

PLANNING DIVISION



File No. (internal use only): _____

2600 Hollywood Boulevard Room 315
Hollywood, FL 33022

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: 08/17/2023

Location Address: 1225 N17th CT

Lot(s): N/A Block(s): N/A Subdivision: TRACT A, FRED ZIRBS

Folio Number(s): 5142-10-33-0010

Zoning Classification: FH-1 Land Use Classification: RAC

Existing Property Use: VACANT Sq Ft/Number of Units: NONE EXISTING

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): 20-DP-52

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

Explanation of Request: SITE PLAN APPROVAL OF A 15 UNIT RESIDENTIAL DEVELOPMENT

Number of units/rooms: 15 UNITS Sq Ft: 14,915

Value of Improvement: TBD Estimated Date of Completion: 2025

Will Project be Phased? () Yes (X) No If Phased, Estimated Completion of Each Phase

Name of Current Property Owner: RITOS DEVELOPMENT LP

Address of Property Owner: 4491 S STATE ROAD 7 PH2, DAVIE FL 33314

Telephone: (954)552-9247 Fax: _____ Email Address: TIM@RITVOCONSULTING.COM

Name of Consultant/Representative/Tenant (circle one): SENGA ARCHITECTURE LLC

Address: 3434 MCKINLEY STREET, HOLLYWOOD FL 33021 Telephone: (954) 613-8371

Fax: _____ Email Address: FITZMURPHY@SENGAARCHITECTURE.COM

Date of Purchase: 06/14/2023 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: ROCAGB CONSTRUCTION LLC

Address: 4491 S STATE ROAD 7, PH-2, DAVIE FL 33314

Email Address: ROBERTOG@ROCAGB.COM

PLANNING DIVISION



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GENERAL APPLICATION

CERTIFICATION OF COMPLIANCE WITH APPLICABLE REGULATIONS

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

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

Signature of Current Owner: _____ Date: _____

PRINT NAME: Tim Ritvo / Ritos Development Date: 8/17/23

Signature of Consultant/Representative: _____ Date: 08/17/2023

PRINT NAME: FITZ MURPHY, SENG ARCHITECTURE LLC Date: 08/17/2023

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 SITE PLAN REVIEW to my property, which is hereby made by me or I am hereby authorizing SENG ARCHITECTURE LLC to be my legal representative before the TECHNICAL ADVISORY (Board and/or Committee) relative to all matters concerning this application.

Sworn to and subscribed before me
this 17 day of August 2023


Notary Public

State of Florida

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



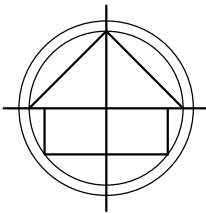

Signature of Current Owner

Tim Ritvo
Print Name

ALTA/NSPS LAND TITLE SURVEY

LAND DESCRIPTION:

TRACT A, FRED ZIRBS RESUBDIVISION OF LOTS 22, 23, 24, 25, 26, 27 & 28 ST. JAMES COURT WEST, ACCORDING TO THE MAP OR PLAT THEREOF, AS RECORDED IN PLAT BOOK 16, PAGE 2, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA.

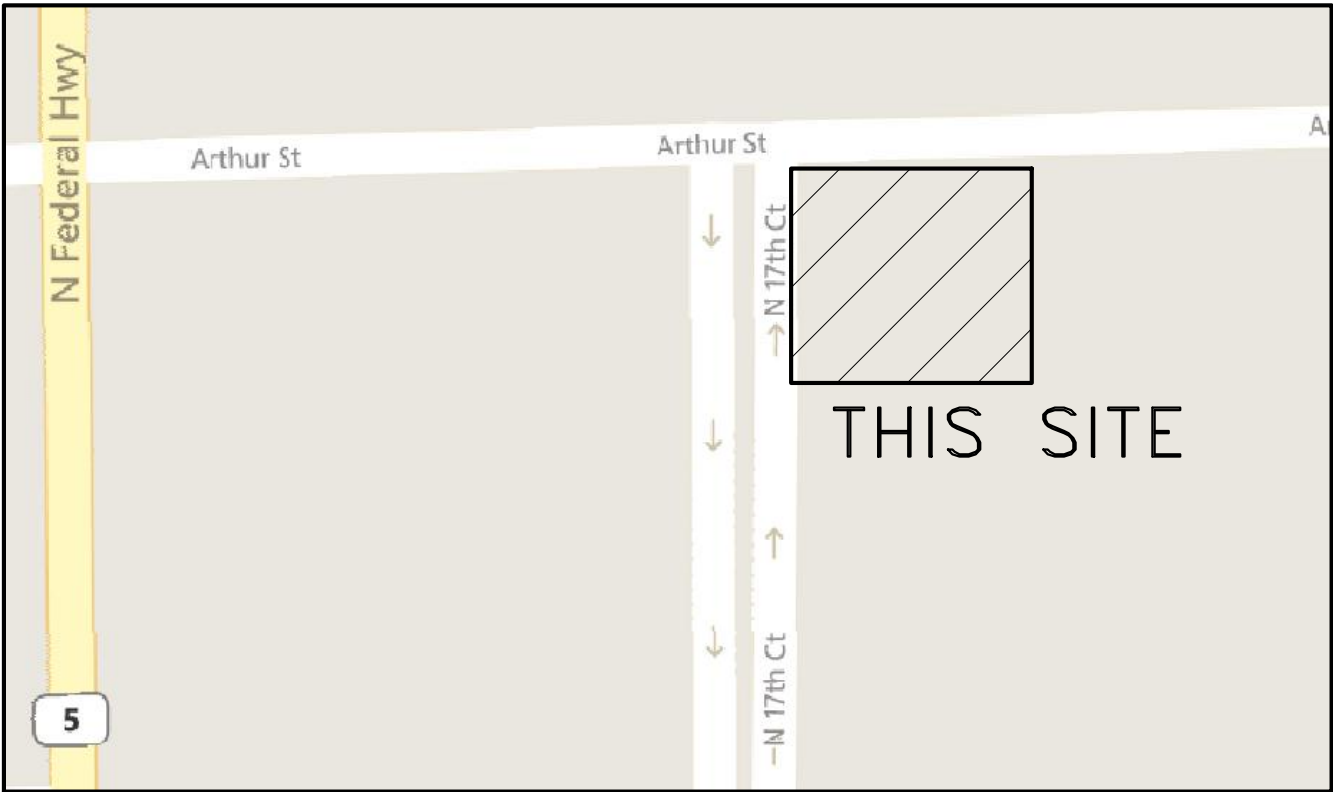


NOTES :

- NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER.
- THIS SURVEY WAS DONE SOLELY FOR BOUNDARY PURPOSES AND DOES NOT DEPICT THE JURISDICTION OF ANY MUNICIPAL, STATE, FEDERAL OR OTHER ENTITIES.
- THE LAND DESCRIPTION SHOWN HEREON WAS PROVIDED BY THE CLIENT.
- UNDERGROUND IMPROVEMENTS NOT SHOWN.
- ELEVATIONS SHOWN HEREON ARE BASED ON THE NORTH AMERICAN VERTICAL DATUM OF 1988.
- BENCHMARK REFERENCE: BROWARD COUNTY BENCHMARK # 1895 ELEVATION= 9.57' (NAVD88)
- THIS SURVEY WAS MADE IN ACCORDANCE WITH LAWS AND/OR MINIMUM STANDARDS OF THE STATE OF FLORIDA.
- THE PROPERTY DESCRIBED HEREON (THE "PROPERTY") IS THE SAME AS THE PROPERTY DESCRIBED IN PROPERTY INFORMATION REPORT ISSUED BY FIDELITY NATIONAL TITLE INSURANCE COMPANY, ORDER NO.: 8669441 , SEARCH OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA, ("PUBLIC RECORDS"), FROM 04/24/1980, THROUGH 07/30/2020 8:00 AM, AND THAT ALL EASEMENTS, COVENANTS AND RESTRICTIONS REFERENCED IN SAID PROPERTY INFORMATION REPORT OR APPARENT FROM A PHYSICAL INSPECTION OF THE PROPERTY OR OTHERWISE KNOWN TO ME HAVE BEEN PLOTTED HEREON OR OTHERWISE NOTED AS TO THEIR EFFECT ON THE PROPERTY. (THERE ARE NO PLOTTABLE EXCEPTIONS)
- ALL UTILITIES SERVING THE PROPERTY ENTER THROUGH ADJOINING PUBLIC STREETS AND/OR EASEMENTS OF RECORD.
- THERE ARE NO ENCROACHMENTS ONTO ADJOINING PREMISES, STREETS OR ALLEYS BY ANY BUILDINGS, STRUCTURES OR OTHER IMPROVEMENTS LOCATED ON THE PROPERTY, AND NO ENCROACHMENTS ONTO THE PROPERTY BY BUILDINGS, STRUCTURES OR OTHER IMPROVEMENTS SITUATED ON ADJOINING PREMISES.
- THE PROPERTY HAS DIRECT ACCESS TO ARTHUR STREET, A DEDICATED PUBLIC STREET AS SHOWN ON PLAT BOOK 16, PAGE 2, SAME BEING PAVED AND DEDICATED PUBLIC ROADWAYS MAINTAINED BY THE CITY OF HOLLYWOOD, BROWARD COUNTY, FLORIDA.
- THERE ARE NO STRIPED PARKING SPACES ON THE PROPERTY.
- THERE IS NO OBSERVED EVIDENCE OF CURRENT EARTH MOVING WORK, BUILDING CONSTRUCTION OR BUILDING ADDITIONS AT THE PROPERTY.
- THERE IS NO PROPOSED CHANGES IN STREET RIGHT OF WAY LINES AFFECTING THE PROPERTY, ACCORDING TO BROWARD COUNTY, FLORIDA.
- THERE IS NO OBSERVED EVIDENCE OF RECENT STREET OR SIDEWALK CONSTRUCTION OR REPAIRS AFFECTING THE PROPERTY.
- THERE IS NO OBSERVED EVIDENCE OF USE OF THE PROPERTY AS A SOLID WASTE DUMP, SUMP OR SANITARY LANDFILL.
- NO FIELD DELINEATION OF WETLANDS MARKERS WERE OBSERVED.

LEGEND:

CKD	CHECKED BY
CONC	CONCRETE
DWN	DRAWN BY
FB/PG	FIELD BOOK AND PAGE
SIR	SET IRON ROD & CAP #6448
SNC	SET NAIL AND CAP #6448
FIR	FOUND IRON ROD
FIP	FOUND IRON PIPE
FNC	FOUND NAIL AND CAP
FND	FOUND NAIL & DISC
P.B.	PLAT BOOK
B.C.R.	BROWARD COUNTY RECORDS
CBS	CONCRETE BLOCK STRUCTURE
A/C	AIR CONDITIONER
WM	WATER METER
WV	WATER VALVE
CO	CLEAN OUT
TSB	TRAFFIC SIGNAL BOX
TSP	TRAFFIC SIGNAL POLE
CLP	CONCRETE LIGHT POLE
MLP	METAL LIGHT POLE
EB	ELECTRIC BOX
5.40	ELEVATIONS
ALTA	AMERICAN LAND TITLE ASSOCIATION
NSPS	NATIONAL SOCIETY OF PROFESSIONAL SURVEYORS



LOCATION MAP (NTS)

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, 10(A), 11, 13, 14, 16, 17, 18 AND 19 (NONE DISCLOSED) 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 SEPTEMBER 16, 2020.

FOR THE FIRM BY:

Richard E. Cousins

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

PROJECT NUMBER : 9351-20

CLIENT :

PETER STERZ

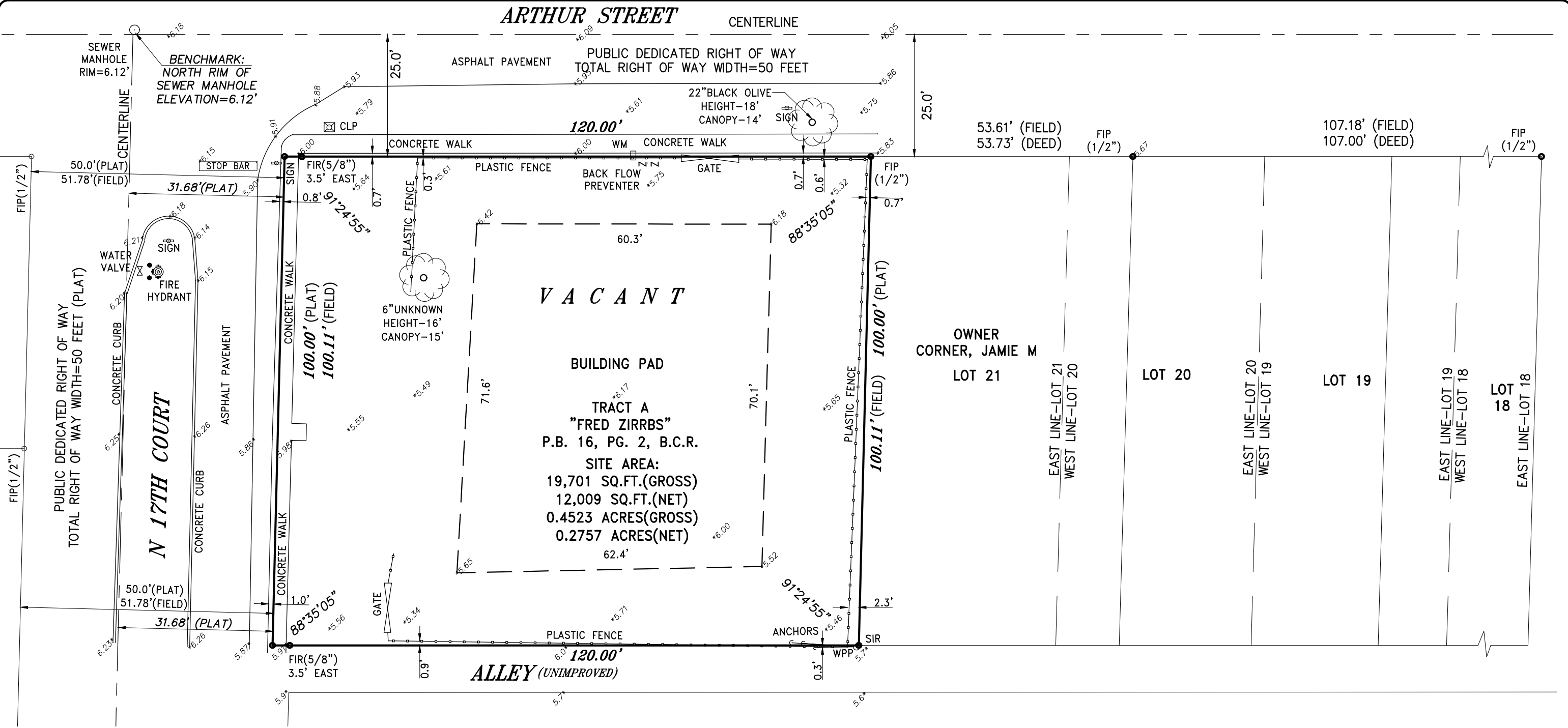
REVISIONS	DATE	FB/PG	DWN	CKD
BOUNDARY & IMPROVEMENTS SURVEY	09/16/20	SKETCH	AM	REC
UPDATE TO ALTA STANDARDS	10/03/20	SKETCH	AM	REC
UPDATE SURVEY	08/18/23	SKETCH	JD	REC

FLOOD ZONE INFORMATION	
COMMUNITY NUMBER	125113
PANEL NUMBER	0569 H
ZONE	X
BASE FLOOD ELEV	N/A
EFFECTIVE DATE	08/18/14

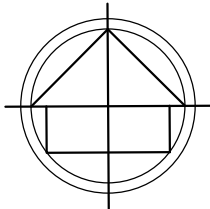
PROPERTY ADDRESS :
1225 N 17TH COURT

SCALE: N/A

SHEET 1 OF 2



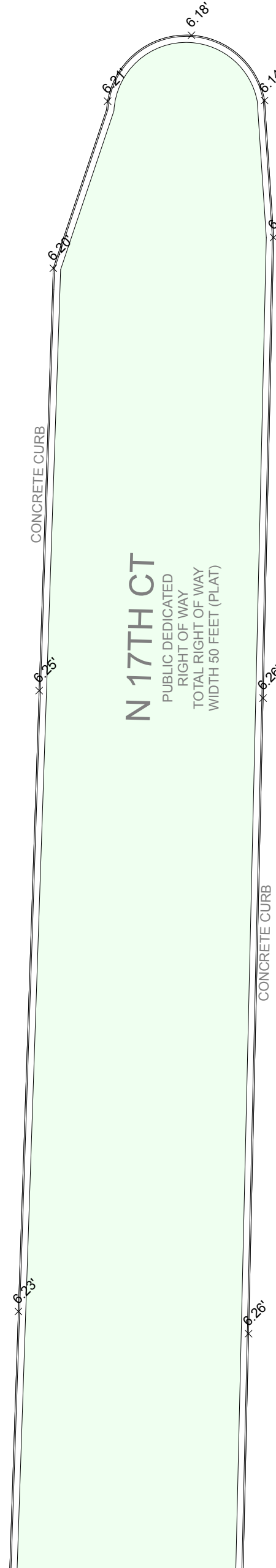
ALTA/NSPS LAND TITLE SURVEY



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3921 SW 47TH AVENUE, SUITE 1011
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PHONE (954)689-7766 FAX (954)689-7799

PROJECT NUMBER : 9351-20	REVISIONS	DATE	FB/PG	DWN	CKD	FLOOD ZONE INFORMATION	PROPERTY ADDRESS : 1225 N 17TH COURT
CLIENT : PETER STERZ	BOUNDARY & IMPROVEMENTS SURVEY	09/16/20	SKETCH	AM	REC	COMMUNITY NUMBER 125113	SCALE: 1"= 20'
	UPDATE TO ALTA STANDARDS	10/03/20	SKETCH	AM	REC	PANEL NUMBER 0569 H	
	UPDATE SURVEY	08/18/23	SKETCH	JD	REC	ZONE X	
						BASE FLOOD ELEV N/A	
						EFFECTIVE DATE 08/18/14	SHEET 2 OF 2

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 the Architect.



ASPHALT PAVEMENT

CONCRETE CURB

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ARTHUR STREET
PUBLIC DEDICATED RIGHT OF WAY
TOTAL RIGHT OF WAY WIDTH 50 FEET (PLAT)
ASPHALT PAVEMENT

RESTORE SWALE
SOD

5' SIDEWALK TO BE REPLACED

PROPERTY LINE 120.00'

PROPERTY LINE 100.00'

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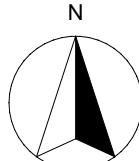
PROPERTY LINE 120.00'

PROPERTY LINE 100.00'

PROPERTY LINE 120.00'

ALLEY (UNIMPROVED)

LOT 21



1 SITE PLAN
1/8" = 1'-0"

SITE INFORMATION	
PROJECT NAME	ARTHUR STREET APARTMENTS
ADDRESS	1225 N 17TH CT, HOLLYWOOD, FLORIDA
LEGAL DESCRIPTION	TRACT A, FRED ZIRBRESUBDIVISION OF LOTS 22, 23, 24, 25, 26, 27 & 28 ST. JAMES COURT WEST, ACCORDING TO THE MAP OR PLAT THEREOF, AS RECORDED IN PLAT BOOK 16, PAGE 2, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA
FOLIO	5142-10-33-0010
EXISTING NET SITE AREA	12,009 SQ FT (0.276 ACRES)
GROSS SITE AREA	19,714 SQ FT (0.453 ACRES)
LAND USE DESIGNATION	REGIONAL ACTIVITY CENTER (RAC)
ZONING DESIGNATION	FEDERAL HIGHWAY LOW-MEDIUM INTENSITY MULTI-FAMILY DISTRICT (FH-1)
ZONING DATA	
	REQUIRED/ ALLOWED
MAXIMUM FLOOR AREA RATIO	1.25 1.24
MAXIMUM FLOOR AREA	15,011.25 14,915
MAXIMUM HEIGHT	4 STORIES (45'-0") 4 STORIES (44'-0")
OPEN SPACE (PERVIOUS)	2,401.8 SF (20% MIN.) 3,385 SF (28.19%)
IMPERVIOUS	9,607.2 SF (80% MAX.) 8,624 SF (71.81%)
UNIT COUNT	
ONE BEDROOM	NA 12
TWO BEDROOM	NA 3
TOTAL	NA 15
PARKING	
1 SINGLE SP PER 1 BED	12 12
1.5 SINGLE SP / 2 BED	4.5 5
1 SINGLE SP / 10 UNITS	1.5 2
TOTAL REQUIRED	18 19
FLOOR AREA PER UNIT TYPE	
UNIT 01 (3 UNITS)	400 SF 612 SF
UNIT 02 (3 UNITS)	400 SF 675 SF
UNIT 03 (3 UNITS)	400 SF 624 SF
UNIT 04 (3 UNITS)	400 SF 503 SF
UNIT 05 (3 UNITS)	400 SF 853 SF
AVERAGE	650 SF 653 SF
BEDROOM/BATHROOM COUNT	
UNIT 01	N/A 1/1
UNIT 02	N/A 1/1
UNIT 03	N/A 1/1
UNIT 04	N/A 1/1
UNIT 05	N/A 2/2
MINIMUM SETBACKS	
BUILDING	
FRONT STREET	20'-0" 20'-0"
AVENUE / COURT	15'-0" 15'-0"
EAST SIDE	10'-0" 10'-0"
REAR	20'-0" 20'-0"
PARKING	
SIDE	5'-0" 5'-0"
LIGHTING	
0.5 MAX LUMENS AT ALL PROPERTY LINES	
FLOOD INFORMATION	
BASE FLOOD ELEVATION = N/A	
GREEN BUILDING PRACTICES	
1.	ALL ENERGY STAR APPLIANCES. ALL PERMANENT APPLIANCES IN THE RESIDENCE THAT CAN BE ENERGY STAR RATED MUST BE SORATED TO CLAIM THIS ITEM. (THIS INCLUDES REFRIGERATOR, STOVE, WASHING MACHINE, DRYER, ETC. ITEMS NOT COVERED ARE COUNTERTOP APPLIANCES SUCH AS TOASTERS, MIXERS, ETC.) ENERGY STAR APPLIANCES MUST BE VERIFIED BY BUILDING INSPECTOR ON SITE AT FINAL INSPECTION.
2.	NO SHOWER WITH MORE THAN ONE SHOWER HEAD, AND ALL LOW FLOW SHOWER HEADS. LOW FLOW SHOWER HEADS ARE RATED AT A MAXIMUM FLOW OF 2.5 GALLONS PER MINUTE AT 80 PSI WATER PRESSURE. ONE SHOWER HEAD PER SHOWER AND LOW FLOW SHOWER HEADS MUST BE SHOWN ON PLUMBING PLANS AND VERIFIED BY PLUMBING INSPECTOR ON SITE AT FINAL INSPECTION.
3.	RECYCLING. A DEDICATED STORAGE AREA FOR A GARBAGE BIN AND A RECYCLE BIN, SIZED TO FIT BOTH, MUST BE SHOWN ON THE PLANS. DEDICATED STORAGE AREA SHALL BE VERIFIED BY PLANS EXAMINER. PLANS FOR KITCHEN MUST INCLUDE PULL-OUT RECYCLE AND GARBAGE BINS BUILT INTO CABINETS. PULL-OUT BINS BUILT INTO CABINETS SHALL BE VERIFIED BY PLANS EXAMINER AT PERMIT REVIEW AND BY BUILDING INSPECTOR AT FINAL INSPECTION.
4.	ENERGY EFFICIENT (LOW E) WINDOWS. ALL WINDOWS SHALL CONFORM TO THE ENERGY STAR RATING CRITERIA FOR SOUTH FLORIDA AS APPROVED BY THE NFRC (NATIONAL FENESTRATION RATING COUNCIL).
5.	ENERGY EFFICIENT DOORS. ALL DOORS SHALL CONFORM TO THE ENERGY STAR RATING CRITERIA FOR SOUTH FLORIDA.
6.	PROGRAMMABLE THERMOSTATS.
7.	DUAL FLUSH TOILETS. THESE TOILETS WHEN FLUSHED USE LESS THAN ONE GALLON TO FLUSH LIQUID AND 1.6 GALLONS OR LESS FOR SOLIDS (USGBC), PLANS SHALL INDICATE DUAL FLUSH TOILET. SYSTEM MUST BE VERIFIED BY PLUMBING INSPECTOR AT FINAL INSPECTION.
8.	AT LEAST 80% OF PLANTS, TREES AND GRASSES PER THE SOUTH FLORIDA MANAGEMENT DISTRICT RECOMMENDATIONS (LATEST EDITION). LANDSCAPE PLAN, REVIEWED AND APPROVED BY A LANDSCAPE ARCHITECT, SHALL BE SUBMITTED WITH PERMIT APPLICATION. LANDSCAPING SHALL BE VERIFIED BY INSPECTOR PRIOR TO FINAL CERTIFICATE OF OCCUPANCY.
9.	ALL ENERGY-EFFICIENT OUTDOOR LIGHTING. SUGGESTED LIGHTS FOR OUTDOOR SPACES INCLUDE FLUORESCENT BULBS AND FIXTURES WITH ELECTRONIC BALLASTS (MORE EFFICIENT THAN MAGNETIC TYPES, LOW PRESSURE SODIUM OR MERCURY VAPOR, PHOTOVOLTAIC SYSTEMS, LED LIGHTING AND LOW VOLTAGE LANDSCAPE LIGHTS THAT RUN ON A TIMER. ALL ENERGY-EFFICIENT OUTDOOR LIGHTING SHALL BE VERIFIED BY ELECTRICAL INSPECTOR AT FINAL INSPECTION.
10.	TANKLESS WATER HEATER IN LIEU OF A STANDARD TANK WATER HEATER. DOCUMENTATION OF ENERGY SAVINGS MUST BE PROVIDED. PRODUCT APPROVALS SHOULD BE PROVIDED WITH PLANS AND SHALL INDICATE TOTAL ENERGY DEMAND. TANKLESS WATER HEATER SHALL BE SHOWN ON PLANS AND SHALL PASS ALL REQUIRED INSPECTIONS.
11.	ELECTRICAL VEHICLE CHARGING INFRASTRUCTURE. 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.
SITE PLAN NOTES	
1.	ALL CHANGES TO THE DESIGN WILL REQUIRE PLANNING APPROVAL AND MAY BE SUBJECT TO BOARD APPROVAL.
2.	ALL SIGNAGE SHALL FOLLOW THE ZONING AND LAND DEVELOPMENT REGULATIONS.
3.	A SEPARATE PERMIT SHALL BE REQUIRED FOR EACH SIGN.
4.	ALL ELECTRICALLY ILLUMINATED SIGNS SHALL REQUIRE A SEPARATE ELECTRICAL PERMIT INSPECTION.
5.	ALL EXTERIOR WALKWAY AND SIDEWALK SURFACES TO BE ADA COMPLIANT.

ARCHITECT

AGENCE

3434 MONKEY STREET | HOLLYWOOD, FL 33321
1 954.631.8371
HTTP://WWW.SENGAARCHITECTURE.COM

SENGA ARCHITECTURE LLC

CIVIL ENGINEER

IZEPHYR ENGINEERING

CERTIFICATE OF AUTHORIZATION NO.: 31158
HOLLYWOOD, FL 33351
1 774.302.7893
WWW.IZEPHYRENGINEERINGFL.COM

IZEPHYR ENGINEERING

ARTHUR STREET APARTMENTS

1225 N 17TH CT HOLLYWOOD FLORIDA 33020 USA

ARCHITECT

THIS ITEM HAS BEEN DIGITALLY SIGNED AND SEALED BY
FITZ MANNINGHAM MURPHY, AIA
AR101069
ON 8/21/23.

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

FITZ MANNINGHAM MURPHY
REGISTERED ARCHITECT
AR101069

SUBMITTAL & REVISIONS

2326
PROJECT NO.

8/21/23
DATE

FMM
DRAWN / CHECKED

SITE PLAN

A001



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

SENGA ARCHITECTURE LLC

CIVIL ENGINEER
ZEPHYR
ENGINEERING
CERTIFICATE OF AUTHORIZATION NO. 31152
HOLLYWOOD, FL 33021
T 770.302.7803
WWW.ZEPHYRENGINEERINGFL.COM
ZEPHYR ENGINEERING

ARTHUR STREET APARTMENTS

1225 N 17TH CT HOLLYWOOD FLORIDA 33020 USA

ARCHITECT

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FITZ MANNINGHAM MURPHY
REGISTERED ARCHITECT
AR101069

SUBMITTAL & REVISIONS

2326
PROJECT NO.

8/21/23
DATE

FMM
DRAWN / CHECKED

TYPICAL FLOOR
PLAN (LEVELS
2-4)

A101

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AR101069

SUBMITTAL & REVISIONS

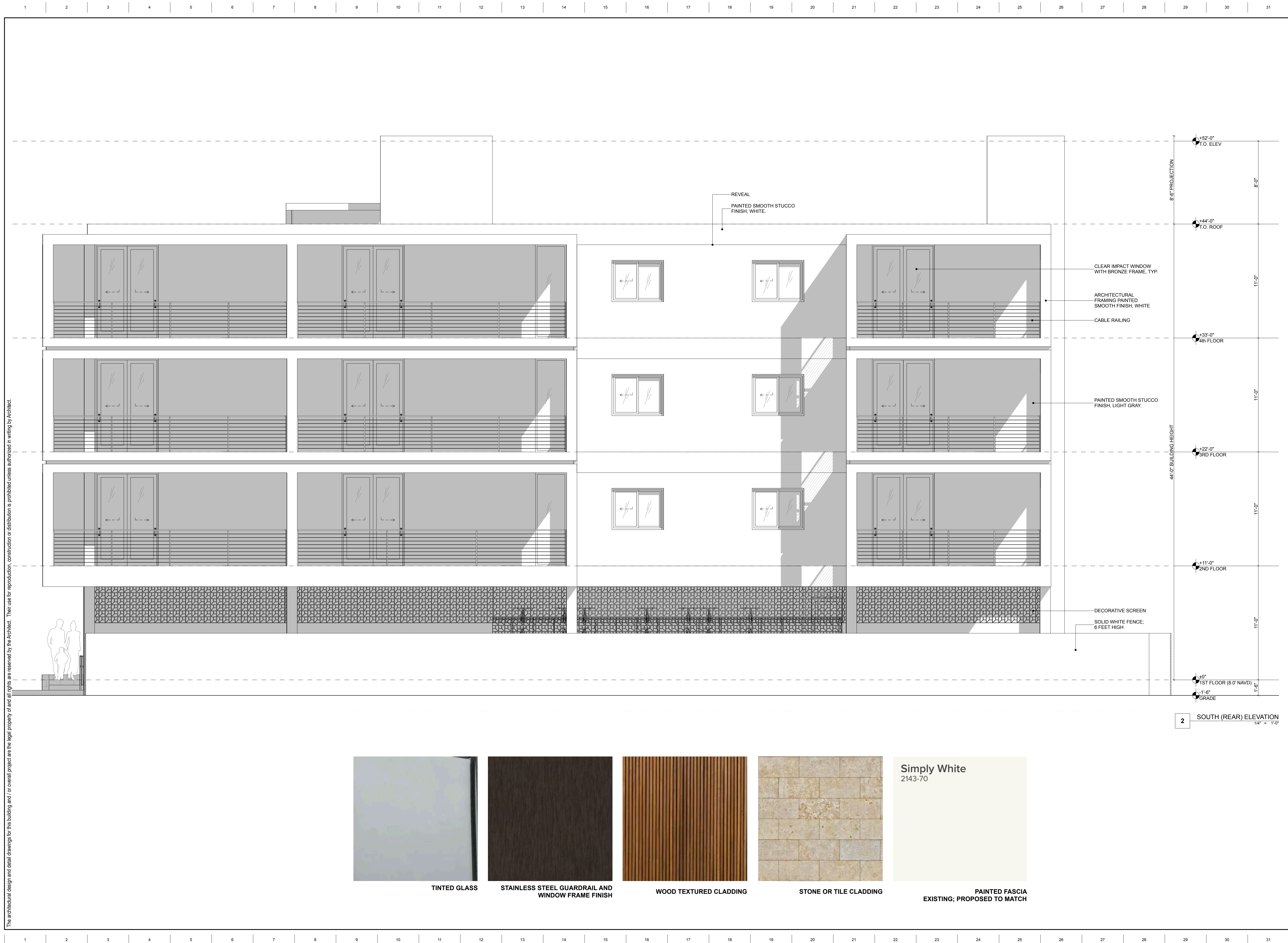
2326
PROJECT NO.

8/21/23

FMM
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**SOUTH
ELEVATION**

A200



ARCHITECT

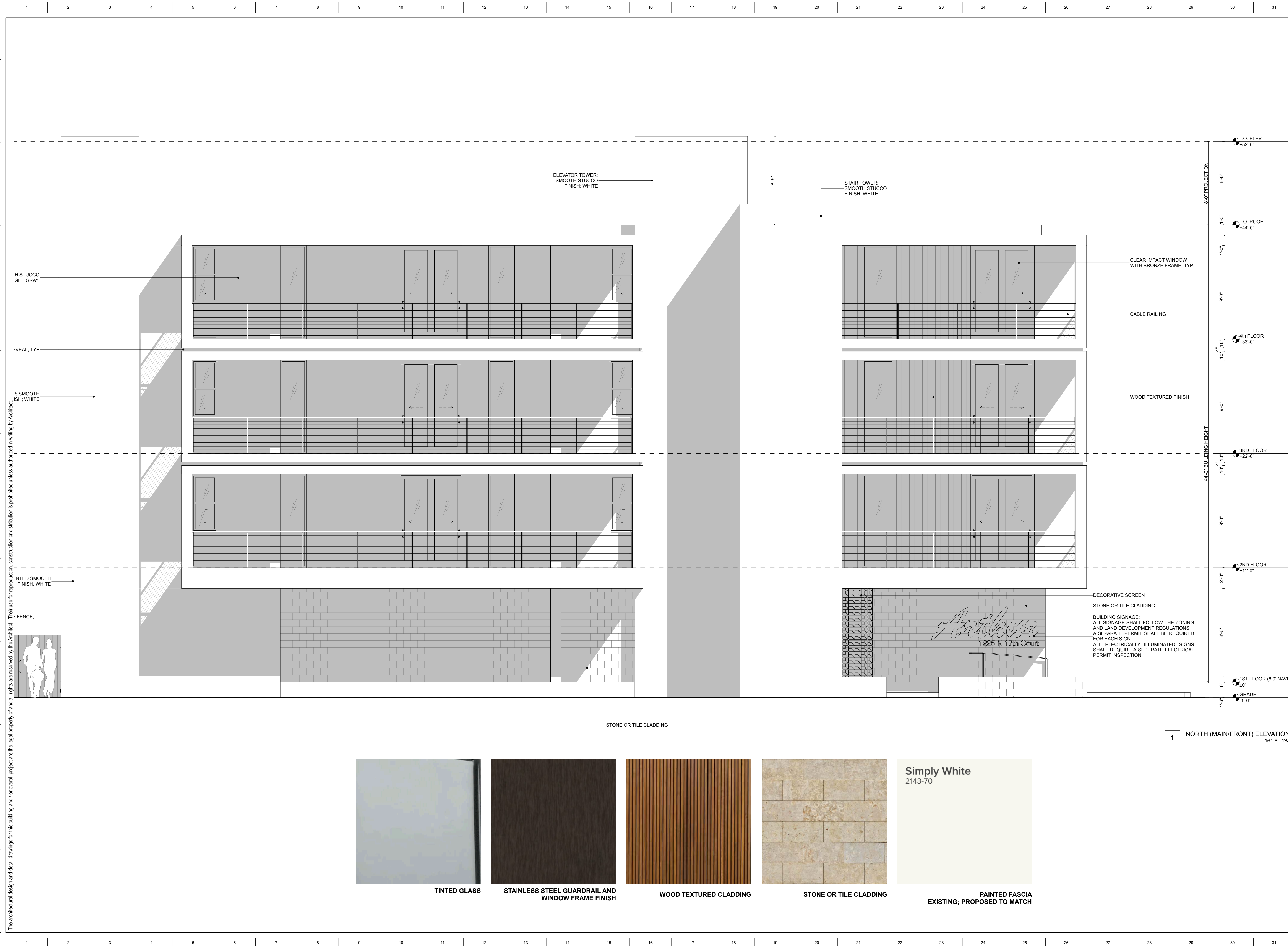
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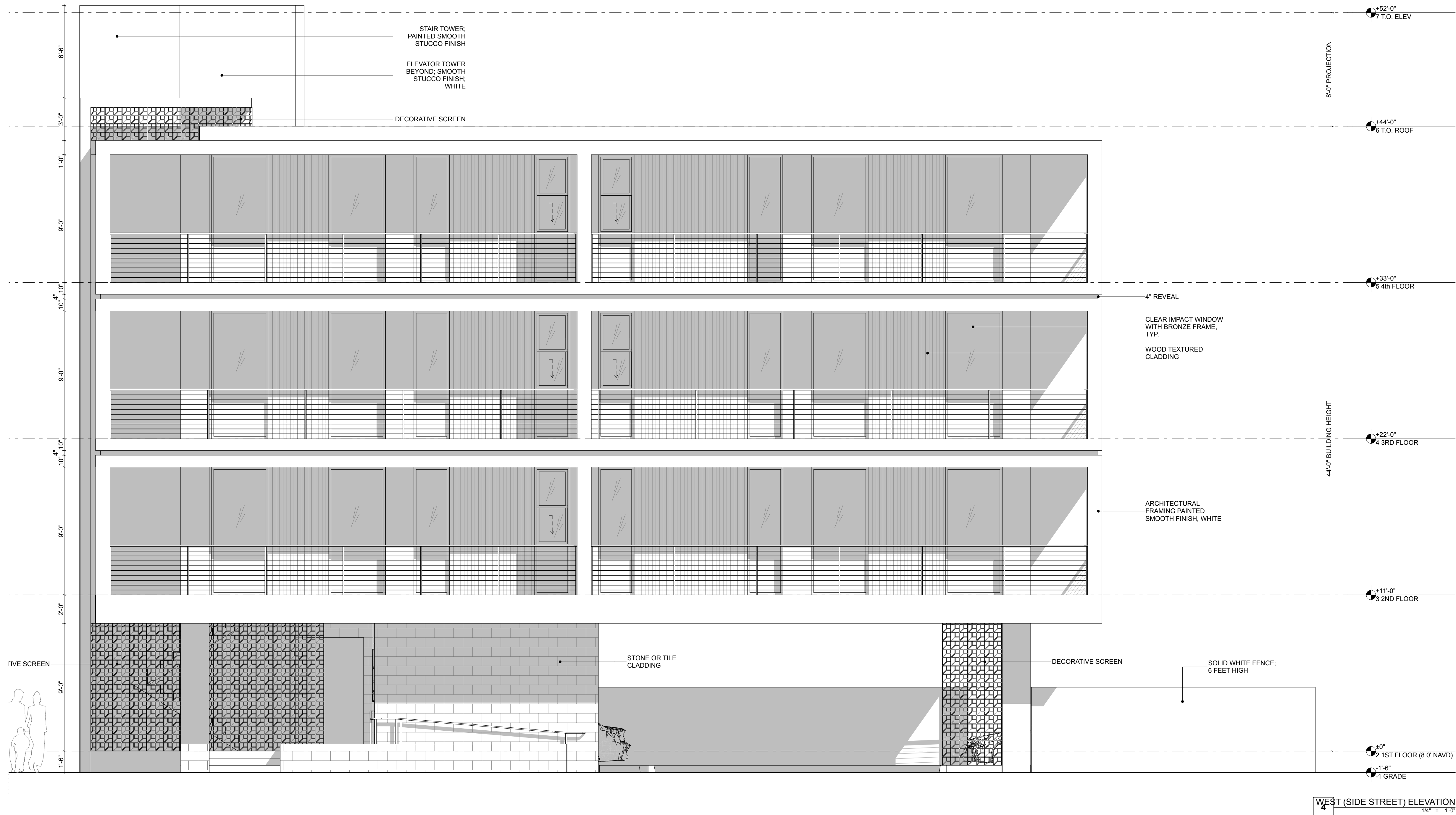
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**NORTH
ELEVATION**

A201



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TINTED GLASS



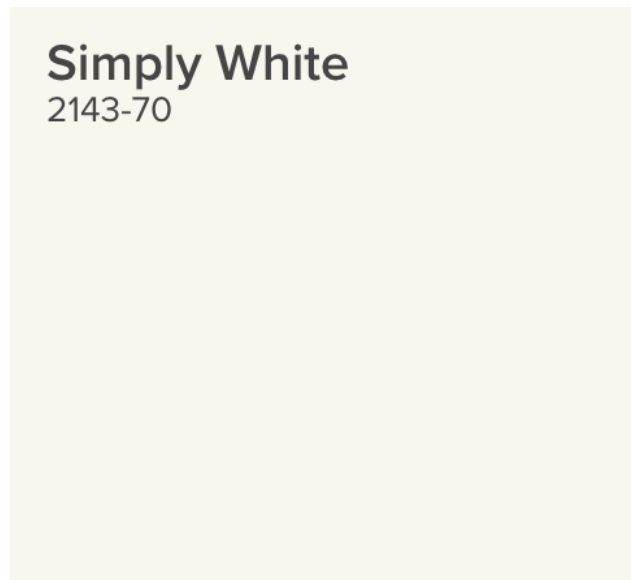
STAINLESS STEEL GUARDRAIL AND WINDOW FRAME FINISH



WOOD TEXTURED CLADDING



STONE OR TILE CLADDING



PAINTED FASCIA EXISTING; PROPOSED TO MATCH

ARCHITECT
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SENGA ARCHITECTURE LLC

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WEST
ELEVATION

A202

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APARTMENTS
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**EAST
ELEVATION**

A203





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3D STUDY -
FRONT

A600