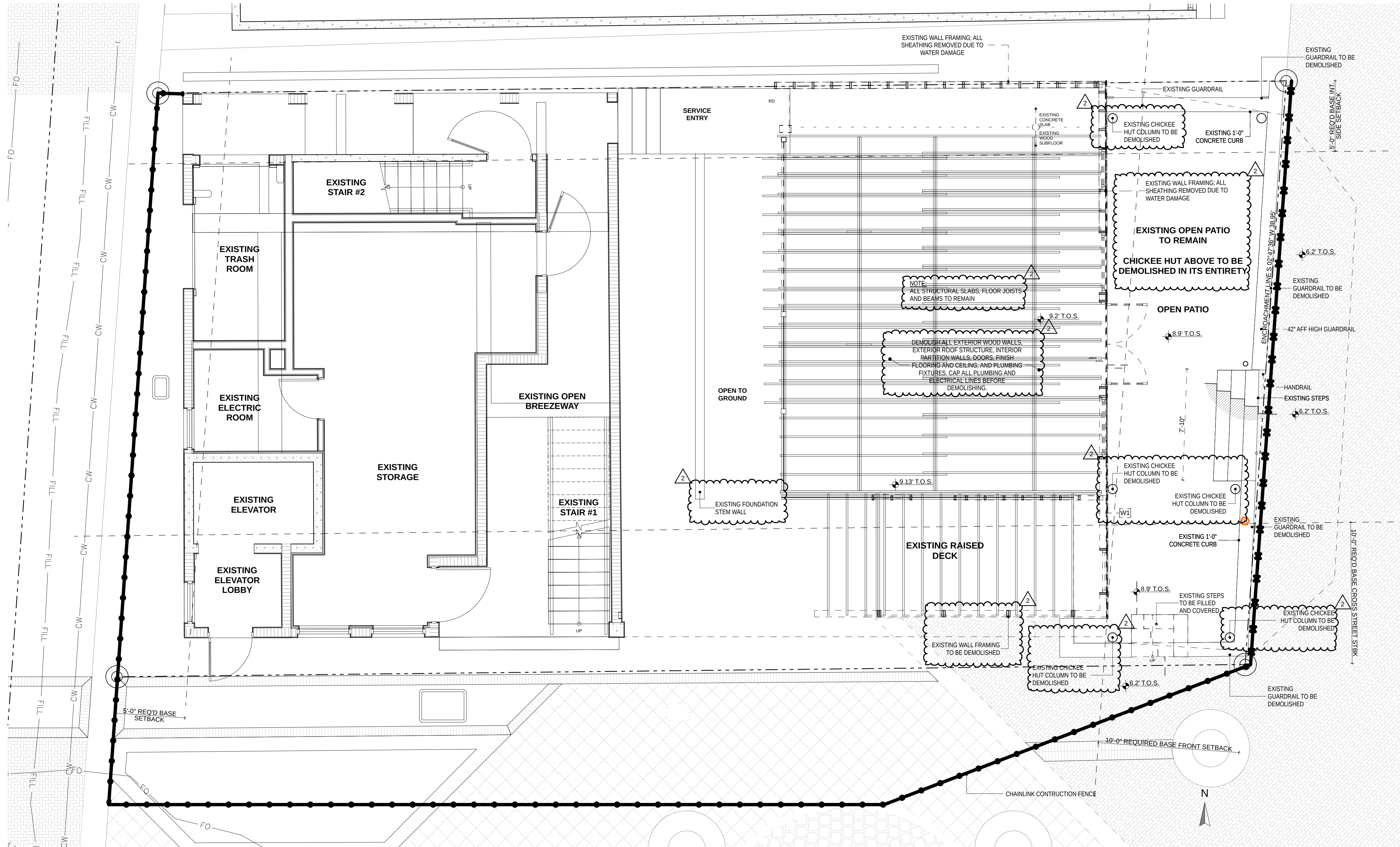


ATTACHMENT A
Application Package
Part II

The architectural design and detail drawings for this building and / or overall project are the legal property of and all rights are reserved by the Architect. Their use for reproduction, construction or distribution is prohibited unless authorized in writing by Architect.



LEGEND	
	DEMOLISHED UNDER PERMIT B20-104045
	EXISTING TO REMAIN

ARCHITECT



3434 MONKLEY STREET | HOLLYWOOD, FL 33021
T: 954.631.8971
HTTP: WWW.SENGAARCHITECTURE.COM

SENGA ARCHITECTURE LLC

MEP ENGINEER



CERTIFICATE OF AUTHORIZATION NO. 125517
8840 NW 53RD CT | LAUDERHILL, FL 33311
T: 954.474.0445 | F: 754.345.6075
WWW.WINDIANENGINEERING.COM

WINDIAN ENGINEERING LLC

LUCKY BEACH HOLLYWOOD RESTAURANT

1500 N BROADWALK HOLLYWOOD FLORIDA 33019 USA

ARCHITECT

THIS ITEM HAS BEEN DIGITALLY
SIGNED AND SEALED BY
FITZ MANNINGHAM MURPHY, AIA
AR101069
ON 10/8/25.

PRINTED COPIES OF THIS
DOCUMENT ARE NOT
CONSIDERED SIGNED AND
SEALED AND THE SIGNATURE
MUST BE VERIFIED ON ANY
ELECTRONIC COPIES.

FITZ MANNINGHAM MURPHY, AIA
REGISTERED ARCHITECT
AR101069

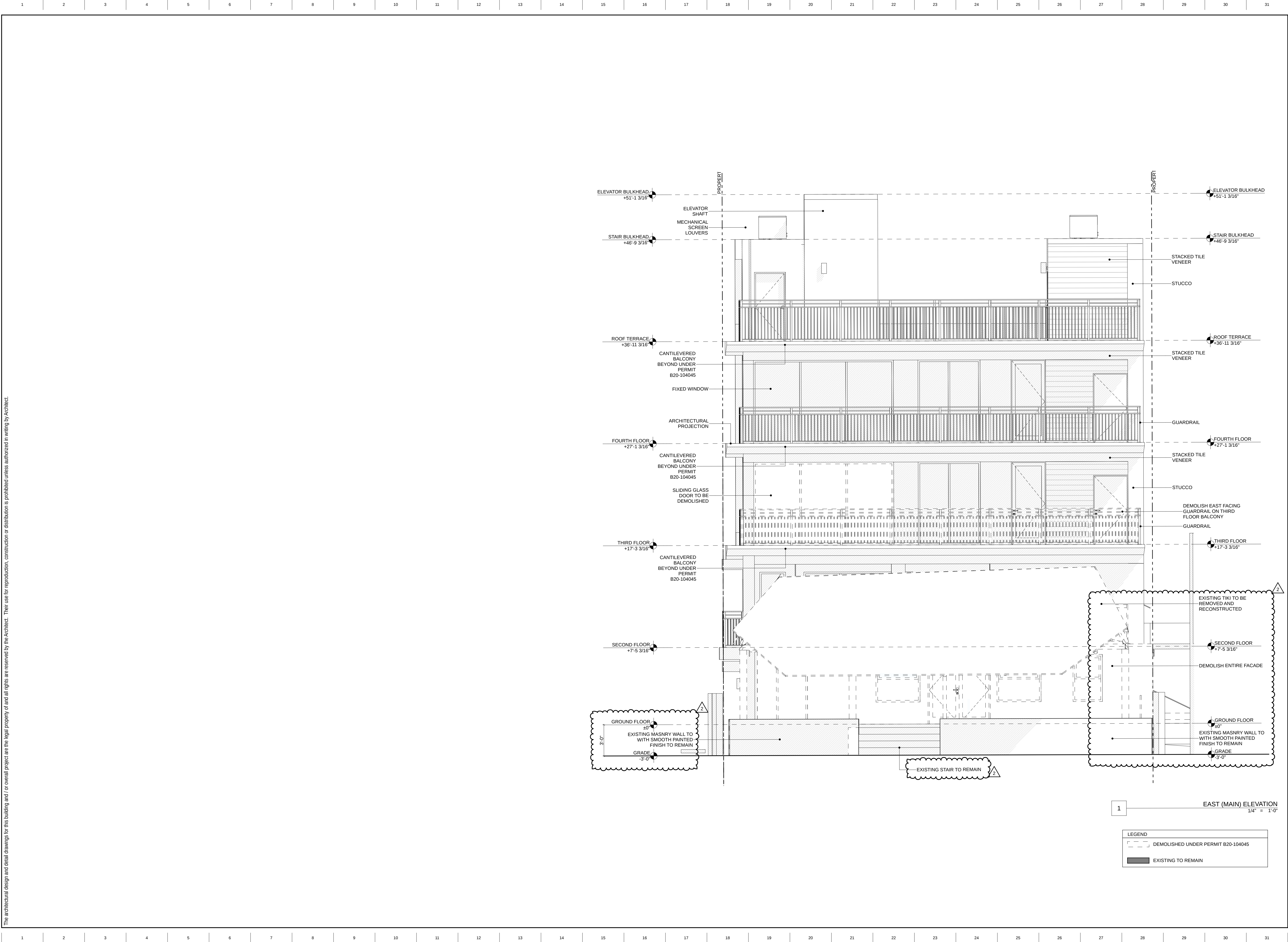
REVISIONS
02 HPB CORRECTION

2513
PROJECT NO.

10/8/25
DATE

FMM
DRAWN / CHECKED

DEMOLITION
GROUND
FLOOR PLAN
D100



ARCHITECT



3434 MONKLEY STREET | HOLLYWOOD, FL 33021
T 954.631.8971
HTTP://WWW.SENGAARCHITECTURE.COM

SENGA ARCHITECTURE LLC

MEP ENGINEER



CERTIFICATE OF AUTHORIZATION NO. 125517
8840 NW 53RD CT | LAUDERHILL, FL 33311
T 352.474.0840 F 352.345.6075
WWW.WINDIANENGINEERING.COM

WINDIAN ENGINEERING LLC

LUCKY BEACH HOLLYWOOD RESTAURANT

1500 N BROADWALK HOLLYWOOD FLORIDA 33019 USA

ARCHITECT

THIS ITEM HAS BEEN DIGITALLY
SIGNED AND SEALED BY
FITZ MANNINGHAM MURPHY, AIA
AR101069
ON 10/8/25.

PRINTED COPIES OF THIS
DOCUMENT ARE NOT
CONSIDERED SIGNED AND
SEALED AND THE SIGNATURE
MUST BE VERIFIED ON ANY
ELECTRONIC COPIES.

FITZ MANNINGHAM MURPHY, AIA
REGISTERED ARCHITECT
AR101069

REVISIONS

02 HPB CORRECTION

2513

PROJECT NO.

10/8/25

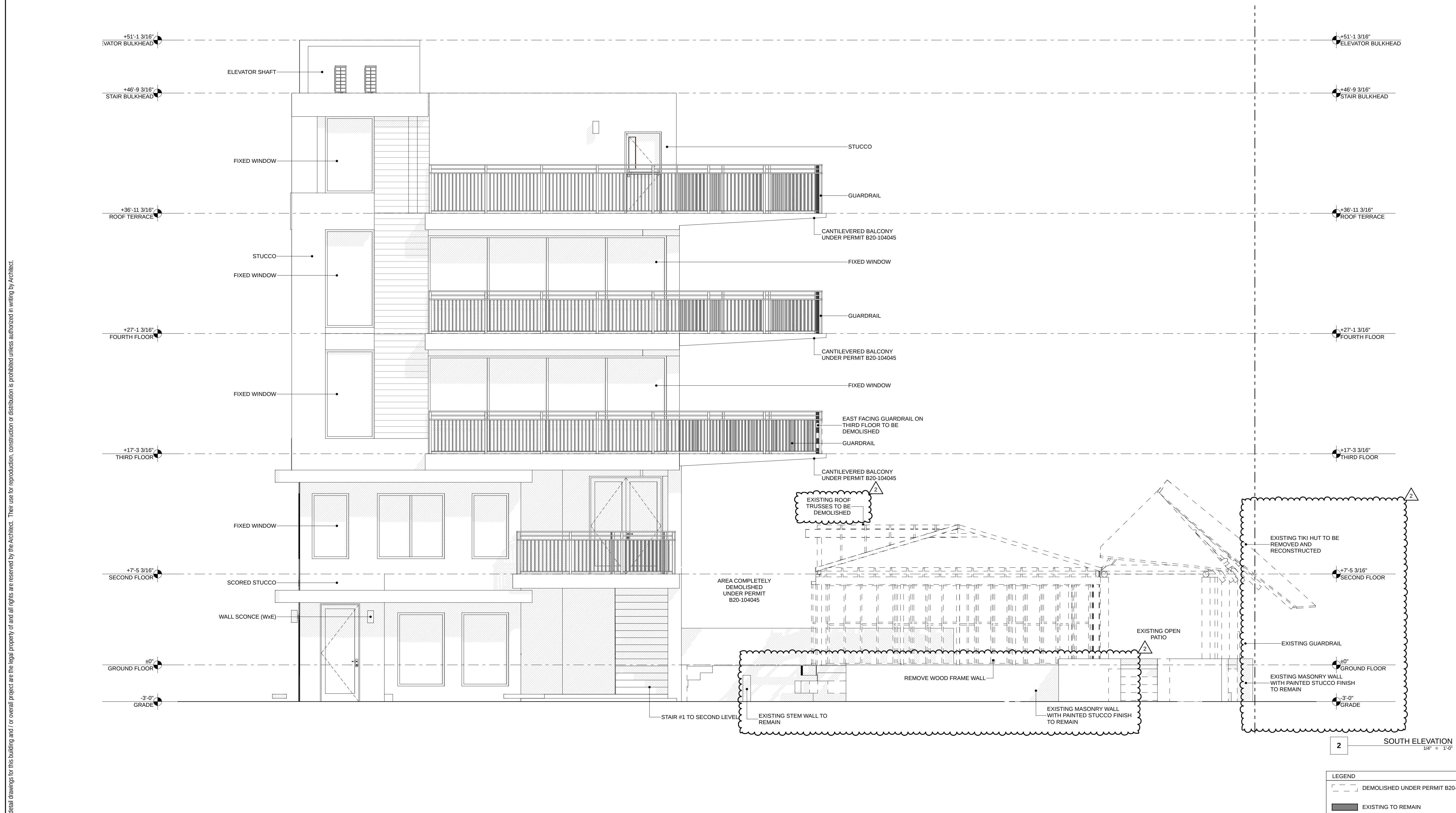
DATE

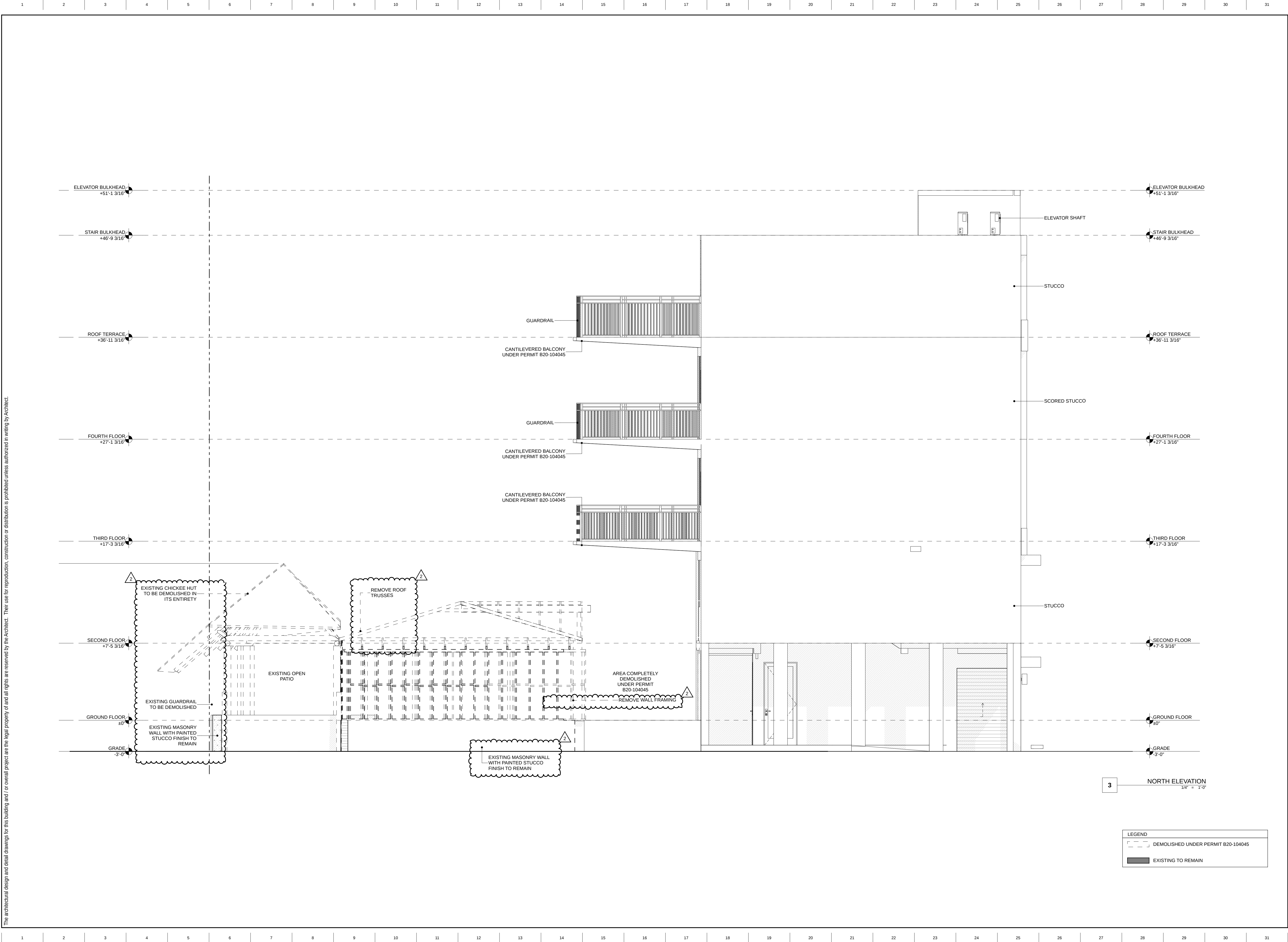
FMM

DRAWN / CHECKED

DEMOLITION
EAST
(BROADWALK)
ELEVATIONS

D200





ARCHITECT

SENGA

3434 MCKINLEY STREET | HOLLYWOOD, FL 33021
T. 954.432.8971
HTTP: WWW.SENGAARCHITECTURE.COM

SENGA ARCHITECTURE LLC

MEP ENGINEER

WINDIAN
ENGINEERING

CERTIFICATE OF AUTHORIZATION NO.: 125517
8840 NW 53RD CT | LAUDERHILL, FL 33311
T. 954.474.0840 F. 754.345.6275
WWW.WINDIANENGINEERING.COM

WINDIAN ENGINEERING LLC

**LUCKY BEACH
HOLLYWOOD
RESTAURANT**

1500 N BROADWALK HOLLYWOOD FLORIDA 33019 USA

ARCHITECT

THIS ITEM HAS BEEN DIGITALLY
SIGNED AND SEALED BY
FITZ MANNINGHAM MURPHY, AIA
AR101069
ON 10/8/25.

PRINTED COPIES OF THIS
DOCUMENT ARE NOT
CONSIDERED SIGNED AND
SEALED AND THE SIGNATURE
MUST BE VERIFIED ON ANY
ELECTRONIC COPIES.

FITZ MANNINGHAM MURPHY, AIA
REGISTERED ARCHITECT
AR101069

REVISIONS
02 HPB CORRECTION

2513
PROJECT NO.

10/8/25
DATE

FMM
DRAWN / CHECKED

DEMOLITION
(INTERIOR SIDE)
ELEVATIONS
D202

LEGEND

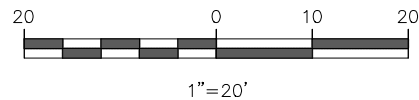
ABBREVIATIONS:

A = ARC DISTANCE
AC = AIR CONDITIONER PAD
BCR = BROWARD COUNTY RECORDS
BLDG = BUILDING
BM = BENCH MARK
BOB = BASIS OF BEARINGS
CBS = CONCRETE BLOCK & STUCCO
(C) = CALCULATED
C&G = CURB & GUTTER
CLF = CHAIN LINK FENCE
COL = COLUMN
D.E. = DRAINAGE EASEMENT
D.M.E. = DRAINAGE & MAINTENANCE EASEMENT
D/W = DRIVEWAY
EB = ELECTRIC BOX
ENC. = ENCROACHMENT
EP = EDGE OF PAVEMENT
EW = EDGE OF WATER
FDH = FOUND DRILL HOLE
FFE = FINISHED FLOOR ELEVATION
FIP = FOUND IRON PIPE (NO ID)
FIR = FOUND IRON ROD (NO ID)
FN = FOUND NAIL (NO ID)
FN&D= FOUND NAIL & DISCK
FPL = FLORIDA POWER & LIGHT TRANSFORMER PAD
L.E. = LANDSCAPE EASEMENT
L.M.E. = LAKE MAINTENANCE EASEMENT
(M) = MEASURED
MDCR = MIAMI-DADE COUNTY RECORDS
MH = MAN HOLE
ML = MONUMENT LINE
(P) = PLAT
PB = PLAT BOOK
PC = POINT OF CURVATURE
PCP = PERMANENT CONTROL POINT
PE = POOL EQUIPMENT PAD
PG = PAGE
PI = POINT OF INTERSECTION
PL = PLANTER
POB = POINT OF BEGINNING
POC = POINT OF COMMENCEMENT
PRC = POINT OF REVERSE CURVATURE
PRM = PERMANENT REFERENCE MONUMENT
PT = POINT OF TANGENCY
R = RADIUS DISTANCE
(R) = RECORD
R/W = RIGHT-OF-WAY
RES = RESIDENCE
SIP = SIP LB#8023
SND = SET NAIL & DISK LB#8023
STL = SURVEY TIE LINE
SWK = SIDEWALK
(TYP) = TYPICAL
UB = UTILITY BOX
U.E. = UTILITY EASEMENT
W/F = WOOD FENCE

SYMBOLS:

☐ = TELEPHONE RISER
☐ = CABLE TV RISER
☒ = WATER METER
X 0.00 = ELEVATION
(00') = ORIGINAL LOT DISTANCE
Δ = CENTRAL ANGLE
C = CENTER LINE
WV = WATER VALVE
☐ = CURB INLET
☀ = FIRE HYDRANT
☀ = LIGHT POLE
☐ = CATCH BASIN
☐ = UTILITY POLE
① = DRAINAGE MANHOLE
② = SEWER MANHOLE
—●—●—●— = METAL FENCE
—■—■—■— = WOOD FENCE
—x—x—x— = CHAIN LINK FENCE
— — — — = EASEMENT
— — — — = BOUNDARY LINE
— — — — = OVERHEAD UTILITY LINE
— — — — = ORIGINAL LOT LINE
ASPHALT CONCRETE PAVERS/BRICK TILES COVERED AREA

GRAPHIC SCALE



MAP OF BOUNDARY & TOPOGRAPHIC SURVEY

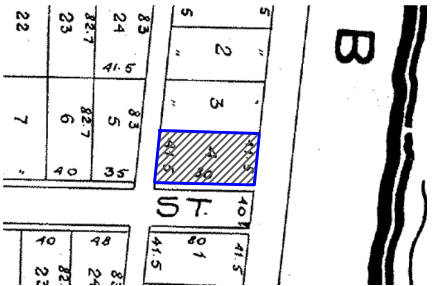
CERTIFICATE OF AUTHORIZATION # LB-8023

Survey Pros, Inc.

4348 SW 74TH AVENUE, MIAMI, FL. 33155
PH: (305) 767-6802 (main)
MIAMI-DADE | BROWARD | PALM BEACH | MONROE | HILLSBOROUGH | PINELLAS
www.survey-pros.com

LOCATION SKETCH:

NOT TO SCALE



PROPERTY ADDRESS:

1500 N BROADWALK, HOLLYWOOD, FL. 33019

LEGAL DESCRIPTION:

LOT 4, BLOCK 4, OF HOLLYWOOD BEACH FIRST ADDITION, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 1, PAGE 31, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA.

FLOOD ZONE INFORMATION:

THE GRAPHICALLY DEPICTED BUILDING(S) SHOWN ON THIS MAP OF SURVEY IS WITHIN ZONE VE BASE FLOOD ELEVATION 11
COMMUNITY NAME & NUMBER CITY OF HOLLYWOOD 125113
MAP & PANEL NUMBER 12011C0588 SUFFIX H

SURVEYOR'S NOTES:

- ELEVATIONS WHEN SHOWN REFER TO 1988 NORTH AMERICAN VERTICAL DATUM (NAVD 1988).
- NO ATTEMPT WAS MADE TO LOCATE FOOTINGS/FOUNDATIONS, OR UNDERGROUND UTILITIES UNLESS OTHERWISE NOTED.
- THE LANDS SHOWN HEREON HAVE NOT BEEN ABSTRACTED IN REGARDS TO MATTERS OF INTEREST BY OTHER PARTIES, SUCH AS EASEMENTS, RIGHTS OF WAYS, RESERVATIONS, ETC. ONLY PLATTED EASEMENTS ARE SHOWN.
- THIS SURVEY WAS PREPARED FOR AND CERTIFIED TO THE PARTY(IES) INDICATED HEREON AND IS NOT TRANSFERABLE OR ASSIGNABLE WITHOUT WRITTEN CONSENT OF THIS FIRM.
- ALL BOUNDARY LIMIT INDICATORS SET ARE STAMPED LB#8023.
- THE BOUNDARY LIMITS ESTABLISHED ON THIS SURVEY ARE BASED ON THE LEGAL DESCRIPTION PROVIDED BY THE CLIENT OR ITS REPRESENTATIVE.
- FENCE OWNERSHIP IS NOT DETERMINED. DIMENSIONS ARE TO THE INTERIOR PORTION OF THE FENCE.
- ADDITIONS OR DELETIONS TO THIS SURVEY MAP AND/OR REPORT BY SOMEONE OTHER THAN THE SIGNING PARTY(IES) IS PROHIBITED WITHOUT WRITTEN CONSENT OF THE SIGNING PARTY(IES).
- THIS SURVEY IS NOT VALID WITHOUT THE ORIGINAL SIGNATURE AND RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER. OTHERWISE THIS MAP IS FOR INFORMATIONAL PURPOSES ONLY.
- BEARINGS WHEN SHOWN ARE TO AN ASSUMED MERIDIAN AND BASED ON PLAT. THE CENTERLINE OF N BOARDWALK BEARS N 02°47'36" E.

SURVEYOR'S CERTIFICATION:

I HEREBY CERTIFY THAT THIS SURVEY IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF AS RECENTLY SURVEYED AND DRAWN UNDER MY DIRECTION AND MEETS THE MINIMUM TECHNICAL STANDARDS SET FORTH BY THE FLORIDA STATE BOARD OF SURVEYORS AND MAPPERS IN CHAPTER 5J-17 FLORIDA ADMINISTRATIVE CODE PURSUANT TO SECTION 472.027 FLORIDA STATUTE.

CERTIFIED TO:

CHIKUITA PROPERTIES, LLC.

REVISION(S):

05/27/2023 - UPDATE TO TOPOGRAPHIC SURVEY, JOB#23059474

SEAL

NICOLAS DEL VENTO
PROFESSIONAL SURVEYOR & MAPPER
STATE OF FLORIDA LIC. # 6945

DATE OF ORIGINAL FIELD WORK:
05/17/2023
JOB NUMBER: 23059416
DRAWN BY: ADRIEL
CAD FILE: CHIKUITA PROPERTIES
SHEET 1 OF 1
REVISION(S):

CITY APPROVAL NUMBERS	
HISTORIC PRESERVATION BOARD	18-CV-41

X = NEW
R = REVISED SHEET
U = RESUBMITTED UNREVISED SHEET
D = DELETED SHEET

A 3D architectural rendering of a modern, multi-story building. The building features a prominent cantilevered upper floor with a dark blue underside. It has large glass windows and balconies with black metal railings. The ground floor is open, with columns supporting the upper levels. The building is surrounded by several tall palm trees. In the foreground, there is an outdoor seating area with yellow chairs and tables. The sky is blue with some clouds.

1500 N BROADWALK :: HOLLYWOOD, FLORIDA

PROJECT NO. DRAWN / CHECKED

THIS ITEM HAS BEEN DIGITALLY
SIGNED AND SEALED BY
FITZ MANNINGHAM MURPHY, AIA
AR101069
ON 10/13/25.

PRINTED COPIES OF THIS DOCUMENT ARE NOT CONSIDERED SIGNED AND SEALED AND THE SIGNATURE MUST BE VERIFIED ON ANY ELECTRONIC COPIES.

3434 MCKINLEY STREET | HOLLYWOOD, FL 33021

T. 954.631.8371

[HTTP://WWW.SENGAARCHITECTURE.COM](http://www.sengarchitecture.com)

SENGA ARCHITECTURE LLC

FITZ MANNINGHAM MURPHY, AIA
REGISTERED ARCHITECT
AR101069



LOCATION MAP



APPLICABLE CODE:

OCCUPANCY TYPE: GROUP A-2

2024 FLORIDA STATUTES CHAPTER 161 PART I
2023 FLORIDA BUILDING CODE (FBC)
ASCE 24-24 FLOOD RESISTANT DESIGN AND CONSTRUCTION (ASCE 24)
FLORIDA STATUTES
CITY OF HOLLYWOOD CODE OF ORDINANCES
CITY OF HOLLYWOOD ZONING AND LAND DEVELOPMENT REGULATIONS

SCOPE OF WORK :

MODIFICATION TO CERTIFICATE OF APPROPRIATENESS FOR DESIGN AND VARIANCE (18-CV-41) TO
DEMOLISH EXISTING ONE-STORY WOODEN STRUCTURE TO CREATE AN OUTDOOR RAISED DECK
RESTAURANT SEATING PATIO, BAR, AND RESTROOM.

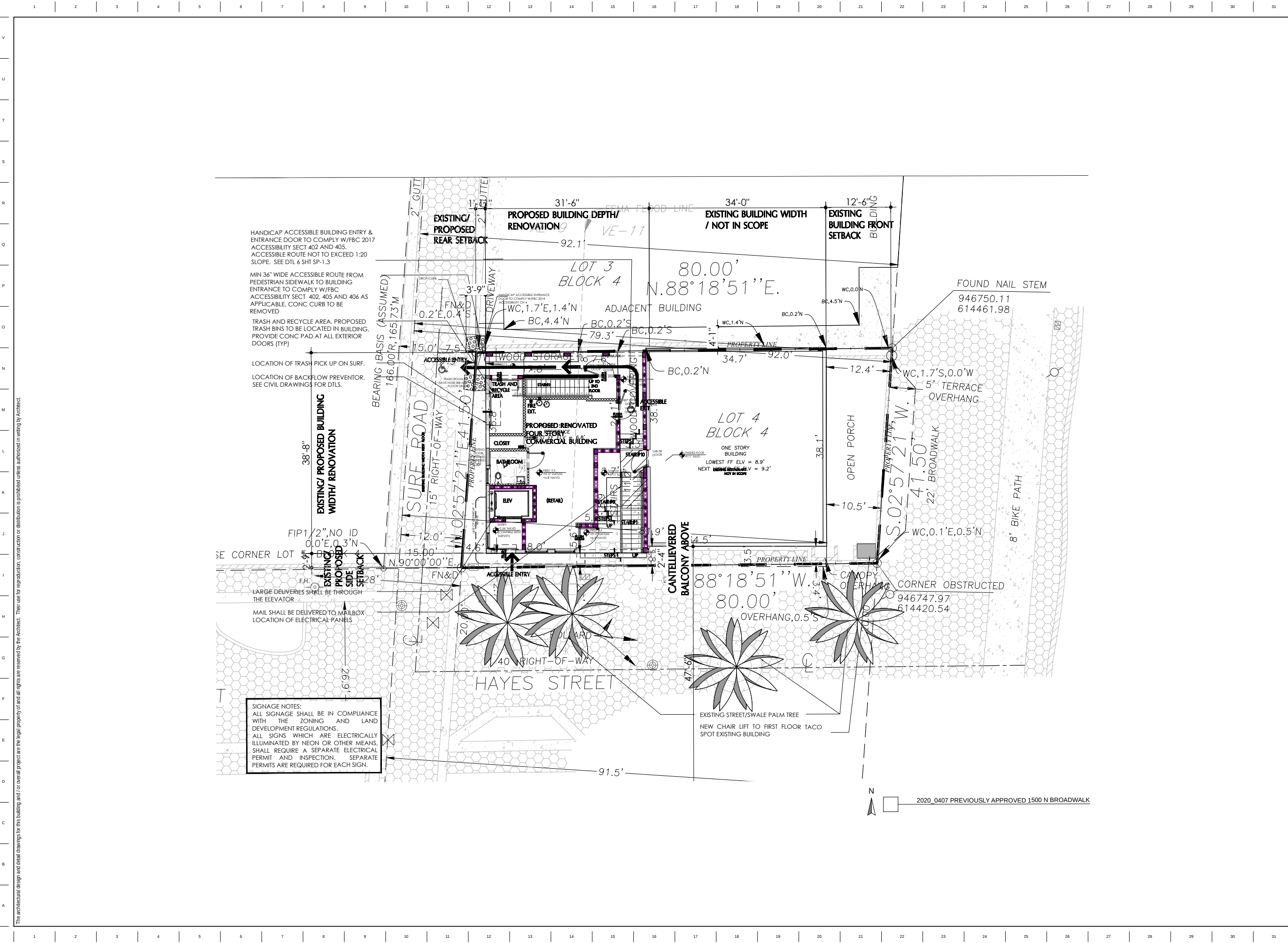
REVISIONS

SUBMITTAL: COH HISTORIC PRESERVATION BOARD

DATE: Monday, October 13, 2025

COVER SHEET

A000



The architectural design and detail drawings for this building and / or overall project are the legal property of and all rights are reserved by the Architect. Their use for reproduction, construction or distribution is prohibited unless authorized in writing by Architect.

ARCHITECT

AGENCE

340 MONKEY STREET | HOLLYWOOD, FL 33021
T 354.821.8771
HTTP://WWW.SENGAARCHITECTURE.COM

SENGA ARCHITECTURE LLC

MEP ENGINEER

WINDIAN ENGINEERING

CERTIFICATE OF AUTHORIZATION NO. 13557
HAWAIIAN SOCIETY LANDS, INC., 3385
T 352.474.0948 * F 788-345-6275
WWW.WINDIANENGINEERING.COM

WINDIAN ENGINEERING LLC

LUCKY BEACH
HOLLYWOOD
RESTAURANT

1500 N BROADWALK HOLLYWOOD FLORIDA 33019 USA

ARCHITECT

THIS ITEM HAS BEEN DIGITALLY
SIGNED AND SEALED BY
FITZ MANNINGHAM MURPHY, AIA
AR101069
ON 10/13/25.

PRINTED COPIES OF THIS
DOCUMENT ARE NOT
CONSIDERED SIGNED AND
SEALED AND THE SIGNATURE
MUST BE VERIFIED ON ANY
ELECTRONIC COPIES.

FITZ MANNINGHAM MURPHY, AIA
REGISTERED ARCHITECT
AR101069

REVISIONS

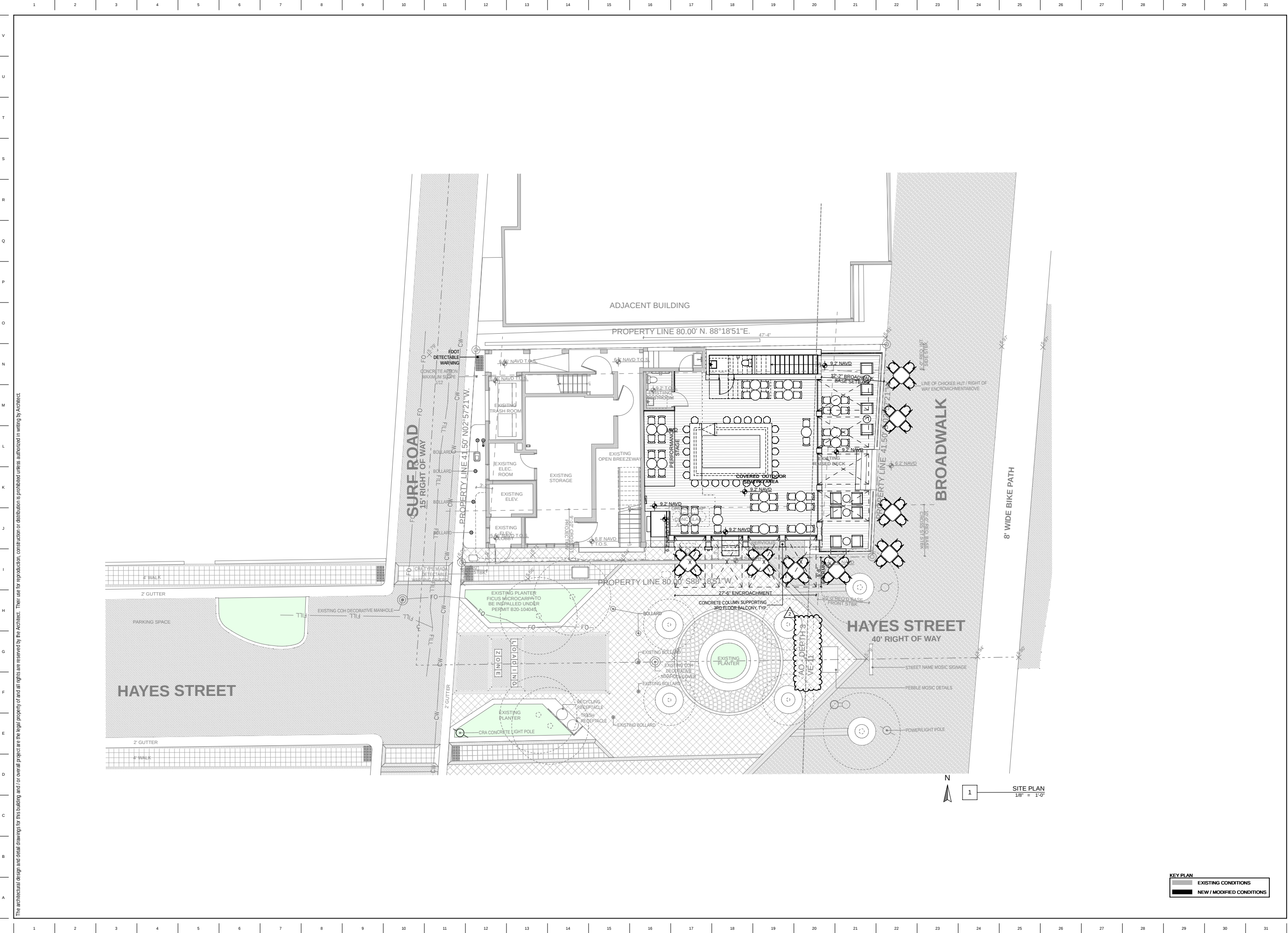
2513
PROJECT NO.

10/13/25
DATE

FMM
DESIGN CHECKED

APPROVED
SITE PLAN

A002



The architectural design and detail drawings for this building and / or overall project are the legal property of and all rights are reserved by the Architect. Their use for reproduction, construction or distribution is prohibited unless authorized in writing by Architect.

ARCHITECT

AGENCE

340 MONKEY STREET | HOLLYWOOD, FL 33011
T 954-821-8171
HTTP://WWW.SENGAARCHITECTURE.COM

SENGA ARCHITECTURE LLC

MEP ENGINEER

WINDIAN ENGINEERING

CERTIFICATE OF AUTHORIZATION NO. 13537
8840 NW 53RD CT | LAUDERHILL, FL 33311
T 352-474-0940 • F 788-345-6275
WWW.WINDIANENGINEERING.COM

WINDIAN ENGINEERING LLC

LUCKY BEACH
HOLLYWOOD
RESTAURANT

1500 N BROADWALK HOLLYWOOD FLORIDA 33019 USA

ARCHITECT

THIS ITEM HAS BEEN DIGITALLY
SIGNED AND SEALED BY
FITZ MANNINGHAM MURPHY, AIA
AR101069
ON 10/13/25.

PRINTED COPIES OF THIS
DOCUMENT ARE NOT
CONSIDERED SIGNED AND
SEALED AND THE SIGNATURE
MUST BE VERIFIED ON ANY
ELECTRONIC COPIES.

FITZ MANNINGHAM MURPHY, AIA
REGISTERED ARCHITECT
AR101069

REVISIONS

01 HPB CORRECTION
02 HPB CORRECTION

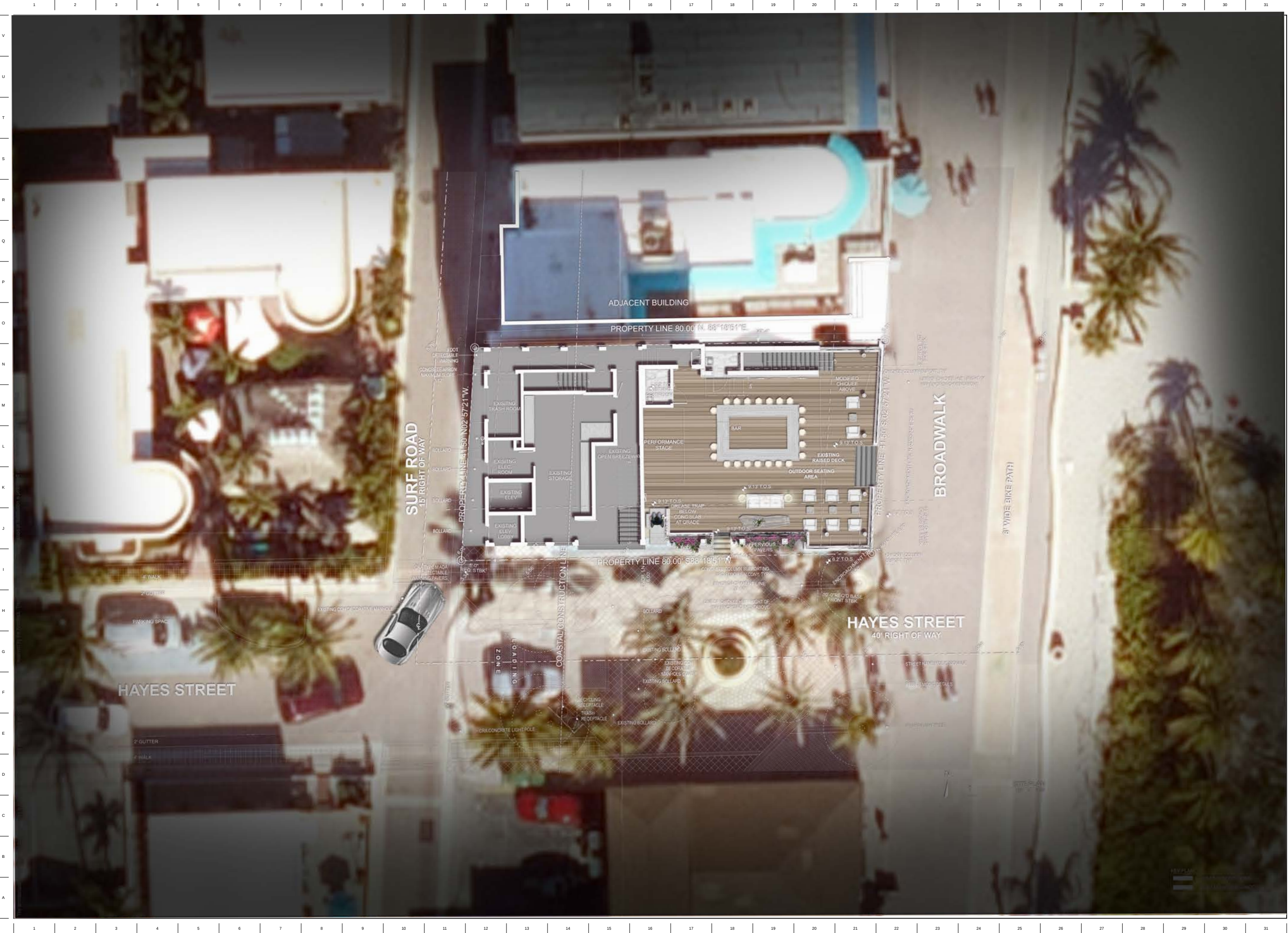
2513
PROJECT NO.

10/13/25
DATE

FMM
DRAWN / CHECKED

REVISED SITE
PLAN

A003



ARCHITECT
AGENCE
344 MONKEY STREET | HOLLYWOOD, FL 33021
T 354.481.8771
HTTP://WWW.SENGAARCHITECTURE.COM
SENGA ARCHITECTURE LLC

MEP ENGINEER
WINDIAN ENGINEERING
CERTIFICATE OF AUTHORIZATION NO. 13517
8840 NW 5900 CT LAUDERHILL, FL 33311
T 352.474.0940 • F 788.345.6275
WWW.WINDIANENGINEERING.COM
WINDIAN ENGINEERING LLC

**LUCKY BEACH
HOLLYWOOD
RESTAURANT**
1500 N BROADWALK HOLLYWOOD FLORIDA 33019 USA

ARCHITECT

THIS ITEM HAS BEEN DIGITALLY
SIGNED AND SEALED BY
FITZ MANNINGHAM MURPHY, AIA
AR101069
ON 10/13/25.

PRINTED COPIES OF THIS
DOCUMENT ARE NOT
CONSIDERED SIGNED AND
SEALED AND THE SIGNATURE
MUST BE VERIFIED ON ANY
ELECTRONIC COPIES.

FITZ MANNINGHAM MURPHY, AIA
REGISTERED ARCHITECT
AR101069

REVISIONS

2513
PROJECT NO.

10/13/25
DATE

FMM
DRAWN / CHECKED

REVISED
COLORED SITE
PLAN

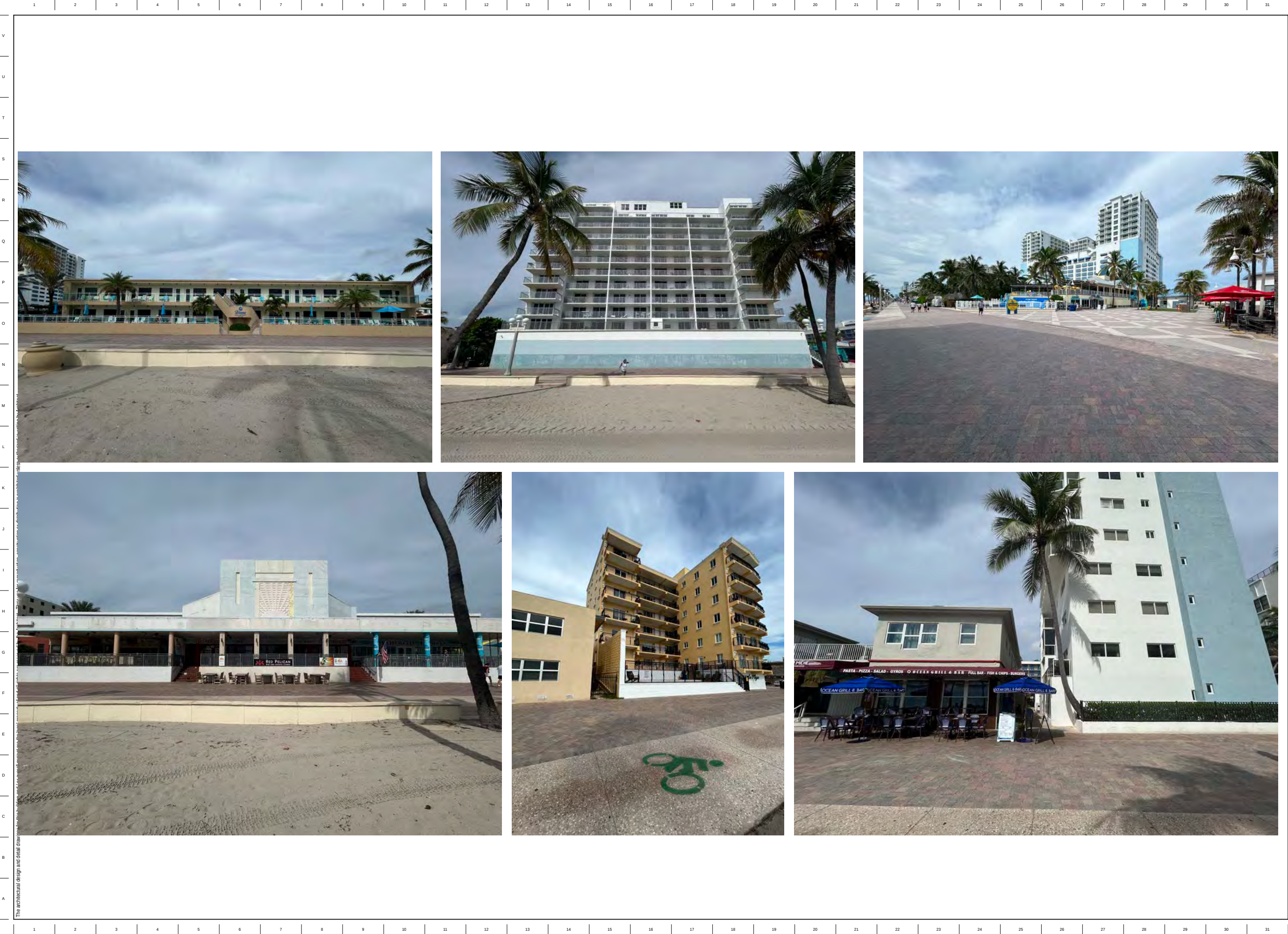
A004



1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18	19	20	21	22	23	24	25	26	27	28	29	30	31
---	---	---	---	---	---	---	---	---	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----

**LUCKY BEACH
HOLLYWOOD
RESTAURANT**

A008



ARCHITECT

SENGA
3434 HOLLYWOOD STREET | HOLLYWOOD, FL 33021
T. 954.431.1217
HTTP://WWW.SENGAARCHITECTURE.COM
SENGA ARCHITECTURE LLC

MEP ENGINEER

WINDIAN
ENGINEERING
CERTIFICATE OF AUTHORIZATION NO. 13517
8840 NW 57TH CT | LAUDERHILL, FL 33311
T. 352.474.0940 • F. 788.345.6275
WWW.WINDIANENGINEERING.COM
WINDIAN ENGINEERING LLC

**LUCKY BEACH
HOLLYWOOD
RESTAURANT**
1500 N BROADWALK HOLLYWOOD FLORIDA 33019 USA

ARCHITECT

THIS ITEM HAS BEEN DIGITALLY
SIGNED AND SEALED BY
FITZ MANNINGHAM MURPHY, AIA
AR101069
ON 10/13/25.

PRINTED COPIES OF THIS
DOCUMENT ARE NOT
CONSIDERED SIGNED AND
SEALED AND THE SIGNATURE
MUST BE VERIFIED ON ANY
ELECTRONIC COPIES.

FITZ MANNINGHAM MURPHY, AIA
REGISTERED ARCHITECT
AR101069

REVISIONS

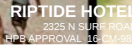
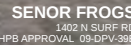
2513
PROJECT NO.

10/13/25
DATE

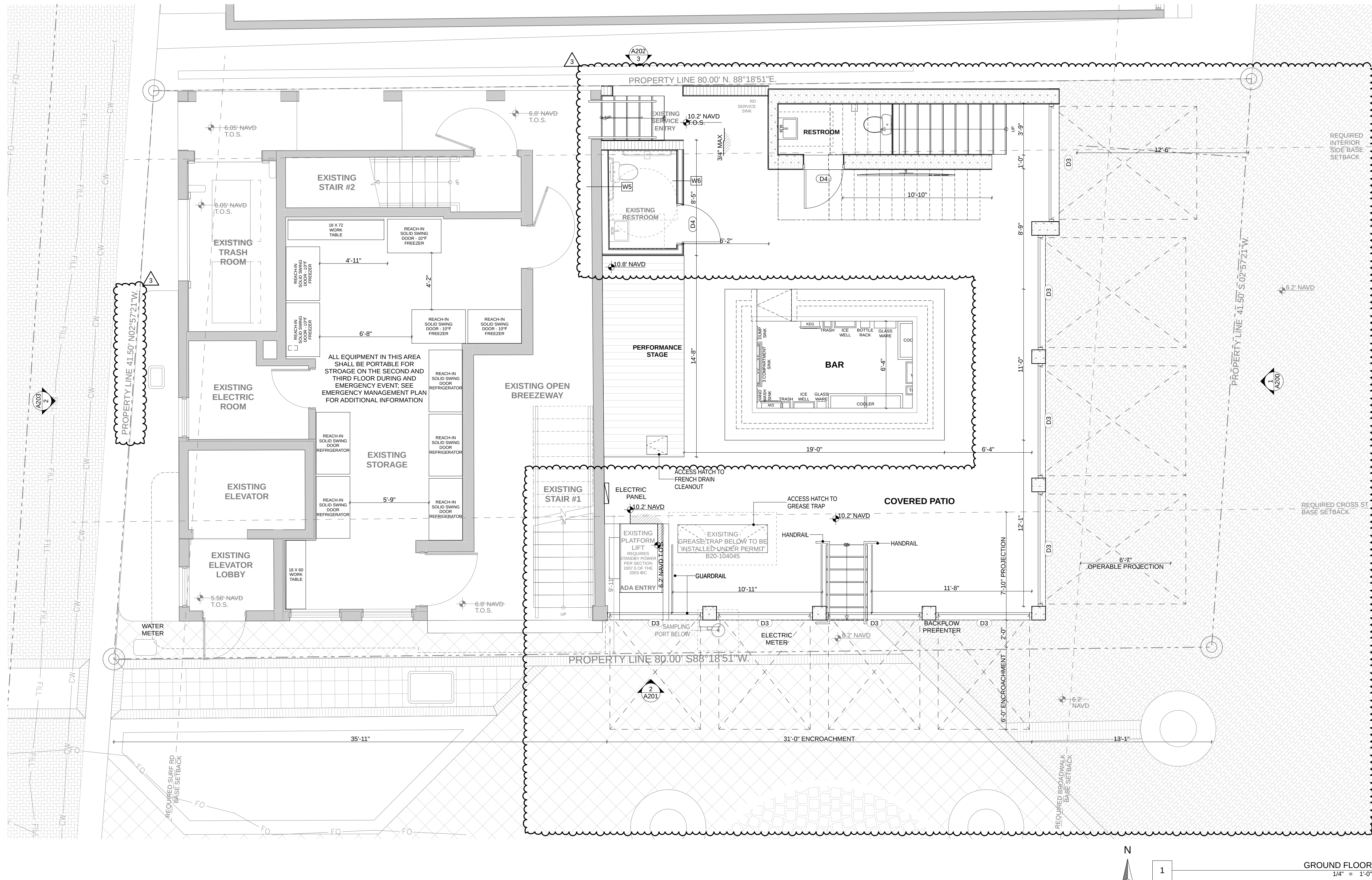
FMM
DESIGN CHECKED

**BROADWALK
DISENGAGED**

A009



The architectural design and detail drawings for this building and /or overall project are the legal property of and all rights are reserved by the Architect. Their use for reproduction, construction or distribution is prohibited unless authorized in writing by Architect.



ARCHITECT
AG/
3434 MCKINLEY STREET | HOLLYWOOD, FL 33021
T 954.632.8871
HTTP://WWW.SENGAARCHITECTURE.COM
SENGA ARCHITECTURE LLC

MEP ENGINEER
WINDIAN ENGINEERING
CERTIFICATE OF AUTHORIZATION NO. 125517
8840 NW 53RD CT | LAUDERHILL, FL 33311
T 754.474.0445 F 754.345.6275
WWW.WINDIANENGINEERING.COM
WINDIAN ENGINEERING LLC

LUCKY BEACH HOLLYWOOD RESTAURANT

1500 N BROADWALK HOLLYWOOD FLORIDA 33019 USA

ARCHITECT
THIS ITEM HAS BEEN DIGITALLY
SIGNED AND SEALED BY
FITZ MANNINGHAM MURPHY, AIA
AR101069
ON 10/20/25.

PRINTED COPIES OF THIS
DOCUMENT ARE NOT
CONSIDERED SIGNED AND
SEALED AND THE SIGNATURE
MUST BE VERIFIED ON ANY
ELECTRONIC COPIES.

FITZ MANNINGHAM MURPHY, AIA
REGISTERED ARCHITECT
AR101069

REVISIONS
1 HPB REVISIONS
2 HPB REVISIONS

2513
PROJECT NO.

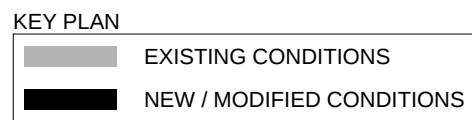
10/20/25
DATE

FMM
DRAWN / CHECKED

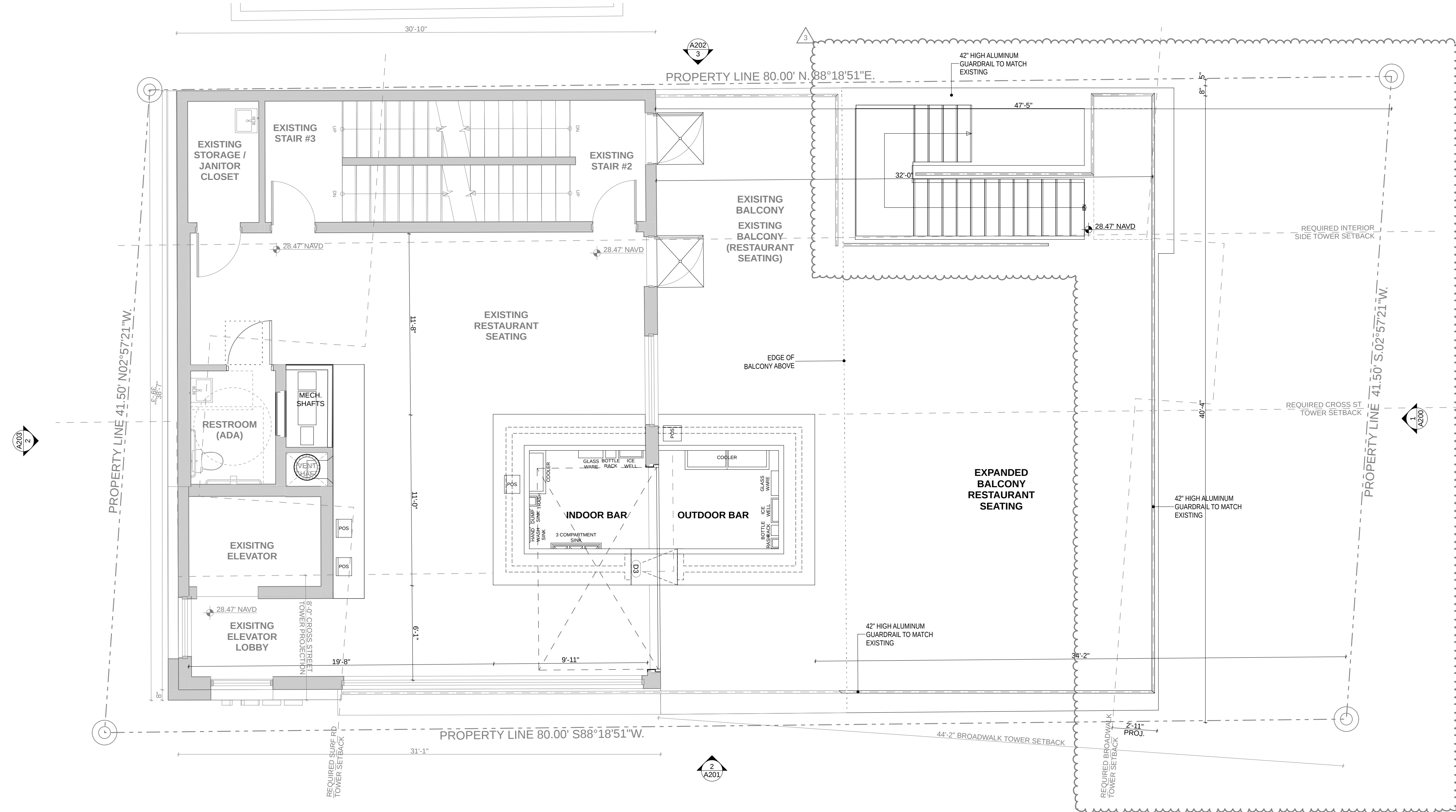
GROUND
FLOOR

A101

1500 N BROADWALK HOLLYWOOD FLORIDA 33019 USA



The architectural design and detail drawings for this building and /or overall project are the legal property of and all rights are reserved by the Architect. Their use for reproduction, construction or distribution is prohibited unless authorized in writing by Architect.



KEY PLAN
EXISTING CONDITIONS
NEW / MODIFIED CONDITIONS

ARCHITECT
AG/ES
3434 MCKINLEY STREET | HOLLYWOOD, FL 33021
T: 954.432.8871
HTTP: WWW.SENGAARCHITECTURE.COM
SENGA ARCHITECTURE LLC

MEP ENGINEER
WINDIAN ENGINEERING
CERTIFICATE OF AUTHORIZATION NO. 125517
8840 NW 53RD CT | LAUDERHILL, FL 33311
T: 954.474.0840 F: 754-345-4575
WWW.WINDIANENGINEERING.COM
WINDIAN ENGINEERING LLC

LUCKY BEACH HOLLYWOOD RESTAURANT

1500 N BROADWALK HOLLYWOOD FLORIDA 33019 USA

ARCHITECT

THIS ITEM HAS BEEN DIGITALLY
SIGNED AND SEALED BY
FITZ MANNINGHAM MURPHY, AIA
AR101069
ON 10/20/25.

PRINTED COPIES OF THIS
DOCUMENT ARE NOT
CONSIDERED SIGNED AND
SEALED AND THE SIGNATURE
MUST BE VERIFIED ON ANY
ELECTRONIC COPIES.

FITZ MANNINGHAM MURPHY, AIA
REGISTERED ARCHITECT
AR101069

REVISIONS

2513

PROJECT NO.

10/20/25

DATE

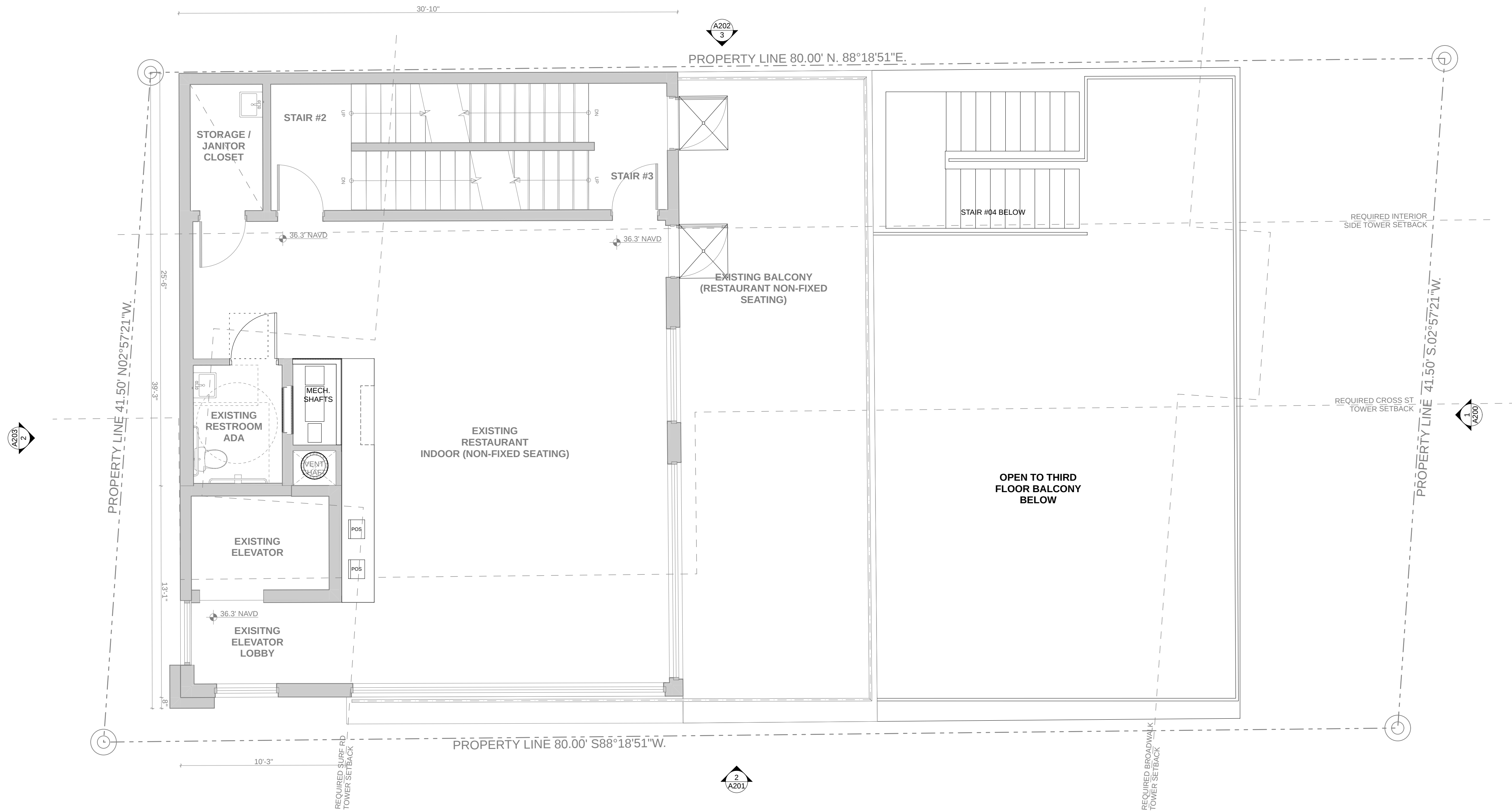
FMM

DRAWN / CHECKED

THIRD FLOOR

A103

The architectural design and detail drawings for this building and /or overall project are the legal property of and all rights are reserved by the Architect. Their use for reproduction, construction or distribution is prohibited unless authorized in writing by Architect.



1 FOURTH FLOOR PLAN
1/4" = 1'-0"

KEY PLAN
EXISTING CONDITIONS
NEW / MODIFIED CONDITIONS

ARCHITECT
AGENCE
3434 MCKINLEY STREET | HOLLYWOOD, FL 33021
T: 954.432.8871
HTTP: WWW.SENGAARCHITECTURE.COM
SENKA ARCHITECTURE LLC

MEP ENGINEER
WINDIAN ENGINEERING
CERTIFICATE OF AUTHORIZATION NO.: 125517
8840 NW 53RD CT | LAUDERHILL, FL 33311
T: 954.474.0840 F: 754-345-4575
WWW.WINDIANENGINEERING.COM
WINDIAN ENGINEERING LLC

LUCKY BEACH
HOLLYWOOD
RESTAURANT
1500 N BROADWALK HOLLYWOOD FLORIDA 33019 USA

ARCHITECT
THIS ITEM HAS BEEN DIGITALLY
SIGNED AND SEALED BY
FITZ MANNINGHAM MURPHY, AIA
AR101069
ON 10/20/25.
PRINTED COPIES OF THIS
DOCUMENT ARE NOT
CONSIDERED SIGNED AND
SEALED AND THE SIGNATURE
MUST BE VERIFIED ON ANY
ELECTRONIC COPIES.

FITZ MANNINGHAM MURPHY, AIA
REGISTERED ARCHITECT
AR101069

REVISIONS

2513
PROJECT NO.

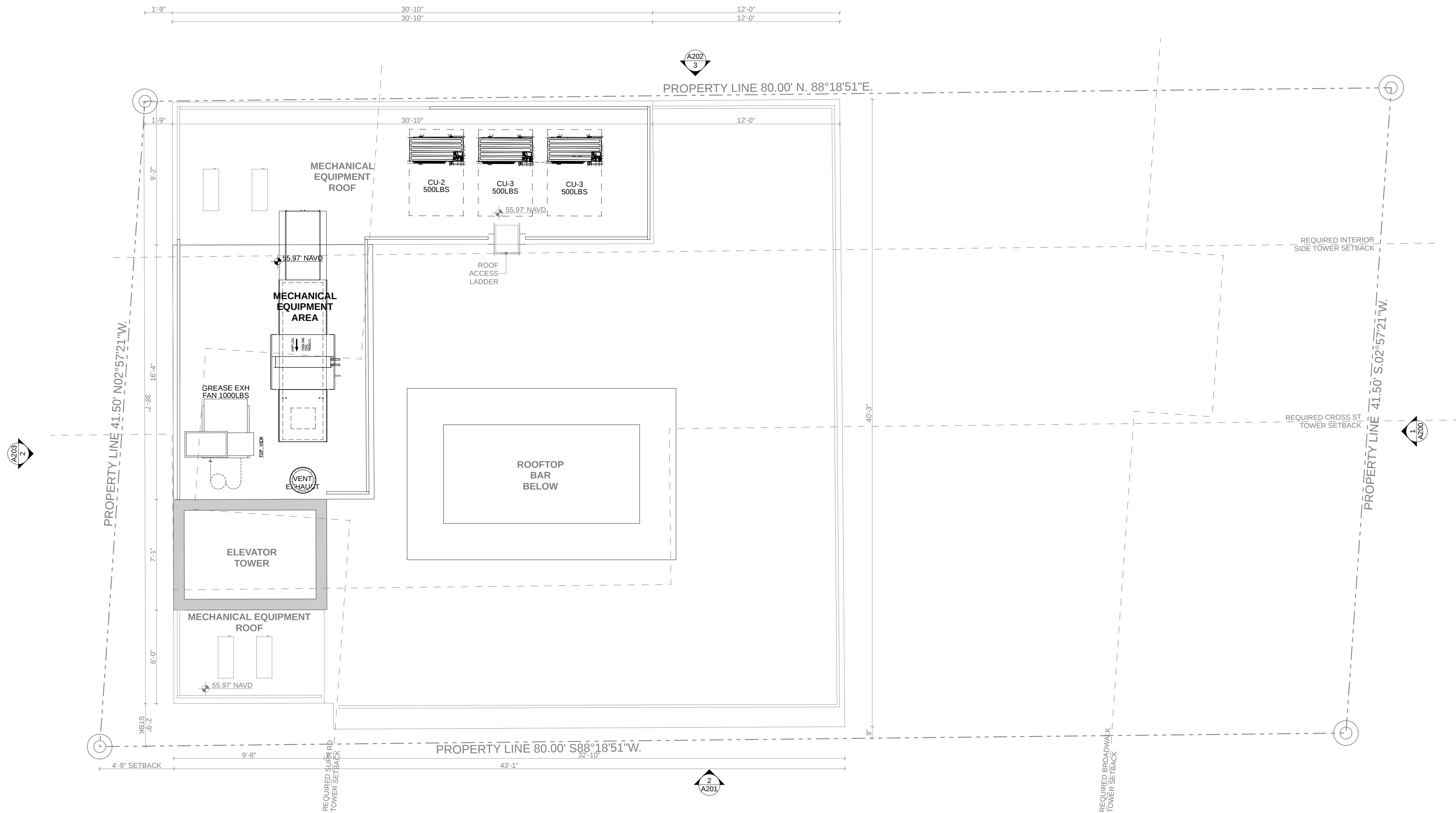
10/20/25
DATE

FMM
DRAWN / CHECKED

FOURTH FLOOR

A104

The architectural design and detail drawings for this building and /or overall project are the legal property of and all rights are reserved by the Architect. Their use for reproduction, construction or distribution is prohibited unless authorized in writing by Architect.



1 STAIR TOWER PLAN
1/4" = 1'-0"

KEY PLAN
EXISTING CONDITIONS
NEW / MODIFIED CONDITIONS

ARCHITECT
AGNES
3434 MCKINLEY STREET | HOLLYWOOD, FL 33021
T 954.632.8971
HTTP: WWW.SENGAARCHITECTURE.COM
SENGA ARCHITECTURE LLC

MEP ENGINEER
WINDIAN ENGINEERING
CERTIFICATE OF AUTHORIZATION NO.: 12517
8840 NW 53RD CT | LAUDERHILL, FL 33311
T 754.474.0840 F 754-345-4575
WWW.WINDIANENGINEERING.COM
WINDIAN ENGINEERING LLC

**LUCKY BEACH
HOLLYWOOD
RESTAURANT**
1500 N BROADWALK HOLLYWOOD FLORIDA 33019 USA

ARCHITECT
THIS ITEM HAS BEEN DIGITALLY
SIGNED AND SEALED BY
FITZ MANNINGHAM MURPHY, AIA
AR101069
ON 10/20/25.
PRINTED COPIES OF THIS
DOCUMENT ARE NOT
CONSIDERED SIGNED AND
SEALED AND THE SIGNATURE
MUST BE VERIFIED ON ANY
ELECTRONIC COPIES.

FITZ MANNINGHAM MURPHY, AIA
REGISTERED ARCHITECT
AR101069

REVISIONS

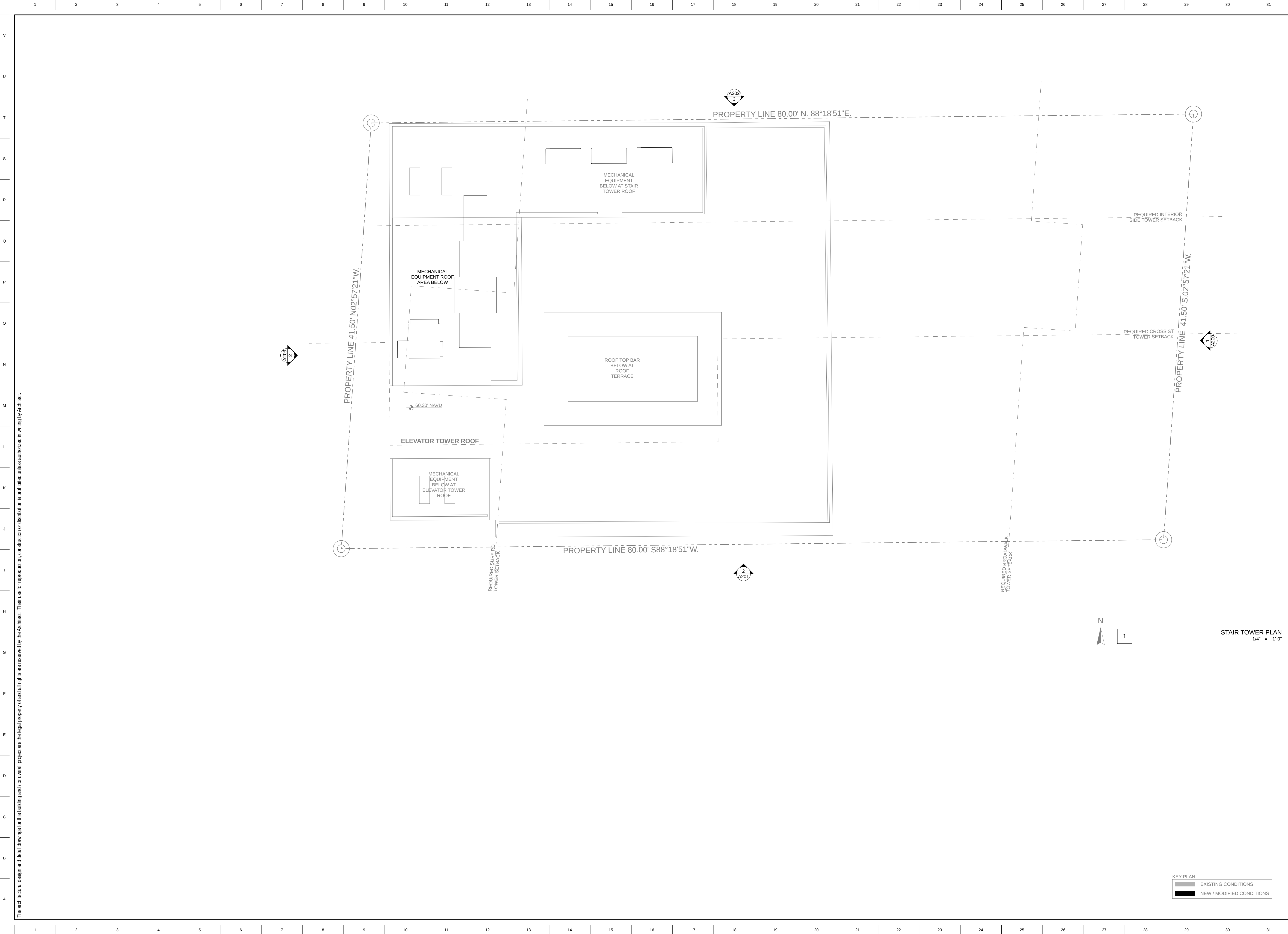
2513
PROJECT NO.

10/20/25
DATE

FMM
DRAWN / CHECKED

**STAIR TOWER
ROOF**

A106



ARCHITECT

AGNES

3434 MCKINLEY STREET | HOLLYWOOD, FL 33021
T. 954.932.8971
HTTP://WWW.SENGAARCHITECTURE.COM

SENGA ARCHITECTURE LLC

MEP ENGINEER

WINDIAN ENGINEERING

CERTIFICATE OF AUTHORIZATION NO.: 125517
8840 NW 53RD CT | LAUDERHILL, FL 33311
T. 954.474.0840 F. 754-345-4575
WWW.WINDIANENGINEERING.COM

WINDIAN ENGINEERING LLC

**LUCKY BEACH
HOLLYWOOD
RESTAURANT**

1500 N BROADWALK HOLLYWOOD FLORIDA 33019 USA

ARCHITECT

THIS ITEM HAS BEEN DIGITALLY
SIGNED AND SEALED BY
FITZ MANNINGHAM MURPHY, AIA
AR101069
ON 10/20/25.

PRINTED COPIES OF THIS
DOCUMENT ARE NOT
CONSIDERED SIGNED AND
SEALED AND THE SIGNATURE
MUST BE VERIFIED ON ANY
ELECTRONIC COPIES.

FITZ MANNINGHAM MURPHY, AIA
REGISTERED ARCHITECT
AR101069

REVISIONS

2513
PROJECT NO.

10/20/25
DATE

FMM
DRAWN / CHECKED

**ELEVATOR
TOWER ROOF**

A107

The architectural design and detail drawings for this building and /or overall project are the legal property of and all rights are reserved by the Architect. Their use for reproduction, construction or distribution is prohibited unless authorized in writing by Architect.



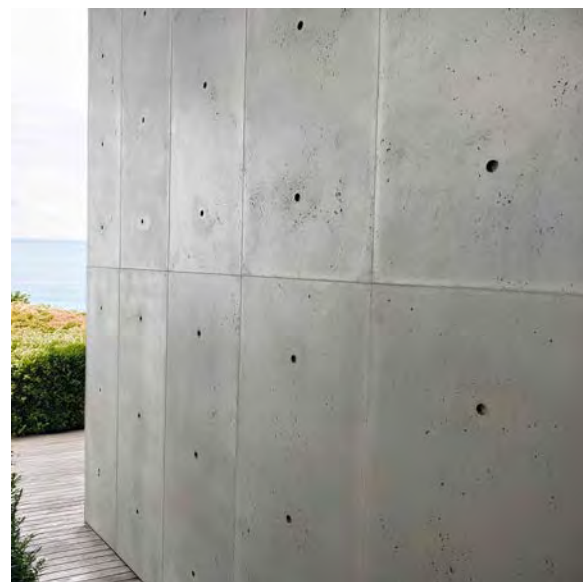
EYEBROW COLOR PPUS-1
ESPRESSO BEANS



TINTED GLASS



STAINLESS STEEL GUARDRAIL AND
WINDOW FRAME FINISH



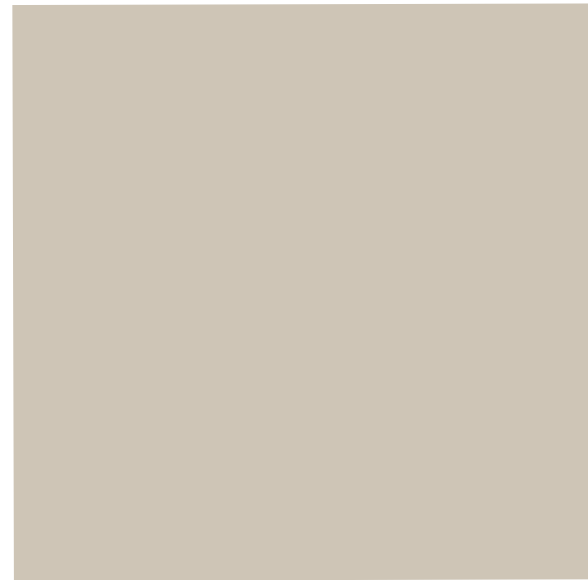
EXTERIOR WALL CONCRETE ACCENT
FINISH



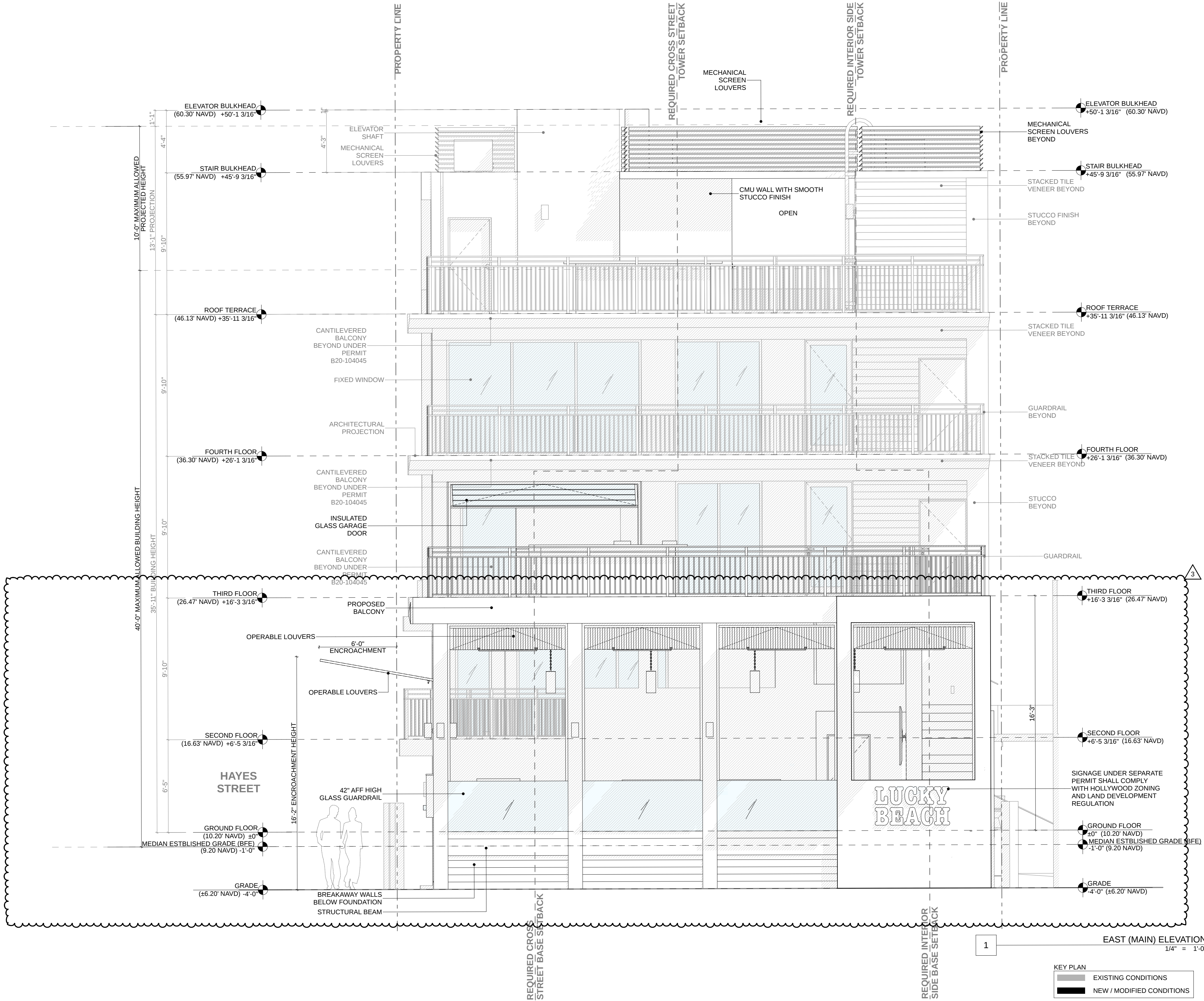
EXTERIOR WALL COMPOSITE WOOD



EXTERIOR STUCCO SW-7642
PAVERSTONE



EXTERIOR STUCCO SW-7036
ACCESSIBLE BEIGE



ARCHITECT

AGENCE
3434 MONKEY STREET | HOLLYWOOD, FL 33021
T 954.631.8871
HTTP://WWW.SENGAARCHITECTURE.COM

SENGA ARCHITECTURE LLC

MEP ENGINEER

WINDIAN
ENGINEERING
CERTIFICATE OF AUTHORIZATION NO. 12517
8640 NW 1392 CT | LAUDERHILL, FL 33311
T 754.474.0845 F 754.345.6075
WWW.WINDIANENGINEERING.COM

WINDIAN ENGINEERING LLC

LUCKY BEACH
HOLLYWOOD
RESTAURANT

1500 N BROADWALK HOLLYWOOD FLORIDA 33019 USA

ARCHITECT

THIS ITEM HAS BEEN DIGITALLY
SIGNED AND SEALED BY
FITZ MANNINGHAM MURPHY, AIA
AR101069
ON 10/20/25.

PRINTED COPIES OF THIS
DOCUMENT ARE NOT
CONSIDERED SIGNED AND
SEALED AND THE SIGNATURE
MUST BE VERIFIED ON ANY
ELECTRONIC COPIES.

FITZ MANNINGHAM MURPHY, AIA
REGISTERED ARCHITECT
AR101069

REVISIONS

2513

PROJECT NO.

10/20/25

DATE

FMM

DRAWN / CHECKED

EAST
(BROADWALK)
ELEVATION

A200

The architectural design and detail drawings for this building and / or overall project are the legal property of and all rights are reserved by the Architect. Their use for reproduction, construction or distribution is prohibited unless authorized in writing by Architect.



REQUIRED BRAODWALK
TOWER SETBACK

DEPTH 3
VE-11

PROPERTY LINE

— —

FC
+2

GF
-4"

OR BUL
6" (60

1.6" (55

16" (46

FLOOR
6" (36.

6" (26.

FLOOR
5" (16.6

20' NAV

2

SOUT

KEY PLAN

10

EXISTING CONDITIONS

ELEVATION

ARCHITECT



3434 MCKINLEY STREET | HOLLYWOOD, FL 33021
T. 954.631.8371
HTTP://WWW.SENGAARCHITECTURE.COM

SENGA ARCHITECTURE LLC

MEP ENGINEER



CERTIFICATE OF AUTHORIZATION NO.: 3251/
8640 NW 53RD CT | LAUDERHILL, FL 33351
T. 352.474.0940 • F. 786-345-6275
WWW.WINDANENGINEERING.COM

WINDIAN ENGINEERING LLC

**LUCKY BEACH
HOLLYWOOD
RESTAURANT**

1500 N BROADWALK HOLLYWOOD FLORIDA 33019 USA

ARCHITECT

THIS ITEM HAS BEEN DIGITALLY
SIGNED AND SEALED BY
FITZ MANNINGHAM MURPHY, AIA
AR101069
ON 10/20/25.

PRINTED COPIES OF THIS DOCUMENT ARE NOT CONSIDERED SIGNED AND SEALED AND THE SIGNATURE MUST BE VERIFIED ON ANY ELECTRONIC COPIES.

FITZ MANNINGHAM MURPHY, AIA
REGISTERED ARCHITECT
AR101069

REVISIONS

2513

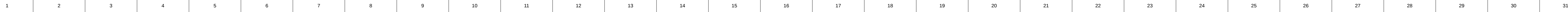
PROJECT NO.

10/20/25

FMM
DRAWN / CHECKED

**SOUTH (HAYES)
ELEVATION**

A201



KEY PLAN

	EXISTING CONDITIONS
	NEW / MODIFIED CONDITIONS

1

2

3

4

5

6

7

8

9

10

11

12

13

14

15

16

17

18

19

20

21

22

23

24

25

26

27

28

29

30

31

V

U

T

S

R

Q

P

O

N

M

L

K

J

I

H

G

F

E

D

C

B

A

The architectural design and detail drawings for this building and /or overall project are the legal property of and all rights are reserved by the Architect. Their use for reproduction, construction or distribution is prohibited unless authorized in writing by Architect.

1

2

3

4

5

6

7

8

9

10

11

12

13

14

15

16

17

18

19

20

21

22

23

24

25

26

27

28

29

30

31

ARCHITECT

AGNES

3434 MCKINLEY STREET | HOLLYWOOD, FL 33021
T: 954.432.8971
HTTP: WWW.SENGAARCHITECTURE.COM

SENGA ARCHITECTURE LLC

MEP ENGINEER

WINDIAN ENGINEERING

CERTIFICATE OF AUTHORIZATION NO.: 125517
8840 NW 53RD CT | LAUDERHILL, FL 33311
T: 954.474.0845 | F: 754-345-4575
WWW.WINDIANENGINEERING.COM

WINDIAN ENGINEERING LLC

**LUCKY BEACH
HOLLYWOOD
RESTAURANT**

1500 N BROADWALK HOLLYWOOD FLORIDA 33019 USA

ARCHITECT

THIS ITEM HAS BEEN DIGITALLY
SIGNED AND SEALED BY
FITZ MANNINGHAM MURPHY, AIA
AR101069
ON 10/20/25.

PRINTED COPIES OF THIS
DOCUMENT ARE NOT
CONSIDERED SIGNED AND
SEALED AND THE SIGNATURE
MUST BE VERIFIED ON ANY
ELECTRONIC COPIES.

FITZ MANNINGHAM MURPHY, AIA
REGISTERED ARCHITECT
AR101069

REVISIONS

2513
PROJECT NO.

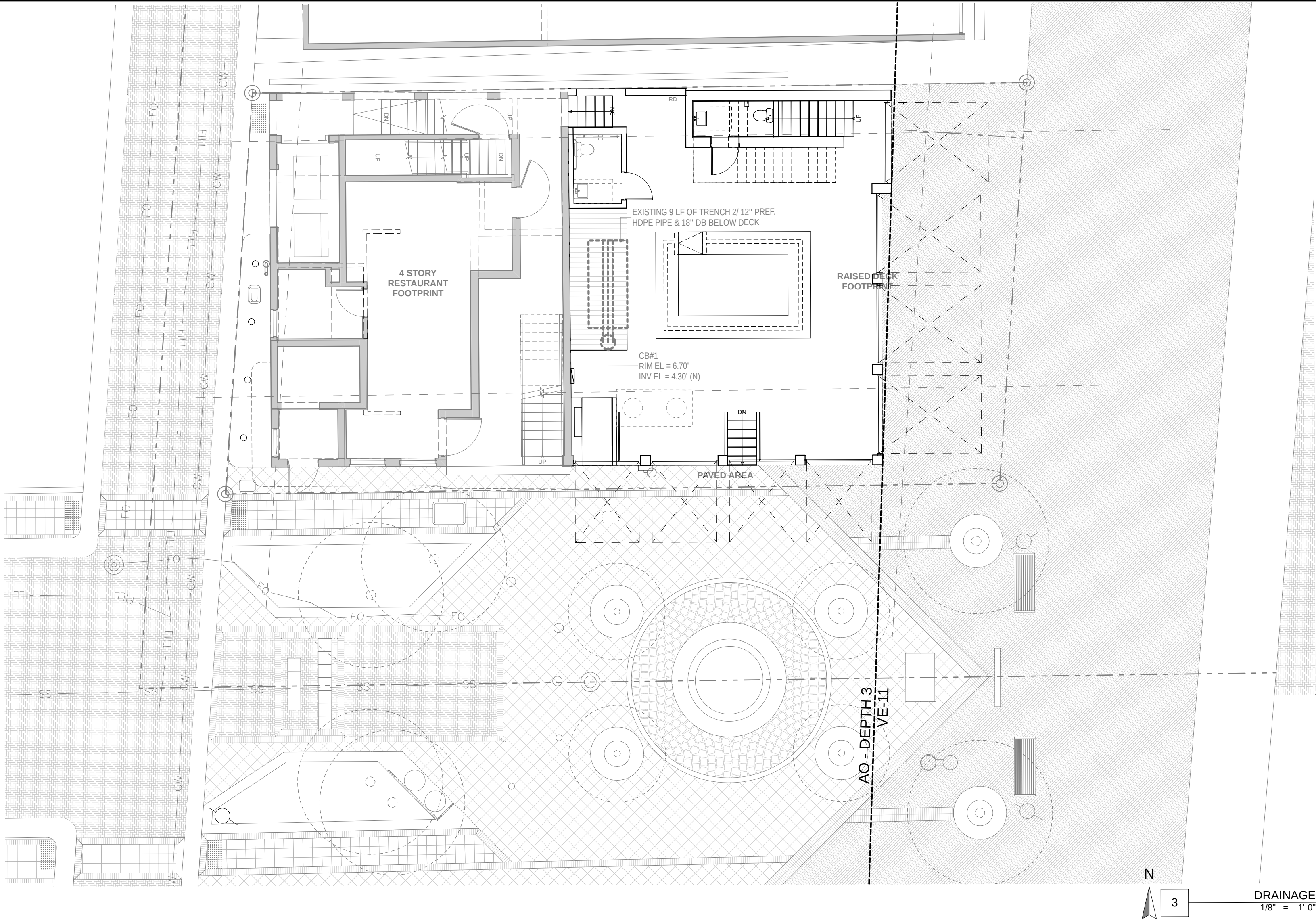
10/20/25
DATE

FMM
DRAWN / CHECKED

**MASSING
STUDIES**

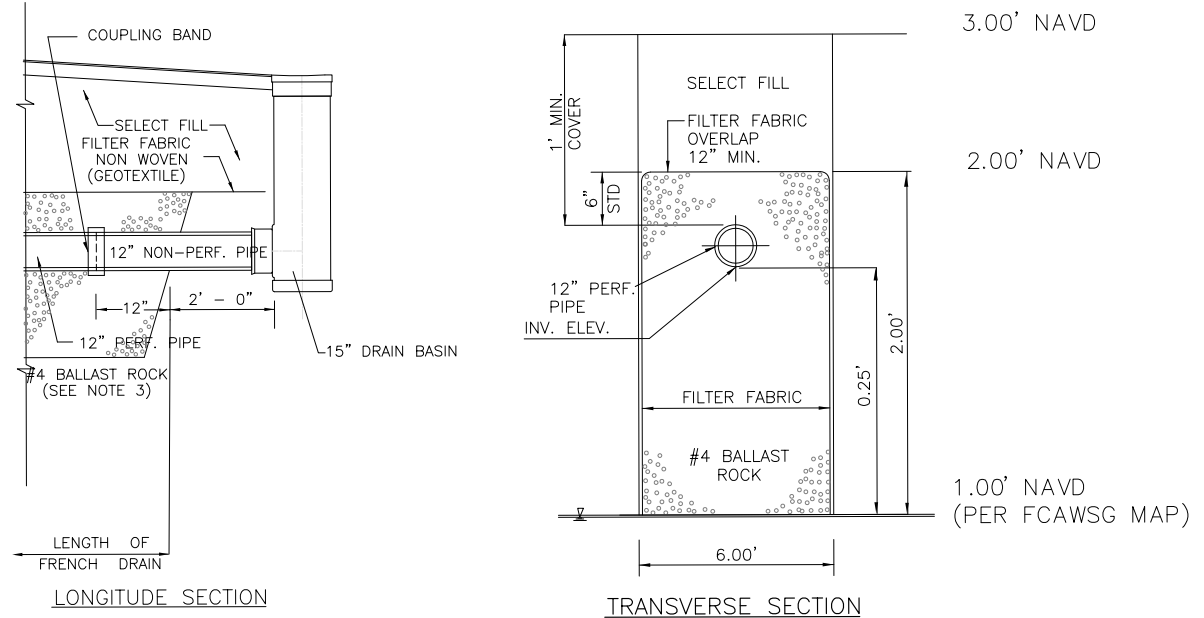
A903

The architectural design and detail drawings for this building and /or overall project are the legal property of and all rights are reserved by the Architect. Their use for reproduction, construction or distribution is prohibited unless authorized in writing by Architect.



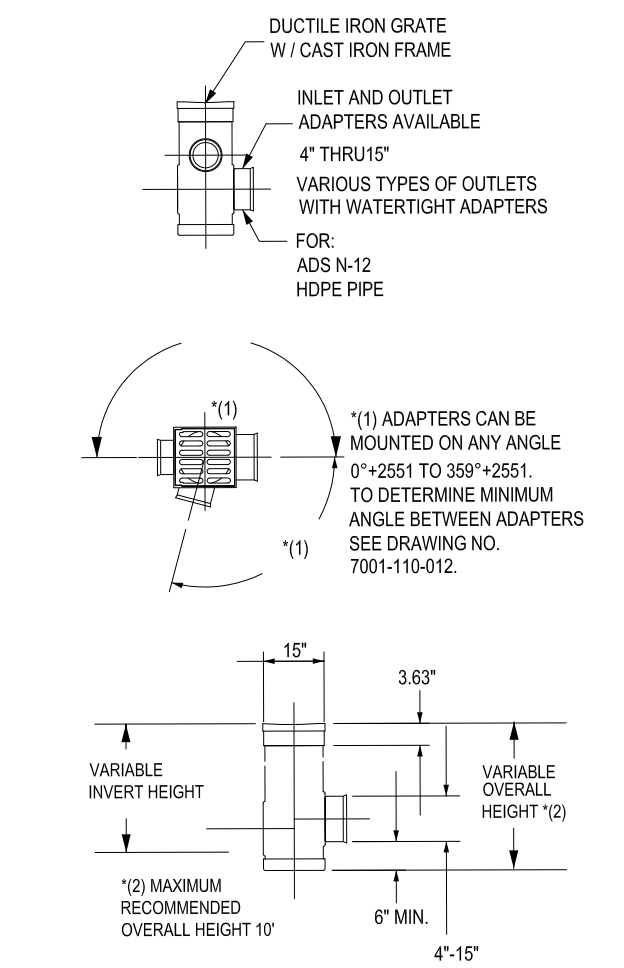
SITE CALCULATIONS			
FOUR STORY RESTAURANT FOOTPRINT	1219.73 SF	36.86%	
RAISED DECK FOOTPRINT	1766.15 SF	53.38%	
PAVED AREA	323.23 SF	9.77%	
PERVIOUS AREA	0.00 SF	0.00%	
TOTAL LOT AREA	3309.11 SF	100.00%	

DRAINAGE CALCULATIONS			
SITE SHALL RETAIN 1" RUNOFF OVER ENTIRE SITE OR 2 1/2" OVER IMPERVIOUS AREAS (WHICHEVER IS GREATER). ROOF AREA ONLY OF RESTAURANT. ALL OTHER ARE CONSIDERED AS HISTORIC FLOWS.			
1,021.49 SQ. FT. X 0.0833 FT = 85.09 CU. FT. (N/A)			
1,021.49 SQ. FT. X 0.2083 FT = 212.78 CU. FT.			
EXISTING EXFILTRATION TRENCH			
VOLUME (V) REQUIRED: 212.78 CU. FT. / (43,560 AC/FT X 12 IN/FT) = 0.059 AC-IN			
COMPUTATION OF TRENCH VOLUME			
L = VIK / (K(W+2H2Du) + Du(2+2H2Ds) + (1.39 X 10 ⁴) WDu))			
L = LENGTH OF TRENCH REQUIRED (FEET)			
V = VOLUME TO BE EXFILTRATED (AC-IN)			
W = TRENCH WIDTH (FEET)			
K = HYDRAULIC CONDUCTIVITY (CFS/FT ² - FT. HEAD)			
H2 = DEPTH TO WATER TABLE (FEET)			
Du = NON-SATURATED TRENCH DEPTH (FEET)			
V = 0.059 AC-IN			
W = 4.00 FT			
K = 1.00 X 10 ⁴ (ASSUMED)			
H2 = 5.00 FT			
Du = 4.00 FT			
Ds = 0.00 FT			
L = 0.059 / (1.00 X 10 ⁴ / ((5.00(4.00) + 2(5.00)(4.00) - 4.00(4.00) + 2(5.00)(0.00)) + 1.39 X 10 ⁴ (4.00)(4.00))			
= 8.91 LF; 9.00 LF USED (216.42 CU. FT.)			
TOTAL VOLUME PROVIDED: = 216.42 CU. FT.			



- NOTES:
1. FILTER FABRIC PER F.D.O.T. STD. INDEX # 285 SHALL BE USED AT EACH SIDE AND ON TOP, AND AT EACH END OF FRENCH DRAIN TRENCH.
 2. AFTER THE BALLAST ROCK HAS BEEN PLACED TO THE PROPER ELEVATION IT SHALL BE CAREFULLY VIBRATED OR COMPACTED IN ORDER TO ALLOW FOR INITIAL SETTLEMENT THAT MAY OCCUR. IF IT DOES TAKE PLACE, ADDITIONAL BALLAST ROCK WILL BE ADDED TO RESTORE THE BALLAST ROCK TO THE PROPER ELEVATION SO THAT THE EXFILTRATION TRENCH CAN BE COMPLETED IN ACCORDANCE WITH THE DETAIL.

1 TYPICAL DETAIL - EXFILTRATION TRENCH



2 15" DRAIN BASIN

KEY PLAN	
	EXISTING CONDITIONS
	NEW / MODIFIED CONDITIONS

ARCHITECT

3434 MONKLEY STREET | HOLLYWOOD, FL 33021
T 954.631.8871
HTTP://WWW.SENGAARCHITECTURE.COM

SENGA ARCHITECTURE LLC

MEP ENGINEER

CERTIFICATE OF AUTHORIZATION NO. 12557
8840 NW 53RD CT | LAUDERHILL, FL 33311
T 352.474.0845 F 352-345-6275
WWW.WINDIANENGINEERING.COM

WINDIAN ENGINEERING LLC

LUCKY BEACH
HOLLYWOOD
RESTAURANT

1500 N BROADWALK HOLLYWOOD FLORIDA 33019 USA

ARCHITECT

THIS ITEM HAS BEEN DIGITALLY
SIGNED AND SEALED BY
FITZ MANNINGHAM MURPHY, AIA
AR101069
ON 10/20/25.

PRINTED COPIES OF THIS
DOCUMENT ARE NOT
CONSIDERED SIGNED AND
SEALED AND THE SIGNATURE
MUST BE VERIFIED ON ANY
ELECTRONIC COPIES.

FITZ MANNINGHAM MURPHY, AIA
REGISTERED ARCHITECT
AR101069

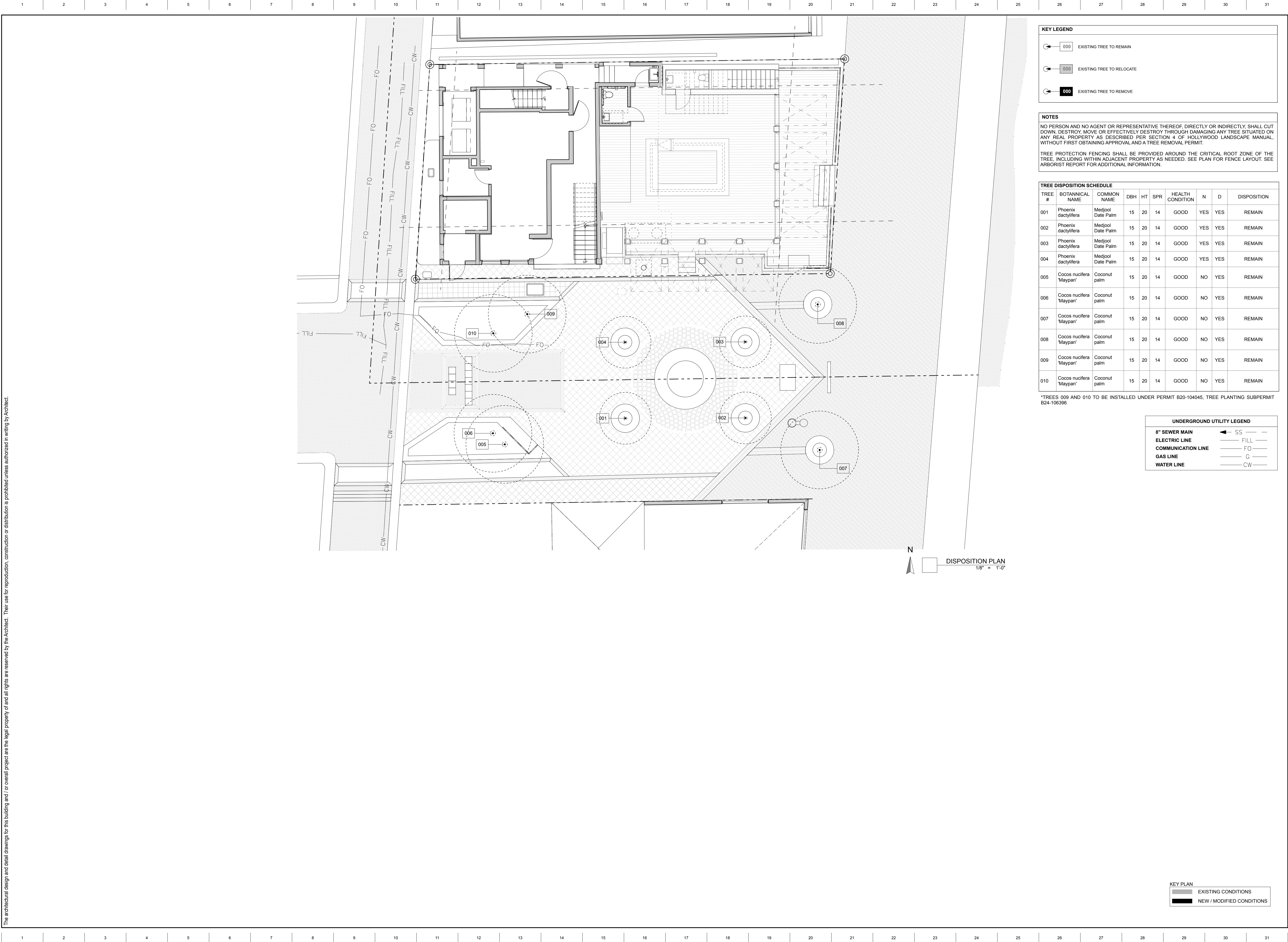
REVISIONS
02 HPB CORRECTION

2513
PROJECT NO.

10/20/25
DATE

FMM
DRAWN / CHECKED

DRAINAGE
PLAN



ARCHITECT

AG/EA

3434 MONKEY STREET | HOLLYWOOD, FL 33021
T: 954.931.8311
HTTP: WWW.SENGAARCHITECTURE.COM

SENGA ARCHITECTURE LLC

MEP ENGINEER

WINDIAN ENGINEERING

CERTIFICATE OF AUTHORIZATION NO.: 12817
8840 NW 53RD CT | LAUDERHILL, FL 33311
T: 954.474.0845 F: 754-345-4075
WWW.WINDIANENGINEERING.COM

WINDIAN ENGINEERING LLC

**LUCKY BEACH
HOLLYWOOD
RESTAURANT**

1500 N BROADWALK HOLLYWOOD FLORIDA 33019 USA

ARCHITECT

THIS ITEM HAS BEEN DIGITALLY
SIGNED AND SEALED BY
FITZ MANNINGHAM MURPHY, AIA
AR101069
ON 9/22/25.

PRINTED COPIES OF THIS
DOCUMENT ARE NOT
CONSIDERED SIGNED AND
SEALED AND THE SIGNATURE
MUST BE VERIFIED ON ANY
ELECTRONIC COPIES.

FITZ MANNINGHAM MURPHY, AIA
REGISTERED ARCHITECT
AR101069

REVISIONS

2513
PROJECT NO.

9/22/25
DATE

FMM
DRAWN / CHECKED

**TREE
DISPOSITION
PLAN**

L100