#### GENERAL NOTES:

1. PERMITS: CONTRACTOR SHALL CONTAIN IN THEIR BID AS WELL AS SECURE ALL NECESSARY BUILDING PERMITS, NOT LIMITED, ROOFING, PLUMBING, ELECTRICAL, MECHANICAL, OCCUPANCY AND OTHER PERMITS, AT HIS EXPENSE, SO THAT THE OWNER CAN OBTAIN HIS / HER CERTIFICATE OF OCCUPANCY.

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

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

4. EXISTING CONDITIONS: CONTRACTOR BY AND THROUGH SUBMISSION OF HIS BID, AGREES THAT HE SHALL BE HELD RESPONSIBLE FOR HAVING EXAMINED THE SITE, THE 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.

5. ALL MEASUREMENTS AND DIMENSIONS MUST BE VERIFIED BY THE CONTRACTOR IN THE FIELD, THE DIMENSIONS SHOWN ARE AS ACCURATE AS THE BASE BUILDING DOCUMENTS PERMIT. ANY DISCREPANCIES MUST BE BROUGHT TO THE ATTENTION OF THE ARCHITECT IMMEDIATELY PRIOR TO THE 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

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

1. SHOP DRAWINGS: THE CONTRACTOR SHALL SUBMIT ONE COPY ON REPRODUCIBLE SEPIA AND FOUR (4) HARD 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, PRIOR TO ORDERING OF ANY ITEM.

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

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

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

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

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

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

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

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

16. ALL WOOD BLOCKING, FRAMING, NAILERS & FINISHES SHALL BE FIRE-RETARDANT TREATED AS REQUIRED BY THE LATEST EDITION OF THE FLORIDA BUILDING CODE FOR THIS TYPE OF CONSTRUCTION.

# PROJECT INFORMATION:

#### SCOPE OF WORK:

1. NEW BUILDING CONSTRUCTION OF 8 STORY OPEN PARKING GARAGE AND VANILLA SPACE BUILDOUT FOR FUTURE RETAIL: STRUCTURAL, MECHANICAL, ELECTRICAL, PLUMBING, FIRE ALARM & SPRINKLERS SYSTEMS, EXTERIOR AND

2. NEW SITE WORK, PAYING, DRAINAGE, SITE LIGHTING & LANDSCAPE.

327 NEBRASKA STREET HOLLYWOOD, FLORIDA 33019

LEGAL DESCRIPTION: LOTS 10, 11, 12, 13, 14 AND 15, LESS THE WEST 12.81 FEET OF LOTS 11 THROUGH 14, BLOCK 11 OF "HOLLYWOOD BEACH FIRST ADDITION' ACCORDING TO PLAT THEREOF, AS RECORDED IN PLAT BOOK 1, PAGE 31, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA. SAID LAND SITUATED IN THE CITY OF HOLLYWOOD, FLORIDA.

BUILDING CODES: FLORIDA BUILDING CODE, 2010 ED (WITH BROWARD COUNTY AMMENDMENTS 2012) FLORIDA BUILDING CODE, ACCESSIBILITY, 2010 ED NFPA LIFE SAFETY CODE, 2012 ED

CITY OF HOLLYWOOD BROWARD COUNTY STATE OF FLORIDA

JURISDICTION:

SITE INFORMATION: CODE PROVISION:

2. LAND USE DESIGNATION: GOVERNMENT

FLORIDA FIRE PREVENTION CODE, 5TH EDITION (2012)

22,927 S.F. (Ø.53 ACRES) 3. LOT AREA:

4. PARKING SPACES: 304 SPACES PROVIDED (6 STANDARD HANDICAP)

(2 YAN HANDICAP) (I RESERVED FOR COH PERSONNEL)

#### GREEN BUILDING CERIFICATIONS:

GREEN PARKING COUNCIL - GREEN GARAGE CERTIFICATION

BUILDING INFORMATION: EXISTING USE:	CODE PROVISION: VACANT FIRE STATION	CODE REFERENCES:
PROPOSED USE:	5-2 NEW OPEN GARAGE	FBC 2010 - 311 & NFPA 101 - CH. 42
3. TYPE OF CONSTRUCTION:	TYPE II-B (NEW 8 STORY - SPRINKLED)	FBC 2010 - TABLE 406.3.5 \$ 503 (NOTE
4. BUILDING AREA:	135,73Ø SQ. FT.	FBC 2010 - TABLE 503
5. FLOOR AREAS:		
SECOND FLOOR: THIRD FLOOR: FOURTH FLOOR: FIFTH FLOOR: SIXTH FLOOR: SEVENTH FLOOR:	= 9,402 SF = 17,475 SF = 18,919 SF = 18,919 SF = 18,919 SF = 18,919 SF = 14,258 SF = 135,730 SF (TOTAL)	
6. FIRE ALARM SYSTEM:	N/A	NFPA 101 - 42.3.5
1. FIRE SPRINKLER SYSTEM:	N/A	NFPA 101 - 42.3.5
B. FIRE PROTECTION: OCCUPANCY SEPARATION		F.B.C. 508.4
OCCUPANCIES  A. STRUCTURAL FRAME  B. INTERIOR BEARING WALLS  C. EXTERIOR BEARING WALLS  D. INTERIOR NON-BEARING WALLS  E. EXTERIOR NON-BEARING WALLS  F. FLOOR CONSTRUCTION  G. ROOF CONSTRUCTION  H. OCUPANCY SEPARATION  I. VERTICAL SHAFTS ELEVATOR  J. TRASH DUMPSTER  K. ELEVATOR MACHINE ROOM DOOR  L. MECHANICAL/ ELEC. ROOM	REQUIRED (SPRINKLED)  0-HRS  0-HRS  1-HRS  0-HRS  1-HRS  0-HRS  0-HRS  1-HRS  1-HRS  1-HRS  1-HRS  1-HRS	PROVIDED (SPRINKLED) 2-HRS 2-HRS 2-HRS 0-HRS 2-HRS
Ø. INTERIOR FINISHES REQUIREMENTS (NEU NFPA 101 - TABLE A.1022		PROVIDED
A. INTERIOR WALL & CEILING FINISH MATERIAL (AT SPRINKLERED BUILDING)	CODE REQUIREMENT CLA66 "A", CLA66 "B" NFPA 101, 36.3.3.2 FBC TABLE 803.5	PROVIDED CLASS 'A'
B. INTERIOR FLOOR FINISH (AT SPRINKLERED BUILDING)	CLASS '1', CLASS 'B' NFPA 101, 36,3,3,3	CLASS 'I'

NOT WITHSTANDING INFORMATION PROVIDED HEREIN, ALL WORK PERFORMED BY THE G.C. AND THE SUB-CONTACTORS, UNDER THIS SET OF CONSTRUCTION DOCUMENTS AND BUILDING PERMIT, MUST BE IN ACCORDANCE WITH THE MOST RECENT EDITION OF THE FLORIDA BUILDING CODE, FLORIDA FIRE PREVENTION CODE, AND ALL OTHER CODES AND ORDINANCES HAVING JURISDICTION OVER THIS PROJECT.

# EXHIBIT B

### EXTERIOR WALL FIRE RESISTANCE RATING

BASED ON DISTANCE F.B.C. TABLE 602 GROUP S-2, TYPE OF CONSTRUCTION II-B

₹5'	<u>REQUIRED</u> IHRS	<u>PROPOSED</u> 2HRS
≥ 5' < 10'	IHRS	2HR5
≥ IO' < 20'	NOT REQ'D (NOTE "d")	NOT APPLICABLE
≥ 20' < 30'	NOT REQ'D (NOTE "d")	NOT APPLICABLE
> 30'	NOT REQ'D (NOTE "d")	NOT APPLICABLE

#### FIRE SPRINKLERS

FULLY SPRINKLERED BUILDING

### FIRE EXTINGUISHERS

PROVIDE & INSTALL ONE (1) FIRE EXTINGUISHER TYPE 2A-10BC, FOR EVERY 2,500 S.F. OF AREA TAGGED AND WALL MOUNTED ON BRACKETS OR CABINETS AT 48' A.F.F. SEE LIFE-SAFETY FLOOR PLAN FOR PROPOSED "FIRE EXTINGUISHER" LOCATIONS.

#### BUILDING INSULATION

- EXTERIOR WALL ASSEMBLY @ (CONC. BLOCK WALL) R = 4.2
- ROOF ASSEMBLY R = 30
- 3. GLASS SHADING COEFFICIENT
- (SEE DOOR/WINDOW SCHEDULE) 4. GLASS U-YALUE (SEE DOOR/WINDOW SCHEDULE)

#### SHOP DRAWING SCHEDULE

THE FOLLOWING IS A SCHEDULE OF THE "ENGINEERED" SHOP DRAWINGS TO BE SUBMITTED BY THE GENERAL CONTRACTOR FOR THE REVIEW & APPROVAL OF THE ARCHITECT AND BUILDING DEPARTMENT. IT IS THE RESPONSIBILITY OF THE GENERAL CONTRACTOR TO PROVIDE OTHER REQUIRED SHOP DRAWINGS REQUIRED BY THE BUILDING DEPARTMENT AND ANY OTHER AUTHORITIES HAVING JURISDICTION PRIOR TO FABRICATION.

- HANDRAILS AND GUARDRAILS FIRE ALARM
  - - K. ELEVATOR MACHINE ROOM ROOF CANOPY

J. ELEVATOR

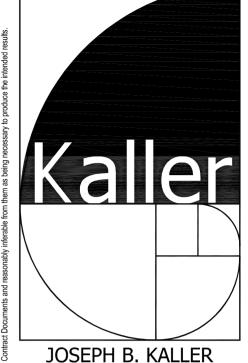
- FIRE SPRINKLER SYSTEM
- M. ROOFING MEMBRANE SYSTEM STOREFRONT N. STRUCTURAL FLOOR AND ROOF SYSTEMS
- DOORS AND DOOR HARDWARE FIRE & EXTINGUISHERS/CABINETS
- SIGNS
- EXTERIOR LIGHTING
- EXIT AND EMERGENCY LIGHT FIXTURES

### OCCUPANT LOAD CALCS:

THE TOTAL TENANT AREA OCCUPANT LOAD CALCULATIONS ARE AS FOLLOWS: (AS PER F.B.C. 2010 TABLE 1004.1.1 & FFPC 2010 TABLE 7.3.1.2)

AREA OCCUPANCY	Square footage (Gross)	OCCUPANT LOAD
FIRST FLOOR		
STORAGE (S-1)	1,812 S.F. / 300	6 OCC
GARAGE (S-2)	6,752 S.F. / 200	34 OCC
EQUIP. ROOMS	838 S.F. / 300	3 OCC
2ND FLOOR	17,475 S.F. / 200	87 OCC
3RD FLOOR (S-2)	18,919 S.F. / 200	95 OCC
4TH FLOOR (S-2)	18,919 S.F. / 200	95 OCC
5TH FLOOR (S-2)	18,919 S.F. / 200	95 OCC
6TH FLOOR (S-2)	18,919 S.F. / 200	95 OCC
7TH FLOOR (S-2)	18,919 S.F. / 200	95 OCC
ROOF FLOOR (S-2)	14,258 S.F. / 200	72 OCC
	TOTAL OCCUPANT LOAD=	677 OCCUPANTS

CODE PROVISION: CODE REFERENCES: FIRE FLOW INFORMATION: TYPE II (222) 1. TYPE OF CONSTRUCTION: NFPA 220 - 2012 ed. TABLE 4.1.1 2. FIRE FLOW AREA:  $18,919 \times 3 = 56,757 \text{ G.F.}$ NFPA 1 - 2012 ed. 18.4.4.1.1 3. MINIMUM REQUIRED FIRE FLOW: 2,500 GPM NFPA 1 - 2012 ed. TABLE 18.4.5.1.2



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NEBRASKA GARAGE

PROJECT TITLE

SHEET TITLE PROJECT INFO

**REVISIONS** No. DATE DESCRIPTION 1 04/04/16 CITY COMMENTS 11/16/16 TAC REVISION

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PROJECT No.: 14221 DATE: 01-27-15 DRAWN BY: CHECKED BY: JBK

SHEET







# LEGAL DESCRIPTION

LOTS 10, 11, 12, 13, 14 AND 15, LESS THE WEST 12.81 FEET OF LOTS 11 THROUGH 14, BLOCK 11 OF "HOLLYWOOD BEACH FIRST ADDITION" ACCORDING TO PLAT THEREOF, AS RECORDED IN PLAT BOOK 1, PAGE 31, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA.

SAID LAND SITUATED IN THE CITY OF HOLLYWOOD, FLORIDA.

## PROPERTY ADDRESSES

327 NEBRASKA STREET HOLLYWOOD, FL 33019

# SITE INFORMATION

EXISTING ZONING: GU — GOVERNMENT

EXISTING LAND USE: VACANT FIRE STATION

NET LOT AREA: 22,922.0 SQUARE FEET (0.53 ACRES)

#### SETBACKS:

THERE ARE <u>NO</u> REQUIRED SETBACKS <u>PROVIDED</u> (FOR INFORMATIONAL PURpofES ONLY)

FRONT 5'-0"
SIDE STREET (NEVADA) 5'-2"

SIDE STREET (NEBRASKA) 5'-4"
REAR 0'-2"

# MINIMUM PLOT SIZE:

THERE ARE <u>NO</u> MINIMUM PLOT SIZE REQUIRED

#### TOTAL SITE COVERAGE:

TO BE DETERMINED BY THE CITY COMMISSION UPON RECOMMENDATION OF THE PLANNING AND DEVELOPMENT BOARD.

# PERVIOUS /IMPERVIOUS AREA:

PERVIOUS AREA:

GROUND LEVEL 964 S.F. (4.16%)

IMPERVIOUS AREA:

INCLUDING PAVERS 21,968 S.F. (95.84%)

# <u>BUILDING SUMMARY</u>

BUILDING HEIGHT:

THERE ARE NO MAXIMUM BUILDING HEIGHTS

(ADJACENT ZONING BRT-25-C & BRT-25-A1A-C: 50'-0" MAX ALLOWED)

PROVIDED

76'-0"

# BUILDING AREAS:

FIRE PUMP ROOM

ELECTRIC ROOM

CCTV ROOM

STORAGE

TOILETS

TRASH ROOM

ELEVATORS

GARAGE AREA

359 S.F.
390 S.F.
91 S.F.
1,812 S.F.
295 S.F.
150 S.F.
128,542 S.F.
1,591 S.F.

 STAIRWELL
 2,500 S.F.

 TOTAL
 135,730 S.F.

# NUMBER OF PARKING SPACES PROVIDED:

22 SPACES 1ST FLOOR 2ND FLOOR 34 SPACES 46 SPACES 3RD FLOOR 4TH FLOOR 46 SPACES 5TH FLOOR 46 SPACES 6TH FLOOR 46 SPACES 7TH FLOOR 46 SPACES ROOF 17 SPACES TOTAL 303 SPACES

# TYPES OF PARKING SPACES PROVIDED:

STANDARD SPACES

HC REGUALR ACCESSIBLE SPACES

HC VAN ACCESSIBLE SPACES

295 SPACES

6 SPACES

2 SPACES

TOTAL 303 SPACES

RESERVED PARKING SPACES PROVIDED:

RESERVED PARKING FOR COH STAFF 1 SPACE

BUILDING HEIGHT

WHEELS STOPS

VARIANCES

<u>PROVIDED</u> NO

76'**–**0"

50'-0" MAX
PER ADJACENT ZONING
BRT-25-C & BRT-25-A1A-C

**REQUIRED** 

YES

SIGNAGE 1 SQ FT. PER LINEAR FT. OF SIGNAGE BLDG FACE

NORTH FACE = 124 S.F. ALLOWED 323.8 S.F. SOUTH FACE = 126 S.F. ALLOWED 383.4 S.F.

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## SPECIAL EXCEPTION

PARKING GARAGE IN A GU- GOVERMENT DISTRICT

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PROJECT/TITLE
NEBRASKA GARAGE

SHEET TITLE
SITE DATA

REVISIONS No. DATE DESCRIPTION

1 10/02/15 COMMENT REV.
3 11/16/16 TAC REVISION

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PROJECT No.: 12106

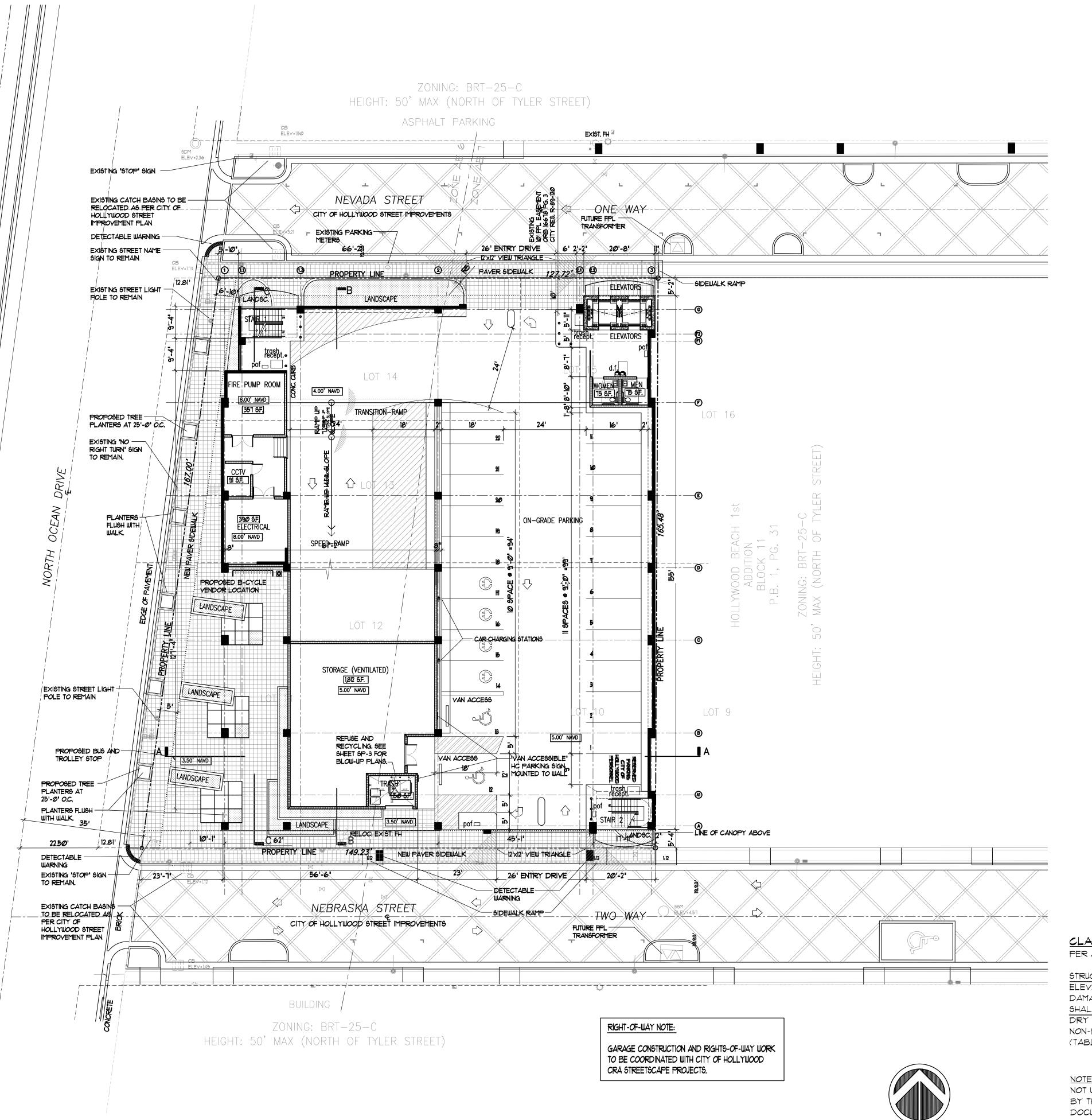
DATE: 01-27-1

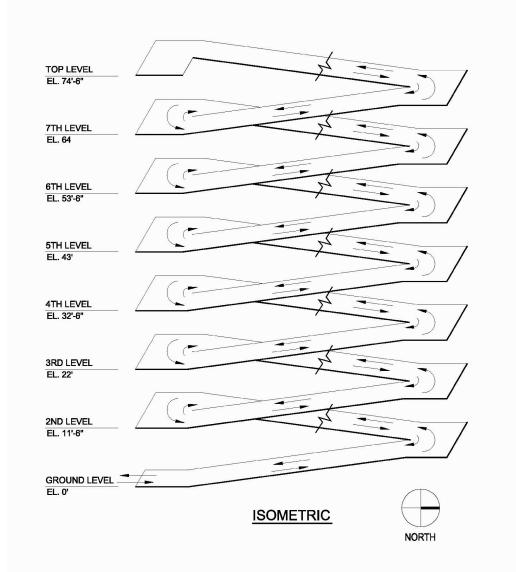
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CHECKED BY: JBK

SHEET

SP-O





# **2 GARAGE ISOMETRIC**

ALL SIGNAGE TO COMPLY WITH THE REQUIREMENTS OF THE CITY OF HOLLYWOOD ZONING AND LAND DEVELOPMENT CODE BASED ON THE BRT-25-C ZONING DISTRICT.

BUILDING TO BE FULLY SPRINKLED WITH A SUPERVISED FIRE SPRINKLER SYSTEM.

ALL MACHINE ROOMS, ELECTRICAL, MECHANICAL AND OTHER EQUIPMENT WILL BE ABOVE THE REQUIRED FEMA BASE FLOOD 1.0'

FROM PUBLIC VIEW.

1. INFORMATION PROVIDED IS BASED ON NEW FIRM MAPS DATED 08/18/2014 2. REFERENCE TO FEMA ELEVATIONS IS SHOWN PER THE NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD 88)

UNDER ZONE "AE" WITH ELEVATIONS +6.000" & +7.000" NAVD

3. PROPERTY IS LOCATED IN FIRM PANEL 12011C0588H

SITE LIGHTING NOTE: SITE LIGHTING LEVELS SHALL NOT EXCEED 05 FC AT THE PROPERTY LINE ADJACENT TO RESIDENTIALLY ZONED OR RESIDENTIALLY USED AREAS.

FIRE ALARM NOTE: A FIRE ALARM SYSTEM IS REQUIRED AS PER FF.P.C. 2010 NFPA 101

ALL MECHANICAL EQUIPTMENT SHALL BE SCREENED

TURTLE LIGHTING ORDINANCE PROJECT SHALL ADHERE TO THE NEW DEVELOPMENT | LIGHTING STANDARDS OF CHAPER 108 'LIGHTING

| REQUIREMENTS FOR MARINE TURTLE PROTECTION' OF

THE CITY OF HOLLYWOOD CODE OF ORDINANCE.

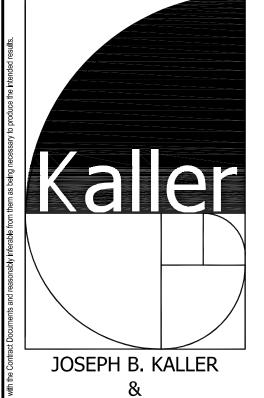
GREEN BUILDING CERTIFICATION TO BE ACHIEVED.

ART INSTALLATION PANEL NOTE: DESIGNS FOR ART INSTALLATION PANEL SHALL BE SUBMITTED AT A LATER DATE FOR APPROVAL FROM BOARD/COMMISSION

CLASSIFICATION OF STRUCTURE IN FLOOD HAZARD AREA: PER ASCE 24-05:

STRUCTURE CATEGORY	CATEGORY II	
ELEVATION BELOW WHICH FLOOD-	BFE +1 OR DFE	+8.00' N.A.V.D.
DAMAGE-RESISTANT MATERIALS	WHICHEVER IS	
SHALL BE USED (TABLE 5-1)	HIGHER	
DRY FLOOD PROOFING OF	BFE +1 OR DFE	+8.00' N.A.V.D.
NON-RESIDENTIAL STRUCTURES	WHICHEVER IS	
(TABLE 6-1)	HIGHER	

NOT WITHSTANDING INFORMATION PROVIDED HEREIN, ALL WORK PERFORMED BY THE G.C. AND THE SUB-CONTRACTORS, UNDER THIS SET OF CONSTRUCTION DOCUMENTS AND BUILDING PERMIT, MUST BE IN ACCORDANCE WITH THE MOST RECENT EDITION OF THE FLORIDA BUILDING CODE, THE NATIONAL FIRE PROTECTION ASSOCIATION LIFE SAFETY CODE 101, THE FLORIDA FIRE PREVENTION CODES, AND ALL OTHER CODES AND ORDINANCES HAVING JURISDICTION OVER THIS PROJECT.



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PROJECT/TITLE NEBRASKA GARAGE

SHEET TITLE SITE PLAN

REVISIONS

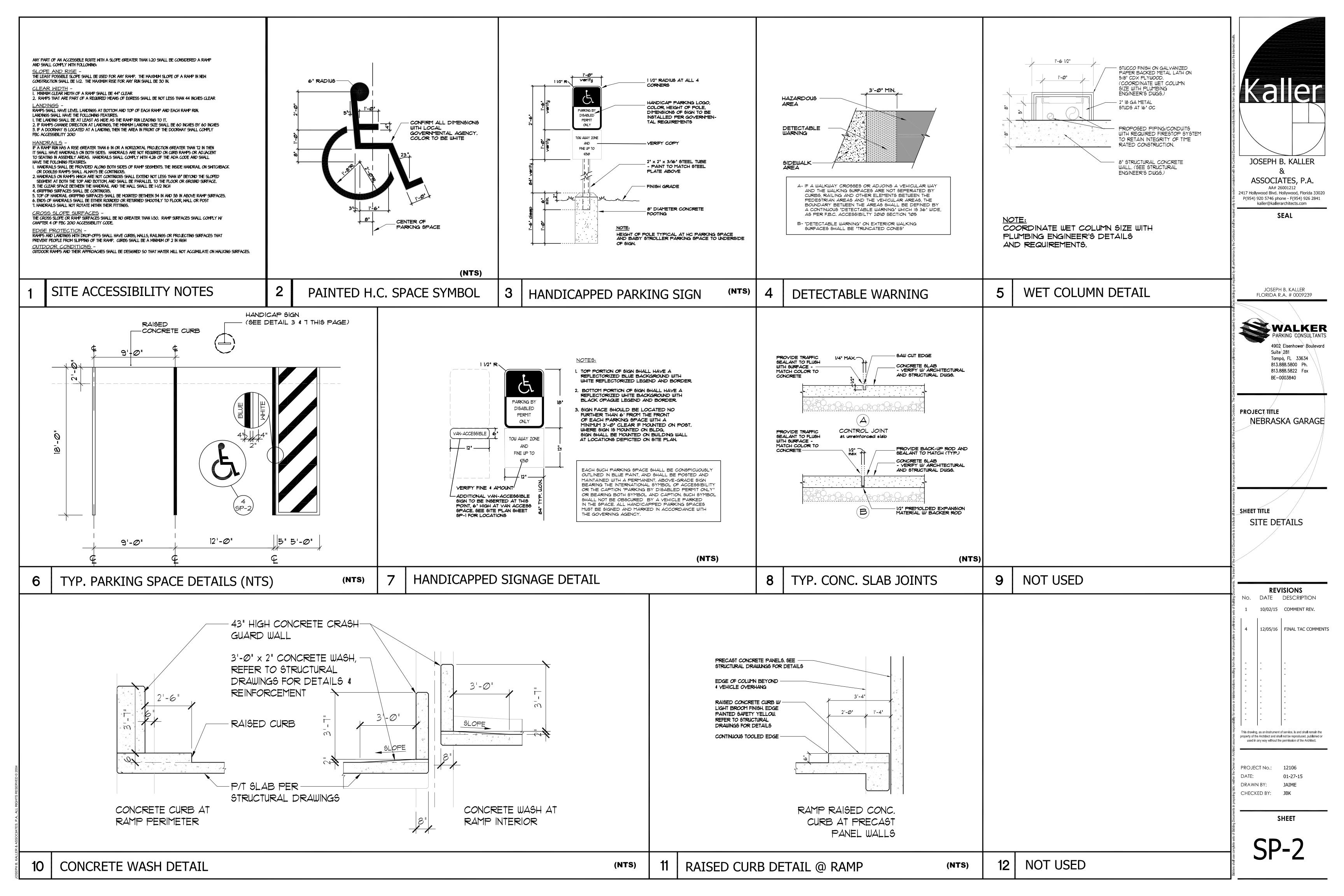
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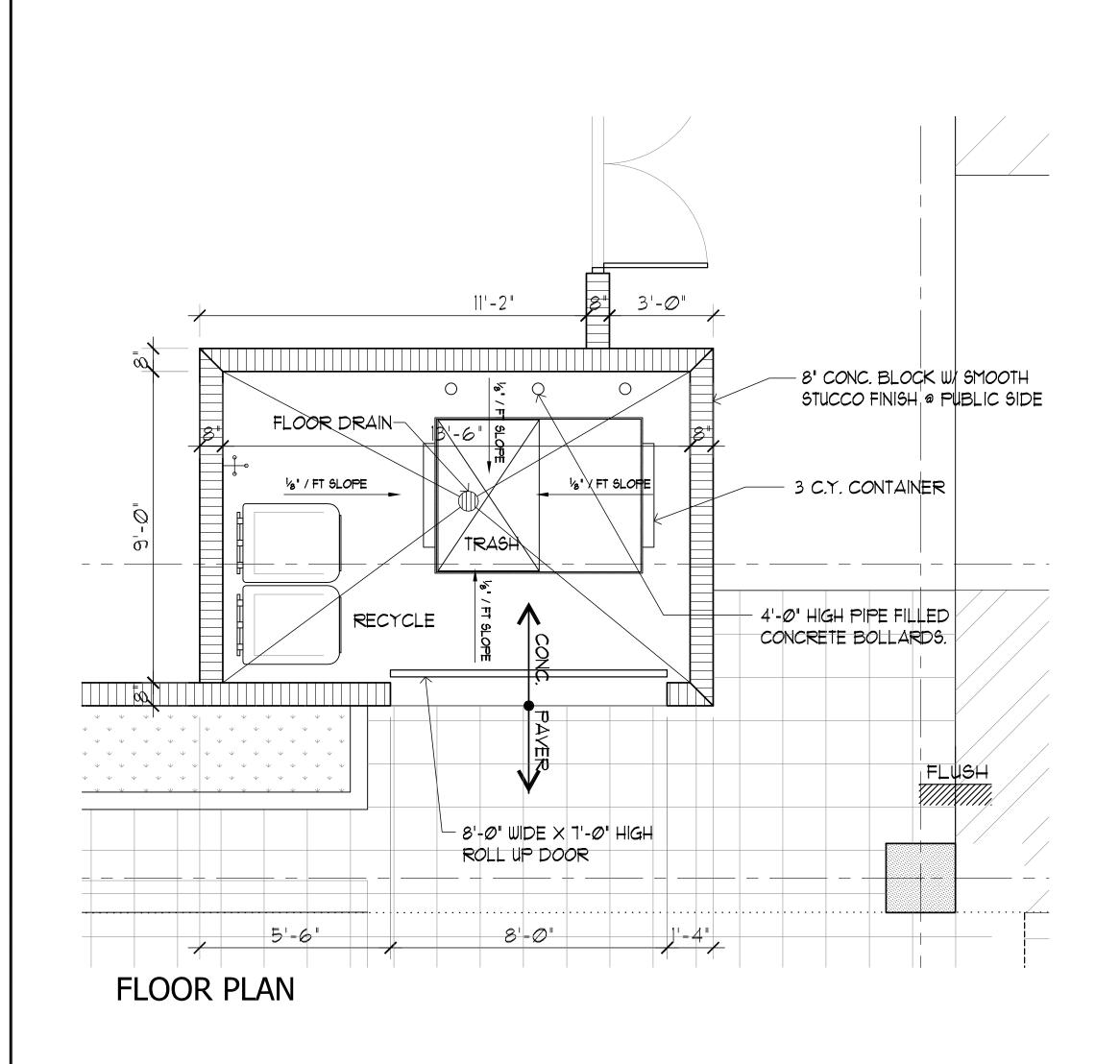
> 11/16/16 TAC REVISION 12/05/16 | FINAL TAC COMMENTS

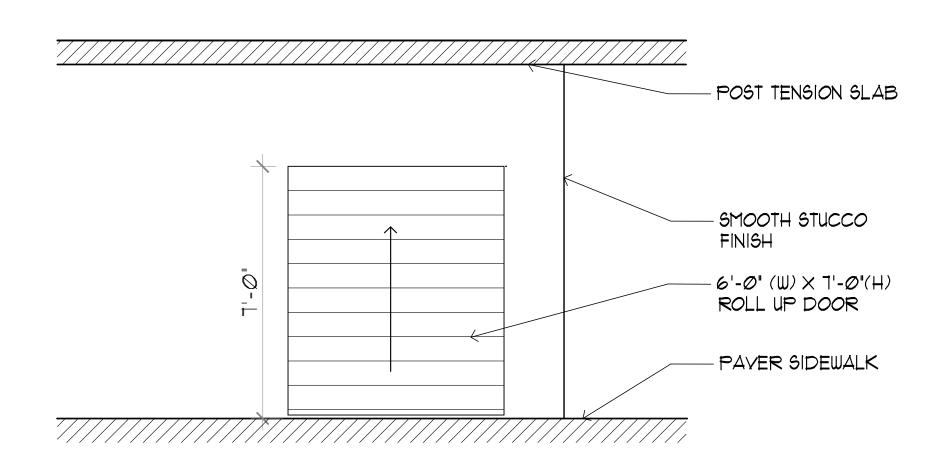
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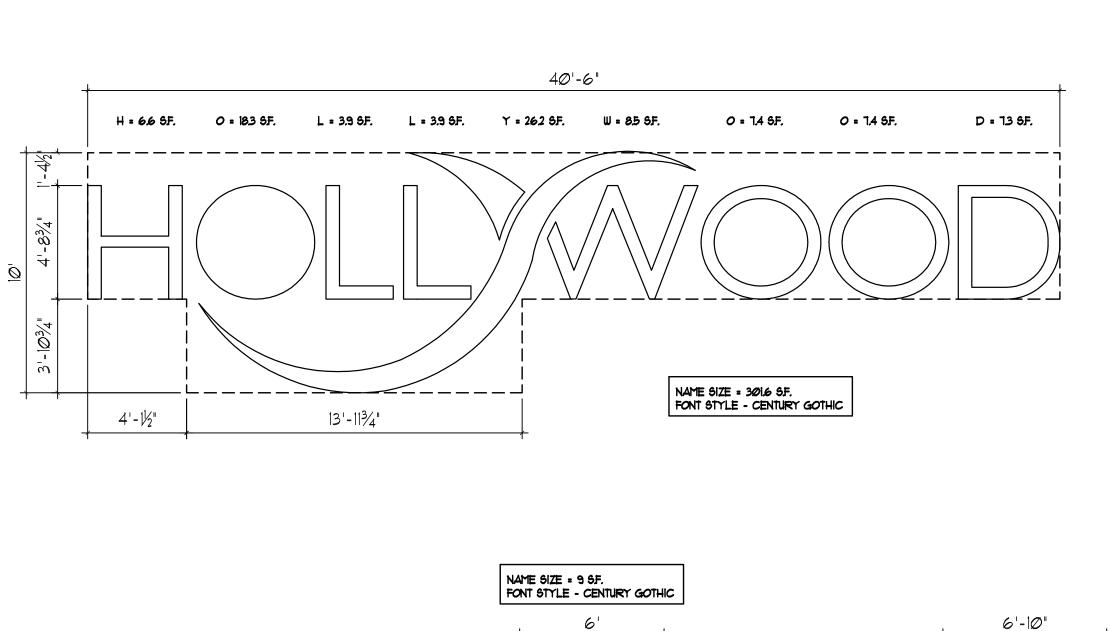
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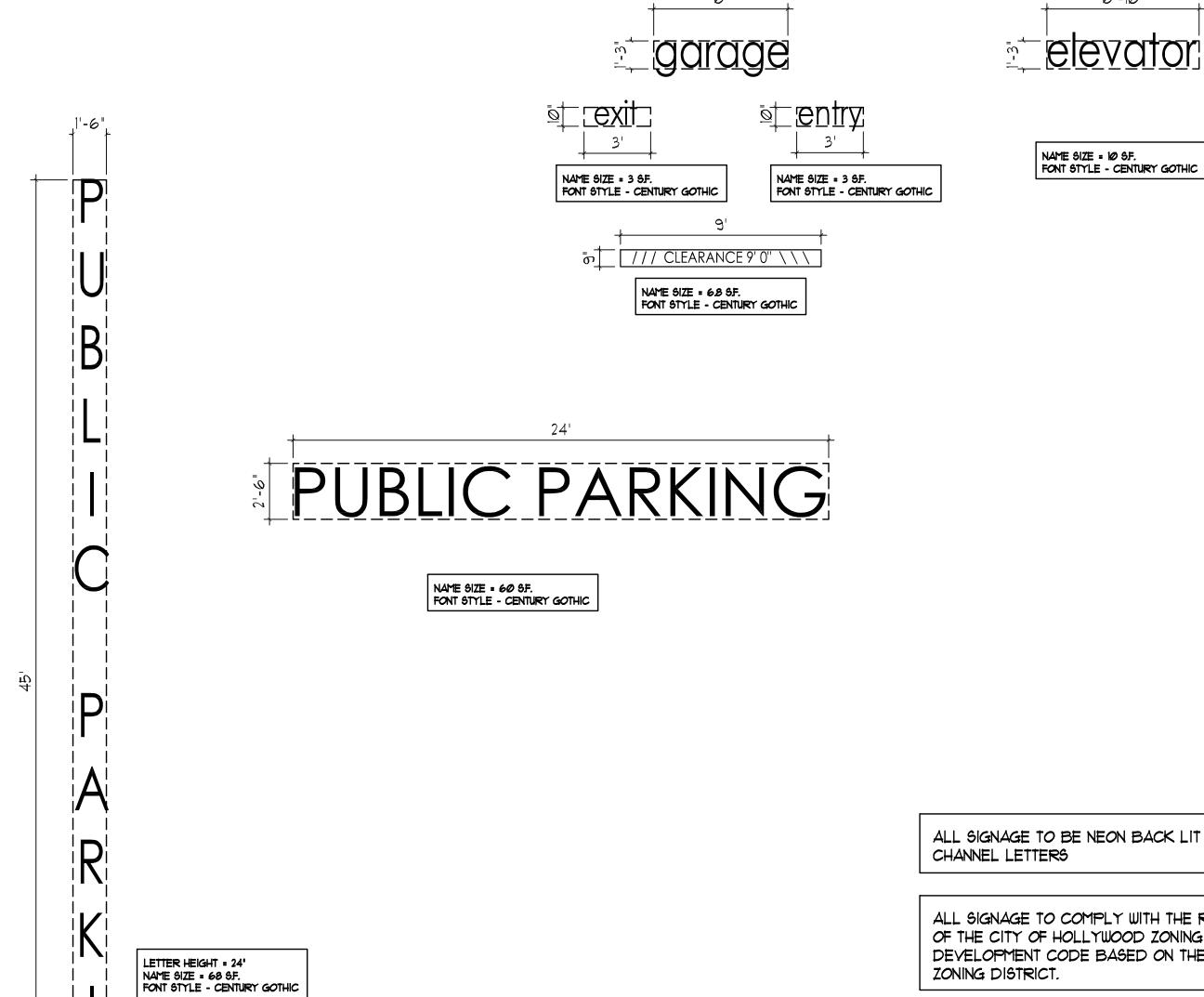






SOUTH ELEVATION





ALL SIGNAGE TO BE NEON BACK LIT PIN MOUNTED

ALL SIGNAGE TO COMPLY WITH THE REQUIREMENTS OF THE CITY OF HOLLYWOOD ZONING AND LAND DEVELOPMENT CODE BASED ON THE BRT-25-C

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

A SEPARATE SIGN PERMIT IS REQUIRED FOR EACH

A SEPARATE ELECTRICAL PERMIT IS REQUIRED FOR SIGNS REQUIRING ILLUMINATION.

TURTLE LIGHTING ORDINANCE PROJECT SHALL ADHERE TO THE NEW DEVELOPMENT LIGHTING STANDARDS OF CHAPER 108 "LIGHTING REQUIREMENTS FOR MARINE TURTLE PROTECTION' OF THE CITY OF HOLLYWOOD CODE OF ORDINANCE.

SHEET

CHECKED BY: JBK

DRAWN BY:

JOSEPH B. KALLER

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SEAL

JOSEPH B. KALLER FLORIDA R.A. # 0009239

Suite 281

PROJECT TITLE

SHEET TITLE

SIGNS

TRASH ROOM

REVISIONS No. DATE DESCRIPTION

10/02/15 COMMENT REV.

11/16/16 TAC REVISION

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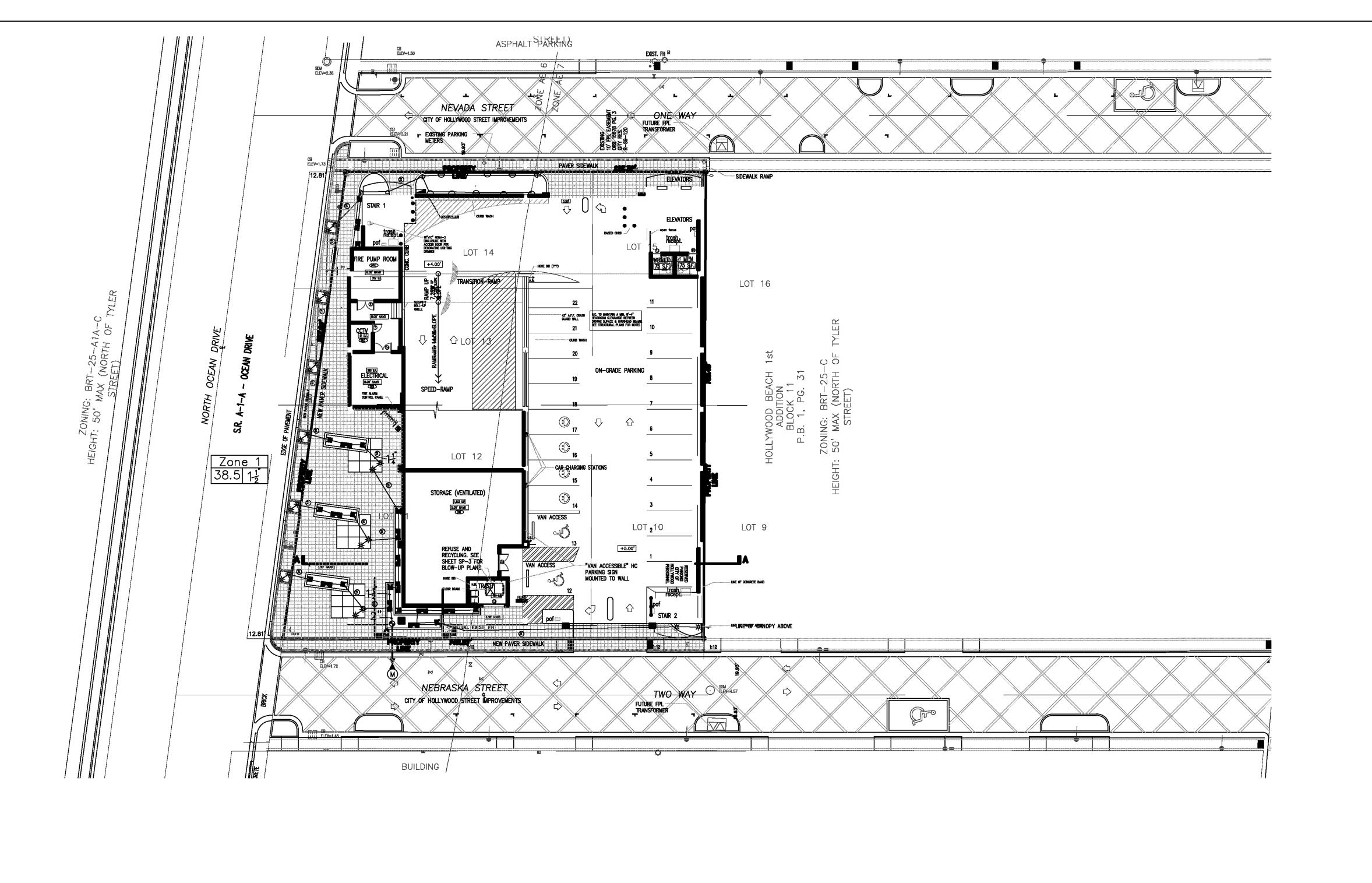
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NEBRASKA GARAGE

SP-3





MAIN LINE -1-1/2' Feed From City Water Source LATERAL ZUNE LINES - SDR PVC as noted ZONE BOUNDARIES

BACK FLOW: See Point of Connection Detail.

- CONTROLLER Toro Custom Command Series Electric 6 station controller #CC-P-6 mounted on Southwest corner of structure, with a Rain Check automatic rain sensor shutoff switch mounted outside on eave of structure.
- ZONE VALVES -Toro 252 Series.
- M PROPOSED WATER METER 1' or per City Code.
- SLEEVES Sch. 40, 2 Sizes Larger.
  NOTE Pipe Size Shown is the Lateral Size, NOT the Sleeve Size 6" POP-UP SPRAY -Toro 570 Series MPR Spray Nozzles as Required. NOTE - All of the below may not be used

10' Serles -8' Serles – 8-Q-PC - 1/4° 8-T-PC - 1/3° 8-H-PC - 1/2° 15-Q-PC - 1/4" 15-T-PC - 1/3" 15-H-PC - 1/2" 12-Q-PC - 1/4" 12-T-PC - 1/3" 12-H-PC - 1/2" 10-Q-PC - 1/4" 10-T-PC - 1/3" 10-H-PC - 1/2" 15-TT-PC - 2/3' 12-TT-PC - 2/3' 15-TQ-PC - 3/4' 12-TQ-PC - 3/4' 10-TT-PC - 2/3" 8-TT-PC - 2/3" 10-TQ-PC - 3/4" ₽-TQ-PC - 3/4°

10-F-PC - Full

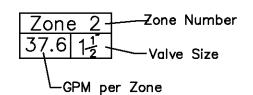
O 8-F-PC - Full

4S-SST-PC 4 x 18' 4-EST-PC 4 x 15' 4-CST-PC 4 x 30'

\*\* 6' POP-UP FLOOD BUBBLER -Toro 570 Series MPR Pressure Compensating Nozzles as Required.

● 15-F-PC - Full ● 12-F-PC - Full

SYSTEM DESIGN OPERATING PRESSURE = Between 35 and 40 psl



▲ 4' P□P-∪P R□T□R -Hunter PGM Rotor W/ Appropriate Nozzle as Required

#### **IRRIGATION NOTES:**

Main Lines: PVC SDR 26, Class 160 Solvent Weld.

Zone Lines: PVC; 1/2 in. and 3/4 in. are not used. Min. pipe is 1 in. 315 PSi: 1 in. = SDR 21. 200 PSi: 1-1/4 in. and greater = SDR 26, 160 PSi. All solvent weld.

All end of the line unmarked pipe = 1 in. (min.).

Sleeves and suction Line: PVC, SCH 40.

Fittings: SCH 40 PVC Fabrication: To manufacturers specifications. Use blue or grey PVC cement, square cut, clean and prime all

Allow all main lines to cure for 24 hours before pressuring. All pipe, fittings, and solvents to conform to latest ASTM specs.

Depth of Lines: Main Line and wiring = 18 in. depth, min.
Sleeving under pavement = 24 in. depth, min.
Suction Line = 24 in. depth, nominal.
Zone Lines 1–1/2 in. and smaller = 10 in. depth, min.

Control Wires:

AWG 14 for all hot wires and AWG 12 for common.

Solid copper type UF UL listed for direct burial.

Run wires under main and tape every 20 feet.

Run spares, two min.

Splice wires only in a valve box. All splices shall be moisture proof using Snap tite or DBY UL connectors.

Common shall be white, hot shall be red or color coded.

Spare shall be black. Run in conduit where no Main line runs.

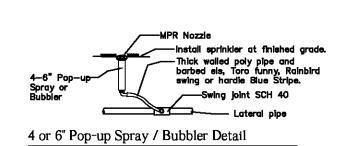
Backfill all trenches free of debris, compact to original density, flush all lines, use screens in all heads, adjust heads for proper coverage avoiding excess water on walls, walks, etc.

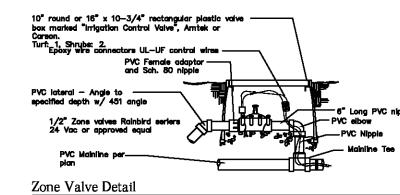
All details are graphically shown only. All quantities shall be verified by the contractor prior to installation. It shall be the contractors responsibility to assure complete overlapping coverage. Any discrepancies shall be reported to the owner and landscape architect before proceeding. Codes and local regulations shall take precedence over these plans, it is the contractors responsibility to comply. The landscape architect reserves the right to make minor field changes, the contractor may field adjust spray nozzle selection to provide for proper 100% min. coverage.

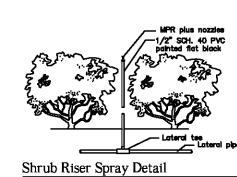
Provide owner with an accurate as installed plan(s) at completion showing main lines, wiring, valves, crossings, etc. using dimensions from fixed datums.

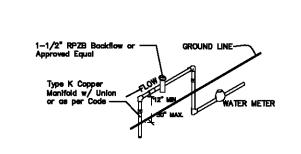
Contractor shall verify all underground utilities prior to commencement of work.

The perimeter irrigation and landscape may be required to be installed prior to either or both pump stations and all main line / valve wiring. A separate plan showing modifications and alternate water source will be provided prior to construction. The modifications will not impact upon the design intent or substantially affect the construction plan.

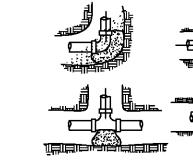


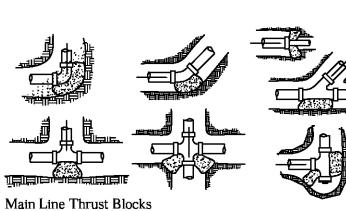






Point of Connection





WKT DESIGNED BY WKT CHECKED BY 04-17-15 DATE DWG. NO. LI-1

PROJECT NO. \_\_\_\_15-110

WKT

OOR

GROUND

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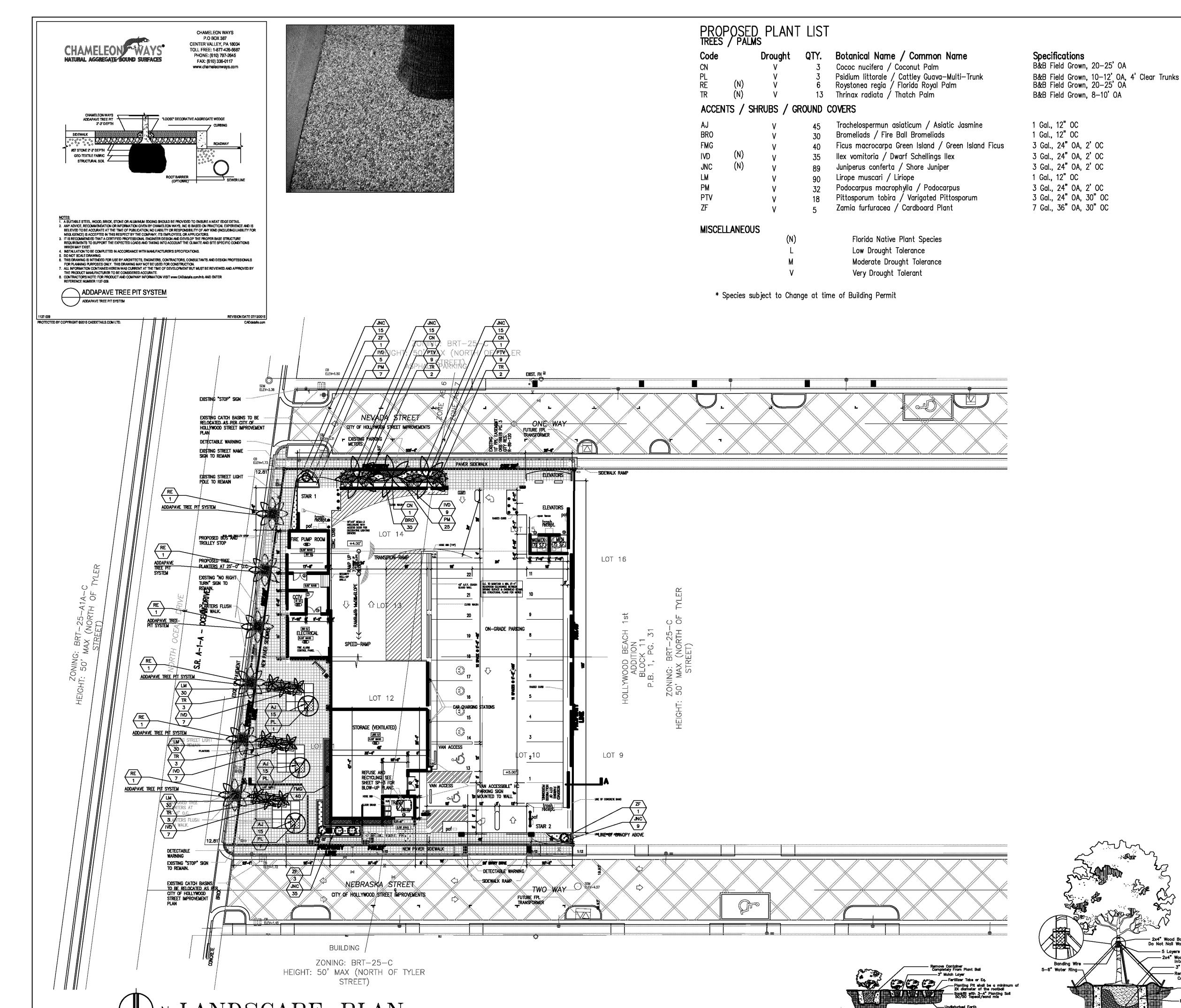
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NEB 327 NEB HOLLYWO KAL

SHT. NO. <u>1</u> of <u>2</u> **REVISIONS:** 11-18-16

IRRIGATION PLAN
SCALE: 1" = 20'-0"



NOTE

#### GENERAL PLANTING REQUIREMENTS

and weed seeds as per CSI specifications.

All sizes shown for plant material on the plans are to be considered Minimum.
All plant material must meet or exceed these minimum requirements for both
height and spread. Any other requirements for specific shape or effect as noted
on the plan(s) will also be required for final acceptance.

All plant material furnished by the landscape contractor shall be Florida #1 or better as established by "Grades and Standards for Florida Nursery Plants" and "Grades and Standards for Florida Nursery Trees". All material shall be installed as per CSI specifications.

All plant material as included herein shall be warrantied by the landscape contractor for a minimum period as follows: All trees and palms for 12 months, all shrubs, vines, groundcovers and miscellaneous planting materials for 90 days, and all lawn areas for 60 days after final acceptance by the owner

or owner's representative.

All plant material shall be planted in planting soil that is delivered to the site in a clean loose and friable condition. All soil shall have a well drained characteristic. Soil must be free of all rocks, sticks, and objectionable material including weeds

Twelve inches (12") of planting soil 50/50 sand/topsoil mix is required around and beneath the root ball of all trees and palms, and 1 cubic yard per 50 bedding or groundcover plants.

All landscape areas shall be covered with Eucalyptus or sterilized seed free Melaleuca mulch to a minimum depth of three inches (3") of cover when settled. Cypress bark mulch shall not be used.

All plant material shall be thoroughly watered in at the time of planting; no dry planting permitted. All plant materials shall be planted such that the top of the plant ball is flush with the surrounding grade.

All landscape and lawn areas shall be irrigated by a fully automatic sprinkler system adjusted to provide 100% coverage of all landscape areas. All heads shall be adjusted to 50% overlap as per manufacturers specifications and performance studies a utilizing a rust free water source. Each system shall be installed with a rain sensor.

Each lot shall supply, install, and maintain an individual irrigation system for that individual lot.

It is the sole responsibility of the landscape contractor to insure that all new plantings receive adequate water during the installation and during all plant warranty periods. Deep watering of all new trees and palms and any supplemental watering that may be required to augment natural rainfall and site irrigation is mandatory to insure proper plant development and shall be provided as a part of this contract.

All plant material shall be installed with fertilizer, which shall be State approved as a complete fertilizer containing the required minimum of trace elements in addition to N-P-K, of which 50% of the nitrogen shall be derived from an organic source as per CSI specifications.

Contractors are responsible for coordinating with the owners and appropriate public agencies to assist in locating and verifying all underground utilities prior to excavation.

All ideas, designs and plans indicated or represented by this drawing are owned by and are the exclusive property of Wayne K. Tonning,RLA.

The plan takes precedence over the plant list.

# SPECIAL INSTRUCTIONS

General site and berm grading to +/- 1 inch (1") shall be provided by the general contractor. All finished site grading and final decorative berm shaping shall be provided by the landscape contractor.

All sod areas as indicated on the planting plan shall receive Stenotaphrum secundatum, St. Augustine 'Floratam' solid sod. It shall be the responsibility of the landscape contractor to include in the bid, the repair of any sod which may be damaged from the landscape installation operations.

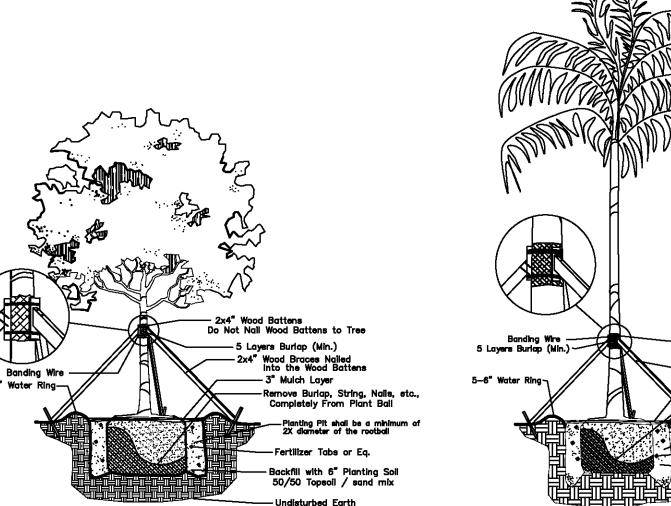
All existing palms to be trimmed and cleaned.

Existing automatic underground irrigation is functional. Rain sensor is to be provided/active.

Landscape permits are required before any planting occurs. Permits are obtained from the Building Department.

Trees are to be planted at a depth so that the root-flare and top of first order root(s) are fully visible.

Existing trees, palms, accents, hedges, shrubs, groundcover and sod must be healthy, maintained and live at final inspection. Also, the existing hedges must be continuous and at least 24" tall.



Large Tree Planting Detail

Shrub & Ground Cover Planting Detail

Palm Planting Detail

Not

THE: LANDSCAPE PLAN - GROUND

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TITLE: LAINUSCAPE PLAIN
IT: NEBRASKA STREET
327 NEBRASKA STREET

WAYNE K. TONNING, RLA

ED BY WKT

WKT

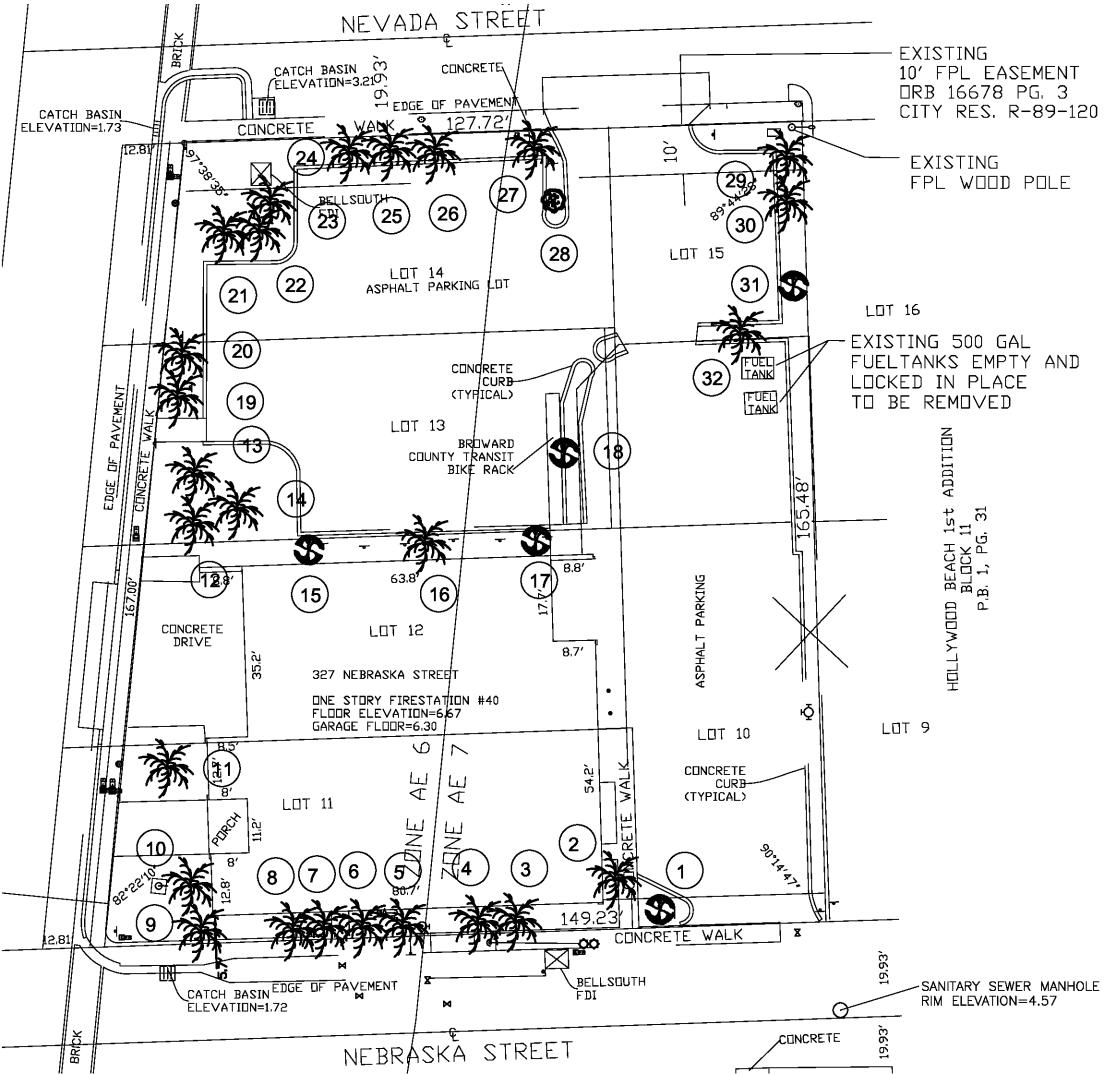
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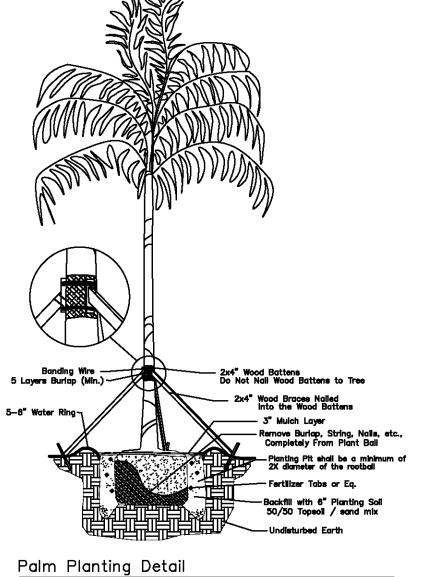
Not to Scale



# NOTE: Contractor to relocate trees/palms as shown. Location will be determined by City of Hollywood Landscape Architect, CRA and contractor. Any mitigation and fees shall be determined at time of building permit.

				We we con		Di#		
				Width Of		Disposition		
Tree #	Туре	Caliper	Height	Canopy	Remove	Remain	Relocate	Condition
	-							Good
1	Carrotwood	10"	25'	25'	Х			Good
2	Sabal Palm	10"	6'	5'	Х			Good
3	Sabal Palm	10"	15'	7'	x			Good
4	Sabal Palm	10"	15'	7'	х			Good
5	Sabal Palm	10"	15'	7'	х			Good
6	Sabal Palm	10"	15'	7'	x			Good
7	Sabal Palm	10"	15'	7'	X			Good
8	Sabal Palm	10"	15'	7'	x			Good
9	Sabal Palm	10"	15'	7'	х			Good
10	Royal Palm	16"	25'	15'			x	Good
11	Royal Palm	16"	25'	15'			x	Good
12	Royal Palm	16"	25'	15'			x	Good
13	Royal Palm	16"	25'	15'			x	Good
14	Royal Palm	16"	25'	15'			x	Good
15	Carrotwood	8"	20'	15'	x			Good
16	Sabal Palm	10"	20'	10'	x			Good
17	Carrotwood	8"	20'	15'	x			Good
18	Carrotwood	6"	15'	10'	х			Good
19	Sabal Palm	10"	15'	10'	х			Dead
20	Sabal Palm	10"	15'	10'	х			Good
21	Coconut Palm	12"	25'	15'			х	Good
22	Coconut Palm	12"	25'	15'			х	Good
23	Coconut Palm	12"	25'	15'			х	Good
24	Sabal Palm	10"	20'	10'	х			Good
25	Sabal Palm	10"	20'	10'	х			Good
26	Sabal Palm	10"	20'	10'	х			Good
27	Sabal Palm	10"	20'	10'	х			Good
28	Ligustrum	3"	6'	6'	х			Good
29	Sabal Palm	10"	15'	15'	х			Good
30	Sabal Palm	10"	15'	15'	х			Good
31	Ligustrum	3"	6'	6'	x			Good
32	DEAD-Stump	0	Ō	0	x			Good

NEXISTING CONDITIONS PLAN
SCALE: 1" = 20'-0"

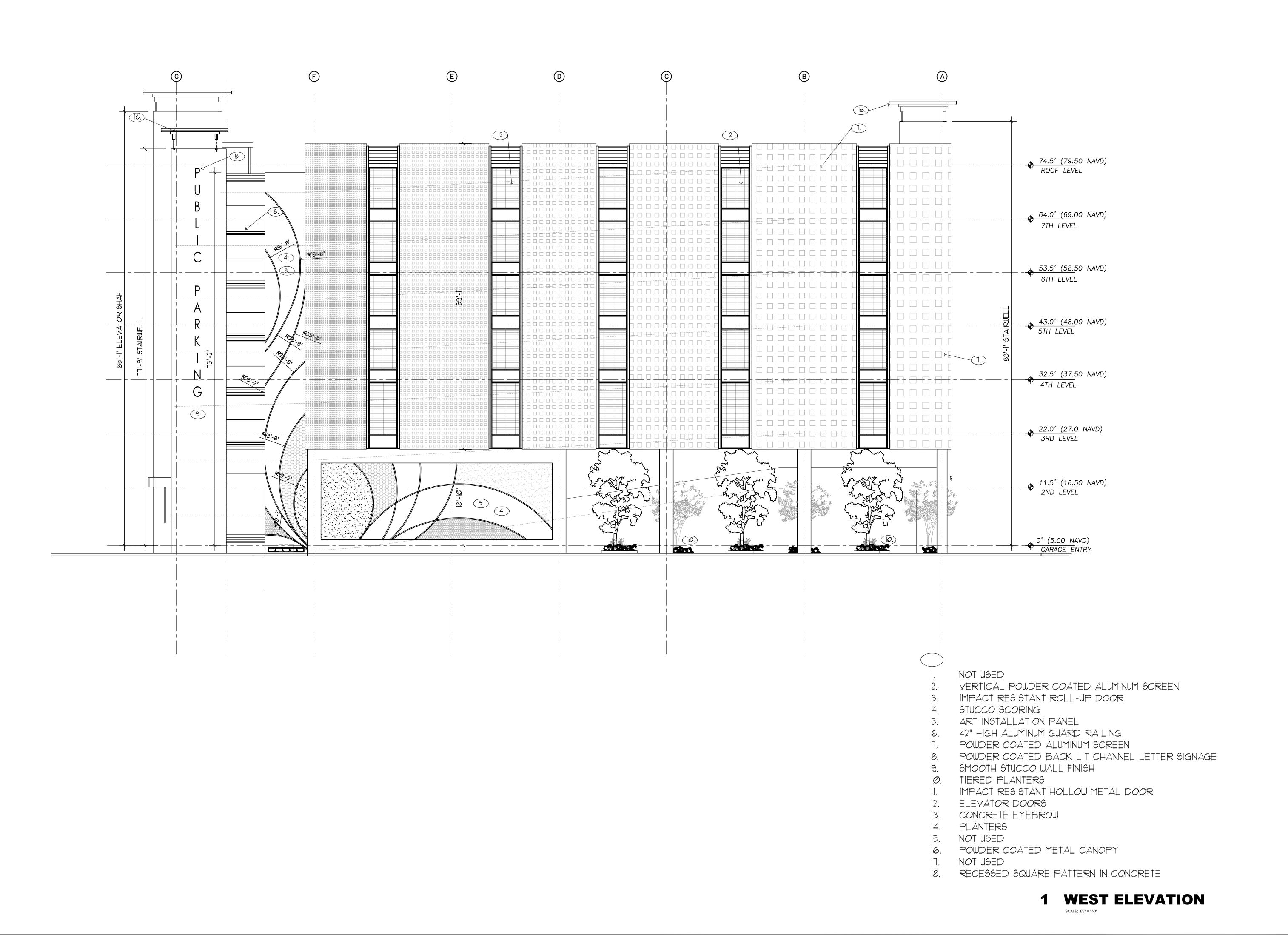


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04-17-15

08-04-15 <u>11-18-16</u>

01-05-17 01-11-17



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PROJECT TITLE
NEBRASKA GARAGE
327 NEBRASKA STREET
HOLLYWOOD FL

WEST ELEVATION

(THRU-DRIVE)

REVISIONS

No. DATE DESCRIPTION

1 10/02/15 COMMENT REV

3 11/16/16 TAC REVISION

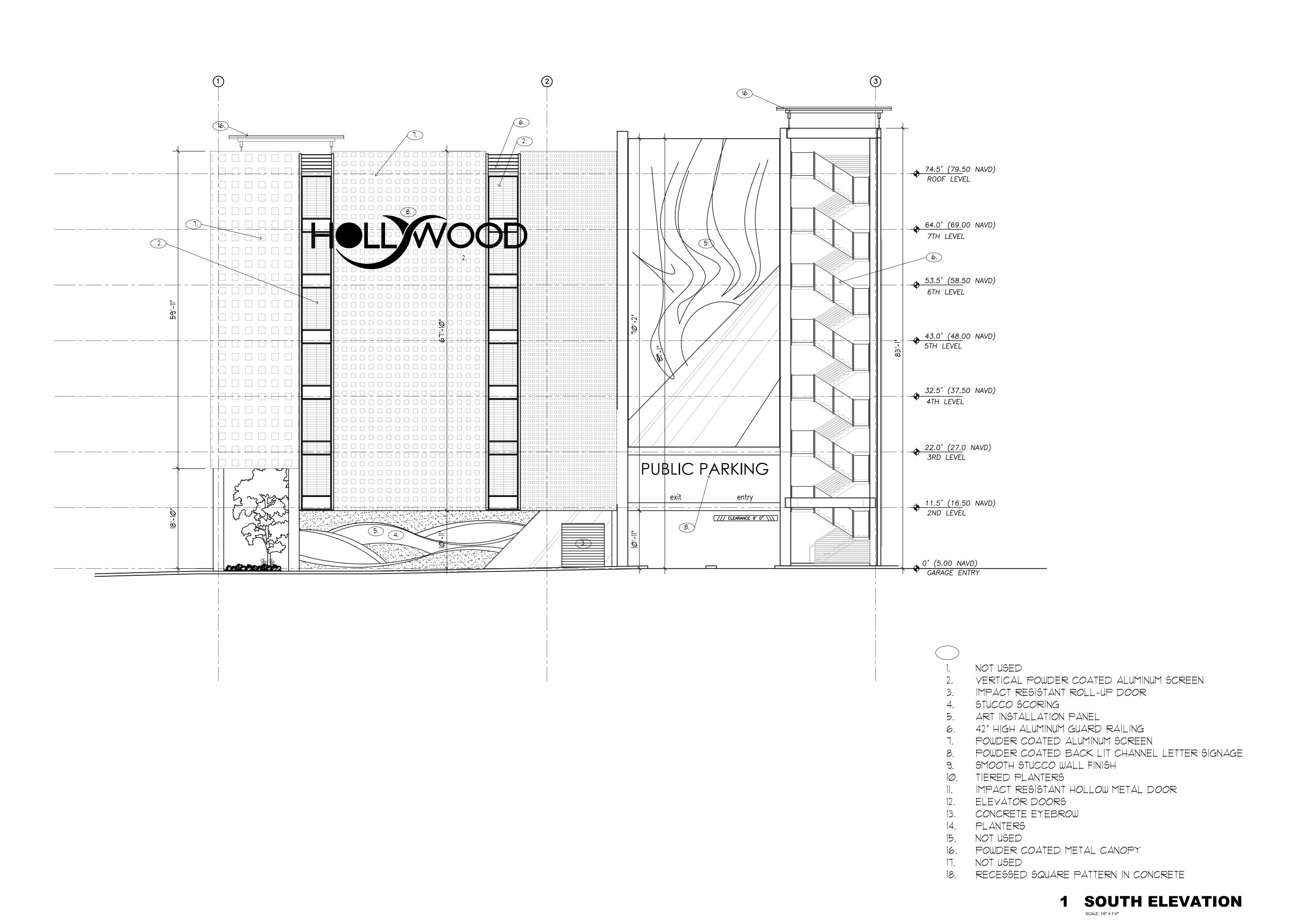
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t Documents and reasonably inferable from them as being necessary to produce the intended results.

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PROJECT TITLE
NEBRASKA GARAGE
327 NEBRASKA STREET
HOLLYWOOD FL

SHEET TITLE
SOUTH ELEVATION
(THRU-DRIVE)

	REVISIONS				
No.	DATE	DESCRIPTION			

1 10/02/15 COMMENT REV

3 11/16/16 TAC REVISION

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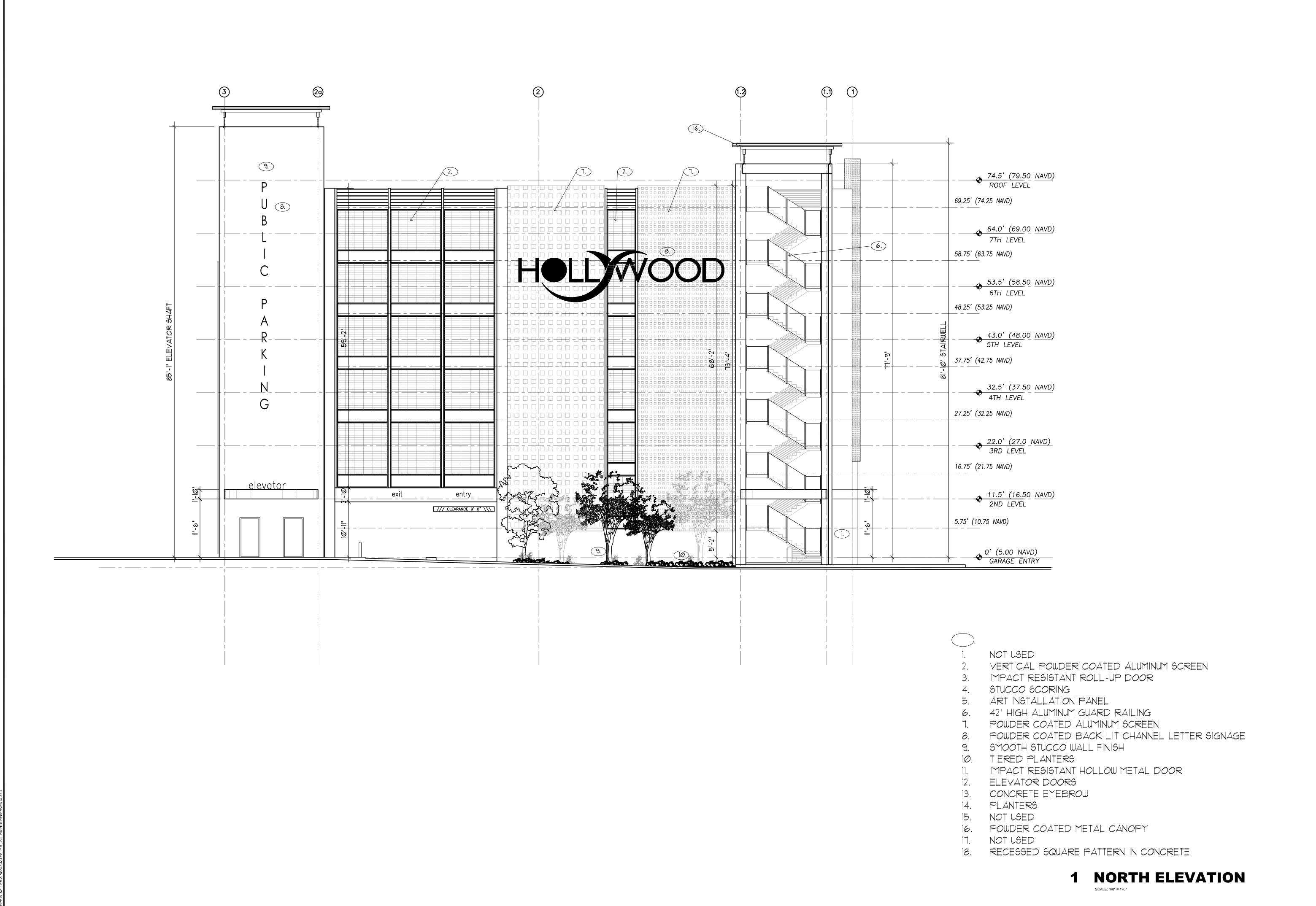
DATE: 01-27-1

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CHECKED BY: JBK

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PROJECT TITLE
NEBRASKA GARAGE
327 NEBRASKA STREET
HOLLYWOOD FL

SHEET TITLE

NORTH ELEVATION

(THRU-DRIVE)

REVISIONS

No. DATE DESCRIPTION

1 10/02/15 COMMENT REV

1 10/02/15 COMMENT REV

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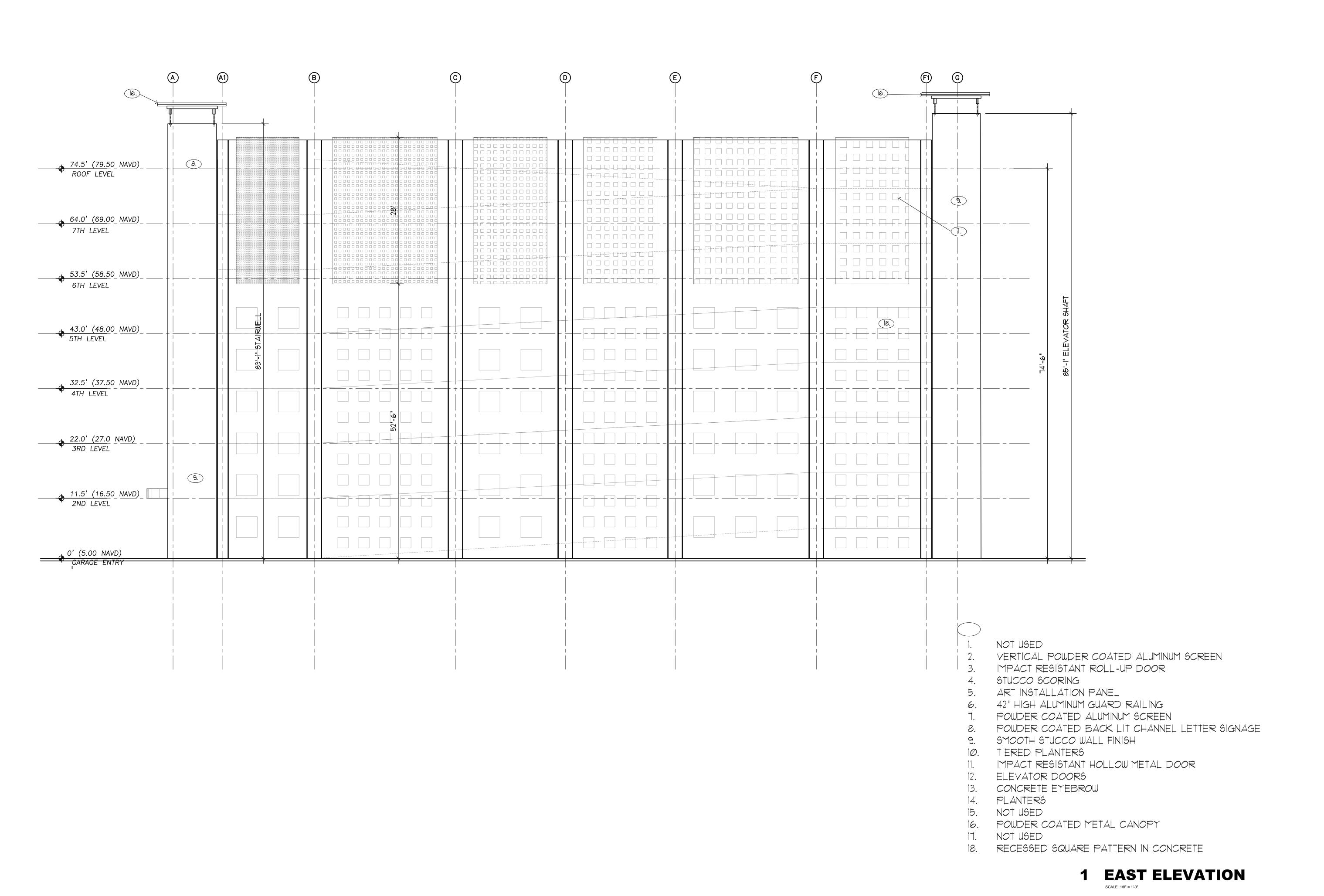
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11/16/16 TAC REVISION

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