

PIERCE ST COMMONS

1946 PIERCE ST., HOLLYWOOD, FL 33020 | FOLIO NO. 51-42-15-01-3550



ARCHITECT LICENSE NO. AR99203
4911 W. SAMPLE RD., # 308, COCONUT CREEK, FL
PHONE: 561.603.8395 | STUDIO@PATRICKOSOARES.COM
WWW.PATRICKOSOARES.COM

PROPERTY INFORMATION

SCOPE: RENOVATION OF 11 UNITS
 ADDRESS: 1946 PIERCE ST HOLLYWOOD FL 33020
 FOLIO: 51-42-15-01-3550
 LEGAL DESCRIPTION: HOLLYWOOD 1-21 B LOT 26,27 BLK 20
 ZONING: ND-2 = NORTH DOWNTOWN MEDIUM INTENSITY MULTI-FAMILY DISTRICT
 LOT SIZE 10,907 SF
 LANDSCAPE/OPEN SPACE REQUIRED 20% MIN. 2,181 SF PROVIDED 2,445 SF
 SETBACKS:
 FRONT: 15'-0"
 REAR: 10'-0"
 SIDE: 5'-0"
 BUILDING HEIGHT
FLOOD INFORMATION
 FLOOD ZONE: X
 FLOOD MAP: 12011C
 PANEL DATE: 08/18/2014
 CONSTRUCTION TYPE: V-B
 OCCUPANCY GROUP: R-3
 LEVEL OF ALTERATION: 2

SCOPE OF WORK:

ARCHITECTURAL/STRUCTURAL:
 NEW WALL CLADDING ON THE NORTH FACADE COMPOSED OF NON-BUSTIBLE WOOD-LIKE TILE, SMALL PLANTER ON THE NORTH FACADE, DECORATIVE COLUMN ON THE NORTH FACADE CONNECTING TO EXISTING ROOF, UPDATE KITCHEN CABINETRY AND COUNTERTOPS IN THE SAME LOCATION

MECHANICAL:
 TO REMAIN AS IS

ELECTRICAL:
 LIMITED TO UPDATING EXISTING APPLIANCES IN THE SAME LOCATION.

PLUMBING:
 LIMITED TO UPDATING EXISTING FIXTURES IN THE SAME LOCATION

VIEWPOINT MARKERS/ GRIDS

• ELEVATION MARKERS

ABR.	SYMBOL	DESCRIPTION/SPEC
		BUILDING ELEV. 1
		BUILDING ELEV. 2

• SECTION MARKERS

ABR.	SYMBOL	DESCRIPTION/SPEC
		BUILDING SECTION 1
		BUILDING SECTION 2
		WALL SECTION 1
		WALL SECTION 2

• Detail Markers

ABR.	SYMBOL	DESCRIPTION/SPEC
		SECTION DETAIL MARKER
		PLAN DETAIL MARKER
		REVISION MARKER

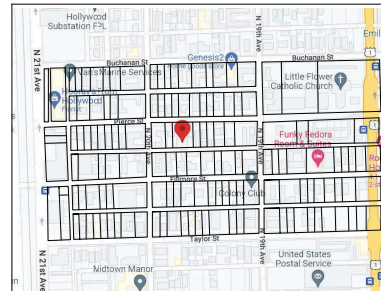
• Grids

ABR.	SYMBOL	DESCRIPTION/SPEC
		NEW STRUCTURE
		EXISTING STRUCTURE

Sheet Index

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MECHANICAL	
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PLUMBING	
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VINCINITY MAP



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 APR0203
 A-00000848



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REVISION HISTORY:

SEAL

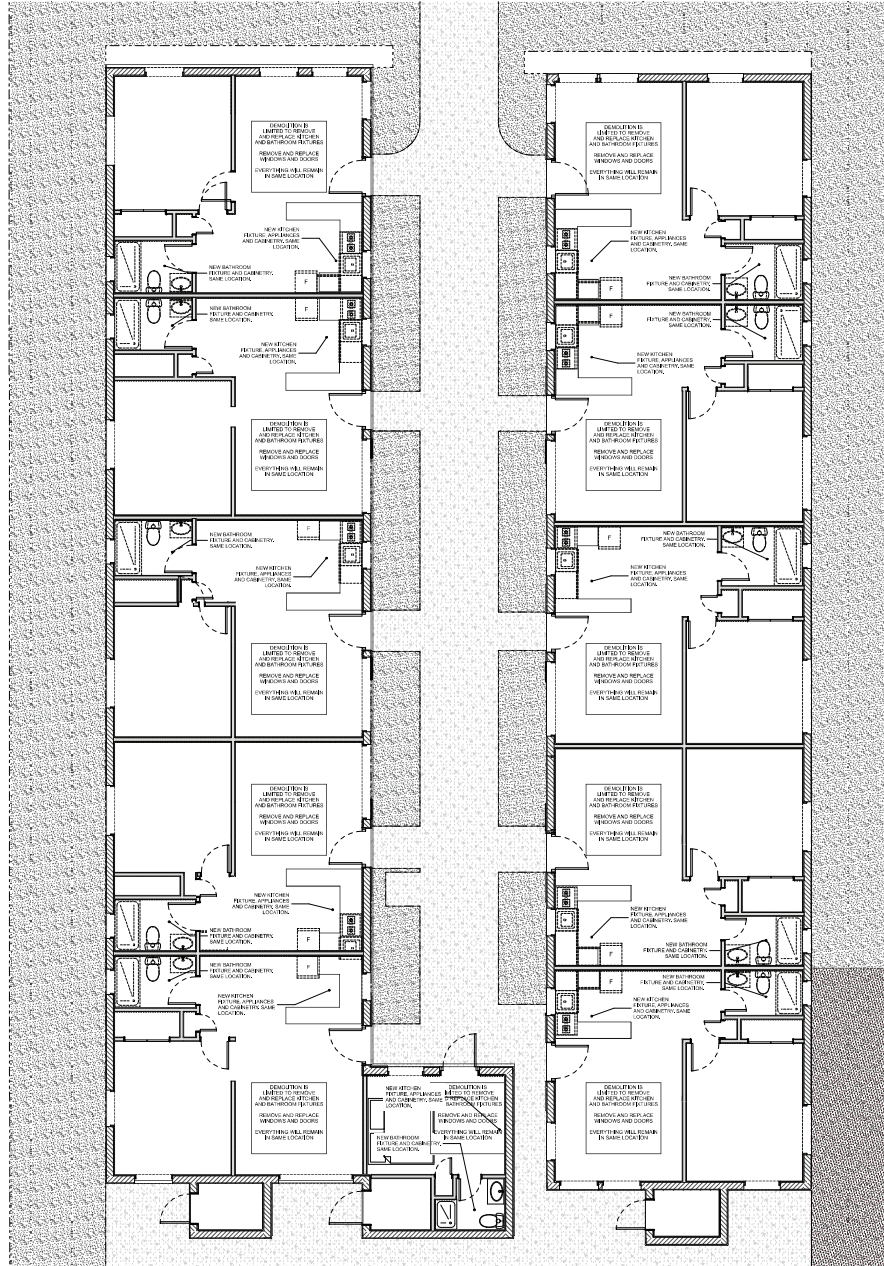
INDEX & DATA

A-000

• DEMOLITION PLAN LEGEND

	INTERIOR PARTITION TO REMAIN
	EXTERIOR WALL TO REMAIN
	TO BE DEMOLISHED

- DEMOLITION NOTES:**
1. CONTRACTOR SHALL PROVIDE ADEQUATE PROTECTION OF EXISTING SLAB AND STRUCTURAL MEMBERS.
 2. CONTRACTOR SHALL PATCH, REPAIR, AND REPLACE ANY DAMAGE TO EXISTING MATERIALS TO BE RETAINED.
 3. CONTRACTOR TO PROVIDE SHORING OF EXISTING STRUCTURAL MEMBERS PRIOR TO REMOVING AND ERECTING ANY NEW STRUCTURAL MEMBERS.
 4. CONTRACTOR SHALL PROVIDE TEMPORARY CLOSING OFF OF ALL NEW AND EXISTING OPENINGS DURING CONSTRUCTION.
 5. CONTRACTOR SHALL REMOVE ALL EXISTING ABANDONED PIPING, WIRE, SOFFIT, WINDOWS, DOORS, AND WHERE NOTED.



1
A-003

DEMOLITION PLAN

SCALE: 3/16" = 1'-0"

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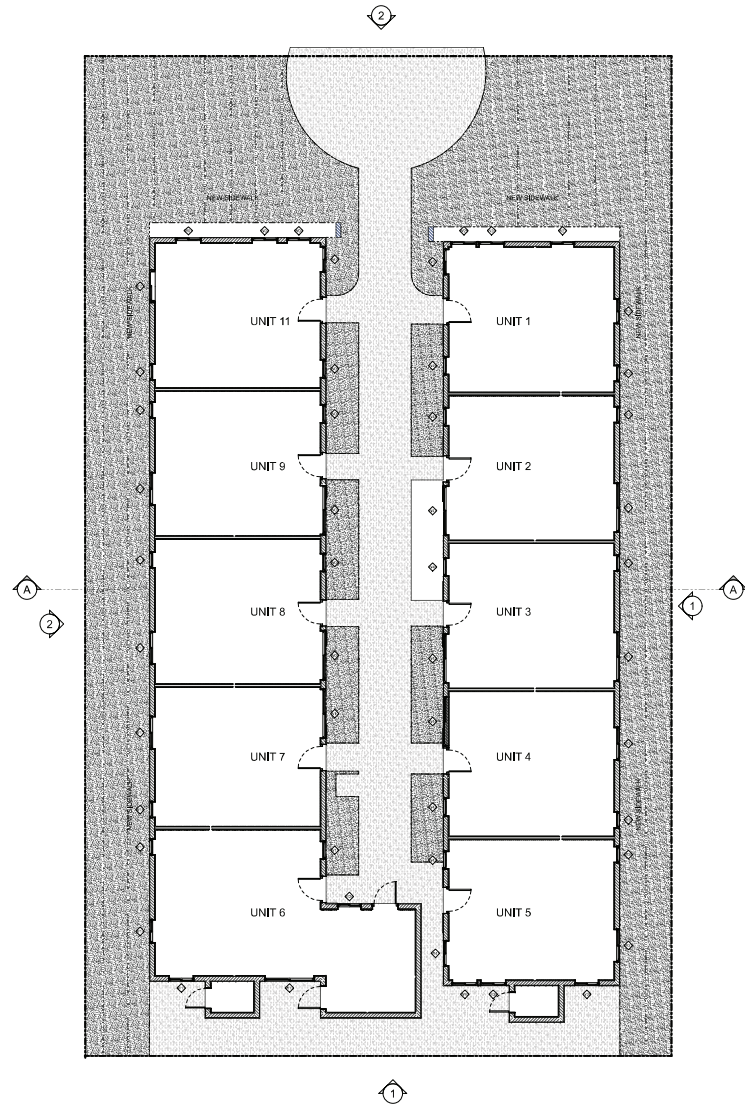
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DEMOLITION PLAN

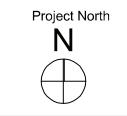
A-003

Revised 3/1/23



1 SITE PLAN
A-100 SCALE: 1/8" = 1'-0"

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SITE PLAN

A-100

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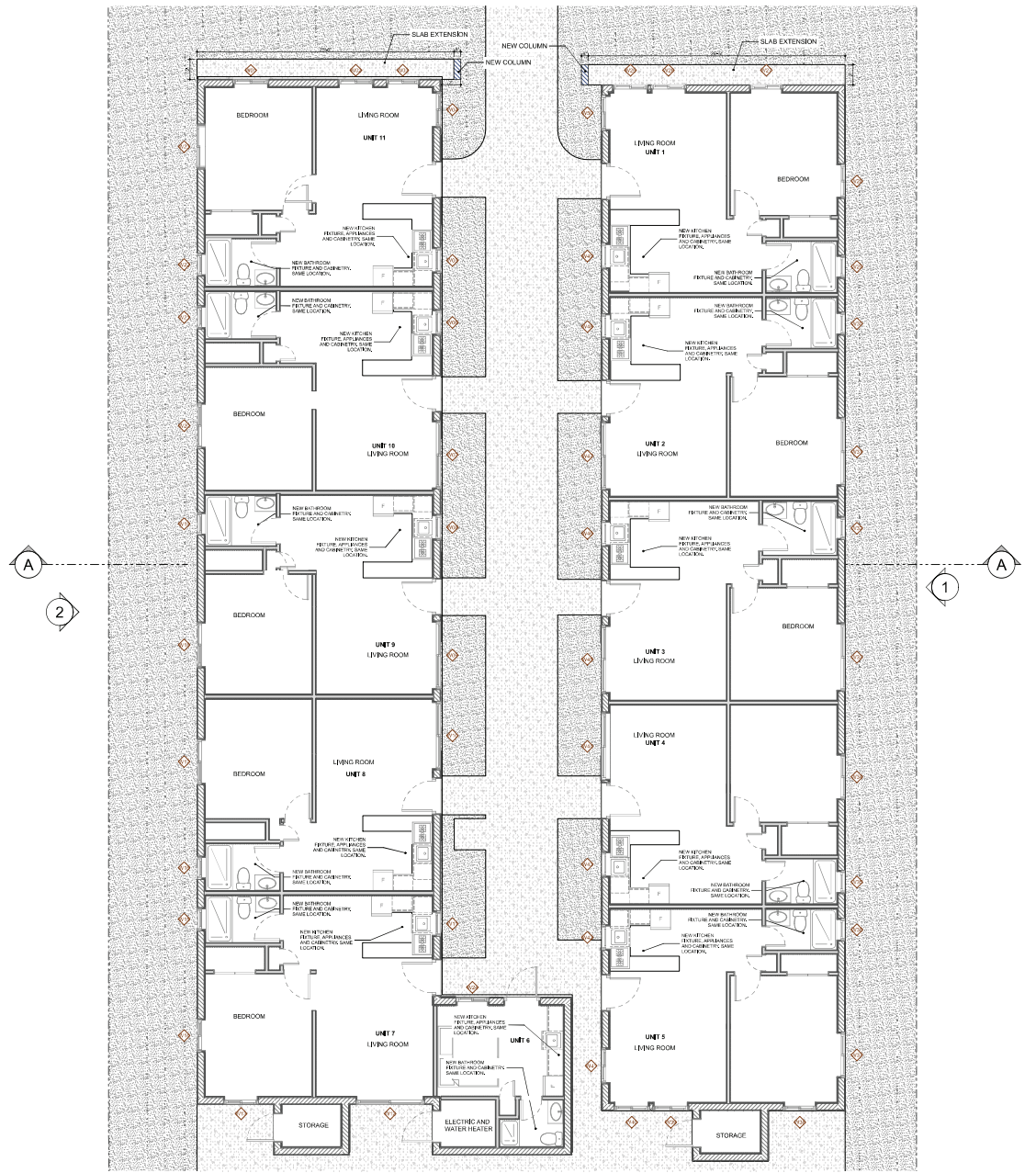
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FIRST FLOOR PLAN

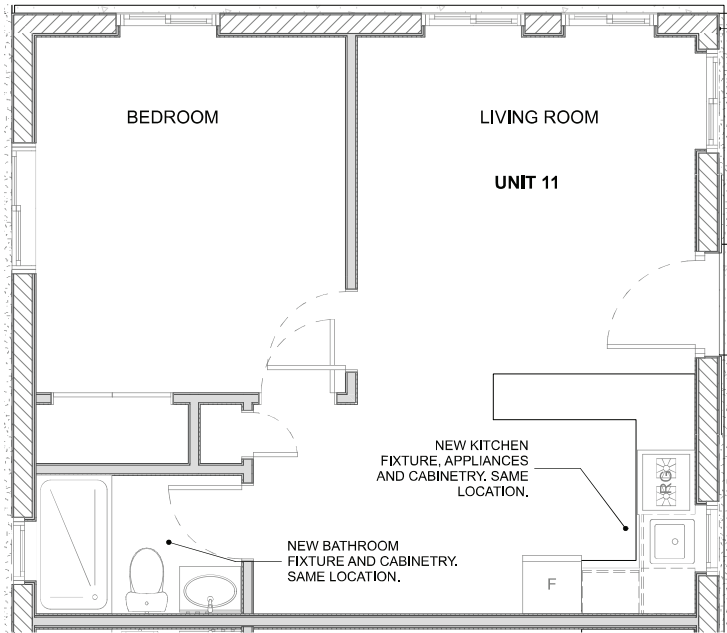
A-101

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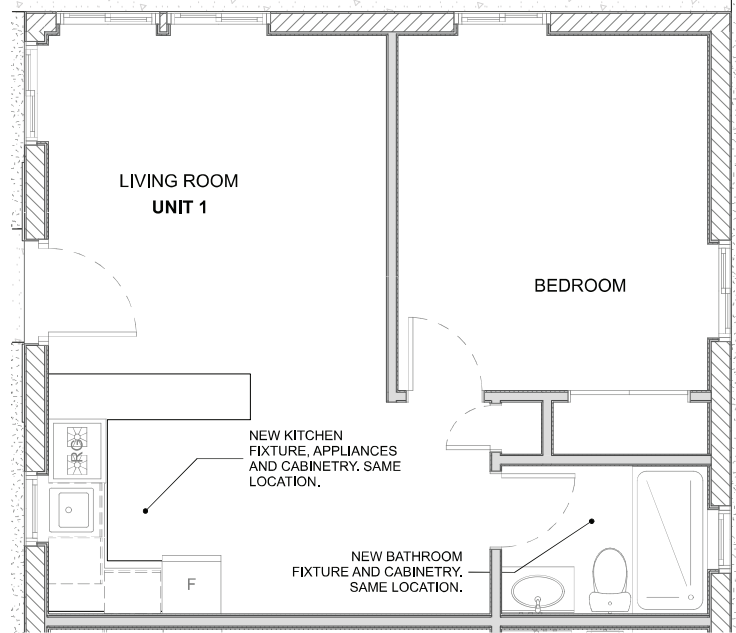


1
A-101 GROUND FLOOR PLAN

SCALE: 3/16" = 1'-0"



2 ENLARGED FLOOR PLAN - UNIT 11
SCALE: 1/2" = 1'-0"



1 ENLARGED FLOOR PLAN - UNIT 1
SCALE: 1/2" = 1'-0"

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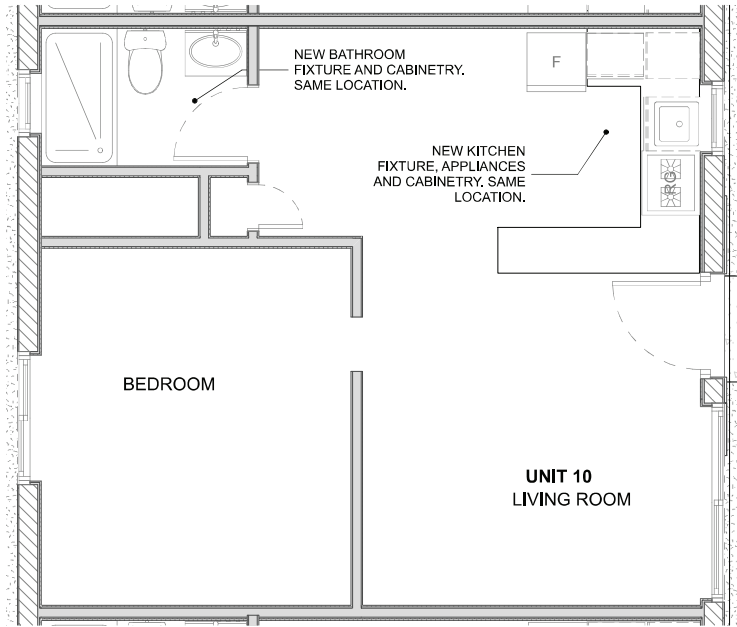
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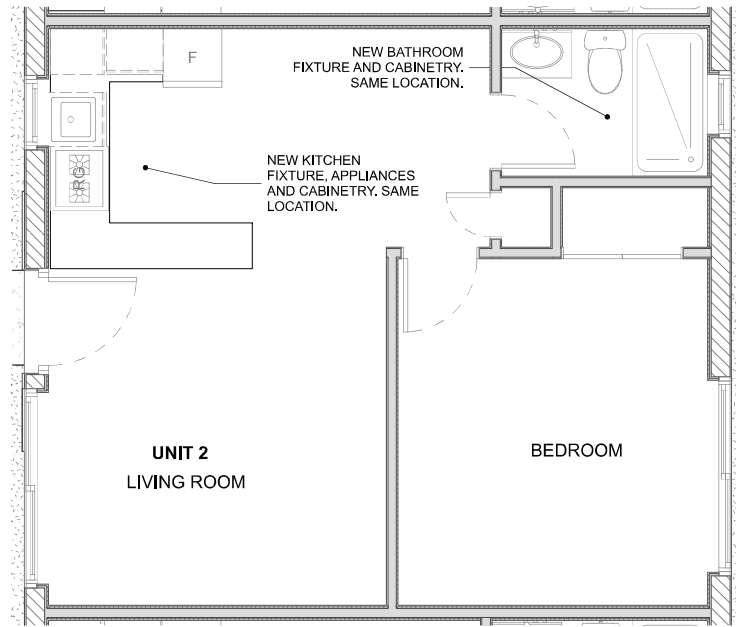
ENLARGED FLOOR PLANS

A-102

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2 ENLARGED FLOOR PLAN - UNIT 10
A-103 SCALE: 1/2" = 1'-0"



1 ENLARGED FLOOR PLAN - UNIT 2
A-103 SCALE: 1/2" = 1'-0"

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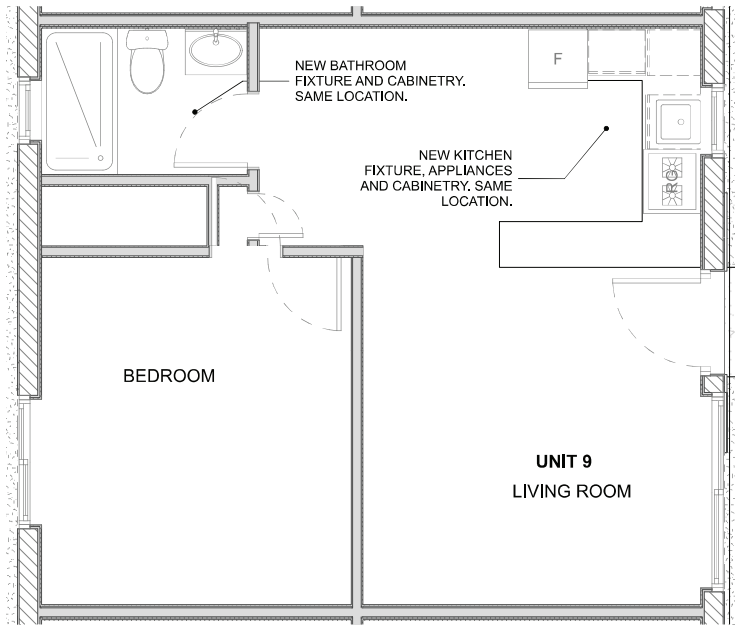
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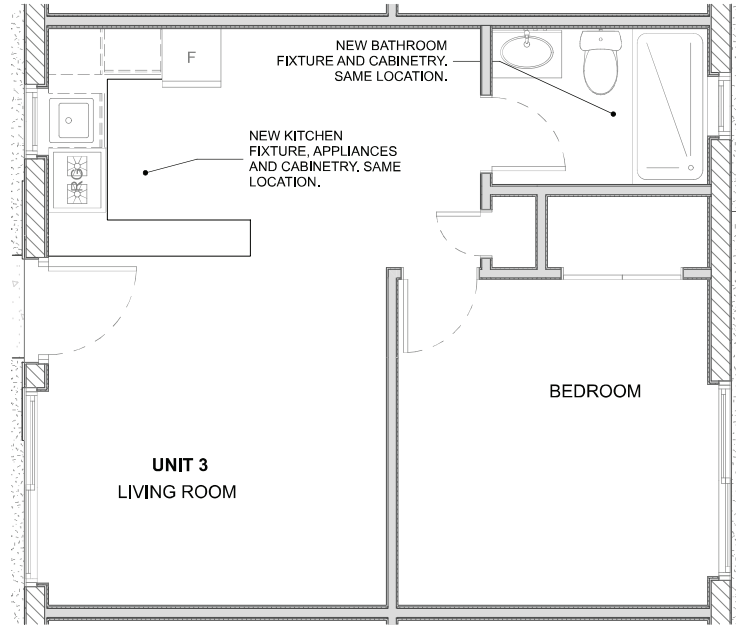
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ENLARGED FLOOR
PLANS

A-103

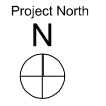


2 ENLARGED FLOOR PLAN - UNIT 9
A-104 SCALE: 1/2" = 1'-0"



1 ENLARGED FLOOR PLAN - UNIT 3
A-104 SCALE: 1/2" = 1'-0"

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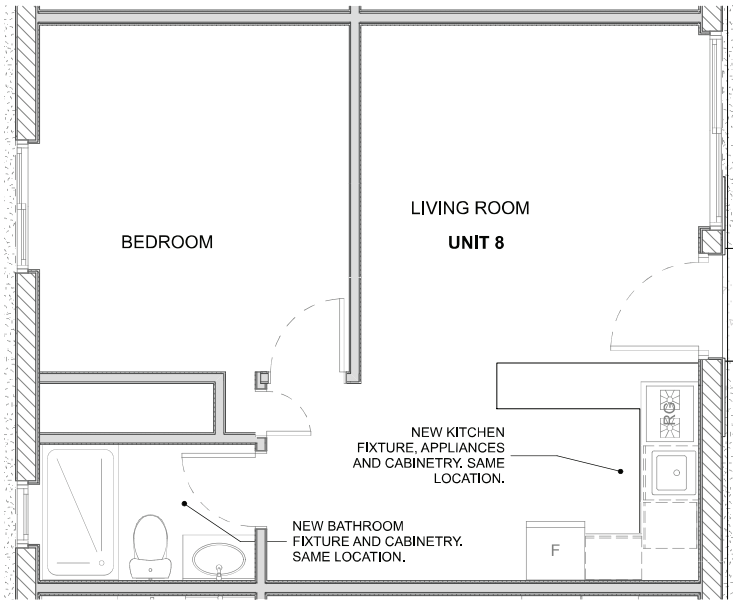
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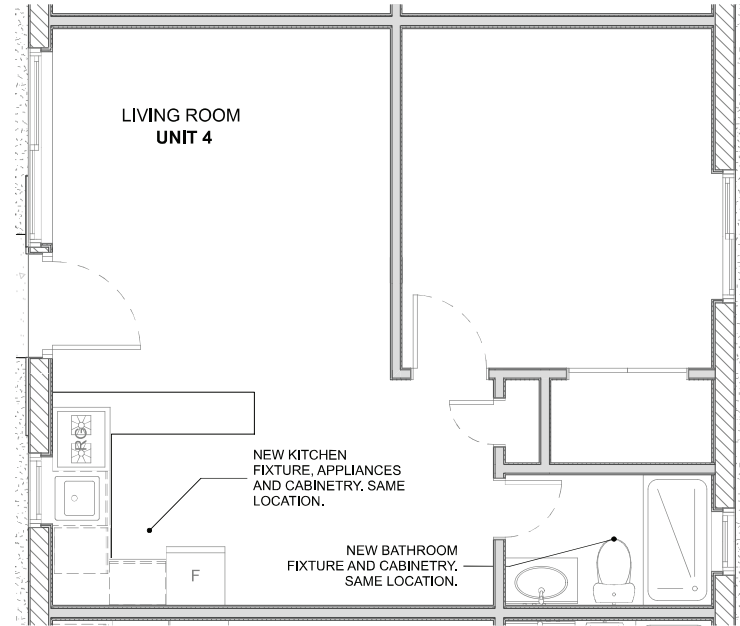
ENLARGED FLOOR PLANS

A-105

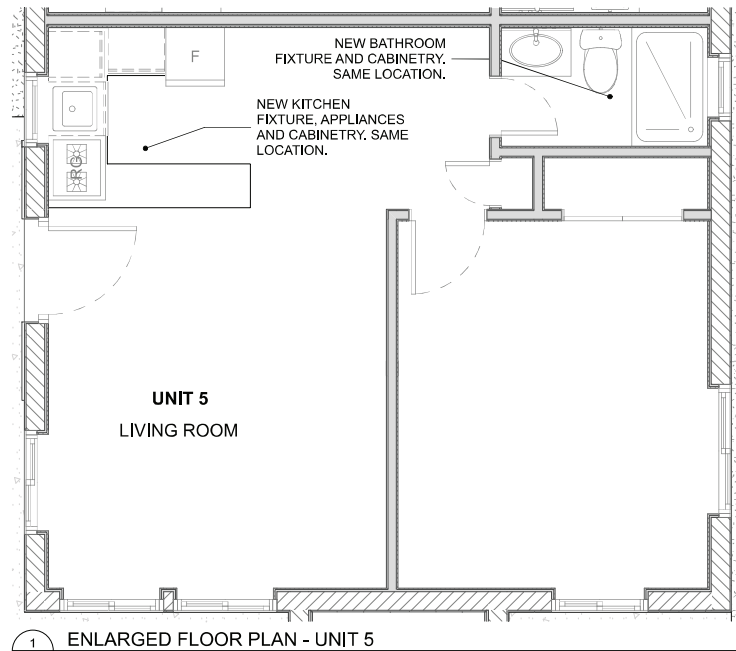
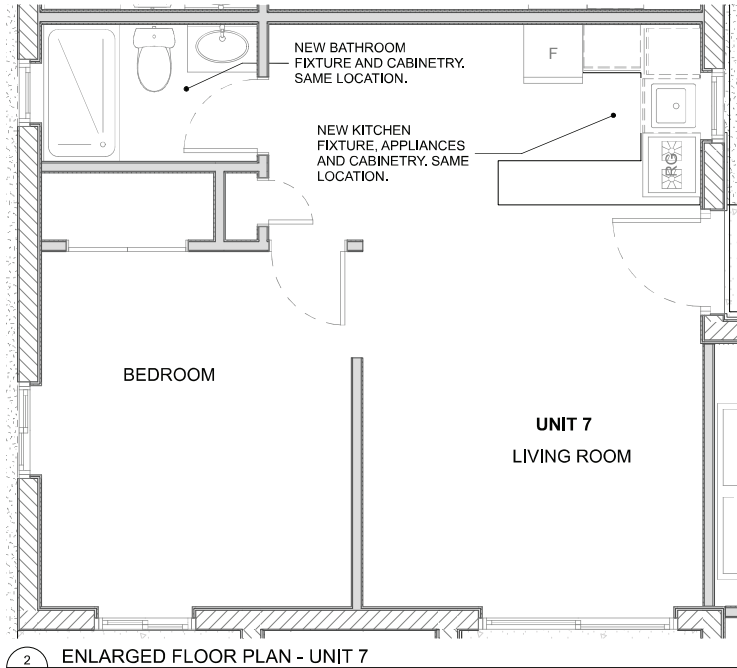
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1
A-105
ENLARGED FLOOR PLAN - UNIT 8
SCALE: 1/2" = 1'-0"



2
A-105
ENLARGED FLOOR PLAN - UNIT 4
SCALE: 1/2" = 1'-0"



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A-106

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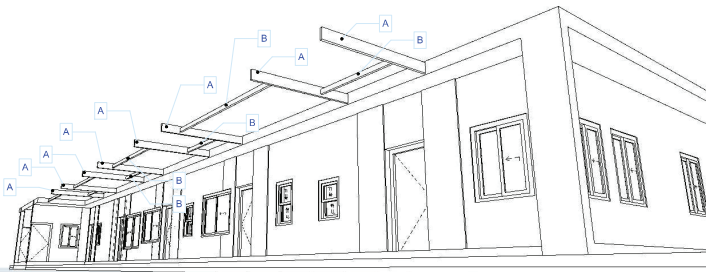
SEAL

ROOF PLAN

A-108

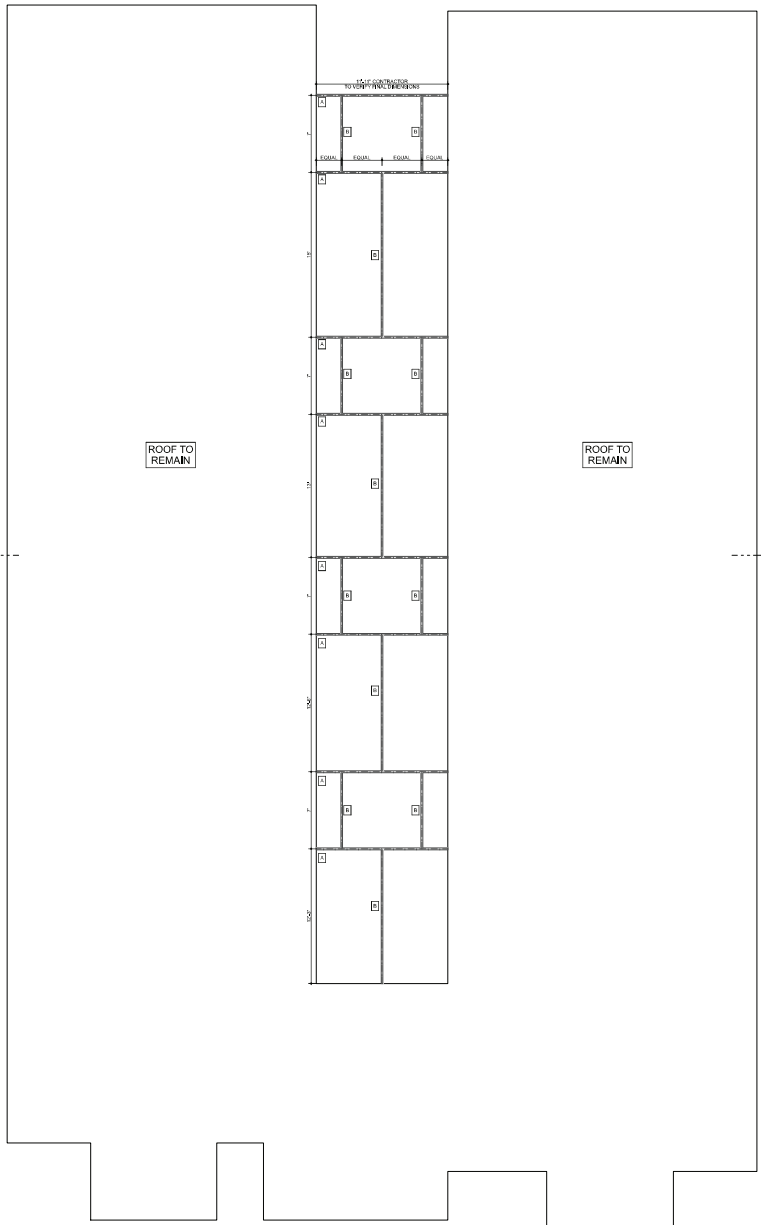
Revised 3/1/23

TRELLIS LEGEND		
A	2" X 8"	DARK STAINED WOOD
B	2" X 4"	CHESTNUT STAINED WOOD



2 ENLARGED FLOOR PLAN - UNIT 5
 SCALE: 1/88.57

A-108



1 ROOF PLAN
 SCALE: 3/16" = 1'-0"

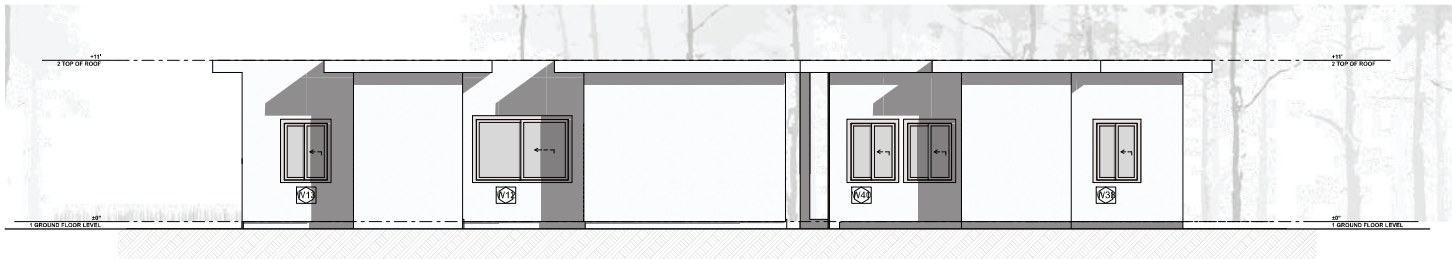
A-108



2 Elevation
SCALE: 1/4" = 1'-0"

• MATERIALS LEGEND

- 1 NEW COLUMN W/ SMOOTH STUCCO
PAINT TO MATCH EXTERIOR (SEE STRUCTURALS)
- 2 NON-COMBUSTIBLE WOOD-LIKE TILE
(OWNER TO SELECT FINAL FINISH)
- 2 NEW SLAB EXTENSION (SEE STRUCTURALS)



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

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SEAL:

ELEVATIONS N&S

A-200

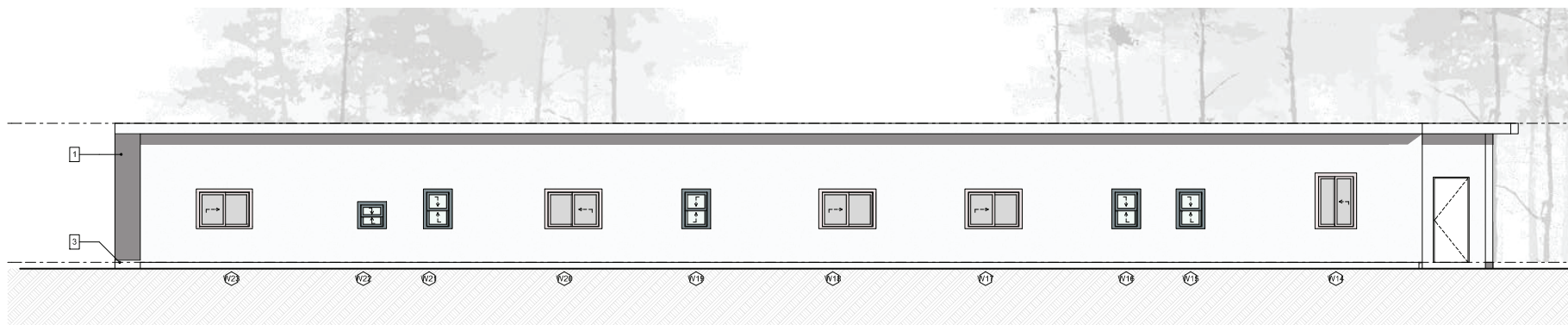
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• MATERIALS LEGEND

- 1 NEW COLUMN W/ SMOOTH STUCCO PAINT TO MATCH EXTERIOR (SEE STRUCTURALS)
- 2 NON-COMBUSTIBLE WOOD-LIKE TILE (OWNER TO SELECT FINAL FINISH)
- 2 NEW SLAB EXTENSION (SEE STRUCTURALS)



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



2 Elevation
SCALE: 1/4" = 1'-0"

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REVISION HISTORY:

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ELEVATIONS E&W

A-201

Sheet 31/023



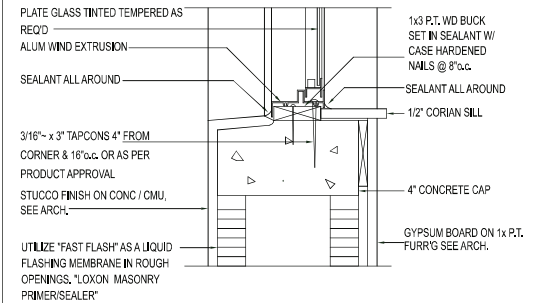
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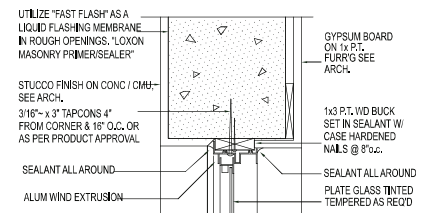
GENERAL DETAILS

NOTE: ALL EXTERIOR WINDOW AND DOOR OPENINGS TO HAVE WATER RESISTIVE SELF-ADHEARING MEMBRANES EXTEND TO THE SURFACE OF THE EXTERIOR WALL FINISH - PER AAMA 711 STANDARDS



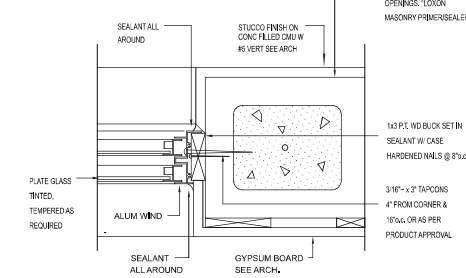
B3 ALUMINUM WINDOW SILL DETAIL CBS
 NOT TO SCALE

NOTE: ALL EXTERIOR WINDOW AND DOOR OPENINGS TO HAVE WATER RESISTIVE SELF-ADHEARING MEMBRANES EXTEND TO THE SURFACE OF THE EXTERIOR WALL FINISH - PER AAMA 711 STANDARDS

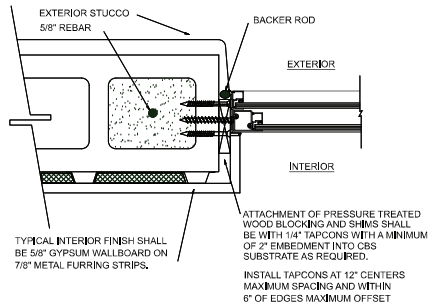


A3 ALUMINUM WINDOW HEAD DETAIL CBS
 NOT TO SCALE

NOTE: ALL EXTERIOR WINDOW AND DOOR OPENINGS TO HAVE WATER RESISTIVE SELF-ADHEARING MEMBRANES EXTEND TO THE SURFACE OF THE EXTERIOR WALL FINISH - PER AAMA 711 STANDARDS



A2 ALUMINUM WINDOW JAMB DETAIL CBS
 NOT TO SCALE



A1 WINDOW BUCK DETAIL
 NOT TO SCALE

ID	W01	W02	W03	W04	W05	W06	W07	W08	W09	W10	W11	W12	W13	W14
VIEW														
DIMENSIONS	3'-3" x 4'-2"	3'-3" x 4'-2"	3' x 4'-2"	3'-3" x 4'-2"	2'-3" x 3'	2'-3" x 3'-8"	6'-6" x 4'-5"	2'-3" x 3'-8"	6'-6" x 4'-5"	6'-5" x 5'	2'-3" x 3'-8"	6'-6" x 4'-5"	3'-2" x 4'-2"	3' x 4'-3"
MANUFACTURER	Mi-Glass Doors & Windows Manufacturing, LLC	Mi-Glass Doors & Windows Manufacturing, LLC	Mi-Glass Doors & Windows Manufacturing, LLC	Mi-Glass Doors & Windows Manufacturing, LLC	PGT Industries or Equal	PGT Industries or Equal	Mi-Glass Doors & Windows Manufacturing, LLC	PGT Industries or Equal	Mi-Glass Doors & Windows Manufacturing, LLC	Mi-Glass Doors & Windows Manufacturing, LLC	PGT Industries or Equal	Mi-Glass Doors & Windows Manufacturing, LLC	Mi-Glass Doors & Windows Manufacturing, LLC	Mi-Glass Doors & Windows Manufacturing, LLC
NOA	FL20359-R3	FL20359-R3	FL20359-R3	FL20359-R3	20-0401,03	20-0401,03	FL20359-R3	20-0401,03	FL20359-R3	FL20359-R3	20-0401,03	FL20359-R3	FL20359-R3	FL20359-R3
WIND PRESS.	+40,8 -53,2	+40,8 -44,4	+40,8 -53,2	+40,8 -53,2	+42,7 -57,1	+42,7 -57,1	+38,2 -48,2	+42,7 -57,1	+38,2 -48,2	+38,2 -48,2	+42,7 -57,1	+38,2 -41,9	+40,8 -53,2	+40,8 -53,2
NFRC U-FACTORS														
SHGC VALUES														
REMARKS	SLIDING	SLIDING	SLIDING	SLIDING	DOUBLE HUNG	DOUBLE HUNG	SLIDING	DOUBLE HUNG	SLIDING	SLIDING	DOUBLE HUNG	SLIDING	SLIDING	SLIDING

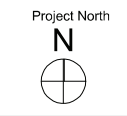
Window Types														
W15	W16	W17	W18	W19	W20	W21	W22	W23	W24	W25	W26	W27	W28	W29
2' x 3'	2' x 3'	4'-3" x 3'	4'-3" x 3'	2' x 3'	4'-3" x 3'	2' x 3'	2' x 2'	4'-2" x 3'	3' x 4'-2"	3'-3" x 4'-3"	3'-3" x 4'-3"	3' x 4'-2"	3'-2" x 4'-3"	2' x 2'
PGT Industries or Equal	PGT Industries or Equal	Mi-Glass Doors & Windows Manufacturing, LLC	Mi-Glass Doors & Windows Manufacturing, LLC	PGT Industries or Equal	Mi-Glass Doors & Windows Manufacturing, LLC	PGT Industries or Equal	PGT Industries or Equal	Mi-Glass Doors & Windows Manufacturing, LLC	Mi-Glass Doors & Windows Manufacturing, LLC	Mi-Glass Doors & Windows Manufacturing, LLC	Mi-Glass Doors & Windows Manufacturing, LLC	Mi-Glass Doors & Windows Manufacturing, LLC	Mi-Glass Doors & Windows Manufacturing, LLC	PGT Industries or Equal
20-0401,03	20-0401,03	FL20359-R3	FL20359-R3	20-0401,03	FL20359-R3	20-0401,03	20-0401,03	FL20359-R3	FL20359-R3	FL20359-R3	FL20359-R3	FL20359-R3	FL20359-R3	20-0401,03
+42,7 -57,1	+42,7 -57,1	+40,8 -53,2	+40,8 -53,2	+42,7 -57,1	+40,8 -53,2	+42,7 -57,1	+42,7 -57,1	+40,8 -53,2	+40,8 -44,4	+40,8 -53,2	+40,8 -53,2	+40,8 -44,4	+40,8 -53,2	+42,7 -57,1
DOUBLE HUNG	DOUBLE HUNG	SLIDING	SLIDING	DOUBLE HUNG	SLIDING	DOUBLE HUNG	DOUBLE HUNG	SLIDING	SLIDING	SLIDING	SLIDING	SLIDING	SLIDING	DOUBLE HUNG

W29	W30	W31	W32	W33	W34	W35	W36	W37	W38	W39	W40	W41	W42	W43
2' x 2'	2' x 2'	6'-0" x 4'-0"	2' x 2'	6'-6" x 4'-6"	4'-3" x 3'	2' x 2'	2' x 2'	4'-3" x 3'	3' x 4'-2"	3'-3" x 4'-2"	3'-3" x 4'-2"	3'-3" x 4'-2"	2'-3" x 3'-8"	2'-3" x 3'-8"
PGT Industries or Equal	PGT Industries or Equal	Mi-Glass Doors & Windows Manufacturing, LLC	PGT Industries or Equal	Mi-Glass Doors & Windows Manufacturing, LLC	Mi-Glass Doors & Windows Manufacturing, LLC	PGT Industries or Equal	PGT Industries or Equal	Mi-Glass Doors & Windows Manufacturing, LLC	Mi-Glass Doors & Windows Manufacturing, LLC	Mi-Glass Doors & Windows Manufacturing, LLC	Mi-Glass Doors & Windows Manufacturing, LLC	Mi-Glass Doors & Windows Manufacturing, LLC	PGT Industries or Equal	PGT Industries or Equal
20-0401,03	20-0401,03	FL20359-R3	20-0401,03	FL20359-R3	FL20359-R3	20-0401,03	20-0401,03	FL20359-R3	FL20359-R3	FL20359-R3	FL20359-R3	FL20359-R3	20-0401,03	20-0401,03
+42,7 -57,1	+42,7 -57,1	+38,2 -48,2	+42,7 -57,1	+38,2 -48,2	+40,8 -53,2	+42,7 -57,1	+42,7 -57,1	+40,8 -53,2	+40,8 -53,2	+40,8 -53,2	+40,8 -53,2	+40,8 -53,2	+42,7 +57,1	+42,7 -57,1
DOUBLE HUNG	DOUBLE HUNG	SLIDING	DOUBLE HUNG	SLIDING	SLIDING	DOUBLE HUNG	DOUBLE HUNG	SLIDING	SLIDING	SLIDING	SLIDING	SLIDING	DOUBLE HUNG	DOUBLE HUNG

W44	W45	W46	W47	W48	W49	W50
6'-6" x 4'-5"	6'-6" x 4'-5"	2'-3" x 3'-4"	6'-6" x 4'-5"	2'-3" x 3'-4"	2'-3" x 3'-4"	3'-3" x 4'-3"
Mi-Glass Doors & Windows Manufacturing, LLC	Mi-Glass Doors & Windows Manufacturing, LLC	PGT Industries or Equal	Mi-Glass Doors & Windows Manufacturing, LLC	PGT Industries or Equal	PGT Industries or Equal	Mi-Glass Doors & Windows Manufacturing, LLC
FL20359-R3	FL20359-R3	20-0401,03	FL20359-R3	20-0401,03	20-0401,03	FL20359-R3
+38,2 -48,2	+38,2 -48,2	+42,7 -57,1	+38,2 -48,2	+42,7 -57,1	+42,7 -57,1	+40,8 -53,2
SLIDING	SLIDING	DOUBLE HUNG	SLIDING	DOUBLE HUNG	DOUBLE HUNG	SLIDING

WINDOW NOTES:
 WINDOW CONTRACTOR MUST TAKE THEIR OWN MEASUREMENTS BEFORE WINDOW ORDERING.

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 A3-00000846



Drawings and Specifications are instruments of service and shall remain the property of the Architect. They are not to be used on extensions of the project, or other projects, except by agreement in writing and appropriate compensation to the Architect.
 The General Contractor is responsible for confirming and complying with dimensions at the job site. The Architect will not be responsible for construction means, methods, techniques, sequences, or procedures, or for safety precautions and programs in connection with the project.
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PIERCE ST COMMONS
 1946 PIERCE ST #Site Address 2
 HOLLYWOOD, FL 33020

REVISION HISTORY:

SEAL

APERTURE SCHEDULES

A-600
 (Revised 3/1/2025)