

**CITY OF HOLLYWOOD, FLORIDA  
DEPARTMENT OF DEVELOPMENT SERVICES  
PLANNING DIVISION**

**DATE:** December 14, 2017 **FILE:** 17-DP-37  
**TO:** Planning and Development Board  
**VIA:** Leslie A. Del Monte, Planning Manager   
**FROM:** Deandrea Moise, Associate Planner   
**SUBJECT:** Ezekiel Development LLC requests Design and Site Plan for an approximate 20,000 sq. ft. mixed-use building consisting of commercial and office space located at 1955 Tyler Street and 209 N 20<sup>th</sup> Avenue. (Tyler Street Mixed Use)

**REQUEST**

Design and Site Plan for an approximate 20,000 sq. ft. mixed-use building consisting of commercial and office space (Tyler Street Mixed Use).

**RECOMMENDATION**

Design: Approval.

Site Plan: Approval, if Design is granted with a condition for a Unity of Title or Unity of Control, in a form acceptable to the City Attorney, be submitted prior to the issuance of permits and recorded in the Broward County Public Records, by the City of Hollywood, prior to the issuance of Certificate of Occupancy (C/O) or Certificate of Completion (C/C).

**REQUEST**

The Applicant is requesting Design and Site Plan approval for an approximate 16,000 sq. ft. mixed-use building consisting of commercial and office spaces. The subject property is located at the north east corner of Tyler Street and 20<sup>th</sup> Avenue, with a land use designation of Regional Activity Center (RAC) and a zoning designation of North Downtown High Intensity Mixed-Use District (ND-3).

The proposed three story office and commercial building is on an approximate 0.22 acre lot within Downtown. The proposed development will feature two ground commercial units, two floors of office spaces and open terraces to office tenants. Per the zoning designation these ground floor commercial uses could be occupied for uses such as, retail and restaurant, contributing to the appeal of Downtown and Tyler Street by providing an active use at the ground level. Tyler Street, which has been primarily home to office space, will now feature a large storefront design on the ground floor that provides transparency for pedestrians as they traverse the Downtown area. The office spaces are accessed internally through the lobby on the ground floor. Additionally, the required parking is located with a parking structure at the rear that has been incorporated into the overall design and screened from public view through thoughtful landscape design.

The large storefronts, series of contrasting volumes, artistic materials and elements, and above ground green spaces, create dynamic and visually appealing façades. This contemporary design will be an example of future development along Tyler Street and propels Tyler Street in the direction that reinforces the urban environment. Furthermore, this design also uses landscaping to enhance urban form. The landscape plan incorporates an array of native trees, palms, and shrubs while improving the streetscape

along Tyler Street and 20<sup>th</sup> Avenue. The Applicant has worked with Staff to ensure that all applicable regulations are met; as such the proposed site plan is consistent with code. Development of this site enhances the neighborhood, encourages redevelopment of the area, and provides a model for new development within the Regional Activity Center.

**Owner/Applicant:** Ezekiel Development LLC  
**Address/Location:** 1955 Tyler Street and 209 N 20<sup>th</sup> Avenue  
**Net Area of Property:** 9,385 sq. ft. (0.2155 acres)  
**Land Use:** Regional Activity Center (RAC)  
**Zoning:** North Downtown High Intensity Mixed-Use District (ND-3).  
**Existing Use of Land:** Commercial

#### **ADJACENT LAND USE**

**North:** Regional Activity Center  
**South:** Regional Activity Center  
**East:** Regional Activity Center  
**West:** Regional Activity Center

#### **ADJACENT ZONING**

**North:** North Downtown High Intensity Mixed-Use District (ND-3).  
**South:** North Downtown High Intensity Mixed-Use District (ND-3).  
**East:** North Downtown High Intensity Mixed-Use District (ND-3).  
**West:** North Downtown High Intensity Mixed-Use District (ND-3).

#### **CONSISTENCY WITH THE COMPREHENSIVE PLAN**

Located within the Regional Activity Center the subject site is surrounded by residential properties. The goal of the Land Use Element is to *promote a distribution of land uses that will enhance and improve the residential, business, resort, and natural communities while allowing land owners to maximize the use of their property.* The intent of the Regional Activity Center land use designation is to *encourage redevelopment or development of areas that are regionally significant. The major purposes of this designation are to facilitate multi-use and mixed-use development, encourage mass transit, reduce the need to automobile travel, provide incentives for quality development, and give definition to the urban form.* Development of this site enhances the neighborhood, encourages redevelopment of the area, and provides a model for new development within the Regional Activity Center. The project is consistent with the Comprehensive Plan based on the following Objectives:

**Objective 4:** *Maintain and enhance neighborhoods, business, utilities, industrial and tourist areas that are not blighted.*

**Objective 6:** *Encourage multi-use areas and mixed uses concentrations of density near existing or planned major employment centers and major transportation routes in order to promote energy conservation and mass transit, preserve air quality, reduce the cost of services, encourage affordable housing, and promote economic development.*

#### **CONSISTENCY WITH THE CITY-WIDE MASTER PLAN**

The project is located in Sub-Area 2, geographically defined by the Intracoastal Waterway to the east, Dixie Highway to the west, Sheridan Street to the north and Pembroke Road to the south. This area includes the residential neighborhoods and Downtown. The proposed request is consistent with City-Wide Master Plan based upon the following:

**Guiding Principle:** *Promote the highest and best use of land in each sector of the City without compromising the goals of the surrounding community.*

**Policy CW.44:** Foster economic development through creative land use, zoning and development regulations, City services and City policies.

**Policy 6.7:** Prepare design plans to enhance the streetscape with emphasis on the pedestrian environment

## **APPLICABLE CRITERIA**

**Analysis of Criteria and Findings for Design** as stated in the City of Hollywood Zoning and Land Development Regulations, Article 5.

**CRITERIA 1:** *Architectural and Design components.* Architecture refers to the architectural elements of exterior building surfaces. Architectural details should be commensurate with the building mass. The use of traditional materials for new architectural details is recommended. Design of the building(s) shall consider aesthetics and functionality, including the relationship of the pedestrian with the built environment.

**ANALYSIS:** The proposed development offers a design that can be seen as a model of the vision for the Regional Activity Center. The large storefronts, series of contrasting volumes, artistic materials and elements, and above ground green spaces, create dynamic and visually appealing façades. This contemporary design will be an example of future development along Tyler Street and propels Tyler Street in a direction that reinforces the urban environment. The building provides active uses along both frontages and is oriented to provide direct pedestrian access and give definition to the urban form. Orienting buildings toward the street further supports the intent of the Regional Activity Center *to encourage redevelopment or development which facilitate multi-use and mixed-use development, encourage mass transit, reduce the need of automobile travel, provide incentives for quality development, and give definition to the urban form.*

**FINDING:** Consistent.

**CRITERIA 2:** *Compatibility.* The relationship between existing architectural styles and proposed construction, including how each building along the street relates to the whole and the pattern created with adjacent structures and the surrounding neighborhood. Buildings should contain architectural details that are characteristic of the surrounding neighborhood.

**ANALYSIS:** The architectural styles and elements of the proposed development do not exhibit architectural features and styles that are insensitive and incompatible to the surrounding neighborhood. Furthermore, the proposed development introduces architectural styles and elements such as laser cut copper screen that can inspire a revitalization of the Downtown character along Tyler Street.

**FINDING:** Consistent.

**CRITERIA 3:** *Scale/Massing.* Buildings shall be proportionate in scale, with a height which is consistent with the surrounding structures. Building mass shall reflect a simple composition of basic architectural details in relation to its length, width, height, lot coverage, and setting of the structure in context with adjacent buildings. Architectural details include, but are not limited to, banding, molding, and fenestration.

**ANALYSIS:** The Applicant has worked with Staff to design a proposal that is compliant with zoning regulations as it pertains to density, height, setbacks, and landscape requirements. The development does not exceed height limitations as set forth in the Zoning and Land Development regulations and is compatible with surrounding sites as most adjacent properties vary in height from one to three stories. The proposed scale and height is consistent with the vision of the Regional Activity and also reinforces the desired architectural typology for future redevelopment within the neighborhood. As the site is made up of several lots, staff recommends **a condition for a Unity of Title or Unity of Control, in a form acceptable to the City Attorney, be submitted prior to the issuance of permits and recorded in the Broward County Public Records, by the City of Hollywood, prior to the issuance of Certificate of Occupancy (C/O) or Certificate of Completion (C/C).**

**FINDING:** Consistent.

**CRITERIA 4:** *Landscaping.* Landscaped areas should contain a variety of native and other compatible plant types and forms, and be carefully integrated with existing buildings and paved areas. Existing mature trees and other significant plants on the site should be preserved.

**ANALYSIS:** The Applicant has worked with the City Landscape Architect to incorporate a variety of compatible plant types and forms into the design. The proposed landscape helps articulate the property and enhance the design of the proposed building. The landscape plan incorporates an array of native trees, palms, and shrubs while improving the streetscape along both frontages. Additionally, the required parking is located with a parking structure at the rear that has been incorporated into the overall design and screened from public view through thoughtful landscape design.

**FINDING:** Consistent.

#### **SITE PLAN**

The Technical Advisory Committee (TAC) found the proposed Site Plan compliant with all regulations as set forth in Article 6 of the Hollywood Zoning and Land Development Regulations on October 26, 2017. Therefore, staff recommends approval, if the Variance and Design are granted **and with the aforementioned condition.**

#### **ATTACHMENTS**

ATTACHMENT A: Application Package  
ATTACHMENT B: Land Use and Zoning Map



# ATTACHMENT A

## Application Package

# PLANNING DIVISION



2600 Hollywood Boulevard Room 315  
Hollywood, FL 33022

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

## GENERAL APPLICATION



Tel: (954) 921-3471  
Fax: (954) 921-3347

This application must be completed in full and submitted with all documents to be placed on a Board or Committee's agenda.

The applicant is responsible for obtaining the appropriate checklist for each type of application.

Applicant(s) or their authorized legal agent must be present at all Board or Committee meetings.

At least one set of the submitted plans for each application must be signed and sealed (i.e. Architect or Engineer).

Documents and forms can be accessed on the City's website at

<http://www.hollywoodfl.org/DocumentCenter/Home/View/21>



### APPLICATION TYPE (CHECK ONE):

- ☐ Technical Advisory Committee ☐ Historic Preservation Board  
☐ City Commission ☒ Planning and Development Board

Date of Application: \_\_\_\_\_

Location Address: 1955 TYLER ST. & 209 N. 20<sup>th</sup> AVE  
Lot(s): 1, 2, 3 Block(s): 23 Subdivision: HOLLYWOOD  
Folio Number(s): 514215014040 & 514215014041  
Zoning Classification: ND-3 Land Use Classification: RAZ  
Existing Property Use: COMMERCIAL Sq Ft/Number of Units: 60020  
Is the request the result of a violation notice? ( ) Yes (X) No If yes, attach a copy of violation.  
Has this property been presented to the City before? If yes, check all that apply and provide File Number(s) and Resolution(s): FACO

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

Explanation of Request: SITE PLAN APPROVAL FOR A NEW THREE STORY RETAIL & OFFICE BUILDING

Number of units/rooms: — Sq Ft: —  
Value of Improvement: 2 MIL Estimated Date of Completion: JULY 2019  
Will Project be Phased? ( ) Yes (X) No If Phased, Estimated Completion of Each Phase \_\_\_\_\_

Name of Current Property Owner: EZEKIEL DEVELOPMENT LLC  
Address of Property Owner: 1235 SEAVILLE TER HOLLYWOOD, FL  
Telephone: 954 364 7437 Fax: 954 456 6882 Email Address: mzeziel@stiproductionsinc.com  
Name of Consultant/Representative/Tenant (circle one): JOSEPH KULLER  
Address: 2417 HOLLYWOOD BLVD Telephone: 954 920 5746  
Fax: 954 926 2841 Email Address: Joseph@kullerarchitects.com  
Date of Purchase: 7/24/13 Is there an option to purchase the Property? Yes ( ) No (X)  
If Yes, Attach Copy of the Contract.

List Anyone Else Who Should Receive Notice of the Hearing: \_\_\_\_\_

Address: \_\_\_\_\_

Email Address: \_\_\_\_\_



# PLANNING DIVISION



2600 Hollywood Boulevard Room 315  
Hollywood, FL 33022

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

## GENERAL APPLICATION

### CERTIFICATION OF COMPLIANCE WITH APPLICABLE REGULATIONS

The applicant/owner(s) signature certifies that he/she has been made aware of the criteria, regulations and guidelines applicable to the request. This information can be obtained in Room 315 of City Hall or on our website at [www.hollywoodfl.org](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: EZEKIEL DEVELOPMENT LLC Date: 9/19/17

PRINT NAME: MICHAEL EZEKIEL Date: 9/19/17

Signature of Consultant/Representative: Joseph B. Kaller Date: 9-18-17

PRINT NAME: JOSEPH B. KALLER Date: 9-18-17

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

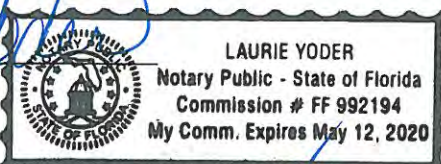
PRINT NAME: \_\_\_\_\_ Date: \_\_\_\_\_

### 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 Planning & Development 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 Planning & Development (Board and/or Committee) relative to all matters concerning this application.

Sworn to and subscribed before me  
this 19 day of September 2017

Notary Public  
State of Florida



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

Michael Ezekiel  
Signature of Current Owner

MICHAEL EZEKIEL  
Print Name

# *Tyler Street*

Mixed Use  
HOLLYWOOD      FLORIDA

## PROJECT INFO:

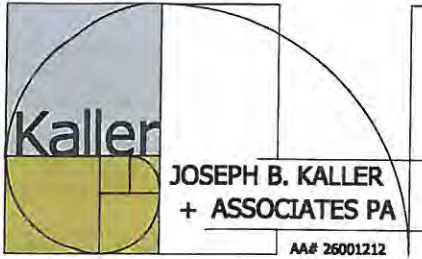
3 STORY MIXED USE COMMERCIAL  
BUILDING

## LEGAL DESCRIPTION

LOTS 1, 2 AND 3, ALL IN BLOCK 23,  
LESS THE NORTH 43 FEET OF LOTS 1, 2  
AND 3, BLOCK 23 OF HOLLYWOOD,  
ACCORDING TO THE PLAT THEREOF,  
RECORDED IN PLAT BOOK 1, PAGE 21, OF  
THE PUBLIC RECORDS OF BROWARD  
COUNTY, FLORIDA.

TOGETHER WITH THE NORTH 43 FEET OF  
LOTS 1, 2 AND 3, BLOCK 23 OF  
HOLLYWOOD, ACCORDING TO THE PLAT  
THEREOF, RECORDED IN PLAT BOOK 1,  
PAGE 21, OF THE PUBLIC RECORDS OF  
BROWARD COUNTY, FLORIDA; ALSO KNOW  
AS ALL OF LOTS 1, 2 AND 3, BLOCK 23  
OF HOLLYWOOD, ACCORDING TO THE  
PLAT THEREOF, RECORDED IN PLAT BOOK  
1, PAGE 21, OF THE PUBLIC RECORDS OF  
BROWARD COUNTY, FLORIDA.





## architecture - interiors - planning

### GENERAL CRITERIA STATEMENT

#### TYLER STREET MIXED USE

1955 TYLER STREET

17-DP-37

August 21, 2017

1. Architectural and Design Components. Architecture refers to the Architectural elements of exterior building surfaces. Architectural Details should be commensurate with the building mass. The use of traditional materials for new Architectural Details is recommended. Design of the Building(s) shall consider aesthetics and functionality, including the relationship of the pedestrian with the built environment.

Tyler Street Mixed Use is located at 1955 Tyler Street in the Downtown District of the City of Hollywood. It is sited on the northeast corner of Tyler Street and N. 20<sup>th</sup> Avenue.

The proposed Mixed Use Building is 3 stories in height with the Retail/Restaurant portion on the first floor and the Office portion on the two floors above. The Retail/Restaurant areas are accessed directly from the public right of way along Tyler Street and N. 20<sup>th</sup> Avenue, while the Offices are accessed through the Main Lobby on the first floor.

The first floor Retail/Restaurant bays have large storefronts that would attract both pedestrian and vehicular traffic to stop in. The Office floors are little more discreet with laser cut circular copper screening that acts as both a privacy barrier and a shading device. Occupants on the second floor are able to see out on to the street while outside cannot easily see inside. The third floor is set back allowing for outdoor areas where meetings, lunch, or other activities can take advantage of nice Florida days.

The style of architecture is Modern. These are clean lines, glass railings, large windows, concrete canopies, and laser cut metal panels that wrap the second floor. There is a play on volumes, with them placed at different elevations in order to evoke movement and interest. As the sun travels, so will interesting shadows dance across the façade.

The paint and awning colors are bold but also inviting. It beckons passersby's to come in and see what's happening here.



2. Compatibility. The relationship between existing Architectural styles and proposed construction, including how each building along the street relates to the whole and the pattern created with adjacent structures and the surrounding neighborhood. Buildings should contain architectural details that are characteristic of the surrounding neighborhood.

The surrounding structures range in size and scale from small to large. The architectural styles are from Mediterranean Revival to Modern. The common thread that binds all these sizes and styles are the presence of prominent storefronts that are on the first floor lining the street.

The storefront is the main characteristic of a downtown district. It tells the public that this is an area open and ready to invite people in. Awnings, canopies, and eyebrows shade these storefronts as well as the sidewalk all along the street.

3. Scale/Massing. Buildings shall be proportionate in scale, with a height which is consistent with the surrounding structures. Building mass shall reflect a simple composition of basic architectural details in relation to its length, width, height, lot coverage and setting of the structure in context with adjacent buildings. Architectural details included, but are not limited to, banding, molding and fenestration.

The scale of the proposed Mixed Use Building is low, and although wider than the building directly adjacent to it, it is broken up, pushed back and pulled forward, to give the appearance of being a series of smaller buildings together. The scale is extremely pedestrian friendly as there is a connection to the street at every level.

4. Landscaping. Landscaped area should contain a variety of native and other compatible plant types and forms, and be carefully integrated with existing buildings and paved areas. Existing mature trees and other significant plants on the site should be preserved.

In an urban setting, landscaping and the built environment are two separate parts of the choreography of a dance or composition of a song. The placement of trees is almost always in a rhythmical pattern, accentuating the entries to the buildings, shading outdoor seating on the sidewalks and framing specific architectural elements of a building. In the dance, planters along the base of buildings and flora entwined in trellises and overhangs softened the hard edges of walls, parapets, and balconies. These two elements are always in close proximity, relying on each other to create special and memorable spaces.

The Tyler Street Mixed Use project uses all of the elements described above to enhance the quality of the project.



*Joseph B. Kaller & Associates, P.A.*

*2417 Hollywood Boulevard*

*Hollywood, Florida 33020*

CC: City of Hollywood, TAC Board

Dear Mr Kaller,

7.4.2017

Thank you for sending the renderings for 1955 Tyler Street to Parkside Civic Association to get feedback on this project since Royal Poinciana doesn't have an official association.

Parkside Civic Association has taken Royal Poinciana under our wing to assist the neighborhood where we can pertaining to development or projects.

I sent you're project out to the entire association and received nothing but positive feedback.

Please submit this letter of approval to anyone you need pertaining to this project

Respectively,

Ken Crawford  
President of Parkside Civic Association  
Speaking for the association

NON-PROFIT ORGANIZATION

PRESERVING THE QUALITY OF LIFE IN OUR NEIGHBORHOOD

# Tyler Street

Mixed Use

HOLLYWOOD

FLORIDA

main building color

benjamin moore OC-130  
cloud white

accent color

benjamin moore 1490  
country life



canvas awning

sunbrella  
ginkgo



lazer cut screen

powder coated copper



# *Tyler Street*

Mixed Use

HOLLYWOOD

FLORIDA



railing

white storefront framing





# *Tyler Street*

Mixed Use  
HOLLYWOOD FLORIDA

"bronze" horizontal  
metal tube screening



sconce



sconce





## **DRAINAGE CALCULATIONS**

***Multi Use Building - Office & Retail***  
***1955 Tyler Street***  
***Hollywood, Florida***

### **I. GIVEN:**

#### **A. Area:**

1. Total : 9,378 Sq. Ft. = 0.215 Acres
2. Impervious:
  - a. Pavement & Walks : 1,902 Sq. Ft = 0.044 Acres
  - b. Building: 6,726 Sq. Ft. = 0.154 Acres
3. Green: 750 Sq. Ft. = 0.017 Acres

#### **B. Water Elevations:**

1. Water Table : 0.50 N.A.V.D.  
FEMA = 5.00 Broward County = 5.50 N.A.V.D. Proposed F.F. = 6.00 Min

### **II. DESIGN CRITERIA**

#### **A. Quality**

1. If a wet detention system. then whichever is greater of :
  - a. The First inch of runoff from the entire site.
  - b. The amount of 2.5 inches times the percentage of imperviousness.

## II. COMPUTATIONS

### A. Quality

1. Compute the first inch of runoff from the developed project:

$$= 1 \text{ inch} \times 0.215 \text{ Ac.} \times 1 \text{ ( Ft/ 12 inches )}$$

$$= 0.018 \text{ Ac-Ft for the first Inch of Runoff}$$

2. Compute 2.5 inches times the percentage Imperviousness.

a. Site for water Quality

Pervious/ impervious calculation only.

$$= \text{Total Project} - \text{Roof}$$

$$= 0.215 \text{ Acres} - 0.154 \text{ Acres}$$

$$= 0.061 \text{ Ac of Site Area for Water Quality}$$

pervious/ impervious

b. Impervious Area for Water Quality

pervious / impervious calculation only.

$$= ( \text{Site Area for Water Quality pervious / impervious} ) - \text{Pervious}$$

$$= 0.061 \text{ Acres} - 0.017 \text{ Acres}$$

$$= 0.044 \text{ Acres}$$

# Charles O. Buckalew

Consulting Engineering Services, Inc

801 South Ocean Drive Unit # 201

Hollywood, Florida 33019

Phone (954) Mobile: 558-1189

c. Percentage of imperviousness for water Quality

$$= \frac{\text{Impervious Area for Water Quality} \times 100}{\text{Site Area for Water Quality}}$$

$$= ( 0.044 \text{ Acres} / 0.061 \text{ Acres} ) \times 100$$

$$= 72.13 \% \text{ Impervious}$$

d. For 2.5 Inches times the percentage Impervious

$$= 2.5 \text{ inches} \times \text{Percentage Impervious}$$

$$= 2.5 \text{ Inches} \times 0.7213 \%$$

$$= 1.80 \text{ inches to be treated}$$

e. Compute Volume Required For Water Quality

$$= \text{Inches to be treated} \times \text{total Site}$$

$$= 1.80 \text{ inches} \times 0.215 \text{ Acres} ( 1 \text{ Foot} / 12 \text{ inches} )$$

$$= 0.032 \text{ Ac-Ft Required for Detention Storage}$$

3. Since the 0.032 Ac-Ft is less than the 0.018 Ac-Ft for the first inch of runoff, the 0.032 Ac-Ft. Controls

## **B. PROJECT SURFACE STORAGE**

**Volume of Trench ( Assuming 50% Voids)**

**Volume of Trench = ( Width of Trench x Height of Trench– Area of Pipe ) x Length**  
**= (10.0 Ft. x 5.0 Ft.-  $\pi$  ( 0.625 Ft.)<sup>2</sup>) x 0.50 +  $\pi$  ( 0.625 Ft. )<sup>2</sup> = 25.61 Ft.<sup>2</sup>**

**25.61 Ft.<sup>2</sup> x 40 Ft. of Trench Provided = 1,024 Ft.<sup>3</sup>**

**Volume of Retention Areas = ( Width x Height x Length)**

**East Side = = 0 Ft.<sup>3</sup>**

**West Side Planters= 5 Ft. Wide x 0.67 Ft. Deep x 56 + 14+ 13 Ft. = 278 Ft.<sup>3</sup>**

**North Retention area = 5 Ft X 40 Ft. X 0.67 Ft Deep = 134 Ft.<sup>3</sup>**

**South Retention area = 10 + 3 Ft. X 5 Ft. X 0.67 Ft. Deep = 43 Ft.<sup>3</sup>**

**Total Volume Provided= 455 Ft.<sup>3</sup>**

**Total Volume Required:**

**= 0.032Ac-Ft = 0.027 Ac-Ft x 43,560 Sq. ft / Acre = 1,407 Cubic Feet**

**Total Volume Provided= 1,479 Cubic Feet**

**Total Volume Required = 1,407 Cubic Feet**

## **CONCLUSION:**

Swales Provides the Pre-Treatment requirements.

The swales sections of 8 inches in planters & exfiltration trench will be adequate for water quality for the project on the site.

# **Charles O. Buckalew**

Consulting Engineering Services, Inc

801 South Ocean Drive Unit # 201  
Hollywood, Florida 33019

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Phone (954) Mobile: 558-1189







## Hydrant Flow Test Procedure

### Procedure For One & Two Flow Hydrant Test:

- Establish hydrants closest to location and associated water main(s).
- Static/Residual hydrant (**P**) should be located close to location (preferably off same main as to provide future water source).
- Flow hydrant(s) (**F**) should be located off same main up and down stream from mid-point test (static/residual) hydrant.
- Note static system pressure off **P** hydrant before opening any other (note any unusual or remarkable anomalies such as high demand sources, construction, etc.)
- Flow **F1** hydrant and record GPM and residual off **P** hydrant.
- Flow **F2** hydrant and record GPM and residual off **P** hydrant.
- Flow **F1 & F2** simultaneously and record GPM separately from **F1** and **F2** and record **P** hydrant residual.

#### Legend:

**F1 & F2**      Designation shall represent first and second flowed hydrants respectively  
**P**                Designation shall represent test hydrant for static and residual distribution system pressures.

<b>Date:</b> 8/15/17	<b>Time:</b> 9:45 A.M.	<b>Static Pressure</b> 	<b>60</b>
<b>Residual/Static Hydrant</b>	<b>Address/Location</b>	<b>Residual Pressures</b>	
<b>P - Hydrant</b>  <b>FH001515</b>	<b>2001 Tyler St</b>	<b>F-1 Only</b>	<b>F-2 Only</b>
		 <b>31</b>	 <b>31</b>
		<b>F-1 &amp; F-2</b> 	<b>31</b>
<b>Flow Hydrants</b>	<b>Address/Location</b>	<b>Flow Rate</b>	
<b>F-1 Hydrant</b> (Individual) <b>FH001516</b>	<b>2001 Polk St.</b>	<b>GPM</b>	
		<b>800</b>	
<b>F-2 Hydrant</b> (Individual) <b>FH001546</b>	<b>1945 Hollywood Blvd</b>	<b>GPM</b>	
		<b>1130</b>	
<b>F-1 Hydrant</b> (Both Flowing)		<b>GPM</b>	
		<b>750</b>	
<b>F-2 Hydrant</b> (Both Flowing)		<b>GPM</b>	
		<b>1130</b>	

# **APENDIX D - SAMPLE FIRE FLOW ESTIMATE CHARTS**

FIRE FLOW ESTIMATE												
				Date	8/14/17							
City	Hollywood			State	FL			Eng.	Charles Buckalew			
Bound Block or Complex, by streets, etc:				Previous Fire Flow No.								
				Fire Flow No.								
1955 Tyler Street				Phantom No.								
				Route No.								
Address (name of occupant if prominent)				Sanborn Vol.				Page				
Retail / Office Building				Type dist.								
1955 Tyler Street												
Hollywood, FL 33020												
Fire Area Considered												
Types of Construction:				Fire Resistive Construction								
Ground Floor Area				6,500		S.F.		No. of Stories		3		
Total Floor Area (if needed)				19,500								
Fire Flow From Table:				1,375						gpm (a)		
Occupancy :				Normal		Add or Subtract		0		%		
								Sub Total		1,375 gpm (b)		
Automatic Sprinklers:				yes		Subtract		50		% x b =		
								Sub Total		688 gpm		
Exposures:				Distance		Exposure						
1. Front		60 Ft.		South		Add		15		%		
2. Left		0 Ft.		East				25		%		
3. Rear		20 Ft.		North				25		%		
4. Right		50 Ft.		West				15		%		
						Total		80		%		
Notes and/or Calculations:						Use		80		%		
								Total		1,238 gpm		
Charles O. Buckalew								Fire Flow Required		1,238 gpm		
FL.PE. # 24842												
Draw Sketch on other side if needed.												

# ELEVATION CERTIFICATE

**Important:** Follow the instructions on pages 1-9.

Copy all pages of this Elevation Certificate and all attachments for (1) community official, (2) insurance agent/company, and (3) building owner.

SECTION A - PROPERTY INFORMATION				FOR INSURANCE COMPANY USE	
A1. Building Owner's Name EZEKIEL DEVELOPMENT LLC				Policy Number:	
A2. Building Street Address (including Apt., Unit, Suite, and/or Bldg. No.) or P.O. Route and Box No. 1955 TYLER STREET				Company NAIC Number:	
City HOLLYWOOD		State Florida		ZIP Code 33020	
A3. Property Description (Lot and Block Numbers, Tax Parcel Number, Legal Description, etc.) LOTS 1-3 , BLOCK 23, OF "HOLLYWOOD", P.B. 1, PG. 21, B.C.R.					
A4. Building Use (e.g., Residential, Non-Residential, Addition, Accessory, etc.) <u>NON-RESIDENTIAL</u>					
A5. Latitude/Longitude: Lat. <u>26°00'45.21"N</u> Long. <u>80°08'48.63"W</u> Horizontal Datum: <input type="checkbox"/> NAD 1927 <input checked="" type="checkbox"/> NAD 1983					
A6. Attach at least 2 photographs of the building if the Certificate is being used to obtain flood insurance.					
A7. Building Diagram Number <u>1B</u>					
A8. For a building with a crawlspace or enclosure(s):					
a) Square footage of crawlspace or enclosure(s) <u>0</u> sq ft					
b) Number of permanent flood openings in the crawlspace or enclosure(s) within 1.0 foot above adjacent grade <u>0</u>					
c) Total net area of flood openings in A8.b <u>0</u> sq in					
d) Engineered flood openings? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No					
A9. For a building with an attached garage:					
a) Square footage of attached garage <u>0</u> sq ft					
b) Number of permanent flood openings in the attached garage within 1.0 foot above adjacent grade <u>0</u>					
c) Total net area of flood openings in A9.b <u>0</u> sq in					
d) Engineered flood openings? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No					
SECTION B - FLOOD INSURANCE RATE MAP (FIRM) INFORMATION					
B1. NFIP Community Name & Community Number CITY OF HOLLYWOOD 125113			B2. County Name BROWARD		B3. State Florida
B4. Map/Panel Number 12011C 0569	B5. Suffix H	B6. FIRM Index Date 08/18/2014	B7. FIRM Panel Effective/ Revised Date 08/18/2014	B8. Flood Zone(s) 0.2PCT	B9. Base Flood Elevation(s) (Zone AO, use Base Flood Depth) N/A
B10. Indicate the source of the Base Flood Elevation (BFE) data or base flood depth entered in Item B9: <input type="checkbox"/> FIS Profile <input checked="" type="checkbox"/> FIRM <input type="checkbox"/> Community Determined <input type="checkbox"/> Other/Source: <u>N/A</u>					
B11. Indicate elevation datum used for BFE in Item B9: <input type="checkbox"/> NGVD 1929 <input checked="" type="checkbox"/> NAVD 1988 <input type="checkbox"/> Other/Source: <u>N/A</u>					
B12. Is the building located in a Coastal Barrier Resources System (CBRS) area or Otherwise Protected Area (OPA)? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No Designation Date: <u>N/A</u> <input type="checkbox"/> CBRS <input type="checkbox"/> OPA					



**ELEVATION CERTIFICATE**OMB No. 1660-0008  
Expiration Date: November 30, 2018

<b>IMPORTANT: In these spaces, copy the corresponding information from Section A.</b>			<b>FOR INSURANCE COMPANY USE</b>
Building Street Address (including Apt., Unit, Suite, and/or Bldg. No.) or P.O. Route and Box No. 1955 TYLER STREET			Policy Number:
City HOLLYWOOD	State Florida	ZIP Code 33020	Company NAIC Number

**SECTION C – BUILDING ELEVATION INFORMATION (SURVEY REQUIRED)**C1. Building elevations are based on: ☐ Construction Drawings\* ☐ Building Under Construction\* ☒ Finished Construction

\*A new Elevation Certificate will be required when construction of the building is complete.

C2. Elevations – Zones A1–A30, AE, AH, A (with BFE), VE, V1–V30, V (with BFE), AR, AR/A, AR/AE, AR/A1–A30, AR/AH, AR/AO. Complete Items C2.a–h below according to the building diagram specified in Item A7. In Puerto Rico only, enter meters.

Benchmark Utilized: CITY BM - SEE BELOW ELE- 4.19' Vertical Datum: NAVD 1988

Indicate elevation datum used for the elevations in items a) through h) below.

☐ NGVD 1929 ☒ NAVD 1988 ☐ Other/Source: N/A

Datum used for building elevations must be the same as that used for the BFE.



Check the measurement used.

- |   |            |  |
|---|------------|--|
| a) Top of bottom floor (including basement, crawlspace, or enclosure floor)   | <u>8.2</u> | <input checked="" type="checkbox"/> feet <input type="checkbox"/> meters |
| b) Top of the next higher floor   | <u>N/A</u> | <input checked="" type="checkbox"/> feet <input type="checkbox"/> meters |
| c) Bottom of the lowest horizontal structural member (V Zones only)   | <u>N/A</u> | <input checked="" type="checkbox"/> feet <input type="checkbox"/> meters |
| d) Attached garage (top of slab)  | <u>N/A</u> | <input checked="" type="checkbox"/> feet <input type="checkbox"/> meters |
| e) Lowest elevation of machinery or equipment servicing the building<br>(Describe type of equipment and location in Comments) | <u>8.2</u> | <input checked="" type="checkbox"/> feet <input type="checkbox"/> meters |
| f) Lowest adjacent (finished) grade next to building (LAG)  | <u>8.0</u> | <input checked="" type="checkbox"/> feet <input type="checkbox"/> meters |
| g) Highest adjacent (finished) grade next to building (HAG)   | <u>8.2</u> | <input checked="" type="checkbox"/> feet <input type="checkbox"/> meters |
| h) Lowest adjacent grade at lowest elevation of deck or stairs, including structural support                                  | <u>N/A</u> | <input checked="" type="checkbox"/> feet <input type="checkbox"/> meters |

**SECTION D – SURVEYOR, ENGINEER, OR ARCHITECT CERTIFICATION**

This certification is to be signed and sealed by a land surveyor, engineer, or architect authorized by law to certify elevation information. I certify that the information on this Certificate represents my best efforts to interpret the data available. I understand that any false statement may be punishable by fine or imprisonment under 18 U.S. Code, Section 1001.

Were latitude and longitude in Section A provided by a licensed land surveyor? ☒ Yes ☐ No ☐ Check here if attachments.

Certifier's Name RICHARD E. COUSINS	License Number 4188	 Place 7/13/17 Seal Here PSM 4188
Title LAND SURVEYOR & MAPPER		
Company Name COUSINS SURVEYORS & ASSOCIATES, INC.		
Address 3921 SW 47TH AVENUE, SUITE 1011		
City DAVIE	State Florida	ZIP Code 33314
Signature 	Date 07/13/2017	Telephone (954) 689-7766

Copy all pages of this Elevation Certificate and all attachments for (1) community official, (2) insurance agent/company, and (3) building owner.

Comments (including type of equipment and location, per C2(e), if applicable)  
Latitude and Longitude was obtained by the GPS Street Finder installed in our trucks and verified by the Google Earth program.  
Field survey datum is same as datum used for BFE in item B9. No conversion needed.  
C2e - All equipment servicing the building are at/above finished floor elevation.

**ELEVATION CERTIFICATE**OMB No. 1660-0008  
Expiration Date: November 30, 2018

<b>IMPORTANT: In these spaces, copy the corresponding information from Section A.</b>			<b>FOR INSURANCE COMPANY USE</b>
Building Street Address (including Apt., Unit, Suite, and/or Bldg. No.) or P.O. Route and Box No. 1955 TYLER STREET			Policy Number:
City HOLLYWOOD	State Florida	ZIP Code 33020	Company NAIC Number

**SECTION E – BUILDING ELEVATION INFORMATION (SURVEY NOT REQUIRED)  
FOR ZONE AO AND ZONE A (WITHOUT BFE)**

For Zones AO and A (without BFE), complete Items E1–E5. If the Certificate is intended to support a LOMA or LOMR-F request, complete Sections A, B, and C. For Items E1–E4, use natural grade, if available. Check the measurement used. In Puerto Rico only, enter meters.

- E1. Provide elevation information for the following and check the appropriate boxes to show whether the elevation is above or below the highest adjacent grade (HAG) and the lowest adjacent grade (LAG).
- a) Top of bottom floor (including basement, crawlspace, or enclosure) is \_\_\_\_\_ ☐ feet ☐ meters ☐ above or ☐ below the HAG.
- b) Top of bottom floor (including basement, crawlspace, or enclosure) is \_\_\_\_\_ ☐ feet ☐ meters ☐ above or ☐ below the LAG.
- E2. For Building Diagrams 6–9 with permanent flood openings provided in Section A Items 8 and/or 9 (see pages 1–2 of Instructions), the next higher floor (elevation C2.b in the diagrams) of the building is \_\_\_\_\_ ☐ feet ☐ meters ☐ above or ☐ below the HAG.
- E3. Attached garage (top of slab) is \_\_\_\_\_ ☐ feet ☐ meters ☐ above or ☐ below the HAG.
- E4. Top of platform of machinery and/or equipment servicing the building is \_\_\_\_\_ ☐ feet ☐ meters ☐ above or ☐ below the HAG.
- E5. Zone AO only: If no flood depth number is available, is the top of the bottom floor elevated in accordance with the community's floodplain management ordinance? ☐ Yes ☐ No ☐ Unknown. The local official must certify this information in Section G.

**SECTION F – PROPERTY OWNER (OR OWNER'S REPRESENTATIVE) CERTIFICATION**

The property owner or owner's authorized representative who completes Sections A, B, and E for Zone A (without a FEMA-issued or community-issued BFE) or Zone AO must sign here. The statements in Sections A, B, and E are correct to the best of my knowledge.

Property Owner or Owner's Authorized Representative's Name

Address City State ZIP Code

Signature Date Telephone

Comments

☐ Check here if attachments.



**ELEVATION CERTIFICATE**OMB No. 1660-0008  
Expiration Date: November 30, 2018

<b>IMPORTANT: In these spaces, copy the corresponding information from Section A.</b>			<b>FOR INSURANCE COMPANY USE</b>	
Building Street Address (including Apt., Unit, Suite, and/or Bldg. No.) or P.O. Route and Box No. 1955 TYLER STREET			Policy Number:	
City HOLLYWOOD	State Florida	ZIP Code 33020	Company NAIC Number	
<b>SECTION G – COMMUNITY INFORMATION (OPTIONAL)</b>				
<p>The local official who is authorized by law or ordinance to administer the community's floodplain management ordinance can complete Sections A, B, C (or E), and G of this Elevation Certificate. Complete the applicable item(s) and sign below. Check the measurement used in Items G8–G10. In Puerto Rico only, enter meters.</p> <p>G1. <input type="checkbox"/> The information in Section C was taken from other documentation that has been signed and sealed by a licensed surveyor, engineer, or architect who is authorized by law to certify elevation information. (Indicate the source and date of the elevation data in the Comments area below.)</p> <p>G2. <input type="checkbox"/> A community official completed Section E for a building located in Zone A (without a FEMA-issued or community-issued BFE) or Zone AO.</p> <p>G3. <input type="checkbox"/> The following information (Items G4–G10) is provided for community floodplain management purposes.</p>				
G4. Permit Number		G5. Date Permit Issued		G6. Date Certificate of Compliance/Occupancy Issued
<p>G7. This permit has been issued for:      <input type="checkbox"/> New Construction    <input type="checkbox"/> Substantial Improvement</p> <p>G8. Elevation of as-built lowest floor (including basement) of the building: _____ <input type="checkbox"/> feet <input type="checkbox"/> meters    Datum _____</p> <p>G9. BFE or (in Zone AO) depth of flooding at the building site: _____ <input type="checkbox"/> feet <input type="checkbox"/> meters    Datum _____</p> <p>G10. Community's design flood elevation: _____ <input type="checkbox"/> feet <input type="checkbox"/> meters    Datum _____</p>				
Local Official's Name			Title	
Community Name			Telephone	
Signature			Date	
<p>Comments (including type of equipment and location, per C2(e), if applicable)</p> <div style="text-align: right; margin-top: 20px;"><input type="checkbox"/> Check here if attachments.</div>				



**BUILDING PHOTOGRAPHS**

See Instructions for Item A6.

OMB No. 1660-0008

Expiration Date: November 30, 2018

**ELEVATION CERTIFICATE****IMPORTANT: In these spaces, copy the corresponding information from Section A.****FOR INSURANCE COMPANY USE**Building Street Address (including Apt., Unit, Suite, and/or Bldg. No.) or P.O. Route and Box No.  
1955 TYLER STREET

Policy Number:

City  
HOLLYWOODState  
FloridaZIP Code  
33020

Company NAIC Number

If using the Elevation Certificate to obtain NFIP flood insurance, affix at least 2 building photographs below according to the instructions for Item A6. Identify all photographs with date taken; "Front View" and "Rear View"; and, if required, "Right Side View" and "Left Side View." When applicable, photographs must show the foundation with representative examples of the flood openings or vents, as indicated in Section A8. If submitting more photographs than will fit on this page, use the Continuation Page.



Photo One

Photo One Caption Date: PIC TAKEN: 07/13/17



Photo Two

Photo Two Caption Date: PIC TAKEN: 07/13/17





2001 TYLER ST.  
(WEST OF SITE)



950 POLK ST.  
(NORTH OF SITE)





123 N 20TH AVE  
(SOUTH OF SITE)



20TH & TYLER ST LOOKING  
SOUTH WEST





20TH & TYLER LOOKING  
SOUTH EAST



(EAST OF SITE)

1939 TYLER ST.





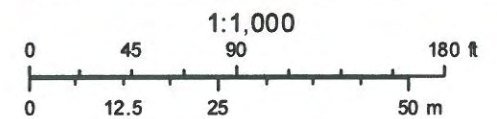
1943 TYLER ST  
(EAST OF SITE)



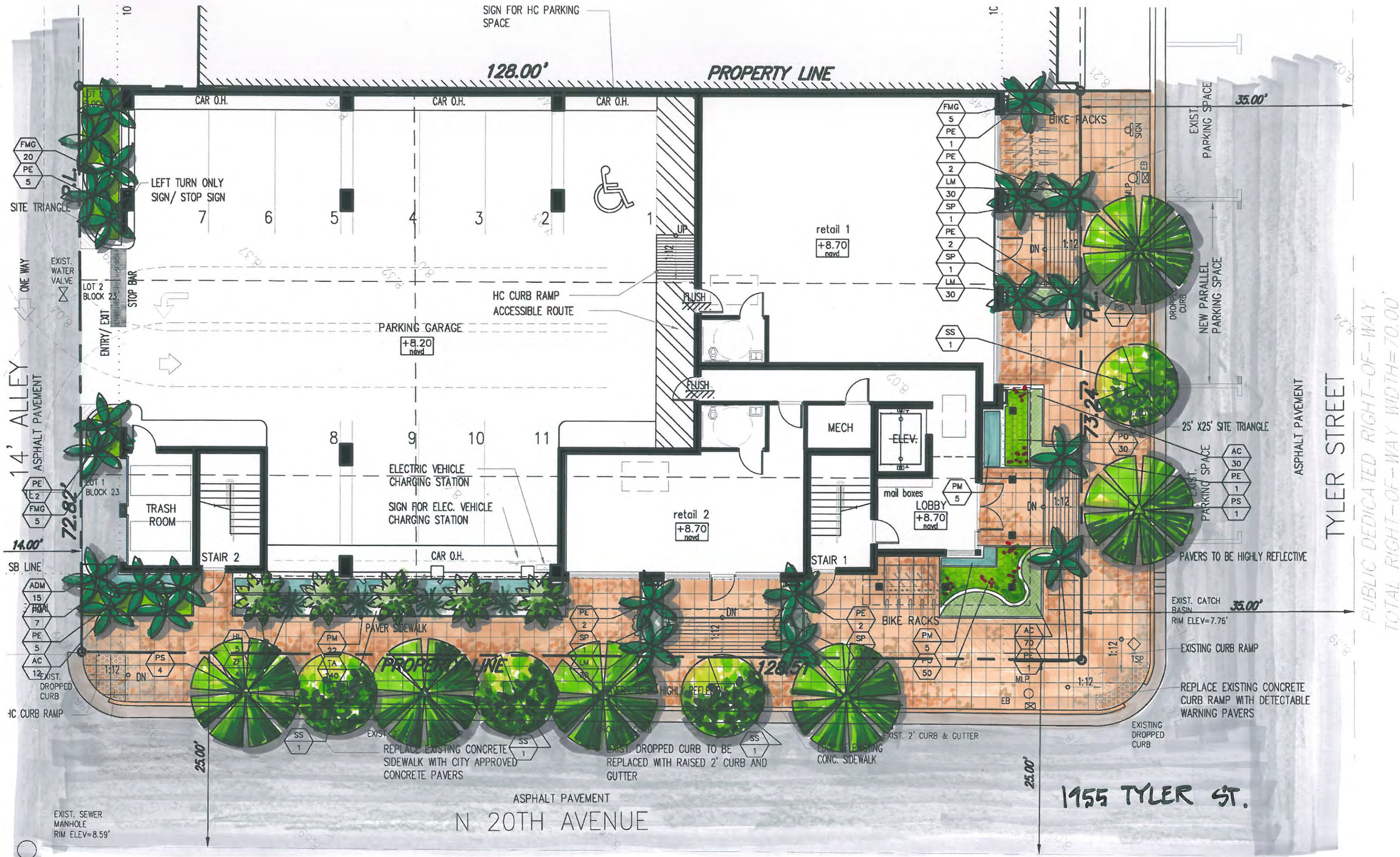
Property Id:



July 11, 2017

















# TYLER STREET MIXED USE

## 1955 TYLER STREET AND 209 N. 20TH AVE.

HOLLYWOOD FLORIDA



P.A.C.O. - JULY 10, 2011  
PRELIMINARY T.A.C. MEETING - JULY 31, 2011  
FINAL T.A.C. MEETING - SEPTEMBER 5, 2011  
PLANNING AND DEVELOPMENT - NOVEMBER 9, 2011

### PROJECT DATA

**CODES:**  
FLORIDA BUILDING CODE, 5TH EDITION 2014  
5TH EDITION FLORIDA FIRE PREVENTION CODE, 2016 BROWARD FIRE AMENDMENTS  
FLORIDA ADMINISTRATIVE CODE 63A-40

**JURISDICTION:**  
CITY OF HOLLYWOOD  
BROWARD COUNTY  
STATE OF FLORIDA

### PROJECT TEAM

**ARCHITECT**  
JOSEPH B. KALLER AND ASSOCIATES, P.A.  
CONTACT: MR. JOSEPH B. KALLER  
ADDRESS: 2411 HOLLYWOOD BLVD.  
HOLLYWOOD, FL 33020  
PHONE: (954) 920-5746  
FAX: (954) 926-2841  
EMAIL: josephkallerarchitects.com

**OWNER**  
EZEKIEL DEVELOPMENT LLC  
CONTACT: MICHAEL EZEKIEL  
ADDRESS: 1235 SEAGULL TERRACE  
HOLLYWOOD, FL 33019  
TEL: (954) 364-7431  
EMAIL: mezekiel@b7productsinc.com

**SURVEYOR**  
COUSINS SURVEYORS AND ASSOCIATES, INC.  
CONTACT: RICHARD COUSINS  
ADDRESS: 3921 SW 4TH AVENUE, SUITE 1011  
DAVIE, FL 33314  
PHONE: (954) 680-9885  
EMAIL: RECSurvey@aol.com

**LANDSCAPE ARCHITECT**  
TONNING AND ASSOCIATES INC.  
CONTACT: WAYNE TONNING  
199 JEFFREY STREET  
BOCA RATON, FL 33481  
PHONE: (561) 414-9269  
FAX: (561) 892-9911  
EMAIL: tonningr@aol.com

**CIVIL ENGINEER**  
CHARLES O. BUCKALEW  
CONTACT: CHARLES O. BUCKALEW  
801 SOUTH OCEAN DR. SUITE 201  
HOLLYWOOD, FL 33019  
PHONE: (954) 921-0561  
CELL: (954) 558-189

### DRAWING INDEX

- T-1 COVER SHEET
- SURVEY**
- SP-1 SITE PLAN AND SITE DATA
  - SP-2 SITE DETAILS
  - SP-3 SIGN DETAILS AND CONTEXTUAL STREET ELEVATIONS
- C-1 PAVING & DRAINAGE AND WATER & SEWER PLANS**
- C-2 CONSTRUCTION DETAILS
  - C-3 CONSTRUCTION DETAILS
  - EC-1 EROSION CONTROL PLAN
- LP-1 LANDSCAPE PLAN - FIRST FLOOR**
- LP-2 LANDSCAPE PLAN - THIRD FLOOR
- A-1 FIRST FLOOR PLAN**
- A-2 SECOND FLOOR PLAN
  - A-3 THIRD FLOOR PLAN
  - A-4 ROOF PLAN
  - A-5 BUILDING ELEVATIONS
  - A-6 BUILDING ELEVATIONS
  - A-7 ACTIVE LINER DIAGRAMS

### LOCATION MAP

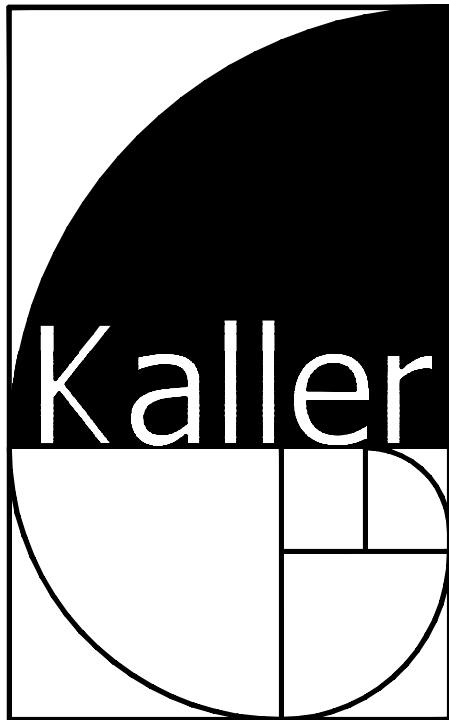


SITE

### AERIAL



SITE



JOSEPH B. KALLER  
+  
ASSOCIATES PA  
AIA 20801212  
2417 Hollywood Blvd., Hollywood, Florida 33020  
(954) 920 5746 phone - (954) 926 2841 fax  
kaller@hollywoodfl.net

SEAL

JOSEPH B. KALLER  
FLORIDA R.A. # 0007239

PROJECT TITLE  
TYLER STREET MIXED USE  
1955 TYLER STREET AND  
209 N. 20TH AVE.  
HOLLYWOOD FL 33020

SHEET TITLE  
TITLE PAGE  
P AND D

REVISIONS		
No.	DATE	DESCRIPTION
1	8-10-17	PRELIM TAC
2	9-5-17	FINAL TAC

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

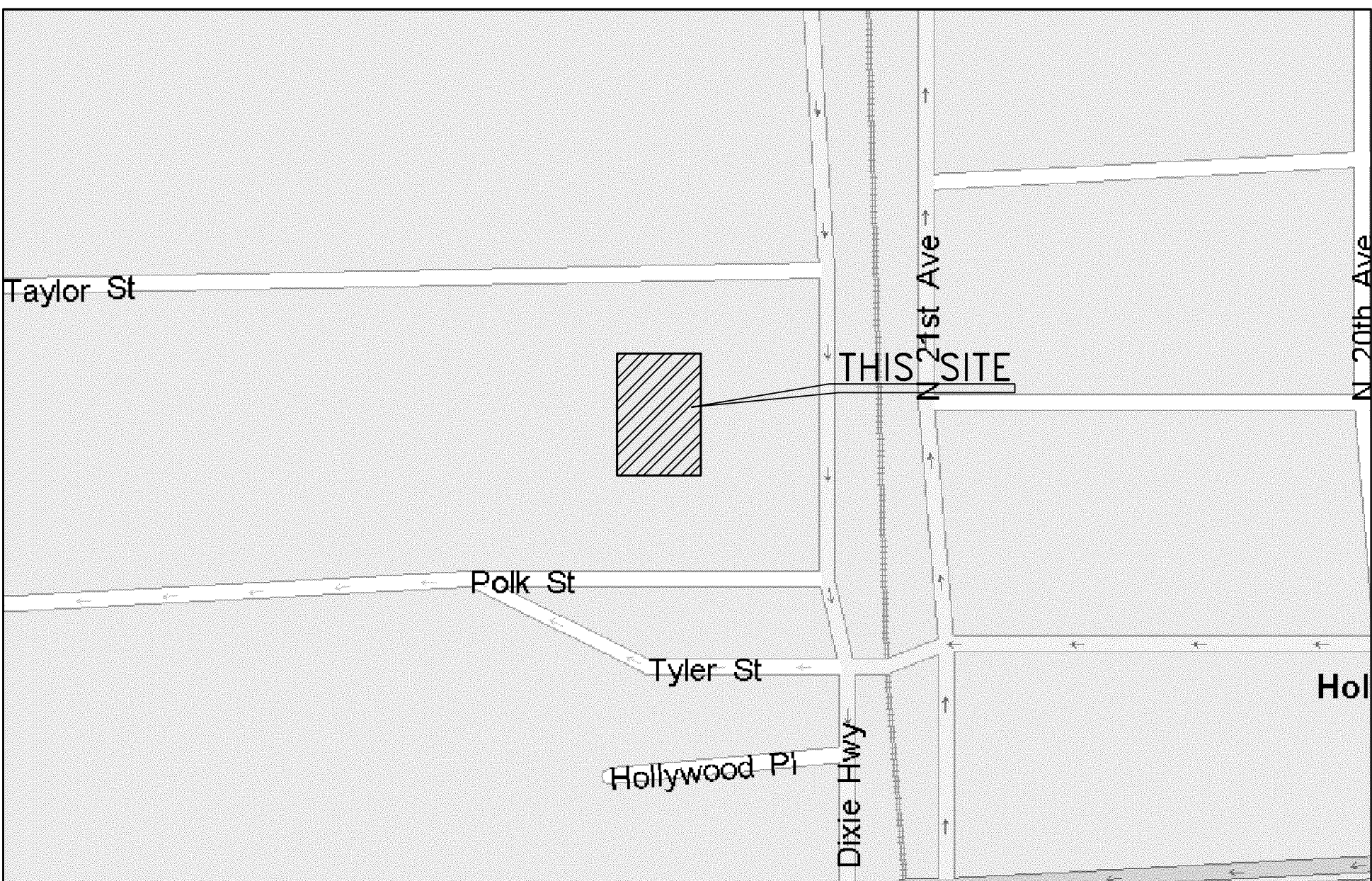
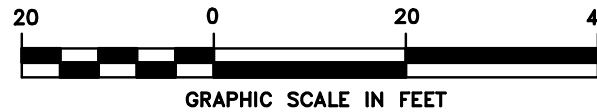
PROJECT No.: 17093  
DATE: 7-11-17  
DRAWN BY: THS  
CHECKED BY: JMK

SHEET

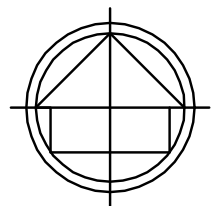
T-1

1 OF 3





LOCATION MAP (NTS)



FLOOD ZONE INFORMATION	
COMMUNITY NUMBER	12511
PANEL NUMBER	0569
ZONE	0.2PC
BASE FLOOD ELEVATION	N/
EFFECTIVE DATE	08/18/

**NOTES :**

1. NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER.
2. THE CERTIFICATION SHOWN HEREON TO THE EXTENT RELATING TO THE EXISTENCE OF EASEMENTS AND/OR RIGHTS-OF-WAY OF RECORD IS BASED UPON TITLE SEARCH REPORT ISSUED BY FIRST AMERICAN TITLE INSURANCE COMPANY. EFFECTIVE DATE: FROM SEPTEMBER 14, 1921 (PLAT RECORDING) THROUGH JULY 11, 2017 FATIC FILE #: 1062-3807982, CUSTOMER FILE #: EZEKIEL DEVELOPMENT LLC
3. THIS SURVEY WAS DONE SOLELY FOR BOUNDARY PURPOSES AND DOES NOT DEPICT THE JURISDICTION OF ANY MUNICIPAL, STATE, FEDERAL OR OTHER ENTITIES.
4. THE LAND DESCRIPTION SHOWN HEREON WAS PROVIDED BY THE CLIENT.
5. UNDERGROUND IMPROVEMENTS NOT SHOWN.
6. ELEVATIONS SHOWN HEREON ARE BASED ON THE NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD88).
7. BENCHMARK REFERENCE: CITY OF HOLLYWOOD BENCHMARK AT JEFFERSON STREET & 16TH AVENUE, ELEVATION=4.19' (NAVD88)

## EXCEPTION

ALL MATTERS PER PLAT BOOK 1, PAGE 21, B.C.R.

**LAND DESCRIPTION:**

ALL OF LOTS 1, 2 AND 3, ALL IN BLOCK 23, LESS THE NORTH 43 FEET OF LOTS 1, 2 AND 3, BLOCK 23 OF "HOLLYWOOD", ACCORDING TO THE PLAT THEREOF, RECORDED IN PLAT BOOK 1, PAGE 21 OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA;

TOGETHER WITH THE NORTH 43 FEET OF LOTS 1, 2 AND 3, BLOCK 23 OF "HOLLYWOOD", ACCORDING TO THE PLAT THEREOF, RECORDED IN PLAT BOOK 1, PAGE 21 OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA;

ALSO KNOWN AS ALL OF LOTS 1, 2, AND 3, BLOCK 23 OF "HOLLYWOOD", ACCORDING TO THE PLAT THEREOF, RECORDED IN PLAT BOOK 1, PAGE 21 OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA

**CERTIFIED TO:**

EZEKIEL DEVELOPMENT, LLC, A FLORIDA LIMITED LIABILITY COMPANY  
FIRST AMERICAN TITLE INSURANCE COMPANY

### SURVEYOR'S CERTIFICATION

THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE "2016 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, 6(A), 6(B) (NONE SUPPLIED), 7(A), 7(B), 7(C), 8, 9, 11, 13, 14, 16, 17, 18, 19 (NONE DISCLOSED) AND 20 OF TABLE A THEREOF. PURSUANT TO THE ACCURACY STANDARDS AS ADOPTED BY ALTA AND NSPS AND IN EFFECT ON THE DATE OF THIS CERTIFICATION, UNDERSIGNED FURTHER CERTIFIES THAT IN MY PROFESSIONAL OPINION, AS A LAND SURVEYOR REGISTERED IN THE STATE OF FLORIDA, THE RELATIVE POSITIONAL ACCURACY OF THIS SURVEY DOES NOT EXCEED THAT WHICH IS SPECIFIED THEREIN.

THE FIELD WORK WAS COMPLETED ON JULY 13, 2017.

FOR THE FIRM BY:\_\_\_\_\_

RICHARD E. COUSINS  
PROFESSIONAL SURVEYOR AND MAPPER  
FLORIDA REGISTRATION No. 4188.

COUSINS SURVEYORS & ASSOCIATES, INC

3921 SW 47TH AVENUE, SUITE 1011  
DAVIE, FLORIDA 33314  
CERTIFICATE OF AUTHORIZATION : LB # 6448  
PHONE (954) 689-7766 FAX (954) 689-7799

CLIENT :

EZEKIEL DEVELOPMENT LLC

209 N 20TH AVENUE, 1955 TYLER STREET  
HOLLYWOOD, FLORIDA

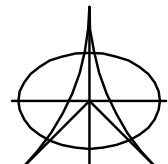
R E V I S I O N S		DATE	FB/PG	DWN	CK
ALTA/NSPS LAND TITLE SURVEY		07/13/17	SKETCH	AM	REC'D
REVISED TO REFLECT TITLE SEARCH REPORT		07/17/17	-----	JD	REC'D

REVISIONS	DATE	FB/PG	DWN	CKD

PROJECT NUMBER : 8420-17

SCALE : 1" = 20'

SHEET  
1 OF 1  
SHE





- GREEN BUILDING PRACTICES**  
FROM CITY OF HOLLYWOOD ORDINANCE 10-2011-06
- (1) CENTRAL AIR CONDITIONER OF 18 SEER OR HIGHER
  - (2) RADIANT BARRIER - ENERGY STAR QUALIFIED
  - (4) ENERGY EFFICIENT LOW E WINDOWS - ENERGY STAR RATING CRITERIA FOR SOUTH FLORIDA
  - (5) ENERGY EFFICIENT DOORS - ENERGY STAR RATING CRITERIA FOR SOUTH FLORIDA
  - (8) PROGRAMMABLE THERMOSTATS
  - (9) OCCUPANCY VACANCY SENSORS
  - (14) DUAL FLUSH TOILETS
  - (16) 80% OF PLANTS AND TREES PER SOUTH FLORIDA WATER MANAGEMENT DISTRICT RECOMMENDATIONS
  - (17) ALL ENERGY EFFICIENT OUTDOOR LIGHTING (SHIELDED)
  - (18) ENERGY PERFORMANCE AT LEAST 10% MORE EFFICIENT THAN STANDARD ESTABLISHED BY ASHRAE
  - (20) ALL HOT WATER PIPES INSULATED
  - (21) MERV OF AIR FILTERS ON ALL AIR CONDITIONING UNITS AT LEAST 8 WITH ANTIMICROBIAL AGENT.
- ADDITIONAL PRACTICES**
1. ICIENE 50Y BASED CLOSED CELL SPRAY INSULATION
  2. ELECTRIC VEHICLE-CHARGING-STATION
  3. COOL ROOF
  4. HIGHLY REFLECTIVE PAVEMENT

**ORDINANCE 2016-02**  
The city shall require each person or entity desiring to construct a new commercial or residential structure to construct the infrastructure necessary for future installation of an electric vehicle-charging station within be included in such project. Minimally, the following shall be installed: an empty three-quarter-inch raceway from the branch circuit panel board to a location in the garage or a designated parking area, with a two-gang junction box with a blank plate or a fully functional electric vehicle-charging station.

ALL SIGNAGE TO COMPLY WITH THE REQUIREMENTS OF THE CITY OF HOLLYWOOD ZONING AND LAND DEVELOPMENT CODE BASED ON THE ND-3 ZONING DISTRICT.

**NOTE:**  
BUILDING TO BE FULLY SPRINKLED WITH A SUPERVISED FIRE SPRINKLER SYSTEM.

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

**TWO WAY RADIO COMPLIANCE:**  
BUILDING WILL BE IN COMPLIANCE WITH NFPA 1, 110 AND BROWARD COUNTY CODE AMENDMENT 1182 FOR TWO WAY RADIO COMMUNICATION.

**SITE LIGHTING NOTE:**  
SITE LIGHTING LEVELS SHALL NOT EXCEED 0.5 FC AT THE PROPERTY LINE ADJACENT TO RESIDENTIALLY ZONED OR RESIDENTIALLY USED AREAS. EXTERNAL LIGHTS TO BE SHIELDED TO PREVENT LIGHT POLLUTION TO ADJACENT SITES AND UP INTO THE NIGHT SKY.

**FIRE ALARM NOTE:**  
A FIRE ALARM SYSTEM IS REQUIRED AS PER F.P.C. 2016 BROWARD AMENDMENTS, NFPA 101 SECTION 38.3.4

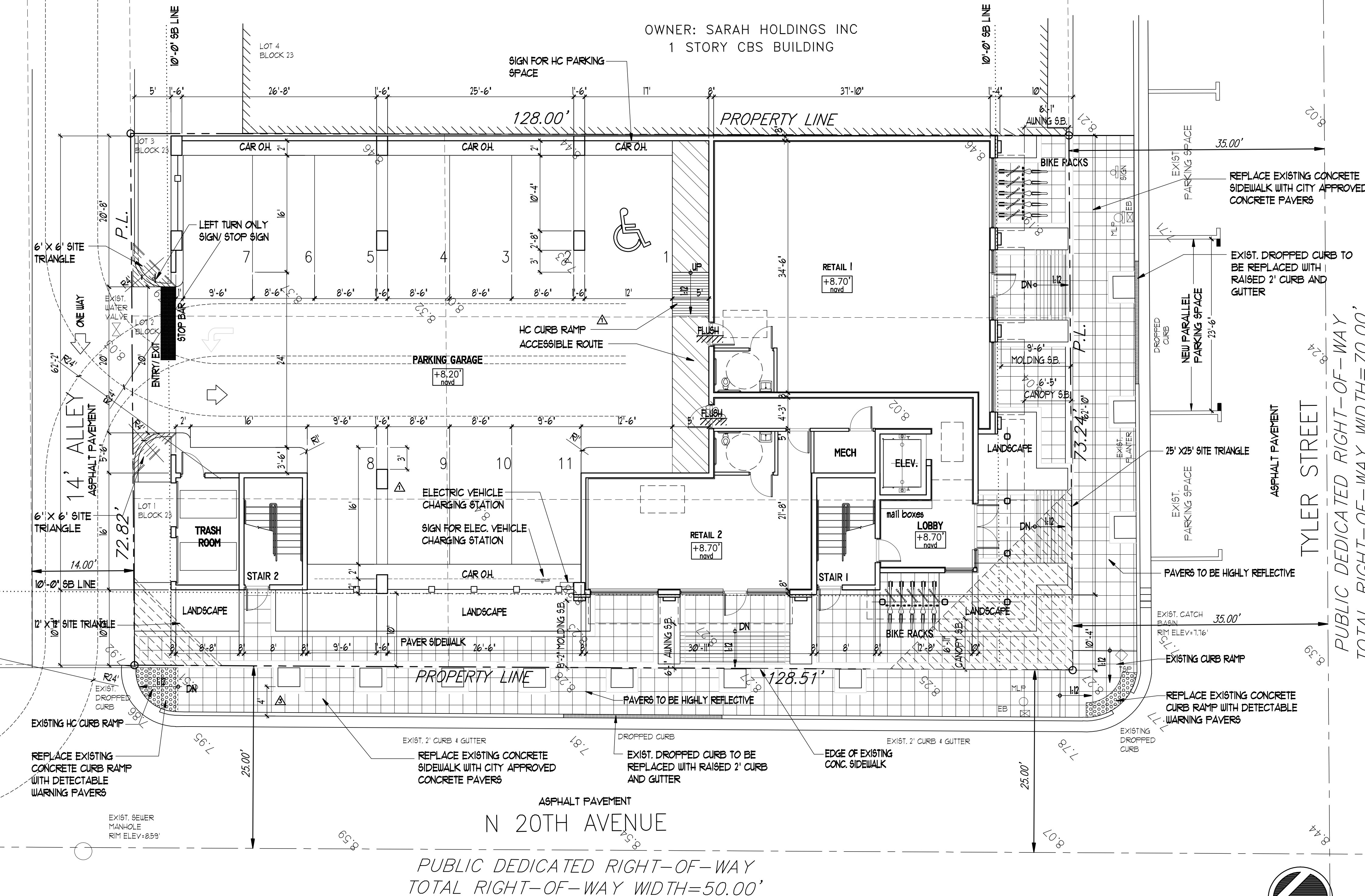
ALL MECHANICAL EQUIPMENT SHALL BE SCREENED FROM PUBLIC VIEW.

**UNITY OF TITLE:**  
A UNITY OF TITLE, IN A FORM ACCEPTABLE TO THE CITY OF HOLLYWOOD CITY ATTORNEY'S OFFICE, SHALL BE SUBMITTED PRIOR TO THE ISSUANCE OF ANY BUILDING PERMITS AND RECORDED IN THE PUBLIC RECORDS OF BROWARD COUNTY, BY THE CITY, PRIOR TO THE ISSUANCE OF A CERTIFICATE OF OCCUPANCY.

**CITY OF HOLLYWOOD CODE OF ORDINANCES**  
TITLE XV 15450 BUILDINGS AND STRUCTURES  
Section (C) (1) (b)  
Nonresidential buildings. New construction and substantial improvement of nonresidential buildings shall have the lowest floor, including basement, elevated or dry floodproofed to or above the elevation required in the Florida Building Code, Building or at least six inches above the highest point of the crown of all streets adjacent to the plot upon which such buildings are located or in accordance with a system or method of design admitting of rational analysis in accordance with well-established principles of mechanics and sound engineering practices as determined by the Director, Public Utilities.

**DRY FLOOD PROOFING:**  
REQUIRE FLOOR ELEVATION TO BE EQUAL TO 6' ABOVE THE HIGHEST CROWN OF THE ROAD  
ELEVATION = 8.59' + 0.5' = 9.09' NAVD  
PROVIDED FLOOR ELEVATION = 8.10' NAVD  
PROVIDE DRY FLOOD PROOFING UP 5' ABOVE PROPOSED F.F.E.

OWNER: SARAH HOLDINGS INC  
1 STORY CBS BUILDING



## SITE DATA

### LEGAL DESCRIPTION

LOTS 1, 2 AND 3, ALL IN BLOCK 23, LESS THE NORTH 43 FEET OF LOTS 1, 2 AND 3, BLOCK 23 OF HOLLYWOOD, ACCORDING TO THE PLAT THEREOF, RECORDED IN PLAT BOOK 1, PAGE 21, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA.

### PROPERTY ADDRESSES

1955 TYLER STREET AND 209 N 20TH AVE  
HOLLYWOOD, FL 33020

### SITE INFORMATION

EXISTING ZONING: NORTH DOWNTOWN HIGH INTENSITY MIXED USE DISTRICT (ND-3)  
LAND USE DESIGNATION: REGIONAL ACTIVITY CENTER  
NET LOT AREA: 9,385.0 SQUARE FEET

FAR:	3.00	ALLOWED	PROVIDED
BUILDABLE AREA:	28,155.0 SF	28,155.0 SF	16,020.0 SF
COMMERCIAL USE:	RETAIL OFFICES	2016 SF	10,004 SF

PARKING:	REQUIRED	PROVIDED
COMMERCIAL 1ST AND 2ND FLOORS ND-3 DISTRICT 3RD FLOOR	0 SPACES 11 SPACES	0 SPACES 11 SPACES
TOTAL	11 SPACES	11 SPACES

LOADING:	REQUIRED	PROVIDED
RETAIL/ MARKET (2591 SF)	NOT REQ. LESS THAN 10,000 SF	0 SPACE
OFFICES (10,030 SF)	NOT REQ. LESS THAN 20,000 SF	0 SPACES

SETBACKS:	REQUIRED	PROVIDED
(a) FRONTAGE (TYLER ST)	10'-0" C	10'-0" C
(b) FRONTAGE (20TH AVE)	10'-0" C	10'-0" C
(c) SIDE INTERIOR (EAST)	0'-0"	0'-0"
(d) ALLEY	5'-0"	5'-0"

### BUILDING SUMMARY

BUILDING HEIGHT:	10 STORIES/ 140'-0"	3 STORIES/ 39'-0"
GROSS BUILDING AREA:	INTERIOR FIRST FLOOR 2956 SECOND FLOOR 6568 THIRD FLOOR 4198 TOTAL 13842	TERRACES 143 2035 2178 TOTAL 16020

## AREAS

	SPACE	AREA		GROSS AREA		AREA NOT INCL.
		AC	NON AC	AC	NON AC	
1ST FL	COMMERCIAL -RETAIL	2016		2585	371	4020
	RESIDENTIAL LOBBY	369				
	TRASH ROOM	149				
	MECH ROOM	51				
	STAIRWELLS	297				
	ELEVATOR	74				
2ND FL	COMMERCIAL -OFFICE	6317		6317	514	
	STAIRWELLS	297				
	ELEVATOR	74				
	TERRACE	143				
3RD FL	OFFICE SUITES	3687		3826	2407	
	STAIRWELLS	297				
	ELEVATOR	74				
	RESTROOMS	139				
TOTAL GROSS AREA				12728	3292	



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SEAL

JOSEPH B. KALLER  
FLORIDA P.A. # 0007239

PROJECT TITLE  
TYLER STREET MIXED USE  
1955 TYLER STREET AND  
209 N. 20TH AVE.  
HOLLYWOOD FL 33020

SHEET TITLE  
SITE PLAN AND DATA  
P AND D

No.	DATE	DESCRIPTION
1		
2		
3	10-24-17	ENGINEERING

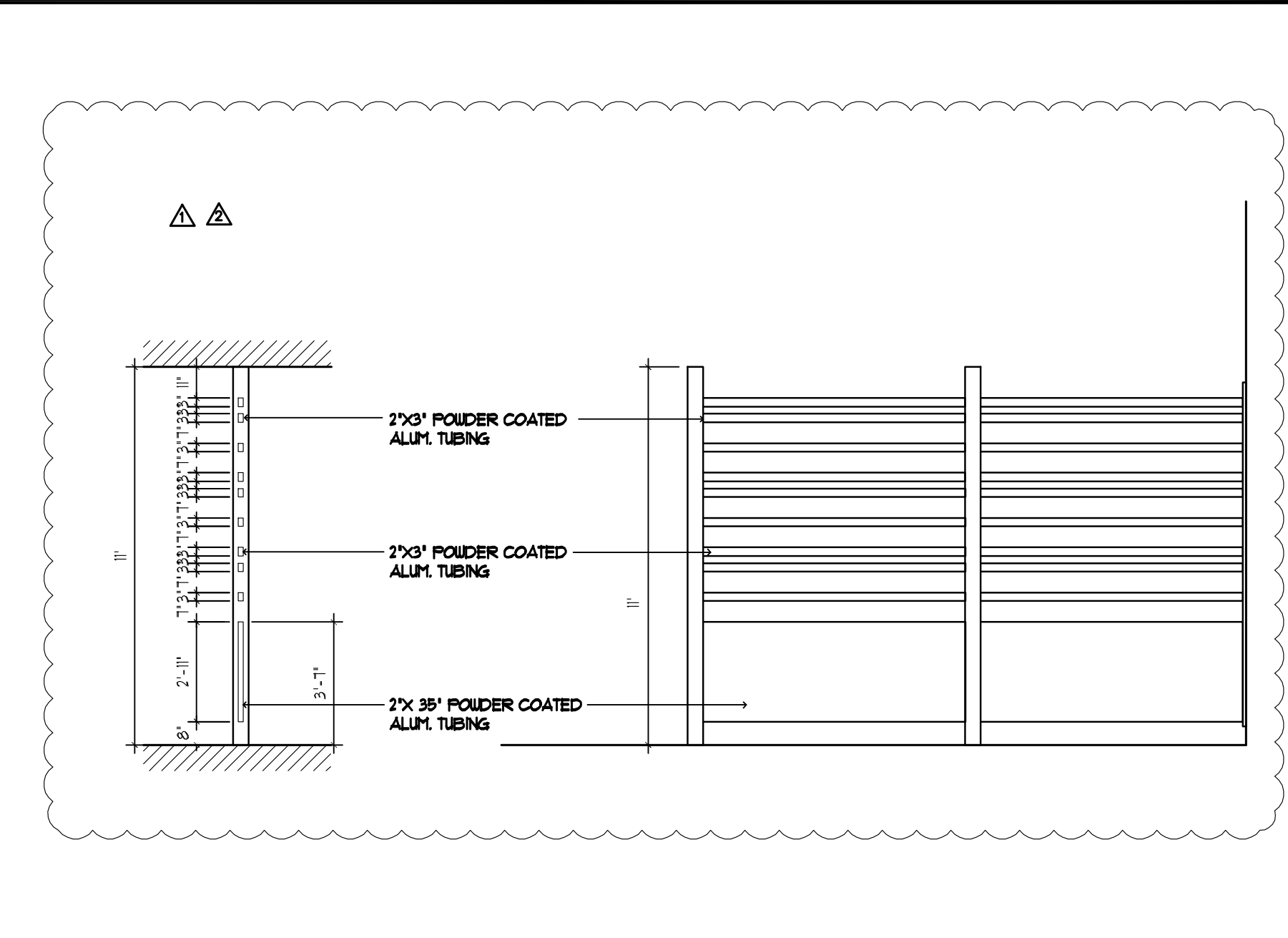
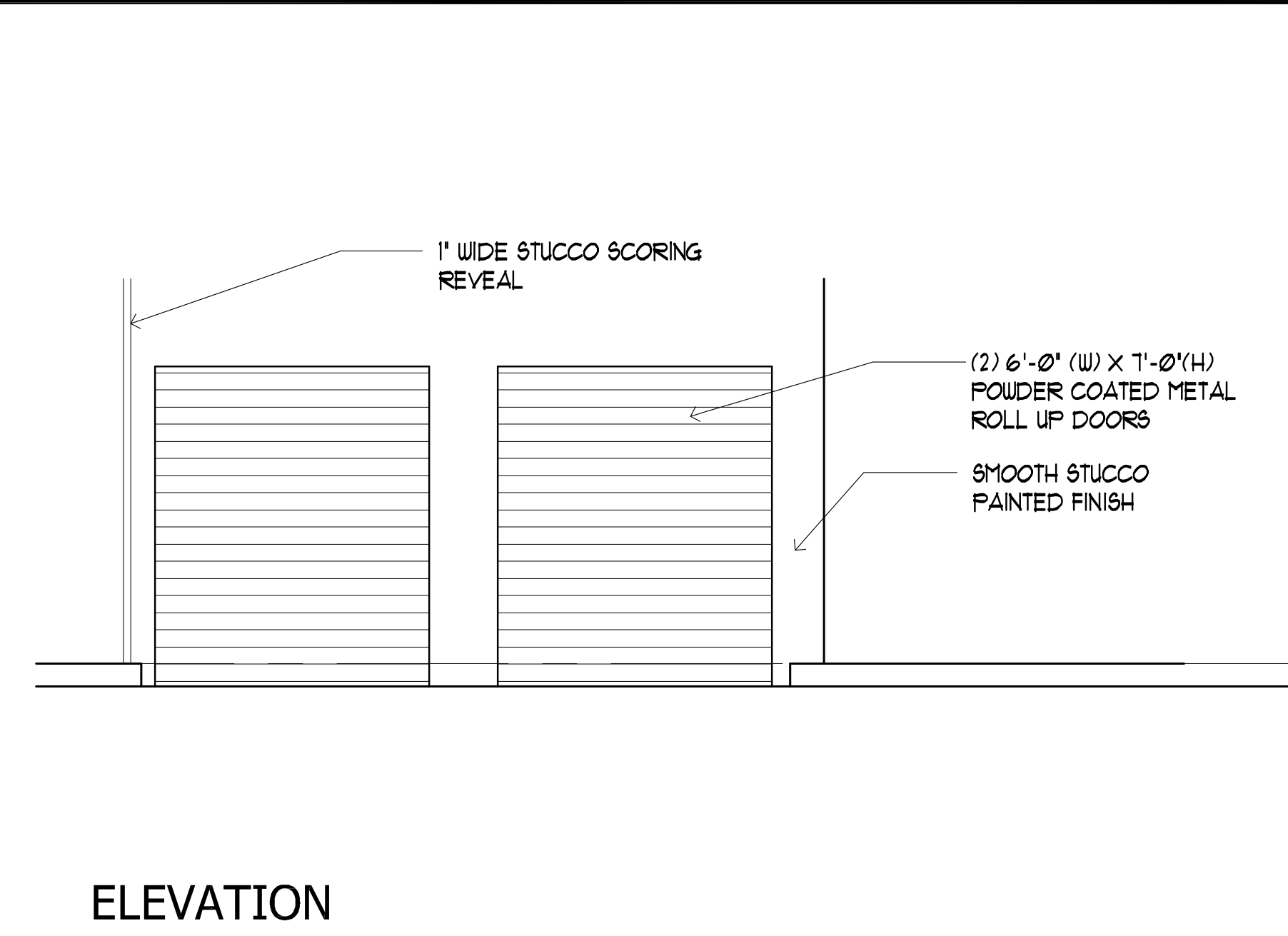
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PROJECT No.: 17093  
DATE: 7-11-17  
DRAWN BY: TMS  
CHECKED BY: JMK

SHEET

SP-1

1 OF 3



2	GARAGE SCREEN DETAIL	(1/4" = 1'-0")
---	----------------------	----------------

6" RADIUS

2'-0"

1'-0"

5'-0"

1'-0"

4"

23°

1'-0"

1'-0"

2'-0"

3'-0"

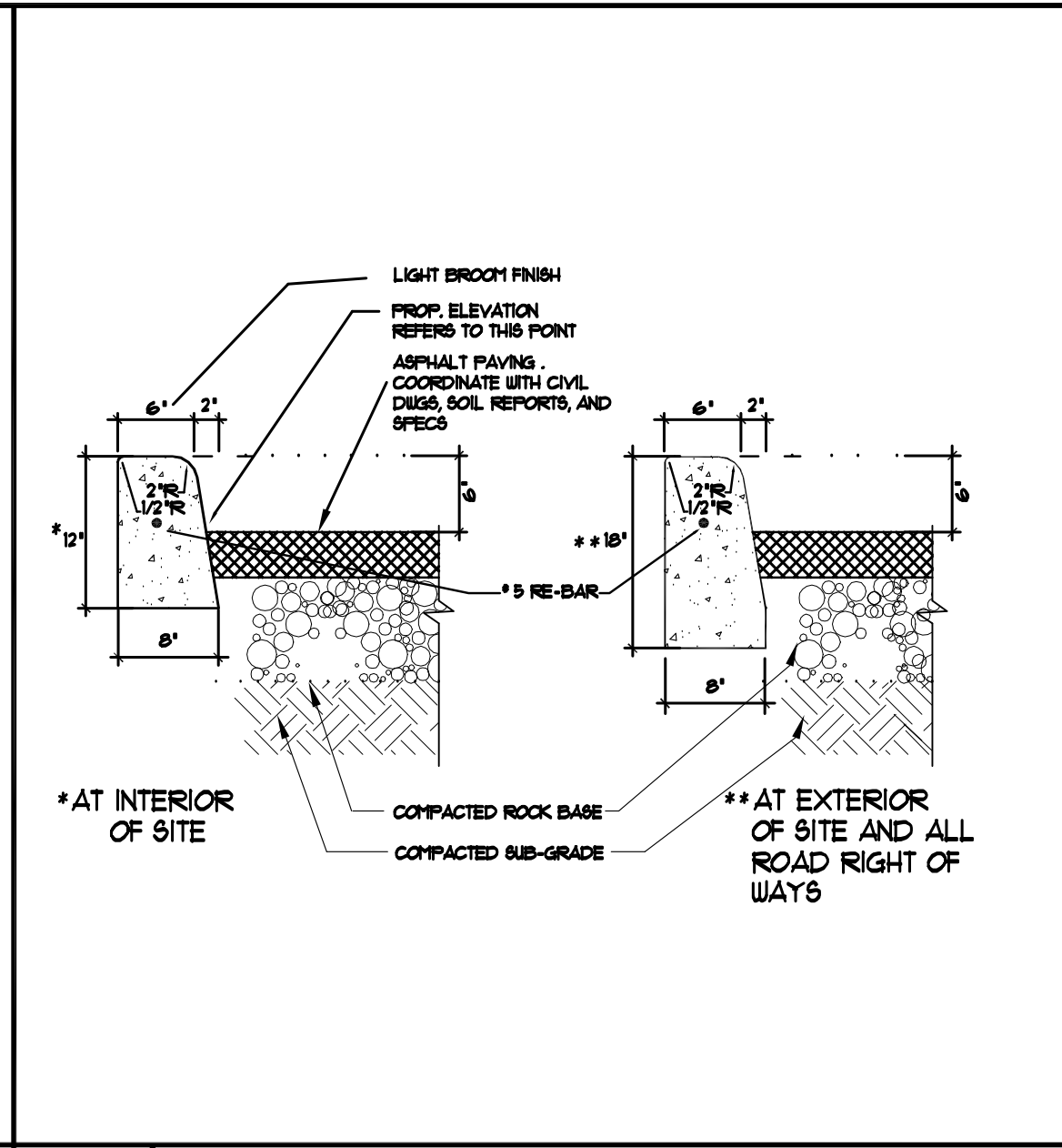
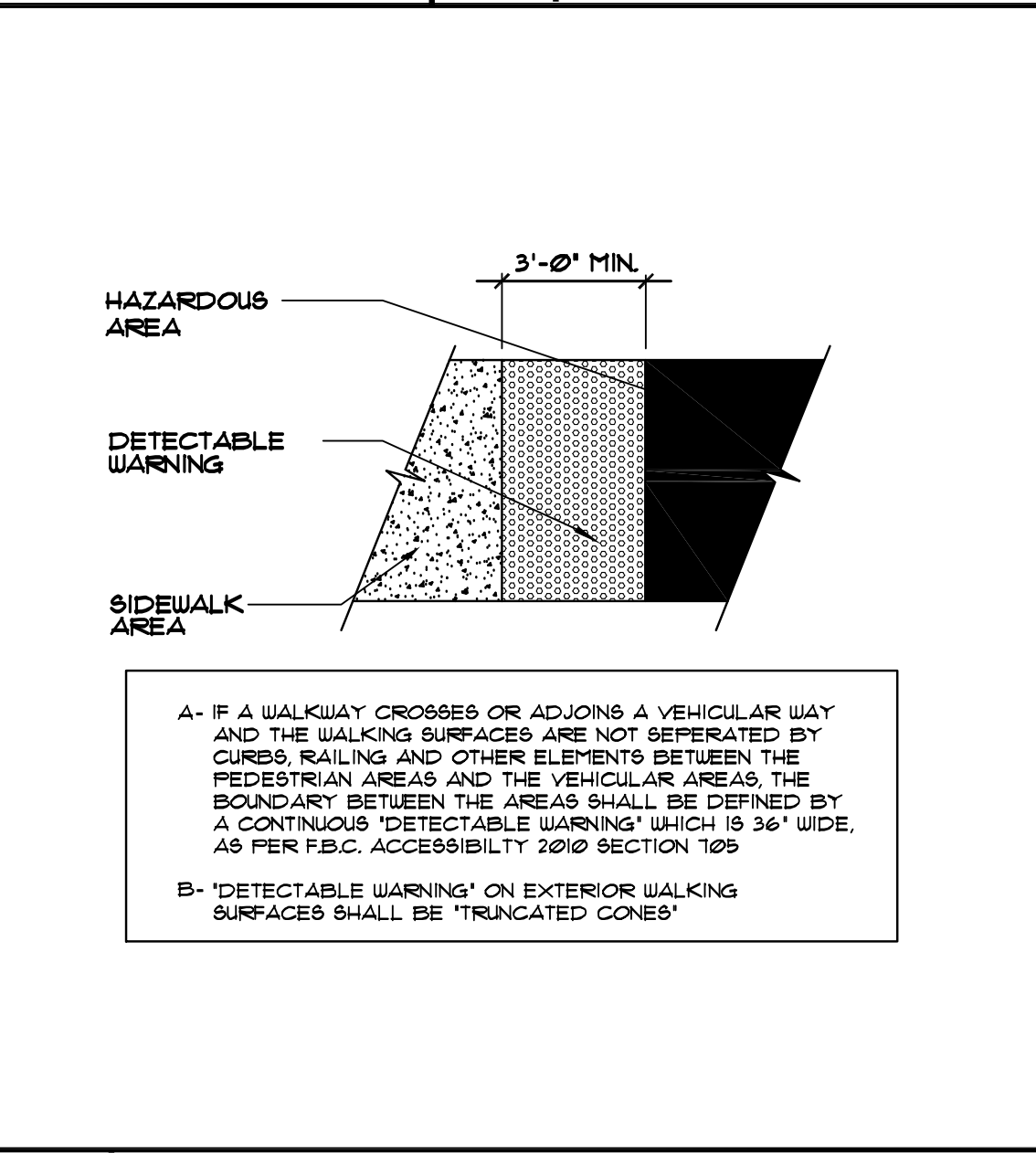
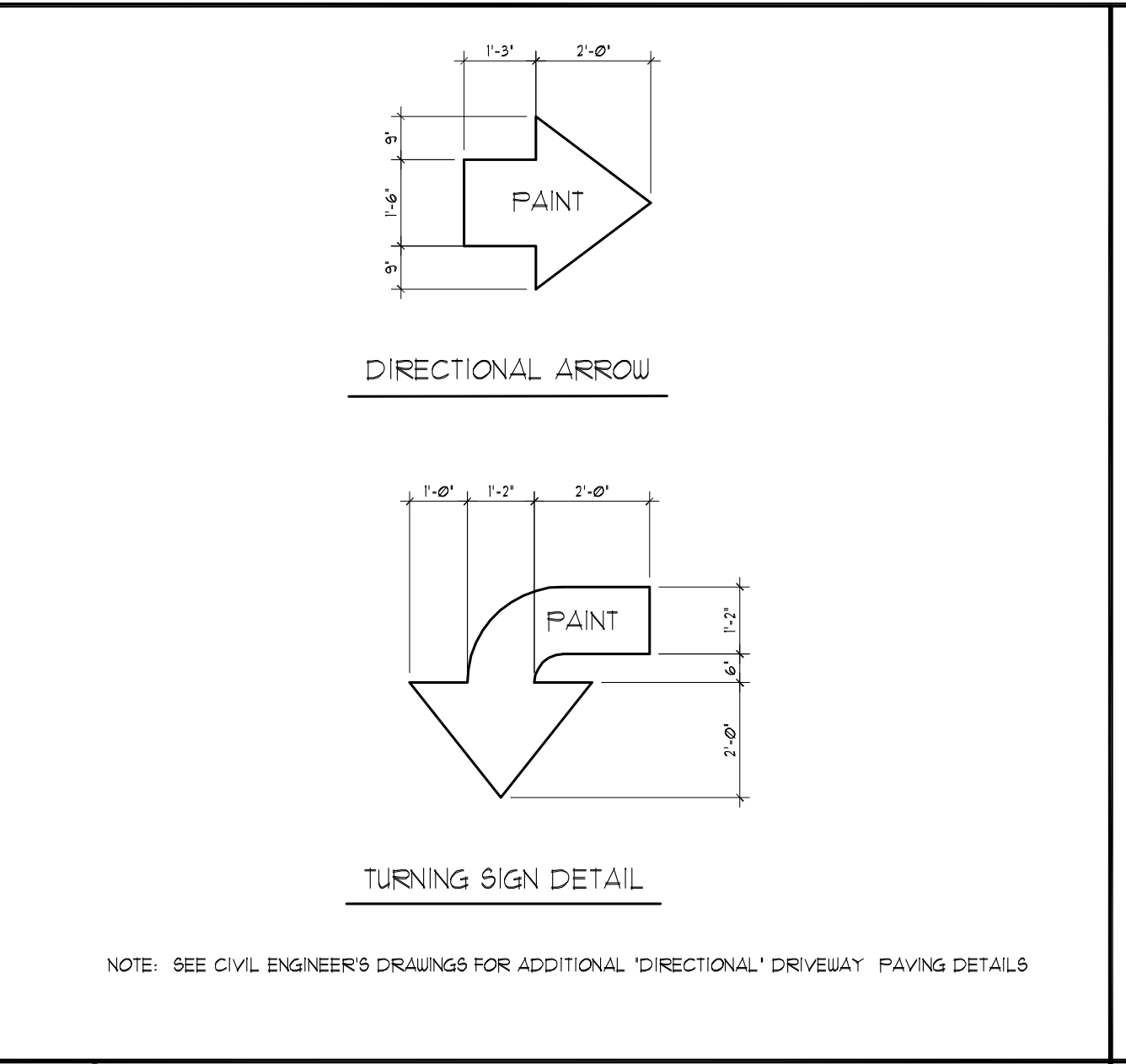
1'-6"

8'-0"

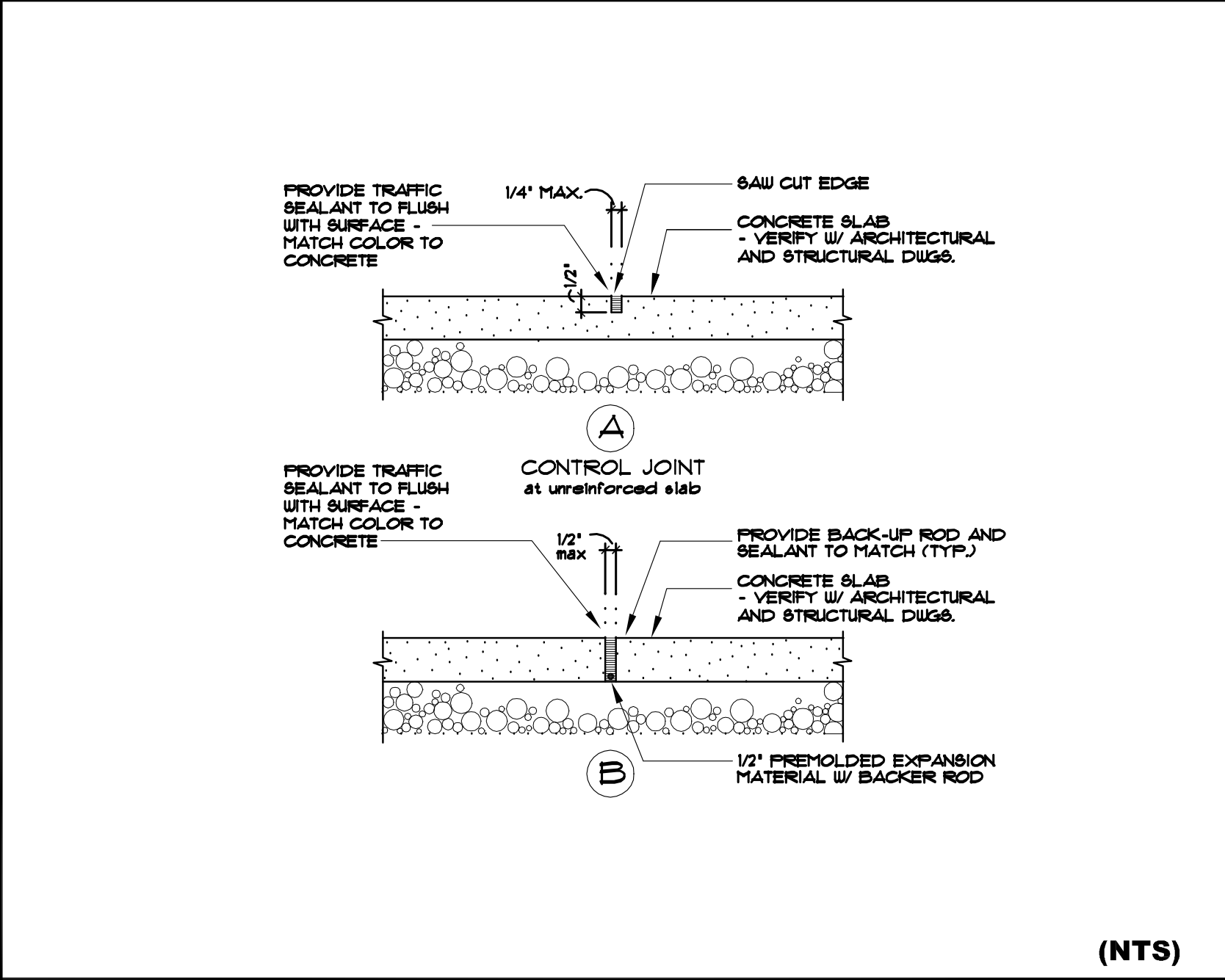
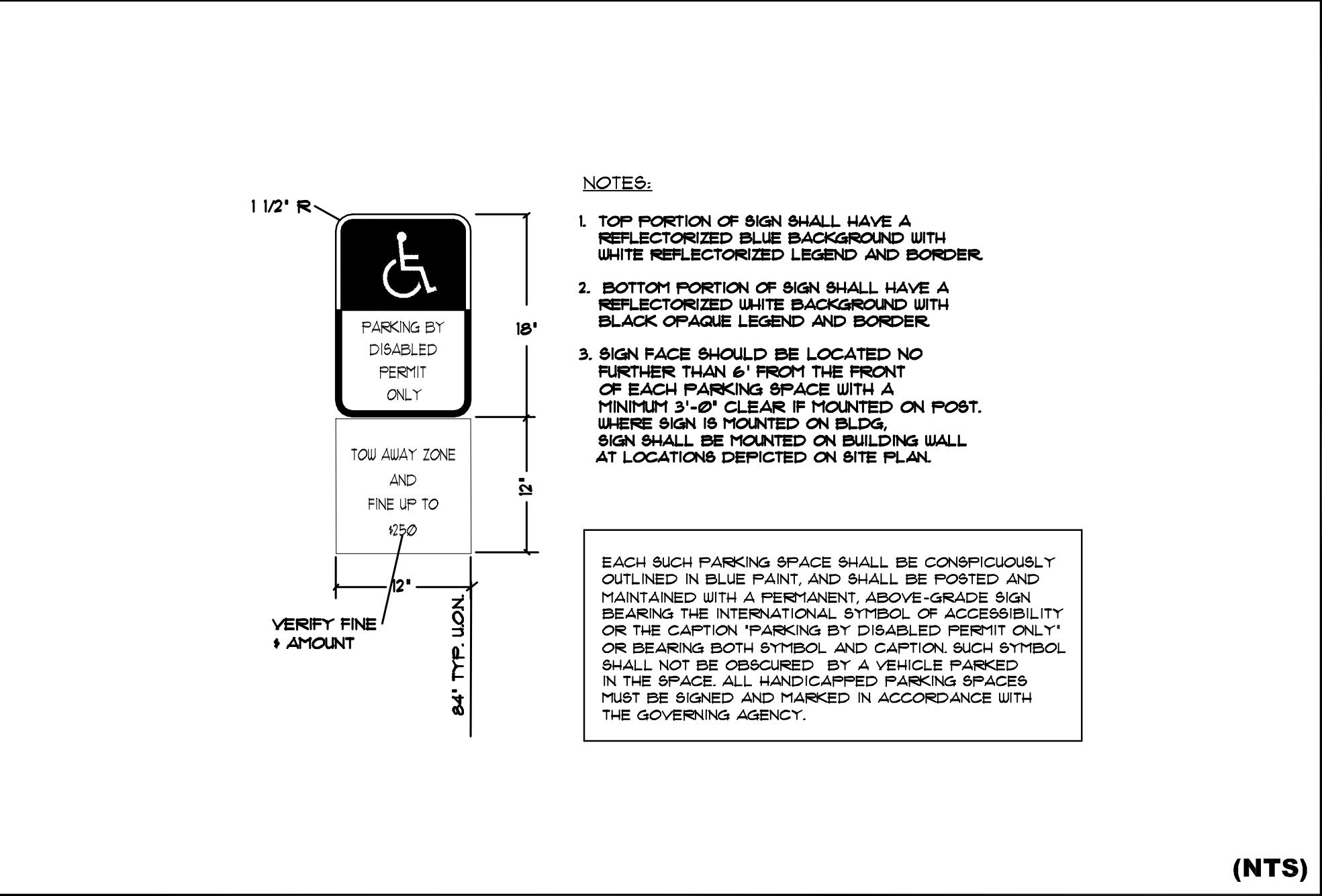
CENTER OF PARKING SPACE

CONFIRM ALL DIMENSIONS WITH LOCAL GOVERNMENTAL AGENCY. COLOR TO BE WHITE

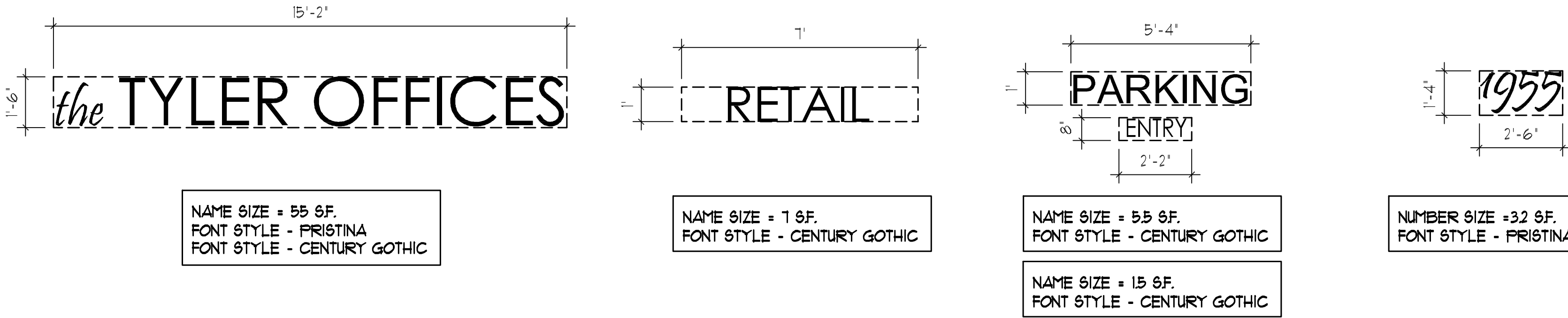
(NTS)



7	TYP. TYPE D CONCRETE CURB
---	---------------------------



10	TYP. CONC. SLAB JOINTS
----	------------------------



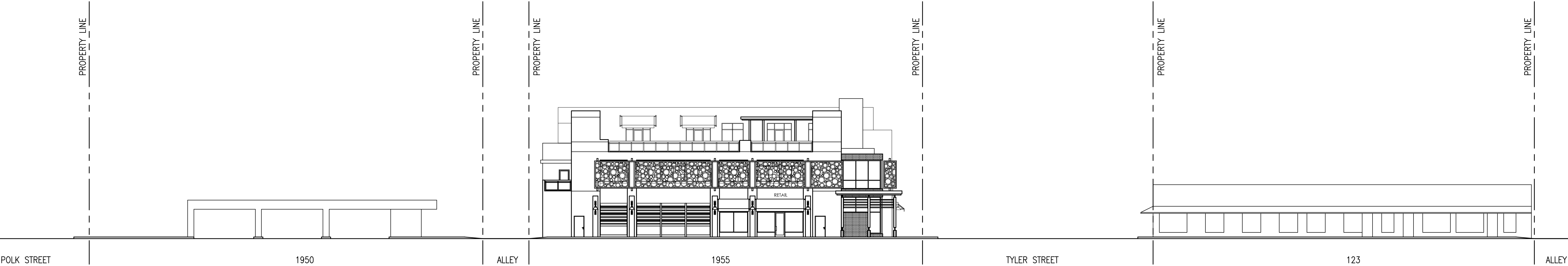
## 2 SIGN DETAILS

SCALE: 3/8"= 1'-0"

ALL SIGNAGE TO BE NEON BACK LIT PIN MOUNTED CHANNEL LETTERS

ALL SIGNAGE TO COMPLY WITH THE REQUIREMENTS OF THE CITY OF HOLLYWOOD ZONING AND LAND DEVELOPMENT CODE BASED ON THE ND-3 ZONING DISTRICT.

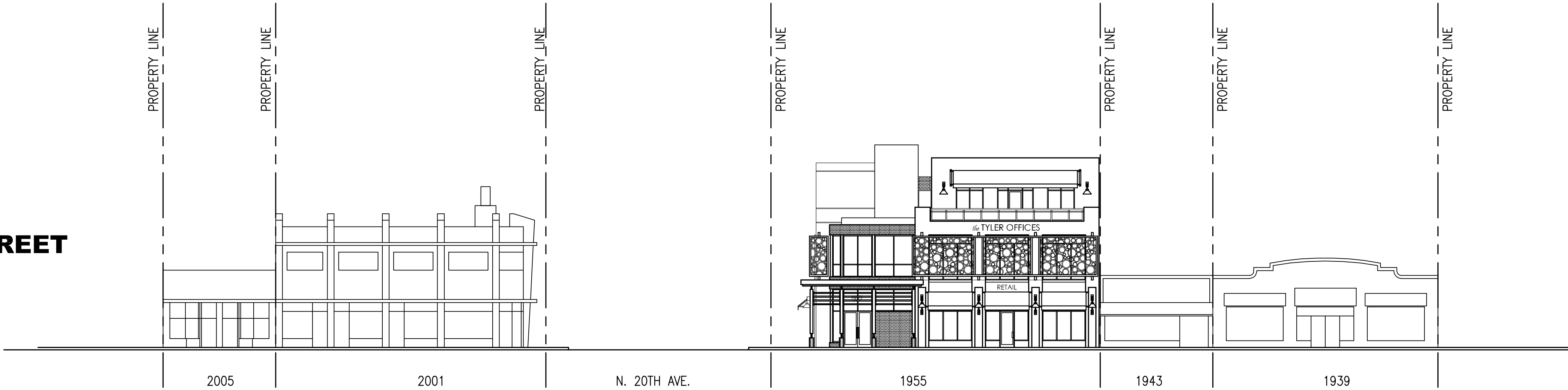
NOTE:  
A SEPARATE SIGN PERMIT IS REQUIRED FOR EACH SIGN.  
A SEPARATE ELECTRICAL PERMIT IS REQUIRED FOR SIGNS REQUIRING ILLUMINATION.



## N. 20TH AVE.

VIEW EAST FROM NORTH 20TH AVE.

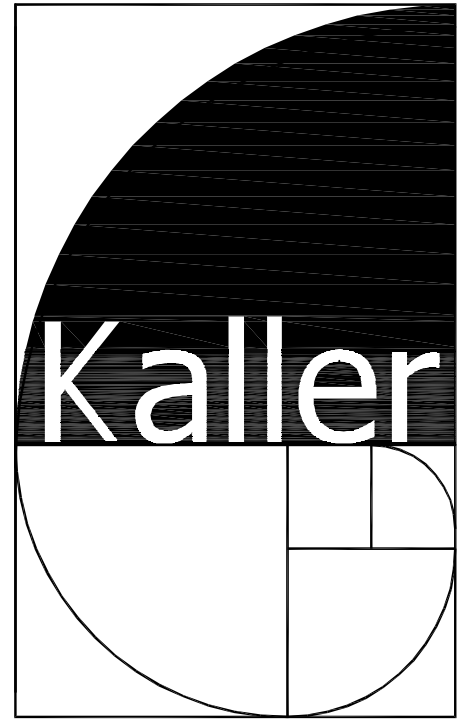
## TYLER STREET



VIEW NORTH FROM TYLER STREET

## 2 CONTEXTUAL STREET ELEVATIONS

SCALE: 1/16"= 1'-0"



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kaller@bellsouth.net

SEAL

JOSEPH B. KALLER  
FLORIDA R.A. # 0009239

PROJECT TITLE

TYLER STREET MIXED USE  
1955 TYLER STREET AND  
209 N. 20TH AVE.  
HOLLYWOOD FL 33020

SHEET TITLE

SIGN DETAILS  
STREET ELEVATIONS  
P AND D

### REVISIONS

No.	DATE	DESCRIPTION
1		
2		

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PROJECT No.: 17093  
DATE: 7-11-17  
DRAWN BY: TMS  
CHECKED BY: JBK

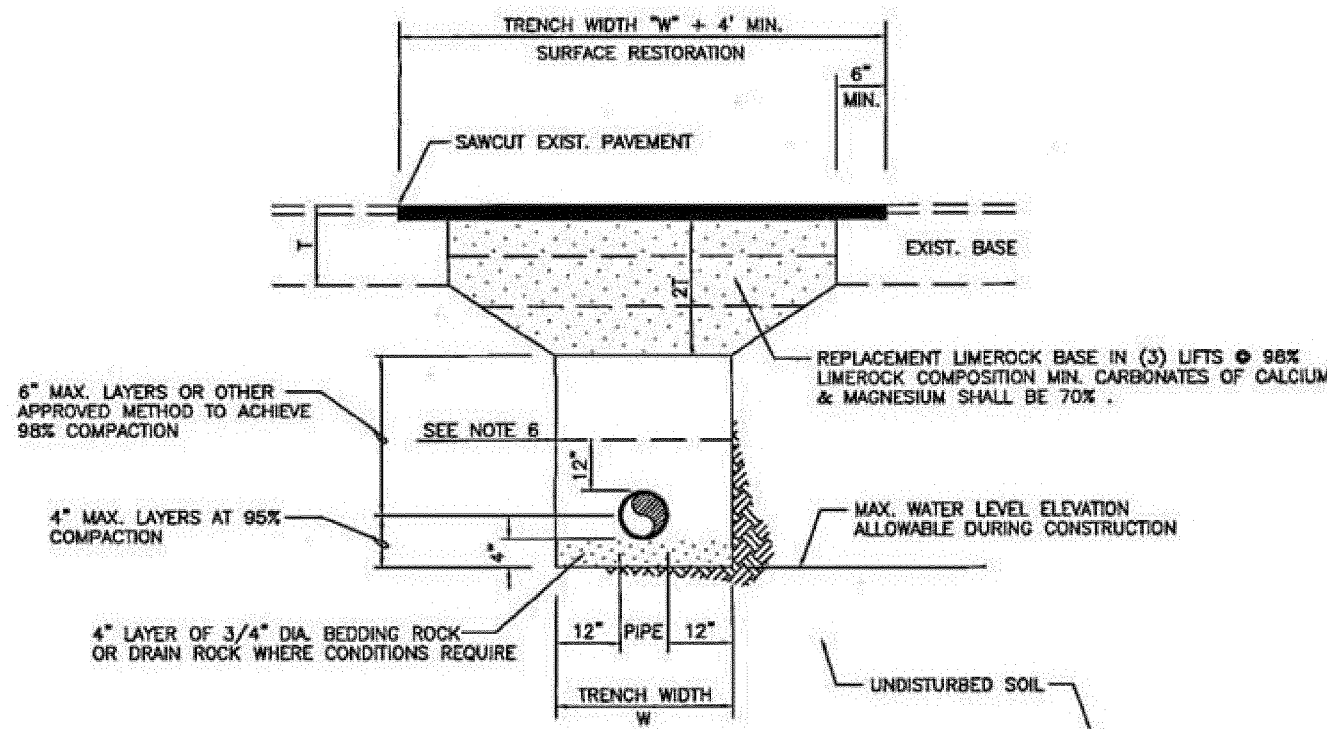
SHEET

SP-3

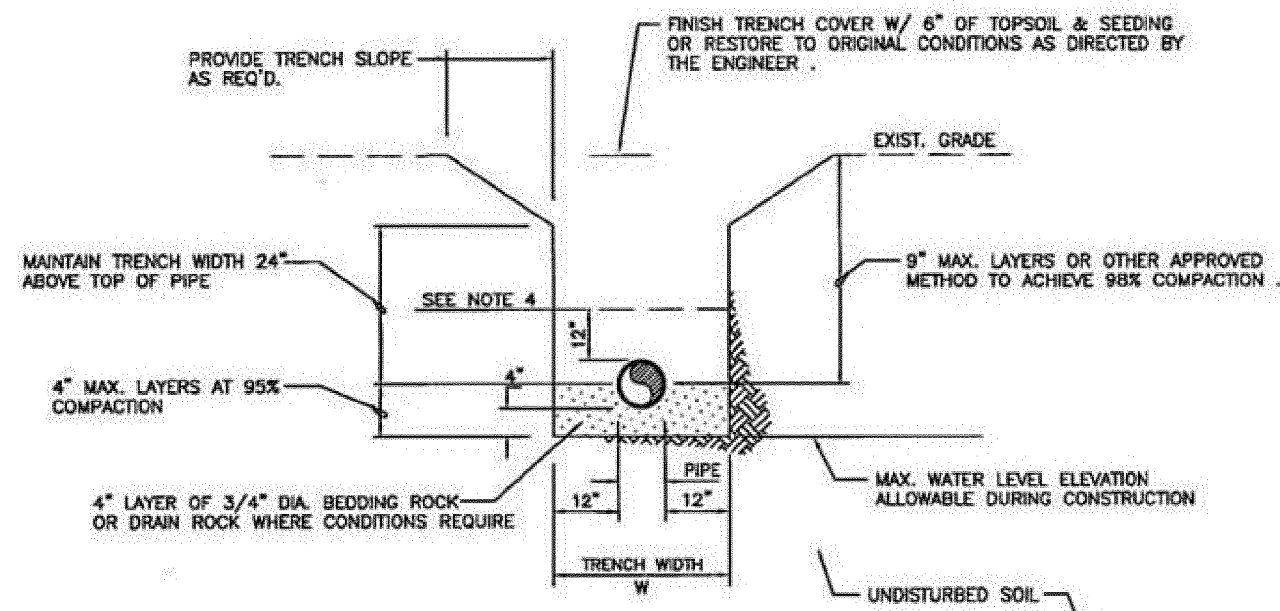




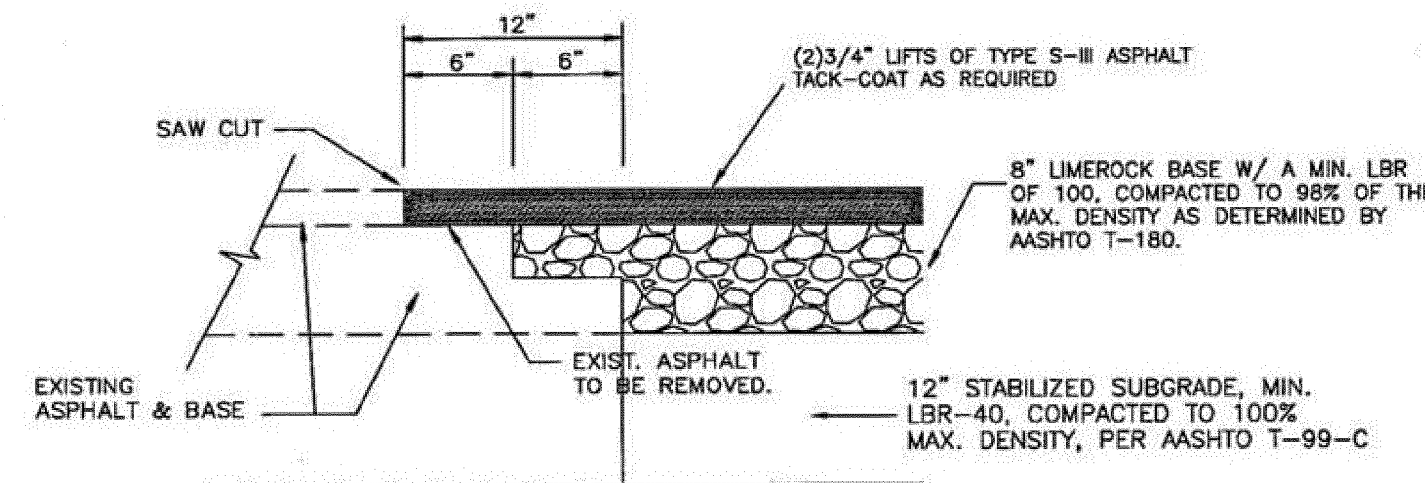




- GENERAL NOTES:**
- WHERE SOIL CONDITIONS CAN NOT BE MAINTAINED AS SHOWN ABOVE, PROVIDE APPROVED METHOD OF CONSTRUCTION.
  - SHEETING WILL BE REQUIRED AS DETERMINED IN THE FIELD.
  - NEW SURFACING MATERIALS SHALL BE CONSISTENT W/ EXIST. & SHALL HAVE BUTT JOINTS (2\"/>

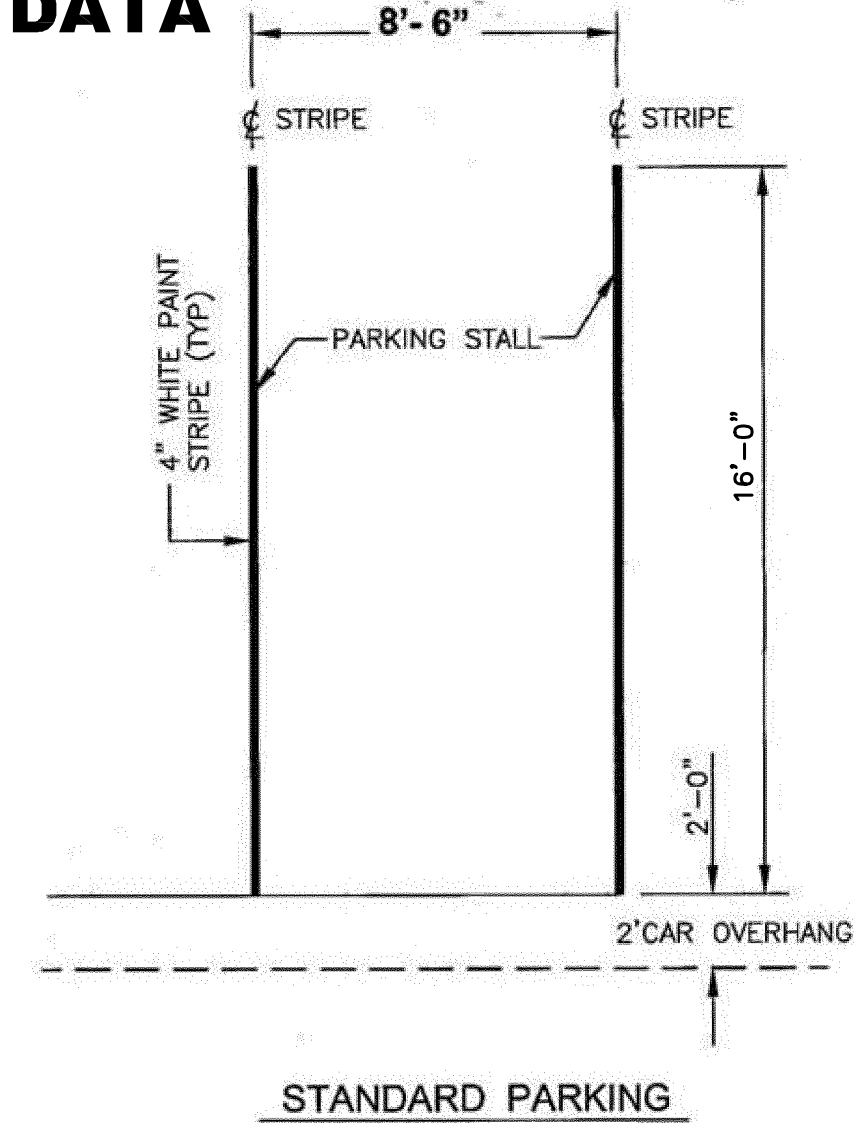


- GENERAL NOTES:**
- WHERE SOIL CONDITIONS CAN NOT BE MAINTAINED AS SHOWN ABOVE, PROVIDE APPROVED METHOD OF CONSTRUCTION.
  - SHEETING WILL BE REQUIRED AS DETERMINED IN THE FIELD.
  - COMPACTION PERCENTAGES SHOWN REFER TO AASHTO T-180.
  - MECHANICAL COMPACTION NOT ALLOWED BELOW THIS LEVEL (SEE DETAIL).
  - PVC PIPE TO HAVE ROCK BACKFILL TO CENTERLINE OF PIPE (SEE DETAIL).



**NOTE:**  
THIS METHOD OF PAVEMENT JOINT SHALL BE USED FOR ANY APPLICATION OR CONSTRUCTION WHERE PROPOSED PAVEMENT AND BASE WILL BE CONNECTED TO EXISTING PAVEMENT AND BASE.

## SITE DATA

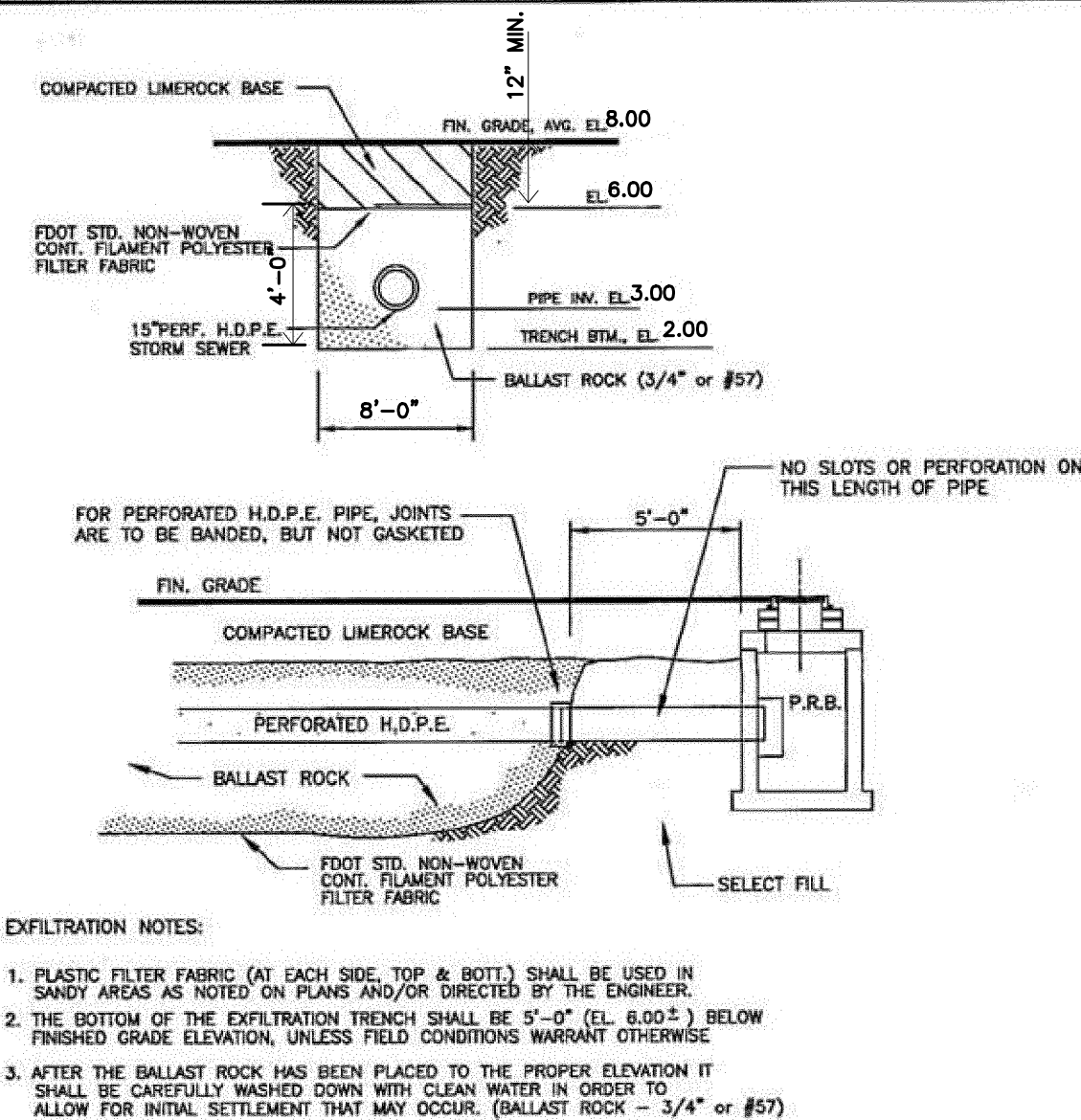
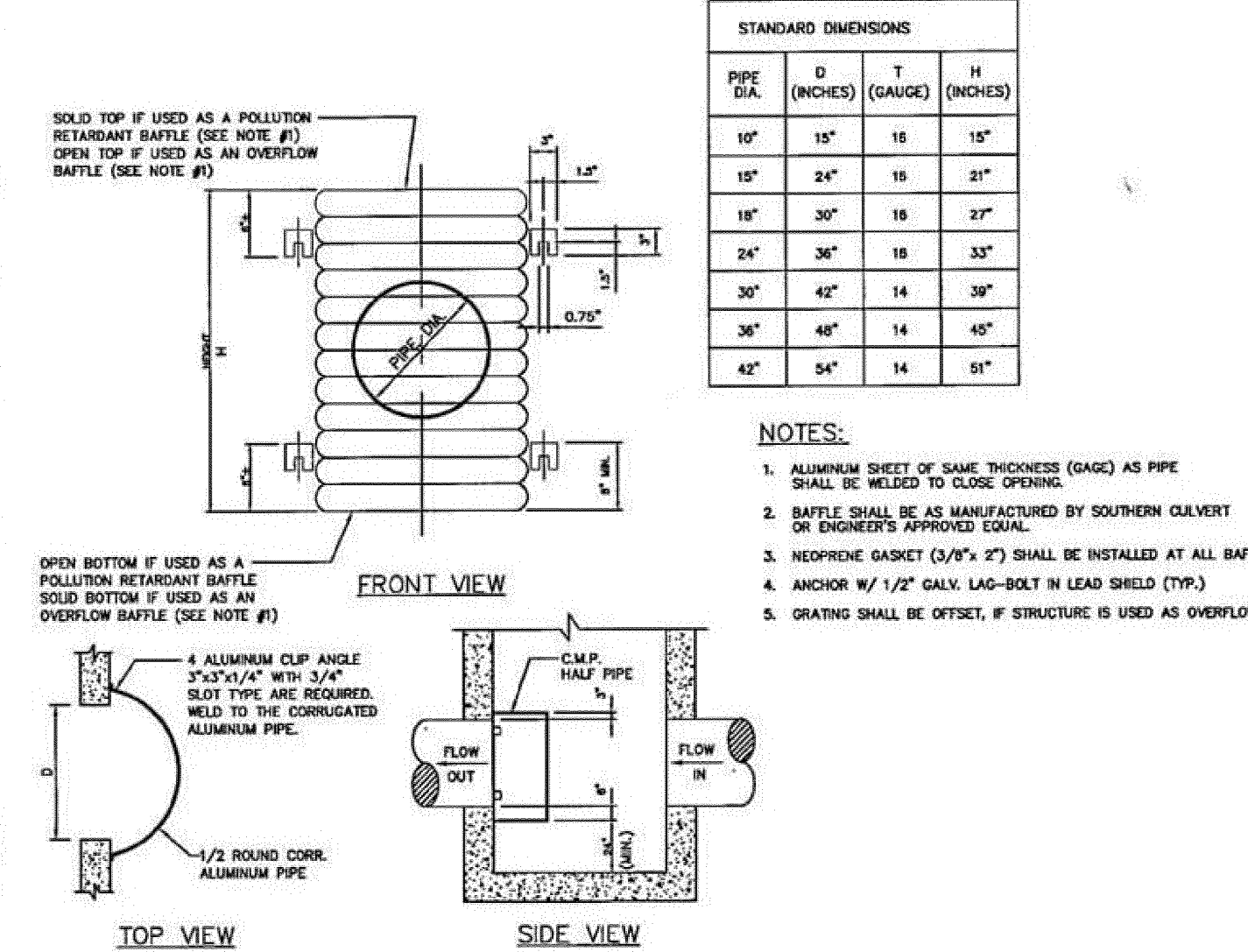
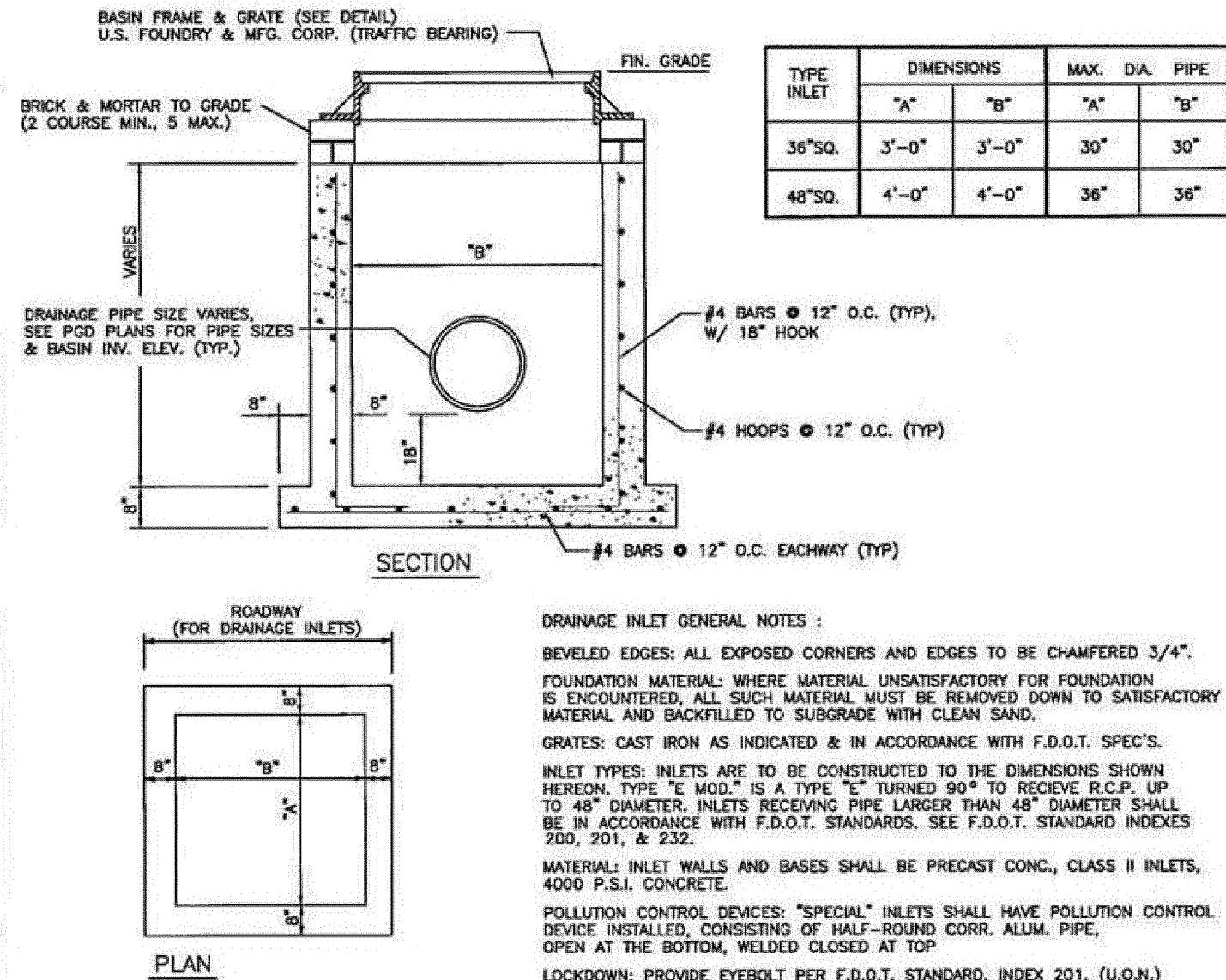
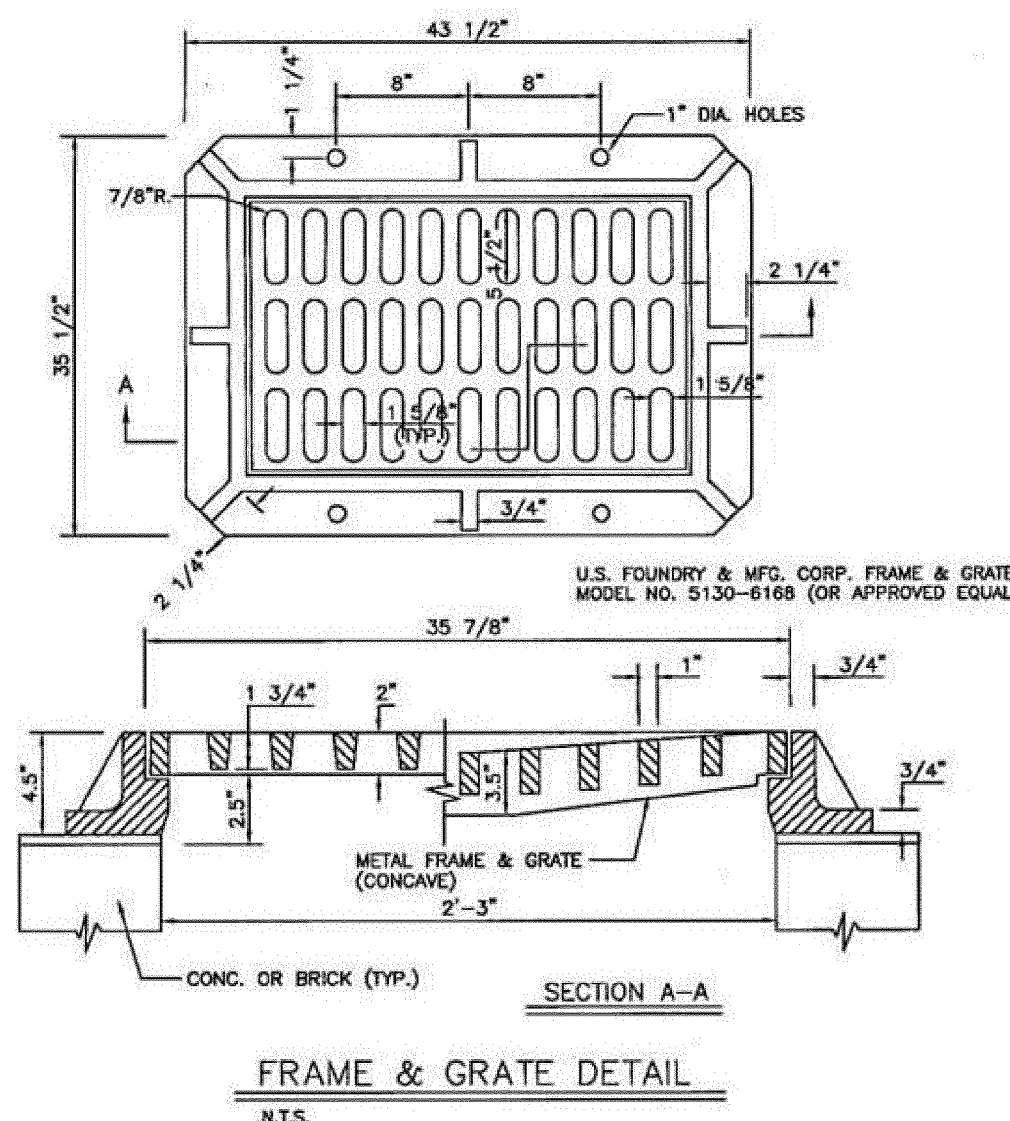


## ASPHALT RESTORATION DETAIL

## STANDARD TRENCH DETAIL

## ASPHALT CONNECTION DETAIL

## TYP. PARKING SPACE DETAIL

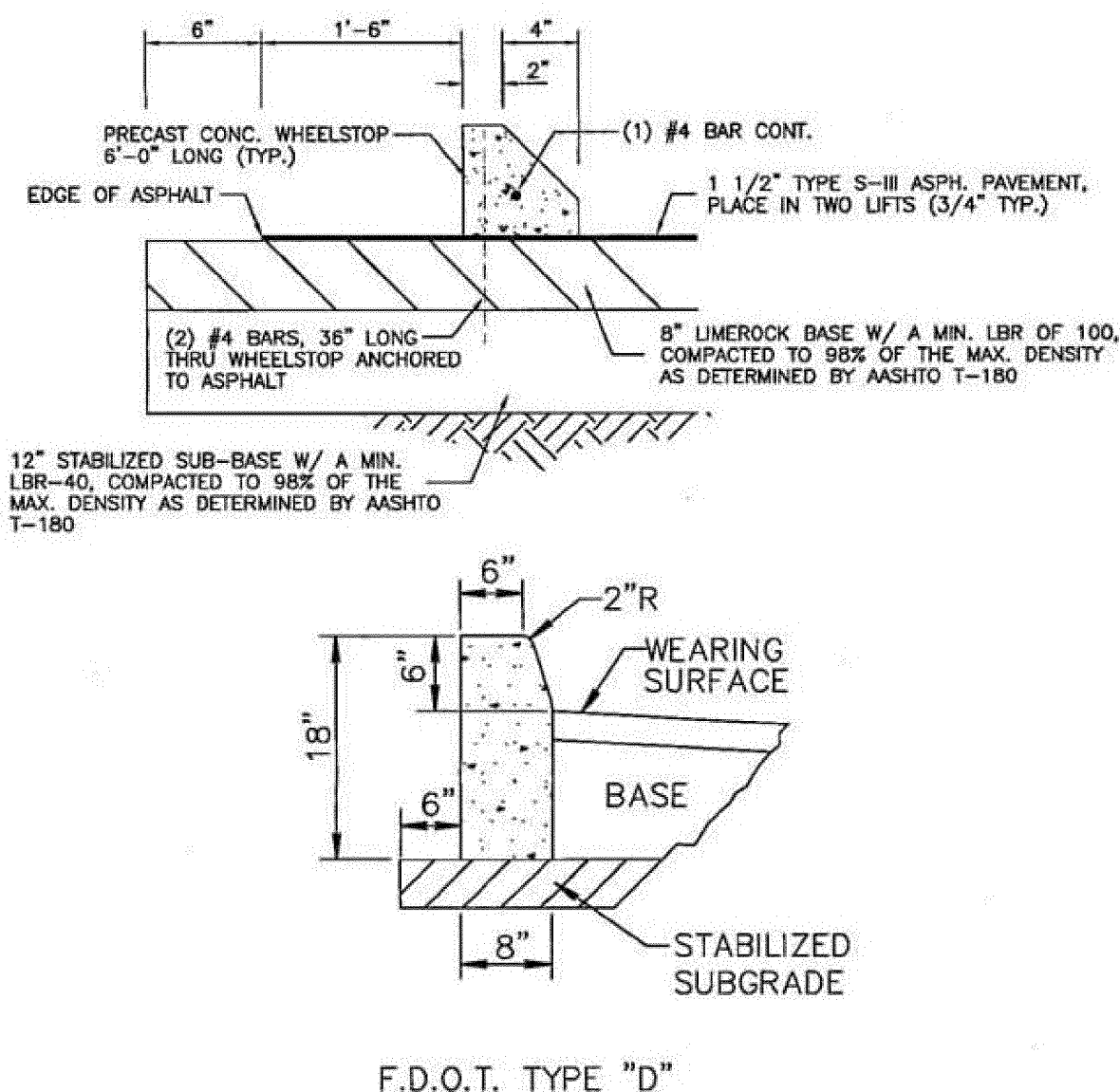


## FRAME/GRATE DETAIL

## CATCH BASIN DETAIL

## POLLUTION RETARDANT BAFFLE

## EXFILTRATION TRENCH DETAIL



### GENERAL SPECIFICATIONS

**SHEET BLADE:** ALCOA #86054.6063-T6 ALLOY ETCHED, DEGREASED WITH #1200 ALODINE FINISH WITH #2277 GREEN SCOTCHLITE BACKGROUND OR EQUAL DIMENSIONS - 6\"/>

**LETTER:** NAME - 4\"/>

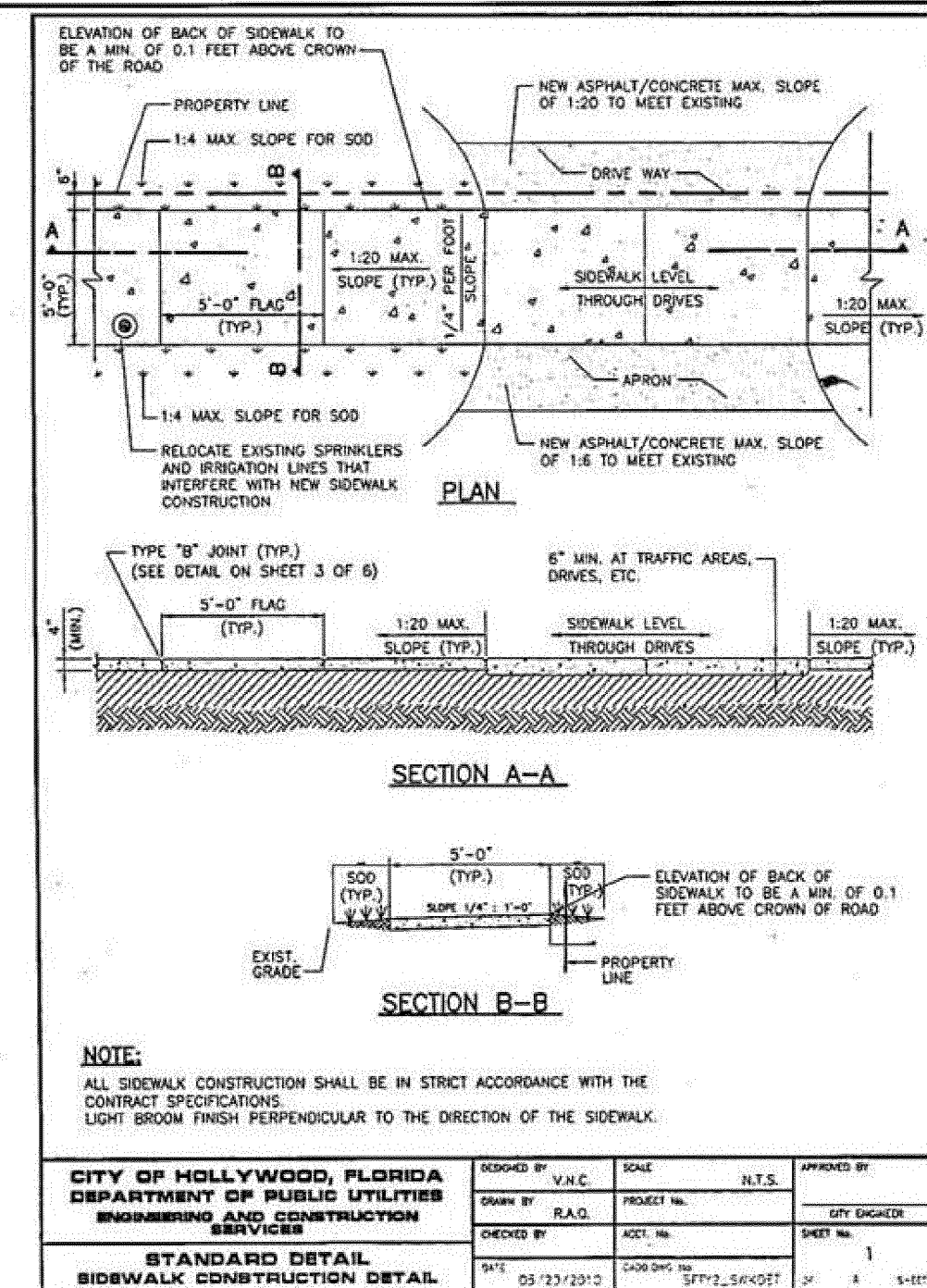
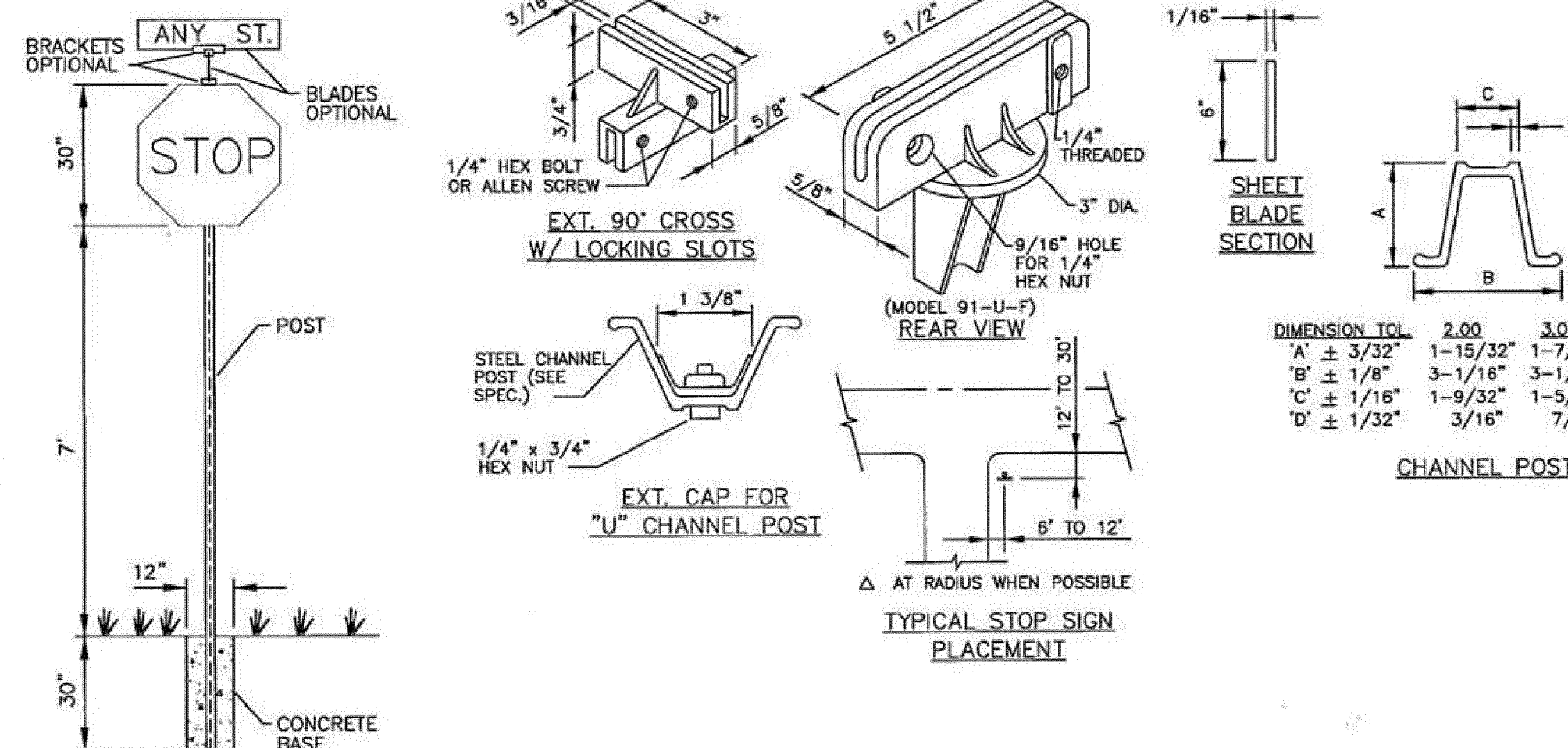
**BRACKETS:** SUPR-LOK PRUF.

**POST:** STEEL FLANGED CHANNEL POST WITH BAKED GREEN ALKYD FINISH PER A.S.T.M. - A - 123 WITHOUT ANCHOR PLATES. SEE DETAIL SHEET.

**CONCRETE BASE:** 2000# AS SHOWN.

**STOP SIGN:** R1-1 MUTCD - 30\"/>

**LOCATION:** ONE PER INTERSECTION AS INDICATED ON THE PLANS.



## "D" CURB - WHEELSTOP DETAIL

## SITE SIGNAGE DETAILS

CHARLES O. BUCKALEW, P.E.  
FLORIDA REG. NO. 24842

REVISIONS:

4/27/17

Charles O. Buckalew

Consulting Engineering Services, Inc.

801 South Ocean Drive, Suite 201

Hollywood, Florida 33019

C.O.A. Number: 6285

Tele.: (954) 558-1189 Fax.: (954) 929-8988

PROJECT:

TYLER STREET MIXED USE

1955 TYLER STREET, HOLLYWOOD, FLORIDA 33020

DRWG. TITLE:

CONSTRUCTION DETAILS

DATE:

AUG, 2016

SCALE:

1"=10'-0"

DWG. BY:

C.R.W.

CHK'D. BY:

C.O.B.

JOB NO.:

16-287

SHEET NO.

1

C-2



# WATER NOTES:

- NEW OR RELOCATED UNDERGROUND WATER MAINS INCLUDED IN THIS PROJECT THAT WILL CROSS ANY EXISTING OR PROPOSED GRAVITY OR VACUUM-TYPE SANITARY SEWER OR STORM SEWER WILL BE LAID SO THE OUTSIDE OF THE WATER MAIN IS AT LEAST SIX INCHES ABOVE THE OTHER PIPELINE OR AT LEAST 12 INCHES BELOW THE OTHER PIPELINE.
- NEW OR RELOCATED UNDERGROUND WATER MAINS INCLUDED IN THIS PROJECT THAT WILL CROSS ANY EXISTING OR PROPOSED PRESSURE-TYPE SANITARY SEWER, WASTEWATER OR STORM WATER FORCE MAIN, OR PIPELINE CONVEYING RECLAIMED WATER WILL BE LAID SO THE OUTSIDE OF THE WATER MAIN IS AT LEAST 12 INCHES ABOVE OR BELOW THE OTHER PIPELINE. [FAC 62-555.314(2); EXCEPTIONS ALLOWED UNDER FAC 62-555.314(5)].
- AT ALL UTILITY CROSSINGS DESCRIBED ABOVE, ONE FULL LENGTH OF WATER MAIN PIPE WILL BE CENTERED ABOVE OR BELOW THE OTHER PIPELINE SO THE WATER MAIN JOINTS WILL BE AS FAR AS POSSIBLE FROM THE OTHER PIPELINE, OR THE PIPES WILL BE ARRANGED SO THAT ALL WATER MAIN JOINTS ARE AT LEAST THREE FEET FROM ALL JOINTS IN VACUUM-TYPE SANITARY SEWERS, STORM SEWERS, STORM WATER FORCE MAINS, OR PIPELINES CONVEYING RECLAIMED WATER REGULATED UNDER PART III OF CHAPTER 62-610, F.A.C., AND AT LEAST SIX FEET FROM ALL JOINTS IN GRAVITY OR PRESSURE-TYPE SANITARY SEWERS, WASTEWATER FORCE MAINS, OR PIPELINES CONVEYING RECLAIMED WATER NOT REGULATED UNDER PART III OF CHAPTER 62-610, F.A.C. [FAC 62-555.314(2); EXCEPTIONS ALLOWED UNDER FAC 62-555.314(5)].
- NEW UNDERGROUND WATER MAINS INCLUDED IN THIS PROJECT TO BE DUCTILE IRON PIPE (D.I.P.) WHEN CROSSING BELOW SANITARY SEWER MAINS.
- POLYETHYLENE ENCASUREMENT MATERIAL SHALL BE USED TO ENCASE ALL BURIED DUCTILE IRON PIPE, FITTINGS, VALVES, RODS, AND APPURTENANCES IN ACCORDANCE WITH AWWA C105, METHOD A. THE POLYETHYLENE TUBING SHALL BE CUT TWO FEET LONGER THAN THE PIPE SECTION AND SHALL OVERLAP THE ENDS OF THE PIPE BY ONE FOOT. THE POLYETHYLENE TUBING SHALL BE GATHERED AND LAPPED TO PROVIDE A SNUG FIT AND SHALL BE SECURED AT QUARTER POINTS WITH POLYETHYLENE TAPE. EACH END OF THE POLYETHYLENE TUBING SHALL BE SECURED WITH A WRAP OF POLYETHYLENE TAPE.
- THE POLYETHYLENE TUBING SHALL PREVENT CONTACT BETWEEN THE PIPE AND BEDDING MATERIAL, BUT IS NOT INTENDED TO BE A COMPLETELY AIRTIGHT AND WATERTIGHT ENCLOSURE. DAMAGED POLYETHYLENE TUBING SHALL BE REPAIRED IN A WORKMANLIKE MANNER USING POLYETHYLENE TAPE, OR THE DAMAGED SECTION SHALL BE REPLACED. POLY WRAP WILL NOT BE PAID FOR AS A SEPARATE BID ITEM. IT SHALL BE CONSIDERED TO BE A PART OF THE PRICE BID FOR WATER MAINS.
- FIRE HYDRANT BARRELS SHALL BE ENCASED IN POLY WRAP UP TO THE GROUND SURFACE AND THE WEEP HOLES SHALL NOT BE COVERED BY THE POLY WRAP.
- GATE VALVES FOR USE WITH PIPE LESS THAN THREE INCHES (3") IN DIAMETER SHALL BE RATED FOR TWO HUNDRED (200) PSI WORKING PRESSURE, NON-SHOCK, BLOCK PATTER, SCREWED BONNET, NON-RISING STEM, BRASS BODY, AND SOLID WEDGE. THEY SHALL BE STANDARD THREADED FOR PVC PIPE AND HAVE A MALLEABLE IRON HANDWHEEL. GATE VALVES LESS THAN THREE INCHES (3") IN DIAMETER SHALL BE NIBCO-SCOTT T-113 LF WITH NO SUBSTITUTIONS ALLOWED. LARGE GATE VALVES OVER 3" THRU 16" IN DIAMETER, MUST BE RESILIENT SEAT AND BIDIRECTIONAL FLOW ONLY. MANUFACTURERS: MUELLER, AMERICAN DARLING, AVK, OR CITY APPROVED EQUAL. VALVES FOR SPECIAL APPLICATION WILL REQUIRE CITY UTILITY APPROVAL.

ISSUED: 03/01/1994	DEPARTMENT OF PUBLIC UTILITIES STANDARD DETAIL	REVISED: 06/08/2014
DRAWN: EAM	WATER SYSTEM NOTES	DRAWING NO. W-01
APPROVED: XXX		

# WATER NOTES CONTINUED:

- VALVE BOXES AND COVERS FOR ALL SIZE VALVES SHALL BE OF CAST IRON CONSTRUCTION AND ADJUSTABLE SCREW-ON TYPE. THE LID SHALL HAVE CAST IN THE METAL THE WORD "WATER" FOR THE WATER LINES. ALL VALVE BOXES SHALL BE SIX INCH (6") NOMINAL DIAMETER AND SHALL BE SUITABLE FOR DEPTHS OF THE PARTICULAR VALVE. THE STEM OF THE BURIED VALVE SHALL BE WITHIN TWENTY-FOUR INCHES (24") OF THE FINISHED GRADE UNLESS OTHERWISE APPROVED BY THE CITY. VALVE BOXES SHALL BE TYLER BRAND, NO SUBSTITUTES.
- FIRE HYDRANTS: PRESENTLY CITY OF HOLLYWOOD UTILITIES SPECIFICATIONS ALLOW ONLY MANUFACTURERS: MUELLER MODEL SUPER CENTURION 200 5/2" SIZE REFERENCE CATALOG NO. A-423 AND AMERICAN DARLING MODEL B-84-B 5/2" SIZE. ANY DEVIATION FROM REQUIRED SPECIFICATIONS WILL REQUIRE CITY OF HOLLYWOOD UTILITIES APPROVAL.
- ALL WATER MAIN INSTALLATIONS SHALL COMPLY WITH THE COLOR CODING REQUIREMENTS OF CHAPTER 62-555.320 F.A.C.
- ALL PVC PIPE SHALL CONFORM TO THE REQUIREMENTS OF ANSI/AWWA C900 LATEST REVISION AND CLASS DR 18. ALL DIP WATER MAINS SHALL BE DUCTILE IRON PRESSURE CLASS 350, WITH WALL THICKNESS COMPLYING WITH CLASS 52. ALL DUCTILE IRON PIPE SHALL CONFORM TO THE REQUIREMENTS OF ANSI/AWWA C151/A21.51-02 AND BE CEMENT LINED AND SEAL COATED PER ANSI/AWWA C104/A21.4-03.
- FITTINGS SHALL BE DUCTILE IRON, MEETING ANSI/AWWA C153/A21.53-00 SPECIFICATIONS, WITH 350 PSI MINIMUM WORKING PRESSURE. FITTINGS MUST BE CEMENT LINED AND SEAL COATED PER ANSI/AWWA C104/A21.4-03. ALL DUCTILE IRON PIPE AND FITTINGS MUST BE MANUFACTURED IN THE UNITED STATES OF AMERICA.
- ALL DUCTILE IRON PIPE TO BE MECHANICAL JOINTS, WRAPPED IN POLY. ADEQUATE PROTECTIVE MEASURES AGAINST CORROSION SHALL BE USED AS DETERMINED BY DESIGN.
- GATE VALVES 4" AND LARGER SHALL BE RESILIENT SEAT AND SHALL MEET ANSI/AWWA C-509-01 SPECIFICATIONS, LATEST REVISION. VALVES MUST BE MUELLER (O.A.E.). VALVE BOXES SHALL BE TYLER UNION, CONTROL/GATE VALVES 3" AND SMALLER SHALL BE NIBCO T-133 LF. NO SUBSTITUTIONS.
- PAVEMENT RESTORATION SHALL BE CARRIED OUT IN ACCORDANCE WITH THE REQUIREMENTS OF THE CITY.
- ALL TRENCHING, PIPE LAYING, BACKFILL, PRESSURE TESTING, AND DISINFECTING MUST COMPLY WITH THE CITY OF HOLLYWOOD SPECIFICATIONS.
- THE MINIMUM DEPTH OF COVER OVER WATER MAINS IS 30" (DIP) OR 36" (PVC).
- MINIMUM CLEARANCE BETWEEN STORM STRUCTURES AND WATER MAINS SHALL BE 2', AND MAXIMUM DEFLECTION PER EACH JOINT SHALL BE 50% OF MANUFACTURES RECOMMENDATION (MAXIMUM) WHERE DEFLECTION IS REQUIRED.
- TAPPING SLEEVES SHALL BE MUELLER H-615 (O.A.E.). TAPPING VALVES 4" AND LARGER SHALL BE RESILIENT WEDGE TYPE MEETING ANSI/AWWA C509-01. ALL TAPPING VALVES SHALL HAVE A CAST-IN ALIGNMENT RING AND BE CAPABLE OF ACCEPTING A FULL-SIZE CUTTER.
- CONTRACTOR SHALL BE RESPONSIBLE FOR IDENTIFYING CONFLICTS WITH WATER MAINS PLACED AT MINIMUM COVER. IN CASE OF CONFLICT, WATER MAIN SHALL BE LOWERED TO PASS UNDER CONFLICTS WITH 18" MINIMUM SEPARATION. NO ADDITIONAL PAYMENT SHALL BE DUE TO CONTRACTOR FOR LOWERING THE MAIN OR THE ADDITIONAL FITTINGS USED THEREON.

ISSUED: 03/01/1994	DEPARTMENT OF PUBLIC UTILITIES STANDARD DETAIL	REVISED: 06/08/2014
DRAWN: EAM	WATER NOTES	DRAWING NO. W-01.1
APPROVED: XXX		

# WATER NOTES CONTINUED:

- PIPE JOINT RESTRAINT SHALL BE PROVIDED BY THE USE OF DUCTILE IRON FOLLOWER GLANDS MANUFACTURED TO ASTM A 536-80. TWIST-OFF NUTS SHALL BE USED TO ENSURE PROPER ACTUATING OF THE RESTRAINING DEVICES. THE MECHANICAL JOINT RESTRAINING DEVICES SHALL HAVE A WORKING PRESSURE OF 250 PSI MINIMUM, WITH A MINIMUM SAFETY FACTOR OF 2:1, AND SHALL BE EBAA IRON INC., MEGALUG OR APPROVED EQUAL. JOINT RESTRAINTS SHALL BE PROVIDED AT A MINIMUM OF THREE JOINTS (60 FEET) FROM ANY FITTING.
- WHENEVER IT IS NECESSARY, IN THE INTEREST OF SAFETY, TO BRACE THE SIDES OF A TRENCH, THE CONTRACTOR SHALL FURNISH, PUT IN PLACE AND MAINTAIN SUCH SHEETING OR BRACING AS MAY BE NECESSARY TO SUPPORT THE SIDES OF THE EXCAVATION TO ENSURE PERSONNEL SAFETY, AND TO PREVENT MOVEMENT WHICH CAN IN ANY WAY DAMAGE THE WORK OR ENDANGER ADJACENT STRUCTURES. THE CONTRACTOR SHALL BE SOLELY RESPONSIBLE FOR THE SEQUENCE, METHODS AND MEANS OF CONSTRUCTION, AND FOR THE IMPLEMENTATION OF ALL OSHA AND OTHER SAFETY REQUIREMENTS.

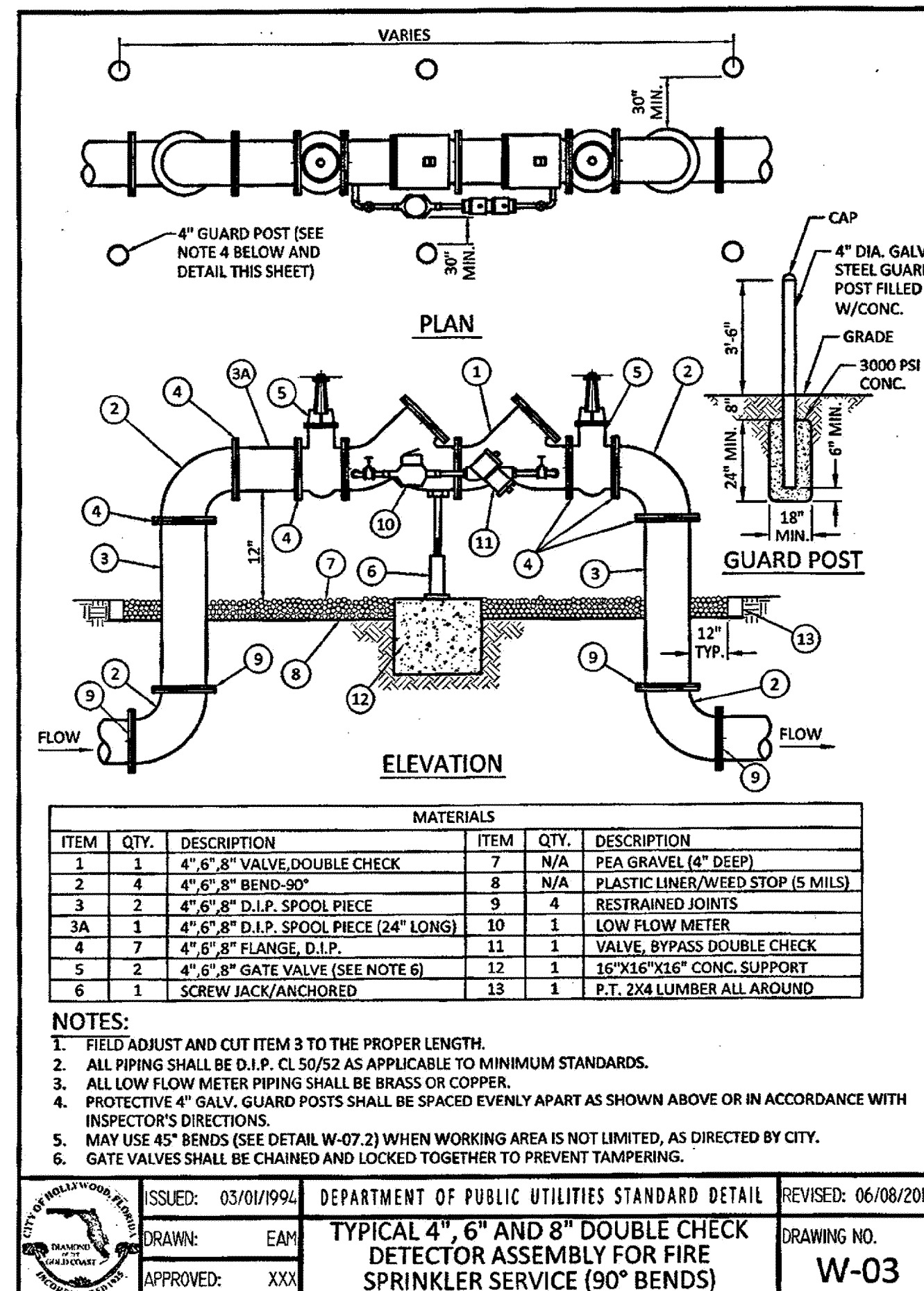
ISSUED: 03/01/1994	DEPARTMENT OF PUBLIC UTILITIES STANDARD DETAIL	REVISED: 06/08/2014
DRAWN: EAM	WATER NOTES	DRAWING NO. W-02
APPROVED: XXX		

# SITE DATA

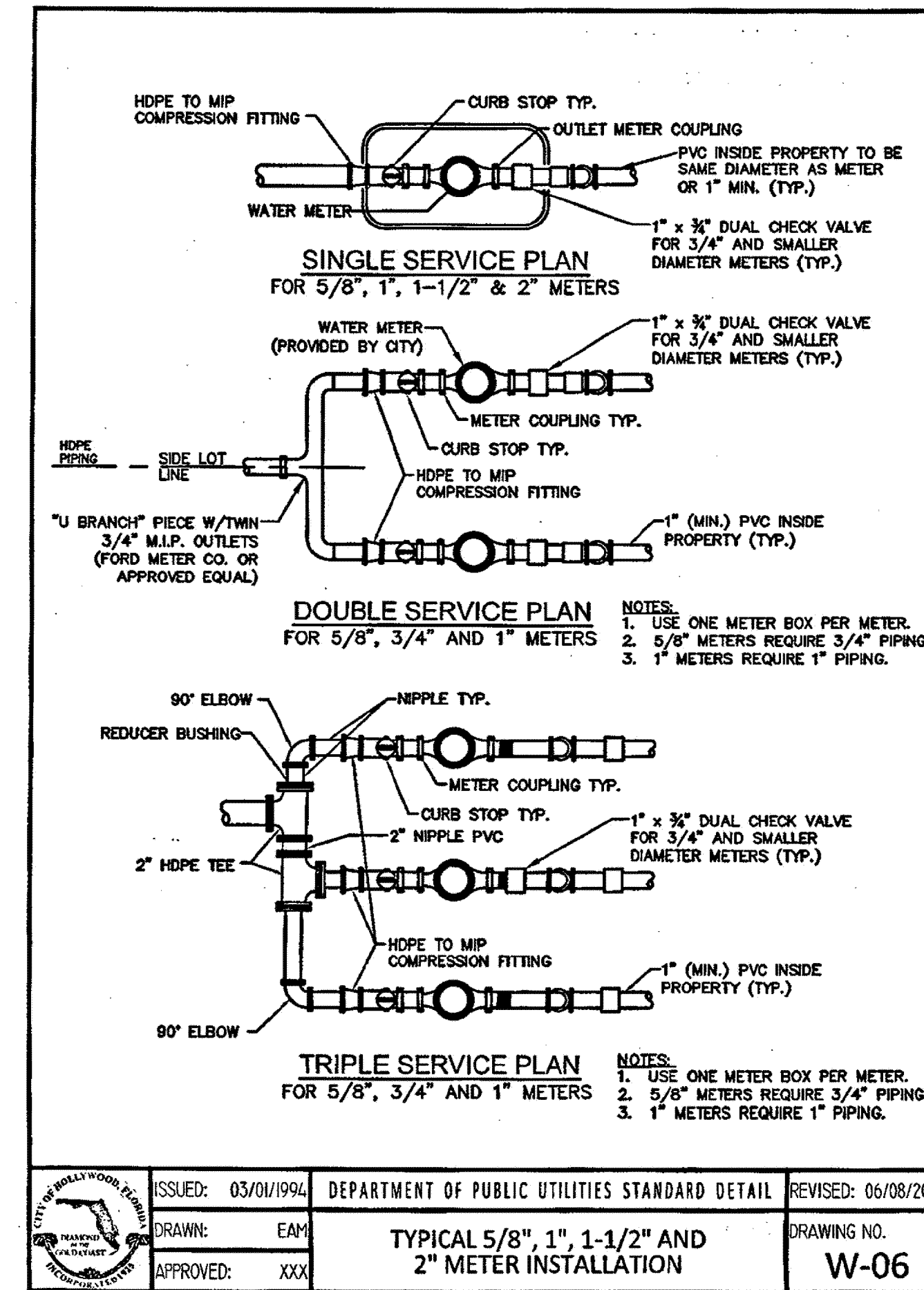
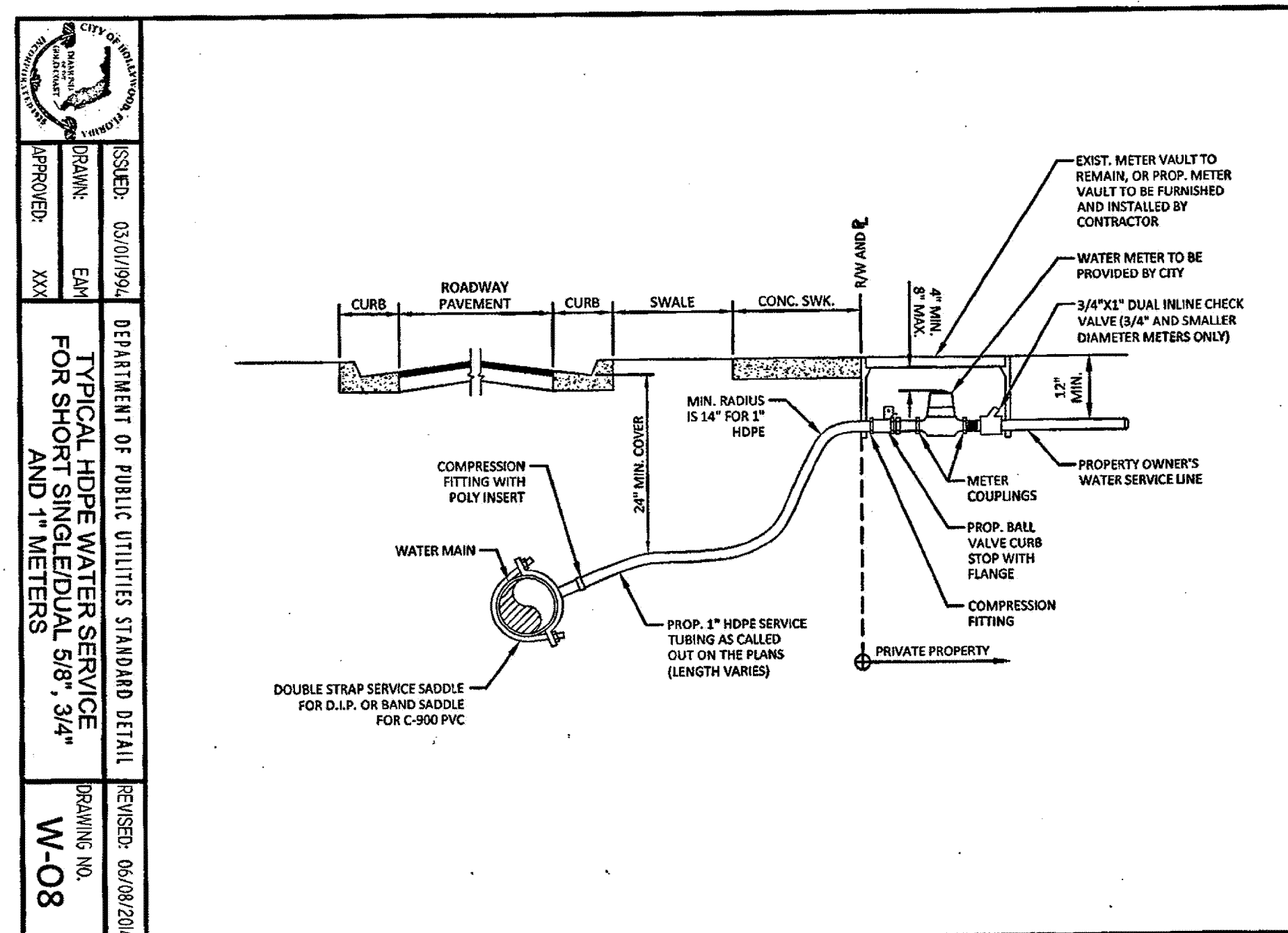
## WATER METER SERVICE NOTES:

- SUCCESSIVE TAPS INTO THE WATER MAIN SHALL BE SPACED NOT LESS THAN 18" ON CENTER.
- P.E. TUBING SHALL BE IN ACCORDANCE WITH THE LATEST EDITION OF AWWA STANDARD C901, "POLYETHYLENE (PE) PRESSURE PIPE AND TUBING, 1/2 IN. (13mm) THROUGH 3 IN. (76 mm), FOR WATER SERVICE".
- SERVICE PIPE SHALL BE THE SAME SIZE AS THE WATER METER EXCEPT THAT NO SERVICE PIPE SHALL BE SMALLER THAN 1" DIAMETER.
- SERVICE PIPE CROSSING UNDER THE ENTIRE WIDTH OF A ROADWAY PAVEMENT MUST BE 2" MINIMUM UNLESS OTHERWISE DIRECTED BY THE CITY.
- THE 3" CASING UNDER THE ROAD IS TO BE USED ONLY WHEN THE WATER MAIN RUNS WITHIN THE SWALE ON THE OPPOSITE SIDE OF THE ROAD FROM THE METER SERVICE. ALL CASING PIPE SHALL EXTEND A MINIMUM OF 2' BEYOND THE EDGE OF PAVED STREETS.
- APPROVED TYPE COPPER TUBING MAY BE USED AT THE CITY'S DISCRETION.
- FOR NEW METER INSTALLATIONS, ALL SADDLES, VALVES, PIPING, FITTINGS, CURB STOPS, METER VALVES, METER COUPLINGS, METER VAULTS AND COVERS SHALL BE FURNISHED AND INSTALLED BY THE CONTRACTOR.
- THE WATER METERS WILL BE PROVIDED BY THE CITY OF HOLLYWOOD AND INSTALLED BY THE CONTRACTOR.
- FOR METER RELOCATIONS, ALL SADDLES, VALVES, PIPING, FITTINGS, CURB STOPS, METER VALVES, METER COUPLINGS, METER VAULTS AND COVERS SHALL BE FURNISHED AND INSTALLED BY THE CONTRACTOR.
- THE EXISTING WATER METER TO BE RELOCATED AND INSTALLED BY CONTRACTOR.
- FOR EXISTING METERS ABUTTING THE RIGHT-OF-WAY THAT ARE BEING DISCONNECTED FROM EXISTING MAINS AND RECONNECTED TO NEW MAINS, THE CONTRACTOR SHALL:
  - CUT AND PLUG THE EXISTING SERVICE LINE AT THE MAIN AND AT THE METER, AND REMOVE THE EXISTING BALL VALVE CURB STOP.
  - FURNISH AND INSTALL SERVICE SADDLE, CORPORATION STOP OR SERVICE VALVE AND VALVE BOX, PIPING AND FITTINGS UP TO AND INCLUDING THE BALL VALVE CURB STOP.
- THE ELEVATION AT THE TOP OF THE METER BOX SHALL MATCH THE ELEVATION OF THE BACK OF SIDEWALK.
- AS PART OF THE SERVICE INSTALLATION, THE CONTRACTOR SHALL RESTORE THE RIGHT-OF-WAY TO MATCH EXISTING CONDITIONS, INCLUDING ROADWAY PAVEMENT, PAVEMENT MARKINGS AND R.P.M.s, CONCRETE CURBS, SIDEWALKS, RAMPS (INCLUDING DETECTABLE WARNING SURFACE), SODDING, AND ALL OTHER IMPROVEMENTS REMOVED OR DAMAGED DURING THE SERVICE INSTALLATION.
- FOR UNPAVED AREAS, THE MINIMUM GROUND COVER ACCEPTED BY THE CITY IS SODDING.

ISSUED: 03/01/1994	DEPARTMENT OF PUBLIC UTILITIES STANDARD DETAIL	REVISED: 06/08/2014
DRAWN: EAM	WATER METER SERVICE NOTES FOR 5/8" THROUGH 2" METERS	DRAWING NO. W-07
APPROVED: XXX		



ISSUED: 03/01/1994	DEPARTMENT OF PUBLIC UTILITIES STANDARD DETAIL	REVISED: 06/08/2014
DRAWN: EAM	TYPICAL 4", 6" AND 8" DOUBLE CHECK DETECTOR ASSEMBLY FOR FIRE SPRINKLER SERVICE (90° BENDS)	DRAWING NO. W-03
APPROVED: XXX		





REVISIONS :  
4/27/17

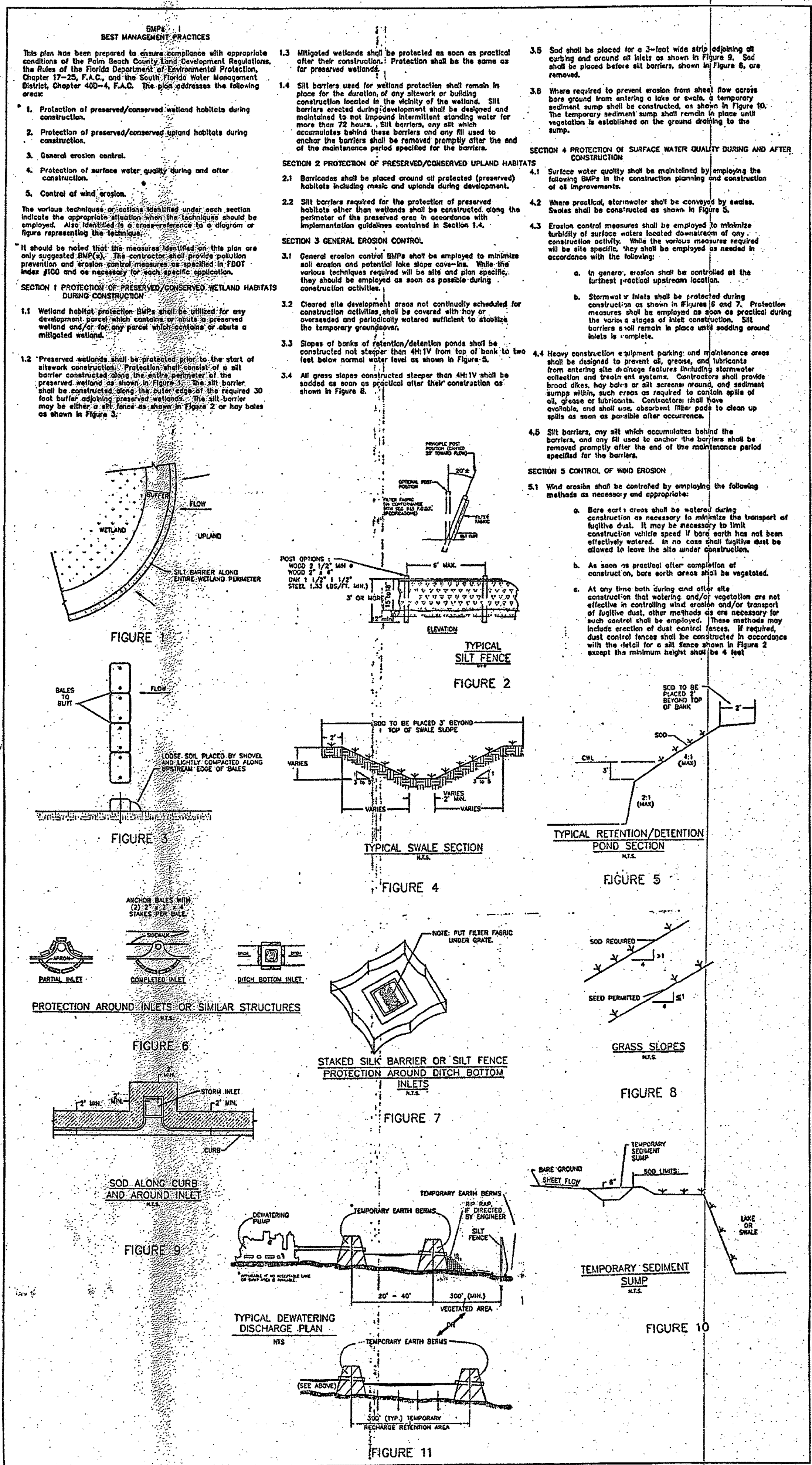
Charles O. Buckalew  
Consulting Engineering Services, Inc.  
801 South Ocean Drive, Suite 201  
Hollywood, Florida 33019  
C.O.A. Number: 6255  
Tele.: (954) 558-1189 Fax.: (954) 929-8988

PROJECT :  
TYLER STREET MIXED USE  
1955 TYLER STREET, HOLLYWOOD, FLORIDA 33020

DRWG. TITLE :  
CONSTRUCTION DETAILS

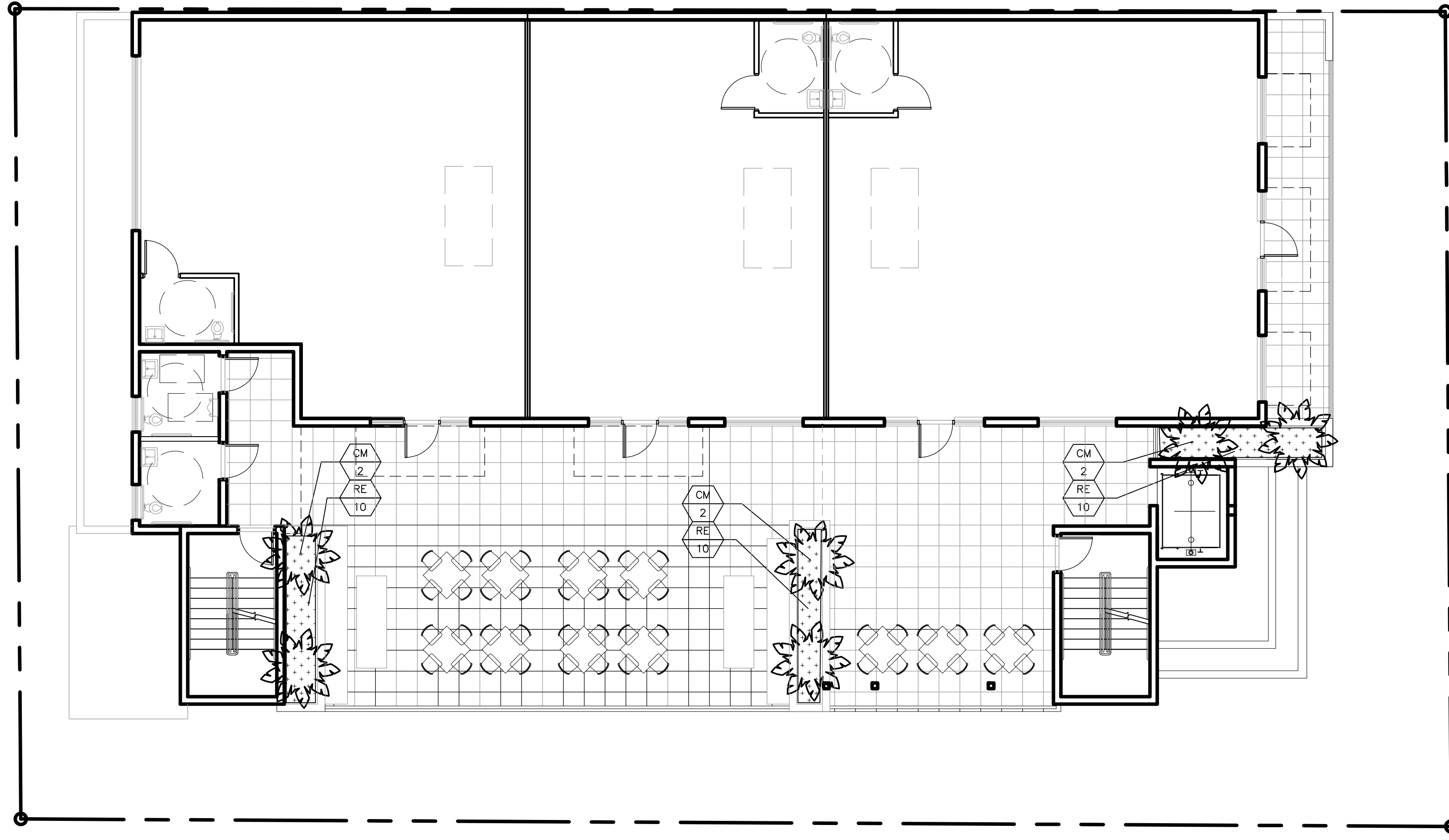
DATE: AUG, 2016  
SCALE: 1"=10'-0"  
DWG. BY: C.R.W.  
CHK'D. BY: C.O.B.  
JOB NO.: 16-287  
SHEET NO.

EC-1



1 EROSION CONTROL PLAN  
C3.3 SCALE: AS NOTED





PROPOSED PLANT LIST

TREES / PALMS				
Code	Drought	QTY.	Botanical Name / Common Name	Specifications
CM	V	6	Coccothrinax Miraguama / Miraguama Palm	B&B Field Grown, 6--8' OA

ACCENTS / SHRUBS / GROUND COVERS				
RE	V	30	Russelia equisetiformis / Firecracker Plant	18" OA, 24" OC

MISCELLANEOUS		
(N)		Florida Native Plant Species
L		Low Drought Tolerance
M		Moderate Drought Tolerance
V		Very Drought Tolerant

NOTES:  
GENERAL PLANTING REQUIREMENTS

All sizes shown for plant material on the plans are to be considered Minimum. All plant material must meet or exceed these minimum requirements for both height and spread. Any other requirements for specific shape or effect as noted on the plan(s) will also be required for final acceptance.

All plant material furnished by the landscape contractor shall be Florida #1 or better as established by "Grades and Standards for Florida Nursery Plants" and "Grades and Standards for Florida Nursery Trees". All material shall be installed as per CSI specifications.

All plant material as included herein shall be warranted by the landscape contractor for a minimum period as follows: All trees and palms for 12 months, all shrubs, vines, groundcovers and miscellaneous planting materials for 90 days, and all lawn areas for 60 days after final acceptance by the owner or owner's representative.

All plant material shall be planted in planting soil that is delivered to the site in a clean loose and friable condition. All soil shall have a well drained characteristic. Soil must be free of all rocks, sticks, and objectionable material including weeds and weed seeds as per CSI specifications.

Twelve inches (12") of planting soil 50/50 sand/topsoil mix is required around and beneath the root ball of all trees and palms, and 1 cubic yard per 50 bedding or groundcover plants.

All landscape areas shall be covered with Eucalyptus or sterilized seed free Melaleuca mulch to a minimum depth of three inches (3") of cover when settled. Cypress bark mulch shall not be used.

All plant material shall be thoroughly watered in at the time of planting; no dry planting permitted. All plant materials shall be planted such that the top of the plant ball is flush with the surrounding grade.

All landscape and lawn areas shall be irrigated by a fully automatic sprinkler system adjusted to provide 100% coverage of all landscape areas. All heads shall be adjusted to 50% overlap as per manufacturers specifications and performance standards utilizing a rust free water source. Each system shall be installed with a rain sensor.

Each lot shall supply, install, and maintain an individual irrigation system for that individual lot.

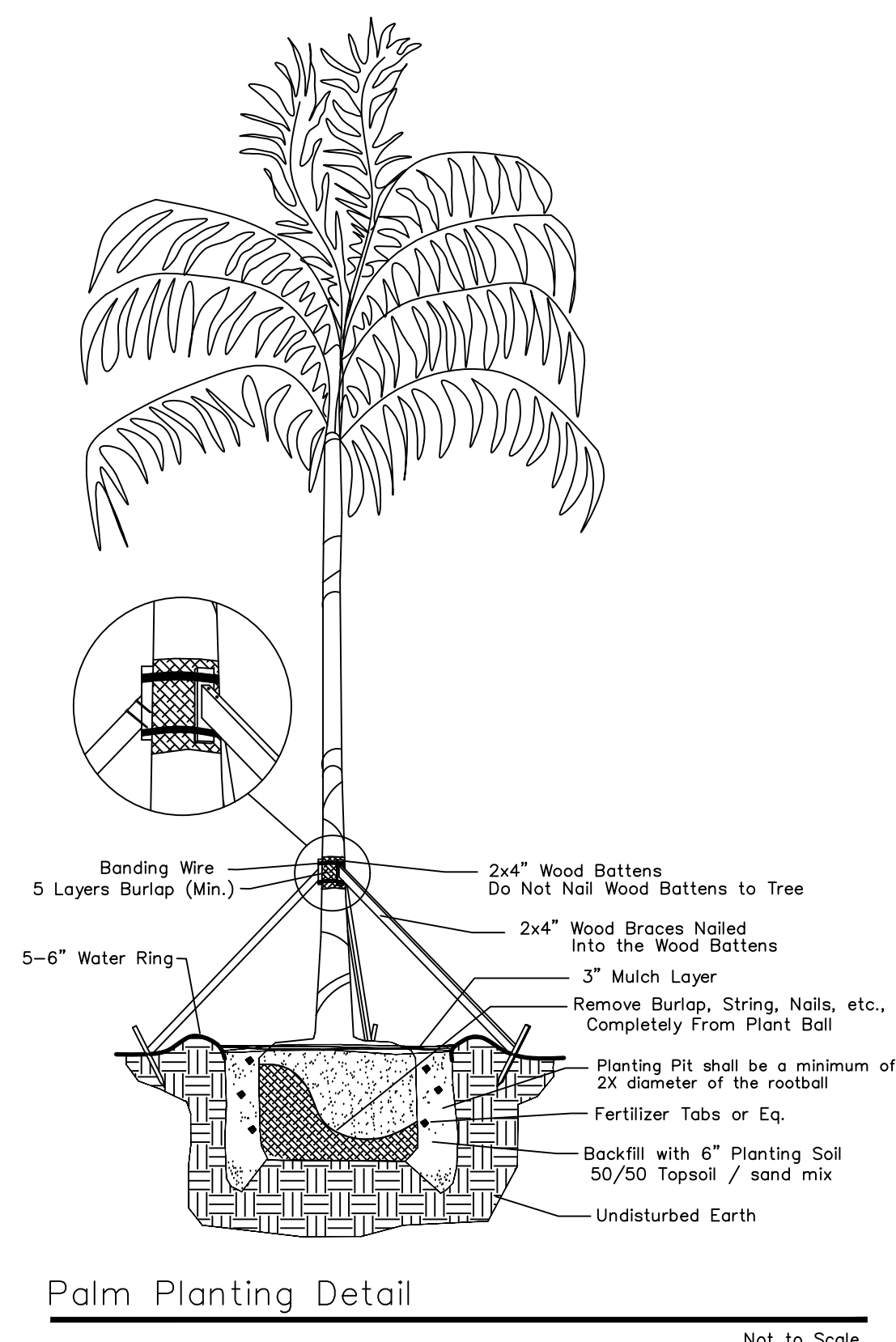
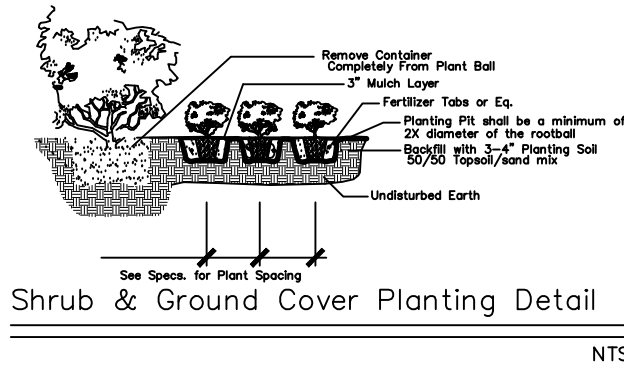
It is the sole responsibility of the landscape contractor to insure that all new plantings receive adequate water during the installation and during all plant warranty periods. Deep watering of all new trees and palms and any supplemental watering that may be required to augment natural rainfall and site irrigation is mandatory to insure proper plant development and shall be provided as a part of this contract.

All plant material shall be installed with fertilizer, which shall be State approved as a complete fertilizer containing the required minimum of trace elements in addition to N-P-K, of which 50% of the nitrogen shall be derived from an organic source as per CSI specifications.

Contractors are responsible for coordinating with the owners and appropriate public agencies to assist in locating and verifying all underground utilities prior to excavation.

All ideas, designs and plans indicated or represented by this drawing are owned by and are the exclusive property of Wayne K. Tanning,RLA.

The plan takes precedence over the plant list.



**TONNING & ASSOCIATES, INC.**  
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Coral Springs, Florida 33067  
Tel. 561-414-8265 Email: wtonning@tonningandassociates.com

DRWG. TITLE : LANDSCAPE PLAN THIRD FLOOR

PROJECT : TYLER STREET MIXED USE

CLIENT : 1955 TYLER STREET  
HOLLYWOOD, FLORIDA  
KALLER ARCHITECTS

SEAL

PROJECT NO. 17-127

DRAWN BY WKT

DESIGNED BY WKT

CHECKED BY WKT

DATE : 08-17-17

DWG. NO. LP-2

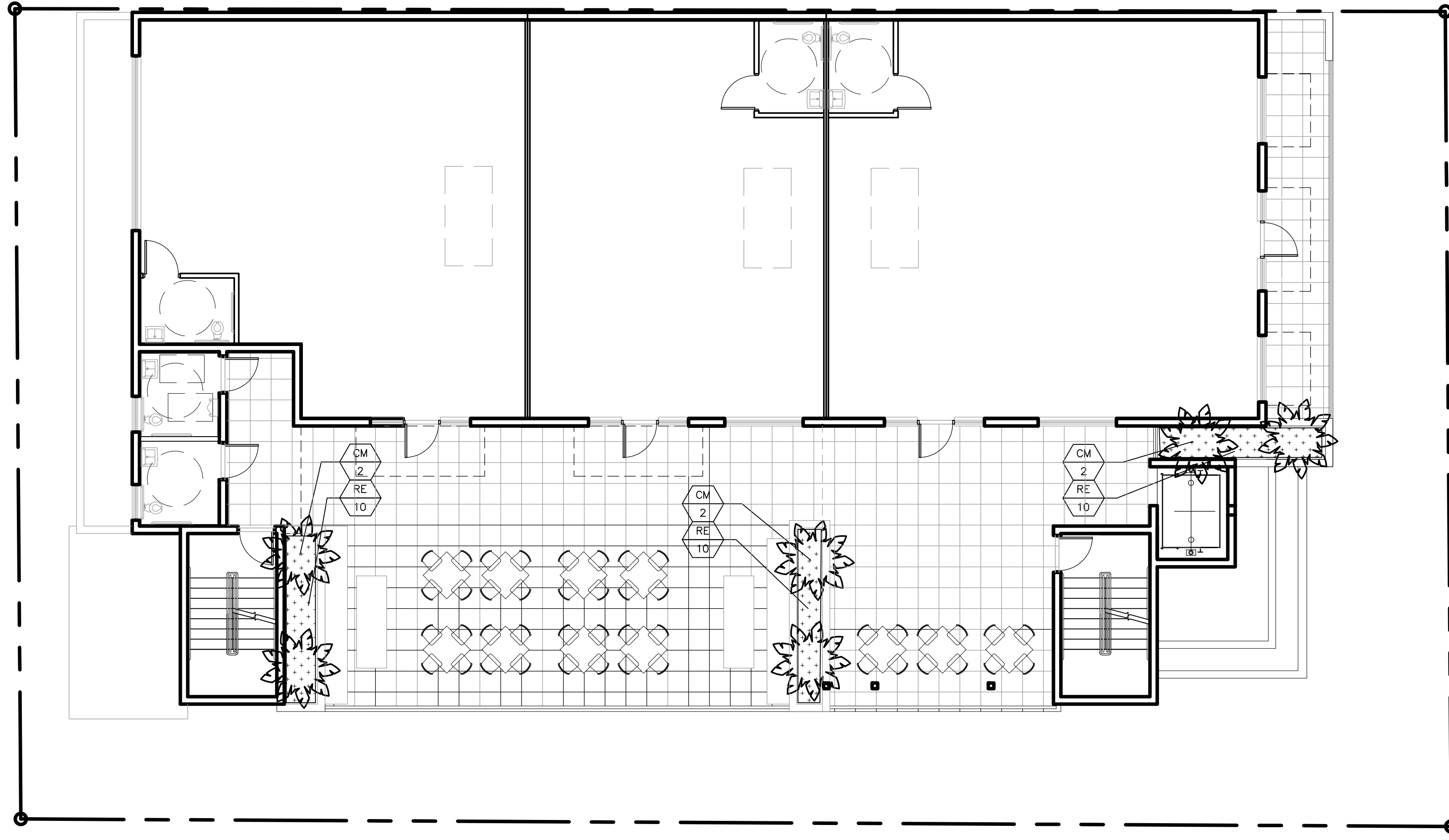
SHT. NO. 2 of 2

REVISIONS : 09-28-17

10-16-17

WAYNE K. TONNING, RLA  
RLA #6666709





PROPOSED PLANT LIST

TREES / PALMS				
Code	Drought	QTY.	Botanical Name / Common Name	Specifications
CM	V	6	Coccothrinax Miraguama / Miraguama Palm	B&B Field Grown, 6--8' OA
ACCENTS / SHRUBS / GROUND COVERS				
RE	V	30	Russelia equisetiformis / Firecracker Plant	18" OA, 24" OC
MISCELLANEOUS				
(N)			Florida Native Plant Species	
L			Low Drought Tolerance	
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NOTES:  
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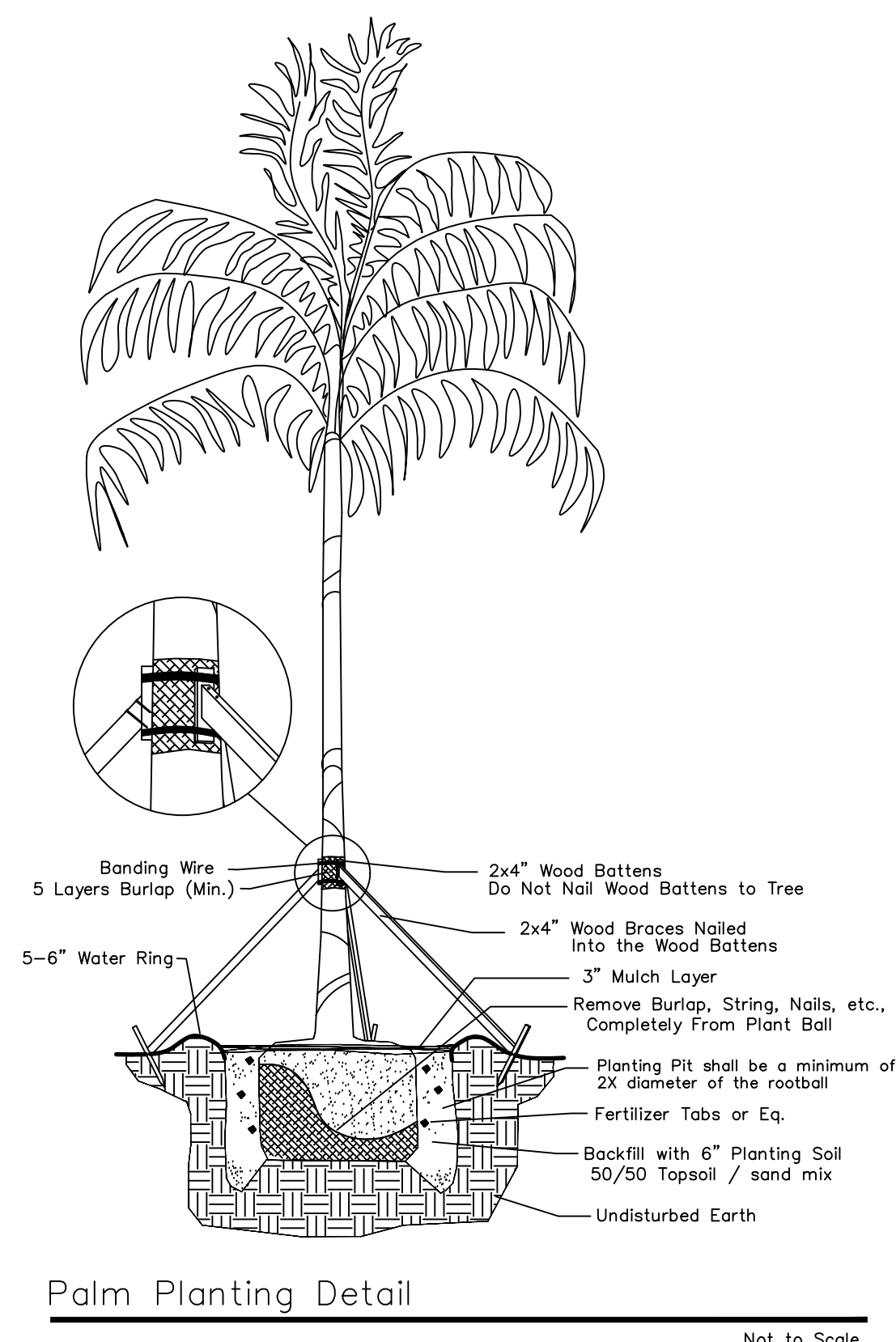
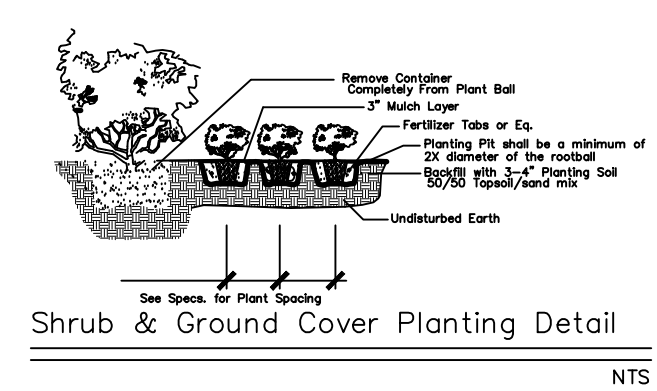
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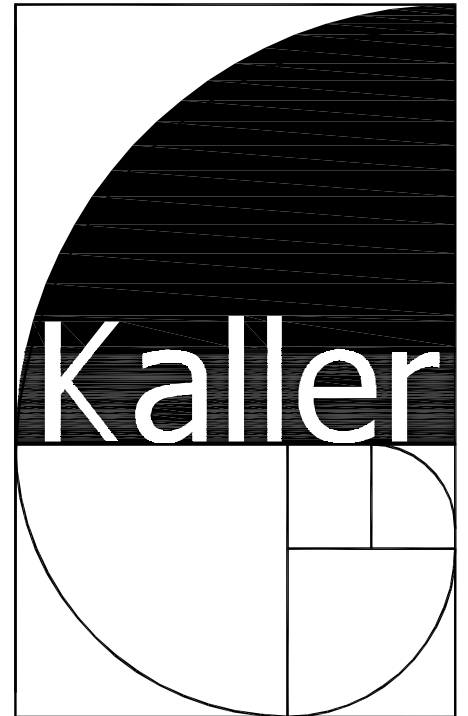


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Coral Springs, Florida 33067  
Tel. 561-414-8265 Email: wtonning@tonningandassociates.com

DRWG. TITLE : LANDSCAPE PLAN THIRD FLOOR  
PROJECT : TYLER STREET MIXED USE  
1955 TYLER STREET  
HOLLYWOOD, FLORIDA  
CLIENT : KALLER ARCHITECTS

SEAL  
PROJECT NO. 17-127  
DRAWN BY WKT  
DESIGNED BY WKT  
CHECKED BY WKT  
DATE : 08-17-17  
DWG. NO. LP-2  
SHT. NO. 2 of 2  
REVISIONS :  
09-28-17  
10-16-17

WAYNE K. TONNING, RLA  
RLA #6666709



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SEAL

JOSEPH B. KALLER  
FLORIDA R.A. # 0009239

PROJECT TITLE  
TYLER STREET MIXED USE  
1955 TYLER STREET AND  
209 N. 20TH AVE.  
HOLLYWOOD FL 33020

SHEET TITLE  
FIRST FLOOR PLAN  
P AND D

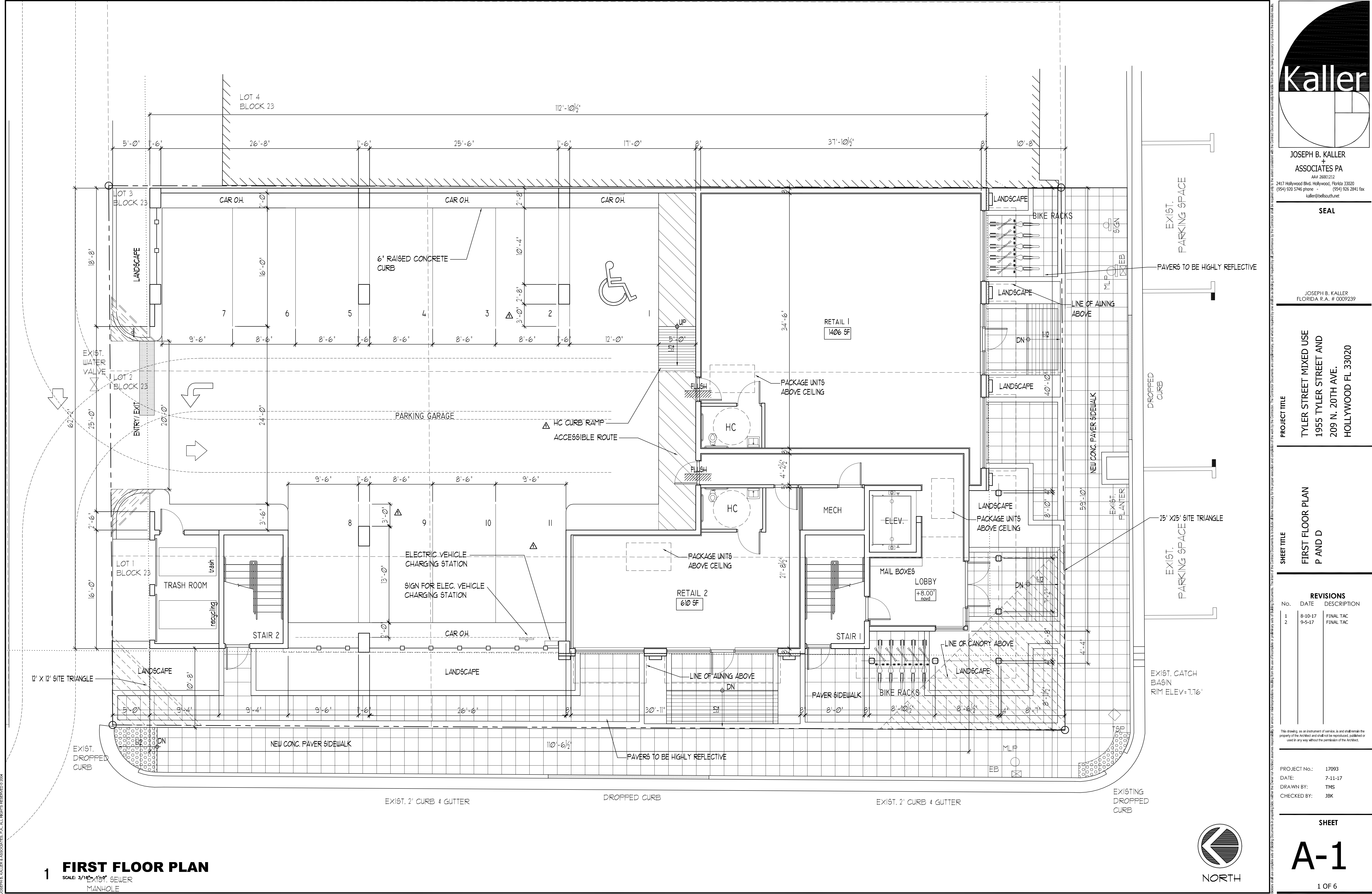
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2	9-5-17	FINAL TAC

PROJECT No.: 17093  
DATE: 7-11-17  
DRAWN BY: TMS  
CHECKED BY: JBK

SHEET

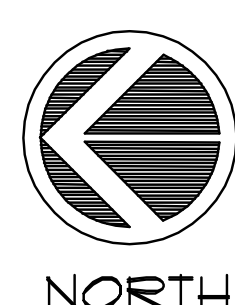
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1 OF 6



# 1 FIRST FLOOR PLAN

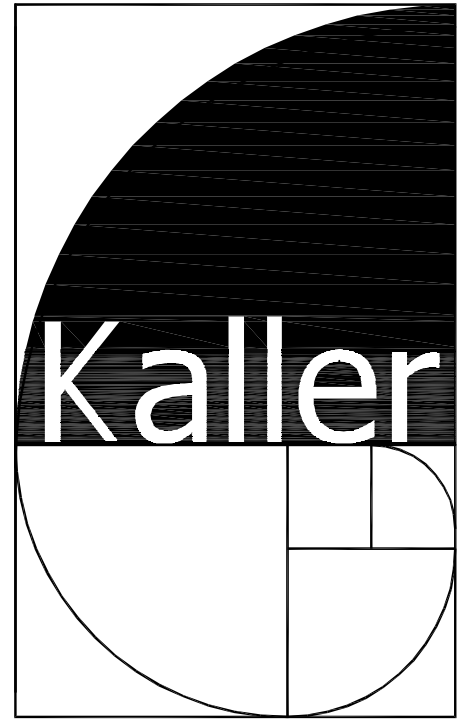
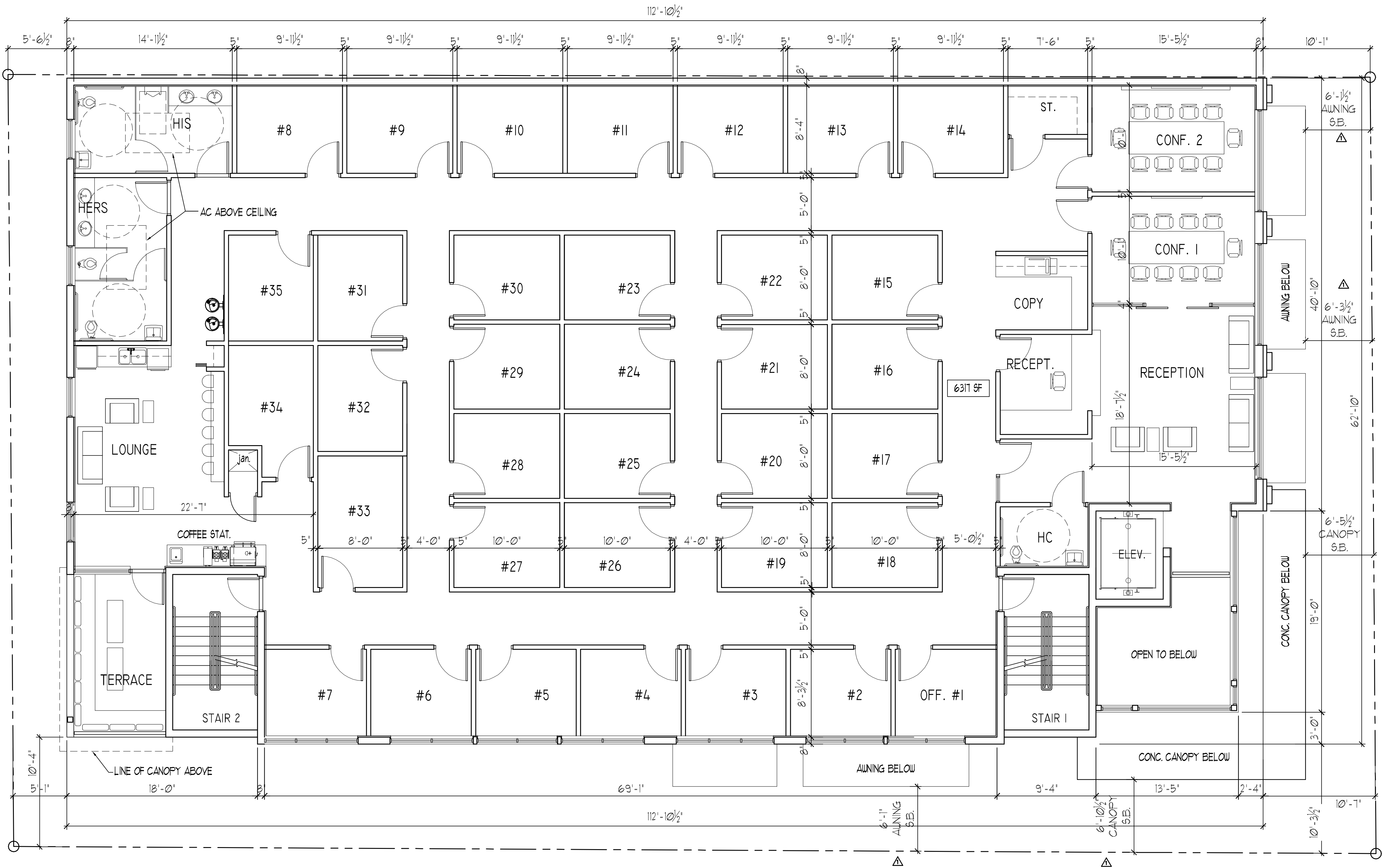
SCALE: 3/16" = 1'-0"  
15' SEWER  
MANHOLE





1 SECOND FLOOR PLAN

SCALE: 3/16"= 1'-0"



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PROJECT TITLE

TYLER STREET MIXED USE  
1955 TYLER STREET AND  
209 N. 20TH AVE.  
HOLLYWOOD FL 33020

SHEET TITLE

SECOND FLOOR PLAN  
P AND D

REVISIONS		
No.	DATE	DESCRIPTION
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2	9-5-17	FINAL TAC

PROJECT No.: 17093  
DATE: 7-11-17  
DRAWN BY: TMS  
CHECKED BY: JBK

SHEET

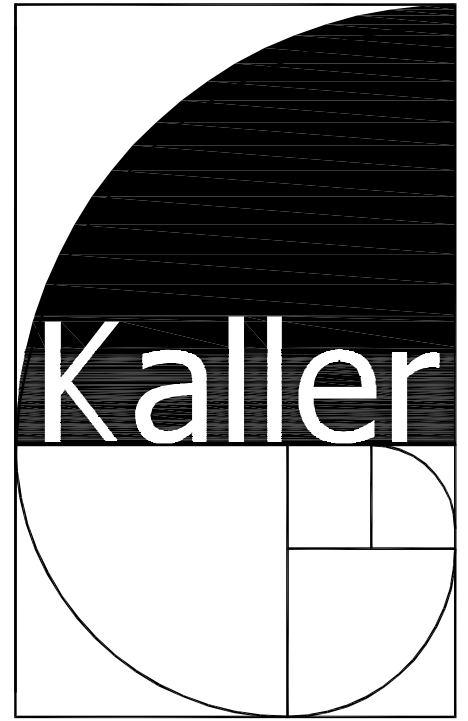
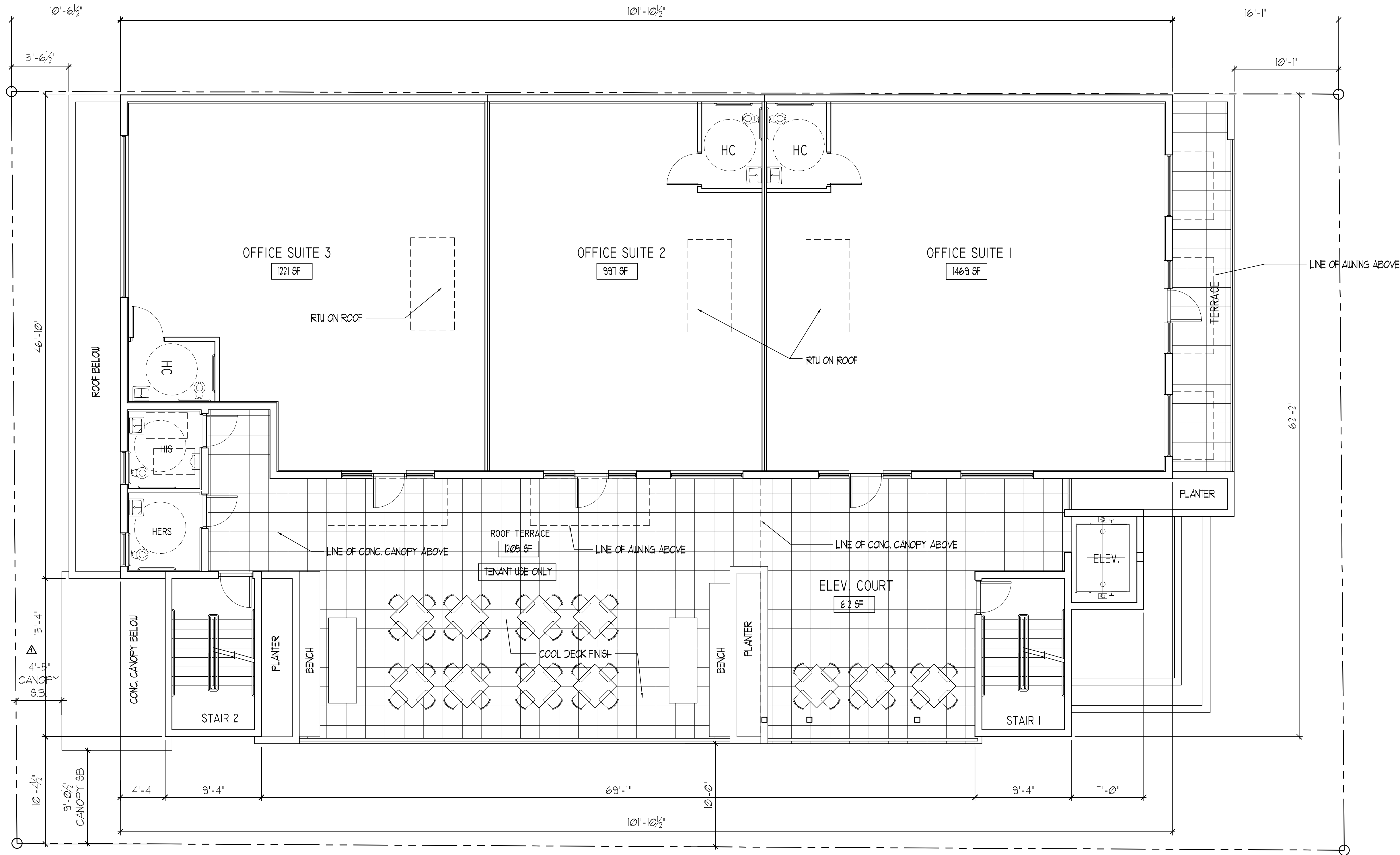
A-2

2 OF 6



1 THIRD FLOOR PLAN

SCALE: 3/16"= 1'-0"



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PROJECT TITLE

TYLER STREET MIXED USE  
1955 TYLER STREET AND  
209 N. 20TH AVE.  
HOLLYWOOD FL 33020

SHEET TITLE

THIRD FLOOR PLAN  
P AND D

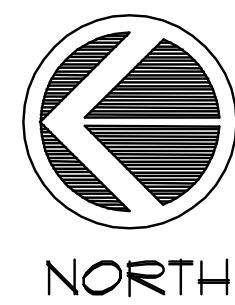
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PROJECT No.: 17093  
DATE: 7-11-17  
DRAWN BY: TMS  
CHECKED BY: JBK

SHEET

A-3

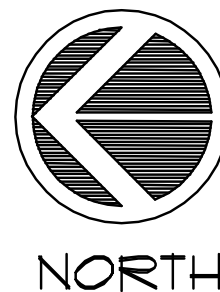
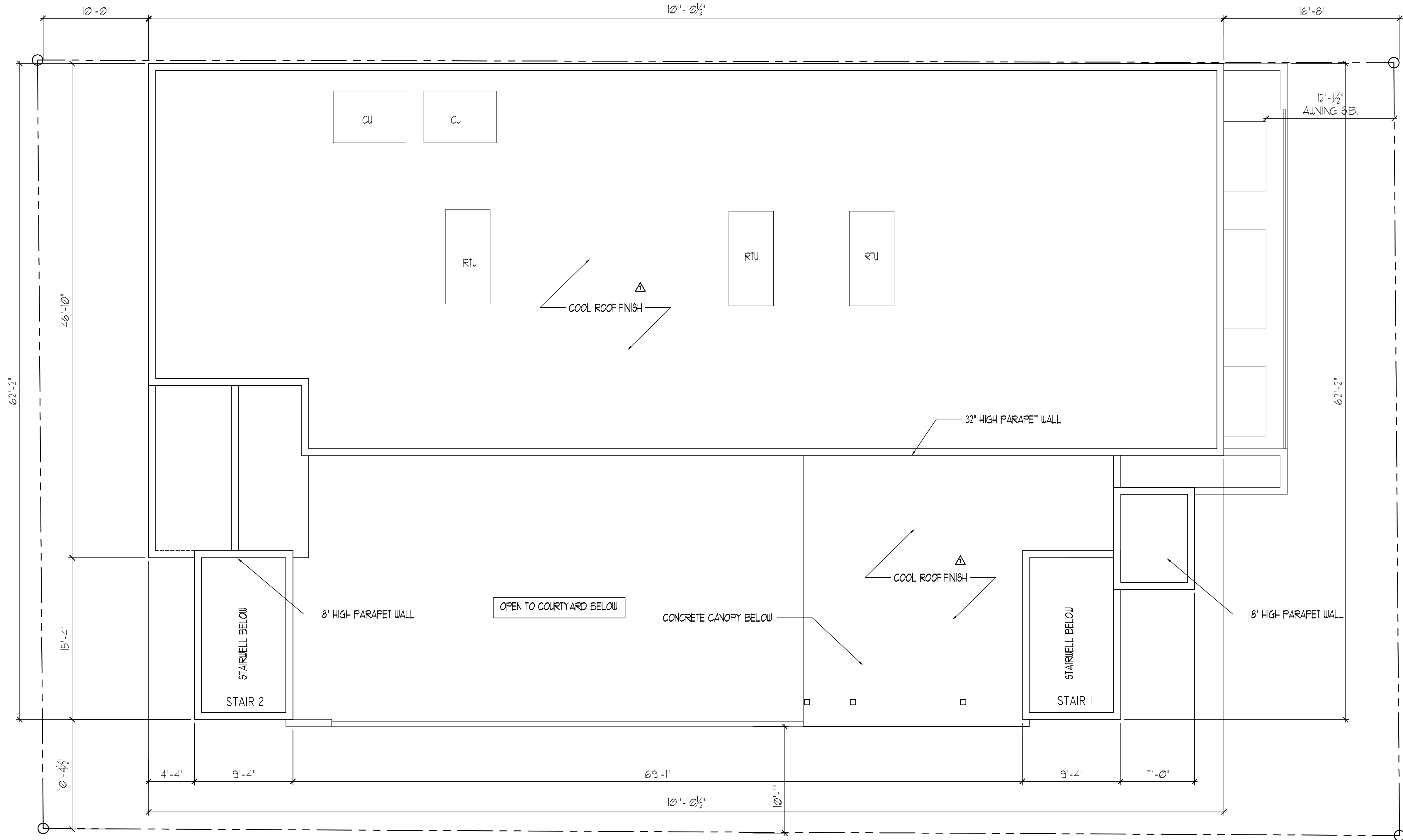
3 OF 6





## 1 ROOF PLAN

SCALE: 3/16" = 1'-0"

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## PROJECT TITLE

TYLER STREET MIXED USE  
1955 TYLER STREET AND  
209 N. 20TH AVE.  
HOLLYWOOD FL 33020

## SHEET TITLE

ROOF PLAN  
P AND D

## REVISIONS

No.	DATE	DESCRIPTION
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2	9-5-17	FINAL TAC

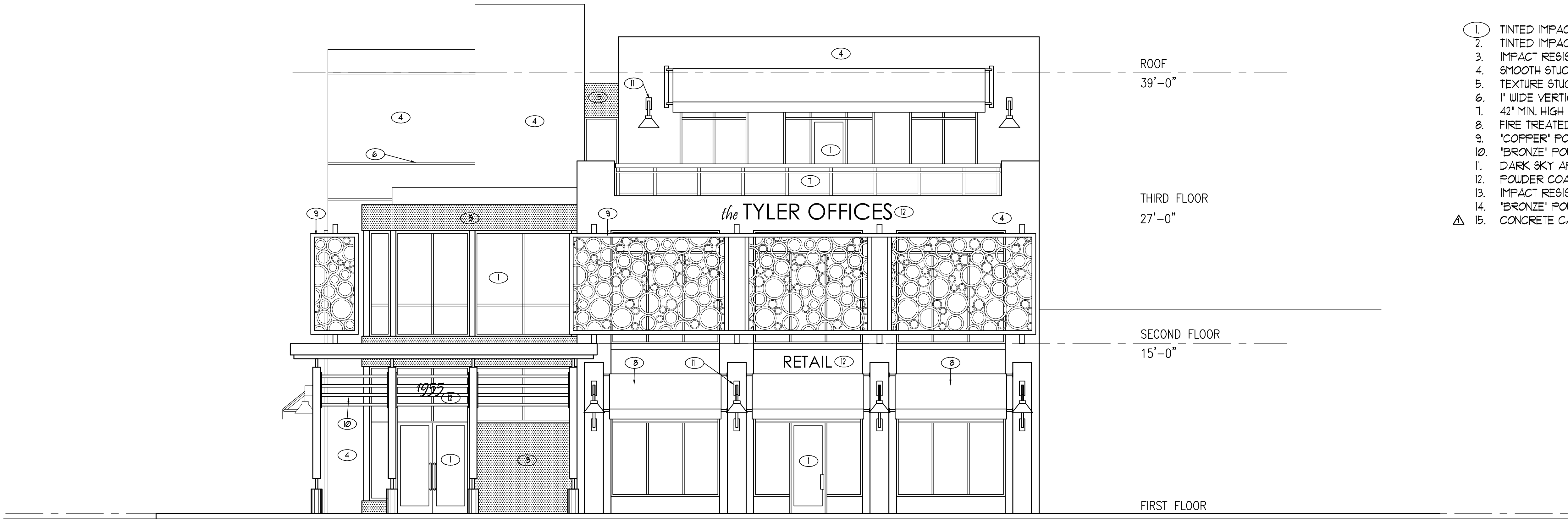
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PROJECT No.: 17093  
DATE: 7-11-17  
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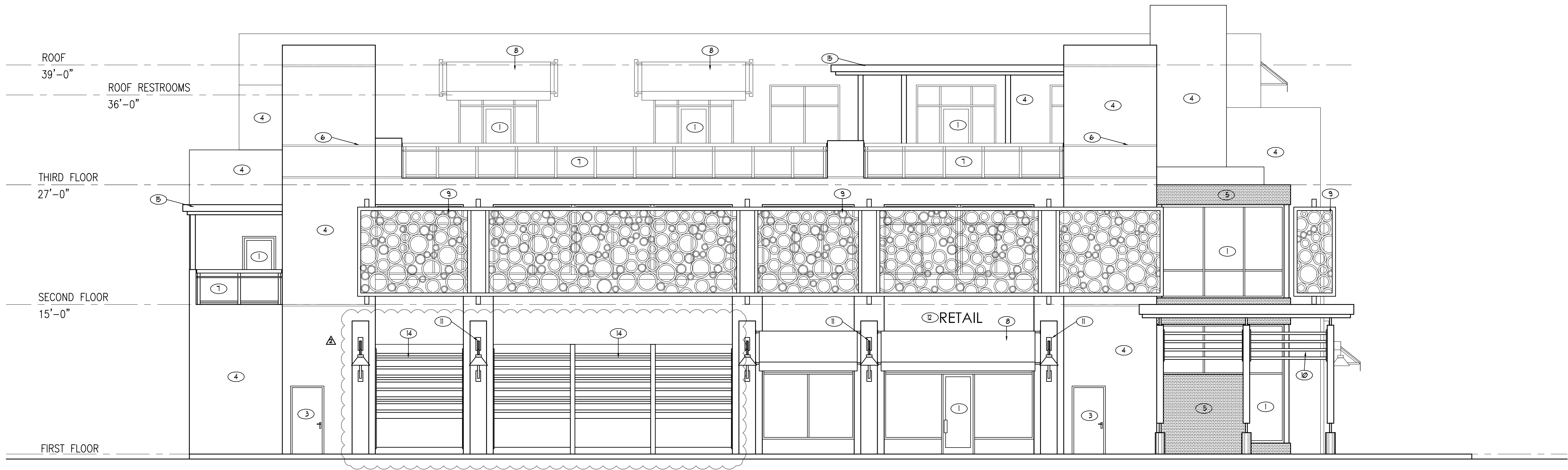
## SHEET

A-4





SOUTH ELEVATION

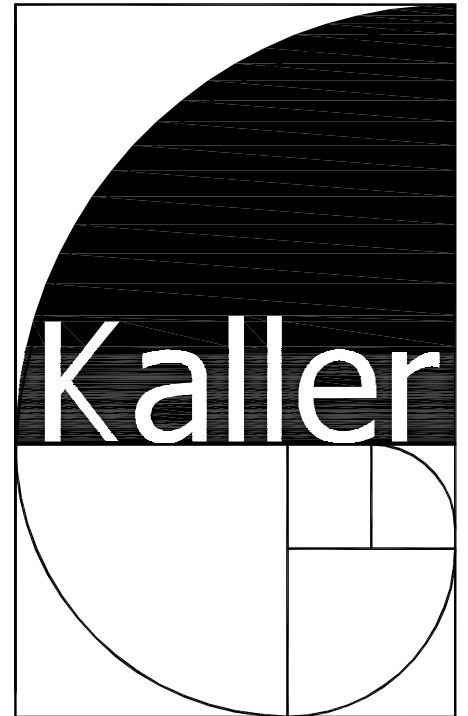


WEST ELEVATION

1 ELEVATIONS

SCALE: 3/16"= 1'-0"

1. TINTED IMPACT RESISTANT STOREFRONT
2. TINTED IMPACT RESISTANT WINDOWS
3. IMPACT RESISTANT PAINTED HOLLOW METAL DOORS
4. SMOOTH STUCCO WALL FINISH
5. TEXTURE STUCCO WALL FINISH
6. 1" WIDE VERTICAL / HORIZONTAL STUCCO SCORING
7. 42" MIN. HIGH POWDER COATED ALUMINUM GUARD RAILING
8. FIRE TREATED CANVAS AWNING
9. 'COPPER' POWDER COATED ALUMINUM LAZER CUT METAL SCREEN
10. 'BRONZE' POWDER COATED DECORATIVE HORIZONTAL ALUMINUM TUBE
11. DARK SKY APPROVED EXTERIOR WALL SCONCE
12. POWDER COATED ALUMINUM REVERSE CHANNEL LETTER BACK LIT SIGN
13. IMPACT RESISTANT PAINTED METAL ROLL UP DOORS
14. 'BRONZE' POWDER COATED ALUMINUM HORIZONTAL PICKET SCREEN
15. CONCRETE CANOPY



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PROJECT TITLE  
TYLER STREET MIXED USE  
1955 TYLER STREET  
HOLLYWOOD FL 33020

SHEET TITLE  
ELEVATIONS  
FINAL TAC

REVISIONS		
No.	DATE	DESCRIPTION
1	8-10-17	PRELIM TAC
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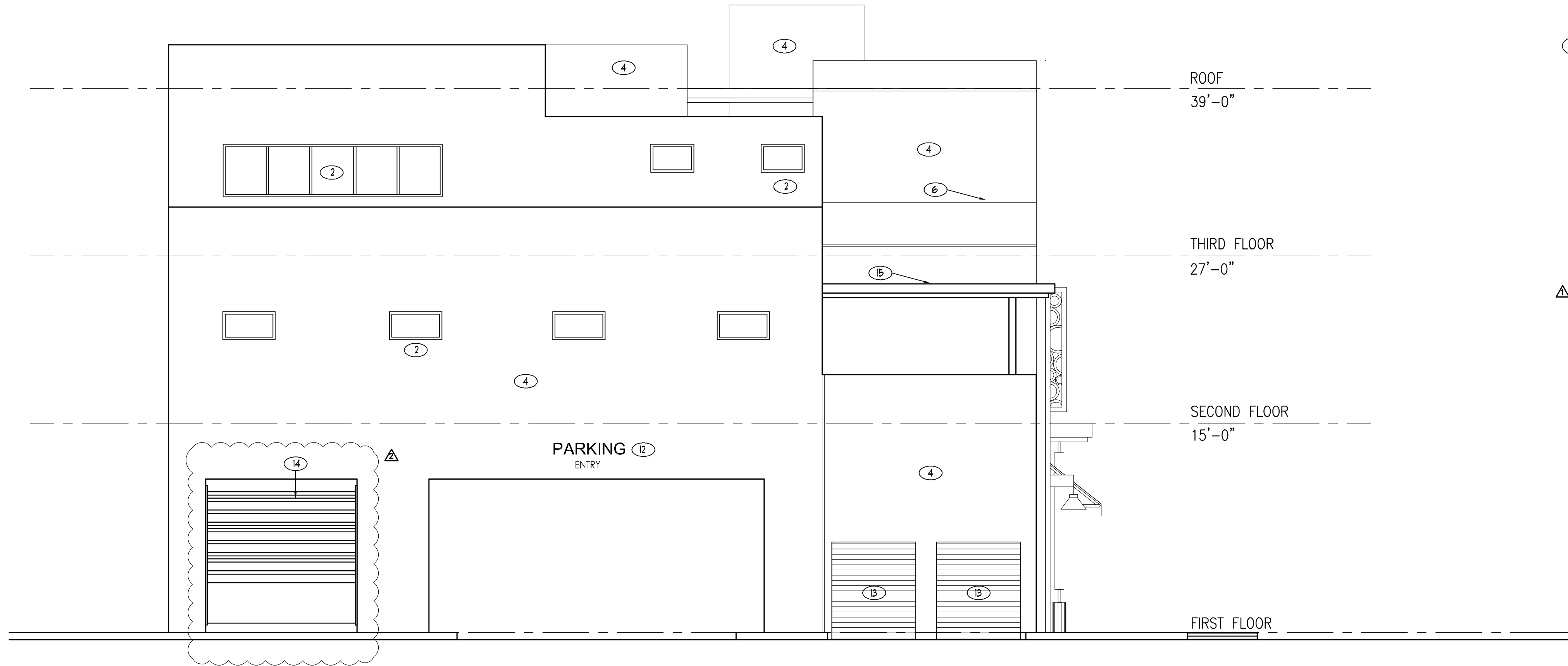
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DATE: 7-11-17  
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CHECKED BY: JBK

SHEET

A-5

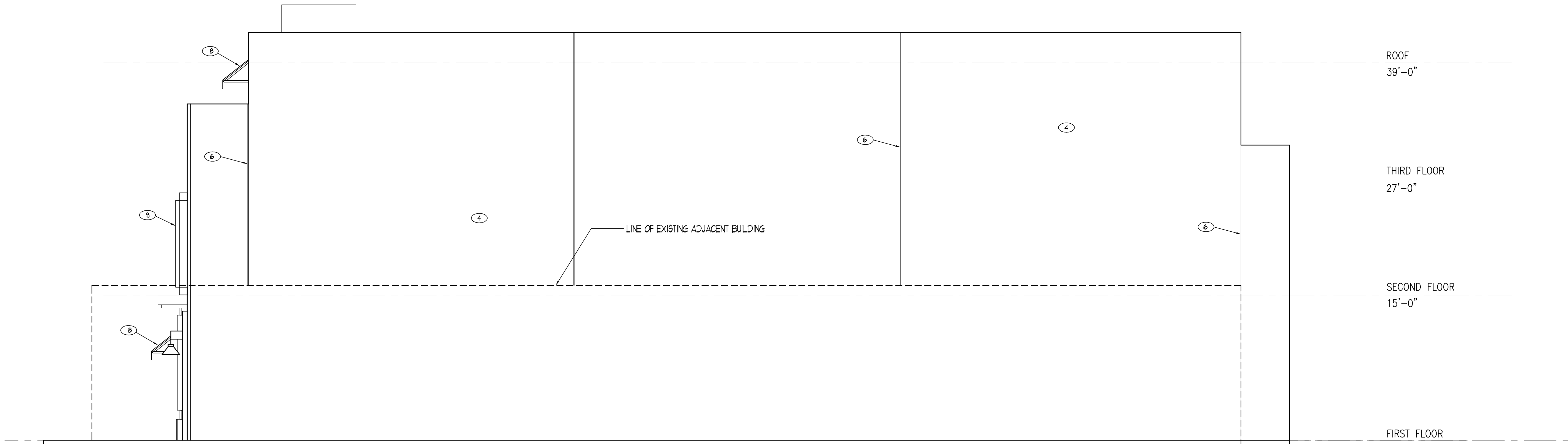
5 OF 6





NORTH ELEVATION

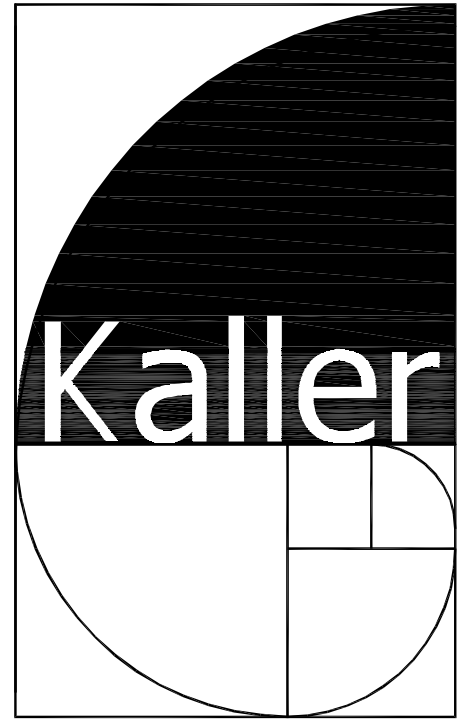
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- 3. IMPACT RESISTANT PAINTED HOLLOW METAL DOORS
- 4. SMOOTH STUCCO WALL FINISH
- 5. TEXTURE STUCCO WALL FINISH
- 6. 1" WIDE VERTICAL/ HORIZONTAL STUCCO SCORING
- 7. 42" MIN. HIGH POWDER COATED ALUMINUM GUARD RAILING
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- 9. 'COPPER' POWDER COATED ALUMINUM LAZER CUT METAL SCREEN
- 10. 'BRONZE' POWDER COATED DECORATIVE HORIZONTAL ALUMINUM TUBE
- 11. DARK GKY APPROVED EXTERIOR WALL SCONCE
- 12. POWDER COATED ALUMINUM REVERSE CHANNEL LETTER BACK LIT SIGN
- 13. IMPACT RESISTANT PAINTED METAL ROLL UP DOORS
- 14. 'BRONZE' POWDER COATED ALUMINUM HORIZONTAL PICKET SCREEN
- 15. CONCRETE CANOPY



EAST ELEVATION

1 ELEVATIONS

SCALE: 3/16"= 1'-0"



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SEAL

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PROJECT TITLE

TYLER STREET MIXED USE  
1955 TYLER STREET AND  
HOLLYWOOD FL 33020  
209 N. 20TH AVE.

SHEET TITLE

ELEVATIONS  
FINAL TAC

REVISIONS		
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2	9-5-17	FINAL TAC

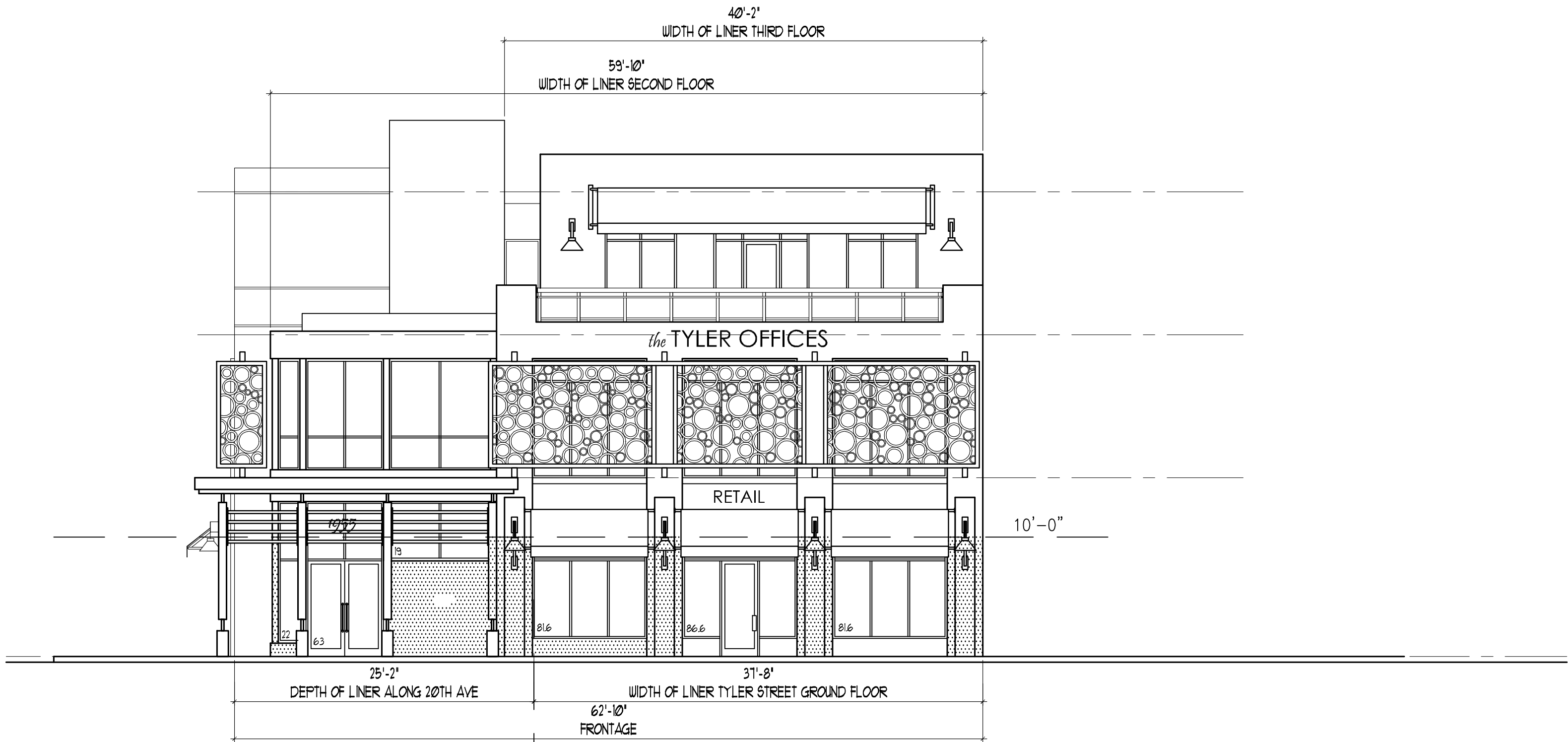
This drawing, as an instrument of service, is and shall remain the property of the Architect and shall not be reproduced, published or used in any way without the permission of the Architect.

PROJECT No.: 17093  
DATE: 7-11-17  
DRAWN BY: TMS  
CHECKED BY: JBK

SHEET

A-6





ACTIVE LINERS

GROUND FLOOR

BUILDING FRONTAGE = 62'-10"

ACTIVE LINER REQUIRED AT 45' DEPTH = 31'-8" (60%)

ACTIVE LINER PROVIDED AT 45' DEPTH = 31'-8" (60%)

SECOND FLOOR

BUILDING FRONTAGE = 62'-10"

ACTIVE LINER REQUIRED AT 40' DEPTH = 25'-2" (40%)

ACTIVE LINER PROVIDED AT 40' DEPTH = 59'-10" (95%)

THIRD FLOOR

BUILDING FRONTAGE = 62'-10"

ACTIVE LINER REQUIRED AT 40' DEPTH = 25'-2" (40%)

ACTIVE LINER PROVIDED AT 40' DEPTH = 40'-2" (63%)

ACTIVE LINER TRANSPARENCY

COMMERCIAL ACTIVE LINER AREA = 6505 SF.

TRANSPARENCY REQUIRED = 32525 SF. (50%)

TRANSPARENCY PROVIDED = 3538 SF. (54.4%)

SOUTH ELEVATION



ACTIVE LINERS

BUILDING FRONTAGE = 113'-6"

ACTIVE LINER REQUIRED = 45'-4" (40%)

ACTIVE LINER PROVIDED AT 45' DEPTH = 26'-10" (23.7%)

ACTIVE LINER PROVIDED AT 45' DEPTH = 18'-6" (16.3%)

45'-4" (40.0%)

ACTIVE LINER TRANSPARENCY

COMMERCIAL ACTIVE LINER AREA = 483 SF.

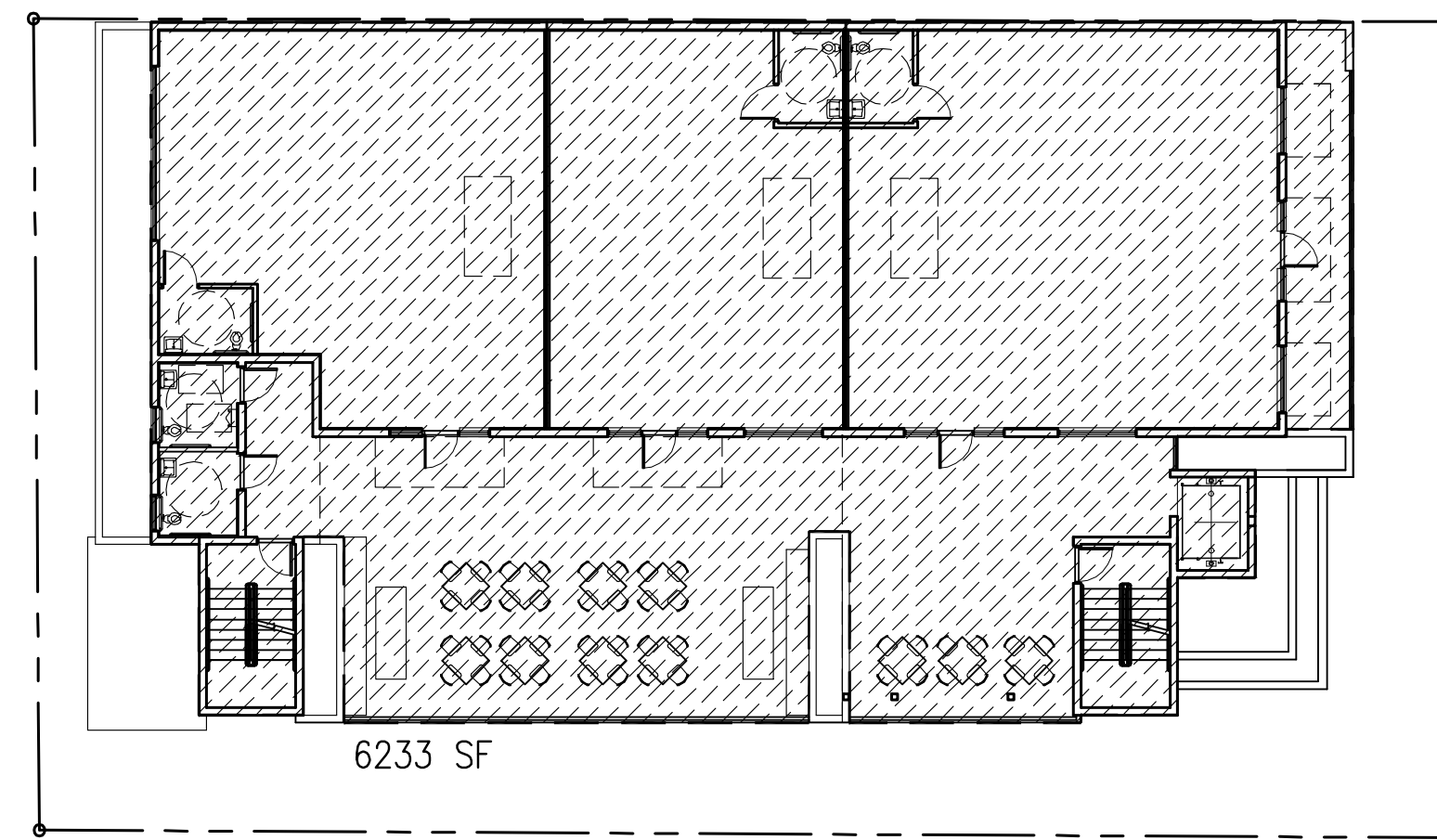
TRANSPARENCY REQUIRED = 2415 SF. (50%)

TRANSPARENCY PROVIDED = 262.4 SF. (54.3%)

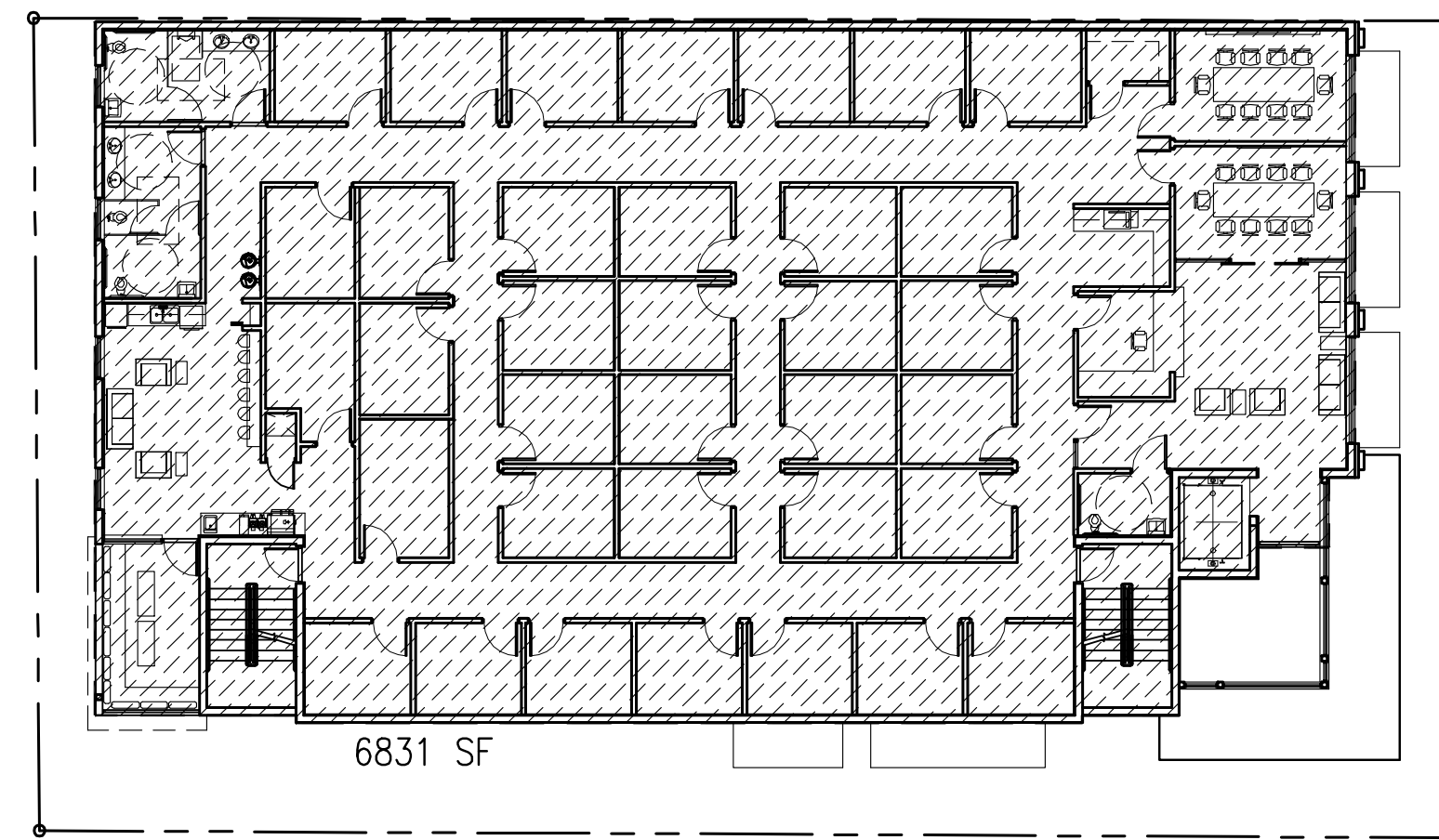
WEST ELEVATION

1 ELEVATIONS

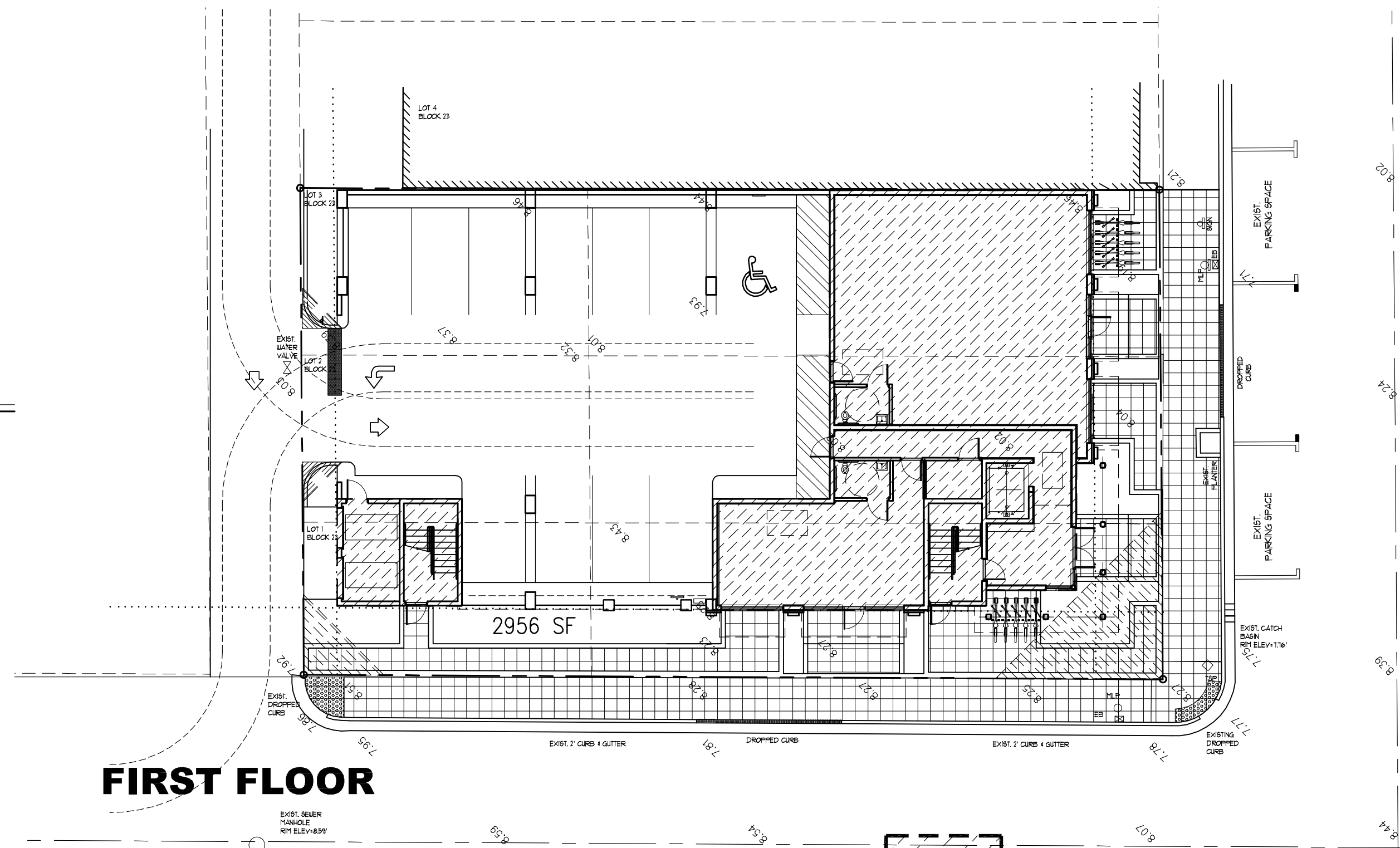
SCALE: 1/8"= 1'-0"



THIRD FLOOR



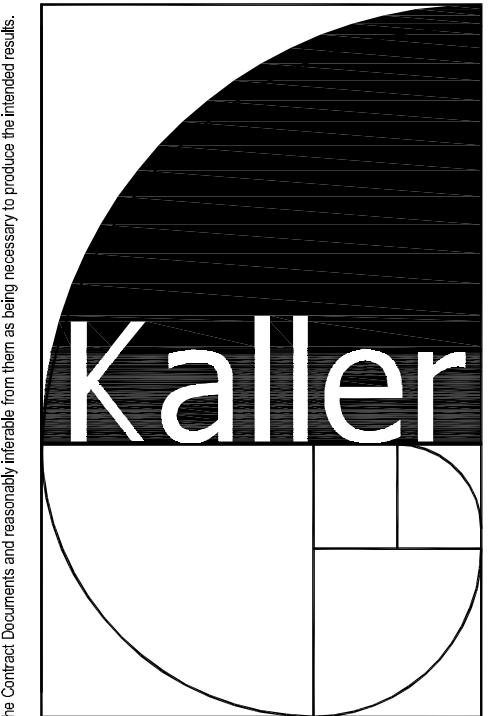
SECOND FLOOR



FIRST FLOOR

2 BUILDING AREAS

SCALE: 1/16"= 1'-0"



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SEAL

JOSEPH B. KALLER  
FLORIDA R.A. # 0009239

PROJECT TITLE

TYLER STREET MIXED USE  
1955 TYLER STREET  
HOLLYWOOD FL 33020

SHEET TITLE

ACTIVE LINERS  
BUILDING AREAS

REVISIONS		
No.	DATE	DESCRIPTION
1	8-10-17	PRELIM TAC
2	9-5-17	FINAL TAC

PROJECT No.: 17093  
DATE: 7-11-17  
DRAWN BY: TMS  
CHECKED BY: JBK

SHEET

A-7



# **ATTACHMENT B**




## **Land Use and Zoning Map**



**DEVELOPMENT SERVICES  
PLANNING**

**Legend**

**Subject Property**

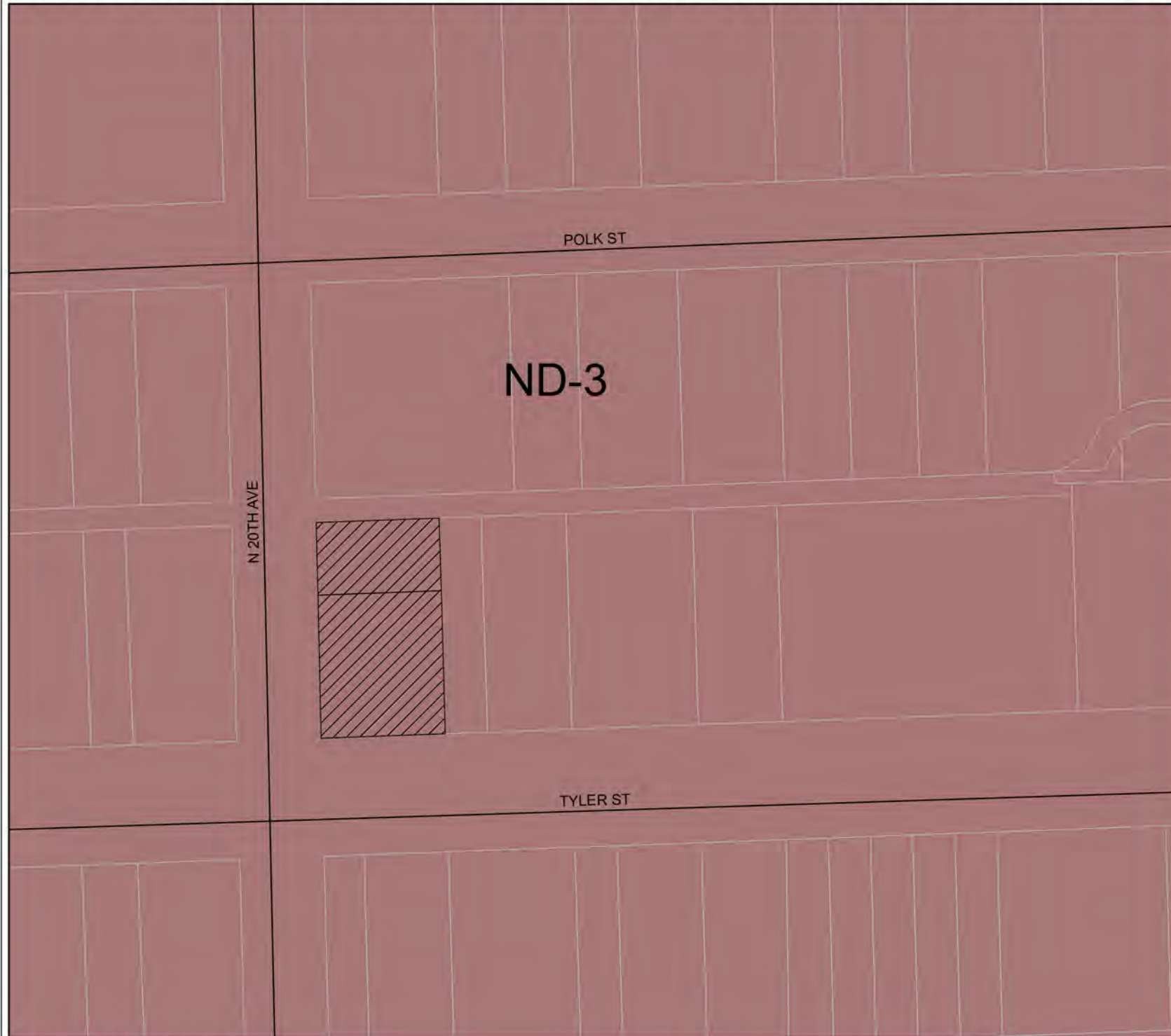
-  Subject Property
-  Streets
-  Major Roads

**LAND USE**

-  RAC

**ZONING**

-  ND-3



0 20 40 80 Feet

