

ATTACHMENT  
Revised agenda  
Public  
Correspondences from  
Wednesday  
*02/04/2026 at 6pm*

**Cc:** Cameron Palmer <[CPALMER@hollywoodfl.org](mailto:CPALMER@hollywoodfl.org)>; Stephanie Rivera <[srivera@HollywoodFL.org](mailto:srivera@HollywoodFL.org)>  
**Subject:** RE: [EXT]1434 Monroe St

Thank you for your email. It will be provided to the Board.

**Andria Wingett**  
Director, Development Services  
Development Services | Administration  
**Development Services Hub - Second Floor Library**  
**City Hall Circle**  
**2600 Hollywood Blvd**  
**Hollywood, FL 33020**

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**Email:** [AWingett@hollywoodfl.org](mailto:AWingett@hollywoodfl.org)  
**Mobile:** [954-445-5692](tel:954-445-5692)  
**Telephone:** [954-921-3003](tel:954-921-3003)

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[www.HollywoodFL.org](http://www.HollywoodFL.org)



Banner



Notice: Florida has a broad public records law. All correspondence sent to the City of Hollywood via e-mail may be subject to disclosure as a matter of public record.

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**From:** Raymond C. Place <[placeraymond@yahoo.com](mailto:placeraymond@yahoo.com)>  
**Sent:** Thursday, January 29, 2026 8:06 PM  
**To:** Andria Wingett <[AWingett@hollywoodfl.org](mailto:AWingett@hollywoodfl.org)>  
**Subject:** [EXT]1434 Monroe St

You don't often get email from [placeraymond@yahoo.com](mailto:placeraymond@yahoo.com). [Learn why this is important](#)

Hello, Please be advised that I oppose the 1434 Monroe St application and please include my Email in the packet. Thanks Ray

**CAUTION:** This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

**From:** [Maria Zappas-Porter](#)  
**To:** [Andria Wingett](#); [Raelin Storey](#); [Mayor-Commissioners](#); [Terry Cantrell](#); [fred@furzedesign.com](#); [dibona@mac.com](#); [Damaris Henlon](#)  
**Subject:** [EXT]Request to Deny Proposed Mikvah on Monroe Street  
**Date:** Tuesday, February 3, 2026 9:47:35 PM

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Some people who received this message don't often get email from [chuomie@hotmail.com](mailto:chuomie@hotmail.com). [Learn why this is important](#)

Dear Mayor and Commissioners,

I am writing as a resident of the Hollywood Lakes neighborhood to formally oppose the proposed Mikvah project planned for Monroe Street.

This project would bring an estimated 380+ vehicles into an area that is strictly residential and not designed to handle high traffic volume. Monroe Street is a quiet street of single-family homes, relied upon by residents for safety, privacy, and quality of life. Introducing a destination facility of this scale would significantly disrupt the neighborhood and create ongoing concerns related to traffic congestion, parking overflow, noise, and pedestrian safety.

The City of Hollywood has designated appropriate corridors and zones for businesses and facilities that generate frequent visitors. Locating this project within a residential street contradicts established zoning intent and long-term neighborhood planning.

We respect the diverse needs of our community; however, this particular location is not appropriate for a high-impact use. Approving this proposal would set a precedent that undermines residential zoning protections throughout Hollywood Lakes.

For these reasons, we respectfully urge you to deny approval of the proposed Mikvah on Monroe Street and encourage consideration of a location that is properly zoned to accommodate its operational needs.

Thank you for your time, consideration, and service to our city.

Sincerely,  
Maria Zappas  
Hollywood Lakes Resident

**CAUTION:** This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

**From:** [Rachel Warady Mazor](#)  
**To:** [Mayor-Commissioners](#); [George R. Keller, JR. CPPT](#); [Raelin Storey](#); [Andria Wingett](#); [Laura Gomez](#); [Terry Cantrell](#); [Fred Furze](#); [d@sdcollaborative.com](#); [ari@sklarchitect.co](#); [Kathy DiBona](#); [dianapitt@yahoo.com](#); [Stephaniebendoym@gmail.com](#); [Damaris Henlon](#)  
**Subject:** [EXT]Concerns over Proposal for 1434 Monroe  
**Date:** Tuesday, February 3, 2026 9:44:19 PM

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You don't often get email from [rwarady@gmail.com](mailto:rwarady@gmail.com). [Learn why this is important](#)

**\*Please include this letter in the application package for the proposed project at 1434 Monroe Street\*:**

Dear Hollywood Historic Preservation Board,

I hope this message finds you well.

I did some research, and according to the city code, the HPB reviews "petitions in accordance with the criteria set forth in [§ 5.3.G.2.a](#) through g.

Here is the list of criteria, per this city code, with an analysis of how the proposed project compares to the criteria that all projects are required to meet, in order to be allowed in our Historic District:

b. & c. Requires provisions for safe traffic movement, both vehicular and pedestrian, both internal to the use and in the area that will serve the use;

-->The city has not required any studies to ensure provisions for safe traffic movement - despite requests from residents and the HPB mentioning this as a concern at the hearing on Dec 10. I understand that there were recently 2 car accidents in the area near this block (one at 13<sup>th</sup> & Southlake and the other around Jackson & 14<sup>th</sup>), which makes it even more clear that a traffic study must be done prior to approving this heavier use – which advertises that it aims to attract 370+ families from outside of the neighborhood (who are unfamiliar with our roads) to regularly visit this facility. CRITERIA NOT MET

d. Requires setbacks, buffering, and general amenities in order to control any adverse effects of noise, light, dust and other potential nuisances;

--> The exact opposite is true.

Rather than work within the setbacks that would normally be required for a non-residential building, the applicant is requesting an even bigger variance in this revision than what was originally requested – which is greater than residential setbacks. So, applicant wants to build a non-residential structure, on a residential property, but does not want to adhere to setbacks that were specifically designed for special exception non-residential uses – in order to reduce the impact that non-residential uses have on their residential neighbors – like noise and light. Neighbors have made clear that they have major concerns about this change of use and are even more upset at the idea of these huge variances.

In addition, the variances are being requested without regard to the neighbors – without

sharing a Photometric plan that would show exactly how lighting would be on the facility, or how it would actually impact neighbors, whose homes are just a few feet away. The applicant simply can not show that this commercial lighting will not be a nuisance because they haven't bothered to check. CRITERIA NOT MET

e. Requires that the proposed use, must not be detrimental to the health, safety, or appearance of the neighborhood or other [adjacent](#) uses by reason of ANY ONE or more of the following: the number, area, location, height, orientation, intensity or relation to the neighborhood or other [adjacent](#) uses;

--> the proposed location for this project is in the heart of our city's Residential Historic District, on a particularly narrow street, where residents are already short on parking, and park on the side of the street - often making it impossible for cars to pass, going in opposite directions. It is very tight. Neighbors cite this as a real concern for the safety of neighbors, and children using the street to ride bikes, etc. in the evening hours. CRITERIA NOT MET

f. The subject parcel must be adequate in shape and size to accommodate the proposed use;

The applicant has advertised that the proposed facility is to serve "380+ families driving distance" and "90+ families walking distance" on a street where neighbors have trouble even driving and parking to visit each other for coffee, is detrimental based on the number of people the project is looking to attract to the location. This is a much higher intensity use than a home, and therefore too small and tight a location for this project. The fact that the parcel is way too small for the proposed facility is evident in the request for extreme variances.

In addition, once the current house is torn down, any new structure must adhere to new building codes, which will cause the new facility building to be MUCH taller than the residential use homes adjacent to it, appearing to tower over them - ESPECIALLY WITH THE VARIANCE IN PLACE putting the new structure right on top of the adjacent structures, so the criteria of height, orientation, intensity and relation to the neighborhood and other adjacent uses (pretty much every item in this section) is NOT MET

g. The proposed use will be consistent with the definition of a [Special Exception](#) and will meet the standards and criteria of the zoning classification in which such use is proposed to be located, and all other requirements for such particular use set forth elsewhere in the zoning code, or otherwise adopted by the City Commission.

--> Proposal has been hard for staff to categorize specifically because it DOES NOT fit into any of the Special Exception uses that are clearly outlined in the Special Exception code. CRITERIA NOT MET

IN GOOD NEWS, our city was planned with non-residentially zoned properties only a few short blocks away, so the applicant may find a property with suitable zoning, parking, drive, and ability to handle intensity of use very very nearby, in walking distance, without even leaving the neighborhood!

As noted, this proposed project DOES NOT MEET THE CRITERIA set forth for the HPB to use to review ALL projects that come before you. HPB has helped protect the character of our Historic Overlay District for many years by holding applicants to these standards. Like many neighbors, I experienced this firsthand when I went before you many years ago, for the work I was doing on my home. We know you will hold all applicants to the same standards, and therefore not approve this proposal as it stands.

Thank you for your time and hard work.

Sincerely,

Rachel Mazor  
Hollywood Resident

**CAUTION:** This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

**From:** [Sharon Athanasiou](#)  
**Subject:** [EXT]PROPOSED MIKVAH ON MY BLOCK  
**Date:** Friday, January 30, 2026 11:59:20 AM

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You don't often get email from sharonathana@gmail.com. [Learn why this is important](#)

**SUBJECT:** Why the Proposed Mikvah Fails Special Exception Criteria

Dear Members of the Historic Preservation Board,

I am writing to outline why the proposed mikvah at 1434 Monroe Street does not satisfy the City's requirements for granting a special exception:

a. Consistency with the Comprehensive Plan

- The Comprehensive Plan aims to preserve the integrity and character of residential neighborhoods.
- The mikvah is a standalone, non-residential facility—not a residence, not accessory to one—and therefore conflicts with these principles.

b. Compatibility with Existing Land Use and Future Designations

- The surrounding area is zoned for single-family homes.
- Introducing a commercial-like facility disrupts the existing land use pattern and designated future uses, undermining neighborhood cohesion.

c. Safe Traffic Movement

- The City has stated it will not conduct a traffic study, yet staff requested a no-fault indemnity clause if someone is injured due to these variances—an alarming acknowledgment of risk.
- Limited parking (only five spaces) for users and staff will lead to overflow parking, congestion, and pedestrian hazards on a quiet residential street and even worse if directed through a one lane alley.

d. Setbacks, Buffering, and Control of Nuisances

- Requested variances drastically reduce setbacks (front: 50 ft → 24 ft; side: 25 ft → 10 ft), eliminating adequate buffering.
- Evening operations and lighting will create adverse effects on neighbors.

e. No Detrimental Impact Requirement

- Eight ritual baths contradict claims of low-intensity use and suggest future expansion.
- Increased traffic, noise, and parking overflow will negatively affect health, safety, and neighborhood appearance.

f. Adequacy of Parcel Size and Shape

- The need for major variances proves the parcel is inadequate for this use.

g. Compliance with Zoning Standards

- The proposed use does not meet the definition of a Special Exception under the zoning code and fails to comply with RS-6 residential zoning standards.

**Conclusion:**

**This proposal violates multiple criteria for special exceptions and sets a dangerous precedent for non-residential encroachment in historic residential neighborhoods. We respectfully urge the Board to deny this application and encourage relocation to a**

**nearby mixed-use zone where it would comply with city guidelines.**

**Also worth emphasizing: Staff must realize there is a possible safety issue with the project, because they are requiring a Hold Harmless.**

**Thank you for your consideration and attention.**

Best always,

Sharon Athanasiou

Thomas Athanasiou

Hollywood Lakes Residents

**CAUTION:** This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

(Please include my message in the application package for the 1434 Monroe Street item)

Ms. Gomez:

I'm writing you in regards to the project at 1434 Monroe Street, the proposed jewish ritual bath (Mikvah).

The applicant has consistently pushed a rhetoric of religious freedom and a "burden" on them and their congregation which requires a change in zoning and numerous variances, and unfortunately in my recent research this seems to be bending of reality to suit a desired outcome.

I want to bring to your attention two other similar facilities that currently exist, or have been approved to be built, in our community without the need for a zoning change or variances.

The first is located at 1709 N 43 Avenue, city approved drawings attached. This was designed by Joseph Kaller, the same architect as the applicant. No variances or zoning change is being requested and this property is on a smaller lot. From the street this property looks like a single family home, one of the biggest complaints by residents opposing the project on Monroe Street, yet it functions in the same manner and serves the same need without opposition.

The second is located at 7610 Hope Street. This home was renovated without a permit, an issue I'm sure the city will investigate; however, it also fits on the lot provided with no variances, no zoning change and looks like a single family home from the street. Pictures of that Mikvah can be seen below:

<https://www.chabadwalnutcreek.com/mikvah/>

These are two key examples that prove that the city does not have to grant any zoning changes or variances to allow a project of this function in a residential neighborhood.

Rejecting the applicant's requests does not mean the project is somehow dead, it doesn't open the city to a lawsuit, it simply tells the applicant that they need to respect the character and zoning of the neighborhood.

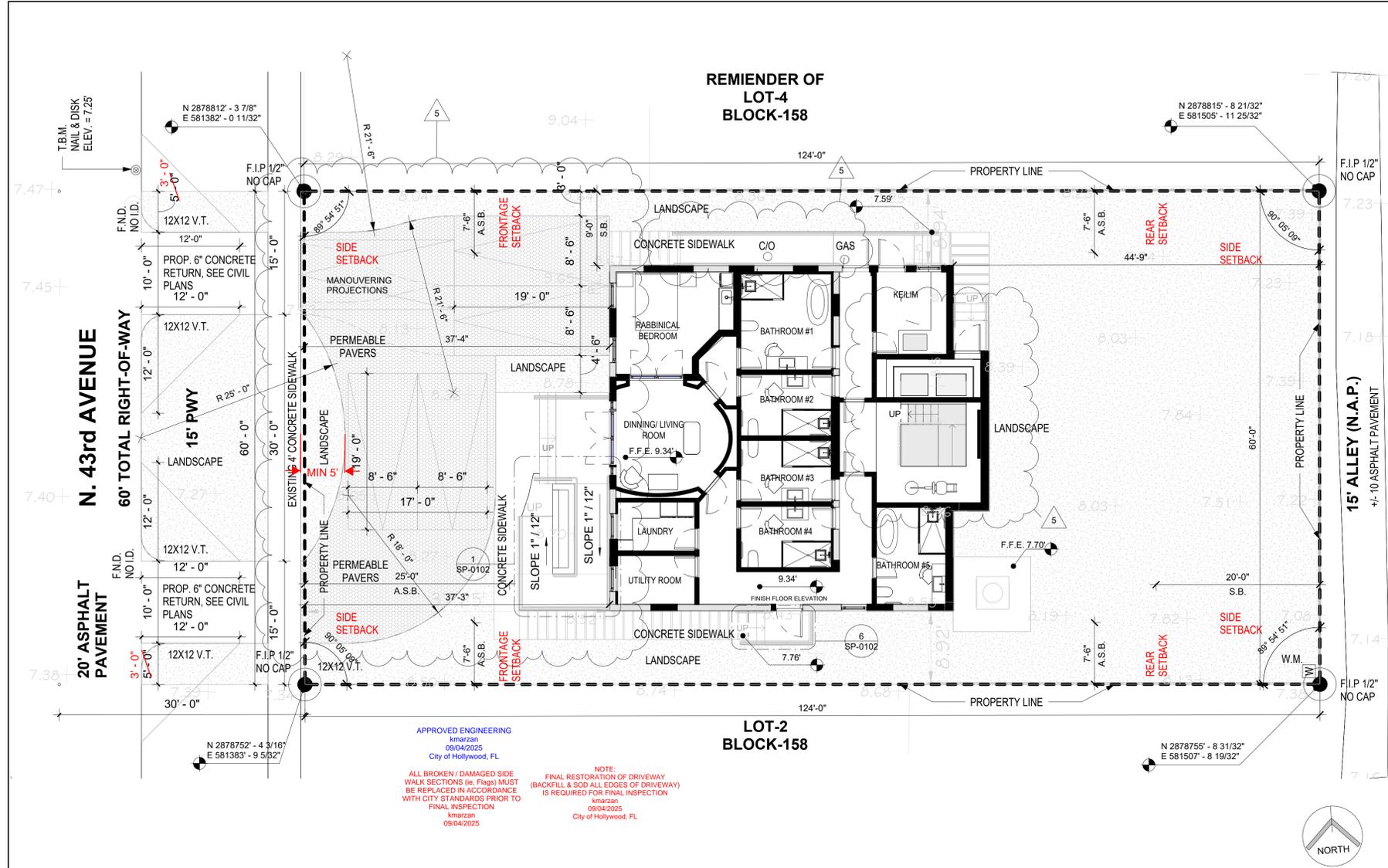
Furthermore, I hope these very simple examples allow staff to reverse their recommendation to the HPB, so the board, city staff and the applicant can work together to build this project in harmony with the community instead of in opposition to it.

Thank you for your time.

Sincerely,

Tal Mazor  
1322 Jefferson Street  
954-559-6977





**1 SITE PLAN**  
1/8" = 1'-0"

- GREEN BUILDING PRACTICES FROM CITY OF HOLLYWOOD ORDINANCE #0-2015-06**
1. RADIANT BARRIER ROOF - SEALOFLEX COOL ROOF - REFLECTO WHITE. WALLS - AL-FOIL REFLECTIVE
  2. WINDOWS AND GLAZING LOW E, TINTED DOUBLE GLAZING- U FACTOR 0.56, SHGC 0.25
  3. DOORS INSULATED AND FIRE RATED
  4. ENERGY STAR ROOFING SEALOFLEX COOL ROOF - REFLECTO WHITE.
  5. PROGRAMMABLE THERMOSTATS
  6. OCCUPANCY SENSORS
  7. DUAL FLUSH TOILETS
  8. 80% OF PLANT MATERIAL NATIVE
  9. ENERGY EFFICIENT OUTDOOR LIGHTING
  10. INSULATED PIPING
  11. RECYCLING AREA
  12. ENERGY STAR APPLIANCES
  13. ONE LOW FLOW SHOWERHEAD
  14. ENERGY EFFICIENT OUTDOOR LIGHTING
  15. ENERGY EFFICIENCY 10% BETTER THAN STANDARD ESTABLISHED BY ASHRAE.
  16. MERV 8 AC FILTERS
- SITE LIGHTING LEVELS SHALL NOT EXCEED 0.5 FC AT THE PROPERTY LINE ADJACENT TO RESIDENTIALLY ZONED OR RESIDENTIALLY USED AREAS.
- SITE LIGHTING NOTE:  
SITE LIGHTING LEVELS SHALL NOT EXCEED 0.5 FC AT THE PROPERTY LINE ADJACENT TO RESIDENTIALLY ZONE OR RESIDENTIALLY USED AREAS.

PER NFPA 1, 12.3.2\* A QUALITY ASSURANCE PROGRAM FOR THE INSTALLATION OF DEVICES AND SYSTEMS INSTALLED TO PROTECT PENETRATION AND JOINTS SHALL BE PREPARED AND MONITORED BY THE REGISTERED DESIGN PROFESSIONAL RESPONSIBLE FOR DESIGN. INSPECTIONS OF FIRE STOP SYSTEMS AND FIRE-RESISTIVE JOINT SYSTEMS SHALL BE IN ACCORDANCE WITH 12.3.2.1 AND 12.3.2.1.

NFPA 1(2015 EDITOR) CHAPTER 11.10 REQUIRES THAT MINIMUM RADIO SIGNAL STRENGTH FROM FIRE DEPARTMENT COMMUNICATIONS BE MAINTAINED AT A LEVEL DETERMINED BY THE AHJ FROM ALL NEW AND EXISTING BUILDINGS INCLUDING COMPLYING WITH NFPA T2 (2013 EDITOR) BDA SYSTEM MAY BE REQUIRED

A PRE-HEAT MAP PLAN, CONCEPTUAL DRAWINGS AND CUT SHEETS WILL BE REQUIRED TO BE SUBMITTED WITH THE MAIN SET OF ARCHITECTURAL DRAWINGS FOR THE BDA SYSTEM

ALL CHANGES TO THE DESIGN WILL REQUIRE PLANING REVIEW AND MAY BE SUBJECT TO BOARD APPROVAL.

FEMA NOTE:  
THE NATIONAL FLOOD INSURANCE PROGRAM IS IN THE PROCESS OF ISSUING NEW FLOOD MAPS. AT TIME OF BUILDING PERMIT THE FEMA BASE FLOOD ELEVATION SHOULD BE CHECKED TO ENSURE IT IS STILL COMPLIANT.

ALL MECHANICAL EQUIPMENT SHALL BE SCREENED FROM PUBLIC VIEW.

NOTE:  
BUILDING TO COMPLY WITH CHAPTER 108 REGARDING ALL MARINE TURTLE PROTECTION

ALL SIGNAGE TO COMPLY WITH THE REQUIREMENTS OF THE CITY OF HOLLYWOOD ZONING AND LAND DEVELOPMENT CODE BASED ON THE MC-1 ZONING DISTRICT. SEPARATE PERMIT ARE REQUIRED FOR EACH SIGN. ALL SIGNS, WHICH ARE ELECTRICALLY ILLUMINATED, SHALL REQUIRE A SEPARATE ELECTRICAL PERMIT AND INSPECTION.

NOTE: PRIOR TO POURING THE FIRST FLOOR TIE BEAM A SPOT SURVEY OF THE FINISHED FLOOR ELEVATION MUST BE SUBMITTED TO THE BUILDING DEPT.

FEMA NOTE: THE NATIONAL FLOOD INSURANCE PROGRAM IS IN THE PROCESS OF ISSUING NEW FLOOD MAPS . AT TIME OF BUILDING PERMIT THE FEMA BASE FLOOD ELEVATION SHOULD BE CHECKED TO ENSURE IT IS STILL COMPLIANT.

FEMA NOTE:  
THE NATIONAL FLOOD INSURANCE PROGRAM IS IN THE PROCESS OF ISSUING NEW FLOOD MAPS. AT THE TIME OF BUILDING PERMIT THE FEMA BASE FLOOD ELEVATION SHOULD BE CHECKED TO ENSURE IT IS STILL COMPLIANT

TWO WAY RADIO COMPLIANCE: BUILDING WILL BE IN COMPLIANCE WITH N.F.P.A. 1, 11.10 AND BROWARD COUNTY CODE AMENDMENT 118.2 FOR TWO WAY RADIO COMMUNICATION.

NOTE: TRASH AND RECYCLE BIN TO BE INDIVIDUAL PER UNIT

ALL SIGNAGE TO COMPLY WITH THE REQUIREMENTS OF THE CITY OF HOLLYWOOD ZONING AND LAND DEVELOPMENT CODE BASED ON THE HOLLYWOOD LAKES SECTION 1-32 B LOT 12.13 BLK 74 RS-6 ZONING DISTRICT

**PROPERTY ADDRESS**

1709 NORTH 43RD AVENUE  
HOLLYWOOD, FL 33020

**FOLIO**

# 514207051891

**LEGAL DESCRIPTION**

HOLLYWOOD HILLS 6-22 B LOT 3

**SITE INFORMATION**

	EXISTING	PROPOSED
ZONING:	RS-5	N/A
SUB-DISTRICT:	N/A	N/A
BUILDING USE:	SINGLE FAMILY RESIDENTIAL	N/A
LAND USE DESIGNATION:	RESIDENTIAL	N/A
COUNTY USE DESIGNATION:	RESIDENTIAL	N/A
NET LOT AREA:	3,555 SQFT-0.08 ACRES	N/A
GROSS LOT AREA:	7,440 SQFT-0.17 ACRES	N/A
BASE FLOOD ZONE:	X	

**BUILDING INTENSITY**

	EXISTING	PROVIDED
LOT COVERAGE:	N/A	N/A
FAR:	N/A	N/A
A/C AREA:	N/A	1709,48 SF
BUILDING FOOT PRINT:	N/A	1762,62 SF
PROPOSED DWELLING:	1	1
NUMBER OF FLOORS:	1	2
BUILDING HEIGHT:	30 FEET	15 FEET

**BUILDING INFORMATION**

	EXISTING	PROVIDED
TYPE OF CONSTRUCTION	V-B (NON-SPRINKLERED BLG)	
SPRINKLER (REQUIRED)	NOT REQUIRED	NOT REQUIRED
FIRE ALARM (REQUIRED)	NOT REQUIRED	NOT REQUIRED
OCCUPANCY GROUP	R-3	MIXED (R-3 & A-3)

**PARKING CALCULATION**

	EXISTING	PROVIDED
PARKING CALCULATION	5	5

**SET BACKS**

	ALLOWED	PROVIDED
(a) FRONTAGE (WEST)	25' 0"	28' 9" (NOT CHANGED)
(b) SIDE INTERIOR (NORTH)	7' 6"	9' 1" (NOT CHANGED)
(c) SIDE INTERIOR (SOUTH)	7' 6"	9' 0" (NOT CHANGED)
(d) REAR (SOUTH)	20' 0"	44' 10"

**LANDSCAPE**

	PROVIDED
IMPREVIOUS AREA BUILDING FOOTPRINT, PARKING, SIDEWALKS & DRIVES	3,925.07 SF - 53%
PREVIOUS AREA LANDSCAPE AREAS (TOTAL)	3,514.93 SF - 47%

**GROSS BUILDING AREA**

FIRST FLOOR (A.C.)	1709.48 SF
TOTAL	1709.48 SF

APPROVED INTERIOR  
STRUCTURAL  
KCOPII  
08/23/2025  
City of Hollywood, FL



**Kaller Architecture**  
AA#26001212  
2417 Hollywood Blvd.  
Hollywood Florida 33020  
954.920.5746  
joseph@kallerarchitects.com

www.kallerarchitects.com

SEAL



JOSEPH B. KALLER  
FLORIDA R.A. #0009239

**1709 NORTH 43RD AVE.  
HOLLYWOOD, FL 33020  
THE MIKVAH HOUSE**

PROJECT TITLE

SHEET TITLE  
**SITE PLAN**

**REVISIONS**

No.	Description	Date
1	CITY COMMENTS	10.07.24
2	CITY COMMENTS	01.08.25
3	CITY COMMENTS	03.18.25
4	CITY COMMENTS	04.07.25
5	OWNER'S MODIFICATION	06.20.25

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.

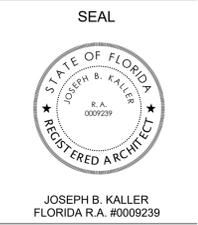
PROJECT No.: 23059  
DATE: 07/08/2025  
DRAWN BY: MS  
CHECKED BY: GMV

SHEET

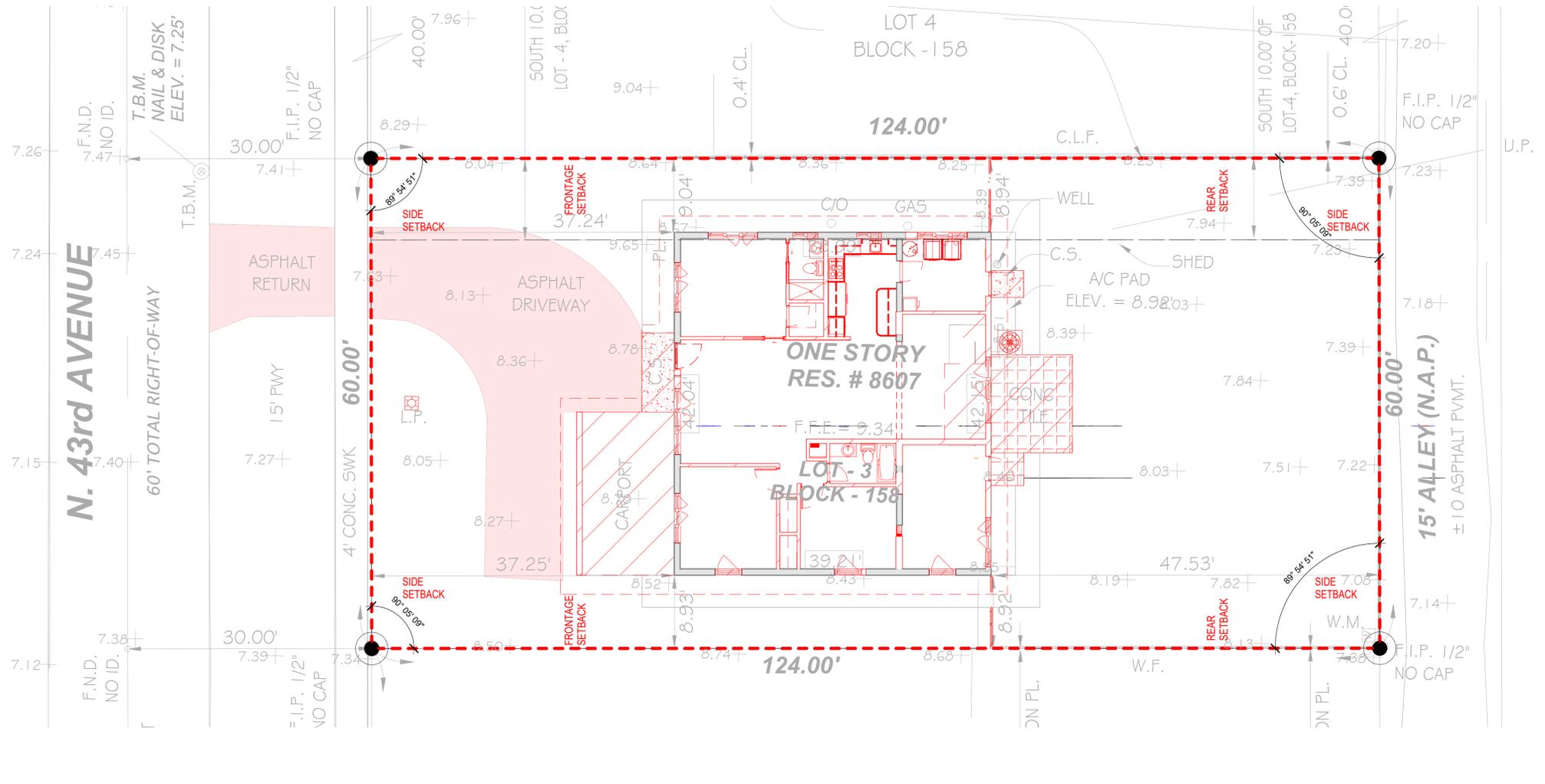
**SP-0100**



**Kaller Architecture**  
 AA#26001212  
 2417 Hollywood Blvd.  
 Hollywood Florida 33020  
 954.920.5746  
 joseph@kallerarchitects.com  
 www.kallerarchitects.com



**1709 NORTH 43RD AVE.  
 HOLLYWOOD, FL 33020  
 THE MIKVAH HOUSE**



**1 SITE DEMOLITION PLAN**  
 1/8" = 1'-0"

<p>1. AT ALL TIMES DURING DEMOLITION WORK, CONTRACTOR SHALL SECURE PUBLIC SAFETY, HEALTH AND GENERAL WELFARE THROUGH STRUCTURAL STRENGTH IN TEMPORARY SUPPORTS, STABILITY, SANITATION AND SAFETY TO LIFE AND PROPERTY DURING THE REMOVAL OF STRUCTURES, ELECTRICAL, MECHANICAL AND PLUMBING SYSTEMS.</p> <p>2. THE CONTRACTOR SHALL COMPLY WITH ALL APPLICABLE PROVISIONS OF THE FLORIDA BUILDING CODE PARTICULARLY CHAPTER 33 WITH REGARD TO DEMOLITION &amp; SITE WORK.</p> <p>3. THE EXTENT OF THE DEMOLITION WORK IS TO SHOW ON THE DEMOLITION DRAWING AND REFERRED TO IN ALL DRAWINGS. DEMOLITION INCLUDES THE COMPLETE REMOVAL OF PORTIONS OF THE BUILDING AS INDICATED, AND ALL MISCELLANEOUS DAMAGED PORTIONS OF THE BUILDING AS REQUIRED TO MEET SPECIFICATIONS AND DRAWINGS REQUIREMENTS. EXISTING PLUMBING AND ELECTRICAL LINES TO BE REMOVED OR CONCEALED BY EXISTING STRUCTURE AND NEW WORK SHALL BE FULLY DE-ACTIVATED.</p> <p>4. REMOVE ALL DEMOLITION MATERIALS AND DEBRIS FROM THE CONSTRUCTION SITE.</p>	<p>5. ALL EXISTING EXPOSED SURFACES THAT ARE TO REMAIN IN PLACE THAT ARE DAMAGED DURING CONSTRUCTION SHALL BE REPAIRED AS REQUIRED TO MATCH EXISTING UNDAMAGED SURFACES.</p> <p>6. ARRANGE WITH UTILITY COMPANIES FOR THE DISCONNECTION OF SERVICES AND REMOVAL FITTINGS AND EQUIPMENT BEFORE STARTING DEMOLITION WORK.</p> <p>7. PROTECT PARTS OF THE EXISTING WORK SCHEDULED TO REMAIN. CUT AWAY CAREFULLY THE PARTS TO BE DEMOLISHED TO REDUCE THE AMOUNT OF NECESSARY REPAIRS.</p> <p>8. SECURE OWNER'S EXISTING PROPERTY TO BE SALVAGED. COORDINATE THOSE ITEMS WITH THE OWNER.</p> <p>9. SHORE, BRACE AND SECURE STRUCTURAL ITEMS TO REMAIN BEFORE DEMOLITION.</p> <p>10. REMOVE ANY AND ALL NECESSARY EXISTING CONCRETE SLABS TO ACCOMMODATE NEW PLUMBING LINES, COLUMNS, FOUNDATIONS &amp; OTHER STRUCTURAL ITEMS IN COORDINATION WITH THESE DRAWINGS.</p>	<p><b>STANDARDS FOR DEMOLITION (SECTION 3406 OF FBC)</b></p> <p>1. DEMOLITION WORK HAVING COMMENCED SHALL BE PURSUED DILIGENTLY AND WITHOUT INTERRUPTION WITH DUE REGARD TO SAFETY. IT IS THE INTENT OF THIS SECTION TO LIMIT THE EXISTENCE OF ANY UNSAFE CONDITION OR NUISANCE ON THE PREMISES DURING THE PERIOD OF DEMOLITION OPERATIONS.</p> <p>2. ANY SURFACE HOLES OR IRREGULARITIES, WELLS, SEPTIC TANK, BASEMENTS, CELLAR, SIDEWALK VAULTS OR COAL CHUTES REMAINING AFTER DEMOLITION OF ANY BUILDING OR STRUCTURE SHALL BE FILLED WITH MATERIAL AS APPROVED BY THE BUILDING OFFICIAL, AND SHALL BE GRADED IN A MANNER THAT WILL PROVIDE EFFECTIVE SURFACE DRAINAGE.</p> <p>3. ALL DEBRIS AND ACCUMULATION OF MATERIAL RESULTING FROM DEMOLITION OF ANY BUILDING OR STRUCTURE SHALL BE REMOVED FROM THE PREMISES.</p> <p>4. ALL BUILDING SEWERS SHALL BE EFFECTIVELY PLUGGED WITH CONCRETE AT THE PROPERTY LINE, OR AS MAY BE REQUIRED BY THE BUILDING OFFICIAL.</p>	<p>5. IN ORDER TO CONTROL DUST DURING A DEMOLITION PROJECT, THE PERMIT HOLDER SHALL TAKE THE NECESSARY SAFEGUARDS TO ENSURE THAT WATER SUPPLY IS AVAILABLE AND APPROPRIATE ACTIONS ARE TAKEN TO RETAIN DUST AT THE IMMEDIATE VICINITY OF THE DEMOLITION PROJECT AND TO ENSURE THAT NO DUST IS TRANSMITTED TO NEIGHBORING PROPERTIES OR STREETS.</p> <p>6. THE EXTENT OF THE DEMOLITION MAY BE ADJUSTED PENDING FIELD CONDITIONS OF THE STRUCTURE.</p> <p>7. ALL EXT'G INTERIOR GYP. BD., AND STUCCO TO BE REMOVED.</p>	<p><b>DEMOLITION LEGEND</b></p> <p> TO BE DEMOLISHED</p> <p> EXIST. TO REMAIN</p> <p> NOT IN SCOPE</p>
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**REVISIONS**

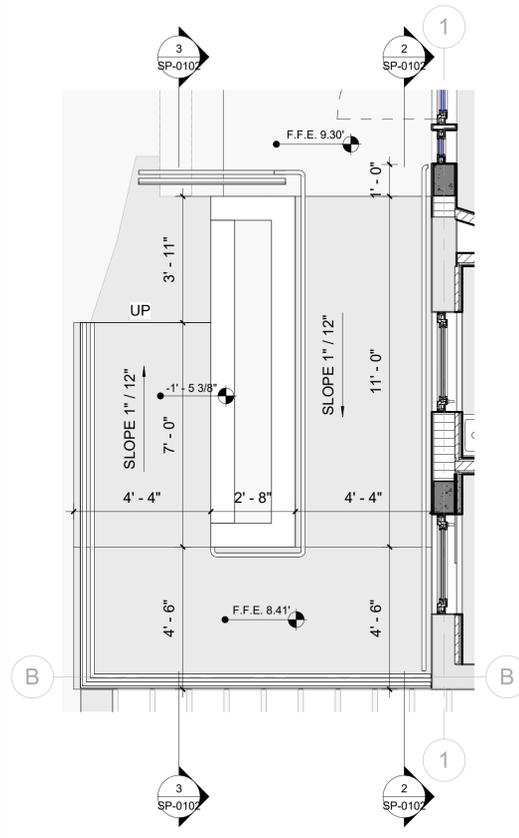
No.	Description	Date

PROJECT No.: 23059  
 DATE: 07/08/2025  
 DRAWN BY: MS  
 CHECKED BY: GMV

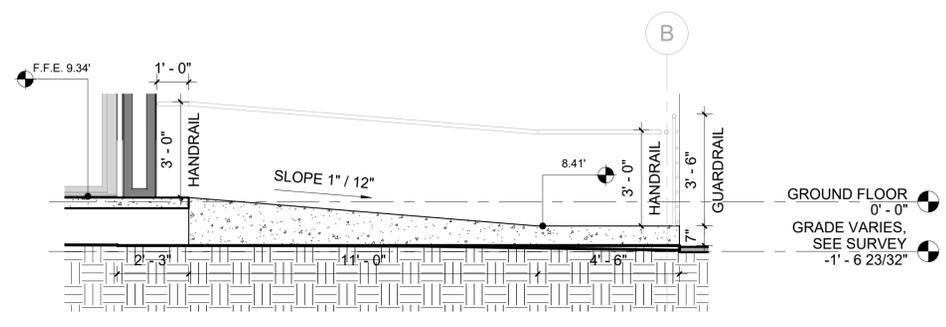
APPROVED STRUCTURAL  
 KCOFIL  
 08/23/2025  
 City of Hollywood, FL

SHEET  
**SP-0101**

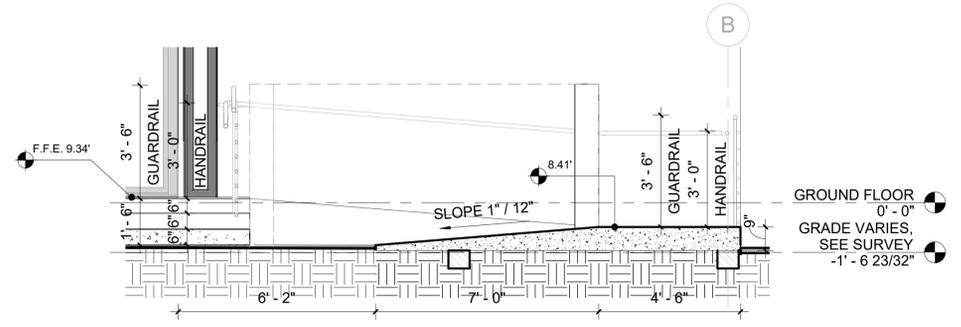
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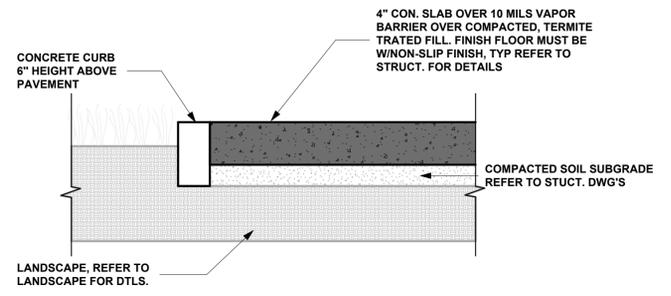
**1** TYP. EXTERIOR RAMP DETAIL



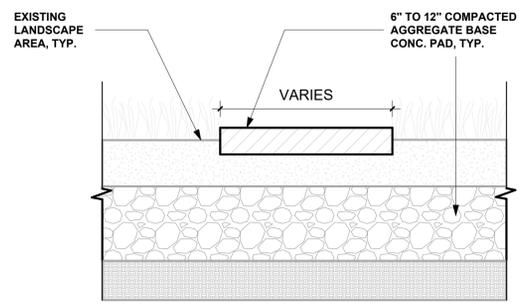
**2** EXTERIOR RAMP SECTION 1



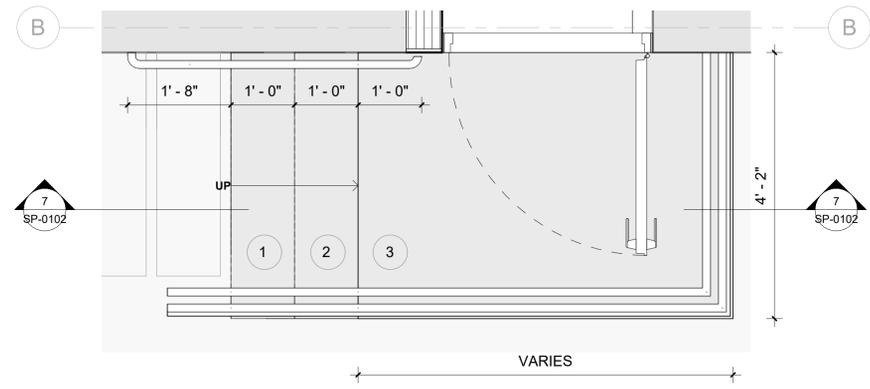
**3** EXTERIOR RAMP SECTION 2



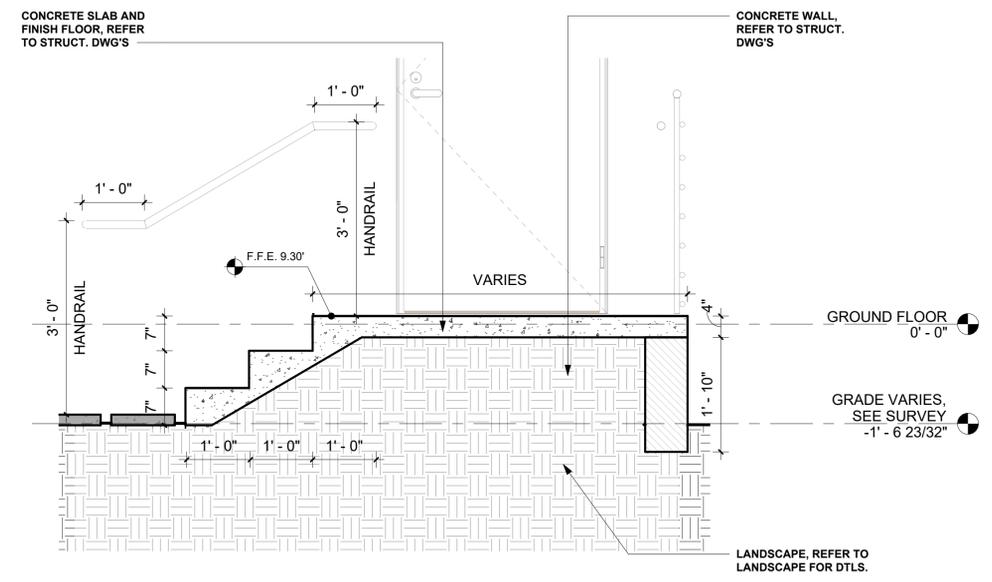
**4** CONC. DRIVEWAY DETAIL



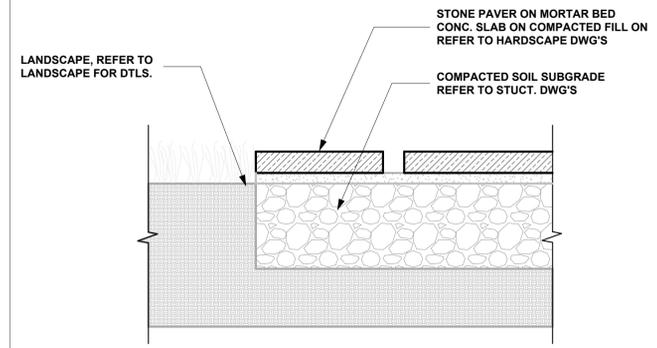
**5** CONC. PAD DETAIL



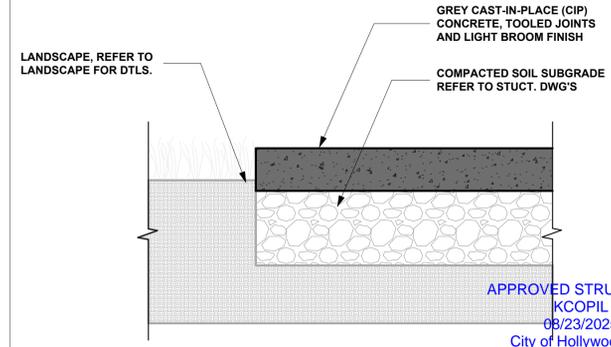
**6** TYP. EXTERIOR STAIR DETAIL



**7** EXTERIOR STAIR SECTION



**8** CONC. SIDEWALK DETAIL



**9** CONC. SIDEWALK DETAIL 2



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JOSEPH B. KALLER  
 FLORIDA R.A. #0009239

**1709 NORTH 43RD AVE.  
 HOLLYWOOD, FL 33020  
 THE MIKVAH HOUSE**

PROJECT TITLE

SHEET TITLE  
**SITE DETAILS**

**REVISIONS**

No.	Description	Date
1	CITY COMMENTS	10.07.24

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PROJECT No.: 23059  
 DATE: 07/08/2025  
 DRAWN BY: MS  
 CHECKED BY: GMV

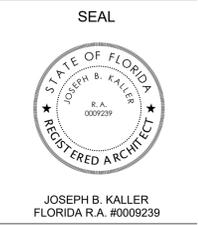
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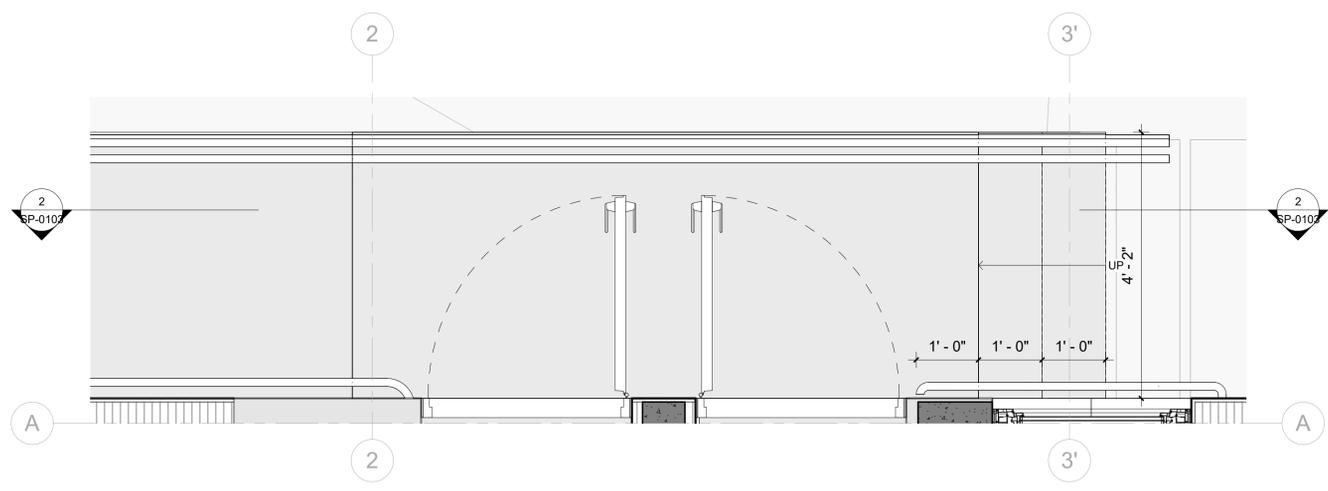
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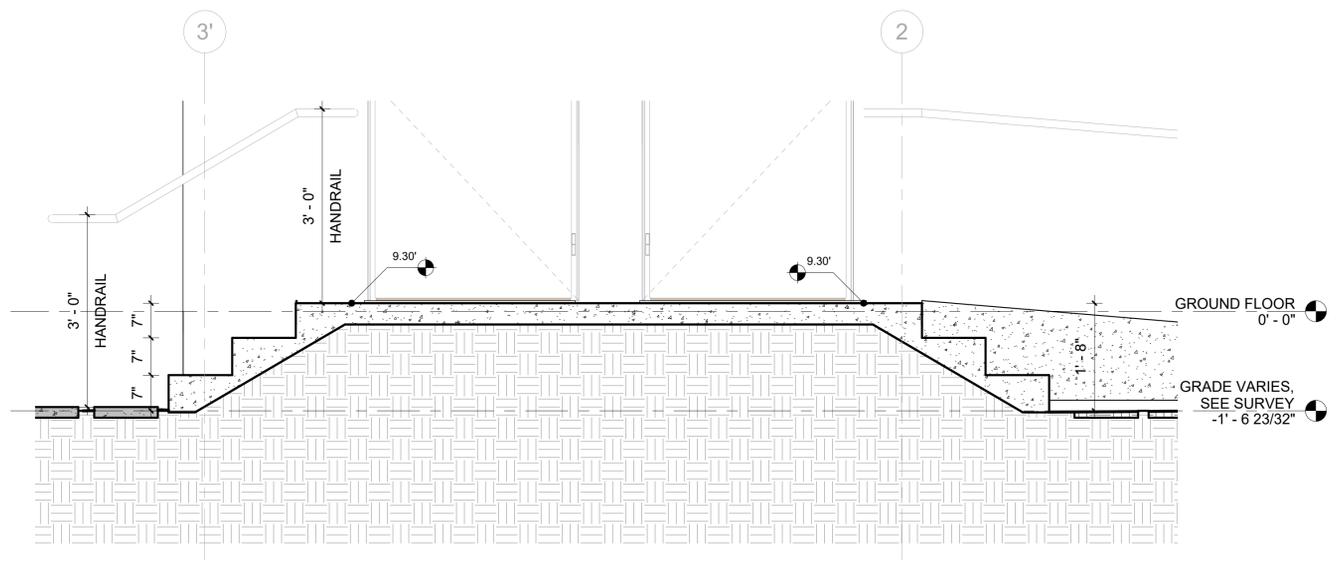
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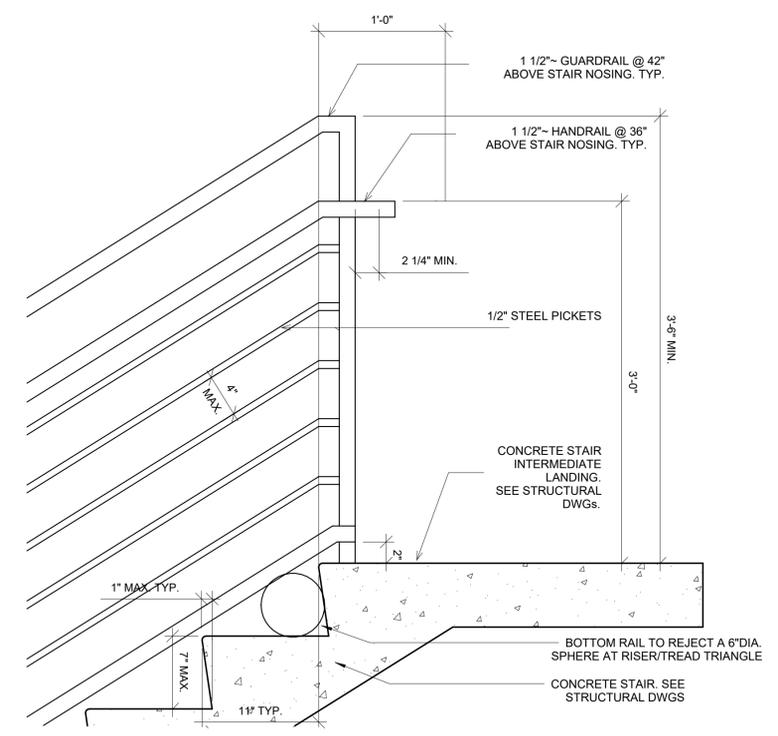
**1709 NORTH 43RD AVE.  
 HOLLYWOOD, FL 33020  
 THE MIKVAH HOUSE**



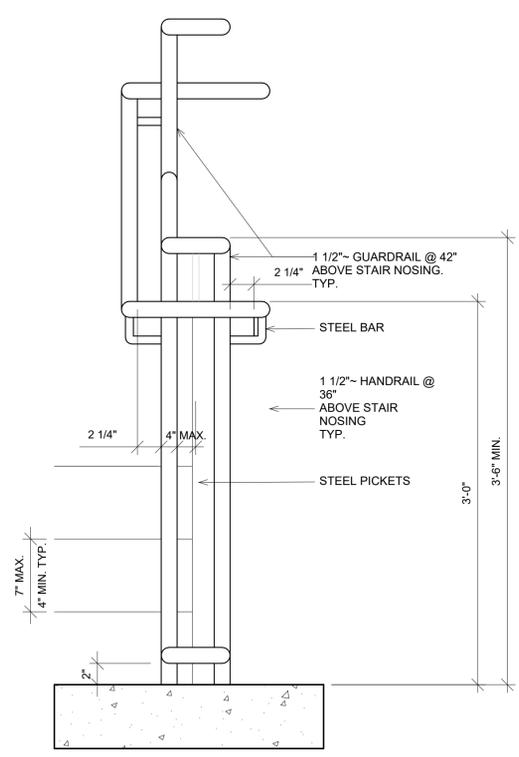
**1 EXTERIOR DOUBLE STAIR DETAIL PLAN**  
 3/4" = 1'-0"



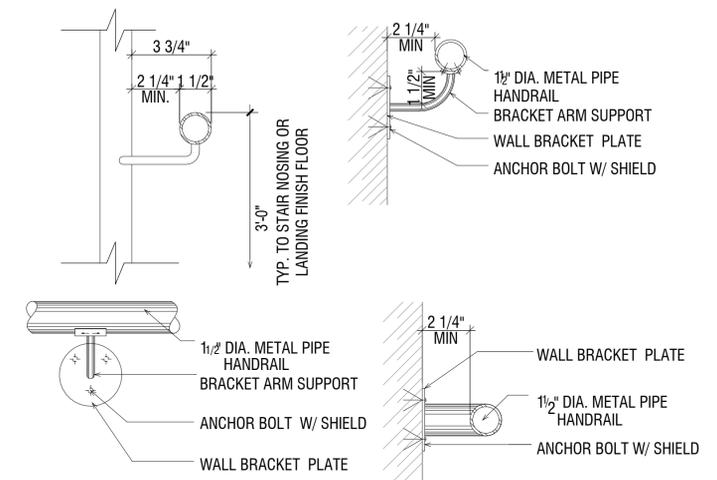
**2 EXTERIOR DOUBLE STAIR SECTION**  
 3/4" = 1'-0"



**3 HANDRAIL/ GUARDRAIL DETAIL 1.**



**4 HANDRAIL/ GUARDRAIL DETAIL 2.**



- NOTES:**
- HANDRAILS SHALL COMPLY WITH NFPA 101 - SECTION 7.2.2.4.5., 2020 FBC 1012 AND FBC, ACCESSIBILITY SECTION 505
  - CONTRACTOR TO PROVIDE SHOP DWGS. FOR REVIEW BY THE ARCH. BEFORE SUBMITTING TO THE CITY.

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**5 HANDRAIL DETAIL 3.**

PROJECT TITLE

SHEET TITLE  
**SITE DETAILS**

REVISIONS		
No.	Description	Date
1	CITY COMMENTS	10.07.24

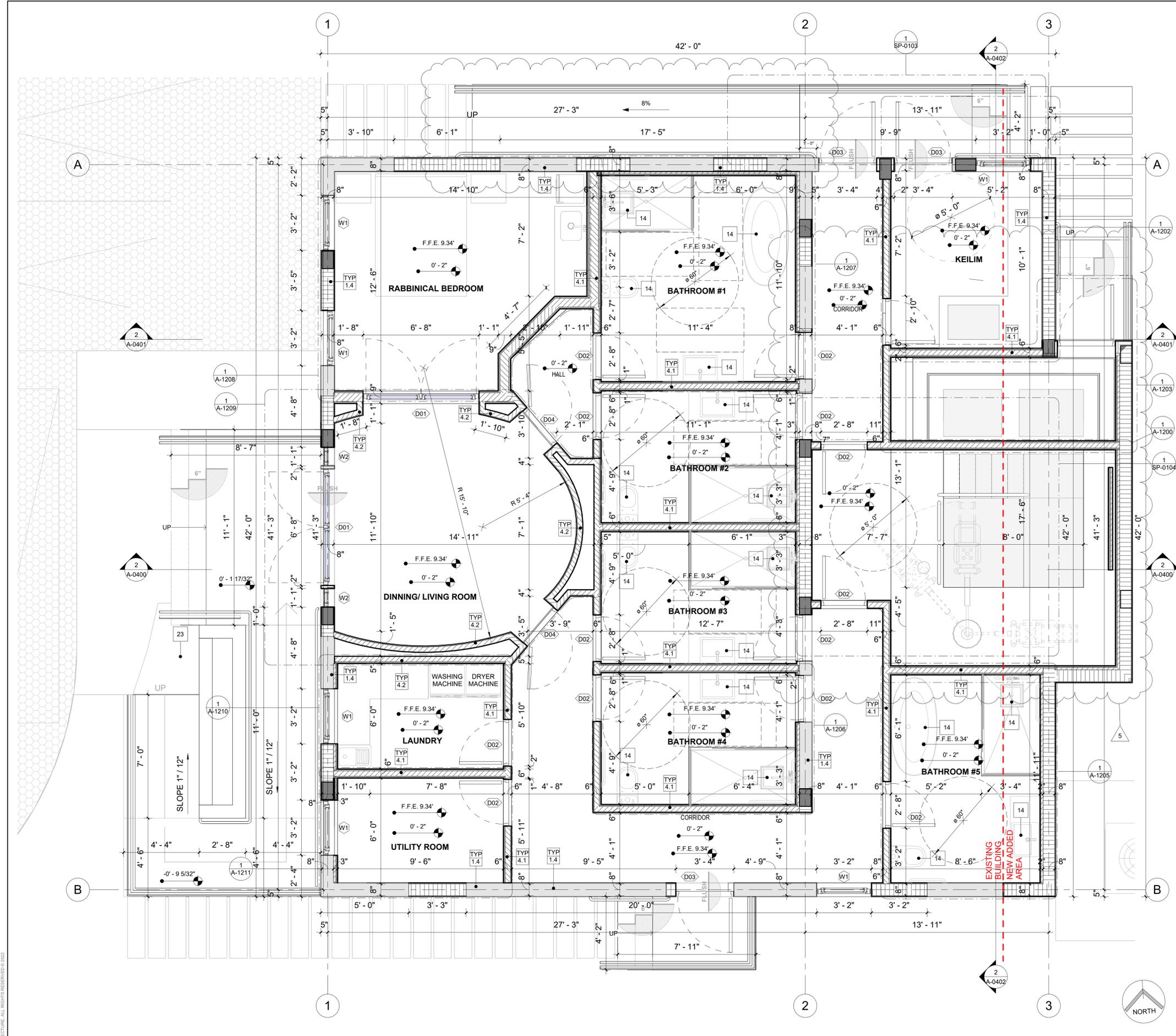
PROJECT No.: 23059  
 DATE: 07/08/2025  
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SHEET

**SP-0103**

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- GENERAL PLAN NOTES:**
- ALL CUPBOARDS & CABINETS (MILLWORK) SHOP DWGS ARE TO BE SUPPLIED BY EQUIPMENT SUPPLIER/CONTRACTOR FOR OWNER/ARCHITECT REVIEW & APPROVAL PRIOR TO FABRICATION
  - CONTRACTOR TO SUPPLY ALL (TREATED) WALL-BLOCKING TO SUPPORT ALL FURNITURE & OTHER THAT REQUIRE BEING MOUNTED OR FIXED TO THE WALL
  - GFCI OUTLETS ARE TO BE PROVIDED @ ALL WET AREAS & KITCHEN COUNTERS
  - CONTRACTOR IS TO REVIEW ALL SPECIFICATIONS OF ALL EQUIPMENT PRIOR TO INSTALLATION. EQUIPMENT SUPPLIER TO PROVIDE CUT SHEETS FOR ALL EQUIPMENT
  - CONTRACTOR SHALL PROVIDE FULL SET OF MILLWORK SHOP-DWGS FOR OWNER REVIEW/APPROVAL PRIOR TO FABRICATION
  - CONTRACTOR SHALL CONTACT & COORDINATE WITH ARCHITECT OF RECORD IMMEDIATELY SHOULD ANY DISCREPANCIES ARISE
  - CONTRACTOR SHALL FIELD VERIFY ALL AREA DIMENSIONS & ALL EXISTING FIELD CONDITIONS PRIOR TO PUBLISHING A COST ESTIMATE/PROPOSAL TO CLIENT
  - CONTRACTOR SHALL FIELD VERIFY ALL AREAS/SPACES DIMENSIONS PRIOR TO FABRICATING OR PURCHASING ANY MILLWORK AND/OR FURNITURE
  - PROPOSED FRAMED/GWB CEILING SHALL NOT BE LESS THAN 7'-6" AFF (TYP)
  - ANY WOOD IN CONCEALED SPACES SHALL BE FIRE RETARDANT (TYP)
  - TERMITE PROTECTION: ALL SOIL AND FILL UNDER FLOORS AND/OR WITHIN OR UNDER BUILDING SHALL HAVE PRE-CONSTRUCTION SOIL TREATMENT FOR PROTECTING AGAINST TERMITES. CERTIFICATE OF COMPLIANCE SHALL BE ISSUED TO THE BUILDING DEPARTMENT BY A LICENSED PEST CONTROL COMPANY
  - CONTRACTOR SHALL PROVIDE A (GRADE) COMPACTION ENGINEERING REPORT PRIOR TO POURING OF CONCRETE STRUCTURES (G-BEAMS, SLABS, ETC)
  - PROVIDE 15-mil VaporBlock G - VAPOR/MOISTURE RESISTANT BARRIER (OR EQUAL) UNDER ALL PROPOSED STRUCTURES (FLOOR SLABS & FOUNDATION) (TYP)
  - ALL PROPOSED GLASS EXCEEDING 9 SQUARE FEET SHALL BE 'SAFETY GLAZING' CATEGORY II AS SPECIFIED IN THE FBC 2017 6TH EDITION SECTION 2406, TABLE 2406.2
  - GLAZING IN SAFEGUARDS SHALL MEET THE REQUIREMENTS OF ANSI Z97
  - CONTRACTOR SHALL PROVIDE PRE-ENG'D SHOP DRAWINGS FOR ALL INTERIOR & EXTERIOR 42" HIGH GUARD-RAILS & 36" HIGH HAND-RAILS (STAIRS & BALCONIES). GUARD RAILS SHALL NOT ALLOW THE PROTRUSION OF A 4" DIA. SPHERE.
  - (TYPICAL) DIMENSIONS DO NOT CALCULATE/INCLUDE THE THICKNESS OF THE 7/8" METAL FURRING STRIPS + 5/8" GWB ON CONCRETE BLOCK WALLS
  - GC SHALL PROVIDE AN 'AS-BUILT' SURVEY W/ F.F.E. PRIOR TO FINAL INSPECTION FROM THE ENGINEERING DEPARTMENT
  - ALL UTILITIES (TELEPHONE, CABLE, ELECTRICAL, GAS, WATER, ETC) MUST BE INSTALLED UNDERGROUND
  - CONTRACTOR SHALL COORDINATE ALL FINISHES, MILLWORK, BUILT-INS, AND FINAL FIXTURES W/ OWNER AND/OR INTERIOR DESIGNER. OWNER TO APPROVE ALL FINAL SELECTIONS (TYP)
  - CONTRACTOR TO PROVIDE 'VIBRATION ABSORBING PADS OR SPRINGS' TO THE CONDENSING UNITS TO REDUCE NOISE VIBRATION (TYP)
  - CONTRACTOR SHALL COORDINATE LABOR, INSTALLATION PROCESS & ALL WALL FINISHES (EX. STONE) W/ OWNER/I.D. (TYP)
  - PROVIDE R-5 (min) INSULATION @ ALL EXTERIOR CBS WALLS (TYP)
  - ALL BALCONIES/TERRACES SLOPES SHALL BE 1/4"/FT MIN.
  - ALL WINDOWS TO BE IMPACT RESISTANT GLASS WINDOWS. GC TO PROVIDE NOA AND SHOP DRAWINGS FOR ARCHITECTS APPROVAL. SEE WINDOWS SCHEDULE FOR SAFETY GLASS CATEGORY
  - ALL EXTERIOR DOORS TO BE IMPACT RESISTANT WEATHER SEALED DOORS. SEE DOOR SCHEDULE. GC TO PROVIDE NOA
  - ALL EXTERIOR SLIDING ALUMINUM AND GLASS DOORS TO BE IMPACT RESISTANT SAFETY (CAT II) GLASS/ALUMINUM DOORS. SEE DOOR SCHEDULE.
  - ALL INTERIOR FINISHES SHALL COMPLY WITH CHAPTER 8, TABLE 803.11 OF THE 2017 FBC 5TH EDITION.
  - ALL GUARDRAILS TO BE 42" AFF ALUMINUM & GLASS GUARDRAILS. GC TO PROVIDE SHOP DRAWINGS/NOA FOR APPROVAL.

- EGRESS NOTES:**
- EACH SLEEPING ROOM SHALL HAVE (2) MEANS OF EGRESS. THE SECONDARY MEANS SHALL BE AN OPERABLE WINDOW AS PER NFPA 101 SECTION 24.2.3
    - THE BOTTOM OF THE OPENING SHALL BE NO MORE THAN 44" AFF
    - A MIN WIDTH OF 20" & MIN HEIGHT 24"
    - SHALL NOT BE LESS THAN 5.7 sq.ft. CLEAR OPENING

- BATHROOM NOTES:**
- PROVIDE (MOISTURE RESISTANT) 5/8" DENS-SHIELD TILE BACKER & WATER-PROOF JOINT-GROUT (OR SIMILAR) @ ALL WET AREAS
  - PROVIDE A WIPABLE / NON-ABSORBENT SURFACES/FINISHES @ ALL BATHROOMS (WET LOCATIONS) (WALLS & CEILINGS) - FINISH SELECTION BY OWNER/INTERIOR DESIGNER (TYP)
  - ALL SHOWER ENCLOSURES & GLASS RAILS SHALL BE TEMPERED (SAFETY) GLASS CATEGORY II, AS SET FORTH BY FBC 6th ED
  - FBC R307.2 - BATHTUB AND SHOWER SPACES. BATHTUB AND SHOWER FLOORS AND WALLS ABOVE BATHTUBS WITH INSTALLED SHOWER HEADS AND IN SHOWER COMPARTMENTS SHALL BE FINISHED WITH A NONABSORBENT SURFACE. SUCH WALL SURFACES SHALL EXTEND TO A HEIGHT OF NOT LESS THAN 6 FEET (1829 MM) ABOVE THE FLOOR
  - FIXTURES SHALL BE SPACED IN ACCORDANCE WITH FIGURE R307.1

**NEW CONSTRUCTION LEGEND**

- 8" CONCRETE BLOCK WALL. REINFORCED W (2)# 5V @ 32" O.C. IN GROUTED CELLS. SMOOTH STUCCO @ EXTERIOR & 5/8" GWB OVER 7/8" MTL FURRING STRIPS @ 16" oc WITH R-5 RIGID INSULATION (TYP) @ INTERIOR FINISHES & PAINT COLOR SELECTION BY OWNER (TYP)
- NEW INTERIOR WALL. NEW FINISH TO BE SELECTED BY OWNER.
- EXIST. CMU WALL. NEW FINISH TO BE SELECTED BY OWNER.
- NEW CONCRETE SLAB. SEE STRUCTURAL DRAWINGS.
- EXIST. CONCRETE SLAB. SEE STRUCTURAL DRAWINGS.
- NEW FLOOR FINISH TO BE SELECTED BY OWNER.
- NEW CONCRETE BEAM. SEE STRUCTURAL DRAWINGS.
- EXIST. BEAM. SEE STRUCTURAL DRAWINGS.
- NEW IMPACT RESISTANT DOOR (TYP) SELECTED BY OWNER. SEE DOOR SCHEDULE.
- NEW IMPACT RESISTANT WINDOW (TYP) SELECTED BY OWNER. SEE WINDOW SCHEDULE.
- NEW ROOF STRUCTURE, SHINGLE TILE FINISH. SEE STRUCTURAL DRAWINGS.
- EXIST. ROOF STRUCTURE, SHINGLE TILE FINISH. SEE STRUCTURAL DRAWINGS.
- NEW PLUMBING FIXTURE TO BE SELECTED BY OWNER.
- NEW LIGHTNING FIXTURE TO BE SELECTED BY OWNER.
- NEW GYPSUM CEILING BOARD, SUSPENDED CEILING SYSTEM.
- NEW FOOTING, SEE STRUCTURAL DRAWINGS.
- EXISTING FOOTING, SEE STRUCTURAL DRAWINGS.
- NEW CONCRETE WALL. SEE STRUCTURAL DRAWINGS.
- NEW CONCRETE SIDEWALK, SEE STRUCTURAL DRAWINGS.
- NEW CONCRETE COLUMN, SEE STRUCTURAL DRAWINGS.
- NEW EXTERIOR SHEATHING - FIBERGLASS MAT GYPSUM SHEATHING, SUSPENDED CEILING SYSTEM.
- 1" EXPANSION JOINT
- FILL WITH CONCRETE
- WATERPROOFING MEMBRANE AROUND MIKVEH OUTER & INNER SIDE OF OUTER BASIN
- LEXAN PLEXIGLASS SHEET 3/8" WITH ONE 3" DIA. OPENING TO BE LOCATED BY MIKVAH CONSULTANT

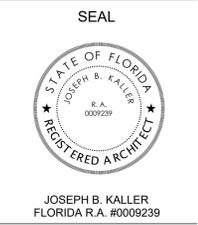
**SYMBOLS LEGEND**

- TYP NEW PARTITION, REFER TO WALL TYPES
- A-17 WINDOW TAG
- D01 DOOR TAG
- W1 WINDOW TAG

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**1709 NORTH 43RD AVE.  
HOLLYWOOD, FL 33020  
THE MIKVAH HOUSE**

PROJECT TITLE

GROUND FLOOR

SHEET TITLE

**REVISIONS**

No.	Description	Date
1	CITY COMMENTS	10.07.24
3	CITY COMMENTS	03.18.25
5	OWNER'S MODIFICATION	06.20.25

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PROJECT No.: 23059  
DATE: 07/08/2025  
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SHEET

**1 GROUND FLOOR PROPOSAL**  
3/8" = 1'-0"

**2 GENERAL NOTES**

**A-0100**





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**1709 NORTH 43RD AVE.  
 HOLLYWOOD, FL 33020  
 THE MIKVAH HOUSE**

PROJECT TITLE  
**GROUND FLOOR ROOF**

**REVISIONS**

No.	Description	Date

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PROJECT No.: 23059  
 DATE: 07/08/2025  
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SHEET

**A-0102**

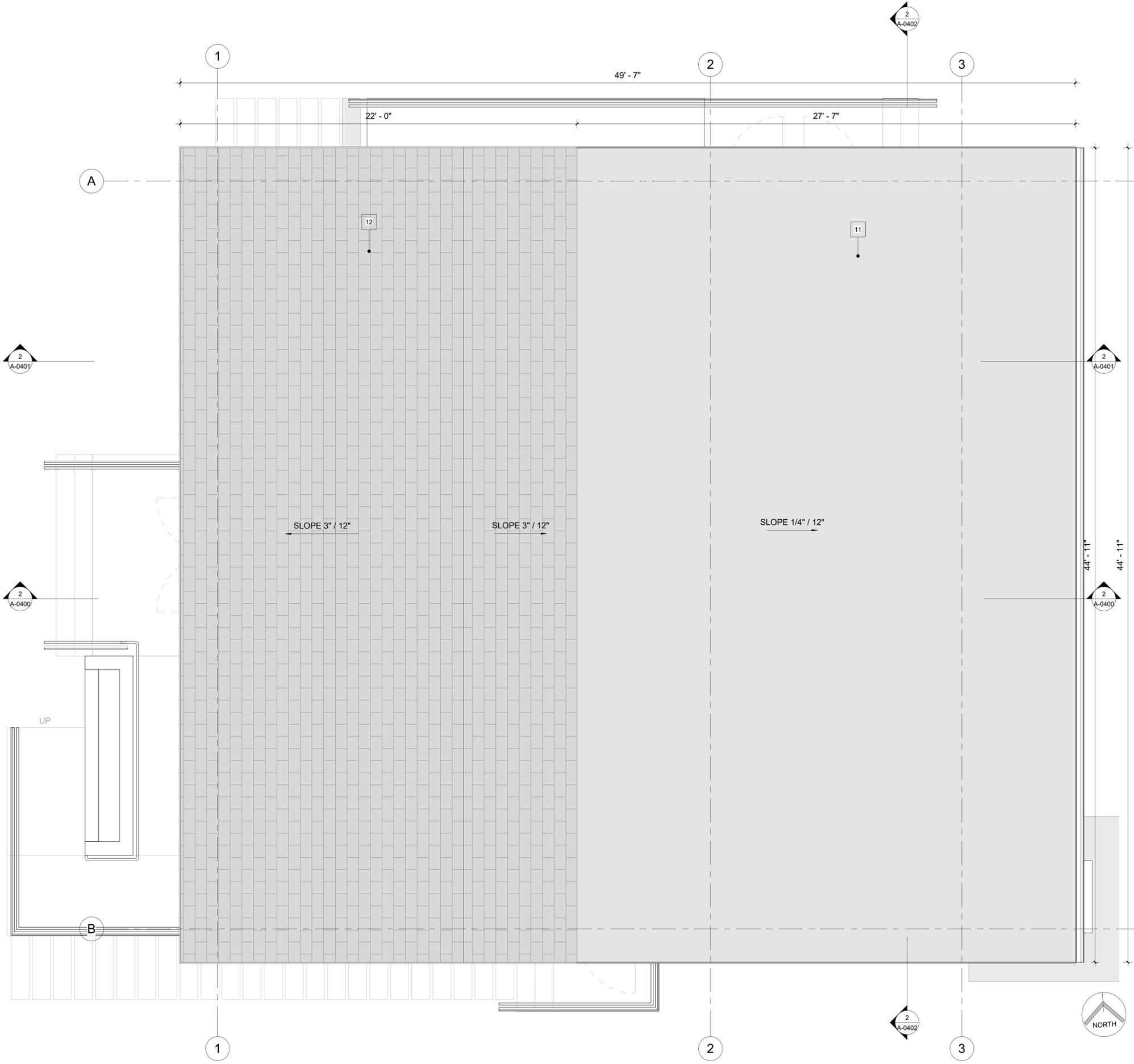
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  - GFCI OUTLETS ARE TO BE PROVIDED @ ALL WET AREAS & KITCHEN COUNTERS
  - CONTRACTOR IS TO REVIEW ALL SPECIFICATIONS OF ALL EQUIPMENT PRIOR TO INSTALLATION. EQUIPMENT SUPPLIER TO PROVIDE CUT SHEETS FOR ALL EQUIPMENT
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  - PROVIDE R-5 (min) INSULATION @ ALL EXTERIOR CBS WALLS (TYP)
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  - ALL WINDOWS TO BE IMPACT RESISTANT GLASS WINDOWS. GC TO PROVIDE NOA AND SHOP DRAWINGS FOR ARCHITECTS APPROVAL. SEE WINDOWS SCHEDULE FOR SAFETY GLASS CATEGORY
  - ALL EXTERIOR DOORS TO BE IMPACT RESISTANT WEATHER SEALED DOORS. SEE DOOR SCHEDULE. GC TO PROVIDE NOA
  - ALL EXTERIOR SLIDING ALUMINUM AND GLASS DOORS TO BE IMPACT RESISTANT SAFETY (CAT II) GLASS/ALUMINUM DOORS. SEE DOOR SCHEDULE.
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- EGRESS NOTES:**
- EACH SLEEPING ROOM SHALL HAVE (2) MEANS OF EGRESS. THE SECONDARY MEANS SHALL BE AN OPERABLE WINDOW AS PER NFPA 101 SECTION 24.2.2.3
    - THE BOTTOM OF THE OPENING SHALL BE NO MORE THAN 44" AFF
    - A MIN WIDTH OF 20" & MIN HEIGHT 24"
    - SHALL NOT BE LESS THAN 5.7 sq.ft. CLEAR OPENING

- BATHROOM NOTES:**
- PROVIDE (MOISTURE RESISTANT) 5/8" DENS-SHIELD TILE BACKER & WATER-PROOF JOINT-GROUT (OR SIMILAR) @ ALL WET AREAS
  - PROVIDE A WIPABLE / NON-ABSORBENT SURFACES/FINISHES @ ALL BATHROOMS (WET LOCATIONS) (WALLS & CEILINGS) - FINISH SELECTION BY OWNER/ INTERIOR DESIGNER (TYP)
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  - FIXTURES SHALL BE SPACED IN ACCORDANCE WITH FIGURE R307.1

**NEW CONSTRUCTION LEGEND**

1	8" CONCRETE BLOCK WALL. REINFORCED W (2)# 5V @ 32" O.C. IN GROUTED CELLS. SMOOTH STUCCO @ EXTERIOR & 5/8" GWB OVER 7/8" MTL FURRING STRIPS @ 16" oc WITH R-5 RIGID INSULATION (TYP) @ INTERIOR FINISHES & PAINT COLOR SELECTION BY OWNER (TYP).
2	NEW INTERIOR WALL. NEW FINISH TO BE SELECTED BY OWNER.
3	EXIST. CMU WALL. NEW FINISH TO BE SELECTED BY OWNER.
4	NEW CONCRETE SLAB. SEE STRUCTURAL DRAWINGS.
5	EXIST. CONCRETE SLAB. SEE STRUCTURAL DRAWINGS.
6	NEW FLOOR FINISH TO BE SELECTED BY OWNER.
7	NEW CONCRETE BEAM. SEE STRUCTURAL DRAWINGS.
8	EXIST. BEAM. SEE STRUCTURAL DRAWINGS.
9	NEW IMPACT RESISTANT DOOR (TYP) SELECTED BY OWNER. SEE DOOR SCHEDULE.
10	NEW IMPACT RESISTANT WINDOW (TYP) SELECTED BY OWNER. SEE WINDOW SCHEDULE.
11	NEW ROOF STRUCTURE, SHINGLE TILE FINISH. SEE STRUCTURAL DRAWINGS.
12	EXIST. ROOF STRUCTURE, SHINGLE TILE FINISH. SEE STRUCTURAL DRAWINGS.
14	NEW PLUMBING FIXTURE TO BE SELECTED BY OWNER.
17	NEW LIGHTNING FIXTURE TO BE SELECTED BY OWNER.
18	NEW GYPSUM CEILING BOARD, SUSPENDED CEILING SYSTEM.
19	NEW FOOTING, SEE STRUCTURAL DRAWINGS.
20	EXISTING FOOTING, SEE STRUCTURAL DRAWINGS.
21	NEW CONCRETE WALL. SEE STRUCTURAL DRAWINGS.
23	NEW CONCRETE SIDEWALK, SEE STRUCTURAL DRAWINGS.
24	NEW CONCRETE COLUMN, SEE STRUCTURAL DRAWINGS.
26	NEW EXTERIOR SHEATHING - FIBERGLASS MAT GYPSUM SHEATHING, SUSPENDED CEILING SYSTEM.
27	1" EXPANSION JOINT
28	FILL WITH CONCRETE
29	WATERPROOFING MEMBRANE AROUND MIKVEH OUTER & INNER SIDE OF OUTER BASIN
30	LEXAN PLEXIGLASS SHEET 3/8" WITH ONE 3" DIA. OPENING TO BE LOCATED BY MIKVAH CONSULTANT



**1 GROUND FLOOR ROOF**  
 3/8" = 1'-0"

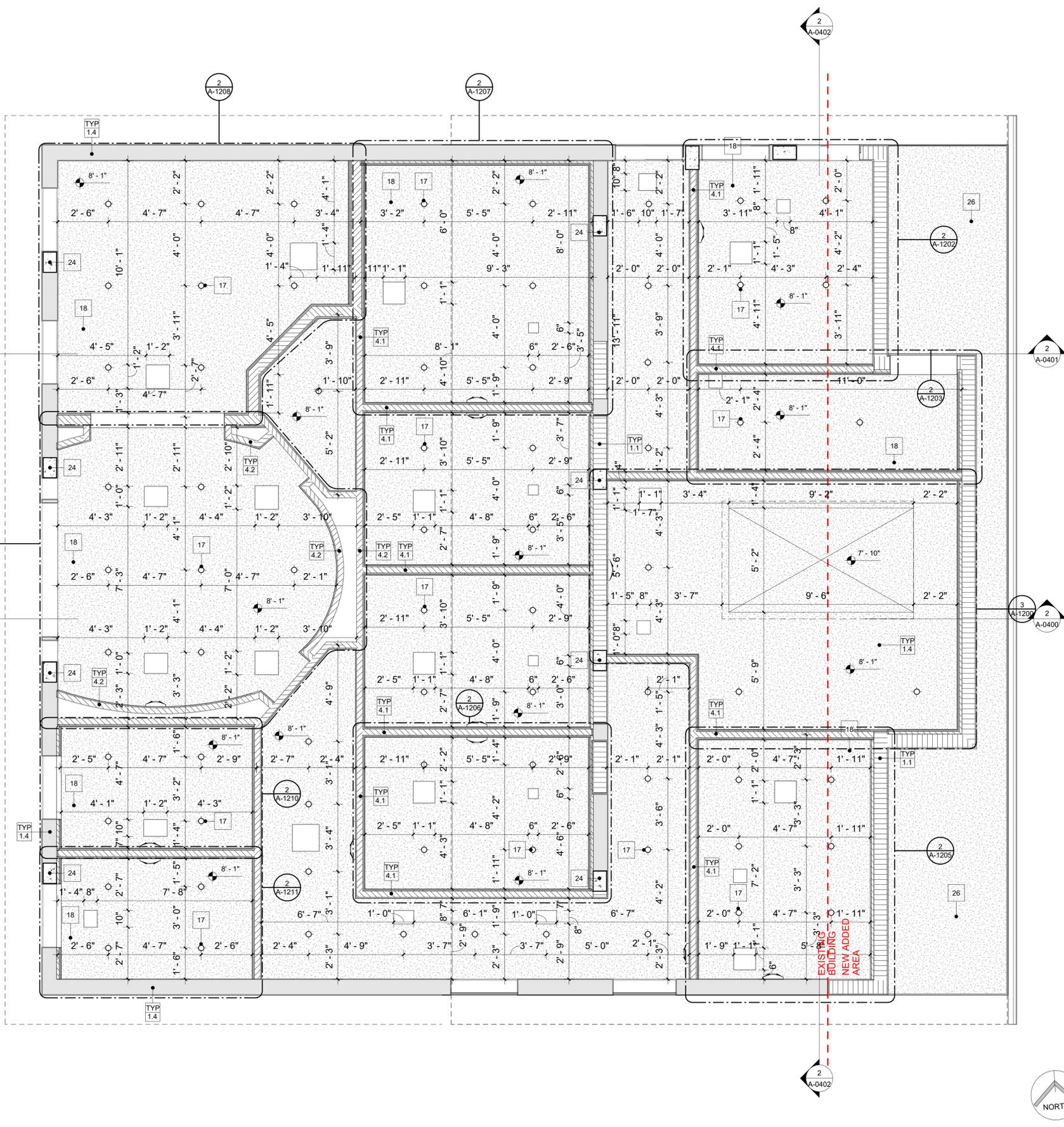
**2 GENERAL NOTES**

APPROVED STRUCTURAL  
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 City of Hollywood, FL

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SYMBOL LEGEND		
SYMBOL	TYPE	DESCRIPTION
⊙	A	SURFACE MOUNTED/PENDANT LED LIGHT FIXTURE TO BE SELECTED BY OWNER.
○	B	6" RECESSED LED DOWN LIGHT FIXTURE. TO BE SELECTED BY OWNER.
○ <sub>WR</sub>	C	WEATHER RESISTANT LED RECESSED DOWN LIGHT FIXTURE. TO BE SELECTED BY OWNER.
⊠ <sub>A</sub>	D	2x4 L.E.D. LIGHT FIXTURE. TO BE SELECTED BY OWNER
⊠ <sub>AE</sub>	E	1x4 L.E.D. LIGHT FIXTURE. TO BE SELECTED BY OWNER
⊠ <sub>B</sub>	E1	1x4 L.E.D. LIGHT FIXTURE. TO BE SELECTED BY OWNER
⊠ <sub>BE</sub>	E2	1x4 L.E.D. LIGHT FIXTURE. TO BE SELECTED BY OWNER
+	F	SEE PHOTOMETRICS PLAN
○ <sub>C</sub>	G	SEE PHOTOMETRICS PLAN
○ <sub>GE</sub>	G1	SEE PHOTOMETRICS PLAN
⊠ <sub>WR</sub>	H	WALL SCONCE WATERPROOF. TO BE SELECTED BY OWNER.
⊠ <sub>WR</sub>	H1	WALL JUNCTION BOX WATERPROOF. TO BE SELECTED BY OWNER.
⊙	H2	CEILING MOUNTED JUNCTION BOX OR FLOOR MOUNTED
⊙ <sub>WR</sub>	I	SURFACE MOUNTED WATERPROOF LED LIGHT FIXTURE TO BE SELECTED BY OWNER.
○ <sub>VP</sub>	J	VAPOR PROOF LED RECESSED LIGHT FIXTURE. TO BE SELECTED BY OWNER.
⊠ <sub>WF</sub>	K	EXHAUST BATHROOM FAN. TO BE SELECTED BY OWNER.
⊙	L	SMOKE DETECTOR, TO BE SELECTED BY OWNER.
⊙ <sub>SM</sub>	M	-CO / SMOKE DETECTOR, TO BE SELECTED BY OWNER.
⊠	N	ELECTRICAL PANEL, TO BE SELECTED BY OWNER.
⊠ <sub>AE</sub>	O	EXIT LIGHT CEILING MOUNTED ARROW INDICATES DIRECTION OF EGRESS
⊠	Q	WALL EXIT LIGHT
⊠	P	-EMERGENCY LIGHT WITH BATTERY BACK UP
⊠ <sub>FE</sub>	G	OUTDOOR THROW LIGHT POLE MOUNTED, TO BE SELECTED BY OWNER.
⊠ <sub>WAE</sub>	R	OUTDOOR LIGHT, TO BE SELECTED BY OWNER.

- GENERAL LIGHTING / CLG NOTES**
- THE ELECTRICAL CONTRACTOR SHALL BE RESPONSIBLE FOR INSTALLING ALL FIXTURES AND EMERGENCY LIGHTING TO MEET STATE AND LOCAL CODES.
  - ALL LIGHTING FIXTURES AND LAMPS IN FIXTURE SCHEDULE SHALL BE SUPPLIED BY THE ELECTRICAL CONTRACTOR (EXCEPT AS NOTED) AND INSTALLED BY THE ELECTRICAL CONTRACTOR.
  - ALL OTHER ELECTRICAL MATERIALS INCLUDING SWITCHES, CONTACTORS, AND RECEPTACLES, ETC SHALL BE SUPPLIED & INSTALLED BY THE ELECTRICAL CONTRACTOR.
  - LIGHTING FIXTURES AND CUT SHEETS SHALL BE CONSIDERED PART OF THE PLANS FOR BIDDING AND CONSTRUCTION PURPOSES.
  - LIGHTING FIXTURE SUPPLIER SHALL FURNISH (4) COPIES OF THE LIGHTING FIXTURE CATALOG CUTS AND RECEIVE APPROVAL BY ELECTRICAL ENGINEER AND OWNERS PRIOR TO SUPPLYING FIXTURES. (3) APPROVED COPIES TO BE SUPPLIED TO CONTRACTOR FOR HIS USE.
  - REFER TO ELECTRICAL ENGINEERING DRAWINGS FOR LIGHT FIXTURE SCHEDULE & SPECIFICATIONS.
  - VERIFY ALL SWITCH LOCATIONS AND TYPE WITH OWNER PRIOR TO PURCHASE AND INSTALLATION.
  - SEE MECHANICAL DWGS FOR LOCATION OF A/C UNITS, DUCT-WORK & DIFFUSERS G.C. TO COORDINATE LOCATIONS OF ALL LIGHT FIXTURES W/ THE LOCATION OF DUCTWORK.
  - ALL NEW LIGHT FIXTURES TO BE SELECTED BY OWNER. VERIFY ALL LOCATIONS PRIOR TO INSTALLATION.
  - PROVIDE (MOISTURE RESISTANT) 5/8" DENS-SHIELD TILE BACKER & WATER-PROOF JOINT-GOUT (OR SIMILAR) @ ALL WET AREAS (1/2" THICK DS FOR CEILINGS)
  - CONTRACTOR SHALL COORDINATE ALL MOUNTING HEIGHTS W/ OWNER
  - FIXTURES SHALL ONLY BE REPLACED WITH SIMILAR, GC TO PROVIDE FIXTURE PACKAGE FOR OWNER / I.D. / ARCHITECT REVIEW & APPROVAL PRIOR TO PURCHASE
  - PROVIDE LIGHTING CUT-SHEET SUBMITTAL FOR ENGINEER OF RECORD, OWNER & INTERIOR DESIGNER REVIEW & APPROVAL
  - IF DISCREPANCIES ARISE, CONTRACTOR SHALL CONTACT ARCHITECT/ENGINEER IMMEDIATELY TO RESOLVE THEM.
  - FOR PRICING & ORDERING, CONTACT Mr RYAN MCCARTHY OF GENESIS LIGHTING, 850.980.5708, rmcCarthy@genesislighting.net

NEW CONSTRUCTION LEGEND		
1	8" CONCRETE BLOCK WALL REINFORCED W (2)# 5V @ 32" O.C. IN GROUTED CELLS SMOOTH STUCCO @ EXTERIOR & 5/8" GWB OVER 7/8" MTL FURRING STRIPS @ 16" OC WITH R-3 RIGID INSULATION (TYP) @ INTERIOR FINISHES & PAINT COLOR SELECTION BY OWNER (TYP).	
2	NEW INTERIOR WALL. NEW FINISH TO BE SELECTED BY OWNER.	
3	EXIST. CMU WALL. NEW FINISH TO BE SELECTED BY OWNER.	
4	NEW CONCRETE SLAB. SEE STRUCTURAL DRAWINGS.	
5	EXIST. CONCRETE SLAB. SEE STRUCTURAL DRAWINGS.	
6	NEW FLOOR FINISH TO BE SELECTED BY OWNER.	
7	NEW CONCRETE BEAM. SEE STRUCTURAL DRAWINGS.	
8	EXIST. BEAM. SEE STRUCTURAL DRAWINGS.	
9	NEW IMPACT RESISTANT DOOR (TYP) SELECTED BY OWNER. SEE DOOR SCHEDULE.	
10	NEW IMPACT RESISTANT WINDOW (TYP) SELECTED BY OWNER. SEE WINDOW SCHEDULE.	
11	NEW ROOF STRUCTURE, SHINGLE TILE FINISH. SEE STRUCTURAL DRAWINGS.	
12	EXIST. ROOF STRUCTURE, SHINGLE TILE FINISH. SEE STRUCTURAL DRAWINGS.	
14	NEW PLUMBING FIXTURE TO BE SELECTED BY OWNER.	
17	NEW LIGHTNING FIXTURE TO BE SELECTED BY OWNER.	
18	NEW GYPSUM CEILING BOARD, SUSPENDED CEILING SYSTEM.	
19	NEW FOOTING. SEE STRUCTURAL DRAWINGS.	
20	EXISTING FOOTING. SEE STRUCTURAL DRAWINGS.	
21	NEW CONCRETE WALL. SEE STRUCTURAL DRAWINGS.	
23	NEW CONCRETE SIDEWALK. SEE STRUCTURAL DRAWINGS.	
24	NEW CONCRETE COLUMN. SEE STRUCTURAL DRAWINGS.	
26	NEW EXTERIOR SHEATHING - FIBERGLASS MAT GYPSUM SHEATHING, SUSPENDED CEILING SYSTEM.	
27	1" EXPANSION JOINT	
28	FILL WITH CONCRETE	
29	WATERPROOFING MEMBRANE AROUND MIKVAH OUTER & INNER SIDE OF OUTER BASIN	
30	LEXAN PLEXIGLASS SHEET 3/8" WITH ONE 3" DIA. OPENING TO BE LOCATED BY MIKVAH CONSULTANT	

APPROVED STRUCTURAL  
KCOPIL  
08/23/2025  
City of Hollywood, FL



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SEAL



JOSEPH B. KALLER  
FLORIDA R.A. #0009239

**1709 NORTH 43RD AVE.**  
**HOLLYWOOD, FL 33020**  
**THE MIKVAH HOUSE**

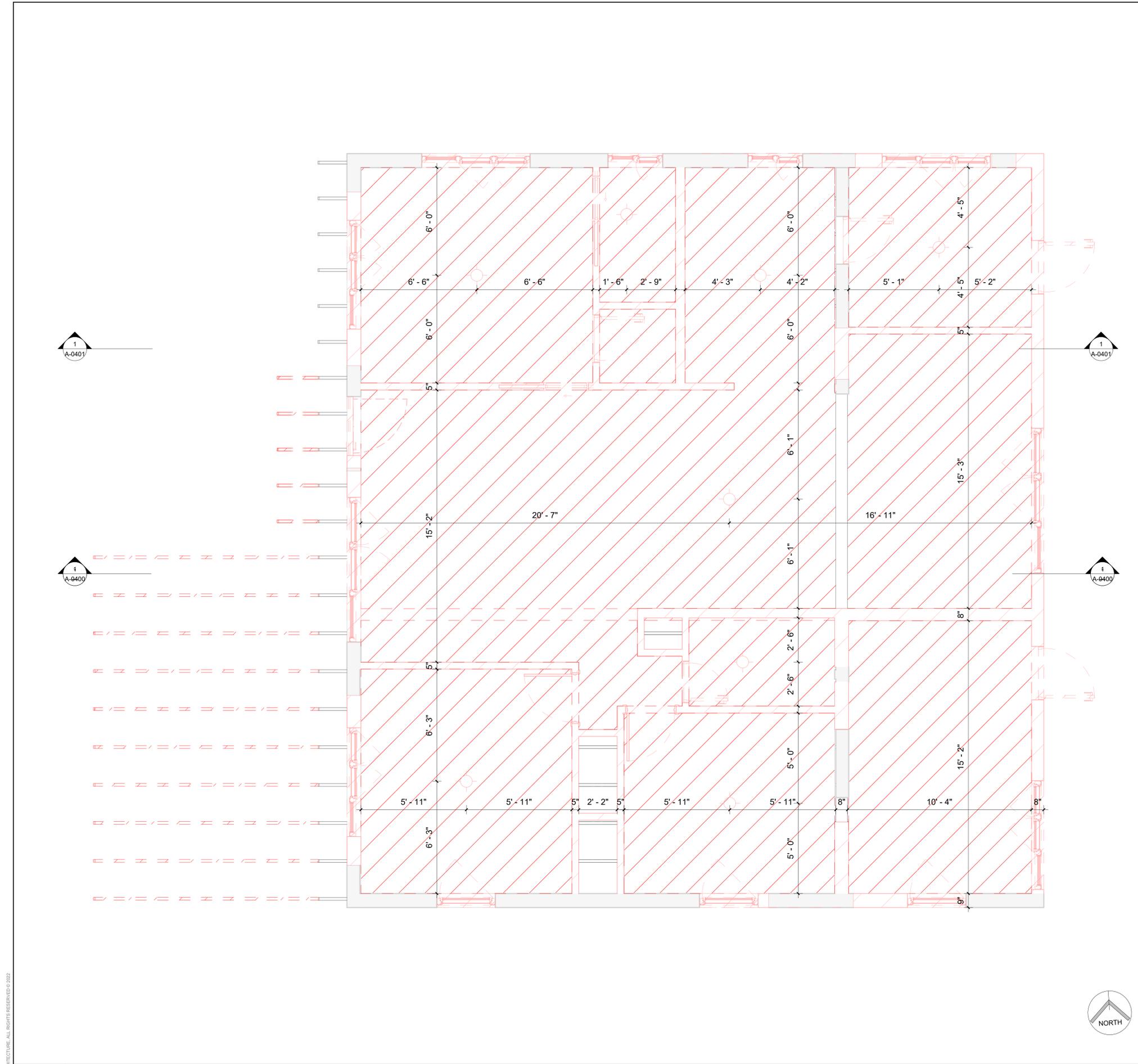
PROJECT TITLE  
**RCP GROUND FLOOR**

SHEET TITLE

REVISIONS		
No.	Description	Date

PROJECT No.: 23059  
 DATE: 07/08/2025  
 DRAWN BY: MS  
 CHECKED BY: GMV

SHEET



SYMBOL LEGEND		
SYMBOL	TYPE	DESCRIPTION
	A	SURFACE MOUNTED/PENDANT LED LIGHT FIXTURE. TO BE SELECTED BY OWNER.
	B	6" RECESSED LED DOWN LIGHT FIXTURE. TO BE SELECTED BY OWNER.
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	F	SEE PHOTOMETRICS PLAN
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	P	-EMERGENCY LIGHT WITH BATTERY BACK UP
	G	OUTDOOR THROW LIGHT POLE MOUNTED. TO BE SELECTED BY OWNER.
	R	OUTDOOR LIGHT , TO BE SELECTED BY OWNER.

- GENERAL LIGHTING / CLG NOTES**
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  2. ALL LIGHTING FIXTURES AND LAMPS IN FIXTURE SCHEDULE SHALL BE SUPPLIED BY THE ELECTRICAL CONTRACTOR (EXCEPT AS NOTED) AND INSTALLED BY THE ELECTRICAL CONTRACTOR.
  3. ALL OTHER ELECTRICAL MATERIALS INCLUDING SWITCHES, CONTACTORS, AND RECEPTACLES, ETC. SHALL BE SUPPLIED & INSTALLED BY THE ELECTRICAL CONTRACTOR.
  4. LIGHTING FIXTURES AND CUT SHEETS SHALL BE CONSIDERED PART OF THE PLANS FOR BIDDING AND CONSTRUCTION PURPOSES.
  5. LIGHTING FIXTURE SUPPLIER SHALL FURNISH (4) COPIES OF THE LIGHTING FIXTURE CATALOG CUTS AND RECEIVE APPROVAL BY ELECTRICAL ENGINEER AND OWNERS PRIOR TO SUPPLYING FIXTURES. (3) APPROVED COPIES TO BE SUPPLIED TO CONTRACTOR FOR HIS USE.
  6. REFER TO "ELECTRICAL ENGINEERING DRAWINGS" FOR LIGHT FIXTURE SCHEDULE & SPECIFICATIONS.
  7. VERIFY ALL SWITCH LOCATIONS AND TYPE WITH OWNER PRIOR TO PURCHASE AND INSTALLATION.
  8. SEE MECHANICAL DWGS FOR LOCATION OF A/C UNITS, DUCT-WORK & DIFFUSERS G.C. TO COORDINATE LOCATIONS OF ALL LIGHT FIXTURES W/ THE LOCATION OF DUCTWORK.
  9. ALL NEW LIGHT FIXTURES TO BE SELECTED BY OWNER. VERIFY ALL LOCATIONS PRIOR TO INSTALLATION.
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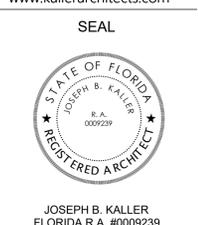
## 2 GENERAL NOTES

- TO BE DEMOLISHED
  - EXIST. TO REMAIN
  - NOT IN SCOPE
- APPROVED STRUCTURAL  
KCOPIIL  
08/23/2025  
City of Hollywood, FL

## 3 DEMOLITION LEGEND



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JOSEPH B. KALLER  
FLORIDA R.A. #0009239

**1709 NORTH 43RD AVE.  
HOLLYWOOD, FL 33020  
THE MIKVAH HOUSE**

PROJECT TITLE  
**RCP DEMOLITION  
GROUND FLOOR**

REVISIONS

No.	Description	Date

PROJECT No.: 23059  
DATE: 07/08/2025  
DRAWN BY: MS  
CHECKED BY: GMV

SHEET

**A-0201**

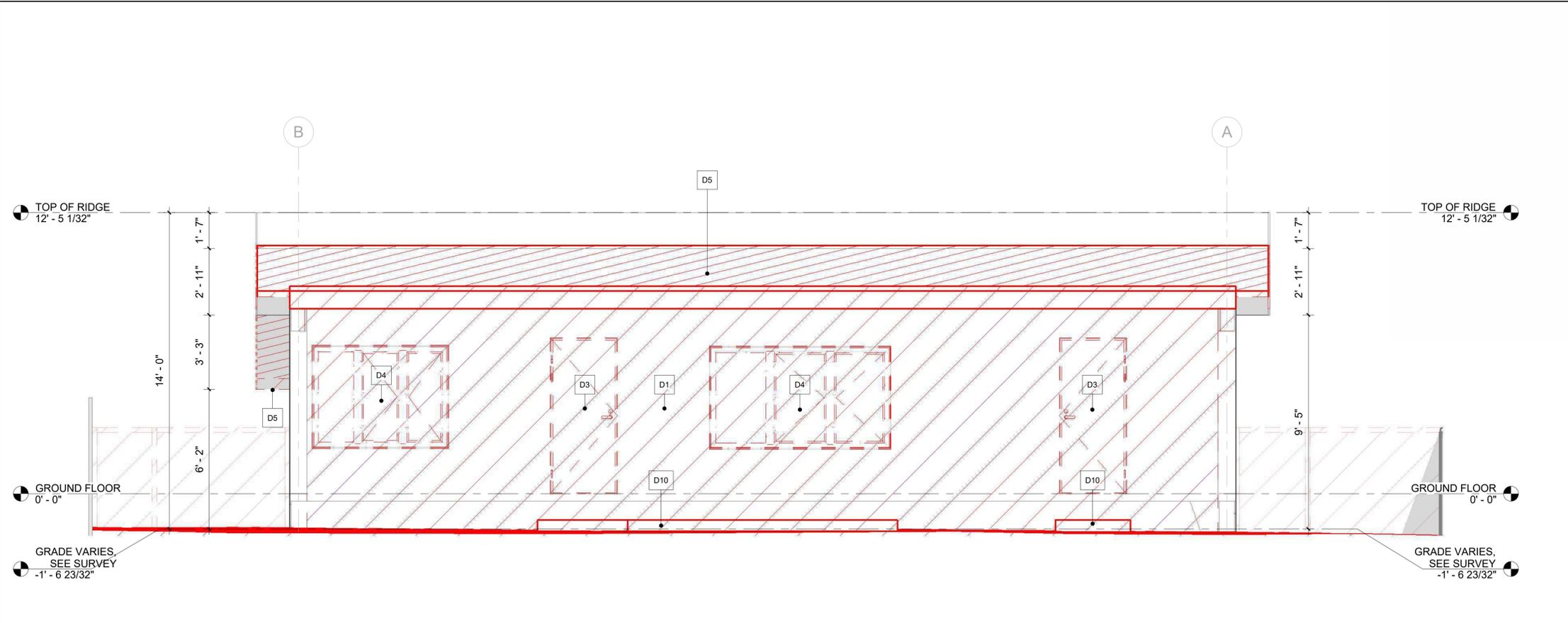
# 1 RCP DEMO GROUND FLOOR

3/8" = 1'-0"

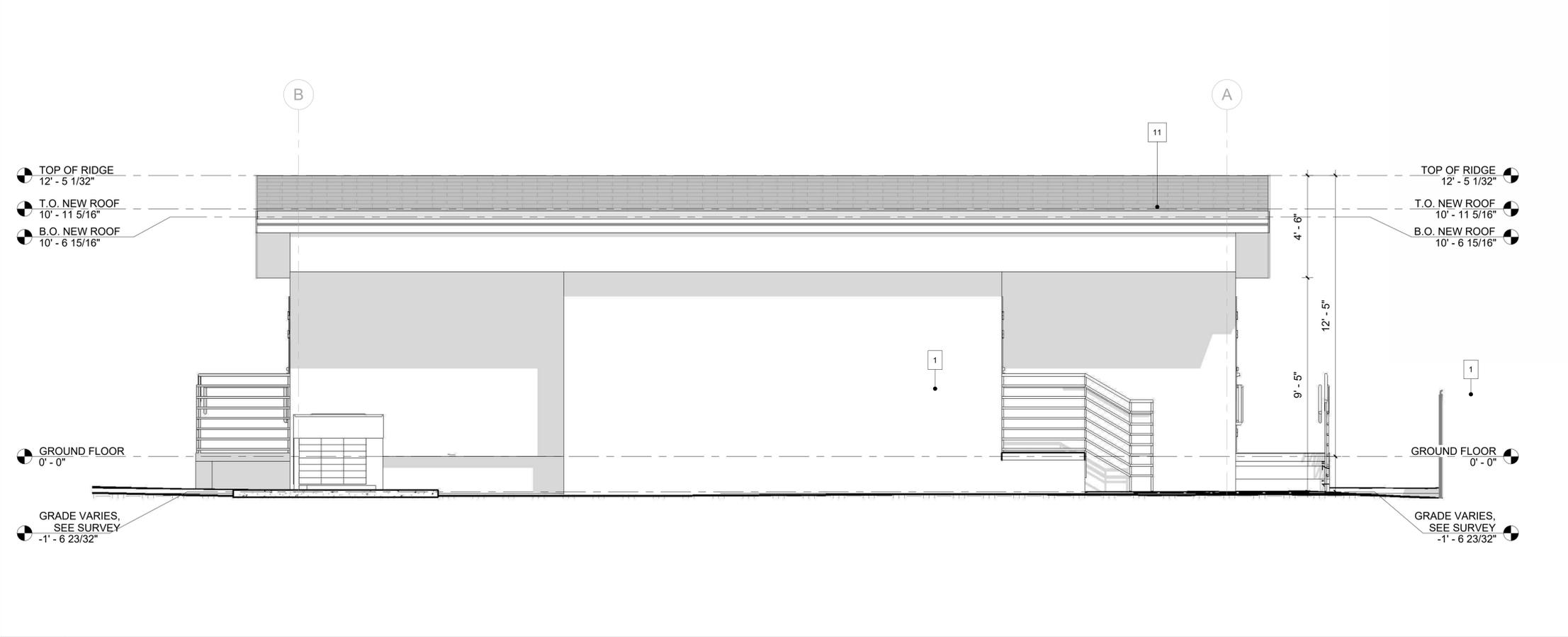
KALLER ARCHITECTURE. ALL RIGHTS RESERVED © 2022

Some shall use complete set of Shop Documents to prepare Job, unless the Owner/Architect assumes responsibility for such or modification results from the use of Shop Documents. The use of Shop Documents is subject to the approval of the Owner/Architect. The use of Shop Documents is subject to the approval of the Owner/Architect. The use of Shop Documents is subject to the approval of the Owner/Architect. The use of Shop Documents is subject to the approval of the Owner/Architect.





**1 REAR ELEVATION DEMOLITION (EAST)**  
3/8" = 1'-0"



**2 REAR ELEVATION (EAST)**  
3/8" = 1'-0"

**GENERAL NOTES:**

- PERMITS: CONTRACTOR SHALL CONTAIN IN THEIR BID AS WELL AS SECURE ALL NECESSARY BUILDING PERMITS, NOT LIMITED TO ROOFING, PLUMBING, ELECTRICAL, MECHANICAL, OCCUPANCY AND OTHER PERMITS, AT HIS EXPENSE, SO THAT THE OWNER CAN OBTAIN THEIR CERTIFICATE OF OCCUPANCY.
- 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 DADE COUNTY.
- 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 SUBCONTRACTORS AND SUPPLIERS TO THE OWNER FOR THIS PURPOSE.
- EXISTING CONDITIONS: CONTRACTOR BY AND THROUGH SUBMISSION OF HIS BID, AGREES THAT HE SHALL BE HELD RESPONSIBLE FOR HAVING EXAMINED THE SITE, THE PROPOSED PLANS, 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 COSTS 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.
- 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 COMMENCEMENT OF WORK. DO NOT SCALE DRAWINGS. USE DIMENSIONS ONLY. LARGE SCALE DRAWINGS SHALL GOVERN OVER SMALL. IF DIMENSIONS ARE NOT DESIGNATED ON THE PLANS, IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO VERIFY THEM WITH THE ARCHITECT.
- 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.
- SHOP DRAWINGS: THE CONTRACTOR SHALL SUBMIT ONE COPY BY EMAIL AND FOUR (4) HAND COPIES OF ALL REQUIRED 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.
- PROTECTION: THE CONTRACTOR SHALL PROTECT ADJACENT PARTS OF EXISTING BUILDINGS FROM DAMAGE DURING ALL PHASES OF CONSTRUCTION, AND BE LIABLE FOR SAME.
- 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.
- ALL WORK TO BE GUARANTEED AGAINST POOR WORKMANSHIP AND DEFECTS.
- 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.
- 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.
- GENERAL CONTRACTOR SHALL PRESENT THE JOB TO THE OWNER FOR ACCEPTANCE, CLEANED AND READY FOR OCCUPANCY. ALL GLASS SHALL BE CLEANED AND POLISHED, FLOORS SWEEP, BROOM CLEAN, CARPETS VACUUMED, FIXTURES WASHED AND ALL LABELS REMOVED.
- 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.
- ALL WOOD IN CONTACT WITH MASONRY SHALL BE PRESSURE TREATED.
- ALL EXTERIOR AND CORRIDOR INTERIOR CONCRETE MASONRY UNIT WALLS SHALL RECEIVE CORE FILL 500 (R-12) EXPANDABLE SPRAY FOAM INSULATION IN EVERY VOID CELL. INSTALLATION OF INSULATION SHALL OCCUR AFTER ROOF HAS BEEN DRIED-IN AND AFTER INTERIOR FRAMING HAS PASSED INSPECTION.

DEMOLITION LEGEND	
D1	EXIST. CMU WALL TO BE REMOVED.
D2	EXIST. INTERIOR WALL TO BE REMOVED.
D3	EXIST. DOOR AND FRAME TO BE REMOVED/DISPOSED/ RELOCATED AS PER OWNER DIRECTIONS, TYP
D4	EXIST. WINDOW TO BE REMOVED/DISPOSED/RELOCATED AS PER OWNER DIRECTIONS, TYP
D5	EXIST. ROOF TO BE REMOVED. SEE STRUCTURAL DRAWINGS.
D6	EXIST. TRUSS TO BE MAINTAINED. SEE STRUCTURAL DRAWINGS.
D7	EXIST. ROOF TO BE REMOVED. SEE STRUCTURAL DRAWINGS.
D9	EXIST. SHINGLE TILES TO BE REMOVED.
D10	EXIST. SLAB TO BE REMOVED. SEE STRUCTURAL DRAWINGS.
D11	EXIST. SLAB TO BE MAINTAINED. SEE STRUCTURAL DRAWINGS.
D12	EXIST. CEILING TO BE REMOVED.
D13	EXIST. FOOTING TO BE REMOVED.
D14	EXIST. FOOTING TO BE MAINTAINED.
D15	EXIST. BEAM TO BE REMOVED.
D16	EXIST. BEAM TO BE MAINTAINED.

NEW CONSTRUCTION LEGEND	
1	8" CONCRETE BLOCK WALL REINFORCED W (2)# 5V @ 32" O.C. IN GROUTED CELLS SMOOTH STUCCO @ EXTERIOR& 5/8" GWB OVER 7/8" MTL FURRING STRIPS @ 16"oc WITH R-5 RIGID INSULATION (TYP) @ INTERIOR FINISHES & PAINT COLOR SELECTION BY OWNER (TYP).
2	NEW INTERIOR WALL. NEW FINISH TO BE SELECTED BY OWNER.
3	EXIST. CMU WALL. NEW FINISH TO BE SELECTED BY OWNER.
4	NEW CONCRETE SLAB. SEE STRUCTURAL DRAWINGS.
5	EXIST. CONCRETE SLAB. SEE STRUCTURAL DRAWINGS.
6	NEW FLOOR FINISH TO BE SELECTED BY OWNER.
7	NEW CONCRETE BEAM. SEE STRUCTURAL DRAWINGS.
8	EXIST. BEAM. SEE STRUCTURAL DRAWINGS.
9	NEW IMPACT RESISTANT DOOR (TYP) SELECTED BY OWNER. SEE DOOR SCHEDULE.
10	NEW IMPACT RESISTANT WINDOW (TYP) SELECTED BY OWNER. SEE WINDOW SCHEDULE.
11	NEW ROOF STRUCTURE, SHINGLE TILE FINISH. SEE STRUCTURAL DRAWINGS.
12	EXIST. ROOF STRUCTURE, SHINGLE TILE FINISH. SEE STRUCTURAL DRAWINGS.
14	NEW PLUMBING FIXTURE TO BE SELECTED BY OWNER.
17	NEW LIGHTNING FIXTURE TO BE SELECTED BY OWNER.
18	NEW GYPSUM CEILING BOARD, SUSPENDED CEILING SYSTEM.
19	NEW FOOTING, SEE STRUCTURAL DRAWINGS.
20	EXISTING FOOTING, SEE STRUCTURAL DRAWINGS.
21	NEW CONCRETE WALL. SEE STRUCTURAL DRAWINGS.
23	NEW CONCRETE SIDEWALK, SEE STRUCTURAL DRAWINGS.
24	NEW CONCRETE COLUMN, SEE STRUCTURAL DRAWINGS.
26	NEW EXTERIOR SHEATHING - FIBERGLASS MAT GYPSUM SHEATHING, SUSPENDED CEILING SYSTEM.
27	1" EXPANSION JOINT
28	FILL WITH CONCRETE
29	WATERPROOFING MEMBRANE AROUND MIKVEH OUTER & INNER SIDE OF OUTER BASIN
30	LEXAN PLEXIGLASS SHEET 3/8" WITH ONE 3" DIA. OPENING TO BE LOCATED BY MIKVAH CONSULTANT

**3 GENERAL NOTES**

TO BE DEMOLISHED  
 EXIST. TO REMAIN  
 NOT IN SCOPE

APPROVED STRUCTURAL  
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**4 DEMOLITION LEGEND**



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**EAST ELEVATION**

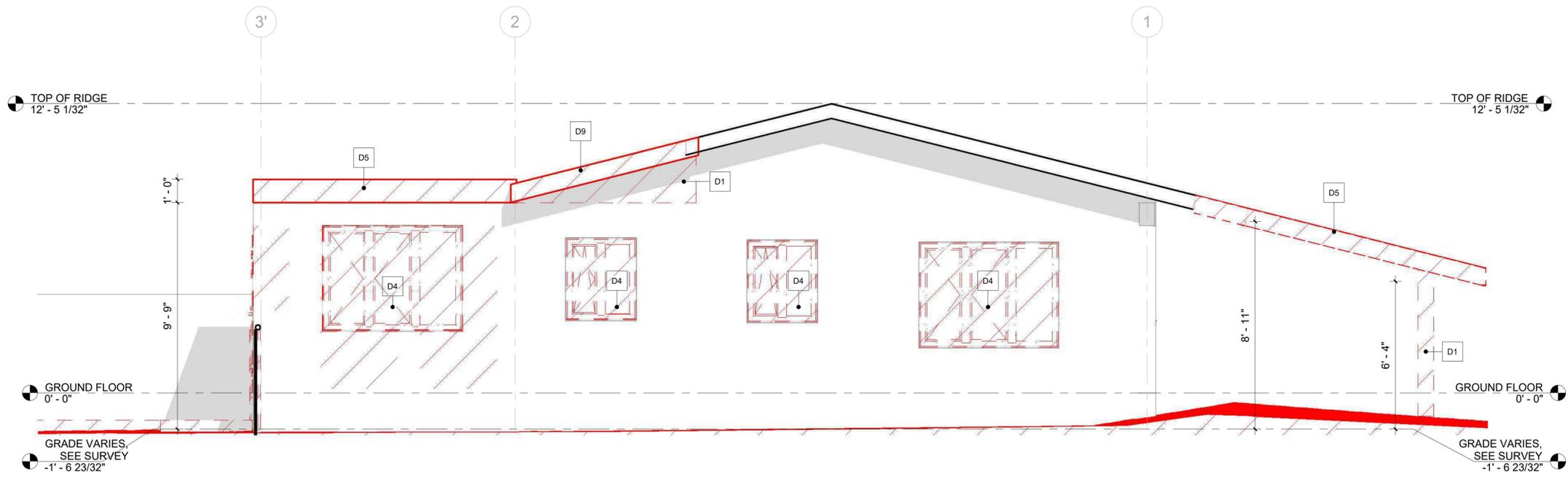
**REVISIONS**

No.	Description	Date

PROJECT No.: 23059  
 DATE: 07/08/2025  
 DRAWN BY: MS  
 CHECKED BY: GMV

SHEET

**A-0301**



**1 SIDE ELEVATION DEMOLITION (NORTH)**  
3/8" = 1'-0"

- GENERAL NOTES:**
- PERMITS: CONTRACTOR SHALL OBTAIN ALL NECESSARY BUILDING PERMITS, NOT LIMITED TO ROOFING, PLUMBING, ELECTRICAL, MECHANICAL, OCCUPANCY AND OTHER PERMITS, AT HIS EXPENSE, SO THAT THE OWNER CAN OBTAIN HIS CERTIFICATE OF OCCUPANCY.
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  - 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 COMMENCEMENT OF WORK. DO NOT SCALE DRAWINGS. USE DIMENSIONS ONLY. LARGE SCALE DRAWINGS SHALL GOVERN OVER SMALL. IF DIMENSIONS ARE NOT DESIGNATED ON THE PLANS, IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO VERIFY THEM WITH THE ARCHITECT.
  - 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.
  - SHOP DRAWINGS: THE CONTRACTOR SHALL SUBMIT ONE COPY BY EMAIL AND FOUR (4) HAND COPIES OF ALL REQUIRED 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.
  - PROTECTION: THE CONTRACTOR SHALL PROTECT ADJACENT PARTS OF EXISTING BUILDINGS FROM DAMAGE DURING ALL PHASES OF CONSTRUCTION, AND BE LIABLE FOR SAME.
  - 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.
  - ALL WORK TO BE GUARANTEED AGAINST POOR WORKMANSHIP AND DEFECTS.
  - 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.
  - 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.
  - GENERAL CONTRACTOR SHALL PRESENT THE JOB TO THE OWNER FOR ACCEPTANCE, WORKMAN AND READY FOR OCCUPANCY. ALL GLASS SHALL BE CLEANED AND POLISHED, FLOORS SWEEP, BROOMS CLEAN, CARPETS VACUUMED, FIXTURES WASHED AND ALL LABELS REMOVED.
  - 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.
  - ALL WOOD IN CONTACT WITH MASONRY SHALL BE PRESSURE TREATED.
  - ALL EXTERIOR AND CORRIDOR INTERIOR CONCRETE MASONRY UNIT WALLS SHALL RECEIVE CORE FILL 500 (R-12) EXPANDABLE SPRAY FOAM INSULATION IN EVERY VOID CELL. INSTALLATION OF INSULATION SHALL OCCUR AFTER ROOF HAS BEEN DRIED-IN AND AFTER INTERIOR FRAMING HAS PASSED INSPECTION.

**DEMOLITION LEGEND**

D1	EXIST. CMU WALL TO BE REMOVED.
D2	EXIST. INTERIOR WALL TO BE REMOVED.
D3	EXIST. DOOR AND FRAME TO BE REMOVED/DISPOSED/ RELOCATED AS PER OWNER DIRECTIONS, TYP
D4	EXIST. WINDOW TO BE REMOVED/DISPOSED/RELOCATED AS PER OWNER DIRECTIONS, TYP
D5	EXIST. ROOF TO BE REMOVED. SEE STRUCTURAL DRAWINGS.
D6	EXIST. TRUSS TO BE MAINTAINED. SEE STRUCTURAL DRAWINGS.
D7	EXIST. TRUSS TO BE REMOVED. SEE STRUCTURAL DRAWINGS.
D9	EXIST. SHINGLE TILES TO BE REMOVED.
D10	EXIST. SLAB TO BE REMOVED. SEE STRUCTURAL DRAWINGS.
D11	EXIST. SLAB TO BE MAINTAINED. SEE STRUCTURAL DRAWINGS.
D12	EXIST. CEILING TO BE REMOVED.
D13	EXIST. FOOTING TO BE REMOVED.
D14	EXIST. FOOTING TO BE MAINTAINED.
D15	EXIST. BEAM TO BE REMOVED.
D16	EXIST. BEAM TO BE MAINTAINED.

**NEW CONSTRUCTION LEGEND**

1	8" CONCRETE BLOCK WALL REINFORCED W (2)# 5V @ 32" O.C. IN GROUTED CELLS SMOOTH STUCCO @ EXTERIOR & 5/8" GWB OVER 7/8" MTL FURRING STRIPS @ 16"oc WITH R-5 RIGID INSULATION (TYP) @ INTERIOR FINISHES & PAINT COLOR SELECTION BY OWNER (TYP).
2	NEW INTERIOR WALL. NEW FINISH TO BE SELECTED BY OWNER.
3	EXIST. CMU WALL. NEW FINISH TO BE SELECTED BY OWNER.
4	NEW CONCRETE SLAB. SEE STRUCTURAL DRAWINGS.
5	EXIST. CONCRETE SLAB. SEE STRUCTURAL DRAWINGS.
6	NEW FLOOR FINISH TO BE SELECTED BY OWNER.
7	NEW CONCRETE BEAM. SEE STRUCTURAL DRAWINGS.
8	EXIST. BEAM. SEE STRUCTURAL DRAWINGS.
9	NEW IMPACT RESISTANT DOOR (TYP) SELECTED BY OWNER. SEE DOOR SCHEDULE.
10	NEW IMPACT RESISTANT WINDOW (TYP) SELECTED BY OWNER. SEE WINDOW SCHEDULE.
11	NEW ROOF STRUCTURE, SHINGLE TILE FINISH. SEE STRUCTURAL DRAWINGS.
12	EXIST. ROOF STRUCTURE, SHINGLE TILE FINISH. SEE STRUCTURAL DRAWINGS.
14	NEW PLUMBING FIXTURE TO BE SELECTED BY OWNER.
17	NEW LIGHTNING FIXTURE TO BE SELECTED BY OWNER.
18	NEW GYPSUM CEILING BOARD, SUSPENDED CEILING SYSTEM.
19	NEW FOOTING, SEE STRUCTURAL DRAWINGS.
20	EXISTING FOOTING, SEE STRUCTURAL DRAWINGS.
21	NEW CONCRETE WALL. SEE STRUCTURAL DRAWINGS.
23	NEW CONCRETE SIDEWALK, SEE STRUCTURAL DRAWINGS.
24	NEW CONCRETE COLUMN, SEE STRUCTURAL DRAWINGS.
26	NEW EXTERIOR SHEATHING - FIBERGLASS MAT GYPSUM SHEATHING, SUSPENDED CEILING SYSTEM.
27	1" EXPANSION JOINT
28	FILL WITH CONCRETE
29	WATERPROOFING MEMBRANE AROUND MIKVEH OUTER & INNER SIDE OF OUTER BASIN
30	LEXAN PLEXIGLASS SHEET 3/8" WITH ONE 3" DIA. OPENING TO BE LOCATED BY MIKVAH CONSULTANT

**REVISIONS**

No.	Description	Date

**3 GENERAL NOTES**

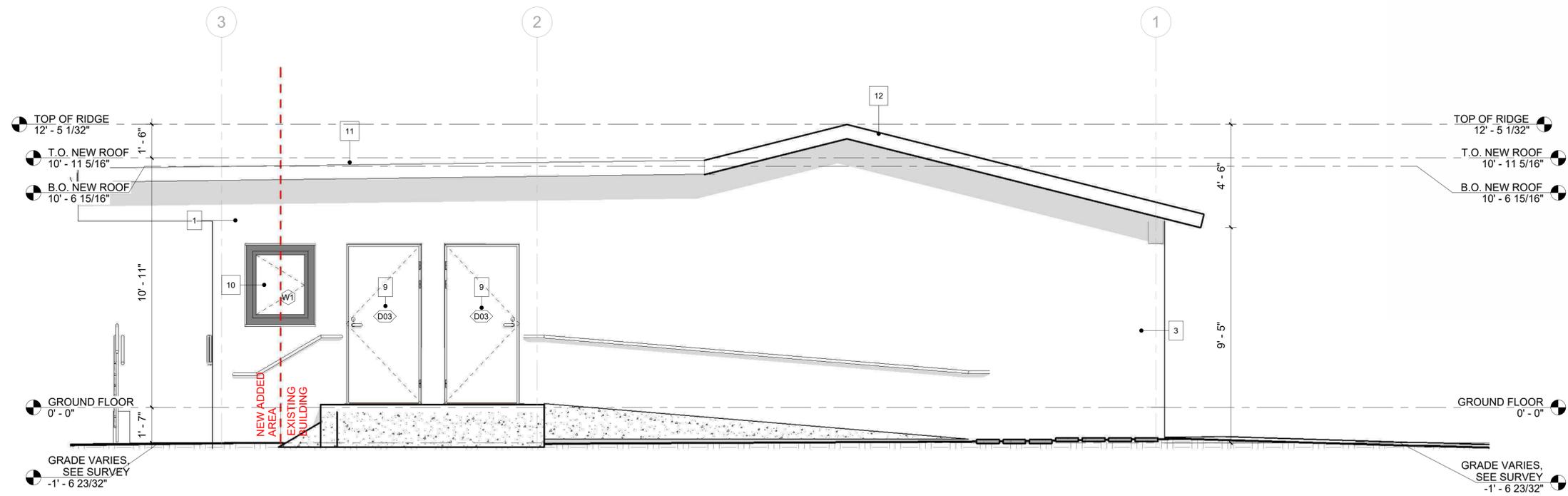
TO BE DEMOLISHED

EXIST. TO REMAIN

NOT IN SCOPE

APPROVED STRUCTURAL  
KCOPIL  
08/23/2025  
City of Hollywood, FL

**4 DEMOLITION LEGEND**



**2 SIDE ELEVATION (NORTH)**  
3/8" = 1'-0"



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JOSEPH B. KALLER  
FLORIDA R.A. #0009239

**1709 NORTH 43RD AVE.  
HOLLYWOOD, FL 33020  
THE MIKVAH HOUSE**

**NORTH ELEVATION**

**REVISIONS**

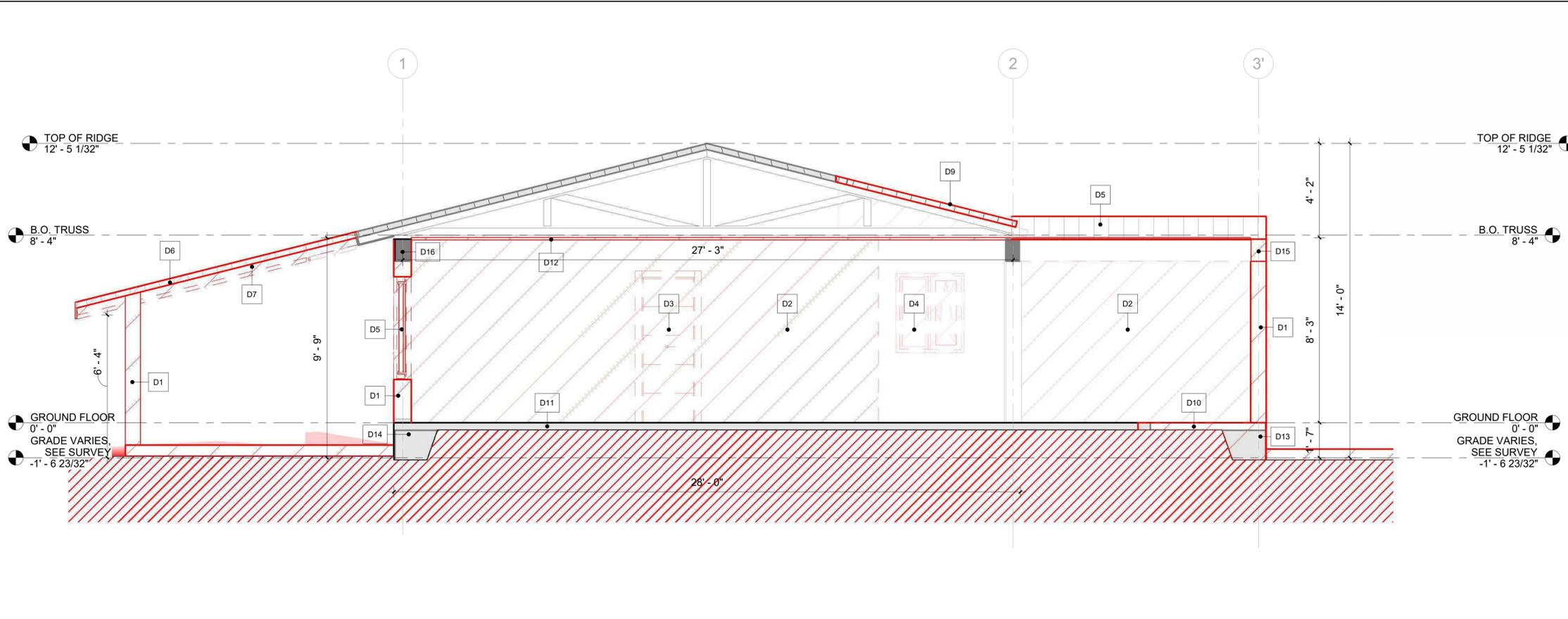
No.	Description	Date

PROJECT No.: 23059  
DATE: 07/08/2025  
DRAWN BY: MS  
CHECKED BY: GMV

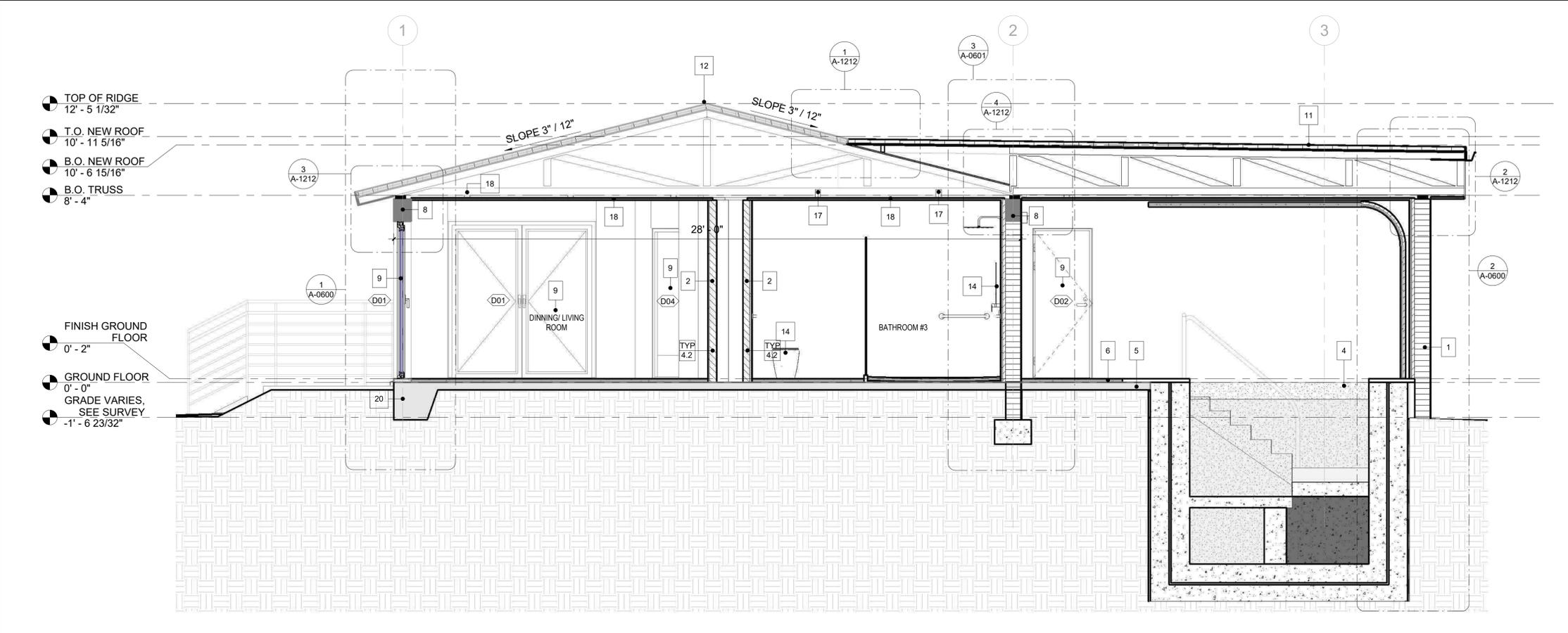
SHEET

**A-0302**





**1 SECTION A DEMOLITION**  
3/8" = 1'-0"



**2 SECTION A**  
3/8" = 1'-0"

**GENERAL NOTES:**

- PERMITS: CONTRACTOR SHALL OBTAIN ALL NECESSARY BUILDING PERMITS, NOT LIMITED TO ROOFING, PLUMBING, ELECTRICAL, MECHANICAL, OCCUPANCY AND OTHER PERMITS, AT HIS EXPENSE, SO THAT THE OWNER CAN OBTAIN HIS / HER CERTIFICATE OF OCCUPANCY.
- 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 DADE COUNTY.
- 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 SUBCONTRACTORS AND SUPPLIERS TO THE OWNER FOR THIS PURPOSE.
- EXISTING CONDITIONS: CONTRACTOR BY AND THROUGH SUBMISSION OF HIS BID, AGREES THAT HE SHALL BE HELD RESPONSIBLE FOR HAVING EXAMINED THE SITE, THE PROPOSED PLANS, 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 OMISSIONS, ERRORS OR OMISSIONS PERTAINING TO THE WORK AND THEREBY PROVIDE FOR THE SATISFACTORY COMPLETION OF ANY OBJECTS OR OBSTRUCTIONS WHICH MAY BE ENCOUNTERED IN DOING THE PROPOSED WORK.
- 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 COMMENCEMENT OF WORK. DO NOT SCALE DRAWINGS. USE DIMENSIONS ONLY. LARGE SCALE DRAWINGS SHALL GOVERN OVER SMALL. IF DIMENSIONS ARE NOT DESIGNATED ON THE PLANS, AT IS THE RESPONSIBILITY OF THE CONTRACTOR TO VERIFY THEM WITH THE ARCHITECT.
- COMPLY AT ALL TIMES WITH REQUIREMENTS OF THE FLORIDA BUILDING CODE, LIFE AND SAFETY CODE (F.P.A. 101), AND ALL LOCAL CODES AND ORDINANCES.
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- WORKMANSHIP: ALL MATERIALS AND EQUIPMENT SPECIFIED SHALL BE NEW AND ALL WORKMANSHIP SHALL BE THE BEST TRADE PRACTICES AND STANDARDS.
- ALL WORK TO BE GUARANTEED AGAINST POOR WORKMANSHIP AND DEFECTS.
- 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.
- 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.
- GENERAL CONTRACTOR SHALL PRESENT THE JOB TO THE OWNER FOR ACCEPTANCE, CLEANED AND READY FOR OCCUPANCY. ALL GLASS SHALL BE CLEANED AND POLISHED, FLOORS SWEEP BROOM CLEAN, CARPETS VACUUMED, FIXTURES WASHED AND ALL LABELS REMOVED.
- 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.
- ALL WOOD IN CONTACT WITH MASONRY SHALL BE PRESSURE TREATED.
- ALL EXTERIOR AND CORRIDOR INTERIOR CONCRETE MASONRY UNIT WALLS SHALL RECEIVE CORE FILL 500 (R-12) EXPANDABLE SPRAY FOAM INSULATION IN EVERY VOID CELL. INSTALLATION OF INSULATION SHALL OCCUR AFTER ROOF HAS BEEN DRIED-IN AND AFTER INTERIOR FRAMING HAS PASSED INSPECTION.

**DEMOLITION LEGEND**

D1	EXIST. CMU WALL TO BE REMOVED.
D2	EXIST. INTERIOR WALL TO BE REMOVED.
D3	EXIST. DOOR AND FRAME TO BE REMOVED/DISPOSED/ RELOCATED AS PER OWNER DIRECTIONS, TYP
D4	EXIST. WINDOW TO BE REMOVED/DISPOSED/RELOCATED AS PER OWNER DIRECTIONS, TYP
D5	EXIST. ROOF TO BE REMOVED. SEE STRUCTURAL DRAWINGS.
D6	EXIST. TRUSS TO BE MAINTAINED. SEE STRUCTURAL DRAWINGS.
D7	EXIST. TRUSS TO BE REMOVED. SEE STRUCTURAL DRAWINGS.
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**NEW CONSTRUCTION LEGEND**

1	8" CONCRETE BLOCK WALL REINFORCED W (2)# 5V @ 32" O.C. IN GROUTED CELLS SMOOTH STUCCO @ EXTERIOR& 5/8" GWB OVER 7/8" MTL FURRING STRIPS @ 16"oc WITH R-5 RIGID INSULATION (TYP) @ INTERIOR FINISHES & PAINT COLOR SELECTION BY OWNER (TYP).
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18	NEW GYPSUM CEILING BOARD, SUSPENDED CEILING SYSTEM.
19	NEW FOOTING, SEE STRUCTURAL DRAWINGS.
20	EXISTING FOOTING, SEE STRUCTURAL DRAWINGS.
21	NEW CONCRETE WALL. SEE STRUCTURAL DRAWINGS.
23	NEW CONCRETE SIDEWALK, SEE STRUCTURAL DRAWINGS.
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**3 GENERAL NOTES**

- TO BE DEMOLISHED
  - EXIST. TO REMAIN
  - APPROVED STRUCTURAL NOT IN SCOPE
- APPROVED STRUCTURAL  
KCOPIL  
08/23/2025  
City of Hollywood, FL

**4 DEMOLITION LEGEND**



**Kaller Architecture**  
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**1709 NORTH 43RD AVE.  
HOLLYWOOD, FL 33020  
THE MIKVAH HOUSE**

PROJECT TITLE

SECTION A

SHEET TITLE

**REVISIONS**

No.	Description	Date

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PROJECT No.: 23059  
DATE: 07/08/2025  
DRAWN BY: MS  
CHECKED BY: GMV

SHEET

**A-0400**







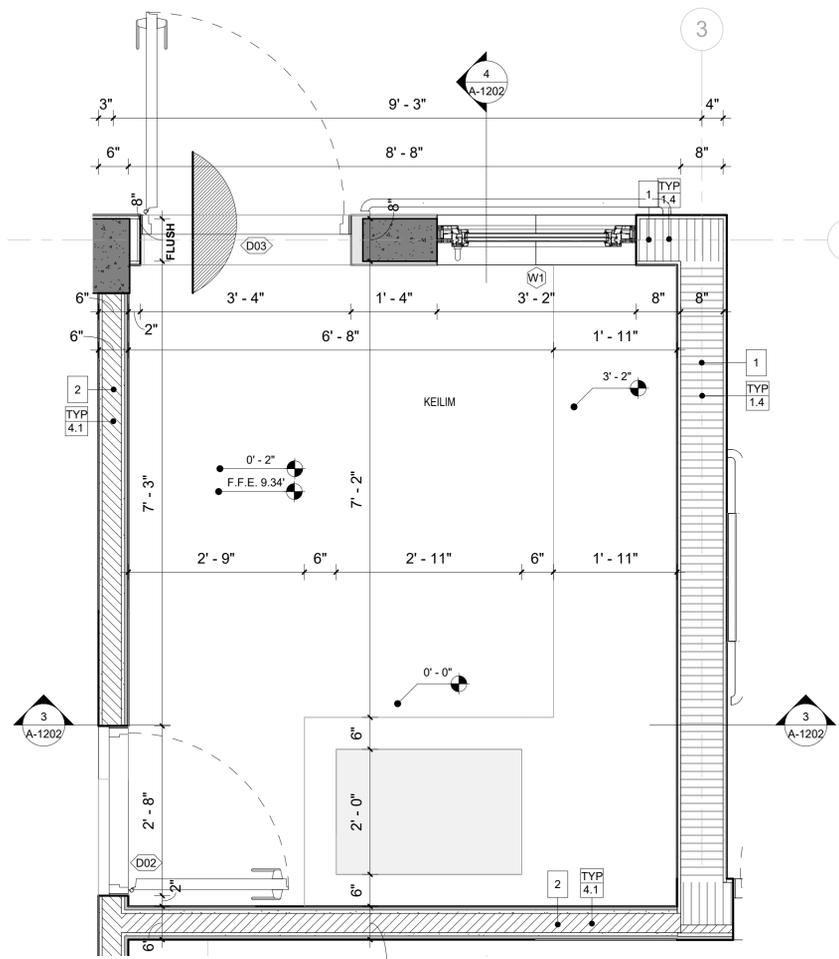




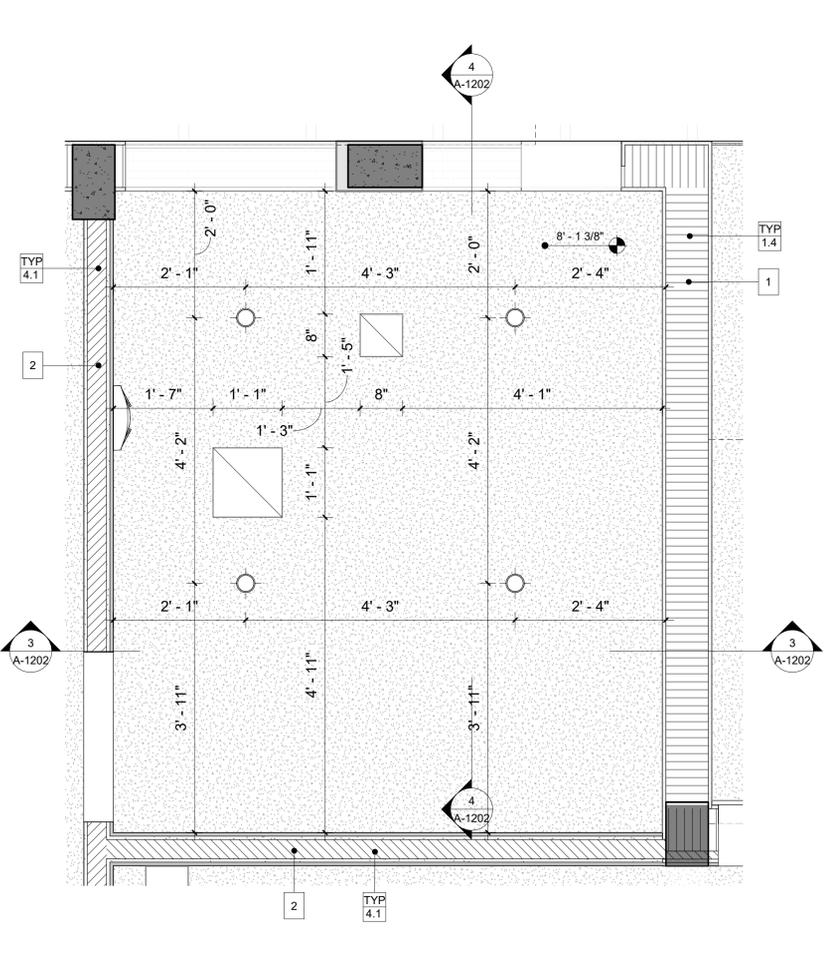




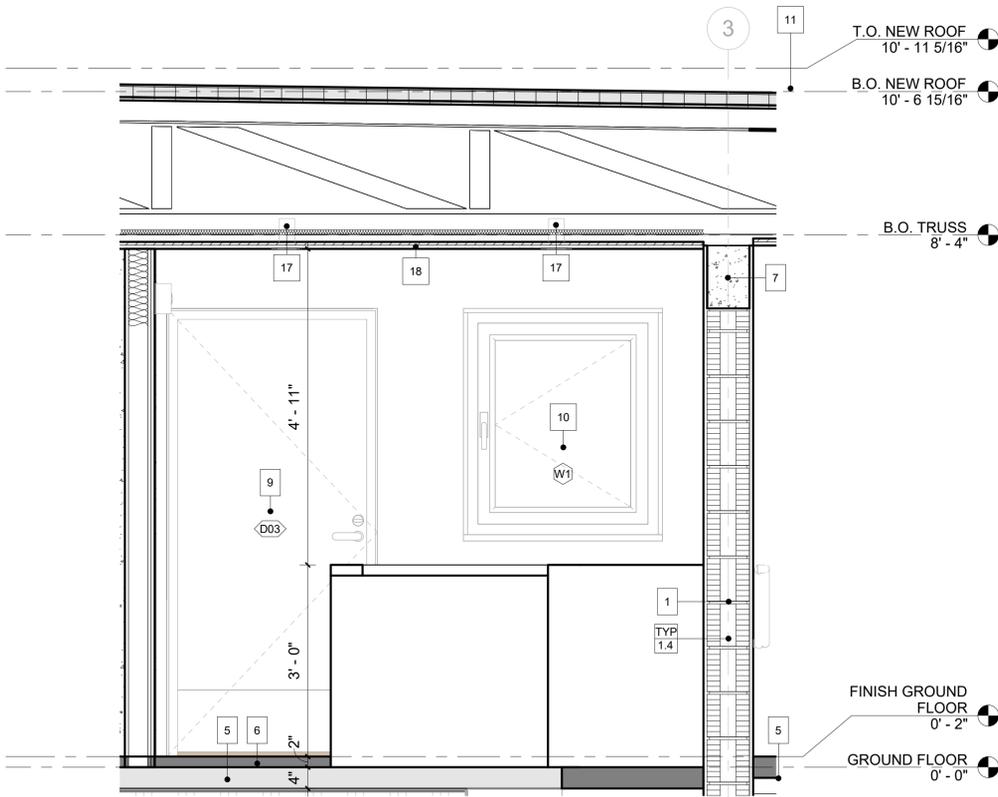




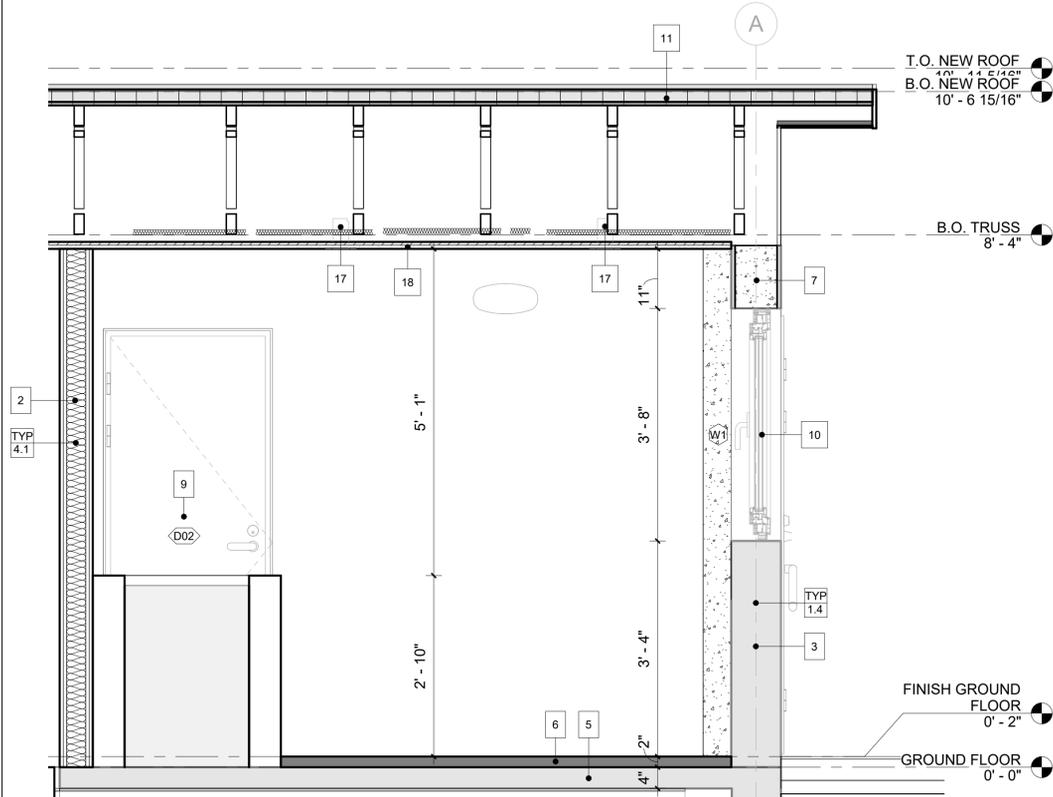
**1 KEILIM ENLARGE PLAN**  
3/4" = 1'-0"



**2 KEILIM ENLARGE RCP PLAN**  
3/4" = 1'-0"



**3 KEILIM SECTION 1**  
3/4" = 1'-0"



**4 KEILIM SECTION 2**  
3/4" = 1'-0"

- GENERAL PLAN NOTES:**
- ALL CUPBOARDS & CABINETS (MILLWORK) SHOP DWGS ARE TO BE SUPPLIED BY EQUIPMENT SUPPLIER/CONTRACTOR FOR OWNER/ARCHITECT REVIEW & APPROVAL PRIOR TO FABRICATION
  - CONTRACTOR TO SUPPLY ALL (TREATED) WALL-BLOCKING TO SUPPORT ALL FURNITURE & OTHER THAT REQUIRE BEING MOUNTED OR FIXED TO THE WALL
  - GFCI OUTLETS ARE TO BE PROVIDED @ ALL WET AREAS & KITCHEN COUNTERS
  - CONTRACTOR IS TO REVIEW ALL SPECIFICATIONS OF ALL EQUIPMENT PRIOR TO INSTALLATION. EQUIPMENT SUPPLIER TO PROVIDE CUT SHEETS FOR ALL EQUIPMENT
  - CONTRACTOR SHALL PROVIDE FULL SET OF MILLWORK SHOP-DWGS FOR OWNER REVIEW/APPROVAL PRIOR TO FABRICATION
  - CONTRACTOR SHALL CONTACT & COORDINATE WITH ARCHITECT OF RECORD IMMEDIATELY SHOULD ANY DISCREPANCIES ARISE
  - CONTRACTOR SHALL FIELD VERIFY ALL AREA DIMENSIONS & ALL EXISTING FIELD CONDITIONS PRIOR TO PUBLISHING A COST ESTIMATE/PROPOSAL TO CLIENT
  - CONTRACTOR SHALL FIELD VERIFY ALL AREAS/SPACES' DIMENSIONS PRIOR TO FABRICATING OR PURCHASING ANY MILLWORK AND/OR FURNITURE
  - PROPOSED FRAMED/GWB CEILING SHALL NOT BE LESS THAN 7'-6" AFF (TYP)
  - ANY WOOD IN CONCEALED SPACES SHALL BE FIRE RETARDANT (TYP)
  - TERMITE PROTECTION: ALL SOIL AND FILL UNDER FLOORS AND/OR WITHIN OR UNDER BUILDING SHALL HAVE PRE-CONSTRUCTION SOIL TREATMENT FOR PROTECTING AGAINST TERMITES. CERTIFICATE OF COMPLIANCE SHALL BE ISSUED TO THE BUILDING DEPARTMENT BY A LICENSED PEST CONTROL COMPANY
  - CONTRACTOR SHALL PROVIDE A (GRADE) COMPACTION ENGINEERING REPORT PRIOR TO POURING OF CONCRETE STRUCTURES (G-BEAMS, SLABS, ETC)
  - PROVIDE 15-mil VaporBlock G - VAPOR/MOISTURE RESISTANT BARRIER (OR EQUAL) UNDER ALL PROPOSED STRUCTURES (FLOOR SLABS & FOUNDATION) (TYP)
  - ALL PROPOSED GLASS EXCEEDING 9 SQUARE FEET SHALL BE 'SAFETY GLAZING' CATEGORY II AS SPECIFIED IN THE FBC 2017 6TH EDITION SECTION 2406, TABLE 2406.2
  - GLAZING IN SAFEGUARDS SHALL MEET THE REQUIREMENTS OF ANSI Z97
  - CONTRACTOR SHALL PROVIDE PRE-ENG'D SHOP DRAWINGS FOR ALL INTERIOR & EXTERIOR 42" HIGH GUARD-RAILS & 36" HIGH HAND-RAILS (STAIRS & BALCONIES). GUARD RAILS SHALL NOT ALLOW THE PROTRUSION OF A 4" DIA. SPHERE.
  - (TYPICAL) DIMENSIONS DO NOT CALCULATE/INCLUDE THE THICKNESS OF THE 7/8" METAL FURRING STRIPS + 5/8" GWB ON CONCRETE BLOCK WALLS
  - GC SHALL PROVIDE AN 'AS-BUILT SURVEY' W/ F.F.E. PRIOR TO FINAL INSPECTION FROM THE ENGINEERING DEPARTMENT
  - ALL UTILITIES (TELEPHONE, CABLE, ELECTRICAL, GAS, WATER, ETC) MUST BE INSTALLED UNDERGROUND
  - CONTRACTOR SHALL COORDINATE ALL FINISHES, MILLWORK, BUILT-INS, AND FINAL FIXTURES W/ OWNER AND/OR INTERIOR DESIGNER. OWNER TO APPROVE ALL FINAL SELECTIONS (TYP)
  - CONTRACTOR TO PROVIDE 'VIBRATION ABSORBING PADS OR SPRINGS' TO THE CONDENSING UNITS TO REDUCE NOISE VIBRATION (TYP)
  - CONTRACTOR SHALL COORDINATE LABOR, INSTALLATION PROCESS & ALL WALL FINISHES (EX. STONE) W/ OWNER/I.D. (TYP)
  - PROVIDE R-5 (min) INSULATION @ ALL EXTERIOR CBS WALLS (TYP)
  - ALL BALCONIES/TERRACES SLOPES SHALL BE 1/4"/FT MIN.
  - ALL WINDOWS TO BE IMPACT RESISTANT GLASS WINDOWS. GC TO PROVIDE NOA AND SHOP DRAWINGS FOR ARCHITECTS APPROVAL. SEE WINDOWS SCHEDULE FOR SAFETY GLASS CATEGORY
  - ALL EXTERIOR DOORS TO BE IMPACT RESISTANT WEATHER SEALED DOORS. SEE DOOR SCHEDULE. NOA
  - ALL EXTERIOR SLIDING ALUMINUM AND GLASS DOORS TO BE IMPACT RESISTANT SAFETY (CAT II) GLASS/ALUMINUM DOORS. SEE DOOR SCHEDULE.
  - ALL INTERIOR FINISHES SHALL COMPLY WITH CHAPTER 8, TABLE 803.11 OF THE 2017 FBC 5TH EDITION.
  - ALL GUARDRAILS TO BE 42" AFF ALUMINUM & GLASS GUARDRAILS. GC TO PROVIDE SHOP DRAWINGS/NOA FOR APPROVAL.

- EGRESS NOTES:**
- EACH SLEEPING ROOM SHALL HAVE (2) MEANS OF EGRESS. THE SECONDARY MEANS SHALL BE AN OPERABLE WINDOW AS PER NFPA 101 SECTION 24.2.2.3
    - THE BOTTOM OF THE OPENING SHALL BE NO MORE THAN 44" AFF
    - A MIN WIDTH OF 20" & MIN HEIGHT 24"
    - SHALL NOT BE LESS THAN 5.7 sq.ft. CLEAR OPENING

- BATHROOM NOTES:**
- PROVIDE (MOISTURE RESISTANT) 5/8" DENS-SHIELD TILE BACKER & WATER-PROOF JOINT-GROUT (OR SIMILAR) @ ALL WET AREAS
  - PROVIDE A WIPABLE / NON-ABSORBENT SURFACES/FINISHES @ ALL BATHROOMS (WET LOCATIONS) (WALLS & CEILINGS) - FINISH SELECTION BY OWNER/ INTERIOR DESIGNER (TYP)
  - ALL SHOWER ENCLOSURES & GLASS RAILS SHALL BE TEMPERED (SAFETY) GLASS CATEGORY II, AS SET FORTH BY FBC 6th ED
  - FBC R307.2 - BATHTUB AND SHOWER SPACES. BATHTUB AND SHOWER FLOORS AND WALLS ABOVE BATHTUBS WITH INSTALLED SHOWER HEADS AND IN SHOWER COMPARTMENTS SHALL BE FINISHED WITH A NONABSORBENT SURFACE. SUCH WALL SURFACES SHALL EXTEND TO A HEIGHT OF NOT LESS THAN 6 FEET (1829 MM) ABOVE THE FLOOR.
  - FIXTURES SHALL BE SPACED IN ACCORDANCE WITH FIGURE R307.1

**NEW CONSTRUCTION LEGEND**

1	8" CONCRETE BLOCK WALL REINFORCED W (2) #5 @ 32" O.C. IN GROUTED CELLS SMOOTH STUCCO @ EXTERIOR & 5/8" GWB OVER 7/8" MTL FURRING STRIPS @ 16" oc WITH R-5 RIGID INSULATION (TYP) @ INTERIOR FINISHES & PAINT COLOR SELECTION BY OWNER (TYP).
2	NEW INTERIOR WALL. NEW FINISH TO BE SELECTED BY OWNER.
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30	LEXAN PLEXIGLASS SHEET 3/8" WITH ONE 3" DIA. OPENING TO BE LOCATED BY MIKVAH CONSULTANT

**SYMBOLS LEGEND**

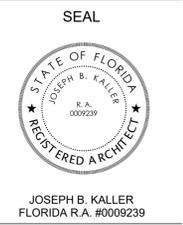
TYP A-17	NEW PARTITION, REFER TO WALL TYPES	W1	WINDOW TAG
001	DOOR TAG		

APPROVED STRUCTURAL  
KCOPIL  
08/23/2025  
City of Hollywood, FL

**5 GENERAL NOTES**



**Kaller Architecture**  
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**1709 NORTH 43RD AVE.  
HOLLYWOOD, FL 33020  
THE MIKVAH HOUSE**

PROJECT TITLE  
KELIM DETAIL

**REVISIONS**

No.	Description	Date
1	CITY COMMENTS	10.07.24

PROJECT No.: 23059  
DATE: 07/08/2025  
DRAWN BY: MS  
CHECKED BY: GMV

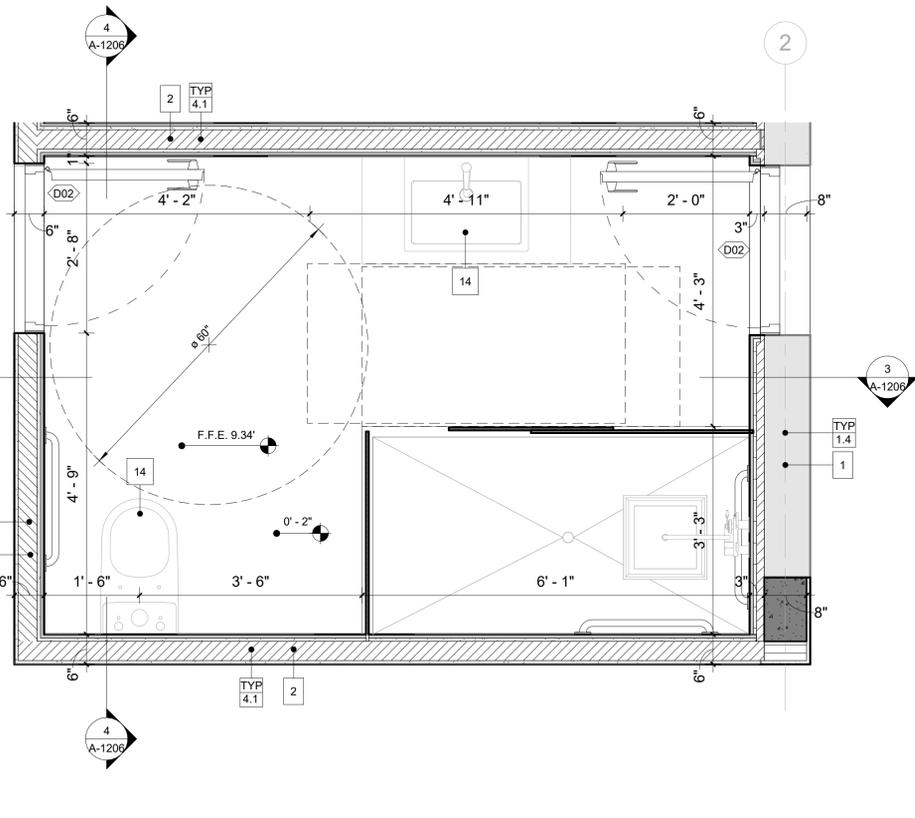
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**A-1202**

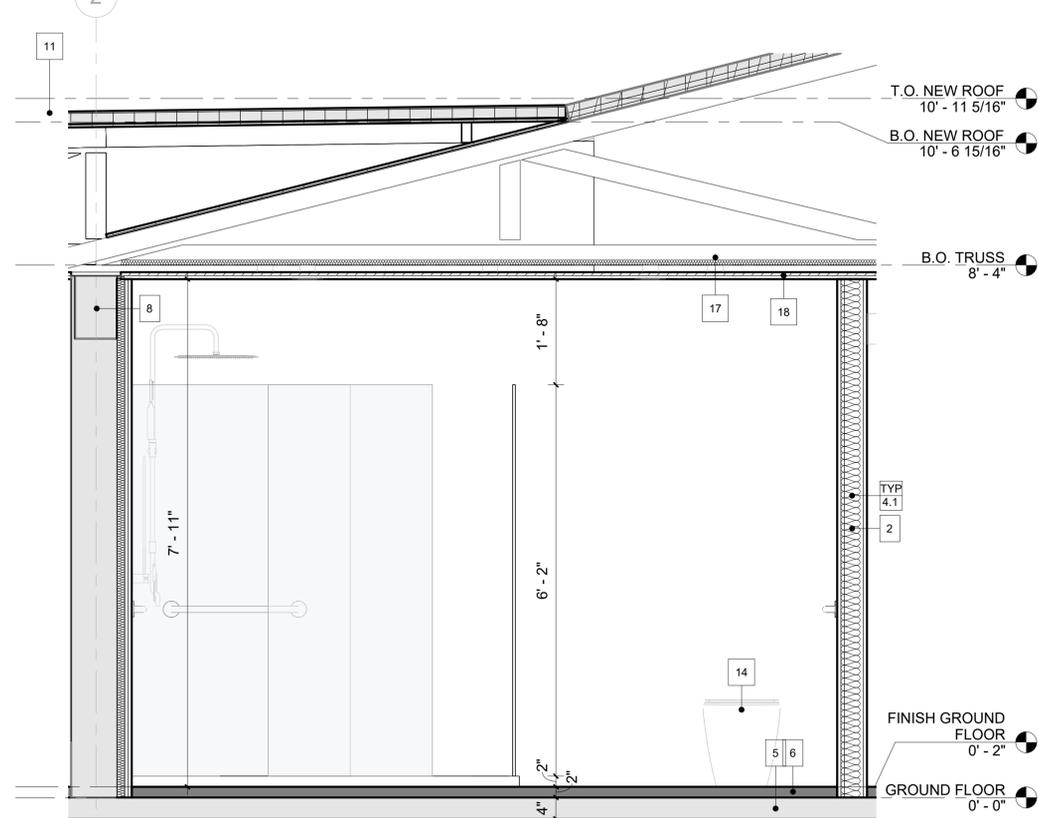




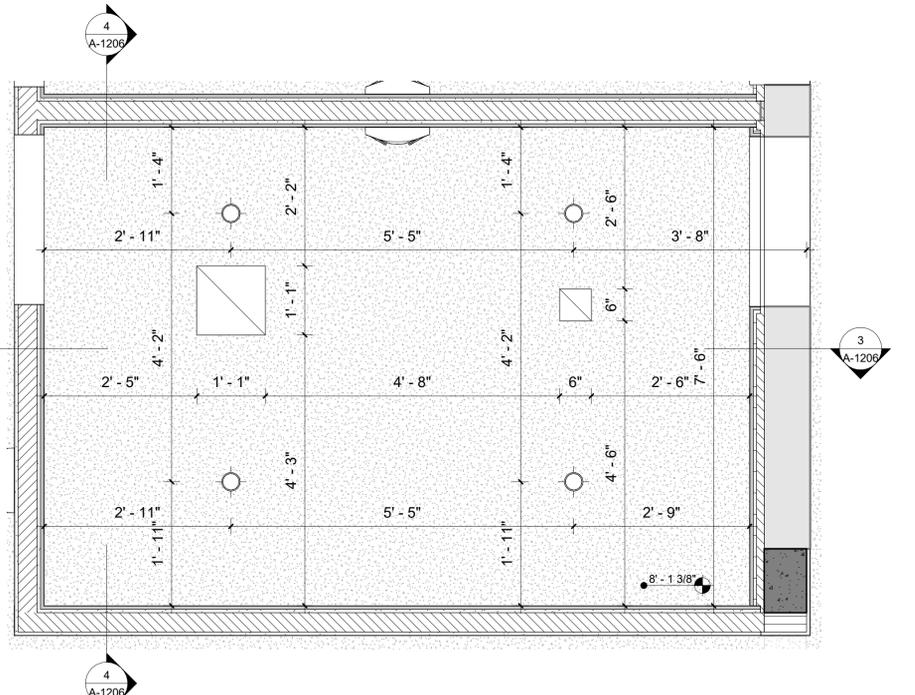




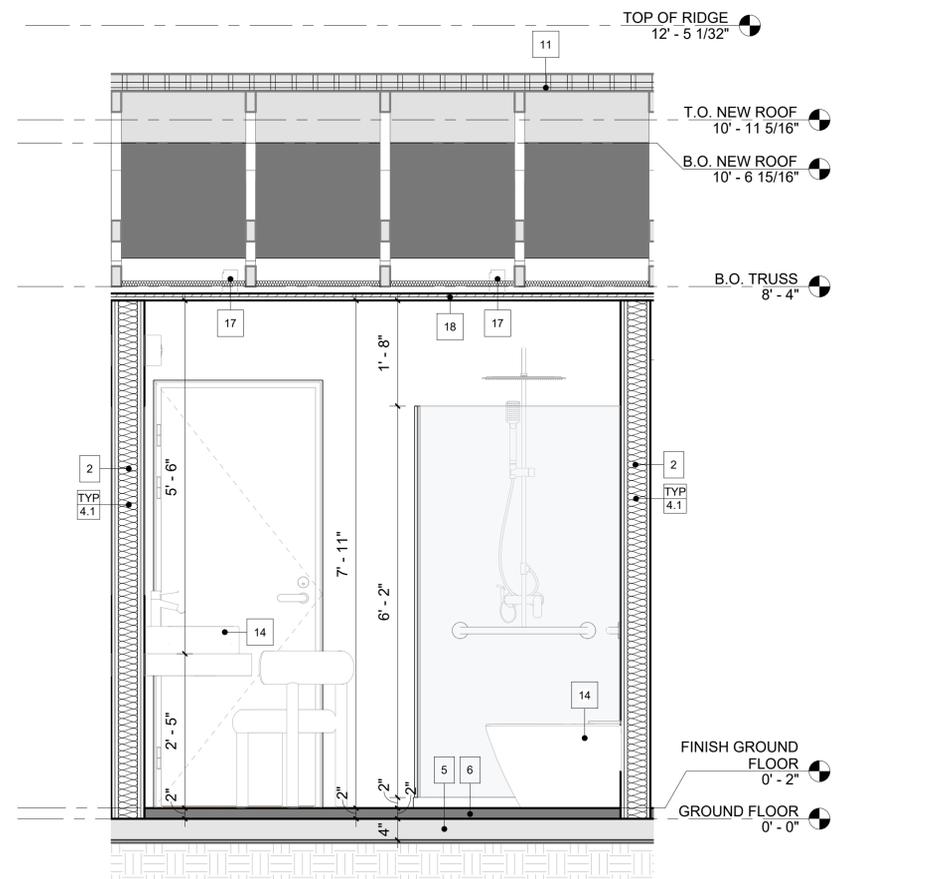
**1 TYP. BATHROOM ENLARGE PLAN**  
3/4" = 1'-0"



**3 TYP. BATHROOM ENLARGE SECTION 1**  
3/4" = 1'-0"



**2 TYP. BATHROOM ENLARGE RCP PLAN**  
3/4" = 1'-0"



**4 TYP. BATHROOM ENLARGE SECTION 2**  
3/4" = 1'-0"

- GENERAL PLAN NOTES:**
- ALL CUPBOARDS & CABINETS (MILLWORK) SHOP DWGS ARE TO BE SUPPLIED BY EQUIPMENT SUPPLIER/CONTRACTOR FOR OWNER/ARCHITECT REVIEW & APPROVAL PRIOR TO FABRICATION
  - CONTRACTOR TO SUPPLY ALL (TREATED) WALL-BLOCKING TO SUPPORT ALL FURNITURE & OTHER THAT REQUIRE BEING MOUNTED OR FIXED TO THE WALL
  - GFCI OUTLETS TO BE PROVIDED @ ALL WET AREAS & KITCHEN COUNTERS
  - CONTRACTOR IS TO REVIEW ALL SPECIFICATIONS OF ALL EQUIPMENT PRIOR TO INSTALLATION, EQUIPMENT SUPPLIER TO PROVIDE CUT SHEETS FOR ALL EQUIPMENT
  - CONTRACTOR SHALL PROVIDE FULL SET OF MILLWORK SHOP-DWGS FOR OWNER REVIEW/APPROVAL PRIOR TO FABRICATION
  - CONTRACTOR SHALL CONTACT & COORDINATE WITH ARCHITECT OF RECORD IMMEDIATELY SHOULD ANY DISCREPANCIES ARISE
  - CONTRACTOR SHALL FIELD VERIFY ALL AREA DIMENSIONS & ALL EXISTING FIELD CONDITIONS PRIOR TO PUBLISHING A COST ESTIMATE/PROPOSAL TO CLIENT
  - CONTRACTOR SHALL FIELD VERIFY ALL AREAS/SPACES' DIMENSIONS PRIOR TO FABRICATING OR PURCHASING ANY MILLWORK AND/OR FURNITURE
  - PROPOSED FRAMED/GWB CEILING SHALL NOT BE LESS THAN 7'-6" AFF (TYP)
  - ANY WOOD IN CONCEALED SPACES SHALL BE FIRE RETARDANT (TYP)
  - TERMITE PROTECTION: ALL SOIL AND FILL UNDER FLOORS AND/OR WITHIN OR UNDER BUILDING SHALL HAVE PRE-CONSTRUCTION SOIL TREATMENT FOR PROTECTING AGAINST TERMITES. CERTIFICATE OF COMPLIANCE SHALL BE ISSUED TO THE BUILDING DEPARTMENT BY A LICENSED PEST CONTROL COMPANY
  - CONTRACTOR SHALL PROVIDE A (GRADE) COMPACTION ENGINEERING REPORT PRIOR TO POURING OF CONCRETE STRUCTURES (G-BEAMS, SLABS, ETC)
  - PROVIDE 15-mil VaporBlock G - VAPOR/MOISTURE RESISTANT BARRIER (OR EQUAL) UNDER ALL PROPOSED STRUCTURES (FLOOR SLABS & FOUNDATION) (TYP)
  - ALL PROPOSED GLASS EXCEEDING 9 SQUARE FEET SHALL BE 'SAFETY GLAZING' CATEGORY II AS SPECIFIED IN THE FBC 2017 6TH EDITION SECTION 2406, TABLE 2406.2
  - GLAZING IN SAFEGUARDS SHALL MEET THE REQUIREMENTS OF ANSI Z97
  - CONTRACTOR SHALL PROVIDE PRE-ENG'd SHOP DRAWINGS FOR ALL INTERIOR & EXTERIOR 42" HIGH GUARD-RAILS & 36" HIGH HAND-RAILS (STAIRS & BALCONIES). GUARD RAILS SHALL NOT ALLOW THE PROTRUSION OF A 4" DIA. SPHERE.
  - (TYPICAL) DIMENSIONS DO NOT CALCULATE/INCLUDE THE THICKNESS OF THE 7/8" METAL FURRING STRIPS & 5/8" GWB ON CONCRETE BLOCK WALLS
  - GC SHALL PROVIDE AN 'AS-BUILT SURVEY' W/ F.F.E. PRIOR TO FINAL INSPECTION FROM THE ENGINEERING DEPARTMENT
  - ALL UTILITIES (TELEPHONE, CABLE, ELECTRICAL, GAS, WATER, ETC) MUST BE INSTALLED UNDERGROUND
  - CONTRACTOR SHALL COORDINATE ALL FINISHES, MILLWORK, BUILT-INS, AND FINAL FIXTURES W/ OWNER AND/OR INTERIOR DESIGNER. OWNER TO APPROVE ALL FINAL SELECTIONS (TYP)
  - CONTRACTOR TO PROVIDE 'VIBRATION ABSORBING PADS OR SPRINGS' TO THE CONDENSING UNITS TO REDUCE NOISE VIBRATION (TYP)
  - CONTRACTOR SHALL COORDINATE LABOR, INSTALLATION PROCESS & ALL WALL FINISHES (EX. STONE) W/ OWNER/I.D. (TYP)
  - PROVIDE R-5 (min) INSULATION @ ALL EXTERIOR CBS WALLS (TYP)
  - ALL BALCONIES/TERRACES SLOPES SHALL BE 1/4"/FT MIN.
  - ALL WINDOWS TO BE IMPACT RESISTANT GLASS WINDOWS. GC TO PROVIDE NOA AND SHOP DRAWINGS FOR ARCHITECTS APPROVAL. SEE WINDOWS SCHEDULE FOR SAFETY GLASS CATEGORY
  - ALL EXTERIOR DOORS TO BE IMPACT RESISTANT WEATHER SEALED DOORS. SEE DOOR SCHEDULE. GC TO PROVIDE NOA
  - ALL EXTERIOR SLIDING ALUMINUM AND GLASS DOORS TO BE IMPACT RESISTANT SAFETY (CAT II) GLASS/ALUMINUM DOORS. SEE DOOR SCHEDULE.
  - ALL INTERIOR FINISHES SHALL COMPLY WITH CHAPTER 8, TABLE 803.11 OF THE 2017 FBC 5TH EDITION.
  - ALL GUARDRAILS TO BE 42" AFF ALUMINUM & GLASS GUARDRAILS. GC TO PROVIDE SHOP DRAWINGS/NOA FOR APPROVAL.

- EGRESS NOTES:**
- EACH SLEEPING ROOM SHALL HAVE (2) MEANS OF EGRESS. THE SECONDARY MEANS SHALL BE AN OPERABLE WINDOW AS PER NFPA 101 SECTION 24.2.2.3
    - THE BOTTOM OF THE OPENING SHALL BE NO MORE THAN 44" AFF
    - A MIN WIDTH OF 20" & MIN HEIGHT 24"
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- BATHROOM NOTES:**
- PROVIDE (MOISTURE RESISTANT) 5/8" DENS-SHIELD TILE BACKER & WATER-PROOF JOINT-GROUT (OR SIMILAR) @ ALL WET AREAS
  - PROVIDE A WIPEABLE /NON-ABSORBENT SURFACES/FINISHES @ ALL BATHROOMS (WET LOCATIONS) (WALLS & CEILINGS) - FINISH SELECTION BY OWNER/ INTERIOR DESIGNER (TYP)
  - ALL SHOWER ENCLOSURES & GLASS RAILS SHALL BE TEMPERED (SAFETY) GLASS CATEGORY II, AS SET FORTH BY FBC 6th ED
  - FBC R307.2 - BATHTUB AND SHOWER SPACES. BATHTUB AND SHOWER FLOORS AND WALLS ABOVE BATHTUBS WITH INSTALLED SHOWER HEADS AND IN SHOWER COMPARTMENTS SHALL BE FINISHED WITH A NONABSORBENT SURFACE. SUCH WALL SURFACES SHALL EXTEND TO A HEIGHT OF NOT LESS THAN 6 FEET (1829 MM) ABOVE THE FLOOR.
  - FIXTURES SHALL BE SPACED IN ACCORDANCE WITH FIGURE R307.1

NEW CONSTRUCTION LEGEND	
1	8" CONCRETE BLOCK WALL REINFORCED W (2)# 5V @ 32" O.C. IN GROUTED CELLS SMOOTH STUCCO @ EXTERIOR & 5/8" GWB OVER 7/8" MTL FURRING STRIPS @ 16" oc WITH R-5 RIGID INSULATION (TYP) @ INTERIOR FINISHES & PAINT COLOR SELECTION BY OWNER (TYP).
2	NEW INTERIOR WALL. NEW FINISH TO BE SELECTED BY OWNER.
3	EXIST. CMU WALL. NEW FINISH TO BE SELECTED BY OWNER.
4	NEW CONCRETE SLAB. SEE STRUCTURAL DRAWINGS.
5	EXIST. CONCRETE SLAB. SEE STRUCTURAL DRAWINGS.
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9	NEW IMPACT RESISTANT DOOR (TYP) SELECTED BY OWNER. SEE DOOR SCHEDULE.
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11	NEW ROOF STRUCTURE. SHINGLE TILE FINISH. SEE STRUCTURAL DRAWINGS.
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14	NEW PLUMBING FIXTURE TO BE SELECTED BY OWNER.
17	NEW LIGHTNING FIXTURE TO BE SELECTED BY OWNER.
18	NEW GYPSUM CEILING BOARD, SUSPENDED CEILING SYSTEM.
19	NEW FOOTING, SEE STRUCTURAL DRAWINGS.
20	EXISTING FOOTING, SEE STRUCTURAL DRAWINGS.
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24	NEW CONCRETE COLUMN, SEE STRUCTURAL DRAWINGS.
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27	1" EXPANSION JOINT
28	FILL WITH CONCRETE
29	WATERPROOFING MEMBRANE AROUND MIKVEH OUTER & INNER SIDE OF OUTER BASIN
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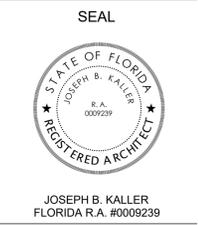
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**TYP. BATHROOM DETAIL**

REVISIONS		
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1	CITY COMMENTS	10.07.24

PROJECT No.: 23059  
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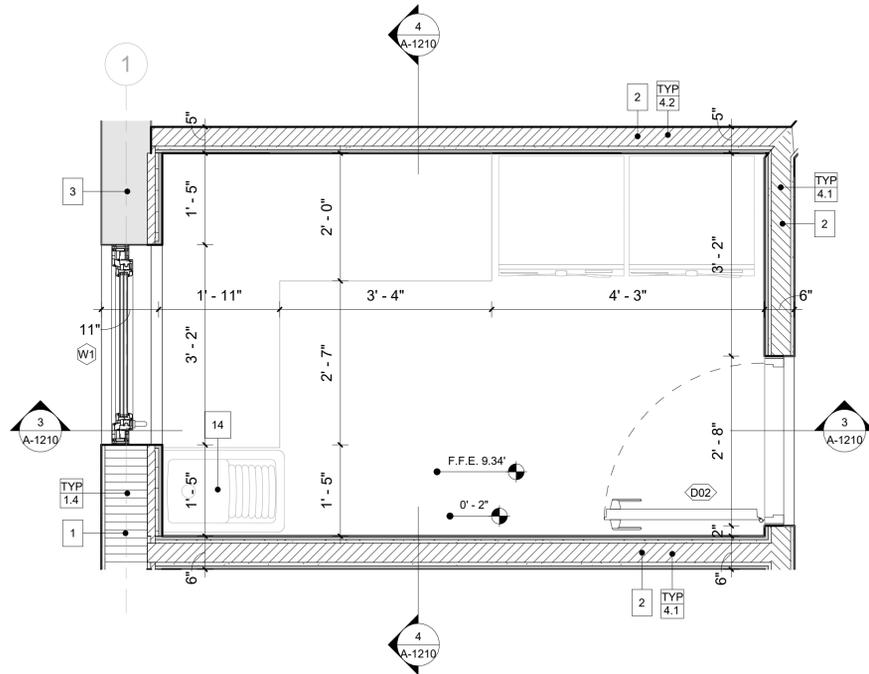
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**A-1206**

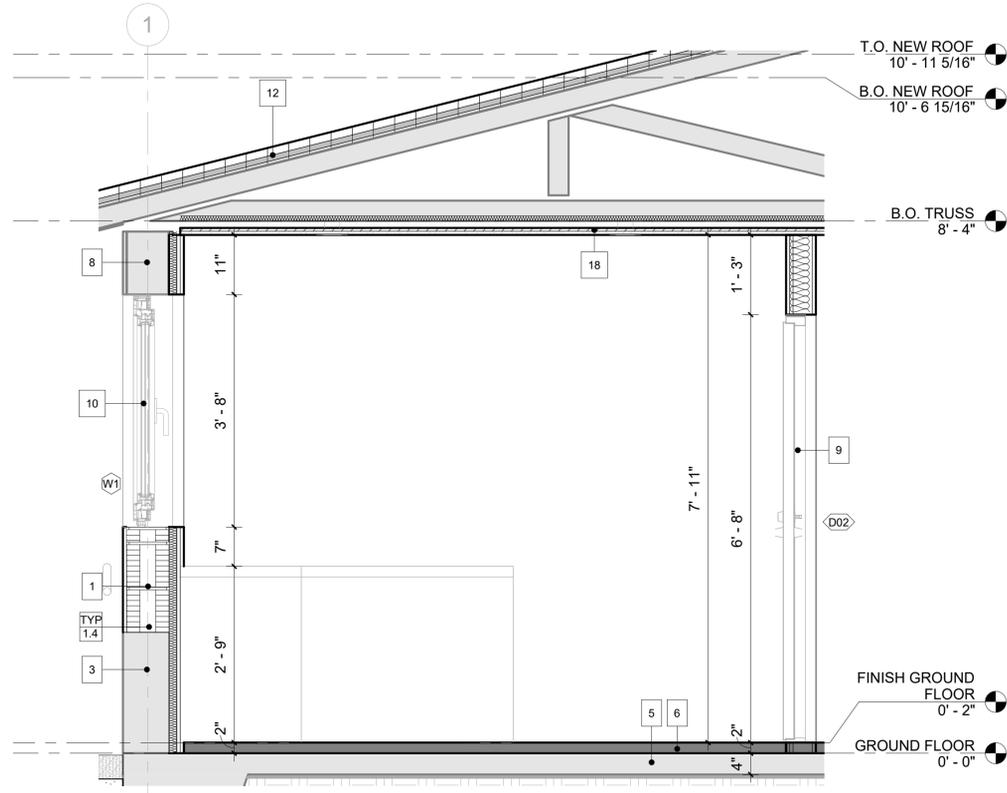




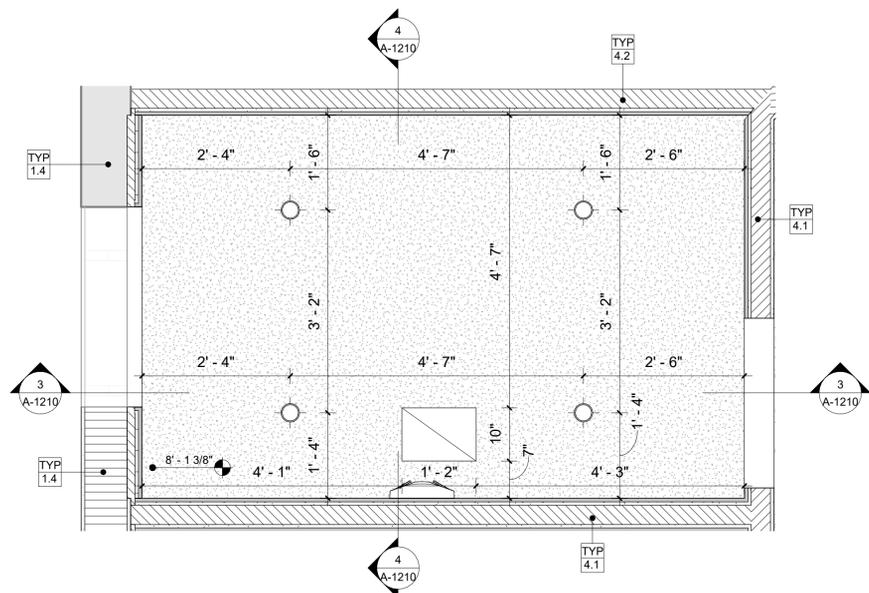




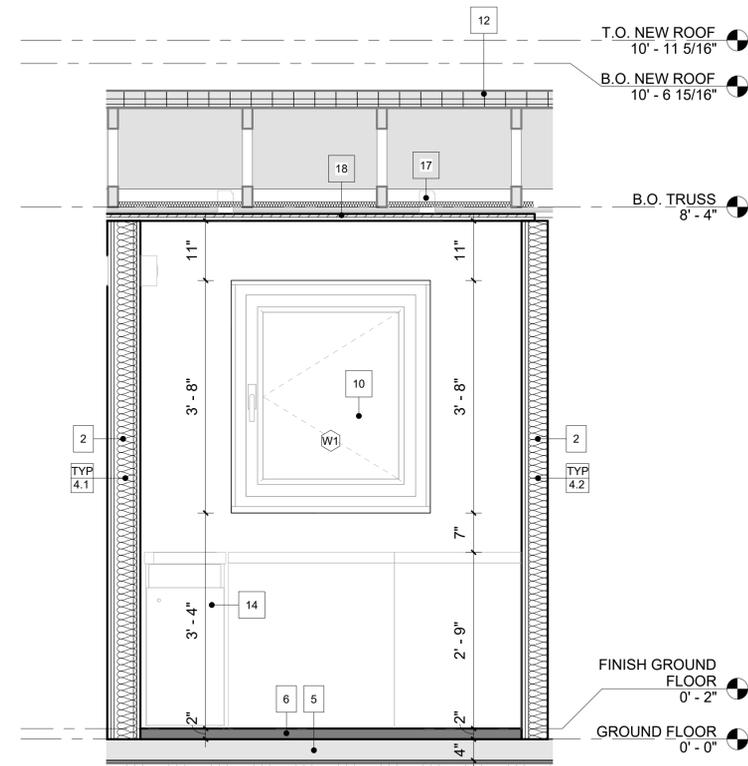
**1 LAUNDRY ROOM ENLARGE PLAN**  
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**SYMBOLS LEGEND**

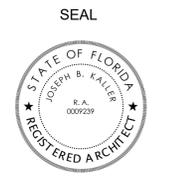
- TYP NEW PARTITION, REFER TO WALL TYPES
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- (D01) DOOR TAG
- (W1) WINDOW TAG

APPROVED BY  
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 08/23/2025  
 City of Hollywood, FL

**5 GENERAL NOTES**



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JOSEPH B. KALLER  
 FLORIDA R.A. #0009239

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 THE MIKVAH HOUSE**

**LAUNDRY ROOM DETAIL**

**REVISIONS**

No.	Description	Date
1	CITY COMMENTS	10.07.24

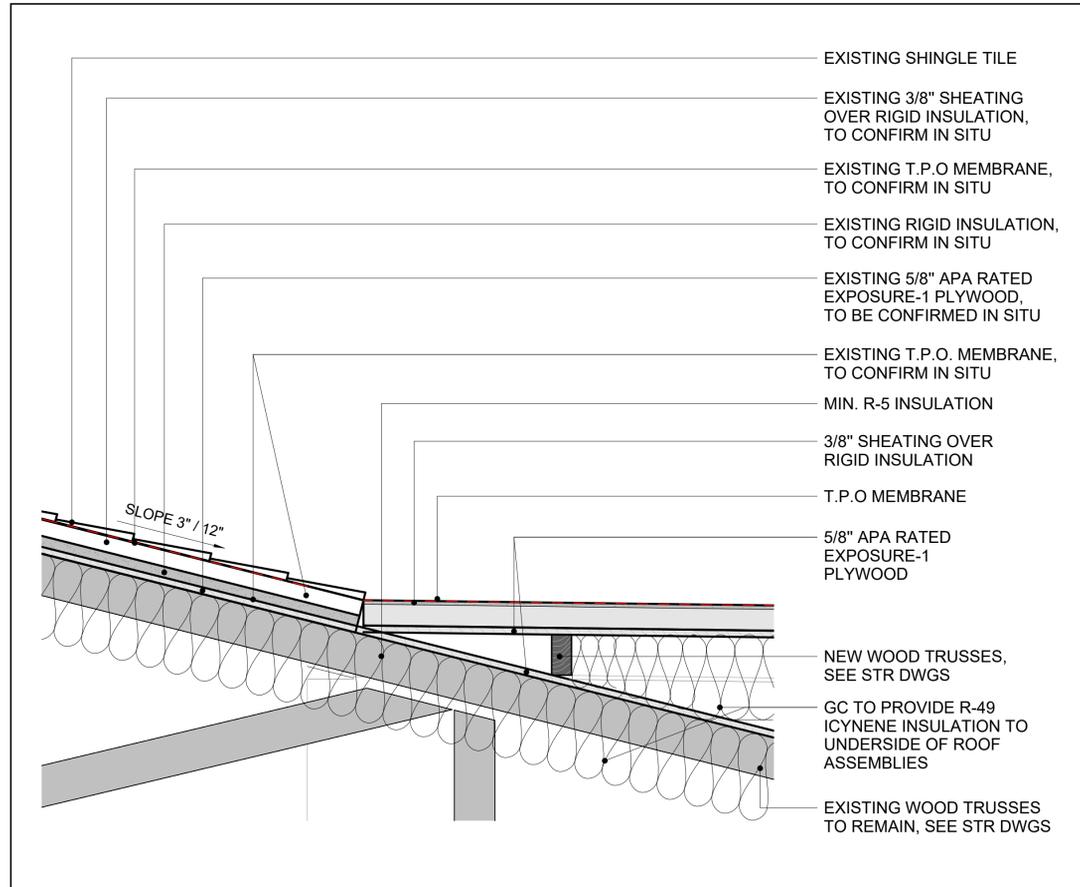
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PROJECT No.: 23059  
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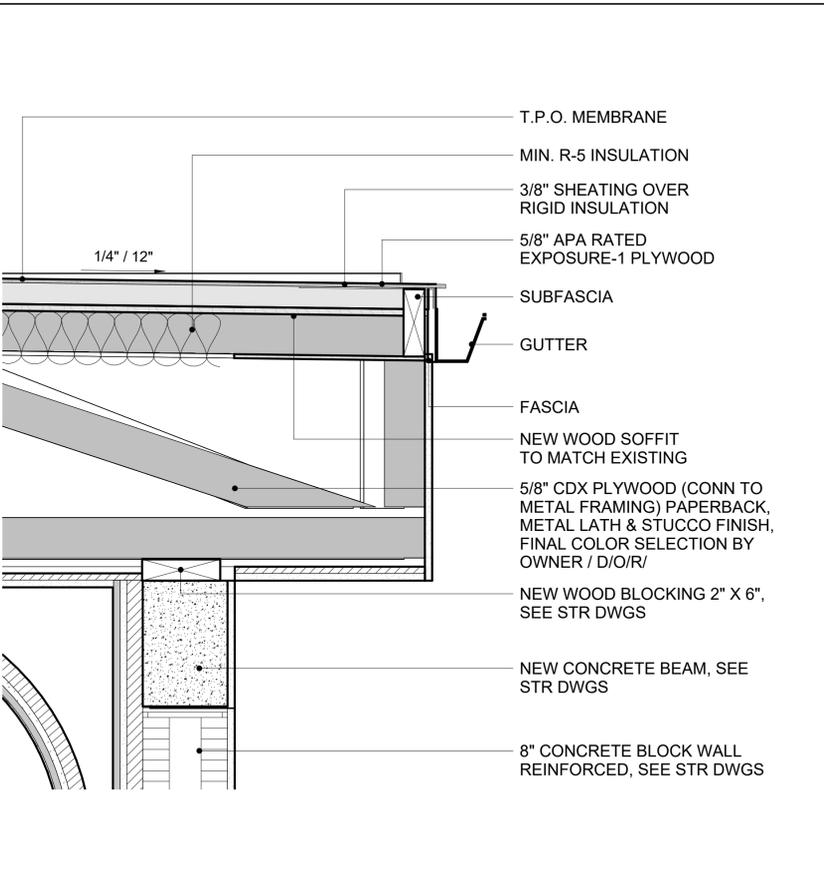
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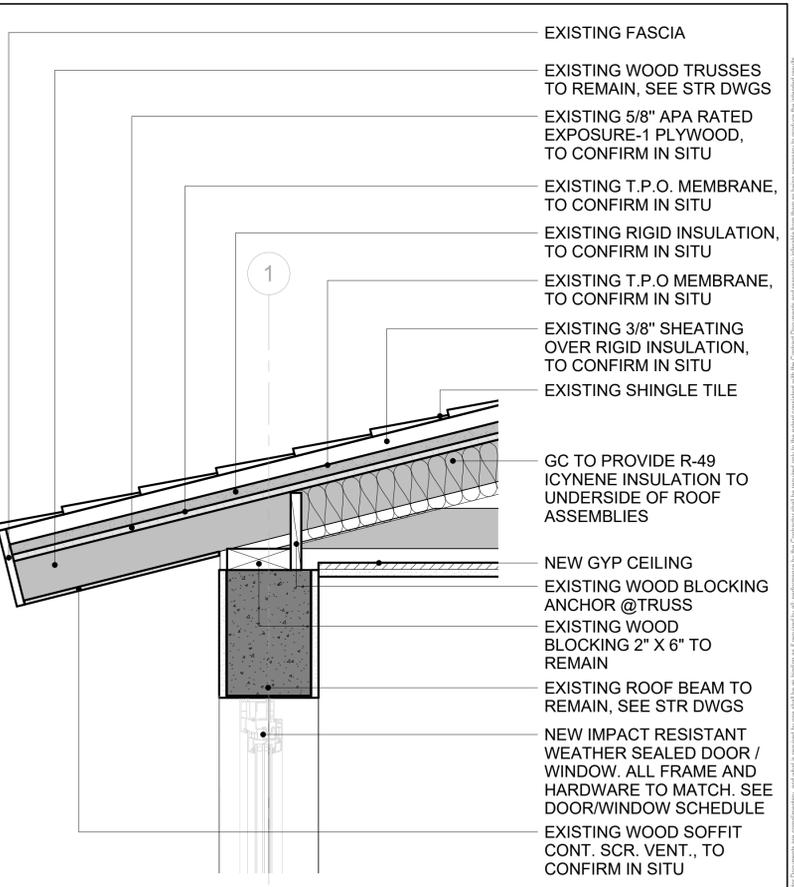




- EXISTING SHINGLE TILE
- EXISTING 3/8" SHEATHING OVER RIGID INSULATION, TO CONFIRM IN SITU
- EXISTING T.P.O. MEMBRANE, TO CONFIRM IN SITU
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- EXISTING 5/8" APA RATED EXPOSURE-1 PLYWOOD, TO BE CONFIRMED IN SITU
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- NEW WOOD TRUSSES, SEE STR DWGS
- GC TO PROVIDE R-49 ICYNENE INSULATION TO UNDERSIDE OF ROOF ASSEMBLIES
- EXISTING WOOD TRUSSES TO REMAIN, SEE STR DWGS



- T.P.O. MEMBRANE
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- SUBFASCIA
- GUTTER
- FASCIA
- NEW WOOD SOFFIT TO MATCH EXISTING
- 5/8" CDX PLYWOOD (CONN TO METAL FRAMING) PAPERBACK, METAL LATH & STUCCO FINISH, FINAL COLOR SELECTION BY OWNER / D/O/R/
- NEW WOOD BLOCKING 2" X 6", SEE STR DWGS
- NEW CONCRETE BEAM, SEE STR DWGS
- 8" CONCRETE BLOCK WALL REINFORCED, SEE STR DWGS

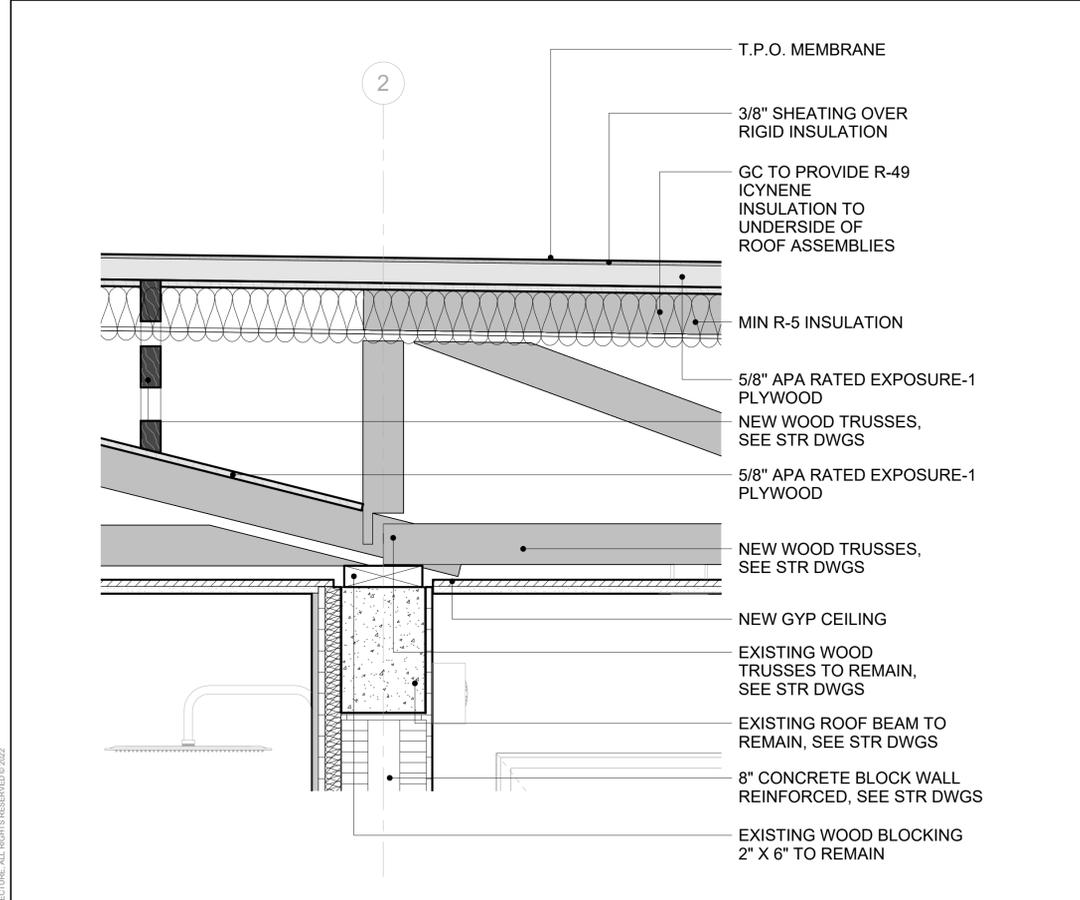


- EXISTING FASCIA
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- EXISTING RIGID INSULATION, TO CONFIRM IN SITU
- EXISTING T.P.O. MEMBRANE, TO CONFIRM IN SITU
- EXISTING 3/8" SHEATHING OVER RIGID INSULATION, TO CONFIRM IN SITU
- EXISTING SHINGLE TILE
- GC TO PROVIDE R-49 ICYNENE INSULATION TO UNDERSIDE OF ROOF ASSEMBLIES
- NEW GYP CEILING
- EXISTING WOOD BLOCKING ANCHOR @ TRUSS
- EXISTING WOOD BLOCKING 2" X 6" TO REMAIN
- EXISTING ROOF BEAM TO REMAIN, SEE STR DWGS
- NEW IMPACT RESISTANT WEATHER SEALED DOOR / WINDOW. ALL FRAME AND HARDWARE TO MATCH. SEE DOOR/WINDOW SCHEDULE
- EXISTING WOOD SOFFIT CONT. SCR. VENT., TO CONFIRM IN SITU

**1 SECTION A - ROOF DETAIL 1**  
1 1/2" = 1'-0"

**2 SECTION A - ROOF DETAIL 2**  
1 1/2" = 1'-0"

**3 SECTION A - ROOF DETAIL 3**  
1 1/2" = 1'-0"

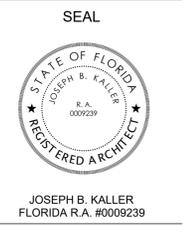


- T.P.O. MEMBRANE
- 3/8" SHEATHING OVER RIGID INSULATION
- GC TO PROVIDE R-49 ICYNENE INSULATION TO UNDERSIDE OF ROOF ASSEMBLIES
- MIN R-5 INSULATION
- 5/8" APA RATED EXPOSURE-1 PLYWOOD
- NEW WOOD TRUSSES, SEE STR DWGS
- 5/8" APA RATED EXPOSURE-1 PLYWOOD
- NEW WOOD TRUSSES, SEE STR DWGS
- NEW GYP CEILING
- EXISTING WOOD TRUSSES TO REMAIN, SEE STR DWGS
- EXISTING ROOF BEAM TO REMAIN, SEE STR DWGS
- 8" CONCRETE BLOCK WALL REINFORCED, SEE STR DWGS
- EXISTING WOOD BLOCKING 2" X 6" TO REMAIN

**4 SECTION A - ROOF DETAIL 4**  
1 1/2" = 1'-0"



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**1709 NORTH 43RD AVE.**  
**HOLLYWOOD, FL 33020**  
**THE MIKVAH HOUSE**

PROJECT TITLE

SHEET TITLE  
**SPECIAL DETAILS**

REVISIONS		
No.	Description	Date
1	CITY COMMENTS	10.07.24

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PROJECT No.: 23059  
DATE: 07/08/2025  
DRAWN BY: MS  
CHECKED BY: GMV

APPROVED STRUCTURAL  
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08/23/2025  
City of Hollywood, FL

SHEET

**A-1212**

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SEAL



JOSEPH B. KALLER  
FLORIDA R.A. #0009239

1709 NORTH 43RD AVE.  
HOLLYWOOD, FL 33020  
THE MIKVAH HOUSE

LIFE SAFETY PLAN

REVISIONS

No.	Description	Date
1	CITY COMMENTS	10.07.24

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PROJECT No.: 23059  
DATE: 07/08/2025  
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CHECKED BY: GMV

SHEET

LS-01000

LIFE SAFETY SYMBOLS:

	DIRECTIONAL EXIT SIGN		HORN
	EXIT SIGN / EMERGENCY LIGHT COMBO W/ 90 MIN. BATTERY BACK UP		HORN / STROBE LIGHT
	EXIT SIGN / EMERGENCY LIGHT COMBO		SPEAKER
	FIRE EXTINGUISHER		STROBE LIGHT
	1 HR RATED PARTITION		MANUAL PULL STATION @ 48" AFF
	2 HR RATED PARTITION		DOOR RATING
	TRAVEL DISTANCE		SPRINKLER HEADS
	SMOKE DETECTOR		FLUORESCENT LIGHT FIXTURE (EMERGENCY)
	HEAT DETECTOR		DOWNLIGHT (EMERGENCY)
			WALL MOUNTED FIXTURE (EMERGENCY)

LIFE SAFETY SYMBOLS, OCCUPANT CALCULATIONS:

OCCUPANT LOAD		LEVEL COMPONENTS AND RAMPS CAPACITY (0.2 FACTOR) (PER FBC 1005.3.2 EXCEPTION 1, FACTOR SHALL BE 0.15)	
	OCCUPANT TYPE		OPENING CLEAR WIDTH
	SQUARE FOOTAGE		MAXIMUM OPENING CAPACITY
	OCCUPANT LOAD FACTOR		PROPOSED OPENING CAPACITY

STAIRWAY CAPACITY (0.3 FACTOR\*\*)  
(PER FBC 1005.3.1 EXCEPTION 1, FACTOR SHALL BE 0.2)

W#	STAIR WIDTH	A#	MAXIMUM STAIR CAPACITY	P#	PROPOSED STAIR CAPACITY

\*\* PER FFPC 101 7.3.3.2, FOR STAIRWAYS WIDER THAN 44", THE CAPACITY SHALL BE PERMITTED TO BE INCREASED USING THE FOLLOWING EQUATION:

$$C = 146.7 + (Wn - 44) / 0.218$$

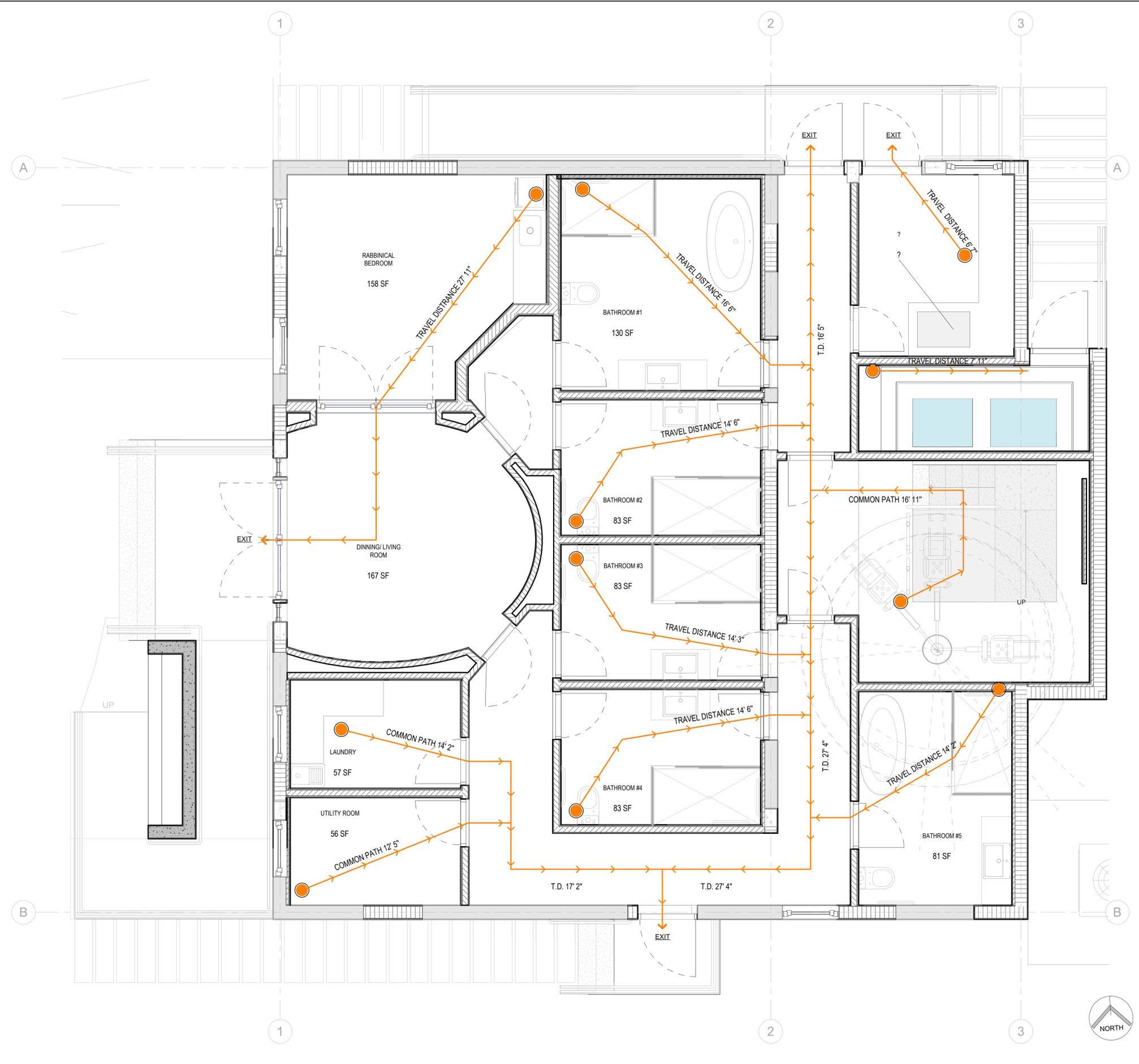
WHERE: C = MAXIMUM CAPACITY  
Wn = STAIR WIDTH

DOOR RATINGS AND LABEL

	180 MIN
	90 MIN
	60 MIN
	45 MIN
	20 MIN

COMMON PATH, DEAD-END, + TRAVEL DISTANCE LIMITS W/ UNSPRINKLERED SYSTEM PER FBC TABLE 1017.2, 1020.4, 1029.7 AND NFPA-101 TABLE A7.6			
OCCUPANCY	COMMON PATH	DEAD-END	TRAVEL DISTANCE
ASSEMBLY (A-3)	20'-0" / 75'-0"	20'-0"	200'-0"

OCCUPANT LOAD CALCULATION PER FBC TABLE 1004.1.2 + FFPC 14.8.1.2 / NFPA TABLE 101 7.3.1.2			
ROOM NAME	ROOM AREA / LENGTH (SQFT)	OCCUPANT LOAD FACTOR	OCCUPANT LOAD
LIVINGROOM	169	15	11,266.6
LAUNDRY	57	100	0.57
UTILITY ROOM	58	15	3,866.6
RABBINICAL BEDROOM	164		1
KEILIM ROOM	69	100	1.64
RAINWATER CATCHBOX	39		1
MIKVAH ROOM	140		1
PREP. ROOMS	1 PER BATHROOM		5.0000
<b>TOTAL OCCUPANT LOAD</b>			<b>25.34 OCC</b>



1 GROUND FLOOR LIFE SAFETY  
3/8" = 1'-0"

2 GENERAL NOTES

APPROVED STRUCTURAL  
KCOPIIL  
08/23/2025  
City of Hollywood, FL

**From:** Tal Mazor <[tjmazor1@gmail.com](mailto:tjmazor1@gmail.com)>

**Date:** February 4, 2026 at 1:46:14 PM EST

**To:** [AWingett@hollywoodfl.org](mailto:AWingett@hollywoodfl.org), [ABALRAM@hollywoodfl.org](mailto:ABALRAM@hollywoodfl.org), [Dhenlon@hollywoodfl.org](mailto:Dhenlon@hollywoodfl.org), [gkeller@hollywoodfl.org](mailto:gkeller@hollywoodfl.org), [areichbach@hollywoodfl.org](mailto:areichbach@hollywoodfl.org), [JDOUGLAS@hollywoodfl.org](mailto:JDOUGLAS@hollywoodfl.org), [RSTOREY@hollywoodfl.org](mailto:RSTOREY@hollywoodfl.org)

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**Subject:** 1434 Monroe Street

City Staff,

I respectfully request that City staff determine that the application for a new project at **1434 Monroe Street, Hollywood, Florida** is **not eligible for approval** and recommend denial or deferral due to unresolved and ongoing code enforcement violations on the property.

The property has open violations for **extensive work performed without required permits** (Violation #V23-17896), which have been adjudicated by the Code Enforcement Magistrate. As of **September 12, 2025**, a **\$1,000 per day fine** was imposed and continues to accrue due to noncompliance.

The applicant did **not disclose these active violations or the magistrate order** in the application materials. This omission reasonably suggests an attempt to proceed with a new project while disregarding an active enforcement action, in the hope that discretionary approval may circumvent or diminish the authority of the City's code process.

As part of the normal review process, staff serves as the City's gatekeeper in determining whether an application is complete, candid, and legally ripe for Historic Preservation Board consideration. Advancing or recommending approval under these circumstances risks undermining the City's enforcement authority by placing the HPB in a position where its approval could be perceived as overriding a standing magistrate order.

Until all violations are resolved, fines satisfied, and the application accurately reflects the property's enforcement status, staff should not

recommend approval or advance the application to the Historic Preservation Board.

Thank you for your consideration.

Respectfully,  
Tal Mazor

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**From:** Clay Miller <[claymiller444444@gmail.com](mailto:claymiller444444@gmail.com)>

**Date:** February 4, 2026 at 4:33:43 PM EST

**To:** Andria Wingett <[AWingett@hollywoodfl.org](mailto:AWingett@hollywoodfl.org)>, Anand Balram <[ABALRAM@hollywoodfl.org](mailto:ABALRAM@hollywoodfl.org)>, Kathy DiBona <[dibona@mac.com](mailto:dibona@mac.com)>, Fred Furze <[fred@furzedesign.com](mailto:fred@furzedesign.com)>, [D@sdcollaborative.com](mailto:D@sdcollaborative.com), [Ari@sklarchitect.com](mailto:Ari@sklarchitect.com), DIANA PITTARELLI <[dianapitt@yahoo.com](mailto:dianapitt@yahoo.com)>, [stephaniebendoym@gmail.com](mailto:stephaniebendoym@gmail.com), Terry Cantrell <[terry@nstpower.com](mailto:terry@nstpower.com)>

**Subject:** Letter Regarding 1434 Monroe Street

Greetings Hollywood Historic Preservation Board,

Hollywood has long been defined by a delicate and strategic effort to champion our historic character while supporting diverse, multicultural growth. While this is a challenging task for any municipality, the Hollywood Lakes are a shining example of how to create a pluralistic, thriving home that respects all cultures while maintaining a unifying social contract. While the project may be well-intentioned, the proposed construction at 1434 Monroe risks upsetting this delicate balance and transforming this diverse and historic neighborhood into an inequitable area that does not follow longstanding city regulations.

I currently serve as the Vice President of the Hollywood Lakes Civic Association, as well as a board member of the Hollywood Historical Society. I have lived in this neighborhood for most of my life. I was fortunate, as a member of a working-class, union family, that my family was able to move to this home due to the assistance of the VA, given my father's military service. Due to this background, I feel well equipped to write in my capacity as VP of the Lakes Civic Association in opposition to this project. While I am writing today exclusively in my capacity as a private citizen, it is also worth noting that I have worked for Broward County for eight years, and in this role, I have gained extensive knowledge of municipal and regional development goals and processes.

On a legal and logistical basis, it is clear that the proposed project at 1434 Monroe Street does not meet the criteria for development in this region. An unbiased examination of the facts makes it clear that this is a commercial endeavor that does not fit within the current zoning of the neighborhood. Beyond this headline issue, there are also other standards that this project fails to meet. In an area where traffic and parking has become a prominent issue compared to years past, this would significantly impact the ability of residents to drive through their streets peacefully, allow their children to play without fear of vehicles, and find parking for their guests. In addition, the applicant is requesting setbacks that do not fit the function of a non-residential building, and would impede both the architecture and ambient impacts such as noise and light in the neighborhood. This is a building taller than all the historic homes around it, with a designed use for 90+ families and the possibility of attracting 380+ additional patrons within driving distance. This would be disruptive for the diverse collection of families that call this neighborhood home. In addition, when considering the overall regional development goals in Broward County, I can tell you that the primary areas for development are along major corridors with transit arterials and areas

for affordable housing and mixed-use commerce. This description certainly applies to U.S. 1, which is only three blocks away. However, developing within a neighborhood without considering corridor options is a significant contradiction to density and mobility best practices both in Broward County and across the United States.

I wanted to address one more point. Like so many of the residents concerned with this project, I am Jewish. I went to Temple Beth El for preschool and still sometimes attend holiday services. My mother is Jewish, and my grandparents, and my family that fled Hungary for a better life here in America. While I have may have a few too many tattoos for some members of my Jewish family, nothing can change that I am very proud of my heritage and my religion. As a long time resident of this neighborhood, I am also incredibly proud of the diversity of beliefs and cultures that call this wonderful place home. Our neighbors are Christian and Muslim, Sikh and Hindu, agnostic and atheist, and much more. Every one of these citizens, no matter what their belief system, deserves to practice their faith with peace and privacy. The construction of a large, busy commercial endeavor of this type would disrupt their ability to do so. That is not in keeping with the shared values of universal respect and neighborliness that make this home so special. This is not a matter of making Jewish residents feel unwelcome. We are all brothers and sisters in this multicultural community, and I do not support disruptive endeavors that benefit ANY belief system over the rights of collective neighborhood – and that goes for any future project of this type for any faith, as well. In addition to these overall concerns, it is clear that this project does not meet the criteria for approval by the HPB on several points, and thus should be rejected regardless.

Thank you for your consideration. I ask that this be included in the application package.

Sincerely,

Clay Miller

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