

ATTACHMENT I
Revised
Application Package



KallerArchitecture

City of Hollywood
2600 Hollywood Boulevard
Hollywood, Florida 33020

September 19nd, 2024

Re:
813 Harrison Street
Hollywood, Florida 33019
Architect's Project #23064

CRITERIA OF APPROPRIATENESS FOR DESIGN

813 Harrison Street – New Two-Story Single-Family Residence

CRITERION 1: INTEGRITY OF LOCATION

The property is located in the Hollywood Beach North and Southlake District on the southern side of Hollywood Boulevard close proximity to the Intracoastal Waterway, built in 1940 as a One-Story Multi-Family Duplex that sits alongside its respective residential zoning. The newly proposed Two-Story Single-Family Residence sits on a 100'-0" wide lot like its neighboring properties within its zoning designation of RS-6.

CRITERION 2: DESIGN

ANALYSIS: The existing building was built in 1940 and through the years, it was repaired after a fire and renovated, altering its original design. The new proposed building refreshes the curb appeal alongside Harrison Street with a **Mid-Century/Modern style** to bring the historic essence of its surroundings and embrace the new without forgetting the old. This proposed structure will become a gateway to Hollywood Beach Boardwalk from Harrison Street in which the design highlights 2 volumes from the street, that interact harmoniously in scale and positioning, creating a cohesive spatial relationship. These volumes are inviting an abundance of natural light while also highlighting the richness of the surrounding contextual environment. The back of the house responds delicately to the alley by proposing an escalated landscape buffer with a planter that will allow privacy to the pool deck while being sensitive to its immediate environment.

CRITERION 3: SETTING

The setting of the existing duplex is typical to most of the homes in the Historic District Section, sitting on the north side of Harrison St. with access to Hollywood Beach Boardwalk and The Intracoastal Waterway. However, the new proposed design will seamlessly help transition into an adequate structure relevant to the historic district.

CRITERION 4: MATERIALS

The proposed building's materials and colors are intended to be neutral and cohesive. We are proposing a palette of white, beige and dark gray stucco, complemented by clear glass. Features such as an IPE wood deck, light natural wood vertical elements, and clear glass railings throughout will create a striking contrast, highlighting its modern and sophisticated design.

CRITERION 5: ASSOCIATION

The proposed new construction has been designed to be a two-story single-family residence with access to a rooftop terrace. On the ground floor will be a series of steps leading to the main entry door. Upon entry is the 1 1/2" living room, to the left will be a fully open staircase, utilities and social spaces. Towards the west, there are 3 Bedrooms with en-suite bathrooms. Upon arrival at the second floor, to the left will be a stair leading to an outdoor terrace. To the right side of another set of bedrooms, quarters with direct access to their respective private bathrooms.

The architectural style reflects Mid-Century/modern architecture enhancing horizontal elements and hierarchical volumes.

CRITERION 6: WORKMANSHIP

The workmanship on the proposed new construction will be a guarantee that all State and Local regulations are to be upheld. Proper barricading will be provided during the demolition of the existing structure and new construction work. All practices will meet or exceed the requirements of the Florida Building Code 2023, 8th edition and the State of Florida Department of Environmental Protection.

Sincerely,



KallerArchitecture

Giovanni Muñoz Vargas NCARB – NAR - AIA assoc. | Associate

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KallerArchitecture

HISTORIC PRESERVATION BOARD NEW TWO-STORY SINGLE - FAMILY RESIDENCE 813 HARRISON STREET HOLLYWOOD, FL 33019



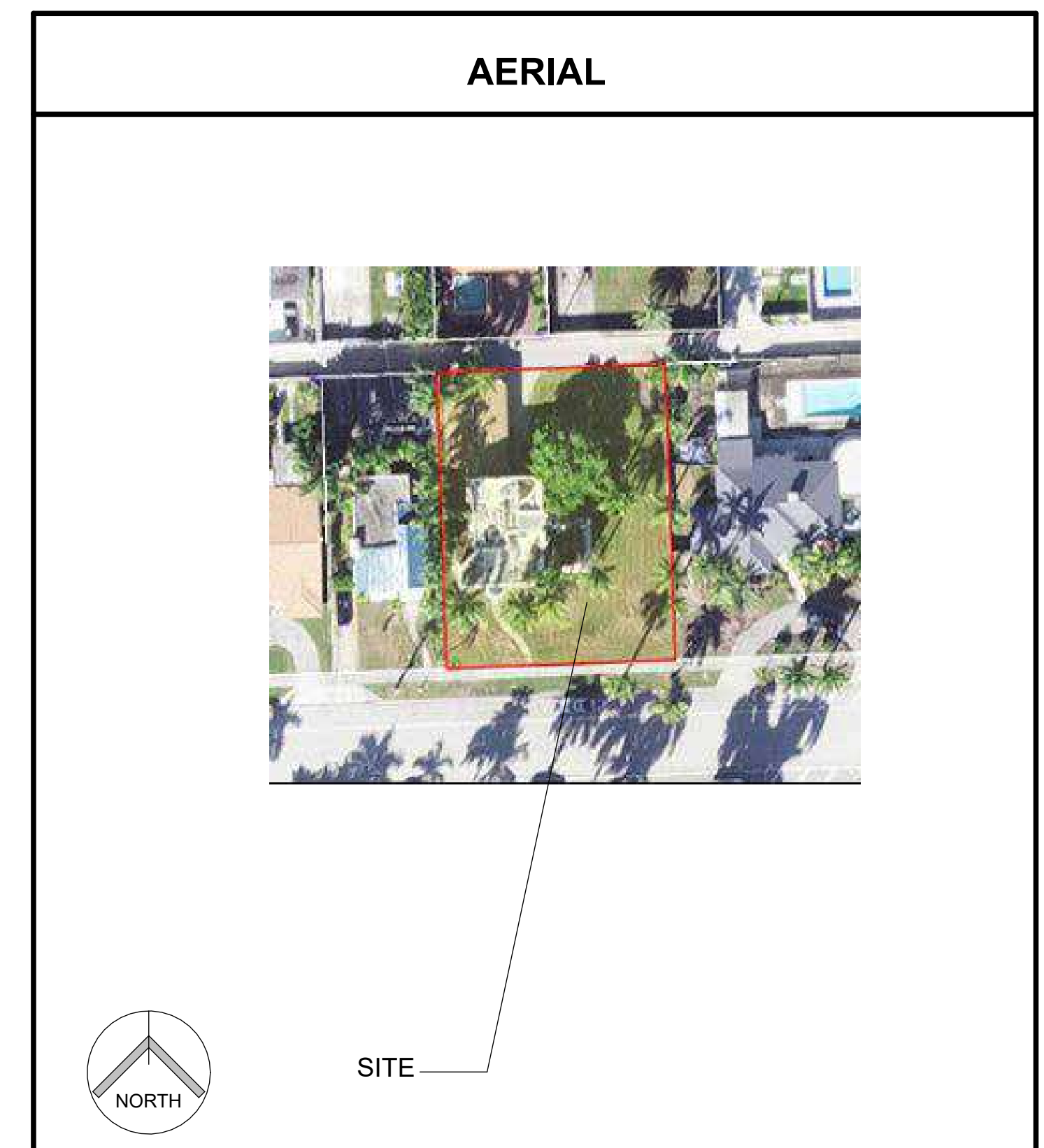
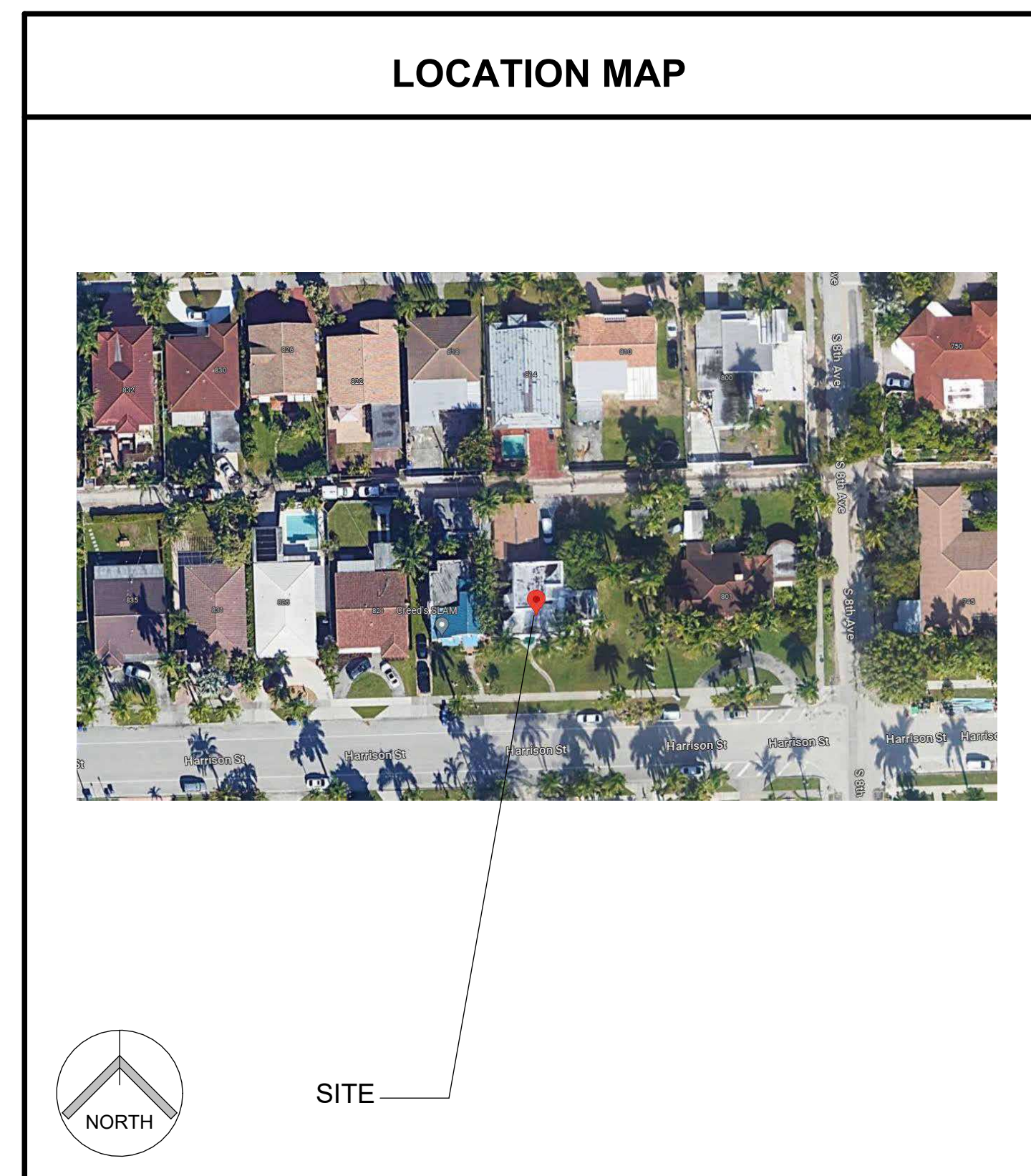
EXISTING



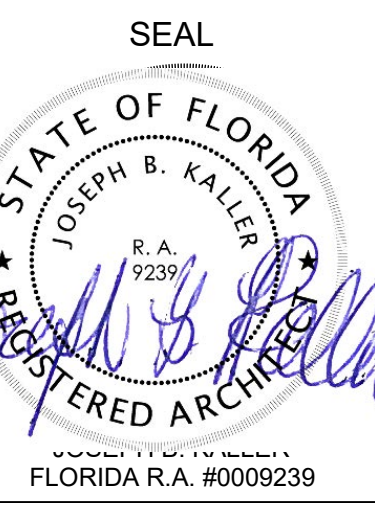
PROPOSED

PROJECT TEAM	
ARCHITECT	OWNER
JOSEPH B. KALLER AND ASSOCIATES, P.A. CONTACT: MR. JOSEPH B. KALLER ADDRESS: 2417 HOLLYWOOD BLVD. HOLLYWOOD, FL 33020 PHONE: (954) 920-5746 FAX: (954) 926-2841 EMAIL: JOSEPH@KALLERARCHITECTS.COM	OWNER: SF&GM PROPERTY LLC ADDRESS: 137 GOLDEN ISLES DR #403 HALLANDALE BEACH, FL 33009
SURVEYOR	
PINNELL SURVEY, INC CONTACT: JASON H PINNELL PHONE: (954) 418-4940 EMAIL: ORDER@FLAND.NET	
CIVIL	
ZEPHYR ENGINEERING CONTACT: WILDORF ZEPHYR PHONE: (786) 302-7639	
LANDSCAPE	
THE MIRROR OF PARADISE CONTACT: GABRIELA FOJT, RLA PHONE: (954) 315-1707 EMAIL: GABRIELA@THEMIRROROFPARADISE.COM	

PROJECT DATA	
JURISDICTION	
CITY OF HOLLYWOOD BROWARD COUNTY STATE OF FLORIDA	
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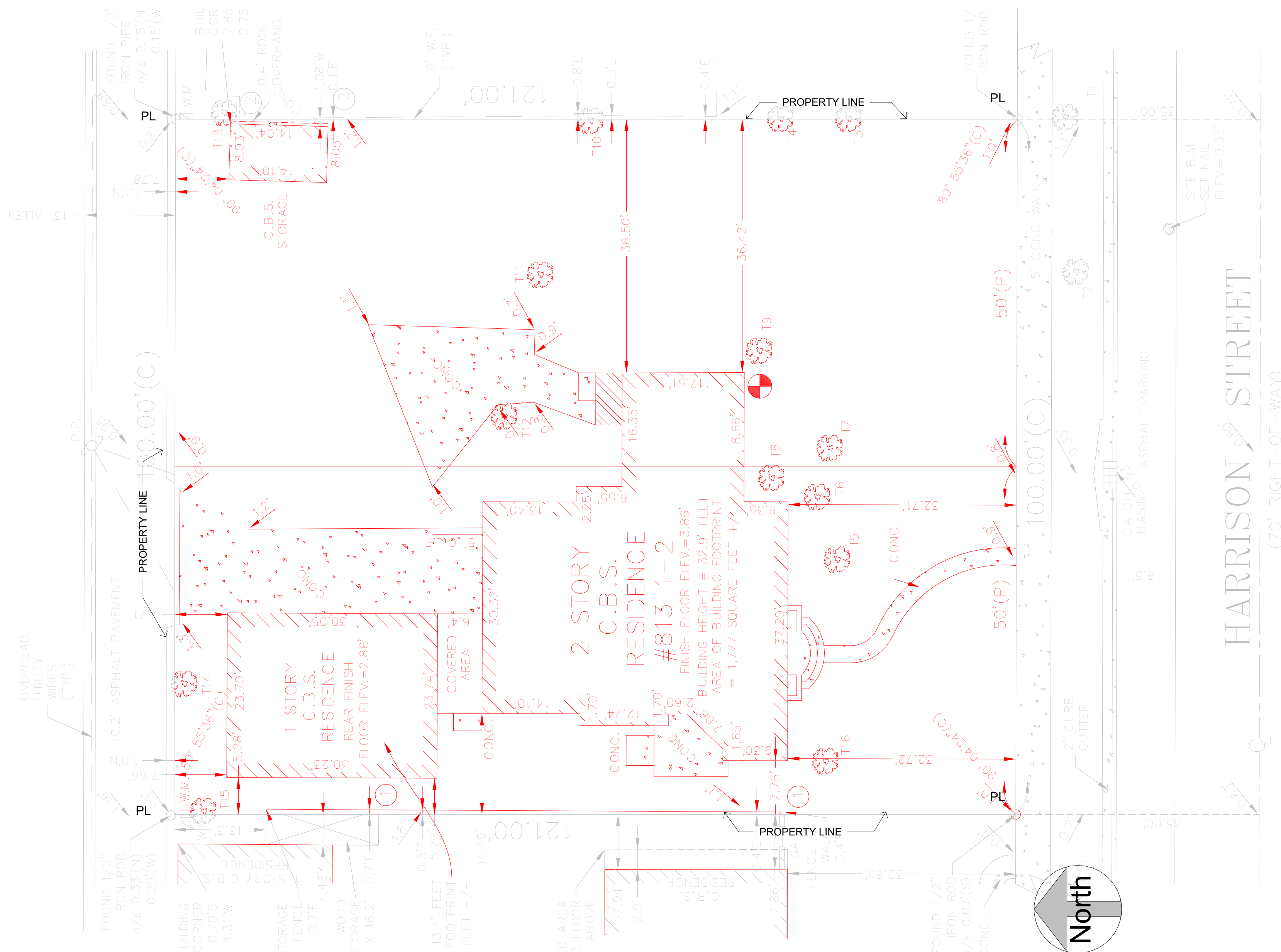
HISTORIC PRESERVATION BOARDS
813 HARRISON STREET
HOLLYWOOD, FL 33019

COVER SHEET

REVISIONS		
No.	Description	Date

PROJECT No.: 23064
DATE: MAR 2024
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SHEET
A-000



SITE DEMOLITION PLAN
3/32" = 1'-0"

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.
2. THE CONTRACTOR SHALL COMPLY WITH ALL APPLICABLE PROVISIONS OF THE FLORIDA BUILDING CODE PARTICULARLY CHAPTER 33 WITH REGARD TO DEMOLITION & SITE WORK.
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.
4. REMOVE ALL DEMOLITION MATERIALS AND DEBRIS FROM THE CONSTRUCTION SITE.
5. ALL EXISTING EXPOSED SURFACES THAT ARE TO REMAIN IN PLACE THAT ARE DAMAGED DURING CONSTRUCTION SHALL BE REPAIRED AS REQUIRED TO MATCH EXISTING UNDAEMAGED SURFACES.
6. ARRANGE WITH UTILITY COMPANIES FOR THE DISCONNECTION OF SERVICES AND REMOVAL FITTINGS AND EQUIPMENT BEFORE STARTING DEMOLITION WORK.

1. PROTECT PARTS OF THE EXISTING WORK SCHEDULED TO REMAIN. CUT AWAY CAREFULLY THE PARTS TO BE DEMOLISHED TO REDUCE THE AMOUNT OF NECESSARY REPAIRS.
2. SECURE OWNER'S EXISTING PROPERTY TO BE SALVAGED. COORDINATE THOSE ITEMS WITH THE OWNER.
3. SHORE, BRACE AND SECURE STRUCTURAL ITEMS TO REMAIN BEFORE DEMOLITION.
4. REMOVE ANY AND ALL NECESSARY EXISTING CONCRETE SLABS TO ACCOMMODATE NEW PLUMBING LINES, COLUMNS, FOUNDATIONS & OTHER STRUCTURAL ITEMS IN COORDINATION WITH THESE DRAWINGS.

- STANDARDS FOR DEMOLITION (SECTION 3406 OF FBC)**
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.
 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.
 3. ALL DEBRIS AND ACCUMULATION OF MATERIAL RESULTING FROM DEMOLITION OF ANY BUILDING OR STRUCTURE SHALL BE REMOVED FROM THE PREMISES.
 4. ALL BUILDING SEWERS SHALL BE EFFECTIVELY PLUGGED WITH CONCRETE AT THE PROPERTY LINE, OR AS MAY BE REQUIRED BY THE BUILDING OFFICIAL.
 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.

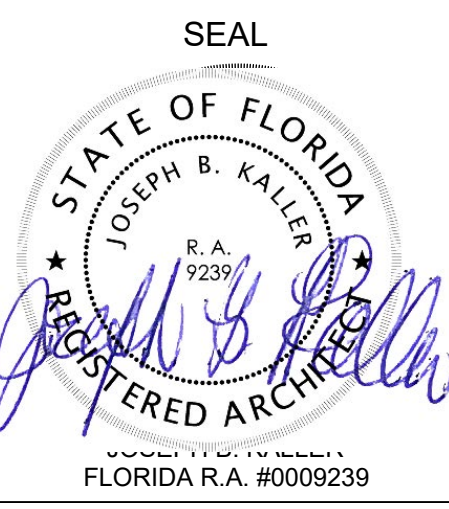
1. THE EXTENT OF THE DEMOLITION MAY BE ADJUSTED PENDING FIELD CONDITIONS OF THE STRUCTURE.
2. ALL EXT'G INTERIOR GYP. BD., AND STUCCO TO BE REMOVED.

DEMO SITE DATA
3/4" = 1'-0"



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HISTORIC PRESERVATION BOARDS
813 HARRISON STREET
HOLLYWOOD, FL 33019

SHEET TITLE
SITE DEMOLITION PLAN

REVISIONS

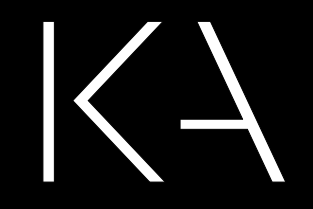
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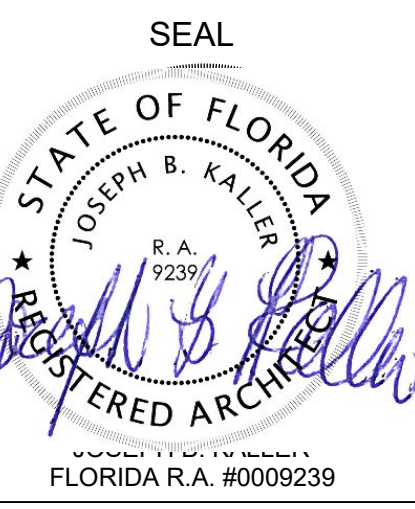
SHEET

SDP-100



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HISTORIC PRESERVATION BOARDS
813 HARRISON STREET
HOLLYWOOD, FL 33019

SITE PLAN GROUND FLOOR

Table with 3 columns: No., Description, Date. Revisions section.

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DATE: MAR 2024
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SHEET

SP-100

PROPERTY ADDRESS

813 HARRISON STREET
HOLLYWOOD, 33019

FOLIO

514214024580

LEGAL DESCRIPTION

HOLLYWOOD LAKES SECTION 1-32 B LOT 12.13 BLK 74

SITE INFORMATION

Table comparing EXISTING and PROPOSED site information including zoning, land use designation, lot area, and base flood zone.

BUILDING INTENSITY

Table comparing EXISTING and PROPOSED building intensity metrics like lot coverage, FAR, A/C area, and building footprint.

BUILDING INFORMATION

Table comparing EXISTING and PROPOSED building information such as type of construction, fire alarm, and occupancy classification.

PARKING CALCULATION:

Table comparing REQUIRED and PROVIDED parking spaces (5).

SETBACKS:

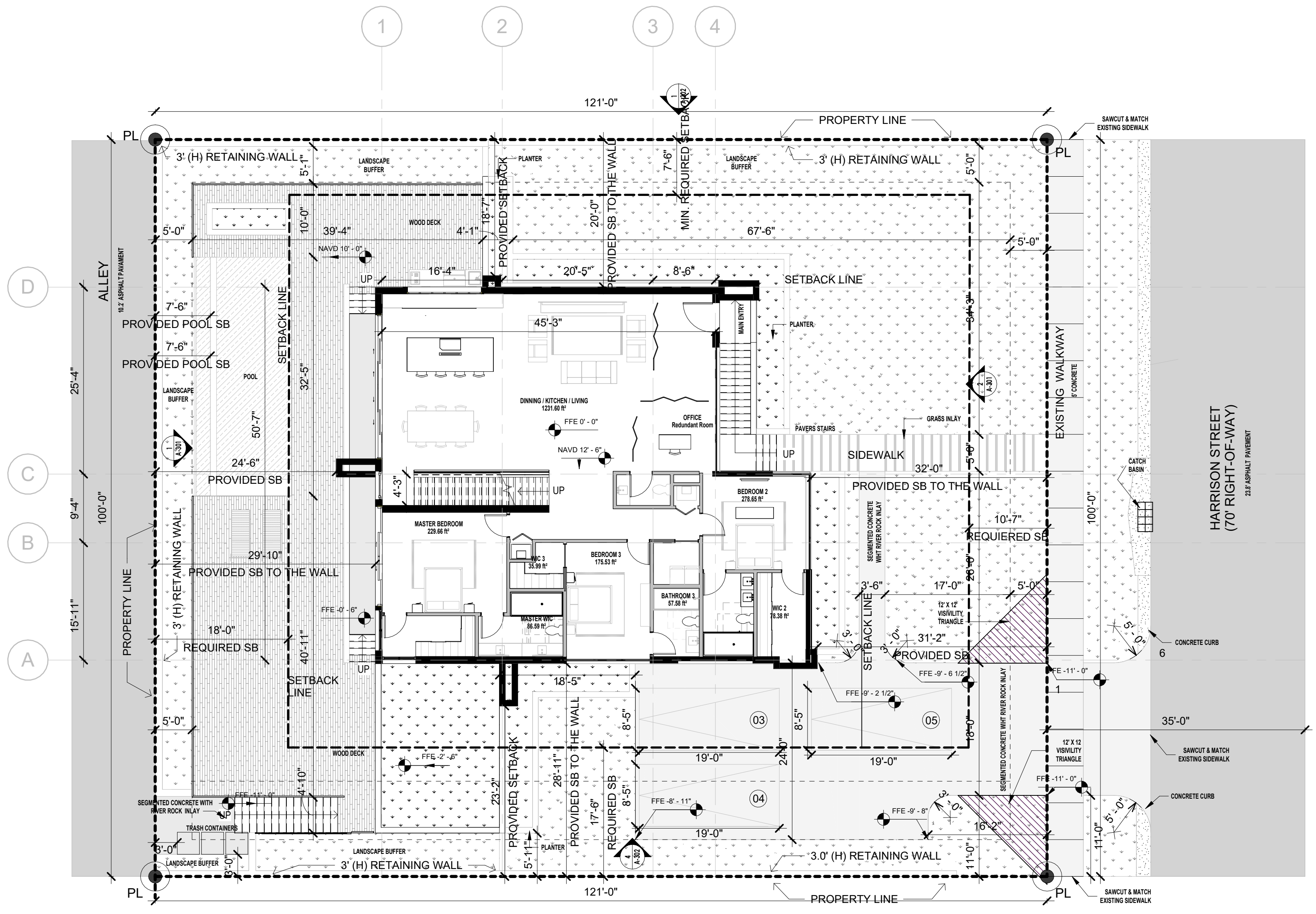
Table comparing REQUIRED and PROVIDED setbacks for frontage, side interior, and rear.

LANDSCAPE

Table comparing REQUIRED and PROVIDED landscape area metrics.

GROSS BUILDING A/C AREA

Table showing A/C area by floor level: Interior, Parking Floor, First Floor, Second Floor, Terrace Level, and Total A.C. Area.



SITE GROUND FLOOR
3/32" = 1'-0"

GREEN BUILDING PRACTICES
FROM CITY OF HOLLYWOOD ORDINANCE
#0-2015-06

- List of 16 green building practices including radiant barrier roof, windows, energy star roofing, programmable thermostats, occupancy sensors, dual flush toilets, etc.

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.

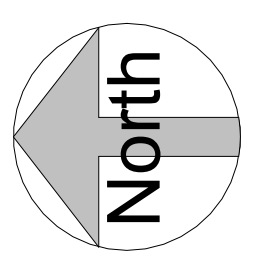
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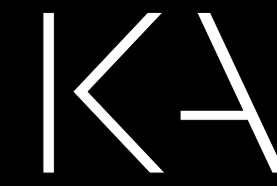
TWO WAY RADIO COMPLIANCE: BUILDING WILL BE IN COMPLIANCE WITH N.F.P.A. 1, 11.10 AND BROWARD COUNTY CODE AMENDMENT 118.2 FOR TWO WAY RADIO COMMUNICATION.

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



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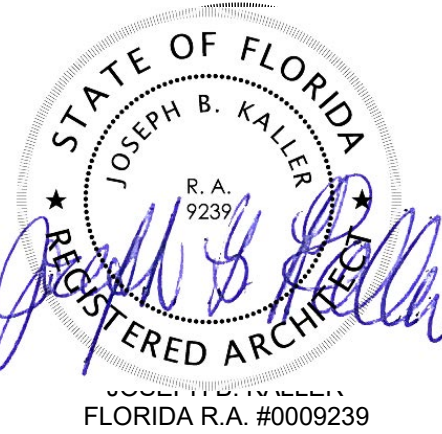


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SEAL



PROJECT TITLE
HISTORIC PRESERVATION BOARDS

813 HARRISON STREET

HOLLYWOOD, FL 33019

SHEET TITLE
SITE PLAN PARKING

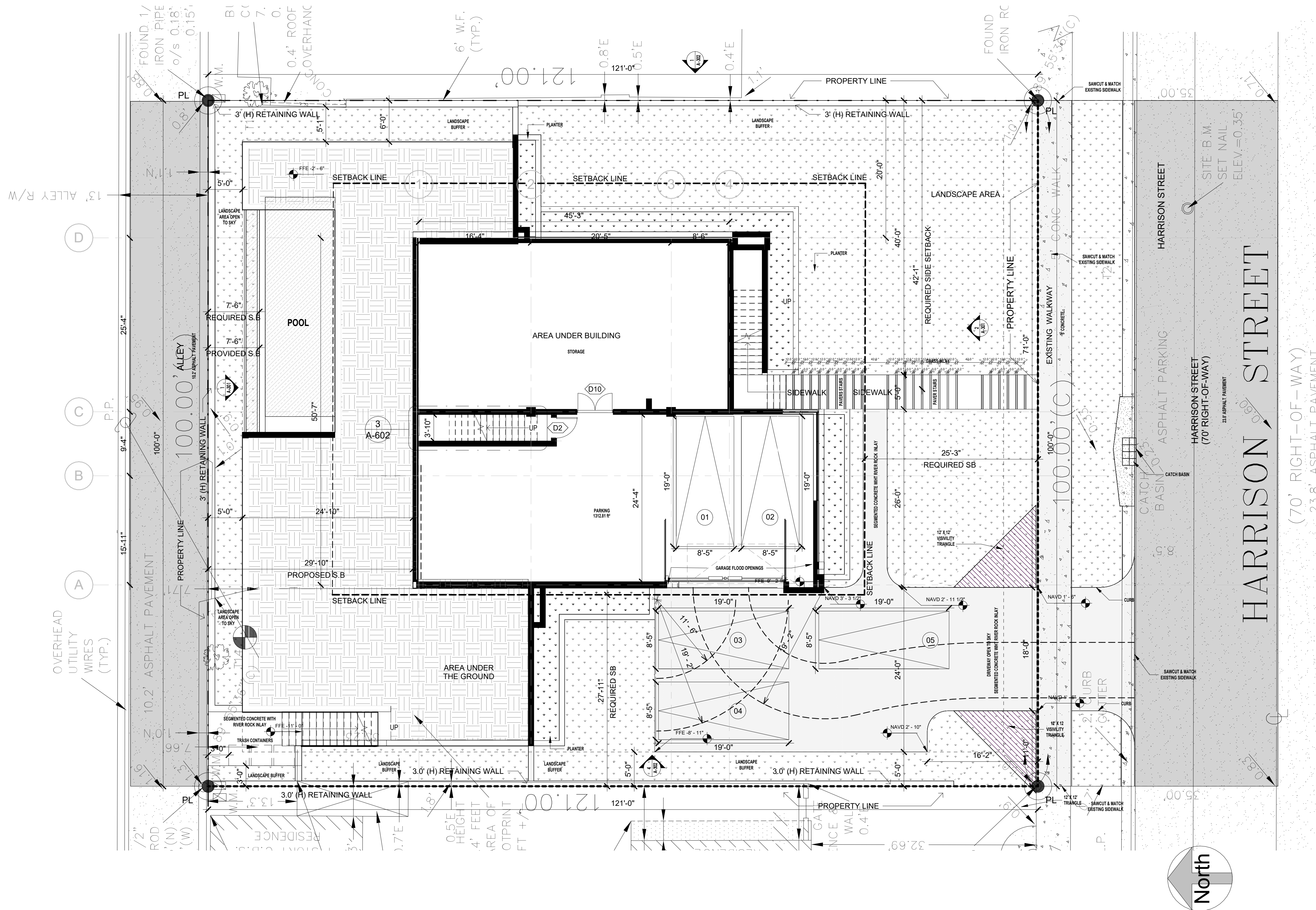
REVISIONS

No.	Description	Date

PROJECT No.: 23064
DATE: MAR 2024
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SHEET

SP-101



1 SITE PARKING
1/8" = 1'-0"

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1 801 HARRISON STREET
NTS



3 750 HARRISON STREET
NTS



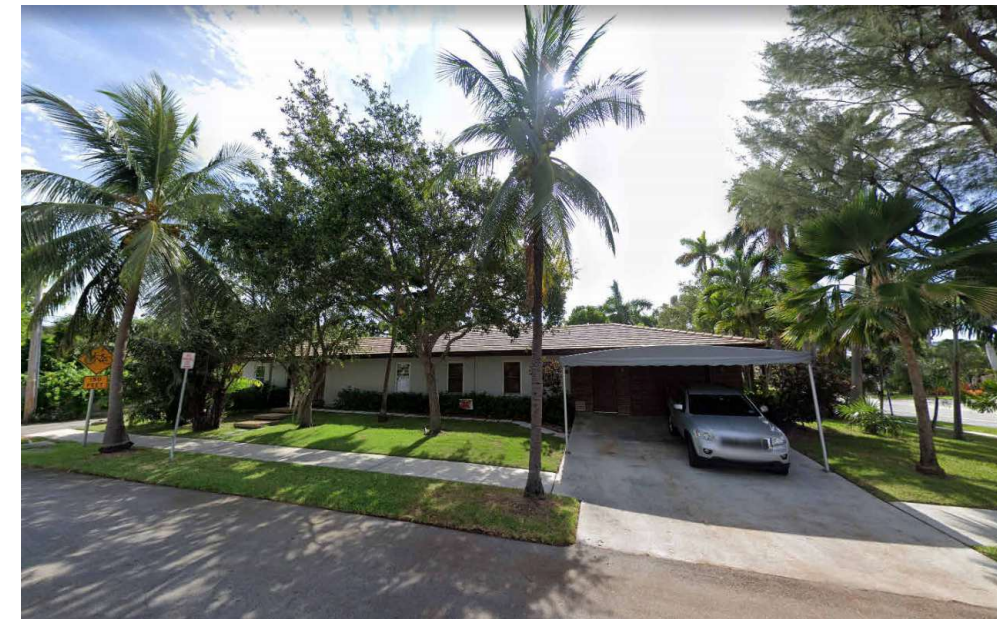
5 804 HARRISON STREET
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7 820 HARRISON STREET
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9 821 HARRISON STREET
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2 745 HARRISON STREET
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4 800 HARRISON STREET
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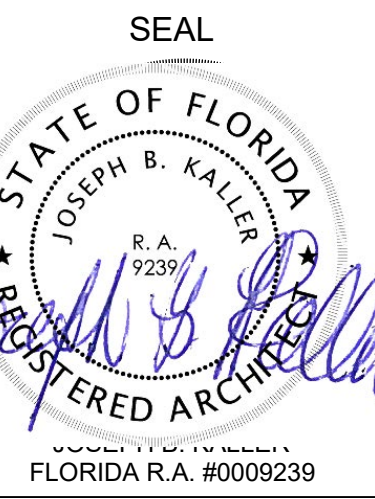
8 826 HARRISON STREET
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10 817 HARRISON STREET
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PROJECT TITLE

SHEET TITLE

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SHEET
SP-102

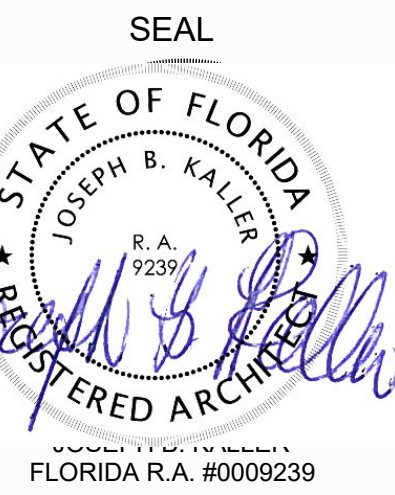


1 NORTH-WEST - RENDER

2 NORTH-WEST - RENDER



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2 STREET PROFILE
 1/8" = 1'-0"

PROJECT TITLE

SHEET TITLE

REVISIONS

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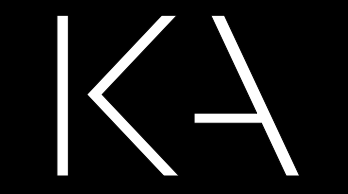
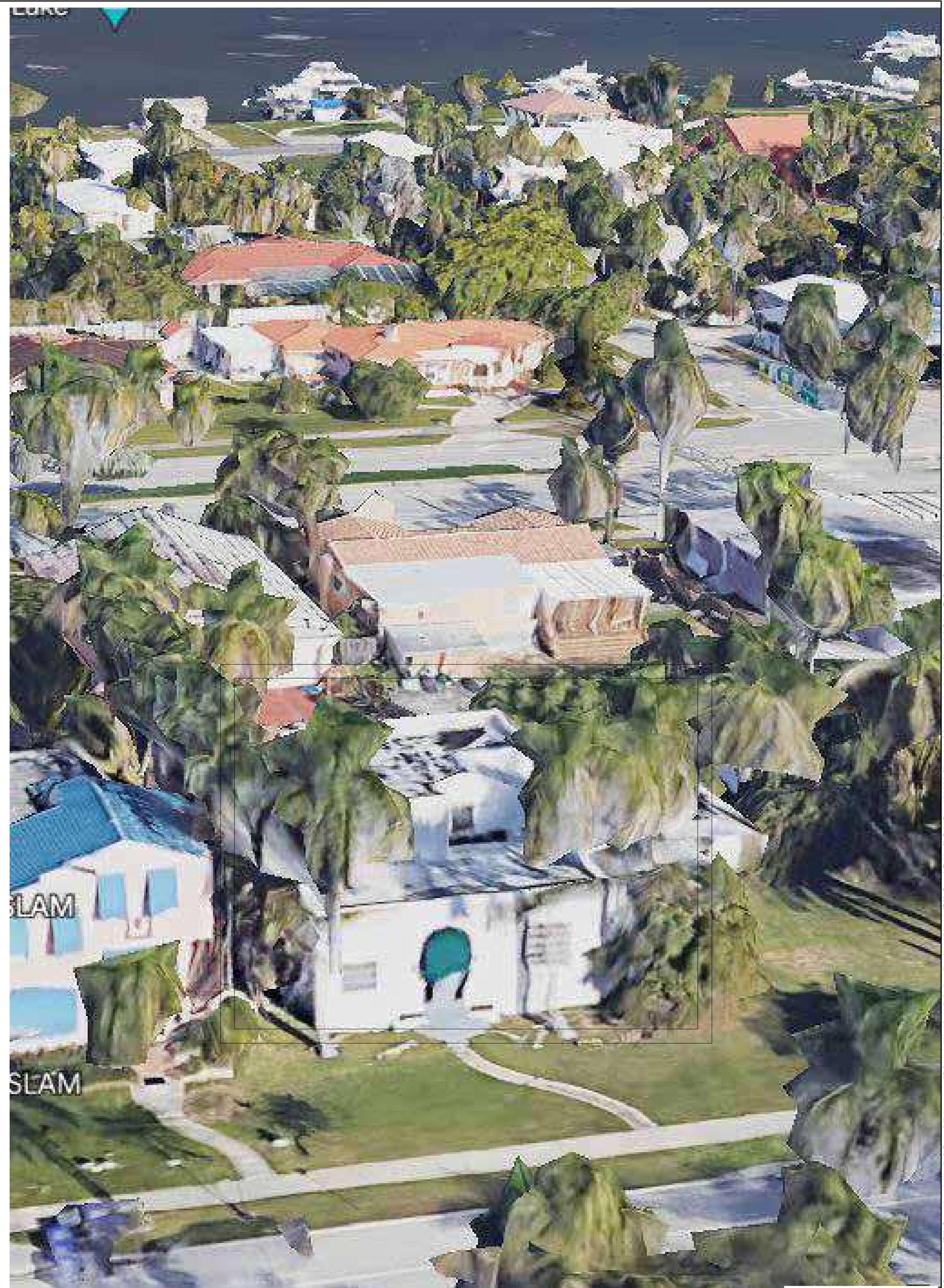
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SHEET
 SP-103

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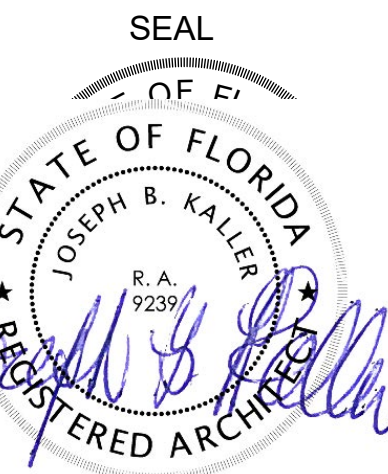
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SUBJECT PROPERTY

REVISIONS

No.	Description	Date

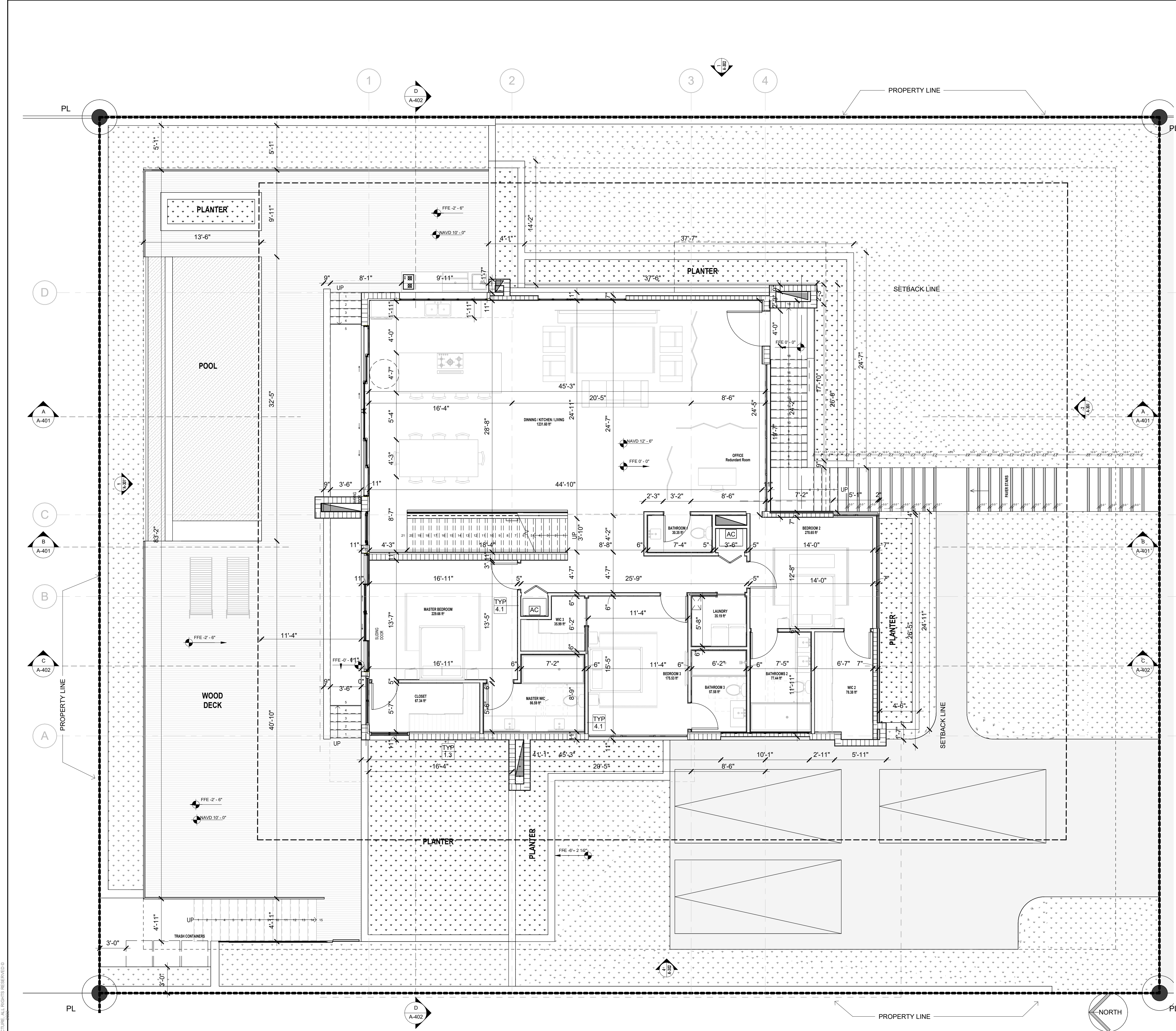
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SHEET
SP-104

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SUBJECT PROPERTY



- GENERAL PLAN NOTES:**
1. ALL CUPBOARDS & CABINETS (MILLWORK) SHOP DWGS ARE TO BE SUPPLIED BY EQUIPMENT SUPPLIER/CONTRACTOR FOR OWNER/ARCHITECT REVIEW & APPROVAL PRIOR TO FABRICATION
 2. CONTRACTOR TO SUPPLY ALL (TREATED) WALL-BLOCKING TO SUPPORT ALL FURNITURE & OTHER THAT REQUIRE BEING MOUNTED OR FIXED TO THE WALL
 3. GFCI OUTLETS ARE TO BE PROVIDED @ ALL WET AREAS & KITCHEN COUNTERS
 4. CONTRACTOR IS TO REVIEW ALL SPECIFICATIONS OF ALL EQUIPMENT PRIOR TO INSTALLATION. EQUIPMENT SUPPLIER TO PROVIDE CUT SHEETS FOR ALL EQUIPMENT
 5. CONTRACTOR SHALL PROVIDE FULL SET OF MILLWORK SHOP-DWGS FOR OWNER REVIEW/APPROVAL PRIOR TO FABRICATION
 6. CONTRACTOR SHALL CONTACT & COORDINATE WITH ARCHITECT OF RECORD IMMEDIATELY SHOULD ANY DISCREPANCIES ARISE
 7. CONTRACTOR SHALL FIELD VERIFY ALL AREA DIMENSIONS & ALL EXISTING FIELD CONDITIONS PRIOR TO PUBLISHING A COST ESTIMATE/PROPOSAL TO CLIENT
 8. CONTRACTOR SHALL FIELD VERIFY ALL AREAS/SPACES' DIMENSIONS PRIOR TO FABRICATING OR PURCHASING ANY MILLWORK AND/OR FURNITURE
 9. PROPOSED FRAMED/GWB CEILING SHALL NOT BE LESS THAN 7'-6" AFF (TYP) ANY WOOD IN CONCEALED SPACES SHALL BE FIRE RETARDANT (TYP)
 10. CONTRACTOR SHALL FIELD VERIFY ALL AREA DIMENSIONS & ALL EXISTING FIELD CONDITIONS PRIOR TO PUBLISHING A COST ESTIMATE/PROPOSAL TO CLIENT
 11. 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
 12. CONTRACTOR SHALL PROVIDE A (GRADE) COMPACTION ENGINEERING REPORT PRIOR TO POURING OF CONCRETE STRUCTURES (G-BEAMS, SLABS, ETC.)
 13. PROVIDE 15-mil VaporBlock G - VAPOR/MOISTURE RESISTANT BARRIER (OR EQUAL) UNDER ALL PROPOSED STRUCTURES (FLOOR SLABS & FOUNDATION) (TYP)
 14. ALL PROPOSED GLASS EXCEEDING 9 SQUARE FEET SHALL BE 'SAFETY GLAZING' CATEGORY II AS SPECIFIED IN THE FBC 2017 6TH EDITION SECTION 2406.2
 15. GLAZING IN SAFEGUARDS SHALL MEET THE REQUIREMENTS OF ANSI Z97
 16. 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.
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 JOSEPH B. KALLER
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 REGISTERED ARCHITECT
 FLORIDA R.A. #0009239

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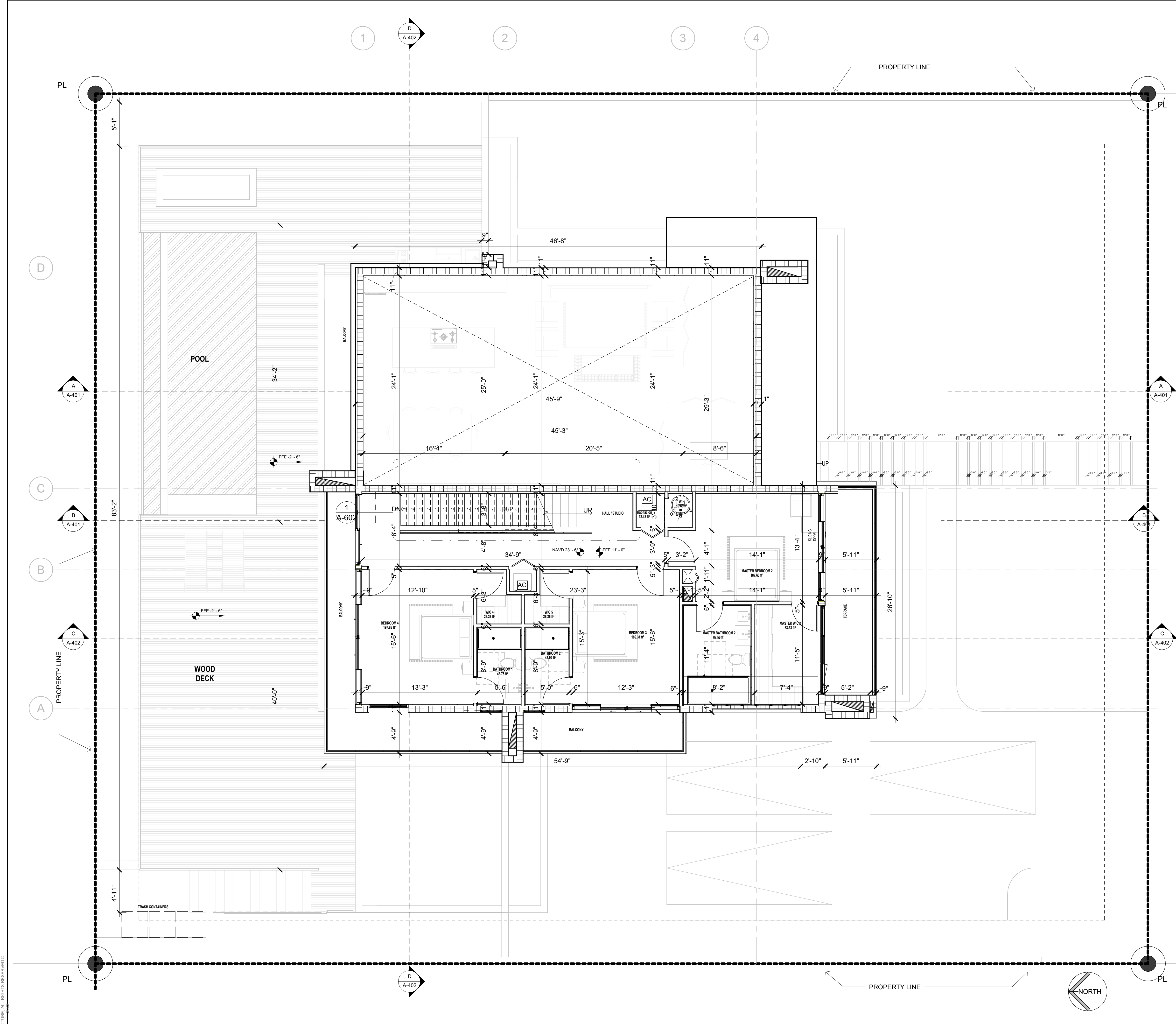
PROJECT TITLE
GROUND LEVEL FLOOR PLAN

REVISIONS

No.	Description	Date

PROJECT No.: 23064
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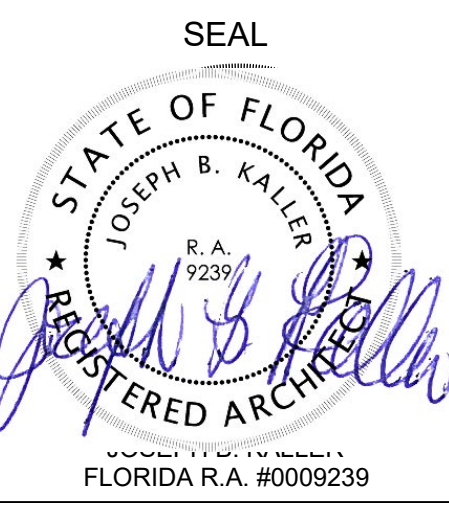
SHEET



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HISTORIC PRESERVATION BOARDS
813 HARRISON STREET
 HOLLYWOOD, FL 33019

PROJECT TITLE
SECOND LEVEL FLOOR PLAN

REVISIONS

No.	Description	Date

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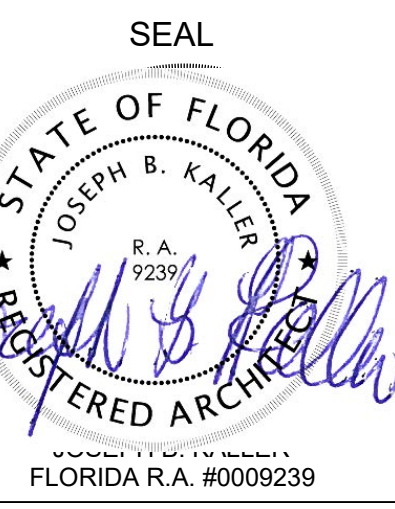
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PROJECT TITLE

TERRACE FLOOR PLAN

SHEET TITLE

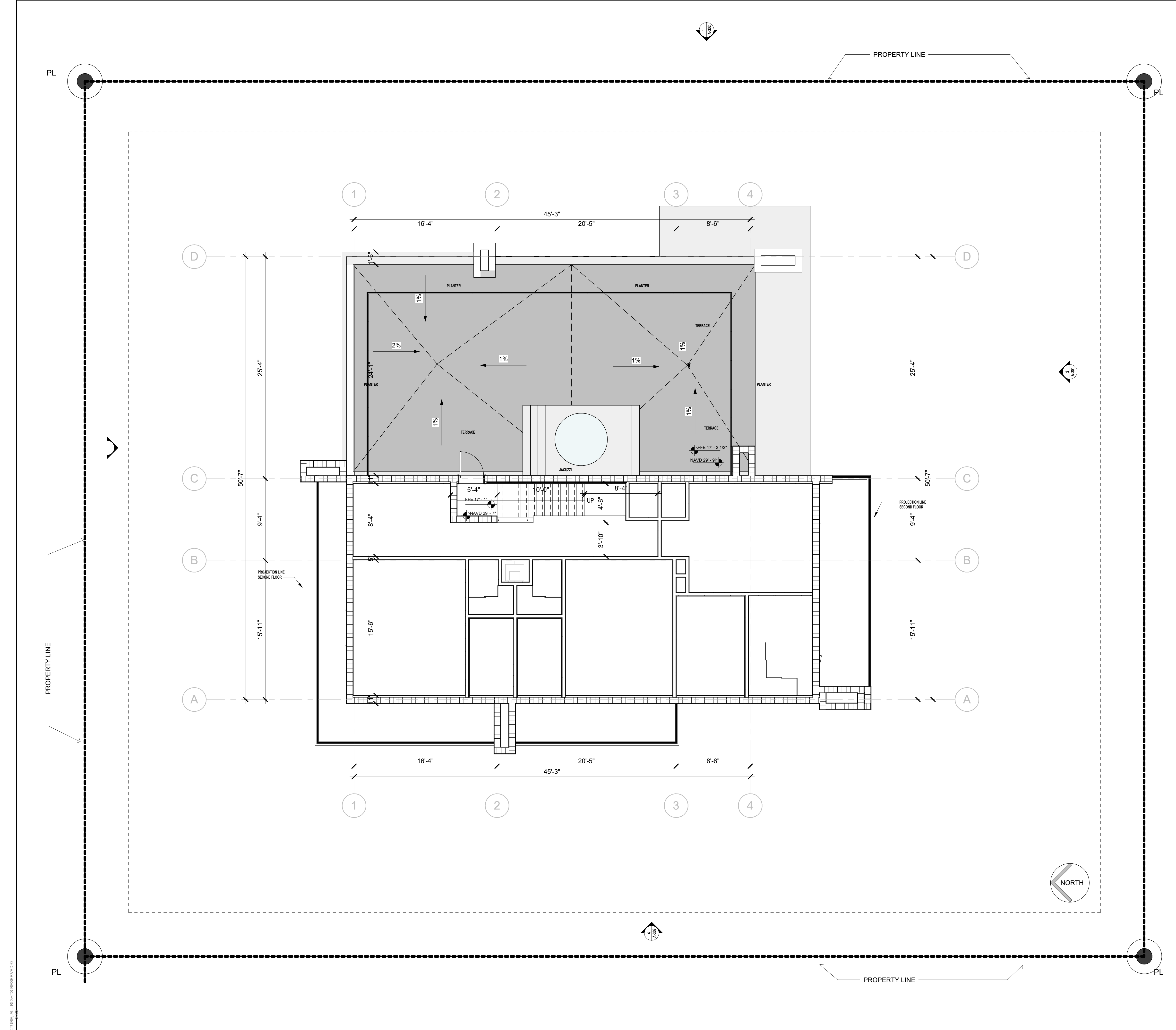
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PROJECT No.: 23064
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SHEET

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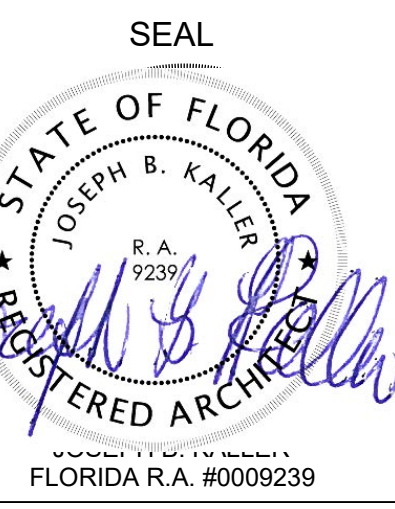
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 HOLLYWOOD, FL 33019

PROJECT TITLE
 HISTORIC PRESERVATION BOARDS
ROOF LEVEL FLOOR PLAN

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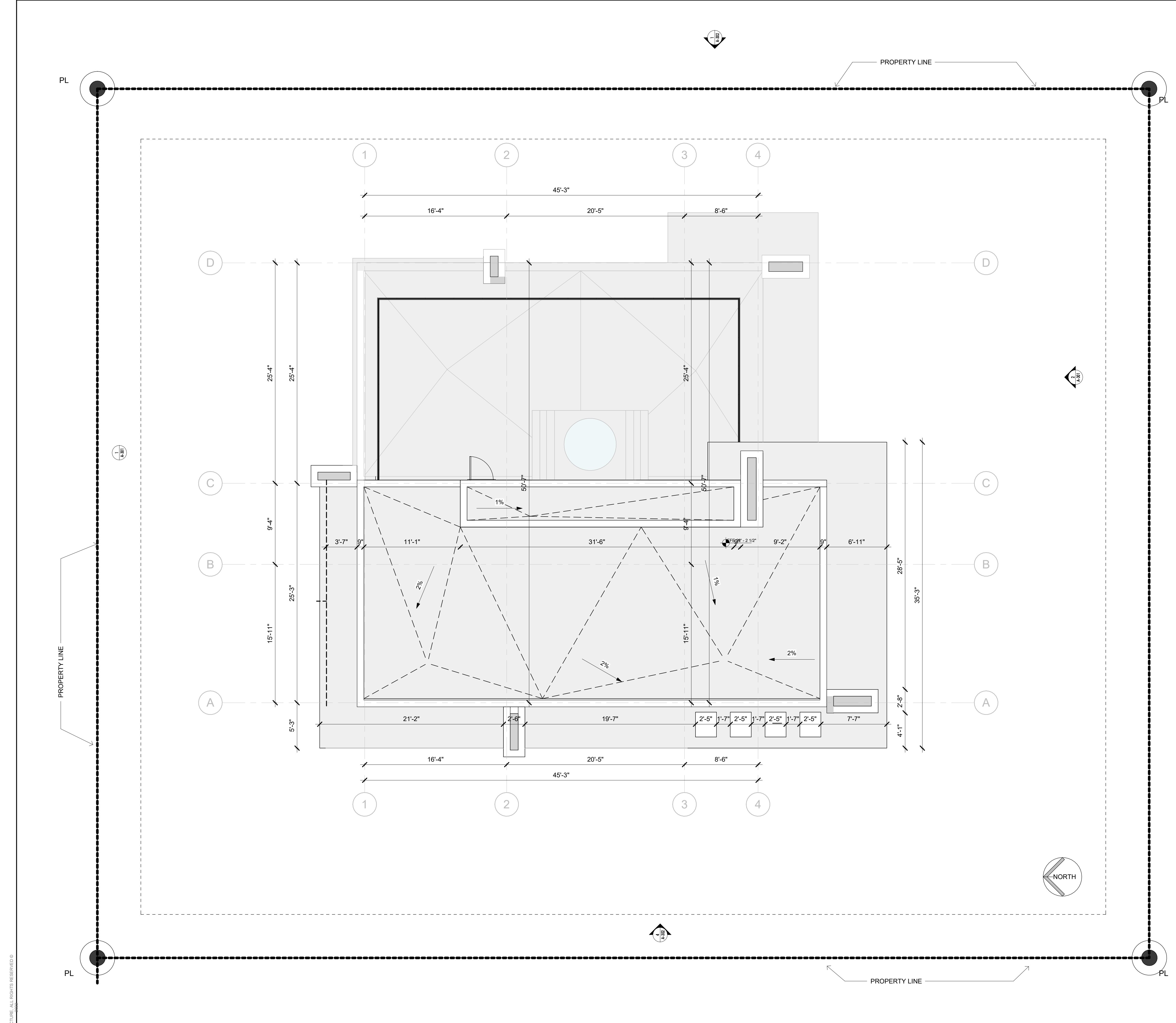
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A-104

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1 ROOF LEVEL (Project level +24.00)
 3/16" = 1'-0"

2 GENERAL NOTES

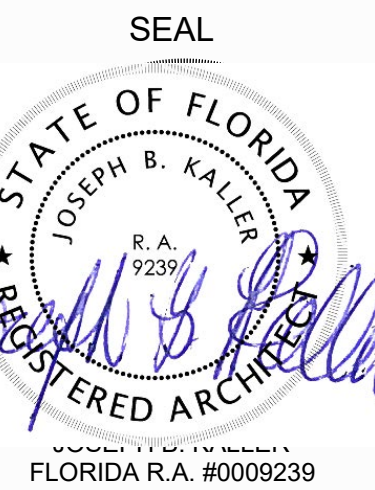
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HISTORIC PRESERVATION BOARDS
813 HARRISON STREET
 HOLLYWOOD, FL 33019

PROJECT TITLE

SHEET TITLE

REVISIONS

No.	Description	Date

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PROJECT No.: 23064
 DATE: MAR 2024
 DRAWN BY: MS
 CHECKED BY: JS

SHEET

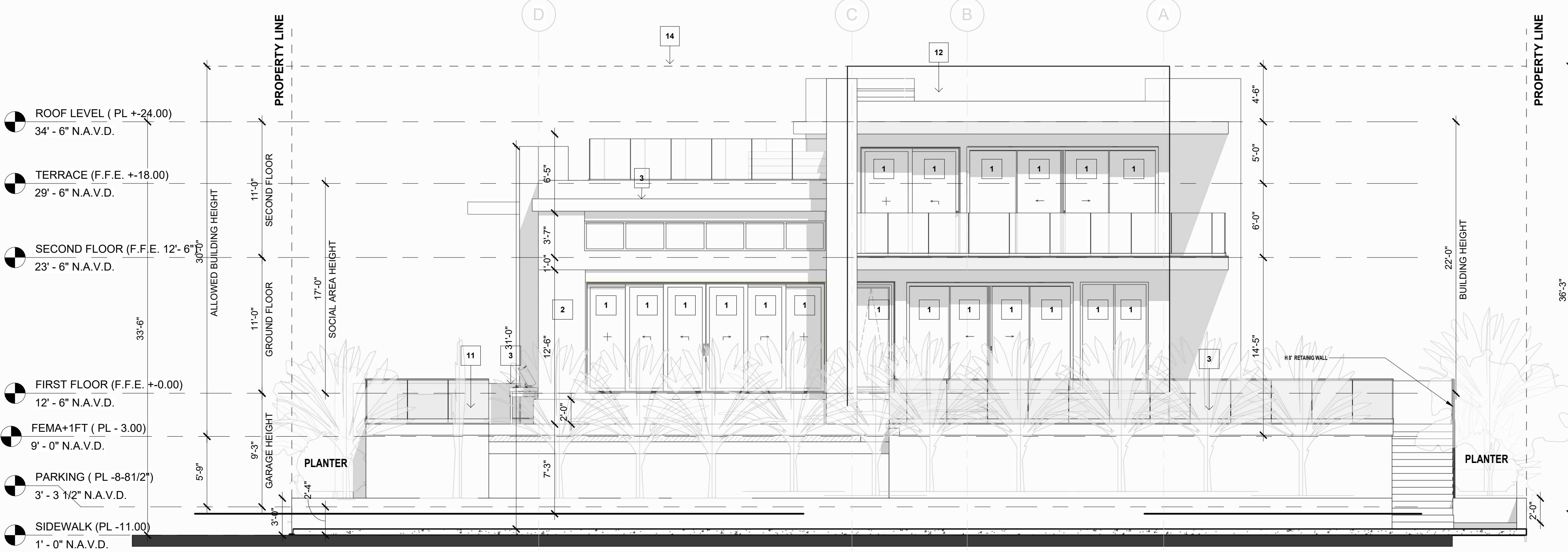
A-301

GENERAL NOTES:

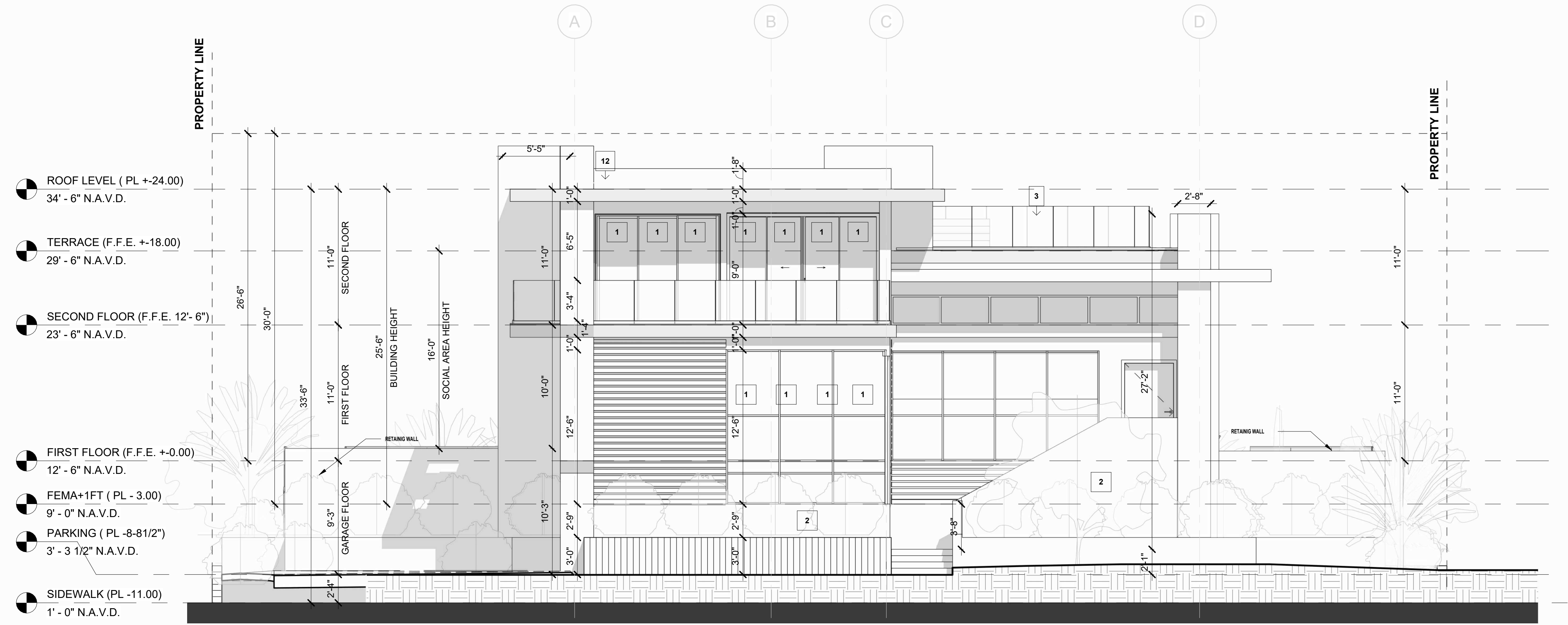
- PERMITS: CONTRACTOR SHALL CONTAIN IN THEIR BID AS WELL AS SECURE ALL NECESSARY BUILDING PERMITS, NOT LIMITED, ROOFING, PLUMBING, ELECTRICAL, MECHANICAL, OCCUPANCY AND OTHER PERMITS, AT HIS EXPENSE, SO THAT THE OWNER CAN OBTAIN HIS / HER CERTIFICATE OF OCCUPANCY.
- QUALIFICATION OF CONTRACTOR: THE GENERAL 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 CONDITIONS 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, 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.
- SHOP DRAWINGS: THE CONTRACTOR SHALL SUBMIT ONE COPY BY EMAIL 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.
- 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 THROUGHOUT THE PROJECT.
- 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 (20% 14.2) 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.

ELEVATIONS / SECTIONS

- NEW IMPACT RESISTANT WINDOW/DOOR (TYP)
- NEW SMOOTH STUCCO GREY COLOR > BENJAMIN MOORE (PIGEON GREY - 2133-50)
- NEW 42" GLASS GUARDRAIL AND HAND RAIL, GC TO IMPROVE SHOP DRAWINGS FOR ARCHITECT APPROVAL
- CONTINUOUS DRIP EDGE TROUGH ALL FACIAS
- PAPERBACK, METAL LATH & SMOOTH STUCCO FINISH THROUGHOUT.
- GARAGE DOOR TO MATCH LOUVERS FINISH. > (SESAME COLOR / NATURCLAD-B)
- HORIZONTAL SCORED STUCCO @ 8" O.C. (TYP).
- BUILDING NUMBER TO BE INTEGRATED INTO LASERCUT PATTERN WHERE GC TO PROVIDE SHOPDRAWINGS TO ARCH FOR REVIEW AND APPROVAL PRIOR FABRICATION.
- RAW CONCRETE FINISH (MATE) GC TO POUR WITH METAL FORMS FOR SMOOTH FINISH.
- CURTAIN WALL SYSTEM INTEGRATED WITH HANDRAIL ABOVE.
- NOT USED
- NEW SMOOTH STUCCO WHITE COLOR > BENJAMIN MOORE
- GARAGE FLOOD OPENNINGS



1 REAR ELEVATION (NORTH)
 3/16" = 1'-0"



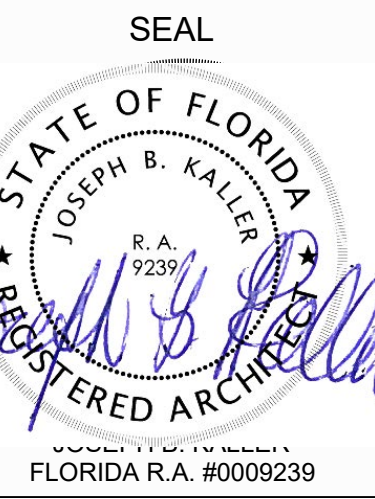
2 FRONT ELEVATION (SOUTH)
 3/16" = 1'-0"

3 GENERAL NOTES



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ELEVATIONS / SECTIONS

- 1 NEW IMPACT RESISTANT WINDOW/DOOR (TYP)
- 2 NEW SMOOTH STUCCO GREY COLOR > BENJAMIN MOORE (PIGEON GREY - 2133-50)
- 3 NEW 42" GLASS GUARDRAIL AND HAND RAIL, GC TO IMPROVE SHOP DRAWINGS FOR ARCHITECT APPROVAL
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- 5 PAPERBACK, METAL LATH & SMOOTH STUCCO FINISH THROUGHOUT.
- 6 GARAGE DOOR TO MATCH LOUVERS FINISH. > (SESAME COLOR / NATURCLAD-B)
- 7 HORIZONTAL SCORED STUCCO @ 8" O.C. (TYP).
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- 9 RAW CONCRETE FINISH (MATE) GC TO POUR WITH METAL FORMS FOR SMOOTH FINISH.
- 10 CURTAIN WALL SYSTEM INTEGRATED WITH HANDRAIL ABOVE.
- 11 NOT USED
- 12 NEW SMOOTH STUCCO WHITE COLOR > BENJAMIN MOORE
- 13 GARAGE FLOOD OPENNINGS

PROJECT TITLE

HISTORIC PRESERVATION BOARDS
813 HARRISON STREET
HOLLYWOOD, FL 33019

SHEET TITLE

EAST / WEST ELEVATIONS

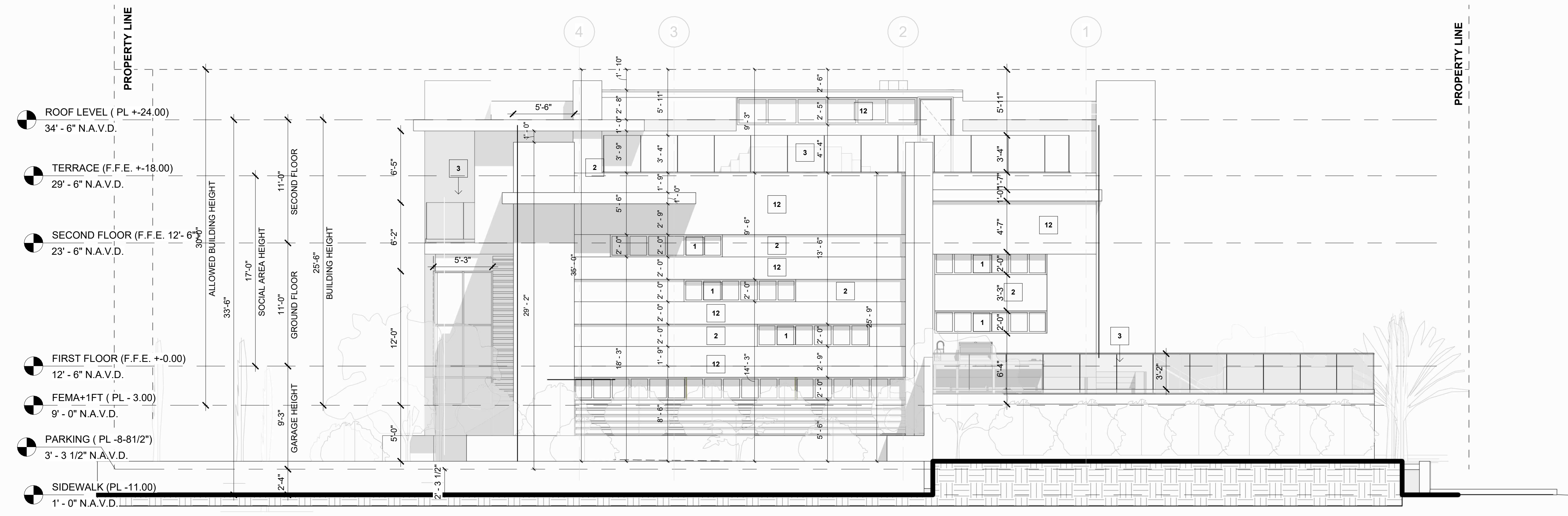
REVISIONS

No.	Description	Date

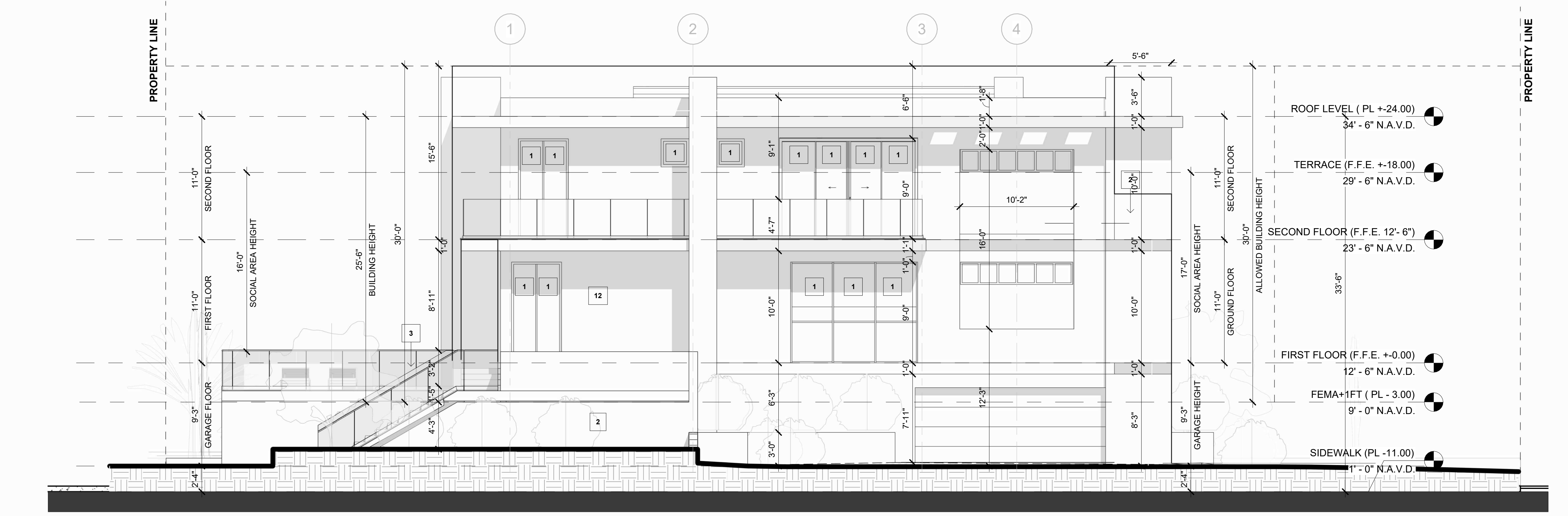
PROJECT No.: 23064
 DATE: MAR 2024
 DRAWN BY: MS
 CHECKED BY: JS

SHEET

A-302



1 SIDE ELEVATION (EAST)
 3/16" = 1'-0"



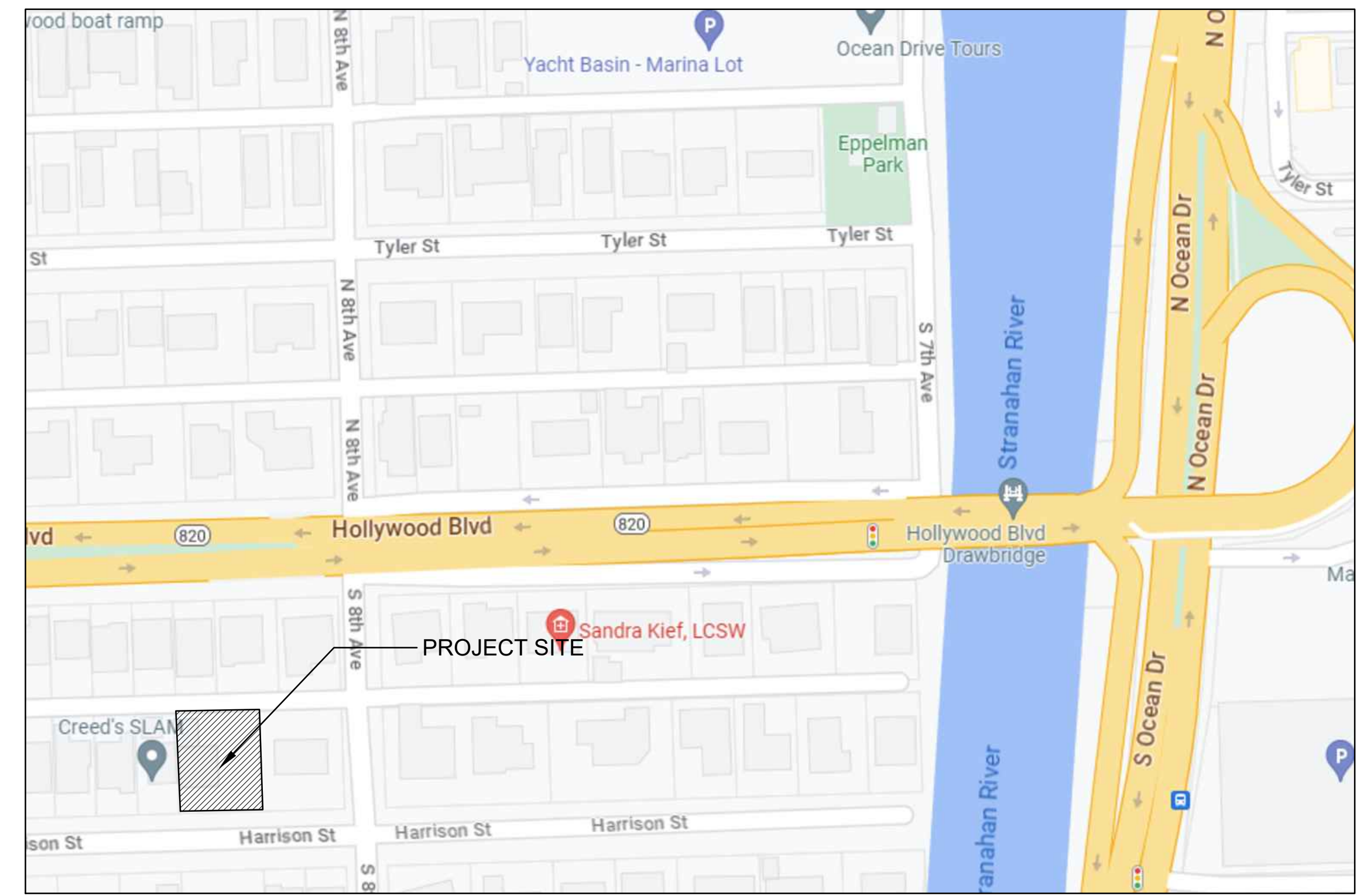
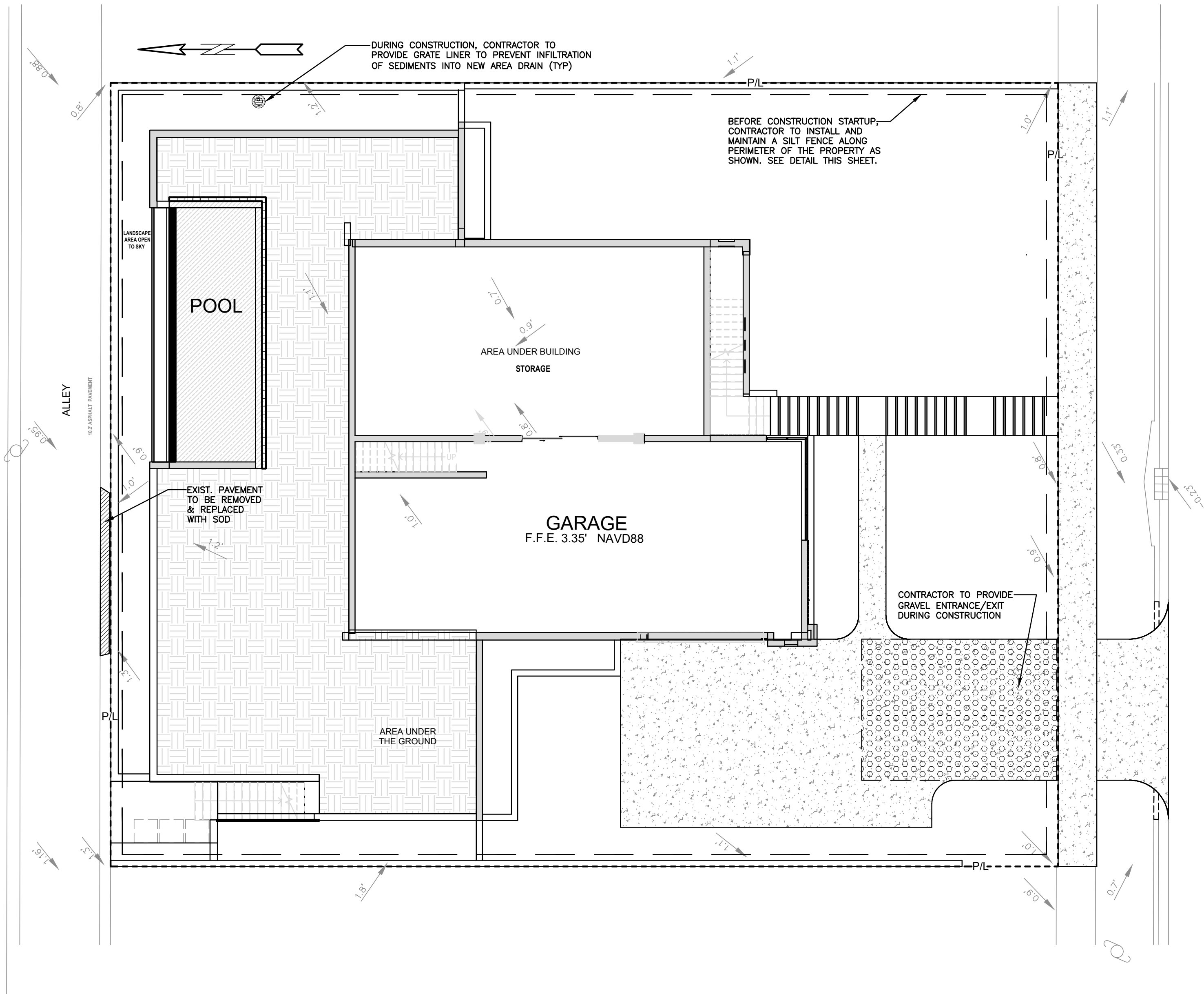
4 ELEVATION WEST
 3/16" = 1'-0"

3 GENERAL NOTES

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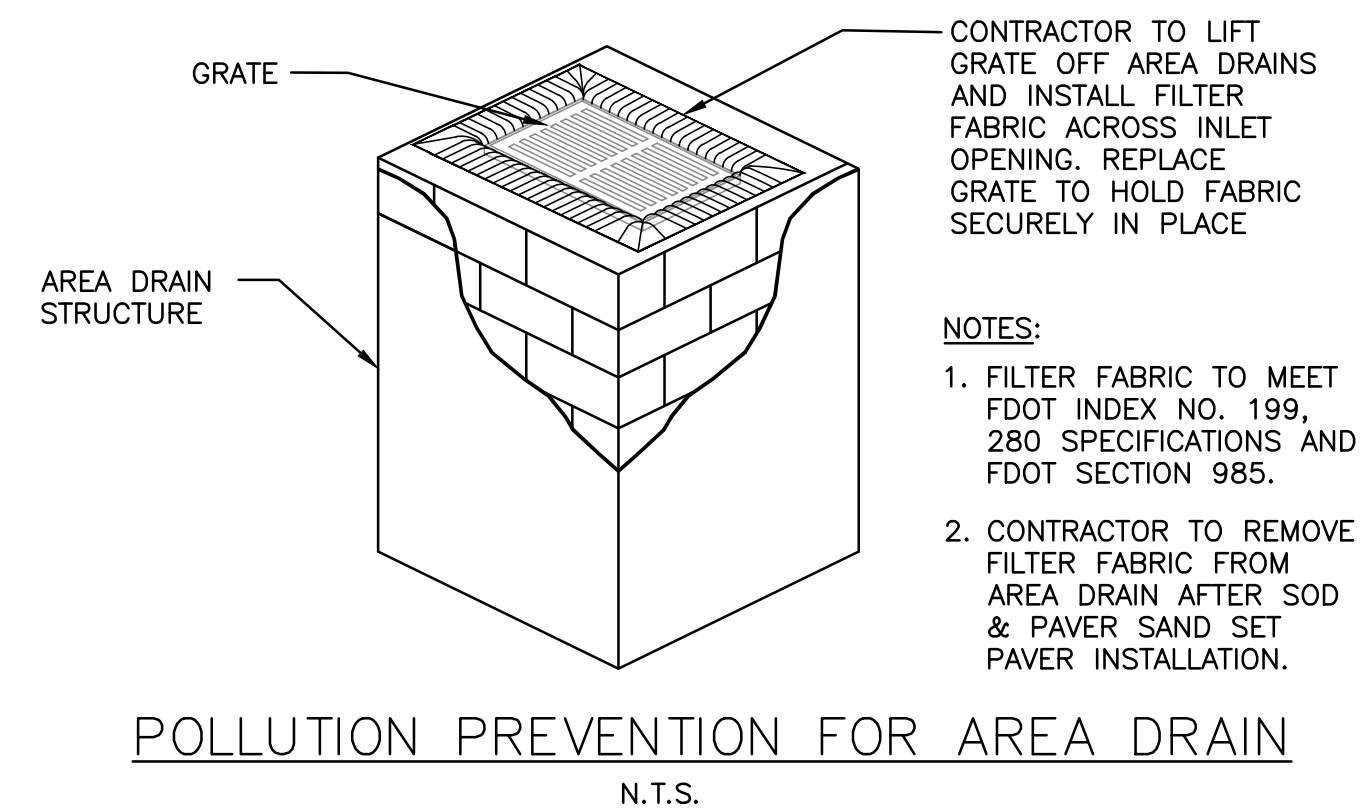
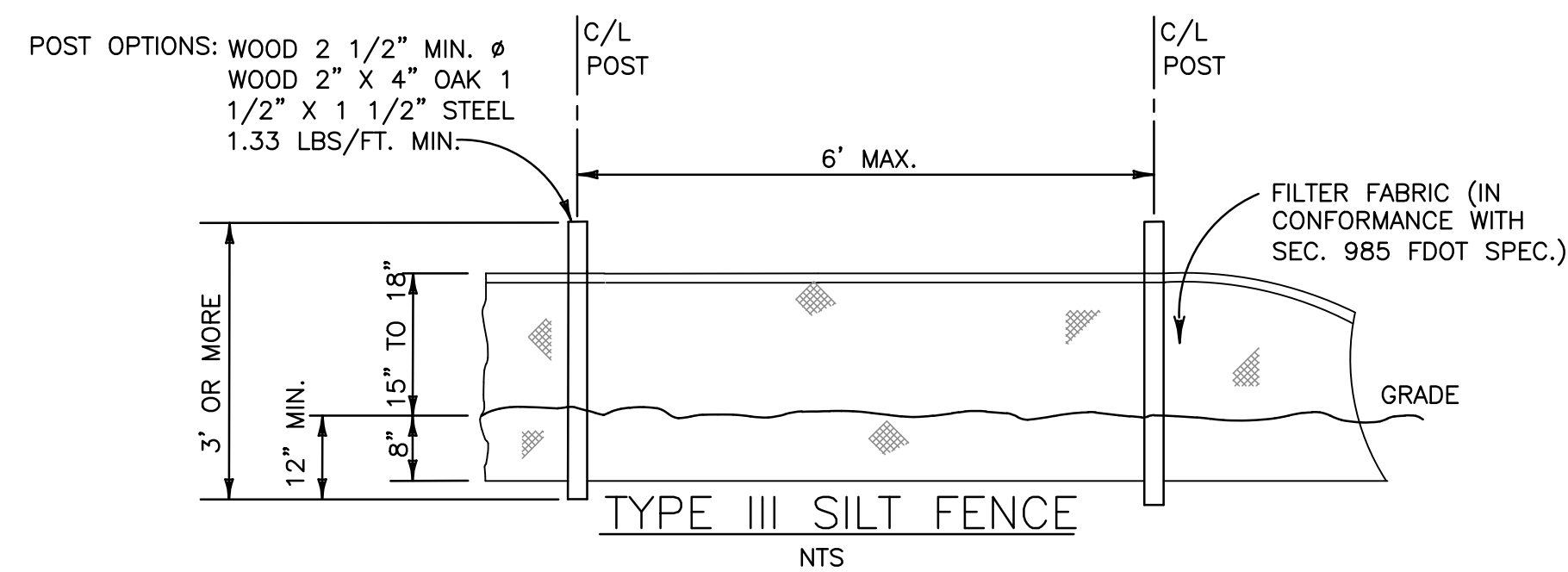
ALL ELEVATIONS ARE REFERENCED TO NAVD88 VERTICAL DATUM



LOCATION MAP
NOT TO SCALE

BMP NOTES:

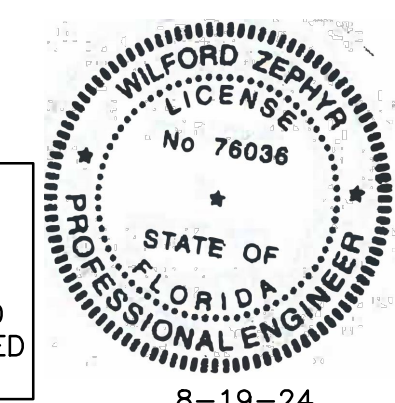
1. ALL SEDIMENT CONTROL MEASURES ARE TO BE ADJUSTED TO MEET FIELD CONDITIONS AT THE TIME OF CONSTRUCTION AND BE CONSTRUCTED PRIOR TO ANY GRADING OR DISTURBANCE OF EXISTING SURFACE MATERIAL ON BALANCE OF SITE. PERIMETER SEDIMENT BARRIERS SHALL BE CONSTRUCTED TO PREVENT SEDIMENT OR TRASH FROM FLOWING OR FLOATING ON TO ADJACENT PROPERTIES.
2. PERIODIC INSPECTION AND MAINTENANCE OF ALL SEDIMENT CONTROL STRUCTURES MUST BE PROVIDED TO ENSURE INTENDED PURPOSE IS ACCOMPLISHED. THE DEVELOPER, OWNER AND/OR CONTRACTOR SHALL BE CONTINUALLY RESPONSIBLE FOR ALL SEDIMENT CONTROLS. SEDIMENT CONTROL MEASURES SHALL BE IN WORKING CONDITION AT THE END OF EACH WORKING DAY.
3. SEDIMENT WILL BE PREVENTED FROM ENTERING ANY STORM WATER SYSTEM, DITCH OR CHANNEL. ALL STORMWATER INLETS THAT ARE MADE OPERABLE DURING CONSTRUCTION SHALL BE PROTECTED SO THAT SEDIMENT-LADEN WATER CANNOT ENTER THE CONVEYANCE SYSTEM WITHOUT FIRST BEING FILTERED OR OTHERWISE TREATED TO REMOVE SEDIMENT.
4. WHERE CONSTRUCTION VEHICLE ACCESS ROUTES INTERSECT PAVED PUBLIC ROADS, PROVISIONS SHALL BE MADE TO MINIMIZE THE TRANSPORT OF SEDIMENT BY TRACKING ONTO THE PAVED SURFACE. WHERE SEDIMENT IS TRANSPORTED ONTO A PUBLIC ROAD SURFACE WITH CURBS AND GUTTERS, THE ROAD SHALL BE CLEANED THOROUGHLY AT THE END OF EACH DAY. SEDIMENT SHALL BE REMOVED FROM THE ROADS BY SHOVELING OR SWEEPING AND TRANSPORTED TO A SEDIMENT CONTROL DISPOSAL AREA. STREET WASHING SHALL BE ALLOWED ONLY AFTER SEDIMENT IS REMOVED IN THIS MANNER. THIS PROVISION SHALL APPLY TO INDIVIDUAL SUBDIVISION LOTS AS WELL AS TO LARGER LAND DISTURBING ACTIVITIES.
5. PERMANENT OR TEMPORARY SOIL STABILIZATION SHALL BE APPLIED TO DENUDED AREAS WITHIN SEVEN (7) DAYS AFTER FINAL GRADE IS REACHED ON ANY PORTION OF THE SITE. TEMPORARY SOIL STABILIZATION SHALL BE APPLIED WITHIN SEVEN (7) DAYS TO DENUDED AREAS THAT MAY NOT BE AT FINAL GRADE BUT WILL REMAIN UNDISTURBED FOR LONGER THAN THIRTY (30) DAYS. PERMANENT STABILIZATION SHALL BE APPLIED TO AREAS THAT ARE TO BE LEFT UNDISTURBED FOR MORE THAN ONE YEAR.
6. DURING CONSTRUCTION OF THE PROJECT, SOIL STOCKPILES SHALL BE STABILIZED, COVERED OR CONTAINED WITH SEDIMENT TRAPPING MEASURES. THE CONTRACTOR IS RESPONSIBLE FOR THE TEMPORARY PROTECTION AND PERMANENT STABILIZATION OF ALL SOIL STOCKPILES ON SITE AS WELL AS SOIL INTENTIONALLY TRANSPORTED FROM THE PROJECT SITE.
7. ALL TEMPORARY EROSION AND SEDIMENT CONTROL MEASURES SHALL BE REMOVED WITHIN 30 DAYS AFTER FINAL SITE STABILIZATION OR AFTER THE TEMPORARY MEASURES ARE NO LONGER NEEDED.
8. PROPERTIES AND WATER WAYS DOWNSTREAM FROM CONSTRUCTION SITE SHALL BE PROTECTED FROM SEDIMENT DEPOSITION AND EROSION AT ALL TIMES DURING CONSTRUCTION.
9. CONTRACTOR IS RESPONSIBLE FOR ALL SURFACE WATER DISCHARGES, RAINFALL RUN OFF OR DEWATERING ACTIVITIES.
10. CONTRACTOR MUST INCORPORATE ALL BMP'S NECESSARY TO MEET OR EXCEED STATE WATER QUALITY AND SWPPP REQUIREMENTS.
11. THE POLLUTION PREVENTION PLAN IS A MINIMUM GUIDELINE ONLY. ADDITIONAL BMP'S MAY BE NECESSARY AT CONTRACTOR'S EXPENSE.



LEGEND

- PROPOSED CONCRETE
- PROPOSED GRADE
- EXISTING ELEVATION
- PROPOSED WATER METER
- PROPOSED BFP DEVICE

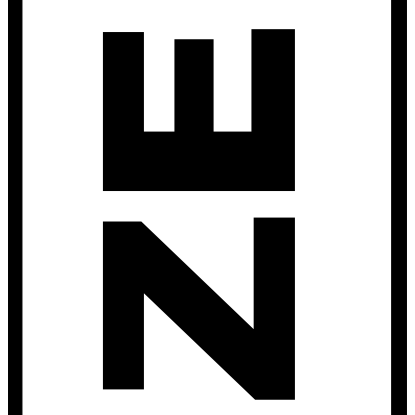
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EROSION & SEDIMENT CONTROL PLAN
SCALE: 1"=10'

NO.	DATE	DESCRIPTION
1	10/25/23	CITY REVIEW COMMENTS

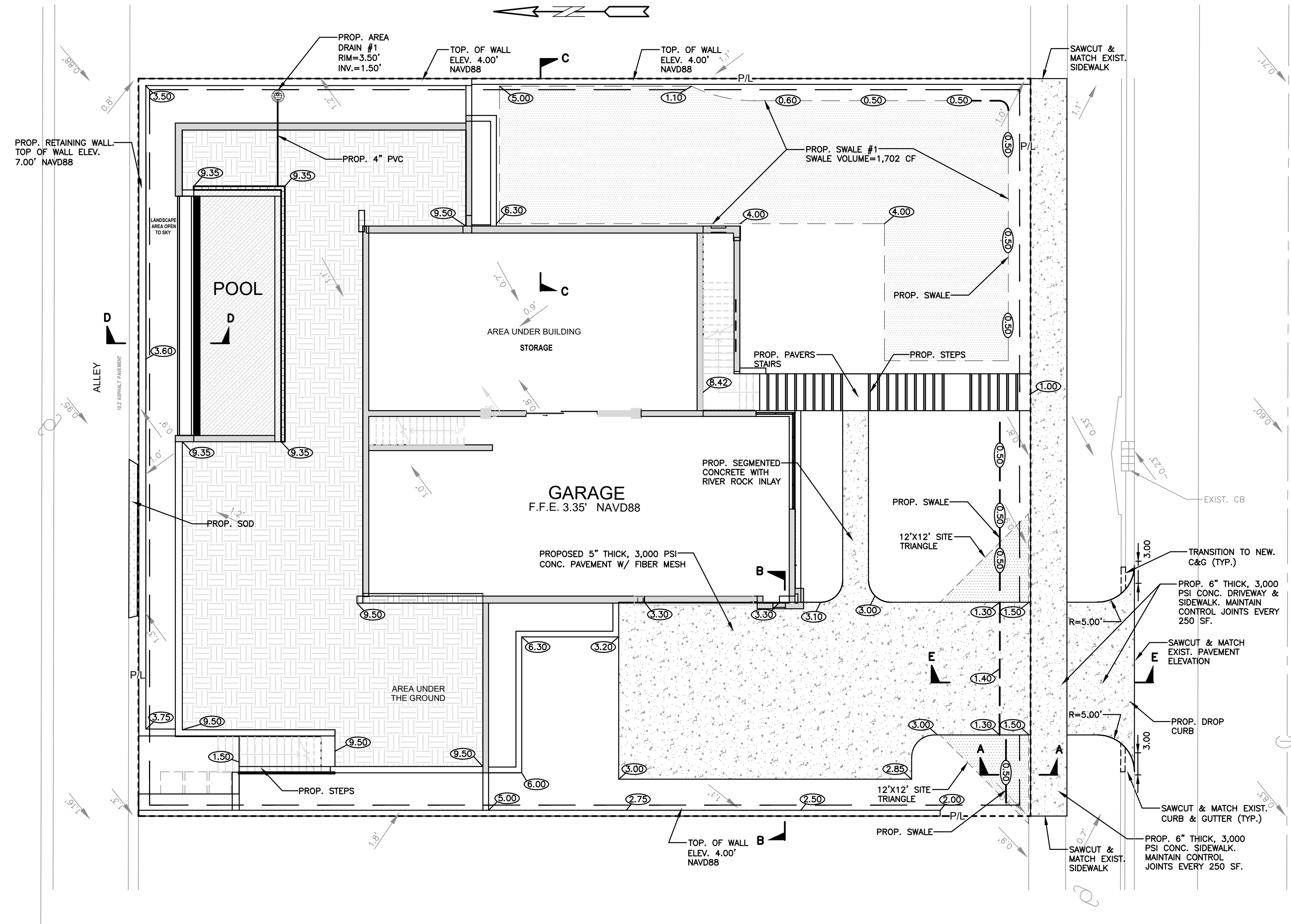
ZEPHYR ENGINEERING
WILFORD ZEPHYR, P.E.
HOLLYWOOD, FL
(786) 302-7693
wzephyr@zmail.com
CA#: 31158



NEW RESIDENCE FOR HARRISON STREET
813 HARRISON STREET
HOLLYWOOD, FLORIDA 33019

P.E.#: 76036
DATE: 8/2/23
SCALE: 1"=10'
SHEET NO.: C1
1 OF 5
PROJECT NO.: 23-36

ALL ELEVATIONS ARE REFERENCED TO NAVD88 VERTICAL DATUM



- NOTES:
- 1) CONTRACTOR MUST NOTIFY ZEPHYR ENGINEERING OF THE START OF CONSTRUCTION DATE PRIOR TO START OF CONSTRUCTION. ZEPHYR ENGINEERING WILL NOT CERTIFY ANY CONSTRUCTION THAT WAS NOT INSPECTED BY ZEPHYR ENGINEERING, OR ZEPHYR ENGINEERING'S AUTHORIZED REPRESENTATIVE.
 - 2) PRIOR TO CONSTRUCTION, CONTRACTOR RESPONSIBLE TO FIELD VERIFY ALL EXISTING ELEVATIONS.
 - 3) CONTRACTOR MUST COORDINATE PROPOSED IMPROVEMENTS SHOWN ON CIVIL PLANS WITH EXISTING SITE CONDITIONS & PROPOSED PLANS BY THE OTHER DESIGN PROFESSIONALS PRIOR TO CONSTRUCTION. CONTRACTOR MUST ALSO VERIFY THAT THERE ARE NO DISCREPANCIES BETWEEN THE WATER, SEWER & DRAINAGE PLANS THAT MAY CAUSE CONFLICTS PRIOR TO CONSTRUCTION. CONTACT ZEPHYR ENGINEERING IF DISCREPANCIES EXIST.
 - 4) PRIOR TO CONSTRUCTION, CONTRACTOR RESPONSIBLE TO DOCUMENT EXISTING CONDITIONS ON AND AROUND THE PROJECT AREA, INCLUDING THE R.O.W. AND ADJACENT PROPERTIES. IT'S RECOMMENDED THAT CONTRACTOR TAKE PHOTOGRAPHS & VIDEOS TO CLEARLY DOCUMENT CONDITIONS PRIOR TO CONSTRUCTION. CONTRACTOR RESPONSIBLE TO REPAIR ALL DAMAGES CAUSED BY OR AS A RESULT OF THE PROPOSED CONSTRUCTION.
 - 5) ALL ROOF DRAINS MUST BE CONNECTED TO THE ONSITE DRAINAGE SYSTEM.
 - 6) CONTRACTOR TO REFER TO ARCHITECTURAL PLANS FOR SITE PLAN LAYOUT AND DIMENSIONS.
 - 7) EXISTING UTILITIES SHOWN ARE BASED ON BEST AVAILABLE INFORMATION. CONTRACTOR'S RESPONSIBLE TO FIELD VERIFY LOCATION OF ALL EXISTING UTILITIES PRIOR TO CONSTRUCTION. CONTRACTOR TO BE AWARE THAT THERE MAY BE SOME EXISTING UTILITIES ON OR ADJACENT TO THE PROJECT SITE THAT MAY NOT BE SHOWN ON THE CIVIL PLANS, AND CONTRACTOR IS RESPONSIBLE TO FIELD VERIFY THOSE UTILITIES AS WELL. CONTRACTOR RESPONSIBLE FOR RELOCATION OF EXISTING UTILITIES THAT CONFLICTS WITH PROPOSED CONSTRUCTION.

DRAINAGE CALCULATIONS:

TOTAL SITE AREA = 12,100 SF
 BLDG AREA = 3,426 SF
 POOL = 675.37 SF
 POOL DECK = 1,509.96 SF
 DRIVEWAY & WALKWAYS = 1,574.98 SF
 TOTAL IMPERV. AREA = 7,186.31 SF
 TOTAL PERVIOUS AREA = 4,913.69 SF

WATER QUALITY STORAGE REQUIRED:

$[(2.5 \text{ IN}) \times 7,186.31 \text{ SF}] / (12 \text{ IN/FT}) = 1,497 \text{ CF}$

OR

$[(1 \text{ IN}) \times 12,100 \text{ SF}] / (12 \text{ IN/FT}) = 1,008 \text{ CF}$

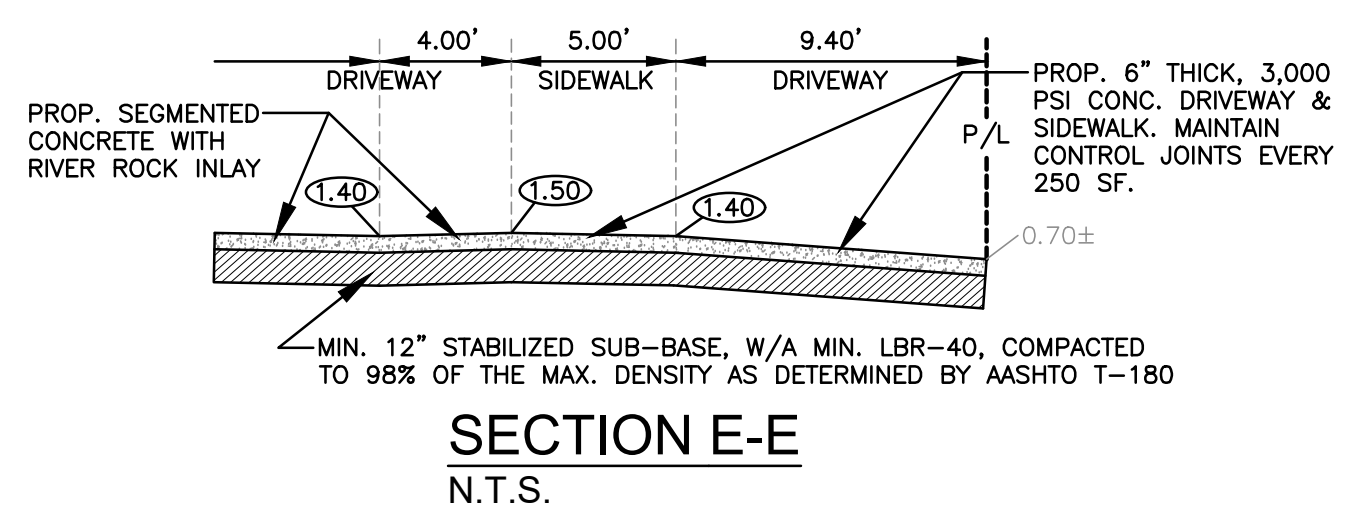
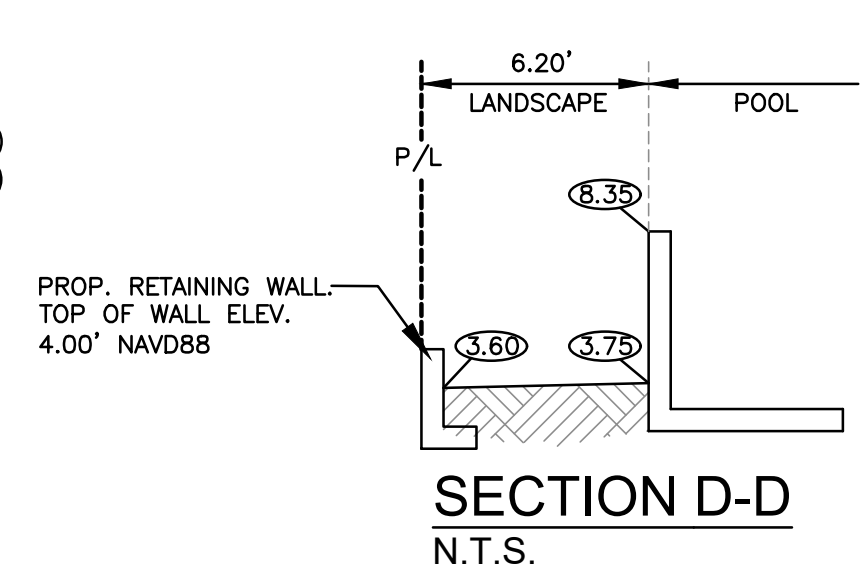
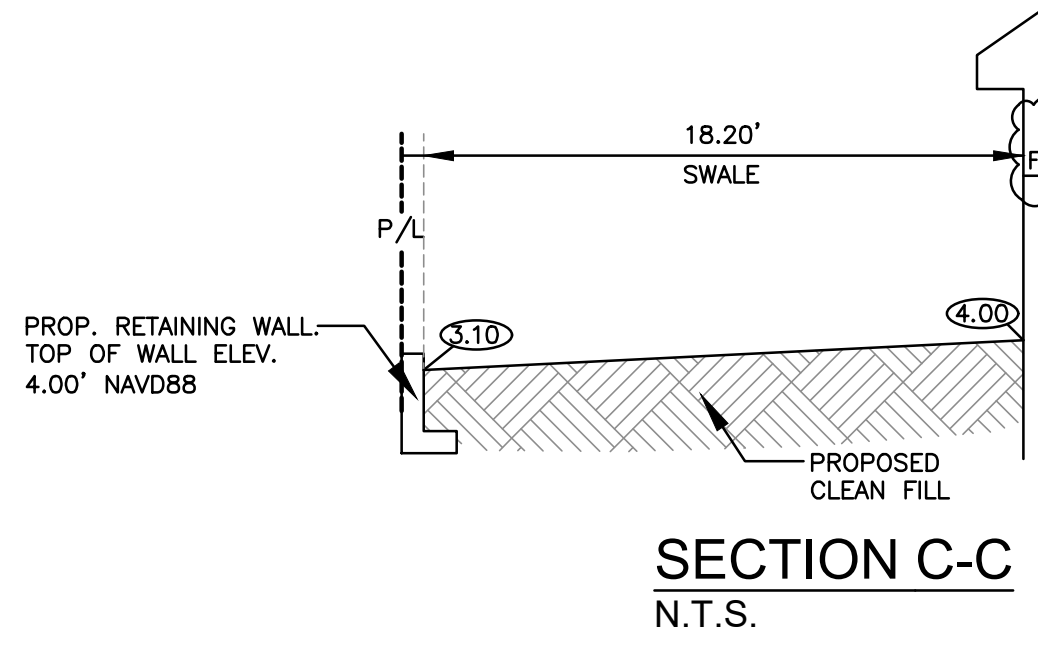
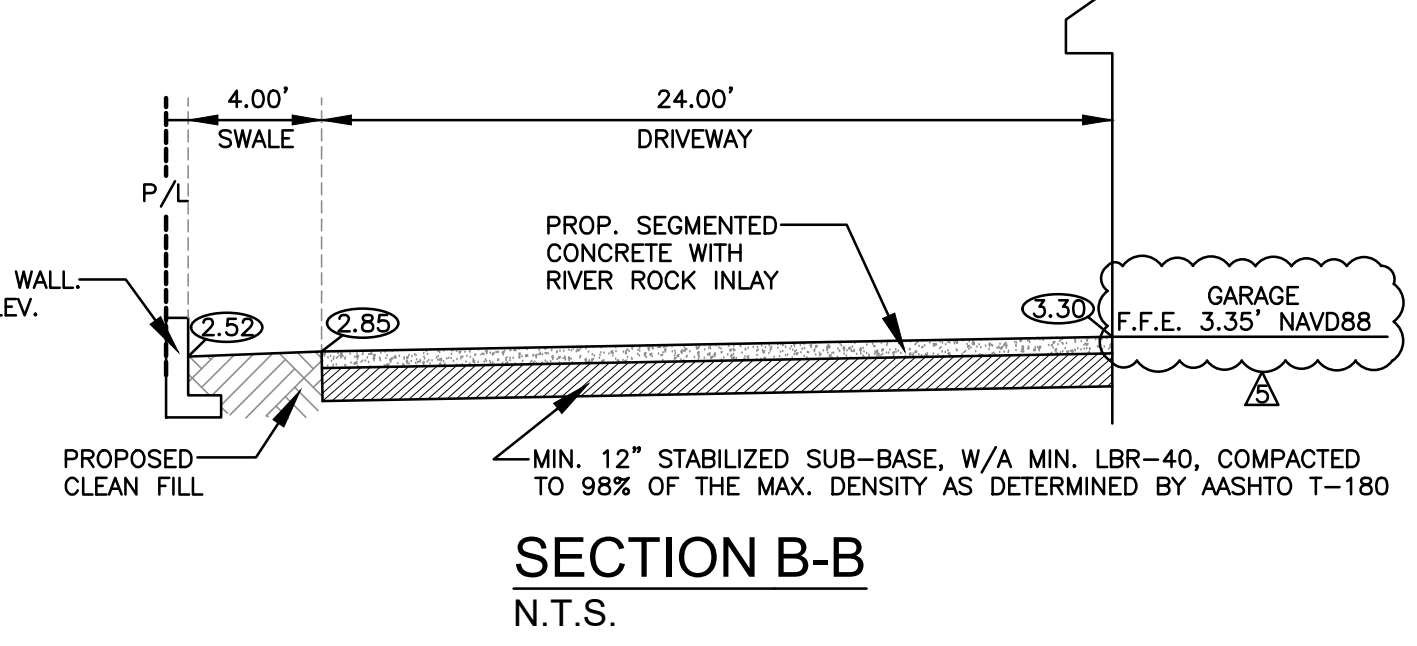
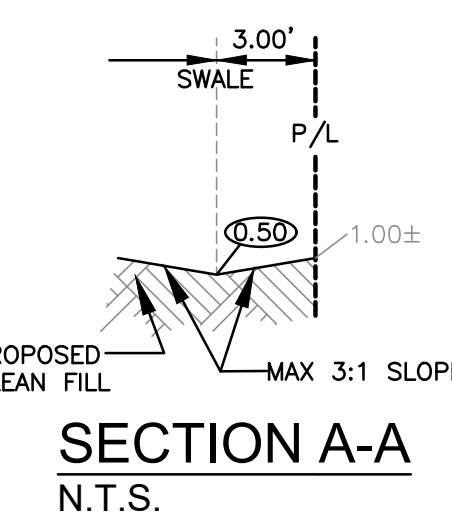
2.5 IN TIMES IMPERVIOUS AREA GOVERNS

REQUIRED STORAGE VOLUME: 1,497 CF

WATER QUALITY STORAGE PROVIDED:

SWALE AREA #1 = 1,702 CF

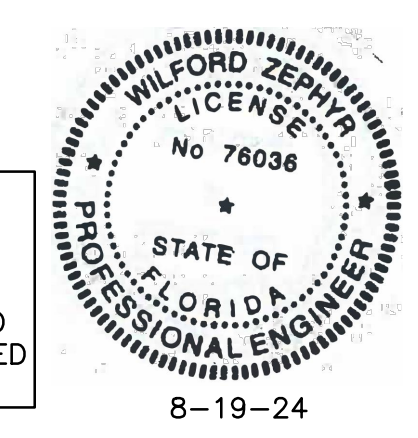
TOTAL STORAGE = 1,702 CF



- LEGEND**
- PROPOSED CONCRETE
 - PROPOSED GRADE
 - EXISTING ELEVATION
 - PROPOSED WATER METER
 - PROPOSED BFP DEVICE

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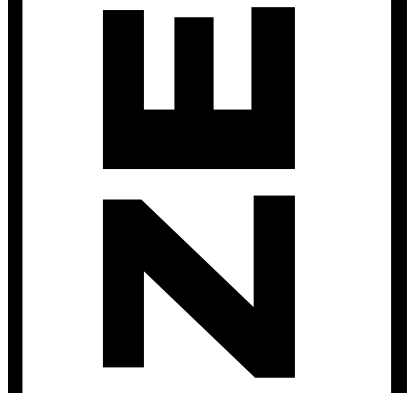
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PAVING, GRADING & DRAINAGE PLAN
 SCALE: 1"=10'

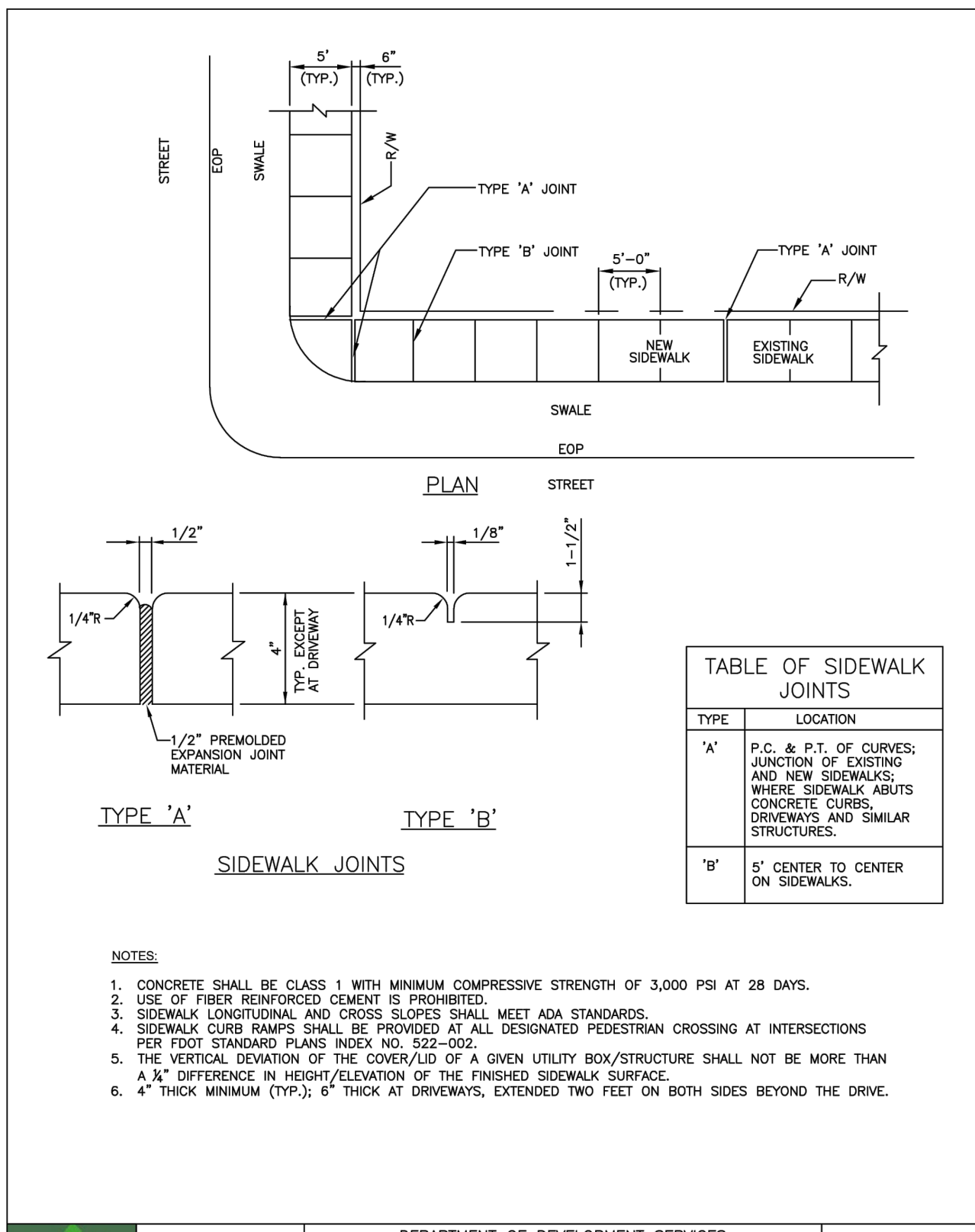
NO.	DATE	DESCRIPTION
1	10/20/23	CITY REVIEW COMMENTS
2	10/25/23	CITY REVIEW COMMENTS
3	10/26/23	CITY REVIEW COMMENTS
4	4/10/24	CITY REVIEW COMMENTS
5	5/7/24	CITY REVIEW COMMENTS
6	6/10/24	CITY REVIEW COMMENTS

ZEPHYR ENGINEERING
 WILFORD ZEPHYR, P.E.
 HOLLYWOOD, FL
 (786) 302-7693
 wzephyr@gmail.com
 CA#: 31158

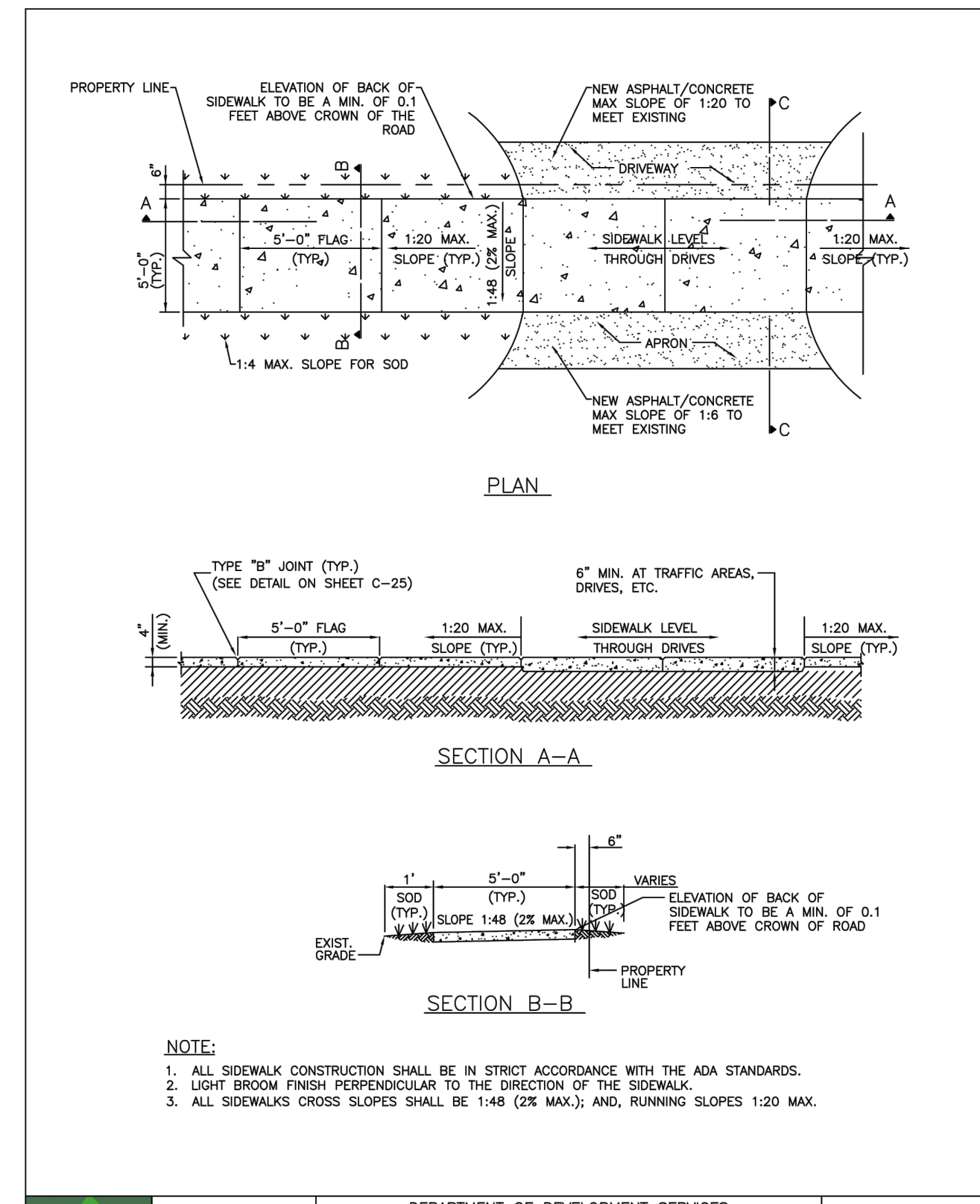


NEW RESIDENCE FOR
 813 HARRISON STREET
 HOLLYWOOD, FLORIDA 33019

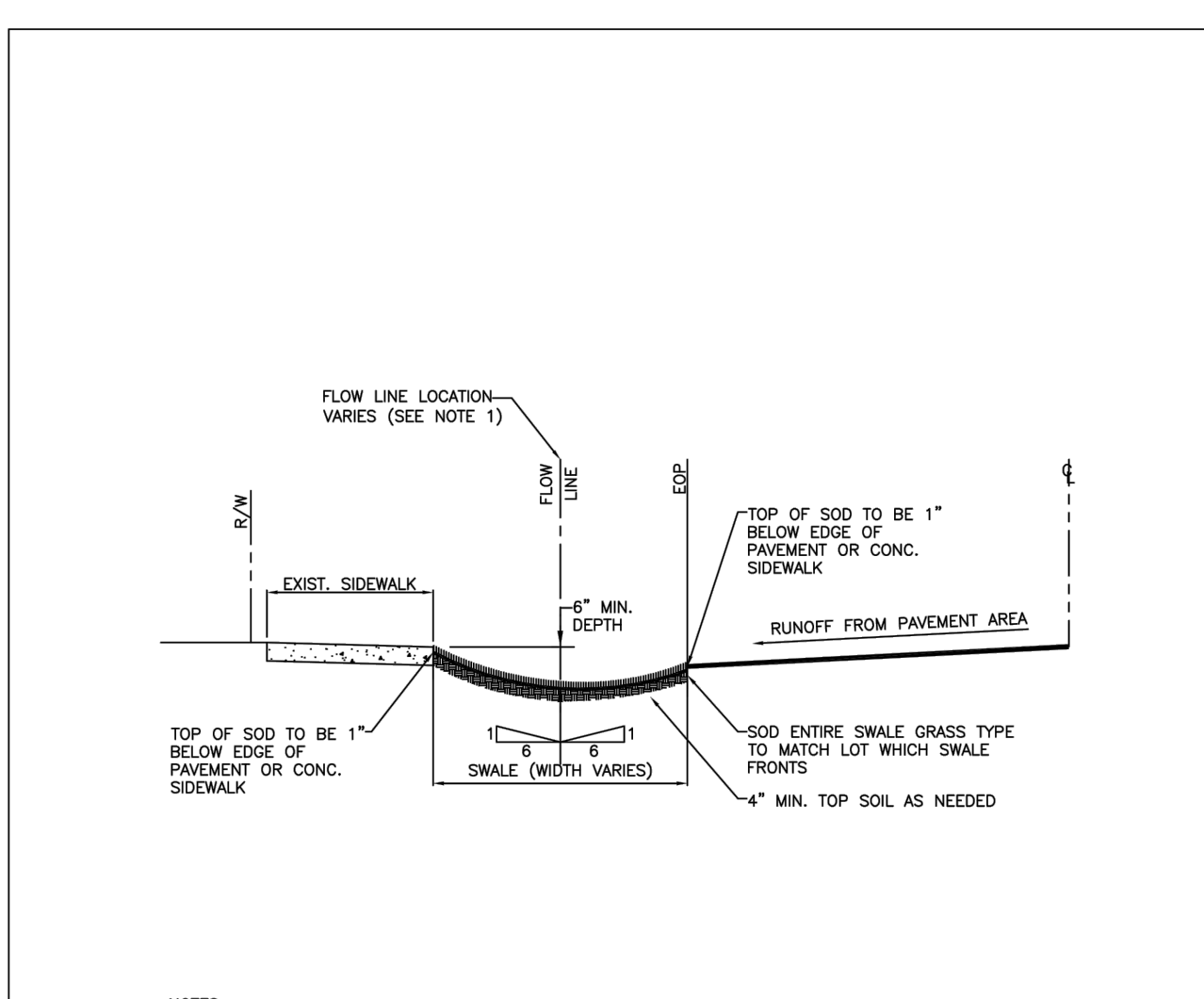
P.E.#: 76036
 DATE: 8/2/23
 SCALE: 1"=10'
 SHEET NO.: C2
 2 OF 5
 PROJECT NO.: 23-36



ISSUED: MAY 2023	DEPARTMENT OF DEVELOPMENT SERVICES ENGINEERING, TRANSPORTATION & MOBILITY DIVISION	REVISED: -
DRAWN: EG	SIDEWALK CONSTRUCTION DETAILS (3 OF 3)	DRAWING NO.: C-25
APPROVED: JG		



ISSUED: MAY 2023	DEPARTMENT OF DEVELOPMENT SERVICES ENGINEERING, TRANSPORTATION & MOBILITY DIVISION	REVISED: -
DRAWN: EG	SIDEWALK CONSTRUCTION DETAILS (1 OF 3)	DRAWING NO.: C-23
APPROVED: JG		



ISSUED: MAY 2023	DEPARTMENT OF DEVELOPMENT SERVICES ENGINEERING, TRANSPORTATION & MOBILITY DIVISION	REVISED: -
DRAWN: EG	TYPICAL SWALE GRADING	DRAWING NO.: C-33
APPROVED: JG		

ACO Drain
KlassikDrain - Type 405D/406D Mesh Galvanized Steel Grate

February 2021

Specifications

General
The surface drainage system shall be ACO Drain K100, K5100, H100K-6, H100K-8, H100K-4, and H100K-5 channels, complete with ACO Type 405D/406D mesh galvanized steel grate with DrainLock locking as manufactured by ACO, Inc. or similar approved.

Materials
The covers shall be manufactured from stainless steel and have minimum properties as follows:
 ■ Independently certified to meet Load Class C to EN 1433 - 56,202 lbs - 1,934 psi
 ■ 13 gauge galvanized steel
 ■ Inside area of 84.0 in² (374.2 cm²) per half meter of grate

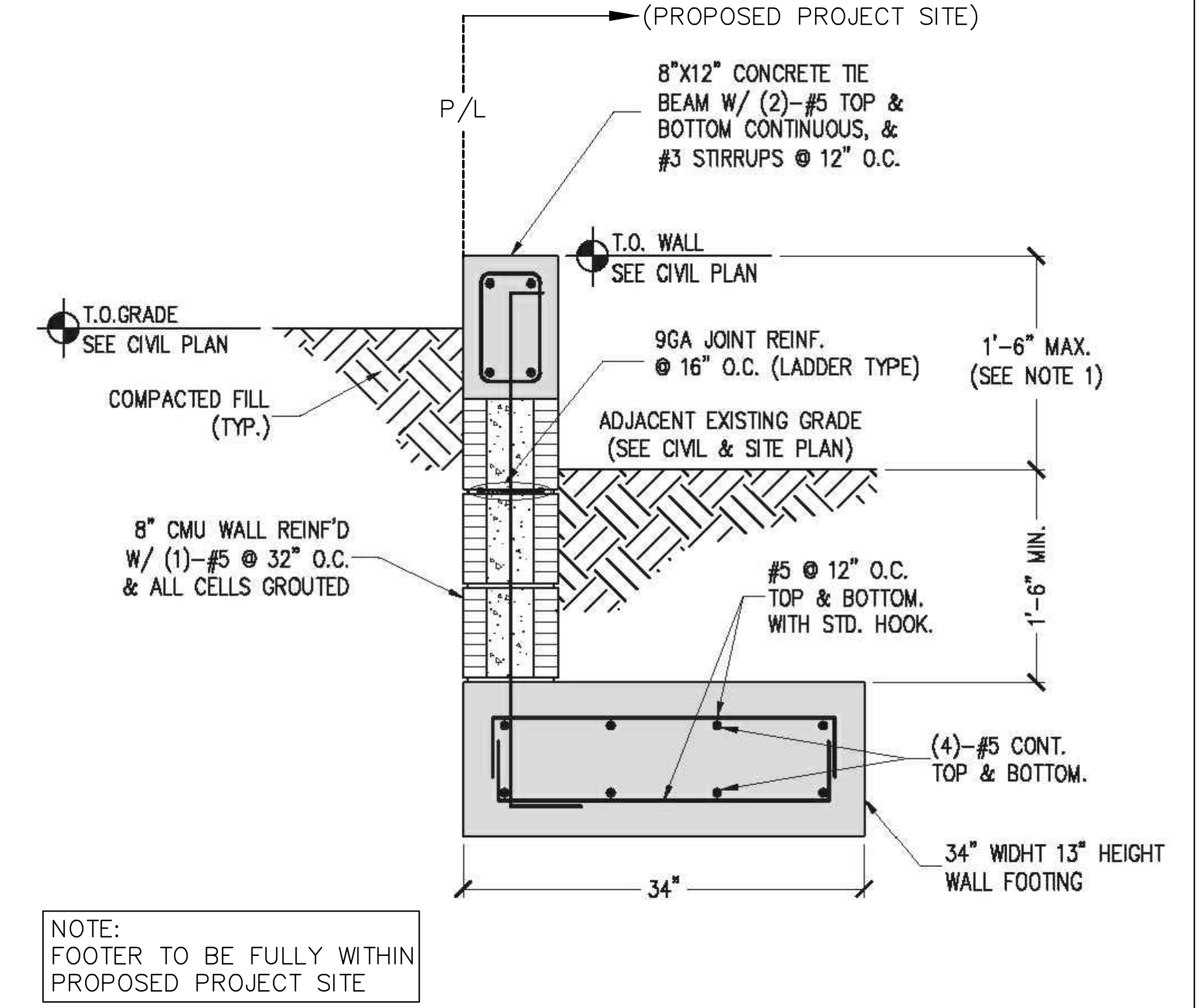
Installation
The trench drain system and grates shall be installed in accordance with the manufacturer's installation instructions and recommendations.

Product Features
 ■ Certified to EN 1433 Load Class C - 56,202 lbs - 1,934 psi
 ■ Uses DrainLock boltless locking system
 ■ Suitable for use with K100, K5100, H100K-8, H100K-6 and H100K-5 channels
 ■ Manufactured from 13 gauge galvanized steel
 ■ Complies with ADA - American Disabilities Act of 2010 Section 302.3
 ■ Bicycle Tire Penetration Resistant to AS 3996 - 2006

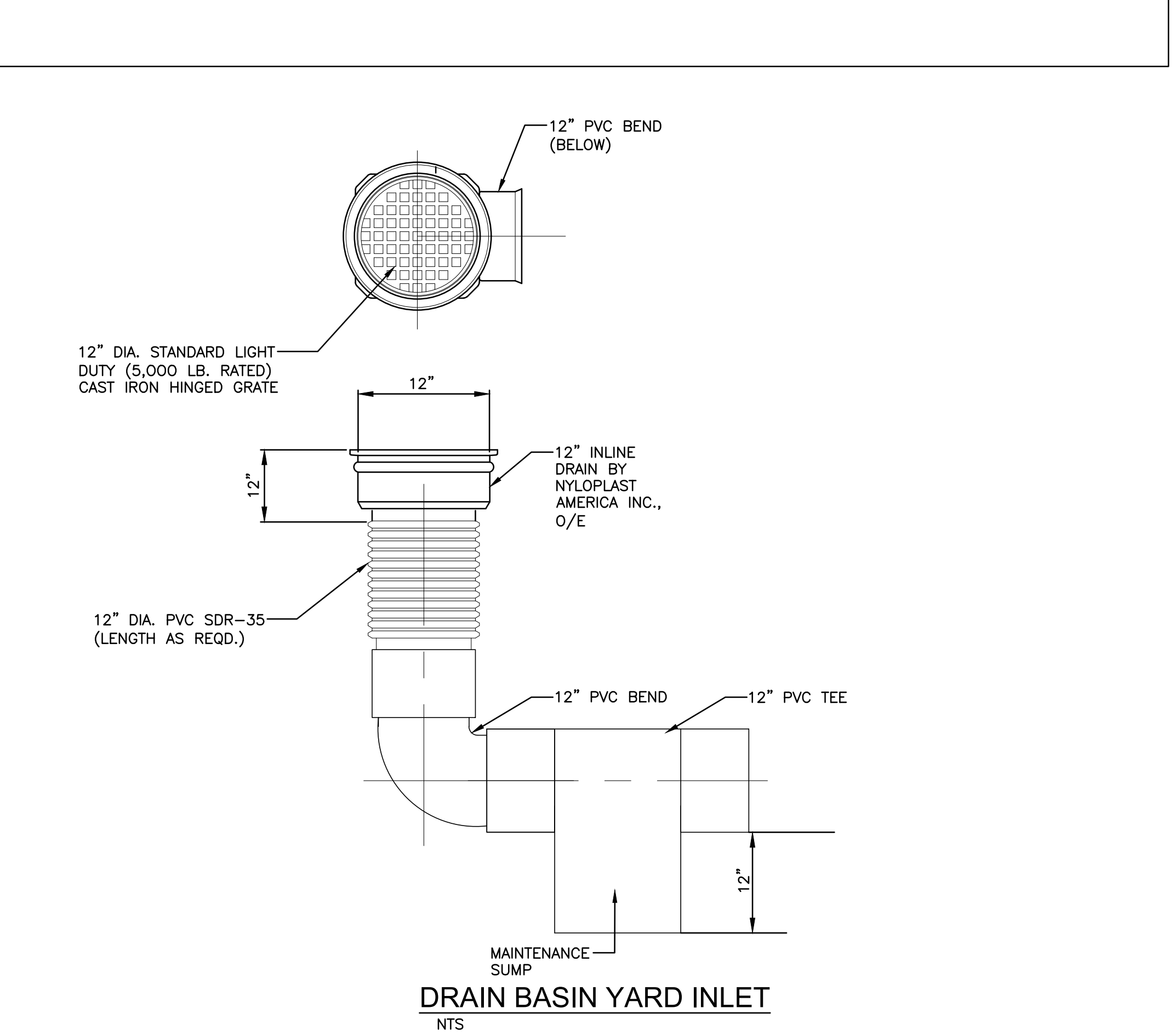
Part No.	Length in (m)	Width in (mm)	Weight lbs
Type 405D Mesh Galvanized Steel Grate 132880	39.37 (1)	4.84 (123)	9.1
Type 406D Mesh Galvanized Steel Grate 132881	19.69 (0.5)	4.84 (123)	4.6

ACO, Inc.
 West Sales Office: 825 W. Birchright Street, Casa Grande, AZ 85122
 Northeast Sales Office: 9470 Pinnacle Drive, Mentor, OH 44060
 Southeast Sales Office: 4211 Pleasant Road, Fort Mills, SC 29708
 Info@acousa.com, www.acousa.com

ACO Specification Information



RETAINING WALL SECTION



DRAIN BASIN YARD INLET

CIVIL DETAILS
SCALE: N.T.S.

ALL ELEVATIONS ARE REFERENCED TO NAVD88 VERTICAL DATUM

NO.	DATE	DESCRIPTION
1	10/20/23	CITY REVIEW COMMENTS
2	4/15/24	CITY REVIEW COMMENTS
3	4/17/24	CITY REVIEW COMMENTS

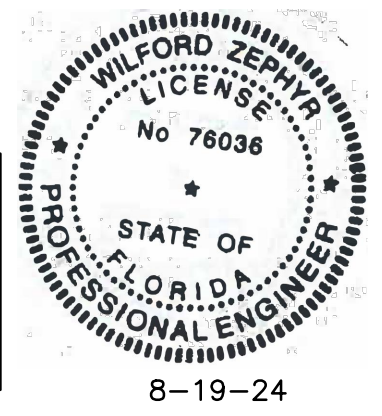
ZEPHYR ENGINEERING
WILFORD ZEPHYR, P.E.
HOLLYWOOD, FL
(786)302-7693
wzephyr@gmail.com
CA#: 31158

ZE

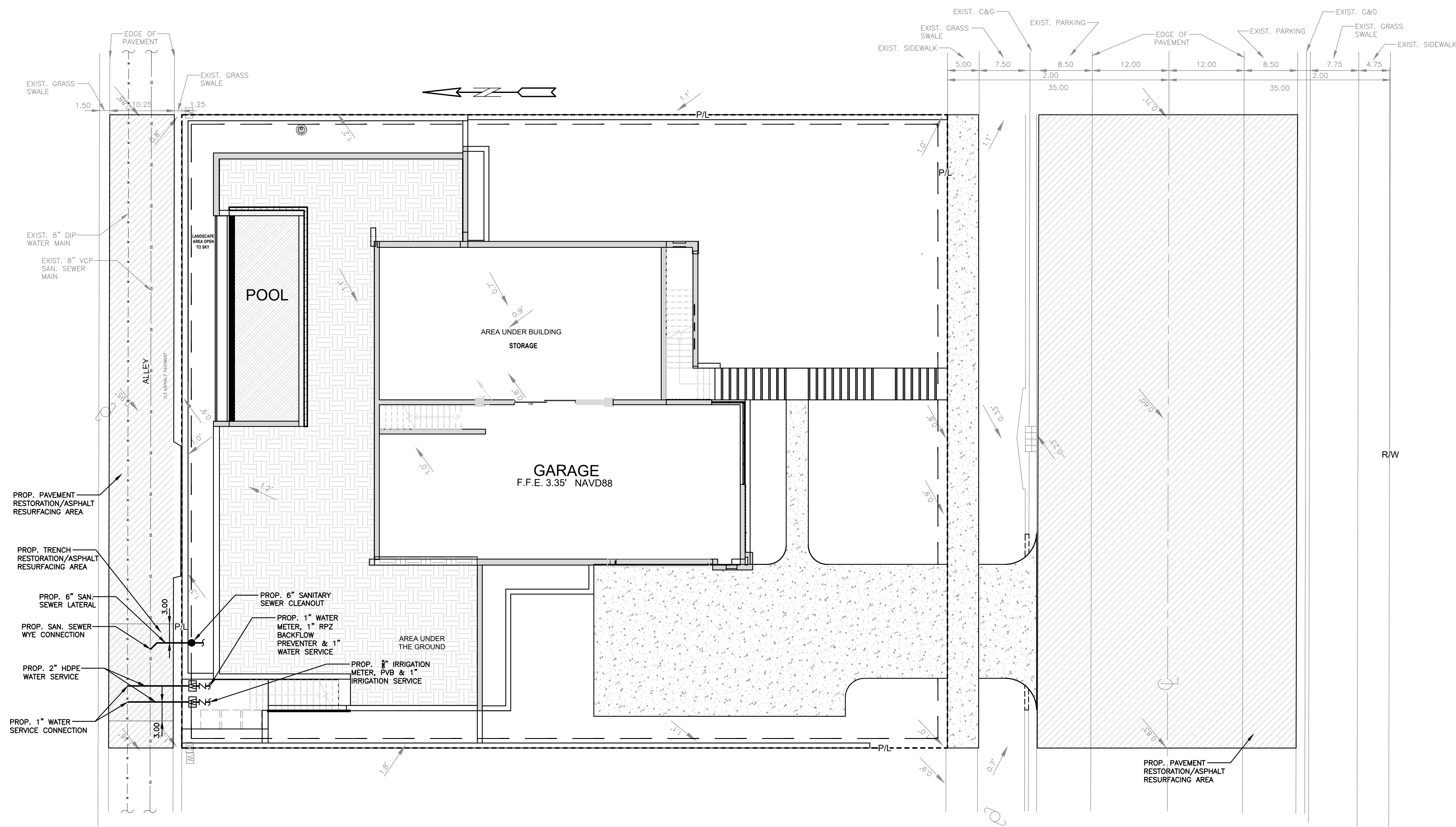
NEW RESIDENCE FOR
813 HARRISON STREET
HOLLYWOOD, FLORIDA 33019

P.E.#: 76036
DATE: 8/2/23
SCALE: N.T.S.
SHEET NO.: C3
3 OF 5
PROJECT NO.: 23-36

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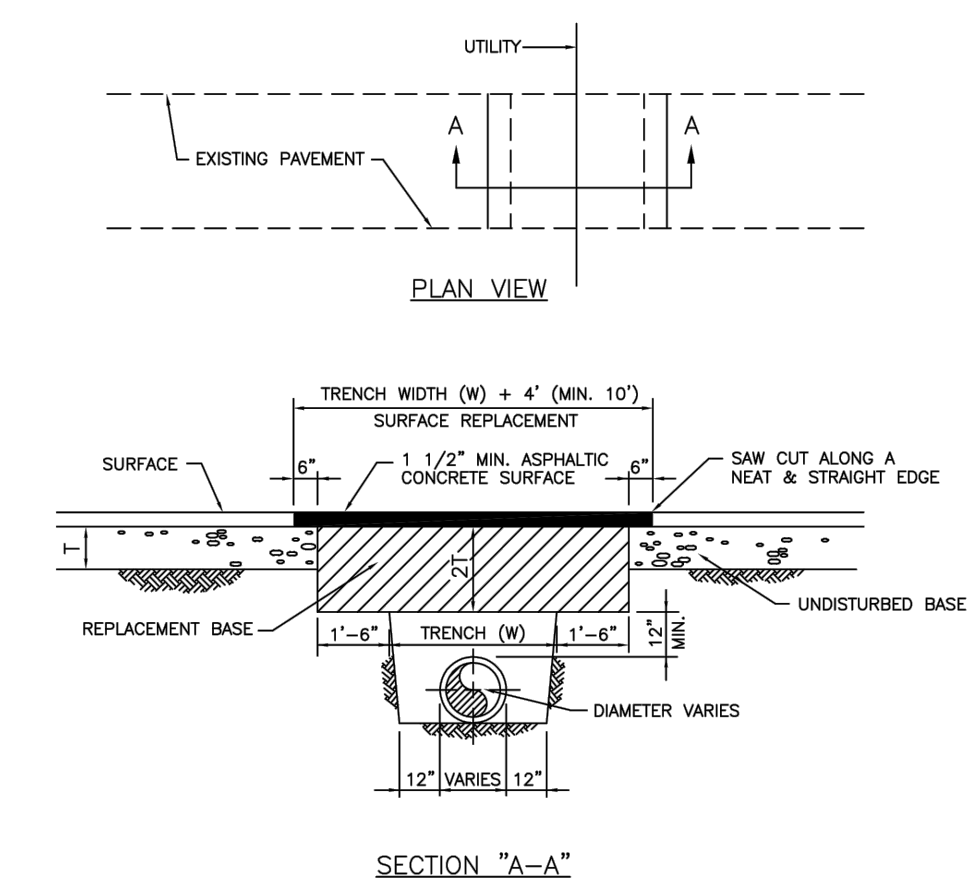


WATER & SEWER DEMAND CALCULATIONS:

PROJECT INFO:
SINGLE FAMILY RESIDENCE

WATER DEMAND
(1 RESIDENTIAL UNIT)X(199 GPD/UNIT)=199 GPD
TOTAL WATER DEMAND=199 GPD

WASTEWATER DEMAND
(1 RESIDENTIAL UNIT)X(142 GPD/UNIT)=142 GPD
TOTAL WASTEWATER DEMAND=142 GPD

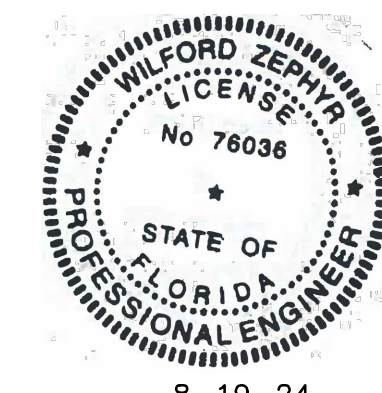


- NOTES:**
1. REPLACED BASE MATERIAL OVER TRENCH SHALL BE TWICE THE THICKNESS OF THE ORIGINAL BASE, MINIMUM 12", MAXIMUM 18".
 2. BASE MATERIAL SHALL BE PLACED IN 4" MAXIMUM (LOOSE MEASUREMENT) LAYERS AND EACH LAYER THOROUGHLY ROLLED OR TAMPED TO 98% OF MAXIMUM DENSITY PER ASTM D 1557.
 3. ASPHALT CONCRETE PAVEMENT JOINTS SHALL BE MECHANICALLY SAWED.
 4. SURFACE TREATED PAVEMENT JOINTS SHALL BE LAPPED AND FEATHERED.
 5. SURFACE MATERIAL SHALL BE CONSISTENT WITH THE EXISTING SURFACE.
 6. BASE MATERIAL SHALL HAVE A MINIMUM LBR OF 100 AND A MINIMUM CARBONATE CONTENT OF 70%.
 7. IF THE TRENCH IS FILLED TEMPORARILY, IT SHALL BE COVERED WITH A 2" ASPHALTIC CONCRETE PATCH TO KEEP THE FILL MATERIAL FROM RAVELING UNTIL REPLACED WITH A PERMANENT PATCH.
 8. MINIMUM PAVEMENT RESTORATION WIDTH IS 10'.

ISSUED: MAY 2023	DEPARTMENT OF DEVELOPMENT SERVICES ENGINEERING, TRANSPORTATION & MOBILITY DIVISION	REVISED: -
DRAWN: EG	FLEXIBLE PAVEMENT RESTORATION PERPEND. UTILITY INSTALLATION	DRAWING NO.: C-31
APPROVED: JG		

LEGEND

	PROPOSED CONCRETE
	PROPOSED GRADE
	EXISTING ELEVATION
	PROPOSED WATER METER
	PROPOSED BFP DEVICE



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WATER PLAN & DETAILS
SCALE: 1"=10'

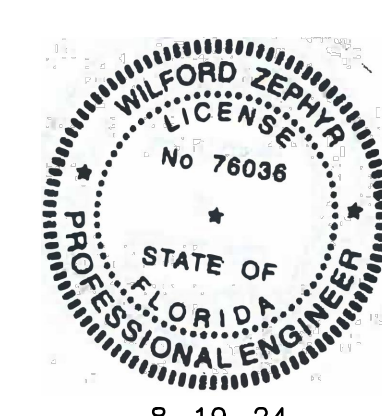
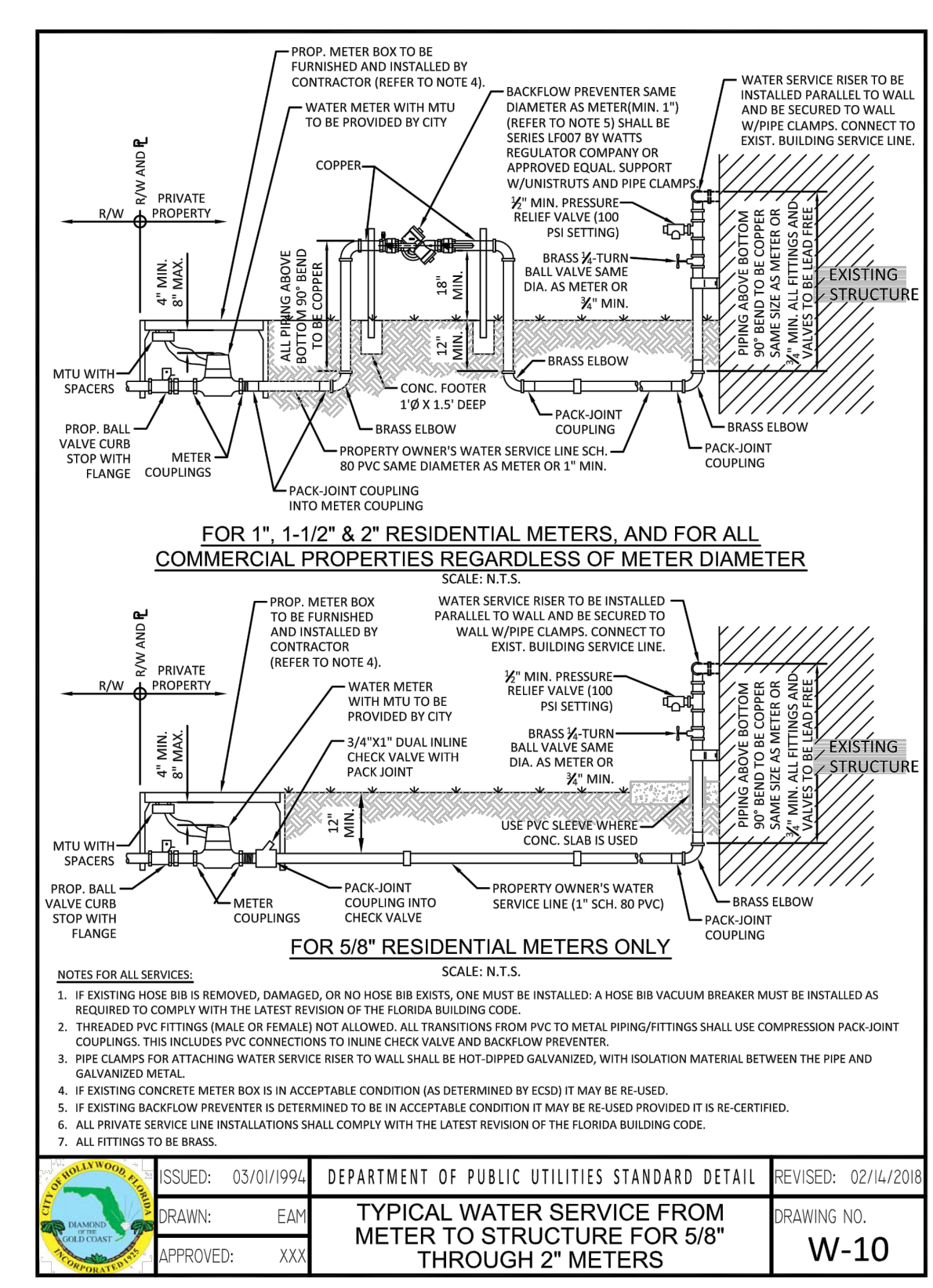
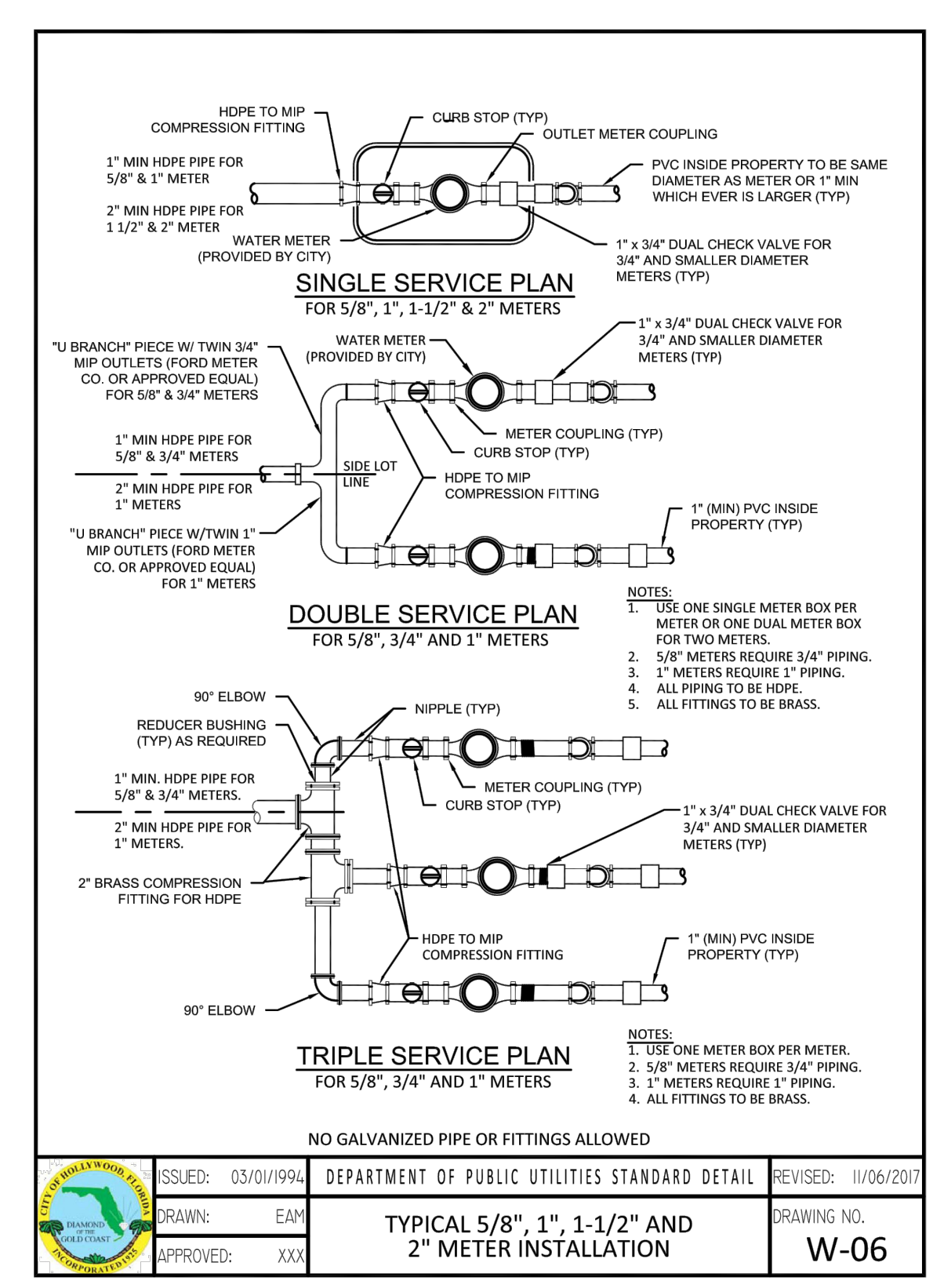
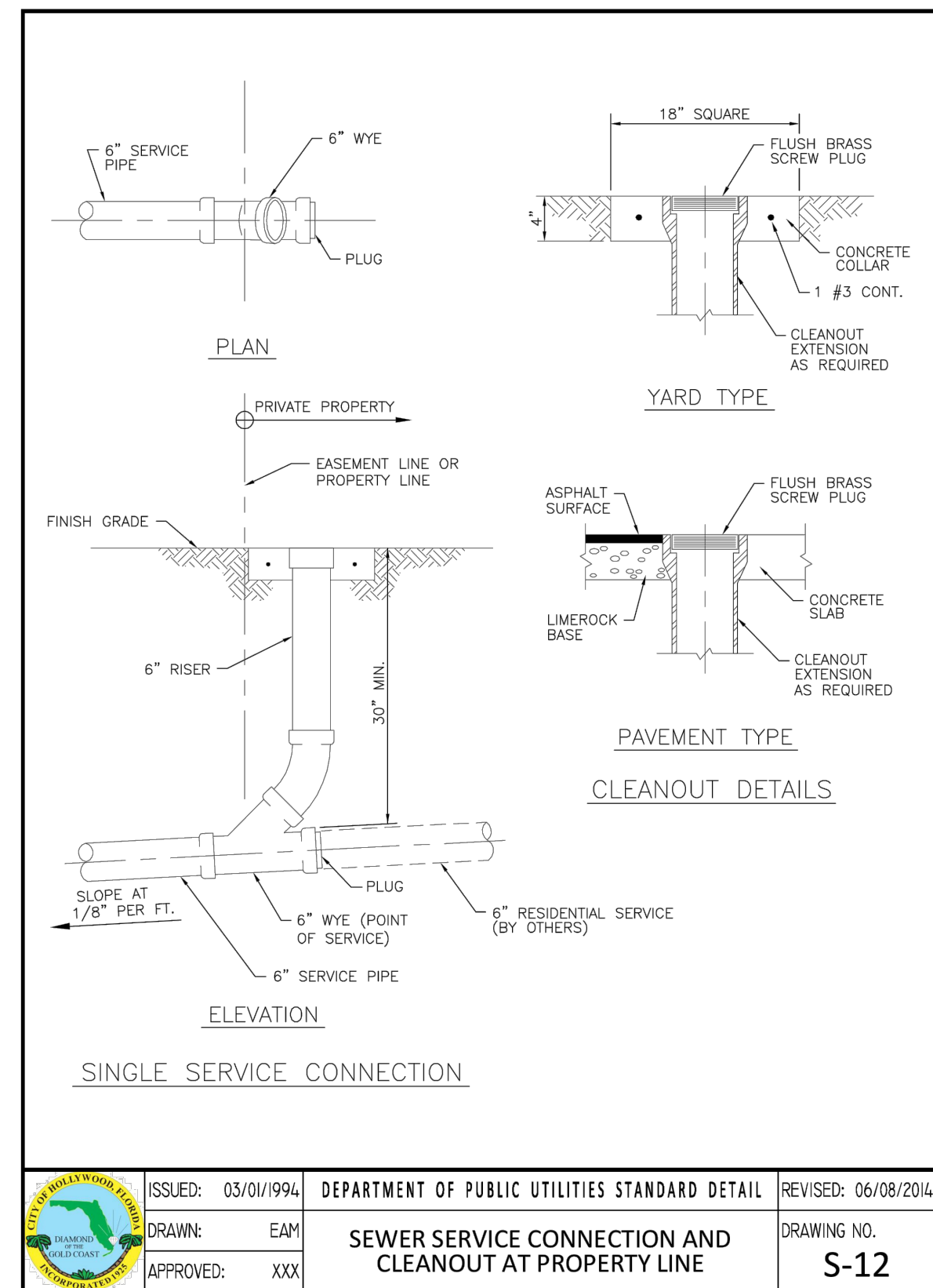
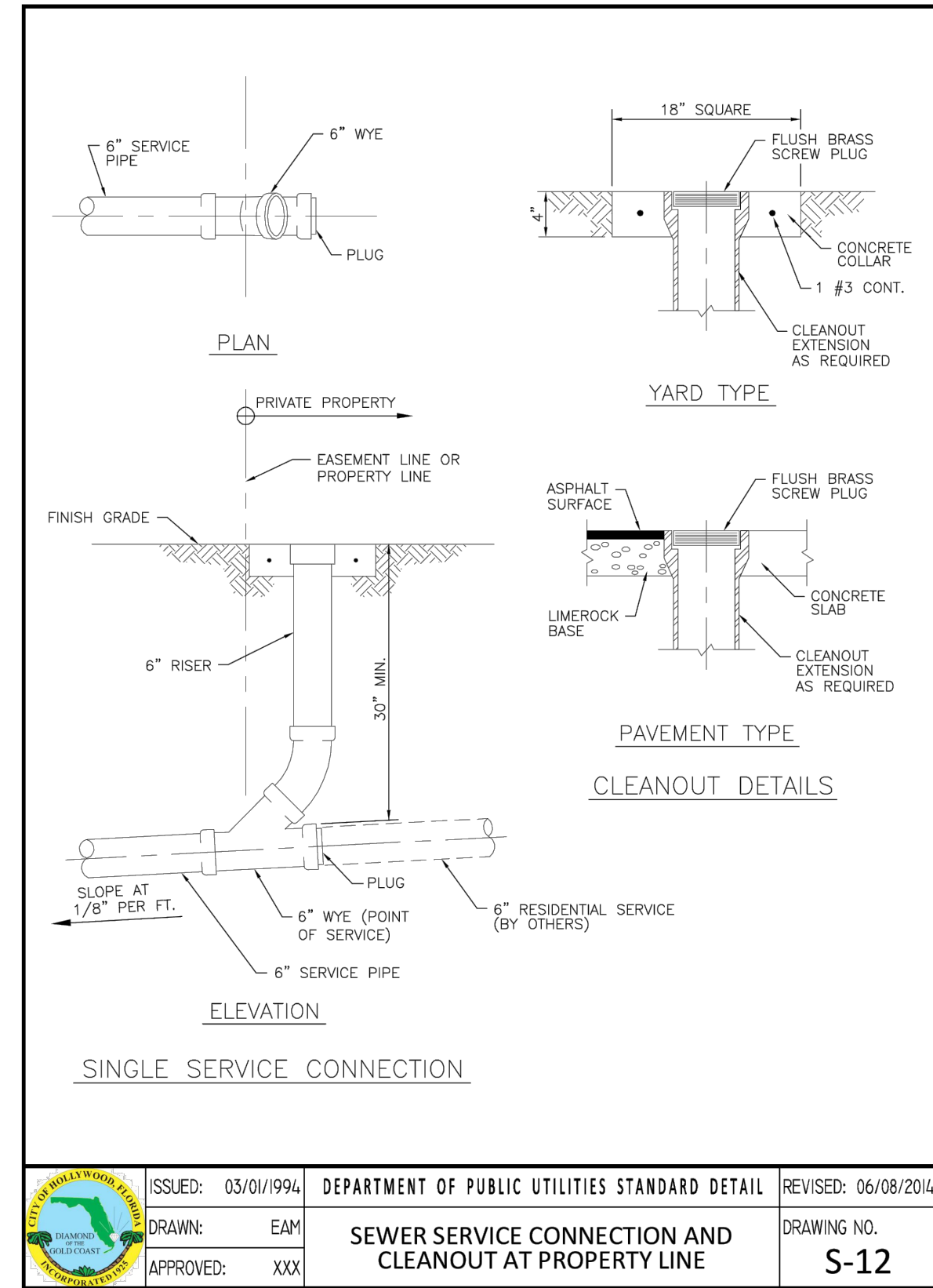
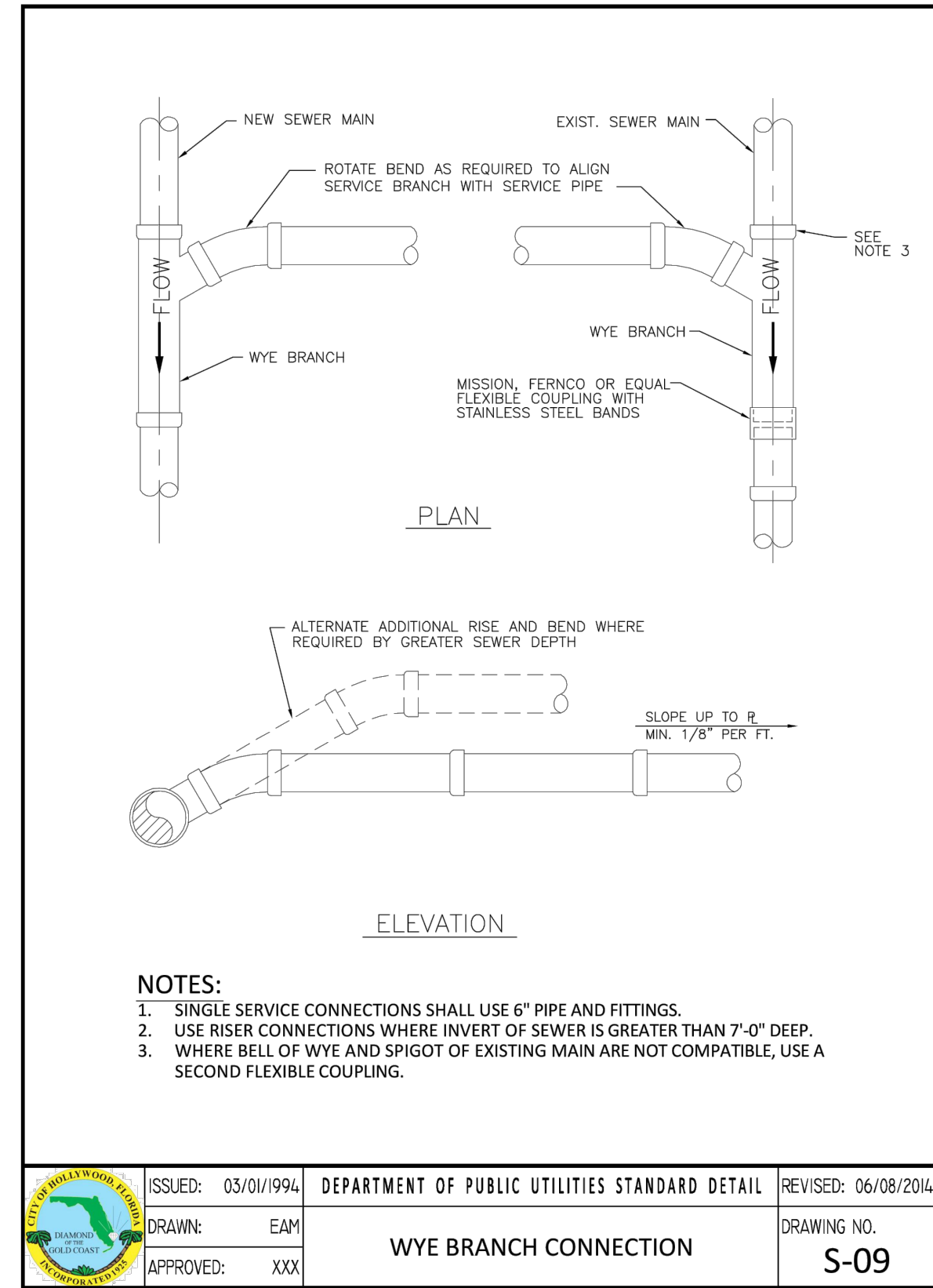
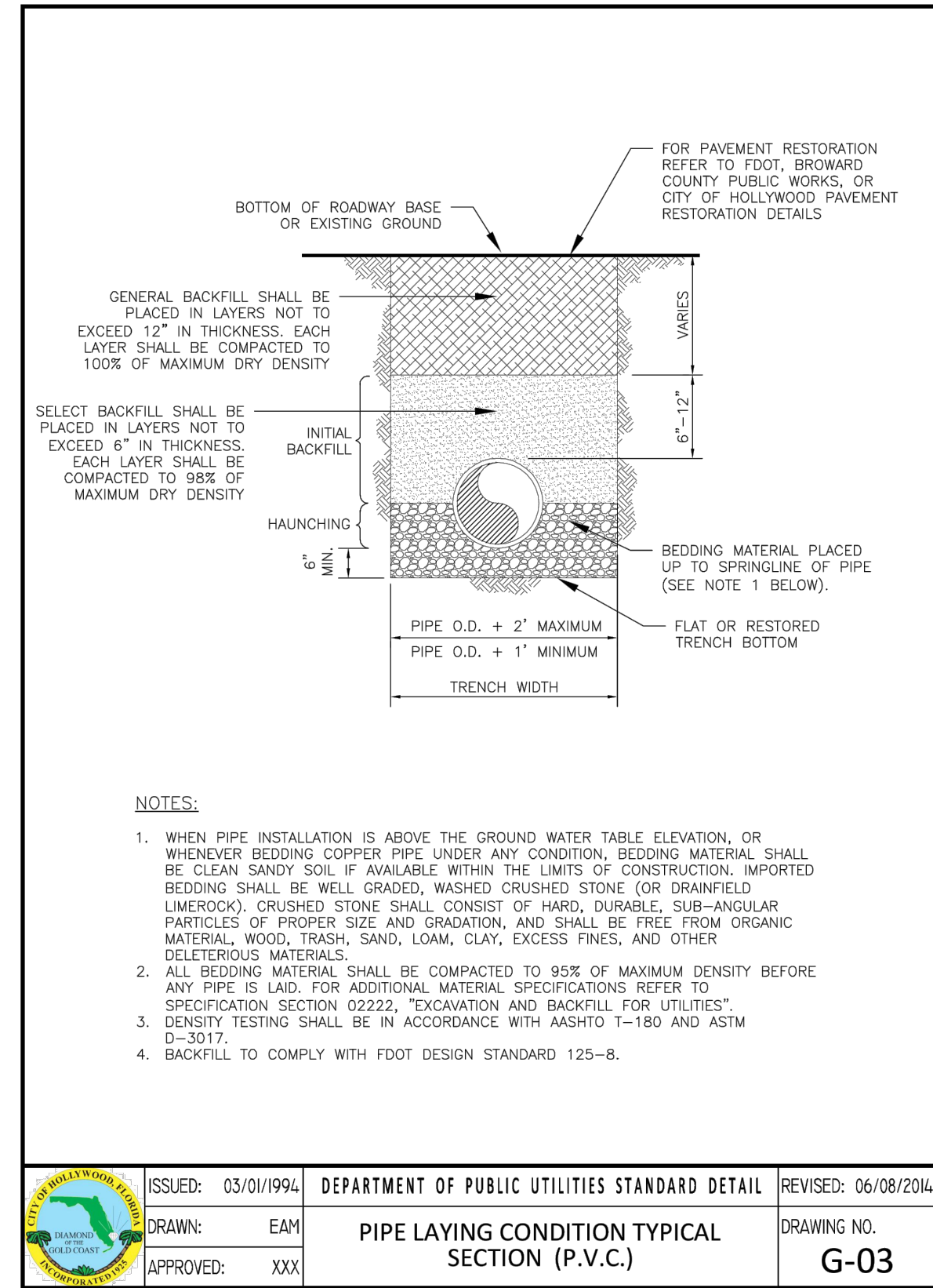
REVISIONS

NO.	DATE	DESCRIPTION
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1	10/25/23	CITY REVIEW COMMENTS

ZEPHYR ENGINEERING
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wzephyreng@gmail.com
CA#: 31158

NEW RESIDENCE FOR 813 HARRISON STREET HOLLYWOOD, FLORIDA 33019

P.E.#:76036
DATE: 8/2/23
SCALE: 1"=10'
SHEET NO.: C4
4 OF 5
PROJECT NO.: 23-36



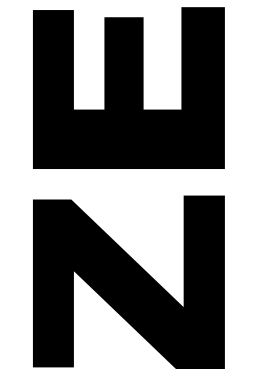
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WATER DETAILS
SCALE: N.T.S.

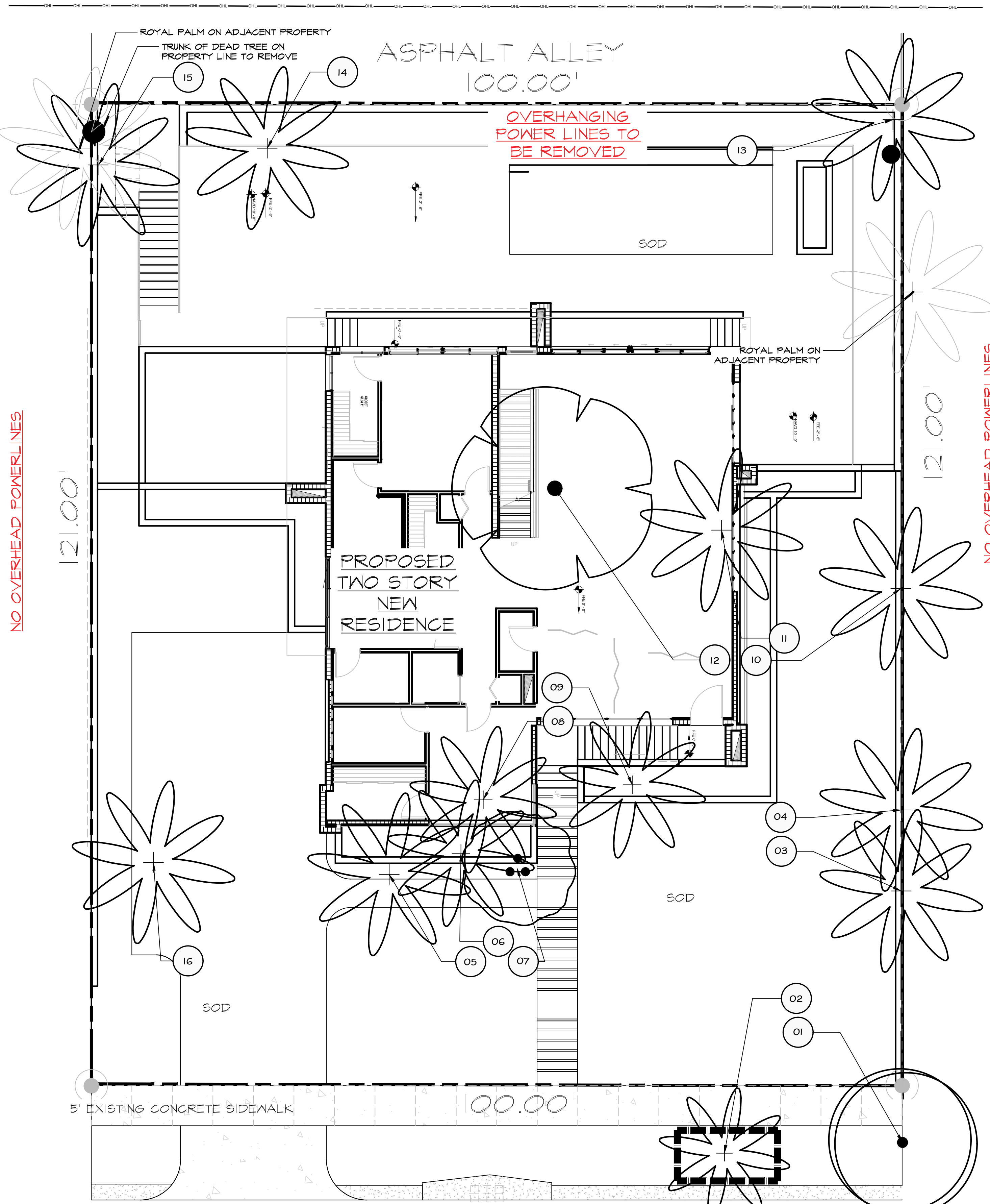
NO.	DATE	REVISIONS DESCRIPTION

ZEPHYR ENGINEERING
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HOLLYWOOD, FL
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wzephyreng@gmail.com
CA#: 31158



NEW RESIDENCE FOR
813 HARRISON STREET
HOLLYWOOD, FLORIDA 33019

P.E.#: 76036
DATE: 8/2/23
SCALE: N.T.S.
SHEET NO.: C5
5 OF 5
PROJECT NO.: 23-36

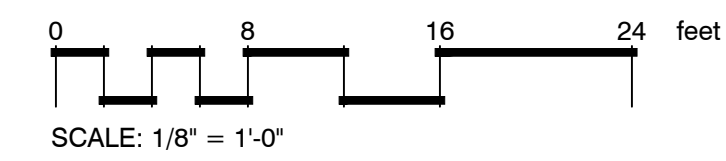


NO OVERHEAD POWERLINES

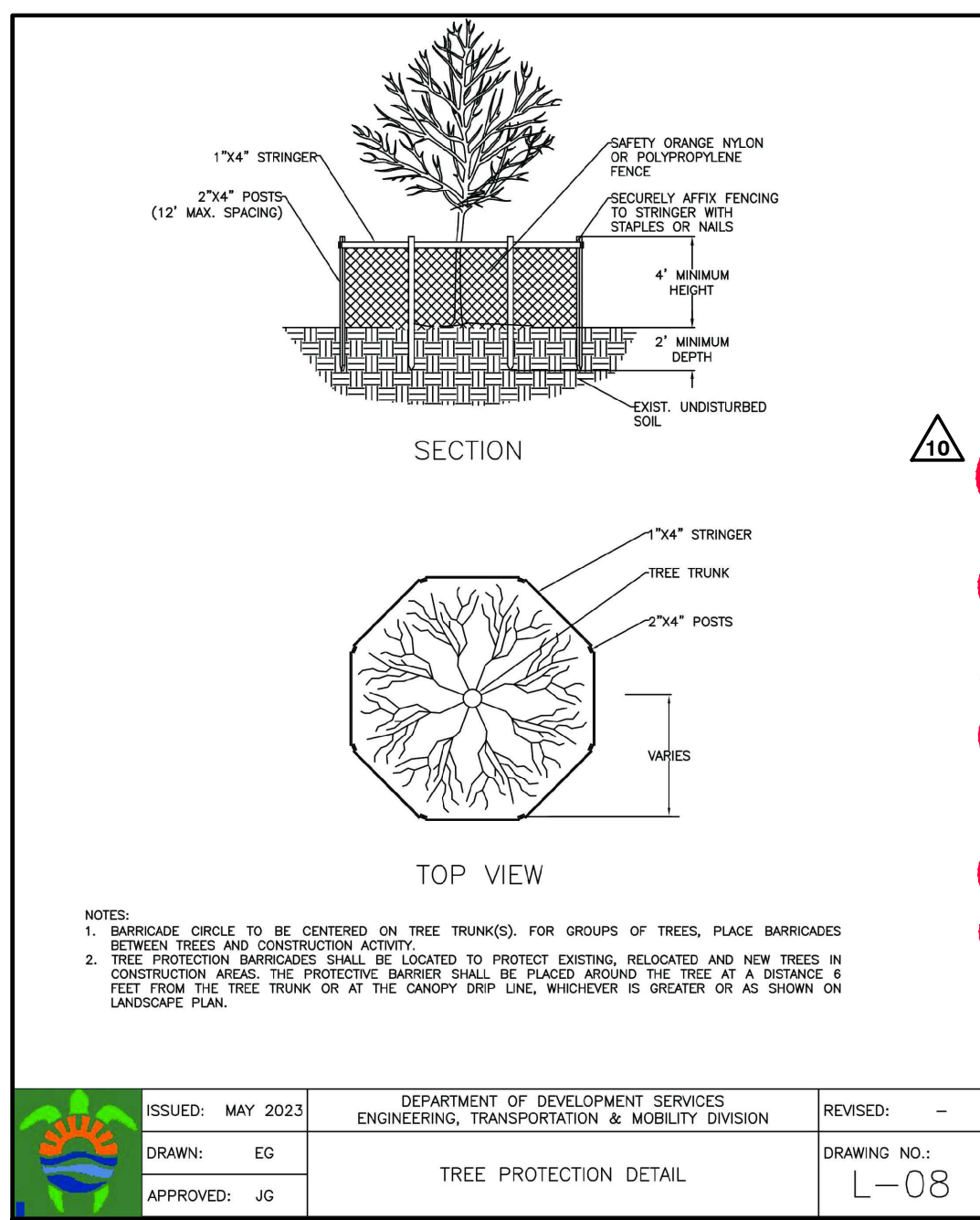
NO OVERHEAD POWERLINES

NO OVERHEAD POWERLINES
HARRISON STREET

A GENERAL LAYOUT
scale 1/8" = 1'-0"



PLANT SCHEDULE								
SYMBOL	CODE	BOTANICAL NAME	COMMON NAME	DBH	HEIGHT/CT	SPREAD	NOTES	ACTION
TREES								
	03	Roystonea elata	Florida Royal Palm	-	35' CT	20'	on property line	REMOVE
	04	Roystonea elata	Florida Royal Palm	-	30' CT	20'	on property line	REMOVE
	05	Roystonea elata	Florida Royal Palm	-	25' CT	20'		REMOVE
	06	Roystonea elata	Florida Royal Palm	-	25' CT	18'		REMOVE
	07	Bischofia javanica	Javanese Bishopwood	-			INVASIVE	REMOVE
	08	Roystonea elata	Florida Royal Palm	-	20' CT	18'		REMOVE
	09	Roystonea elata	Florida Royal Palm	-	25' CT	18'		REMOVE
	10	Roystonea elata	Florida Royal Palm	-	35' CT	20'	on property line	REMOVE
	11	Roystonea elata	Florida Royal Palm	-	35' CT	20'		REMOVE
	12	Ficus aurea	Strangler Fig	55'-half is embedded dead tree trunk	20' OA	25'	for mitig. detracted 27.5' of dead trunk	REMOVE
	13	Roystonea elata	Florida Royal Palm	-	35' CT	20'	OUT OF PROP. LINE	REMOVE
	14	Roystonea elata	Florida Royal Palm	-	25' CT	20'		REMOVE
	15	Roystonea elata	Florida Royal Palm	-	25' CT	20'		REMOVE
	16	Roystonea elata	Florida Royal Palm	-	25' CT	20'		REMOVE
TREES IN ROW								
	01	Cocos nucifera	Coconut Palm	-	25' CT	18'	leaning toward street	REMOVE
	02	Roystonea elata	Florida Royal Palm	-	30' CT	16'		TO REMAIN



MITIGATION CALCULATIONS:

13 PALMS TO REMOVE 13 x \$350=\$4,550.00
 27.5" DBH TO REMOVE 27.5/2 x \$350=\$4,812.50
TOTAL \$9,362.50

MITIGATION TREES PROVIDED:

10" DBH 10/2 x \$350=\$1,750.00
 13 PALMS 13 x \$350=\$4,550.00
TOTAL PROVIDED \$6,300.00

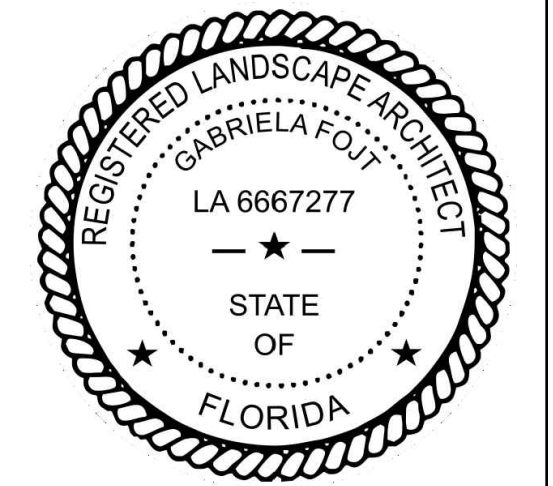
MITIGATION TO PAY TO CITY TREE FUND:
 \$9,362.50 - 6,300.00= **\$3,062.50**

SEE LP-1 FOR PROVIDED TREES

CONTRACTOR TO CHECK LOCATIONS OF PALMS WITH SURVEY AND GET WRITTEN APPROVAL FROM A NEIGHBOR FOR ANY REMOVALS ON THE PROPERTY LINE

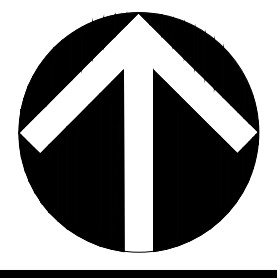
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NOTE:
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 CONTRACTOR IS RESPONSIBLE FOR VERIFICATION
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 COMMENCEMENT OF ANY WORK.
 LANDSCAPE ARCHITECT ASSUMES NO LIABILITY
 FOR UTILITY DAMAGE.



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 Gabriela Fojt
 LA 6667277
 LC 26000628

2700 E Oakland Park Blvd
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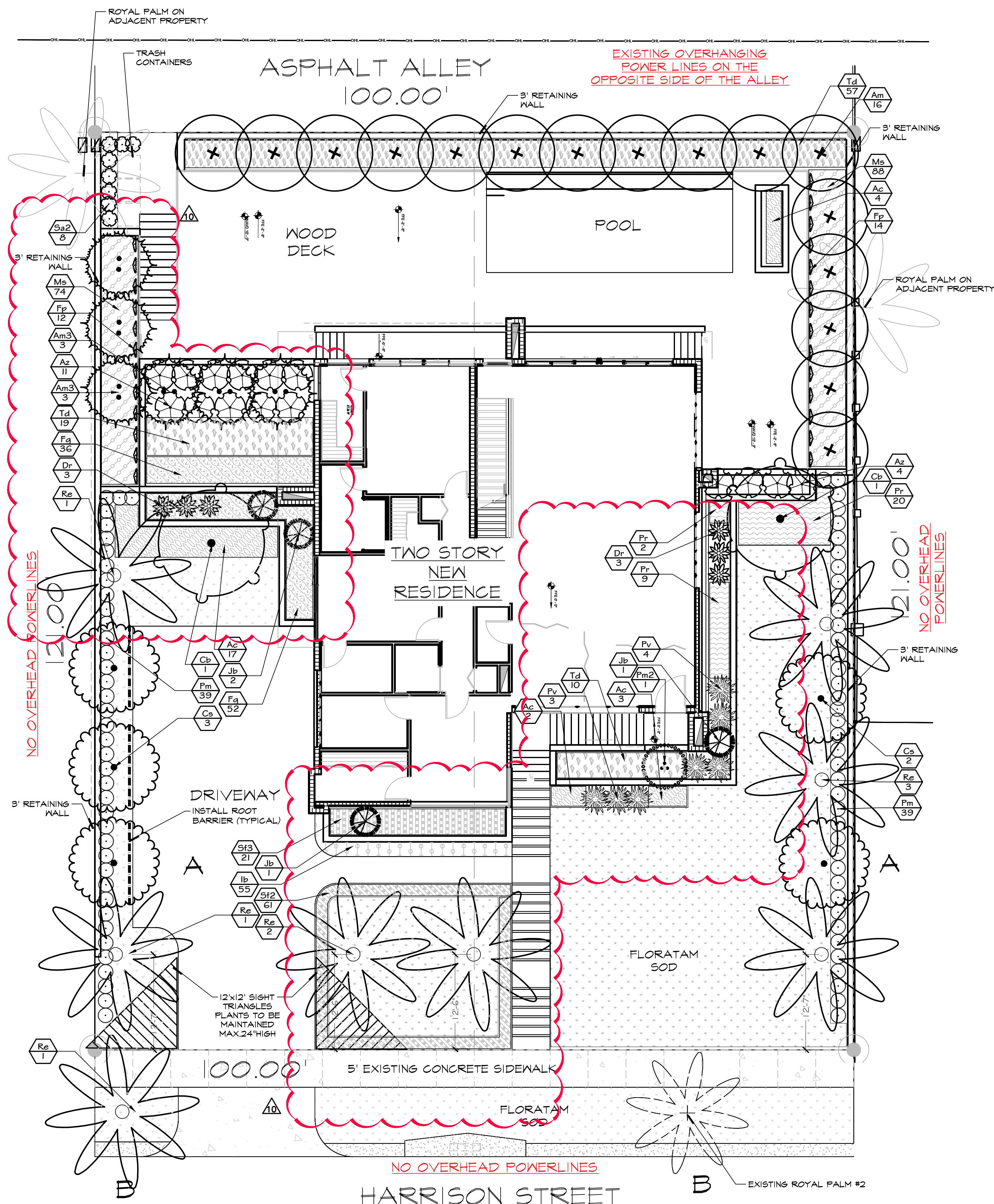
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 DESIGNED BY GF
 DRAWN BY ...
 CHECKED BY GF
 CAD DWG.
 DATE 08.04.2023

REVISIONS

1	10.25.2023
2	01.11.2024
3	01.25.2024
4	03.07.2024
5	04.10.2024
6	04.12.2024
7	04.17.2024
8	08.13.2024
9	08.16.2024
10	09.18.2024

**813 HARRISON STREET
 HOLLYWOOD
 FLORIDA, 33019**

REMOVAL PLAN, TREE PROTECTION DETAIL



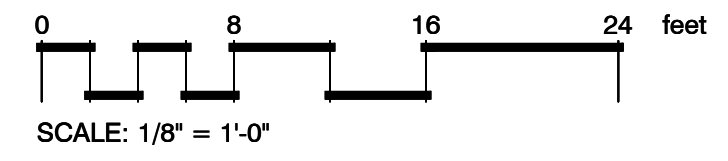
LANDSCAPED AREAS WITHIN PROPOSED SWALES SHALL BE FINISHED GRADED TO ALLOW FOR DRAINAGE RETENTION

PLANT SCHEDULE								
SYMBOL	CODE	QTY	BOTANICAL NAME	COMMON NAME	SIZE	SPACING	NATIVE	DROUGHT RESIST.
TREES								
	Am3	6	<i>Adonidia merrillii</i>	Christmas Palm	8"CT, dbl, matched	AS SHOWN	NO	HIGH
	Cb	2	<i>Calophyllum brasiliense</i>	Brazilian Beautyleaf	min.12"OA, 2"dbh	AS SHOWN	NO	HIGH
	Cs	5	<i>Conocarpus erectus f. sericeus</i>	Silver Buttonwood	12"OA, 2"dbh, matched	AS SHOWN	YES	HIGH
	Jb	4	<i>Juniperus silicicola 'Brodie'</i>	Brodie Southern Red Cedar	min.8"OA	AS SHOWN	NO	HIGH
	Pm2	1	<i>Ptychosperma macarthurii</i>	Macarthur Palm	6"OA	AS SHOWN	NO	MODERATE
	Re	8	<i>Roystonea elata</i>	Florida Royal Palm	8"CT, matched	AS SHOWN	YES	HIGH
	Am	16	<i>Veitchia montgomeryana</i>	Montgomery Palm	10"-14"CT, staggered	AS SHOWN	NO	HIGH
SHRUBS								
	Az	15	<i>Alpinia zerumbet</i>	Shell Ginger GREEN	7 gal	48"OC	NO	MODERATE
	Dr	6	<i>Dracaena reflexa</i>	Song of India	3"-4"OA, ffb	AS SHOWN	NO	HIGH
	Fp	26	<i>Ficus pumila</i>	Creeping Fig	1 gal	36"OC	NO	HIGH
	Pv	7	<i>Pandanus tectorius 'Variegata'</i>	Variegated Screnpine	7 gal, full	AS SHOWN	NO	MODERATE
	Pm	78	<i>Podocarpus macrophyllus</i>	Yew Podocarpus	7 gal, 24"OA, ffb	24"OC	NO	HIGH
	Sa2	8	<i>Schefflera arboricola</i>	Schefflera	min.36"OA	24"OC	NO	HIGH
SHRUB AREAS								
	Ac	26	<i>Alocasia odora 'California'</i>	California Elephant Ear	3 gal	30"OC	NO	LOW
	Fg	88	<i>Ficus microcarpa 'Green Island'</i>	Green Island Indian Laurel Fig	3 gal, full	18"OC	NO	HIGH
	Ib	55	<i>Impatiens spp</i>	Impatiens	1 gal	12" OC	NO	LOW
	Ms	162	<i>Mimosa strigillosa</i>	Sunshine Mimosa	1 gal	18"OC	YES	HIGH
	Pr	31	<i>Philodendron x 'Hope'</i>	Hope Philodendron	3 gal	24"OC	NO	MODERATE
	Sf2	61	<i>Serissa japonica</i>	Snowrose	3 gal, ffb	18"OC	NO	MODERATE
	Sf3	21	<i>Serissa japonica</i>	Snowrose	7 gal, ffb	24"OC	NO	MODERATE
	Td	86	<i>Tripsacum floridanum</i>	Florida Gamagrass	3 gal	30"OC	YES	HIGH
GROUND COVERS								
	Sa	3,021 sf	<i>Stenotaphrum secundatum 'Floratum'</i>	Floratum St. Augustine Grass	sod			

- NOTES:
- SOD AS INDICATED.
 - MULCH ALL BEDS AS INDICATED ON DETAIL.
 - IT IS THE CONTRACTOR'S RESPONSIBILITY TO VERIFY PLANT, SOD AND MULCH AMOUNTS FOR BIDDING PURPOSES.
 - PLAN DRAWING TAKES PRECEDENCE OVER ANY QUANTITY SCHEDULES.

LANDSCAPE REQUIREMENTS RS-6	Required	Existing	Proposed	Total Provided
TREES REQUIRED ON THE LOT				
A 1 tree/each 1,250 sq.ft of front yard (2,328 sf/1,250=1.9) Min. 20% of front yard pervious area to be landscaped (2,328 sf x.2= 465.6 sf)	2		2 Silver Buttonwoods 2,328 sf	2 provided (+)20% provided
SWALE TREES				
B 1 tree/each 50 lf of street frontage	2	1 Royal palm	1 Royal palm	2 provided
Project plants: Palms no more than 50% of required trees (4 x .5=2) Min 60% of required trees to be native (4 x .6=2.4) Min species required	2 3 2	1 Royal palm 1 1	1 Royal palms 3 1	2 provided 4 (100%) provided 2 provided
MITIGATION TREES (see also DT-1)			7 Royal palms, 3 Adonidia, 16 Montgomery 6"dbh (Buttonwoods) & 4"dbh Brazilian Beautyleaf	26 palms 10"dbh hardwood

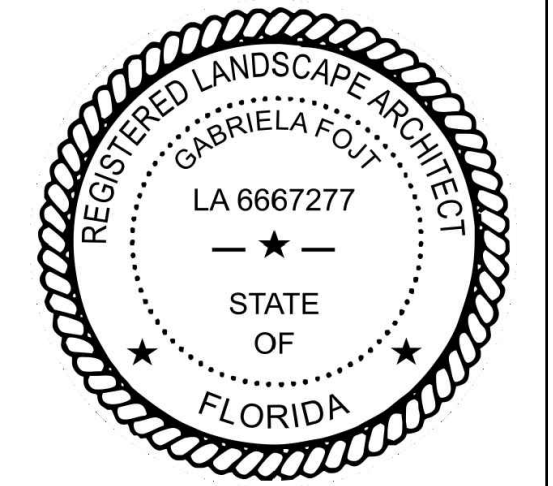
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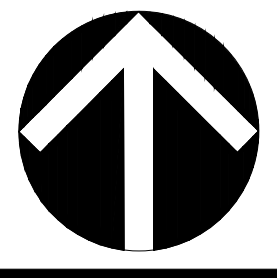
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B CODE CHART



The Mirror of Paradise
Gabriela Fojt
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SCALE 1/8"=1'-0"

DESIGNED BY GF

DRAWN BY ...

CHECKED BY GF

CAD DWG.

DATE 08.04.2023

REVISIONS

1	10.25.2023
2	01.11.2024
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813 HARRISON STREET
HOLLYWOOD
FLORIDA, 33019

LANDSCAPE PLAN, PLANT SCHEDULE, CODE CHART

GENERAL LANDSCAPE NOTES

- CONTRACTOR IS RESPONSIBLE FOR REPAIRING FACILITIES HE DAMAGES AND IS TO COORDINATE WITH OTHER CONTRACTORS ON SITE.
- CONTRACTOR IS RESPONSIBLE FOR FINISH GRADES- ROUGH GRADES BY GENERAL CONTRACTOR.
- ALL PLANT MATERIALS TO BE FLORIDA NO. 1 OR BETTER AS PER FLORIDA DEPT. OF AGRICULTURE GRADES & STANDARDS, MARCH 1998
- PLANTING SOIL TO BE A WEED FREE MIXTURE OF MUCK & SAND (50/50) WITH 50 LBS OF MILDRGANITE PER 6 CU. YDS.
- TREES & PALMS GUARANTEED TO BE IN HEALTHY THRIVING CONDITION FOR ONE YEAR FROM PROJECT COMPLETION.
- APPLY 3" MELALEUCA/EUCALYPTUS MULCH AROUND ALL PLANTS WITHIN 2 DAYS.
- CONTRACTOR TO COMPLY WITH ALL CITY LANDSCAPE ORDINANCE REQUIREMENTS.
- WHERE THERE IS A DISCREPENCY EITHER IN QUANTITIES, PLANT NAMES, SIZES OR SPECIFICATIONS BETWEEN THE PLAN OR PLANT LIST, THE PLAN TAKES PREFERENCE. THE LANDSCAPE CONTRACTOR IS RESPONSIBLE FOR ANY VERIFICATION NECESSARY INVOLVING THE LANDSCAPE MATERIALS SHOWN ON THE PLAN.
- ALL AREAS NOT COVERED BY PAVING OR STRUCTURES TO BE SODDED WITH FLORATAM SOD. SOD TO HAVE GOOD COMPACT GROWTH & ROOT SYSTEM. LAY WITH TIGHT JOINTS
- ALL LANDSCAPED AREAS INSIDE PROPERTY AND ADJACENT ROW AREAS TO BE 100% COVERED WITH AUTOMATIC SPRINKLER SYSTEM WITH APPROXIMATELY 50% OVERLAP USING RUST FREE WATER AND A RAIN CHECK DEVICE.
- TREES & PALMS TO BE STAKED AS NECESSARY IN A GOOD WORKMANLIKE MANNER WITH NO NAIL STAKING PERMITTED.
- ROOT FLARES TO BE SET ABOVE GRADE AND VISIBLE WITH ROOT SYSTEMS 10% ABOVE FINAL GRADE AT TIME OF PLANTING.
- LANDSCAPING SHALL COMPLY WITH ALL ZDNING AND LAND DEVELOPMENT REGULATIONS.

HOLLYWOOD LANDSCAPE NOTES

- PLANT MATERIAL WILL NOT BE PLANTED INTO ROOT BALLS OF TREES AND PALMS.
- THERE WILL BE NO SUBSTITUTIONS WITHOUT THE APPROVAL OF HOLLYWOOD'S LANDSCAPE PLAN REVIEWER.

WHERE REQUIRED FOR SCREENING PURPOSES, HEDGE SHALL BE PLANTED AT EQUIPMENT HEIGHT FOR VISUAL SCREENING. PROVIDE MINIMUM OF 36" HT.

JOB CONDITIONS:

Any building construction material or foreign material shall be removed from planting areas and replaced with acceptable top soil.

Care shall be taken not to disturb or damage any underground construction or utilities. Any damage to these facilities during the planting operations will be repaired at the expense of the Landscape Contractor in a manner approved by the Owner. Where underground obstructions will not permit the planting materials in accordance with the plans, new locations shall be approved by the Landscape Architect.

Landscape work shall be coordinated with the landscape irrigation work. Landscape Contractor shall ensure that no plantings will interfere with the proper coverage. Landscape Contractor shall point out situations where minor adjustments or relocation or addition of sprinklers heads may be most beneficial for the landscape work as a whole.

PLANT MATERIAL:

Plant species and size shall conform to those indicated on the drawings. Nomenclature shall conform to STANDARDIZED PLANT NAMES, LATEST EDITION. All plant material shall be in accordance with GRADES AND STANDARDS FOR NURSERY PLANTS, latest edition published by the Florida Department Agriculture and Consumer Services. All plants not otherwise specified as Florida Fancy, or Specimen, shall be Florida Grade Number 1 or better as determined by the Florida Grade Plant Industry. Specimen means an exceptionally heavy, symmetrical, tightly-knit plant, so trained or favored in its development that its appearance is unquestionable and outstandingly superior in form, number of branches, compactness and symmetry. All plants shall be sound, healthy, vigorous, well branched and free of disease and insect eggs and larvae and shall have adequate root systems. Trees and shrubs for planting rows shall be uniform in size and shape. All materials shall be subject to approval by the Landscape Architect. Where any requirements are omitted from the Plant List, the plants furnished shall be normal for the variety.

All container grown material shall be healthy, vigorous, well-rooted plants and established in the container. The plants shall have tops which are good quality and are in a healthy growing condition. An established container grown plant shall be transplanted into a container and grown in that container long enough for the new fibrous roots to have developed enough to hold the root mass together when removed from the container. Root bound plants will not be accepted.

Site water shall be verified by Contractor prior to submission of bids.

The use of natural material is strongly encouraged for balled and burlapped plants. All synthetic material shall be completely removed from root ball PRIOR to planting.

At time of bid, Contractor shall submit a written schedule of all sources for coconut palms as well as seed sources for coconuts. Coconuts shall be certified Malayan Green with a certified seed source from Jamaica.

TREES:

The most critical factor for selecting a healthy Florida Number 1 tree is the structure. This consists of one central main trunk and leader. Branches are considered competing if they are 2/3 the diameter of the leader or greater. Competing branches may be acceptable if they occur above 50% of the overall height of the tree. Caliper of tree should meet specifications. Leader (center trunk) may have slight (<15 degree) bow (Tabebuia caraiba excluded), but must be intact with apical (leading) bud.

Branches should be spread evenly (staggered, alternating) through the tree branches spaced no closer than 4".

Canopy should be full to specifications with little or no openings or holes. A thinning canopy will be taken into consideration with field dug plant material.

Trees should have no open wounds or damage, flush cuts, chlorosis, shorter or taller than specified height, girdling roots, undersize loose root ball, crossing branches, smaller than normal leaves.

10% of root ball shall be above grade after planting. Root ball tying ropes removed from trunk and top of root ball.

MULTIPLE TRUNK TREES:

Trees having no distinct leader. Trunks on these trees should not be touching and free of damage and similar in size. Canopy should be full and uniform.

MATERIALS LIST:

Landscape Contractor shall be responsible for verifying all quantities for material shown on drawings prior to submitting a bid. Planting plan shall take precedence over the plant list. Final quantity of sod and mulch shall be verified.

SUBSTITUTIONS:

No substitutions shall be made without the approval from the Landscape Architect and/or the Owner. Intended substitutions shall be indicated on the bid.

MEASUREMENTS:

Canopy Trees- Height shall be measured from the ground to the average height of canopy. Spread shall be measured to the end of branching equally around the crown from the center of the trunk. Caliper (d.b.h.) will be measured 4'-6" above grade.

Shrubs- Height shall be measured from the ground. Spread shall be measured to the end of branching equally around the shrub mass.

Palms- Clear trunk (C.T.) shall be measured from the ground to the point where the mature aged trunk joins the immature or green part of the trunk or head.

Overall height (O.A.) shall be measured from the ground to the tip of the unopened bud.

IRRIGATION:

100% irrigation coverage shall be provided. Provide bubblers on separate zones for all newly planted and transplanted trees unless alternate approach to provide additional water is approved by Owner and Landscape Architect.

GUARANTEE:

All new plant materials shall be guaranteed for one year from the time of acceptance and shall be alive and in satisfactory growth for each specific kind of plant at the end of the guarantee period. The Landscape Contractor shall not be responsible for damage caused by vandalism, violent wind storms or other acts of God beyond control. Replacement shall occur within two weeks of rejection and guaranteed six months from date of installation. Landscape Contractor shall repair damage to other plants or lawns during plant replacements at no additional cost.

MULCH:

Mulch shall not contain sticks 1/4" in diameter or stones. Apply 3" of mulch except on top of tree rootballs and against woody shrubs. Rootballs will receive less than 1" mulch with no mulch touching trunk or root collar. Do not apply mulch against the trunks of woody shrubs.

SOD:

All sod shall be installed in such a manner that there is an even surface, staggered pattern. Sod will be green in color and in good health. NO overlap, gaps, damage, insects, disease and less than 10% chlorosis will be permitted. All gaps will be filled with clean native soil.

STAKING:

Landscape Contractor to suggest alternate means of staking for approval with Landscape Architect if staking methods shown are not feasible due to site conditions.

FERTILIZER:

Manufacturer's Specification: Submit manufacturer's specification sheet(s) for approval of product. Submit tags from bags of fertilizer used on site to the Architect. Submit copies of the manufacturer's specifications or analysis of all fertilizer for approval.

Composition and Quality: All fertilizer shall be uniform in composition and dry. Granular fertilizer shall be free flowing and delivered in unopened bags. Tablet fertilizer shall be delivered in unopened containers or boxes. All bags, containers or boxes shall be fully labeled with the manufacturer's analysis.

Fertilizer shall be slow release with ratio greater than 3 to 1 nitrogen to phosphorous applied on top of backfill, per manufacturer's recommendations.

All shall comply with the State of Florida fertilizer laws.

CLEANUP:

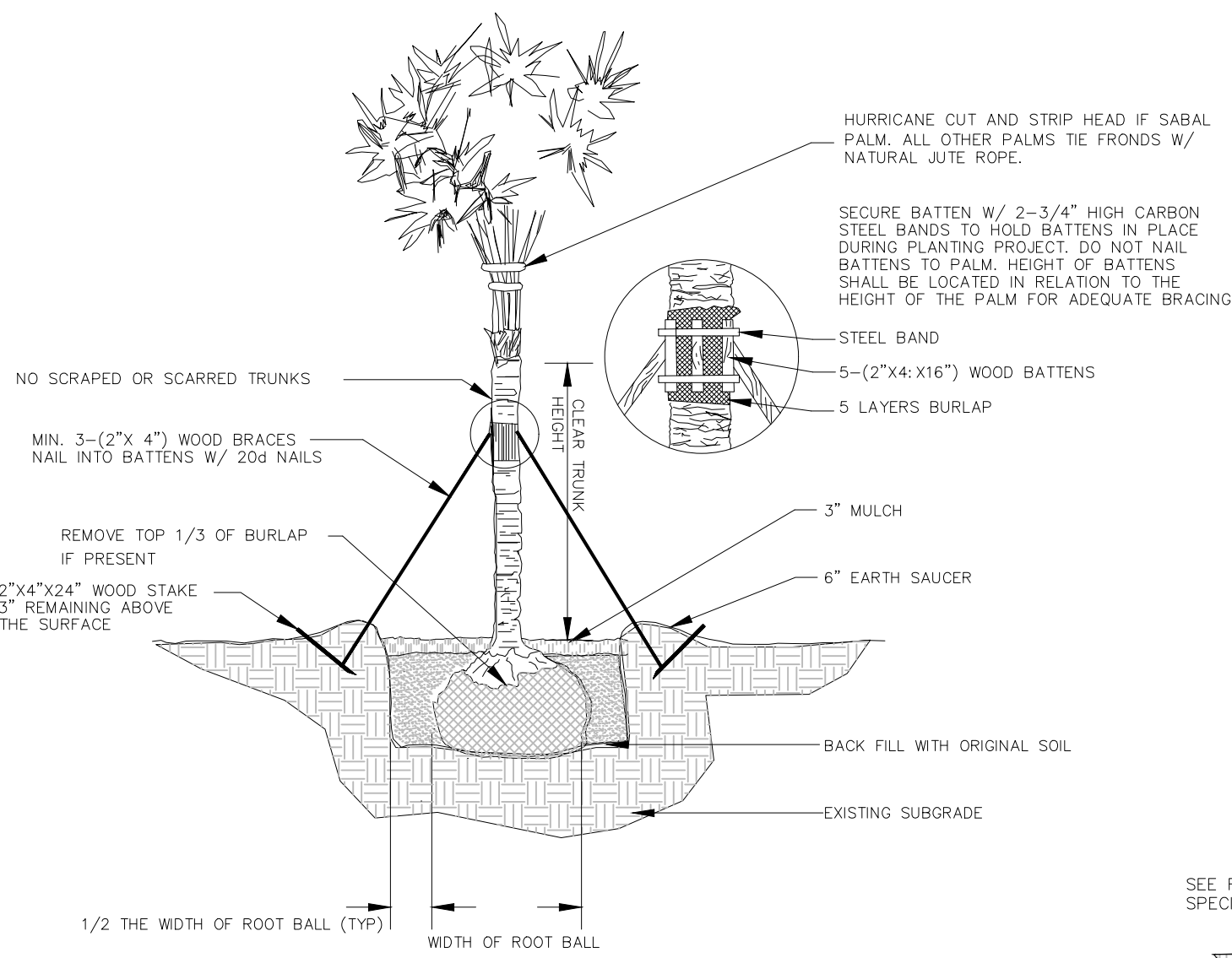
Landscape Contractor shall at all times keep job site clean and free from accumulation of waste material, debris and rubbish.

INSPECTION:

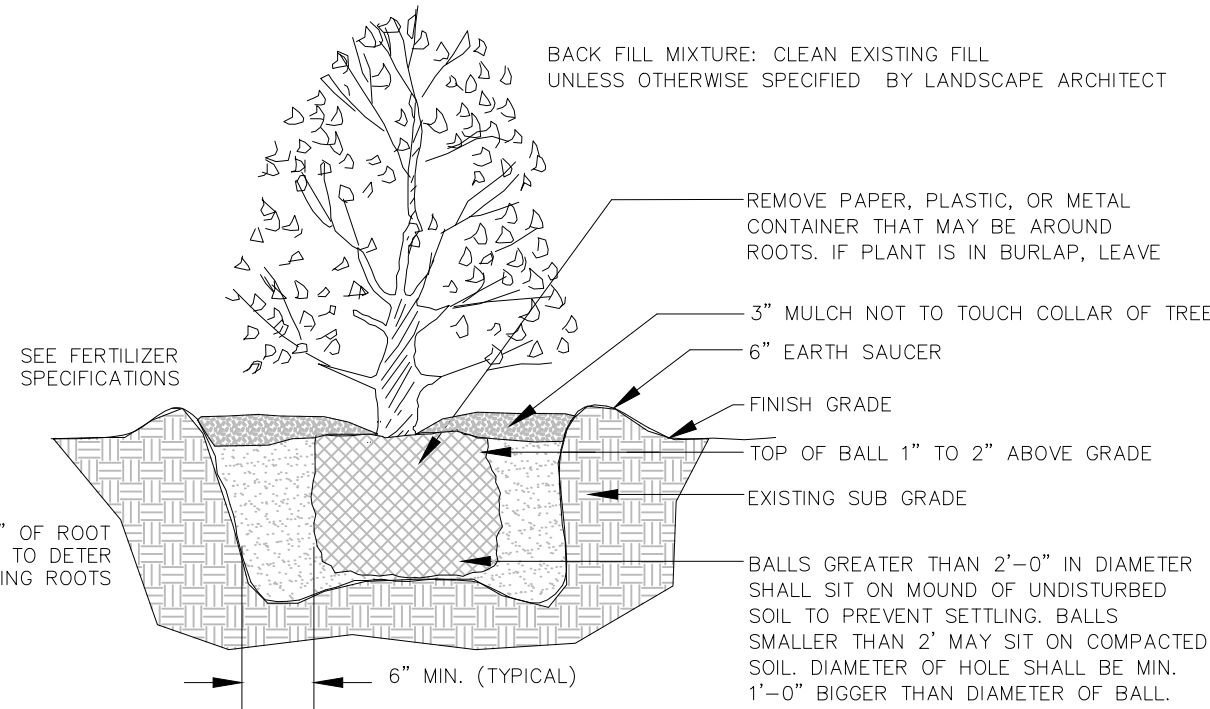
Upon written request from the Contractor, Owner and/or Landscape Architect shall perform inspection to determine completion of Contract.

ACCEPTANCE:

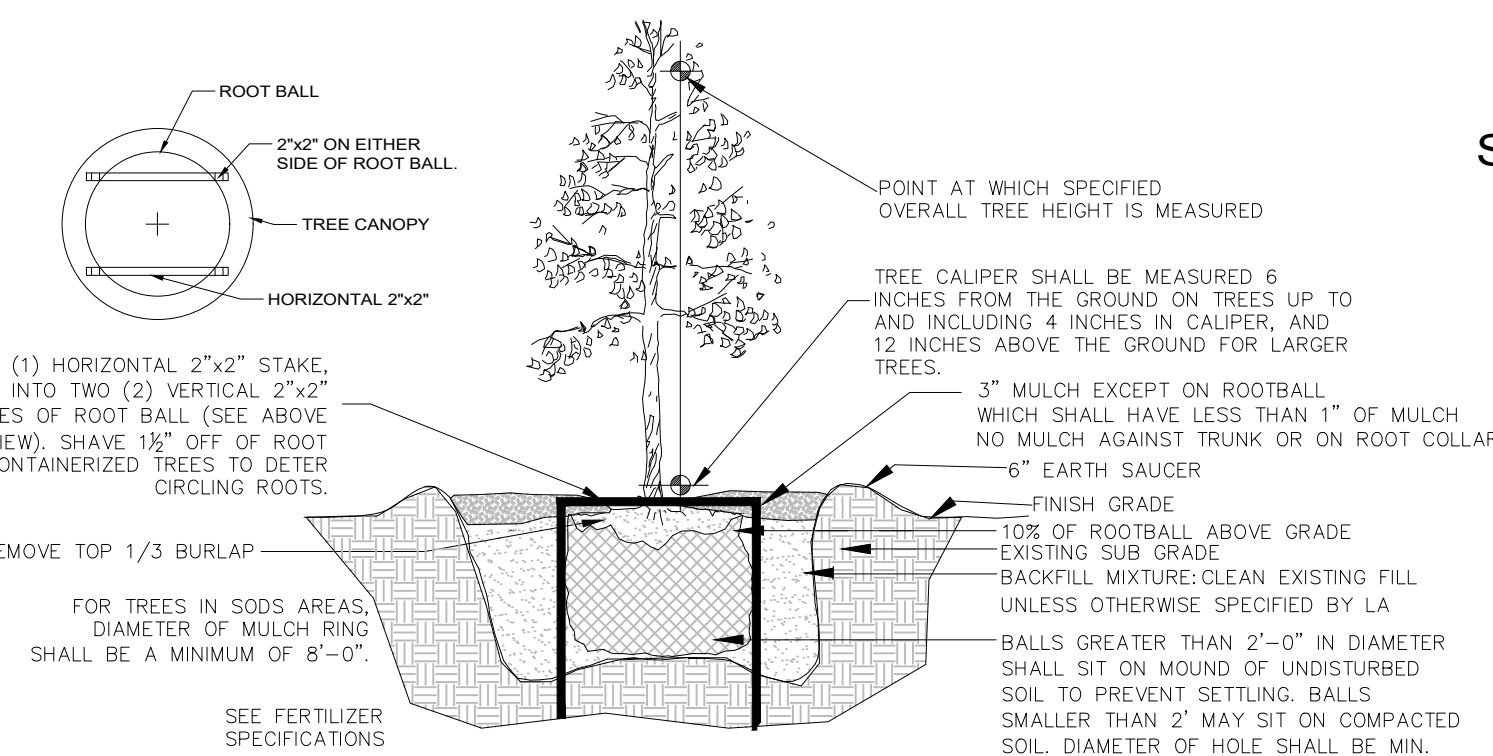
Following inspection, Contractor will be notified, in writing, by Owner and/or Landscape Architect of acceptance of completion with regards to plant material and workmanship according to Contract.



PALM PLANTING DETAIL



SHRUB PLANTING DETAIL



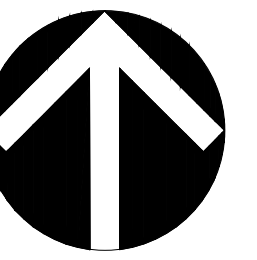
TREE PLANTING DETAIL



The Mirror of Paradise

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SCALE	as noted
DESIGNED BY	GF
DRAWN BY	...
CHECKED BY	GF
CAD DWG.	
DATE	08.04.2023
REVISIONS	
City comments	10.25.2023
1	01.11.2024
2	01.25.2024
3	03.07.2024

4	04.10.2024
5	04.12.2024
6	04.17.2024
7	08.13.2024
8	08.16.2024
9	09.18.2024

**813 HARRISON STREET
HOLLYWOOD
FLORIDA, 33019**

LANDSCAPE NOTES & DETAILS

IF YOU DIG FLORIDA...
CALL US FIRST!
1-800-432-4770
SUNSHINE STATE OECALLING
OF FLORIDA, INC.
IT'S THE LAW

NOTE:
INDICATED UTILITIES ARE APPROXIMATE.
CONTRACTOR IS RESPONSIBLE FOR VERIFICATION
OF ALL UTILITIES ON SITE PRIOR TO
COMMENCEMENT OF ANY WORK.
LANDSCAPE ARCHITECT ASSUMES NO LIABILITY
FOR UTILITY DAMAGE.