

Attachment III
June 11, 2024
Application Package

PLANNING DIVISION



File No. (internal use only): _____

2600 Hollywood Boulevard Room 315
Hollywood, FL 33022

GENERAL APPLICATION



Tel: (954) 921-3471
Fax: (954) 921-3347

This application must be completed in full and submitted with all documents to be placed on a Board or Committee's agenda.

The applicant is responsible for obtaining the appropriate checklist for each type of application.

Applicant(s) or their authorized legal agent must be present at all Board or Committee meetings.

At least one set of the submitted plans for each application must be signed and sealed (i.e. Architect or Engineer).

Documents and forms can be accessed on the City's website at

<http://www.hollywoodfl.org/DocumentCenter/Home/View/21>



APPLICATION TYPE (CHECK ONE):

- Technical Advisory Committee
- Historic Preservation Board
- City Commission
- Planning and Development Board

Date of Application: 08.08.23

Location Address: 813 HARRISON STREET

Lot(s): 12-13 Block(s): 74 Subdivision: HOLLYWOOD LAKES

Folio Number(s): 514214024580

Zoning Classification: RS-6 Land Use Classification: RESIDENTIAL

Existing Property Use: SINGLE FAMILY Sq Ft/Number of Units: 3,249 SQFT (1)

Is the request the result of a violation notice? () Yes (X) No If yes, attach a copy of violation.

Has this property been presented to the City before? If yes, check all that apply and provide File Number(s) and Resolution(s): N/A

- Economic Roundtable
- Technical Advisory Committee
- Historic Preservation Board
- City Commission
- Planning and Development

Explanation of Request: New Two Story Single Family Residence

Number of units/rooms: 1 Sq Ft: 4,616 SQFT

Value of Improvement: 400,000 Estimated Date of Completion: 12.15.2024

Will Project be Phased? () Yes (X) No If Phased, Estimated Completion of Each Phase

Name of Current Property Owner: SF&GM PROPERTY LLC

Address of Property Owner: 137 GOLDENISLED DR # 403

Telephone: 954-488-4321 Fax: _____ Email Address: _____

Name of Consultant Representative / Tenant (circle one): KALLER ARCHITECTURE

Address: 2417 HOLLYWOOD BLVD Telephone: 305-586-7952

Fax: _____ Email Address: JOSEPH@KALLERARCHITECTS.COM

Date of Purchase: _____ Is there an option to purchase the Property? Yes () No (X)

If Yes, Attach Copy of the Contract.

List Anyone Else Who Should Receive Notice of the Hearing: _____

Address: _____

Email Address: _____

PLANNING DIVISION



File No. (internal use only): _____


2600 Hollywood Boulevard Room 315
Hollywood, FL 33022

GENERAL APPLICATION

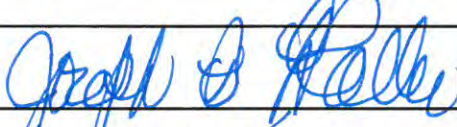
CERTIFICATION OF COMPLIANCE WITH APPLICABLE REGULATIONS

The applicant/owner(s) signature certifies that he/she has been made aware of the criteria, regulations and guidelines applicable to the request. This information can be obtained in Room 315 of City Hall or on our website at www.hollywoodfl.org. The owner(s) further certifies that when required by applicable law, including but not limited to the City's Zoning and Land Development Regulations, they will post the site with a sign provided by the Office of Planning and Development Services. The owner(s) will photograph the sign the day of posting and submit photographs to the Office of Planning and Development Services as required by applicable law. Failure to post the sign will result in violation of State and Municipal Notification Requirements and Laws.

(I)(We) certify that (I) (we) understand and will comply with the provisions and regulations of the City's Zoning and Land Development Regulations, Design Guidelines, Design Guidelines for Historic Properties and City's Comprehensive Plan as they apply to this project. (I)(We) further certify that the above statements and drawings made on any paper or plans submitted herewith are true to the best of (my)(our) knowledge. (I)(We) understand that the application and attachments become part of the official public records of the City and are not returnable.

Signature of Current Owner: GRANT MANUKYAN  Date: 07/10/2023

PRINT NAME: _____ Date: _____

Signature of Consultant/Representative:  Date: 7-10-23

PRINT NAME: JOSEPH B. KALLER Date: 7-10-23

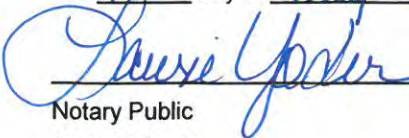
Signature of Tenant: _____ Date: _____

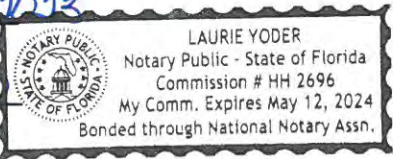
PRINT NAME: _____ Date: _____

Current Owner Power of Attorney

I am the current owner of the described real property and that I am aware of the nature and effect the request for Historic Preservation Review to my property, which is hereby made by me or I am hereby authorizing Joseph B. Kaller to be my legal representative before the Historic Preservation (Board and/or Committee) relative to all matters concerning this application.

Sworn to and subscribed before me
this 10 day of July 2023


Notary Public
State of Florida




Signature of Current Owner

Grant Manukyan
Print Name

My Commission Expires: _____ (Check One) Personally known to me; OR Produced Identification _____

Legal Description

Lots 12 and 13, Block 74, Hollywood Lakes Section, according to the map or plat thereof as recorded in Plat Book 1, Page 32, Public Records of Broward County, Florida.

Project Information

Two-Story Single-Family Residence. 6 bedrooms +1 office space, 6 bathrooms + 1 powder room 2 vehicle garage and private pool deck.

Permit Search Results

[Search](#) > Properties located at/on/near '...813...'

3 permits were found for
813 HARRISON ST 1-2

View	<u>Process #</u>	<u>Permit #</u>	<u>Description</u>	<u>Appl. Date</u>	<u>Permit Date</u>
Details	2729	E0501923	ELECTRICAL WORK	9/8/2005	9/8/2005
Details	19549	B9602139	RE-ROOF-FLAT	4/1/1996	4/1/1996
Details		B9106363	CITY SIDEWALK (IN R.O.W)		9/26/1991

NAME OF OWNER **L. D. GREISHORF**

ADDRESS OF CONSTRUCTION

513 HARRISON ST

LEGAL DESCRIPTION

lot 12 - BLK - 7 + lower

SECTION

OWNERS ADDRESS

DESCRIPTION OF CONSTRUCTION

COST

\$ 11,000.00

ALTERATIONS & ADDITION

CEDRIC STANT ARCHITECT

PERMIT TYPE	NO.	DATE ISSUED	TO WHOM	FIXTURES OR OUTLETS
BLDG.	57817	8-6-64	BERRY ELDR'S	
ROOF				
ELECTRICAL	31548	9-4-64	MOORE	1-1-330
(6) PLUMBING & GAS	25708	9-3-64	HEH P.O.	(6)
SEPTIC TANK				
Chainlink Wood Fence	54979	2-5-65	Do Fly Fence	

INSPECTIONS REVERSE SIDE

JOB CARD

OWNER C. GLASSO	JOB ADDRESS 813 Harrison St.
------------------------	-------------------------------------

LEGAL DESCRIPTION	LOT NUMBER	BLOCK	SUBDIVISION OR ADDITION
-------------------	------------	-------	-------------------------

MICROFILM NO.	ARCHITECT	FEE \$ 12.00	VALUATION \$ 300
---------------	-----------	-----------------	---------------------

DESCRIPTION OF CONSTRUCTION Replace front door & Fram & Stucco Front of House	<input type="checkbox"/> SEPTIC TANK <input type="checkbox"/> SEWER TAP
--	--

TYPE PERMIT	NUMBER	DATE	CONTRACTOR	TYPE PERMIT	NUMBER	DATE	CONTRACTOR
BUILDING	46311	3/13/78	Owner	SEPTIC/SEWER			
ROOF				AIR/CONDITION			
ELECTRIC-BASIC				MECHANICAL			
ELECTRIC-SUPP.				SCREEN			
PLUMBING	NO. FIX.			POOL			
L-P-DRY WALL				DRIVEWAY			
FENCE				PATIO or WALK			

NOTES:

NAME OF OWNER

L. D. GREISHORF

ADDRESS OF CONSTRUCTION

513 HARRISON ST

LEGAL DESCRIPTION

lot 12 - BLK - 7 +
 hook
 direction

OWNERS ADDRESS

DESCRIPTION OF CONSTRUCTION

COST

\$ 11,000.00

ALTERATIONS & ADDITION

ARCHITECT
CEDRIC STANT

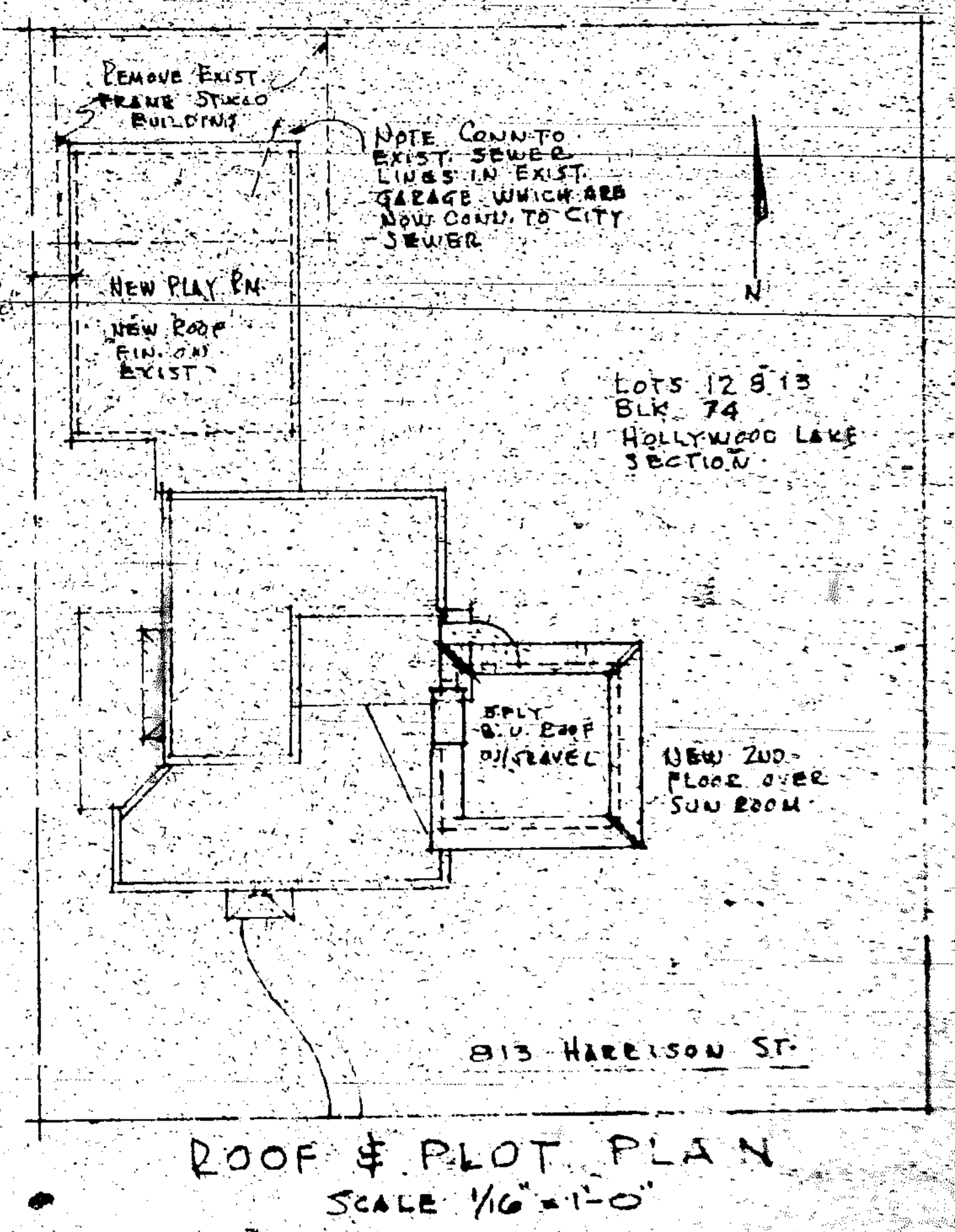
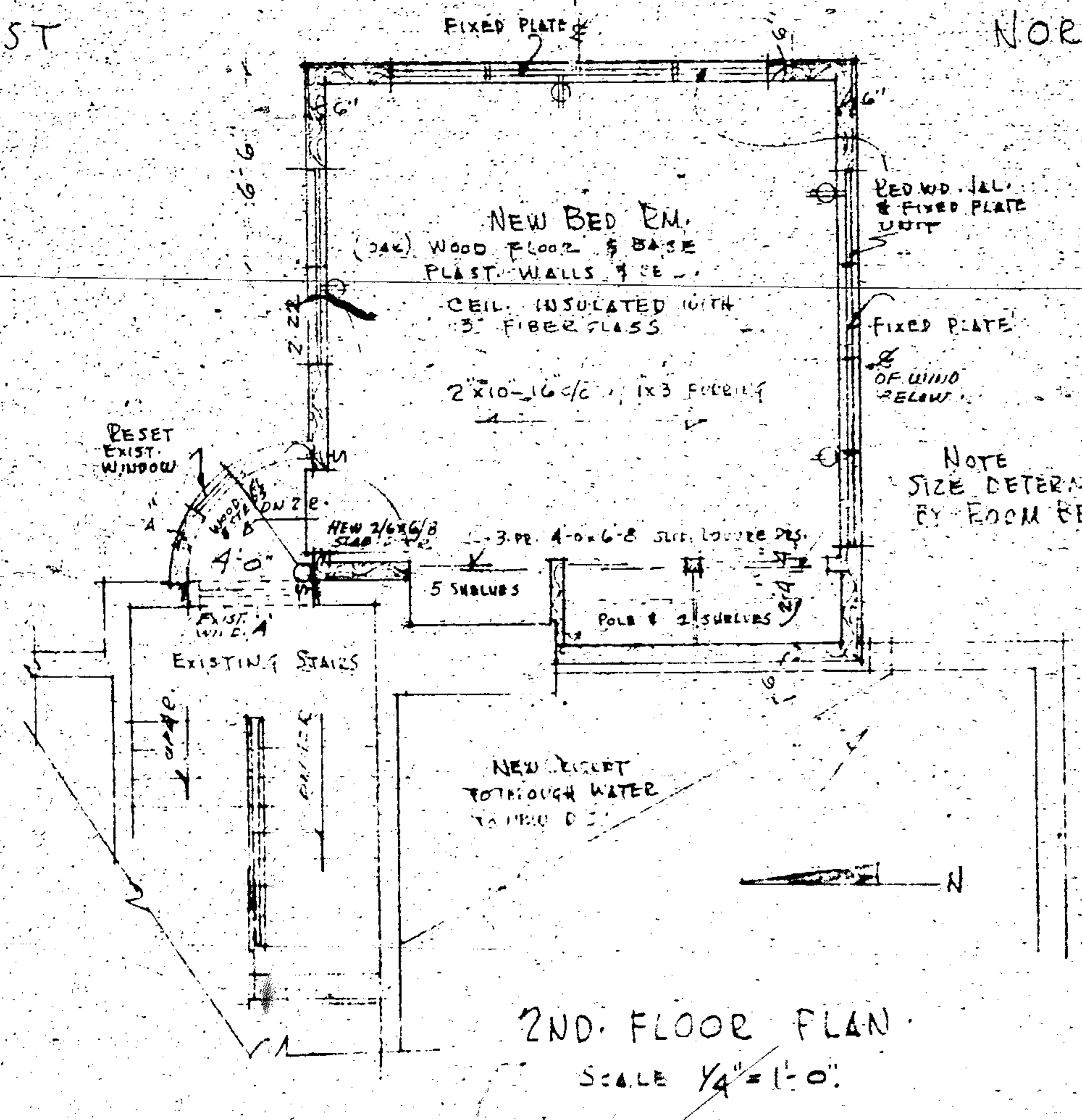
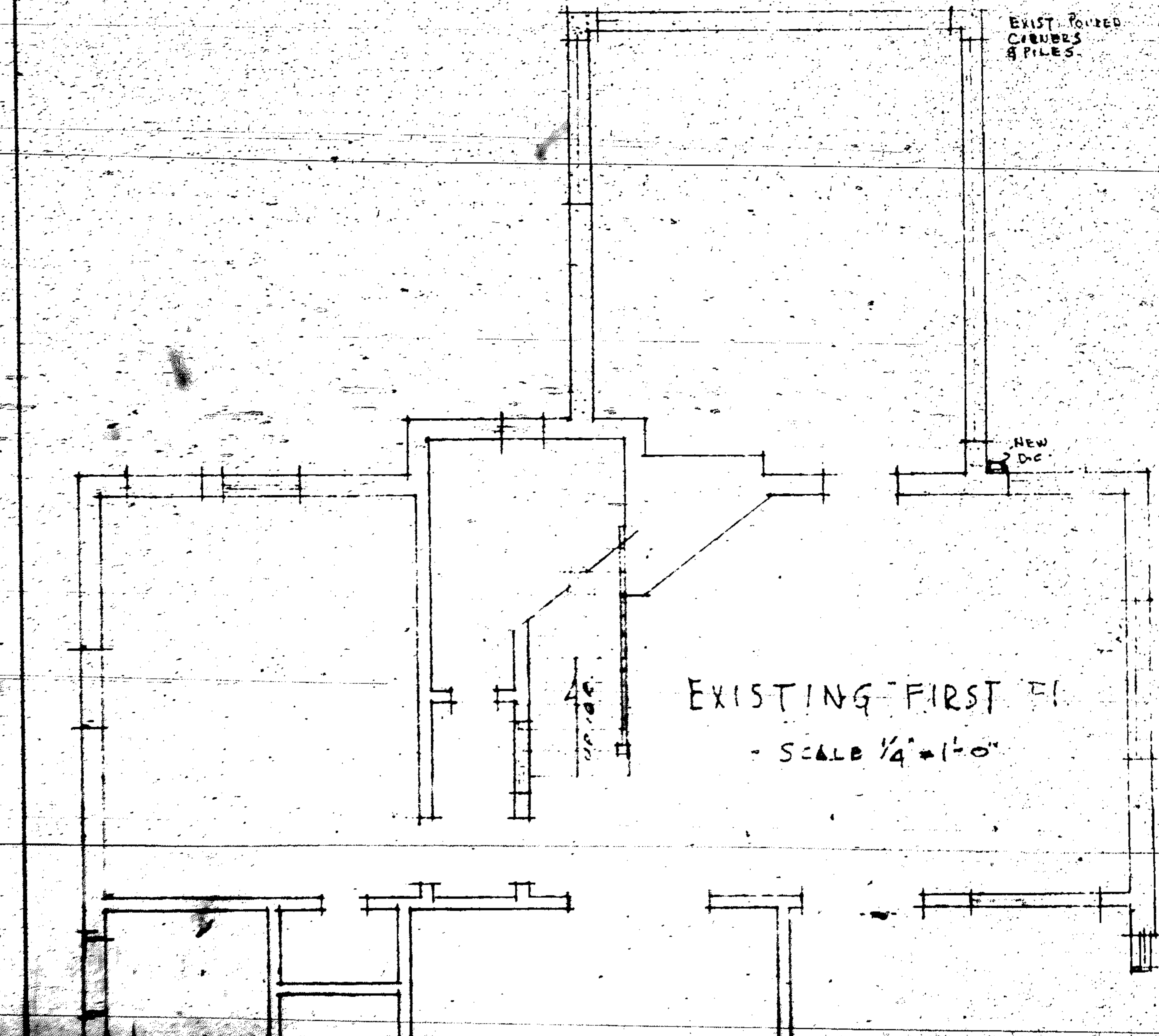
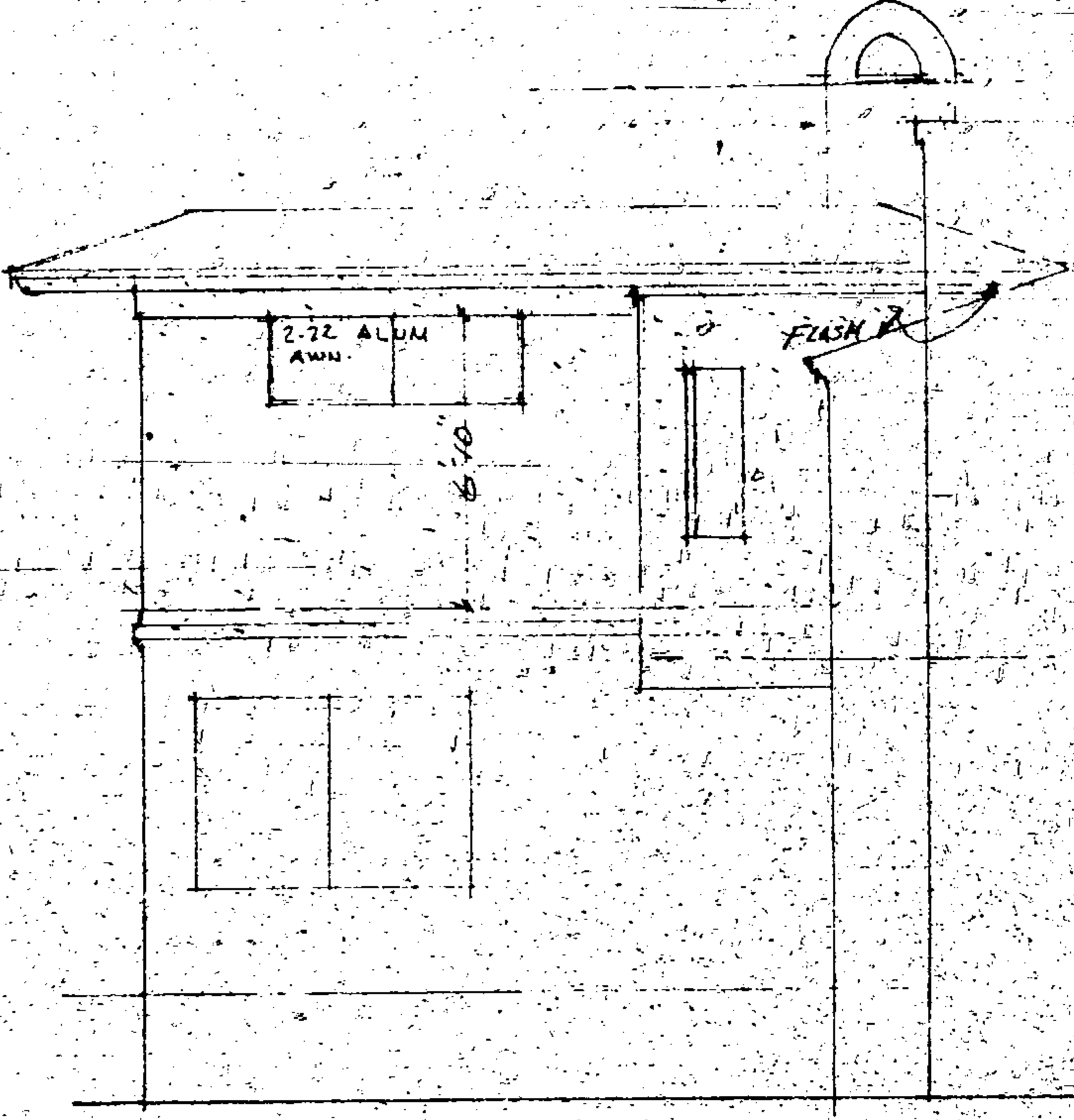
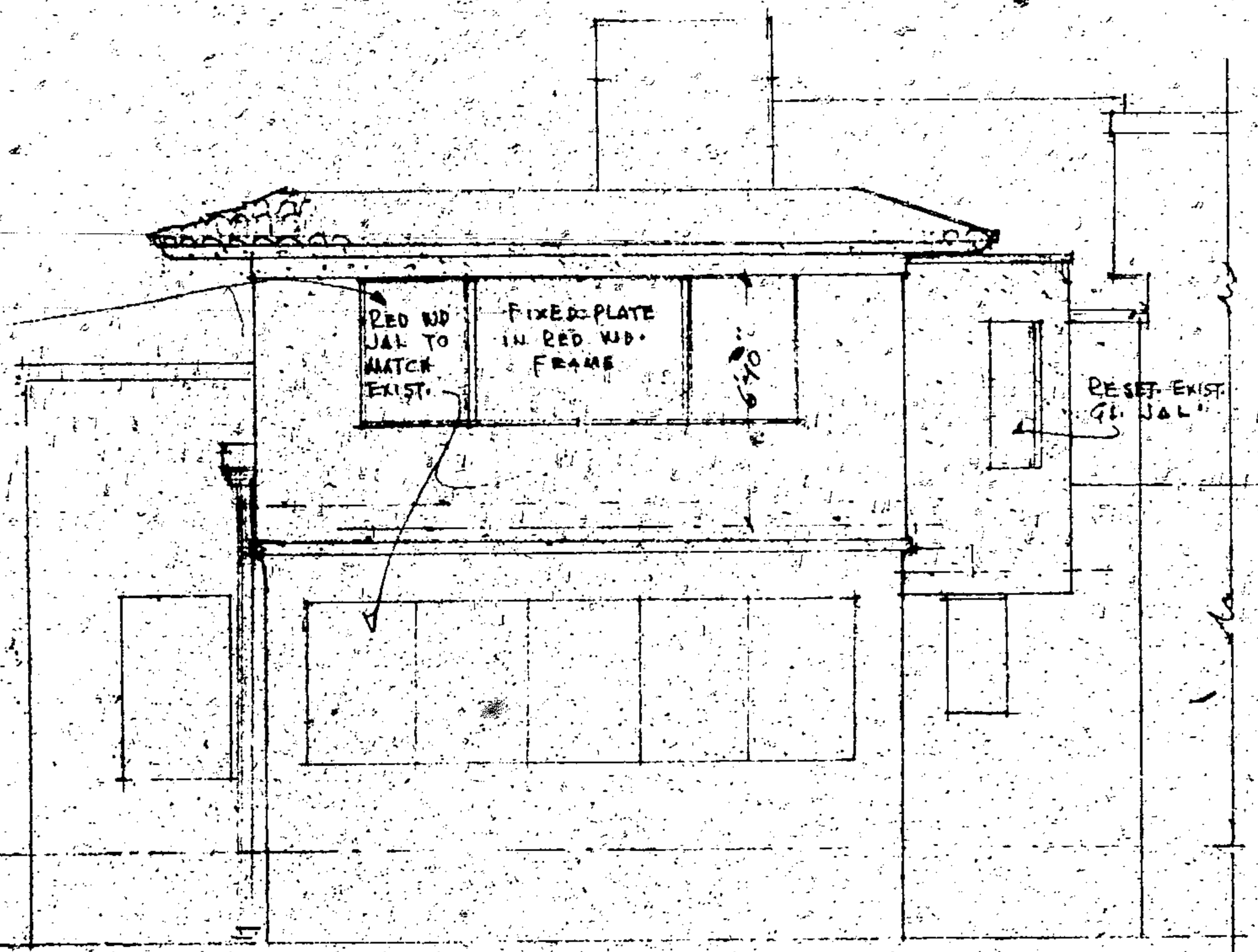
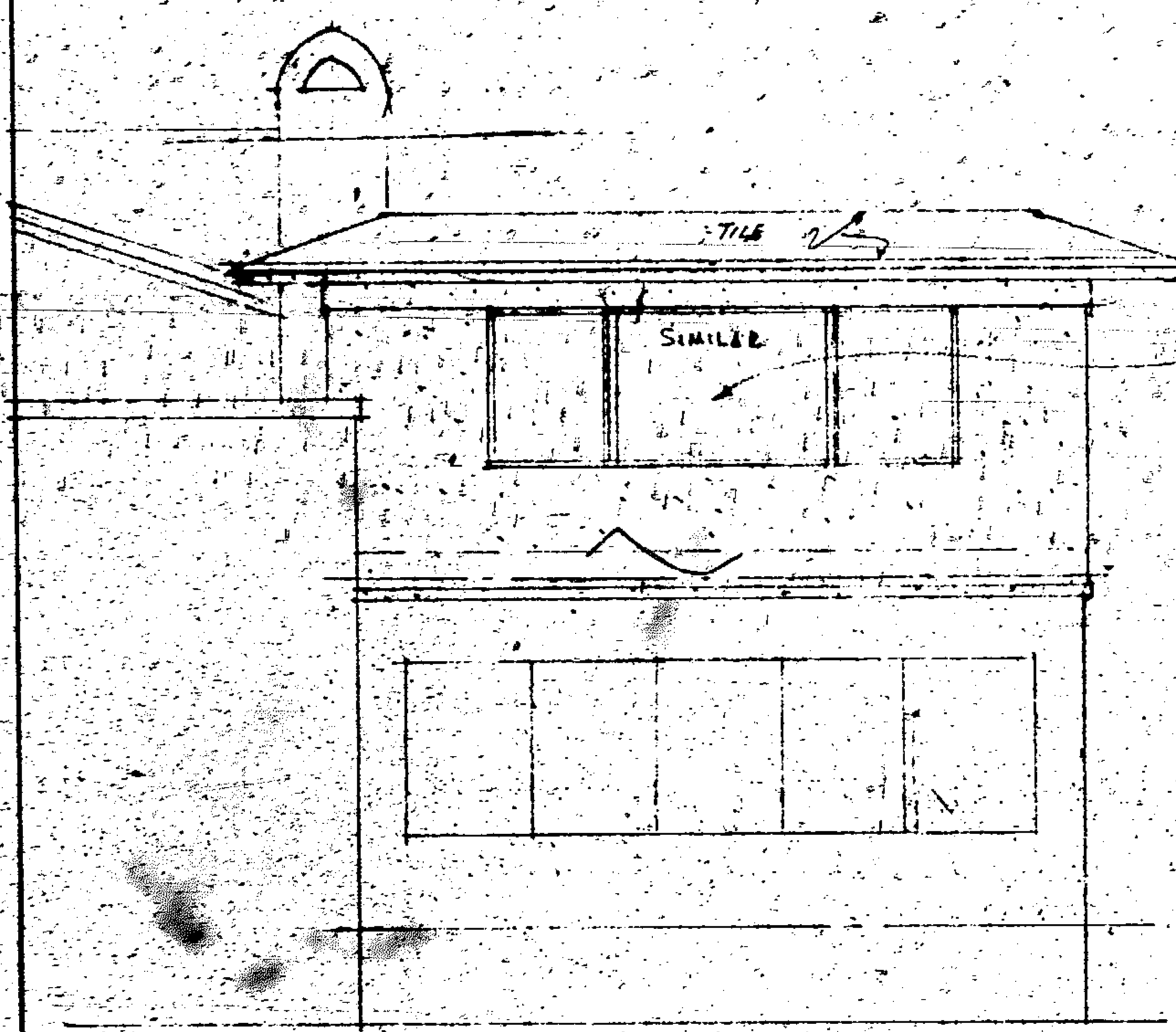
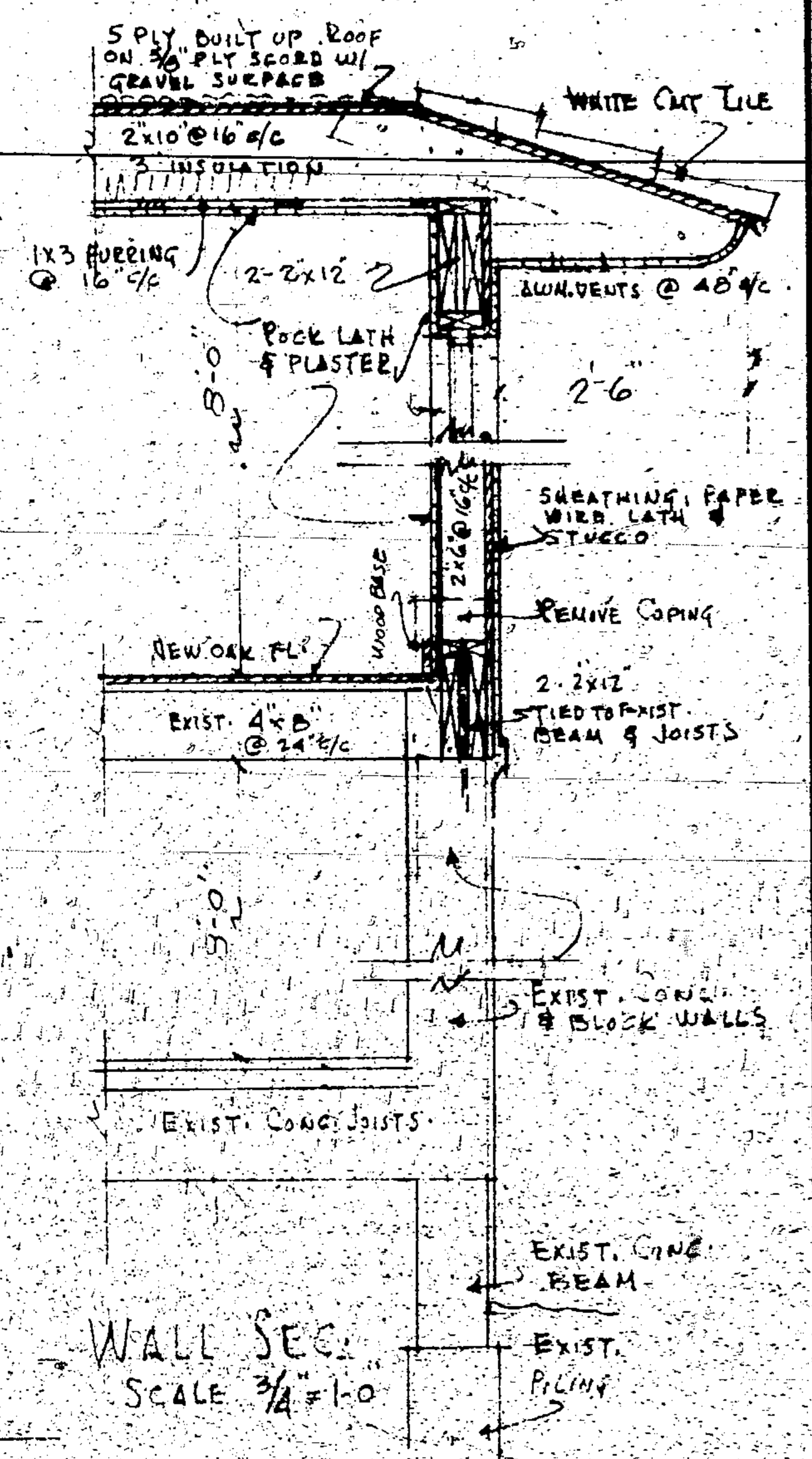
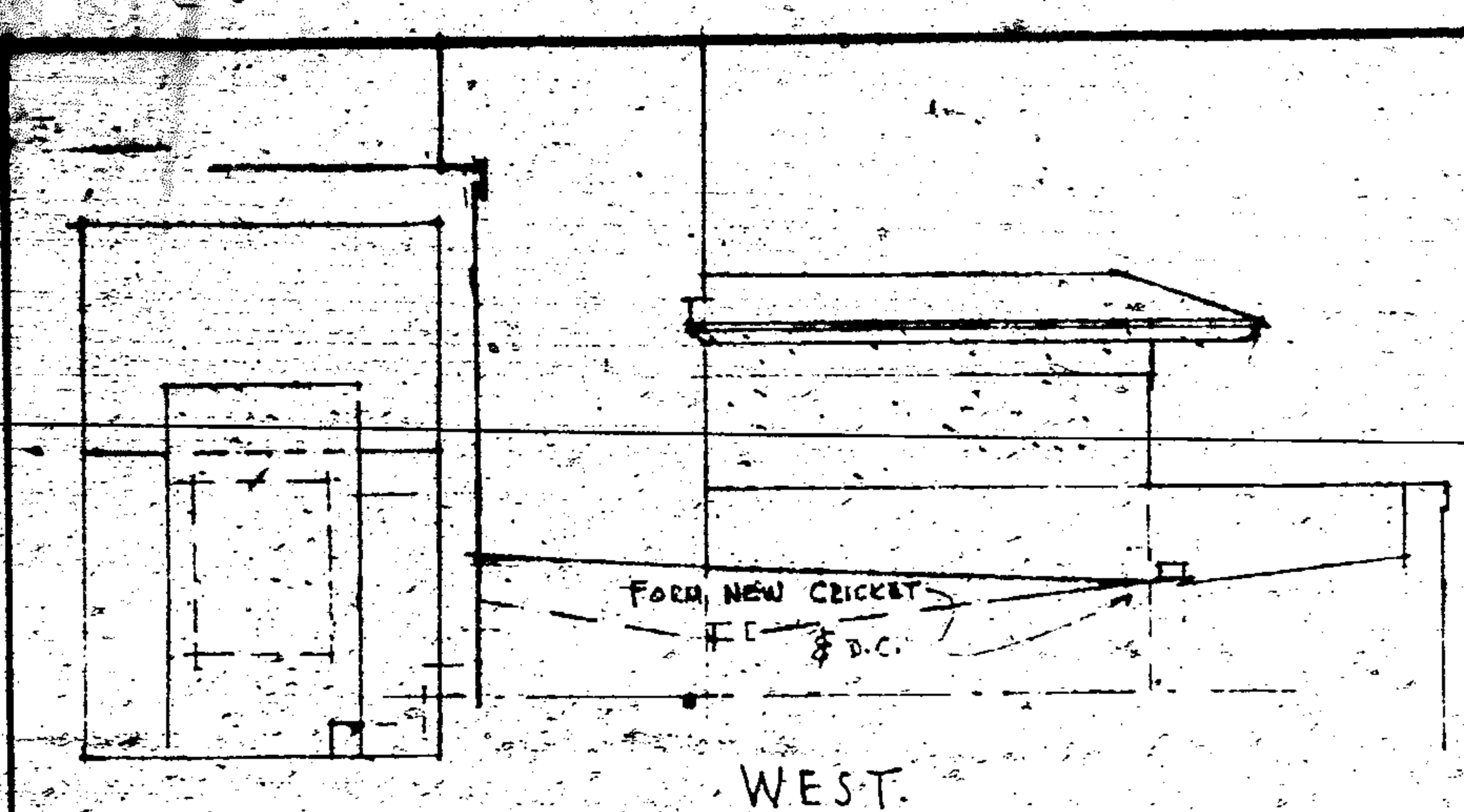
PERMIT TYPE	NO.	DATE ISSUED	TO WHOM	FIXTURES OR OUTLETS
BLDG.	57837	8-6-64	BERRY ELDR'S	
ROOF				
ELECTRICAL	31548	9-4-64	MOORE	1-1-330
(6) PLUMBING & GAS	25708	9-3-64	HEX P.B.	(6)
SEPTIC TANK				
Chainlink Wood Fence	54979	2-5-65	Do Fly Fence	

INSPECTIONS REVERSE SIDE

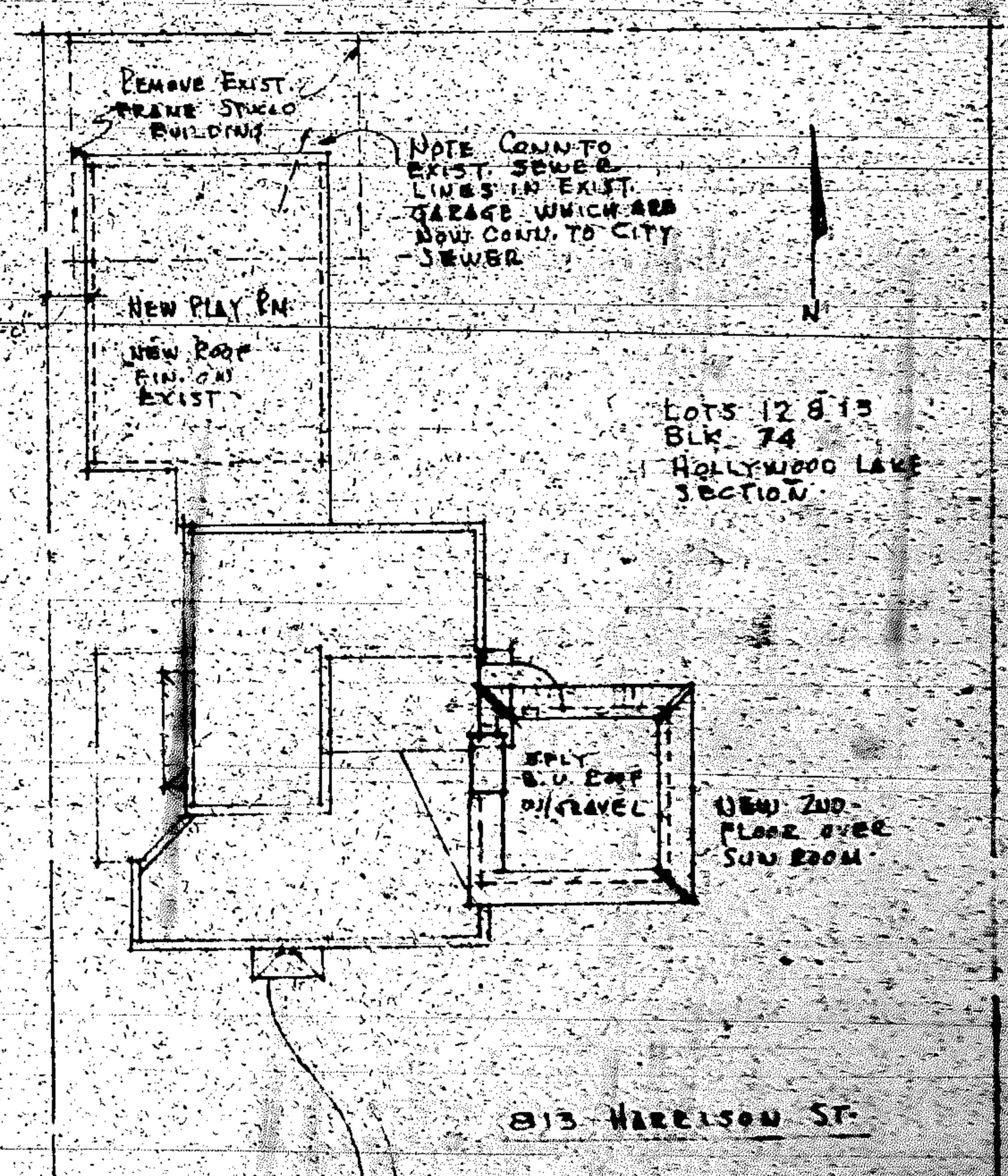
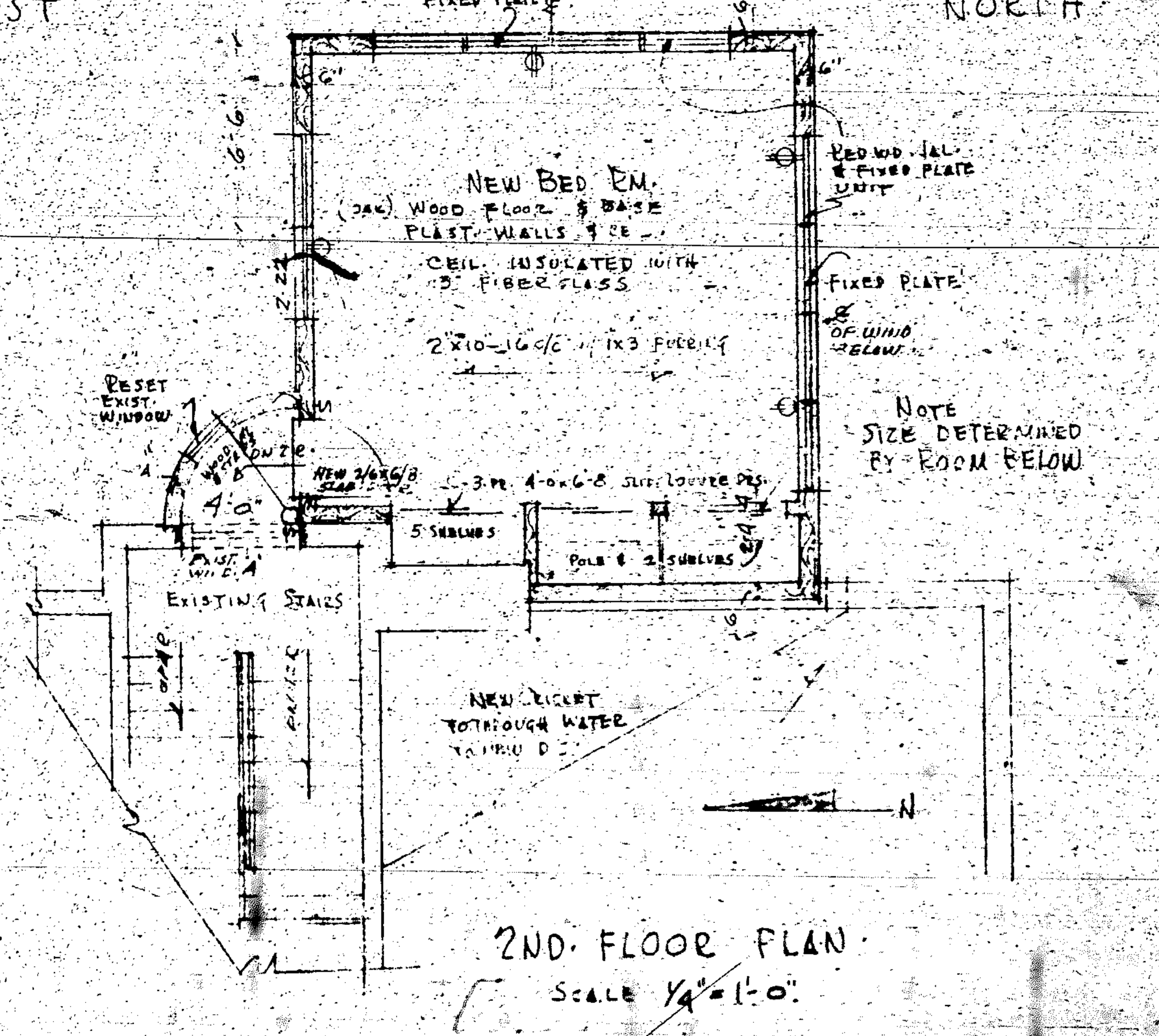
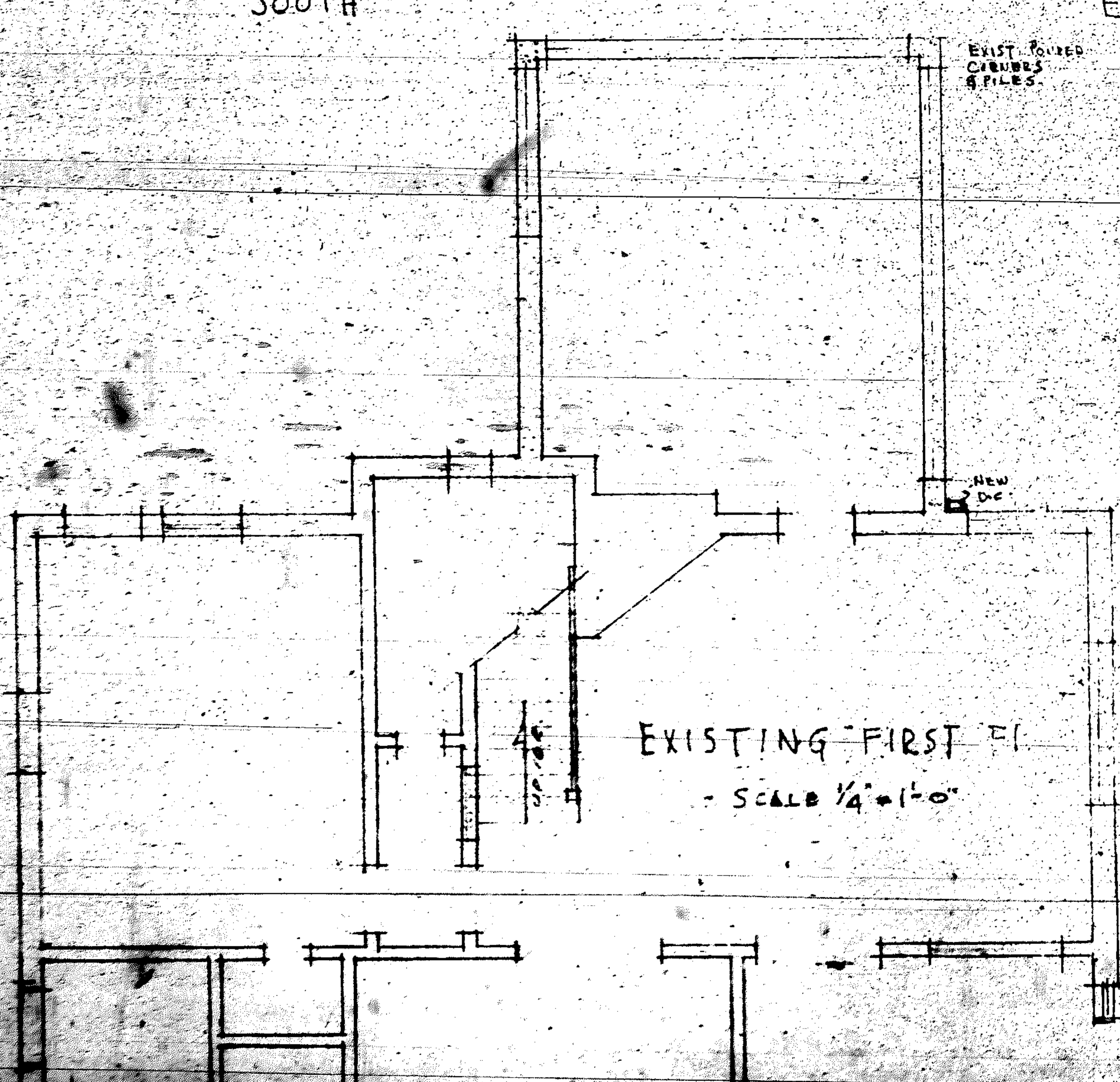
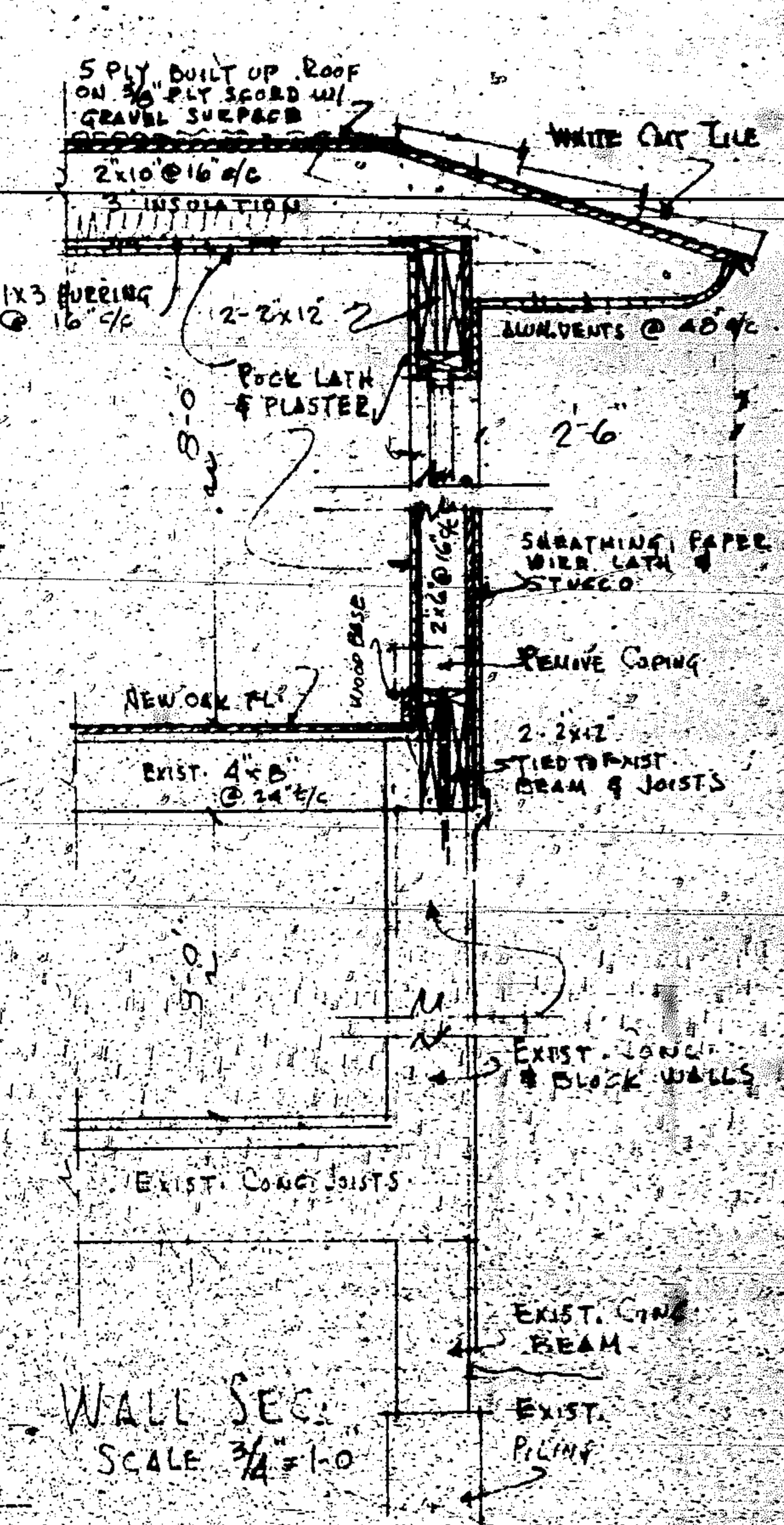
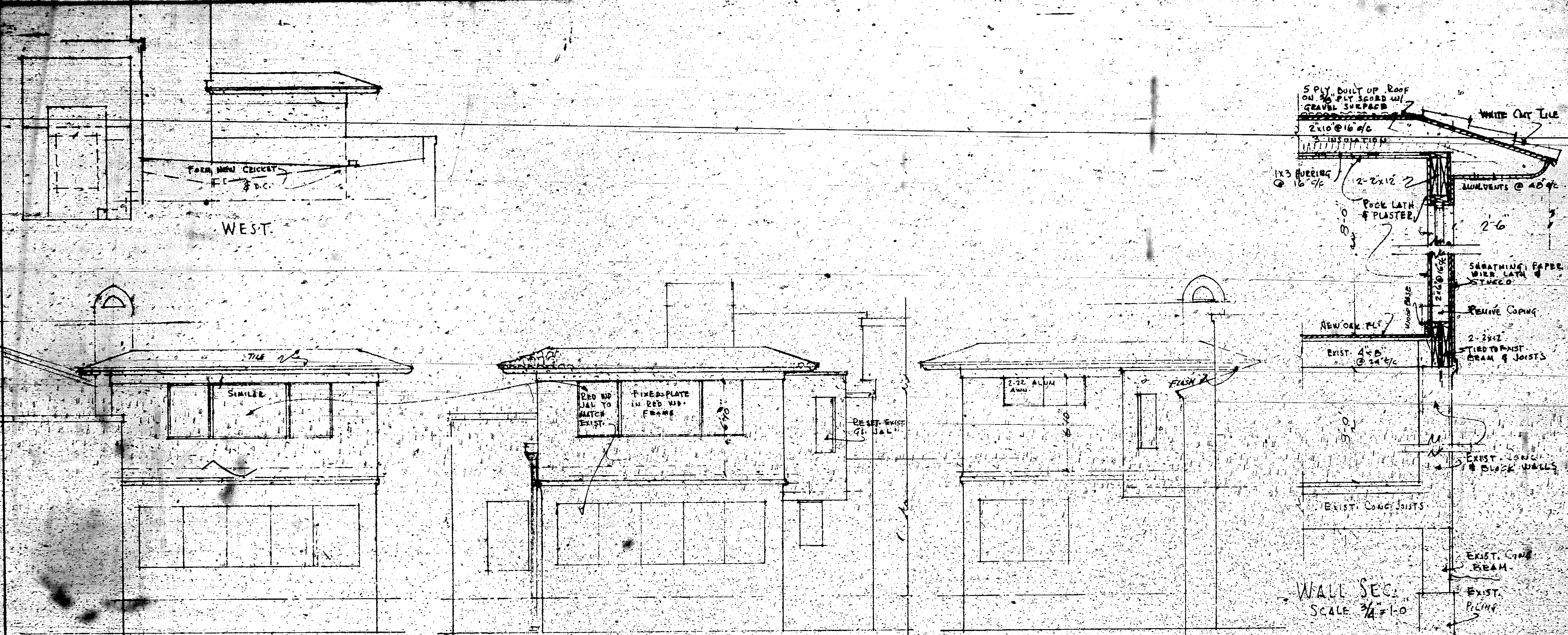
Date 8/6/64 Permit No. 57837
Owner L. D. Schneider
Description Alterations & Additions
Location 813 Harrison
Lot _____ Block _____ Sub. Div. _____
Contractor or Builder Berry Bldg.
Architect Redic Start
Cubic Ft. _____ Valuation \$ 11,000.00 ✓
Electric _____ Plumbing 6 P. 750
Chief Bldg. Inspector [Signature]
Zoning Inspector [Signature]
City Engineer _____
State Hotel Inspector _____
State Health Inspector _____

27.50
Fee

For owner use only
No Rental - ~~Kitchen~~



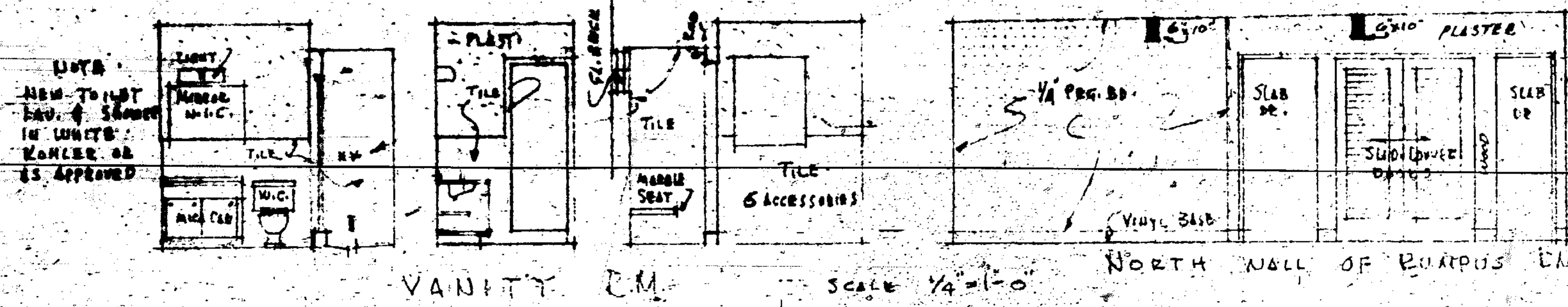
ALTERATION & ADDITION TO RES. OF MR. & MRS. L.D. GEISBORN
813 HARRISON ST. HOLLYWOOD, FLORIDA
DATE: JUNE 17, 64
THE OFFICE OF CEDRIC STANT, AIA
DONALD MOELLER, AIA
ARCHITECTS
HOLLYWOOD, FLORIDA
99-64
1 OF 2



ALTERATION & ADDITION TO RES. OF MR. & MRS. L. D. BRISBON
 813 HARRISON ST. HOLLYWOOD, CALIF.
 DATE: JUN 12, 64
 DRAWN BY: DONALD MOELLER, AIA
 HOLLYWOOD BRANCH

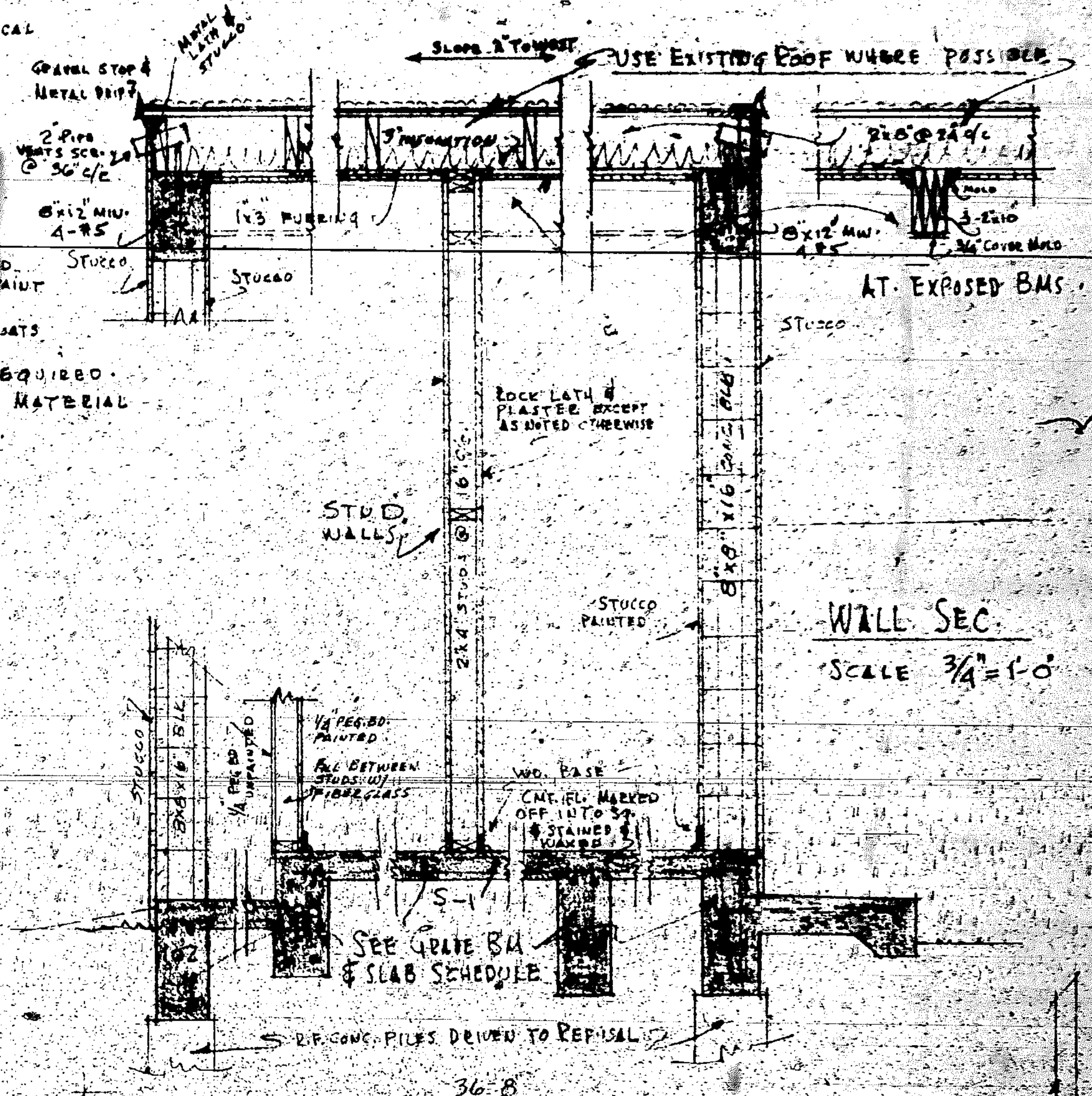
GENERAL NOTES

ALL WORK SHALL COMPLY WITH LOCAL BUILDING CODES IS MIM.
 ALL LUMBER IN CONTACT WITH MASONRY SHALL BE TREATED WITH CALCOB OR WOOD LIFE ACCORD. TO M.P.G.S. DIRECTIONS.
 ALL NEW EXTERIOR CMT. & STUCCO SHALL BE PAINTED W/ 2 COATS OF APPROVED POLYVINYL PAINT.
 ALL NEW INTERIOR STUCCO WALLS SHALL BE GIVEN 2 COATS TO MATCH SAND FINI. PLAST. ALL NEW #8 LD WOOD SHALL BE GIVEN 2 COATS OF OIL PAINT WHERE EXPOSED. PEG BOARD ON RUMPS CM. SIDE SHALL HAVE 2 COATS OF APPROVED VINYL PAINT.
 USE SCHLIG LOCKS WHERE REQUIRED. WHERE POSSIBLE USE EXISTING MATERIAL FROM EXIST. GARAGE.

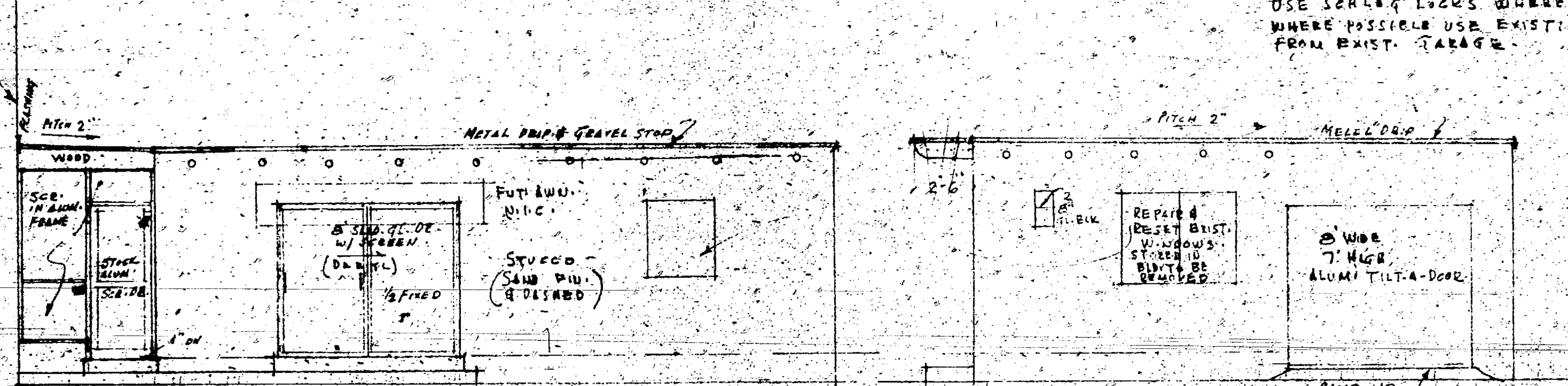


VANITY CM SCALE 1/4" = 1'-0"

NORTH WALL OF RUMPS CM

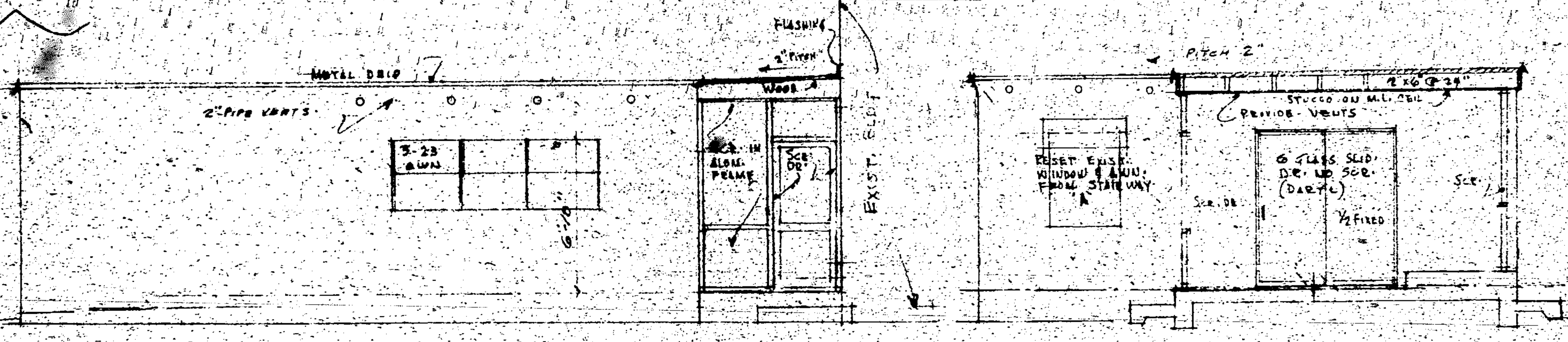


WALL SEC. SCALE 3/4" = 1'-0"



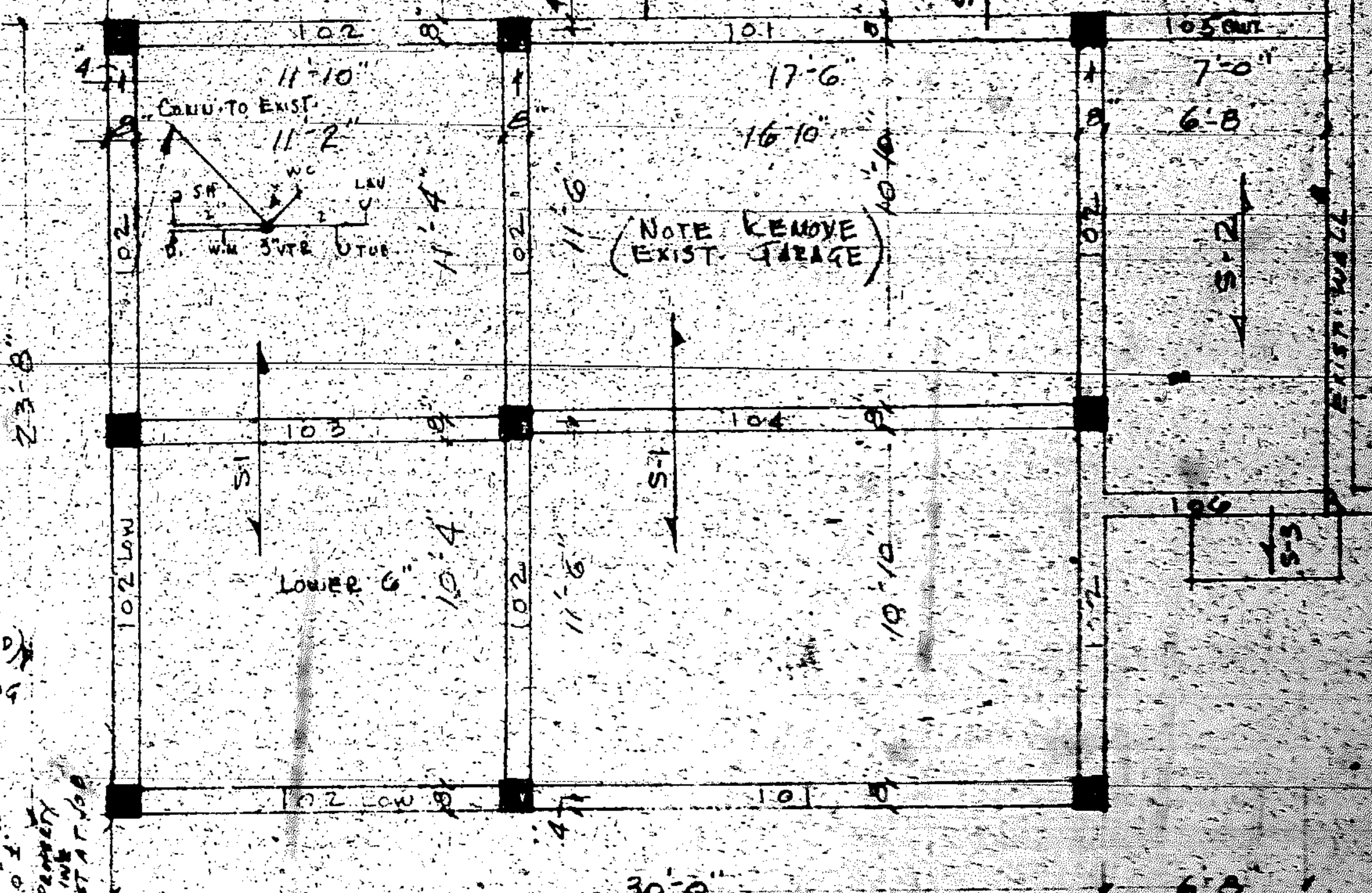
EAST SCALE 1/4" = 1'-0"

NORTH

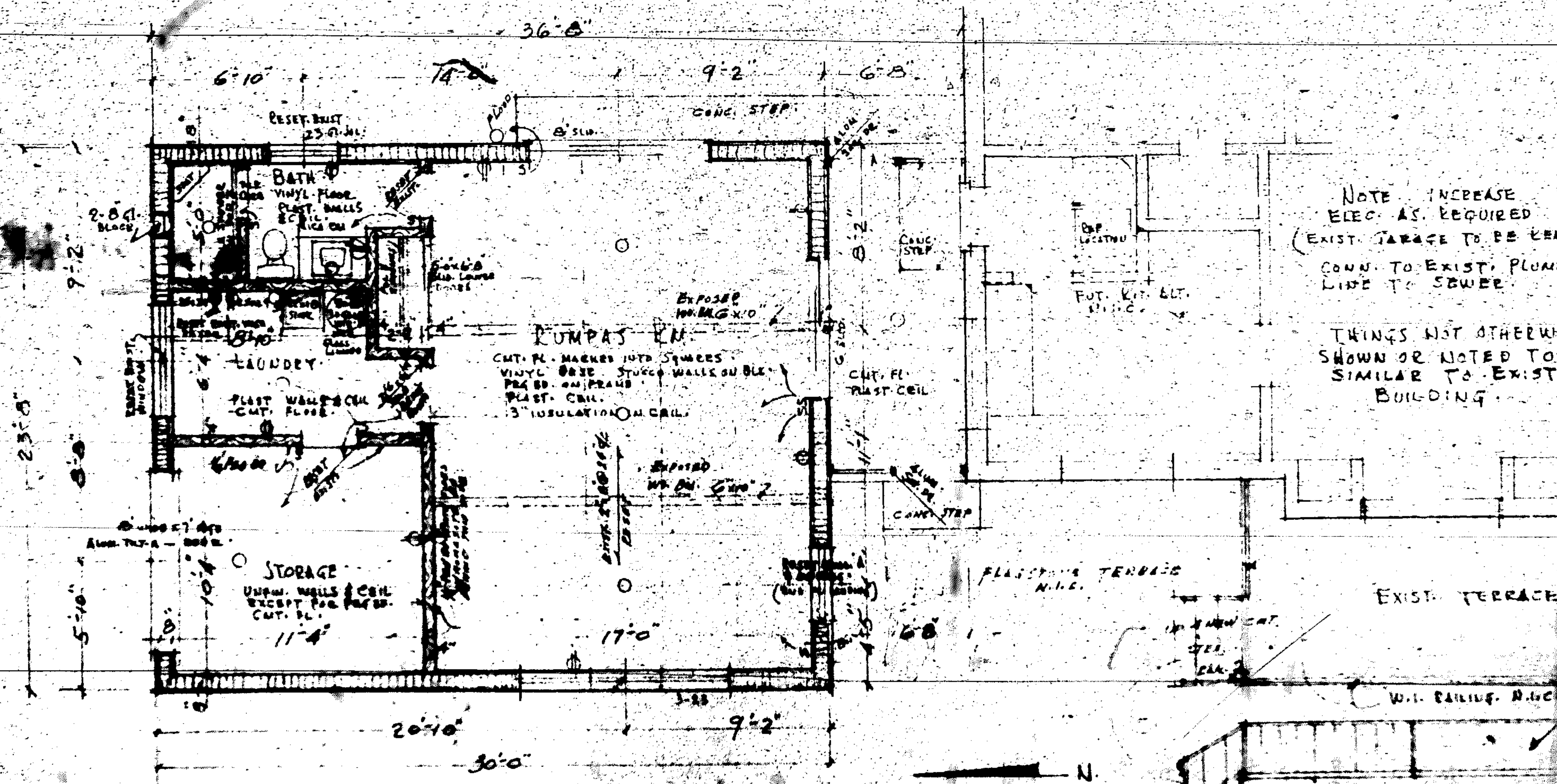


WEST

SECTION NORTH



FOUNDATION SCALE 1/4" = 1'-0"



PLAN SCALE 1/4" = 1'-0"

GRADE BEAM SCHEDULE

MARK	W	D	ST	BUT	TOP	REMARKS
101	8"	22"	1#4	1-#8	2-#3	EXTEND BUT TO INTO 105
102	8"	16"	2#4		2-#4	
103	8"	16"	2#4		2-#4	
104	8"	22"	2#4		2-#4	
105	8"	22"	2#4		2-#4	BUTING BUT TO FROM 101 TO 105
106	8"	16"	2#4		2-#4	KEY INTO EXIST. CONCRETE

ALL SLAB & BEAM CONC. 3000 P.S.I.

SLAB SCHEDULE

MARK	THICK	REINFORCING	YEM.
S-1	4"	#5 @ 5" ALT. W/ #3 @ 12"	
S-2	6"	#5 @ 6" ALT. W/ #3 @ 12"	
S-3	6"	#4 @ 6" ALT. BENT UP 6"	

ALTERATION & ADDITION TO RES. OF MR. & MRS. L.O. GEISDOERF
 813 HARBOR HOLLOWOOD, FLORIDA

ALL SLABS POURED MANUALLY IN PLACES
 9" DIA. CONC. PILES DRIVEN TO REFUSAL.

KEY TO EXIST. ELEV. 5' 4" 06/4

REMOVE EXIST.
FRAME STUDIO
BUILDING

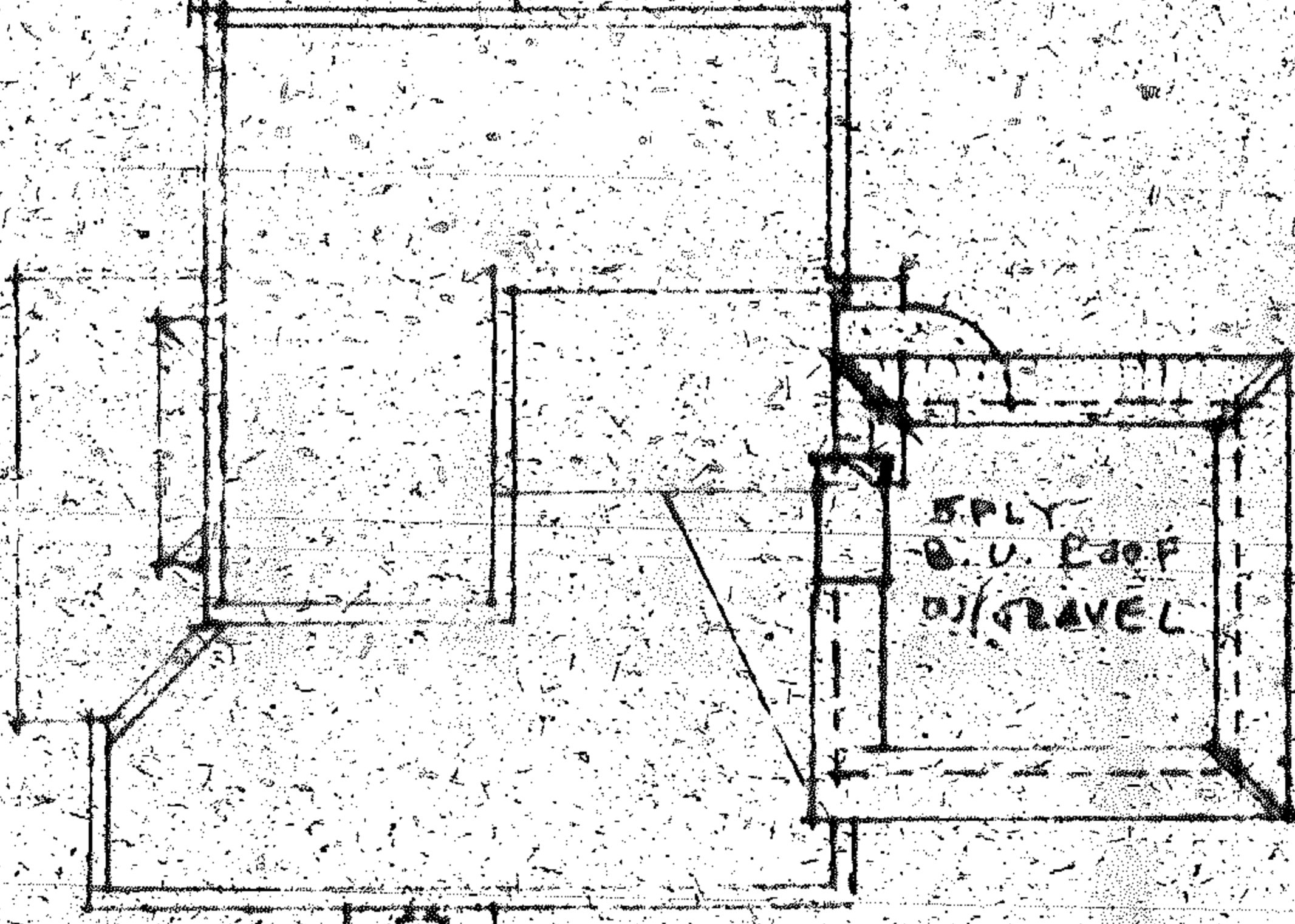
NOTE CONN. TO
EXIST. SEWER
LINES IN EXIST.
GARAGE WHICH ARE
NOW CONN. TO CITY
SEWER



NEW PLAY RM.

NEW ROOF
FIN. ON
EXIST.

LOTS 12 8 13
BLK 74
HOLLYWOOD LAKE
SECTION



NEW 2ND
FLOOR OVER
SUN ROOM

813 HARRISON ST.

ROOF & PLOT PLAN
SCALE 1/16" = 1'-0"

FLORIDA MASTER SITE FILE
Site Inventory Form

FDAHRM 802 ==
1009 ==

DS-HSP-3AAA Rev. 3-79

Site Name S.A. Black Residence (FORMER) Site No. 830 ==
Survey Date 8008 820 ==
Address of Site: 813 Harrison Street Hollywood, Florida 905 ==
Instruction for locating on the N. side of Harrison St. between 8th and
9th St. 813 ==
Location: Hollywood Lakes Section 1-32 B 74 12,13 868 ==
subdivision name block no. lot no.
County: Broward 808 ==
Owner of Site: Name: C.M. and Bernadette Glassco ;
Address: 813 Harrison Street
Hollywood, Florida 33020 902 ==
Type of Ownership Private 848 == Recording Date 832 ==

Recorder:
Name & Title: Marlyn Kemper, Director ;
Address: Historic Broward County Preservation Board
1900 Tyler Street Hollywood, Florida 33020 818 ==

Condition of Site: Integrity of Site: Original Use Residence 838 ==

Check One		Check One or More		Present Use <u>Residence</u>	850 ==
<input type="checkbox"/> Excellent	863 ==	<input checked="" type="checkbox"/> Altered	858 ==	Dates: Beginning <u>c1925</u>	844 ==
<input checked="" type="checkbox"/> Good	863 ==	<input type="checkbox"/> Unaltered	858 ==	Culture/Phase <u>American</u>	840 ==
<input type="checkbox"/> Fair	863 ==	<input checked="" type="checkbox"/> Original Site	858 ==	Period <u>Twentieth Century</u>	845 ==
<input type="checkbox"/> Deteriorated	863 ==	<input type="checkbox"/> Restored () (Date:) ()	858 ==		
		<input type="checkbox"/> Moved () (Date:) ()	858 ==		

NR Classification Category: Building 916 ==

Threats to Site:
Check One or More

<input type="checkbox"/> Zoning ()	() 878 ==	<input type="checkbox"/> Transportation ()	() 878 ==
<input type="checkbox"/> Development ()	() 878 ==	<input type="checkbox"/> Fill ()	() 878 ==
<input type="checkbox"/> Deterioration ()	() 878 ==	<input type="checkbox"/> Dredge ()	() 878 ==
<input type="checkbox"/> Borrowing ()	() 878 ==		
<input checked="" type="checkbox"/> Other (See Remarks Below):	<u>Unknown</u>		878 ==

Areas of Significance: Historical, Other, Streetscape 910 ==

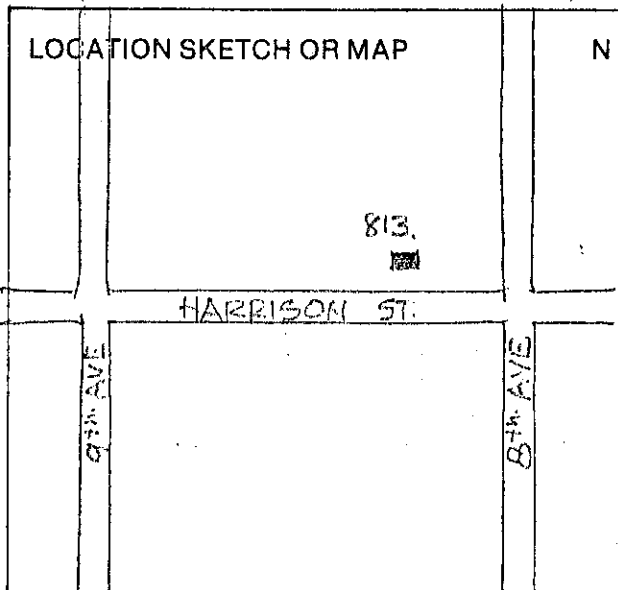
Significance:
HISTORICAL: c1925: As indicated on "Building Cards, Broward County Appraiser's Office."
HOLLYWOOD GUIDE AND CITY DIRECTORY 1928-1929)
According to this publication, Dr. Black's occupation is listed as "druggist."

"Frank Yaguda Buys Black's Drug Store," HOLLYWOOD HERALD, May 24, 1940.

Dr. Black is one of Hollywood's pioneers and has been in business as a druggist for forty years. He came in 1922 and has operated his business at the present location at Hollywood Boulevard and Twentieth Avenue for the last 18 years. His Walgreen Drug Store changed hands when he sold it to Frank Yaguda of Albany, New York. Yaguda operates his own chain of five drug stores in that city. 911 ==

Additional Statement of Significance attached.

ARCHITECT Unknown 872 ==
 BUILDER Unknown 874 ==
 STYLE AND/OR PERIOD Masonry vernacular 964 ==
 PLAN TYPE Irregular: unknown 966 ==
 EXTERIOR FABRIC(S) Stucco: unknown 854 ==
 STRUCTURAL SYSTEM(S) Masonry: hollow tile 856 ==
 PORCHES Unknown 942 ==
 FOUNDATION: Piling: unknown, unknown 942 ==
 ROOF TYPE: Flat, built-up 942 ==
 SECONDARY ROOF STRUCTURE(S): Hip 942 ==
 CHIMNEY LOCATION: NA 942 ==
 WINDOW TYPE: Awning, metal, single 942 ==
 CHIMNEY: NA 882 ==
 ROOF SURFACING: Built-up, tile 882 ==
 ORNAMENT EXTERIOR: None 882 ==
 NO. OF CHIMNEYS 1 952 == NO. OF STORIES 2 950 ==
 NO. OF DORMERS None 954 ==
 Map Reference (incl. scale & date) USGS Ft. Lauderdale South, Fla.
7.5 Min. 1962 (1969) 809 ==
 Latitude and Longitude: " " " " " " 800 ==
 Site Size (Approx. Acreage of Property): LT 1 833 ==



Township	Range	Section	
51S	42E	14	812 ==

UTM Coordinates:
17 587860 2877000 890 ==
Zone Easting Northing

Photographic Records Numbers R18/F1 860 ==

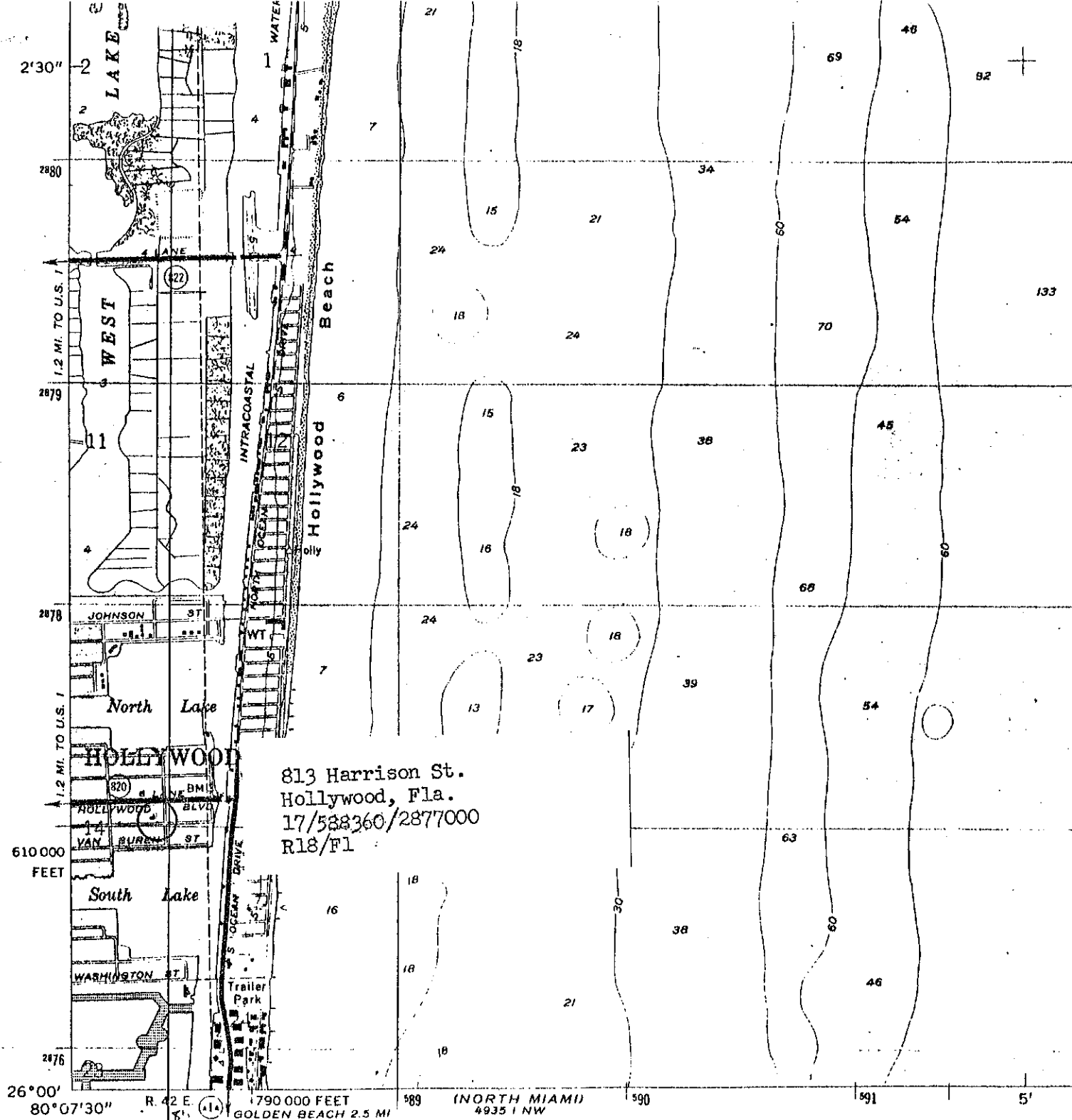
Contact Print

813 Harrison Street

Statement of Significance (use continuation sheet if necessary)

OTHER: This building is significant because it dates from the earliest construction period in Hollywood, Florida. Although this building is not architecturally significant on an individual basis, its significance in the historic built environment may become greater as the older structures in Hollywood are demolished.

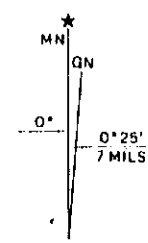
STREETSCAPE: One of a series of residences on Harrison St. between 8th and 16th Ave. Establishes a definite character, but the sites are too dispersed to form a district. However, neighborhood conservation is recommended.



813 Harrison St.
 Hollywood, Fla.
 17/588360/2877000
 R18/F1

(NORTH MIAMI)
 4935 1 NW

Mapped by the U.S. Coast and Geodetic Survey
 Edited and published by the Geological Survey
 Control by USC&GS and USCE
 Planimetry by photogrammetric methods from aerial photographs taken 1942. Topography by planetable surveys 1945
 Revised by the Geological Survey from aerial photographs taken 1961
 Field checked 1962
 Selected hydrographic data compiled from USC&GS Charts 1248 (1961) and 546 (1963). This information is not intended for navigational purposes
 Polyconic projection. 1927 North American datum
 10,000-foot grid based on Florida coordinate system, east zone
 1000-meter Universal Transverse Mercator grid ticks, zone(17, shown in blue
 Red tint indicates areas in which only landmark buildings are shown



UTM GRID AND 1969 MAGNETIC NORTH DECLINATION AT CENTER OF SHEET

Revisions shown in purple compiled by the Geological Survey in cooperation with State of Florida agencies from aerial photographs taken 1969
 This information not field checked.

HISTORICAL STRUCTURE FORM
FLORIDA SITE FILE

Update

Site #8 _____
Recorder #: _____
Field Date: 5/20/95
Form Date: ___/___/___

Block
Site Name: S.A.^A Residence (former) (Mult. List. #8 _____)
Survey: _____ (Survey # _____)
National Register Category: Building

LOCATION AND IDENTIFICATION

Address: 813 Harrison Street
Cross Streets: N. side of Harrison Street between 8th and 9th Avenues
Nearest City/Town: Hollywood In Current City Limits: Yes
County: Broward Tax Parcel #: 374241024580
Subdivision Name: Hollywood Lakes 1-32B Block: 74 Lot: 12, 13
Ownership: priv.-profit priv.-indiv. priv. unspecified city county state federal unk.
Name of Public Tract (e.g., park): _____
Route To: _____

MAPPING

USGS 7.5' Map Name: USGS Ft. Lauderdale South, Fl. 7.5 Min. 1962 (1969)
Township: 51S Range: 42E Sect: 14 1/4 ___ 1/4-1/4 ___ Irreg. Sect.? y n
(UTM: Zone 17 Easting 5/8/7/8/6/0 Northing 2/8/7/7/0/0/0)
Plat or Other Map (map's name, location): _____

DESCRIPTION

Style: Masonry Vernacular Exterior Plan: Irregular No. Stories: 2
Structural Systems: Masonry: hollow tile
Foundations: Types: Piling Materials: unknown
Exterior Fabrics: Stucco
Roof: Types: combination: flat, sloped, hip
Materials: barrel tile
Secondary structures (dormers, etc.): None
Chimney: No.: 1 Materials: stucco Locations: east
Windows (types, materials, placement): aluminum awning, fixed
Main Entrance (stylistic details): None significant
Porches: None
Exterior ornament: brick capping
Interior Plan: unknown Condition: Good
Surroundings: A - All or nearly all residential
Ancillary Features (No., type of outbuildings; major landscape features): None
Archaeological Remains at Site: Archaeological form completed? No - NA
Narrative: Facade has not been significantly altered since 1980 survey. The property has an incompatible addition to the front, which had already been constructed by the 1980 survey.

HISTORY

Construction Date: 1925 Circa: Yes
Architect (last name first): Unknown
Builder (last name first): Unknown
Moves: No
Alterations: Yes Dates: _____ Nature: _____
Additions: Yes
Original Uses: Residence
Intermediate Uses: Residence
Present Uses: Residence
Ownership History: _____

SURVEYOR'S EVALUATION OF SITE

Potentially elig. for local designation? yes no insuff. info. LOCAL DESIG. CATEGORY
Individually elig. for Nat. Register? yes no insuff. info. _____
Potential contributor to NR district? yes no insuff. info. _____

Historical associations (ethnic heritage, etc.): c1925: As indicated on "Building Cards, Broward County Appraiser's office." Also, according to *Hollywood Guide and City Directory 1928-1929*, Dr. Black 's occupation is listed as "druggist." See attached *Statement of Significance*.

Explanation of evaluation: This building is significant because it dates from the earliest construction period on Hollywood, Florida. Although this building is not architecturally significant on an individual basis, its significance in the historic built environment will become greater as the older structures in Hollywood are demolished. See attached *Statement of Significance*.

CROSS REFERENCES

Bibliographic references (author, date, title, publication information. If unpublished, give FSF Manuscript Number, or location where available): _____

Photographs: B&W print(s) at least 3X5, at least one main facade. Label the back of the print with the FSF site number (site name if not available), direction and date of photograph: use pencil. Attach to back of the second to last page with a plastic or coated clip.

Location of negatives/neg. nos. Neg. Nos. 6A-7 and 7A-8/Sheet 2

RECORDER

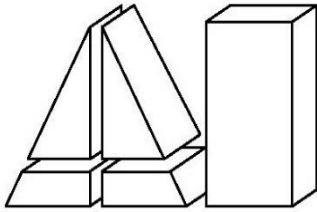
Name (last first)/Addr/Phone/Affiliation: Rosenthal, Melinda; 1933 Wilson Street, Hollywood, Florida 33020; (305) 921-9663; Intern, City of Hollywood

REQUIRED: (1) USGS MAP WITH STRUCTURE PINPOINTED
(2) LARGE SCALE STREET OR PLAT MAP
(3) PHOTO OF MAIN FACADE, PREFER B&W, AT LEAST 3X5



813





ARBAB ENGINEERING, INC.

CONSULTING ENGINEERS. 3363 NE 163rd STREET, SUITE 701.N.MIAMI BEACH, FL 33160. (305)940-3088. FAX: (305)940-3273

July 31, 2023

City of Hollywood Planning Division
2600 Hollywood Boulevard, Room 315
Hollywood, Florida 33022

Re: **Structural Evaluation Report for:**
813 Harrison Street
Hollywood, Florida

To Whom It May Concern:

This report has been prepared for the specific purpose of evaluating the current structural condition of the two story single-family residence located at above referenced property. The descriptions below are our professional opinions based on experience as a result of visual observations of the building on June 15 and July 27, 2023.

While there may be latent conditions that have not been fully explored and are not identified such as attic and crawl spaces, this does not impede the fundamental conclusions stated in this report.

STRUCTURAL FRAMING OF THE HOUSE:

The main house is a two-story residence, with roof and floor joists transferring the load to the existing exterior and interior load bearing walls and ultimately to the foundation.

The foundation of the house was not exposed for verification and there are no existing drawings for verification, however, it appeared to be on spread footing.

One story detached guest house is located to the North of the main residence.

The exterior walls of the two-story residence are masonry, with tie beams and tie columns. Ground floor framing consists of 2x wood floor joists above the crawl space which are supported by exterior and interior stem walls. The second floor of this house is also 2x wood joist members, supported by exterior masonry load bearing walls and interior stem walls.

A wood stair is providing access to the second floor of this residence.

Continued on Page 2

City of Hollywood Planning Division

Page 2
July 31, 2023

Re: **Structural Evaluation Report for:
813 Harrison Street**

STRUCTURAL INSPECTION AND FINDINGS:

During our observations we noticed that the majority of the first floor wood joists are completely collapsed into the crawl space and only minor portion of the floor system stayed in place. The first floor area is in poor and unsafe condition. The extent of the collapsed floor is to the point that makes it difficult to walk inside the house. Please see attached photographs.

The existing wood stair and railing is also affected by the collapse of the floor and they are in very poor and unsafe condition.

Second floor joists are also affected by first floor collapse and appeared to be in poor and unsafe condition at this time.

In order to repair and replace the interior of the house, the entire first and most or all of second floor framing shall be removed, leaving only the exterior walls in place.

Condition of the exterior walls of this house are unknown and requires additional investigation, in order to completely verify their condition.

The one story detached guest house at North side of property appeared to be in fair condition at this time.

Much of the original electrical system still in place, which represents a potential fire hazard, due to the use of outdated cloth wiring.

Finished floor of the house appeared to be below the minimum FEMA flood elevation criteria.

Despite relatively fair condition of this house from outside, due to the extent of the damage to interior of the house, which include first floor, second floor, damaged interior stud walls, damaged existing stair, the entire interior of the main house needs to be demolished and completely replaced with new.

Sub-standard windows and door shall be replaced with new, to comply with the requirements of South Florida Building Code.

All damaged concrete beams, some with exposed reinforcing, require complete structural restoration.

A/C unit requires replacement.

Continued on Page 3

City of Hollywood Planning Division
Page 3
July 31, 2023

Re: **Structural Evaluation Report for:
813 Harrison Street**

Conclusion:

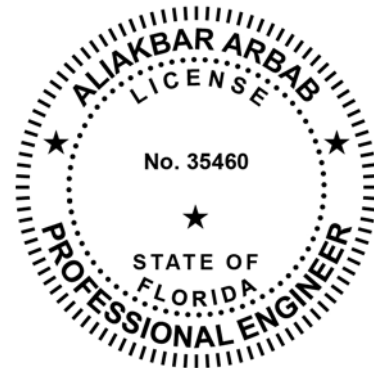
It is clear that the foundation, floor joists, floor & roof decking, plumbing system, and electrical systems are damaged and continue to deteriorate for reasons previously stated. The first floor of this residence appeared to be a couple of feet below flood level. It appears that the house is supported by spread footing and not by piles and grade beams. The lack of adequate reinforcing inside the exterior masonry walls and proper metal connectors to fasten the roof structure to the exterior walls and foundation, make the building unsafe and suspect to catastrophic failure and potential collapse during a hurricane or other strong wind event. The considerable cost required to repair, reinforce, replace, and reconstruct the structural of this residence, particularly reconstruction of the entire interior framing of this residence, due to collapse of the interior framing, and MEP systems. To provide a building that meets the current Florida Building Code and allow for the safe & healthy human habitation, would lead to a substantial improvement. That would mandate that the building be brought into full compliance with current FEMA regulations and the 2020 Florida Building Code. In my professional opinion, based on knowledge and experience, due to the extent and magnitude of damage to the structure that is visibly evident, FEMA flood requirement, as well as the latent damage and deterioration that is festering below the ground and behind finishes, the existing two-story residence may be considered to be replaced with re-building new residence, in order to comply with all requirements of the Florida Building Code, since rehabilitation is not a feasible option.

If you have any questions regarding this structural evaluation report, feel free to contact me in my office at 305-940-3088 during office hours.

Sincerely,



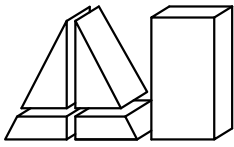
Ali Arbab, P.E.
For Arbab Engineering, Inc.
FL # PE 35460, SI #456



Attachments

AA/aa

Z:\Drive\2023 Projects\728 Tyler/ Report\813 Harrison Evaluation Report



ARBAB ENGINEERING, INC.
CONSULTING ENGINEERS

3363 NE 163rd STREET, SUITE 701
NORTH MIAMI BEACH, FLORIDA 33160
PHONE NO. (305) 940-3088 FAX. NO. (305) 940-3273

Page: P-1
Project: STRUCTURAL EVALUATION REPORT

813 Harrison Street
Hollywood, Florida

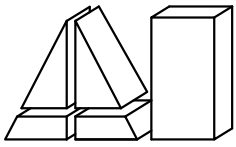
Date: July 31, 2023



SOUTH ELEVATION AND ENTRANCE
TO THE HOUSE



SOUTH-WEST CORNER OF THE
HOUSE (TWO STORY PORTION)



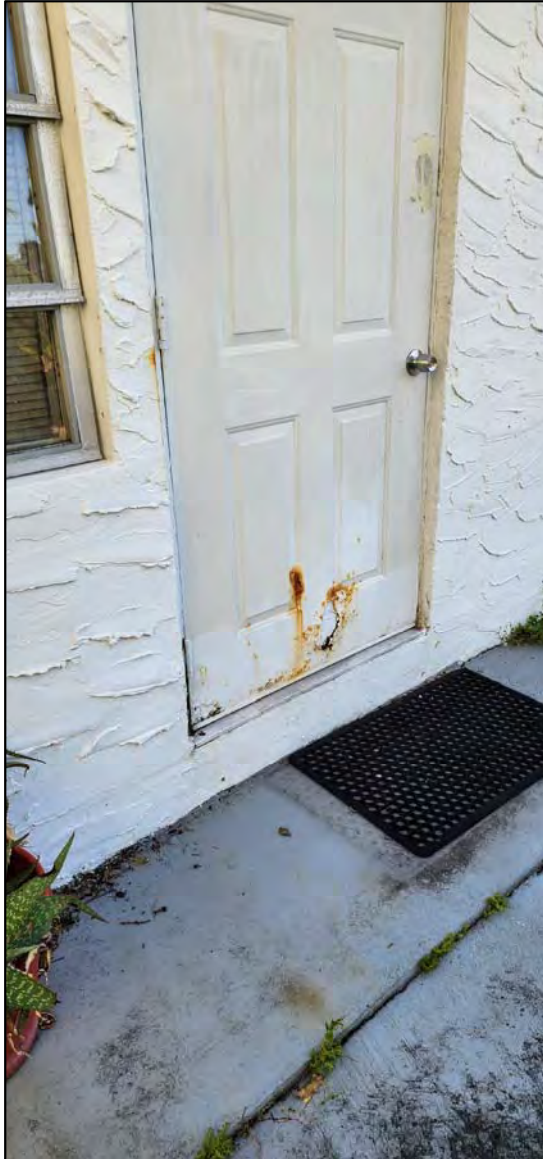
ARBAB ENGINEERING, INC.
CONSULTING ENGINEERS

3363 NE 163rd STREET, SUITE 701
NORTH MIAMI BEACH, FLORIDA 33160
PHONE NO. (305) 940-3088 FAX. NO. (305) 940-3273

Page: P-2
Project: STRUCTURAL EVALUATION REPORT

813 Harrison Street
Hollywood, Florida

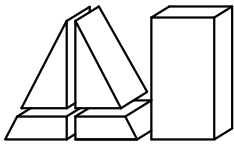
Date: July 31, 2023



REAR ENTRANCE TO THE HOUSE



VIEW OF NORTH DETACHED GUEST
HOUSE AND TWO STORY
RESIDENCE



ARBAB ENGINEERING, INC.
CONSULTING ENGINEERS

3363 NE 163rd STREET, SUITE 701
NORTH MIAMI BEACH, FLORIDA 33160
PHONE NO. (305) 940-3088 FAX. NO. (305) 940-3273

Page: P-3
Project: STRUCTURAL EVALUATION REPORT

813 Harrison Street
Hollywood, Florida

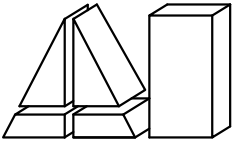
Date: July 31, 2023



NORTH ELEVATION OF GUEST HOUSE



COLLAPSE OF INTERIOR OF FIRST FLOOR



ARBAB ENGINEERING, INC.
CONSULTING ENGINEERS

3363 NE 163rd STREET, SUITE 701
NORTH MIAMI BEACH, FLORIDA 33160
PHONE NO. (305) 940-3088 FAX. NO. (305) 940-3273

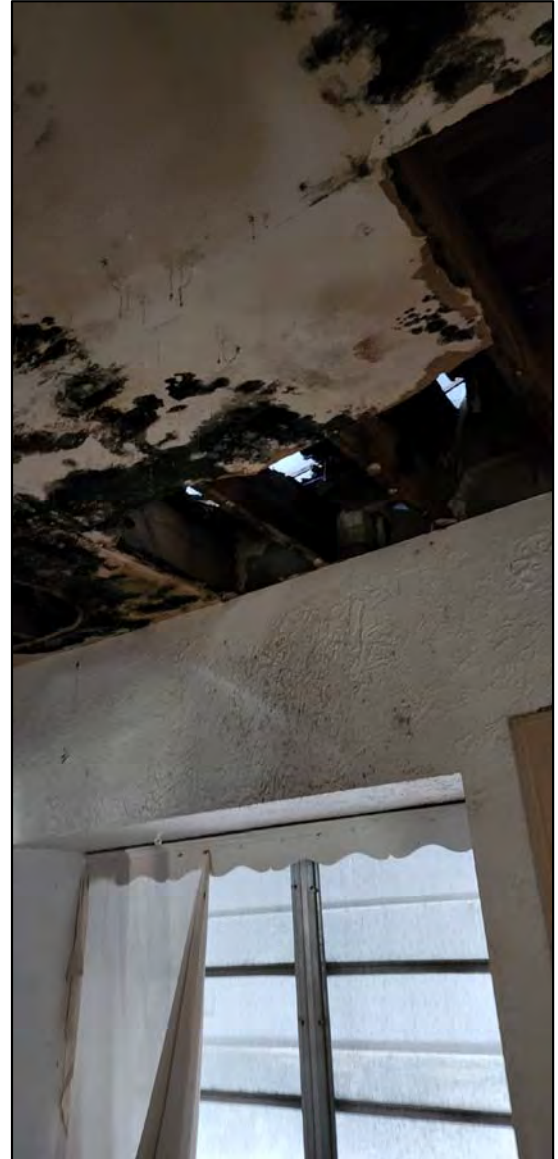
Page: P-4
Project: STRUCTURAL EVALUATION REPORT

813 Harrison Street
Hollywood, Florida

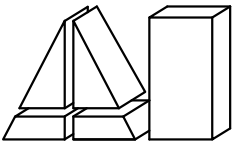
Date: July 31, 2023



DAMAGED INTERIOR OF THE HOUSE
(VERY POOR CONDITION)



CEILING DAMAGE AND CONDITION
OF INTERIOR FINISHES



ARBAB ENGINEERING, INC.
CONSULTING ENGINEERS

3363 NE 163rd STREET, SUITE 701
NORTH MIAMI BEACH, FLORIDA 33160
PHONE NO. (305) 940-3088 FAX. NO. (305) 940-3273

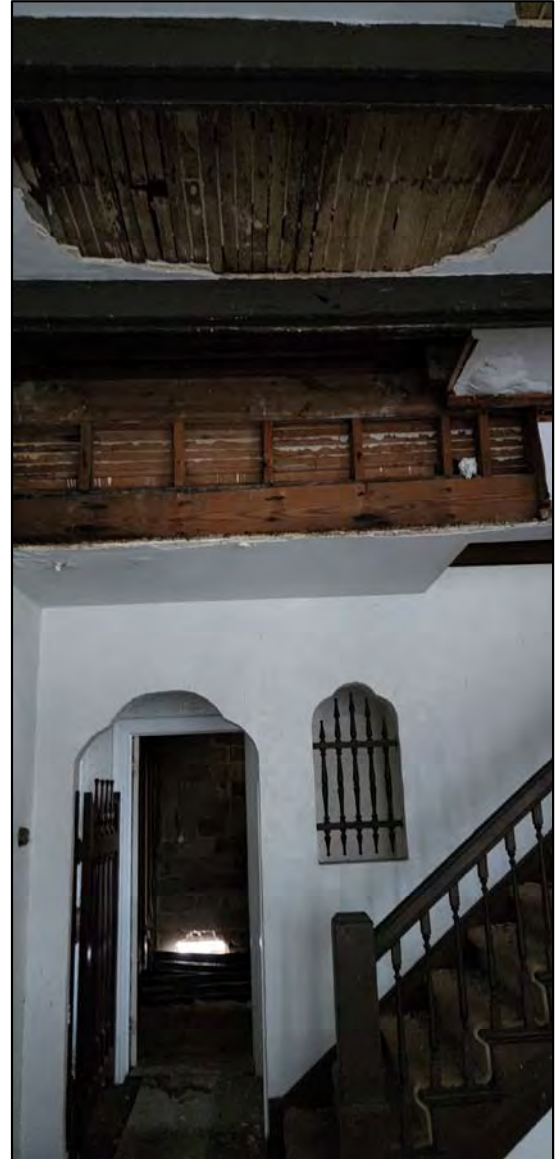
Page: P-5
Project: STRUCTURAL EVALUATION REPORT

813 Harrison Street
Hollywood, Florida

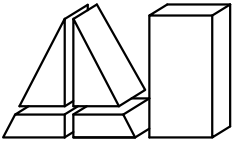
Date: July 31, 2023



COMPLETE COLLAPSE OF FIRST
FLOOR



WOOD STAIR AND DAMAGED
CEILING



ARBAB ENGINEERING, INC.
CONSULTING ENGINEERS

3363 NE 163rd STREET, SUITE 701
NORTH MIAMI BEACH, FLORIDA 33160
PHONE NO. (305) 940-3088 FAX. NO. (305) 940-3273

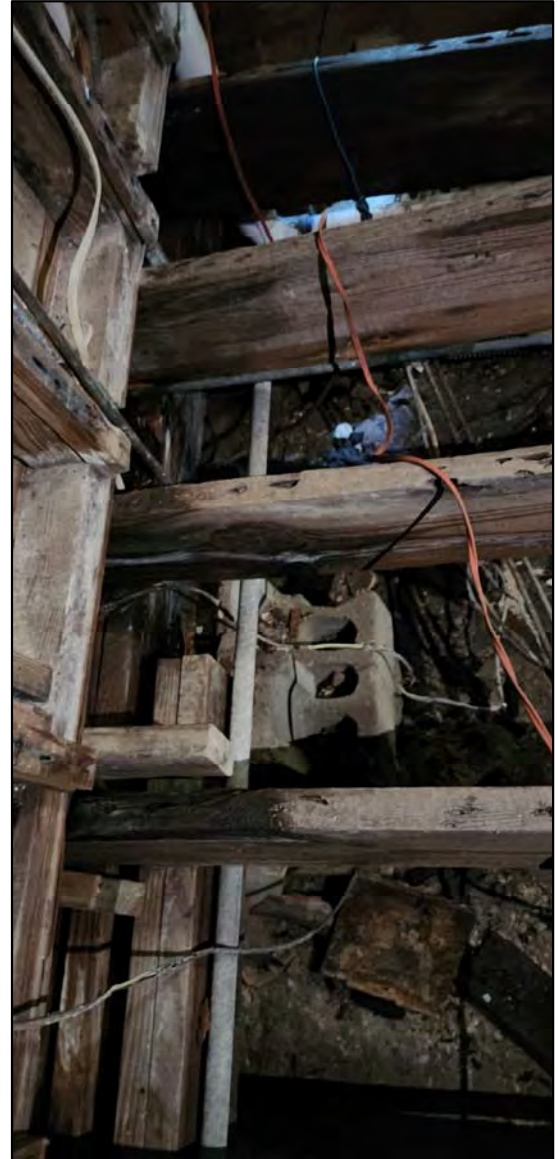
Page: P-6
Project: STRUCTURAL EVALUATION REPORT

813 Harrison Street
Hollywood, Florida

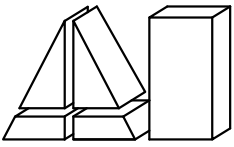
Date: July 31, 2023



**COLLAPSE OF THE FIRST FLOOR AND
EXPOSED DETERIORATED FLOOR
JOISTS AND WOOD STUDS**



**COLLAPSED FLOOR AND
DETERIORATED WOOD JOISTS AND
WOOD STUDS**



ARBAB ENGINEERING, INC.
CONSULTING ENGINEERS

3363 NE 163rd STREET, SUITE 701
NORTH MIAMI BEACH, FLORIDA 33160
PHONE NO. (305) 940-3088 FAX. NO. (305) 940-3273

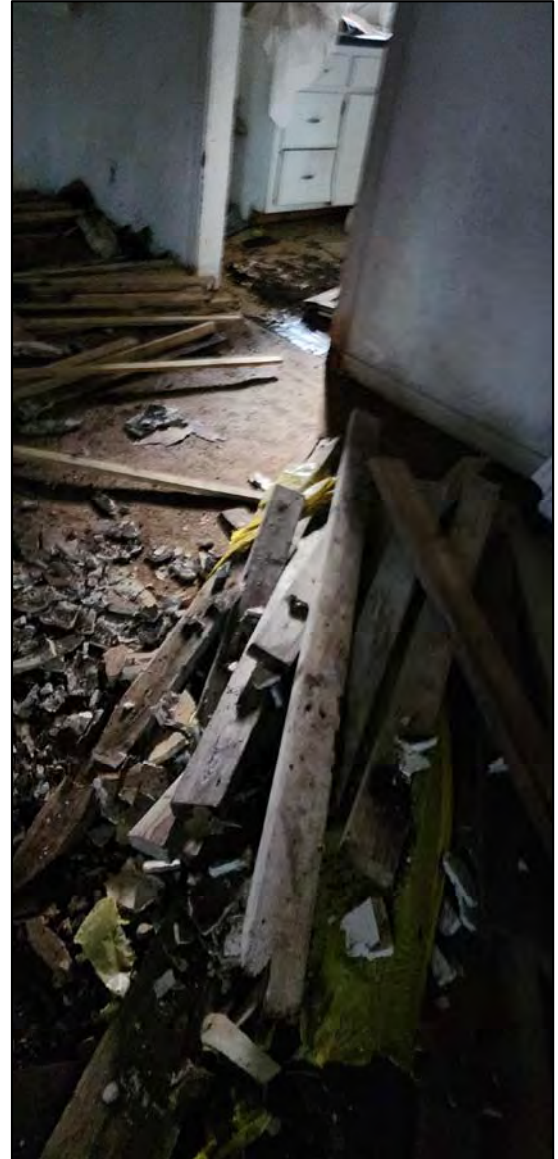
Page: P-7
Project: STRUCTURAL EVALUATION REPORT

813 Harrison Street
Hollywood, Florida

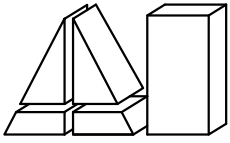
Date: July 31, 2023



DAMAGED SECOND FLOOR



VIEW OF COLLAPSED FIRST FLOOR



ARBAB ENGINEERING, INC.
CONSULTING ENGINEERS

3363 NE 163rd STREET, SUITE 701
NORTH MIAMI BEACH, FLORIDA 33160
PHONE NO. (305) 940-3088 FAX. NO. (305) 940-3273

Page: P-8
Project: STRUCTURAL EVALUATION REPORT

813 Harrison Street
Hollywood, Florida

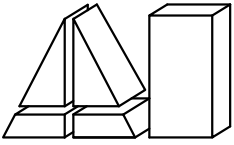
Date: July 31, 2023



PARTIAL VIEW OF SECOND FLOOR



DAMAGED INTERIOR FRAMING



ARBAB ENGINEERING, INC.
CONSULTING ENGINEERS

3363 NE 163rd STREET, SUITE 701
NORTH MIAMI BEACH, FLORIDA 33160
PHONE NO. (305) 940-3088 FAX. NO. (305) 940-3273

Page: P-9
Project: STRUCTURAL EVALUATION REPORT

813 Harrison Street
Hollywood, Florida

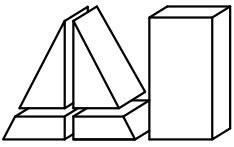
Date: July 31, 2023



DETERIORATED WINDOW FRAME AND
EXPOSED RUSTED REINFORCING IN
CONCRETE BEAM



COLLAPSE OF ENTIRE FIRST FLOOR



ARBAB ENGINEERING, INC.
CONSULTING ENGINEERS

3363 NE 163rd STREET, SUITE 701
NORTH MIAMI BEACH, FLORIDA 33160
PHONE NO. (305) 940-3088 FAX. NO. (305) 940-3273

Page: P-10
Project: STRUCTURAL EVALUATION REPORT

813 Harrison Street
Hollywood, Florida

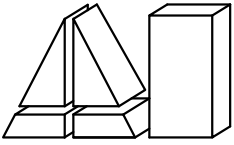
Date: July 31, 2023



COLLAPSE OF FIRST FLOOR



DIAGONAL CRACKS ABOVE THE
DOOR



ARBAB ENGINEERING, INC.
CONSULTING ENGINEERS

3363 NE 163rd STREET, SUITE 701
NORTH MIAMI BEACH, FLORIDA 33160
PHONE NO. (305) 940-3088 FAX. NO. (305) 940-3273

Page: P-11
Project: STRUCTURAL EVALUATION REPORT

813 Harrison Street
Hollywood, Florida

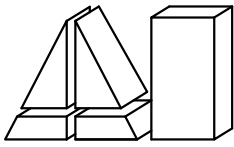
Date: July 31, 2023



COLLAPSE OF FIRST FLOOR AND
DETERIORATED MEMBERS



DAMAGED INTERIOR



ARBAB ENGINEERING, INC.
CONSULTING ENGINEERS

3363 NE 163rd STREET, SUITE 701
NORTH MIAMI BEACH, FLORIDA 33160
PHONE NO. (305) 940-3088 FAX. NO. (305) 940-3273

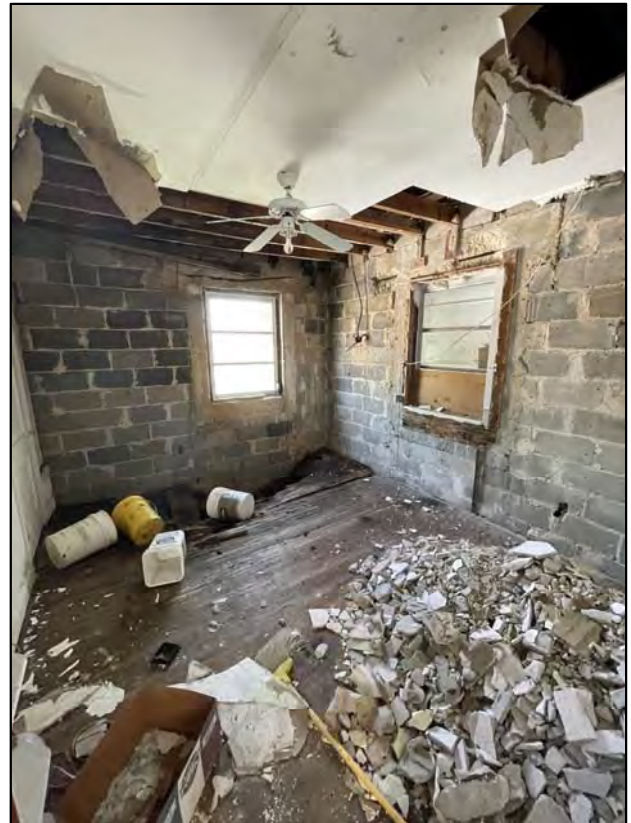
Page: P-12
Project: STRUCTURAL EVALUATION REPORT

813 Harrison Street
Hollywood, Florida

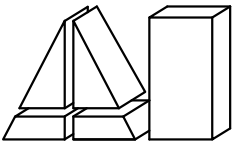
Date: July 31, 2023



DAMAGED INTERIOR



DAMAGED INTERIOR



ARBAB ENGINEERING, INC.
CONSULTING ENGINEERS

3363 NE 163rd STREET, SUITE 701
NORTH MIAMI BEACH, FLORIDA 33160
PHONE NO. (305) 940-3088 FAX. NO. (305) 940-3273

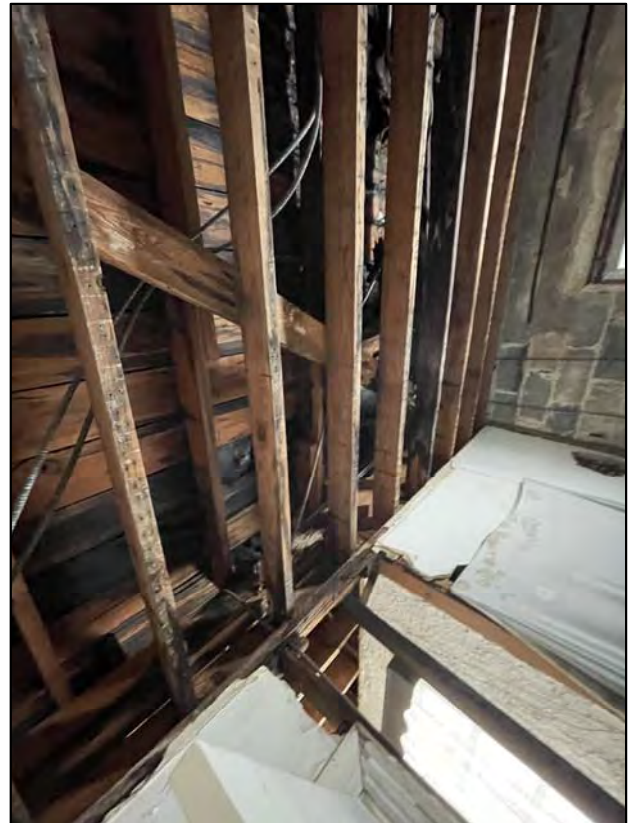
Page: P-13
Project: STRUCTURAL EVALUATION REPORT

813 Harrison Street
Hollywood, Florida

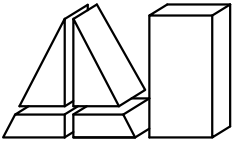
Date: July 31, 2023



DAMAGED INTERIOR



DAMAGED INTERIOR



ARBAB ENGINEERING, INC.
CONSULTING ENGINEERS

3363 NE 163rd STREET, SUITE 701
NORTH MIAMI BEACH, FLORIDA 33160
PHONE NO. (305) 940-3088 FAX. NO. (305) 940-3273

Page: P-14
Project: STRUCTURAL EVALUATION REPORT

813 Harrison Street
Hollywood, Florida

Date: July 31, 2023



DAMAGED INTERIOR



DAMAGED INTERIOR



KallerArchitecture

City of Hollywood
2600 Hollywood Boulevard
Hollywood, Florida 33020

May 22nd, 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 the existing structure does not have any contribution to the Historic District. Through the years, it was repaired after a fire and renovated, altering its original design; however, in no way, shape, or form has it contributed to its aesthetic appeal. On the contrary, the new proposed building refreshes the curb appeal alongside Harrison Street with a **modern-contemporary style with an imperial twist** 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 3 volumes from the street, one is composed by two dislocated volumes with vertical columns at the front and rear of the building, and one volume which the social area that is 1 ½ stories, inviting an abundance of natural light while also highlighting the richness of the surrounding contextual environment. The central concept is to hide the access stairs behind a colonnade to get to the main entrance to the residence while delicately suggesting where the entrance is. The Colonnade serves as the layering element that brings residents to the required FFE required by FEMA. 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/colors are to be a neutral palette of muted two-tone stucco sandy colors and clear glass, with features such as an IPE wood deck and clear glass railings throughout.

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 stairs 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 modern-contemporary architecture with pure orthogonal geometries 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 2020, 7th edition and the State of Florida Department of Environmental Protection.

Should you have any questions, please feel free to contact this office.

Sincerely,



KallerArchitecture

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

2417 Hollywood Blvd Hollywood, FL

t. 954 920 5746 c. 305 586 7952

e. giovanni@kallerarchitects.com

w. kallerarchitects.com



KallerArchitecture





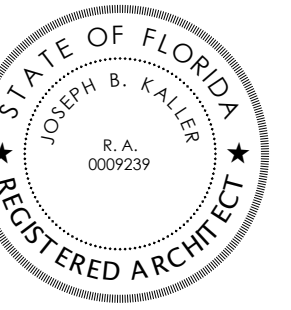
HISTORIC PRESERVATION BOARD
 NEW TWO-STORY SINGLE - FAMILY RESIDENCE
 813 HARRISON STREET HOLLYWOOD, FL 33019



Kaller Architecture
 AAF#26001212
 2417 Hollywood Blvd,
 Hollywood Florida 33020
 954.920.5746
 joseph@kallerarchitects.com

www.kallerarchitects.com

SEAL



JOSEPH B. KALLER
 FLORIDA R.A. #009239

PROJECT TITLE
NEW TWO-STORY SINGLE-FAMILY RESIDENCE
813 HARRISON STREET
HOLLYWOOD, FL 33019



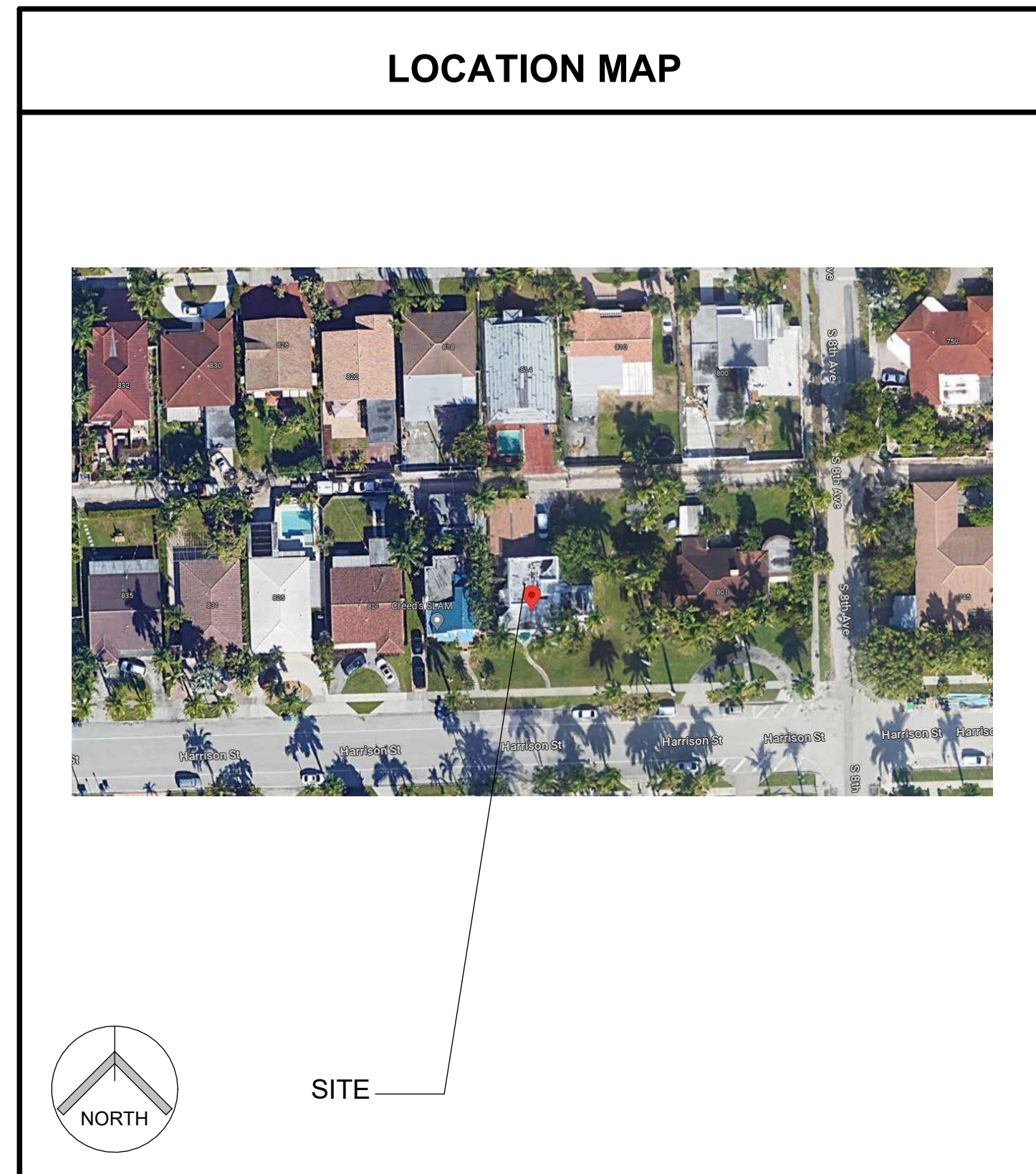
EXISTING



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) 920-2941 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	
ZEPHY 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	
DRAWING INDEX	
ARCHITECTURAL	
T-1	COVER SHEET + PROJECT INFORMATION
SP-1	SITE PLAN AND SITE DATA
SP-1.1	SECOND FLOOR OVERLAY SITE PLAN
SP-2	HISTORIC
SP-3	SUBJECT PROPERTY
SP-4	STREET PROFILE VIEW
A-101	GROUND LEVEL FLOOR
A-102	SECOND LEVEL FLOOR
A-103	ROOFTOP LEVEL
A-301	SOUTH ELEVATION
A-301	NORTH ELEVATION
A-302	WEST ELEVATION
A-302	EAST ELEVATION
A-401	GENERAL SCHEMATIC SECTIONS
A-402	GENERAL SCHEMATIC SECTIONS
CIVIL	
C-1	EROSION & SEDIMENT CONTROL PLAN
C-2	PAVING GRADING & DRAINAGE PLAN
C-3	WATER PLAN & DETAILS
C-4	WATER DETAILS
LANDSCAPE	
DT-1	LANDSCAPE REMOVAL PLAN + TREE SCHEDULE
DT-2	PROTECTION DETAIL & MITIGATION CALCULATIONS
LP-1	LANDSCAPE PLAN, PLANT SCHEDULE, CODE CHART
LP-2	LANDSCAPE NOTES
LP-3	COLORS SITE PLAN



COVER SHEET

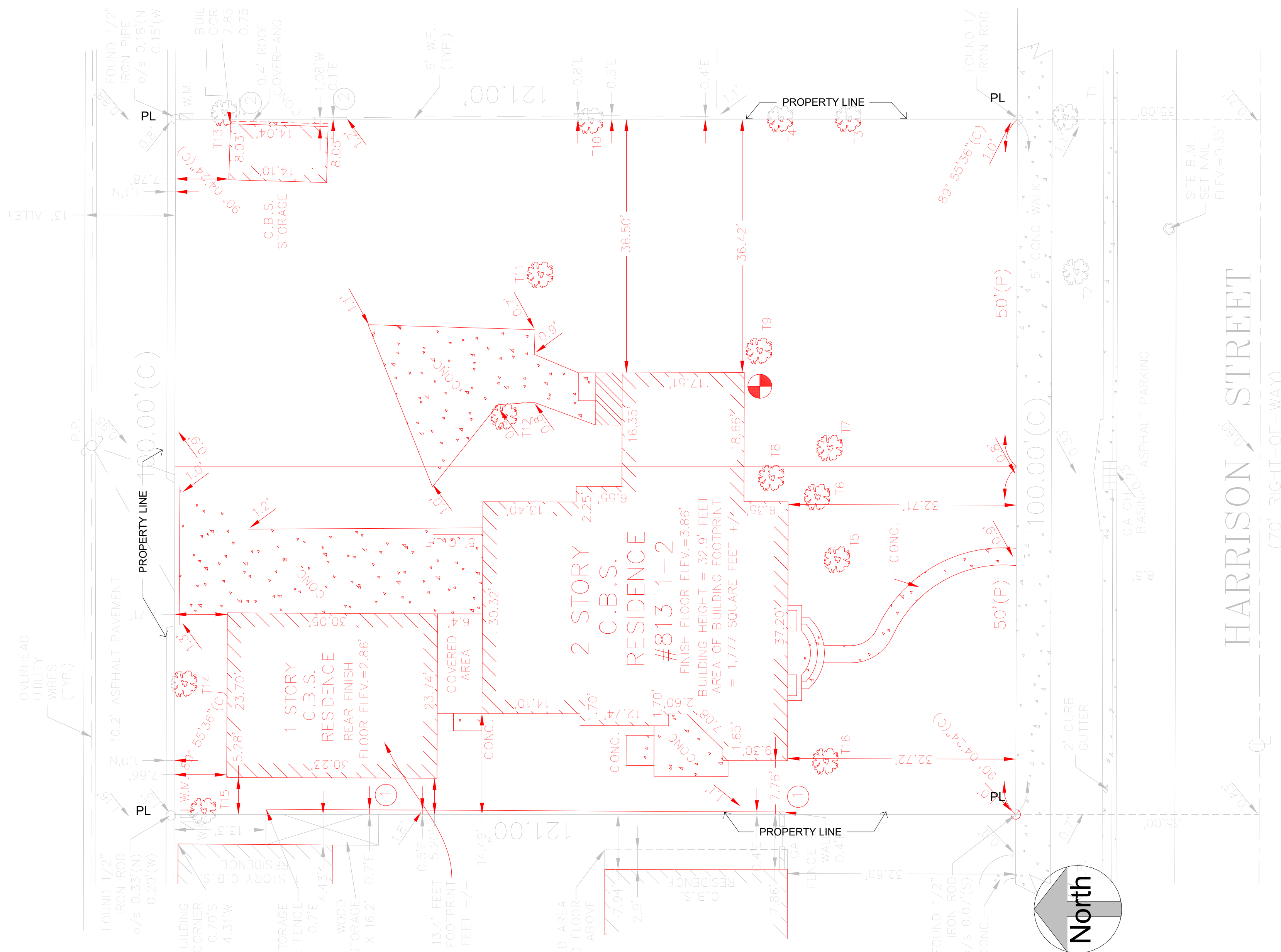
REVISIONS

No.	Description	Date

PROJECT No.: 23064
 DATE: MAR 2024
 DRAWN BY: CG
 CHECKED BY: GM

SHEET

T-1



1 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 UNDAIMAGED 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.

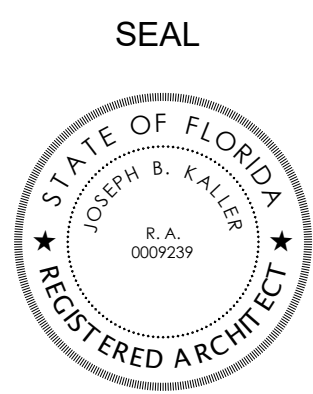
- STANDARDS FOR DEMOLITION (SECTION 3406 OF FBC)
1. DEMOLITION WORK HAVING COMMENCED SHALL BE PURSUED DILIGENTLY AND WITHOUT INTERRUPTION WITH DUE REGARD TO SAFETY. IT IS THE INTENT OF THIS SECTION TO LIMIT THE EXISTENCE OF ANY UNSAFE CONDITION OR NUISANCE ON THE PREMISES DURING THE PERIOD OF DEMOLITION 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.

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



Kaller Architecture
AA#26001212
2417 Hollywood Blvd,
Hollywood Florida 33020
954 920 5746
joseph@kallerarchitects.com
www.kallerarchitects.com



JOSEPH B. KALLER
FLORIDA R.A. #009239

PROJECT TITLE
NEW TWO-STORY SINGLE-FAMILY RESIDENCE
813 HARRISON STREET
HOLLYWOOD, FL 33019

SHEET TITLE
SITE DEMOLITION PLAN

REVISIONS

No.	Description	Date

This drawing, as an instrument of service, is and shall remain the property of the Architect and shall not be reproduced, published or used in any way without the permission of the Architect.

PROJECT No.: 23064
DATE: MAR 2024
DRAWN BY: CG
CHECKED BY: GM

SHEET

SDP-1

REVISIONS

No.	Description	Date

PROJECT No.: 23064
 DATE: MAR 2024
 DRAWN BY: CG
 CHECKED BY: GM

PROPERTY ADDRESS

813 HARRISON STREET
 HOLLYWOOD, FL 33019

FOLIO

514214024580

LEGAL DESCRIPTION

HOLLYWOOD LAKES SECTION 1-32 B LOT 12,13 BLK 74

SITE INFORMATION	EXISTING	PROPOSED
ZONING:	RS-6	RS-6
SUB-DISTRICT:	N/A	N/A
BUILDING USE:	SINGLE FAMILY DWELLING	SINGLE FAMILY DWELLING
LAND USE DESIGNATION:	RESIDENTIAL	RESIDENTIAL
COUNTY USE DESIGNATION:	RESIDENTIAL	RESIDENTIAL
NET LOT AREA:	12,100 SQFT- 0.277 ACRES	12,100 SQFT- 0.277 ACRES
GROSS LOT AREA:	6779.22 SQFT- 0.15 ACRES	6779.22 SQFT- 0.15 ACRES
BASE FLOOD ZONE :	AE - 8.0' NAVD	

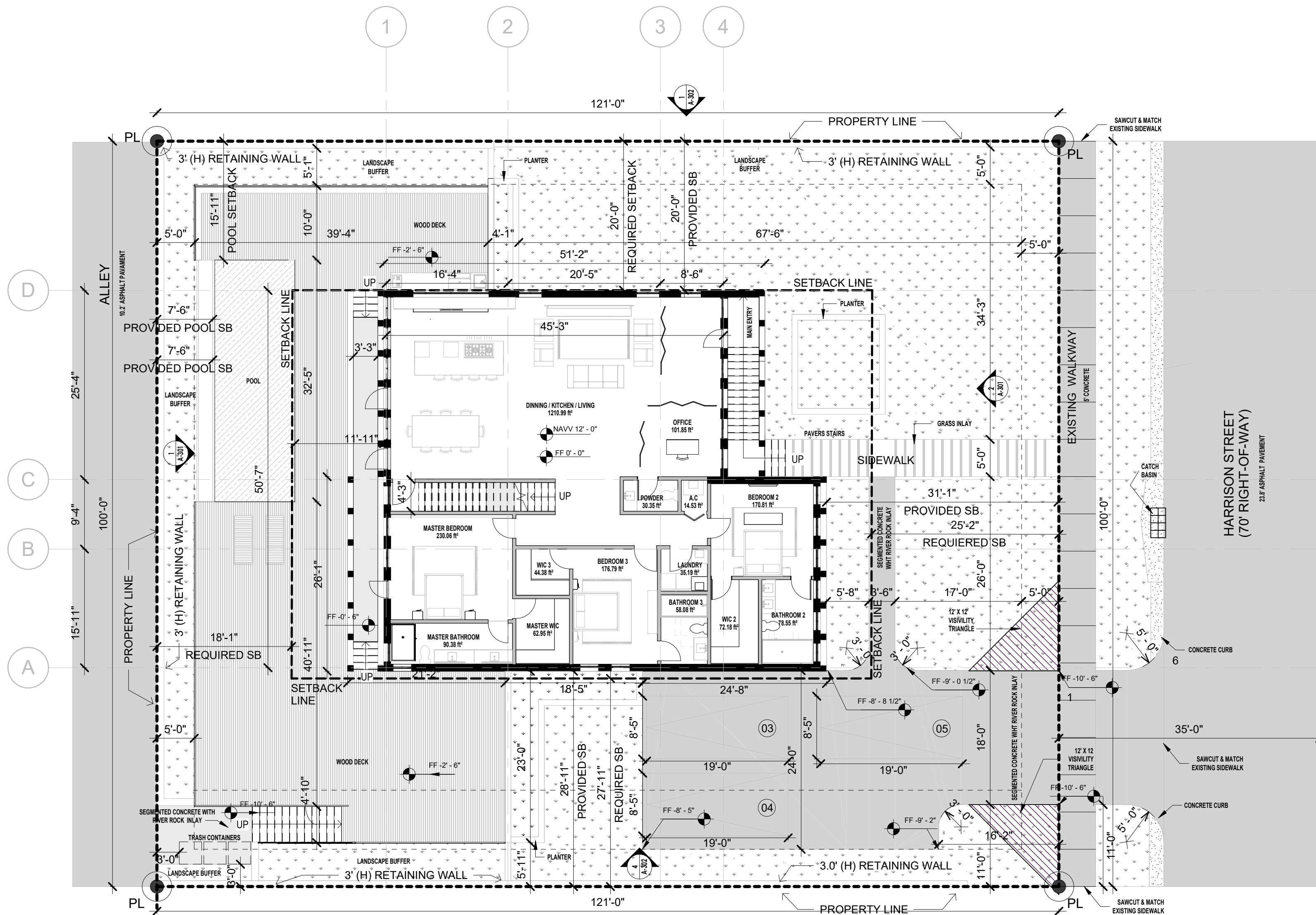
BUILDING INTENSITY	ALLOWED	PROVIDED
LOT COVERAGE	N/A	N/A
FAR:	N/A	N/A
A/C AREA:	N/A	5657.27 SF
BUILDING FOOT PRINT	N/A	2976.96 SF
PROPOSED DWELLING:	1	1
NUMBER OF FLOORS	2	2
BUILDING HEIGHT	30 FEET	22' 8" FEET

BUILDING INFORMATION	EXISTING	PROVIDED
TYPE OF CONSTRUCTION	TBD	TBD
SPRINKLER (REQUIRED)	TBD	TBD
FIRE ALARM (REQUIRED)	TBD	TBD

PARKING CALCULATION:	REQUIRED	PROVIDED
	5	5

SETBACKS:	REQUIRED	PROVIDED
(a) FRONTAGE (TYLER) (NORTH)	25' 0"	31'1"
(b) SIDE INTERIOR (EAST)**	**	20'
(c) SIDE INTERIOR (WEST)**	**	29'
(d) REAR*	18.15'	30'5"
* 15% LOT DEPTH		
** 25% OF LOT WITH		

LANDSCAPE	REQUIRED	PROVIDED
	IMPERVIOUS AREA BUILDING FOOTPRINT, PARKING, SIDEWALKS & DRIVES	
PERVIOUS AREA LANDSCAPE AREAS (SITE)		4457.39
PERVIOUS AREA LANDSCAPE AREAS (TERRACE)		389.57
TOTAL PERVIOUS AREA TOTAL	4840 SF (40%)	4846.96 SF (40 %)
GROSS BUILDING AREA:		INTERIOR
	PARKING FLOOR (A.C.)	1550.73 SF
	FIRST FLOOR (A.C.)	2681.59 SF
	SECOND FLOOR (A.C.)	1396.07 SF
	TERRACE LEVEL (A.C.)	28.88 SF
	TOTAL (A.C.) AREA	5657.27 SF



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

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

- RADIANT BARRIER ROOF - SEALOFLEX COOL ROOF - REFLECTO WHITE. WALLS - AL-FOIL REFLECTIVE
- WINDOWS AND GLAZING LOW E, TINTED DOUBLE GLAZING- U FACTOR 0.56, SHGC 0.25
- DOORS INSULATED AND FIRE RATED
- ENERGY STAR ROOFING SEALOFLEX COOL ROOF - REFLECTO WHITE.
- PROGRAMMABLE THERMOSTATS
- OCCUPANCY SENSORS
- DUAL FLUSH TOILETS
- 80% OF PLANT MATERIAL NATIVE
- ENERGY EFFICIENT OUTDOOR LIGHTING
- INSULATED PIPING
- RECYCLING AREA
- ENERGY STAR APPLIANCES
- ONE LOW FLOW SHOWERHEAD
- ENERGY EFFICIENT OUTDOOR LIGHTING
- ENERGY EFFICIENCY 10% BETTER THAN STANDARD ESTABLISHED BY ASHRAE.
- MERV 8 AC FILTERS

SITE LIGHTING LEVELS SHALL NOT EXCEED 0.5 FC AT THE PROPERTY LINE ADJACENT TO RESIDENTIALLY ZONED OR RESIDENTIALLY USED AREAS.

SITE LIGHTING NOTE:
 SITE LIGHTING LEVELS SHALL NOT EXCEED 0.5 FC AT THE PROPERTY LINE ADJACENT TO RESIDENTIALLY ZONE OR RESIDENTIALLY USED AREAS.

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

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

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

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

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

ALL MECHANICAL EQUIPMENT SHALL BE SCREENED FROM PUBLIC VIEW.

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

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

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

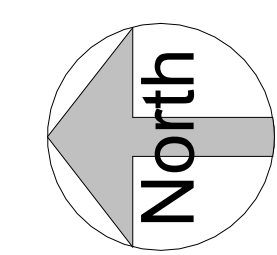
FEMA NOTE: THE NATIONAL FLOOD INSURANCE PROGRAM IS IN THE PROCESS OF ISSUING NEW FLOOD MAPS . AT TIME OF BUILDING PERMIT THE FEMA BASE FLOOD ELEVATION SHOULD BE CHECKED TO ENSURE IT IS STILL COMPLIANT.

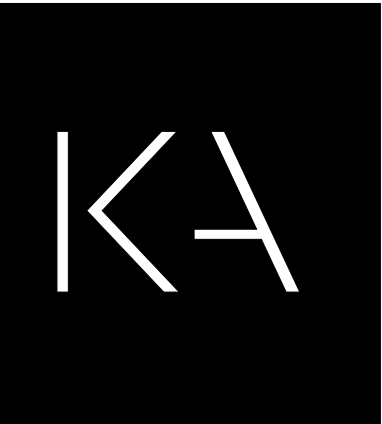
FEMA NOTE:
 THE NATIONAL FLOOD INSURANCE PROGRAM IS IN THE PROCESS OF ISSUING NEW FLOOD MAPS. AT THE TIME OF BUILDING PERMIT THE FEMA BASE FLOOD ELEVATION SHOULD BE CHECKED TO ENSURE IT IS STILL COMPLIANT

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

NOTE: TRASH AND RECYCLE BIN TO BE INDIVIDUAL PER UNIT

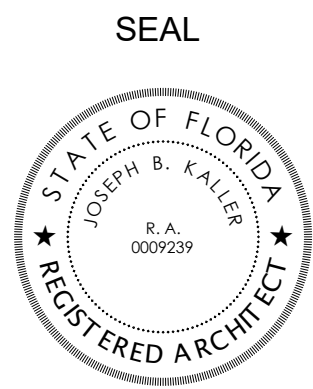
ALL SIGNAGE TO COMPLY WITH THE REQUIREMENTS OF THE CITY OF HOLLYWOOD ZONING AND LAND DEVELOPMENT CODE BASED ON THE HOLLYWOOD LAKES SECTION 1-32 B LOT 12.13 BLK 74 RS-6 ZONING DISTRICT





Kaller Architecture
 AAF26001212
 2417 Hollywood Blvd.
 Hollywood Florida 33020
 954.920.5746
 joseph@kallerarchitects.com

www.kallerarchitects.com



JOSEPH B. KALLER
 FLORIDA R.A. #000239

PROJECT TITLE
 NEW TWO-STORY SINGLE-FAMILY RESIDENCE
813 HARRISON STREET
 HOLLYWOOD, FL 33019

SHEET TITLE
 SITE PLAN PARKING

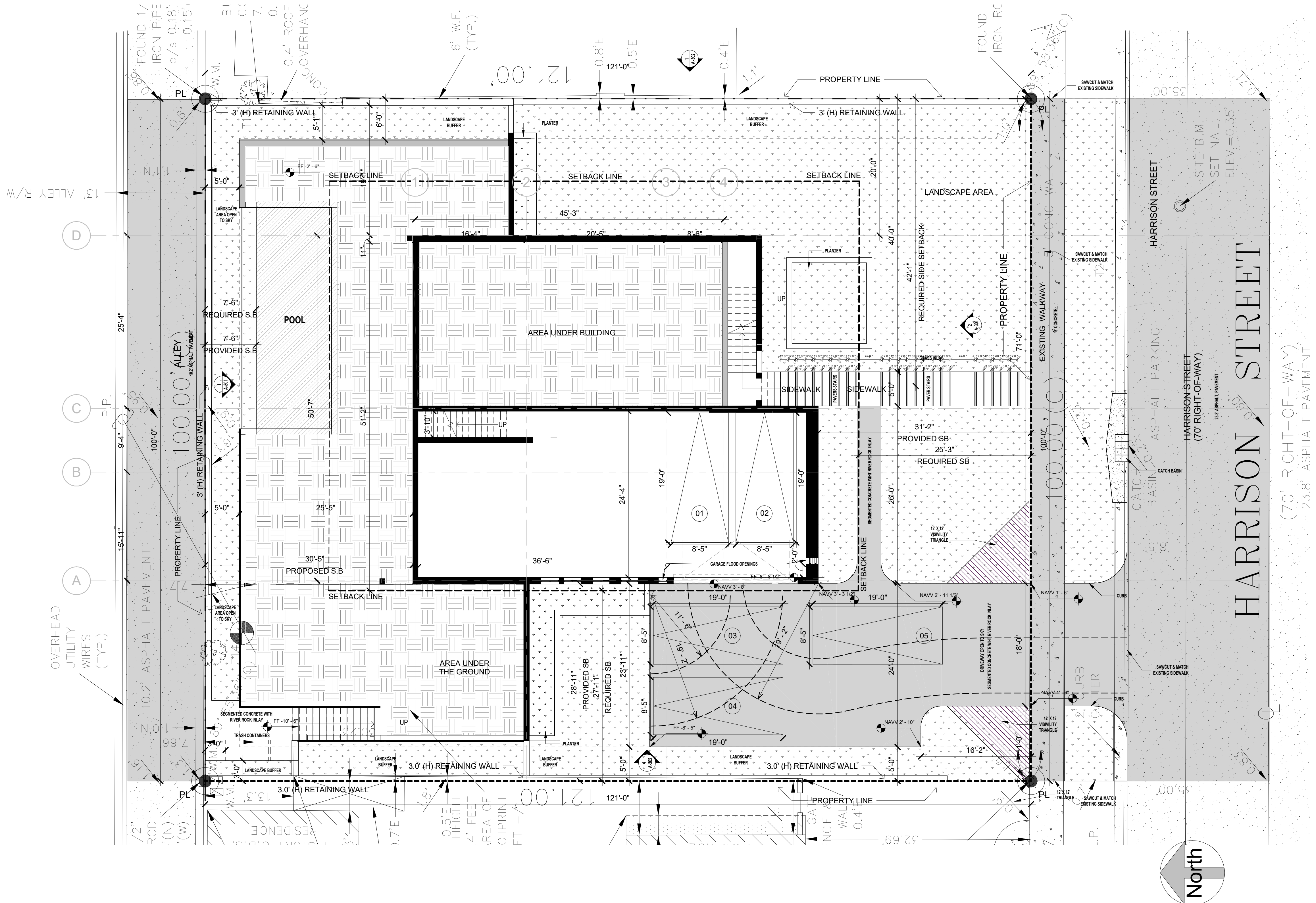
REVISIONS

No.	Description	Date

PROJECT No.: 23064
 DATE: MAR 2024
 DRAWN BY: CG
 CHECKED BY: GM

SHEET

SP-2



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

KALLER ARCHITECTURE. ALL RIGHTS RESERVED ©

THIS DRAWING IS THE PROPERTY OF KALLER ARCHITECTURE. IT IS TO BE USED ONLY FOR THE PROJECT AND SITE SPECIFICALLY IDENTIFIED THEREIN. NO PART OF THIS DRAWING IS TO BE REPRODUCED, COPIED, OR TRANSMITTED IN ANY FORM OR BY ANY MEANS, ELECTRONIC OR MECHANICAL, INCLUDING PHOTOCOPYING, RECORDING, OR BY ANY INFORMATION STORAGE AND RETRIEVAL SYSTEM, WITHOUT THE WRITTEN PERMISSION OF KALLER ARCHITECTURE.



1 801 HARRISON STREET
NTS



3 750 HARRISON STREET
NTS



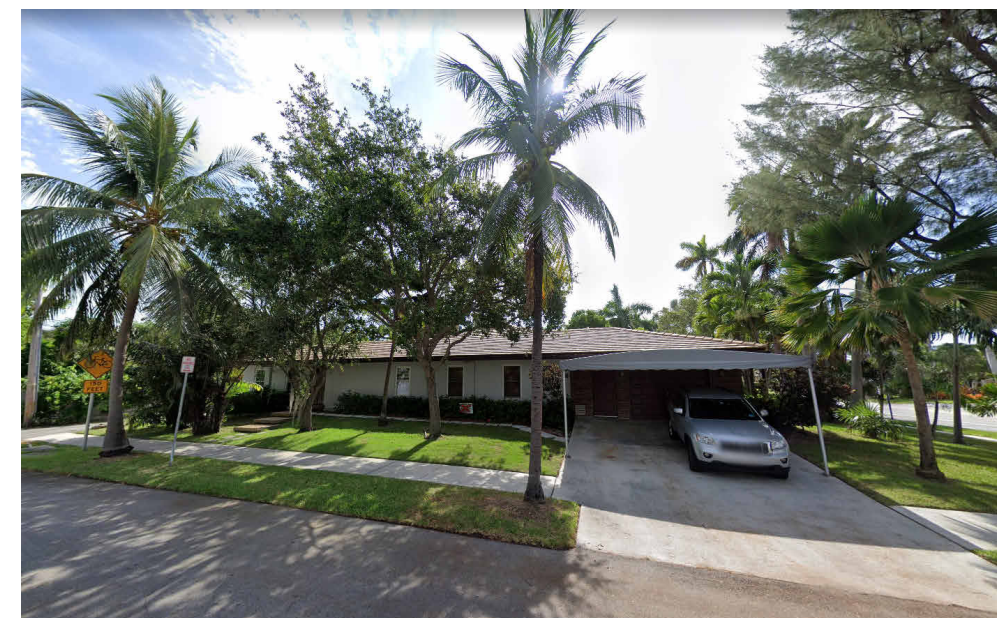
5 804 HARRISON STREET
NTS



7 820 HARRISON STREET
NTS



9 821 HARRISON STREET
NTS



2 745 HARRISON STREET
NTS



4 800 HARRISON STREET
NTS



6 814 HARRISON STREET
NTS



8 826 HARRISON STREET
NTS



10 817 HARRISON STREET
NTS



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

SEAL

JOSEPH B. KALLER
FLORIDA R.A. #0009239

PROJECT TITLE
NEW TWO-STORY SINGLE-FAMILY RESIDENCE
813 HARRISON STREET
HOLLYWOOD, FL 33019

SHEET TITLE
HISTORIC

REVISIONS

No.	Description	Date

This drawing, as an instrument of service, is and shall remain the property of the Architect and shall not be reproduced, published or used in any way without the permission of the Architect.

PROJECT No.: 23064
DATE: MAR 2024
DRAWN BY: CG
CHECKED BY: GM

SHEET
SP-3



1 NORTH-WEST - RENDER

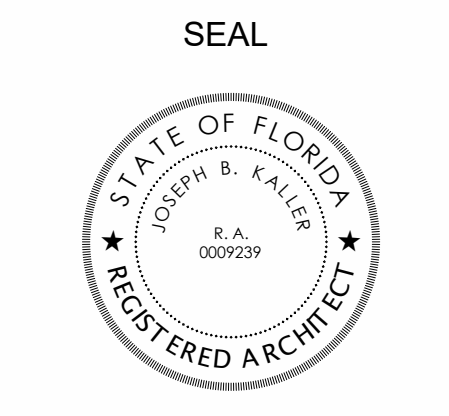
2 NORTH-WEST - RENDER



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



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



JOSEPH B. KALLER
 FLORIDA R.A. #0009239

PROJECT TITLE
NEW TWO-STORY SINGLE-FAMILY RESIDENCE
813 HARRISON STREET
 HOLLYWOOD, FL 33019

SHEET TITLE
STREET PROFILE VIEW

REVISIONS

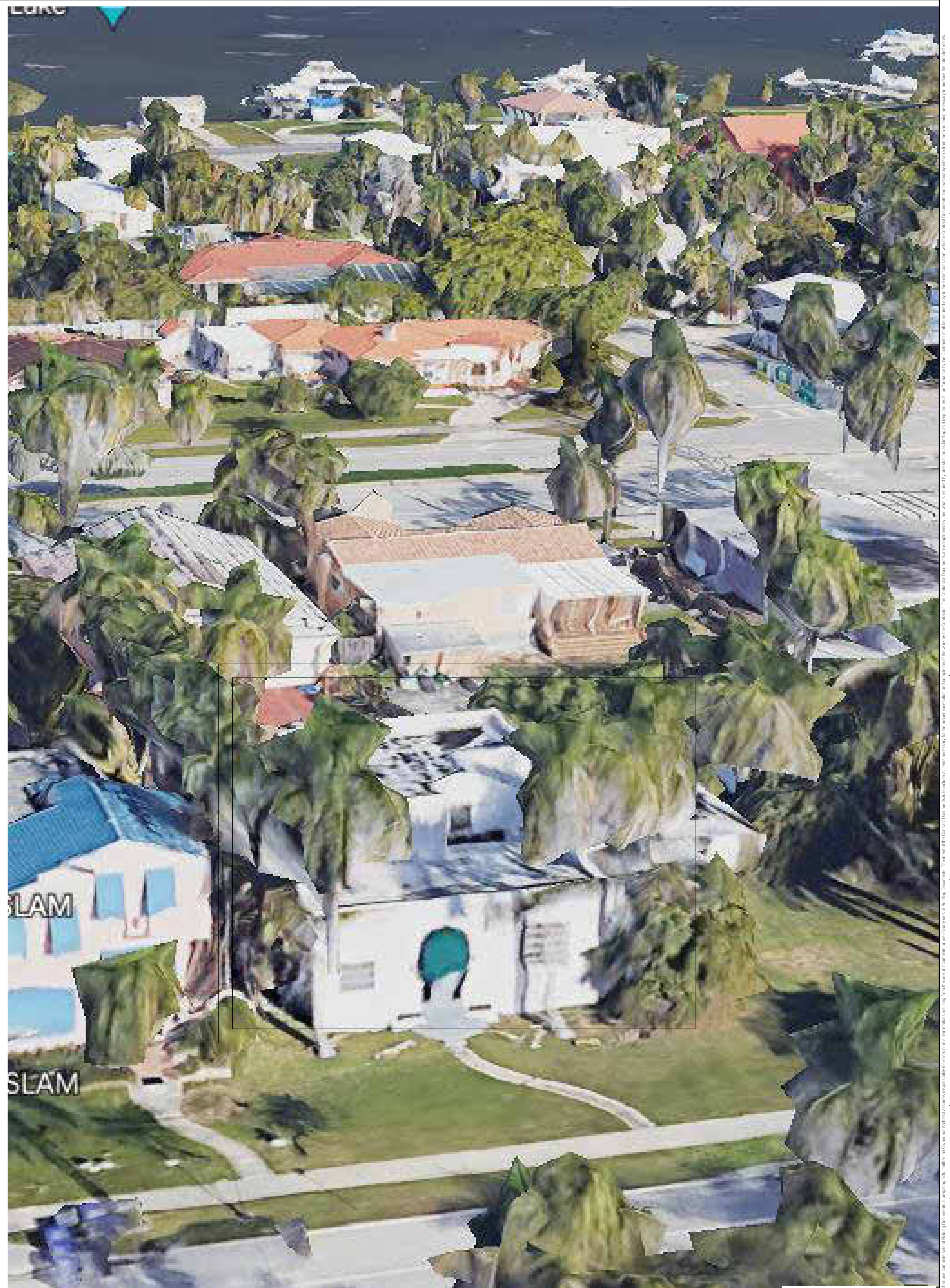
No.	Description	Date

PROJECT No.: 23064
 DATE: MAR 2024
 DRAWN BY: CG
 CHECKED BY: GM

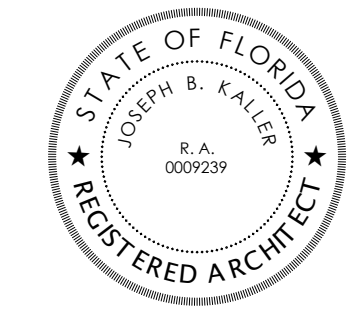
SHEET
SP-4

KALLER ARCHITECTURE, ALL RIGHTS RESERVED ©

THIS DRAWING IS THE PROPERTY OF KALLER ARCHITECTURE. IT IS TO BE USED ONLY FOR THE PROJECT AND SITE SPECIFICALLY IDENTIFIED HEREIN. ANY REUSE OR MODIFICATION OF THIS DRAWING WITHOUT THE WRITTEN PERMISSION OF KALLER ARCHITECTURE IS STRICTLY PROHIBITED. THE USER OF THIS DRAWING ASSUMES ALL LIABILITY FOR ANY ERRORS OR OMISSIONS. THE USER OF THIS DRAWING ASSUMES ALL LIABILITY FOR ANY ERRORS OR OMISSIONS. THE USER OF THIS DRAWING ASSUMES ALL LIABILITY FOR ANY ERRORS OR OMISSIONS.



Kaller Architecture
 AAR26001212
 2417 Hollywood Blvd.
 Hollywood Florida 33020
 954.920.5748
 joseph@kallerarchitects.com
 www.kallerarchitects.com

SEAL

 JOSEPH B. KALLER
 FLORIDA R.A. #0009239

PROJECT TITLE
NEW TWO-STORY SINGLE-FAMILY RESIDENCE
813 HARRISON STREET
 HOLLYWOOD, FL 33019

SHEET TITLE
SUBJECT PROPERTY

REVISIONS

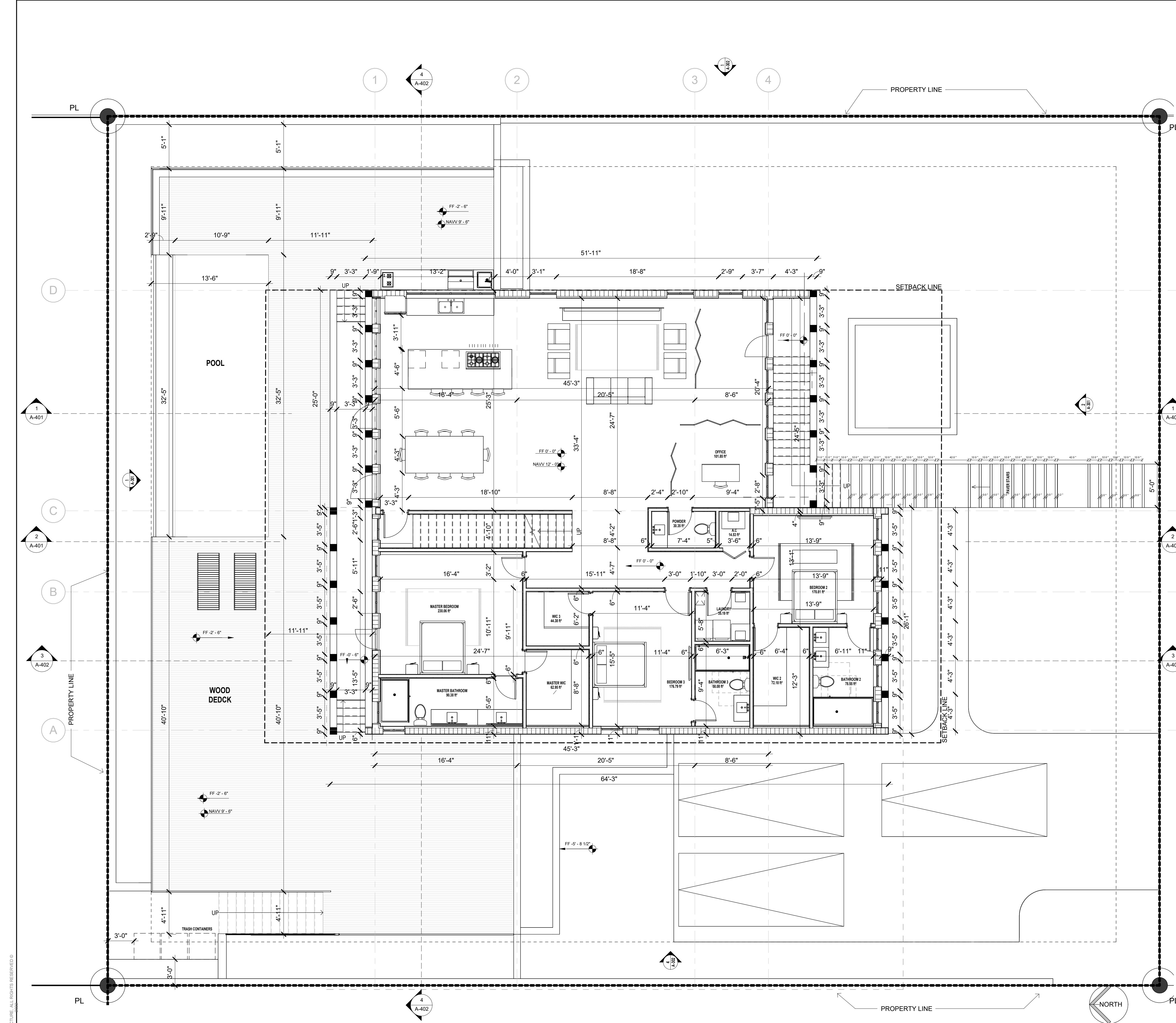
No.	Description	Date

This drawing, as an instrument of service, is and shall remain the property of the architect and shall not be reproduced, published or used in any way without the permission of the Architect.

PROJECT No.: 23064
 DATE: MAR 2024
 DRAWN BY: CG
 CHECKED BY: GM

SHEET
SP-5

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)
 10. ANY WOOD IN CONCEALED SPACES SHALL BE FIRE RETARDANT (TYP)
 11. TERMITES PROTECTION: ALL SOIL AND FILL UNDER FLOORS AND/OR WITHIN OR UNDER BUILDING SHALL HAVE PRE-CONSTRUCTION SOIL TREATMENT FOR PROTECTING AGAINST TERMITES. THE STANDARDS OF THE NATIONAL PEST CONTROL ASSOCIATION SHALL BE DEEMED AS APPROVED IN RESPECT TO PRE-CONSTRUCTION SOIL TREATMENT FOR PROTECTION 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, TABLE 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.
 17. (TYPICAL) DIMENSIONS DO NOT CALCULATE/INCLUDE THE THICKNESS OF THE 7/8" METAL FURRING STRIPS + 5/8" GWS ON CONCRETE BLOCK WALLS
 18. GC SHALL PROVIDE AN 'AS-BUILT' SURVEY W/ F.F.E. PRIOR TO FINAL INSPECTION FROM THE ENGINEERING DEPARTMENT
 19. ALL UTILITIES (TELEPHONE, CABLE, ELECTRICAL, GAS, WATER, ETC) MUST BE INSTALLED UNDERGROUND
 20. CONTRACTOR SHALL COORDINATE ALL FINISHES, MILLWORK, BUILT-INS, AND FINAL FIXTURES W/ OWNER AND/OR INTERIOR DESIGNER. OWNER TO APPROVE ALL FINAL SELECTIONS (TYP)
 21. CONTRACTOR TO PROVIDE VIBRATION ABSORBING PADS OR SPRINGS TO THE CONDENSING UNITS TO REDUCE NOISE VIBRATION (TYP)
 22. CONTRACTOR SHALL COORDINATE LABOR, INSTALLATION PROCESS & ALL WALL FINISHES (EX STONE) W/ OWNER/I.D. (TYP)
 23. PROVIDE R-5 (min) INSULATION @ ALL EXTERIOR CBS WALLS (TYP)
 24. ALL BALCONIES/TERRACES SLOPES SHALL BE 1/4"/FT MIN.
 25. ALL WINDOWS TO BE IMPACT RESISTANT GLASS WINDOWS. GC TO PROVIDE NOA AND SHOP DRAWINGS FOR ARCHITECTS APPROVAL. SEE WINDOWS SCHEDULE FOR SAFETY GLASS CATEGORY
 26. ALL EXTERIOR DOORS TO BE IMPACT RESISTANT WEATHER SEALED DOORS. SEE DOOR SCHEDULE. GC TO PROVIDE NOA.
 27. ALL EXTERIOR SLIDING ALUMINUM AND GLASS DOORS TO BE IMPACT RESISTANT SAFETY (CAT II) GLASS/ALUMINUM DOORS. SEE DOOR SCHEDULE.
 28. ALL INTERIOR FINISHES SHALL COMPLY WITH CHAPTER 8, TABLE 803.11 OF THE 2017 FBC 5TH EDITION.
 29. ALL GUARDRAILS TO BE 42" AFF ALUMINUM & GLASS GUARDRAILS. GC TO PROVIDE SHOP DRAWINGS/NOA FOR APPROVAL.

- EGRESS NOTES:**
1. EACH SLEEPING ROOM SHALL HAVE (2) MEANS OF EGRESS. THE SECONDARY MEANS SHALL BE AN OPERABLE WINDOW AS PER NFPA 101 SECTION 24.2.2.3
 - A. THE BOTTOM OF THE OPENING SHALL BE NO MORE THAN 44" AFF
 - B. A MIN WIDTH OF 20" & MIN HEIGHT 24"
 - C. SHALL NOT BE LESS THAN 5.7 sq.ft. CLEAR OPENING
- BATHROOM NOTES:**
1. PROVIDE (MOISTURE RESISTANT) 5/8" DENS-SHIELD TILE BACKER & WATER-PROOF JOINT-GROUT (OR SIMILAR) @ ALL WET AREAS
 2. PROVIDE A WIPABLE / NON-ABSORBENT SURFACES/FINISHES @ ALL BATHROOMS (WET LOCATIONS) - (WALLS & CEILINGS) - FINISH SELECTION BY OWNER/ INTERIOR DESIGNER (TYP)
 3. ALL SHOWER ENCLOSURES & GLASS RAILS SHALL BE TEMPERED (SAFETY) GLASS CATEGORY II, AS SET FORTH BY FBC 6th ED
 4. FBC R307.2 - BATHTUB AND SHOWER SPACES, BATHTUB AND SHOWER FLOORS AND WALLS ABOVE BATHTUBS WITH INSTALLED SHOWER HEADS AND IN SHOWER COMPARTMENTS SHALL BE FINISHED WITH A NONABSORBENT SURFACE. SUCH WALL SURFACES SHALL EXTEND TO A HEIGHT OF NOT LESS THAN 6 FEET (1829 MM) ABOVE THE FLOOR.
 5. FIXTURES SHALL BE SPACED IN ACCORDANCE WITH FIGURE R307.1



Kaller Architecture
 AAF#2601212
 2417 Hollywood Blvd.
 Hollywood Florida 33020
 954 920 5746
 joseph@kallerarchitects.com
 www.kallerarchitects.com

SEAL

JOSEPH B. KALLER
 FLORIDA R.A. #0002939

PROJECT TITLE
 NEW TWO-STORY SINGLE-FAMILY RESIDENCE
813 HARISON STREET
 HOLLYWOOD, FL 33019

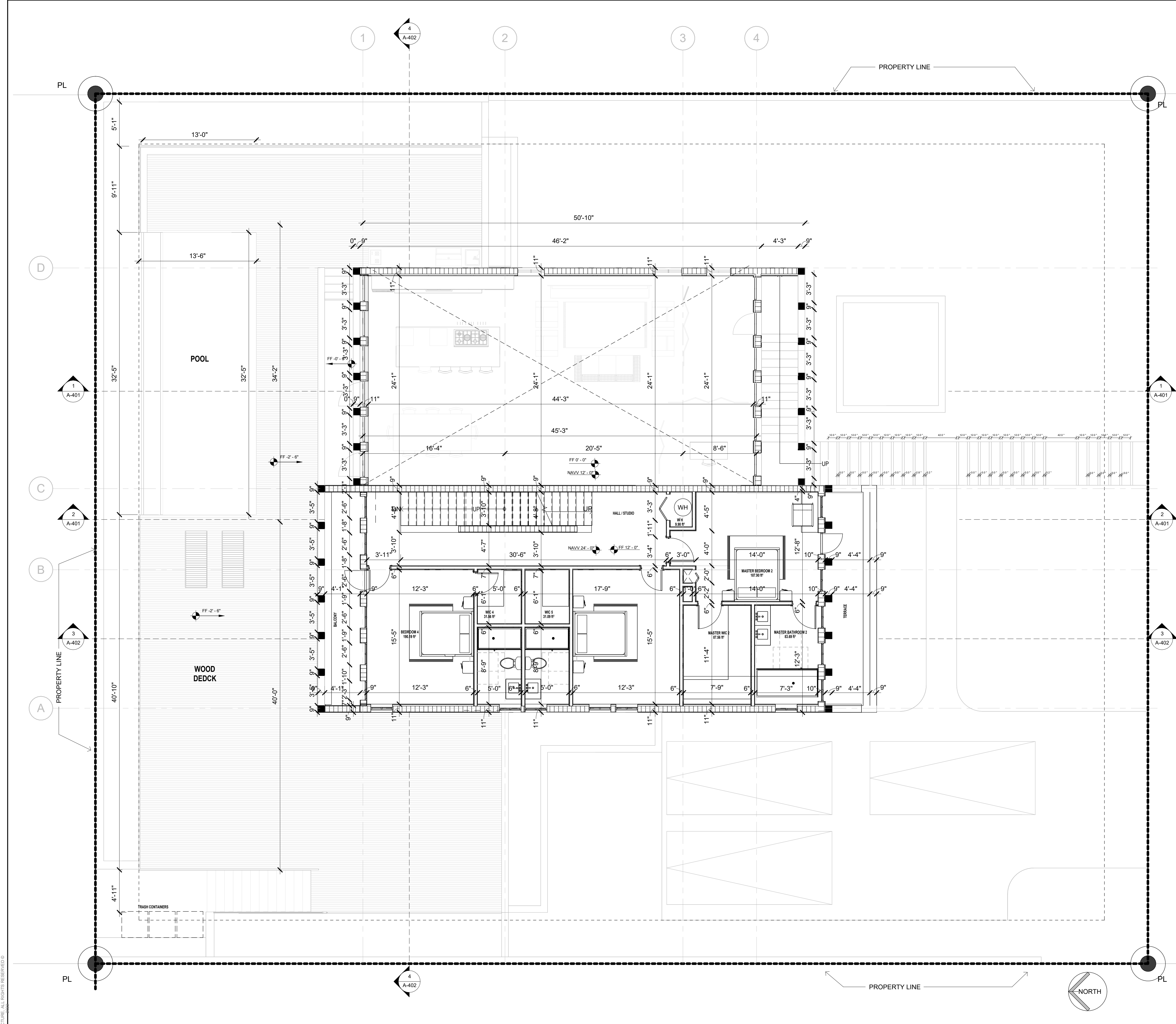
SHEET TITLE
 FIRST LEVEL FLOOR PLAN

REVISIONS

No.	Description	Date

PROJECT No.: 23064
 DATE: MAR 2024
 DRAWN BY: CG
 CHECKED BY: GM

SHEET



- 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)
 10. ANY WOOD IN CONCEALED SPACES SHALL BE FIRE RETARDANT (TYP)
 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. THE STANDARDS OF THE NATIONAL PEST CONTROL ASSOCIATION SHALL BE DEEMED AS APPROVED IN RESPECT TO PRE-CONSTRUCTION SOIL TREATMENT FOR PROTECTION 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, TABLE 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.
 17. (TYPICAL) DIMENSIONS DO NOT CALCULATE/INCLUDE THE THICKNESS OF THE 7/8" METAL FURRING STRIPS + 5/8" GWB ON CONCRETE BLOCK WALLS
 18. GC SHALL PROVIDE AN 'AS-BUILT' SURVEY W/ F.F.E. PRIOR TO FINAL INSPECTION FROM THE ENGINEERING DEPARTMENT
 19. ALL UTILITIES (TELEPHONE, CABLE, ELECTRICAL, GAS, WATER, ETC) MUST BE INSTALLED UNDERGROUND
 20. CONTRACTOR SHALL COORDINATE ALL FINISHES, MILLWORK, BUILT-INS, AND FINAL FIXTURES W/ OWNER AND/OR INTERIOR DESIGNER. OWNER TO APPROVE ALL FINAL SELECTIONS (TYP)
 21. CONTRACTOR TO PROVIDE 'VIBRATION ABSORBING PADS OR SPRINGS' TO THE CONDENSING UNITS TO REDUCE NOISE VIBRATION (TYP)
 22. CONTRACTOR SHALL COORDINATE LABOR, INSTALLATION PROCESS & ALL WALL FINISHES (EX. STONE) W/ OWNER/I.D. (TYP)
 23. PROVIDE R.5 (min) INSULATION @ ALL EXTERIOR CBS WALLS (TYP)
 24. ALL BALCONIES/TERRACES SLOPES SHALL BE 1/4" FT MIN.
 25. ALL WINDOWS TO BE IMPACT RESISTANT GLASS WINDOWS. GC TO PROVIDE NOA AND SHOP DRAWINGS FOR ARCHITECTS APPROVAL. SEE WINDOWS SCHEDULE FOR SAFETY GLASS CATEGORY
 26. ALL EXTERIOR DOORS TO BE IMPACT RESISTANT WEATHER SEALED DOORS. SEE DOOR SCHEDULE. GC TO PROVIDE NOA.
 27. ALL EXTERIOR SLIDING ALUMINUM AND GLASS DOORS TO BE IMPACT RESISTANT SAFETY (CAT II) GLASS/ALUMINUM DOORS. SEE DOOR SCHEDULE.
 28. ALL INTERIOR FINISHES SHALL COMPLY WITH CHAPTER 8, TABLE 803.11 OF THE 2017 FBC 5TH EDITION
 29. ALL GUARDRAILS TO BE 42" AFF ALUMINUM & GLASS GUARDRAILS. GC TO PROVIDE SHOP DRAWINGS/NOA FOR APPROVAL.

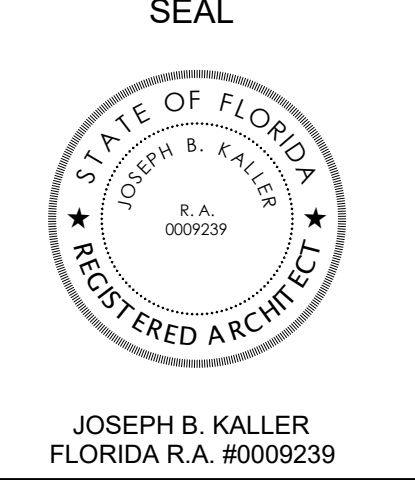
- EGRESS NOTES:**
1. EACH SLEEPING ROOM SHALL HAVE (2) MEANS OF EGRESS. THE SECONDARY MEANS SHALL BE AN OPERABLE WINDOW AS PER NFPA 101 SECTION 24.2.3
 - A. THE BOTTOM OF THE OPENING SHALL BE NO MORE THAN 44" AFF
 - B. A MIN WIDTH OF 20" & MIN HEIGHT 24"
 - C. SHALL NOT BE LESS THAN 5.7 sq.ft. CLEAR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

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



Kaller Architecture
 AAF#26001212
 2417 Hollywood Blvd,
 Hollywood Florida 33020
 954 920 5746
 joseph@kallerarchitects.com

www.kallerarchitects.com



NEW TWO-STORY SINGLE-FAMILY RESIDENCE
813 HARISON STREET
 HOLLYWOOD, FL 33019

PROJECT TITLE

SHEET TITLE
SECOND LEVEL FLOOR PLAN

REVISIONS

No.	Description	Date

PROJECT No.: 23064
 DATE: MAR 2024
 DRAWN BY: CG
 CHECKED BY: GM

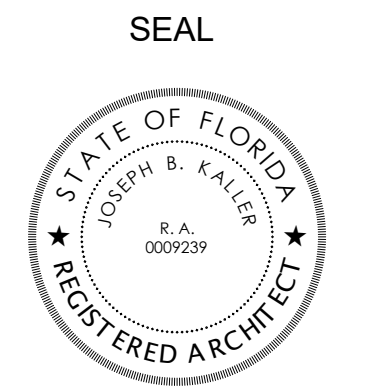
SHEET

A-102



Kaller Architecture
 AAF#26001212
 2417 Hollywood Blvd.
 Hollywood Florida 33020
 954 920 5746
 joseph@kallerarchitects.com

www.kallerarchitects.com



JOSEPH B. KALLER
 FLORIDA R.A. #0009239

NEW TWO-STORY SINGLE-FAMILY RESIDENCE
813 HARISON STREET
 HOLLYWOOD, FL 33019

PROJECT TITLE

SHEET TITLE
TERRACE

REVISIONS

No.	Description	Date

This drawing, as an instrument of service, is and shall remain the property of the Architect and shall not be reproduced, published or used in any way without the permission of the Architect.

PROJECT No.: 23064
 DATE: MAR 2024
 DRAWN BY: CG
 CHECKED BY: GM

SHEET

A-103

GENERAL PLAN NOTES:

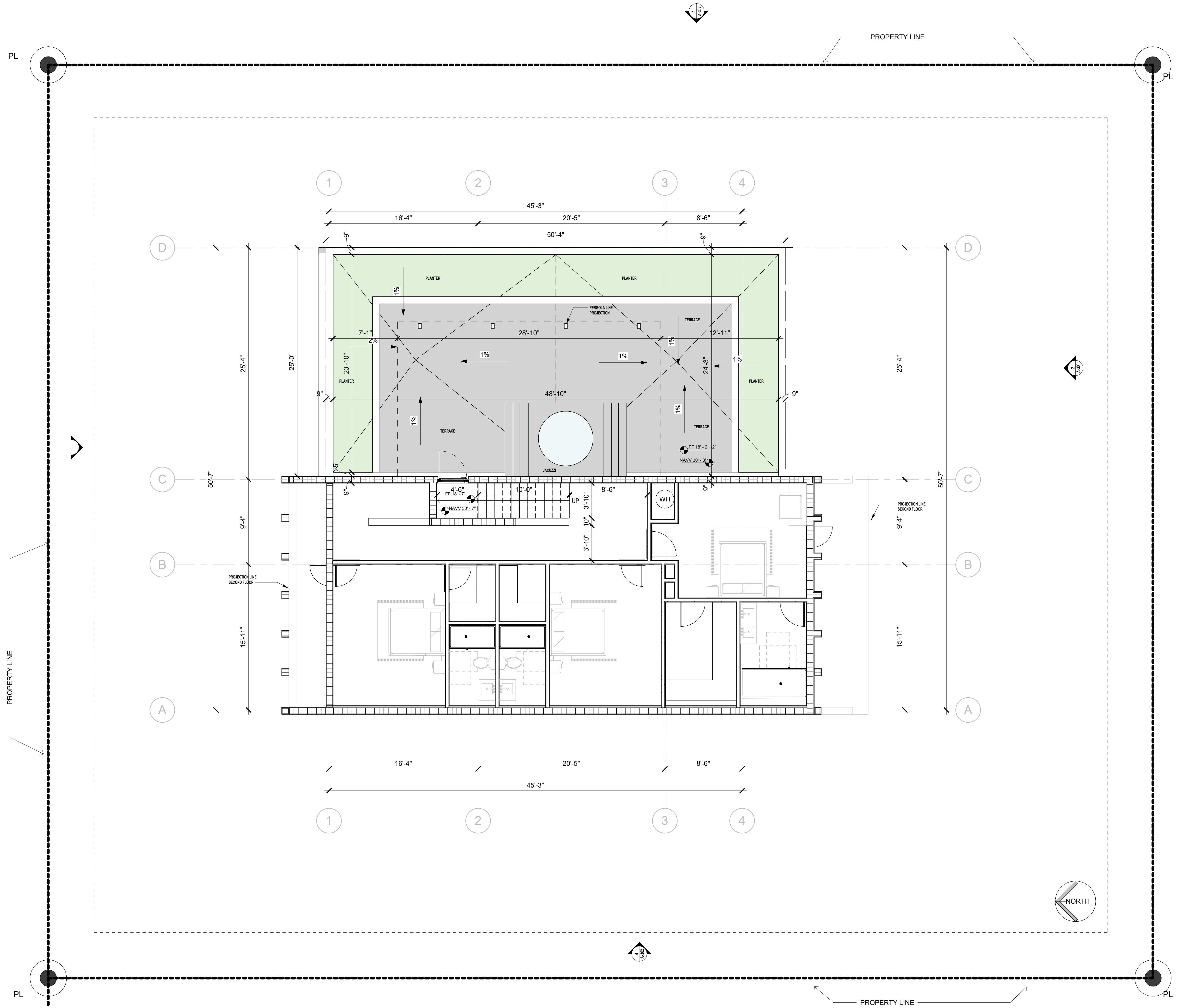
- ALL CUPBOARDS & CABINETS (MILLWORK) SHOP DWGS ARE TO BE SUPPLIED BY EQUIPMENT SUPPLIER/CONTRACTOR FOR OWNER/ARCHITECT REVIEW & APPROVAL PRIOR TO FABRICATION
- CONTRACTOR TO SUPPLY ALL (TREATED) WALL-BLOCKING TO SUPPORT ALL FURNITURE & OTHER THAT REQUIRE BEING MOUNTED OR FIXED TO THE WALL
- GFCI OUTLETS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

EGRESS NOTES:

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

BATHROOM NOTES:

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

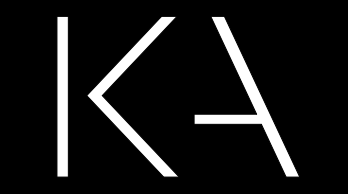


1 TERRACE
 3/16" = 1'-0"

2 GENERAL NOTES

KALLER ARCHITECTURE. ALL RIGHTS RESERVED ©

This drawing, as an instrument of service, is and shall remain the property of the Architect and shall not be reproduced, published or used in any way without the permission of the Architect.

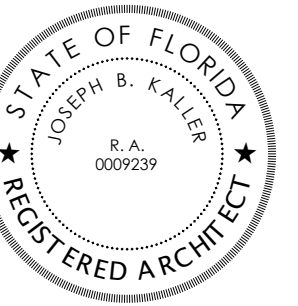


Kaller Architecture

AA#26001212
2417 Hollywood Blvd,
Hollywood Florida 33020
954 920 5746
joseph@kallerarchitects.com

www.kallerarchitects.com

SEAL



JOSEPH B. KALLER
FLORIDA R.A. #0009239

NEW TWO-STORY SINGLE-FAMILY RESIDENCE

813 HARISON STREET

HOLLYWOOD, FL 33019

PROJECT TITLE

ROOFTOP LEVEL

SHEET TITLE

REVISIONS

No.	Description	Date

This drawing, as an instrument of service, is and shall remain the property of the Architect and shall not be reproduced, published or used in any way without the permission of the Architect.

PROJECT No.: 23064
DATE: MAR 2024
DRAWN BY: CG
CHECKED BY: GM

SHEET

A-104

GENERAL PLAN NOTES:

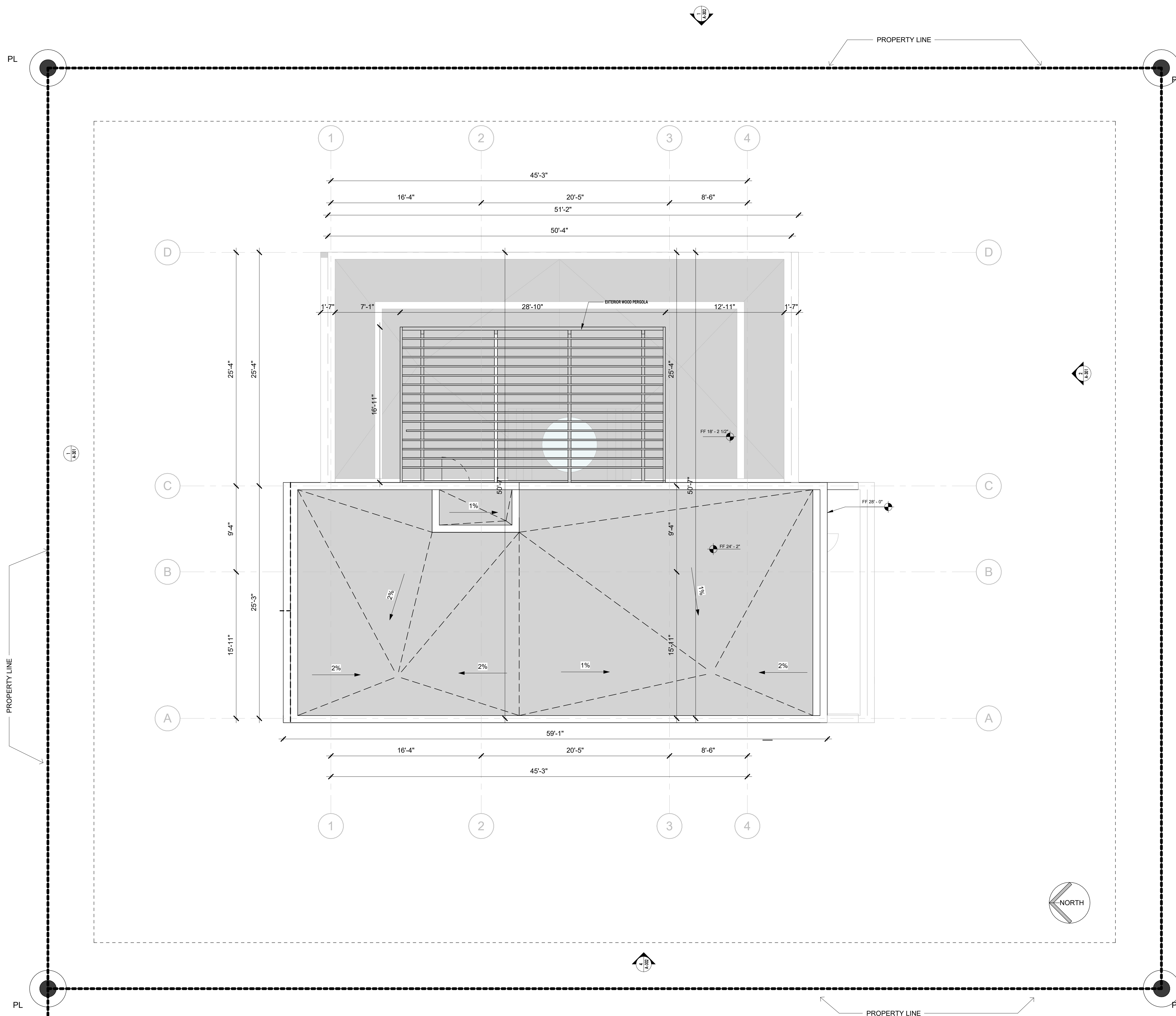
- ALL CUPBOARDS & CABINETS (MILLWORK) SHOP DWGS ARE TO BE SUPPLIED BY EQUIPMENT SUPPLIER/CONTRACTOR FOR OWNER/ARCHITECT REVIEW & APPROVAL PRIOR TO FABRICATION
- CONTRACTOR TO SUPPLY ALL (TREATED) WALL-BLOCKING TO SUPPORT ALL FURNITURE & OTHER THAT REQUIRE BEING MOUNTED OR FIXED TO THE WALL
- GFCI OUTLETS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

EGRESS NOTES:

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

BATHROOM NOTES:

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



KALLER ARCHITECTURE. ALL RIGHTS RESERVED ©

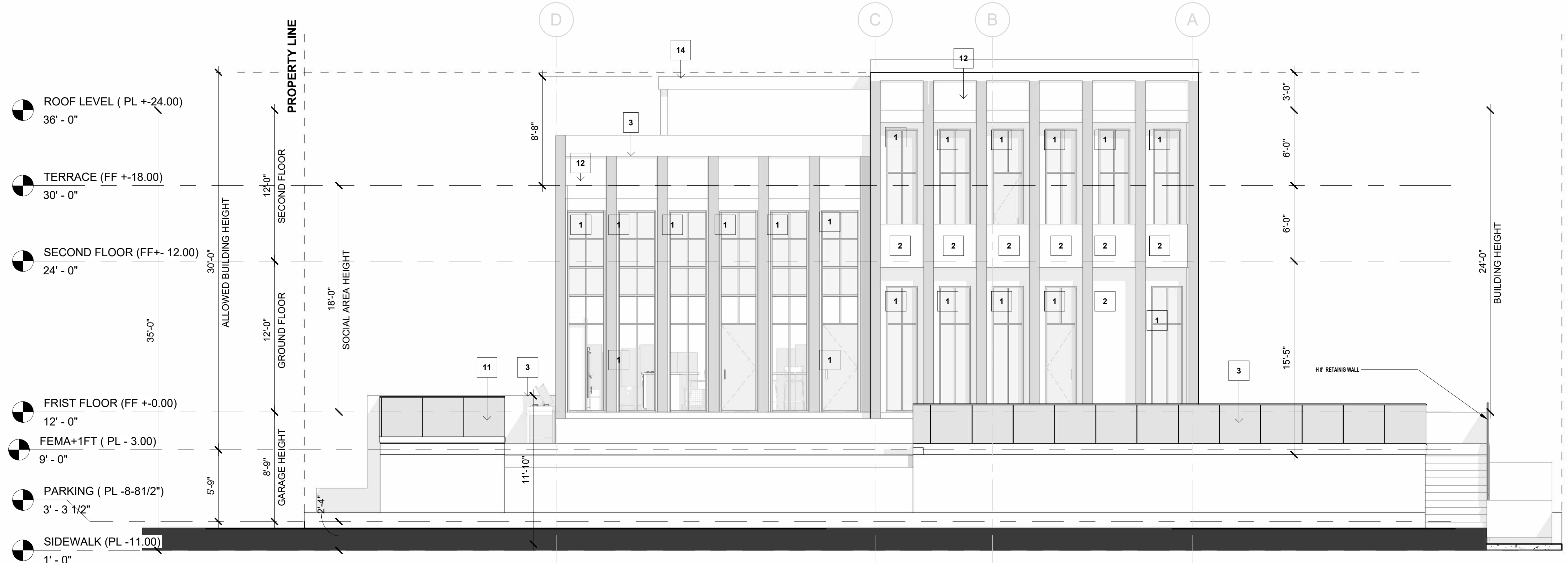
1

1

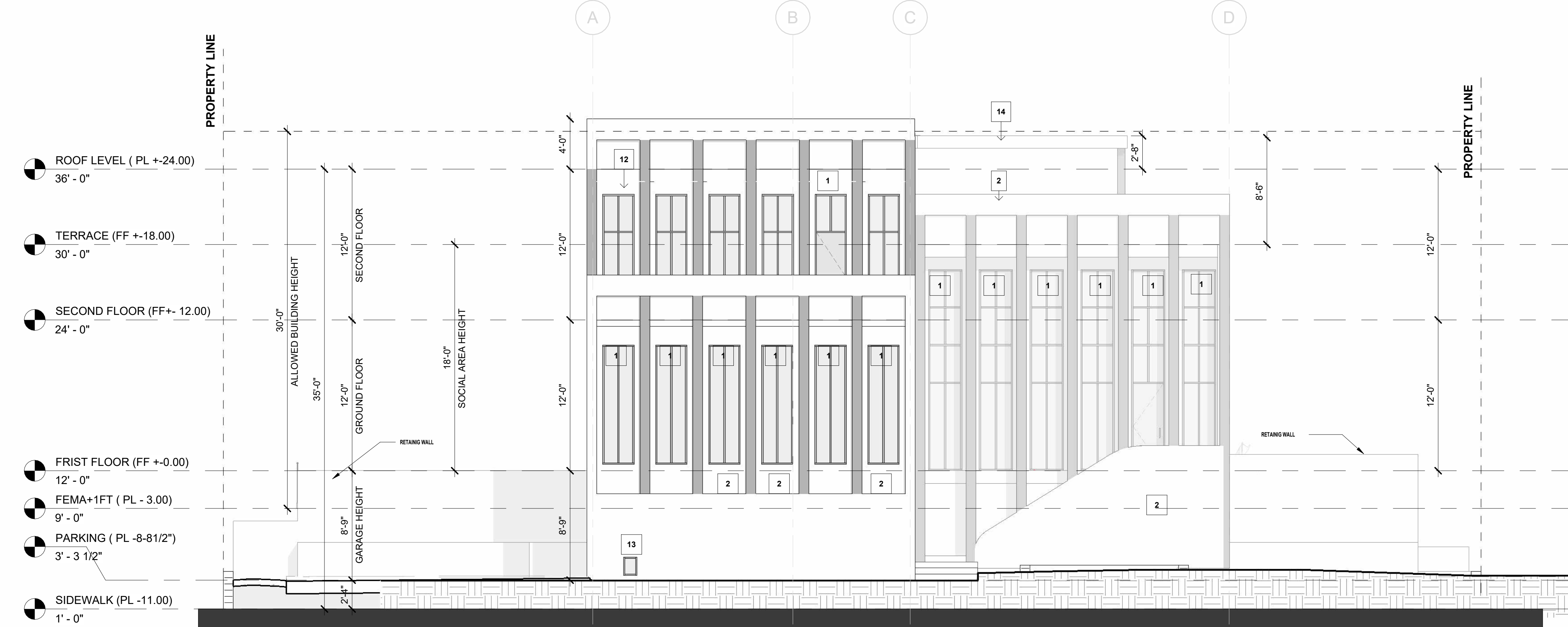
ROOF LEVEL (Project level +24.00)
3/16" = 1'-0"

2

GENERAL NOTES



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



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

GENERAL NOTES:

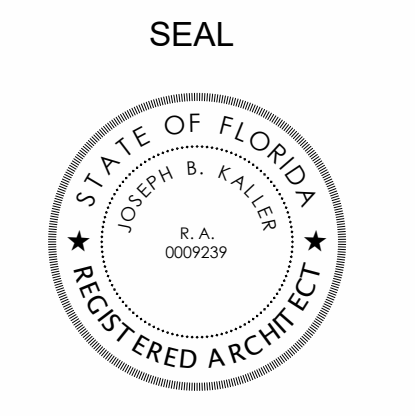
- PERMITS. CONTRACTOR SHALL CONTAIN IN THEIR BID AS WELL AS SECURE ALL NECESSARY BUILDING PERMITS, NOT LIMITED, ROOFING, PLUMBING, ELECTRICAL, MECHANICAL, OCCUPANCY AND OTHER PERMITS, AT HIS EXPENSE, SO THAT THE OWNER CAN OBTAIN HIS/HER CERTIFICATE OF OCCUPANCY.
- QUALIFICATION OF CONTRACTOR. THE GENERAL 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 COSTS PERTAINING TO THE WORK AND THEREBY PROVIDE FOR THE SATISFACTORY COMPLETION OF ANY OBJECTS OR OBSTRUCTION WHICH MAY BE ENCOUNTERED IN DOING THE PROPOSED WORK.
- ALL MEASUREMENTS AND DIMENSIONS MUST BE VERIFIED BY THE CONTRACTOR IN THE FIELD. THE DIMENSIONS SHOWN ARE AS ACCURATE AS THE BASE. BUILDING DOCUMENTS PERMIT ANY DISCREPANCIES MUST BE BROUGHT TO THE ATTENTION OF THE ARCHITECT IMMEDIATELY PRIOR TO THE COMMENCEMENT OF WORK. DO NOT SCALE DRAWINGS. USE DIMENSIONS ONLY. LARGE SCALE DRAWINGS SHALL GOVERN OVER SMALL. IF DIMENSIONS ARE NOT DESIGNATED ON THE PLANS, 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 (IN F.P.A. 10), 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 AND METHODS.
- 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 (90% 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
- EXTERIOR WOOD PERGOLA



Kaller Architecture
AAR#26001212
2417 Hollywood Blvd,
Hollywood Florida 33020
954 920 5746
joseph@kallerarchitects.com
www.kallerarchitects.com



JOSEPH B. KALLER
FLORIDA R.A. #0002939

NEW TWO-STORY SINGLE-FAMILY RESIDENCE
813 HARISON STREET
HOLLYWOOD, FL 33019

PROJECT TITLE

NORTH / SOUTH ELEVATIONS

SHEET TITLE

REVISIONS

No.	Description	Date

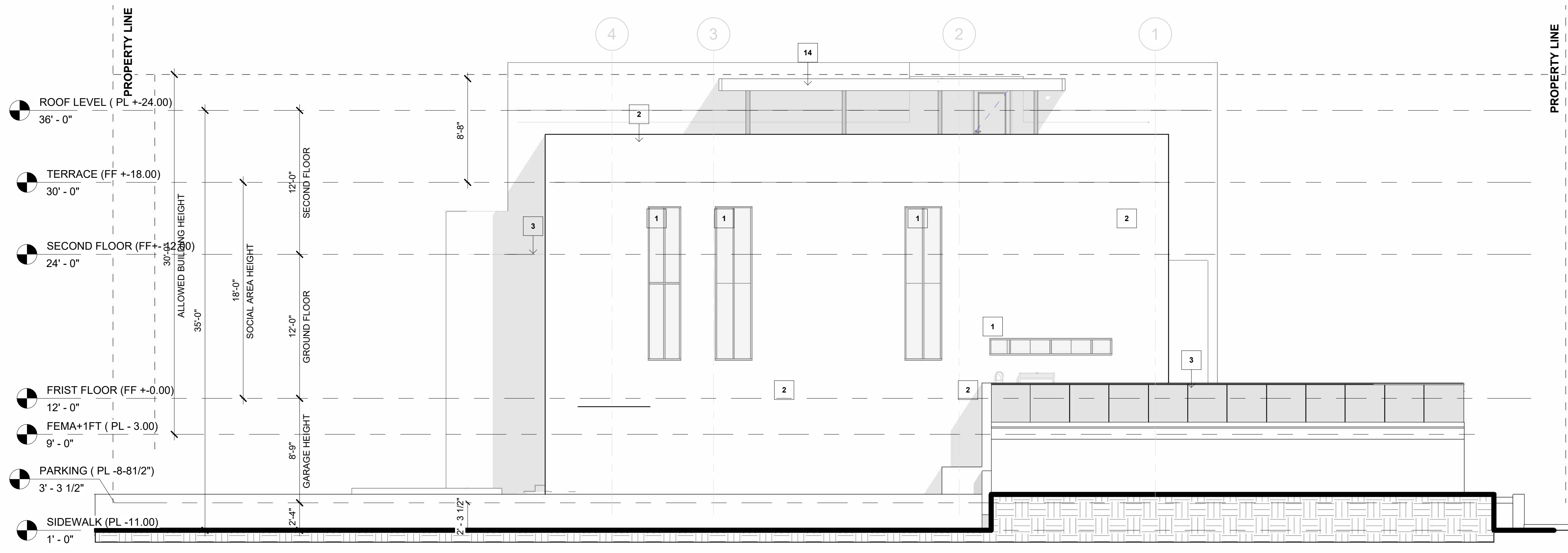
This drawing, as an instrument of service, is and shall remain the property of the Architect and shall not be reproduced, published or used in any way without the permission of the Architect.

PROJECT No.: 23064
DATE: MAR 2024
DRAWN BY: CG
CHECKED BY: GM

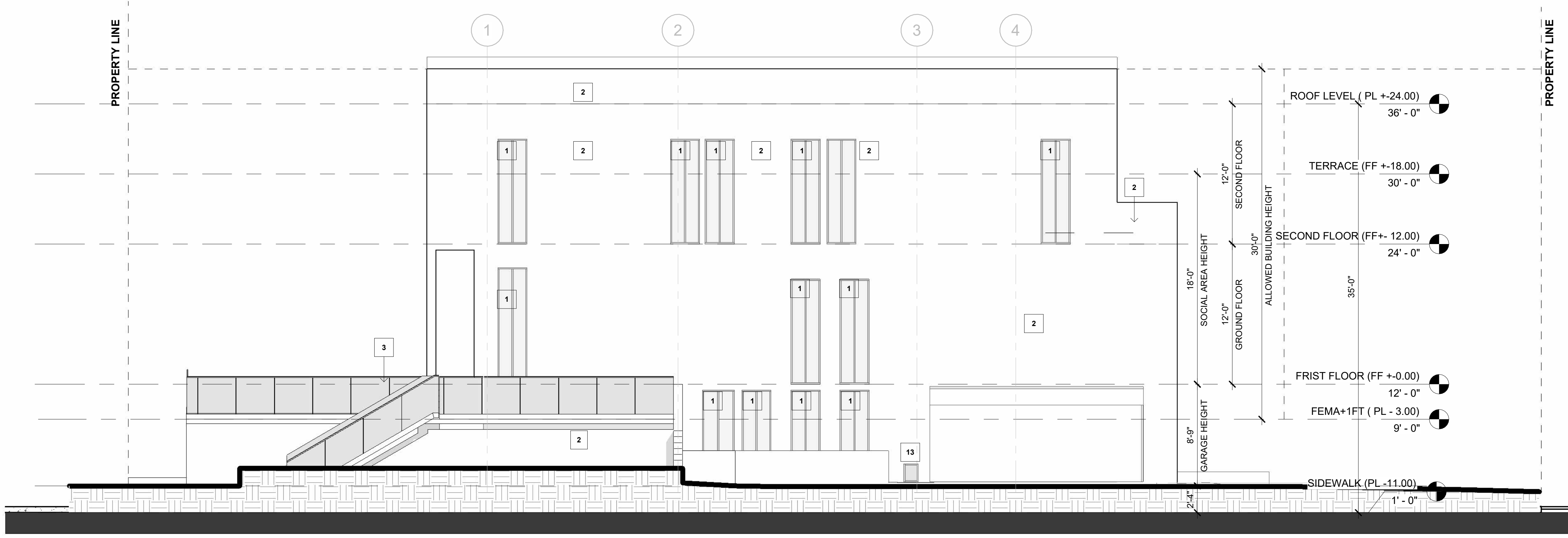
SHEET

A-301

3 GENERAL NOTES



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



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

GENERAL NOTES:

- PERMITS: CONTRACTOR SHALL OBTAIN ALL NECESSARY BUILDING PERMITS, NOT LIMITED TO ROOFING, PLUMBING, ELECTRICAL, MECHANICAL, OCCUPANCY AND OTHER PERMITS, AT HIS EXPENSE, SO THAT THE OWNER CAN OBTAIN HIS / HER CERTIFICATE OF OCCUPANCY.
- QUALIFICATION OF CONTRACTOR: THE GENERAL CONTRACTOR AND ALL SUB-CONTRACTORS SHALL BE LICENSED BY THE STATE OF FLORIDA, AS WELL AS THE COUNTY AND BE INSURED TO MEET THE REQUIREMENTS OF DADE COUNTY.
- OWNER SHALL HAVE THE RIGHT OF APPROVAL OR REJECTION OF ALL SUBCONTRACTORS PRIOR TO SIGNING THE CONTRACT. GENERAL CONTRACTOR SHALL SUBMIT A LIST OF ALL PROPOSED SUBCONTRACTORS AND SUPPLIERS TO THE OWNER FOR THIS PURPOSE.
- EXISTING CONDITIONS: CONTRACTOR BY AND THROUGH SUBMISSION OF HIS BID, AGREES THAT HE SHALL BE HELD RESPONSIBLE FOR HAVING EXAMINED THE SITE, THE PROPOSED PLANS, THE LOCATION OF ALL PROPOSED WORK, AND FOR HAVING SATISFIED HIMSELF FROM HIS OWN PERSONAL KNOWLEDGE AND EXPERIENCE OR PROFESSIONAL ADVICE AS TO THE CHARACTER AND LOCATION OF THE SITE, THE NATURE OF EXISTING CONDITIONS, THE LOCATION OF EXISTING UTILITIES AND ANY OTHER CONDITIONS SURROUNDING AND AFFECTING THE WORK, ANY 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 TO BE USED.
- ALL WORK TO BE GUARANTEED AGAINST POOR WORKMANSHIP AND DEFECTS.
- THE GENERAL CONTRACTOR SHALL FURNISH ALL LABOR, MATERIALS AND EQUIPMENT UNLESS OTHERWISE NOTED REQUIRED FOR THE COMPLETION OF THE JOB IN ACCORDANCE WITH THESE DRAWINGS.
- CLEAN UP ALL RUBBISH, REFUSE, SCRAP MATERIALS AND DEBRIS CAUSED BY THIS PROJECT AT THE END OF EACH DAY AND INSURE THAT THE SITE OF WORK SHALL PRESENT A NEAT ORDERLY AND WORKMANLIKE APPEARANCE.
- GENERAL CONTRACTOR SHALL PRESENT THE JOB TO THE OWNER FOR ACCEPTANCE. CLEANED AND READY FOR OCCUPANCY. ALL GLASS SHALL BE CLEANED AND POLISHED, FLOORS SWEEP, BROOM CLEAN, CARPETS VACUUMED, FIXTURES WASHED AND ALL LABELS REMOVED.
- STORE MATERIALS IN A SAFE AND APPROVED LOCATION, COMPLY WITH ALL REGULATIONS GOVERNING THE NEIGHBORHOOD AS TO MINIMIZE INTERRUPTIONS AND/OR INTERFERENCE WITH ANY OF THE SURROUNDING OPERATIONS.
- ALL WOOD IN CONTACT WITH MASONRY SHALL BE PRESSURE TREATED.
- ALL EXTERIOR AND CORRIDOR INTERIOR CONCRETE MASONRY UNIT WALLS SHALL RECEIVE CORE FILL 500 (R-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 FLOOR OPENINGS
- EXTERIOR WOOD PERGOLA

REVISIONS

No.	Description	Date

PROJECT No.: 23064
DATE: MAR 2024
DRAWN BY: CG
CHECKED BY: GM

Kaller Architecture
AA#26001212
2417 Hollywood Blvd,
Hollywood Florida 33020
954 920 5746
joseph@kallerarchitects.com

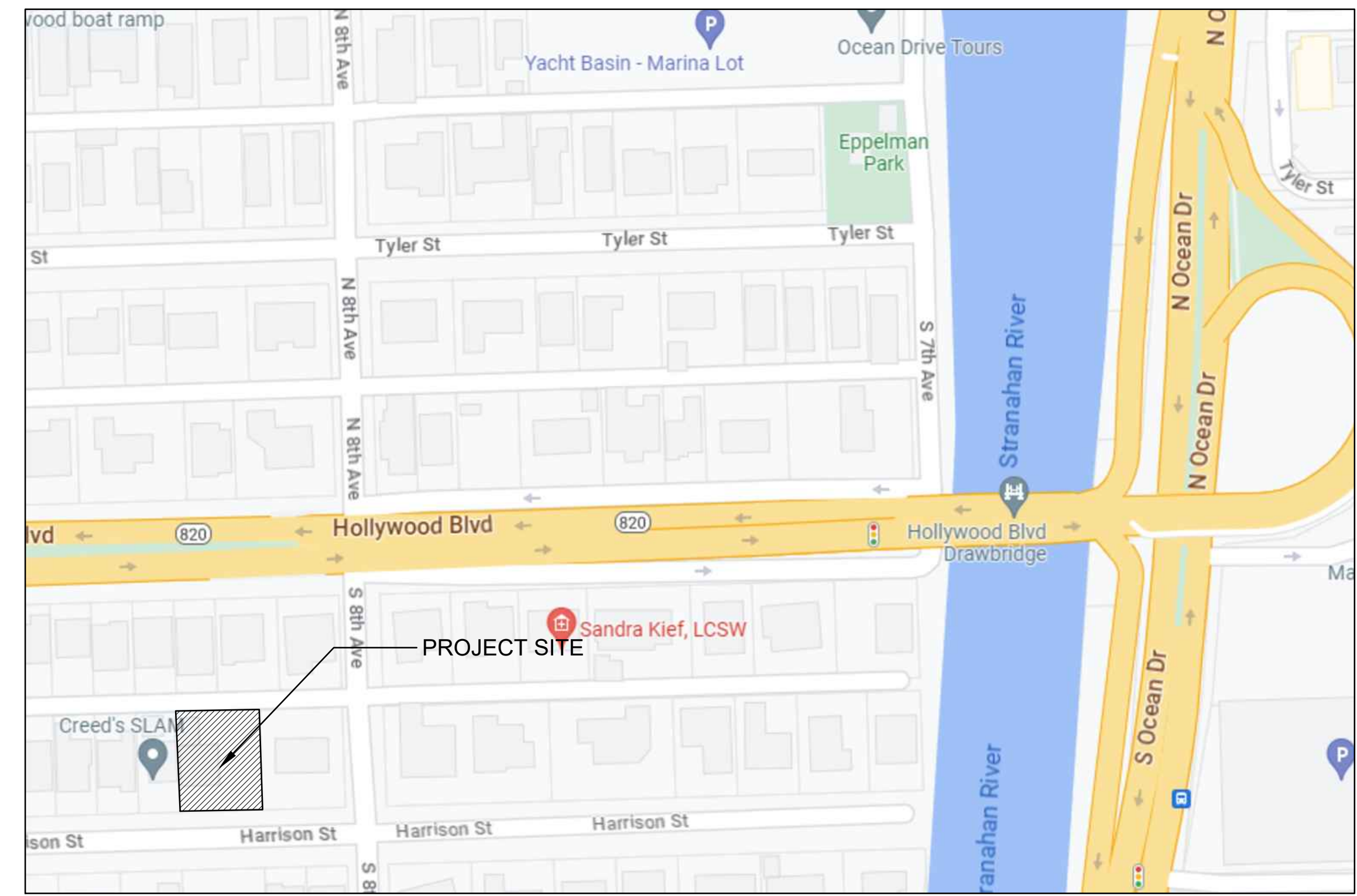
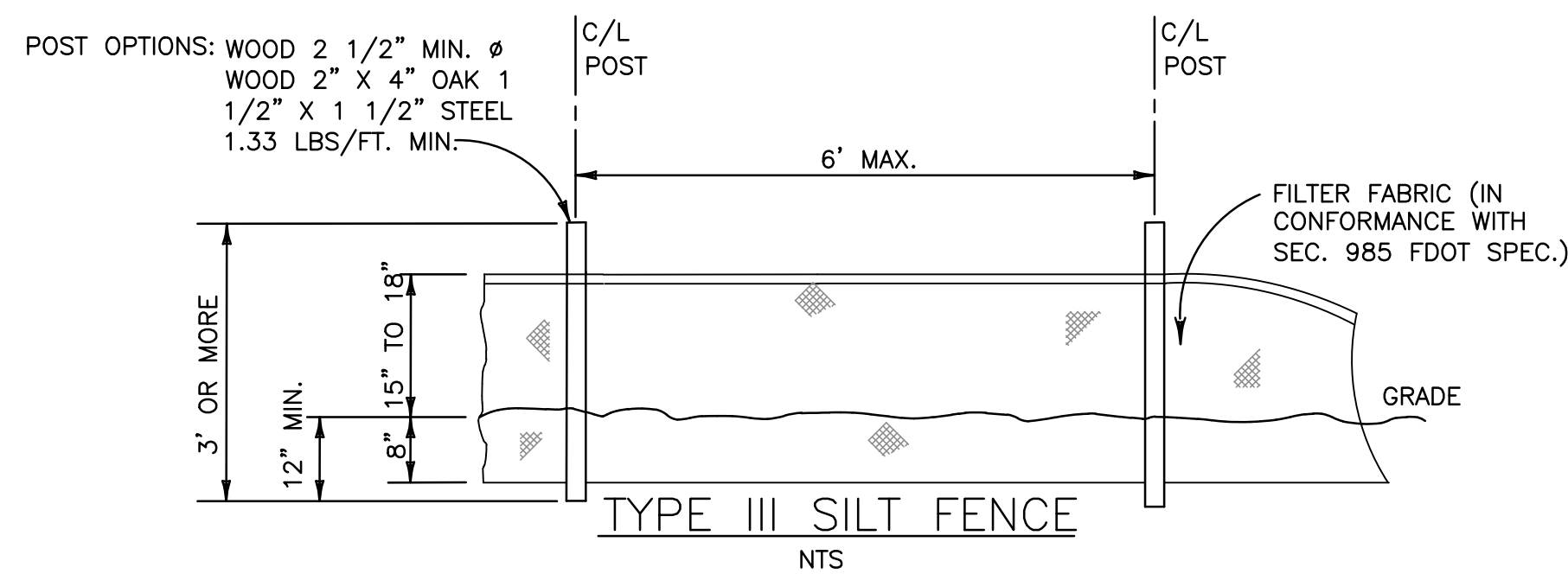
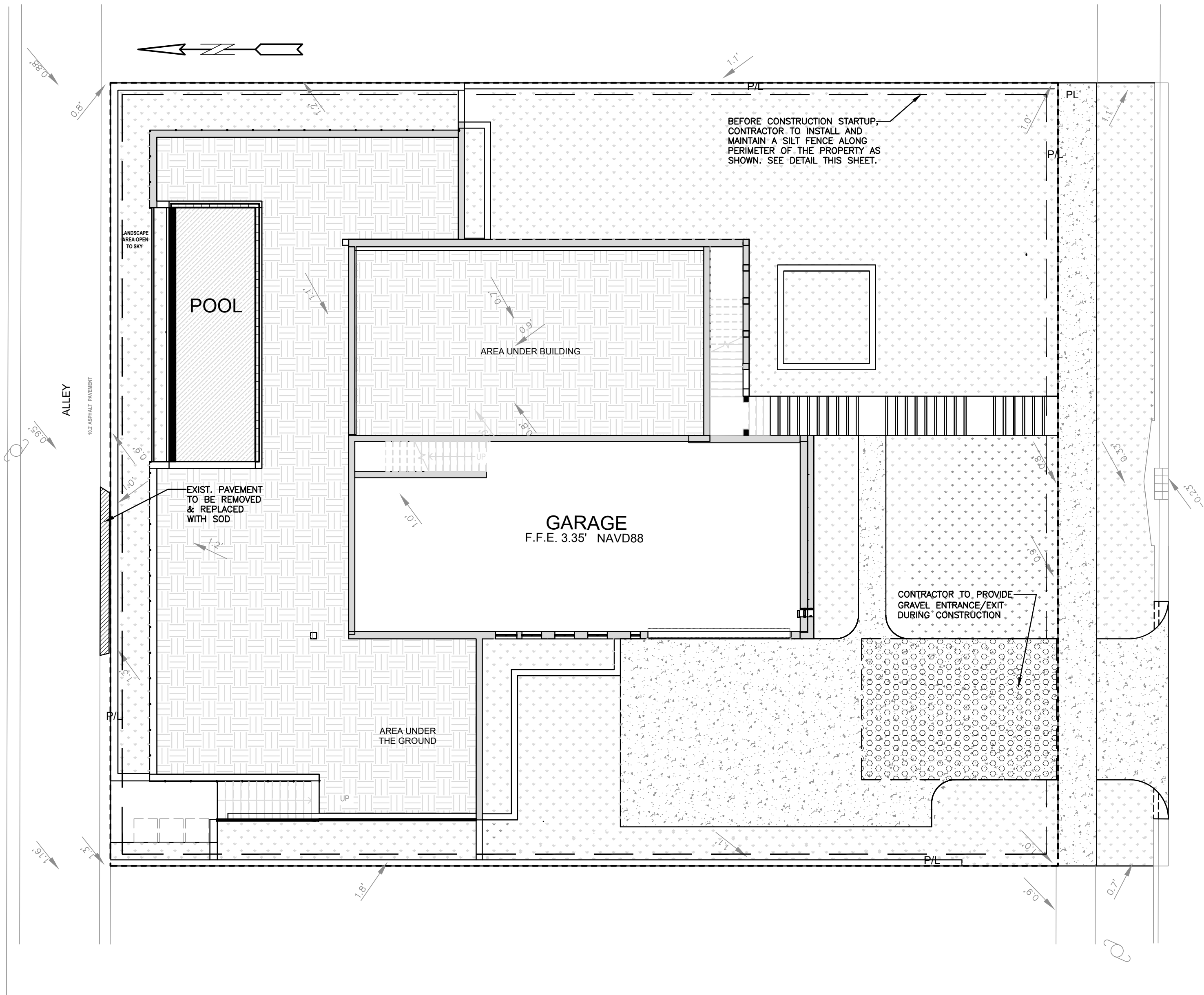
SEAL

JOSEPH B. KALLER
FLORIDA R.A. #0009239

PROJECT TITLE
NEW TWO-STORY SINGLE-FAMILY RESIDENCE
813 HARISON STREET
HOLLYWOOD, FL 33019

SHEET TITLE
EAST / WEST ELEVATIONS

ALL ELEVATIONS ARE REFERENCED TO NAVD88 VERTICAL DATUM



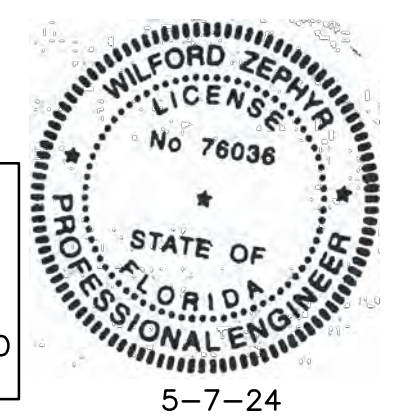
LOCATION MAP
NOT TO SCALE

- 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-LOADED 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

THIS ITEM HAS BEEN DIGITALLY SIGNED AND SEALED BY WILFORD ZEPHYR ON THE DATE ADJACENT TO THE SEAL.

PRINTED COPIES OF THIS DOCUMENT ARE NOT CONSIDERED SIGNED AND SEALED AND THE SIGNATURE MUST BE VERIFIED ON ANY ELECTRONIC COPIES.

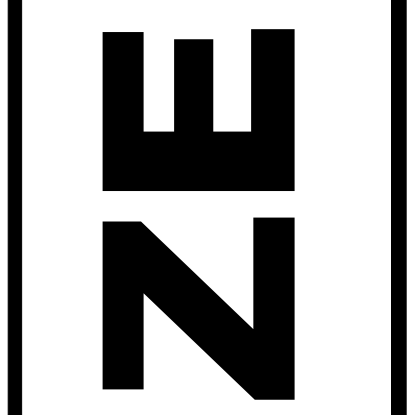


EROSION & SEDIMENT CONTROL PLAN
SCALE: 1"=10'

REVISIONS

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

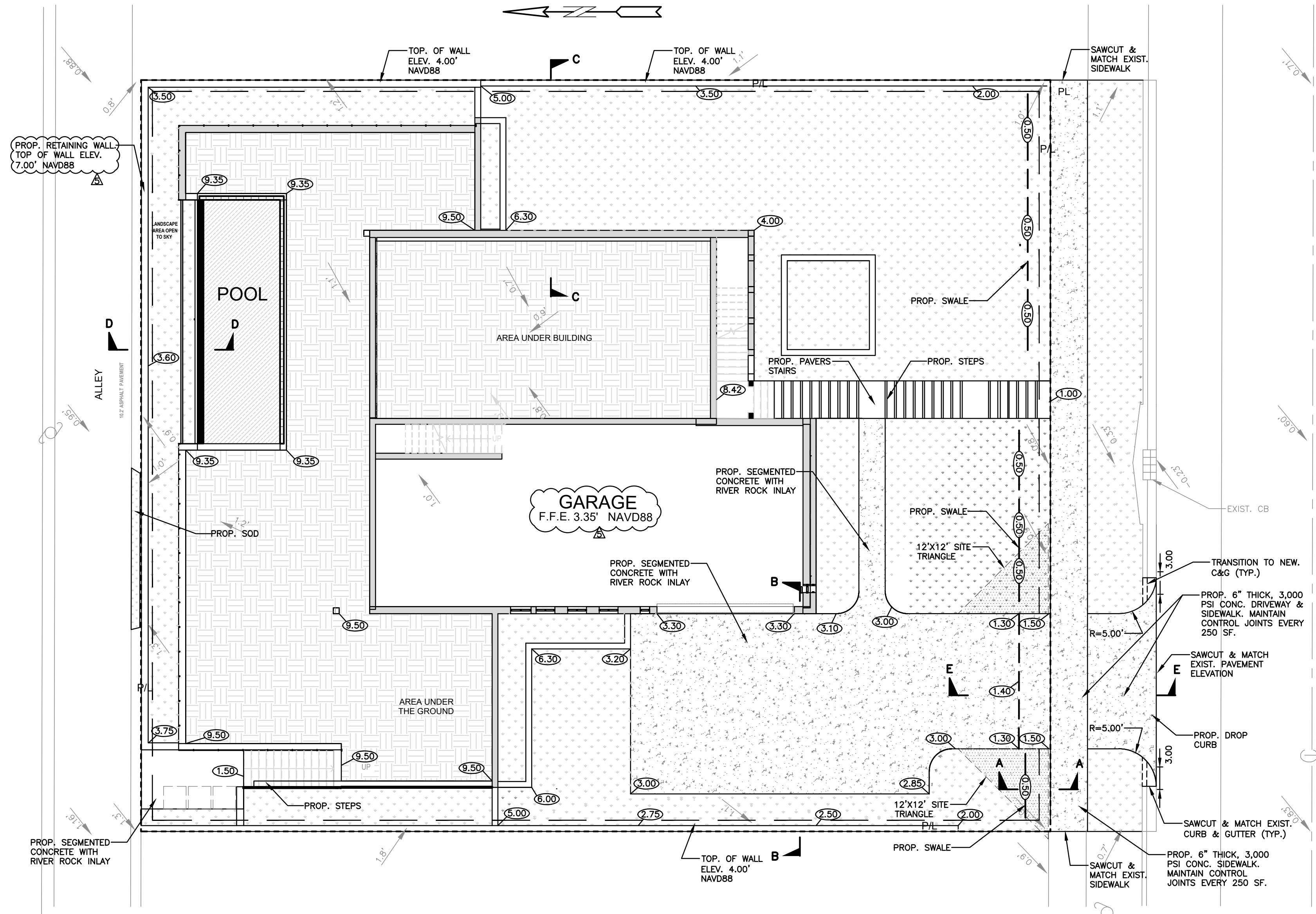
ZEPHYR ENGINEERING
WILFORD ZEPHYR, P.E.
HOLLYWOOD, FL
(786) 302-7693
wzephyr@gmail.com
CA#: 31158



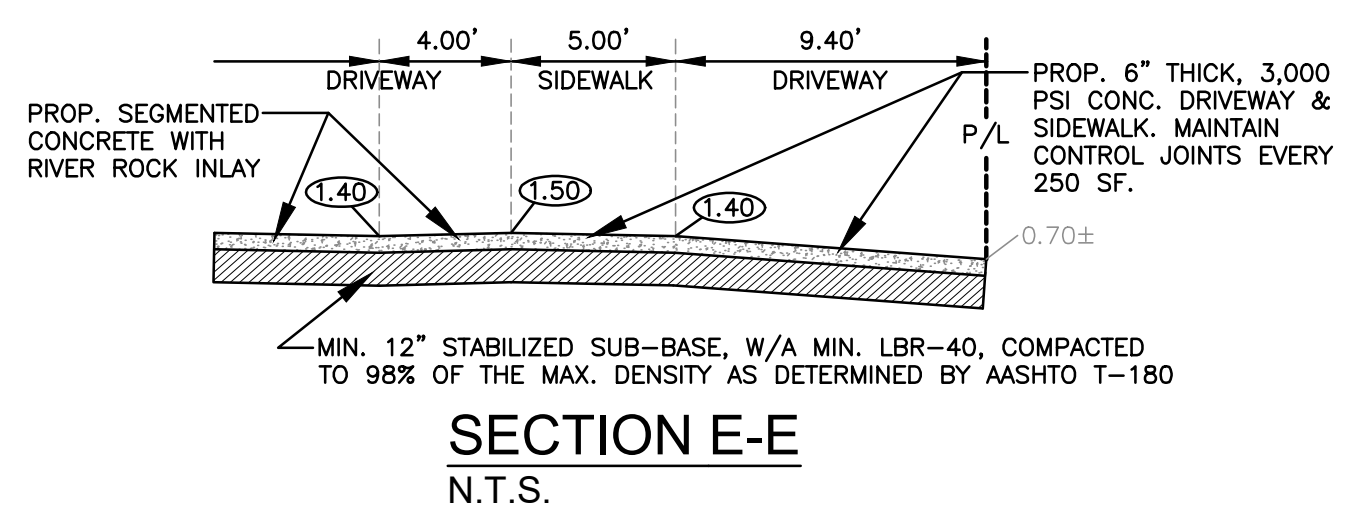
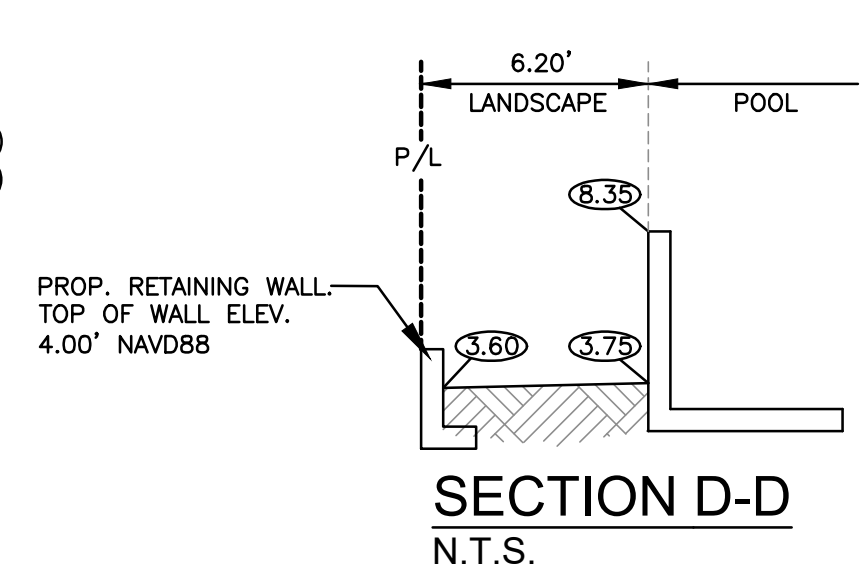
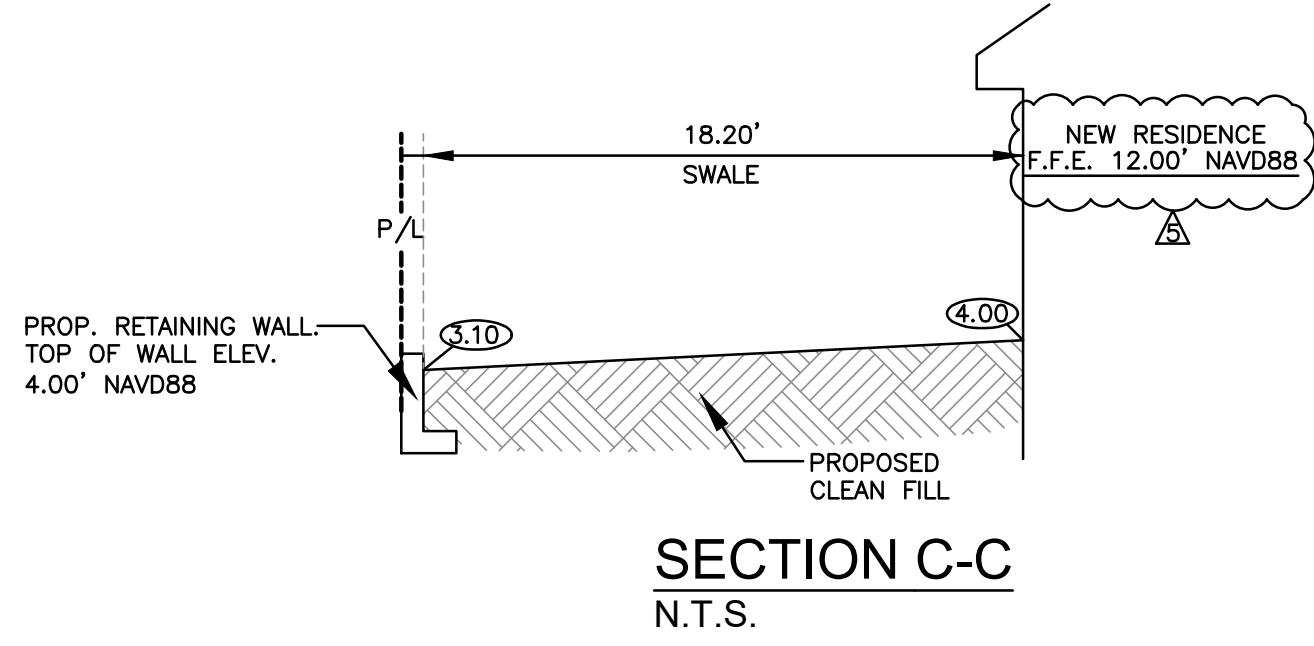
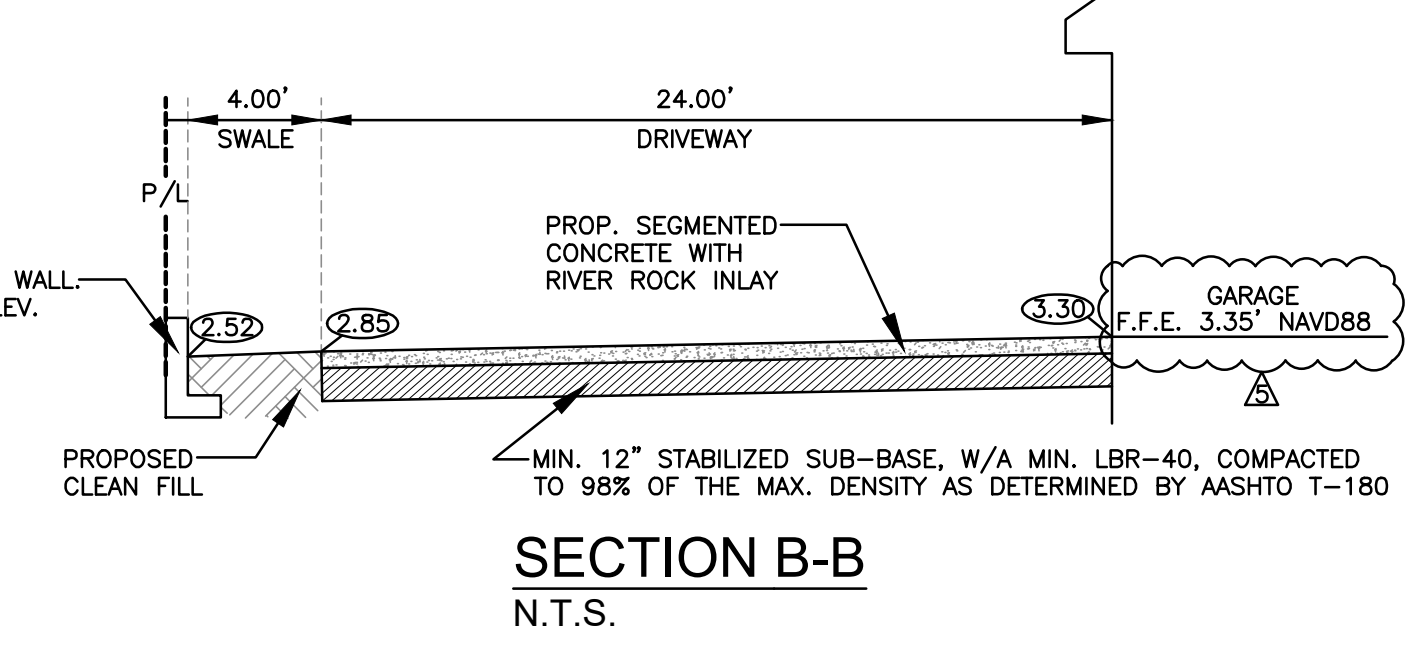
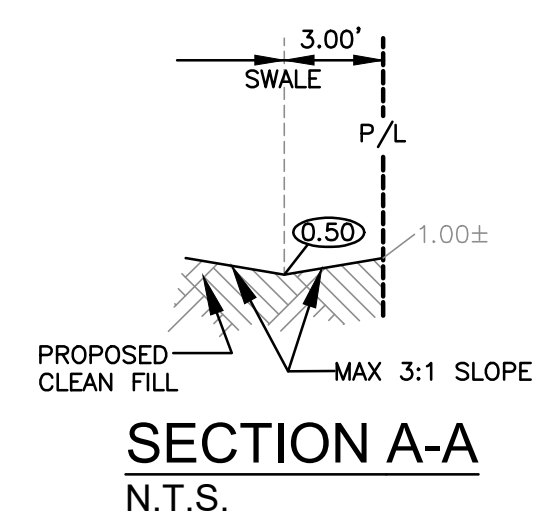
NEW RESIDENCE FOR
813 HARRISON STREET
HOLLYWOOD, FLORIDA 33019

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

ALL ELEVATIONS ARE REFERENCED TO NAVD88 VERTICAL DATUM



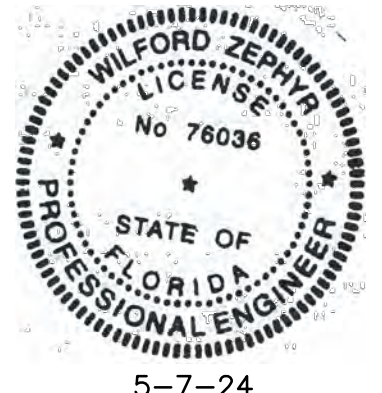
- NOTES:
- 1) CONTRACTOR MUST NOTIFY ZEPHYR ENGINEERING OF THE START OF CONSTRUCTION DATE PRIOR TO START OF CONSTRUCTION. ZEPHYR ENGINEERING WILL NOT CERTIFY ANY CONSTRUCTION THAT WAS NOT INSPECTED BY ZEPHYR ENGINEERING, OR ZEPHYR ENGINEERING'S AUTHORIZED REPRESENTATIVE.
 - 2) PRIOR TO CONSTRUCTION, 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.



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

THIS ITEM HAS BEEN DIGITALLY SIGNED AND SEALED BY WILFORD ZEPHYR ON THE DATE ADJACENT TO THE SEAL.

PRINTED COPIES OF THIS DOCUMENT ARE NOT CONSIDERED SIGNED AND SEALED AND THE SIGNATURE MUST BE VERIFIED ON ANY ELECTRONIC COPIES.

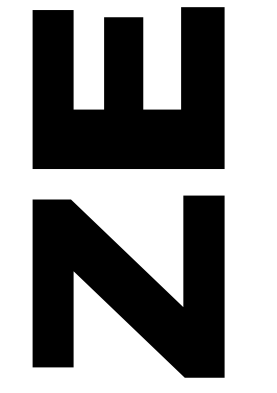


PAVING, GRADING & DRAINAGE PLAN
SCALE: 1"=10'

REVISIONS

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

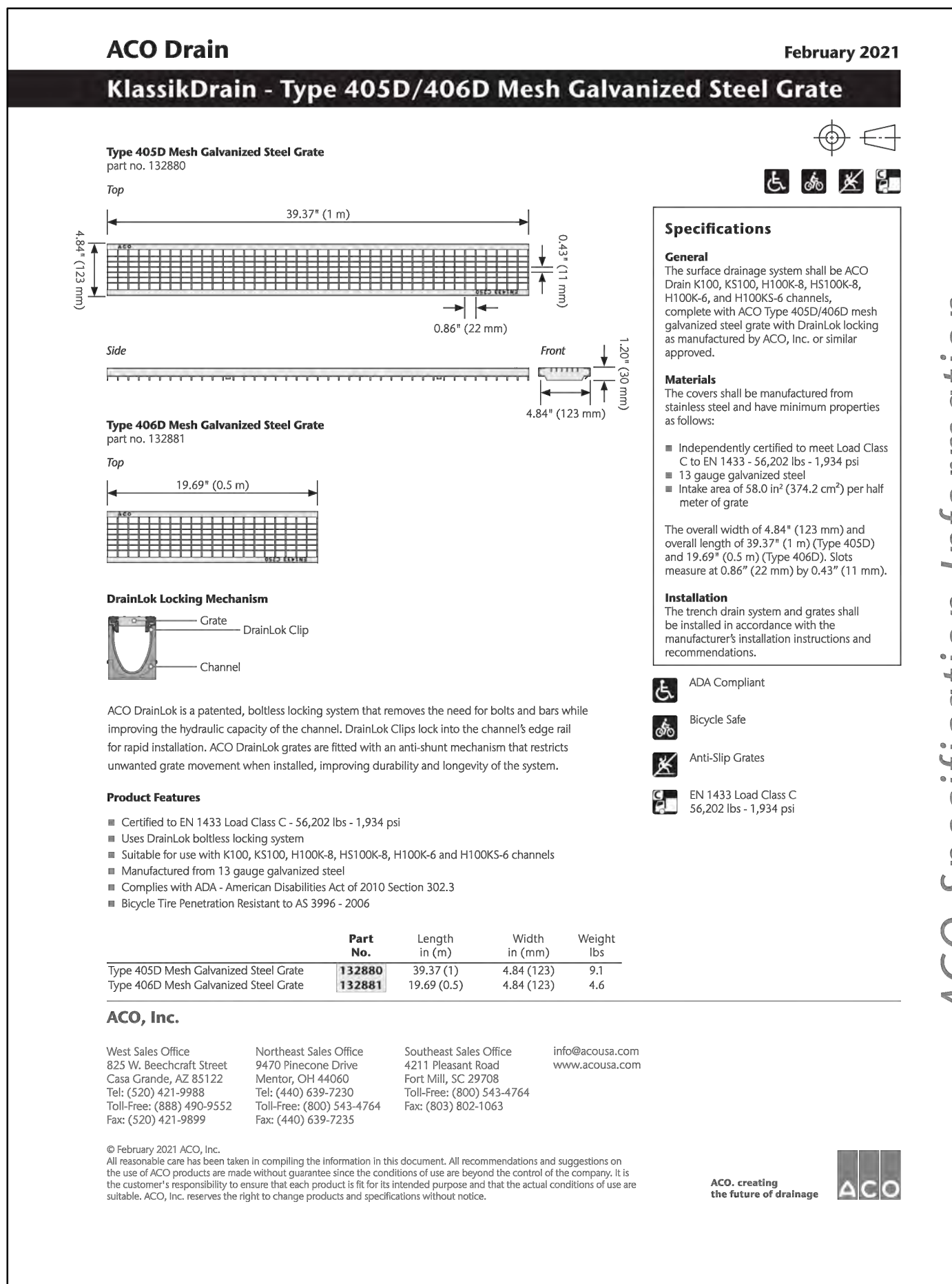
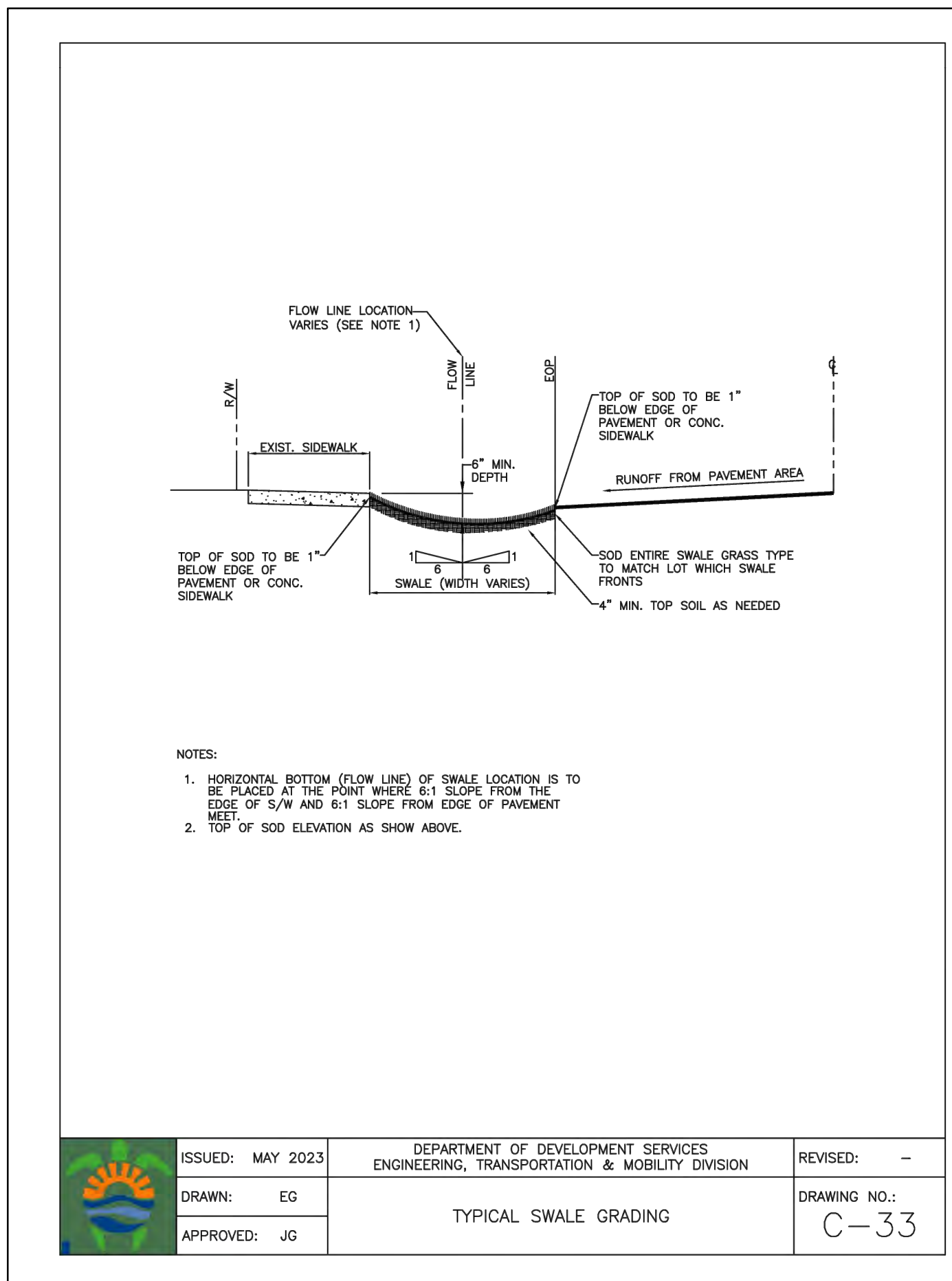
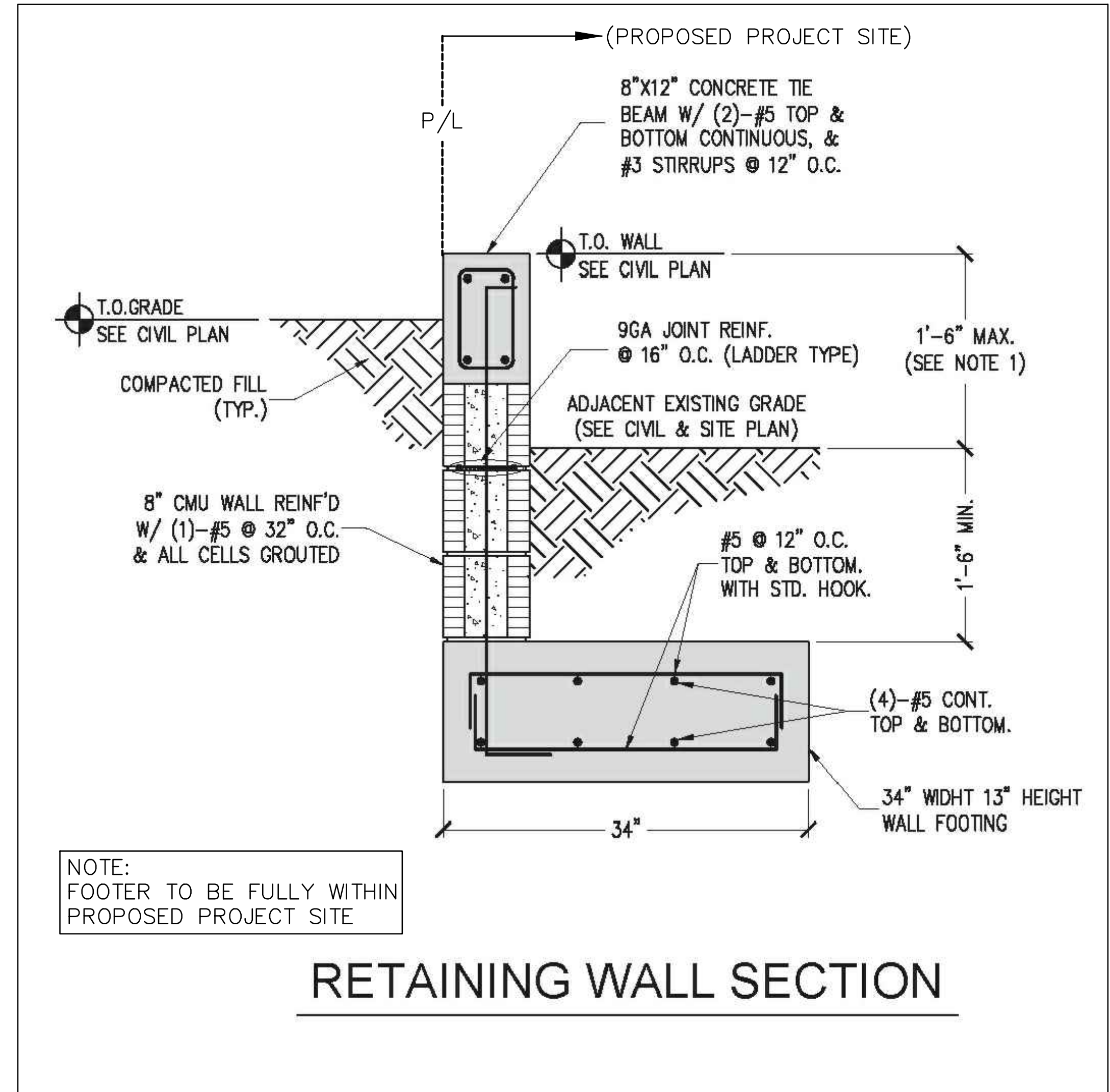
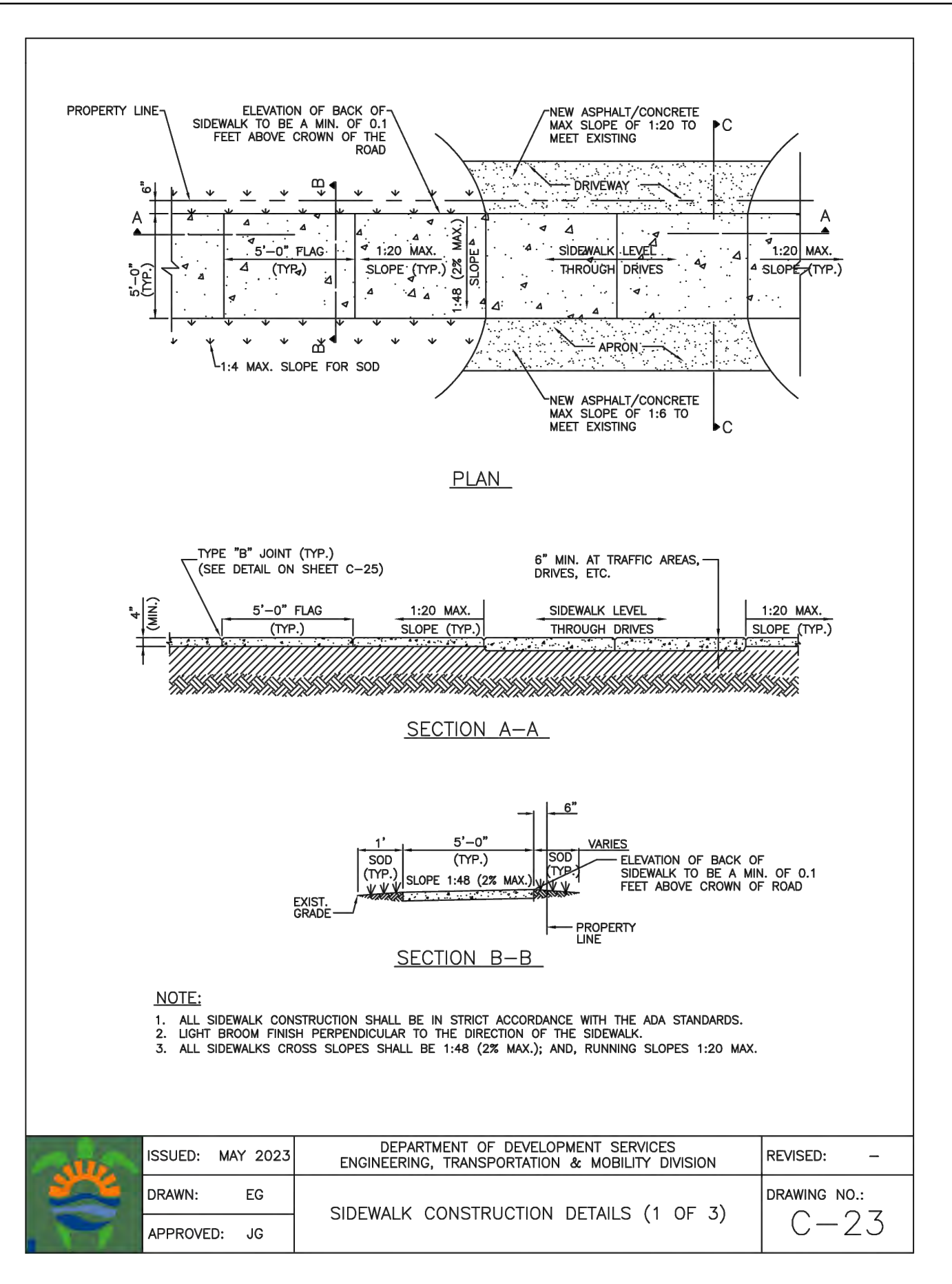
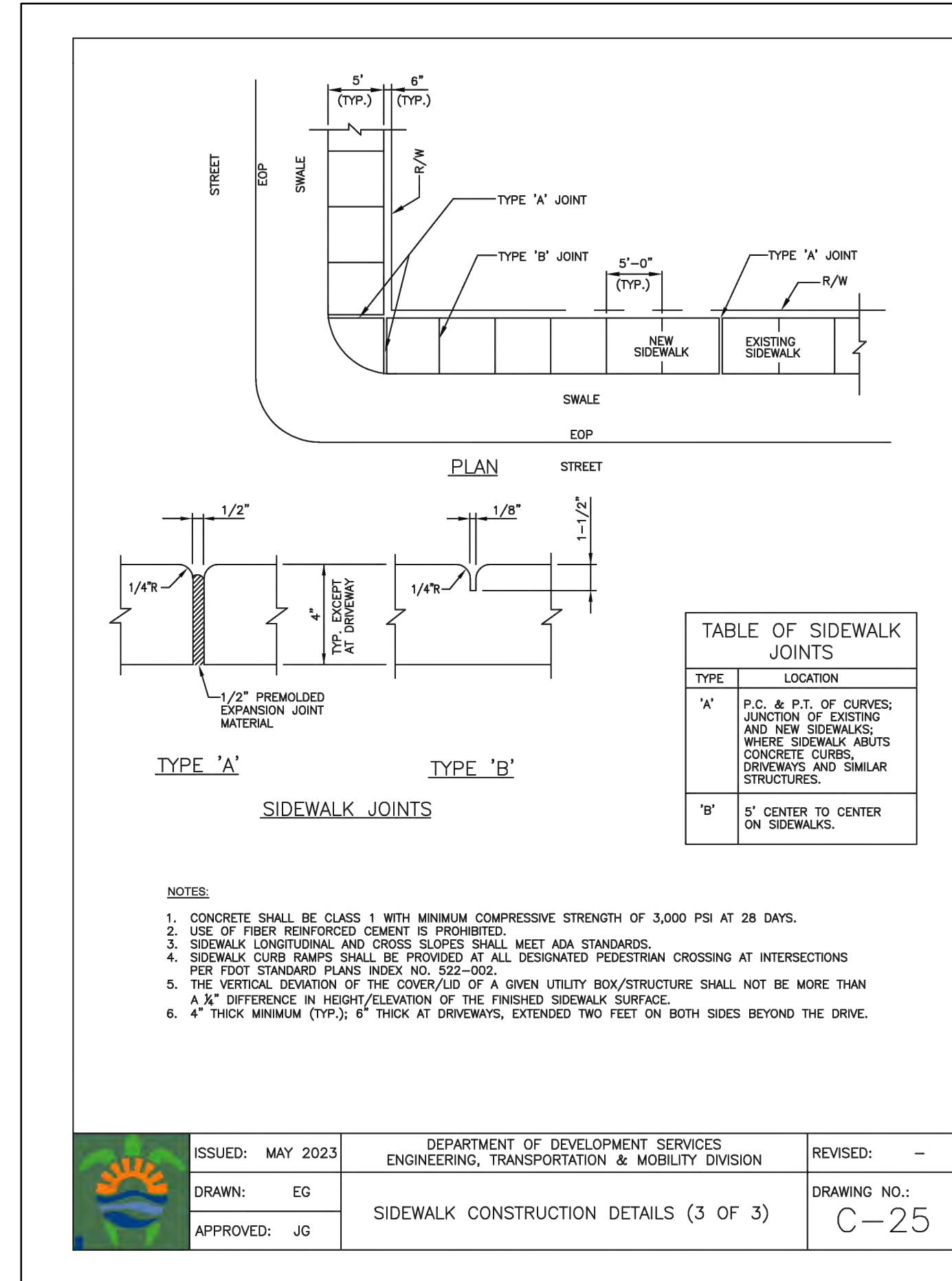
ZEPHYR ENGINEERING
WILFORD ZEPHYR, P.E.
HOLLYWOOD, FL
(786)302-7693
wzephyreng@gmail.com
CA#: 31158



NEW RESIDENCE FOR 813 HARRISON STREET HOLLYWOOD, FLORIDA 33019

P.E.#: 78036
DATE: 8/2/23
SCALE: 1"=10'
SHEET NO.: **C2**
2 OF 5
PROJECT NO.: 23-36

ALL ELEVATIONS ARE REFERENCED TO NAVD88 VERTICAL DATUM



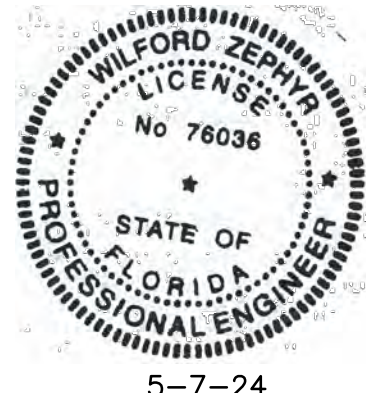
NO.	DATE	DESCRIPTION
1	10/26/23	CITY REVIEW COMMENTS
2	4/5/24	CITY REVIEW COMMENTS
3	4/17/24	CITY REVIEW COMMENTS

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

NEW RESIDENCE FOR
813 HARRISON STREET
HOLLYWOOD, FLORIDA 33019

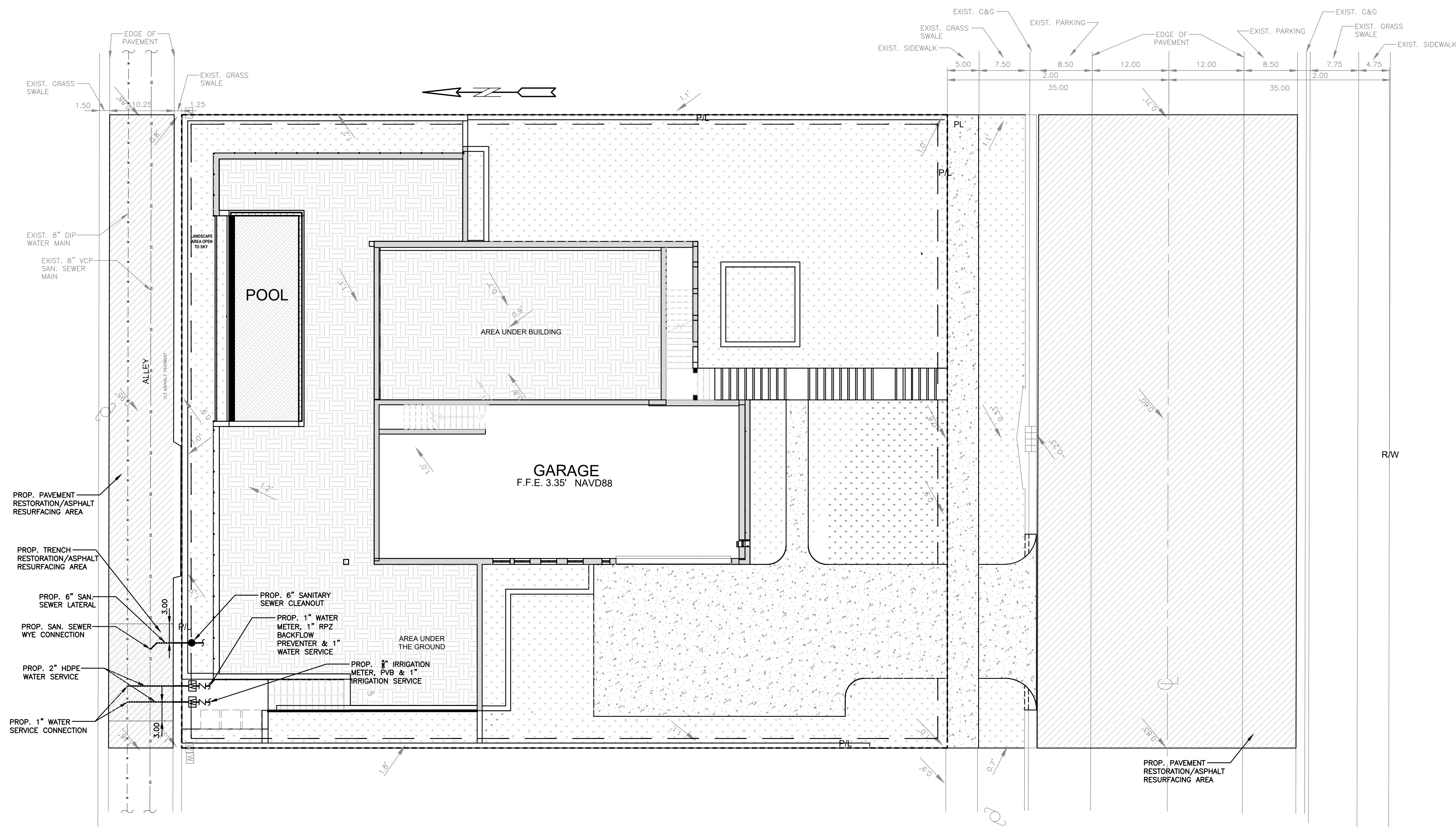
P.E.#: 76036
DATE: 8/2/23
SCALE: N.T.S.
SHEET NO.: C3
3 OF 5
PROJECT NO.: 23-36

THIS ITEM HAS BEEN DIGITALLY SIGNED AND SEALED BY WILFORD ZEPHYR ON THE DATE ADJACENT TO THE SEAL.
PRINTED COPIES OF THIS DOCUMENT ARE NOT CONSIDERED SIGNED AND SEALED AND THE SIGNATURE MUST BE VERIFIED ON ANY ELECTRONIC COPIES.



CIVIL DETAILS
SCALE: N.T.S.

ALL ELEVATIONS ARE REFERENCED TO NAVD88 VERTICAL DATUM

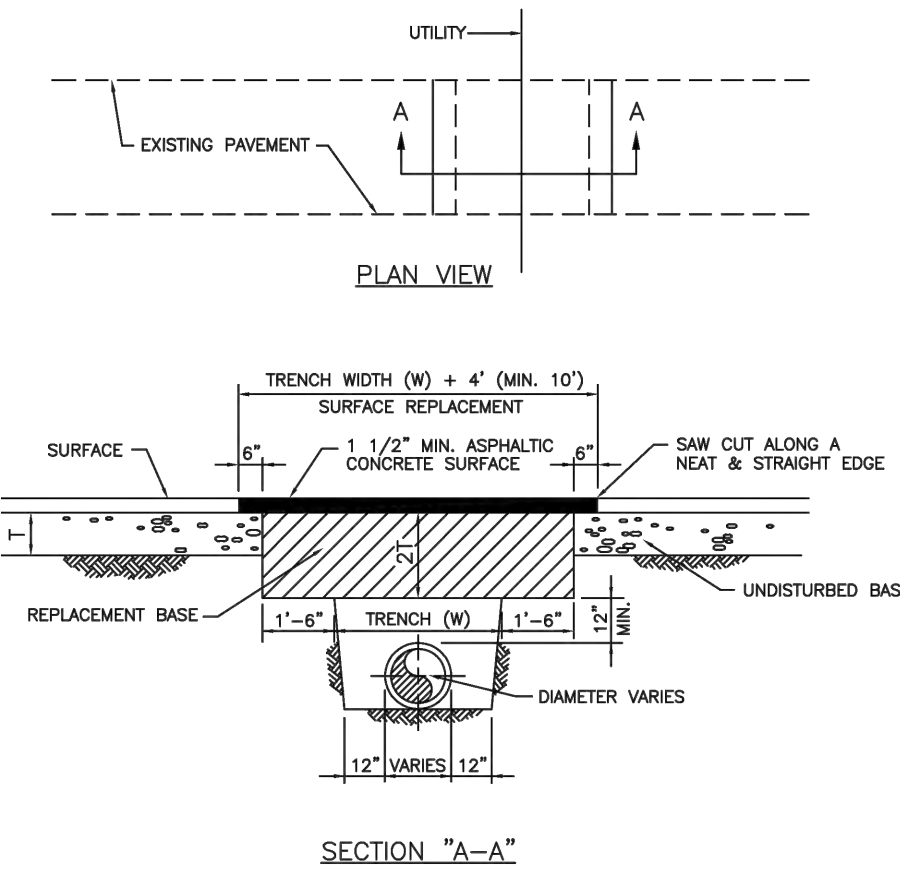


WATER & SEWER DEMAND CALCULATIONS:

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

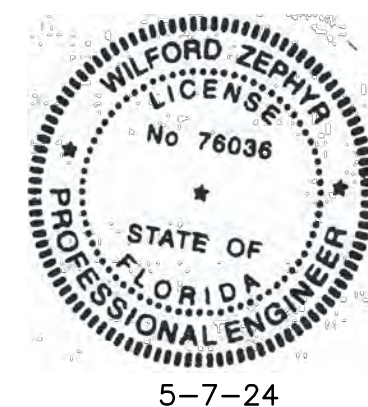


- NOTES:**
1. REPLACED BASE MATERIAL OVER TRENCH SHALL BE TWICE THE THICKNESS OF THE ORIGINAL BASE, MINIMUM 12", MAXIMUM 18".
 2. BASE MATERIAL SHALL BE PLACED IN 4" MAXIMUM (LOOSE MEASUREMENT) LAYERS AND EACH LAYER THOROUGHLY ROLLED OR TAMPED TO 98% OF MAXIMUM DENSITY PER ASTM D 1557.
 3. ASPHALT CONCRETE PAVEMENT JOINTS SHALL BE MECHANICALLY SAWS.
 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



THIS ITEM HAS BEEN DIGITALLY SIGNED AND SEALED BY WILFORD ZEPHYR ON THE DATE ADJACENT TO THE SEAL.

PRINTED COPIES OF THIS DOCUMENT ARE NOT CONSIDERED SIGNED AND SEALED AND THE SIGNATURE MUST BE VERIFIED ON ANY ELECTRONIC COPIES.

WATER PLAN & DETAILS

SCALE: 1"=10'

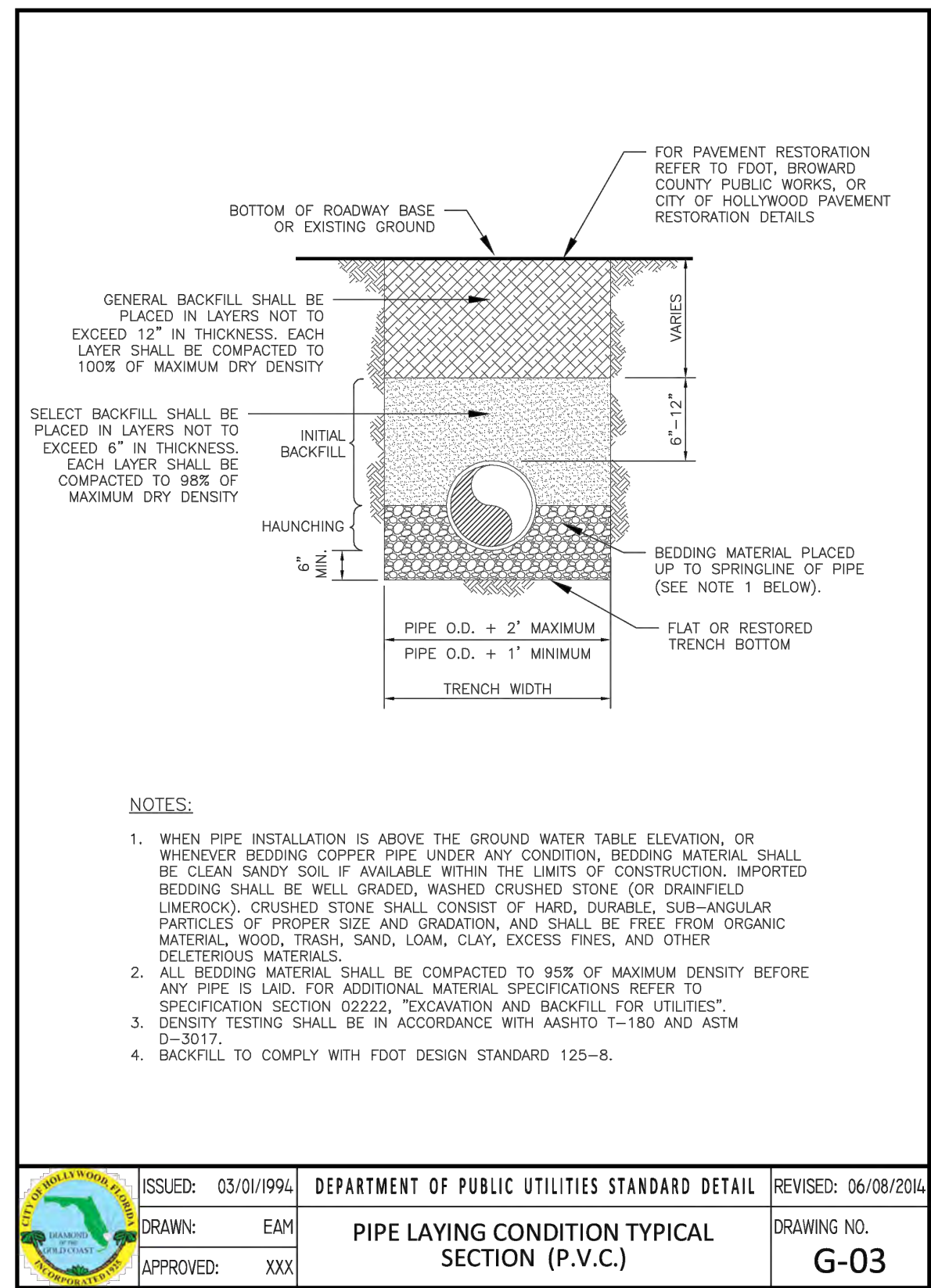
REVISIONS

NO.	DATE	DESCRIPTION
1	10/20/23	CITY REVIEW COMMENTS
1	10/25/23	CITY REVIEW COMMENTS

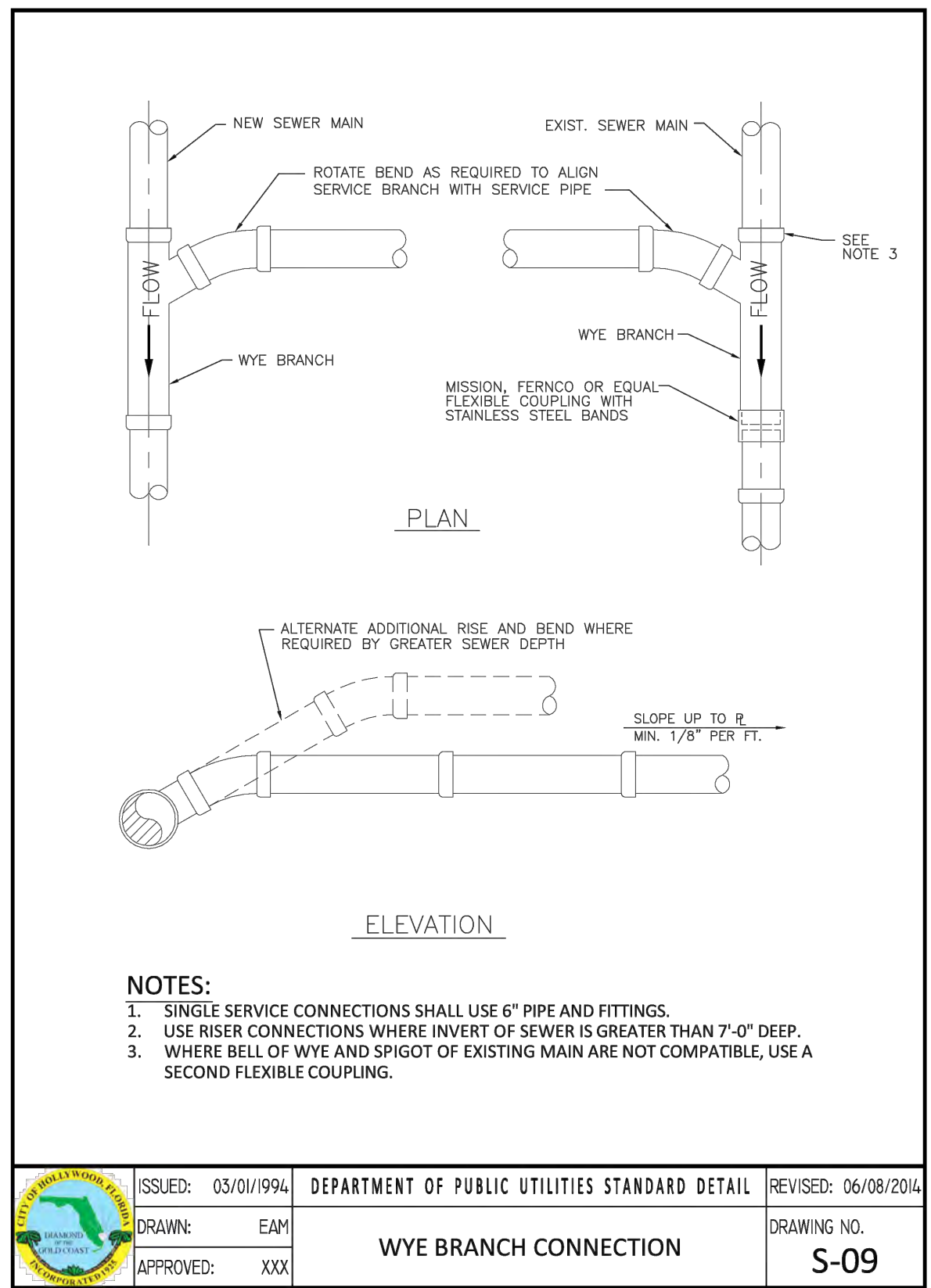
ZEPHYR ENGINEERING
WILFORD ZEPHYR, P.E.
HOLLYWOOD, FL
(786)302-7693
wzephyreng@gmail.com
CA#: 31158

NEW RESIDENCE FOR 813 HARRISON STREET HOLLYWOOD, FLORIDA 33019

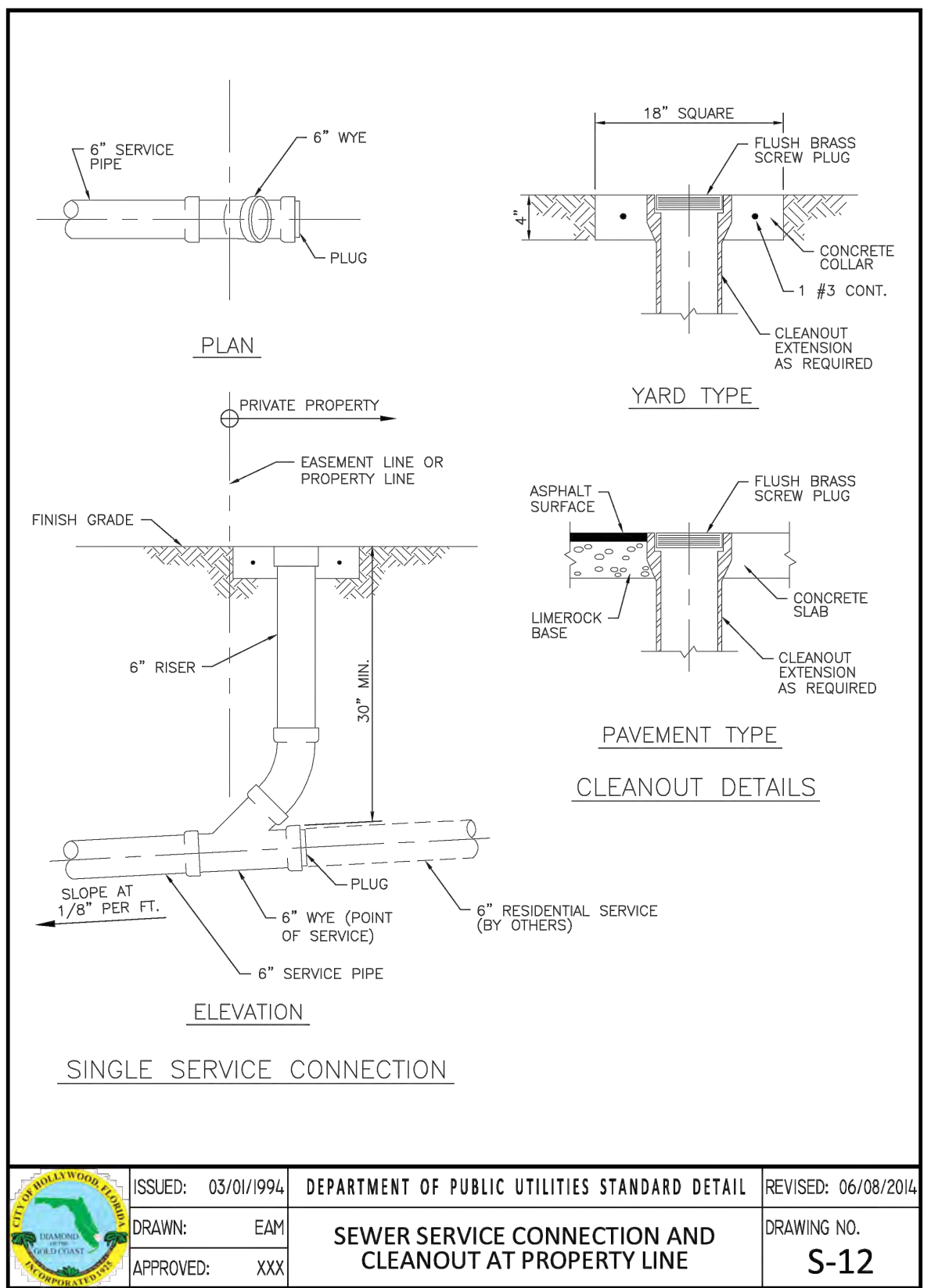
P.E.#:78036
DATE: 8/2/23
SCALE: 1"=10'
SHEET NO.: C4
4 OF 5
PROJECT NO.: 23-36



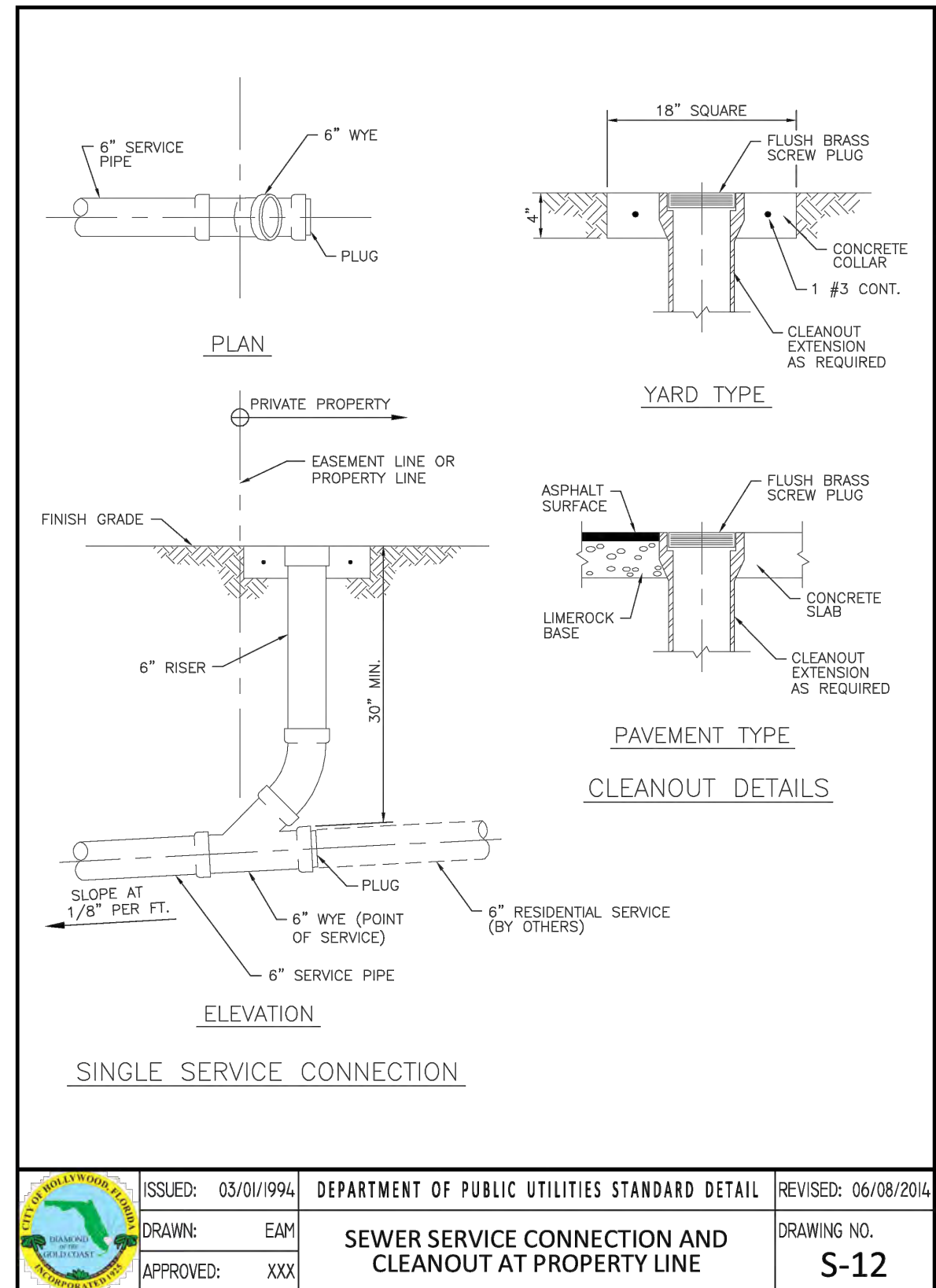
ISSUED: 03/01/1994	DEPARTMENT OF PUBLIC UTILITIES STANDARD DETAIL	REVISED: 06/08/2014
DRAWN: EAM	PIPE LAYING CONDITION TYPICAL SECTION (P.V.C.)	DRAWING NO. G-03
APPROVED: XXX		



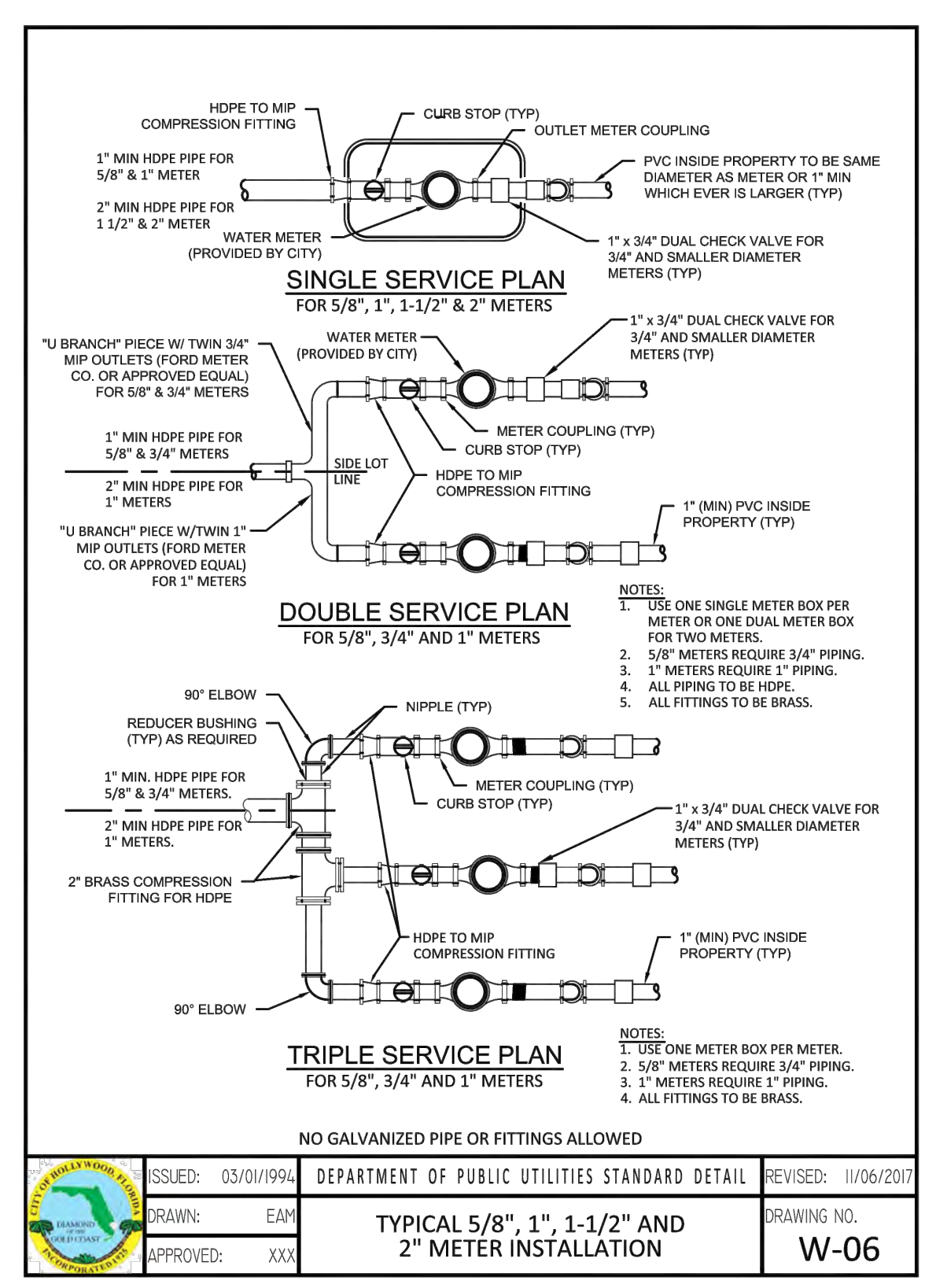
ISSUED: 03/01/1994	DEPARTMENT OF PUBLIC UTILITIES STANDARD DETAIL	REVISED: 06/08/2014
DRAWN: EAM	WYE BRANCH CONNECTION	DRAWING NO. S-09
APPROVED: XXX		



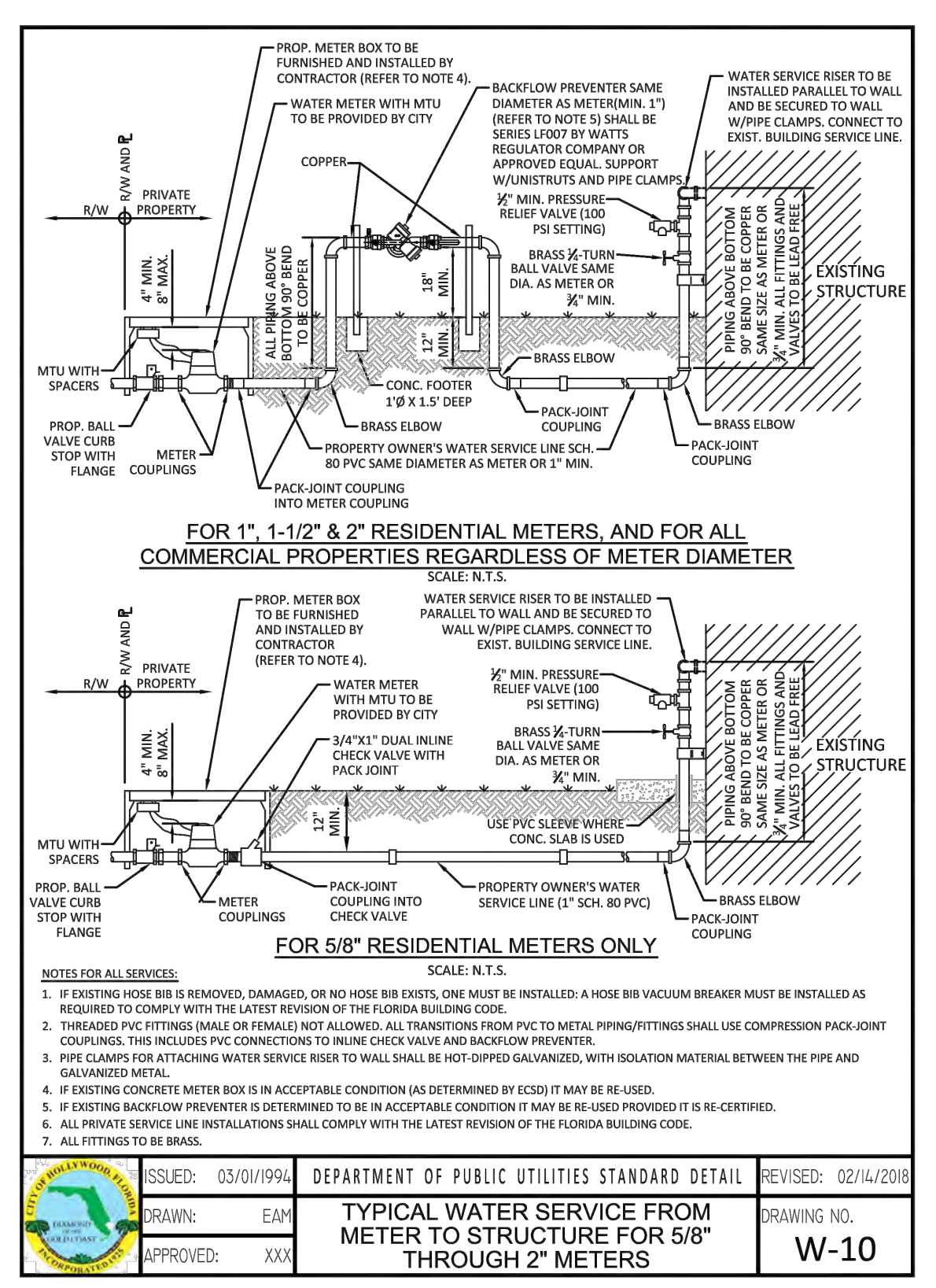
ISSUED: 03/01/1994	DEPARTMENT OF PUBLIC UTILITIES STANDARD DETAIL	REVISED: 06/08/2014
DRAWN: EAM	SEWER SERVICE CONNECTION AND CLEANOUT AT PROPERTY LINE	DRAWING NO. S-12
APPROVED: XXX		



ISSUED: 03/01/1994	DEPARTMENT OF PUBLIC UTILITIES STANDARD DETAIL	REVISED: 06/08/2014
DRAWN: EAM	SEWER SERVICE CONNECTION AND CLEANOUT AT PROPERTY LINE	DRAWING NO. S-12
APPROVED: XXX		



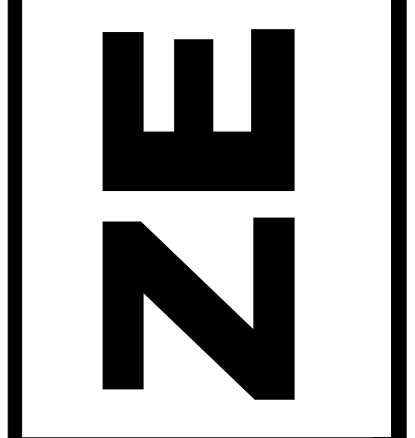
ISSUED: 03/01/1994	DEPARTMENT OF PUBLIC UTILITIES STANDARD DETAIL	REVISED: 11/06/2017
DRAWN: EAM	TYPICAL 5/8", 1", 1-1/2" AND 2" METER INSTALLATION	DRAWING NO. W-06
APPROVED: XXX		



ISSUED: 03/01/1994	DEPARTMENT OF PUBLIC UTILITIES STANDARD DETAIL	REVISED: 02/14/2018
DRAWN: EAM	TYPICAL WATER SERVICE FROM METER TO STRUCTURE FOR 5/8" THROUGH 2" METERS	DRAWING NO. W-10
APPROVED: XXX		

REVISIONS	
NO.	DATE

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



NEW RESIDENCE FOR
813 HARRISON STREET
HOLLYWOOD, FLORIDA 33019

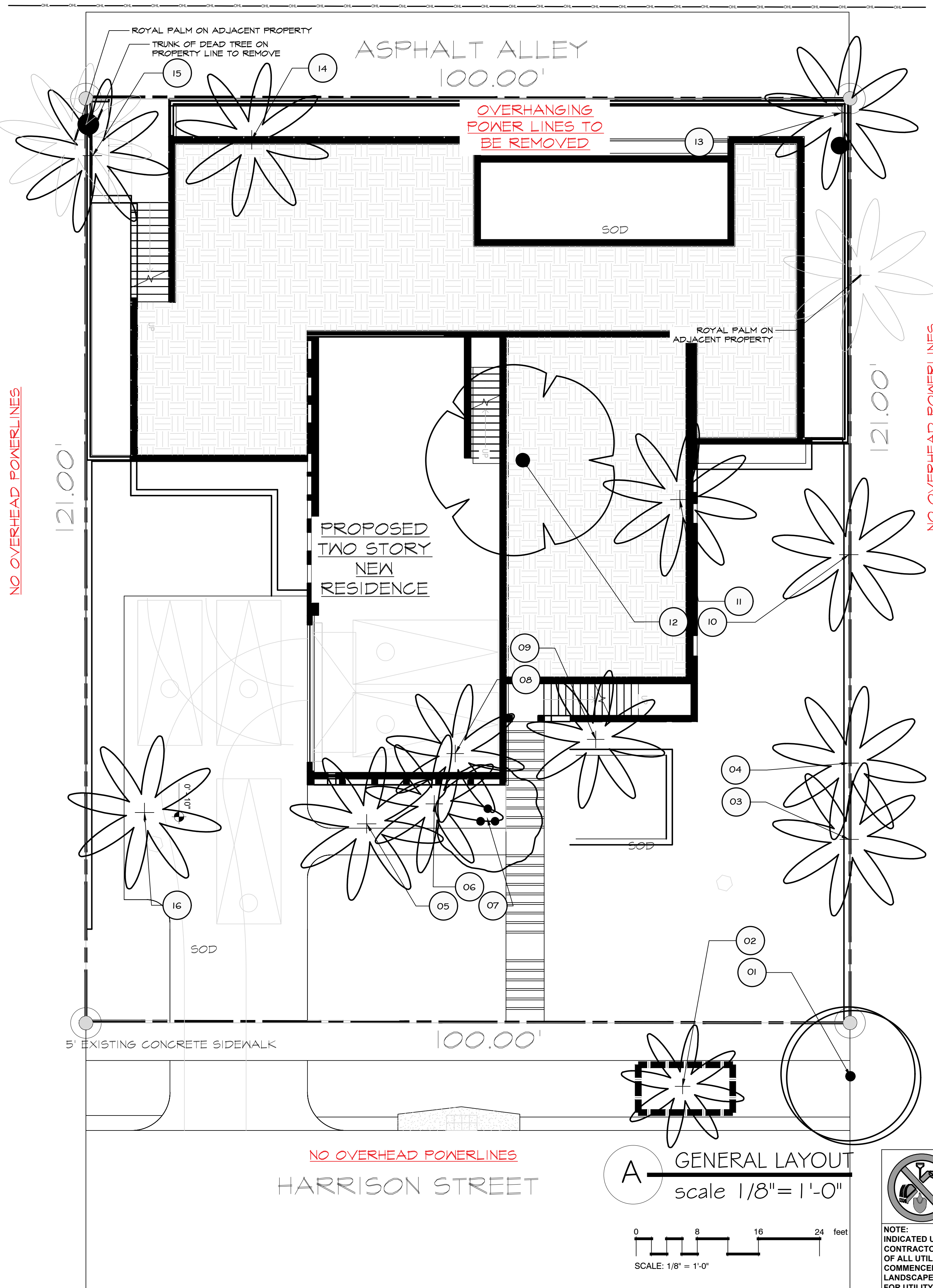
P.E.#: 76036
DATE: 8/2/23
SCALE: N.T.S.
SHEET NO.: C5
5 OF 5
PROJECT NO.: 23-36



THIS ITEM HAS BEEN DIGITALLY SIGNED AND SEALED BY WILFORD ZEPHYR ON THE DATE ADJACENT TO THE SEAL.

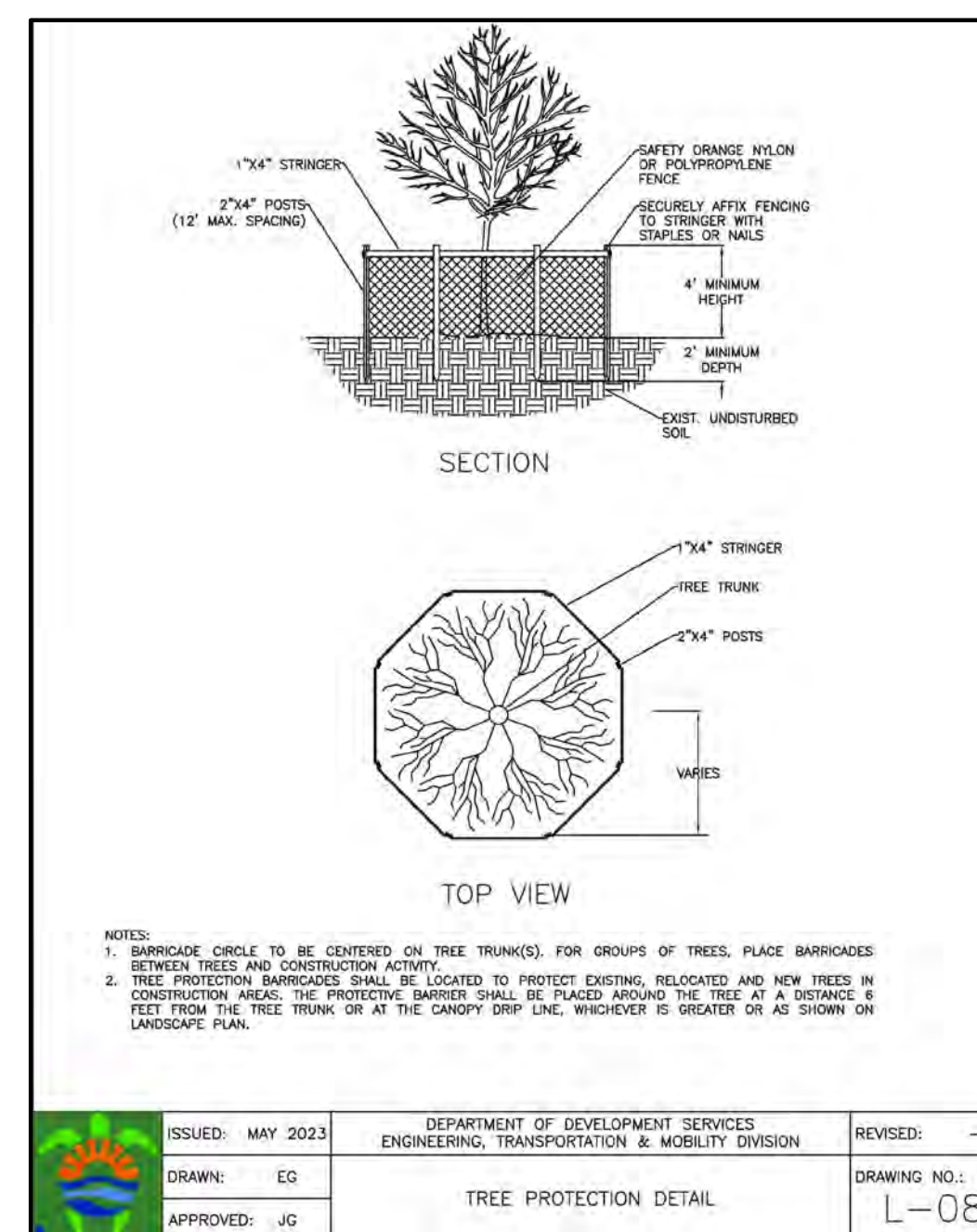
PRINTED COPIES OF THIS DOCUMENT ARE NOT CONSIDERED SIGNED AND SEALED AND THE SIGNATURE MUST BE VERIFIED ON ANY ELECTRONIC COPIES.

WATER DETAILS
 SCALE: N.T.S.



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:

13" DBH 13/2 x \$350=\$2,275.00
 13 PALMS 13 x \$350=\$4,550.00
TOTAL PROVIDED \$6,825.00

MITIGATION TO PAY TO CITY TREE FUND:
 \$9,362.50 - 6,825.00= **\$2,537.50**

SEE LP-1 FOR PROVIDED TREES

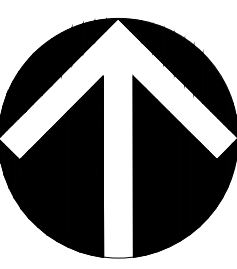
CONTRACTOR TO CHECK LOCATIONS OF PALMS WITH SURVEY AND GET WRITTEN APPROVAL FROM A NEIGHBOR FOR ANY REMOVALS ON THE PROPERTY LINE



The Mirror of Paradise

Gabriela Fojt
 LA 6667277
 LC 26000628

2700 E Oakland Park Blvd
 Suite C
 Fort Lauderdale
 FL 33306
 c (954) 478 3064
 www.florida-landscape.com
 gabriela@themirrorofparadise.com



SCALE 1/8"=1'-0"

DESIGNED BY GF

DRAWN BY ...

CHECKED BY GF

CAD DWG.

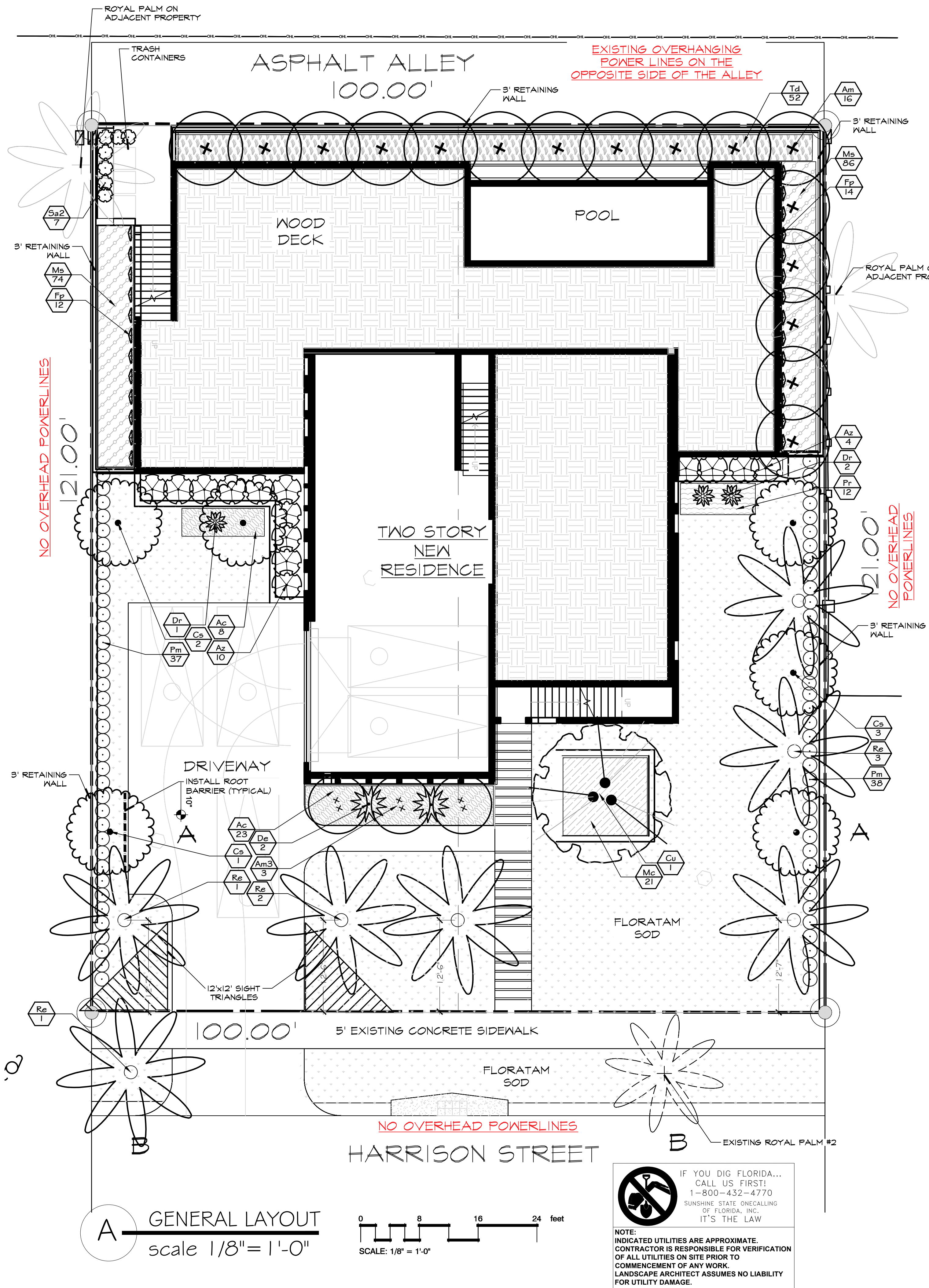
DATE 08.04.2023

REVISIONS

- City comments 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

**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

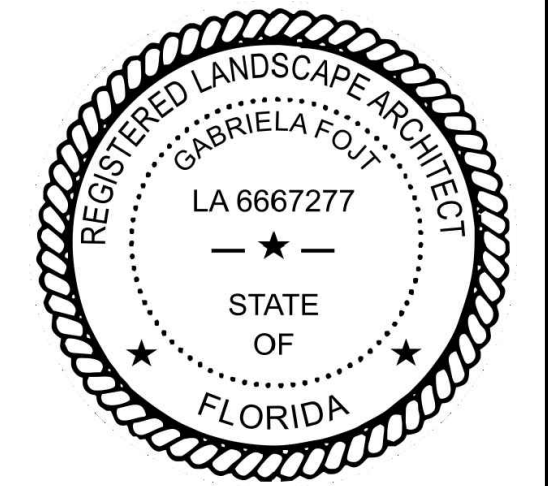
PLANT SCHEDULE

SYMBOL	CODE	QTY	BOTANICAL NAME	COMMON NAME	SIZE	SPACING	NATIVE	DROUGHT RESIST.
TREES								
xx	Am3	3	Adonia merrillii	Christmas Palm	8'CT, dbl, matched	AS SHOWN	NO	HIGH
Cu		1	Coccoloba vitifera	Sea Grape	min.18'-20'OA, multitrunk, min.5'dbh tot.	AS SHOWN	YES	HIGH
Cs		6	Conocarpus erectus f. sericeus	Silver Buttonwood	12'OA, 2"dbh, matched	AS SHOWN	YES	HIGH
Re		7	Roystonea elata	Florida Royal Palm	8'CT, matched	AS SHOWN	YES	HIGH
x	Am	16	Veitchia montgomeryana	Montgomery Palm	10'-14'CT, staggered	AS SHOWN	NO	HIGH
SHRUBS								
Az		14	Alpinia zerumbet	Shell Ginger GREEN	7 gal	48"OC	NO	MODERATE
De		2	Dioon edule	Mexican Cycad	4'OA	AS SHOWN	NO	HIGH
Dr		3	Dracaena reflexa	Song of India	3'-4'OA, ftb	AS SHOWN	NO	HIGH
Fp		26	Ficus pumila	Creeping Fig	1 gal	36"OC	NO	HIGH
Pm		75	Podocarpus macrophyllus	Yew Podocarpus	7 gal, 24"OA, ftb	24"OC	NO	HIGH
Sa2		7	Schefflera arboricola	Schefflera	min.36"OA	24"OC	NO	HIGH
SHRUB AREAS								
Ac		31	Alocasia odora 'California'	California Elephant Ear	3 gal	30"OC	NO	LOW
Ms		160	Mimosa strigillosa	Sunshine Mimosa	1 gal	18"OC	YES	HIGH
Mc		21	Muhlenbergia capillaris	Pink Muhly Grass	3 gal, full	30"OC	YES	HIGH
Pr		12	Philodendron x 'Hope'	Hope Philodendron	3 gal	24"OC	NO	MODERATE
Td		52	Tripsacum floridanum	Florida Gamagrass	3 gal	30"OC	YES	HIGH
GROUND COVERS								
Sa		3,540 sf	Stenotaphrum secundatum 'Floratum'	Floratum St. Augustine Grass	sod			

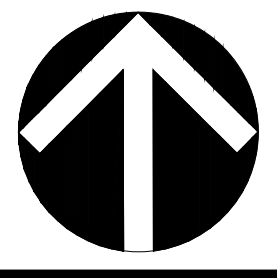
- NOTES:**
- SOD AS INDICATED.
 - MULCH ALL BEDS AS INDICATED ON DETAIL.
 - IT IS THE CONTRACTOR'S RESPONSIBILITY TO VERIFY PLANT, SOD AND MULCH AMOUNTS FOR BIDDING PURPOSES.
 - PLAN DRAWING TAKES PRECEDENCE OVER ANY QUANTITY SCHEDULES.

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	465.6 sf	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 that 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)			6 Royal palms, 3 Adonia, 16 Montgomery 8"dbh (Buttonwoods) & (+)5"dbh Seagrape	25 palms (+13"dbh hardwood)

B CODE CHART



The Mirror of Paradise
 Gabriela Fojt
 LA 6667277
 LC 26000628
 2700 E Oakland Park Blvd
 Suite C
 Fort Lauderdale
 FL 33306
 c (954) 478 3064
 www.florida-landscape.com
 gabriela@themirrorofparadise.com



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
3	01.25.2024
4	03.07.2024
5	04.10.2024
6	04.12.2024
7	04.17.2024

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 ZONING AND LAND DEVELOPMENT REGULATIONS.

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

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.

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:

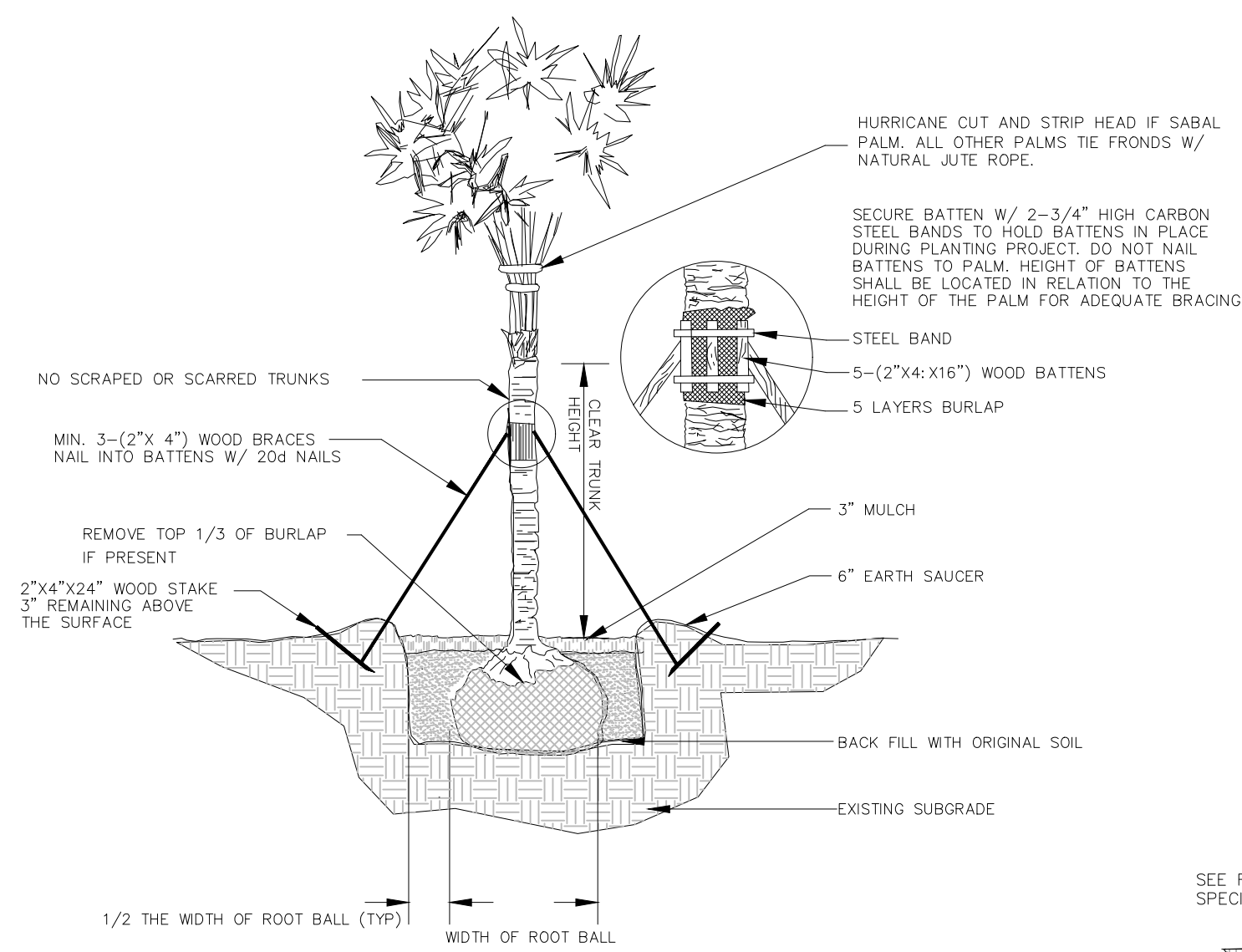
Landscape Contractor shall at all times keep job site clean and free from accumulation of waste material, debris and rubbish.

INSPECTION:

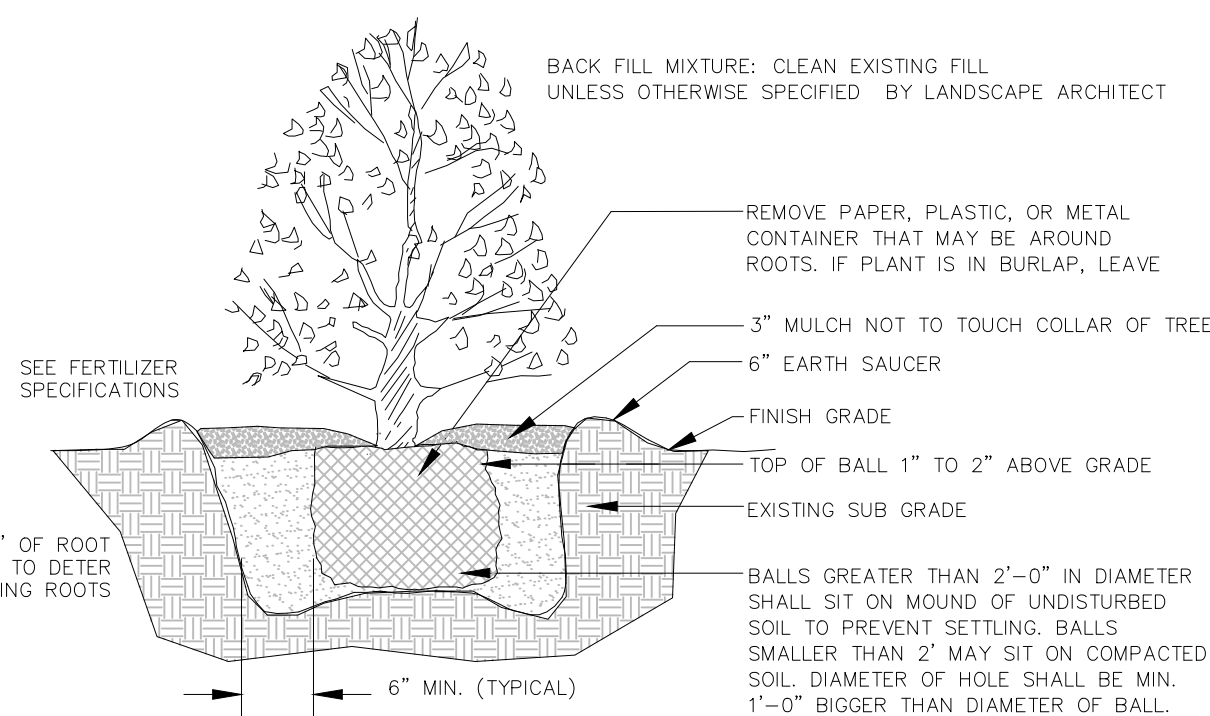
Upon written request from the Contractor, Owner and/or Landscape Architect shall perform inspection to determine completion of Contract.

ACCEPTANCE:

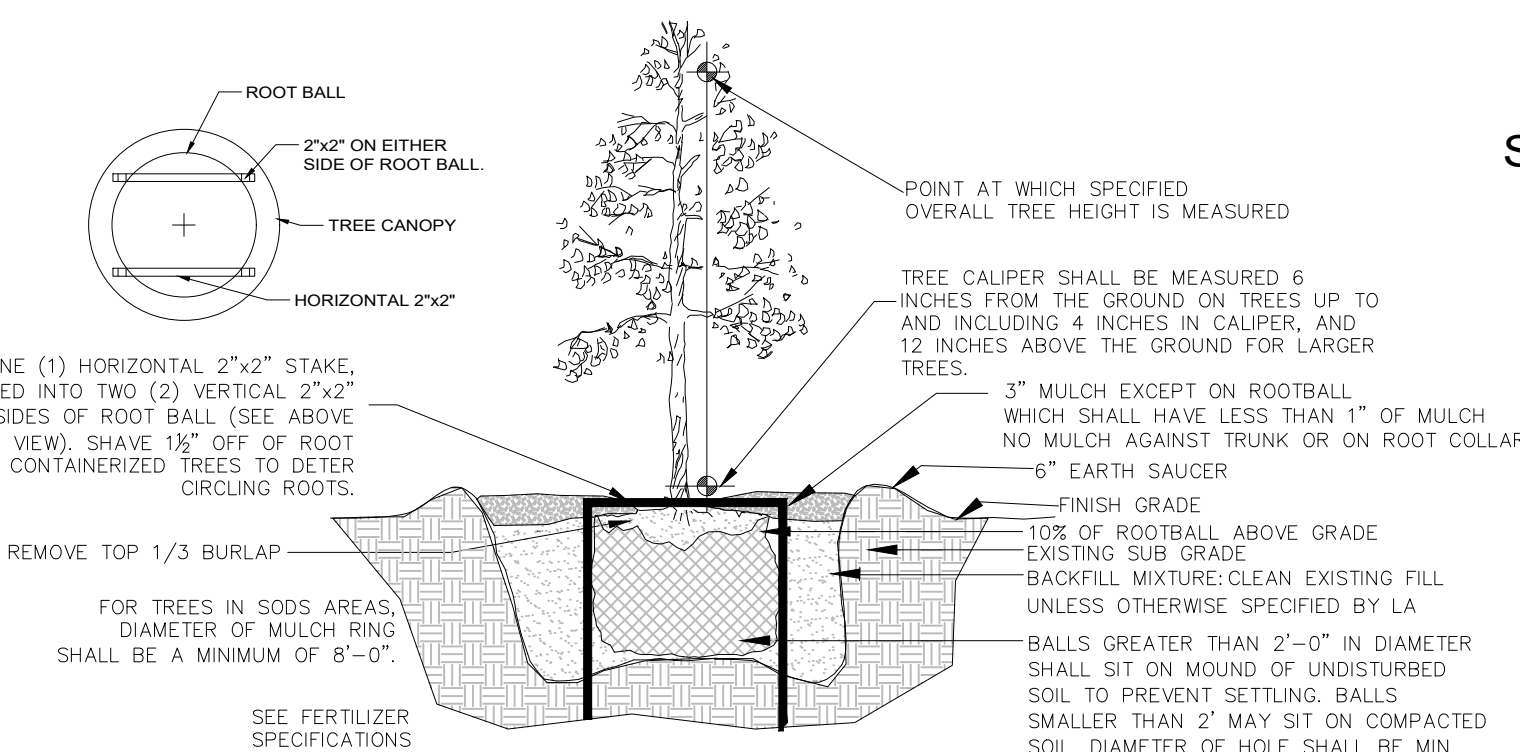
Following inspection, Contractor will be notified, in writing, by Owner and/or Landscape Architect of acceptance of completion with regards to plant material and workmanship according to Contract.



PALM PLANTING DETAIL



SHRUB PLANTING DETAIL



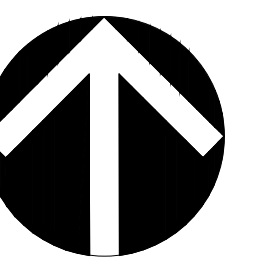
TREE PLANTING DETAIL



The Mirror of Paradise

Gabriela Fojt
LA 6667277
LC 26000628

2700 E Oakland Park Blvd
Suite C
Fort Lauderdale
FL 33306
c (954) 478 3064
www.florida-landscape.com
gabriela@themirrorofparadise.com



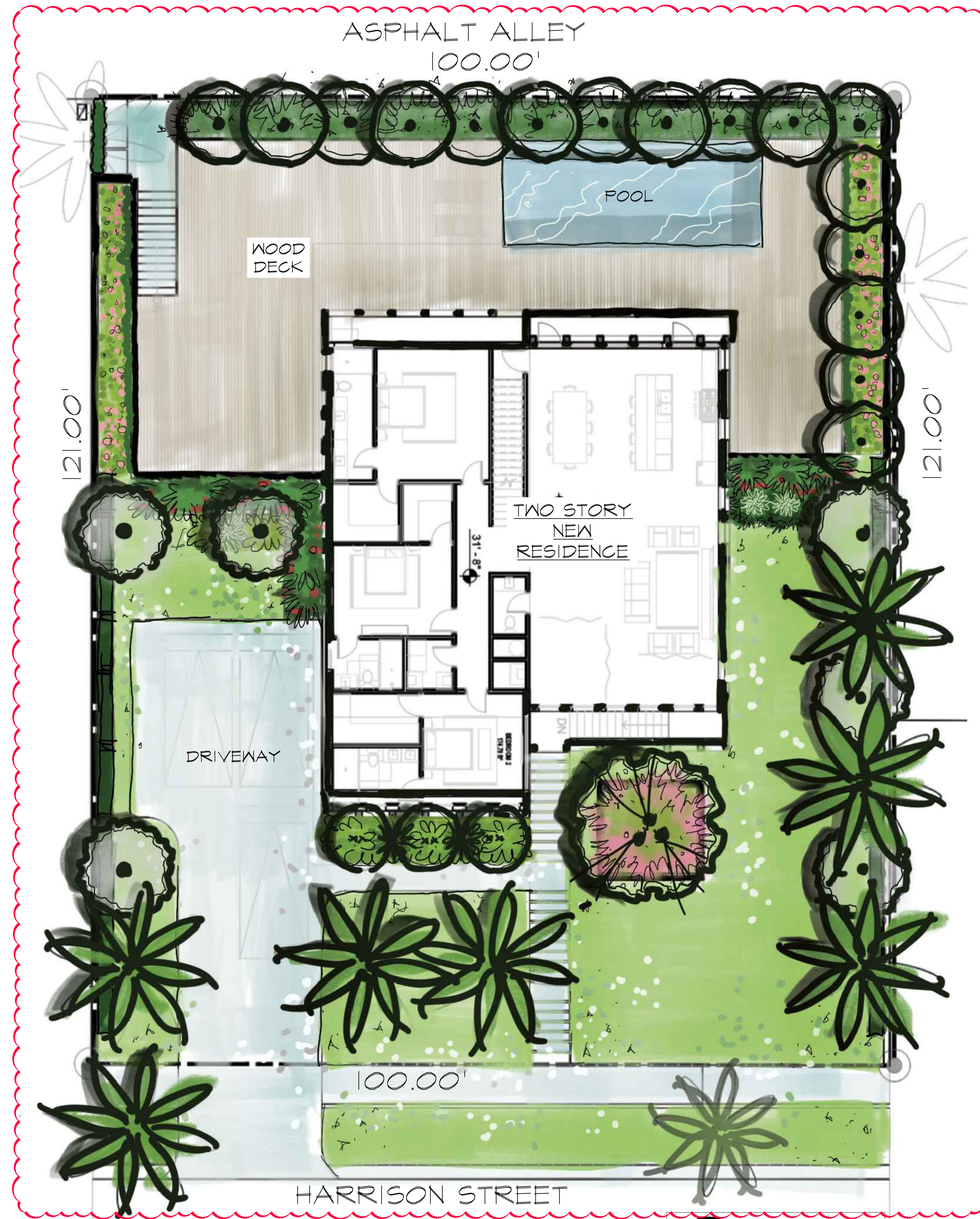
SCALE	as noted
DESIGNED BY	GF
DRAWN BY	...
CHECKED BY	GF
CAD DWG.	
DATE	08.04.2023
REVISIONS	
City comments	10.25.2023
1	01.11.2024
2	01.25.2024
3	03.07.2024
4	04.10.2024
5	04.12.2024
6	04.17.2024

**813 HARRISON STREET
HOLLYWOOD
FLORIDA, 33019**

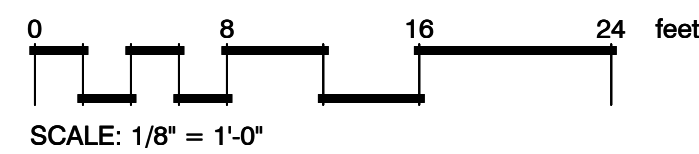
LANDSCAPE NOTES & DETAILS

**IF YOU DIG FLORIDA...
CALL US FIRST!**
1-800-432-4770
SUNSHINE STATE ONCALLING
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.**



A COLORED PLAN
 scale 1/8" = 1'-0"



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

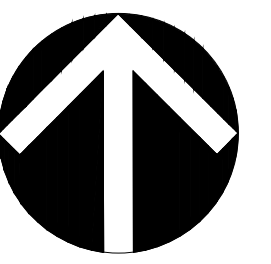
NOTE:
 INDICATED UTILITIES ARE APPROXIMATE.
 CONTRACTOR IS RESPONSIBLE FOR VERIFICATION
 OF ALL UTILITIES ON SITE PRIOR TO
 COMMENCEMENT OF ANY WORK.
 LANDSCAPE ARCHITECT ASSUMES NO LIABILITY
 FOR UTILITY DAMAGE.



The Mirror of Paradise

Gabriela Fojt
 LA 6667277
 LC 26000628

2700 E Oakland Park Blvd
 Suite C
 Fort Lauderdale
 FL 33306
 c (954) 478 3064
 www.florida-landscape.com
 gabriela@themirrorofparadise.com



SCALE	1/8"=1'-0"
DESIGNED BY	GF
DRAWN BY	...
CHECKED BY	GF
CAD DWG.	
DATE	08.04.2023
REVISIONS	
City comments	1 10.25.2023
	2 01.11.2024
	3 01.25.2024
	4 03.07.2024

813 HARRISON STREET
 HOLLYWOOD
 FLORIDA, 33019

COLORED PLAN

ATTACHMENT B
Aerial Map

813 Harrison Street

Aerial Map

