

HISTORIC PRESERVATION BOARD MEETING

MARCH 27, 2012

CERTIFICATE OF APPROPRIATENESS FOR DESIGN

2. **FILE NO:** 12-C-16
 APPLICANT: Brenda Martinez
 LOCATION: 1027 Hollywood Boulevard
 REQUEST: Certificate of Appropriateness for Design
 for exterior renovations and an addition to an
 existing single-family home located in the
 Lakes Area Historic Multiple Resource Listing
 District.

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

DATE: March 27, 2012

FILE: 12-C-16

TO: Historic Preservation Board

VIA: Andria Wingett, Planning Manager *AW*

FROM: Mariluz Maldonado, Planning and Development Services Administrator *MM*

SUBJECT: Brenda Martinez requests a Certificate of Appropriateness for Design for exterior renovations and an addition to an existing home at 1027 Hollywood Boulevard in the Lakes Area Historic Multiple Resource Listing District.

APPLICANT REQUEST

The applicant is requesting a Certificate of Appropriateness for Design for modified elevations and improvements to an existing single-family residence.

STAFF'S RECOMMENDATION

Certificate of Appropriateness for Design: Approval.

BACKGROUND

The project includes a remodeled front porch as well as a small addition (397 sq ft) at the rear of the property. Based on information provided by the applicant, the existing structure was constructed in 1951. The dwelling is located on an interior lot fronting Hollywood Boulevard and is a one-story structure. The lot is approximately 121 feet wide by 50 feet long.

The home appears to have architectural features of Post War Modern Ranch; however, does not appear to be the best example of this style. These homes were constructed en masse after World War II when there was a need for quick, efficient housing. This style was popular with builders as they were relatively inexpensive and used simple materials with none of the traditional detailing. Major features include asymmetrical massing with horizontal emphasis to windows. Materials include stucco and aluminum windows. Entrances were not emphasized and the homes had limited ornamentation. Low-pitched roofs with concrete tile were typical of Ranch style homes.

PROPOSED PROJECT

The existing residence contains a semi enclosed porch and a planter that runs about the length of the front elevation. The porch will be redesigned to provide a more inviting feel while creating a more inviting and open entrance with steps leading to the main door. An aluminum gate was added to the natural stone wall which leads to the rear of the home. The number of front windows will be maintained but will be enlarged in height so as to allow natural light and create an inviting atmosphere. Other new features include a natural stone wall with parapet that extends approx. 3' above the roof of home.

The home currently has a pitched roof. The applicant indicated this pitched roof will be maintained and new parapets, architectural elements and features will conceal the pitched roof on the front elevation while providing a more modern look. The applicant is proposing to change the pitched roof material to a metal roof. Furthermore, the entire design of front façade is being changed to provide parapets, straight lines and architectural features such as a concrete vase, metal roof, and smooth stucco, to provide a more modern design. This more modern design incorporates elements such as straight lines and oversized windows.

As previously mentioned, the applicant is also proposing a one story addition at the rear of the home. The addition is approximately 397 sq ft and will accommodate a bedroom, bath and a laundry room. The existing one story height will be maintained. The applicant proposes to continue the existing side setback to the side while complying with the other setback requirements. Based on the size of the lot a minimum of 5' side setback is required. Once completed, the home will provide approximately 2,166 sq ft. Since the addition is small in size, no additional parking spaces are being required. Furthermore, the site will continue to provide the required open space areas. The applicant is maintaining existing vegetation which includes to the extent possible while incorporating new native vegetation.

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 applicant has taken into consideration the property's contribution in scale and massing to the neighborhood. Therefore, the proposed design elements are consistent with the character of the Historic Lakes Section. Furthermore, the applicant is proposing materials such as new stucco, natural stone, and wrought iron which are consistent with the historic district. Additionally, the proposed exterior will be consistent with the City's color chart, as stated by the applicant.

SITE BACKGROUND

Applicants/Owners: Brenda Martinez

Address/Location: 1027 Hollywood Boulevard

Size of Property: 0.14 acres

Present Zoning: Single Family Residential (RS-6)
Lakes Area Historic Multiple Resource Listing District

Present Land Use: Single Family Residence

Year Built: 1951

Adjacent Zoning:

North: Single Family Residential District (RS-6)
Lakes Area Multiple Resource Listing District (HMPRLOD-1)

South: Single Family Residential District (RS-6)
Lakes Area Multiple Resource Listing District (HMPRLOD-1)

East: Single Family Residential District (RS-6)
Lakes Area Multiple Resource Listing District (HMPRLOD-1)

West: Single Family Residential District (RS-6)
Lakes Area Multiple Resource Listing District (HMPRLOD-1)

CITY-WIDE MASTER PLAN

The City-Wide Master Plan places a priority on protecting, preserving and enhancing residential neighborhoods. It states, "The single-family character of the area should be preserved and enhanced through strict zoning code enforcement, traffic calming and streetscape improvements".

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

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

The proposed development resides within a residential neighborhood fronting Hollywood Boulevard. The proposed changes are not only compatible with the existing home design, but also consistent with the existing and surrounding buildings. Furthermore, the interior and exterior renovations will not be detrimental to the preservation and stability of the community. The request will allow the applicant to maximize the use of the property by increasing the usable space of the existing home.

CONSISTENCY WITH THE COMPREHENSIVE PLAN

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

The proposed renovations and additions allow the applicant to make the necessary improvements while maximizing the use of their property. By allowing the applicant to improve the structure, the City is accomplishing the desired reinvestment in an existing contributing site in the Lakes Area Historic Multiple Resource Listing District while maintaining the character of the neighborhood.

HOLLYWOOD LAKES NEIGHBORHOOD PLAN

Hollywood Lakes Neighborhood Plan seeks to maintain and protect 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 has proposed a façade renovation and addition which will not impact adjacent properties and the general character of the Historic District.

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.

CRITERION: INTEGRITY OF LOCATION

ANALYSIS: The existing residence contains a semi enclosed porch and a planter that runs about the length of the front elevation. The home currently has a pitched roof. The applicant indicated this pitched roof will be maintained and enclosed by new elements and features to provide a more modern look. The applicant indicted the roof material will be changed to a metal roof. The porch will be redesigned to provide a more open entrance with steps leading to the main door. Other features for this area include a natural stone wall with parapet that extends approx. 3' above the roof of home. An aluminum gate was added to the natural stone wall which leads to the rear of the

home. The front windows are being changed to larger window openings; however, the amount of windows will be kept. Furthermore, the entire design of front façade is being changed to provide parapets, straight lines and architectural features, metal roof, and smooth stucco, to provide a more modern design.

A one story addition is also being proposed at the rear of the home. The addition is approximately 397 sq ft and will accommodate a bedroom, bath and a laundry room. The existing one story height will be maintained. The applicant proposes to continue the existing side setback while complying with the other setback requirements. Based on the size of the lot a minimum of 5' side setback is required. Once completed the home will be approximately 2,166 sq ft. Since the addition is small in size, no additional parking spaces are required. Furthermore, the site will continue to provide the required open space areas. The applicant is maintaining existing vegetation which includes to the extent possible while incorporating new native vegetation.

The applicant has also indicated, "The addition to the property is being proposed in the only possible area for extension which is at the back of the property. In the front we are only proposing a renovation of the existing porch".

The Design Guidelines state, "Porches have been a traditional and significant feature of Hollywood architecture since the early 1920s. Porches served as a covered entrance to buildings and a transitional space between the interior and exterior. They provide a protected, shaded area used for relief from South Florida's frequent hot and humid weather. As previously indicated the applicant is proposed to maintain the porch while modifying it to be more open and welcoming while leading to the main door.

FINDING: Consistent.

CRITERION: DESIGN

ANALYSIS: The Historic District Design Guidelines state the height of buildings in most districts, particularly at the block level, are similar. The height of new porch area, with an approximate 13' with parapets that extend to 18', will remain compatible with the regulations for this district as well as the surrounding buildings.

"The home has been inhabited and in foreclosure for a period of time. The new owners wants to rehabilitate the property for their use. As depicted on the pictures, the house does not have any fixtures or historical value deserving preservation effort", as stated by the applicant.

Proposed changes to elevations provide more pronounced height variations. Also, additional design elements are being incorporated throughout the front elevation such as stucco, natural stone and wrought iron which are consistent with the historic district. These new elements help enhance the existing elevations while creating a more interesting design.

The proposed addition has been designed with similar and compatible

elements and roof lines to create a more interesting design while blending with the adjacent residences. The proposed elements and materials are consistent with the existing home, community and Design Guidelines for the district.

FINDING: Consistent.

CRITERION: SETTING

ANALYSIS: The Historic District Design Guidelines state *setting is the relationship of a building to adjacent buildings and the surrounding site and environment*. The modified elevations still demonstrates a relationship with the existing surrounding properties and does not alter the scale or massing in this portion of the street. As provided by the applicant, "We are keeping the minimum setback requirements as per City of Hollywood Zoning Code"

Placement and configuration of the design elements, proposed porch renovation and addition at the rear are appropriate in order to maintain the streetscape while allowing the applicant to provide a design suitable to their needs. As stated in the Design Guidelines, "...setting is the relationship of buildings within the Historic District and the surrounding site and neighborhood." The home is located in the Historic District along Hollywood Boulevard. The property is consistent with other homes in the area.

Following the completion of the addition, the site will continue to provide the required pervious area. The existing landscape meets all landscaping requirements, such as 100% irrigation.

FINDING: Consistent.

CRITERION: MATERIALS

ANALYSIS: Design Guidelines for Historic Properties and Districts state *to avoid designing new work which is incompatible with the other buildings in the neighborhood in materials, size, scale, and texture*. The proposed materials which include new stucco, concrete, wrought iron, natural stone and architectural features are consistent with the existing style of the home. The materials utilized and the proposed color pallet is consistent with the existing structure and the City's color chart. "Materials used in the new design are totally compatible with the surrounding area", as stated by the applicant.

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*. As previously stated, the architectural design is proposed to be modified; however materials and layout proposed are compatible with the existing structure and do not detract from the original design. Proposed modifications have been designed to be compatible with the character and style of the 1952 home. The workmanship is consistent with the home and maintains the existing neighborhood character. Moreover, the materials and layout of the proposed

addition are consistent with surrounding properties and compatible with the South Florida region.

FINDING: Consistent.

CRITERION: ASSOCIATION

ANALYSIS: Design Guidelines for Historic Properties and Districts recommend *avoid incorporating elements which are incompatible with the other buildings in the neighborhood in materials, size, scale, and texture*. The proposed modified elevations provide an attractive and interesting look to the home while emphasizing and creating a more inviting entrance to the home. The elevations design and massing will continue to be consistent with the existing structure and surrounding buildings.

As indicated by the applicant, "Existing windows and doors are kept in the majority of the cases. The original building main structure is also kept in place totally, so that the volume of the building is similar to the surrounding". City of Hollywood's Design Guidelines for Historic Properties states additions and modifications should be limited in size and scale in relationship to the building. The proposed façade modifications and proposed addition are compatible to the existing structure, the district character, and to the adjacent structures.

FINDING: Consistent.

RECOMMENDATION

Certificate of Appropriateness for Design:

Based upon the analysis and findings of the plans submitted, staff recommends the Certificate of Appropriateness for Design be approved.

ATTACHMENT

ATTACHMENT A: Application Package

ATTACHMENT B: Aerial Photograph

ATTACHMENT A
Application Package

OFFICE OF PLANNING

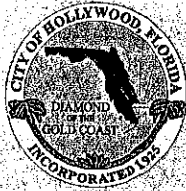


File No. (to be filed by the Office of Planning): 12-C-16

09-CM-57

GENERAL APPLICATION

2600 Hollywood Boulevard Room 315
Hollywood, FL 33022



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



APPLICATION TYPE (CHECK ONE):

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

Date of Application: _____

Location Address: 1027 Hollywood Blvd. Hollywood, FL 33019

Lot(s): 9 Block(s): 50 Subdivision: Hollywood Lakes Sector

Folio Number(s): 514214020060

Zoning Classification: RS Land Use Classification: _____

Existing Property Use: Single Family Sq Ft/Number of Units: 1

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): N/A

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

Explanation of Request: application for interior/exterior alteration and residence addition

Number of units/rooms: 4 Sq Ft: 2166 sqft

Value of Improvement: 58000 Estimated Date of Completion: 08/30/12

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

Name of Current Property Owner: Brenda Martinez

Address of Property Owner: 18380 NE 30 Ct. Aventura, FL 33160

Telephone: (305) 528-4195 Fax: _____ Email Address: brendamartinez@yahoo.com

Name of Consultant/Representative/Tenant (circle one): Arch. Mario Axerhoff

Address: 11600 NE 13 Ave Miami, FL 33151 Telephone: (786) 550-2801

Fax: _____ Email Address: marioaxerhoff@gmail.com

Date of Purchase: 01/09/2012 Is there an option to purchase the Property? Yes () No (X)

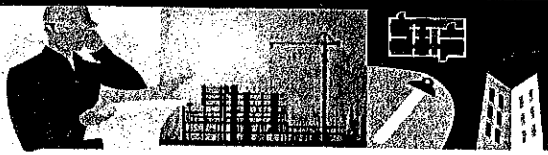
If Yes, Attach Copy of the Contract.

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

Address: _____

Email Address: _____

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. 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: Brenda Martinez Date: 02/27/12

PRINT NAME: Brenda Martinez Date: _____

Signature of Consultant/Representative: [Signature] Date: 02/20/12

PRINT NAME: Arch. Mario Averhoff Date: _____

Signature of Tenant: _____ Date: _____

PRINT NAME: _____ Date: _____

CURRENT OWNER POWER OF ATTORNEY

I am the current owner of the described real property and that I am aware of the nature and effect the request for (project description) Ext/int alteration/res addition 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 Hist. Preservation Board (Board and/or Committee) relative to all matters concerning this application.

Sworn to and subscribed before me this 27 day of Feb 2012

[Signature]

Notary Public State of Florida

Brenda Martinez

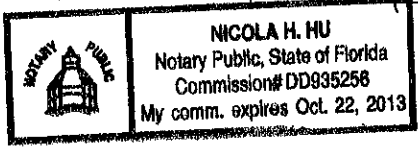
SIGNATURE OF CURRENT OWNER

Brenda Martinez

PRINT NAME

My Commission Expires: 10/22/13 (Check One) _____ Personally known to me; OR FLDL

M43506073500





mario averhoff
professional architect
reg. no. AR94947

CRITERIA STATEMENT

From: Arch. Mario Averhoff
To: City of Hollywood Historical Preservation Board. Florida.
Re: Interior / Exterior alteration / Residence Addition.
1027 Hollywood Boulevard. Hollywood. Fl. 33019
Owner: Brenda Martinez
18380 NE 30 Ct. Aventura. Fl. 33160. Ph: (305) 528 4195

Dr. Sirs.

Base on the guideline criteria for design listed in 5.6.D.3 of the City of Hollywood Zoning and Land Development Regulation the points of analysis of the proposed project are as follow:

Integrity of location:

The addition in the property is proposed in the only possible area for extension. This area is at the back of the property. In the front facade we are proposing a renovation of the existing porch (same area)

Design:

The design is compatible with in size, proportion, materials, texture and colors with the surrounded area. This residence, inside the perimeter of historical properties in Hollywood, has been inhabited and in foreclosure for an extended period of time. After a long process of purchasing, my clients, the new owners, are planning to rehabilitate the property for their use. We have been working on the design using modern architectural codes and lines of expression. Originally, as you can see in the pictures, the property does not have any fixtures or historical values that will deserve a conservation effort. We are keeping the original residence layout for windows and doors. Only some small adjustments have been introduce to accommodate the new design.

Settling:

We are keeping the minimum setback requirements as per City of Hollywood Zoning Code. It is not required any variant or special permit. It is maintained building and lot proportions.

Materials:

Materials used in the new design are totally compatibles with the surrounded area.

Workmanship:

There is not any imitation or incompatibilities in style. The property design can blend and fit into the neighborhood.

Association:

Existing windows and doors are kept in place in the majority of cases. The original building main structure is also kept in place totally, so, the volume of the building is similar to the surrounding.

After all previous considerations, we found that the proposed design is consistent and appropriated for the indented use as a single family residence.

With no other matter, sincerely

Arch. Mario Averhoff

11600 ne 13 ave Miami, fl. 33161
p. (786) 556-2805 • f. (305) 857-8337
marioaverhoff@gmail.com

ELEVATION CERTIFICATE

Important: Read the instructions on pages 1-9.

SECTION A - PROPERTY INFORMATION

A1. Building Owner's Name BRENDA MARTINEZ (SURVEY NO 11-1731)	For Insurance Company Use
A2. Building Street Address (including Apt., Unit, Suite, and/or Bldg. No.) or P.O. Route and Box No. 1027 HOLLYWOOD BOULEVARD	Policy Number
City HOLLYWOOD State FL ZIP Code 33019	Company NAIC Number
A3. Property Description (Lot and Block Numbers, Tax Parcel Number, Legal Description, etc.) LGT 9, BLOCK 50, HOLLYWOOD LAKES SECITON, PLAT BOOK 1, PAGE 32	
A4. Building Use (e.g., Residential, Non-Residential, Addition, Accessory, etc.) RESIDENTIAL	
A5. Latitude/Longitude: Lat. <u>26° 00.726</u> Long. <u>80° 07.596</u>	Horizontal Datum: <input type="checkbox"/> NAD 1927 <input checked="" type="checkbox"/> NAD 1983
A6. Attach at least 2 photographs of the building if the Certificate is being used to obtain flood insurance.	
A7. Building Diagram Number 8	
A8. For a building with a crawspace or enclosure(s):	A9. For a building with an attached garage:
a) Square footage of crawspace or enclosure(s) <u>1201</u> sq ft	a) Square footage of attached garage <u>N/A</u> sq ft
b) No. of permanent flood openings in the crawspace or enclosure(s) within 1.0 foot above adjacent grade <u>15</u>	b) No. of permanent flood openings in the attached garage within 1.0 foot above adjacent grade <u>N/A</u>
c) Total net area of flood openings in A8.b <u>955.2</u> sq in	c) Total net area of flood openings in A9.b <u>N/A</u> sq in
d) Engineered flood openings? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	d) Engineered flood openings? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No

SECTION B - FLOOD INSURANCE RATE MAP (FIRM) INFORMATION

B1. NFIP Community Name & Community Number CITY OF HOLLYWOOD 125113		B2. County Name BROWARD		B3. State FLORIDA	
B4. Map/Panel Number 12011C0317	B5. Suffix G	B6. FIRM Index Date 10/02/1997	B7. FIRM Panel Effective/Revised Date 08/18/1992	B8. Flood Zone(s) AE	B9. Base Flood Elevation(s) (Zone AO, use base flood depth) 6.00'
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)? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No Designation Date <u>N/A</u> <input type="checkbox"/> CBRS <input type="checkbox"/> 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 N/A Vertical Datum NGVD1929
 Conversion/Comments N/A

Check the measurement used.

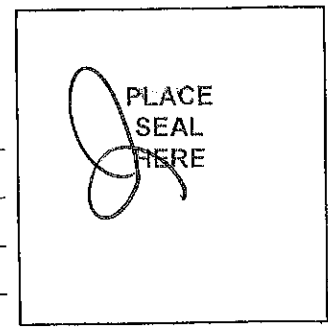
a) Top of bottom floor (including basement, crawspace, or enclosure floor) <u>4.20</u>	<input checked="" type="checkbox"/> feet <input type="checkbox"/> meters (Puerto Rico only)
b) Top of the next higher floor <u>7.43</u>	<input checked="" type="checkbox"/> feet <input type="checkbox"/> meters (Puerto Rico only)
c) Bottom of the lowest horizontal structural member (V Zones only) <u>N/A</u>	<input checked="" type="checkbox"/> feet <input type="checkbox"/> meters (Puerto Rico only)
d) Attached garage (top of slab) <u>N/A</u>	<input checked="" 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) <u>5.03</u>	<input checked="" type="checkbox"/> feet <input type="checkbox"/> meters (Puerto Rico only)
f) Lowest adjacent (finished) grade next to building (LAG) <u>4.00</u>	<input checked="" type="checkbox"/> feet <input type="checkbox"/> meters (Puerto Rico only)
g) Highest adjacent (finished) grade next to building (HAG) <u>4.20</u>	<input checked="" type="checkbox"/> feet <input type="checkbox"/> meters (Puerto Rico only)
h) Lowest adjacent grade at lowest elevation of deck or stairs, including structural support <u>N/A</u>	<input checked="" type="checkbox"/> feet <input type="checkbox"/> meters (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 JOSE A PEREA	License Number 4858
Title PROF. SURVEYOR AND MAPPER	Company Name THOMAS J KELLY, INC
Address 8125 SW 120 STREET	City PINECREST State FL ZIP Code 33156
Signature _____	Date 12/20/2011 Telephone 954-779-3288



LEGEND OF SURVEY ABBREVIATIONS

A..... ARC DISTANCE	A/C..... AIR CONDITIONING	CBS..... CONCRETE BLOCK STRUCTURE	NOVD..... NATIONAL GEODETIC VERTICAL DATUM
C..... CALCULATED	C.B..... CATCH BASIN	CU..... OVERHEAD UTILITY LINE	PRC..... POINT OF REVERSE CURVATURE
CL..... CLEAR	CL..... CENTER LINE	P.C.C..... POINT OF COMPOUND CURVE	RAD..... RADIAL
ENC..... ENCROACHMENT	P.C..... POINT OF CURVATURE	P.O.C..... POINT OF COMMENCEMENT	R/W..... RIGHT OF WAY
FP..... FOUND IRON PIPE	P.O.B..... POINT OF BEGINNING	BLOG..... BUILDING	SEC..... SECTION
O.H..... OVER HANG	W.M..... WATER METER	C.H..... CHORD DISTANCE	SCR..... SCREENED
P.B..... PLAT BOOK	M..... MEASURED	D.E..... DRAINAGE EASEMENT	S.I.P..... SET IRON PIPE
P.L..... PROPERTY LINE	CONC..... CONCRETE	F.H..... FIRE HYDRANT	SWK..... SIDEWALK
UP..... UTILITY POLE	F.D..... FOUND	R..... RADIUS	U.E..... UTILITY EASEMENT
			CHLF..... CHAIN LINK FENCE

FLOOD ZONE: AE
 THIS IS A FLOOD HAZARD ZONE
 THIS IS NOT A FLOOD HAZARD ZONE
 PANEL NO.: 317/F
 COMMUNITY #: 125113
 DATE OF FIRM: 10/02/1997
 BASE FLOOD: 6.00
 FINISH FLOOR: ELEV LOWEST
 ADJ GRADE CERT

CERTIFY TO:

Brenda Martinez
 Matthew B. Wealcatch, P.A.
 First American Title Insurance Co.

LEGAL DESCRIPTION:

Lot: 9
 Block: 50
 Subdivision: Hollywood Lakes Section
 According to the Plat thereof as recorded in
 Plat Book: 1 Page: 32
 Public Records of BROWARD County, Florida.

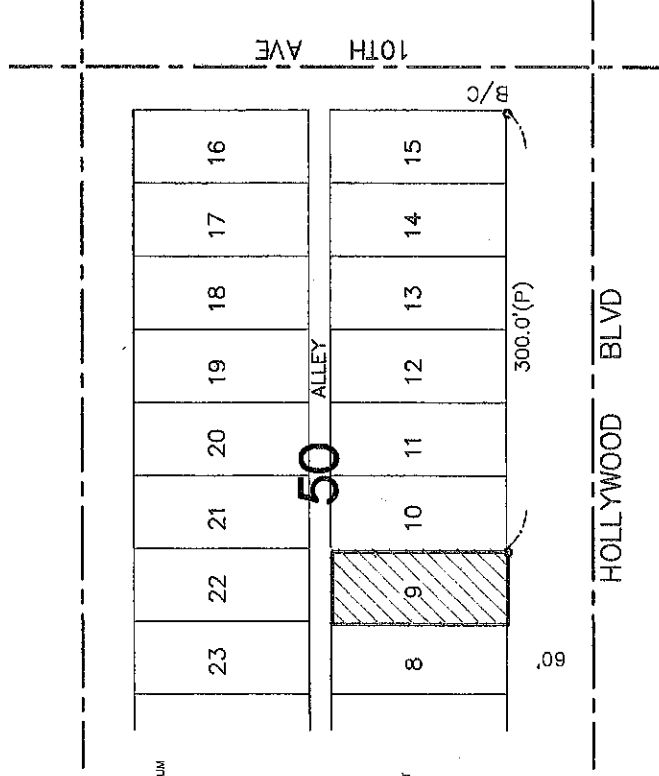
ADDRESS:
 1027 HOLLYWOOD BOULEVARD
 HOLLYWOOD, FLORIDA 33019

Encroachments Noted: NONE
 LOCATION SKETCH
 SCALE: N.T.S.



ADDITIONAL LEGEND OF ABBREVIATIONS:

ADJ..... ADJACENT	(M)..... MEASURED
A/C..... AIR CONDITIONER	N..... NATIONAL HAND DISC
APL PAV..... ASPHALT PAVEMENT	NOVD..... NATIONAL GEODETIC VERTICAL DATUM
BACK..... BACKLASH	N.T.S..... NOT TO SCALE
BLDG..... BUILDING	O/H..... OVER HANG
BLK..... BLOCK	OR.B..... ORIGINAL RECORD BOOK
BM..... BENCH MARK	CU..... OVERHEAD UTILITY LINE
B.C.R..... BROWARD COUNTY RECORD	PLAT..... PLAT BOOK
B.M..... BROWARD COUNTY	P.C..... POINT OF CURVATURE
C.B..... CENTER	P.C.C..... POINT OF COMPOUND CURVATURE
C.C..... CHORD	P.C.P..... POINT OF COMMENCEMENT
CHLF..... CHAIN LINK FENCE	P.L..... POINT OF REVERSE CURVATURE
CL..... CENTER LINE	P.M..... PERMANENT SURVEY MONUMENT
CLC..... CALCULATE	P.O.C..... POINT OF COMMENCEMENT
CL..... CLEAR	P.O.B..... POINT OF BEGINNING
C.M.E..... CANAL MAINTENANCE EASEMENT	P.O.C..... POINT OF COMMENCEMENT
CONC..... CONCRETE	P.R.C..... POINT OF REVERSE CURVATURE
COURT..... COURT	P.T..... POINT OF TANGENCY
D.B..... DEED BOOK	(R)..... RECORD
D.C.R..... DADE COUNTY RECORD	RE..... REINFORCEMENT BAR
D.E..... DRAINAGE EASEMENT	(R/M)..... RECORD AND MEASURED
D/H..... DRILL HOLE	R/W..... RIGHT-OF-WAY
D/W..... DRAINAGE WAY	SEC..... SECTION
E..... EAST	S.I.P..... SET IRON PIPE
ENC..... ENCROACHMENT	SWK..... SIDEWALK
E.O.W..... EDGE OF WATER	TRP..... TRUCK
F..... FENCE	U.E..... UTILITY EASEMENT
F.H..... FIRE HYDRANT	U.F..... UTILITY POLE
FD, LP..... FOUND IRON PIPE	W.F..... WOOD FENCE
F.F.ELEV..... FINISH FLOOR ELEVATION	W.M..... WATER METER
F.F.L..... FLORIDA POWER AND LIGHT CO.	W..... WEST
L.M.E..... LAKE MAINTENANCE EASEMENT	
M.E..... MAINTENANCE EASEMENT	
M.F..... METAL FENCE	
M.H.S.S..... MANHOLE SANITARY SEWER	
M..... MONUMENT LINE	



NOTES:

- A) All Clearances and/or encroachments shown herein are of apparent nature. Fence ownership by visual means. Legal ownership of fences not determined.
- B) This survey is intended for mortgage or refinancing purposes 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 Thomas J. Kelly, Inc.
- C) Code restriction and title search are not reflected on this survey.
- D) The flood information shown herein does not imply that the referenced property will or will not be free from flooding or damage and does not create liability on the part of this firm, any officer or employee thereof, for any damage that results from reliance on said information.
- E) The lands depicted herein were surveyed per the legal description and no claims as to ownership or matters of title are made or implied.
- F) Underground Encroachments, if any, not located.
- I hereby certify that the survey represented herein meets the minimum technical standards set forth by the Board of Land Surveyors in Chapter 53-17, F.S. to 17,052 F.S. Admin. Code pursuant to Section 472.027 F.S. Statutes.

JOSE A. PEREA, P.S. & M. #4858
 STATE OF FLORIDA
 NOT VALID UNLESS IMPRINTED WITH AN
 EMBOSSED SURVEYOR'S SEAL

- NOTES:
1. IF SHOWN, BEARING ARE TO AN ASSUMED MERIDIAN (BY PLAT).
 2. IF SHOWN, ELEVATIONS ARE REFERRED N.G.V.D. 1929.
 3. THIS IS A BOUNDARY SURVEY.

THOMAS J. KELLY, INC.

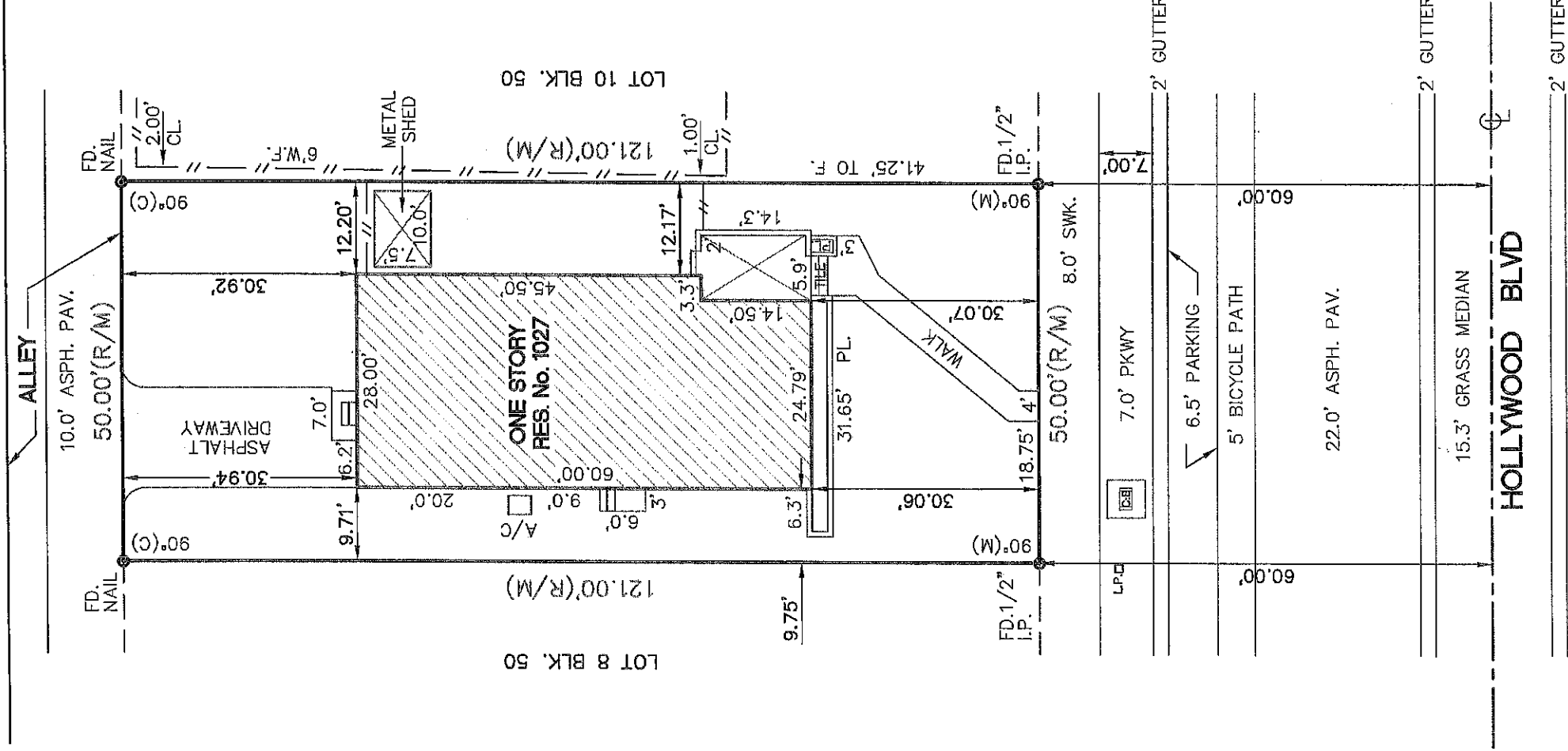
L.B. #6486

SURVEYORS-MAPPERS-LAND PLANNERS
 8125 SW 120 STREET PINECREST, FLORIDA 33156

(786) 242-7692 DADE (954) 779-3288 BRWD

(786) 242-6494 DADE FAX (954) 779-3260 BRWD FAX

DATE FIELD WORK	SCALE	1" = N.T.S.	SURVEY NO.
12/20/2011			11-1731

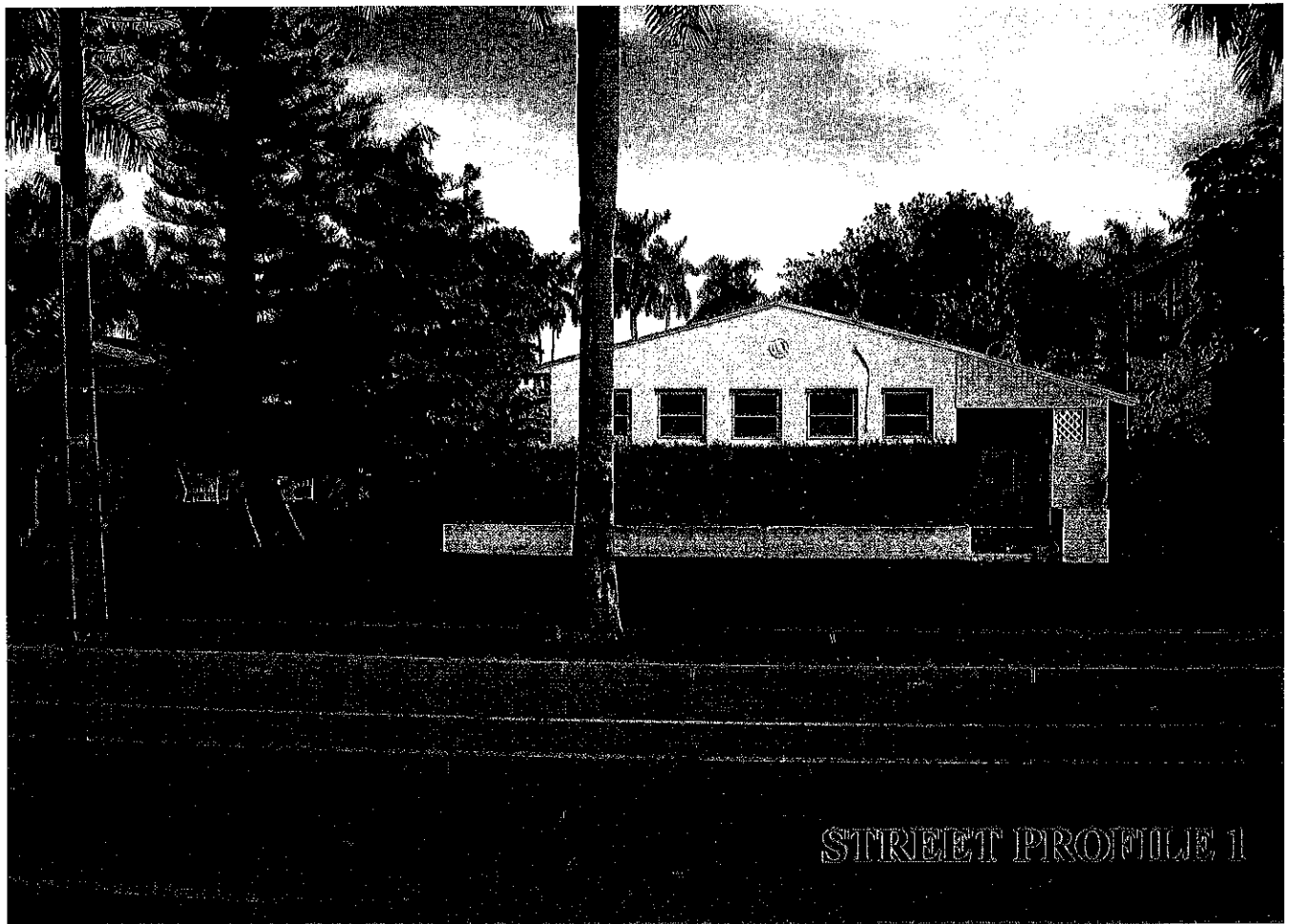


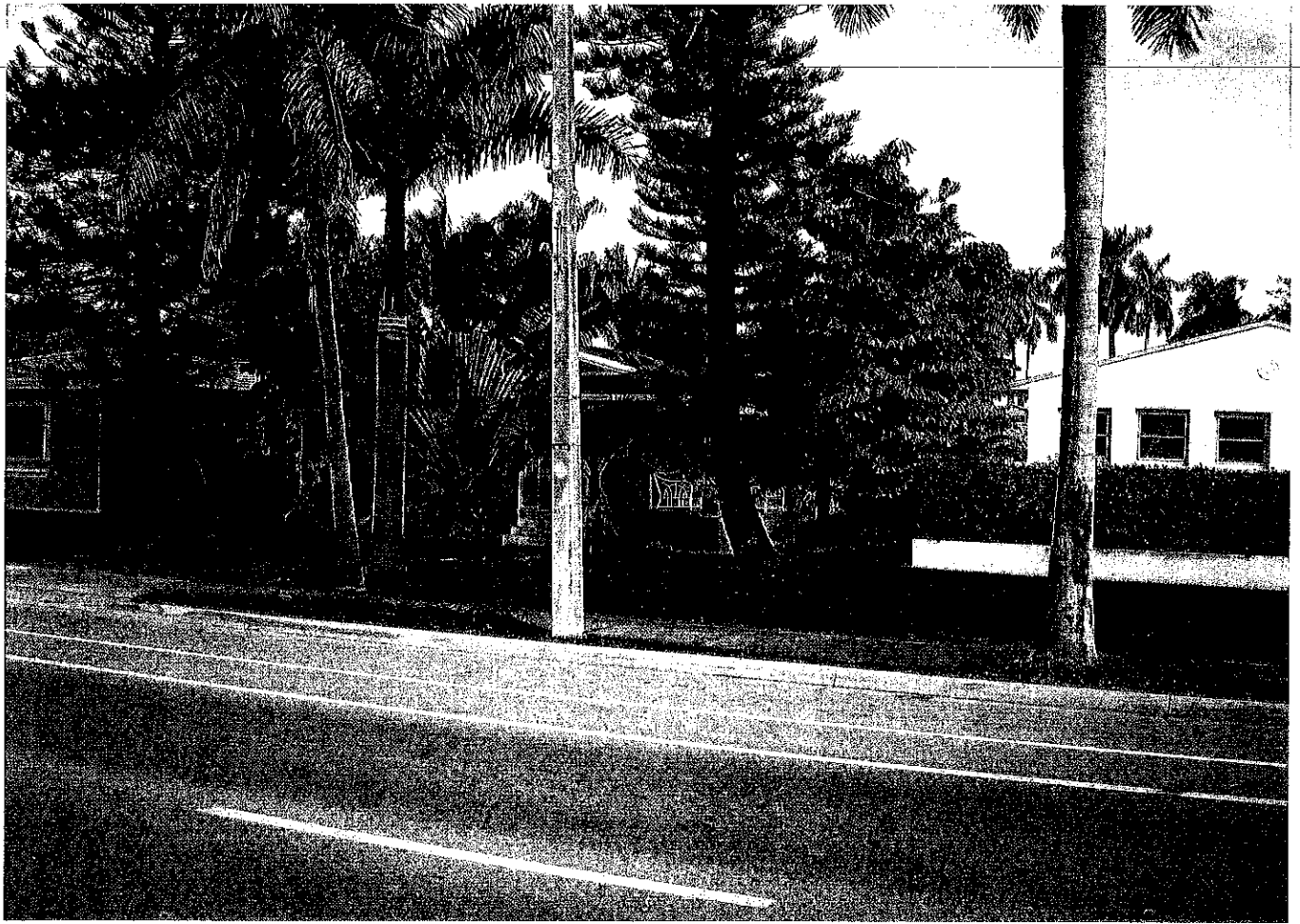
120' TOTAL R/W

THOMAS J. KELLY, INC.

LB # 6486
 SURVEYORS-MAPPERS-LAND PLANNERS
 8125 SW 120 STREET PINECREST, FLORIDA 33156
 (786) 242-7692 DADE (954) 779-3288 BRWD
 (786) 242-6494 DADE FAX (954) 779-3260 BRWD FAX

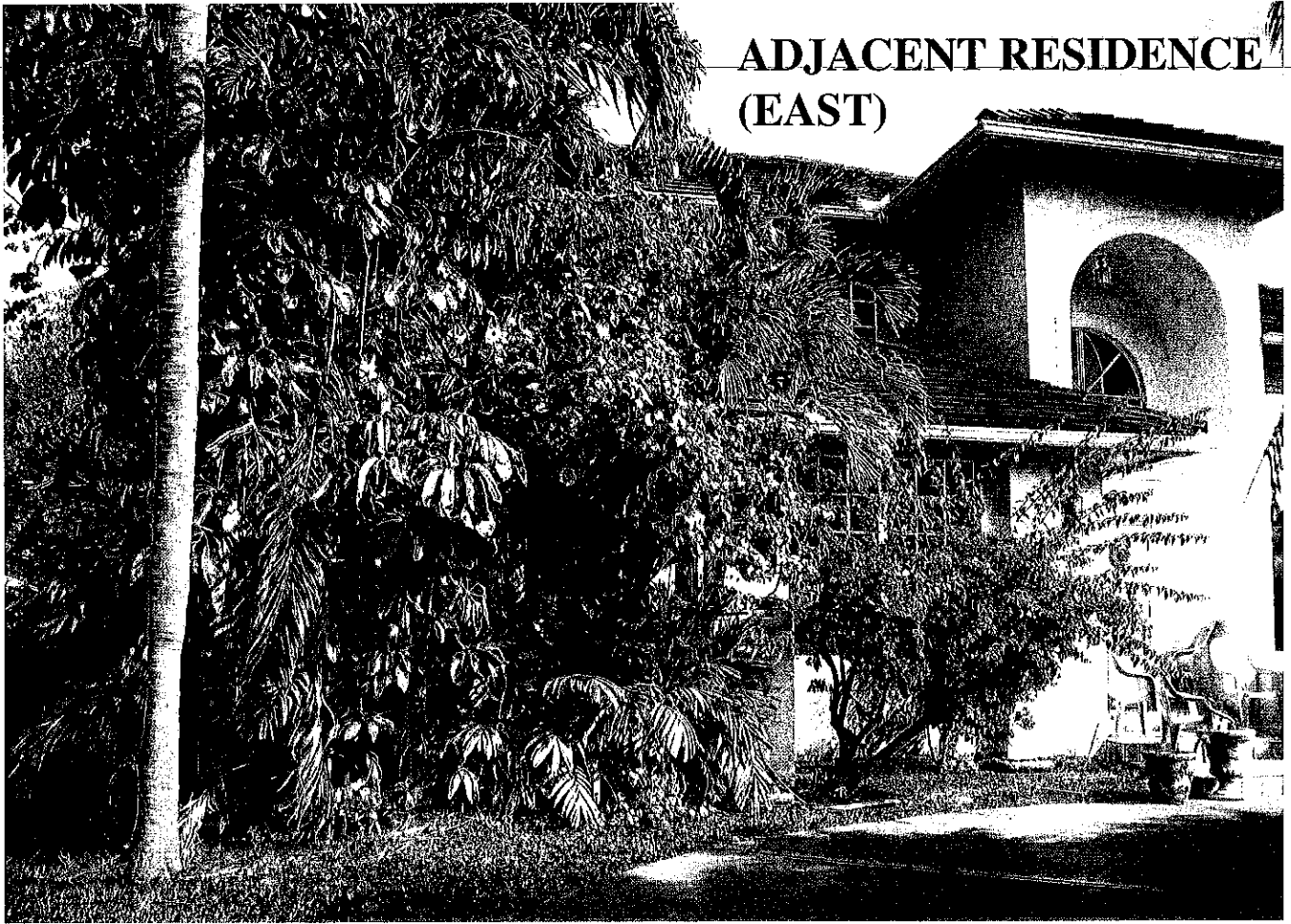
DATE FIELD WORK 12/20/2011	SCALE 1"=20'	SURVEY NO. 11-1731
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STREE PROFILE 2

**ADJACENT RESIDENCE
(EAST)**



**ADJACENT RESIDENCE
(WEST)**





Return to:

Matthew B. Wealcatch, Esq.
3595 Sheridan Street, Suite #208
Hollywood, FL 33021

This instrument prepared by:

Matthew B. Wealcatch, Esq.
3595 Sheridan Street, Suite #208
Hollywood, FL 33021

Property Appraisers Parcel
Identification (Folio) Number(s):
514214020060

WARRANTY DEED

(Wherever used herein the terms "first party" and "second party" shall include singular and plural, heirs, legal representatives, and assigns of individuals, and the successors and assigns of corporations, and all pronouns and any variations thereof shall be deemed to refer to the masculine, feminine, neuter, singular or plural wherever the context so admits or requires.)

THIS INDENTURE, made this 28th day of December, A.D. 2011, **BETWEEN, VIRGINIA PAINE f/k/a VIRGINIA PACIENZA, a single woman**, whose post office address is 605 Pipers Lane, Myrtle Beach, SC 29575 (party of the first part), and **BRENDA MARTINEZ, a single woman**, whose post office address is 1027 Hollywood Blvd., Hollywood, FL 33019 (party of the second part).

WITNESSETH, That the said party of the first part, in consideration of the sum of Ten and 00/100 Dollars (\$10.00), to it in hand paid by the said party of the second part, the receipt whereof is hereby acknowledged, has granted, bargained, and sold to the said party of the second part, its heirs, successors, and assigns forever, the following described land, situate, and being in the County of Broward, State of Florida, to-wit:

Lot Nine (9), Block Fifty (50), HOLLYWOOD LAKES SECTION, according to the Plat thereof recorded in Plat Book 1, Page 32 of the Public Records of Broward County, Florida.

a/k/a 1027 Hollywood Blvd., Hollywood, FL 33019

SUBJECT TO:

1. Taxes for the year 2012 and subsequent years, not yet due and payable.
2. Easements, Dedications, Limitations, etc. of record, and zoning ordinances, without, however, reimposing the same.

And the said party of the first part does hereby fully warrant the title to said land, and will defend the same against the lawful claims of all persons whomsoever.

IN WITNESS WHEREOF, The said party of the first part has hereunto set its hand and seal the day and year first above written.

Signed, sealed and delivered

Witness #1

[Signature]
Print Name: Houla Magouzi

By: Virginia Paine Virginia
Print Name: VIRGINIA PAINE f/k/a VIRGINIA PACIENZA

Witness #2

[Signature]
Print Name: Uma Mayer

STATE OF SC

COUNTY OF Horry

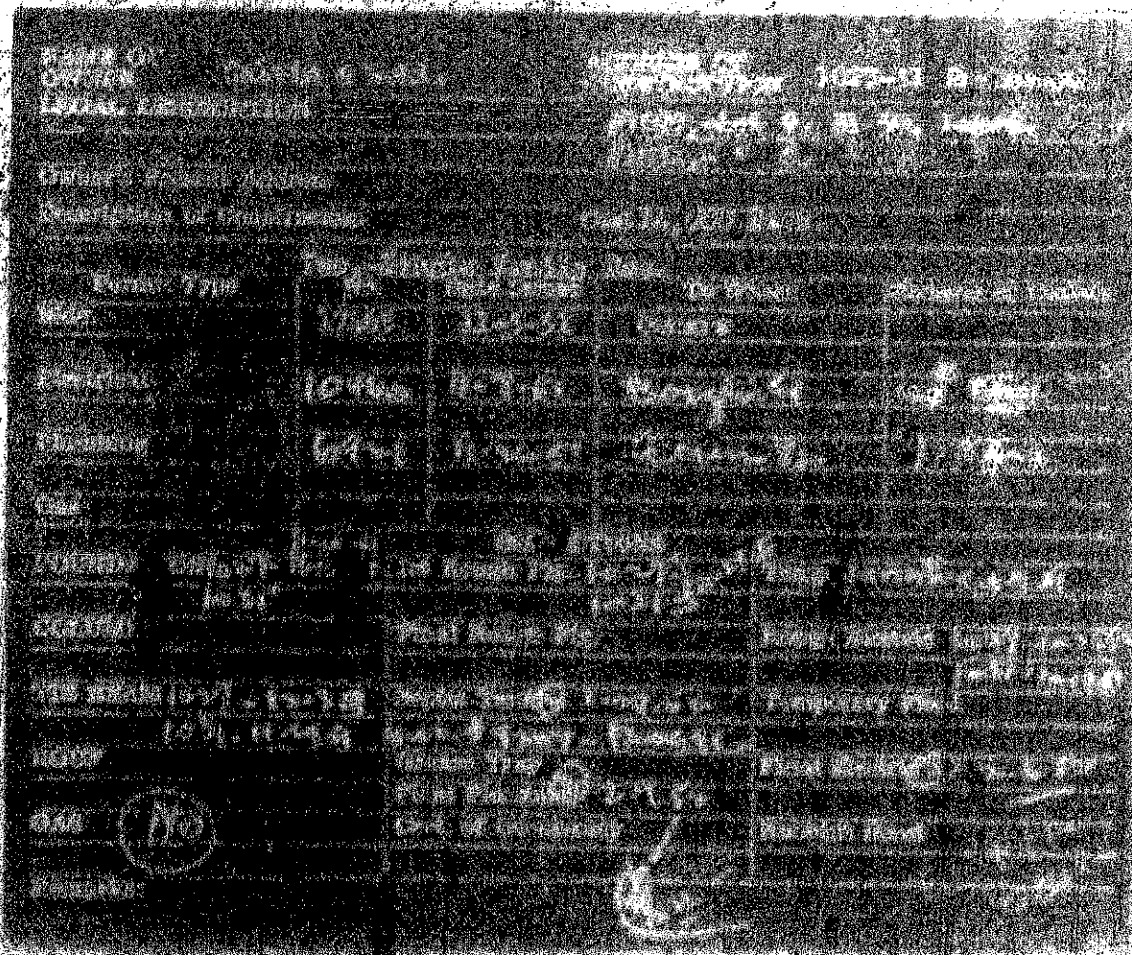
I HEREBY CERTIFY that on this day, before me, an officer duly authorized in the State aforesaid and in the County aforesaid to take acknowledgements, personally appeared **VIRGINIA PAINE f/k/a VIRGINIA PACIENZA**, who is personally known to me to be the person described in and who executed the foregoing instrument or who has produced known as identification and who swore and acknowledged before me that he executed the same.

WITNESS my hand and official seal in the County and State last aforesaid this 5th day of ~~December, A.D. 2011~~

January 2012

[Signature]
NOTARY PUBLIC, State of SC
Print Name: ANGELA L. COTTINGHAM
My Commission Expires: 1-9-2017

PERMIT HISTORY



NAME OF OFFER HEREIN IS
ISSUED
LOCAL AND OTHER

REVENUE DEPARTMENT
LAW OFFICE

NOTES:

REALLY RI... 1

JOB CARD

OWNER ST. JOAN		JOB ADDRESS 1027 Hwd. Blvd.	
LEGAL DESCRIPTION	LOT NUMBER	BLK	SUBDIVISION BY ACQUISITION
ARCHITECT	ARCHITECT	FEE	VALUATION
		\$ 10.00	\$ 400

DESCRIPTION OF CONSTRUCTION: Single Hung 3. ATW Remove & Replace Windows (16)

TYPE PERMIT	NUMBER	DATE	CONTRACTOR	TYPE PERMIT	NUMBER	DATE	CONTRACTOR
BUILDING	39712	4/1/77	Rwd. Window	SEPTIC/SEWER			
BODY				AIR/CONDITION			
ELECTRIC-BASIC				MECHANICAL			
ELECTRIC-SUPP.				SCREEN			
PLUMBING	NO. FIX.			POOL			
L-P-DRY WALL				DRIVEWAY			
FENCE				RATIO of VALS			

NOTES:

THE HEALTH	6-11-56	ROUGH DRAFT
RIDOP	SEWER TANK	PROVISIONAL PERMITS
GAS	OWNER'S	Final Electric
	Final	Final Board
	Cost of Occupancy	

JOB CARD

200 ADDRESS

327 East Blvd

DESCRIPTION

Subv. (Range & Window Unit)

TYPE PERMIT	NUMBER	DATE	CONTRACTOR	TYPE PERMIT	NUMBER	DATE	CONTRACTOR
SEWING				SEPTIC TRENCH			
ELECTRIC BASIC				AIR CONDITION			
ELECTRIC SUPP.				MECHANICAL			
PLUMBING				SCREEN			
EXP. DRY WALL				POOL			
FENCE				DRIVEWAY			
NOTES:				PATIO & WALL			

NOTES:

GENERAL		LOCAL		STATE		FEDERAL	
LEGAL DESCRIPTION		MICHIGAN		COUNTY		TOWNSHIP	
MICROFILM NO.		SECTION		RANGE		TOWNSHIP	
DESCRIPTION OF CONSTRUCTION		NO. OF		SIZES		REMARKS	
TYPE PERMIT	NUMBER	DATE	SYSTEM	TYPE PERMIT	NUMBER	DATE	REMARKS
BUILDING				REPAIR/ALTER			
ROOF 22'x3'			WOOD SHAKE	ADD EXHAUSTION			
ELECTRIC WIRE				REWORK			
ELECTRIC WIRE				REWORK			
PLUMBING				REWORK			
2-P-DRY WALL				REWORK			
FENCE				REWORK			

NOTES: County of ...

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----- Select a Service ----- ----- Select an Agency -----

Search Results

Search > Properties located at/on/near '...1027 hollywood...'
1 permits were found for
1027 HOLLYWOOD BLVD

View	Process #	Permit #	Description	Appl. Date	Permit Date
Details	22600	B0610659	RE-ROOF COMPOSITION SHINGLES	9/26/2006	10/16/2006

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

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2600 Hollywood Boulevard, Hollywood, Florida 33020-4807
P. O. Box 229045, Hollywood, Florida 33022-9045



EXTERIOR / INTERIOR ALTERATION / RESIDENCE ADDITION for

Mrs. BRENDA MARTINEZ
1027 HOLLYWOOD BOULEVARD
HOLLYWOOD, FL. 33019

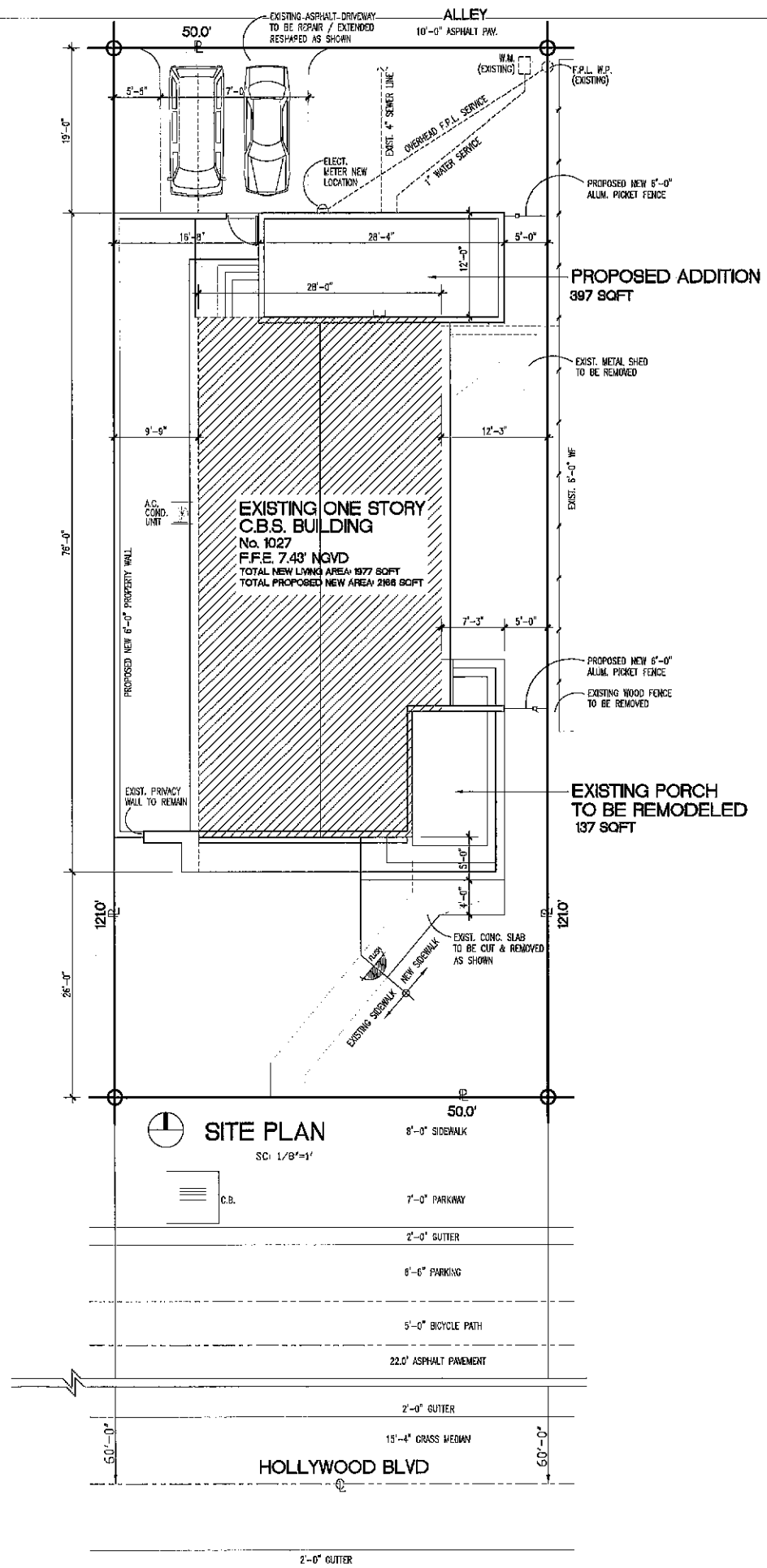
ALL RAIN WATER TO BE CONTAINED WITHIN PROPERTY LINES REFER TO PLUMBING PLANS FOR SEWER & WATER LINE LOCATIONS

GREEN SPACE PROVIDED NET: 8050 - 2188 - 583
 FOOT. FRINGE: 2 166 sqft
 PAVED AREA: 328 sqft
 SIDEWALK: 325 sqft
 TOTAL: 3 201 sqft 852.9

ZONING DATA	
GROSS LOT AREA	9 050sqft
NET LOT AREA (less r.o.w)	6 050 sqft
BUILDING FOOT PRINT PROVIDED	2 188 sqft - 835.8
HEIGHT (TO RIDGE OF ROOF)	18'-0" (above ground)

AS PER CITY OF HOLLYWOOD ZONING AND LAND DEVELOPMENT REGULATIONS

DISTRICT/FAMILIES	SETBACKS			
	FRONT	REAR	INTERIOR SIDE	SIDE STREET
REQUIRED	25'-0"	15% OF LOT DEPTH 15.0' MIN	SUM= 25% OF LOT WIDTH 50' MIN FOR 50' LOTS ONE STORY	15'-0"
PROVIDED	26'-0"	19'-0"	5'-0" / 9'-9"	N/A



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 web-site: www.maverhoff.com
 phone: (784) 555-2805 fax: (305) 757-8337
 e-mail: maverhoff@gmail.com

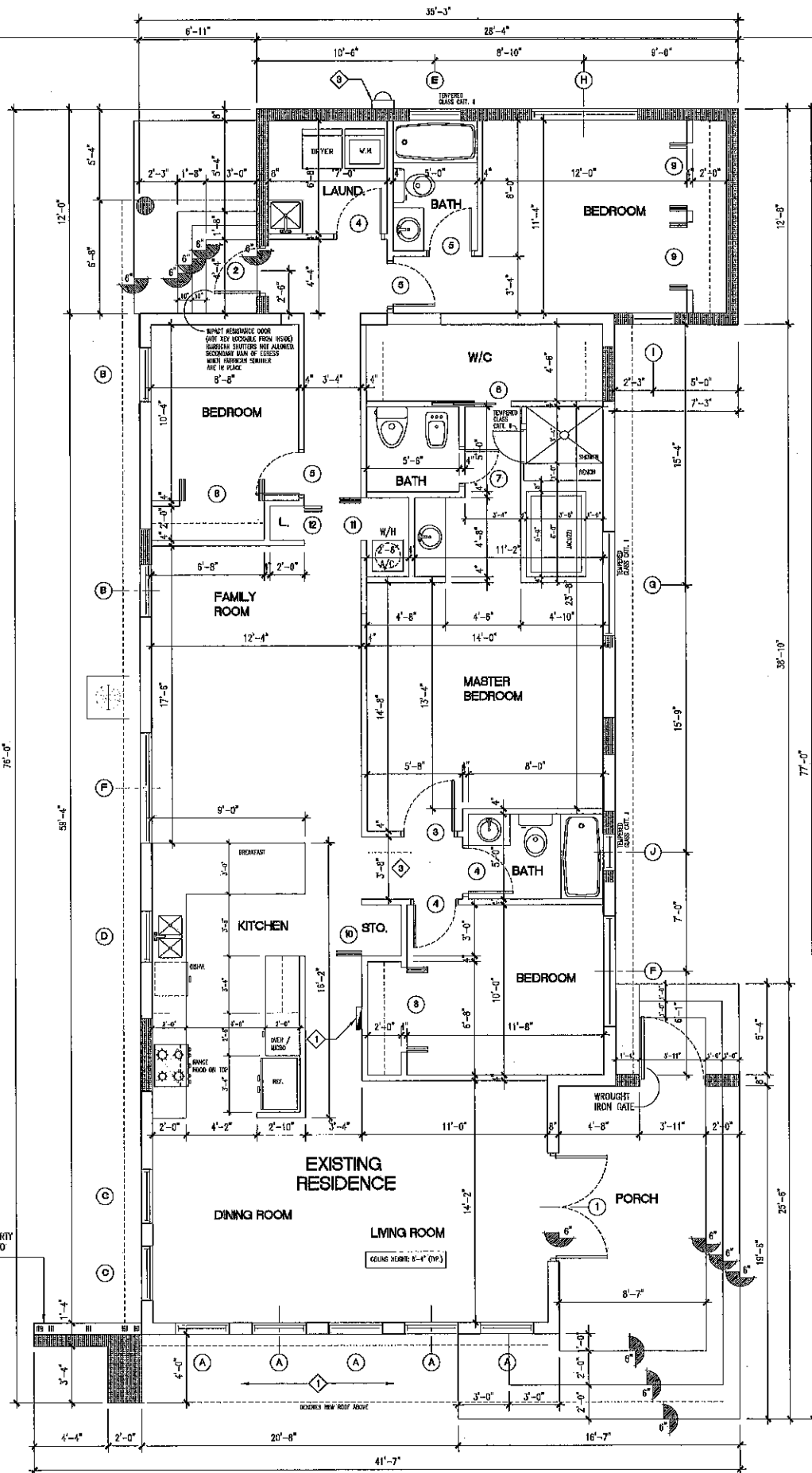


EXTERIOR / INTERIOR ALTERATION, RESIDENCE ADDITION
 for Mrs. BRENDA MARTINEZ
 1027 HOLLYWOOD BLVD
 HOLLYWOOD, FL 33019 p.(305) 760-2166

REVISIONS	BY

SITE PLAN
 ZONING DATA

OWNER	M.A.
CHECKED	M.A.
DATE	01/30/12
SCALE	AS SHOWN
JOB NO.	0/1126/10A
SHEET	AS-1
1	1 OF 1 SHEETS



FLOOR PLAN
 SC: 1/4"=1'

FLOOR PLAN KEYED NOTES

No.	DESCRIPTION	REFER
1	ELECTRICAL PANEL	
2	FPL METER	
3	24" x 30" ATTIC ACCESS, COORDINATE WITH TRUSSES FOR ACCESSIBILITY	
4	IMPACT RESISTANCE DOOR (SEE KEY SCHEDULE FROM WINDOW SCHEDULE) SHUTTERS AND ALUMINUM SECONDARY BARS OF EGRESSES AND SHUTTERS SHALL BE IN PLACE	
5	24" x 30" ATTIC ACCESS, COORDINATE WITH TRUSSES FOR ACCESSIBILITY	
6	24" x 30" ATTIC ACCESS, COORDINATE WITH TRUSSES FOR ACCESSIBILITY	
7	24" x 30" ATTIC ACCESS, COORDINATE WITH TRUSSES FOR ACCESSIBILITY	
8	24" x 30" ATTIC ACCESS, COORDINATE WITH TRUSSES FOR ACCESSIBILITY	
9	24" x 30" ATTIC ACCESS, COORDINATE WITH TRUSSES FOR ACCESSIBILITY	
10	24" x 30" ATTIC ACCESS, COORDINATE WITH TRUSSES FOR ACCESSIBILITY	
11	24" x 30" ATTIC ACCESS, COORDINATE WITH TRUSSES FOR ACCESSIBILITY	
12	24" x 30" ATTIC ACCESS, COORDINATE WITH TRUSSES FOR ACCESSIBILITY	

AFTER SOIL COMPACTION S.C. SHALL SUBMIT A CERTIFICATE OF COMPLIANCE TO THE BUILDING DEPARTMENT BY THE LICENSED PEST CONTROL COMPANY THAT CONTAINS THE FOLLOWING STATEMENT:
 "THE BUILDING HAS RECEIVED A COMPLETE TREATMENT FOR THE PREVENTION OF SUBTERRANEAN TERMITES. TREATMENT IS IN ACCORDANCE WITH RULES AND LAWS ESTABLISHED BY THE FLORIDA DEPARTMENT OF AGRICULTURE AND CONSUMER SERVICES."
 (ALSO SEE STRUCTURAL PLANS)

AREAS	EXISTING	NEW	TOTAL
LIVING AREA	1 832	845	1 877 SQFT
PORCH / TERR.	137	52	189 SQFT
TOTAL	1 769	897	2 166 SQFT

DOOR SCHEDULE

No.	SIZE	THICK	TYPE	JAMB	THRESH	WEATH	TRIM	REMARKS	UNITS
1	(2) 3'-0" x 7'-0"	1 3/4"	FRENCH	ALUM.	ALUM.	YES	-	ALUM/GLASS	1
2	2'-8" x 8'-8"	1 3/4"	FRENCH	ALUM.	ALUM.	YES	-	ALUM/GLASS	1
3	3'-0" x 6'-8"	1 3/8"	PANELS	WOOD		NO	WOOD	H. CORE	1
4	2'-6" x 6'-8"	1 3/8"	PANELS	WOOD		NO	WOOD	H. CORE	3
5	2'-6" x 6'-8"	1 3/8"	PANELS	WOOD		NO	WOOD	H. CORE	3
6	2'-6" x 6'-8"	1 3/8"	POCKET	WOOD		NO	WOOD	H. CORE	1
7	2'-0" x 6'-8"	1 3/8"	PANELS	WOOD		NO	WOOD	H. CORE	1
8	5'-0" x 8'-8"	1 3/8"	BY FOLD	-		NO	WOOD	H. CORE	2
9	4'-0" x 6'-8"	1 3/8"	BY FOLD	-		NO	WOOD	H. CORE	2
10	3'-0" x 6'-8"	1 3/8"	BY FOLD	-		NO	WOOD	H. CORE	1
11	2'-6" x 6'-8"	1 3/8"	BY FOLD	-		NO	WOOD	LOUVERED	1
12	2'-0" x 6'-8"	1 3/8"	BY FOLD	-		NO	WOOD	H. CORE	1

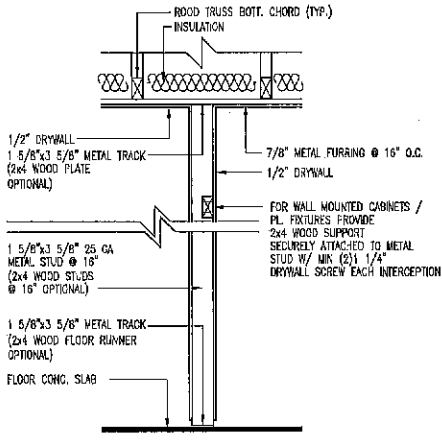
WINDOW SCHEDULE

MARK	DIMENSION		UNITS	MATERIAL	TYPE	STYLE	OVERHEAD	REMARKS
	WIDTH	HEIGHT						
A	38"	88"	5	ALUM-GL	FIX	PLANE	-	
B	38"	58"	2	ALUM-GL	CASEM.	PLANE	-	
C	38"	40"	2	ALUM-GL	H.R.	PLANE	-	
D	37"	40"	1	ALUM-GL	H.R.	PLANE	-	
E	37"	38 3/8"	1	ALUM-GL	H.R.	PLANE	-	
F	78"	58"	2	ALUM-GL	H.R.	PLANE	-	
G	74"	58"	1	ALUM-GL	H.R.	PLANE	-	
H	74"	38 3/8"	1	ALUM-GL	H.R.	PLANE	-	
I	30"	50 5/8"	1	ALUM-GL	CASEM.	PLANE	-	
J	26 1/2"	40"	1	ALUM-GL	S.H.	PLANE	-	

NOTE:
 NEW AND EXISTING WINDOWS W/ U-FACTOR: 1.30 / 0.75 SHG. MIN.

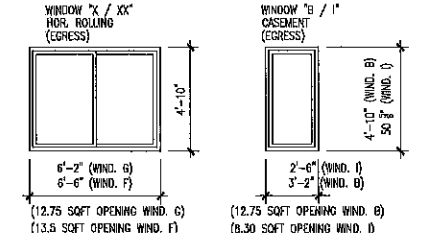
NOTES:

- PROVIDE BROWARD COUNTY PRODUCT CONTROL APPROVED IMPACT RESISTANT WINDOWS / SHUTTERS AT ALL EXTERIOR WINDOWS. SUBMIT SHOP DRAWINGS.
- GENERAL CONTRACTOR TO VERIFY AND COORDINATE ACTUAL WINDOW DIMENSIONS AND MASONRY OPENINGS PRIOR TO CONSTRUCTION.
- GENERAL CONTRACTOR ACCORDING WITH OWNER CRITERIA TO SELECT KITCHEN CABINETS FINISHES & BRANDS. SUBMIT SHOP DIBS. TO THE ARCHITECT FOR REVIEW/APPROVAL.
- INTERIOR FINISHES BY OWNER/G.C. COORDINATE W/ THE ARCHITECT
- INTERIOR PARTITION OFF 5/8" x 3 5/8" METAL STUDS @ 16" O.C. REFER TO FLOOR PLAN / TYPICAL DETAIL FOR DIMENSIONING/LOCATION.
- PROVIDE APPROVED M.R. WALL BOARDS / DURLOCK ON WET WALLS ONLY.
- REFER TO SITE PLAN FOR F.F.E. ABSOLUTE LEVEL (HWD).
- BATH DOORS SHALL BE POSSIBLE TO OPEN ITS FROM OUTSIDE IN EMERGENCY SITUATIONS.
- CLOSET DOORS SHALL BE POSSIBLE TO OPEN ITS FROM INSIDE BY CHILDRENS.
- SEPARATE PERMIT REQUIRED FOR ROOF, WINDOWS, STORM SHUTTERS AND EXTERIOR DOORS.
- SEE ELEVATIONS ON SHEET A-2.
- STUDS IN NON BEARING PARTITIONS: WALLS SUPPORTING WALL HUNG PLUMBING FIXTURES AND WALL CABINETS SHALL NOT BE LESS THAN 2x4 @ 16" OR 2x6 @ 24". A MINIMUM 2x4 HORIZONTAL KID BEAMS, SECURELY FASTENED TO NOT LESS THAN 2 SUCH STUDS, SHALL BE INSTALLED FOR THE ATTACHMENT OF EACH WALL HUNG PLUMBING AND CABINETS. WHEN METAL STUDS PARTITIONS USE 20GA STUDS @ 16" MAX.
- SHOWER COMPARTMENTS SHALL HAVE FLOORS AND WALL CONSTRUCTED OF SMOOTH, CORROSION RESISTANT AND NONABSORBENT WATER-RESISTANT MATERIALS TO A HEIGHT OF NOT LESS THAN 20 INCHES ABOVE THE COMPARTMENT FLOOR AT THE DRAIN.



TYPICAL INT. WALL DTL.
 SC: 3/4"=1'

ALL WINDOWS AT BEDROOMS SHALL BE "EGRESS" TYPE. U.O.N. REFER TO DOOR / WINDOW SCHEDULE THIS SHEET.
 THE EGRESS WINDOW SHALL BE OPERABLE FROM THE INSIDE WITHOUT THE USE OF TOOLS AND PROVIDING A CLEAR OPENING OF NOT LESS THAN 20" IN WIDTH, 24" IN HEIGHT, AND 5.7 SQ.FT. IN AREA. THE BOTTOM OF THE OPENING SHALL NOT BE MORE THAN 48" OFF THE FLOOR.
 THE MODE OF OPERATION DOES NOT REQUIRE THE USE OF A KEY, TOOL, SPECIAL KNOWLEDGE, OR EFFORT TO MAKE AVAILABLE THE REQUIRED CLEAR OPENING, AND NO PART OF THE MECHANISM SHALL BE PLACED HIGHER THAN 54" ABOVE THE FINISHED FLOOR.



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 e-mail: maria@averhoff.com

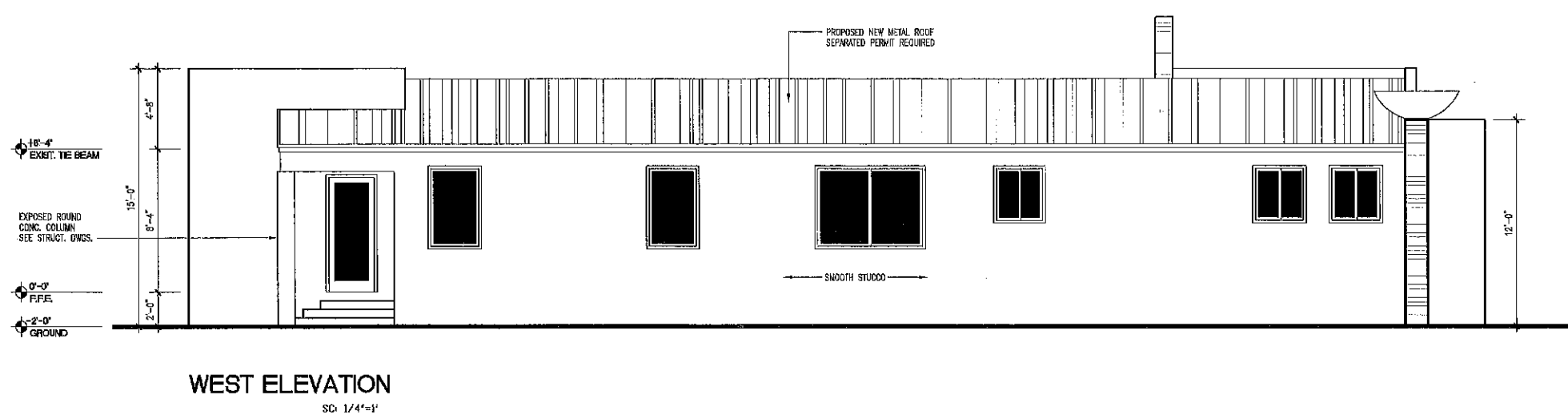
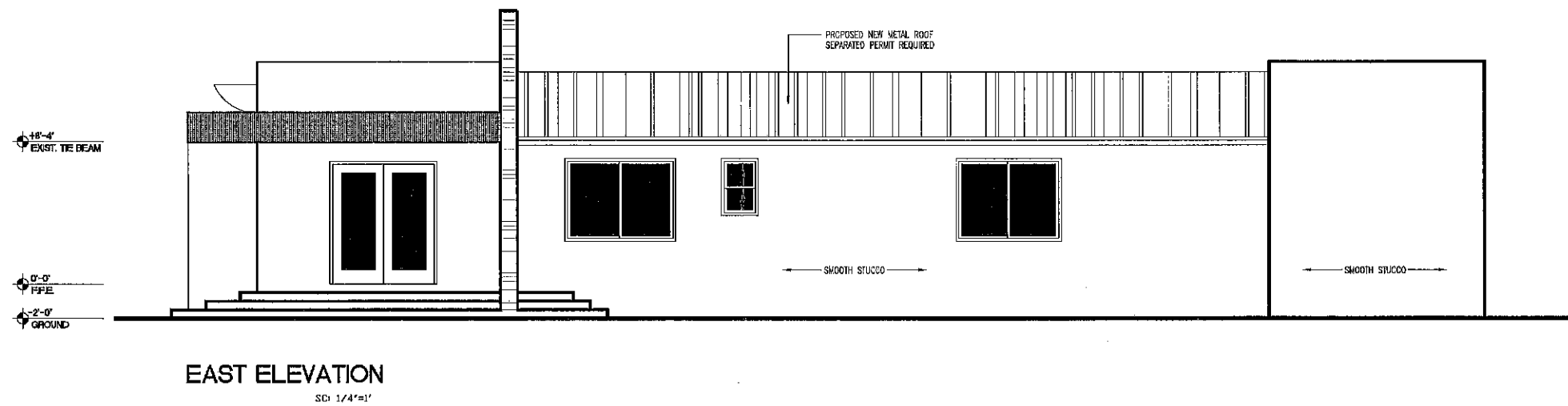
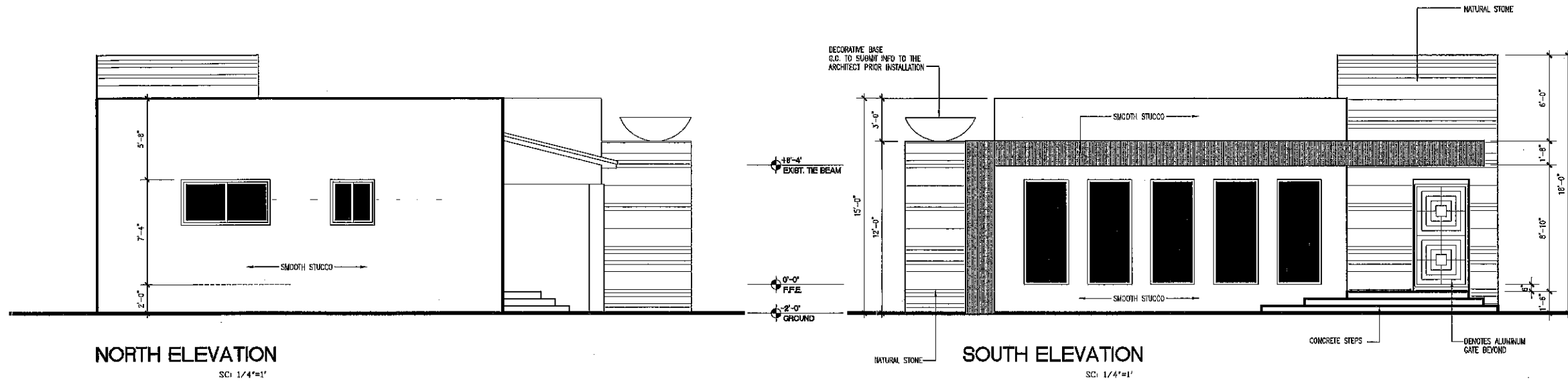
SEAL

EXTERIOR / INTERIOR
ALTERATION, RESIDENCE ADDITION
 for Mrs. BRENDA MARTINEZ
 1027 HOLLYWOOD BLVD
 HOLLYWOOD, FL 33019 p.(305) 760-2166

REVISIONS	BY

FLOOR PLAN
 NOTES
 AND SCHEDULES

DESIGN	M.A.
CHECKED	M.A.
DATE	01/30/12
SCALE	AS SHOWN
JOB NO.	071126JUA
SHEET	A-1
	1 of 2 SHEETS



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 11600 ne 13 ave. miami, fl. 33151
 e-mail: maverhoff@miami.com
 ph: (784) 556 2805 fax: (305) 757 8337

SEALED

EXTERIOR / INTERIOR
 ALTERATION, RESIDENCE ADDITION
 for Mrs. BRENDA MARTINEZ
 1027 HOLLYWOOD BLVD
 HOLLYWOOD, FL. 33019 p.(305) 760-2166

REVISIONS	BY

ELEVATIONS

DRAWN	M.A.
CHECKED	M.A.
DATE	01/30/12
SCALE	AS SHOWN
JOB NO.	0/1126/JJA
SHEET	A-2
2	2 SHEETS

ATTACHMENT B
Aerial Photograph

1027 Hollywood Boulevard

