

# ATTACHMENT A

## Application Package

# GENERAL APPLICATION

APPLICATION DATE: 10/26/2023

**2600 Hollywood Blvd**

Room 315

Hollywood, FL 33022

Tel: (954) 921-3471

Email: Development@  
Hollywoodfl.org

## SUBMISSION REQUIREMENTS:

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

## 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 ONE):

- ☐ Technical Advisory Committee  
☐ City Commission

☐ Variance/Special Exception Requested

- ☐ Administrative Approvals  
☒ Historic Preservation Board  
☐ Planning and Development Board

## PROPERTY INFORMATION

Location Address: 728 TYLER STREET, HOLLYWOOD FL 33019

Lot(s): 20 AND 21 Block(s): 82 Subdivision: Hollywood Lakes

Folio Number(s): 5142 14 02 5640

RS-6

Zoning Classification: RS-6 Land Use Classification: Residential

Existing Property Use: Single Family Sq Ft/Number of Units: 1

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/Resolution/Ordinance No.: \_\_\_\_\_

## DEVELOPMENT PROPOSAL

Explanation of Request: New construction, 6,707 gross sq ft single family residence

Phased Project: Yes / No ☒ Number of Phases: 1

Project	Proposal
Units/rooms (# of units)	1 (Area: S.F.)
Proposed Non-Residential Uses	0 S.F.
Open Space (% and SQ.FT.)	(Area: S.F.)
Parking (# of spaces)	5 (Area: S.F.)
Height (# of stories)	2 ( 26'-6" FT.)
Gross Floor Area (SQ. FT)	6,707

Name of Current Property Owner: SF&GM PROPERTY LLC

Address of Property Owner: 137 Golden Isles Dr, Apt 403, Hallandale Beach FL

Telephone: 9549205746 Email Address: grant.manukyan@gmail.com

Applicant Joseph B. Kaller, AIA, LEED ☒ Consultant | ☐ Representative | ☐ Tenant (check one)

Address: 2417 Hollywood Blvd, Hollywood FL Telephone: 9549205746

Email Address: joseph@kallerarchitects.com

Email Address #2: grant.manukyan@gmail.com

Date of Purchase: 3/9/2023 Is there an option to purchase the Property? Yes ☐ No ☒

If Yes, Attach Copy of the Contract.

Noticing Agent (FTAC & Board submissions only) : Cutro & Associates

E-mail Address: cutroplanning@yahoo.com

## PLANNING DIVISION



2600 Hollywood Boulevard Room 315  
Hollywood, FL 33022

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

# GENERAL APPLICATION

### CERTIFICATION OF COMPLIANCE WITH APPLICABLE REGULATIONS

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

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

Signature of Current Owner: GRANT MANUKYAN 

Date: 07/10/2023

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

Date: \_\_\_\_\_

Signature of Consultant/Representative: 

Date: 7-10-23

PRINT NAME: JOSEPH B. KALLER

Date: 7-10-23

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

Date: \_\_\_\_\_

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

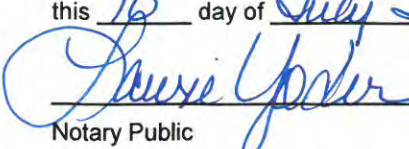
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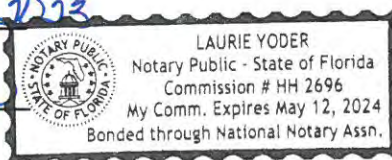
### Current Owner Power of Attorney

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

Sworn to and subscribed before me

this 10 day of July 2023

  
Notary Public  
State of Florida



  
Signature of Current Owner

Grant Manukyan  
Print Name

My Commission Expires: \_\_\_\_\_ (Check One) ☒ Personally known to me; OR ☐ Produced Identification \_\_\_\_\_



<b>Site Address</b>	<b>728 TYLER STREET, HOLLYWOOD FL 33019-1325</b>	<b>ID #</b>	5142 14 02 5640
<b>Property Owner</b>	SF&GM PROPERTY LLC	<b>Millage</b>	0513
<b>Mailing Address</b>	2822 WASHINGTON ST HOLLYWOOD FL 33020	<b>Use</b>	01-01
<b>Abbr Legal Description</b>	HOLLYWOOD LAKES SECTION 1-32 B LOT 20,21 BLK 82		

The just values displayed below were set in compliance with **Sec. 193.011**, Fla. Stat., and include a reduction for costs of sale and other adjustments required by **Sec. 193.011(8)**.

\* 2023 values are considered "working values" and are subject to change.

Year	Land	Building / Improvement	Just / Market Value	Assessed / SOH Value	Tax
<b>2023*</b>	\$168,290	\$597,010	\$765,300	\$645,850	
<b>2022</b>	\$168,290	\$418,850	\$587,140	\$587,140	\$12,501.95
<b>2021</b>	\$168,290	\$435,880	\$604,170	\$134,580	\$2,228.37

2023* Exemptions and Taxable Values by Taxing Authority				
	County	School Board	Municipal	Independent
<b>Just Value</b>	\$765,300	\$765,300	\$765,300	\$765,300
<b>Portability</b>	0	0	0	0
<b>Assessed/SOH</b>	\$645,850	\$765,300	\$645,850	\$645,850
<b>Homestead</b>	0	0	0	0
<b>Add. Homestead</b>	0	0	0	0
<b>Wid/Vet/Dis</b>	0	0	0	0
<b>Senior</b>	0	0	0	0
<b>Exempt Type</b>	0	0	0	0
<b>Taxable</b>	\$645,850	\$765,300	\$645,850	\$645,850

Sales History				Land Calculations		
Date	Type	Price	Book/Page or CIN	Price	Factor	Type
3/9/2023	WD-Q	\$805,000	118756379	\$14.00	12,021	SF
2/2/2021	WD-Q	\$535,000	117033749			
1/1/1975	WD	\$43,500	6091 / 425			
5/1/1969	WD	\$27,000				
12/1/1963	WD	\$20,500				
				<b>Adj. Bldg. S.F. (Card, Sketch)</b>		2147
				<b>Units/Beds/Baths</b>		1/3/3
				<b>Eff./Act. Year Built: 1947/1935</b>		

Special Assessments								
Fire	Garb	Light	Drain	Impr	Safe	Storm	Clean	Misc
05								
R								
1								



NAME OF OWNER FRANK CARTER

ADDRESS 728 TYLER ST

LEGAL DESCRIPTION

COST

DESCRIPTION OF CONST.

ARCHITECT:

PERMIT TYPE	NO.	DATE	TO WHOM	EXT. or OUT.
BLDG.				
ROOF	82686	2-27-69	Zinkler	
ELECTRICAL	37572	5-16-67	MOORE ELEC	(2) WIND AC
PLUMBING				
GAS				
SEPTIC, SEWER				
A/C DUCTS / Ten	72257	5-22-67	Johns ac	30.00
SCREEN ENCL.				
POOL				
DRIVEWAY				
FENCE				

# JOB CARD

OWNER Covington		JOB ADDRESS 728 Tyler Street	
LEGAL DESCRIPTION	LOT NUMBER	BLOCK	SUBDIVISION OR ADDITION
MICROFILM NO.	ARCHITECT	FEE \$ 10.00	VALUATION \$ 200

DESCRIPTION OF CONSTRUCTION 170' of 6' wooden fence	<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			
FENCE	63923	9/2/80	owner	PATIO or WALK			

NOTES: county surcharge \$.07

## Permit Search Results

[Search](#) > Properties located at/on/near '...728...'

5 permits were found for  
**728 TYLER ST**

View	<u>Process</u> <u>#</u>	<u>Permit #</u>	<u>Description</u>	<u>Appl.</u> <u>Date</u>	<u>Permit Date</u>
<a href="#">Details</a>		<b>B9401327</b>	WINDOW REPLACEMENT		<b>3/4/1994</b>
<a href="#">Details</a>		<b>B9305216</b>	WINDOW REPLACEMENT		<b>8/5/1993</b>
<a href="#">Details</a>		<b>B9107645</b>	WINDOW REPLACEMENT		<b>11/19/1991</b>
<a href="#">Details</a>		<b>B9102916</b>	FENCE-WOOD,CHAIN LINK,ETC.		<b>5/10/1991</b>
<a href="#">Details</a>		<b>B9100821</b>	RE-ROOF- METAL,TILE,WOOD SHINGLE OR SHAKE		<b>2/13/1991</b>

## Permit Details

Process #:	Permit #: B9102916	Master Permit: B9102916
Status: Closed		
<a href="#">List All Subpermits</a>		

Site Information	
Address: 728 TYLER ST	Folio#: 514214025640
Sub-division: HOLLYWOOD LAKES SECTION	Value: \$800.00
Lot: 20                      Block: 82	Sq Ft: 0

Permit Information	
Application Type: FENCE-WOOD,CHAIN LINK,ETC.	Application Date: 00/00/00
Job Name: COVINGTON,D & BLAIR	Permit Date: 05/10/91
Film Number: F921873	CO/CC Date:
	Total Fees: \$30.35

Applicant / Contact Information
Name: COVINGTON,D & BLAIR
Address:

Property Owner Information
Name: COVINGTON,D & BLAIR
Address:

Contractor Information
Name:
Address:

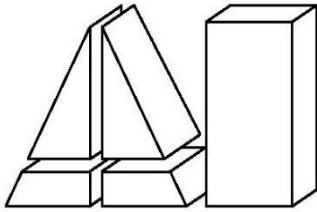
PERMIT #

921872 to  
921873

ADDRESS

Missing





## **ARBAB ENGINEERING, INC.**

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

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July 31, 2023

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

Re: **Structural Evaluation Report for:**  
**728 Tyler Street**  
**Hollywood, Florida**

To Whom It May Concern:

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

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

### **STRUCTURAL FRAMING OF THE HOUSE:**

This residence is one-story with wood rafters supporting the barrel tile roof and transferring the load to the exterior masonry walls and to the foundation.

The foundation of this house appeared to be spread footing on compacted fill.

There is an addition to the house at the East side, which is wood frame structure.

Separate small structure is also located at the South side of this property, with breezeway between the house and this structure.

Floor framing of the house consists of wood joists, transferring the load to the exterior and interior stem walls and ultimately to the foundation.

Crawl space is located under the main house, however, the structure at the South does not have crawl space, and is slab on grade.

Continued on Page 2

City of Hollywood Planning Division

Page 2  
July 31, 2023

Re: **Structural Evaluation Report for:  
728 Tyler Street**

**STRUCTURAL INSPECTION AND FINDINGS:**

During our observations conducted on July 15 and June 27, 2023, this office observed the followings:

1. Existing roof beams around the entire perimeter of the house are separated from the masonry wall below the beam and continuous horizontal crack is visible all around the entire exterior perimeter of the house.
2. Settlement of the foundation is visible at the East side of this house and step crack on the exterior of the wall extending from the roof to the ground level is indication of settlement.
3. All windows and door are in very poor condition and framing and attachments to the walls are not providing resistance to required wind load. All windows and doors are sub-standard and do not comply with the requirements of Florida Building Code.
4. Addition to the house at east side constructed with wood frame is badly damaged and is in state of collapse.
5. Ground floor concrete slab on front of detached one story structure in the southside is cracked in numerous places.
6. Trellis between the main house and detached structure is in poor condition.
7. Front step to the house with bricks are settling and steps are loose.
8. Entrance door to the house is badly rusted and is in poor condition.
9. Exterior stucco is discolored and cracked in several locations throughout.
10. Surface of the concrete tie beams at roof level are bleeding rust in several locations.
11. Old shutters are loose and are in poor condition.
12. Some of the framing for old exterior awning are badly deteriorated and covers are broken apart from the framing.
13. Entrance light fixture on top of the wood post is loose and is in state of collapse.
14. Vertical and horizontal crack is visible on the exterior wall, particularly along the bottom of roof tie beam.

Continued on Page 3

Re: **Structural Evaluation Report for:  
728 Tyler Street**

15. Concrete beams above some of the the windows are badly cracked and are in poor condition.
16. Vertical cracks are visible on the surface of exterior walls.
17. Ceiling material is peeling off the ceiling and moisture intrusion is visible.
18. Surface damage is visible on the interior walls, around a small window, and above the top corners of the door.
19. Cracks and spalled concrete are visible at corner of windows.
20. A/c wall units are in poor condition.
21. Horizontal cracks directly above the windows are visible in several locations.
22. Broken pieces of furniture are scattered in the trellis area.
23. The exterior doors and windows are rotted, due to moisture and termite infestation.
24. There are damaged walls and ceiling, due to moisture intrusion and termite infestation.
25. Most of the original electrical system is still in place, which represent potential fire hazard, due to the use of outdated cloth wiring.
26. The finished floor elevation is barely above grade and is roughly a couple of feet below the minimum FEMA flood elevation criteria.

**Conclusion:**

It is clear that the foundation, floor joists, roof rafters, floor & roof decking, plumbing system, and electrical systems are damaged and continue to deteriorate for reasons previously stated, the first floor of is a couple of feet below flood level and it appears that structure is supported by spread footing and not by piles and grade beams. The lack of reinforced masonry walls and proper metal connectors to fasten the roof structure to the exterior walls and foundation make the buildings unsafe and suspect to catastrophic failure and potential collapse during a hurricane or other strong wind event. The considerable cost to repair, reinforce, replace, and reconstruct the structural and MEP systems to provide building that meet the current Florida Building Code and allow for the safe & healthy human habitation would lead to a Substantial Improvement condition. That would mandate that the buildings be brought into full compliance with current FEMA regulations and the 2020 Florida Building Code. In my professional opinion based on knowledge and experience, due to the extent of damage to the structure that is visibly evident, as well as the latent damage and deterioration that is festering below the ground and behind finishes, the existing one story building should be demolished since rehabilitation is not a feasible option.

City of Hollywood Planning Division

Page 4

July 31, 2023

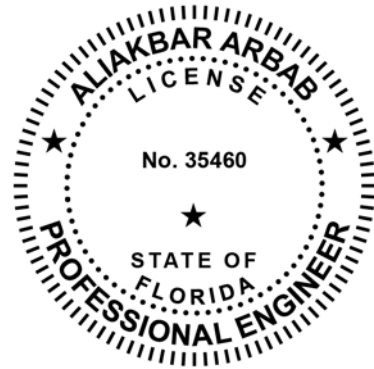
Re: **Structural Evaluation Report for:  
728 Tyler Street**

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

Sincerely,



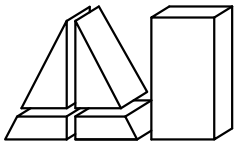
Ali Arbab, P.E.  
**For Arbab Engineering, Inc.**  
**FL # PE 35460, SI #456**



#### Attachments

AA/aa

Z:\Drive\2023 Projects\728 Tyler\ Report\728 Tyler Evaluation Report



**ARBAB ENGINEERING, INC.**  
**CONSULTING ENGINEERS**

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

Page: P-1  
Project: STRUCTURAL EVALUATION REPORT

728 Tyler Street  
Hollywood, Florida

Date: July 31, 2023

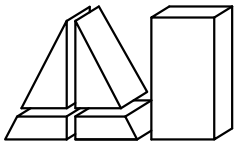


CONTINUOUS CRACK UNDER ROOF  
TIE BEAM



ROOF BEAM, RUST BLEEDING AND  
WALL CRACK





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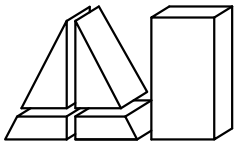


WALL CRACKS AND SPALLED AND  
CRACKED ROOF BEAM



DAMAGED ENTRANCE LIGHT  
FIXTURE





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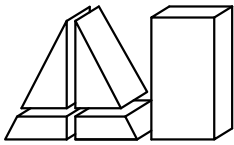
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VIEW OF MAIN ENTRANCE TO THE  
HOUSE



VIEW OF MAIN ENTRANCE AND  
PARTIAL NORTH WALL



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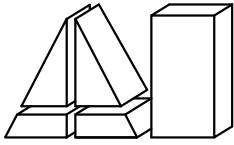


PARTIAL SOUTH ELEVATION



WEST ENTRANCE TO DETACHED  
STRUCTURE WITH CRACKED  
CONCRETE SLAB





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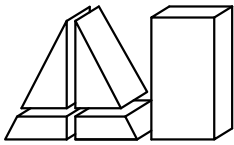
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STEP DOWN CRACK ON EXTERIOR  
WALL



EXTERIOR WALL WITH HORIZONTAL  
AND VERTICAL CRACKS



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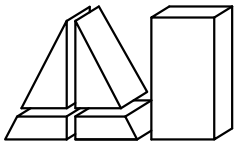


DAMAGED AND CRACKED BEAM  
ABOVE THE WINDOW



WALL CRACK





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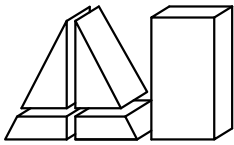
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WALL CRACKS



MOISTURE INTRUSION AND  
DAMAGED CEILING



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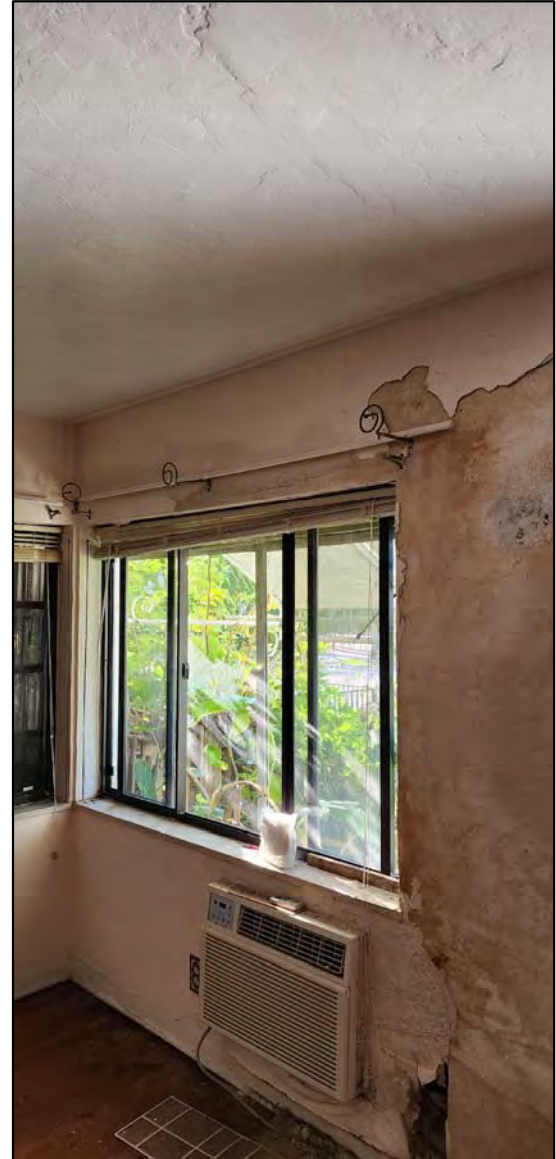
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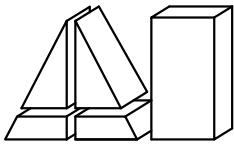
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DAMAGED WALL



DAMAGED WALL AT UPPER  
PORTION OF THE WALL AND  
AROUND WINDOW FRAME



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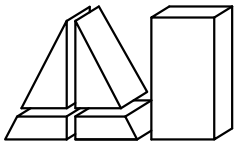


INTERIOR VIEW OF EAST ADDITION



EXTERIOR HORIZONTAL AND  
VERTICAL CRACKS ADJACENT TO  
THE WINDOW





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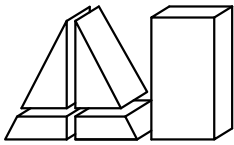
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VIEW OF TRELLIS AND BREEZEWAY



VIEW OF BREEZEWAY AND  
DAMAGED FURNITURE AND DEBRIS



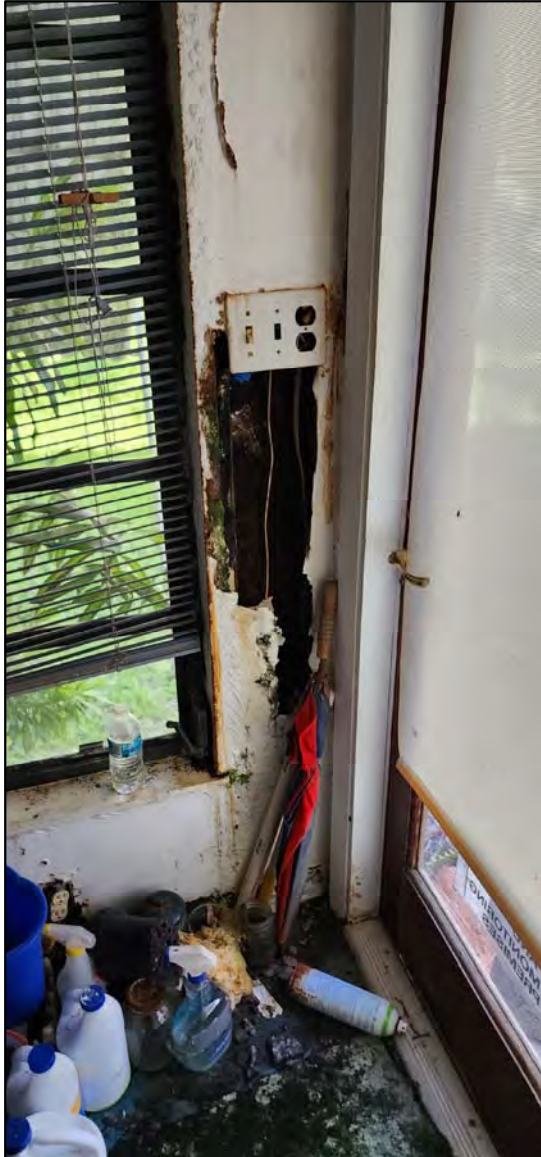
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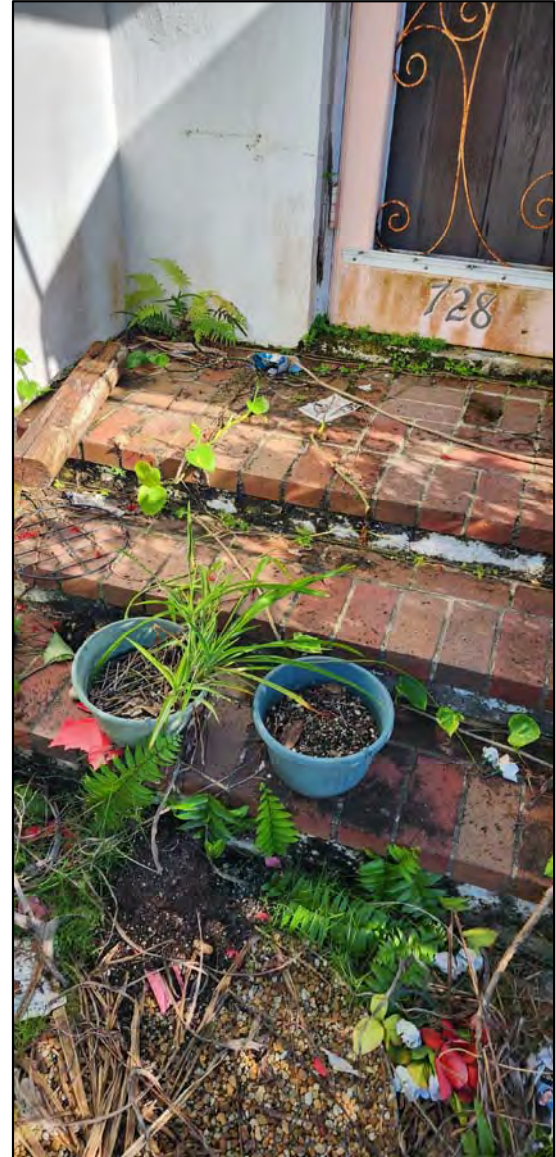
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Hollywood, Florida

Date: July 31, 2023



DETERIORATED AND DAMAGED  
INTERIOR



ENTRANCE TO THE HOUSE





KallerArchitecture

**728 TYLER STREET, HOLLYWOOD, FL 33019**

**DECISIONS ON CERTIFICATES OF APPROPRIATENESS FOR  
DEMOLITION FOR EXISTING STRUCTURE**

The Zoning and Land Development Regulations **Section 5.5.F.4.e** states the Historic Preservation Board shall consider the following Criteria in evaluating an Application for Certificate of Appropriateness for Demolition.

**CRITERION 1:** *The building, structure, improvement, or site is designated on either a National, State or Local level as a Historic Preservation District or an Architectural Landmark or Site.*

**ANALYSIS:** The Building is in Hollywood Beach North and South Lake District on the Northern side of Hollywood Boulevard facing Tyler Street and close-proximity to the Atlantic Intercostal Waterway.

**CRITERION 2:** *The building, structure, improvement, or site is of such design, craftsmanship, or material that it could be reproduced only with great difficulty or expense.*

**ANALYSIS:** The finish floor elevation of the existing one-story structure is currently 3.59' NAVD '88, which makes it difficult for the existing structure to comply with today's FEMA's minimum standards and still be compliant with the 50% improvement rule.

**CRITERION 3:** *The building, structure, improvement, or site is one of the last remaining examples of its kind in the neighborhood, the county, or the region*

**ANALYSIS:** The existing building has been renovated numerous times in its tenure. However, the building lost its architectural identity making it an eclectic structure and isn't considered to be an architectural example.

**CRITERION 4:** *The building, structure, improvement, or site contributes significantly to the Historic Character of a Historically Designated District.*

**ANALYSIS:** The existing building does not contribute to the Historical Character of the neighborhood in any way shape or form, but the new proposed 2-story Modern-Contemporary building will make a statement emphasizing its rich contextual environment of the Intercoastal Waterway and Hollywood Beach Broadwalk.

**CRITERION 5:** *Retention of the building, structure, improvement or site promotes the general welfare of the City by providing an opportunity for study of local history, architecture and design or by developing an understanding of the importance and value of a particular culture and heritage.*

**ANALYSIS:** The existing one-story building being demolished does not in any way add value to the Community. Its removal will help the transition between the unmaintained 1930's Eclectic style and the new Modern-Day Contemporary architectural style come together re-establishing its architectural identity.

**CRITERION 6:** *There are definite plans for reuse of the property if the proposed demolition is carried out, and those plans will adversely affect the historic character of the Historic District.*

**ANALYSIS:** The new Two- Story Contemporary-Modern Residence will add more Drama and Character to Tyler Street's curb appeal making it the gateway for pedestrians to walk to and from the Intercoastal Waterway and Hollywood Beach Broadwalk.

**CRITERION 7:** *The Unsafe Structures Board has ordered the demolition of a structure or the feasibility study determines that the retention of the building would deny the Owner of all economically viable uses of the Property.*

**ANALYSIS:** This has not been reviewed by the Unsafe Structures Board.

**CRITERION 8:** *The information listed in the Historic Properties Database (a listing of historic and non-historic properties), as a guideline in determining whether a certification of Appropriateness for Demolition should be issued.*

**ANALYSIS:** There are no records of this house in archives.

Sincerely,



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

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KallerArchitecture

City of Hollywood  
2600 Hollywood Boulevard  
Hollywood, Florida 33020

August 2nd, 2023

Re:  
728 Tyler Street  
Hollywood, Florida 33019  
Architect's Project #23064

## **CRITERIA OF APPROPRIATENESS FOR DESIGN**

### **728 Tyler Street – New Single-Family Residence**

#### **CRITERION 1: INTEGRITY OF LOCATION**

The property is located in the Hollywood Beach North and South Lake District on the northern side of Hollywood Boulevard close proximity to the Atlantic Intercoastal Waterway, built in 1935 as a 1-story single-family residence that sits alongside its respective residential zoning. The newly proposed Two-story Single-Family Residence sits on a 100'-0" wide lot similar to its neighboring properties within its zoning designation of RS-6.

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

**ANALYSIS:** The existing building was built in 1935 and there are no records revealing the existing structure has any contribution to the Historic District. Through the years, it was repaired and renovated with poor workmanship diminishing the overall structural and aesthetic integrity. On the contrary, the new proposed building refreshes the curb appeal alongside Tyler Street with a modern-contemporary style. This proposed structure will become a gateway to Hollywood Beach Boardwalk from Tyler Street, in which the design highlights a two-story volume with tall glass windows at the front and rear of the building inviting an abundance of natural light while also highlighting the richness of the surrounding contextual environment.

The main design concept is based on two floating cubes that wrap around a higher volumetric core. The cube that wraps the north and southwest corner is comprised of a series of social spaces and bedrooms with terraces overlooking the waterway and private pool deck. The second cube that wraps the north and south-east corner has the main bedroom and outdoor terraces. The center volumetric core serves as the heartbeat of the design concept, upon main entry is the main family space and staircase that encompasses a two-story volume with a second floor “catwalk” connecting both floating cubes.

### **CRITERION 3: SETTING**

The setting of the existing single-family residence is typical to most of the homes in the Historic District Section seating on the south side of Tyler St. with access to Hollywood Beach Boardwalk and Atlantic Intercoastal Waterway.

### **CRITERION 4: MATERIALS**

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

### **CRITERION 5: ASSOCIATION**

The proposed new construction has been designed to be a Two- Story Single Family Residence with access to a rooftop terrace. On the ground floor will be a series of steps leading to the main entry door. Upon entry is the double-height family room, to the left will be a fully open staircase and the main bedroom. To the right side will be the two-car garage, utility rooms and the main social spaces towards the rear of the building overlooking the private pool deck. Upon arrival at the second floor, to the left will be a covered outdoor terrace with an auxiliary spiral staircase leading up to the rooftop terrace. To the right side of the “catwalk” will be the bedroom quarters with direct access to their respective private bathrooms and terraces.

The Architectural style reflects Modern-Contemporary with pure orthogonal geometries and volumetric elements.

## CRITERION 6: WORKMANSHIP

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

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

Sincerely,



KallerArchitecture

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## **Existing**

### **LEGAL DESCRIPTION:**

LOTS 20 AND 21, BLOCK 82, OF "HOLLYWOOD LAKES SECTION", ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 1, AT PAGE 32, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA.

## **Proposed**

**Two-Story Single-Family Residence. 4 bedrooms 4 bathrooms + 1 powder room outdoor bbq area with a pergola, 2 car garage, and a pool. Total sqft 4,500 sqft under AC.**

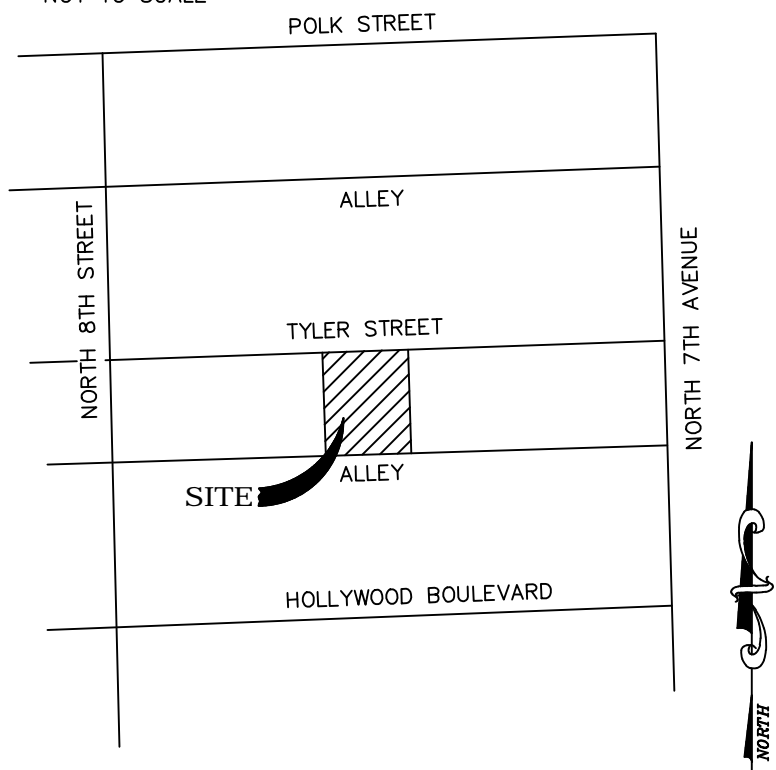






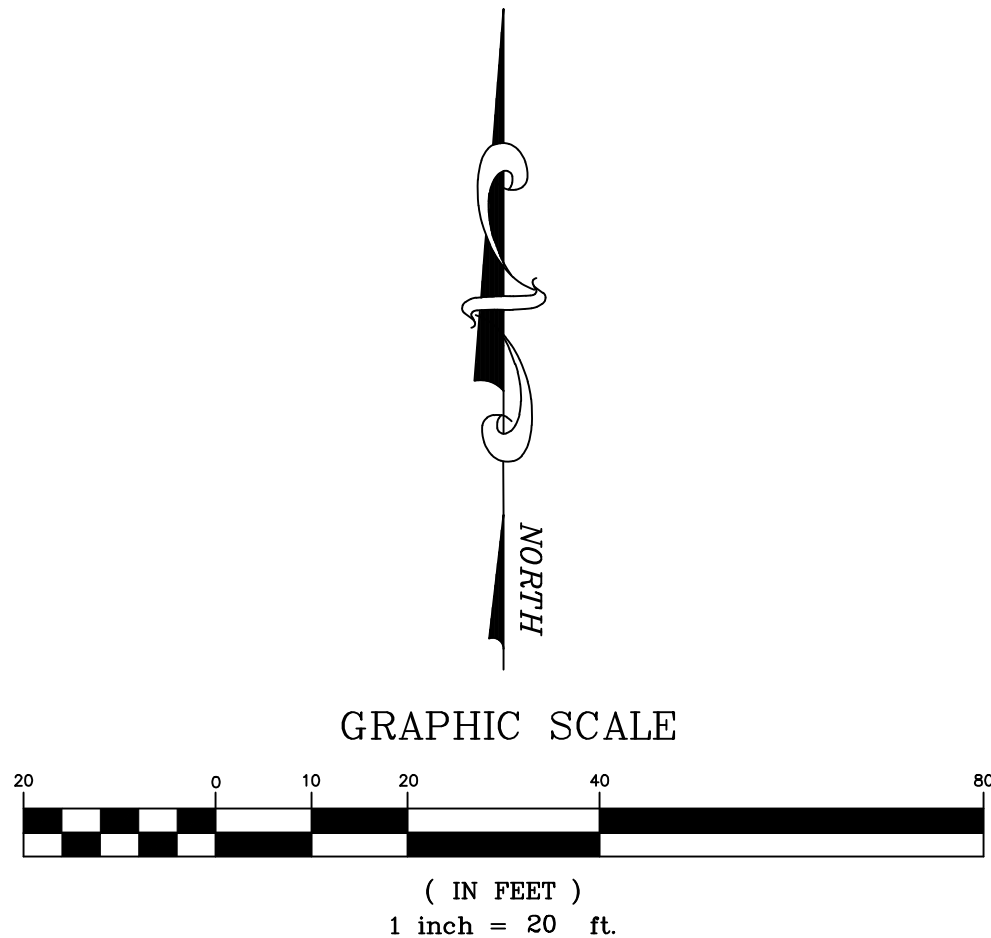




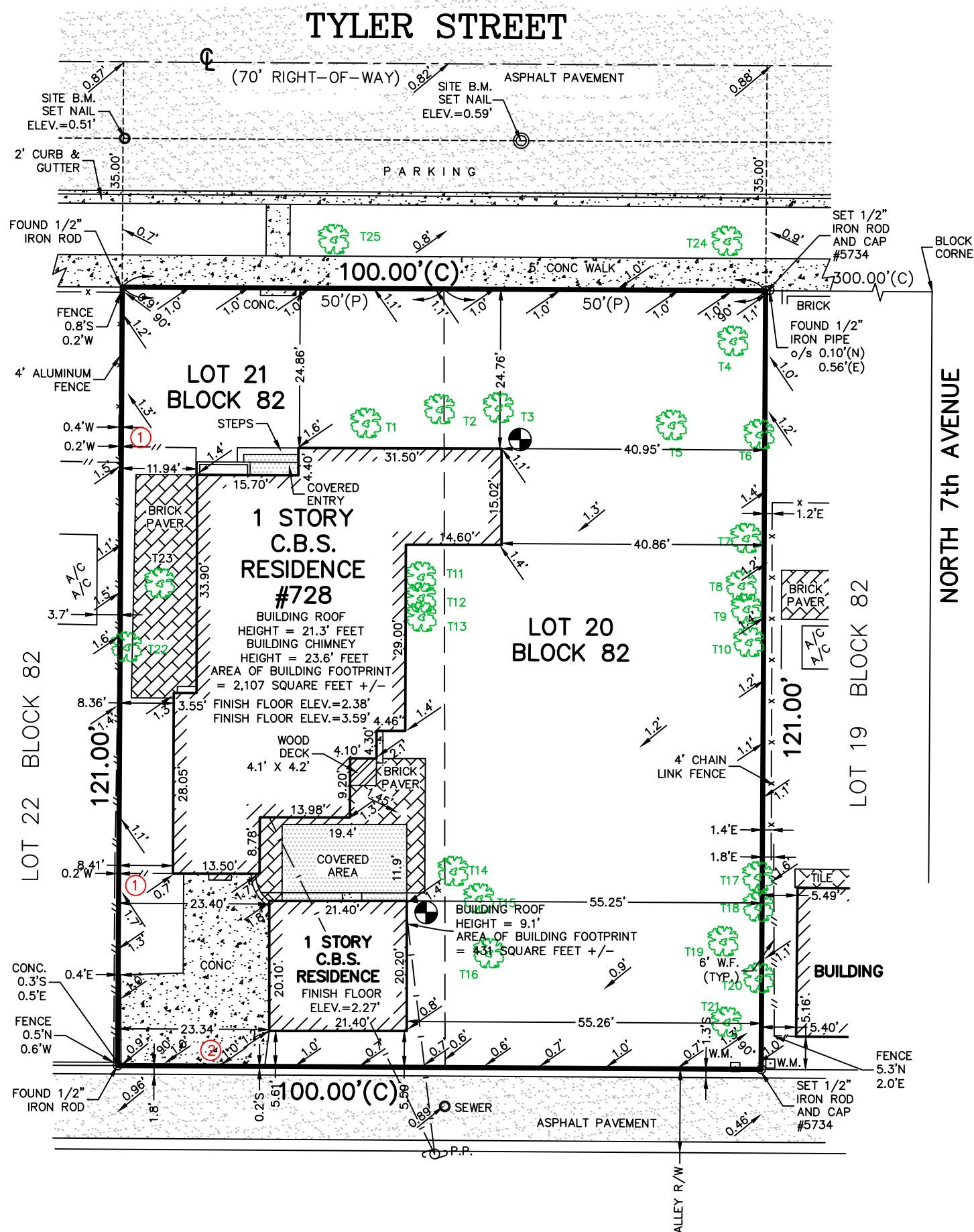
VICINITY MAP:  
NOT TO SCALE

## LEGEND:

B.M.	= BENCHMARK
B.C.R.	= BROWARD COUNTY RECORDS
C	= CALCULATED MEASUREMENT
℄	= CENTERLINE
C.B.	= CATCH BASIN
C.B.S.	= CONCRETE BLOCK STRUCTURE
C.L.F.	= CHAIN LINK FENCE
C.O.	= CLEAN OUT
CONC.	= CONCRETE
C.L.P.	= CONCRETE LIGHT POLE
C.P.P.	= CONCRETE POWER POLE
C.R.	= CABLE RISER
D	= DEED MEASUREMENT
E.S.	= ELECTRIC SERVICE
ELEV.	= ELEVATIONS
F.P.L.	= FLORIDA POWER & LIGHT
G.A.	= GUY ANCHOR
G.V.	= GATE VALVE
L.P.	= LIGHT POLE
M	= MEASURED
M.C.	= METAL COVER
M-D.C.R.	= MIAMI-DADE COUNTY RECORDS
M.H.	= MANHOLE
M.W.	= MONITORING WELL
NAVD	= NORTH AMERICAN VERTICAL DATUM
NGVD	= NATIONAL GEODETIC VERTICAL DATUM
O.R.B.	= OFFICIAL RECORDS BOOK
P	= PLAT MEASUREMENT
P.B.	= PLAT BOOK
P.E.	= POOL EQUIPMENT
P.O.B.	= POINT OF BEGINNING
P.O.C.	= POINT OF COMMENCEMENT
P.P.	= POWER POLE
TYP.	= TYPICAL
W.M.	= WATER METER
o/s	= OFFSET
A/C	= AIR CONDITIONING UNIT
⌂	= HANDI-CAPPED PARKING
⚡	= FIRE HYDRANT
⬆	= UTILITY POLE
⬆	= LOCATION OF INGRESS/EGRESS
⬆	= LOCATION OF BUILDING HEIGHT MEASUREMENT
①	= ENCROACHMENT REFERENCE
⬆	= SPOT ELEVATION
⬆	= TREE AND TREE NUMBER



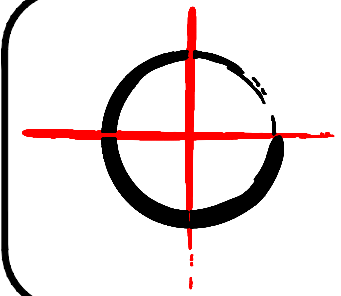
ADJOINING OWNER:  
DENYS PANIV  
GANNIA STOPINA  
FOLIO #514214025641



ADJOINING OWNER:  
PAUL F. HANCOCK &  
SANDRA S. COLEMAN  
FOLIO #514214025630

TREE	DBH (INCHES)	DESCRIPTION
T1	6	PALM
T2	18	PALM
T3	15	PALM
T4	14	DAK
T5	35	CLUSTER OF PALMS
T6	26	CLUSTER OF PALMS
T7	32	CLUSTER OF PALMS
T8	22	PALM
T9	16	PALM
T10	6	PALM
T11	10	CLUSTER OF PALMS
T12	10	CLUSTER OF PALMS
T13	6	PALM
T14	31	CLUSTER OF PALMS
T15	10	DAK
T16	15	PALM
T17	16	PALM
T18	16	PALM
T19	12	PALM
T20	17	PALM
T21	11	PALM
T22	8	PALM
T23	14	PALM
T24	17	PALM
T25	15	PALM

NOTE: DBH REPRESENTS DIAMETER AT BRIST HEIGHT



**PINNELL SURVEY, INC.**  
PROFESSIONAL SURVEYORS AND MAPPERS  
5300 WEST HILLSBORO BOULEVARD, SUITE 215-A  
COCONUT CREEK, FLORIDA 33073  
PHONE: (954)418-4940 FAX: (954)418-4941  
LICENSED BUSINESS #6857

PROJECT ADDRESS: 728 TYLER STREET  
HOLLYWOOD, FLORIDA 33019

## LEGAL DESCRIPTION:

LOTS 20 AND 21, BLOCK 82, HOLLYWOOD LAKES SECTION, ACCORDING TO THE MAP OR PLAT THEREOF, AS RECORDED IN PLAT BOOK 1, PAGES 32, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA.

## ENCROACHMENT NOTES:

- ① - 6 FOOT WOOD FENCE CROSSES OVER THE WESTERLY PROPERTY LINE.  
② - CONCRETE CROSSES OVER THE SOUTHERLY PROPERTY LINE.

## OWNERSHIP &amp; ENCUMBRANCE REPORT

THE PROPERTY SHOWN HEREON WAS SURVEYED BASED ON OWNERSHIP & ENCUMBRANCE REPORT PREPARED BY LOHMAN & WEISMAN PLLC, DATED AUGUST 1, 2023.

SPECIAL EXCEPTIONS CONTAINED IN OWNERSHIP & ENCUMBRANCE REPORT:

- a: RESTRICTIONS, COVENANTS, CONDITIONS, EASEMENTS AND OTHER MATTERS AS CONTAINED ON THE PLAT OF HOLLYWOOD LAKES SECTION, RECORDED IN PLAT BOOK 1, PAGE 32, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA. THIS ITEM AFFECTS THE SUBJECT PROPERTY AND IS SHOWN HEREON.  
b: RESOLUTION NO. 09-V-11 RECORDED IN OFFICIAL RECORDS BOOK 46111, PAGE 231 OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA. THIS ITEM WAS NOT PROVIDED.  
c: RESTRICTIONS, COVENANTS, CONDITIONS, AS SET FORTH IN THAT INSTRUMENT RECORDED IN DEED BOOK 192, PAGE 369, AS MAY BE SUBSEQUENTLY AMENDED. THIS ITEM WAS NOT PROVIDED.

## GENERAL NOTES:

- 1) TYPE OF SURVEY: BOUNDARY
- 2) IF THIS SURVEY HAS BEEN REVISED AS INDICATED IN THE REVISION BOX SHOWN HEREON, THEN ANY AND ALL PREVIOUS VERSIONS OF THIS SURVEY PREPARED BY PINNELL SURVEY, INC. ARE NULL & VOID.
- 3) THE BROWARD COUNTY TAX I.D. NUMBER FOR THE PROPERTY SHOWN HEREON IS 514214025640 AND IS CURRENTLY OWNED BY SF&GM PROPERTY, LLC.
- 4) THE AREA OF THE PROPERTY SHOWN HEREON IS 12,100 SQUARE FEET (0.2778 ACRES) MORE OR LESS.
- 5) THIS SURVEY IS NOT VALID WITHOUT THE ORIGINAL SIGNATURE AND SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER, UNLESS IT HAS BEEN ELECTRONICALLY SIGNED AND SEALED.
- 6) ALL ELEVATIONS SHOWN HEREON, ARE RELATIVE TO NORTH AMERICAN VERTICAL DATUM OF 1988.
- 7) BY GRAPHIC PLOTTING ONLY, THE PROPERTY SHOWN HEREON IS LOCATED WITHIN A FLOOD ZONE "AE" WITH A BASE FLOOD ELEVATION OF 6 FEET, AS SHOWN ON F.I.R.M. MAP 125113-0588-H, BEARING A MAP REVISION DATE OF 08/16/14.
- 8) UNDERGROUND IMPROVEMENTS AND UTILITIES ARE NOT LOCATED.
- 9) UNLESS OTHERWISE NOTED, ALL FIELD MEASUREMENTS ARE IN AGREEMENT WITH RECORD MEASUREMENTS.
- 10) FENCE AND WALL OWNERSHIP IS NOT DETERMINED.
- 11) THIS DRAWING IS THE PROPERTY OF PINNELL SURVEY, INC. AND SHALL NOT BE USED OR REPRODUCED, WHOLE OR IN PART WITHOUT WRITTEN PERMISSION & AUTHORIZATION FROM PINNELL SURVEY, INC.
- 12) REFERENCE BENCHMARK ELEVATION DATUM WAS CONVERTED FROM NGVD 1929 TO NAVD 1988 USING CORPSON 6.0.1.
- 13) REFERENCE BENCHMARK: BROWARD COUNTY BENCHMARK #1915 ELEVATION=3.268' NGVD 1929/ELEVATION=1.670' NAVD 1988.
- 14) TREE DESCRIPTIONS AS SHOWN HEREON ARE GENERAL IN NATURE AD SHOULD BE VERIFIED.
- 15) DATE FIELDWORK PERFORMED: 03/28/23 (FIELD BOOK 658, PAGE 60)
- 16) DRAWN BY: Q.D.I. CHECKED BY: J.P./K.M.

## CERTIFICATION:

TO:

SF&GM PROPERTY, LLC., A FLORIDA LIMITED LIABILITY COMPANY  
FIDELITY NATIONAL TITLE INSURANCE COMPANY  
TITLE BROTHERS, LLC.

THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE 2021 MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/NSPS LAND TITLE SURVEYS, JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS, AND INCLUDES ITEMS 1, 2, 3, 4, 7(A), 7(B)(1), 7(C), 8 (LOCATION OF SUBSTANTIAL FEATURES PER VISIBLE, ABOVE-GROUND, ON-SITE OBSERVATION, NO LANDSCAPED AREAS ARE LOCATED), 9, 13 AND 19 OF TABLE A THEREOF. THE FIELD WORK WAS COMPLETED ON MARCH 28, 2023 AND UPDATED ON JULY 3, 2023.

JASON H. PINNELL  
PROFESSIONAL SURVEYOR & MAPPER  
LICENSE NO. 5734 - STATE OF FLORIDA

THE SEAL APPEARING ON THIS DOCUMENT WAS  
APPROVED BY JASON H. PINNELL, P.S.M. #5734

## REVISIONS:

REVISION	DATE	CHECKED BY
ADD OWNERSHIP & ENCUMBRANCE REPORT	07/19/23	J.P.

PROJECT NAME: SF&amp;GM PROPERTY, LLC.,

JOB NO.: 23-0507



## KA

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

SEAL

PROJECT TITLE

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

**728 TYLER STREET**

**HOLLYWOOD, FL 33019**



PROJECT DATA	
JURISDICTION	
CITY OF HOLLYWOOD BROWARD COUNTY STATE OF FLORIDA	
DRAWING INDEX	
ARCHITECTURAL	
A-0	COVER SHEET + PROJECT INFORMATION
A-1	SURVEY INFORMATION
SP-1	SITE PLAN AND SITE DATA
SP-2	ADJACENT PROPERTIES
SP-3	SUBJECT PROPERTY
SP-4	STREET PROFILE
A-101	GROUND FLOOR
A-102	SECOND FLOOR
A-103	ROOF LEVEL
A-401	SOUTH ELEVATION
A-401	NORTH ELEVATION
A-402	WEST ELEVATION
A-402	EAST ELEVATION
CIVIL	
C-1	EROSION & SEDIMENT CONTROL PLAN
C-2	PAVING GRADING & DRAINAGE PLAN
C-3	WATER PLAN & DETAILS
C-4	WATER DETAILS
LANDSCAPE	
DT-1	LANDSCAPE REMOVAL PLAN + TREE SCHEDULE
DT-2	PROTECTION DETAIL & MITIGATION CALCULATIONS
LP-1	LANDSCAPE PLAN, PLANT SCHEDULE, CODE CHART
LP-2	LANDSCAPE NOTES
LP-3	COLORS SITE PLAN

**AERIAL**

**TYLER ST**

SITE

NORTH

[illegible]









(1) 736 TYLER STREET



(3) 741 TYLER STREET



(5) 731 TYLER STREET



(7) 715 TYLER STREET



(9) 714 TYLER STREET



(2) 740 TYLER STREET



(4) 735 TYLER STREET



(6) 719 TYLER STREET



(8) 711 TYLER STREET



(10) 726 TYLER STREET



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SEAL  
  
JOSEPH B. KALLER  
FLORIDA R.A. #0009239

PROJECT TITLE  
**NEW TWO-STORY SINGLE-FAMILY RESIDENCE**  
**728 TYLER STREET**  
**HOLLYWOOD, FL 33019**

SHEET TITLE  
**HISTORIC**

REVISIONS		
No.	Description	Date

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

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

SHEET  
**SP-2**





SUBJECT PROPERTY



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954.920.5746  
joseph@kallerarchitects.com  
www.kallerarchitects.com

SEAL  
  
JOSEPH B. KALLER  
FLORIDA R.A. #0009239

PROJECT TITLE  
**NEW TWO-STORY SINGLE-FAMILY RESIDENCE**  
**728 TYLER STREET**  
**HOLLYWOOD, FL 33019**

SHEET TITLE  
**SUBJECT PROPERTY**

REVISIONS		
No.	Description	Date

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

SHEET  
**SP-3**









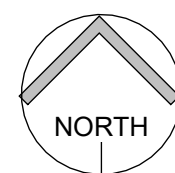


[illegible]

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CHECKED BY: MF

A-103



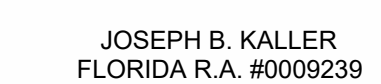
1. ALL CUPBOARDS & CABINETS (MILLWORK) SHOP DWGS ARE TO BE SUPPLIED BY EQUIPMENT SUPPLIER/CONTRACTOR FOR OWNER/ARCHITECT REVIEW & APPROVAL PRIOR TO FABRICATION
2. CONTRACTOR TO SUPPLY ALL (TREATED) WALLS & FLOORING TO SUPPORT ALL FURNITURE & OTHER THAT REQUIRE BEING MOUNTED OR FIXED TO THE WALL
3. GFCI OUTLETS ARE TO BE PROVIDED @ ALL WET AREAS & KITCHEN COUNTERS
4. CONTRACTOR IS TO REVIEW ALL SPECIFICATIONS OF ALL EQUIPMENT PRIOR TO INSTALLATION. EQUIPMENT SUPPLIER TO PROVIDE CUT SHEETS FOR ALL EQUIPMENT
5. CONTRACTOR SHALL PROVIDE FULL SET OF MILLWORK SHOP-DWGS FOR OWNER REVIEW/APPROVAL PRIOR TO FABRICATION
6. CONTRACTOR SHALL CONTACT & COORDINATE WITH ARCHITECT OF RECORD IMMEDIATELY SHOULD ANY DISCREPANCIES ARISE
7. CONTRACTOR SHALL FIELD VERIFY ALL AREA DIMENSIONS & ALL EXISTING FIELD CONDITIONS PRIOR TO PUBLISHING A COST ESTIMATE/PROPOSAL TO CLIENT
8. CONTRACTOR SHALL FIELD VERIFY ALL AREAS/SPACES' DIMENSIONS PRIOR TO FABRICATING OR PURCHASING ANY MILLWORK AND/OR FURNITURE
9. PROPOSED FRAMED/GWB CEILING SHALL NOT BE LESS THAN 7'-6" AFF (TYP)
10. ANY WOOD IN CONCEALED SPACES SHALL BE FIRE RETARDANT (TYP)
11. TERMITE PROTECTION: ALL SOIL AND FILL UNDER FLOORS AND/OR WITHIN OR UNDER BUILDING SHALL HAVE PRE-CONSTRUCTION SOIL TREATMENT FOR PROTECTION AGAINST TERMITES. THE STANDARDS OF THE NATIONAL PEST CONTROL ASSOCIATION SHALL BE DEEMED AS APPROVED IN RESPECT TO PRE-CONSTRUCTION SOIL TREATMENT FOR PROTECTION AGAINST TERMITES. CERTIFICATE OF COMPLIANCE SHALL BE ISSUED TO THE BUILDING DEPARTMENT BY A LICENSED PEST CONTROL COMPANY
12. CONTRACTOR SHALL PROVIDE A (GRADE) COMPACTION ENGINEERING REPORT PRIOR TO POURING OF CONCRETE STRUCTURES (FLOORS, BEAMS, SLABS & FOUNDATION)
13. PROVIDE 35-mil VaporBlock G - VAPOR-RESISTANT RESISTANT BARRIER (OR EQUAL) UNDER ALL PROPOSED STRUCTURES (FLOOR SLABS & FOUNDATION) (TYP)
14. ALL PROPOSED GLASS EXCEEDING 9 SQUARE FEET SHALL BE "SAFETY GLAZING" CATEGORY II AS SPECIFIED IN THE FBC 2017 6TH EDITION SECTION 2406, TABLE 2406.2
15. GLAZING IN SAFEGUARDS SHALL MEET THE REQUIREMENTS OF ANSI Z97.1
16. CONTRACTOR SHALL PROVIDE PRE-ENG'D SHOP DRAWINGS FOR ALL INTERIOR & EXTERIOR 42" HIGH GUARD-RAILS & 36" HIGH HAND-RAILS (STAIRS & BALCONIES). GUARD RAILS SHALL NOT ALLOW THE PROTRUSION OF A 4" DIA. SPHERE.
17. (TYPICAL) DIMENSIONS DO NOT CALCULATE/INCLUDE THE THICKNESS OF THE 7/8" METAL FURRING STRIPS + 5/8" GWB ON CONCRETE BLOCK WALLS
18. GC SHALL PROVIDE AN 'AS-BUILT' SURVEY W/ F.F.E. PRIOR TO FINAL INSPECTION FROM THE ENGINEERING DEPARTMENT
19. ALL UTILITIES (TELEPHONE, CABLE, ELECTRICAL, GAS, WATER, ETC) MUST BE INSTALLED UNDERGROUND
20. CONTRACTOR SHALL COORDINATE ALL FINISHES, MILLWORK, BUILT-INS, AND FINAL FIXTURES W/ OWNER AND/OR INTERIOR DESIGNER. OWNER TO APPROVE ALL FINAL SELECTIONS (TYP)
21. CONTRACTOR TO PROVIDE VIBRATION ABSORBING PADS OR SPRINGS TO THE CONDENSING UNITS TO REDUCE NOISE VIBRATION
22. CONTRACTOR SHALL COORDINATE LABOR, INSTALLATION PROCESS & ALL WALL FINISHES (EX. STONE) W/ OWNER/I.D. (TYP)
23. PROVIDE R-5 (min) INSULATION @ ALL EXTERIOR CBS WALLS (TYP)
24. ALL BALCONIES/TERRACES SLOPES SHALL BE 1/4"FT MIN.
25. ALL WINDOWS TO BE IMPACT RESISTANT GLASS. PROVIDE GC TO PROVIDE NOA AND SHOP DRAWINGS FOR ARCHITECT'S APPROVAL. SEE WINDOWS SCHEDULE FOR SAFETY GLASS CATEGORY
26. ALL EXTERIOR DOORS TO BE IMPACT RESISTANT WEATHER SEALED DOORS. SEE DOOR SCHEDULE. GC TO PROVIDE NOA
27. ALL EXTERIOR SLIDING ALUMINUM AND GLASS DOORS TO BE IMPACT RESISTANT SAFETY (CAT II) GLASS/ALUMINUM DOORS. SEE DOOR SCHEDULE
28. ALL FINISHES SHALL BE COMPLY WITH CHAPTER 8, TABLE 803.11 OF THE 2017 FBC 5TH EDITION.
29. ALL GUARDRAILS TO BE 42" AFF ALUMINUM & GLASS GUARDRAILS. GC TO PROVIDE SHOP DRAWINGS/NOA FOR APPROVAL.

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

1. PROVIDE (MOISTURE RESISTANT) 5/8" DENS-SHIELD TILE BACKER & WATER-PROOF JOINT-GROUT (OR SIMILAR) @ ALL WALLS ABOVE THE FLOOR.
2. PROVIDE A WEIPEAPEL (NON-ABSORBENT SURFACES/FINISHES @ ALL BATHROOMS (WET LOCATIONS) (WALLS & CEILINGS) - FINISH SELECTION BY OWNER/ INTERIOR DESIGNER (TYP)
3. ALL SHOWER ENCLOSURES & GLASS RAILS SHALL BE TEMPERED (SAFETY) GLASS CATEGORY II, AS SET FORTH BY FBC 816.
4. FBC R307.2 - BATHTUB AND SHOWER SPACES. BATHTUB AND SHOWER FLOORS AND WALLS ABOVE BATHTUBS WITH INSTALLED SHOWER HEADS AND IN SHOWER COMPARTMENTS SHALL BE FINISHED WITH A NON-ABSORBENT SURFACE. SUCH WALL SURFACES SHALL EXTEND TO A HEIGHT OF NOT LESS THAN 6 FEET (1829 MM) ABOVE THE FLOOR.
5. FIXTURES SHALL BE SPACED IN ACCORDANCE WITH FIGURE R307.1

KALLER ARCHITECTURE, ALL RIGHTS RESERVED ©





PROJECT TITLE

SHEET TITLE

[illegible]

SHEET

1. **PERMITS.** CONTRACTOR SHALL OBTAIN IN HIS OWN AS WELL AS SECURE ALL NECESSARY BUILDING PERMITS, NOT LIMITED, ROOFING, PLUMBING, ELECTRICAL, MECHANICAL, OCCUPANCY AND FIRE DEPARTMENT PERMITS. CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND OBTAINING ALL NECESSARY PERMITS FOR THE PROJECT.

2. **QUALIFICATION OF CONTRACTOR.** THE GENERAL CONTRACTOR AND ALL SUB - CONTRACTORS SHALL BE QUALIFIED BY LICENSE BY THE STATE OF FLORIDA, AS WELL AS THE COUNTY AND BE INSURED TO MEET THE REQUIREMENTS OF DADE COUNTY.

3. **OWNER SHALL HAVE THE RIGHT OF APPROVAL, OR REJECTION OF ALL SUBCONTRACTORS PRIOR TO THE START OF CONTRACT.** CONTRACTOR SHALL SUBMIT A LIST OF ALL PROPOSED SUBCONTRACTORS AND SUPPLIERS TO THE OWNER FOR HIS PURPOSE.

4. **EXISTING CONDITIONS.** CONTRACTOR BY AND THROUGH SUBMISSION OF HIS BID, AGREES THAT HE SHALL BE HELD RESPONSIBLE FOR HAVING EXAMINED THE SITE, THE PROPOSED PLANS, SPECIFICATIONS, AND ALL EXISTING WORK, AND FOR HAVING ASKED HIS SUPERVISOR IMMEDIATELY PRIOR TO HIS OWN PERSONAL KNOWLEDGE AND EXPERIENCE OR PROFESSIONAL ADVICE AS TO THE CHARACTER AND EXTENT OF ALL EXISTING WORK, AND FOR HAVING ASKED HIS SUPERVISOR IMMEDIATELY PRIOR TO THE COMMENCEMENT OF WORK, OF ANY OTHER CONDITIONS SURROUNDING AND AFFECTING THE WORK, ANY AND ALL OF WHICH COULD BE OF SUCH NATURE AS TO AFFECT THE PROJECT, THAT HE MAY INCUR IN HIS PRICE ALL COSTS PERTAINING TO THE WORK AND THEREBY PROVIDE FOR THE PROTECTION OF HIS COMPANY FROM ANY SUCH OBJECTS OR OBSTRUCTION WHICH MAY BE ENCOUNTERED IN DOING THE PROPOSED WORK.

5. **ALL MEASUREMENTS AND DIMENSIONS MUST BE VERIFIED BY THE CONTRACTOR IN THE FIELD.** THE DIMENSIONS SHOWN ARE AS ACCURATE AS THE BASE BUILDING DOCUMENTS PERMIT ANY VARIATION THEREIN, BUT MUST BE USED AS A GUIDE ONLY. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE COMMENCEMENT OF WORK. **DON'T SCALE DRAWINGS - USE DIMENSIONS ONLY. LARGE SCALE DRAWINGS ARE TO BE USED TO CORROBORATE DIMENSIONS SHOWN ON THE PLANS, AT THE RESPONSIBILITY OF THE CONTRACTOR TO VERIFY THEM WITH THE ARCHITECT.**

6. **COMPLY AT ALL TIMES WITH REQUIREMENTS OF THE FLORIDA BUILDING CODE, LIFE AND SAFETY CODE (N.F.P.A. 101), AND ALL LOCAL CODES AND ORDINANCES.**

7. **SICP DRAWINGS.** THE CONTRACTOR SHALL SUBMIT ONE COPY BY EMAIL AND FOUR (4) HARD COPIES TO THE ARCHITECT IMMEDIATELY UPON RECEIPT OF THE ARCHITECT'S DRAWINGS. THE CONTRACTOR SHALL SUBMIT ALL DRAWINGS TO THE ARCHITECT IN SUFFICIENT TIME TO BE REVIEWED AND PROCESSED SO AS TO CAUSE NO TIME DELAY IN THE CONSTRUCTION SEQUENCE.

8. **PROTECTION.** THE CONTRACTOR SHALL PROTECT ADJACENT PARTS OF EXISTING BUILDINGS FROM DAMAGE DURING THE COURSE OF THE WORK. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION OF ALL EXISTING WORK AND MATERIALS.

9. **WORKMANSHIP.** ALL MATERIALS AND EQUIPMENT SPECIFIED SHALL BE NEW AND ALL WORKMANSHIP SHALL BE FIRST CLASS FOLLOWING THE MANUFACTURER'S SPECIFICATIONS ALONG WITH THE BEST PRACTICES OF THE INDUSTRY.

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

11. **THE GENERAL CONTRACTOR SHALL FURNISH ALL MATERIALS AND EQUIPMENT AND SHALL BE RESPONSIBLE FOR THE PROTECTION OF THE MATERIALS ON THE JOB IN ACCORDANCE WITH THESE DRAWINGS.**

12. **CLEAN UP ALL RUBBISH, REFUSE, SCRAP MATERIALS AND DEBRIS CAUSED BY THIS PROJECT.** THE CONTRACTOR SHALL GUARANTEE THAT THE SITE OF WORK SHALL PRESENT A NEAT ORDERLY AND WORKMANLIKE APPEARANCE.

13. **GENERAL CONTRACTOR SHALL PRESENT THE JOB TO THE OWNER FOR ACCEPTANCE.** CLEAN UP AND READY TO BE OCCUPIED. ALL DEBRIS SHALL BE REMOVED FROM THE SITE. ALL DOORS, SWEEP BROOM CLEAN, CARPETS VACUUMED, FIXTURES WASHED AND ALL LABELS REMOVED.

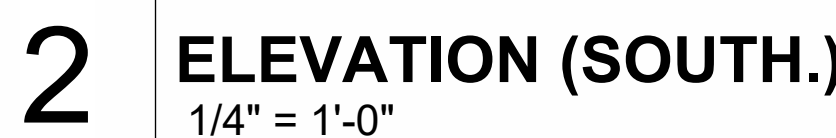
14. **STORE MATERIALS IN A SAFE AND APPROVED LOCATION, COMPLY WITH ALL REGULATIONS GOVERNING THE NEIGHBORHOOD AS TO MINIMIZE INTERRUPTIONS AND/OR INTERFERENCE WITH ANY OTHER SURROUNDING OPERATIONS.**

15. **ALL WOOD IN CONTACT WITH MASONRY SHALL BE PRESSURE TREATED.**

16. **ALL EXTERIOR AND CORRIDOR INTERIOR CONCRETE MASONRY UNIT WALLS SHALL RECEIVE COR-FILL 500 (R-14.2) EXPANDABLE SPRAY FOAM INSULATION IN EVERY VOID COLD. INSTALLATION OF INSULATION SHALL OCCUR AFTER ROOF HAS BEEN DRIED-IN AND AFTER INTERIOR FINISHING HAS PASSED.**

1	NEW IMPACT RESISTANT WINDOW/DOOR (TYP)
2	NEW SMOOTH STUCCO GREY COLOR > BENJAMIN MOORE (TIMBER WOLF - 2126-50)
3	NEW 42" GLASS GUARDRAIL AND HAND RAIL, GC TO IMPROVE SHOP SHOPDRAWINGS FOR ARCHITECT APPROVAL
4	CONTINUOUS DRIP EDGE TROUGH ALL FACIAS
5	PAPERBACK, METAL LATH & SMOOTH STUCCO FINISH THROUGHOUT.
6	GARAGE DOOR TO MATCH LOUVERS FINISH. > (BENJAMIN MOORE CHARCOAL 2133-10)
7	HORIZONTAL SCORED STUCCO @ 8" O.C. (TYP).
8	BUILDING NUMBER TO BE INTEGRATED INTO LASERCUT PATTERN WHERE, GC TO PROVIDE SHOPDRAWINGS TO ARCH FOR REVIEW AND APPROVAL PRIOR FABRICATION.
9	RAW CONCRETE FINISH (MATE) GC TO POUR WITH METAL FORMS FOR SMOOTH FINISH.
10	CURTAIN WALL SYSTEM INTEGRATED WITH HANDRAIL ABOVE.
11	ALUMINUM LOUVERS WOOD FINISH > (BENJAMIN MOORE CHARCOAL 2133-10)
12	NEW SMOOTH STUCCO WHITE COLOR > BENJAMIN MOORE
13	NEW COMPOSITE WOOD MATERIAL WITH DARK GREY COLOR > BENJAMIN MOORE CHARCOAL 2133-10
14	NEW WOOD EXTERIOR DOOR > BENJAMIN MOORE CHARCOAL 2133-10
15	NEW 42" ALUMINUM GUARDRAIL AND HAND RAIL, GC TO IMPROVE SHOP SHOPDRAWINGS FOR ARCHITECT APPROVAL

**1 ELEVATION (NORTH.)**  
1/4" = 1'-0"



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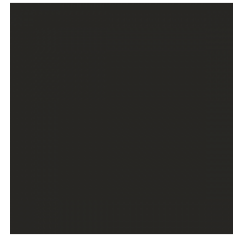


# **728 TYLER STREET**

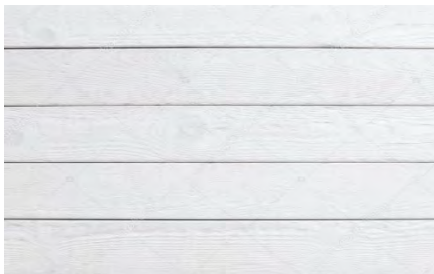
## **PROPOSED PAINT CHIPS AND MATERIALS**



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



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



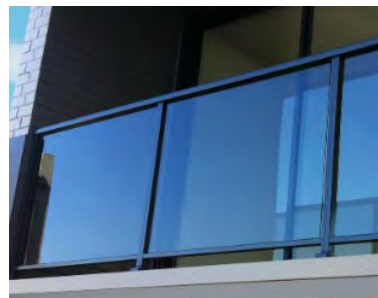
**Horizontal white stucco**  
**Selected Walls**



**Dark Bronze aluminum window h**



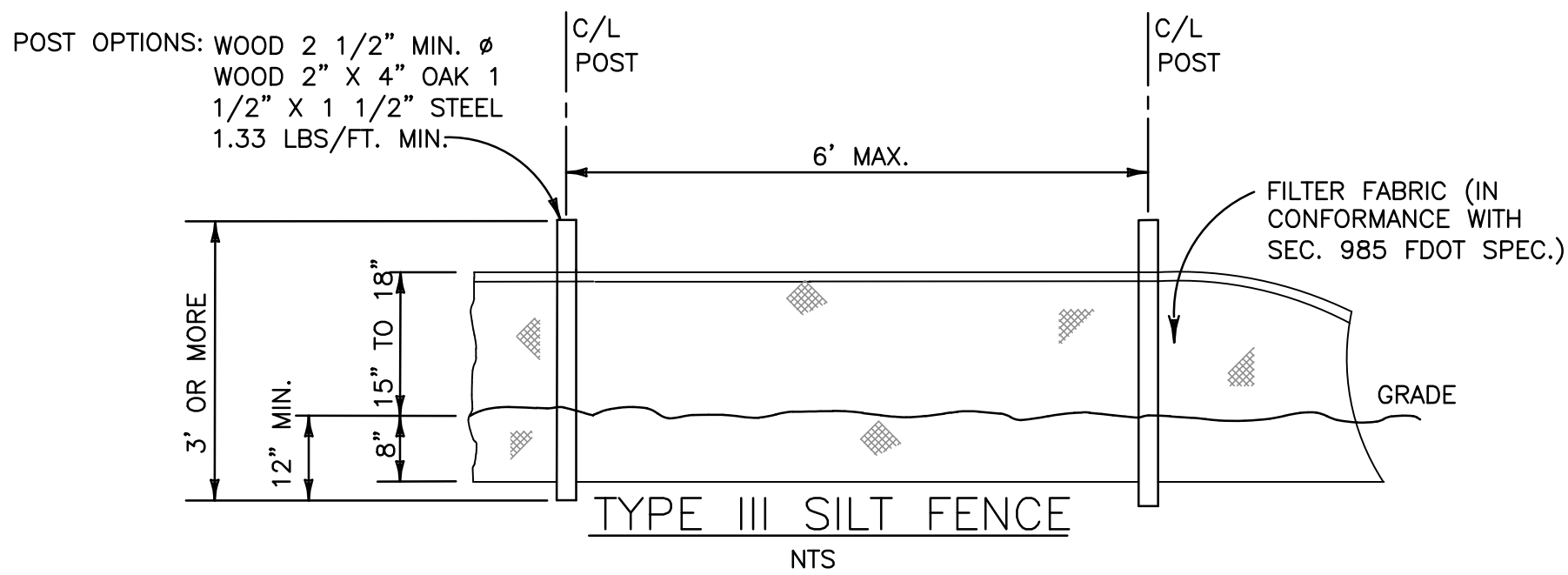
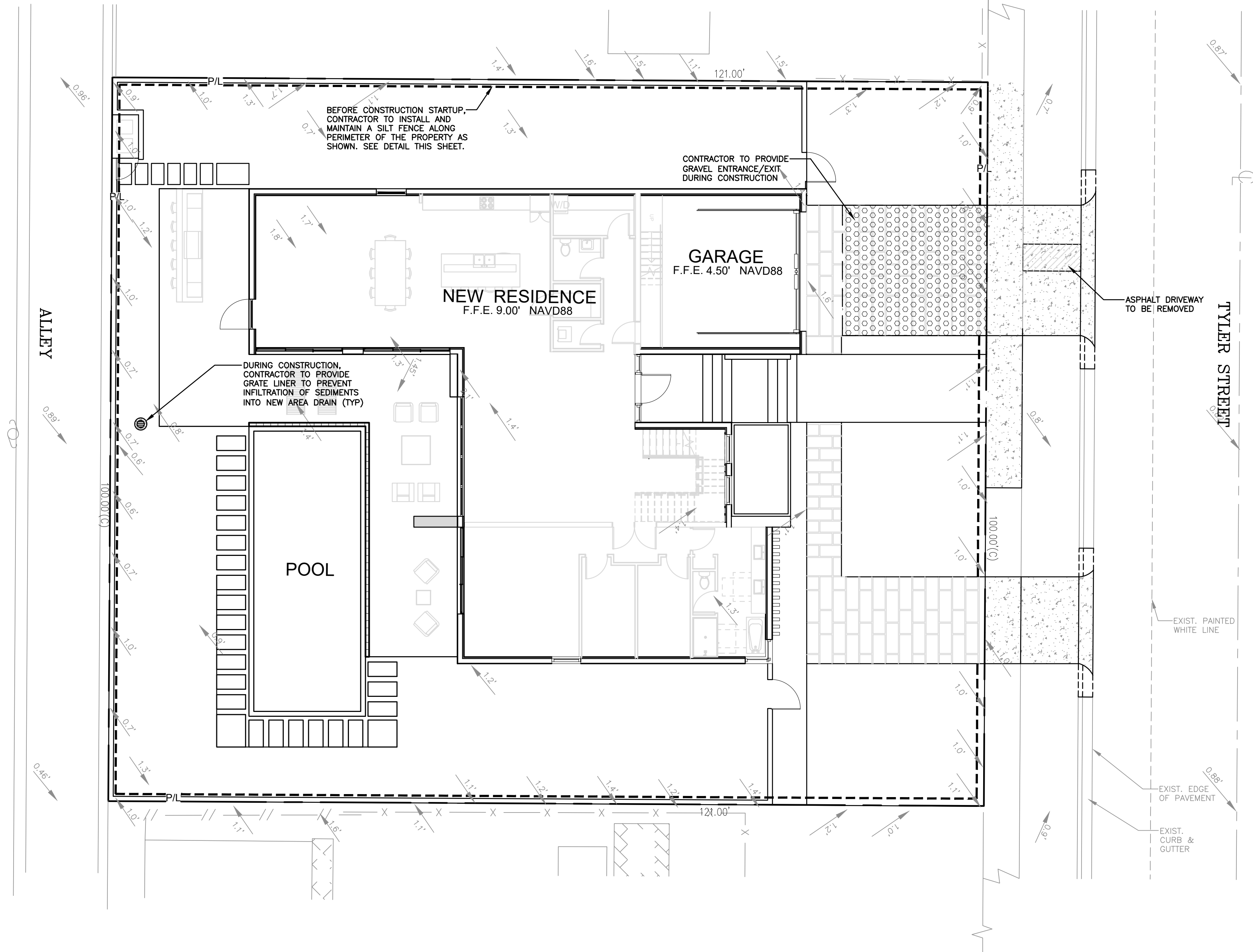
**Raw Concrete**  
**Ground floor and accent walls**



**Glass railings**

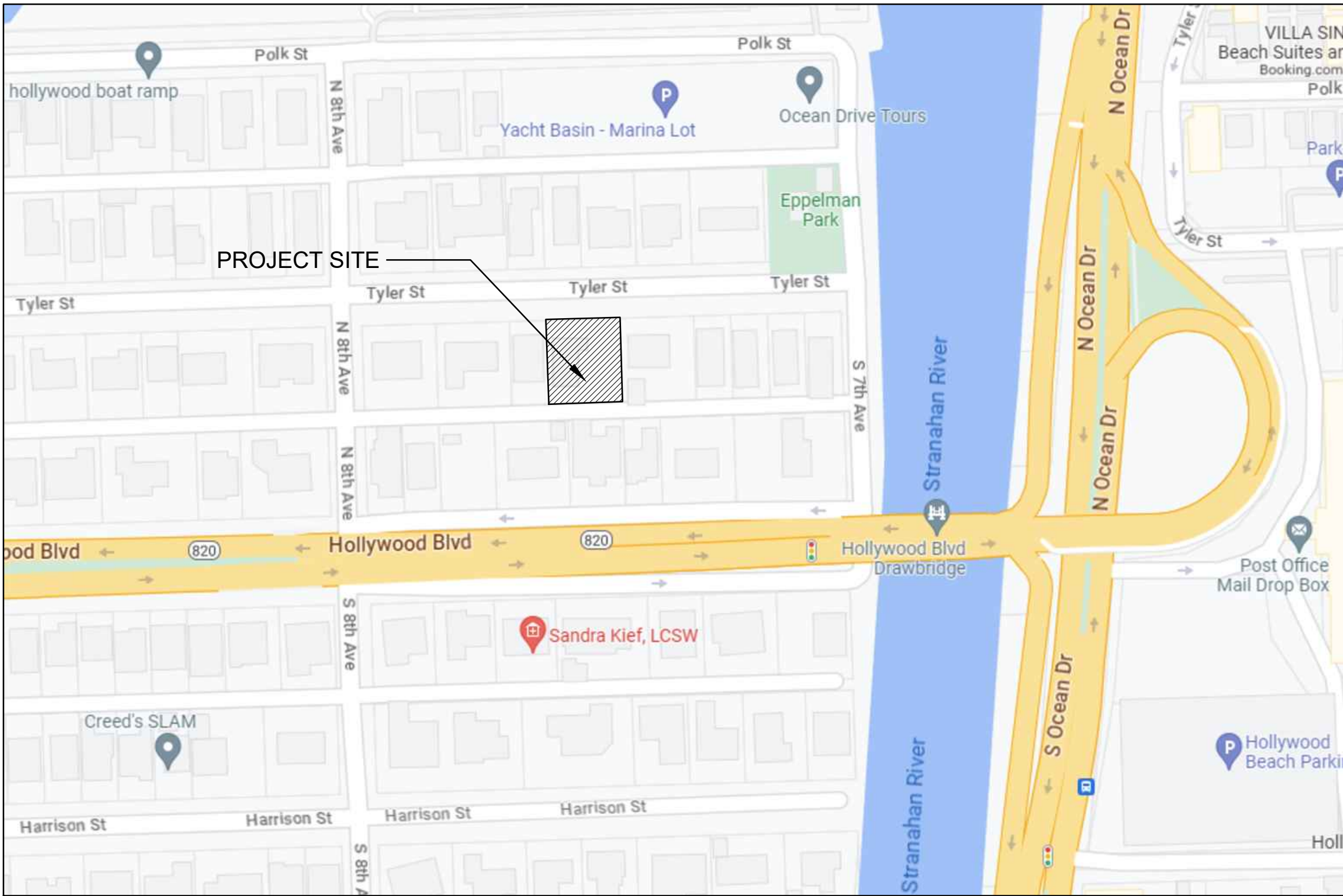


ALL ELEVATIONS ARE REFERENCED  
TO NAVD88 VERTICAL DATUM



## LEGEND

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



LOCATION MAP  
NOT TO SCALE

## BMP NOTES:

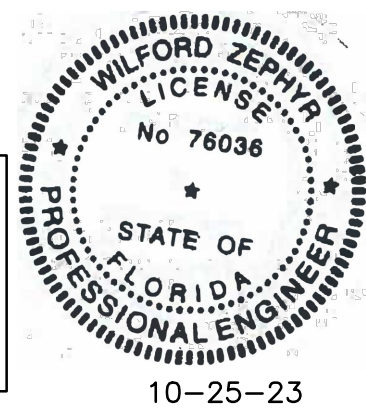
- ALL SEDIMENT CONTROL MEASURES ARE TO BE ADJUSTED TO MEET FIELD CONDITIONS AT THE TIME OF CONSTRUCTION AND BE CONSTRUCTED PRIOR TO ANY GRADING OR DISTURBANCE OF EXISTING SURFACE MATERIAL ON BALANCE OF SITE. PERIMETER SEDIMENT BARRIERS SHALL BE CONSTRUCTED TO PREVENT SEDIMENT OR TRASH FROM FLOWING OR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

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## EROSION & SEDIMENT CONTROL PLAN

SCALE: 1"=10'



## REVISIONS

NO.	DATE	DESCRIPTION

## ZEPHYR ENGINEERING

ZE

NEW RESIDENCE  
FOR  
728 TYLER STREET  
HOLLYWOOD, FLORIDA 33019

P.E.#:76036

DATE: 8/1/23

SCALE: 1"=10'

SHEET NO.:

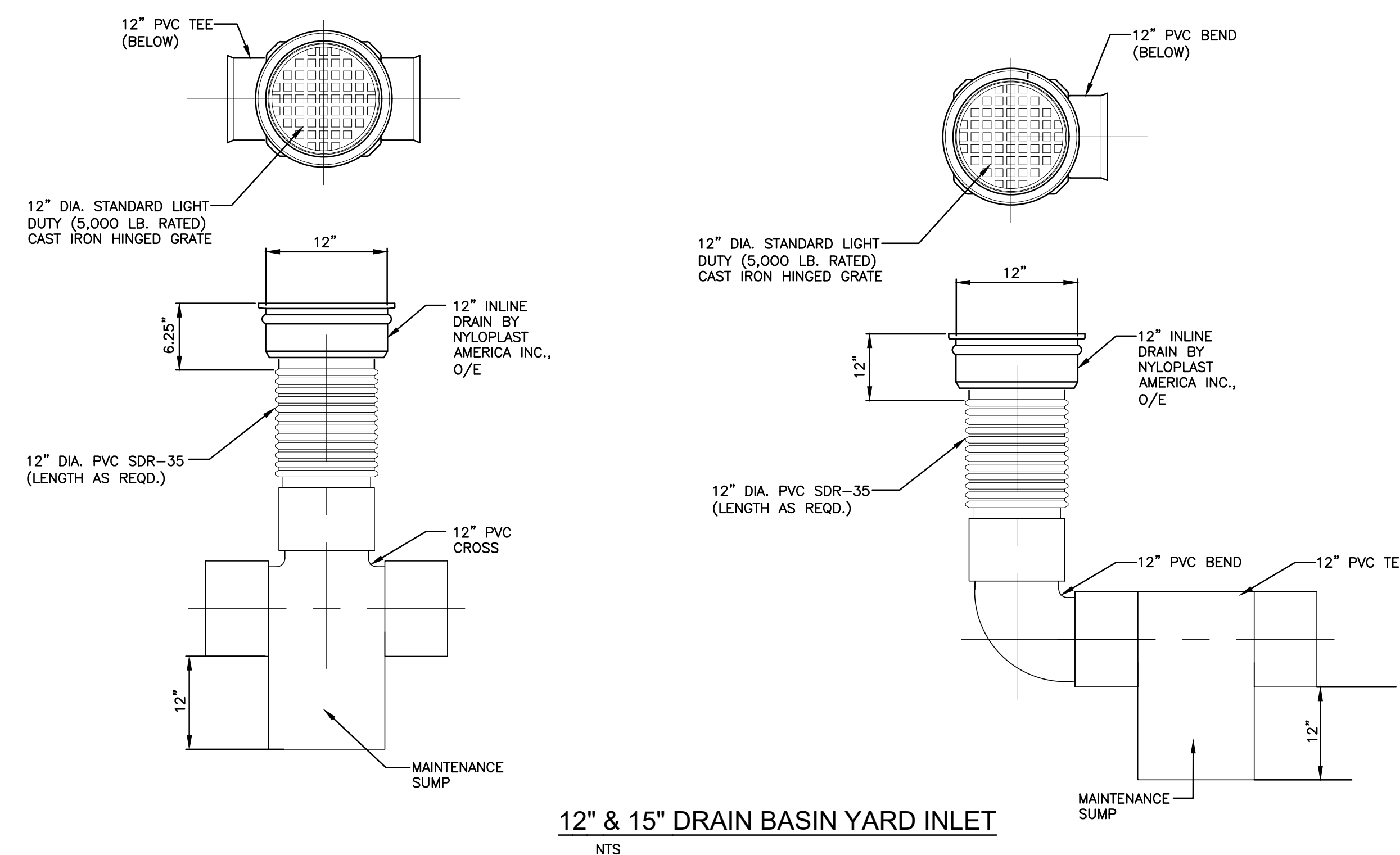
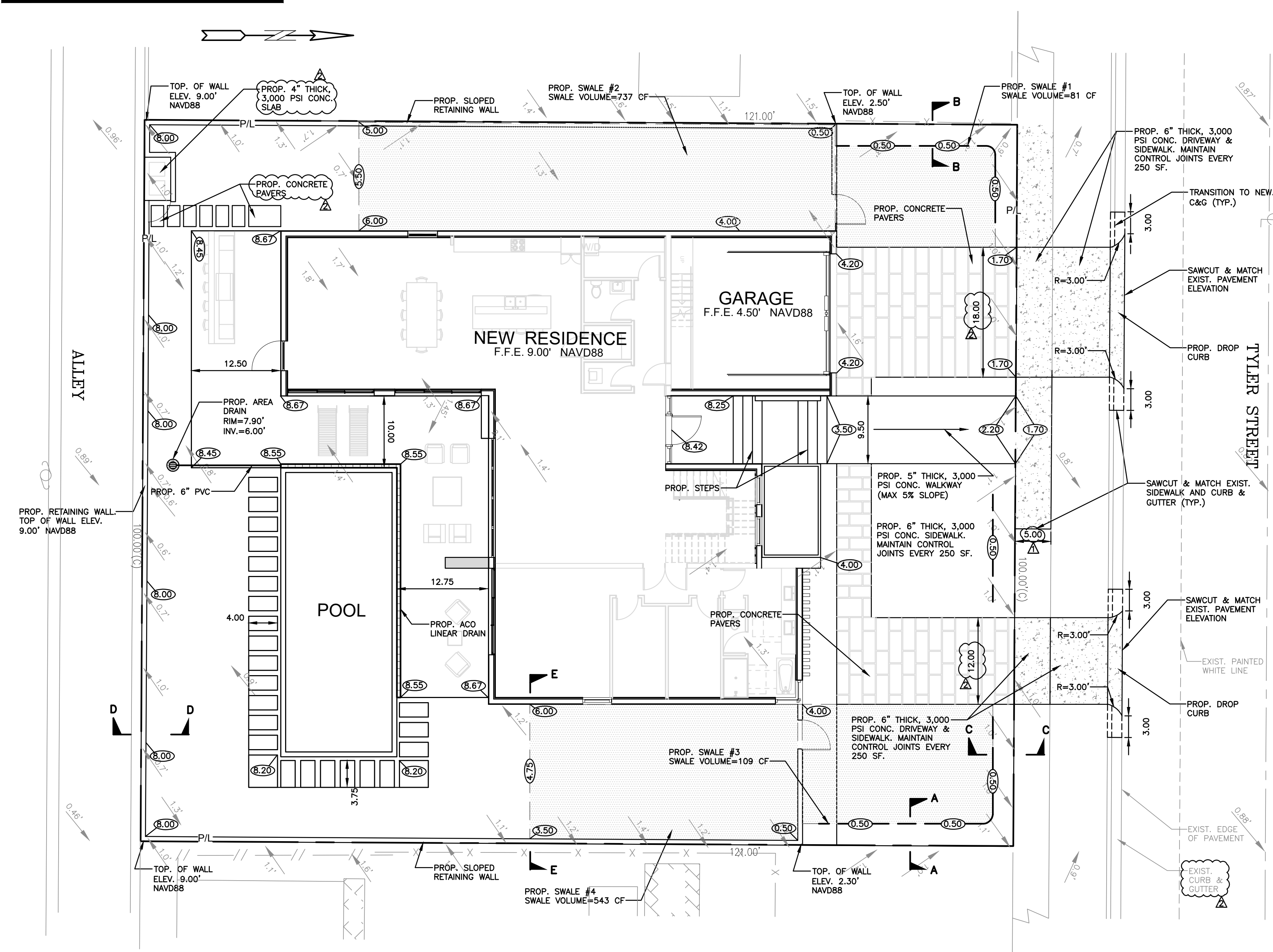
C1

1 OF 5

PROJECT NO.: 23-35



ALL ELEVATIONS ARE REFERENCED  
TO NAVD88 VERTICAL DATUM



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

**DRAINAGE CALCULATIONS:**

TOTAL SITE AREA = 12,100 SF  
BLDG AREA = 3,374.22 SF  
POOL = 645.27 SF  
POOL DECK = 1,097.26 SF  
SIDEWALK = 782.17 SF  
DRIVEWAY = 845.70 SF  
TOTAL IMPERV. AREA = 6,744.62 SF  
TOTAL PERVIOUS AREA = 5,355.38 SF

**WATER QUALITY STORAGE REQUIRED:**

$[(2.5 \text{ IN}) \times 6,744.62 \text{ SF}] / (12 \text{ IN/FT}) = 1,405 \text{ CF}$

OR

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

2.5 IN TIMES IMPERVIOUS AREA GOVERNS

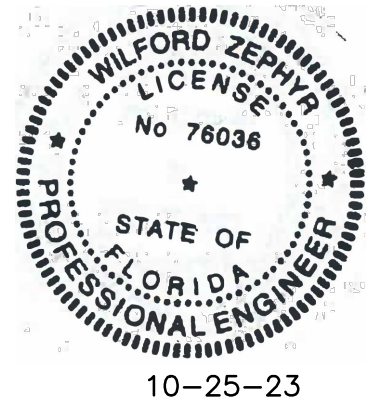
REQUIRED STORAGE VOLUME: 1,405 CF

**SWALE STORAGE:**

SWALE #1: 81 CF  
SWALE #2: 737 CF  
SWALE #3: 109 CF  
SWALE #4: 543 CF  
TOTAL SWALE STORAGE=1,470 CF

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**PAVING, GRADING & DRAINAGE PLAN**

SCALE: 1"=10'

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

REVISIONS

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

**ZEPHYR ENGINEERING**

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

NEW RESIDENCE  
FOR  
728 TYLER STREET  
HOLLYWOOD, FLORIDA 33019

P.E.#:76036

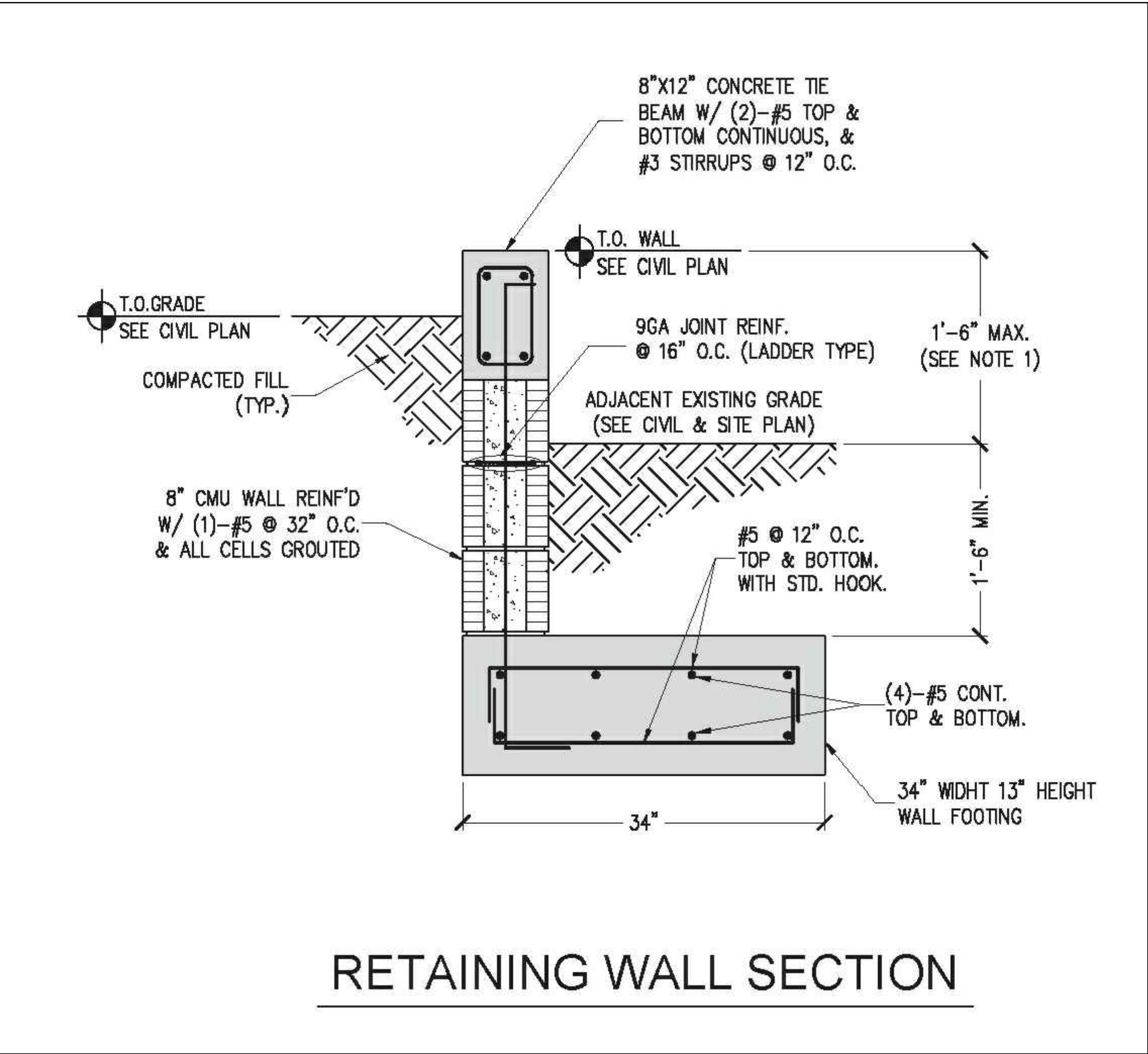
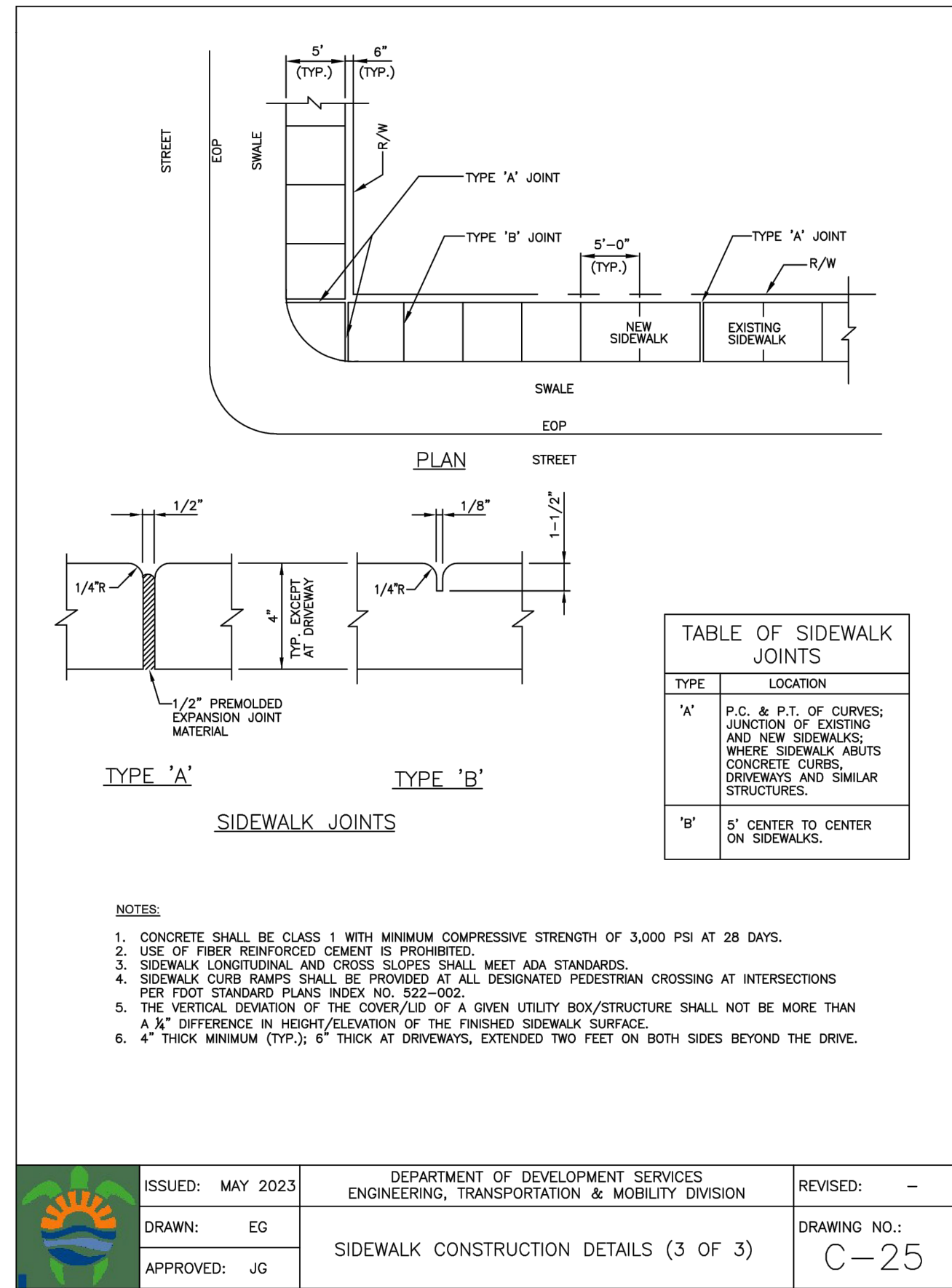
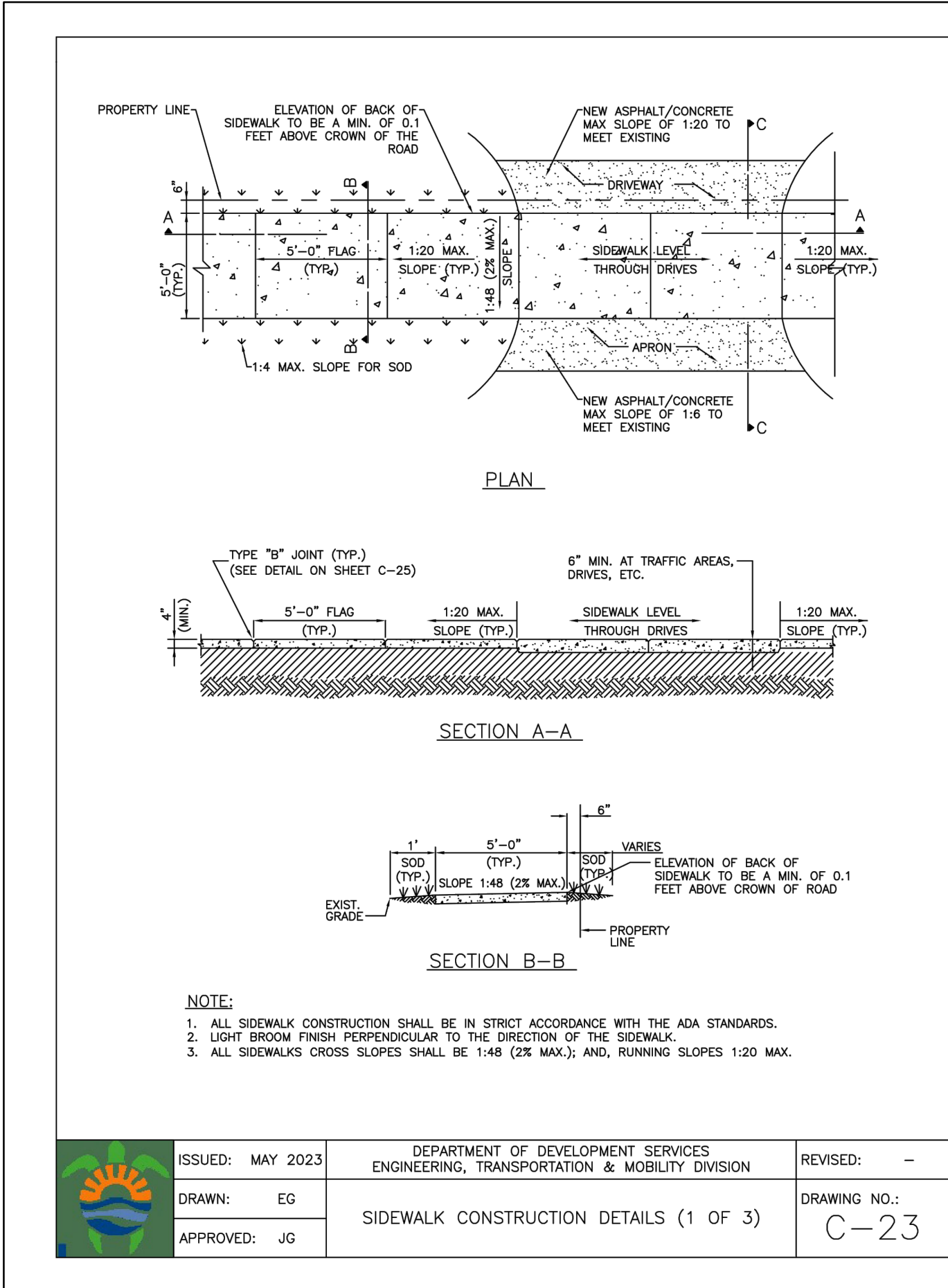
DATE: 8/1/23

SCALE: 1"=10'

SHEET NO.:  
C2  
2 OF 5

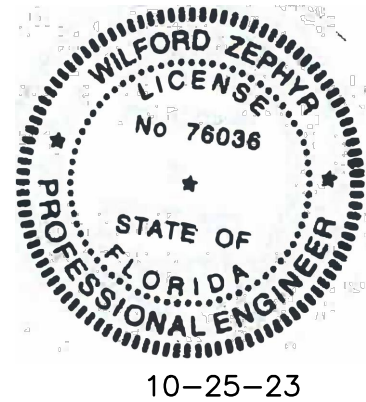
PROJECT NO.: 23-35





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CIVIL DETAILS

SCALE: N.T.S.

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

ZEPHYR ENGINEERING

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

ZE

NEW RESIDENCE  
FOR  
728 TYLER STREET  
HOLLYWOOD, FLORIDA 33019

P.E.#:76036

DATE: 8/1/23

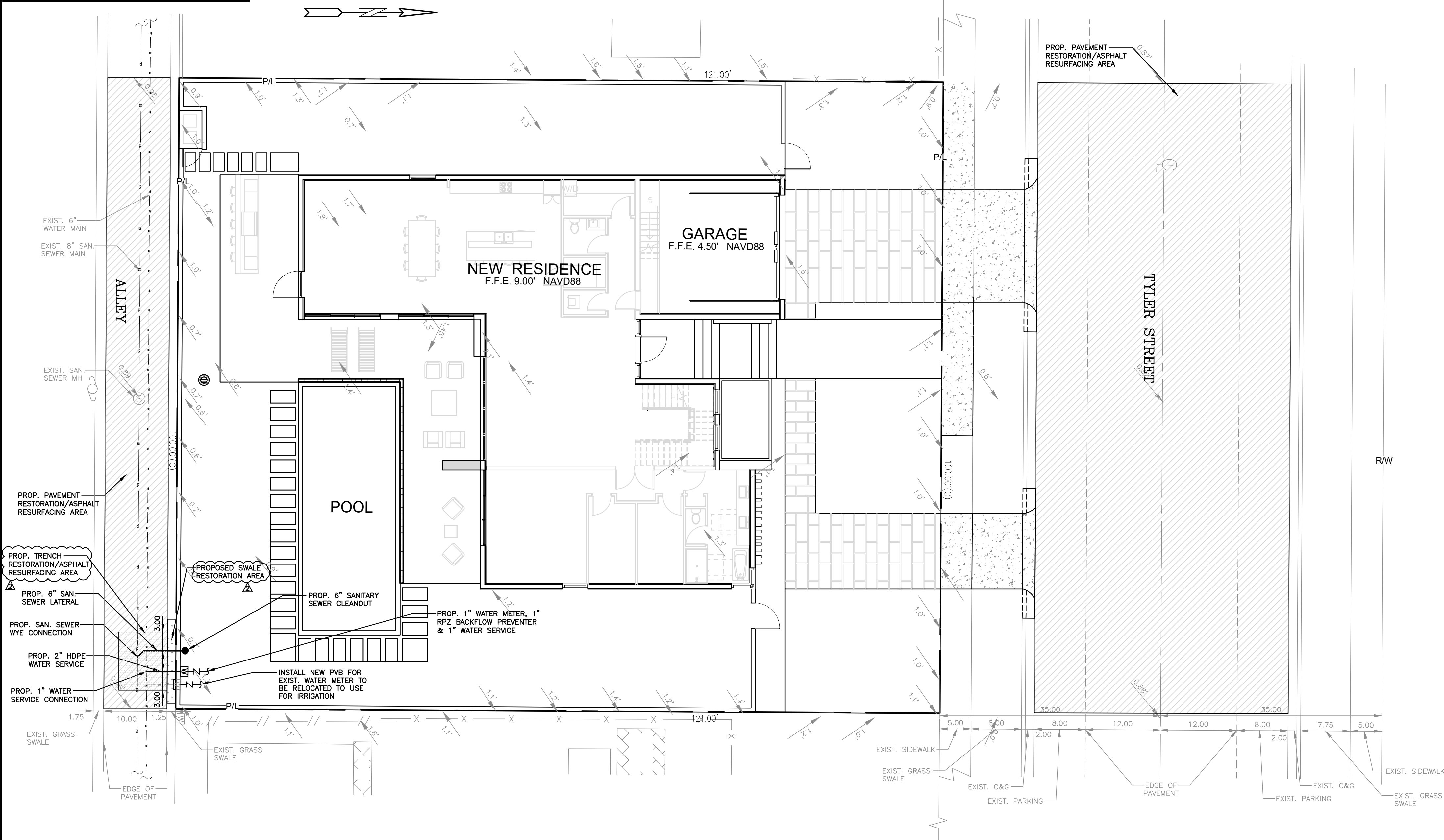
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SHEET NO.: C3  
3 OF 5

PROJECT NO.: 23-35

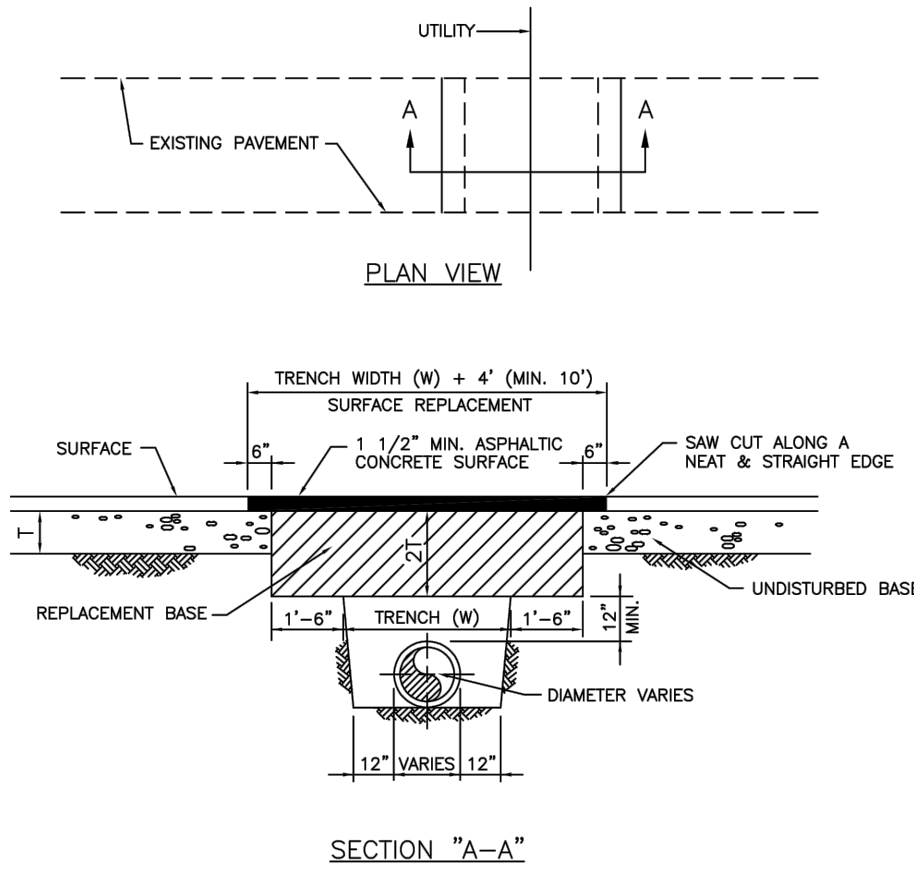


ALL ELEVATIONS ARE REFERENCED  
TO NAVD88 VERTICAL DATUM



**WATER & SEWER DEMAND CALCULATIONS:**

PROJECT INFO:  
SINGLE FAMILY RESIDENCE  
  
WATER DEMAND  
(1 RESIDENTIAL UNIT)X(199 GPD/UNIT)=199 GPD  
**TOTAL WATER DEMAND=199 GPD**  
  
WASTEWATER DEMAND  
(1 RESIDENTIAL UNIT)X(142 GPD/UNIT)=142 GPD  
**TOTAL WASTEWATER DEMAND=142 GPD**



- NOTES:**
1. REPLACED BASE MATERIAL OVER TRENCH SHALL BE TWICE THE THICKNESS OF THE ORIGINAL BASE. MINIMUM 12" MAXIMUM 18"
  2. BASE MATERIAL SHALL BE PLACED IN 6" MAXIMUM (LOOSE MEASUREMENT) LAYERS AND EACH LAYER THOROUGHLY ROLLED OR TAMPED TO 98% OF MAXIMUM DENSITY, PER AASHTO T-180.
  3. ASPHALT CONCRETE PAVEMENT JOINTS SHALL BE MECHANICALLY SAWED.
  4. SURFACE TREATED PAVEMENT JOINTS SHALL BE LAPPED AND FEATHERED.
  5. SURFACE MATERIAL SHALL BE CONSISTENT WITH THE EXISTING SURFACE.
  6. BASE MATERIAL SHALL HAVE A MINIMUM LBR OF 100 AND A MINIMUM CARBONATE CONTENT OF 70%.
  7. IF THE TRENCH IS FILLED TEMPORARILY, IT SHALL BE COVERED WITH A 2" ASPHALTIC CONCRETE PATCH TO KEEP THE FILL MATERIAL FROM RAVELING UNTIL REPLACED WITH A PERMANENT PATCH.
  8. MINIMUM PAVEMENT RESTORATION WIDTH IS 10'.



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

**LEGEND**

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



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**WATER PLAN & DETAILS**

SCALE: 1"=10'

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

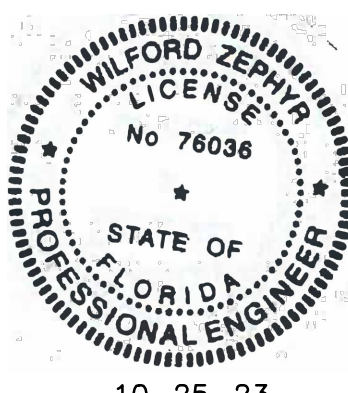
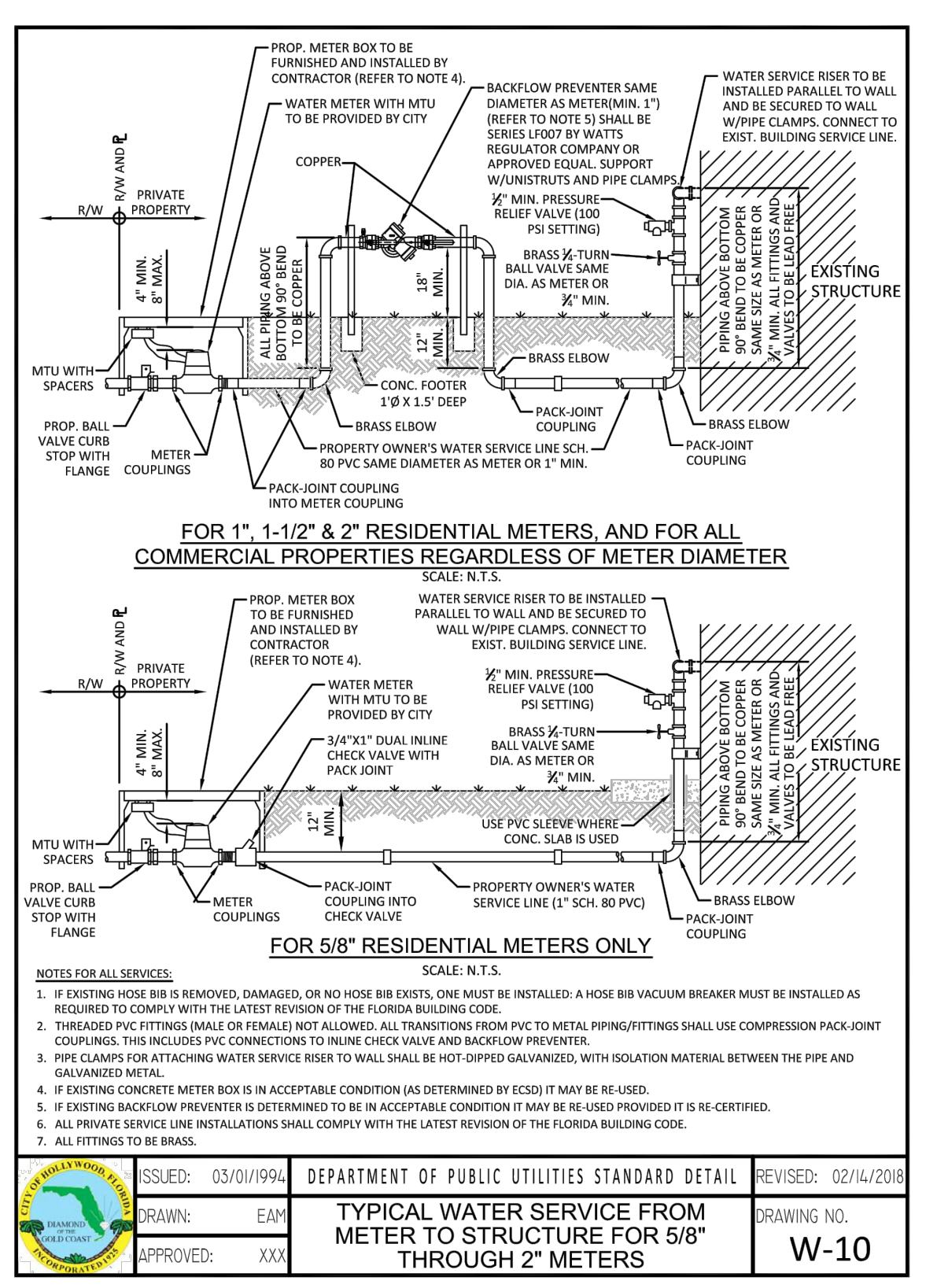
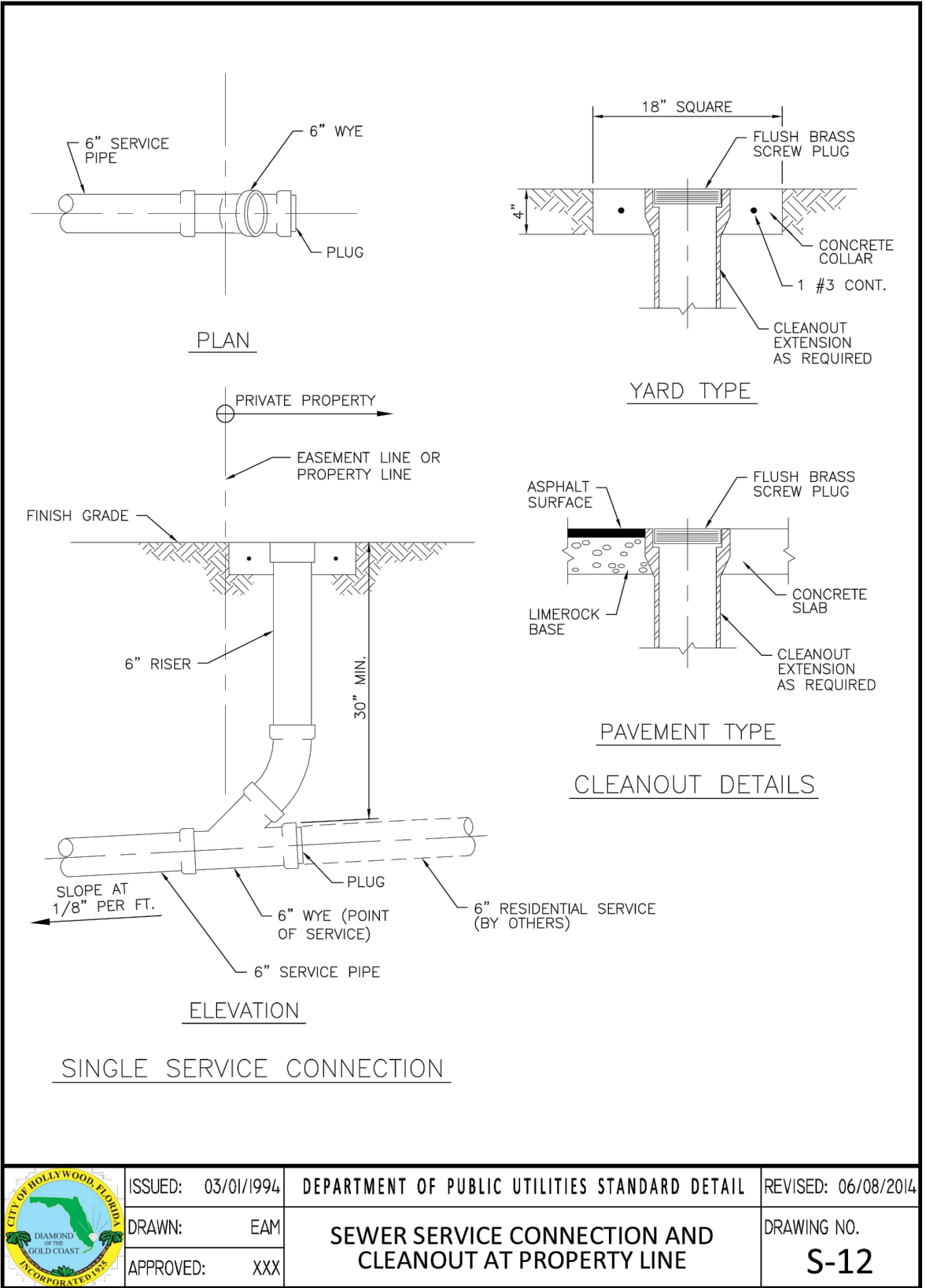
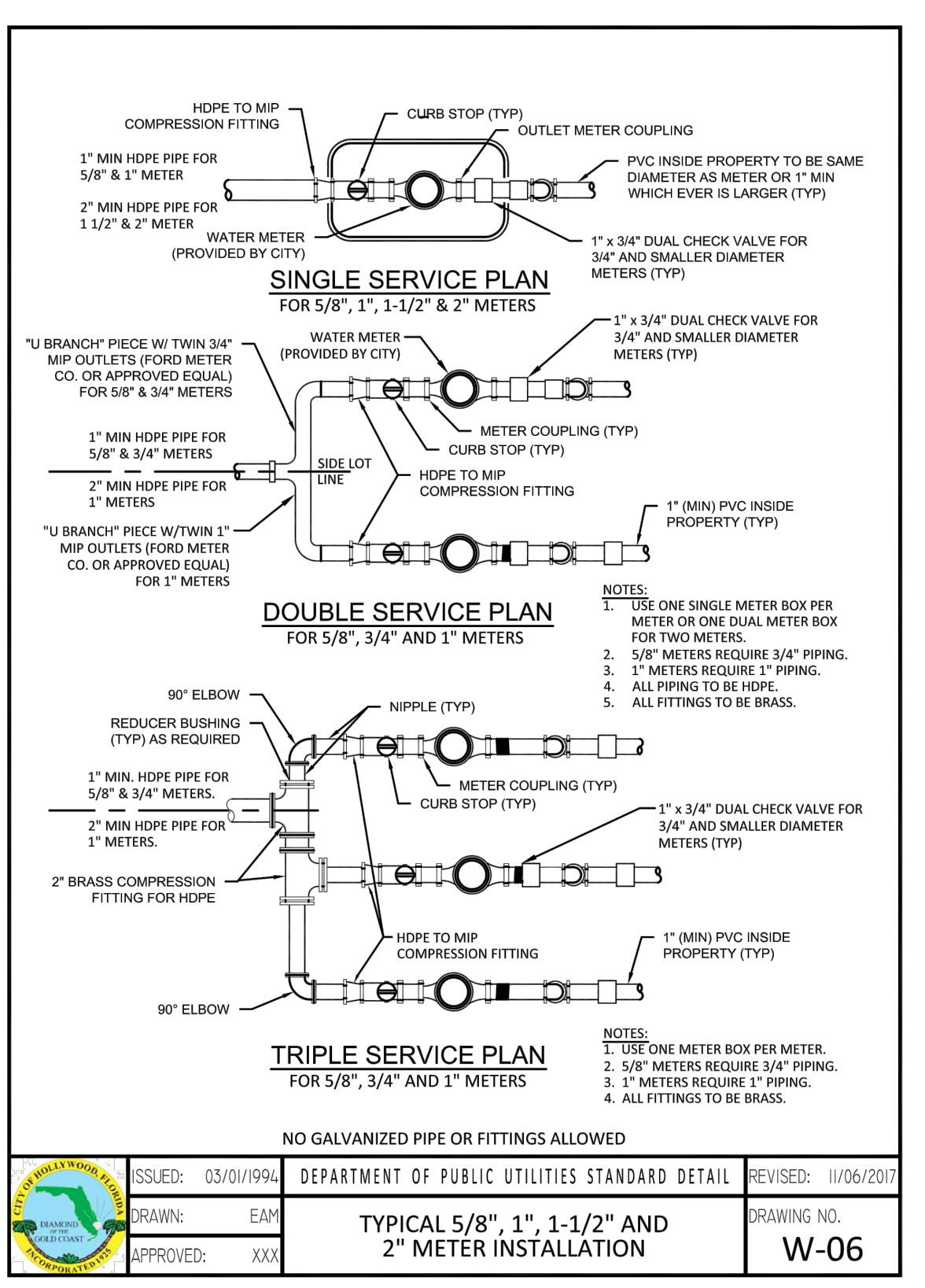
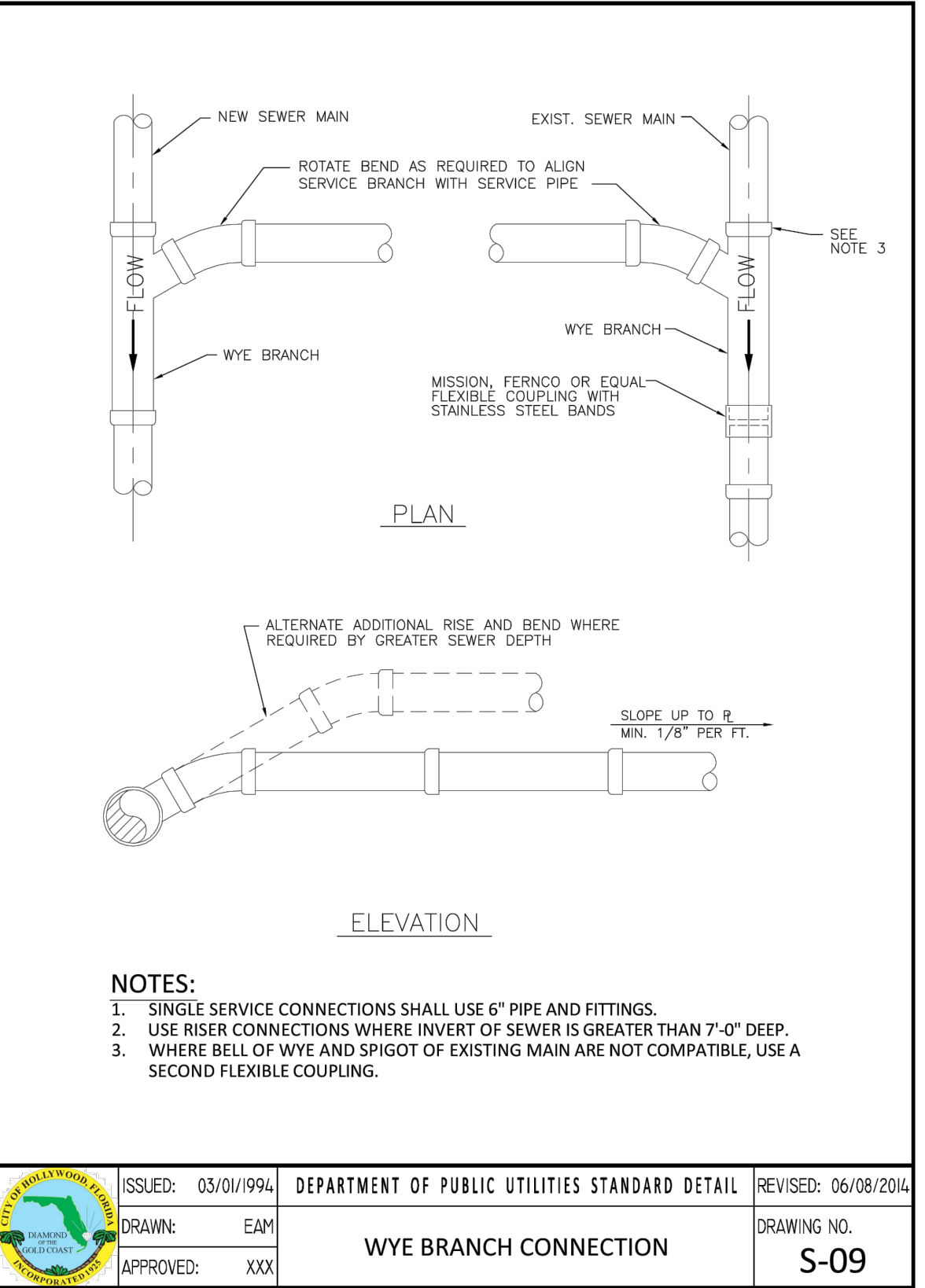
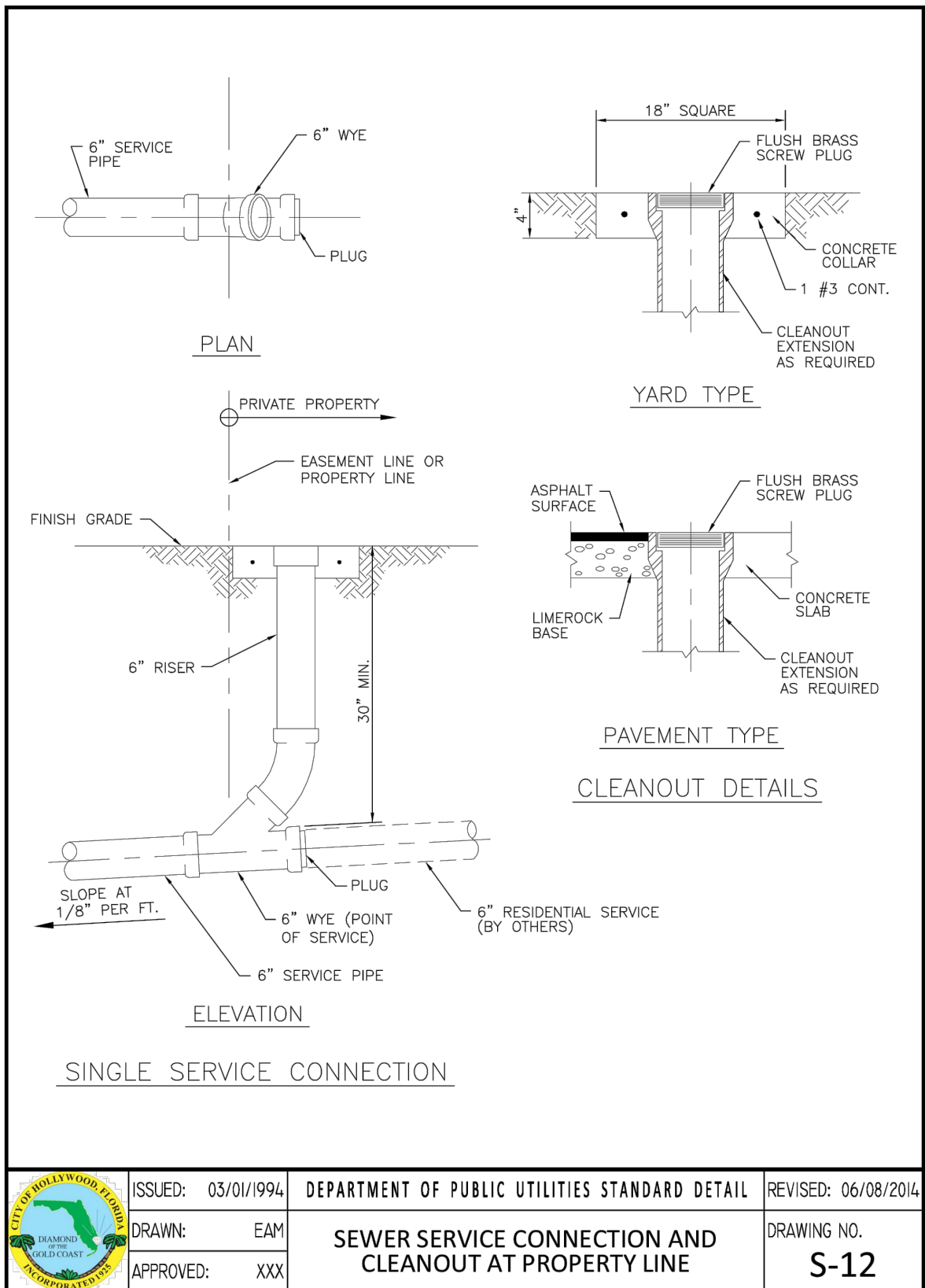
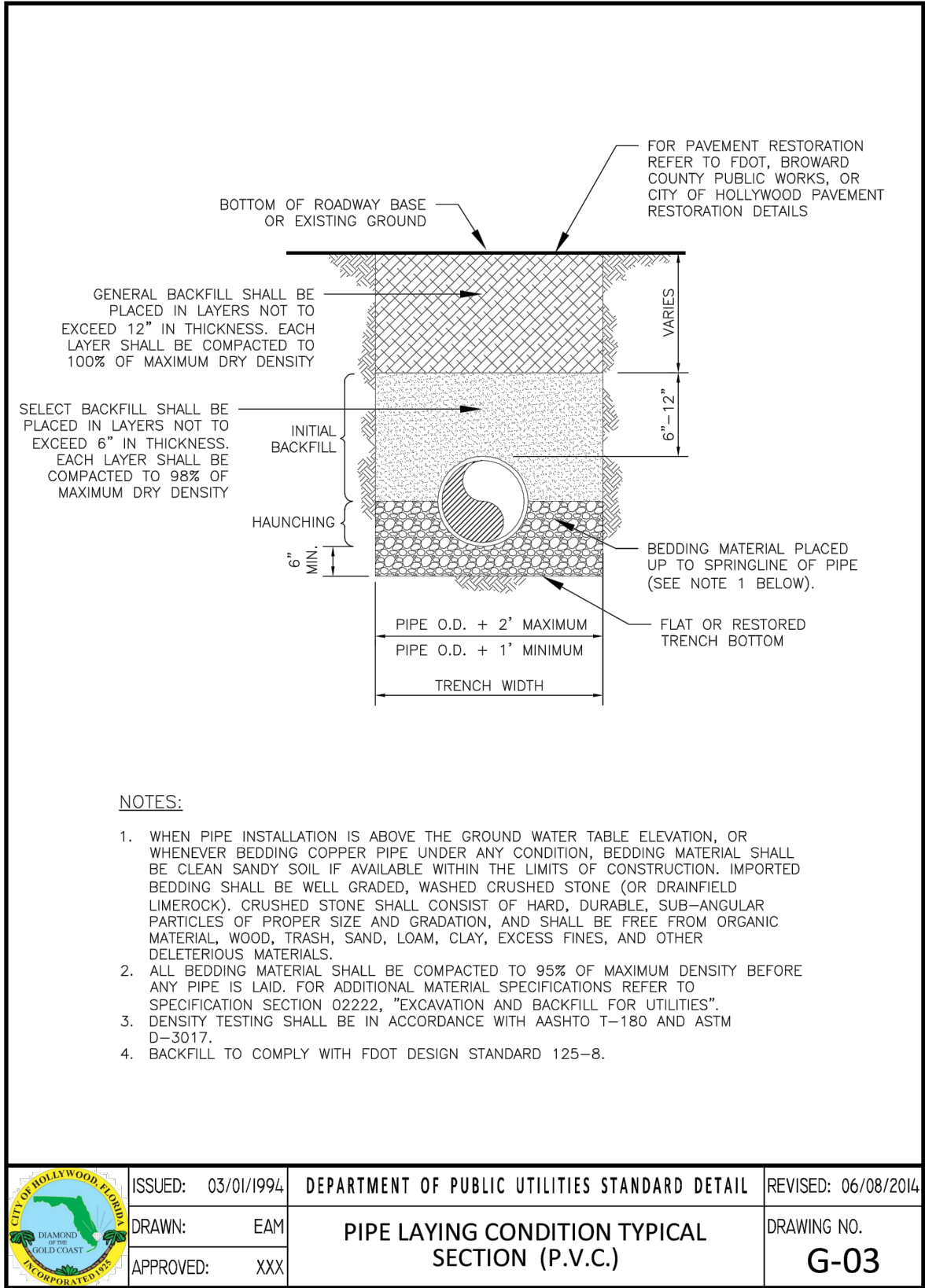
**ZEPHYR ENGINEERING**  
WILFORD ZEPHYR, P.E.  
HOLLYWOOD, FL  
(786) 302-7693  
wzephyr@gmail.com  
CA#: 31158

**ZE**

NEW RESIDENCE  
FOR  
728 TYLER STREET  
HOLLYWOOD, FLORIDA 33019

P.E.#: 76036  
DATE: 8/1/23  
SCALE: 1"=10'  
SHEET NO.: C4  
4 OF 5  
PROJECT NO.: 23-35





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## WATER DETAILS

SCALE: N.T.S.

REVISIONS	
NO.	DESCRIPTION

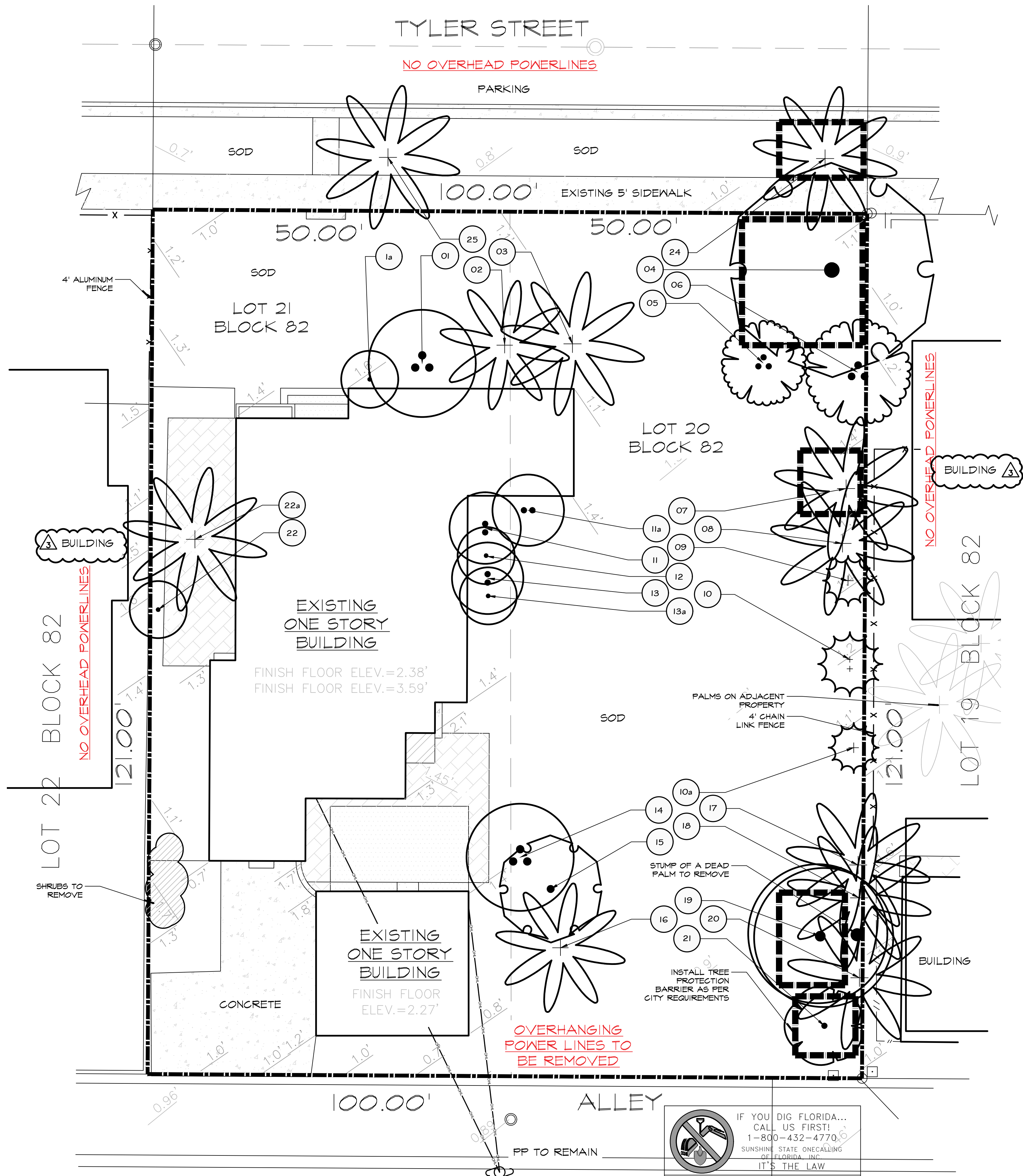
**ZEPHYR ENGINEERING**  
WILFORD ZEPHYR, P.E.  
HOLLYWOOD, FL  
(786) 302-7693  
wzephyr@gmail.com  
CA# 31158

**ZE**

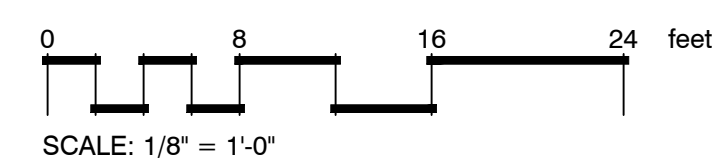
NEW RESIDENCE  
FOR  
728 TYLER STREET  
HOLLYWOOD, FLORIDA 33019

P.E.#: 78038  
DATE: 8/1/23  
SCALE: N.T.S.  
SHEET NO.: C5  
5 OF 5  
PROJECT NO.: 23-35



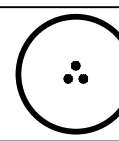
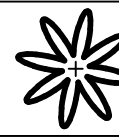
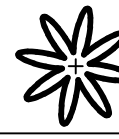
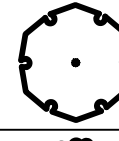


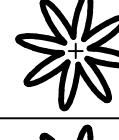
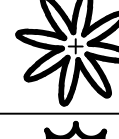
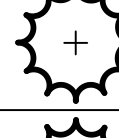
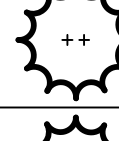
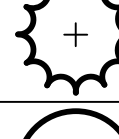
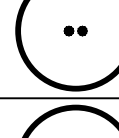

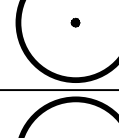

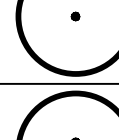








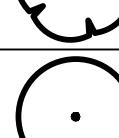

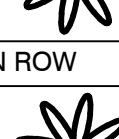




A GENERAL LAYOUT  
scale 1/8" = 1'-0"



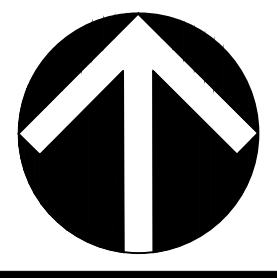
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SUNSHINE STATE ONECALLING  
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IT'S THE LAW

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

PLANT SCHEDULE								
TREES	CODE	BOTANICAL NAME	COMMON NAME	DBH	HEIGHT/CT	SPREAD	NOTES	ACTION
	01	Adonidia merrillii	Christmas Palm	-	10`-20` OA, multitrunk			REMOVE
	02	Roystonea elata	Florida Royal Palm	-	30` CT	18`		REMOVE
	03	Roystonea elata	Florida Royal Palm	-	35` CT	20`		REMOVE
	04	Quercus virginiana	Southern Live Oak	23"+13"	28` OA	30`		TO REMAIN
	05	Dypsis lutescens	Areca Palm	-	18` OA, multitrunk	12`	IN VERY POOR CONDITION	REMOVE
	06	Dypsis lutescens	Areca Palm	-	18` OA, multitrunk	15`	IN VERY POOR CONDITION	REMOVE
	07	Roystonea elata	Florida Royal Palm	-	30` CT	20`		TO REMAIN
	08	Roystonea elata	Florida Royal Palm	-	35` CT	20`		REMOVE
	09	Ptychosperma macarthurii	Macarthur Palm	-	30` CT			REMOVE
	10	Ptychosperma macarthurii	Macarthur Palm	-	30` CT, dbl trunk			REMOVE
	10a	Ptychosperma macarthurii	Macarthur Palm	-	30` CT			REMOVE
	11	Adonidia merrillii	Christmas Palm	-	20` OA, dbl trunk			REMOVE
	11a	Adonidia merrillii	Christmas Palm	-	20` OA, dbl trunk			REMOVE
	12	Adonidia merrillii	Christmas Palm	-	20` OA, singl			REMOVE
	13	Adonidia merrillii	Christmas Palm	-	20` OA, dbl trunk			REMOVE
	13a	Adonidia merrillii	Christmas Palm	-	20` OA, singl			REMOVE
	14	Adonidia merrillii	Christmas Palm	-	20` OA, 7 trunks			REMOVE
	15	Quercus virginiana	Southern Live Oak	9"	20` OA	15`	HAZARD TREE	REMOVE
	16	Roystonea elata	Florida Royal Palm	-	32` CT	18`		REMOVE
	17	Roystonea elata	Florida Royal Palm	-	35` CT	20`		REMOVE
	18	Roystonea elata	Florida Royal Palm	-	35` CT	20`		REMOVE
	19	Cocos nucifera	Coconut Palm	-	25` CT, curvy	20`		TO REMAIN
	1a	Adonidia merrillii	Christmas Palm	-	20` OA, singl			REMOVE
	20	Roystonea elata	Florida Royal Palm	-	35` CT	20`		REMOVE
	21	Livistona chinensis	Chinese Fan Palm	-	8` CT	11`		TO REMAIN
	22	Adonidia merrillii	Christmas Palm	-	30` OA			REMOVE
	22a	Roystonea elata	Florida Royal Palm	-	30` CT	20`		REMOVE
IN ROW	CODE	BOTANICAL NAME	COMMON NAME	DBH	HEIGHT/CT	SPREAD	NOTES	ACTION
	24	Roystonea elata	Florida Royal Palm	-	30` CT	20`		TO REMAIN
	25	Roystonea elata	Florida Royal Palm	-	28` CT	20`		REMOVE



The Mirror of Paradise  
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c (954) 478 3064  
www.florida-landscape.com  
gabriela@themirrorofparadise.com



SCALE 1/8" = 1'-0"  
DESIGNED BY GF  
DRAWN BY ...  
CHECKED BY GF  
CAD DWG.  
DATE 08.04.2023  
REVISIONS  
City comments 1 10.20.2023  
City comments 2 10.25.2023  
City comments 3 10.26.2023

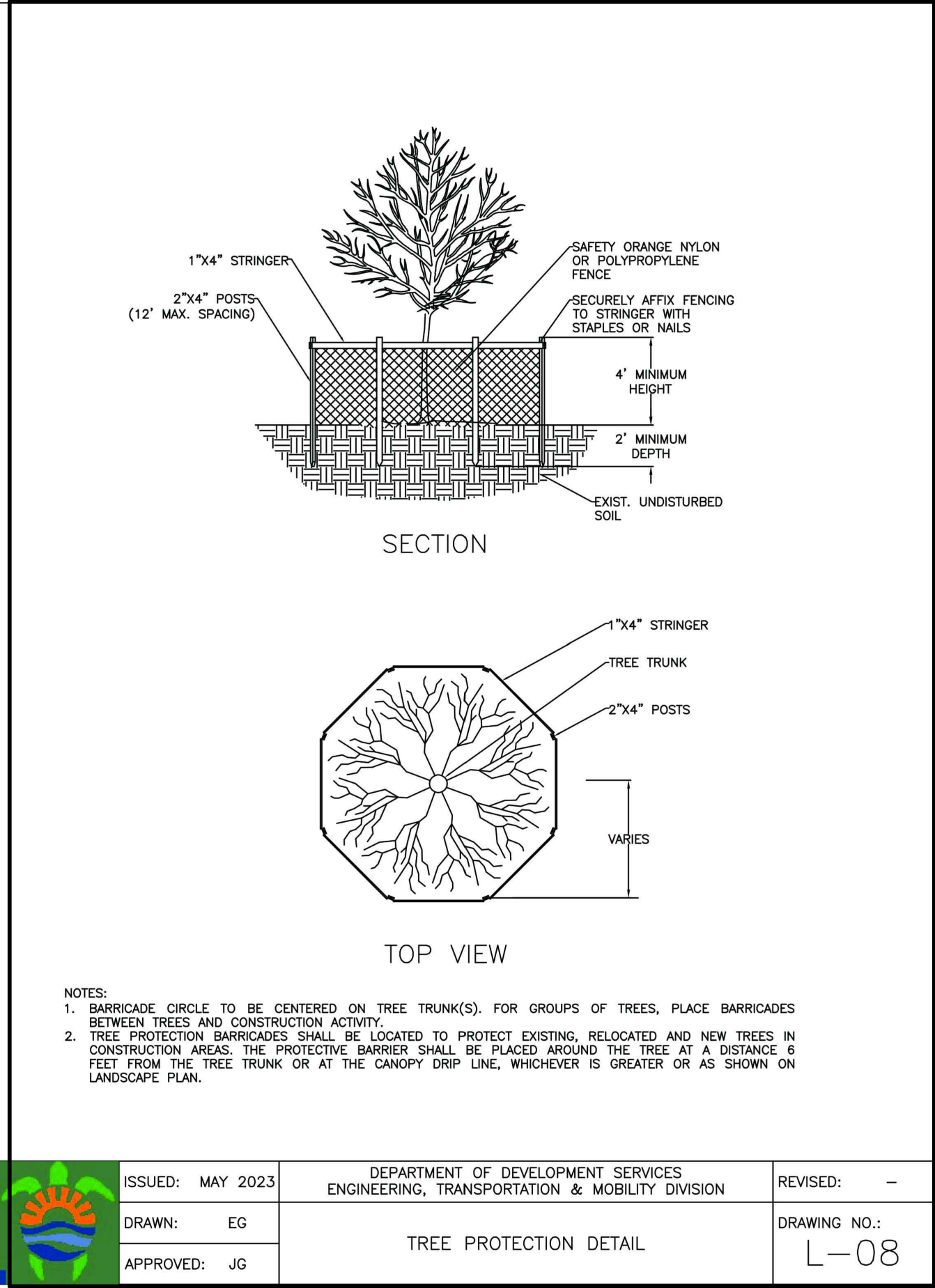
728 TYLER STREET  
HOLLYWOOD BEACH  
FLORIDA

REMOVAL PLAN & TREE SCHEDULE



3

<b>MITIGATION CALCULATIONS:</b>	
23 PALMS TO REMOVE	23 x \$350=\$8,050.00
9" DBH TO REMOVE	9/2 x \$350=\$1,575.00
<b>TOTAL</b>	<b>\$9,625.00</b>
<b>MITIGATION TREES PROVIDED:</b>	
4 TREES	4 x \$350= \$1,400.00
12 PALMS	12 x \$350= \$4,200.00
<b>TOTAL PROVIDED</b>	<b>\$5,600.00</b>
<b>MITIGATION TO PAY TO CITY TREE FUND:</b>	
\$ 9,625.00 - \$ 5,600.00=	<b>\$ 4,025.00</b>



A TREE PROTECTION DETAIL  
not to scale

REGISTERED LANDSCAPE ARCHITECT  
GABRIELA FOJT  
LA 6667277  
STATE OF  
FLORIDA

The Mirror of Paradise

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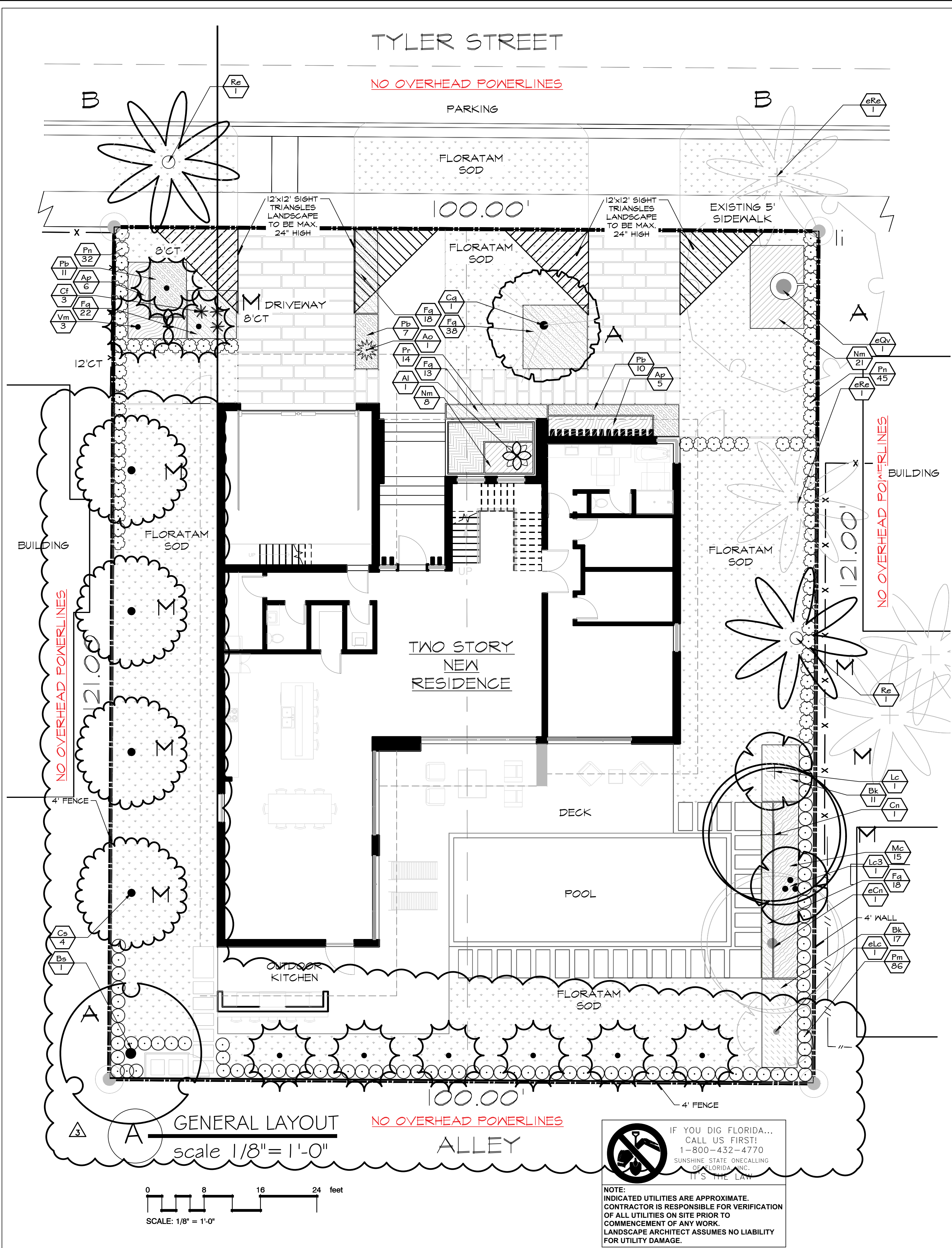
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City comments 1 10.20.2023  
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728 TYLER STREET  
HOLLYWOOD BEACH  
FLORIDA

PROTECTION DETAIL & MITIGATION CALCULATIONS

DT -2 OF 2





PLANT SCHEDULE

TREES	CODE	QTY	BOTANICAL NAME	COMMON NAME	SIZE	SPACING	NATIVE	DROUGHT RESIST.
	Bs	2	Bursera simaruba	Gumbo Limbo	12"OA, 2"dbh, std	AS SHOWN	YES	HIGH
	Cg	1	Caesalpinia granadillo	Bridal Veil Tree	12"OA, 2"dbh, std	AS SHOWN	NO	HIGH
	Cs	4	Conocarpus erectus f. sericeus	Silver Buttonwood	min.12"OA, 2"dbh	AS SHOWN	YES	HIGH
	Re	2	Roystonea elata	Florida Royal Palm	8'CT	AS SHOWN	YES	HIGH
ACCENT PALMS AND TREES	CODE	QTY	BOTANICAL NAME	COMMON NAME	SIZE	SPACING	NATIVE	DROUGHT RESIST.
	Lc3	1	Livistona chinensis	Chinese Fan Palm	6'-8'OA, triple	AS SHOWN	NO	HIGH
EXISTING TREES & PALMS	CODE	QTY	BOTANICAL NAME	COMMON NAME	SIZE	SPACING	NATIVE	DROUGHT RESIST.
	eCn	1	Cocos nucifera	Coconut Palm	see DT-1	EXISTING	NO	HIGH
	eLc	1	Livistona chinensis	Chinese Fan Palm	see DT-1	EXISTING	NO	HIGH
	eQv	1	Quercus virginiana	Southern Live Oak	see DT-1	28'OA	YES	HIGH
	eRe	2	Roystonea elata	Florida Royal Palm	see DT-1	EXISTING	YES	HIGH
MITIGATION TREES	CODE	QTY	BOTANICAL NAME	COMMON NAME	SIZE	SPACING	NATIVE	DROUGHT RESIST.
	Cn	1	Cocos nucifera	Coconut Palm	12'CT, curvy	AS SHOWN	NO	HIGH
	Lc	1	Livistona chinensis	Chinese Fan Palm	8'CT	AS SHOWN	NO	HIGH
	Vm	9	Veitchia montgomeryana	Montgomery Palm	8'-12'CT, see plan	AS SHOWN	NO	HIGH
SHRUBS	CODE	QTY	BOTANICAL NAME	COMMON NAME	SIZE	SPACING	NATIVE	DROUGHT RESIST.
	Ao	1	Alcantarea odorata	Giant Silver Bromellad	7 gal	AS SHOWN	NO	HIGH
	Al	1	Alocasia macrorrhizos 'Lutea'	Golden Elephant's Ear	7 gal	AS SHOWN	NO	LOW
	Cf	3	Cordyline fruticosa 'Red Pepper'	Red Pepper Ti Plant	7 gal	AS SHOWN	NO	HIGH
	Fm	86	Podocarpus macrophyllus	Yen Podocarpus	36'OA	24"OC	NO	HIGH
	Fn	77	Psychotria nervosa	Wild Coffee	7 gal ffb	24"OC	YES	HIGH
SHRUB AREAS	CODE	QTY	BOTANICAL NAME	COMMON NAME	SIZE	SPACING	NATIVE	DROUGHT RESIST.
	Ap	11	Alpinia purpurata	Red Ginger	3 gal, 2'-3'OA, full	36"OC	NO	MODERATE
	Bk	28	Bougainvillea x 'Barbara Karst'	Barbara Karst Bougainvillea	3 gal, ffb	24"OC	NO	HIGH
	Fg	109	Ficus microcarpa 'Green Island'	Green Island Indian Laurel Fig	3 gal 10'OA	18"OC	NO	HIGH
	Mc	15	Muhlenbergia capillaris	Pink Muhly Grass	3 gal, full	30"OC	YES	HIGH
	Nm	29	Nephrolepis biserrata	Macho Fern	3 gal 24"OA	24"OC	YES	MODERATE
	Pb	28	Philodendron x 'Burle Marx'	Burle Marx Philodendron	3 gal	24"OC	NO	LOW
	Pr	14	Philodendron x 'Rajo Congo'	Rajo Congo Philodendron	3 gal 24"OA	24"OC	NO	LOW
GROUND COVERS	CODE	QTY	BOTANICAL NAME	COMMON NAME	SIZE	SPACING	NATIVE	DROUGHT RESIST.
	Sa	3,050 sf	Stenotaphrum secundatum 'Floratum'	Floratum St. Augustine Grass	sod			

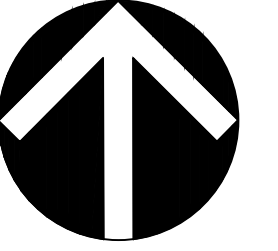
- NOTES:
- SOD AS INDICATED.
  - MULCH ALL BEDS AS INDICATED ON DETAIL.
  - IT IS THE CONTRACTOR'S RESPONSIBILITY TO VERIFY PLANT, SOD AND MULCH AMOUNTS FOR BIDDING PURPOSES.
  - PLAN DRAWING TAKES PRECEDENCE OVER ANY QUANTITY SCHEDULES.

LANDSCAPE REQUIREMENTS RS-6	Required	Existing	Proposed	Total Provided
<b>TREES REQUIRED ON THE LOT</b>				
A 1 tree/each 1,250 sq.ft of front yard (2,690 sf/1,250=2.1) Min. 20% of front yard pervious area to be landscaped (2,111 sf x.2=422.2 sf)	3 423 sf	1 36" dbh Oak	1 Bridaveil, 1 Gumbo limbo (+423 sf)	3 provided provided
<b>SWALE TREES</b>				
B 1 tree/each 50 lf of frontage	2	1 Royal palm	1 Royal palm	2 provided
<b>Project plants:</b> Palms no more that 50% of required trees (5 x .5=2.5) Min 60% of required trees to be native (5 x .4=2) Min species required	3 2 2	1 Royal palms 1 2	1 Royal palm 1 2	2 provided 2 native provided 4 provided
<b>M MITIGATION TREES</b>			1 Chinese Fan palm, 1 Royal palm 1 Cocconut, 9 Montgomery palms, 4 Silver Buttonwood	12 palms, 4 trees

CODE CHART



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728 TYLER STREET  
HOLLYWOOD BEACH  
FLORIDA  
LANDSCAPE PLAN, PLANT SCHEDULE, CODE CHART



GENERAL LANDSCAPE NOTES

1. CONTRACTOR IS RESPONSIBLE FOR REPAIRING FACILITIES HE DAMAGES AND IS TO COORDINATE WITH OTHER CONTRACTORS ON SITE.
2. CONTRACTOR IS RESPONSIBLE FOR FINISH GRADES- ROUGH GRADES BY GENERAL CONTRACTOR.
3. ALL PLANT MATERIALS TO BE FLORIDA NO. 1 OR BETTER AS PER FLORIDA DEPT. OF AGRICULTURE GRADES & STANDARDS, MARCH 1998
4. PLANTING SOIL TO BE A WEED FREE MIXTURE OF MUCK & SAND (50/50) WITH 50 LBS OF MILDORGANITE PER 6 CU. YDS.
5. TREES & PALMS GUARANTEED TO BE IN HEALTHY THRIVING CONDITION FOR ONE YEAR FROM PROJECT COMPLETION.
6. APPLY 3" MELALEUCA/EUCALYTUS MULCH AROUND ALL PLANTS WITHIN 2 DAYS.
7. CONTRACTOR TO COMPLY WITH ALL CITY LANDSCAPE ORDINANCE REQUIREMENTS.
8. WHERE THERE IS A DISCREPENCY EITHER IN QUANTITIES, PLANT NAMES, SIZES OR SPECIFICATIONS BETWEEN THE PLAN OR PLANT LIST, THE PLAN TAKES PREFERENCE. THE LANDSCAPE CONTRACTOR IS RESPONSIBLE FOR ANY VERIFICATION NECESSARY INVOLVING THE LANDSCAPE MATERIALS SHOWN ON THE PLAN.
9. ALL AREAS NOT COVERED BY PAVING OR STRUCTURES TO BE SODDED WITH FLORATAM SOD. SOD TO HAVE GOOD COMPACT GROWTH & ROOT SYSTEM. LAY WITH TIGHT JOINTS
10. ALL LANDSCAPED AREAS INSIDE PROPERTY AND ADJACENT RDW AREAS TO BE 100% COVERED WITH AUTOMATIC SPRINKLER SYSTEM WITH APPROXIMATELY 50% OVERLAP USING RUST FREE WATER AND A RAIN CHECK DEVICE.
11. TREES & PALMS TO BE STAKED AS NECESSARY IN A GOOD WORKMANLIKE MANNER WITH NO NAIL STAKING PERMITTED.
- \*12. ROOT FLARES TO BE SET ABOVE GRADE AND VISIBLE WITH ROOT SYSTEMS 10% ABOVE FINAL GRADE AT TIME OF PLANTING.
13. LANDSCAPING SHALL COMPLY WITH ALL ZONING AND LAND DEVELOPMENT REGULATIONS.

HOLLYWOOD LANDSCAPE NOTES

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

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

JOB CONDITIONS:

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

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

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

PLANT MATERIAL:

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

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

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

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

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

TREES:

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

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

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

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

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

MULTIPLE TRUNK TREES:

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

MATERIALS LIST:

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

SUBSTITUTIONS:

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

MEASUREMENTS:

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

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

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

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

IRRIGATION:

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

GUARANTEE:

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

MULCH:

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

SOD:

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

STAKING:

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

FERTILIZER:

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

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

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

All shall comply with the State of Florida fertilizer laws.

CLEANUP:


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

INSPECTION:

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

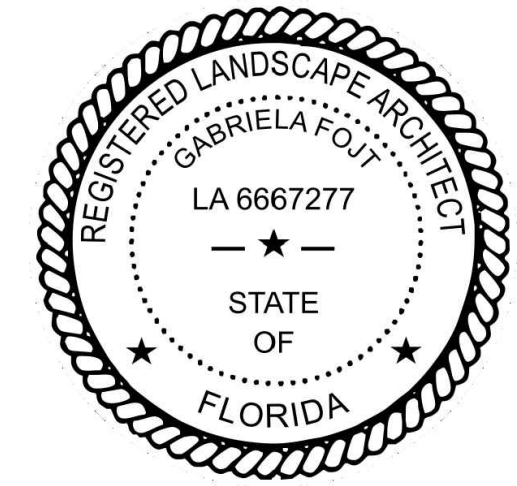
ACCEPTANCE:

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



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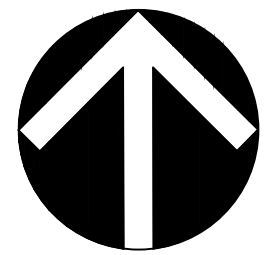
NOTE:  
INDICATED UTILITIES ARE APPROXIMATE.  
CONTRACTOR IS RESPONSIBLE FOR VERIFICATION  
OF ALL UTILITIES ON SITE PRIOR TO  
COMMENCEMENT OF ANY WORK.  
LANDSCAPE ARCHITECT ASSUMES NO LIABILITY  
FOR UTILITY DAMAGE.



The Mirror of Paradise

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www.florida-landscape.com  
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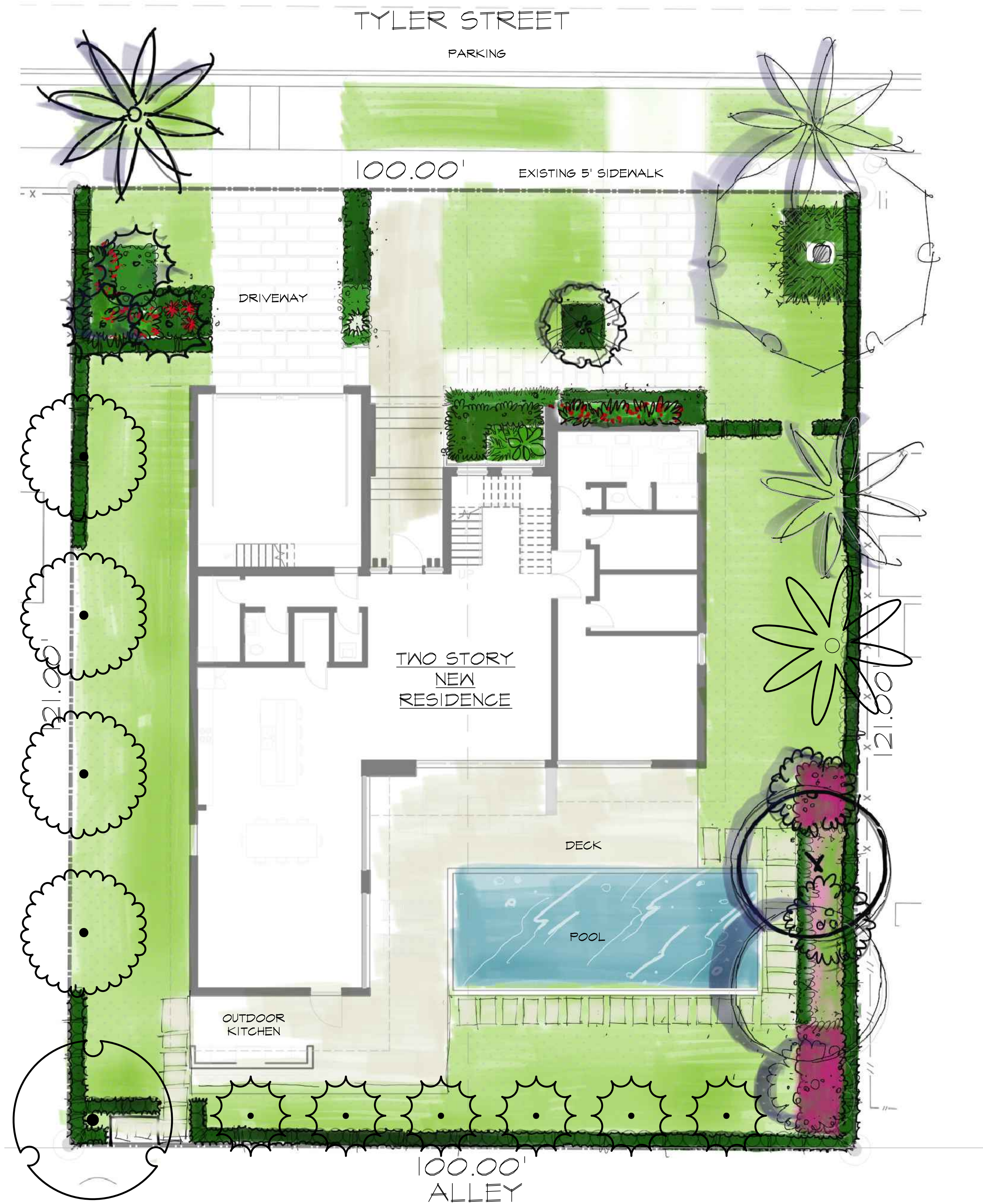


SCALE	as noted
DESIGNED BY	GF
DRAWN BY	...
CHECKED BY	GF
CAD DWG.	
DATE	08.04.2023
REVISIONS	
City comments	1 10.20.2023
City comments	2 10.25.2023
City comments	3 10.26.2023

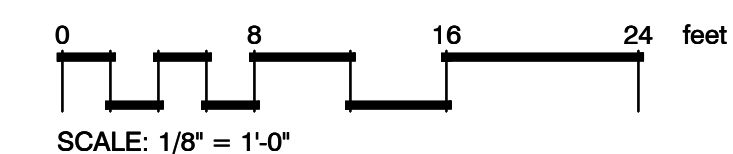
728 TYLER STREET  
HOLLYWOOD BEACH  
FLORIDA

LANDSCAPE NOTES & DETAILS



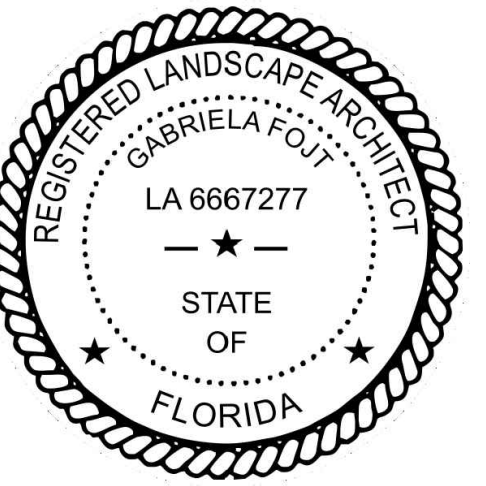


**A** GENERAL LAYOUT  
scale 1/8" = 1'-0"



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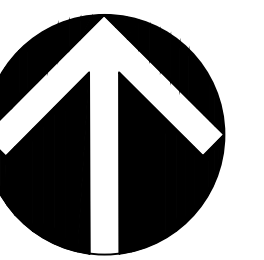
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COLORED PLAN