

ATTACHMENT A
Application Package
Part I



CITY OF
Hollywood
DEVELOPMENT SERVICES
PLANNING DIVISION

GENERAL APPLICATION

APPLICATION DATE: _____

2600 Hollywood Blvd

Room 315

Hollywood, FL 33022

Tel: (954) 921-3471

Email: Development@
Hollywoodfl.org

SUBMISSION REQUIREMENTS:

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

NOTE:

- This application must be **completed in full** and submitted with all documents to be placed on a Board or Committee's agenda.
- The applicant is responsible for obtaining the appropriate checklist for each type of application.
- Applicant(s) or their authorized legal agent **must** be present at all Board or Committee meetings.

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

APPLICATION TYPE (CHECK ALL THAT APPLIES):

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

PROPERTY INFORMATION

Location Address: _____

Lot(s): _____ Block(s): _____ Subdivision: _____

Folio Number(s): _____

Zoning Classification: _____ Land Use Classification: _____

Existing Property Use: _____ Sq Ft/Number of Units: _____

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

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

DEVELOPMENT PROPOSAL

Explanation of Request: _____

Phased Project: Yes No Number of Phases: _____

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

Name of Current Property Owner: _____

Address of Property Owner: _____

Telephone: _____ Email Address: _____

Applicant _____ Consultant Representative Tenant

Address: _____ Telephone: _____

Email Address: _____

Email Address #2: _____


Date of Purchase: _____ Is there an option to purchase the Property? Yes No

If Yes, Attach Copy of the Contract.

Noticing Agent (FTAC & Board submissions only) : _____

E-mail Address: _____

PLANNING DIVISION



File No. (internal use only): _____

GENERAL APPLICATION

2600 Hollywood Boulevard Room 315
Hollywood, FL 33022

CERTIFICATION OF COMPLIANCE WITH APPLICABLE REGULATIONS

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

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

Signature of Current Owner:  Date: 2/20/2024

PRINT NAME: Eliana Guimarães Milani Date: 2/20/2024

Signature of Consultant/Representative:  Date: _____

PRINT NAME: ARI SKLAR Date: _____

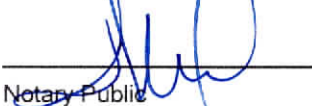
Signature of Tenant: _____ Date: _____

PRINT NAME: _____ Date: _____

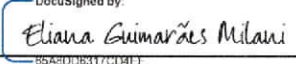
Current Owner Power of Attorney

I am the current owner of the described real property and that I am aware of the nature and effect the request for 2219 LINCOLN ST HOLLYWOOD to my property, which is hereby made by me or I am hereby authorizing ARI SKLAR to be my legal representative before the TECHNICAL ADVISORY BOARD (Board and/or Committee) relative to all matters concerning this application.

Sworn to and subscribed before me this 20 day of February, 2024


Notary Public
State of Florida




Signature of Current Owner

Eliana Guimarães Milani
Print Name

My Commission Expires: 7/5/27 (Check One) Personally known to me; OR Produced Identification _____

This Instrument Prepared by:
Jeremy Shir
201 East Las Olas Blvd., #2200
Fort Lauderdale, FL 33301

DECLARATION OF UNITY OF TITLE

KNOW ALL MEN BY THESE PRESENTS, that pursuant to the ordinances of the City of Hollywood pertaining to zoning, the issuance of building permits and regulating building construction activities, the undersigned, being the fee owner(s) of the following described real property situated in the City of Hollywood, County of Broward and State of Florida, do hereby make the following declaration of conditions, limitations and restrictions on said lands, hereinafter to be known and referred to as a DECLARATION OF UNITY OF TITLE, as to the following particulars:

1. The undersigned is the owner in fee simple of the properties described as follows:

Parcel 1: Lots 3, Block 12, of Hollywood Little Ranches, according to the plat thereof, as recorded in Plat Book 1, at Page 26, of the Public Records of Broward County, Florida.

Parcel 2: Lots 19, Block 12, of Hollywood Little Ranches, according to the plat thereof, as recorded in Plat Book 1, at Page 26, of the Public Records of Broward County, Florida.

Parcel 3: Lots 4, East 50 Feet, Block 12, of Hollywood Little Ranches, according to the plat thereof, as recorded in Plat Book 1, at Page 26, of the Public Records of Broward County, Florida.

Parcel 4: Lots 4, West 50 Feet, Block 12, of Hollywood Little Ranches, according to the plat thereof, as recorded in Plat Book 1, at Page 26, of the Public Records of Broward County, Florida.

2. That the parcels described herein will be developed for Multi-Family Residential in substantial accordance with the plans under City File No. 24-DP-14 currently being reviewed by the Technical Advisory Committee.
3. The aforesaid plot or combination of separate lots, plots, parcels, acreage or portions thereof shall hereafter be regarded and is hereby declared to be unified under one title as an indivisible building site (hereinafter referred to as "Property").
4. The said Property, for the purpose of building, zoning and other applicable codes and regulations, shall henceforth be considered as one parcel of land and that no portion shall be sold, assigned, transferred, conveyed or devised except in its entirety as one plot or parcel of land; provided, however, that recordation



of a mortgage on any portion of the Property shall not be deemed to be in contravention of this Declaration.

5. The undersigned further agrees that this Declaration of Unity of Title shall constitute a covenant to run with the land, as provided by law, and shall be binding upon the undersigned, their successors and assigns, and all parties claiming under them until such time as the same may be released in writing under the approval of the City Manager or his or her designee.

6. The undersigned also agrees that this instrument shall be recorded in the Public Records of Broward County.

IN WITNESS WHEREOF, the said property owner has signed and sealed these presents this _____ day of _____, 2024.

Signed, sealed and delivered in the presence of:

Owner(s) Name

By: _____

_____ sign
(witness 1)

_____ print

_____ sign
(witness 2)

_____ print

STATE OF FLORIDA)

SS:

COUNTY OF BROWARD)

The foregoing instrument was acknowledged before me this _____ 2024, by _____, who is known to me or who has produced _____ as identification.

_____ sign

_____ print
Notary Public, State of Florida At Large

(Seal)

_____ Commission No.

My Commission Expires:

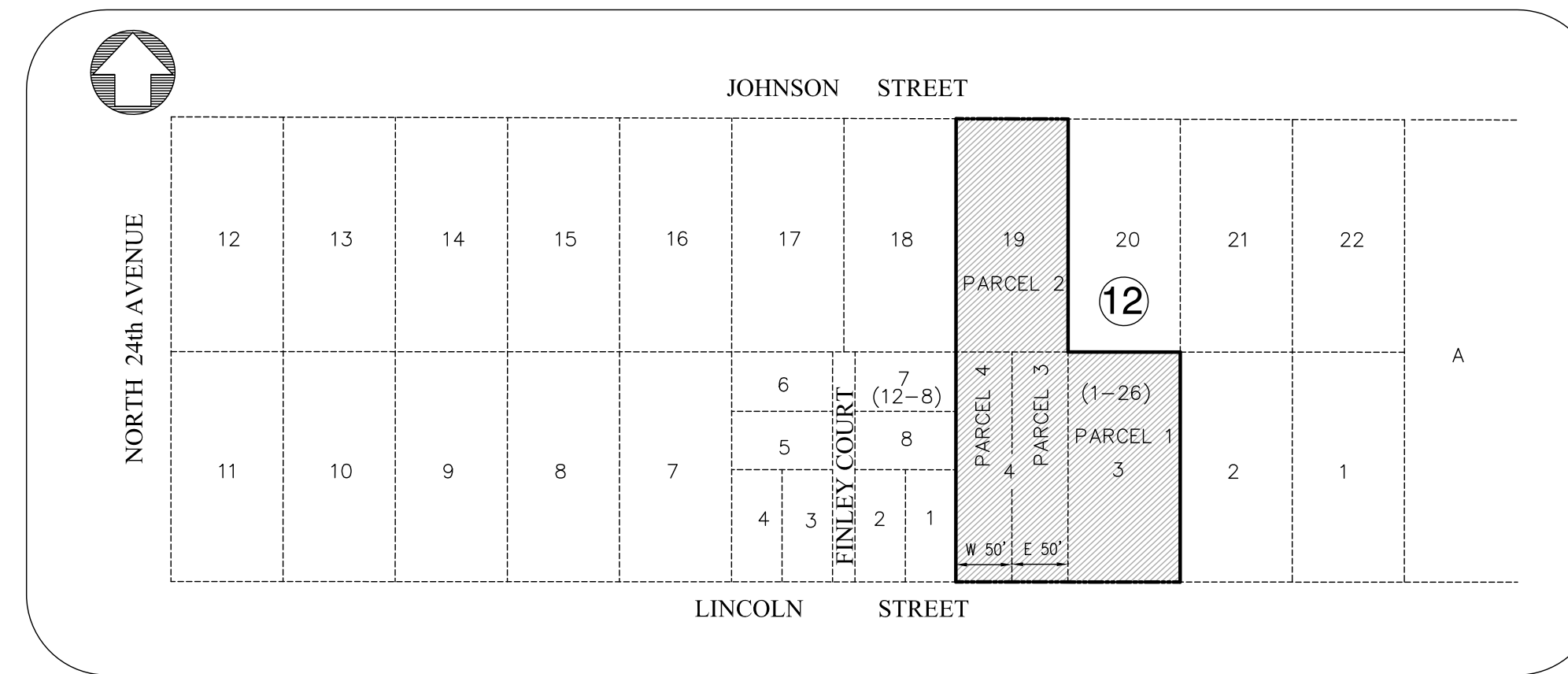
ALTA/NSPS LAND TITLE SURVEY

2219 LINCOLN STREET, HOLLYWOOD, FL.

BROWARD COUNTY, FLORIDA 33138

ID # 514216014710

SECTION 16, TOWNSHIP 51 SOUTH, RANGE 42 EAST



LOCATION SKETCH
NOT TO SCALE

ABBREVIATIONS

- A ARC LENGTH
- A/C AIR CONDITIONER
- AVE AVENUE
- BLVD BOULEVARD
- BM BENCH MARK
- CBV CABLE TELEVISION BOX
- C.B. CATCH BASIN
- C.B. CONCRETE BLOCK STRUCTURE
- CH.B. CHORD BEARING
- C.H. CHORD DISTANCE
- CON. CONCRETE
- CT. CEMENT
- C. CENTERLINE
- CL. CLEAR
- CONC. CONCRETE
- C.S. CLEAN OUT
- E.B. ELECTRIC BOX
- ELEV. ELEVATION
- ENC. ENCROACHMENT
- E.R.P. ELEVATION REFERENCE POINT
- F.F. FINISH FLOOR ELEVATION
- F.A. FIRE HYDRANT
- F.P. TELEVISION POWER AND LIGHT
- F.F.P. FOUND IRON PIPE
- F.I.R. FOUND IRON REBAR
- F.O. FOUND
- I.C.S. IRRIGATION CONTROL VALVE
- I.P. IRON PIPE
- I.R. REBAR
- L. LEGAL
- L.F.E. LOWES FLOOR ELEVATION
- L.P. LIGHT POLE
- L.B. LICENSE BUSINESS
- M. MANSION
- N.A.A. NORTH AMERICAN
- N.G.V.D. NATIONAL GEODETIC VERTICAL DATUM
- N.O. NOT IDENTIFIABLE
- N.O. NUMBER
- N.T.S. NOT TO SCALE
- N.M. NAL & DISC
- O.R. OFFICIAL RECORD BOOK
- O.N.P.L. ON PROPERTY LINE
- P.B. PLAT BOOK
- P.C. POINT OF CURVATURE
- P.C.C. POINT OF COMPOUND CURVATURE
- P.C.P. PERMANENT CONTROL POINT
- P.F. PAGE
- M. MARKING LINE
- P.L. PROPERTY LINE
- P.S. PROFESSIONAL SURVEYOR AND MAPPER
- P.O.B. POINT OF BEGINNING
- P.O.C. POINT OF COMMENCEMENT
- P.O.C. POINT OF CURVATURE
- P.R.P. PERMANENT REFERENCE POINT
- P.I. POINT OF INTERSECTION
- R. RADIAL
- R. RADIUS
- R/W. RIGHT-OF-WAY
- SAN. SANITARY
- S.I.P. SET IRON PIPE
- S.I.R. SET IRON REBAR
- ST. STREET
- T. TANGENT
- T.B.M. TEMPORARY BENCH MARK
- T.L. TELEPHONE
- T.P. TYPICAL
- U.E. UTILITY EASEMENT
- W.M. WATER METER
- W.P. WATER PUMP
- W.V. WATER VALVE
- W.U.P. WOOD UTILITY POLE

LEGEND

- UNKNOWN MANHOLE
- SEWER MANHOLE
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- ELECTRIC BOX
- PROPERTY CORNER
- SPOT ELEVATION
- CHAIN LINK FENCE
- WOOD FENCE
- METAL FENCE
- OVERHEAD UTILITY LINE

SURVEYOR'S REPORT:

1. MAP OF ALTA NSPS LAND TITLE SURVEY, Fieldwork date of data acquisition: October 3rd, 2024.

2. LEGAL DESCRIPTION:
(Instrument Number: 115720663)

Parcel 1:

Lot 3, Block 12, of HOLLYWOOD LITTLE RANCHES, according to the Plat thereof, as recorded in Plat Book 1, at Page 26, of the Public Records of Broward County, Florida.

Parcel 2:

Lot 19, Block 12, of HOLLYWOOD LITTLE RANCHES, according to the Plat thereof, as recorded in Plat Book 1, at Page 26, of the Public Records of Broward County, Florida.

Parcel 3:

Lot 4, East 50 feet, Block 12, of HOLLYWOOD LITTLE RANCHES, according to the Plat thereof, as recorded in Plat Book 1, at Page 26, of the Public Records of Broward County, Florida.

Parcel 4:

Lot 4 West 50 feet, Block 12, of HOLLYWOOD LITTLE RANCHES, according to the Plat thereof, as recorded in Plat Book 1, at Page 26, of the Public Records of Broward County, Florida.

3. AREA:

Containing 61,783 Square Feet or 1.42 Acres more or less by calculations.

4. ACCURACY:

The accuracy obtained by measurement and calculations of a closed geometric figure was found to exceed this requirement. Linear 1 foot in 7,500 feet.

5. DATA OF SOURCES:

HORIZONTAL CONTROL:

-The Legal Description was furnished by Commitment File No. 682375, prepared by OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY. Revision February 21, 2024.
-North Arrow as per Plat Book 1, at Page 26 of the Public Records of Broward County, Florida.

VERTICAL CONTROL:

Elevations are referred to N.A.V.D. 1988.
Benchmark used:
Broward County Benchmark # 1896, Elevation=10.932' (N.G.V.D. 1929)=9.332' adjusted to N.A.V.D. 1988.
Broward County Benchmark # 1895, Elevation=11.076' (N.G.V.D. 1929)=9.566' adjusted to N.A.V.D. 1988.

6. FLOOD INFORMATION:

By scale determination this property is located in Flood Zone X (0.2 Pct. Annual Chance Flood Hazard), as per Federal Emergency Management Agency (FEMA), NFIP Community Name: City of Hollywood and Community Number 125113 Map/Panel Number 12011C0569, Suffix H, FIRM Panel Effective/Revised Date 08-18-2014.

7. LIMITATIONS:

-Since no other information other than what is cited in the Sources of Data was furnished, the Client is hereby advised that there may legal restrictions on the Subject Property that are not shown on the Survey Map or contained within this Report that may be found in the Public Records of Broward County, or the records of any other public and private entities as their jurisdictions may appear.
-No determination was made as to how the site can be served with utilities.
-Fences and walls ownership by visual means only, legal ownership not determined.
-No underground utilities and/or structures(foundations) was located within or abutting the Subject property.

8. STATEMENT OF ENCROACHMENTS:

No visible encroachments were located in the Subject Property.

9. CLIENT INFORMATION:

This ALTA/NSPS Land Title Survey and the Survey Map resulting therefrom was prepared at the insistence of:

SKLARrchitecture
Architects and Designers
2310 Hollywood Blvd, Hollywood FL 33020
954-925-9292

10. ADDITIONAL NOTES:

- 1.- Present Zoning: DH-2 (Provided by City of Hollywood Zoning Map)
Existing Building Use: RESIDENTIAL - VACANT LAND
Existing Land Use: Residential
ADDITIONAL REGULATIONS:
DH2- 200ft Buffer
DH1- 200ft Buffer
Maximum Building Height: 55 ft
Maximum Height - Stories:5
Maximum Built Area Allowed: 108,213 ft²
Maximum Building Footprint: 48,876 ft²
Minimum Open Space: 20.00%
Maximum Residential Area Allowed: 108,213 ft²
Estimated Residential Units Allowed: Unlimited
Maximum Lodging Area Allowed: 108,213 ft²
Estimated Lodging Rooms Allowed: Unlimited
Maximum Commercial Area Allowed: 108,213 ft²
Maximum Office Area Allowed: 108,213 ft²
SETBACKS AT GROUND LEVEL
Minimum Primary Frontage Setback: 15.00 ft
Minimum Secondary Frontage Setback: 15.00 ft
Minimum Side Setback: 10.00 ft
Minimum Rear Setback: N/A
Minimum Water Setback: N/A

- 2.- No visible or apparent cemeteries lying within the subject property.
- 3.- Utilities available for this site as shown on Sketch, and should be verified before construction.
- 4.- Adequate ingress and egress to the premises is provided by Lincoln Street and Johnson Street (Public Roads).

11. NOTES CORRESPONDING TO SCHEDULE B-SECTION II:

SUBJECT TO:

The exceptions of Schedule B-II appeared on Commitment ORT File No. 24018375, prepared by Old Republic National Title Insurance Company, effective date: February 21, 2024 at 8:00 A.M., and furnished to the undersigned land surveyor to show any matter of records affecting the subject property as follows:

Item # 1 to 7: Not Addressed.

Item # 8. All matters contained on the Plat of HOLLYWOOD LITTLE RANCHES, as recorded in Plat Book 1, Page 26, Public Records of Broward County, Florida. Does apply to the Subject Property as shown.

Item # 9. Covenant of Unity of Title recorded in O.R. Book 41176, Page 1211, Public Records of Broward County, Florida. Does apply to the Subject Property as shown.

Item # 10. Resolutions recorded in O.R. Book 42035, Page 877 and O.R. Book 50570, Page 291, Public Records of Broward County, Florida. Does apply to the Subject Property containing blanket conditions.

Item # 11. Conveyance Agreement recorded in O.R. Book 44047, Page 1990, Public Records of Broward County, Florida. Does apply to the Subject Property containing blanket conditions.

Item # 12. Terms and conditions contained in City of Hollywood Planning and Development Board, Resolution No. 13-DPV-60, and all exhibits attached thereto, recorded in O.R. Book 50570, Page 291, Public Records of Broward County, Florida. Does apply to the Subject Property containing blanket conditions.

NOTE: All recording references in this commitment/policy shall refer to the Public Records of Broward County, unless otherwise noted.

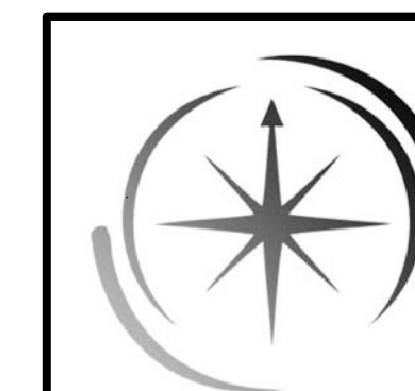
CERTIFY TO:

2219 LINCOLN LLC, A FLORIDA LIMITED LIABILITY COMPANY
SKLARCHITECTURE, ARCHITECTS AND DESIGNERS
OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY

SURVEYOR'S CERTIFICATE:

This is to certify that this map or plat and the survey on which it is based were made in accordance with the 2021 Minimum Standard Detail Requirements for ALTA/NSPS Land Title Surveys, jointly established and adopted by ALTA and NSPS, and includes Items 1, 2, 3, 4, 5, 6a, 8, 13 and 14 of Table A thereof. The fieldwork was completed on August 27, 2024.
And
This Survey meets the "Standards of Practice" as set forth by Florida State Board of Professional Surveyors and Mappers in Chapter 5J-17 Florida Administrative Code, pursuant to Section 472.027 Florida Statutes.

Not valid without the signature and the original raised seal of Florida Licensed Surveyor and Mapper. Additions or deletions to Map of ALTA/NSPS Land Title Survey by other than signing party or parties is prohibited without written consent of the signing party or parties.



FormTech
Land Surveying, Inc.

State of Florida LB # 7980
12955 S.W. 42nd Street, Suite 5, Miami, Florida, 33175
Ph:(786)429-3029, (786)443-0285 and (786)443-0678
www.formtechsurveyors.com email:formtechsurveyors@gmail.com

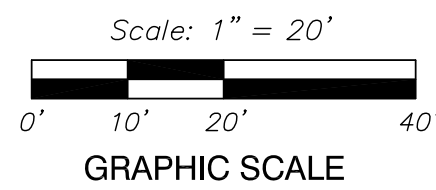
Seal: Proj # 23-11105
Job # 24-100201

Date: 10-03-2024
Eugenia L. Formoso, P.S.M.

State of Florida LS # 6660

ALTA/NSPS LAND TITLE SURVEY

2219 LINCOLN STREET, HOLLYWOOD, FL.
BROWARD COUNTY, FLORIDA 33138
ID # 514216014710



ABBREVIATIONS

- A ARC LENGTH
- A/C AIR CONDITIONER
- AK AVENUE
- B/L BOULEVARD
- B/M BENCH MARK
- CAV CABLE TELEVISION BOX
- CB CATCH BASIN
- C.B.S. CONCRETE BLOCK STRUCTURE
- CHB CHAIR BEARING
- CHD CHORD DISTANCE
- CK CORNER
- CT COURT
- CL CENTERLINE
- CL CLEAR
- CONC CONCRETE
- COB CORK OUT
- E.B. ELECTRIC BOX
- ELR ELEVATION
- ENC ENCROACHMENT
- ER.P. ELEVATION REFERENCE POINT
- F.F.F. FINISH FLOOR ELEVATION
- FIH FIRE HYDRANT
- FLR FLOOR POWER AND LIGHT
- F.P. FOUND IRON PIPE
- F.P.R. FOUND IRON REBAR
- FND FOUND
- LCV IRRIGATION CONTROL VALVE
- LP IRON PIPE
- LR REAR
- L LEG
- L.F.E. LOWES FLOOR ELEVATION
- L.P. LIGHT POLE
- LB LICENSE BUSINESS
- NO NOTICED
- NA.V.D. NORTH AMERICAN VERTICAL DATUM
- N.G.V.D. NATIONAL GEODETIC VERTICAL DATUM
- NO. 0. NOT IDENTIFIABLE
- NO. NUMBER
- N.T.S. NOT TO SCALE
- N.M. MAIL & DISC
- O.B. OFFICIAL RECORD BOOK
- ON/P.L. ON PROPERTY LINE
- P.B. PLAT BOOK
- P.C. POINT OF CURVATURE
- P.C.C. POINT OF COMPOUND CURVATURE
- P.C.P. PERMANENT CONTROL POINT
- P.I. PAVEMENT
- M MONUMENT LINE
- PL PROPERTY LINE
- P.M. PROFESSIONAL SURVEYOR AND MAPPER
- P.O.B. POINT OF BEGINNING
- P.O.C. POINT OF COMMENCEMENT
- P.R.C. POINT OF REVERSE CURVATURE
- P.R.M. PERMANENT REFERENCE MONUMENT
- P.T. POINT OF TANGENCY
- R RECORD
- R/W RIGHT-OF-WAY
- SW SWANTRY
- S.L.P. SET IRON PIPE
- S.L.R. SET IRON REBAR
- ST STREET
- TANGENT
- T.B.M. TEMPORARY BENCH MARK
- TEL TELEPHONE
- TYP. TYPICAL
- U.E. UTILITY ELEVATION
- W.W. WATER WHEEL
- WP WATER PUMP
- WI WATER WAVE
- W.U.P. WOOD UTILITY POLE

LEGEND

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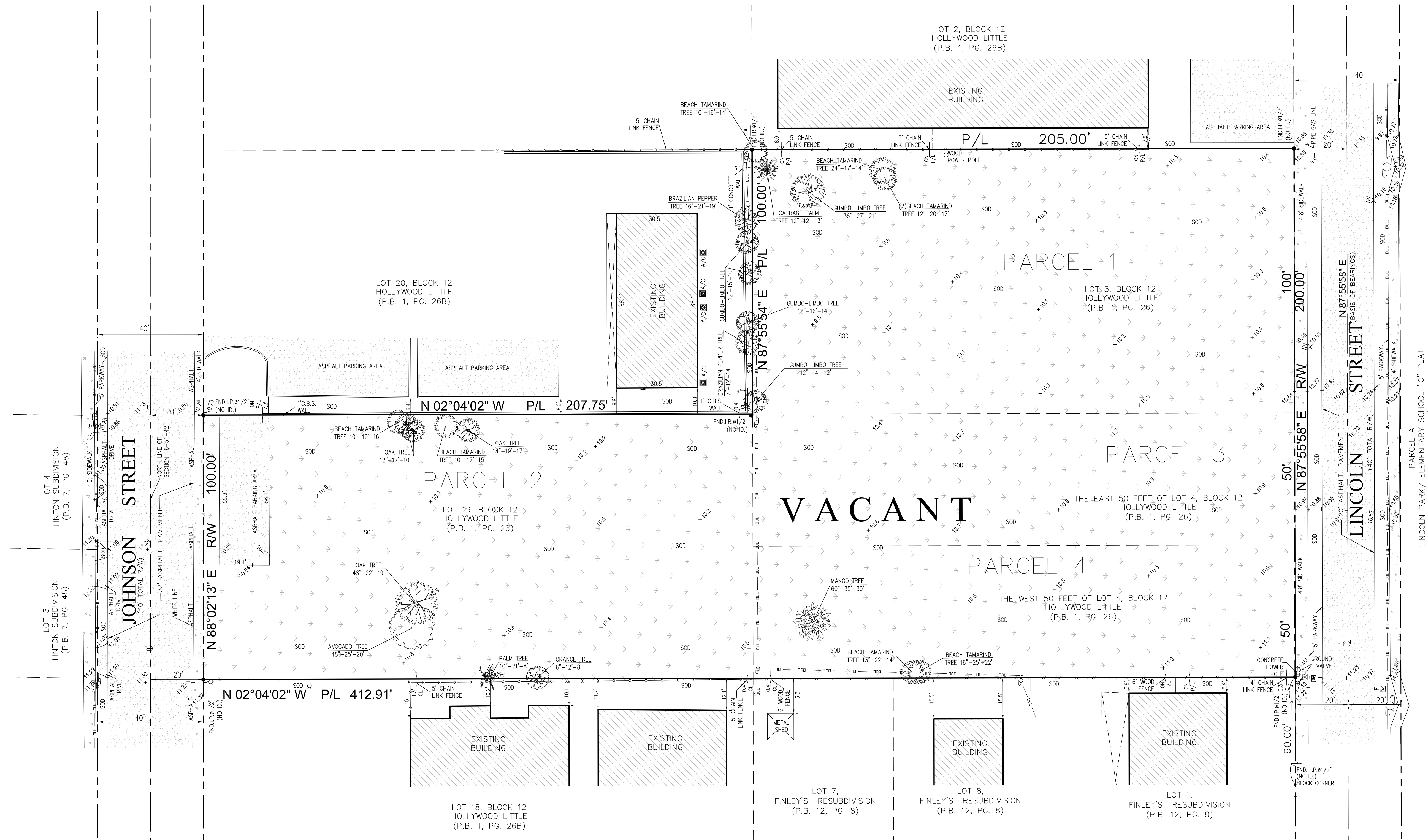
TREE LEGEND

SYMBOL	COMMON NAME
	TAMARIND TREE
	OAK TREE
	GUMBO-LIMBO TREE
	PALM TREE
	CABBAGE PALM TREE
	AVOCADO TREE
	ORANGE TREE
	MANGO TREE
	BRAZILIAN PEPPER TREE

DIMENSIONS:

DIAMETER(N)-HEIGHT(FT)-CANOPY(FT)
4"-10"-12"

* Tree types are determined to the best of our ability and should be confirmed by botanist or a trained specialist.





FormTech
Land Surveying, Inc.

State of Florida LB # 7980
12955 S.W. 42nd Street, Suite 5, Miami, Florida, 33175
Ph: (786)429-3029, (786)443-0285 and (786)443-0678
www.formtechsurveyors.com email:formtechsurveyors@gmail.com

Proj # 23-11105
Job # 24-100201
Date: 10-03-2024

NEW RESIDENTIAL BUILDING FOR: LINCOLN PARK RESIDENCES

PROJECT CERTIFIED WITH NATIONAL GREEN BUILDING STANDARD (NGBS)

2219 Lincoln Street
Hollywood, Florida 33020

PROJECT RENDERING



PROJECT TEAM

ARCHITECT OF RECORD:

SKLARchitecture

2310 HOLLYWOOD BLVD.
HOLLYWOOD, FL 33020
www.sklararchitect.com
TEL (954) 925-9292
FAX (954) 925-6292

AA 0002849
IB 0000894
NCARB CERTIFIED

OWNER

2219 LINCOLN LLC
ADDRESS:
2330 PONCE DE LEON BLVD CORAL GABLES FL 33134

CIVIL ENGINEER:

ZEPHYR ENGINEERING
WILFORD ZEPHYR, P.E.
HOLLYWOOD, FL
(786) 302-7693

LANDSCAPE ARCHITECT:

ANDRES E. MONTERO, PLA, ASLA
2300 E Oakland Park Blvd, Suite 300
Fort Lauderdale, FL 33306 USA
c: 954.591.5606
e: amontero@amlastudio.com
www.amlastudio.com

TRAFFIC CONSULTANT:

THOMAS A. HALL, PRESIDENT
THOMAS A. HALL, INC.
1355 ADAMS STREET
HOLLYWOOD, FL 33019
954-288-4447
TOMHALL1234@GMAIL.COM

SCOPE OF WORK

NEW DEVELOPMENT FOR 111 RESIDENTIAL UNITS
ON AN EXISTING VACANT LOT

LEGAL DESCRIPTION

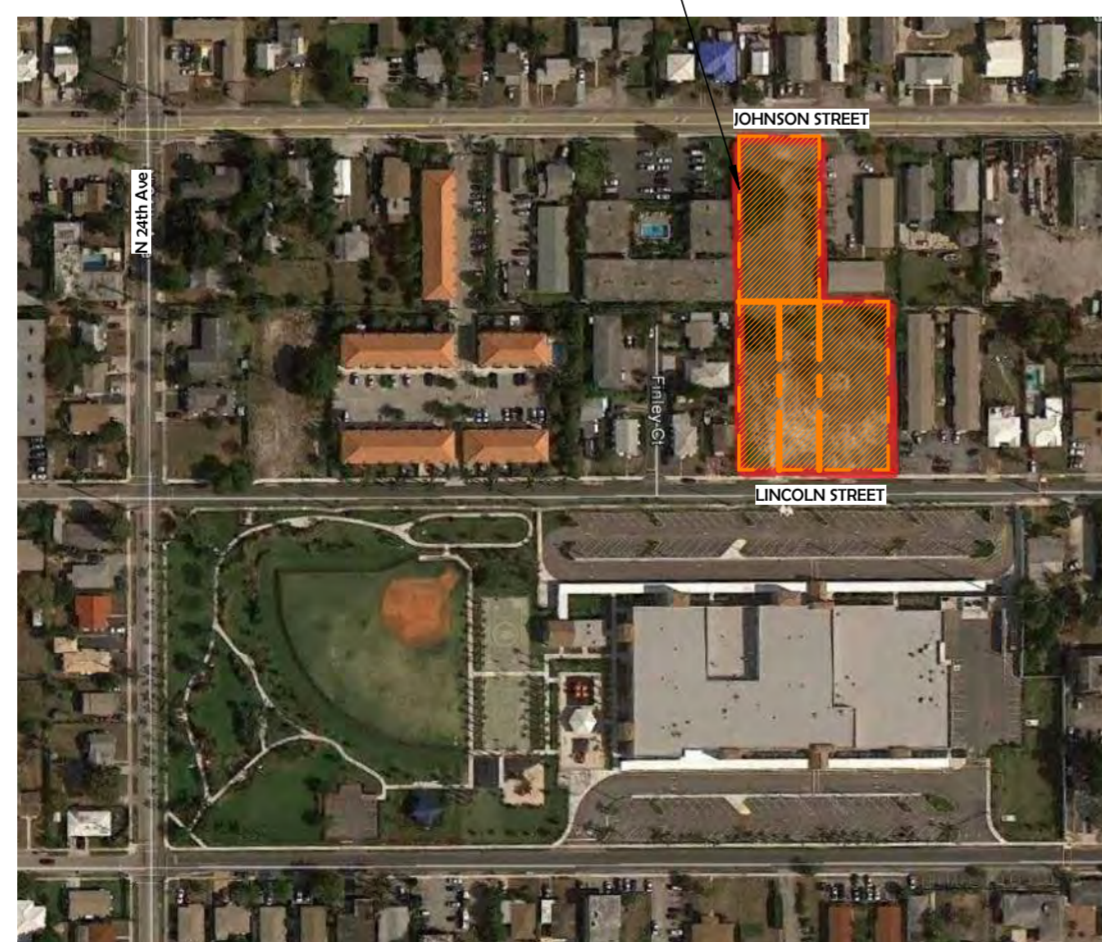
THIS PROPERTY IS DESCRIBED AS:

FOLIO # 514216014710

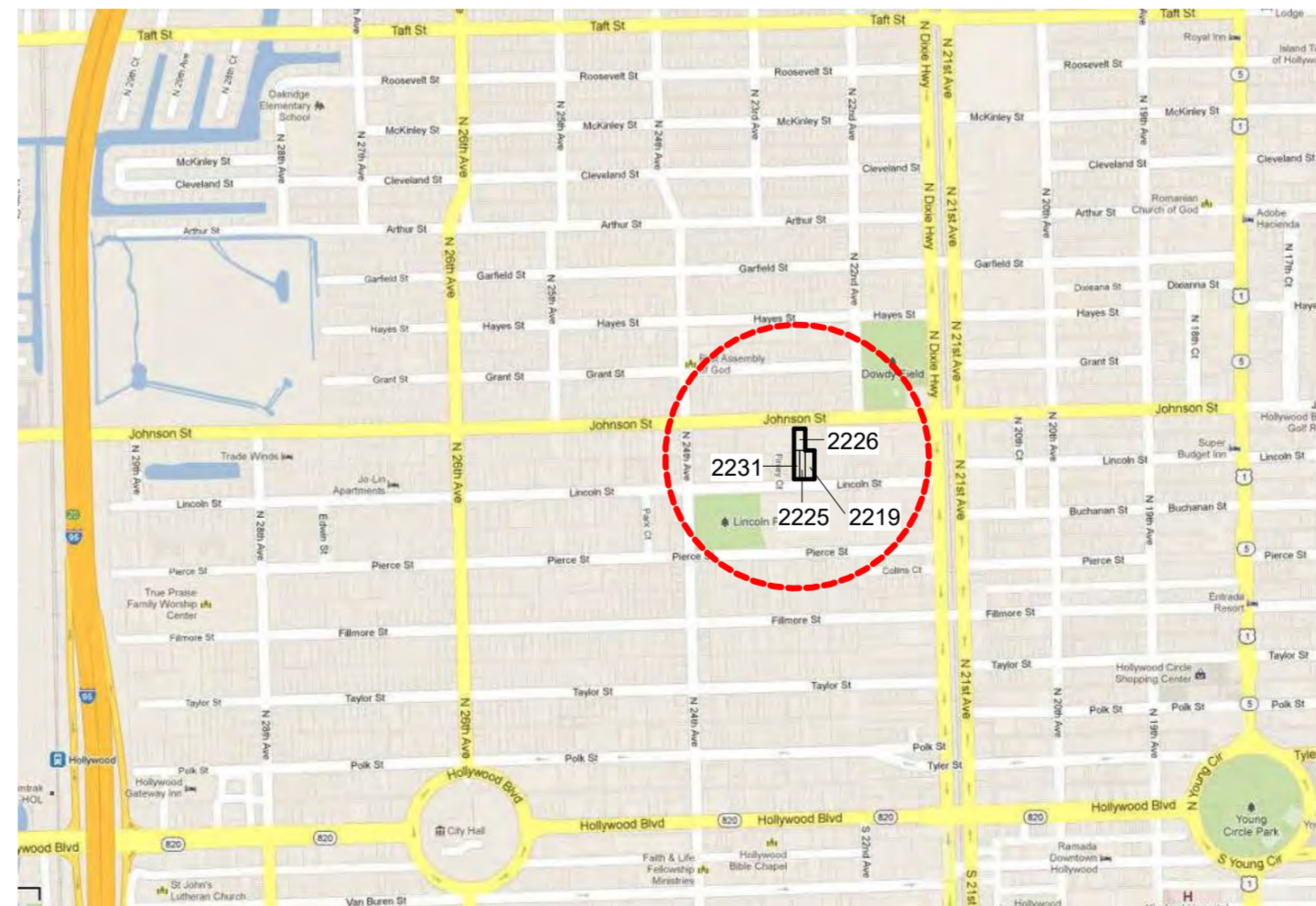
LOT 3, 4 & 19, Block 12 of, Hollywood Little Ranches,
according to the plat thereof, as recorded in Plat Book 1, pg.
26, of the Public Record of Broward County, Florida

LOCATION MAP

SITE KEY



SCALE: N.T.S.



SCALE: N.T.S.

*COMBINED SET: SIGN & SEAL ON COVER PAGE APPLY FOR ALL ARCHITECTURE DRAWINGS ON 11/14/2024 (SEE INDEX BELOW)

DRAWING INDEX

ARCHITECTURE

A0.0 COVER
A0.1 LINCOLN & JOHNSON STREET PROFILE
A0.2 AREA PLANS
A0.3 LANDSCAPE AREA DIAGRAMS
A1.0 SITE PLAN
A1.1 SITE PLAN B & W
A1.2 GREEN BUILDING & ENVIRONMENTAL SUSTAINABILITY
A1.3 SITE PLAN DETAILS
A1.4 SITE PLAN -VEHICULAR TURNING RADII
A1.5 SITE PLAN -LOADING ZONE VEHICULAR TURNING RADII
A1.6 2ND FLOOR - VEHICULAR TURNING RADII Copy 1
A1.7 DECORATIVE SITE FURNITURE - BIKE RACKS
A1.8 DECORATIVE SITE FURNITURE - LIGHTS
A1.9 TRASH PICK UP ROUTE
A1.10 DECORATIVE SITE FURNITURE - LIGHTS
A1.11 STREETScape PLANS
A1.12 PROPOSED SIGNAGE + URBAN ART
A1.13 EXISTING/PROPOSED FIRE HYDRANT LOCATION
A2.0 GROUND FLOOR
A2.1 2ND FLOOR PLAN
A2.2 3RD FLOOR PLAN
A2.3 4TH FLOOR PLAN
A2.4 ROOF TOP PLAN
A2.5 ROOF PLAN
A3.0 ELEVATIONS
A3.1 ELEVATIONS
A4.0 SECTIONS
A5.0 SOUTH EAST VIEW
A5.1 NORTH WEST VIEW
A5.2 AERIAL NORTH EAST VIEW
A5.3 AERIAL SOUTH WEST VIEW
A10.0 PRELIMINARY MASSING VIEWS
A10.1 PRELIMINARY MASSING VIEWS 2
PH1.0 PHOTOMETRICS SITE - NORMAL
PH1.1 PHOTOMETRICS FIRST FLOOR - NORMAL
PH1.2 PHOTOMETRICS FIRST FLOOR - EMERGENCY
PH2.0 PHOTOMETRICS SECOND FLOOR - NORMAL

PH2.1 PHOTOMETRICS SECOND FLOOR - EMERGENCY
PH3.0 PHOTOMETRICS THIRD FLOOR - NORMAL
PH3.1 PHOTOMETRICS THIRD FLOOR - EMERGENCY
PH4.0 PHOTOMETRICS FOURTH FLOOR - NORMAL
PH4.1 PHOTOMETRICS FOURTH FLOOR - EMERGENCY
PH5.0 PHOTOMETRICS ROOF TOP - NORMAL
PH5.1 PHOTOMETRICS ROOF TOP - EMERGENCY

LANDSCAPE

L-01 SITE AERIAL & PROPERTY SURVEY
L-02 TREE DISPOSITION PLAN
L-03 LANDSCAPE PLAN
L-04 LANDSCAPE DETAILS & GENERAL NOTES

CIVIL

C-1 EROSION & SEDIMENT CONTROL PLAN
C-2 PAVING, GRADING & DRAINAGE PLAN
C-3 CIVIL DETAILS I
C-4 CIVIL DETAILS II
C-5 PAVEMENT MARKINGS & SIGNAGE PLAN
C-6 R.O.W PAVEMENT MARKINGS PLAN I
C-7 R.O.W PAVEMENT MARKINGS PLAN 1
C-8 R.O.W PAVEMENT MARKINGS DETAILS I
C-9 R.O.W PAVEMENT MARKINGS DETAILS II
C-10 WATER & SEWER PLAN
C-11 WATER & SEWER PLAN
C-12 WATER & SEWER PLAN & DETAILS I
C-13 WATER SEWER PLAN & DETAILS II

CIVIL WATER MAIN RELOCATION

C1 WATER MAIN RELOCATION PLAN
C2 UTILITIES DETAILS
C3 R.O.W PAVEMENT MARKINGS PLAN
C4 R.O.W PAVEMENT MARKINGS DETAILS SURVEY
S-1.0 SURVEY

ZONING CHART

REQ'D/ALLOWED	REQUIRED	PROPOSED
ZONING: DH-2 (DIXIE HWY MEDIUM INTENSITY MULTY FAMILY DISTRICT)		
LAND USE: RESIDENTIAL		
BASE FLOOD ELEVATION (B.F.E.): N/A		
HEIGHT:	45 FT MAX. 45 + 15 = 60 FT MAX.	45 FT - 4 STORIES + 15 FT ROOFTOP 60 FT - TOP OF ROOF
LOT SIZE GROSS:	61,783 SF	
F.A.R. (original property lines)	1.75 = 108,120 SF	
LOT SIZE NET: (after dedications)	58,784 SF	
F.A.R. (new property lines)	1.75 = 102,872 SF	1.71 = 100,756 SF
OPEN SPACE		
GREEN SPACE (net)	20% = 11,756 SF	22.32% = 13,122 SF
HARDSCAPE SPACE		16.95% = 9,969 SF
TOTAL OPEN SPACE		29.45% = 17,315 SF
SETBACKS		
FRONT	15'-0"	15'-0" SOUTH / 15'-10" NORTH
SIDE	10'-0"	10'-0"
REAR	20'-0"	20'-0"
111 RESIDENTIAL UNITS		
102 UNITS - 1 BED		MIN 435 SF
9 UNITS - 2 BED	MIN 300 SF	MIN 976 SF
AVERAGE UNIT SIZE	MIN 650 SF	717 SF

NOTES

- ALL SIGNAGE SHALL BE IN COMPLIANCE WITH THE ZONING AND LAND DEVELOPMENT REGULATION
- ALL SIGNS, WHICH ARE ELECTRICALLY ILLUMINATED BY NEON OR OTHER MEANS, SHALL REQUIRE A SEPARATE ELECTRICAL PERMIT AND INSPECTION. SEPARATE PERMIT FOR EACH SIGN.
- PUBLIC ART: THE PROPOSED PUBLIC ART WILL BE FULLY VISIBLE FROM THE PUBLIC RIGHT OF WAY TO CONTRIBUTE TO THE COMMUNITY'S PUBLIC ART INITIATIVE ON BOTH LINCOLN AND JOHNSON STREETS

PARKING CHART

PARKING	REQUIRED	PROPOSED
102 - 1 BEDROOM UNITS	1 SP/102 UN = 102 SPACES	82 SINGLES SPACES 2ND FL. 21 SINGLES SP
9 - 2 BEDROOM UNITS	1.5 SP/9 UN = 13.5 SPACES	29 TANDEM SPACES (58)
GUEST	115.5 x 10% = 11.5 = 12 GUEST SPACES	12 GUEST SPACES
TOTAL	127 SPACES REQUIRED	152 SPACES PROPOSED
111 UNITS+6 ADA+6 GUEST = 123	123 ENTRIES TO SPACES	123 ENTRIES TO SPACES
ADA PARKING		
ADA SPACES	1/25 SPACES = 155/25 = 6.2 = 6 ADA SPACES REQUIRED	6 ADA SPACES PROPOSED
EV PARKING		
EV SPACES		20 EV CHARGING SPACES
EV CAPABLE SPACES		10 EV CAPABLE SPACES
LOADING SPACE	2 SPACES	2 SPACES
BICYCLE PARKING	1 BIKE / 20 PARKING SPACES 125 / 20 = 6.25 = 7 REQUIRED	34 BICYCLE SPACES
		12 SHORT TERM ON ST BICYCLE SP 22 LONG TERM IN BLDG BICYCLE SP

LINCOLN PARK RESIDENCES

2219 Lincoln St Hollywood, Fl. 33020
SIGN OFF

MEETING DATES

PACO 12/04/23
TAC 1 03/04/24
TAC 2 (FINAL TAC) 07/15/24
SIGN OFF 00/00/24
PLANNING AND ZONING BOARD 00/00/24

COVER

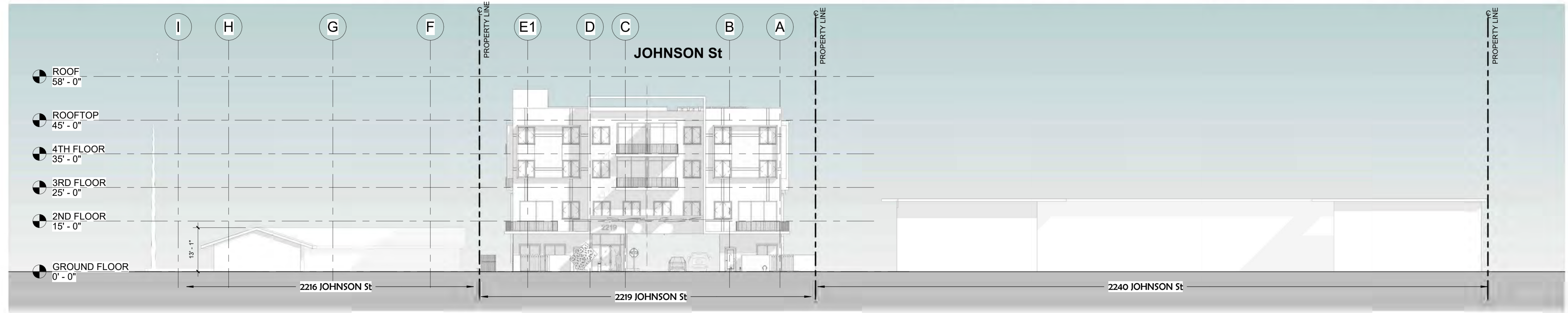
Project #23-014

Ao.o

EXISTING 2216 JOHNSON St



EXISTING 2240 JOHNSON St



1 NORTH ELEVATION - JOHNSON St
1/16" = 1'-0"

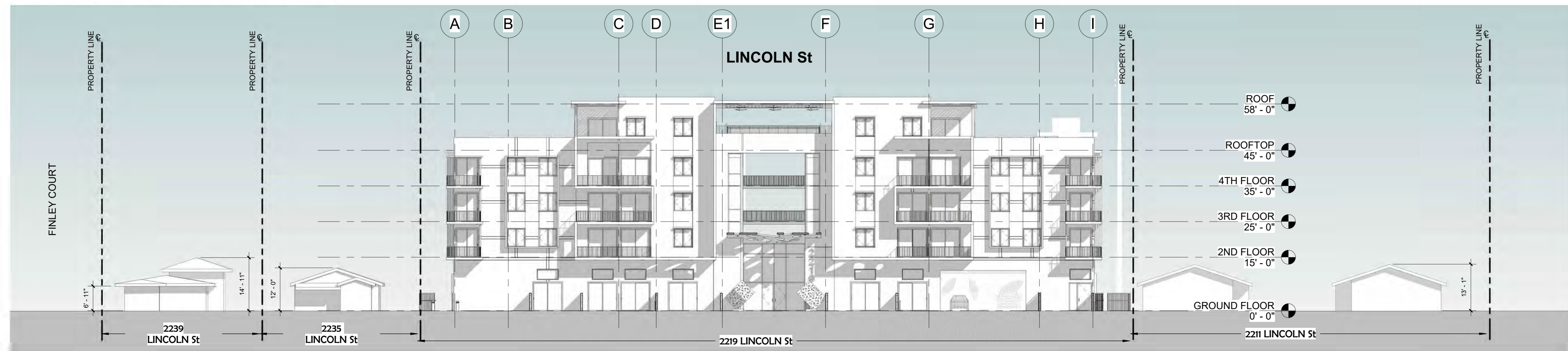
EXISTING 2239 LINCOLN St



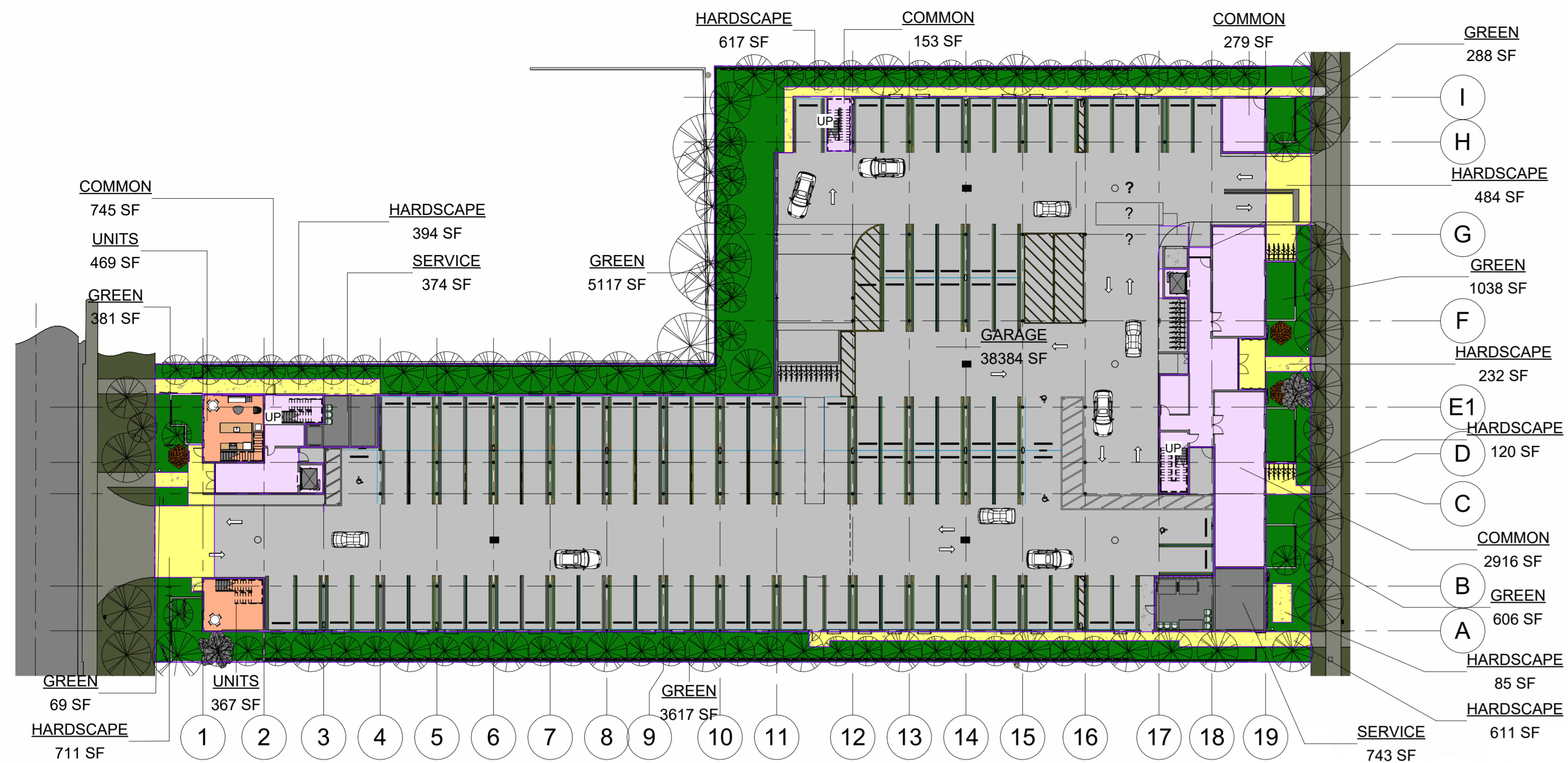
EXISTING 2235 LINCOLN St



EXISTING 2211 LINCOLN ST

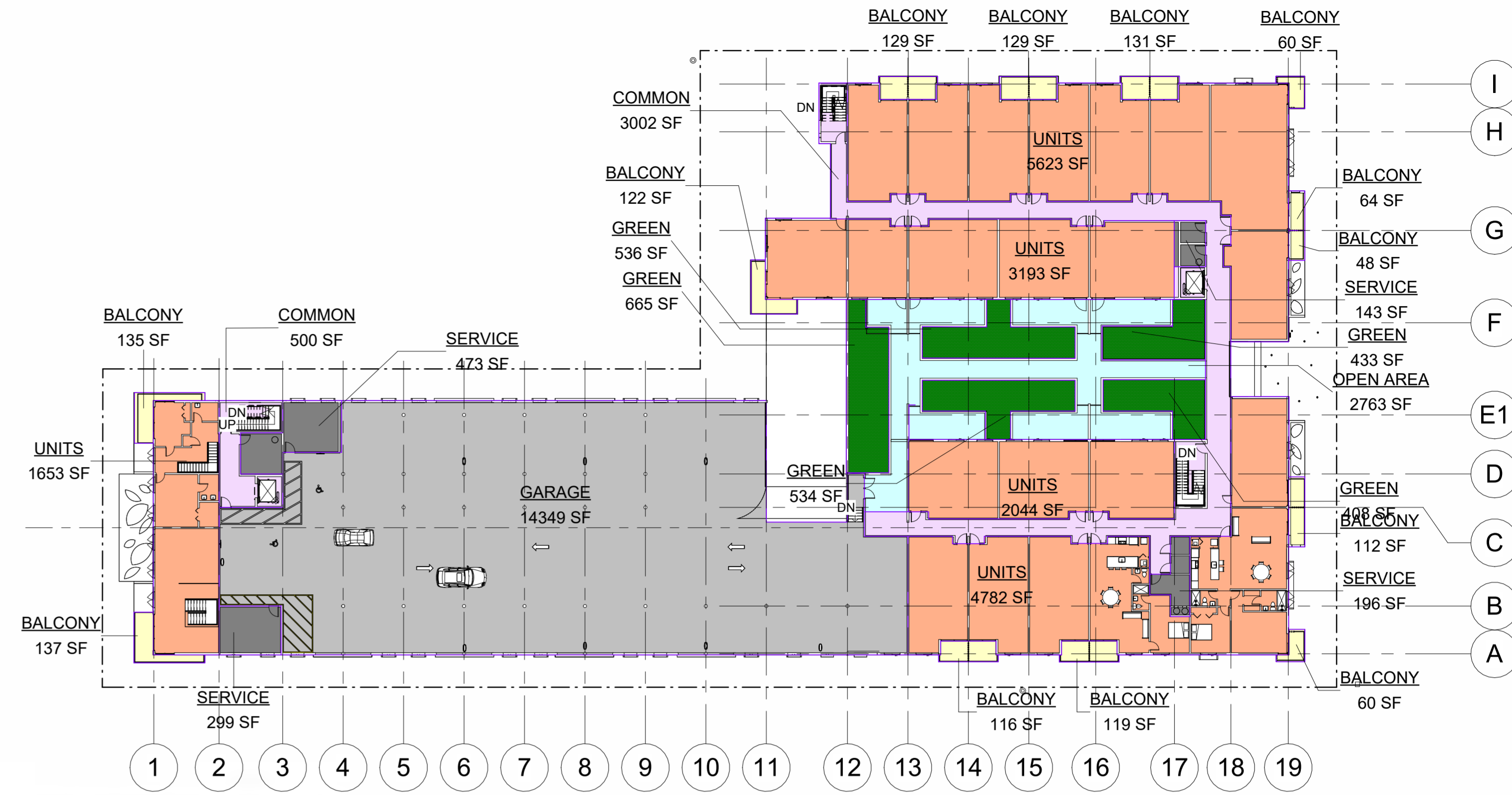


2 SOUTH ELEVATION - LINCOLN St
1/16" = 1'-0"



1 GROUND FLOOR
1" = 30'-0"

AREA CHART - GROUND FLOOR	
Name	Area
COMMON	4093 SF
GARAGE	38384 SF
GREEN	11115 SF
HARDSCAPE	3253 SF
SERVICE	1117 SF
UNITS	836 SF



2 2ND FLOOR
1" = 30'-0"

AREA CHART - 2ND FLOOR	
Name	Area
BALCONY	1361 SF
COMMON	3501 SF
GARAGE	14349 SF
GREEN	2577 SF
OPEN AREA	2763 SF
SERVICE	1111 SF
UNITS	17295 SF

	UNITS	COMMON AREA	SERVICE	GARAGE	BALCONIES	HARDSCAPE	GREEN (*)
GROUND FLOOR	836.00	4,093.00	1,117.00	38,384.00		3,253.00	5,960.00
2ND FLOOR	17,295.00	3,501.00	1,111.00	14,349.00	1,361.00	4,516.00	2,500.00
3RD FLOOR	30,763.00	4,936.00	520.00		2,642.00		
4TH FLOOR	30,763.00	4,936.00	520.00		2,642.00		
ROOFTOP		3,633.00	73.00		353.00	2,200.00	3,600.00
TOTALS	79,657.00	21,099.00	3,341.00	52,733.00	6,998.00	9,969.00	12,060.00
FAR		100,756.00					
GROSS FLOOR AREA				156,830.00			

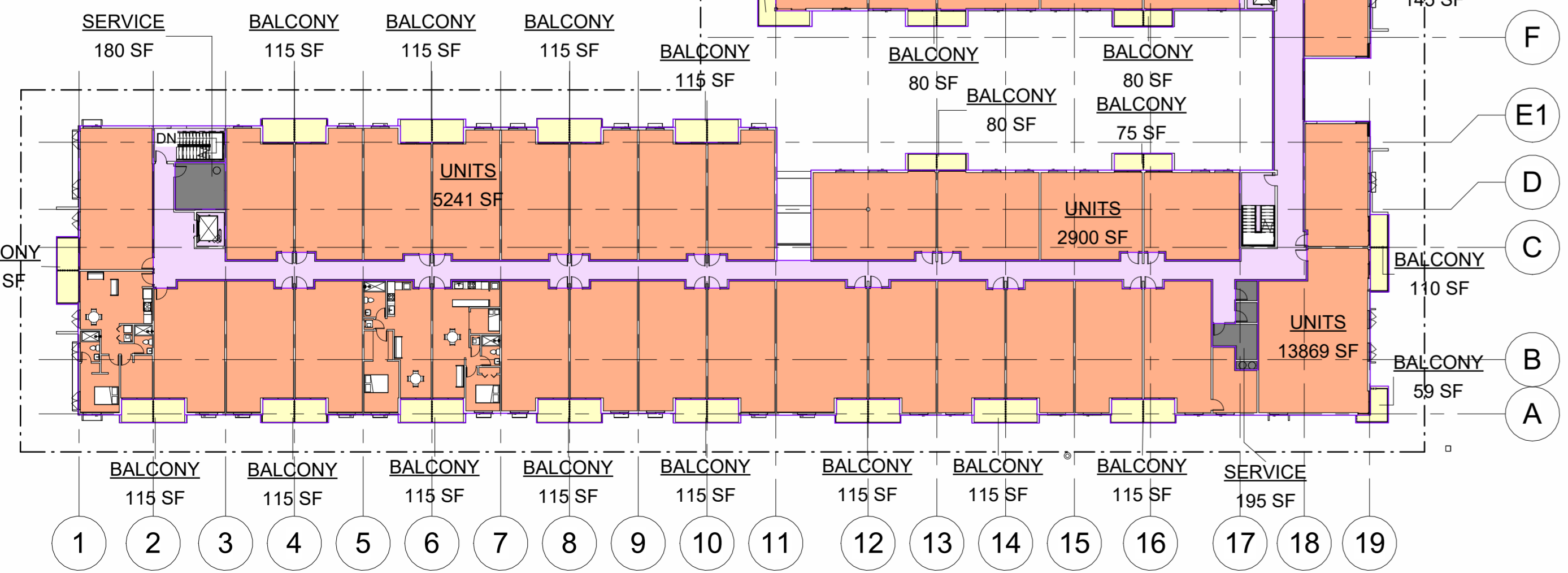
NOTES:
(*) Landscape buffer area not counted in green space calculation(5,420 SF)

NOTE:
1.- F.A.R.= FLOOR AREA RATIO

AREA CHART - 3RD FLOOR	
Name	Area
BALCONY	2642 SF
COMMON	4936 SF
SERVICE	520 SF
UNITS	30763 SF

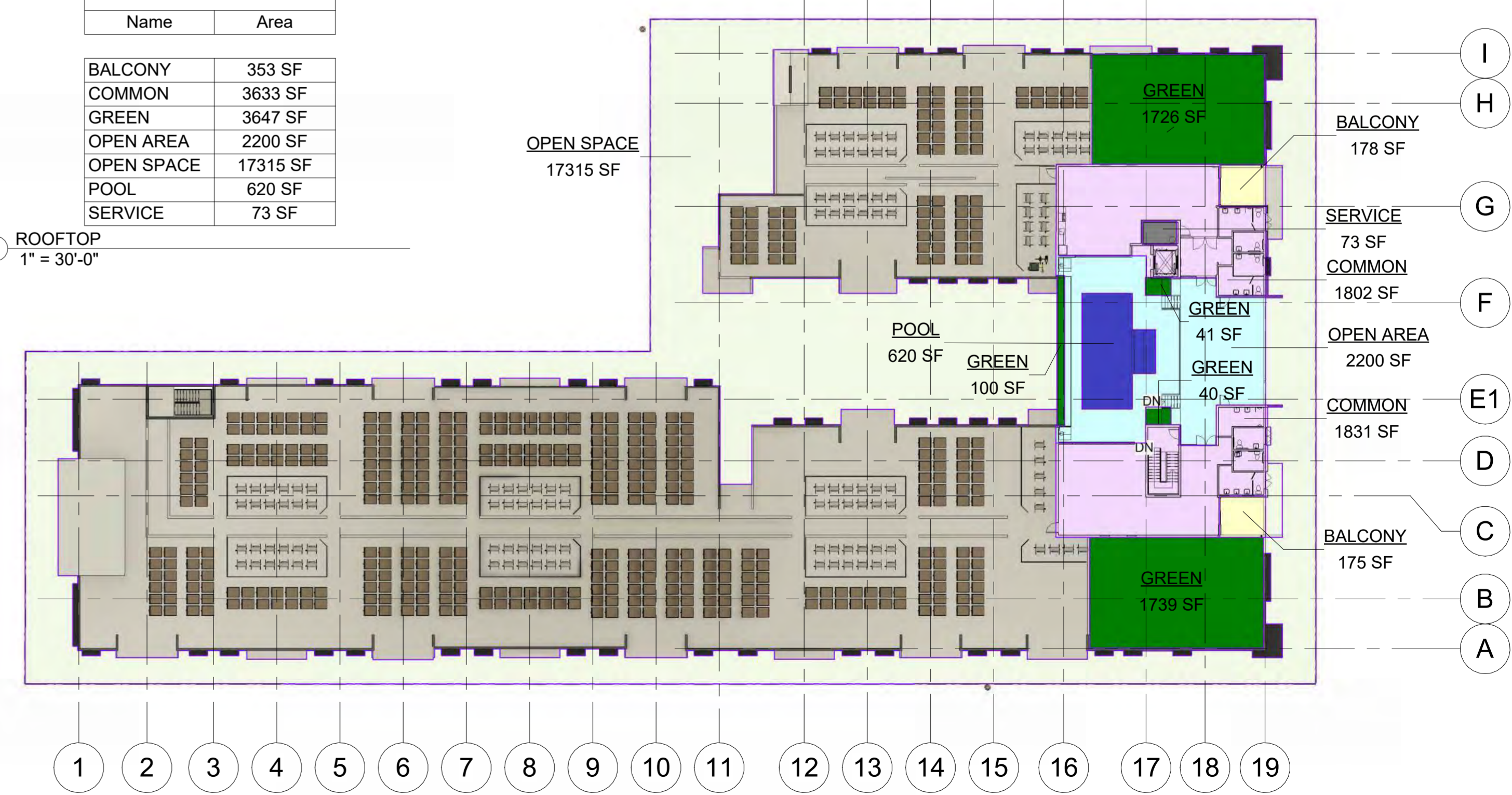
AREA CHART - 4TH FLOOR	
Name	Area
BALCONY	2642 SF
COMMON	4936 SF
SERVICE	520 SF
UNITS	30763 SF

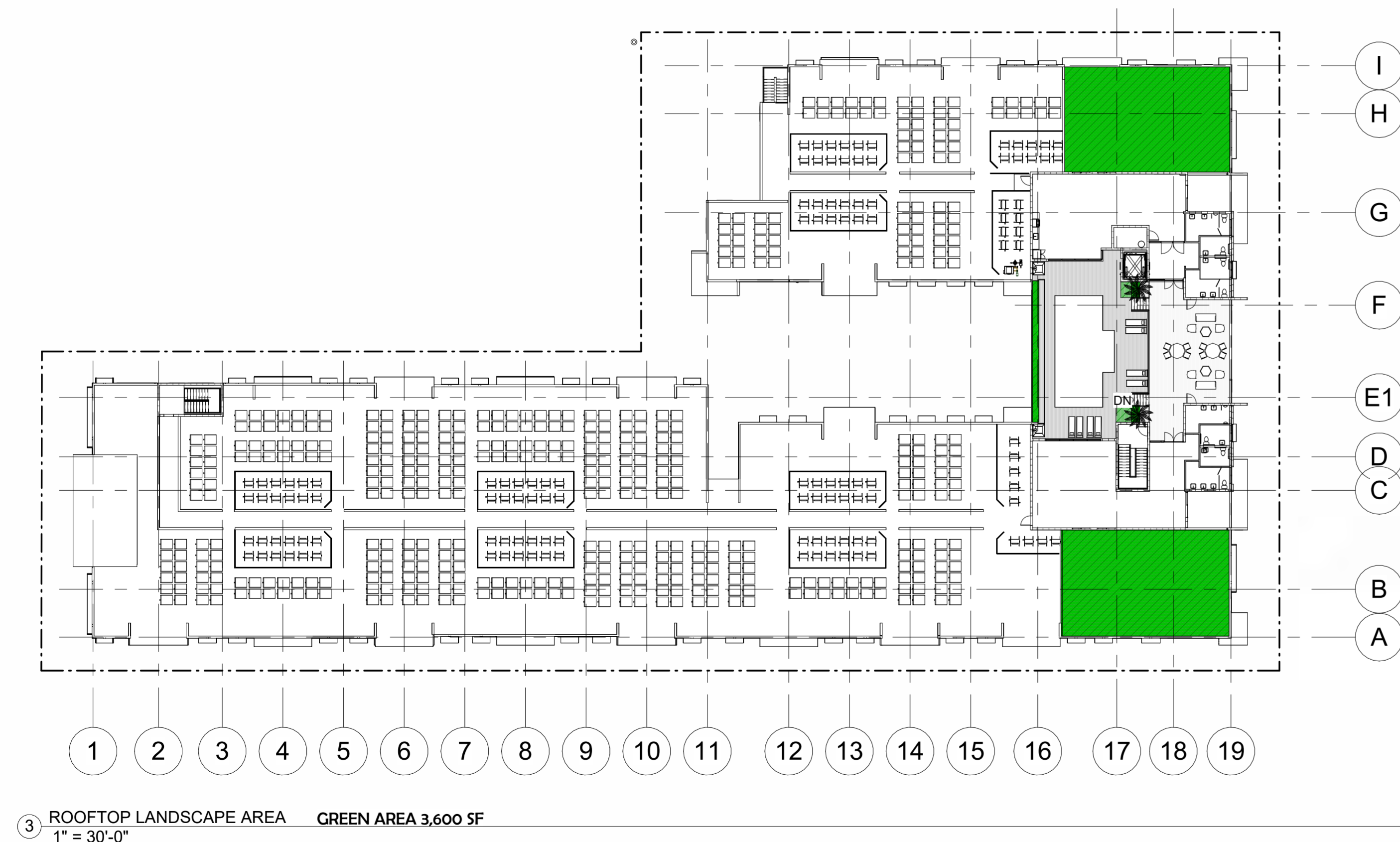
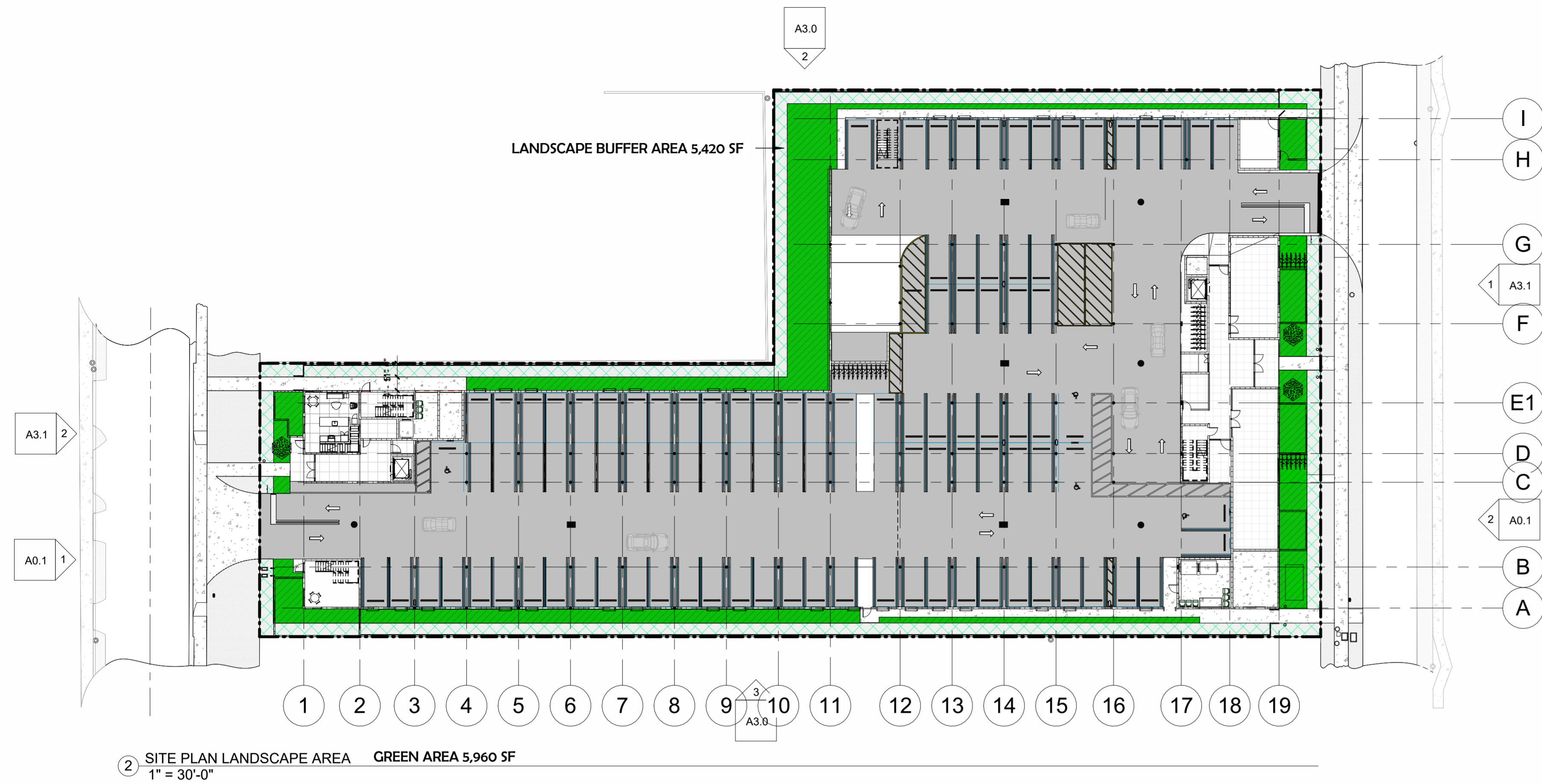
3 3RD & 4TH FLOOR
1" = 30'-0"



AREA CHART - ROOF TOP	
Name	Area
BALCONY	353 SF
COMMON	3633 SF
GREEN	3647 SF
OPEN AREA	2200 SF
OPEN SPACE	17315 SF
POOL	620 SF
SERVICE	73 SF

4 ROOFTOP
1" = 30'-0"





	UNITS	COMMON AREA	SERVICE	GARAGE	BALCONIES	HARDSCAPE	GREEN (*)
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NOTES:							
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ZONING: DH-2 (DIXIE HWY MEDIUM INTENSITY MULTY FAMILY DISTRICT)		
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ADA SPACES	1/25 SPACES = 155/25 = 6.2 = 6 ADA SPACES REQUIRED	6 ADA SPACES PROPOSED
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SITE PLAN LEGEND	
	LANDSCAPE
	HARDSCAPE (CONCRETE SLAB)
	GARAGE FLOOR (CONCRETE)
	COLUMNS (CONCRETE)
	CMU PRIVACY WALL
	NEW CMU WALL
	FPL EASEMENT
	EXISTING ADJACENT PARKING AREA
	PROPOSED PAVED FLOOR
	PROPOSED FLOOR

GENERAL SITE NOTES

ALL CHANGES TO THE DESIGN WILL REQUIRE PLANNING REVIEW AND MAY BE SUBJECT TO BOARD APPROVAL.

*ACTUAL DESIGN AND FUTURE CHANGES MUST COMPLY WITH - NFPA 1 (2021 Ed.) SECTION 12.3.2

*WATER SUPPLY AND ANY NEW HYDRANTS SHALL BE IN PLACE PRIOR TO ACCUMULATION OF COMBUSTIBLE MATERIALS PER NFPA 1 (2021 Ed.) SECTION 16.4.3.4.1.1.

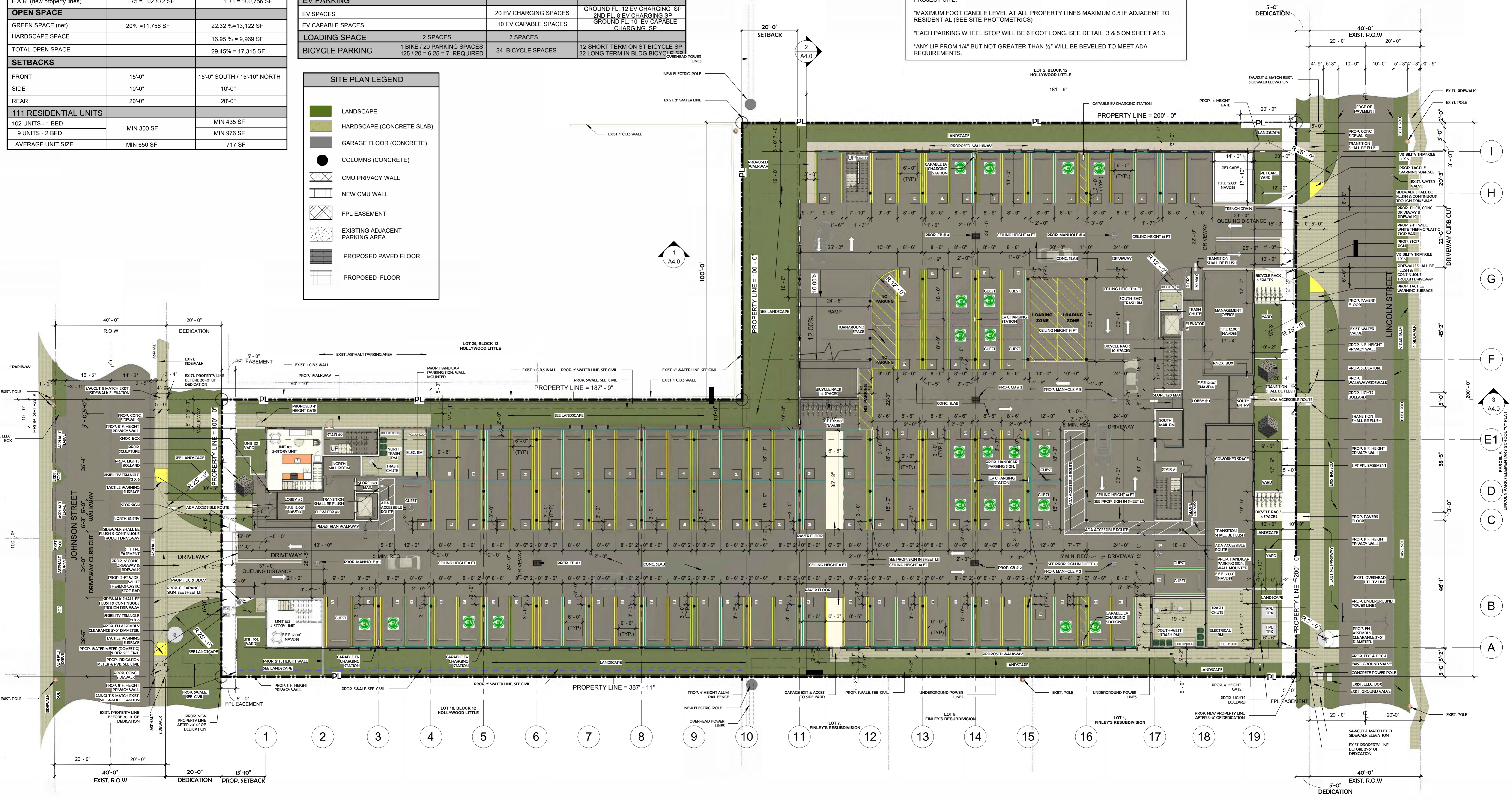
*PROJECT CERTIFIED WITH NATIONAL GREEN BUILDING STANDARD (NGBS). SEE GREEN REGISTRATION DOCUMENTATION IN SHEET A1.2

*FULL ROAD WIDTH PAVEMENT MILL AND RESURFACING AND/OR PAVERS, WILL BE REQUIRED FOR ALL STREETS / ROADWAY ADJACENT TO THE PROJECT SITE.

*MAXIMUM FOOT CANDLE LEVEL AT ALL PROPERTY LINES MAXIMUM 0.5 IF ADJACENT TO RESIDENTIAL (SEE SITE PHOTOMETRICS)

*EACH PARKING WHEEL STOP WILL BE 6 FOOT LONG. SEE DETAIL 3 & 5 ON SHEET A1.3

*ANY LIP FROM 1/4" BUT NOT GREATER THAN 1/2" WILL BE BEVELED TO MEET ADA REQUIREMENTS.



SITE PLAN COLOR
1/16" = 1'-0"



MEETING DATES	
PACO	12/04/23
TAC 1	03/04/24
TAC 2 (FINAL TAC)	07/15/24
SIGN OFF	00/00/24
PLANNING AND ZONING BOARD	00/00/24

LINCOLN PARK RESIDENCES
2219 Lincoln St Hollywood, Fl. 33020
SIGN OFF

SITE PLAN

Project #23-014

A1.0

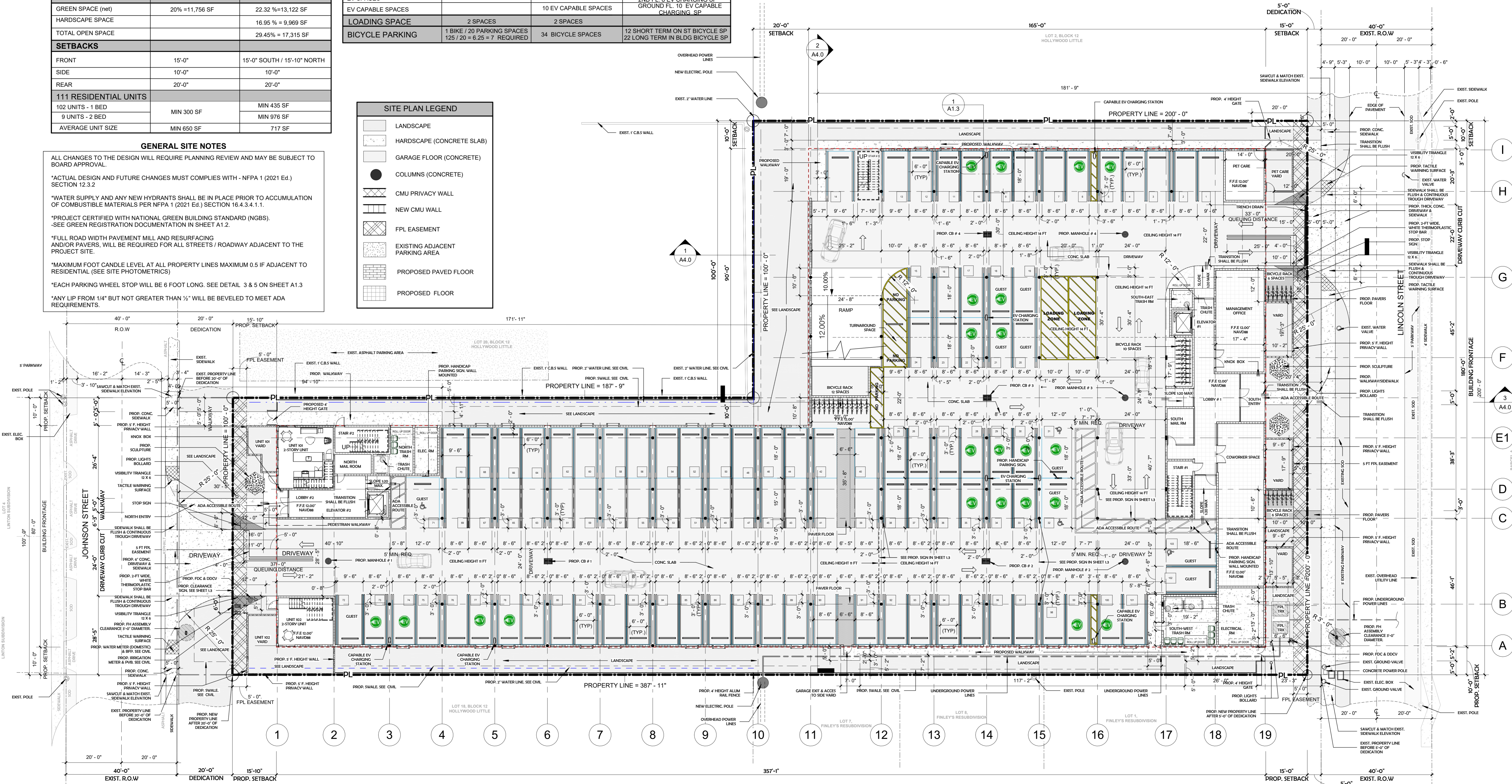
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ADA SPACES	1/25 SPACES = 155/25 = 6.2 = 6 ADA SPACES REQUIRED	6 ADA SPACES PROPOSED
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SITE PLAN LEGEND	
	LANDSCAPE
	HARDSCAPE (CONCRETE SLAB)
	GARAGE FLOOR (CONCRETE)
	COLUMNS (CONCRETE)
	CMU PRIVACY WALL
	NEW CMU WALL
	FPL EASEMENT
	EXISTING ADJACENT PARKING AREA
	PROPOSED PAVED FLOOR
	PROPOSED FLOOR

GENERAL SITE NOTES

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1 SITE PLAN B & W
1/16" = 1'-0"

National Green Building Standard Scoring Analysis



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ICC 700-2020 National Green Building Standard®

Summary of Results of the Design Phase

Scoring Tool Version: 5.2.21 Revision Date: 4/15/2024

Project Name: Lincoln Park Residences
Location: 2219,2225,2231 Lincoln St. & 2226 Johnson St., Hollywood, Florida 33351

✓ No Mandatory Items missing on the "Overview (Design)" page

	Points Required				Points Claimed
	Bronze	Silver	Gold	Emerald	
Chapter 5: Lot Design, Preparation, and Development	50	64	93	121	144
Chapter 6: Resource Efficiency	43	59	89	119	81
Chapter 7: Energy Efficiency	30	45	60	70	63
Chapter 8: Water Efficiency	25	39	57	92	83
Chapter 9: Indoor Environmental Quality	25	42	69	97	51
Chapter 10: Operation, Maintenance, and Building Owner Education	8	10	11	12	16
Additional Points required	50	75	100	100	
Additional points required due to SF over 4000 (601.1)	0	0	0	0	
Total points required	231	334	489	611	438

Mandatory Practices	No Errors
✓	✓
✓	✓
✓	✓
✓	✓
✓	✓

Additional Points Claimed	257	179	49	(73)
Overall Level Achieved for Design	Silver			

525 71st St. #4067 - Miami Beach - FL 33141 - www.energycostsolutionsgroup.com - P. 305 787 4133

Home Innovation Research Laboratory - NGBS 2020 MF Registration

Dear Jason Biondi,

Congratulations! You have successfully registered the project below for the 2020 NGBS MF New Construction program.

Your Project ID:
PRJny17dY5

Be sure to keep this Project ID in a safe place as you will need it throughout the certification process.

Verifier Name: Jason Biondi
Verifier Organization: Energy Cost Solutions Group, LLC
Builder Organization: 2219 Lincoln LLC
Standard and Scoring Path: 2020 NGBS MF New Construction
Subdivision/Development: Lincoln Park Residences
Project Address/Lot: 2219,2225,2231,2226 Lincoln St
Project State: FL
Project City: Hollywood
Project ZIP Code: 33351
Accessory Structure: No

525 71st St. #4067 - Miami Beach - FL 33141 - www.energycostsolutionsgroup.com - P. 305 787 4133

N.G.B.S. KEY CONSIDERATIONS

CIVIL

STORMWATER MANAGEMENT CALCULATIONS – 95TH PERCENTILE STORM EVENT MANAGED ON SITE

ARCHITECTURAL

PROVIDING (34) BIKE PARKING SPACES. PER A1.0 - 14

HARDSCAPE MATERIAL: PERMEABLE & WHITE/LIGHT COLORS (25% CLAIMED)

LANDSCAPE

PROVIDING "SOD"/ST AUGUSTINE IS <40% TOTAL LANDSCAPE AREA.
 ADDING 1,200 SF DESIGNATED AS POLLINATOR GARDEN WITH SUPPORTIVE SPECIES.
 PROVIDING IRRIGATION METER.
 PROVIDING DRIP IRRIGATION IN ALL LANDSCAPE BEDS.

MEP

PLUMBING FIXTURE SCHEDULE
 1.5 GPM SHOWERHEADS
 1.2 GPM BATHROOM FAUCETS
 1.5 KITCHEN FAUCETS
 1.2 GPF TOILETS
 .125 GPF URINAL
 POOL WILL HAVE A WATER METER (SUB METER)
 EXHAUST FANS: > 50 CFM, ENERGY STAR & < 1 SONE

THE PROJECT HAS BEEN REGISTERED WITH HOME INNOVATION RESEARCH LAB AND HAS ACCESS TO THE NATIONAL GREEN BUILDING STANDARD REQUIRED DOCUMENTATION FORM(S).

Date: May 30, 2024

To whom it may concern:
City of Hollywood Building Department

Re: Lincoln Park Residences
Location: 2219, 2225, 2231 Lincoln St. & 2226 Johnson St. 33351

This letter, regarding the project mentioned above, is intended to demonstrate compliance with the City of Hollywood, sustainability requirements.

After reviewing the drawings and holding discussions with the owner and design team, it is my opinion that the project is eligible for the National Green Building Standard (NGBS) and is in good standing to achieve a gold level certification under the program.

The NGBS certification program is developed by Home Innovation Research Laboratory. This green building certification program is thorough, and it is intended to be used by designers, builders, and developers to improve the efficiency of buildings while reducing environmental impacts associated with real estate development projects, promoting healthier indoor and outdoor environments.

The "Lincoln Park Residences" project has been registered with the Home Innovation Research Laboratory to use the NGBS 2020 program and the team has a strategy in place to achieve the Silver level certification.

Please feel free to contact me directly with any questions, comments, or concerns. I will be working with the project team, to ensure NGBS certification.

Best regards,

Jason Biondi
Owner / Managing Director
786.897.7783

Addendum "A" below includes project National Green Building Standard (NGBS) registration, Silver level certification information and details.

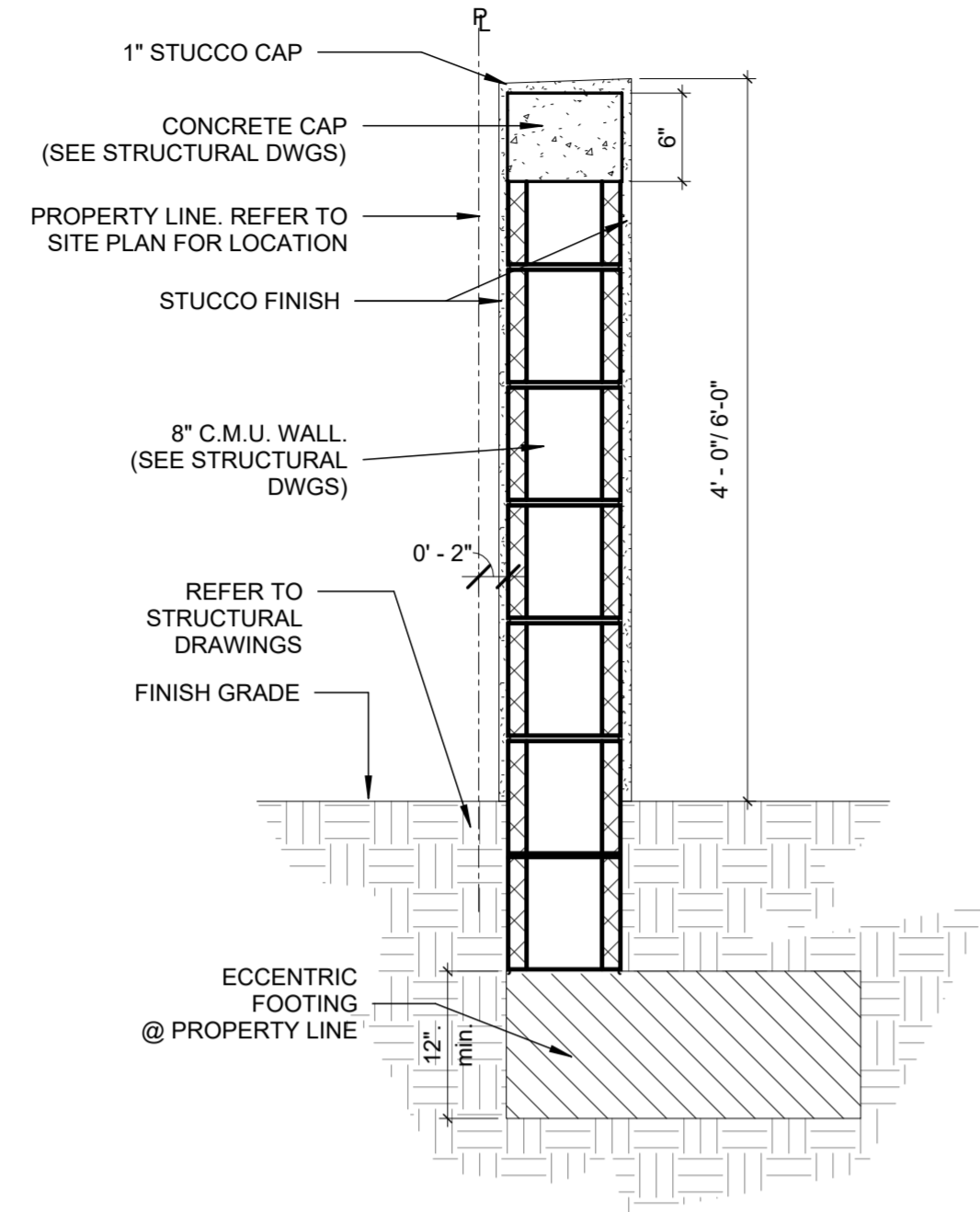
Addendum "B" below includes overall NGBS Strategy for Certification.

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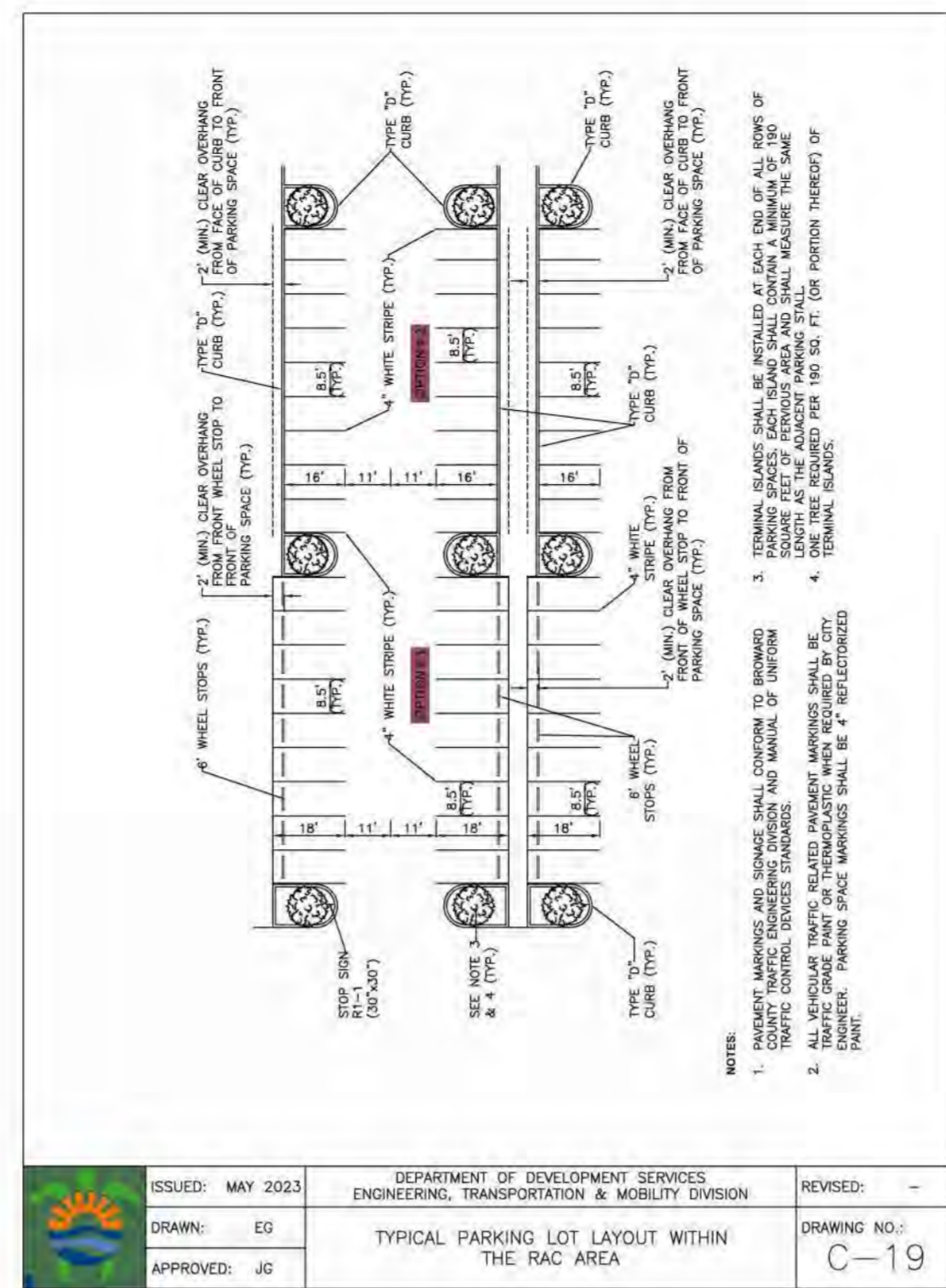
MEETING DATES

PACO
TAC 1
TAC 2 (FINAL TAC)
SIGN OFF
PLANNING AND ZONING BOARD

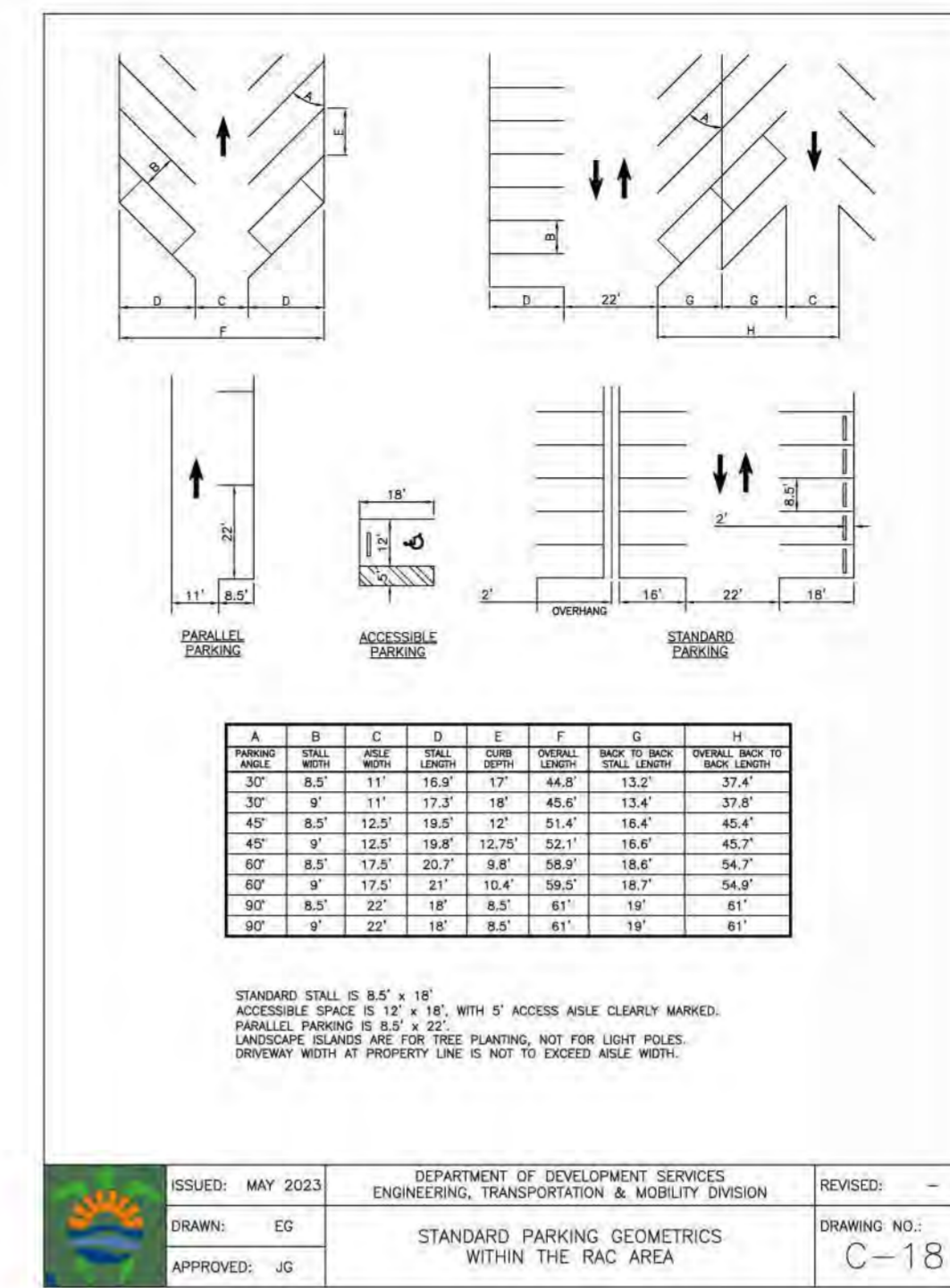
12/04/23
03/04/24
07/15/24
01/00/24
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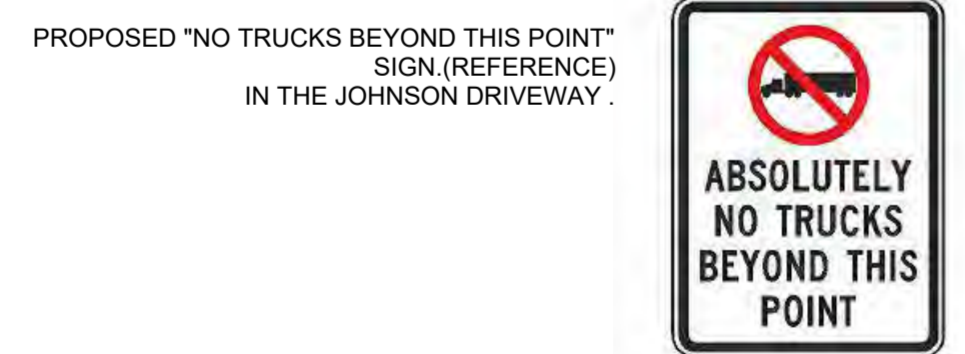
6 WALL SECTION AT PROPERTY LINE
1" = 1'-0"



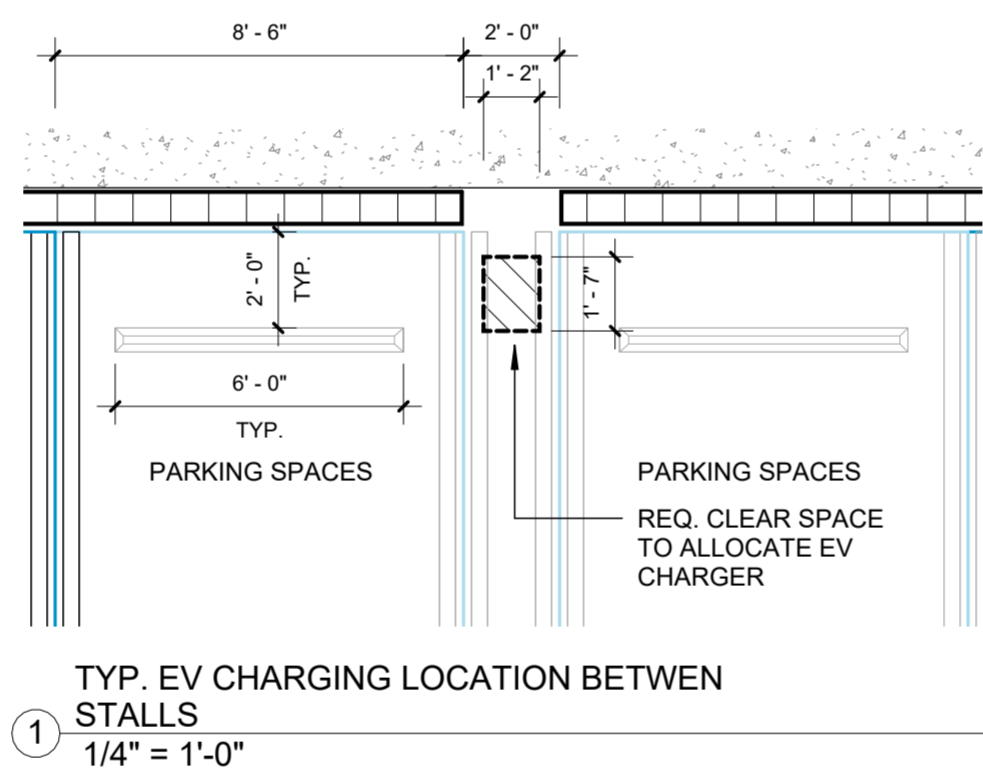
ISSUED: MAY 2023 DEPARTMENT OF DEVELOPMENT SERVICES
ENGINEERING, TRANSPORTATION & MOBILITY DIVISION
DRAWN: EG
APPROVED: JG
TYPICAL PARKING LOT LAYOUT WITHIN THE RAC AREA
DRAWING NO.: C-19



ISSUED: MAY 2023 DEPARTMENT OF DEVELOPMENT SERVICES
ENGINEERING, TRANSPORTATION & MOBILITY DIVISION
DRAWN: EG
APPROVED: JG
STANDARD PARKING GEOMETRICS WITHIN THE RAC AREA
DRAWING NO.: C-18

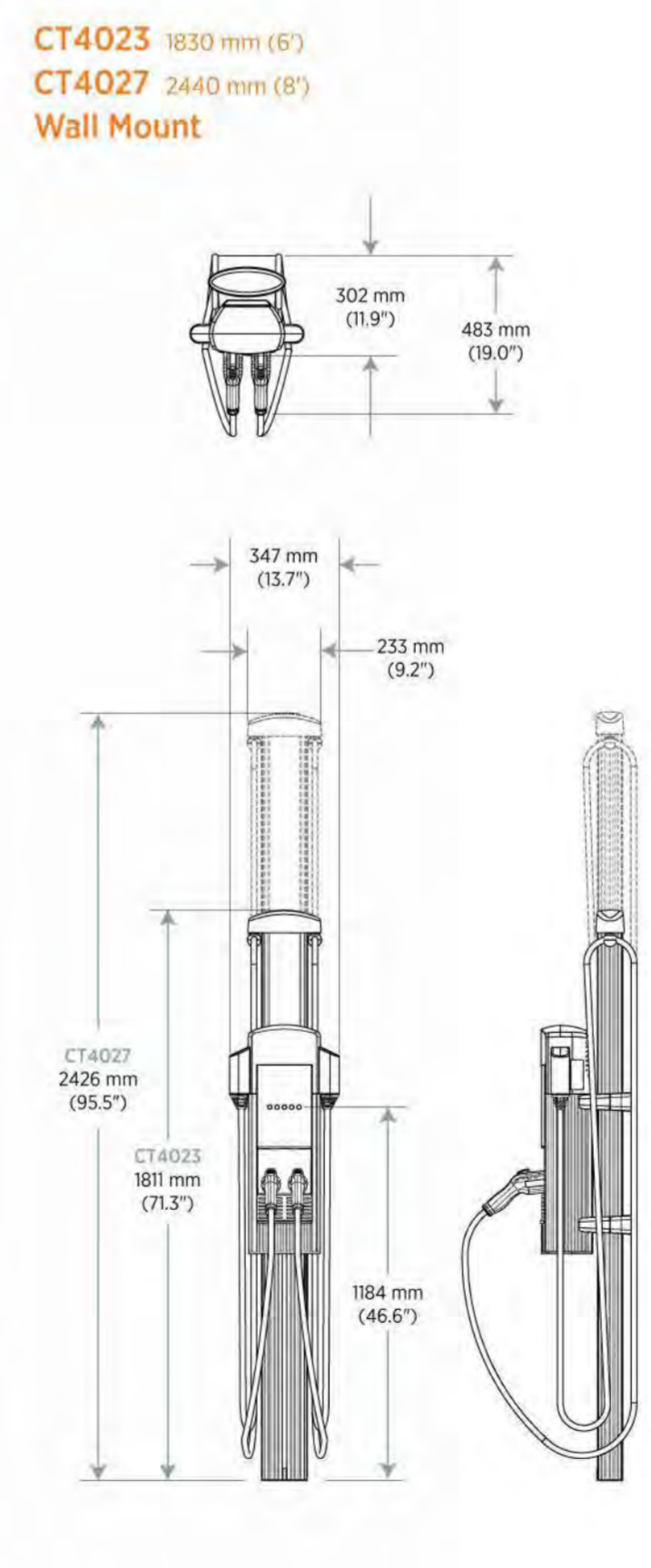
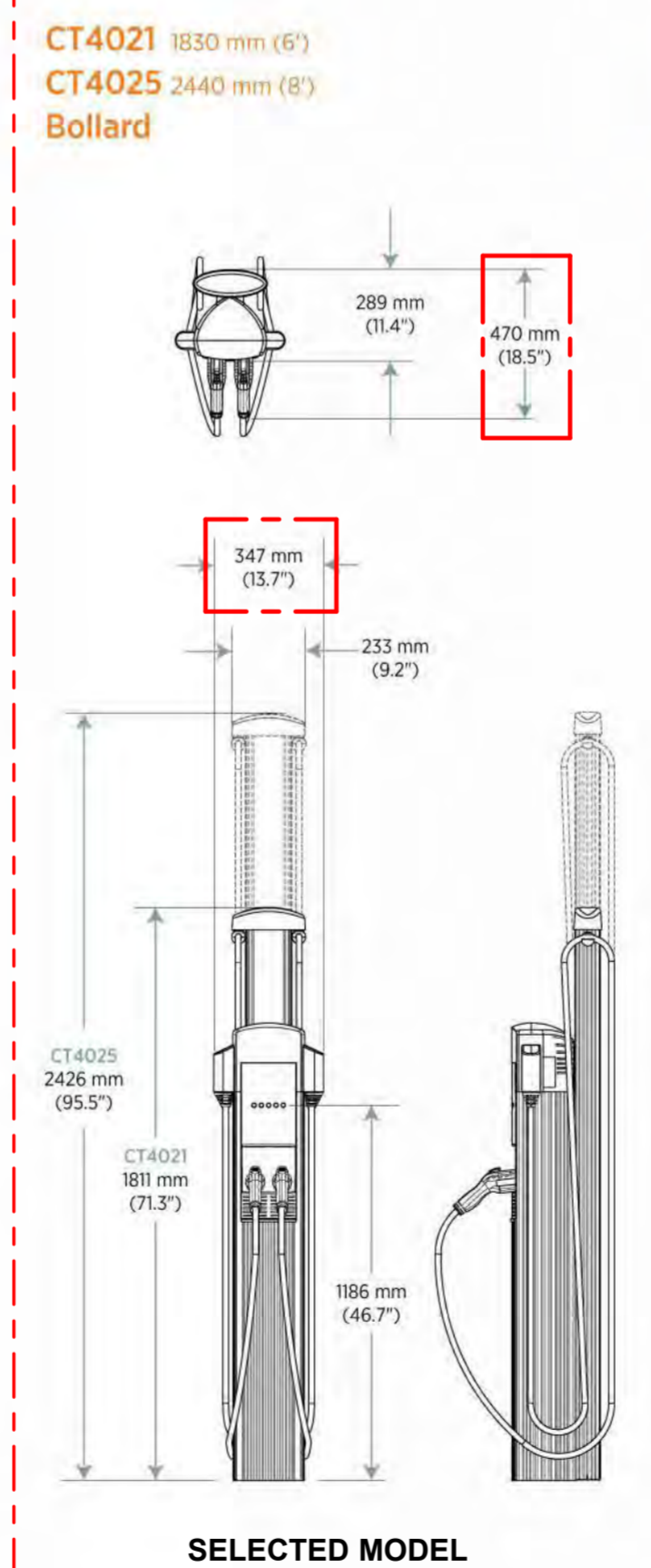


PROPOSED CLEARANCE SIGN (REFERENCE) ABOVE THE ENTRANCE ON JOHNSON STREET DRIVEWAY
PROPOSED "NO TRUCKS BEYOND THIS POINT" SIGN (REFERENCE) IN THE JOHNSON DRIVEWAY
CLEARENCE SIGNS FOR LOADING ZONES
1/4" = 1'-0"



1 TYP. EV CHARGING LOCATION BETWEEN STALLS
1/4" = 1'-0"

ChargePoint CT4000 Family



2 chargepoint.com

CT4000 Level 2 Commercial Charging Station

Specifications and Ordering Information

Ordering Information

Specify model number followed by the applicable code(s). The order code sequence is: Model-Options. Software, Services and Misc are ordered as separate line items.

Hardware

Description	Order Code
Model	
1830 mm (6 ft) Single Port Bollard Mount	CT4011-GW1
1830 mm (6 ft) Dual Port Bollard Mount	CT4021-GW1
1830 mm (6 ft) Single Port Wall Mount	CT4013-GW1
1830 mm (6 ft) Dual Port Wall Mount	CT4023-GW1
2440 mm (8 ft) Dual Port Bollard Mount	CT4025-GW1
2440 mm (8 ft) Dual Port Wall Mount	CT4027-GW1
Included	
Integral Modem - North America	-GW1
Misc	
Power Management Kit	CT4000-PMGMT
Bollard Concrete Mounting Kit	CT4001-CCM

Note: All CT4000 stations include Integral Modem -GW1.

Software & Services

Description	Order Code
ChargePoint Commercial Service Plan	CPCLD-COMMERCIAL-n*
ChargePoint Enterprise Plan	CPCLD-ENTERPRISE-n*
ChargePoint Assure	CT4000-ASSUREn*
Station Activation and Configuration	CPSUPPORT-ACTIVE
ChargePoint Station Installation and Validation	CT4000-INSTALLVALID

Note: All CT4000 stations require a network service plan per port.

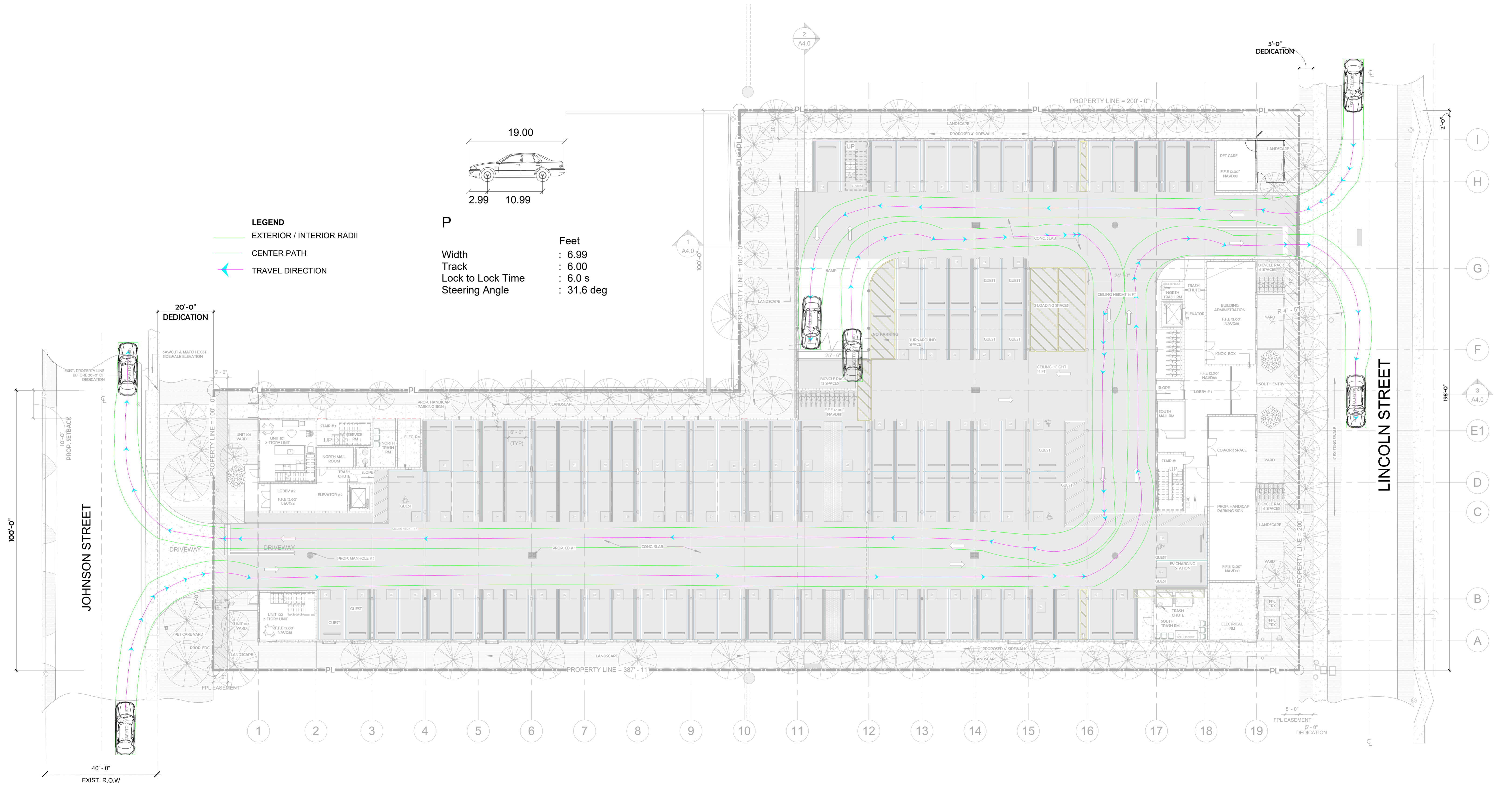
*Substitute n for desired years (1, 2, 3, 4, or 5 years).

Order Code Examples

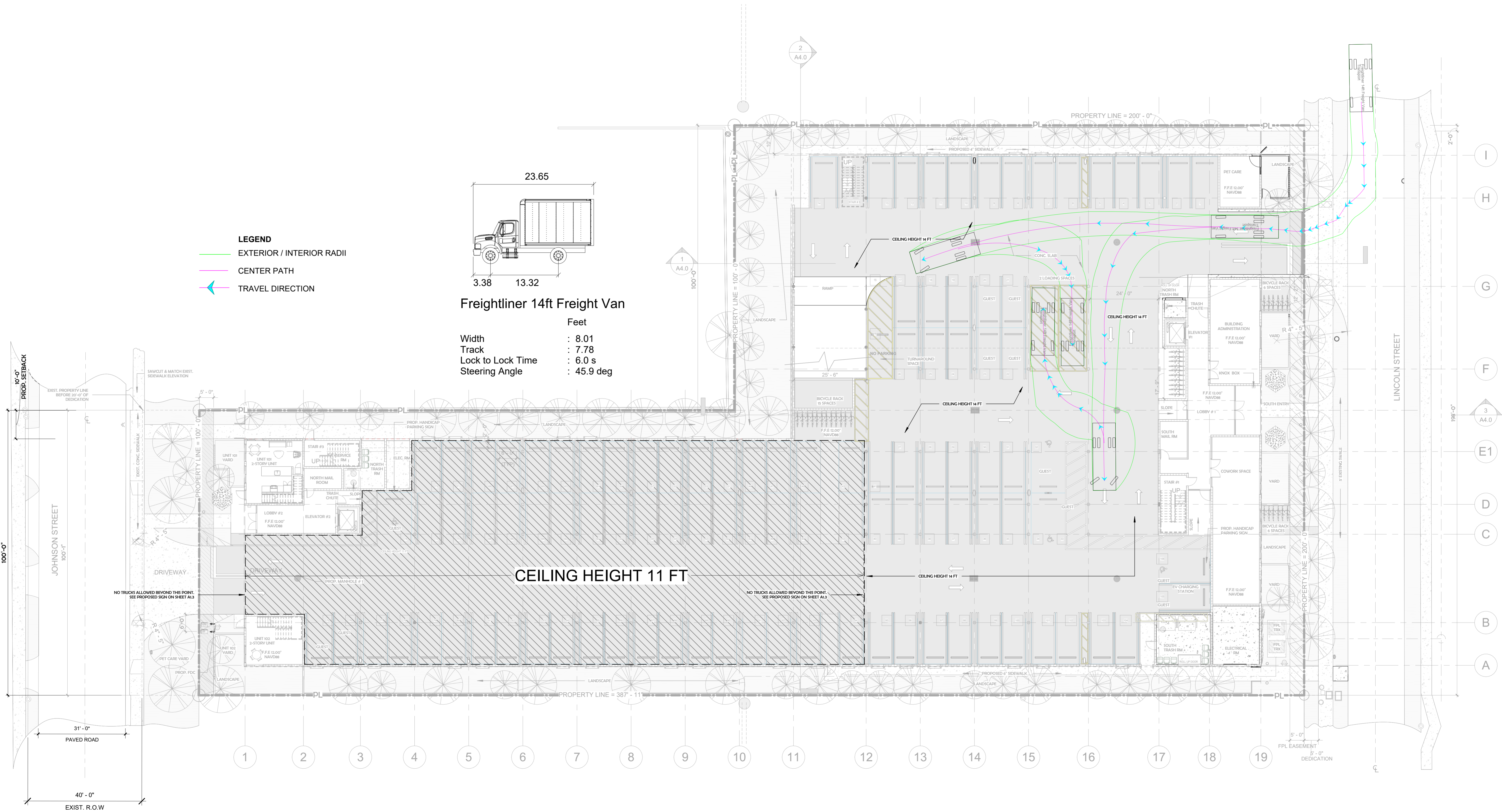
If ordering this	the order code is
1830 mm (6 ft) Dual Port Bollard Networked Station with Concrete Mounting Kit	CT4021-GW1 CT4001-CCM
ChargePoint Commercial Service Plan, 3 Year Subscription	CPCLD-COMMERCIAL-5
ChargePoint Station Installation and Validation	CT4000-INSTALLVALID
3 Years of Assure Coverage	CT4000-ASSURES
1830 mm (6 ft) Single Port Wall Mount Networked Station	CT4013-GW1
ChargePoint Commercial Service Plan, 5 Year Subscription	CPCLD-COMMERCIAL-5
5 Years of Assure Coverage	CT4000-ASSURES
Station Activation and Configuration	CPSUPPORT-ACTIVE



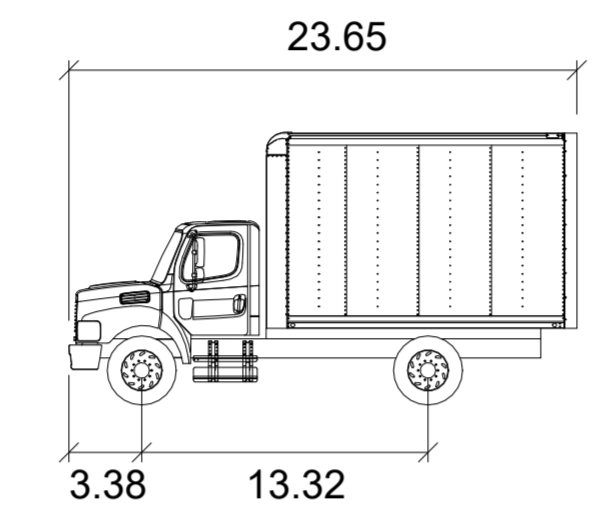
MEETING DATES	
PACO	12/04/23
TAC 1	03/04/24
TAC 2 (FINAL TAC)	07/15/24
SIGN OFF	00/00/24
PLANNING AND ZONING BOARD	00/00/24



1 SITE PLAN -VEHICULAR TURNING RADII
1/16" = 1'-0"



- LEGEND**
- EXTERIOR / INTERIOR RADII
 - CENTER PATH
 - ↔ TRAVEL DIRECTION



Freightliner 14ft Freight Van

	Feet
Width	: 8.01
Track	: 7.78
Lock to Lock Time	: 6.0 s
Steering Angle	: 45.9 deg

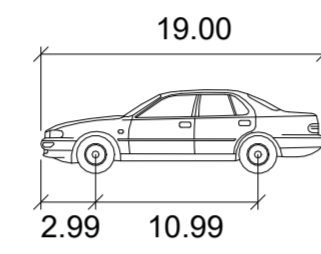
1 SITE PLAN -LOADING ZONE TURNING RADII Copy 1
1/16" = 1'-0"



MEETING DATES

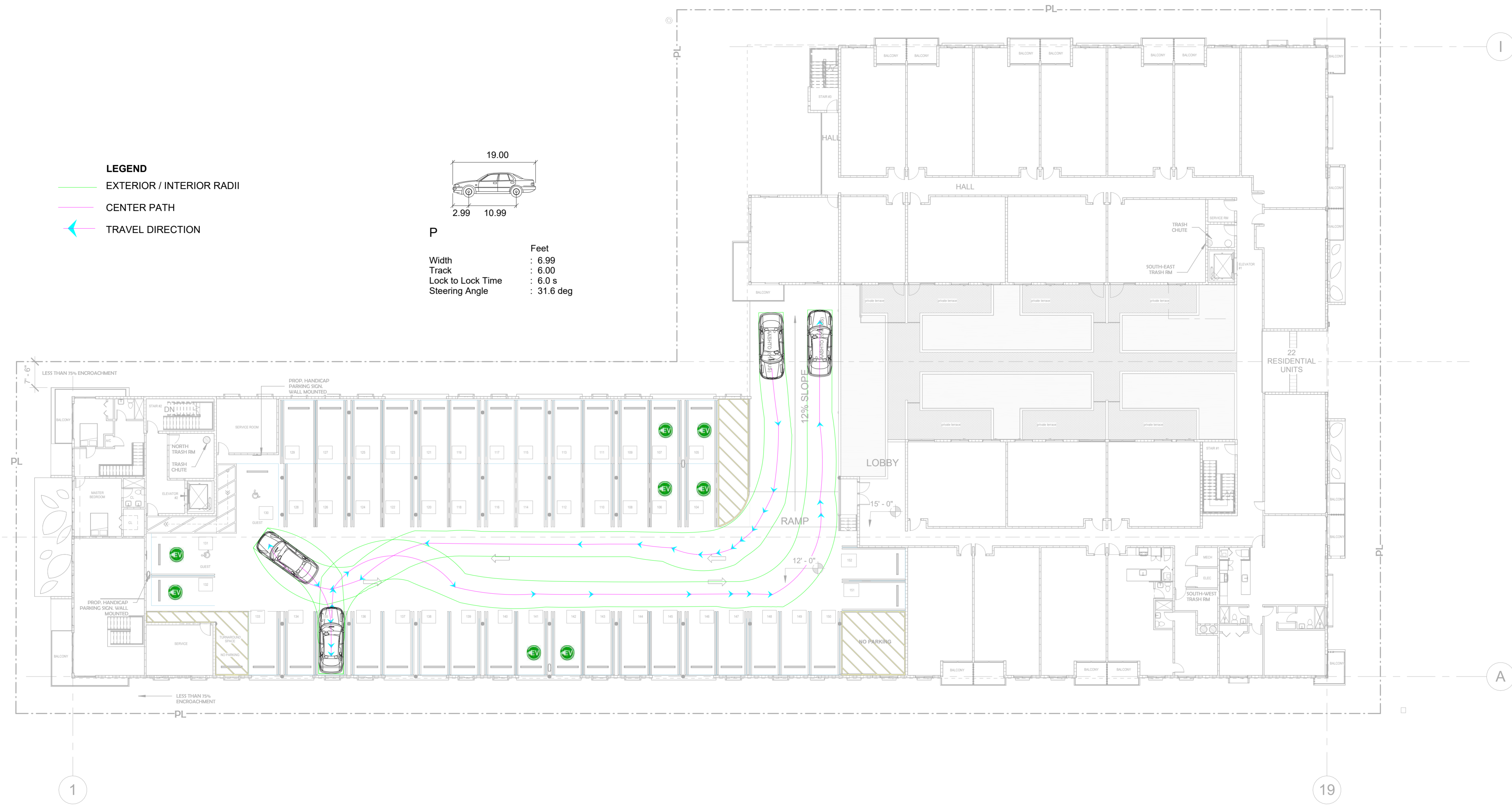
PACO	12/04/23
TAC 1	03/04/24
TAC 2 (FINAL TAC)	07/15/24
SIGN OFF	00/00/24
PLANNING AND ZONING BOARD	00/00/24

- LEGEND**
- EXTERIOR / INTERIOR RADII
 - CENTER PATH
 - ← TRAVEL DIRECTION



P

	Feet
Width	: 6.99
Track	: 6.00
Lock to Lock Time	: 6.0 s
Steering Angle	: 31.6 deg



① 2ND FLOOR -VEHICULAR TURNING RADII
1/16" = 1'-0"





211 North Lindbergh Blvd,
St. Louis, MO 63142
800.231.1327 tel | 314.754.0835 fax
sales@anovafurnishings.com
anovafurnishings.com

CIRCLEBR52 – Tandem Stainless Steel Bike Rack, Surface Mount

Tandem stainless steel bike rack, surface mount

Material

The bike rack is 32.25" tall and made from 2.38" O.D. Schedule 10, 316L stainless steel pipe support sections. 316/316L stainless steel derives its advantage through an addition of at least 2% molybdenum. Molybdenum provides increased resistance to corrosion including sea water and deicing salt environments. Bike rack will accommodate up to two bikes, one on each side of the rack.

The bike rack is designed to be surface mounted. Each leg features a 7.75" x 5.5" plate with three .5" diameter predrilled holes for surface mounting to prevent movement.

Surface mounting is required; mounting hardware is not included. Stainless steel hardware recommended to prohibit rusting.

Finish

316/316L stainless steel is highly resistant to salt corrosion, rusting, pitting, and cracking. It remains clean and rust-free without paint or alternative finish.

Color

See website or sales representative for color choices.

Assembly

The bike rack ships fully assembled and ready for use. Surface mounting may require some assembly.

Maintenance

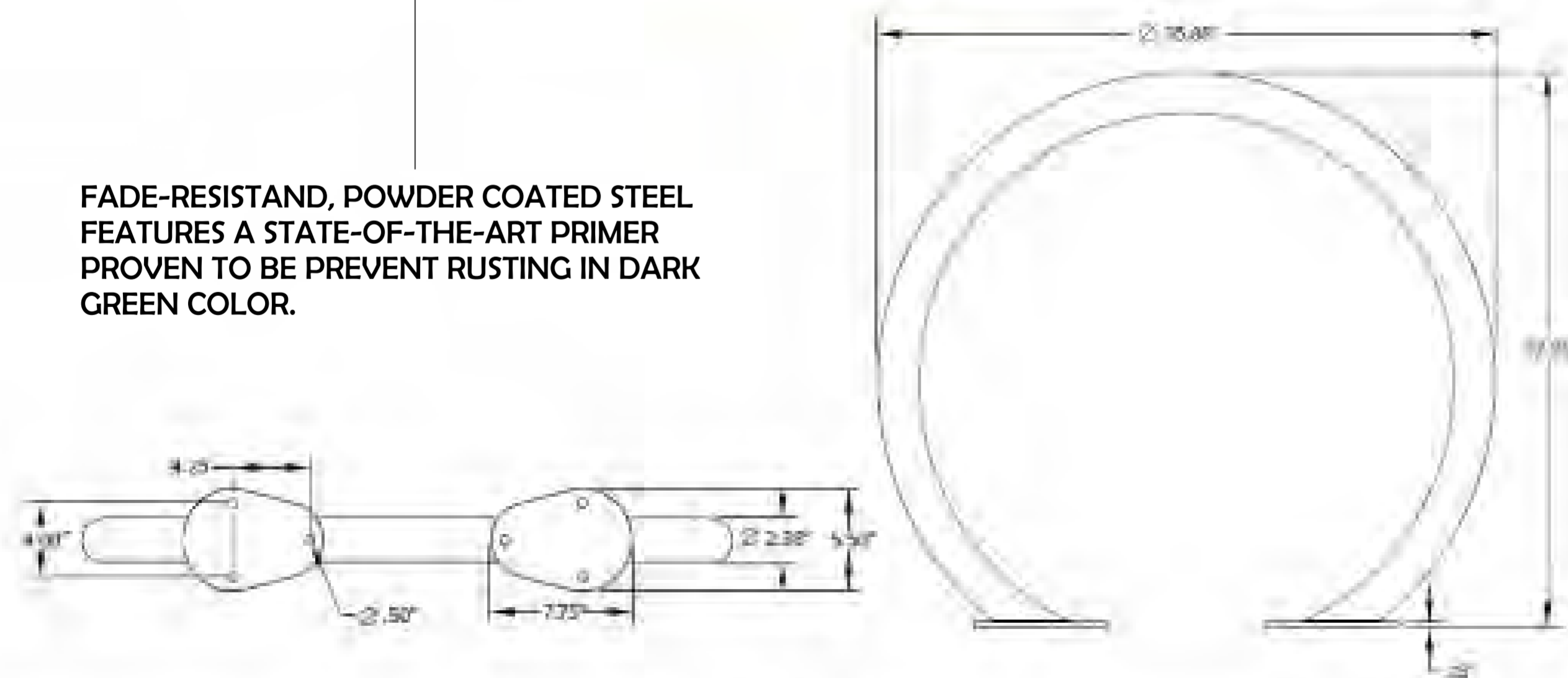
Clean periodically, as conditions dictate. See ANOVA® stainless steel care guide at <http://www.anovafurnishings.com/sites/default/files/products/CIRCLEBR52/resources/stainless-steel-maintenance.pdf>.

Warranty

20-year limited structural warranty from the date of purchase. See full details on multi-year warranties for components at www.anovafurnishings.com/warranty.aspx.



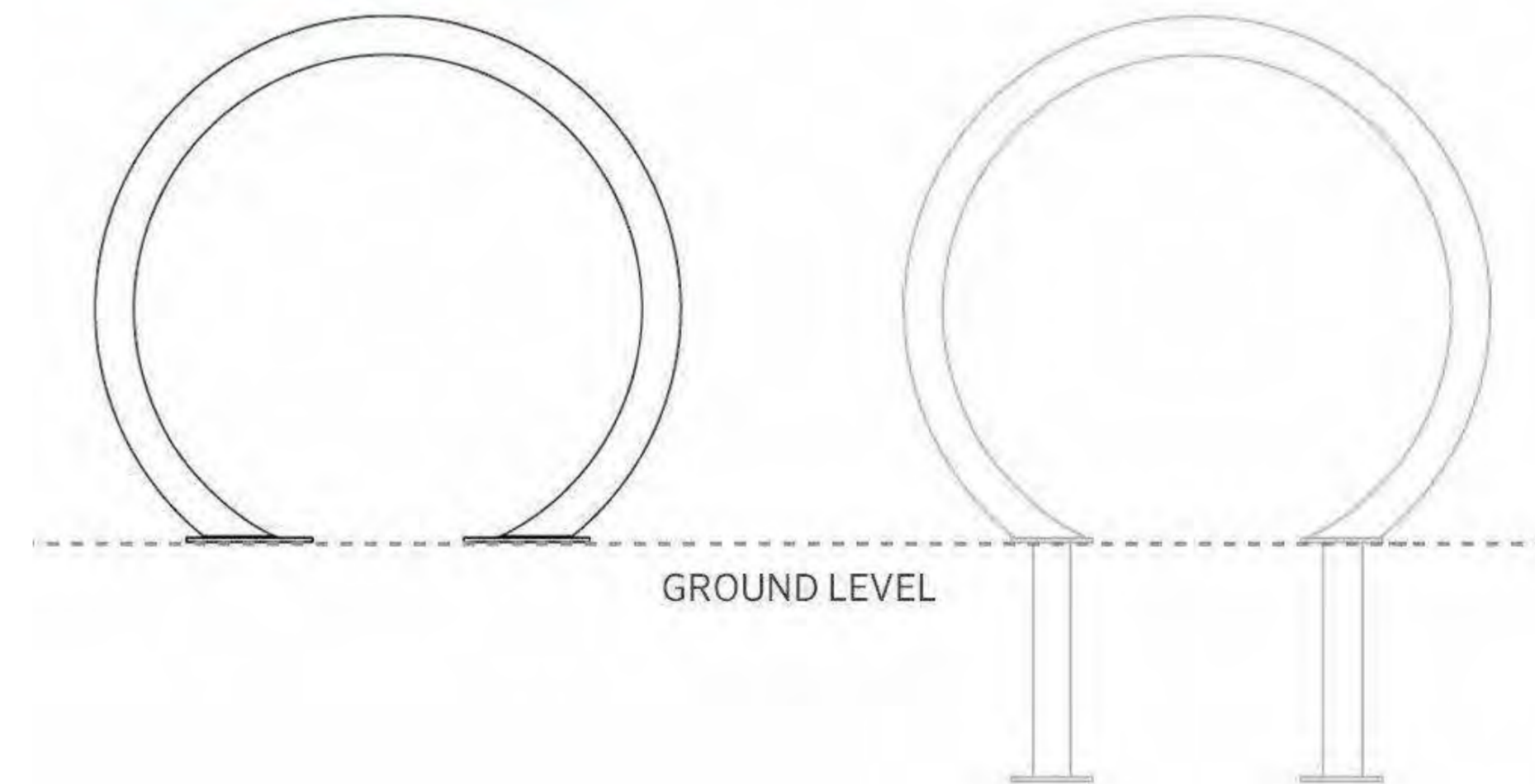
FADE-RESISTANT, POWDER COATED STEEL
FEATURES A STATE-OF-THE-ART PRIMER
PROVEN TO BE PREVENT RUSTING IN DARK
GREEN COLOR.



THIS PRODUCT

Surface Mount

Inground Mount



1 BIKE RACKS DETAIL
6" = 1'-0"

*SITE FURNITURE DESIGN FOR REFERENCE.
AN ALTERNATE COULD BE SELECTED TO BE APPROVED BY ARCHITECT.