

ATTACHMENT A
Application Package



CITY OF
DEVELOPMENT SERVICES
PLANNING DIVISION

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



File No. (internal use only): _____

2600 Hollywood Boulevard Room 315
Hollywood, FL 33022

GENERAL APPLICATION

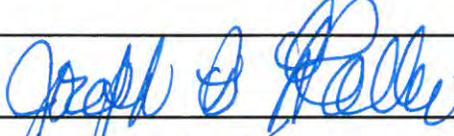
CERTIFICATION OF COMPLIANCE WITH APPLICABLE REGULATIONS

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

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

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

PRINT NAME: _____ Date: _____

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

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

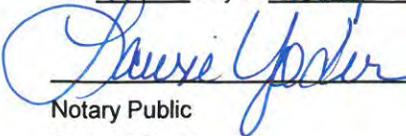
Signature of Tenant: _____ Date: _____

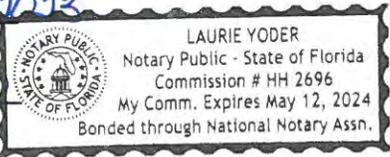
PRINT NAME: _____ Date: _____

Current Owner Power of Attorney

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

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


Notary Public
State of Florida




Signature of Current Owner

Grant Manukyan
Print Name

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

NAME OF OWNER FRANK CARTER

ADDRESS 728 TYLER ST

LEGAL DESCRIPTION

COST

DESCRIPTION OF CONST.

ARCHITECT:

PERMIT TYPE	NO.	DATE	TO WHOM	EXT. OF 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 / Fan	72257	5-22-67	Johns ac	300.00
SCREEN ENCL.				
POOL				
DRIVEWAY				
FENCE				

JOB CARD

OWNER <p style="text-align: center;">Covington</p>	JOB ADDRESS <p style="text-align: center;">728 Tyler Street</p>
-------------------------------------------------------	--------------------------------------------------------------------

LEGAL DESCRIPTION	LOT NUMBER	BLOCK	SUBDIVISION OR ADDITION
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MICROFILM NO.	ARCHITECT	FEE \$ 10.00	VALUATION \$ 200
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DESCRIPTION OF CONSTRUCTION <p style="text-align: center;">170' of 6' wooden fence</p>	<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	Process #	Permit #	Description	Appl. Date	Permit Date
Details		B9401327	WINDOW REPLACEMENT		3/4/1994
Details		B9305216	WINDOW REPLACEMENT		8/5/1993
Details		B9107645	WINDOW REPLACEMENT		11/19/1991
Details		B9102916	FENCE-WOOD,CHAIN LINK,ETC.		5/10/1991
Details		B9100821	RE-ROOF-METAL,TILE,WOOD SHINGLE OR SHAKE		2/13/1991

Permit Details

Process #:	Permit #: B9102916	Master Permit: B9102916
Status: Closed		
List All Subpermits		

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:

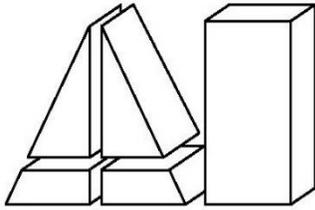
Contractor Information
Name:
Address:

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

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

City of Hollywood Planning Division

Page 3

July 31, 2023

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.

Continued on Page 4

City of Hollywood Planning Division

Page 4
July 31, 2023

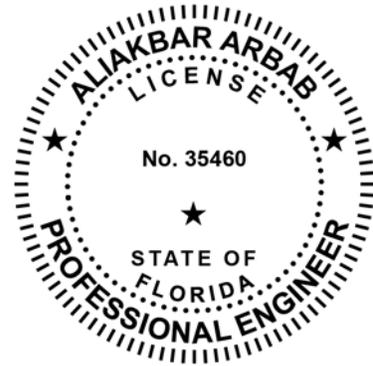
Re: **Structural Evaluation Report for:
728 Tyler Street**

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,

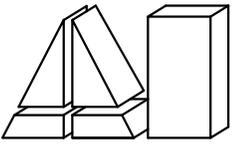


Ali Arbab, P.E.
For Arbab Engineering, Inc.
FL # PE 35460, SI #456



Attachments

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



ARBAB ENGINEERING, INC.
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Page: P-1
Project: STRUCTURAL EVALUATION REPORT

728 Tyler Street
Hollywood, Florida

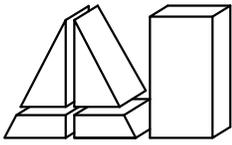
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CONTINUOUS CRACK UNDER ROOF
TIE BEAM



ROOF BEAM, RUST BLEEDING AND
WALL CRACK



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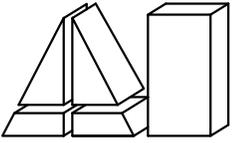
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WALL CRACKS AND SPALLED AND
CRACKED ROOF BEAM



DAMAGED ENTRANCE LIGHT
FIXTURE



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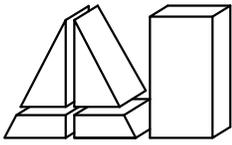
Date: July 31, 2023



VIEW OF MAIN ENTRANCE TO THE HOUSE



VIEW OF MAIN ENTRANCE AND PARTIAL NORTH WALL



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CONSULTING ENGINEERS

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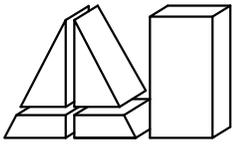
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PARTIAL SOUTH ELEVATION



WEST ENTRANCE TO DETACHED
STRUCTURE WITH CRACKED
CONCRETE SLAB



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CONSULTING ENGINEERS

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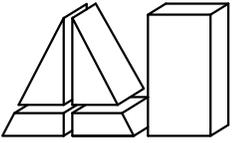
Date: July 31, 2023



STEP DOWN CRACK ON EXTERIOR
WALL



EXTERIOR WALL WITH HORIZONTAL
AND VERTICAL CRACKS



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CONSULTING ENGINEERS

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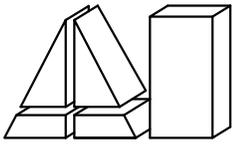
Date: July 31, 2023



DAMAGED AND CRACKED BEAM
ABOVE THE WINDOW



WALL CRACK



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CONSULTING ENGINEERS

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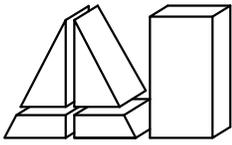
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WALL CRACKS



MOISTURE INTRUSION AND
DAMAGED CEILING



ARBAB ENGINEERING, INC.
CONSULTING ENGINEERS

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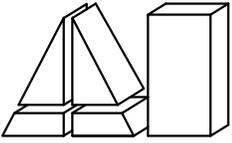
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DAMAGED WALL



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



ARBAB ENGINEERING, INC.
CONSULTING ENGINEERS

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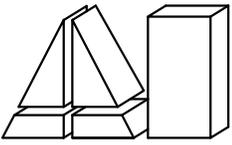
Date: July 31, 2023



INTERIOR VIEW OF EAST ADDITION



EXTERIOR HORIZONTAL AND
VERTICAL CRACKS ADJACENT TO
THE WINDOW



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CONSULTING ENGINEERS

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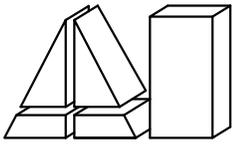
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VIEW OF TRELLIS AND BREEZEWAY



VIEW OF BREEZEWAY AND
DAMAGED FURNITURE AND DEBRIS



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CONSULTING ENGINEERS

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

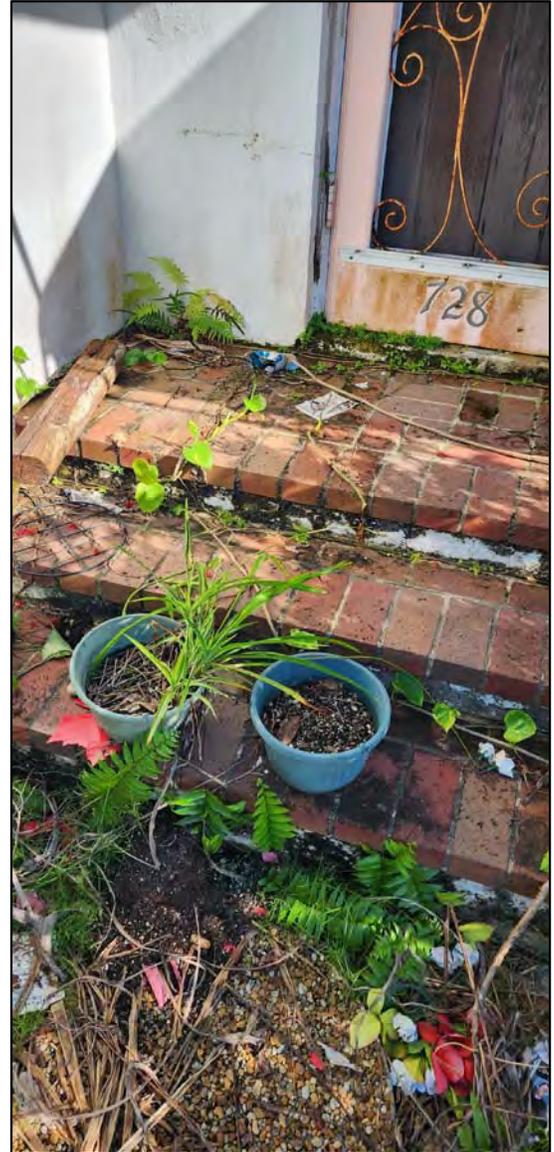
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728 Tyler Street
Hollywood, Florida

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,



KallerArchitecture

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

2417 Hollywood Blvd Hollywood, FL

t. 954 920 5746 c. 305 586 7952

e. giovanni@kallerarchitects.com

w. kallerarchitects.com



KallerArchitecture

Mitchell Fraiman NCARB, AIA | Architectural Associate

2417 Hollywood Blvd Hollywood, FL

t. 954 920 5746 e. mfraiman@kallerarchitects.com

w. Kallerarchitects.com





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, 7th edition and the State of Florida Department of Environmental Protection.

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

Sincerely,



KallerArchitecture

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

LEGAL DESCRIPTION:

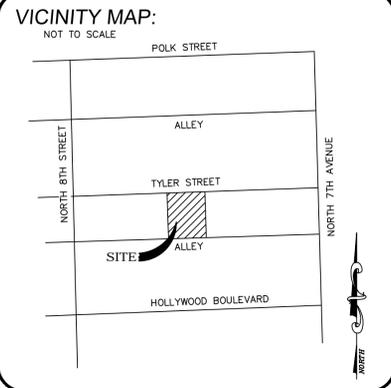
LOTS 20 AND 21, BLOCK 82, OF "HOLLYWOOD LAKES SECTION", ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 1, AT PAGE 32, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA.

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.







ALTA/NSPS LAND TITLE SURVEY

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 & 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 08/19/14.
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 AND SHOULD BE VERIFIED.
15) DATE FIELDWORK PERFORMED: 03/28/23 (FIELD BOOK 658, PAGE 60)
16) DRAWN BY: Q.D.L. 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

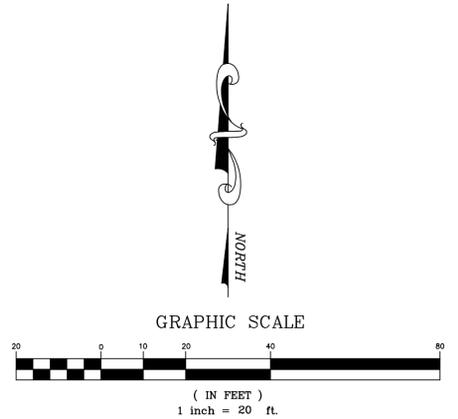
THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE 2021 MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/NSPS LAND TITLE SURVEYS, JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS, AND INCLUDES ITEMS 1, 2, 3, 4, 7(A), 7(B)(1), 7(C), 8.(LOCATION OF 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

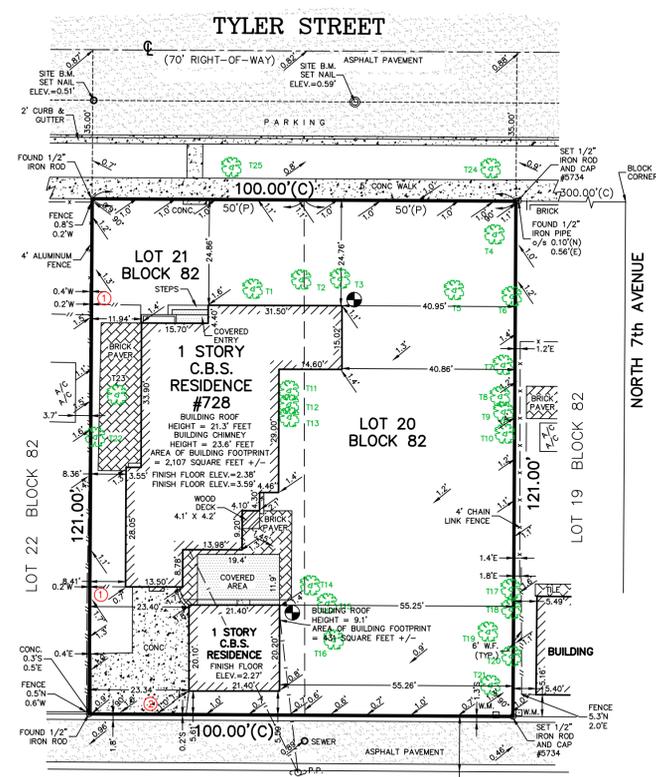
LEGEND:

- B.M. = BENCHMARK
- B.C.R. = BROWARD COUNTY RECORDS
- C = CALCULATED MEASUREMENT
- CL = 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
- HC = HAND-CAPPED PARKING
- FH = FIRE HYDRANT
- U = UTILITY POLE
- IG/E = LOCATION OF INGRESS/EGRESS
- BHM = LOCATION OF BUILDING HEIGHT MEASUREMENT
- ER = ENCROACHMENT REFERENCE
- SN = SPOT ELEVATION
- T&T = TREE AND TREE NUMBER



ADJOINING OWNER:
DENYS PANIV
GANNA 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	19	CLUSTER OF PALMS
T12	19	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 PAST HIGHT

REVISIONS:

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

PROJECT NAME: SF&GM PROPERTY, LLC., JOB NO.: 23-0507

HISTORIC PRESERVATION BOARD
 NEW TWO-STORY SINGLE - FAMILY RESIDENCE
 728 TYLER STREET HOLLYWOOD, FL 33019



EXISTING



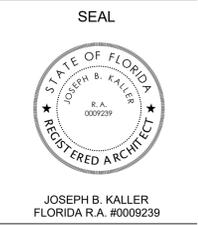
PROPOSED

PROJECT TEAM	
ARCHITECT JOSEPH B. KALLER AND ASSOCIATES, P.A. CONTACT: MR. JOSEPH B. KALLER ADDRESS: 2417 HOLLYWOOD BLVD. HOLLYWOOD, FL 33020 PHONE: (954) 920-5746 FAX: (954) 926-2841 EMAIL: JOSEPH@KALLERARCHITECTS.COM	OWNER OWNER: SF&GM PROPERTY LLC ADDRESS: 137 GOLDEN ISLES DR #403 HALLANDALE BEACH, FL 33009
SURVEYOR PINNELL SURVEY, INC CONTACT: JASON H. PINNELL PHONE: (954) 418-4940 EMAIL: ORDER@FLAND.NET	
CIVIL ZEPHY ENGINEERING CONTACT: WILDORF ZEPHYR PHONE: (766) 302-7639	
LANDSCAPE THE MIRROR OF PARADISE CONTACT: GABRIELA FOJT, RLA PHONE: (954) 315-1707 EMAIL: GABRIELA@THEMIRROROFPARADISE.COM	

PROJECT DATA	
JURISDICTION CITY OF HOLLYWOOD BROWARD COUNTY STATE OF FLORIDA	
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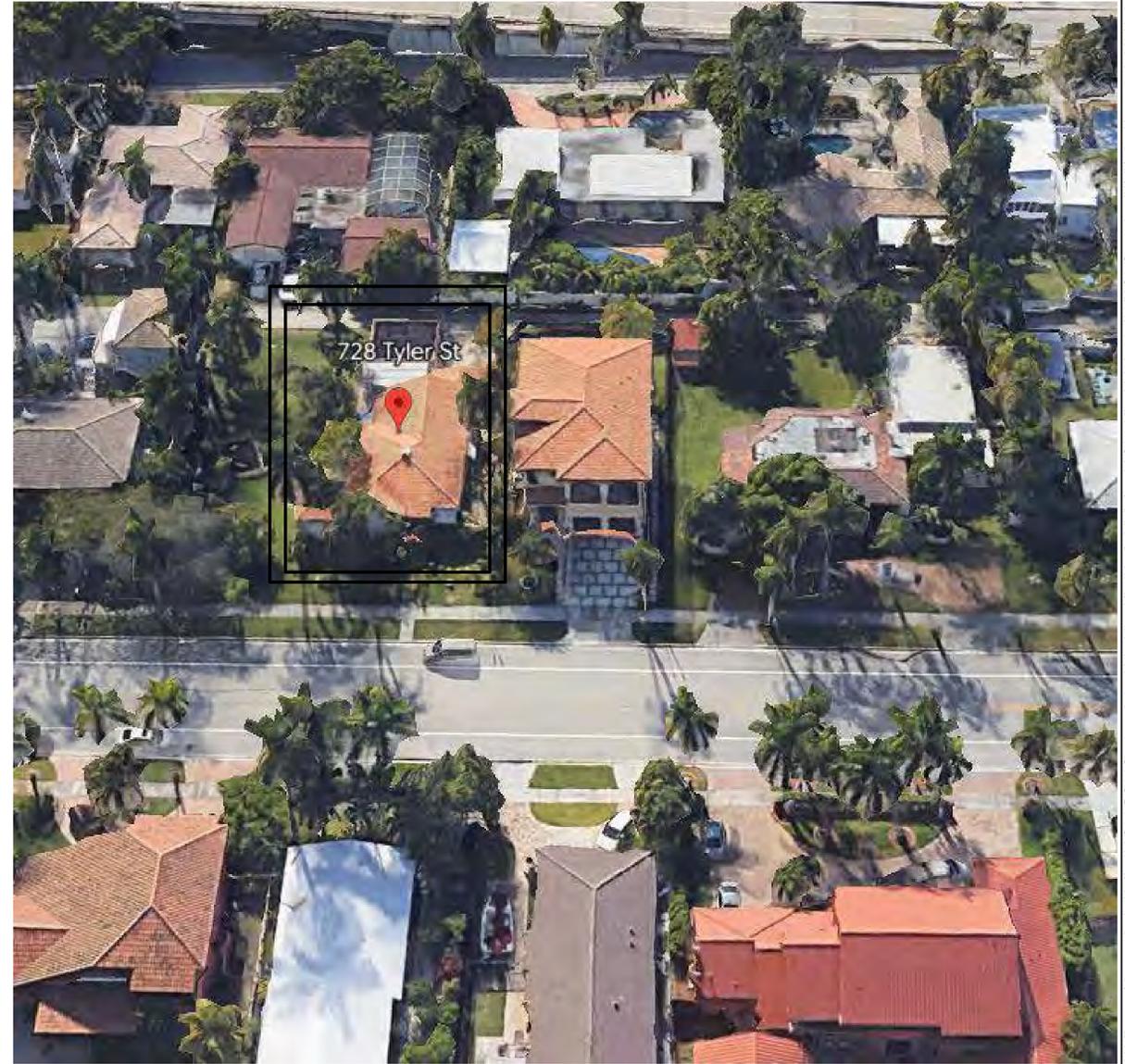


PROJECT TITLE
NEW TWO-STORY SINGLE-FAMILY RESIDENCE
728 TYLER STREET
HOLLYWOOD, FL 33019

REVISIONS		
No.	Description	Date

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

SHEET
A-0



SUBJECT PROPERTY



Kaller Architecture
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 2417 Hollywood Blvd.
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 954.920.5746
 joseph@kallerarchitects.com
 www.kallerarchitects.com



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

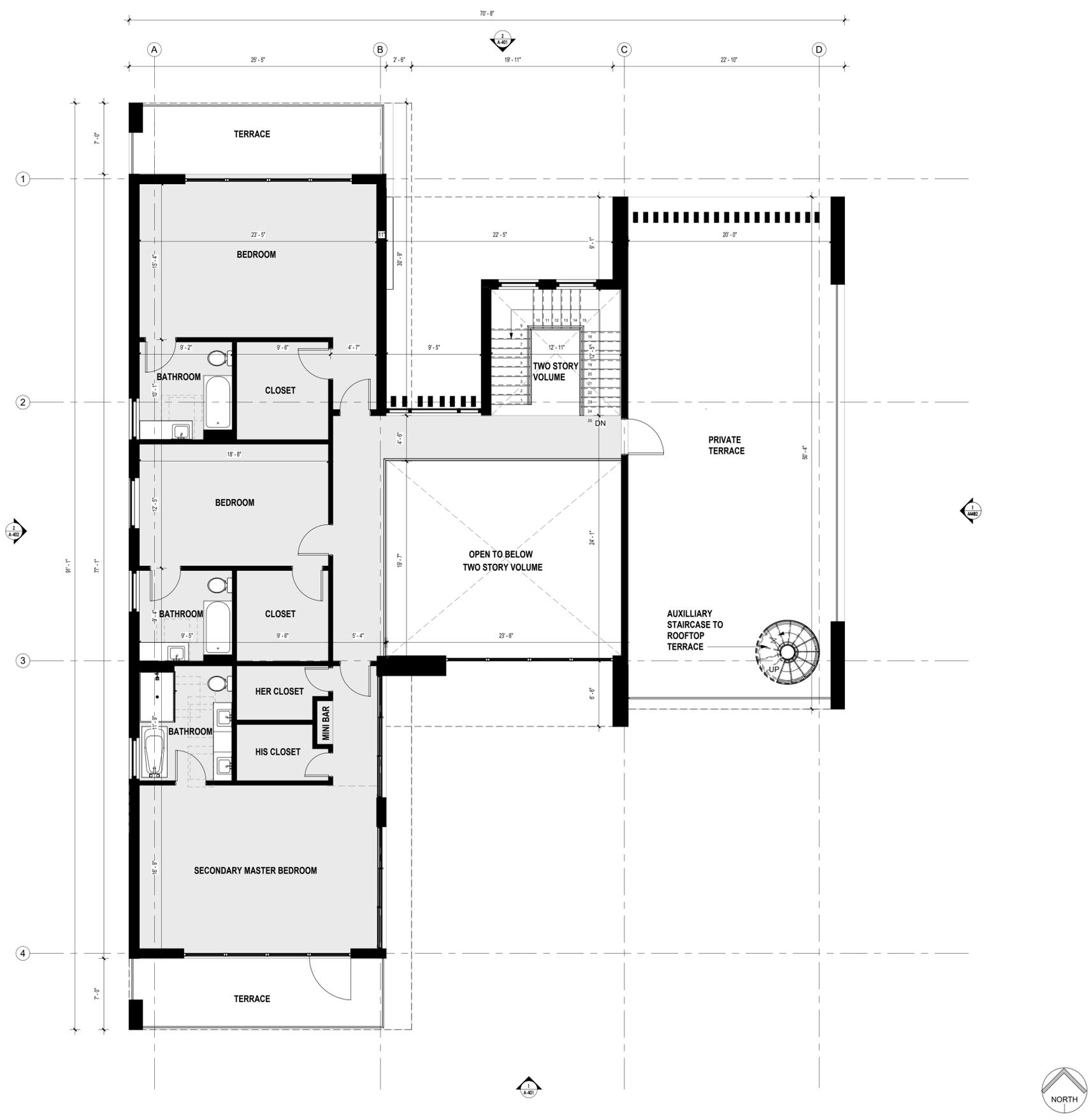
No.	Description	Date

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SHEET
SP-3

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GENERAL PLAN NOTES:

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

EGRESS NOTES:

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

BATHROOM NOTES:

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



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JOSEPH B. KALLER
 FLORIDA R.A. #0009239

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

SHEET TITLE
 SECOND LEVEL FLOOR
 PLAN

REVISIONS

No.	Description	Date

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

SHEET

A-102



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

PROJECT TITLE
ROOF LEVEL FLOOR
PLAN

REVISIONS

No.	Description	Date

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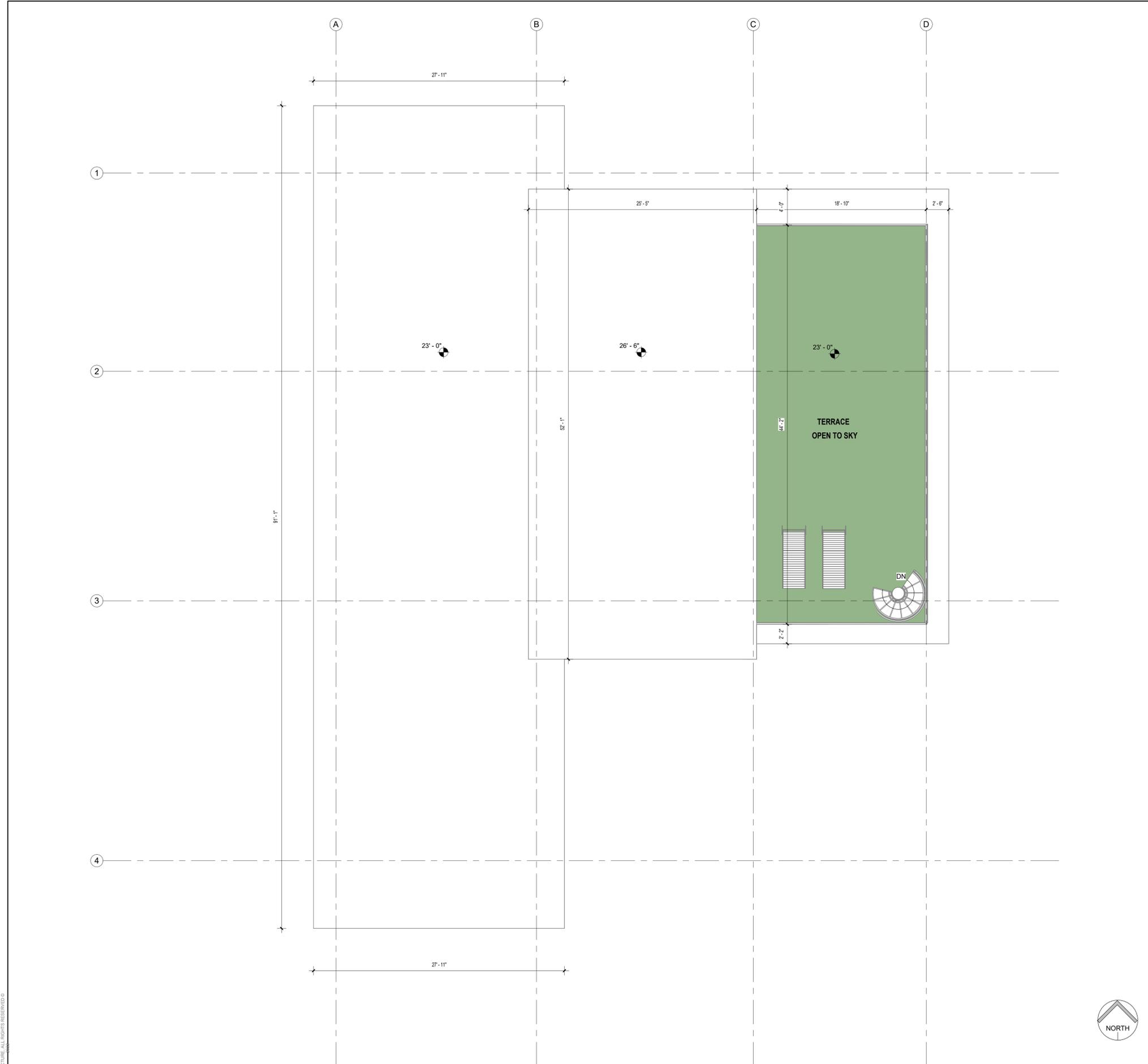
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A-103

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

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

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



1 T.O ROOF DECK/TERRACE(1)
 3/16" = 1'-0"

2 PLAN NOTES

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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)**



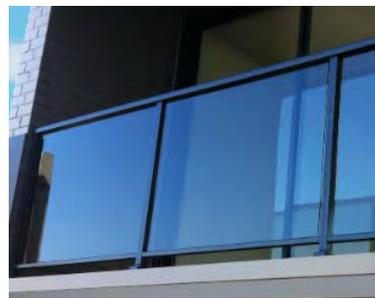
**Horizontal white stucco
Selected Walls**



Dark Bronze aluminum window h

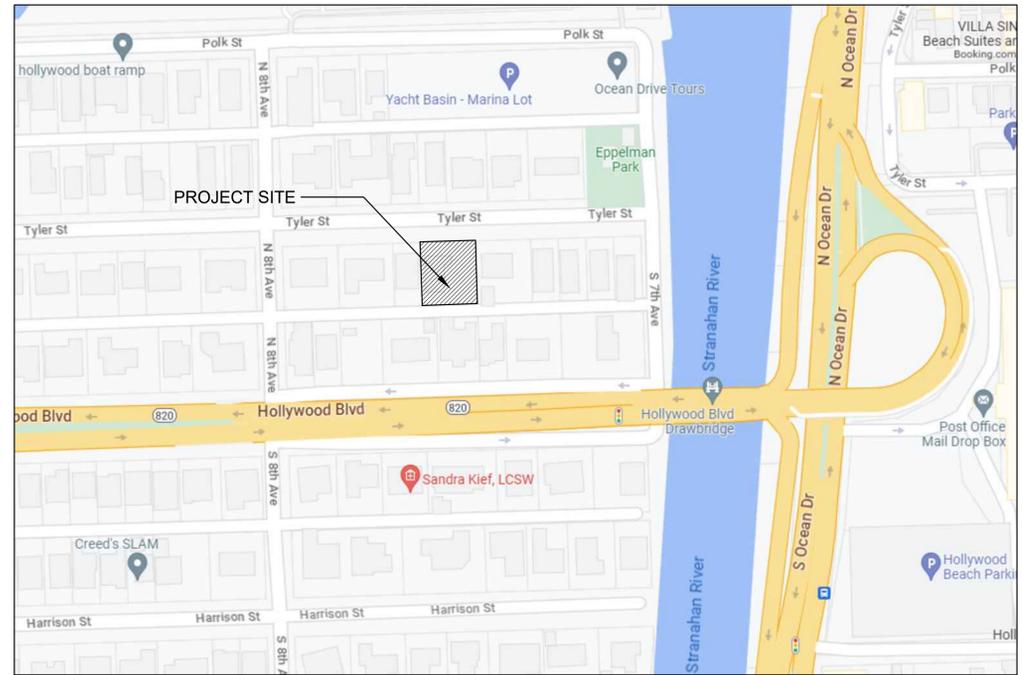
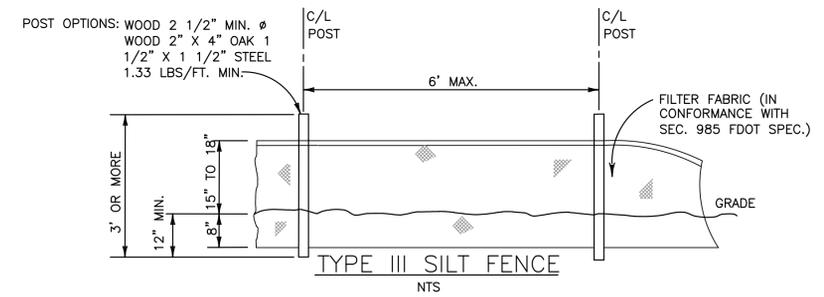
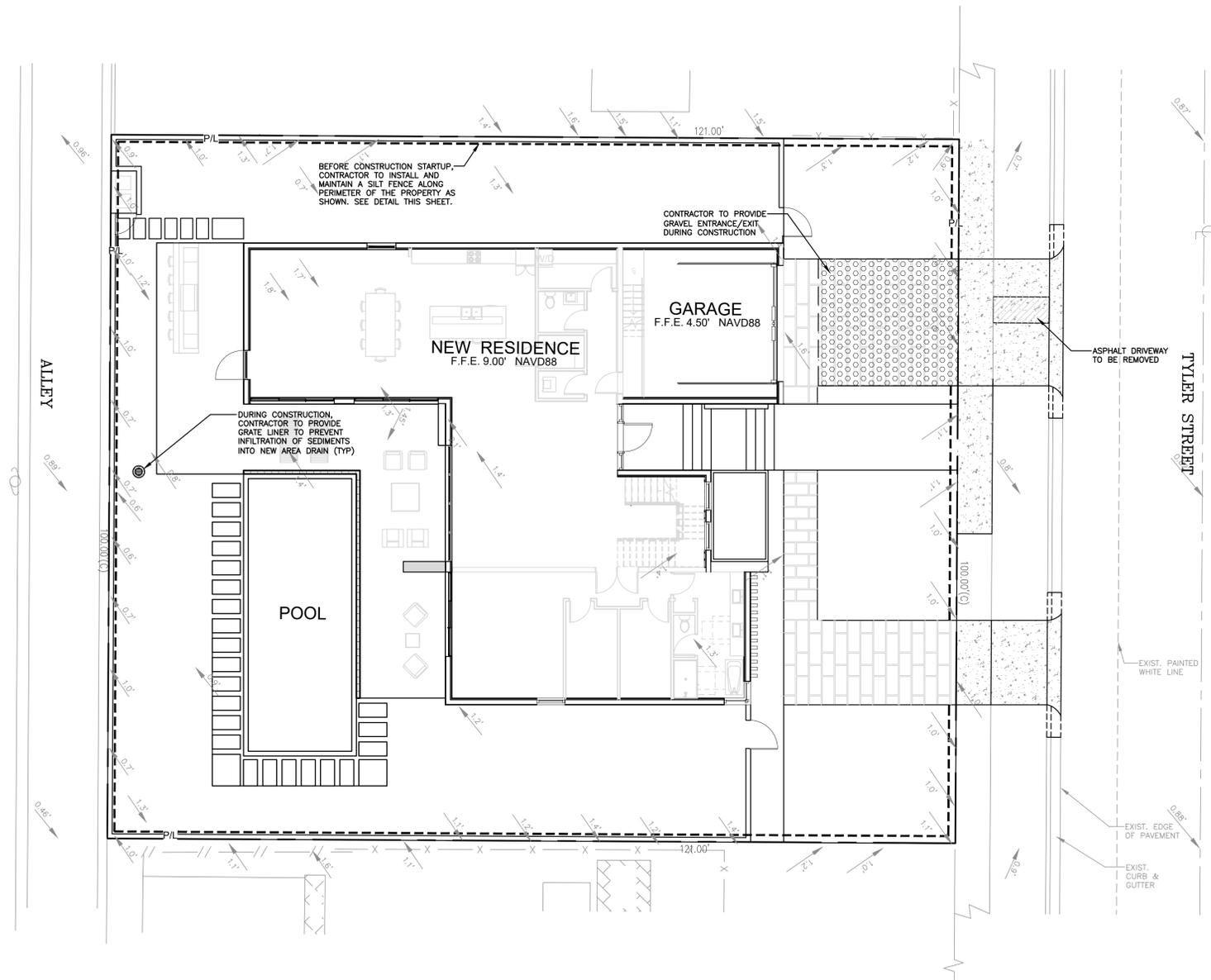


**Raw Concrete
Ground floor and accent walls**



Glass railings

ALL ELEVATIONS ARE REFERENCED TO NAVD88 VERTICAL DATUM



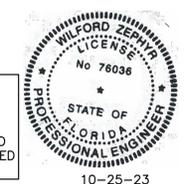
LOCATION MAP
NOT TO SCALE

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

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

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

NO.	DATE	DESCRIPTION

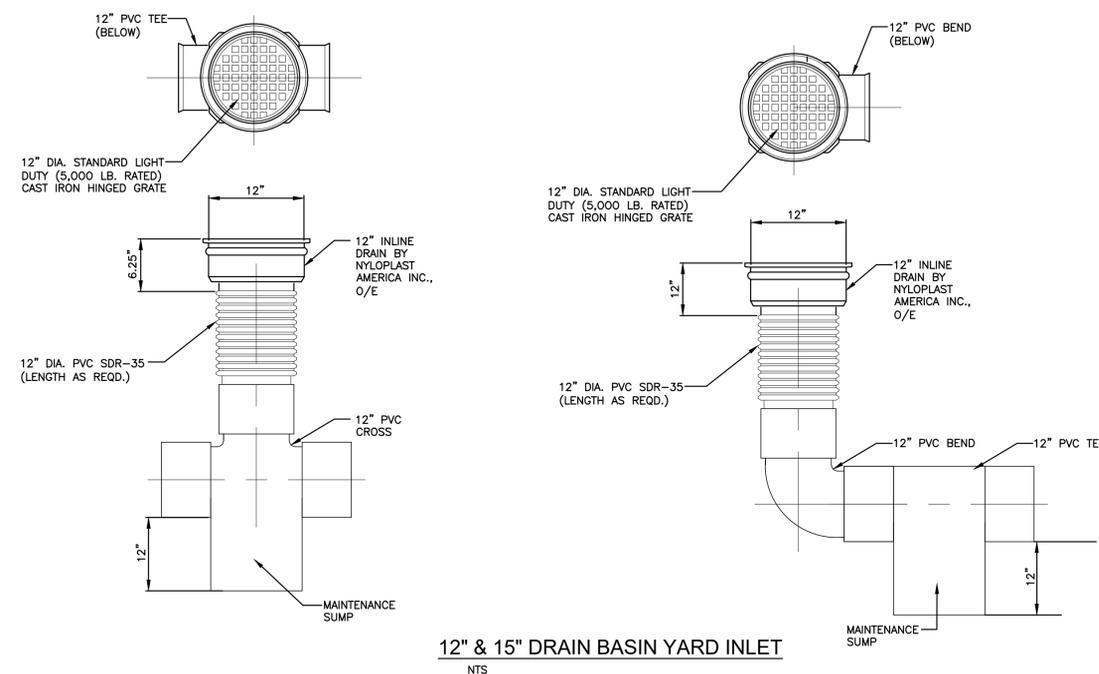
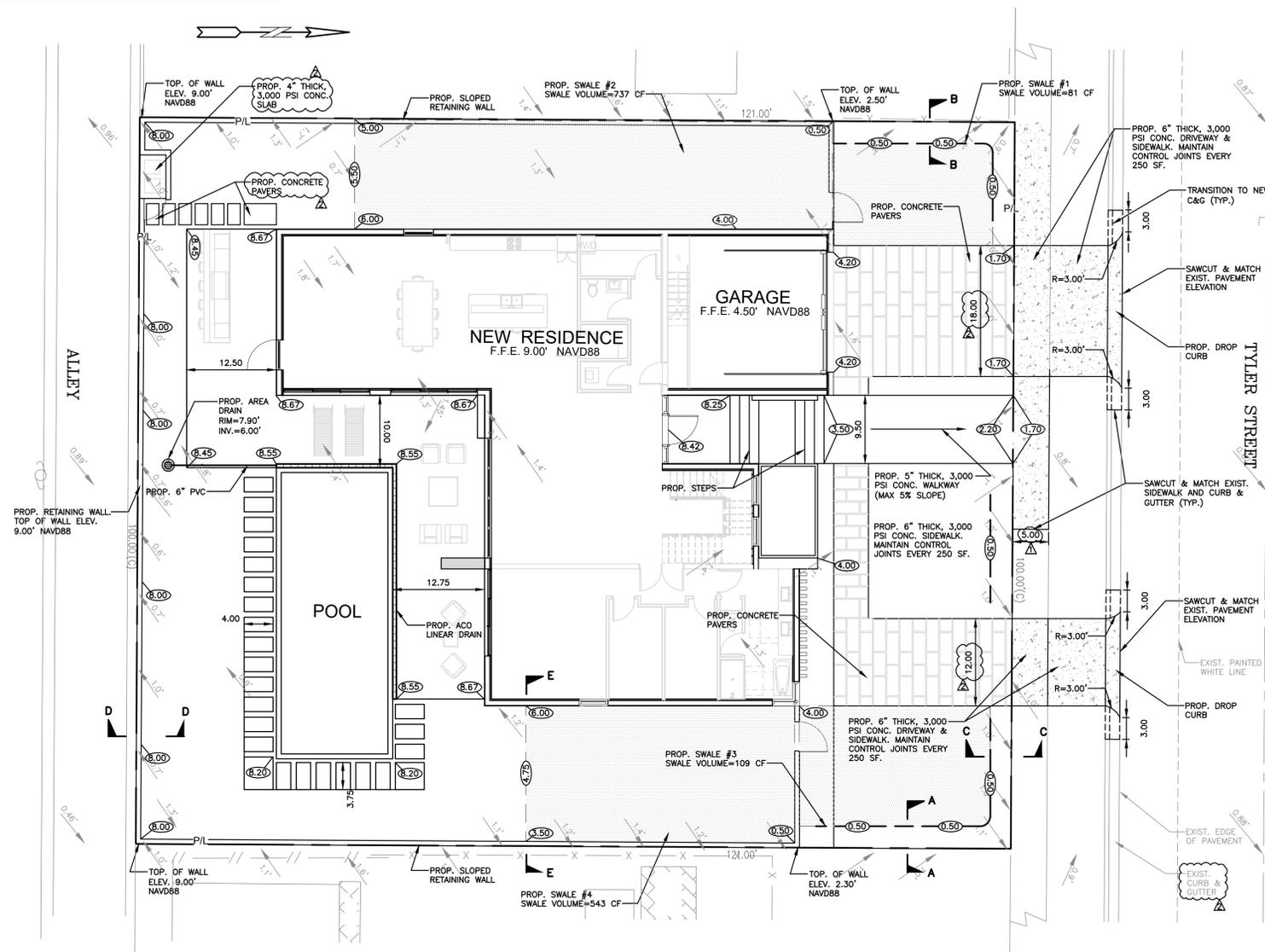
ZEPHYR ENGINEERING
WILFORD ZEPHYR, P.E.
HOLLYWOOD, FL
(786) 302-7693
wzephyr@zephyr.com
CA#: 31158



NEW RESIDENCE
FOR
728 TYLER STREET
HOLLYWOOD, FLORIDA 33019

P.E.#: 78036
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

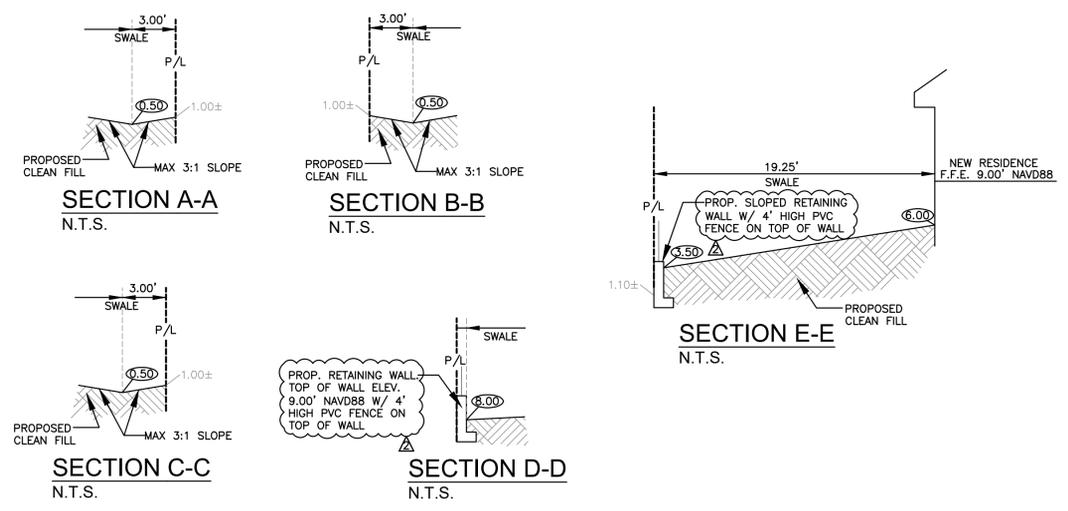
$[(1 \text{ IN}) \times 12,100 \text{ SF}] / (12 \text{ IN/FT}) = 1,008 \text{ CF}$

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



- LEGEND**
- PROPOSED CONCRETE
 - 5.50 PROPOSED GRADE
 - +3.0.5 EXISTING ELEVATION
 - PROPOSED WATER METER
 - PROPOSED BFP DEVICE

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

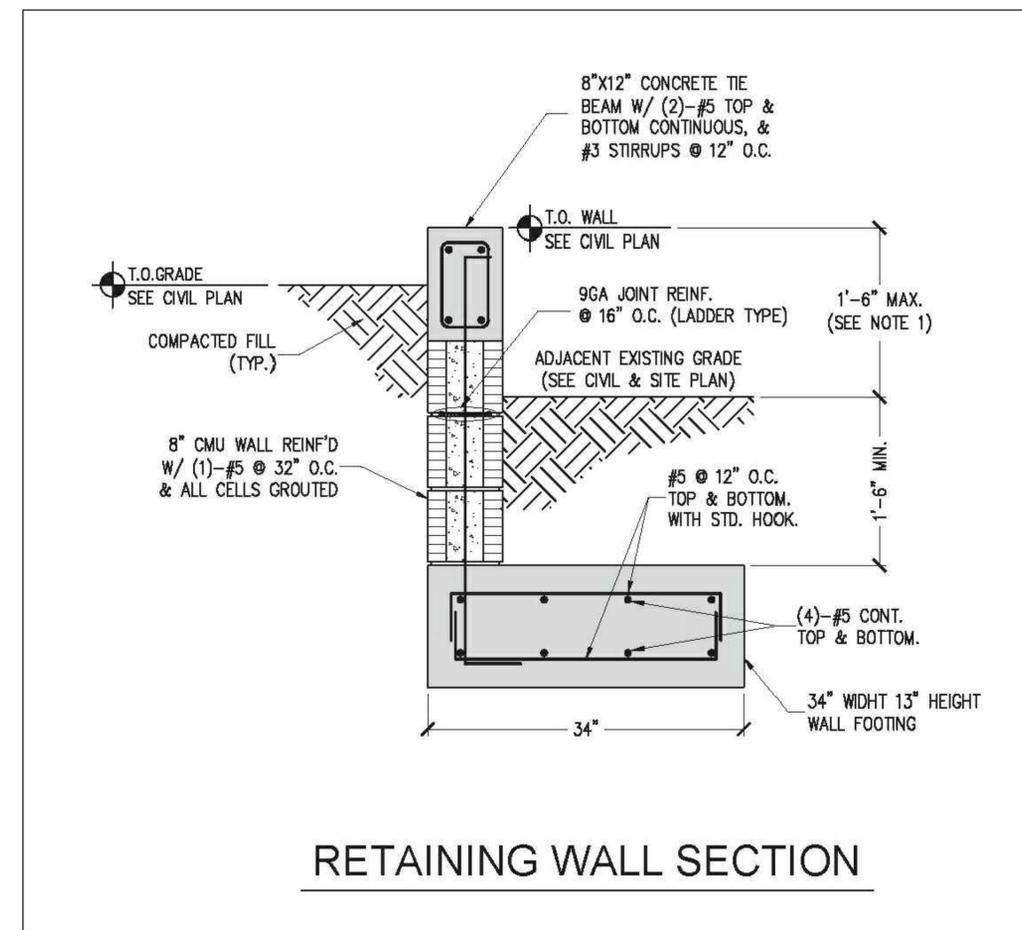
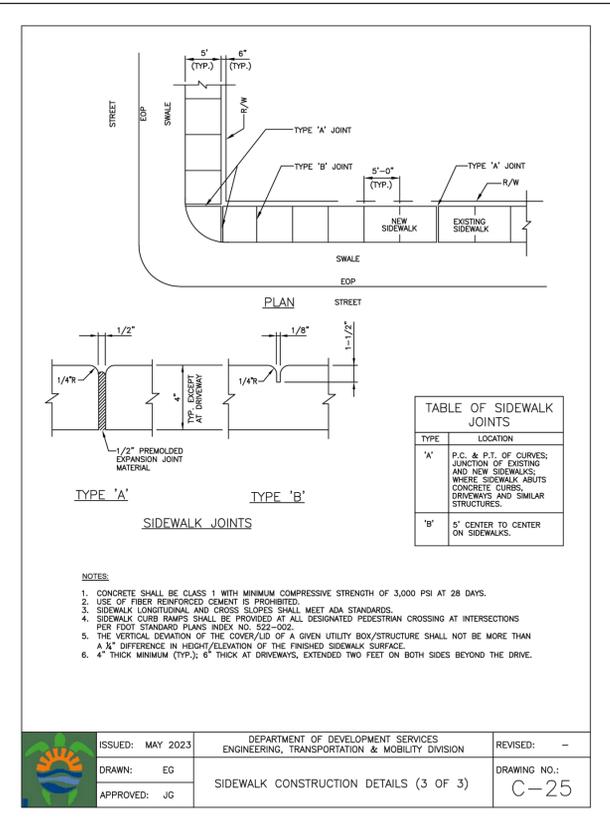
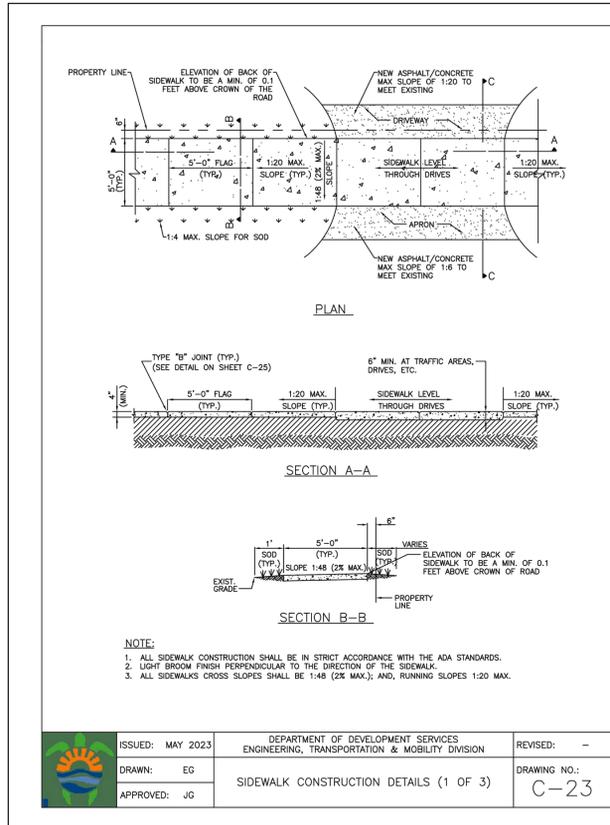
REVISIONS

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

ZEPHYR ENGINEERING
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 wzephyr@gmail.com
 CA#: 31158

NEW RESIDENCE FOR TYLER STREET
 728 TYLER STREET
 HOLLYWOOD, FLORIDA 33019

P.E.#:78036
 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.

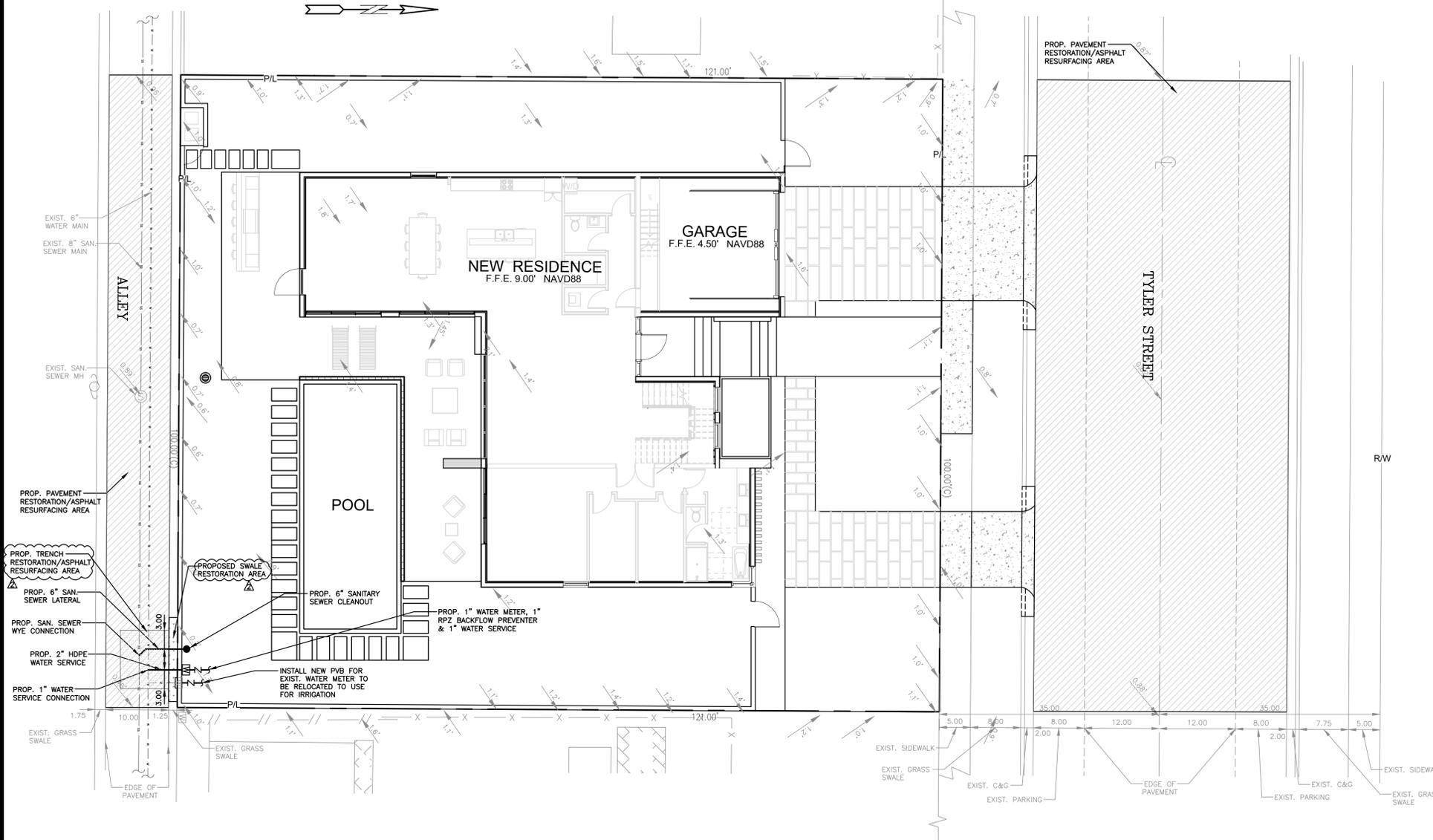
NO.	DATE	DESCRIPTION
1	10/20/23	CITY REVIEW COMMENTS

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HOLLYWOOD, FLORIDA 33019

P.E.#: 78036
DATE: 8/1/23
SCALE: N.T.S.
SHEET NO.: C3
3 OF 5
PROJECT NO.: 23-35

ALL ELEVATIONS ARE REFERENCED TO NAVD88 VERTICAL DATUM

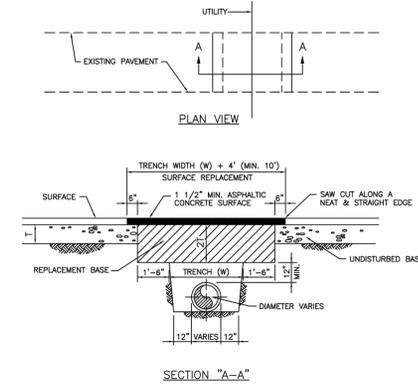


WATER & SEWER DEMAND CALCULATIONS:

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\"/>
 - 2. BASE MATERIAL SHALL BE PLACED IN 6\"/>
 - 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\"/>
 - 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'

REVISIONS

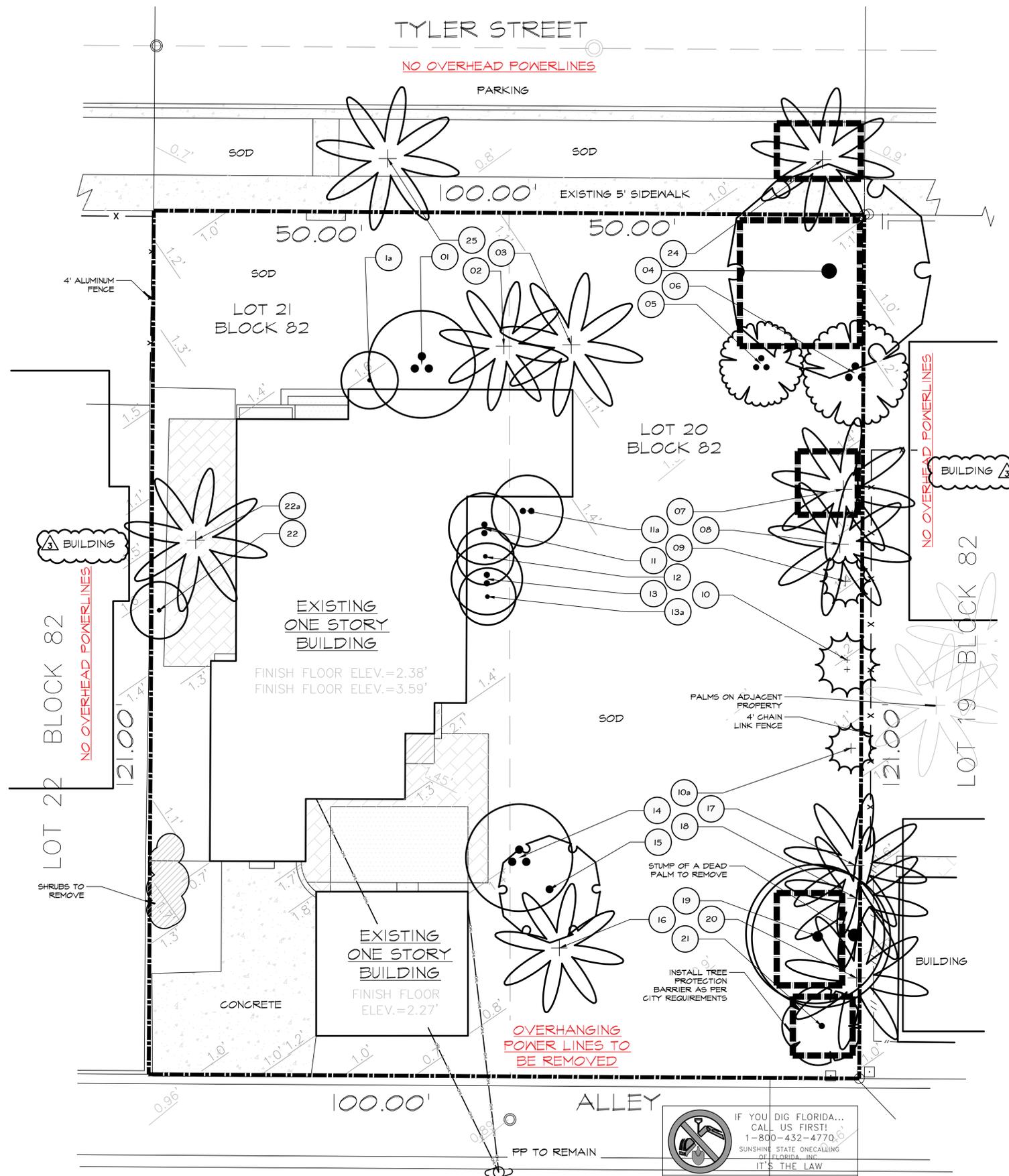
NO.	DATE	DESCRIPTION	CITY REVIEW COMMENTS
1	10/20/23		

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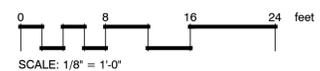
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NEW RESIDENCE FOR 728 TYLER STREET HOLLYWOOD, FLORIDA 33019

P.E.#: 78036
DATE: 8/1/23
SCALE: 1"=10'
SHEET NO.: C4
4 OF 5
PROJECT NO.: 23-35



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



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

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

PLANT SCHEDULE

TREES	CODE	BOTANICAL NAME	COMMON NAME	DBH	HEIGHT/CT	SPREAD	NOTES	ACTION
	01	Adonia 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	Adonia merrillii	Christmas Palm	-	20' OA, dbl trunk			REMOVE
	11a	Adonia merrillii	Christmas Palm	-	20' OA, dbl trunk			REMOVE
	12	Adonia merrillii	Christmas Palm	-	20' OA, snpl			REMOVE
	13	Adonia merrillii	Christmas Palm	-	20' OA, dbl trunk			REMOVE
	13a	Adonia merrillii	Christmas Palm	-	20' OA, snpl			REMOVE
	14	Adonia 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	Adonia merrillii	Christmas Palm	-	20' OA, snpl			REMOVE
	20	Roystonea elata	Florida Royal Palm	-	35' CT	20'		REMOVE
	21	Livistona chinensis	Chinese Fan Palm	-	8' CT	11'		TO REMAIN
	22	Adonia merrillii	Christmas Palm	-	30' OA			REMOVE
	22a	Roystonea elata	Florida Royal Palm	-	30' CT	20'		REMOVE
	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
Gabriela Fojt
LA 6667277
LC 26000628

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



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

**728 TYLER STREET
HOLLYWOOD BEACH
FLORIDA**

REMOVAL PLAN & TREE SCHEDULE



The Mirror of Paradise

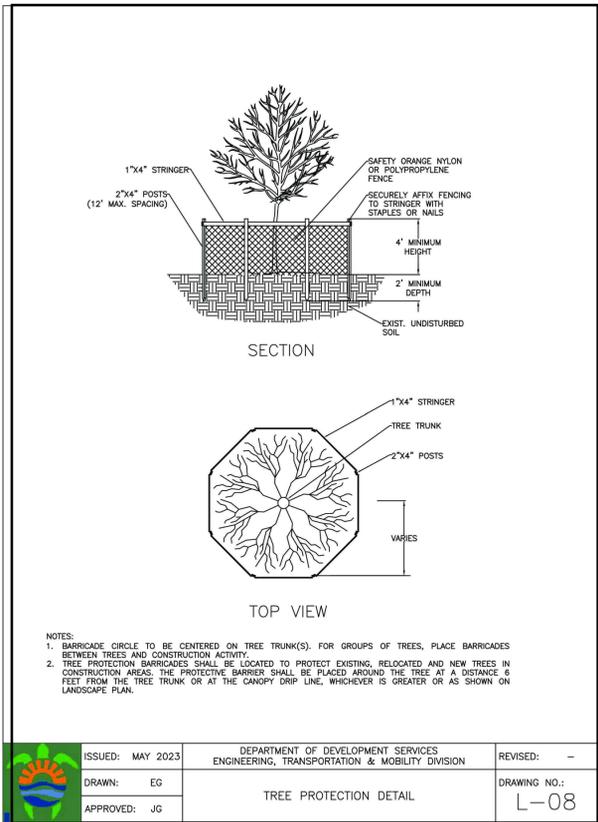
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SCALE	as noted
DESIGNED BY	GF
DRAWN BY	...
CHECKED BY	GF
CAD DWG.	
DATE	08.04.2023
REVISIONS	
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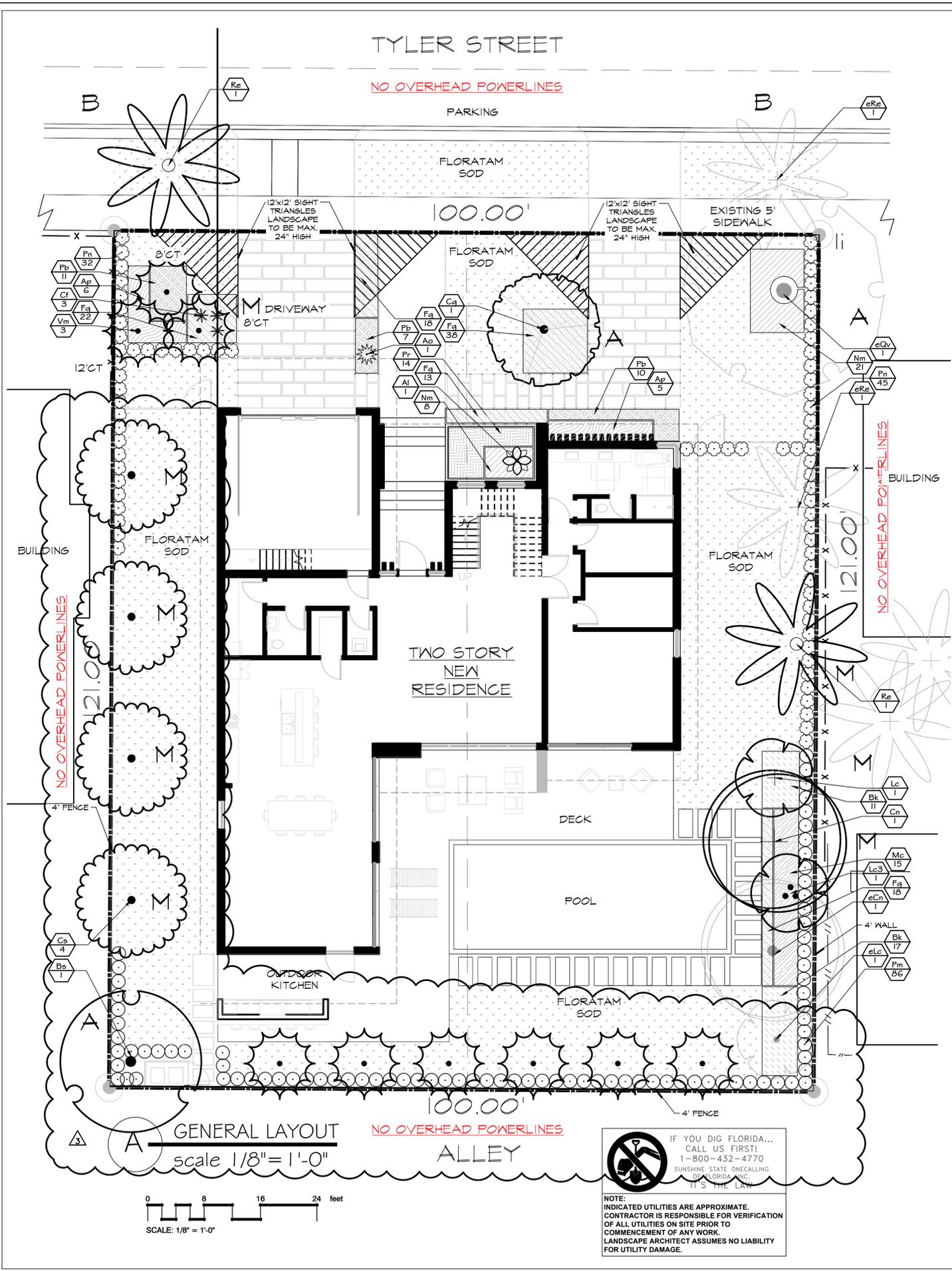
MITIGATION CALCULATIONS:	
23 PALMS TO REMOVE	23 x \$350=\$8,050.00
9" DBH TO REMOVE	9/2 x \$350=\$1,575.00
TOTAL	\$9,625.00
MITIGATION TREES PROVIDED:	
4 TREES	4 x \$350= \$1,400.00
12 PALMS	12 x \$350= \$4,200.00
TOTAL PROVIDED	\$5,600.00
MITIGATION TO PAY TO CITY TREE FUND:	
\$ 9,625.00 - \$ 5,600.00=	\$ 4,025.00



A TREE PROTECTION DETAIL
not to scale

728 TYLER STREET
HOLLYWOOD BEACH
FLORIDA

PROTECTION DETAIL & MITIGATION CALCULATIONS



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	Yew Podocarpus	36'OA	24'OC	NO	HIGH
	Fh	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	104	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	24	Nephrolepis biserrata	Macho Fern	3 gal 24'OA	24'OC	YES	MODERATE
	Pb	28	Philodendron x 'Burlie Marx'	Burlie 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:
 1. SOD AS INDICATED.
 2. MULCH ALL BEDS AS INDICATED ON DETAIL.
 3. IT IS THE CONTRACTOR'S RESPONSIBILITY TO VERIFY PLANT, SOD AND MULCH AMOUNTS FOR BIDDING PURPOSES.
 4. PLAN DRAWING TAKES PRECEDENCE OVER ANY QUANTITY SCHEDULES.

LANDSCAPE REQUIREMENTS RS-6	Required	Existing	Proposed	Total Provided
TREES REQUIRED ON THE LOT				
A 1 tree/each 1,250 sq.ft of front yard (2,690 sf/1,250=2.1) Min. 20% of front yard pervious area to be landscaped (2,111 sf x.422=2.2 sf)	3 423 sf	1 36" dbh Oak	1 Bridaveil, 1 Gumbo limbo (+423 sf)	3 provided provided
SWALE TREES				
B 1 tree/each 50 lf of frontage	2	1 Royal palm	1 Royal palm	2 provided
Project plants: 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
M MITIGATION TREES			1 Chinese Fan palm, 1 Royal palm 1 Cocconut, 9 Montgomery palms, 4 Silver Buttonwood	12 palms, 4 trees

B CODE CHART



The Mirror of Paradise
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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 MILDRGANITE 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 FLDRATAM 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:

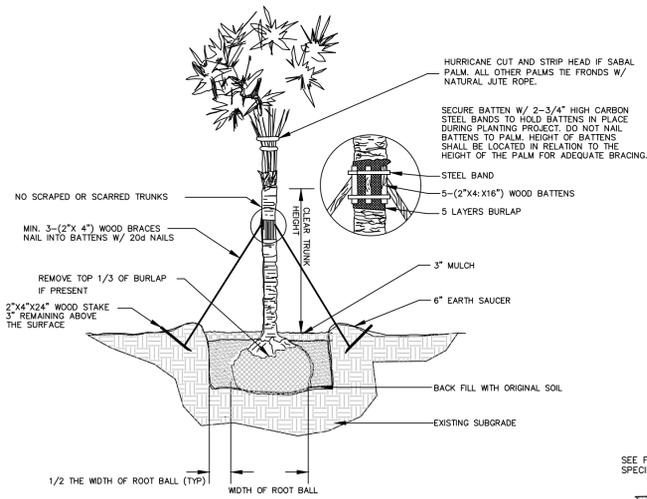
Upon written request from the Contractor, Owner and/or Landscape Architect shall perform inspection to determine completion of Contract.

ACCEPTANCE:

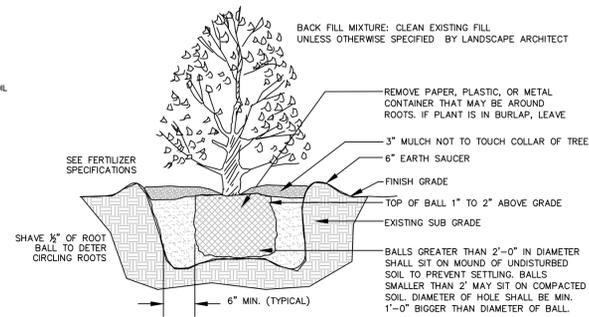
Following inspection, Contractor will be notified, in writing, by Owner and/or Landscape Architect of acceptance of completion with regards to plant material and workmanship according to Contract.

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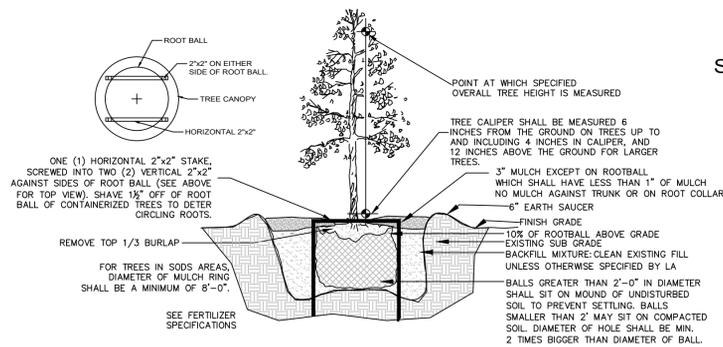
NOTE:
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OF ALL UTILITIES ON SITE PRIOR TO
COMMENCEMENT OF ANY WORK.
LANDSCAPE ARCHITECT ASSUMES NO LIABILITY
FOR UTILITY DAMAGE.



PALM PLANTING DETAIL



SHRUB PLANTING DETAIL



TREE PLANTING DETAIL



The Mirror of Paradise

Gabriela Fojt
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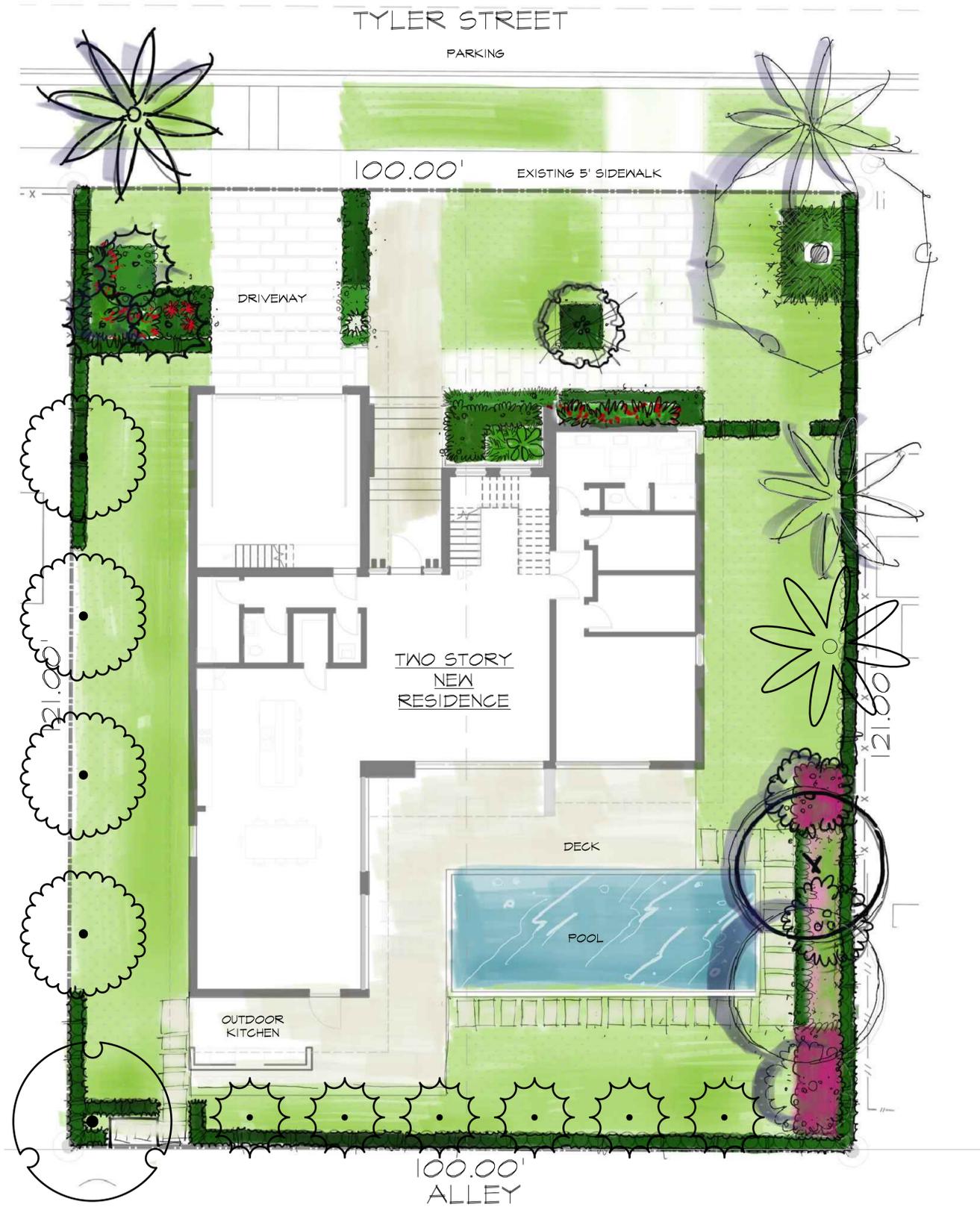
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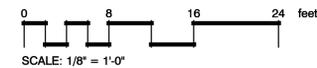
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**728 TYLER STREET
HOLLYWOOD BEACH
FLORIDA**

LANDSCAPE NOTES & DETAILS



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




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COLORED PLAN