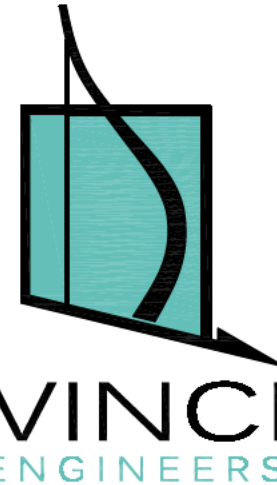




2241 MADISON STREET (SUBJECT PROPERTY)



VINCI
ENGINEERS

K-2 Design, Inc.
200 SE 4th Street,
Hallandale Beach, FL 33009
Phone: 786.607.3797
Fax: 954.212.0165
manager@vinciengineers.com
www.vinciengineers.com
www.k-2design.com

This item has been digitally signed and seal by
Aleksiej Bereznoj; and printed copies of this
document are not considered and sealed and the
signature must be verified on any electronic copies.



ALEKSEJ BEREZNOJ
P.E. #74083, COA #31719

NEW RESIDENTIAL APARTMENTS
2241 MADISON ST
HOLLYWOOD, FL 33020

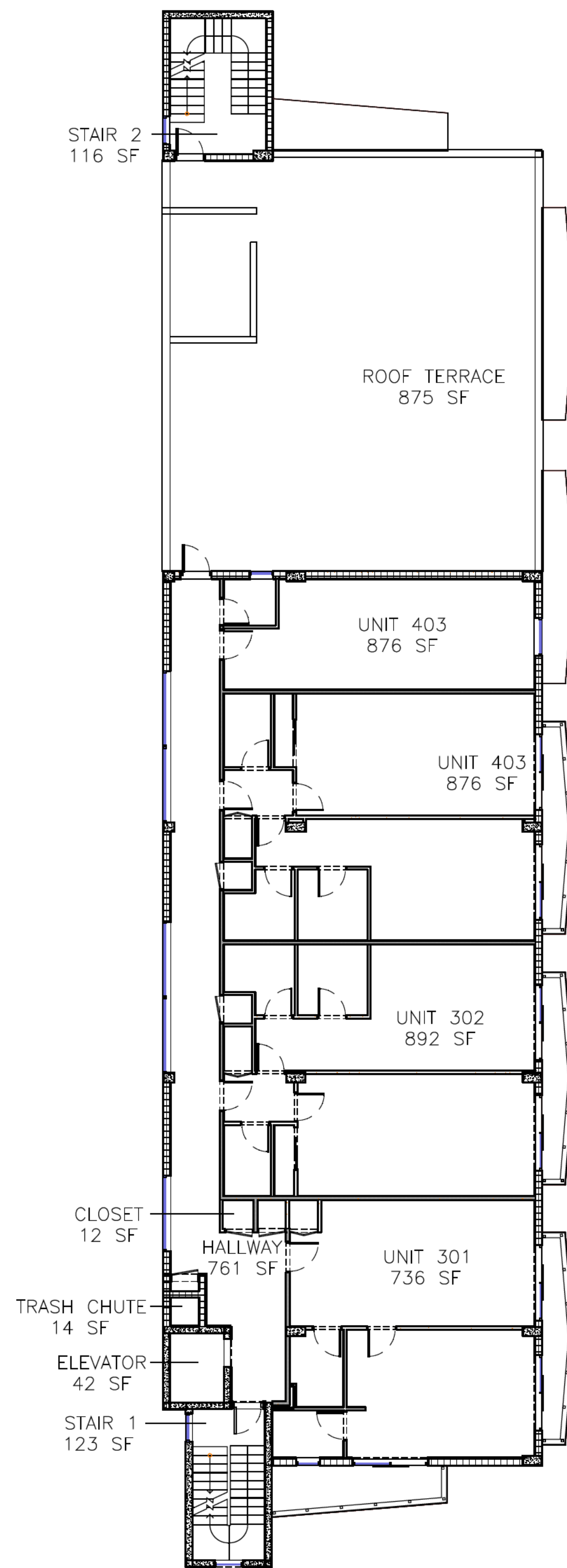
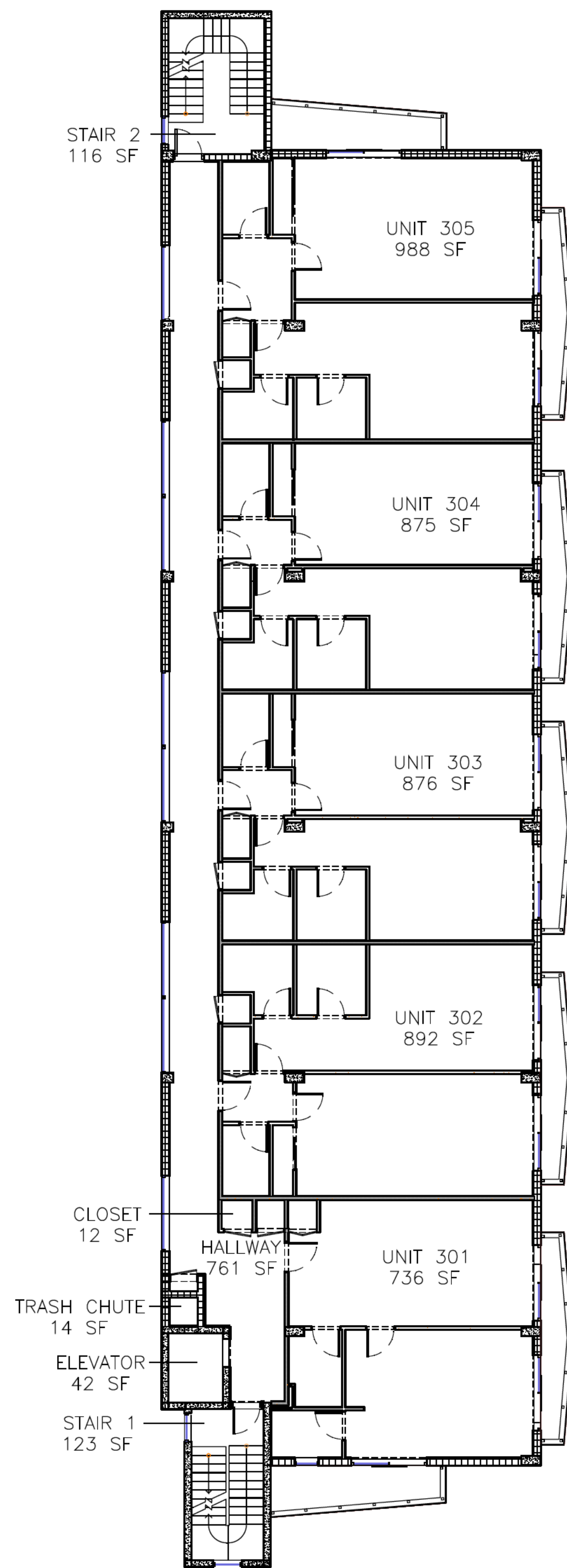
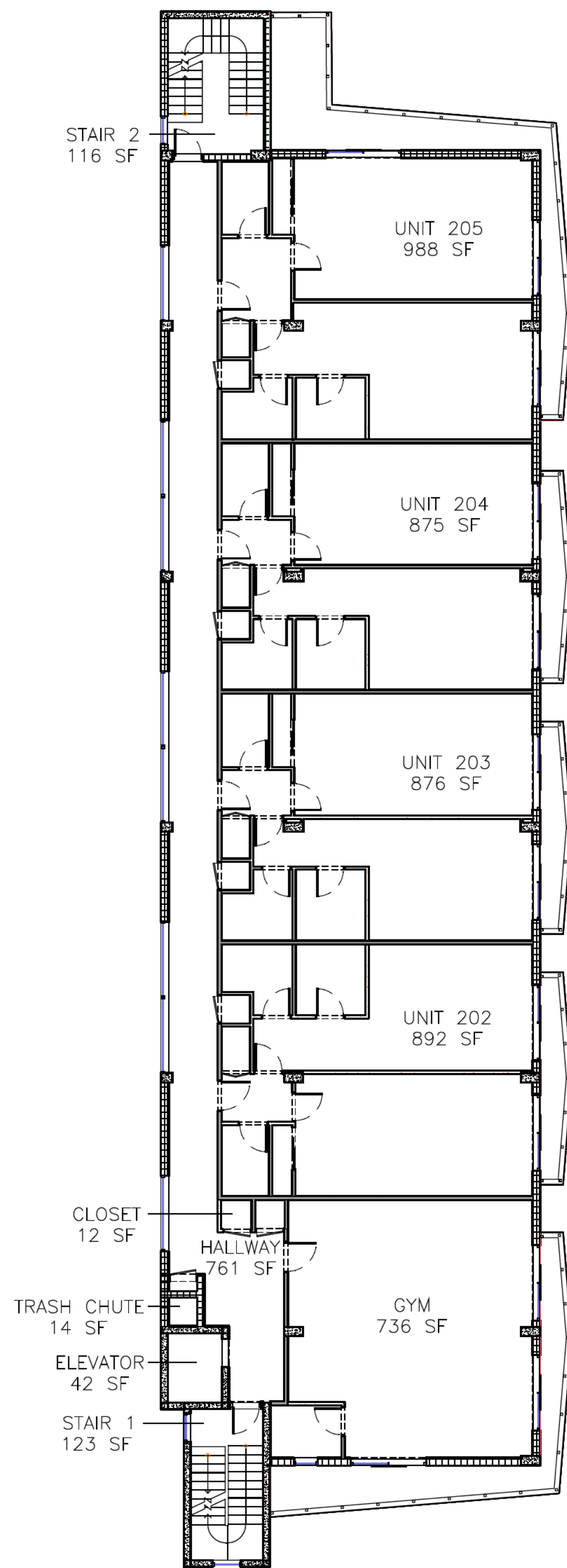
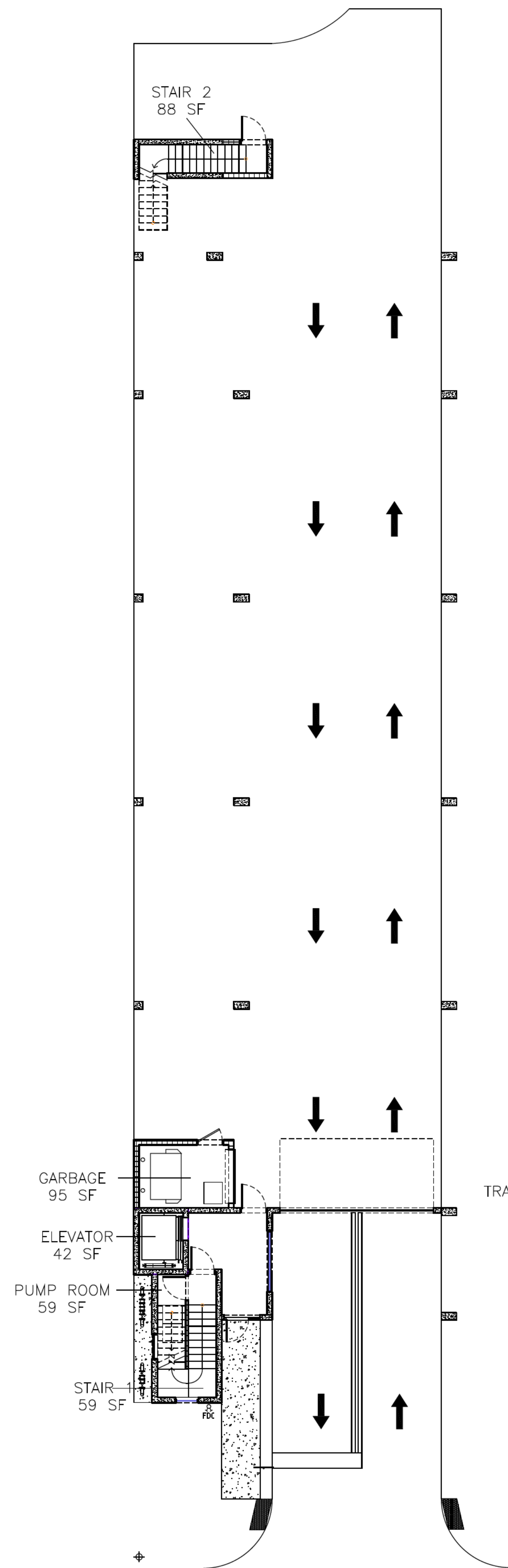
REVISIONS:

SCHEMATIC DESIGN	☐
CLIENT APPROVAL	☐
LANDLORD APPROVAL	☐
BIDDING	☐
PERMIT SET	☒
FOR CONSTRUCTION	☐
OWNER REQUESTED REVISION	☐

SCALE	N/A
PROJECT NO.	24-73
DRAWN BY:	S.K.
CHECKED BY:	A.B.
DATE	11/22/2024

A-1.3
Subject property

COPYRIGHT STATEMENT: ALL DRAWINGS AND WRITTEN MATERIAL APPEARING HEREIN ARE THE ORIGINAL AND UNPUBLISHED WORK OF VINCI ENGINEERS INC., AND MAY NOT BE DUPLICATED, USED, OR DISCLOSED WITHOUT THE EXPRESSED WRITTEN CONSENT OF VINCI ENGINEERS INC. *2012 CONTRACTORS SHALL VERIFY ALL DIMENSIONS AND SHALL NOT RELY ON SCALED DIMENSIONS. NOTIFY THE ENGINEER OF ANY DISCREPANCIES PRIOR TO COMMENCING WORK.



	SPACE	AREA	
		AC	NON AC
1ST FL	LOBBY	110	
	ELEVATOR	42	
	PUMP ROOM		59
	STAIR 1		59
	STAIR 2		88
2ND FL	DUMPSTER		95
	GYM	736	
	UNITS	3,632	
	HALLWAY	761	
	CLOSET	12	
3RD FL	ELEVATOR	42	
	TRASH CHUTE		14
	STAIR 1 (EXTERIOR)		123
	STAIR 2 (EXTERIOR)		146
	BALCONIES		674
4TH FL	UNITS	4,368	
	HALLWAY	761	
	CLOSET	12	
	ELEVATOR	42	
	TRASH CHUTE		14
TOTAL FAR AREA	STAIR 1		123
	STAIR 2		146
	BALCONIES		290
	ROOF TERRACE		1,697
	STORAGE		393

F.A.R.	
GROUND FLOOR	152 SF
2ND FLOOR	5,183 SF
3RD FLOOR	5,183 SF
4TH FLOOR	3,473 SF
TOTAL F.A.R.	13,991 SF



K-2 Design, Inc.
200 SE 4th Street,
Hallandale Beach, FL 33009
Phone: 786.607.3797
Fax: 954.212.0165
manager@vinciengineers.com
www.vinciengineers.com
www.k-2design.com

This item has been digitally signed and seal by
Aleksiej Bereznoi; and printed copies of this
document are not considered and sealed and the
signature must be verified on any electronic copies.



ALEKSEJ BEREZNOI
P.E. #74083, COA #31719

NEW RESIDENTIAL APARTMENTS
2241 MADISON ST
HOLLYWOOD, FL 33020

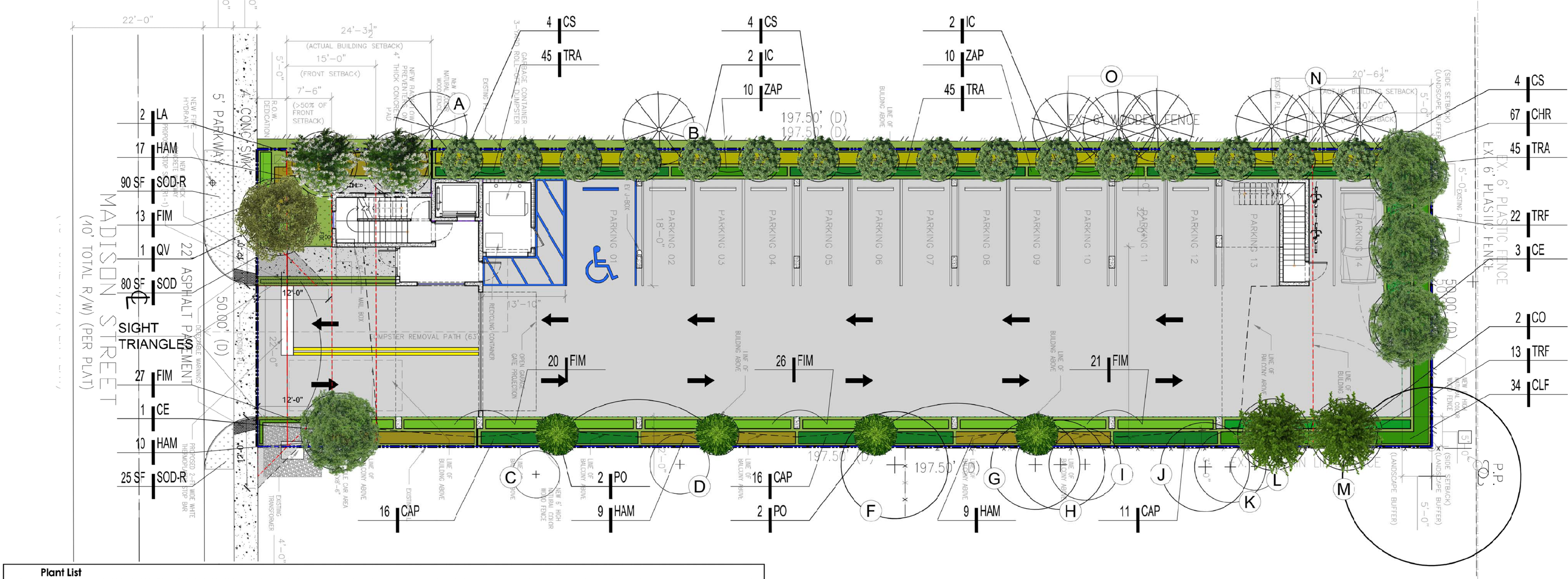
REVISIONS:

SCHEMATIC DESIGN ☐
CLIENT APPROVAL ☐
LANDLORD APPROVAL ☐
BIDDING ☐
PERMIT SET ☒
FOR CONSTRUCTION ☐
OWNER REQUESTED REVISION ☐

SCALE SCALE 3/16" = 1'-0"
PROJECT NO. 24-73
DRAWN BY: S.K.
CHECKED BY: A.B.
DATE 12/4/2024

A-1.4
F.A.R. Calculation

F.A.R. CALCULATION



Plant List								
QT	code	species	common name	drought tolerance		native	specifications	container size
								spacing
TREES								
4	CE	Conocarpus erectus	Green Buttonwood	High	yes		16' ht. Std. 4" DBH. 7' Sprd. 6' CT	FG as shown
2	CO	Coccoloba diversifolia	Pigeon Plum	High	yes		14' ht. Std. 3" DBH. 6' Sprd. 6' CT	FG as shown
12	CS	Conocarpus erectus "sericeus"	Silver Buttonwood	High	yes		14' ht. Std. 3" DBH. 6' Sprd. 6' CT	FG as shown
4	IC	Ilex cassine	Dahoon Holly	High	yes		14' ht. Std. 3" DBH. 6' Sprd. 6' CT	FG as shown
2	LA	Lagerstroemia 'Natchez'	Crape Myrtle 'Natchez'	High	no		14' ht. Std. 3.5" DBH. 6' Sprd. 6.5' CT	FG as shown
4	PO	Polyalthia longifolia pendula	Ashoka tree	High	no		14' ht. Std. 3" DBH. 6' Sprd. 4' CT	FG as shown
1	QV	Quercus virginiana	Live Oak	High	yes		16' ht. Std. 4" DBH. 6' Sprd. 6.5' CT	FG as shown
SHRUBS, GROUNDCOVERS & VINES								
43	CAP	Capparis cynophallophora	Jamaican Caper	High	yes		18" ht x 18" spr.	3 Gal. 24" O.C.
116	CHR	Chrysobalanus icaco 'Red Tip'	Red Tip Cocoplum	Medium	yes		30" O.A.	7 Gal. 30" O.C.
34	CLF	Clusia flava	Small Leaf Clusia	High	yes		36" Ht.	7 Gal. 30" O.C.
107	FIM	Ficus microcarpa 'Green Island'	Green Island Ficus	High	no		18" O.A.	7 Gal. 24" O.C.
45	HAM	Hamelia furciosa	Dwarf Firebush	Medium	yes		30" ht x 30" spr.	7 Gal. 36" O.C.
135	TRA	Trachelospermum asiaticum	Asiatic Jasmine	High	no		10" O.A. Full	1 Gal. 15" O.C.
35	TRF	Tripsacum floridanum	Dwarf Fakahatchee Grass	Medium	yes		24" O.A./ Full Clump	3 Gal. 30" O.C.
20	ZAP	Zamia pumila	Coontie	High	yes		15" Ht. x 18" Spr./ Full Clump	3 Gal. 24" O.C.
SOD								
80	SOD	Stenotaphrum secundatum	St. Augustine Grass		yes		Staggered Panels	
115	SOD-R	Stenotaphrum secundatum	St. Augustine Grass		yes		Staggered Panels	

TREE MITIGATION TABLE - LIST OF TREES TO BE MITIGATED			
TREE #	BOTANICAL NAME	COMMON NAME	DBH
2	Bursera simaruba	Gumbo Limbo	20.3
8	Delonix regia	Royal Poinciana	10+20
9	Citrus sp.	Citrus	3
12	Mangifera indica	Mango	1.5+2.5+4
Total tree DBH to be mitigated			61" DBH
PALMS TO MITIGATE			
5	Dypsis lutescens	Areca Palm	
10	Cocos nucifera	Coconut	
13	Cocos nucifera	Coconut	
14	Cocos nucifera	Coconut	
Total Palms to be mitigated			4 PALMS
TOTAL NUMBER OF REPLACEMENT TREES FOR MITIGATION			61" DBH + 4 PALMS
NEW TREES & PALMS TO MITIGATE			
3	Conocarpus erectus	Green Buttonwood	16' ht. Std. 4" DBH. 7' Sprd. 6' CT
Total new tree DBH to mitigate removed trees/palms			12 DBH
MITIGATION SHORTFALL			49" DBH = 24.5 TREES (49/2) + 4 PALMS
Note: Tree mitigation shortfall to be addressed by a monetary contribution to the city's tree trust fund by the property owner. 28.5 trees (24.5 Trees + 4 Palms) @ \$350 each = \$9,975.00			

LANDSCAPE CALCULATIONS - 2241 Madison St.		
SITE AREA DATA:		
Dixie Highway Medium Intensity Multi-Family District Use	DH-2	
	SF	ACRES
NET LOT AREA	9,883	0.23
	REQUIRED	PROVIDED
PROJECT DATA:		
MIN. PERVIOUS AREA (20%)	20%	34%
PERIMETER LANDSCAPE - STREET TREE (50 Lf of street frontage)		
50 Lf of street frontage at 1 tree per 30 Lf	2	2
5 Lf of landscape buffer at 1 tree per 20 Lf (445 Lf)	22	25
LANDSCAPE OPEN SPACE		
Required trees (1 tree per 1,000 SF of pervious area of property)	2	2
NATIVE TREES	60%	79%
NATIVE SHRUBS	50%	69%

LEGEND

- X TREE NUMBER
- + EXISTING TREE TO REMAIN (OUTSIDE PROPERTY LINE)
- EXISTING PALM TO REMAIN (OUTSIDE PROPERTY LINE)
- + NEW TREE

GRAPHIC SCALE
NORTH 0' 10' 20' 30'

Sunshine State
One Call
811
Know what's below.
Call before you dig.

NOTES:

- REQUIRED SCREENING HEDGES SHALL BE PLANTED AND MAINTAINED TO FORM A CONTINUOUS VISUAL SCREEN.
- IRRIGATION SYSTEM SHALL PROVIDE 100% COVERAGE BY MEANS OF AN AUTOMATIC SPRINKLER SYSTEM IN ACCORDANCE WITH THE CITY OF HOLLYWOOD CODE OF ORDINANCES AND THE REGULATIONS OF THE SOUTH FLORIDA WATER MANAGEMENT DISTRICT.
- ROOT BARRIERS SHALL BE INSTALLED AT ALL TREES/PALMS THAT ARE PLANTED WITHIN FIVE (5) FEET OF UNDERGROUND UTILITIES OR UTILITY EASEMENT. SEE DETAIL #3 ON SHEET L-03.
- REQUIRED TREES SHALL BE A MINIMUM OF TWELVE (12) FEET IN HEIGHT WITH A TWO (2) INCH DBH AT PLANTING.
- WITHIN VISIBILITY TRIANGLES, LANDSCAPE SHALL BE MAINTAIN TO PROVIDE CLEAR VISIBILITY WITHOUT OBSTRUCTION FROM AN AREA BETWEEN 2 FEET AND 6.5 FEET ABOVE AVERAGE ELEVATION OF THE INTERSECTION.
- TREES IN THE SWALE AREA MUST HAVE AT LEAST A 6.5 FOOT CLEARANCE ABOVE GRADE AT ALL TIMES
- 3" OF APPROVED ORGANIC MULCH MUST BE INSTALLED IN ALL LANDSCAPE AREAS COVERED BY TREES, SHRUBS AND GROUNDCOVERS.
- ALL LANDSCAPE AREAS WITHIN PROPOSED SWALES SHALL BE FINISH GRADED SO AS NOT TO IMPEDE THE FLOW OF DRAINAGE WITHIN THE SWALES.

VINCI ENGINEERS

K-2 Design, Inc.
200 SE 4th Street,
Hallandale Beach, FL 33009
Phone: 786.607.3797
Fax: 954.212.0165
manager@vinciengineers.com
www.vinciengineers.com
www.k-2design.com

This item has been digitally signed and seal by
Aleksiej Bereznoi, and printed copies of this
document are not considered and sealed and the
signature must be verified on any electronic copies.

ALEKSEJ BEREZNOI
P.E. #74083, C.O.A. #31719

NEW RESIDENTIAL APARTMENTS
2241 MADISON ST
HOLLYWOOD, FL 33020

REVISIONS:

SCHEMATIC DESIGN
CLIENT APPROVAL
LANDLORD APPROVAL
BIDDING
PERMIT SET
FOR CONSTRUCTION
OWNER REQUESTED REVISION

SCALE 3/16" = 1'-0"
PROJECT NO. 24-73
DRAWN BY: S.K.
CHECKED BY: A.B.
DATE 11/22/2024

A-1.5
Colored site plan