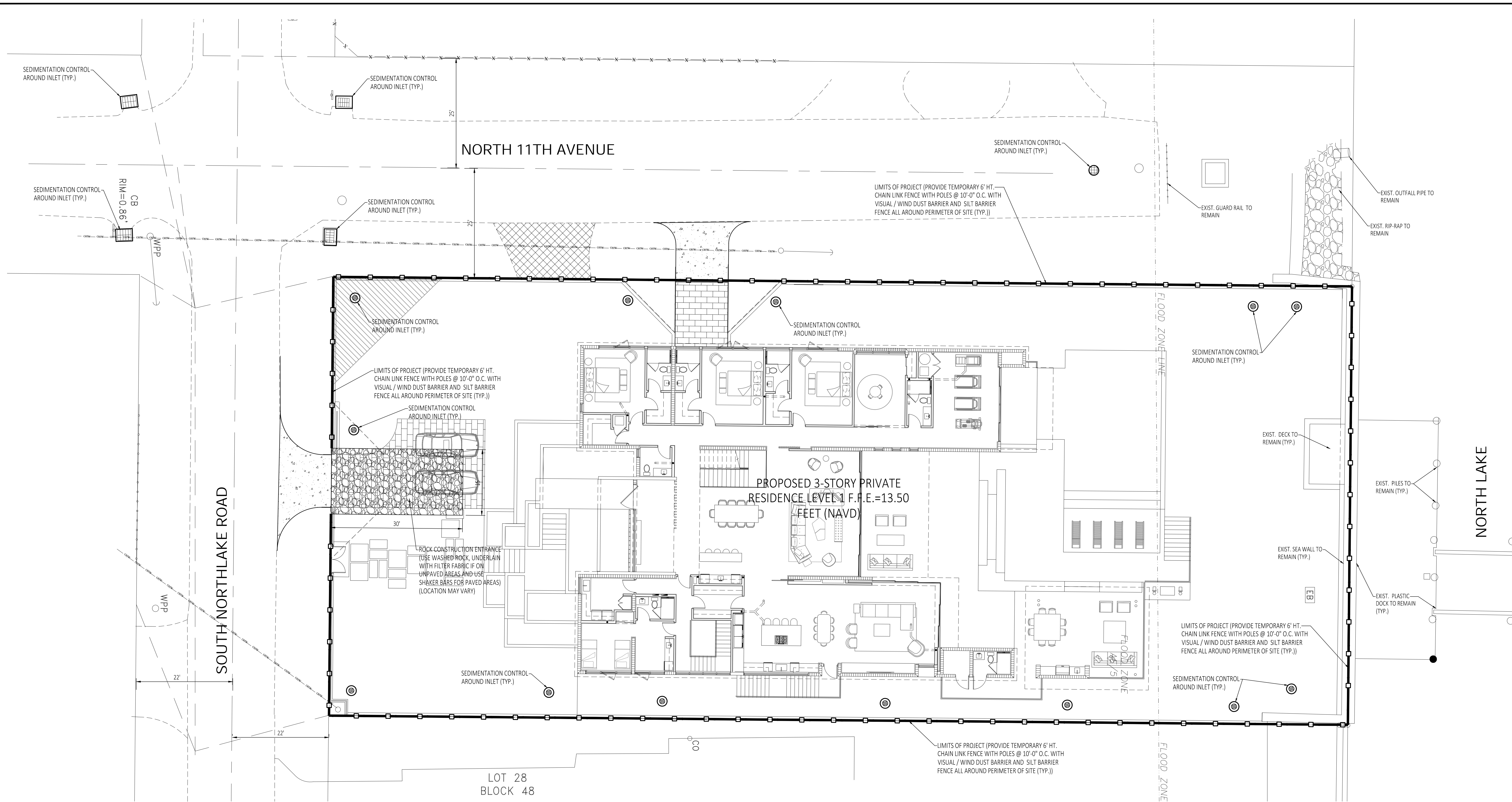
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12/16/2024

ENGINEER'S CERTIFICATION:

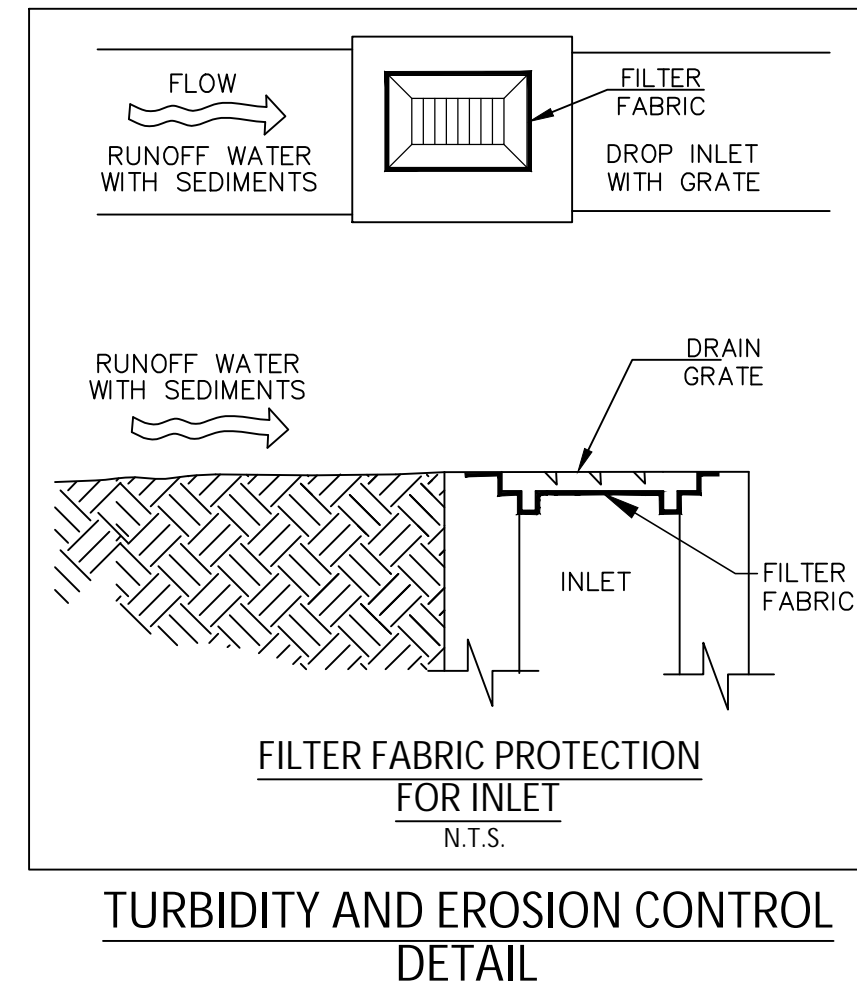
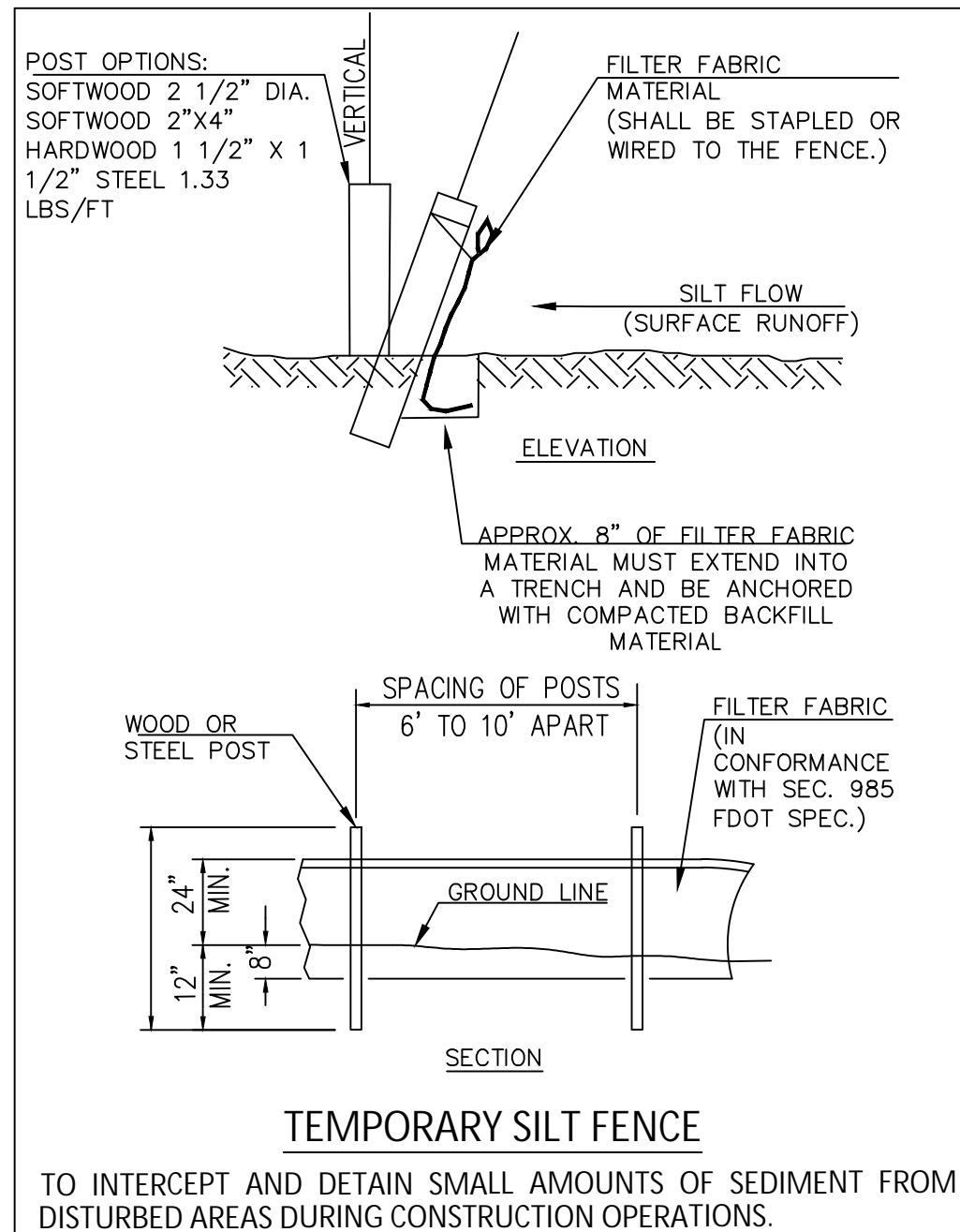
I HEREBY CERTIFY: That this plan was prepared under my direction and to the best of my knowledge and belief complies with the intent of the "MANUAL OF UNIFORM STANDARDS FOR DESIGN, CONSTRUCTION AND MAINTENANCE FOR STREETS, AND HIGHWAYS", as adopted by the State of Florida Legislature, Chapter 72-328 F.S.





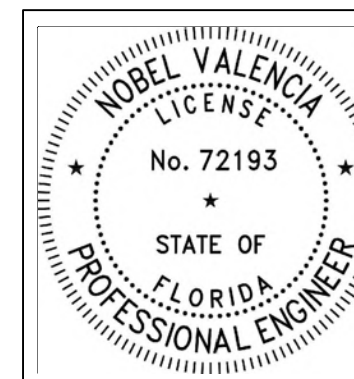
GENERAL NOTES:

- SILT FENCES SHALL BE PROVIDED AS SHOWN AROUND THE PROPERTY TO PREVENT CONSTRUCTION DEBRIS FROM WASHING OFF-SITE.
- FILTER FABRIC SHALL BE INSTALLED AT ALL NEW AND EXISTING INLETS DURING CONSTRUCTION.
- FOR ADDITIONAL STRENGTH FILTER FABRIC MATERIAL CAN BE ATTACHED TO A 6" (MAX.) MESH WIRE SCREEN WHICH HAS BEEN FASTENED TO THE POSTS.
- THE FABRIC MATERIAL AND THE WIRE MESH SHALL NOT EXTEND MORE THAN 36" (90 CM) ABOVE THE ORIGINAL GROUND SURFACE.
- SILT FENCES AND FILTER BARRIERS SHALL BE INSPECTED IMMEDIATELY AFTER EACH RAINFALL AND AT LEAST DAILY DURING PROLONGED RAINFALL. ANY REQUIRED REPAIRS SHALL BE MADE IMMEDIATELY.
- THE CONTRACTOR IS RESPONSIBLE FOR REMOVING THE TEMPORARY EROSION AND SEDIMENT CONTROL DEVICES AFTER COMPLETION OF CONSTRUCTION AND ONLY IN THE AREAS WHICH HAVE BEEN STABILIZED.
- CONTRACTOR SHALL INSURE THAT ALL DRAINAGE STRUCTURES, PIPES, ETC. ARE CLEANED OUT COMPLETELY AND ARE WORKING PROPERLY AT THE TIME OF ACCEPTANCE.
- FILTER FABRIC SHALL BE LAID OUT UNDER THE GRATE OF EACH INLET, EXTENDING A MINIMUM OF ONE (1') FOOT BEYOND EACH SIDE OF THE INLET STRUCTURE. IF MORE THAN ONE STRIP OF MESH IS NECESSARY, THE STRIPS SHALL BE OVERLAPPED A MINIMUM OF ONE (1') FOOT.
- IF THE INLET FILTER BECOMES CLOGGED WITH SEDIMENT, SO THAT IT NO LONGER ADEQUATELY PERFORMS ITS FUNCTION, THE FILTER MUST BE REMOVED AND REPLACED.
- ALL BMP'S TO BE INSPECTED AT LEAST WEEKLY.
- FOR EXISTING TREES TO REMAIN, TO BE REMOVED AND TREE PROTECTION METHOD, SEE ARCHITECTURAL/LANDSCAPING PLANS.
- CONTRACTOR TO PROVIDE WASTE & MATERIAL STORAGE AREAS AND CONCRETE WASHOUT AREA.
- THE CONTRACTOR SHALL BE REQUIRED TO CONDUCT DAILY VISUAL INSPECTION OF ALL TEMPORARY AND PERMANENT EROSION CONTROL MEASURES ALONG THE PROJECT. THE CONTRACTOR SHALL MAINTAIN, REPAIR AND/OR REPLACE THESE ITEMS AS NECESSARY.
- THE CONTRACTOR SHALL HIRE A PROFESSIONAL CIVIL ENGINEER REGISTERED IN THE STATE OF FLORIDA AT THE CONTRACTOR'S EXPENSE, AS AN INSPECTOR TO REVIEW ALL THE PROJECT'S TEMPORARY AND PERMANENT EROSION CONTROL MEASURES AT LEAST ONCE EVERY SEVEN (7) CALENDAR DAYS AND/OR WITHIN 24 HOURS OF THE END OF A STORM THAT IS 0.5 INCHES OR GREATER. A WRITTEN INSPECTION REPORT IS REQUIRED EVERY SEVEN (7) CALENDAR DAYS OR WITHIN 24 HOURS OF THE END OF A STORM THAT GENERATES 0.5 INCHES OR MORE OF RAIN.



STORM WATER POLLUTION PREVENTION PLAN

SCALE: 1" = 10'



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12/16/2024

ENGINEER'S CERTIFICATION:

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CLAD
CARL LEVIN ARCHITECTURE + DESIGN
3390 MARY STREET, SUITE 135
CORONET GROVE, FL 33133
305-442-3118 CARL@CLA-D.COM

2·id
INTERIORS

CONSTRUCTION DRAWINGS FOR A:
PRIVATE RESIDENCE
1051 SOUTH NORTHLAKE DRIVE
HOLLYWOOD, FL 33019

Seal

Nobel Valencia, PE No. 72193
Civil Engineer

ALL DRAWINGS AND WRITTEN MATERIAL APPEARING HEREIN CONSTITUTE THE ORIGINAL AND UNPUBLISHED WORK OF CARL LEVIN, PA, AND MAY NOT BE DUPLICATED, USED, OR DISCLOSED WITHOUT THE EXPRESS WRITTEN CONSENT OF CARL LEVIN, PA (c)2024

Revision
12/12/24 CODE COMMENTS

Project Number
24-004

Date
10/08/24

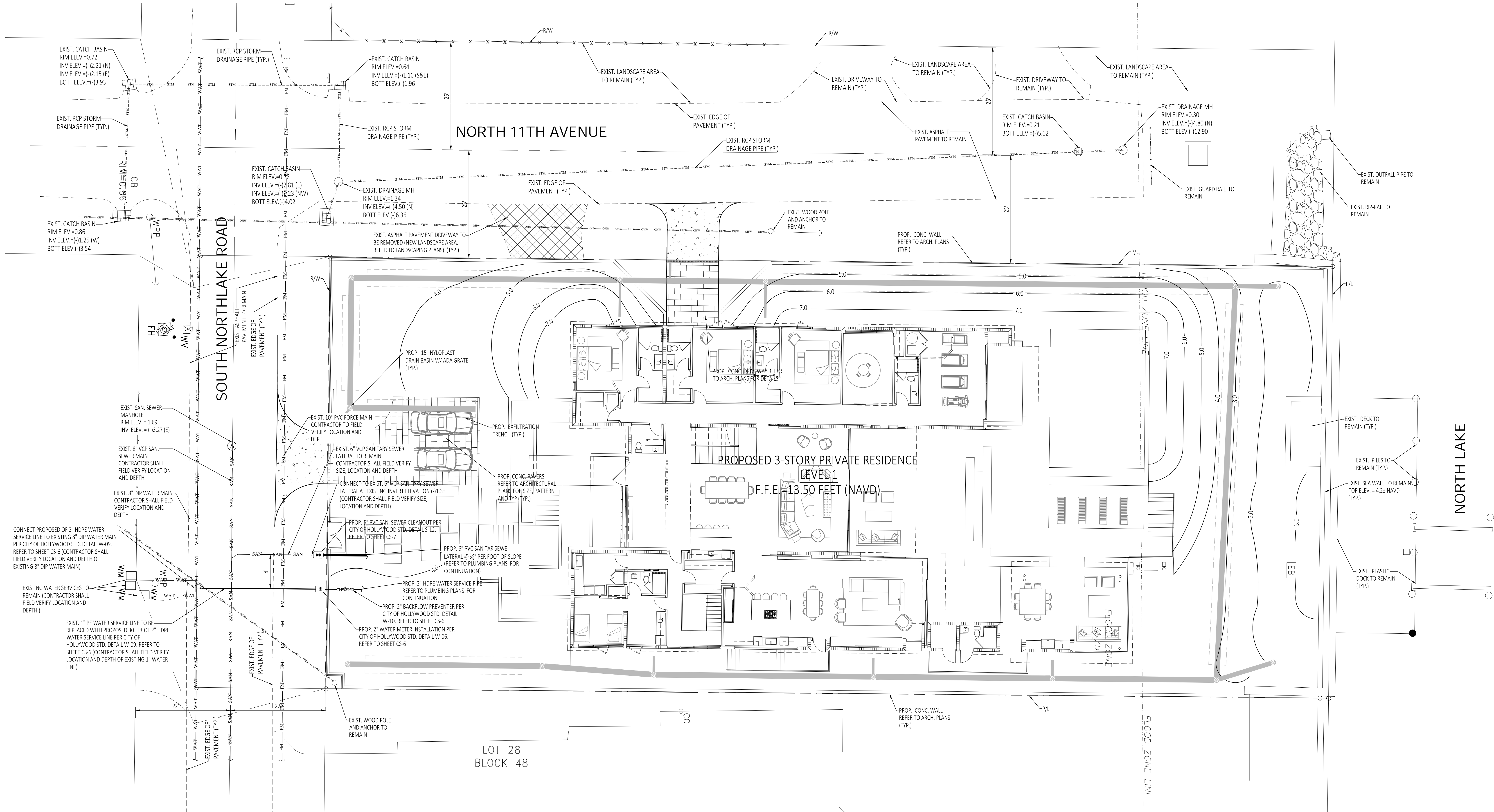
Sheet Title
Storm Water Pollution Prevention Plan

Drawn by: NV

Checked by: NV

Sheet Number

CS-4



WATER & SEWER PLAN
SCALE: 1" = 10'

LEGEND

- PROPOSED WATER MAIN LINE
- PROPOSED SANITARY SEWER LINE
- PROP. WATER METER
- PROP. CLEAN OUT
- EXISTING WATER LINE
- EXISTING SANITARY SEWER LINE
- EXISTING OVERHEAD LINE
- EXISTING DRAINAGE LINE
- EXISTING SEWER MANHOLE

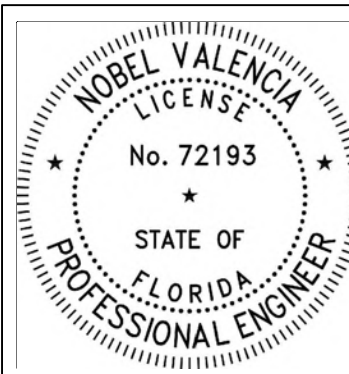
SITE DATA

FLOOD ZONE FIRM MAP PANEL No. = 12011C0569J
ZONE "AE" DATED: 07-31-2024
BASE FLOOD ELEVATION = 7.00 NAVD & 8.00 NAVD
AVERAGE WET SEASON WATER ELEVATION = (+) 0.5 NAVD



Civil Engineers

11231 SW 88th St.,
Unit D-114,
Miami, FL 33176.
TEL: (305) 200 6701
EMAIL: nobel@ngaengineers.com



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12/16/2024

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CONSTRUCTION DRAWINGS FOR A:

PRIVATE RESIDENCE
1051 SOUTH NORTHLAKE DRIVE
HOLLYWOOD, FL 33019

Seal

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Revision
12/12/24 CODE COMMENTS

Project Number
24-004

Date
10/08/24

Sheet Title
Water & Sewer Plan

Drawn by: NV
Checked by: NV
Sheet Number

CS-5

City Stamps



CARL LEVIN ARCHITECTURE + DESIGN
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305-442-3118 CARL@CLA-D.COM



WATER SYSTEM NOTES:

- NEW OR RELOCATED UNDERGROUND WATER MAINS INCLUDED IN THIS PROJECT THAT WILL CROSS ANY EXISTING OR PROPOSED GRAVITY OR VACUUM-TYPE SANITARY SEWER OR STORM SEWER WILL BE LAID SO THE OUTSIDE OF THE WATER MAIN IS AT LEAST SIX INCHES ABOVE THE OTHER PIPELINE OR AT LEAST 12 INCHES BELOW THE OTHER PIPELINE.
- NEW OR RELOCATED UNDERGROUND WATER MAINS INCLUDED IN THIS PROJECT THAT WILL CROSS ANY EXISTING OR PROPOSED PRESSURE-TYPE SANITARY SEWER, WASTEWATER OR STORM WATER FORCE MAIN, OR PIPELINE CONVEYING RECLAIMED WATER WILL BE LAID SO THE OUTSIDE OF THE WATER MAIN IS AT LEAST 12 INCHES ABOVE OR BELOW THE OTHER PIPELINE. (FAC 62-555.314(2); EXCEPTIONS ALLOWED UNDER FAC 62-555.314(5)).
- AT ALL UTILITY CROSSINGS DESCRIBED ABOVE, ONE FULL LENGTH OF WATER MAIN PIPE WILL BE CENTERED ABOVE OR BELOW THE OTHER PIPELINE SO THE WATER MAIN JOINTS WILL BE AS FAR AS POSSIBLE FROM THE OTHER PIPELINE, OR THE PIPES WILL BE ARRANGED SO THAT ALL WATER MAIN JOINTS ARE AT LEAST THREE FEET FROM ALL JOINTS IN VACUUM-TYPE SANITARY SEWERS, STORM SEWERS, STORM WATER FORCE MAINS, OR PIPELINES CONVEYING RECLAIMED WATER REGULATED UNDER PART III OF CHAPTER 62-610, F.A.C., AND AT LEAST SIX FEET FROM ALL JOINTS IN GRAVITY OR PRESSURE-TYPE SANITARY SEWERS, WASTEWATER FORCE MAINS, OR PIPELINES CONVEYING RECLAIMED WATER NOT REGULATED UNDER PART III OF CHAPTER 62-610, F.A.C. (FAC 62-555.314(2); EXCEPTIONS ALLOWED UNDER FAC 62-555.314(5)).
- NEW UNDERGROUND WATER MAINS INCLUDED IN THIS PROJECT TO BE DUCTILE IRON PIPE (D.I.P.) WHEN CROSSING BELOW SANITARY SEWER MAINS.
- POLYETHYLENE ENCASEMENT MATERIAL SHALL BE USED TO ENCASE ALL BURIED DUCTILE IRON PIPE, FITTINGS, VALVES, RODS, AND APPURTENANCES IN ACCORDANCE WITH AWWA C105, METHOD A. THE POLYETHYLENE TUBING SHALL BE CUT TWO FEET LONGER THAN THE PIPE SECTION AND SHALL OVERLAP THE ENDS OF THE PIPE BY ONE FOOT. THE POLYETHYLENE TUBING SHALL BE GATHERED AND TAPPED TO PROVIDE A SNUG FIT AND SHALL BE SECURED AT QUARTER POINTS WITH POLYETHYLENE TAPE. EACH END OF THE POLYETHYLENE TUBING SHALL BE SECURED WITH A WRAP OF POLYETHYLENE TAPE.
- THE POLYETHYLENE TUBING SHALL PREVENT CONTACT BETWEEN THE PIPE AND BEDDING MATERIAL, BUT IS NOT INTENDED TO BE A COMPLETELY AIRTIGHT AND WATERTIGHT ENCLOSURE. DAMAGED POLYETHYLENE TUBING SHALL BE REPAIRED IN A WORKMANLIKE MANNER USING POLYETHYLENE TAPE, OR THE DAMAGED SECTION SHALL BE REPLACED. POLY WRAP WILL NOT BE PAID FOR AS A SEPARATE BID ITEM. IT SHALL BE CONSIDERED TO BE A PART OF THE PRICE BID FOR WATER MAINS.
- FIRE HYDRANT BARRELS SHALL BE ENCASED IN POLY WRAP UP TO THE GROUND SURFACE AND THE WEEP HOLES SHALL NOT BE COVERED BY THE POLY WRAP.
- GATE VALVES FOR USE WITH PIPE LESS THAN THREE INCHES (3") IN DIAMETER SHALL BE RATED FOR TWO HUNDRED (200) PSI WORKING PRESSURE, NON-SHOCK, BLOCK PATTERN, SCREWED BONNET, NON-RISING STEM, BRASS BODY, AND SOLID WEDGE. THEY SHALL BE STANDARD THREADED FOR PVC PIPE AND HAVE A MALLEABLE IRON HANDWHEEL. GATE VALVES 3" THROUGH 16" IN DIAMETER SHALL BE RESIDENT SEAT AND BIDIRECTIONAL FLOW ONLY. VALVES FOR SPECIAL APPLICATIONS WILL REQUIRE CITY UTILITY APPROVAL.
- VALVE BOXES AND COVERS FOR ALL SIZE VALVES SHALL BE OF CAST IRON CONSTRUCTION AND ADJUSTABLE SCREW-ON TYPE. THE LID SHALL HAVE CAST IN THE METAL THE WORD "WATER" FOR THE WATER LINES. ALL VALVE BOXES SHALL BE SIX INCH (6") NOMINAL DIAMETER AND SHALL BE SUITABLE FOR DEPTHS OF THE PARTICULAR VALVE. THE STEM OF THE BURIED VALVE SHALL BE WITHIN TWENTY-FOUR INCHES (24") OF THE FINISHED GRADE UNLESS OTHERWISE APPROVED BY THE CITY.
- ALL WATER MAIN INSTALLATIONS SHALL COMPLY WITH THE COLOR CODING REQUIREMENTS OF CHAPTER 62-555.320 F.A.C.



ISSUED: 03/01/1994

DEPARTMENT OF PUBLIC UTILITIES STANDARD DETAIL

REVISED: 06/08/2014

DRAWN: EAM

APPROVED: XXX

WATER SYSTEM NOTES

DRAWING NO.

W-01

WATER SYSTEM NOTES (CONTINUED):

- ALL WATER MAIN INSTALLATIONS SHALL COMPLY WITH THE COLOR CODING REQUIREMENTS OF CHAPTER 62-555.320 F.A.C.
- ALL PVC PIPE SHALL CONFORM TO THE REQUIREMENTS OF ANSI/AWWA C900 LATEST REVISION AND CLASS DR 18. ALL DIP WATER MAINS SHALL BE DUCTILE IRON PRESSURE CLASS 350, WITH WALL THICKNESS COMPLYING WITH CLASS 52. ALL DUCTILE IRON PIPE SHALL CONFORM TO THE REQUIREMENTS OF ANSI/AWWA C151/A21.51-02 AND BE CEMENT LINED AND SEAL COATED PER ANSI/AWWA C104/A21.4-03.
- FITTINGS SHALL BE DUCTILE IRON, MEETING ANSI/AWWA C153/A21.53-00 SPECIFICATIONS, WITH 350 PSI MINIMUM WORKING PRESSURE. FITTINGS MUST BE CEMENT LINED AND SEAL COATED PER ANSI/AWWA C104/A21.4-03. ALL DUCTILE IRON PIPE AND FITTINGS MUST BE MANUFACTURED IN THE UNITED STATES OF AMERICA.
- ALL DUCTILE IRON PIPE TO BE MECHANICAL JOINTS, WRAPPED IN POLY. ADEQUATE PROTECTIVE MEASURES AGAINST CORROSION SHALL BE USED AS DETERMINED BY DESIGN.
- PAVEMENT RESTORATION SHALL BE CARRIED OUT IN ACCORDANCE WITH THE REQUIREMENTS OF THE CITY.
- ALL TRENCHING, PIPE LAYING, BACKFILL, PRESSURE TESTING, AND DISINFECTING MUST COMPLY WITH THE CITY OF HOLLYWOOD SPECIFICATIONS.
- THE MINIMUM DEPTH OF COVER OVER WATER MAINS IS 30" (DIP) OR 36" (PVC).
- MINIMUM HORIZONTAL SEPARATION BETWEEN STORM STRUCTURES AND WATER MAINS SHALL BE 3'.
- MAXIMUM DEFLECTION PER EACH JOINT SHALL BE 50% OF MANUFACTURES RECOMMENDATION (MAXIMUM) WHERE DEFLECTION IS REQUIRED.
- CONTRACTOR SHALL BE RESPONSIBLE FOR IDENTIFYING CONFLICTS WITH WATER MAINS PLACED AT MINIMUM COVER. IN CASE OF CONFLICT, WATER MAIN SHALL BE LOWERED TO PASS UNDER CONFLICTS WITH 18" MINIMUM VERTICAL SEPARATION. NO ADDITIONAL PAYMENT SHALL BE DUE TO CONTRACTOR FOR LOWERING THE MAIN OR THE ADDITIONAL FITTINGS USED THEREON.
- PIPE JOINT RESTRAINT SHALL BE PROVIDED BY THE USE OF DUCTILE IRON FOLLOWER GLANDS MANUFACTURED TO ASTM A 536-80. TWIST-OFF NUTS SHALL BE USED TO ENSURE PROPER ACTUATING OF THE RESTRAINING DEVICES. THE MECHANICAL JOINT RESTRAINING DEVICES SHALL HAVE A WORKING PRESSURE OF 250 PSI MINIMUM, WITH A MINIMUM SAFETY FACTOR OF 2-1, AND SHALL BE EBAA IRON INC., MEGALUG OR APPROVED EQUAL. JOINT RESTRAINTS SHALL BE PROVIDED AT A MINIMUM OF THREE JOINTS (60 FEET) FROM ANY FITTING.
- WHENEVER IT IS NECESSARY, IN THE INTEREST OF SAFETY, TO BRACE THE SIDES OF A TRENCH, THE CONTRACTOR SHALL FURNISH, PUT IN PLACE AND MAINTAIN SUCH SHEETING OR BRACING AS MAY BE NECESSARY TO SUPPORT THE SIDES OF THE EXCAVATION TO ENSURE PERSONNEL SAFETY, AND TO PREVENT MOVEMENT WHICH CAN IN ANY WAY DAMAGE THE WORK OR ENDANGER ADJACENT STRUCTURES. THE CONTRACTOR SHALL BE SOLELY RESPONSIBLE FOR THE SEQUENCE, METHODS AND MEANS OF CONSTRUCTION, AND FOR THE IMPLEMENTATION OF ALL OSHA AND OTHER SAFETY REQUIREMENTS.



ISSUED: 03/01/1994

DEPARTMENT OF PUBLIC UTILITIES STANDARD DETAIL

REVISED: 06/08/2014

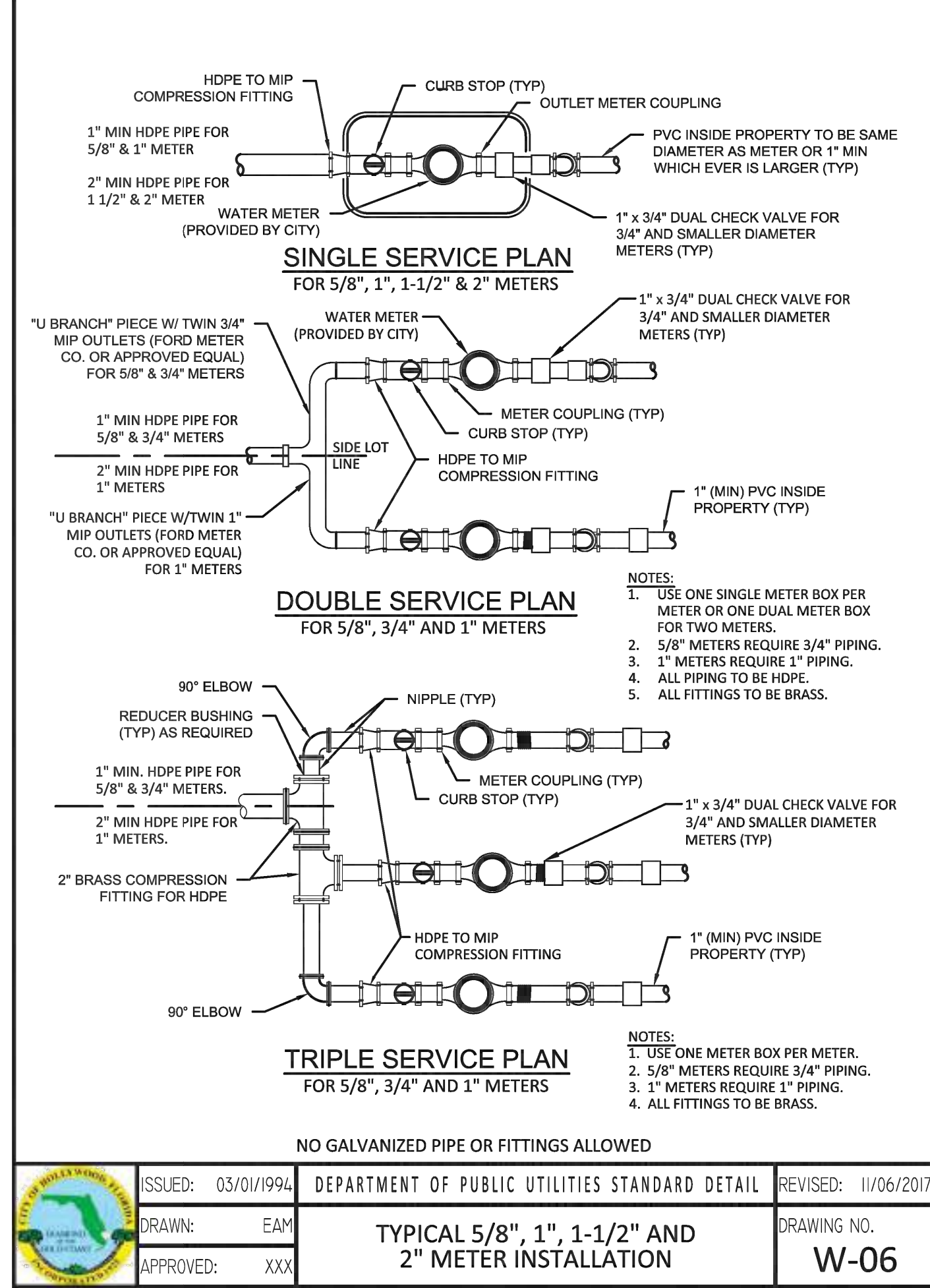
DRAWN: EAM

APPROVED: XXX

WATER SYSTEM NOTES

DRAWING NO.

W-02



WATER METER SERVICE NOTES:

- SUCCESSIVE TAPS INTO THE WATER MAIN SHALL BE SPACED NOT LESS THAN 18" ON CENTER.
- P.E. TUBING SHALL BE IN ACCORDANCE WITH THE LATEST EDITION OF AWWA STANDARD C901, "POLYETHYLENE (PE) PRESSURE PIPE AND TUBING, 1/2 IN. (13mm) THROUGH 3 IN. (76 mm), FOR WATER SERVICE".
- MINIMUM SERVICE PIPE DIAMETER SHALL BE 1" FOR SINGLE OR DUAL 3/4" OR SINGLE 1" DIAMETER METERS.
- MINIMUM SERVICE PIPE DIAMETER SHALL BE 2" FOR SINGLE OR DUAL 1-1/2" OR SINGLE 2" DIAMETER METERS.
- FOR METER DIAMETERS LARGER THAN 2", THE MINIMUM SERVICE PIPE DIAMETER SHALL BE THE SAME AS THE METER DIAMETER.
- APPROVED COPPER TUBING MAY BE USED AT THE CITY'S DISCRETION.
- FOR NEW METER INSTALLATIONS, ALL SADDLES, VALVES, PIPING, FITTINGS, CURB STOPS, METER VALVES, METER COUPLINGS, METER VAULTS AND COVERS SHALL BE FURNISHED AND INSTALLED BY THE CONTRACTOR. THE WATER METERS WILL BE PROVIDED AND INSTALLED BY THE CITY OF HOLLYWOOD (NEW ACCOUNTS).
- FOR METER RELOCATIONS, ALL SADDLES, VALVES, PIPING, FITTINGS, CURB STOPS, METER VALVES, METER COUPLINGS, METER VAULTS AND COVERS SHALL BE FURNISHED AND INSTALLED BY THE CONTRACTOR. THE EXISTING WATER METER TO BE RELOCATED AND INSTALLED BY CONTRACTOR.
- FOR EXISTING METERS ABUTTING THE RIGHT-OF-WAY THAT ARE BEING DISCONNECTED FROM EXISTING MAINS AND RECONNECTED TO NEW MAINS, THE CONTRACTOR SHALL:
 - CUT AND PLUG THE EXISTING SERVICE LINE AT THE MAIN AND AT THE METER, AND REMOVE THE EXISTING BALL VALVE CURB STOP.
 - FURNISH AND INSTALL SERVICE SADDLE, CORPORATION STOP OR SERVICE VALVE AND VALVE BOX, PIPING AND FITTINGS UP TO AND INCLUDING THE BALL VALVE CURB STOP.
- THE ELEVATION AT THE TOP OF THE METER BOX SHALL MATCH THE ELEVATION OF THE BACK OF SIDEWALK, WHENEVER PRACTICAL.
- AS PART OF THE SERVICE INSTALLATION, THE CONTRACTOR SHALL RESTORE THE RIGHT-OF-WAY TO MATCH EXISTING CONDITIONS, INCLUDING ROADWAY PAVEMENT, PAVEMENT MARKINGS AND RPMs, CONCRETE CURBS, SIDEWALKS, RAMPS (INCLUDING DETECTABLE WARNING SURFACE), SODDING, AND ALL OTHER IMPROVEMENTS REMOVED OR DAMAGED DURING THE SERVICE INSTALLATION.
- FOR UNPAVED AREAS, THE MINIMUM GROUND COVER ACCEPTED BY THE CITY IS SODDING.



ISSUED: 03/01/1994

DEPARTMENT OF PUBLIC UTILITIES STANDARD DETAIL

REVISED: 11/06/2017

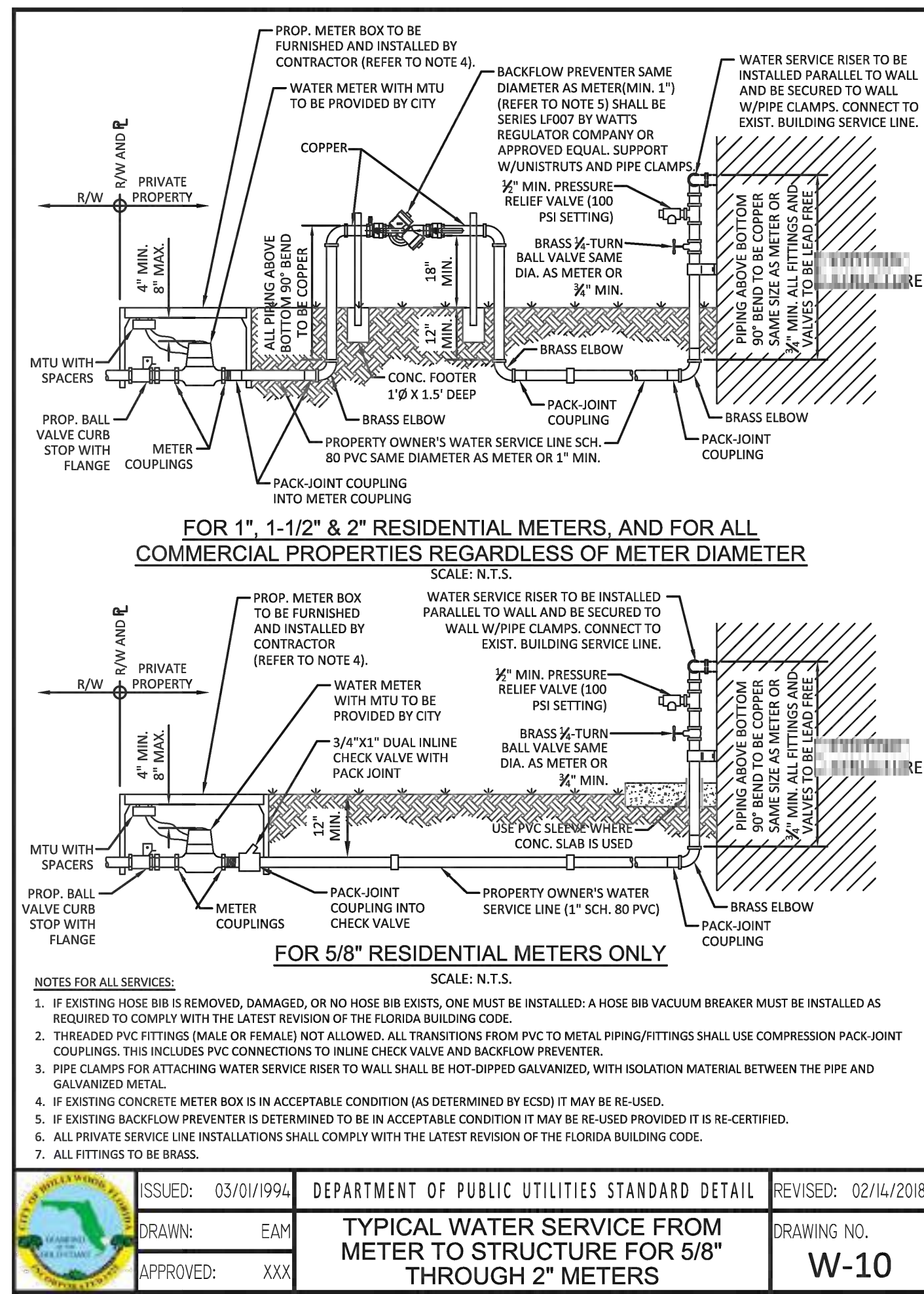
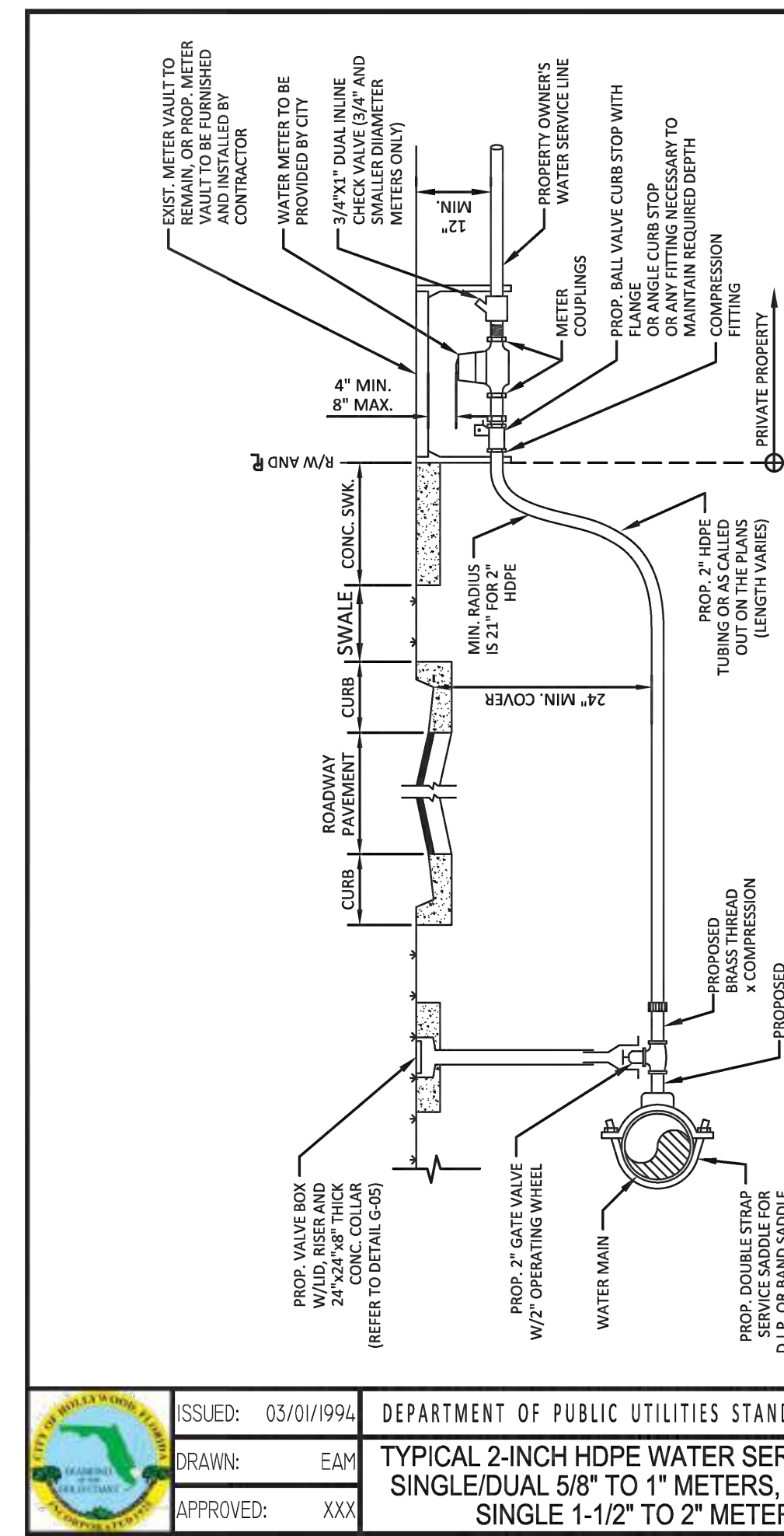
DRAWN: EAM

APPROVED: XXX

WATER METER SERVICE NOTES FOR 5/8" THROUGH 2" METERS

DRAWING NO.

W-07



WATER MAIN SEPARATION IN ACCORDANCE WITH F.A.C. RULE 62-555.314

OTHER PIPE	HORIZONTAL SEPARATION	CROSSING (1), (4)	JOINT SPACING @ CROSSING (FULL JOINT CENTERED) (8)
STORM SEWER, STORM WATER FORCE MAIN, RECLAIMED WATER (2)	3 ft minimum	12 inches is the minimum except for storm sewer, then 6 inches is the minimum and 12 inches is preferred	Alternate 3 ft minimum
GRAVITY SANITARY SEWER, (3) SANITARY SEWER FORCE MAIN, RECLAIMED WATER	10 ft preferred 6 ft minimum	12 inches to 12 inches minimum except for gravity sewer, then 6 inches is the minimum and 12 inches is preferred	Alternate 6 ft minimum
ON-SITE SEWAGE TREATMENT & DISPOSAL SYSTEM	10 ft minimum		

- WATER MAIN SHOULD CROSS ABOVE OTHER PIPE, WHEN WATER MAIN MUST BE BELOW OTHER PIPE, THE MINIMUM SEPARATION IS 12 INCHES.
- RECLAIMED WATER REGULATED UNDER PART III OF CHAPTER 62-610, F.A.C.
- 3 FT. FOR GRAVITY SANITARY SEWER WHERE THE BOTTOM OF THE WATER MAIN IS LAID AT LEAST 6 INCHES ABOVE THE TOP OF THE GRAVITY SANITARY SEWER.
- 18" VERTICAL MINIMUM SEPARATION REQUIRED BY CITY OF HOLLYWOOD, UNLESS OTHERWISE APPROVED.
- A MINIMUM 6 FOOT HORIZONTAL SEPARATION SHALL BE MAINTAINED BETWEEN ANY TYPE OF SEWER AND WATER MAIN IN PARALLEL INSTALLATIONS WHENEVER POSSIBLE.
- IN CASES WHERE IT IS NOT POSSIBLE TO MAINTAIN A 10 FOOT HORIZONTAL SEPARATION, THE WATER MAIN MUST BE LAID IN A SEPARATE TRENCH OR ON AN UNDISTURBED EARTH SHELVE LOCATED ON ONE SIDE OF THE SEWER OR FORCE MAIN AT SUCH AN ELEVATION THAT THE BOTTOM OF THE WATER MAIN IS AT LEAST 18 INCHES ABOVE THE TOP OF THE SEWER.
- WHERE IT IS NOT POSSIBLE TO MAINTAIN A VERTICAL DISTANCE OF 18 INCHES IN A PARALLEL INSTALLATION, THE WATER MAIN SHALL BE CONSTRUCTED OF DIP AND THE SANITARY SEWER OR FORCE MAIN SHALL BE CONSTRUCTED OF DIP WITH A MINIMUM VERTICAL DISTANCE OF 6 INCHES. THE WATER MAIN SHOULD ALWAYS BE ABOVE THE SEWER JOINTS ON THE WATER MAIN SHALL BE LOCATED AS FAR APART AS POSSIBLE FROM JOINTS ON THE SEWER OR FORCE MAIN (STAGGERED JOINTS).
- ALL JOINTS ON THE WATER MAIN WITHIN 20 FEET OF THE CROSSING MUST BE MECHANICALLY RESTRAINED.



ISSUED: 03/01/1994

DEPARTMENT OF PUBLIC UTILITIES STANDARD DETAIL

REVISED: 11/06/2017

DRAWN: EAM

APPROVED: XXX

SEPARATION REQUIREMENTS OF F.D.E.P.

DRAWING NO.

G-01.1

CONSTRUCTION DRAWINGS FOR A:

PRIVATE RESIDENCE
1051 SOUTH NORTHLAKE DRIVE
HOLLYWOOD, FL 33019



Civil Engineers

11231 SW 88th St.,
Unit D-314,
Miami, FL 33176.
TEL: (305) 200 6701
EMAIL: nobel@ngaengineers.com

Nobel Valencia, PE No. 72193
Civil Engineer

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Revision

Project Number 24-004

Date 10/08/24

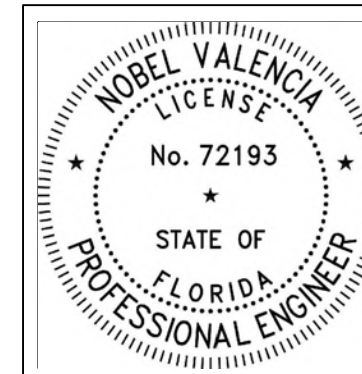
Sheet Title Water & Sewer Details

Drawn by: NV

Checked by: NV

Sheet Number

CS-6



THIS ITEM HAS BEEN DIGITALLY SIGNED AND SEALED BY NOBEL VALENCIA, P.E., ON THE DATE ADJACENT TO THE SEAL. PRINTED COPIES OF THIS DOCUMENT ARE NOT CONSIDERED SIGNED AND SEALED AND THE SIGNATURE MUST BE VERIFIED ON ANY ELECTRONIC COPIES.

12/16/2024

ENGINEER'S CERTIFICATION:

I HEREBY CERTIFY: That this plan was prepared under my direction and to the best of my knowledge and belief complies with the intent of the "MANUAL OF UNIFORM STANDARDS FOR DESIGN, CONSTRUCTION AND MAINTENANCE FOR STREETS, AND HIGHWAYS", as adopted by the State of Florida Legislature, Chapter 72-328 F.S.



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!

WATER & SEWER DETAILS

SCALE: AS SHOWN

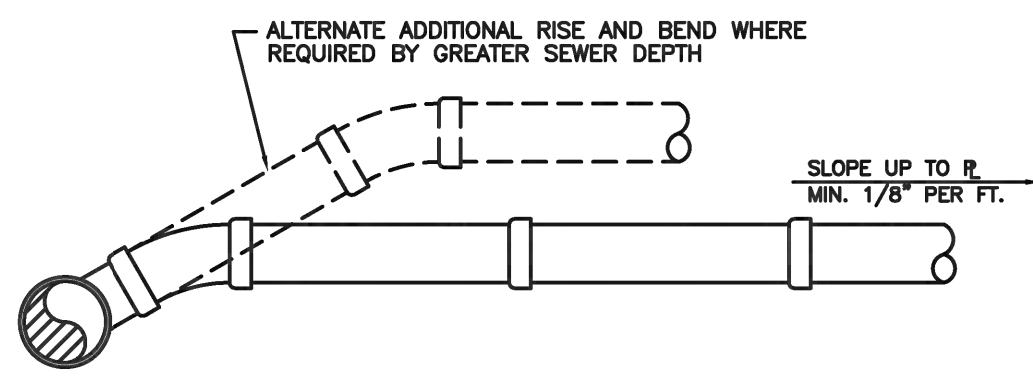
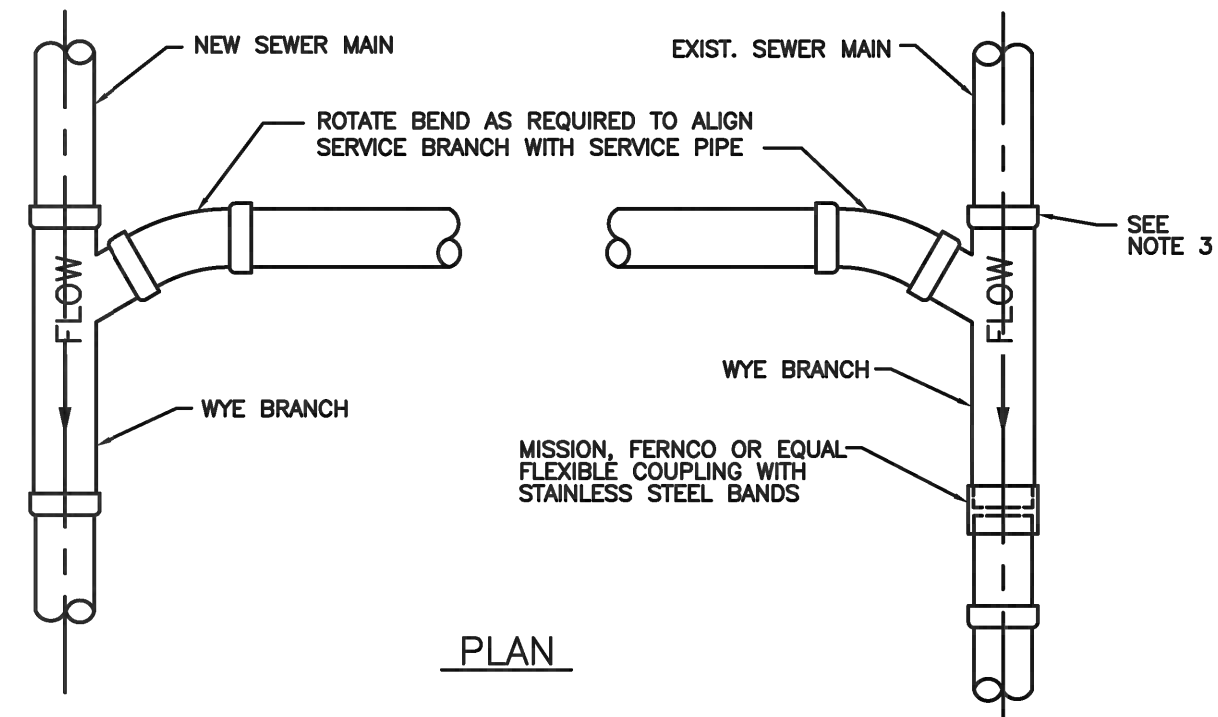
City Stamps

SEWER NOTES:

1. THE MINIMUM DEPTH OF COVER OVER D.I.P. SANITARY SEWER GRAVITY OR FORCE MAINS IS 30". THE MINIMUM DEPTH OF COVER OVER PVC SANITARY SEWER OR FORCE MAINS IS 36".
2. ALL CONNECTIONS TO EXISTING MAINS SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR.
3. LEAKAGE TESTS AND ALIGNMENT (LAMPING) TESTS SHALL BE PERFORMED ON ALL NEW SEWER LINES UP TO THE CONNECTION POINT WITH THE EXISTING SEWER SYSTEM. THESE TESTS SHALL BE REQUESTED AND PAID FOR BY THE CONTRACTOR.
4. LAMPING TESTS SHALL BE PERFORMED ON GRAVITY SEWERS FROM MANHOLE TO MANHOLE UP TO AND INCLUDING THE POINT OF CONNECTION TO THE EXISTING SEWER SYSTEM.
5. LEAKAGE TESTS SHALL BE PERFORMED ON ALL SEGMENTS OF A GRAVITY SEWER SYSTEM, INCLUDING SERVICE LATERALS AND MANHOLES, FOR A CONTINUOUS PERIOD OF NO LESS THAN 2 HOURS. AT THE END OF THE TEST, THE TOTAL MEASURED LEAKAGE SHALL NOT EXCEED 100 GALLONS PER INCH OF PIPE DIAMETER PER MILE PER DAY FOR ANY SECTION OF THE SYSTEM, WITH ZERO ALLOWABLE LEAKAGE FOR LATERALS AND MANHOLES. AN EXFILTRATION OR INFILTRATION TEST SHALL BE PERFORMED WITH A MINIMUM POSITIVE HEAD OF 2 FEET ON THE SECTION BEING TESTED.
6. FORCE MAINS SHALL BE PRESSURE-TESTED IN ACCORDANCE WITH RULE 62-555.330 (FAC), THE PRESSURE TEST SHALL CONSIST OF HOLDING A TEST PRESSURE OF 150 PSI ON THE PIPELINE FOR A CONTINUOUS PERIOD OF 2 HOURS THE MAXIMUM ALLOWABLE LEAKAGE SHALL BE DETERMINED BY THE FOLLOWING FORMULA:
$$L = 5 \times D \times \sqrt{P} \times \frac{S}{148,000}$$

WHERE:
L = ALLOWABLE LEAKAGE FOR SYSTEM IN GALLONS PER HOUR
D = PIPE DIAMETER IN INCHES
S = LENGTH OF LINES IN LINEAL FEET
P = AVERAGE TEST PRESSURE IN PSI
7. CONTRACTOR SHALL BE RESPONSIBLE FOR IDENTIFYING CONFLICTS WITH FORCE MAINS PLACED AT MINIMUM COVER. IN CASE OF CONFLICT, FORCE MAIN SHALL BE LOWERED TO PASS UNDER CONFLICTS WITH 12" MINIMUM SEPARATION FROM WATER MAINS AND 6" MINIMUM SEPARATION FROM OTHER UTILITIES. NO ADDITIONAL PAYMENT SHALL BE DUE TO CONTRACTOR FOR LOWERING THE MAIN OR THE ADDITIONAL FITTINGS USED THEREON.
8. WHENEVER IT IS NECESSARY, IN THE INTEREST OF SAFETY, TO BRACE THE SIDES OF A TRENCH, THE CONTRACTOR SHALL FURNISH, PUT IN PLACE AND MAINTAIN SUCH SHEETING OR BRACING AS MAY BE NECESSARY TO SUPPORT THE SIDES OF THE EXCAVATION TO ENSURE PERSONNEL SAFETY, AND TO PREVENT MOVEMENT WHICH CAN IN ANY WAY DAMAGE THE WORK OR ENDANGER ADJACENT STRUCTURES. THE CONTRACTOR SHALL BE SOLELY RESPONSIBLE FOR THE SEQUENCE, METHODS AND MEANS OF CONSTRUCTION, AND FOR THE IMPLEMENTATION OF ALL OSHA AND OTHER SAFETY REQUIREMENTS.


	ISSUED: 03/01/1994	DEPARTMENT OF PUBLIC UTILITIES STANDARD DETAIL	REVISED: 06/08/2014
DRAWN: EAM	SANITARY SEWER MAIN CONSTRUCTION NOTES		DRAWING NO. S-01
APPROVED: XXX			

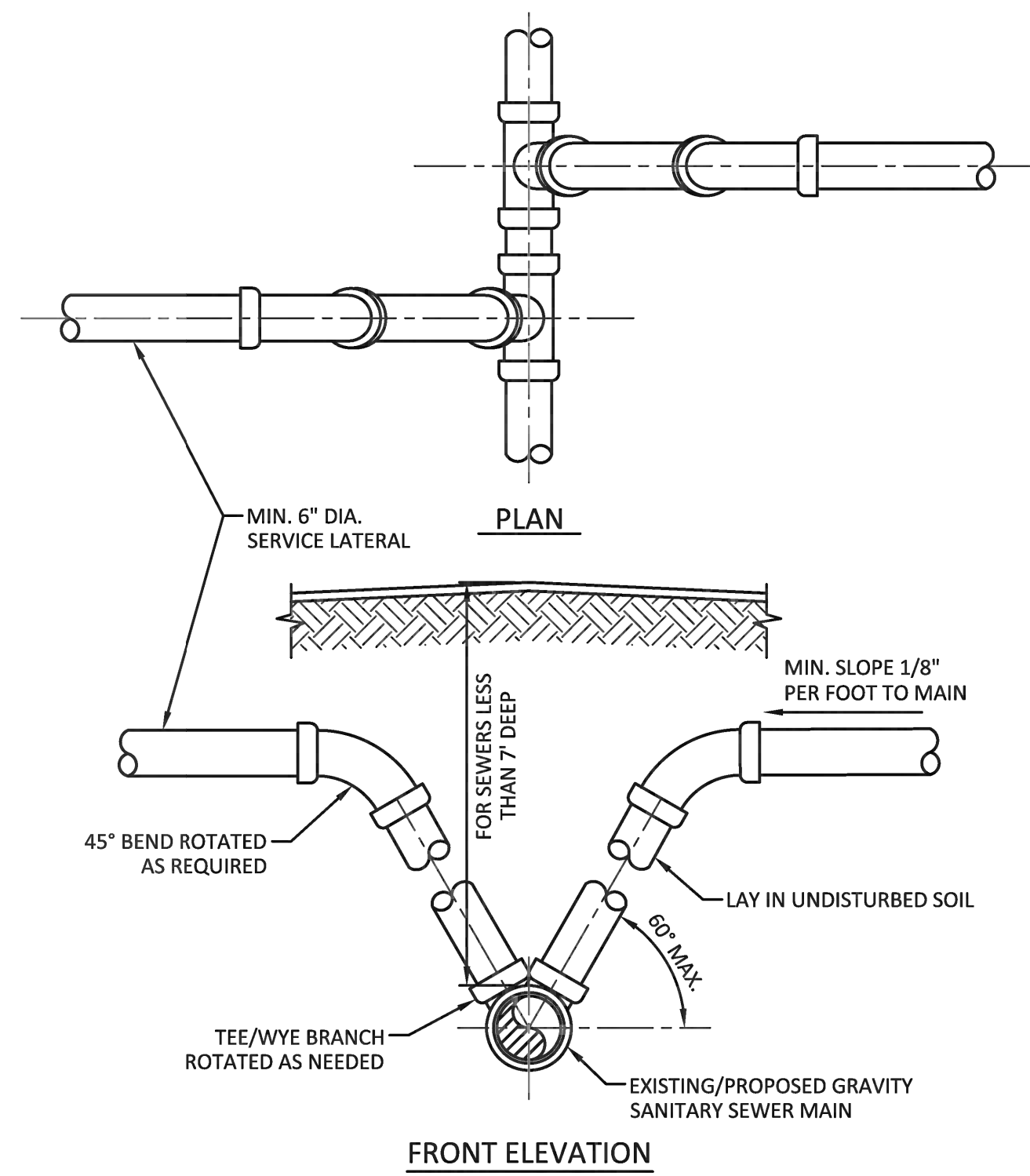


ELEVATION

NOTES:


1. SINGLE SERVICE CONNECTIONS SHALL USE 6" PIPE AND FITTINGS.
2. USE RISER CONNECTIONS WHERE INVERT OF SEWER IS GREATER THAN 7'-0" DEEP.
3. WHERE BELL OF WYE AND SPIGOT OF EXISTING MAIN ARE NOT COMPATIBLE, USE A SECOND FLEXIBLE COUPLING.

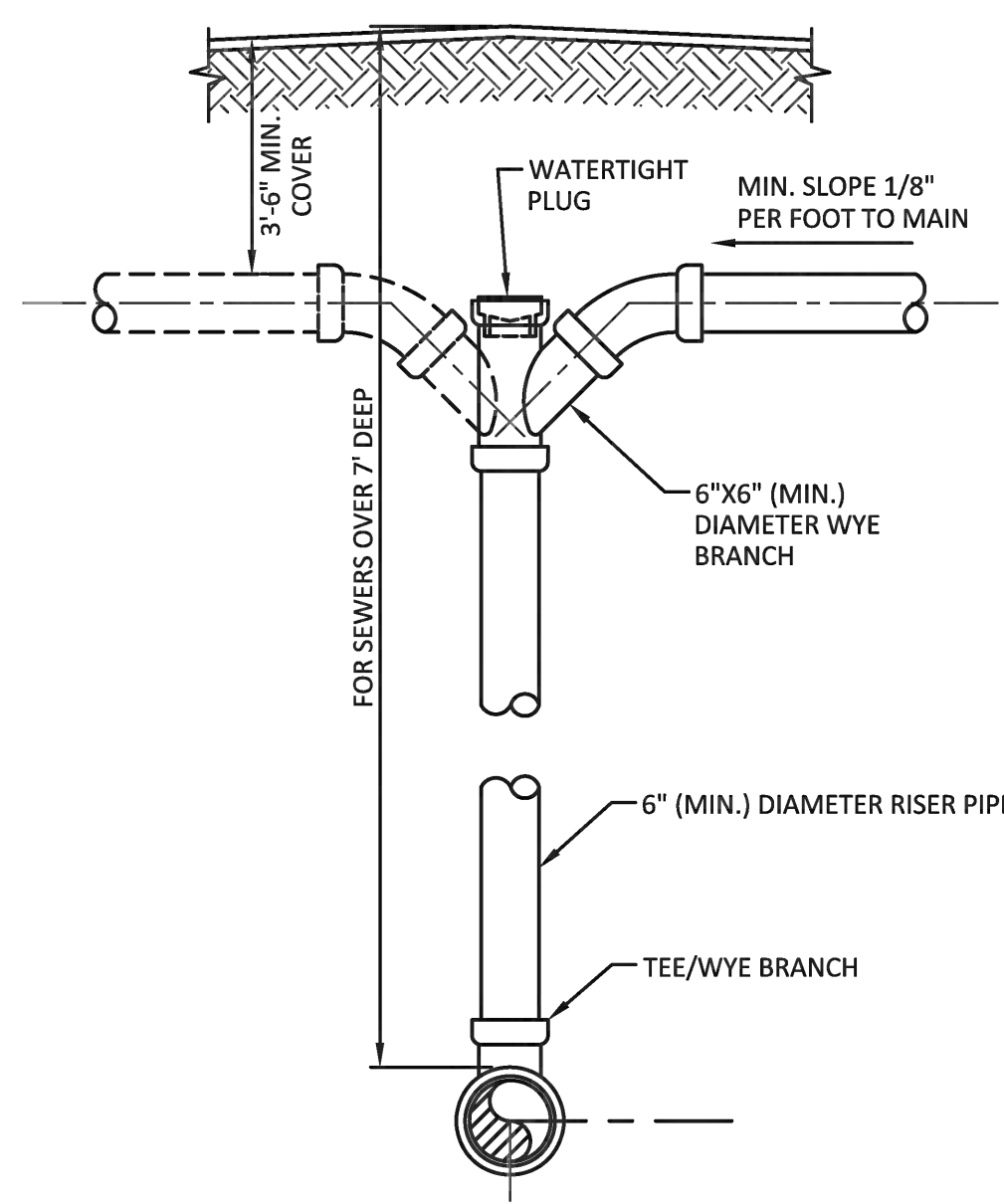
	ISSUED: 03/01/1994	DEPARTMENT OF PUBLIC UTILITIES STANDARD DETAIL	REVISED: 06/08/2014
DRAWN: EAM	WYE BRANCH CONNECTION		DRAWING NO. S-09
APPROVED: XXX			



NOTES:

1. MODIFIED RISER CONNECTION TO BE USED ONLY WHEN DIRECTED BY THE CITY.
2. NO. 57 ROCK OR 3/4" DRAINFIELD LIMEROCK MAY BE USED AS BEDDING OVER UNDISTURBED SOIL WITH PVC PIPE.
3. SINGLE SERVICE CONNECTIONS SHALL USE 6" (MIN.) DIAMETER PIPE AND FITTINGS.

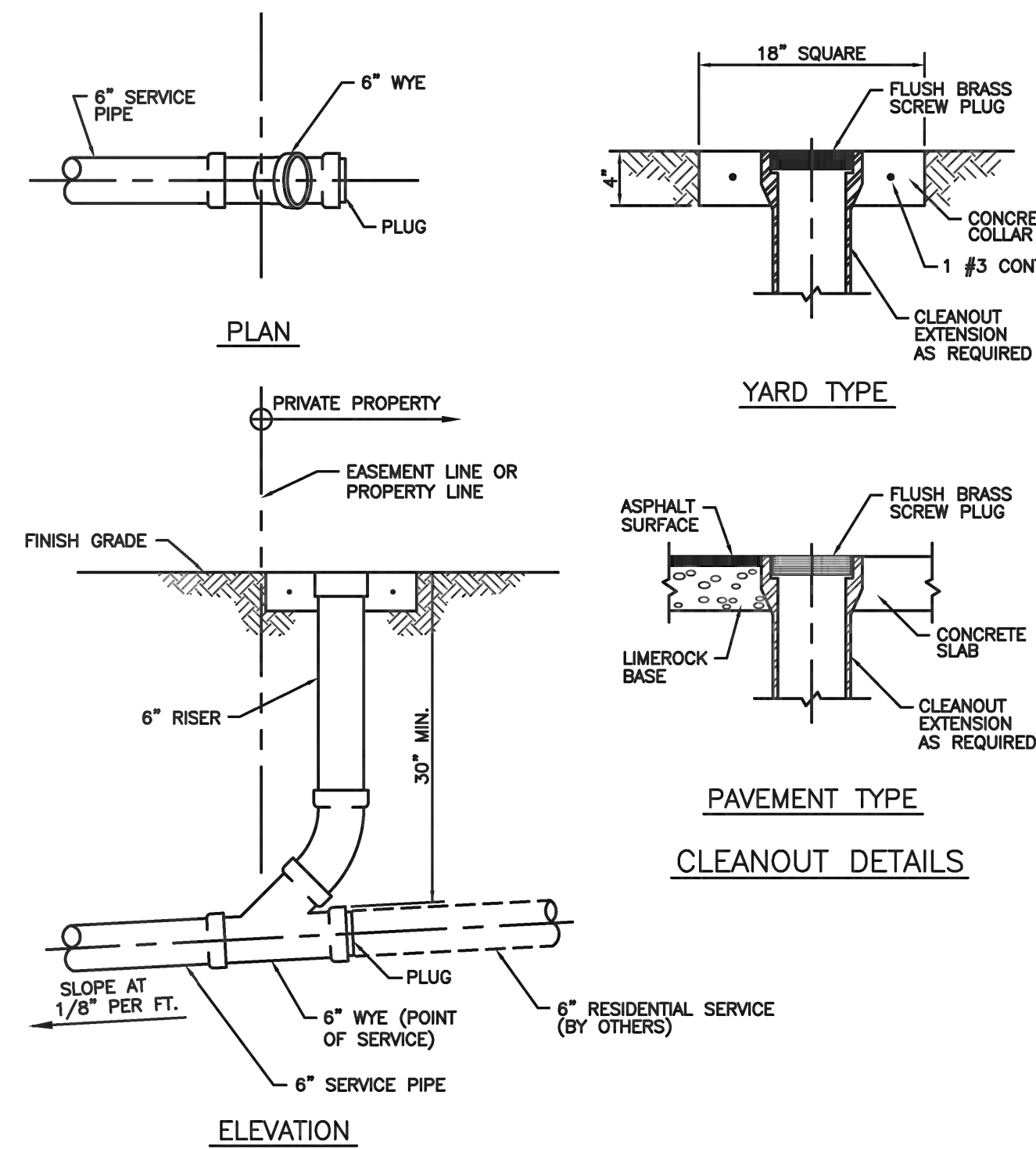
	ISSUED: 03/01/1994	DEPARTMENT OF PUBLIC UTILITIES STANDARD DETAIL	REVISED: 06/08/2014
DRAWN: EAM	SANITARY SEWER LATERAL MODIFIED RISER		DRAWING NO. S-10
APPROVED: XXX			



NOTES:

1. RISER CONNECTION TO BE USED ONLY WHEN SANITARY SEWER IS MORE THAN 7'-0" DEEP OR WHEN DIRECTED BY THE CITY.
2. NO. 57 ROCK OR 3/4" DRAINFIELD LIMEROCK MAY BE USED AS BEDDING OVER UNDISTURBED SOIL WITH PVC PIPE.
3. SINGLE SERVICE CONNECTIONS SHALL USE 6" (MIN.) DIAMETER PIPE AND FITTINGS.

	ISSUED: 03/01/1994	DEPARTMENT OF PUBLIC UTILITIES STANDARD DETAIL	REVISED: 06/08/2014
DRAWN: EAM	SANITARY SEWER LATERAL VERTICAL RISER		DRAWING NO. S-11
APPROVED: XXX			



SINGLE SERVICE CONNECTION

	ISSUED: 03/01/1994	DEPARTMENT OF PUBLIC UTILITIES STANDARD DETAIL	REVISED: 06/08/2014
DRAWN: EAM	SEWER SERVICE CONNECTION AND CLEANOUT AT PROPERTY LINE		DRAWING NO. S-12
APPROVED: XXX			

WATER & SEWER DETAILS

SCALE: AS SHOWN

CLAD

CARL LEVIN ARCHITECTURE + DESIGN
3390 MARY STREET, SUITE 135
COCONUT GROVE, FL 33133
305-442-3118 CARL@CLA-D.COM

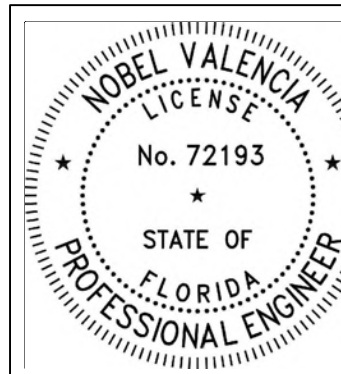
2·id
INTERIORS

CONSTRUCTION DRAWINGS FOR A:
PRIVATE RESIDENCE
1051 SOUTH NORTHLAKE DRIVE
HOLLYWOOD, FL 33019



Civil Engineers

11231 SW 88th St.,
Unit D-114,
Miami, FL 33176.
TEL: (305) 200 6701
EMAIL: nobel@ngaengineers.com



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12/16/2024

ENGINEER'S CERTIFICATION:

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Sunshine

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!

Seal

Nobel Valencia, PE No. 72193
Civil Engineer

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Revision

Project Number
24-004

Date
10/08/24

Sheet Title

Water & Sewer Details

Drawn by: NV

Checked by: NV

Sheet Number

CS-7

PREPARED BY:
Stacy G. Mager, Esq.
SHROUDER, KARNS & MAGER, P.A.
9700 Griffin Road, Cooper City, FL 33328
(954) 329-0001
File No.: 2024-4364

RETURN TO:
Bared and Associates, P.A.
201 Alhambra Circle
Suite 601
Coral Gables, FL 33134
(305) 666-6010
Parcel Identification No.: 51-42-14-01-8740

WARRANTY DEED

(STATUTORY FORM – SECTION 689.02, F.S.)

This indenture effective the **26th day of April, 2024** between **Erich E. Veitenheimer, III a/k/a Erich E. Veitenheimer and Andrew Steven Cariaso, a married couple**, whose post office address is **925 N. Northlake Drive, Hollywood, FL 33019**, Grantors, to **Sarcoh Corp.**, a **Delaware Corporation**, whose post office address is **921 Diplomat Parkway, Hollywood, FL 33019**, Grantee:

Witnesseth, that said Grantors, for and in consideration of the sum of *Ten Dollars* (U.S. \$10.00) and other good and valuable considerations to said Grantors in hand paid by said Grantee, the receipt whereof is hereby acknowledged, has granted, bargained, and sold to the said Grantee, and Grantee's heirs and assigns forever, the following described land, situate, lying and being in Broward County, Florida, to-wit:

See attached Exhibit "A" for complete legal description

Parcel Identification No. 51-42-14-01-8740

Street Address: 1051 South Northlake Drive, Hollywood, FL 33019

Together with all the tenements, hereditaments and appurtenances thereto belonging or in anywise appertaining.


Subject to taxes for current and subsequent years, not yet due and payable; covenants, restrictions, easements, reservations and limitations of record, if any.


TO HAVE AND TO HOLD the same in fee simple forever.

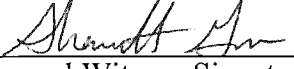
And Grantors hereby covenant with the Grantee that the Grantors are lawfully seized of said land in fee simple, that Grantors have good right and lawful authority to sell and convey said land and that the Grantors hereby fully warrant the title to said land and will defend the same against the lawful claims of all persons whomsoever.

In Witness Whereof, Grantors have hereunto set Grantors' hand and seal the day and year first above written.

Signed, sealed and delivered in our presence (witness as to both signatures):


 First Witness Signature
 Print Name: Stacy G. Mager
 Address: 9700 Griffin Rd
Cooper City FL 33328

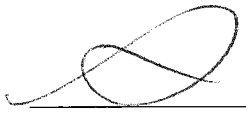

 Erich E. Veitenheimer, III a/k/a Erich E. Veitenheimer

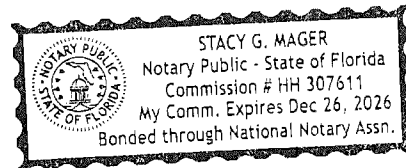

 Second Witness Signature
 Print Name: Shannett Grant
 Address: 9700 Griffin Rd
Cooper City FL 33328


 Andrew Steven Carias

STATE OF FLORIDA
 COUNTY OF BROWARD

The foregoing instrument was acknowledged before me by means of (✓) physical presence or () online notarization this 24 day of April, 2024, by Erich E. Veitenheimer, III a/k/a Erich E. Veitenheimer and Andrew Steven Carias.


 Signature of Notary Public
 Print, Type/Stamp Name of Notary



Personally Known: _____ OR Produced Identification: ✓
 Type of Identification
 Produced: DRIVER LICENSE

10/03/24

City of Hollywood Planning Division
2600 Hollywood Blvd
Hollywood, Florida 33020

**RE: Private Residence
1051 South Northlake Drive
Hollywood, FL 33019**

To Whom it May Concern:

The following company was retained as the Public Noticing Agent for this project:

RDR Miami
attn: Diana Rio
305-498-1614
diana@rdrmiami.com

ATTACHMENT B
Aerial Photograph

**Aerial Photograph
1051 S. Northlake Drive**



ATTACHMENT C

Permit History

NAME OF OWNER **LOUIS RITCHIE** ADDRESS OF CONSTRUCTION **1051 So No LAKE DR.**
 LEGAL DESCRIPTION **LOTS 29 & 30 BLOCK 48 LAKES**
 FL-33 #0912

Owner's Present Address

Description of Construction Cost **\$ 29,196.**

Permit Type	No.	Date Issued	To Whom	Fixtures or Outlets
Bldg.	32514	4-2-58	EARL CHILDS	
Roof	334266	5-30-58	Frank Root	
Electrical	14116	4-3-58	Smith & Hartman	86
Plumbing	16124	5-6-58	Mac-Well Pllr.	17
Gas	16124	5-6-58	Mac-Well	174 gas at.

INSPECTIONS

FOUNDATION	1st Rough Plg.	Temp. Service
Columns	Final Rough Plg.	Rough Electric
TIE BEAM	Septic Tank	Temporary Final
ROOF	Grease Trap	Final Electric
GAS	Final Plumbing	Rubbish Bond

Remarks: R/B by transfer

NAME OF OWNER **RITCHIE**

ADDRESS **1051 S.N. LAKE DRIVE**

LEGAL DESCRIPTION **Lot 29-30 Blk. 48 9th N. Lake** COST **\$4900.**

DESCRIPTION OF CONST.

ARCHITECT:

BEDROOM + BATH. ADDITION

PERMIT TYPE	NO.	DATE	TO WHOM	EXT. or OUT.
BLDG.	83114	3-31-69	Cushman Bros.	
ROOF				
ELECTRICAL	43343	6-2-69	More	8 ^{ft} . WALL A/C
PLUMBING ?	(53161)	5-19-69	Dixie	4 ^{ft} h
GAS				
SEPTIC, SEWER				
A/C DUCTS				
SCREEN ENCL.				
POOL				
DRIVEWAY				
FENCE				

JOB CARD

OWNER RAWUEL LEZCHANO		JOB ADDRESS 1051 S. N. Lake Dr.	
LEGAL DESCRIPTION	LOT NUMBER	BLOCK	SUBDIVISION OR ADDITION
MICROFILM NO.	ARCHITECT	FEE \$ 8.00	VALUATION \$
DESCRIPTION OF CONSTRUCTION Micro for the above address - (microfilm search)			<input type="checkbox"/> SEPTIC TANK <input type="checkbox"/> SEWER TAP

TYPE PERMIT	NUMBER	DATE	CONTRACTOR	TYPE PERMIT	NUMBER	DATE	CONTRACTOR
BUILDING	64801	10/14/80		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:

JOB CARD

OWNER Dr. Diamond		JOB ADDRESS 1051 S. North Lake Dr.	
LEGAL DESCRIPTION	LOT NUMBER 29 - 30	BLOCK 48	SUBDIVISION OR ADDITION Hollywood Lakes 1-32
MICROFILM NO. 84-082	ARCHITECT Designs M.D.	FEE \$ 465.00	VALUATION \$ 90,000;

DESCRIPTION OF CONSTRUCTION

Relocate kitchen add bedroom, living room and bath 2 story

☐ SEPTIC TANK
☒ SEWER TAP

TYPE PERMIT	NUMBER	DATE	CONTRACTOR	TYPE PERMIT	NUMBER	DATE	CONTRACTOR
BUILDING 1914	6527	4-22-83	DiTocco	SEPTIC/SEWER			
3100 ROOF 2299	83561	8-4-83	PLANTATION R.	AIR/CONDITION	14929	7-21-83	PARLEY MC
ELECTRIC-BASIC	28604	5-23-83	S.R. ELEC	MECHANICAL			
ELECTRIC-SUPP.				SCREEN			
PLUMBING NO. FIX. 12	17260	5-4-83	ATLAS PLUMB	POOL			
SPEAKER L.P.-DRY WALL	20036	12-14-83	WATERBURY SPE.	DRIVEWAY 1000 ft	84498	9-20-83	DiTocco
FENCE				PATIO or WALK			

NOTES: County Surcharge: 18.00

Energy Bldg. - Furn. letter of Certification prior to C/O

Var. #19-2V-83 - Foundation Only FULL PERMIT 6-8-83

JOB CARD

222

OWNER Mr. Jeffrey Diamond		JOB ADDRESS 1051 S. North Lake Dr.	
LEGAL DESCRIPTION	LOT NUMBER	BLOCK	SUBDIVISION OR ADDITION
MICROFILM NO.	ARCHITECT	FEE \$ 20.00	VALUATION \$ 1,200.

DESCRIPTION OF CONSTRUCTION Burglar Alarm	<input type="checkbox"/> SEPTIC TANK <input type="checkbox"/> SEWER TAP
---	--

TYPE PERMIT	NUMBER	DATE	CONTRACTOR	TYPE PERMIT	NUMBER	DATE	CONTRACTOR
BUILDING				SEPTIC/SEWER			
ROOF				AIR/CONDITION			
ELECTRIC-BASIC	29612	11-28-83	Cable Sec.	MECHANICAL			
ELECTRIC-SUPP.				SCREEN			
PLUMBING	NO. FIX.			POOL			
L-P-DRY WALL				DRIVEWAY			
FENCE				PATIO or WALK			

NOTES:

County Surcharge: .40

JOB CARD

OWNER DR* DIAMOND	JOB ADDRESS 1051 S. Northlake Dr.
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LEGAL DESCRIPTION	LOT NUMBER	BLOCK	SUBDIVISION OR ADDITION
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MICROFILM NO.	ARCHITECT	FEE \$ 6.00	VALUATION \$
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DESCRIPTION OF CONSTRUCTION I B B Q Grill Outlet Gas	<input type="checkbox"/> SEPTIC TANK <input type="checkbox"/> SEWER TAP
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TYPE PERMIT	NUMBER	DATE	CONTRACTOR	TYPE PERMIT	NUMBER	DATE	CONTRACTOR
BUILDING				SEPTIC/SEWER			
ROOF				AIR/CONDITION			
ELECTRIC-BASIC				MECHANICAL			
ELECTRIC-SUPP.				SCREEN			
PLUMBING	NO. FIX. 4444	10/29/73	Peoples Gas	POOL			
L-P-DRY WALL				DRIVEWAY			
FENCE				PATIO or WALK			

NOTES:

FORM 3144-13

JOB CARD

OWNER DR. JEFFERY DIAMOND		JOB ADDRESS 1051 3 NORTHLAKE DR.	
LEGAL DESCRIPTION	LOT NUMBER	BLOCK	SUBDIVISION OR ADDITION
MICROFILM NO.	ARCHITECT	FEE \$ 18.00	VALUATION \$ 3,500.00

DESCRIPTION OF CONSTRUCTION

RE ROOF

- ☐ SEPTIC TANK
☐ SEWER TAP

TYPE PERMIT	NUMBER	DATE	CONTRACTOR	TYPE PERMIT	NUMBER	DATE	CONTRACTOR
BUILDING				SEPTIC/SEWER			
ROOF 3530	13829	6-13-73	ZINKIL	AIR/CONDITION			
ELECTRIC-BASIC				MECHANICAL			
ELECTRIC-SUPP.				SCREEN			
PLUMBING NO. F.I.K.				POOL			
L-P-DRY WALL				DRIVEWAY			
FENCE				PATIO or WALK			

NOTES:

FORM ORED-13

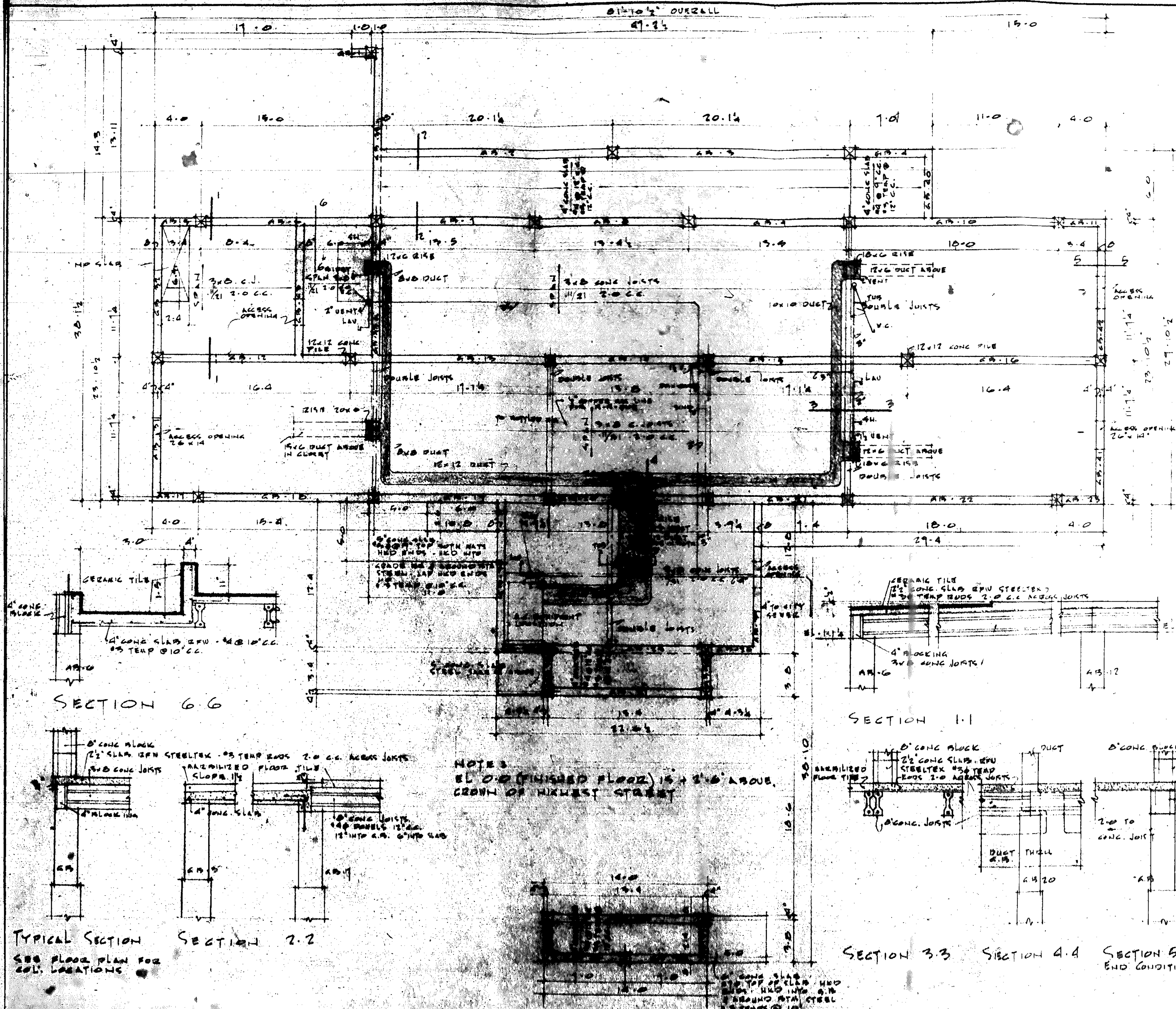
Permit Search Results

[Search](#) > Properties located at/on/near '**...1051 s...**'

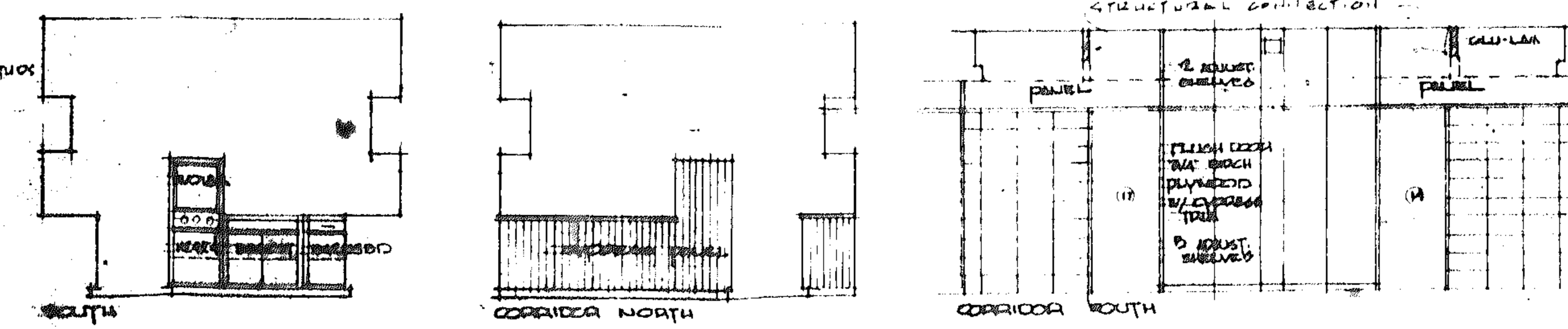
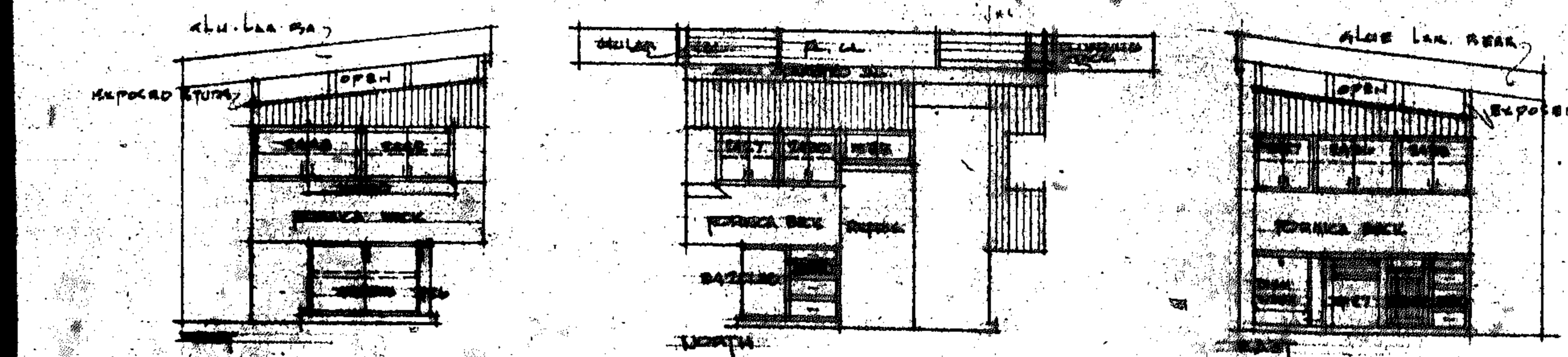
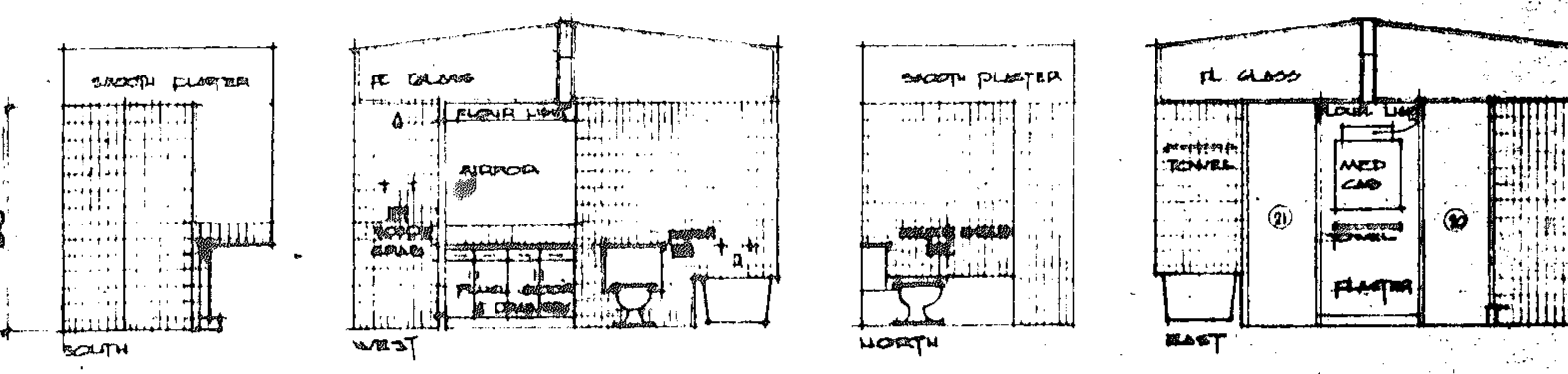
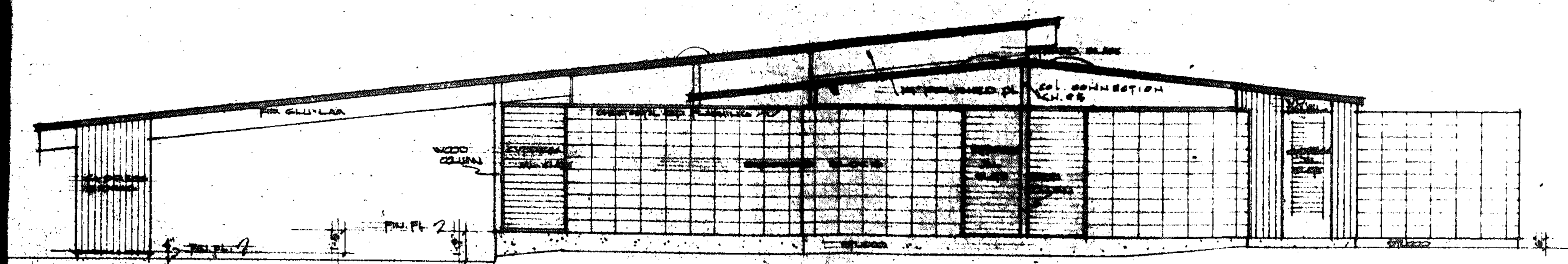
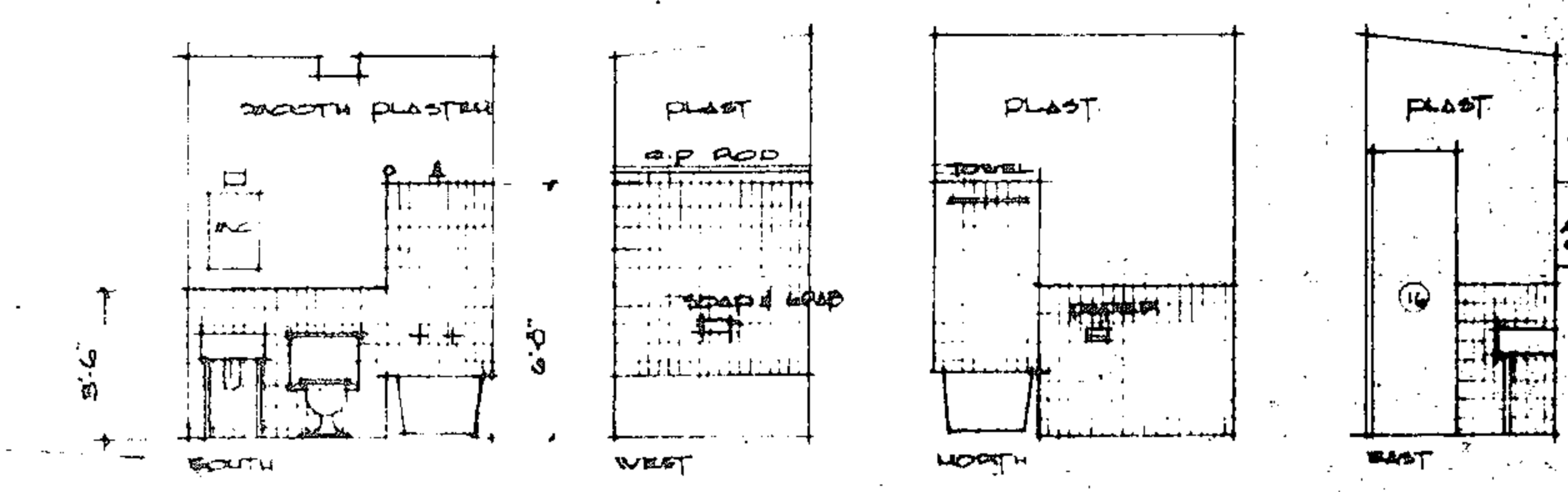
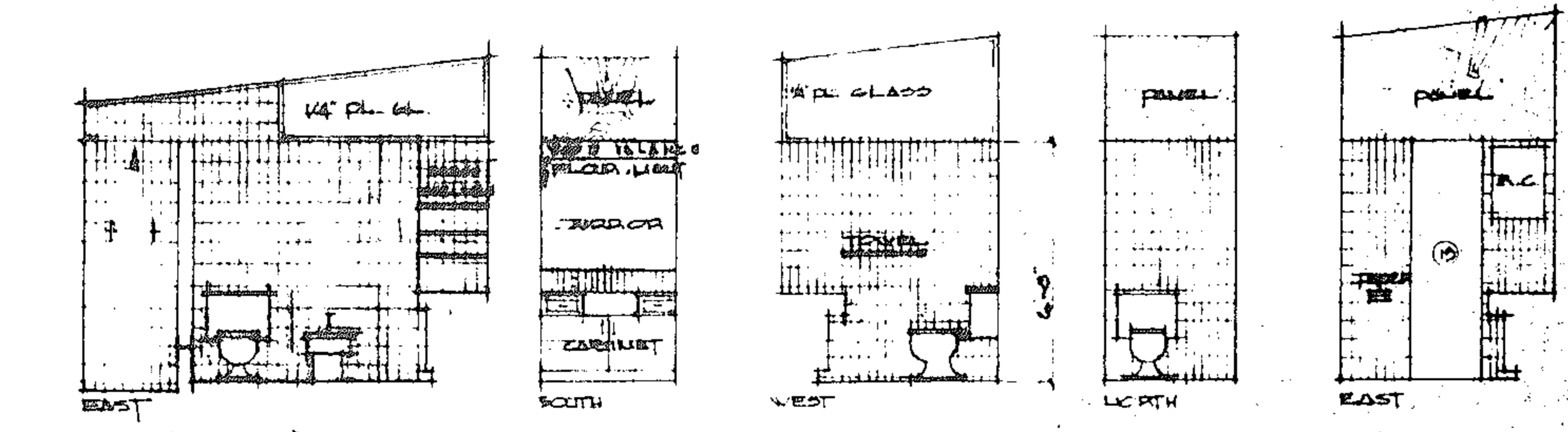
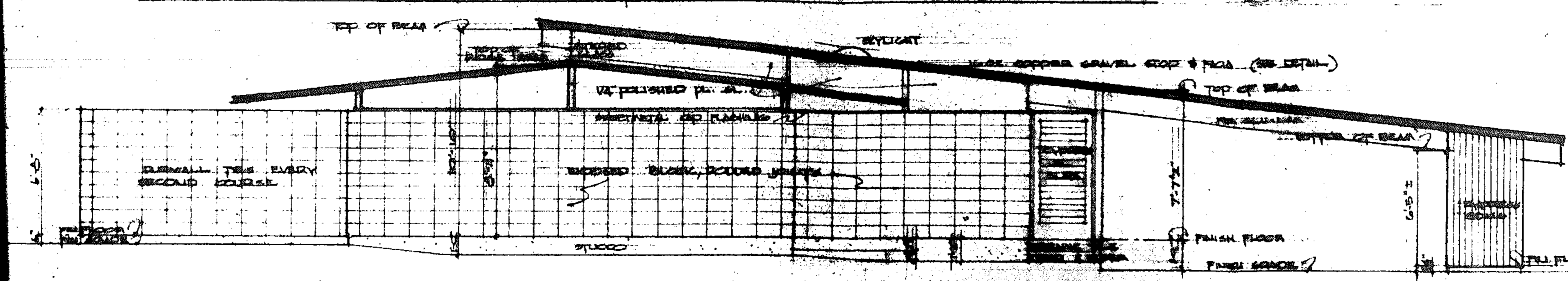
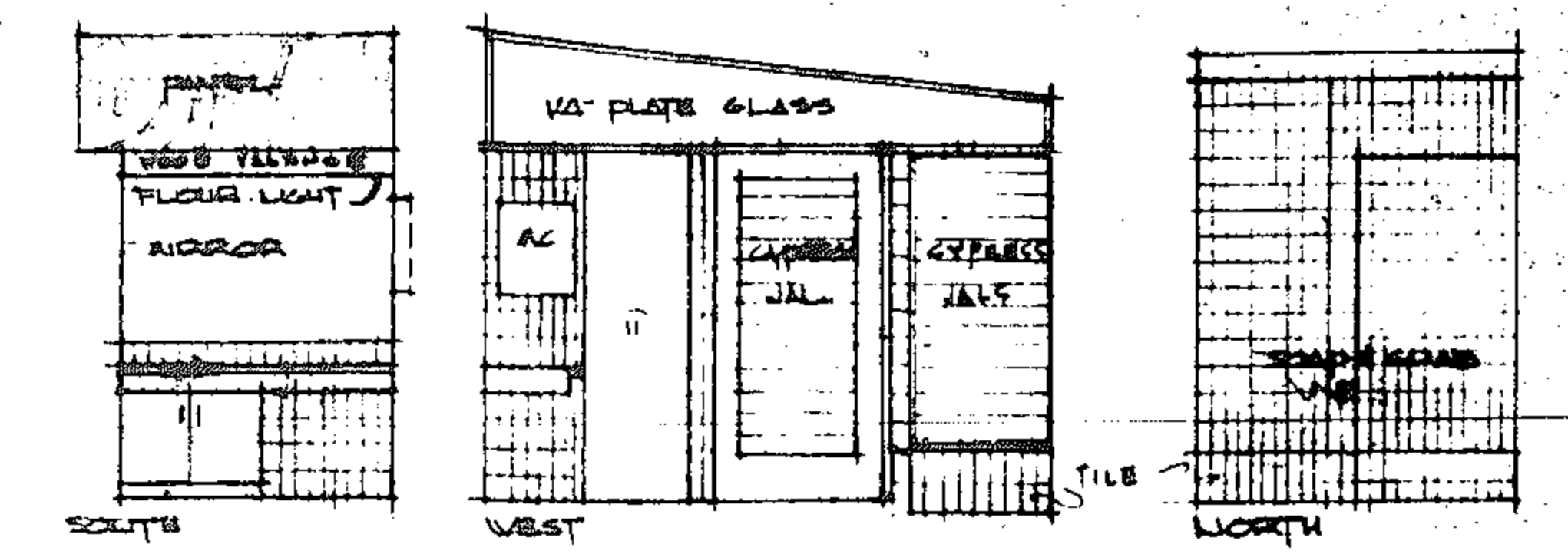
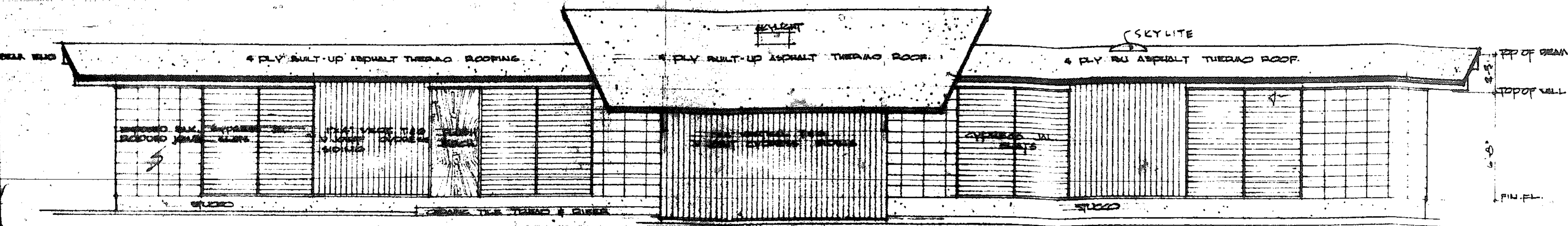
**30 permits were found for
1051 S NORTHLAKE DR**

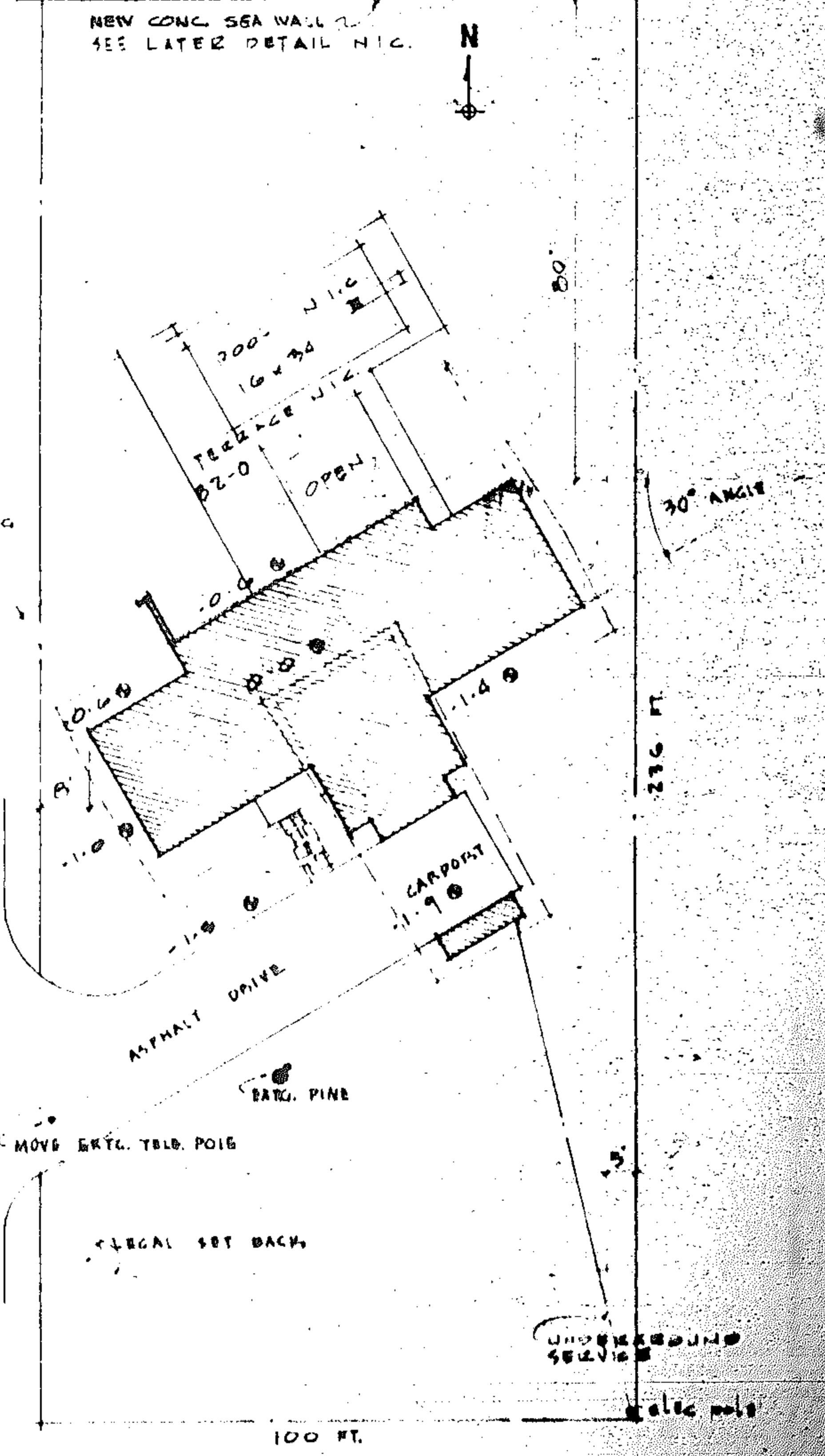
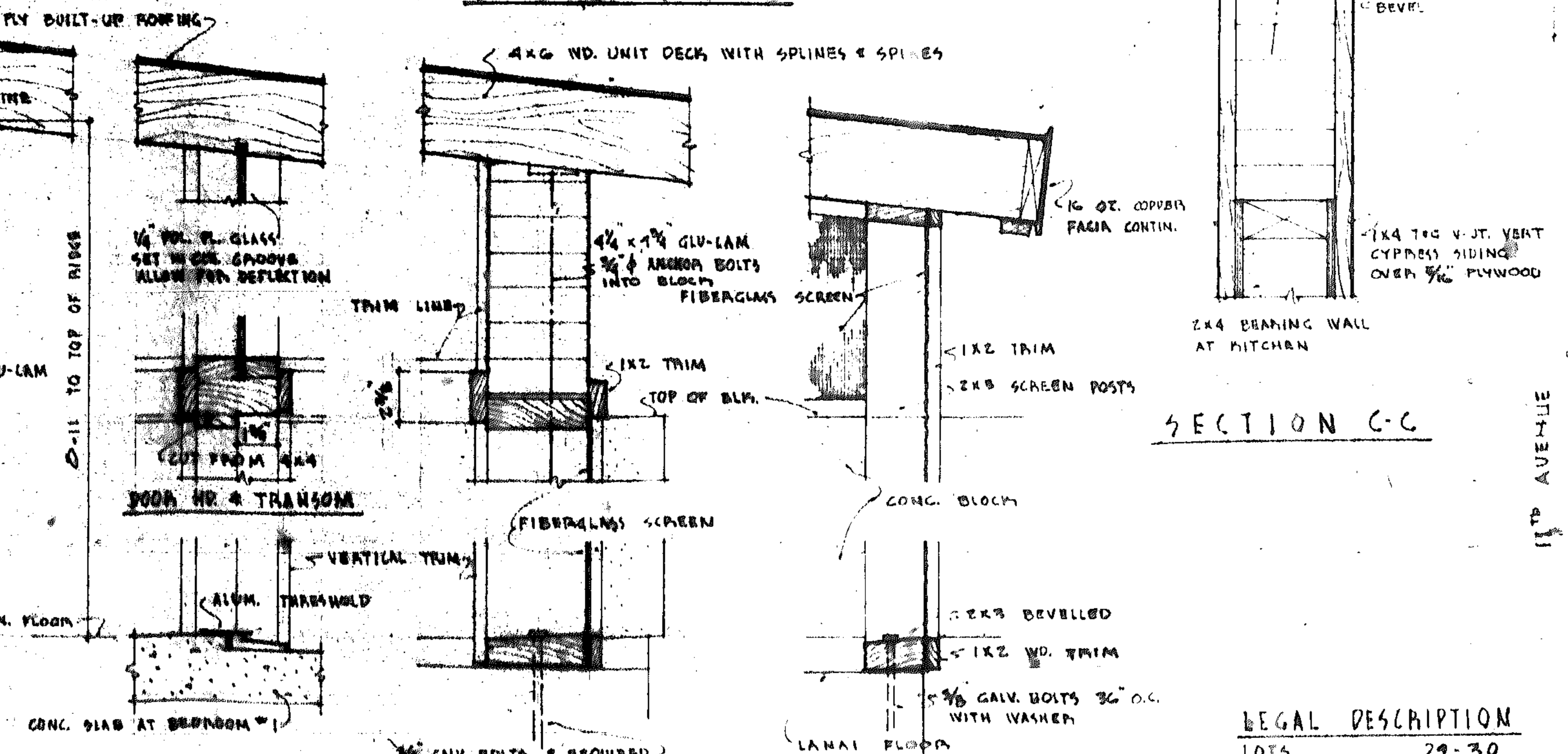
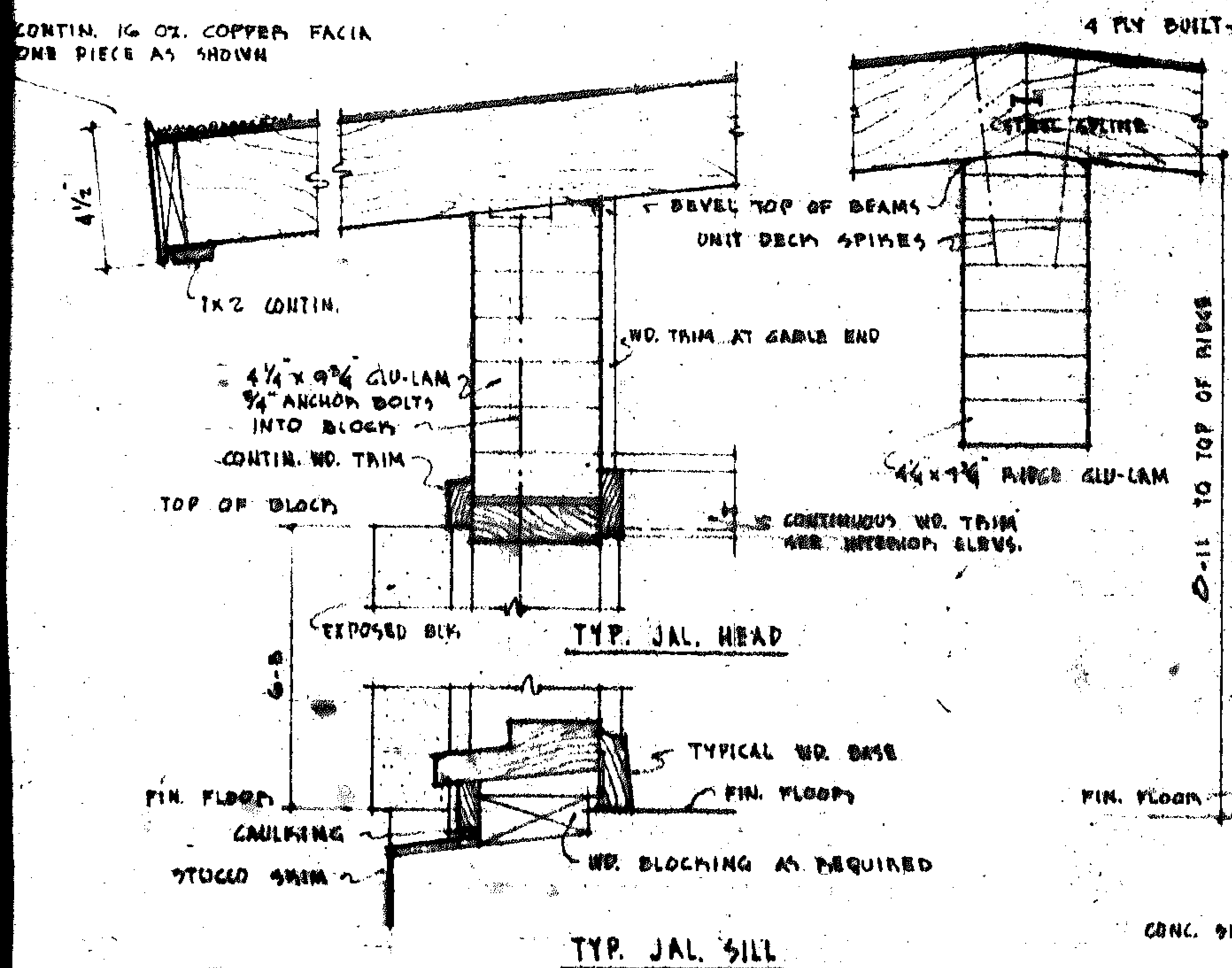
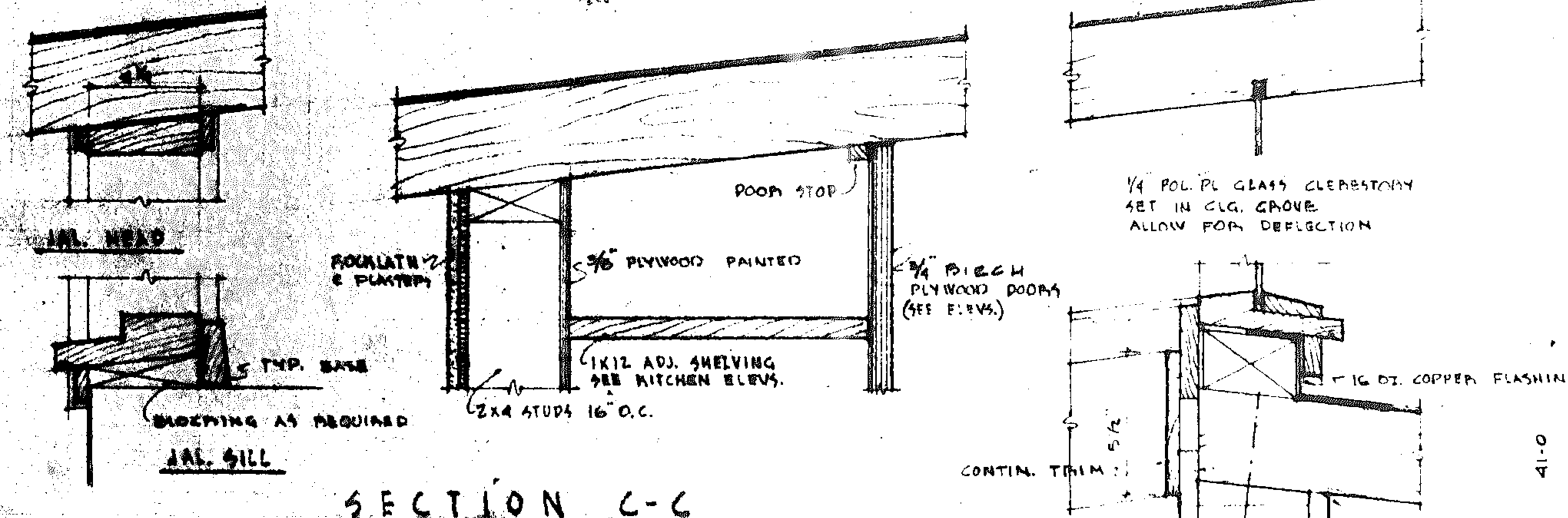
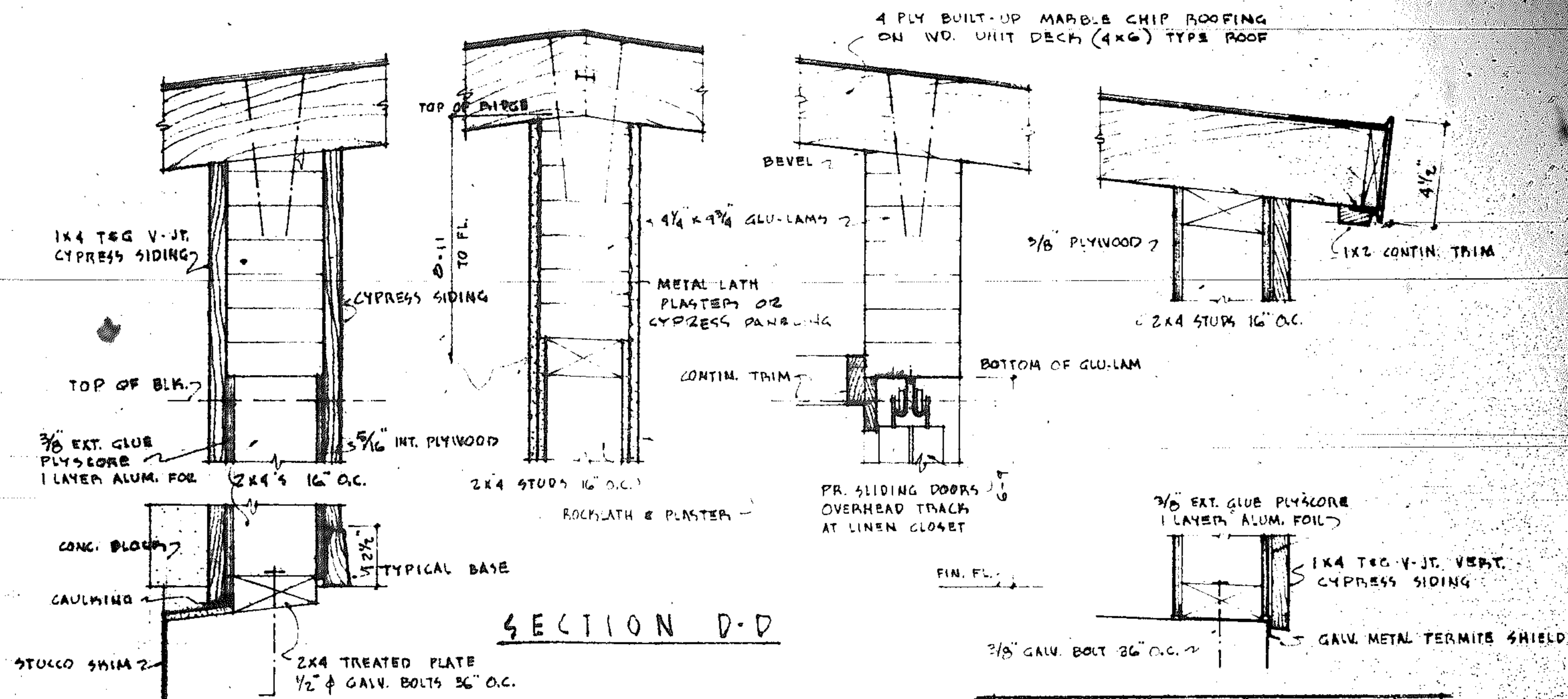
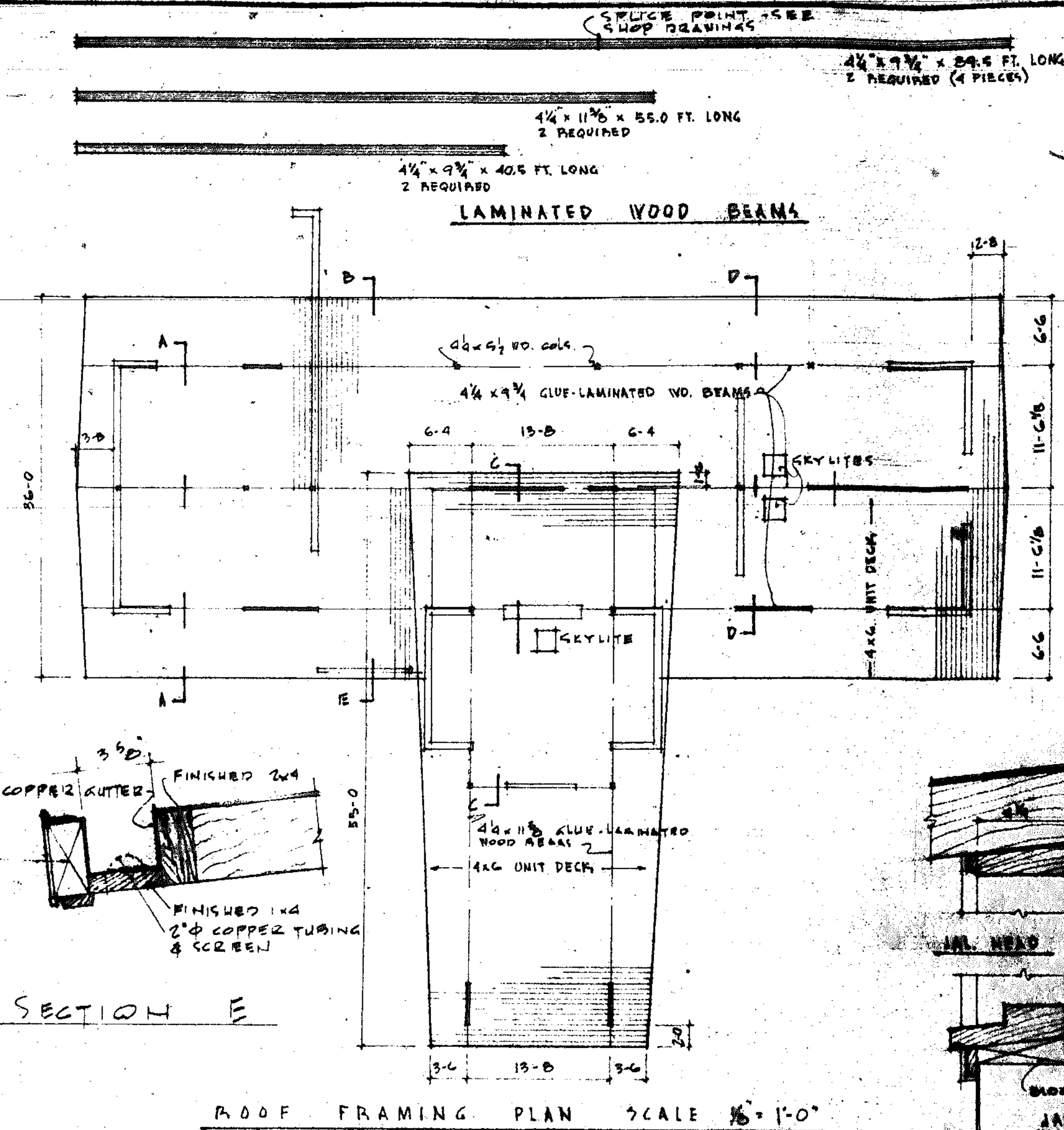
View	Process #	Permit #	Description	Appl. Date	Permit Date
Details		M18-100169	A/C CENTRAL (REPLACEMENT)	2/9/2018	3/20/2018
Details		M17-101554	A/C DUCTS (REPLACEMENT)	12/14/2017	1/31/2018
Details		M17-101353	A/C DUCTS (REPLACEMENT)	10/31/2017	
Details		B17-101312	FENCE-MASONRY/CONCRETE/PVC	3/7/2017	4/27/2017
Details		M16-100281	A/C CENTRAL (REPLACEMENT)	3/19/2016	11/22/2017
Details		P14-100375	FIXTURES-PLUMBING	4/9/2015	4/20/2015
Details		B14-104287	DECK - WITHOUT ROOF	9/4/2014	10/1/2014
Details		B14-103309	DRIVEWAY	7/3/2014	7/24/2014
Details		P14-100537	POOL REMARCITE	3/25/2014	4/8/2014
Details		B14-100931	ALTERATIONS-INTERIOR	2/27/2014	4/24/2014
Details		B14-100884	DRIVEWAY	2/25/2014	
Details		B08-104466	HURRICANE SHUTTERS	10/1/2008	10/1/2008
Details		B08-103830	REROOF - FLAT	8/15/2008	8/22/2008
Details		B08-103012	REROOF - COMBINATION OF TYPES	6/26/2008	6/27/2008
Details		M07-100627	A/C WINDOW/WALL UNIT	5/28/2008	5/28/2008

<u>Details</u>		E07-100770	ELECTRICAL WORK	4/9/2008	4/22/2008
<u>Details</u>		B07-101928	CONVERSION	8/7/2007	4/22/2008
<u>Details</u>	54522	E0302108	OUTLETS,SERVICE,PANELS,ETC	8/22/2003	9/4/2003
<u>Details</u>	51519	B0303417	DEMOLITION(OTHER THAN COMPLETE BUILDING)	6/24/2003	6/24/2003
<u>Details</u>		B0004818	RE-ROOF (METAL,TILE,WOOD,SHINGLE,SHAKE)		6/28/2000
<u>Details</u>		P9300620	POOL PIPING AND FILTER EQUIPMENT		5/26/1993
<u>Details</u>		E9301646	POOL/SPA ELECTRICAL		5/26/1993
<u>Details</u>		B9303532	DECK - WITHOUT ROOF		5/26/1993
<u>Details</u>		B9303531	POOL - RESIDENTIAL		5/26/1993
<u>Details</u>		B9207596	RE-ROOF-FLAT		11/16/1992
<u>Details</u>		P9201166	POOL PIPING AND FILTER EQUIPMENT		11/4/1992
<u>Details</u>		E9203121	POOL/SPA ELECTRICAL		11/4/1992
<u>Details</u>		B9207340	DECK - WITHOUT ROOF		11/4/1992
<u>Details</u>		B9207339	POOL - RESIDENTIAL		11/4/1992
<u>Details</u>		B9207239	DOCK		10/30/1992



BEAM SCHEDULE									
BEAM	EL. TOP OF BEAM	SIZE	REINFORCING	STIRRUPS	NO. SPACING	BEAM & JOINTS			
AB-1	0.44	8x24	2#5 2#5		2 6.6	TURN ALL BARS INTO ADJ. BEAM			
AB-2	0.44	"	2#5 2#5		2 6.6	EXT. TOP BL. INTO ADJ. BEAM			
AB-3	"	"	2#5 2#5		2 6.6				
AB-4	"	"	2#5 2#5		2 6.6	EXT. ALL BARS FROM ADJ. BEAM			
AB-5	1.14	8x26			3 6.6, 10	EXT. TOP BL. INTO ADJ. BEAM			
AB-6	1.14	"	2#5 2#5		3 6.6, 10	EXT. TOP BL. INTO ADJ. BEAM			
AB-7	0.102	"	2#5 2#5		3 6.6, 10	EXT. TOP BL. INTO ADJ. BEAM			
AB-8	"	"	2#5 2#5		3 6.6, 10				
AB-9	"	"	2#5 2#5		3 6.6, 10				
AB-10	"	"	2#5 2#5		3 6.6, 10				
AB-11	"	"	2#5 2#5		3 6.6, 10	EXT. ALL BARS FROM ADJ. BEAM			
AB-12	0.102	"	2#5 2#5		3 6.6, 10	EXT. TOP BL. INTO ADJ. BEAM			
AB-13	"	"	2#5 2#5		3 6.6, 10				
AB-14	"	"	2#5 2#5		3 6.6, 10				
AB-15	0.102	"	2#5 2#5		3 6.6, 10				
AB-16	0.102	"	2#5 2#5		3 6.6, 10				
AB-17	"	"	2#5 2#5		3 6.6, 10	EXT. ALL BARS FROM ADJ. BEAM			
AB-18	"	"	2#5 2#5		3 6.6, 10	EXT. TOP BL. INTO ADJ. BEAM			
AB-19	"	"	2#5 2#5		3 6.6, 10				
AB-20	"	"	2#5 2#5		3 6.6, 10				
AB-21	"	"	2#5 2#5		3 6.6, 10				
AB-22	"	"	2#5 2#5		3 6.6, 10				
AB-23	"	"	2#5 2#5		3 6.6, 10	EXT. ALL BARS FROM ADJ. BEAM			
AB-24	"	"	2#5 2#5		3 6.6, 10				
AB-25	"	"	2#5 2#5		3 6.6, 10				
AB-26	"	"	2#5 2#5		3 6.6, 10				
AB-27	"	"	2#5 2#5		3 6.6, 10				
AB-28	1.14	"	2#5 2#5		3 6.6, 10				
AB-29	"	"	2#5 2#5		3 6.6, 10				
AB-30	"	"	2#5 2#5		3 6.6, 10	EXT. ALL BARS FROM ADJ. BEAM			
AB-31	0.102	"	2#5 2#5		3 6.6, 10	EXT. TOP BL. INTO ADJ. BEAM			
AB-32	"	"	2#5 2#5		3 6.6, 10				
AB-33	0.44	8x20	2#5 2#5		3 6.6, 10	TURN ALL BARS INTO ADJ. BEAM			
AB-34	0.44	8x26	2#5 2#5		3 6.6, 10	EXT. TOP BL. INTO ADJ. BEAM			
AB-35	"	"	2#5 2#5		3 6.6, 10				
AB-36	1.14	8x24	2#5 2#5		3 6.6, 10				
AB-37	1.14	8x26	2#5 2#5		3 6.6, 10				
AB-38	0.102	8x26	2#5 2#5		3 6.6, 10				
AB-39	"	"	2#5 2#5		3 6.6, 10				
AB-40	0.44	"	2#5 2#5		3 6.6, 10				
AB-41	0.102	"	2#5 2#5		3 6.6, 10	EXT. TOP BL. INTO ADJ. BEAM			
AB-42	"	"	2#5 2#5		3 6.6, 10				
AB-43	"	"	2#5 2#5		3 6.6, 10				





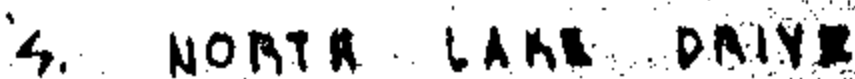
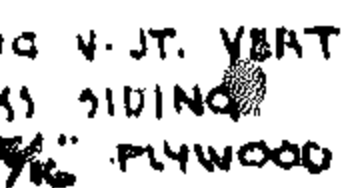
LEGAL DESCRIPTION
 LOTS 29-30
 BLOCK 48
 HOLLYWOOD NORTH LAKE SECTION

REVISIONS

NO.	DESCRIPTION	DATE
1	AS SHOWN	10-1-58
2	REVISION FOR HOLLYWOOD NORTH LAKE SECTION	10-1-58
3	REVISION FOR HOLLYWOOD NORTH LAKE SECTION	10-1-58

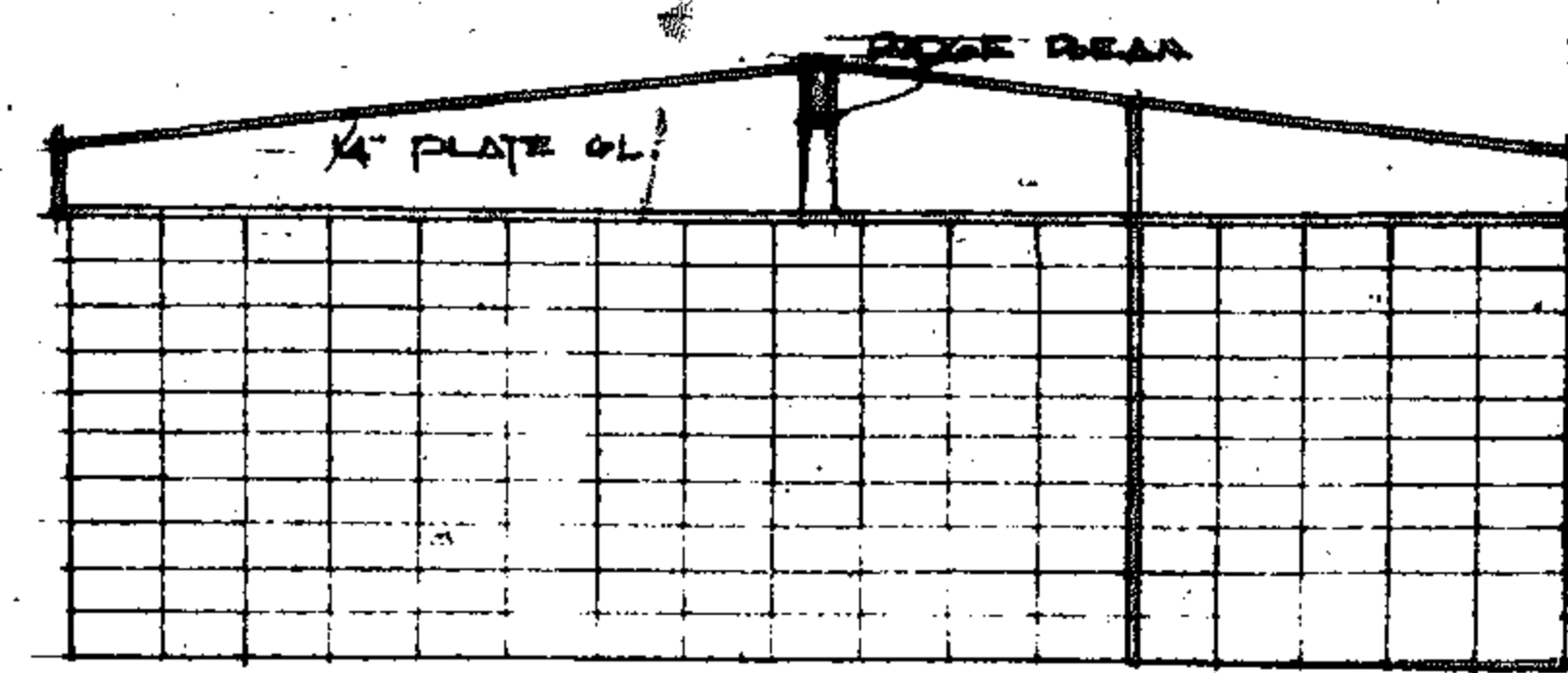
PREPARED BY
 CHARLES C. KENNEDY JR.
 1002 JACKSON STREET
 HOLLYWOOD, FLORIDA

LOCAL METAL PERMITTING OFFICE

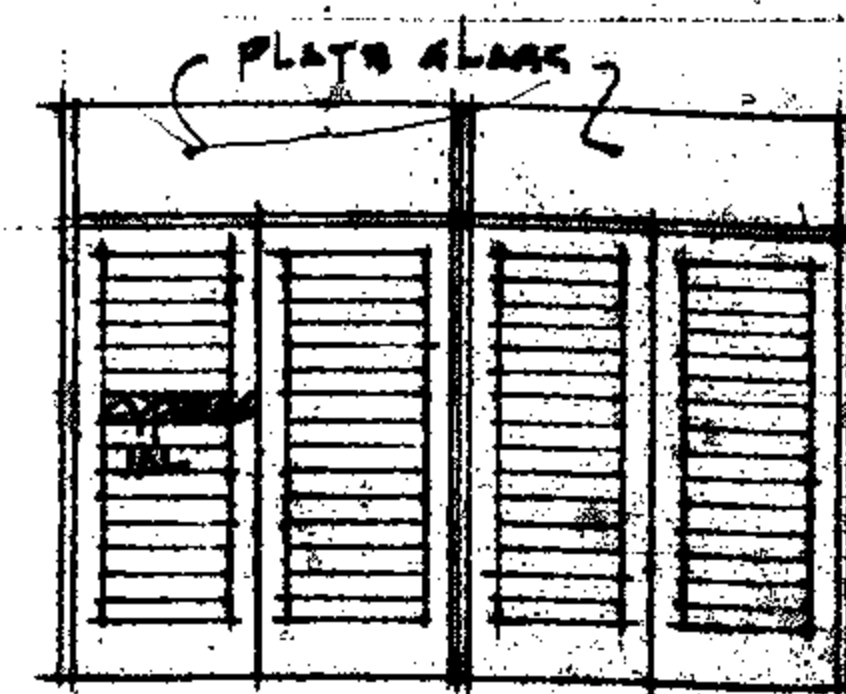


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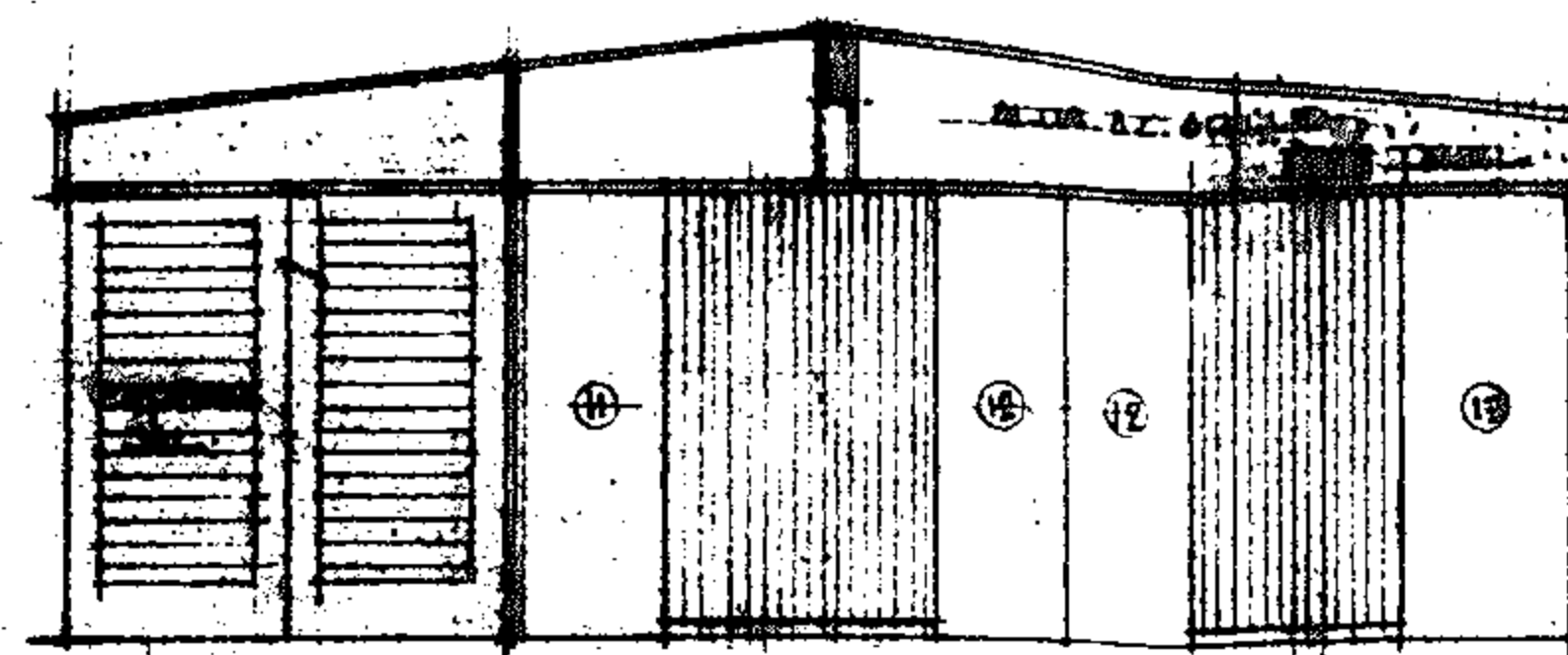
82



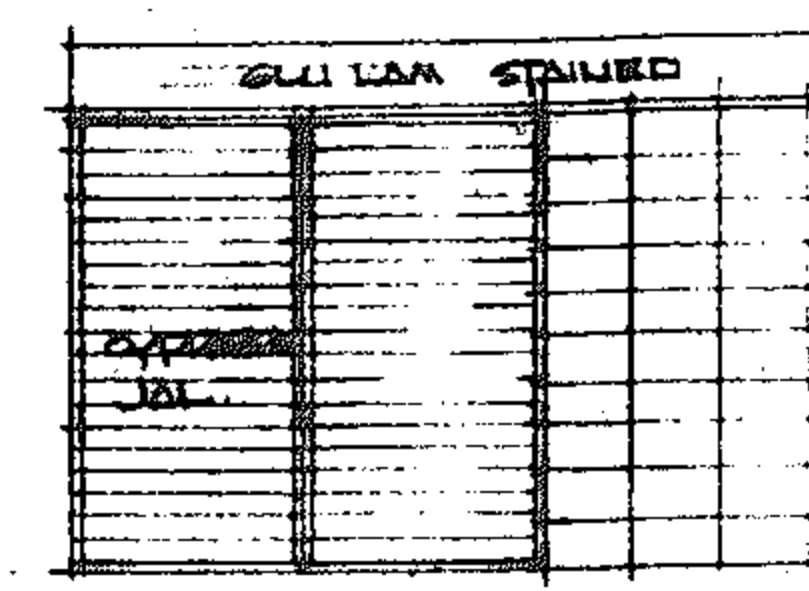
MASTER BEDROOM WEST WALL



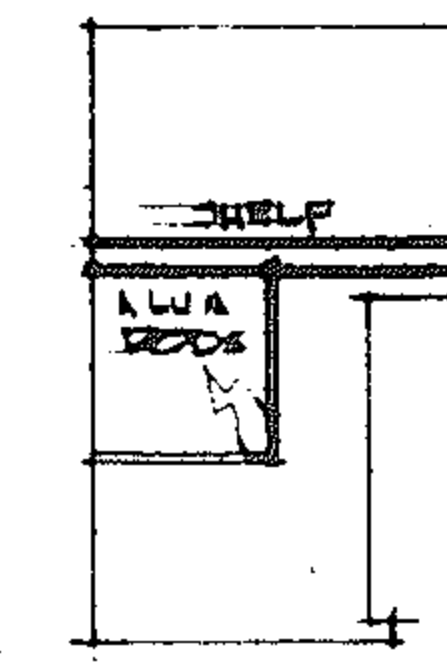
NORTH WALL



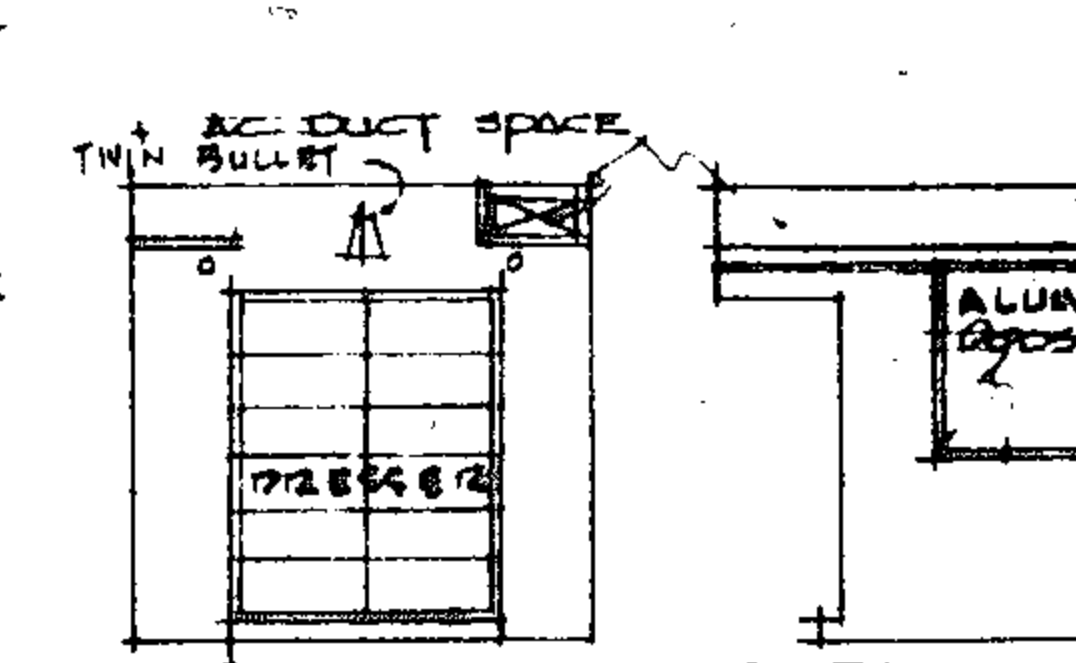
EAST WALL



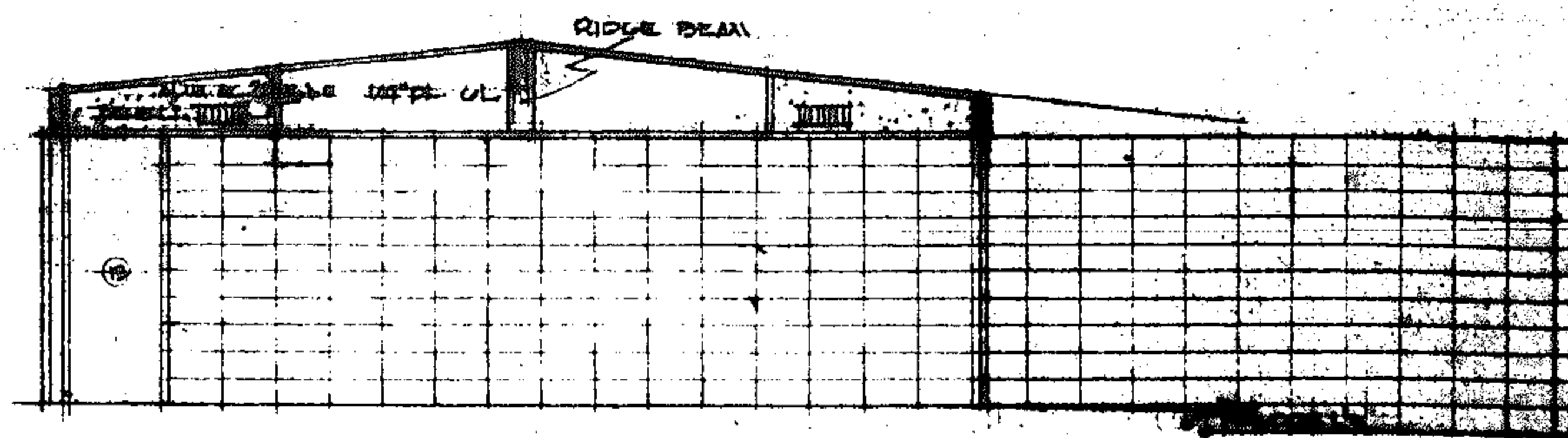
SOUTH WALL



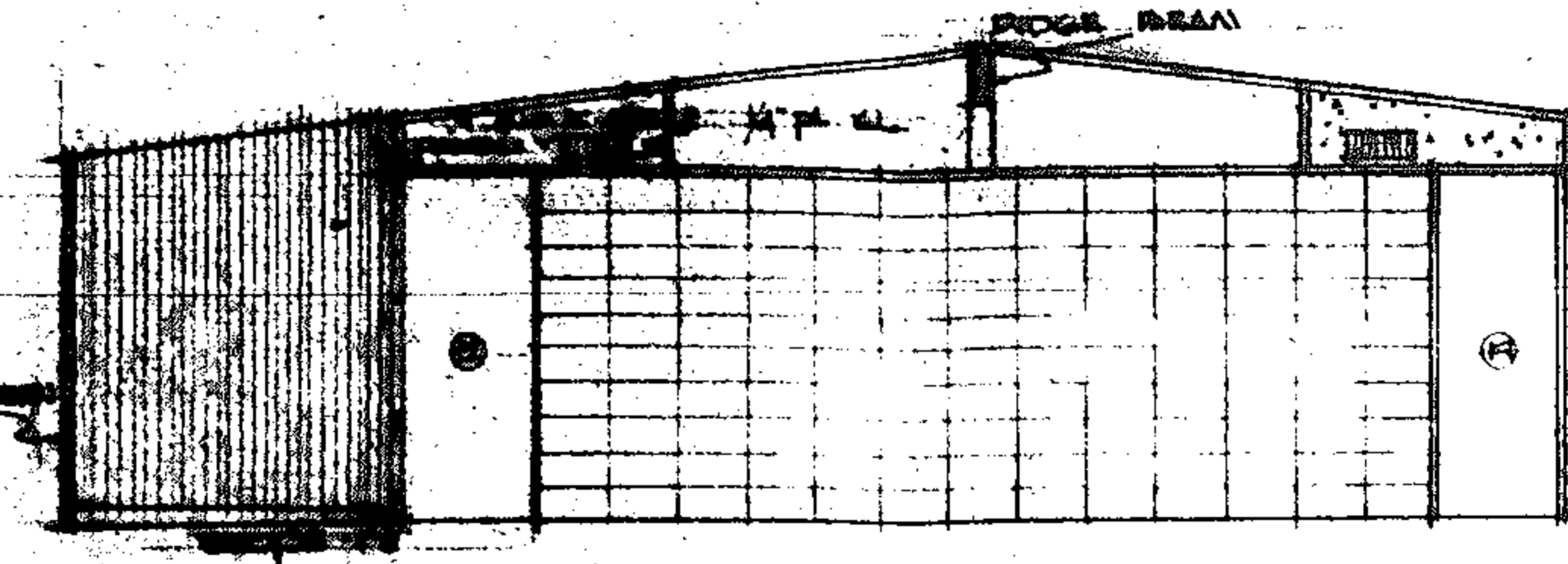
EAST WALL CLOSET ELEVATIONS



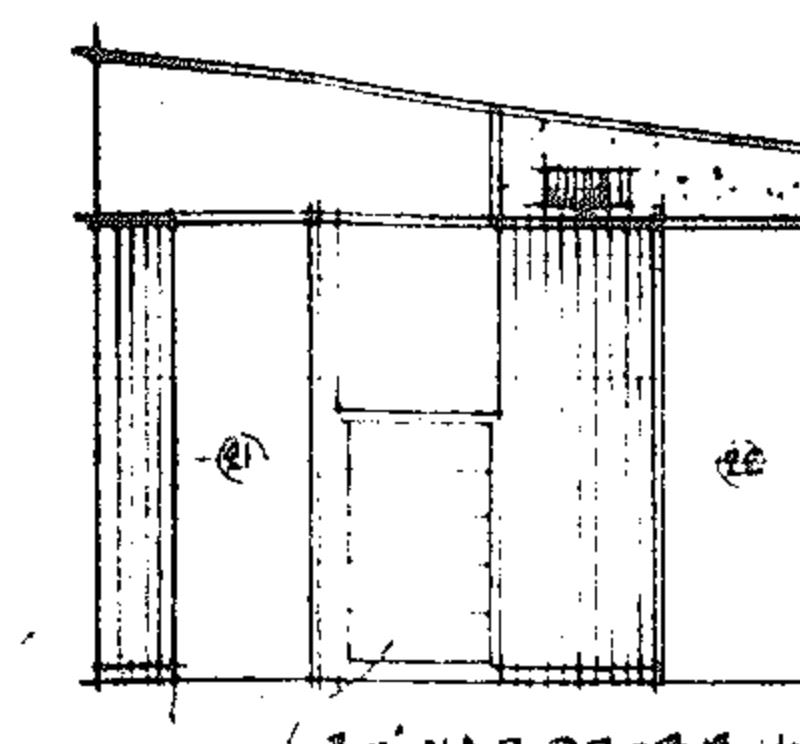
BEDROOM STORAGE CLOSET



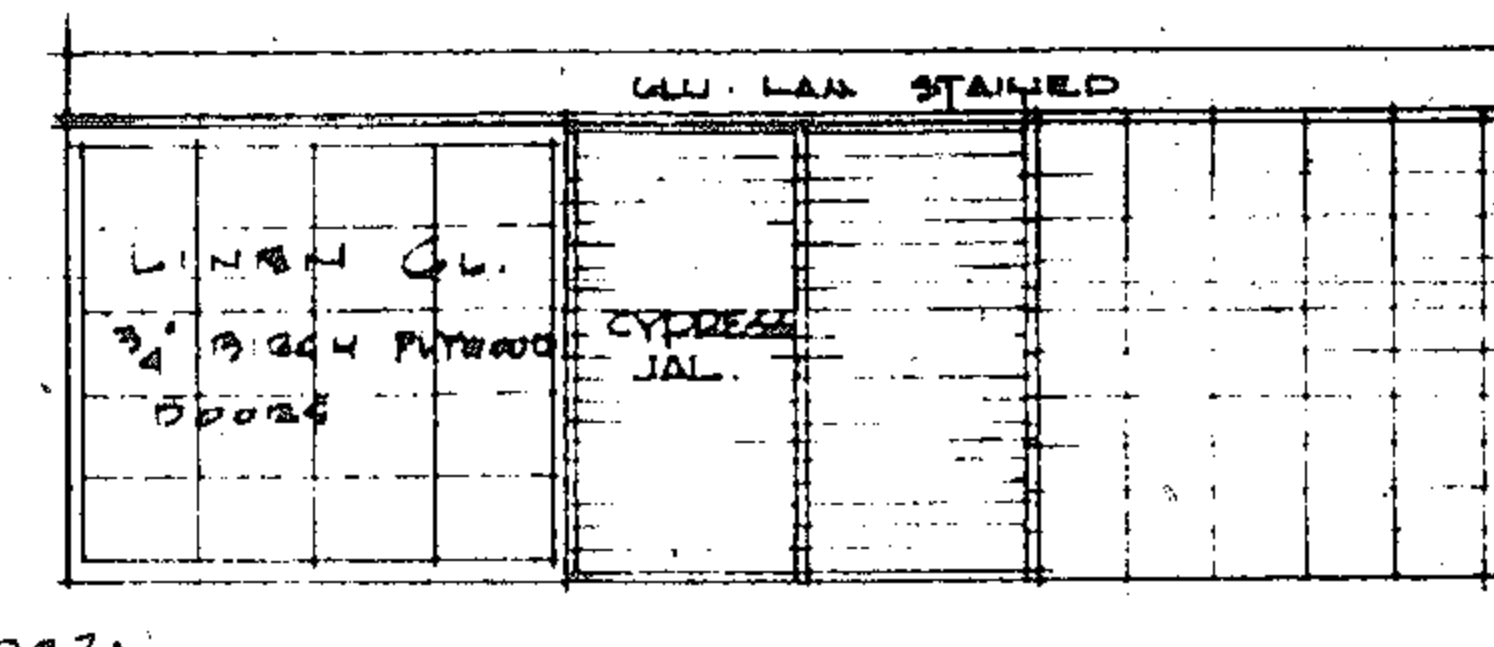
WEST WALL LIVING AREA



EAST WALL LIVING AREA



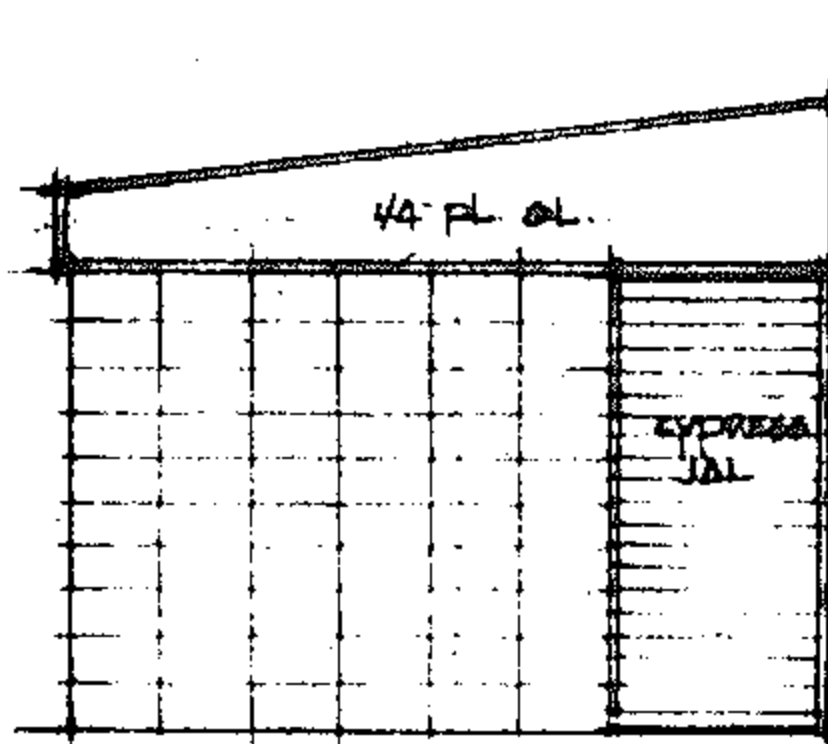
BEDROOM #2 WEST WALL



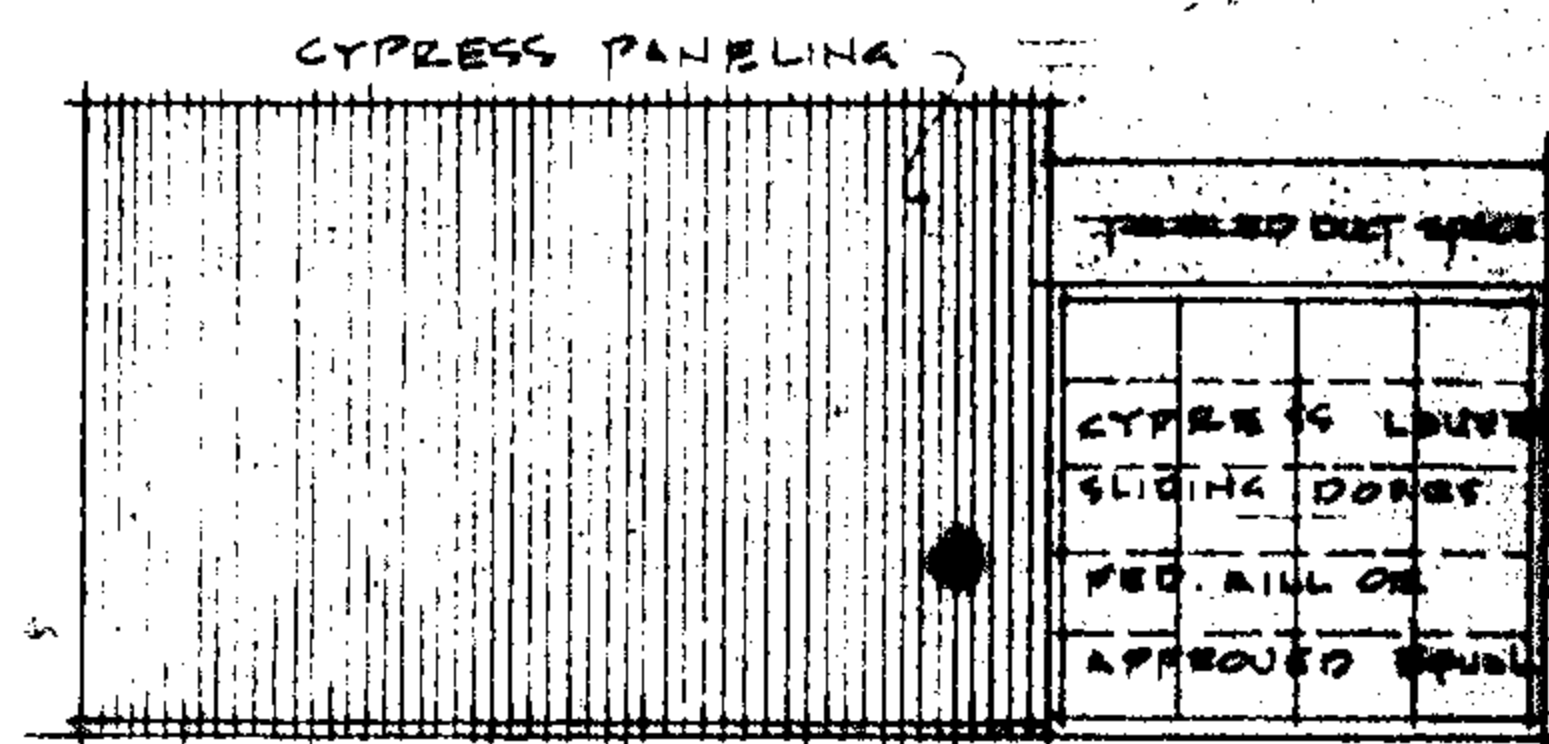
NORTH WALL



CLOSET



EAST WALL



SOUTH WALL

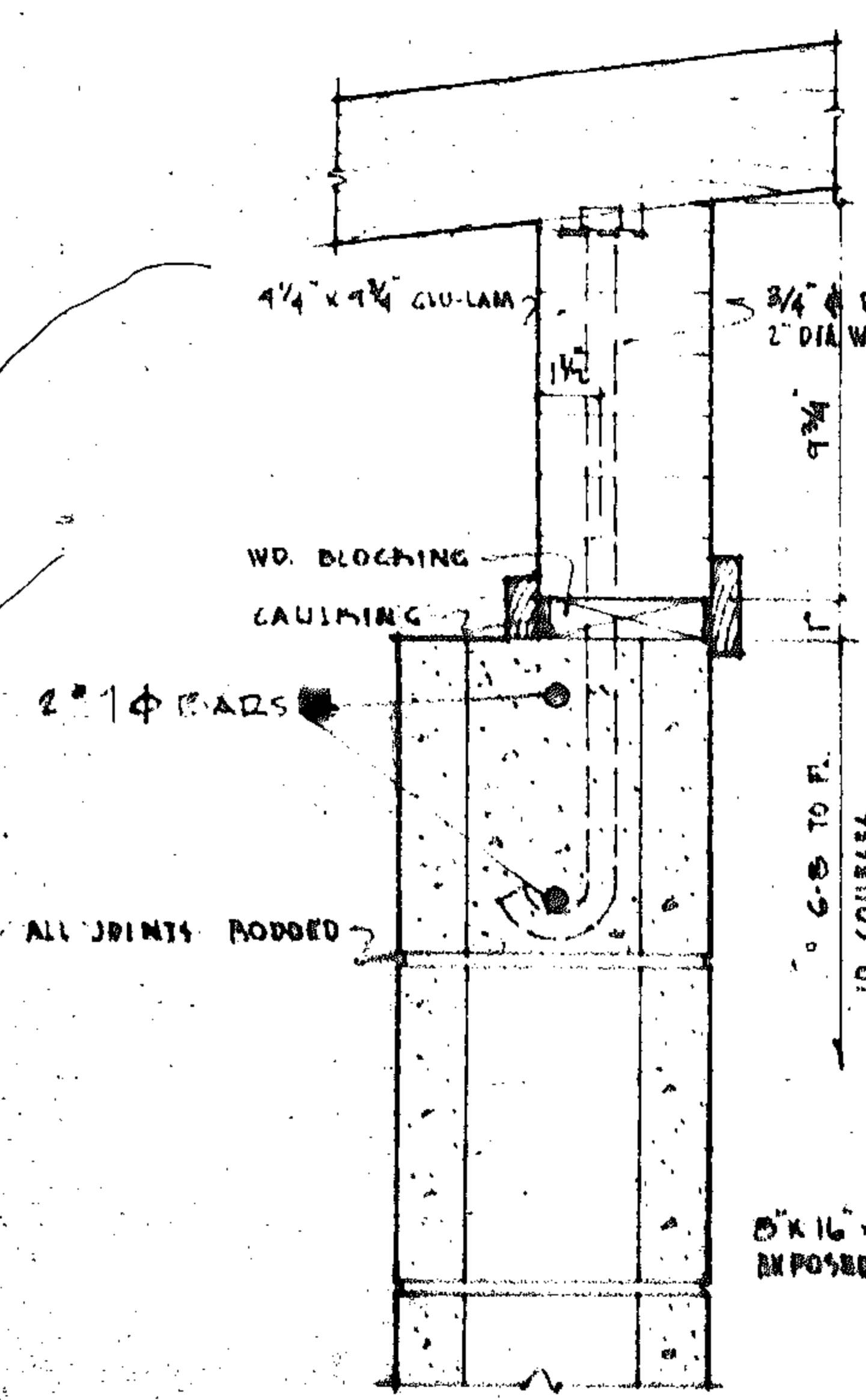


BEDROOM CLOSET

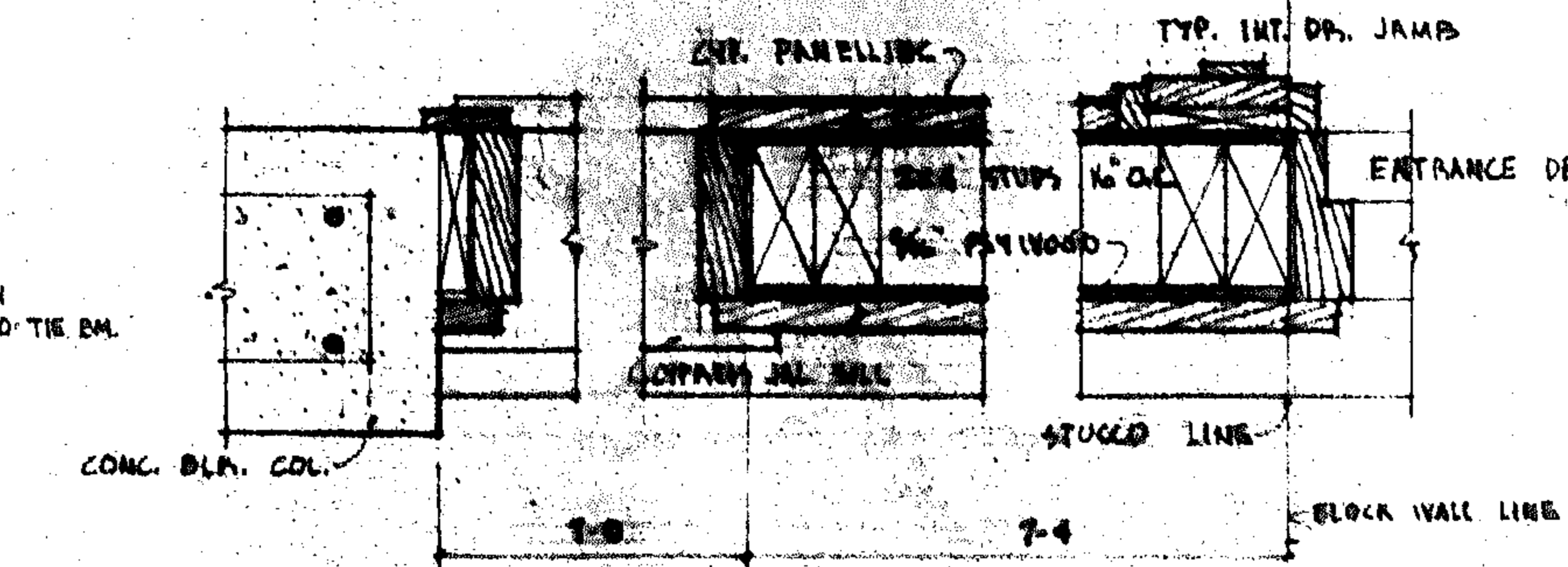
NOTE
ALL PANELS SHALL BE 3/4" THICK
PLYWOOD

INTERIOR ELEVATIONS

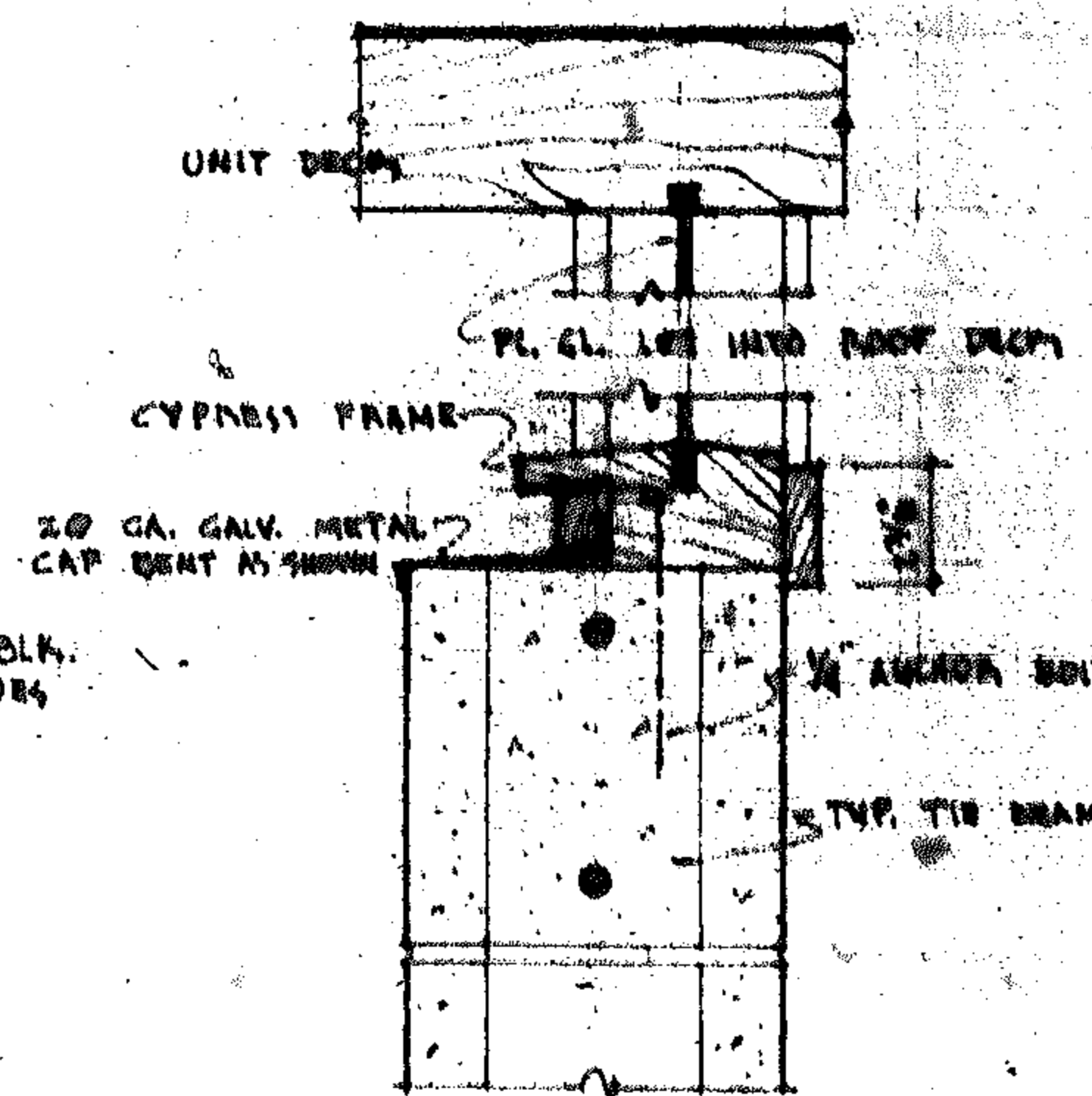
SCALE - 1/4" = 1'-0"



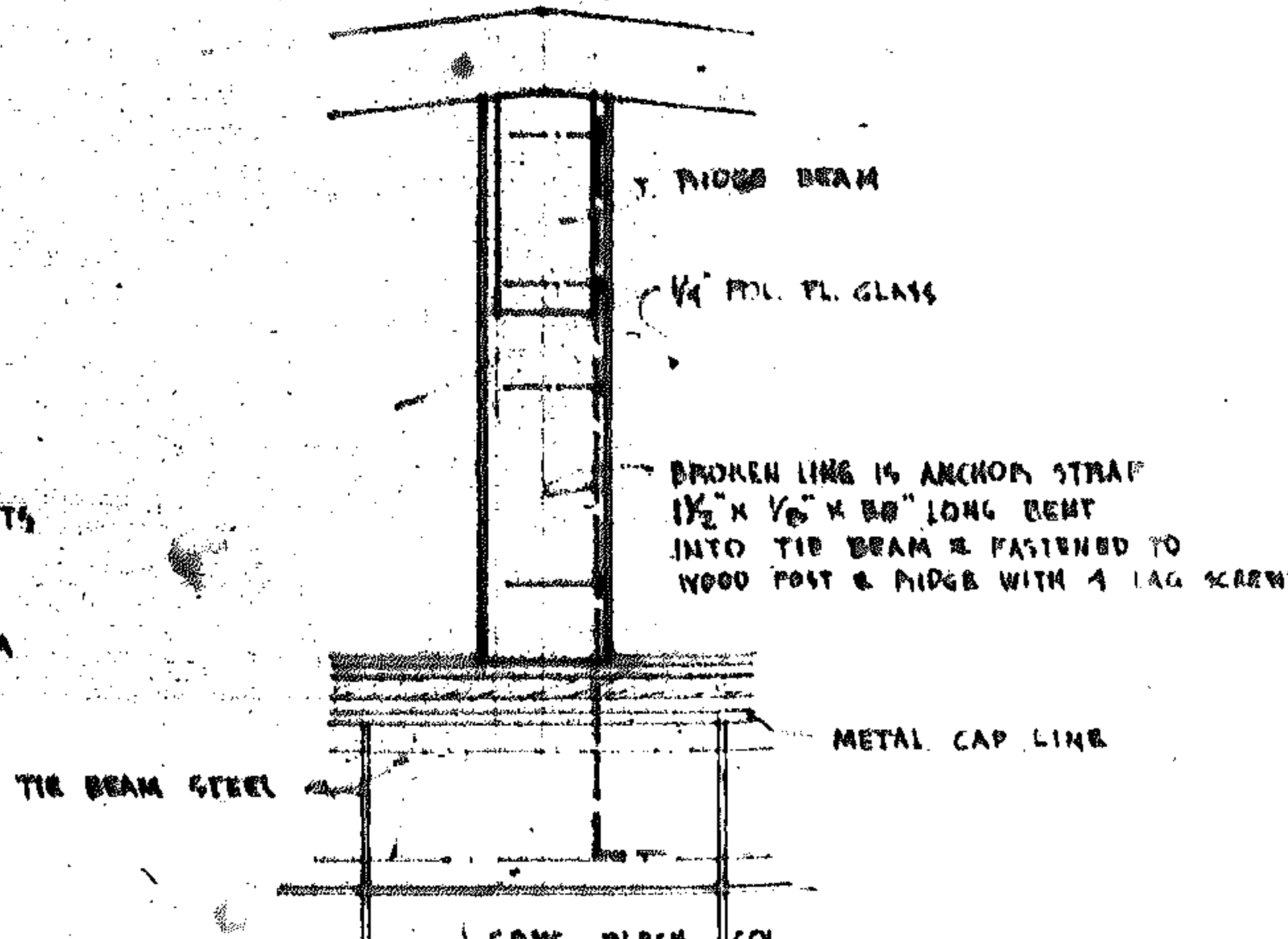
TYP. WALL SECTION IN BLK.
SCALE 3/8" = 1'-0"



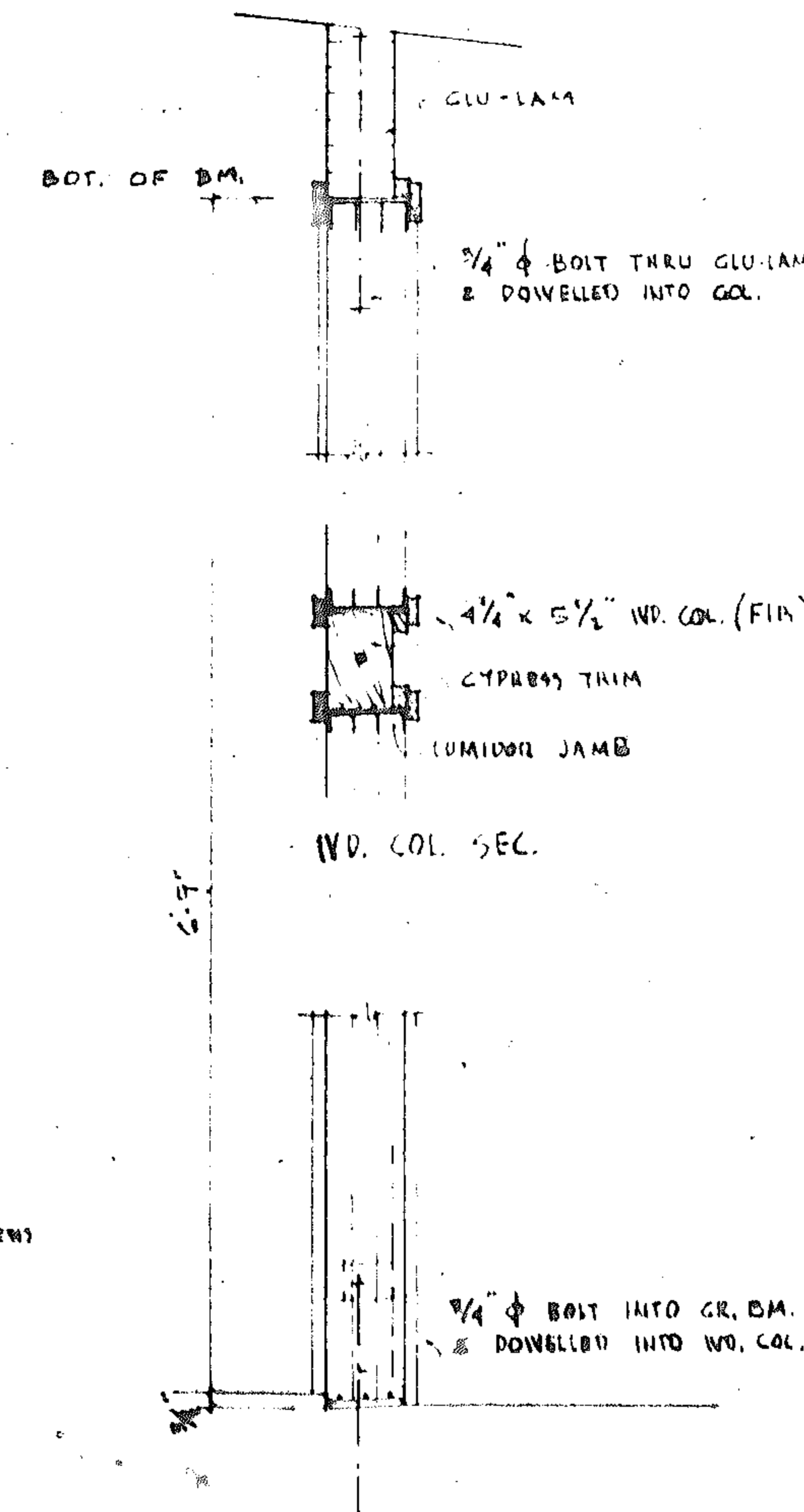
TYPICAL JAMBS, EXTERIOR



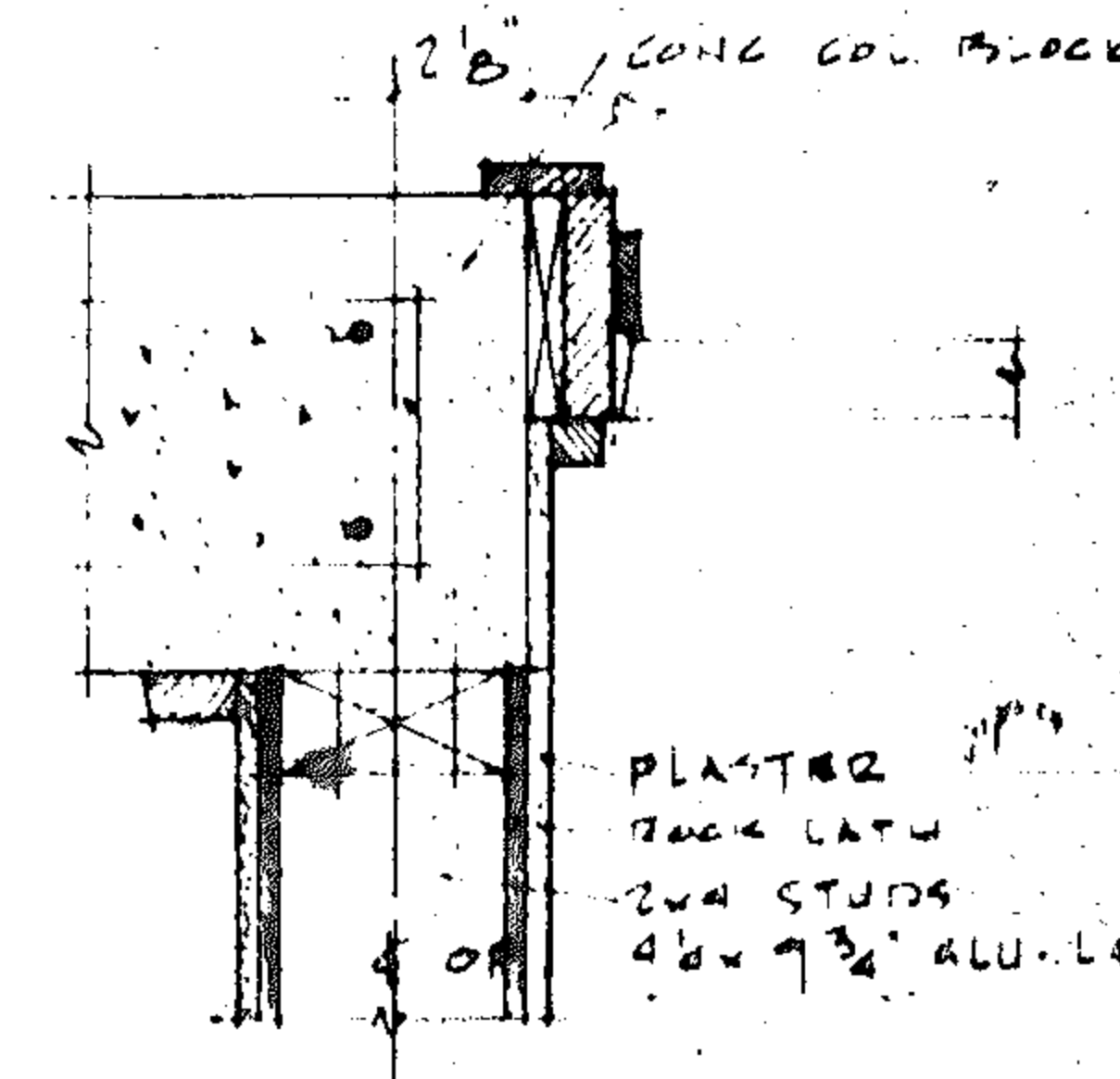
CABLE END SECTION
SCALE 3/8" = 1'-0"



TYP. CABLE END COL. CONNECTION
SCALE 1/8" = 1'-0"



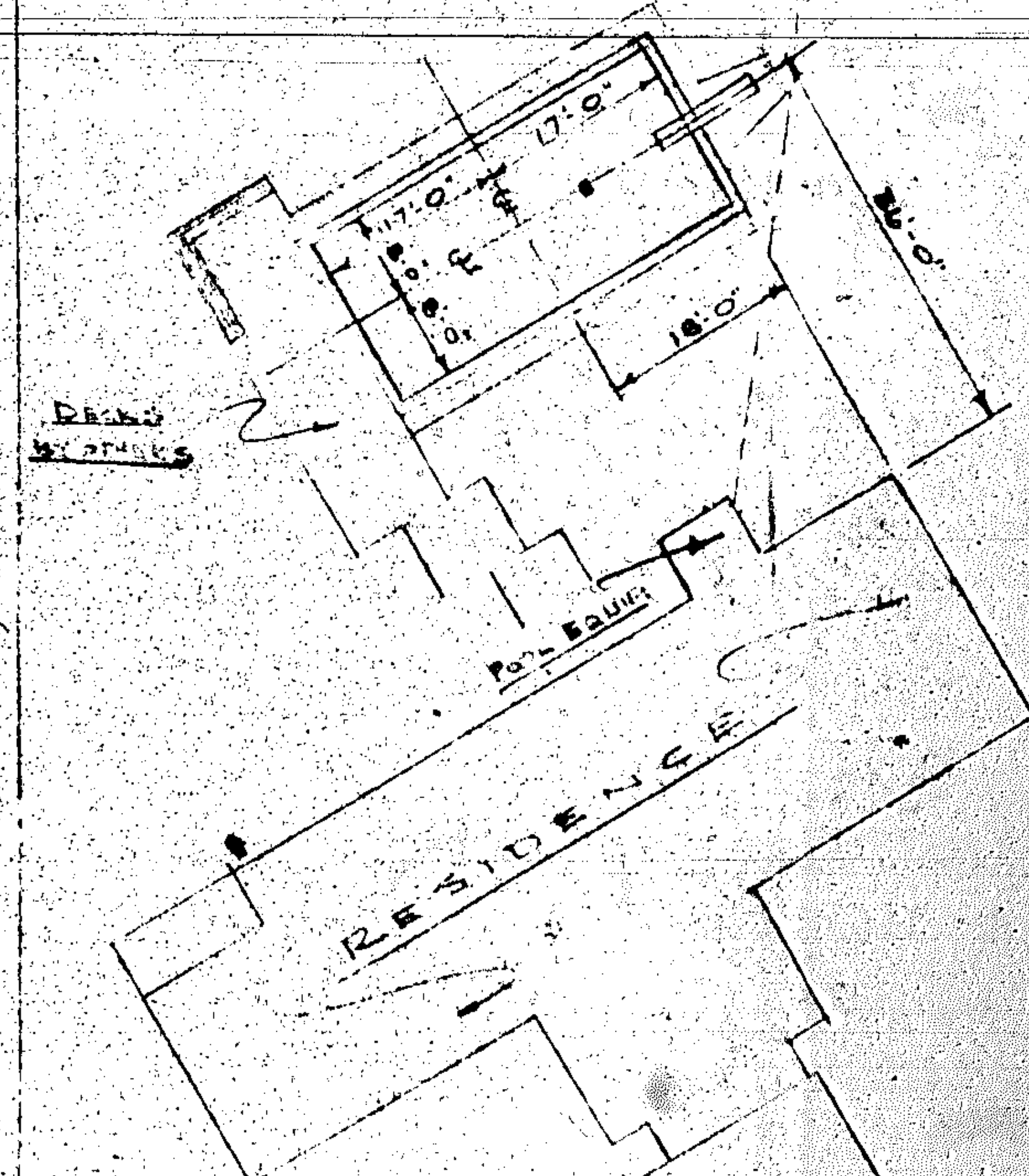
SEC. DETAIL AT SLIDING DR.
SCALE 1/4" = 1'-0"



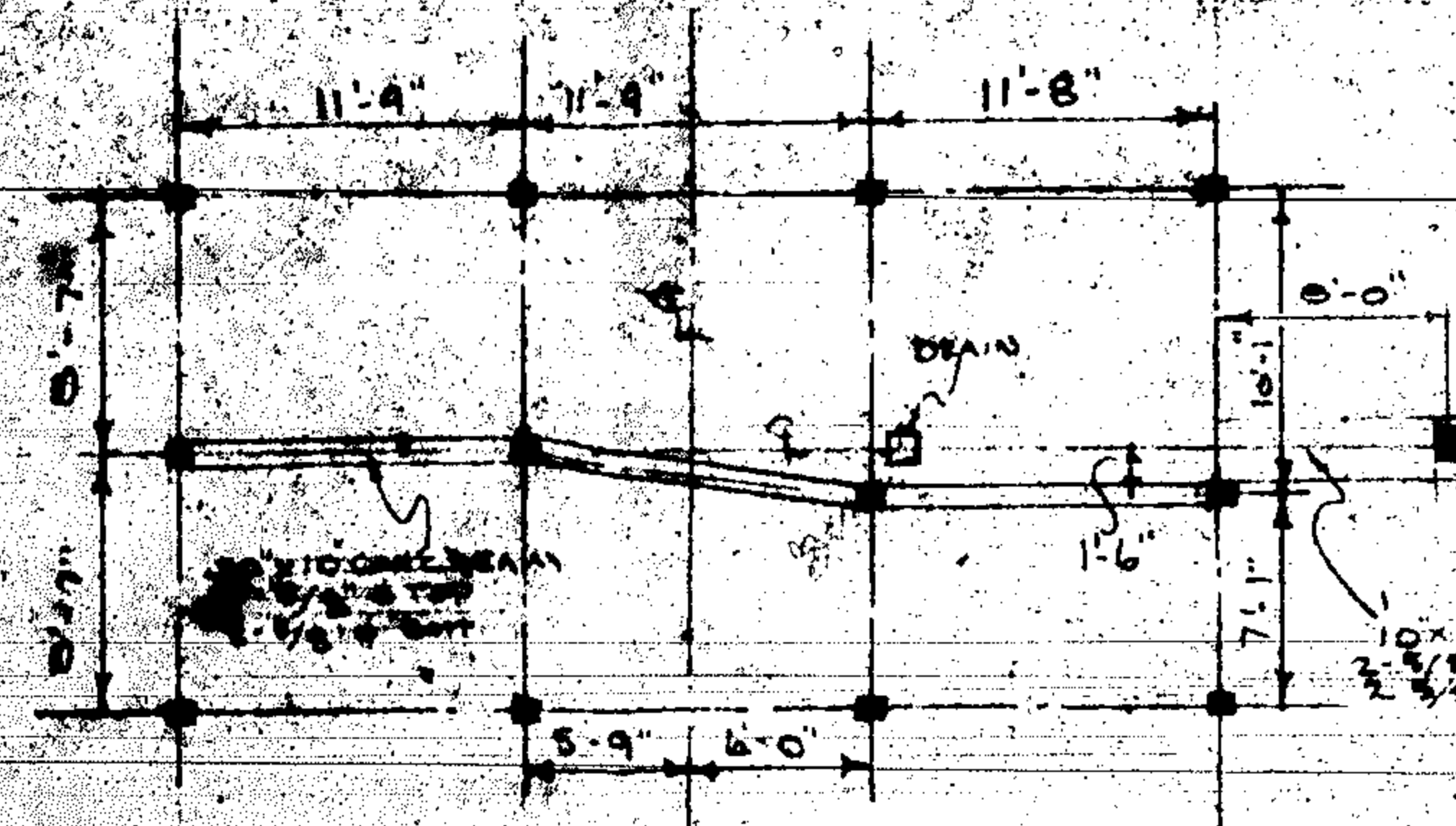
JAMB SECTION AT
UTILITY ROOM
SCALE 3/8" = 1'-0"

MAD 1658
2240 N. HOLLYWOOD BLVD.
HOLLYWOOD, FLORIDA
CHARLES & KESSIE J. LAMBERT
7000 JACKSON STREET
HOLLYWOOD, FLORIDA

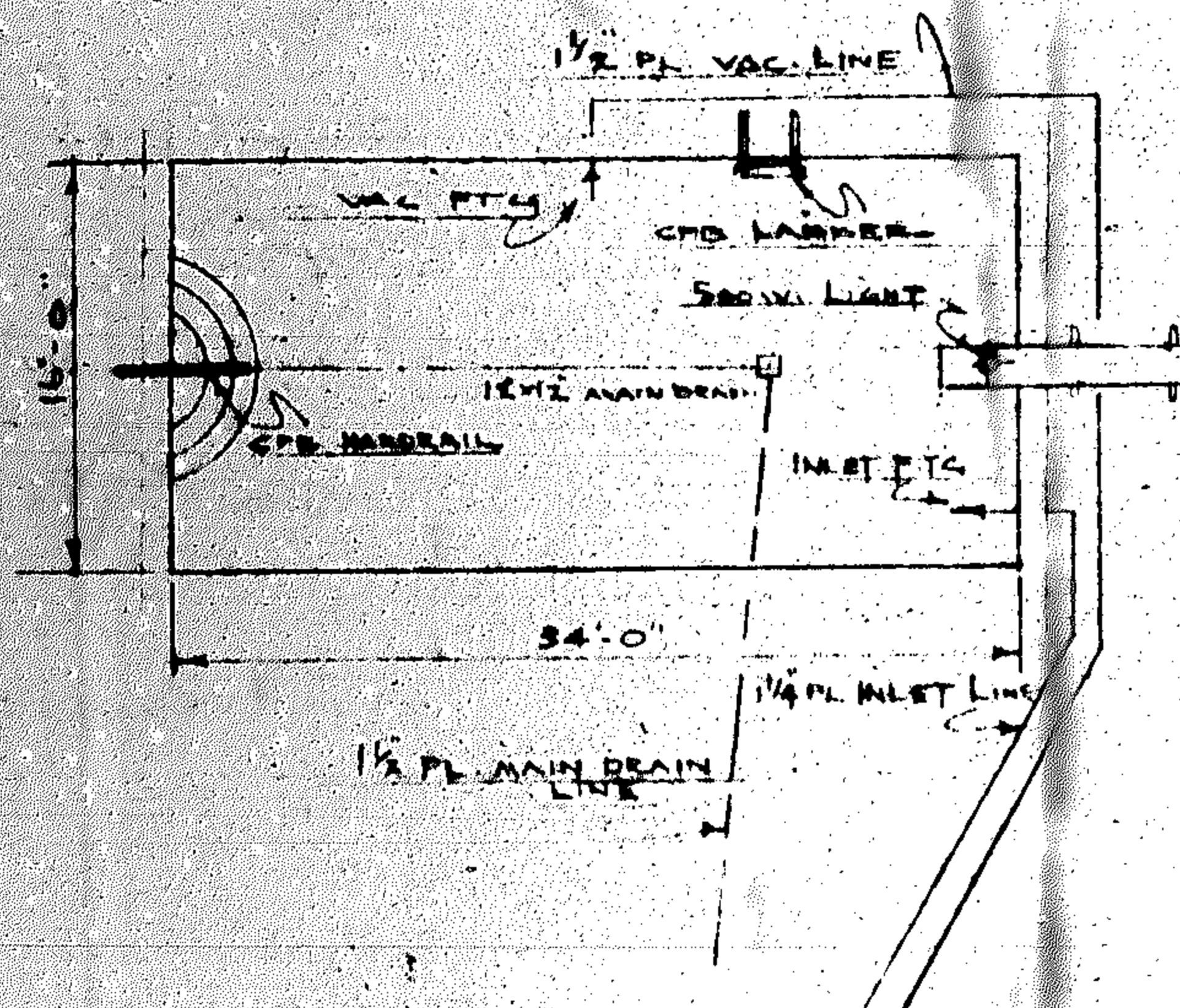
NORTH LAKE



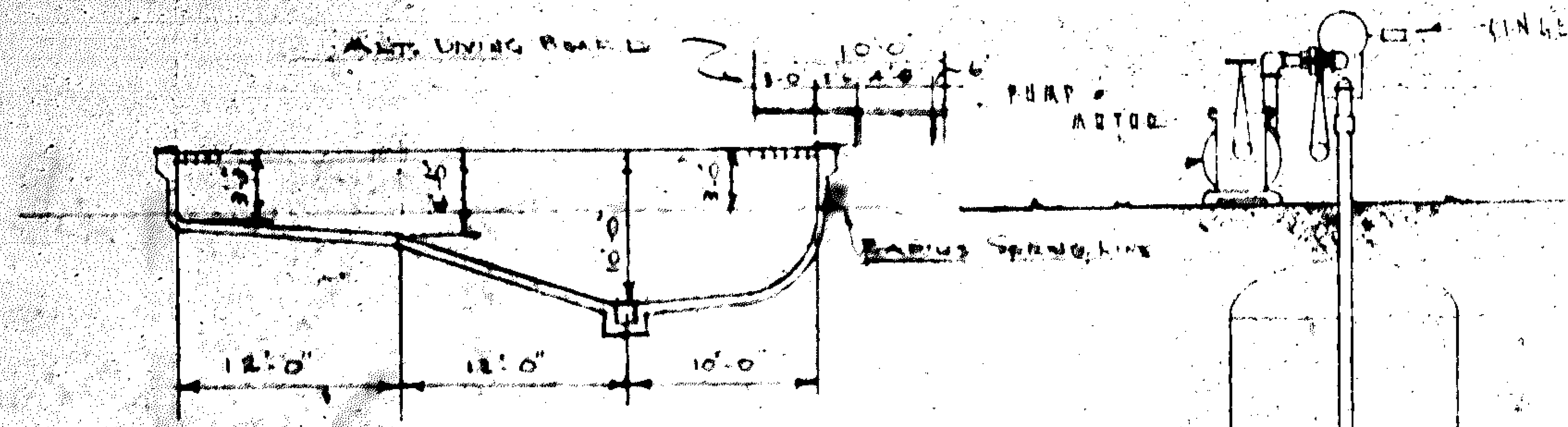
LOCATION PLAN
SCALE 1/4" = 1'-0"



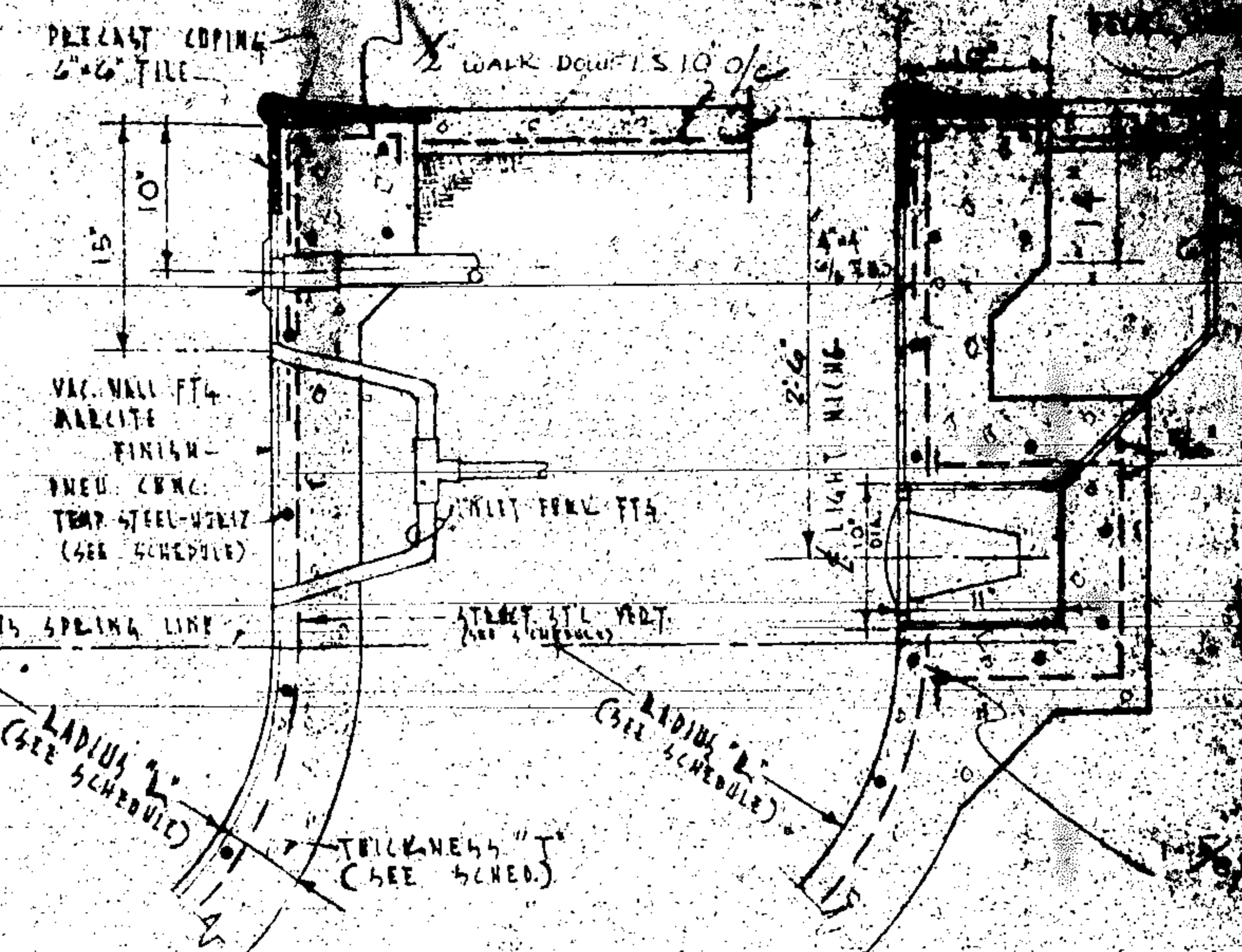
PILING & BEAM LAYOUT
SCALE 1/4" = 1'-0"



PLAN OF POOL
SCALE 1/4" = 1'-0"

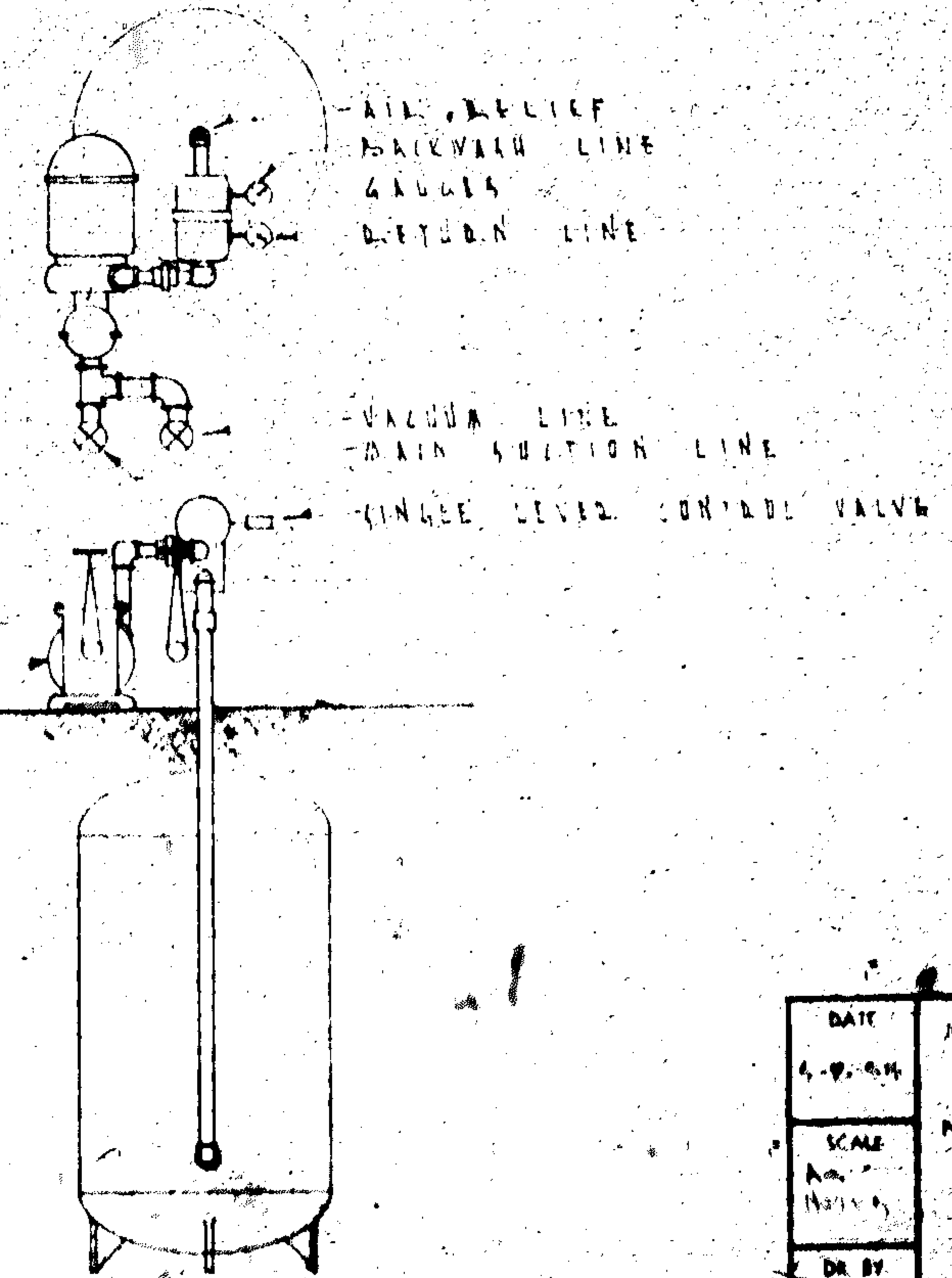


SECTION THRU POOL
SCALE 1/4" = 1'-0"



TYP. WALL SECTION
NO SCALE

RADIUS	THICKNESS	FLOOR THICKNESS	FLOOR STRUCT. STEEL	FLOOR TEMP. STEEL	WALL STRUCT. STEEL	WALL TEMP. STEEL
6" TO 1'-0"	4"	6"	1/2" x 12"	3/8" x 12"	1/2" x 8"	3/8" x 12"
1'-0" TO 2'-0"	5"	"	1/2" x 12"	"	1/2" x 8"	"
2'-0" TO 5'-6"	5" TO 5 1/2"	8"	"	"	"	"
5'-6" TO 4'-5"	5 1/2" TO 6"	"	"	"	"	"
4'-5" TO 5'-6"	6" TO 8"	"	"	"	"	"



FILTERED PLANT
NO 130511 SCALE

DATE	10-1-54
NAME	LOUIS RITCHIE
LOT	30429, B.L.
HOLLYWOOD	
DE BY	

JOB CARD

OWNER Dr. Diamond		JOB ADDRESS 1051 S. North Lake Dr.	
LEGAL DESCRIPTION	LOT NUMBER 29 - 30	BLOCK 48	SUBDIVISION OR ADDITION Hollywood Lakes 1-32
MICROFILM NO. 84-082	ARCHITECT Designs M.D.	FEE \$ 465.00	VALUATION \$ 90,000;

DESCRIPTION OF CONSTRUCTION Relocate kitchen add bedroom, living room and bath 2 story	<input type="checkbox"/> SEPTIC TANK <input checked="" type="checkbox"/> SEWER TAP
--	---

TYPE PERMIT	NUMBER	DATE	CONTRACTOR	TYPE PERMIT	NUMBER	DATE	CONTRACTOR
BUILDING 1914	6527	4-22-83	DiTocco	SEPTIC/SEWER			
3100 ROOF 2299	83561	8-4-83	Plantation Lr.	AIR/CONDITION	14929	7-21-83	PAULEY MC
ELECTRIC-BASIC	28604	5-23-83	S.R. ELL	MECHANICAL			
ELECTRIC-SUPP.				SCREEN			
PLUMBING NO. EX. 12	17260	5-4-83	ATLAS PLUMB	POOL			
SPEAKER J/S 20036		12-14-83	WIREWAY SPE.	DRIVEWAY 1000 ft	84498	9-20-83	DiTocco
L.P.-DRY WALL				PATIO or WALK			
FENCE							

NOTES: County Surcharge: 18.00
 Energy Bldg. - Furn. letter of Certification prior to C/O
 Var. #19-2V-83 - Foundation Only FULL PERMIT 6-8-83

SEPARATE ELECTRICAL PERMIT REQUIRED

Foundation Only
See Notes Below

Full Permit
4/22/83

Tot 3138
Language 469
Liv Area 2669 SF

Date Issued 4/22/83 Permit No. 6527
Owner DR. DIAMOND
Description BEDROOM (KITCHEN RELOCATE) LIVING RM BATHROOM
Location 1051 S. No. LAKE DR.
Lot 29 + 30 48 Subdivision HUB LAKES PB 1 - PG 32
Contractor or Builder D. Tocco CONST 643-4274
License No. 1
Architect and/or Engineer DESIGNS M. D.
Cubic Ft. 21054 Volume 90,000 =
Roof 2293
Plans Received 12-29-82

FL 1445 x 10 = 14450 CF
FL 1224 x 11 = 13464 CF
2669 27,914 @ 3.30 = 92,116.2
Language 469 x 11 = 5159 @ 2.60 = 13413.4
33073
3138

Permit 465.00
S.C. 18.00
Foundation Pile & Grade Beam TOT 483.00

SEPARATE PERMITS REQUIRED FOR:
Fences and walls, driveways and drive-
way approach aprons, catch basins and
drainfields, sidewalks, swimming pools,
seeps, demolition of structures, and tree
removal. Sidewalks & trees required if
cost exceeds \$12,500.00.

3018
SW 965

GET CHECKS FROM:

Working VQ Roman 4/22/83
Engineering-Curb Cuts
Show sidewalk
Drainage
Utilities-Water P. 7 11/12/83
Electric Eng. 11/12/83
Electric 11/3/83
Plumbing 12/1/83
Mech. 4/1/83
Bureau
Review David H. Kellogg 14 only

Variance 19-21-83

- 1) show setback of every portion of new addition from P/L and street
- 2) show sidewalk and swale lines

9/2 permit
32m = 15 ft
height = 7'2"
width = 5'0"
area = 37.5 sq ft
volume = 300 cu ft

12 fixtures
existing water
& sewer
upgrade water sewer
to Code if necessary

- 1) Furnish Energy codes - OK
- 2) " Truss Drawings w/ARCH. Approval
- 3) ~~ENERGY~~ Furnish Pile Log BEFORE GRADE BEAM 4/20/83
- 4) " Numbered Log SHEET - 7/20/83
- 5) STAIR RAIL Must Conform to Cnc 5 S.F.B.C.
- 6) Provide Garage Vent @ FC Level Min. 60 sq. ft. "SEPARATE PLUMBING PERMIT AND INSPECTION REQUIRED"
- 7) Show structural columns in Garage

changed to one story addition
4/22/83

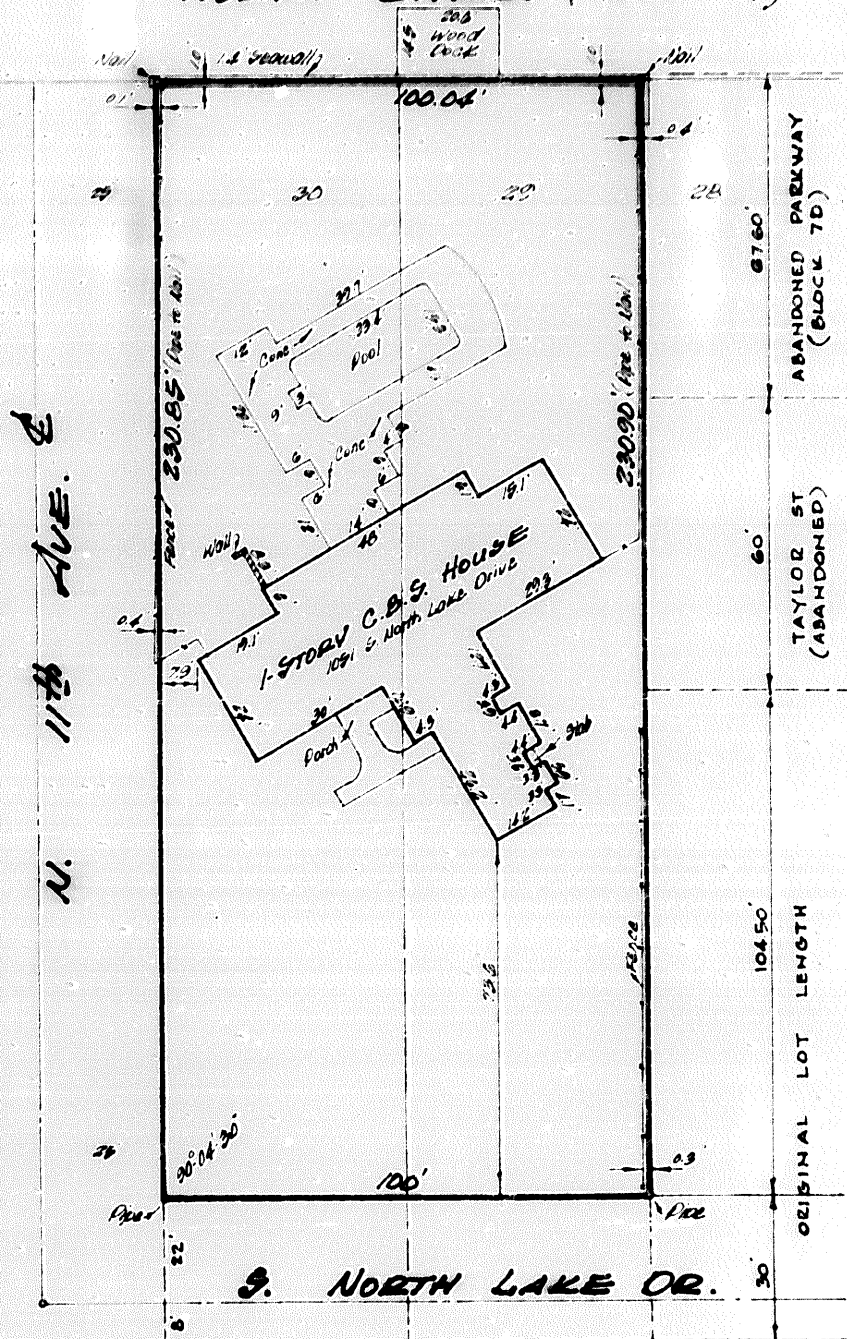
SURVEY FOR: JEFF DIAMOND M.D.

DESCRIPTION: Lots 29 and 30, Block 48, "HOLLYWOOD LAKES SECTION", as recorded in Plat Book 1, page 32, of the public records of Broward County, Florida; less the South 30 feet thereof; Also all that part of Taylor Street and part of Block 70 of said "HOLLYWOOD LAKES SECTION", lying north of said Lots 29 and 30, Block 48, extended to North Lake in said subdivision.



SCALE:
1"=30'

NORTH LAKE (BLOCK 71)



TO ALL PARTIES INTERESTED IN TITLE TO PREMISES SURVEYED:

I, MAURICE E. BERRY II, hereby certify that I have made a recent survey of the above described property as indicated, and that there are no above-ground encroachments except as shown. I further certify that the survey represented hereon meets the requirements of the Florida Land Title Association and that this plat is true and correct.

Dated at Hollywood, Broward County, Florida, this 29th day of JULY, A.D. 1960.

M. E. BERRY & ASSOCIATES
REGISTERED LAND SURVEYORS

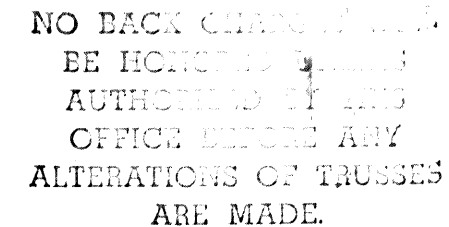
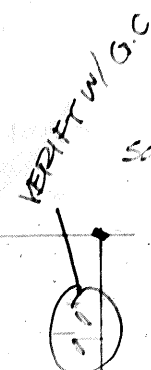
1812 HOLLYWOOD BOULEVARD
HOLLYWOOD, FLORIDA

A. D. 808 646
PHONE 632 6888

Maurice E. Berry II

MAURICE E. BERRY II


Registered Land Surveyor No. 1172
STATE OF FLORIDA



of the mass fabrication. Persons wanting licenses are encouraged to use creosote bracing which is always required to prevent toppling and damaging during erection. Where no bracing is applied directly to top chord, they shall be braced at 3.0'-0" max. where rigid cabling is applied directly to bottom chord. They shall be braced at 10'-0" max. if braced diagonally. Creosote bracing shall be handled with reasonable care during erection.

6/8/93

Aug 17/6




clo causeway LUMBER COMPANY

ROOF TRUSS DIVISION

FT. LAUDERDALE
2627 S. ANDREWS AVE.
JA 2-1704
JA 3-3416

BOCA RATON
400 N. W. 2nd AVE.
391-4800
390-1100

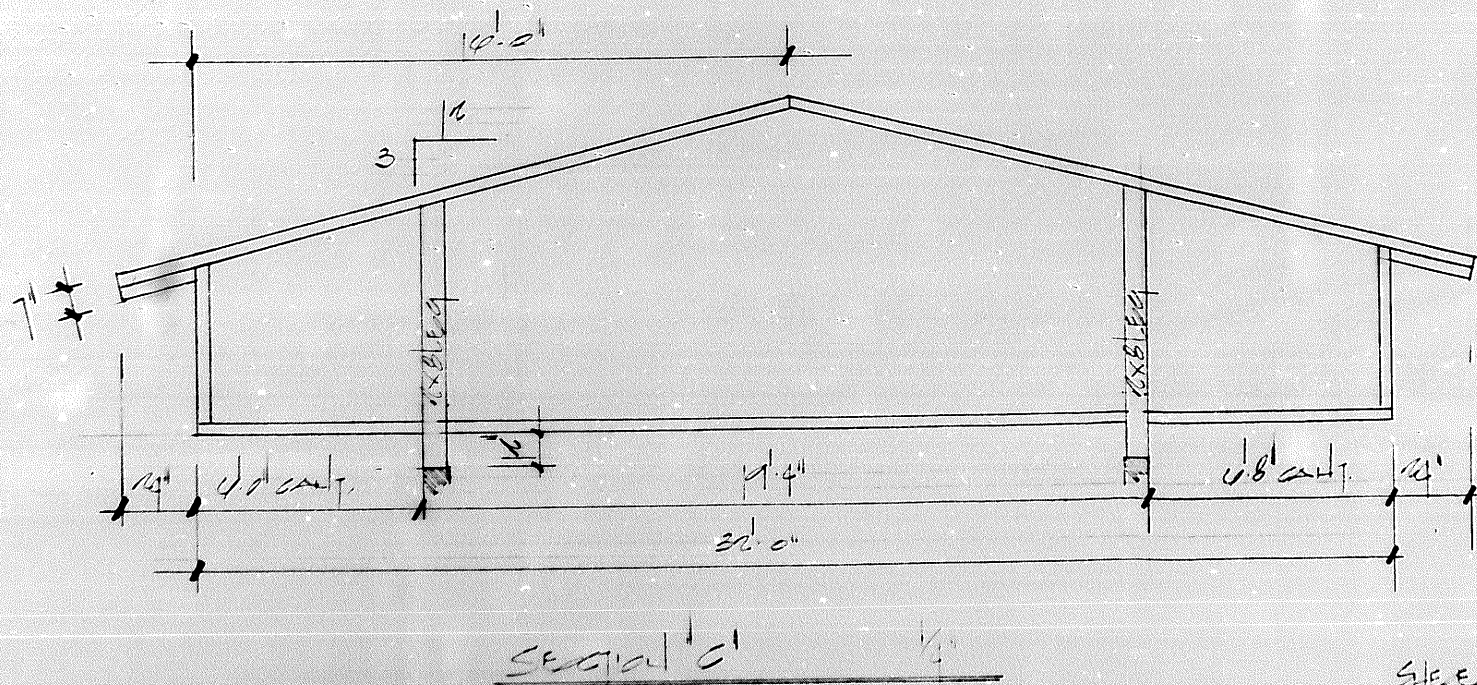
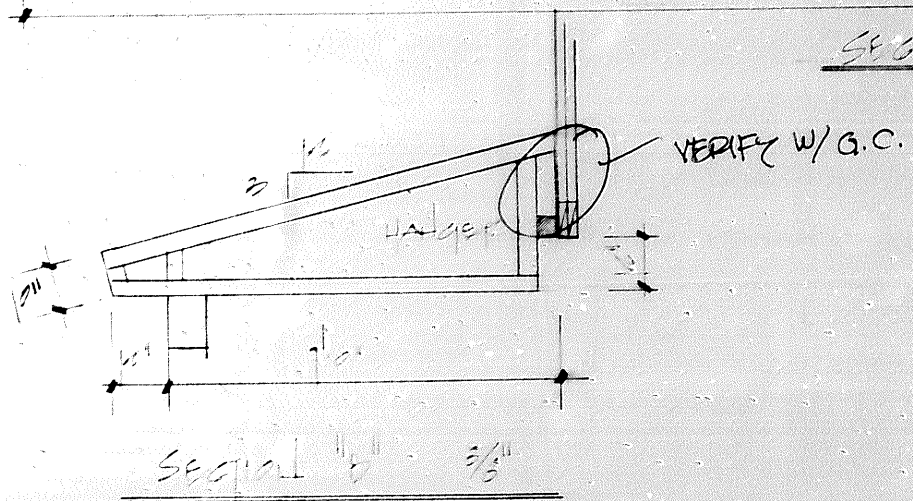
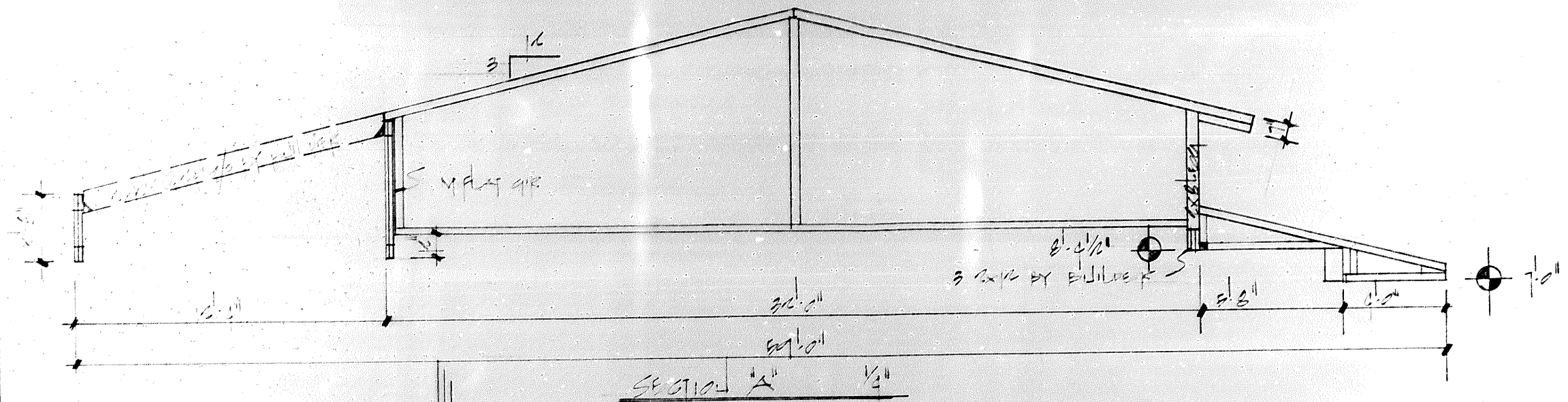


MANUFACTURERS OF ALPINE

ROOF TRUSSES

CONTRACTOR	ALPINE TRUSS
JOB NAME	DANIEL'S
LOCATION	FLORIDA
DRAWN BY	SCALE 1" = 10' DATE 11/1/88

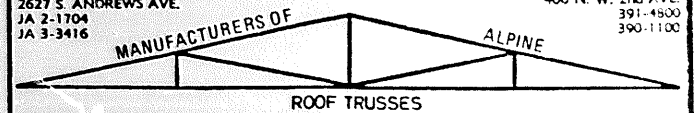
NOTE: ALL TRUSSES SPACED @ 2'-0" CENTERS UNLESS OTHERWISE NOTED IN LAYOUT



causeway LUMBER COMPANY
ROOF TRUSS DIVISION

FT. LAUDERDALE
2627 S. ANDREWS AVE.
JA 2-1704
JA 3-3416

BOCA RATON
400 N. W. 2nd AVE.
391-4800
390-1100



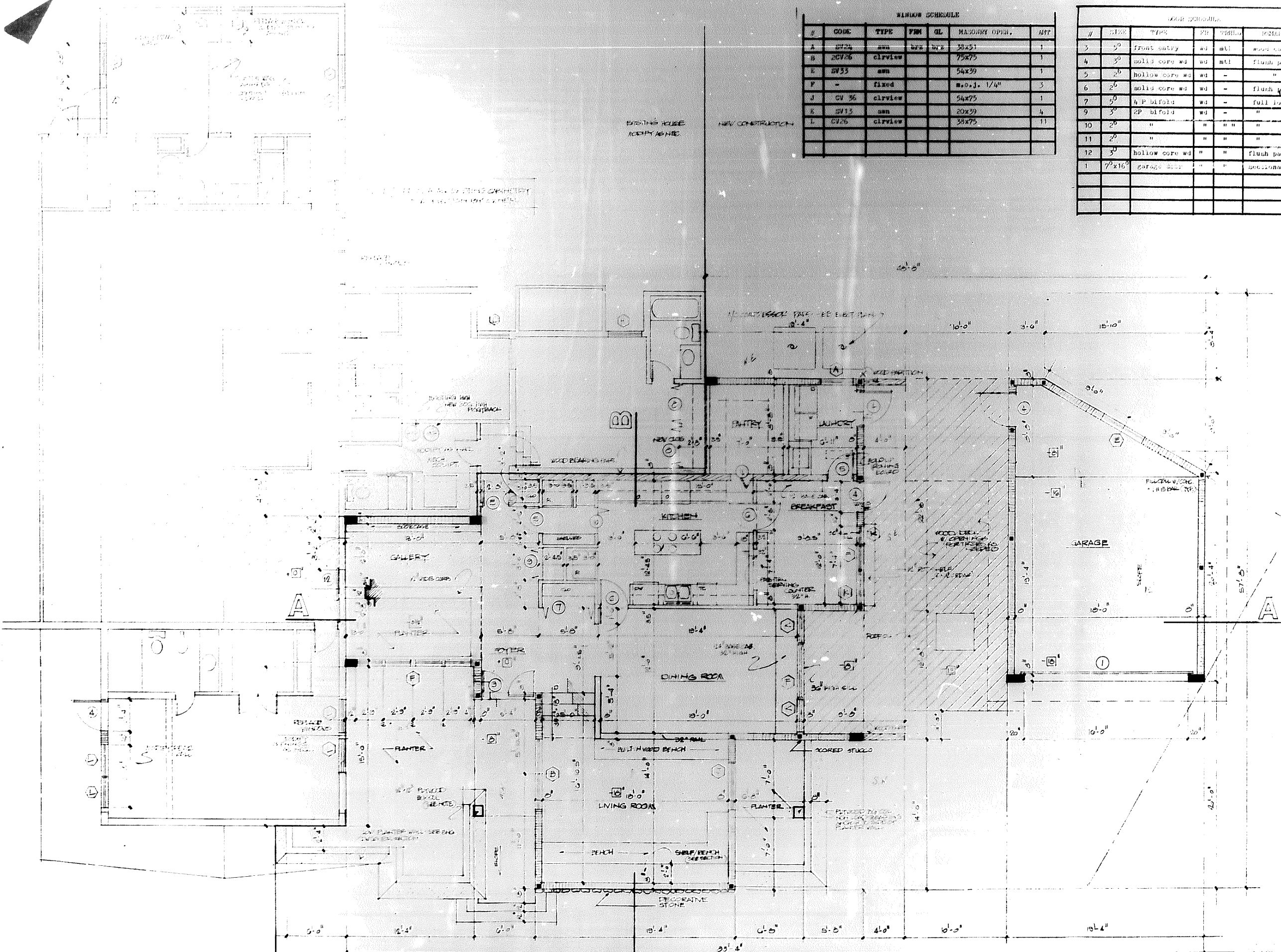
CONTRACTOR	ALPINE TRUSS		
JOB NAME	BAYVIEW RES		
LOCATION	TOWN		
DRAWN BY	TY	SCALE	DATE 5-1-89

NOTE: ALL TRUSSES SPACED @ 2'-0" CENTERS UNLESS OTHERWISE NOTED IN LAYOUT

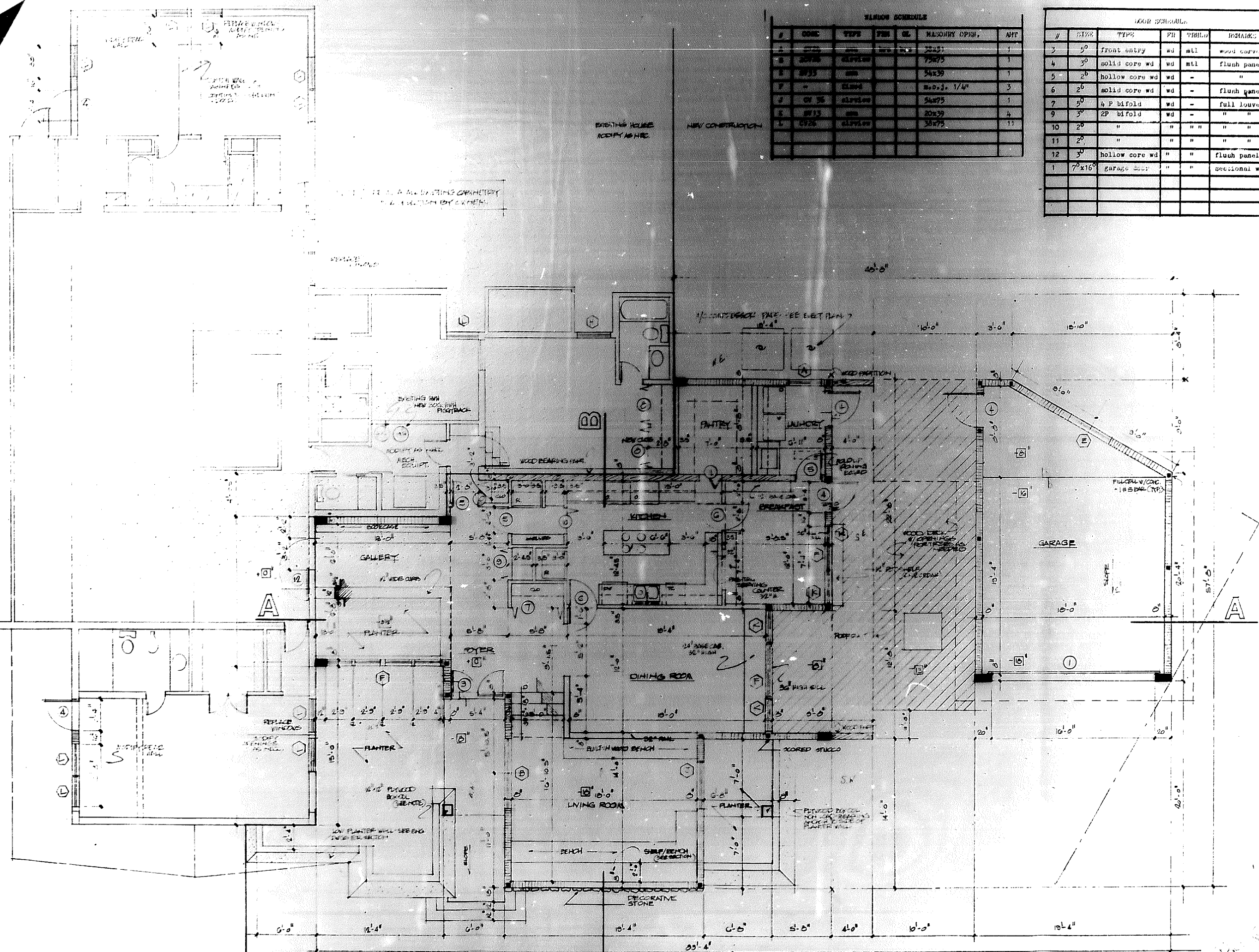
SHEET 6 OF 16

WINDOW SCHEDULE						
#	CODE	TYPE	FIN	GL	MASSARY OPEN.	MTF
A	SV24	awn	brz	brz	35x51	1
B	CV26	clview			75x75	1
E	SV33	awn			54x39	1
F	-	fixed			no. 3. 1/4"	3
J	CV 36	clview			54x75	1
K	SV13	awn			20x39	4
L	CV26	clview			35x75	11

DOOR SCHEDULE						
#	SIZE	TYPE	FR	TRAIL	REMARKS	MTF
3	5'-0"	front entry	wd	mtl	wood core panel	1
4	3'-0"	solid core wd	wd	mtl	flush panel	2
5	2'-6"	hollow core wd	wd	-	"	2
6	2'-6"	solid core wd	wd	-	flush panel	2
7	5'-0"	4 P. bifold	wd	-	full louver	1
9	3'-0"	2P. bifold	wd	-	"	1
10	2'-0"	"	"	"	"	2
11	2'-0"	"	"	"	"	1
12	3'-0"	hollow core wd	"	"	flush panel	1
1	7'-0"x16'-0"	garage door	"	"	sectional w/op.	1



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



WINDOW SCHEDULE

#	CODE	TYPE	FIN	GL	MASONRY OPEN.	AMT
1	W101	HD	HD	HD	32x37	1
2	W102	SLIPDR			75x75	1
3	W103	HD			54x39	1
4	W104	HD			84x31 1/4"	3
5	W105	SLIPDR			54x75	1
6	W106	HD			20x39	4
7	W107	SLIPDR			38x75	11

DOOR SCHEDULE

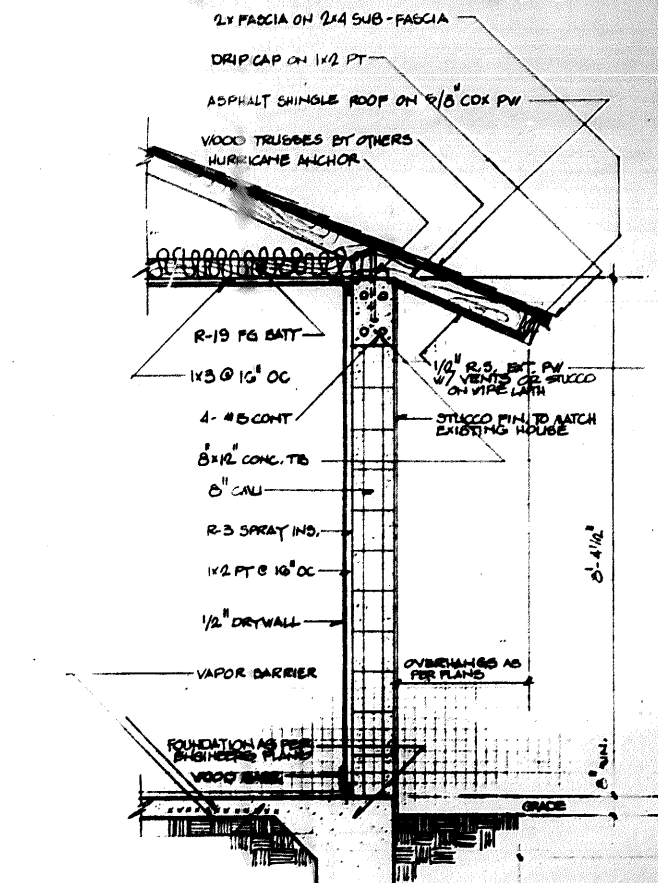
#	SIZE	TYPE	PR	TRBLD	REMARKS	AMT
1	5'-0"	front entry	wd	ntl	wood carved pair	1
2	3'-0"	solid core wd	wd	ntl	flush panel	2
3	2'-6"	hollow core wd	wd	-	"	2
4	2'-6"	solid core wd	wd	-	flush panel	2
5	5'-0"	4 P bifold	wd	-	full louver	1
6	3'-0"	2P bifold	wd	-	"	1
7	2'-0"	"	"	"	"	2
8	2'-0"	"	"	"	"	1
9	3'-0"	hollow core wd	"	"	flush panel	1
10	7'-0"x16'-0"	garage door	"	"	sectional w/op.	1

GROUND FLOOR PLAN

c.m. design architects
303 438 3628

PROJECT _____
CONCEPT _____
DATE _____

2 OF 92



TYPICAL WALL SECTION
SCALE 3/4\"/>

GENERAL NOTES

CONCRETE and REINFORCING STEEL notes as per engineer plans. Concrete floor finish to be smooth concrete except where otherwise indicated. Final flooring material to be selected by owner. Finish floor level as indicated. EL. +0'-0\"/>

MASONRY

All masonry to be erected in a workmanlike manner. Walls to be true and plumb and with a minimum of cracked or broken CMU. All cores as indicated to be filled with 3500 PSI concrete and ONE #5 re-bar anchored to TS and PS.

ROOFING

All roof sheathing to be 5/8\"/>

WINDSHIELD AND GLASS

Manufacturers of all architectural millwork and cabinets shall be approved by architect prior to manufacture of same.

WINDOWS

Windows to be sliding type unless otherwise indicated with bronze anodized aluminum frames. Glass type as indicated.

WOOD

Floor decking to be 1/4\"/>

Wall sheathing to be 1/2\"/>

TRUSSES

Trusses as indicated. Truss manufacturer to submit shop drawings for approval prior to manufacture of same, as well as provide design calculations signed and sealed by a registered engineer.

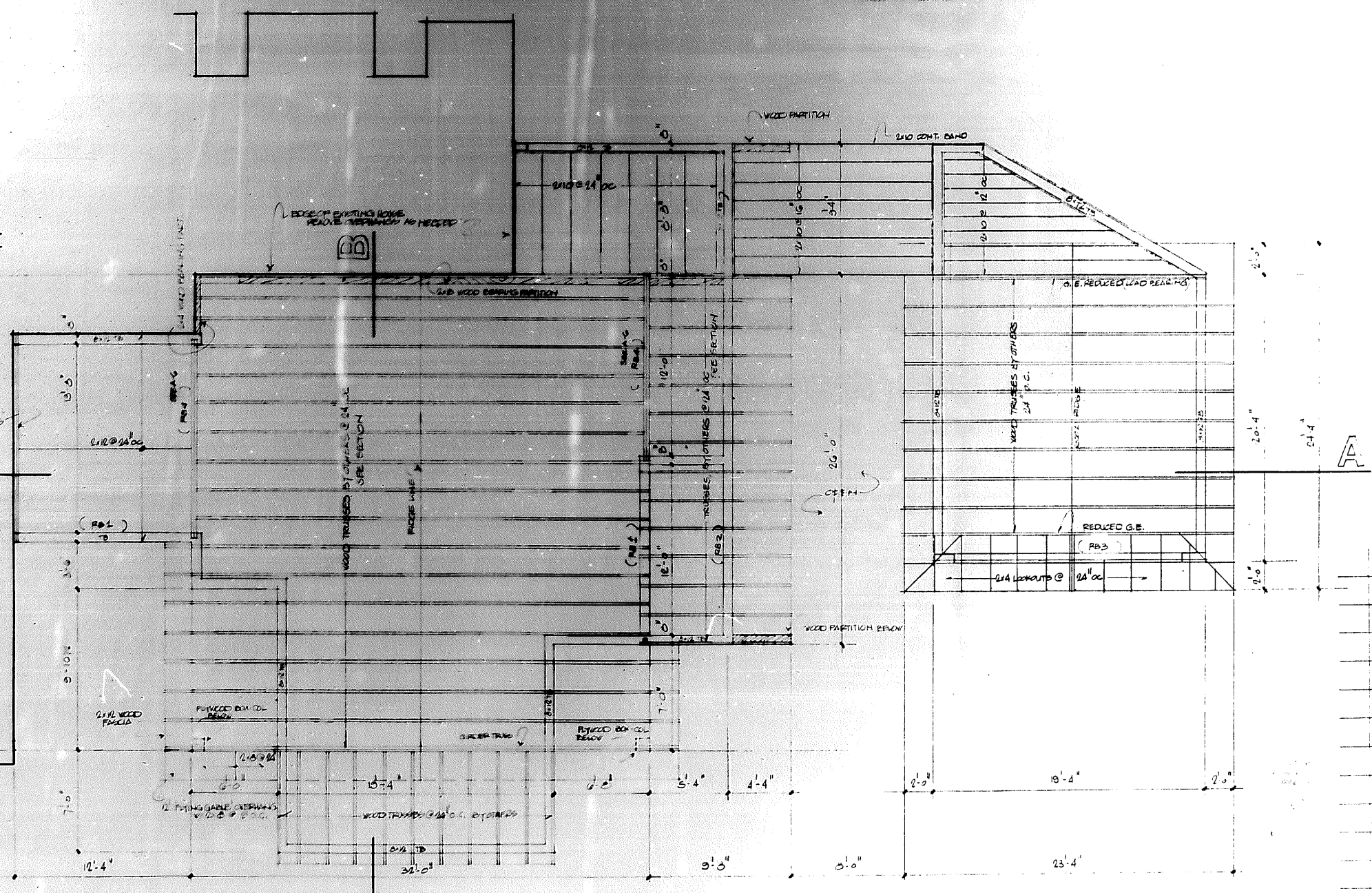
All fixed glass to be double 11/32\"/>

All finishes and colors to be selected by owner. SAFETY PRECAUTIONS during construction as per SPBC Chpt. 33.

All labor to be executed in a workmanlike manner. All work to comply to SPBC. Errors and Omissions to be brought to the attention of the architect prior to execution of work.

LANDSCAPING

Landscaping plans to be submitted to owner or architect prior to execution of same.

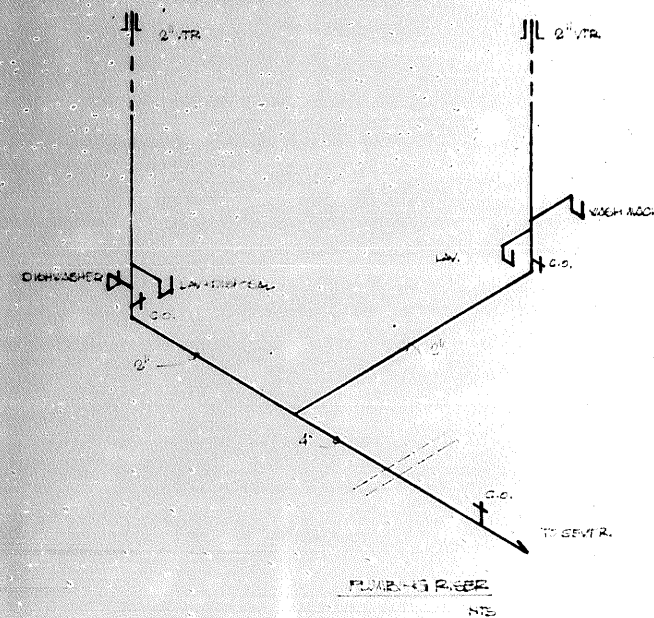
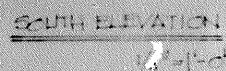
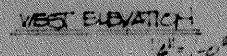


NOTE! BEAM CODE (RB1.1) REFERS TO ENGINEERS DVGS.

GROUND FLOOR PLAN
12'-0\"/>

c.m. dougnao architects
305 458 4626

PROJECT LOCATION:
CONTENT:
DATE: 10/10/10



c.m. dougnac
architects

305 458 3626

PROJECT : 150200

CONTINUED

DATE: 10-1-78

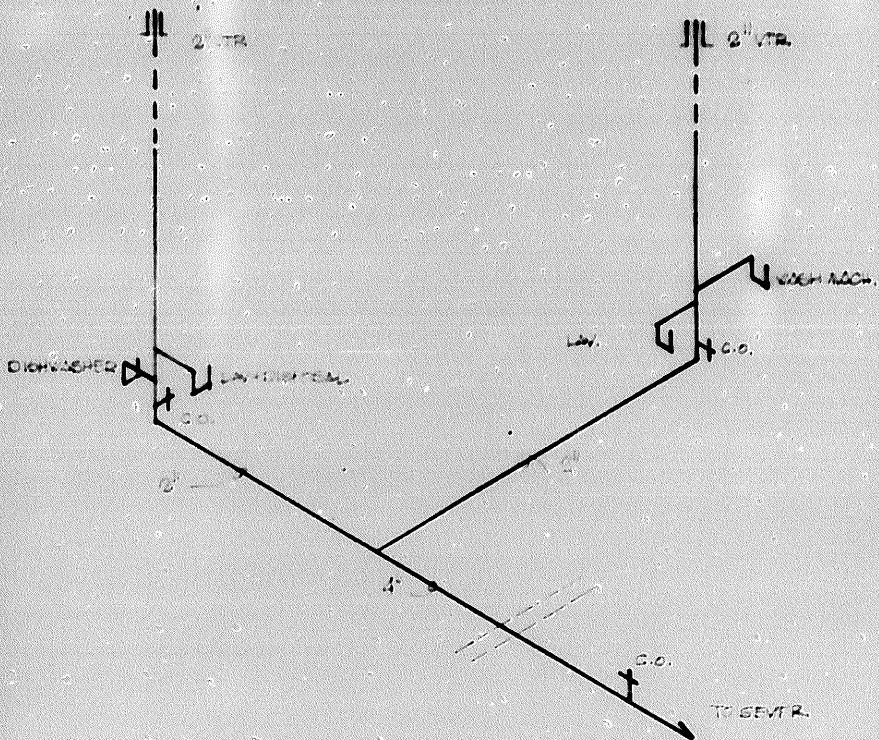
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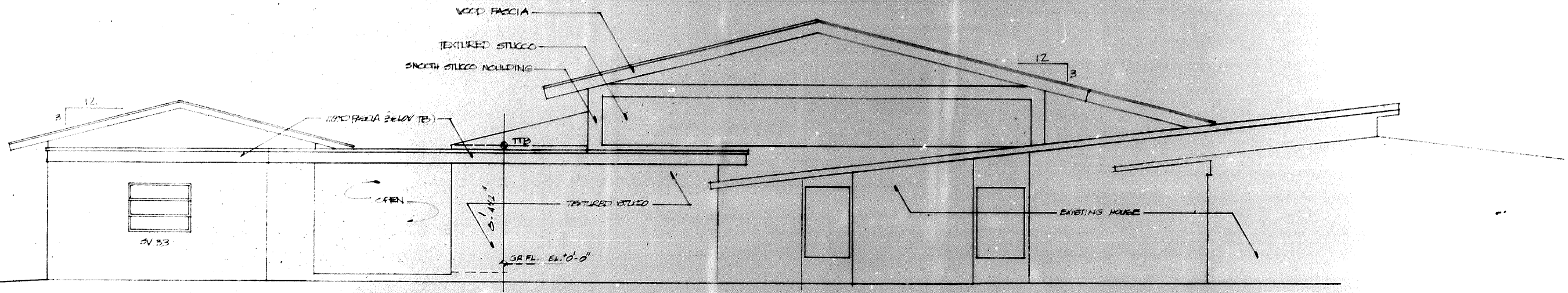
4

94

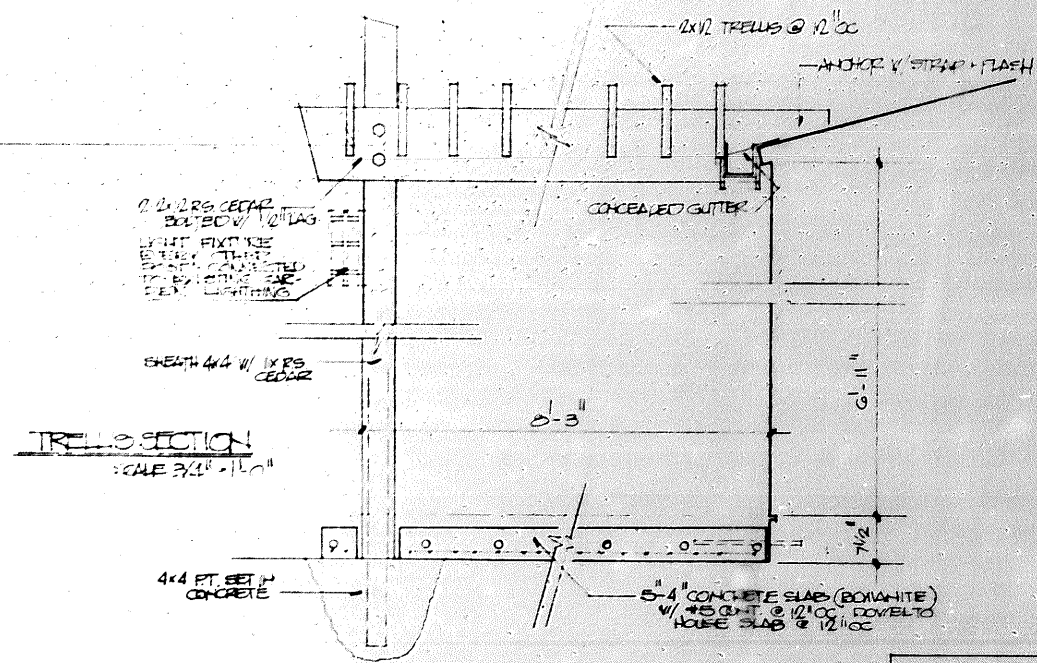
OF

REV 4-19-83 AID ENLIGHTENED
PUBLISHING HOUSE

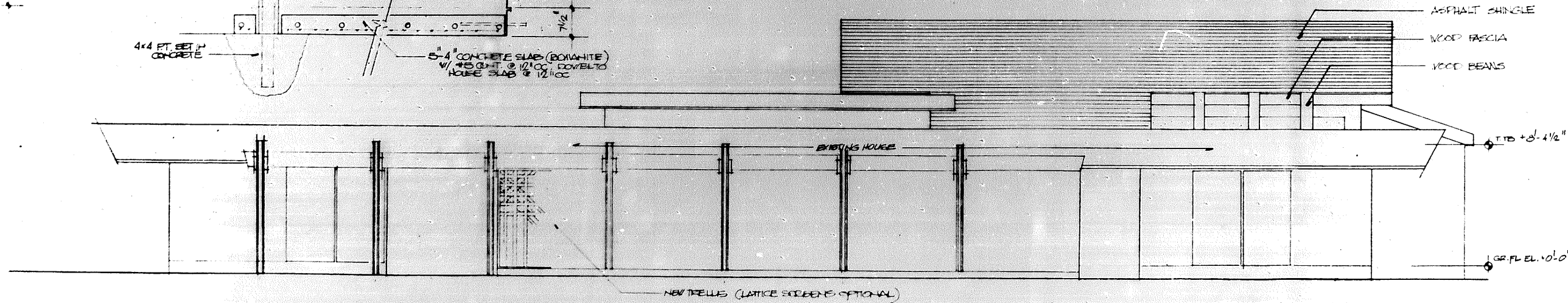




EAST ELEVATION
1/4" = 1'-0"



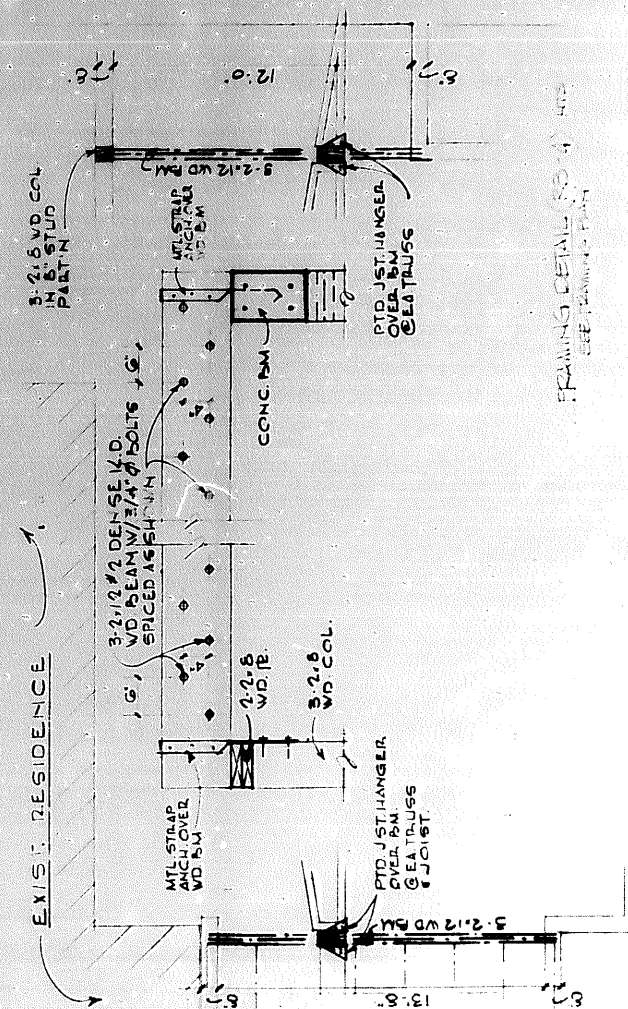
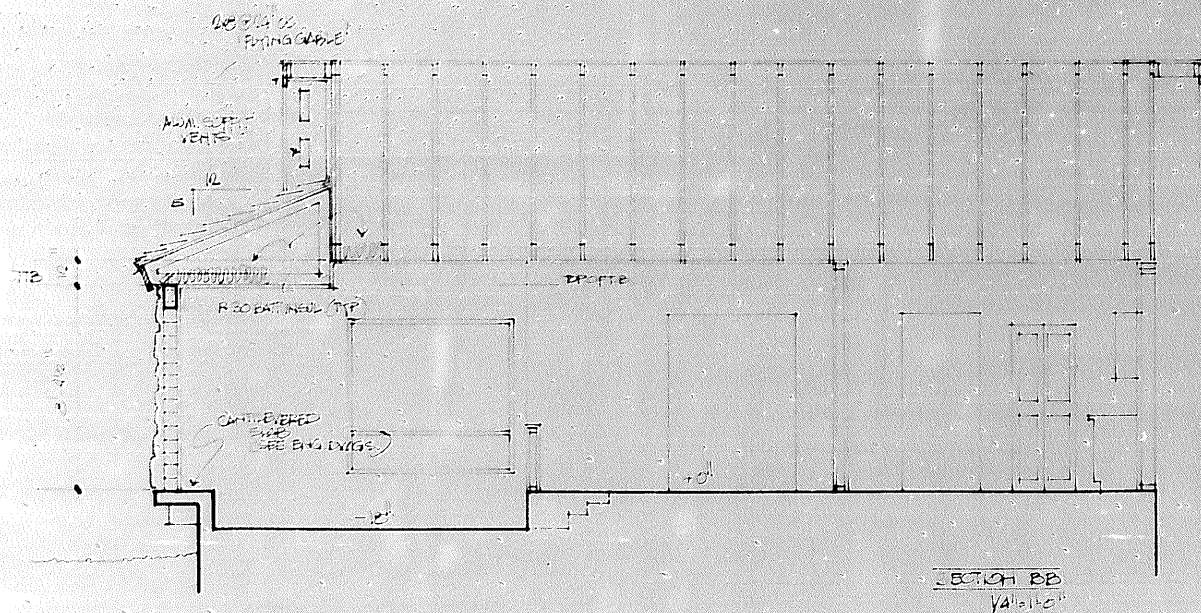
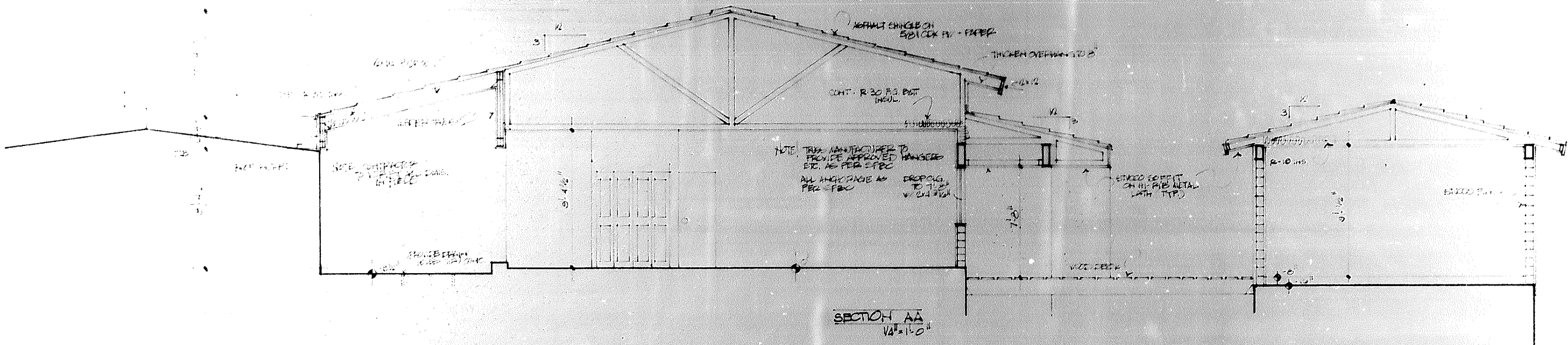
TRELLIS SECTION
3/4" = 1'-0"



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

c.m. douglas
architects
305 458 3626

PROJECT: PLANNING
CONTENT: ELEVATIONS
DATE: 10/8/93



4/12/83
City of Belvidere, Pa.
Building Dept.

e.m. doughton
architects

305 458 3626

PROJECT
CONTENT
DATE

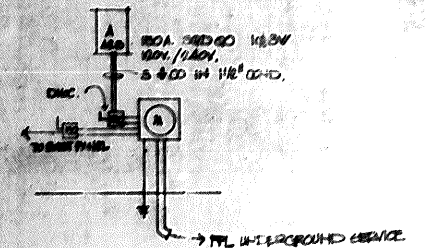
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OF

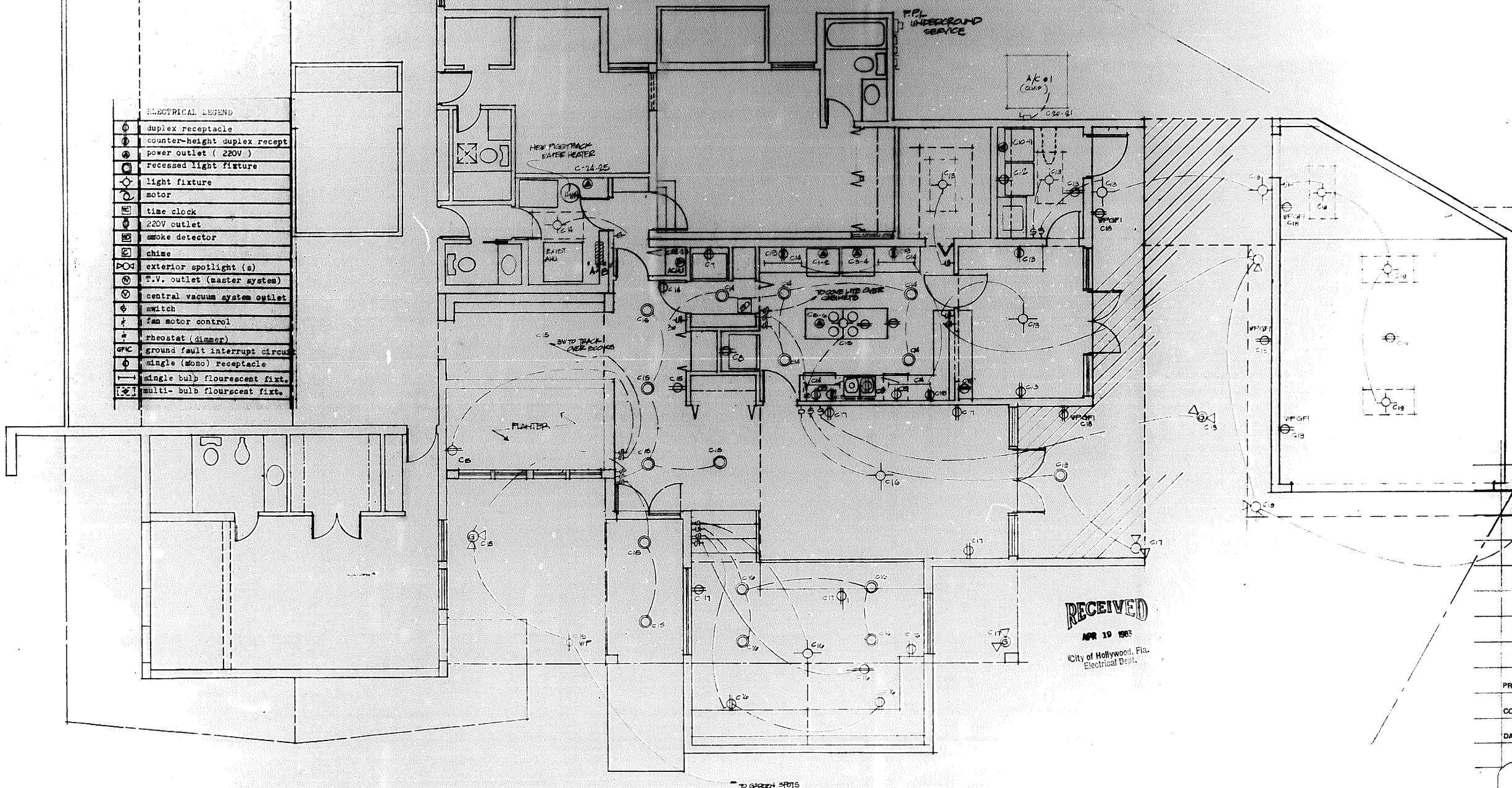
98

NO.	TYPE	QTY	WATT	VOLTS	AMPS	REMARKS
1-2	2	1000	100	120	3/4	
3-4	2	1000	100	120	3/4	
5-6	2	1000	100	120	3/4	
7	1	1000	100	120	3/4	
8	1	1000	100	120	3/4	
9-11	2	1000	100	120	3/4	
12	1	1000	100	120	3/4	
13-15	2	1000	100	120	3/4	
16-17	2	1000	100	120	3/4	
18-19	2	1000	100	120	3/4	
20-21	2	1000	100	120	3/4	
22-23	2	1000	100	120	3/4	
24-25	2	1000	100	120	3/4	
26-27	2	1000	100	120	3/4	

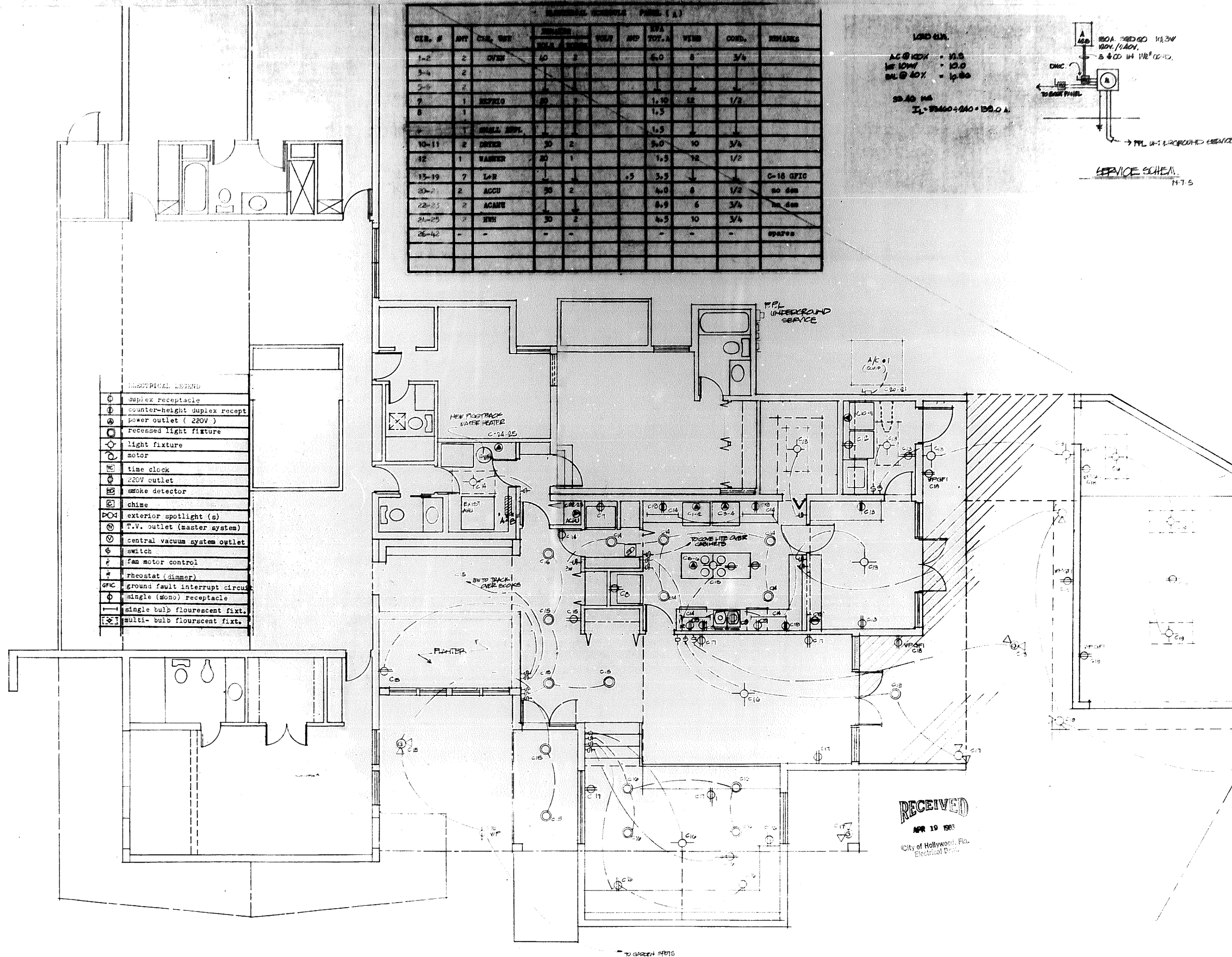
LOADS
AC @ 120V = 12.5
DC @ 120V = 10.0
DC @ 240V = 10.0
TOTAL = 32.5 A



- ELECTRICAL LEGEND**
- duplex receptacle
 - counter-height duplex recept
 - power outlet (220V)
 - recessed light fixture
 - light fixture
 - motor
 - time clock
 - 220V outlet
 - smoke detector
 - chime
 - exterior spotlight (s)
 - T.V. outlet (master system)
 - central vacuum system outlet
 - switch
 - fan motor control
 - rheostat (dimmer)
 - ground fault interrupt circ.
 - single (mono) receptacle
 - single bulb fluorescent fixt.
 - multi-bulb fluorescent fixt.



RECEIVED
APR 19 1983
City of Hollywood, Fla.
Electrical Dept.



cm. douglas
architects
305 458 3626

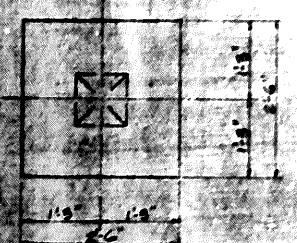
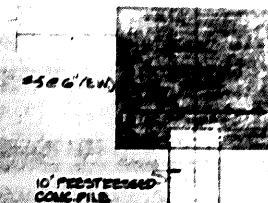
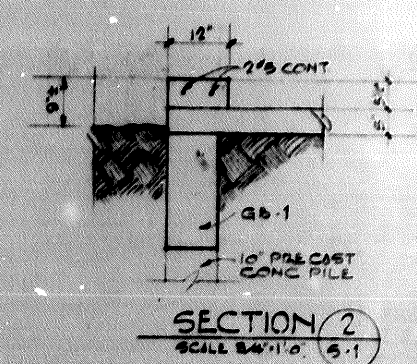
PROJECT

CONTENT

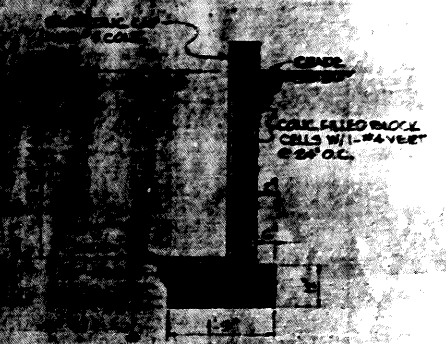
DATE

7

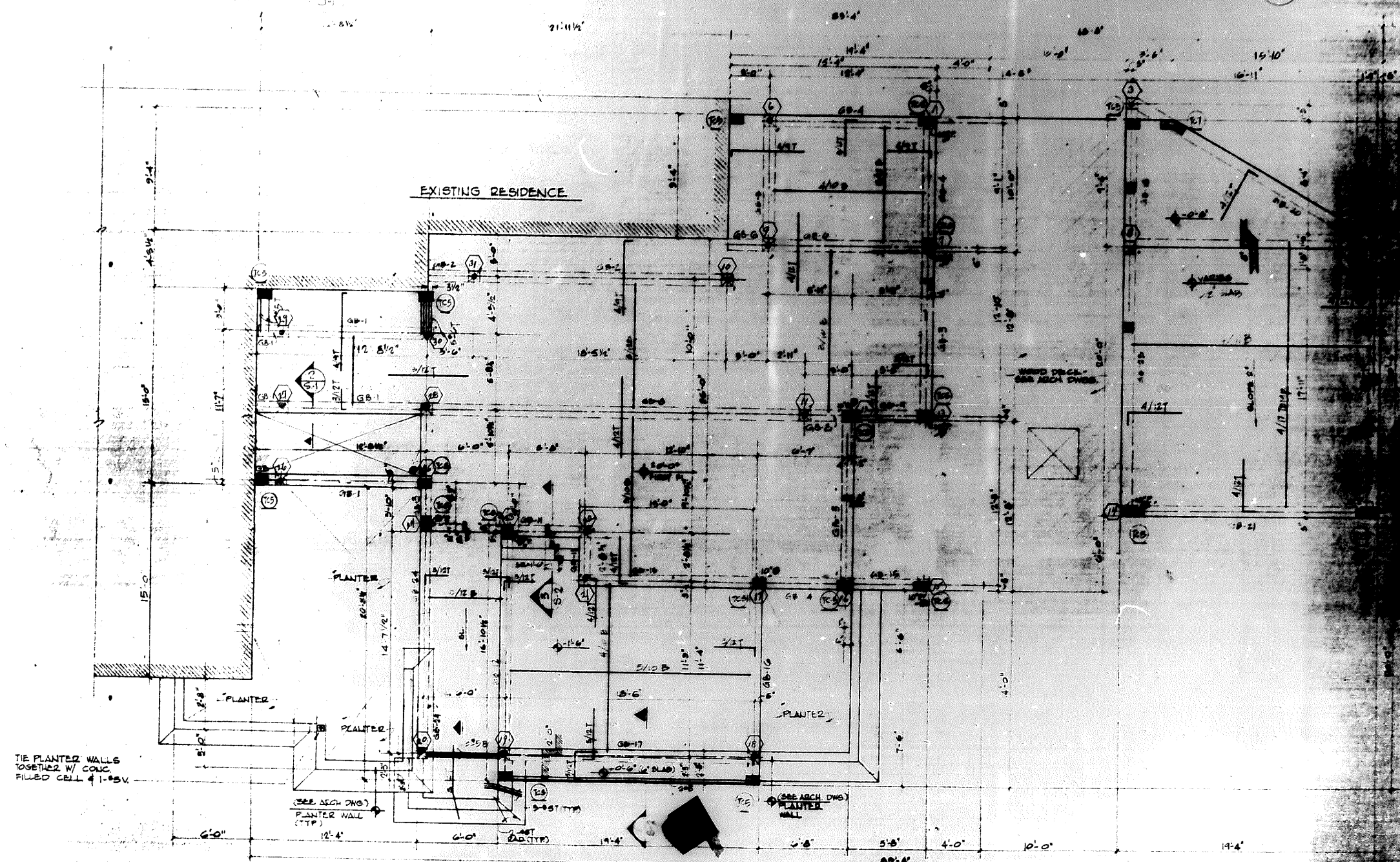
OF 7



ONE PILE CAP DETAIL 3/4" = 1'-0"



TYPICAL RETAINING WALL DETAIL 1/4" = 1'-0"



TIE PLANTED WALLS TOGETHER W/ CONC. FILLED CELL 1'-0" O.C.

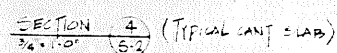
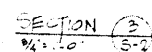
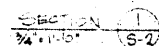
(SEE ARCH. DWG.) PLANTER WALL (TYP.)

(SEE ARCH. DWG.) PLANTER WALL (TYP.)


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

1. 10" PRE-STRESSED CONC. PILE.
2. TEMP. STEEL SHALL BE 3/16 EXCEPT AS NOTED IN GARAGE.
3. FLOOR SHALL BE 5" CONC. SLAB 11/16" AS SHOWN EXCEPT AS NOTED.
4. INDICATES #5 DOWEL FOR CONC. FILLED PILE CELL. SEE ARCH. FOR LOCATIONS.

SHEET TITLE FOUNDATION PLAN & SECTION		100%
FOR ADDITIONS TO: RESIDENCE FOR NORTH LAKE HOLLYWOOD		DATE 2/1/78
Lowrance DeRose, P.E. CONSULTING ENGINEERS LAND PLANNING • CIVIL • STRUCTURAL 6380 N. ANDREWS AVENUE SUITE 200 FT. LAUDERDALE, FLORIDA 33309 772-0047		SHEET 5-1

[illegible]

SHEET TITLE
SECTIONS DETAILS & SCHEDULE
FOR
ADDITIONS TO:
RESIDENCE FOR ROSE-
LAKE HOLLYWOOD

 **Lawrence DeRose, P.E.**
CONSULTING ENGINEER
LAND PLANNING • CIVIL • STRUCTURAL
8250 N. ANDREWS AVENUE
SUITE 202
FT. LAUDERDALE, FL 33324-1000

ATTACHMENT D

Previous Approvals

**CITY OF HOLLYWOOD
HISTORIC PRESERVATION BOARD**

RESOLUTION NO. 21-CMV-20

A RESOLUTION OF THE HISTORIC PRESERVATION BOARD OF THE CITY OF HOLLYWOOD, FLORIDA APPROVING A CERTIFICATE OF APPROPRIATENESS FOR DESIGN FOR A SINGLE FAMILY HOME LOCATED AT 1051 SOUTH NORTHLAKE DRIVE IN THE LAKES AREA HISTORIC MULTIPLE RESOURCE LISTING DISTRICT AS MORE SPECIFICALLY DESCRIBED IN THE ATTACHED EXHIBIT "A" PURSUANT TO PROVISIONS OF THE CITY OF HOLLYWOOD ZONING AND LAND DEVELOPMENT REGULATIONS.

WHEREAS, the Historic Preservation Board (the "Board") is charged with the responsibility of preserving and conserving properties of historical, architectural and archeological merit in the City of Hollywood; and

WHEREAS, a Certificate of Appropriateness for Demolition of a non-historic structure may be issued by the Board; and

WHEREAS, a Certificate of Appropriateness for Design is required prior to the issuance of a building permit for new building construction, additions to existing buildings, major renovation work or substantial alteration based upon evaluation of the compatibility of the physical alteration or improvement with the criteria listed in 5.5.F.1 of the City of Hollywood Zoning and Land Development Regulations; and

WHEREAS, Erich E. Veitenheimer and Andrew Steven Cariaso (collectively the "Applicant"), (File Number 21-CMV-20), requested a Certificate of Appropriateness for Demolition of an existing single family home and a Certificate of Appropriateness for Design for the construction of a new single family home located at 1051 South Northlake Drive, as more particularly described in the attached Exhibit "A" incorporated herein by reference; and

WHEREAS, the Board held an advertised public hearing on February 8, 2022 to consider the Applicant's requests and found the structure to be historic; and

WHEREAS, pursuant to Section 5.5.F.4.C. of the City's Zoning and Land Development Regulations, if the Board determines that the status of the property is historic, a recommendation by the Board shall be forwarded to the City Commission; and

WHEREAS, City Commission held and advertised public hearing on June 15, 2022 and approved the Certificate of Appropriateness for Demolition, allowing the proposed project to move forward for consideration of the design; and

WHEREAS, the Board held an advertised public hearing on July 12, 2022 to consider the Applicant's request; and

WHEREAS, the Board reviewed the Applicant's request for a Certificate of Appropriateness for Design for a single family home, reviewed the evidence submitted and testimony received at the public hearing, and applied the criteria for granting a Certificate of Appropriateness for Design as contained in the Section 5.5.F.1 of the City's Zoning and Land Development Regulations as follows:

1. The criteria for reviewing a request for a Certificate of Appropriateness for Design set forth in Section 5.5.F.1 includes: integrity of location, design, setting, materials, workmanship, and association.

WHEREAS, after consideration of the criteria listed in Section 5.5.F.1 the Board found the design to be acceptable, with a condition.

NOW, THEREFORE, BE IT RESOLVED BY THE HISTORIC PRESERVATION BOARD OF THE CITY OF HOLLYWOOD, FLORIDA:

Section 1: That the foregoing "WHEREAS" clauses are ratified and confirmed as being true and correct and are incorporated in this Resolution.

Section 2: That the Board, after hearing all evidence submitted and reviewing the Applicant's request and Staff Summary Report and hearing testimony from all parties and public speakers, determines that the existing single family home on the Applicant's property is a non-historic structure and grants the issuance of a Certificate of Appropriateness for Demolition based on the plans submitted and reviewed by the Board with the following condition: i) The Applicant work with staff to incorporate architectural masonry in the spirit of the original home.

Section 3: That the Board, after hearing all the evidence submitted and reviewing the Applicant's request and Staff Summary Report and hearing testimony from all parties and public speakers, approves the issuance of a Certificate of Appropriateness for Design based on the plans submitted and reviewed by the Board.

(HISTORIC PRESERVATION BOARD RESOLUTION 21-CMV-20)

Section 4: That the Department of Development Services - Division of Planning and Urban Design is hereby directed to forward a copy of this Resolution to the Applicant and the owner of the property with respect to which the request was made. This Resolution will be delivered to the City Clerk to be recorded in the public records of Broward County, as provided by the applicable provisions of Article 5 in the Zoning and Land Development Regulations. A copy shall be furnished to any enforcement official.

PASSED AND ADOPTED THIS 12 DAY OF JULY, 2022.

RENDERED THIS 14th DAY OF March, 2022.



STEVEN TOTH,
VICE CHAIR



STEPHEN PIPER,
SECRETARY

APPROVED AS TO FORM AND LEGAL
SUFFICIENCY for the use and reliance of the
Historic Preservation Board of the City of
Hollywood, Florida only.



DENISE MANOS,
BOARD ATTORNEY

EXHIBIT "A"
LEGAL DESCRIPTION

LOTS 29 AND 30, BLOCK 48, HOLLYWOOD LAKES SECTION, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 1, AT PAGE 32, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA; SUBJECT TO AN EASEMENT FOR HIGHWAY AND STREET PURPOSES OVER AND ACROSS THE SOUTH 30 FEET OF SAID LOTS 29 AND 30; ALSO, ALL THAT PARCEL OF LAND DESCRIBED AND BOUNDED AS FOLLOWS BEING PART OF TAYLOR STREET AND A PART OF BLOCK 70, HOLLYWOOD LAKES SECTION, BOUNDED ON THE SOUTH BY THE NORTH LINE OF LOTS 29 AND 30 IN BLOCK 48 OF HOLLYWOOD LAKES SECTION, IN THE NORTH BY BLOCK 71, OTHERWISE DESCRIBED AS NORTH LAKE OF SAID SUBDIVISION, ON THE EAST BY THE EAST LINE OF LOT 29 IN BLOCK 48, EXTENDED IN A NORTHERLY DIRECTION AND ON THE WEST BY THE WEST LINE OF LOT 30, IN BLOCK 48, EXTENDED IN A NORTHERLY DIRECTION, AS SHOWN ON THE PLAT OF HOLLYWOOD LAKES SECTION RECORDED IN PLAT BOOK 1, PAGE 32, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA, BEING ALL THAT PARCEL OF LAND LYING NORTH OF LOTS 29 AND 30, IN BLOCK 48, OF HOLLYWOOD LAKES SECTION, EXTENDING TO THE NORTH LAKE IN SAID SUBDIVISION.

RESOLUTION NO. R-2022-181

(21-CMV-20).

A RESOLUTION OF THE CITY COMMISSION OF THE CITY OF HOLLYWOOD, FLORIDA, CONSIDERING THE REQUEST FOR A CERTIFICATE OF APPROPRIATENESS FOR DEMOLITION OF A SINGLE FAMILY HOME LOCATED AT 1051 SOUTH NORTHLAKE DRIVE, WITHIN THE LAKES AREA HISTORIC MULTIPLE RESOURCE LISTING DISTRICT.

WHEREAS, the Historic Preservation Board ("Board") is charged with the responsibility of preserving and conserving properties of historical, architectural, and archeological merit in the City; and

WHEREAS, a Certificate of Appropriateness for Demolition of a non-historic structure may be issued by the Board; and

WHEREAS, Erich E. Veitenheimer III and Andrew Steven Cariaso (collectively, the "Applicant") requested a Certificate of Appropriateness for Demolition of an existing single family home located in the Lakes Area Historic Multiple Resource Listing District ("District"); and

WHEREAS, the Applicant is requesting a Certificate of Appropriateness for Demolition to construct a new single-family home located within the District; and

WHEREAS, on February 8, 2022, the Board held an advertised public hearing to consider the Applicant's request; and

WHEREAS, the Board reviewed the Applicant's request for a Certificate of Appropriateness for Demolition, and applied the criteria for granting a Certificate of Appropriateness for Demolition contained in Section 5.5.D.3.b. of the City's Zoning and Land Development Regulations, as follows:

- (1) Association with events that have made a significant contribution to the broad patterns of our history;
- (2) Association with the lives of persons significant in our past;
- (3) Embodiment of distinctive characteristics of a type, period, or method of construction;
- (4) Possession of high artistic values;
- (5) Representation of the work of a master;

(6) Representation of a significant and distinguishable entity whose components may lack individual distinction; and

(7) Yield or the likelihood of yielding information important in prehistory or history; and

WHEREAS, after applying the above criteria, the Board found the structure to be historic and have forwarded a recommendation to the City Commission that the property be placed on the National Register of Historic Places; and

WHEREAS, in accordance with 5.5.F.4. of the Zoning and Land Development Regulations, should the Board deem the structure historic, the City Commission shall consider the request for the Certificate of Appropriateness for Demolition; and

WHEREAS, the City Commission has reviewed the Applicant's request for a Certificate of Appropriateness for Demolition, along with the Board's recommendations, and has determined that the Certificate of Appropriateness for Demolition should be approved with conditions.

NOW, THEREFORE, BE IT RESOLVED BY THE CITY COMMISSION OF THE CITY OF HOLLYWOOD, FLORIDA:

Section 1: That the foregoing "WHEREAS" clauses are ratified and confirmed as being true and correct and are incorporated in this Resolution.


Section 2: That following the review of the Staff Summary Report, the Applicant's application and supporting documents and materials, and all submitted written and oral testimony received during public hearings from all parties and speakers, the Board's recommendation, and consideration of all requirements set forth in the Zoning and Land Development Regulations to issue a Certificate of Appropriateness for Demolition, the City Commission finds the necessary criteria have been met and the Certificate of Appropriateness for Demolition is approved with the following conditions:

1. The applicant shall continue to work with Staff to receive the appropriate approvals for the Certificate of Appropriateness for Design.
2. The applicant shall provide a marker on the property which provides the historic background of the structure to be demolished.

Section 3: That this Resolution shall be in full force and effect immediately upon its passage and adoption.

A RESOLUTION OF THE CITY COMMISSION OF THE CITY OF HOLLYWOOD, FLORIDA, CONSIDERING THE REQUEST FOR A CERTIFICATE OF APPROPRIATENESS FOR DEMOLITION OF A SINGLE FAMILY HOME LOCATED AT 1051 SOUTH NORTHLAKE DRIVE, WITHIN THE LAKES AREA HISTORIC MULTIPLE RESOURCE LISTING DISTRICT. (21-CMV-20)

PASSED AND ADOPTED this 15 day of June, 2022.


Cary Shubert, Vice Mayor
JOSH LEVY, MAYOR

ATTEST

Patricia A. Cerny
PATRICIA A. CERNY, MMC
CITY CLERK

APPROVED AS TO FORM AND LEGAL
SUFFICIENCY for the use and reliance
of the City of Hollywood, Florida, only.

DRG
DOUGLAS R. GONZALES
CITY ATTORNEY