

# HISTORIC PRESERVATION BOARD

**JULY 19, 2011**

**VARIANCE, CERTIFICATE OF APPROPRIATENESS FOR PARTIAL  
DEMOLITION AND CERTIFICATE OF APPROPRIATENESS FOR DESIGN**

- FILE NO.:** 11-CMV-60  
**APPLICANT:** Paul & Liliana Peana  
**LOCATION:** 1011 Harrison Street  
**REQUEST:** Variances, Certificate of Appropriateness for Partial Demolition and Certificate of Appropriateness for Design for additions to a single-family home within the Lakes Area Historic Multiple Resource Listing District and Harrison and Tyler Street Historic District.

**CITY OF HOLLYWOOD, FLORIDA  
INTER-OFFICE MEMORANDUM  
PLANNING & DEVELOPMENT SERVICES**

**DATE:** July 19, 2011

**FILE:** 11-CMV-60

**TO:** Historic Preservation Board

**VIA:** Andria Wingett, Planning Manager 

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

**FROM:** Leander Hamilton, Planning Administrator 

**SUBJECT:** Paul and Liliana Peana request a Variance, Certificate of Appropriateness for Partial Demolition, and Certificate of Appropriateness for Design for additions to a single-family home located at 1011 Harrison Street in the Harrison and Tyler Street Historic District and Lakes Area Historic Multiple Resource Listing District.

**APPLICANT REQUEST**

Variance to waive the required side yard setback and Certificate of Appropriateness for Partial Demolition and Certificate of Appropriateness for Design for additions to a single family home.

**STAFF'S RECOMMENDATION**

Certification of Appropriateness for Partial Demolition: Approval.

Variance: Approval, if the Certificate of Appropriateness for Partial Demolition is obtained.

Certificate of Appropriateness for Design: Approval, if the Certificate of Appropriateness for Partial Demolition is obtained, if the Variance is granted, and with the following conditions:

1. The proposed driveway at Harrison Street is removed and the driveway on the alley is widened to provide an additional parking space.
2. A Unity of Title, in a form acceptable to the City Attorney, must be submitted prior to the issuance of any building permits and recorded in the Public Records of Broward County prior to issuance of a Certificate of Occupancy (C/O).

**PROPOSED PROJECT**

**Certificate of Appropriateness for Partial Demolition**

The applicant is proposing to demolish portions of an existing 2,044 square foot, one-story single-family home located in the Harrison and Tyler Street Historic District and Lakes Area Historic Multiple Resource Listing District. The home was constructed in 1954 during the Post War Modern period and is similar to many homes throughout the District which exhibit characteristics of Ranch

style architecture. This style was built en masse following World War II to meet housing demands of soldiers returning from war with young families. The lack of ornamentation and overall simple design was inexpensive and easily built. Subsequently, the Peana residence maintains these same features and does not appear to be distinctly unique.

The purpose of the partial demolition is to expand the living area in three locations (a total of 260 square feet) and create a new garage at the rear of the home. Along with some interior demolition, the renovated home will remain one-story with three bedrooms. Records of this property do not indicate any previous changes have been made to this property since it was originally constructed. In this instance, the proposed partial demolition and subsequent reconstruction will allow the applicant to maximize use of the property and create a comfortable home.

Due to its location within the Lakes Area Multiple Resource Listing District, Zoning and Land Development Regulations require the applicant to obtain a Certificate of Appropriateness for the Partial Demolition of this home. Should the Historic Preservation Board deem the structure non-historic no further action is required and a Certificate of Appropriateness for Partial Demolition shall be issued. However, if the building is determined to be historic, a recommendation will be made by Historic Preservation Board to the City Commission regarding partial demolition of the home.

In order to maintain a historical record of the building, the Board may request the Hollywood Historical Society, or the owner at the owner's expense, document and record the property for the archival record. Such documentation may include measured drawings and large-scale photography. In addition, the Historic Preservation Board may require the applicant place a marker on the property which provides the historic background of the structure.

### **Certificate of Appropriateness for Design**

As referenced in the Design Guidelines for Historic Properties and Districts, this home may be described as a Post War Modern Ranch Style. It maintains the typical low-pitched roof with an understated entrance and minimal ornamentation.

Situated on one and a half lots (75' W x 121' D), portions of the front, side and rear walls will be demolished and expanded to create new living space as well as a one-car garage at the rear of the property. The new design has minimal ornamentation and uses materials typical of this style – stucco, rectangular windows, and tile roofing. The relocated covered entrance will be more expressly stated as it will be centered at the front of the house, will step out rather than being recessed. Also included in the scope of work is covering of an existing back patio along with a new pool and deck enclosed by at 6' CBS wall. In the front (Harrison Street), the applicant is proposing a new head-in/back-out driveway. Staff has discouraged this design; however, the applicant feels this feature will allow him to provide parking in an open/visible area and discourage other cars from parking in front of his house for extended periods of time (See owner's letter in Attachment A). As the Design Guidelines discourage new curb cuts where ones do not already exist, staff is recommending the condition that the proposed front driveway is removed and the rear driveway is widened to provide an additional parking space.

Following the additions, the roof will be replaced with a higher pitch and tile covering; all of the windows will be replaced; and the home will be painted a new color. Stone veneer accents at the entry and decorative banding on the front façade will give an overall updated look.

A Variance for the side setbacks is needed to accommodate the additions; however, they are

minimal and would normally be done administratively if this project were not before the Board. Specifically, the applicant is requesting to waive the required side yard setbacks of the sum of 25% of the lot width (minimum 7.5') to provide a 6' setback on the east and 5' on the west. These setbacks match that of the existing building. All remaining setbacks and previous amounts have been met or exceeded. The majority of existing landscaping will be maintained and some new trees and shrubs added to help reduce possible impacts of the additions. Additionally, the home will remain compliant with all FEMA elevation requirements.

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 addition is 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:** Paul & Lilliana Peana  
**Address/Location:** 1011 Harrison Street  
**Size of Property:** 0.20 acres  
**Present Zoning:** Single Family Residential (RS-6)  
Harrison and Tyler Street Historic District  
Lakes Area Historic Multiple Resource Listing District  
**Present Land Use:** Single Family Residence  
**Adjacent Zoning:**

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

Should the Board find the existing home to be non-historic and allow partial demolition, redesign within the applicable criteria would help accomplish desired reinvestment in the housing stock by creating a home which will contribute to the existing character of the neighborhood. However, should the Board find the building historic, maintaining and improving the existing home would support the City's effort to preserve historically significant structures.

## **CITY-WIDE MASTER PLAN**

The City-Wide Master Plan 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 addition is sensitive to the character of the Historic Lakes Section.

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

*Policy 2.46: Encourage the preservation of stable neighborhoods and rehabilitation initiatives that will revitalize and promote stability of neighborhoods.*

## **HOLLYWOOD LAKES NEIGHBORHOOD PLAN**

Hollywood Lakes Neighborhood Plan seeks to maintain and preserve the character and integrity of existing residential communities by protecting historical areas. It also seeks to eliminate the encroachment of negative residential uses. The applicant's proposed scope of work will minimally impact surrounding properties and the overall character of the Historic District.

## **DECISIONS ON CERTIFICATES OF APPROPRIATENESS FOR PARTIAL DEMOLITION**

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

- CRITERION 1:** Association with events that have made a significant contribution to the broad patterns of our history.
- CRITERION 2:** Association with the lives of persons significant in our past.
- CRITERION 3:** Embodiment of distinctive characteristics of a type, period, or method of construction.
- CRITERION 4:** Possession of high artistic values.
- CRITERION 5:** Representation of the work of a master.
- CRITERION 6:** Representation of a significant and distinguishable entity whose components may lack individual distinction.
- CRITERION 7:** Yield, or the likelihood of yielding information important in prehistory or history.

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

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

**ANALYSIS:** The Historic District Design Guidelines recommend identifying, retaining and preserving buildings which are important in defining the overall historic character of a historic district or neighborhood. It is by determination of the Historic Preservation Board as to whether the existing 1954 structure is considered historic or non-historic. Staff did not locate a Florida Site File; however, this home models the traditional Ranch style homes seen throughout the District and in other neighborhoods in the City. According to the Guidelines when construction resumed after World War II *traditional residential styles based on historic precedent were abandoned and ranch homes were erected in mass to house a wave of new residents.* Therefore, many architectural features which make the homes in the Lakes unique and distinct are not found on this style of home. Thus, its value is found in its representation of the Post War era in Hollywood.

*The Historic District Design Guidelines state non-historic buildings whose designs are not in character with its surroundings can be removed with no negative impact. Additionally, non-significant buildings, additions, or site features which detract from the historic character of a site or the surrounding district should be removed.* Should the Historic Preservation Board determine this structure is non-historic no further action is required and a Certificate of Appropriateness for Partial Demolition shall be issued. If the building is found historic or of historic significance a recommendation will be made by the Board to the City Commission regarding partial demolition of the home.

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

**ANALYSIS:** *Demolition may be undertaken if the structure does not exhibit stylistic details or fine workmanship (Historic District Design Guidelines).* Minimal ornamentation and traditional building materials which are still used today lend this structure to being reproduced with little effort. Elements such as low-pitched roofs, rectangular windows and stucco are typical of this style and are frequently seen throughout Hollywood and South Florida. Additionally, "there was no evidence of the existing building being associated with an important historical [personality or] historical event," states the applicant.

As noted in the aforementioned criterion, it will be the responsibility of the Board to determine the significance of this architecture in the Harrison and Tyler Street Historic District and Lakes Area Multiple Resource Listing District and find the home as historic or non-historic.

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

**ANALYSIS:** "The building records indicated that the house was built in 1954 with the original design being Ranch style Post War Modern." As noted earlier, this style of home was mass-produced in response to a rapid growth in demand for housing by soldiers returning from war. Additionally, ornamental features included in previous architectural eras within the City were not included in the design of these Ranch style homes for the lower costs and ease of construction. This type of home can be found throughout the District and in other parts of Hollywood.

Should the Board find the structure non-historic, the Guidelines allow for the removal of *non-significant buildings, additions, or site features which detract from the historic character of a site or the surrounding district or neighborhood.*

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

**ANALYSIS:** The Historic District Design Guidelines recommend avoiding *removing historic buildings, which are important in defining the overall historic character of a district or neighborhood so the character is diminished.*

The existing home was built in 1954, according to the Broward County Property Appraiser. Staff searched the City's records and archives, but was unable to identify a site file for this address. Though the exterior appearance will be modified, the proposed additions to the living space are minimal (only 260 sq ft) and therefore still respect the scale and massing which is a contributing factor in the Harrison and Tyler Streets Historic District and Lakes Area District.

*In order to maintain a historical record of the building to be demolished, the Board may request that the Hollywood Historical Society, or the owner at the owner's expense, document and record the property for the archival record. Such documentation may include measured drawings and large-scale photography. In addition, the Historic Preservation Board may require the applicant place a marker on the property which provides the historic background of the structure to be demolished, as stated in the Historic District Design Guidelines.*

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

**ANALYSIS:** *Distinctive features, finishes and construction techniques or examples of craftsmanship that characterize a historic property shall be preserved, as outlined by the Historic District Guidelines.* The home in question was built 1954 (Broward County Property Appraiser) and is an example of the Ranch style architecture which was predominant during this time period. It is also representative of the architectural styles present in Hollywood during a significant period of growth. Some features include a low pitched roof, rectangular windows, and a stucco finish.

In a feasibility report the applicant provided the following information regarding the existing structure: "The roof structure was wood framed and revealed extensive damages by termites and exposure to moisture. It is my understanding that the house was vacant for the past several years and the previous owners or tenants never made the necessary repair. The entire roof framing is structurally damaged and needs to be replaced. The walls and structural slabs are structurally sound and will remain and be incorporated in the remodeled structure."

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

**ANALYSIS:** The Historic District Design Guidelines state *while the problem of vacant and abandoned buildings is serious, vacant land can be worse. It frequently contributes to a poor environment and nuisance abatement problems may result.* The applicant has submitted a request of Certificate of Appropriateness for Design for additions to a single-family residence along with the request for partial demolition. The proposed scope of work includes 260 square feet of new living space and a one car garage. As mentioned in the previous criteria, the roof will be replaced, but the walls and slabs will remain and be incorporated in the renovated structure. Also included in the design is relocation of the front entrance to the center of the home and a new front driveway.

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

**ANALYSIS:** The Historic District Design Guidelines state *one of the factors to consider demolition is persuasive evidence to show that retention of the building is not technically or economically feasible.* The engineering report provided by the applicant identifies the need to replace the damaged and deteriorating roof structure. And while some of the bearing walls will be removed the majority of the home, included the slab, will remain. As stated in the report, "After roof framing and roof covering removal of the sections of existing-bearing walls to be removed will be saw-cut to avoid damages to the remaining structure." Estimated costs are approximately \$95,000 to make the necessary repairs.

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

**ANALYSIS:** Staff searched the City's records and archives and did locate a Florida Site File for this home. The existing characteristics resemble what the Guidelines for Historic Districts and Properties identify as Ranch style, which is associated with the Post War Modern time period (1940's through 1950's). Features of this style include low pitched roofs and a noticeable



lack of ornamentation. This structure is not individually designated, but remains a representation of this period in architecture.

Based on the foregoing analysis and other appropriate considerations, the Board must determine if the building is of historic significance. However, the Zoning and Land Development Regulations does not provide guidance as to how much weight should be given to each criterion.

## VARIANCE

**Waive the minimum required side yard setback of the sum of 25% of the lot width (7.5' minimum) to allow a 6' setback on the east side and a 5' setback on the west side.**

The following criteria are listed in the Zoning and Land Development Regulations Section 5.6 J (1) and are utilized in evaluating Variances:

**CRITERION 1:** That the requested variance maintains the basic intent and purpose of the subject regulations including the Historic District Regulations, Design Guidelines for Historic Properties and Districts and Resolutions, particularly as it affects the stability and appearance of the City.

**ANALYSIS:** The basic intent of the setback regulations is to maintain a distance separation between properties to assure privacy and proper drainage. The Design Guidelines for Historic Districts and Properties recommend avoiding *unequally developed side yards incompatible with neighboring properties*. The additions are consistent in scale and massing with surrounding homes and maintain a setback consistent with neighboring properties. Only 260 square feet of new living space is being added and the new garage will replace an unattractive carport. The proposed modifications still allow the owner to maintain 77% pervious in the front yard and 41% overall. Further, the proposed setbacks match that of the existing structure. This type of request would typically be handled administratively as; however, there were other elements of the project which needed Board consideration.

Allowing these Variances will not hinder the intent of the setback regulation as it is consistent with the existing environment and will not change the use.

**FINDING:** Consistent

**CRITERION 2:** That the requested variance is otherwise compatible with the surrounding land uses and would not be detrimental to the community.

**ANALYSIS:** The Hollywood Lakes Neighborhood Plan seeks to include neighborhood standards in the consideration of proposed Variances. The Variance requested maintains the existing homes setbacks and level of privacy through existing hedges. The garage (west) at the rear is an improvement to the existing carport as it hides the vehicle and provides more privacy. The home to the east is oriented towards S. 10<sup>th</sup> Avenue so this side of the

Peana residence backs-up to a backyard. Thus, the typical concerns of proximity to another house are alleviated.

The applicant further explains, "It shall be noted that the adjacent homes, including [the] majority of houses within our neighborhood, were built to the minimum setback, in place at the time of construction, of 5.00 feet. This variance will be compatible with the surrounding land uses and will not be detrimental to the community."

**FINDING:** Consistent

**CRITERION 3:** That the requested variance is consistent with and in furtherance of the Goals, Objectives and Policies of the adopted Comprehensive Plan, as amended from time to time.

**ANALYSIS:** "The new construction will match the existing house setback and will allow for a better design and the use of living area and accommodate our needs. It shall be noted that we selected the master [closet] addition location along the east side instead of the front side, where 9.50 feet was available, to maintain a larger open front yard area reducing the side yard area instead," provides the applicant.

As mentioned earlier, the City of Hollywood Comprehensive Plan states as a main goal of the Land Use Element 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." Integrity of the existing property will not be compromised by maintaining this reduced setback. This design is an appropriate balance of guidelines as set forth in this criterion allows the applicant to provide additional living space and improve the building's appearance. The variance will allow maximum use of the property while maintaining the existing home's character by keeping the additions to a minimum. Front and rear setbacks have been met.

**FINDING:** Consistent

**CRITERION 4:** That the need for the requested Variance is not economically based or self-imposed.

**ANALYSIS:** The required side-yard setback is a minimum of 7.5 feet. In all instances, the additions are continuing the existing building lines on the sides while respecting the front and rear setback requirements. The proposed improvements will cost the applicant approximately \$95,000 and are being done to create additional living space and an enclosed space for parking, utilities, and storage. Accommodation of these requests would only allow the applicant to continue making use of valuable space while improving a vacant home in the neighborhood.

**FINDING:** Consistent

**CRITERION 5:** That the Variance is necessary to comply with state or federal law and is the minimum Variance necessary to comply with the applicable law.

**FINDING:** Not applicable

**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:** The Historic District Design Guidelines recommend additions which are *placed in inconspicuous locations (such as the rear of the existing building)*. Though some of the expansion takes place at the front of the home, it is only filling in an approximate 150 square foot area on the east and 36 square feet on the east side. The eastern addition will match an existing setback of 34' setback from the front property line. Likewise the western one, which simply encloses a covered entry, will also match an existing front setback of 29'. The new garage will replace an existing carport off of the alley. This addition will not be visible from Harrison Street. The applicant tells us, "The new construction will match the existing house setback and will allow for a better design and the use of living area and accommodate our needs." Lot proportions are consistent with other residences in the neighborhood and will not have negative impacts on adjacent properties.

The applicant is also proposing a new head-in/back-out driveway in the front yard. Staff has discouraged this design; however, the applicant feels this feature will allow him to provide parking in an open/visible area and discourage other cars from parking in front of his house for extended periods of time (See owner's letter in Attachment A). As the Design Guidelines discourage new curb cuts where ones do not already exist, staff is recommending the condition that the proposed driveway at Harrison Street is removed and the driveway at the alley is widened to provide an additional parking space.

**FINDING:** Consistent, with staff's condition.

**CRITERION:** DESIGN

**ANALYSIS:** As stated by the applicant, "The building records indicate that the house was built in 1954 with the original design being [Ranch style Post War Modern]. The proposed addition shall match the existing design style." As explained in the Design Guidelines for Historic Districts and Properties, since Ranch Style homes were built en masse they left out much of the architectural detail found in other styles of homes from various other

periods of significance. The result is a simple, streamlined design which is what the applicant has maintained with the addition.

Some elements which are typical of the existing style will be modified to create a more up-to-date design. For example, the typical understated entrance will be moved from the side to the center of the home. And rather than being recessed it will step out about 3' and have stone veneer accents. Additionally, the low-pitched roof will be raised slightly. The applicant originally proposed a high pitch, but worked with staff to lower it with the intent of keeping it more in scale with the existing structure and immediate neighborhood. Plans reflect S tile as a covering, but the applicant is also considering flat concrete tile.

The applicant is also proposing to replace the existing windows. However, the replacements are compatible with rectangular sliding windows characteristic of the Ranch style. The additions and overall design reflects sensitivity to the original home by either maintaining or increasing the number of windows on all elevations.

**FINDING:** Consistent

**CRITERION:** SETTING

**ANALYSIS:** The Historic District Design Guidelines state *setting is the 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. As stated above, the addition will incorporate the same materials and textures used by the existing home. It embraces simplicity in design while still creating distinguishing features (roof line, windows, etc.) It is also consistent with the surrounding neighborhood and, as proposed, does not alter the scale and massing in this portion of the street.

The existing home is located on one and a half lots, approximately 75' W x 21' L and currently maintains non-conforming side setbacks. Though it appears a number of homes in this area are built close to the property lines, staff would like to help discourage the furtherance of this nonconformity. As such, In order to preserve the setting and comply with this criterion, *staff is recommending the condition the applicant provide a Unity of Title*.

**FINDING:** Consistent with the following condition:

A Unity of Title, in a form acceptable to the City Attorney, must be submitted prior to the issuance of any building permits and recorded in the Public Records of Broward County prior to issuance of a Certificate of Occupancy (C/O).

**CRITERION:** MATERIALS

**ANALYSIS:** Design Guidelines for Historic Properties and Districts state *where historic or architecturally significant structures predominate, the use of similar*

*exterior construction materials are appropriate. Furthermore, designing new work which is incompatible with the other buildings in the neighborhood in materials, size, scale, and texture should be avoided. Using the same materials, textures and colors, the proposed addition is designed to allow for a complimentary relationship with the existing Ranch Style home.*

FINDING: Consistent

**CRITERION:** WORKMANSHIP

ANALYSIS: Design Guidelines for Historic Properties and Districts state *new construction should not create a false sense of historical development through the use of conjectural features or stylistic elements drawn from other buildings.* Using the same materials and textures unifies the addition with the clean lines of the original Ranch Style structure. Encouraged to avoid the Mediterranean design which has saturated Florida, the applicant is proposing Contemporary design which stays more in character with the surrounding neighborhood. The finished home will contain some architectural features such as stone veneer on the covered entrance and decorative banding on the front façade, but still maintains a level of simplicity like the existing home.

FINDING: Consistent

**CRITERION:** ASSOCIATION

ANALYSIS: Design Guidelines for Historic Properties and Districts recommend avoiding incorporating elements which are incompatible with other buildings in the neighborhood in materials, size, scale, and texture. The improved home incorporates features, such as stucco finish and a tile roof, which are compatible with the surrounding neighborhood. Only 260 square feet of the addition is living space which keeps the increase in mass to a minimum. The garage addition is in the area of an existing carport so the impact in this instance is also minimized. Overall, the finished home is still in scale with the 75' W x 121' L property and is consistent with coverage similar to those surrounding it.

FINDING: Consistent

## **RECOMMENDATION**

### **Certificate of Appropriateness for Partial Demolition**

To be determined by Historic Preservation Board.

### **Variance**

Approval, if the Certificate of Appropriateness for Partial Demolition is obtained.

**Certificate of Appropriateness for Design:**

Approval, if the Certificate of Appropriateness for Partial Demolition is obtained, if the Variance is granted, and with the following conditions:

1. The proposed driveway at Harrison Street is removed and the driveway in the alley is widened to accommodate an additional parking space.
2. A Unity of Title, in a form acceptable to the City Attorney, must be submitted prior to the issuance of any building permits and recorded in the Public Records of Broward County prior to issuance of a Certificate of Occupancy (C/O).

**ATTACHMENTS**

ATTACHMENT A: Application Package  
ATTACHMENT B: Aerial Photograph

# Attachment A

## Application Package

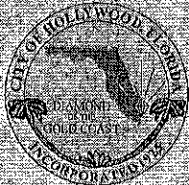
# OFFICE OF PLANNING



File No. (to be filled by the Office of Planning): \_\_\_\_\_

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: \_\_\_\_\_

Location Address: 1011 HARRISON STREET

Lot(s): 13 & W 1/2 lot 14 Block(s): 51 Subdivision: HOLLYWOOD LAKES

Folio Number(s): 5142 14 02 0290

Zoning Classification: R2-6 Land Use Classification: RESIDENTIAL

Existing Property Use: RESIDENTIAL Sq Ft/Number of Units: 2304

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

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

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

Explanation of Request: ADDITIONS & RENOVATION TO EXISTING RESIDENCE

Number of units/rooms: 1 / 5 ROOMS Sq Ft: \_\_\_\_\_

Value of Improvement: \$95,000 Estimated Date of Completion: DEC 31, 2012

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

Name of Current Property Owner: PAUL & LILIANA PEANA

Address of Property Owner: 301 N. 13<sup>TH</sup> AVE HOLLYWOOD, FL 33019

Telephone: 954-806-8028 Fax: 954-581-2415 Email Address: ppeana@soilprobe.net

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

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

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

Date of Purchase: APRIL 2011 Is there an option to purchase the Property? Yes ( ) No ( )

If Yes, Attach Copy of the Contract.

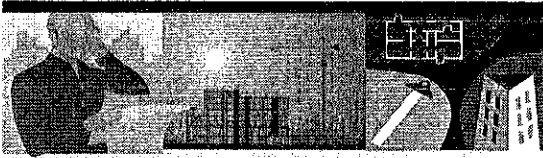
List Anyone Else Who Should Receive Notice of the Hearing: \_\_\_\_\_

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: \_\_\_\_\_ Date: 6/28/11

PRINT NAME: PAUL PEANA \_\_\_\_\_ Date: 6/28/11

Signature of Consultant/Representative: \_\_\_\_\_ Date: 6/28/11

PRINT NAME: PAUL PEANA, PE \_\_\_\_\_ Date: 6/28/11

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

Sworn to and subscribed before me  
this \_\_\_\_\_ day of \_\_\_\_\_

\_\_\_\_\_  
SIGNATURE OF CURRENT OWNER

\_\_\_\_\_  
Notary Public State of Florida

\_\_\_\_\_  
PRINT NAME

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

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**FEASIBILITY REPORT**

**Date:** July 8, 2011

**Project:** Peana Residence  
1011 Harrison Street  
Hollywood, FL 33019

**Owner/Applicant:** Paul Peana

**Existing House:**

Broward County Property Appraiser's current value of building is \$196,000. (80%)

\$196,000 + 20% = \$235,200.00  
50% of this value = \$117,600.00

Existing Building (living area) = 2,044 SF  
Existing carport to be demolished 216 SF

**New Construction:**

Proposed building addition (living area) 260 SF  
Proposed garage addition 370 SF  
Proposed patio (columns and roof only) 334 SF  
Proposed covered entry 36 SF

**Proposed Improvements Cost:**

Demolition.....\$ 4,000.00  
Building addition (living area) 260 SF .....\$ 26,000.00  
Proposed garage addition 370 SF.....\$ 22,000.00  
Proposed patio (columns and roof only) 334 SF.....\$ 13,360.00  
Proposed covered entry 36 SF.....\$ 2,160.00..  
Cost to retrofit existing structure.....\$ 27,480.00

**TOTAL.....\$ 95,000.00**

The above amount represents a 40% of existing building value. The proposed work will upgrade the entire house to the current building code.

Cost of driveway and sidewalks 780 SF ..... \$ 4,600.00  
Landscaping and irrigation system.....\$ 3,000.00

Feasibility Report  
1011 Harrison Street  
Page 2 of 2

Swimming pool, pool deck, fences and perimeter wall fence costs were not included in the above estimate and will be constructed at a later date, as Phase II, based on availability of funds.

**Demolition Notes:**

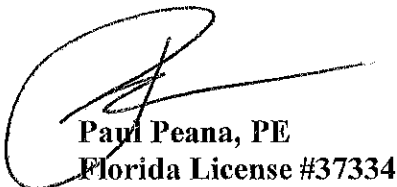
The inspection of existing house revealed that the structure was supported by deep foundation system consisting of pre-cast concrete piles and grade beams. The floor slab is elevated structural slab and consisted of reinforced concrete slab supported by pre-cast concrete joists. The perimeter grade beams are supporting the bearing walls and structural slab. A ventilated and accessible crawl space, approximately 30 inches high, was noted below slab areas.

The roof structure was wood framed and revealed extensive damages by termites and exposure to moisture. It is my understanding that the house was vacant for the past several years and the previous owners or tenants never made the necessary repair. The entire roof framing is structurally damaged and needs to be replaced.

The walls and structural slabs are structurally sound and will remain and be incorporated in the remodeled structure.

In order to accommodate new floor plan layout, sections of existing bearing walls will be removed and replaced to match the enlarged footprint of the house.

After roof framing and roof covering removal the sections of existing bearing walls to be removed will be saw cut to avoid damages to the remaining structure.



**Paul Peana, PE**  
**Florida License #37334**

## Criteria Statement

**Date:** June 28, 2011

**Project:** **Peana Residence**  
1011 Harrison Street  
Hollywood, FL

**Owner/Applicant:** Paul Peana

Analysis of Criteria and Findings for Certificate of Appropriateness for Design for addition to existing building shall be based upon the evaluation of the compatibility of the physical alteration and improvement with and adherence to the criteria for designation listed in City of Hollywood Zoning and Land Development Regulations. Article 5.6.(F)

**CRITERION:** Integrity of Location:

**ANALYSIS:**

The existing residence is located in the Lakes Area Historical Multiple Resource Listing District. The original house was built in 1954 and therefore was present during the period of significance.

**FINDINGS:** **Consistent**

**CRITERION:** Design:

**ANALYSIS:**

The building records indicate that the house was built in 1954 with the original design being ranch style post war modern. The proposed addition shall match the existing design style.

**FINDINGS:** **Consistent**

**CRITERION:** Setting

**ANALYSIS:**

The existing house living area of 2,044 SF consists of three small bedrooms, two bathrooms and living room. An open carport is located at the rear side and a concrete patio located adjacent and accessible from living room area. The proposed living area additions are located at the front east corner to enlarge an existing bedroom and provide additional closet space and at east side of rear section to provide for a larger family room. An oversized one car garage is also proposed at the rear side to accommodate one car parking and laundry facility. The existing concrete patio is proposed to remain and will be covered with a roof structure supported by new columns. The new front entry was relocated toward the center section of the house and will extend outside approximately

3.00 feet to the front setback line of 25.00 feet. The new garage rear setback will be 19 feet exceeding the minimum setback of 18.15 feet. The side setbacks for new additions will match the existing structure of 6.00 feet at east side and 5.20 feet along west side (garage side).

Unfortunately, the existing roof structure has extensive termites and moisture damages and is structurally beyond repair and shall be removed and replaced. The new roof design will accommodate ceiling heights of 10 and 12 feet. In order to minimize the mass of structure, a low roof pitch of 4:12 was selected.

The existing house has two parking spaces provided by the existing aluminum carport and asphalt drive. The pavement surface is in bad condition with sections entirely missing. Also the existing aluminum carport appeared damaged and structurally unsuitable for this high velocity wind area and is proposed for removal and replacement. The new garage and concrete pavers drive will accommodate two parking spaces accessible from rear alley. Additionally, two parking spaces will be provided by the proposed 18 feet drive accessible from Harrison Street

The new clay or cement roof tiles shall approximately match the existing shape, color and finish of adjacent roofs and will maintain same style.

Most of the existing trees will remain on site with the exception of locations conflicting with proposed work.

**FINDINGS:** Consistent

**CRITERION:** Materials.

**ANALYSIS:**

The proposed additions shall utilize materials consistent with the existing building.

**FINDINGS:** Consistent

**CRITERION:** Workmanship.

**ANALYSIS:**

The existing building does not exhibit any fine workmanship qualities of which the new project shall be consistent with the existing building.

**FINDINGS:** Consistent

**CRITERION:**        Association.

**ANALYSIS:**

There was no evidence of the existing building being associated with an important historical personalities nor historical event.

**FINDINGS:**        **Consistent**

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Side Setback Variance Request

**Date:** July 8, 2011

**Project:** Peana Residence  
1011 Harrison Street  
Hollywood, FL 33019

**Owner/Applicant:** Paul Peana

We recently purchased the referenced house with intention to move in as our primary residence. However, the house is small and in need of major repair and in addition to repair and renovation work we would like to increase the current living area of 2,044 SF to 2,304 SF ( 260 SF of living area) by enlarging the family room and adding a master closed. The master bedroom closet will be located at the southeast corner of existing house and the new walls will match the existing house walls setbacks: 34.36 feet at the front wall and 6.00 feet at the east wall.

Also, a new, attached one car garage, which will accommodate the laundry area, is proposed at the rear side replacing the existing carport structure. The new garage will match the existing west wall setback of 5.19 feet and will meet the required rear setback of 20.00 feet

We are requesting a variance to be granted to reduce the side setback minimum requirements of 7.50 feet to 6.00 feet at the east side for master bedroom closet and to 5.19 feet at the west side of new garage.

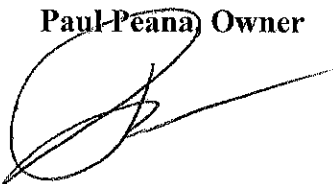
It shall be noted that the adjacent homes, including majority of houses within our neighborhood, were built to the minimum setback, in place at the time of construction, of 5.00 feet. This variance will be compatible with the surrounding land uses and will not be detrimental to the community.

The new construction will match the existing house setback and will allow for a better design and the use of living area and accommodate our needs. **It shall be noted that we selected the master closed addition location along the east side instead the front side, where 9.50 feet was available, to maintain a larger open front yard area reducing the side yard area instead.**

We believe granting this variance will not adversely impact the neighborhood and will allow us a better use of property.

Thank you for your consideration.

**Paul Peana, Owner**



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**Front yard driveway and curb cut request**

**Date:** July 8, 2011

**Project:** Peana Residence  
1011 Harrison Street  
Hollywood, FL 33019

**Owner/Applicant:** Paul Peana

The remodeled 3-bedroom house, with a living area of 2,304 SF, shall have a minimum 3 parking spaces as required by Code. However, in order to accommodate 4 parking spaces needed for my family of 4 drivers the site plan was designed to provide a total of 4 parking spaces. Two parking spaces accessible from rear alley and two at the front area with access from Harrison Street. This house has no curb cut at the front and a 18 feet wide curb cut will be necessary to access the new parking spaces. Initially, we designed a circular driveway with two curb cuts for easy in and out parking; however, the design was changed following the Planning and Development Staff recommendation. We are very much aware of possible off-site parking on Harrison Street however; this house being located second from the intersection with 10<sup>th</sup> Avenue, the available street parking along the front of this house appeared to be used by some of the 4 houses located at the intersection, where street parking is very limited or restricted due to corners sight distances stripes and existing curb cuts. Our observation, since we purchased the house, revealed that street parking spaces in front of our house were most of the time occupied. The proposed curb cut and front drive will provide us a safe and available parking spots at any time especially at late hours.

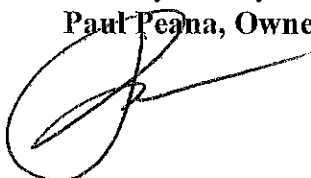
It shall be noted that we have a large front yard with 75 feet wide lot and existing house front setback of 29.71 feet at west side and 34.31 feet at east side. The calculated, post construction pervious area, at the front yard is of 1,813 SF ( 77.6 %) Furthermore, the proposed driveway pavement will consists of open joints Chicago bricks or 4"x4", or larger, concrete pavers installed with a minimum spacing of 1-inch and grass filled joints to reduce the impact of a solid concrete surface and allow soil percolation.

I would like to mention that the alley access is very inconvenient due to the lack of maintenance, trash an recycle bins blocking the pavement and almost continuous presence of discarded old furniture, appliances and yard waste. Some houses with rear fences or buildings, placed close or at the edge of alley pavement have trash and recycle bins placed on pavement area making difficult travel or to turn in and out of backyard parking spaces. Additionally, we would not feel safe to park by the alley at late hours.

Finally, for the money and the effort we are ready to invest on this project and for the comfort convenience and safety of my family we would very much appreciate to have the front driveway parking approved as proposed.

Thank you for your consideration.

**Paul Peana, Owner**





# ELEVATION CERTIFICATE

OMB No. 1660-0008  
Expires March 31, 2012

Important: Read the instructions on pages 1-9.

## SECTION A - PROPERTY INFORMATION

A1. Building Owner's Name Paul Peana	For Insurance Company Use Policy Number
A2. Building Street Address (including Apt., Unit, Suite, and/or Bldg. No.) or P.O. Route and Box No. 301 N. 13 Avenue City Hollywood State FL ZIP Code 33019	Company NAIC Number
A3. Property Description (Lot and Block Numbers, Tax Parcel Number, Legal Description, etc.) Lot 13 and West 25 feet of Lot 14, Block 51 of Hollywood Lakes Section, Plat Book 1, Page 32 of Public Records of Broward Co	
A4. Building Use (e.g., Residential, Non-Residential, Addition, Accessory, etc.) residential	
A5. Latitude/Longitude: Lat. _____ Long. _____ Horizontal Datum: <input type="checkbox"/> NAD 1927 <input checked="" type="checkbox"/> NAD 1983	
A6. Attach at least 2 photographs of the building if the Certificate is being used to obtain flood insurance.	
A7. Building Diagram Number 1B	
A8. For a building with a crawlspace or enclosure(s):	
a) Square footage of crawlspace or enclosure(s) <u>2044</u> sq ft	A9. For a building with an attached garage:
b) No. of permanent flood openings in the crawlspace or enclosure(s) within 1.0 foot above adjacent grade <u>10</u>	a) Square footage of attached garage _____ sq ft
c) Total net area of flood openings in A8.b <u>12</u> sq in	b) No. of permanent flood openings in the attached garage within 1.0 foot above adjacent grade _____
d) Engineered flood openings? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	c) Total net area of flood openings in A9.b _____ sq in
	d) Engineered flood openings? <input type="checkbox"/> Yes <input type="checkbox"/> No

## SECTION B - FLOOD INSURANCE RATE MAP (FIRM) INFORMATION

B1. NFIP Community Name & Community Number 125113	B2. County Name Broward	B3. State Florida			
B4. Map/Panel Number 0317	B5. Suffix G	B6. FIRM Index Date 07/21/95	B7. FIRM Panel Effective/Revised Date 7/21/95	B8. Flood Zone(s) AE	B9. Base Flood Elevation(s) (Zone AO, use base flood depth) 7.00
B10. Indicate the source of the Base Flood Elevation (BFE) data or base flood depth entered in Item B9. <input type="checkbox"/> FIS Profile <input checked="" type="checkbox"/> FIRM <input type="checkbox"/> Community Determined <input type="checkbox"/> Other (Describe) _____					
B11. Indicate elevation datum used for BFE in Item B9: <input checked="" type="checkbox"/> NGVD 1929 <input type="checkbox"/> NAVD 1988 <input type="checkbox"/> Other (Describe) _____					
B12. Is the building located in a Coastal Barrier Resources System (CBRS) area or Otherwise Protected Area (OPA)? Designation Date _____ <input type="checkbox"/> CBRS <input type="checkbox"/> OPA <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No					

## SECTION C - BUILDING ELEVATION INFORMATION (SURVEY REQUIRED)

C1. Building elevations are based on:  Construction Drawings\*  Building Under Construction\*  Finished Construction  
\*A new Elevation Certificate will be required when construction of the building is complete.

C2. Elevations - Zones A1-A30, AE, AH, A (with BFE), VE, V1-V30, V (with BFE), AR, AR/A, AR/AE, AR/A1-A30, AR/AH, AR/AO. Complete Items C2.a-h below according to the building diagram specified in Item A7. Use the same datum as the BFE.  
Benchmark Utilized 1915 Vertical Datum 1929  
Conversion/Comments \_\_\_\_\_

Check the measurement used.

a) Top of bottom floor (including basement, crawlspace, or enclosure floor) <u>6.00</u>	☑ feet <input type="checkbox"/> meters (Puerto Rico only)
b) Top of the next higher floor _____	<input type="checkbox"/> feet <input type="checkbox"/> meters (Puerto Rico only)
c) Bottom of the lowest horizontal structural member (V Zones only) _____	<input type="checkbox"/> feet <input type="checkbox"/> meters (Puerto Rico only)
d) Attached garage (top of slab) _____	<input type="checkbox"/> feet <input type="checkbox"/> meters (Puerto Rico only)
e) Lowest elevation of machinery or equipment servicing the building (Describe type of equipment and location in Comments) _____	<input type="checkbox"/> feet <input type="checkbox"/> meters (Puerto Rico only)
f) Lowest adjacent (finished) grade next to building (LAG) <u>3.40</u>	☑ feet <input type="checkbox"/> meters (Puerto Rico only)
g) Highest adjacent (finished) grade next to building (HAG) <u>4.00</u>	☑ feet <input type="checkbox"/> meters (Puerto Rico only)
h) Lowest adjacent grade at lowest elevation of deck or stairs, including structural support <u>4.50</u>	☑ feet <input type="checkbox"/> meters (Puerto Rico only)

## SECTION D - SURVEYOR, ENGINEER, OR ARCHITECT CERTIFICATION

This certification is to be signed and sealed by a land surveyor, engineer, or architect authorized by law to certify elevation information. I certify that the information on this Certificate represents my best efforts to interpret the data available. I understand that any false statement may be punishable by fine or imprisonment under 18 U.S. Code, Section 1001.   
Check here if comments are provided on back of form. Were latitude and longitude in Section A provided by a licensed land surveyor?  Yes  No

Certifier's Name Paul Peana PE	License Number 37334
Title President	Company Name Soilprobe Engineering
Address 7450 Griffin Rd. Suite 140	City Davie State FL ZIP Code 33314
Signature	Date 6/27/11 Telephone 954-5846115

PLACE  
SEAL  
HERE

# ELEVATION CERTIFICATE

OMB No. 1660-0008  
Expires March 31, 2012

Important: Read the instructions on pages 1-9.

## SECTION A - PROPERTY INFORMATION

A1. Building Owner's Name Paul Peana

For Insurance Company Use

Policy Number

A2. Building Street Address (including Apt., Unit, Suite, and/or Bldg. No.) or P.O. Route and Box No.  
301 N. 13 Avenue

Company NAIC Number

City Hollywood State FL ZIP Code 33019

A3. Property Description (Lot and Block Numbers, Tax Parcel Number, Legal Description, etc.)  
Lot 13 and West 25 feet of Lot 14, Block 51 of Hollywood Lakes Section, Plat Book 1, Page 32 of Public Records of Broward Co

A4. Building Use (e.g., Residential, Non-Residential, Addition, Accessory, etc.) residential

A5. Latitude/Longitude: Lat. 26-00-40.60 N Long. 80-07-33.12 W

Horizontal Datum:  NAD 1927  NAD 1983

A6. Attach at least 2 photographs of the building if the Certificate is being used to obtain flood insurance.

A7. Building Diagram Number 1B

A8. For a building with a crawlspace or enclosure(s):

- a) Square footage of crawlspace or enclosure(s) 2044 sq ft
- b) No. of permanent flood openings in the crawlspace or enclosure(s) within 1.0 foot above adjacent grade 10
- c) Total net area of flood openings in A8.b 12 sq in
- d) Engineered flood openings?  Yes  No

A9. For a building with an attached garage:

- a) Square footage of attached garage \_\_\_\_\_ sq ft
- b) No. of permanent flood openings in the attached garage within 1.0 foot above adjacent grade \_\_\_\_\_
- c) Total net area of flood openings in A9.b \_\_\_\_\_ sq in
- d) Engineered flood openings?  Yes  No

## SECTION B - FLOOD INSURANCE RATE MAP (FIRM) INFORMATION

B1. NFIP Community Name & Community Number  
125113

B2. County Name  
Broward

B3. State  
Florida

B4. Map/Panel Number  
0317

B5. Suffix  
G

B6. FIRM Index Date  
07/21/95

B7. FIRM Panel Effective/Revised Date  
7/21/95

B8. Flood Zone(s)  
AE

B9. Base Flood Elevation(s) (Zone AO, use base flood depth)  
7.00

B10. Indicate the source of the Base Flood Elevation (BFE) data or base flood depth entered in Item B9.

- FIS Profile  FIRM  Community Determined  Other (Describe) \_\_\_\_\_

B11. Indicate elevation datum used for BFE in Item B9:  NGVD 1929  NAVD 1988  Other (Describe) \_\_\_\_\_

B12. Is the building located in a Coastal Barrier Resources System (CBRS) area or Otherwise Protected Area (OPA)?  Yes  No  
Designation Date \_\_\_\_\_  CBRS  OPA

## SECTION C - BUILDING ELEVATION INFORMATION (SURVEY REQUIRED)

C1. Building elevations are based on:  Construction Drawings\*  Building Under Construction\*  Finished Construction

\*A new Elevation Certificate will be required when construction of the building is complete.

C2. Elevations - Zones A1-A30, AE, AH, A (with BFE), VE, V1-V30, V (with BFE), AR, AR/A, AR/AE, AR/A1-A30, AR/AH, AR/AO. Complete Items C2.a-h below according to the building diagram specified in Item A7. Use the same datum as the BFE.

Benchmark Utilized 1915 Vertical Datum 1929

Conversion/Comments \_\_\_\_\_

Check the measurement used.

- a) Top of bottom floor (including basement, crawlspace, or enclosure floor) 6.00  feet  meters (Puerto Rico only)
- b) Top of the next higher floor \_\_\_\_\_  feet  meters (Puerto Rico only)
- c) Bottom of the lowest horizontal structural member (V Zones only) \_\_\_\_\_  feet  meters (Puerto Rico only)
- d) Attached garage (top of slab) \_\_\_\_\_  feet  meters (Puerto Rico only)
- e) Lowest elevation of machinery or equipment servicing the building (Describe type of equipment and location in Comments) \_\_\_\_\_  feet  meters (Puerto Rico only)
- f) Lowest adjacent (finished) grade next to building (LAG) 3.40  feet  meters (Puerto Rico only)
- g) Highest adjacent (finished) grade next to building (HAG) 4.00  feet  meters (Puerto Rico only)
- h) Lowest adjacent grade at lowest elevation of deck or stairs, including structural support 4.50  feet  meters (Puerto Rico only)

## SECTION D - SURVEYOR, ENGINEER, OR ARCHITECT CERTIFICATION

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

Check here if comments are provided on back of form. Were latitude and longitude in Section A provided by a licensed land surveyor?  Yes  No

Certifier's Name Paul Peana PE

License Number 37334

Title President

Company Name Soilprobe Engineering

Address 7450 Griffin Rd. Suite 140

City Davie

State FL

ZIP Code 33314

Signature

Date 6/27/11

Telephone 954-5846115

PLACE  
SEAL  
HERE

25

<b>IMPORTANT: In these spaces, copy the corresponding information from Section A.</b>	For Insurance Company Use
Building Street Address (including Apt., Unit, Suite, and/or Bldg. No.) or P.O. Route and Box No. 301 N 13 Avenue	Policy Number
City Hollywood State FL ZIP Code 33019	Company NAIC Number

**SECTION D - SURVEYOR, ENGINEER, OR ARCHITECT CERTIFICATION (CONTINUED)**

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

Comments \_\_\_\_\_

Signature \_\_\_\_\_ Date \_\_\_\_\_  Check here if attachments

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

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

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

**SECTION F - PROPERTY OWNER (OR OWNER'S REPRESENTATIVE) CERTIFICATION**

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

Property Owner's or Owner's Authorized Representative's Name \_\_\_\_\_

Address \_\_\_\_\_ City \_\_\_\_\_ State \_\_\_\_\_ ZIP Code \_\_\_\_\_

Signature \_\_\_\_\_ Date \_\_\_\_\_ Telephone \_\_\_\_\_

Comments \_\_\_\_\_  Check here if attachments

**SECTION G - COMMUNITY INFORMATION (OPTIONAL)**

The local official who is authorized by law or ordinance to administer the community's floodplain management ordinance can complete Sections A, B, C (or E), and G of this Elevation Certificate. Complete the applicable item(s) and sign below. Check the measurement used in Items G8 and G9.

- G1.  The information in Section C was taken from other documentation that has been signed and sealed by a licensed surveyor, engineer, or architect who is authorized by law to certify elevation information. (Indicate the source and date of the elevation data in the Comments area below.)
- G2.  A community official completed Section E for a building located in Zone A (without a FEMA-issued or community-issued BFE) or Zone AO.
- G3.  The following information (Items G4-G9) is provided for community floodplain management purposes.

G4. Permit Number _____	G5. Date Permit Issued _____	G6. Date Certificate Of Compliance/Occupancy Issued _____
-------------------------	------------------------------	---

- G7. This permit has been issued for:  New Construction  Substantial Improvement
- G8. Elevation of as-built lowest floor (including basement) of the building: \_\_\_\_\_  feet  meters (PR) Datum \_\_\_\_\_
- G9. BFE or (in Zone AO) depth of flooding at the building site: \_\_\_\_\_  feet  meters (PR) Datum \_\_\_\_\_
- G10. Community's design flood elevation \_\_\_\_\_  feet  meters (PR) Datum \_\_\_\_\_

Local Official's Name \_\_\_\_\_ Title \_\_\_\_\_

Community Name \_\_\_\_\_ Telephone \_\_\_\_\_

Signature \_\_\_\_\_ Date \_\_\_\_\_

Comments \_\_\_\_\_

# Building Photographs

See Instructions for Item A6.

Building Street Address (including Apt., Unit, Suite, and/or Bldg. No.) or P.O. Route and Box No. 301 North 13 Avenue	For Insurance Company Use: Policy Number
City Hollywood State FL ZIP Code 33019	Company NAIC Number
If using the Elevation Certificate to obtain NFIP flood insurance, affix at least two building photographs below according to the instructions for Item A6. Identify all photographs with: date taken; "Front View" and "Rear View"; and, if required, "Right Side View" and "Left Side View." If submitting more photographs than will fit on this page, use the Continuation Page, following.	



7450 Griffin Road #140  
Davie, Fl. 33314  
Tel: 954-584-6115  
Fax: 954-581-2415  
E-mail: ppeana@soilprobe.net

# Soilprobe Engineering & Testing, Inc.

June 28, 2011

**City of Hollywood**  
Planning and Zoning Department  
2600 Hollywood Blvd.  
Hollywood, Fl.

Re: **History of Permits**  
**Peana Residence**  
1011 Harrison Street  
Hollywood, FL

City of Hollywood Records and Archives:

1. Original House Constructed 1954 ( attached floor plan and roof plan)
2. Air Conditioning Permit 12/2/76
3. Decorative Fence (patio enclosure) Permit Issued 12/2/76
4. Chain Link Fence Permit Issued 3/16/78
5. Utility Shed Permit Issued 3/14/79
6. Wood Fence Permit Issued 6/26/81
7. Air Conditioning Permit 12/2/96

NAME OF OWNER J. H. JENKINS

ALL 2001 1981

LEGAL DESCRIPTION

TO THE LAND ALL IN THE STATE

Address

Construction

Cost \$2,000

Permit No. Date Issued To Whom

79-1-23

10015 1-23

84-1-23

84-1-23

FOUNDATION 1-23

COLUMNS 1-23

TRUSS 1-23

ROOF 1-23

CEILING 1-23

Remarks

No. 2001



TYPE PERMIT	NUMBER	DATE	CONTRACTOR	TYPE PERMIT	NUMBER
MECHANICAL				SEPTIC/SEWER	
				AIR/CONDITION	
MECHANICAL-BASIC				MECHANICAL	
MECHANICAL-SUPP.				SCREEN	
MECHANICAL-NO. FIX.				POOL	
MECHANICAL				DRIVEWAY	
	37694	12/2/76	Owner	PATIO AC. WALL	

M. HATH  
 1011 Harrison St.  
 LOT NUMBER  
 ARCHITECT  
 PER \$ 7.90

DESCRIPTION OF CONSTRUCTION: 1-1 1-2 Ton Window Unit

TYPE PERMIT	NUMBER	DATE	CONTRACTOR	TYPE PERMIT	NUMBER
MECHANICAL				SEPTIC/SEWER	
				AIR/CONDITION	
MECHANICAL-BASIC				MECHANICAL	
MECHANICAL-SUPP.				SCREEN	
MECHANICAL-NO. FIX.				POOL	
MECHANICAL				DRIVEWAY	
				PATIO AC. WALL	

MATTHEW KOVUTH  
107 UNDER

101 Harrison St.  
ALCOA

CONTRACTOR OF WORK

APPLICANT  
JSE PC

ARCHITECT

PLS  
\$ 10.00

FEES  
\$ 700.00

TYPE OF CONSTRUCTION

Metal Utility Shed

PERMIT	NUMBER	DATE	CONTRACTOR	TYPE PERMIT	REMARKS
	53040	3/14/79	Owner	REPAIR/RENEW	
				ADD/DEDUCTION	
				RECONSTRUCT	
				ALTER	
				REPAIR	
				NEW CONSTRUCTION	
				REPAIR OF WALL	

County Surcharge \$.25



County recharge fee 6.07

*never done per Insp. 12-7-81*

1011 HARRISON STREET		1011 HARRISON STREET
ARCHITECT		FEES
<i>AM</i>		\$30.00

NO.	NUMBER	DATE	CONTRACTOR	TYPE
				OPTIC/CONCR
	106976	12-2-86	R.T. Kufner	CONC/CONCR
				GENERAL CA
				CONCR
				POOL
				CONC/CONCR
				PAVING AT CURB

County recharge .20

LETUP		1011 HARRISON ST.
LOT NUMBER		

**Higherry Robath**      JOB NUMBER **1011 Harrison St.**

LOT NUMBER      RUCR      SUBDIVISION OF LOTS

ARCHITECT      FEE **20.00**      VALUATION

DESCRIPTION OF CONSTRUCTION      **75 ft of 6 ft high wood fence**

PROPERTY	NUMBER	DATE	CONTRACTOR	TYPE PERMIT	AMOUNT	STATUS
				SEPTIC BOWER		
				AIR CONDITION		
				MECHANICAL		
				SCREEN		
				POOL		
				DEVELOPMENT		
	<b>69608</b>	<b>6/26/01</b>	<b>Owner</b>	<b>PATIO AT AREA</b>		

County surcharge fee 8.07

*never done per map. 12-7-81*

**1011 Harrison Street**

LOT NUMBER      RUCR      SUBDIVISION OF LOTS

ARCHITECT      FEE **30.00**      VALUATION **1000**

ELECTRIC-BASIC

MECHANICAL

ELECTRIC-SUPP.

SCREEN

WALL FIX.

POOL

DRY WALL

DRIVEWAY

PATIO or WALK

County Surcharge .20

CANC

LETTER NO. CON

1011 Harrison St.

LOT NUMBER

BLK

SECTION

8-12

A

Hand. Bch.

ARCHITECT

PER \$ 10.00

DESCRIPTION OF CONSTRUCTION

Fence Decorative 70 L/F

PERMIT	NUMBER	DATE	CONTRACTOR	TYPE PERMIT	STATUS
				ELECTRIC/SCREEN	
				DRY/CONDITION	
ELECTRIC-BASIC				MECHANICAL	
ELECTRIC-SUPP.				SCREEN	
WALL FIX.				POOL	
DRY WALL				DRIVEWAY	
	37894	12/2/76	Owner	PATIO or WALK	

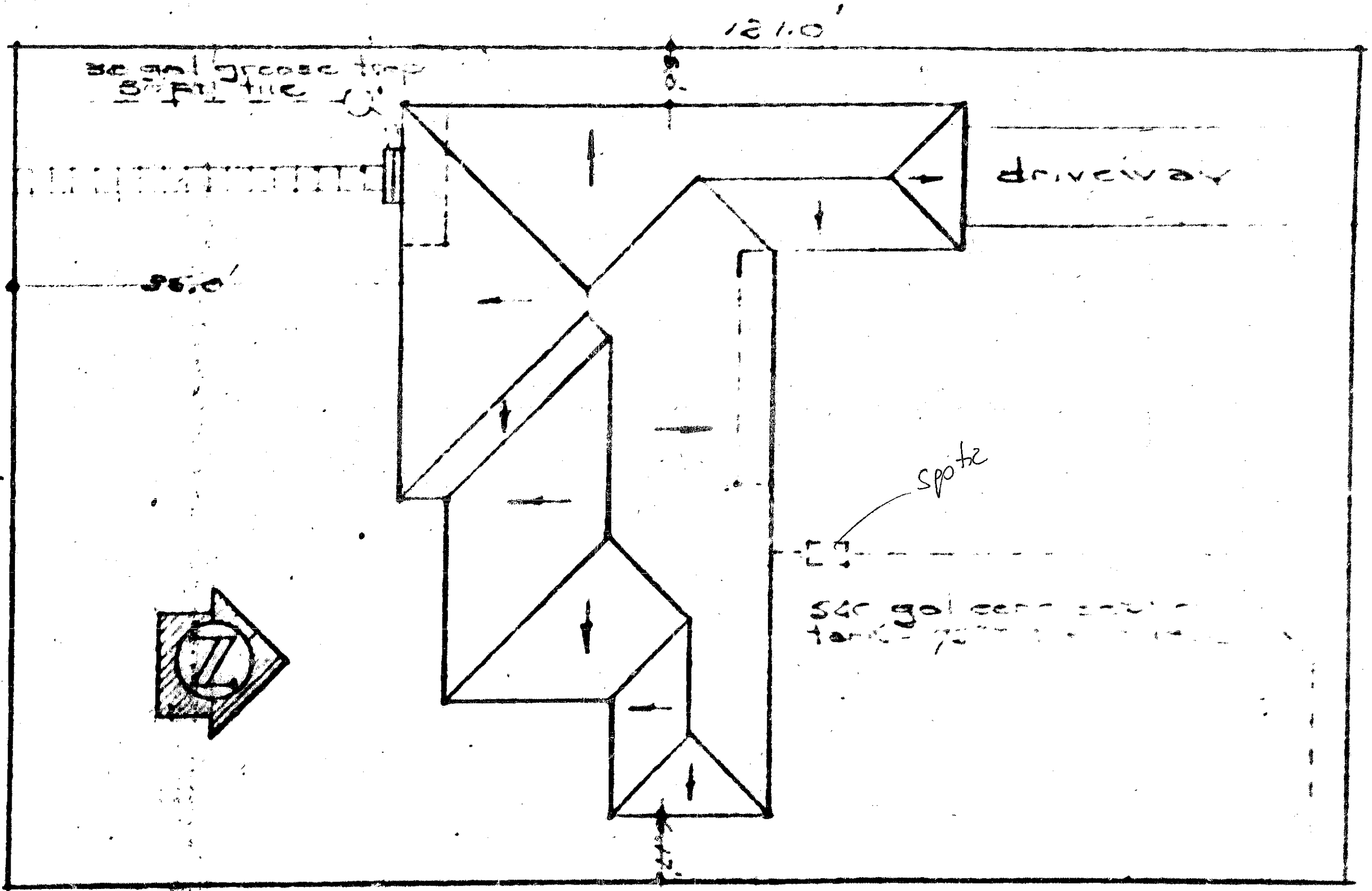






PLAN OF ROOMS

75.0'

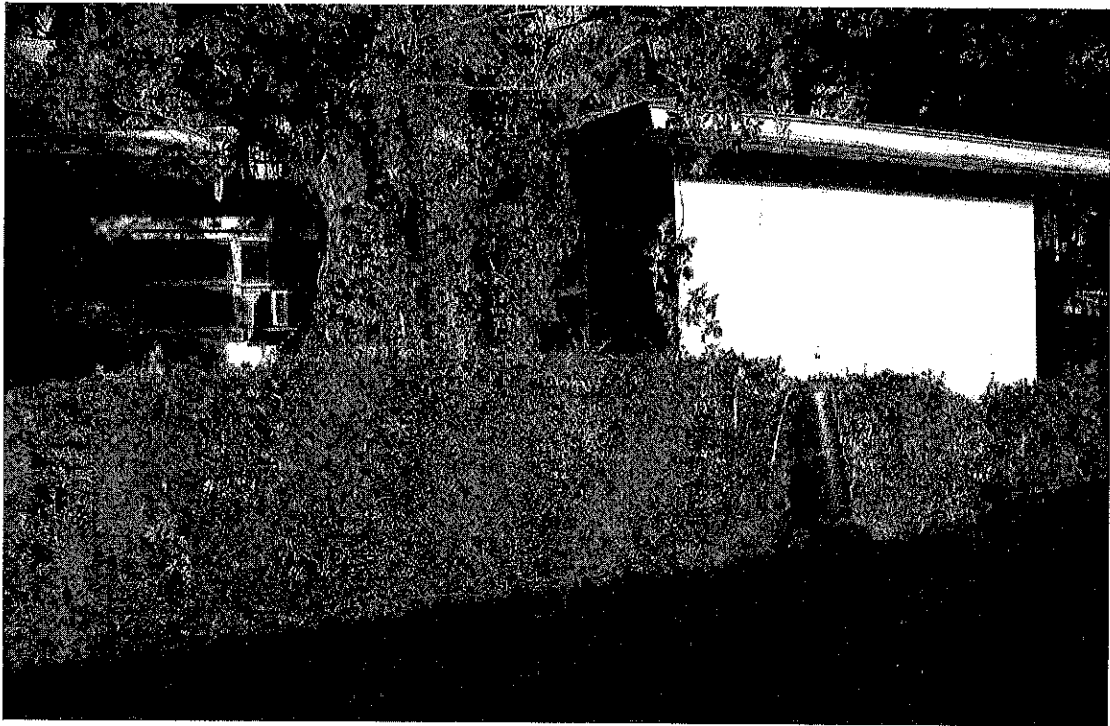




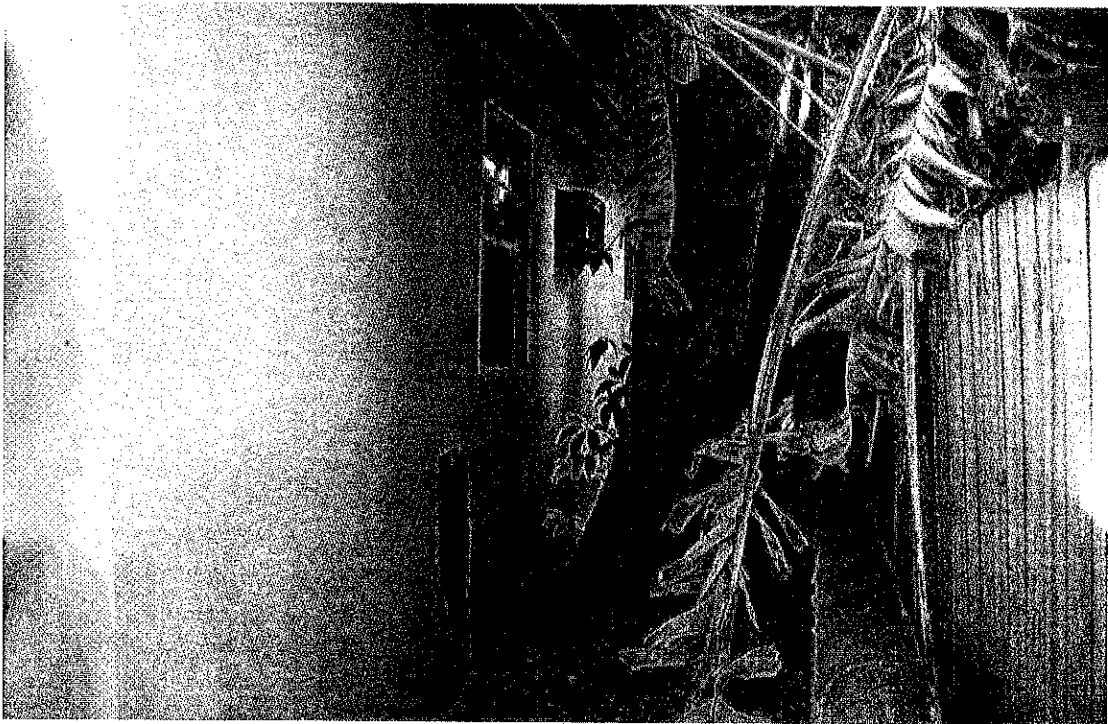
1. FRONT ELEVATION, 1011 HARRISON STREET



2. NORTH ELEVATION(REAR), 1011 HARRISON STREET



3. EAST ELEVATION, 1011 HARRISON STREET

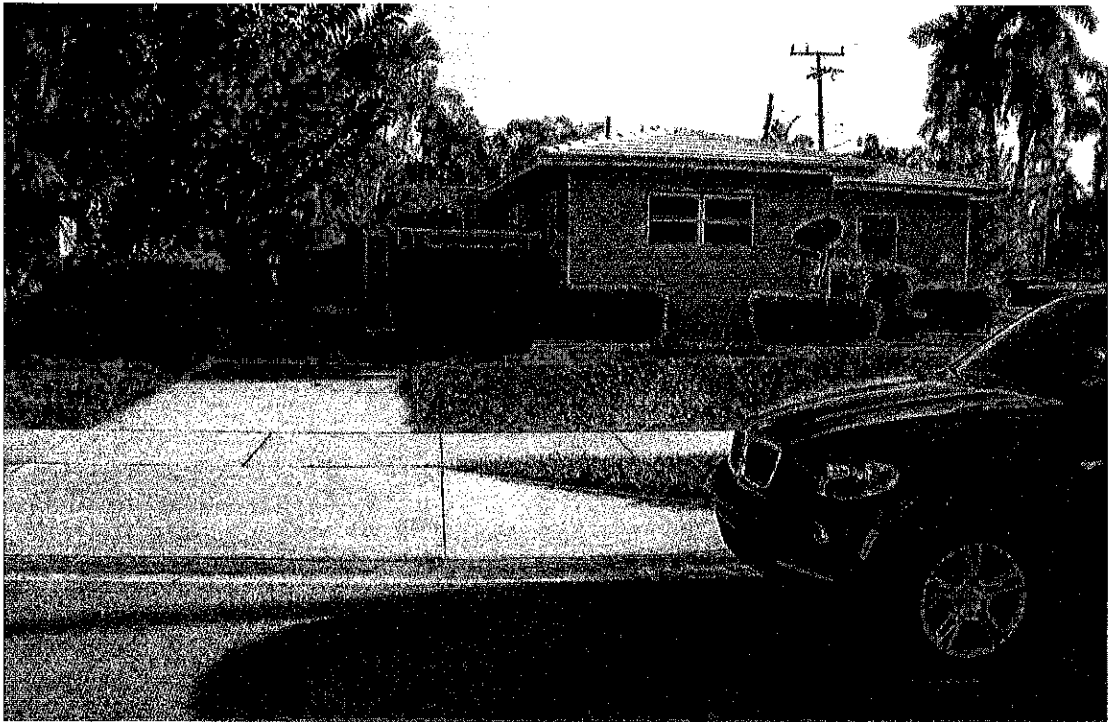


4. WEST ELEVATION, 1011 HARRISON STREET



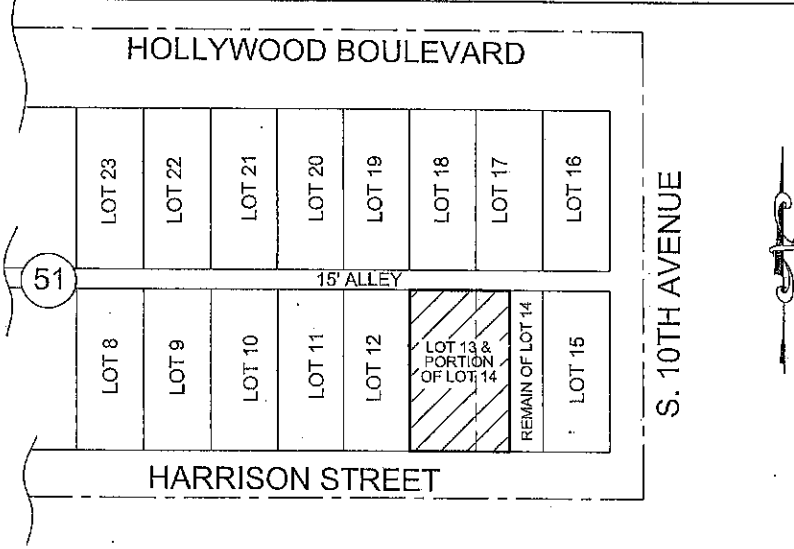


5. FRONT ELEVATION, 1013 HARRISON STREET



6. SOUTH ELEVATION, 110 S 10TH AVENUE

# BOUNDARY SURVEY



JOB No. 11-0416268 CLIENT: PAUL AND LILIANA PEANA  
PROPERTY ADDRESS 1011 HARRISON STREET, HOLLYWOOD FL  
LEGAL DESCRIPTION: (FURNISHED BY CLIENT)

LOT 13 & WEST 25.00 FEET OF LOT 14, BLOCK 51  
SUBDIVISION 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 ALL RESTRICTIONS, RESERVATIONS, EASEMENTS AND RIGHT-OF-WAY OF RECORD, UNDERGROUND ENCROACHMENTS IF ANY, NOT LOCATED.

## LEGAL NOTES

THE SURVEY OF THE PROPERTY SHOWN HEREON IS IN ACCORDANCE WITH THE DESCRIPTION FURNISHED BY CLIENT NO SEARCH OR PUBLIC RECORDS HAS BEEN MADE BY THIS OFFICE FOR ACCURACY NGVD DATUM 1929 OR OMISSIONS. SUBJECT TO OPINION TITLE.

I HEREBY CERTIFY: THAT THE ATTACHED BOUNDARY SURVEY OF THE ABOVE DESCRIBED PROPERTY IS TO THE BEST OF MY KNOWLEDGE AND BELIEF AS RECENTLY SURVEYED PLATTED UNDER MY DIRECTION; ALSO THAT THERE ARE NO ABOVE GROUND ENCROACHMENTS OTHER THAN THOSE SHOWN, AND THAT THIS SURVEY MEETS THE MINIMUM TECHNICAL STANDARDS SET BY THE FLORIDA BOARD OF LAND SURVEYORS AS SET FORTH IN 472.027 (F.S) AND CHAPTER 5J-17 F.A.C. (FLORIDA ADMINISTRATIVE CODE). ELEVATIONS REFER TO: NGVD DATUM 1929

B.M. USED # 1915 ELEVATIONS 3.268 FEET B.M. LOCATED HOLLYWOOD BLVD. & NORTH 9TH AVENUE

### ELEVATION INFORMATION:

BASED ON THE FLOOD INSURANCE RATE MAP OF THE FEDERAL EMERGENCY MANAGEMENT AGENCY DATED OR REVISED ON 07/21/95 THE HEREIN DESCRIBED PROPERTY IS SITUATED WITHIN ZONE AE  
BASE FLOOD ELEVATION 7.00 COMMUNITY 125113 PANEL NUMBER 0317 SUFFIX G

THE CERTIFICATE DOES NOT EXTEND TO ANY UNNAMED PARTY.

### CERTIFIED TO:

PAUL AND LILIANA PEANA  
BOULEVARD TITLE OF SOUTH FLORIDA  
OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY

**D'AVILA**  
Associates Services, Inc.  
Land Surveyors & Engineers  
CERTIFICATE OF AUTHORIZATION NO. 29056  
CERTIFICATE OF AUTHORIZATION NO. 7638  
1800 W. 49th ST. SUITE 201  
HIALEAH, FL 33012  
PHONE: (305) 512-3710

SURVEY DATE: 04/04/11

BY: \_\_\_\_\_

EFRAIN C. LOPEZ, P.L.S.  
CERTIFICATE No. L.S.-2300  
STATE OF FLORIDA

THIS SURVEY IS INTENDED FOR MORTGAGE OR REFINANCE PURPOSE ONLY; EXCLUSIVELY, FOR THIS USE BY THOSE TO WHOM IT IS CERTIFIED, THIS SURVEY IS NOT TO BE USED FOR CONSTRUCTION, PERMITTING, DESIGN, OR ANY OTHER USE WITHOUT WRITTEN CONSENT OF EFRAIN C. LOPEZ

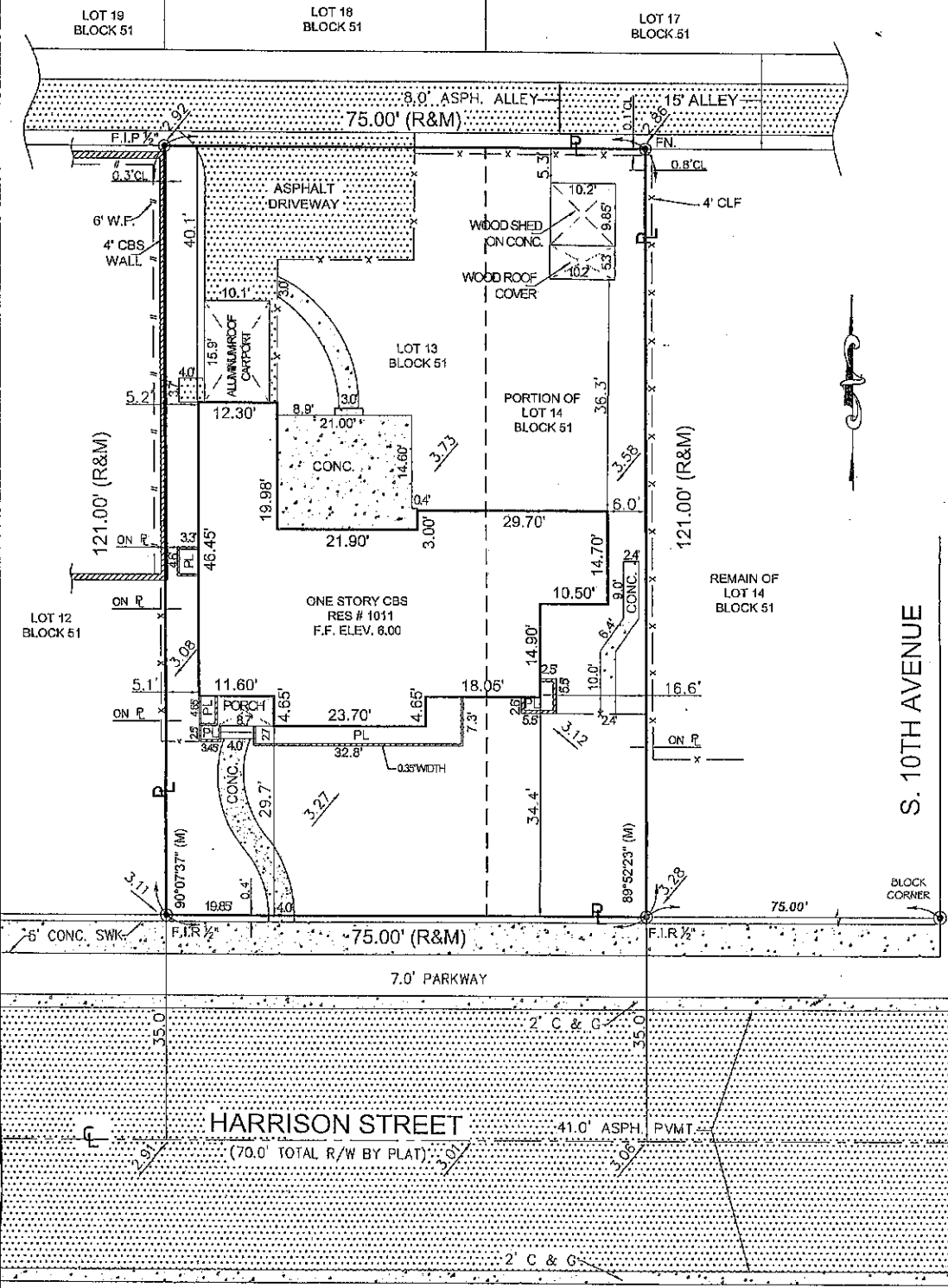
\*NOT VALID WITHOUT THE SIGNATURE, DATE AND THE ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER.\*

# BOUNDARY SURVEY

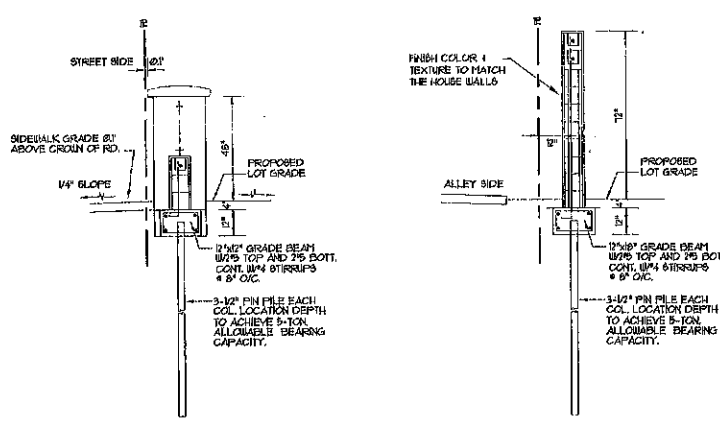
JOB No. 11-0416268

Drawn by:

SCALE: 1" = 20'

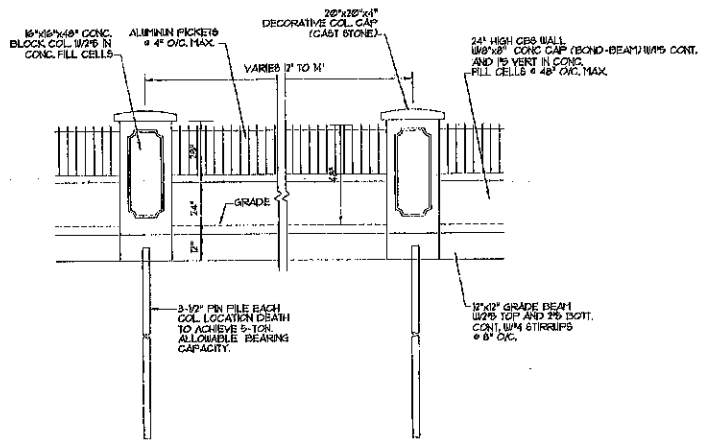


LEGEND AND ABBREVIATIONS		
	= ELEVATION	
	= DRIVEWAY	
	= UTILITY POLE	
	= BASIS OF BEARINGS	
	= AIR CONDITIONING PAD	
	= ARC DISTANCE	
	= BUILDING	
	= CATCH BASIN	
	= CONCRETE BLOCK STRUCTURE	
	= CHORD DISTANCE	
	= CLEAR	
	= CENTER LINE	
	= CONCRETE	
	= METAL FENCE	
	= CURB & GUTTER	
	= SET IRON ROD	
	= POINT OF COMMON-CEMENT	
	= FOUND NAIL	
	= POINT OF TANGENCY	
	= ENCROACHMENT	
	= FIRE HYDRANT	
	= FOUND IRON PIPE	
	= FOUND REBAR	
	= LOWEST FLOOR ELEVATION	
	= LIGHT POLE	
	= MEASURED	
	= RECORD	
	= RECORD & MEASURED	
	= METAL FENCE	
	= POINT OF INTERSECTION	
	= POINT OF REVERSE CURVE	
	= POINT OF CURVATURE	
	= FOUND NAIL/DISK	
	= POINT OF COMPOUND CURVE	
	= MONUMENT LINE	
	= NATIONAL GEODETIC VERTICAL DATUM	
	= OVERHEAD ELECTRIC LINE	
	= PLAT BOOK	
	= PERMANENT CONTROL POINT	
	= PAGE	
	= POINT OF BEGINNING	
	= PROPERTY LINE	
	= NOT TO SCALE	
	= DRAINAGE & MAINTENANCE EASEMENT	
	= CENTRAL ANGLE	
	= WOOD FENCE (6' HIGH)	
	= CHAIN LINK FENCE (4' HIGH)	
	= C.B.S. WALL	
	= BLOCK CORNER	
	= RADIUS	
	= RADIAL	
	= RESIDENCE	
	= RIGHT OF WAY	
	= SECTION	
	= SET IRON PIPE	
	= STORY	
	= SIDEWALK	
	= UTILITY EASEMENT	

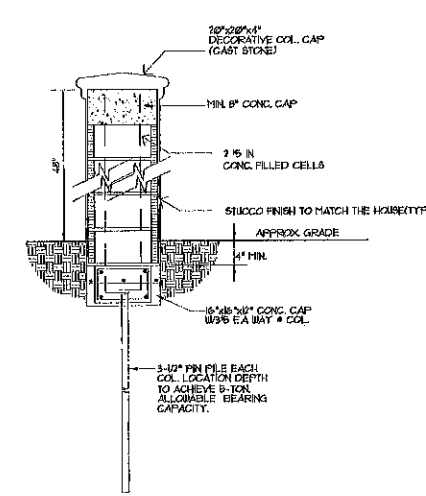


**TYPICAL WALL SECTION @ GRADE BEAM**  
SCALE: 1" = 10"

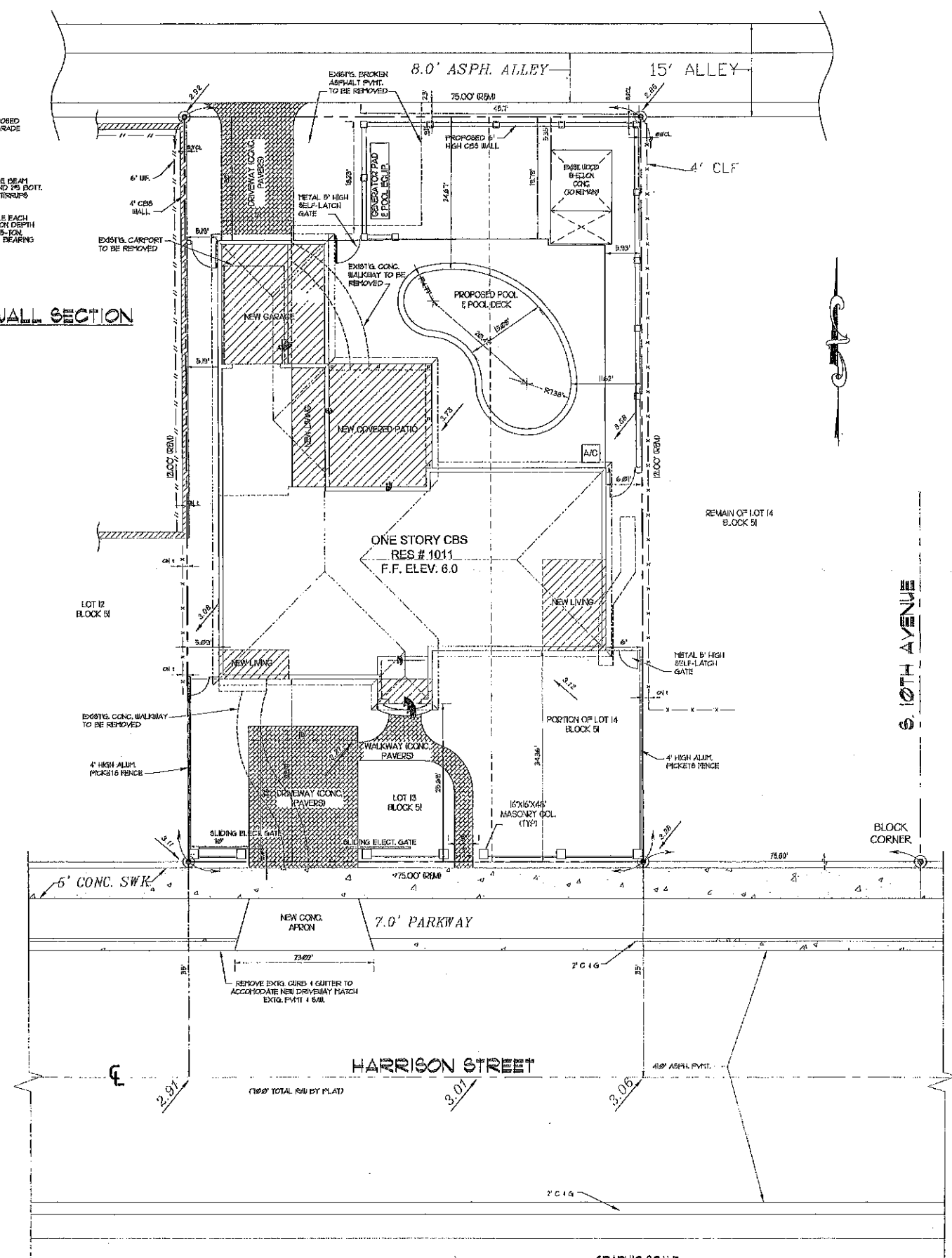
**TYPICAL 6' CBS WALL SECTION @ GRADE BEAM**  
SCALE: 1" = 10"



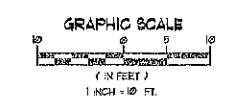
**TYPICAL WALL PANEL/DETAILS**  
SCALE: 1" = 10"



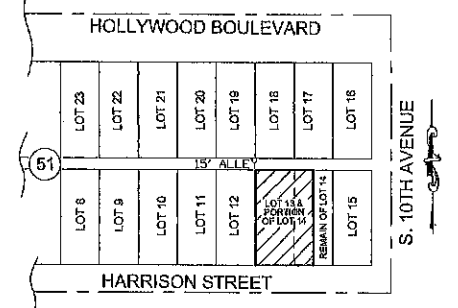
**TYPICAL COL. SECTION**  
N.T.S.



**SITE PLAN**  
SCALE: 1" = 10"



**BOUNDARY SURVEY**



**LEGAL DESCRIPTION:**  
LOT 13 & WEST 25.00 FEET OF LOT 14, BLOCK 51  
SUBDIVISION: HOLLYWOOD LAKES SECTION  
ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 11 AT PAGE 32  
OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA.

**LEGEND**

EX	EXISTING
IN	NEW
---	PROPERTY LINE
---	SETBACK LINE
---	WIRE FENCE
---	EASEMENT LINE
---	WOOD FENCE
C	CENTER LINE
P	PROPERTY LINE
ASPH	ASPHALT
PVMT	PAVEMENT
PP	POWER POLE
CLF	CHAIN LINK FENCE
UE	UTILITY EASEMENT
BCR	BROWARD COUNTY RECORDS

**SITE AREA CALCULATIONS:**

LAND AREA	= 9,076 SF
EXISTING LIVING	= 2,044 SF
PROPOSED ADDITIONAL LIVING	= 260 SF
TOTAL LIVING AREA	= 2,304 SF
PROPOSED GARAGE	= 370 SF
PROPOSED COVERED PATIO	= 334 SF
PROPOSED COVERED ENTRY	= 36 SF
DRIVEWAY BY ALLEY	= 240 SF
POOL & POOL DECK	= 139 SF
EXISTING SHED ON SLAB	= 154 SF
NEW FRONT DRIVEWAY & WALKWAY	= 524 SF
TOTAL IMPERVIOUS AREA	= 5,263 SF
69,000	
TOTAL PERVIOUS AREA	= 3,722 SF
14,000	
FRONT YARD AREA	= 2,337 SF
NEW FRONT DRIVEWAY & WALKWAY	= 524 SF (22,410 IMPERVIOUS)
TOTAL PERVIOUS AREA IN FRONT YARD	= 1,813 SF (17,600)

**PARKING:**  
PARKING REQUIREMENTS FOR 2,304 SF A/C AREA:  
3 PARKINGS REQUIRED  
4 PARKINGS PROVIDED

**SITE DATA**

FLOOD ZONE	= AE
BASE FLOOD ELEVATION	= 7.0
ZONING DESIGNATION	= RS-5

**SETBACKS**

DESCRIPTION	MIN. REQUIRED	MIN. PROVIDED
FRONT	25'	25.65'
REAR YARD	10.5'	19.00'
SIDE STREET	N/A	
SIDE INTERIOR	7.5'	52.160'

PROPOSED MAX. BUILDING HEIGHT = 10'-0"

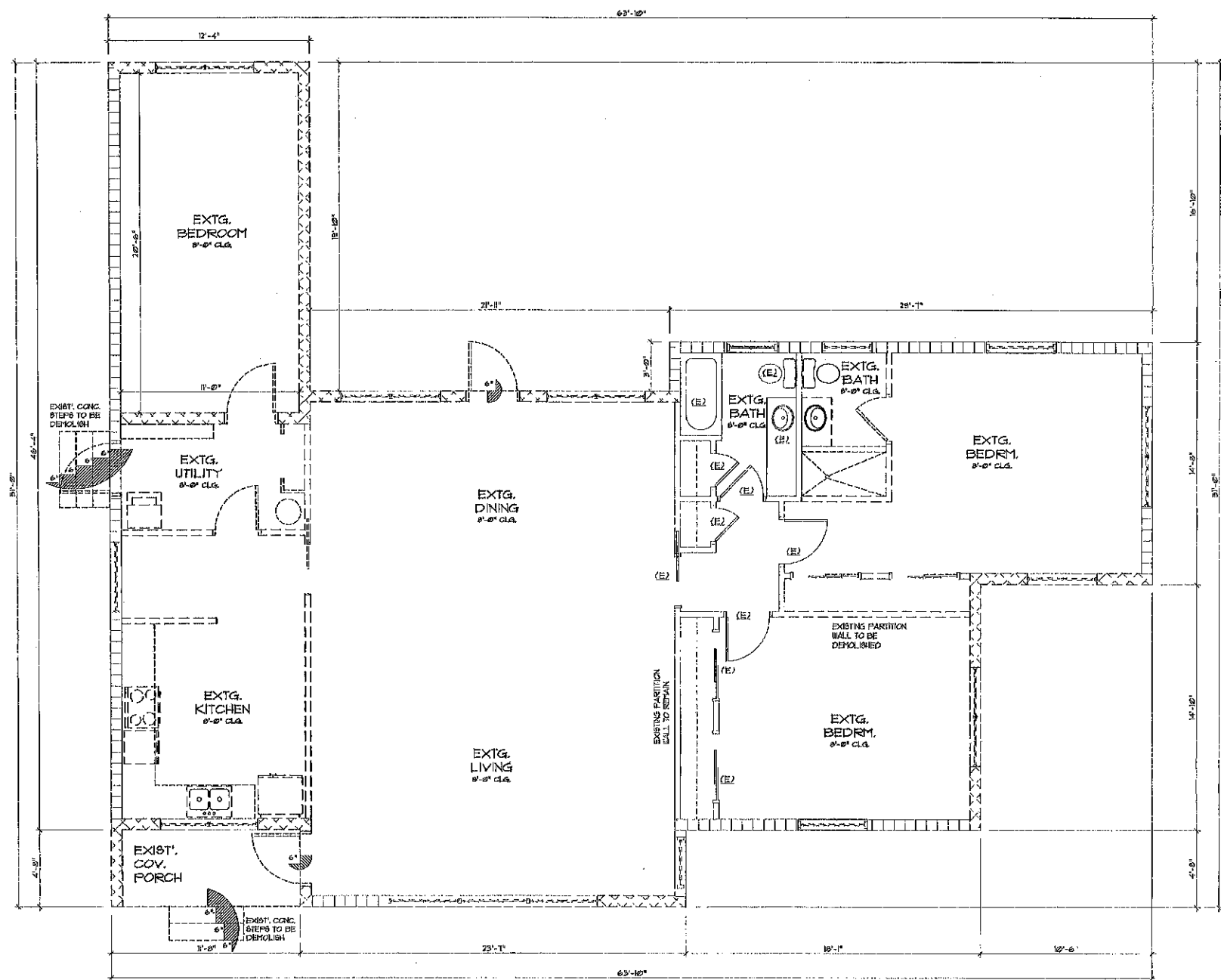
- NOTES:**
- EXISTING OAK TREE SHALL BE PROTECTED DURING CONSTRUCTION OF THE ADDITION AND SHALL HAVE ITS ROOT SYSTEM TIED.
  - THERE SHALL NOT BE ANY LIGHT SPILLAGES BEYOND THE LIMITS OF THE PROPERTY GREATER THAN 0.5 FC.
  - LANDSCAPE SHALL BE PROVIDED WITH IRRIGATION BY USE OF SPRINKLER SYSTEM.

**SOILPROBE ENGINEERING & TESTING**  
STUDIES, DESIGN, INSPECTION AND TESTING SERVICES  
7480 GREEN RD., SUITE 140, Ft. Lauderdale, FL 33334  
TEL: (954) 584-6115  
FAX: (954) 584-6115

**PROPOSED RENOVATION OF AN EXISTING CBS ONE STORY BLDG**  
**PAUL & LILIANA PEANA**  
1011 HARRISON STREET  
HOLLYWOOD FLORIDA 33320

**CLIENT:** PAUL PEANA  
**DESIGNED BY:** PAUL PEANA  
**DRWN:** VA  
**DATE:** 6-13-11  
**CHKD:** PA  
**DATE:** 6-13-11  
**SIGN & SEAL:**  
**DATE:**  
**ACAD DWG:** PEANA  
**PROJ NO.:** 11-0613  
**SHEET:** SP-1  
**OF:** 1

ALL WORK SHALL BE DONE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE INTERNATIONAL BUILDING CODES AND ALL APPLICABLE LOCAL, STATE AND FEDERAL LAWS. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE APPROPRIATE AGENCIES. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY INSURANCE COVERAGE AND SHALL MAINTAIN THE SAME THROUGHOUT THE PROJECT. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY UTILITIES INFORMATION AND SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY INFORMATION FROM THE UTILITIES COMPANIES AND SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY INFORMATION FROM THE UTILITIES COMPANIES AND SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY INFORMATION FROM THE UTILITIES COMPANIES.



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

- DEMOLITION NOTES:**
1. ORGANIZE AND PERFORM DEMOLITION WORK TO AVOID DAMAGE TO EXISTING STRUCTURES.
  2. DEMOLITION AND TRANSPORTATION OF DEBRIS ARE TO COMPLY WITH APPLICABLE CODES AND REGULATIONS GOVERNING THIS OPERATIONS. ALL FEES TO BE PAID BY CONTRACTOR.
  3. DEMOLITION AND REMOVAL OPERATIONS SHALL BE CONDUCTED IN AN EXPEDIENT MANNER, WITH PRECAUTIONS TAKEN TO PREVENT DEMOLISHED AREAS FROM BEING AN "ATTRACTIVE NUISANCE".
  4. NOTIFY THE ARCHITECT OF ANY CONDITION CAPABLE OF AFFECTING THE SAFETY OF OCCUPANTS IN ADJACENT BUILDING, THE NORMAL USE OF THE FACILITIES OR THE PHYSICAL CONDITION OF THE STRUCTURE.
    1. IN CASE OF DISRUPTION OF UTILITIES OR THE DISCOVERY OF PREVIOUSLY UNKNOWN UTILITIES, STOP WORK IMMEDIATELY AND NOTIFY ARCHITECT.
    2. WORK IS NOT TO BE CONTINUED UNTIL ARCHITECT RESOLVES SITUATION.
  5. CONTRACTOR MUST CALL FOR A LOCATE OF ALL EXISTING UTILITIES PRIOR TO COMMENCEMENT OF DEMOLITION WORK. CONTRACTOR TO COORDINATE WITH APPLICABLE UTILITIES AND THE OWNER FOR UTILITIES LINE REMOVAL, CAPPING, AND UTILITIES SHUTDOWNS REQUIRED BY REMOVAL WORK.
  6. EXISTING WORK NOT A PART OF THIS DOCUMENT THAT IS DAMAGED OR ANY WAY IMPACTED BY DEMOLITION OR ANY OTHER WORKED PERFORMED MUST BE RESTORED TO ORIGINAL STATE AT CONTRACTOR EXPENSE.
    1. CONTROL DUST RESULTING FROM DEMOLITION.
    2. DISPOSITION OF DEMOLISH MATERIALS BY BURNING IS NOT ALLOWED.
  7. PROVIDE BARRIERS AND WARNING DEVICES TO PROTECT PUBLIC AND USERS OF ADJACENT FACILITIES.
    1. CONTROL DUST RESULTING FROM DEMOLITION.
    2. DISPOSITION OF DEMOLISH MATERIALS BY BURNING IS NOT ALLOWED.
  8. REMOVE DEMOLISHED CONSTRUCTION MATERIAL AND RELATED DEBRIS FROM THE SITE ON A REGULAR BASIS. ACCUMULATION OF DEBRIS ON THE SITE WILL NOT BE ALLOWED.

- LEGEND:**
- EXISTING CMU BEARING WALL TO REMAIN
  - EXISTING CMU BEARING WALL TO BE DEMOLISHED
  - EXISTING PARTITION WALL TO REMAIN
  - EXISTING PARTITION WALL TO BE DEMOLISHED
  - EXISTING DOOR TO BE DEMOLISHED
  - EXISTING DOOR TO REMAIN
  - EXISTING WINDOW TO BE DEMOLISHED
  - EXISTING WINDOW TO REMAIN
  - EXISTING COUNTERS TO BE REMOVED
  - EXISTING FIXTURES TO BE REMOVED AND CAP WATER / SEWER
  - (E) DENOTES EXISTING

NO.	DATE	REVISIONS DESCRIPTION

**SOILPROBE ENGINEERING & TESTING**  
 STUDIES, DESIGN, INSPECTION AND TESTING SERVICES  
 7650 GULF RD., SUITE 140, FL 33514  
 TEL: (954) 384-6715  
 FAX: (954) 561-2415

**PROPOSED RENOVATION OF AN EXISTING ONE STORY BLDG.**  
**PAUL & LILIANA PEANA**  
 1011 HARRISON STREET  
 HOLLYWOOD FLORIDA 33320

CLIENT  
PAUL PEANA

DESIGNED BY:  
PAUL PEANA

DRWN: DATE  
PA 6-13-11

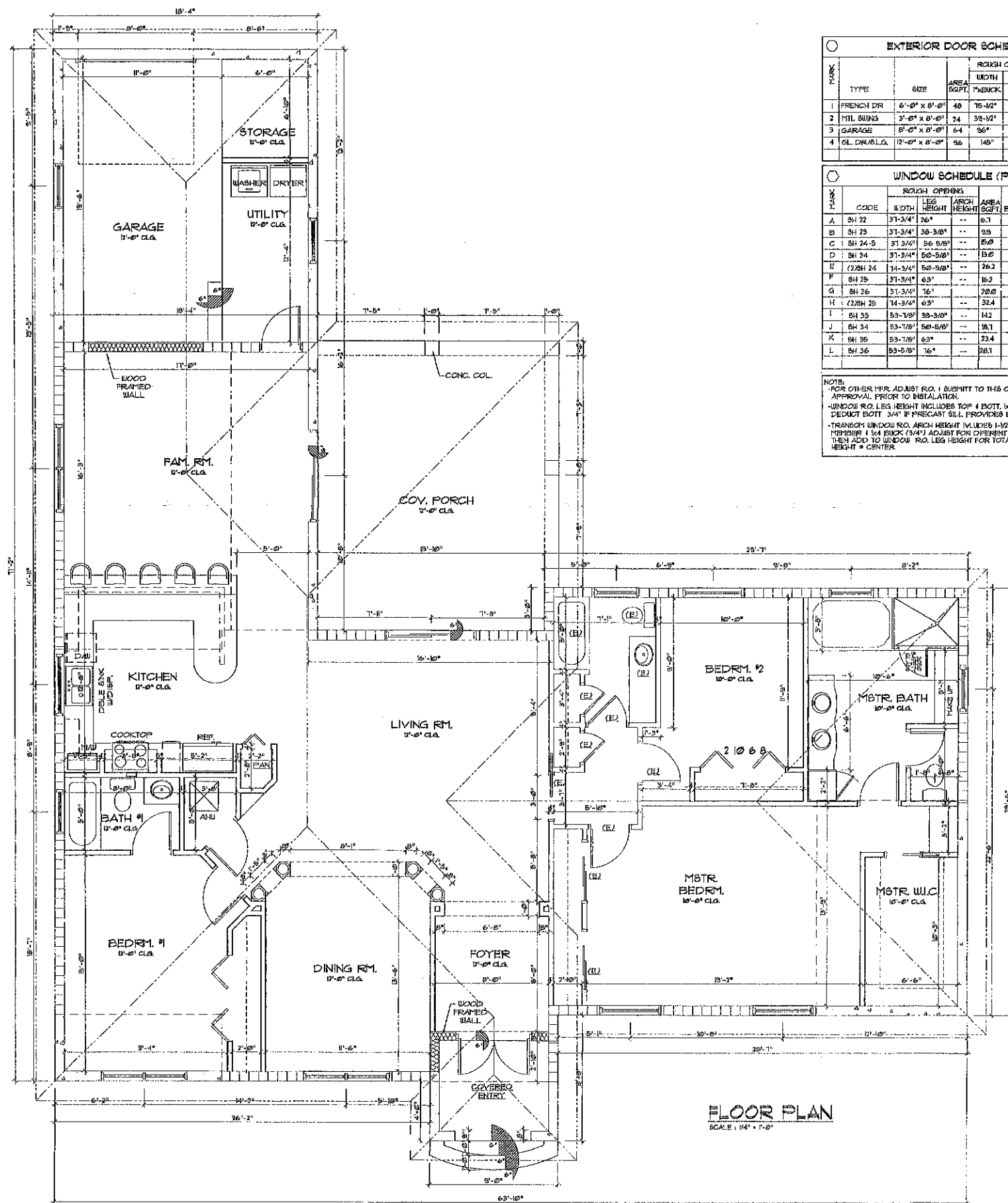
CHKD: DATE  
PA 6-13-11

SIGN & SEAL

DATE

ACAD DWG PROJ NO.  
PEANA 11-0613

SHEET  
DM-1



**EXTERIOR DOOR SCHEDULE**

MARK	TYPE	SIZE	AREA SQFT	ROUGH OPENING		NOTE
				WIDTH	HEIGHT	
1	FRENCH DR	6'-0" x 8'-0"	48	75-1/2"	90-1/2"	
2	MIL SUITS	3'-0" x 8'-0"	24	39-1/2"	90-1/2"	
3	GARAGE	8'-0" x 8'-0"	64	96"	84"	OVERHEAD
4	CL. DRUG LG.	12'-0" x 8'-0"	96	145"	98"	

**WINDOW SCHEDULE (PGT)**

MARK	TYPE	CODE	ROUGH OPENING		AREA SQFT	EGRESS	NOTE
			WIDTH	HEIGHT			
A	SH	22	37-3/4"	66"	6.7	NO	
B	SH	23	37-3/4"	58-3/8"	3.9	NO	
C	SH	24-5	37-3/4"	56-9/8"	5.0	YES	
D	SH	24	37-3/4"	50-5/8"	1.9	NO	
E	(2)SH	24	14-3/4"	50-5/8"	26.2	NO	
F	SH	25	37-3/4"	63"	16.2	NO	
G	SH	26	37-3/4"	76"	28.0	NO	
H	(2)SH	25	14-3/4"	63"	37.4	NO	
I	SH	33	53-1/8"	39-3/8"	14.2	NO	
J	SH	34	53-1/8"	50-5/8"	19.1	NO	
K	SH	35	53-1/8"	63"	23.4	NO	
L	SH	36	53-1/8"	76"	28.1	NO	

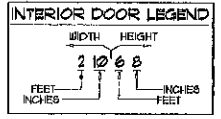
**NOTE:**  
 -FOR OTHER PER. ADJUST R.O. 1/8" IN THIS OFFICE FOR APPROVAL PRIOR TO INSTALLATION.  
 -WINDOW R.O. LEG HEIGHT INCLUDES TOP 1/8" DOT, 1/4" BUCK, DEDUCT BOTT 3/4" IF PRECAST SILL PROVIDES BUCK.  
 -TRANSOM WINDOW R.O. ARCH HEIGHT INCLUDES 1-1/2" TRANSOM MEMBER 1/4" BUCK (3/4" ADJUST FOR DIFFERENT SIZE MEMBERS THEN ADD TO WINDOW R.O. LEG HEIGHT FOR TOTAL WINDOW R.O. HEIGHT + CENTER

**CODE COMPLIANCE**  
 FLORIDA RESIDENTIAL BUILDING CODE 2007 W/ 2009 REVISIONS, EXISTING FLORIDA BUILDING CODE 2007 W/ 2009 REVISIONS.  
**CONSTRUCTION TYPE AND OCCUPANCY:**  
 OCCUPANCY USE: SINGLE FAMILY  
 OCCUPANCY GROUP: RESIDENTIAL R-3  
 TYPE OF CONSTRUCTION: TYPE III-B  
 CLASSIFICATION OF WORK: ALTERATION LEVEL III  
**WIND LOAD DESIGN:**  
 ASCE 7-05 140 MPH, 3 SEC GUST.  
 EXPOSURE CATEGORY C, IMPORTANCE FACTOR II

- GENERAL NOTES:**
- EGRESS WINDOWS WILL HAVE CLEAR OPENING MIN. OF 20" WIDE X 24" HIGH W/57 SQFT. MIN. AREA
  - ALL EGRESS WINDOWS SHALL HAVE OPERATING MECHANISM NO. HIGHER THAN 54" ABOVE FINISH FLOOR & OPENING SHALL HAVE A SILL HEIGHT NOT MORE THAN 44 INCHES (88 MAG ABOVE FINISH FLOOR.
  - ALL WINDOWS AND DOORS SHALL BE PROTECTED AGAINST IMPACT LOADS DURING A SEVERE STORM BY INSTALLING AN APPROVED IMPACT SYSTEM WHICH SHALL BE DESIGNED TO SUPPORT THE IMPOSED WIND PRESSURE LOADS AS INDICATED ON ELEVATIONS.
  - ALL CEILING HEIGHT AT FIRST FLOOR ARE REFERENCED TO FIN. FL. CL. C-0"
  - ALL CONSTRUCTION SHALL CONFORM TO THE FLORIDA BUILDING CODE 2007 EDITION W/ 2009 REVISIONS, EXISTING FLORIDA BUILDING CODE 2007 W/ 2009 REVISIONS.
  - CONTRACTOR SHALL VERIFY ALL DIMENSIONS AND CONDITIONS IN THE FIELD PRIOR TO COMMENCEMENT OF THE PROJECT. ANY DISCREPANCIES WHICH MAY ALTER THE INTENT OF THE ARCHITECTURAL OR ENGINEERING DOCUMENTS ARE TO BE BROUGHT TO THE IMMEDIATE ATTENTION OF THE ARCHITECT IN WRITING, FOR APPROVAL OR MODIFICATION.
  - ALL WORK SHALL BE PERFORMED IN STRICT ACCORDANCE WITH THE BEST PRACTICES OF THE CONSTRUCTION TRADES IN A PROFESSIONAL AND WORKMANLIKE MANNER. ANY WORK NOT CONFORMING WITH THESE STANDARDS MAY BE REJECTED BY THE ARCHITECT AND REDONE BY THE CONTRACTOR AT NO ADDITIONAL EXPENSE TO THE OWNER.
  - ALL MATERIALS AND LABOR TO HAVE A ONE YEAR WARRANTY FROM DATE OF COMPLETION.
  - ALL WOOD MEMBERS IN DIRECT CONTACT WITH CONCRETE AND MASONRY SHALL BE PRESURE TREATED.
  - CONTRACTOR SHALL SUBMIT SHOP DRAWINGS TO THE ARCHITECT FOR REVIEW AND APPROVAL PRIOR TO FABRICATION AND OR INSTALLATION.
  - ALL EXISTING CONDITIONS (STRUCTURAL, ELECTRICAL, MECHANICAL & PLUMBING) WERE COMPLETED BY THE ARCHITECT FROM SITE VISITS OF EXISTING STRUCTURE AND DRAWINGS PROVIDED BY THE OWNERS. CONTRACTOR SHALL VERIFY ALL USE CONDITIONS PRIOR TO COMMENCEMENT OF WORK.

**SITE AREA**

EXISTING LIVING	2,044 SF
PROPOSED ADDITIONAL LIVING	260 SF
TOTAL LIVING AREA	2,304 SF
PROPOSED GARAGE	370 SF
PROPOSED COVERED PATIO	334 SF
PROPOSED COVERED ENTRY	36 SF



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

SOILPROBE ENGINEERING & TESTING  
 STUDIES, DESIGN, INSPECTION AND TESTING SERVICES  
 7450 GARRON RD., SUITE 140, FL. 33514  
 TEL: (854) 564-0415  
 FAX: (854) 564-2415

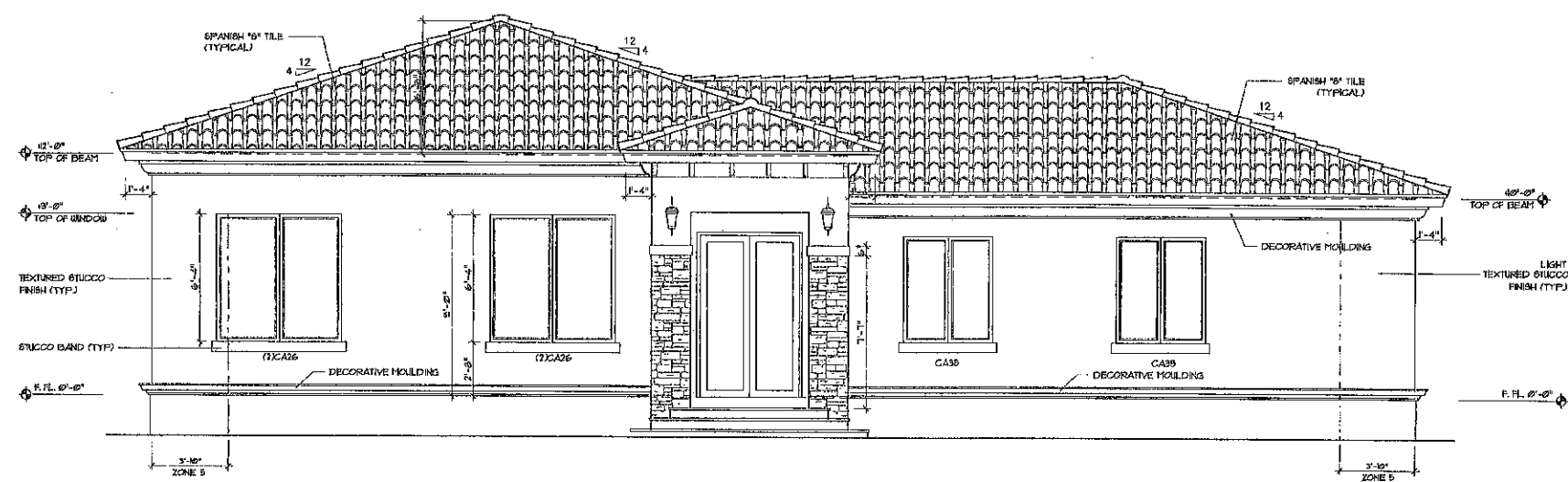
**REVISIONS**

NO.	DATE	DESCRIPTION

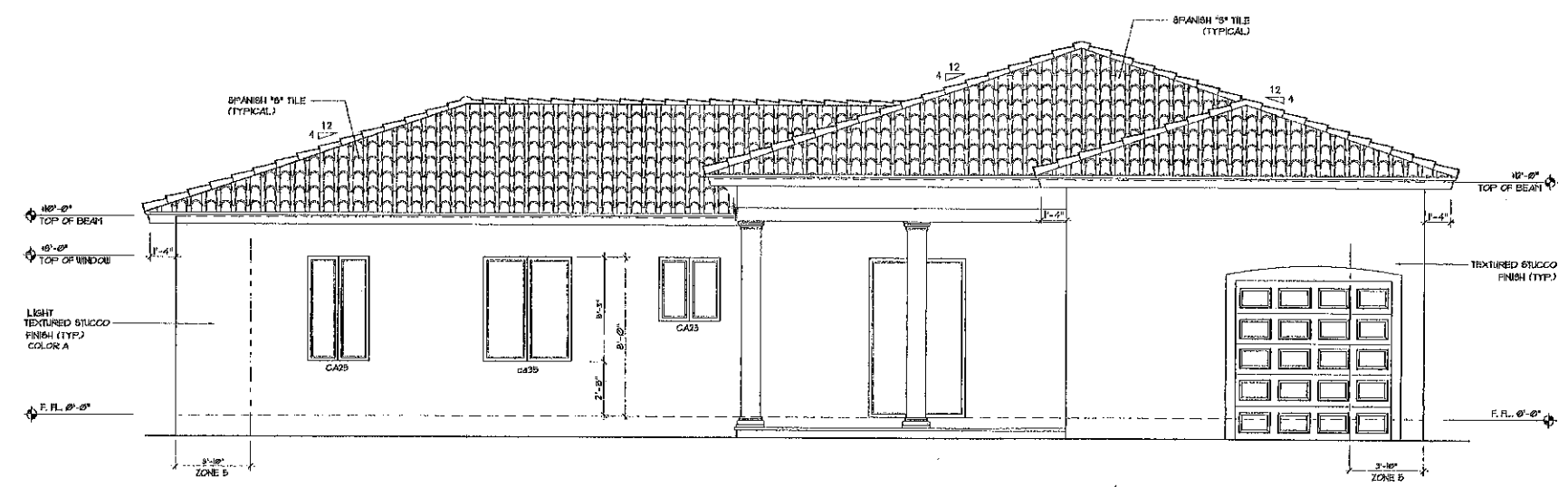
**PROPOSED RENOVATION OF AN EXISTING ONE STORY BLDG.**  
**PAUL & LILIANA PEANA**  
 1011 HARRISON STREET  
 HOLLYWOOD, FLORIDA 33320

CLIENT: PAUL PEANA  
 DESIGNED BY: PAUL PEANA  
 DRAWN: VA DATE: 6-13-11  
 CHKD: PA DATE: 6-13-11  
 SIGN & SEAL  
 DATE  
 ACAD DWG: PEANA PROJ NO: 11-0613  
 SHEET: A-1

THESE DRAWINGS ARE PREPARED BY AN ARCHITECT OR ARCHITECTURAL FIRM IN ACCORDANCE WITH THE FLORIDA ARCHITECTURE ACT, CHAPTER 481, F.S. AND THE FLORIDA BOARD OF ARCHITECTURE, CHAPTER 481, F.S. THESE DRAWINGS ARE NOT TO BE USED FOR ANY OTHER PURPOSES WITHOUT THE WRITTEN CONSENT OF THE ARCHITECT OR ARCHITECTURAL FIRM. THE ARCHITECT OR ARCHITECTURAL FIRM DOES NOT WARRANT OR GUARANTEE THE ACCURACY OR COMPLETENESS OF THESE DRAWINGS. THE USER OF THESE DRAWINGS SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND FOR VERIFYING THE EXISTING CONDITIONS OF THE PROJECT. THE ARCHITECT OR ARCHITECTURAL FIRM SHALL NOT BE RESPONSIBLE FOR ANY CONSEQUENCES ARISING FROM THE USE OF THESE DRAWINGS.



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



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

NO.	DATE	REVISIONS	DESCRIPTION

**SOILPROBE ENGINEERING & TESTING**  
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 7450 CRAFFIN RD., SUITE 140, FT. 33314  
 TEL: (854) 884-9115  
 FAX: (854) 884-9115

**PROPOSED RENOVATION OF AN EXISTING CBS ONE STORY BLDG.**  
**PAUL & LILIANA PEANA ARCHITECTS**  
 1011 HARRISON STREET  
 HOLLYWOOD, FLORIDA 33328

CLIENT  
PAUL PEANA

DESIGNED BY:  
PAUL PEANA

DRWN:  
VA      DATE  
6-13-11

CHKD:  
PA      DATE  
6-13-11

SIGN & SEAL

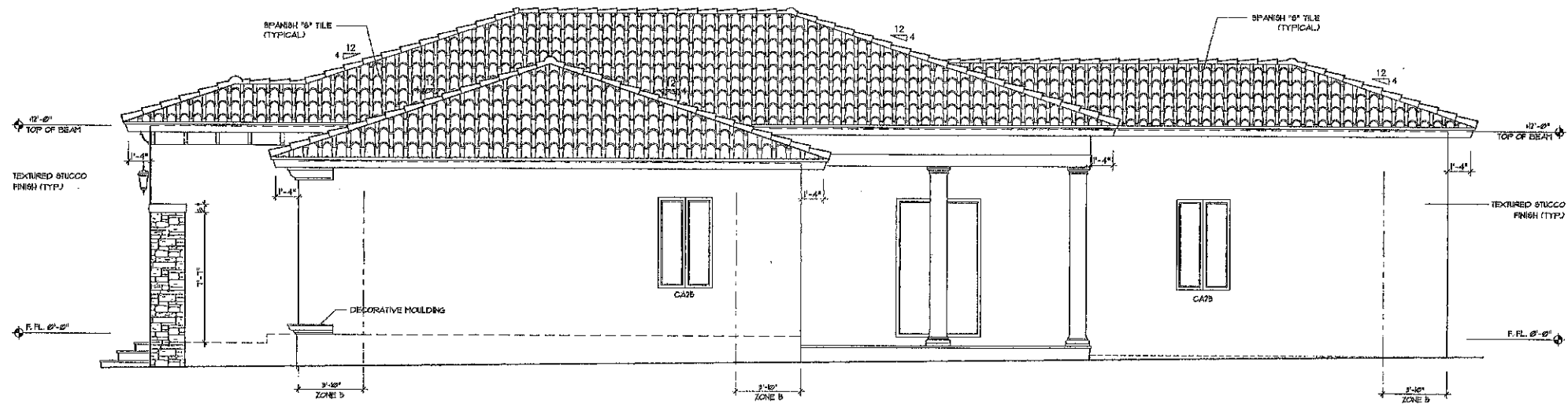
DATE:

ACAD DWG  
PEANA

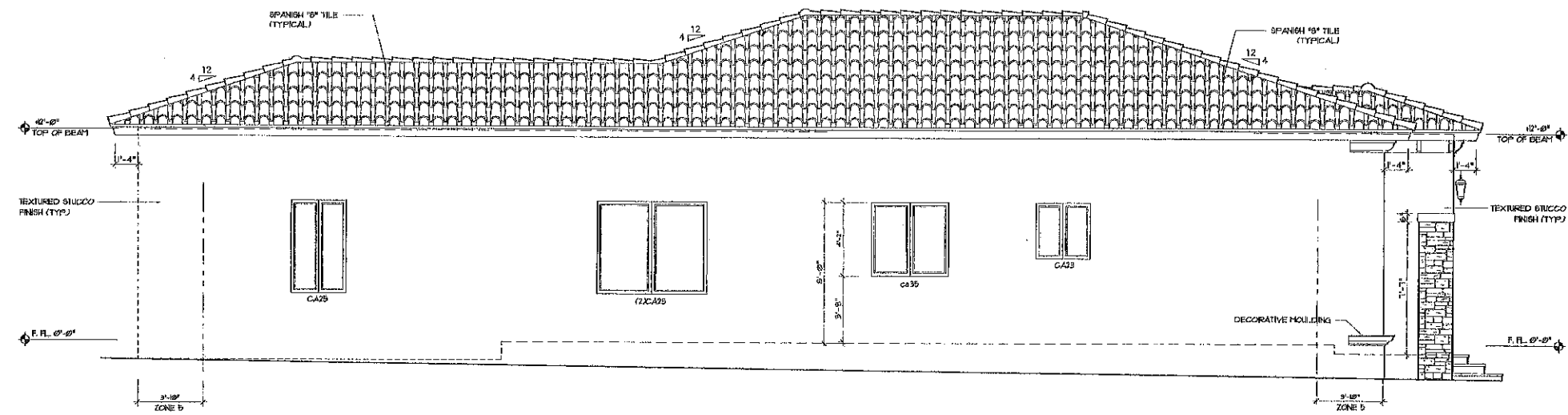
PROJ NO.  
11-0613

SHEET  
A-2

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RIGHT SIDE ELEVATION (WEST)  
SCALE: 1/4" = 1'-0"



LEFT SIDE ELEVATION (EAST)  
SCALE: 1/4" = 1'-0"

NO.	DATE	DESCRIPTION

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 STUDIES, DESIGN, INSPECTION AND TESTING SERVICES.  
 7450 GRIFFIN RD., SUITE 146, FL 33114  
 TEL: (954) 884-6715  
 FAX: (954) 884-2415

**PROPOSED RENOVATION OF AN EXISTING ONE STORY BLDG.**  
**PAUL & LILIANA PEANA**  
 1011 HARRISON STREET  
 HOLLYWOOD FLORIDA 33320

CLIENT  
PAUL PEANA

DESIGNED BY:  
PAUL PEANA

DRWN: VA. DATE: 6-13-11

CHKD: P.A. DATE: 6-13-11

SIGN & SEAL

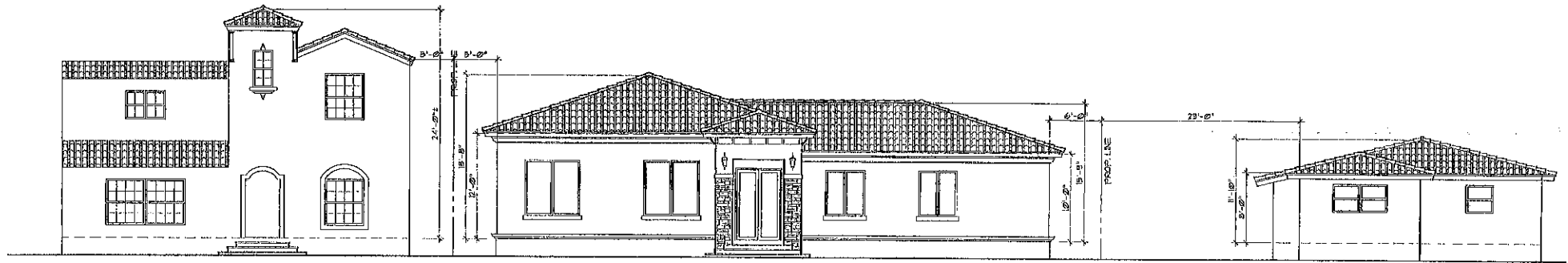
DATE

ACAD DWG: PEANA PROJ NO: 11-0613

SHEET  
**A-3**



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NEW SOUTH (FRONT) ELEVATION SHOWING SURROUNDING STRUCTURES HIGH & MASSING  
SCALE: 1/8" = 1'-0"

NO.	DATE	REVISIONS	DESCRIPTION

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 7450 CRAWFORD RD., SUITE 140, FL 33714  
 TEL. (954) 584-6715  
 FAX (954) 584-2415

**PROPOSED RENOVATION OF AN EXISTING CBS ONE STORY BLDG.**  
**PAUL & LILIANA PEANA**  
 1011 HARRISON STREET  
 HOLLYWOOD FLORIDA 33320

CLIENT  
PAUL PEANA

DESIGNED BY:  
PAUL PEANA

DRWN:  
VA

DATE  
6-13-11

CHKD:  
PA

DATE  
6-13-11

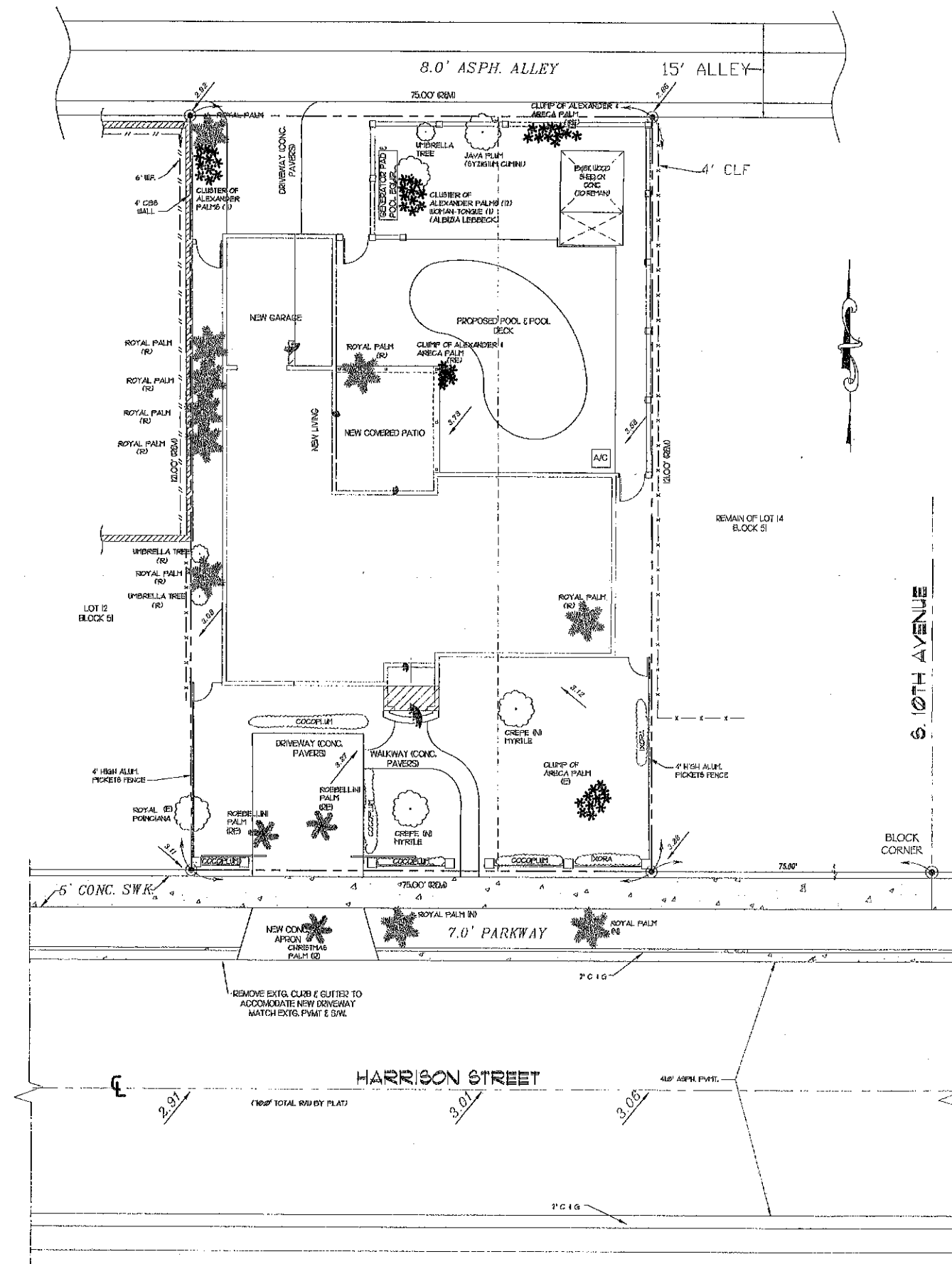
SIGN & SEAL

DATE

ACAD DWG:  
PEANA

PROJ NO:  
11-0613

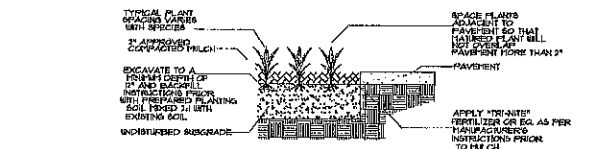
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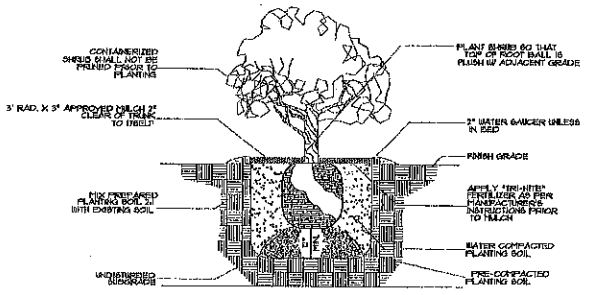
**LEGEND**

(E)	EXISTING
(R)	NEW
(S)	RELOCATE
(X)	TO BE REMOVE

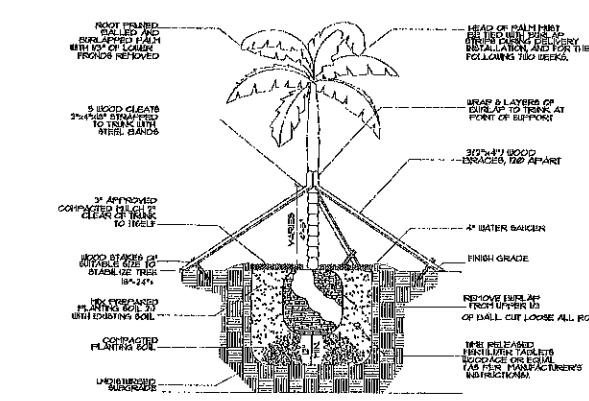
**PLANTING DETAILS**



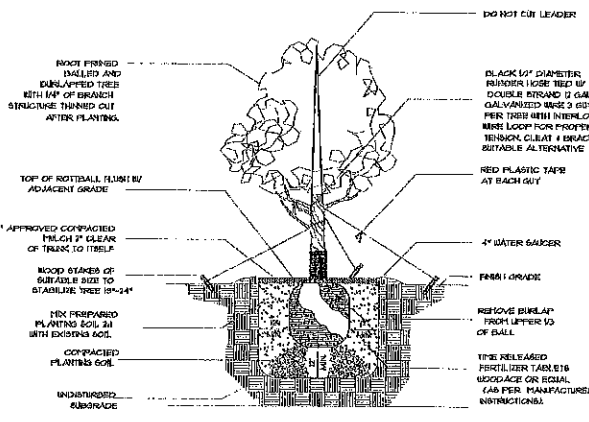
**GROUND COVER PLANTING DETAILS**



**SHRUB PLANTING DETAIL**

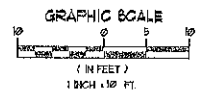


**PALM PLANTING AND BRACING DETAIL**



**TREE PLANTING AND GUYING DETAIL**

**LANDSCAPE PLAN**  
SCALE: 1" = 10'



**REVISIONS**

NO.	DATE	DESCRIPTION

**SOILPROBE ENGINEERING & TESTING**  
 STUDIES, DESIGN, INSPECTION AND TESTING SERVICES  
 7450 GERRIN RD., SUITE 40, FL 3354  
 TEL: (954) 984-8718  
 FAX: (954) 585-2425

**PROPOSED RENOVATION OF AN EXISTING CBS ONE STORY BLDG.**  
**PAUL & LILIANA PEANA**  
 1011 HARRISON STREET  
 HOLLYWOOD FLORIDA 33320

CLIENT <b>PAUL PEANA</b>	
DESIGNED BY: <b>PAUL PEANA</b>	
DRWN: <b>VA</b>	DATE: <b>6-13-11</b>
CHKD: <b>PA</b>	DATE: <b>6-13-11</b>
SIGN & SEAL	
DATE	
ACAD DWG: <b>PEANA</b>	PROJ NO: <b>11-0613</b>
SHEET <b>LA-1</b>	OF <b>1</b>

# Attachment B

## Aerial Photograph

# AERIAL PHOTOGRAPH



1011 HARRISON STREET