PLANNING DIVISION



2600 Hollywood Boulevard Room 315
Hollywood, FL 33022

File No. (internal use only):_____

GENERAL APPLICATION

CITY OF Hollywood FLORIDA

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 al that apply and provide File Number(s) and Resolution(s): N/A

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

Explanation of Request: New Two Story Single Family Residence

Number of units/rooms: 1 Sq Ft: 4,616 SQFT
Value of Improvement: 400,000 Estimated Date of Completion: 12.15.2024
Will Project be Phased? ( ) Yes (X)No If Phased, Estimated Completion of Each Phase

Name of Current Property Owner: SF&GM PROPERTY LLC
Address of Property Owner: 137 GOLDENISLED DR # 403
Telephone: 954-488-4321 Fax: _____ Email Address: _____
Name of Consultant/Representative/Tenant (circle one): KALLER ARCHITECTURE
Address: 2417 HOLLYWOOD BLVD Telephone: 305-586-7952
Fax: _____ Email Address: JOSEPH@KALLERARCHITECTS.COM
Date of Purchase: _____ Is there an option to purchase the Property? Yes ( ) No (X)
If Yes, Attach Copy of the Contract.
List Anyone Else Who Should Receive Notice of the Hearing: _____
_____ Address: _____
_____ Email Address: _____

PLANNING DIVISION



2600 Hollywood Boulevard Room 315
Hollywood, FL 33022

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. 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

Laurie Yoder
Notary Public
State of Florida

LAURIE YODER
Notary Public - State of Florida
Commission # HH 2696
My Comm. Expires May 12, 2024
Bonded through National Notary Assn.

Signature of Current Owner

Grant Manukyan
Print Name

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

Legal Description

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

Project Information

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

Permit Search Results

Search > Properties located at/on/near '...813...'

3 permits were found for

813 HARRISON ST 1-2

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

NAME OF OWNER L. D. GREISHORF

ADDRESS OF CONSTRUCTION 813 HARRISON ST

LEGAL DESCRIPTION lot 12 - Blk - 7 Lake Addition

OWNERS ADDRESS

DESCRIPTION OF CONSTRUCTION

COST $ 11,000.00

ARCHITECT CEDRIC SMITH

ALTERATIONS & ADDITION

PERMIT TYPE	NO.	DATE ISSUED	TO WHOM	FIXTURES OR OUTLETS
BLDG.	57817	8-6-64	BERRY BLDR'S	
ROOF				
ELECTRICAL	31548	9-4-64	Hoole	1-1-33
(6) PLUMBING & GAS	25708	9-3-64	HEK Rep.	(6)
SEPTIC TANK				

Chainlink Cedar Fence 57977 - 2-5-65 - Berry Bros

INSPECTIONS REVERSE SIDE

JOB CARD

OWNER	JOB ADDRESS
C. GLASSO	813 Harrison St.

LEGAL DESCRIPTION	LOT NUMBER	BLOCK	SUBDIVISION OR ADDITION

MICROFILM NO.	ARCHITECT	FEE	VALUATION
		$ 12.00	$ 300

DESCRIPTION OF CONSTRUCTION

Replace front door & Fram & StuccoFRont of House

☐ SEPTIC TANK
☐ SEWER TAP

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

NOTES;

NAME OF OWNER L. D. ORRISHORF

ADDRESS OF CONSTRUCTION 813 HARRISON ST

LEGAL DESCRIPTION Lot 12 - Blk - 7 Lake Acres

OWNERS ADDRESS

DESCRIPTION OF CONSTRUCTION

COST $ 11,000.00

ALTERATIONS & ADDITION

ARCHITECT CEDRIC STARK

PERMIT TYPE	NO.	DATE ISSUED	TO WHOM	FIXTURES OR OUTLETS
BLDG.	57817	8-6-64	BERRY BLDR'S	
ROOF				
ELECTRICAL	31548	9-4-64	Hook	1-1-33
(6) PLUMBING & GAS	25708	9-3-64	HEK Plb.	(6)
SEPTIC TANK				

Chimney Wood Fence 57977-2-5-65- Berry Bros

INSPECTIONS REVERSE SIDE

Date 8/6/64 Permit No. 57837

Owner L. D. Strisdorf

Description Alterations & Additions

Location 813 Harrison

Lot _____ Block _____ Subd. Div. _____

Contractor or Builder Berry Bldgs.

Architect Cedric Start

Cubic Ft. _____ Valuation $ 11,000.00

Electric _____ Plumbing 6 P. ~~90~~

Chief Bldg. Inspector _____

Zoning Inspector _____

City Engineer _____

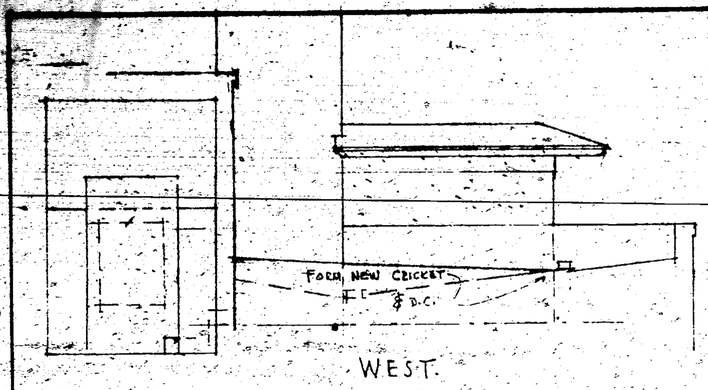
State Hotel Inspector _____

State Health Inspector _____

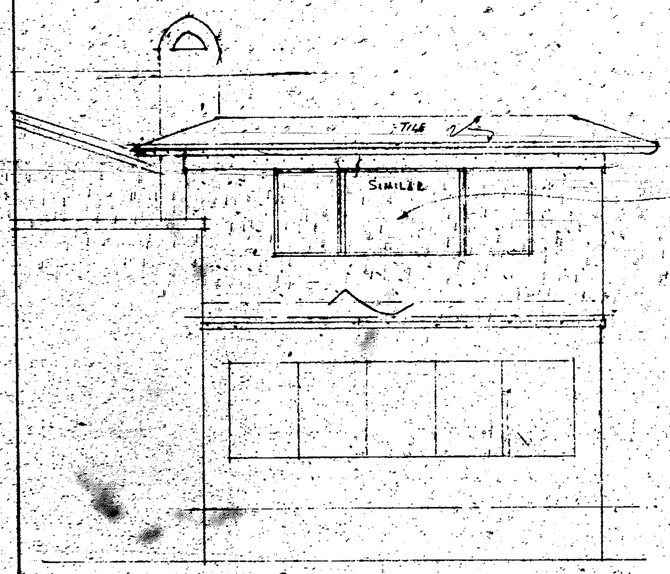
✓ B 22.50 FEE

For our use only

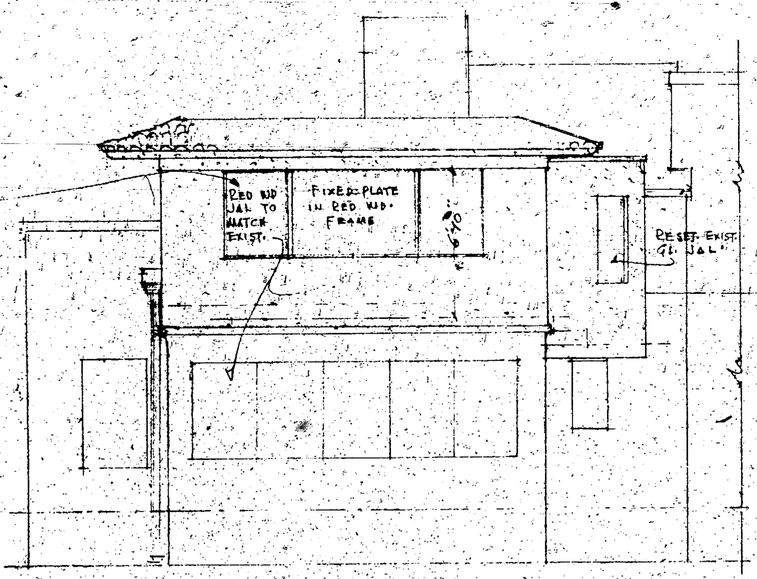
No Rental - Fixtures



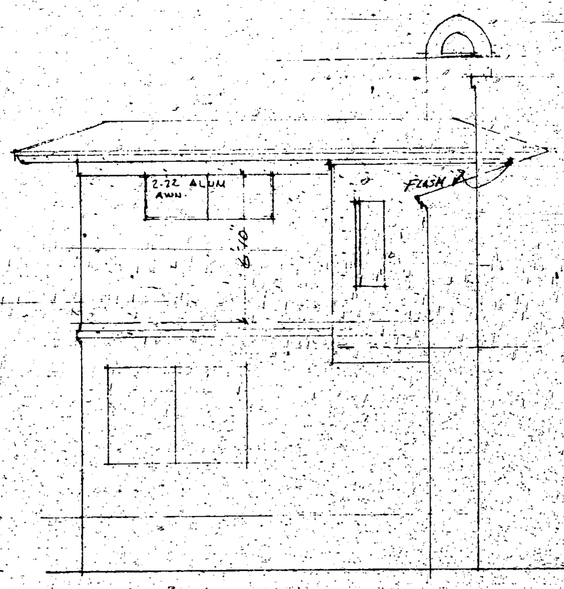
WEST.



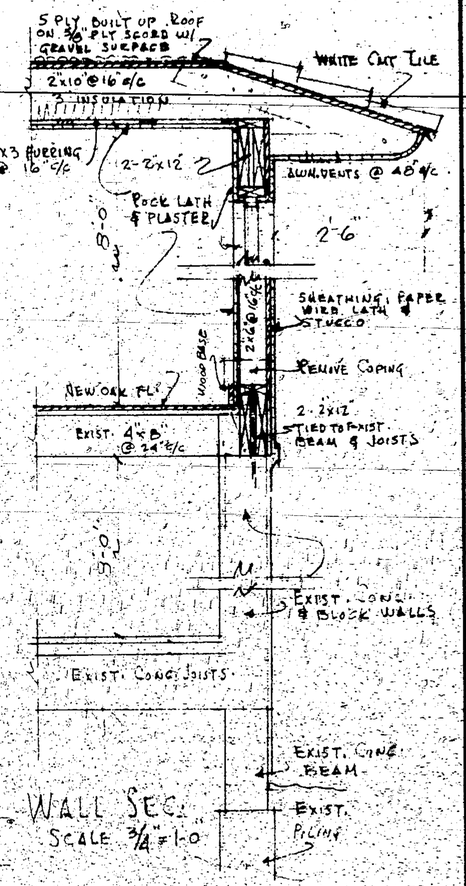
SOUTH



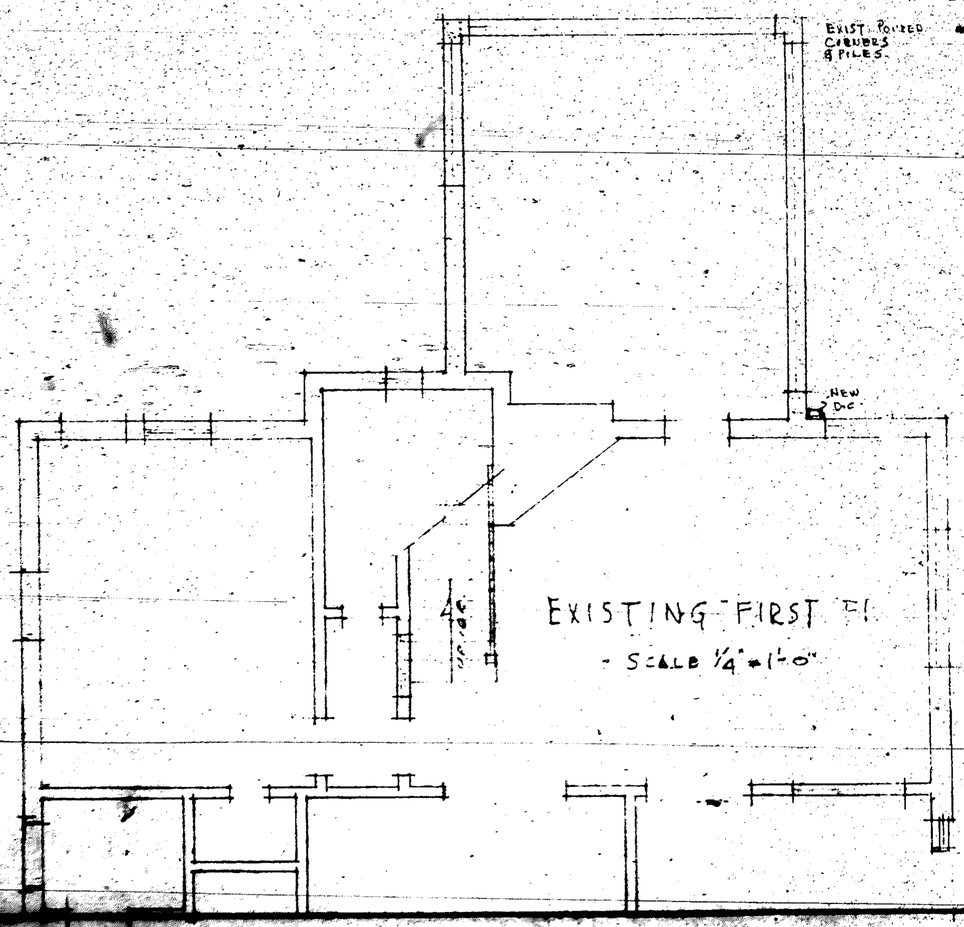
EAST



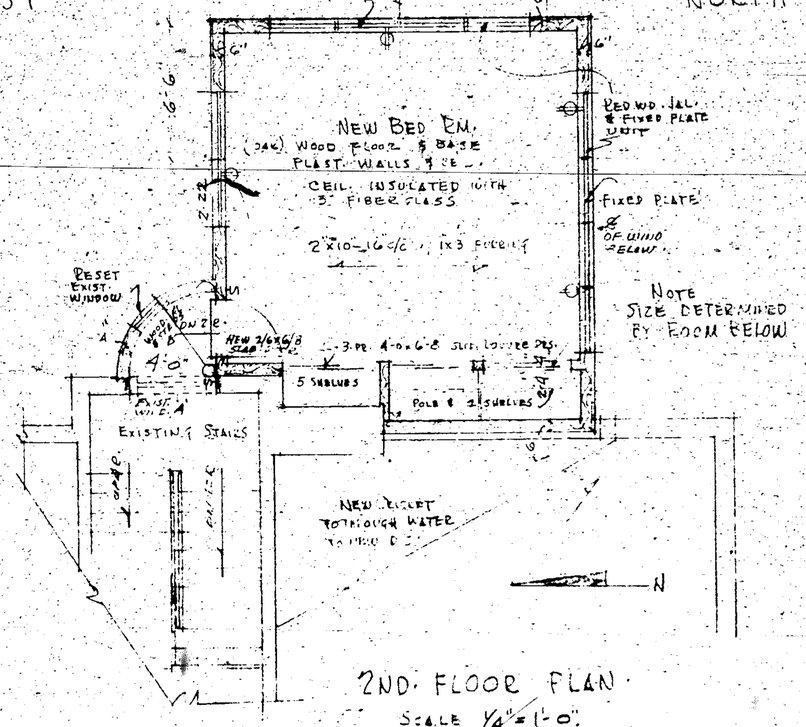
NORTH



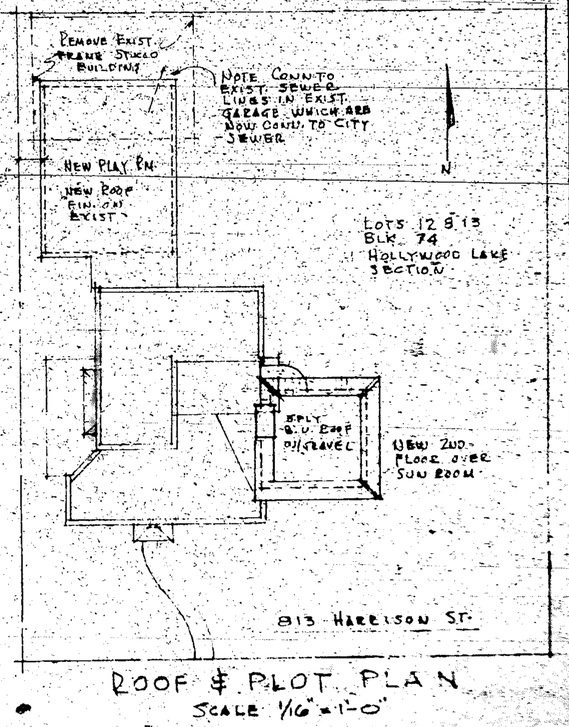
WALL SEC.
SCALE 3/4" = 1-0



EXISTING FIRST FL.
- SCALE 1/4" = 1'-0"



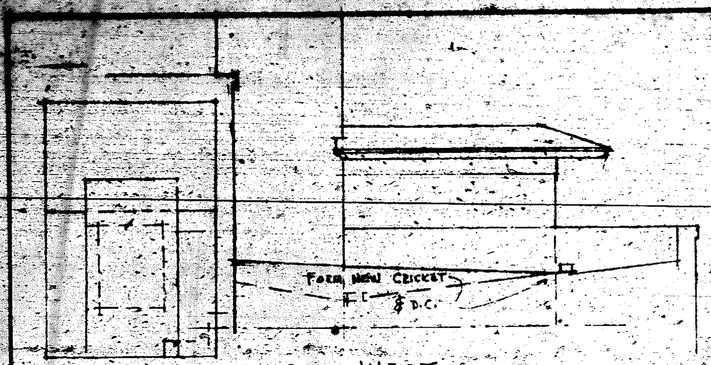
2ND. FLOOR PLAN
SCALE 1/4" = 1'-0"

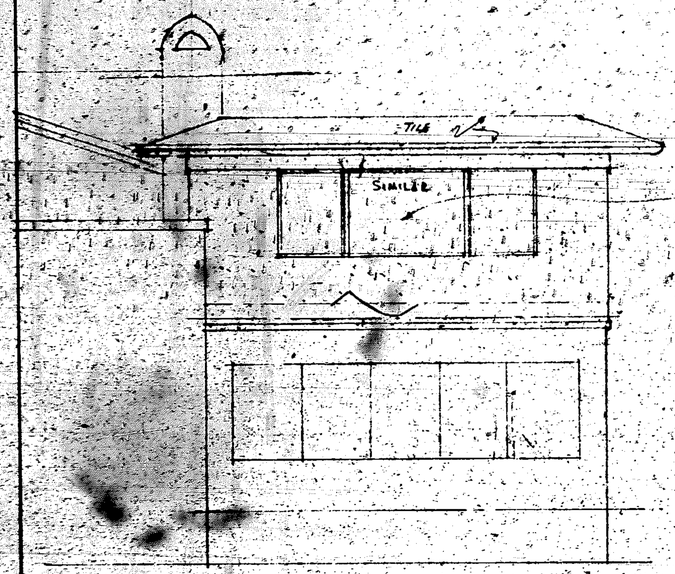


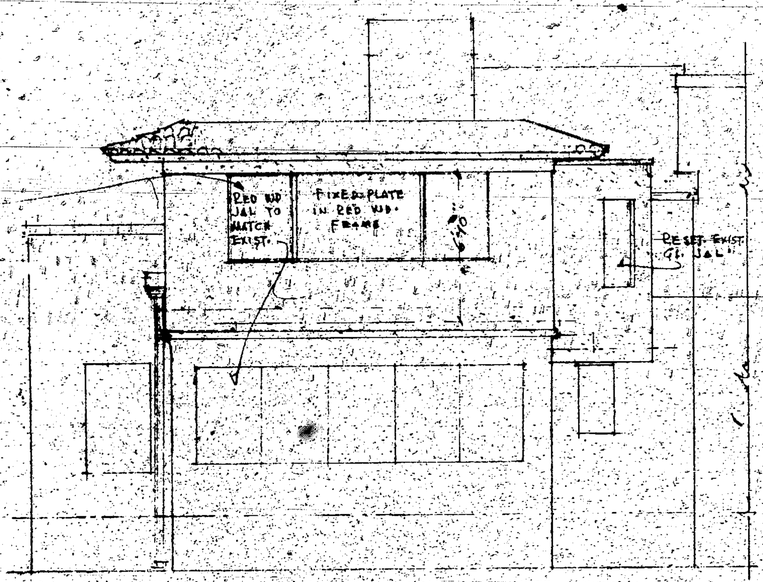
ROOF & PLOT PLAN
SCALE 1/16" = 1'-0"

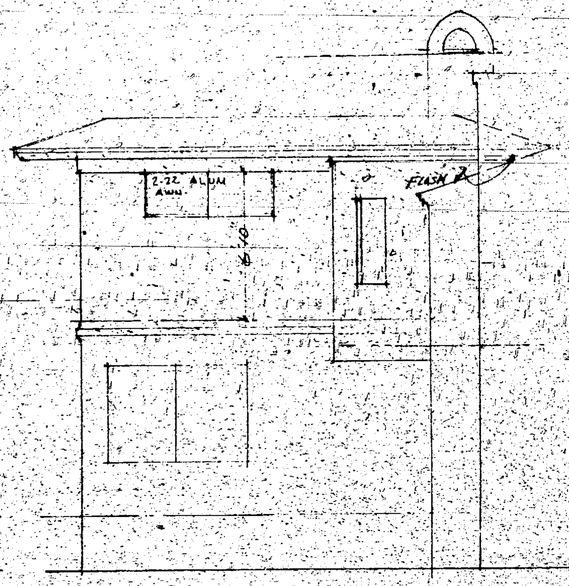
ALTERATION & ADDITION TO RES. OF MR. & MRS. L. D. GREISDORF
813 HARRISON ST.
HOLLYWOOD, FLORIDA

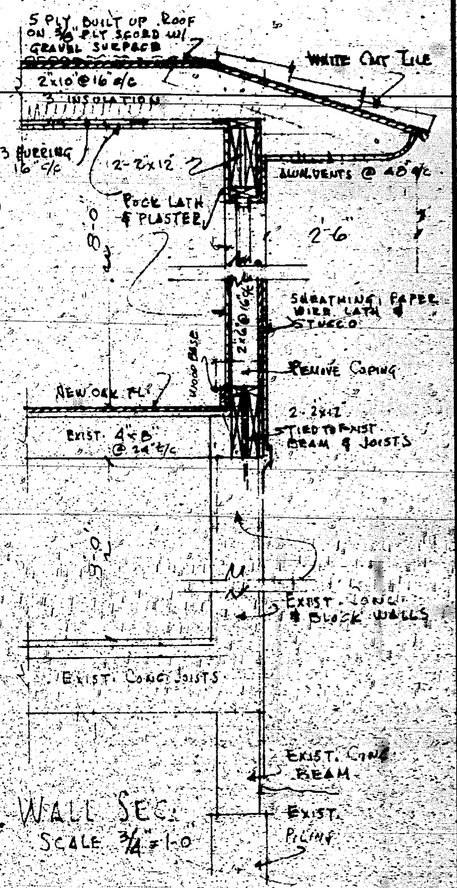
DATE	THE OFFICE OF	JOB NO.
June 17, 64	CEDRIC START, AIA DONALD MOELLER, AIA ARCHITECTS HOLLYWOOD FLORIDA	964-64
DRAWN BY		SHEET NO. 1 of 2

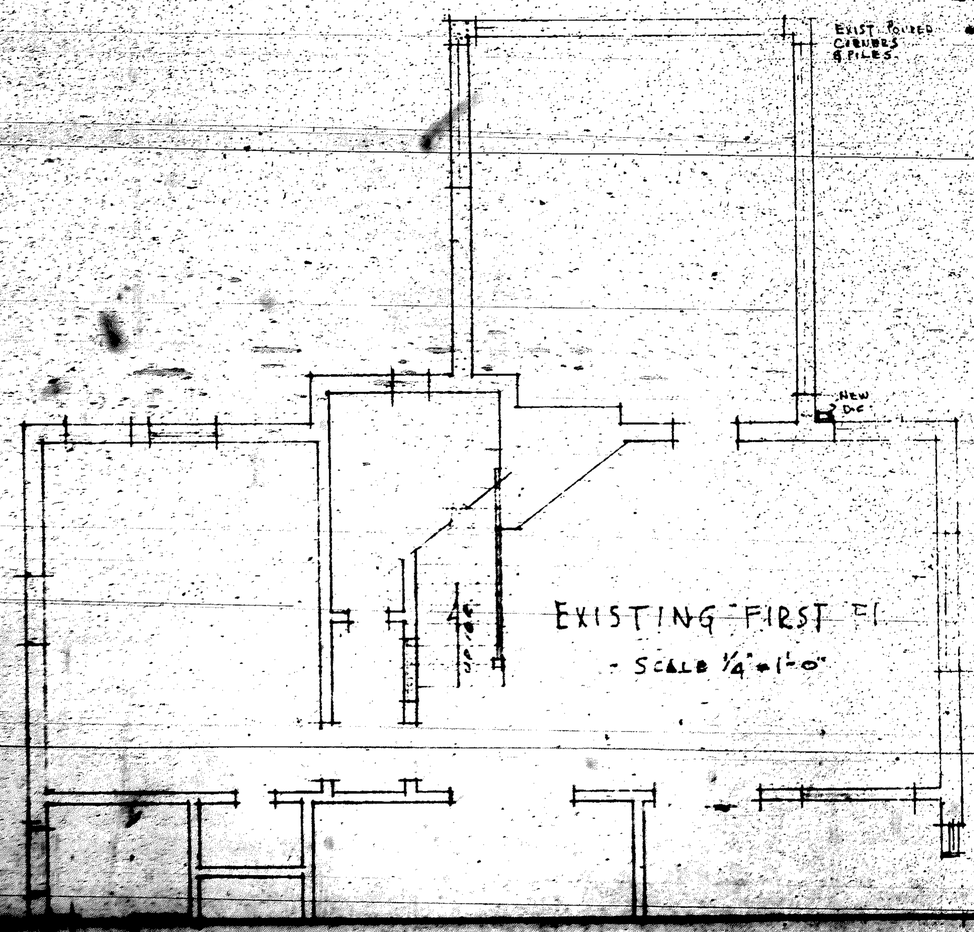


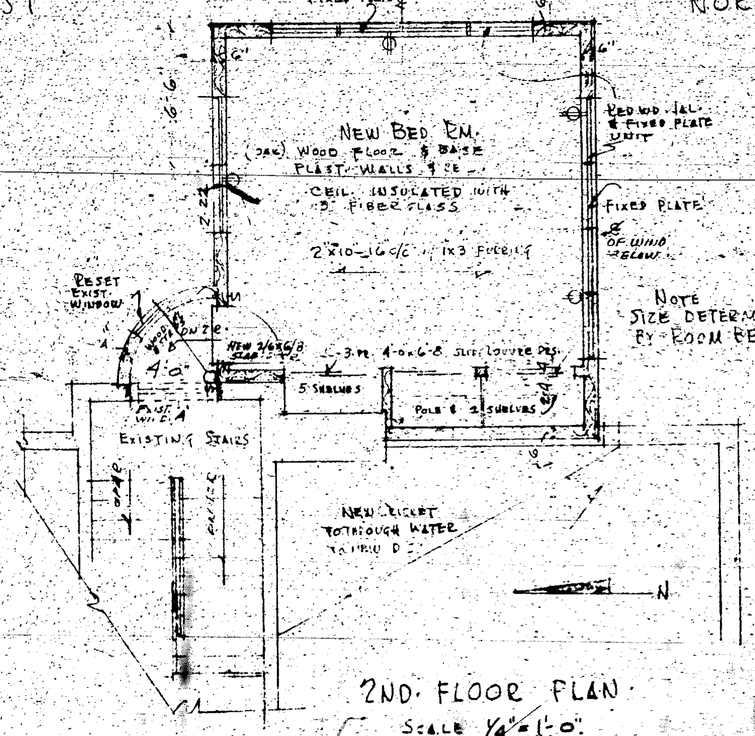


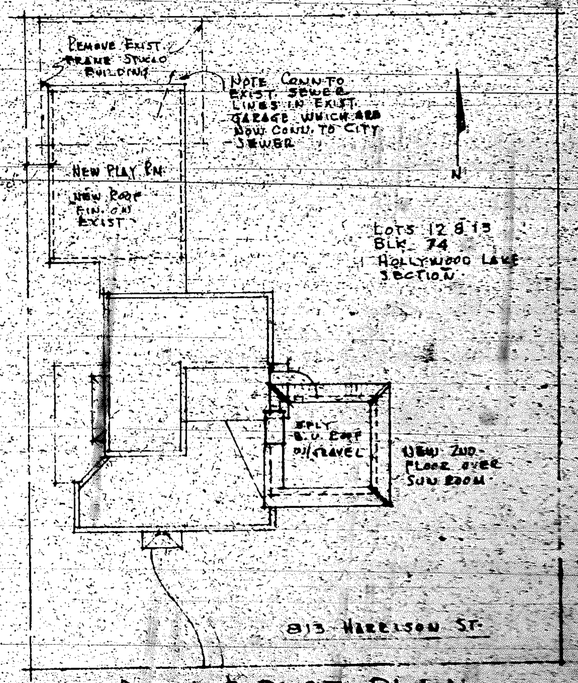












ALTERATION & ADDITION TO RES. OF MR. & MRS. L. D. [illegible]
813 HARRISON ST.
HOLLYWOOD, FLORIDA

DATE	THE OFFICE OF	SHEET
June 12, 64	CROMIC STARR, A.I.A.	1
SCALE 1/4"	DONALD MOELLER, A.I.A.	of 2
DRAWN BY	ASSOCIATES	
	HOLLYWOOD FLORIDA	

GENERAL NOTES

ALL WORK SHALL COMPLY WITH LOCAL BUILDING CODES AS MIN.
ALL LUMBER IN CONTACT WITH MASONRY SHALL BE TREATED WITH CELCURE "OR" WOOD LIFE ACCORD. TO M.F.G.S. DIRECTIONS.
ALL NEW EXTERIOR CMT. & STUCCO SHALL BE PAINTED W/ 2 COATS OF APPROVED POLYVINYL PAINT.
ALL NEW INTERIOR STUCCO WALLS SHALL BE GIVEN 2 COATS TO MATCH SAND FIN. PLAST. ALL NEW & OLD WOOD SHALL BE GIVEN 2 COATS OF OIL PAINT WHERE EXPOSED. PEG BOARD O.U. PUMPUS RM. SIDE SHALL HAVE 2 COATS OF APPROVED VINYL PAINT.
USE SCHLG LOCKS WHERE REQUIRED.
WHERE POSSIBLE USE EXISTING MATERIAL FROM EXIST. GARAGE.

NOTE:
NEW TOILET FAU. & SHOWER IN UNITS: KOHLER OR EQ. APPROVED

VANITY RM. SCALE 1/4"=1'-0"

NORTH WALL OF PUMPUS RM.

EAST

SCALE 1/4"=1'-0"

NORTH

WEST

SECTION LOOKING NORTH

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

AT EXPOSED BMS.

USE EXISTING ROOF WHERE POSSIBLE

STUD WALLS

SEE GRADE BM & SLAB SCHEDULE

D.P. CONC. PILES DRIVEN TO REFUSAL

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.

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

ELEV.

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

GRADE BEAM SCHEDULE

BEAM MARK	W	D	STEEL ST	STEEL BUT	STEEL TOP	REMARKS
101	8	22	1-#4	1-#8	2-#5	EXTEND BUTTED INTO 105
102	8	16	2-#7		2-#5	
103	8	16	2-#7		2-#4	
104	8	22	2-#8		2-#4	
105	8	22			2-#6	EXTEND BUTTED FROM 101 & 104
106	8	16	2-#6		2-#5	KEY INTO EXIST. CONCRETE

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

SLAB SCHEDULE

MARK	THICK	REINFORCING	TEMP.
S-1	4"	#5@5" ALT DIR.	#3@12"
S-2	6"	#5@6" ALT DIR.	#3@12"
S-3	6"	#4@6" CONT.	DENT WIRE BARS

ALL SLABS POURED MONOLITHIC W/ BEAMS
9-10'x10' CONC. PILES DRIVEN TO REFUSAL.

ALTERATION & ADDITION TO RES. OF MR. & MRS. L.O. GREISDORF
813 HARRISON ST.
HOLLYWOOD, FLORIDA

DATE: June 1964
SCALE: 1/4"=1'-0"
SHEET: 5

REMOVE EXIST. FRAME STUCCO BUILDING

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

N

NEW PLAY PN.

NEW ROOF FIN. ON EXIST.

LOTS 12 & 13
BLK 74
HOLLYWOOD LAKE SECTION

APPLY B.U. ROOF W/ GRAVEL

NEW 2ND FLOOR OVER SUN ROOM

813 HARRISON ST.

ROOF & PLOT PLAN

SCALE 1/16" = 1'-0"

STATE OF FLORIDA
DEPARTMENT OF STATE
Division of Archives, History and Records Management
DS-HSP-3AAA Rev. 3-79

FLORIDA MASTER SITE FILE
Site Inventory Form

FDAHRM 802= =
1009= =

Site Name S.A. Black Residence (FORMER) 830= = Site No. 820= =
Survey Date 8008 905= =
Address of Site: 813 Harrison Street Hollywood, Florida
Instruction for locating on the N. side of Harrison St. between 8th and 9th St. 813= =
Location: Hollywood Lakes Section 1-32 B 74 12,13 868= =
(subdivision name / block no. / lot no.)
County: Broward 808= =
Owner of Site: Name: C.M. and Bernadette Glassco
Address: 813 Harrison Street
Hollywood, Florida 33020 902= =
Type of Ownership Private 848= = Recording Date 832= =
Recorder:
Name & Title: Marlyn Kemper, Director
Address: Historic Broward County Preservation Board
1900 Tyler Street Hollywood, Florida 33020 818= =

Condition of Site: (Check One)
- ☐ Excellent 863= =
- ☒ Good 863= =
- ☐ Fair 863= =
- ☐ Deteriorated 863= =

Integrity of Site: (Check One or More)
- ☒ Altered 858= =
- ☐ Unaltered 858= =
- ☒ Original Site 858= =
- ☐ Restored( )(Date:)( )858= =
- ☐ Moved( )(Date:)( )858= =

Original Use Residence 838= =
Present Use Residence 850= =
Dates: Beginning c1925 844= =
Culture/Phase American 840= =
Period Twentieth Century 845= =

NR Classification Category: Building 916= =

Threats to Site: (Check One or More)
- ☐ Zoning( )( )878= =
- ☐ Development( )( )878= =
- ☐ Deterioration( )( )878= =
- ☐ Borrowing( )( )878= =
- ☐ Transportation( )( )878= =
- ☐ Fill( )( )878= =
- ☐ Dredge( )( )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 = =

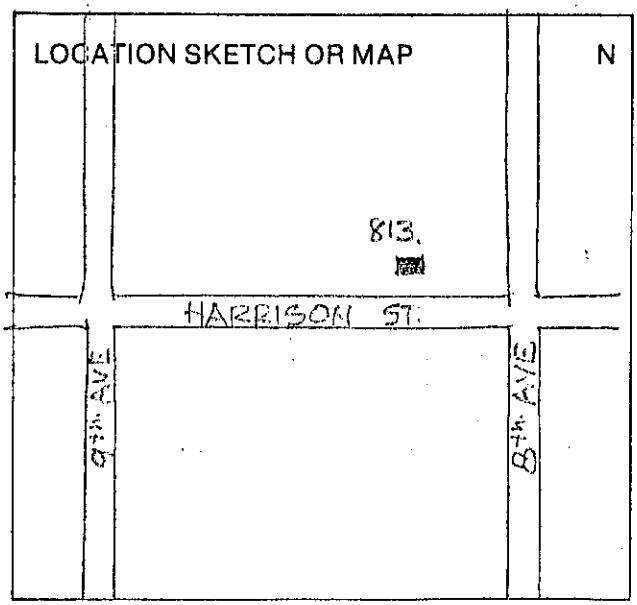
NO. OF DORMERS None 954 = =

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 = =

LOCATION SKETCH OR MAP



Township	Range	Section
51S	42E	14

812 = =

UTM Coordinates:

17 (Zone) 587860 (Easting) 2877000 (Northing) 890 = =

Photographic Records Numbers R18/F1 860 = =

Contact Print

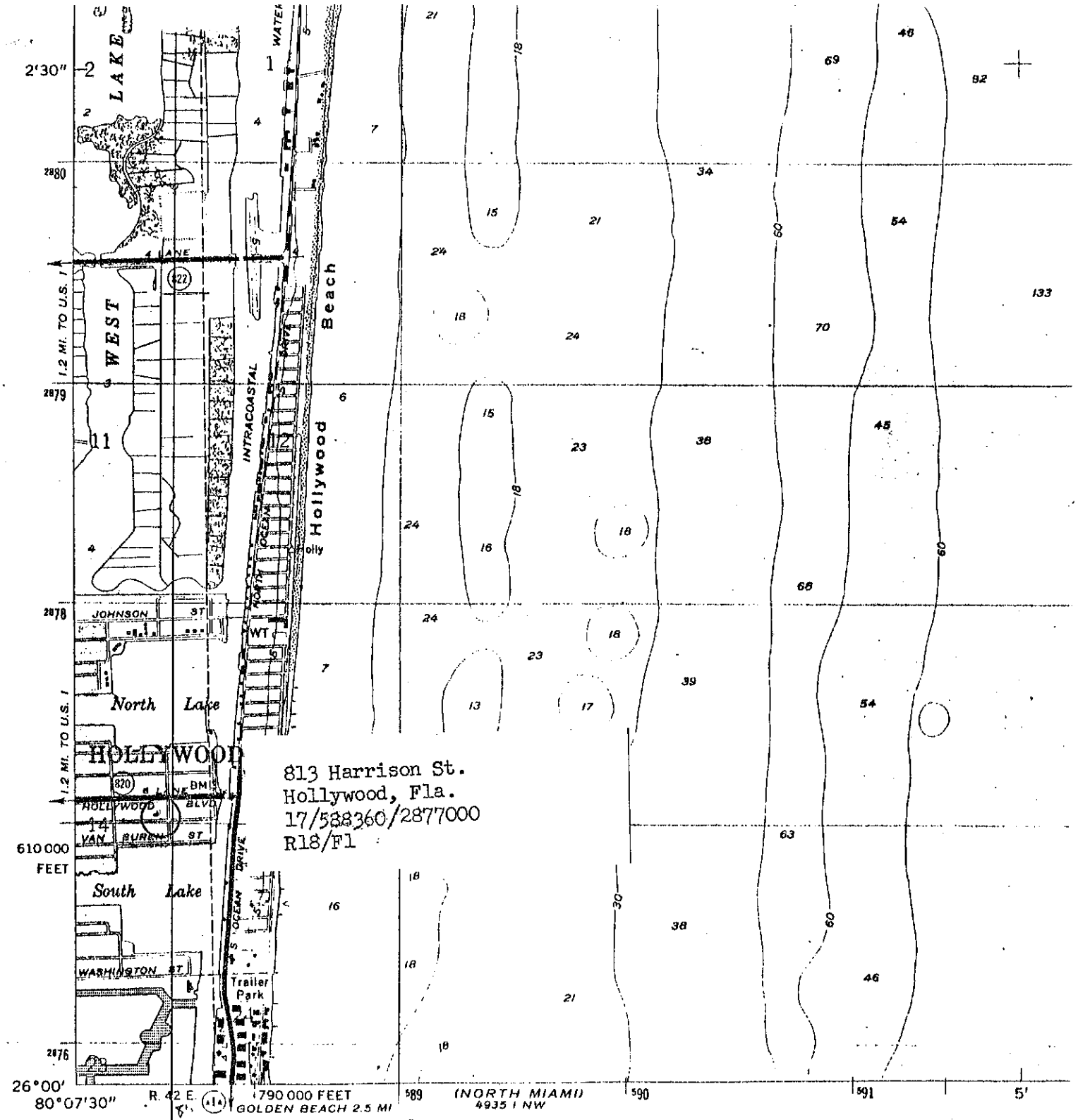
813 Harrison Street

Statement of Significance (use continuation sheet if necessary)

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

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

911==



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

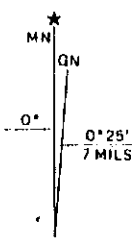
Control by USC&GS and USCE

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: ___ / ___ / ___

Site Name: S.A. Black 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 #: 514210241580
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? _X_ **yes** __no _insuff. info. LOCAL DESIG. CATEGORY
Individually elig. for Nat. Register? __yes **_X_no** __insuff. info. _____
Potential contributor to NR district? __yes **_X_no** __insuff. info. _____

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

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

CROSS REFERENCES

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

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

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

RECORDER

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

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


813



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

July 31, 2023

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

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

To Whom It May Concern:

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

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

STRUCTURAL FRAMING OF THE HOUSE:

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

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

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

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

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

Continued on Page 2

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 od 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

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

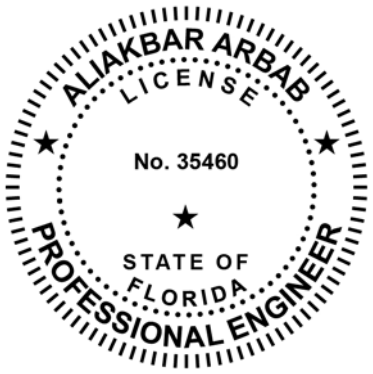
Conclusion:

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

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

Sincerely,

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



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

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

Project: STRUCTURAL EVALUATION REPORT
813 Harrison Street
Hollywood, Florida
Date: July 31, 2023



SOUTH ELEVATION AND ENTRANCE TO THE HOUSE



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

ARBAB ENGINEERING, INC.
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NORTH MIAMI BEACH, FLORIDA 33160
PHONE NO. (305) 940-3088 FAX. NO. (305) 940-3273

Project: STRUCTURAL EVALUATION REPORT

813 Harrison Street
Hollywood, Florida

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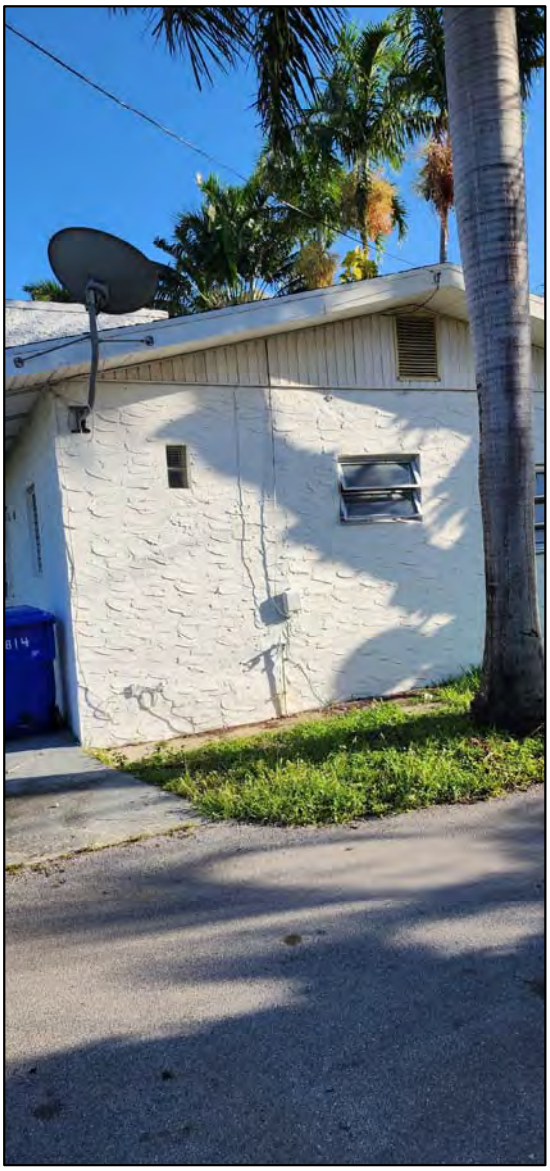


REAR ENTRANCE TO THE HOUSE



VIEW OF NORTH DETACHED GUEST HOUSE AND TWO STORY RESIDENCE

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



NORTH ELEVATION OF GUEST HOUSE

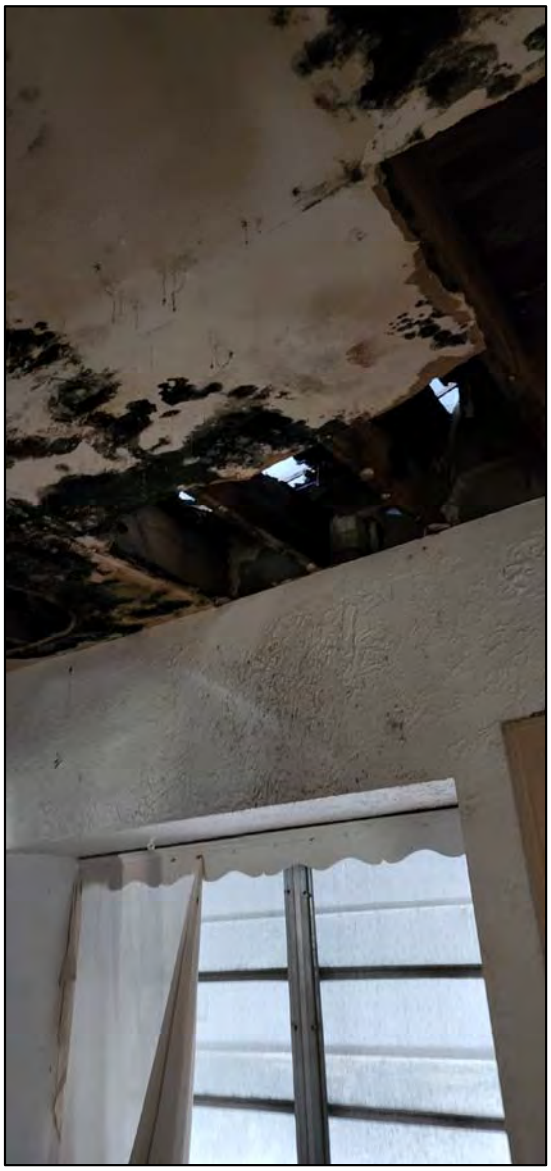


COLLAPSE OF INTERIOR OF FIRST FLOOR

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



DAMAGED INTERIOR OF THE HOUSE
(VERY POOR CONDITION)

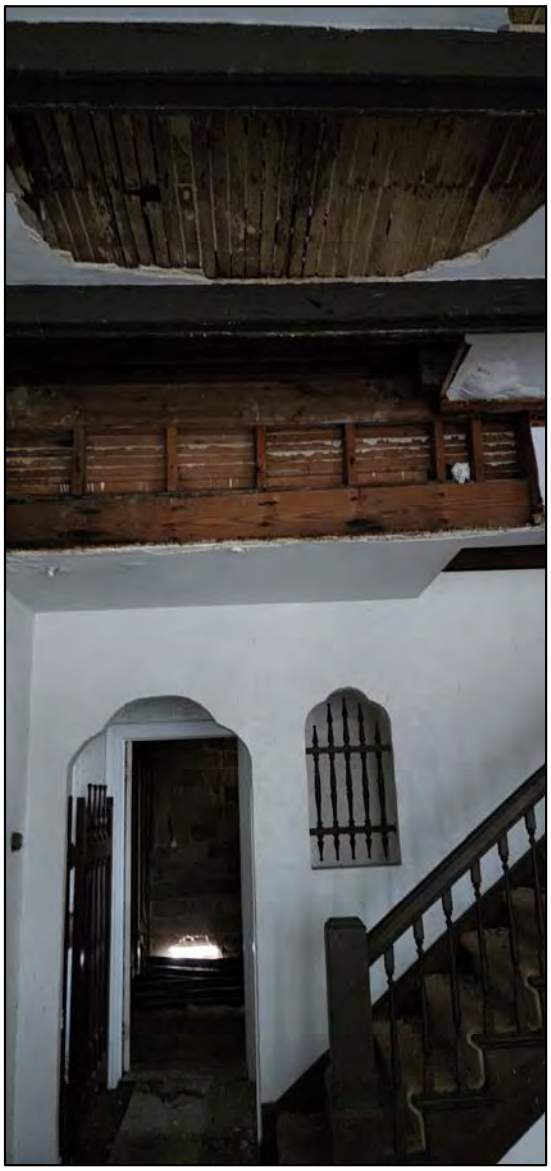


CEILING DAMAGE AND CONDITION
OF INTERIOR FINISHES

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CONSULTING ENGINEERS
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NORTH MIAMI BEACH, FLORIDA 33160
PHONE NO. (305) 940-3088 FAX. NO. (305) 940-3273



COMPLETE COLLAPSE OF FIRST FLOOR



WOOD STAIR AND DAMAGED CEILING

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



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



COLLAPSED FLOOR AND DETERIORATED WOOD JOISTS AND WOOD STUDS

ARBAB ENGINEERING, INC.
CONSULTING ENGINEERS
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NORTH MIAMI BEACH, FLORIDA 33160
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DAMAGED SECOND FLOOR



VIEW OF COLLAPSED FIRST FLOOR

ARBAB ENGINEERING, INC.
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PARTIAL VIEW OF SECOND FLOOR



DAMAGED INTERIOR FRAMING

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DETERIORATED WINDOW FRAME AND EXPOSED RUSTED REINFORCING IN CONCRETE BEAM



COLLAPSE OF ENTIRE FIRST FLOOR

ARBAB ENGINEERING, INC.
CONSULTING ENGINEERS
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NORTH MIAMI BEACH, FLORIDA 33160
PHONE NO. (305) 940-3088 FAX. NO. (305) 940-3273



COLLAPSE OF FIRST FLOOR



DIAGONAL CRACKS ABOVE THE DOOR

ARBAB ENGINEERING, INC.
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PHONE NO. (305) 940-3088 FAX. NO. (305) 940-3273



COLLAPSE OF FIRST FLOOR AND DETERIORATED MEMBERS

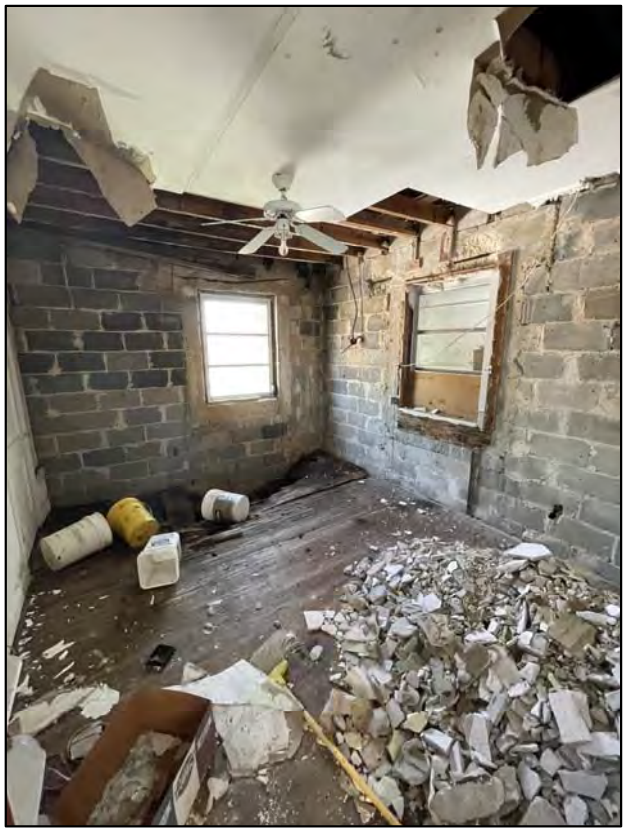


DAMAGED INTERIOR

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DAMAGED INTERIOR



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DAMAGED INTERIOR



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PHONE NO. (305) 940-3088 FAX. NO. (305) 940-3273



DAMAGED INTERIOR



DAMAGED INTERIOR

KallerArchitecture

City of Hollywood
2600 Hollywood Boulevard
Hollywood, Florida 33020

May 22nd, 2024

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

CRITERIA OF APPROPRIATENESS FOR DESIGN

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

CRITERION 1: INTEGRITY OF LOCATION

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

CRITERION 2: DESIGN

ANALYSIS: The existing building was built in 1940 and the existing structure does not have any contribution to the Historic District. Through the years, it was repaired after a fire and renovated, altering its original design; however, in no way, shape, or form has it contributed to its aesthetic appeal. On the contrary, the new proposed building refreshes the curb appeal alongside Harrison Street with a **modern-contemporary style with an imperial twist** to bring the historic essence of its surroundings and embrace the new without forgetting the old. This proposed structure will become a gateway to Hollywood Beach Boardwalk from Harrison Street in which the design highlights 3 volumes from the street, one is composed by two dislocated volumes with vertical columns at the front and rear of the building, and one volume which the social area that is 1 ½ stories, inviting an abundance of natural light while also highlighting the richness of the surrounding contextual environment. The central concept is to hide the access stairs behind a colonnade to get to the main entrance to the residence while delicately suggesting where the entrance is. The Colonnade serves as the layering element that brings residents to the required FFE required by FEMA. The back of the house responds delicately to the alley by proposing an escalated landscape buffer with a planter that will allow privacy to the pool deck while being sensitive to its immediate environment.

CRITERION 3: SETTING

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

CRITERION 4: MATERIALS

The proposed building's materials/colors are to be a neutral palette of muted two-tone stucco sandy colors and clear glass, with features such as an IPE wood deck and clear glass railings throughout.

CRITERION 5: ASSOCIATION

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

The architectural style reflects modern-contemporary architecture with pure orthogonal geometries and hierarchical volumes.

CRITERION 6: WORKMANSHIP

The workmanship on the proposed new construction will be a guarantee that all State and Local regulations are to be upheld. Proper barricading will be provided during the demolition of the existing structure and new construction work. All practices will meet or exceed the requirements of the Florida Building Code 2020, 7th edition and the State of Florida Department of Environmental Protection.

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

Sincerely,

KallerArchitecture

Giovanni Muñoz Vargas NCARB – NAR - AIA assoc. | Associate
2417 Hollywood Blvd Hollywood, FL
t. 954 920 5746 **c.** 305 586 7952
e. giovanni@kallerarchitects.com
w. kallerarchitects.com





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



EXISTING



PROPOSED

PROJECT TEAM

ARCHITECT

JOSEPH B. KALLER AND ASSOCIATES, P.A.
CONTACT: MR JOSEPH B. KALLER
ADDRESS: 2417 HOLLYWOOD BLVD.
HOLLYWOOD, FL 33020
PHONE: (954) 920-5746
FAX: (954) 926-2841
EMAIL: JOSEPH@KALLERARCHITECTS.COM

SURVEYOR

PINNELL SURVEY, INC
CONTACT: JASON H PINNELL
PHONE: (954) 418-4940
EMAIL: ORDER@FLAND.NET

CIVIL

ZEPHY ENGENEERING
CONTACT: WILDORF ZEPHYR
PHONE: (786) 302-7639

LANDSCAPE

THE MIRROR OF PARADISE
CONTACT: GABRIELA FOJT, RLA
PHONE: (954) 315-1707
EMAIL: GABRIELA@THEMIRROROFPARADISE.COM

OWNER

OWNER: SF&GM PROPERTY LLC

ADDRESS: 137 GOLDEN ISLES DR #403
HALLANDALE BEACH, FL 33009

PROJECT DATA

JURISDICTION

CITY OF HOLLYWOOD
BROWARD COUNTY
STATE OF FLORIDA

DRAWING INDEX

ARCHITECTURAL

T-1	COVER SHEET + PROJECT INFORMATION
SP-1	SITE PLAN AND SITE DATA
SP-1.1	SECOND FLOOR OVERLAY SITE PLAN
SP-2	HISTORIC
SP-3	SUBJECT PROPERTY
SP-4	STREET PROFILE VIEW
A-101	GROUND LEVEL FLOOR
A-102	SECOND LEVEL FLOOR
A-103	ROOFTOP LEVEL
A-301	SOUTH ELEVATION
A-301	NORTH ELEVATION
A-302	WEST ELEVATION
A-302	EAST ELEVATION
A-401	GENERAL SCHEMATIC SECTIONS
A-402	GENERAL SCHEMATIC SECTIONS

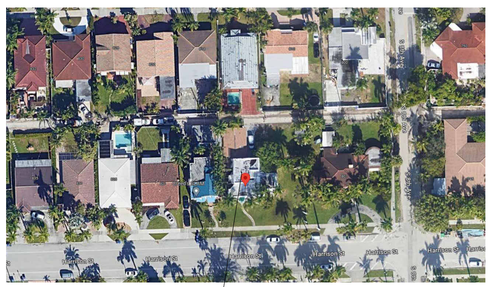
CIVIL

C-1	EROSION & SEDIMENT CONTROL PLAN
C-2	PAVING GRADING & DRAINAGE PLAN
C-3	WATER PLAN & DETAILS
C-4	WATER DETAILS

LANDSCAPE

DT-1	LANDSCAPE REMOVAL PLAN + TREE SCHEDULE
DT-2	PROTECTION DETAIL & MITIGATION CALCULATIONS
LP-1	LANDSCAPE PLAN, PLANT SCHEDULE, CODE CHART
LP-2	LANDSCAPE NOTES
LP-3	COLORED SITE PLAN

LOCATION MAP



NORTH

SITE

AERIAL



NORTH

SITE

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

www.kallerarchitects.com

SEAL

STATE OF FLORIDA
JOSEPH B. KALLER
R.A. 0009239
REGISTERED ARCHITECT

JOSEPH B. KALLER
FLORIDA R.A. #0009239

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

SHEET TITLE
COVER SHEET

REVISIONS

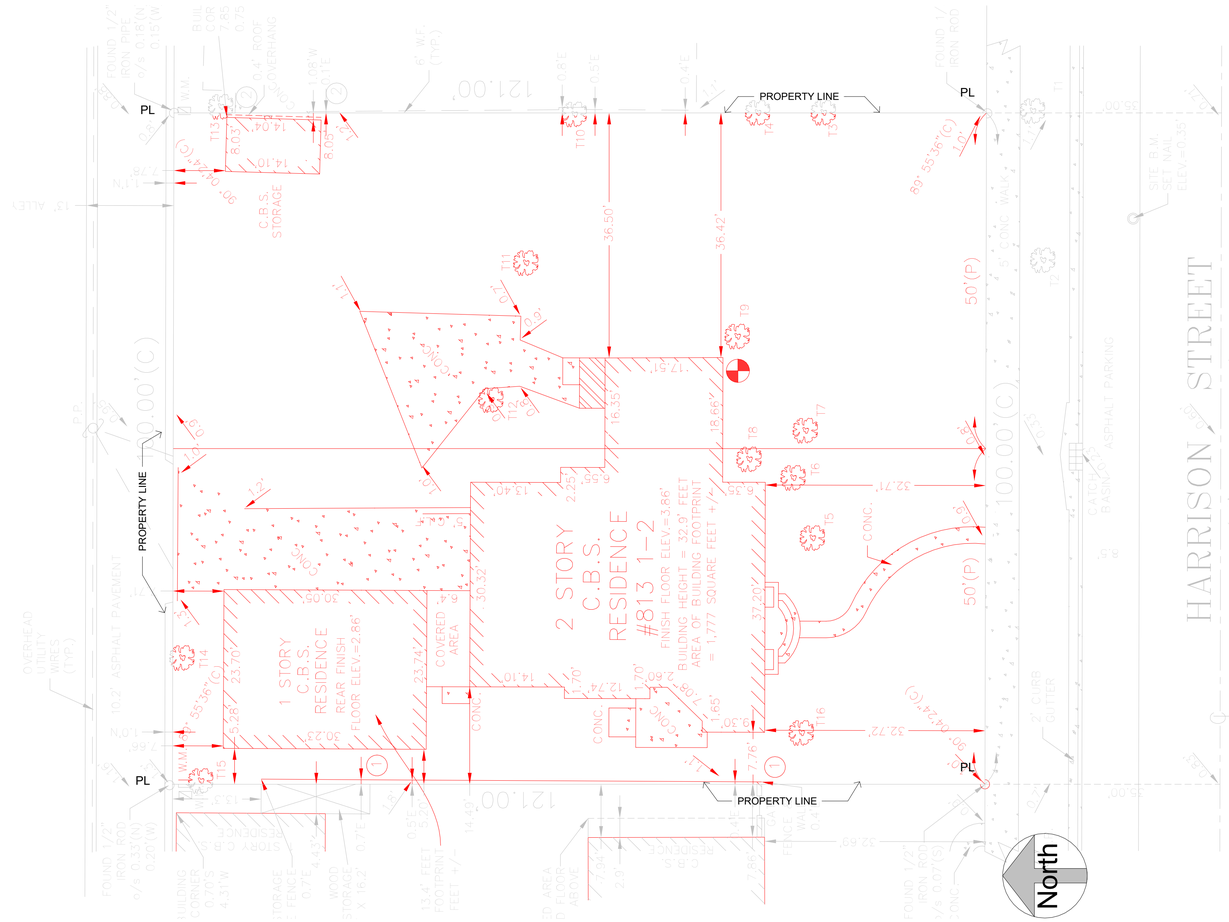
No.	Description	Date

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

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

SHEET
T-1

Bidders shall use complete sets of Bidding Documents in preparing bids; neither the Owner nor Architect assumes responsibility for errors or misinterpretations resulting from the use of incomplete or preliminary sets of Bidding Documents. The intent of the Contract Documents is to include all items necessary for the proper execution and completion of the work by the Contractor. The Contractor Documents are complementary, and what is required by one shall be as binding as if required by all; performance by the Contractor shall be required only to the extent consistent with the Contract Documents and reasonably inferable from them as being necessary to produce the intended results.



1 SITE DEMOLITION PLAN

3/32" = 1'-0"

1. AT ALL TIMES DURING DEMOLITION WORK, CONTRACTOR SHALL SECURE PUBLIC SAFETY, HEALTH AND GENERAL WELFARE THROUGH STRUCTURAL STRENGH IN TEMPORARY SUPPORTS, STABILITY, SANITATION AND SAFETY TO LIFE AND PROPERTY DURING THE REMOVAL OF STRUCTURES, ELECTRICAL, MECHANICAL AND PLUMBING SYSTEMS.
2. THE CONTRACTOR SHALL COMPLY WITH ALL APPLICABLE PROVISIONS OF THE FLORIDA BUILDING CODE PARTICULARLY CHAPTER 33 WITH REGARD TO DEMOLITION & SITE WORK.
3. THE EXTENT OF THE DEMOLITION WORK IS TO SHOW ON THE DEMOLITION DRAWING AND REFERRED TO IN ALL DRAWINGS. DEMOLITION INCLUDES THE COMPLETE REMOVAL OF PORTIONS OF THE BUILDING AS INDICATED, AND ALL MISCELLANEOUS DAMAGED PORTIONS OF THE BUILDING AS REQUIRED TO MEET SPECIFICATIONS AND DRAWINGS REQUIREMENTS. EXISTING PLUMBING AND ELECTRICAL LINES TO BE REMOVED OR CONCEALED BY EXISTING STRUCTURE AND NEW WORK SHALL BE FULLY DE-ACTIVIATED.
4. REMOVE ALL DEMOLITION MATERIALS AND DEBRIS FROM THE CONSTRUCTION SITE.
5. ALL EXISTING EXPOSED SURFACES THAT ARE TO REMAIN IN PLACE THAT ARE DAMAGED DURING CONSTRUCTION SHALL BE REPAIRED AS REQUIRED TO MATCH EXISTING UNDAMAGED SURFACES.
6. ARRANGE WITH UTILITY COMPANIES FOR THE DISCONNECTION OF SERVICES AND REMOVAL FITTINGS AND EQUIPMENT BEFORE STARTING DEMOLITION WORK.

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

STANDARDS FOR DEMOLITION (SECTION 3406 OF FBC

1. DEMOLITION WORK HAVING COMMENCED SHALL BE PURSUED DILIGENTLY AND WITHOUT INTERRUPTION WITH DUE REGARD TO SAFETY. IT IS THE INTENT OF THIS SECTION TO LIMIT THE EXISTENCE OF ANY UNSAFE CONDITION OR NUISANCE ON THE PREMISES DURING THE PERIOD OF DEMOLITION OPERATIONS.
2. ANY SURFACE HOLES OR IRREGULARITIES, WELLS, SEPTIC THANK, BASEMENTS, CELLAR, SIDEWALK VAULTS OR COAL CHUTES REMAINING AFTER DEMOLITION OF ANY BUILDING OR STRUCTURE SHALL BE FILLED WITH MATERIAL AS APPROVED BY THE BUILDING OFFICIAL, AND SHALL BE GRADED IN A MANNER THAT WILL PROVIDE EFFECTIVE SURFACE DRAINAGE.
3. ALL DEBRIS AND ACCUMULATION OF MATERIAL RESULTING FROM DEMOLITION OF ANY BUILDING OR STRUCTURE SHALL BE REMOVED FROM THE PREMISES.
4. ALL BUILDING SEWERS SHALL BE EFFECTIVELY PLUGGED WITH CONCRETE AT THE PROPERTY LINE, OR AS MAY BE REQUIRED BY THE BUILDING OFFICIAL.
5. IN ORDER TO CONTROL DUST DURING A DEMOLITION PROJECT, THE PERMIT HOLDER SHALL TAKE THE NECESSARY SAFEGUARDS TO ENSURE THAT WATER SUPPLY IS AVAILABLE AND APPROPRIATE ACTIONS ARE TAKEN TO RETAIN DUST AT THE IMMEDIATE VICINITY OF THE DEMOLITION PROJECT AND TO ENSURE THAT NO DUST IS TRANSMITTED TO NEIGHBORING PROPERTIES OR STREETS.

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

2 DEMO SITE DATA

3/4" = 1'-0"

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REGISTERED ARCHITECT

JOSEPH B. KALLER
FLORIDA R.A. #0009239

PROJECT TITLE

NEW TWO-STORY SINGLE-FAMILY RESIDENCE

813 HARRISON STREET

HOLLYWOOD, FL 33019

SHEET TITLE

SITE DEMOLITION PLAN

REVISIONS

No.	Description	Date

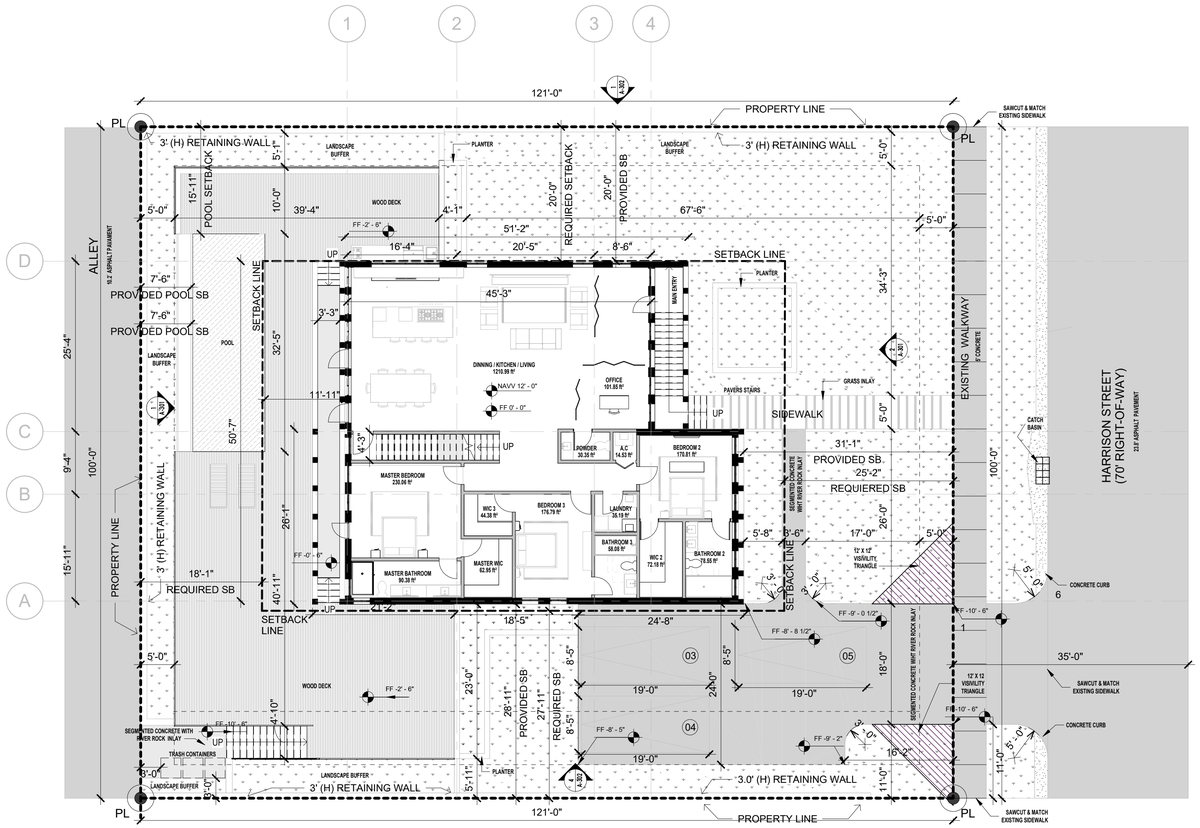
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PROJECT No.: 23064
DATE: MAR 2024
DRAWN BY: CG
CHECKED BY: GM

SHEET

SDP-1

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SITE GROUND FLOOR

3/32" = 1'-0"

North

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 FLITERS

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 MAINTANED AT A LEVEL DETERMINED BY THE AHJ FROM ALL NEW AND EXISTING BUILDINGS INCLUDING COMPLYNG WITH NFPA T2 (2013 EDITOR) BDA SYSTEM MAY BE REQUIERED

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

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

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

ALL MECHANICAL EQUIPMENT SHALL BE SCREENED FROM PUBLIC VIEW.

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

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

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

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

FEMA NOTE:
THE NATIONAL FLOOD INSURANCE PROGRAM IS IN THE PROCESS OF ISSUING NEW FLOOD MAPS.AT THE TIME OF BUILDING PERMIT THE 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

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PROPERTY ADDRESS

813 HARRISION STREET
HOLLYWOOD, FL 33019

FOLIO

514214024580

LEGAL DESCRIPTION

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

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

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

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

PARKING CALCULATION:	REQUIRED	PROVIDED
	5	5

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

* 15% LOT DEPTH
** 25% OF LOT WITH

LANDSCAPE	REQUIRED	PROVIDED
IMPERVIOUS AREA BUILDING FOOTPRINT, PARKING, SIDEWALKS & DRIVES		7212.54 SF (60 %)
PERVIOUS AREA LANDSCAPE AREAS (SITE)		4457.39
PERVIOUS AREA LANDSCAPE AREAS (TERRACE)		389.57
TOTAL PERVIOUS AREA TOTAL	4840 SF (40%)	4846.96 SF (40 %)

GROSS BUILDING AREA:	INTERIOR
PARKING FLOOR (A.C.)	1550.73 SF
FIRST FLOOR (A.C.)	2681.59 SF
SECOND FLOOR (A.C.)	1396.07 SF
TERRACE LEVEL (A.C.)	28.88 SF
TOTAL (A.C) AREA	5657.27 SF

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PROJECT TITLE
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813 HARRISON STREET

HOLLYWOOD, FL 33019

SHEET TITLE
SITE PLAN GROUND FLOOR

REVISIONS

No.	Description	Date

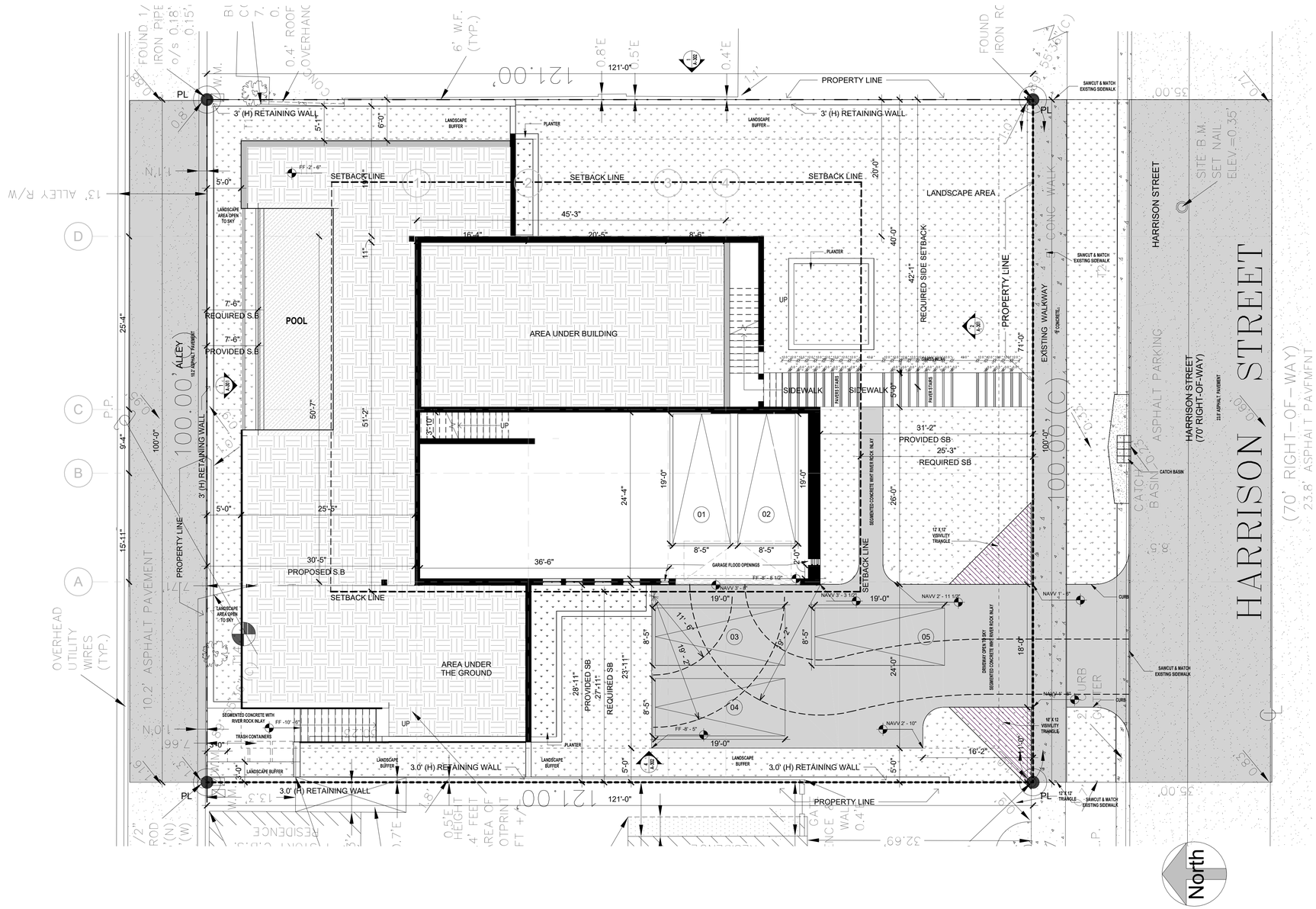
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DATE: MAR 2024
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SHEET

SP-1

Contractor shall use complete sets of Bidding Documents in preparing bids; neither the Owner nor Architect assumes responsibility for errors or misinterpretations resulting from the use of incomplete or preliminary sets of Bidding Documents. The intent of the Contract Documents is to include all items necessary for the proper execution and completion of the work by the Contractor. The Contract Documents are complementary, and what is required by one shall be as binding as if required by all; performance by the Contractor shall be required only to the extent consistent with the Contract Documents and reasonably inferable from them as being necessary to produce the intended results.



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

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PROJECT TITLE
NEW TWO-STORY SINGLE-FAMILY RESIDENCE

813 HARRISON STREET

HOLLYWOOD, FL 33019

SHEET TITLE
SITE PLAN PARKING

REVISIONS

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SHEET
SP-2

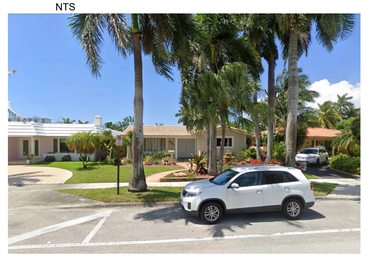
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1 **801 HARRISON STREET**
NTS



3 **750 HARRISON STREET**
NTS



5 **804 HARRISON STREET**
NTS



7 **820 HARRISON STREET**
NTS



9 **821 HARRISON STREET**
NTS



2 **745 HARRISON STREET**
NTS



4 **800 HARRISON STREET**
NTS



6 814 HARRISON STREET
NTS



8 **826 HARRISON STREET**
NTS



10 **817 HARRISON STREET**
NTS



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HOLLYWOOD, FL 33019

SHEET TITLE
HISTORIC

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SHEET
SP-3

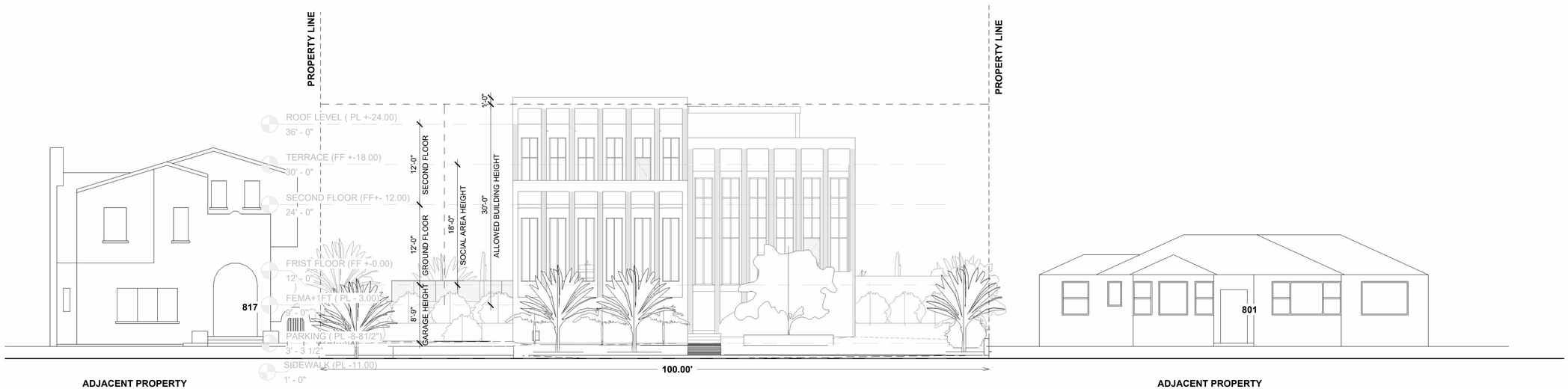
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1 **NORTH-WEST - RENDER**



2 **NORTH-WEST - RENDER**



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

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813 HARRISON STREET
HOLLYWOOD, FL 33019

SHEET TITLE
STREET PROFILE VIEW

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SHEET
SP-4

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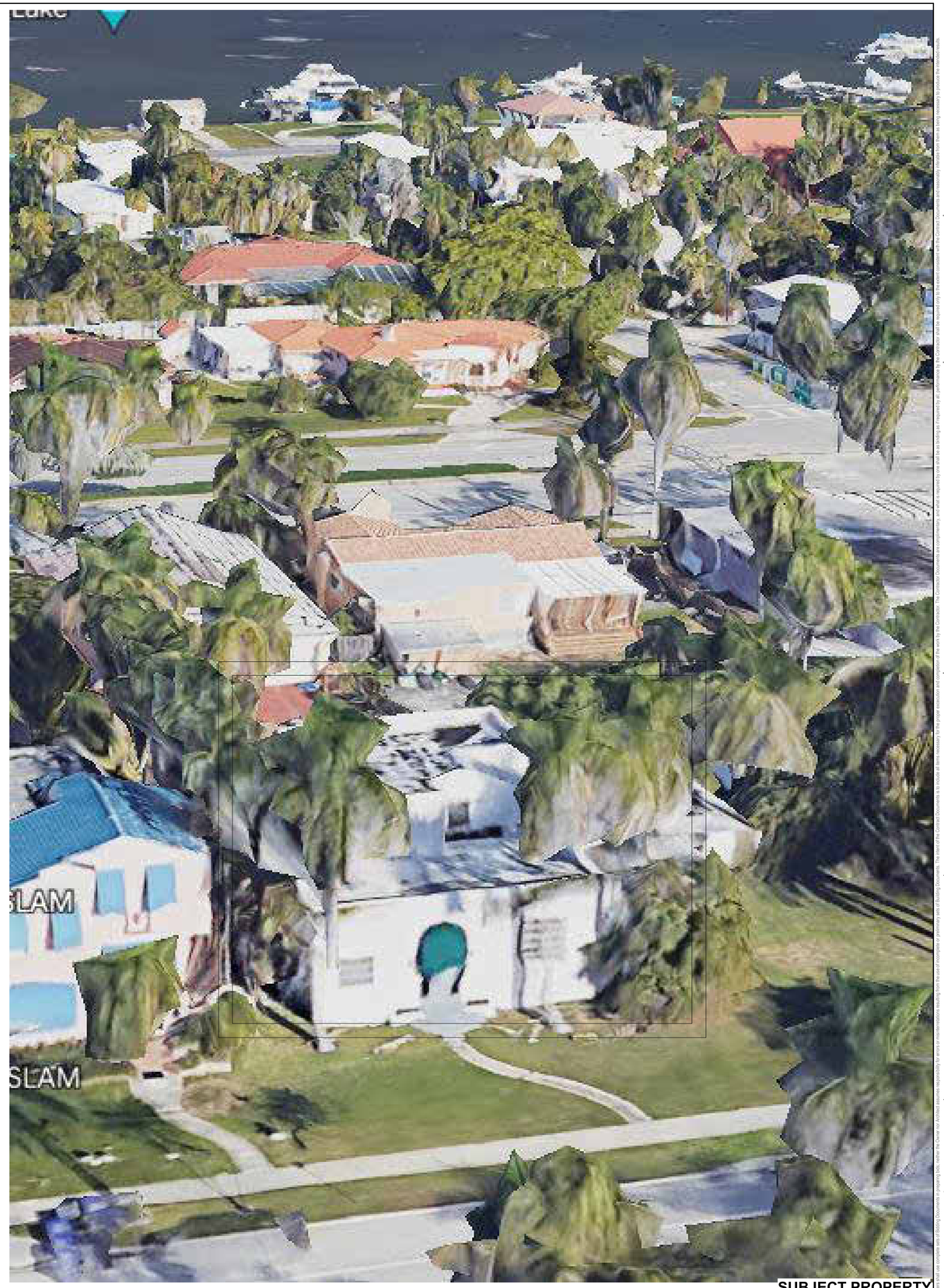












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PROJECT TITLE

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HOLLYWOOD, FL 33019

SHEET TITLE

SUBJECT PROPERTY

REVISIONS

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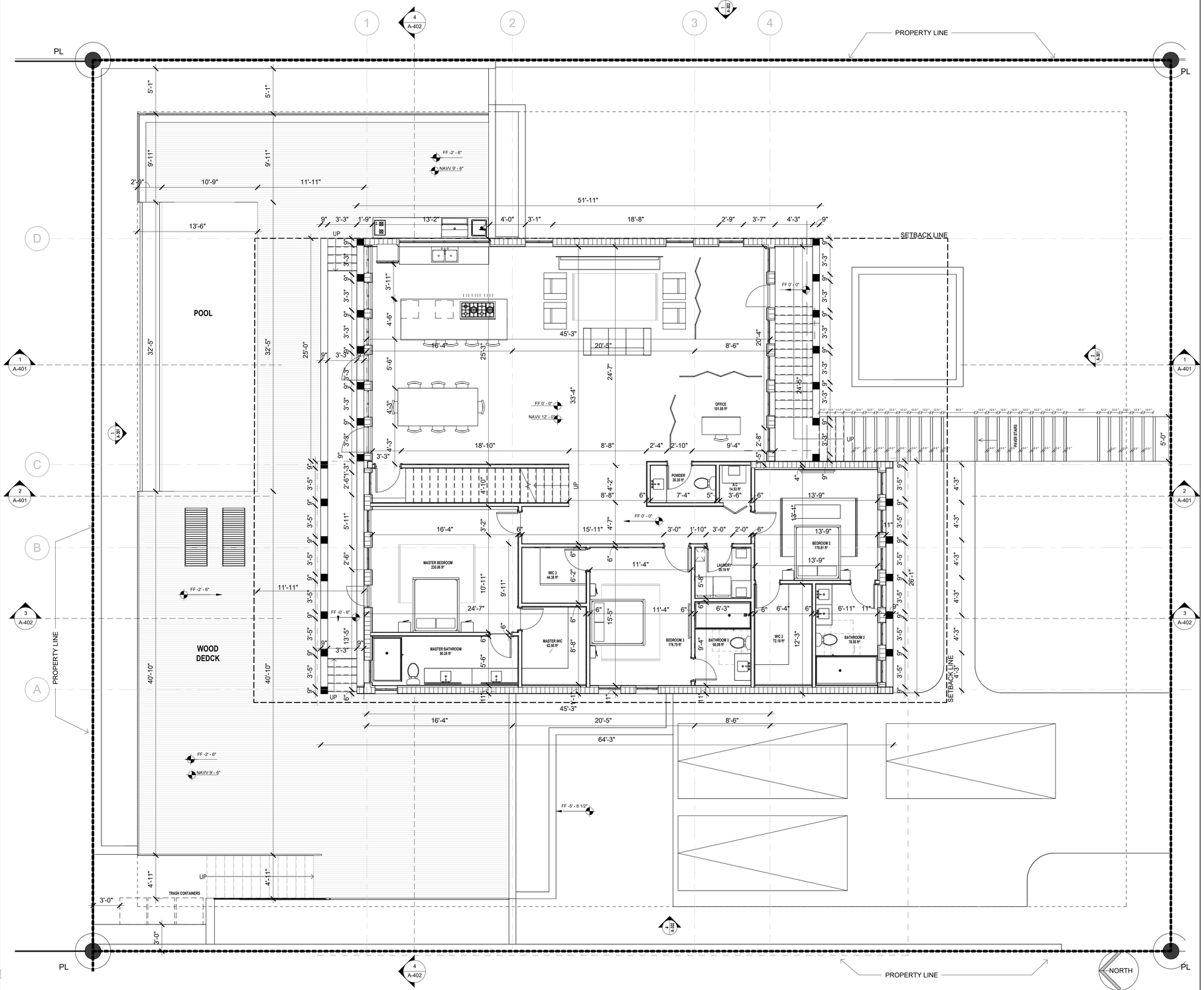
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SHEET

SP-5

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

GENERAL NOTES

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

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

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

2 **GENERAL NOTES**

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SHEET TITLE
FIRST LEVEL FLOOR PLAN

REVISIONS

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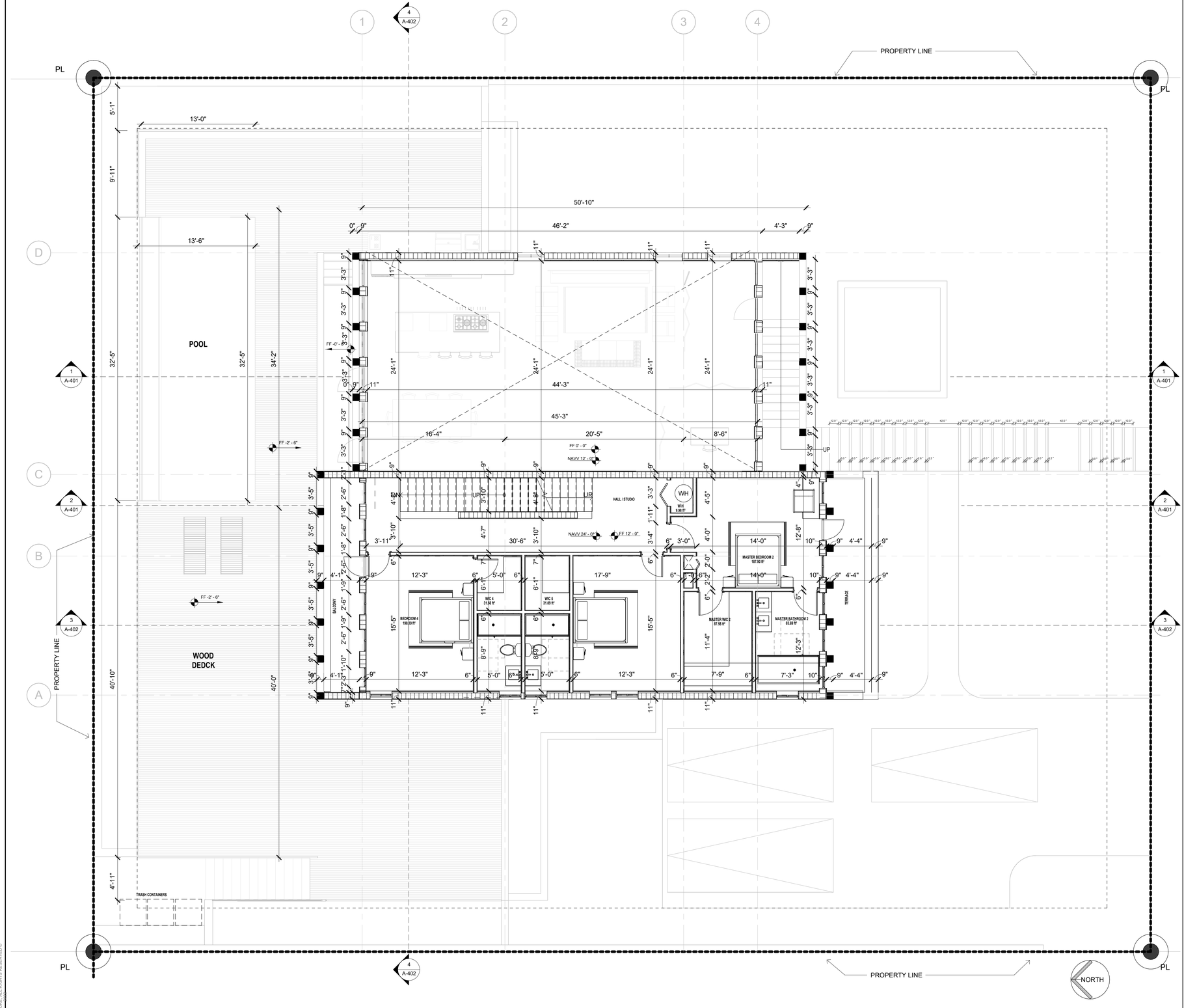
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PROJECT No.: 23064
DATE: MAR 2024
DRAWN BY: CG
CHECKED BY: GM

SHEET
A-101

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1 SECOND FLOOR
3/16" = 1'-0"

GENERAL PLAN NOTES:

1. ALL CUPBOARDS & CABINETS (MILLWORK) SHOP DWGS ARE TO BE SUPPLIED BY EQUIPMENT SUPPLIER/CONTRACTOR FOR OWNER/ARCHITECT REVIEW & APPROVAL PRIOR TO FABRICATION
2. CONTRACTOR TO SUPPLY ALL (TREATED) WALL-BLOCKING TO SUPPORT ALL FURNITURE & OTHER THAT REQUIRE BEING MOUNTED OR FIXED TO THE WALL
3. GFCI OUTLETS ARE TO BE PROVIDED @ ALL WET AREAS & KITCHEN COUNTERS
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8. CONTRACTOR SHALL FIELD VERIFY ALL AREAS/SPACES' DIMENSIONS PRIOR TO FABRICATING OR PURCHASING ANY MILLWORK AND/OR FURNITURE
9. PROPOSED FRAMED/GWB CEILING SHALL NOT BE LESS THAN 7'-6" AFF (TYP)
10. ANY WOOD IN CONCEALED SPACES SHALL BE FIRE RETARDANT (TYP)
11. TERMITE PROTECTION: ALL SOIL AND FILL UNDER FLOORS AND/OR WITHIN OR UNDER BUILDING SHALL HAVE PRE-CONSTRUCTION SOIL TREATMENT FOR PROTECTING AGAINST TERMITES THE STANDARDS OF THE NATIONAL PEST CONTROL ASSOCIATION SHALL BE DEEMED AS APPROVED IN RESPECT TO PRE- CONSTRUCTION SOIL TREATMENT FOR PROTECTION AGAINST TERMITES. CERTIFICATE OF COMPLIANCE SHALL BE ISSUED TO THE BUILDING DEPARTMENT BY A LICENSED PEST CONTROL COMPANY
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BATHROOM NOTES:

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

2 GENERAL NOTES

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SEAL

STATE OF FLORIDA · JOSEPH B. KALLER · R.A. 0009239 · REGISTERED ARCHITECT

JOSEPH B. KALLER
FLORIDA R.A. #0009239

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

SHEET TITLE
SECOND LEVEL FLOOR PLAN

REVISIONS

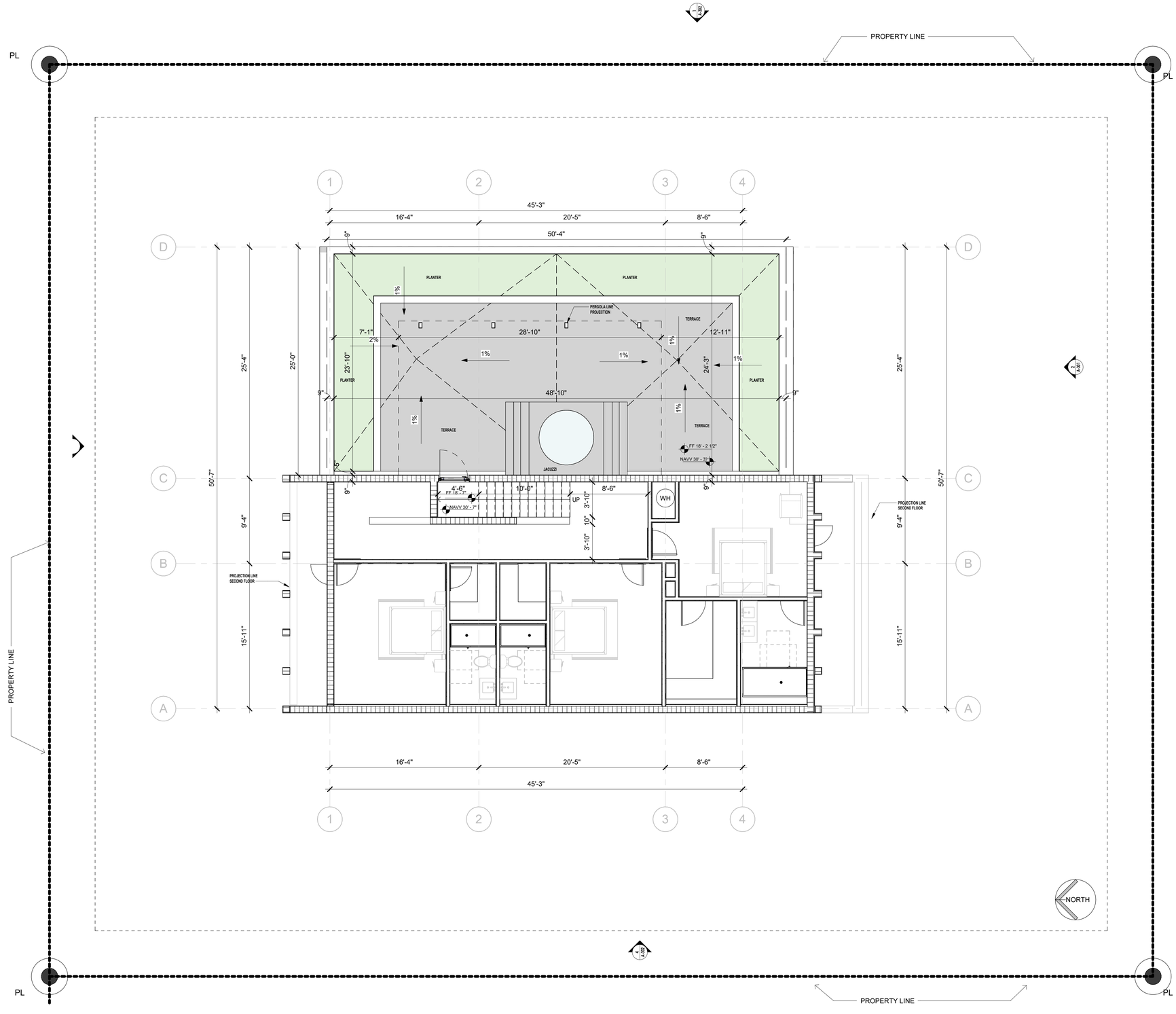
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PROJECT No.: 23064
DATE: MAR 2024
DRAWN BY: CG
CHECKED BY: GM

SHEET
A-102

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2 **GENERAL NOTES**

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joseph@kallerarchitects.com
www.kallerarchitects.com

SEAL

STATE OF FLORIDA · JOSEPH B. KALLER · R.A. 0009239 · REGISTERED ARCHITECT

JOSEPH B. KALLER
FLORIDA R.A. #0009239

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

SHEET TITLE
TERRACE

REVISIONS

No.	Description	Date

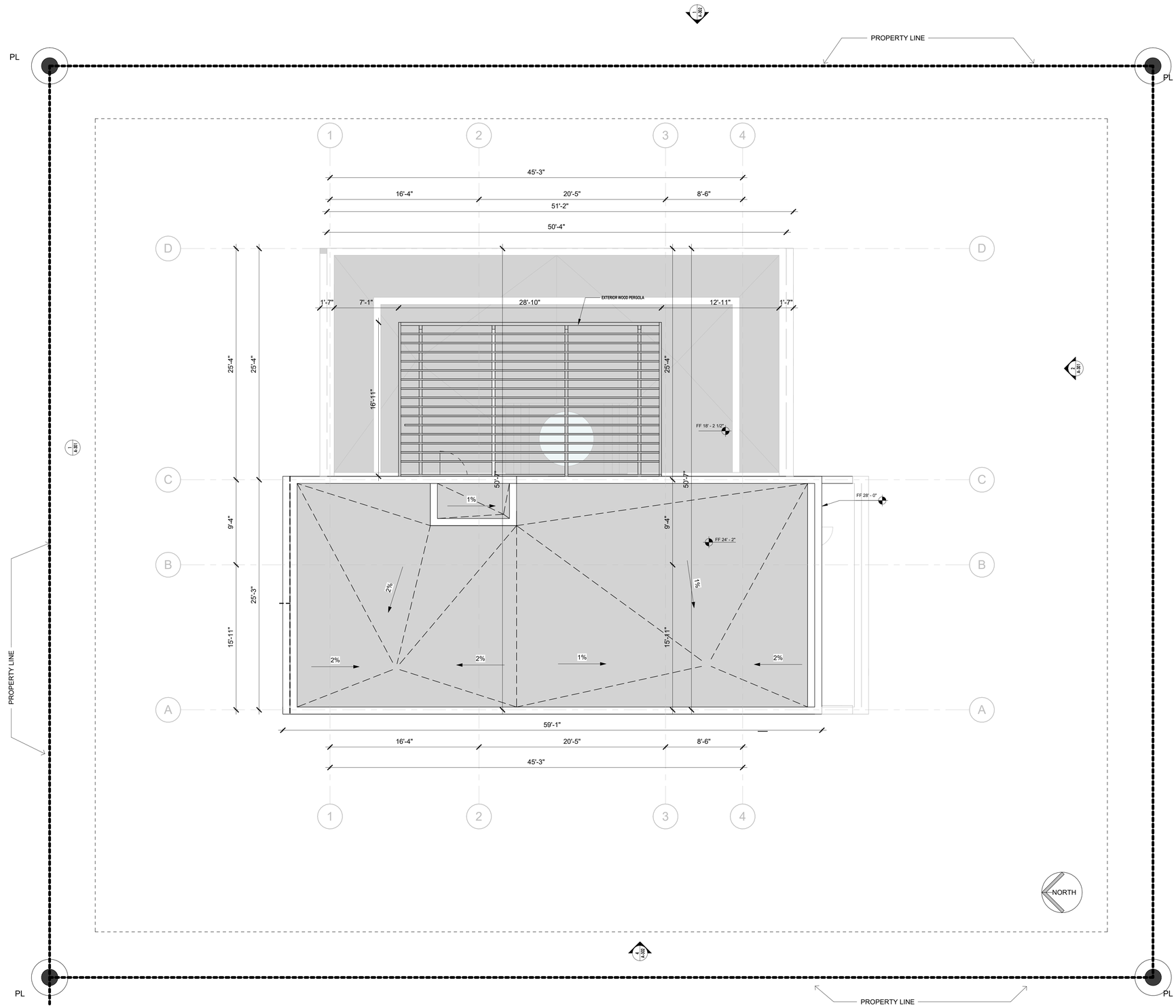
PROJECT No.: 23064
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SHEET
A-103

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1 **ROOF LEVEL (Project level +-24.00)**
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2 **GENERAL NOTES**

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SEAL

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SHEET TITLE
ROOFTOP LEVEL

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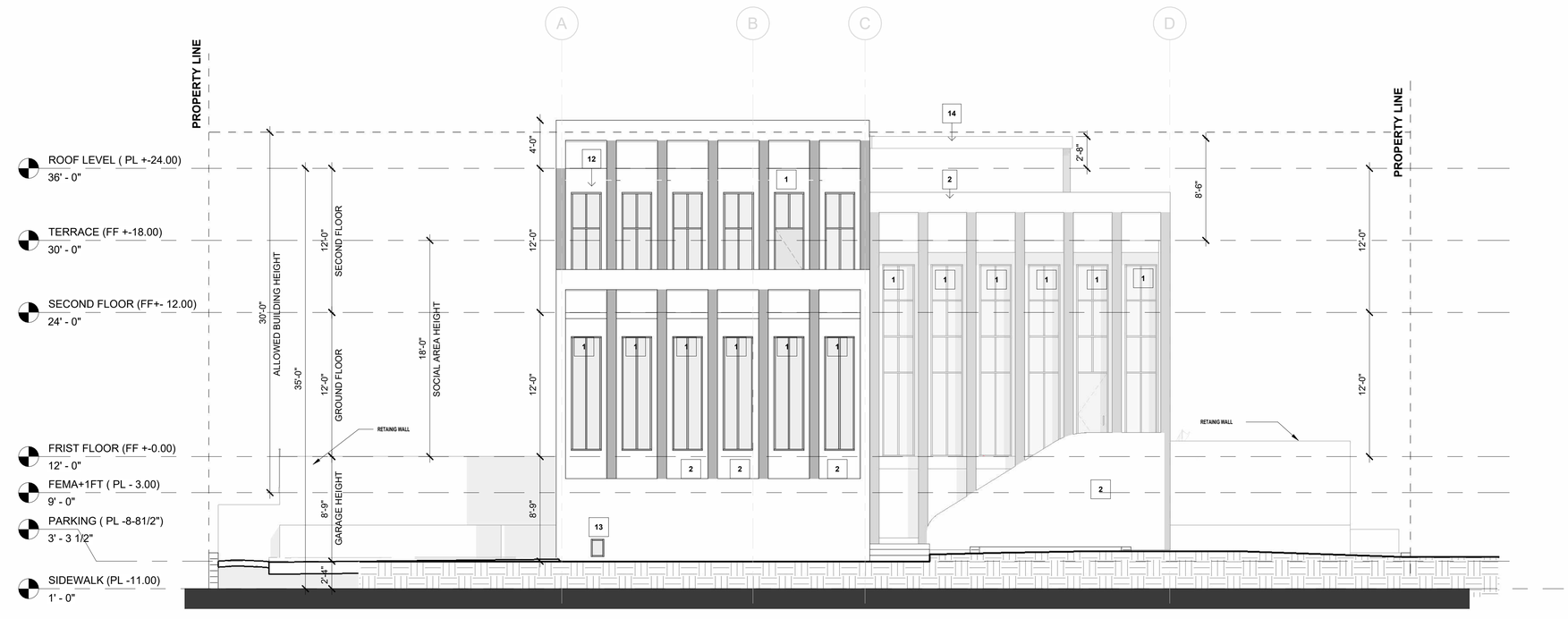
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1 REAR ELEVATION (NORTH)
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2 FRONT ELEVATION (SOUTH)
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GENERAL NOTES:

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 (N.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.

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

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

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

13. GENERAL CONTRACTOR SHALL PRESENT THE JOB TO THE OWNER FOR ACCEPTANCE, CLEANED AND READY FOR OCCUPANCY. ALL GLASS SHALL BE CLEANED AND POLISHED, FLOORS SWEPT BROOM CLEAN, CARPETS VACUUMED, FIXTURES 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 500 (R- 14.2) EXPANDABLE SPRAY FOAM INSULATION IN EVERY VOID CELL. INSTALLATION OF INSULATION SHALL OCCUR AFTER ROOF HAS BEEN DRIED-IN AND AFTER INTERIOR FRAMING HAS PASSED INSPECTION.

ELEVATIONS / SECTIONS

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	NOT USED
12	NEW SMOOTH STUCCO WHITE COLOR > BENJAMIN MOORE
13	GARAGE FLOOD OPENNINGS
14	EXTERIOR WOOD PERGOLA

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2417 Hollywood Blvd.
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www.kallerarchitects.com

SEAL

STATE OF FLORIDA
JOSEPH B. KALLER
R.A. 0009239
REGISTERED ARCHITECT

JOSEPH B. KALLER
FLORIDA R.A. #0009239

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

SHEET TITLE
NORTH / SOUTH ELEVATIONS

REVISIONS

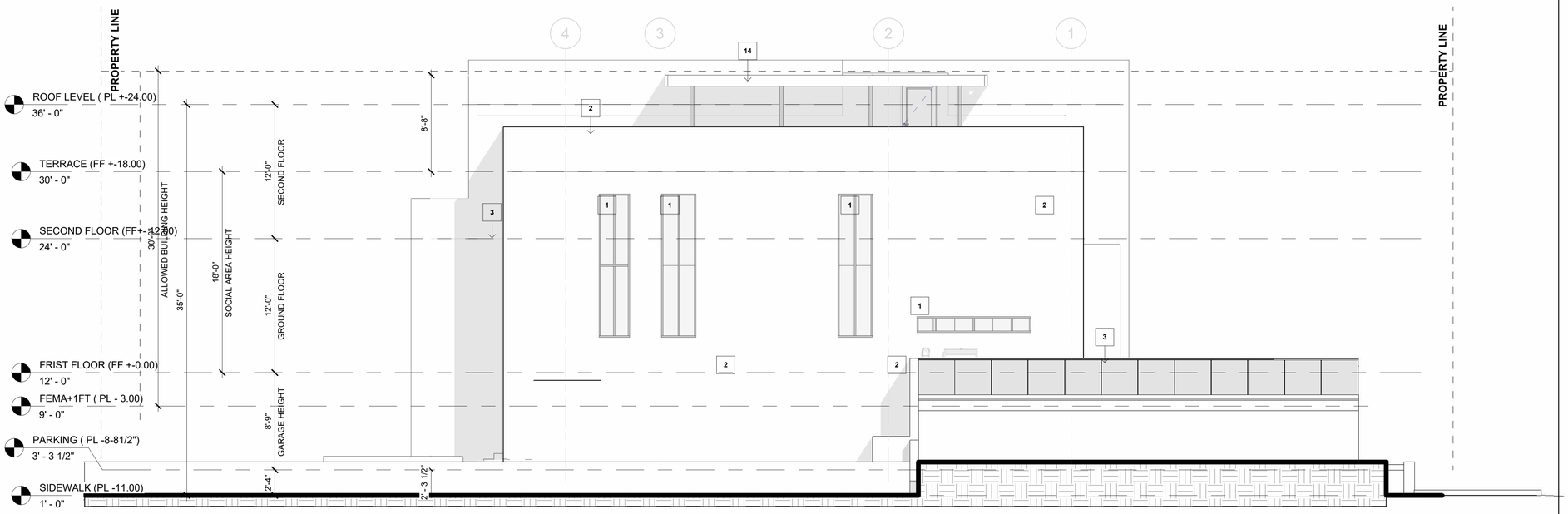
No.	Description	Date

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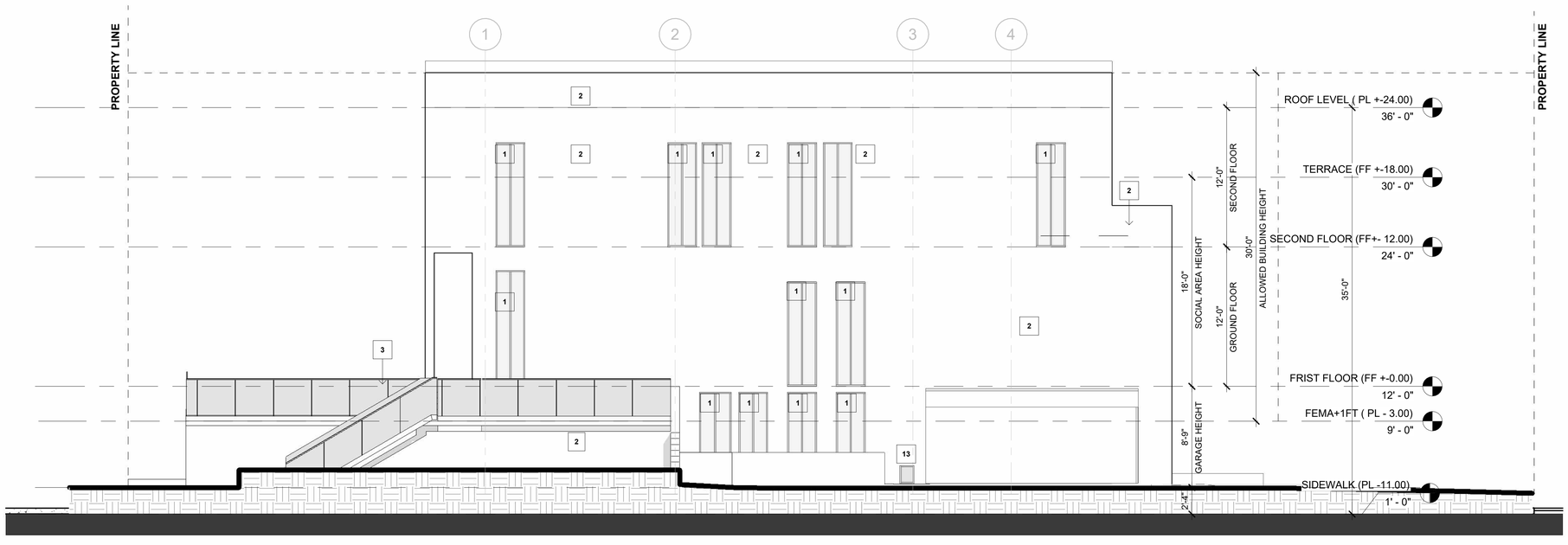
PROJECT No.: 23064
DATE: MAR 2024
DRAWN BY: CG
CHECKED BY: GM

SHEET
A-301

Bidders shall use complete sets of Bidding Documents in preparing bids; neither the Owner nor Architect assumes responsibility for errors or misinterpretations resulting from the use of incomplete or preliminary sets of Bidding Documents. The Intent of the Contract Documents is to include all items necessary for the proper execution and completion of the work by the Contractor. The Contractor Documents are complementary, and what is required by one shall be as binding as if required by all; performance to the Contract Documents and reasonably inferable from them as being necessary to produce the intended results.



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



4 ELEVATION WEST
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.

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joseph@kallerarchitects.com
www.kallerarchitects.com

SEAL

STATE OF FLORIDA · JOSEPH B. KALLER · R.A. 0009239 · REGISTERED ARCHITECT

JOSEPH B. KALLER
FLORIDA R.A. #0009239

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

SHEET TITLE
EAST / WEST ELEVATIONS

REVISIONS

No.	Description	Date

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

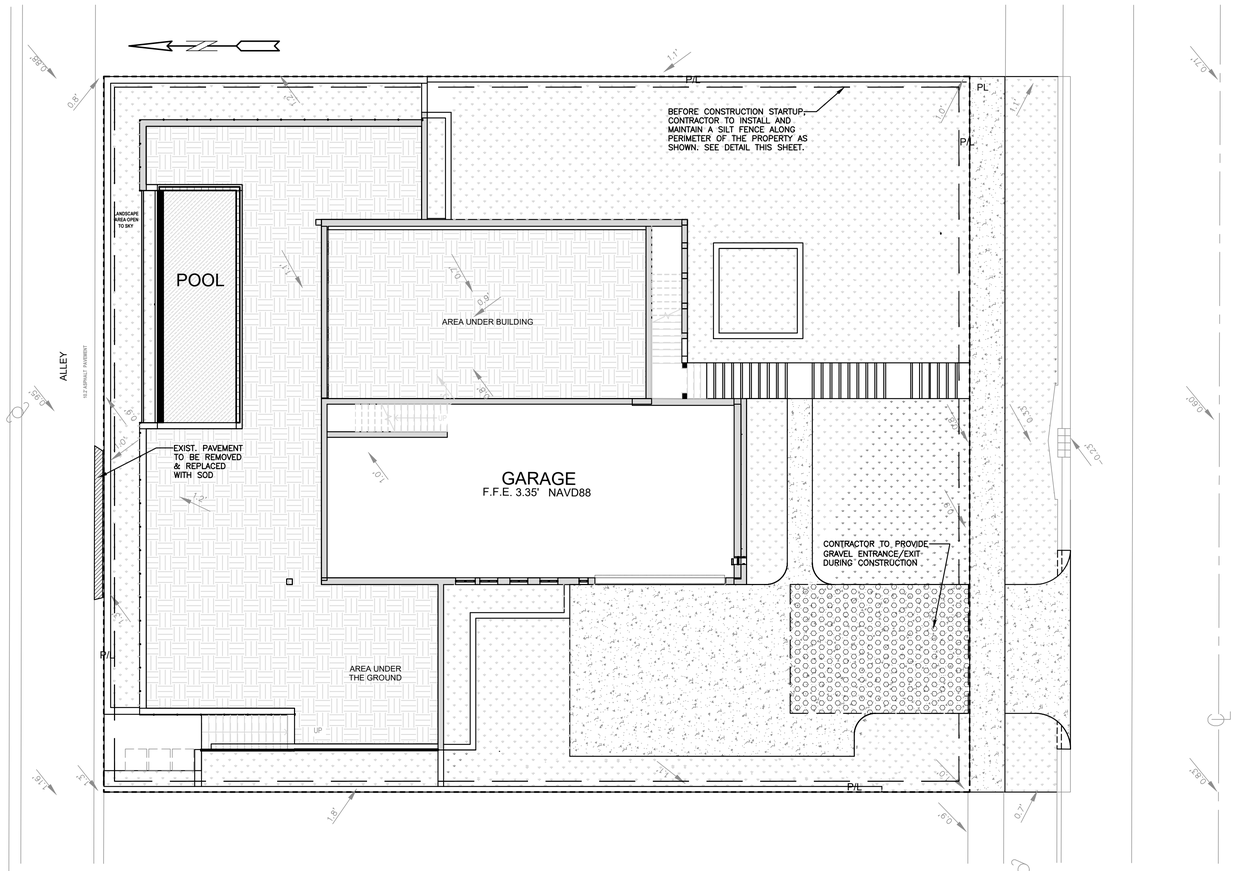
SHEET
A-302

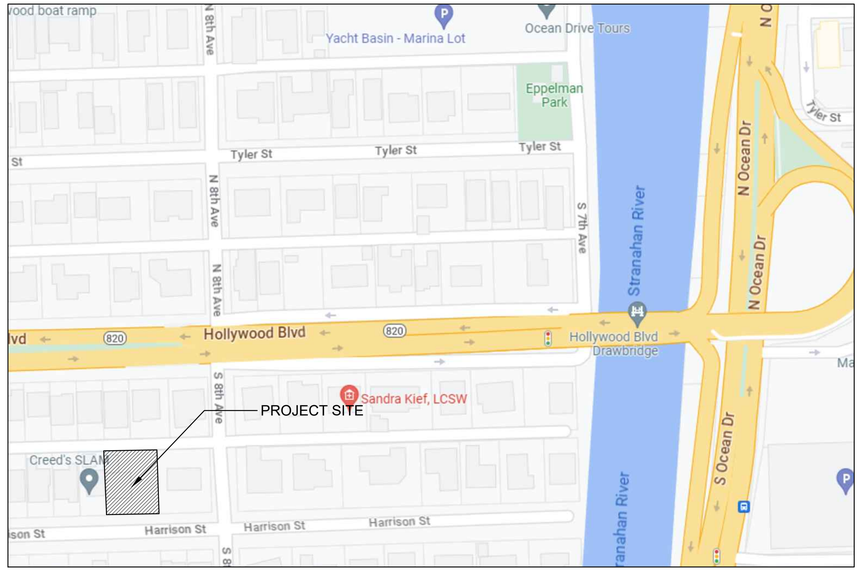
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GENERAL NOTES

ALL ELEVATIONS ARE REFERENCED TO NAVD88 VERTICAL DATUM





LOCATION MAP

NOT TO SCALE

BMP NOTES:

1. ALL SEDIMENT CONTROL MEASURES ARE TO BE ADJUSTED TO MEET FIELD CONDITIONS AT THE TIME OF CONSTRUCTION AND BE CONSTRUCTED PRIOR TO ANY GRADING OR DISTURBANCE OF EXISTING SURFACE MATERIAL ON BALANCE OF SITE. PERIMETER SEDIMENT BARRIERS SHALL BE CONSTRUCTED TO PREVENT SEDIMENT OR TRASH FROM FLOWING OR FLOATING ON TO ADJACENT PROPERTIES.

2. PERIODIC INSPECTION AND MAINTENANCE OF ALL SEDIMENT CONTROL STRUCTURES MUST BE PROVIDED TO ENSURE INTENDED PURPOSE IS ACCOMPLISHED. THE DEVELOPER, OWNER AND/OR CONTRACTOR SHALL BE CONTINUALLY RESPONSIBLE FOR ALL SEDIMENT CONTROLS. SEDIMENT CONTROL MEASURES SHALL BE IN WORKING CONDITION AT THE END OF EACH WORKING DAY.

3. SEDIMENT WILL BE PREVENTED FROM ENTERING ANY STORM WATER SYSTEM, DITCH OR CHANNEL. ALL STORMWATER INLETS THAT ARE MADE OPERABLE DURING CONSTRUCTION SHALL BE PROTECTED SO THAT SEDIMENT–LADEN WATER CANNOT ENTER THE CONVEYANCE SYSTEM WITHOUT FIRST BEING FILTERED OR OTHERWISE TREATED TO REMOVE SEDIMENT.

4. WHERE CONSTRUCTION VEHICLE ACCESS ROUTES INTERSECT PAVED PUBLIC ROADS, PROVISIONS SHALL BE MADE TO MINIMIZE THE TRANSPORT OF SEDIMENT BY TRACKING ONTO THE PAVED SURFACE. WHERE SEDIMENT IS TRANSPORTED ONTO A PUBLIC ROAD SURFACE WITH CURBS AND GUTTERS, THE ROAD SHALL BE CLEANED THOROUGHLY AT THE END OF EACH DAY. SEDIMENT SHALL BE REMOVED FROM THE ROADS BY SHOVELING OR SWEEPING AND TRANSPORTED TO A SEDIMENT CONTROL DISPOSAL AREA. STREET WASHING SHALL BE ALLOWED ONLY AFTER SEDIMENT IS REMOVED IN THIS MANNER. THIS PROVISION SHALL APPLY TO INDIVIDUAL SUBDIVISION LOTS AS WELL AS TO LARGER LAND DISTURBING ACTIVITIES.

5. PERMANENT OR TEMPORARY SOIL STABILIZATION SHALL BE APPLIED TO DENUDED AREAS WITHIN SEVEN (7) DAYS AFTER FINAL GRADE IS REACHED ON ANY PORTION OF THE SITE. TEMPORARY SOIL STABILIZATION SHALL BE APPLIED WITHIN SEVEN (7) DAYS TO DENUDED AREAS THAT MAY NOT BE AT FINAL GRADE BUT WILL REMAIN UNDISTURBED FOR LONGER THAN THIRTY (30) DAYS. PERMANENT STABILIZATION SHALL BE APPLIED TO AREAS THAT ARE TO BE LEFT UNDISTURBED FOR MORE THAN ONE YEAR.

6. DURING CONSTRUCTION OF THE PROJECT, SOIL STOCKPILES SHALL BE STABILIZED, COVERED OR CONTAINED WITH SEDIMENT TRAPPING MEASURES. THE CONTRACTOR IS RESPONSIBLE FOR THE TEMPORARY PROTECTION AND PERMANENT STABILIZATION OF ALL SOIL STOCKPILES ON SITE AS WELL AS SOIL INTENTIONALLY TRANSPORTED FROM THE PROJECT SITE.

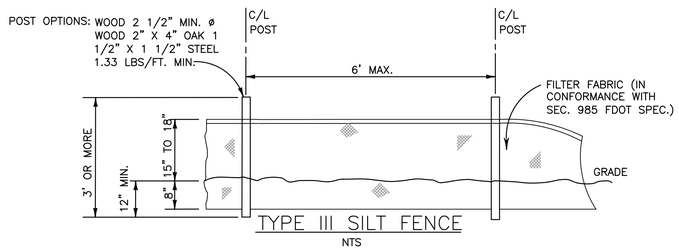
7. ALL TEMPORARY EROSION AND SEDIMENT CONTROL MEASURES SHALL BE REMOVED WITHIN 30 DAYS AFTER FINAL SITE STABILIZATION OR AFTER THE TEMPORARY MEASURES ARE NO LONGER NEEDED.

8. PROPERTIES AND WATER WAYS DOWNSTREAM FROM CONSTRUCTION SITE SHALL BE PROTECTED FROM SEDIMENT DEPOSITION AND EROSION AT ALL TIMES DURING CONSTRUCTION.

9. CONTRACTOR IS RESPONSIBLE FOR ALL SURFACE WATER DISCHARGES, RAINFALL RUN OFF OR DEWATERING ACTIVITIES.

10. CONTRACTOR MUST INCORPORATE ALL BMP'S NECESSARY TO MEET OR EXCEED STATE WATER QUALITY AND SWPPP REQUIREMENTS.

11. THE POLLUTION PREVENTION PLAN IS A MINIMUM GUIDELINE ONLY. ADDITIONAL BMP'S MAY BE NECESSARY AT CONTRACTOR'S EXPENSE.



TYPE III SILT FENCE

NTS

LEGEND

- PROPOSED CONCRETE
- 5.50 PROPOSED GRADE
- 44.74 EXISTING ELEVATION
- W PROPOSED WATER METER
- N 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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WILFORD ZEPHYR LICENSE No 76036 STATE OF FLORIDA PROFESSIONAL ENGINEER

5-7-24

EROSION & SEDIMENT CONTROL PLAN

SCALE: 1"=10'

REVISIONS

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

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

NEW RESIDENCE
FOR
813 HARRISON STREET
HOLLYWOOD, FLORIDA 33019

P.E.#:76036

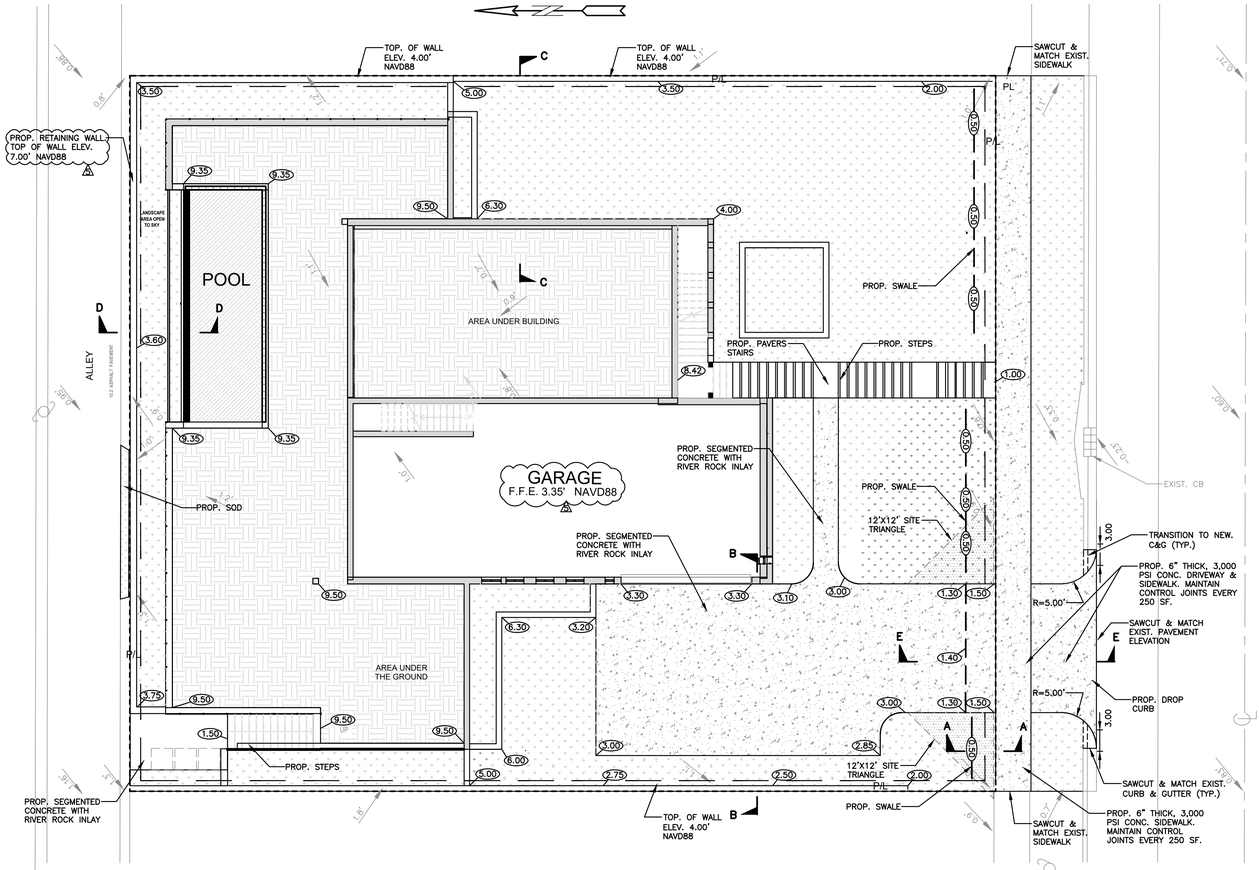
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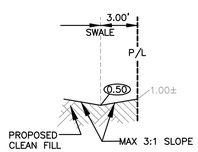
SCALE: 1"=10'

SHEET NO.: C1
1 OF 5

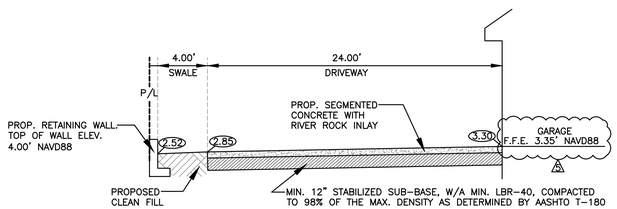
PROJECT NO.: 23-36

ALL ELEVATIONS ARE REFERENCED TO NAVD88 VERTICAL DATUM

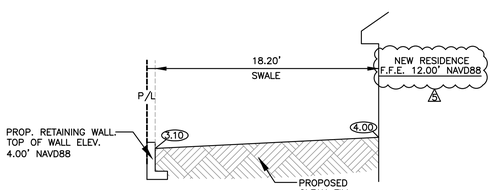




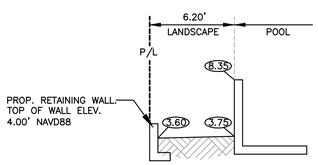
SECTION A-A
N.T.S.



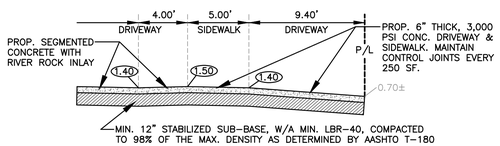
SECTION B-B
N.T.S.



SECTION C-C
N.T.S.



SECTION D-D
N.T.S.



SECTION E-E
N.T.S.

NOTES:

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

LEGEND

- PROPOSED CONCRETE
- (5.50) PROPOSED GRADE
- +3.03 EXISTING ELEVATION
- W PROPOSED WATER METER
- N PROPOSED BFP DEVICE

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WILFORD ZEPHYR LICENSE No 76036 STATE OF FLORIDA PROFESSIONAL ENGINEER

5-7-24

PAVING, GRADING & DRAINAGE PLAN

SCALE: 1"=10'

REVISIONS

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

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

P.E.#:76036

DATE: 8/2/23

SCALE: 1"=10'

SHEET NO.: C2
2 OF 5

PROJECT NO.: 23-36

ALL ELEVATIONS ARE REFERENCED TO NAVD88 VERTICAL DATUM

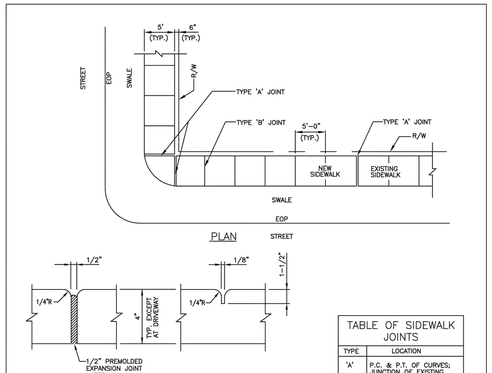
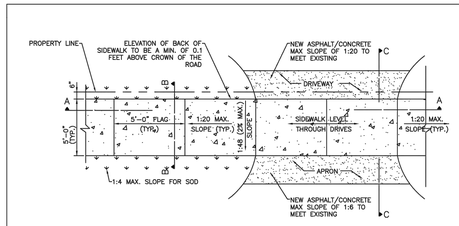


TABLE OF SIDEWALK JOINTS	
TYPE	LOCATION
'A'	P.C. & P.T. OF CURVES; JUNCTION OF EXISTING AND NEW SIDEWALKS; WHERE SIDEWALK ABUTS CONCRETE CURBS, DRIVEWAYS AND SIMILAR STRUCTURES.
'B'	5' CENTER TO CENTER ON SIDEWALKS.

NOTES:

1. CONCRETE SHALL BE CLASS 1 WITH MINIMUM COMPRESSIVE STRENGTH OF 3,000 PSI AT 28 DAYS.
2. USE OF FIBER REINFORCED CEMENT IS PROHIBITED.
3. SIDEWALK LONGITUDINAL AND CROSS SLOPES SHALL MEET ADA STANDARDS.
4. SIDEWALK CURB RAMPS SHALL BE PROVIDED AT ALL DESIGNATED PEDESTRIAN CROSSING AT INTERSECTIONS PER FDOT STANDARD PLANS INDEX NO. 522-002.
5. THE VERTICAL DEVIATION OF THE COVER/LID OF A GIVEN UTILITY BOX/STRUCTURE SHALL NOT BE MORE THAN A ¼" DIFFERENCE IN HEIGHT/ELEVATION OF THE FINISHED SIDEWALK SURFACE.
6. 4" THICK MINIMUM (TYP.); 6" THICK AT DRIVEWAYS, EXTENDED TWO FEET ON BOTH SIDES BEYOND THE DRIVE.

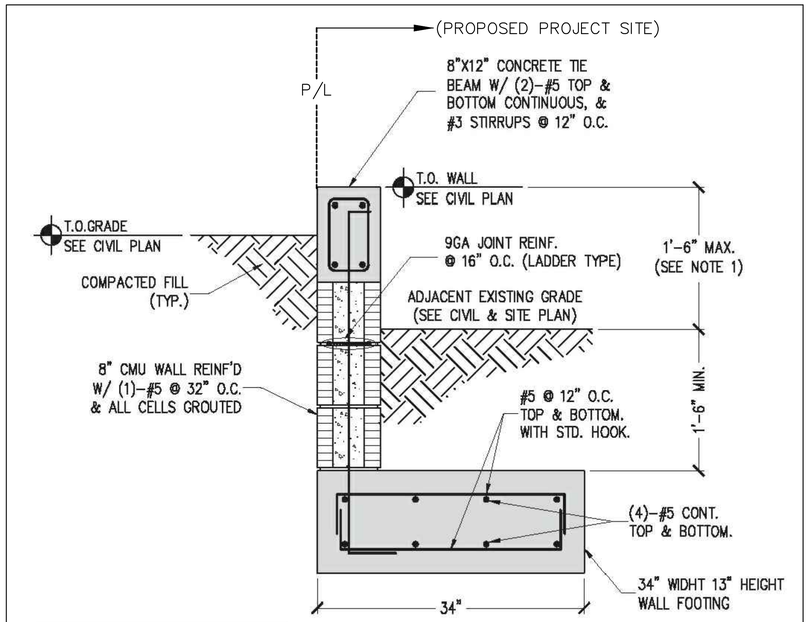
ISSUED: MAY 2023	DEPARTMENT OF DEVELOPMENT SERVICES ENGINEERING, TRANSPORTATION & MOBILITY DIVISION	REVISED: –
DRAWN: EG	SIDEWALK CONSTRUCTION DETAILS (3 OF 3)	DRAWING NO.: C-25
APPROVED: JG		



NOTE:

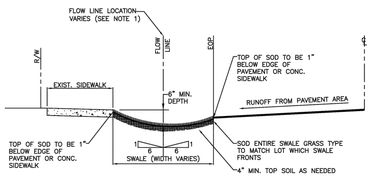
1. ALL SIDEWALK CONSTRUCTION SHALL BE IN STRICT ACCORDANCE WITH THE ADA STANDARDS.
2. LIGHT BROOM FINISH PERPENDICULAR TO THE DIRECTION OF THE SIDEWALK.
3. ALL SIDEWALKS CROSS SLOPES SHALL BE 1:48 (2% MAX.); AND, RUNNING SLOPES 1:20 MAX.

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



NOTE:
FOOTER TO BE FULLY WITHIN PROPOSED PROJECT SITE

RETAINING WALL SECTION



NOTES:

1. HORIZONTAL BOTTOM (FLOW LINE) OF SWALE LOCATION IS TO BE PLACED AT THE POINT WHERE 6:1 SLOPE FROM THE EDGE OF S/W AND 6:1 SLOPE FROM EDGE OF PAVEMENT MEET.
2. TOP OF SOD ELEVATION AS SHOW ABOVE.

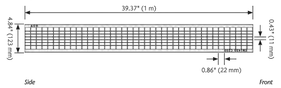
ISSUED: MAY 2023	DEPARTMENT OF DEVELOPMENT SERVICES ENGINEERING, TRANSPORTATION & MOBILITY DIVISION	REVISED: –
DRAWN: EG	TYPICAL SWALE GRADING	DRAWING NO.: C-33
APPROVED: JG		

ACO Drain February 2021

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

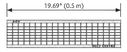
Type 405D Mesh Galvanized Steel Grate
part no. 132880

Top

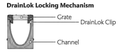


Type 406D Mesh Galvanized Steel Grate
part no. 132881

Top



DrainLok Locking Mechanism



Specifications

General
The surface drainage system shall be ACO Drain K100, KS100, H100K-8, HS100K-8, H100K-6, and H100KS-6 channels, complete with ACO Type 405D/406D mesh galvanized steel grate with DrainLok locking as manufactured by ACO, Inc. or similar approved.

Materials
The covers shall be manufactured from stainless steel and have minimum properties as follows:

- Independently certified to meet Load Class C to EN 1433 - 56,202 lbs - 1,934 psi
- 13 gauge galvanized steel
- Intake area of 58.0 in² (374.2 cm²) per half meter of grate

The overall width of 4.84" (123 mm) and overall length of 39.37" (1 m) (Type 405D) and 19.69" (0.5 m) (Type 406D). Slots measure at 0.86" (22 mm) by 0.43" (11 mm).

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

ADA Compliant

Bicycle Safe

Anti-Slip Grates

EN 1433 Load Class C
56,202 lbs - 1,934 psi

ACO DrainLok is a patented, boltless locking system that removes the need for bolts and bars while improving the hydraulic capacity of the channel. DrainLok Clips lock into the channel's edge rail for rapid installation. ACO DrainLok grates are fitted with an anti-shunt mechanism that restricts unwanted grate movement when installed, improving durability and longevity of the system.

Product Features

- Certified to EN 1433 Load Class C - 56,202 lbs - 1,934 psi
- Uses DrainLok boltless locking system
- Suitable for use with K100, KS100, H100K-8, HS100K-8, H100K-6 and H100KS-6 channels
- Manufactured from 13 gauge galvanized steel
- Complies with ADA - American Disabilities Act of 2010 Section 302.3
- Bicycle Tire Penetration Resistant to AS 3996 - 2006

	Part No.	Length in (m)	Width in (mm)	Weight lbs
Type 405D Mesh Galvanized Steel Grate	**132880**	39.37 (1)	4.84 (123)	9.3
Type 406D Mesh Galvanized Steel Grate	**132881**	19.69 (0.5)	4.84 (123)	4.6

ACO, Inc.

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825 W. Beechcraft Street
Casa Grande, AZ 85122
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Toll-Free: (888) 490-9552
Fax: (520) 421-9899

Northeast Sales Office
9470 Pinecone Drive
Mentor, OH 44060
Tel: (440) 639-7230
Toll-Free: (800) 543-4764
Fax: (440) 639-7233

Southeast Sales Office
4211 Pleasant Road
Fort Mill, SC 29708
Toll-Free: (800) 543-4764
Fax: (803) 802-1063

info@acousa.com
www.acousa.com

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All reasonable care has been taken in compiling the information in this document. All recommendations and suggestions on the use of ACO products are made without guarantee since the conditions of use are beyond the control of the company. It is the customer's responsibility to ensure that each product is fit for its intended purpose and that the actual conditions of use are suitable. ACO, Inc. reserves the right to change products and specifications without notice.

ACO. creating the future of drainage

ACO Specification Information

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

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WILFORD ZEPHYR LICENSE No 76036 STATE OF FLORIDA PROFESSIONAL ENGINEER

5-7-24

CIVIL DETAILS

SCALE: N.T.S.

REVISIONS

NO.	DATE	DESCRIPTION
1	10/20/23	CITY REVIEW COMMENTS
2	4/5/24	CITY REVIEW COMMENTS
3	4/17/24	CITY REVIEW COMMENTS

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

NEW RESIDENCE
FOR
813 HARRISON STREET
HOLLYWOOD, FLORIDA 33019

P.E.#:76036

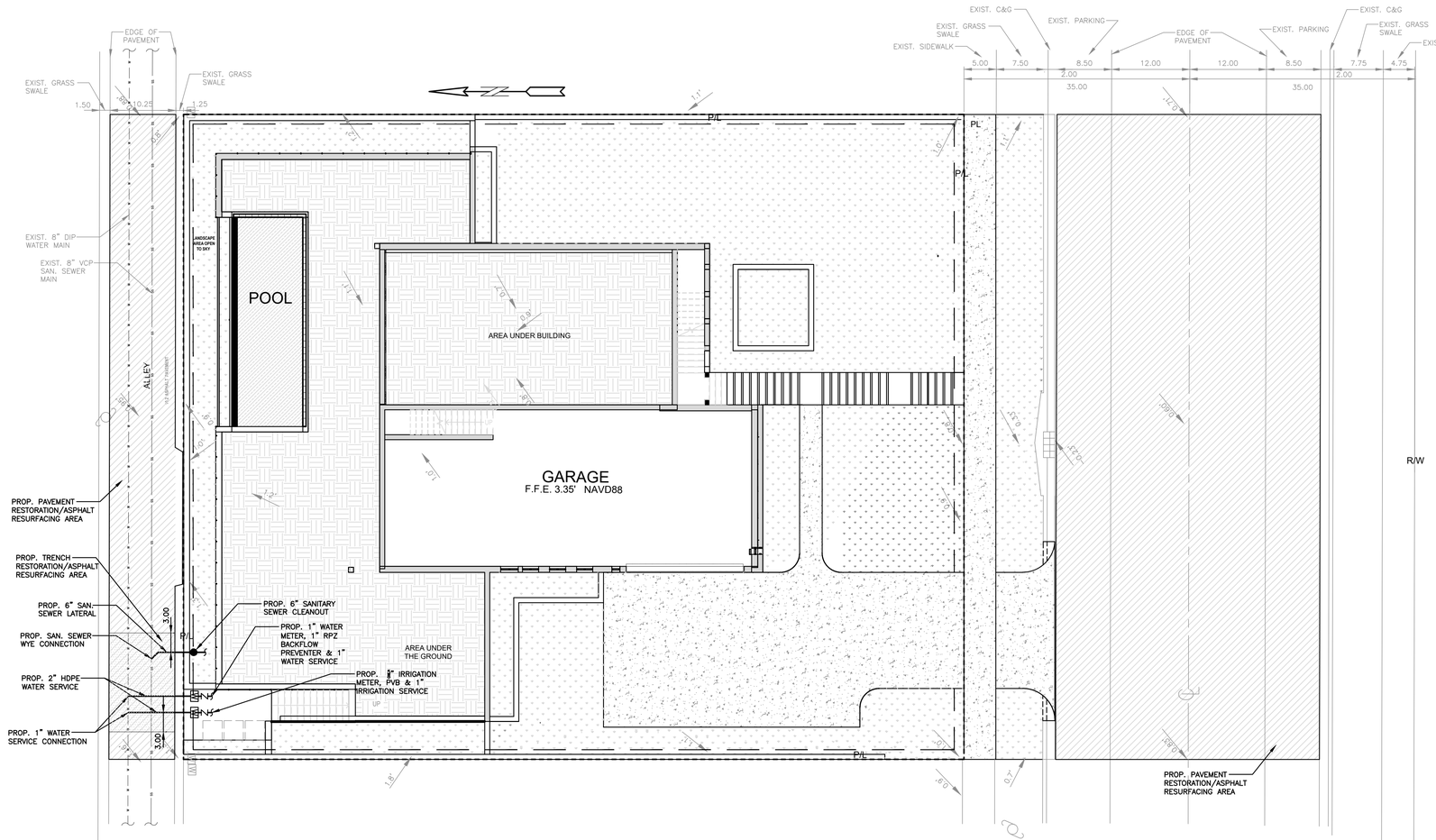
DATE: 8/2/23

SCALE: N.T.S.

SHEET NO.: C3
3 OF 5

PROJECT NO.: 23-36

ALL ELEVATIONS ARE REFERENCED TO NAVD88 VERTICAL DATUM



WATER & SEWER DEMAND CALCULATIONS:

PROJECT INFO:

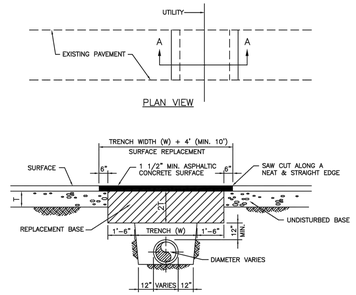
SINGLE FAMILY RESIDENCE

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



SECTION "A-A"

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" MAXIMUM (LOOSE MEASUREMENT) LAYERS AND EACH LAYER THOROUGHLY ROLLED OR TAMPED TO 98% OF MAXIMUM DENSITY, PER AASHTO T-180.
3. ASPHALT CONCRETE PAVEMENT JOINTS SHALL BE MECHANICALLY SAWED.
4. SURFACE TREATED PAVEMENT JOINTS SHALL BE LAPPED AND FEATHERED.
5. SURFACE MATERIAL SHALL BE CONSISTENT WITH THE EXISTING SURFACE.
6. BASE MATERIAL SHALL HAVE A MINIMUM LBR OF 100 AND A MINIMUM CARBONATE CONTENT OF 70%.
7. IF THE TRENCH IS FILLED TEMPORARILY, IT SHALL BE COVERED WITH A 2" ASPHALTIC CONCRETE PATCH TO KEEP THE FILL MATERIAL FROM RAVELING UNTIL REPLACED WITH A PERMANENT PATCH.
8. MINIMUM PAVEMENT RESTORATION WIDTH IS 10'.

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

LEGEND

- PROPOSED CONCRETE
- (5.50) PROPOSED GRADE
- +4.74' EXISTING ELEVATION
- W PROPOSED WATER METER
- N PROPOSED BFP DEVICE

WILFORD ZEPHYR LICENSE No 76036 STATE OF FLORIDA PROFESSIONAL ENGINEER
5-7-24

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WATER PLAN & DETAILS

SCALE: 1"=10'

REVISIONS

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

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

NEW RESIDENCE
FOR
813 HARRISON STREET
HOLLYWOOD, FLORIDA 33019

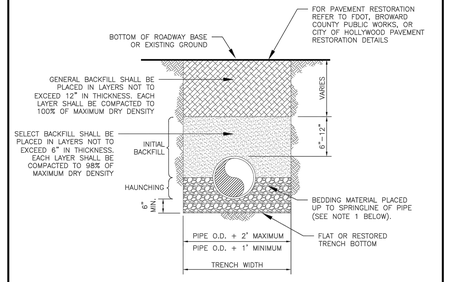
P.E.#:76036

DATE: 8/2/23

SCALE: 1"=10'

SHEET NO.: C4
4 OF 5

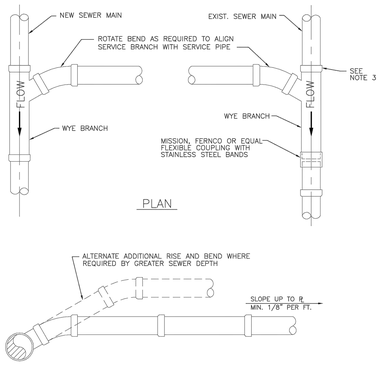
PROJECT NO.: 23-36



NOTES:

1. WHEN PIPE INSTALLATION IS ABOVE THE GROUND WATER TABLE ELEVATION, OR WHENEVER BEDDING COPPER PIPE UNDER ANY CONDITION, BEDDING MATERIAL SHALL BE CLEAN SANDY SOIL IF AVAILABLE WITHIN THE LIMITS OF CONSTRUCTION. IMPORTED BEDDING SHALL BE WELL GRADED, WASHED CRUSHED STONE (OR DRAINFIELD LIMEROCK). CRUSHED STONE SHALL CONSIST OF HARD, DURABLE, SUB-ANGULAR PARTICLES OF PROPER SIZE AND GRADATION, AND SHALL BE FREE FROM ORGANIC MATERIAL, WOOD, TRASH, SAND, LOAM, CLAY, EXCESS FINES, AND OTHER DELETERIOUS MATERIALS.
2. ALL BEDDING MATERIAL SHALL BE COMPACTED TO 95% OF MAXIMUM DENSITY BEFORE ANY PIPE IS LAID. FOR ADDITIONAL MATERIAL SPECIFICATIONS REFER TO SPECIFICATION SECTION 02222, "EXCAVATION AND BACKFILL FOR UTILITIES".
3. DENSITY TESTING SHALL BE IN ACCORDANCE WITH AASHTO T-180 AND ASTM D-3017.
4. BACKFILL TO COMPLY WITH FDOT DESIGN STANDARD 125-8.

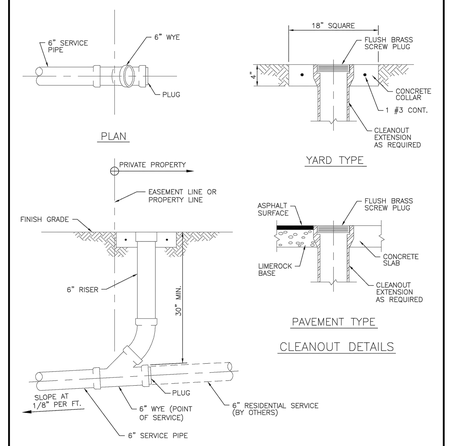
ISSUED: 03/01/1994	DEPARTMENT OF PUBLIC UTILITIES STANDARD DETAIL	REVISED: 06/08/2014
DRAWN: EAM	PIPE LAYING CONDITION TYPICAL SECTION (P.V.C.)	DRAWING NO. G-03
APPROVED: XXX		



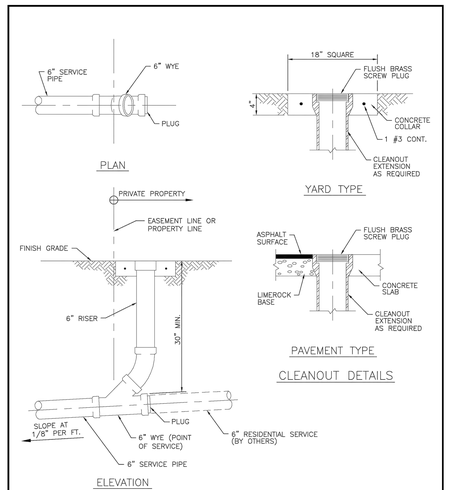
NOTES:

1. SINGLE SERVICE CONNECTIONS SHALL USE 6" PIPE AND FITTINGS.
2. USE RISER CONNECTIONS WHERE INVERT OF SEWER IS GREATER THAN 7'-0" DEEP.
3. WHERE BELL OF WYE AND SPIGOT OF EXISTING MAIN ARE NOT COMPATIBLE, USE A SECOND FLEXIBLE COUPLING.

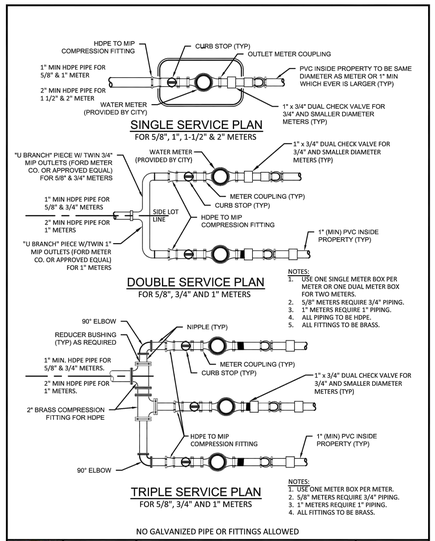
ISSUED: 03/01/1994	DEPARTMENT OF PUBLIC UTILITIES STANDARD DETAIL	REVISED: 06/08/2014
DRAWN: EAM	WYE BRANCH CONNECTION	DRAWING NO. S-09
APPROVED: XXX		



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

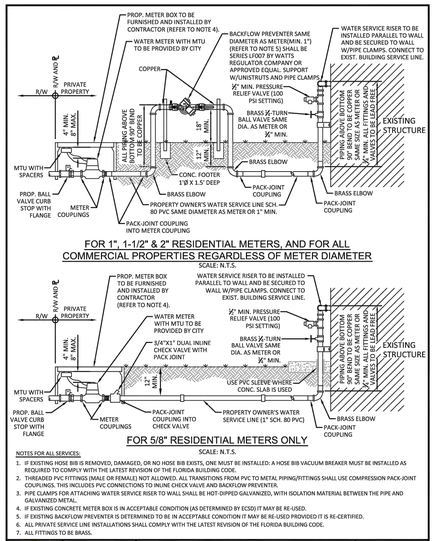


ISSUED: 03/01/1994	DEPARTMENT OF PUBLIC UTILITIES STANDARD DETAIL	REVISED: 06/08/2014
DRAWN: EAM	SEWER SERVICE CONNECTION AND CLEANOUT AT PROPERTY LINE	DRAWING NO. S-12
APPROVED: XXX		



NO GALVANIZED PIPE OR FITTINGS ALLOWED

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



NOTES FOR ALL SERVICES:

1. IF EXISTING HOSE BIB IS REMOVED, DAMAGED, OR NO HOSE BIB EXISTS, ONE MUST BE INSTALLED: A HOSE BIB VACUUM BREAKER MUST BE INSTALLED AS REQUIRED TO COMPLY WITH THE LATEST REVISION OF THE FLORIDA BUILDING CODE.
2. THREADED PVC FITTINGS (MALE OR FEMALE) NOT ALLOWED. ALL TRANSITIONS FROM PVC TO METAL PIPING/FITTINGS SHALL USE COMPRESSION PACK JOINT COUPLINGS. THIS INCLUDES PVC CONNECTIONS TO INLINE CHECK VALVE AND BACKFLOW PREVENTER.
3. PIPE CLAMPS FOR ATTACHING WATER SERVICE RISER TO WALL SHALL BE HOT-DIPPED GALVANIZED, WITH ISOLATION MATERIAL BETWEEN THE PIPE AND GALVANIZED METAL.
4. IF EXISTING CONCRETE METER BOX IS IN ACCEPTABLE CONDITION (AS DETERMINED BY ECSD) IT MAY BE RE-USED.
5. IF EXISTING BACKFLOW PREVENTER IS DETERMINED TO BE IN ACCEPTABLE CONDITION IT MAY BE RE-USED PROVIDED IT IS RE-CERTIFIED.
6. ALL PRIVATE SERVICE LINE INSTALLATIONS SHALL COMPLY WITH THE LATEST REVISION OF THE FLORIDA BUILDING CODE.
7. ALL FITTINGS TO BE BRASS.

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



5-7-24

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WATER DETAILS

SCALE: N.T.S.

REVISIONS

NO.	DATE	DESCRIPTION

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

NEW RESIDENCE
FOR
813 HARRISON STREET
HOLLYWOOD, FLORIDA 33019

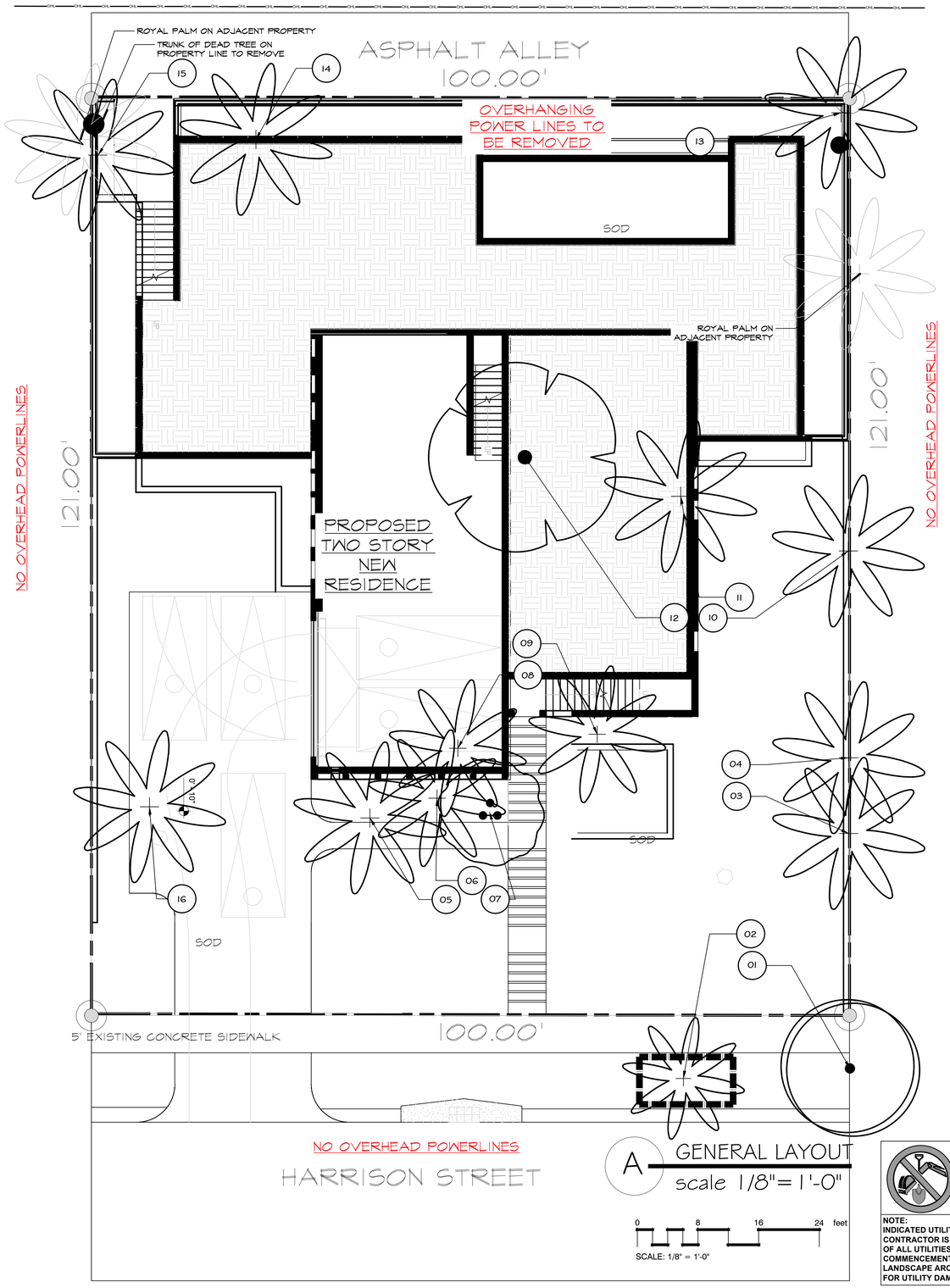
P.E.#:76036

DATE: 8/2/23

SCALE: N.T.S.

SHEET NO.: C5
5 OF 5

PROJECT NO.: 23-36



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

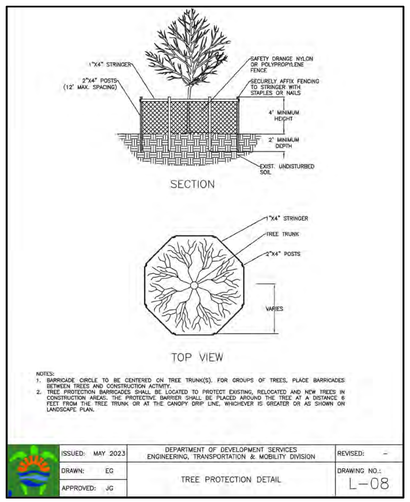
0 8 16 24 feet
SCALE: 1/8" = 1'-0"

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

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

PLANT SCHEDULE

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



MITIGATION CALCULATIONS:

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

MITIGATION TREES PROVIDED:

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

MITIGATION TO PAY TO CITY TREE FUND:

$9,362.50 - 6,825.00= **$2,537.50**

SEE LP-1 FOR PROVIDED TREES

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

REGISTERED LANDSCAPE ARCHITECT
GABRIELA FOJT
LA 6667277
STATE OF FLORIDA

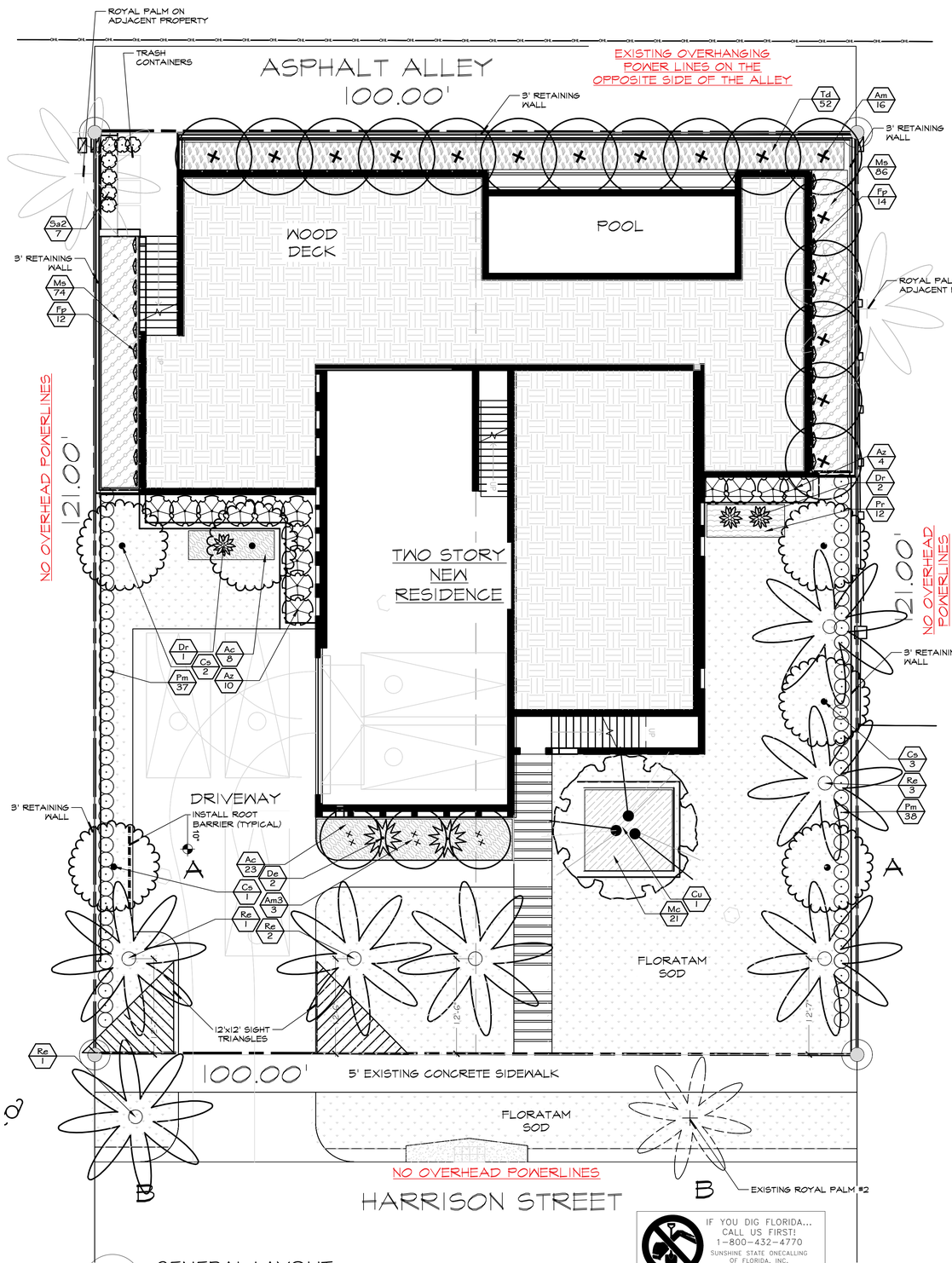
The Mirror of Paradise
Gabriela Fojt
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LC 26000628

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Suite C
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FL 33306
c (954) 478 3064
www.florida-landscape.com
gabriela@themirrorofparadise.com

SCALE	1/8"=1'-0"
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813 HARRISON STREET
HOLLYWOOD
FLORIDA, 33019

REMOVAL PLAN, TREE PROTECTION DETAIL



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

0 8 16 24 feet
SCALE: 1/8" = 1'-0"

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

PLANT SCHEDULE

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

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

	LANDSCAPE REQUIREMENTS RS-6	Required	Existing	Proposed	Total Provided
	TREES REQUIRED ON THE LOT				
A	1 tree/each 1,250 sq,ft of front yard (2,328 sf/1,250=1.9)	**2**		**2** Silver Buttonwoods	**2 provided**
	Min. 20% of front yard pervious area to be landscaped (2,328 sf x.2= 465.6 sf)	**465.6** sf		**2,328** sf	**(+)20% provided**
	SWALE TREES				
B	1 tree/each 50 lf of street frontage	**2**	**1** Royal palm	**1** Royal palm	**2 provided**
	Project plants:				
	Palms no more that 50% of required trees (4 x .5=2)	**2**	**1** Royal palm	**1** Royal palms	**2 provided**
	Min 60% of required trees to be native (4 x .6=2.4)	**3**	**1**	**3**	**4 (100%) provided**
	Min species required	**2**	**1**	**1**	**2 provided**
	MITIGATION TREES (see also DT-1)			**6** Royal palms, **3** Adonidia, **16** Montgomery **8"dbh** (Buttonwoods) & **(+)5"dbh** Seagrape	**25 palms (+)13"dbh hardwood**

B CODE CHART

REGISTERED LANDSCAPE ARCHITECT GABRIELA FOJT LA 6667277 STATE OF FLORIDA

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LANDSCAPE PLAN, PLANT SCHEDULE, CODE CHART

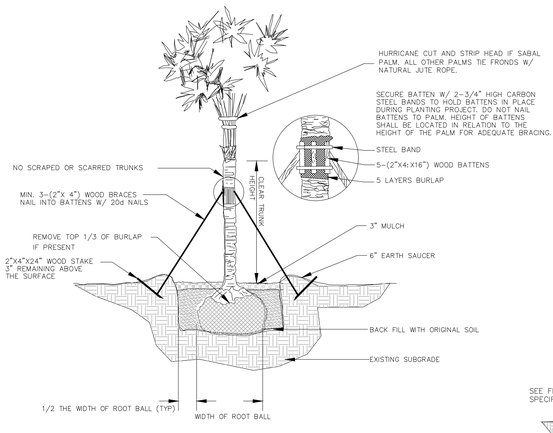
GENERAL LANDSCAPE NOTES

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 MILORGANITE 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 ZONING AND LAND DEVELOPMENT REGULATIONS.

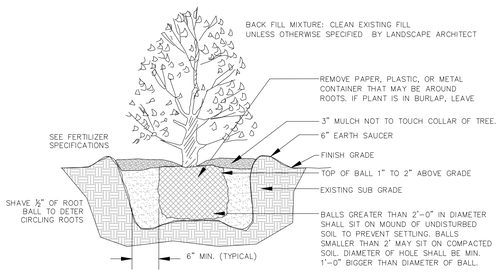
HOLLYWOOD LANDSCAPE NOTES

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.

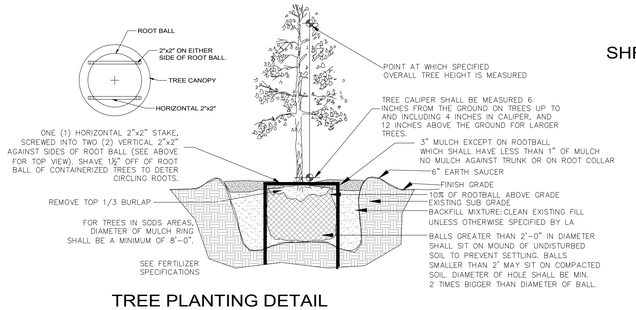
WHERE REQUIRED FOR SCREENING PURPOSES, HEDGE SHALL BE PLANTED AT EQUIPMENT HEIGHT FOR VISUAL SCREENING. PROVIDE MINIMUM OF 36" HT.



PALM PLANTING DETAIL



SHRUB PLANTING DETAIL



TREE PLANTING DETAIL

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.

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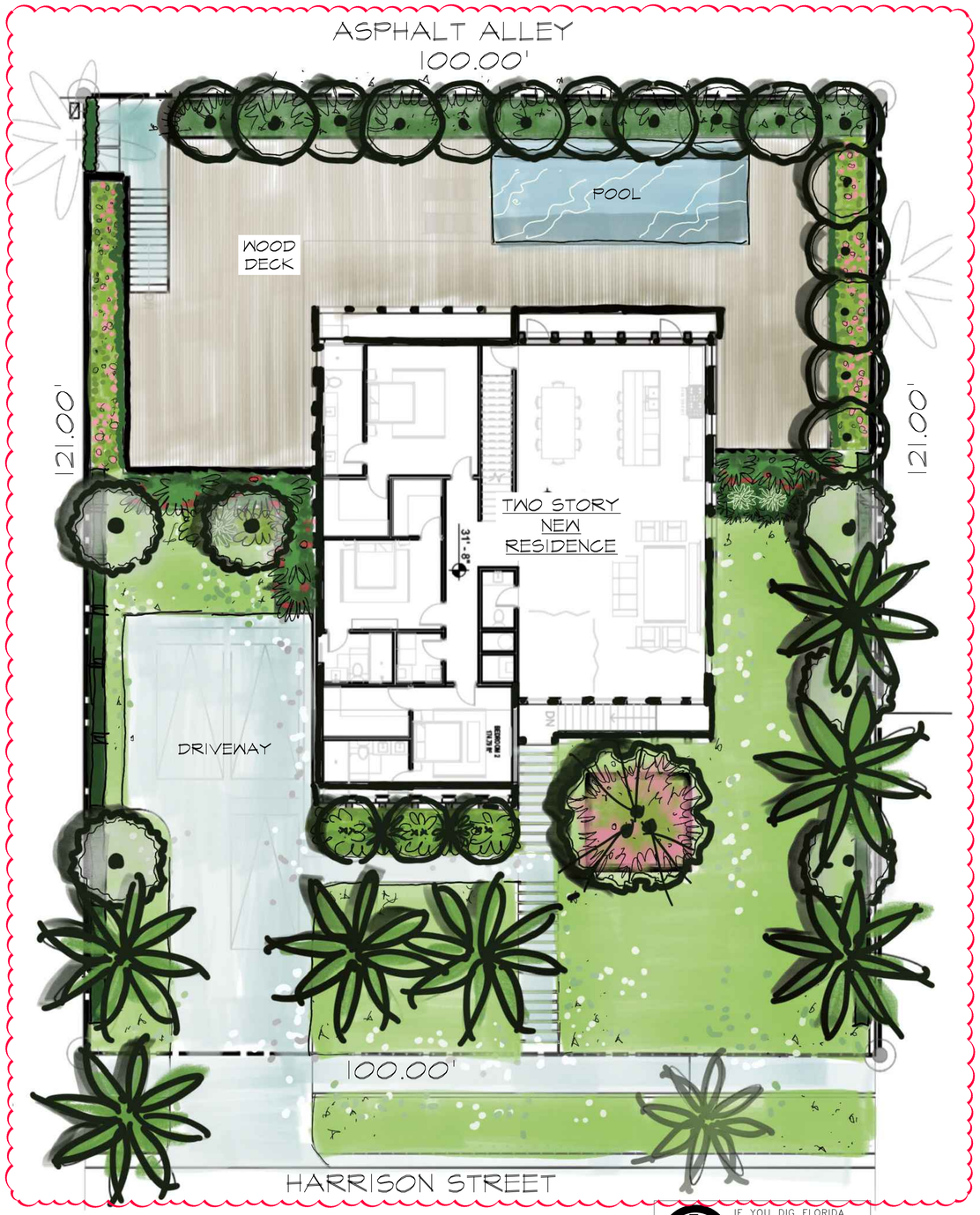
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LANDSCAPE NOTES & DETAILS



A COLORED PLAN
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COLORED PLAN