

## PLANNING DIVISION



2600 Hollywood Boulevard Room 315  
Hollywood, FL 33022

File No. (internal use only): \_\_\_\_\_

# 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: \_\_\_\_\_



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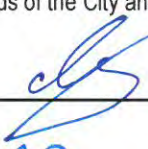
File No. (internal use only): \_\_\_\_\_

# 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](http://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: Joseph B. Kaller  Date: 7-10-23

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

Signature of Tenant: \_\_\_\_\_ Date: \_\_\_\_\_

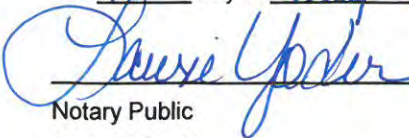
PRINT NAME: \_\_\_\_\_ Date: \_\_\_\_\_

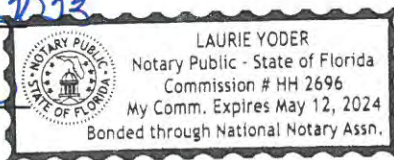
## Current Owner Power of Attorney

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 \_\_\_\_\_





813



NAME OF OWNER L. D. GREISHORF

ADDRESS OF CONSTRUCTION

813 HARRISON ST

LEGAL DESCRIPTION

lot 12 - BLK - 7 + lower  
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      | HEH P.B.     | (6)                 |
| SEPTIC TANK          |       |             |              |                     |
| Chainlink Wood Fence | 54979 | 2-5-65      | Do Fly Fence |                     |

INSPECTIONS REVERSE SIDE



# JOB CARD

|                        |                                     |
|------------------------|-------------------------------------|
| OWNER<br><br>C. GLASSO | JOB ADDRESS<br><br>813 Harrison St. |
|------------------------|-------------------------------------|

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

|               |           |                 |                     |
|---------------|-----------|-----------------|---------------------|
| MICROFILM NO. | ARCHITECT | FEE<br>\$ 12.00 | VALUATION<br>\$ 300 |
|---------------|-----------|-----------------|---------------------|

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



## 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> |
|-------------------------|------------------|-----------------|--------------------------|-------------------|--------------------|
| <a href="#">Details</a> | 2729             | <b>E0501923</b> | ELECTRICAL WORK          | 9/8/2005          | <b>9/8/2005</b>    |
| <a href="#">Details</a> | 19549            | <b>B9602139</b> | RE-ROOF-FLAT             | 4/1/1996          | <b>4/1/1996</b>    |
| <a href="#">Details</a> |                  | <b>B9106363</b> | CITY SIDEWALK (IN R.O.W) |                   | <b>9/26/1991</b>   |



FLORIDA MASTER SITE FILE  
Site Inventory Form

FDAHRM 802 = =  
1009 = =

Site Name S.A. Black Residence (FORMER) Site No. 830 = =  
Address of Site: 813 Harrison Street Hollywood, Florida Survey Date 8008 820 = =  
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 = =  
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  
☐ Excellent 863 = = ☒ Altered 858 = = Present Use Residence 850 = =  
☒ Good 863 = = ☐ Unaltered 858 = = Dates: Beginning c1925 844 = =  
☐ Fair 863 = = ☒ Original Site 858 = = Culture/Phase American 840 = =  
☐ Deteriorated 863 = = ☐ Restored ( ) (Date: ) 858 = = Period Twentieth Century 845 = =  
☐ Moved ( ) (Date: ) 858 = =  
NR Classification Category: Building 916 = =  
Threats to Site:  
Check One or More  
☐ Zoning ( ) 878 = = ☐ Transportation ( ) 878 = =  
☐ Development ( ) 878 = = ☐ Fill ( ) 878 = =  
☐ Deterioration ( ) 878 = = ☐ Dredge ( ) 878 = =  
☐ Borrowing ( ) 878 = =  
☒ Other (See Remarks Below): Unknown 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."

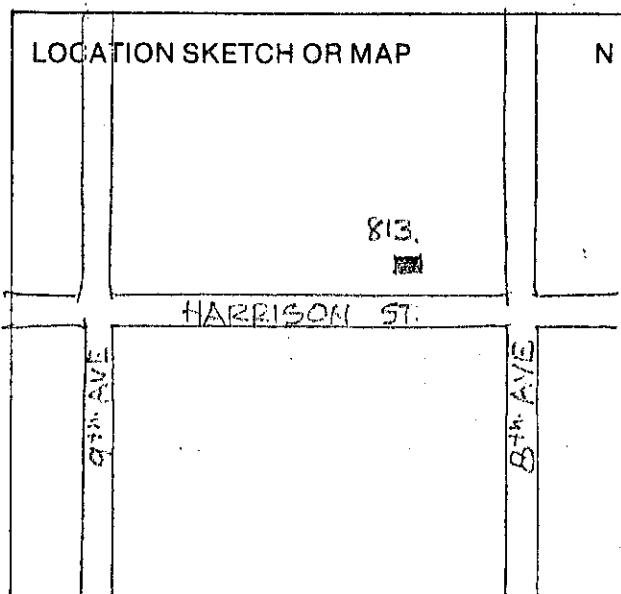
"Frank Yaguda Buys Black's Drug Store," HOLLYWOOD HERALD, May 24, 1940.

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

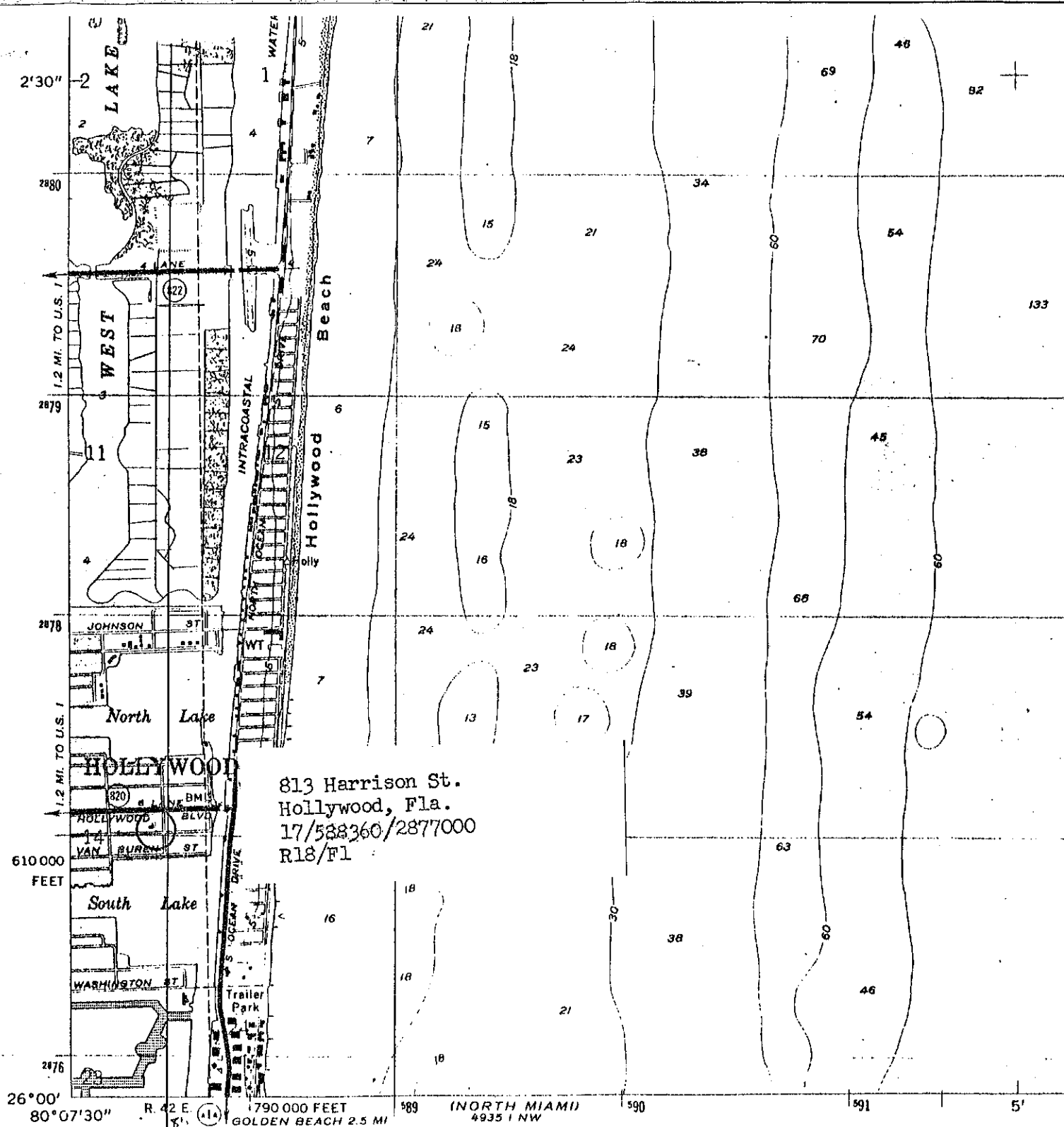


Statement of Significance (use continuation sheet if necessary)

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.  
17/538360/2877000  
R18/F1

Mapped by the U.S. Coast and Geodetic Survey  
Edited and published by the Geological Survey

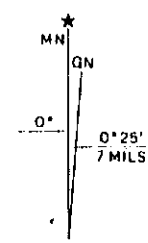
Control by USC&GS and USCE

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: \_\_\_\_/\_\_\_\_/\_\_\_\_

*Black*  
Site Name: S.A.<sup>A</sup> 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 #: 314241024580  
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



513 HARRISON ST

hot 12 - BL - 7 f hwe  
direction

**COST \$ 11,000.00**

# CRIMINAL RECORDS

INSPECTIONS REVERSE SIDE

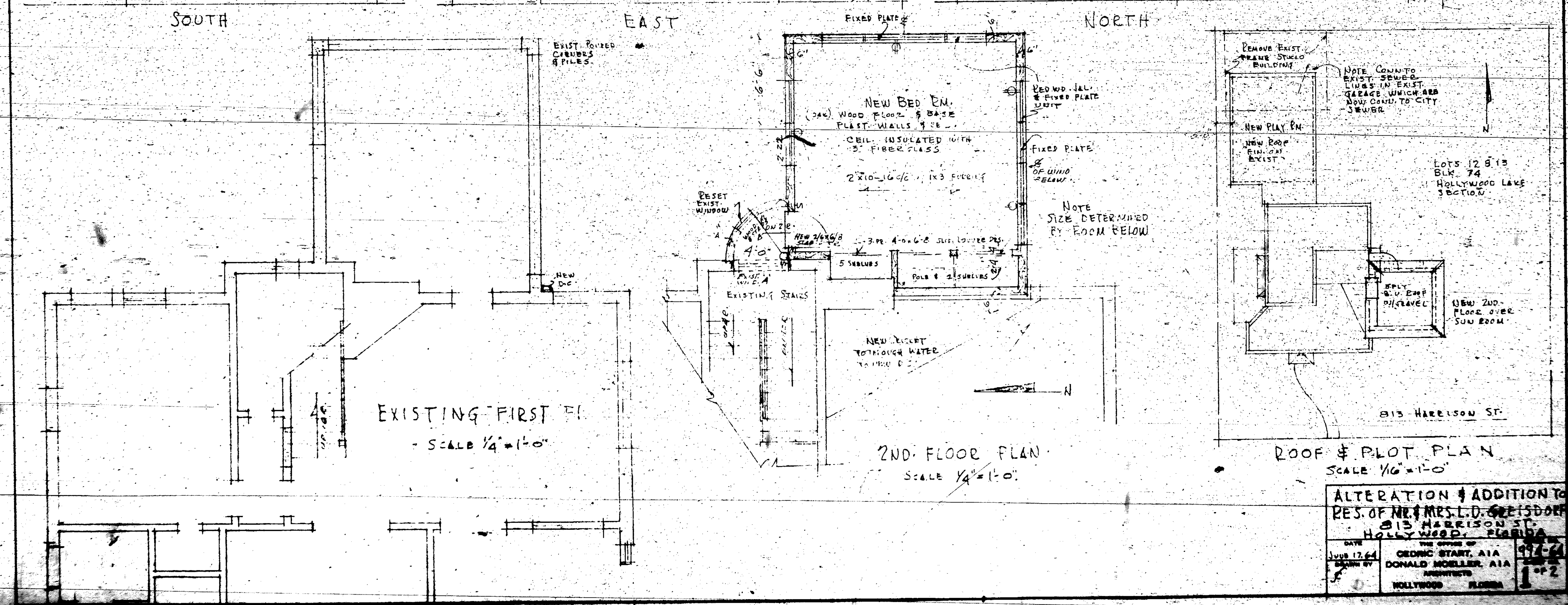
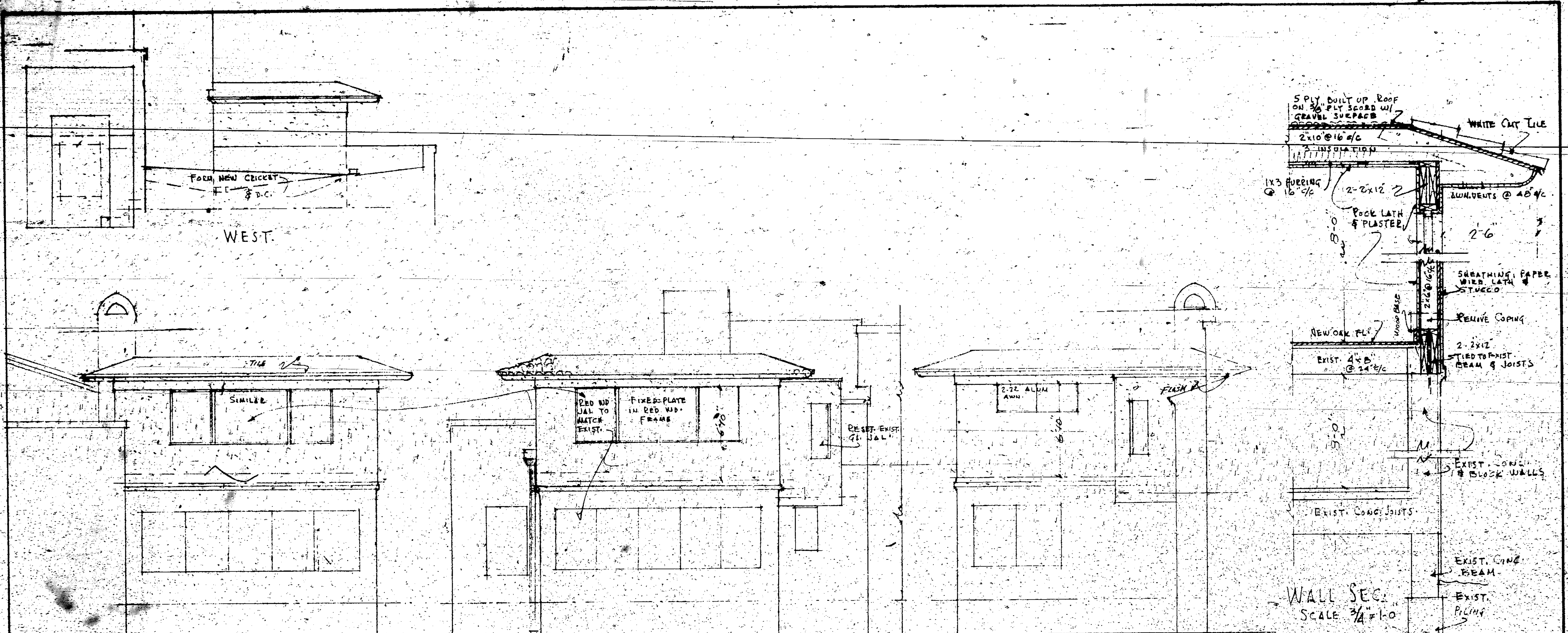


Date 8/6/64 Permit No. 57837  
Owner L. D. Schneider  
Description Alterations & Additions  
Location 813 Harrison  
Lot \_\_\_\_\_ Block \_\_\_\_\_ Sub. Div. \_\_\_\_\_  
Contractor or Builder Berry Bldgs.  
Architect Redic Start  
Cubic Ft. \_\_\_\_\_ Valuation \$ 11,000.00  
Electric \_\_\_\_\_ Plumbing 6 P. 75  
Chief Bldg. Inspector [Signature]  
Zoning Inspector [Signature]  
City Engineer \_\_\_\_\_  
State Hotel Inspector \_\_\_\_\_  
State Health Inspector \_\_\_\_\_

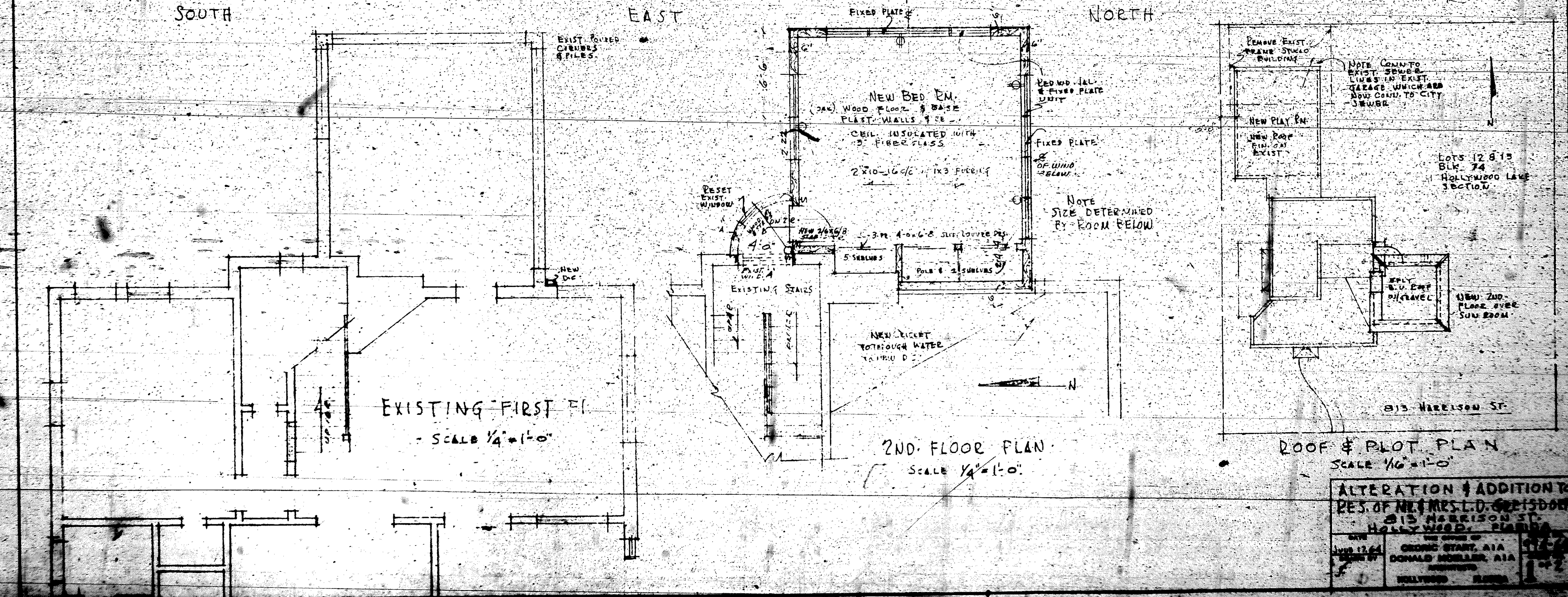
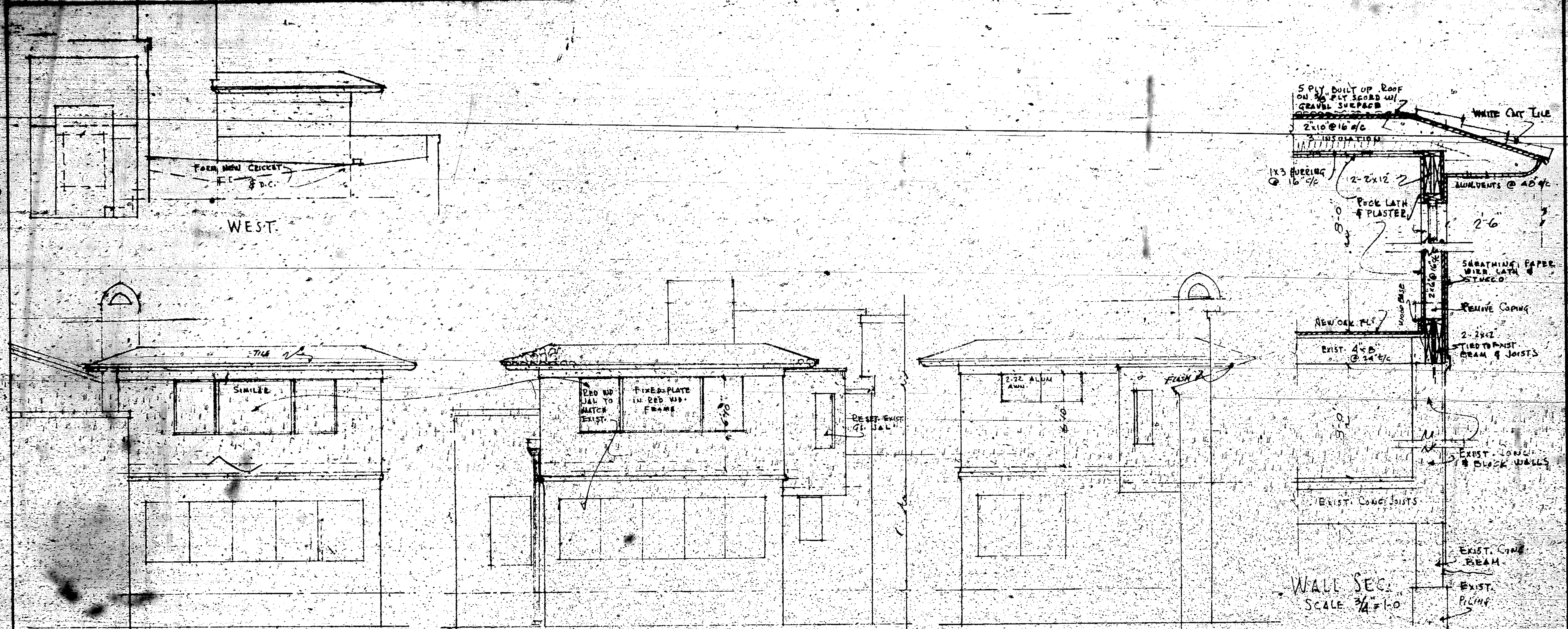
✓  
27.00  
fee

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





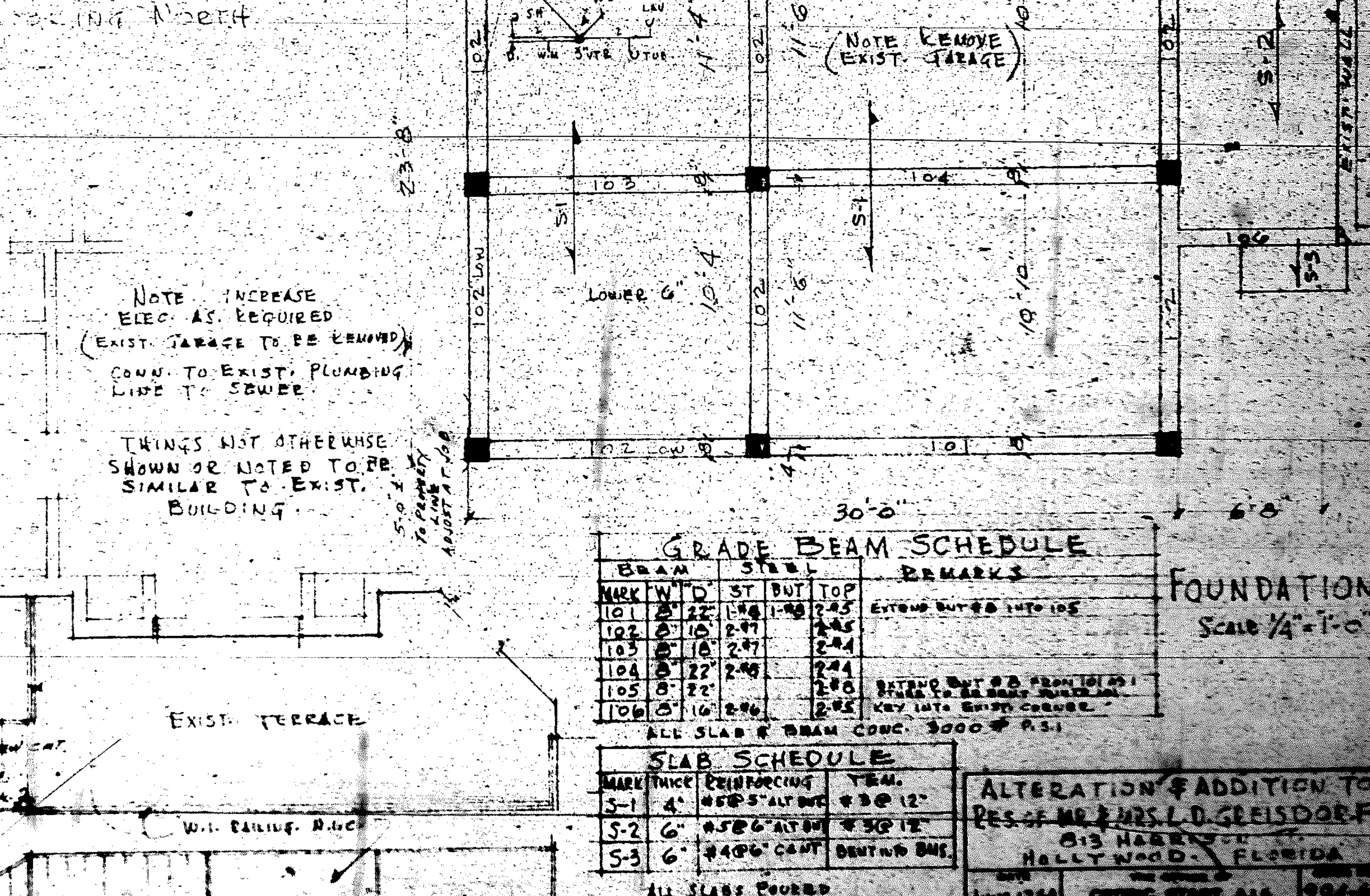
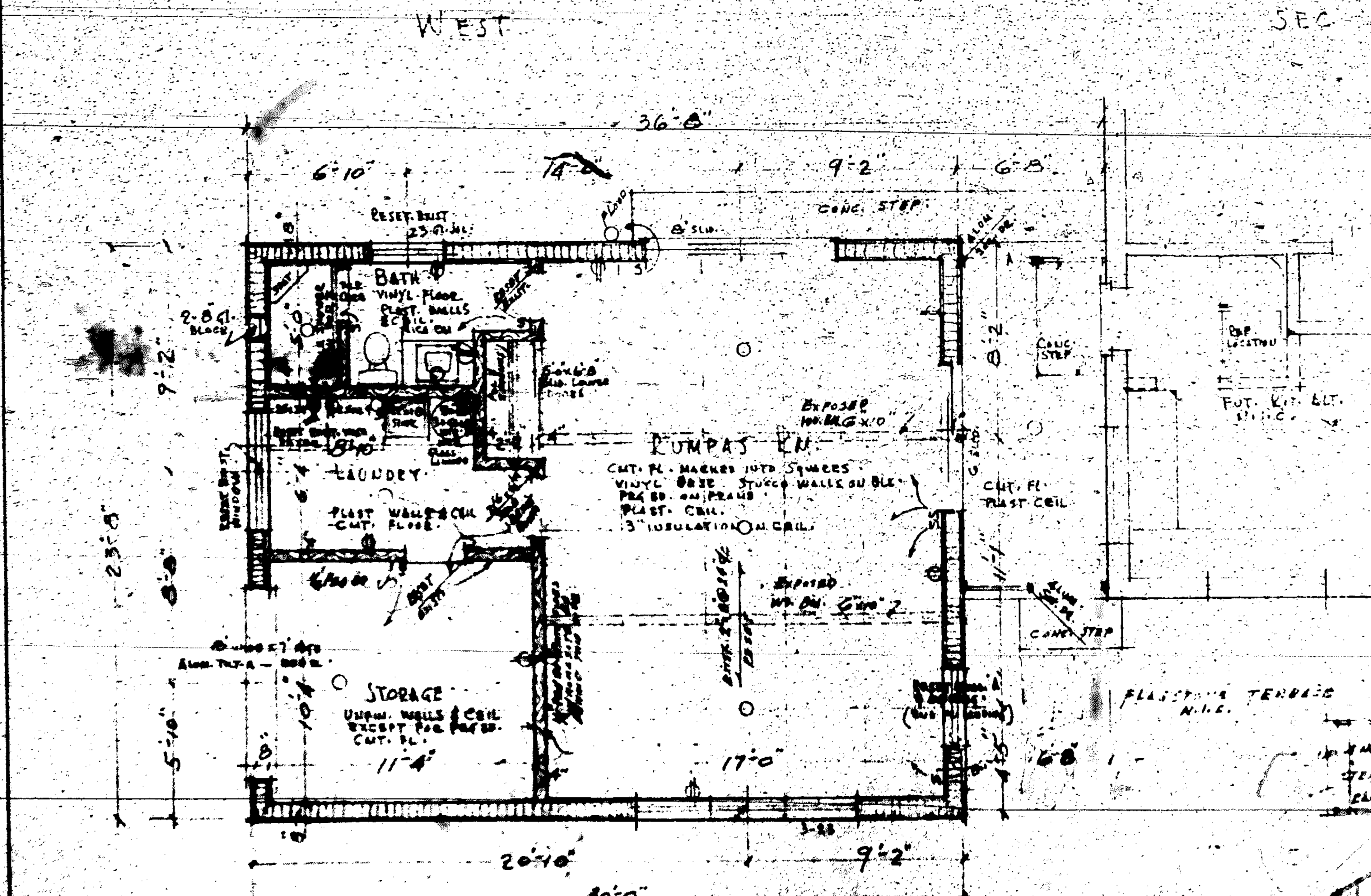
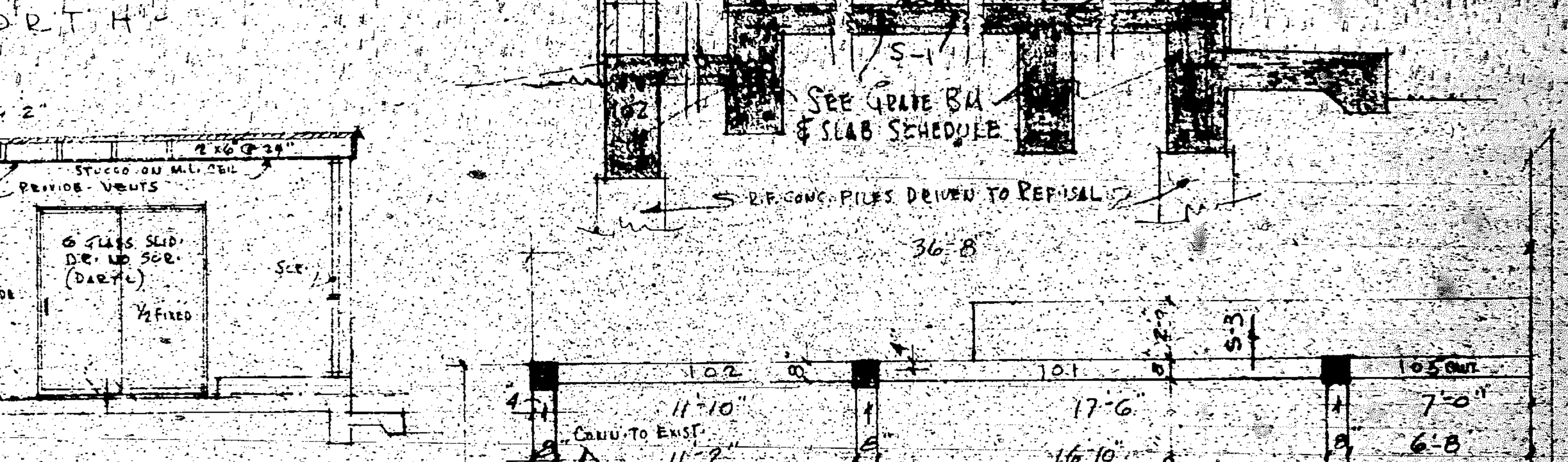
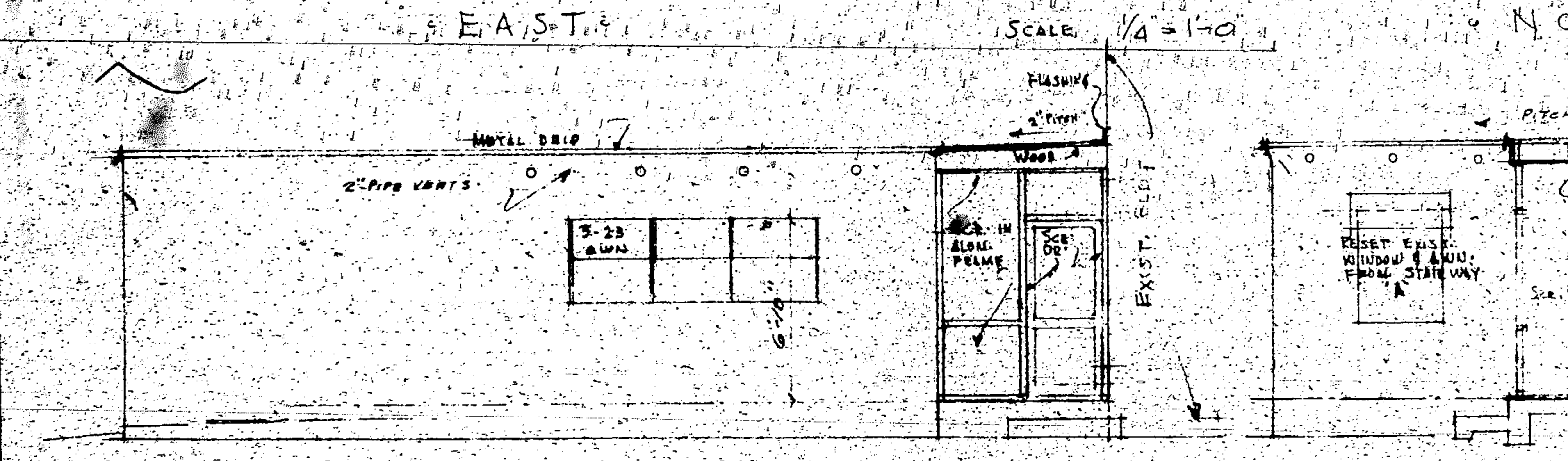
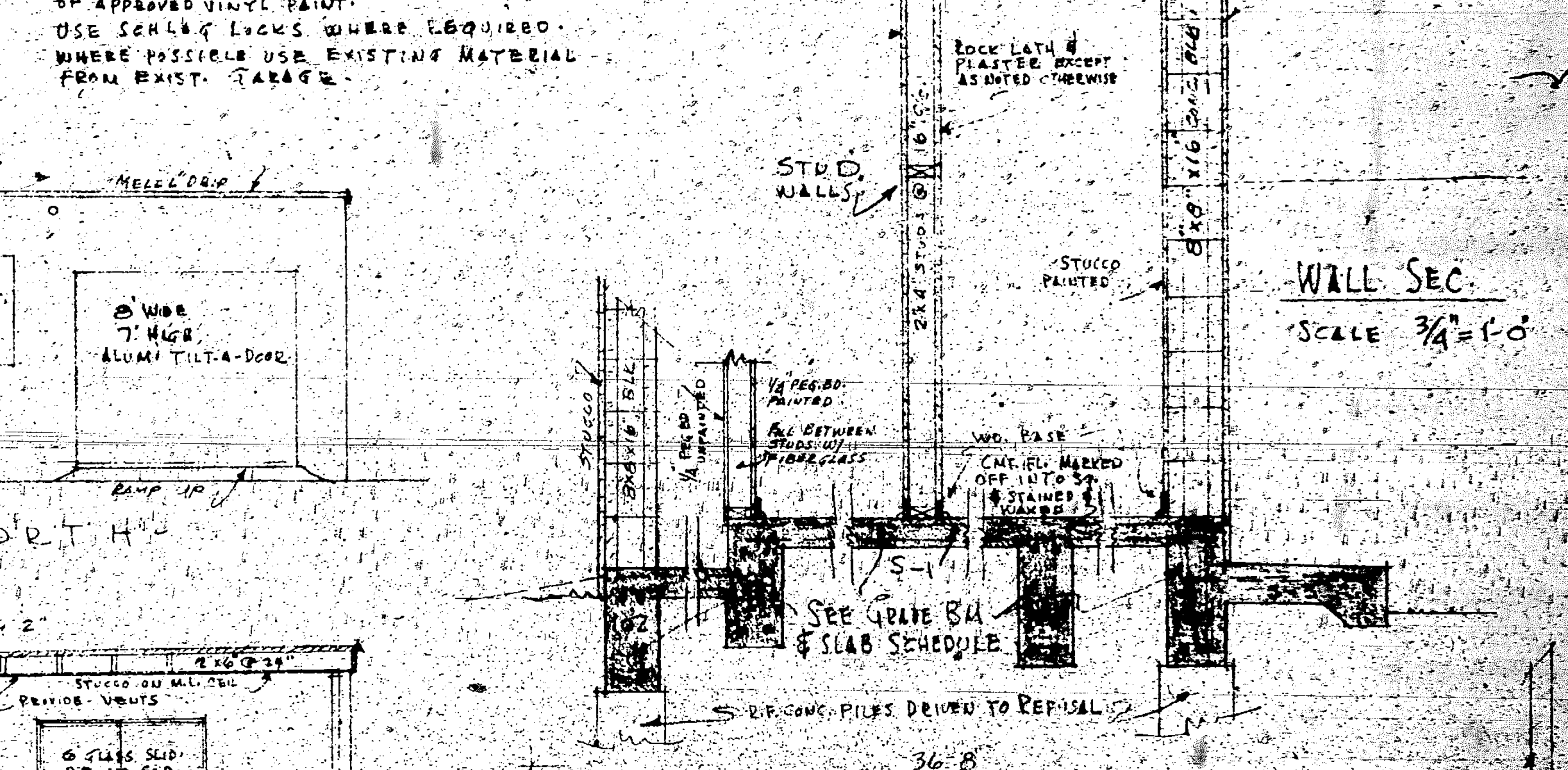
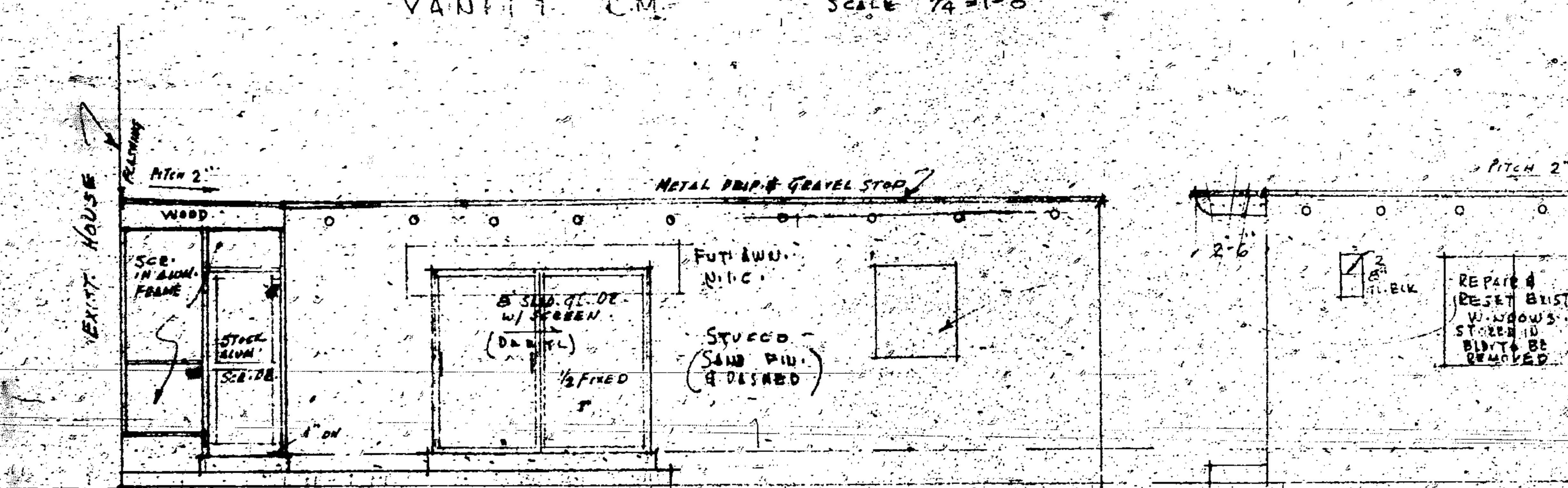
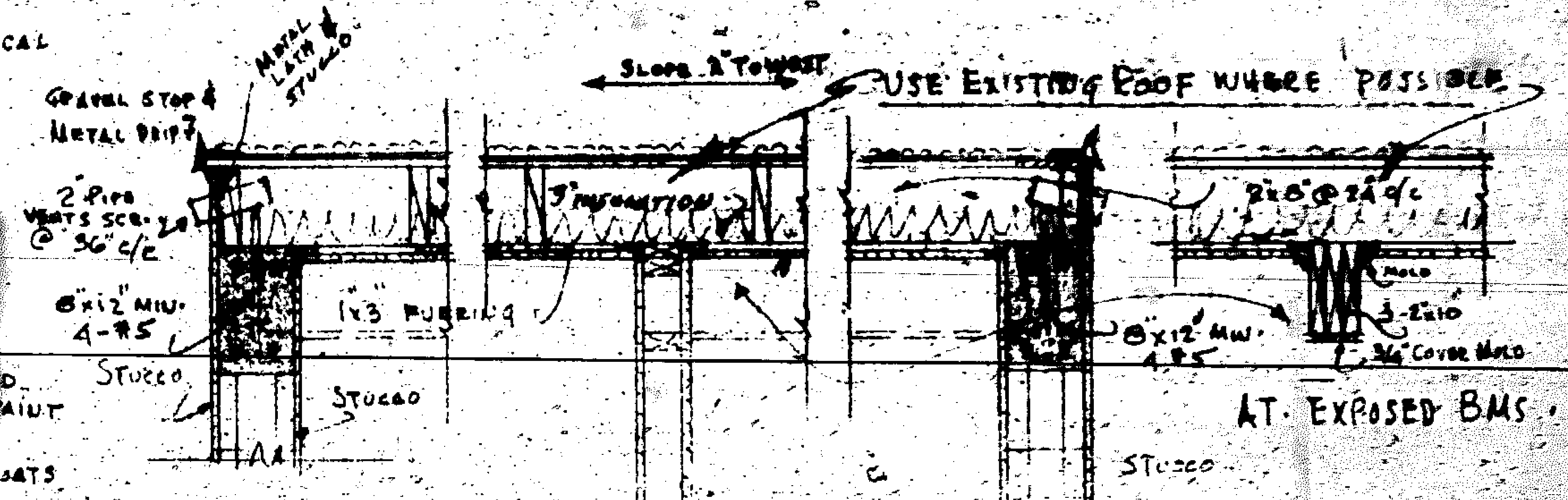
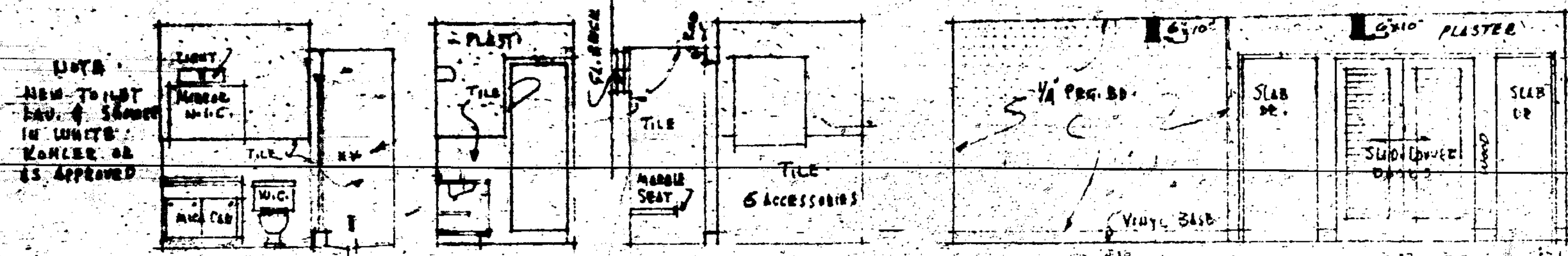






# GENERAL NOTES

ALL WORK SHALL COMPLY WITH LOCAL BUILDING CODES IS MIN.  
ALL LUMBER IN CONTACT WITH MASONRY SHALL BE TREATED WITH CREOSOTE OR WOOD LIFE ACCORD. TO M.F.C.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 FIN. PLAST. ALL NEW OLD 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 SCHLAGE LOCKS WHERE REQUIRED. WHERE POSSIBLE USE EXISTING MATERIAL FROM EXIST. GARAGE.



NOTE INCREASE ELEC. AS REQUIRED (EXIST. GARAGE TO BE REMOVED) CONN. TO EXIST. PLUMBING LINE TO SEWER.

THINGS NOT OTHERWISE SHOWN OR NOTED TO BE SIMILAR TO EXIST. BUILDING.

| GRADE BEAM SCHEDULE |   |    |     |      |      |
|---------------------|---|----|-----|------|------|
| MARK                | W | D  | ST  | BUT  | TOP  |
| 101                 | 2 | 22 | 18  | 1-10 | 2-45 |
| 102                 | 2 | 10 | 2-7 |      | 2-45 |
| 103                 | 2 | 16 | 2-7 |      | 2-44 |
| 104                 | 2 | 22 | 2-4 |      | 2-44 |
| 105                 | 2 | 22 | 2-4 |      | 2-45 |
| 106                 | 2 | 16 | 2-4 |      | 2-45 |

| SLAB SCHEDULE |       |                |
|---------------|-------|----------------|
| MARK          | THICK | REINFORCING    |
| S-1           | 4"    | #5 @ 12" ON C. |
| S-2           | 6"    | #5 @ 12" ON C. |
| S-3           | 6"    | #4 @ 12" ON C. |

ALTERATION & ADDITION TO RES. OF MR. & MRS. L.D. GEISDOERF  
813 HARBOR BLVD.  
HOLLYWOOD, FLORIDA

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

ENGINEER  
DONALD W. HARRIS, AIA  
HOLLYWOOD, FLORIDA



REMOVE EXIST.  
FRAME STUDIO  
BUILDING

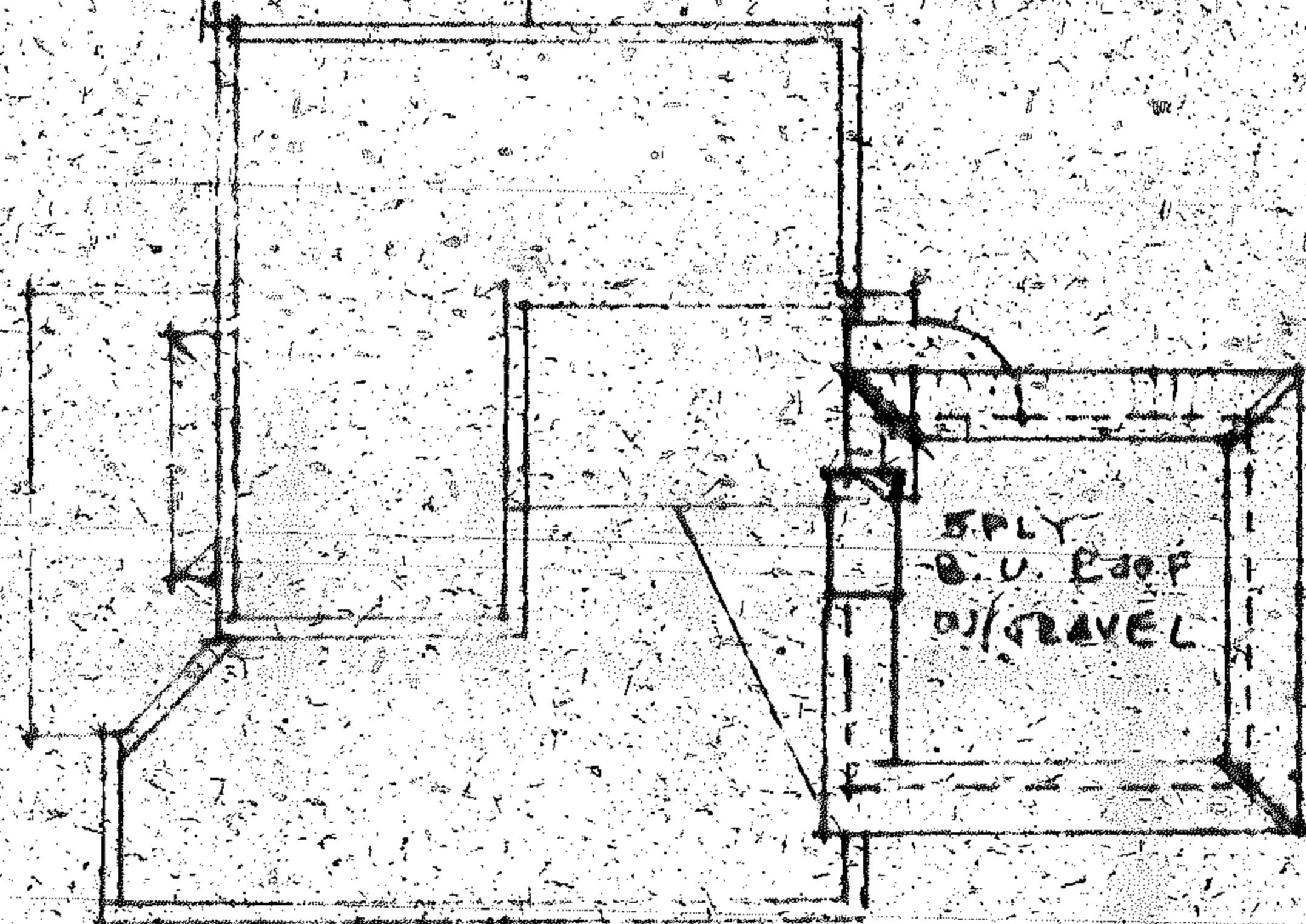
NOTE CONN. TO  
EXIST. SEWER  
LINES IN EXIST.  
GARAGE WHICH ARE  
NOW CONN. TO CITY  
SEWER



NEW PLAY RM.

NEW ROOF  
FIN. ON  
EXIST.

LOTS 12 8 13  
BLK 74  
HOLLYWOOD LAKE  
SECTION



5 PLY  
S.V. ROOF  
ON GRAVEL

NEW 2ND  
FLOOR OVER  
SUN ROOM

813 HARRISON ST.

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







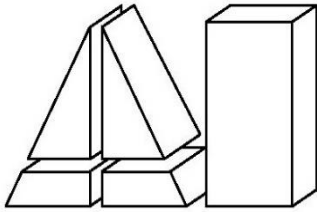
## **Existing**

**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.**

## **Proposed**

**Two-Story Single-Family Residence. 5 bedrooms +1 office space, 5 bathrooms + 1 powder room 2 vehicle carport and private pool deck.**





## **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.



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:**

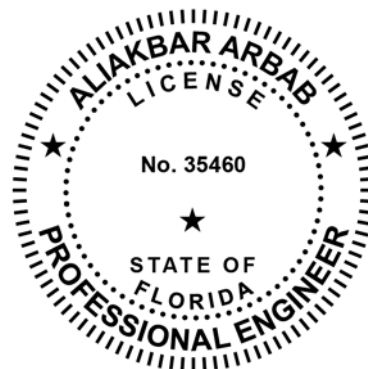
It is clear that the foundation, floor joists, floor & roof decking, plumbing system, and electrical systems are damaged and continue to deteriorate for reasons previously stated. The first floor of this residence appeared to be a couple of feet below flood level. It appears that the house is supported 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**

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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)





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REAR ENTRANCE TO THE HOUSE



VIEW OF NORTH DETACHED GUEST  
HOUSE AND TWO STORY  
RESIDENCE





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813 Harrison Street  
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NORTH ELEVATION OF GUEST HOUSE



COLLAPSE OF INTERIOR OF FIRST FLOOR





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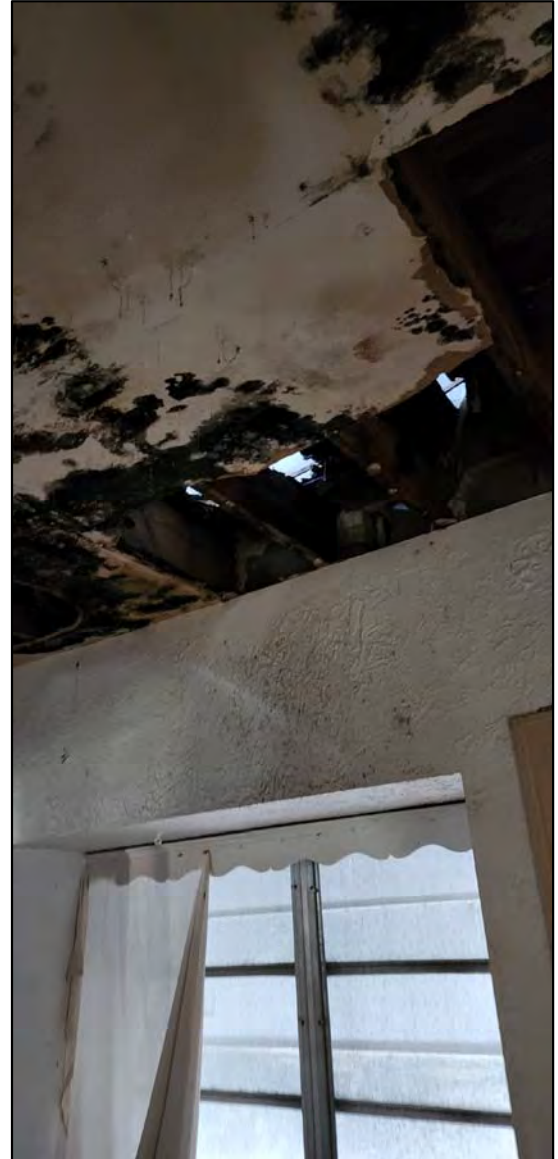
Page: P-4  
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813 Harrison Street  
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DAMAGED INTERIOR OF THE HOUSE  
(VERY POOR CONDITION)



CEILING DAMAGE AND CONDITION  
OF INTERIOR FINISHES





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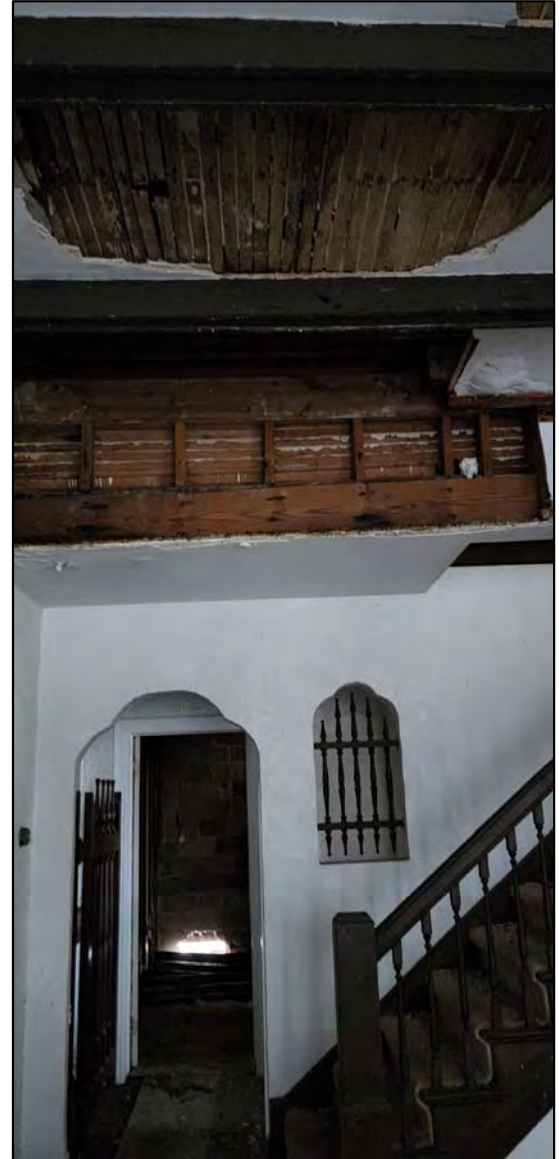
Page: P-5  
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813 Harrison Street  
Hollywood, Florida

Date: July 31, 2023



COMPLETE COLLAPSE OF FIRST  
FLOOR



WOOD STAIR AND DAMAGED  
CEILING





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813 Harrison Street  
Hollywood, Florida

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



COLLAPSED FLOOR AND  
DETERIORATED WOOD JOISTS AND  
WOOD STUDS





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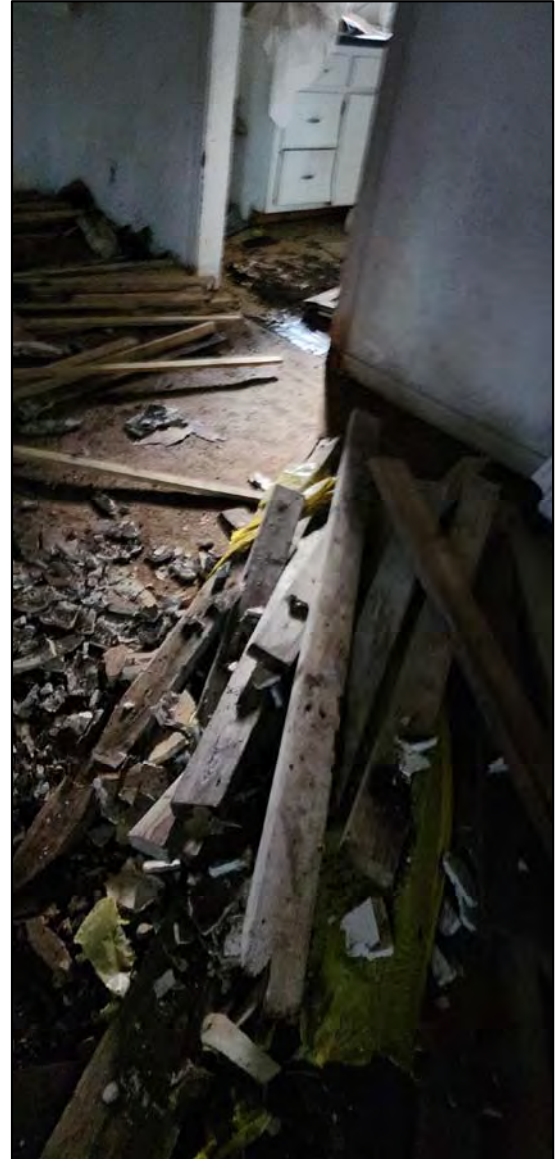
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Project: STRUCTURAL EVALUATION REPORT

813 Harrison Street  
Hollywood, Florida

Date: July 31, 2023

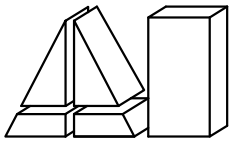


DAMAGED SECOND FLOOR



VIEW OF COLLAPSED FIRST FLOOR





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**CONSULTING ENGINEERS**

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813 Harrison Street  
Hollywood, Florida

Date: July 31, 2023



PARTIAL VIEW OF SECOND FLOOR



DAMAGED INTERIOR FRAMING





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813 Harrison Street  
Hollywood, Florida

Date: July 31, 2023



DETERIORATED WINDOW FRAME AND  
EXPOSED RUSTED REINFORCING IN  
CONCRETE BEAM



COLLAPSE OF ENTIRE FIRST FLOOR





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813 Harrison Street  
Hollywood, Florida

Date: July 31, 2023



COLLAPSE OF FIRST FLOOR



DIAGONAL CRACKS ABOVE THE  
DOOR





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813 Harrison Street  
Hollywood, Florida

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COLLAPSE OF FIRST FLOOR AND  
DETERIORATED MEMBERS



DAMAGED INTERIOR





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Project: STRUCTURAL EVALUATION REPORT

813 Harrison Street  
Hollywood, Florida

Date: July 31, 2023



DAMAGED INTERIOR



DAMAGED INTERIOR





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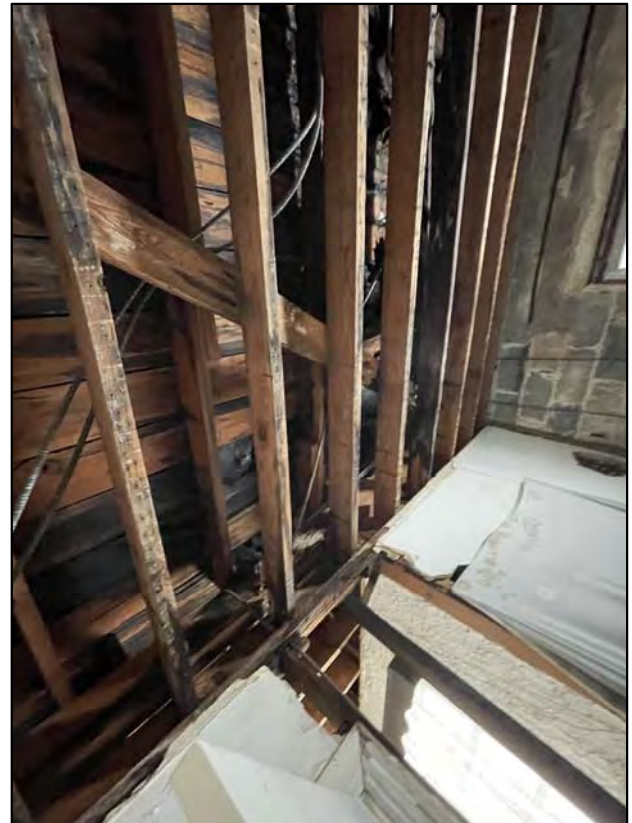
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Project: STRUCTURAL EVALUATION REPORT

813 Harrison Street  
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Date: July 31, 2023



DAMAGED INTERIOR



DAMAGED INTERIOR





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813 Harrison Street  
Hollywood, Florida

Date: July 31, 2023



DAMAGED INTERIOR



DAMAGED INTERIOR





KallerArchitecture

City of Hollywood  
2600 Hollywood Boulevard  
Hollywood, Florida 33020

August 2nd, 2023

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 similar to its neighboring properties within its zoning designation of RS-6.

#### **CRITERION 2: DESIGN**

**ANALYSIS:** The existing building was built in 1940 and there are no records revealing the existing structure has any contribution to the Historic District. Through the years, it was repaired and renovated, 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. This proposed structure will become a gateway to Hollywood Beach Boardwalk from Harrison Street, in which the design highlights a two-story volume with horizontal and vertical glass windows at the front and rear of the building inviting an abundance of natural light while also highlighting the richness of the



surrounding contextual environment. The main design concept is based on two cubes that wrap around a tiered center core. The cube that wraps the southeast corner serves as the bedroom quarters. The second cube that wraps the southwest corner is comprised of social spaces, private bedroom and open to sky terrace. The center core serves as the main living space with a staircase that encompasses a two-story volume with a second floor “catwalk” connecting both cubes.

### **CRITERION 3: SETTING**

The setting of the existing duplex is typical to most of the homes in the Historic District Section seating on the north side of Harrison St. with access to Hollywood Beach Boardwalk and The Intracoastal Waterway.

### **CRITERION 4: MATERIALS**

All materials/colors to be used in the proposed building are to be a series of light and dark grey tones with features of composite wood panels and smooth stucco finishes.

### **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 double-height living room, to the left will be a fully open staircase, utilities and social spaces. To the right side will be the main bedroom towards the rear of the building overlooking the private pool deck. Upon arrival at the second floor, to the left will be a private bedroom and a fully open outdoor terrace. To the right side of the “catwalk” will be the bedroom quarters with direct access to their respective private bathrooms and terraces.

The Architectural style reflects Modern-Contemporary 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 requirements of the Florida Building Code 2020, 7<sup>th</sup> 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

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e. [giovanni@kallerarchitects.com](mailto:giovanni@kallerarchitects.com)

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KallerArchitecture

**Mitchell Fraiman** | NCARB, AIA | Architectural Associate

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## KA

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

SEAL

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



## AERIAL

## SITE \_\_\_\_\_

## SHEET

# T-1



## 1 SITE DEMOLITION PLAN

3/32" = 1'-0"

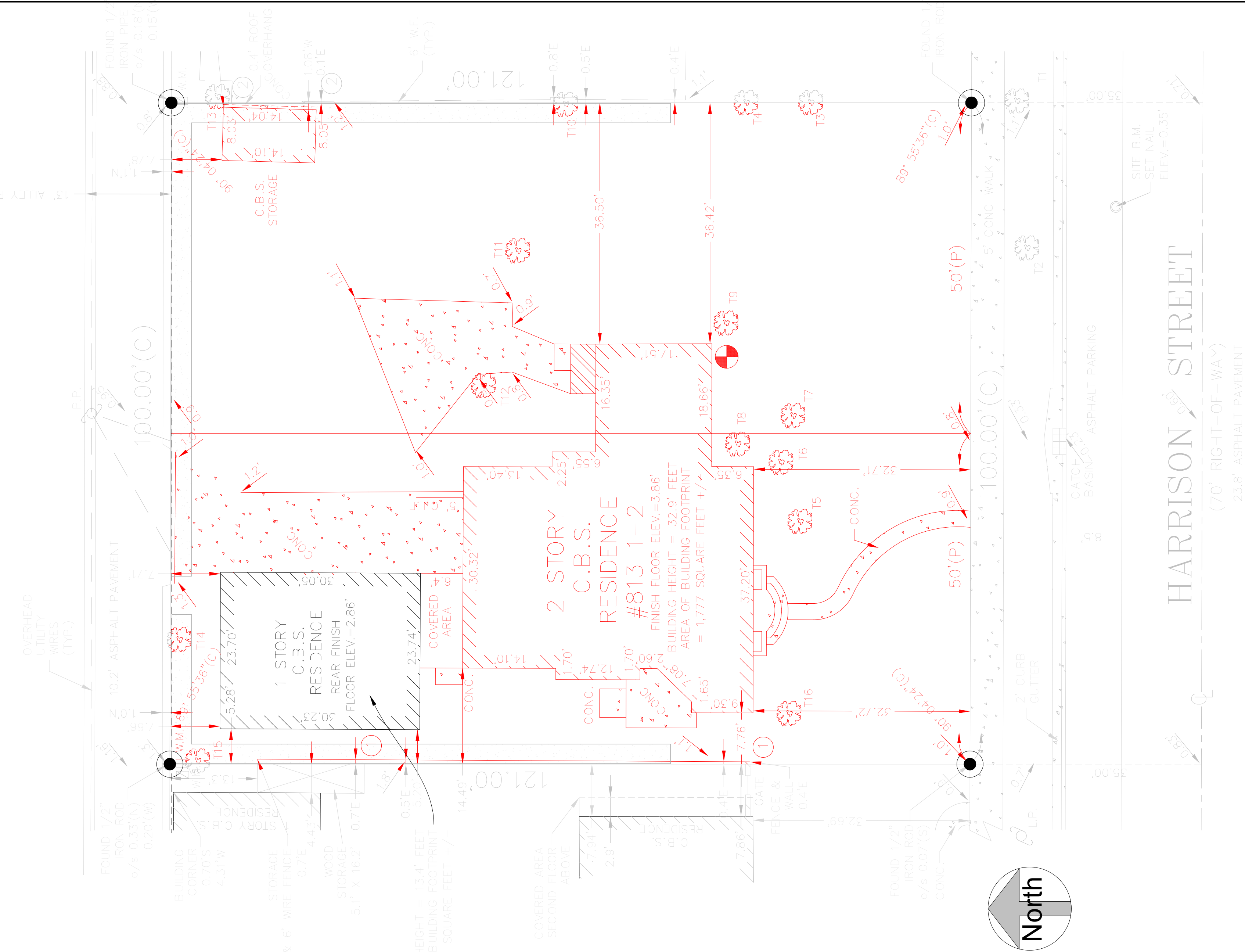
- AT ALL TIMES DURING DEMOLITION WORK, CONTRACTOR SHALL SECURE PUBLIC SAFETY, HEALTH AND GENERAL WELFARE THROUGH STRUCTURAL STRENGTH IN TEMPORARY SUPPORTS, STABILITY, SANITATION AND SAFETY TO LIFE AND PROPERTY DURING THE REMOVAL OF STRUCTURES, ELECTRICAL, MECHANICAL AND PLUMBING SYSTEMS.
- THE CONTRACTOR SHALL COMPLY WITH ALL APPLICABLE PROVISIONS OF THE FLORIDA BUILDING CODE PARTICULARLY CHAPTER 33 WITH REGARD TO DEMOLITION & SITE WORK.
- 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.
- REMOVE ALL DEMOLITION MATERIALS AND DEBRIS FROM THE CONSTRUCTION SITE.
- ALL EXISTING EXPOSED SURFACES THAT ARE TO REMAIN IN PLACE THAT ARE DAMAGED DURING CONSTRUCTION SHALL BE REPAIRED AS REQUIRED TO MATCH EXISTING UNDAMAGED SURFACES.
- ARRANGE WITH UTILITY COMPANIES FOR THE DISCONNECTION OF SERVICES AND REMOVAL FITTINGS AND EQUIPMENT BEFORE STARTING DEMOLITION WORK.

- PROTECT PARTS OF THE EXISTING WORK SCHEDULED TO REMAIN. CUT AWAY CAREFULLY THE PARTS TO BE DEMOLISHED TO REDUCE THE AMOUNT OF NECESSARY REPAIRS.
- SECURE OWNER'S EXISTING PROPERTY TO BE SALVAGED. COORDINATE THOSE ITEMS WITH THE OWNER.
- SHORE, BRACE AND SECURE STRUCTURAL ITEMS TO REMAIN BEFORE DEMOLITION.
- 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)

- 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.
- 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.
- ALL DEBRIS AND ACCUMULATION OF MATERIAL RESULTING FROM DEMOLITION OF ANY BUILDING OR STRUCTURE SHALL BE REMOVED FROM THE PREMISES.
- ALL BUILDING SEWERS SHALL BE EFFECTIVELY PLUGGED WITH CONCRETE AT THE PROPERTY LINE, OR AS MAY BE REQUIRED BY THE BUILDING OFFICIAL.
- 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.

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



## 2 DEMO SITE DATA

3/4" = 1'-0"

SHEET TITLE

SITE DEMOLITION PLAN

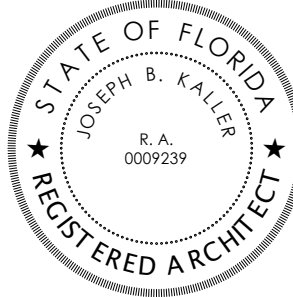
PROJECT TITLE

NEW TWO-STORY SINGLE-FAMILY RESIDENCE

813 HARRISON STREET

HOLLYWOOD, FL 33019

SEAL



JOSEPH B. KALLER  
FLORIDA R.A. #0009239



Kaller Architecture

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joseph@kallerarchitects.com

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PROJECT No.: 23064  
DATE: JULY 2023  
DRAWN BY: CG  
CHECKED BY: GM

SHEET

SDP



1 01. GROUND LEVEL.  
3/32" = 1'-0"

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

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

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

SITE LIGHTING NOTE:  
SITE LIGHTING LEVELS SHALL NOT EXCEED 0.5 FC AT THE PROPERTY LINE ADJACENT TO RESIDENTIALLY ZONE OR RESIDENTIALLYUSED 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 REQUIERS 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 COMPLYNG WITH NFPA T2 (2013 EDITOR) BDA SYSTEM MAY BE REQUIRED

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

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

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

ALL MECHANICAL EQUIPMENT SHALL BE SCREENED FROM PUBLIC VIEW.

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

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

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

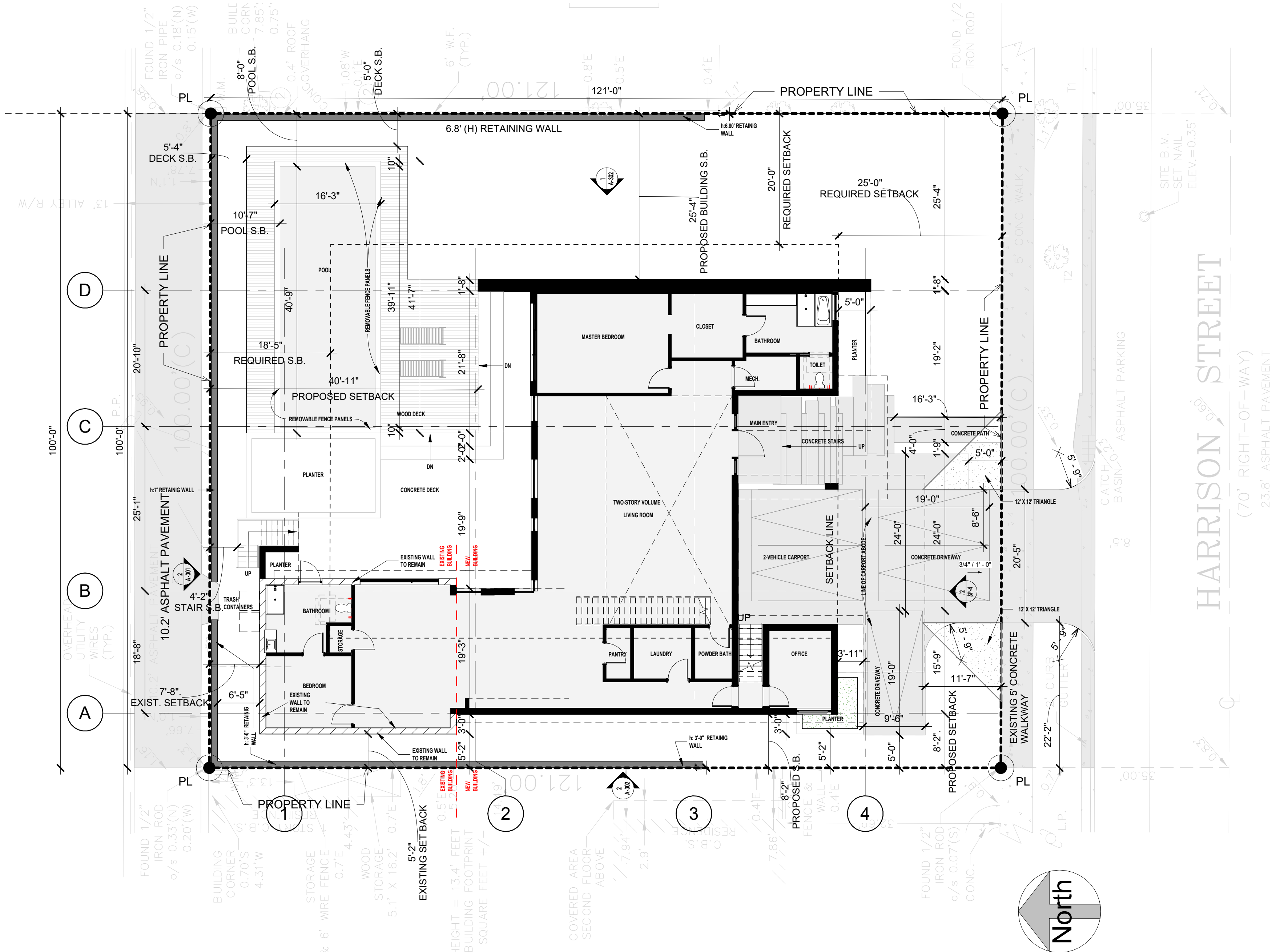
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FEMA NOTE:  
THE NATIONAL FLOOD INSURANCE PROGRAM IS IN THE PROCESS OF ISSUING NEW FLOOD MAPS. AT THE TIME OF BUILDING PERMIT THE FEMABASE FLOOD ELEVATION SHOULD BE CHECKED TO ENSURE IT IS STILL COMPLAINT

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 HOLLYOOD ZONING AND LAND DEVELOPMENT CODE BASED ON THE HOLLYWOOD LAKES SECTION 1-32 B LOT 12.13 BLK 74 RS-6 ZONING DISTRICT



PROPERTY ADDRESS

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                    | N/A      |
| SUB-DISTRICT:           | N/A                     | N/A      |
| BUILDING USE:           | SINGLE FAMILY DWELLING  | N/A      |
| LAND USE DESIGNATION:   | RESIDENTIAL             | N/A      |
| COUNTY USE DESIGNATION: | RESIDENTIAL             | N/A      |
| NET LOT AREA:           | 12,070 SQFT- 0.28 ACRES | N/A      |
| GROSS LOT AREA:         | 15,564 SQFT- 0.36 ACRES | N/A      |
| 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     | 5775.14 SF |
| BUILDING FOOT PRINT | N/A     | 3339.20    |
| PROPOSED DWELLING:  | 1       | 1          |
| NUMBER OF FLOORS    | 2       | 2          |
| BUILDING HEIGHT     | 30 FEET | 30 FEET    |

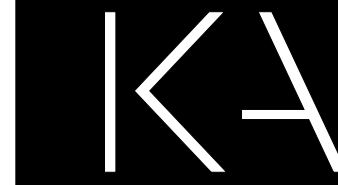
| BUILDING INFORMATION  | EXISTING | PROVIDED |
|-----------------------|----------|----------|
| TYPE OF CONSTRUCTION  | TBD      | TBD      |
| SPRINKLER (REQUIRED)  | TBD      | TBD      |
| FIRE ALARM (REQUIRED) | TBD      | TBD      |

| PARKING CALCULATION: | REQUIRED | PROVIDED |
|----------------------|----------|----------|
|                      | 5        | 5        |

| SETBACKS:                    | REQUIRED | PROVIDED                 |
|------------------------------|----------|--------------------------|
| (a) FRONTAGE (TYLER) (NORTH) | 25' 0"   | 25' 0"                   |
| (b) SIDE INTERIOR (EAST)**   | **       | 25' 4"                   |
| (c) SIDE INTERIOR (WEST)**   | **       | 5'-2" EXISTING TO REMAIN |
| (d) REAR*                    | 18.15'   | 7'-8" EXISTING TO REMAIN |
| * 15% LOT DEPTH              |          |                          |
| ** 25% OF LOT WITH           |          |                          |

| LANDSCAPE  | PROVIDED      |
|--|---------------|
| IMPERVIOUS AREA<br>BUILDING FOOTPRINT, PARKING, SIDEWALKS & DRIVES | 7,260.00 S.F. |
| PERVIOUS AREA<br>LANDSCAPE AREAS (TOTAL)                           | 4,840.64 S.F. |

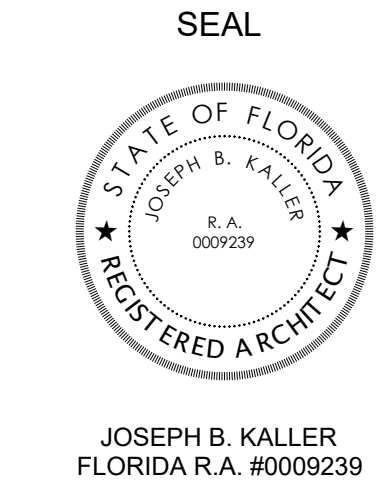
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| GROSS BUILDING AREA: | INTERIOR    |
| FIRST FLOOR (A.C.)   | 3,054.62 SF |
| SECOND FLOOR (A.C.)  | 2,027.24 SF |
| TOTAL                | 5,081.86 SF |



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Hollywood Florida 33020  
954.920.5746  
joseph@kallerarchitects.com

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

SHEET TITLE  
**SITE PLAN**

| REVISIONS |             |      |
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SHEET

SP-1

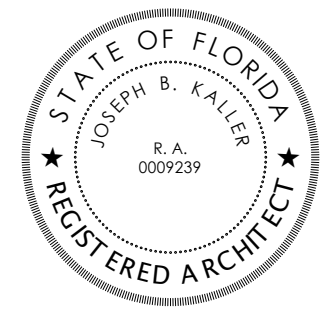


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SEAL



JOSEPH B. KALLER  
FLORIDA R.A. #0009239

PROJECT TITLE

**NEW TWO-STORY SINGLE-FAMILY RESIDENCE**

**813 HARRISON STREET**

**HOLLYWOOD, FL 33019**

**SHEET TITLE**

**SECOND FLOOR**

**OVERLAY SITE PLAN**

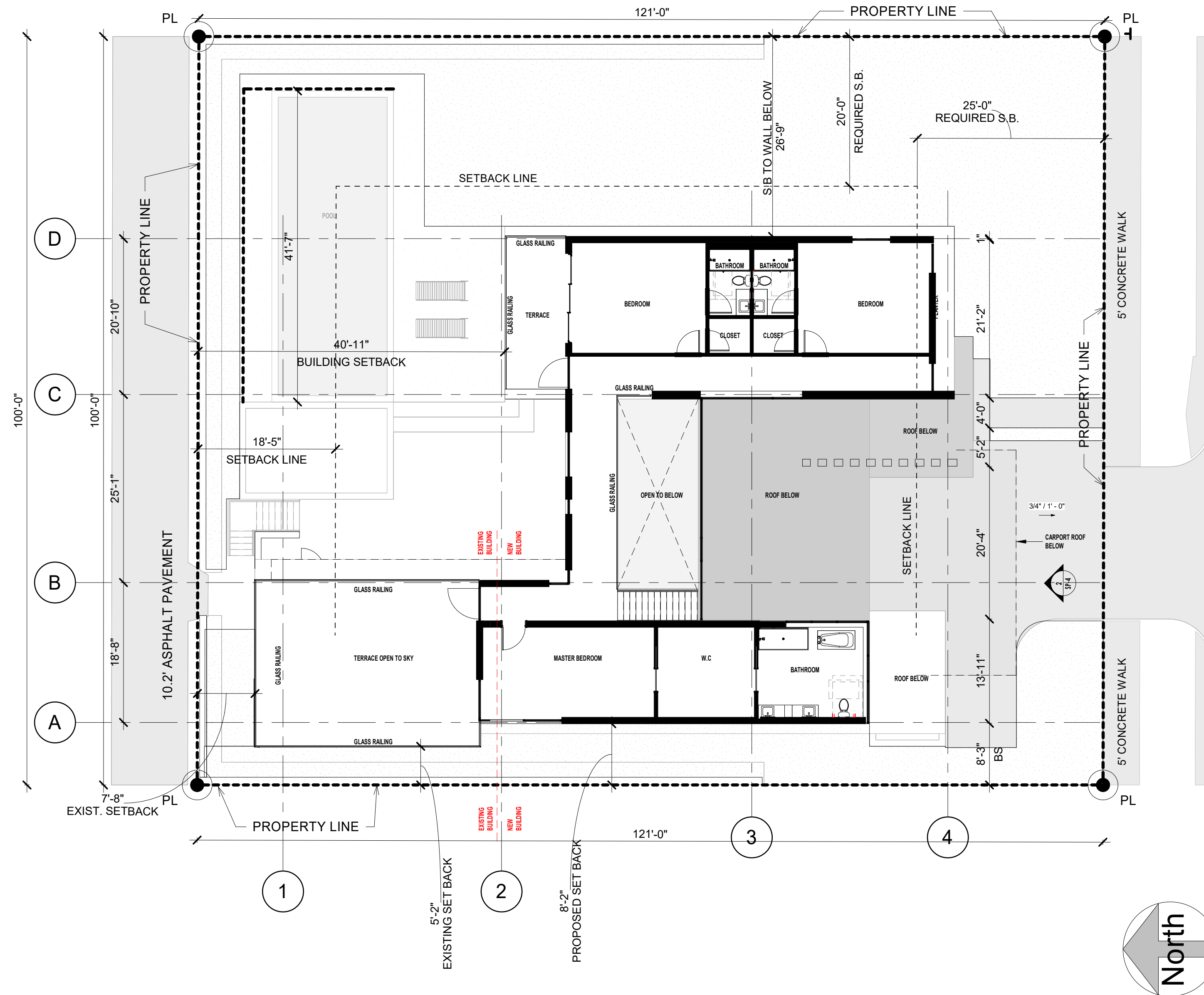
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SHEET

# SP-1.1



**1 02. SECOND LEVEL**  
3/32" = 1'-0"





1 801 HARRISON STREET  
NTS



2 745 HARRISON STREET  
NTS



3 750 HARRISON STREET  
NTS



4 800 HARRISON STREET  
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5 804 HARRISON STREET  
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6 814 HARRISON STREET  
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7 820 HARRISON STREET  
NTS



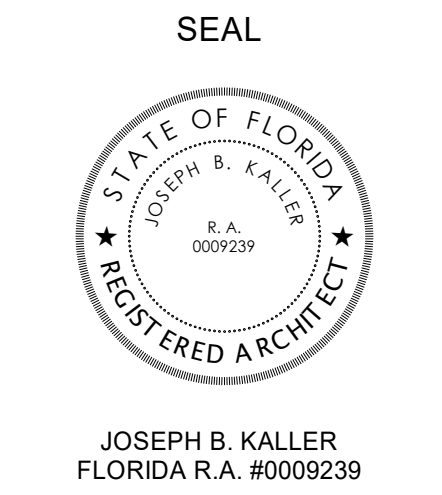
8 826 HARRISON STREET  
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9 821 HARRISON STREET  
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**PROJECT TITLE**  
NEW TWO-STORY SINGLE-FAMILY RESIDENCE  
**813 HARRISON STREET**  
HOLLYWOOD, FL 33019

**SHEET TITLE**  
HISTORIC

| REVISIONS |             |      |
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SHEET  
**SP-2**





SUBJECT PROPERTY



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SEAL

JOSEPH B. KALLER  
FLORIDA R.A. #0009239

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

**SUBJECT PROPERTY**

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SHEET  
**SP-3**





PROPOSED - FRONT



PROPOSED - REAR



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



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

SHEET TITLE  
**STREET PROFILE VIEW**

| REVISIONS |             |      |
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SHEET  
**SP-4**



**GROUND FLOOR**  
3/16" = 1'-0"

$$3/16'' = 1'-0''$$

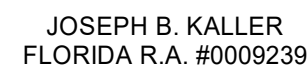
## GENERAL NOTES

## GENERAL NOTES

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SEAL



## NEW TWO-STORY SINGLE-FAMILY RESIDENCE

**813 HARRISON STREET**

**HOLLYWOOD, FL 33019**

PROJECT TITLE

SHEET TITLE

**GROUND LEVEL FLOOR  
PLAN**

SHEET TITLE

## REVISIONS

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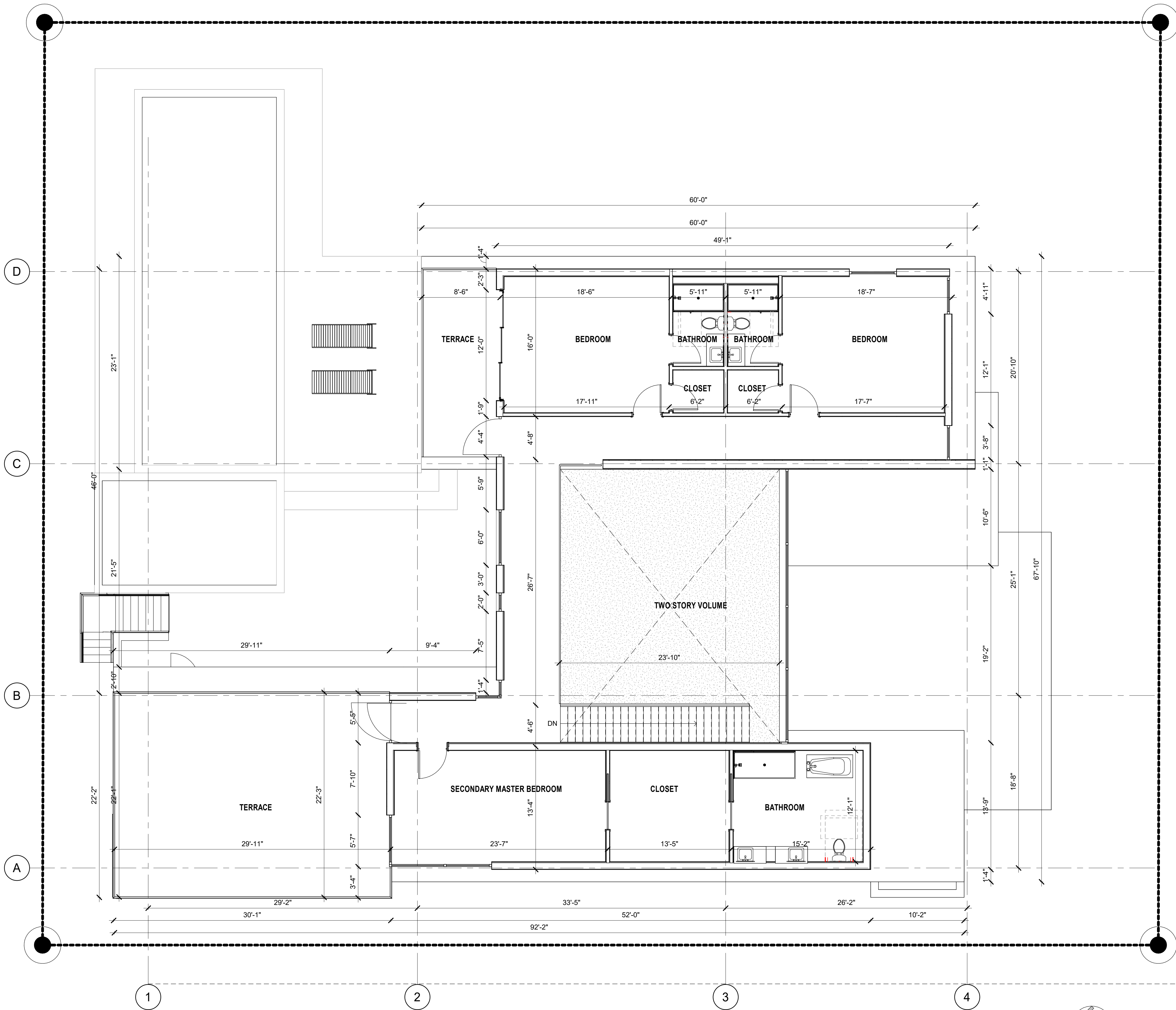
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SHEET

A-101





- 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
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  - PROPOSED FRAMED/GW 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)
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  - A MIN WIDTH OF 20" & MIN HEIGHT 24"
  - C 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

PROJECT TITLE

NEW TWO-STORY SINGLE-FAMILY RESIDENCE

813 HARRISON STREET

HOLLYWOOD, FL 33019

SHEET TITLE

SECOND LEVEL FLOOR  
PLAN

REVISIONS

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SHEET

A-102

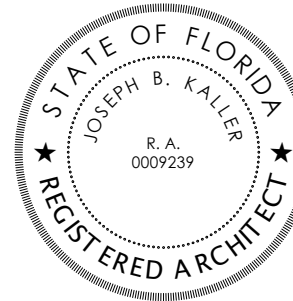


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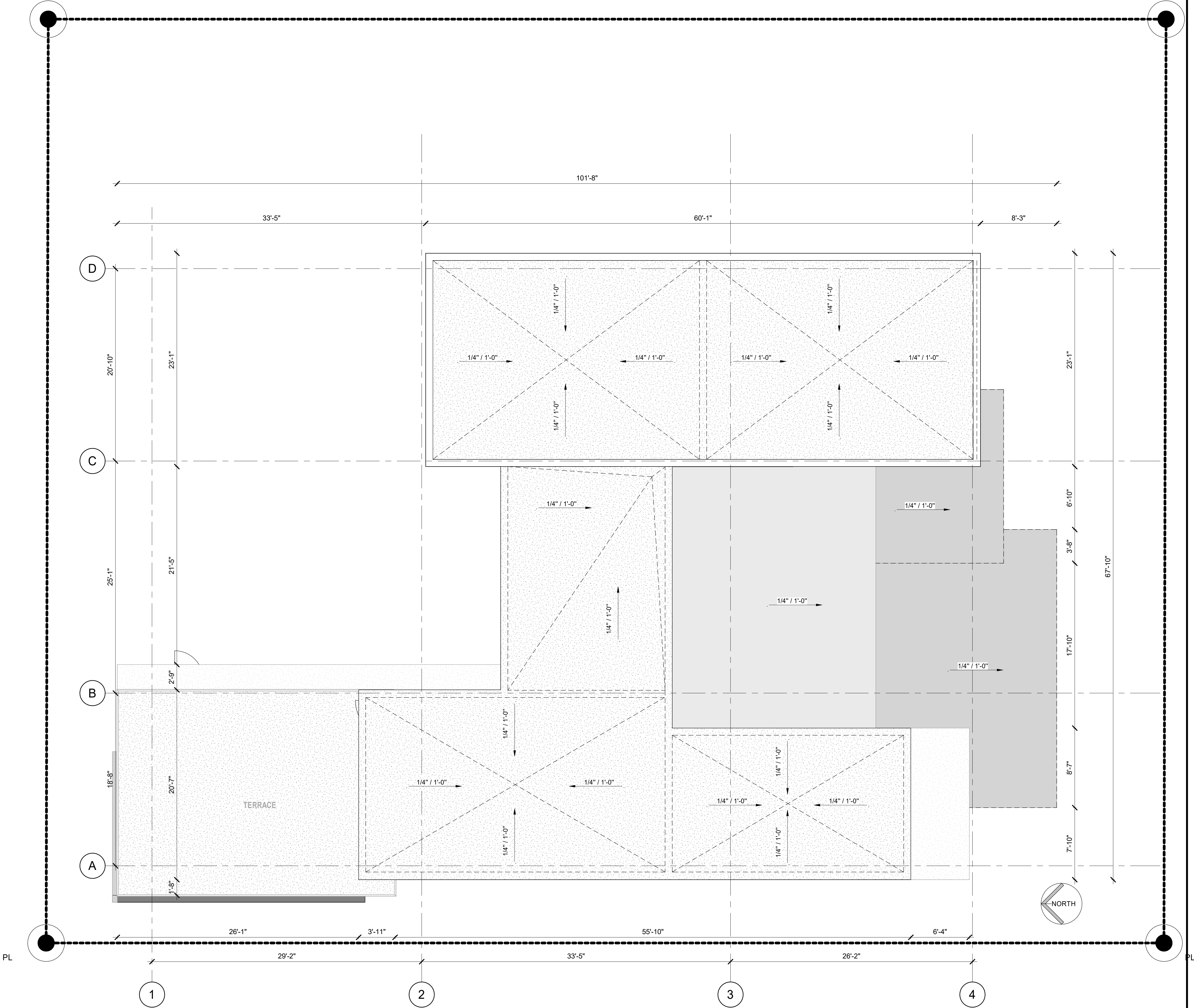
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FLORIDA R.A. #0009239



PL



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- ALL EXTERIOR DOORS TO BE IMPACT RESISTANT WEATHER SEALED DOORS. SEE DOOR SCHEDULE. GC TO PROVIDE NOA.
- ALL EXTERIOR SLIDING ALUMINUM AND GLASS DOORS TO BE IMPACT RESISTANT SAFETY (CAT II) GLASS/ALUMINUM DOORS. SEE DOOR SCHEDULE.
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PROJECT TITLE

NEW TWO-STORY SINGLE-FAMILY RESIDENCE

813 HARRISON STREET

HOLLYWOOD, FL 33019

SHEET TITLE

ROOFTOP LEVEL

REVISIONS

| No. | Description | Date |
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PROJECT No.: 23064  
DATE: JULY 2023  
DRAWN BY: CG  
CHECKED BY: GM

SHEET

A-103

1

1

03. ROOFTOP LEVEL  
3/16" = 1'-0"

2

GENERAL NOTES





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



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

**GENERAL NOTES:**

1. **PERMITS:** CONTRACTOR SHALL CONTAIN IN THEIR BID AS WELL AS SECURE ALL NECESSARY BUILDING PERMITS NOT LIMITED: ROOFING, PLUMBING, ELECTRICAL, MECHANICAL, OCCUPANCY AND OTHER PERMITS AS MAY BE REQUIRED. CONTRACTOR SHALL OBTAIN HIS OWN CERTIFICATE OF OCCUPANCY.
2. **QUALIFICATION OF CONTRACTOR:** THE GENERAL CONTRACTOR AND ALL SUB- CONTRACTORS SHALL BE LICENSED IN THE STATE OF FLORIDA, AS WELL AS THE COUNTY AND BE INSURED TO MEET THE REQUIREMENTS OF DATE COUNTY.
3. **OWNER SHALL HAVE THE RIGHT OF APPROVAL OR REJECTION OF ALL SUBCONTRACTORS PRIOR TO SIGNED THE CONTRACT. GENERAL CONTRACTOR SHALL SUBMIT A LIST OF ALL PROPOSED SUBCONTRACTORS AND SUPPLIERS TO THE OWNER FOR HIS REVIEW.**
4. **EXISTING CONDITIONS:** CONTRACTOR BY AND THROUGH SUBMISSION OF HIS BID AGREES THAT HE SHALL BE RESPONSIBLE FOR HAVING EXAMINED THE SITE, THE PROPOSED PLANS, THE EXISTING RECORDS AND ANY OTHER CONDITIONS SURROUNDING AND AFFECTING THE WORK, ANY OBSTRUCTIONS, AND ALL OTHER PHYSICAL CHARACTERISTICS OF THE SITE. IN ORDER THAT HE MAY KNOW HIS OWN LIMITS AND THE EXTENT OF HIS OBLIGATION, CONTRACTOR SHALL PROVIDE FOR THE SATISFACTORY COMPLETION OF ANY OBJECTS OR OBSTRUCTION WHICH MAY BE ENCOUNTERED IN CONNECTION WITH THE WORK.
5. **ALL MEASUREMENTS AND DIMENSIONS MUST BE VERIFIED BY THE CONTRACTOR IN THE FIELD. THE DIMENSIONS SHOWN ARE AS ACCURATE AS THE BASE BUILDING DOCUMENTS PERMIT. ANY DISCREPANCIES MUST BE BROUGHT TO THE ATTENTION OF THE ARCHITECT IMMEDIATELY PRIOR TO THE BEGINNING OF THE WORK. THE CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING ALL DIMENSIONS DRAWINGS SHALL COVER OVER WORK. IF DIMENSIONS ARE NOT DESIGNATED ON THE PLANS, AT THE TIME THERE IS NO TIME DELAY IN THE MATTER THE CONTRACTOR SHALL PROVIDE FOR THE SATISFACTORY COMPLETION OF ANY OBJECTS OR OBSTRUCTION WHICH MAY BE ENCOUNTERED IN CONNECTION WITH THE WORK.**
6. **COMPLY AT ALL TIMES WITH REQUIREMENTS OF THE FLORIDA BUILDING CODE, LIFE AND SAFETY CODE (N.F.P.A. 101), AND ALL LOCAL CODES AND ORDINANCES.**
7. **SHOWING/NOTICES:** THE OWNER SHALL SUBMIT FOUR COPIES OF THE PLANS AND FOUR (4) HARD COPIES OF ALL REQUIRED PERMITS AND DRAWINGS TO THE CITY OF PALM BEACH. THE CITY OF PALM BEACH MAY REQUIRE BY BUILDING OFFICIALS THE CONTRACTOR IN SUFFICIENT TIME TO REVIEW OR REVISIONS AND PROCESSED SO AS TO BE IN COMPLIANCE WITH THE CITY OF PALM BEACH.
8. **PROTECTION:** THE CONTRACTOR SHALL PROTECT ADJACENT PARTS OF EXISTING BUILDINGS FROM DAMAGE DURING ALL PHASES OF CONSTRUCTION AND BE LIABLE FOR SAME.
9. **WORKSMANSHIP:** ALL MATERIALS AND EQUIPMENT SPECIFIED SHALL BE NEW AND ALL MATERIALS SHALL BE AT LEAST CLASS FOLLOWING THE MANUFACTURER'S SPECIFICATIONS ALONG WITH THE BEST PRACTICES OF THE INDUSTRY.
10. **ALL WORK TO BE GUARANTEED AGAINST POOR WORKSMANSHIP AND DEFECTS.**
11. **THE GENERAL CONTRACTOR SHALL FURNISH ALL LABOR, MATERIALS AND EQUIPMENT (UNLESS OTHERWISE NOTED) REQUIRED FOR THE COMPLETION OF THE JOB IN ACCORDANCE WITH THESE DRAWINGS.**
12. **CLEAN UP ALL RUBBISH, REFUSE, SCRAP MATERIALS AND DEBRIS CAUSED BY THIS PROJECT AND REMOVE IT FROM THE SITE. THE SITE OF WORK SHALL PRESENT A NEAT ORDERLY AND UNCLUTTERED APPEARANCE.**
13. **GENERAL CONTRACTOR SHALL PRESENT THE JOB TO THE OWNER FOR ACCEPTANCE. ACCEPTANCE SHALL REQUIRE FOR THE FOLLOWING: ALL WALLS AND CEILING FINISHES, FLOORS, SWEET BROOM CLEAN, CARPETS VACUUMED, FIXTURES WASHED AND ALL LABELS REMOVED.**
14. **STORE MATERIALS IN A SAFE AND APPROVED LOCATION COMPLY WITH ALL REGULATIONS GOVERNING THE NEIGHBORHOODS AS TO MINIMIZE INTERRUPTIONS AND OR INTERFERENCE WITH ANY OF THE SURROUNDING AREAS.**
15. **ALL WOOD IN CONTACT WITH MASONRY SHALL BE PRESSURE TREATED.**
16. **ALL EXTERIOR AND CORRIDOR INTERIOR CONCRETE MASONRY UNIT WALLS SHALL RECEIVE CODE FILL 500 R-12 EXPANDABLE SPRAY FOAM INSULATION IN EVERY VOID CELL. INSTALLATION OF INSULATION SHALL OCCUR AFTER ROOF HAS BEEN DRY-ED AND AFTER INTERIOR FINISHING HAS PASSED INSPECTION.**

## ELEVATIONS / SECTIONS

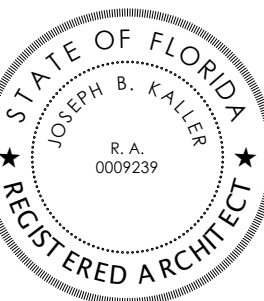
- 1 NEW IMPACT RESISTANT WINDOW/DOOR (TYP)
- 2 NEW SMOOTH STUCCO GREY COLOR > BENJAMIN MOORE (PIGEON GREY - 2133-50)
- 3 NEW 42" GLASS GUARDRAIL AND HAND RAIL, GC TO IMPROVE SHOP SHOPDRAWINGS FOR ARCHITECT APPROVAL
- 4 CONTINUOUS DRIP EDGE TROUGH ALL FACIAS
- 5 PAPERBACK, METAL LATH & SMOOTH STUCCO FINISH THROUGHOUT.
- 6 GARAGE DOOR TO MATCH LOUVERS FINISH. > (SESAME COLOR / NATURCLAD-B)
- 7 HORIZONTAL SCORED STUCCO @ 8" O.C. (TYP).
- 8 BUILDING NUMBER TO BE INTEGRATED INTO LASERCUT PATTERN WHERE GC TO PROVIDE SHOPDRAWINGS TO ARCH FOR REVIEW AND APPROVAL PRIOR FABRICATION.
- 9 RAW CONCRETE FINISH (MATE) GC TO POUR WITH METAL FORMS FOR SMOOTH FINISH.
- 10 CURTAIN WALL SYSTEM INTEGRATED WITH HANDRAIL ABOVE.
- 11 ALUMINUM LOUVERS WOOD FINISH > (SESAME COLOR / NATURCLAD-B CLADDING)
- 12 NEW SMOOTH STUCCO WHITE COLOR > BENJAMIN MOORE

## KA

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

www.kallerarchitects.com

EAL



JOSEPH B. KALLER  
FLORIDA R.A. #0009239

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

## NORTH / SOUTH ELEVATIONS

## REVISIONS

[illegible]

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PROJECT No.: 23064  
DATE: JULY 2023  
DRAWN BY: CG  
CHECKED BY: GM

**SHEET**

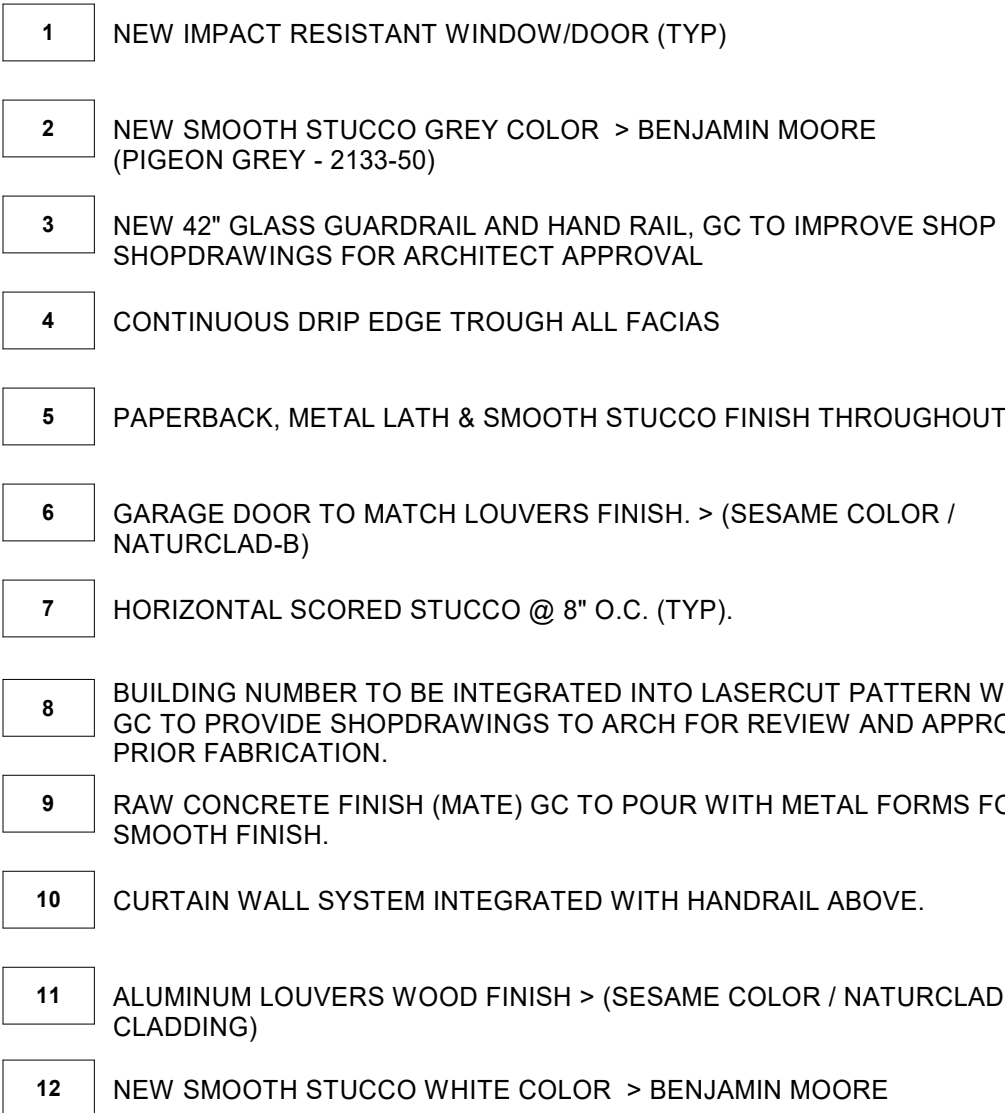
3

## GENERAL NOTES

# A-301



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



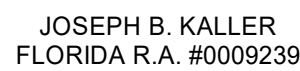
### 3 GENERAL NOTES

## ELEVATIONS / SECTIONS

- [illegible]

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

SEAL



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

PROJECT TITLE

SHEET TITLE

## EAST / WEST ELEVATIONS

## REVISIONS

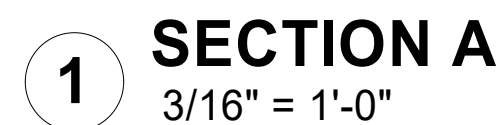
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PROJECT No.: 23064  
DATE: JULY 2023  
DRAWN BY: CG  
CHECKED BY: GM

SHEET

# A-302





- 1 NEW IMPACT RESISTANT WINDOW/DOOR (TYP)
- 2 NEW SMOOTH STUCCO GREY COLOR > BENJAMIN MOORE (PIGEON GREY - 2133-50)
- 3 NEW 42" GLASS GUARDRAIL AND HAND RAIL, GC TO IMPROVE SHOP SHOPDRAWINGS FOR ARCHITECT APPROVAL
- 4 CONTINUOUS Drip EDGE TROUGH ALL FACIAS
- 5 PAPERBACK, METAL LATH & SMOOTH STUCCO FINISH THROUGHOUT
- 6 GARAGE DOOR TO MATCH LOUVERS FINISH. > (SESAME COLOR / NATURCLAD-B)
- 7 HORIZONTAL SCORED STUCCO @ 8" O.C. (TYP).
- 8 BUILDING NUMBER TO BE INTEGRATED INTO LASERCUT PATTERN WITH GC TO PROVIDE SHOPDRAWINGS TO ARCH FOR REVIEW AND APPROPRIOR FABRICATION.
- 9 RAW CONCRETE FINISH (MATE) GC TO POUR WITH METAL FORMS FOR SMOOTH FINISH.
- 10 CURTAIN WALL SYSTEM INTEGRATED WITH HANDRAIL ABOVE.
- 11 ALUMINUM LOUVERS WOOD FINISH > (SESAME COLOR / NATURCLAD-CLADDING)
- 12 NEW SMOOTH STUCCO WHITE COLOR > BENJAMIN MOORE

## 2 PLAN NOTES

SHEET TITLE

**GENERAL SECTIONS**

[illegible]

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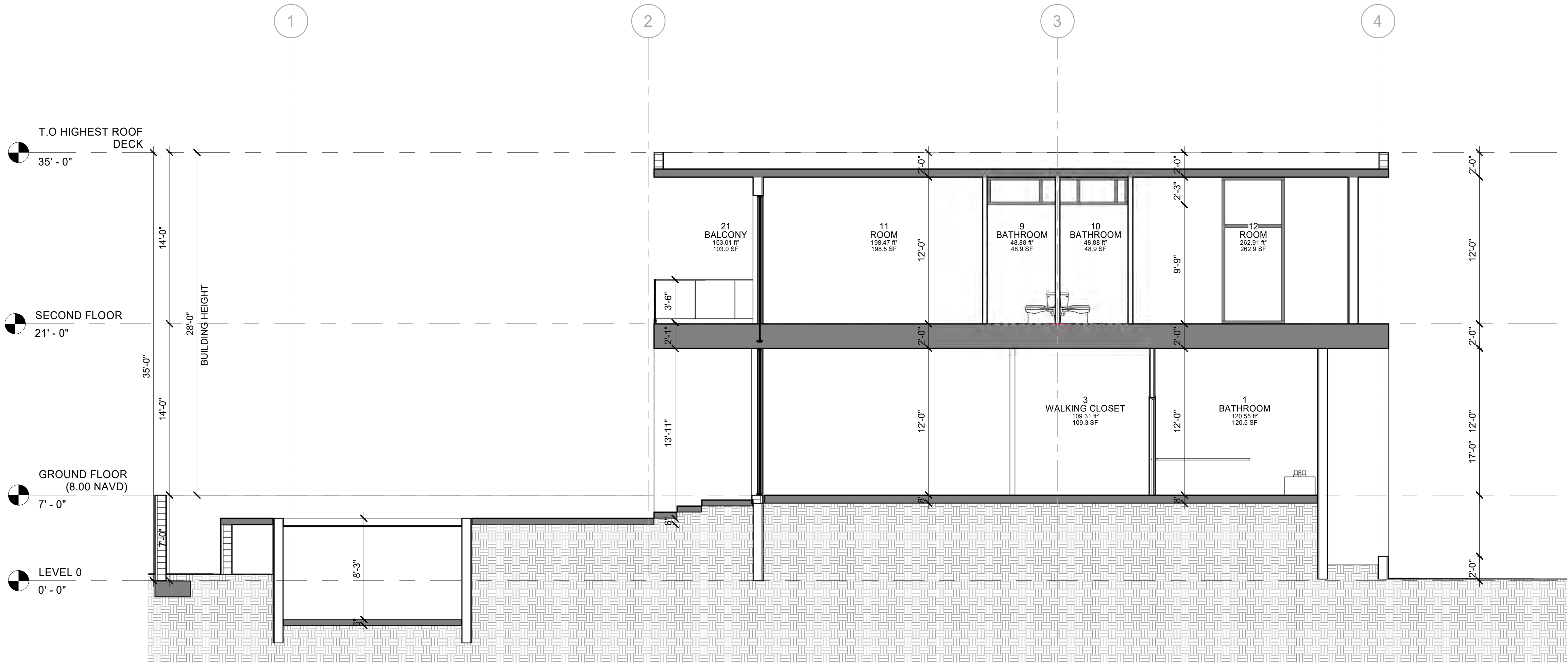
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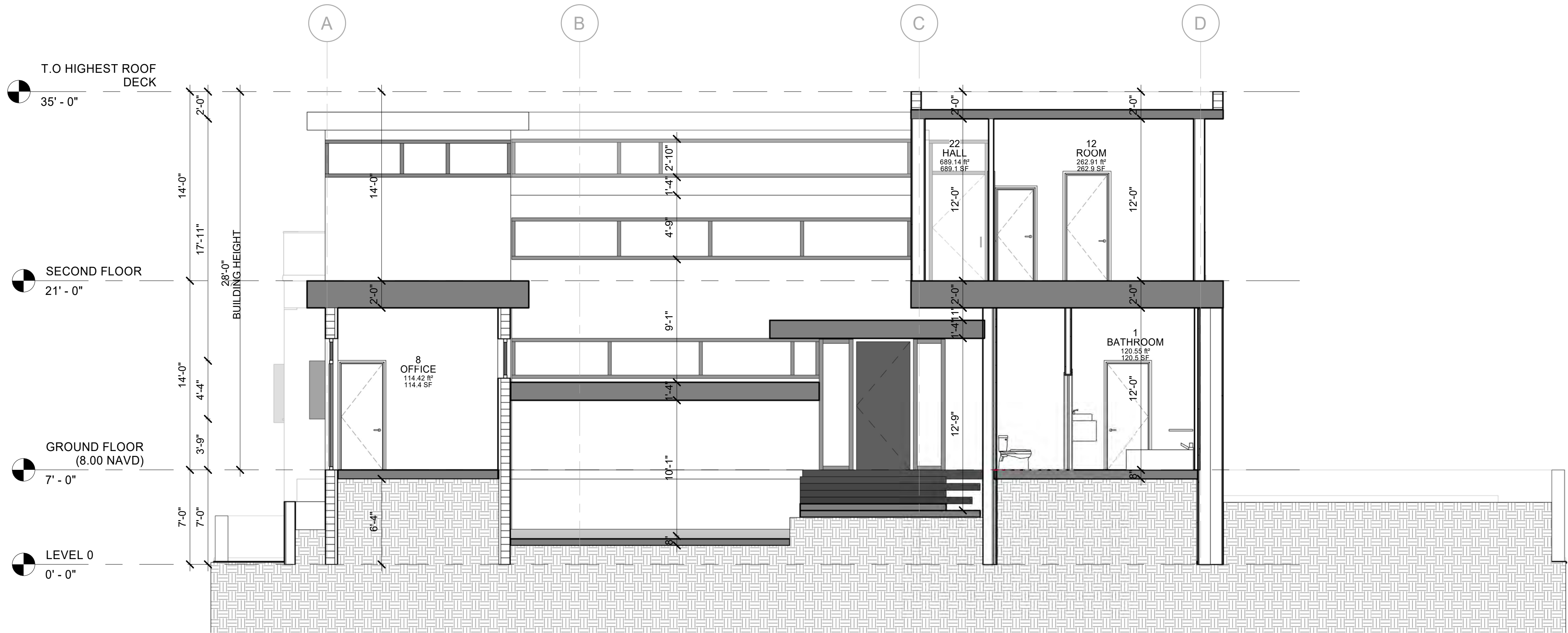
A-401



1 SECTION C  
3/16" = 1'-0"



2 SECTION D  
3/16" = 1'-0"



GENERAL NOTES:

1. PERMITS: CONTRACTOR SHALL CONTAIN IN THEIR BID AS WELL AS SECURE ALL NECESSARY BUILDING PERMITS, NOT LIMITED: ROOFING, PLUMBING, ELECTRICAL, MECHANICAL, OCCUPANCY AND OTHER PERMITS, AT HIS EXPENSE, SO THAT THE OWNER CAN OBTAIN HIS / HER CERTIFICATE OF OCCUPANCY.
2. QUALIFICATION OF CONTRACTOR: THE GENERAL CONTRACTOR AND ALL SUB - CONTRACTORS SHALL BE LICENSED BY THE STATE OF FLORIDA, AS WELL AS THE COUNTY AND BE INSURED TO MEET THE REQUIREMENTS OF DADE COUNTY.
3. OWNER SHALL HAVE THE RIGHT OF APPROVAL OR REJECTION OF ALL SUBCONTRACTORS PRIOR TO SIGNING THE CONTRACT. GENERAL CONTRACTOR SHALL SUBMIT A LIST OF ALL PROPOSED SUBCONTRACTORS AND SUPPLIERS TO THE OWNER FOR THIS PURPOSE.
4. EXISTING CONDITIONS: CONTRACTOR BY AND THROUGH SUBMISSION OF HIS BID, AGREES THAT HE SHALL BE HELD RESPONSIBLE FOR HAVING EXAMINED THE SITE, THE PROPOSED PLANS, THE LOCATION OF ALL PROPOSED WORK AND FOR HAVING SATISFIED HIMSELF FROM HIS OWN PERSONAL KNOWLEDGE AND EXPERIENCE OR PROFESSIONAL ADVICE AS TO THE CHARACTER AND LOCATION OF THE SITE, THE NATURE OF EXISTING CONDITIONS, THE LOCATION OF EXISTING UTILITIES AND ANY OTHER CONDITIONS SURROUNDING AND AFFECTING THE WORK. ANY OBSTRUCTIONS, AND ALL OTHER PHYSICAL CHARACTERISTICS OF THE SITE, IN ORDER THAT HE MAY INCLUDE IN HIS PRICE ALL COSTS PERTAINING TO THE WORK AND THEREBY PROVIDE FOR THE SATISFACTORY COMPLETION OF ANY OBJECTS OR OBSTRUCTION WHICH MAY BE ENCOUNTERED IN DOING THE PROPOSED WORK.
5. ALL MEASUREMENTS AND DIMENSIONS MUST BE VERIFIED BY THE CONTRACTOR IN THE FIELD. THE DIMENSIONS SHOWN ARE AS ACCURATE AS THE BASE BUILDING DOCUMENTS PERMIT. ANY DISCREPANCIES MUST BE BROUGHT TO THE ATTENTION OF THE ARCHITECT IMMEDIATELY PRIOR TO THE COMMENCEMENT OF WORK. DO NOT SCALE DRAWINGS - USE DIMENSIONS ONLY. LARGE SCALE DRAWINGS SHALL GOVERN OVER SMALL IF DIMENSIONS ARE NOT DESIGNATED ON THE PLANS, AT IS THE RESPONSIBILITY OF THE CONTRACTOR TO VERIFY THEM WITH THE ARCHITECT.
6. 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.
7. 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.
8. PROTECTION: THE CONTRACTOR SHALL PROTECT ADJACENT PARTS OF EXISTING BUILDINGS FROM DAMAGE DURING ALL PHASES OF CONSTRUCTION, AND BE LIABLE FOR SAME.
9. WORKMANSHIP: ALL MATERIALS AND EQUIPMENT SPECIFIED SHALL BE NEW AND ALL WORKMANSHIP SHALL BE FIRST CLASS FOLLOWING THE MANUFACTURER'S SPECIFICATIONS ALONG WITH THE BEST TRADE PRACTICES AND STANDARDS.
10. ALL WORK TO BE GUARANTEED AGAINST POOR WORKMANSHIP AND DEFECTS.
11. THE GENERAL CONTRACTOR SHALL FURNISH ALL LABOR, MATERIALS AND EQUIPMENT (UNLESS OTHERWISE NOTED) REQUIRED FOR THE COMPLETION OF THE JOB IN ACCORDANCE WITH THESE DRAWINGS.
12. CLEAN UP ALL RUBBISH, REFUSE, SCRAP MATERIALS AND DEBRIS CAUSED BY THIS PROJECT AT THE END OF EACH DAY AND INSURE THAT THE SITE OF WORK SHALL PRESENT A NEAT ORDERLY AND WORKMANLIKE APPEARANCE.
13. GENERAL CONTRACTOR SHALL PRESENT THE JOB TO THE OWNER FOR ACCEPTANCE, CLEANED AND READY FOR OCCUPANCY. ALL GLASS SHALL BE CLEANED AND POLISHED, FLOORS SWEEPED BROOM CLEAN, CARPETS VACUUMED, PICTURES WASHED AND ALL LABELS REMOVED.
14. STORE MATERIALS IN A SAFE AND APPROVED LOCATION. COMPLY WITH ALL REGULATIONS GOVERNING THE NEIGHBORHOOD AS TO MINIMIZE INTERRUPTIONS AND/OR INTERFERENCE WITH ANY OF THE SURROUNDING OPERATIONS.
15. ALL WOOD IN CONTACT WITH MASONRY SHALL BE PRESSURE TREATED.
16. ALL EXTERIOR AND CORRIDOR INTERIOR CONCRETE MASONRY UNIT WALLS SHALL RECEIVE CORE FILL (FOI-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

- 1 NEW IMPACT RESISTANT WINDOW/DOOR (TYP)
- 2 NEW SMOOTH STUCCO GREY COLOR > BENJAMIN MOORE (PIGEON GREY - 2133-50)
- 3 NEW 42" GLASS GUARDRAIL AND HAND RAIL, GC TO IMPROVE SHOP DRAWINGS FOR ARCHITECT APPROVAL
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- 12 NEW SMOOTH STUCCO WHITE COLOR > BENJAMIN MOORE

PROJECT TITLE

813 HARRISON STREET

HOLLYWOOD, FL 33019

SHEET TITLE

GENERAL SECTIONS

REVISIONS

| No. | Description | Date |
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PROJECT No.: 23064  
DATE: JULY 2023  
DRAWN BY: GioMV  
CHECKED BY: JBK

SHEET

2 PLAN NOTES

A-402

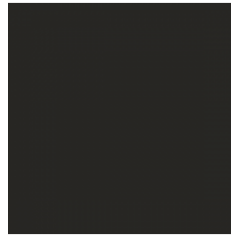


# **813 HARRISON STREET**

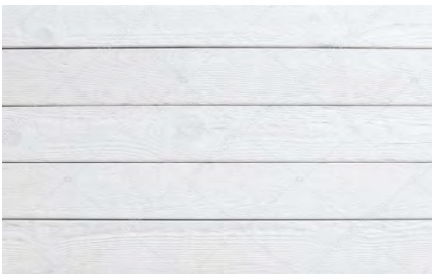
## **PROPOSED PAINT CHIPS AND MATERIALS**



**Benjamin Moore**  
**Timber Wolf (Selected Walls)**



**Benjamin Moore**  
**Charcoal Grey ( Garage door + Louvers)**



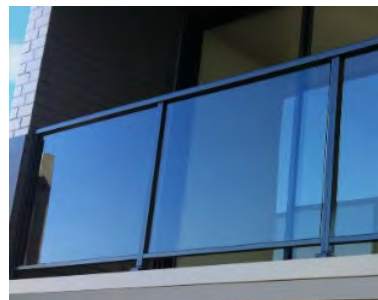
**Horizontal white stucco**  
**Selected Walls**



**Dark Bronze aluminum window h**



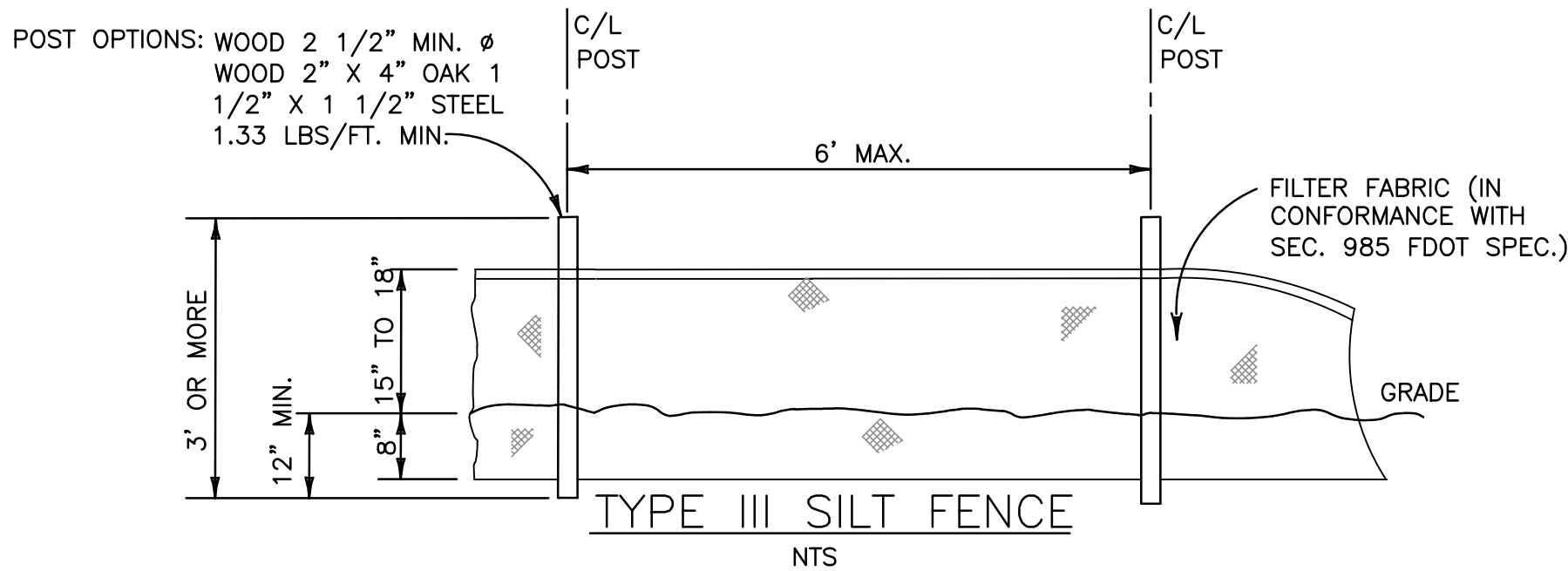
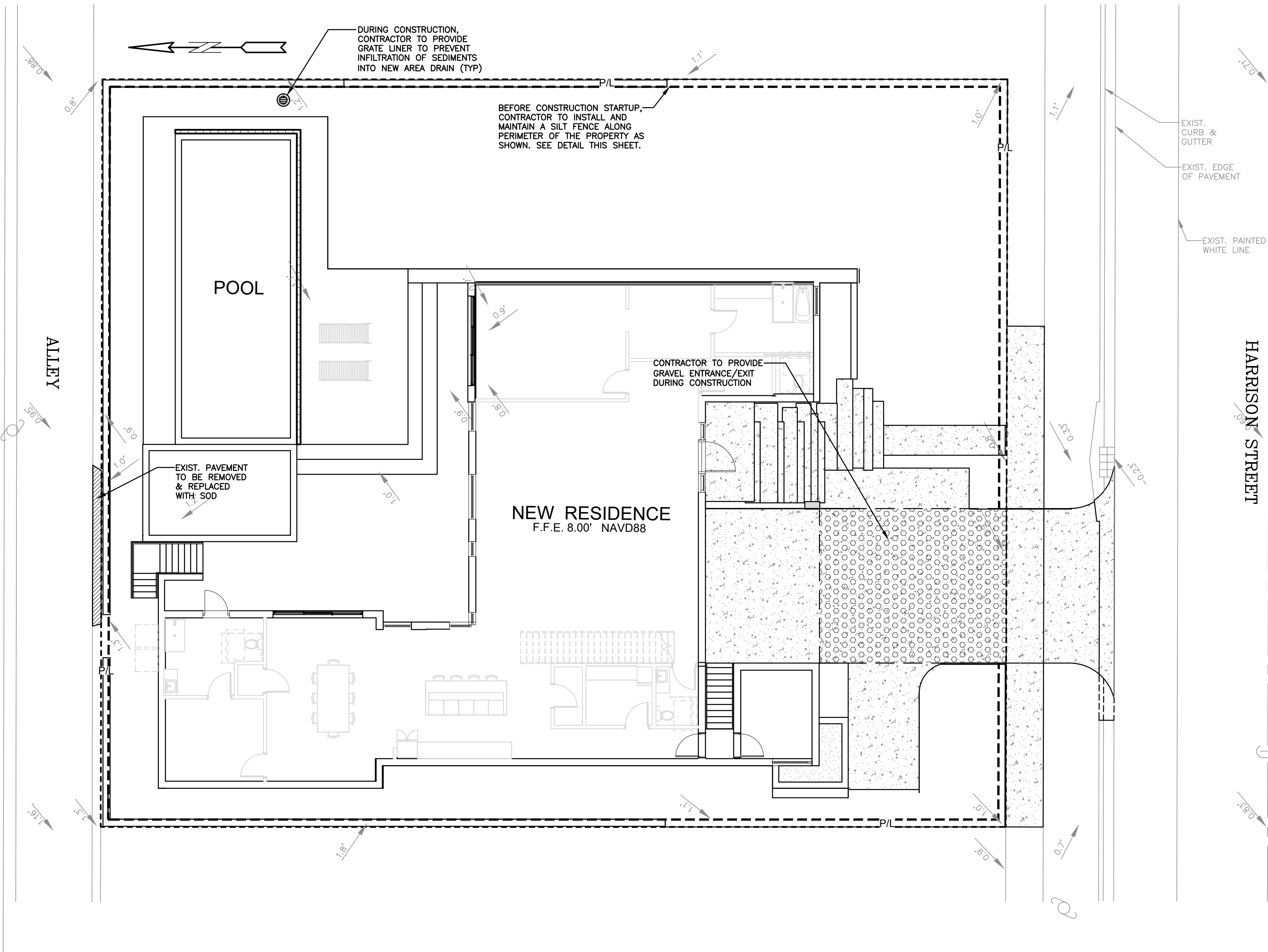
**Raw Concrete**  
**Ground floor and accent walls**



**Glass railings**



ALL ELEVATIONS ARE REFERENCED  
TO NAVD88 VERTICAL DATUM

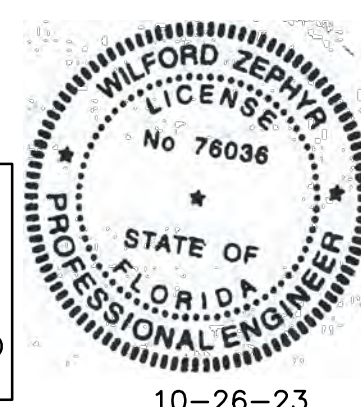


## LEGEND

- 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.

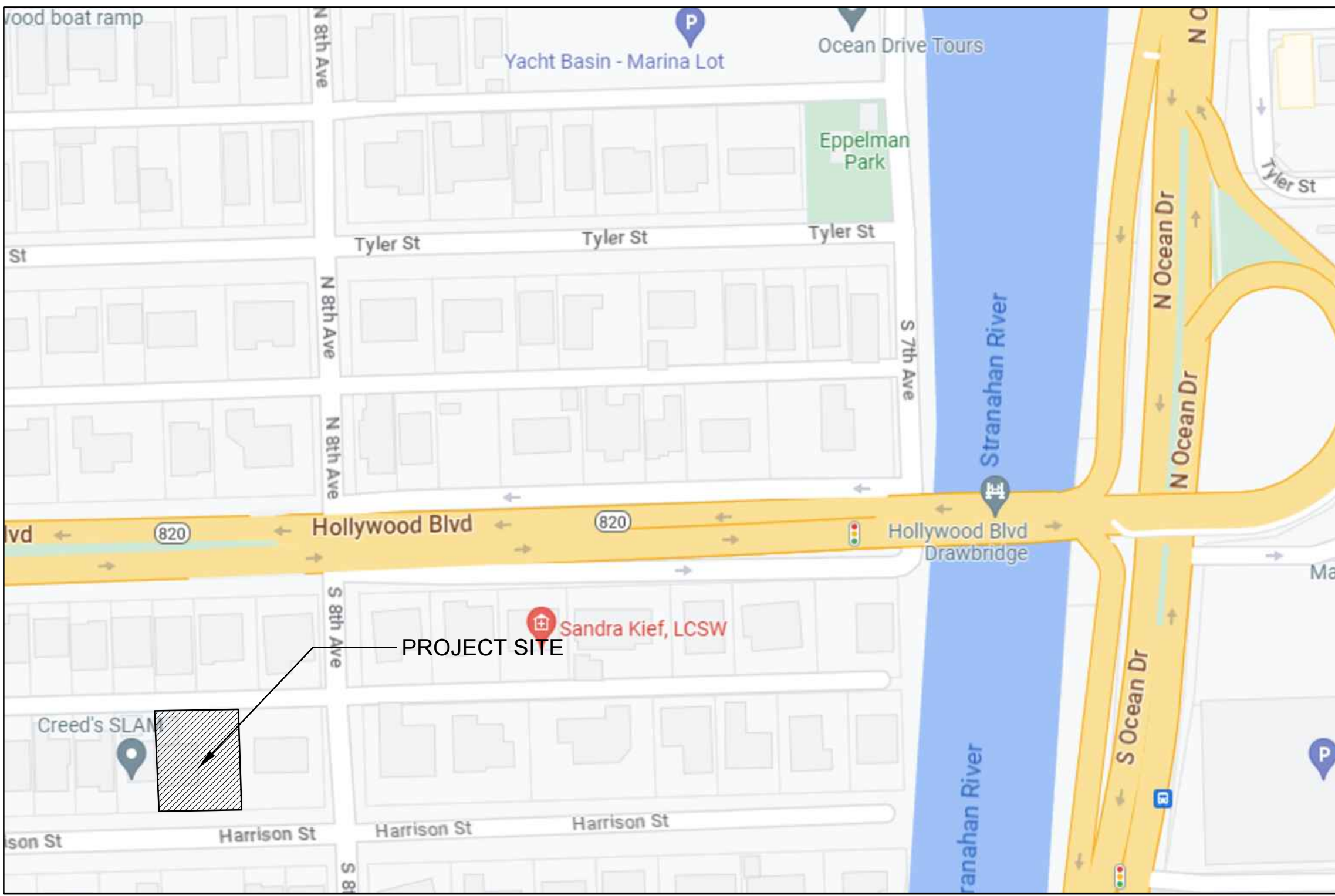
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10-26-23

## EROSION & SEDIMENT CONTROL PLAN

SCALE: 1"=10'



## LOCATION MAP

NOT TO SCALE

### BMP NOTES:

- 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.
- 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.
- 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.
- 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.
- 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.
- 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.
- 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.
- PROPERTIES AND WATER WAYS DOWNSTREAM FROM CONSTRUCTION SITE SHALL BE PROTECTED FROM SEDIMENT DEPOSITION AND EROSION AT ALL TIMES DURING CONSTRUCTION.
- CONTRACTOR IS RESPONSIBLE FOR ALL SURFACE WATER DISCHARGES, RAINFALL RUN OFF OR DEWATERING ACTIVITIES.
- CONTRACTOR MUST INCORPORATE ALL BMP'S NECESSARY TO MEET OR EXCEED STATE WATER QUALITY AND SWPPP REQUIREMENTS.
- THE POLLUTION PREVENTION PLAN IS A MINIMUM GUIDELINE ONLY. ADDITIONAL BMP'S MAY BE NECESSARY AT CONTRACTOR'S EXPENSE.

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

## ZEPHYR ENGINEERING

# ZE

NEW RESIDENCE  
FOR  
813 HARRISON STREET  
HOLLYWOOD, FLORIDA 33019

P.E.#:76036

DATE: 8/2/23

SCALE: 1"=10'

SHEET NO.:

C1

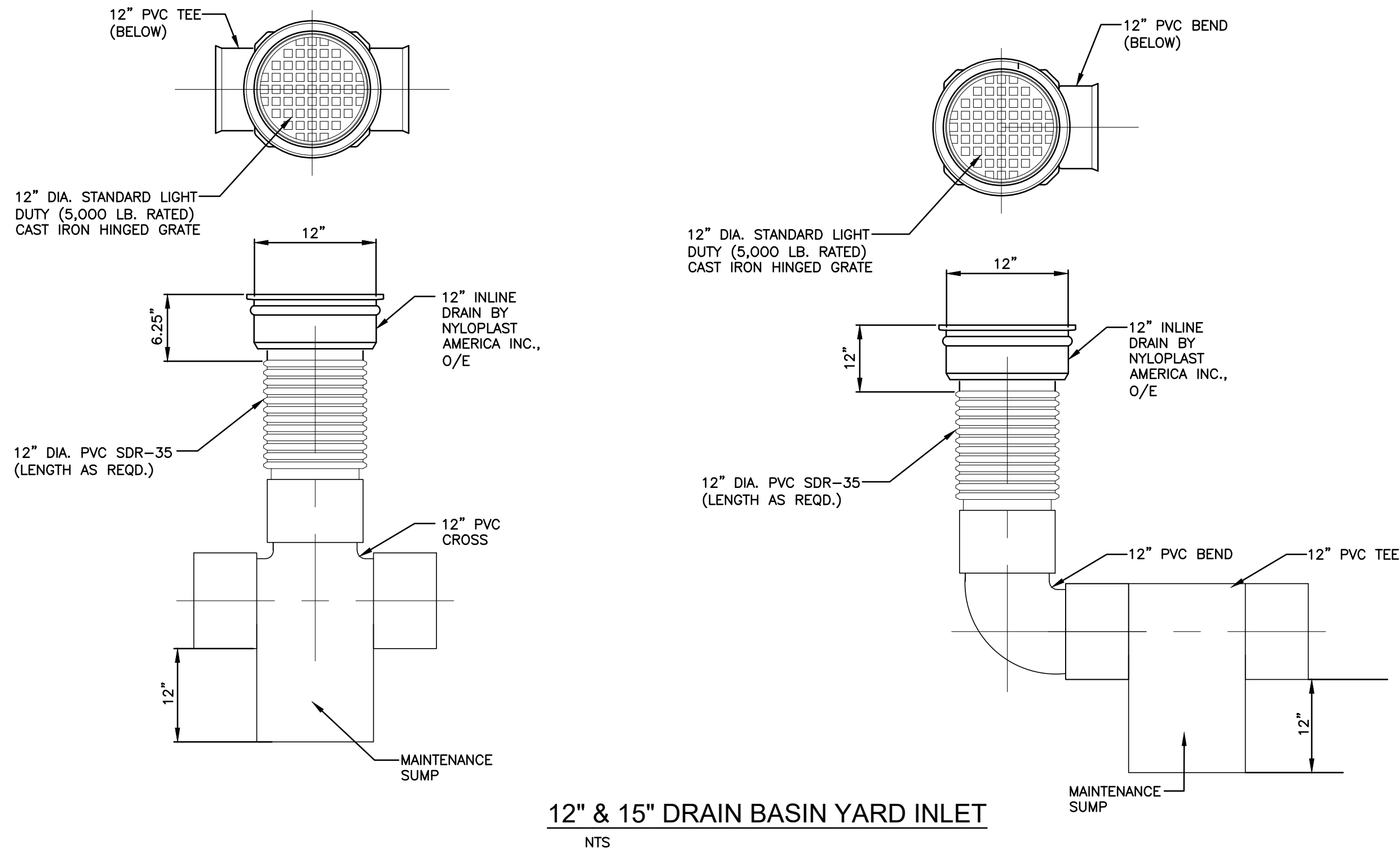
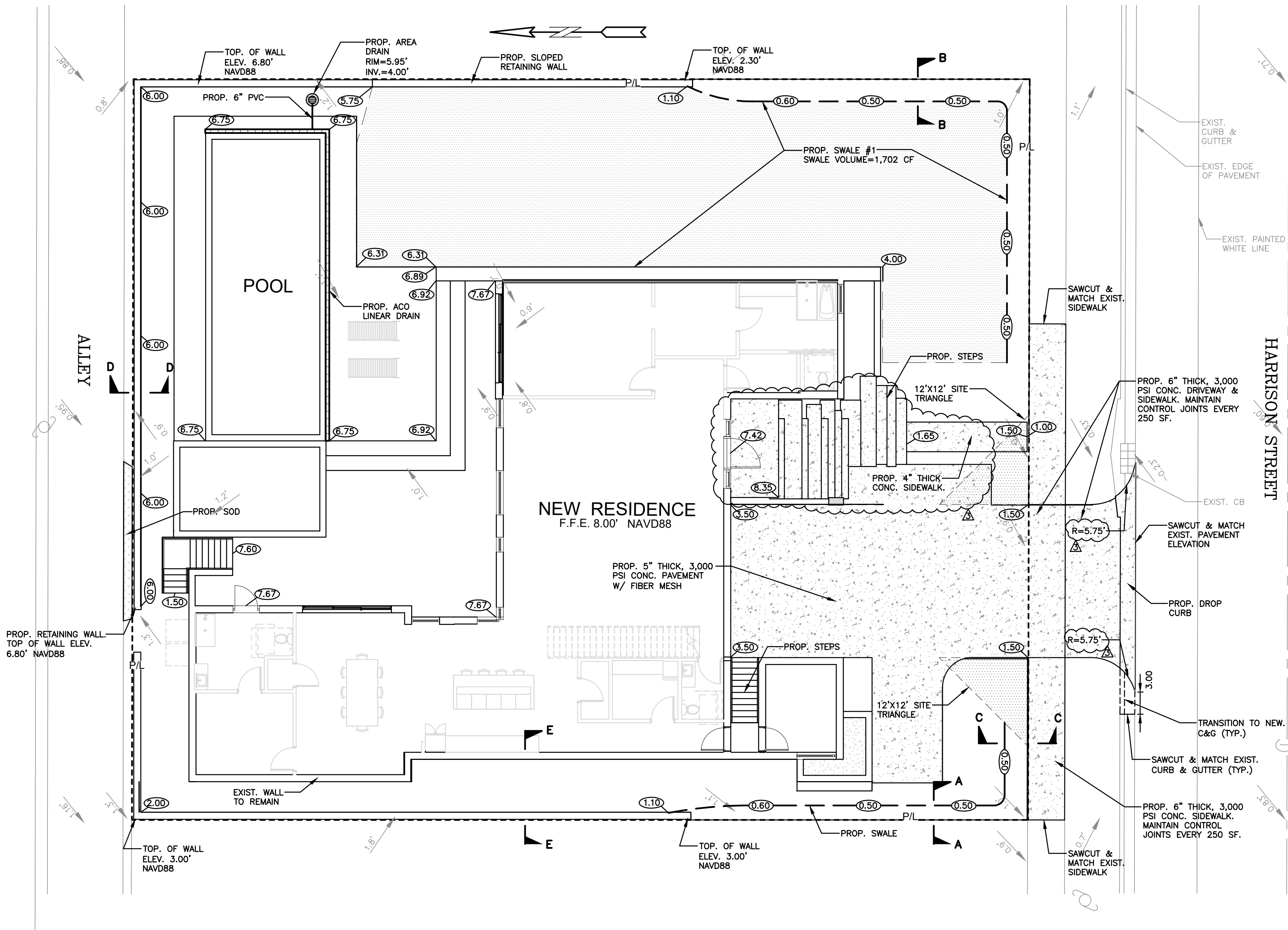
1 OF 5

PROJECT NO.: 23-36

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



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. ITS RECOMMENDED THAT CONTRACTOR TAKE PHOTOGRAPHS & VIDEOS TO CLEARLY DOCUMENT CONDITIONS PRIOR TO CONSTRUCTION. CONTRACTOR RESPONSIBLE TO REPAIR ALL DAMAGES CAUSED BY OR AS A RESULT OF THE PROPOSED CONSTRUCTION.
- 5) ALL ROOF DRAINS MUST BE CONNECTED TO THE ONSITE DRAINAGE SYSTEM.
- 6) CONTRACTOR TO REFER TO ARCHITECTURAL PLANS FOR SITE PLAN LAYOUT AND DIMENSIONS.
- 7) EXISTING UTILITIES SHOWN ARE BASED ON BEST AVAILABLE INFORMATION. CONTRACTOR'S RESPONSIBLE TO FIELD VERIFY LOCATION OF ALL EXISTING UTILITIES PRIOR TO CONSTRUCTION. CONTRACTOR TO BE AWARE THAT THERE MAY BE SOME EXISTING UTILITIES ON OR ADJACENT TO THE PROJECT SITE THAT MAY NOT BE SHOWN ON THE CIVIL PLANS, AND CONTRACTOR IS RESPONSIBLE TO FIELD VERIFY THOSE UTILITIES AS WELL. CONTRACTOR RESPONSIBLE FOR RELOCATION OF EXISTING UTILITIES THAT CONFLICTS WITH PROPOSED CONSTRUCTION.

DRAINAGE CALCULATIONS:

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

WATER QUALITY STORAGE REQUIRED:

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

OR

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

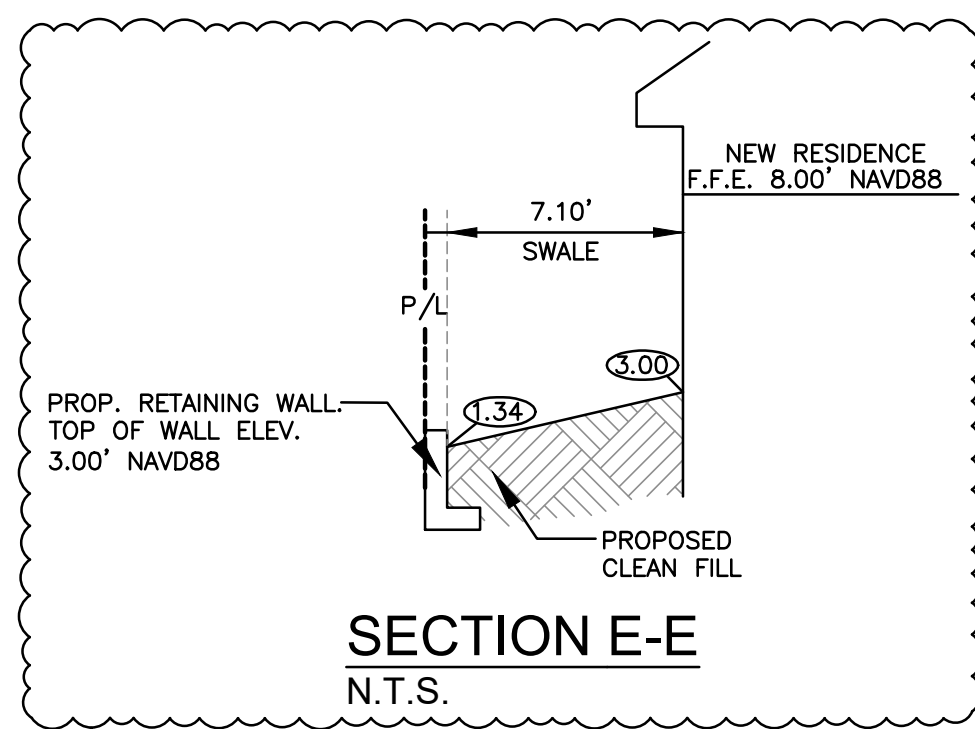
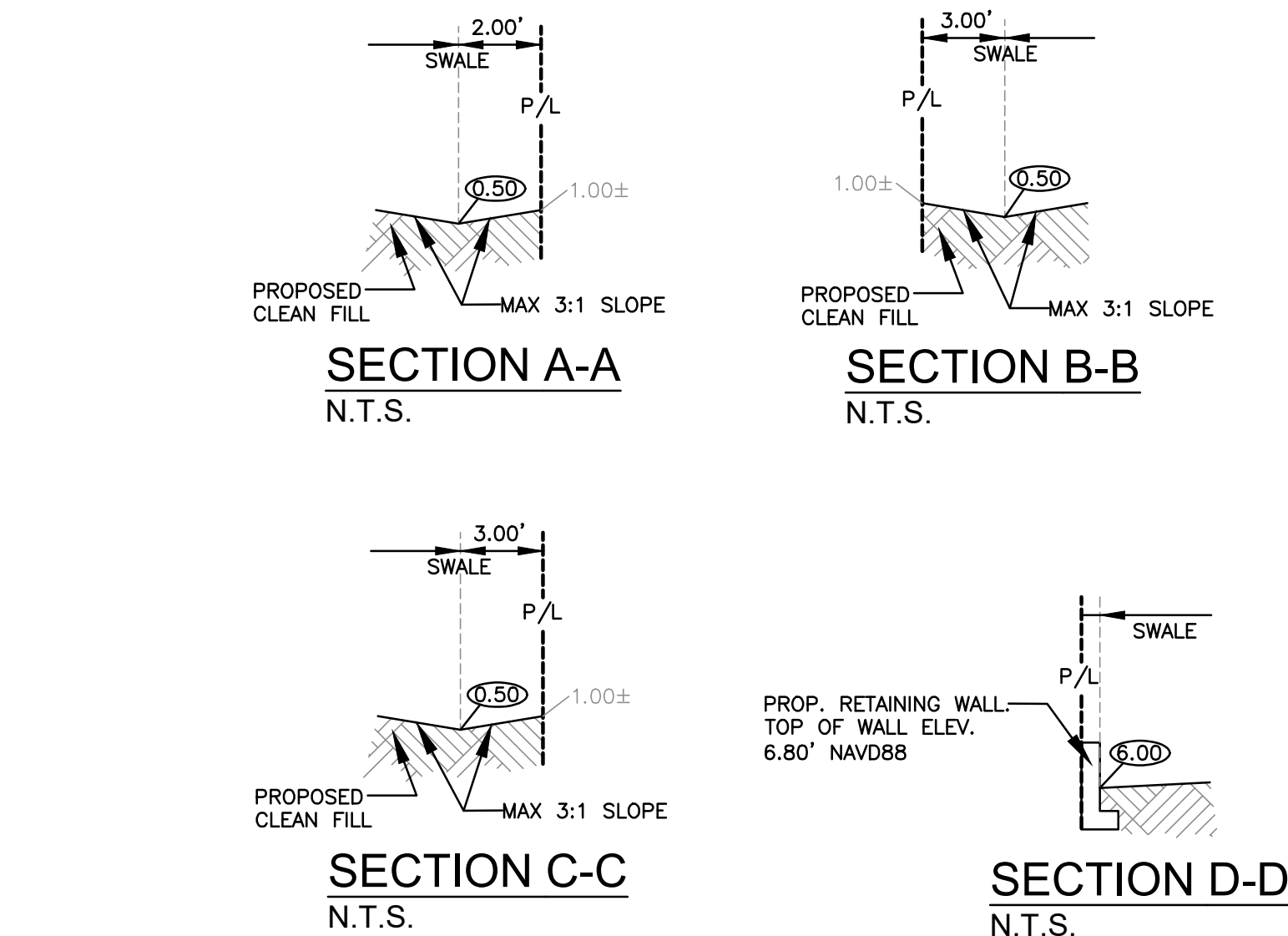
2.5 IN TIMES IMPERVIOUS AREA GOVERNS

REQUIRED STORAGE VOLUME: 1,497 CF

WATER QUALITY STORAGE PROVIDED:

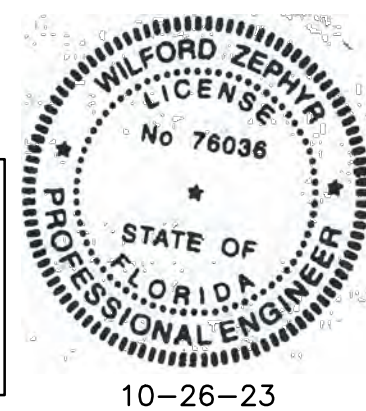
SWALE AREA #1 = 1,702 CF

TOTAL STORAGE = 1,702 CF



LEGEND

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



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PAVING, GRADING & DRAINAGE PLAN

SCALE: 1"=10'

| REVISIONS |          |
|-----------|----------|
| NO.       | DATE     |
| 1         | 10/20/23 |
| 2         | 10/25/23 |
| 3         | 10/26/23 |

ZEPHYR ENGINEERING

ZE

NEW RESIDENCE  
FOR  
813 HARRISON STREET  
HOLLYWOOD, FLORIDA 33019

P.E.#:78036

DATE: 8/2/23

SCALE: 1"=10'

SHEET NO.:

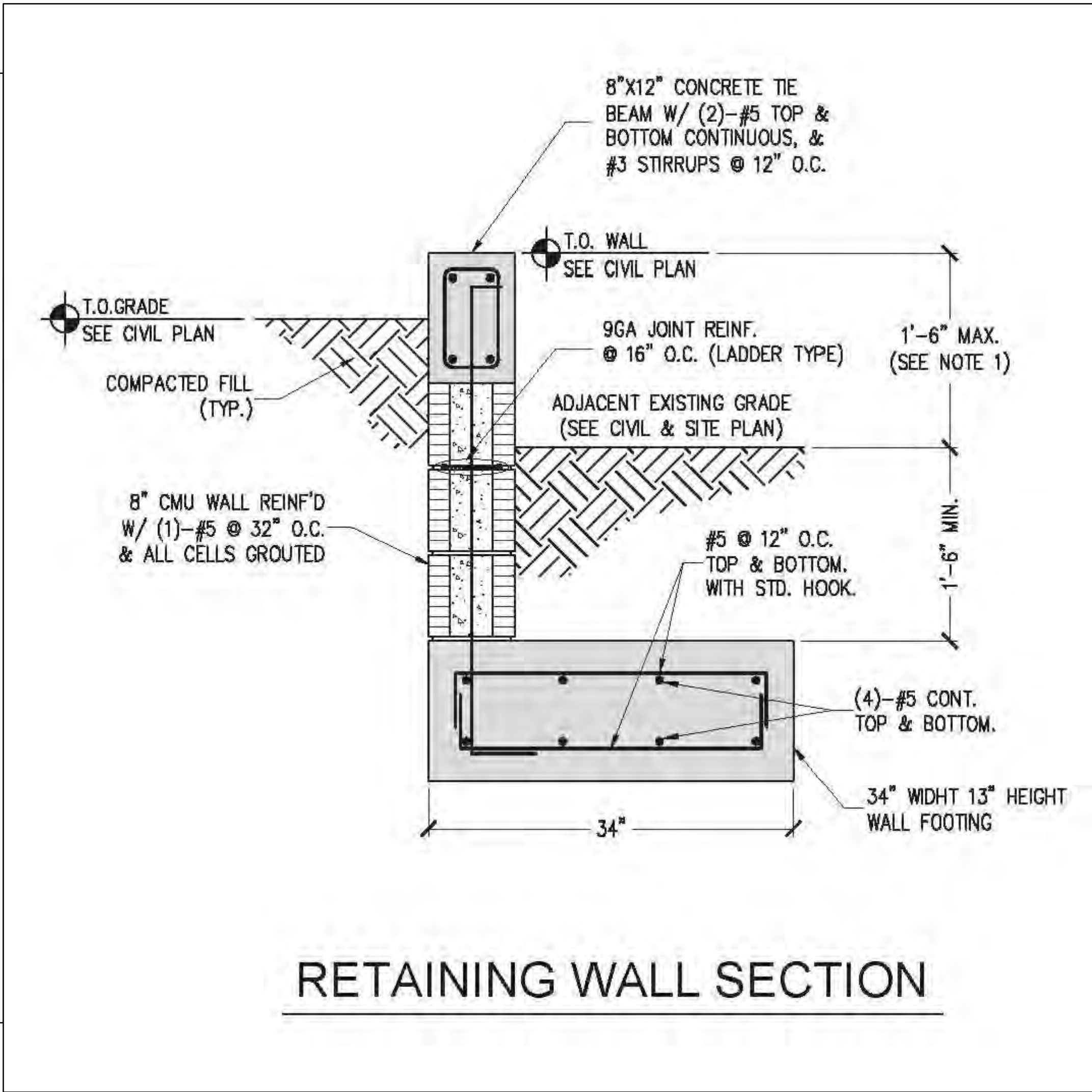
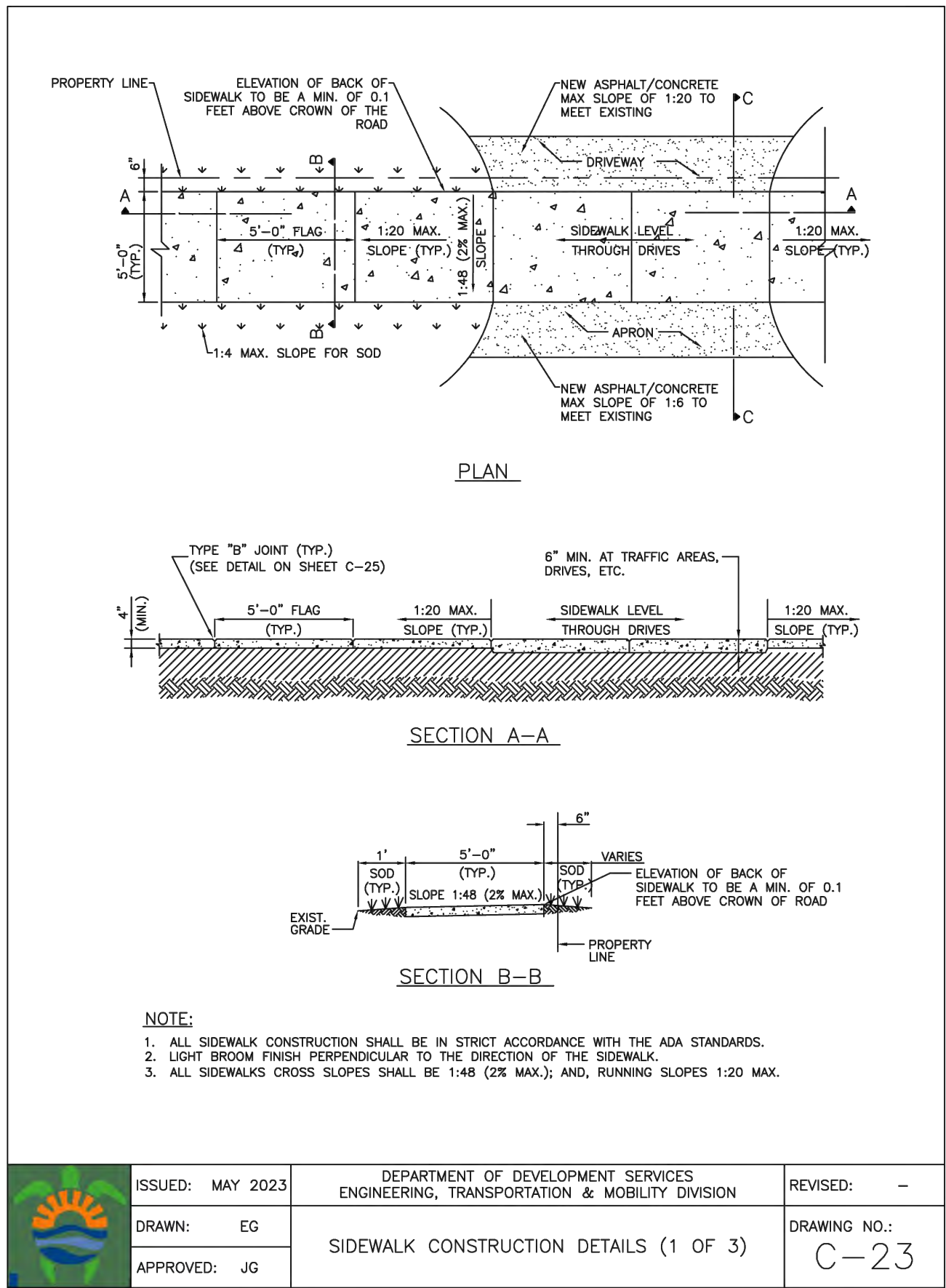
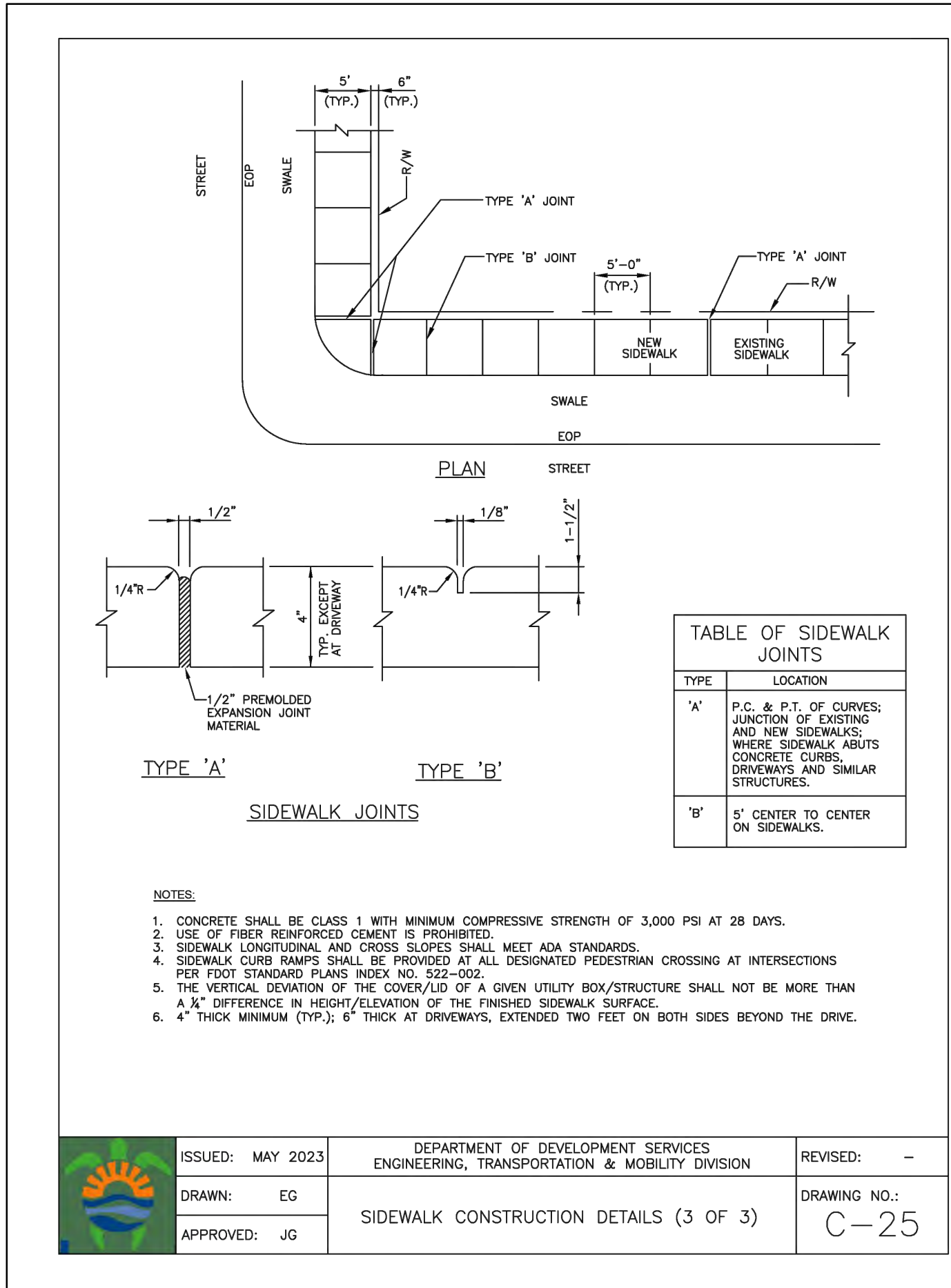
C2

2 OF 5

PROJECT NO.: 23-36



ALL ELEVATIONS ARE REFERENCED  
TO NAVD88 VERTICAL DATUM



**LEGEND**

PROPOSED CONCRETE

PROPOSED GRADE

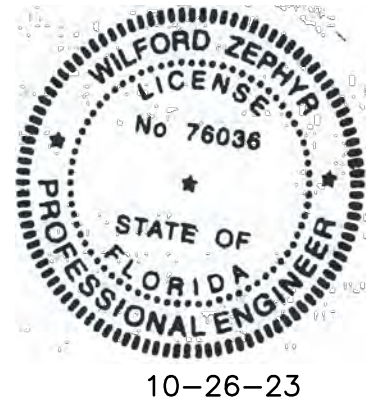
EXISTING ELEVATION

PROPOSED WATER METER

PROPOSED BFP DEVICE

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**CIVIL DETAILS**  
SCALE: N.T.S.

| REVISIONS |          |                      |  |
|-----------|----------|----------------------|--|
| NO.       | DATE     | DESCRIPTION          |  |
| 1         | 10/20/23 | CITY REVIEW COMMENTS |  |
|           |          |                      |  |
|           |          |                      |  |
|           |          |                      |  |
|           |          |                      |  |
|           |          |                      |  |
|           |          |                      |  |

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

**ZE**

NEW RESIDENCE  
FOR  
813 HARRISON STREET  
HOLLYWOOD, FLORIDA 33019

P.E.#:76036

DATE: 8/2/23

SCALE: N.T.S.

SHEET NO.:

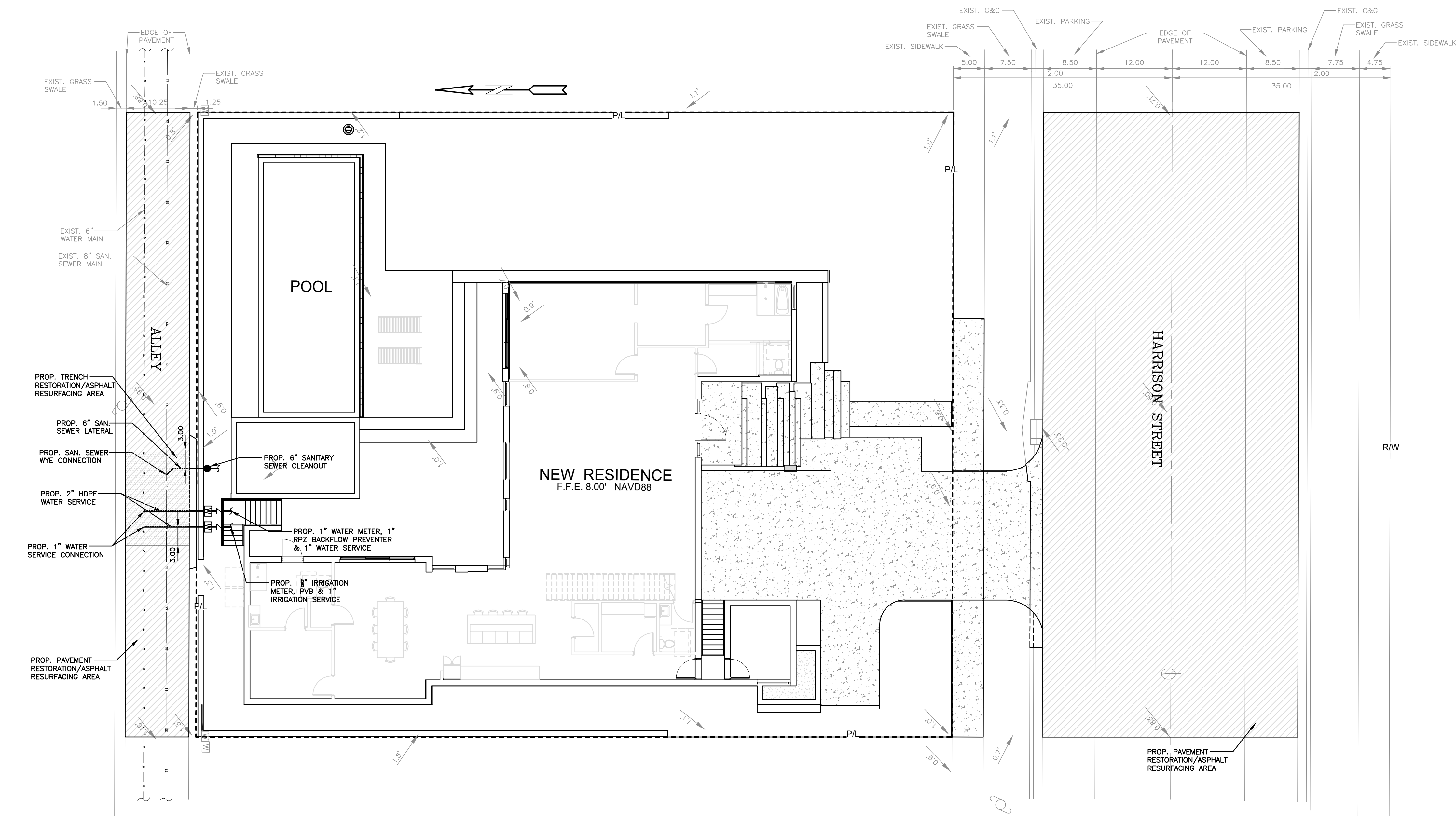
C3

3 OF 5

PROJECT NO.: 23-36

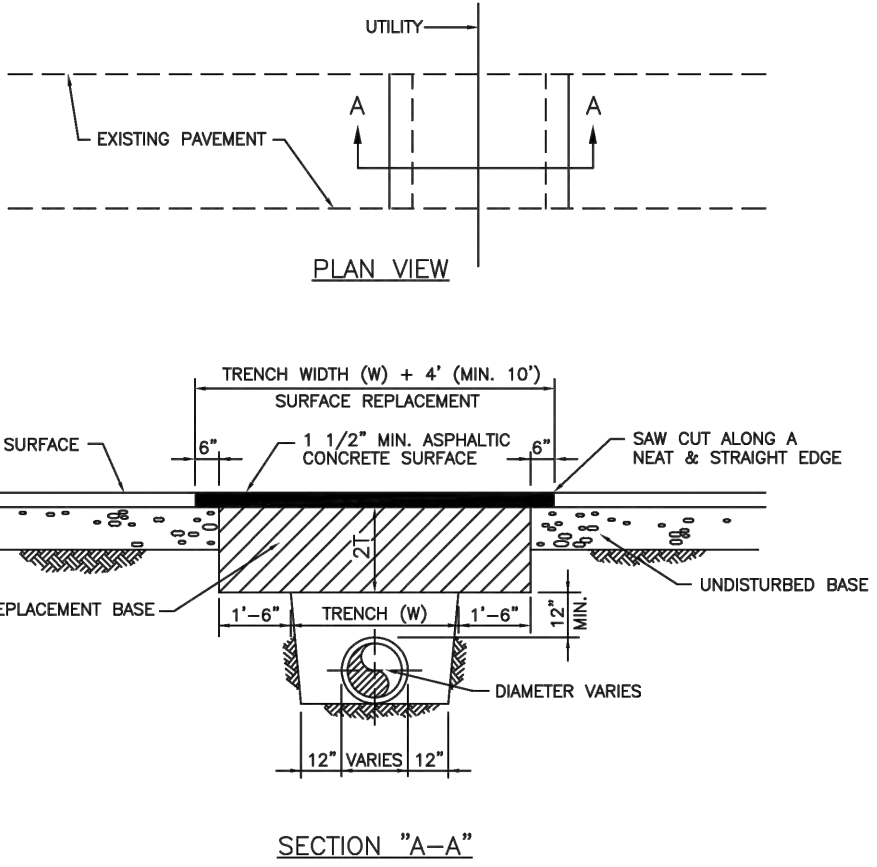


ALL ELEVATIONS ARE REFERENCED TO NAVD88 VERTICAL DATUM



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



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

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



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WATER PLAN & DETAILS

SCALE: 1"=10'

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

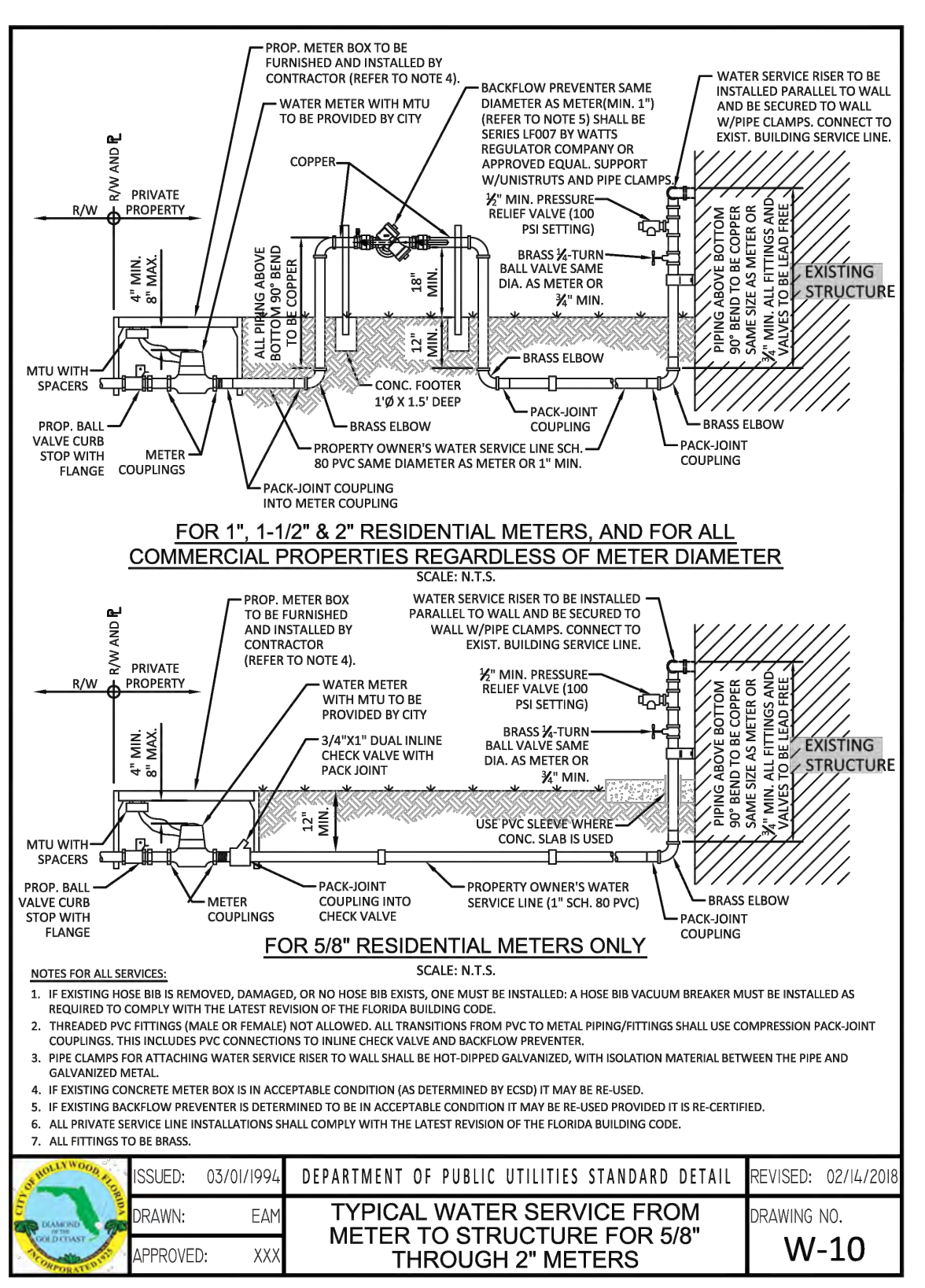
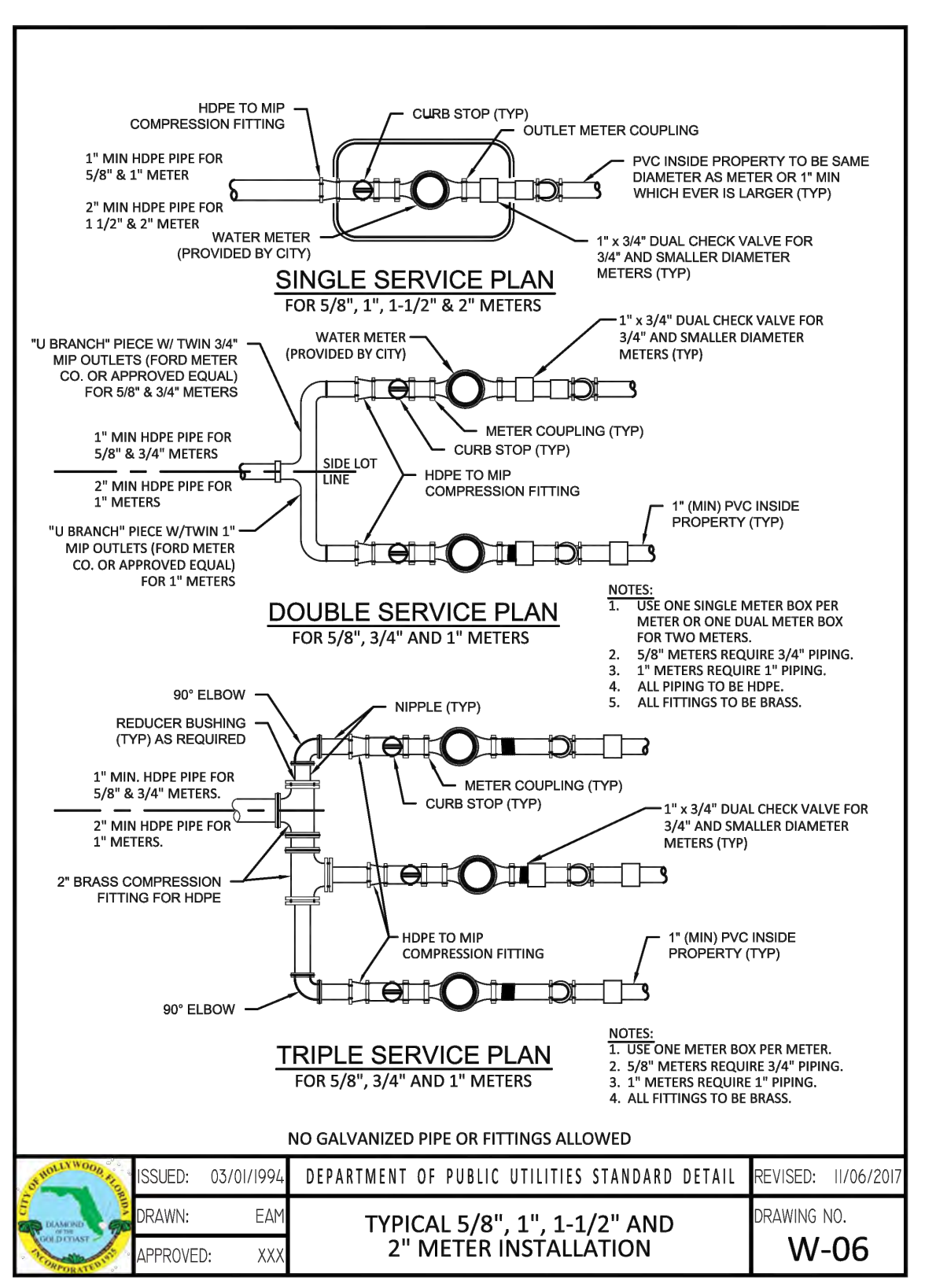
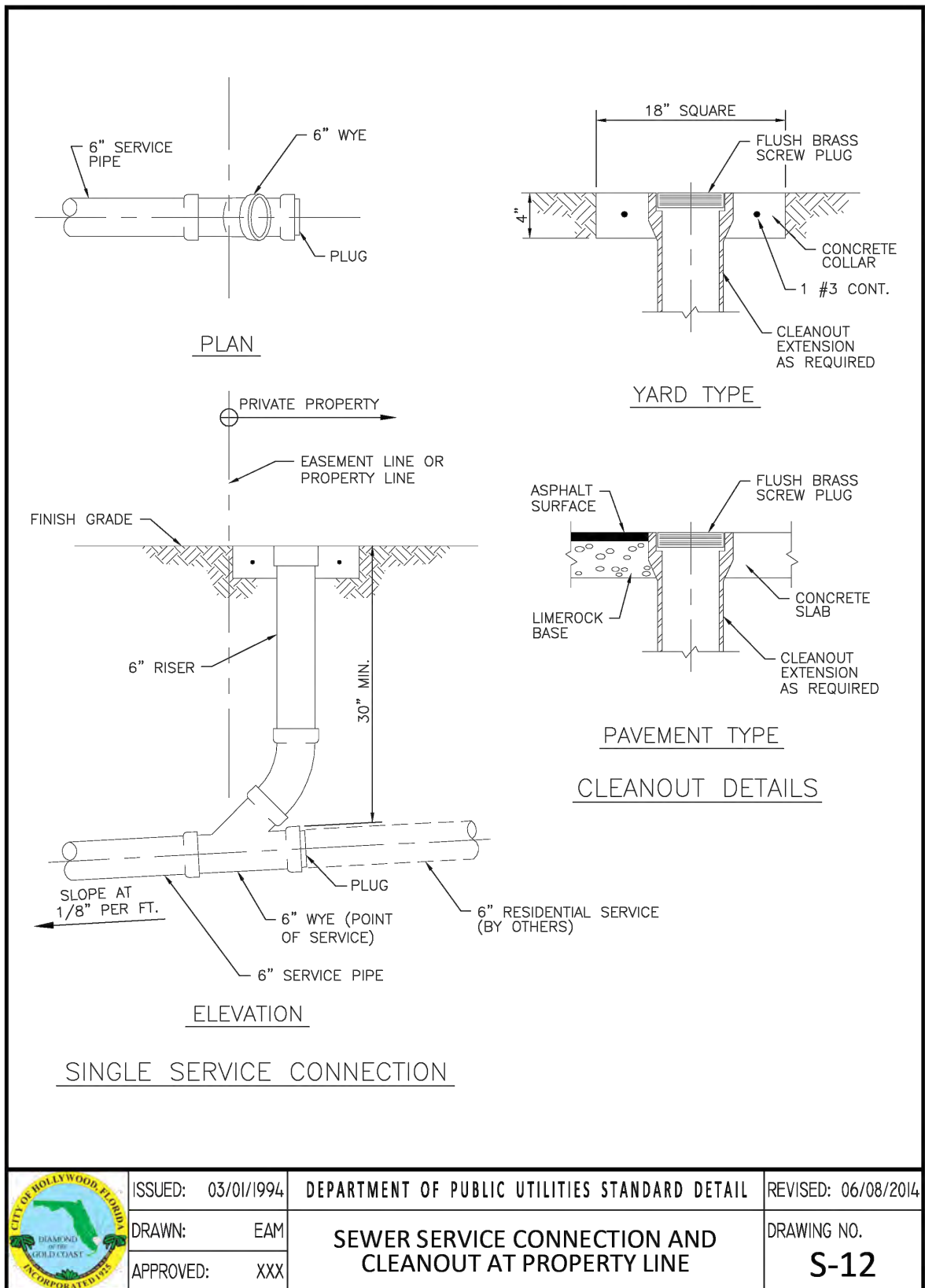
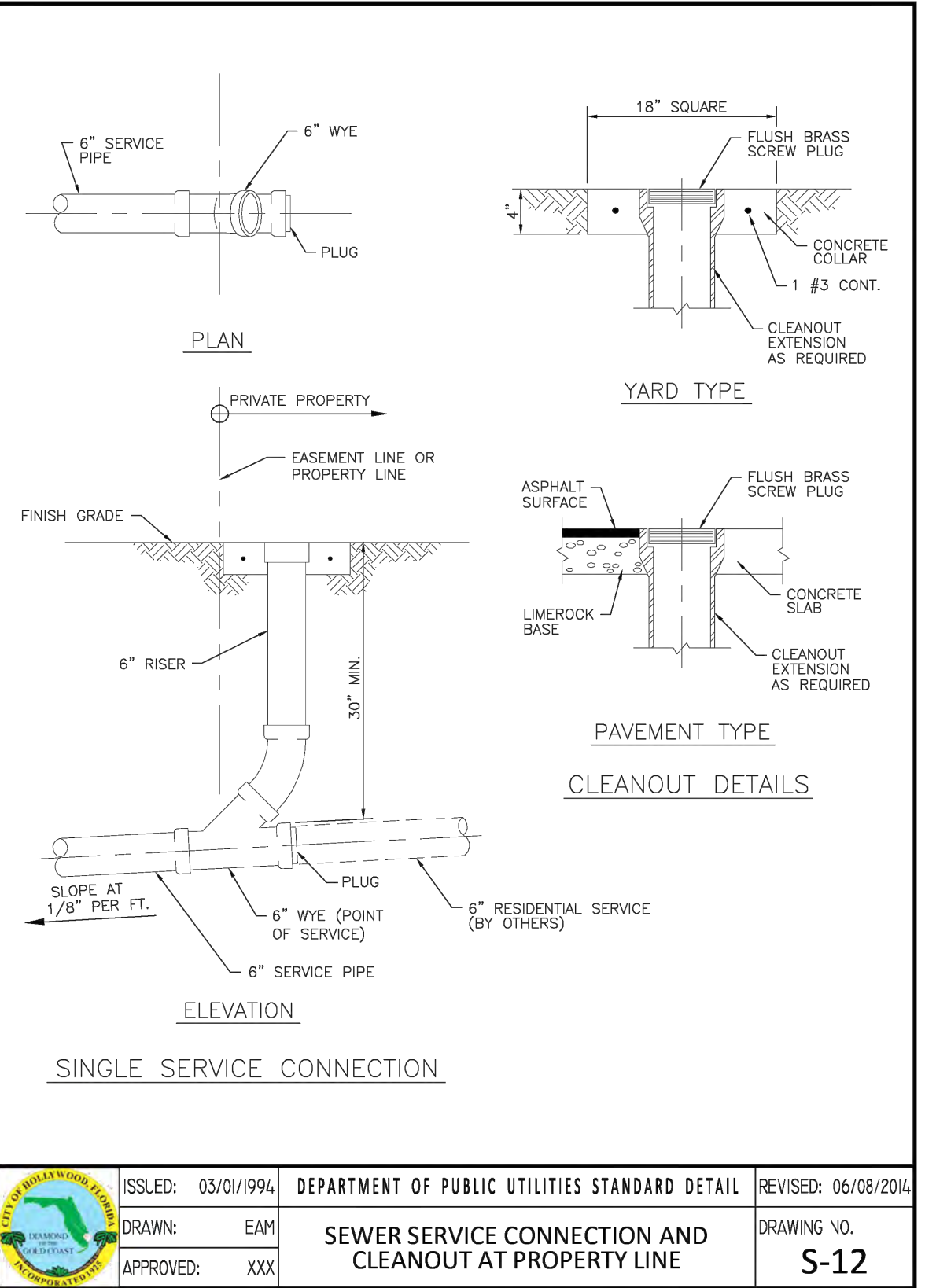
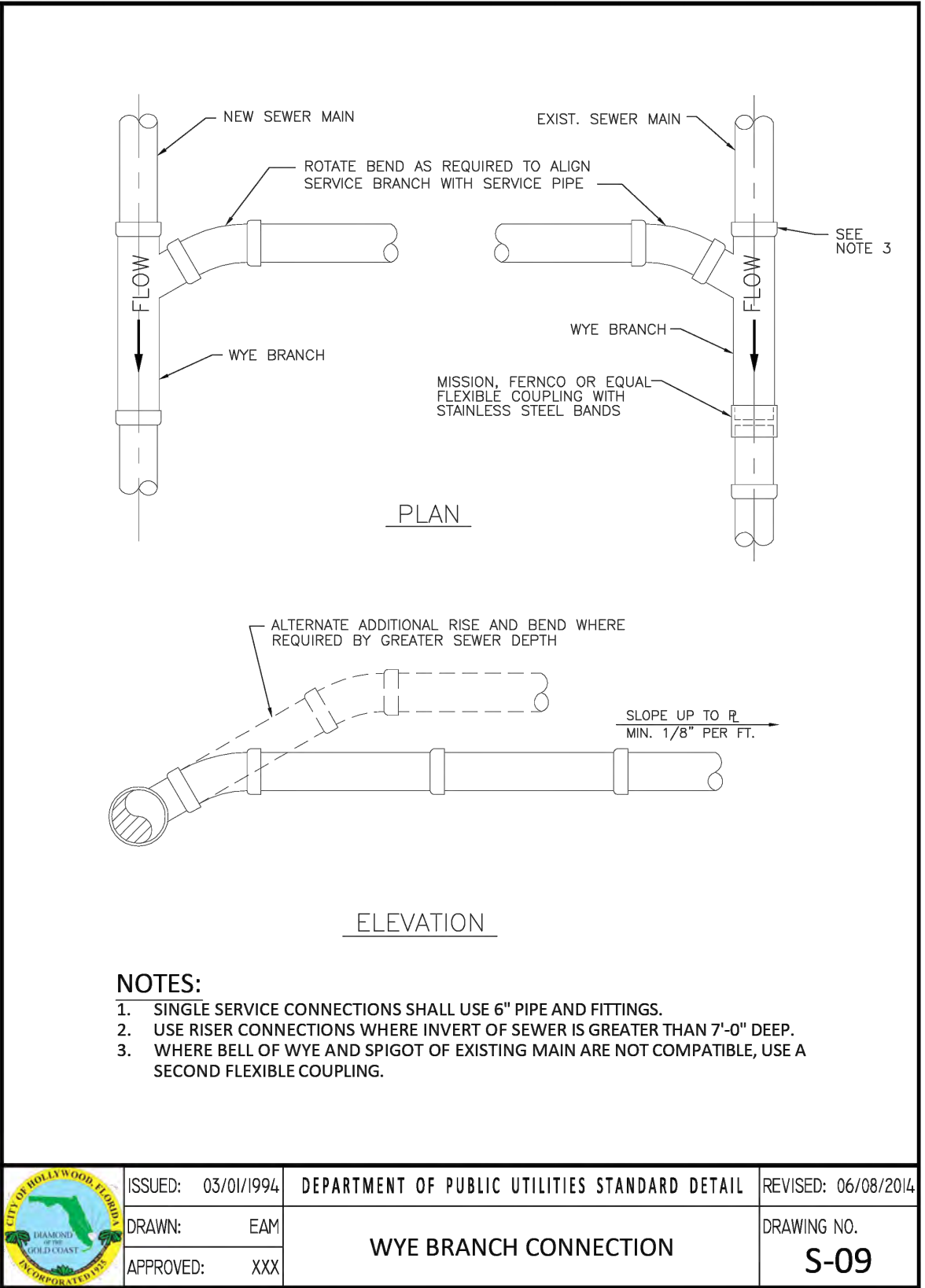
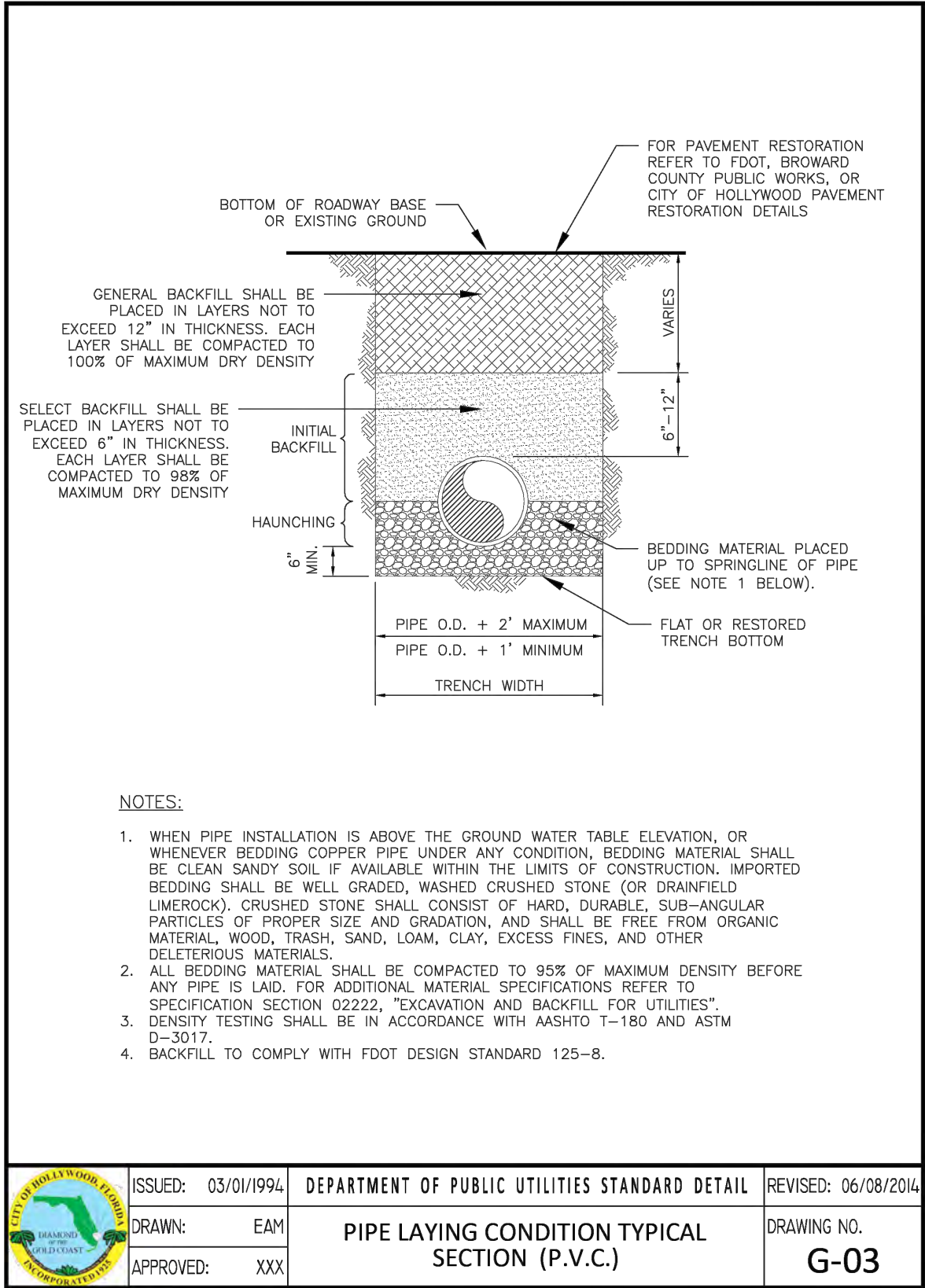
**ZEPHYR ENGINEERING**  
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HOLLYWOOD, FL  
(786) 302-7693  
wzephyr@zeeng.com  
CA# 31158

**ZE**

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





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## WATER DETAILS

SCALE: N.T.S.

| REVISIONS |             |
|-----------|-------------|
| NO.       | DESCRIPTION |
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wzephyr@gmail.com  
CA#: 31158

**ZE**

NEW RESIDENCE  
FOR  
813 HARRISON STREET  
HOLLYWOOD, FLORIDA 33019

P.E.#: 76036

DATE: 8/2/23

SCALE: N.T.S.

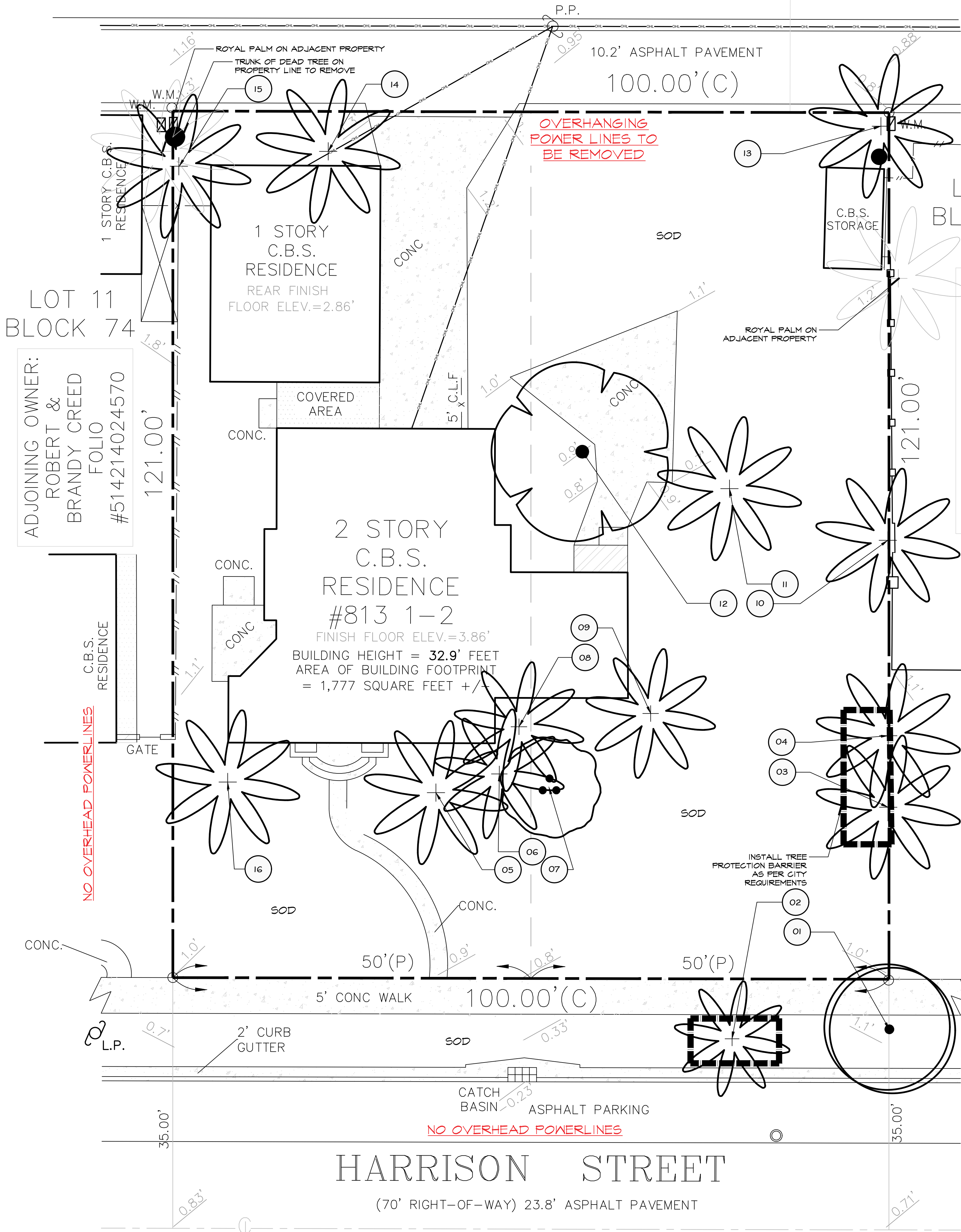
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C5

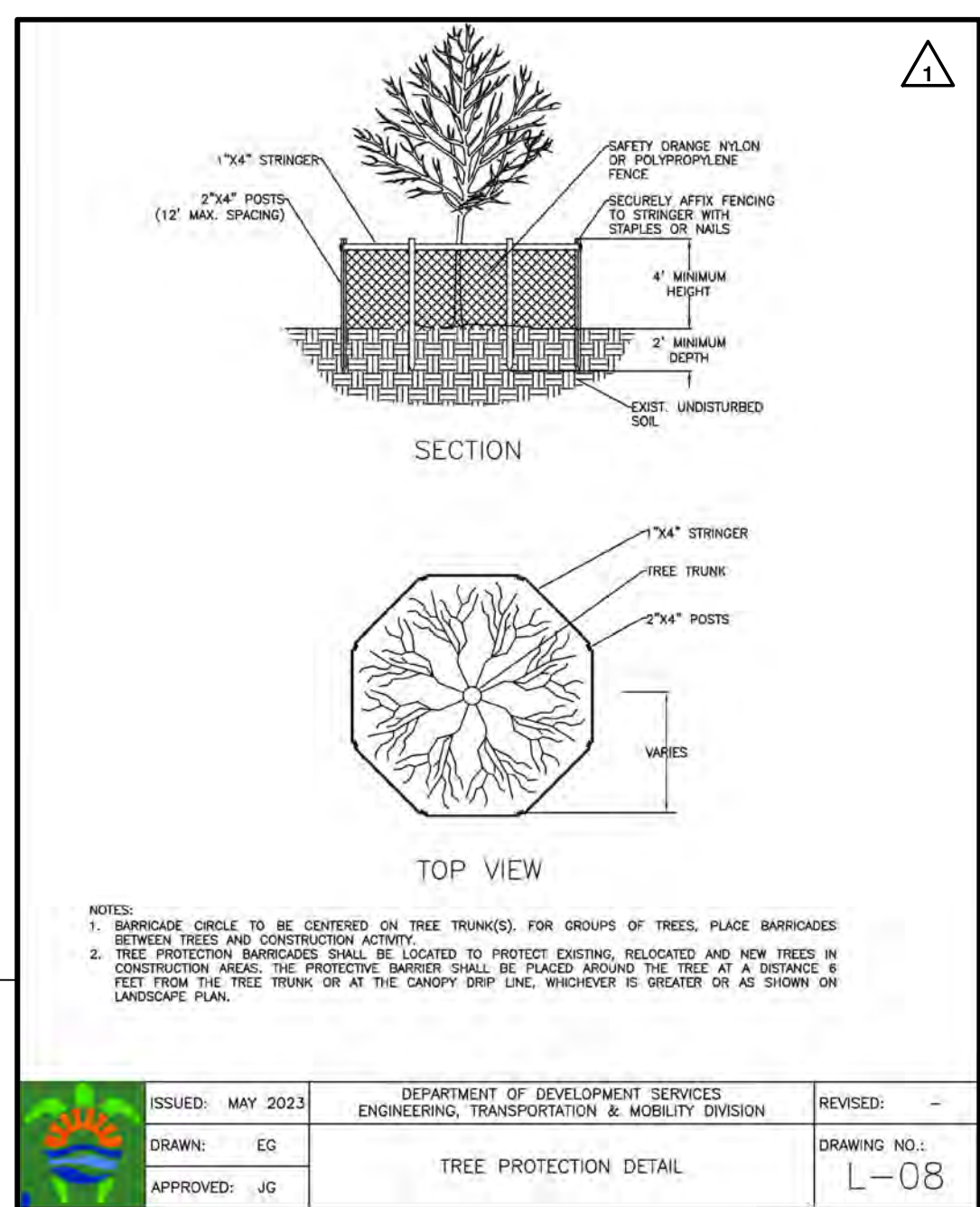
5 OF 5

PROJECT NO.: 23-36





| PLANT SCHEDULE |      |                    |                     |                                      |           |        |  |           |
|----------------|------|--------------------|---------------------|--------------------------------------|-----------|--------|--|-----------|
| TREES          | CODE | BOTANICAL NAME     | COMMON NAME         | DBH                                  | HEIGHT/CT | SPREAD | NOTES                                    | ACTION    |
|                | 03   | Roystonea elata    | Florida Royal Palm  | -                                    | 35' CT    | 20'    | on property line                         | TO REMAIN |
|                | 04   | Roystonea elata    | Florida Royal Palm  | -                                    | 30' CT    | 20'    | on property line                         | TO REMAIN |
|                | 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 mitlg. 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   | CODE | BOTANICAL NAME     | COMMON NAME         | DBH                                  | HEIGHT/CT | SPREAD | NOTES                                    | ACTION    |
|                | 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:**

11 PALMS TO REMOVE 11 x \$350=\$3,850.00  
27.5" DBH TO REMOVE 27.5/2 x \$350=\$4,812.50  
**TOTAL \$8,662.50**

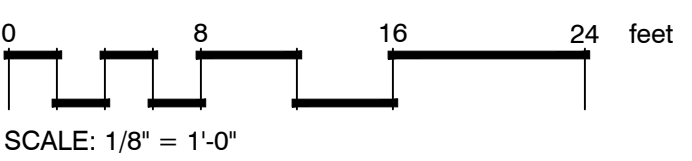
**MITIGATION TREES PROVIDED:**


6" DBH 6/2 x \$350=\$1,050.00  
2 PALMS COUNTED 1:1 2 x \$350= \$700.00  
7 palms COUNTED 3:2 3.5 x \$350=\$1,225.00  
**TOTAL PROVIDED \$2,975.00**

**MITIGATION TO PAY TO CITY TREE FUND:**

8,662.50 - 2,975.00= **\$5,687.50**

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





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1-800-432-4770  
SUNSHINE STATE ONECALLING  
OF FLORIDA, INC.  
IT'S THE LAW

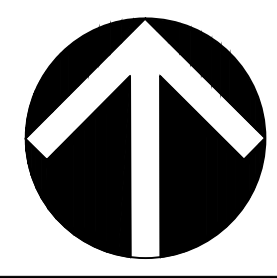
NOTE:  
INDICATED UTILITIES ARE APPROXIMATE.  
CONTRACTOR IS RESPONSIBLE FOR VERIFICATION  
OF ALL UTILITIES ON SITE PRIOR TO  
COMMENCEMENT OF ANY WORK.  
LANDSCAPE ARCHITECT ASSUMES NO LIABILITY  
FOR UTILITY DAMAGE.



*The Mirror of Paradise*

Gabriela Fojt  
LA 6667277  
LC 26000628

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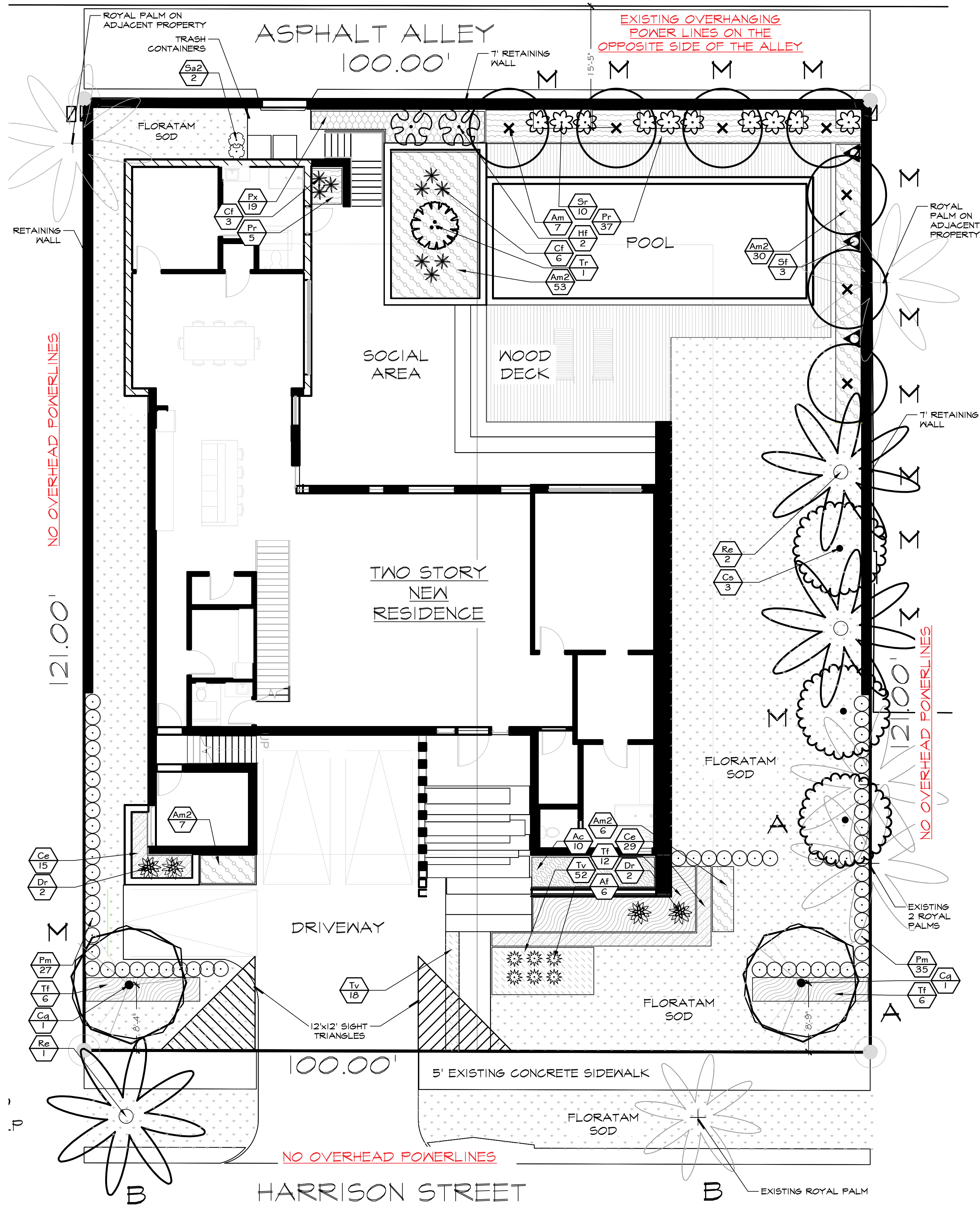


SCALE 1/8"=1'-0"  
DESIGNED BY GF  
DRAWN BY ...  
CHECKED BY GF  
CAD DWG.  
DATE 08.04.2023  
REVISIONS  
City comments 1/0.25.2023

813 HARRISON STREET  
HOLLYWOOD  
FLORIDA, 33019

REMOVAL PLAN, TREE PROTECTION DETAIL





PLANT SCHEDULE

| TREES         | CODE | QTY      | BOTANICAL NAME                           | COMMON NAME                  | SIZE                  | SPACING  | NATIVE | DROUGHT RESIST. |
|---------------|------|----------|--|------------------------------|-----------------------|----------|--------|-----------------|
|               | Cg   | 2        | Caesalpinia granadillo                   | Bridal Veil Tree             | 12"OA, 2"dbh, matched | AS SHOWN | NO     | HIGH            |
|               | Cs   | 3        | Conocarpus erectus f. sericeus           | Silver Buttonwood            | 12"OA, 2"dbh, matched | AS SHOWN | YES    | HIGH            |
|               | Re   | 3        | Roystonea elata                          | Florida Royal Palm           | 8' CT matched         | AS SHOWN | YES    | HIGH            |
|               | Tr   | 1        | Thrinax radiata                          | Florida Thatch Palm          | 6'OA, triple          | AS SHOWN | YES    | HIGH            |
|               | Am   | 7        | Veitchia montgomeryana                   | Montgomery Palm              | 8'CT, single, matched | AS SHOWN | NO     | HIGH            |
| SHRUBS        | CODE | QTY      | BOTANICAL NAME                           | COMMON NAME                  | SIZE                  | SPACING  | NATIVE | DROUGHT RESIST. |
|               | Af   | 6        | Aechmea chantinii 'Fantasy'              | Fantasy Bromellad            | 3 gal.                | AS SHOWN | NO     | HIGH            |
|               | Cf   | 4        | Cordyline fruticosa 'Red Pepper'         | Red Pepper Ti Plant          | 7 gal                 | AS SHOWN | NO     | HIGH            |
|               | Dr   | 4        | Dracaena reflexa                         | Song of India                | 15 gal, 4'-5'OA       | AS SHOWN | NO     | HIGH            |
|               | Hf   | 2        | Heliconia stricta 'Firebird'             | Firebird Heliconia           | 25 gal, full          | AS SHOWN | NO     | MODERATE        |
|               | Pm   | 62       | Podocarpus macrophyllus                  | Yew Podocarpus               | 7 gal, 24"OA, ffb     | 24"OC    | NO     | HIGH            |
|               | Sa2  | 2        | Schefflera arboricola                    | Schefflera                   | min.36"OA             | 24"OC    | NO     | HIGH            |
|               | Sf   | 3        | Stephanotis floribunda                   | Madagascar Jasmine           | 7 gal trellis         | AS SHOWN | NO     | HIGH            |
|               | Sr   | 10       | Strelitzia reginae                       | Orange Bird Of Paradise      | 7 gal                 | 36"OC    | NO     | HIGH            |
| SHRUB AREAS   | CODE | QTY      | BOTANICAL NAME                           | COMMON NAME                  | SIZE                  | SPACING  | NATIVE | DROUGHT RESIST. |
|               | Ac   | 10       | Alocasia odora 'California'              | California Elephant Ear      | 3 gal                 | 30"OC    | NO     | LOW             |
|               | Am2  | 46       | Asparagus densiflorus 'Myersii'          | Myers Asparagus Fern         | 3 gal 15"OA           | 24"OC    | NO     | HIGH            |
|               | Ce   | 44       | Carissa macrocarpa 'Emerald Blanket'     | Emerald Blanket Natal Plum   | 3 gal, full           | 18"OC    | NO     | HIGH            |
|               | Pr   | 42       | Philodendron x 'Hope'                    | Hope Philodendron            | 3 gal                 | 24"OC    | NO     | MODERATE        |
|               | Fx   | 14       | Philodendron xanadu                      | Xanadu Philodendron          | 3 gal 18"OA           | 24"OC    | NO     | HIGH            |
|               | Tf   | 24       | Tripsacum dactyloides                    | Fakahatchee Grass            | 3 gal, full           | 36"OC    | YES    | HIGH            |
| GROUND COVERS | CODE | QTY      | BOTANICAL NAME                           | COMMON NAME                  | SIZE                  | SPACING  | NATIVE | DROUGHT RESIST. |
|               | Sa   | 3,552 sf | Stenotaphrum secundatum 'Floratam'       | Floratam St. Augustine Grass | sod                   |          |        |                 |
|               | Tv   | 70       | Trachelospermum jasminoides 'Variegatum' | Variegated Star Jasmine      | 1 gal                 | 15"OC    | NO     | HIGH            |

- 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                         |
|--|-------------|------------------------|---|--|
| <b>TREES REQUIRED ON THE LOT</b><br>A 1 tree/each 1,250 sq.ft of front yard (2,186 sf/1,250=1.7)<br>Min. 20% of front yard pervious area to be landscaped ( 1,708 sf x.2=341.6.2 sf) | 2<br>342 sf |                        | 1 Silver Buttonwood, 1 Bridalveil<br>(+)342 sf                      | 2 provided<br>(+)342 sf provided       |
| <b>SWALE TREES</b><br>B 1 tree/each 50 lf of street frontage   | 2           | 1 Royal palm           | 1 Royal palm  | 2 provided                             |
| <b>Project plants:</b><br>Palms no more than 50% of required trees (4 x .5=2)<br>Min 60% of required trees to be native (4 x .6=2.4)<br>Min species required                         | 2<br>3<br>2 | 1 Royal palm<br>1<br>1 | 1 Royal palm<br>2<br>2  | 2 provided<br>3 provided<br>3 provided |
| <b>M MITIGATION TREES</b>  |             |                        | 7 Adonidia palms, 2 Royal palms<br>2 Silver Buttonwood, 1 Bridaveil | 9 palms<br>6" dbh hardwood             |

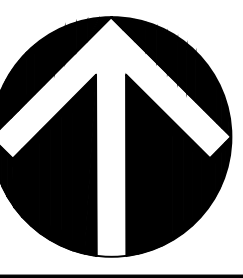
B CODE CHART



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SCALE 1/8"=1'-0"  
DESIGNED BY GF  
DRAWN BY ...  
CHECKED BY GF  
CAD DWG.  
DATE 08.04.2023  
REVISIONS  
City comments 10.25.2023

813 HARRISON STREET  
HOLLYWOOD  
FLORIDA, 33019

LANDSCAPE PLAN, PLANT SCHEDULE, CODE CHART



GENERAL LANDSCAPE NOTES

1. CONTRACTOR IS RESPONSIBLE FOR REPAIRING FACILITIES HE DAMAGES AND IS TO COORDINATE WITH OTHER CONTRACTORS ON SITE.
2. CONTRACTOR IS RESPONSIBLE FOR FINISH GRADES- ROUGH GRADES BY GENERAL CONTRACTOR.
3. ALL PLANT MATERIALS TO BE FLORIDA NO. 1 OR BETTER AS PER FLORIDA DEPT. OF AGRICULTURE GRADES & STANDARDS, MARCH 1998.
4. PLANTING SOIL TO BE A WEED FREE MIXTURE OF MUCK & SAND (50/50) WITH 50 LBS OF MILDORGANITE PER 6 CU. YDS.
5. TREES & PALMS GUARANTEED TO BE IN HEALTHY THRIVING CONDITION FOR ONE YEAR FROM PROJECT COMPLETION.
6. APPLY 3" MELALEUCA/EUCALYTUS MULCH AROUND ALL PLANTS WITHIN 2 DAYS.
7. CONTRACTOR TO COMPLY WITH ALL CITY LANDSCAPE ORDINANCE REQUIREMENTS.
8. 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.
9. 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
10. 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.
11. TREES & PALMS TO BE STAKED AS NECESSARY IN A GOOD WORKMANLIKE MANNER WITH NO NAIL STAKING PERMITTED.
- \*12. ROOT FLARES TO BE SET ABOVE GRADE AND VISIBLE WITH ROOT SYSTEMS 10% ABOVE FINAL GRADE AT TIME OF PLANTING.
13. LANDSCAPING SHALL COMPLY WITH ALL ZDNING AND LAND DEVELOPMENT REGULATIONS.

HOLLYWOOD LANDSCAPE NOTES

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

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

JOB CONDITIONS:

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

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

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

PLANT MATERIAL:

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

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

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

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

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

TREES:

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

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

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

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

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

MULTIPLE TRUNK TREES:

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

MATERIALS LIST:

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

SUBSTITUTIONS:

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

MEASUREMENTS:

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

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

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

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

IRRIGATION:

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

GUARANTEE:

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

MULCH:

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

SOD:

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

STAKING:

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

FERTILIZER:

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

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

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

All shall comply with the State of Florida fertilizer laws.

CLEANUP:

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

INSPECTION:

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

ACCEPTANCE:

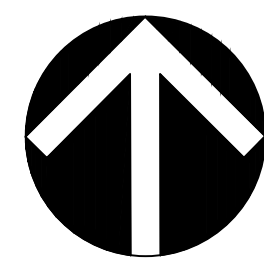
Following inspection, Contractor will be notified, in writing, by Owner and/or Landscape Architect of acceptance of completion with regards to plant material and workmanship according to Contract.



The Mirror of Paradise

Gabriela Fojt  
LA 6667277  
LC 26000628

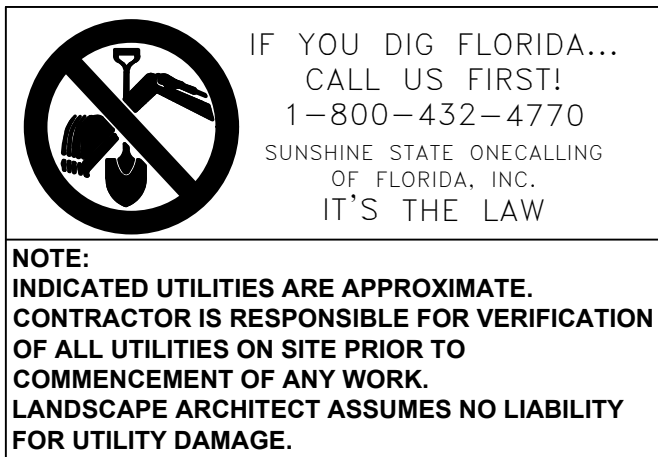
2700 E Oakland Park Blvd  
Suite C  
Fort Lauderdale  
FL 33306  
c (954) 478 3064  
www.florida-landscape.com  
gabriela@themirrorofparadise.com



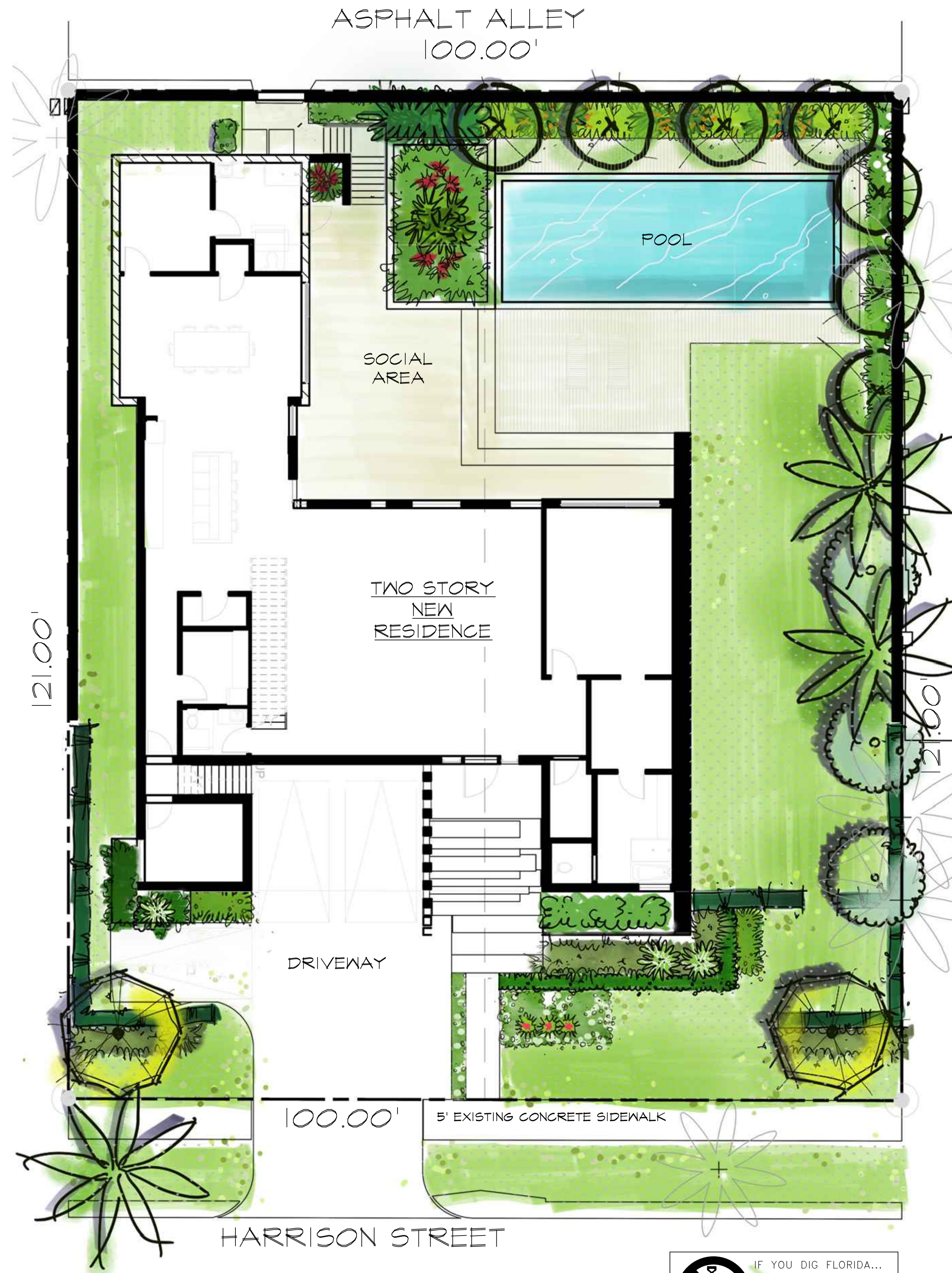
|               |              |
|---------------|--------------|
| SCALE         | as noted     |
| DESIGNED BY   | GF           |
| DRAWN BY      | ...          |
| CHECKED BY    | GF           |
| CAD DWG.      |              |
| DATE          | 08.04.2023   |
| REVISIONS     |              |
| City comments | 1 10.25.2023 |

813 HARRISON STREET  
HOLLYWOOD  
FLORIDA, 33019

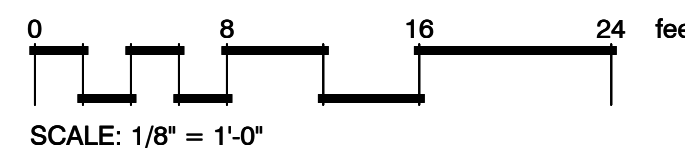
LANDSCAPE NOTES & DETAILS







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



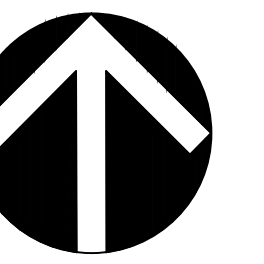
NOTE:  
INDICATED UTILITIES ARE APPROXIMATE.  
CONTRACTOR IS RESPONSIBLE FOR VERIFICATION  
OF ALL UTILITIES ON SITE PRIOR TO  
COMMENCEMENT OF ANY WORK.  
LANDSCAPE ARCHITECT ASSUMES NO LIABILITY  
FOR UTILITY DAMAGE.



*The Mirror of Paradise*

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|               |              |
|---------------|--------------|
| 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 |

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COLORED PLAN