

# HISTORIC PRESERVATION BOARD

**APRIL 26, 2011**

## CERTIFICATE OF APPROPRIATENESS FOR DESIGN

- FILE NO:** 11-C-15  
**APPLICANT:** Marissa Yorba  
**LOCATION:** 1127 Hollywood Boulevard  
**REQUEST:** Certificate of Appropriateness for Design of a new pitched roof for a single-family home in the Lakes Area Historic Multiple Resource Listing District.

**CITY OF HOLLYWOOD, FLORIDA  
INTER-OFFICE MEMORANDUM  
OFFICE OF PLANNING**

**DATE:** April 26, 2011

**FILE:** 11-C-15

**TO:** Historic Preservation Board

**VIA:** Andria Wingett, Planning Manager 

**VIA:** Julie Walls Krolak, Principal Planner 

**FROM:** Elizabeth Chang, Planning and Development Services Administrator 

**SUBJECT:** Marissa Yorba requests a Certificate of Appropriateness for Design of a new pitched roof for a single-family home located at 1127 Hollywood Boulevard in the Lakes Area Historic Multiple Resource Listing District.

**APPLICANT REQUEST**

Certificate of Appropriateness for Design of a new pitched roof.

**STAFF'S RECOMMENDATION**

Certificate of Appropriateness for Design: Approval, with the condition a Unity of Title, in a form acceptable to the City Attorney, be submitted prior to the issuance of permits and recorded in the Broward County Public Records prior to Certificate of Occupancy (C/O).

**PROPOSED PROJECT**

The applicant is proposing to redesign an existing flat roof on a single-family home to a pitched roof with Spanish barrel tiles. The one-story home was constructed in 1952 (Broward County Property Appraiser) and is located on two lots approximately 125' wide by 121' long. The design of the home is typical of Post War Modern Ranch. These homes were constructed en masse after World War II when there was a need for quick, efficient housing. This style was popular with builders as they were relatively inexpensive and used simple materials with none of the traditional detailing. Major features include asymmetrical massing with horizontal emphasis to windows. Materials include stucco and aluminum windows. Entrances were not emphasized and the homes had limited ornamentation. Low-pitched roofs were typical of Ranch style homes; however, this flat roof design is more characteristic of Mid-Century Modern. It is the applicant's desire to redesign the roof to give it an appearance more appropriate to the architectural design of the existing home.

Included in the scope of work are interior renovations in order to create a master bedroom, master bath, and kitchen area. Exterior renovations include replacement of entryway columns, and expansion of an existing covered porch and terrace located at the rear of the home. The proposed roof will extend over the expanded screened-in porch and terrace.

The Historic Preservation Board is guided by the *Secretary of the Interior's Standards for Rehabilitation* and the City of Hollywood's *Design Guidelines for Historic Properties and Districts*. These documents offer design controls for materials, scale, massing and location for all properties within the district. The proposed renovations are consistent with the character of the Historic Lakes Section and designed in such a way that maintains the spatial relationship with surrounding properties in its scale and massing.

## **SITE BACKGROUND**

**Applicants/Owners:** Marissa Yorba  
**Address/Location:** 1127 Hollywood Boulevard  
**Size of Property:** 0.35 acres  
**Present Zoning:** Single Family Residential (RS-6)  
Lakes Area Historic Multiple Resource Listing District  
**Present Land Use:** Single Family Residence  
**Year Built:** 1952 (Broward County Property Appraiser)

## **ADJACENT ZONING**

**North:** Single Family Residential District (RS-6)  
Lakes: Harrison and Tyler Street Historic District (HPOD-2)  
**South:** Single Family Residential District (RS-6)  
Lakes Area Multiple Resource Listing District (HMPRLD-1)  
**East:** Single Family Residential District (RS-6)  
Lakes Area Multiple Resource Listing District (HMPRLD-1)  
**West:** Single Family Residential District (RS-6)  
Lakes Area Multiple Resource Listing District (HMPRLD-1)

## **CITY-WIDE MASTER PLAN**

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

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

*Policy 2.46 encourages the preservation of stable neighborhoods and rehabilitation initiatives that will revitalize and promote stability of 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 without interference with existing landscaping.

## **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 proposed renovations do not adversely affect the integrity of the Historic District. The proposed pitched roof is compatible with the City's Design Guidelines for Historic Properties and Districts and will ensure the stability and character of the neighborhood. Included in the scope of work are interior renovations as well as a new covered porch located at the rear of the home.

## **DECISIONS ON CERTIFICATES OF APPROPRIATENESS FOR DESIGN**

A decision on an application for a Certificate of Appropriateness for Design for new building construction, additions to existing building, major renovation work or substantial alteration shall be based upon evaluation of the compatibility of the physical alteration or improvement with and adherence to the criteria for designation listed in § 5.6.F.

**Criteria:** integrity of location, design, setting, materials, workmanship and association.

**CRITERION:** INTEGRITY OF LOCATION

**ANALYSIS:** Design Guidelines for Historic Properties and Districts recommends *consistent spacing and setback*. Additionally, the Guidelines further recommend having the *main entrance oriented to the street* and *site coverage similar to adjacent lots*. The main structure meets required setbacks and will not change. The proposed renovations include changing a flat roof to a pitched roof with Spanish "S" barrel tiles.

**FINDING:** Consistent

**CRITERION:** DESIGN

**ANALYSIS:** The Design Guidelines for Historic Properties and Districts recommend *compatible new additions with regards to scale, materials, texture and color*. It further recommends *protection of architectural details and features that contribute to the character of the building*. 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. Sometimes scale is a specific component of a particular architectural style. The applicant is proposing a redesign of a flat roof into a pitched roof. The home is typical of Post War Modern Ranch in which the proposed roof is appropriate. The one-story elevation will still remain prominent from street view and is sensitive to the surrounding properties. The Design Guidelines recommend roofs should "provide adequate roof drainage and ensure that the roofing material provides weather tight covering for the structure."

**FINDING:** Consistent

**CRITERION:** SETTING

**ANALYSIS:** The home is located in the Lakes Historic District and is consistent with other homes in the area. The Historic District Design Guidelines state

*setting is the relationship of buildings within the Historic District and the surrounding site and neighborhood. When making alterations or additions it is recommended distinctive features such as size, mass, color, and materials of buildings are retained. According to the Design Guidelines for Historic Properties and Districts, massing is an element of design and relates to how the building form, shape and components are perceived in relation to its length, width, height, lot coverage, and setting of the structure in context with adjacent buildings. Massing plays an important role in determining the character of individual properties, the street, and the surrounding neighborhood. The massing of structures should focus on the diversity of styles. The design of the home is Post War Modern Ranch which is similar to surrounding properties. The applicant is proposing a pitched roof with tile which is appropriate for the design of the home.*

The building was originally constructed in the 1950s and is located on multiple lots approximately 125 feet wide by 121 feet long, as shown on the survey. The existing front setbacks are maintained and, as proposed; the renovations will be consistent with the surrounding neighborhood. In order to preserve the existing setting and comply with this criterion, **staff is recommending the condition the applicant provide a Unity of Title.**

FINDING: Consistent with the imposition of staff's condition.

CRITERION: MATERIALS

ANALYSIS: The existing roof consists of a flat roof. The applicant is requesting to redesign the roof with Spanish "S" barrel tiles, consistent to that of the surrounding neighborhood. It is the intent of the applicant to improve the appearance of their home while providing protection from the elements.

FINDING: Consistent

CRITERION: WORKMANSHIP

ANALYSIS: The Design Guidelines recommend consideration of significant materials before undergoing rehabilitation of a historic structure or property. Materials of the roof are consistent with the existing structure and are sensitive in design and nature to the home and adjacent properties.

FINDING: Consistent

CRITERION: ASSOCIATION

ANALYSIS: When making updates to a home, the Design Guidelines recommend maintaining a layout and lot coverage similar to surrounding properties. Lot proportions are consistent with other residences in the neighborhood and will not have negative impacts on adjacent properties.

FINDING: Consistent

## **RECOMMENDATION**

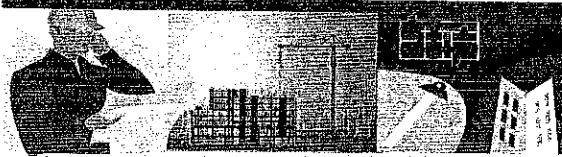
Certificate of Appropriateness for Design: Approval, with the condition a Unity of Title, in a form acceptable to the City Attorney, be submitted prior to the issuance of permits and recorded in the Broward County Public Records prior to Certificate of Occupancy (C/O).

## **ATTACHMENTS**

ATTACHMENT A: Application Package  
ATTACHMENT B: Aerial Photograph

**ATTACHMENT A**  
**Application Package**

# OFFICE OF PLANNING



File No. (to be filled by the Office of Planning): 11-C-15

2600 Hollywood Boulevard Room 315  
Hollywood, Fl 33022

# GENERAL APPLICATION



Tel: (954) 921-3471  
Fax: (954) 921-3347

*This application must be completed in full and submitted with all documents to be placed on a Board or Committee's agenda.*

*The applicant is responsible for obtaining the appropriate checklist for each type of application.*

*Applicant(s) or their authorized legal agent must be present at all Board or Committee meetings.*

*At least one set of the submitted plans for each application must be signed and sealed (i.e. Architect or Engineer).*

*Documents and forms can be accessed on the City's website at [http://www.hollywoodfl.org/comm\\_planning/appforms.htm](http://www.hollywoodfl.org/comm_planning/appforms.htm)*



### APPLICATION TYPE (CHECK ONE):

- Development Review Board
- Historic Preservation Board
- Planning and Zoning Board
- Technical Advisory Committee
- City Commission

Date of Application: 3/25/11

Location Address: 1127 HOLLYWOOD BLVD.  
Lot(s): 7 Block(s): 39 Subdivision: HOLLYWOOD LAKE SECTION

Folio Number(s): 5142-14-01-6560

Zoning Classification: RS-10 Land Use Classification: \_\_\_\_\_

Existing Property Use: RESIDENTIAL Sq Ft/Number of Units: 2,626

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

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

- Economic Roundtable
- Technical Advisory Committee
- Development Review Board
- Planning and Zoning Board
- Historic Preservation Board
- City Commission

Explanation of Request: EXTERIOR REMODELING OF ROOF AND REAR PORCH

Number of units/rooms: 4 Sq Ft: 2,879

Value of Improvement: 120,000.00 Estimated Date of Completion: 7/10/11

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

Name of Current Property Owner: MARISSA TORBA

Address of Property Owner: 1127 HOLLYWOOD BLVD.

Telephone: 954-404-6373 Fax: \_\_\_\_\_ Email Address: \_\_\_\_\_

Name of Consultant/Representative/Tenant (circle one): ESTEBAN M. ROBIANO

Address: 11518 SW 173RD ST Miami FL Telephone: 305-979-3933

Fax: N/A Email Address: ERUBIANO3@GMAIL.COM

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

If Yes, Attach Copy of the Contract.

List Anyone Else Who Should Receive Notice of the Hearing: \_\_\_\_\_

Address: \_\_\_\_\_

Email Address: \_\_\_\_\_



OFFICE OF PLANNING



2600 Hollywood Boulevard Room 315  
Hollywood, FL 33022

GENERAL APPLICATION

CERTIFICATION OF COMPLIANCE WITH APPLICABLE REGULATIONS

The applicant/owner(s) signature certifies that he/she has been made aware of the criteria, regulations and guidelines applicable to the request. This information can be obtained in Room 315 of City Hall or on our website at [www.hollywoodfl.org](http://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. The owner(s) will photograph the sign the day of posting and submit photographs to the Office of Planning 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: *Marissa Yorba* Date: \_\_\_\_\_  
 PRINT NAME: MARISSA TORBA Date: 3/28/11  
 Signature of Consultant/Representative: *Esteban M. Robiano* Date: 3/28/11  
 PRINT NAME: ESTEBAN M. ROBIANO Date: \_\_\_\_\_  
 Signature of Tenant: \_\_\_\_\_ Date: \_\_\_\_\_  
 PRINT NAME: \_\_\_\_\_ Date: \_\_\_\_\_

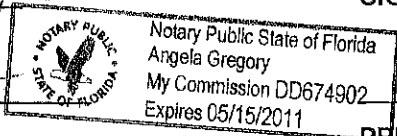
CURRENT OWNER POWER OF ATTORNEY

I am the current owner of the described real property and that I am aware of the nature and effect the request for (project description) NEW ROOF AND PORCH to my property, which is hereby made by me or I am hereby authorizing (name of the representative) ESTEBAN M. ROBIANO to be my legal representative before the HISTORIC PRESERVATION (Board and/or Committee) relative to all matters concerning this application.

Sworn to and subscribed before me

this 28<sup>th</sup> day of March, 2011

*Angela Gregory*  
Notary Public State of Florida

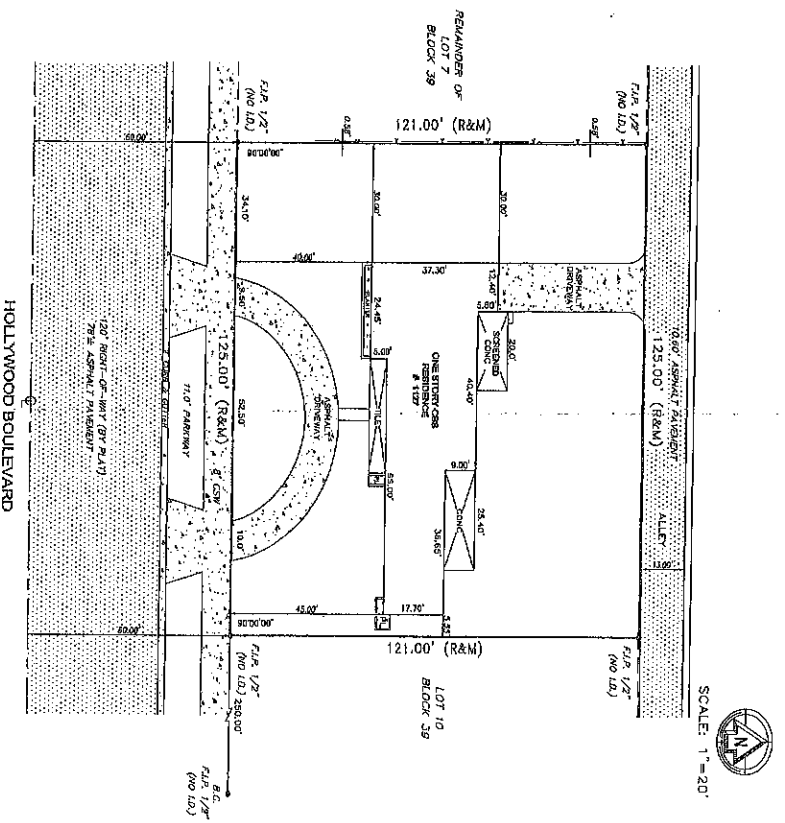


*Marissa Yorba*  
SIGNATURE OF CURRENT OWNER

MARISSA YORBA  
PRINT NAME

My Commission Expires: 05/15/2011 (Check One) Personally known to me; OR \_\_\_\_\_





SCALE: 1"=20'

ALL MATTERS APPEARING HEREON  
HAVE BEEN REVIEWED AND ACCEPTED  
BY THE UNDERSIGNED.

*[Signature]*  
Date 11/5/10

SHOWN ON THIS PLAN IS THE PROPERTY OF THE STATE OF FLORIDA AND THE COUNTY OF DADE COUNTY. THE PROPERTY IS BEING OFFERED FOR SALE BY THE STATE OF FLORIDA AND THE COUNTY OF DADE COUNTY. THE PROPERTY IS BEING OFFERED FOR SALE BY THE STATE OF FLORIDA AND THE COUNTY OF DADE COUNTY.

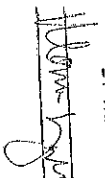
SIGNED: *[Signature]* FOR THE FIRM  
MARIA S. [Name]  
STATE OF FLORIDA  
P.S.M. NO. 5101

Property Address:  
1127 HOLLYWOOD BLVD  
HOLLYWOOD, FLORIDA 33019

Legal Description

THE EAST ONE-HALF (1/2) OF LOT 7 AND ALL OF LOTS 8 AND 9, BLOCK 39, HOLLYWOOD LAKES SECTION, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 11, PAGE 57, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA; TOGETHER WITH THE IMPROVEMENTS THEREON AND THE APPURTENANCES THERETO.

ALL MATTERS APPEARING HEREON  
HAVE BEEN REVIEWED AND ACCEPTED  
BY THE UNDERSIGNED.

  
Date 11/15/10

MIGUEL ESPINOSA  
LAND SURVEYING, INC.  
5511 S.W. 8TH STREET,  
SUITE #202  
MIAMI, FLORIDA 33134  
PHONE: 305-262-2992  
FAX #: 305-262-2995  
LB # 6463  
Accepted By \_\_\_\_\_

**EXPLANATION LETTER FOR THE PROPOSED  
INTERIOR AND EXTERIOR  
REMODELING OF THE RESIDENCE  
LOCATED AT 1127 HOLLYWOOD BOULEVARD**

Interior and exterior renovation is being proposed for the property located at 1127 Hollywood Boulevard. The existing residence is a one story residence with a flat roof with 2 a/c units on the roof which was built in 1952. The structure consists of 8" CBS perimeter walls with 2x10 roof joists. It is being proposed to build a new hip roof on top of the existing flat roof, thus creating a look which is very similar to the existing surrounding properties. The new roof will consist of a color blend Spanish Barrel Tile. At the entrance of the residence, 4 decorative pre-cast columns are being proposed to give the entrance a hierarchy. At the rear of the property, the existing aluminum covered porch will be removed and the new roof will extend over the new extended porch which will consist of openings covered by screen. On the east side of the porch, where an existing terrace is covered by an aluminum roof will be removed in order for the new roof to extend over the new terrace where 3 decorative pre-cast columns will be placed. The finish of the walls will remain the same with the existing smooth stucco finish and existing beige color. Any patching on walls will be done accordingly to match existing finish.

The interior work will consist of removing partition walls and a bathroom in the existing east side of the residence in order to create a master bedroom and a master bath. Within the kitchen area the existing kitchen cabinets and lighting will be removed. The existing ceiling is low therefore it will be removed. The new ceiling will be brought up higher to the underside of the existing 2x10 roof joists. The existing air conditioning duct work throughout the residence to be removed and new duct work to be brought from the top of the existing roof. This will create a higher roof at the east side of the residence where the new master bedroom and master bath will be located.

The reason for the remodeling of the residence is in order to provide a more enjoyable space and atmosphere for the owners. The height of the new ceilings at certain areas will be higher therefore creating a more open space rather than having a feeling of being pushed down. The new exterior façade will be of a more presence rather than of a low structure. The existing surrounding properties along Hollywood Boulevard pronounce themselves. Thus with the new facade it creates a pattern and rhythm with its neighboring environment.

----- Select a Service -----

----- Select an Agency -----

## Search Results

[Search](#) > Properties located at/on/near '...1127...'

**9 permits were found for  
1127 HOLLYWOOD BLVD**

View	Process #	Permit #	Description	Appl. Date	Permit Date
<a href="#">Details</a>	51984	<b>B0304299</b>	RE-ROOF FLAT	7/2/2003	<b>8/5/2003</b>
<a href="#">Details</a>		<b>B10-104780</b>	FENCE-CHAIN LINK &/OR WOOD	11/19/2010	<b>12/8/2010</b>
<a href="#">Details</a>		<b>B11-100559</b>	ALTERATIONS-EXTERIOR & INTERIOR	2/16/2011	
<a href="#">Details</a>		<b>E11-100318</b>	ELECTRICAL WORK		
<a href="#">Details</a>		<b>M0100690</b>	A/C - CENTRAL - REPLACEMENT		<b>6/6/2001</b>
<a href="#">Details</a>		<b>M0101014</b>	A/C - CENTRAL - REPLACEMENT		<b>8/6/2001</b>
<a href="#">Details</a>		<b>M8901031</b>	A/C - CENTRAL - REPLACEMENT		<b>9/26/1989</b>
<a href="#">Details</a>		<b>P08-100250</b>	PLUMBING WORK	2/27/2008	<b>3/6/2008</b>
<a href="#">Details</a>		<b>P11-100312</b>	PLUMBING WORK		

[Planning and Development Services](#) | 
 [Directory](#) | 
 [Applications & Forms](#) | 
 [Register for E-mail Notifications](#)  
[Search Permit Status](#) | 
 [Pay Permit Charges](#) | 
 [Request for Inspection](#) | 
 [Building Code of Ordinances](#)

[Home](#) | 
 [Living](#) | 
 [Business](#) | 
 [Visiting](#) | 
 [City Government](#) | 
 [Careers](#) | 
 [Events](#) | 
 [City Directory](#) | 
 [Contact Us](#) | 
 [Privacy](#) | 
 [About Our Site](#)

Copyright © 1997-2011, City of Hollywood Florida  
 2600 Hollywood Boulevard, Hollywood, Florida 33020-4807  
 P. O. Box 229045, Hollywood, Florida 33022-9045

**ZONING INFORMATION:**

**ZONING DISTRICT:** R8-10      **FOLIO No. -** 342 14 01 0500

**NET LOT AREA:** 15,000 SQFT. • 1.038 ACRES

LOT COVERAGE:	ALLOWED	EXISTING	PROPOSED
MIN. UNIT SIZE	2,000 SQFT.	2,676 SQFT.	2,878 SQFT.

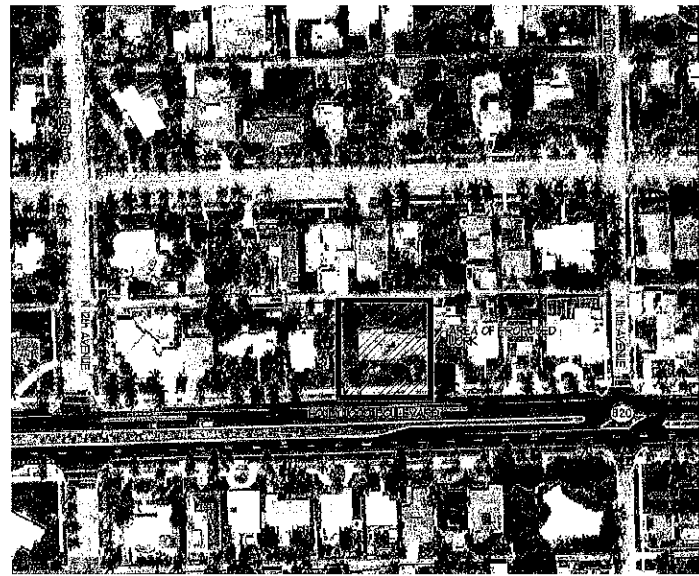
SETBACKS:	ALLOWED	EXISTING
REAR - 1/3 OF THE LOT DEPTH 15 FT. MIN. 50 FT. MAX.	21 x 15 = 10'-0"	36'-0"

**TABULATION AREA:**

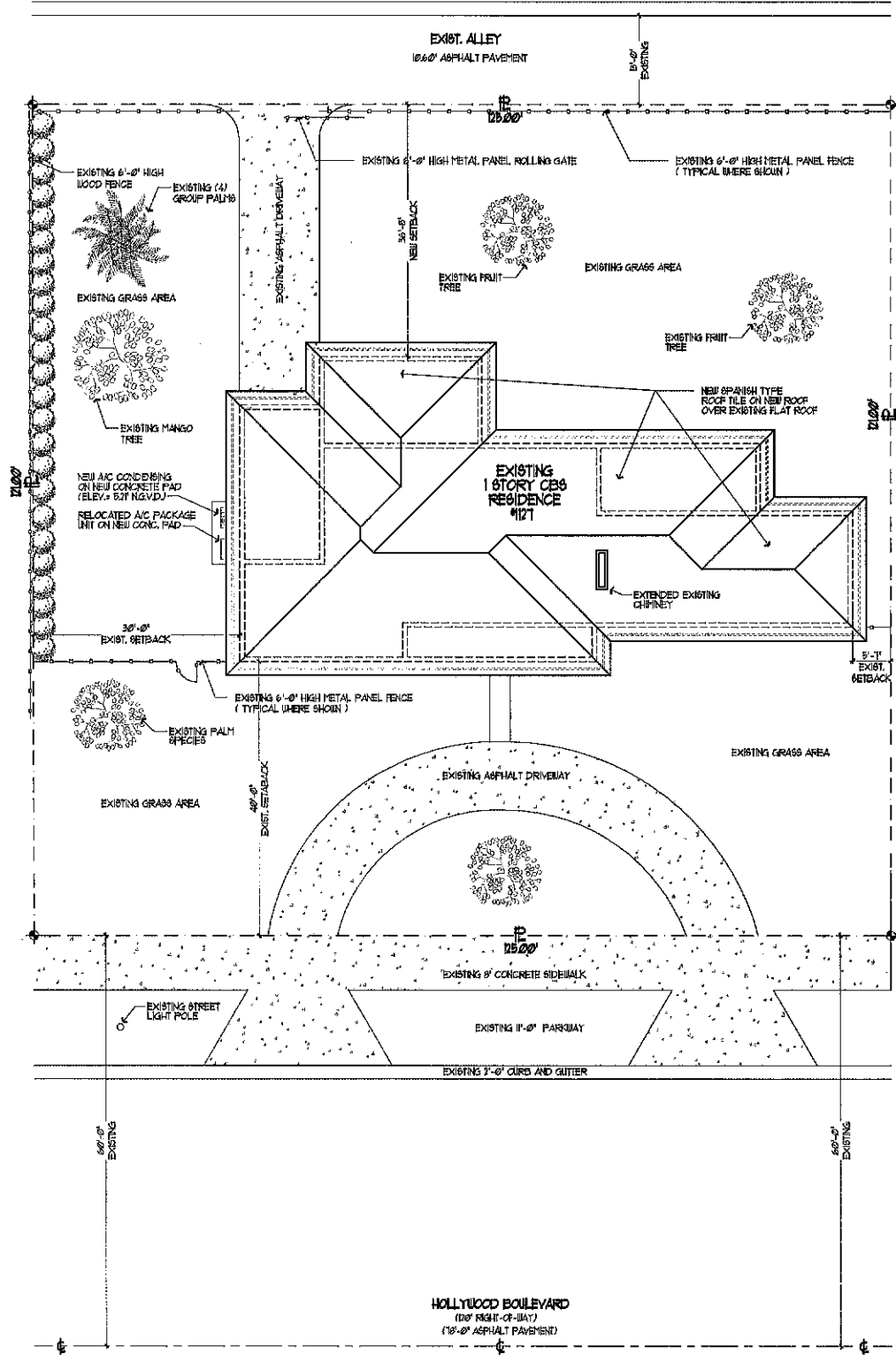
EXISTING ENTRY	138 SQFT.
EXISTING A/C AREA	1,575 SQFT.
EXISTING GARAGE	263 SQFT.
EXISTING COVERED REAR PORCH	19 SQFT.
EXISTING COVERED REAR TERRACE	95 SQFT.
<b>TOTAL BLDG AREA:</b>	<b>2,676 SQFT.</b>
NEW COVERED REAR PORCH	299 SQFT.
NEW COVERED REAR TERRACE	224 SQFT.
<b>TOTAL BLDG AREA:</b>	<b>823 SQFT.</b>
EXTRA FOOTAGE •	253 SQFT.

**LEGAL DESCRIPTION:**  
HOLLYWOOD LAKES SECTION 1-32 1/2 LOT 1 BLDG BLK 33

- SCOPE OF NEW WORK**
- 1) PROVIDE NEW SPANISH BARREL TYPE TILE OVER NEW ROOF OVER EXISTING FLAT ROOF.
  - 2) NEW ENTIRE KITCHEN WITH APPLIANCES AND SINK.
  - 3) NEW PARTITION WALLS AND DOORS WHERE INDICATED.
  - 4) NEW A/C UNIT AND CONDENSING UNIT WHERE INDICATED.
  - 5) RELOCATED A/C PACKAGE UNIT AS INDICATED.
  - 6) NEW CEILING WHERE DROPPED CEILING WAS REMOVED.
  - 7) NEW SCREEN ENCLOSURE FOR NEW COVERED REAR PORCH.



**LOCATION MAP**      SCALE: N.T.S.     



**SITE PLAN**      SCALE: 3/32" = 1'-0"     

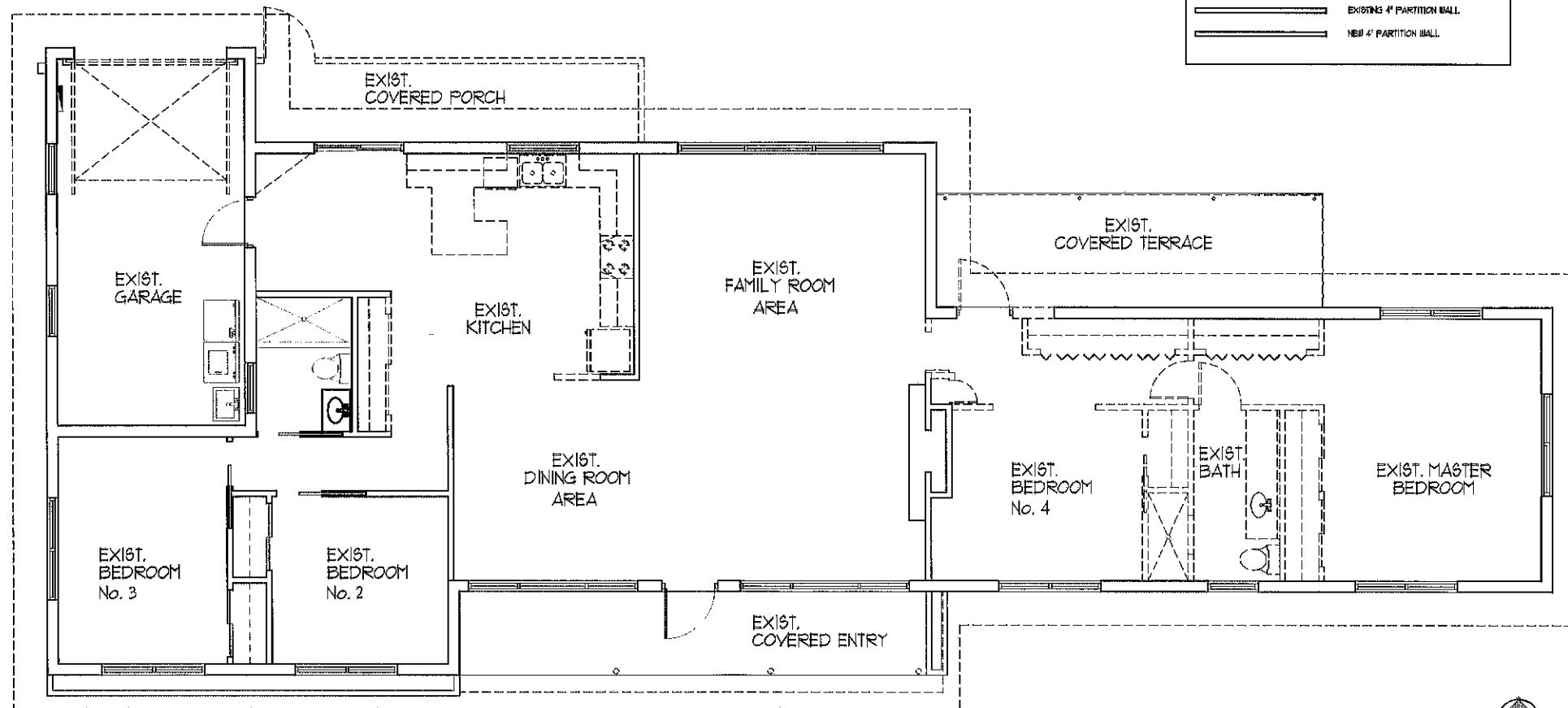
REVISIONS	BY

**JOSE L. GIZMAN, P.E.**  
CONSULTING ENGINEER  
FL. LIC. # 56138  
16561 SW 64TH TERRACE  
MIAMI, FLORIDA  
TELEPHONE: 786-338-1082

PROPOSED EXTERIOR AND INTERIOR ALTERATIONS FOR:  
**MRS. MARISSA YORBA**  
LOCATED AT:  
1177 HOLLYWOOD BLVD.  
HOLLYWOOD, FLORIDA 33015

DRAWN	EMR
DATE	NOV.10
SCALE	
JOB No.	2010-23

**A-1**



**DEMOLITION PLAN** SCALE: 1/4"=1'-0"



- SCOPE OF DEMOLITION WORK**
- 1) REMOVE EXIST. HANGOVER (ONLY) OF EXISTING ROOF ALL AROUND.
  - 2) REMOVE EXIST. ROOF STRUCTURE OVER ENTRY AND EXIST. COLUMNS.
  - 3) REMOVE EXIST. ROOF STRUCTURE OVER EXIST. COVERED TERRACE AND EXIST. COLUMNS.
  - 4) REMOVE EXIST. PORCH ROOF STRUCTURE AND EXIST. SURROUNDING WALLS.
  - 5) REMOVE EXIST. KITCHEN CABINETS, ALLIANCES AND SINK.
  - 6) REMOVE EXIST. KITCHEN LIGHT FIXTURES AND DROPPED CEILING.
  - 7) REMOVE EXIST. DROPPED CEILING WITHIN ALL EXIST. HALLWAYS.
  - 8) REMOVE EXIST. CLOSET WALLS WITHIN KITCHEN AS INDICATED.
  - 9) REMOVE EXIST. PARTITION WALLS, DOORS, POCKET DOORS, BI-FOLD DOORS, SINK, WATER CLOSET, DROPPED CEILING AND SINGLE EXTERIOR DOOR WITHIN BEDROOM 4 AND MASTER BEDROOM AREAS.
  - 10) REMOVE EXIST. A/C UNIT AND CONDENSING UNIT ON ROOF TO BE REPLACED WITH NEW ONE.
  - 11) EXIST. A/C PACKAGE UNIT ON ROOF OVER EXIST. GARAGE TO BE RELOCATED NEXT TO EXIST. GARAGE AT GROUND LEVEL.

LEGEND	
--- (dashed line)	ITEMS TO BE DEMOLISHED / REMOVED
— (solid line)	EXISTING 8" CMU WALL
— (solid line)	EXISTING 4" PARTITION WALL
— (solid line)	NEW 4" PARTITION WALL

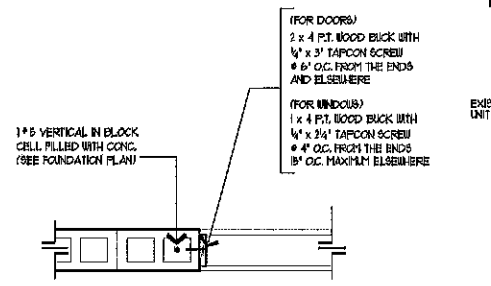
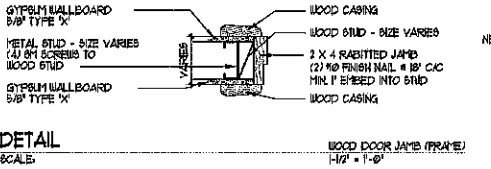
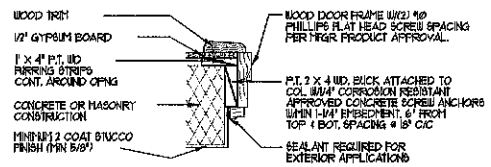
PROPOSED EXTERIOR AND INTERIOR ALTERATIONS FOR:  
**MRS. MARISSA YORBA**  
 LOCATED AT:  
 1171 HOLLYWOOD BLVD.  
 HOLLYWOOD, FLORIDA 33029

DRAWN	EHR
DATE	NOV/30
SCALE	
JOB No.	2010-25

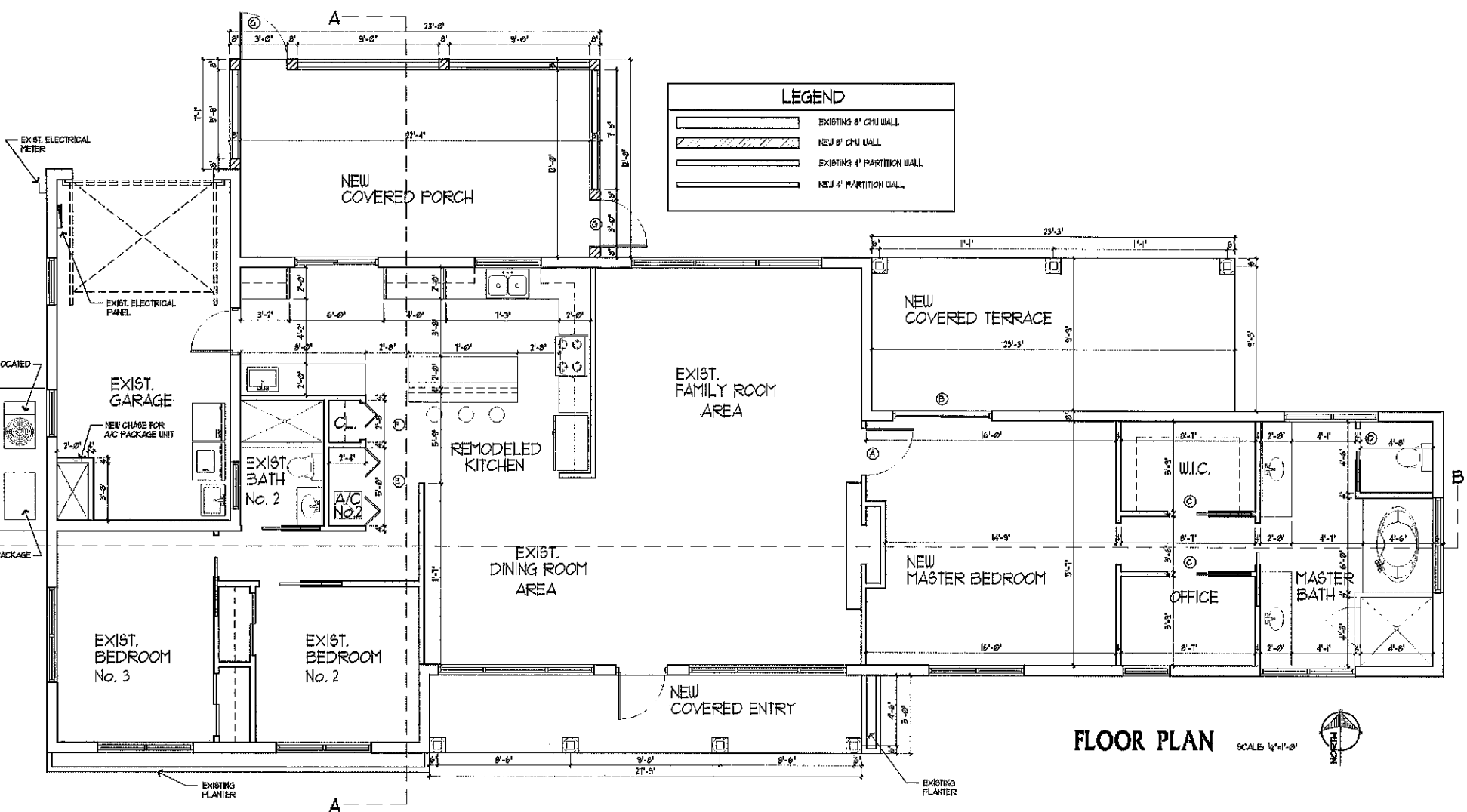
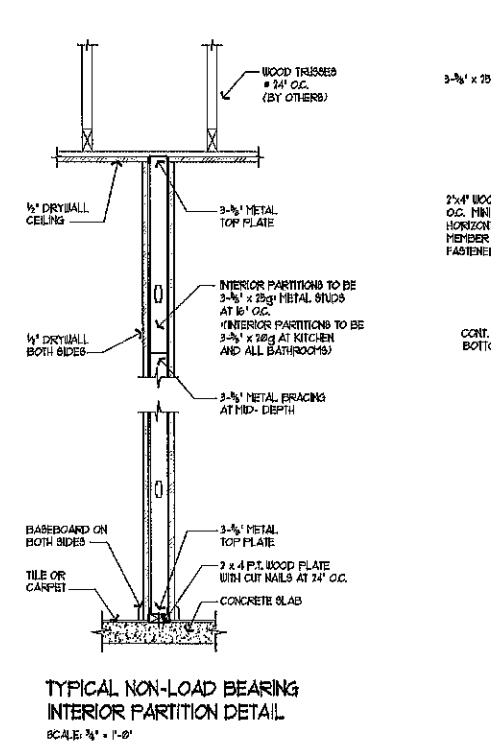
REVISIONS	BY

JOSE L. GUTMAN, P.E.  
 CONSULTING ENGINEER  
 FL. LIC. # 56186  
 16501 SW 64TH TERRACE  
 MIAMI, FLORIDA  
 TELEPHONE: 786-336-1092





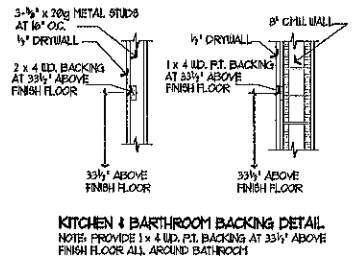
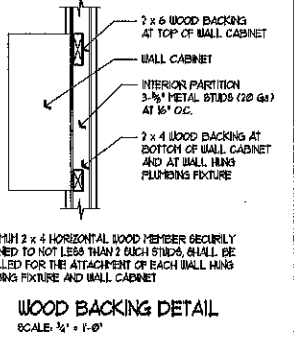
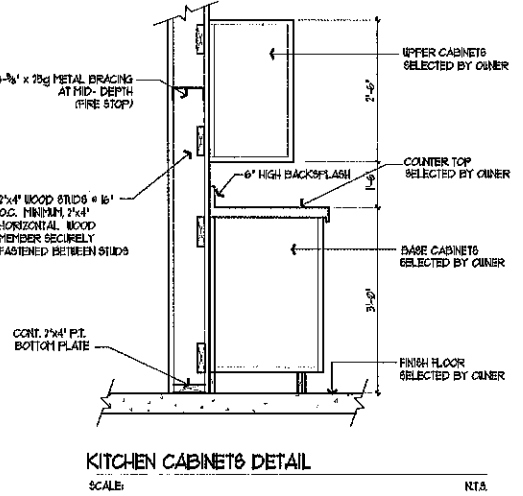
**DOOR AND WINDOW BUCK DETAIL**  
SCALE: 1/4" = 1'-0"



**LEGEND**

[Symbol]	EXISTING 8" CHU WALL
[Symbol]	NEW 8" CHU WALL
[Symbol]	EXISTING 4" PARTITION WALL
[Symbol]	NEW 4" PARTITION WALL

**FLOOR PLAN** SCALE: 1/4" = 1'-0"



**ROOM FINISH SCHEDULE**

ROOM	FLOOR	WALLS	CEILING	BASE	REMARKS
KITCHEN	TERRAZZO	DRYWALL/TILE	DRYWALL	WOOD	SEE NOTE -1
MASTER BEDROOM	TERRAZZO	DRYWALL/TILE	DRYWALL	WOOD	SEE NOTE -1,3
BATHROOM	TERRAZZO	DRYWALL/TILE	DRYWALL	WOOD	SEE NOTE -2
COVERED PORCH	TILE	STUCCO	STUCCO		SEE NOTE -2
COVERED TERRACE	TILE	STUCCO	STUCCO		SEE NOTE -2
COVERED ENTRY	TILE	STUCCO	STUCCO		SEE NOTE -2

**NOTES:**  
1- EXISTING TERRAZZO FLOOR  
2- NON-SLIP TILE  
3- USE IMPERVIOUS MATERIAL (GREEN BOARD-GIROCK) BATHS AND SHOWER FLOORS AND WALLS ABOVE BATHS WITH INSTALLED SHOWER HEADS AND IN SHOWER COMPARTMENTS SHALL BE FINISHED WITH A NONABSORBENT SURFACE SUCH WALL SURFACES SHALL EXTEND TO A HEIGHT OF NOT LESS THAN 6'-0" ABOVE THE FLOOR AS PER 2007 IBC R3012

**DOOR SCHEDULE**

MARK	DESCRIPTION	SIZE	DOOR	FRAME	REMARKS
(A)	WOOD PANEL DOOR	2'-8" x 6'-8"	WOOD	WOOD	
(B)	SLIDING DOORS	6'-0" x 6'-0"	METAL/GLASS	METAL	N-2
(C)	WOOD POCKET DOOR	2'-8" x 6'-8"	WOOD	WOOD	N-3
(D)	WOOD POCKET DOOR	2'-8" x 6'-8"	WOOD	WOOD	N-3
(E)	WOOD COVERED Bifold DR. (PART)	3'-0" x 6'-8"	WOOD	WOOD	N-3
(F)	WOOD COVERED Bifold DR.	3'-0" x 6'-8"	WOOD	WOOD	N-3
(G)	ALUMINUM SCREEN DR.	3'-0" x 6'-8"	ALUM.	ALUM.	N-8

**NOTES:**  
1. OPEN TO OUTSIDE  
2. IMPACT RESISTANT  
3. POCKET DOOR  
4. LOWERED BIFOLD DOOR  
B. ALUMINUM SCREEN DOOR

**SAFETY NOTES FOR DOORS**  
(CLOSETS AND BATHROOMS)  
PER IBC 2007  
(12-2.4.3) EVERY CLOSET DOOR LATCH SHALL BE SUCH THAT CHILDREN CAN OPEN THE DOOR FROM INSIDE THE CLOSET  
(12-2.4.4) EVERY BATHROOM DOOR LOCK SHALL BE DESIGNED TO PERMIT THE OPENING OF THE LOCKED DOOR FROM THE OUTSIDE IN AN EMERGENCY.

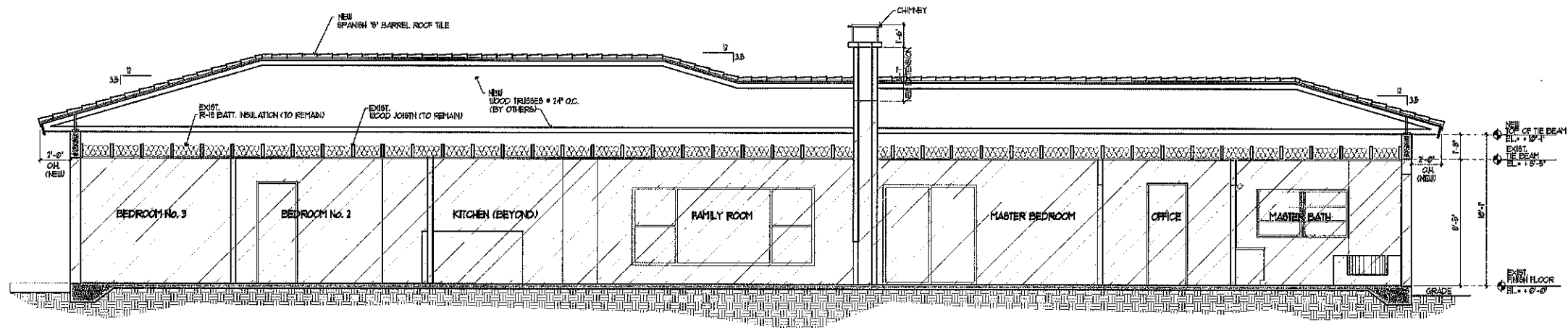
**REVISIONS**

BT	

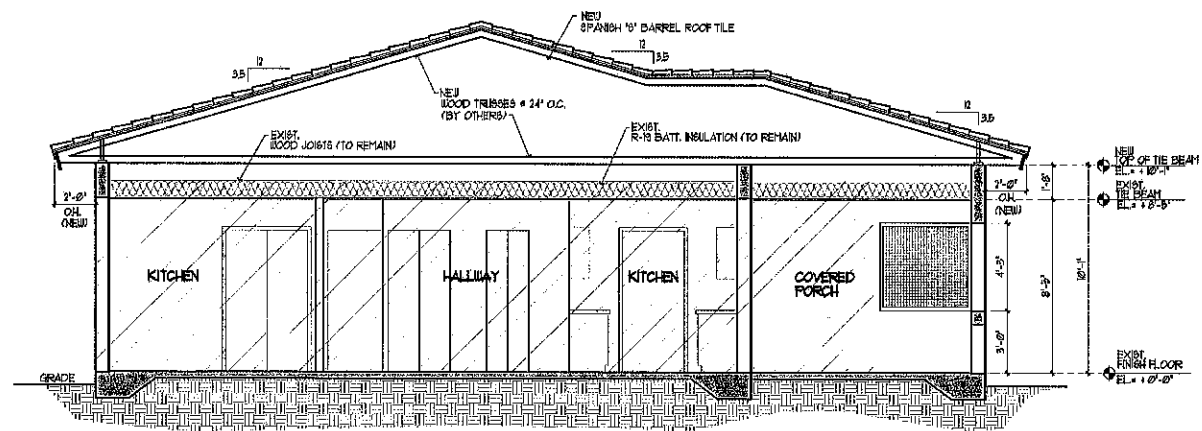
JOSE L. GUTMAN, P.E.  
CONSULTING ENGINEER  
FL. LIC. # 96138  
16501 SW 64TH TERRACE  
MIAMI, FLORIDA  
TELEPHONE: 786-338-1282

PROPOSED EXTERIOR AND INTERIOR ALTERATIONS FOR:  
**MRS. MARISSA YORBA**  
LOCATED AT:  
1171 HOLLYWOOD BLVD.,  
HOLLYWOOD, FLORIDA 33019

**DRAWN** EHR  
**DATE** NOV.10  
**SCALE**  
**JOB No.** 2010-29



**SECTION A**  
SCALE: 1/4" = 1'-0"



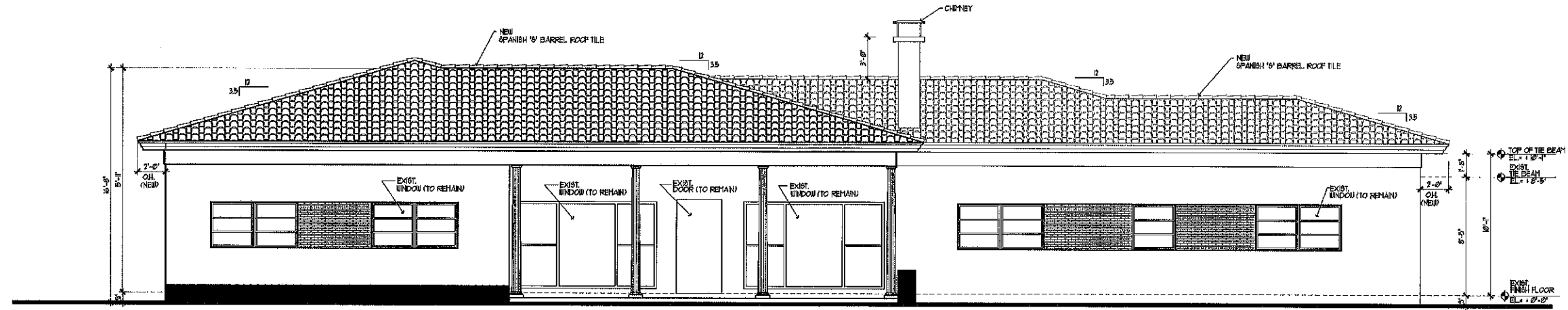
**SECTION B**  
SCALE: 1/4" = 1'-0"

REVISIONS	BY

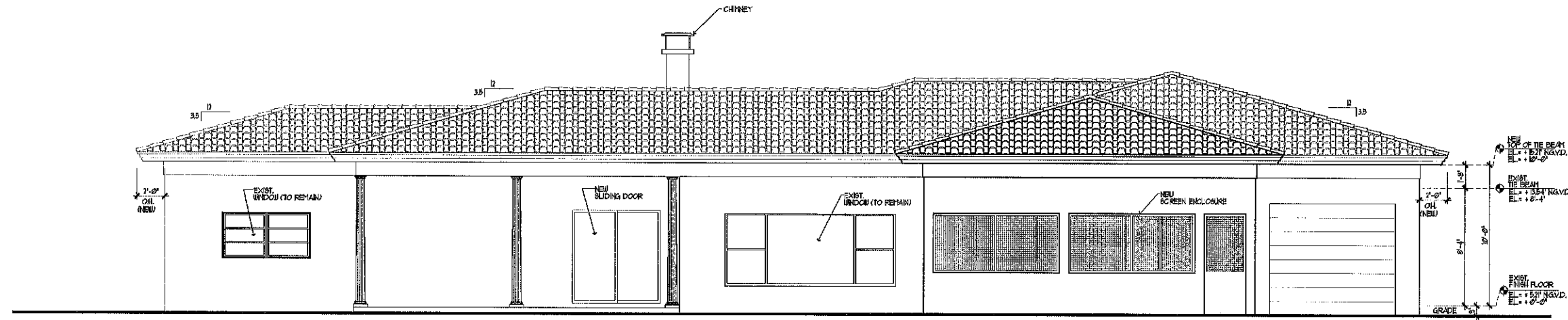
JOSE L. GUTMAN, P.E.  
CONSULTING ENGINEER  
FL. LIC. # 96198  
16581 SW 64TH TERRACE  
MIAMI, FLORIDA  
TELEPHONE: 186-356-1082

PROPOSED EXTERIOR AND INTERIOR ALTERATIONS FOR:  
**MRS. MARISSA YORBA**  
LOCATED AT:  
171 HOLLYWOOD BLVD.  
HOLLYWOOD, FLORIDA 33019

DRAWN	EMR
DATE	NOV. 10
SCALE	
JOB No.	2080-75



**SOUTH ELEVATION** SCALE: 1/4"=1'-0"



**NORTH ELEVATION** SCALE: 1/4"=1'-0"

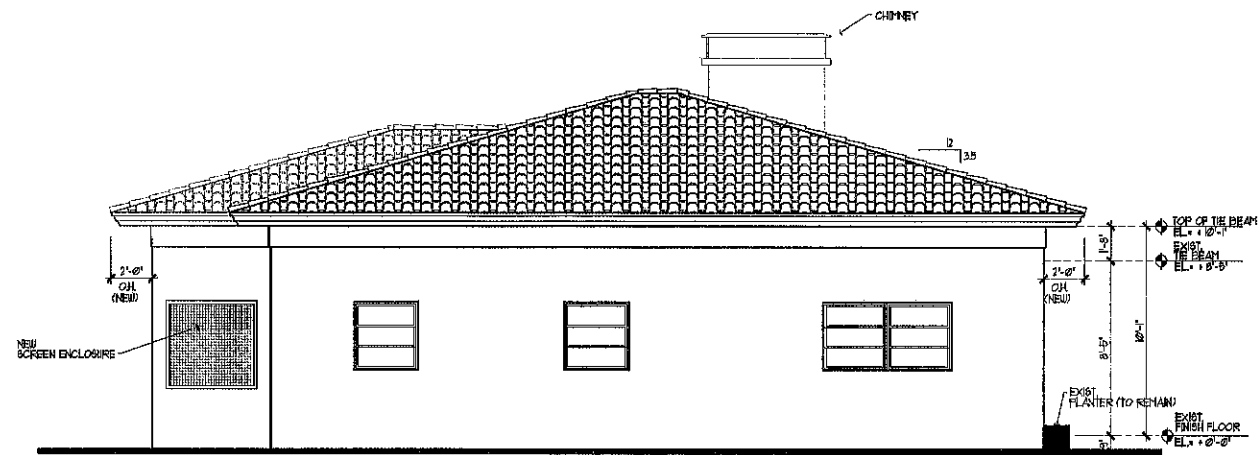
REVISIONS	BY

JOSE L. GUTYAN, P.E.  
CONSULTING ENGINEER  
FL. L.C. # 56196  
16581 SW 64TH TERRACE  
MIAMI, FLORIDA  
TELEPHONE: 786-338-1082

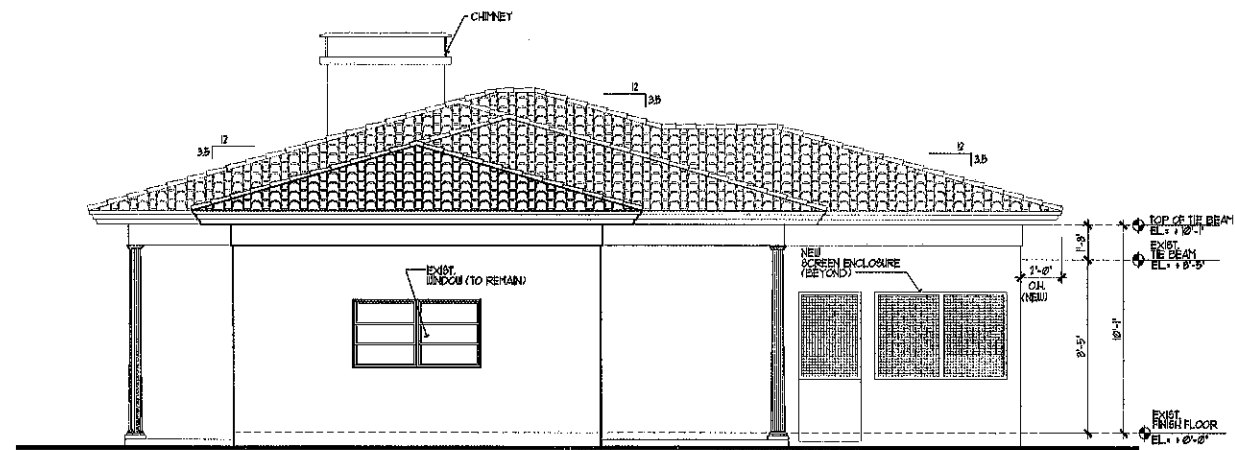
PROPOSED EXTERIOR AND INTERIOR ALTERATIONS FOR  
**MRS. MARISSA YORBA**  
LOCATED AT:  
1171 HOLLYWOOD BLVD.  
HOLLYWOOD, FLORIDA 33028

DRAWN	ENR
DATE	NOV/10
SCALE	
JOB No.	1080-25

**A-5**



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



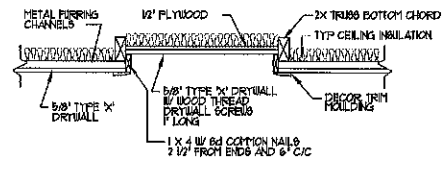
EAST ELEVATION SCALE: 1/4"=1'-0"

BY	
DATE	
SCALE	
JOB No.	2000-23

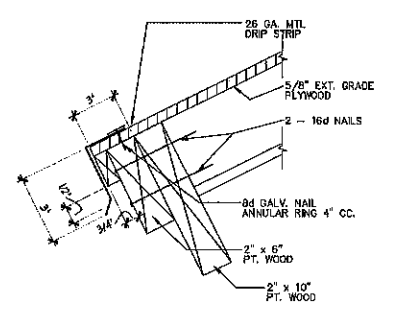
JOSE L. GUTTMAN, P.E.  
CONSULTING ENGINEER  
FL. LIC. # 56136  
16501 SW 64TH TERRACE  
MIAMI, FLORIDA  
TELEPHONE: 786-330-1092

PROPOSED EXTERIOR AND INTERIOR ALTERATIONS FOR:  
**MRS. MARISSA YORBA**  
LOCATED AT:  
1171 HOLLYWOOD BLVD.  
HOLLYWOOD, FLORIDA 33023

DRAWN	EHR
DATE	NOV/00
SCALE	
JOB No.	2000-23



**DETAIL**  
SCALE: 1" = 1'-0"



**TYPICAL FASCIA DETAIL**  
SCALE: 1" = 1'-0"

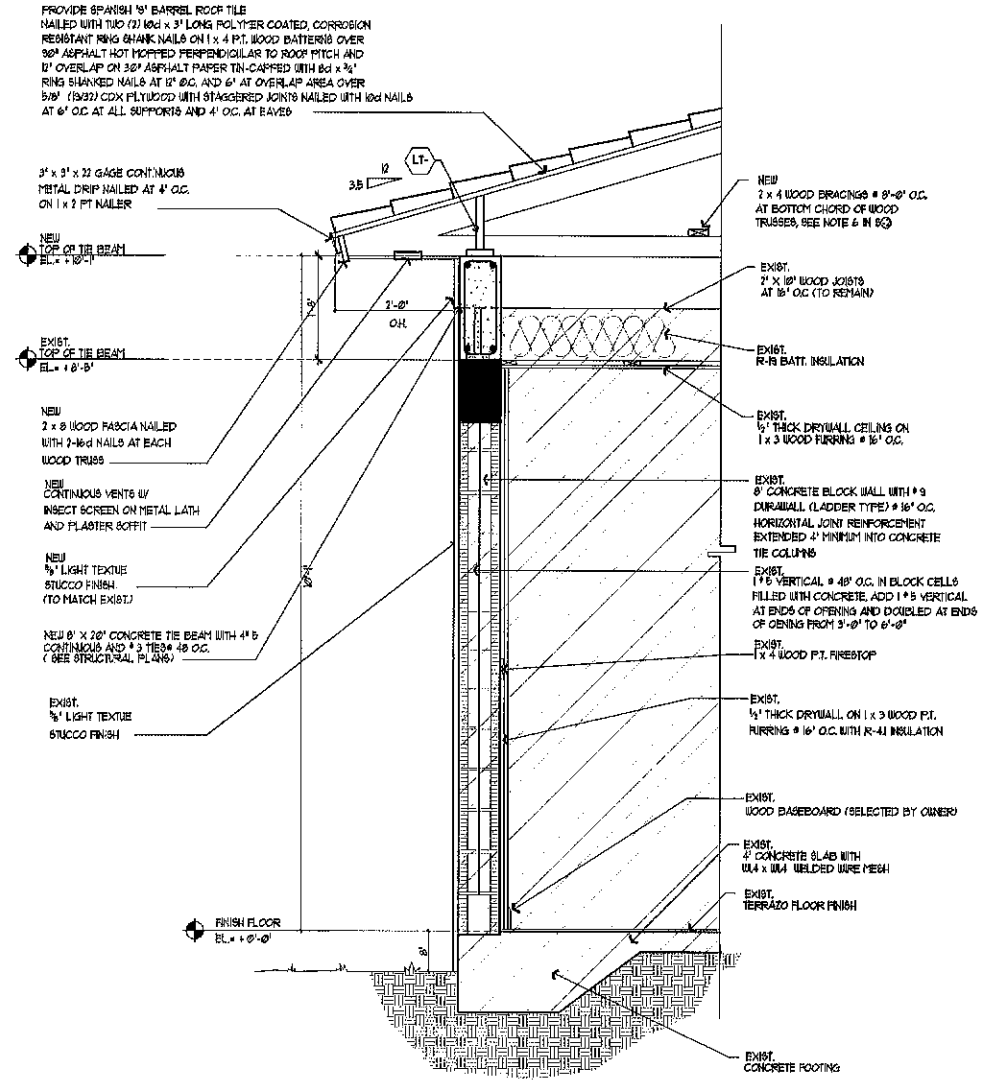
**TERMITE PROTECTION** AS PER F.B.C. 2001

**BM9611** TERMITE PROTECTION ALL BUILDINGS SHALL HAVE PRE-CONSTRUCTION TREATMENT PROTECTION AGAINST SUBTERRANEAN TERMITES. THE RULES AND LAWS AS ESTABLISHED BY THE FLORIDA DEPARTMENT OF AGRICULTURE AND CONSUMER SERVICES SHALL BE DEEMED AS APPROVED WITH RESPECT TO PRE-CONSTRUCTION SOIL TREATMENT FOR PROTECTION AGAINST SUBTERRANEAN TERMITES. A CERTIFICATE OF COMPLIANCE SHALL BE ISSUED TO THE BUILDING DEPARTMENT BY THE LICENSED PEST CONTROL COMPANY THAT CONTAINS THE FOLLOWING STATEMENTS:

"THE BUILDING HAS RECEIVED A COMPLETE TREATMENT FOR THE PREVENTION OF SUBTERRANEAN TERMITES. TREATMENT IS IN ACCORDANCE WITH RULES AND LAWS ESTABLISHED BY THE FLORIDA DEPARTMENT OF AGRICULTURE AND CONSUMER SERVICES."

**BM9426** CERTIFICATE OF PROTECTIVE TREATMENT FOR PREVENTION OF TERMITES. A WEATHER RESISTANT JOBSITE POSTING BOARD SHALL BE PROVIDED TO RECEIVE DUPLICATE TREATMENT CERTIFICATES AS EACH REQUIRED. PROTECTIVE TREATMENT IS COMPLETED. PROVIDING A COPY FOR THE PERSON THE PERMIT IS ISSUED TO AND ANOTHER COPY FOR THE BUILDING PERMIT FILES. THE TREATMENT CERTIFICATE SHALL PROVIDE THE PRODUCT USED, IDENTITY OF THE APPLICATOR, THE DATE OF THE TREATMENT, SITE LOCATION, AREA TREATED, CHEMICAL USED, PERCENT CONCENTRATION, AND NUMBER OF GALLONS USED, TO ESTABLISH A VERIFIABLE RECORD OF PROTECTIVE TREATMENT. IF THE SOIL CHEMICAL BARRIER METHOD FOR TERMITES PREVENTION IS USED, FINAL EXTERIOR TREATMENT SHALL BE COMPLETED PRIOR TO FINAL BUILDING APPROVAL.

**BM9421** NOTICE OF TERMITES PROTECTION. A PERMANENT SIGN WHICH IDENTIFIES THE TERMITES TREATMENT PROVIDER AND NEED FOR RE-INFECTION AND TREATMENT CONTRACT RENEWAL SHALL BE PROVIDED. THE SIGN SHALL BE POSTED NEAR THE WATER HEATER OR ELECTRIC PANEL.



**TYPICAL WALL SECTION**  
SCALE: 1/4" = 1'-0"

REVISIONS	BY

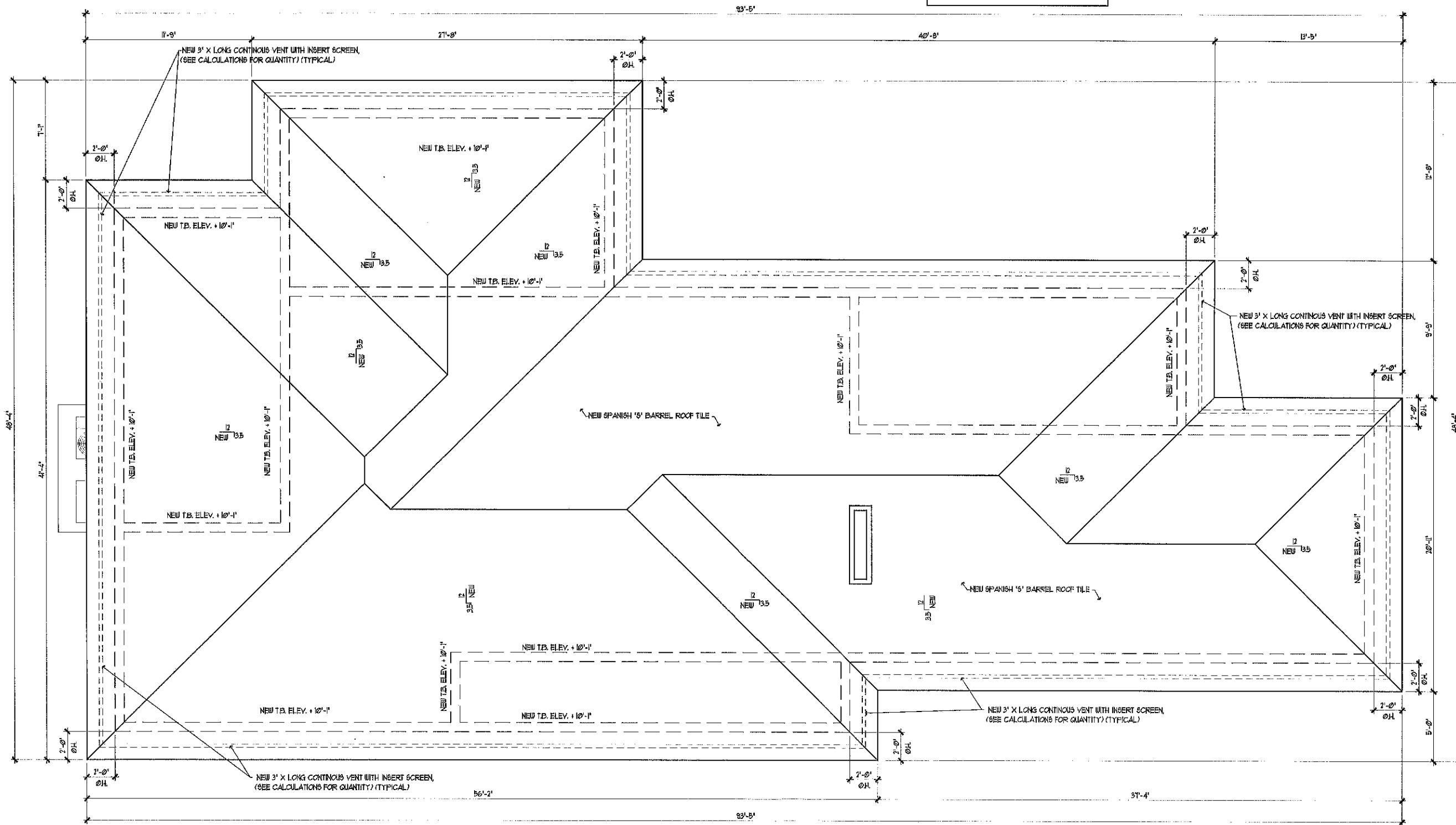
JOSE L. GUTYAN, P.E.  
CONSULTING ENGINEER  
FL. LIC. # 56196  
16381 SW 64TH TERRACE  
MIAMI, FLORIDA  
TELEPHONE: 786-338-1022

PROPOSED EXTERIOR AND INTERIOR ALTERATIONS FOR  
**MRS. MARISSA YORBA**  
LOCATED AT:  
1171 HOLLYWOOD BLVD.  
HOLLYWOOD, FLORIDA 33026

DRAWN	EHR
DATE	NOV.10
SCALE	
JOB No.	2010-23

**VENT CALCULATIONS**

ROOF SF.  
 50  
 3,338 SQ. FT.  
 50  
 REQUIREMENT VENTS = 23  
 0.25' X 200 LF. = 10 SQ.FT.  
 10 SQ.FT. X 0.61 = 41  
 REQ. VENTS = 23 SQ.FT.  
 PROVIDED VENTS = 41 SQ. FT.



PRE-FAB WOOD TRISSES @ 24 O.C. (BY OTHERS)  
 (SUBMIT SHOP DRAWINGS FOR APPROVAL  
 IN SEPARATED PERMIT)

**ROOF PLAN** SCALE 1/4"=1'-0"

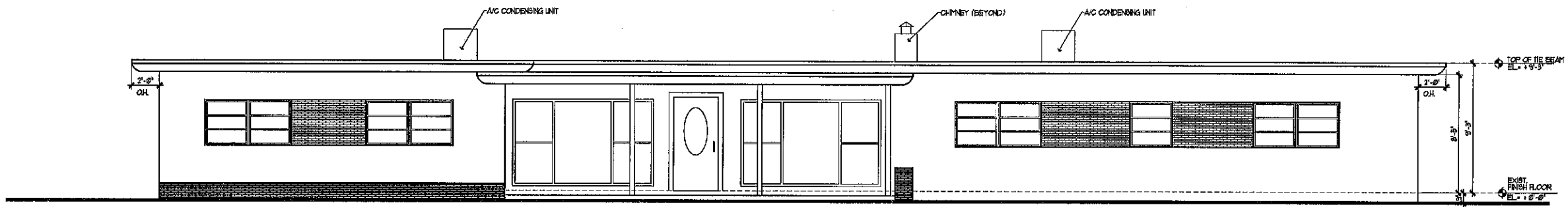
REVISIONS	BY

JOSE L. GUTMAN, P.E.  
 CONSULTING ENGINEER  
 FL. L.C. # 56136  
 14551 SW 64TH TERRACE  
 MIAMI, FLORIDA  
 TELEPHONE: 756-338-1062

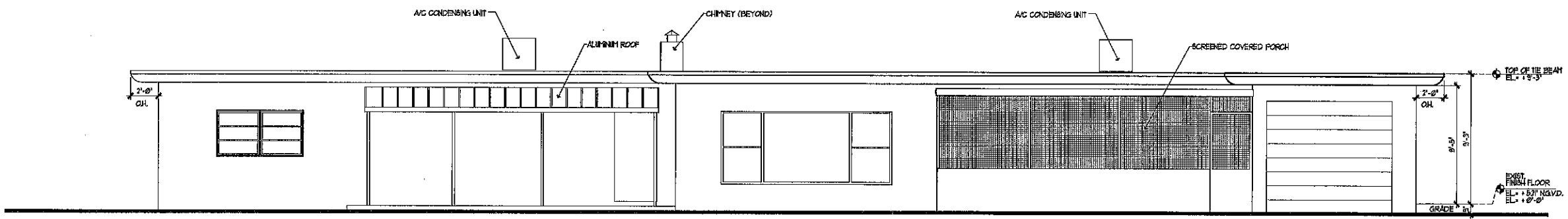
PROPOSED EXTERIOR AND INTERIOR ALTERATIONS FOR  
**MRS. MARISSA YORBA**  
 LOCATED AT:  
 1171 HOLLYWOOD BLVD.  
 HOLLYWOOD, FLORIDA 33026

DRAWN	BY/R
DATE	NOV.10
SCALE	
JOB No.	1010-19

**A-8**



EXISTING SOUTH ELEVATION SCALE: 1/4"=1'-0"



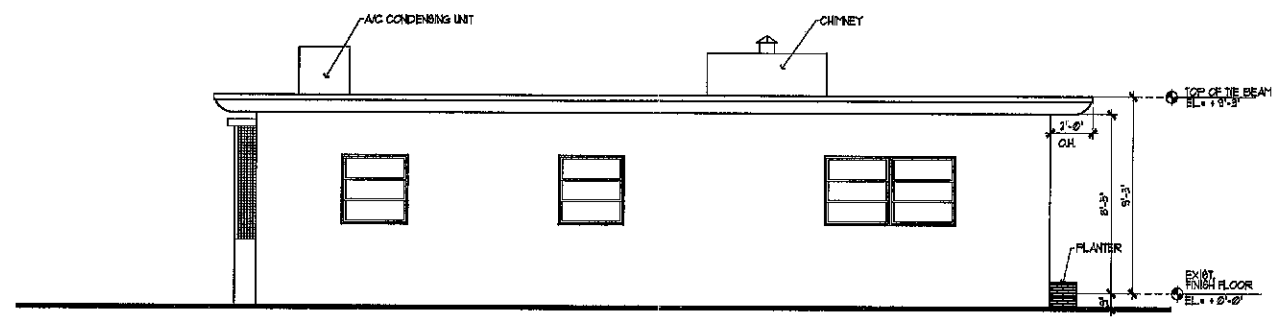
EXISTING NORTH ELEVATION SCALE: 1/4"=1'-0"

REVISIONS	BY

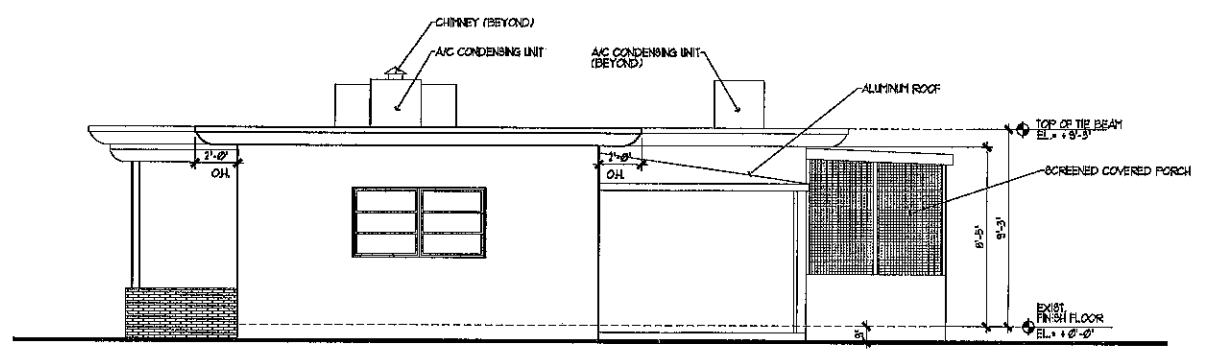
JOSE L. GUTMAN, P.E.  
CONSULTING ENGINEER  
FL. LIC. # 56688  
16581 SW 64TH TERRACE  
MIAMI, FLORIDA  
TELEPHONE: 786-339-1052

PROPOSED EXTERIOR AND INTERIOR ALTERATIONS FOR  
**MRS. MARISSA YORBA**  
LOCATED AT:  
1127 HOLLYWOOD BLVD.  
HOLLYWOOD, FLORIDA 33015

DRAWN	EMR
DATE	NOV'10
SCALE	
JOB No.	2010-23



EXISTING EAST ELEVATION SCALE: 1/4"=1'-0"



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

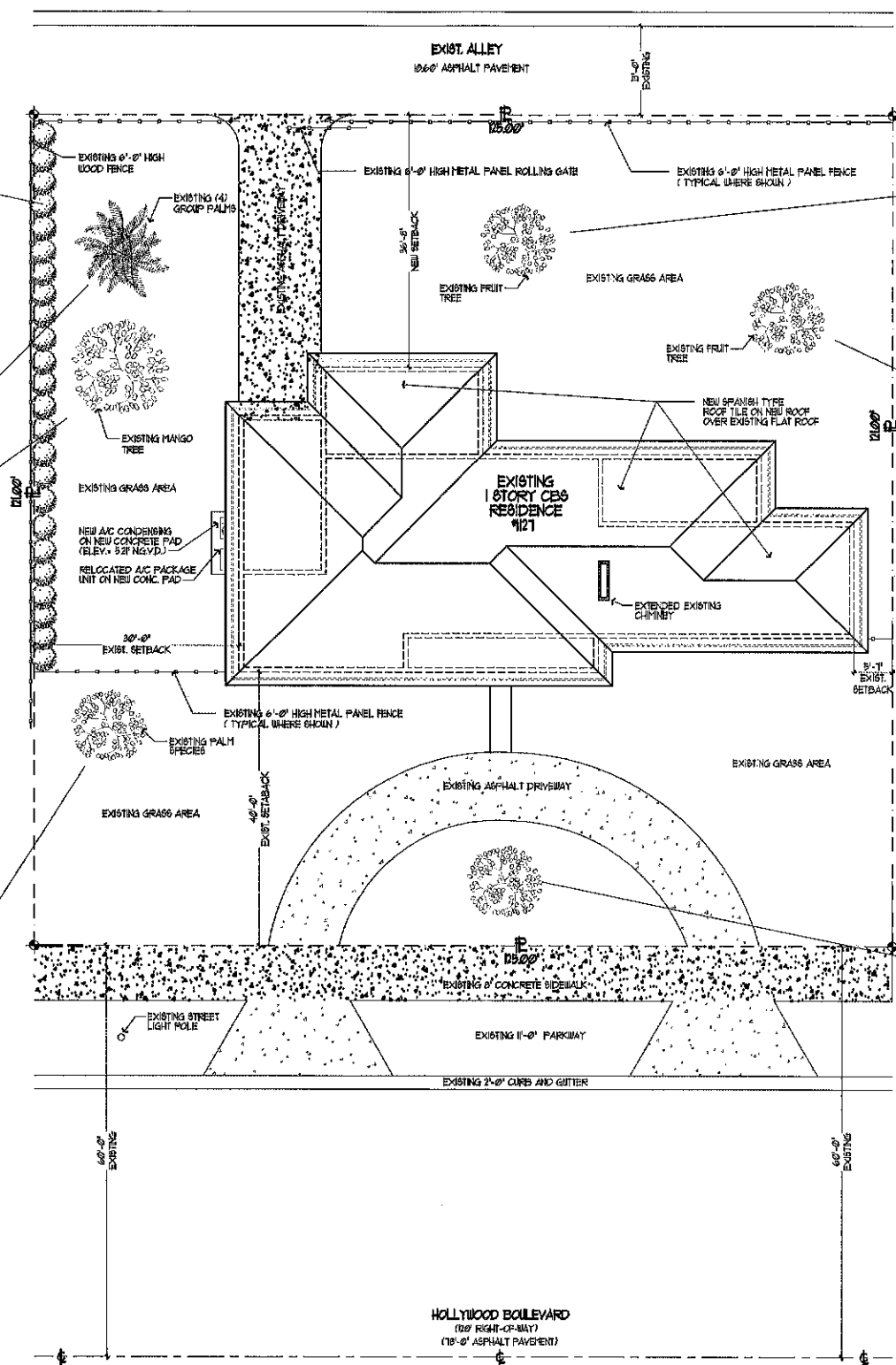
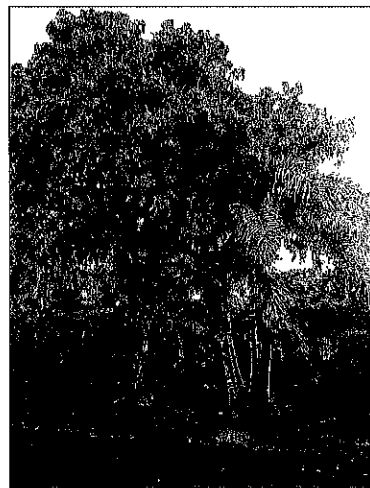
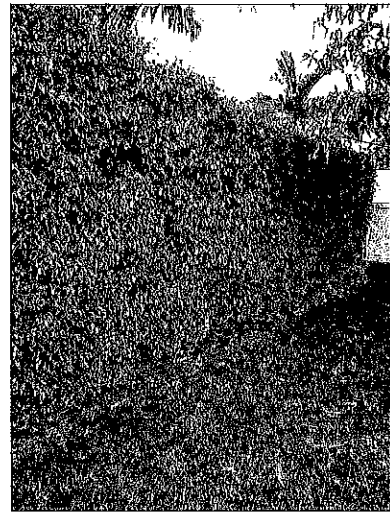
REVISIONS	BY

JOSE L. GUTMAN, P.E.  
 CONSULTING ENGINEER  
 FL. LIC. # 56038  
 16591 SW 64TH TERRACE  
 MIAMI, FLORIDA  
 TELEPHONE: 786-338-1081

PROPOSED EXTERIOR AND INTERIOR ALTERATIONS FOR  
**MRS. MARISSA YORBA**  
 LOCATED AT:  
 121 HOLLYWOOD BLVD.  
 HOLLYWOOD, FLORIDA 33013

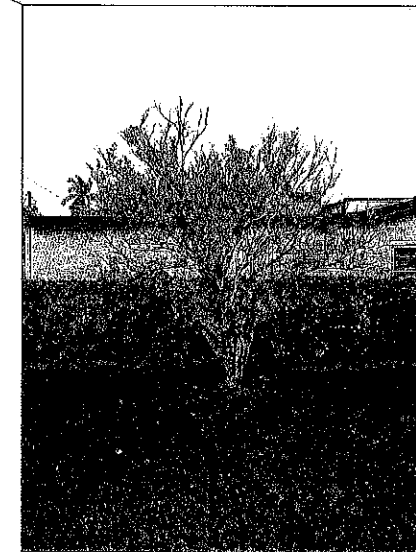
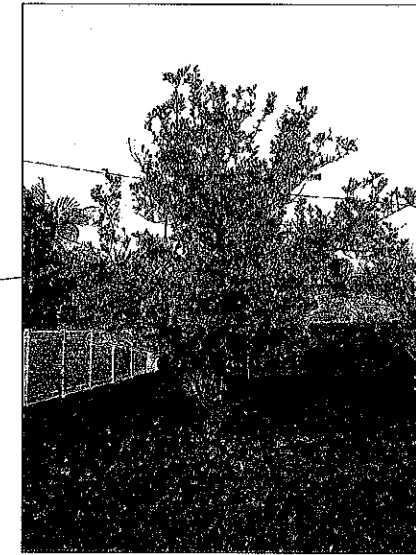
DRAWN	EMR
DATE	NOV.10
SCALE	
JOB No.	1010-73





SITE PLAN

SCALE: 3/32"=1'-0"



BY	
REVISIONS	

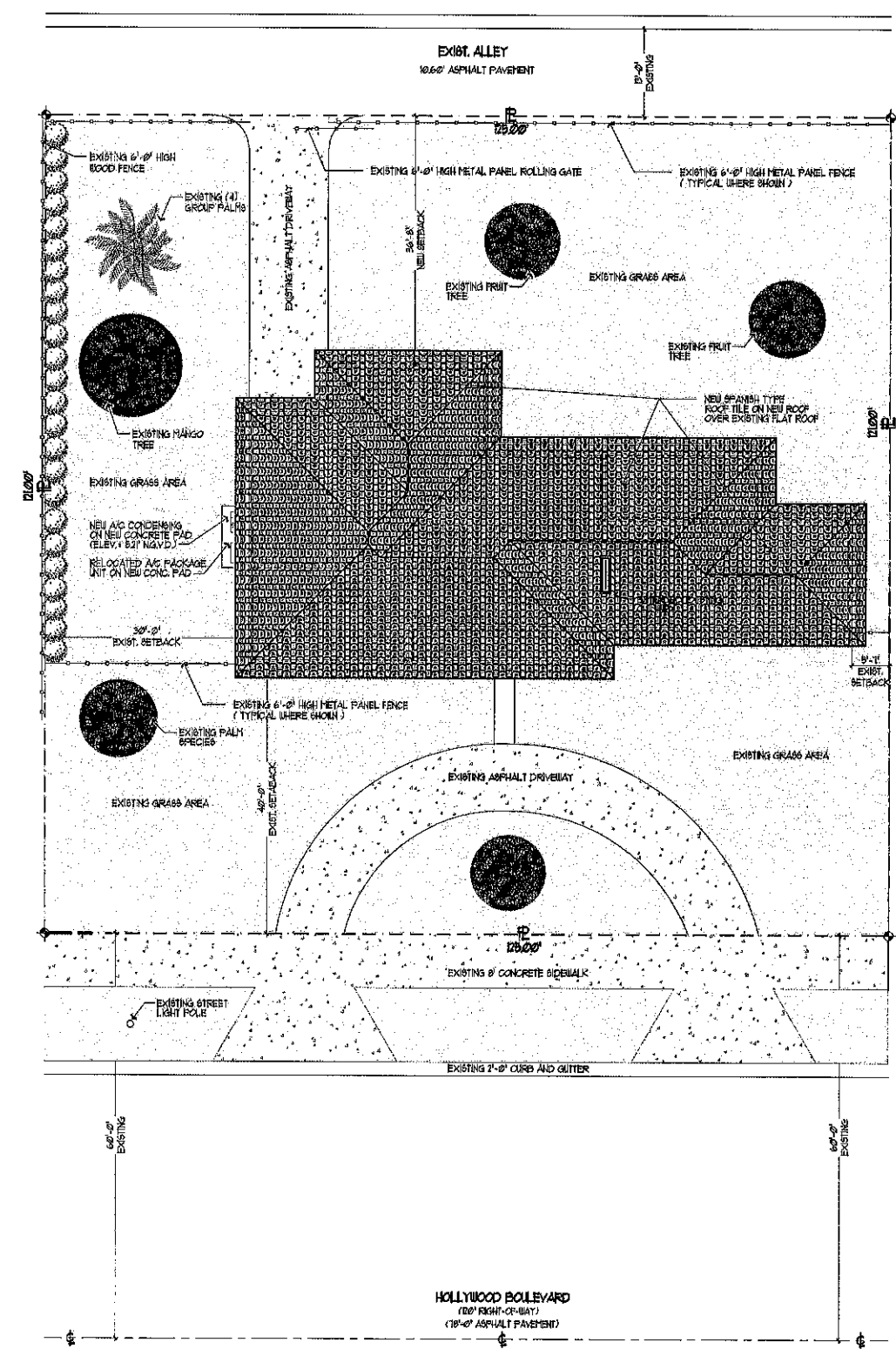
JOSE L. GUTYAN, P.E.  
CONSULTING ENGINEER  
FL. LIC. # 56196  
16891 SW 64TH TERRACE  
MIAMI, FLORIDA  
TELEPHONE: 786-338-1282

PROPOSED EXTERIOR AND INTERIOR ALTERATIONS FOR:

**MRS. MARISSA YORBA**

LOCATED AT:  
1171 HOLLYWOOD BLVD.  
HOLLYWOOD, FLORIDA 33019

DRAWN	EHR
DATE	NOV/10
SCALE	
JOB No.	2010-23



**SITE PLAN** SCALE: 3/32"=1'-0"



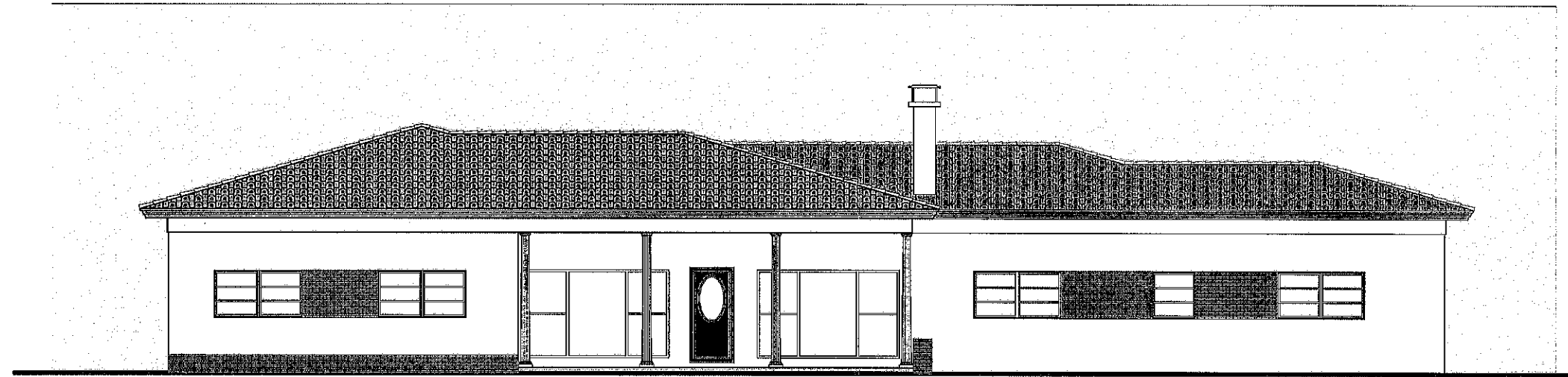
PROPOSED EXTERIOR AND INTERIOR ALTERATIONS FOR:  
**MRS. MARISSA YORBA**  
 LOCATED AT:  
 1171 HOLLYWOOD BLVD.  
 HOLLYWOOD, FLORIDA 33021

REVISIONS	BY

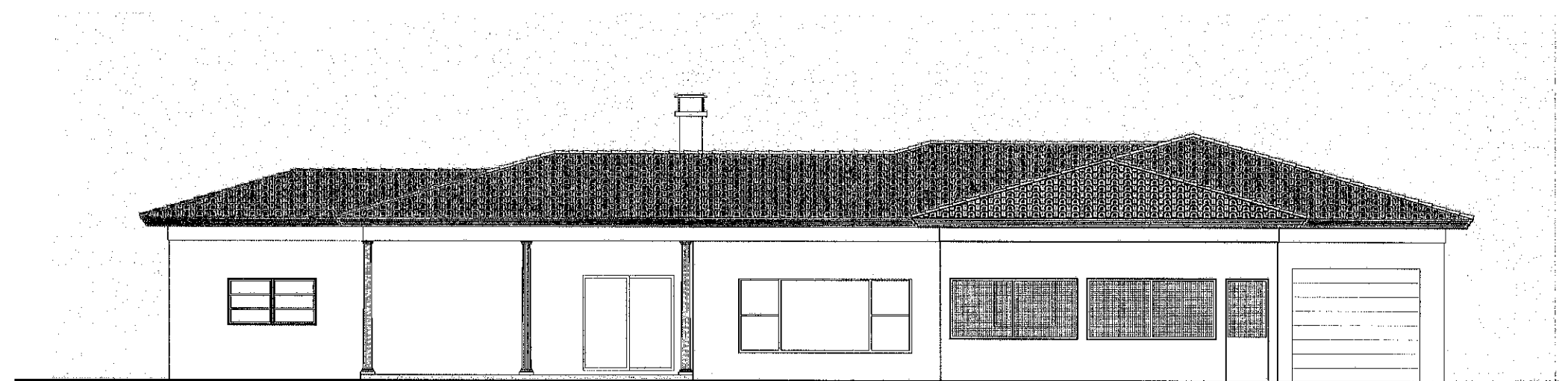
JOSE L. GUTYAN, P.E.  
 CONSULTING ENGINEER  
 FL. LIC. # 56136  
 16581 SW 64TH TERRACE  
 MIAMI, FLORIDA  
 TELEPHONE: 786-338-1092

DRAWN	EMR
DATE	NOV.10
SCALE	
JOB No.	2010-23

**SP**



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



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

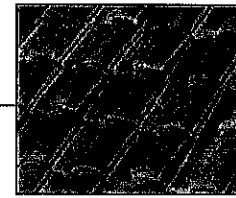
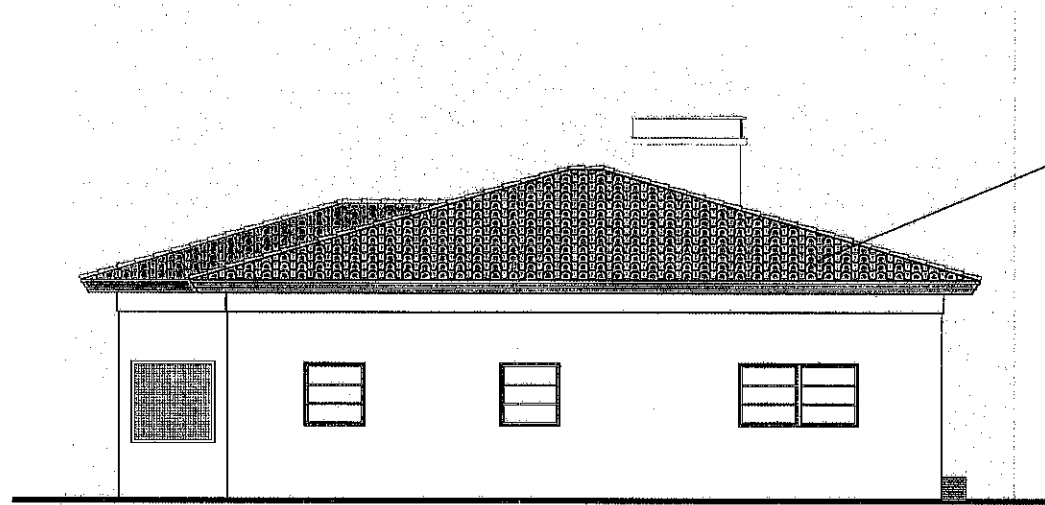
REVISIONS	BY

JOSE L. GUTMAN, P.E.  
 CONSULTING ENGINEER  
 FL LIC. # 56038  
 16981 SW 64TH TERRACE  
 MIAMI, FLORIDA  
 TELEPHONE: 786-338-1062

PROPOSED EXTERIOR AND INTERIOR ALTERATIONS FOR  
**MRS. MARISSA YORBA**  
 LOCATED AT:  
 181 HOLLWOOD BLVD.  
 HOLLWOOD, FLORIDA 33023

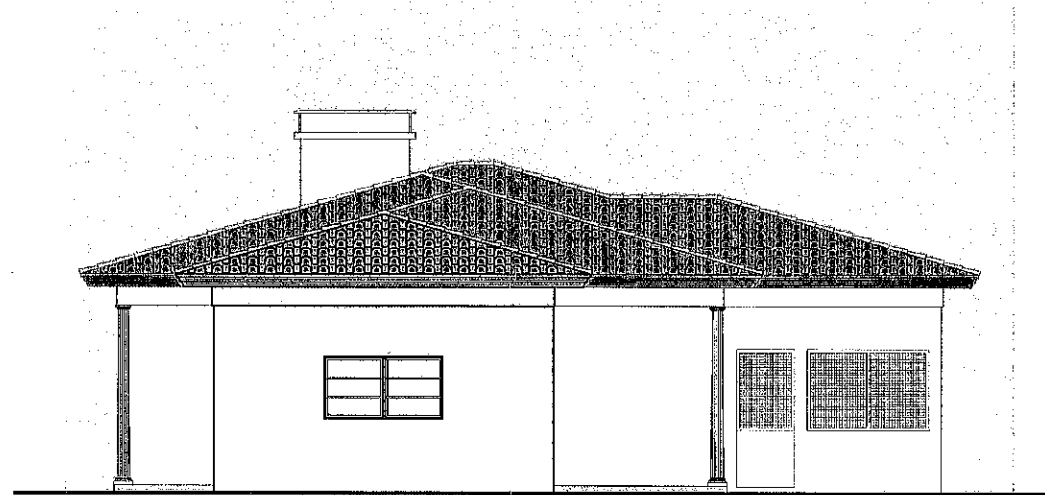
DRAWN	EHR
DATE	NOV/10
SCALE	
JOB No.	1016-23

RENDER.  
 1



(BROWN, GREY, ORANGE,  
RED, TAN, TERRA COTTA)  
COLOR BLEND SPANISH BARREL TILE

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



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

REVISIONS		BY

JOSE L. GUTMAN, P.E.  
 CONSULTING ENGINEER  
 FL LIC. # 86388  
 18501 SW 64TH TERRACE  
 MIAMI, FLORIDA  
 TELEPHONE: 786-338-1082

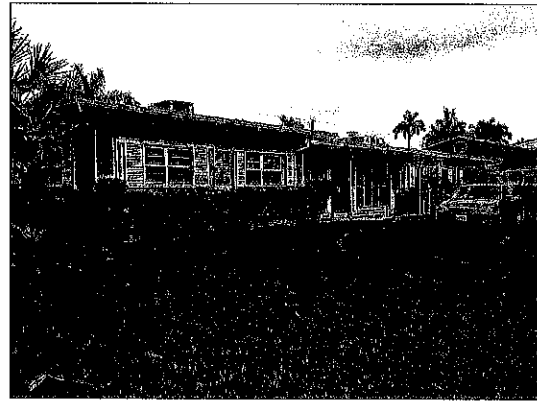
PROPOSED EXTERIOR AND INTERIOR ALTERATIONS FOR  
**MRS. MARISSA YORBA**  
 LOCATED AT:  
 1071 HOLLYWOOD BLVD.  
 HOLLYWOOD, FLORIDA 33028

DRAWN	ENR
DATE	NOV/08
SCALE	
JOB No.	208-73

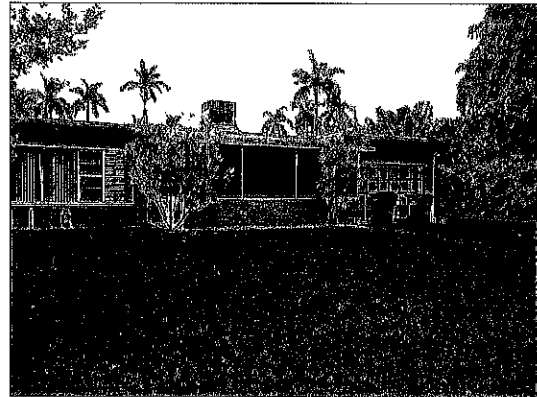
**RENDER.**  
 2



VIEW 1



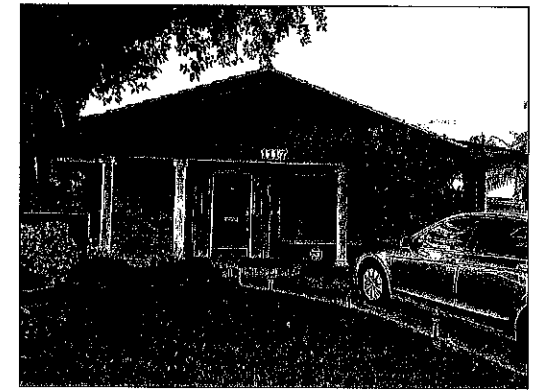
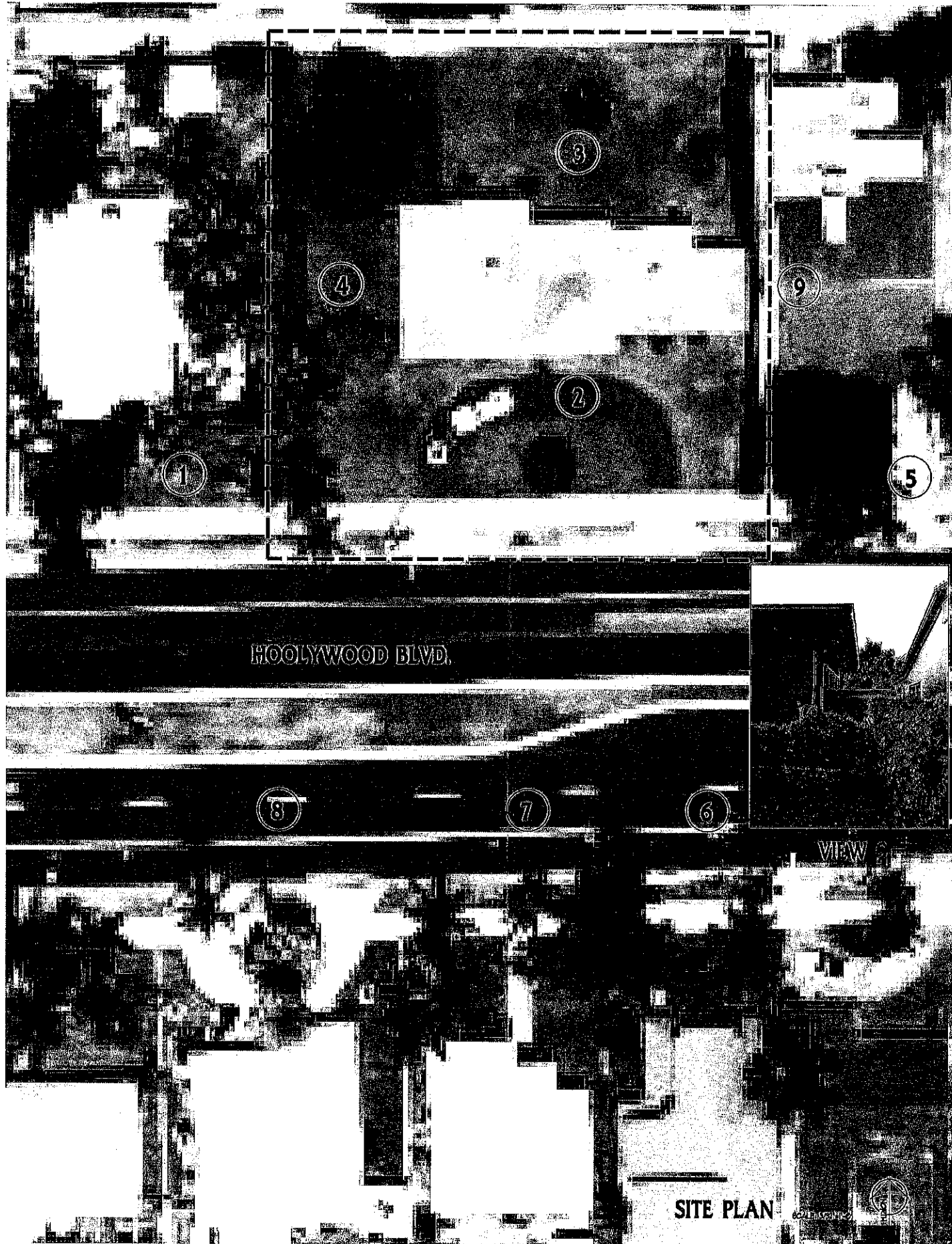
VIEW 2



VIEW 3



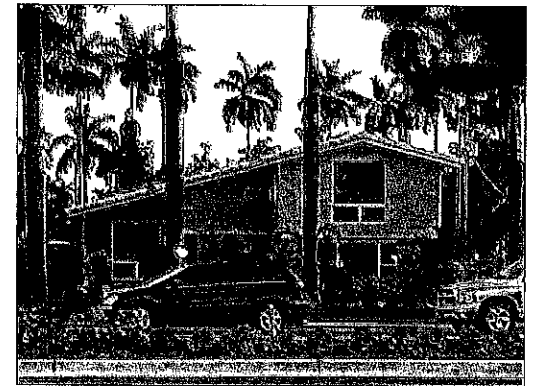
VIEW 4



VIEW 5



VIEW 6



VIEW 7



VIEW 8

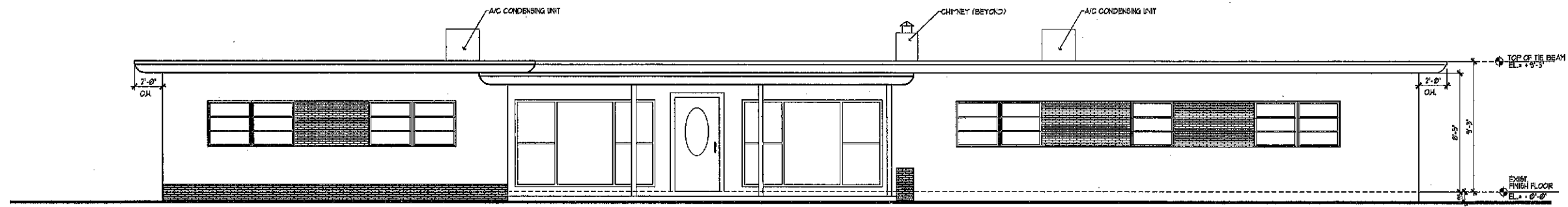
BY	
REVISIONS	

JOSE L. GUTMAN, P.E.  
CONSULTING ENGINEER  
FL. LIC. # 5636  
16581 SW 64TH TERRACE  
MIAMI, FLORIDA  
TELEPHONE: 786-336-1022

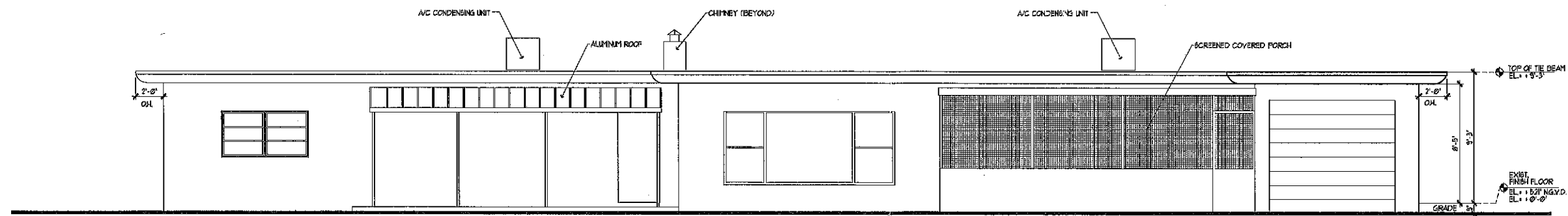
PROPOSED EXTERIOR AND INTERIOR ALTERATIONS FOR:  
**MRS. MARISSA YORBA**  
LOCATED AT:  
1171 HOLLYWOOD BLVD.  
HOLLYWOOD, FLORIDA 33015

DRAWN	EHR
DATE	NOV19
SCALE	
JOB No.	2019-75

PHOTOS



EXISTING SOUTH ELEVATION SCALE: 1/4"=1'-0"



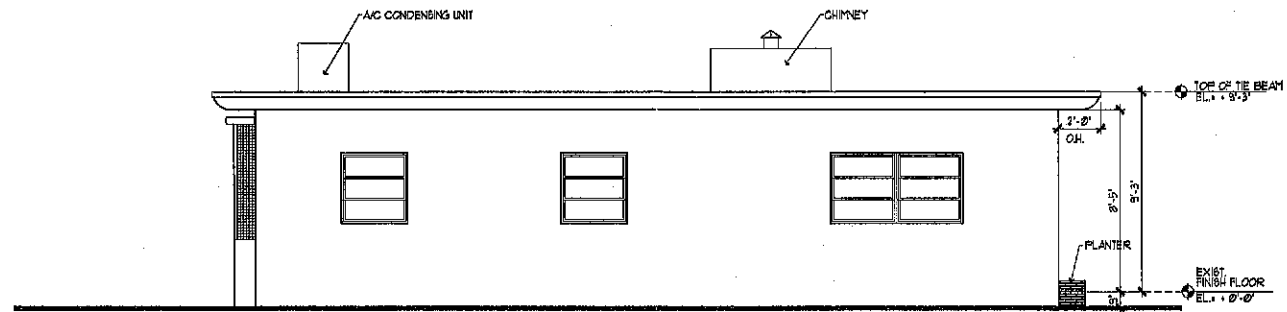
EXISTING NORTH ELEVATION SCALE: 1/4"=1'-0"

REVISIONS	BY

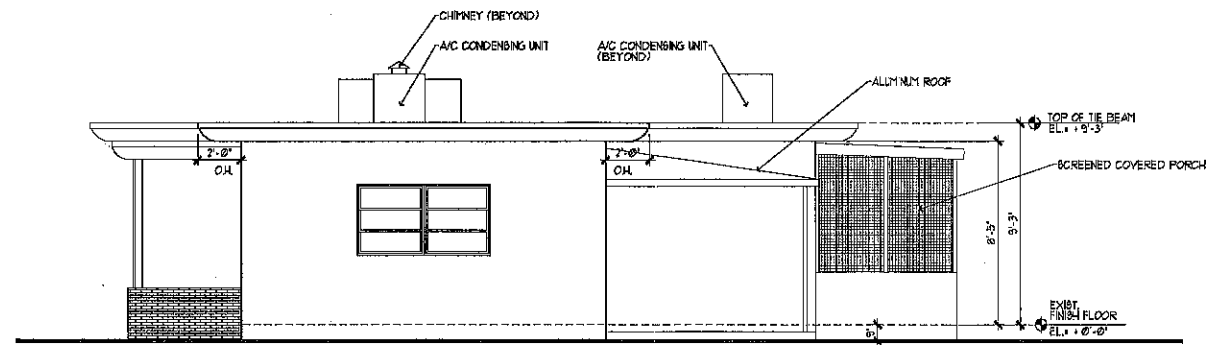
JOSE L. GUZMAN, P.E.  
CONSULTING ENGINEER  
FL. LIC. # 56138  
16581 SW 64TH TERRACE  
MIAMI, FLORIDA  
TELEPHONE: 786-338-1082

PROPOSED EXTERIOR AND INTERIOR ALTERATIONS FOR:  
**MRS. MARISSA YORBA**  
LOCATED AT:  
1127 HOLLYWOOD BLVD.  
HOLLYWOOD, FLORIDA 33018

DRAWN	EHR
DATE	NOV/10
SCALE	
JOB No.	2010-29



EXISTING EAST ELEVATION SCALE: 1/4"=1'-0"



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

REVISIONS	BY

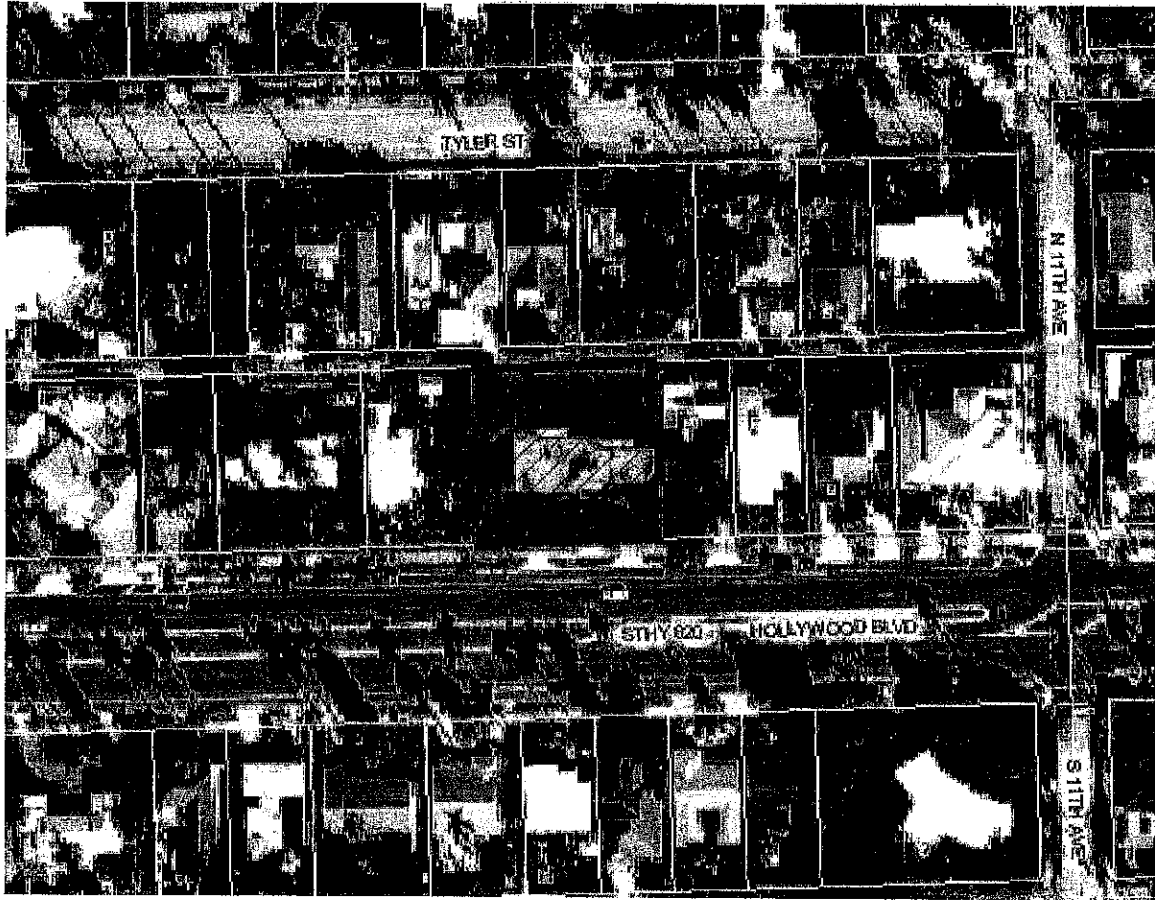
JOSE L. GUTMAN, P.E.  
CONSULTING ENGINEER  
FL. LIC. # 56138  
16581 SW 64TH TERRACE  
MIAMI, FLORIDA  
TELEPHONE: 786-338-1082

PROPOSED EXTERIOR AND INTERIOR ALTERATIONS FOR:  
**MRS. MARISSA YORBA**  
LOCATED AT:  
1271 HOLLYWOOD BLVD.  
HOLLYWOOD, FLORIDA 33028

DRAWN	EHR
DATE	NOV/10
SCALE	
JOB No.	2010-75

**ATTACHMENT B**  
Aerial Photograph





1127 Hollywood Boulevard