

ATTACHMENT A
Application Package

GENERAL APPLICATION

APPLICATION DATE: _____

2600 Hollywood Blvd

Room 315

Hollywood, FL 33022

Tel: (954) 921-3471

Email: Development@Hollywoodfl.org

SUBMISSION REQUIREMENTS:

- One set of signed & sealed plans
(i.e. Architect or Engineer)
- One electronic **combined** PDF submission (max. 25mb)
- Completed Application Checklist
- Application fee

NOTE:

- 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.

[CLICK HERE FOR FORMS, CHECKLISTS, & MEETING DATES](#)

APPLICATION TYPE (CHECK ALL THAT APPLIES):

- ☐ Technical Advisory Committee
 ☐ Art in Public Places Committee
 ☐ Variance
☐ Planning and Development Board
 ☒ Historic Preservation Board
 ☐ Special Exception
☐ City Commission
 ☐ Administrative Approval

PROPERTY INFORMATION

Location Address: 927 Tyler St, Hollywood, FL 33019

Lot(s): 8,9 Block(s): 64 Subdivision: Hollywood Lakes Section

Folio Number(s): 5142 14 02 2710

Zoning Classification: RS-6 Land Use Classification: 01-01

Existing Property Use: single-family residence Sq Ft/Number of Units: 3030

Is the request the result of a violation notice? ☐ Yes ☒ No **If yes**, attach a copy of violation.

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

DEVELOPMENT PROPOSAL

Explanation of Request: Proposed addition to existing 1-story single family house.

Phased Project: Yes ☐ No ☒ Number of Phases:

Project	Proposal
Units/rooms (# of units)	# UNITS: <input type="text"/> #Rooms <input type="text"/>
Proposed Non-Residential Uses	<input type="text"/> S.F.)
Open Space (% and SQ.FT.)	Required %: <input type="text"/> (Area: <input type="text"/> S.F.)
Parking (# of spaces)	PARK. SPACES: (# <input type="text"/>)
Height (# of stories)	(# STORIES) <input type="text"/> (<input type="text"/> FT.)
Gross Floor Area (SQ. FT)	Lot(s) Gross Area (<input type="text"/> FT.)

Name of Current Property Owner: MALTONI, GIANFRANCA & SERGIO

Address of Property Owner: 927 Tyler St. Hollywood, FL 33019

Telephone: 5149929591 Email Address: mauromaltoni@gmail.com

Applicant Anthony Leon Consultant ☒ Representative ☐ Tenant ☐

Address: 3260 NW 7 St. Miami, FL 33125 Telephone: 305 438 9377

Email Address: 3dtony@3designonline.com

Email Address #2: _____

Date of Purchase: 4/1/1980 Is there an option to purchase the Property? Yes ☐ No ☐

If Yes, Attach Copy of the Contract.

Noticing Agent (FTAC & Board submissions only) : Diana Rio / RDR Miami

E-mail Address: diana@rdrmiami.com

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: _____

Date: 14 nov 2024

PRINT NAME: Sergio Maltoni

Date: 11/12/2024

Signature of Consultant/Representative: _____

Date: 03/18/2025

PRINT NAME: Anthony Leon

Date: 11/12/2024

Signature of Tenant: _____

Date: _____

PRINT NAME: _____

Date: _____

Current Owner Power of Attorney

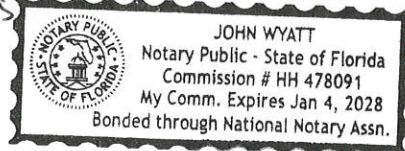
I am the current owner of the described real property and that I am aware of the nature and effect the request for approval from the Board to my property, which is hereby made by me or I am hereby authorizing Anthony Leon to be my legal representative before the Historic Preservation Board (Board and/or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

Sworn to and subscribed before me
this 25 day of March 2025

John Wyatt
Notary Public

State of Florida

My Commission Expires: 1/4/2028 (Check One) ☒ Personally known to me; OR ☐ Produced Identification _____



Sergio Maltoni
Signature of Current Owner

Sergio Maltoni
Print Name

Mailing Notification done by:

Diana Rio

RDR Miami / Rio Development Resources

Telephone #: 305 498 1614

Email Address: diana@rdrmiami.com

June 20, 2025

Permit for:

927 Tyler Street
HOLLYWOOD, FL 33019

PERMIT No.: 24-C-99

FOLIO NUMBER:

514214022710

LEGAL DESCRIPTION:

LOT 8 AND 9, BLOCK 64, HOLLYWOOD LAKES SECTION, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 1, PAGE 32, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA

SCOPE OF WORK:

REMODELING AND ADDITION TO AN EXISTING 1 STORY SINGLE-FAMILY RESIDENCE

In Witness Whereof, grantor has hereunto set grantor's hand and seal the day and year first above written.

Signed, sealed and delivered in our presence:

Dated as of this 21st day of June, 2022.

Witness #1 Name: Christine Marchand-Manze

Witness #2 Name: CHRISTELLE SOUPLET

Witness #1 Name: Christine Marchand-Manze

Witness #2 Name: CHRISTELLE SOUPLET

Witness #1 Name: Christine Marchand-Manze

Witness #2 Name: CHRISTELLE SOUPLET

Sergio Maltoni
Sergio Maltoni

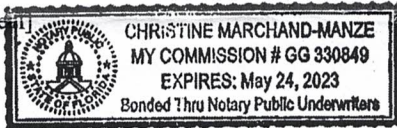
Gianfranca Maltoni
Gianfranca Maltoni

Mauro Maltoni
Mauro Maltoni

State of Florida
County of Broward

The foregoing instrument was acknowledged before me by means of ☒ physical presence or ☐ online notarization, this 21st day of June, 2022 by Sergio Maltoni and Gianfranca Maltoni, who ☐ is/are personally known or ☒ has/have produced a Driver's License as identification.

[Notary Seal]



Christine Marchand-Manze
Notary Public

Printed Name: _____

My Commission Expires: _____

State of Florida
County of Broward

The foregoing instrument was acknowledged before me by means of ☒ physical presence or ☐ online notarization, this 21st day of June, 2022 by Mauro Maltoni, who ☐ is/are personally known or ☒ has/have produced a Driver's License as identification.

[Notary Seal]



Christine Marchand-Manze
Notary Public

Printed Name: _____

My Commission Expires: _____

Dated as of this 7th day of July, 2022.

Josianne Melancon
Witness #1 Name: Josianne MELANCON

Pierre Coutu Notary
Witness #2 Name: Pierre COUTU

Paolo Maltoni

Josianne Melancon
Witness #1 Name: Josianne MELANCON

Pierre Coutu Notary
Witness #2 Name: Pierre COUTU

Laura Maltoni

Province of Quebec
Country of Canada

The foregoing instrument was acknowledged before me by means of ☒ physical presence or ☐ online notarization, this 7th day of July, 2022 by Paolo Maltoni, who ☒ is/are personally known or ☐ has/have produced a driver licence * as identification. * number M4357-240562-09 expiration : 2026-05-24

[Notary Seal]

Pierre Coutu Notary
Notary Public

Printed Name: Me Pierre COUTU, notary
C0799
My Commission Expires: for life

Province of Quebec
Country of Canada

The foregoing instrument was acknowledged before me by means of ☒ physical presence or ☐ online notarization, this 7th day of July, 2022 by Laura Maltoni, who ☒ is personally known or ☐ has produced a driver license * as identification. *Number M4355-291072-07 expiration: 2028-10-29

[Notary Seal]

Pierre Coutu Notary
Notary Public

Printed Name: Me Pierre COUTU, notary
C0799
My Commission Expires: for life

Prepared by:

Dara S. Siegel, Esq.

Siegel & Siegel

1600 South Dixie Hwy, Suite 300

Boca Raton, FL 33432

File Number: Maltoni

[Space Above This Line For Recording Data]

LIFE ESTATE DEED

This Life Estate Deed made this 7th day of July, 2022 between Sergio Maltoni, a married man, and Gianfranca Maltoni, his wife, Paolo Maltoni, a married man, Mauro Maltoni, a single man and Laura Maltoni a married woman ("Grantor"), whose post office address is 927 Tyler Street, Hollywood, FL 33019, in and for consideration of the sum of TEN and NO/100 DOLLARS (\$10.00) cash and other good and valuable consideration in hand hereby convey, remise and granted to Sergio Maltoni and Gianfranca Maltoni, husband and wife, whose post office address is 927 Tyler Street, Hollywood, FL 33019, as a life estate, without any liability for waste, and the remainder to Mauro Maltoni, a single man, if he survives grantor ("Grantee").

The Property being conveyed (the "Real Property") is the following described land, situate, lying and being in Broward County, Florida to-wit:

Lot 8 and 9, Block 64, HOLLYWOOD LAKES SECTION, according to the Plat thereof, as recorded in Plat Book 1, Page 32 of the Public Records of Broward County, Florida.
Parcel Identification Number: 5142-14-02-2710

Grantors Paolo Maltoni and Laura Maltoni warrant that at the time of this conveyance, the subject property is not the Grantor's homestead within the meaning set forth in the constitution of the state of Florida, nor is it contiguous to or a part of homestead property. Grantors' residence and homestead address are respectively: 772 De Fribourg, Laval, QC, Canada H7K-3X5 and 228 rue Myconos, Dollard-Des-Ormeaux, QC Canada H9G-2Y3.

Further, Paolo Maltoni, Mauro Maltoni and Laura Maltoni are signing this deed to express their consent to the divestment of their remainder interest contained in the prior deed recorded under instrument number 112447395.

This Deed was prepared at the Grantor's request without the benefit of title examination, legal opinion or title or insurance.

The conveyance made hereby, and the warranties made hereunder, are made by Grantor and accepted by Grantee subject to the following matters, to the extent same are in effect at this time: any and all restrictions, covenants, conditions, liens, encumbrances, reservations, easements, and other exceptions to title, if any, relating to the Subject Property, but only to the extent they are still in force and effect and shown of record in Broward County, Florida, and to all zoning laws, regulations and ordinances of municipal and/or other governmental or quasi-governmental authorities, if any, relating to the Subject Property and to all matters which would be revealed by an inspection and/or a current survey of the Subject Property.

TO HAVE AND TO HOLD the Subject Property, to the extent conveyed hereby, subject to the terms and provisions contained herein, together with all and singular the rights and appurtenances thereto in anywise belonging unto Grantee and Grantee's heirs, personal representatives, executors, administrators, successors and assigns forever; and Grantor does hereby bind Grantor and Grantor's heirs, personal representatives, executors, administrators, successors and assigns to warrant and forever defend all and singular the Subject Property, to the extent conveyed hereby, unto Grantee and Grantee's heirs, personal representatives, executors, administrators, successors and assigns against every person whomsoever lawfully claiming or to claim the same or any part thereof.

AND the grantor hereby covenants with said grantee that the grantor is lawfully seized of said land in fee simple; that the grantor has good right and lawful authority to sell and convey said land; that the grantor hereby fully warrants the title to said land and will defend the same against the lawful claims of all persons claiming by, through or under grantors.

Permit # 927 Tyler

Date: 4/14/2024

LOT COVERAGE INFORMATION

If you are the applicant for a building permit for a SINGLE FAMILY RESIDENCE, please be aware that the following information is needed in order to process your request for any additions or accessory structures, including pools, decks, and the like:

1. 12806 SQUARE FEET OF YOUR LOT (length x width)
2. 3039 SQUARE FEET OF YOUR HOUSE
3. 5733 (44.8%) SQUARE FEET OF ALL EXISTING IMPERVIOUS SURFACES (e.g. Driveways, walkways, decks, pools, storage sheds, etc.)
4. 212 SQUARE FEET OF THE ADDITION, AND OR...
5. 311 SQUARE FEET OF THE PROPOSED ACCESSORY STRUCTURES, DRIVEWAYS, PAVEMENT, DECKS, ETC.
6. 6342 TOTAL SQUARE FEET OF THE IMPERVIOUS AREA ON YOUR LOT (Add Nos. 2 + 3+ 4+ 5)...
7. 49.5% PERCENTAGE OF IMPERVIOUS LOT COVERAGE (Divide No.6 by No. 1)

May 2, 2025

Criteria Statement
Historic Preservation Board
927 Tyler St.
Hollywood, FL 33019

To whom it may concern,

I, Anthony Leon, Architect, confirm that the plans submitted for review comply with the requirements of Article 5 of the Zoning and Land Development Regulations, pertaining to the Design Criteria, specifically the items in the General Criteria and Design Guidelines Manual.

The renovation project for this house consists of minor changes to the façade and the back of the house with the intent to keep the characteristics of the surrounding neighborhood, both in architectural design as well as the landscaping.

The change in the back of the house consist of adding square footage to enlarge the garage and the façade changes are to enhance the entrance with an architectural feature. This changes comply with the architectural guidelines of the city.

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

Respectfully,

Anthony Leon
Architect AR16752

PROPERTY ADDRESS:
927 TYLER STREET
HOLLYWOOD, FL 33019

CERTIFIED TO:
GIANFRANCA AND SERGIO MALTONI

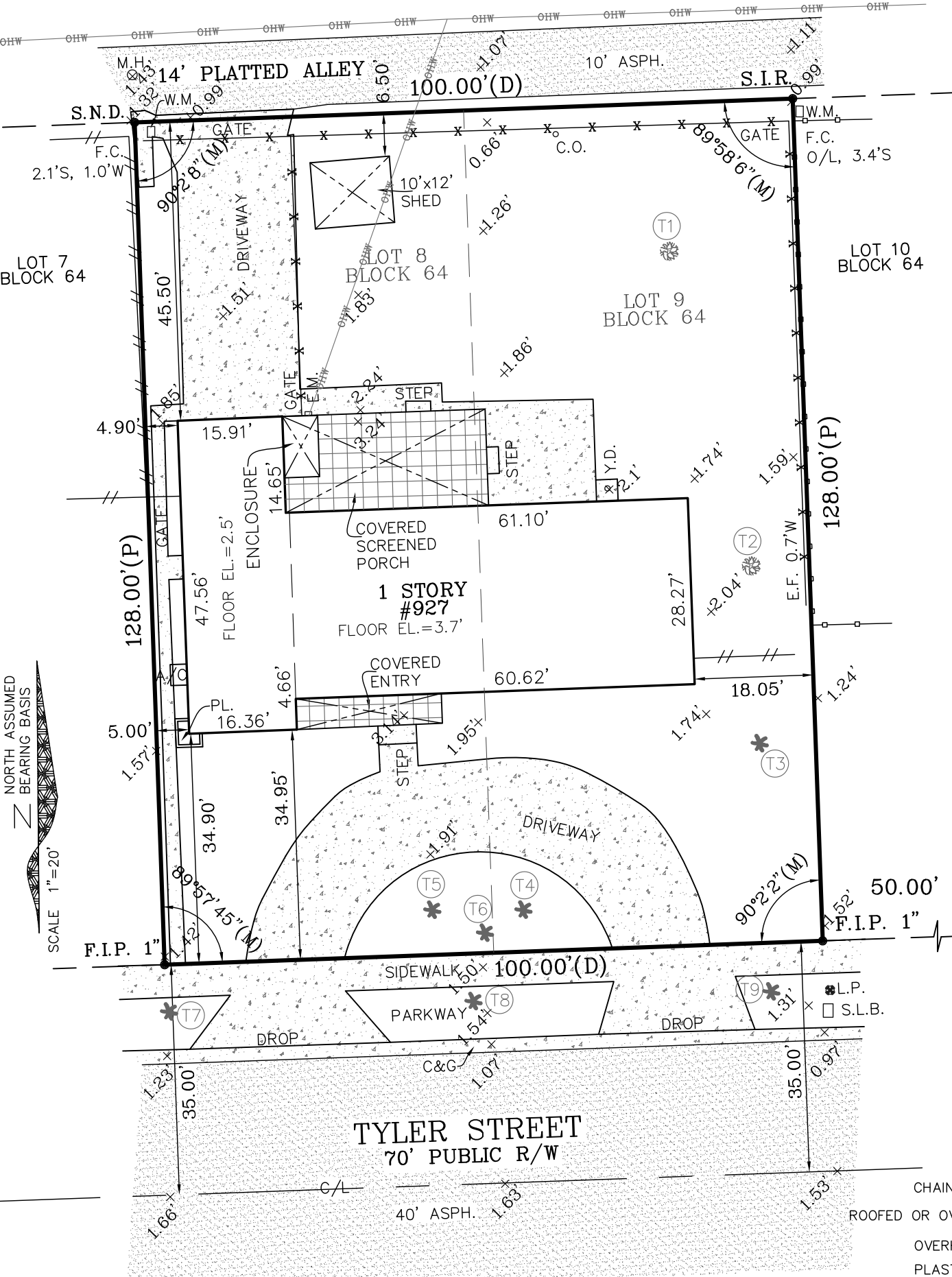
MAP OF BOUNDARY SURVEY

LEGAL DESCRIPTION (FROM O.R.B. 50986, PAGE 747):
LOTS 8 AND 9, BLOCK 64, HOLLYWOOD LAKES SECTION, ACCORDING TO THE
PLAT THEREOF, AS RECORDED IN PLAT BOOK 1, PAGE 32, OF THE PUBLIC
RECORDS OF BROWARD COUNTY, FLORIDA

DATE OF FIELD WORK 7/9/2024

LEGEND AND ABBREVIATIONS

- A/C = AIR CONDITIONER
ASPH. = ASPHALT
C&G = CURB AND GUTTER
C/L = CENTER LINE
C.O. = CLEAN OUT
CONC. = CONCRETE
(D) = DEED OR RESULT OF DEED
E.F. = END FENCE
EL. = ELEVATION
E.M. = ELECTRIC METER
F.C. = FENCE CORNER
F.I.P. = FOUND IRON PIPE
F.I.R. = FOUND IRON ROD
(H) = HEIGHT
IRR. = IRRIGATION EQUIPMENT
L.P. = LIGHT POLE
(M) = MEASURED
M.H. = MAN HOLE
O/L = ON-LINE
O.R.B. = OFFICIAL RECORDS BOOK
(P) = PLAT
P.B. = PLAT BOOK
PG. = PAGE
PL. = PLANTER
R = RADIUS
R/W = RIGHT-OF-WAY
S.I.R. = SET 5/8" IRON ROD LB7689
S.L.B. = STREET LIGHT BOX
S.N.D. = SET NAIL AND DISC LB7689
TELE. = TELECOMMUNICATIONS UTILITY
TYP. = TYPICAL
U.E. = UTILITY EASEMENT
W.M. = WATER METER
W.U.P. = WOOD UTILITY POLE
Y.D. = YARD DRAIN



- ASPHALT = [Pattern]
CONCRETE = [Pattern]
TILE = [Pattern]
CHAIN LINK FENCE = [Pattern]
ROOFED OR OVERHANG = [Pattern]
OVERHEAD WIRE = [Pattern]
PLASTIC FENCE = [Pattern]
WOOD FENCE = [Pattern]

NATIONAL FLOOD INSURANCE PROGRAM INFORMATION:

CITY OF HOLLYWOOD 125113
MAP/PANEL NUMBER 12011C0588J
INDEX DATE 7/31/24 PANEL EFFECTIVE DATE 7/31/24
FLOOD ZONE "AE" BASE FLOOD ELEVATION 7'

ELEVATION NOTES:

ELEVATIONS SHOWN HEREON ARE BASED ON THE NORTH
AMERICAN VERTICAL DATUM OF 1988, AND REFERENCED INTO THE
FLORIDA DEPARTMENT OF TRANSPORTATION GLOBAL POSITIONING
SYSTEM CONTROL NETWORK FOR A 12 MINUTE CYCLE

SPOT ELEVATION = *#.#

TREE LEGEND:

- T1 = 7" MANGO 15'(H)
T2 = 5" MANGO 10'(H)
T3 = 3" MANGO 6'(H)
T4 = (2) ROBELLINI PALM CLUSTER 10'(H)
T5 = (2) ROBELLINI PALM CLUSTER 10'(H)
T6 = 18" ROYAL PALM 35-40'(H)
T7 = 18" ROYAL PALM 45-50'(H)
T8 = 18" ROYAL PALM 40-45'(H)
T9 = 18" ROYAL PALM 35-40'(H)

NOTES:
1) THIS IS A COPYRIGHT DOCUMENT CONTAINING PROPRIETARY INFORMATION AND IS NOT
WARRANTED BY THE SIGNING SURVEYOR WHEN COPIED BY OTHERS. 2) UNLESS OTHERWISE
SHOWN HEREON RECORD AND MEASURED CALLS ARE IN SUBSTANTIAL AGREEMENT.
MEASUREMENTS SHOWN HEREON ARE ROUNDED TO THE NEAREST 0.05' 3) LANDS SHOWN
HEREON WERE NOT ABSTRACTED FOR EASEMENTS OR OTHER RECORDED ENCUMBRANCES NOT
ON THE PLAT AND THE SAME, IF ANY MAY NOT BE SHOWN ON THIS SKETCH 4) FENCE
OWNERSHIP IS NOT DETERMINED BY UNDERSIGNED, FENCE TIES ARE TAKEN TO THE CENTER OF
THE FENCE, FENCE LINES MAY MEANDER ALONG PROPERTY LINES, FENCE LINES MAY BE
SHOWN EXAGGERATED TO BETTER ILLUSTRATE WHERE THEY ARE LOCATED 5) SUBSURFACE
FOUNDATION FEATURES WERE NOT LOCATED FOR THIS SURVEY 6) SUBSURFACE UTILITY
FEATURES WERE NOT LOCATED FOR THIS SURVEY 7) SYMBOLS SHOWN ON THIS SURVEY MAY
NOT BE DRAWN TO SCALE AND ARE SHOWN THIS WAY FOR ILLUSTRATIVE PURPOSES 8) THIS IS
NOT A VALID SURVEY WITHOUT THE SIGNATURE AND THE ORIGINAL RAISED SEAL (UNLESS
DIGITALLY SIGNED) OF A FLORIDA LICENSED SURVEYOR AND MAPPER 9) UNLESS OTHERWISE
SHOWN HEREON FOUND MONUMENTATION HAS NO IDENTIFICATION AND ANY CORNER
LABELED AS NOT ACCESSIBLE IS DUE TO FENCING OR LANDSCAPING 10) THIS SURVEY MEETS
OR EXCEEDS THE ACCURACY STANDARDS IN CHAPTER 53-17 OF THE FLORIDA ADMINISTRATIVE
CODE- SUBURBAN 1" IN 7,500' 11) THIS SURVEY HAS BEEN PREPARED FOR THE EXCLUSIVE USE AS
AN AID IN OBTAINING TITLE INSURANCE FOR THE CERTIFIED HEREON, NO OTHER WARRANTIES
ARE HEREBY EXTENDED OR GRANTED

HENRY A. JOHNSTON P.L.S.#6843

JOHNSTON & JOHNSTON LAND SURVEYING SERVICES LB#7689
7777 DAVIE ROAD EXT. #302A-7
DAVIE, FL 33024
PHONE: 954-296-9516
WEB: WWW.JJSURVEYING.COM

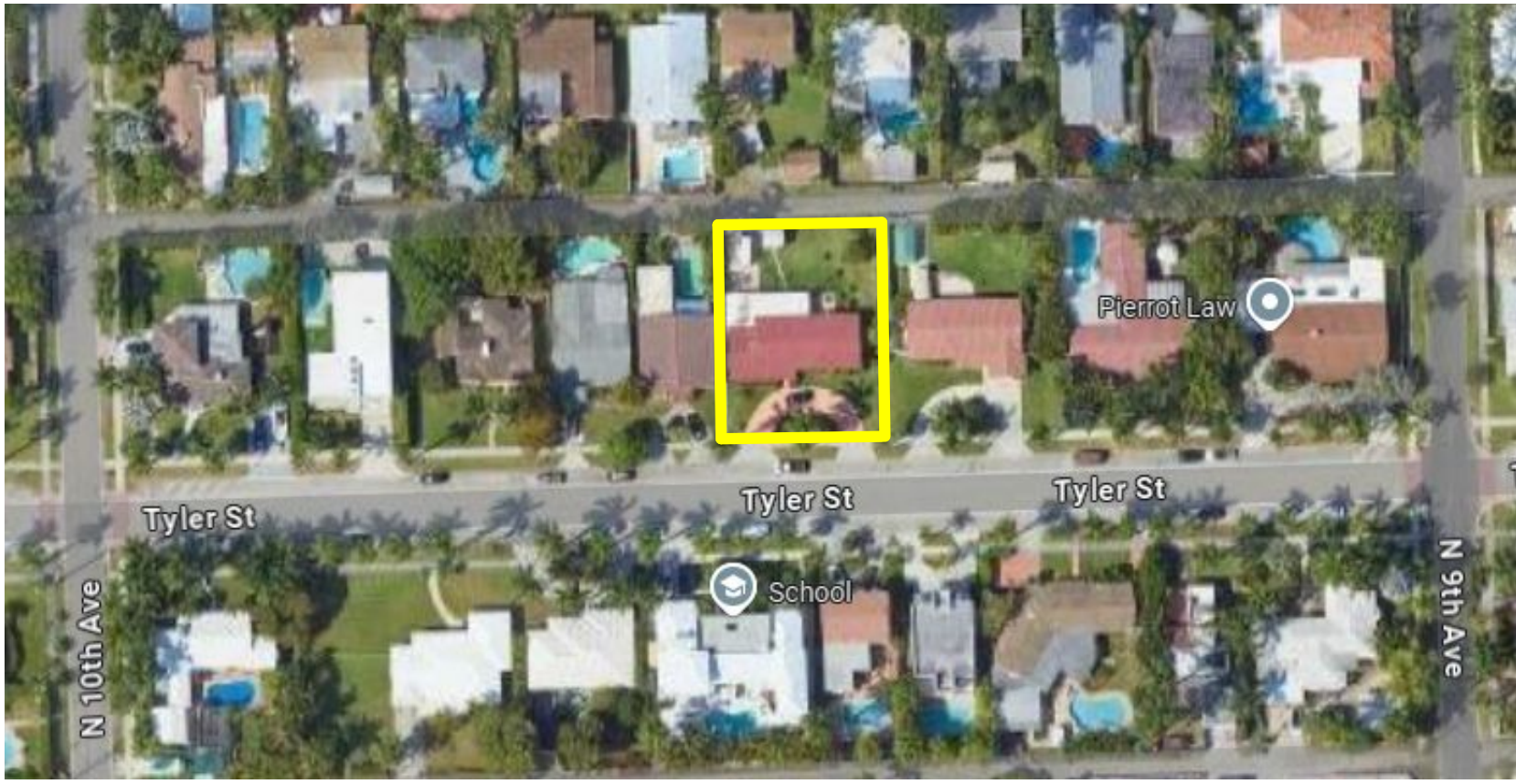
7/9/24

TREES, NEW FEMA 1-23-25



PRINTING ELECTRONICALLY
SIGNED DOCUMENT:

IN ORDER FOR THIS DOCUMENT TO BE VIEWED CORRECTLY IT MUST BE PRINTED ON AN 11"x17"
LEDGER/TABLOID SIZE PAPER AND WITH NO SCALING, FITTING TO PAGE, OR CUSTOM SIZE OPTIONS.
PRINTING THIS SHEET NOT TO SCALE IS ONLY FOR VISUAL AID PURPOSES. THE SIGNING SURVEYOR
TAKES NO LIABILITY IN INFORMATION OBTAINED FROM ITS USE IN SUCH MANOR.



LOCATION MAP
SCALE: N.T.S.

REMODELING AND ADDITION 927 TYLER STREET HOLLYWOOD, FL 33019



ARCHITECT'S CONCEPT DRAWING FOR ILLUSTRATIVE PURPOSES ONLY.
NOT TO BE USED FOR CONSTRUCTION OR SHOP DRAWING PRODUCTION.

ARCHITECT

3 DESIGN, INC.
ANTHONY LEON AR# 0016752
3260 NW 7th St.
MIAMI, FLORIDA 33125
Off: 305.438.9377
Fax: 305.438.9379
E-mail: 3dtony@3designonline.com

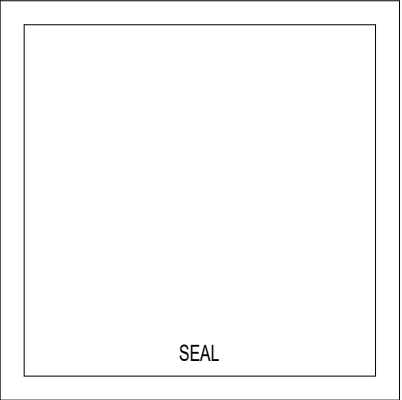
LANDSCAPE ARCHITECT

C. RIGHT STUDIOS, LLC
PATRICK K. HODGES LA# 0000850
1810 E TERRAMAR DR.
POMPANO BEACH, FLORIDA 33062
Off: 954.591.6864
E-mail: corey@crightstudios.com

SCOPE OF WORK:

Remodeling and addition of a single story house located at 927 Tyler Street.

AA0003659
ANTHONY LEON
0016752
3 DESIGN
ARCHITECTURE
3260 Northwest 7th Street, Miami, FL 33125
P: 305.438.9377 | F: 305.438.9379



REMODELING AND ADDITION
AT:
927 TYLER STREET
HOLLYWOOD, FL 33019

REVISIONS:

THESE PLANS ARE FOR BUILDING
DEPARTMENT REVIEW ONLY. THEY ARE NOT
TO BE CONSIDERED AS CONSTRUCTION
DOCUMENTS UNTIL ALL BUILDING
DEPARTMENT APPROVALS ARE OBTAINED.
A-0.0
COVER



FRONT 1



FRONT 2



FRONT 3



FRONT 4



INTERIOR 1



INTERIOR 2



INTERIOR 3



INTERIOR 4



REAR 1



REAR 2



REAR 3

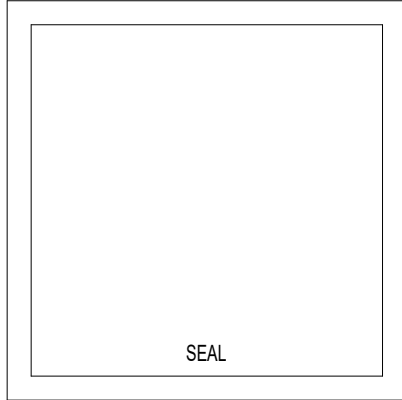


REAR 4

AAC0003659
ANTHONY LEON
0016152

3
DESIGN
ARCHITECTURE

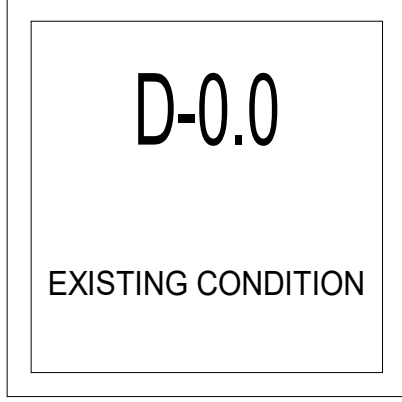
3260 Northwest 7th Street, Miami, FL 33125
P: 305.438.9377 | F: 305.438.9379



REMODELING AND ADDITION
AT:
927 TYLER STREET
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FOLIO NUMBER
51421-4022710

LEGAL DESCRIPTION
LOT 8 AND 9, BLOCK 64, HOLLYWOOD LAKES SECTION, ACCORDING TO THE
PLAT THEREOF, AS RECORDED IN PLAT BOOK 1, PAGE 32, OF THE PUBLIC
RECORDS OF BROWARD COUNTY, FLORIDA

SITE PLAN INFORMATION:
ZONING DESIGNATION:..... RS-6

FLOOD ZONE:..... AE

BASE FLOOD ELEVATION:..... 5 ft

CLASSIFICATION OF WORK:
REMODELING AND ADDITION

CLASSIFICATION OF USE:
SINGLE FAMILY RESIDENTIAL

CONSTRUCTION TYPE:
VA

SCOPE OF WORK:
Remodeling and addition to an existing 1 story single-family residence

BUILDING SETBACK	ALLOWED:	PROPOSED:
PRIMARY FRONTAGE	25 FT	34' - 11" (EXISTING)
SECONDARY FRONTAGE	20 FT	N/A
RIGHT SIDE	20 FT	18' - 1" (EXISTING)
LEFT SIDE		5' - 0" (EXISTING)
REAR	19.2 FT (15% OF LOT DEPTH)	37' 10"

BUILDING HEIGHT	ALLOWED:	PROPOSED:
# OF STORIES: BLDG HEIGHT FROM CROWN OF ROAD	2 30 ft	1 EX. 13'-9"
EXISTING BUILDING AREA		2,491 SF
AREA TO REMODELING		2,491 SF
PROPOSED NEW ADDITION COVERED		125 SF

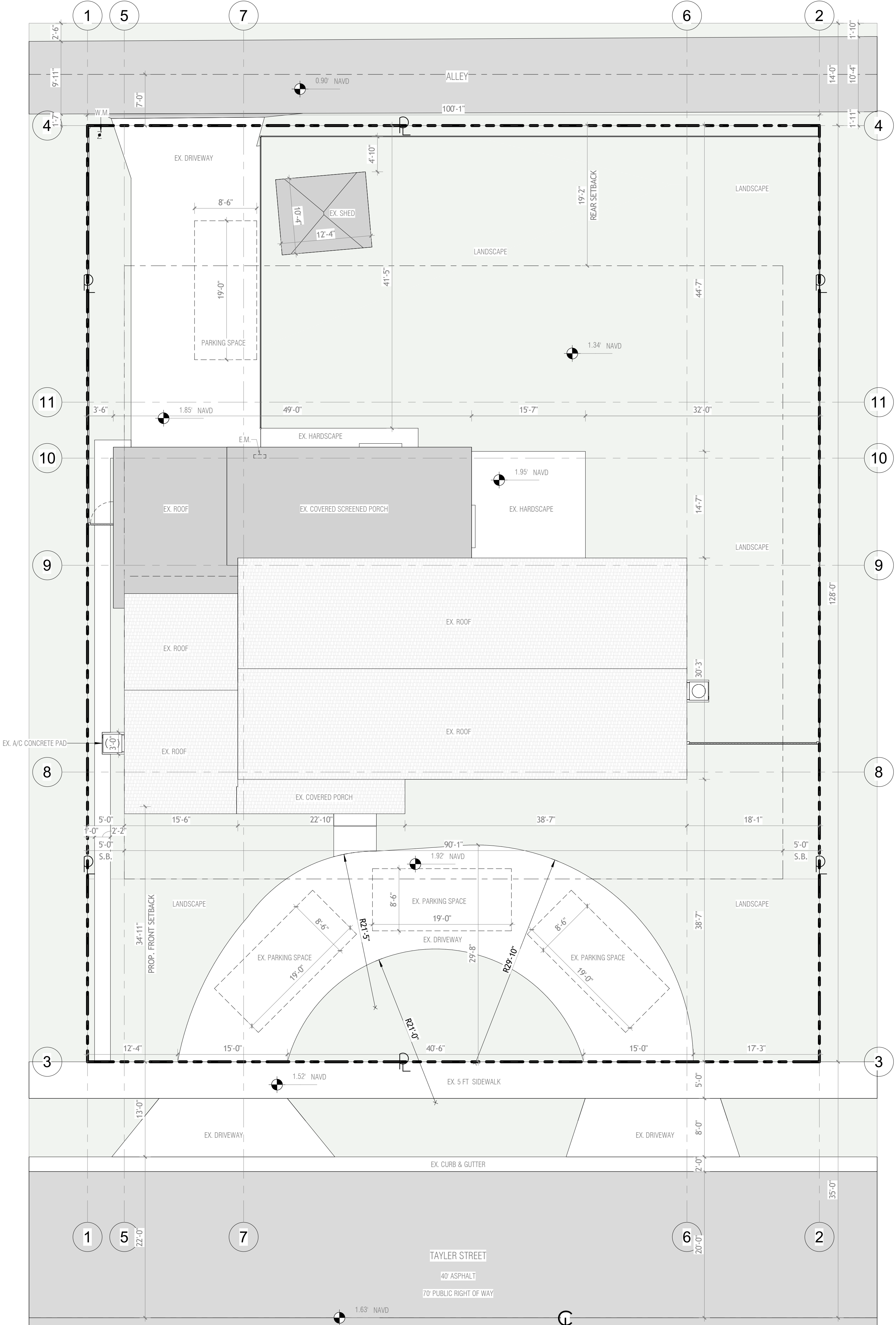
LOT COVERAGE INFORMATION (AS PER CITY PROVIDED FORM)		
1.	12,806 SQ. FT.	SQUARE FEET OF YOUR LOT (length x width)
2.	3,039 SQ. FT.	SQUARE FEET OF YOUR HOUSE
3.	5,743 SQ. FT. (45 %)	SQUARE FEET OF ALL EXISTING IMPERVIOUS SURFACES (e.g. Driveways, walkways, decks, pools, storage sheds, etc.)
4.	343 SQ. FT. (3,382 SF)	SQUARE FEET OF THE ADDITION, AND OR...
5.	125 SQ. FT. (2,829 SF)	SQUARE FEET OF THE PROPOSED ACCESORY STRUCTURES, DRIVEWAYS, PAVEMENT, DECK, ETC.
6.	6,212 SQ. FT.	TOTAL SQUARE FEET OF THE IMPERVIOUS AREA ON YOUR LOT
7.	49 %	PERCENTAGE OF THE IMPERVIOUS LOT COVERAGE

LOT COVERAGE INFORMATION (AS PER CITY PROVIDED FORM)		
1.	EXISTING RESIDENCE'S A/C AREA:	2,491 SF
2.	EXISTING RESIDENCE'S NO A/C AREA:	544 SF
3.	PROPOSED ADDITION'S A/C AREA:	119 SF
4.	PROPOSED ADDITION'S NO A/C AREA:	164 SF
TOTAL A/C AREA:		2,610 SF
2 PARKING SPACES FOR THE FIRST 2000 SQ FT 1 PARKING SPACE FOR EACH REMAINING 500 SQ FT		
TOTAL REQUIRED: 3 PARKING SPACES (8.5' X 19')		
TOTAL PROVIDED: 3 PARKING SPACES (8.5' X 19')		

LANDSCAPED AREA @ FRONT SETBACK		
1.	FRONT SETBACK AREA:	2,500 SF
2.	LANDSCAPED AREA:	1,440 SF (57.6%)



 LOCATION MAP
SCALE: N.T.S.

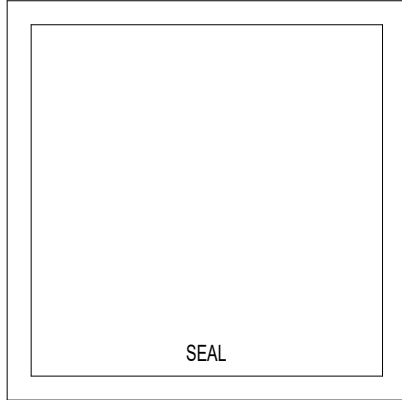


 SITE PLAN - EXISTING
SCALE: 1/8" = 1'-0"

AA0003669
ANTHONY LEON
0016/52

3
DESIGN
ARCHITECTURE

3260 Northwest 7th Street, Miami, FL 33125
P: 305.438.9377 | F: 305.438.9379



REMODELING AND ADDITION
AT:
927 TYLER STREET
HOLLYWOOD, FL 33019

REVISIONS:

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D-0.1

EXISTING SITE PLAN

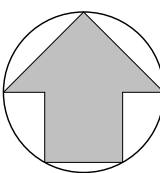


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D-1.0

EXISTING FLOOR PLAN



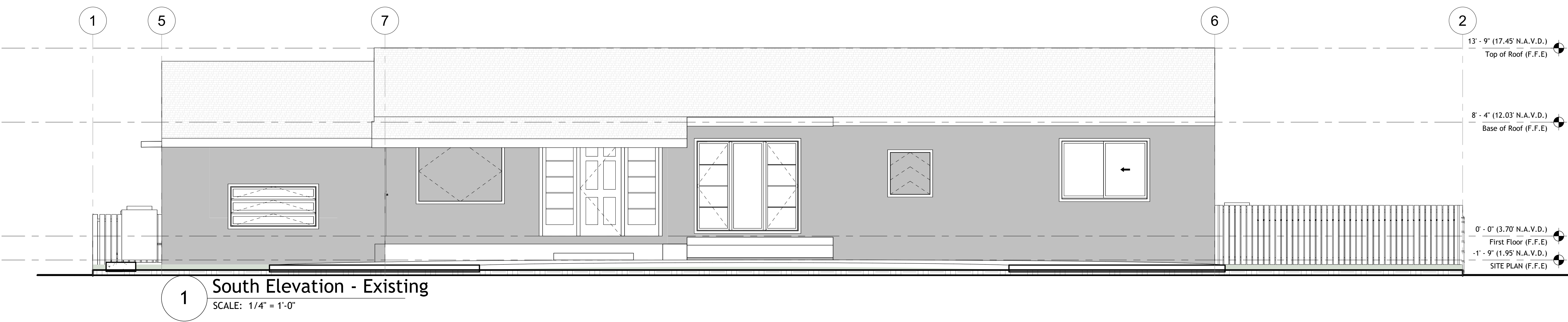
SCALE: 1/4" = 1'-0"

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REVISIONS

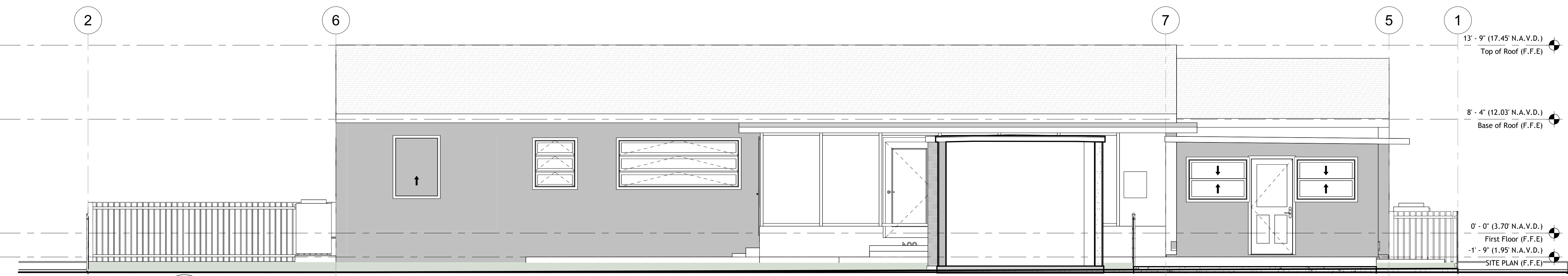
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EXISTING ROOF PLAN



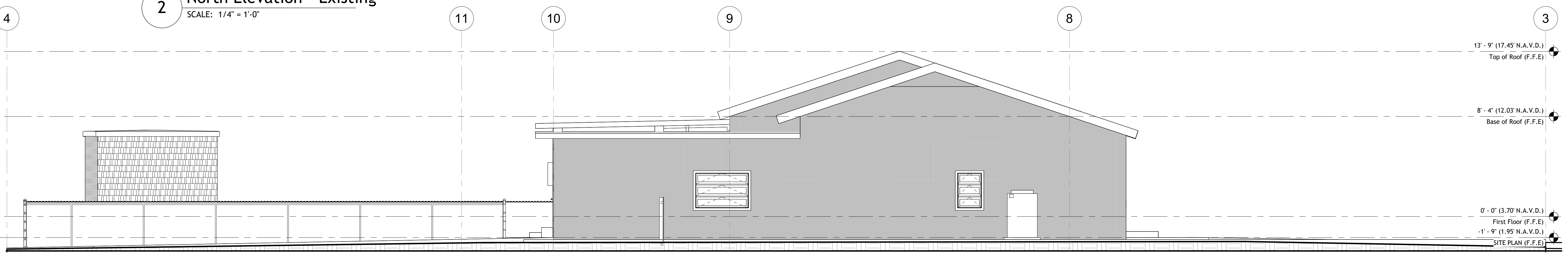
South Elevation - Existing

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



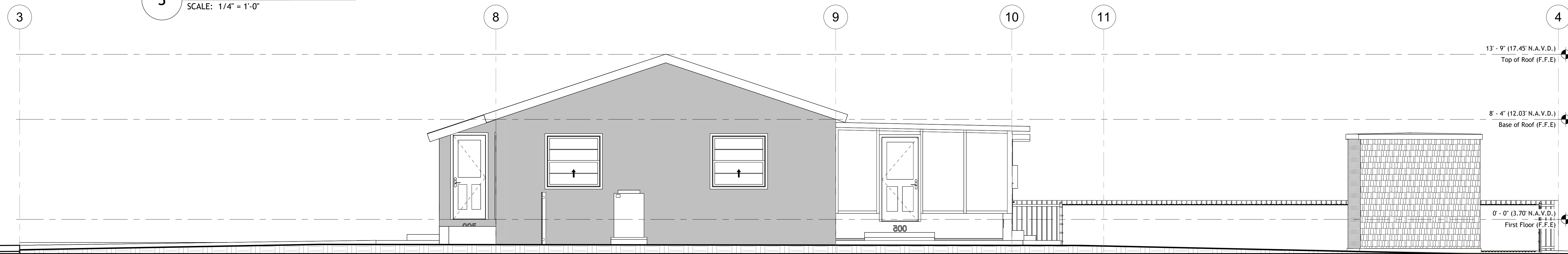
North Elevation - Existing

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



West Elevation - Existing

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



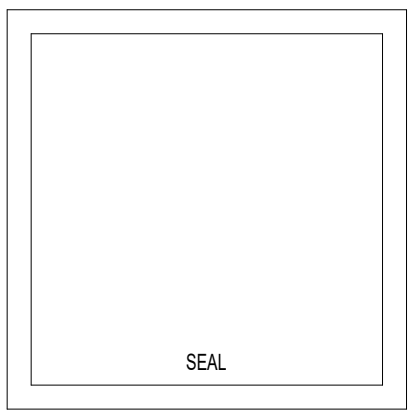
East Elevation - Existing

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

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0016152

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AT:
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HOLLYWOOD, FL 33019

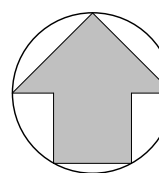
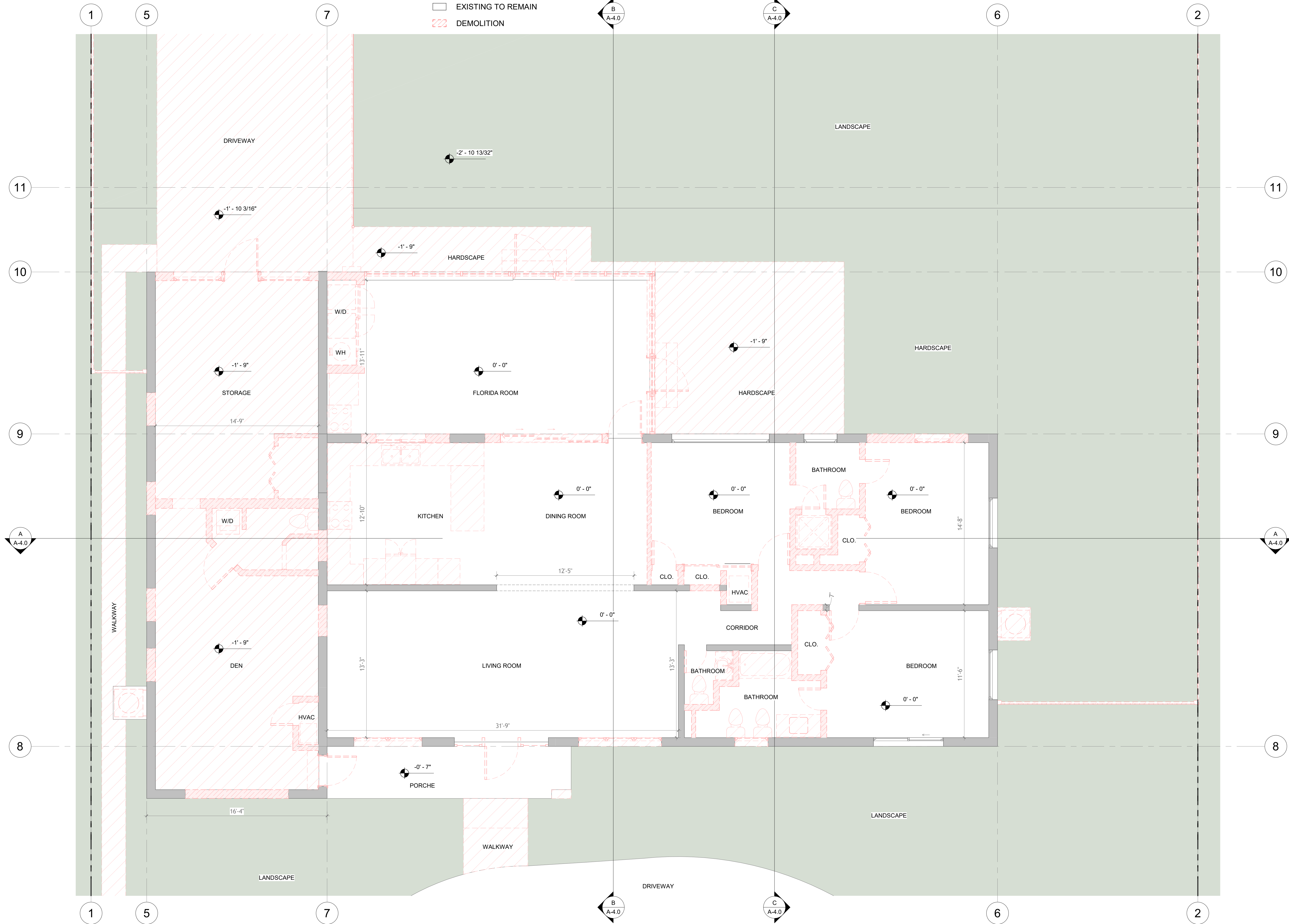
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D-1.2
EXISTING ELEVATIONS

Demolition Legend

- EXISTING TO REMAIN
DEMOLITION



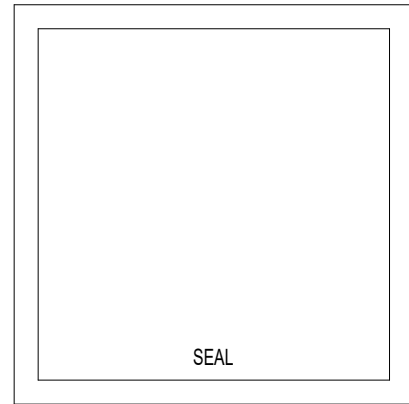
First Floor Plan - Demolition

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

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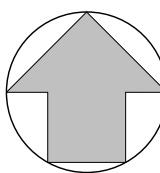


REMODELING AND ADDITION
AT:
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D-2.0
DEMOLITION FLOOR
PLAN



EXISTING TO REMAIN

DEMOLITION

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

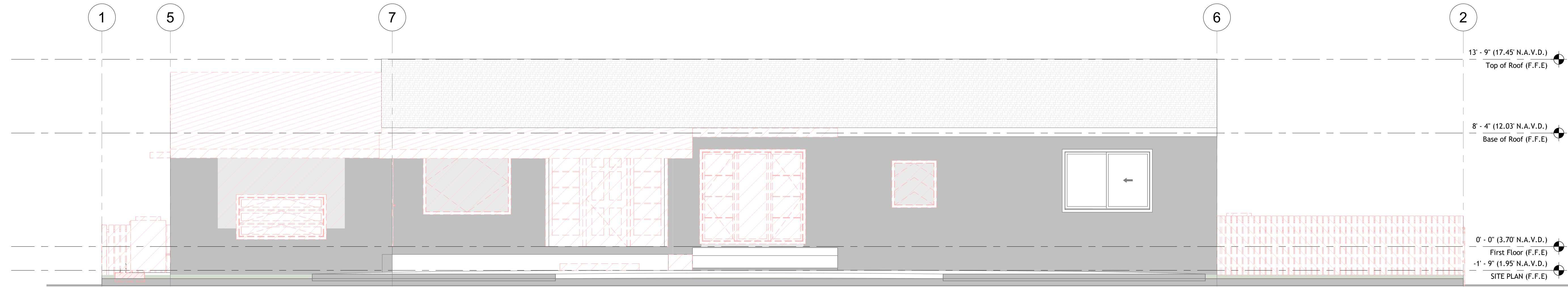
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REMODELING AND ADDITION
AT:
927 TYLER STREET
HOLLYWOOD, FL 33019

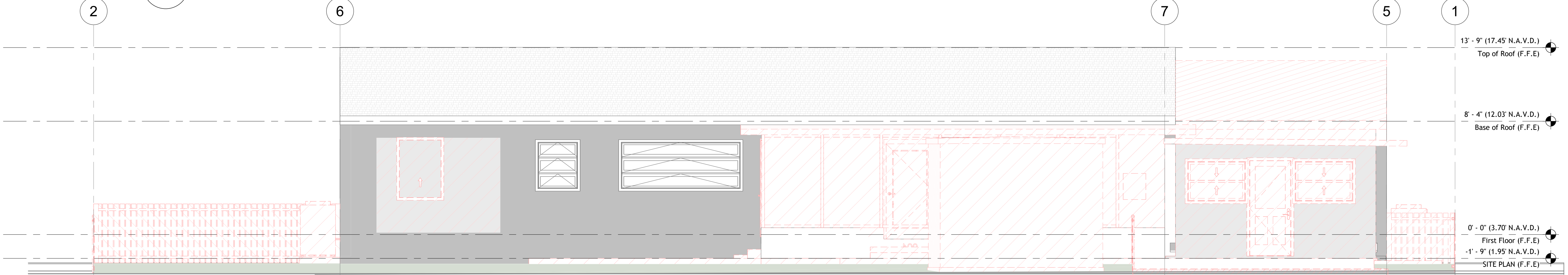
REVISIONS

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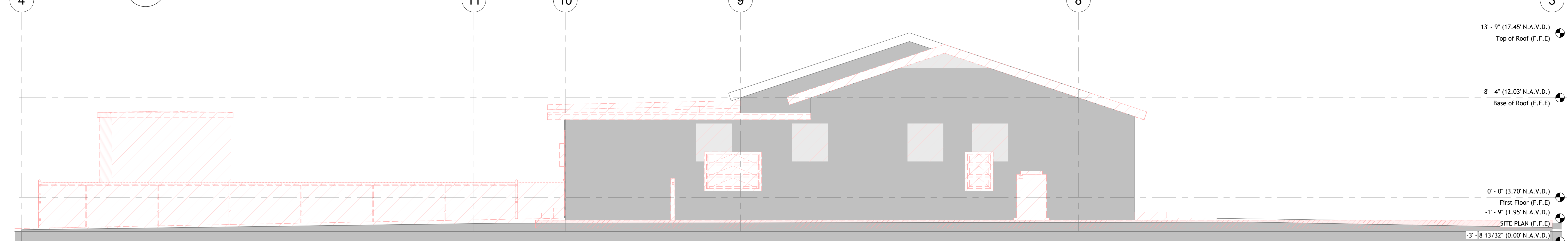
DEMOLITION ROOF
PLAN



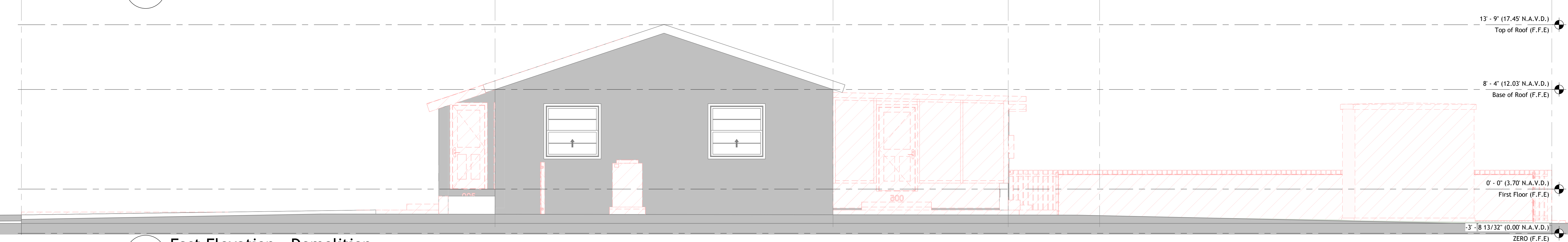
1 South Elevation - Demolition
SCALE: 1/4" = 1'-0"



2 North Elevation - Demolition
SCALE: 1/4" = 1'-0"



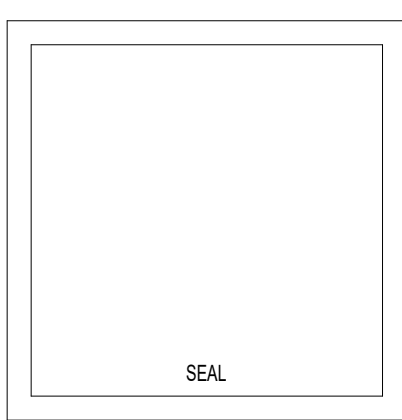
3 West Elevation - Demolition
SCALE: 1/4" = 1'-0"



4 East Elevation - Demolition
SCALE: 1/4" = 1'-0"

Demolition Legend

- EXISTING TO REMAIN
- DEMOLITION



REVISIONS:

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FOLIO NUMBER
51421-4022710

LEGAL DESCRIPTION
LOT 8 AND 9, BLOCK 64, HOLLYWOOD LAKES SECTION, ACCORDING TO THE
PLAT THEREOF, AS RECORDED IN PLAT BOOK 1, PAGE 32, OF THE PUBLIC
RECORDS OF BROWARD COUNTY, FLORIDA

SITE PLAN INFORMATION:
ZONING DESIGNATION:..... RS-6

FLOOD ZONE:..... AE

BASE FLOOD ELEVATION:..... 5 ft

CLASSIFICATION OF WORK:
REMODELING AND ADDITION

CLASSIFICATION OF USE:
SINGLE FAMILY RESIDENTIAL

CONSTRUCTION TYPE:
VA

SCOPE OF WORK:
Remodeling and addition to an existing 1 story single-family residence

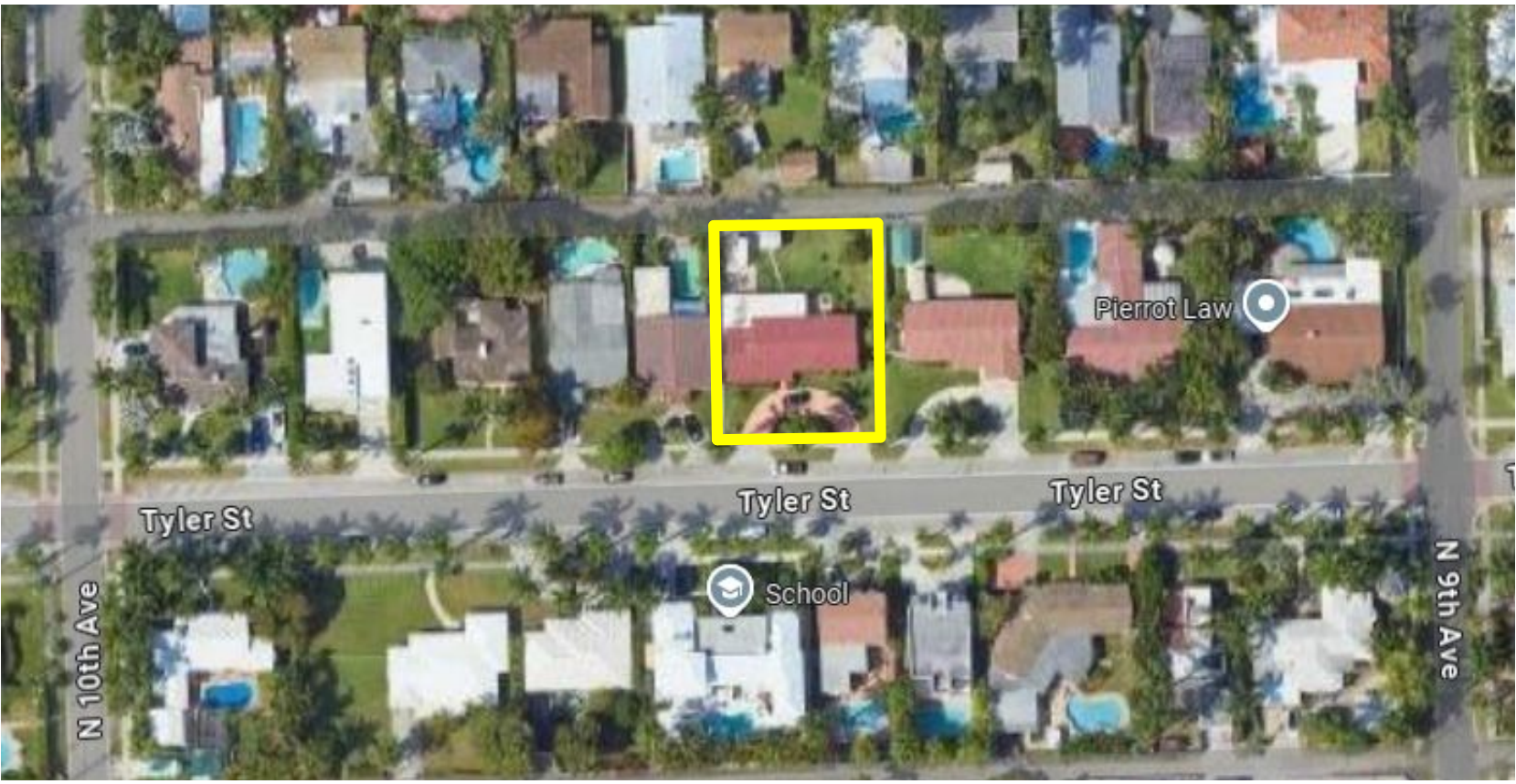
BUILDING SETBACK	ALLOWED:	PROPOSED:
PRIMARY FRONTAGE	25 FT	34' - 11" (EXISTING)
SECONDARY FRONTAGE	20 FT	N/A
RIGHT SIDE	20 FT	18' - 1" (EXISTING)
LEFT SIDE		5' - 0" (EXISTING)
REAR	19.2 FT (15% OF LOT DEPTH)	37' 10"

BUILDING HEIGHT	ALLOWED:	PROPOSED:
# OF STORIES: BLDG HEIGHT FROM CROWN OF ROAD	2 30 ft	1 EX. 13'-9"
EXISTING BUILDING AREA		2,491 SF
AREA TO REMODELING		2,491 SF
PROPOSED NEW ADDITION COVERED		125 SF

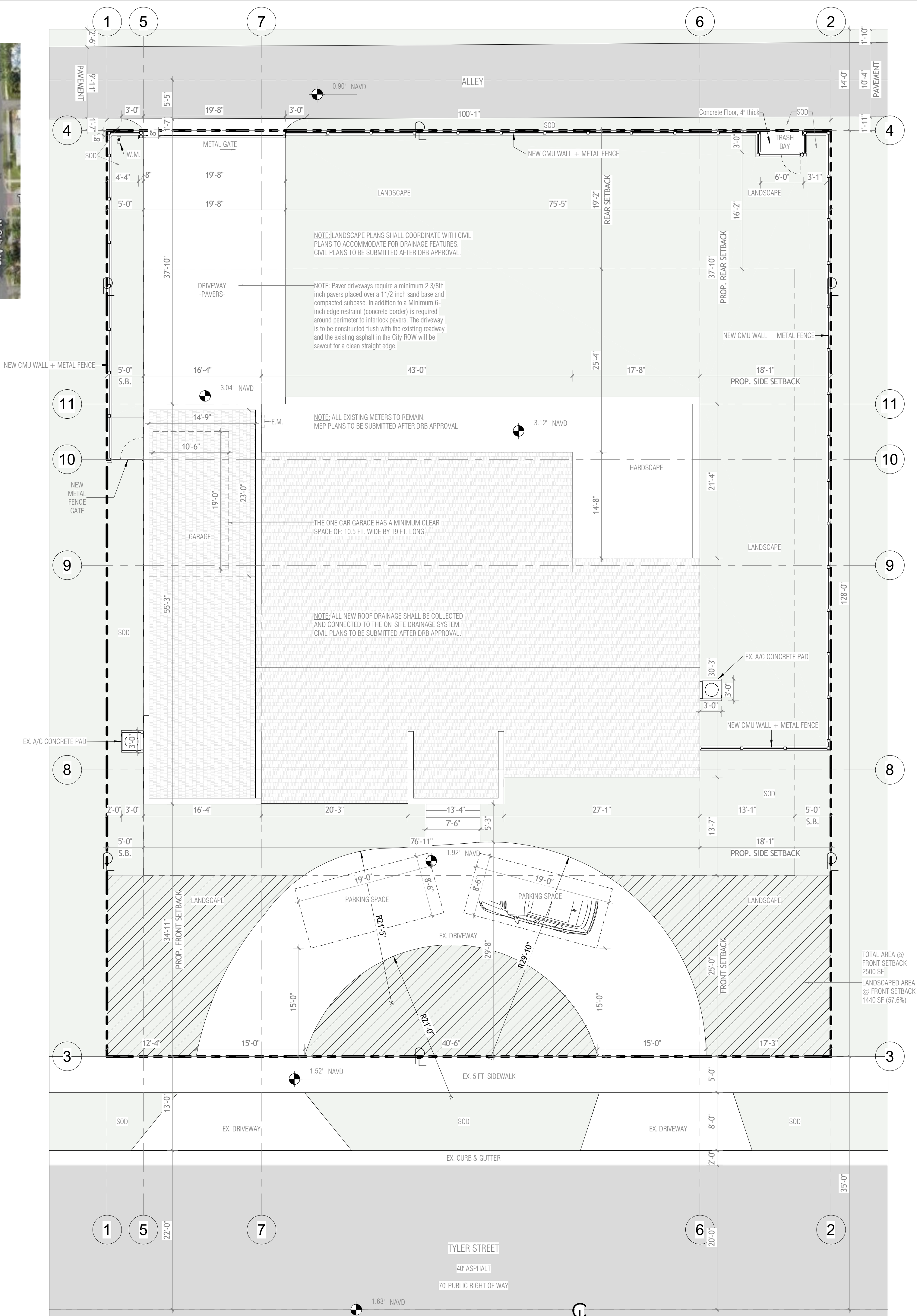
LOT COVERAGE INFORMATION (AS PER CITY PROVIDED FORM)		
1.	12,806 SQ. FT.	SQUARE FEET OF YOUR LOT (length x width)
2.	3,039 SQ. FT.	SQUARE FEET OF YOUR HOUSE
3.	5,743 SQ. FT. (45 %)	SQUARE FEET OF ALL EXISTING IMPERVIOUS SURFACES (e.g. Driveways, walkways, decks, pools, storage sheds, etc.)
4.	343 SQ. FT. (3,382 SF)	SQUARE FEET OF THE ADDITION, AND OR...
5.	125 SQ. FT. (2,829 SF)	SQUARE FEET OF THE PROPOSED ACCESSORY STRUCTURES, DRIVEWAYS, PAVEMENT, DECK, ETC.
6.	6,212 SQ. FT.	TOTAL SQUARE FEET OF THE IMPERVIOUS AREA ON YOUR LOT
7.	49 %	PERCENTAGE OF THE IMPERVIOUS LOT COVERAGE

LOT COVERAGE INFORMATION (AS PER CITY PROVIDED FORM)		
1.	EXISTING RESIDENCE'S A/C AREA:	2,491 SF
2.	EXISTING RESIDENCE'S NO A/C AREA:	544 SF
3.	PROPOSED ADDITION'S A/C AREA:	119 SF
4.	PROPOSED ADDITION'S NO A/C AREA:	164 SF
TOTAL A/C AREA:		2,610 SF
2 PARKING SPACES FOR THE FIRST 2000 SQ FT 1 PARKING SPACE FOR EACH REMAINING 500 SQ FT		
TOTAL REQUIRED: 3 PARKING SPACES (8.5' X 19')		
TOTAL PROVIDED: 3 PARKING SPACES (8.5' X 19')		

LANDSCAPED AREA @ FRONT SETBACK		
1.	FRONT SETBACK AREA:	2,500 SF
2.	LANDSCAPED AREA:	1,440 SF (57.6%)



LOCATION MAP
SCALE: N.T.S.

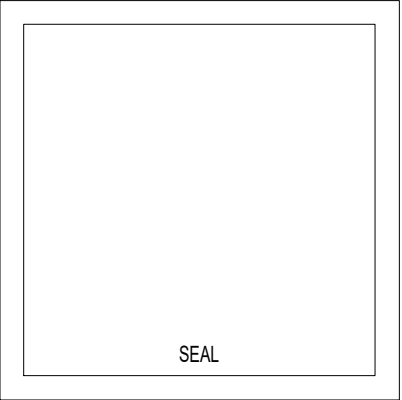


SITE PLAN
SCALE: 1/8" = 1'-0"

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3 DESIGN
ARCHITECTURE

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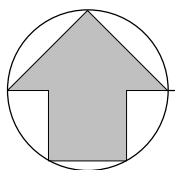
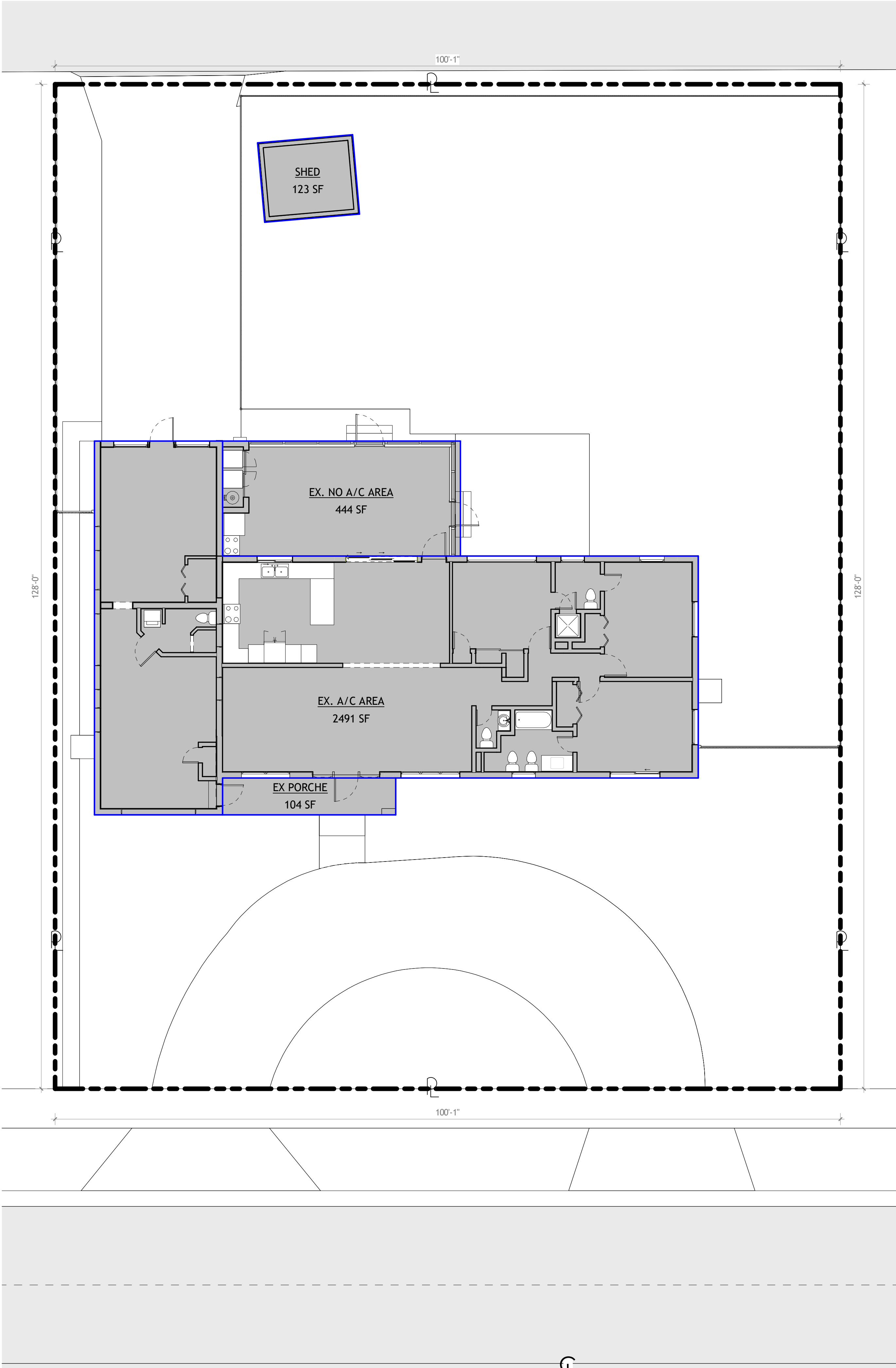


REMODELING AND ADDITION
AT:
927 TYLER STREET
HOLLYWOOD, FL 33019

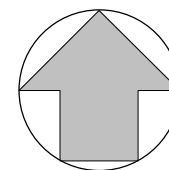
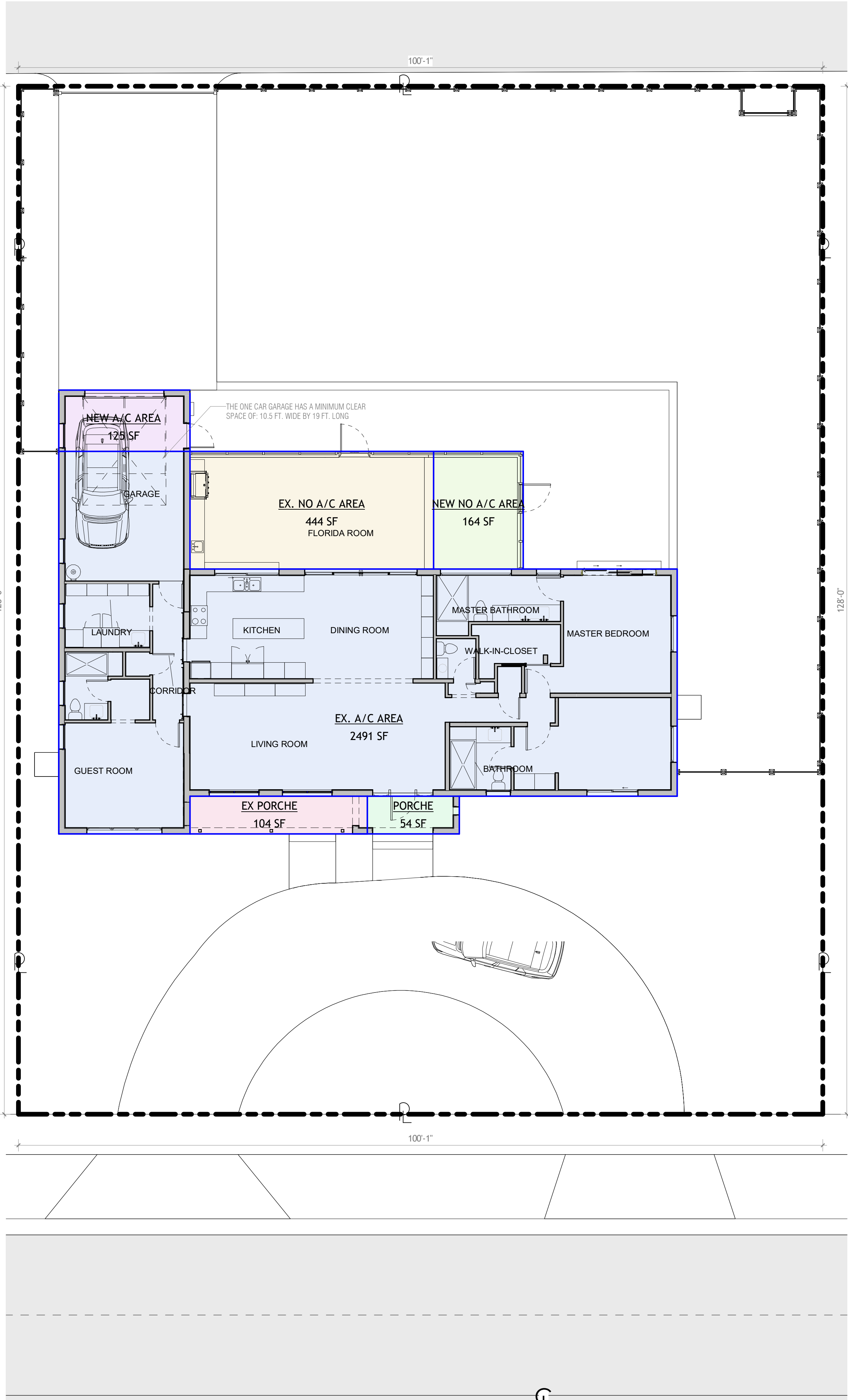
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A-1.0
SITE PLAN & ZONING
DATA



Existing Area
SCALE: 1/8" = 1'-0"

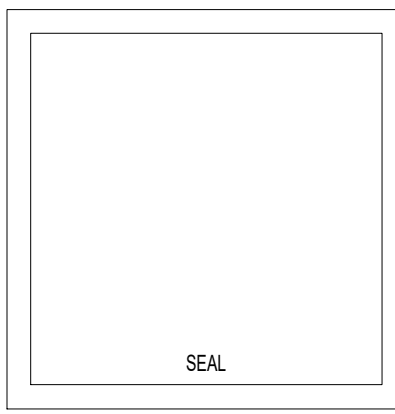


Proposed Area
SCALE: 1/8" = 1'-0"

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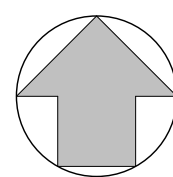
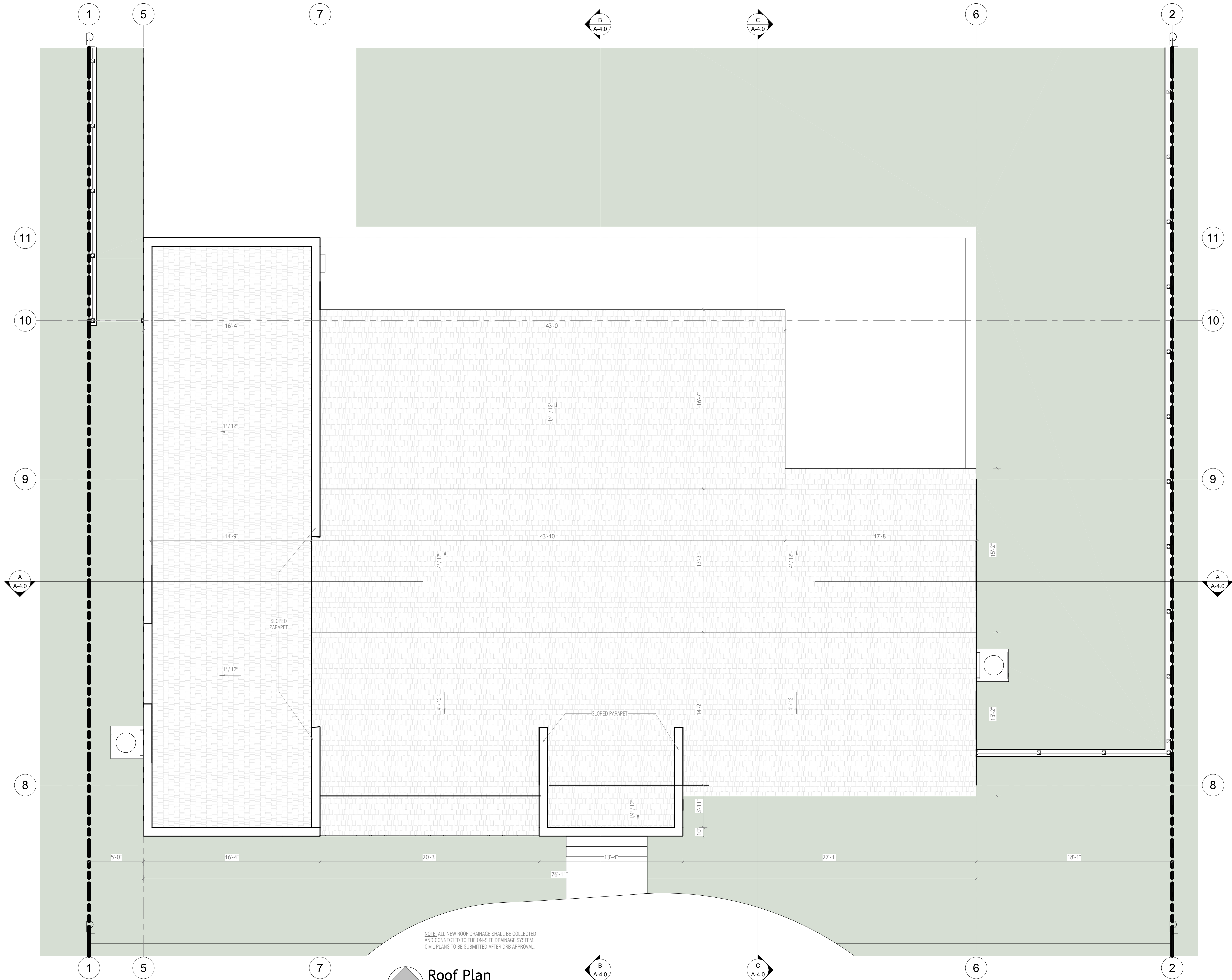
REMODELING AND ADDITION
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A-1.1
AREA PLAN

FLOOR PLAN



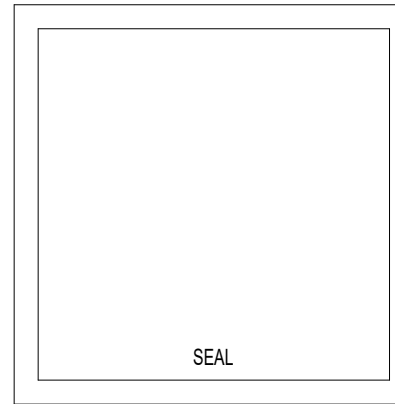
Roof Plan
SCALE: 1/4" = 1'-0"

NOTE: ALL NEW ROOF DRAINAGE SHALL BE COLLECTED AND CONNECTED TO THE ON-SITE DRAINAGE SYSTEM. CIVIL PLANS TO BE SUBMITTED AFTER DRB APPROVAL.

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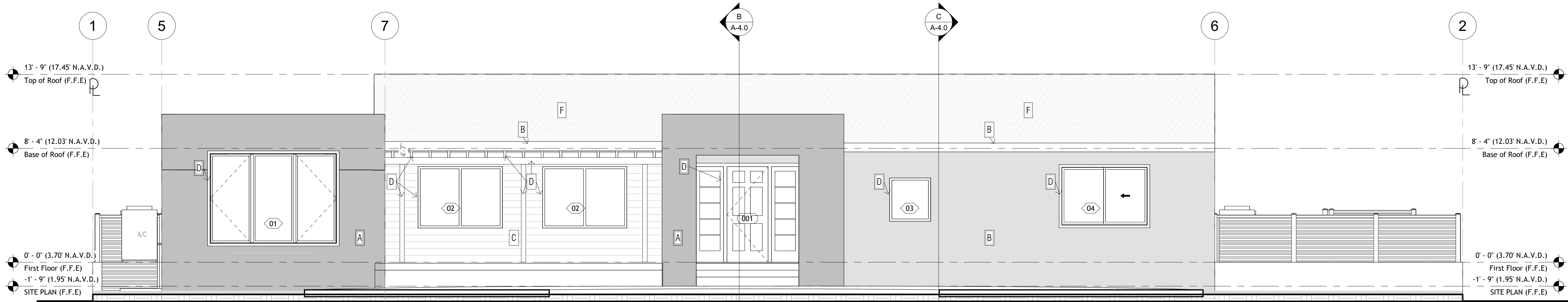
REMODELING AND ADDITION
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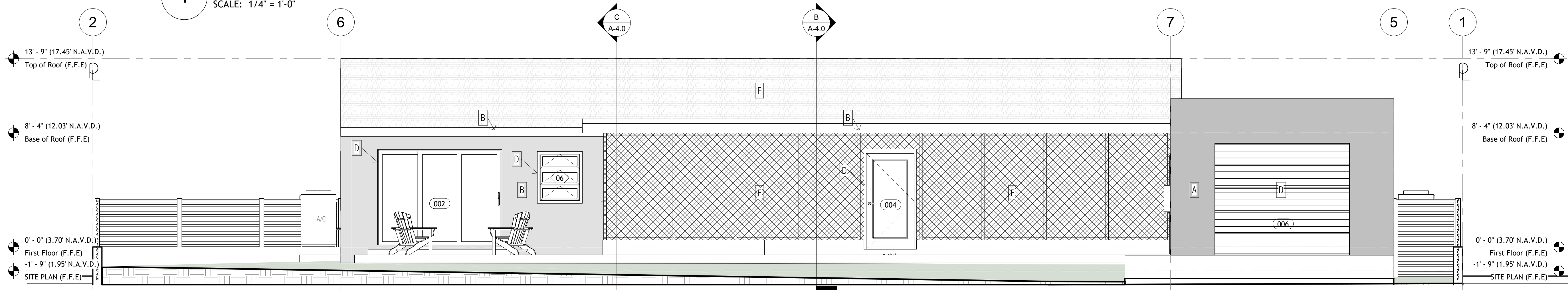
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A-2.1

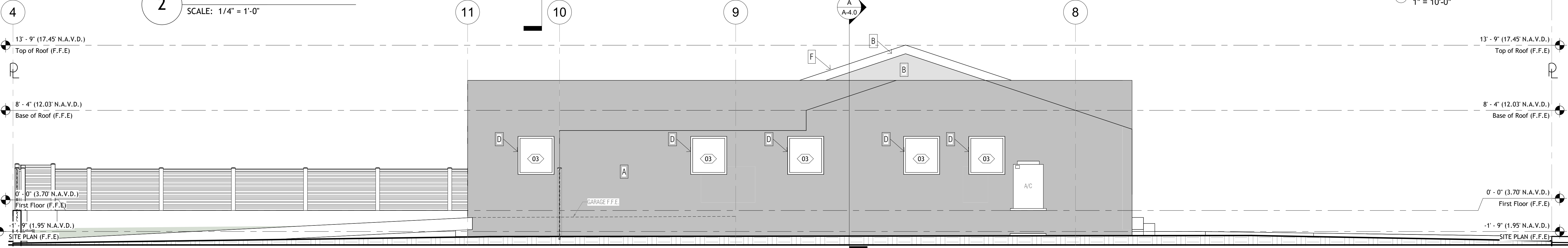
ROOF PLAN



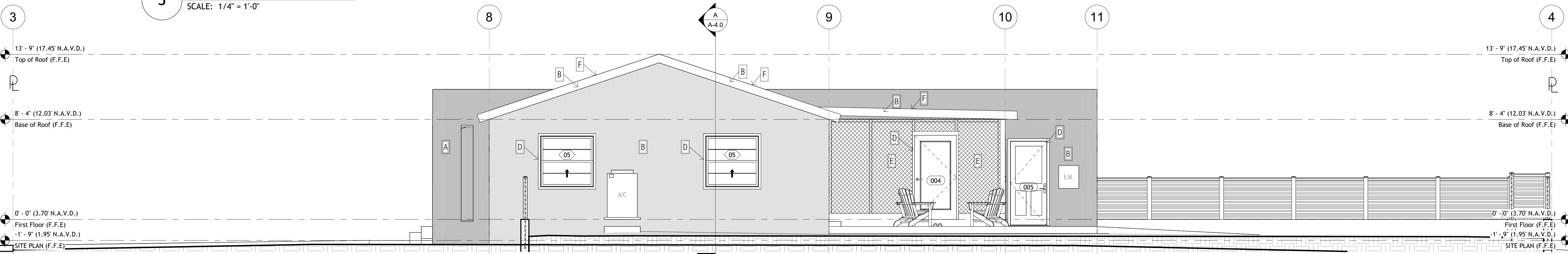
1 South Elevation
SCALE: 1/4" = 1'-0"



2 North Elevation
SCALE: 1/4" = 1'-0"



3 West Elevation
SCALE: 1/4" = 1'-0"



4 East Elevation
SCALE: 1/4" = 1'-0"

- (A) STUCCO GREY
1" = 10'-0"
- (B) STUCCO WHITE
1" = 10'-0"
- (C) WOOD
1" = 10'-0"
- (D) ALUMINUM BLACK
1" = 10'-0"
- (E) SCREENING
1" = 10'-0"
- (F) ROOF TILE
1" = 10'-0"

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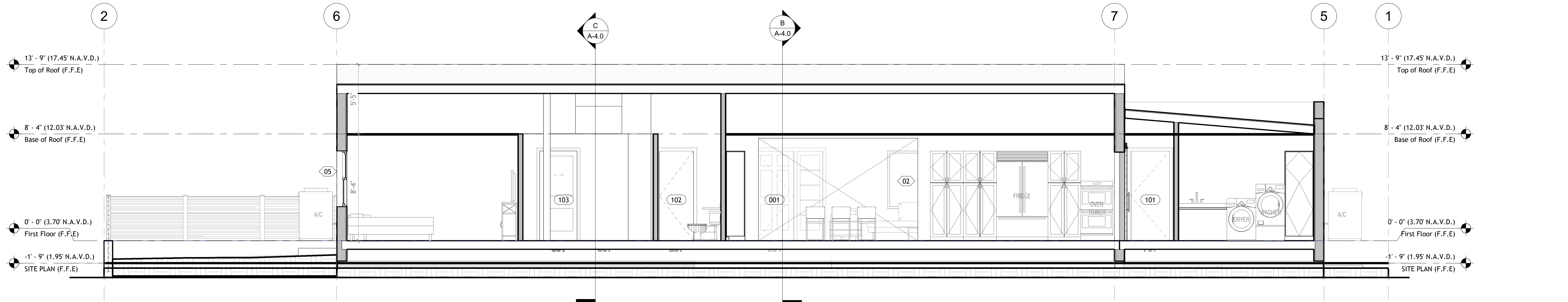
REMODELING AND ADDITION
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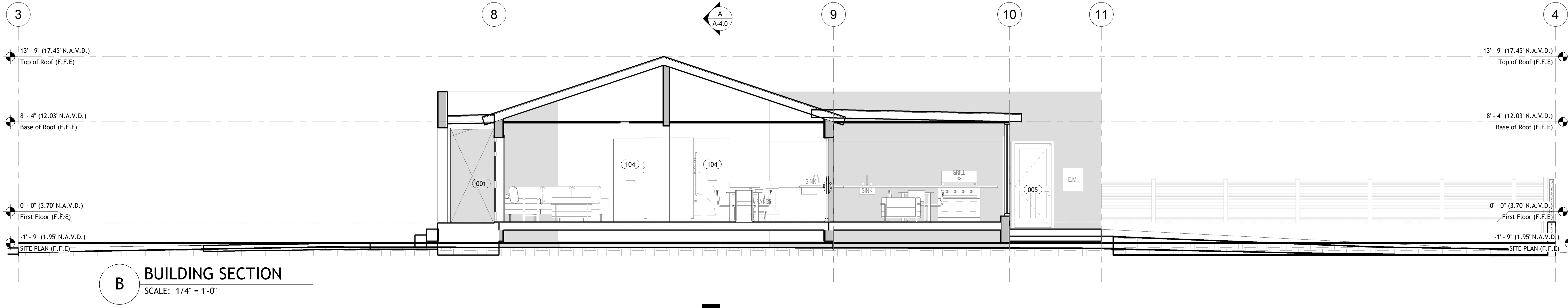
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A-3.0

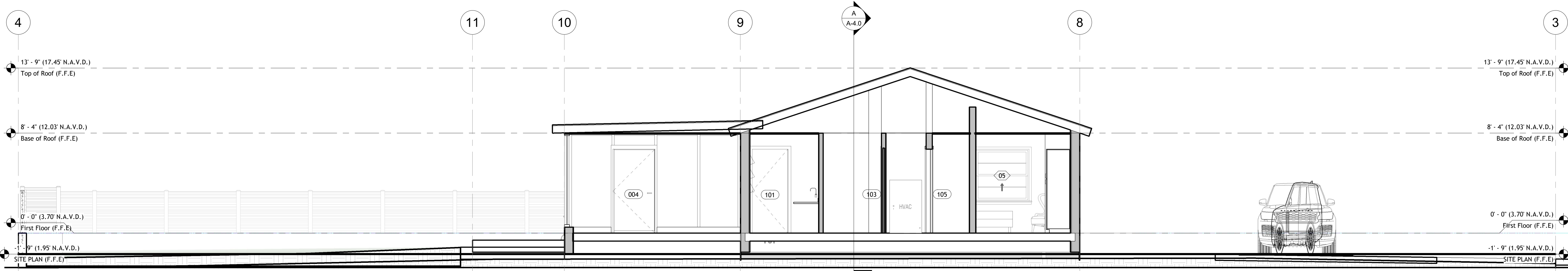
ELEVATIONS



A BUILDING SECTION
SCALE: 1/4" = 1'-0"



B BUILDING SECTION
SCALE: 1/4" = 1'-0"



C BUILDING SECTION
SCALE: 1/4" = 1'-0"

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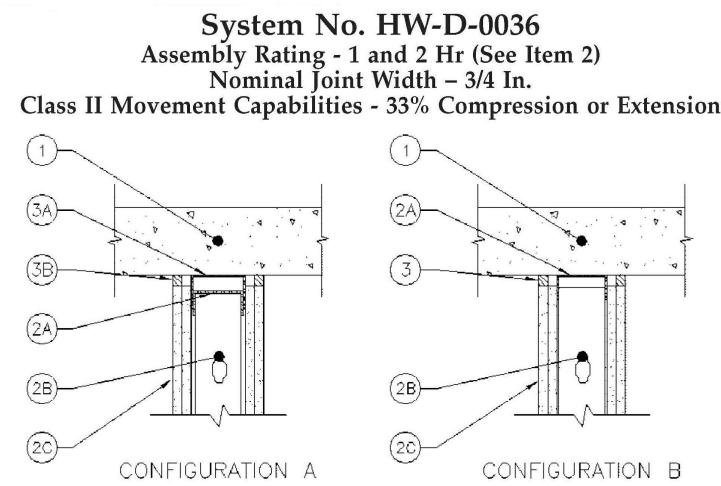
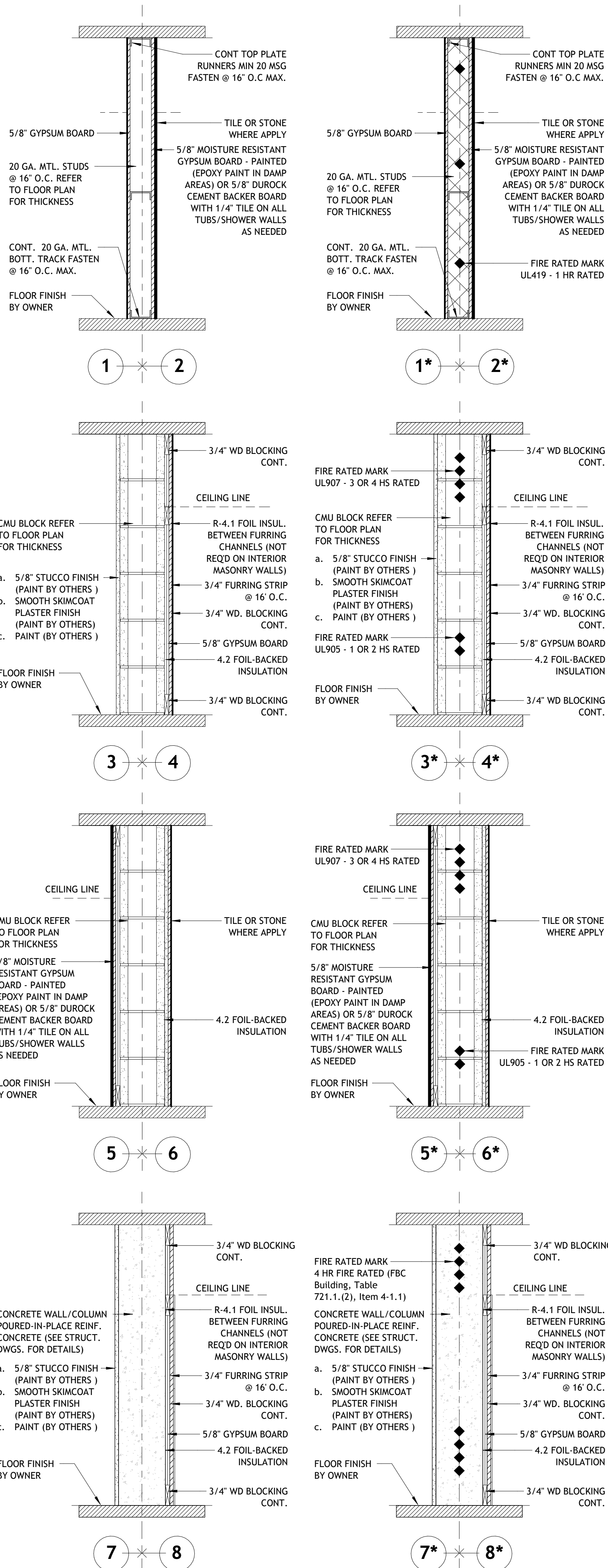
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A-4.0

SECTIONS

TYP. WALL TYPE



- 1. Floor Assembly** — Min 4-1/2 in. thick reinforced lightweight or normal weight (100-150 pcf) concrete.
- 2. Wall Assembly** — The 1 or 2 hr fire rated gypsum board/steel stud wall assembly shall be constructed of the materials and in the manner specified in the individual U400 or V400 Series Wall and Partition Design in the UL Fire Resistance Directory and shall include the following construction features:
 - A. Steel Floor And Ceiling Runners** — Floor and Ceiling runners of wall assembly shall consist of galv steel channels sized to accommodate steel studs (Item 2B). Ceiling runner to be installed within the deflection channel (Item 2A). A 1 in. gap is maintained between the top of ceiling runner and top of deflection channel. Deflection channel is secured to floor with steel masonry anchors spaced a max of 24 in. OC.
 - B. Studs** — Steel studs to be min 3-5/8 in. wide. Studs cut 1/2 to 3/4 in. less in length than assembly height. Studs attached to ceiling runner with sheet metal screws a min of 1/2 in. below bottom of deflection channel. Stud spacing not to exceed 4 in. OC.
 - C. Gypsum Board** — Gypsum board sheets to be installed to a min total thickness of 5/8 or 1-1/4 in. on each side of the wall for a 1 or 2 hr fire rated assembly, respectively. Wall to be constructed as specified in the individual Wall and Partition Design in the UL Fire Resistance Directory, except that a nom 3/4 in. gap shall be maintained between the top of the gypsum board and the lower surface of the floor. The screws attaching the gypsum board to studs at the top of the wall shall be located 1in. below the bottom of the U-shaped deflection channel (Item 3A).

The hourly fire rating of the joint system is dependent on the hourly fire rating of the wall.

3. Joint System — Max separation between bottom of floor and top of wall is 3/4 in. The joint system is designed to accommodate a max 33 percent compression or extension from its installed width. The joint system consists of a deflection channel and a fill material, as follows:

- A. Deflection Channel** — A nom 3-5/8 in. wide by min 2 in. deep min 24 gauge (or heavier) steel U-shaped channel. Deflection channel secured to floor assembly with steel fasteners, spaced max 24 in. OC. The ceiling runner (Item 2A) is installed within the deflection channel to maintain a 1 in. gap between the top of the ceiling runner and the top of the deflection channel. The ceiling runner is not fastened to the deflection channel.
- B. Fill, Void or Cavity Material** — Sealant — Min 5/8 in. thick, thickness of fill material installed on each side of the wall between the top of the gypsum board and the bottom of floor, flush with each surface of wallboard.

PASSIVE FIRE PROTECTION PARTNERS — 4100NS, 4800DW

CONFIGURATION B

- 1. Floor Assembly** — The 1 or 2 hr fire rated gypsum board/steel stud wall assembly shall be constructed of the materials and in the manner described in the individual U400 or V400 Series Wall and Partition Design in the UL Fire Resistance Directory and shall include the following construction features:

- A. Steel Floor And Ceiling Runners** — Floor and Ceiling runners of wall assembly shall consist of galv steel channels sized to accommodate steel studs (Item 2B). Ceiling runner is secured to concrete floor slab with steel masonry anchors spaced max 24 in. OC.
- B. Studs** — Steel studs to be min 3-5/8 in. wide. Studs cut 1/2 to 3/4 in. less in length than assembly height. Studs attached to ceiling runner with sheet metal screws a min of 1/2 in. below bottom of deflection channel. Stud spacing not to exceed 4 in. OC.
- C. Gypsum Board** — Gypsum board sheets to be installed to a min total thickness of 5/8 or 1-1/4 in. on each side of the wall for a 1 or 2 hr fire rated assembly, respectively. Wall to be constructed as specified in the individual Wall and Partition Design in the UL Fire Resistance Directory, except that a nom 3/4 in. gap shall be maintained between the top of the gypsum board and the lower surface of the floor. The screws attaching the gypsum board to studs at the top of the wall shall be located 1in. below the bottom of the ceiling runner.

The hourly fire rating of the joint system is dependent on the hourly fire rating of the wall.

3. Fill, Void or Cavity Material — Sealant — Max separation between bottom of floor and top of wall is 3/4 in. The joint system is designed to accommodate a max 33 percent compression or extension from its installed width. Min 5/8 in. thickness of fill material installed on each side of the wall between the top of the gypsum board and the bottom of floor, flush with each surface of wallboard.

PASSIVE FIRE PROTECTION PARTNERS — 4100NS, 4800DW or 3600EX

*Bearing the UL Classification Mark

Design No. U905
Bearing Wall Rating — 2 Hr.
Nonbearing Wall Rating — 2 Hr.

UNIT WEIGHT — 12" x 8" x 1/2" (3/4")

Horizontal Section

1. Concrete Blocks* — Various designs, Classification D-2 (2 hr). See Concrete Blocks category for list of eligible manufacturers.

2. Mortar — Blocks laid in full bed of mortar, nom 3/8 in. thick, of not less than 2-1/4 and not more than 3-1/2 parts of clean sharp sand to 1 part Portland cement (proportioned by volume) and 15 percent hydrated lime (by cement volume). Vertical joints staggered.

3. Portland Cement Stucco or Gypsum Plaster — Add 1/2 hr to classification for use. Where combustible members are framed in, plaster or stucco must be applied on the face opposite framing to achieve a max. Classification of 1-1/2 hr. Attached to concrete blocks (Item 1).

4. Loose Masonry Fill — If all core spaces are filled with loose dry expanded slag, expanded clay or shale (rotary kiln process), water repellent vermiculite masonry fill insulation, or silicone treated perlite loose fill insulation add 2 hr to classification.

5. Foamed Plastic* (Optional-Not Shown) — 1-1/2 in. thick max, 4 ft wide sheathing attached to concrete blocks (Item 1).

THE DOW CHEMICAL CO — Type Thermax

*Bearing the UL Classification Mark

Design No. U907
Nonbearing Wall Rating — 3 or 4 Hr.
(See Item 1)

UNIT WEIGHT — 12" x 8" x 1/2" (3/4")

Horizontal Section

1. Concrete Blocks* — Various designs, Classification C-3 (3 hr) and B-4 (4 hr).

2. Mortar — Blocks laid in full bed of mortar, nom 3/8 in. thick, of not less than 2-1/4 and not more than 3-1/2 parts of clean sharp sand to 1 part Portland cement (proportioned by volume) and 15 percent hydrated lime (by cement volume). Vertical joints staggered.

3. Portland Cement Stucco or Gypsum Plaster — Add 1/2 hr to classification for use. Where combustible members are framed in, plaster or stucco must be applied on the face opposite framing to achieve a max. Classification of 1-1/2 hr. Attached to concrete blocks (Item 1).

4. Loose Masonry Fill — If all core spaces are filled with loose dry expanded slag, expanded clay or shale (rotary kiln process), water repellent vermiculite masonry fill insulation, or silicone treated perlite loose fill insulation add 2 hr to classification.

5. Foamed Plastic* (Optional-Not Shown) — 1-1/2 in. thick max, 4 ft wide sheathing attached to concrete blocks (Item 1).

THE DOW CHEMICAL CO — Type Thermax

*Bearing the UL Classification Mark

Design No. U905
Bearing Wall Rating — 2 Hr.
Nonbearing Wall Rating — 2 Hr.

UNIT WEIGHT — 12" x 8" x 1/2" (3/4")

Horizontal Section

1. Concrete Blocks* — Various designs, Classification C-3 (3 hr) and B-4 (4 hr).

2. Mortar — Blocks laid in full bed of mortar, nom 3/8 in. thick, of not less than 2-1/4 and not more than 3-1/2 parts of clean sharp sand to 1 part Portland cement (proportioned by volume) and 15 percent hydrated lime (by cement volume). Vertical joints staggered.

3. Portland Cement Stucco or Gypsum Plaster — Add 1/2 hr to classification for use. Where combustible members are framed in, plaster or stucco must be applied on the face opposite framing to achieve a max. Classification of 1-1/2 hr. Attached to concrete blocks (Item 1).

4. Loose Masonry Fill — If all core spaces are filled with loose dry expanded slag, expanded clay or shale (rotary kiln process), water repellent vermiculite masonry fill insulation, or silicone treated perlite loose fill insulation add 2 hr to classification.

5. Foamed Plastic* (Optional-Not Shown) — 1-1/2 in. thick max, 4 ft wide sheathing attached to concrete blocks (Item 1).

THE DOW CHEMICAL CO — Type Thermax

*Bearing the UL Classification Mark

Design No. U907
Nonbearing Wall Rating — 3 or 4 Hr.
(See Item 1)

UNIT WEIGHT — 12" x 8" x 1/2" (3/4")

Horizontal Section

1. Concrete Blocks* — Various designs, Classification C-3 (3 hr) and B-4 (4 hr).

2. Mortar — Blocks laid in full bed of mortar, nom 3/8 in. thick, of not less than 2-1/4 and not more than 3-1/2 parts of clean sharp sand to 1 part Portland cement (proportioned by volume) and 15 percent hydrated lime (by cement volume). Vertical joints staggered.

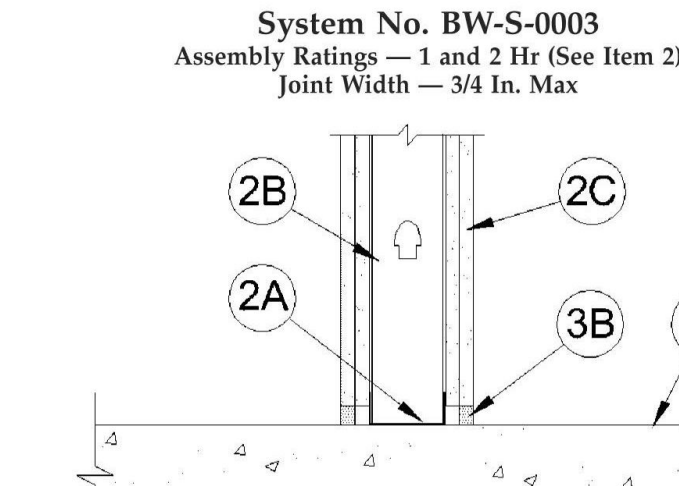
3. Portland Cement Stucco or Gypsum Plaster — Add 1/2 hr to classification for use. Where combustible members are framed in, plaster or stucco must be applied on the face opposite framing to achieve a max. Classification of 1-1/2 hr. Attached to concrete blocks (Item 1).

4. Loose Masonry Fill — If all core spaces are filled with loose dry expanded slag, expanded clay or shale (rotary kiln process), water repellent vermiculite masonry fill insulation, or silicone treated perlite loose fill insulation add 2 hr to classification.

5. Foamed Plastic* (Optional-Not Shown) — 1-1/2 in. thick max, 4 ft wide sheathing attached to concrete blocks (Item 1).

THE DOW CHEMICAL CO — Type Thermax

*Bearing the UL Classification Mark



- 1. Floor Assembly** — Min 4-1/2 in. thick reinforced lightweight or normal weight (100/150 pcf) structural concrete. Floor may also be constructed of any 6 in. thick UL Classified hollow-core Precast Concrete Units*.
- 2. Wall Assembly** — The 1 or 2 hr fire-rated gypsum board/steel stud wall assembly shall be constructed of the materials and in the manner specified in the individual U400 or V400 Series Wall or Partition Design in the UL Fire Resistance Directory. In addition, the wall may incorporate a head-of-wall joint system constructed as specified in the HW Series Joint Systems in the UL Fire Resistance Directory. The wall shall include the following construction features:
 - A. Steel Floor Runner** — Floor runners of wall assembly shall consist of min No. 25 gauge galv steel channels sized to accommodate steel studs (Item 2B). Floor runners to be provided with min 1-1/4 in. flanges. Runners secured with steel fasteners spaced 12 in. OC.
 - B. Studs** — Steel studs to be min 3-1/2 in. wide. Studs cut 1/2 to 3/4 in. less in length than assembly height with bottom nesting in, resting on and fastened to floor runner with sheet metal screws. Stud spacing not to exceed 24 in. OC.
 - C. Gypsum Board** — Gypsum board installed to a min total thickness of 5/8 in. or 1 1/4 in. on each side of wall for a 1 or 2 hr rated wall, respectively. Wall to be constructed as specified in the individual U400 or V400 Series Design in the UL Fire Resistance Directory except that a max 3/4 in. gap shall be maintained between the bottom of the gypsum board and the top of the concrete floor.

The hourly fire rating of the joint system is equal to the hourly fire rating of the wall.

3. Joint System — Max separation between top of floor and bottom of gypsum board is 3/4 in. The joint system consists of a packing material and a fill material, as follows:

- A. Packing Material** — (Optional, Not Shown) - Mineral wool batt insulation, polyethylene backer rod or glass fiber insulation firmly packed into the gap between the bottom of the gypsum board and the top of the concrete floor and recessed from each surface of the wall to accommodate the required thickness of fill material.
- B. Fill, Void or Cavity Material** — Sealant — Min 1/2 in. thickness of fill material installed on each side of the wall between the bottom of the gypsum board and the top of the concrete floor, flush with each surface of the wall. When mineral wool batt insulation is used as a packing material, min thickness of fill material on each side of the wall is 1/4 in.

SPECIFIED TECHNOLOGIES INC — SpecSeal ES Sealant, Specialty LCI Sealant

*Bearing the UL Classification Mark

System No. HW-D-0078
Assembly Rating — 2 Hr.
Nominal Joint Width — 2 In.
Class II and III Movement Capabilities — 25% Compression or Extension

1. Floor Assembly — Min 4-1/2 in. thick reinforced lightweight or normal weight (100-150 pcf) structural concrete.

2. Wall Assembly — Min 5 in. thick reinforced lightweight or normal weight (100-150 pcf) structural concrete. Wall may also be constructed of any UL Classified Concrete Blocks*.

3. Joint System — Max width of joint (at time of joint system installation) is 2 in. The joint system is designed to accommodate a max 25 percent compression or expansion from its installed width. The joint system shall consist of the following:

- A. Packing Material** — Min 4-1/2 pcf mineral wool insulation installed in joint opening as a permanent form. Pieces of batt cut to min width of 4 in. and installed edge-first into the joint opening, parallel with the wall. The batt shall be secured to the wall with compressed min 50 percent in thickness and that the compressed batt sections are recessed from both surfaces of wall as required to accommodate the required thickness of fill material. Adjoining batts shall be staggered and the batts shall be secured to the wall with compressed min 50 percent in thickness and that the compressed batt sections are recessed from both surfaces of wall as required to accommodate the required thickness of fill material. Adjoining batts shall be staggered and the batts shall be secured to the wall with compressed min 50 percent in thickness and that the compressed batt sections are recessed from both surfaces of wall as required to accommodate the required thickness of fill material.
- B. Fill, Void or Cavity Material** — (Caulk) — Min 1/2 in. thickness of fill material applied within the joint, flush with both surfaces of wall.

TREMO INC — Dymeric 511

*Bearing the UL Classification Mark

Design No. U907
Nonbearing Wall Rating — 3 or 4 Hr.
(See Item 1)

UNIT WEIGHT — 12" x 8" x 1/2" (3/4")

Horizontal Section

1. Concrete Blocks* — Various designs, Classification C-3 (3 hr) and B-4 (4 hr).

2. Mortar — Blocks laid in full bed of mortar, nom 3/8 in. thick, of not less than 2-1/4 and not more than 3-1/2 parts of clean sharp sand to 1 part Portland cement (proportioned by volume) and 15 percent hydrated lime (by cement volume). Vertical joints staggered.

3. Portland Cement Stucco or Gypsum Plaster — Add 1/2 hr to classification for use. Where combustible members are framed in, plaster or stucco must be applied on the face opposite framing to achieve a max. Classification of 1-1/2 hr. Attached to concrete blocks (Item 1).

4. Loose Masonry Fill — If all core spaces are filled with loose dry expanded slag, expanded clay or shale (rotary kiln process), water repellent vermiculite masonry fill insulation, or silicone treated perlite loose fill insulation add 2 hr to classification.

5. Foamed Plastic* (Optional-Not Shown) — 1-1/2 in. thick max, 4 ft wide sheathing attached to concrete blocks (Item 1).

THE DOW CHEMICAL CO — Type Thermax

*Bearing the UL Classification Mark

Design No. U907
Nonbearing Wall Rating — 3 or 4 Hr.
(See Item 1)

UNIT WEIGHT — 12" x 8" x 1/2" (3/4")

Horizontal Section

1. Concrete Blocks* — Various designs, Classification C-3 (3 hr) and B-4 (4 hr).

2. Mortar — Blocks laid in full bed of mortar, nom 3/8 in. thick, of not less than 2-1/4 and not more than 3-1/2 parts of clean sharp sand to 1 part Portland cement (proportioned by volume) and 15 percent hydrated lime (by cement volume). Vertical joints staggered.

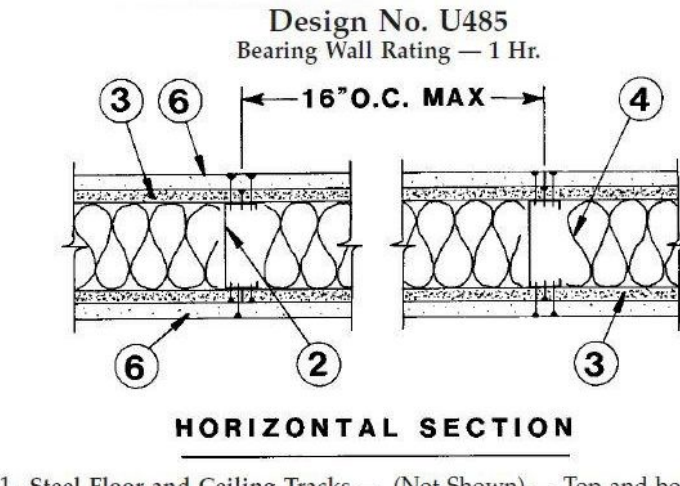
3. Portland Cement Stucco or Gypsum Plaster — Add 1/2 hr to classification for use. Where combustible members are framed in, plaster or stucco must be applied on the face opposite framing to achieve a max. Classification of 1-1/2 hr. Attached to concrete blocks (Item 1).

4. Loose Masonry Fill — If all core spaces are filled with loose dry expanded slag, expanded clay or shale (rotary kiln process), water repellent vermiculite masonry fill insulation, or silicone treated perlite loose fill insulation add 2 hr to classification.

5. Foamed Plastic* (Optional-Not Shown) — 1-1/2 in. thick max, 4 ft wide sheathing attached to concrete blocks (Item 1).

THE DOW CHEMICAL CO — Type Thermax

*Bearing the UL Classification Mark



- 1. Steel Floor and Ceiling Tracks** — (Not Shown) — Top and bottom tracks shall consist of steel members, min No. 20 MSG (0.0329 in. min bare metal thickness) steel or min No. 20 MSG (0.0329 in. thick) galv steel or No. 20 MSG (0.033 in. thick) primed steel, that provides a sound structural connection between steel studs and to adjacent assemblies such as floors, ceilings, and/or other walls. Attached to floor and ceiling assemblies with steel fasteners spaced not greater than 24 in. OC.
- 2. Steel Studs** — (Corrosion protected steel studs, min 3-1/2 in. wide, min No. 20 MSG (0.0329 in. min bare metal thickness) steel or min No. 20 MSG (0.033 in. thick) primed steel, cold formed designed in accordance with the current edition of the Specification for the Design of Cold-Formed Steel Structural Members by the American Iron and Steel Institute. All design details enhancing the structural integrity of the wall assembly including the axial design load of the studs shall be as specified by the steel stud designer and/or producer and shall meet the requirements of all applicable local code agencies. The max stud spacing of wall assemblies shall not exceed 16 in. OC. Studs attached to floor and ceiling tracks with 1/2 in. long Type S-12 steel screws on both sides of studs or by welded or bolted connections designed in accordance with the AISI specifications.
- 3. Cementitious Backer Units** — Nom 1/2 or 5/8 in. thick boards with square edges attached to studs with 1-1/4 in. long, Type S-12, corrosion resistant, water-head steel screws, spaced 24 in. OC. Joints covered with glass fiber mesh tape.
- 4. Batts and Blankets** — Placed to fill interior of stud cavity, 3 in. min thickness.
- 5. Lateral Support Members** — (Not shown) — Where required for lateral support of studs, support may be provided by means of steel straps, channels or other similar means as specified in the design of a particular steel stud wall system.
- 6. Gypsum Board** — Nom 5/8 in. thick boards, applied vertically, attached to studs with 1-5/8 in. long Type S-12 steel screws, spaced 8 in. OC. Along the edges of the board and 12 in. in the field.

UNITED STATES GYPSUM CO — Durock Exterior Cement Board or Durock Brand Cement Board.

AMERICAN GYPSUM CO — Types AGX-1, AG-C.

CANADIAN GYPSUM COMPANY — Type AR, C, IP-AR, IP-X2, IP-X1, IPC-AR, SCX, SHX, WRC, or WRC.

G-P GYPSUM CORP SUB OF GEORGIA-PACIFIC CORP — Type S.

LAFAIRGE NORTH AMERICA INC — Types LGFC-C, LGFC-C/A.

PABCO GYPSUM, DIV OF PACIFIC COAST BUILDING PRODUCTS INC — Type C.

STANDARD GYPSUM L L C — Type SG-C.

TEMPLE-INLAND FOREST PRODUCTS CORP — Type TG-C.

UNITED STATES GYPSUM CO — Type AR, C, FRX-G, IP-AR, IP-X2, IPC-AR, SCX, SHX, WRC, or WRC.

USG MEXICO S A DE C V — Type AR, C, IP-AR, IP-X2, IPC-AR, SCX, SHX, WRC, or WRC.

As an alternate to Item 6) — Nom 3/4 in. thick, installed as described in Item 6).

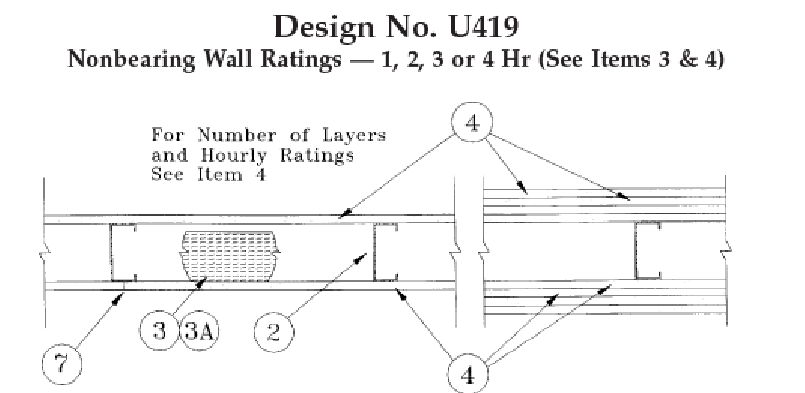
CANADIAN GYPSUM COMPANY — Type AR, IP-AR or IP-X3.

UNITED STATES GYPSUM CO — Type AR, IP-AR or IP-X3.

USG MEXICO S A DE C V — Type AR, C, IP-AR, IP-X2, IPC-AR, SCX, SHX, WRC, or WRC.

Laminating Adhesive* — (Optional) — (Not Shown) — Used to bond inner layer of Mineral and Fiber Board (Item 3) to outer layers of Gypsum Board (Item 6). ANSI A136.1 Type I organic adhesive applied with 1/4 in. square notched trowel. See Adhesives (BWVR) in the Fire Resistance Directory or Adhesives (BJLZ) in the Building Materials Directory for names of Classified companies.

*Bearing the UL Classification Mark



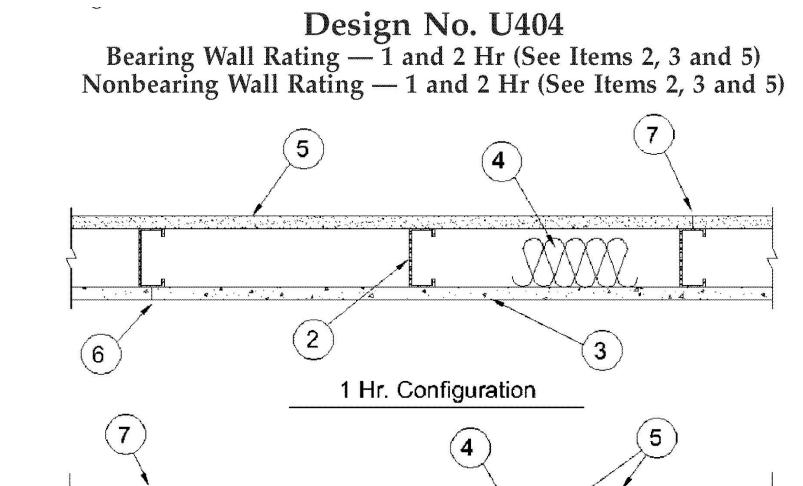
- 1. Floor and Ceiling Runners** — (Not shown) — Channel shaped, fabricated from min 25 MSG corrosion-protected steel, min width to accommodate stud size, with min 1 in. long legs, attached to floor and ceiling with fasteners 24 in. OC max.
- 2. Steel Studs** — Channel shaped, fabricated from min 25 MSG corrosion-protected steel, min width as indicated under Item 4. Studs 1-1/4 in. flanges and 1/4 in. return, spaced a max of 24 in. OC. Studs to be cut 3/8 to 3/4 in. less than assembly height.
- 3. Batts and Blankets** — (Required as indicated under Item 4) — Mineral wool batts, friction fitted between studs and runners. Min non thickness as indicated under Item 4. See Batts and Blankets (BKNV or BJZI) Categories for names of Classified companies.
- 3a. Batts and Blankets** — (Optional) — Placed in stud cavities, any glass fiber or mineral wool insulation bearing the UL Classification Marking as to Surface Burning Characteristics and/or Fire Resistance. See Batts and Blankets (BKNV or BJZI) Categories for names of Classified companies.
- 4. Gypsum Board** — Gypsum panels with beveled, square or tapered edges, applied vertically or horizontally. Vertical joints centered over studs and staggered one stud cavity on opposite sides of studs. Vertical joints in adjacent layers (multilayer systems) staggered one stud cavity. Horizontal joints need not be backed by steel framing. Horizontal edge joints and horizontal butt joints on opposite sides of studs need not be staggered. Horizontal edge joints and horizontal butt joints in adjacent layers (multilayer systems) staggered a min of 12 in. The thickness and number of layers for the 1 hr, 2 hr, 3 hr and 4 hr ratings are as follows:

Rating	Min Stud Depth	No. of Layers & Thickness of Panel (Item 3)	Min Thkns of Insulation (Item 3) Optional
1	3-1/2	1 layer, 5/8 in. thick	Optional
1	2-1/2	1 layer, 1/2 in. thick	1-1/2 in.
1	1-5/8	1 layer, 3/4 in. thick	Optional
2	1-5/8	2 layers, 1/2 in. thick	Optional
2	1-5/8	2 layers, 5/8 in. thick	Optional
2	3-1/2	1 layer, 3/4 in. thick	3 in.
3	1-5/8	3 layers, 1/2 in. thick	Optional
3	1-5/8	2 layers, 3/4 in. thick	Optional
3	1-5/8	3 layers, 5/8 in. thick	Optional
4	1-5/8	4 layers, 5/8 in. thick	Optional
4	1-5/8	4 layers, 1/2 in. thick	Optional
4	2-1/2	2 layers, 3/4 in. thick	2 in.

CANADIAN GYPSUM COMPANY — 1/2 in. thick Type C, IP-X2 or IPC-AR; WRC, 5/8 in. thick Type AR, C, IP-AR, IP-X1, IP-X2, IPC-AR, SCX, SHX, WRC, or WRC.

UNITED STATES GYPSUM CO — 1/2 in. thick Type C, IP-X2, IPC-AR, SCX, SHX, WRC, or WRC.

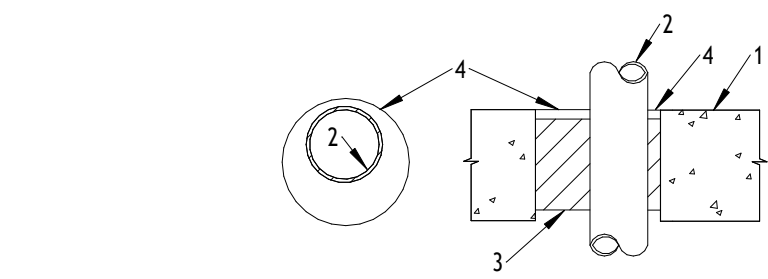
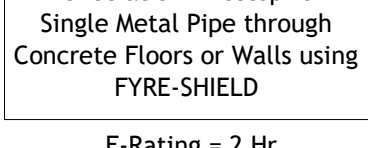
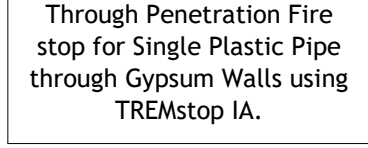
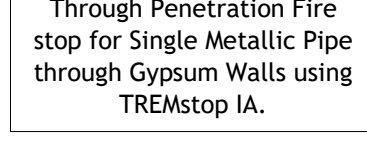
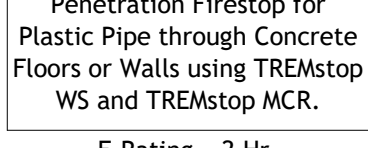
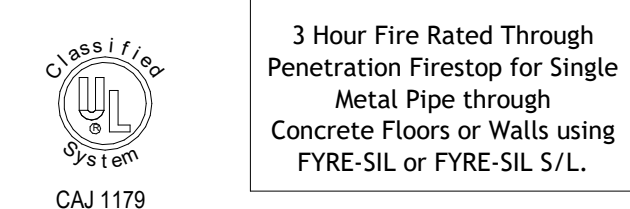
USG MEXICO S A DE C V — 1/2 in. thick Type C, IP-X2, IPC-AR or WRC; 5/8 in. thick Type AR, C, IP-AR, IP-X1, IP-X2, IPC-AR, SCX, SHX, WRC, or WRC.



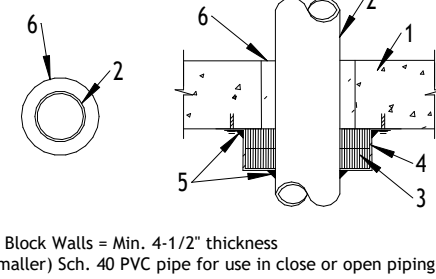
- 1. Steel Floor and Ceiling Tracks** — (Not Shown) — Channel shaped, 3-1/2 in. wide by 1-1/4 in. deep, fabricated from min 20 MSG (0.0329 in. min bare metal thickness) galvanized steel. Attached to floor and ceiling with steel fasteners spaced 24 in. OC.
- 2. Steel Studs** — 3-1/2 in. wide, fabricated from min 20 MSG (0.0329 in. min bare metal thickness) galvanized steel, spaced max 16 in. OC. For bearing walls, studs shall be designed in accordance with the current edition of the Specification for the Design of Cold-Formed Steel Structural Members by the American Iron and Steel Institute. All design details enhancing the structural integrity of the bearing wall assembly, including the axial design load of the studs, shall be as specified by the steel stud designer and/or producer and shall meet the requirements of all applicable local code agencies. Steel studs attached to floor and ceiling runners with 3/8 in. long Type S-12 steel screws on both sides of the studs or by welded or bolted connections designed in accordance with the AISI specifications. For nonbearing walls, studs to be cut 3/8 to 3/4 in. less than assembly height and friction-fitted into floor and ceiling runners.
- 3. Cementitious Backer Units** — 1/2 in. or 5/8 in. thick, applied vertically or horizontally with vertical joints centered over studs. Fastened to studs and runners with corrosion resistant, chamfered, ribbed wafer head screws with a minimum head diameter of 400 inch. For nonbearing systems, fastened to studs and bottom runners with the uppermost screws placed 1/2 in. to 2 in. below the bottom edge of the leg of the top runner. Horizontal joints need not be backed by framing. 1 Hr System — Screws shall be min 1-1/4 in. long and spaced a max of 8 in. OC. All vertical joints staggered one stud cavity from gypsum board vertical joints on the opposite side of studs. Horizontal edge joints and horizontal butt joints on opposite sides of studs need not be staggered. 2-Hr System — For the base layer in Configuration B, the screws shall be min 1-1/4 in. long and spaced a max of 12 in. OC. For the face layers, screws shall be 1-5/8 in. long and spaced a max of 8 in. OC. All face layer joints offset min 12 in. from underlying base layer joints. Joints in either layer need not be staggered from joints on the opposite side of the wall.
- 4. Batts and Blankets** — Min 3 in. thick mineral wool insulation batts, friction-fitted between studs.
- 5. Gypsum Board** — 5/8 in. thick, with square or tapered edges, applied vertically or horizontally with vertical joints centered over studs. Horizontal joints need not be backed by framing. Fastened with Type S-12 screws. 1-Hr System — For vertical application, fastened to studs and runners with 1 in. long screws spaced max 8 in. OC at vertical edges and spaced max 12 in. OC in the field. For horizontal application, fastened to studs and runners with 1 in. long screws spaced max 8 in. OC. Vertical joints staggered one stud cavity from cement board vertical joints on opposite side of studs. Horizontal edge joints and horizontal butt joints on opposite sides of studs need not be staggered. 2-Hr System — Base layer with an overlying gypsum board face layer, fastened with 1 in. long screws spaced max 16 in. OC to studs and runners. Face layer fastened with 1-5/8 in. long screws spaced max 16 in. OC to studs and runners with screws offset 8 in. from face layer screws. Face layer joints offset min 12 in. from base layer joints. Joints in either layer need not be staggered from joints on the opposite side of the wall.

UNITED STATES GYPSUM CO — DUROCK Exterior Cement Board, or DUROCK Brand Cement Board.

THERMAFIBER INC — Type SAFB.



- Pre-Rated Concrete Floors or Block Walls = Min. 4-1/2" thickness
- Metallic Pipe:
 - Steel Pipe - 8" diam. (or smaller) Sch. 40 (or heavier) steel pipe.
 - Conduit - 4" diam. (or smaller) EMT or steel conduit.
 - Copper Tubing - 4" diam. (or smaller) Type L (or heavier) copper tubing.
 - Copper Pipe - 4" diam. (or smaller) Regular (or heavier) copper pipe. The annular space shall be min. 1/2" to max. 3/8" within the fire stop system.
- Packing Material - Min. 3-1/8" thick mineral wool (min. 6.0 pcf) insulation, firmly packed into opening as a permanent form.
- Fyre-Sil or Fyre-Sil S/L - Min. 1/2" thickness of sealant applied within annulus, flush with top of floor surface or with both sides of the wall assembly. NOTE: Apply Fyre-Sil S/L to Floor Applications Only.

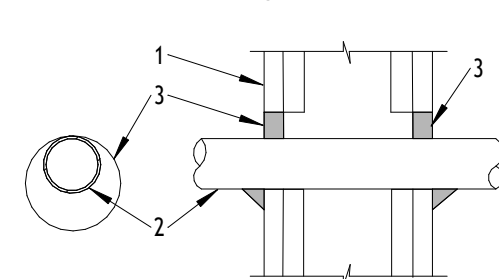


- Pre-Rated Concrete Floors or Block Walls = Min. 4-1/2" thickness
- Plastic Pipe = 10" diam. (or smaller) Sch. 40 PVC pipe for use in close or open piping systems. A max. annular space of 5/8" is required.
- TREMstop WS - Intumescent wrap strips, continuously wrapped around outer circumference of the pipe in two stacks of twelve wraps.
- TREMstop MCR - Prefabricated steel collar wrapped over the wrap strips (item 3) and mechanically fastened to the floor or wall assembly.
- TREMstop WBM or Fyre-Sil - Min. 1/4" bead of sealant applied at the interface of the concrete slab and steel collar, and at the interface of the steel collar and pipe.
- Mortar - Min. 4-1/2" thickness of mortar or hydraulic cement applied within annulus, flush with both surfaces of floor or wall assembly.

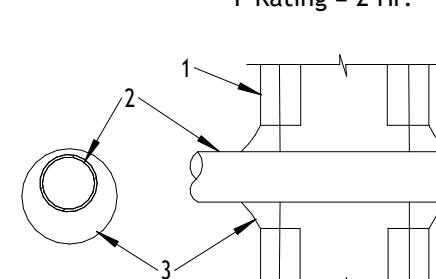
NOTE: In floors, apply below the concrete slab. In walls, apply to each side of assembly.

The products used the above assembly have been tested in accordance with the following: ASTM E814 (UL179) Standard Test Method for Through Penetration Firestopping
Date: 3/04/97 Drawing: TR-2069
Approved by: J. Pitcile

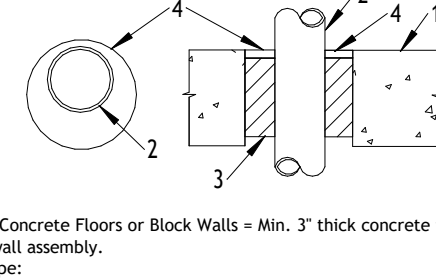
The above described assembly has been tested and is based on both past and anticipated performance criteria. Tremco shall not be liable for any damages, director or consequential, resulting from use of this material or design. Tremco shall only be responsible for replacing material found on the defective.



- Pre-Rated Gypsum Wallboard/Stud Wall Assembly
- Metallic Pipe:
 - Steel Pipe - 12" diam. (or smaller) Sch. 10 (or heavier) steel pipe.
 - Iron Pipe - 12" diam. (or smaller) cast or ductile iron pipe.
 - Copper Tubing - 4" diam. (or smaller) Type L (or heavier) copper tubing.
 - Copper Pipe - 4" diam. (or smaller) Regular (or heavier) copper pipe. The annular space shall be min. 1/2" to max. 1" within the fire stop system.
- TREMstop IA - Min. 1/2" thickness of sealant applied within opening. Min. 1/4" cant bead of sealant to be applied at point contact.



- Pre-Rated Gypsum Wallboard/Stud Wall Assembly
- Plastic Pipe - Nom 2" diam. (or smaller) CPVC pipe for use in closed piping systems. The annular space shall be min. 1/4" to max. 1/8" within the firestop system.
- TREMstop IA - Min. 1/2" thickness of sealant applied within opening. Additional sealant to be installed such that a min. 1/4" crown is formed around the penetrating item.



- Pre-Rated Concrete Floors or Block Walls = Min. 3" thick concrete floor assembly. Min. 3-1/2" thick concrete wall assembly.
- Metallic Pipe:
 - Steel Pipe - 8" diam. (or smaller) Sch.40 (or heavier) steel pipe.
 - Iron Pipe - 8" diam. (or smaller) cast or ductile iron pipe.
 - Conduit - 4" diam. (or smaller) EMT or steel conduit.
 - Copper Tubing - 4" diam. (or smaller) Type L (or heavier) copper tubing.
 - Copper Pipe - 4" diam. (or smaller) Regular (or heavier) copper pipe.
- The annular space be min. 1/2" to max. 7/8"
- Packing Material - Min. 2-1/2" thickness of mineral wool (min. 4.0 pcf) insulation, firmly packed into opening as a permanent form.
- Fyre-Shield - Min. 1/2" thickness of sealant applied within annulus, flush with top surface of floor or both surfaces of wall assembly

The products used the above assembly have been tested in accordance with the following: ASTM E814 (UL179) Standard Test Method for Through Penetration Firestopping
Date: 5/11/98 Drawing: TR-1233
Approved by: M. Starr

The above described assembly has been tested and is based on both past and anticipated performance criteria. Tremco shall not be liable for any damages, director or consequential, resulting from use of this material or design. Tremco shall only be responsible for replacing material found on the defective.

01 FIRESTOP SYSTEM - UL CAJ1179

SCALE: N.T.S

02 FIRESTOP SYSTEM - UL CAJ2069

SCALE: N.T.S

03 FIRESTOP SYSTEM - UL WL1158

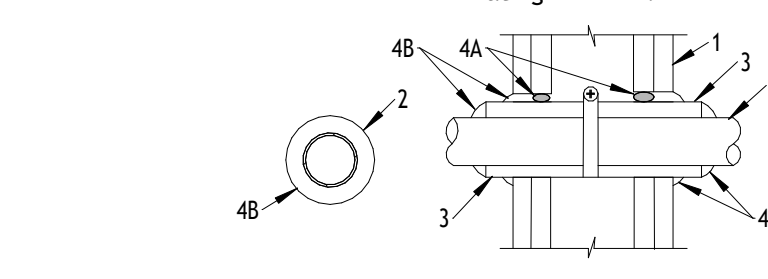
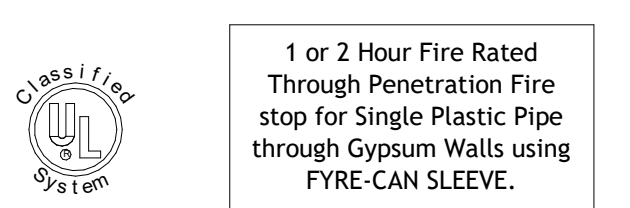
SCALE: N.T.S

04 FIRESTOP SYSTEM - UL WL2129

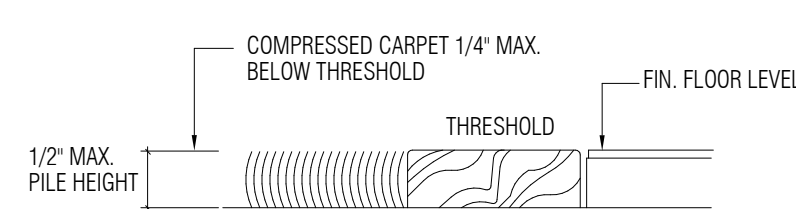
SCALE: N.T.S

05 FIRESTOP SYSTEM - UL CAJ1233

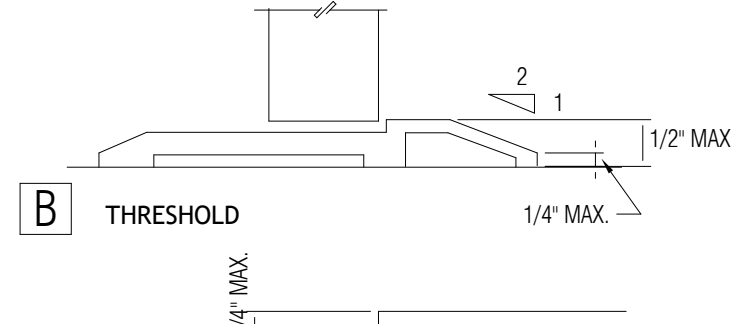
SCALE: N.T.S



- Pre-Rated Gypsum Wallboard/Stud Wall Assembly
 - Plastic Pipe:
 - Nom. 4" diam. (or smaller) Sch. 40 solid or cellular-core PVC pipe for use in open or closed piping systems.
 - Nom. 4" diam. (or smaller) Sch. 40 solid or cellular-core ABS pipe for use in open or closed piping systems.
 - Fyre-CAN SLEEVE - Intumescent device installed around pipe and tightened with a hose clamp. Prior to installation, the gypsum wall is notched on one side to allow insertion of the device with the hose clamp into the opening. See table below for system specifics.
- | Nom. Pipe Diam. (in.) | Device Size | Diam. of Opening (in.) | Annular Space (in.) |
|-----------------------|-------------|------------------------|---------------------|
| 1-1/2 | TS1.5 | 3 | 1/2 |
| 2 | TS2 | 3-1/2 | 1/2 |
| 3 | TS3 | 5 | 1/2 |
| 4 | TS4 | 6-1/2 | 1/2 |
- Packing Material (optional): Foam backer rod firmly packed into opening as a permanent form.
 - TREMstop IA - Min. 1/2" bead of sealant applied within annulus, flush with both sides of wall. Additional material installed such that a min. 5/8" crown is formed at the sleeve/wall and sleeve/pipe interfaces



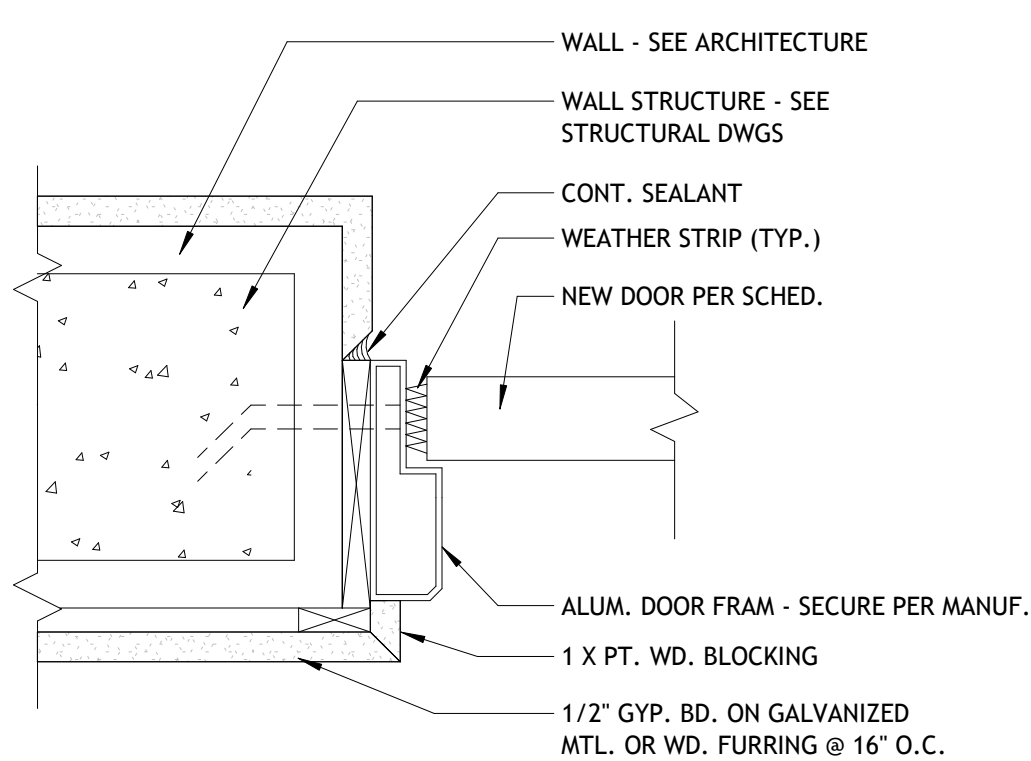
A TRANSITION BETWEEN FLOOR FINISHES



C LEVEL CHANGES

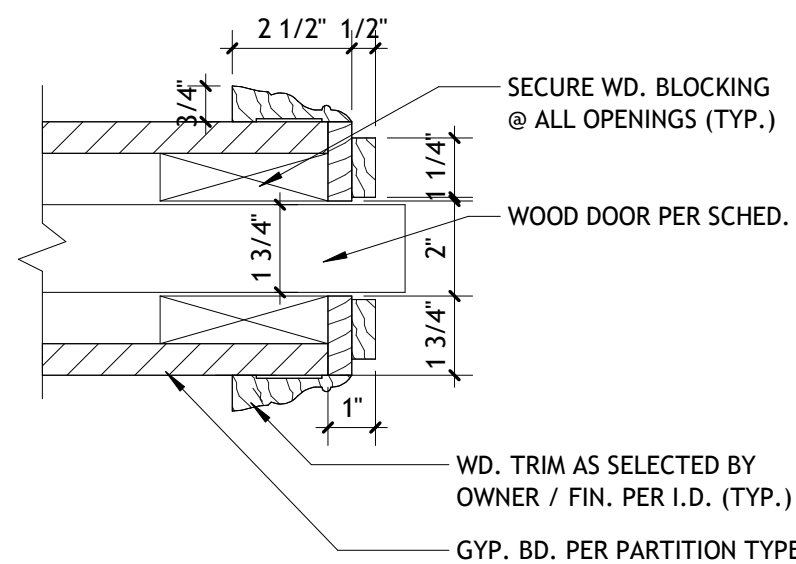
NOTES:

- 1/2" MAXIMUM TOTAL HEIGHT WITH 1/4" MAXIMUM VERTICAL CHANGE AT EDGE.
- 1 : 2 SLOPED BEVEL REQUIRED IF LEVEL CHANGE IS OVER 1/4" VERTICAL LEVEL CHANGE.
- 1/4" MAXIMUM VERTICAL LEVEL CHANGE.



09 TYP. INTERIOR DOOR JAMB

SCALE: N.T.S



06 FIRESTOP SYSTEM - UL WL2082

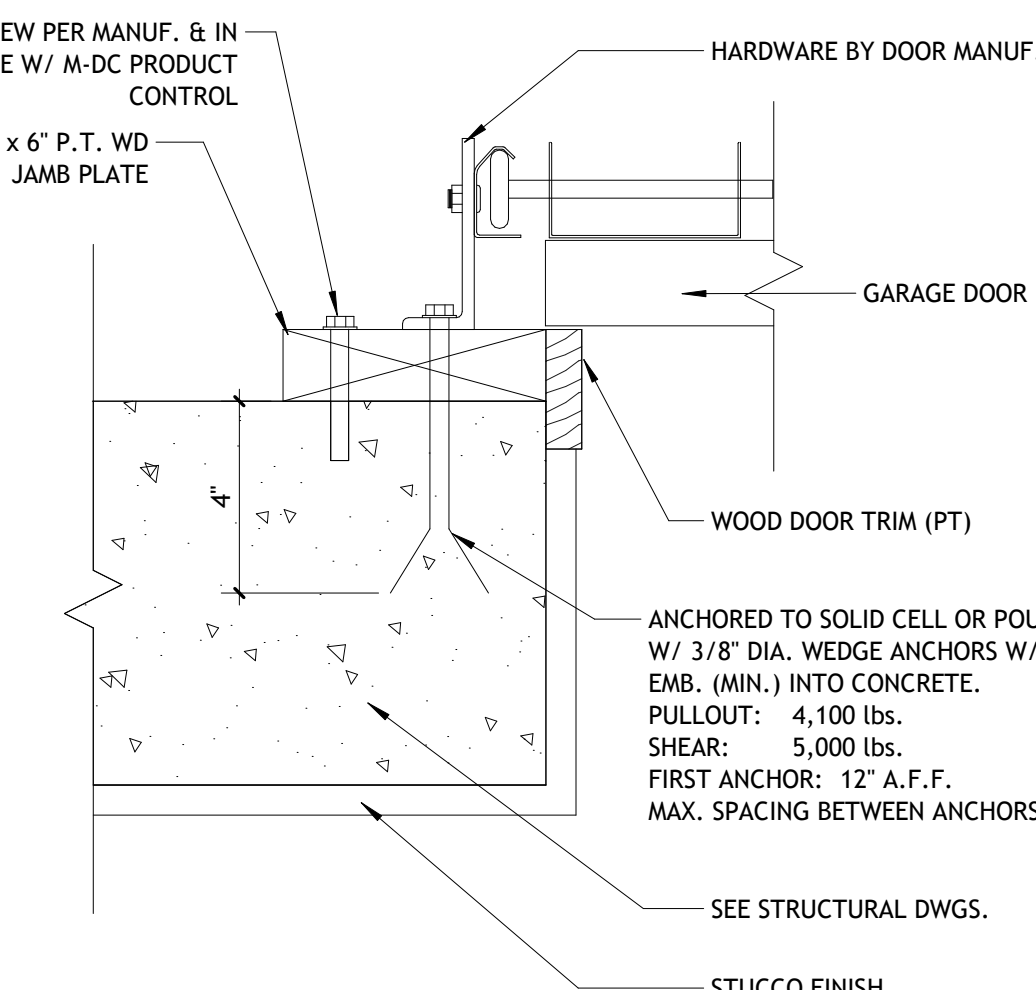
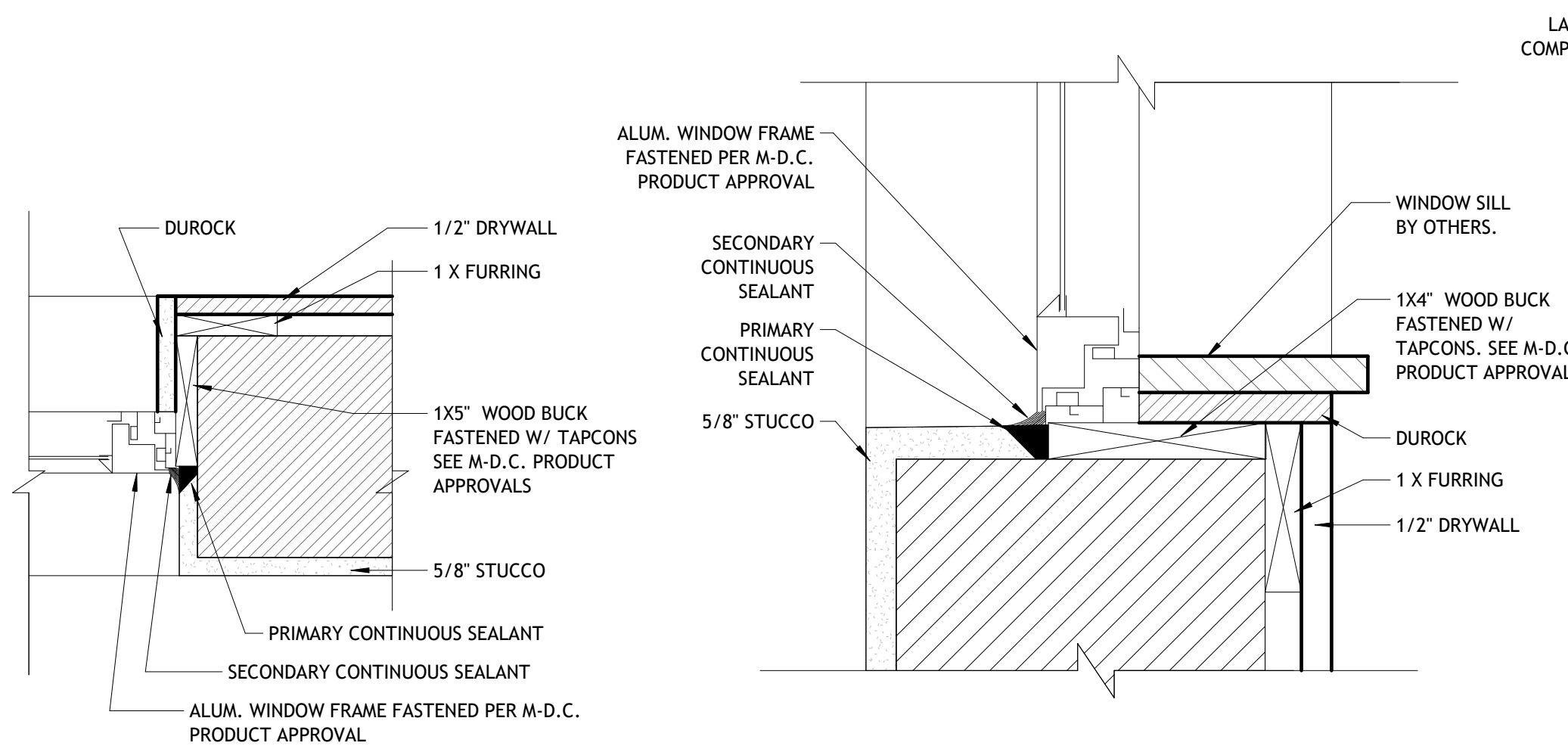
SCALE: N.T.S

07 THRESHOLD

SCALE: N.T.S

08 TYP. EXTERIOR DOOR JAMB

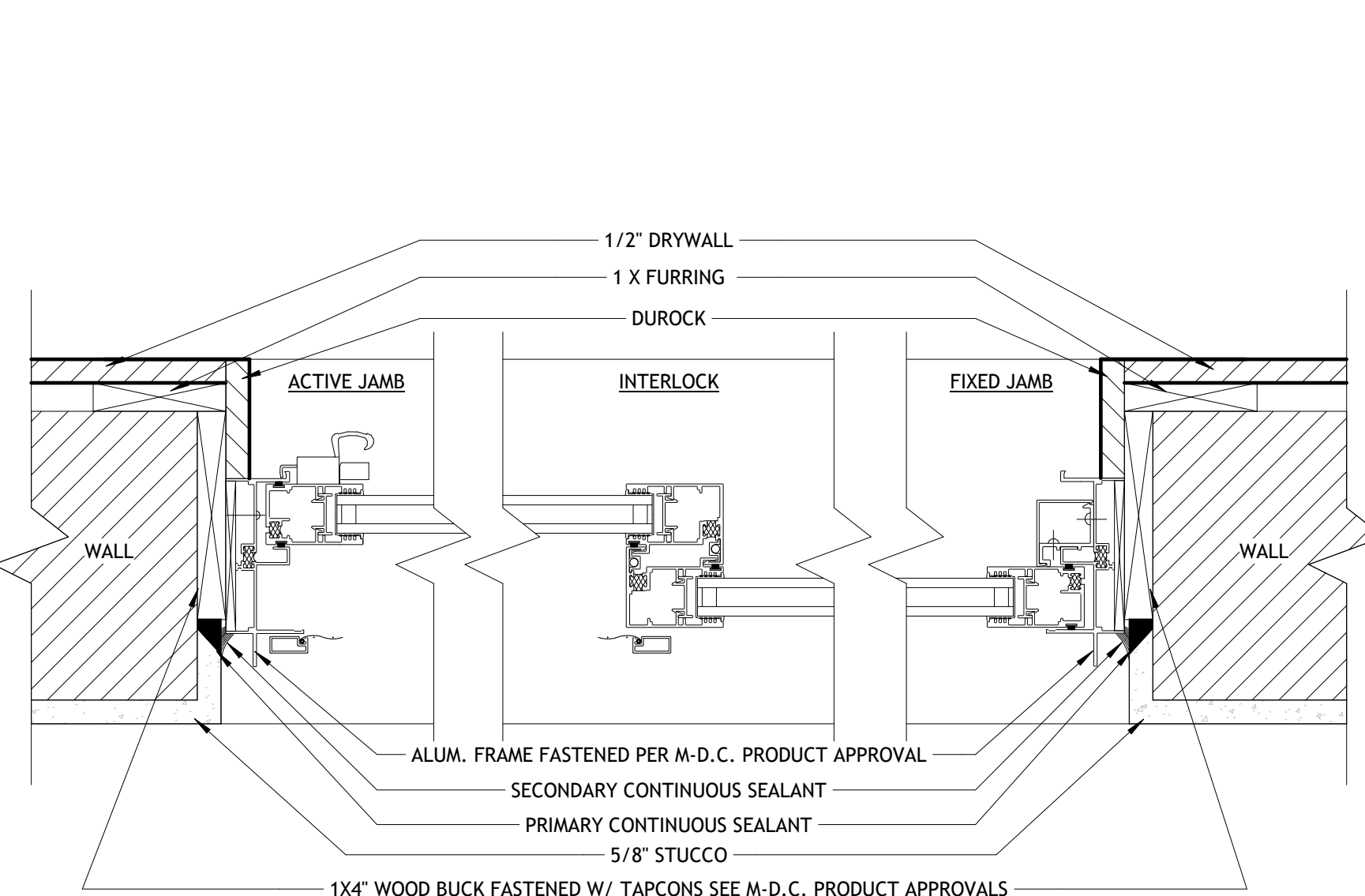
SCALE: N.T.S



SUBMIT MIAMI-DADE PRODUCT APPROVAL DATA SHEET ALONG W/ NOTICE OF ACCEPTANCE TO ARCHITECT PRIOR TO PROCUREMENT

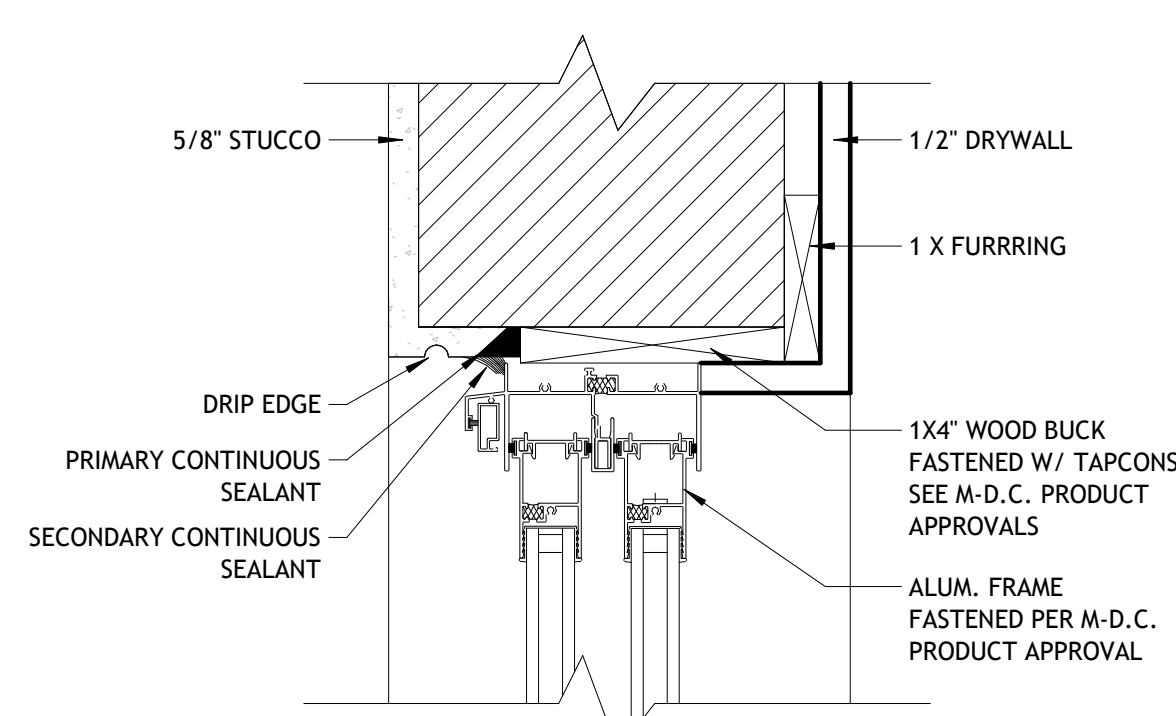
10 TYP. POCKET DOOR JAMB1

SCALE: N.T.S



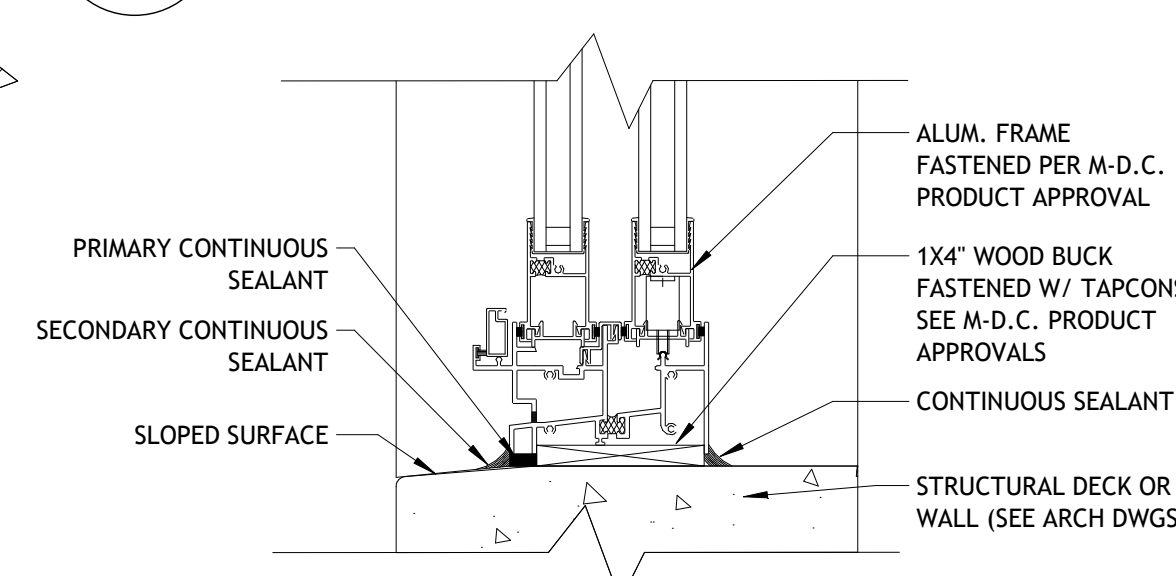
11 TYP. WINDOW HEAD DETAIL

SCALE: N.T.S



16 TYP. SLIDING WINDOW HEAD1

SCALE: N.T.S



12 TYP. WINDOW JAMB

SCALE: N.T.S

13 TYP. WINDOW SILL

SCALE: N.T.S

14 TYP. GARAGE DOOR JAMB1

SCALE: N.T.S

15 TYP. SLIDING WINDOW JAMBS1

SCALE: N.T.S

17 TYP. SLIDING WINDOW SILL1

SCALE: N.T.S

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ANTHONY LEON
0016152

3 DESIGN
ARCHITECTURE

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REMODELING AND ADDITION
AT:

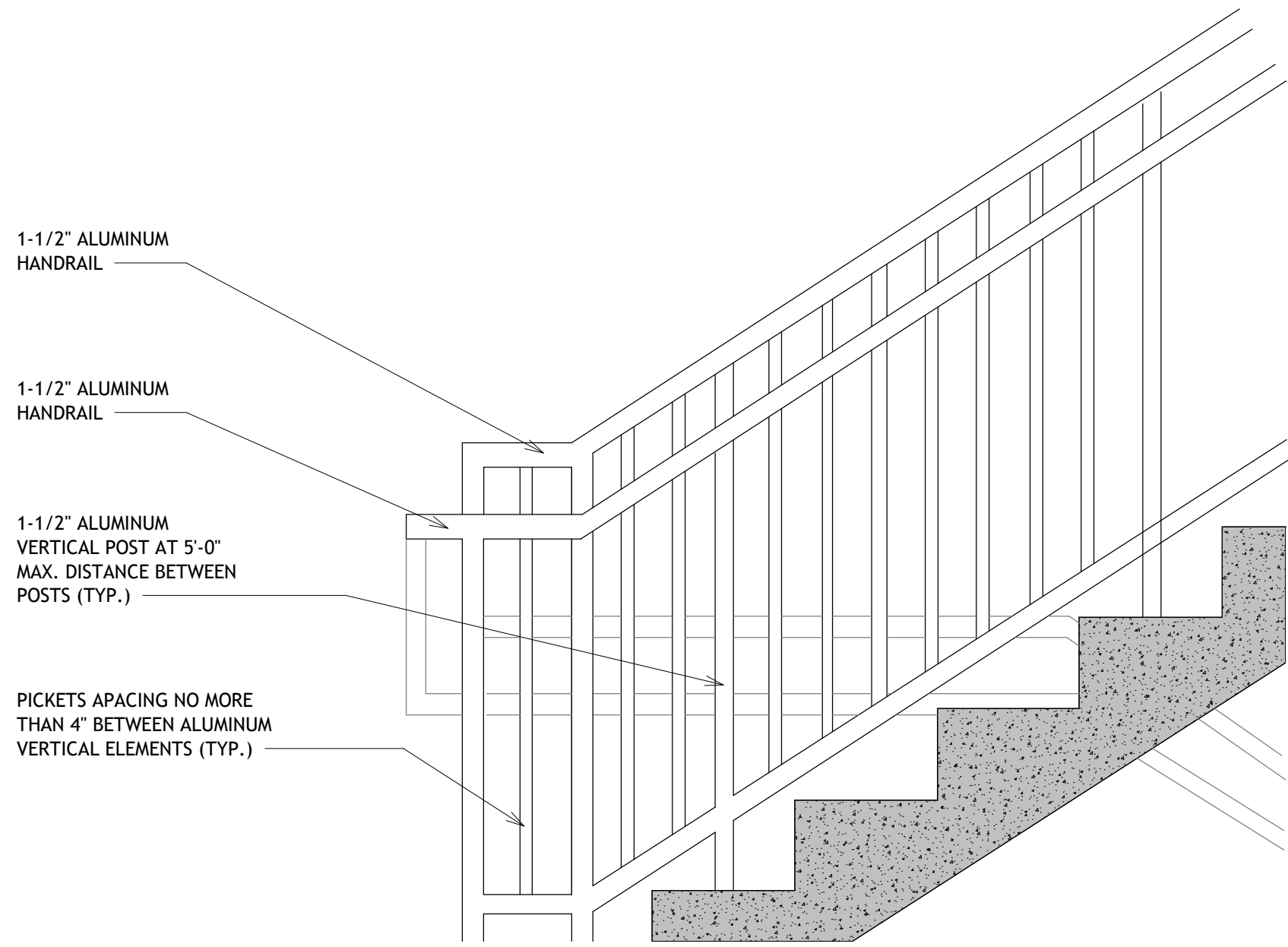
927 TYLER STREET
HOLLYWOOD, FL 33019

REVISIONS:

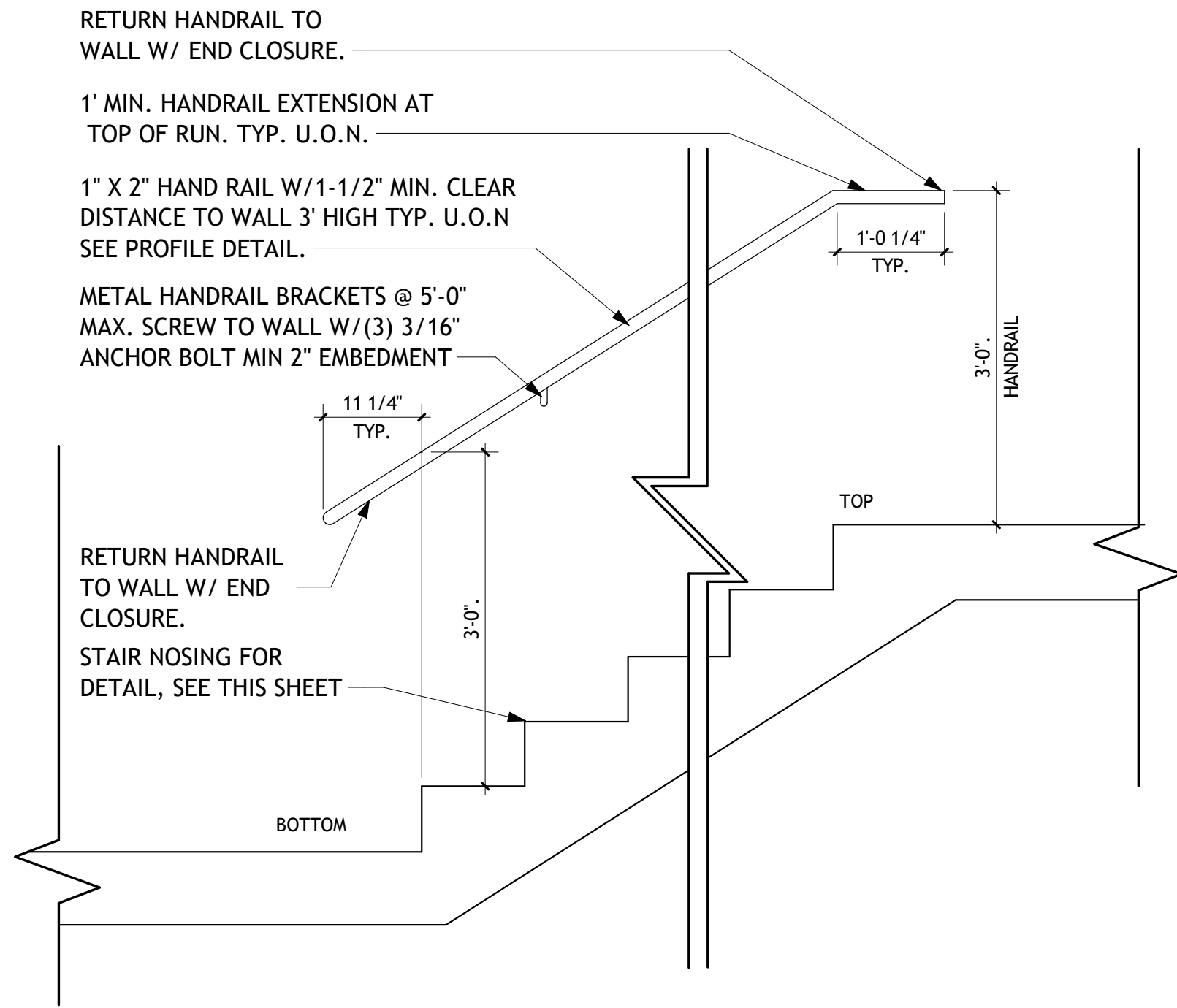
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A-5.1

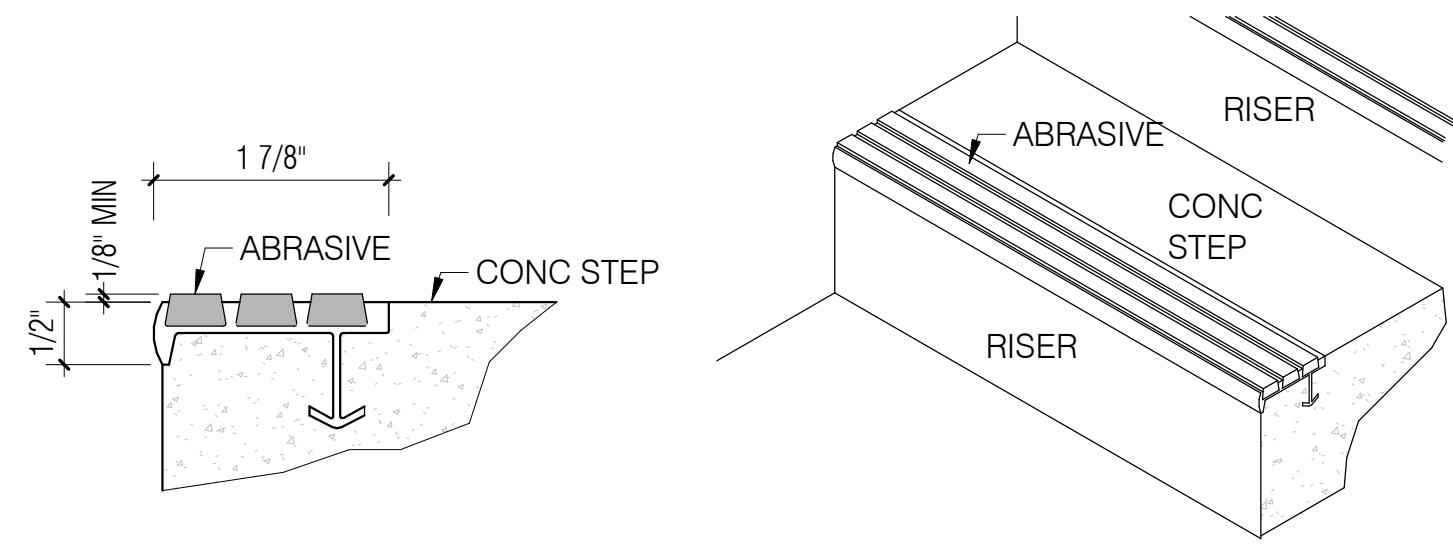
DETAILS



01 STAIR GUARDRAIL - ELEVATION VIEW
SCALE: N.T.S

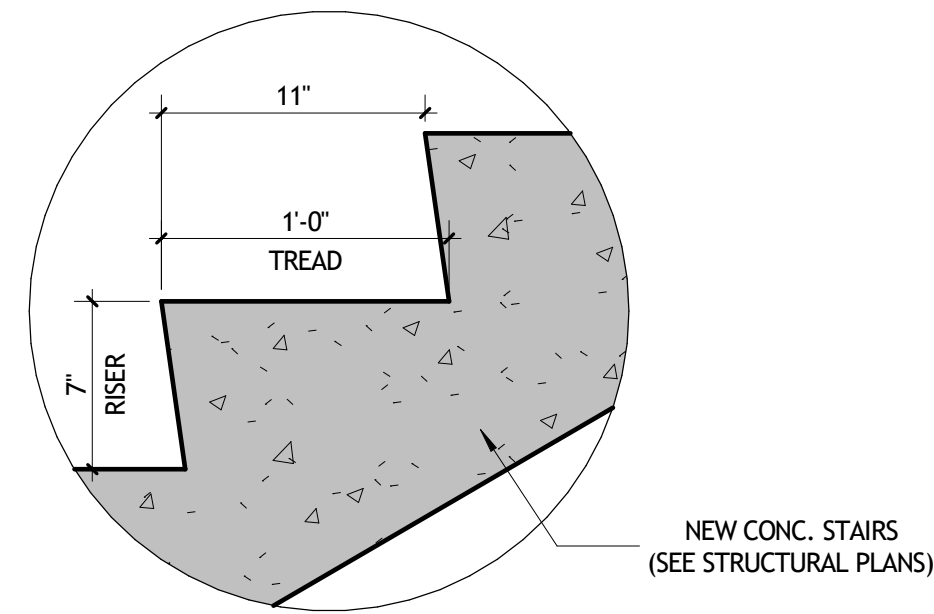


02 TYP. STAIR HANDRAIL ELEVATION VIEW
SCALE: N.T.S

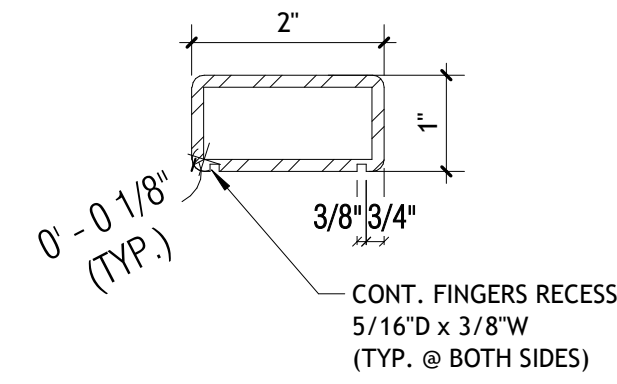


- SPECIFICATIONS:
1. BASE: HEAT TREATED EXTRUDED ALUMINUM ALLOY 6063 T-5
 2. ABRASIVE: ALUMINUM OXIDE SILICON CARBIDE. GRANULES IN A UV PROTECTED, 2 PART EPOXY, LOCKED INTO EXTRUDED CHANNELS.
 3. BASE FINISH: MILL
 4. POURED CONCRETE STAIRS: NOSING SHALL TERMINATE NO MORE THAN 3" FROM END OF STEPS.
 5. CONCRETE FILLED STEEL PAN STAIR NOSING SHALL BE FULL LENGTH OF STEPS, LEES 1/8" CLEARANCE.
 6. COLOR: GRAY
 7. LENGTH: AS SPECIFIED IN STAIR FLOOR PLANS UL 1994 LISTED: COMBINED WIDTH OF PHOTO LUMINESCENT MATERIAL SHALL NOT BE LESS THAN 1"

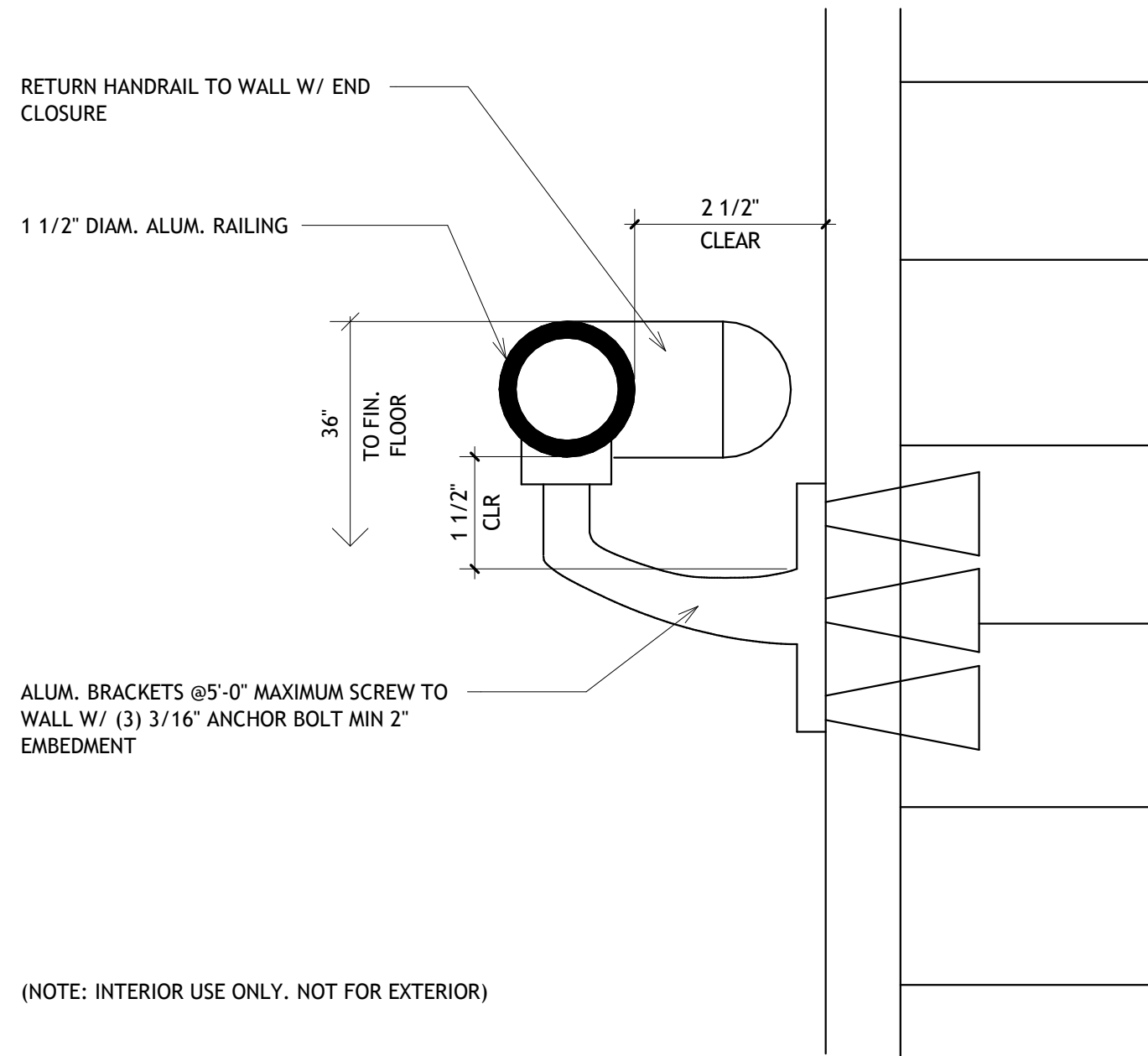
03 TYP. ISOMETRIC STAIR NOSING DETAIL
SCALE: N.T.S



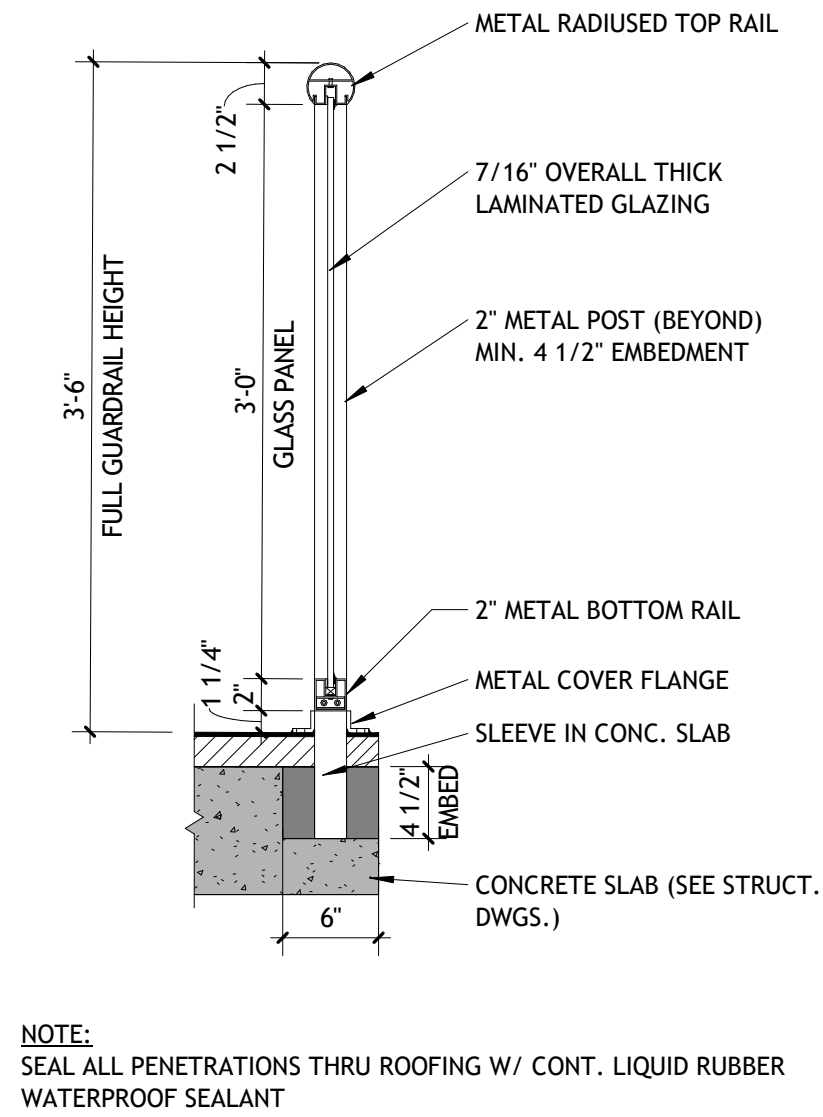
TREAD DETAIL



TYP. HANDRAIL PROFILE

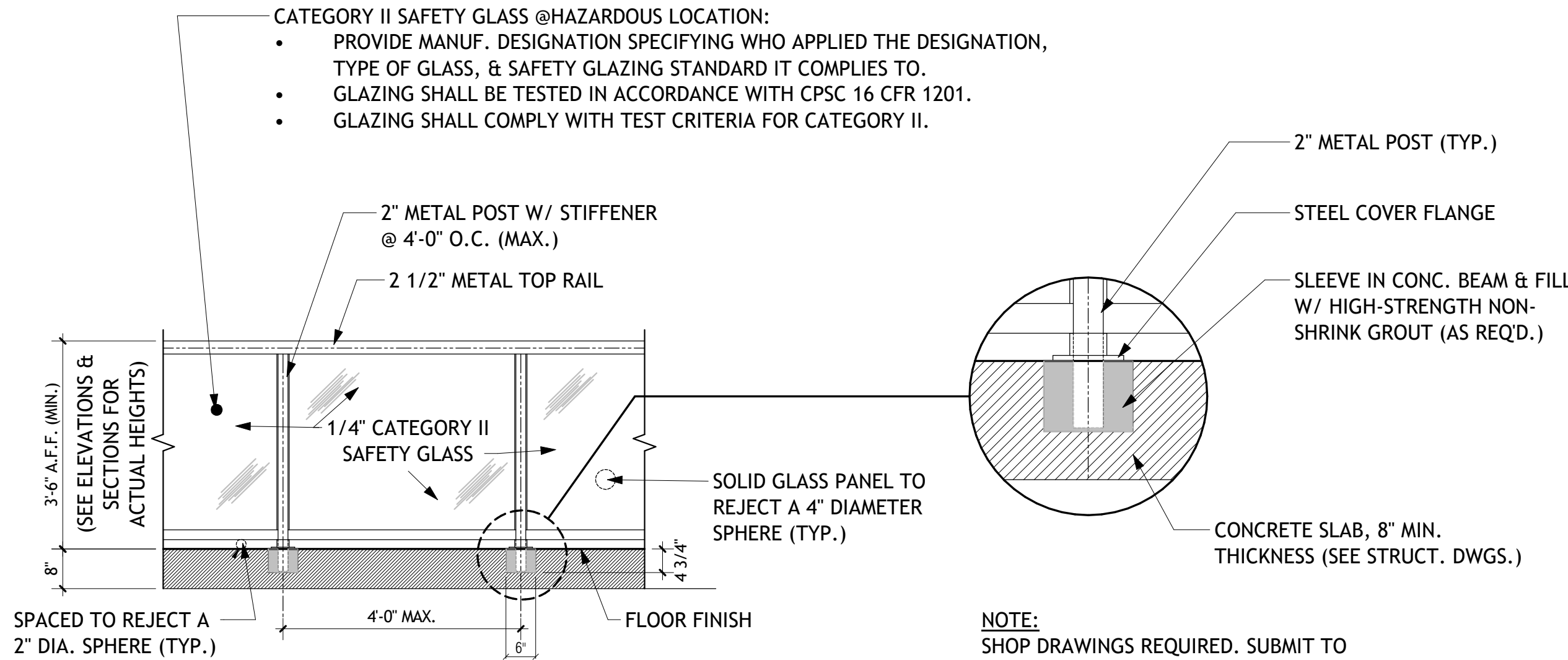


HANDRAIL DETAIL PROFILE
SCALE: N.T.S



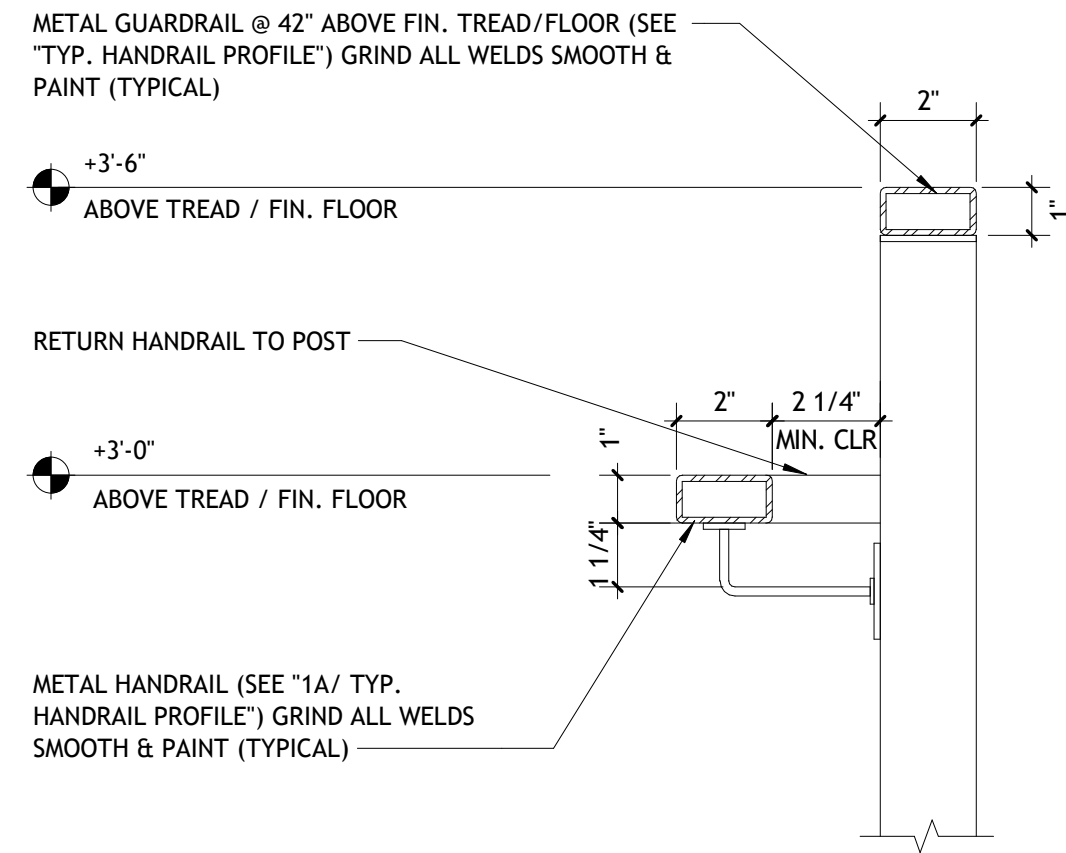
NOTE:
SEAL ALL PENETRATIONS THRU ROOFING W/ CONT. LIQUID RUBBER WATERPROOF SEALANT

06 TYP. EXTERIOR GUARDRAIL
SCALE: N.T.S

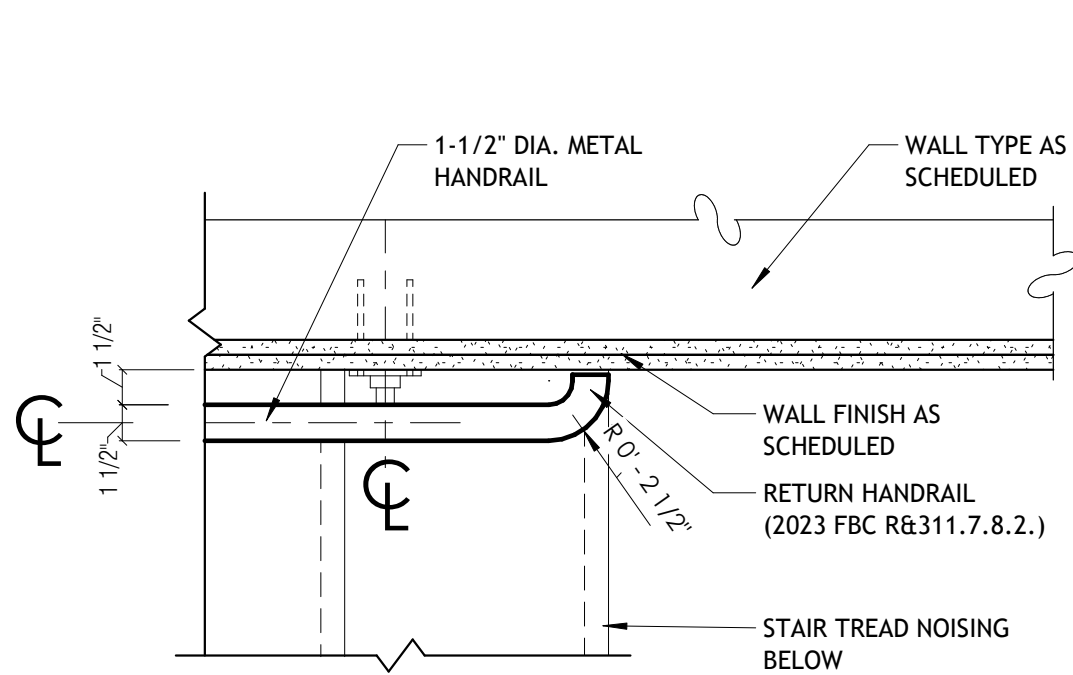


NOTE:
SHOP DRAWINGS REQUIRED. SUBMIT TO ARCHITECT PRIOR TO FABRICATION.

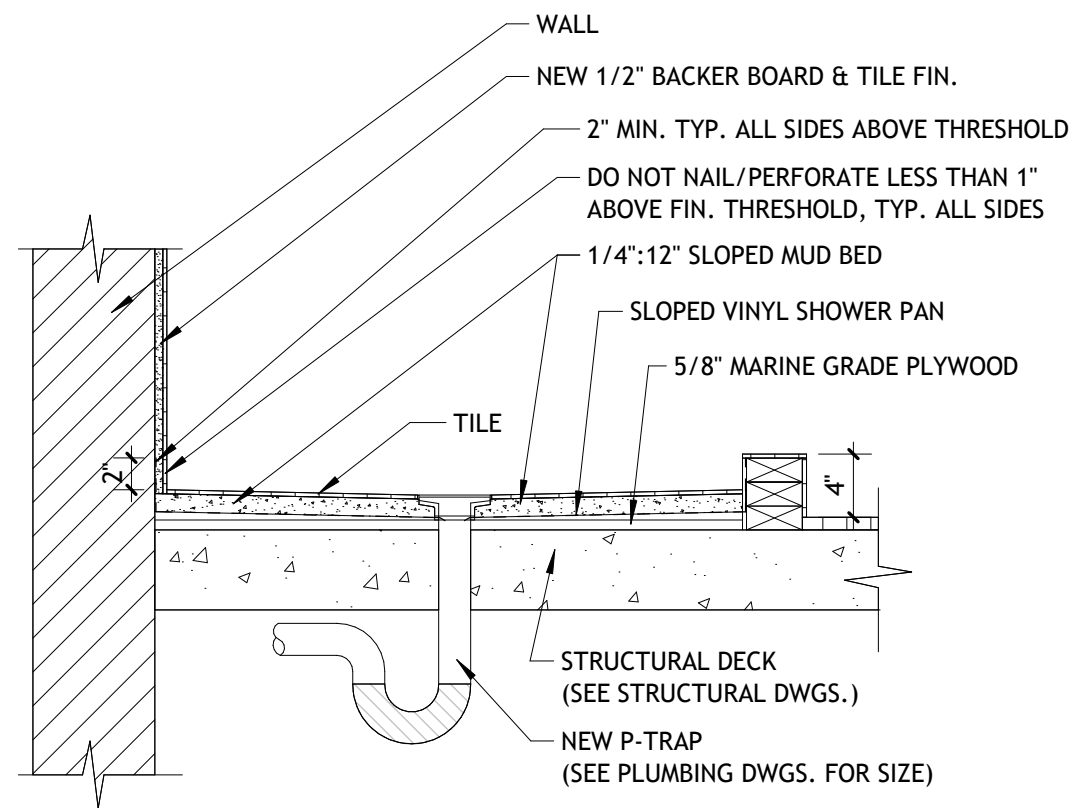
TYP. GLASS GUARDRAIL (ELEVATION)



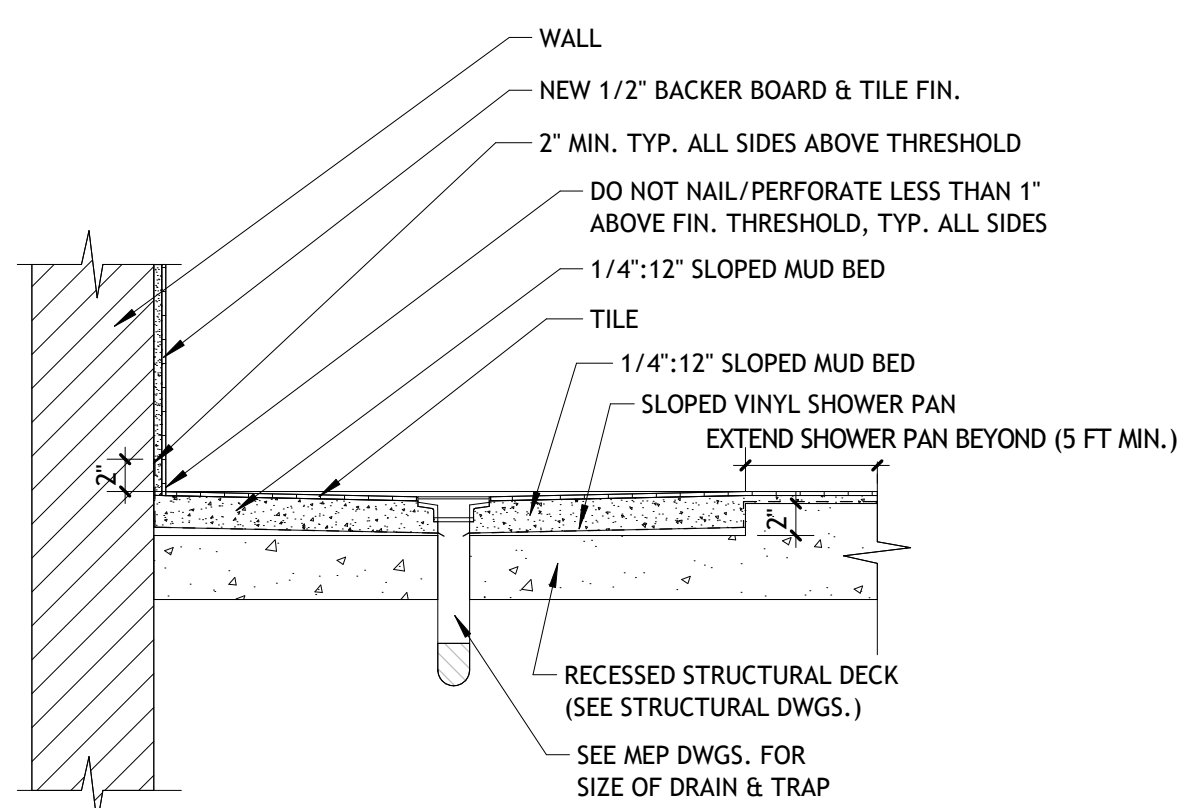
HANDRAIL DETAIL



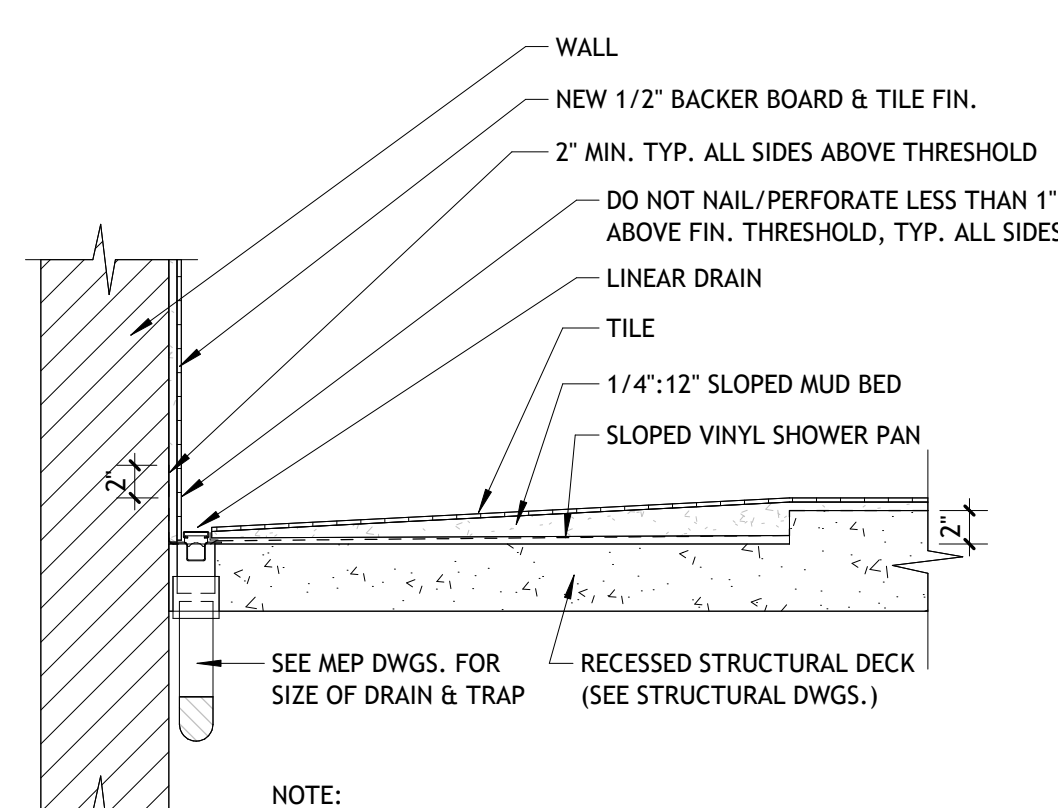
10 TYP. HANDRAIL RETURN DETAIL
SCALE: N.T.S



11 TYP. SHOWER PAN
SCALE: N.T.S



12 TYP. SHOWER PAN (NO CURB)
SCALE: N.T.S



13 TYP. SHOWER PAN @ LINEAR DRAIN
SCALE: N.T.S

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3 DESIGN
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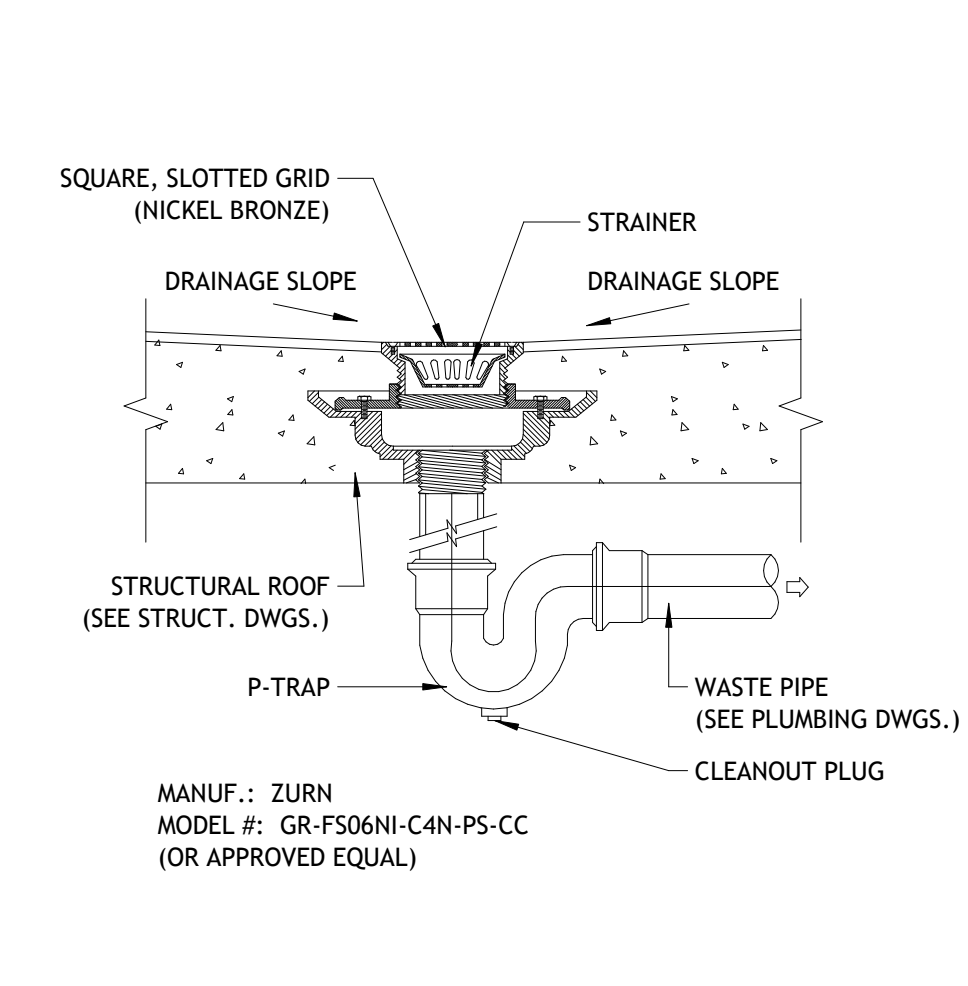
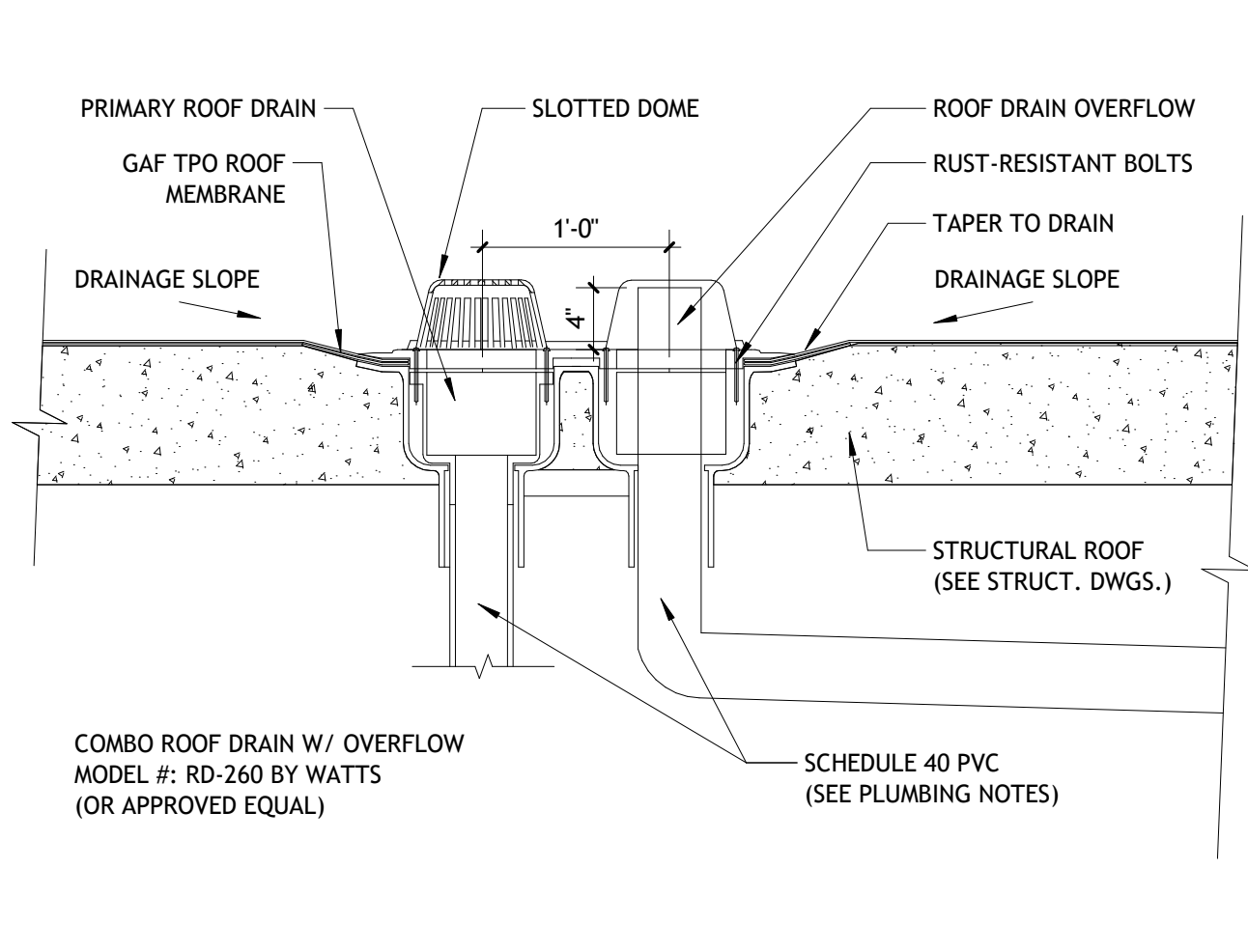
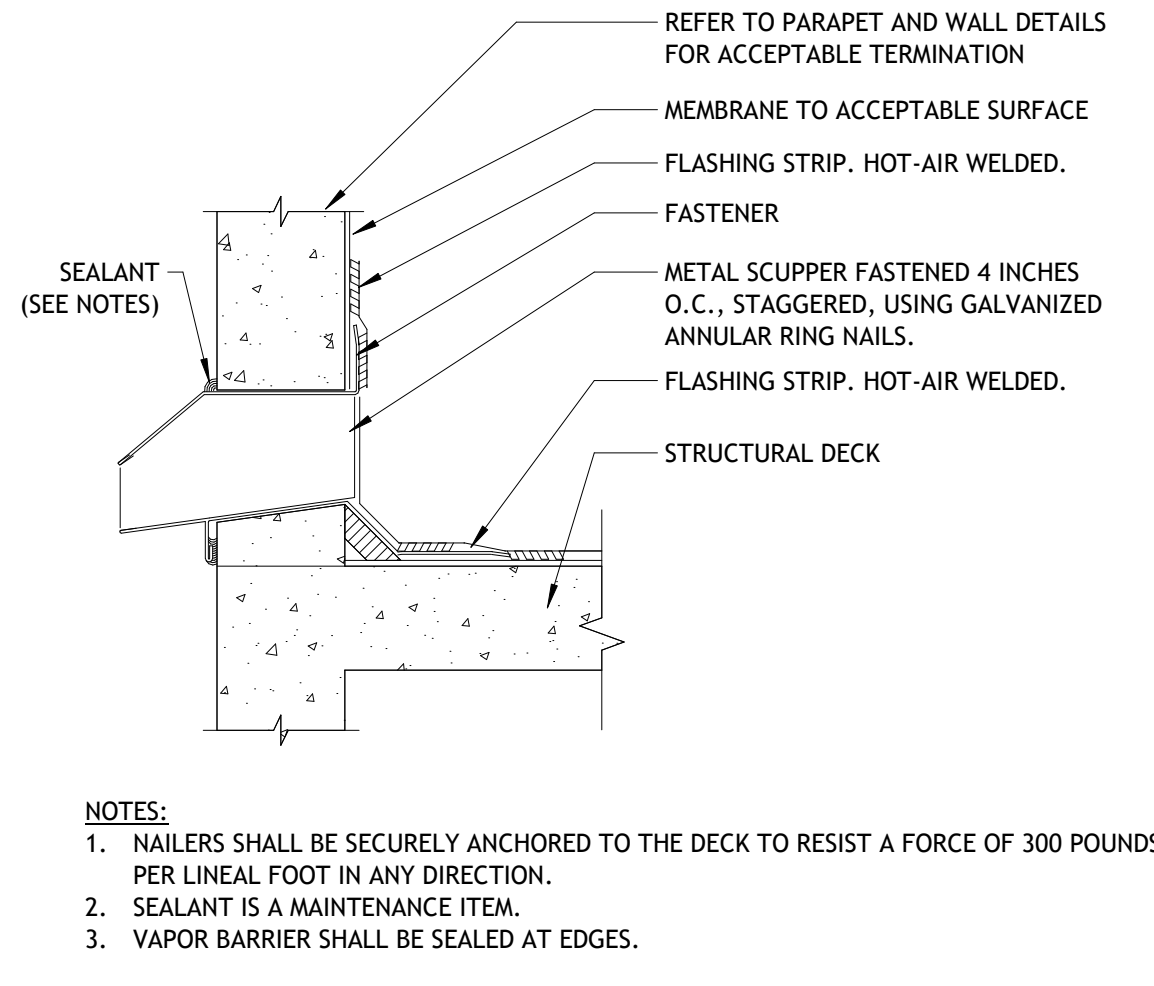
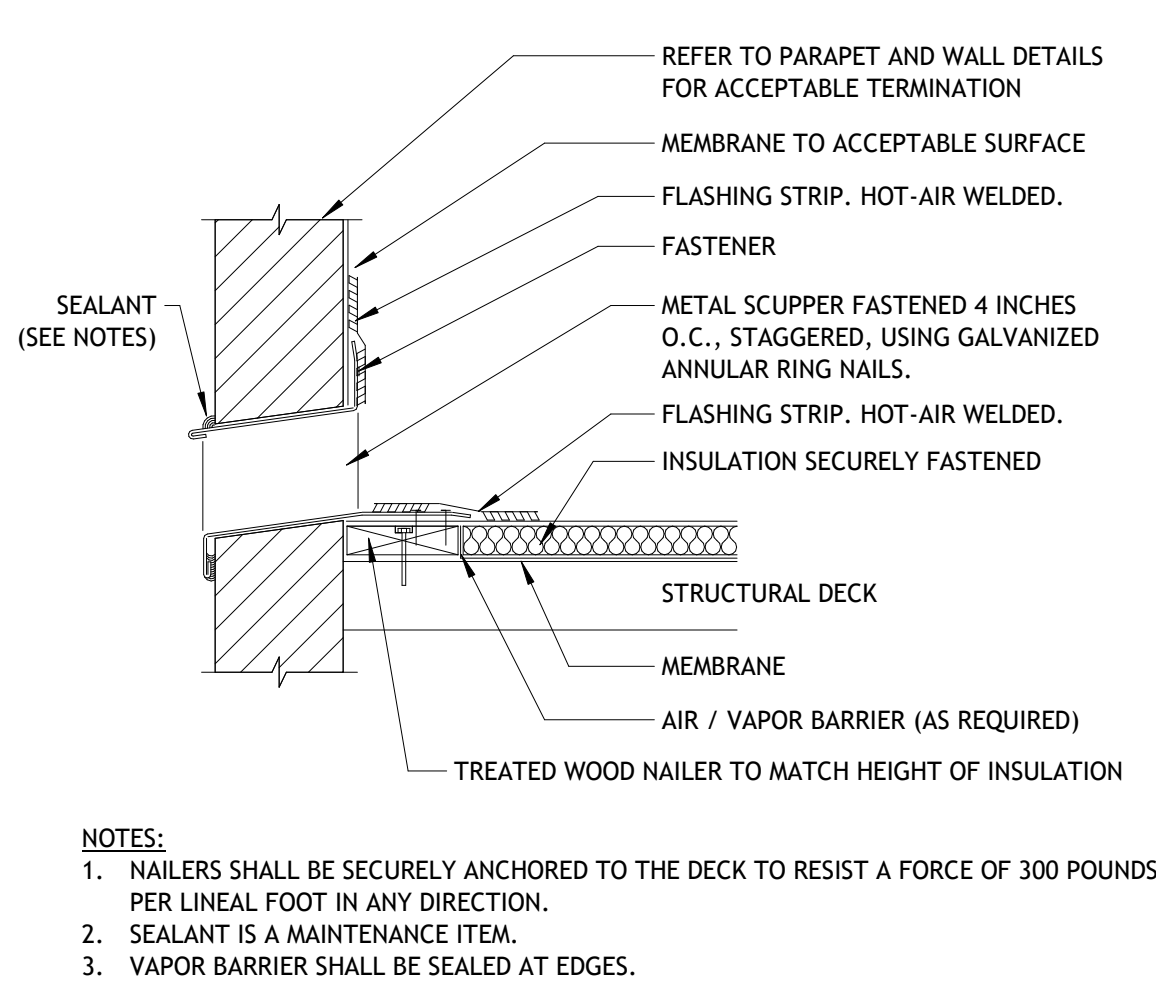
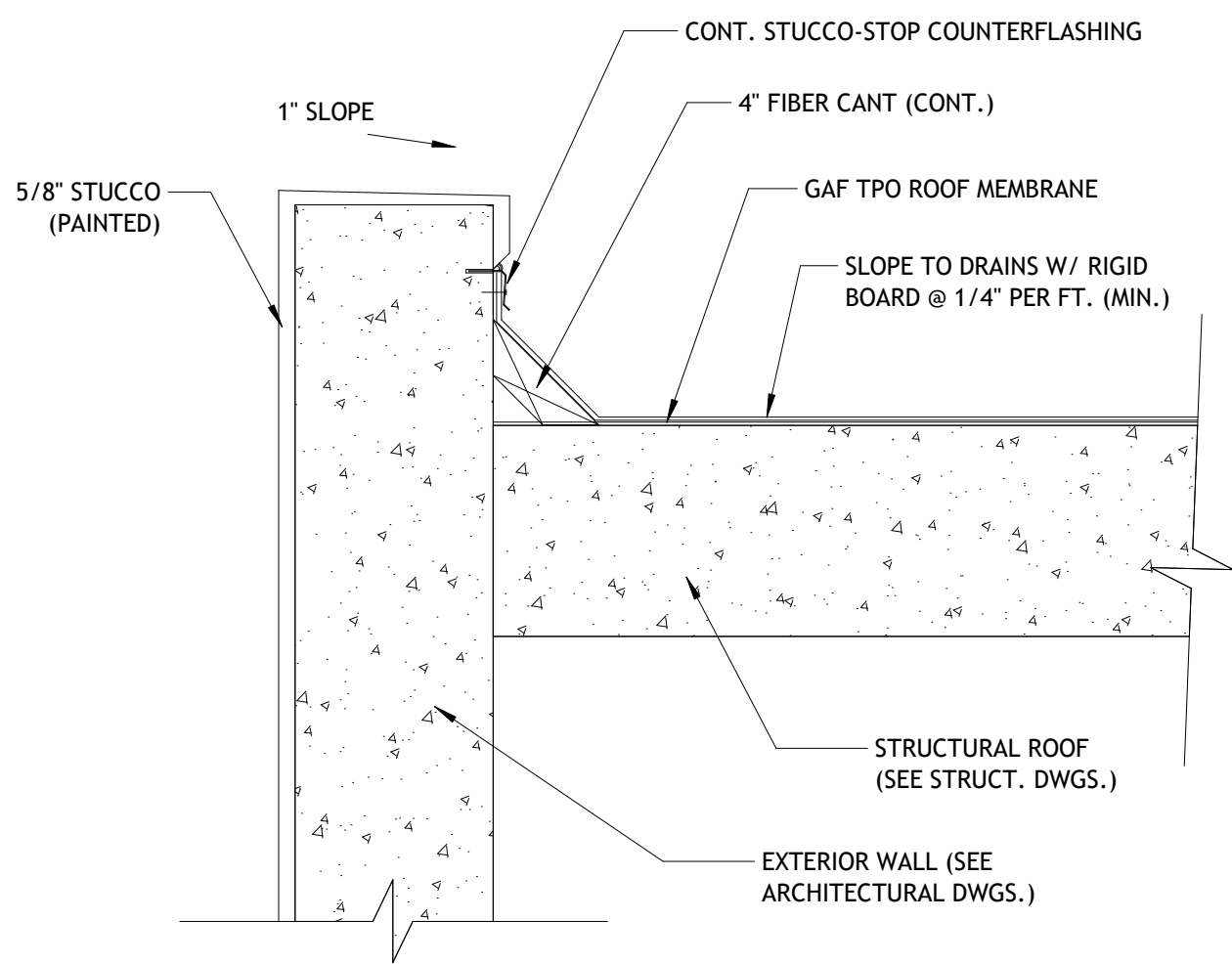
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HOLLYWOOD, FL 33019

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A-5.2

DETAILS



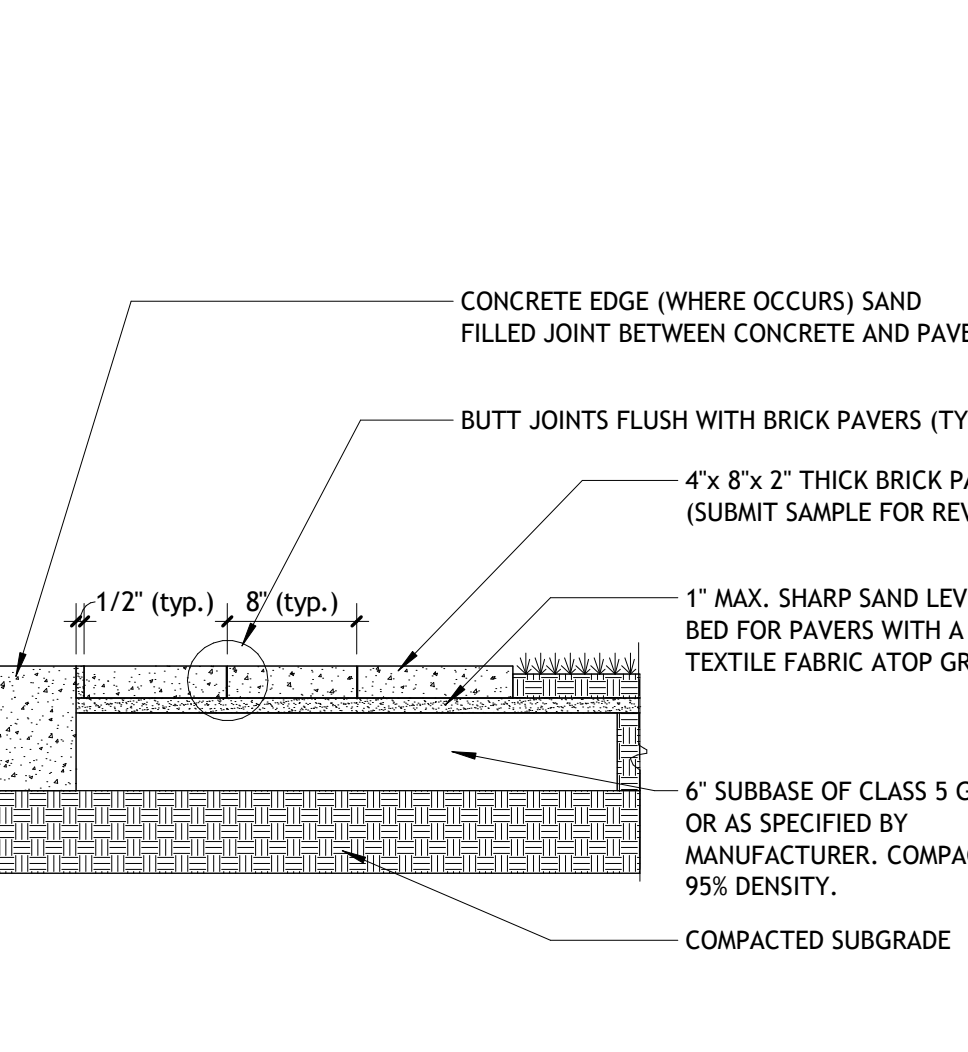
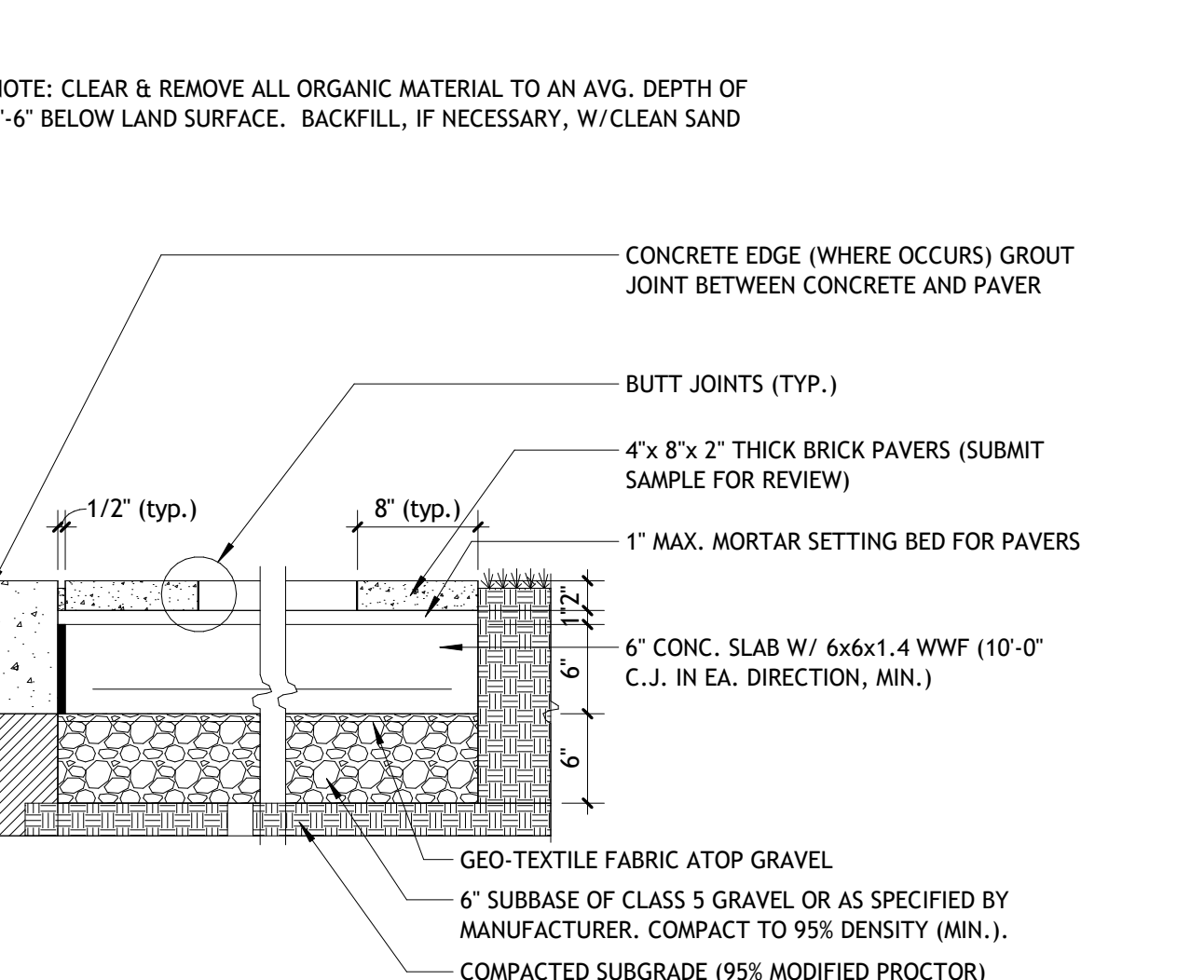
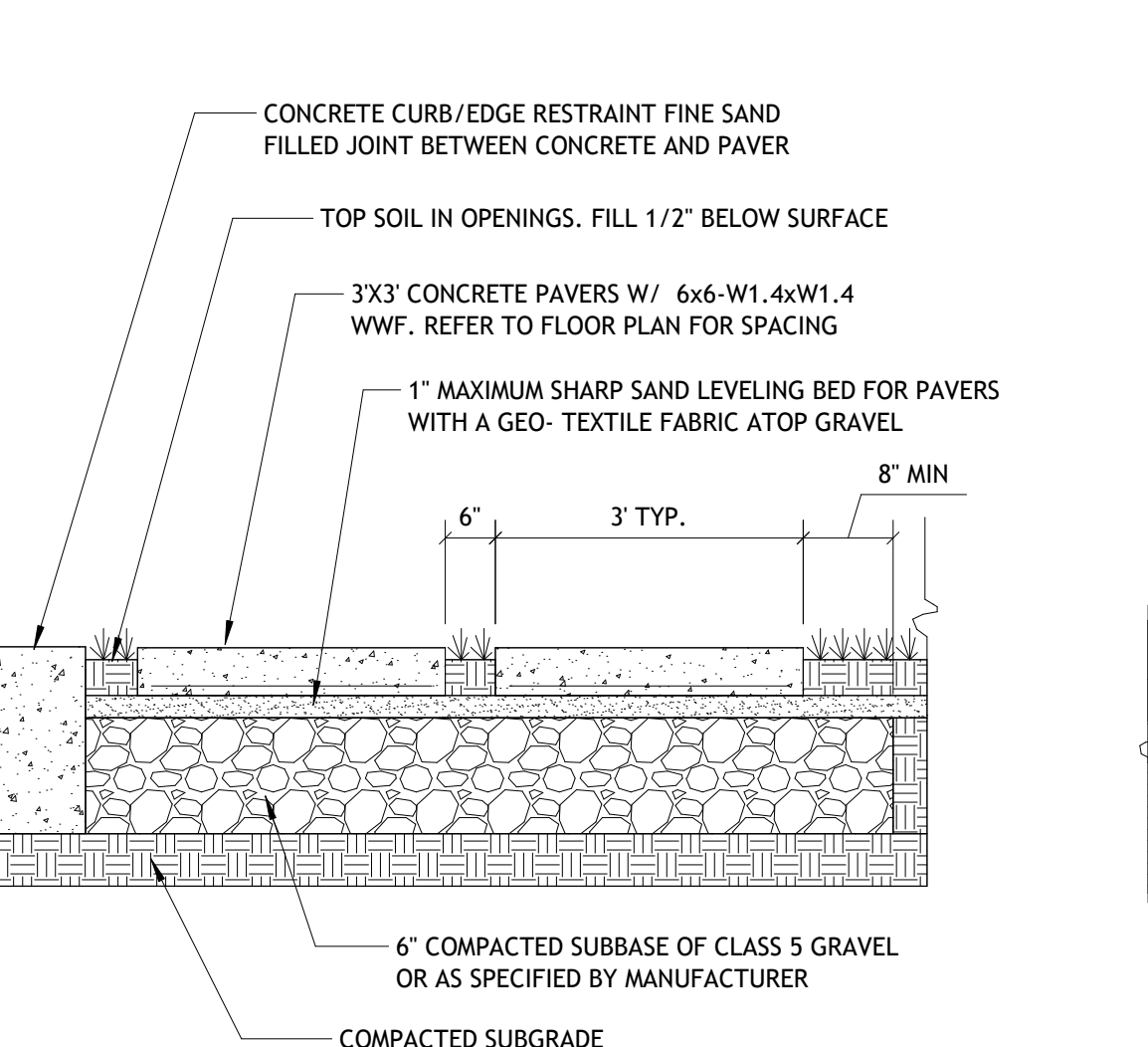
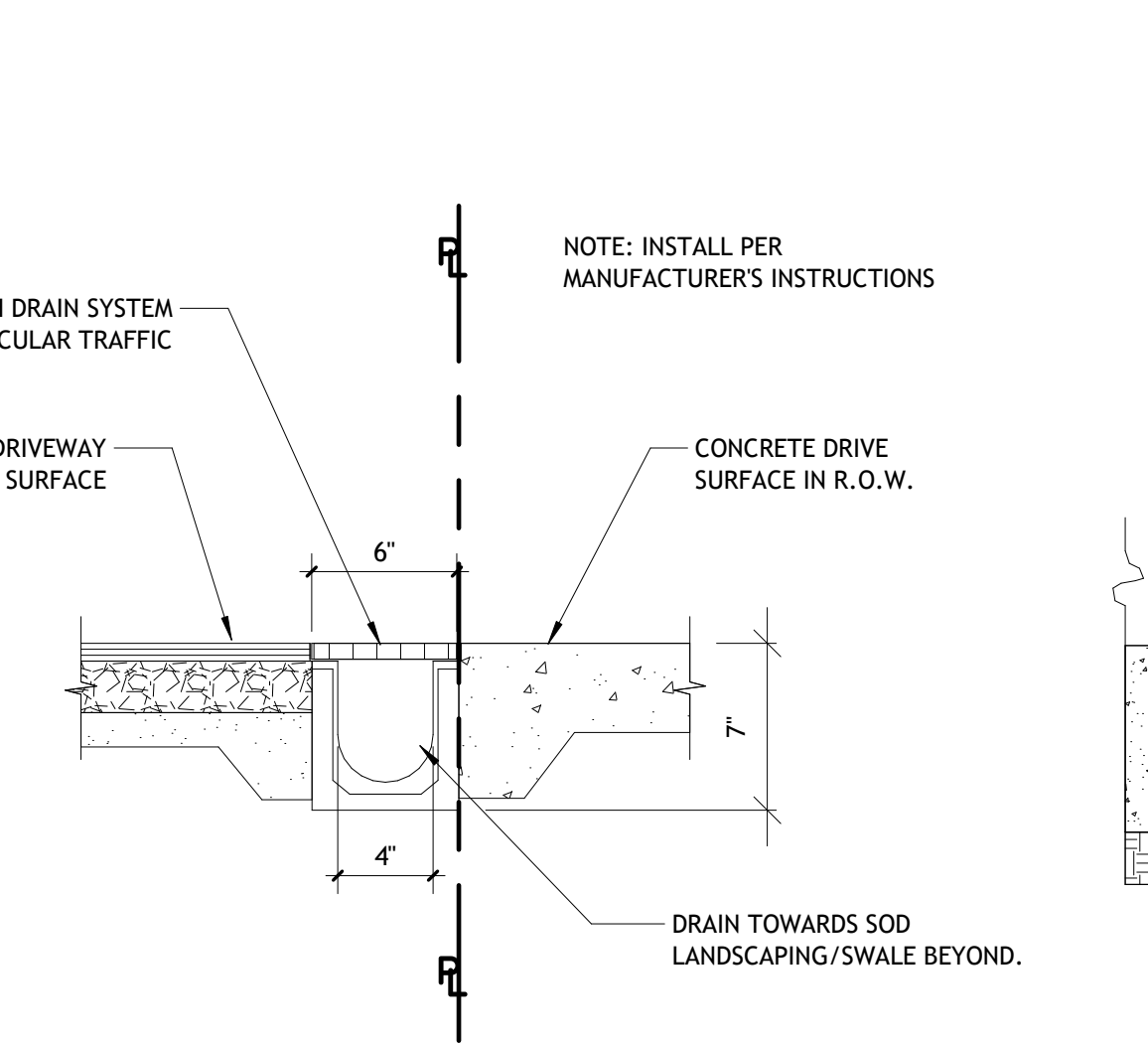
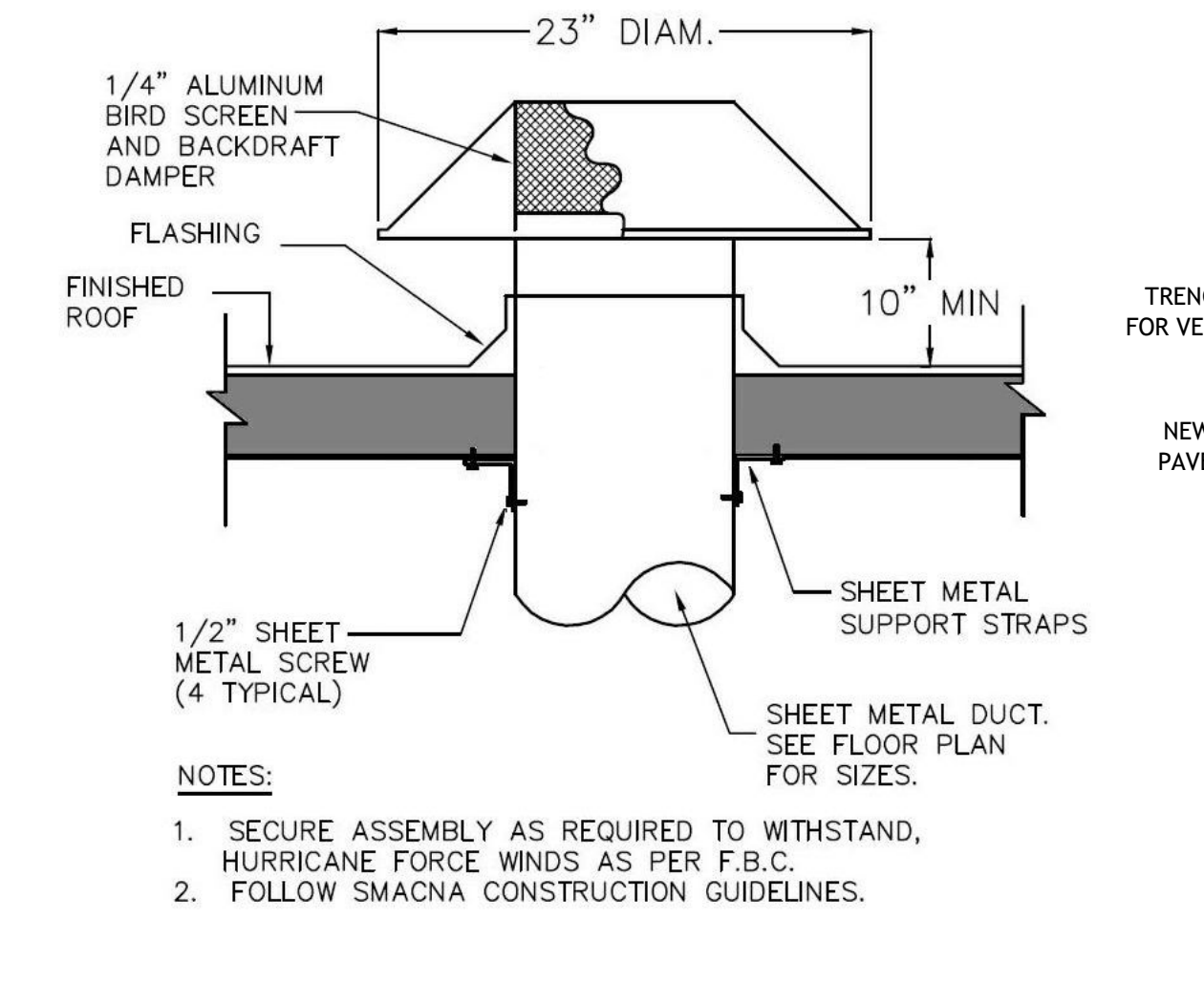
01 TYP. ROOF PARAPET
SCALE: N.T.S

02 TYP. THRU-WALL SCUPPER
SCALE: N.T.S

03 TYP. THRU-WALL OVERFLOW
SCALE: N.T.S

04 TYP. ROOF DRAIN
SCALE: N.T.S

05 TYP. DECK DRAIN DETAIL
SCALE: N.T.S



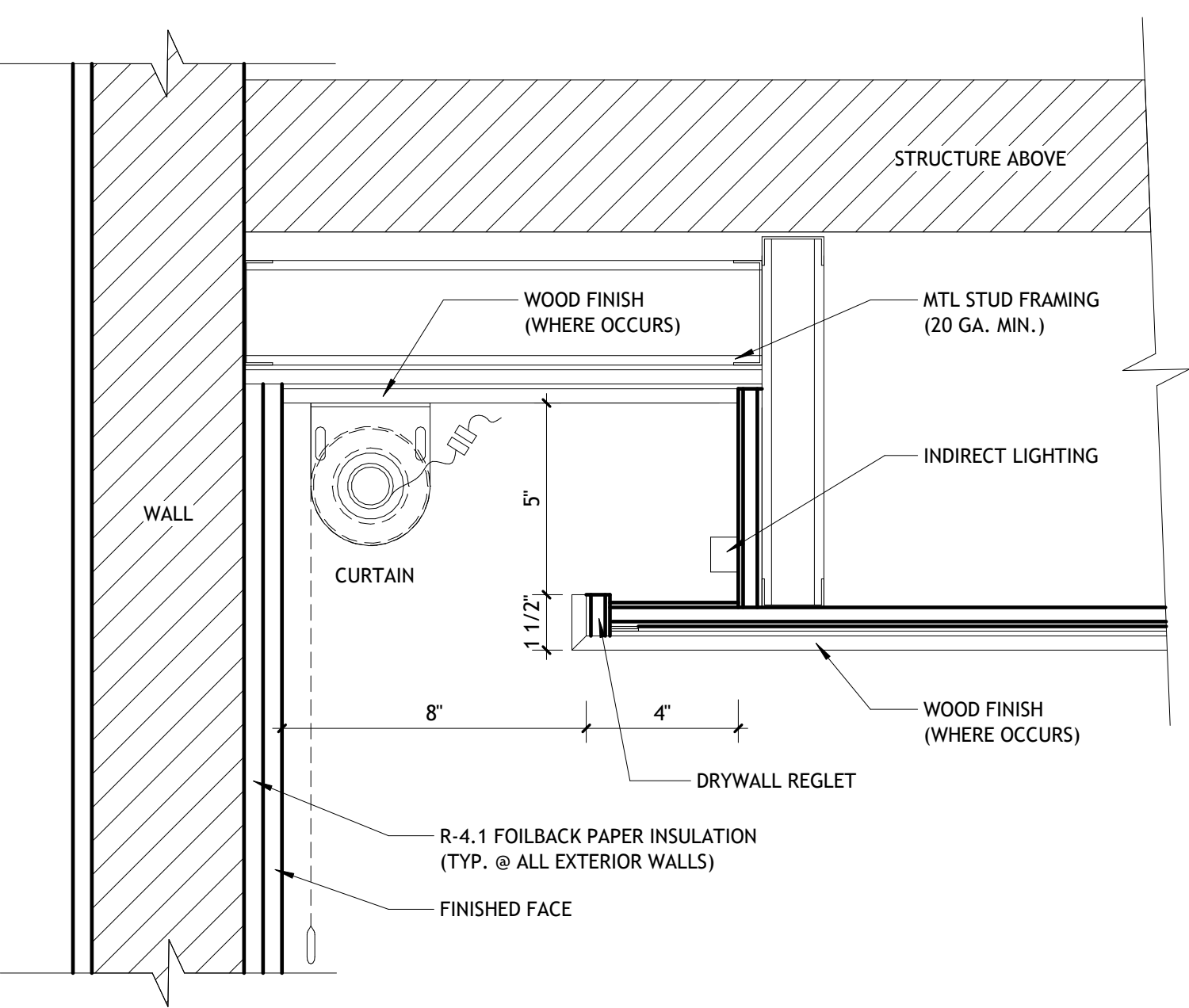
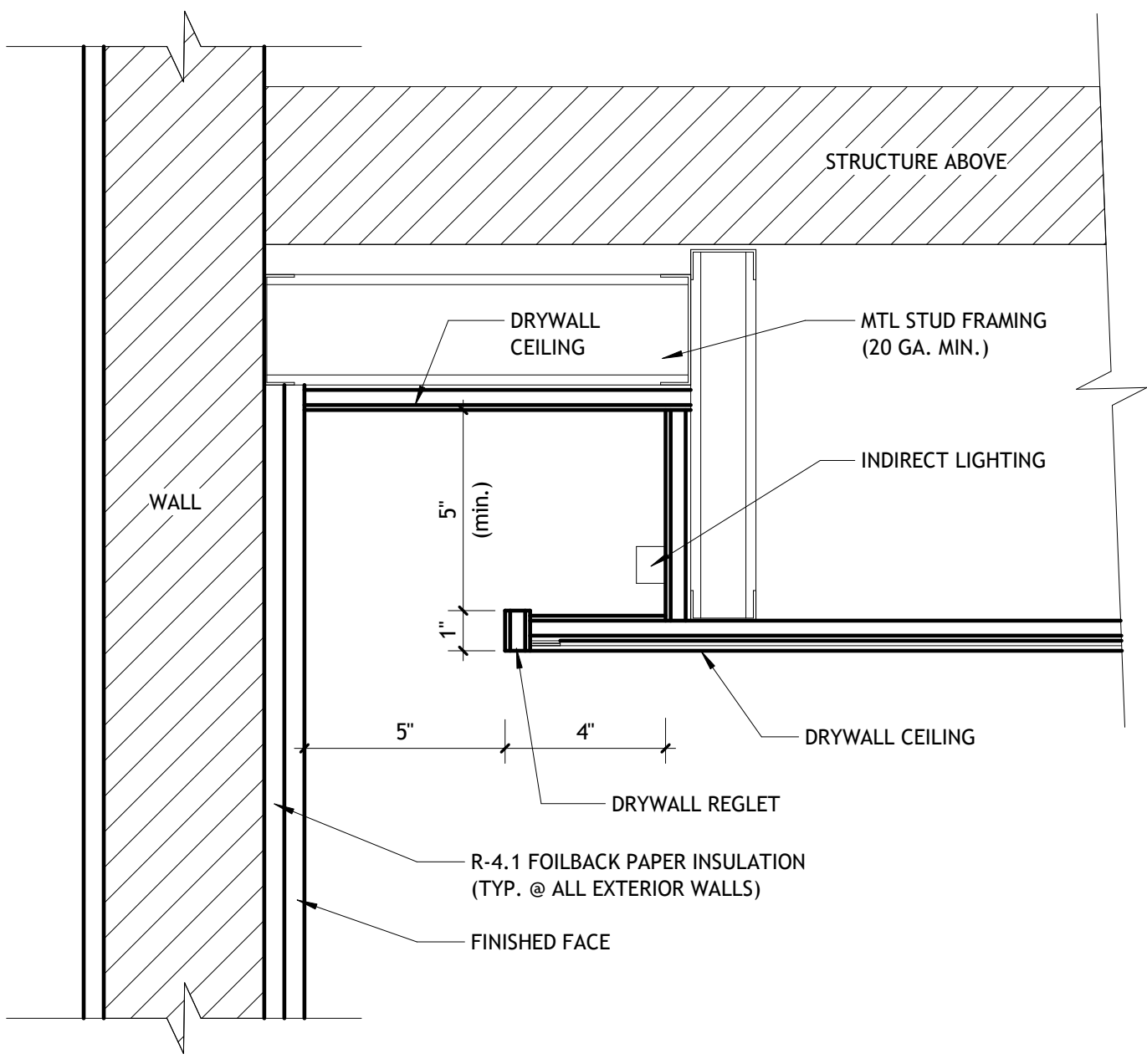
06 TYP. ROOF CAP INSTALLATION
SCALE: N.T.S

07 TYP. TRENCH DRAIN
SCALE: N.T.S

08 TYP. PAVERS DRIVEWAY
SCALE: N.T.S

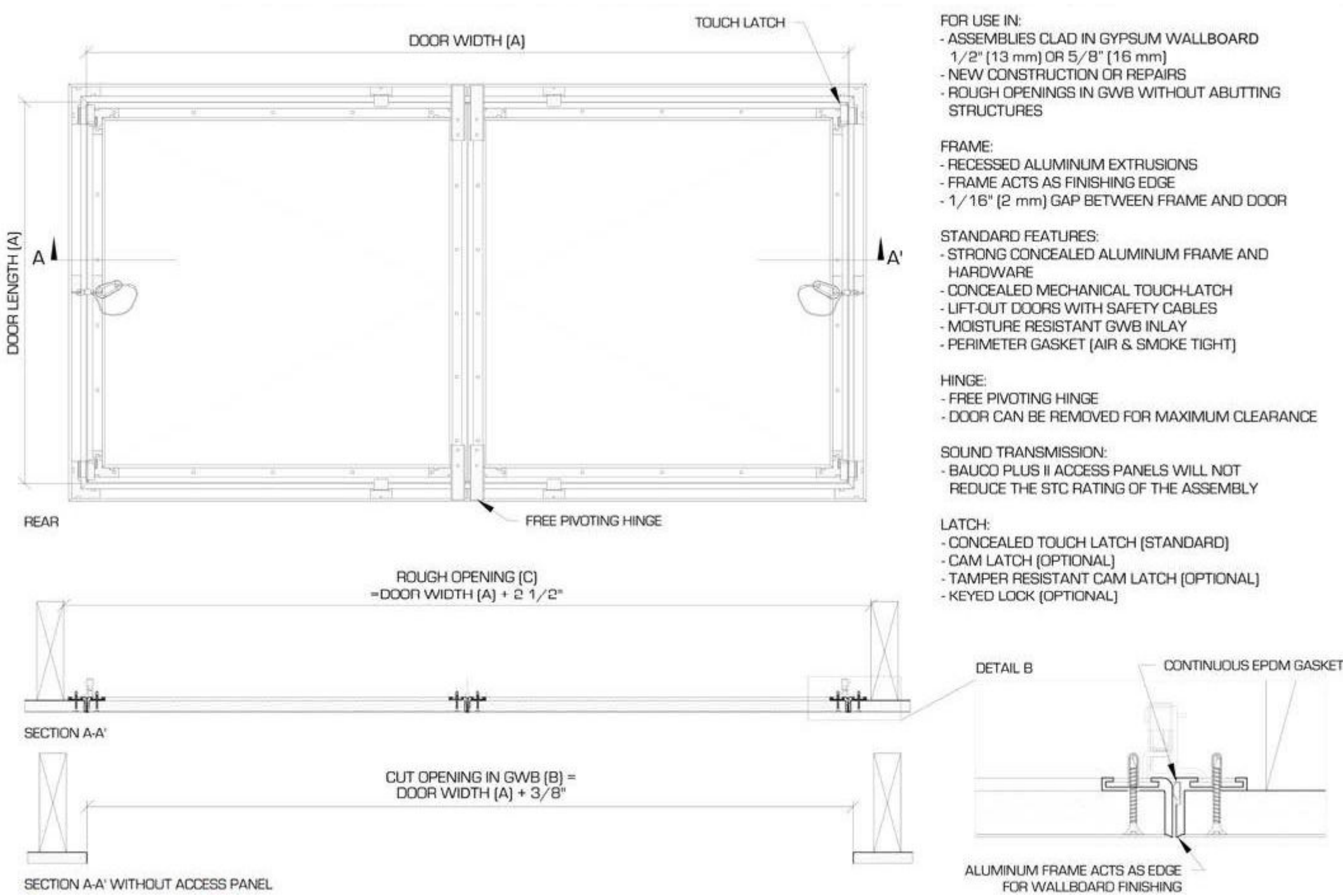
09 TYP. PAVERS CONC
SCALE: N.T.S

10 TYP. PAVERS THICK
SCALE: N.T.S



11 TYP. LIGHT COVE
SCALE: N.T.S

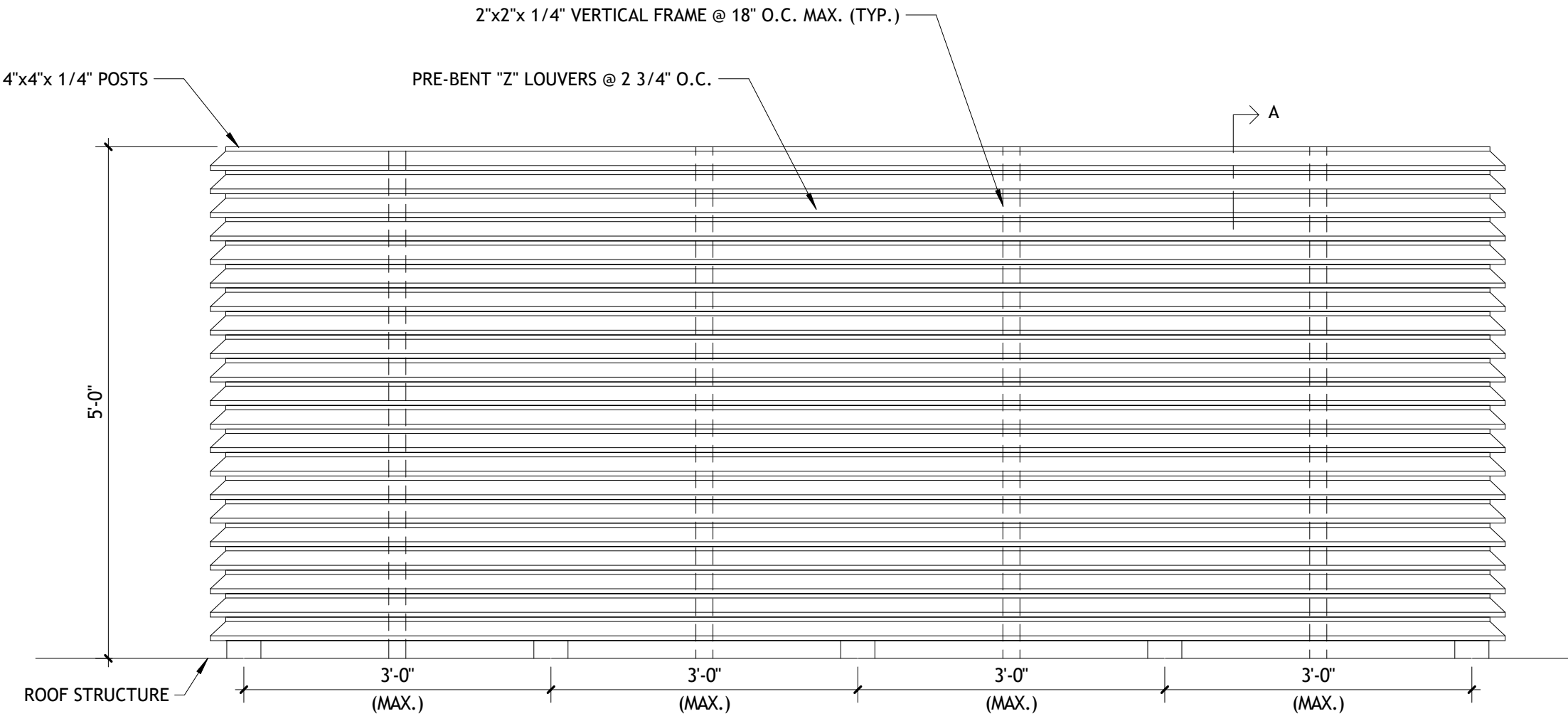
12 TYP. CURTAIN COVE
SCALE: N.T.S



13 TYP. DOUBLE LEAF ACCESS PANEL
SCALE: N.T.S

SHOP DRAWINGS NOTES:

1. REQUIRED SHOP DRAWINGS SHALL BE SUBMITTED TO ARCHITECT FOR REVIEW PRIOR TO FABRICATION.
2. SHOP DRAWINGS SHALL INCLUDE SPECIFICATIONS FOR ALL TIE DOWNS, WELDS, & BOLTED CONNECTIONS.
3. SUBMIT CALCULATIONS FOR REVIEW FOR HIGH-VELOCITY HURRICANE ZONES. INCLUDE ALL APPLICABLE CODES, WIND PARAMETERS, AND DESIGN LOADS.
4. SHOP DRAWINGS SHALL BE SUBMITTED UNDER SEPARATE PERMIT.

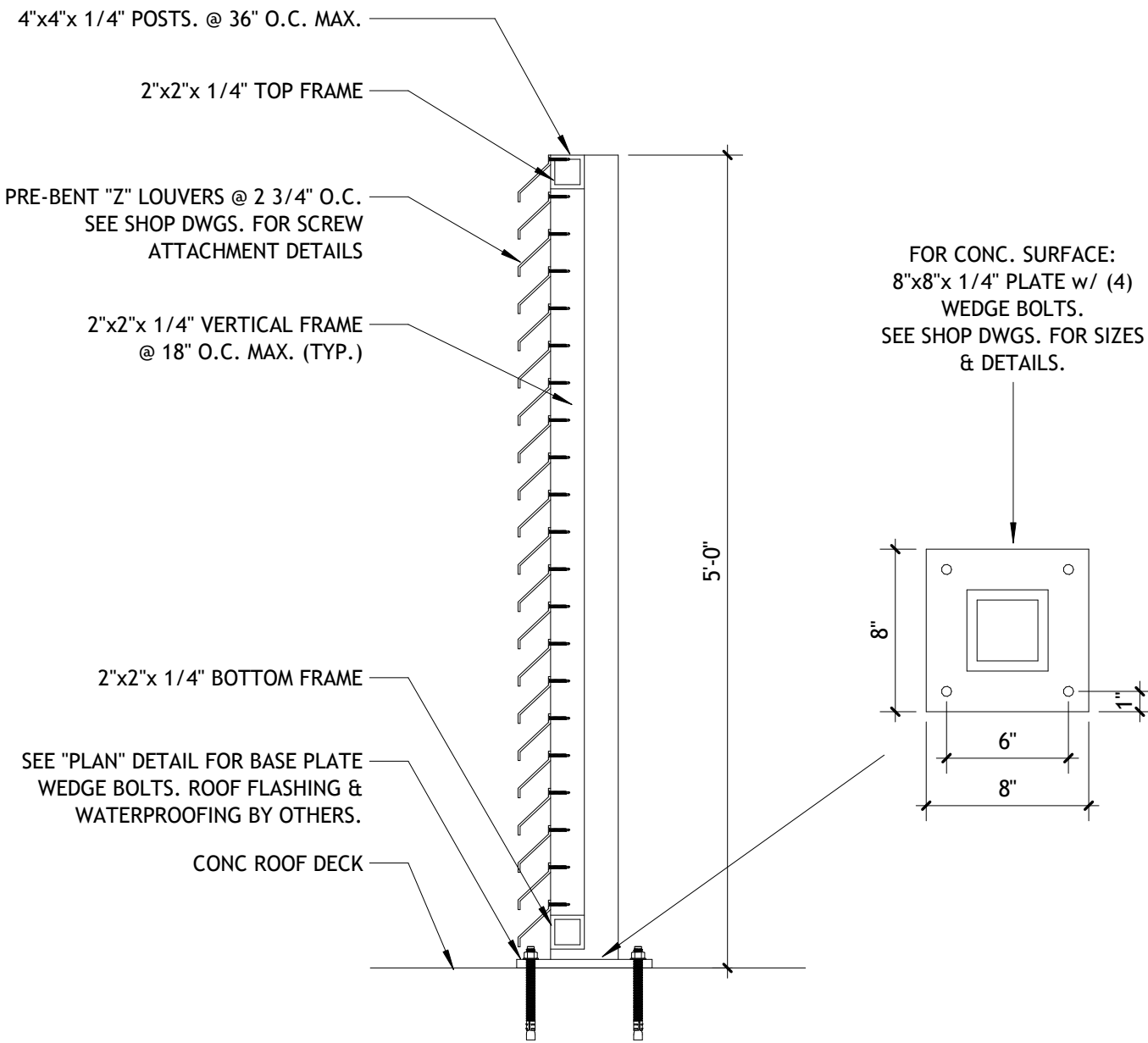


01 TYP. ALUMINUM SCREEN

SCALE: N.T.S

NOTES:

ALL POST ROOFING/FLASHING BY OTHERS

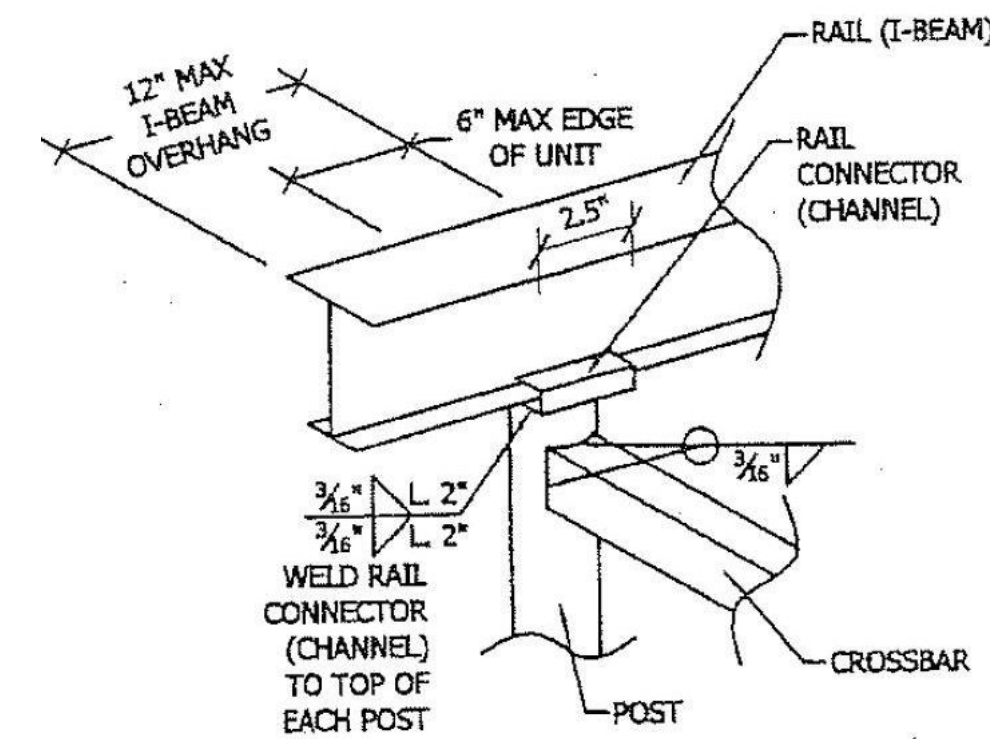
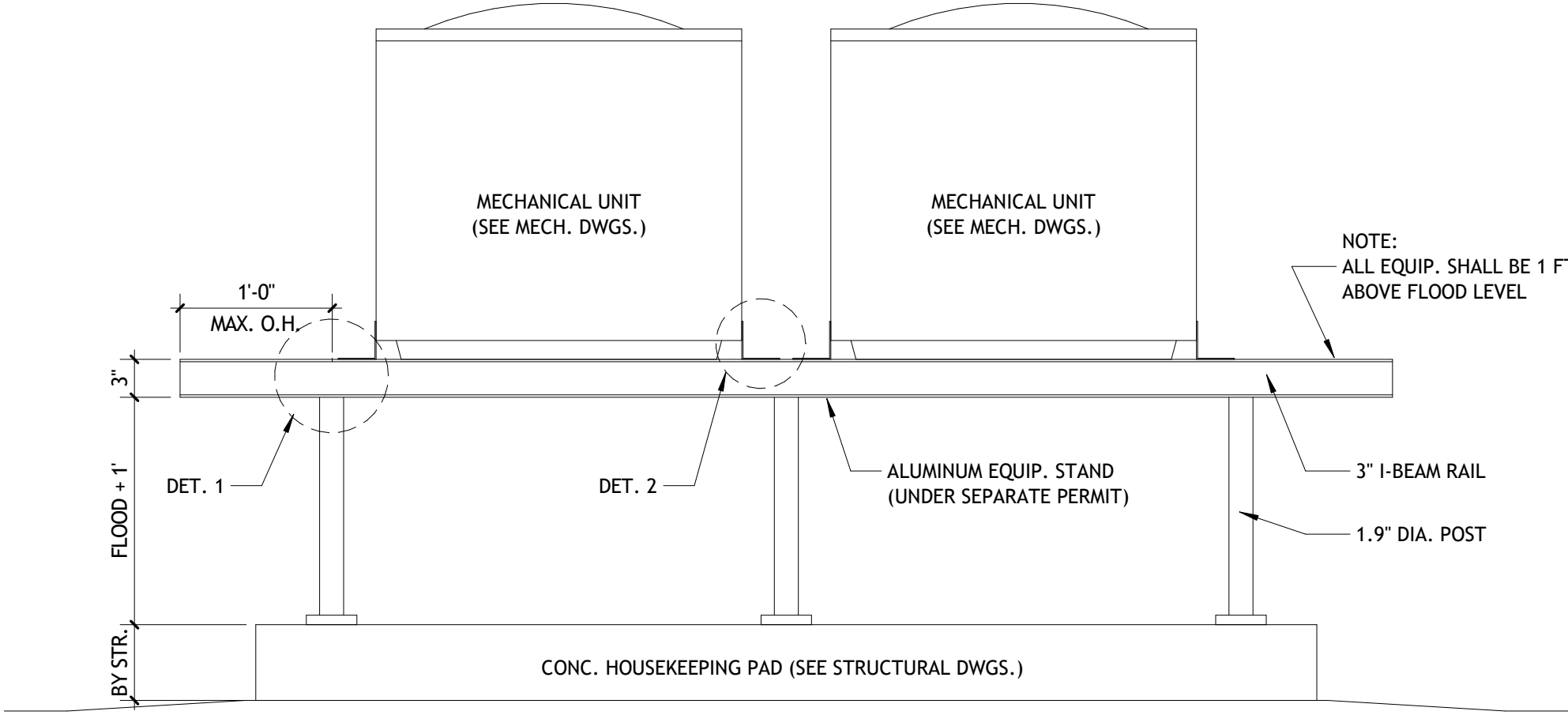


02 TYP. ALUMINUM SCREEN SECTION

SCALE: N.T.S

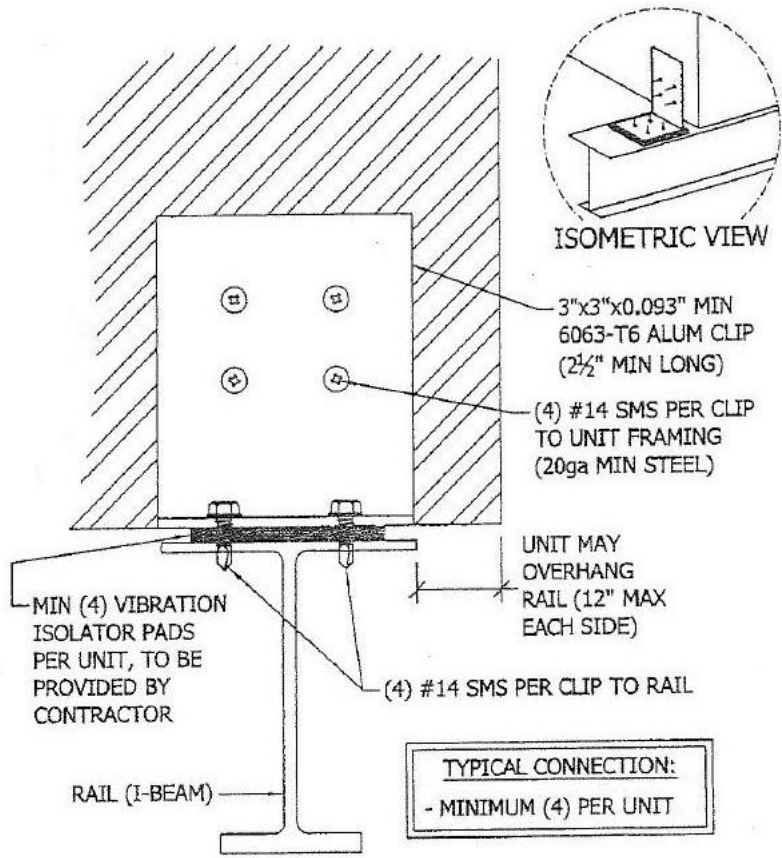
03 TYP. EQUIPMENT STAND

SCALE: N.T.S



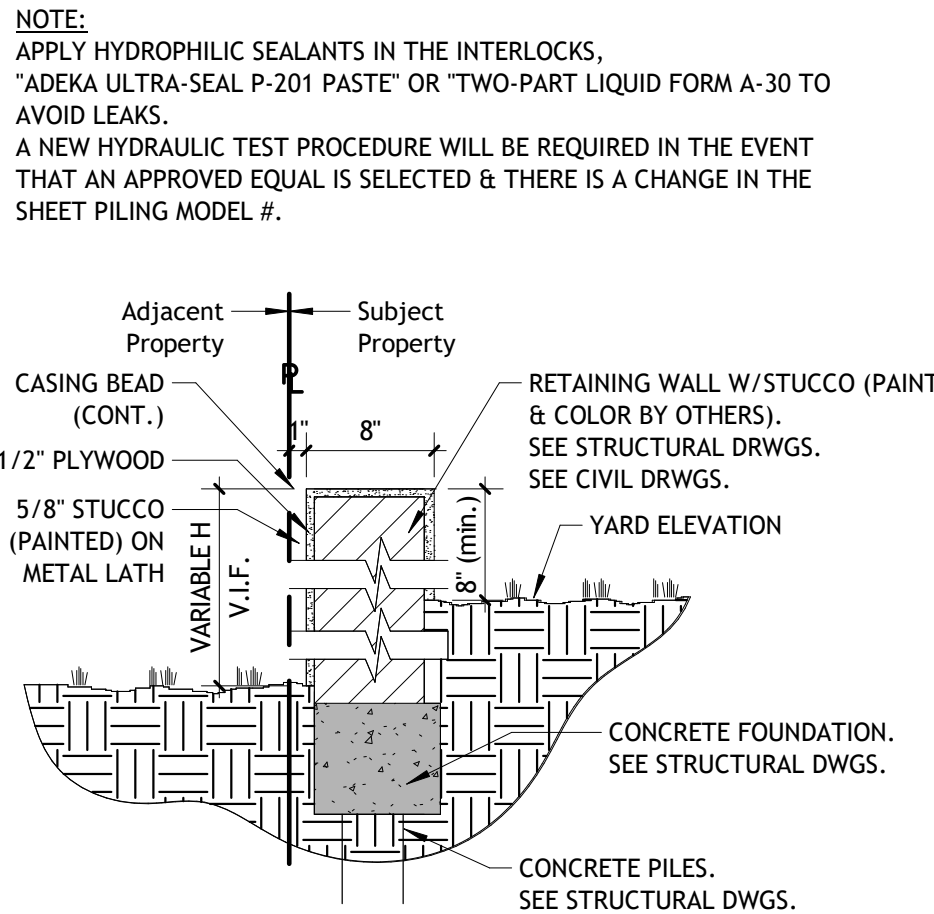
04 TYP. EQUIP. STAND DET. 1

SCALE: N.T.S



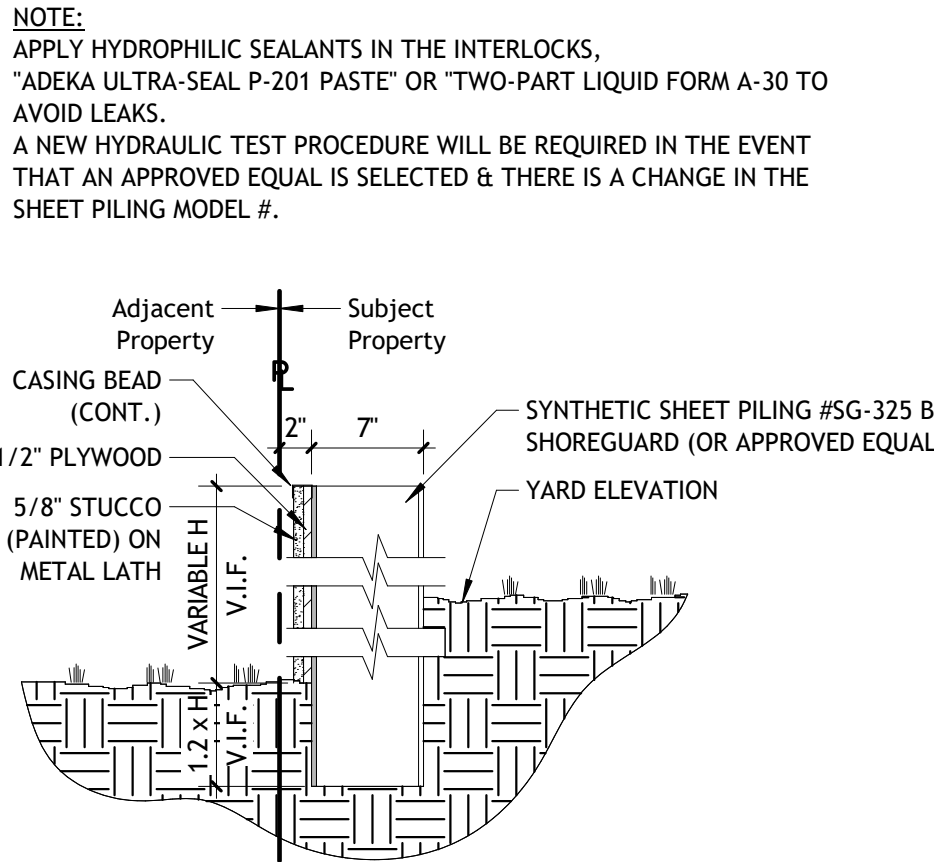
05 TYP. EQUIP. STAND DET. 2

SCALE: N.T.S



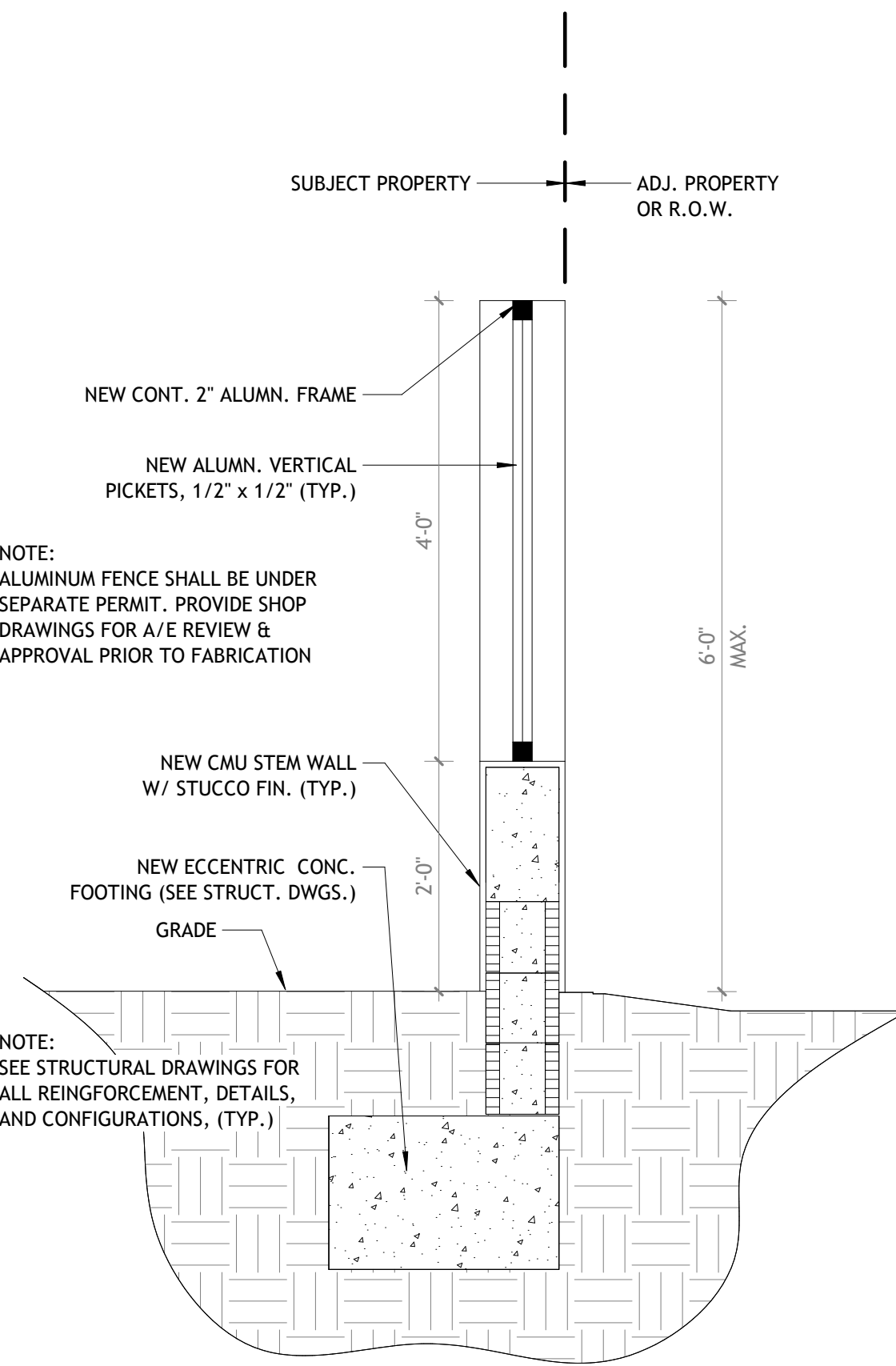
06 TYP. RETAINING WALL

SCALE: N.T.S



07 TYP. SHEET PILING RET. WALL

SCALE: N.T.S

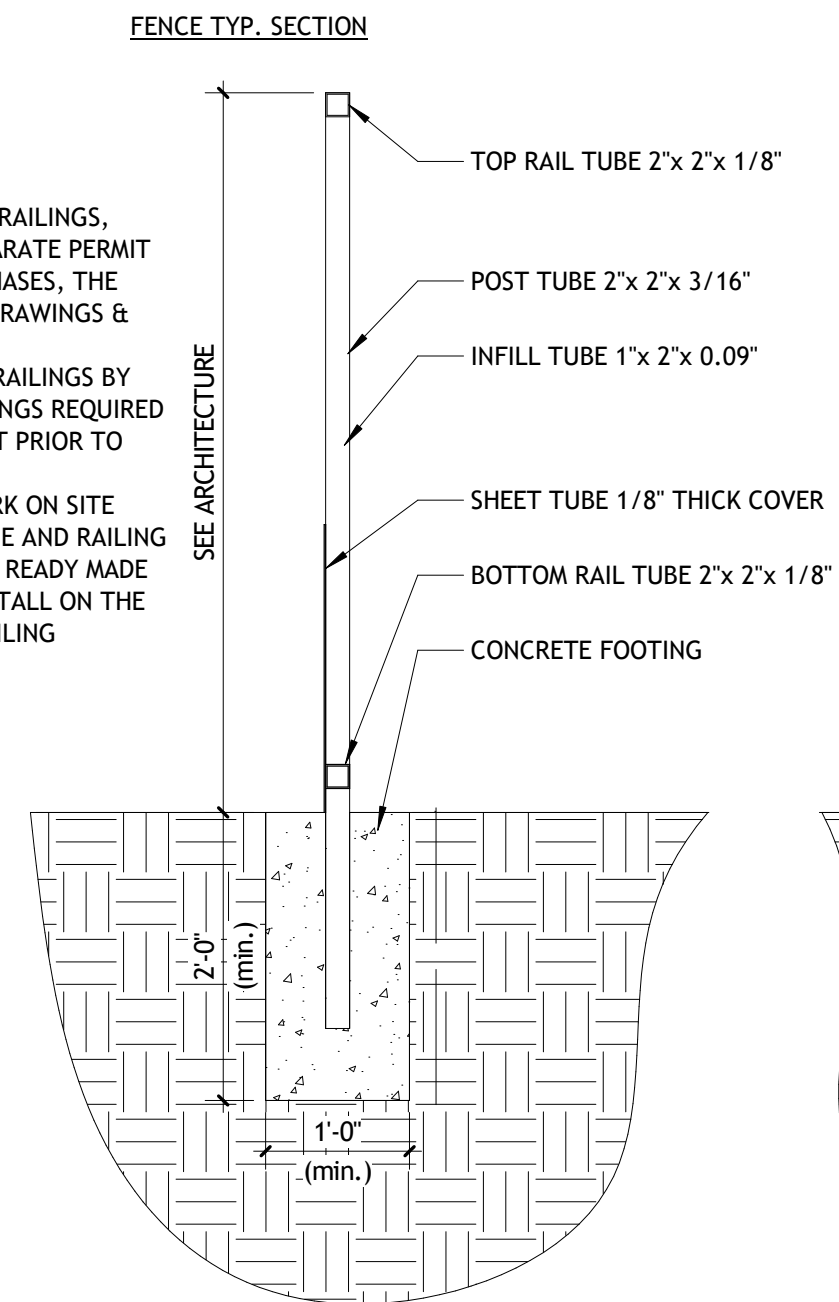


08 TYP. WALL + ALUM. FENCE

SCALE: N.T.S

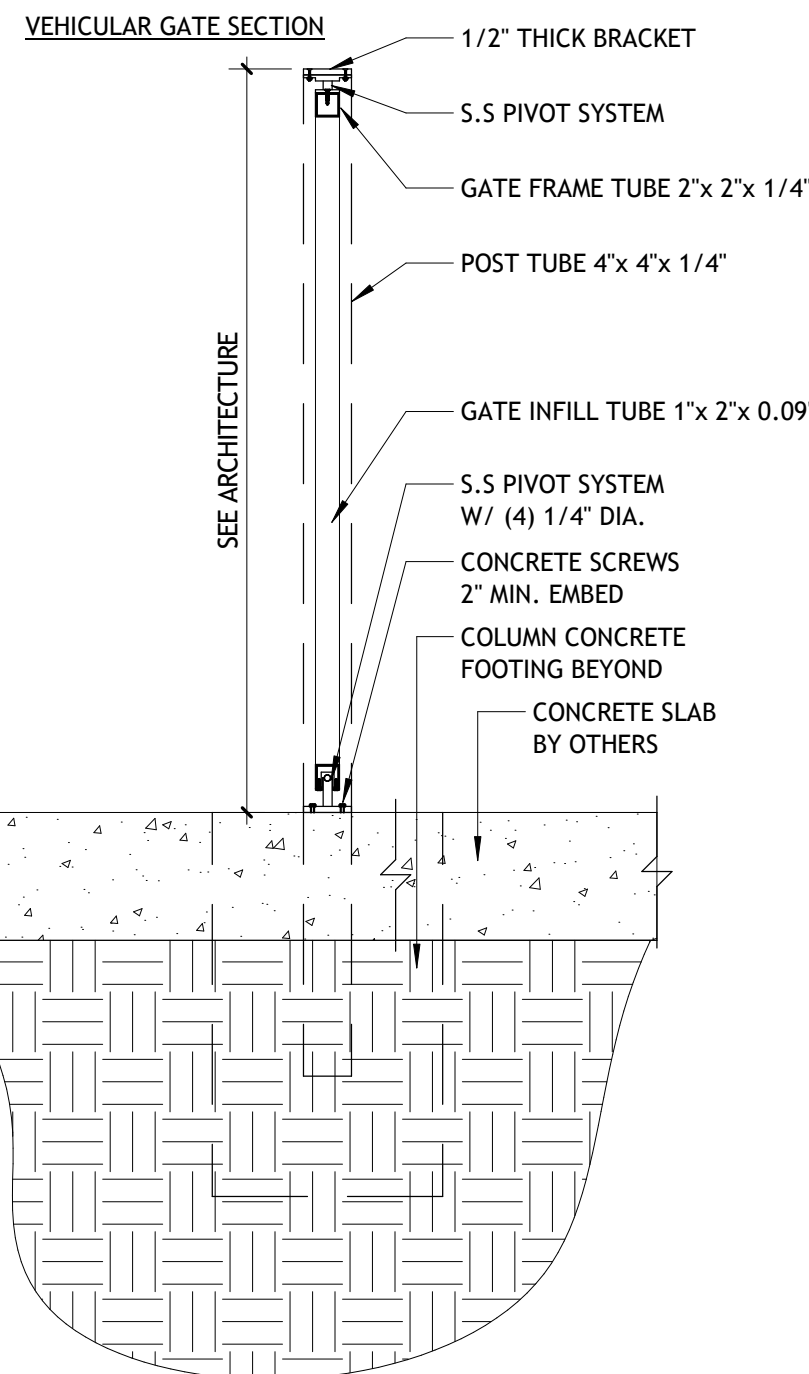
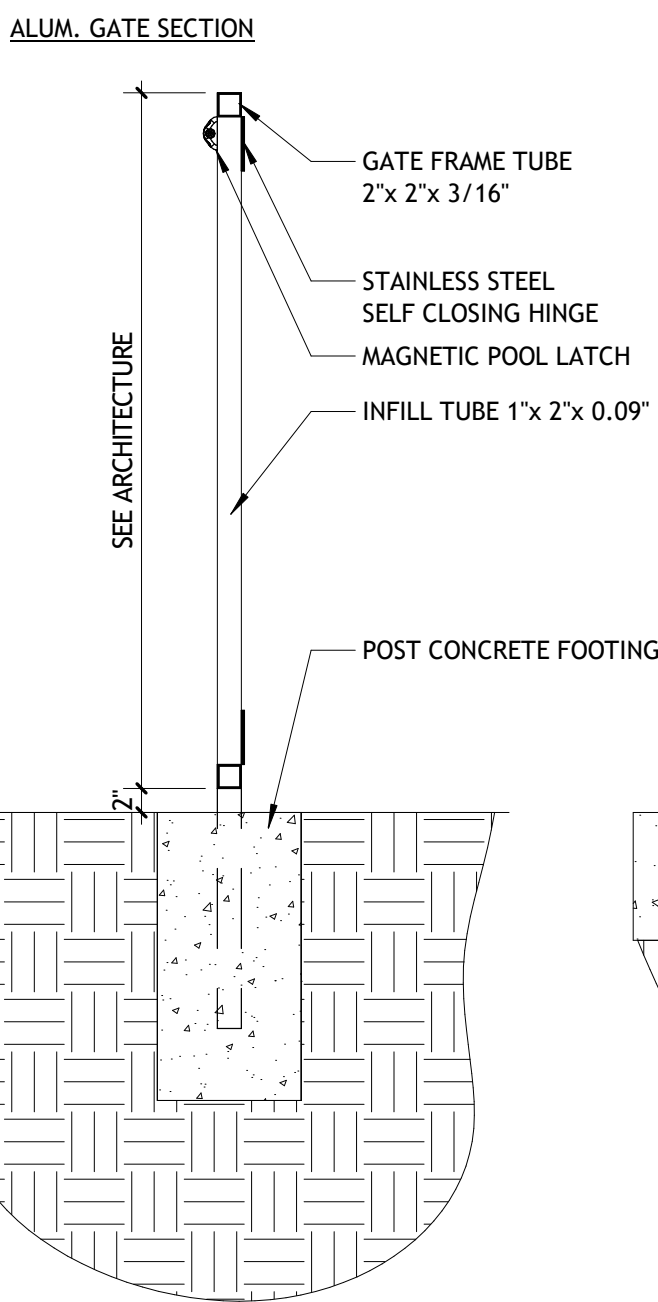
NOTE:

1. FOR FENCES AND RAILINGS, SUBMIT UNDER A SEPARATE PERMIT THE INSTALLATION PHASES, THE SIGNED AND SEALED DRAWINGS & CALCULATIONS.
2. NEW FENCE AND RAILINGS BY OTHERS. SHOP DRAWINGS REQUIRED SUBMIT TO ARCHITECT PRIOR TO FABRICATION.
3. NO WELDING WORK ON SITE SHALL BE DONE. FENCE AND RAILING NEW PIECES SHALL BE READY MADE AND READY TO BE INSTALL ON THE PREMISES. TO ANY RAILING INSTALLATION WORK.



09 TYP. ALUMINUM FENCE

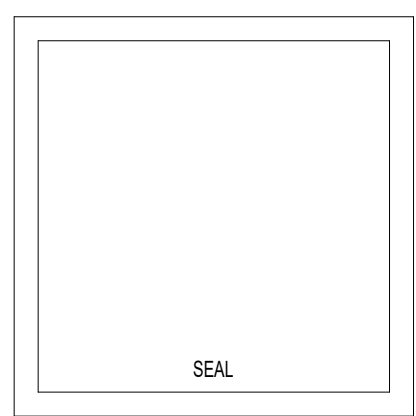
SCALE: N.T.S



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3
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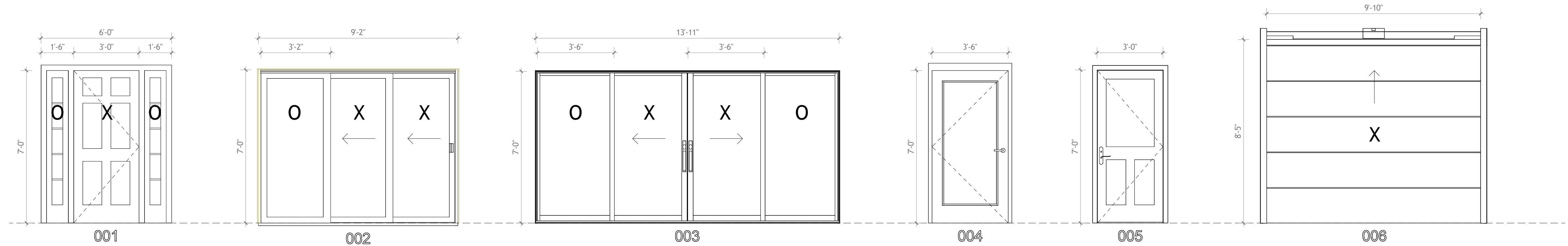
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A-5.4

DETAILS

DOOR SCHEDULE								
ID	QTY	Width	Height	TYPE	HARDWARE	MATERIAL	FIRE RATING	PRODUCT APPROVAL
001	1	3' - 0"	7' - 0"	SWINGWITH FIXED SIDELIGHTS	BY OWNER	H.C. WOOD		UNDER SEPARATE PERMIT
002	1	9' - 2"	7' - 0"	SLIDING	BY OWNER	ALUMINUM		UNDER SEPARATE PERMIT
003	1	14' - 0"	7' - 0"	DOUBLE SLIDING	BY OWNER	ALUMINUM		UNDER SEPARATE PERMIT
004	2	3' - 6"	7' - 0"	SWING	BY OWNER	ALUMINUM		UNDER SEPARATE PERMIT
005	1	3' - 0"	7' - 0"	SWING	BY OWNER	ALUMINUM		UNDER SEPARATE PERMIT
006	1	9' - 10"	8' - 2"	ROLL-UP GATE	BY OWNER	ALUMINUM		UNDER SEPARATE PERMIT



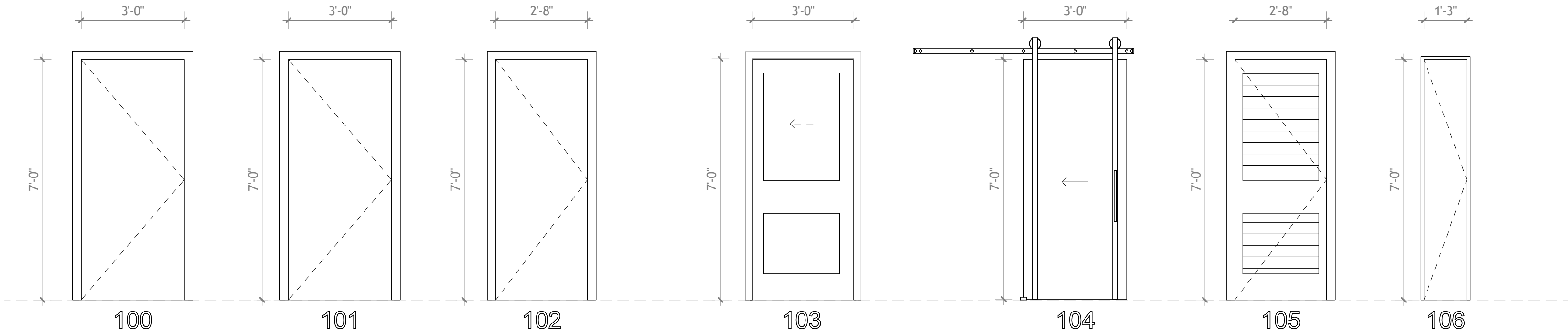
DOOR TYPE LEGEND

SW-H SWING (HINGE)
SW-P SWING (PIVOT)
BF BI-FOLD
PD POCKET
SL SLIDING
OH OVERHEAD
GAR GARAGE
CM CUSTOM

SYMBOL LEGEND

O = FIXED PANEL OR LEAF
X = OPERABLE PANEL OR LEAF

DOOR SCHEDULE								
ID	QTY	Width	Height	TYPE	HARDWARE	MATERIAL	FIRE RATING	PRODUCT APPROVAL
100	1	3' - 0"	7' - 0"	SWING	BY OWNER	WOOD	20 MIN	n/a
101	4	3' - 0"	7' - 0"	SWING	BY OWNER	H.C. WOOD		n/a
102	3	2' - 8"	7' - 0"	SWING	BY OWNER	H.C. WOOD		n/a
103	1	3' - 0"	7' - 0"	POCKET	BY OWNER	WOOD		n/a
104	2	3' - 0"	7' - 0"	POCKET/BARN	BY OWNER	H.C. WOOD		n/a
105	2	2' - 8"	7' - 0"	SWING	BY OWNER	WOOD	intumescent paint finish	n/a
106	1	1' - 3"	7' - 0"	SWING	BY OWNER	WOOD		n/a



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0016/52

3
DESIGN
ARCHITECTURE

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SEAL

REMODELING AND ADDITION

AT:

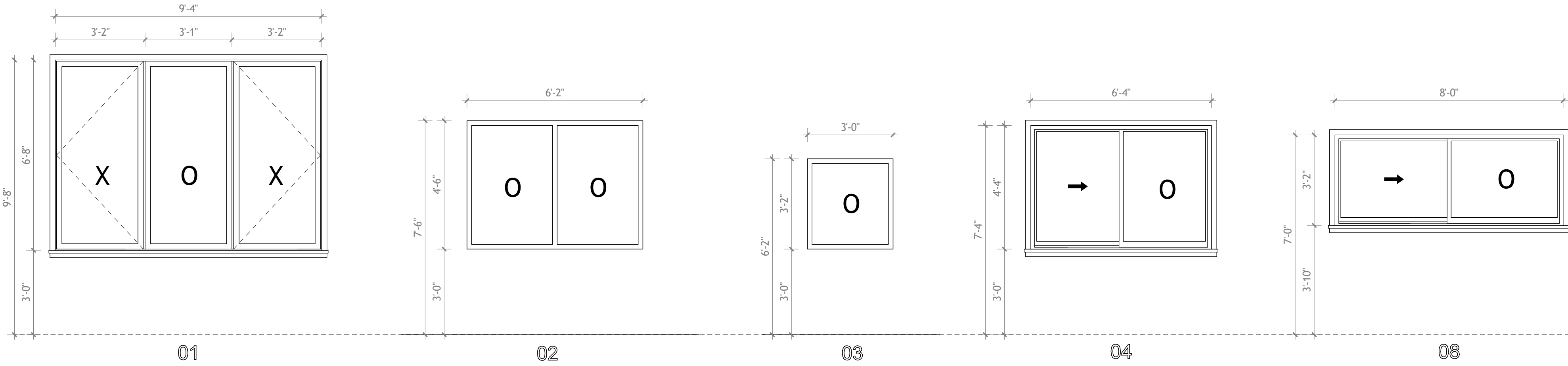
927 TYLER STREET
HOLLYWOOD, FL 33019

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A-6.0

DOOR SCHEDULE



WINDOW SCHEDULE								
ID	QTY.	SIZE		SILL HEIGHT	TYPE	METERIAL	GLAZING TYPE	PRODUCT APPROVAL #
		Width	Height					
01	1	9' - 4"	6' - 8"	1' - 4"	CASEMENT-FIXED	ALUMINUM	HIGH IMPACT - RESISTANT CLEAR GLAZING	UNDER SEPARATE PERMIT
02	2	6' - 2"	4' - 6"	2' - 6"	FIXED	ALUMINUM	HIGH IMPACT - RESISTANT CLEAR GLAZING	UNDER SEPARATE PERMIT
03	6	3' - 0"	3' - 2"	3' - 0"	FIXED	ALUMINUM	HIGH IMPACT - RESISTANT CLEAR GLAZING	UNDER SEPARATE PERMIT
04	1	6' - 4"	4' - 4"	2' - 8"	SLIDING	ALUMINUM	HIGH IMPACT - RESISTANT CLEAR GLAZING	UNDER SEPARATE PERMIT
05	2	4' - 6"	4' - 4"	2' - 8"	FIXED	ALUMINUM	HIGH IMPACT - RESISTANT CLEAR GLAZING	EXISTING
06	1	3' - 0"	3' - 6"	3' - 4"	FIXED	ALUMINUM	HIGH IMPACT - RESISTANT CLEAR GLAZING	EXISTING
07	1	8' - 10"	3' - 6"	3' - 4"	FIXED	ALUMINUM	HIGH IMPACT - RESISTANT CLEAR GLAZING	EXISTING
08	1	8' - 0"	3' - 2"	3' - 10"	SLIDING	ALUMINUM	HIGH IMPACT - RESISTANT CLEAR GLAZING	UNDER SEPARATE PERMIT

SYMBOL LEGEND

O

=

FIXED PANEL OR LEAF

X

=

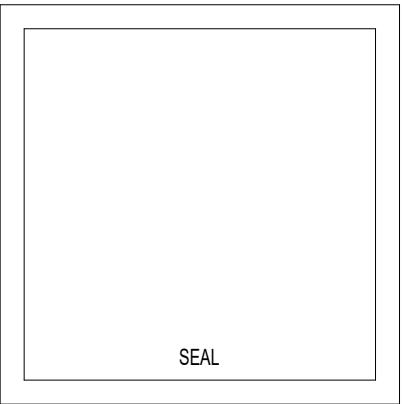
OPERABLE PANEL OR LEAF

AA0003669
ANTHONY LEON
0016752

3DESIGN
ARCHITECTURE

3260 Northwest 7th Street, Miami, FL 33125

P: 305.438.9377 | F: 305.438.9379



REMODELING AND ADDITION

AT:

927 TYLER STREET
HOLLYWOOD, FL 33019

REVISIONS:

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A-6.1

WINDOW SCHEDULE



AAC0003569
ANTHONY LEON
0016/52

3
DESIGN
ARCHITECTURE

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SEAL

REMODELING AND ADDITION
AT:
927 TYLER STREET
HOLLYWOOD, FL 33019

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A-7.0

IMAGES



ARCHITECT'S CONCEPT DRAWING FOR ILLUSTRATIVE PURPOSES ONLY. NOT TO BE USED FOR CONSTRUCTION OR SHOP DRAWING PRODUCTION.

AA0003569
ANTHONY LEON
0016152

3
DESIGN
ARCHITECTURE

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SEAL

REMODELING AND ADDITION

AT:

927 TYLER STREET
HOLLYWOOD, FL 33019

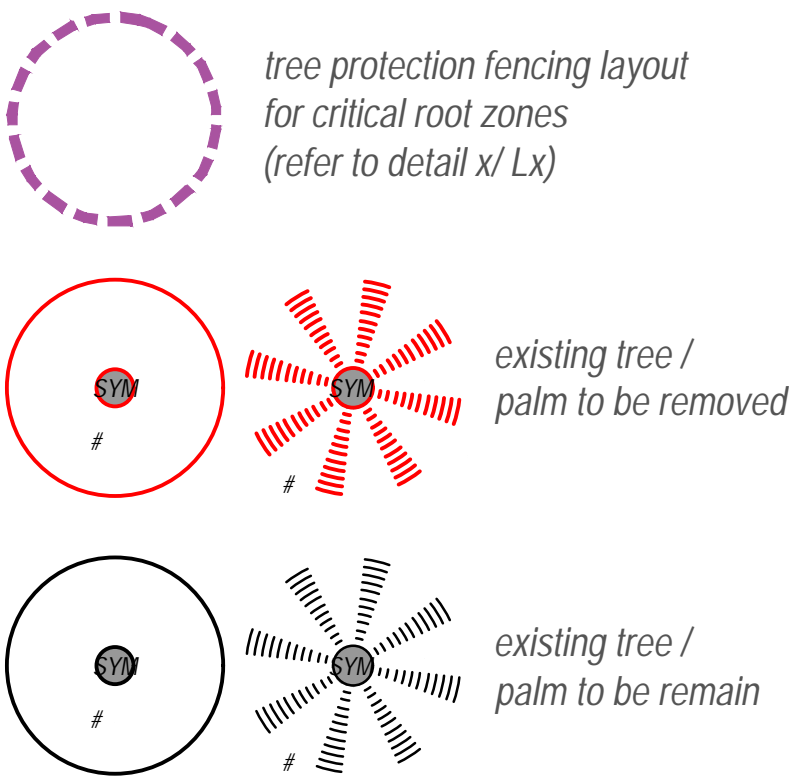
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A-7.1

IMAGES

PLAN LEGEND



NOTE: trees shown in "RED" are scheduled to be removed per schedule below
NOTE: refer to sheet L1 for materials in the proposed plan

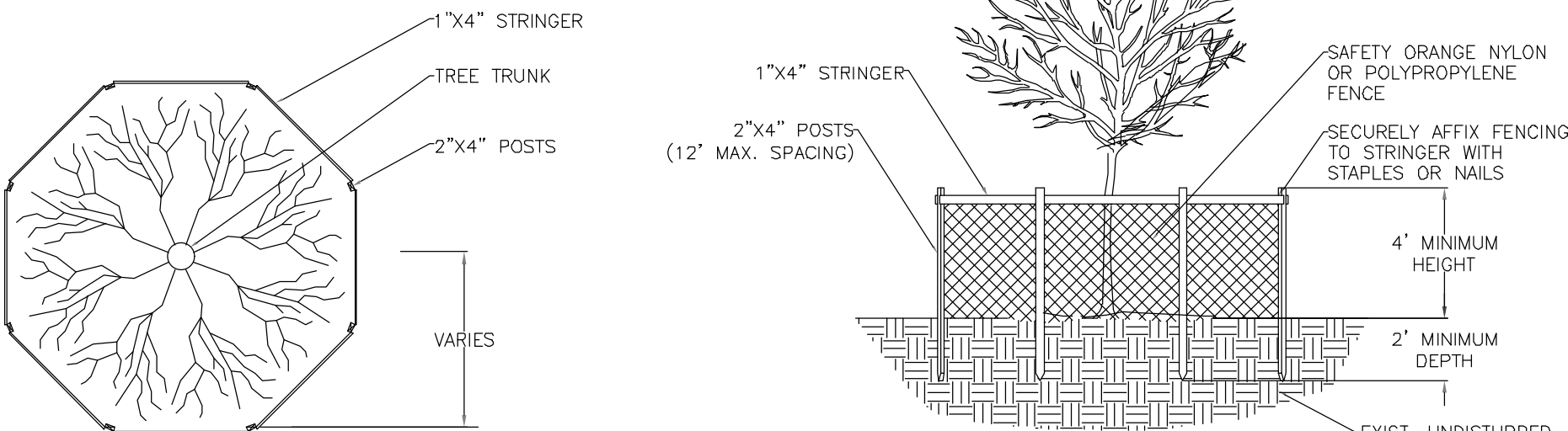
MITIGATION STRATEGY

TREE REMOVAL / REPLACEMENT SCHEDULE	required (sf)	provided (sf)
existing tree canopy	694 sf	
existing trees to be removed (sf x 1.5) =	85 sf	128
palms removed	0	n/a
required tree mitigation	15"	0"

NOTE: ADDITIONAL mitigation is required at 1:1, for 2 palms removed After the Fact and provide 2 replacement palms on the Landscape plan. Palms must have 8' Clear Trunk minimum.

*refer to sheet L1 and L2 for proposed planting plans specifications

TREE PROTECTION DETAILS



TOP VIEW / PLAN

DETAIL NOTES:

- barricade circle to be centered on tree trunk(s), for groups of trees, place barricades between trees and construction activity.
- tree protection barricades shall be located to protect existing, relocated and new trees in construction areas. the protective barrier shall be placed around the tree at a distance 6 feet from the tree trunk or at the canopy drip line. whichever is greater or as shown on landscape plan.
- for alternative details, contractor shall submit shop drawings for city and landscape architect's approval prior to execution. otherwise, penalties / cost incurred will be the responsibility of the contractor.

SECTION

TREE DISPOSITION SCHEDULE

DISPO LIST LEGEND: = Trees to be removed and mitigated
 = Trees to remain "ON SITE"

Tree #	Common Name	Scientific Name	DBH (inches)	Condition	Number of stems	Height (feet)	Spread (feet)	Canopy (square feet)	Exempt? (y/n)	Specimen? (y/n)	Comments
1	Mango Tree	Mangifera indica	7	Fair	1	15	6	28.26	n	n	remove pest potentials
2	Mango Tree	Mangifera indica	5	Fair	1	10	6	28.26	n	n	remove pest potentials
3	Mango Tree	Mangifera indica	3	Fair	1	6	6	28.26	n	n	remove pest potentials
4	Robellini Palm	Phoenix roebelenii	3	Good	2	10	10	78.5	n	n/a	n/a
5	Robellini Palm	Phoenix roebelenii	3	Good	2	10	10	78.5	n	n/a	n/a
6	Royal Palm	Roystonea regia	18	Good	1	38	12	113.04	n	n/a	n/a
7	Royal Palm	Roystonea regia	18	Fair	1	46	12	113.04	n	n/a	swale / street trees
8	Royal Palm	Roystonea regia	18	Good	1	42	12	113.04	n	n/a	swale / street trees
9	Royal Palm	Roystonea regia	18	Fair	1	38	12	113.04	n	n/a	swale / street trees

Mitigation Removals (sqft) - palms not counted and are replaced 1 for 1 =

n/a

total canopy on site =

693.94

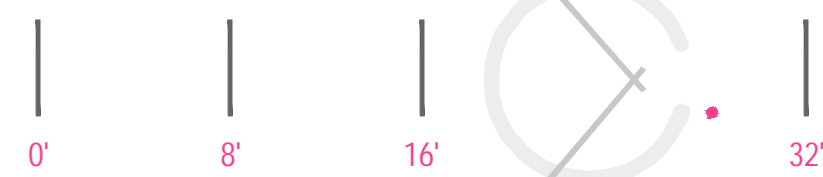
total canopy removed (sqft) =

84.78

*refer to L1 for proposed mitigation for this sqft

DISPOSITION PLAN

DRAWING SCALE AND NORTH ARROW:



SCALE: 1"=8'-0" or 1/8"=1'-0"

NORTH

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L0

DRAWING DATE: 07.22.2025



LA #2047

C. Right Studios

Corey R. Seltenright
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HOME RENOVATION
FOR:
927 TYLER STREET
HOLLYWOOD, FL 33019

REVISIONS:

REV 01 06.19.2025

REV 02 07.22.2025

existing structure to be removed
*refer to architect's demo plan (typ)

blue lines indicate proposed conditions
*refer to sheet L1 for proposed conditions

SITE CALCULATIONS TABLE

total site	12,800 sf	
arch interiors	3,235 sf	
total landscape area / open space	9,565 sf	
pervious landscape area	6,291 sf	65%
non-pervious surface	3,274 sf	35%

MITIGATION STRATEGY

TREE REMOVAL / REPLACEMENT SCHEDULE	required (sf)	provided (sf)
existing tree canopy	694 sf	
existing trees to be removed	85 sf	15"
(sf x 1.5)	=	128
palms removed	0	n/a
required tree mitigation	128 sf	150 sf

NOTE: ADDITIONAL mitigation is required at 1:1, for 2 palms removed After the Fact and provide 2 replacement palms on the Landscape plan. Palms must have 8" Clear Trunk minimum.
*see plan symbol (MP) for provided mitigation palms as noted

*refer to sheet L3 for full proposed planting specifications

LANDSCAPE REQUIREMENTS

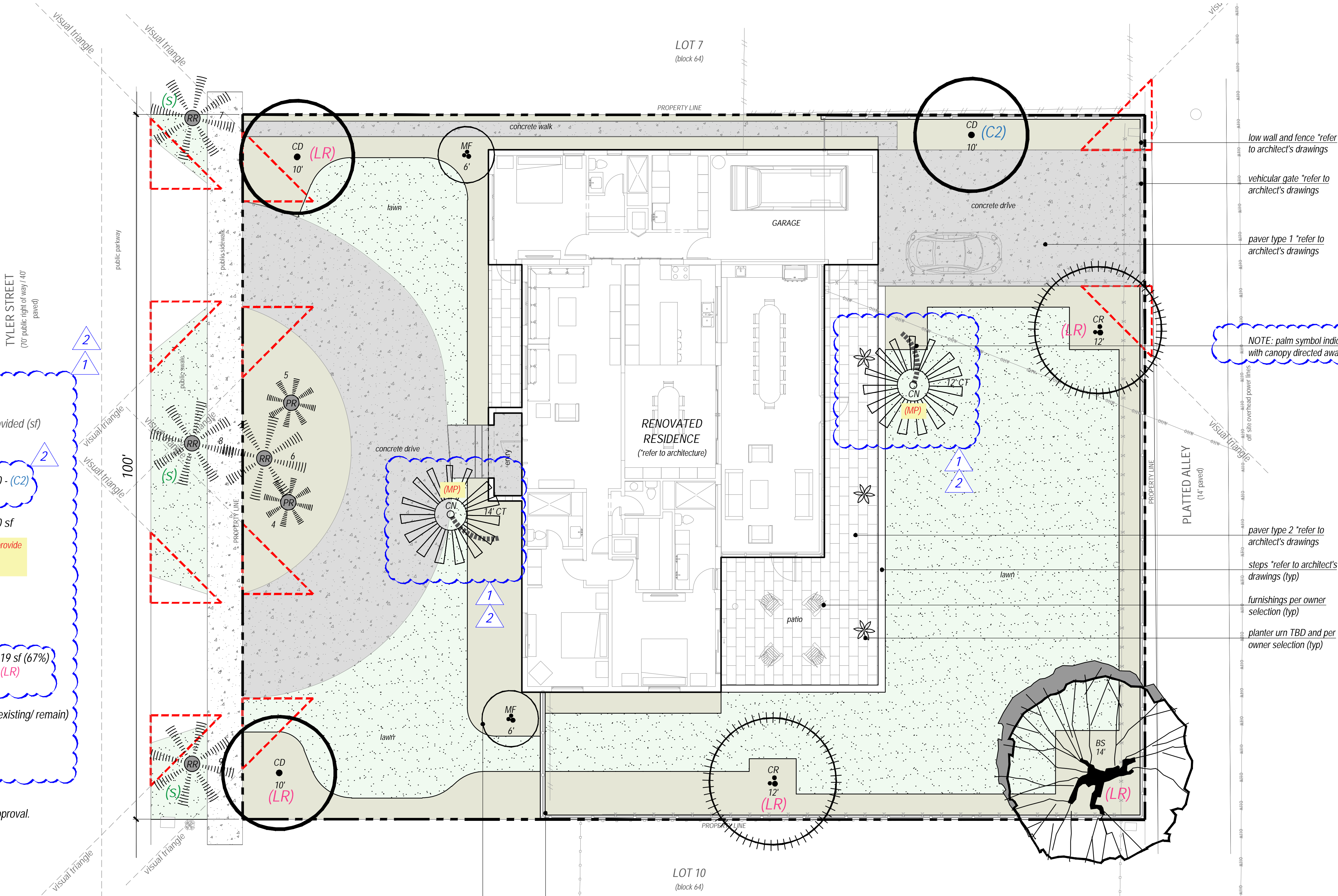
open space front yard (20% of 4,208 sf)	842 sf	2,819 sf (67%)
shade trees (1 per 1250 sf front & 1 per rear lot)	4	5 - (LR)
shrubs (25 per front and rear open space)	25	27
street tree requirement (1per 50 LF)	= (S)	2
		3 (existing/ remain)
native shade trees (60%required)	3	5
native shrubs (50% required)	14	27

NOTES:
No landscape substitutions shall be made without the City of Hollywood approval.

CANOPY PLANT LEGEND

QTY	SYM	Botanical Name	Common Name	Native - y/n	Specifications
1	BS	Bursera simaruba	Gumbo Limbo	y	FG specimen, 8" min. DBH, 16' ht x 10' sp min. (LA Approval)
2	CN	Cocos nucifera	Coconut Palm	y	FG, 10" min. DBH (hts in clear trunk noted on plan)
3	CD	Coccoloba diversifolia	Pigeon Plum	y	45 gal, 2"-3" min. DBH, 10' ht x 4' sp min.
2	CR	Clusia rosea	Autograph Tree / Pitch Apple	y	200 gal, 3" min. DBH, 12'ht, 6' min. sp
2	MF	Myrcianthes fragrans	Simpson Stopper	y	45 gal, 2"-3" min. DBH, 6'-8' ht x 4' sp min.

NOTE: refer to sheet L3 for full plant list and specifications associated with this plan. *refer to subsequent sheets L2 for shrub and understory plantings



low wall and fence *refer to architect's drawings

vehicular gate *refer to architect's drawings

paver type 1 *refer to architect's drawings

NOTE: palm symbol indicates curved trunk with canopy directed away from structure

paver type 2 *refer to architect's drawings

steps *refer to architect's drawings (typ)

furnishings per owner selection (typ)

planter urn TBD and per owner selection (typ)

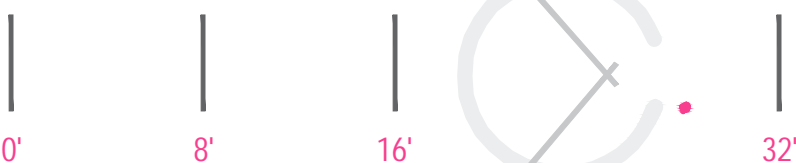
MATERIALS PLAN LEGEND

paver type 1 - concrete (refer to arch dwgs.) (2,232 sf)	landscape areas (refer to sheet L2) (2,479 sf)
paver type 2 - patio finish (refer to arch dwgs.) (817 sf)	lawn / sod (refer to sheet L2) (3,720 sf) - on site (439 sf) - off site

contractor to ensure (MF)s proposed near house are to be planted a min. distance of 6' away from face of structure wall, fence and gate. *refer to architect's drawings

SITE MATERIALS AND CANOPY PLAN

DRAWING SCALE AND NORTH ARROW



SCALE: 1"=8'-0" or 1/8"=1'-0"

NORTH



LA #2047

DRAWINGS BY: LANDSCAPE ARCHITECT

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P. Right Studios, Inc.
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HOME RENOVATION
FOR:
927 TYLER STREET
HOLLYWOOD, FL 33019

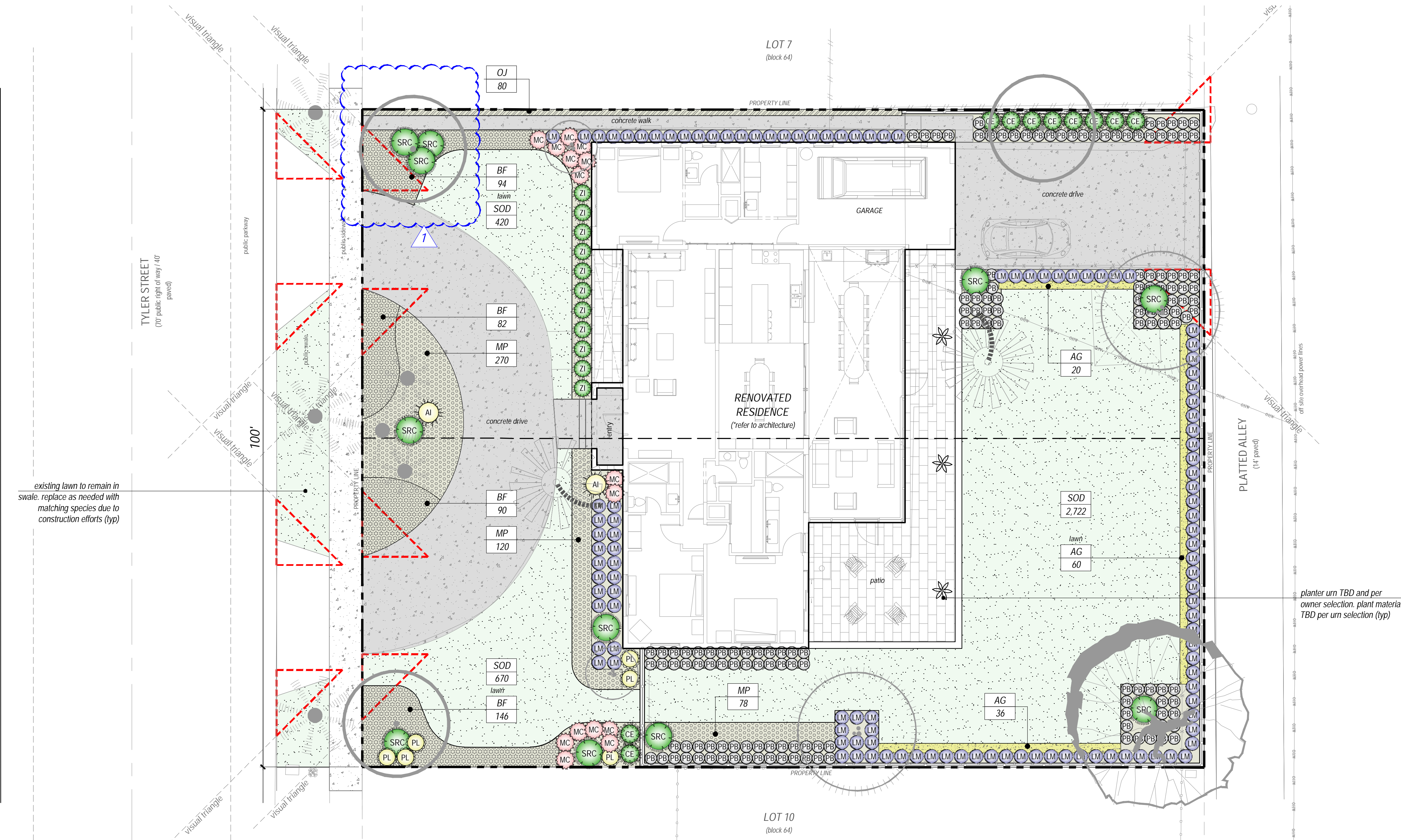
REVISIONS:

REV 01 06.19.2025
REV 02 07.22.2025

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L1

DRAWING DATE: 07.22.2025

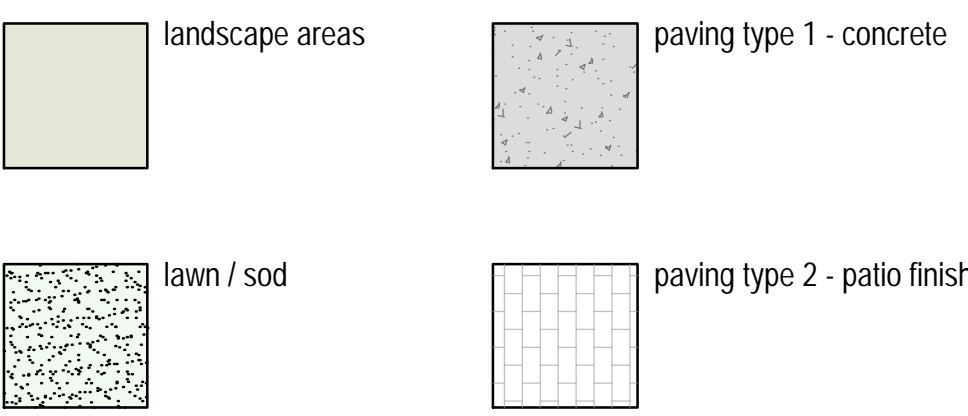


UNDERSTORY PLANT LEGEND

SHRUBS				
QTY	SYM	Botanical Name	Common Name	Native - y/n
10	CE	Conocarpus erectus	Green Buttonwood	y
6	PL	Psychotria ligustrifolia	Bahama Wild Coffee	y
11	SRC	Serenoa repens 'Cinera'	Silver Saw Palmetto	y
11	ZI	Zamia integrifolia	Coontie Palm	y
ACCENTS AND GRASSES				
QTY	SYM	Botanical Name	Common Name	Specifications
2	AI	Alcantarea imperialis	Imperial Bromeliad	n
80	OJ	Ophiopogon japonicus	Mondo Grass	n
116	LM	Liriope muscari	Big Blue Lilyturf	n
15	MC	Muhlenbergia capillaris	Pink Muhly Grass	y
147	PB	Philodendron burle-marxii	Burle Marx Philodendron	y
GROUNDCOVERS and VINES				
QTY	SYM	Botanical Name	Common Name	Specifications
116	AG	Arachis glabrata	Perennial Peanut	y
412	BF	Bulbine frutescens	Peach Bulbine	n
468	MP	Mimosa pudica	Sensitive Plant	y
3,812	SOD	Match existing	Zoysia Grass	n

NOTE: refer to sheet L3 for full plant list and specifications associated with this plan. "refer to previous sheet L1 for canopy plantings"

MATERIALS PLAN LEGEND



NOTE: refer to architect's drawings for material selections and specifications

UNDERSTORY PLANTING PLAN

DRAWING SCALE AND NORTH ARROW

0' 8' 16' 32'

SCALE: 1"=8'-0" or 1/8"=1'-0"

NORTH

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L2

DRAWING DATE: 07.22.2025

C. Right Studios
LA #2047

DRAWINGS BY:
LANDSCAPE ARCHITECT:

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Corey R. Seltenright
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HOME RENOVATION
FOR:
927 TYLER STREET
HOLLYWOOD, FL 33019

FLORIDA LICENSE NO. COREY SELTENRIGHT - LA2047

GENERAL NOTES AND REQUIREMENTS

- 1
1. plant material shall be healthy, vigorous and free from diseases, insects eggs, and shall have a healthy normal root system, furnished in the minimum sizes indicated in the schedule. no substitutions shall be permitted without a written permission from the city of hollywood.
2. all plants shall be florida grade no. 1 or better
3. all planting soil and top soil shall consist of 30% muck, 70% sand, and shall be free of heavy clay, coarse sand, rocks larger than 2", lumps, sticks or any other debris.
4. fertilizer shall be 12--12--12, 50g organic or slow release nitrogen.
5. terra-sorb or approved equal shall be provided according to manufacturer's recommendation.
6. all plant materials shall be warranted for one (1) year after final inspection.
7. contractor shall confirm plant quantities prior to bidding.
8. contractor is responsible for maintenance of landscape area and plants for 90 days starting on the date of substantial completion.
9. mulch shall be eucalyptus grade a or better, use of cypress bark mulch is prohibited in the public right-of-way.
10. the establishment period shall begin at the time of acceptance of installation of planting and irrigation, and extend for 90 days past that date, and shall include the following activities:

a. supply water in sufficient amounts required to insure establishment and good growth following industry standards. watering schedule may be interrupted during periods of heavy rainfall (0.50" or more per day).

b. straighten trees and palms as required (including re--guying and re--staking as required).

c. weeding is required.

d. mowing every 21 days.

e. maintain and repair irrigation system as required.

f. insect and disease control as required.

g. remove stakes and guys at the end of the maintenance period.
11. all sod and landscape shall receive 100 percent coverage from an automatic irrigation system using an approved water source.
12. irrigation system shall also be equipped with rain sensor.
13. all trees and palms shall be planted at minimum five (5) feet away from any underground utility line as well as from property lines.
14. all trees and palms shall be planted at least seven and a half (7.5) feet away from any fire hydrant.
15. any species that are listed as category i and ii species on the most current "Florida Exotic Pest Plant Council" list are prohibited to be planted on private property or on city property including row and swale areas. -- sec. 106.01
16. a maximum of for of the required trees may be of a palm species. sec.3.5
17. street trees: at time of installation, shade trees must be a minimum of 12' overall height, approved palm trees are to have a minimum of 8' clear trunk (ct).
18. identify all trees to remain on site with the corresponding tree protection and protection barriers and provide a tree protection barrier per detail on plan as approved by city of hollywood.
19. provide sight triangles on plans at intersection of driveway and property line.
20. "trees and palms shall not be removed without first obtaining an approved tree removal permit from the city of hollywood."
21. above ground equipment: where required for screening purposes, hedge shall be planted at equipment height for visual screening.
22. no tree removals allowed without an approved city of hollywood tree removal permit.
23. for building permits: no tree removal or planting allowed without an approved sub-permit.
24. equipment (dumpsters, electrical transformers, etc. with the exception of fire hydrants) must be screened on at least three sides by landscape material a minimum of 30 inches tall. landscaping must not interfere with the normal operation of the equipment.
25. call 811 a few days before you start digging to make sure you do it safely. utility companies to mark buried lines so that you can dig safely around them. visit call811.com for details.

OVERALL PLANTING SCHEDULE AND SPECIFICATIONS

TREES and PALMS				
QTY	SYM	Botanical Name	Common Name	Native - y/n
1	BS	Bursera simaruba	Gumbo Limbo	y
2	CN	Cocos nucifera	Coconut Palm	y
3	CD	Coccoloba diversifolia	Pigeon Plum	y
2	CR	Clusia rosea	Autograph Tree / Pitch Apple	y
2	MF	Myrcianthes fragrans	Simpson Stopper	y
SHRUBS				
QTY	SYM	Botanical Name	Common Name	Native - y/n
10	CE	Conocarpus erectus	Green Buttonwood	y
6	PL	Psychotria ligustrifolia	Bahama Wild Coffee	y
11	SRC	Serenoa repens 'Cinera'	Silver Saw Palmetto	y
11	ZI	Zamia integrifolia	Coontie Palm	y
ACCENTS and GRASSES				
QTY	SYM	Botanical Name	Common Name	Native - y/n
2	AI	Alcantarea imperialis	Imperial Bromeliad	n
80	OJ	Ophiopogon japonicus	Mondo Grass	n
116	LM	Liriope muscari	Big Blue Lilyturf	n
15	MC	Muhlenbergia capillaris	Pink Muhly Grass	y
147	PB	Philodendron burle-marxii	Burle Marx Philodendron	y
GROUNDCOVERS and VINES				
QTY	SYM	Botanical Name	Common Name	Native - y/n
116	AG	Arachis glabrata	Perennial Peanut	y
412	BF	Bulbine frutescens	Peach Bulbine	n
468	MP	Mimosa pudica	Sensitive Plant	y
3,812	SOD	Match existing	Zoysia Grass	n

IRRIGATION SYSTEM NOTES AND REQUIREMENTS

1. The contractor shall install an automatic underground irrigation system with a minimum of two bubblers or drip emitters at each new tree and palm location and with drip emitters to ensure 100% coverage of all planting bed areas shown in plan / installed on site as well as rotors for complete coverage of any and all sodded lawn areas within the limits of work for this project including right-of-way conditions as required per site / municipality.
2. The irrigation system shall include a backflow preventer, lightning protection, a smart controller, moisture-sensing devices, piping & size, heads & size, valves & size along with pressure conditions at point of connection as well as pressure required by the designed system. The system shall also include any and all other equipment required by local codes as necessary to ensure a complete working system for approval by local municipallly reviewer and / or inspector.
3. As required by the local municipality, the contractor shall submit shop drawings and / or as-built drawings of the irrigation system for review and approval by the landscape architect, owner and municipality prior to execution or substantial completion of the project.
4. The contractor shall provide an operations manual to the owner and landscape architect prior to completion of the irrigation system installation and shall demonstrate / instruct the owner / owner's maintenance provider in the complete operation of the system.
5. REFER TO LI SHEETS (Li.1 - Li.2) FOR SCHEMATIC PLAN AND DETAILS

LANDSCAPE LEGEND

BROWARD Co.			
INFORMATION REQUIRED TO BE PERMANENTLY AFFIXED TO PLANS			
Transect Zone: <u>RS-6</u>	Lot Area <u>12,800 SF</u>	Acres <u>.29</u>	
<u>OPEN SPACE</u>		REQUIRED / PROVIDED ALLOWED	
A. Square feet of required Open Space, as indicated on site plan: Lot Area = <u>12,800</u> s.f. x <u>.39</u> % = <u>4,480</u> s.f.	<u>4,480 SF</u>	<u>6,291 SF</u>	
B. Square feet of VUA area, as indicated on site plan: Number of parking spaces <u>n/a</u> x 10 s.f. per parking space=	<u>n/a</u>	<u>n/a</u>	
<u>LAWN AREA CALCULATION</u>			
A. Square feet of landscaped open space required:	<u>4,480 SF</u>	<u>6,291 SF</u>	
B. Maximum lawn area (sod) permitted = <u>.60</u> % x <u>6,291</u> s.f.	<u>3,775 SF</u>	<u>3,720 SF</u>	
<u>TREES</u>			
A. Number of trees required per net lot acre, less existing number of trees meeting minimum requirements = <u>1</u> trees / <u>2,000</u> square feet =	<u>6</u>	<u>7 - proposed trees</u>	
B. % Palms allowed: a cluster of 3 palms = 1 tree and max. 30% =	<u>2</u>	<u>0</u>	
C. % Natives required: Number of trees provided x 50% =	<u>4</u>	<u>7</u>	
D. % Drought tolerant and low maintenance: Number of trees provided x 50% =	<u>4</u>	<u>7</u>	
E. Street Trees (maximum average spacing of 40 ft o.c.): <u>50</u> linear feet along street / 40 =	<u>3</u>	<u>3 (existing to remain palms)</u>	
# Palms permitted to count towards street trees on 1:1 basis:	<u>1</u>	<u>3 (existing to remain palms)</u>	
F. Street trees located directly beneath power lines: (maximum average spacing of 20 ft o.c.): <u>N/A</u> linear feet along street / 20 =	<u>N/A</u>	<u>N/A</u>	
<u>SHRUBS</u>			
A. Number of shrubs required: 10 / 2,000 square feet =	<u>64</u>	<u>27</u>	
B. % Native shrubs required: Number of shrubs provided x 50% =	<u>14</u>	<u>27</u>	
C. % Drought tolerant and low maintenance required: Number of shrubs provided x 50%=	<u>14</u>	<u>27</u>	
D. % Foundation Planting: Linear ft building frontage <u>77</u> x %20 =	<u>16</u>	<u>26</u>	

RECOMMENDED MAINTENANCE GUIDELINES

1. Pruning | plants shall be pruned regularly to remove all broken, dead and diseased limbs, any cross-rubbing wood, suckers and water sprouts. Significant pruning should be done in late winter or spring. Never remove more than one-quarter of a live tree crown in a single year. Do not prune when the flush of new spring leaves is forming. Do not prune branches with a flush cut, but instead cut to the outside of the branch collar. All pruning cuts shall be clean and free of any paints or sealers. Spring flowering shrubs shall be pruned immediately after spring blooming. Summer flowering shrubs shall be pruned in late winter. Avoid excessive "shearing" of shrubs, which promotes unhealthy growth conditions. Prune shrubs in the spring and summer by alternating heading back and shearing techniques. Minimize fall pruning as this encourages new growth, which is susceptible to cold damage. Hedges shall be trimmed so that the bottom is wider than the top. Shrubs shall be pruned no less than, but not limited to the required height of the situation for which it is being utilized, i.e., perimeter shrub at minimum 30", sight-triangle height of no higher than 2.5 feet, or any other visual height requirements. Maintain the size and proportion of plants to each other and the surrounding landscape.
2. Fertilizer | application of fertilizer shall comply with the walton county fertilizer ordinance. Fertilizer may be applied in the spring and fall (use low nitrogen in the fall). In the spring broadcast 15-5-15 fertilizer over the area of root growth at a rate of six (6) pounds per 1,000 square feet. In the fall broadcast 15-5-15, 5-5-20, 5-0-15 or 5-0-20 fertilizer over the area of root growth at a rate of ten (10) pounds per 1,000 square feet. Use a granular, non-burning product, with micronutrients and half of the nitrogen is to be in a slow-release form. For azaleas, camellias, gardenias, and dogwoods, use a specific, acid-rich formula. For palms use special palm fertilizers which contain equivalent rates of nitrogen and potassium, micronutrients and additional magnesium. Fertilizer shall be applied per manufacturer's instructions. Nutrient absorption will be affected by soil ph. Specific evaluation of this nutrient/ph relationship may be necessary if plant performance is low. (note: fertilizer shall not be used for installation or maintenance of plantings located within county right-of-way or located within the stormwater management facilities)
3. Pest control | pest control shall only be applied, as necessary. An integrated pest management system for establishing a healthy environment for proper growth conditions is the preferred method for pest control. Non-toxic horticultural oil recommended. Apply a broad-spectrum foliar herbicide to mulched areas as needed by spot spraying. Apply pre-emergent foliar herbicide spray to lawns in late winter and post emergent foliar herbicide spray to lawns in early spring.
5. Watering | the minimum watering schedule for newly planted material shall be equivalent to a minimum of 1" of rainfall per week. Water should be applied in the early morning hours. Water regularly for two years or until established. Deep, infrequent soakings, which allow the soil moisture to drain, is the watering method preferred for established plants. This type of soaking will encourage a deep root system, which will enable the plants to withstand periods of drought.

PLANTING NOTES AND PROPOSED PLANT SCHEDULE



LA #2047

DRAWINGS BY:
LANDSCAPE ARCHITECT:

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HOME RENOVATION
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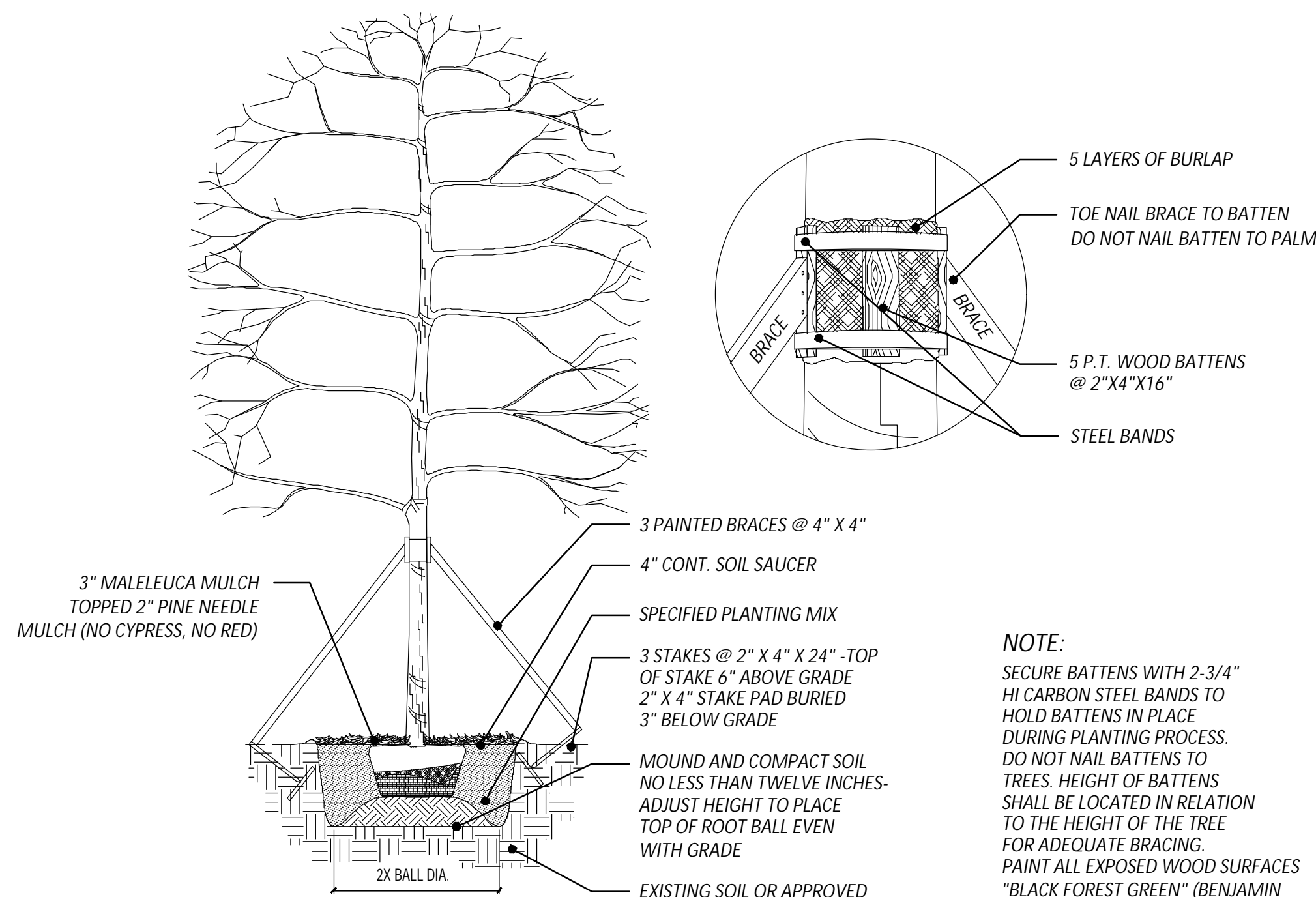
REVISIONS:

REV 01 06.19.2025
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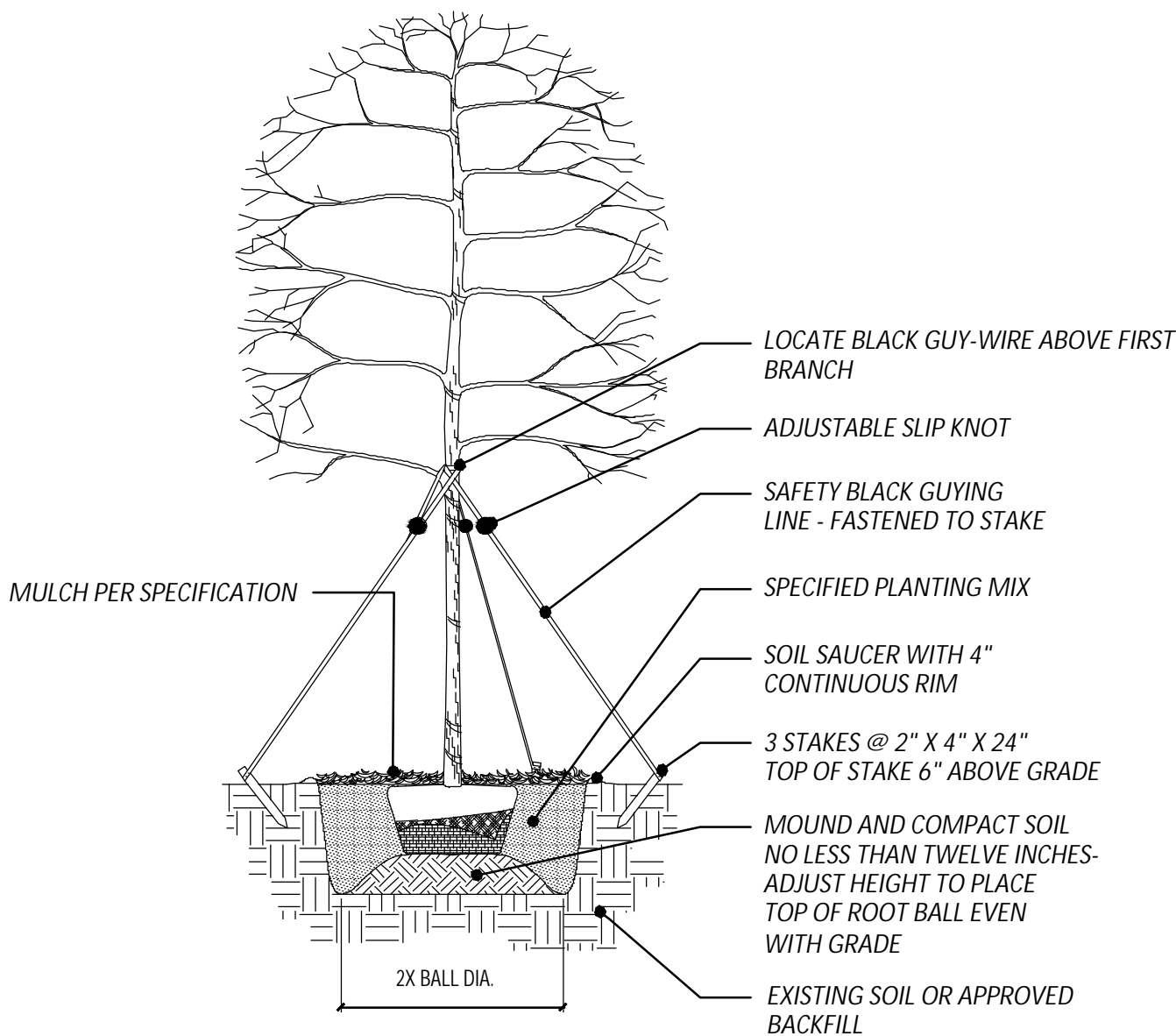
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L3

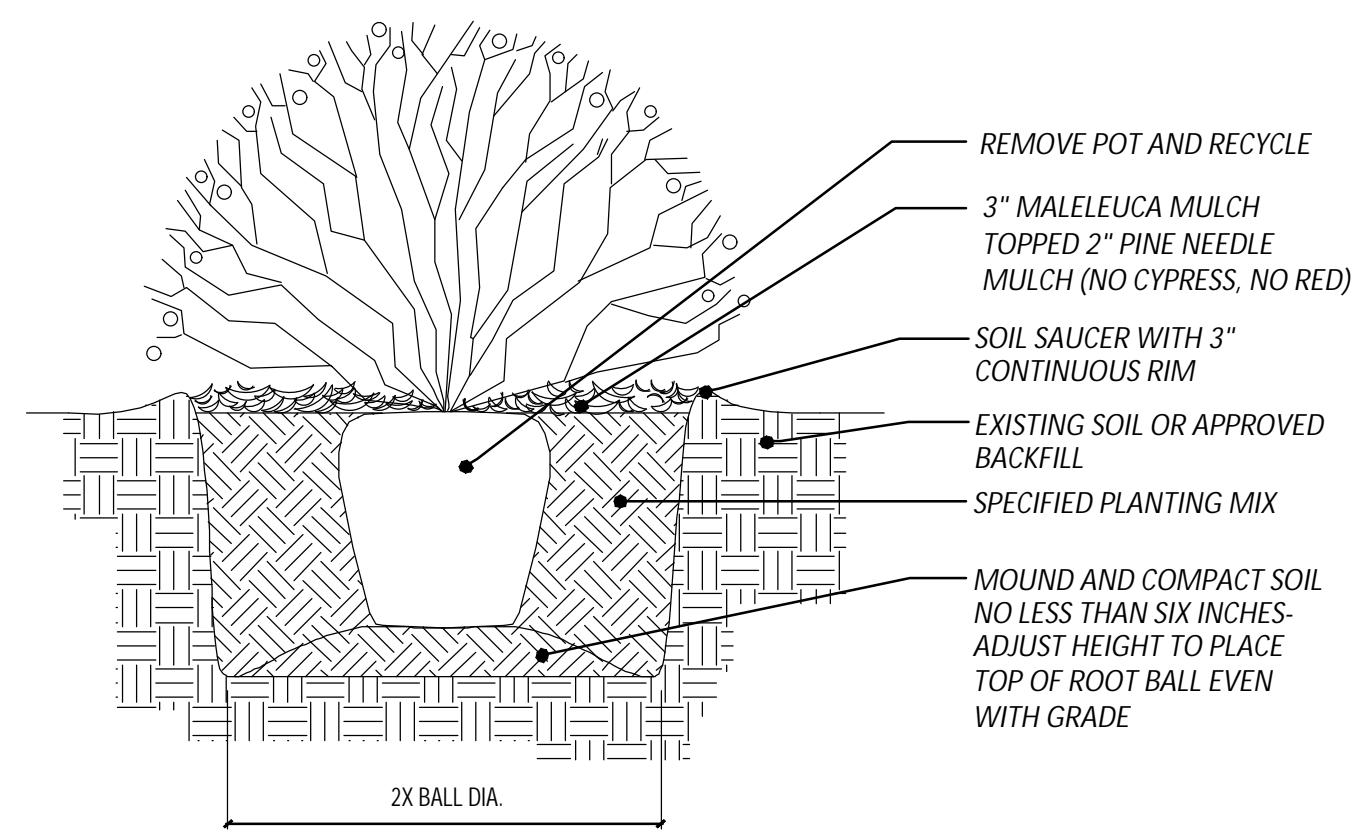
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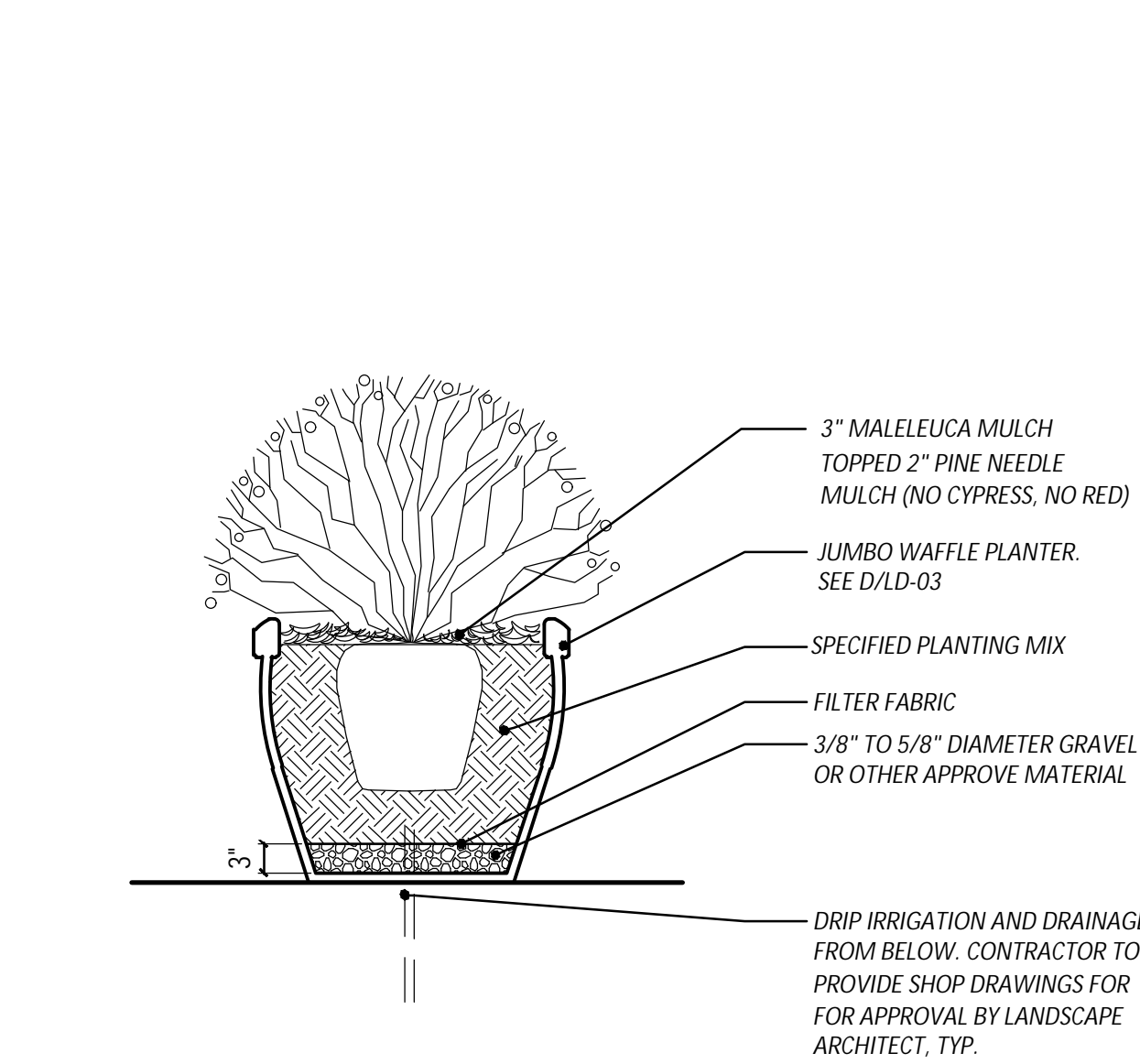
[A] LARGE TREE PLANTING DETAIL
SCALE: N/A



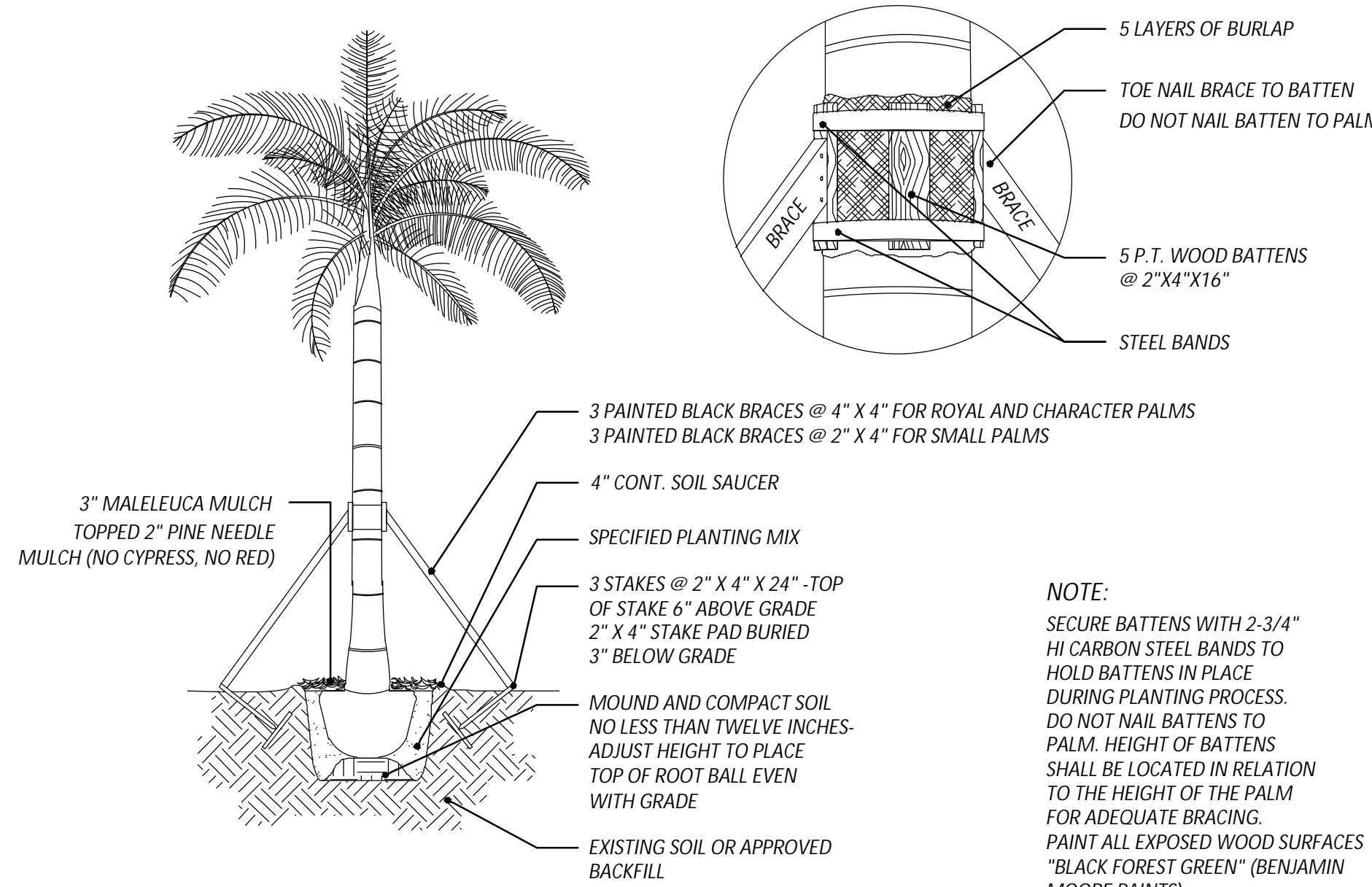
[B] MEDIUM / SMALL TREE PLANTING DETAIL
SCALE: N/A



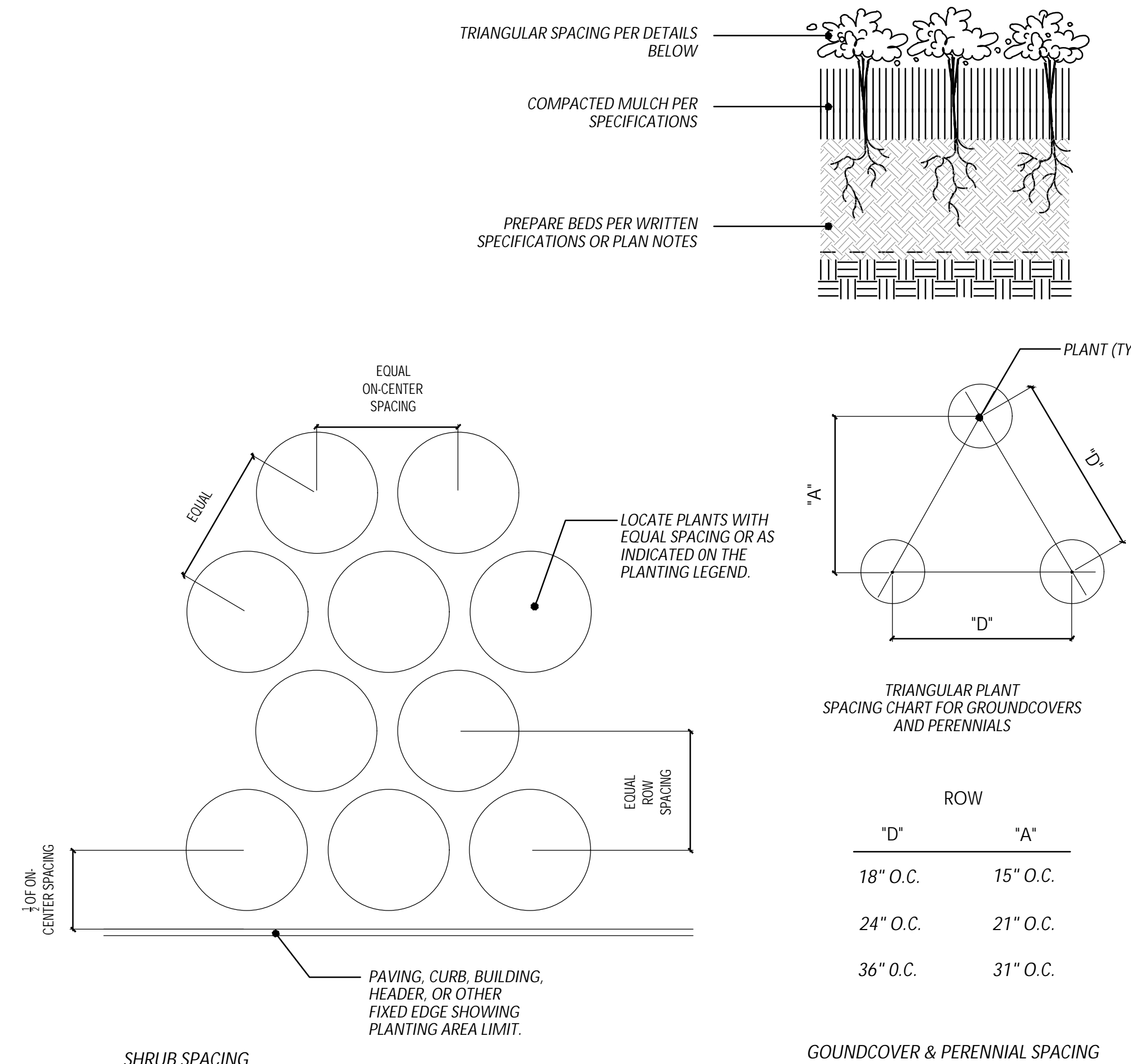
[C] SHRUB PLANTING DETAIL
SCALE: N/A



[D] POTTED PLANT DETAIL AND SPECIFICATION
SCALE: N/A



[E] PALM PLANTING DETAIL
SCALE: N/A



[F] GROUNDCOVER PLANTING DETAILS
SCALE: N/A



LA #2047

DRAWINGS BY:
LANDSCAPE ARCHITECT:

C. Right Studios
Corey R. Seltenright
Palm Beach, FL 33410
954.591.6864
corey@crighstudios.com



HOME RENOVATION
FOR:
927 TYLER STREET
HOLLYWOOD, FL 33019

REVISIONS:

REV 01 06.19.2025
REV 02 07.22.2025

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L4

DRAWING DATE: 07.22.2025

PLANTING DETAILS AND NOTES



gumbo limbo



pigeon plum



autograph tree / pitch apple



simpson stopper



coconut palm



green buttonwood



bahama wild coffee



silver saw palmetto



coontie



imperial bromeliad



big blue liriopo



pink muhly grass



burle marx philodendron



peach bulbine



sensitive plant



perennial peanut



mondo grass



LA #2047

DRAWINGS BY:
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L5

DRAWING DATE: 07.22.2025

PROPOSED PLANT IMAGERY

DRAWING DATE: 07.22.2025

PRODUCT SPECIFICATIONS

Project Name _____ Date _____

VOLT®

Type or Model _____ Qty _____

VOLT® Low Voltage Landscape Lighting

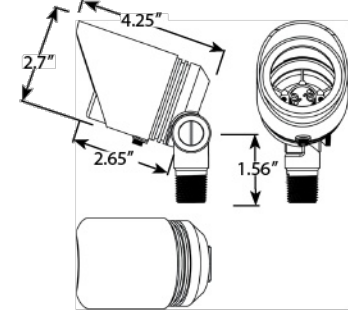
The All-Star™ Brass MR16 Spotlight - VAL-2000-4-BBZ

Product Description

The VOLT® All-Star™ features a fully adjustable glare guard and knuckle; making it perfect for almost any uplighting application. The adjustable glare guard allows you to fine tune your landscape lighting effects within the application. This fixture; compatible with almost any halogen or LED MR16 bulb, allows you to create broad beam spread flood effects, narrow spread spot light effects, and almost any effect in between.

With superior light control, the All-Star™ gives you complete mastery over your lighting effects ensuring you only have light where you want it at. This fixture is shielded, has a silicone plug where the lead wires exit to prevent pests and humidity from entering the fixture, and is made of solid cast brass and comes with VOLT's Lifetime Warranty.

Product Dimensions




Specifications


- Construction: Brass
- Finish: Bronze
- Lead Wire: 4' (standard) or 25' (optional) 18AWG
- Mounting: 10" Hammer® Stake with cutout for wire exit
- Lens: Clear Flat Glass
- Light Source (sold separately): MR16 (LED or Halogen)
- Operating Voltage: 12VAC
- Powered by: VOLT's Low Voltage Transformer

Warranty

Lifetime Warranty

Certifications

 **Max 35 Watts**
LISTED File #E466348

 **Max 28 Watts**
LISTED File #E466348

Features & Benefits

- Solid Cast Brass Construction.
- Pre-aged finish; just a natural patina that does not corrode.
- Beryllium copper socket - more corrosion resistant than copper.
- Silicone plug at lead wire exit prevents ground moisture and insects from entering luminaire through the stem.
- Water Tight Silicone O-Ring - keeps water from entering luminaire.
- Extra long (1-inch) strip resistant threading and solid brass locknut provide superior mounting stability.
- Heavy duty adjustable knuckle and adjustable glare guard- allows light to be positioned.

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www.voltlighting.com

[A] **ACCENT UP-LIGHT**

SCALE: N/A

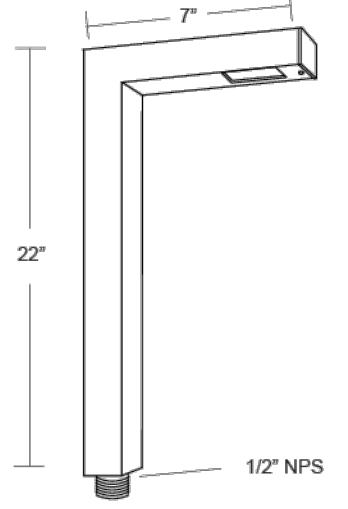
PATH LIGHT

T4 20W 12V 4W LED

MODEL PL-11

Specification-grade landscape lighting, wet-location luminaire for path or garden lighting applications.

- Extruded brass.
- Dark bronze finish.
- Remote transformer required.
- Stainless steel hardware.
- 6 feet of 18/2 low voltage cable supplied.
- 1/2" NPS mount threads (Mount not included.)
- Frosted acrylic lens.
- Listed for wet location use.
- Warranty: 5 Years.



Specifications

MODEL:	PL-11	LAMPING:	T4 Halogen (order separately) 4W LED (order separately)
MATERIAL:	Extruded brass		
VOLTAGE:	12V		
WATTAGE:	20W Halogen		
SOCKET:	GY 6.35 Bi-pin porcelain socket rated 600V, 250°C 18 ga. Teflon® coated leads.		

Ordering Logic:

MODEL	METAL	FINISH
PL - 11	B - Brass	DB - Dark Bronze

ORDERING EXAMPLE: PL - 11 - B - DB

Excelsior Lighting, Inc.

PROJECT TYPE

2507 N. Bundy Drive Fresno, CA 93727 T - 559.346.1051 F - 559.346.1071 excelsiorlighting.com

[D] **PATH LIGHT**
SCALE: N/A

PRODUCT SPECIFICATIONS

Project Name _____ Date _____

VOLT®

Type or Model _____ Qty _____

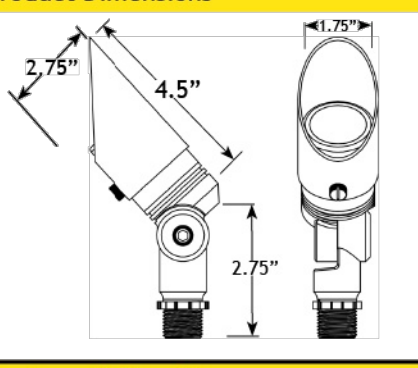
VOLT® Low Voltage Landscape Lighting

All-Star™ Mini- VAL-2001-X-XXX

Product Description

The VOLT® All-Star™ Mini Spotlight is a professional-grade compact and durable landscape lighting directional light perfect for garden lighting and illuminating architectural features. Constructed of solid cast brass, this fixture can withstand almost any physical and environmental abuse. Extremely compact and easy-to-install, this Mini Landscape Lighting Spotlight is small enough to place in garden planters, small garden beds, and other niche areas. A removable and adjustable glare shield allows the installer to precisely control the light so it does not project into the viewer's eyes. The size and controllability of this fixture makes it a perfect choice when a small discrete light source is needed.

Product Dimensions




Specifications

- Construction: Brass
- Finish: Bronze or Copper Finish
- Lead Wire: 18AWG
- Mounting: VOLT® Hub Stake
- Lens: Clear Flat Glass
- Light Source (sold separately): MR11 (LED or Halogen)
- Operating Voltage: 12VAC
- Powered by: VOLT's Low Voltage Transformer

Warranty

Lifetime Warranty

Certifications

 **Max 20 Watts**
LISTED File #E466348

 **Max 20 Watts**
LISTED File #E466348

Features & Benefits

- Solid Brass Construction.
- Pre-aged finish - a natural patina that does not corrode.
- Beryllium copper socket - more corrosion resistant than copper.
- Silicone plug at lead wire exit prevents ground moisture and insects from entering luminaire through the stem.
- Water Tight Single Silicone O-Ring - keeps water from entering luminaire.
- Extra long (1-inch) strip resistant threading and solid brass locknut provide superior mounting stability.
- Heavy duty adjustable knuckle and adjustable glare guard- allows light to be precision aimed.

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www.voltlighting.com

[B] **SMALL ACCENT UP-LIGHT**

SCALE: N/A

auroraLight

TYPE: _____

CAT. # LMWL-R: **W-27-LB-STAB-BLP**

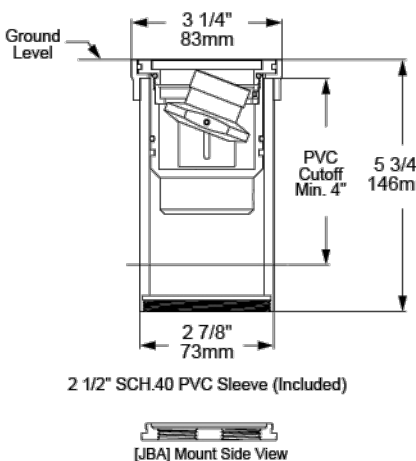
LMWL-R MICRO WELL

The Award-Winning LMWL Micro Well light is a high performance LED luminaire. It is packed with features yet remains small in size. The light source can be raised or lowered up to one inch, tilted 20 degrees side to side, and rotated a full 360 degrees to provide superior aiming. New for 2021, it is now featuring our SDA "small diameter, large aperture" bezel. Same amount of light with a smaller footprint.

See LMWL1, LMWL2-F, LMWL3-F, LMWL3-SQ-F, LMWL4 and LMWL5 for additional size and wattage options.

Features include:

- 3 Watts up to 192 lumens
- Cree XLAMP® (XP-L) LED
- 2700K (80 & 90 CRI) or 3000K (80 CRI)
- Thermally Integrated® and Field Serviceable LED Module
- IC Rated for Interior and Exterior Use
- 12V Integral Constant Current Driver (Remote 12V AC/DC Transformer Required)
- Dimmable to <10% (TRIAC/Forward Phase) via Compatible Transformer
- Compatible w/ 12V AC/DC MLV or ELV Transformers
- Drive-over Rated up to 6,000 lbs. When installed w/ Stabilizer Accessory
- Solid Brass Construction



WINNER OF THE INNOVATION AWARD

Copper Core® is a registered trademark of AuroraLight. It is a synonym for the level of quality and integrity it means that our products are built upon a superior foundation of Solid Copper, ensuring every critical part functions seamlessly together. Thermally Integrated® not compartment to the next. AuroraLight manufactured without compromise, engineered with precision, in the USA.

12V LISTED

[E] **MICRO - WELL LIGHT**
SCALE: N/A

PRODUCT SPECIFICATIONS

Project Name _____ Date _____

VOLT®

Type or Model _____ Qty _____

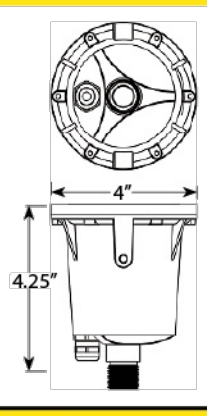
VOLT® Low Voltage Landscape Lighting

Salty Dog Brass MR16 In-Grade Light

Product Description

This redesigned in-grade light has several improved features. This fixture is made from cold forged brass which is less porous than cast brass and better suited for water-related conditions. It also has a pressure fit gasket that creates a tight seal keeping water out of the internal housing. Newly designed wire glands prevent water from getting into the fixture at one of the most common points of failure. This fixture can also be used on land with its efficient heat dissipation. Choose your desired lighting by selecting from our wide variety of MR16 bulbs.

Product Dimensions




Specifications


- Construction: Cold Forged Brass
- Finish: Bronze
- Lead Wire: 4' (standard) or 25' (optional) 18AWG
- Glass or Lens: Clear Flat Glass
- Light Source: MR16
- Operating Voltage: 12V
- Powered by: VOLT's Low Voltage Transformer
- Torque Setting: 1.5 ft. lbs.
- Faceplate Options: Open-Faced (pictured), Grated, Shielded, Beacon, Turret Top

Warranty

Lifetime Warranty

Certifications

 **Max 35 Watts**
LISTED File #E466348

 **Max 35 Watts**
LISTED File #E466348

Features & Benefits

- Cold forged brass faceplate with pressure fit gasket (must be tightened in a star pattern) to guarantee complete waterproofing.
- Water tight wire glands ensure water cannot get inside the fixture.
- Lamp-ready for our wide array of MR16 lamps.
- Efficient heat dissipation.
- This fixture can be used fully submersed in water.
- Raised lens to prevent water from puddling.

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www.voltlighting.com

[C] **WELL SPOT LIGHT**

SCALE: N/A

Brilliant® Brand Lighting

LED STRIP LIGHTS 120V SMD 3528

65 & 148' Spools and Custom Cuts

SKU# STRIP2025* (20' 65', 45' 148')

CC-35* (Custom Out, Specify Length - 19.5" intervals)

B Blue, CW-Cool White, G-Green, O-Orange, P-Pink, R-Red, WW-Warm White, Y-Yellow

PRODUCT INFORMATION:

Brilliant Brand 120V SMD-3528 LED Strip Lights consist of bright and durable LEDs encased in high quality PVC casing and is most often used to provide directional accent lighting for living spaces, commercial buildings, or landscaping. 120V strip lights give you the ability to create custom accent lighting projects at home, and can also be used in virtually any lighting application due to their extreme versatility.

BENEFITS:

Durability - 120V strip lights are known for their strength and flexibility. SMD LED chips will last longer, hold up in cold weather, and be less prone to failure.

Brightness - 3528 SMD LEDs are a standard brightness chip - roughly 10x brighter than LED rope lights.

Custom Lighting Effects - There are many different lighting effects that can be achieved with 120V LED strip light. LEDs are highly versatile through use of controllers which allow you to dim, fade, and flash.

SPECIFICATIONS

- Input: 120V AC
- Power Consumption: 1.3 Watts/ft
- Colors: Blue-B, Cool White-CW, Green-G, Pink-P, Red-R, Warm White-WW, Yellow-Y
- LED Count: 60 LEDs/ft
- Lumen Output: up to 6 lumens/LED
- LED Spacing: 0.62"
- Light Output: Directional
- Lifetime: 50,000 hours
- Dimensions: 0.39" W x 0.28" H
- Materials: PVC with UV Protection Additive
- Temperature rating: -20° F - 130° F
- Max run length: 148'
- Cutting Interval: 19.5"
- Ingress Protection: IP64 (IP65 with properly sealed connections)
- Dimmable: Yes, with LED compatible dimmer
- Warranty: 2 Years

120V Strip Light Power Cord & End Cap are included on all spools and custom cuts

Specifications are typical values and may change without notification ©2021 Brilliant Brand Lighting® All Rights Reserved

[F] **DIMMABLE LED STRIP LIGHT**
SCALE: N/A

LANDSCAPE LIGHTING SPECIFICATIONS

LA #2047

DRAWINGS BY: LANDSCAPE ARCHITECT

C. Right Studios
Corey R. Seltenright
P. Kyle Seltenright
Fort Lauderdale, FL 33310
954.591.6864
corey@crighstudios.com

HOME RENOVATION FOR:
927 TYLER STREET
HOLLYWOOD, FL 33019

REVISIONS:

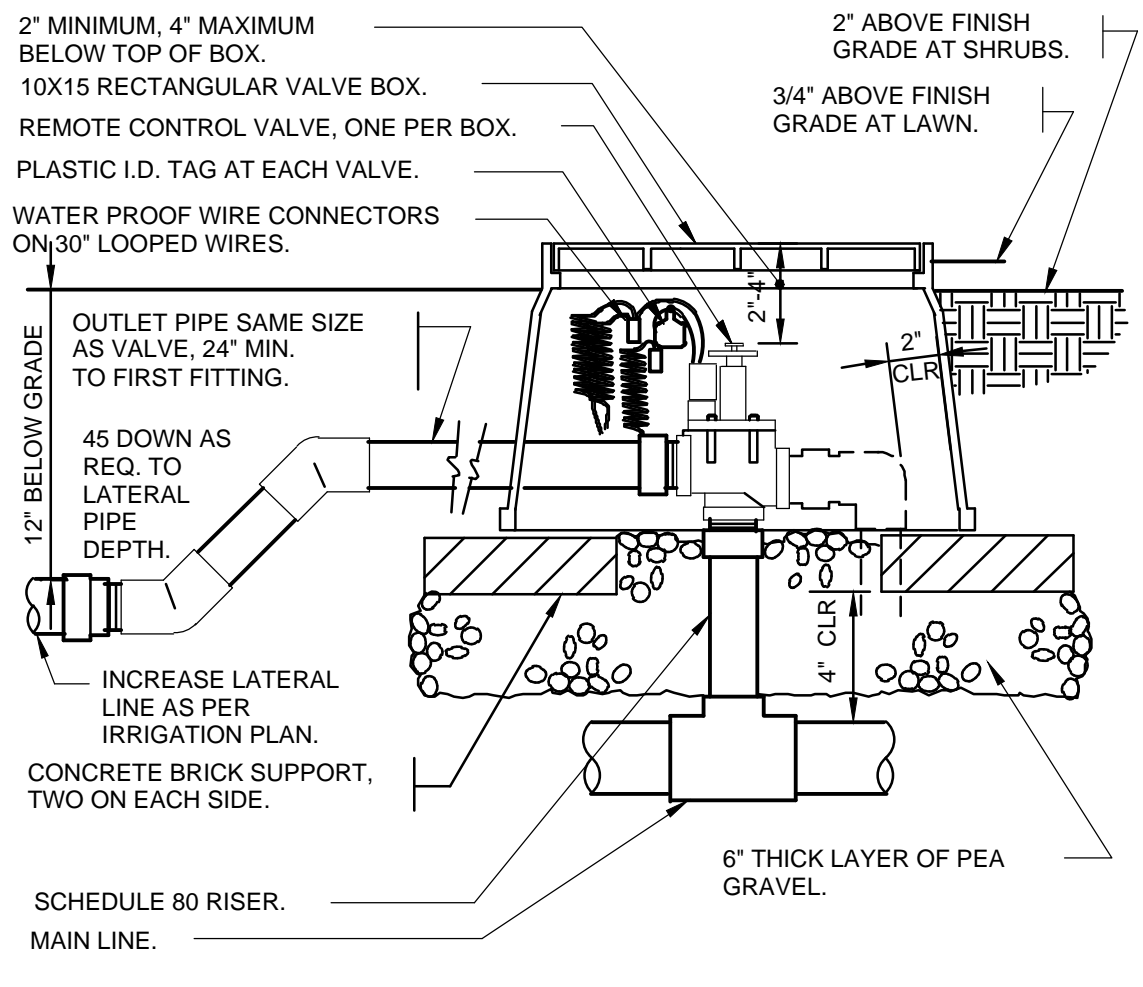
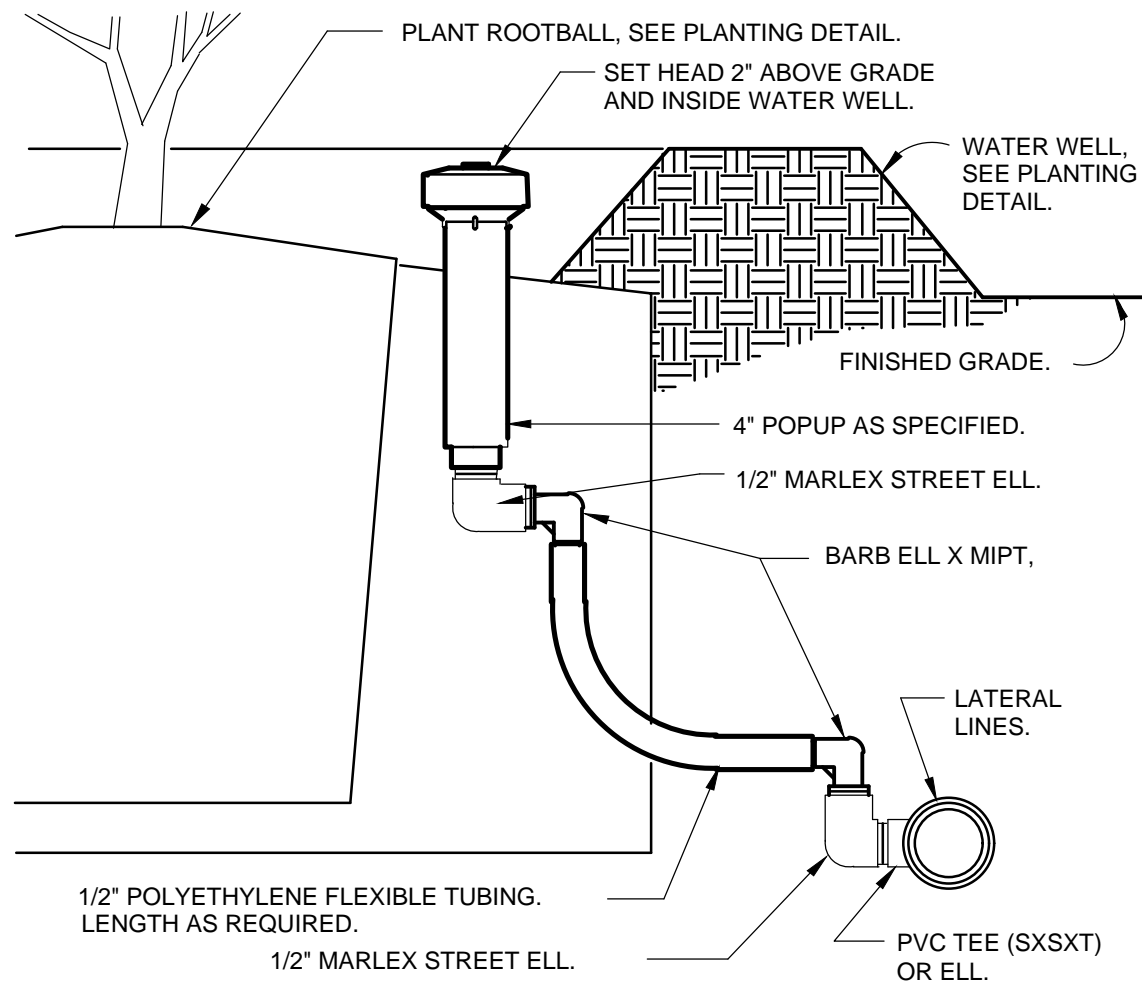
REV 01 06.19.2025

REV 02 07.22.2025

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LL2

DRAWING DATE: 07.22.2025



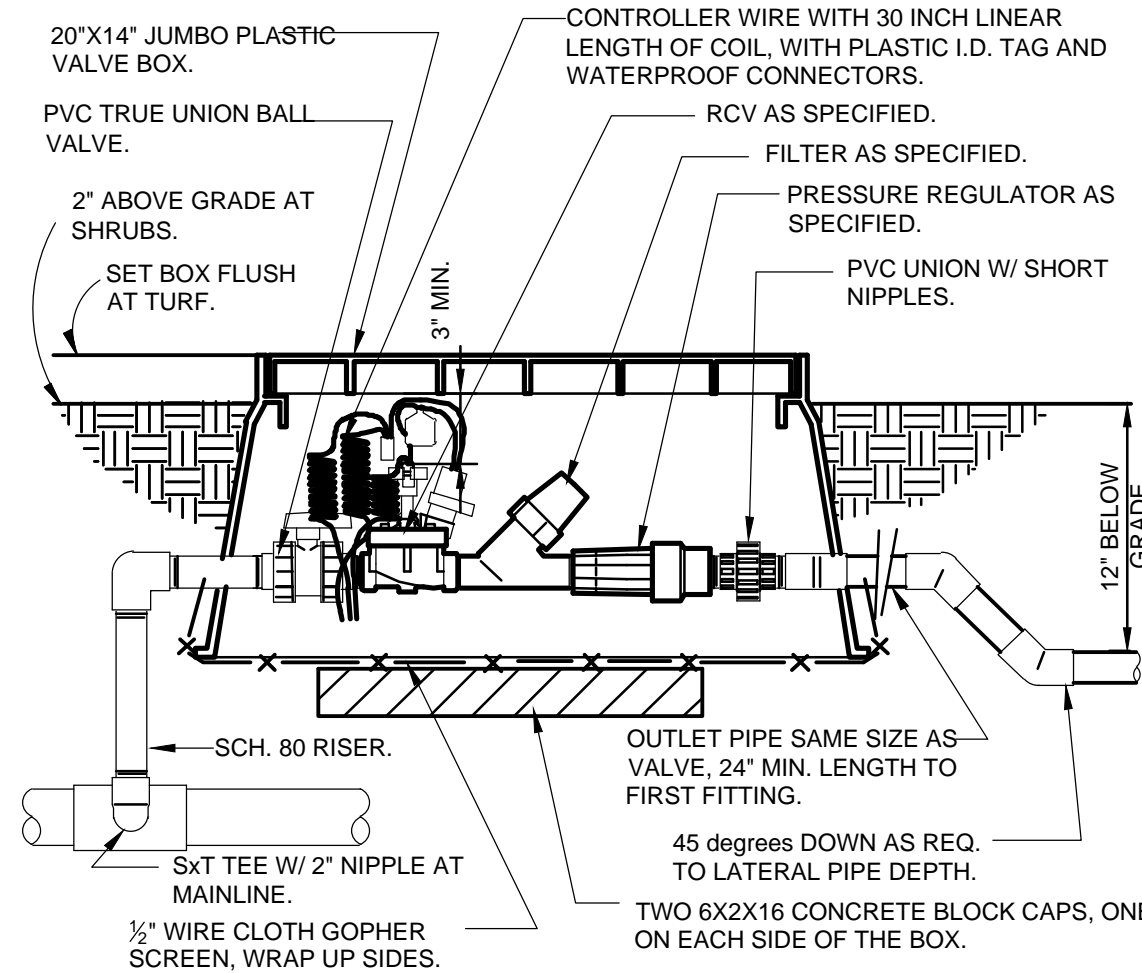
GENERAL NOTES AND REQUIREMENTS

- prior to beginning any type of excavation the contractor shall mark the area of work with white marking material(s) and then contact sunshine state one-call of florida, inc. (ssocof) at 1-800-432-4770 to request excavation site "locates" for underground facilities (utilities) per the "underground facility damage prevention and safety act", chapter 556, florida statutes. the contractor shall comply with the florida trench safety act part vi, chapter 553, florida statutes, the florida and federal pipeline safety act, and the osha standard 1926.651. utility lines damaged by the contractor shall be repaired at the contractor's expense and at no cost to the project owner or utility owner.
- verify all conditions and dimensions shown on the plans at the site prior to commencement of work under this contract. inspect existing irrigation system including controller, backflow assembly, etc.
- all irrigation installation shall conform to local building and plumbing codes, and florida statutes.
- piping on plans is diagrammatically routed for clarity. route to avoid conflicts with drainage, inlets, utilities, planting or existing trees. design modifications may be made only as necessary to meet field conditions and only as acceptable to the landscape architect and owner.
- sleeves shall be provided and installed by the irrigation contractor. coordinate installation with site contractor. if additional sleeves are required, they shall meet the following requirement: all pipe and wire under paving shall be placed in schedule 40 p.v.c. sleeves for the full pavement coverage length and be at least 24" below grade and shall extend at least 24" beyond the back of any curb or edge of pavement if curbing is not in the project. sleeve ends shall be temporarily sealed with duct tape or pvc caps during installation.
- mainlines shall be buried to provide a minimum cover of 24", lateral lines shall have a minimum cover of 18".
- all sprinklers shall be adjusted to prevent water overthrow onto roadways, parking and walkways while ensuring 100% coverage of planting & grassing areas.
- all piping downstream of a solenoid valve shall be class 200.
- install valves in traffic bearing valve boxes or an approved equal. set flush with finished grade.
- the contractor shall provide and install up to 3% additional heads, piping, valves, etc. as required to ensure proper coverage of all planting.
- schedule all post-construction irrigation operations to occur between 12 am and 6 am.
- provide complete typewritten instructions for irrigation operation and maintenance to the owner.
- contractor shall provide as-built drawings for the irrigation system to the owner.
- contractor shall install a minimum of three (3) copper rods, 8' minimum length to achieve a minimum 15 ohm grounding protection for controller. connect grounding rods to controller ground.

1 POPUP BUBBLER AT PLANT PIT

3" = 1'-0"

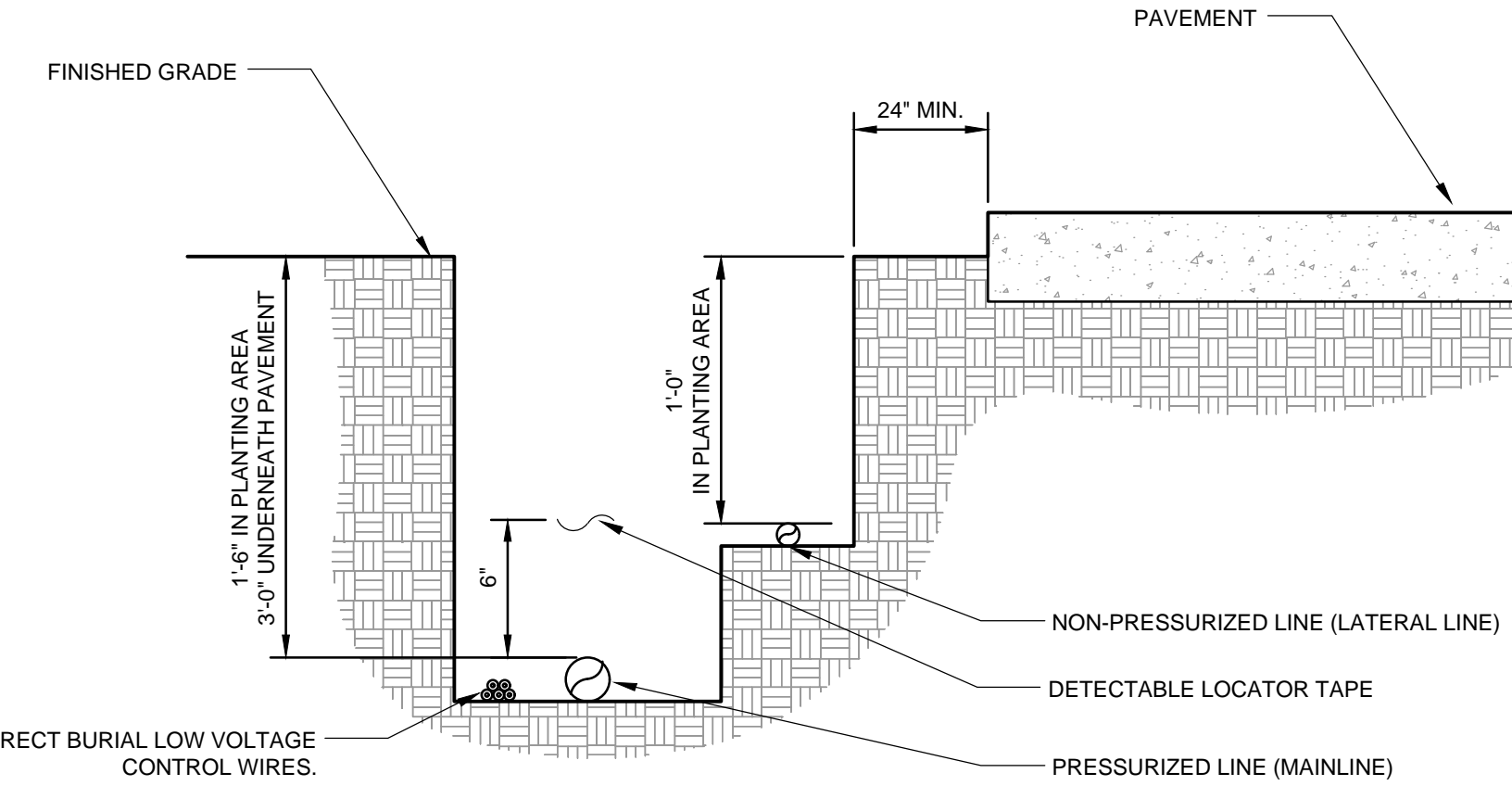
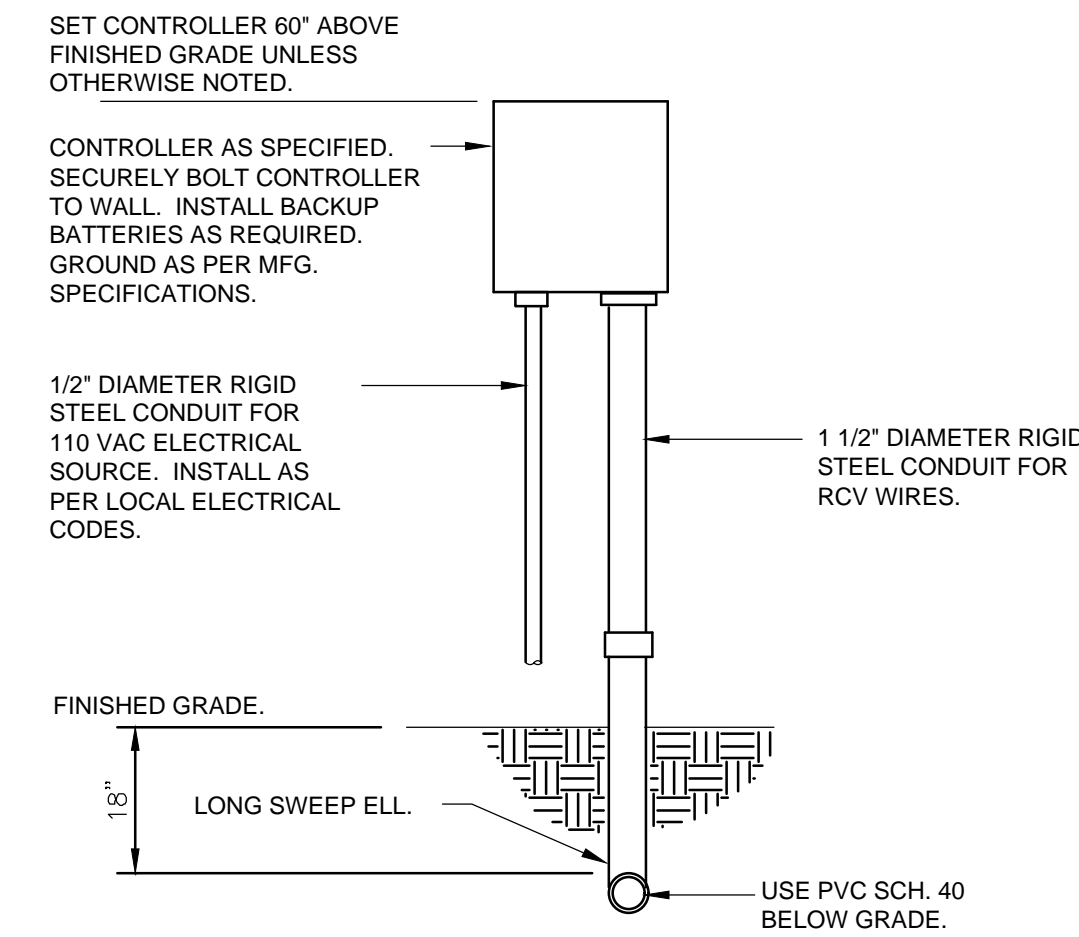
328403.53-04



2 ELECTRIC REMOTE CONTROL VALVE

1 1/2" = 1'-0"

328406.13-01

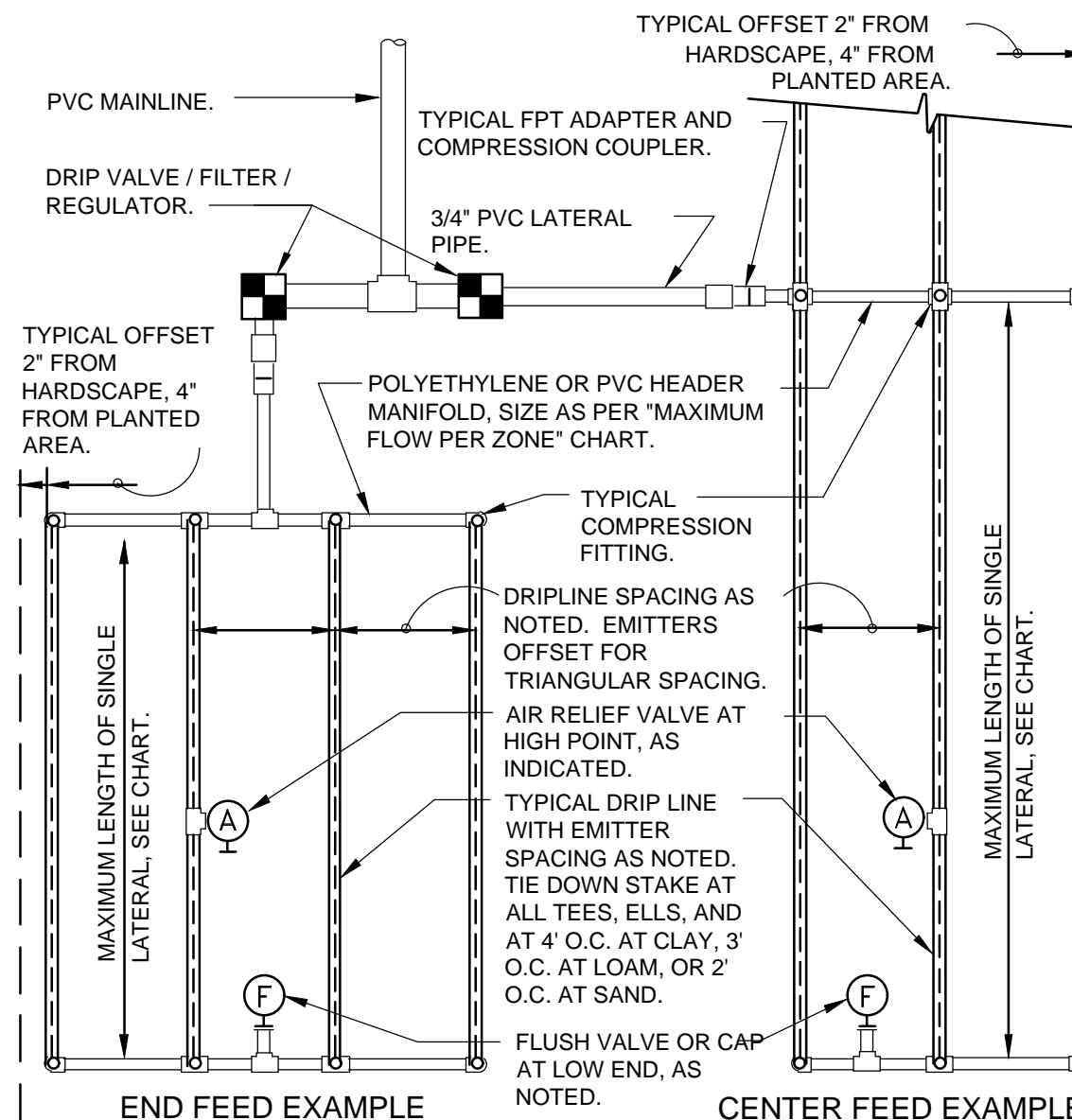


- NOTES:**
- SEE IRRIGATION LEGEND FOR MAINLINE AND LATERAL LINE PIPE SIZE AND TYPE.
 - DIRECT BURIAL CONTROL WIRES SHALL BE INSTALLED IN SCH. 40 PVC ELECTRICAL CONDUIT IF REQUIRED.
 - 2-WIRE IRRIGATION WIRE SHALL BE INSTALLED IN SCH. 40 PVC ELECTRICAL CONDUIT.
 - DETECTABLE LOCATOR TAPE SHALL BE LOCATED SIX INCHES (6") ABOVE THE ENTIRE MAINLINE RUN.

3 1" DRIP VALVE/FILTER/REGULATOR

1 1/2" = 1'-0"

FX-IR-FX-DRIP-12



MAXIMUM LATERAL LENGTH (FEET)								
EMITTER FLOW RATE GPH								
12" SPACING			18" SPACING			24" SPACING		
PSI	0.6	0.9	0.6	0.9	0.6	0.9	0.6	0.9
10	125	96	175	135	218	171		
20	249	191	350	271	442	340		
30	307	236	434	333	550	422		
40	350	269	495	380	627	471		
50	125	96	175	135	218	171		
60	125	96	175	135	218	171		

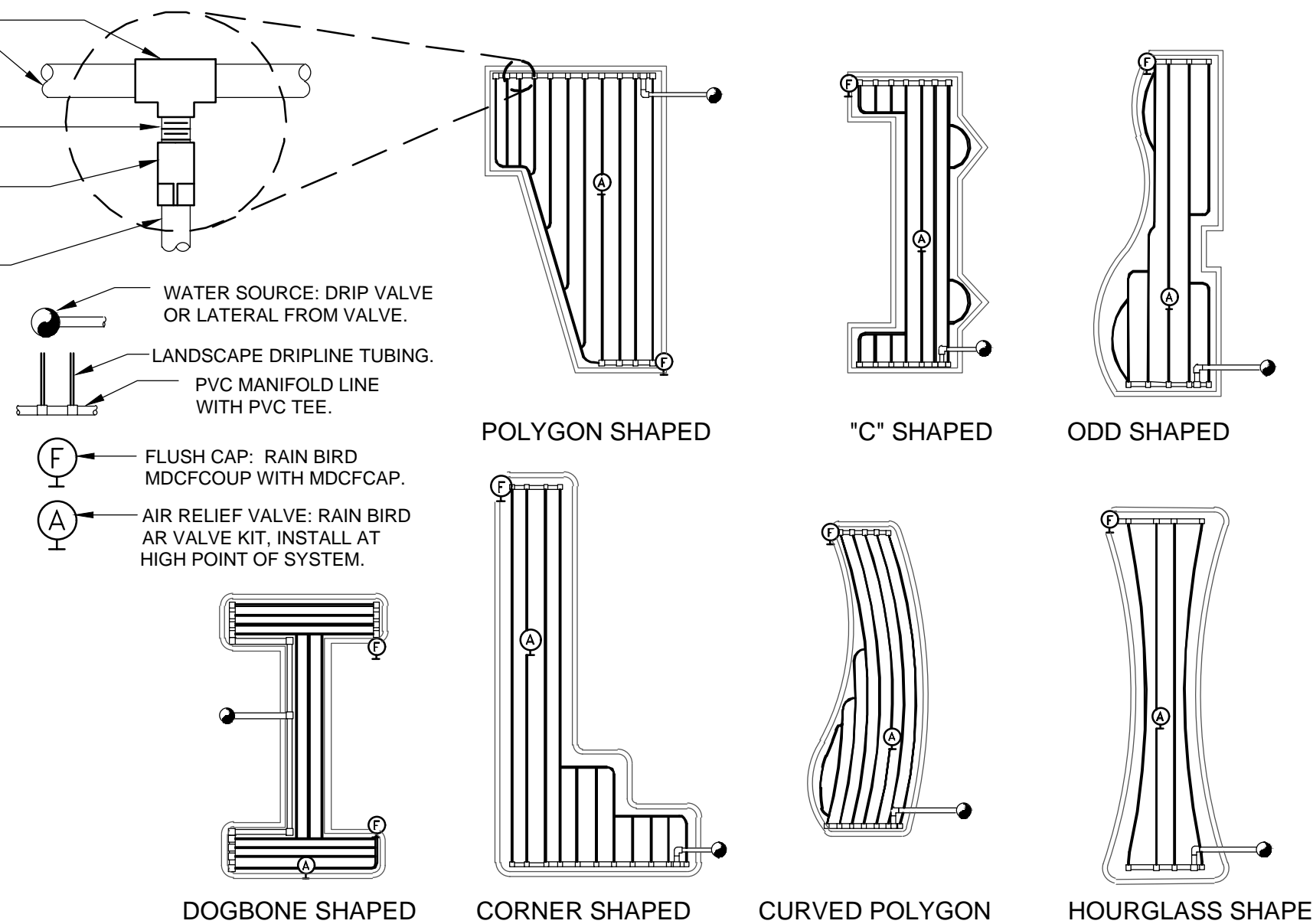
GRID PRECIPITATION RATES (IN/HR)					MAXIMUM FLOW PER ZONE			
EMITTER FLOW RATE					MAX GPM	PSI LOSS		
EMITTER SPACING	LATERAL SPACING	0.6	0.9		SCHEDULE 40 PVC HEADER SIZE			
12	12	0.96	1.44		1/2"	4.7 GPM	7.7 PSI	
18	18	0.69	1.03		3/4"	8.3 GPM	5.6 PSI	
24	24	0.28	0.41		1"	13.5 GPM	4.2 PSI	
					1-1/2"	33.9 GPM	2.9 PSI	
					2"	52.4 GPM	1.9 PSI	

- LATERAL FLOW PER 100 FT (GPM)**
- | EMITTER FLOW | 12" SPACING | 18" SPACING | 24" SPACING |
|--------------|-------------|-------------|-------------|
| 0.6 GPH | 1.0 GPM | 0.67 GPM | 0.50 GPM |
| 0.9 GPH | 1.5 GPM | 1.0 GPM | 0.75 GPM |
- SLOPED CONDITION NOTES:**
- DRIPLINE LATERALS SHOULD FOLLOW THE CONTOURS OF THE SLOPE WHENEVER POSSIBLE.
 - INSTALL AIR RELIEF VALVE AT HIGHEST POINT.
 - NORMAL SPACING WITHIN THE TOP 2/3 OF SLOPE.
 - INSTALL DRIPLINE AT 25% GREATER SPACING AT THE BOTTOM 1/3 OF THE SLOPE.
 - WHEN ELEVATION CHANGE IS 10 FT OR MORE, ZONE THE BOTTOM 1/3 ON A SEPARATE VALVE.

5 IRRIGATION TRENCHING

1 1/2" = 1'-0"

FX-IR-FX-AUXEQ-08



6 TYPICAL RAIN BIRD DRIPLINE REQUIREMENTS

N.T.S.

FX-IR-RB-DRIP-25

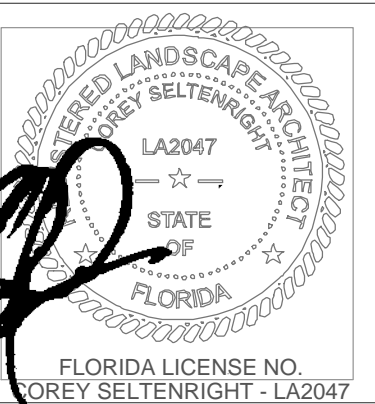
IRRIGATION DETAILS AND NOTES



LA #2047

DRAWINGS BY:
LANDSCAPE ARCHITECT:

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Corey R. Seltenright
P. Landscape Architect
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Li2

DRAWING DATE: 07.22.2025

NOTE: PLAN AND PIPING SHOWN IS SCHEMATIC IN NATURE AND IS SHOWN FOR ROUTING PURPOSES. IT IS THE INTENT OF THE PIPING TO RUN ALONG THE INSIDE OF SIDEWALKS AND BED EDGES.

*existing trees are not irrigated as they are native to the climate and are established to survive off native climate conditions

IMPORTANT NOTES: psi calculations are TBD based on the selected components and shall be provided by contractor prior to procurement and installation.

contractor shall coordinate all ground level piping and components with civil plans to avoid conflicts. contractor shall notify the landscape architect and civil engineer immediately should field conflicts arise to ensure a collective resolution on site.

IRRIGATION SYSTEM NOTES AND REQUIREMENTS:

the contractor shall install an automatic underground irrigation system with a minimum of two bubblers or drip emitters at each new tree and palm location and with driplines to ensure 100% coverage of all planting bed areas and rotors for complete coverage of all plant bed areas within the limits of work for this project (refer to plan provided by landscape architect).

the contractor shall submit shop drawings of the irrigation system based on the schematic design shown here for review and approval by the landscape architect and owner prior to the award of the landscape and irrigation contract.

the shop drawings for the irrigation system shall include a backflow preventer, lightning protection, a smart controller, moisture-sensing devices, piping, heads, valves and all other equipment required by local codes and as necessary for a complete working system along with pressure calculations to ensure proper flow rates.

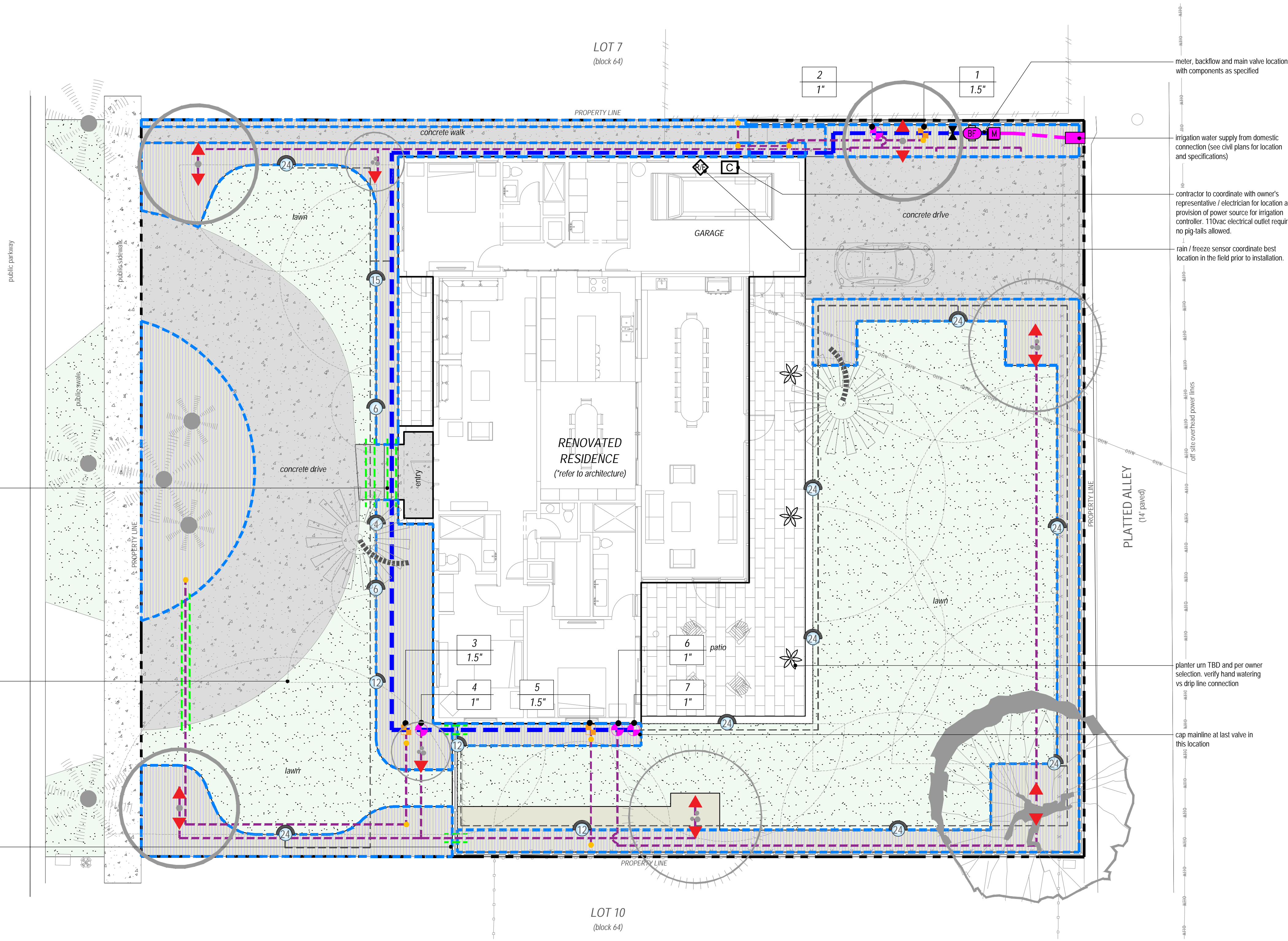
the contractor shall provide an operations manual to the owner and landscape architect prior to completion of the irrigation system installation and shall demonstrate and instruct the owner's maintenance provider in the complete operation of the system.

TYLER STREET
(70' public right of way / 40' paved)

irrigation sleeve (typ) *note, one sleeve per location is acceptable as long as the sleeve is 2 times the combined dia. piping running through

adjust fixtures in the field to reduce overspray on adjacent hardscape surfaces (typ)

irrigation sleeve through proposed site wall (typ) *refer to architect's drawings for wall details



meter, backflow and main valve location with components as specified

irrigation water supply from domestic connection (see civil plans for location and specifications)

contractor to coordinate with owner's representative / electrician for location and provision of power source for irrigation controller. 110vac electrical outlet required, no pig-tails allowed.

rain / freeze sensor coordinate best location in the field prior to installation.

off site overhead power lines

planter urn TBD and per owner selection, verify hand watering vs drip line connection

cap mainline at last valve in this location

OVERALL IRRIGATION SCHEDULE

SYMBOL	MANUFACTURER / MODEL / DESCRIPTION	QTY	PSI	DETAIL
	RAIN BIRD 1804-SAM-PRS-1400 FLOOD BUBBLER 4.0" POPUP WITH CHECK VALVE AND PRESSURE REGULATOR	14	30	
	RAIN BIRD XC2-100-PRB-COM MEDIUM PLUS FLOW DRIP CONTROL KIT FOR COMMERCIAL APPLICATIONS. 1" BALL VALVE WITH 1" PESB VALVE AND 1" PRESSURE REGULATING 40PSI QUICK-CHECK BASKET FILTER. 3GPM TO 20GPM.	3		
	RAIN BIRD XC2-150-PRB-COM HIGH FLOW CONTROL ZONE KIT, FOR LARGE COMMERCIAL DRIP ZONES. 1-1/2" PESB VALVE WITH TWO 1" PRESSURE REGULATING (40PSI) QUICK-CHECK BASKET FILTERS. FLOW RANGE: 15-40GPM.	N/A		

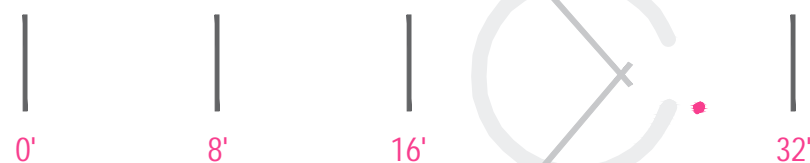
SYMBOL	MANUFACTURER / MODEL / DESCRIPTION	QTY	PSI	DETAIL
	AREA TO RECEIVE DRIPLINE RAIN BIRD XFD-09-12 (12) XFD ON-SURFACE PRESSURE COMPENSATING LANDSCAPE DRIPLINE. 0.9GPH EMITTERS AT 12.0" O.C. DRIPLINE LATERALS SPACED AT 12.0" APART, WITH EMITTERS OFFSET FOR TRIANGULAR PATTERN, UV RESISTANT. SPECIFY XF INSERT FITTINGS.	2,446	30	
	RAIN BIRD PESB 1", 1-1/2", 2" PLASTIC INDUSTRIAL VALVES. LOW FLOW OPERATING CAPABILITY, GLOBE CONFIGURATION, WITH SCRUBBER TECHNOLOGY	3		
	Rain Bird RD06-S-P30-F HE-VAN-04	1		
	Rain Bird RD06-S-P30-F HE-VAN-06	2		
	Rain Bird RD06-S-P30-F HE-VAN-12	3		
	Rain Bird RD06-S-P30-F HE-VAN-15	1		
	Rain Bird RD06SP30F - 6 in. RD1800 - 16-24	9		

SYMBOL	MANUFACTURER / MODEL / DESCRIPTION	QTY	PSI	DETAIL
	NIBCO T-580-S6-R-66-LL BRONZE BALL VALVE SHUT OFF VALVE	1		
	WATTS 919QT 1-1/2" BACKFLOW REDUCED PRESSURE ZONE	1		
	ESPLXME2 FRONT PANEL SPARE 8-12 STATION CAPABLE COMMERCIAL CONTROLLER. MOUNTED ON A POWDER-COATED METAL CABINET, WITHOUT FLOW SENSING.	1		

SYMBOL	MANUFACTURER / MODEL / DESCRIPTION	QTY	PSI	DETAIL
	RAIN BIRD WR2-RFC WIRELESS RAIN AND FREEZE SENSOR COMBO, INCLUDES 1 RECEIVER AND 1 RAIN/FREEZE SENSOR TRANSMITTER.	1		
	WATER METER 1-1/2" ASSUMED 80 PSI @ SOURCE	1		
	IRRIGATION LATERAL LINE: PVC CLASS 200 SDR 21	506 L.F.	(1.5", 1", .75")	
	IRRIGATION LATERAL LINE: PVC CLASS 200 SDR 21	406 L.F.	(1" min.)	
	IRRIGATION MAINLINE: PVC SCHEDULE 40	204 L.F.	(2" min.)	
	PIPE SLEEVE: PVC SCHEDULE 80	44 L.F.	(3", 4", 6", 8", 10")	

IRRIGATION PLAN

DRAWING SCALE AND NORTH ARROW



SCALE: 1"=8'-0" or 1/8"=1'-0"

NORTH

THESE PLANS ARE FOR BUILDING DEPARTMENT REVIEW ONLY. THEY ARE NOT TO BE CONSTRUED AS CONSTRUCTION DOCUMENTS UNTIL ALL BUILDING DEPARTMENT APPROVALS ARE OBTAINED.

Li1

DRAWING DATE: 07.22.2025

LA #2047

DRAWINGS BY:
LANDSCAPE ARCHITECT:

C. Right Studios
Corey R. Seltenright
P. Landscape Architect
Fort Lauderdale, FL 33310
954.591.6864
corey@crighstudios.com



HOME RENOVATION
FOR:
927 TYLER STREET
HOLLYWOOD, FL 33019

REVISIONS:

REV 01 06.19.2025
REV 02 07.22.2025

Register for E-Mail Notifications

New Search	Permit	Reviews	Inspections	Contractor
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Permit Details

Process #:	Permit #: B9404844	Master Permit: B9404844
Status: Closed		
List All Subpermits		

Site Information		
Address: 927 TYLER ST	Folio#: 514214022710	
Sub-division: HOLLYWOOD LAKES SECTION	Value: \$4,566.00	
Lot: 8	Block: 64	Sq Ft: 0

Permit Information	
Application Type: DRIVEWAY	Application Date: 00/00/00
Job Name: MALTONI,SERGE & GIANFRANCA	Permit Date: 08/02/94
Film Number: 9405365	CO/CC Date:
	Total Fees: \$85.24

Applicant / Contact Information
Name: GABRIELE STAMP & DESIGNS INC
Address: 3385 S W 4 STREET DEERFIELD BEACH, FL

Property Owner Information
Name: MALTONI,SERGE & GIANFRANCA
Address:

Contractor Information
Name: GABRIELE STAMP & DESIGNS INC (Permits + Details)
Address: 3385 S W 4 STREET DEERFIELD BEACH, FL

[View Building Plans](#)

(Some building plans may be unavailable)

Register for E-Mail Notifications

To receive automatic e-mail notifications about plan review and inspection updates for this process/permit number, enter your email address below. Notifications are sent within one hour of a plan review or inspection update.

E-mail notifications are not available for this permit.

JOB CARD

OWNER Sergio Maltoni	JOB ADDRESS 927 Tyler Street
--------------------------------	--

LEGAL DESCRIPTION LOT NUMBER 8-9	BLOCK 64	SUBDIVISION OR ADDITION Hollywood Lakes Sec
--	--------------------	---

MICROFILM NO. 80-0118	ARCHITECT VIOLATION DOUBLE FEE	FEE \$ 37.60 and \$ 172.60	VALUATION \$ 172.60
---------------------------------	--	--	-------------------------------

DESCRIPTION OF CONSTRUCTION enclose carport to den	<input type="checkbox"/> SEPTIC TANK <input type="checkbox"/> SEWER TAP
--	--

TYPE PERMIT	NUMBER	DATE	CONTRACTOR	TYPE PERMIT	NUMBER	DATE	CONTRACTOR
BUILDING	62151	5/4/80	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: county surcharge \$.60

NAME OF OWNER **Robert J. O'Sullivan** ADDRESS OF CONSTRUCTION **927 Tyler St.**
 LEGAL DESCRIPTION **Lot 8 & 9, Bk 61, Lakes**

Owner's Present Address _____
 Description of Construction **Cost 17,800.**

Single Family Res.

Permit Type	No.	Date Issued	To Whom	Fixtures or Other
Bldg	16125	2-23-51	Owner	
ELECT	37367	4-24-51	Smith & Hunter	125 300 400
Electrical	9770	4-3-51	Pack	FI-60
	9620	3-2-51	Olson	5. P. 10 5.5 51
Plumbing	6070	2-17-51	Robinson	10
Roof	74757	9-21-51	Zurkel Rly	150
Gas				

INSPECTIONS

FOUNDATION 3-4-51	1st Rough Plg 3-13-51	Temp. Service
COLUMNS	Final Rough Plg 4-1-51	Roof Electric 4-3-51
TIE BEAM 5-23-51	Septic Tank 5-18-51	Temporary Final 70-7-51
3-26-51	1. 10 6 30 05 5 10 05	
CAP	Grease Trap	Final Electric 5-18-51
	Final Plumbing 5-24-51	
GAS	Cert. of Occupancy	rubbish Band

Remarks

10-25-51

Q6 ✓

NAME OF OWNER R. HARRISON

ADDRESS 927 TYLER ST

LEGAL DESCRIPTION

COST 600.00

DESCRIPTION OF CONST.

ARCHITECT:

PERMIT TO PLUMB ROOM

PERMIT TYPE	NO.	DATE	TO WHOM	FIXT. or OUT.
BLDG.	78486	5-23-68	BRNCO	
ROOF				
ELECTRICAL	40549	6-5-68	Bregli Elect.	
PLUMBING				
GAS				
SEPTIC, SEWER				
A/C DUCTS				
SCREEN ENCL.				
POOL				
DRIVEWAY				
FENCE				

JOB CARD

OWNER Maltoni	JOB ADDRESS 927 Tyler St.
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LEGAL DESCRIPTION	LOT NUMBER	BLOCK	SUBDIVISION OR ADDITION
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MICROFILM NO.	ARCHITECT	FEE \$ 30.00	VALUATION \$ 6,300.
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DESCRIPTION OF CONSTRUCTION Re-Roof tile and flat	<input type="checkbox"/> SEPTIC TANK <input type="checkbox"/> SEWER TAP
---	--

TYPE PERMIT	NUMBER	DATE	CONTRACTOR	TYPE PERMIT	NUMBER	DATE	CONTRACTOR
BUILDING				SEPTIC/SEWER			
ROOF	3100	89898	7-11-84 Raymond Rfo	AIR/CONDITION			
ELECTRIC-BASIC				MECHANICAL			
ELECTRIC-SUPP.				SCREEN			
PLUMBING	50. FIX.			POOL			
L-P-DRY WALL				DRIVEWAY			
FENCE				PATIO or WALK			

NOTES:

County Surcharge: 1.40

JOB CARD

OWNER Maltoni		JOB ADDRESS 927 Tyler St.	
LEGAL DESCRIPTION	LOT NUMBER	BLOCK	SUBDIVISION OR ADDITION
MICROFILM NO.	ARCHITECT	FEE \$ 30.00	VALUATION \$ 6,300.

DESCRIPTION OF CONSTRUCTION Re-Roof tile and flat	<input type="checkbox"/> SEPTIC TANK <input type="checkbox"/> SEWER TAP
---	--

TYPE PERMIT	NUMBER	DATE	CONTRACTOR	TYPE PERMIT	NUMBER	DATE	CONTRACTOR
BUILDING				SEPTIC/SEWER			
ROOF	3100	89898	7-11-84	AIR/CONDITION			
ELECTRIC-BASIC				MECHANICAL			
ELECTRIC-SUPP.				SCREEN			
PLUMBING	SO. FIX.			POOL			
L-P-DRY WALL				DRIVEWAY			
FENCE				PATIO or WALK			

NOTES:

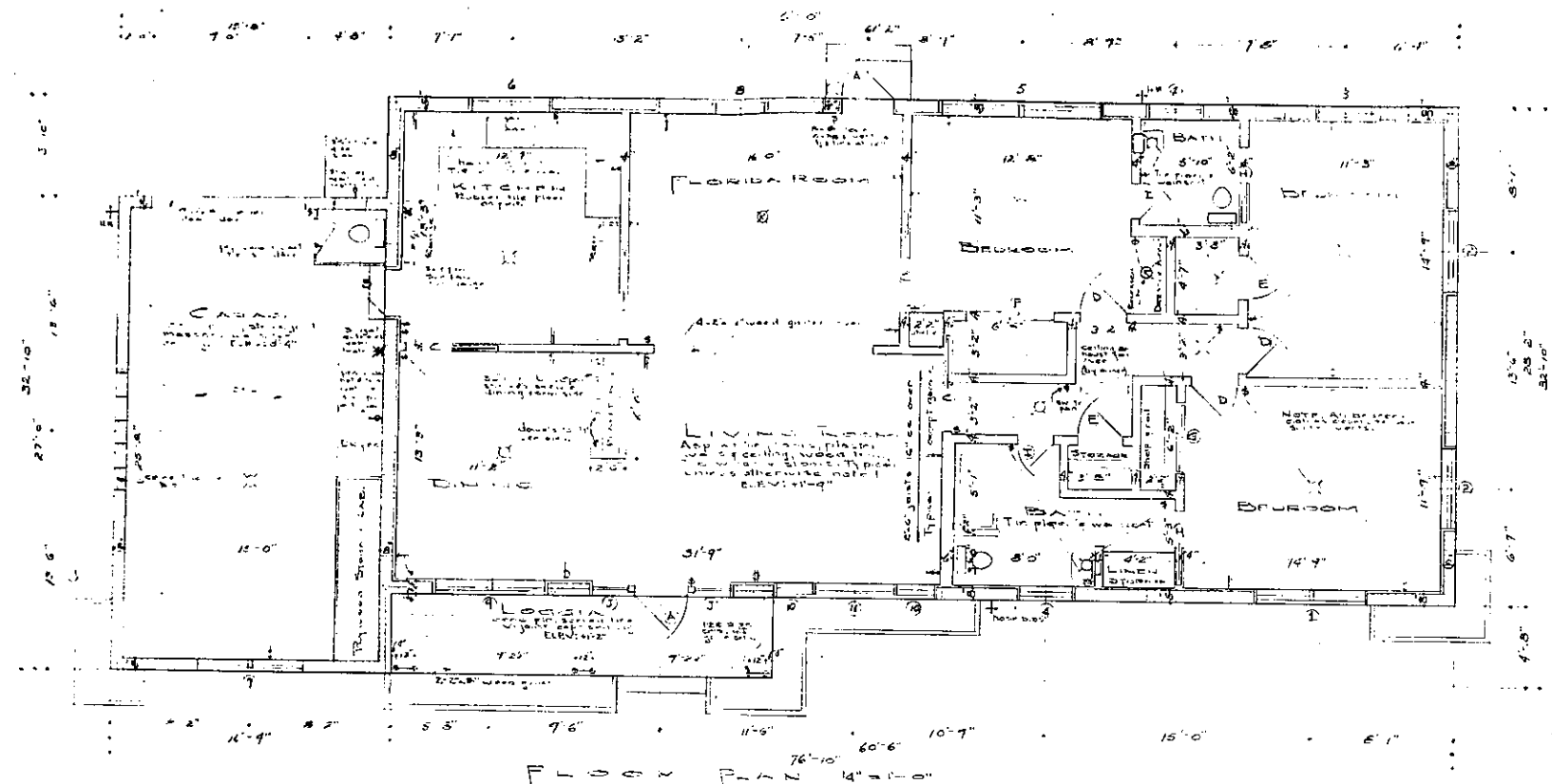
County Surchrg: 1.40

JOB CARD							
OWNER S. Maltoni				JOB ADDRESS 927 Tyler St.			
LEGAL DESCRIPTION 8 - 9		LOT NUMBER 64		SUBDIVISION OR ADDITION Hwd. Lakes Sect. 1/32E			
MICROFILM NO. MISC 84M		ARCHITECT		FEE \$ 30.00		VALUATION \$ 2,290.	
DESCRIPTION OF CONSTRUCTION Screen Room on exist. slab							<input type="checkbox"/> SEPTIC TANK <input type="checkbox"/> SEWER TAP
TYPE PERMIT	NUMBER	DATE	CONTRACTOR	TYPE PERMIT	NUMBER	DATE	CONTRACTOR
BUILDING 438	83409	7-26-83	Owner	SEPTIC/SEWER			
ROOF Al. Pane.				AIR/CONDITION			
ELECTRIC-BASIC				MECHANICAL			
ELECTRIC-SUPP.				SCREEN			
PLUMBING NO. FIX.				POOL			
L-P-DRY WALL				DRIVEWAY			
FENCE				PATIO or WALK			
NOTES: County Surcharge: .60							

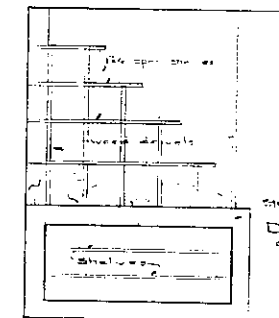
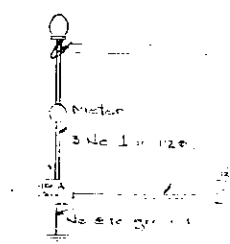
JOB CARD							
OWNER S. Maltoni				JOB ADDRESS 927 Tyler St.			
LEGAL DESCRIPTION 8 - 9		LOT NUMBER 64		SUBDIVISION OR ADDITION Hollywood Lakes Sect. 1-32B			
MICROFILM NO. MISC 84M		ARCHITECT		FEE \$ 20.00		VALUATION \$ 300.	
DESCRIPTION OF CONSTRUCTION Raise Patio 10"							<input type="checkbox"/> SEPTIC TANK <input type="checkbox"/> SEWER TAP
TYPE PERMIT	NUMBER	DATE	CONTRACTOR	TYPE PERMIT	NUMBER	DATE	CONTRACTOR
BUILDING 325	83304	7-21-83	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: County Surcharge: .20							

JOB CARD							
OWNER S. Maltoni			JOB ADDRESS 927 Tyler St.				
LEGAL DESCRIPTION	LOT NUMBER		BLOCK	SUBDIVISION OR ADDITION			
MICROFILM NO.	ARCHITECT		FEE \$ 15.00	VALUATION \$ 300.			
DESCRIPTION OF CONSTRUCTION Repl. Asphalt w/concrete drive 15x28						<input type="checkbox"/> SEPTIC TANK <input type="checkbox"/> SEWER TAP	
TYPE PERMIT	NUMBER	DATE	CONTRACTOR	TYPE PERMIT	NUMBER	DATE	CONTRACTOR
BUILDING				SEPTIC/SEWER			
ROOF				AIR/CONDITION			
ELECTRIC-BASIC				MECHANICAL			
ELECTRIC-SUPP.				SCREEN			
PLUMBING NO. FIX.				POOL			
L.P. DRY WALL				DRIVEWAY	83305	7-21-63	OWNER
FENCE				PATIO or WALK			
NOTES: County Surcharge: .20							

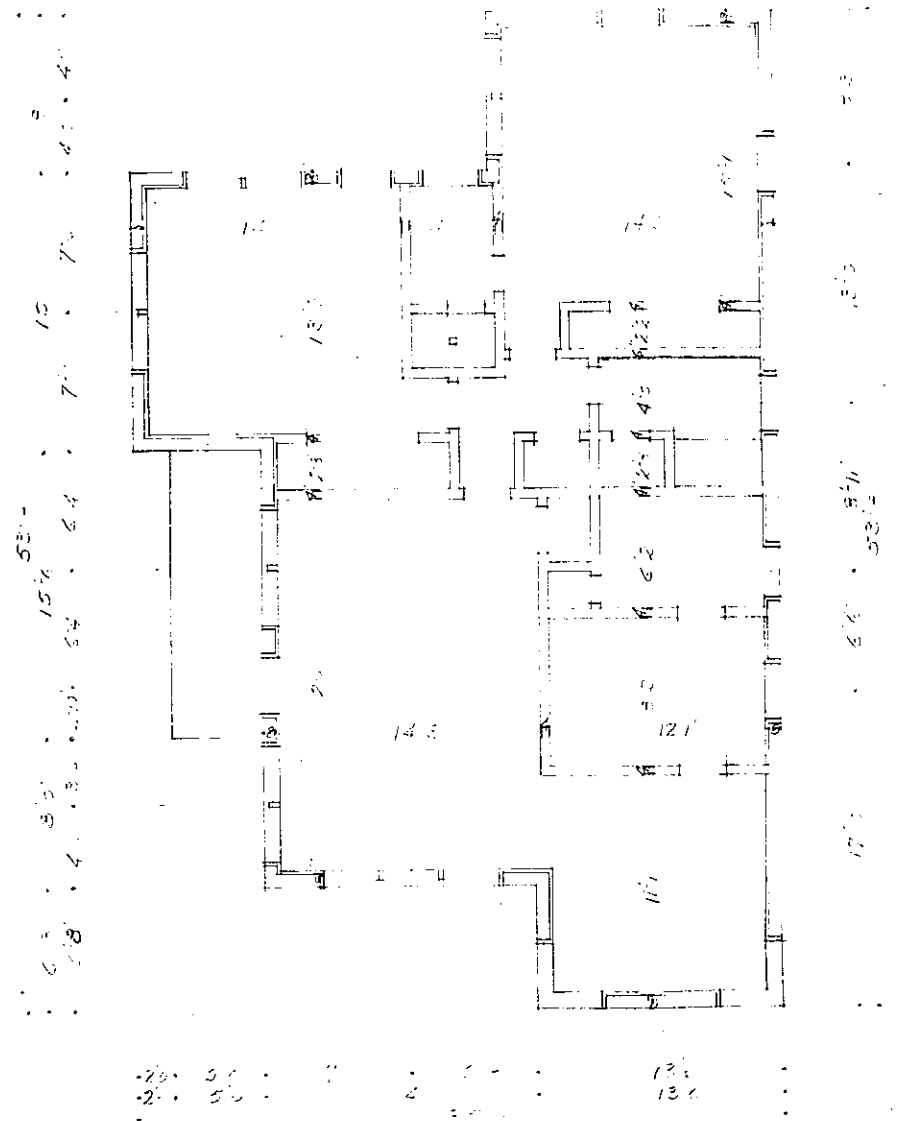
JOB CARD							
OWNER Maltoni			JOB ADDRESS 927 Tyler Street				
LEGAL DESCRIPTION	LOT NUMBER		BLOCK	SUBDIVISION OR ADDITION			
MICROFILM NO.	ARCHITECT		FEE \$ 12.00	VALUATION \$ 350			
DESCRIPTION OF CONSTRUCTION Remigation						<input type="checkbox"/> SEPTIC TANK <input type="checkbox"/> SEWER TAP	
TYPE PERMIT	NUMBER	DATE	CONTRACTOR	TYPE PERMIT	NUMBER	DATE	CONTRACTOR
BUILDING	63224	7/25/63	B.I.P.S.	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:							



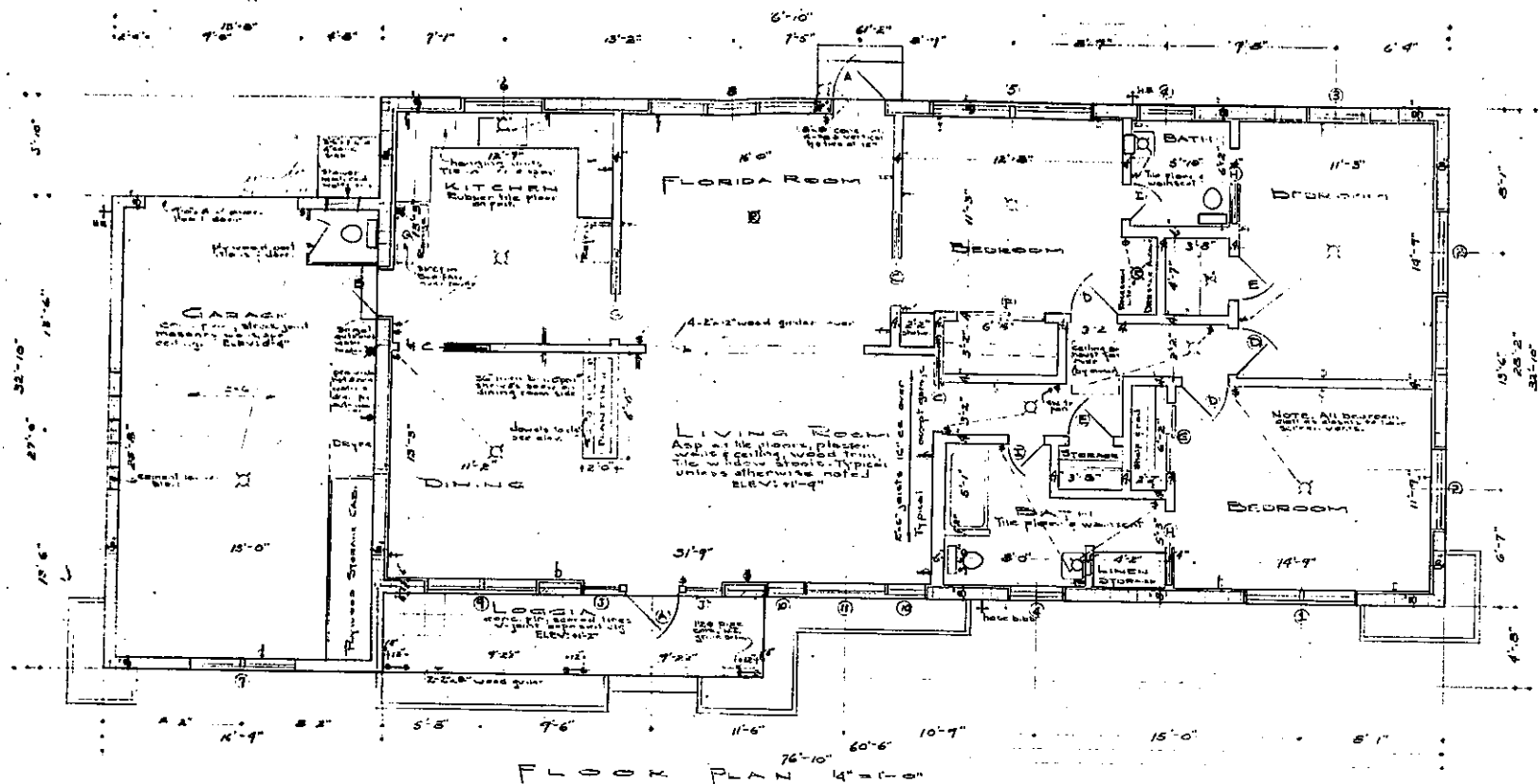
DOOR SCHEDULE		WINDOW SCHEDULE	
A	3'-0" x 6'-0" Glass pane	1	24" x 36" Auto. Op. Window
B	2'-0" x 4'-0" " "	2	24" " " " "
C	1'-0" x 5'-0" " "	3	24" " " " "
D	2'-0" x 6'-0" " "	4	24" " " " "
E	2'-0" x 6'-0" " "	5	30" x 48" " "
F	2'-0" x 6'-0" " "	6	48" " " " "
G	4'-0" x 6'-0" " "	7	24" x 36" " "
H	2'-0" x 6'-0" " "	8	24" x 36" Glass pane (2)
I	2'-0" x 6'-0" " "	9	24" x 36" " "
J	2'-0" x 6'-0" " "	10	12" " " "
K	2'-0" x 6'-0" " "	11	36" " " " "



RESIDENTIAL
FOR MR. ROBERT L. BROWN
101 S. BROAD ST.
NEW ORLEANS, LA.
S. C. BROWN
Arch.
Dec. 1951



RESIDENTIAL
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101 S. BROAD ST.
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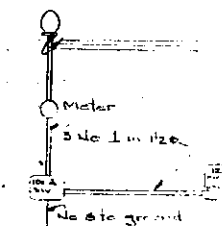


FLOOR PLAN 14'-0" x 32'-0"

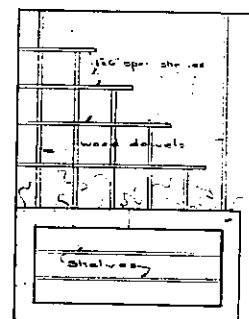
DOOR SCHEDULE		
A	32'-0"	1/2" Glass jalousie
B	2'-0" x 6'-8"	Wood
C	2'-0" x 6'-8"	Flush slab recess sliding
D	2'-0" x 6'-8"	"
E	2'-0" x 6'-8"	Wood louver
F	3'-0" x 6'-8"	" " by-pass
G	4'-0" x 6'-8"	" " " "
H	2'-0" x 6'-8"	As C
I	2'-0" x 6'-8"	Flush slab
J	2'-0" x 6'-8"	Glass jalousie

WINDOW SCHEDULE		
1	24" Mull	Aluminum Awning
2	34	" "
3	24	" "
4	23	" "
5	35 Mull	" "
6	35	" "
7	23 Mull	" "
8	23 Mull	Glass jalousie (A)
9	24 Mull	" " (B)
10	16	" "
11	36	Pate glass

Notes: All windows are to be aluminum. All doors are to be 2'-0" x 6'-8". All windows are to be 2'-0" x 6'-8". All doors are to be 2'-0" x 6'-8".



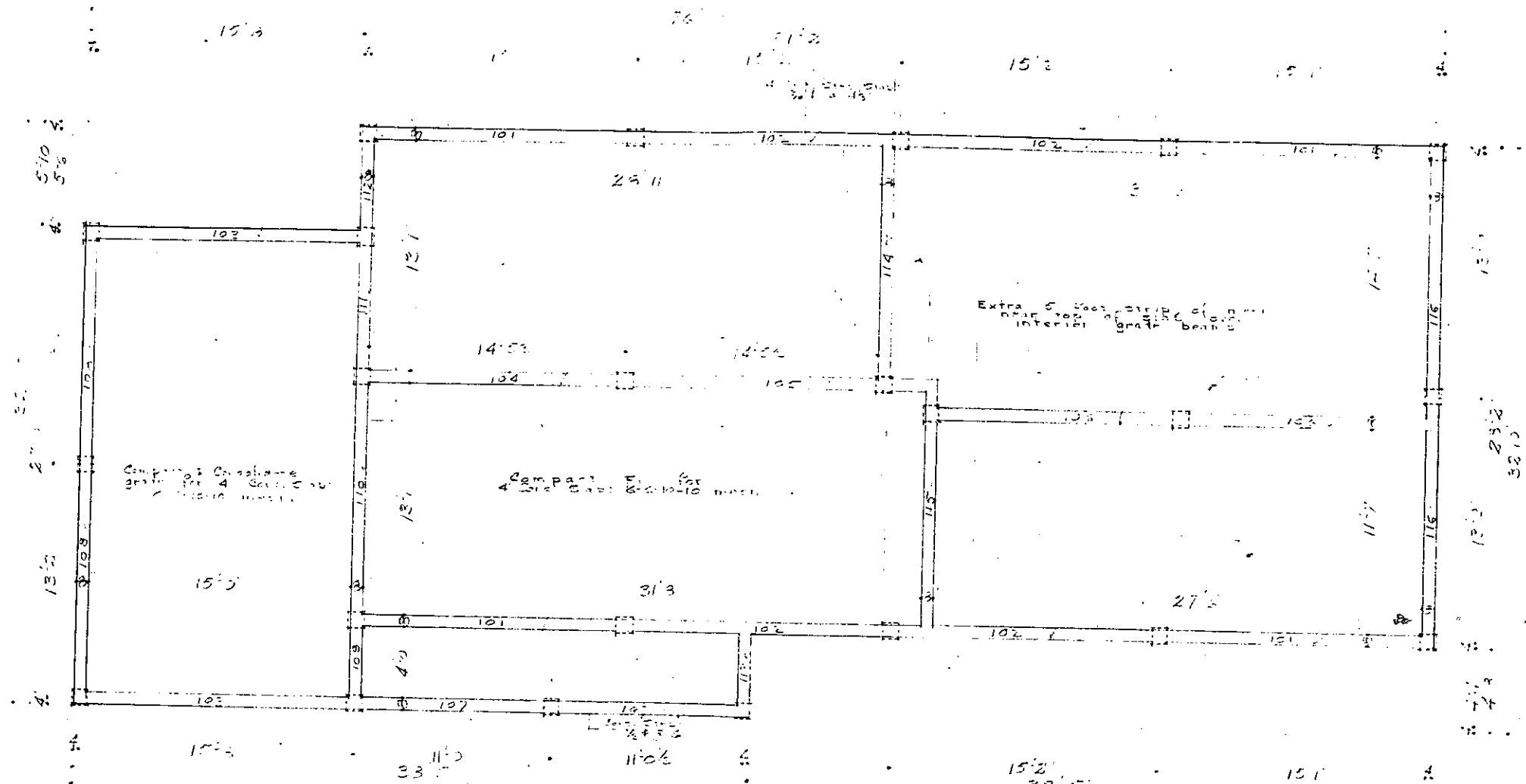
ELECTRIC SERVICE DETAIL
No 3/4"



Notes: All windows are to be aluminum. All doors are to be 2'-0" x 6'-8". All windows are to be 2'-0" x 6'-8". All doors are to be 2'-0" x 6'-8".

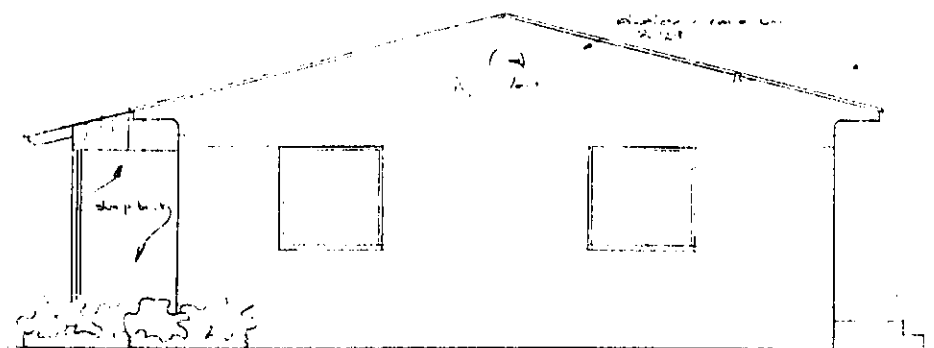
RESIDENCE
FOR MR. ROBERT J. SMITH
LOT 80, BLOCK 64
HOLLYWOOD ESTATES
HOLLYWOOD, CALIF.
NORTHWOOD FLOORING
SHE 3146
SHE 3147
17th St
Delby, NY

1

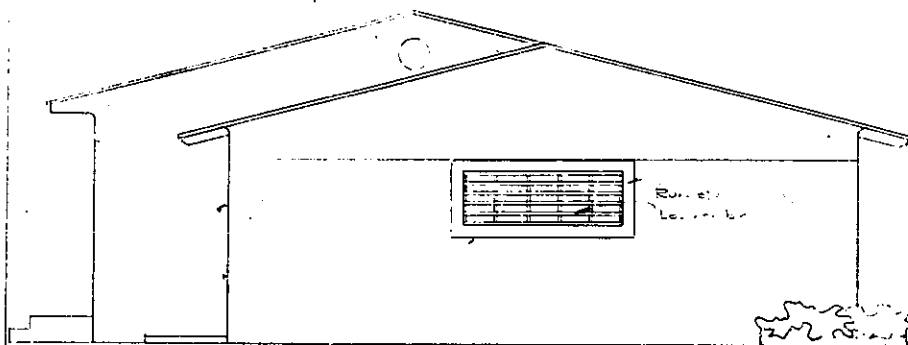


PILING & GRADE BEAMS

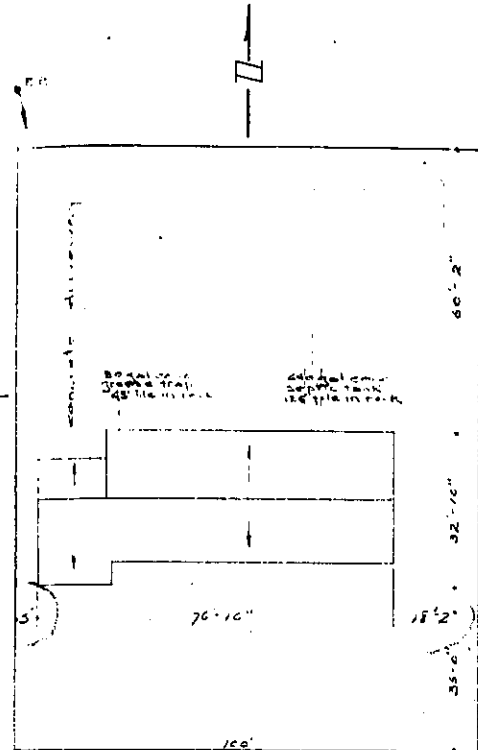
GRADE BEAM									
BEAM	No.	Size	Sp.	Beam	Beam	Beam	Beam	Beam	Beam
4	101	24	1	101	24	1	101	24	1
4	102	24	1	102	24	1	102	24	1
2	103	24	1	103	24	1	103	24	1
1	104	24	1	104	24	1	104	24	1
1	105	24	1	105	24	1	105	24	1
2	106	24	1	106	24	1	106	24	1
2	107	24	1	107	24	1	107	24	1
2	108	24	1	108	24	1	108	24	1
1	109	24	1	109	24	1	109	24	1
1	110	24	1	110	24	1	110	24	1
1	111	24	1	111	24	1	111	24	1
1	112	24	1	112	24	1	112	24	1
1	113	24	1	113	24	1	113	24	1
1	114	24	1	114	24	1	114	24	1
1	115	24	1	115	24	1	115	24	1
2	116	24	1	116	24	1	116	24	1



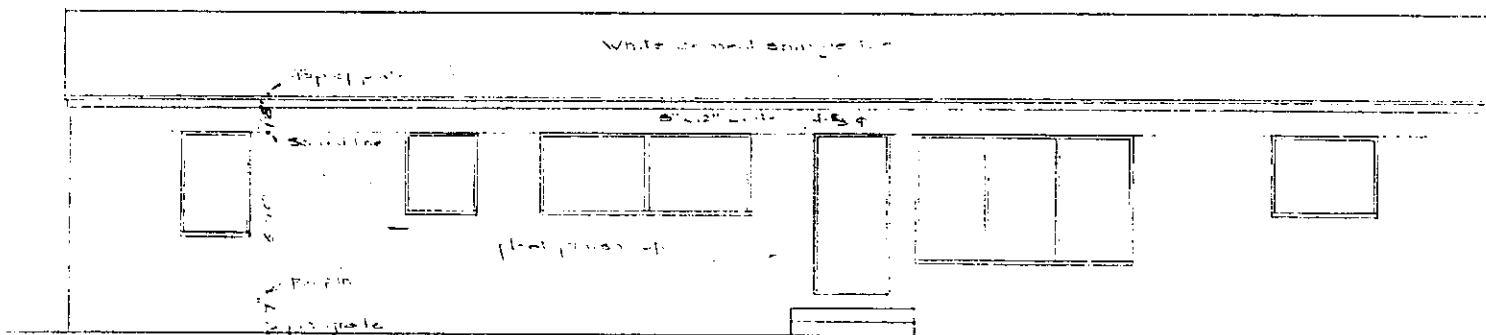
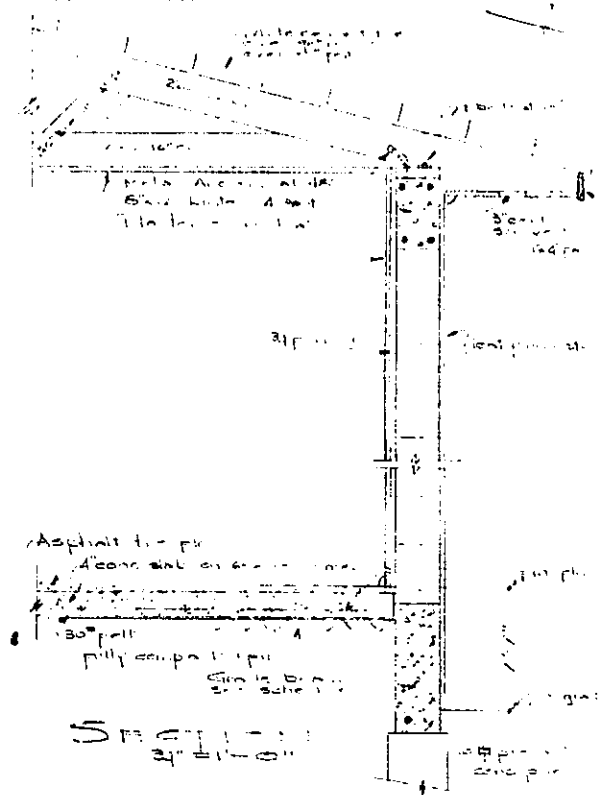
EAST ELEVATION 1/4" = 1'-0"



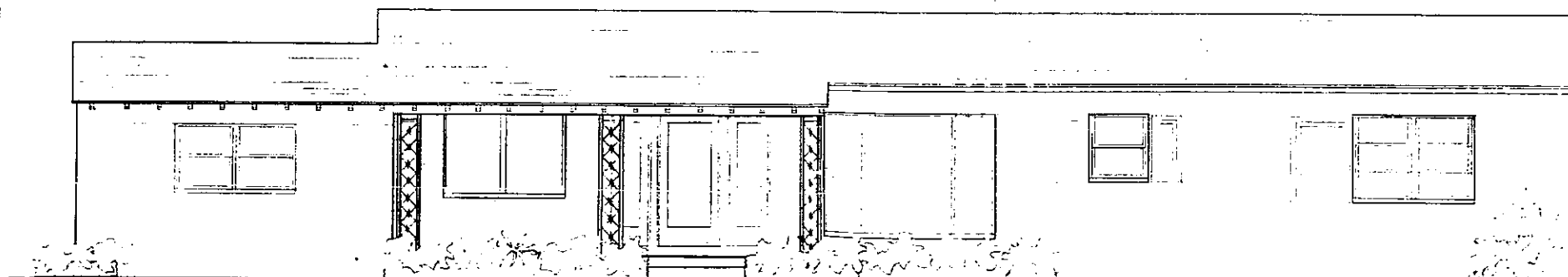
WEST ELEVATION 1/4" = 1'-0"



TYLER STREET
PLOT P-21
1" = 20'-0"



NORTH ELEVATION 1/4" = 1'-0"



SOUTH ELEVATION 1/4" = 1'-0"

31