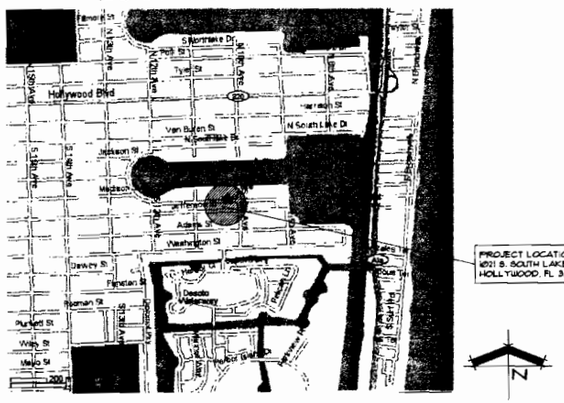
# PROPOSED ADDITION & RENOVATION TO:

# LEVY RESIDENCE

## 1021 S. SOUTH LAKE DRIVE
## HOLLYWOOD FL 33019

### LOCATION MAP




## GENERAL NOTES

1. PERMITS: CONTRACTOR SHALL SECURE ALL NECESSARY BUILDING, ROOFING, PLUMBING, ELECTRICAL, MECHANICAL OCCUPANCY, AND OTHER PERMITS, AT HIS EXPENSE, SO THAT THE OWNER CAN OBTAIN HIS / HER CERTIFICATE OF OCCUPANCY.

2. QUALIFICATION OF CONTRACTOR: THE GENERAL CONTRACTOR AND ALL SUB - CONTRACTORS SHALL BE LICENSED BY THE STATE OF FLORIDA AS WELL AS THE COUNTY AND BE INSURED TO MEET THE REQUIREMENTS OF THE BROWARD COUNTY AND CITY OF HOLLYWOOD.

3. OWNER SHALL HAVE THE RIGHT OF APPROVAL OR REJECTION OF ALL SUBCONTRACTORS PRIOR TO SIGNING THE CONTRACT. GENERAL CONTRACTOR SHALL SUBMIT A LIST OF ALL PROPOSED SUBS TO THE OWNER FOR THIS PURPOSE.

4. EXISTING CONDITIONS: CONTRACTOR BY AND THROUGH SUBMISSION OF HIS BID, AGREES THAT HE SHALL BE HELD RESPONSIBLE FOR HAVING EXAMINED THE SITE, THE LOCATION OF ALL PROPOSED WORK AND FOR HAVING SATISFIED HIMSELF FROM HIS OWN PERSONAL KNOWLEDGE AND EXPERIENCE OR PROFESSIONAL ADVICE AS TO THE CHARACTER AND LOCATION OF THE SITE, THE NATURE OF EXISTING CONDITIONS, THE LOCATION OF EXISTING UTILITIES AND ANY OTHER CONDITIONS SURROUNDING AND AFFECTING THE WORK, ANY OBSTRUCTIONS, AND ALL OTHER PHYSICAL CHARACTERISTICS OF THE SITE, IN ORDER THAT HE MAY INCLUDE IN HIS PRICE ALL COST PERTAINING TO THE WORK AND THEREBY PROVIDE FOR THE SATISFACTORY COMPLETION OF ANY OBJECTS OR OBSTRUCTION WHICH MAY BE ENCOUNTERED IN DOING THE PROPOSED WORK.

5. ALL MEASUREMENTS AND DIMENSIONS MUST BE VERIFIED BY THE CONTRACTOR IN THE FIELD. THE DIMENSIONS SHOWN ARE AS ACCURATE AS THE BASE BUILDING DOCUMENTS PERMIT. ANY DISCREPANCIES MUST BE BROUGHT TO THE ATTENTION OF THE ARCHITECT IMMEDIATELY, PRIOR TO THE COMMENCE - SCALE DRAWINGS - USE DIMENSIONS MENT OF WORK. DO NOT ONLY. LARGE SCALE DRAWINGS SHALL GOVERN OVER SMALL.

6. COMPLY AT ALL TIMES WITH REQUIREMENTS OF THE FLORIDA BUILDING CODE, LIFE AND SAFETY CODE (N.F.P.A. 101), AND ALL LOCAL CODES AND ORDINANCES.

7. SHOP DRAWINGS: THE CONTRACTOR SHALL SUBMIT ONE COPY ON REPRODUCIBLE SEPIA OF ALL SHOP DRAWINGS CALLED FOR ON THE DRAWINGS OR REQUIRED BY BUILDING OFFICIALS TO THE ARCHITECT IN SUFFICIENT TIME TO BE REVIEWED AND PROCESSED SO AS TO CAUSE NO TIME DELAY IN THE CONSTRUCTION SEQUENCE.

8. PROTECTION: THE CONTRACTOR SHALL PROTECT ADJACENT PARTS OF EXISTING BUILDING FROM DAMAGE DURING ALL PHASES OF CONSTRUCTION, AND BE LIABLE FOR SAME.

9. WORKMANSHIP: ALL MATERIALS AND EQUIPMENT SPECIFIED SHALL BE NEW AND ALL WORKMANSHIP SHALL BE FIRST CLASS FOLLOWING THE MANUFACTURER'S SPECIFICATIONS ALONG WITH THE BEST TRADE PRACTICES AND STANDARDS.

10. ALL WORK TO BE GUARANTEED AGAINST POOR WORKMANSHIP AND DEFECTS.

11. THE GENERAL CONTRACTOR SHALL FURNISH ALL LABOR, MATERIALS AND EQUIPMENT (UNLESS OTHERWISE NOTED) REQUIRED FOR THE COMPLETION OF THE JOB IN ACCORDANCE WITH THESE DRAWINGS.

12. CLEAN UP ALL RUBBISH, REFUSE, SCRAP MATERIALS AND DEBRIS CAUSED BY THIS PROJECT AT THE END OF EACH DAY AND INSURE THAT THE SITE OF WORK SHALL PRESENT A NEAT ORDERLY AND WORKMANLIKE APPEARANCE.

13. GENERAL CONTRACTOR SHALL PRESENT THE JOB TO THE OWNER FOR ACCEPTANCE, CLEANED AND READY FOR OCCUPANCY. ALL GLASS SHALL BE CLEANED AND POLISHED, FLOORS SWEPT BROOM CLEAN, CARPETS VACUUMED, FIXTURES WASHED AND ALL LABELS REMOVED.

14. STORE MATERIALS IN A SAFE AND APPROVED LOCATION, COMPLY WITH ALL REGULATIONS GOVERNING THE NEIGHBORHOOD AS TO MINIMIZE INTERRUPTIONS AND/ OR INTERFERENCE WITH ANY OF THE SURROUNDING OPERATIONS.

15. ALL WOOD IN CONTACT WITH MASONRY SHALL BE PRESSURE TREATED.

## DRAWING INDEX

ARCHITECTURAL:


T-1: COVER SHEET & NOTES
SP-1: SITE PLAN
SP-1A: PROPOSED SITE PLAN
C-1: CIVIL PLAN
C-1A: PROPOSED CIVIL PLAN
L-1: LANDSCAPE PLAN
L-1A: PROPOSED LANDSCAPE PLAN
GAZ-1: GAZEBO PLANS, ELEVATION AND SECTIONS
A-1: FIRST FLOOR PLAN
A-1A: PROPOSED FIRST FLOOR PLAN
A-2: SECOND FLOOR PLAN
A-2A: PROPOSED SECOND FLOOR PLAN
A-3: ELEVATIONS
A-3A: PROPOSED ELEVATIONS
A-4: ELEVATIONS
A-4A: PROPOSED ELEVATIONS


## SITE AND BUILDING DATA

### PROPERTY ADDRESS:

1021 S. SOUTH LAKE DRIVE
HOLLYWOOD, FL 33019

BUILDING CODE:
2001 FLORIDA BUILDING CODE
N.F.P.A. 101 LIFE SAFETY CODE, 2001 ED

BUILDING TYPE:
TYPE V

OCCUPANCY TYPE:
RESIDENTIAL, SINGLE FAMILY
GROUP R-3

### SITE INFORMATION

1)- ZONING: RS-10 RESIDENTIAL SINGLE FAMILY

2)- LOT AREA: 100' X 733'-9"

3)- NET LOT AREA: 23,390 SQ. FT. 20,500 SF. ± @.537 ACRE

4)- SETBACKS:

| | REQUIRED | PROVIDED: | | |
|---|---|---|---|---|
| FRONT | 20'-0" MIN. | 60'-0" | (60'-0") | TO EXISTING BUILDING |
| GARAGE | 25'-0" MIN. | 45'-1" | | |
| REAR | 25'-0" MIN. | 104'-6" | (50'-0") | TO EXISTING BUILDING |
| SIDE (EAST) | 7'-6" MIN | 29'-0" | (1'-0") | TO EXISTING BUILDING |
| SIDE (WEST) | 12'-2" MIN | 31'-0" | (10'-4") | TO EXISTING BUILDING |
| SUM OF SIDE SETBACKS: 25% of 100'-0" = 25'-0" MIN. | | 17'-4" | | |

5)- PARKING: 8 5

6)- PERVIOUS/IMPERVIOUS:

| | | |
|---|---|---|
| IMPERVIOUS LOT AREA: | 9,782.5 SF. | 41.82 % |
| PERVIOUS LOT AREA: | 13,607.5 SF. | 58.18 % |

(INCLUSIVE OF BRICK PAVERS ON SAND BED)

### BUILDING INFORMATION:

| | | |
|---|---|---|
| 1)- | EXISTING RESIDENCE: | 3,390 SF. |
| 2)- | BUILDING AREA: | 3,263 SF. |
| | BUILDING SQ FOOTAGE (A/C AREA ONLY EXCLUDING GARAGE | 5,493.39 SF. |
| | FIRST FLOOR | |
| | A/C AREA | 3,994.63 SF. |
| | APPROVED GARAGE | 595.36 SF. |
| | NEW PROPOSED GARAGE ADDITION | 400.00 SF. |
| | NEW PROPOSED GAZEBO | 133.00 SF. |
| | COVERED TERRACE | 88.89 SF |
| | SECOND FLOOR | |
| | A/C AREA | 1,498.76 SF |
| | REAR BALCONY | 449.63 SF |
| 3)- | LOT COVERAGE: | 23% |
| 4)- | BUILDING HEIGHT: | |

| ALLOWED: | PROVIDED: |
|---|---|
| 30'-0" (2-STORIES) | 25-0" (2-STORIES) |

## LEGAL DESCRIPTION

LOTS 20 AND 21, BLOCK 54, LESS THE SOUTH 30 FEET THEREOF FOR STREET RIGHT-OF-WAY; AND A PORTION OF AN ABANDONED 60-FOOT WIDE STREET (MADISON STREET AS SHOWN ON ORIGINAL PLAT), AND A PORTION OF AN ABANDONED 616-FOOT WIDE PARKWAY (BLOCK 77 ON ORIGINAL PLAT), MORE PARTICULARLY DESCRIBED AS FOLLOWS: BOUNDED ON THE SOUTH BY THE NORTH LINE OF SAID LOTS 20 AND 21, ON THE WEST BY THE WEST LINE OF SAID LOT 21 EXTENDED NORTHERLY, ON THE EAST BY THE EAST LINE OF SAID LOT 20 EXTENDED NORTHERLY, AND ON THE NORTH BY THE SOUTH LINE OF BLOCK 76 (ALSO KNOWN AS SOUTH LAKE); ALL THE ABOVE LOTS, BLOCKS AND PARCELS ARE ACCORDING TO PLAT OF "HOLLYWOOD LAKES SECTION", AS RECORDED IN PLAT BOOK 1, PAGE 32 OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA.

## PROJECT TEAM


OWNER:
ABRAHAM LEVY & AMIRA LEVY

ARCHITECT:
JOSEPH B. KALLER & ASSOCIATES, P.A.
CONTACT: MR. JOSEPH B. KALLER
ADDRESS: 2411 HOLLYWOOD BLVD.
HOLLYWOOD, FL 33020
PHONE: (954)920-5146 FAX: (954) 926-2841
EMAIL: KALLER @BELLSOUTH.NET





JOSEPH B. KALLER & ASSOCIATES P.A.
ARCHITECTS - INTERIOR PLANNING
2411 HOLLYWOOD BLVD.
HOLLYWOOD, FLORIDA 33020
PHONE # 954/920-5146
FAX # 954/926-2841


| NO. | DATE | REMARKS |
|---|---|---|
| 1 | 8.3.07 | BY OWNER |

This drawing, as an instrument of service, is and shall remain the property of the architect and shall not be reproduced, published or used in any way without the permission of the architect.

PROJECT TITLE
PROPOSED ADDITION AND RENOVATION TO:
LEVY RESIDENCE
1021 S. SOUTH LAKE DRIVE
HOLLYWOOD FL 33019

SHEET TITLE
HISTORIC PRESERVATION BOARD
COVER SHEET

SEAL
FLORIDA R.A. # 0008638

| | |
|---|---|
| DRAWN | EDG |
| CHECKED | JBK |
| DATE | 09-18-03 |
| SCALE | AS SHOWN |
| JOB NO. | 03001 |

T-1

JOSEPH B. KALLER & ASSOCIATES, P.A. ALL RIGHTS RESERVED ©2004