

# *Baywood Village I Condominium Association, Inc.*

c/o Transcontinental Property Management, Inc.

1323 Lyons Road

Coconut Creek, FL 33063

Phone: 954-979-3620/ 954-979-9854 / Fax: 954-979-6975

---

October 10, 2014

**RE: Baywood Village 1 – Permit #14002351 Trellis Removal**

RECEIVED

OCT 16 2014

CITY OF COCONUT CREEK  
DEPT. OF SUSTAINABLE DEVELOPMENT

To whom this may concern:

The trellises at the above mentioned village were removed because they were becoming a maintenance nightmare and lately a safety hazard. After 28 years many of the main beams were rotted. Moreover, many of the steel brackets that held the cross-members in place were so corroded that they could no longer provide adequate support for the cross-members, with some of them dangling precariously. Some also had cracks, carpenter ants and other insects. There were no reserves set aside for the trellises and the members of the Association did not want to be assessed to replace the trellises or for some aggressive maintenance program.

Because of the outlined issues is why the beams were removed, and due that this was not an item that was placed in the reserves as an expense the association cannot have them replaced.

We thank you in advance for your prompt attention towards this matter.

**FOR THE BOARD OF DIRECTORS**

Paul Berbakov, President  
Baywood Village 1 Condo. Association

# COASTLINE PC & Maintenance Inc.

Carl Targoff

Phone 561-756-2911

10058 Spanish Isles Blvd.

Suite #7

Boca Raton

FL

33498

## PROPOSAL

October 8, 2014

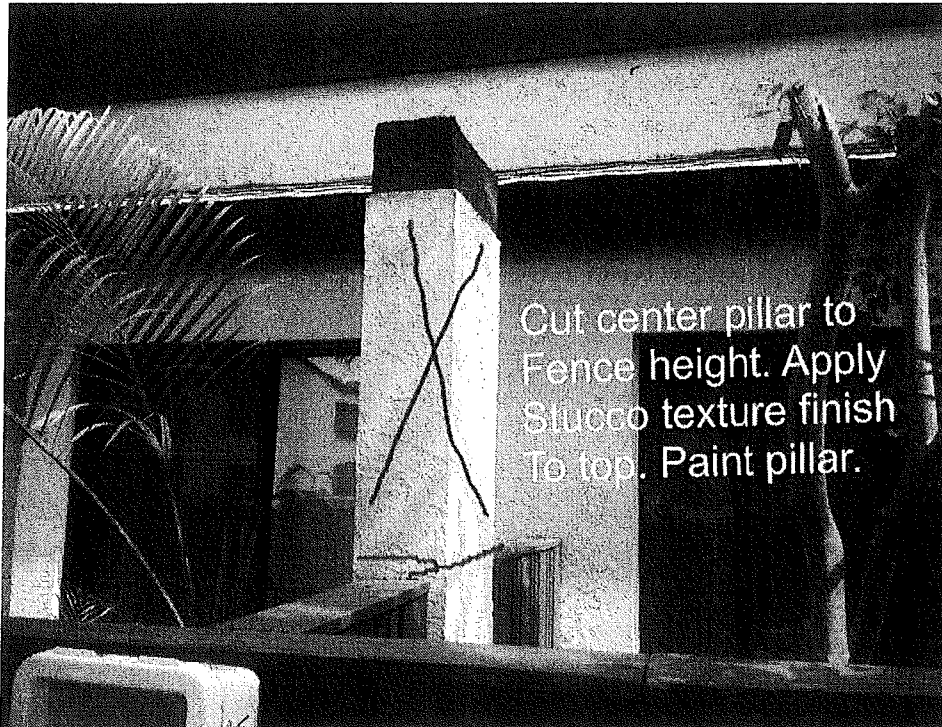
Baywood 1

Attn: Yunia

Job description: Decorative wood removal/repairs

The development is made of of two sided pods that used to have a series of decorative cross beams that ran from the building and over a main beam that was in front of the units supported by cement columns. The cross beams have all been removed, and the main beam has been cut on both sides at a very unpleasing angle. The 2-by wood that is currently attached to the building where the cross beams were supported have been damaged from the removal of the beams. The fascia on the Inner side of most of the entrance way roofs has been damaged or are rotted. The removal of the center section of the beam has left a cement pillar extended up in the middle of the two adjoining properties.

Our proposal/plan is to cut each of the cement pillars to the height of the center dividing fence. We will then apply a stucco finish to the exposed top and texture to match the remaining section of the pillar. We will paint the pillar to match the building color or as the association desires.



# COASTLINE PC & Maintenance Inc.

Carl Targoff

10058 Spanish Isles Blvd.

Suite #7

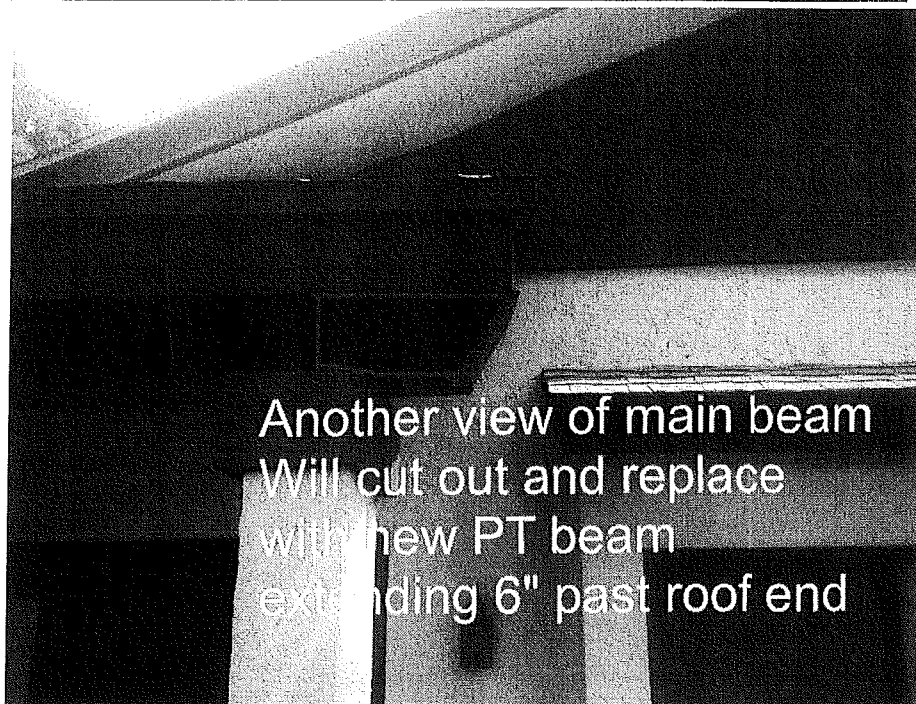
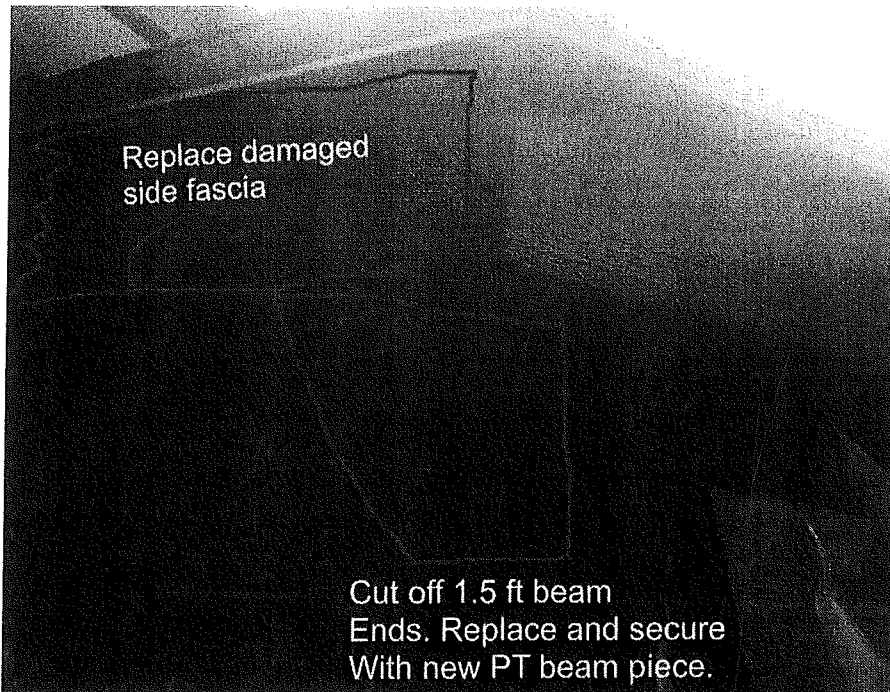
Boca Raton

FL

33498

Phone 561-756-2911

We propose/plan to remove the damaged end sections of the main beams so that a new section of pressure treated wood 4-by can be installed and secured to the top of the pillar and using cement anchors, hurricane straps and joining plates secure the new section in place to support the end of the roof. The new beam will extend 6" past the roof edge. The new wood will be painted on all 6 sides and all seams caulked.



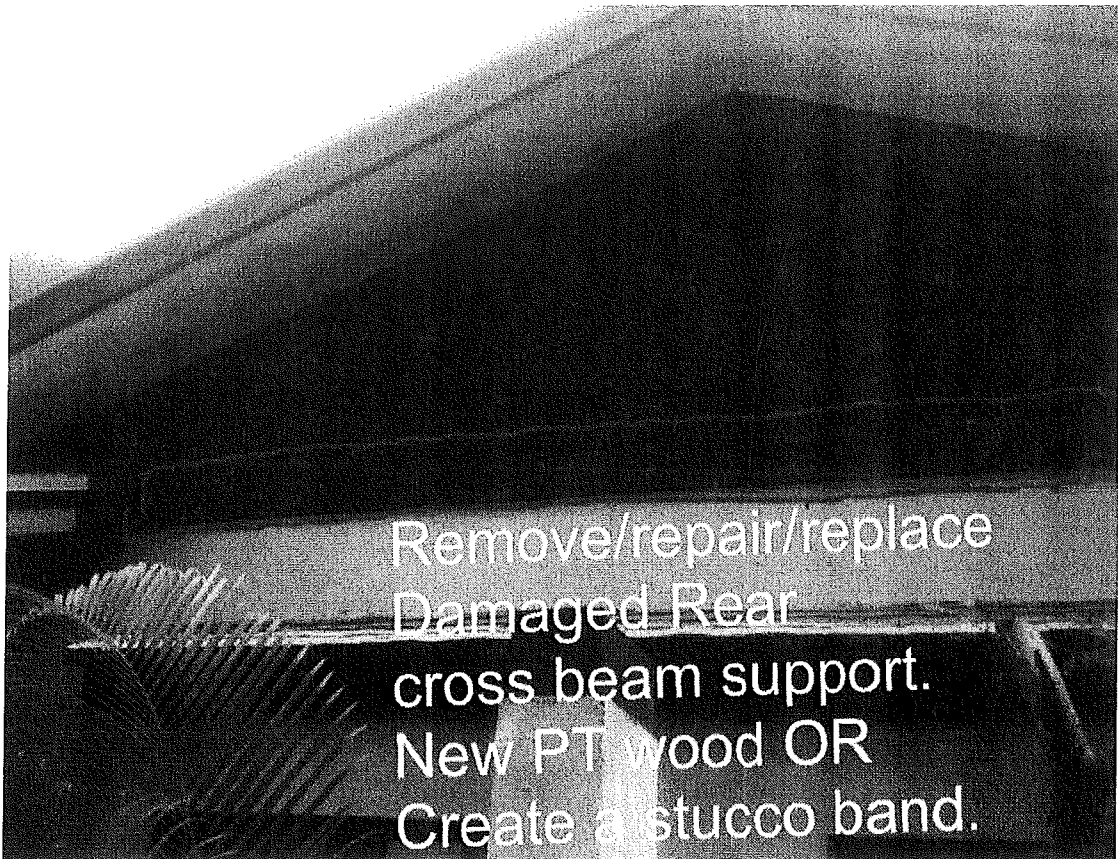
# COASTLINE PC & Maintenance Inc.

Carl Targoff

Phone 561-756-2911

10058 Spanish Isles Blvd. Suite #7 Boca Raton FL 33498

We propose/plan to remove the 2-by wood that used to support the top end of the cross beams. We can either replace the damaged wood with a new pressure treated board, painted on all six sides and secured to the structure with cement wall anchors. OR we can remove the damaged wood and create a faux fascia by attaching a raised border made from PVC and filling in between the borders with a stucco, in layers to build up about a half inch and then apply a final smooth layer of stucco and paint the new banding the trim brown. It's up to the development to choose which path to follow.



# COASTLINE PC & Maintenance Inc.

Carl Targoff

Phone 561-756-2911

10058 Spanish Isles Blvd.

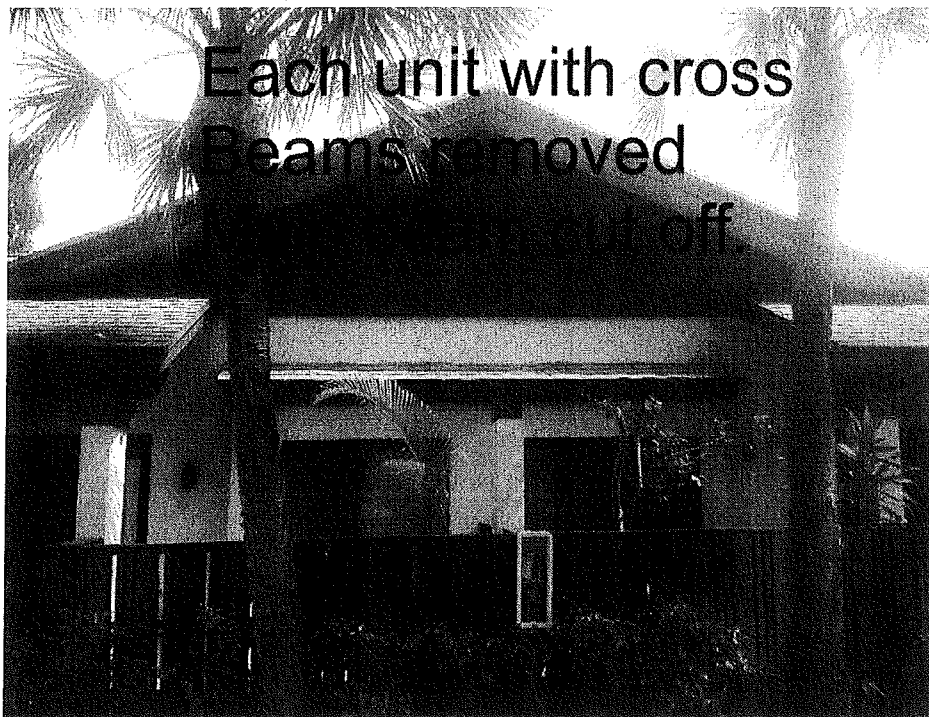
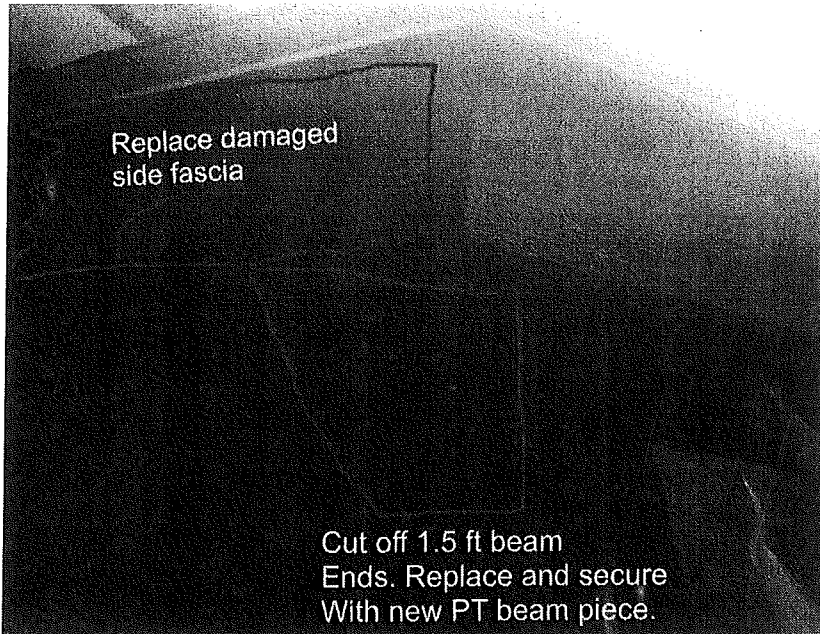
Suite #7

Boca Raton

FL

33498

The last pieces of damaged or rotted wood are the side fascia On the inner parts of the entrance way roofs. These sections of fascia will be removed and replaced with new pressure treated wood, painted on all six sides and sealed on all seams.

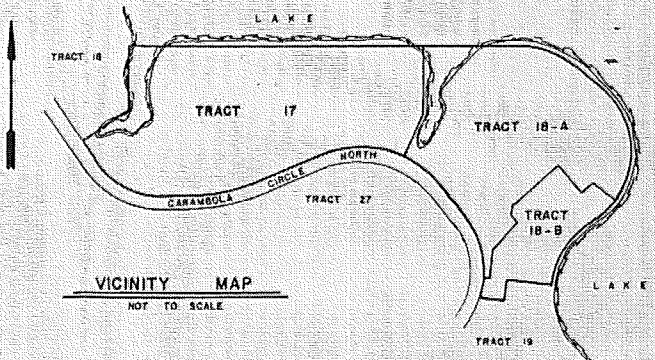


BEFORE



AFTER





VICINITY MAP  
NOT TO SCALE

SIZE DATA TABLE FOR 1/2"=1'-0"

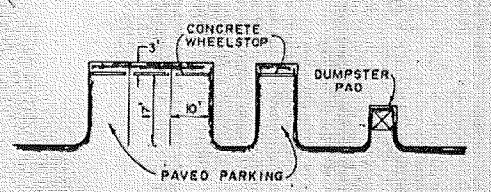
PERIODICITY	TRACT 18-A	TRACT 18-B	TOTAL
TOTAL AREA	3.54 ACRES	2.67 ACRES	6.21 ACRES
TYPE OF DEVELOPMENT	MULTI-FAMILY	MULTI-FAMILY	
PROPOSED NUMBER OF UNITS	112	72	184 UNITS
2-BEDROOM UNITS	72	18	90
3-BEDROOM UNITS	40	54	94

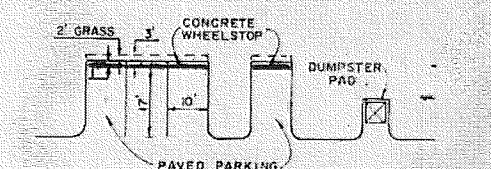
	TRACT 18-A		TRACT 18-B		TOTAL
	REQUIRED	PROVIDED	REQUIRED	PROVIDED	
2-BEDROOM UNITS & L.V.S.	126	126	28	28	154
3-BEDROOM UNITS & L.V.S.	62	62	32	32	94
1 PARKING SPACE FOR UNITS	12	12	4	4	16
TOTAL PARKING PROVIDED	210	210	64	64	274
PAVED PARKING R 1:1	168	168	64	64	232
GRASS PARKING	42	42	0	0	42

	TRACT 18-A		TRACT 18-B		TOTAL
	S.F.	FOOT	S.F.	FOOT	
GROUND FLOOR AREA	109,700 SF	23,252 SF	215,282 SF	24,000 SF	244,234 SF
ROOF & PARKING AREA	45,900 SF	34,120 SF	90,480 SF	12,850 SF	183,350 SF
WATER AREA	39,063 SF	0	39,063 SF	2,372 SF	41,435 SF
LANDSCAPE OPEN SPACE	221,894 SF	97,430 SF	179,784 SF	6,811 SF	324,819 SF
TOTAL AREA	416,357 SF	154,802 SF	434,509 SF	43,033 SF	882,649 SF



TYPICAL PARKING DETAIL 18A



TYPICAL PARKING DETAIL 18B

REV	DATE	DESCRIPTION	BY
1	6/20/06	REV PER DRC 6/19/06	EFL

**C.C.L. CONSULTANTS, INC.**  
 2200 PARK CENTRAL BLVD., SUITE 100, COCONUT CREEK, FL 33063  
 561-424-1111 FAX 561-424-1112  
 561-424-1113 FAX 561-424-1114

**ENGINEERS SURVEYORS & PLANNERS**

**THE TOWNSHIP - TRACTS 18A & 18B**

**SITE PLAN**

KEVIN MICHAEL MCCABE, P.E.  
 FLORIDA REGISTRATION NO. 36841  
 5/21/85

SHEET 2 of 5