## PLANNING DIVISION



2600 Hollywood Boulevard Room 315
Hollywood, FL 33022

File No. (internal use only): _____

# GENERAL APPLICATION

CITY OF Hollywood FLORIDA

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: 06/20/2023

Location Address: 1619 HOLLYWOOD BOULEVARD
Lot(s): 7 AND 8 LESS E 5' Block(s): 73 Subdivision: HOLLYWOOD
Folio Number(s): 5142-15-02-3650
Zoning Classification: LT Land Use Classification: RAC
Existing Property Use: SINGLE FAMILY Sq Ft/Number of Units: 1,827 SF/ 1 UNIT
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 al that apply and provide File Number(s) and Resolution(s): _____

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

Explanation of Request: CERTIFICATE OF DEMOLITION AND DESIGN FOR A THREE (3) UNIT TOWN HOME DEVELOPMENT

Number of units/rooms: 3 UNITS Sq Ft: 8,946
Value of Improvement: _____ Estimated Date of Completion: 2024
Will Project be Phased? ( ) Yes (X)No If Phased, Estimated Completion of Each Phase

Name of Current Property Owner: NORMA GARCIA AND MARIELA CARDONA
Address of Property Owner: 1619 HOLLYWOOD BOULEVARD, HOLLYWOOD FL 33024
Telephone: (954) 559-7820 Fax: _____ Email Address: mcardona27@gmail.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: 04/23/2021 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: Jorge Viera
_____ Address: _____
_____ Email Address: jorgevieratv@gmail.com

PLANNING DIVISION



2600 Hollywood Boulevard Room 315
Hollywood, FL 33022

File No. (internal use only):_____

# GENERAL APPLICATION

## CERTIFICATION OF COMPLIANCE WITH APPLICABLE REGULATIONS

**The applicant/owner(s) signature certifies that he/she has been made aware of the criteria, regulations and guidelines applicable to the request. This information can be obtained in Room 315 of City Hall or on our website at www.hollywoodfl.org. 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: 7/5/2023

**PRINT NAME:** MARIELA CARDONA Date: 7/5/2023

Signature of Consultant/Representative: _____ Date: 06/19/2023

**PRINT NAME:** FITZ MURPHY, SENGA Architecture LLC Date: 06/19/2023

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 CERTIFICATES OF APPROPRIATENESS to my property, which is hereby made by me or I am hereby authorizing SENGA Architecture LLC to be my legal representative before the HISTORIC PRESERVATION (Board and/or Committee) relative to all matters concerning this application.

Sworn to and subscribed before me
this _____ day of _____

_____
Signature of Current Owner

_____
Notary Public
State of Florida

_____
Print Name

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

NAME OF OWNER RUSSELL HISSEM ADDRESS OF CONSTRUCTION 1619 HWD BLVD.

LEGAL DESCRIPTION Lot 6 less the E 5' + all of lot 7 Block 73 Hwd Original Town.

FL-32 (FILM #1521)

Owner's Present Address 303 NW River Drive Ft.Laud.

Description of Construction Cost $19,139.00

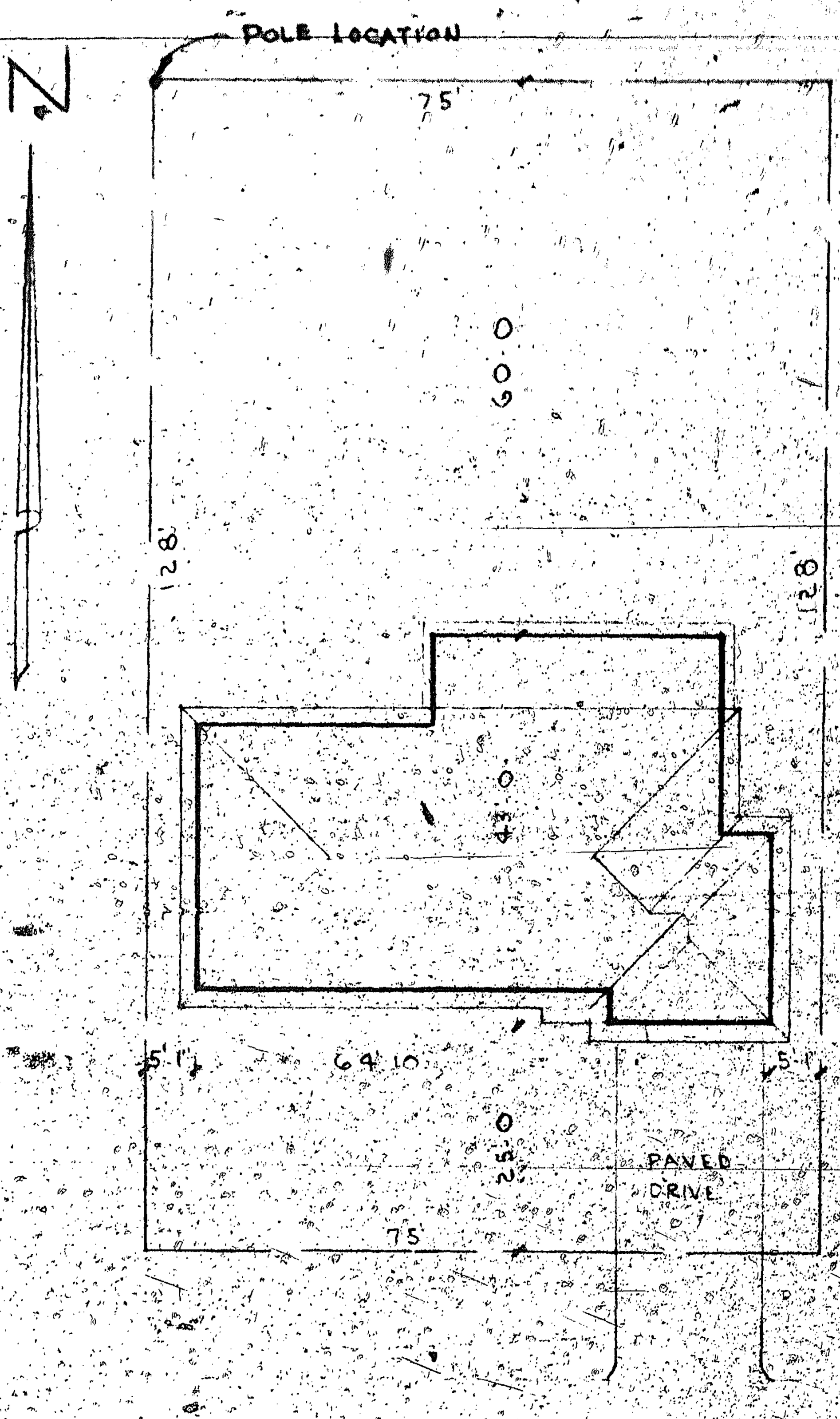
Single Family

| Permit Type | No. | Date Issued | To Whom | Fixtures or Outlets |
|---|---|---|---|---|
| Bldg. | 34721 | 11-13-58 | Owner | |
| Roof | 35119 | 12-24-58 | Thomas Roofing | |
| Electrical | 20501 | 11-25-58 | Uncle Sam | 1-60-2 |
| Plumbing | 16867 | 11-25-58 | Belmont | 9 |
| Gas | 16867 | 11-25-58 | Belmont | 2 mtr 9 outlets |

**INSPECTIONS**

| | | |
|---|---|---|
| FOUNDATION 11/19/58 | 1st Rough Plg. 11/26/58 | Temp. ~~Service~~ 12/12/58 |
| COLUMNS Forming 12/3/58 | Final Rough Plg. 1/2/59 Belmont | Rough Electric 12/24/58 |
| TIE BEAM 12/6/58 | Septic Tank Belmont 2-3-59 Sewer 2-3 OK 2/4/59 | Temporary Final |
| ROOF Tin Cap 12/24/58 | Grease Trap | Final Electric 1/28/59 |
| GAS 2/3/59 | Final Plumbing 2/3/59 | Rubbish Bond |
| | Cert. of Occupancy 2/4/59 | |

Remarks: 30 Sewer R/B #3946 $25.00 Paid 2/5/59 C.O. #4
R/B #3945 $100.00




PLOT PLAN

SCALE 1" = 20'

LEGAL

LOT 8 LESS THE
EAST 5' & ALL OF
LOT 7
BLOCK 73
BROWARD CO.
HOLLYWOOD FLA.

NOTE —

POLE LOCATION

N

75'

90.0

128'

128'

5' ±

69.10

5' ±

0

54.5

PAVED

DRIVE

75

STREET

E

# PLOT PLAN

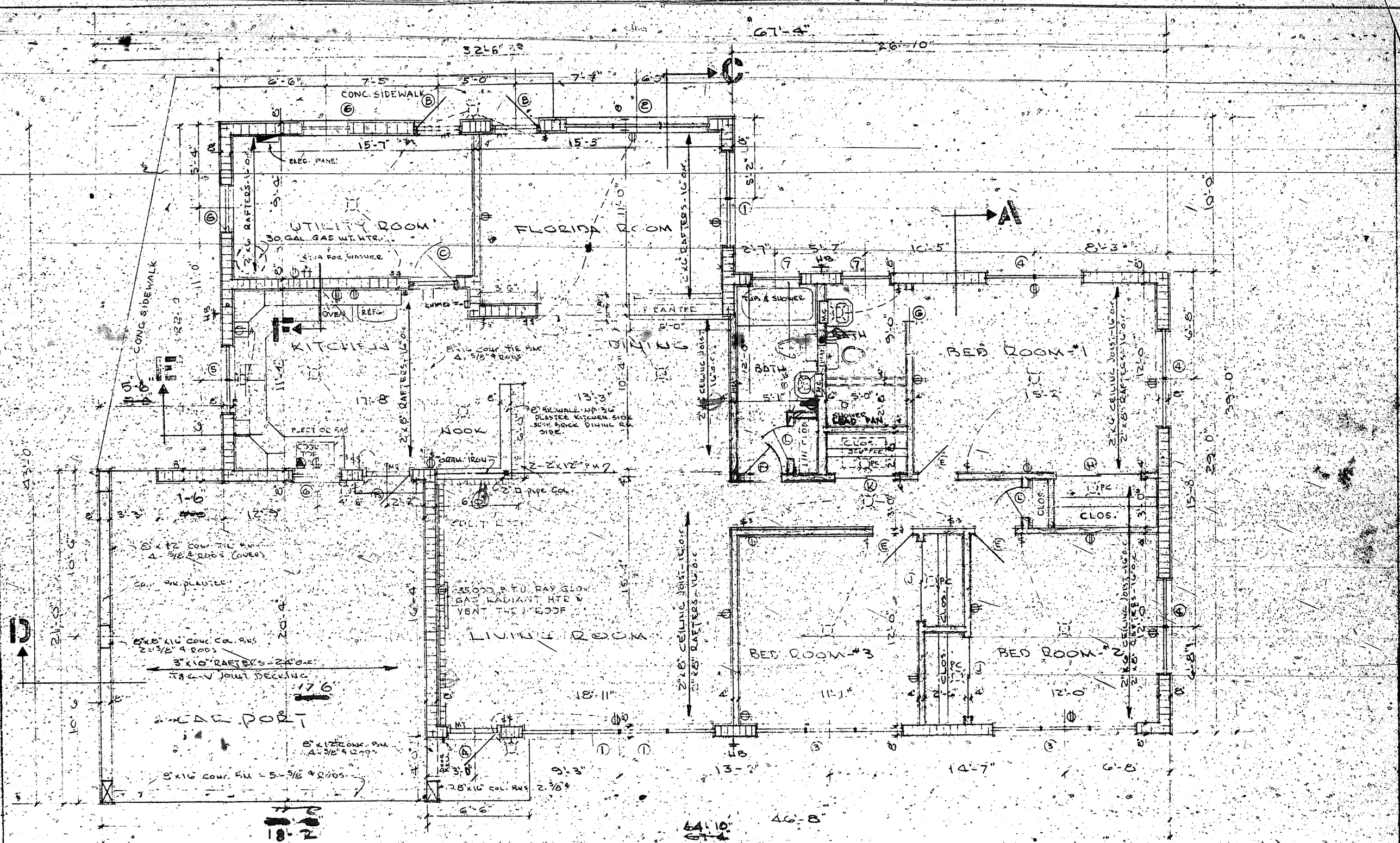
SCALE 1" = 20'

## LEGAL

LOT 8 LESS THE
EAST 5' & ALL OF
LOT 7,
BLOCK 73
BROWARD CO.
HOLLYWOOD FLA.

HELD ORIGINAL LOCATION

NOTE —
AT A DATUM HEIGHT AS SHOWN
ABOVE THE ZONING BOARD RULINGS
AND THE SUBDIVISION
APPROVAL OF FIELD RESTRICTIONS AND SUBDIVISION
OF EXISTING STRUCTURES PRIOR TO START OF CONSTR




# FLOOR PLAN

SCALE 1/4"=1'-0"

HOUSE — — 1840 SQ FT.
CAR PORT — — 410 " "

NOTE:—
CONTRACTOR TO VERIFY ALL DIMENSIONS IN THE FIELD BEFORE STARTING CONSTRUCTION.

Residence For Mr. Russell Higgem

[redacted]

BRENNEN BUILT HOMES

RUDE, HOSTETTLER & TAYLOR
ARTHUR H. RUDE AR
1326 N.E. 6th AVENUE
FORT LAUDERDALE, FLORIDA

## WINDOW SCHEDULE

| NO. | REQ | WINDOW NO. | SIZE | TYPE |
|---|---|---|---|---|
| 1 | 3 | 25/25 | 6'-1⅞" x 5'-2" | ALUM. GLASS JAL. |
| 2 | 1 | 25/25/25 | 9'-2⅝" x 5'-2" | DO |
| 3 | 2 | 23/23/23 | 5'-2⅛" x 3'-1⅜" | DO |
| 4 | 3 | 23/23 | 4'-1⅜" x 3'-1⅜" | DO |
| 5 | 1 | 33 | 4'-4⅛" x 3'-1⅜" | DO |
| 6 | 3 | 23 | 3'-0" x 3'-1⅜" | DO |
| 7 | 2 | 22 | 3'-0" x 2'-1" | DO |

## DOOR SCHEDULE

| NO. | REQ | SIZE | TYPE |
|---|---|---|---|
| A | 1 | 3'0" x 6'8" x 1¾" | GLASS JAL |
| B | 3 | 2'8" x 6'8" x 1¾" | GLASS JAL |
| C | 1 | 2'8" x 6'8" x 1⅜" | FLUSH |
| D | | | |
| E | 3 | 2'6" x 6'8" x 1⅜" | FLUSH |
| F | 1 | 2'4" x 6'8" x 1⅜" | FLUSH |
| G | 1 | | FLUSH |
| H | 1 | 3'0" x 6'8" x 1⅜" | WD LOUVER SLIDING |
| J | 2 | 3'0" x 6'8" x 1⅜" | DO |
| K | 1 | 4'0" x 6'8" x 1⅜" | DO |
| L | 2 | 1'6" x 6'8" x 1¾" | WD LOUVER |

4" CONC. SLAB WITH 6X6-#10 REINF MESH TERRAZZO FIN. FLOORS

ELEV. +18"

ELEV. +18"

4" CONC. SLAB WITH

ELEV. +8"

ELEV. +12"

4" CONC. FLOOR SLABS WITH 6X6-#10 REINF MESH TERRAZZO FIN. FLOOR

ELEV. +18"

GRADE NOTES

USE CROWN OF STREET AS +0"

FIN. FLOOR IS 18" ABOVE CROWN OF STR.

FIN. GRADE IS 6" "

# FOUNDATION PLAN

SCALE: 1/4"=1'-0"

4" CONC. SLAB WITH

2-#4 RODS

1 1/2 #4 ROD

SECTION-G

SECTION-H

SCALE: 1/4"=1'-0"

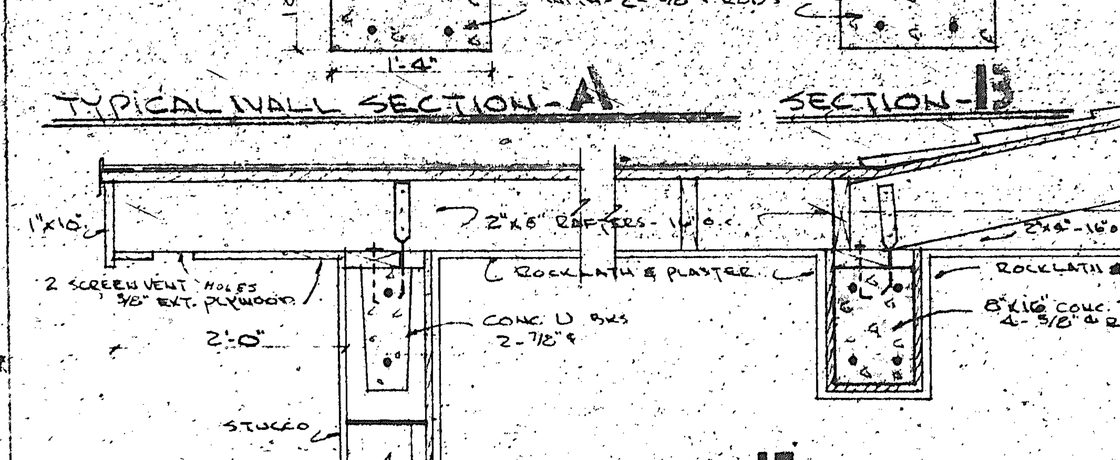
NOTE
CONTRACTOR TO VERIFY ALL DIMENSIONS IN THE FIELD BEFORE STARTING CONSTRUCTION.

RUDE HOSTETLER & TAYLOR
ARTHUR H. RUDE, ARCHITECT
1424 N.E. 4th AVE.
FORT LAUDERDALE, FLORIDA

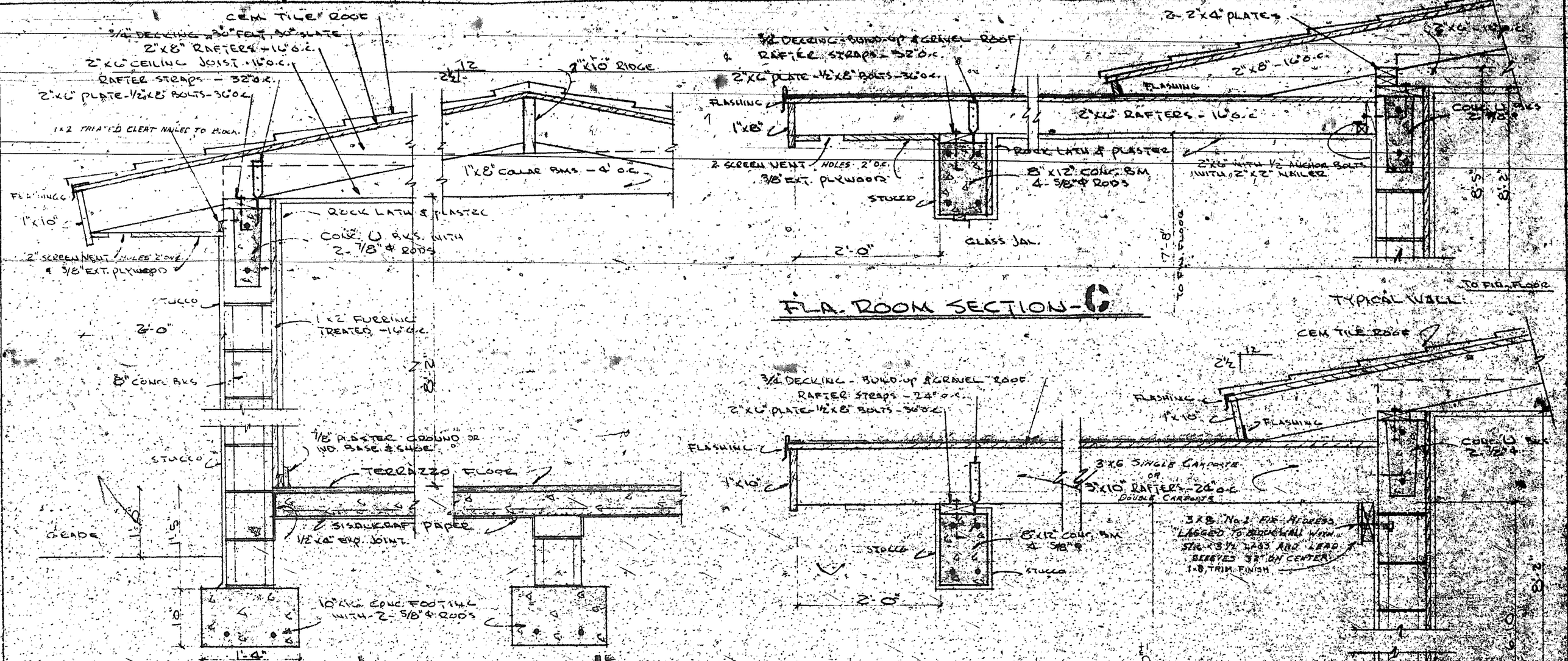
[redacted]

BETTER BUILT HOMES

## TYPICAL WALL SECTION-A




## SECTION-B




## FLA. ROOM SECTION-C

## TYPICAL WALL

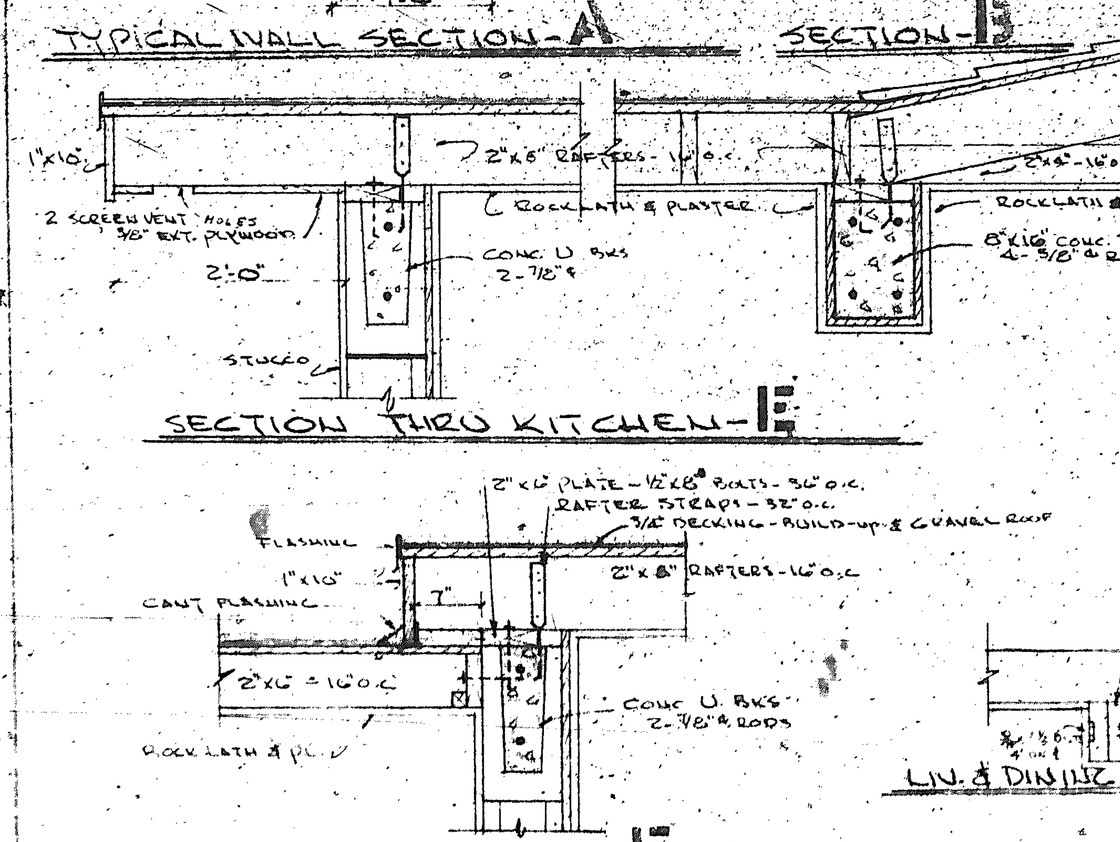




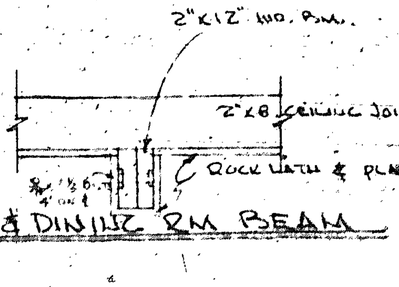


## SECTION THRU KITCHEN-E

## CAR PORT SECTION-D




## SECTION-F




## LIV. & DINING RM BEAM

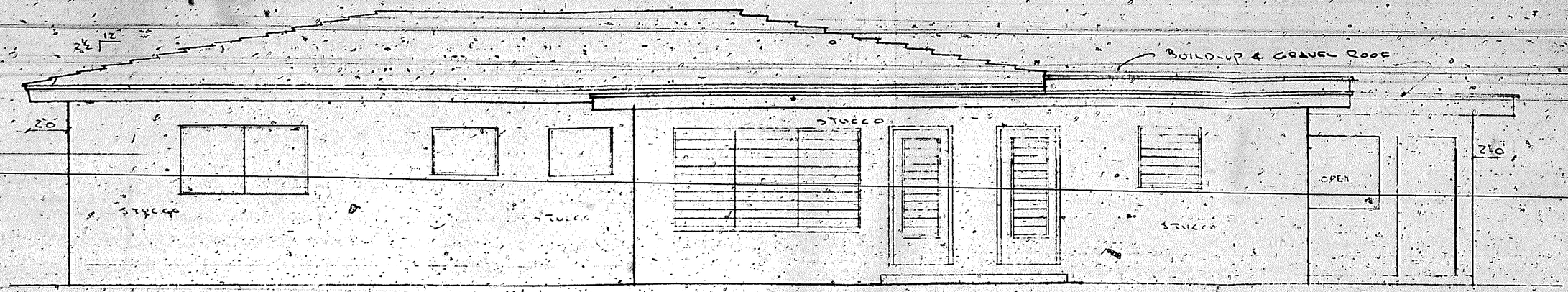
ALL SECTIONS SCALE: 1/4"=1'-0"

NOTE:-
CONTRACTOR TO VERIFY ALL DIMENSIONS IN THE FIELD BEFORE STARTING CONSTRUCTION.

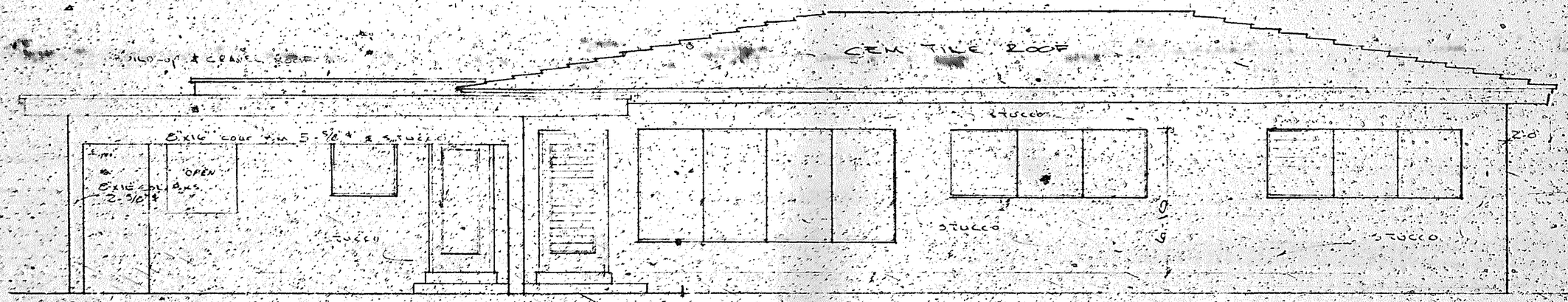
REESE, HOCHSTETLER & TAYLOR
ARTHUR H. REESE ARCHITECT
1316 N.E. 5th AVENUE
FORT LAUDERDALE, FLORIDA

[redacted]

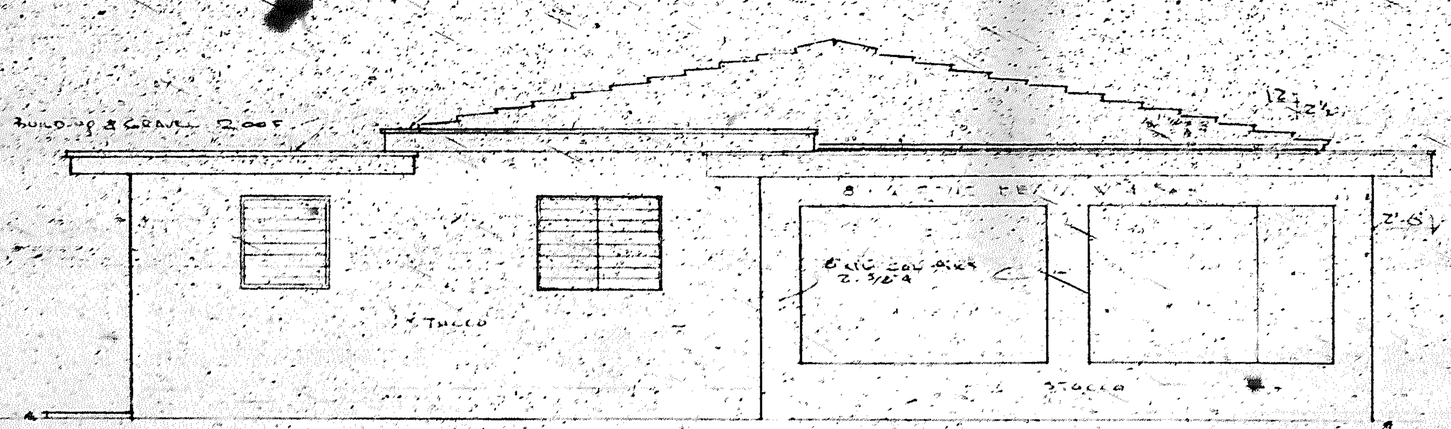
BETTER BUILT HOMES



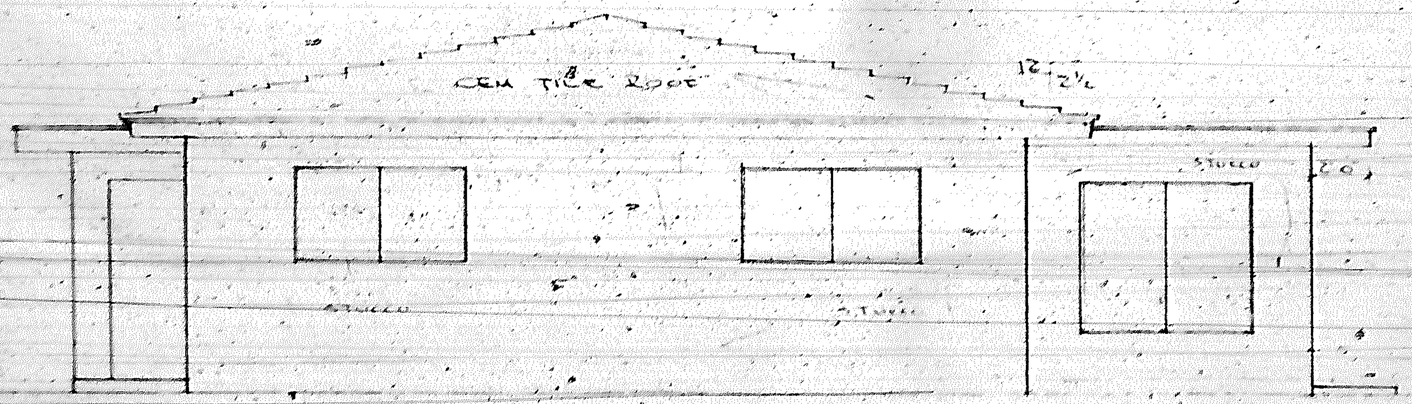

REAR ELEVATION




FRONT ELEVATION

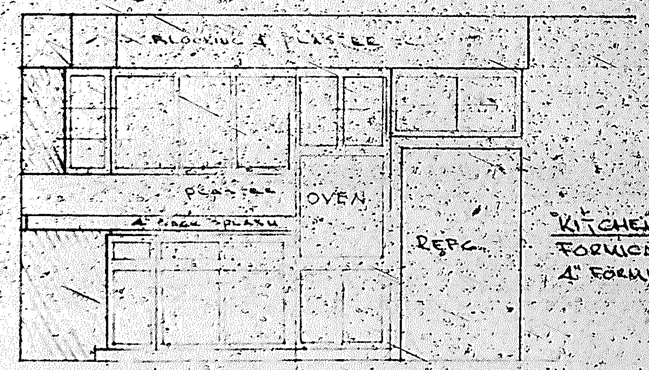



LEFT END ELEVATION

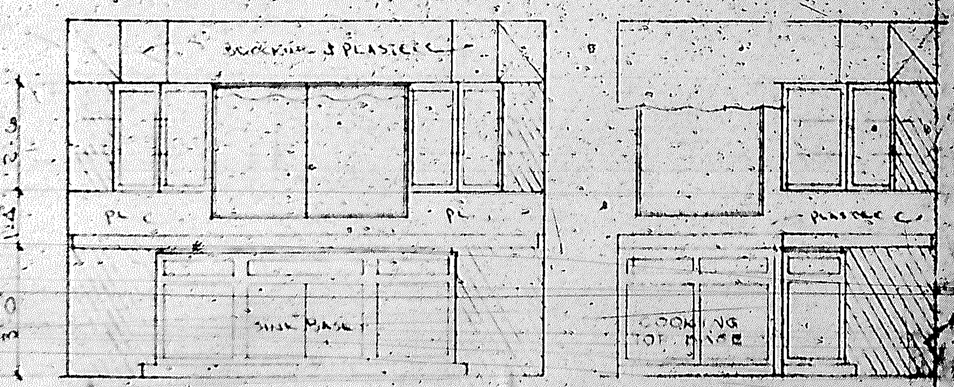



RIGHT SIDE ELEVATION

SCALE: ½" = 1'-0"




KITCHEN NOTES
FORMICA CAB. TOPS. WITH
4" FORMICA BACK SPLASH.

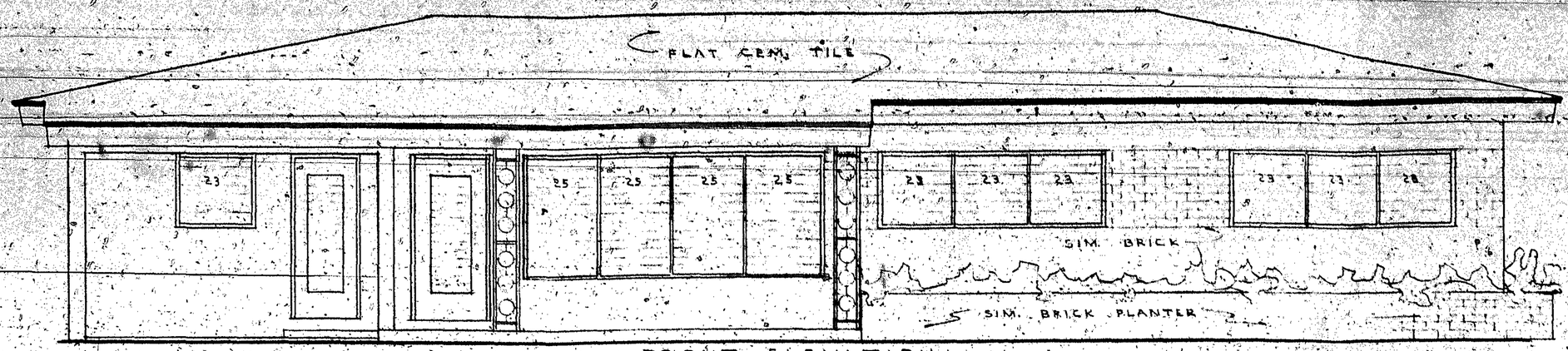



KITCHEN ELEVATIONS - SCALE: 3/8" = 1'-0"

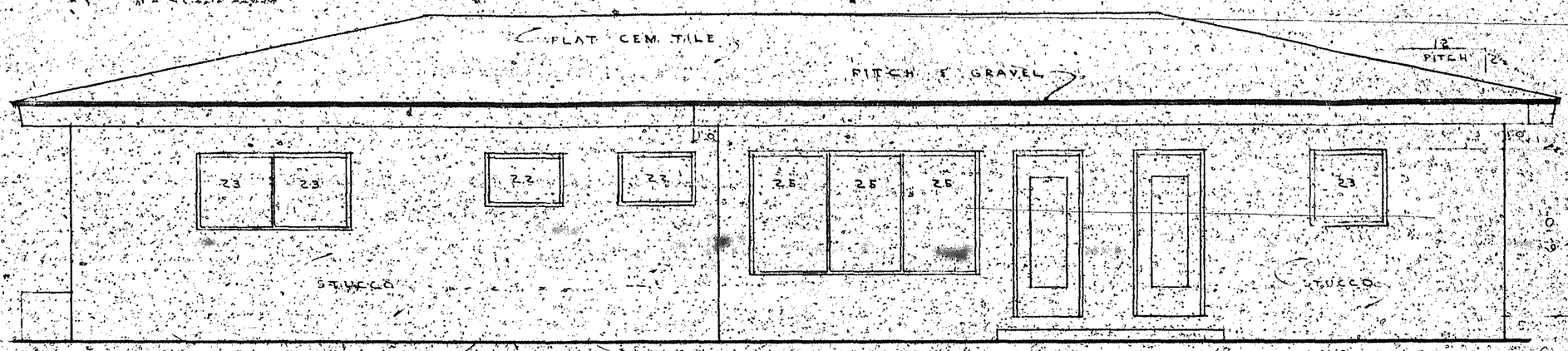
[redacted]

BETTER-BUILT HOMES

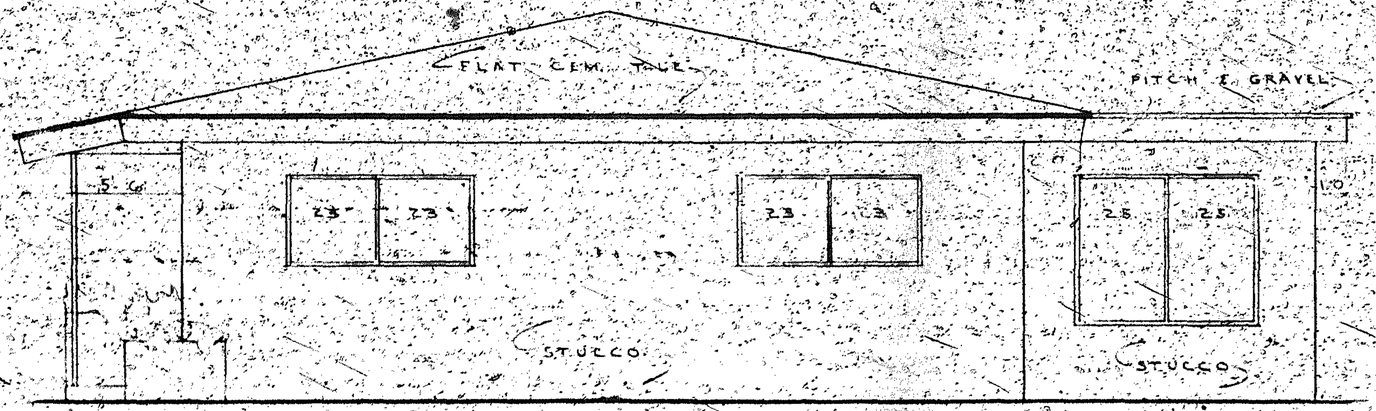
NOTE -
CONTRACTOR TO VERIFY ALL DIMENSIONS IN THE FIELD BEFORE STARTING CONSTRUCTION.



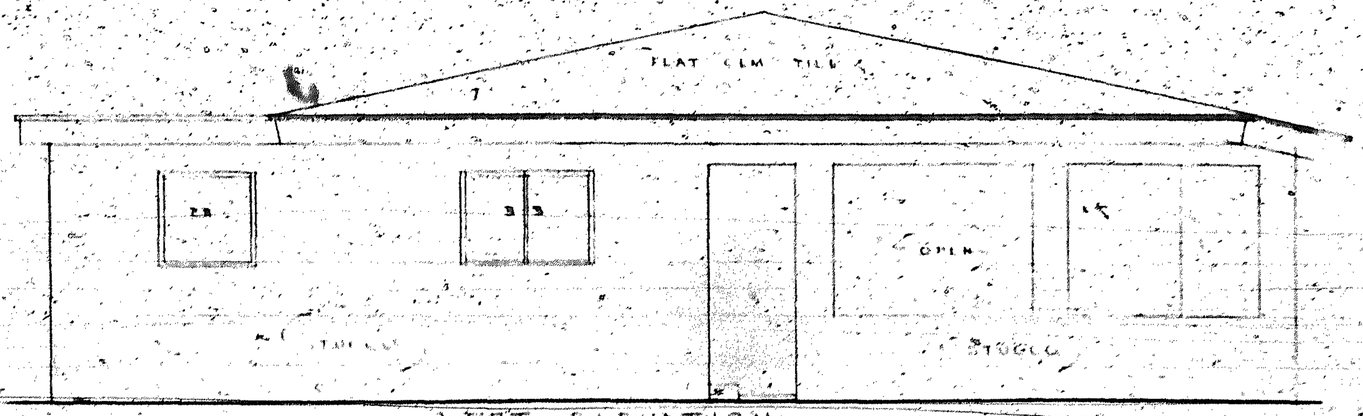

FRONT ELEVATION




REAR ELEVATION




RIGHT ELEVATION




LEFT ELEVATION

TOP OF PLATE

TOP OF WINDOWS

FIN FLOOR

FIN GRADE

NOTE
CONTRACTOR TO VERIFY ALL DIMENSIONS IN THE FIELD BEFORE STARTING CONSTRUCTION.

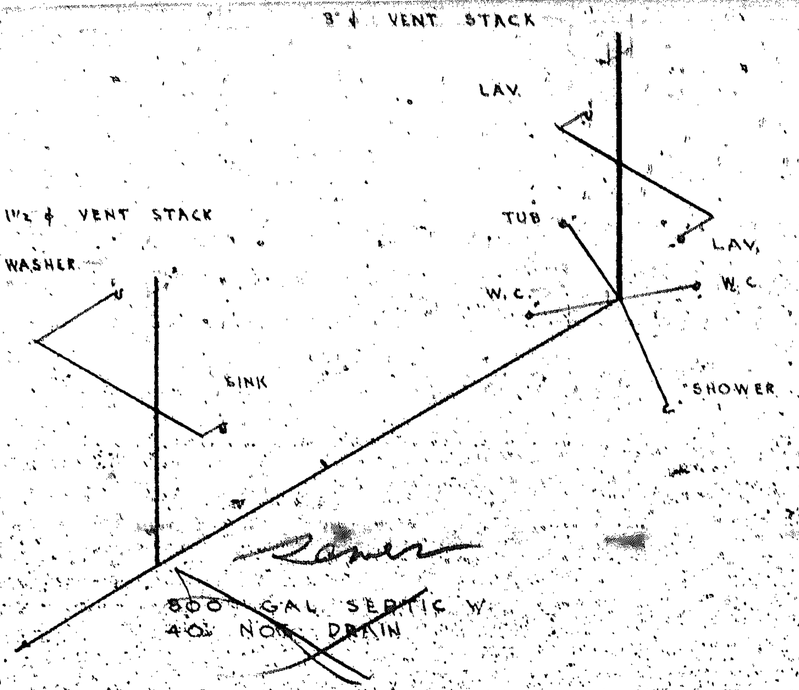
[redacted]

SHEET # 2
ELEVATIONS
LAND
3 BEDROOM 2 BATH
SINGLE CARPORT
SCALE 1/4 1.0"

BETTER BUILT HOMES

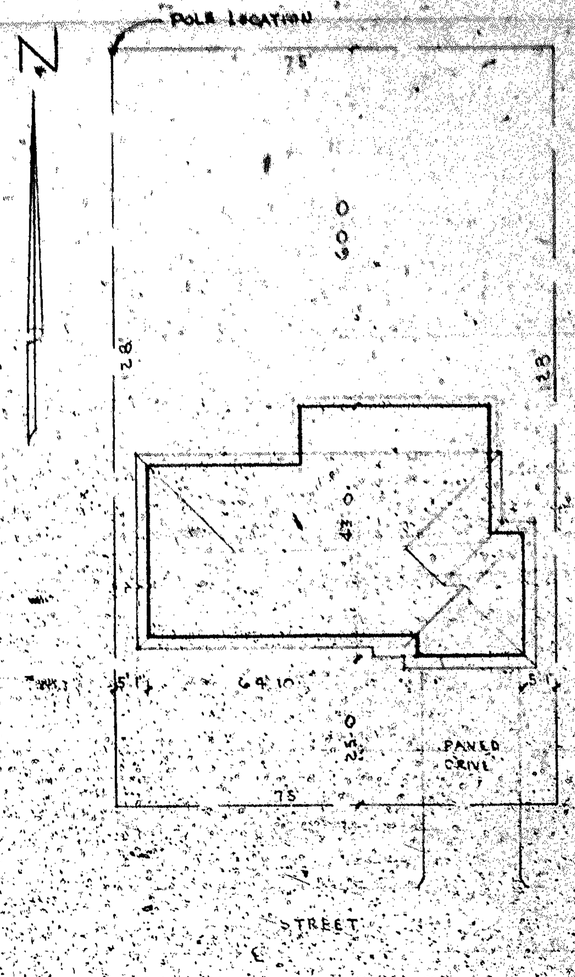
DATE

8-31-81




PLUMBING RISER DIAGRAM

NO SCALE



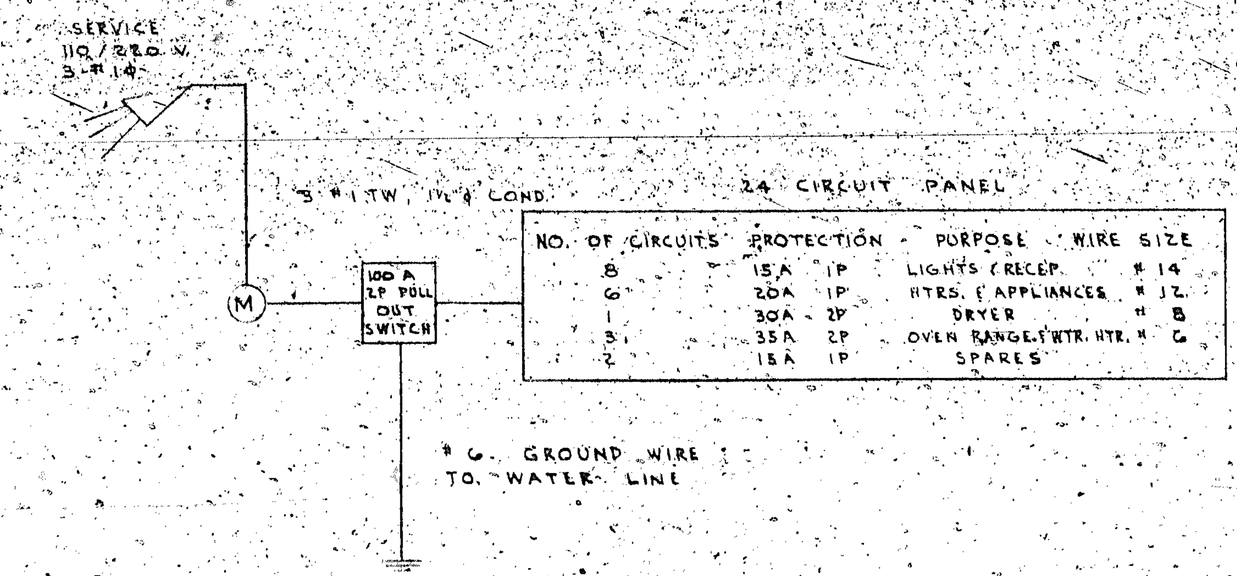

PLOT PLAN

SCALE 1" = 20'

LEGAL

LOT 8 LESS THE EAST 5' & ALL OF LOT 7, BLOCK 73 BROWARD CO. HOLLYWOOD, FLA.

NOTE -
SET A/A DATUM HERE IS SHOWN ON PLOT PLAN. ZONING BOARD RULINGS AS WELL AS ALL RESTRICTIONS AND SUBDIVISION RESTRICTIVE COVENANTS PRIOR TO START OF CONSTR




| NO. OF CIRCUITS | PROTECTION | | PURPOSE | WIRE SIZE |
|---|---|---|---|---|
| 8 | 15A | 1P | LIGHTS & RECEP. | # 14 |
| 6 | 20A | 1P | HTRS. & APPLIANCES | # 12 |
| 1 | 30A | 2P | DRYER | # 8 |
| 3 | 35A | 2P | OVEN RANGE & HTR. HTR. | # 6 |
| 2 | 15A | 1P | SPARES | |

ELECTRICAL RISER DIAGRAM


RUDE HOUSE
ARTHUR H. RUDE A
1326 N E 4th AVENUE
FORT LAUDERDALE FLORIDA


NOTE -
CONTRACTOR TO VERIFY ALL DIMENSIONS IN THE FIELD BEFORE STARTING CONSTR

NOTE
CONTRACTOR TO VERIFY ALL DIMENSIONS IN THE FIELD BEFORE STARTING CONSTRUCTION

# JOB CARD

| OWNER | JOB ADDRESS |
|---|---|
| MRS. B. KINNEY | 1619 Hollywood Blvd. |

| LEGAL DESCRIPTION | LOT NUMBER | BLOCK | SUBDIVISION OR ADDITION |
|---|---|---|---|
| | | | |

| MICROFILM NO. | ARCHITECT | FEE | VALUATION |
|---|---|---|---|
| | | $ 8.00 | $ 381.00 |

DESCRIPTION OF CONSTRUCTION

169 ft. of 4 ft. high C/L fence

☐ SEPTIC TANK
☐ SEWER TAP

| TYPE PERMIT | NUMBER | DATE | CONTRACTOR | TYPE PERMIT | NUMBER | DATE | CONTRACTOR |
|---|---|---|---|---|---|---|---|
| BUILDING | | | | SEPTIC/SEWER | | | |
| ROOF | | | | AIR/CONDITION | | | |
| ELECTRIC-BASIC | | | | MECHANICAL | | | |
| ELECTRIC-SUPP. | | | | SCREEN | | | |
| PLUMBING NO. FIX. | | | | POOL | | | |
| L-P-DRY WALL | | | | DRIVEWAY | | | |
| FENCE | 39484 | 3-18-77 | C.D. Stroud | PATIO or WALK | | | |

1613-13

NOTES;

Cancelled Stroud 3/28/77

NAME OF OWNER Beryka J. Kinney

ADDRESS 1619 4wd Blvd

LEGAL DESCRIPTION COST 466.00

DESCRIPTION OF CONST.

ARCHITECT:

Changing jalousies to awnings

| PERMIT TYPE | NO. | DATE | TO WHOM | IXT. or CUT. |
|---|---|---|---|---|
| BLDG. | 6429 | 2-24-71 | W.C. Bass & Son | |
| ROOF | | | | |
| ELECTRICAL | 3237<br>3105 | 3-5-71<br>2-17-71 | Dade Broward<br>" " | |
| PLUMBING | | | | |
| GAS | | | | |
| SEPTIC, SEWER | | | | |
| A/C DUCTS | 2691 | 2-26-71 | Dade-Broward | |
| SCREEN ENCL. | | | | |
| POOL | | | | |
| DRIVEWAY | | | | |
| FENCE | | | | |
| Sprinkler System | 6771 | 2-16-71 | D & K Well | |

NAME OF OWNER KINNEY

ADDRESS 1619 HOLLYWOOD BLVD.

LEGAL DESCRIPTION Lot 8 Bk 13 Hwd. Orig. Town COST $700.

DESCRIPTION OF CONST.

ARCHITECT:

ENCLOSE CARPORT

NO PLANS

| PERMIT TYPE | NO. | DATE | TO WHOM | EXT. or OUT. |
|---|---|---|---|---|
| BLDG. | 1613 | 3-16-70 | M. RIGGIO | |
| ROOF | | | | |
| ELECTRICAL | | | | |
| PLUMBING | | | | |
| GAS | | | | |
| SEPTIC, SEWER | | | | |
| A/C DUCTS | | | | |
| SCREEN ENCL. | | | | |
| POOL | | | | |
| DRIVEWAY | | | | |
| FENCE | | | | |
| | | | | |
| | | | | |

8 permits were found for
1619 HOLLYWOOD BLVD

| View | Process # | Permit # | Description | Appl. Date | Permit Date |
|---|---|---|---|---|---|
| Details | | **E22-102240** | REPAIRS-ELECTRICAL | 9/15/2022 | **9/15/2022** |
| Details | | **B22-101986** | DOOR | 3/24/2022 | **6/23/2022** |
| Details | | **M17-100997** | REMOVE AND REPLACE AC FOR ROOFING | 2/8/2018 | **2/8/2018** |
| Details | | **B17-103095** | REROOF - COMBINATION OF TYPES | 5/23/2017 | **8/2/2017** |
| Details | | **M16-101534** | A/C CENTRAL (REPLACEMENT) | 12/29/2016 | |
| Details | | **M16-101279** | A/C CENTRAL (REPLACEMENT) | 10/27/2016 | |
| Details | | **E14-101078** | REPAIRS-ELECTRICAL | 7/14/2014 | **8/5/2014** |
| Details | | **B9007669** | RE-ROOF-FLAT | | **11/30/1990** |

# 1619 TOWNHOMES

## LEGAL DESCRIPTION

ALL OF LOT 7 AND 8, LESS THE EAST 5 FEET THEREOF
BLOCK: 73
SUBDIVISION: TOWN OF HOLLYWOOD
ACCORDING TO THE PLAT THEREOF AS RECORDED IN
PLAT BOOK: 1 PAGE:21
PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA.

## PROJECT INFORMATION

Certificate of Appropriateness of Demolition and Certificate of Appropriateness for Design of a three story, three unit townhome development located in the Lakes Historic District.

**CRITERIA STATEMENT**
**CERTIFICATE OF APPROPRIATENESS OF DEMOLITION**

**CRITERION 01**
**The building, structure, improvement, or size is designated on either a National, State or Local level as a Historic Preservation District or Architectural Landmark or Site.**
The Site is located in the Historic Lakes District in the City of Hollywood. Unlike the majority of the Lakes District that is zoned Single Family Residential, this Site is located in the Lakes Transitional (LT) District. The district is intended to provide adequate and compatible transition from Young Circle to the Single Family Residential District of the Hollywood Lakes Historic District. As such the districts allows for a variety of uses, including multifamily residential uses.

The home, built in 1958, is a three bedroom two bathroom single story home with a twofer garage accessible via Hollywood Boulevard. Pre archived records provided by the City of Hollywood, the home was not designed by an architect of significance listed in Design Guidelines for Historic Properties and Districts. The home is a ranch style home typical of the Post War Modern period, characteristic of the asymmetrical, horizontal emphasis to windows with a deeply pitched roof.

**CRITERION 02**
**The building, structure, improvement, or site is of such design, craftsmanship, or material that it could be reproduced only with great difficulty or expense.**
While ranch style homes lack detailing and are relatively inexpensive to build, the buildings finish floor elevation sits below the required FEMA Flood Plain elevations and would therefore require a major renovation compatible to new construction, should the building need to be reconstructed to meet current Building Code requirements.

**CRITERION 03**
**The building, structure, improvement, or site is one of the last remaining examples of its kind in the neighborhood, the country or the region.**
This building is not the last remain examples of it's type. There are many rank style homes within the lakes and the City of hollywood. Between 1946 and 1960, ranch style homes were erected in mass to house a wave of new residents as soldiers and their families returned from World War 2. Today, many homes within Hollywood are being constructed in the Ranch Style.

**CRITERION 04**
**The building, structure, improvement or site contributes significantly to the Historic Character of the Historically Designated district.**
The building style consists of elements that can be found on other homes throughout Hollywood Lakes, Hollywood and South Florida. More over, the rezoning of this area by the City of Hollywood encourages the establishment of new, larger scale development in this area to in order to serve as a buffer and protect the integrity of the residentially zoned single family zoning district.

**CRITERION 05**
**Retention of the building, structure, improvement or site promotes the general welfare of the City by providing an opportunity for study of local history, architecture and design or by developing an understanding of the importance and value of a particular culture and heritage.**
The retention of this building would not add value to the understanding of the importance of of a particular cultural heritage within the City of Hollywood as this structure is not individually designated historic.

The proposed plans for redevelopment are in keeping with the City's Vision for the City, which is to construct an urban residential typology within the lakes transition district in order protect and maintain the Single Family Residential Zoned areas of the Hollywood Lakes Historic District.

**CRITERION 06**

**There are definite plans to reuse of the property if the proposed demolition is carried out, and those plans will adversely affect the historic character of the Historic District.**

The intent of the demolition is strictly to provide the opportunity for new development on the site that is in keeping with the City's vision for the zoning district. The proposed townhomes represent a true transition to from the single family homes that is the core of the Historic Hollywood Lakes District and the density that makes up and is the vision for the Downtown Regional Activity Center.

**CRITERION 07**

**The Unsafe Structures Board has ordered the demolition of a structure or the feasibility study determines that the retention of the building would deny the Owner of all economically viable uses of the Property.**

The Financial Feasibility Study prepared explored the maintenance of the existing 1960's structure with an addition that meets the intent and vision of the City for the Lakes Transition District. Unfortunately the limitations of the existing layout, entry sequence and availability of additional horizontal floor area and parking square footage limits the ability of the Owner to develop the property in an economically viable way.

**CRITERION 08**

**The information listed in the Historic Properties Database (a listing of historic and non-historic properties), has been considered as a guideline in determining whether Certification of Appropriateness for Demolition should be issued.**

A Master Site File was not available for the property upon request from the City of Hollywood's Records and Archives Department. However the original construction drawings did not indicate that the property was constructed by an architect of significance listed in Design Guidelines for Historic Properties and Districts. Therefore, the review of the available resources does not indicate that the Certification of Appropriateness for Design should be denied. All findings available from the City's Records and Archives are attached under a separate cover.

**CRITERIA STATEMENT**
**CERTIFICATE OF APPROPRIATENESS OF DESIGN**

**INTEGRITY OF LOCATION**
The vision for the project is in line with the City's future vision for the zoning district, which is a serve a a transitionary corridor between the dense, high-rise context encircling the City's Youngs Circle to the west and the Historic Hollywood Lakes single family residential neighborhood to the east. The property will provide an appropriate housing typology for this location.

**DESIGN**
The proposed design is a contemporary design that masks the scale of the building by utilizing horizontal elements. The proposed building is of it's time and place, contributing the future sustainability of the historic district by constructing in a style in keeping with the design and construction methodologies of the day.

**SETTING**
The setting is intended to be transitionary area and as such the design is in keeping with the future setting of the area. The new construction is in keeping with the most recent approval for an adjacent property at the end of 2018.

**MATERIALS**
The property in corporates rich materials and textures including concrete, coral stone, and wood, all of will are locally available and commonly utilized in Florida's Vernacular architecture. The proposed landscape materials are also native or subtropical, further contributing to the warmth the contemporary design.

**WORKMANSHIP**
The design encourages the a sophisticated attention to detail was the minimal design requires an attention to detail, spacing and texture that is true to contemporary architecture. The beauty and success of the design lies in the detailed craftsmanship and precision required in executing this design style.

**ASSOCIATION**
The massing of the proposed building is significantly different from the adjacent properties as the building massing is aligned to the future vision for the zoning district, with low rise buildings within a urban context. The facade of the proposed building is highly articulated, balanced with rhythmic volumetric shifts.

The scale of the proposed building is humanized by emphasizing the the horizontality of the building through the use of long horizontal massing elements. The building is further detailed with alternating surface textures, further emphasizing the materiality.

The projects maintain the existing on street parking by only utilizing the the single existing curb cut for parking for one of the townhomes and accessing the other two townhomes within the alley, as prescribed by and in keeping with the City's Master Plan, encouraging vehicular access within the Sub-Area 2 via alleys.

# FINANCIAL FEASIBILITY STUDY

## 1619 TOWNHOMES

**1619 Hollywood Blvd**
**Hollywood FL 33020**

EXISTING STRUCTURE
The existing structure is a one-story three bedroom, two bathroom single home located on the Lakes Historic District. The home features a two car garage with access from Hollywood Boulevard. The property has been owned by the property owners since 2016.

Since that time, the property owners have made significant efforts to maintain the the home, including New Mechanical, Roofing and Electrical Repairs, in addition significant cosmetic repairs to maintain the property within acceptable property standards.

The property owners has spent in excess of $20,000 in permitted repairs to the property.

PROPOSED DEVELOPMENT
The property is located within the City of Hollywood Lakes Transition district, intended to provide adequate and compatible transitions from Young Circle to the Hollywood Lakes Historic District. The district encourages the creation of strong urban residential neighborhoods, providing an array of housing types.

In an attempt to update the property to be consistent with the vision of the City, and to provide a a new urban housing typology that will provide a transitionary typology between the high-rise apartment and condo buildings lining Young Circle to the West of the property, and the Single family residential neighborhood of the Historic Lakes District to the east. As a results, the property owner is proposing a three story, three unit townhome development.

This development will provide an alternative housing typology appropriately situated between an apartment typology and a single family home typology, providing for an appropriate transitionary scale and allowing the property owner to maximize the use of their property.

In order to do so the property owner has explored the option to include the renovation of the existing structure in order to preserve and adaptively reuse the existing structure as part of the development. This approach would provide the following financial challenges:

UNIT ENTRANCES

The City of Hollywood Zoning and Land Development Code requires that each residential should have a recognizable entrance from the facing rights-of-way. Entrances shall be visible to pedestrians and vehicular traffic. In order to accomplish this, significant modifications would be required to the existing facade in order to accommodate entrances along the existing facade. **Furthermore, the incorporation of these entrances would adversely impact the ability to preserve the existing structure without the incurring financial impacts comparable to the cost of new construction.**



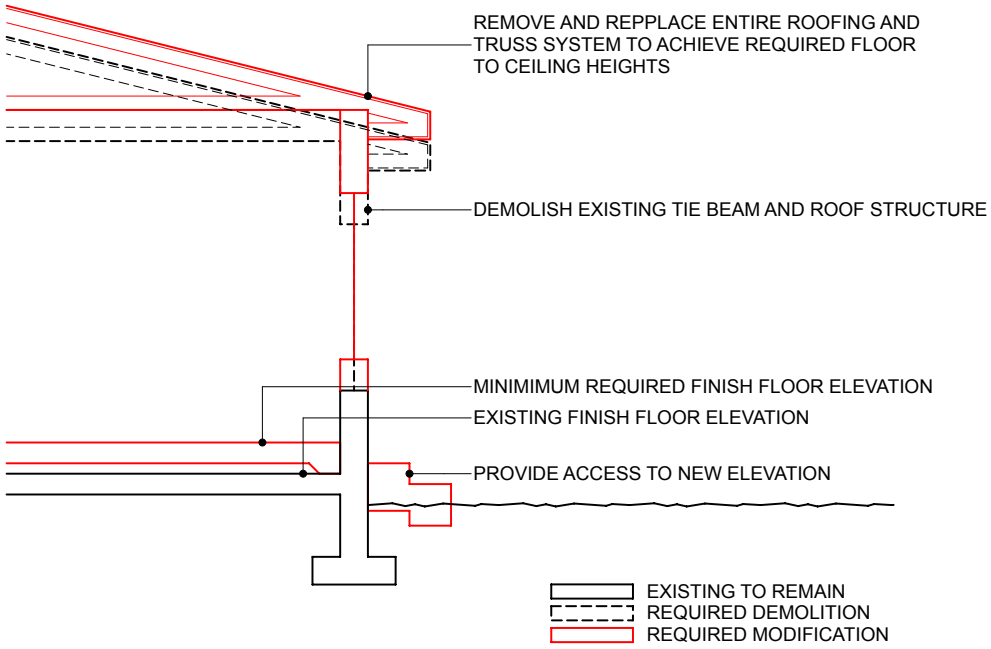

PARKING

The Regional activity Center does not permit any parking uses within setbacks adjacent to public rights of way, therefore encouraging all new parking spaces to be accessed via the alley. The required blackout for this parking would limit the area available for the additional dwelling unit and would limit additions to second stories. Furthermore, a multilevel addition to the rear of the property would not be in keeping with the urban centric vision for the Lakes Transition district established by the zoning regulation of the Regional Activity Center. **A multistory addition would adversely impact the existing structure without the incurring financial impacts comparable to the cost of new construction.**

FLOODING AND SEA LEVEL RISE

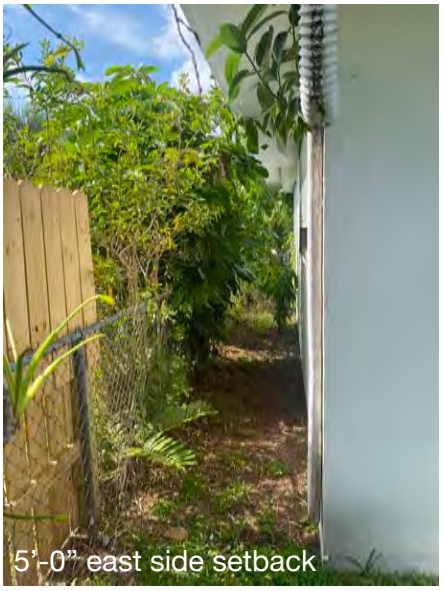
Within the Regional Activity Center, Ground floor residential units shall be raised a minimum of 18 inches above the sidewalk, Furthermore modification valued beyond 50% valuation shall be required to meet

the FEMA Flood Zone Criteria, requiring the building to be raised well over one foot above the existing floor level. Considering the eight foot ceiling heights, raising the floors within the existing structure would also require elevating the the ceiling heights, and consequently the roof trusses and and beams. **The financial impact of these modifications in comparable to the cost of new construction.**




MINIMUM YARD REQUIREMENTS

The existing structure has a side setback of five feet on both side the east and west side. These setbacks are grandfathered, they are not compatible with the character of the neighborhood. **The financial impact of rectifying these non-conforming setback conditions are comparable to the cost of new construction.**


5’-0” east side setback


5’-0” west side setback

PRELIMINARY STRUCTURAL ANALYSIS

Considering that the building is relatively well maintained by the current owner, the structure of the building has been relatively well maintained over the past 65 years. Little structural damage or settling is visible. However considering that the structure was designed for a single story building, the existing structure will need to be significantly reinforced to support a second, or third structure. **The addition of the new structure will adversely impact the the ability the existing structure without the incurring financial impacts comparable or exceeding the cost of new construction.**

CONCLUSION

In order to expand the existing structure from it's existing one story single family home development to a three-story, three-unit townhome development while preserving and and adaptively reusing the existing structure is not viable as the financial impacts are comparable or in excess of the cost of the alternative new construction proposed.

**Foliage Expressions LLC**

**Guillermo Salazar M.S.**

Landscape Designer/Horticulturist

ISA CERTIFIED ARBORIST # FL-6208A

ISA Tree Risk Assessment Qualified - TRAQ

LIAF Certified Landscape Inspector # 2008-0079

FNGLA Certified Horticulture Professional #H6106782

# Arborist Report

## 1619 Hollywood Blvd
## Hollywood FL 33020

**5/15/23**



# Arborist Report

On May 15th 2023, at the request of owner Mrs. Cardona. I visited the property located at 1619 Hollywood Blvd, Hollywood FL 33020

I evaluated all the existing shade trees and palm trees on site in anticipation of future construction activities and for any requirements for tree information required by City of Hollywood. For each tree, I confirmed species, location and DBH; evaluated condition (Poor, Fair, Good) and provided pertaining comments about health of each individual tree and provided photographs for each individual species and location. Select trees have been assessed using Tree Risk Assessment methods as per ISA to provide specific hazard and risk mitigation recommendations as per arborist TRAQ certification.

All included trees in this report correspond with property boundary survey provided By Gavy and Associates Inc Land Surveyors dated 5/4/23

Please feel free to contact me should you have any questions and thank you for the opportunity to assist with this project.

Sincerely,

Guillermo A. Salazar

**Contact Information:**

Guillermo Salazar ISA

Certified Arborist

Foliage Expressions LLC

(754)234-1024

guillesala8@gmail.com

www.foliagexpressions.com

**Tree #1**

| **Common Name** | **DBH (in) –** 40 ” | **Condition –** Poor | **Native? –** No |
|---|---|---|---|
| Council Tree | **Height (ft)** – 50’ | **Disposition –** To be removed | |
| **Scientific Name** | **Canopy Spread (ft)** 40’ | **Invasive Exotic** – Yes | |
| *Ficus altissima* | | | |



Tree #1 showing poor compartmentalization several multi co-dominant leaders and unbalanced canopy structure creating high hazardous conditions.



Tree #1 showing typical girdling roots and poor compartmentalization lower trunk decay in one main leader causing potential material or personal danger.

Tree #1 Photo showing severe root intrusion damaging the front garage driveway area SW corner of the house.



Tree # 1 showing severe leaning over the roof of the house already causing structural damage



- Tree evaluation and potential: Tree #1 is a Council Tree *Ficus altissima* tree with 40" inches of DBH with a height of approx. 50' high x 40' wide and is located at front lawn southwest side of the property and already affecting drainage and front driveway area. In addition, this tree is very close proximity to roof, walls and already compromising the house wall structure. Tree has a poor condition an overall 50% condition rating showing severe issues related to severe co-dominant leaders, included bark, girdling roots, root intrusion, poor compartmentalization, inner rot and decay as per physical observation on site that includes typical fungal activity within tree cambium layer obvious on the surface bark in which some areas are starting to rot and peel off, branch damage is visible in main trunk and in some branches. This tree is showing unbalanced structure that could cause failures that could potentially harm the property or people exposed. In addition, this tree species is an invasive exotic species in Florida as per FLEPPC. Photographs have been provided above and below.

- Tree Risk Assessment: High // This tree has been evaluated for standard risk assessment to include but not limited to root trip hazard, root damage to existing home foundation, utility sewer, driveway and existing chain-link fence and street sidewalk root and or canopy intrusion or existing conflicts/hazard particularly to property owner, high potential roof damage and high potential damage for property or people also this tree could fall or split as it has severe co-dominant leaders that could split in the future making the tree unstable and a potential hazard.

- Residual Risk: High// Tree continues to grow exponentially and is a potential danger to people and material property during normal conditions and increasingly a very high residual risk in a high wind situation.

**Conclusion and Recommendations:** The property owner Mrs. Cardona has expressed the intention to remove this existing front yard *Ficus altissima* tree to prevent any further damage to the property or people. Owner is providing this tree risk assessment report about this specific tree as part of tree removal permit for City of Hollywood to show the current poor condition even though the current **FS163.045 bill** does not require homeowners to notify city or county as long as they obtain documentation from a certified ISA arborist that justifies their removal, owner wanted to show he is a responsible resident and as such this arborist letter shall constitute and provide sufficient evidence to exempt Mrs. Cardona and his property for any tree removal application requirements, fees and tree mitigation under current **Florida state bill FS163.045**.

**Tree #2**

| **Common Name** | **DBH (in) –** 5 ” | **Condition –** Fair | **Native? -** No |
|---|---|---|---|
| Pigmy Date Palm | **Height (ft)** – 10’ | **Disposition -** To be removed | |
| **Scientific Name** | **Canopy Spread (ft)** 6’ | | |
| *Phoenix roebelinii* | | | |



Tree # 2 is a double trunk Roebelenii palm located at front lawn area south side of the property. This Roebelinii palm is in fair condition with a moderate medium canopy and minor trunk damage with severe interveinal chlorosis. This palm conflicts with construction activities and is currently proposed to be removed.

**Tree #3**

**Common Name**
Pigmy Date Palm

**Scientific Name**
*Phoenix roebelinii*

**DBH (in) –** 5 ”

**Height (ft)** – 8’

**Canopy Spread (ft)** 6’

**Condition –** Fair **Native? -** No

**Disposition -** To be removed



Tree # 3 is a double trunk Roebelenii palm located at front lawn area south side of the property. This Roebelinii palm is in fair condition with a moderate medium canopy and minor trunk damage with severe interveinal chlorosys, This palm conflicts with construction activities and is currently proposed to be removed.

**Tree #4**

| **Common Name** | **DBH (in) –** 15” | **Condition –** Good | **Native? –** Yes |
|---|---|---|---|
| Royal Palm | **Height (ft)** – 40’ | **Disposition –** To remain – 5’ ft radius of TPZ | |
| **Scientific Name** | **Canopy Spread (ft)** 12’ | 5’ ft of CRZ | |
| *Roystonea regia* | | | |



Trees #4 is a Royal Palm located along south side along sidewalk facing Hollywood Blvd. This palm is in good condition and with typical conditions of the species. This tree is not in conflict with proposed demolition or new construction and this palm is to remain and a 5 ft radius Tree Protection Zone is to be installed at project commencement. Fencing shall be composed of 2x4 wood framing, 4-6 feet tall, and no equipment shall enter this area during the entirety of the construction process. Proper installation of the TPZ shall be ensured by Certified Arborist. Natural grade shall be maintained within the TPZ - no grading or drainage swales are to be constructed within the TPZ.

**Tree #5**

| | | |
|---|---|---|
| **Common Name** | **DBH (in) –** 7 ” | **Condition – Good Native? - No** |
| Carrotwood Tree | **Height (ft)** – 20’ | **Disposition - To be removed** |
| **Scientific Name** | **Canopy Spread (ft)** 15’ | **Invasive Exotic- YES** |
| *Cupaniopsis anacardioides* | | |



Tree #5 is a Carrotwood tree a very highly invasive exotic tree category 1 as per FLEPPC latest list. This tree is located N side of the property in the backyard and next to tree #6. This tree is probably a seedling of other invasive exotics found in this property or adjacent neighbors. Therefore, immediate removal is recommended and current disposition as per site development is to be removed with no mitigation required.

**Tree #6**

**Common Name** **DBH (in) –** 17” **Condition –** Fair **Native? -** Yes

Live Oak **Height (ft)** – 30’ **Disposition -** To be removed

**Scientific Name** **Canopy Spread (ft)** 30’

*Quercus virginiana*



Tree #6 is a Live Oak located in the back of the property close to existing alley on the North side of the property. This Live Oak tree is in fair condition with several codominant leaders and heavily decaying in many upper branches. The overall structure is very unbalanced and poor with several large branches hanging low into the alley or inside the property. This tree is currently proposed to be removed and will be mitigated on site.

**Tree #7**

**Common Name** | **DBH (in) –** 7 ” | **Condition – Good** **Native? - No**

Carrotwood Tree | **Height (ft)** – 20’ | **Disposition - To be removed**

**Scientific Name** | **Canopy Spread (ft)** 15’ | **Invasive Exotic- YES**

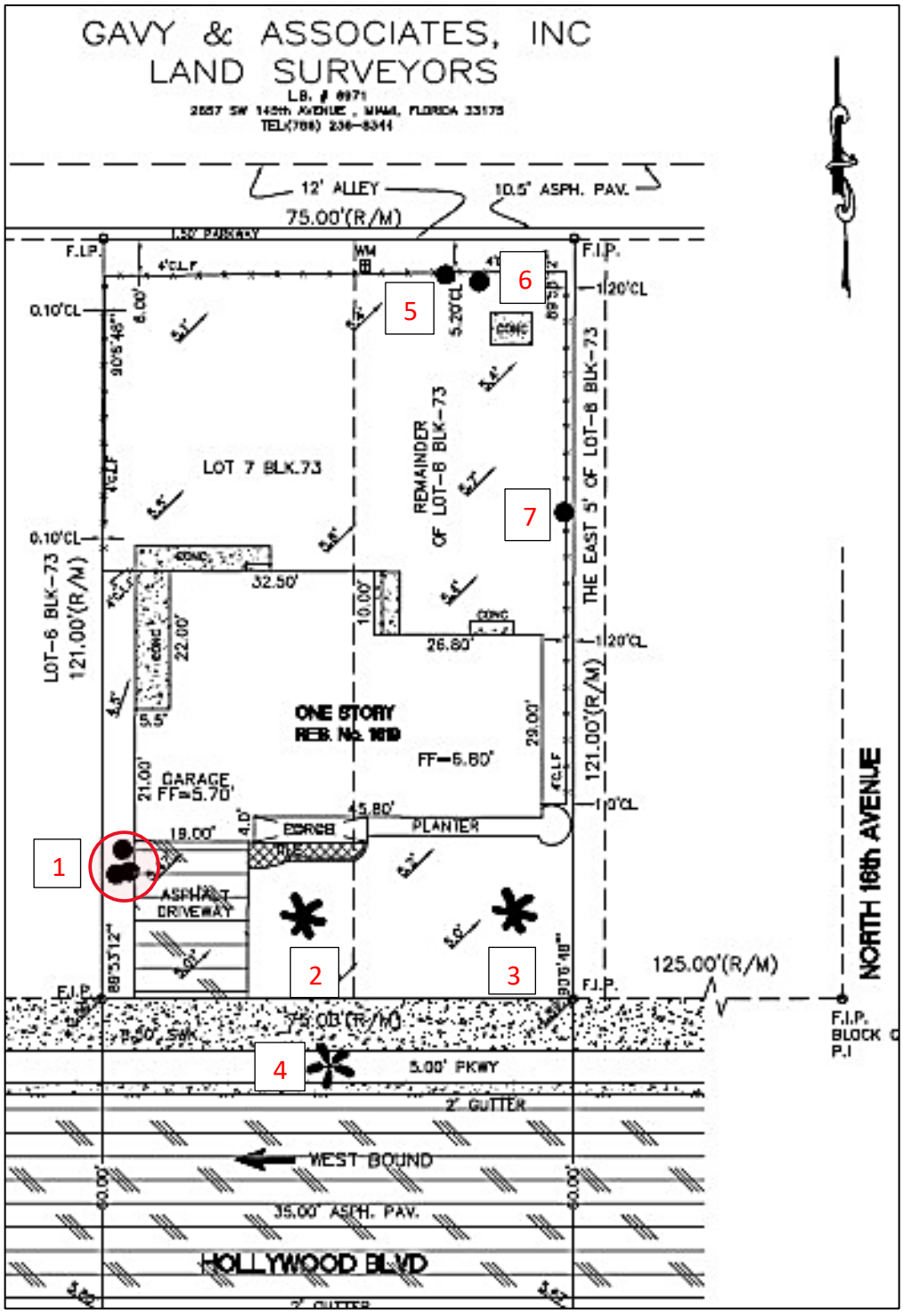
*Cupaniopsis anacardioides*



Tree #7 is a Carrotwood tree a very highly invasive exotic tree category 1 as per FLEPPC latest list. This tree is located NE side of the property in the backyards probably a seedling of other invasive exotics found in this property or adjacent neighbors. Therefore, immediate removal is recommended and current disposition as per site development is to be removed with no mitigation required.

Tree Survey for 1619 Hollywood Blvd By Gavy and Associates Inc Land Surveyors dated 5/4/23

\



# Notes

## Tree Protection Zone (TPZ) & CRZ Calculations when applicable

- TPZ and CRZ for small palms is 2.5 ft radius; TPZ for large palms is 5ft radius
- TPZ and CRZ for all trees 10” DBH or less is 5 ft radius
- TPZ for all trees greater than 10” DBH is 8” of radius per inch of DBH
- CRZ for all trees greater than 10” DBH is 6” of radius per inch of DBH

## Notes - Tree and Palm Protection

1. Before beginning work, the Contractor is required to meet with the Landscape Architect at the site to review all work procedures, access routes, storage areas, and tree protection measures.

2. Fences shall be erected to protect trees to be preserved. Fences define a specific protection zone from each tree or group of trees. Fences are to remain until all site work has been completed. Fences may not be relocated or removed without the written permission of the Landscape Architect. Refer to Landscape Architect’s Tree & Palms Protection Detail.

3. Construction trailers, traffic and storage areas must always remain outside fenced areas.

4. All underground utilities and drain or irrigation lines shall be routed outside the tree protection zone. If lines must traverse the protection area, they shall be funneled or bored under the tree line.

5. No materials, equipment, spoil, or waste or washout water may be deposited, stored, or parked within the tree protection zone (fenced area).

6. Additional tree pruning required for clearance during construction must be performed by a qualified arborist and not by construction personnel.

7. Any herbicides placed under paving materials must be safe for use around trees and labeled for that use. Any pesticides used on site must be tree-safe and not easily transported by water.

8. If injury should occur to any tree during construction, it should be evaluated as soon as possible by the Landscape Contractor and the Landscape Architect should be notified immediately.

9. Any grading, construction, demolition, or other work that is expected to encounter tree roots must be monitored by the Landscape Contractor.

10. All trees shall be irrigated three times a week. Each irrigation procedure shall wet the soil within the tree protection zone to a depth of 30 inches.

11. Erosion control devices such as silt fencing, debris basins, and water diversion structures shall be installed to prevent site erosion and siltation situations and/or erosion within the tree protection zone.

12. Before grading, pad preparation, or excavation for foundations, footings, walls, or trenching near trees the trees shall be root pruned 12 inches outside the tree protection zone by cutting all roots cleanly to a depth of 36 inches. Roots shall be cut manually by digging a trench and cutting exposed roots with a saw, vibrating knife, rock saw, narrow trencher with sharp blades, or other approved root-pruning equipment.

13. Any roots damaged during grading or construction shall be exposed to sound tissue and cut cleanly with a saw.

14. If temporary haul or access roads must pass over the root area of trees to be retained, a road bed of 6 inches of mulch or gravel shall be created to protect the soil. The road bed material shall be replenished as necessary to maintain a 6 inch depth.

15. Spoil from trenches, basements, or other excavations shall not be placed within the tree protection zone, either temporary or permanently.

16. No burn piles or debris pits shall be placed within the tree protection zone. no ashes, debris, or garbage may be dumped or buried within the tree protection zone.

17. Maintain fire-safe areas around the fences. Also, no heat sources, flames, ignition sources, or smoking is allowed near mulch or trees.

18. Protective barriers shall be placed around each tree, cluster of trees, or the edge of the preservation area no less than six (6) feet (in radius) from the trunk of any protected tree, cluster of trees, or preservation area. Protective barriers shall be a minimum of four (4) feet above ground level and shall be constructed of wood, plastic, or metal, and shall remain in place until development is completed and the Department has authorized their removal. Protective barriers shall be in place prior to the start of any construction.

19. Understory plants within protective barriers shall be protected.

20. No excess oil, fill, equipment, building materials or building debris shall be placed within the areas sur- rounded by protective barriers, nor shall there be disposal of any waste material such as paints, oils, solvents, asphalt, concrete, mortar or any other material harmful to trees or understory plants within the areas sur- rounded by protective barriers.

21. Trees shall not be braced in such a fashion as to scar, penetrate, perforate or otherwise inflict damage to the tree.

22. Natural grade shall be maintained within protective barriers. In the event that the natural grade of the site is changed as a result of site development such that the safety of the tree may be endangered, tree wells or retaining walls are required.

23. Underground utility lines shall be placed outside the areas surrounded by protective barriers. If said placement is not possible, disturbance shall be minimized by using techniques such as tunneling or overhead utility lines.

24. Fences and walls shall be constructed to avoid disturbance to any protected tree. Post holes and trenches located close to trees shall be dug by hand and adjusted as necessary, using techniques such as discontinuous footings, to avoid damage to major roots.

## Appendix – A

## Definitions:

All the trees and palms part of this report are true to scientific name, common name, height and DBH and this report has been created to help in the construction and design activities and to be used in the aid of other professional fields such, architecture, landscape architecture and surveying in prior to determine accurate location of trees and individual tree health, structural stability and potential for longevity at the site.

## Appendix – B

## Assumptions and Limiting Conditions:

Any legal description provided to the consultant is assumed to be correct. Any titles or ownership of properties are assumed to be good and marketable. All property is appraised or evaluated as though free and clear, under responsible ownership and competent management.

All property is presumed to be in conformance with applicable codes, ordinances, statues or other regulations.

Care has been taken to obtain information from reliable sources. However, the consultant cannot be responsible for the accuracy of information provided by others.

The consultant shall not be required to give testimony or to attend meetings, hearings, conferences, medications, arbitrations or trials by reason of this report unless subsequent contractual arrangements are made, including payment of an additional fee for such services.

This report and any appraisal value expressed herein represent the opinion of the consultant and the consultant's fee is not contingent upon the reporting of a specified appraisal value, a stipulated result, or the occurrence of a subsequent event.

Sketches, drawings, and photographs in this report are intended for use as visual aids, are not necessarily to scale and should not be construed as engineering or architectural reports or surveys. The reproduction of information generated by architects, engineers, or other consultants on any sketches, drawings, or photographs is only for coordination and ease of reference. Inclusion of said information with any drawings or other documents does not constitute a representation of Foliage Expressions LLC as to the sufficiency or accuracy of said information.

Unless otherwise expressed: a) this report covers only the examined items and their condition at the time of inspection: and b) the inspection is limited to visual examination of accessible items without dissection, excavation, probing or coring. There is no warranty or guarantee, expressed or implied, that structural problems or deficiencies of plants or property may not arise in the future.

## Appendix – C

## Certificate of Performance

I, Guillermo Salazar, certify:

- That I have personally inspected the trees and/or the property referred to in this report and have stated my findings accurately. The extend of the evaluation is states in the attached report.
- That I have no current or prospective interest in the vegetation or the property that is the subject of this report and have no personal interest or boas with respect to the parties involved.
- That the analysis, opinions, and conclusions stated herein are my own.
- That my analysis, opinions, and conclusions were developed, and this report has been prepared according to commonly accepted arboricultural practices.
- That no one provided significant professional assistance to the consultant, except as indicated within the report.
- That my compensation is not contingent upon the reporting of a predetermined conclusion that favors the cause of the client or any other party.

I further certify that I am Guillermo Salazar an International Society of Arboriculture Certified Arborist FL-6208A, Certified Landscape Inspector LIAF and Certified Horticulture Professional by FNGLA. I hold a bachelor's degree in landscape design and Management and a master's degree in Horticulture and have been involved in the practice of arboriculture and the study of trees for over 25 years.

Guillermo A. Salazar M.S.



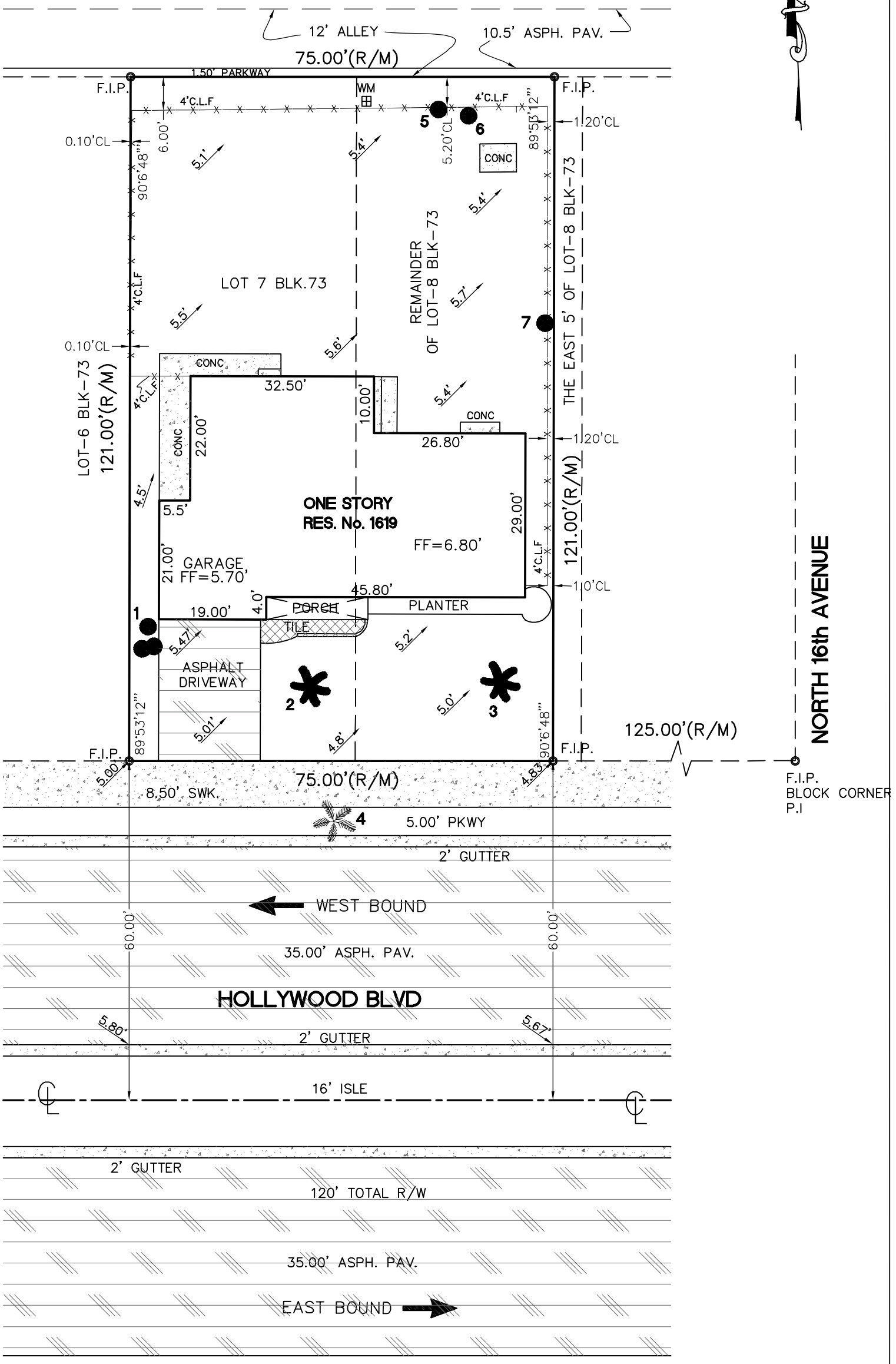

Foliage Expressions LLC
Guillermo Salazar M.S.
(754)234-1024/ guillesala8@gmail.com
Landscape Designer/Horticulturist/Arborist
ISA CERTIFIED ARBORIST # FL-6208A
TRAQ-Tree Risk Assessment Certified Arborist
LIAF Certified Landscape Inspector # 2008-0079
FNGLA Certified Horticulture Professional #H6106782

# GAVY & ASSOCIATES, INC
# LAND SURVEYORS

L.B. # 6971
2657 SW 145th AVENUE , MIAMI, FLORIDA 33175
TEL:(786) 236-8344

**GENERAL LEGEND:**

| | |
|---|---|
| BCR | = BROWARD COUNTY RECORDS |
| BM | = BENCHMARK |
| CB | = CATCH BASIN |
| C/L | = CENTERLINE |
| CLF | = CHAINLINK FENCE |
| CLP | = CONCRETE LIGHT POLE |
| CBS | = CONCRETE BLOCK STRUCTURE |
| CONC | = CONCRETE |
| C/S | = CONCRETE SLAB |
| DE | = DRAINAGE EASEMENT |
| D | = DELTA (CENTRAL ANGLE) |
| E | = EAST |
| ELE | = ELEVATION |
| X 0.00' | = EXISTING ELEVATION |
| EOP | = EDGE OF PAVEMENT |
| EOW | = EDGE OF WATER |
| FF | = FINISHED FLOOR |
| FH | = FIRE HYDRANT |
| FN | = FOUND NAIL |
| INV | = INVERT |
| FIP | = FOUND IRON PIPE |
| FIR | = FOUND IRON ROD |
| FND | = FOUND NAIL AND DISC |
| L | = ARC LENGTH |
| MDCR | = MIAMI DADE COUNTY RECORDS |
| N | = NORTH |
| N/D | = NAIL AND DISC |
| MF | = METAL FENCE |
| ORB | = OFFICIAL RECORDS BOOK |
| O/S | = OFFSET |
| PB | = PLAT BOOK |
| PBCR | = PALM BEACH RECORDS |
| PC | = POINT OF CURVATURE |
| PG | = PAGE |
| PL | = PROPERTY LINE |
| POB | = POINT OF BEGINNING |
| POC | = POINT OF COMMENCEMENT |
| PVCF | = PLASTIC FENCE |
| R | = RADIUS |
| R/W | = RIGHT OF WAY |
| S | = SOUTH |
| S/W | = SIDEWALK |
| SIR | = SET 1/2" IRON ROD |
| SND | = SET NAIL & DISC |
| UE | = UTILITY EASEMENT |
| UP | = UTILITY POLE |
| W | = WEST |
| W/F | = WOOD FENCE |
| W/M | = WATER METER |




**CERTIFICATION OF BOUNDARY SURVEY:**

I HEREBY CERTIFY THAT THIS SURVEY WAS MADE UNDER MY RESPONSIBLE CHARGE AND TO THE BEST OF MY KNOWLEDGE AND BELIEF; THIS SURVEY MEETS THE MINIMUM TECHNICAL STANDARDS AS SET FORTH BY THE BOARD OF PROFESSIONAL LAND SURVEYORS IN CHAPTER 5J-17.050 TO 17.052 FLORIDA ADINISTRATIVE CODE PURSUANT TO SECTION 472.027, FLORIDA STATUTES.

JULIO S. PITA, P.S & M # 5789
PROFESSIONAL LAND SURVEYOR
STATE OF FLORIDA

JULIO SERGIO PITA — CERTIFICATE No. 5789 — STATE OF FLORIDA — PROFESSIONAL LAND SURVEYOR & MAPPER

**SURVEYORS NOTES:**

(1). ANGLES IF SHOWN ARE REFERENCED TO THE RECORD PLAT AND ARE AS MEASURED.
(2). LEGAL DESCRIPTION PROVIDED BY CLIENT UNLESS OTHERWISE NOTED.
(3). NO UNDERGROUND IMPROVEMENTS LOCATED EXCEPT AS SHOWN.
(4). THIS SURVEY WAS PREPARED WITHOUT THE BENEFIT OF A TITLE COMMITMENT THEREFOR THE ONLY SURVEY MATTERS SHOWN ARE PER THE RECORD PLAT. THERE MAY BE ADDITIONAL MATTERS OF RECORD, NOT SHOWN WHICH CAN BE FOUND IN THE PUBLIC RECORDS OF THE CORRESPONDING COUNTY OF RECORD.
(5.) OWNERSHIP OF FENCE NOT DETERMINED BY SURVEYOR.
(6).ALL EASEMENTS (IF ANY) ARE REFLECTED ON SURVEY PLAN.

**FLOOD ZONE INFORMATION:**

THE NFIP FLOOD MAPS HAVE DESIGNATED THE HEREIN DESCRIBED LAND TO BE SITUATED IN:

FLOOD ZONE: X N/A
PANEL NO/SUFFIX: 0569 H
COMMUNITY NO: 125113
DATE OF FIRM: 08/18/2014

THE SUBJECT PROPERTY DOES NOT LIE IN A SPECIAL FLOOD HAZARD AREA

**LEGAL DESCRIPTION:**

LOT 7, LOT 8 LESS THE EAST 5' FEET, BLK 73, OF HOLLYWOOD, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 1, AT PAGE 21, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA.

| DATE | UPDATE |
|---|---|
| 05-04-23 | |
| SCALE | JOB No. |
| 1"=20' | GL-12815 |
| SHEET | DRAWN BY |
| 1 OF 1 | A.B |

**CERTIFY TO:**

NORMA GARCIA & MARIELA CARDONA

**PROPERTY ADDRESS:**

1619 HOLLYWOOD BOULEVARD
HOLLYWOOD, FLORIDA, 33020

# TOPOGRAPHIC SURVEY

SCALE: 1"= 20'




2301 PROJECT NO | FMM DRAWN / CHECKED

ARCHITECT

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

**SENGA ARCHITECTURE LLC**

THIS ITEM HAS BEEN DIGITALLY SIGNED AND SEALED BY FITZ MANNINGHAM MURPHY, AIA AR101069 ON 10/23/23.

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
101069

OWNER / DEVELOPER

LUXURY

CIVIL ENGINEER

ZEPHYR ENGINEERING
CERTIFICATE OF AUTHORIZATION NO.: 31158
HOLLYWOOD, FL 33301
T: 786.302.7693
WWW.ZEPHYRENGINEERINGFL.COM

**ZEPHYR ENGINEERING**

## SHEET INDEX:

| ID | NAME | HPB 07.12.23 | HPB R1 09.11.23 | HPB R2 09.26.23 | HPB R3 10.05.23 | HPB R4 10.23.23 |
|---|---|---|---|---|---|---|
| | | | | | | |
| A001 | SITE PLAN | | | | | |
| GENERAL AND SITE INFORMATION | | | | | | |
| A000 | COVER SHEET AND GENERAL NOTES | X | | R | R | R |
| A001 | SITE PLAN | X | | R | R | R |
| A002 | COLORED SITE PLAN | X | | R | R | U |
| A003 | SITE PHOTOGRAPHS | X | | U | U | U |
| A004 | CONTEXT PHOTOGRAPHS | X | | U | U | U |
| A005 | LAKES TRANSITION DISTRICT | X | | U | U | U |
| CIVIL | | | | | | |
| C1 | EROSION & SEDIMENT CONTROL | X | | | | R |
| C2 | PAVING & GRADING PLAN | X | | | | R |
| C3 | CIVIL DETAILS | X | | | | R |
| C4 | WATER & SEWER CONNECTION PLAN | X | | | | R |
| C5 | WATER & SEWER CONNECTION DETAILS | X | | | | R |
| LANDSCAPE | | | | | | |
| L100 | TREE DISPOSITION PLAN | X | | U | U | |
| L200 | PLANTING PLAN | X | R | R | R | |
| L201 | PLANTING DETAILS | X | R | R | R | |
| ARCHITECTURE | | | | | | |
| A100 | FIRST FLOOR PLAN | X | | | | |
| A101 | SECOND FLOOR PLAN | X | | | | |
| A102 | THIRD FLOOR PLAN | X | | | | |
| A103 | ROOF PLAN | X | | | | |
| A200 | SOUTH (MAIN/FRONT) ELEVATION | X | | | | |
| A201 | NORTH (REAR) ELEVATION | X | | | | |
| A201 | WEST (SIDE) ELEVATION | X | | | | |
| A202 | EAST (SIDE) ELEVATION | X | | | | |
| A600 | 3D STUDY - FRONT | X | | | | |
| A601 | 3D STUDY - REAR | X | | | | |

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

## LOCATION MAP




## APPLICABLE CODE:

OCCUPANCY TYPE: GROUP R-2
CONSTRUCTION TYPE: V(B)
2020 FLORIDA BUILDING CODE
CITY OF HOLLYWOOD CODE OF ORDINANCES
CITY OF HOLLYWOOD ZONING AND LAND DEVELOPMENT REGULATIONS

## SCOPE OF WORK :

CERTIFICATE OF APPROPRIATENESS FROM DEMOLITION AND DESIGN OF A THREE (3) UNIT TOWNHOME DEVELOPMENT

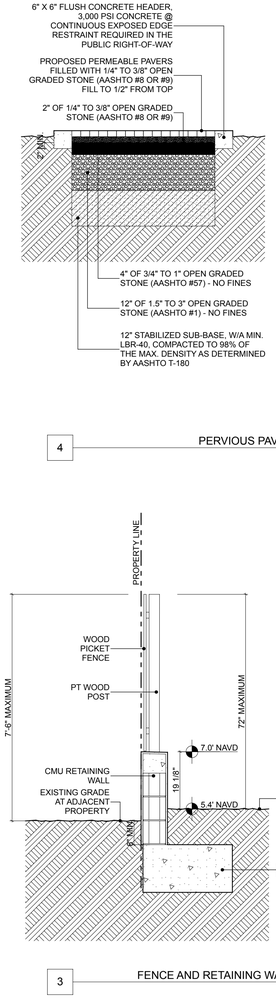
SUBMITTAL: CITY OF HOLLYWOOD HISTORIC PRESERVATION BOARD

DATE: Monday, October 23, 2023

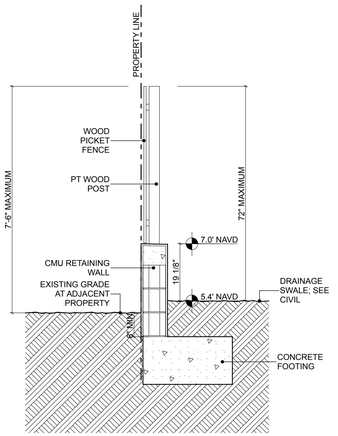
**COVER SHEET AND GENERAL NOTES**

# A000

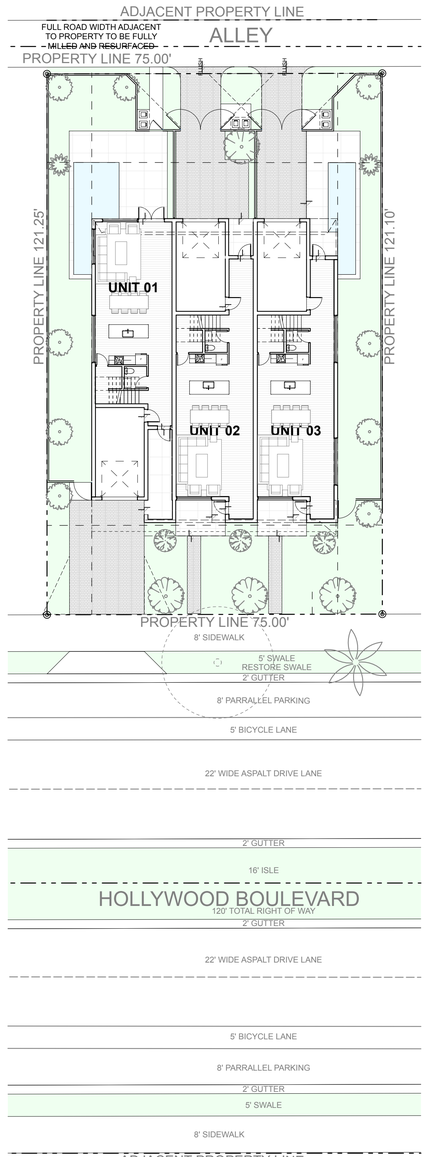
The architectural design and detail drawings for this building and / or overall project are the legal property of and all rights are reserved by the Architect. Their use for reproduction, construction or distribution is prohibited unless authorized in writing by Architect.




4 PERVIOUS PAVER DETAIL
1/2" = 1'-0"

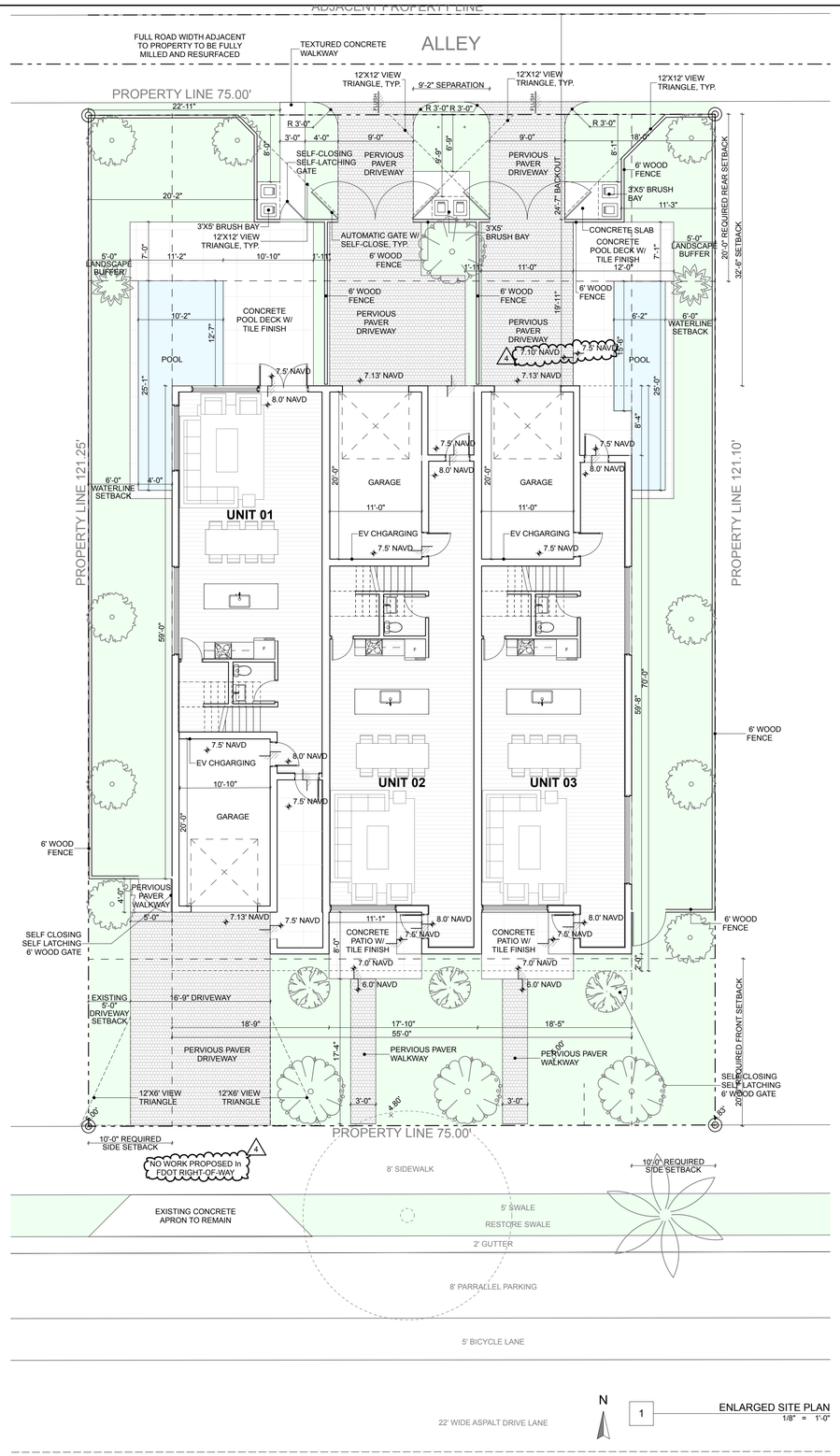



3 FENCE AND RETAINING WALL DETAIL
1/2" = 1'-0"




N

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




N

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

**SITE INFORMATION**

| | |
|---|---|
| PROJECT NAME | 1619 TOWNHOMES |
| ADDRESS | 1619 HOLLYWOOD BLVD, HOLLYWOOD, FLORIDA |
| LEGAL DESCRIPTION | ALL OF LOT 7 AND 8, LESS THE EAST 5 FEET THEREOF<br>BLOCK: 73<br>SUBDIVISION: TOWN OF HOLLYWOOD<br>ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK: 1 PAGE:21<br>PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA |
| FOLIO | 5142-15-12-3650 |
| EXISTING NET SITE AREA | 9,084 SQ FT (0.209 ACRES) |
| GROSS SITE AREA | 13,584 SQ FT (0.312 ACRES) |
| LAND USE DESIGNATION | REGIONAL ACTIVITY CENTER (RAC) |
| ZONING DESIGNATION | LAKES TRANSITION DISTRICT (LT) |

**ZONING DATA**

| | REQUIRED/ ALLOWED | PROPOSED |
|---|---|---|
| MAXIMUM FLOOR AREA RATIO | 1.25 | 0.98 |
| MAXIMUM FLOOR AREA | 11,355 | 8,946 |
| MAXIMUM HEIGHT | 3 STORIES (35'-0") | 3 STORIES (35'-0") |
| OPEN SPACE (PERVIOUS) | 2,725.2 SF (30% MIN.) | 3,056 SF (33.64%) |
| IMPERVIOUS | 6,358.8 SF (70% MAX.) | 6,028 SF (66.36%) |
| PARKING | 6 (2/UNIT) | 7 |
| FLOOR AREA PER UNIT SIZE | | |
| UNIT 01 | 400 SF | 3,030 SF |
| UNIT 02 | 400 SF | 2,983 SF |
| UNIT 03 | 400 SF | 2,933 SF |
| AVERAGE | 650 SF | 2,982 SF |
| BEDROOM/BATHROOM COUNT | | |
| UNIT 01-03 | N/A | 4/3.5 |

**MINIMUM SETBACKS**

| | | |
|---|---|---|
| BUILDING | | |
| FRONT | 20'-0" | 20'-6" |
| WEST SIDE | 10'-0" | 10'-0" |
| EAST SIDE | 10'-0" | 10'-0" |
| REAR | 20'-0" | 32'-7" |
| PARKING | | |
| WEST SIDE | 5'-0" | 5'-0" |

**LIGHTING**
0.5 MAX LUMENS AT ALL PROPERTY LINES

**FLOOD INFORMATION**
BASE FLOOD ELEVATION = 5'-0" NAVD

**GREEN BUILDING PRACTICS**

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, WASHINGMACHINE, DRYER, ETC. ITEMS NOT COVERED ARE COUNTERTOP APPLICANCES 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 AN 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 MUSH 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 PLANSA ND 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 SEPERATE PERMIT SHALL BE REQUIRED FOR EACH SIGN.
4. ALL ELECTRICALLY ILLUMINATED SIGNS SHALL REQUIRE A SEPERATE ELECTRICAL PERMIT INSPECTION.
5. PAVER DRIVEWAYS REQUIRE A MINIMUM 2 3/8 INCH PAVERS PLACED OVER 1 1/2 IN SAND BASE AND COMPACTED SAND SUBBASE. IN ADDITION TO A MINIMUM 6-INCH EDGE RESTRAINT (CONCRETE BORDER) IS REQUIRED AROUND PERIMETER TO INTERLOCK PAVERS. THE DRIVEWAY IS TO BE CONSTRUCTED FLUSH WITH THE EXISTING ROADWAY AND THE EXISTING ASPHALT IN THE CITY ROW WILL BE SAWCUT FOR A CLEAN STRAIGHT EDGE.
6. CONCRETE DRIVEWAYS ON PRIVATE PROPERTY WILL BE 5-INCH THICK, 3000 PSI WITH FIBER MESH WHILE THE PORTION OF THE DRIVEWAY LOCATED WITHIN THE ROW WILL BE A MINIMUM OF 6 INCHES THICK, 3,000 PSI, WITH NO METAL OR FIBER MESH AND WILL BE CONSTRUCTED FLUSH WITH THE EXISTING ROADWAY AND SIDEWALK. THE ENTIRE DRIVEWAY WILL MAINTAIN CONTROL JOINTS LOCATED EVERY 250 SQFT AND THE EXISTING ASPHALT IN THE CITY ROW WILL BE SAWCUT FOR A CLEAN STRAIGHT EDGE.
7. NO PORTION OF THE FENCE/GATE OR FOOTERS ARE TO ENCROACH WITHING THE CITY RIGHT OF WAY.

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**
AGNES
3434 MCKINLEY STREET | HOLLYWOOD, FL 33021
T. 954.631.8371
HTTP: //WWW.SENGAARCHITECTURE.COM
**SENGA ARCHITECTURE LLC**

**DEVELOPER**
ML LUXURY

**CIVIL ENGINEER**
ZEPHYR ENGINEERING
CERTIFICATE OF AUTHORIZATION NO.: 31158
HOLLYWOOD, FL 33351
T. 786.202.7693
WWW.ZEPHYRENGINEERINGFL.COM
**ZEPHYR ENGINEERING**

# 1619 TOWNHOMES
1619 HOLLYWOOD BLVD HOLLYWOOD FLORIDA 33021 USA

ARCHITECT

THIS ITEM HAS BEEN DIGITALLY SIGNED AND SEALED BY FITZ MANNINGHAM MURPHY, AIA AR101069 ON 10/23/23.

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**

| | | |
|---|---|---|
| 1 | HPB REV 01 | 09.11.23 |
| 2 | HPB REV 02 | 09.26.23 |
| 3 | HPB REV 03 | 10.05.23 |
| 4 | HPB REV 04 | 10.23.23 |

2301
PROJECT NO.

10/23/23
DATE

FMM
DRAWN / CHECKED

**SITE PLAN**

**A001**




| SITE INFORMATION | | |
|---|---|---|
| PROJECT NAME | 1619 TOWNHOMES | |
| ADDRESS | 1619 HOLLYWOOD BLVD, HOLLYWOOD, FLORIDA | |
| LEGAL DESCRIPTION | ALL OF LOT 7 AND 8, LESS THE EAST 5 FEET THEREOF<br>BLOCK: 73<br>SUBDIVISION: TOWN OF HOLLYWOOD<br>ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK: 1 PAGE:21<br>PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA | |
| FOLIO | 5142-15-12-3650 | |
| EXISTING NET SITE AREA | 9,084 SQ FT (0.209 ACRES) | |
| GROSS SITE AREA | 13,584 SQ FT (0.312 ACRES) | |
| LAND USE DESIGNATION | REGIONAL ACTIVITY CENTER (RAC) | |
| ZONING DESIGNATION | LAKES TRANSITION DISTRICT (LT) | |
| **ZONING DATA** | | |
| | REQUIRED/ ALLOWED | PROPOSED |
| MAXIMUM FLOOR AREA RATIO | 1.25 | 0.98 |
| MAXIMUM FLOOR AREA | 11,355 | 8,946 |
| MAXIMUM HEIGHT | 3 STORIES (35'-0") | 3 STORIES (35'-0") |
| OPEN SPACE (PERVIOUS) | 2,725.2 SF (30% MIN.) | 3,056 SF (33.64%) |
| IMPERVIOUS | 6,358.8 SF (70% MAX.) | 6,028 SF (66.36%) |
| PARKING | 6 (2/UNIT) | 7 |
| FLOOR AREA PER UNIT SIZE | | |
| UNIT 01 | 400 SF | 3,030 SF |
| UNIT 02 | 400 SF | 2,983 SF |
| UNIT 03 | 400 SF | 2,933 SF |
| AVERAGE | 650 SF | 2,982 SF |
| BEDROOM/BATHROOM COUNT | | |
| UNIT 01-03 | N/A | 4/3.5 |
| **MINIMUM SETBACKS** | | |
| BUILDING | | |
| FRONT | 20'-0" | 20'-6" |
| WEST SIDE | 10'-0" | 10'-0" |
| EAST SIDE | 10'-0" | 10'-0" |
| REAR | 20'-0" | 32'-7" |
| PARKING | | |
| WEST SIDE | 5'-0" | 5'-0" |

**LIGHTING**
0.5 MAX LUMENS AT ALL PROPERTY LINES

**FLOOD INFORMATION**
BASE FLOOD ELEVATION = 5'-0" NAVD

**GREEN BUILDING PRACTICS**

1. ALL ENERGY STAR APPLIANCES. ALL PERMANENT APPLIANCES IN THE RESIDENCE THAT CAN BE ENERGY STAR RATED MUST BE RATED TO CLAIM THIS ITEM. (THIS INCLUDES REFRIGERATOR, STOVE, WASHINGMACHINE, DRYER, ETC. ITEMS NOT COVERED ARE COUNTERTOP APPLICANCES 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 PULLOUT RECYCLE AND GARBAGE BINS BUILT INTO CABINETS. PULL-OUT BINS BUILT INTO CABINETS SHALL BE VERIFIED BY PLANS EXAMINER AT PERMIT REVIEW AN 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 MUSH 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 PLANSA ND 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 SEPERATE PERMIT SHALL BE REQUIRED FOR EACH SIGN.
4. ALL ELECTRICALLY ILLUMINATED SIGNS SHALL REQUIRE A SEPERATE ELECTRICAL PERMIT INSPECTION.
5. PAVER DRIVEWAYS REQUIRE A MINIMUM 2 3/8 INCH PAVERS PLACED OVER 1 1/2 IN SAND BASE AND COMPACTED SAND SUBBASE IN ADDITION TO A MINIMUM 6-INCH EDGE RESTRAINT (CONCRETE BORDER) IS REQUIRED AROUND PERIMETER TO INTERLOCK PAVERS. THE DRIVEWAY IS TO BE CONSTRUCTED FLUSH WITH THE EXISTING ROADWAY AND THE EXISTING ASPHALT IN THE CITY ROW WILL BE SAWCUT FOR A CLEAN STRAIGHT EDGE.
6. CONCRETE DRIVEWAYS ON PRIVATE PROPERTY WILL BE 5-INCH THICK, 3000 PSI WITH FIBER MESH WHILE THE PORTION OF THE DRIVEWAY LOCATED WITHIN THE ROW WILL BE A MINIMUM OF 6 INCHES THICK, 3,000 PSI, WITH NO METAL OR FIBER MESH AND WILL BE CONSTRUCTED FLUSH WITH THE EXISTING ROADWAY AND SIDEWALK. THE ENTIRE DRIVEWAY WILL MAINTAIN CONTROL JOINTS LOCATED EVERY 250 SQFT AND THE EXISTING ASPHALT IN THE CITY ROW WILL BE SAWCUT FOR A CLEAN STRAIGHT EDGE.
7. NO PORTION OF THE FENCE/GATE OR FOOTERS ARE TO ENCROACH WITHING THE CITY RIGHT OF WAY.

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

DEVELOPER
ML LUXURY

CIVIL ENGINEER
ZEPHYR ENGINEERING
CERTIFICATE OF AUTHORIZATION NO.: 31158
HOLLYWOOD, FL 33351
T. 786.302.7693
WWW.ZEPHYRENGINEERINGFL.COM
ZEPHYR ENGINEERING

# 1619 TOWNHOMES
1619 HOLLYWOOD BLVD HOLLYWOOD FLORIDA 33021 USA

ARCHITECT

THIS ITEM HAS BEEN DIGITALLY SIGNED AND SEALED BY FITZ MANNINGHAM MURPHY, AIA AR101069 ON 10/23/23.

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

| | | |
|---|---|---|
| 1 | HPB REV 01 | 09.11.23 |
| 2 | HPB REV 02 | 09.26.23 |
| 3 | HPB REV 03 | 10.05.23 |

2301
PROJECT NO.

10/23/23
DATE

FMM
DRAWN / CHECKED

**COLORED SITE PLAN**

**A002**

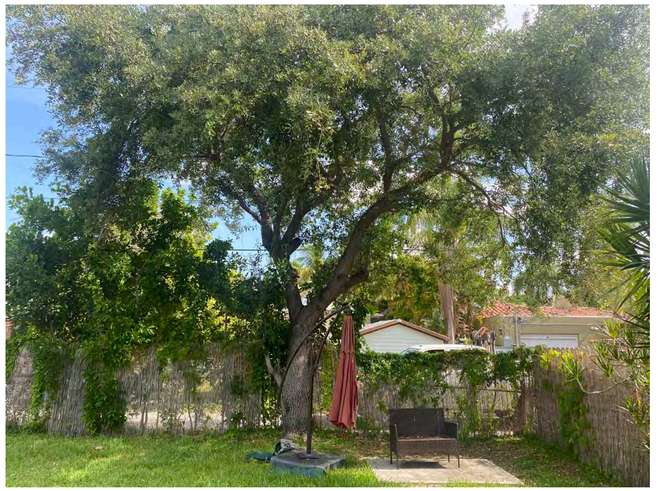












The architectural design and detail drawings for this building and / or overall project are the legal property of and all rights are reserved by the Architect. Their use for reproduction, construction or distribution is prohibited unless authorized in writing by Architect.

ARCHITECT

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

SENGA ARCHITECTURE LLC

DEVELOPER

CIVIL ENGINEER

CERTIFICATE OF AUTHORIZATION NO. 31158
HOLLYWOOD, FL 33351
T. 786.202.7693
WWW.ZEPHYRENGINEERINGFL.COM

ZEPHYR ENGINEERING

# 1619 TOWNHOMES

1619 HOLLYWOOD BLVD HOLLYWOOD FLORIDA 33021 USA

ARCHITECT

THIS ITEM HAS BEEN DIGITALLY SIGNED AND SEALED BY FITZ MANNINGHAM MURPHY, AIA AR101069 ON 10/23/23.

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

2301
PROJECT NO:

10/23/23
DATE

FMM
DRAWN / CHECKED

**SITE PHOTOGRAPHS**

**A003**













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

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

SENGA ARCHITECTURE LLC

DEVELOPER

LUXURY

CIVIL ENGINEER

ZEPHYR ENGINEERING
CERTIFICATE OF AUTHORIZATION NO. 31158
HOLLYWOOD, FL 33351
T. 786.262.7693
WWW.ZEPHYRENGINEERINGFL.COM

ZEPHYR ENGINEERING

# 1619 TOWNHOMES

1619 HOLLYWOOD BLVD HOLLYWOOD FLORIDA 33021 USA

ARCHITECT

THIS ITEM HAS BEEN DIGITALLY SIGNED AND SEALED BY FITZ MANNINGHAM MURPHY, AIA AR101069 ON 10/23/23.

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

2301
PROJECT NO.

10/23/23
DATE

FMM
DRAWN / CHECKED

**CONTEXT PHOTOGRAPHS**

**A004**



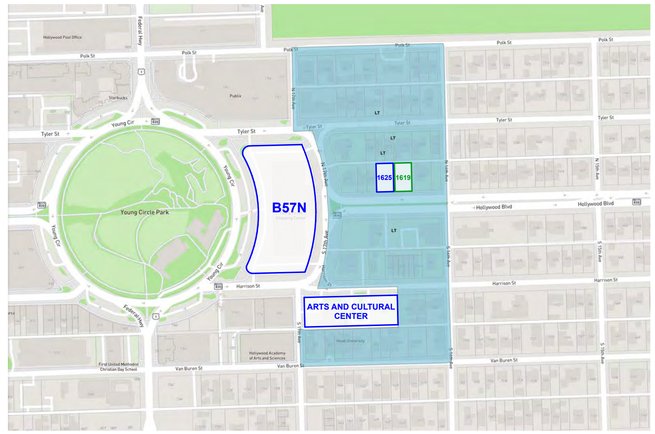













The architectural design and detail drawings for this building and / or overall project are the legal property of and all rights are reserved by the Architect. Their uses for reproduction, construction or distribution is prohibited unless authorized in writing by Architect.

ARCHITECT

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

SENGA ARCHITECTURE LLC

DEVELOPER

LUXURY

CIVIL ENGINEER

ZEPHYR ENGINEERING
CERTIFICATE OF AUTHORIZATION NO. 31158
HOLLYWOOD, FL 33351
T. 786.202.7693
WWW.ZEPHYRENGINEERINGFL.COM

ZEPHYR ENGINEERING

# 1619 TOWNHOMES

1619 HOLLYWOOD BLVD HOLLYWOOD FLORIDA 33021 USA

ARCHITECT

THIS ITEM HAS BEEN DIGITALLY SIGNED AND SEALED BY FITZ MANNINGHAM MURPHY, AIA AR101069 ON 10/23/23.

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

2301
PROJECT NO.

10/23/23
DATE

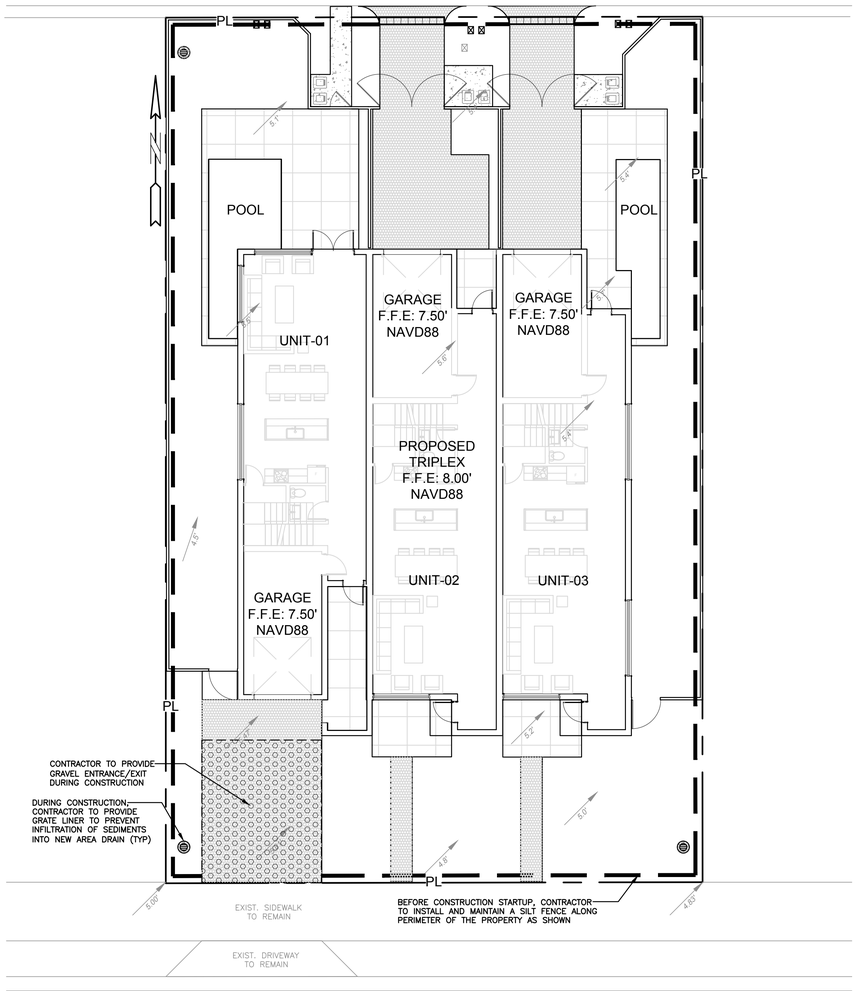
FMM
DRAWN / CHECKED

LAKES TRANSITION DISTRICT

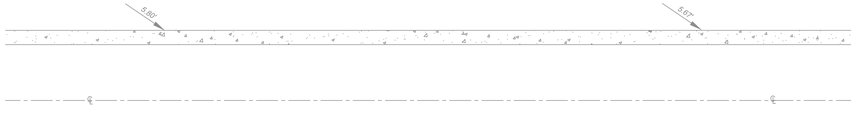
**A005**

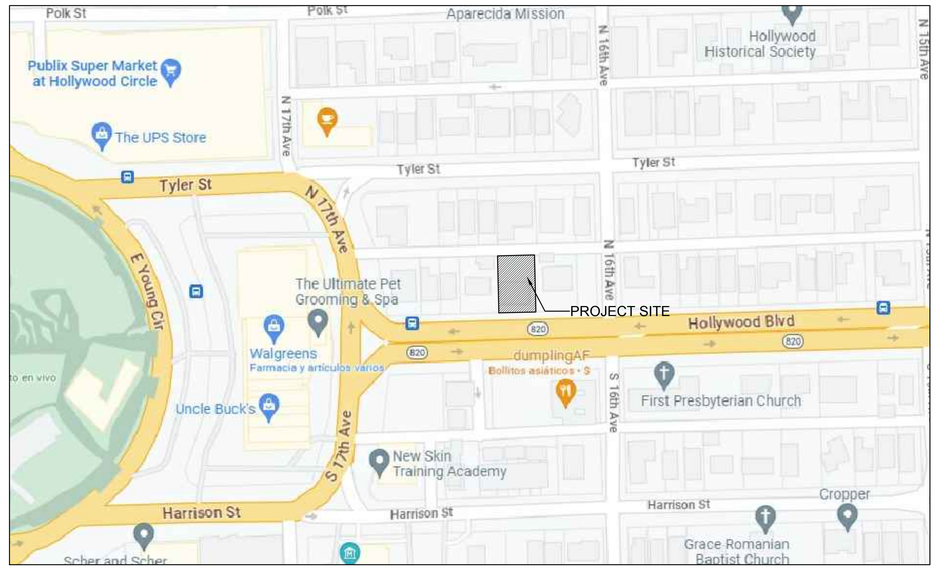
ALL ELEVATIONS ARE REFERENCED TO NAVD88 VERTICAL DATUM

ALLEY



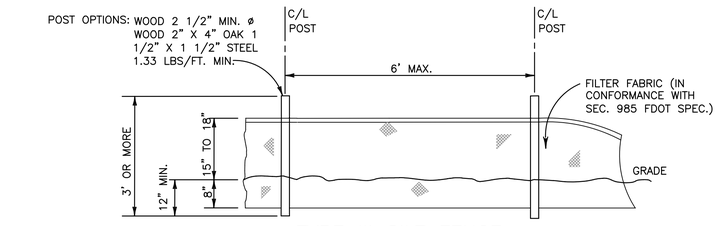

HOLLYWOOD BLVD



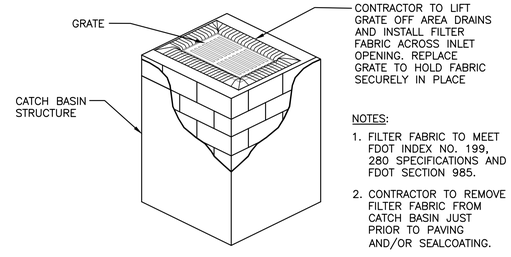

LOCATION MAP

NOT TO SCALE




TYPE III SILT FENCE

NTS




NOTES:

1. FILTER FABRIC TO MEET FDOT INDEX NO. 199, 280 SPECIFICATIONS AND FDOT SECTION 985.
2. CONTRACTOR TO REMOVE FILTER FABRIC FROM CATCH BASIN JUST PRIOR TO PAVING AND/OR SEALCOATING.

POLLUTION PREVENTION FOR CATCH BASIN

N.T.S.

BMP NOTES:

1. ALL SEDIMENT CONTROL MEASURES ARE TO BE ADJUSTED TO MEET FIELD CONDITIONS AT THE TIME OF CONSTRUCTION AND BE CONSTRUCTED PRIOR TO ANY GRADING OR DISTURBANCE OF EXISTING SURFACE MATERIAL ON BALANCE OF SITE. PERIMETER SEDIMENT BARRIERS SHALL BE CONSTRUCTED TO PREVENT SEDIMENT OR TRASH FROM FLOWING OR FLOATING ON TO ADJACENT PROPERTIES.

2. PERIODIC INSPECTION AND MAINTENANCE OF ALL SEDIMENT CONTROL STRUCTURES MUST BE PROVIDED TO ENSURE INTENDED PURPOSE IS ACCOMPLISHED. THE DEVELOPER, OWNER AND/OR CONTRACTOR SHALL BE CONTINUALLY RESPONSIBLE FOR ALL SEDIMENT CONTROLS. SEDIMENT CONTROL MEASURES SHALL BE IN WORKING CONDITION AT THE END OF EACH WORKING DAY.

3. SEDIMENT WILL BE PREVENTED FROM ENTERING ANY STORM WATER SYSTEM, DITCH OR CHANNEL. ALL STORMWATER INLETS THAT ARE MADE OPERABLE DURING CONSTRUCTION SHALL BE PROTECTED SO THAT SEDIMENT-LADEN WATER CANNOT ENTER THE CONVEYANCE SYSTEM WITHOUT FIRST BEING FILTERED OR OTHERWISE TREATED TO REMOVE SEDIMENT.

4. WHERE CONSTRUCTION VEHICLE ACCESS ROUTES INTERSECT PAVED PUBLIC ROADS, PROVISIONS SHALL BE MADE TO MINIMIZE THE TRANSPORT OF SEDIMENT BY TRACKING ONTO THE PAVED SURFACE. WHERE SEDIMENT IS TRANSPORTED ONTO A PUBLIC ROAD SURFACE WITH CURBS AND GUTTERS, THE ROAD SHALL BE CLEANED THOROUGHLY AT THE END OF EACH DAY. SEDIMENT SHALL BE REMOVED FROM THE ROADS BY SHOVELING OR SWEEPING AND TRANSPORTED TO A SEDIMENT CONTROL DISPOSAL AREA. STREET WASHING SHALL BE ALLOWED ONLY AFTER SEDIMENT IS REMOVED IN THIS MANNER. THIS PROVISION SHALL APPLY TO INDIVIDUAL SUBDIVISION LOTS AS WELL AS TO LARGER LAND DISTURBING ACTIVITIES.

5. PERMANENT OR TEMPORARY SOIL STABILIZATION SHALL BE APPLIED TO DENUDED AREAS WITHIN SEVEN (7) DAYS AFTER FINAL GRADE IS REACHED ON ANY PORTION OF THE SITE. TEMPORARY SOIL STABILIZATION SHALL BE APPLIED WITHIN SEVEN (7) DAYS TO DENUDED AREAS THAT MAY NOT BE AT FINAL GRADE BUT WILL REMAIN UNDISTURBED FOR LONGER THAN THIRTY (30) DAYS. PERMANENT STABILIZATION SHALL BE APPLIED TO AREAS THAT ARE TO BE LEFT UNDISTURBED FOR MORE THAN ONE YEAR.

6. DURING CONSTRUCTION OF THE PROJECT, SOIL STOCKPILES SHALL BE STABILIZED, COVERED OR CONTAINED WITH SEDIMENT TRAPPING MEASURES. THE CONTRACTOR IS RESPONSIBLE FOR THE TEMPORARY PROTECTION AND PERMANENT STABILIZATION OF ALL SOIL STOCKPILES ON SITE AS WELL AS SOIL INTENTIONALLY TRANSPORTED FROM THE PROJECT SITE.

7. ALL TEMPORARY EROSION AND SEDIMENT CONTROL MEASURES SHALL BE REMOVED WITHIN 30 DAYS AFTER FINAL SITE STABILIZATION OR AFTER THE TEMPORARY MEASURES ARE NO LONGER NEEDED.

8. PROPERTIES AND WATER WAYS DOWNSTREAM FROM CONSTRUCTION SITE SHALL BE PROTECTED FROM SEDIMENT DEPOSITION AND EROSION AT ALL TIMES DURING CONSTRUCTION.

9. CONTRACTOR IS RESPONSIBLE FOR ALL SURFACE WATER DISCHARGES, RAINFALL RUN OFF OR DEWATERING ACTIVITIES.

10. CONTRACTOR MUST INCORPORATE ALL BMP'S NECESSARY TO MEET OR EXCEED STATE WATER QUALITY AND SWPPP REQUIREMENTS.

11. THE POLLUTION PREVENTION PLAN IS A MINIMUM GUIDELINE ONLY. ADDITIONAL BMP'S MAY BE NECESSARY AT CONTRACTOR'S EXPENSE.

THIS ITEM HAS BEEN DIGITALLY SIGNED AND SEALED BY WILFORD ZEPHYR ON THE DATE ADJACENT TO THE SEAL.

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

WILFORD ZEPHYR LICENSE No 76036 STATE OF FLORIDA PROFESSIONAL ENGINEER

10-24-23

LEGEND

- x3.66 EXISTING ELEVATION
- PROPOSED WATER METER
- EXISTING WATER VALVE
- N PROPOSED BFP DEVICE
- S EXISTING SAN. SEWER MH

# EROSION & SEDIMENT CONTROL PLAN

SCALE: 1"=10'

REVISIONS

| NO. | DATE | DESCRIPTION |
|---|---|---|
| | | |


ZEPHYR ENGINEERING
WILFORD ZEPHYR, P.E.
HOLLYWOOD, FL
(786)302-7693
wzephyreng@gmail.com
CA#:31158


1619 TOWNHOMES
1619 HOLLYWOOD BLVD
HOLLYWOOD, FLORIDA 33021

P.E.#:76036

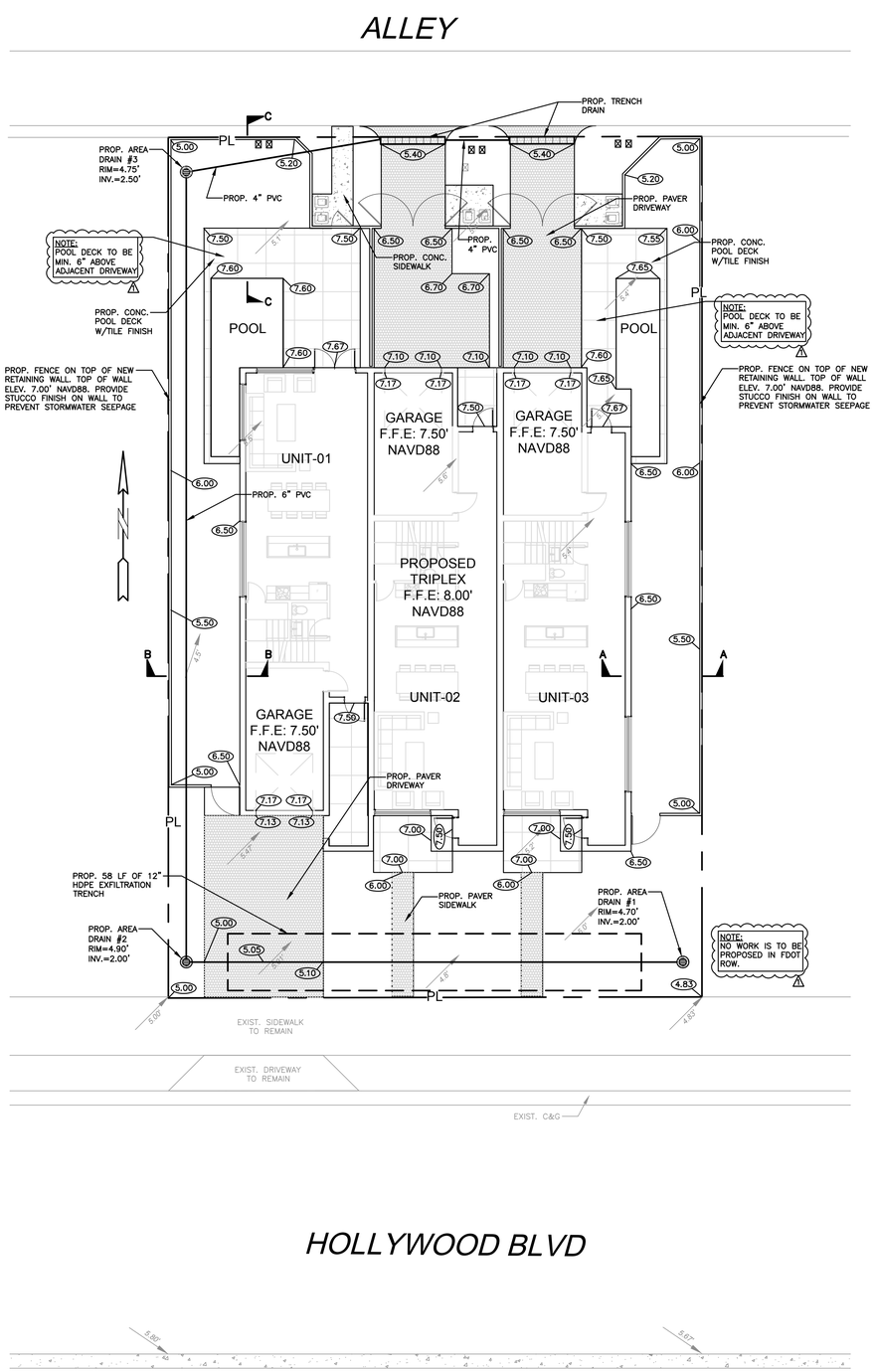
DATE: 6/15/23

SCALE: 1"=10'

SHEET NO.: C1
1 OF 8

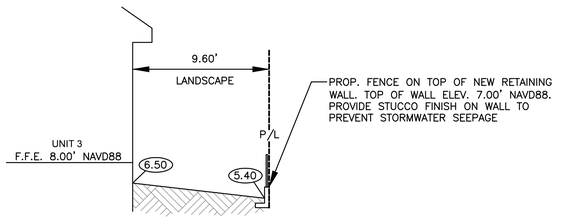
PROJECT NO.: 23-21

ALL ELEVATIONS ARE REFERENCED TO NAVD88 VERTICAL DATUM

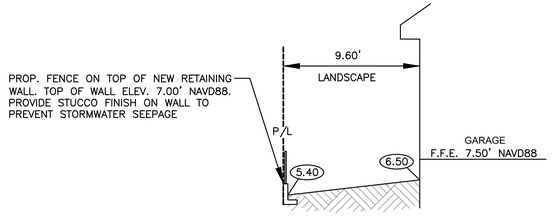



NOTES:

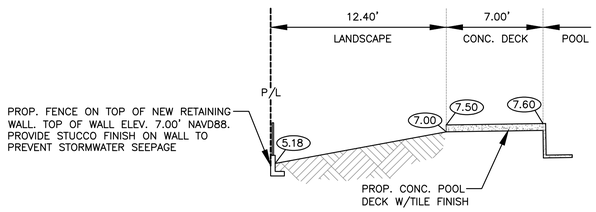
1) CONTRACTOR MUST NOTIFY ZEPHYR ENGINEERING OF THE START OF CONSTRUCTION DATE PRIOR TO START OF CONSTRUCTION. ZEPHYR ENGINEERING WILL NOT CERTIFY ANY CONSTRUCTION THAT WAS NOT INSPECTED BY ZEPHYR ENGINEERING, OR ZEPHYR ENGINEERING'S AUTHORIZED REPRESENTATIVE.
2) PRIOR TO CONSTRUCTION, CONTRACTOR RESPONSIBLE TO FIELD VERIFY ALL EXISTING ELEVATIONS.
3) CONTRACTOR MUST COORDINATE PROPOSED IMPROVEMENTS SHOWN ON CIVIL PLANS WITH EXISTING SITE CONDITIONS & PROPOSED PLANS BY THE OTHER DESIGN PROFESSIONALS PRIOR TO CONSTRUCTION. CONTRACTOR MUST ALSO VERIFY THAT THERE ARE NO DISCREPANCIES BETWEEN THE WATER, SEWER & DRAINAGE PLANS THAT MAY CAUSE CONFLICTS PRIOR TO CONSTRUCTION. CONTACT ZEPHYR ENGINEERING IF DISCREPANCIES EXIST.
4) PRIOR TO CONSTRUCTION, CONTRACTOR RESPONSIBLE TO DOCUMENT EXISTING CONDITIONS ON AND AROUND THE PROJECT AREA, INCLUDING THE R.O.W. AND ADJACENT PROPERTIES. IT'S RECOMMENDED THAT CONTRACTOR TAKE PHOTOGRAPHS & VIDEOS TO CLEARLY DOCUMENT CONDITIONS PRIOR TO CONSTRUCTION. CONTRACTOR RESPONSIBLE TO REPAIR ALL DAMAGES CAUSED BY OR AS A RESULT OF THE PROPOSED CONSTRUCTION.
5) ALL ROOF DRAINS MUST BE CONNECTED TO THE ONSITE DRAINAGE SYSTEM.
6) CONTRACTOR TO REFER TO ARCHITECTURAL PLANS FOR SITE PLAN LAYOUT AND DIMENSIONS.
7) EXISTING UTILITIES SHOWN ARE BASED ON BEST AVAILABLE INFORMATION. CONTRACTOR'S RESPONSIBLE TO FIELD VERIFY LOCATION OF ALL EXISTING UTILITIES PRIOR TO CONSTRUCTION. CONTRACTOR TO BE AWARE THAT THERE MAY BE SOME EXISTING UTILITIES ON OR ADJACENT TO THE PROJECT SITE THAT MAY NOT BE SHOWN ON THE CIVIL PLANS, AND CONTRACTOR IS RESPONSIBLE TO FIELD VERIFY THOSE UTILITIES AS WELL. CONTRACTOR RESPONSIBLE FOR RELOCATION OF EXISTING UTILITIES THAT CONFLICTS WITH PROPOSED CONSTRUCTION.




SECTION A-A
N.T.S.




SECTION B-B
N.T.S.




SECTION C-C
N.T.S.

## PAVING & GRADING PLAN

SCALE: 1"=10'

THIS ITEM HAS BEEN DIGITALLY SIGNED AND SEALED BY WILFORD ZEPHYR ON THE DATE ADJACENT TO THE SEAL.

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

WILFORD ZEPHYR LICENSE No 76036 STATE OF FLORIDA PROFESSIONAL ENGINEER
10-24-23

LEGEND

| | |
|---|---|
| +9.65 | EXISTING ELEVATION |
| ⊠ | PROPOSED WATER METER |
| ⋈ | EXISTING WATER VALVE |
| N | PROPOSED BFP DEVICE |
| S | EXISTING SAN. SEWER MH |

REVISIONS

| NO. | DATE | DESCRIPTION |
|---|---|---|
| 1 | 10-20-23 | CITY REVIEW COMMENTS |


ZEPHYR ENGINEERING
WILFORD ZEPHYR, P.E.
HOLLYWOOD, FL
(786)302-7693
wzephyreng@gmail.com
CA#:31158


1619 TOWNHOMES
1619 HOLLYWOOD BLVD
HOLLYWOOD, FLORIDA 33021

P.E.#:76036
DATE: 6/15/23
SCALE: 1"=10'
SHEET NO.: C2
2 OF 8
PROJECT NO.: 23-21

ALL ELEVATIONS ARE REFERENCED TO NAVD88 VERTICAL DATUM

## GENERAL CONDITION NOTES :

1. THE LOCATION OF EXISTING UTILITIES AND TOPOGRAPHY HAS BEEN PREPARED FROM THE MOST RELIABLE INFORMATION AVAILABLE TO THE ENGINEER. THIS INFORMATION IS NOT GUARANTEED AND IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO DETER-MINE THE EXACT LOCATION OF ALL EXISTING UTILITIES AND TOPOGRAPHY PRIOR TO CONSTRUCTION.
2. PRIOR TO CONSTRUCTION THE CONTRACTOR IS TO NOTIFY THE FOLLOWING COMPANIES & AGENCIES AND ANY OTHERS SERVING THE AREA:

   FLORIDA POWER & LIGHT CO., CONSTRUCTION
   BELLSOUTH
   COMCAST
   TECO
   LOCAL CITY / COUNTY ENGINEERING & UTILITY DEPARTMENTS
   FLORIDA DEPARTMENT OF TRANSPORTATION (FDOT), AS APPLICABLE
   UNDERGROUND UTILITIES NOIFICATION CENTER OF FLORIDA (S.U.N.S.H.I.N.E.)

## PAVING, GRADING & DRAINAGE NOTES:

1. ALL UNSUITABLE MATERIALS, SUCH AS MUCK, HARDPAN, ORGANIC MATERIAL & OTHER DELETERIOUS MATERIAL AS CLASSIFIED BY AASHTO M-145, FOUND WITHIN THE ROAD & PARKING LOT AREAS SHALL BE REMOVED DOWN TO ROCK OR SUITABLE MATERIAL, & REPLACED W/ THE SPECIFIED FILL MATERIAL IN MAXIMUM 12" LIFTS COMPACTED TO NOT LESS THAN 100% MAXIMUM DRY DENSITY AT OPTIMUM MOISTURE IN ACCORDANCE W/ AASHTO T-99. THICKNESS OF LAYERS MAY BE INCREASED PROVIDED THE EQUIPMENT & METHODS USED ARE PROVEN BY FIELD DENSITY TESTING TO BE CAPABLE OF COMPACTING THICK LAYERS TO SPECIFIED DENSITIES.
2. ALL AREAS SHALL BE CLEARED & GRUBBED PRIOR TO CONSTRUCTION. THIS SHALL CONSIST OF THE COMPLETE REMOVAL & DISPOSAL OF ALL TREES, BRUSH, STUMPS, ROOTS, GRASS, WEEDS, RUBBISH & ALL OTHER OBSTRUCTION RESTING ON OR PROTRUDING THROUGH THE SURFACE OF THE EXIST. GROUND TO A DEPTH OF 12". ITEMS DESIGNATED TO REMAIN OR TO BE RELOCATED OR ADJUSTED SHALL BE SO DESIGNATED ON THE DWGS.
3. FILL MATERIAL SHALL BE CLASSIFIED AS A-1, A-3 OR A-2.4 IN ACCORDANCE W/ AASHTO M-145 & SHALL BE FREE FROM VEGETATION & ORGANIC MATERIAL. NOT MORE THAN 12% BY WEIGHT OF FILL MATERIAL SHALL PASS THE NO. 200 SIEVE.
4. THE CONTRACTOR SHALL BE RESPONSIBLE FOR PROVIDING CERTIFIED MATERIAL TEST RESULTS TO THE ENGINEER OF RECORD PRIOR TO THE RELEASE OF FINAL CERTIFICATION BY THE ENG. TEST RESULTS MUST INCLUDE BUT MAY NOT BE LIMITED TO, DENSITIES FOR SUBGRADE & LIME ROCK, UTILITIES, EXCAVATION, ASPHALT GRADIATION REPORTS, CONC. CYLINDERS, ETC...
5. ALL INLETS & PIPE SHALL BE PROTECTED DURING CONSTRUCTION TO PREVENT SILTATION IN THE DRAINAGE SYSTEMS BY WAY OF TEMPORARY PLUGS & PLYWOOD OR PLASTIC COVERS OVER THE INLETS. THE ENTIRE DRAINAGE SYSTEM TO BE CLEAN OF DEBRIS PRIOR TO FINAL ACCEPTANCE.
6. WHERE NEW ASPHALT MEETS OR ABUTS EXIST. ASPHALT, THE EXIST. ASPHALT SHALL BE SAWCUT TO PROVIDE A STRAIGHT EVEN LINE. PRIOR TO REMOVING CURB OR GUTTER, THE ADJACENT ASPHALT SHALL ALSO BE SAWCUT TO PROVIDE A STRAIGHT EVEN LINE.
7. ALL PROPOSED GRADES (ELEVATIONS) REFER TO ASPHALT GRADES UNLESS INDICATED OTHERWISE.
8. SITE GRADING SHALL BE W/IN 0.1' OF THE REQUIRED ELEVATION & ALL AREAS SHALL BE GRADED TO DRAIN.
9. ALL SUBGRADE SHALL HAVE AN LBR OF 40 UNLESS OTHERWISE NOTED & SHALL BE COMPACTED TO 98% MAXIMUM DRY DENSITY PER AASHTO T-99.
10. ALL LIMEROCK SHALL BE COMPACTED TO 98% PER AASHTO T-180 & HAVE NOT LESS THAN 60% OF CARBONATES OF CALCIUM & MAGNESIUM UNLESS OTHERWISE DESIGNATED. ALL LIMEROCK SHALL BE PRIMED.
11. CONCRETE & ASPHALT THICKNESS SHALL BE OF TYPE DESIGNATED ON DWGS. (SEE SECTIONS)
12. PLASTIC FILTER FABRIC SHALL BE MIRAFI, TYPAR OR EQUAL CONFORMING TO SECTION 985 OF THE FDOT STANDARD SPECIFICATIONS.
13. CONC. SIDEWALKS SHALL BE 4" THICK ON COMPACTED SUBGRADE, W/ 1/2" EXPANSION JOINTS PLACED AT A MAXIMUM OF 75'. CRACK CONTROL JOINTS SHALL BE 5' ON CENTER. THE BACK OF SIDEWALK ELEVATION SHALL EQUAL THE CROWN OF ROADWAY, UNLESS SPECIFIED OTHERWISE BY LOCAL CODES OR INDICATED ON DWGS. ALL CONC. SIDEWALKS THAT CROSS DRIVEWAYS SHALL BE 6" THICK.
14. PIPE SPECIFICATIONS : THE MATERIAL TYPE IS SHOWN ON THE DRAWINGS BY ONE OF THE FOLLOWING DESIGNATIONS –

    RCP = REINFORCED CONC. PIPE, ASTM DESIGNATION C-76, TABLE III
    CMP = CORRUGATED METAL (ALUM.) PIPE, TM DESIGNATION M-196
    CMP = (SMOOTH LINED) CORRUGATED METAL (ALUM.) PIPE, ASTM DESIGNATION M-196
    SCP = SLOTTED CONC. PIPE, FDOT SECTIONS 941 & 942
    PVC = POLYVINYLCHLORIDE PIPE
    PCMP = PERFORATED CMP, FDOT SECTION 945
    DIP = DUCTILE IRON PIPE
    HDPE = HIGH DENSITY POLYETHYLENE PIPE.

15. ASPHALT –

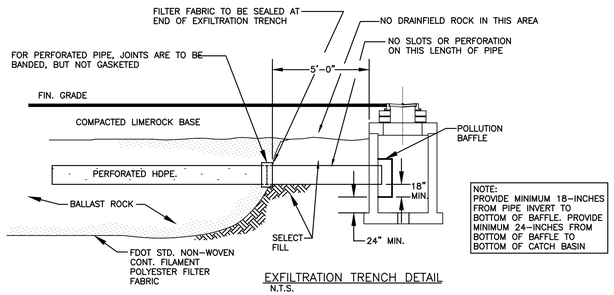
    BITUMINOUS MATERIAL SHALL BE ASPHALT CEMENT, VISCOSITY GRADE AC-20, CONFORMING TO THE REQUIREMENTS OF FDOT STANDARD SPECIFICATIONS, 1986 EDITION, SECTION 916-1.

    PRIME COAT SHALL BE CUT BACK ASPHALT, GRADE RC-70 OR RC-250 CONFORMING TO THE REQUIREMENTS SPECIFIED IN AASHTO DESIGNATION M-81-75 (1982). RATE – 0.10 GALS./S.Y. TACK COAT SHALL BE EMULSIFIED ASPHALT, GRADE RS-2 CONFORMING TO THE REQUIREMENTS SPECIFIED IN AASHTO DESIGNATION M-140-82. RATE – 0.02 TO 0.08 GALS/S.Y.

DESIGN MIX SHALL CONFORM TO FDOT SECTION 331 UNLESS OTHERWISE SPECIFIED.

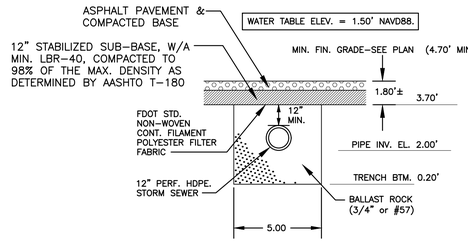
PAVEMENT MARKING & SIGNING STANDARD NOTES :

1. STOP SIGNS SHALL BE 30"x30" (R1-1), HIGH INTENSITY.
2. ALL SIGNS SHALL BE PLACED AT A HEIGHT NOT LESS THAN 5' & NOT GREATER THAN 7', THE HEIGHT IS MEASURED FROM THE BOTTOM OF THE SIGN TO THE EDGE OF NEAREST PAVEMENT. THE SIGN POST SHALL BE PLACED A MINIMUM OF 6' TO A MAXIMUM OF 12' FROM THE ADJACENT PAVEMENT, & A MINIMUM OF 6' FROM THE CROSS TRAFFIC PAVEMENT.
3. STOP BARS SHALL BE 24" WHITE.
4. ALL SITE PAVEMENT MARKINGS SHALL BE PAINT. (UNLESS INDICATED OTHERWISE)
5. ALL PAVEMENT MARKINGS AND SIGNAGE IN THE ROAD RIGHT-OF-WAY SHALL BE THERMOPLASTIC & SHALL CONFORM TO MUTCD AND PBC TYPICAL T-P-06-001.

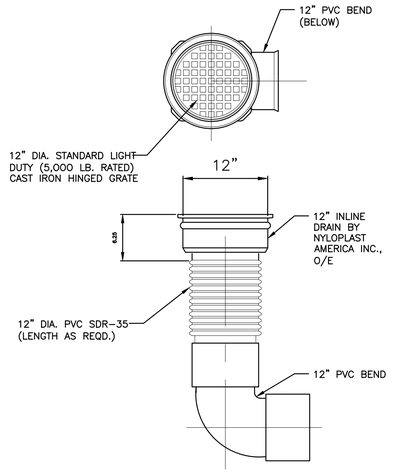



NOTE: PROVIDE MINIMUM 18-INCHES FROM PIPE INVERT TO BOTTOM OF BAFFLE. PROVIDE MINIMUM 24-INCHES FROM BOTTOM OF BAFFLE TO BOTTOM OF CATCH BASIN

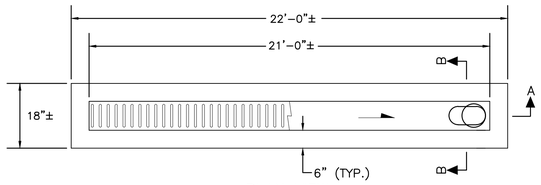
EXFILTRATION TRENCH DETAIL
N.T.S.



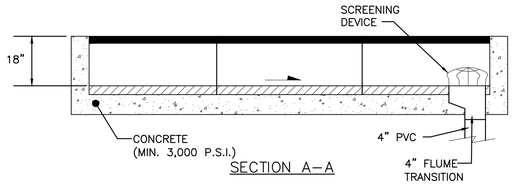

PROPOSED EXFILTR. TRENCH SECTION
N.T.S.



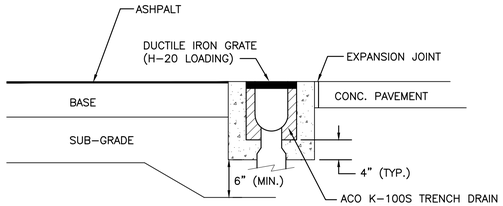

12" DRAIN BASIN YARD INLET
NTS




PLAN VIEW




SECTION A-A



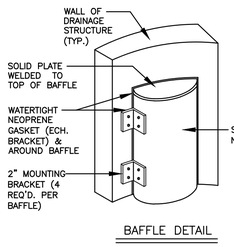

SECTION B-B

NOTES:
1. SUBGRADE SHALL BE COMPACTED TO 95% MOD. PROCTOR DENSITY (AASHTO T-180)
2. CONNECT TRENCH DRAIN TO OUTFALL PIPE IN ACCORDANCE WITH:

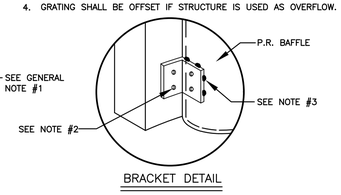
   ALTERNATIVE-A: FOR A TERMINAL CONNECTION USE ONE (1) 90° ELBOW.
   ALTERNATIVE-B: FOR AN IN-LINE CONNECTION USE ONE (1) 45° ELBOW AND ONE (1) WYE.

## TRENCH DRAIN DETAIL
NTS

GENERAL NOTES :
1. BAFFLE TO BE SECTION OF CMP CUT IN HALF. CMP PIPE FOR BAFFLE SHALL BE THE NEXT LARGER PIPE SIZE THAN DISCHARGE LINE.
2. 1/2" GALV. LAG BOLT IN LEAD SHIELD (TYP.).
3. WELD, OR 2 1/2" S.S. THRU BOLTS
4. GRATING SHALL BE OFFSET IF STRUCTURE IS USED AS OVERFLOW.

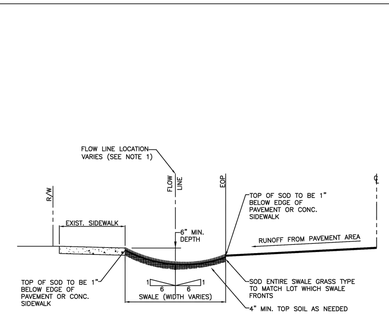



BAFFLE DETAIL




BRACKET DETAIL

POLLUTION RETARDANT BAFFLE DETAIL
NTS




NOTES:
1. HORIZONTAL BOTTOM (FLOW LINE) OF SWALE LOCATION IS TO BE PLACED AT THE POINT WHERE 6:1 SLOPE FROM THE EDGE OF S/W AND 6:1 SLOPE FROM EDGE OF PAVEMENT MEET.
2. TOP OF SOD ELEVATION AS SHOW ABOVE.

| | | | |
|---|---|---|---|
| | ISSUED: MAY 2023 | DEPARTMENT OF DEVELOPMENT SERVICES ENGINEERING, TRANSPORTATION & MOBILITY DIVISION | REVISED: – |
| | DRAWN: EG | TYPICAL SWALE GRADING | DRAWING NO.: C-33 |
| | APPROVED: JG | | |

THIS ITEM HAS BEEN DIGITALLY SIGNED AND SEALED BY WILFORD ZEPHYR ON THE DATE ADJACENT TO THE SEAL.

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

WILFORD ZEPHYR LICENSE No 76036 STATE OF FLORIDA PROFESSIONAL ENGINEER
10-24-23

## LEGEND

| | |
|---|---|
| +9.66 | EXISTING ELEVATION |
| ⊠ | PROPOSED WATER METER |
| ⋈ | EXISTING WATER VALVE |
| N | PROPOSED BFP DEVICE |
| (S) | EXISTING SAN. SEWER MH |

## CIVIL DETAILS I
SCALE: N.T.S.

REVISIONS

| NO. | DATE | DESCRIPTION |
|---|---|---|
| 1 | 10-20-23 | CITY REVIEW COMMENTS |


ZEPHYR ENGINEERING
WILFORD ZEPHYR, P.E.
HOLLYWOOD, FL
(786)302-7693
wzephyreng@gmail.com
CA#-31158


1619 TOWNHOMES
1619 HOLLYWOOD BLVD
HOLLYWOOD, FLORIDA 33021

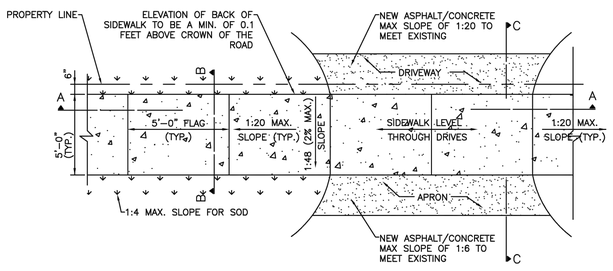
P.E.#:76036

DATE: 6/15/23

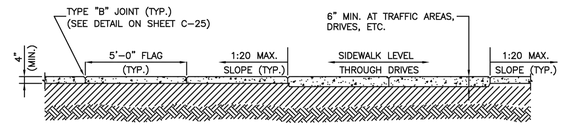
SCALE: N.T.S.

SHEET NO.: C3
3 OF 8

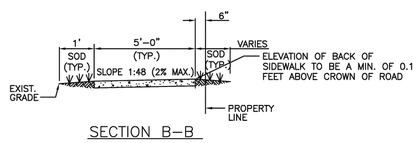
PROJECT NO.: 23-21




PLAN




SECTION A-A

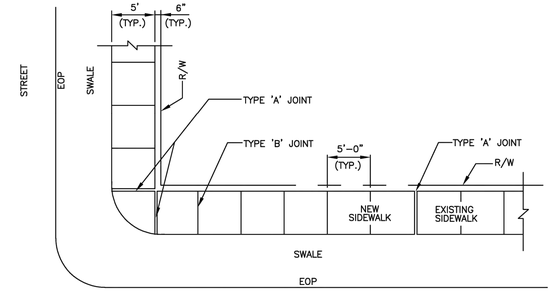



SECTION B-B

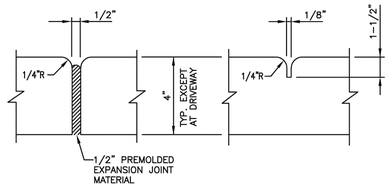
NOTE:

1. ALL SIDEWALK CONSTRUCTION SHALL BE IN STRICT ACCORDANCE WITH THE ADA STANDARDS.
2. LIGHT BROOM FINISH PERPENDICULAR TO THE DIRECTION OF THE SIDEWALK.
3. ALL SIDEWALKS CROSS SLOPES SHALL BE 1:48 (2% MAX.); AND, RUNNING SLOPES 1:20 MAX.

| | | | |
|---|---|---|---|
| ISSUED: MAY 2023 | DEPARTMENT OF DEVELOPMENT SERVICES ENGINEERING, TRANSPORTATION & MOBILITY DIVISION | REVISED: – | |
| DRAWN: EG | SIDEWALK CONSTRUCTION DETAILS (1 OF 3) | DRAWING NO.: C-23 | |
| APPROVED: JG | | | 1 |




PLAN STREET




TYPE 'A' TYPE 'B'

SIDEWALK JOINTS

| TABLE OF SIDEWALK JOINTS | |
|---|---|
| TYPE | LOCATION |
| 'A' | P.C. & P.T. OF CURVES; JUNCTION OF EXISTING AND NEW SIDEWALKS; WHERE SIDEWALK ABUTS CONCRETE CURBS, DRIVEWAYS AND SIMILAR STRUCTURES. |
| 'B' | 5' CENTER TO CENTER ON SIDEWALKS. |

NOTES:

1. CONCRETE SHALL BE CLASS 1 WITH MINIMUM COMPRESSIVE STRENGTH OF 3,000 PSI AT 28 DAYS.
2. USE OF FIBER REINFORCED CEMENT IS PROHIBITED.
3. SIDEWALK LONGITUDINAL AND CROSS SLOPES SHALL MEET ADA STANDARDS.
4. SIDEWALK CURB RAMPS SHALL BE PROVIDED AT ALL DESIGNATED PEDESTRIAN CROSSING AT INTERSECTIONS PER FDOT STANDARD PLANS INDEX NO. 522-002.
5. THE VERTICAL DEVIATION OF THE COVER/LID OF A GIVEN UTILITY BOX/STRUCTURE SHALL NOT BE MORE THAN A ¼" DIFFERENCE IN HEIGHT/ELEVATION OF THE FINISHED SIDEWALK SURFACE.
6. 4" THICK MINIMUM (TYP.); 6" THICK AT DRIVEWAYS, EXTENDED TWO FEET ON BOTH SIDES BEYOND THE DRIVE.

| | | | |
|---|---|---|---|
| ISSUED: MAY 2023 | DEPARTMENT OF DEVELOPMENT SERVICES ENGINEERING, TRANSPORTATION & MOBILITY DIVISION | REVISED: – | |
| DRAWN: EG | SIDEWALK CONSTRUCTION DETAILS (3 OF 3) | DRAWING NO.: C-25 | |
| APPROVED: JG | | | 1 |

THIS ITEM HAS BEEN DIGITALLY SIGNED AND SEALED BY WILFORD ZEPHYR ON THE DATE ADJACENT TO THE SEAL.

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

WILFORD ZEPHYR LICENSE No 76036 STATE OF FLORIDA PROFESSIONAL ENGINEER
10-24-23

LEGEND

- EXISTING ELEVATION
- PROPOSED WATER METER
- EXISTING WATER VALVE
- PROPOSED BFP DEVICE
- EXISTING SAN. SEWER MH

**CIVIL DETAILS II**

SCALE: N.T.S.

REVISIONS

| NO. | DATE | DESCRIPTION |
|---|---|---|
| 1 | 10-20-23 | CITY REVIEW COMMENTS |


ZEPHYR ENGINEERING
WILFORD ZEPHYR, P.E.
HOLLYWOOD, FL
(786)302-7693
wzephyreng@gmail.com
CA#:31158


1619 TOWNHOMES
1619 HOLLYWOOD BLVD
HOLLYWOOD, FLORIDA 33021

P.E.#:76036

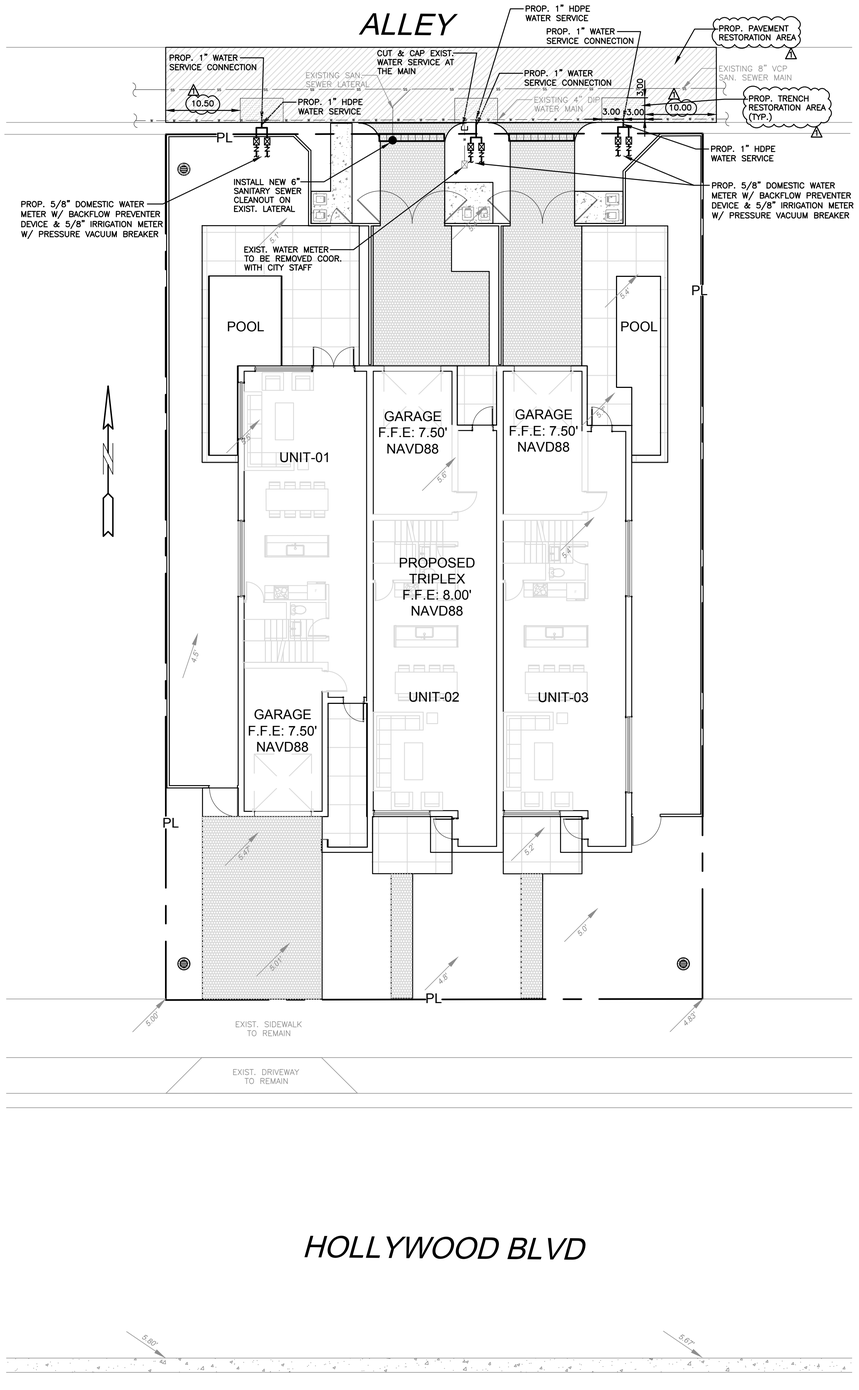
DATE: 6/15/23

SCALE: N.T.S.

SHEET NO.: C4
4 OF 8

PROJECT NO.: 23-21

ALL ELEVATIONS ARE REFERENCED
TO NAVD88 VERTICAL DATUM




## LEGEND

- x.66 EXISTING ELEVATION
- PROPOSED WATER METER
- EXISTING WATER VALVE
- PROPOSED BFP DEVICE
- EXISTING SAN. SEWER MH

## WATER & SEWER CONNECTION PLAN

SCALE: 1"=10'

REVISIONS

| NO. | DATE | DESCRIPTION |
|---|---|---|
| 1 | 10-20-23 | CITY REVIEW COMMENTS |


ZEPHYR ENGINEERING
WILFORD ZEPHYR, P.E.
HOLLYWOOD, FL
(786)302-7693
wzephyreng@gmail.com
CA#:31158


1619 TOWNHOMES
1619 HOLLYWOOD BLVD
HOLLYWOOD, FLORIDA 33021

WILFORD ZEPHYR LICENSE No 76036 STATE OF FLORIDA PROFESSIONAL ENGINEER
10-24-23

THIS ITEM HAS BEEN DIGITALLY SIGNED AND SEALED BY WILFORD ZEPHYR ON THE DATE ADJACENT TO THE SEAL.

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

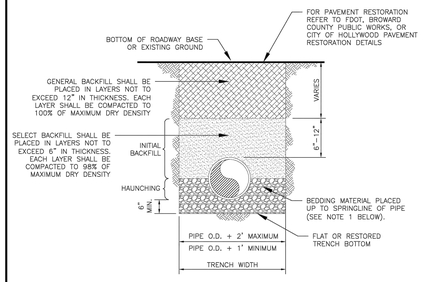
P.E.#:76036

DATE: 6/15/23

SCALE: 1"=10'

SHEET NO.:
C5
5 OF 8

PROJECT NO.: 23-21




NOTES:

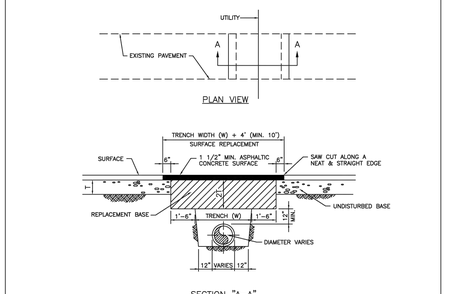
1. WHEN PIPE INSTALLATION IS ABOVE THE GROUND WATER TABLE ELEVATION, OR WHENEVER BEDDING COPPER PIPE UNDER ANY CONDITION, BEDDING MATERIAL SHALL BE CLEAN SANDY SOIL IF AVAILABLE WITHIN THE LIMITS OF CONSTRUCTION. IMPORTED BEDDING SHALL BE WELL GRADED, WASHED CRUSHED STONE (OR DRAINFIELD LIMEROCK). CRUSHED STONE SHALL CONSIST OF HARD, DURABLE, SUB-ANGULAR PARTICLES OF PROPER SIZE AND GRADATION, AND SHALL BE FREE FROM ORGANIC MATERIAL, WOOD, TRASH, SAND, LOAM, CLAY, EXCESS FINES, AND OTHER DELETERIOUS MATERIALS.
2. ALL BEDDING MATERIAL SHALL BE COMPACTED TO 95% OF MAXIMUM DENSITY BEFORE ANY PIPE IS LAID. FOR ADDITIONAL MATERIAL SPECIFICATIONS REFER TO SPECIFICATION SECTION 02222, "EXCAVATION AND BACKFILL FOR UTILITIES".
3. DENSITY TESTING SHALL BE IN ACCORDANCE WITH AASHTO T-180 AND ASTM D-3017.
4. BACKFILL TO COMPLY WITH FDOT DESIGN STANDARD 125-8.

| ISSUED: 03/01/1994 | DEPARTMENT OF PUBLIC UTILITIES STANDARD DETAIL | REVISED: 11/06/2017 |
|---|---|---|
| DRAWN: EAM | PIPE LAYING CONDITION TYPICAL SECTION (P.V.C.) | DRAWING NO. G-03 |
| APPROVED: XXX | | |

## FLEXIBLE PAVEMENT RESTORATION NOTES:

1. THE ABOVE DETAILS APPLY ONLY TO ASPHALT PAVEMENT RESTORATION OVER UTILITY TRENCHES CUT WITHIN CITY OF HOLLYWOOD RIGHTS-OF-WAY. FOR PAVEMENT RESTORATION WITHIN BROWARD COUNTY OR FDOT RIGHTS-OF-WAY REFER TO THE CORRESPONDING DETAILS FOR THOSE AGENCIES.
2. LIMEROCK BASE MATERIAL SHALL HAVE A MINIMUM L.B.R. OF 100 AND A MINIMUM CARBONATE CONTENT OF 70%. REPLACED BASE MATERIAL OVER TRENCH SHALL BE A MINIMUM OF 12" THICK".
3. LIMEROCK BASE MATERIAL SHALL BE PLACED IN 12" MAXIMUM (LOOSE MEASUREMENT) THICKNESS LAYERS WITH EACH LAYER THOROUGHLY ROLLED OR TAMPED AND COMPACTED TO 100% OF MAXIMUM DENSITY, PER AASHTO T-180, PRIOR TO THE PLACEMENT OF THE SUCCEEDING LAYERS.
4. STABILIZED SUBGRADE MATERIAL SHALL BE GRANULAR AND SHALL HAVE A MINIMUM L.B.R. OF 40.
5. BACKFILL SHALL BE PLACED AND COMPACTED IN ACCORDANCE WITH THE PIPE LAYING CONDITION TYPICAL SECTIONS IN DETAILS G-02 AND G-03, AND THE SPECIFICATIONS, BUT TESTING WILL BEGIN 12" ABOVE THE INSTALLED FACILITY.
6. ALL EDGES AND JOINTS OF EXISTING ASPHALT PAVEMENT SHALL BE SAW CUT TO STRAIGHT LINES, PARALLEL TO OR PERPENDICULAR TO THE ROADWAY, PRIOR TO THE RESURFACING.
7. RESURFACING MATERIAL SHALL BE FDOT SUPERPAVE, AND SHALL BE APPLIED A MINIMUM OF TWO INCH IN THICKNESS.
8. MILL AND BUTT JOINT TO EXISTING PAVEMENT.
9. IF THE TRENCH IS FILLED TEMPORARILY, IT SHALL BE COVERED WITH A 2" ASPHALTIC CONCRETE PATCH TO KEEP THE FILL MATERIAL FROM RAVELING UNTIL REPLACED WITH A PERMANENT PATCH.
10. REFER TO SPECIFICATIONS FOR DETAILED PROCEDURES.
11. WHERE THE UTILITY TRENCH CROSSES EXISTING ASPHALT DRIVEWAYS, THE LIMEROCK BASE THICKNESS MAY BE A MINIMUM OF 6 INCHES THICK. REGARDLESS OF THE EXTENT OF IMPACT, THE ENTIRE DRIVEWAY SURFACE BETWEEN THE EDGE OF THE ROADWAY PAVEMENT AND PROPERTY LINE OR FRONT OF SIDEWALK SHALL BE OVERLAID USING 2-INCH THICK MINIMUM ASPHALTIC CONCRETE SURFACE COURSE WHERE INDICATED ON THE PLANS OR AS DIRECTED BY THE CITY/ENGINEER.

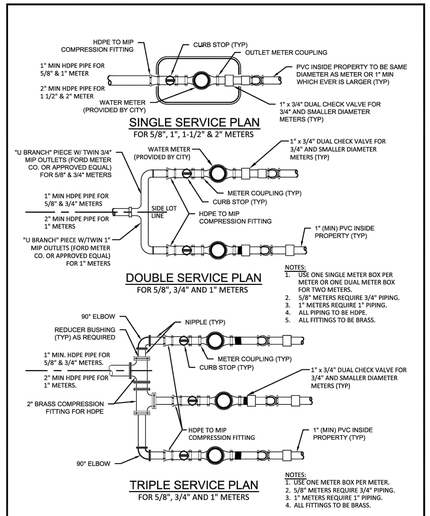
| ISSUED: 03/01/1994 | DEPARTMENT OF PUBLIC UTILITIES STANDARD DETAIL | REVISED: 11/06/2017 |
|---|---|---|
| DRAWN: EAM | FLEXIBLE PAVEMENT RESTORATION NOTES | DRAWING NO. G-12 |
| APPROVED: XXX | | |




NOTES:

1. REPLACED BASE MATERIAL OVER TRENCH SHALL BE TWICE THE THICKNESS OF THE ORIGINAL BASE, MINIMUM 12", MAXIMUM 18".
2. BASE MATERIAL SHALL BE PLACED IN 6" MAXIMUM (LOOSE MEASUREMENT) LAYERS AND EACH LAYER THOROUGHLY ROLLED OR TAMPED TO 98% OF MAXIMUM DENSITY, PER AASHTO T-180.
3. ASPHALT CONCRETE PAVEMENT JOINTS SHALL BE MECHANICALLY SAWED.
4. SURFACE TREATED PAVEMENT JOINTS SHALL BE LAPPED AND FEATHERED.
5. SURFACE MATERIAL SHALL BE CONSISTENT WITH THE EXISTING SURFACE.
6. BASE MATERIAL SHALL HAVE A MINIMUM LBR OF 100 AND A MINIMUM CARBONATE CONTENT OF 70%.
7. IF THE TRENCH IS FILLED TEMPORARILY, IT SHALL BE COVERED WITH A 2" ASPHALTIC CONCRETE PATCH TO KEEP THE FILL MATERIAL FROM RAVELING UNTIL REPLACED WITH A PERMANENT PATCH.
8. MINIMUM PAVEMENT RESTORATION WIDTH IS 10'.

| ISSUED: MAY 2023 | DEPARTMENT OF DEVELOPMENT SERVICES ENGINEERING, TRANSPORTATION & MOBILITY DIVISION | REVISED: – |
|---|---|---|
| DRAWN: EG | FLEXIBLE PAVEMENT RESTORATION PERPEND. UTILITY INSTALLATION | DRAWING NO.: C-31 |
| APPROVED: JG | | |




NOTES:
1. USE ONE SINGLE METER BOX PER METER OR ONE DUAL METER BOX FOR TWO METERS.
2. 5/8" METERS REQUIRE 3/4" PIPING.
3. 1" METERS REQUIRE 1" PIPING.
4. ALL PIPING TO BE HDPE.
5. ALL FITTINGS TO BE BRASS.

NOTES:
1. USE ONE METER BOX PER METER.
2. 5/8" METERS REQUIRE 3/4" PIPING.
3. 1" METERS REQUIRE 1" PIPING.
4. ALL FITTINGS TO BE BRASS.

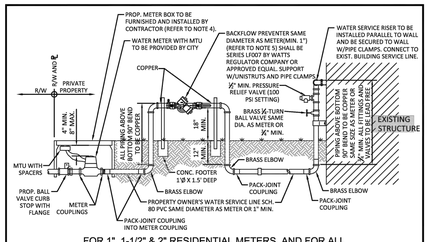
NO GALVANIZED PIPE OR FITTINGS ALLOWED

| ISSUED: 03/01/1994 | DEPARTMENT OF PUBLIC UTILITIES STANDARD DETAIL | REVISED: 11/06/2017 |
|---|---|---|
| DRAWN: EAM | TYPICAL 5/8", 1", 1-1/2" AND 2" METER INSTALLATION | DRAWING NO. W-06 |
| APPROVED: XXX | | |

## WATER METER SERVICE NOTES:

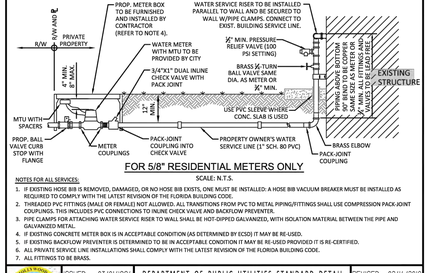
1. SUCCESSIVE TAPS INTO THE WATER MAIN SHALL BE SPACED NOT LESS THAN 18" ON CENTER.
2. P.E. TUBING SHALL BE IN ACCORDANCE WITH THE LATEST EDITION OF AWWA STANDARD C901, "POLYETHYLENE (PE) PRESSURE PIPE AND TUBING, 1/2 IN. (13mm) THROUGH 3 IN. (76 mm), FOR WATER SERVICE".
3. MINIMUM SERVICE PIPE DIAMETER SHALL BE 1" FOR SINGLE OR DUAL ¾" OR SINGLE 1" DIAMETER METERS.
4. MINIMUM SERVICE PIPE DIAMETER SHALL BE 2" FOR SINGLE OR DUAL 1-½" OR SINGLE 2" DIAMETER METERS.
5. FOR METER DIAMETERS LARGER THAN 2", THE MINIMUM SERVICE PIPE DIAMETER SHALL BE THE SAME AS THE METER DIAMETER.
6. APPROVED COPPER TUBING MAY BE USED AT THE CITY'S DISCRETION.
7. FOR NEW METER INSTALLATIONS, ALL SADDLES, VALVES, PIPING, FITTINGS,CURB STOPS, METER VALVES, METER COUPLINGS, METER VAULTS AND COVERS SHALL BE FURNISHED AND INSTALLED BY THE CONTRACTOR. THE WATER METERS WILL BE PROVIDED AND INSTALLED BY THE CITY OF HOLLYWOOD (NEW ACCOUNTS).
8. FOR METER RELOCATIONS, ALL SADDLES, VALVES, PIPING, FITTINGS, CURB STOPS, METER VALVES, METER COUPLINGS, METER VAULTS AND COVERS SHALL BE FURNISHED AND INSTALLED BY THE CONTRACTOR. THE EXISTING WATER METER TO BE RELOCATED AND INSTALLED BY CONTRACTOR.
9. FOR EXISTING METERS ABUTTING THE RIGHT-OF-WAY THAT ARE BEING DISCONNECTED FROM EXISTING MAINS AND RECONNECTED TO NEW MAINS, THE CONTRACTOR SHALL:
   a. CUT AND PLUG THE EXISTING SERVICE LINE AT THE MAIN AND AT THE METER, AND REMOVE THE EXISTING BALL VALVE CURB STOP.
   b. FURNISH AND INSTALL SERVICE SADDLE, CORPORATION STOP OR SERVICE VALVE AND VALVE BOX, PIPING AND FITTINGS UP TO AND INCLUDING THE BALL VALVE CURB STOP.
12. THE ELEVATION AT THE TOP OF THE METER BOX SHALL MATCH THE ELEVATION OF THE BACK OF SIDEWALK, WHENEVER PRACTICAL.
13. AS PART OF THE SERVICE INSTALLATION, THE CONTRACTOR SHALL RESTORE THE RIGHT-OF-WAY TO MATCH EXISTING CONDITIONS, INCLUDING ROADWAY PAVEMENT, PAVEMENT MARKINGS AND RPMs, CONCRETE CURBS, SIDEWALKS, RAMPS (INCLUDING DETECTABLE WARNING SURFACE), SODDING, AND ALL OTHER IMPROVEMENTS REMOVED OR DAMAGED DURING THE SERVICE INSTALLATION.
14. FOR UNPAVED AREAS, THE MINIMUM GROUND COVER ACCEPTED BY THE CITY IS SODDING.

| ISSUED: 03/01/1994 | DEPARTMENT OF PUBLIC UTILITIES STANDARD DETAIL | REVISED: 11/06/2017 |
|---|---|---|
| DRAWN: EAM | WATER METER SERVICE NOTES FOR 5/8" THROUGH 2" METERS | DRAWING NO. W-07 |
| APPROVED: XXX | | |




FOR 1", 1-1/2" & 2" RESIDENTIAL METERS, AND FOR ALL COMMERCIAL PROPERTIES REGARDLESS OF METER DIAMETER

SCALE: N.T.S.

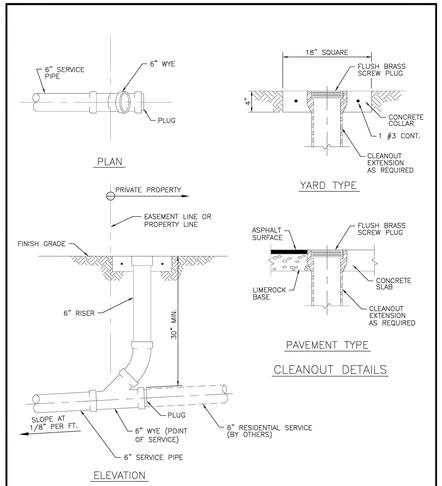



FOR 5/8" RESIDENTIAL METERS ONLY

SCALE: N.T.S.

NOTES FOR ALL SERVICES:
1. IF EXISTING HOSE BIB IS REMOVED, DAMAGED, OR NO HOSE BIB EXISTS, ONE MUST BE INSTALLED. A HOSE BIB VACUUM BREAKER MUST BE INSTALLED AS REQUIRED TO COMPLY WITH THE LATEST REVISION OF THE FLORIDA BUILDING CODE.
2. THREADED PVC FITTINGS (MALE OR FEMALE) NOT ALLOWED. ALL TRANSITIONS FROM PVC TO METAL PIPING/FITTINGS SHALL USE COMPRESSION PACK-JOINT COUPLINGS. THIS INCLUDES PVC CONNECTIONS TO INLINE CHECK VALVE AND BACKFLOW PREVENTER.
3. PIPE CLAMPS FOR ATTACHING WATER SERVICE RISER TO WALL SHALL BE HOT-DIPPED GALVANIZED, WITH ISOLATION MATERIAL BETWEEN THE PIPE AND GALVANIZED METAL.
4. IF EXISTING CONCRETE METER BOX IS IN ACCEPTABLE CONDITION (AS DETERMINED BY ECSO) IT MAY BE RE-USED.
5. IF EXISTING BACKFLOW PREVENTER IS DETERMINED TO BE IN ACCEPTABLE CONDITION IT MAY BE RE-USED PROVIDED IT IS RE-CERTIFIED.
6. ALL PRIVATE SERVICE LINE INSTALLATIONS SHALL COMPLY WITH THE LATEST REVISION OF THE FLORIDA BUILDING CODE.
7. ALL FITTINGS TO BE BRASS.

| ISSUED: 03/01/1994 | DEPARTMENT OF PUBLIC UTILITIES STANDARD DETAIL | REVISED: 02/14/2018 |
|---|---|---|
| DRAWN: EAM | TYPICAL WATER SERVICE FROM METER TO STRUCTURE FOR 5/8" THROUGH 2" METERS | DRAWING NO. W-10 |
| APPROVED: XXX | | |




| ISSUED: 03/01/1994 | DEPARTMENT OF PUBLIC UTILITIES STANDARD DETAIL | REVISED: 06/08/2016 |
|---|---|---|
| DRAWN: EAM | SEWER SERVICE CONNECTION AND CLEANOUT AT PROPERTY LINE | DRAWING NO. S-12 |
| APPROVED: XXX | | |

# WATER & SEWER CONNECTION DETAILS

SCALE: N.T.S.

| NO. | DATE | DESCRIPTION |
|---|---|---|
| 1 | 10-20-23 | CITY REVIEW COMMENTS |


ZEPHYR ENGINEERING
WILFORD ZEPHYR, P.E.
HOLLYWOOD, FL
(786)302-7693
wzephyreng@gmail.com
CA#-31158


1619 TOWNHOMES
1619 HOLLYWOOD BLVD
HOLLYWOOD, FLORIDA 33021

WILFORD ZEPHYR LICENSE No 76036 STATE OF FLORIDA PROFESSIONAL ENGINEER
10-24-23

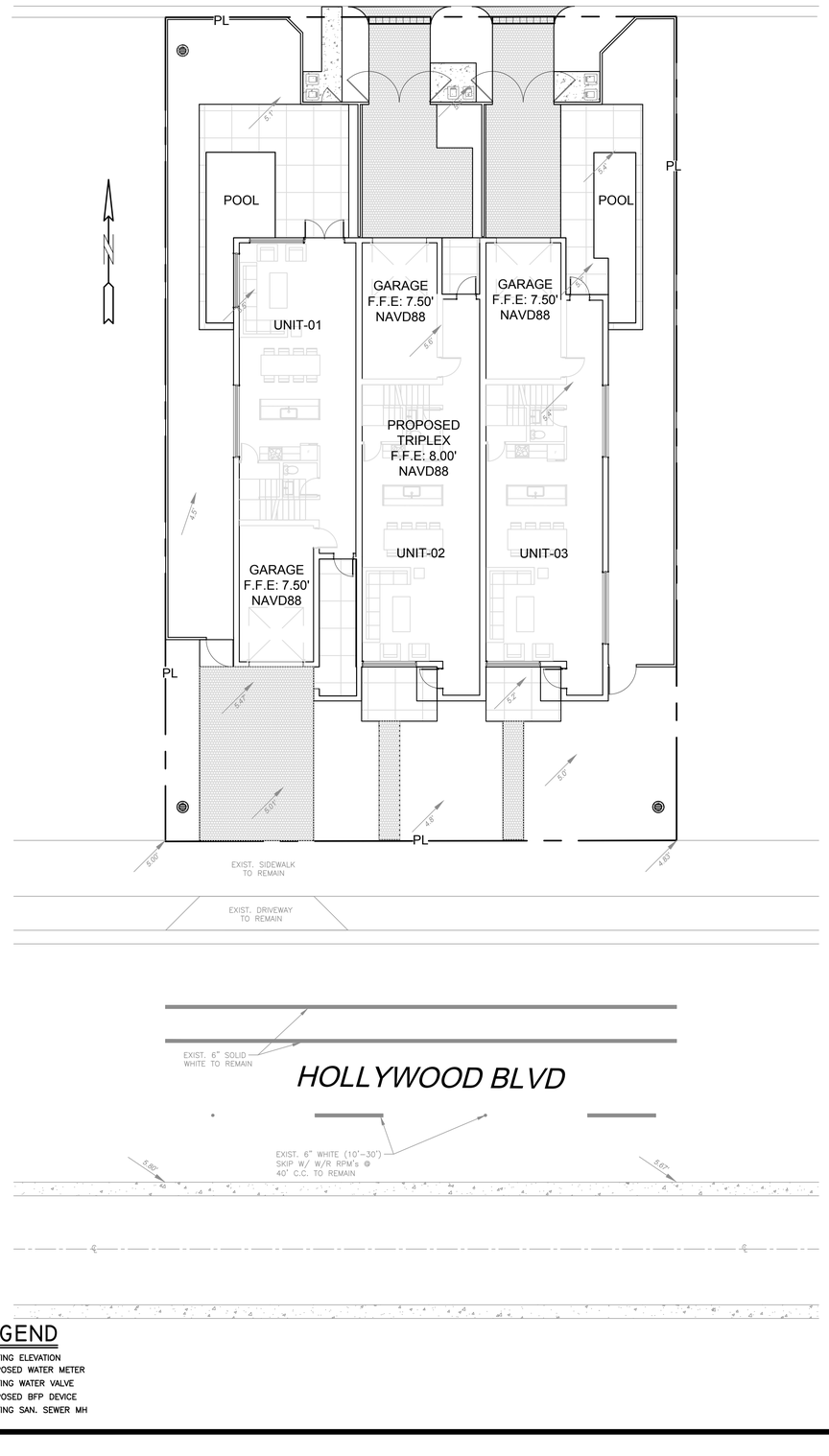
THIS ITEM HAS BEEN DIGITALLY SIGNED AND SEALED BY WILFORD ZEPHYR ON THE DATE ADJACENT TO THE SEAL.

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

P.E.#:76036
DATE: 6/15/23
SCALE: N.T.S.
SHEET NO.: C6
6 OF 8
PROJECT NO.: 23-21

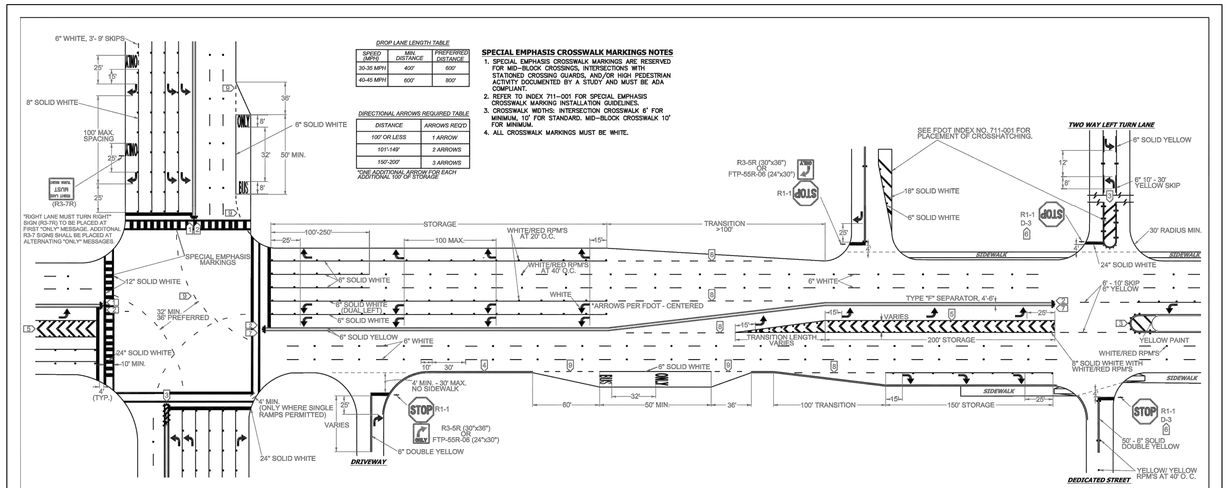
BCTED NO. XXXXXXX

ALL ELEVATIONS ARE REFERENCED TO NAVD88 VERTICAL DATUM




## LEGEND

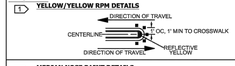
- ø9.66 EXISTING ELEVATION
- PROPOSED WATER METER
- EXISTING WATER VALVE
- PROPOSED BFP DEVICE
- EXISTING SAN. SEWER MH

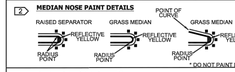



## NOTES

1. ALL PAVEMENT MARKINGS SHALL BE ALKYD BASED THERMOPLASTIC AND FULLY RETROREFLECTORIZED.
2. ALL PAVEMENT MARKINGS ON PAVER SYSTEMS SHALL BE 3M 380/381 SERIES TAPE OR EQUIVALENT AND APPLIED WITH P60 ADHESIVE AS PER MANUFACTURERS SPECIFICATIONS.
3. ALL PAVEMENT MARKINGS AND SIGNING SHALL BE IN ACCORDANCE WITH THE "MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES", BCTED STANDARDS, AND FDOT DESIGN STANDARDS.
4. SEE FDOT INDEX NO 706-001 FOR PLACEMENT OF RPM's (FOR BULLNOSE RPM TREATMENT, SEE LEGEND NO. 1)
5. RPM's SHALL BE CLASS "B" OR EQUIVALENT, APPLIED WITH EPOXY OR BITUMINOUS ADHESIVE.
6. FDOT APPROVED SEALER SHALL BE USED WHEN APPLYING MARKINGS ON CONCRETE.
7. FOR BIKE LANE DETAILS SEE FDOT INDEX NO. 711-002.
8. EXISTING MARKINGS SHALL BE REMOVED BY WATER BLASTING OR SAND BLASTING.
9. ALL STOP LINES TO BE 4' BEHIND CROSSWALK OR SIDEWALK.
10. PAVEMENT MARKING REFLECTIVITY SHALL BE UNIFORM ACROSS THE ENTIRE STRIPE AND SHALL HAVE A MINIMUM REFLECTIVITY READING OF 250 MILLICANDELAS FOR WHITE AND 175 MILLICANDELAS FOR YELLOW.
11. ALL PRODUCTS MUST BE ON FDOT'S APPROVED PRODUCTS LIST (APL).
12. RPMS SHALL NOT BE INSTALLED ADJACENT TO BIKE LANES.
13. LONGITUDINAL CROSSWALK MARKINGS SHALL BE INSTALLED AT ALL CROSS STREETS ON COUNTY ROADS THAT ARE FOUR LANES OR GREATER.

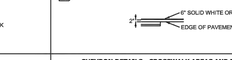
## LEGEND

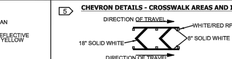
1. YELLOW/YELLOW RPM DETAILS



2. MEDIAN NOSE PAINT DETAILS



3. PAINTED MEDIAN DETAILS

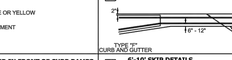


4. EDGE LINE DETAILS



5. CHEVRON DETAILS - CROSSWALK AREAS AND IN FRONT OF CURB RAMPS


(SEE FDOT INDEX NO. 17346 FOR SPACING OF CHEVRONS)

6. STREET NAME BLADE DETAILS
SEE BCTED STOP SIGN AND STREET IDENTIFICATION ASSEMBLY TYPICAL DETAILS.

7. TYPE IV SEPARATOR DETAILS



8. 6'-10' SKIP DETAILS
6' - 10' SKIPS 6" WHITE SHALL BE USED FOR THE FOLLOWING CONDITIONS:
- TRANSITIONS AT ALL LEFT AND RIGHT TURN LANES

9. 2'-4' SKIP DETAILS
2' - 4' SKIPS 6" WHITE SHALL BE USED FOR THE FOLLOWING CONDITIONS:
- RADIUS GUIDE LINES BETWEEN DUAL LEFTS TURN MOVEMENT (60' RADIUS PREFERRED OR AS NOTED ON PLANS)
- BUS BAY TRANSITIONS

STOP SIGN NOTE
WHERE SIDE ROADS INTERSECT A MULTI LANE STREET OR HIGHWAY THAT HAS A SPEED LIMIT OF 45 MPH OR HIGHER, THE MINIMUM SIZE OF THE STOP SIGNS FACING THE SIDE ROAD APPROACHES, EVEN IF THE SIDE ROAD ONLY HAS ONE APPROACH LANE, SHALL BE 36"X36".

WHERE SIDE ROADS INTERSECT A MULTI-LANE (INCLUDING TURN LANE) STREET OR HIGHWAY THAT HAS A SPEED LIMIT OF 40 MPH OR LOWER, THE MINIMUM SIZE OF THE STOP SIGN FACING THE SIDE ROAD APPROACHES SHALL BE 30"X30".

| REVISIONS | |
|---|---|
| DATE | DESCRIPTION |
| 11-24-2020 | UPDATED NOTES |
| 04-14-2021 | UPDATED NOTES |
| 05-06-2022 | UPDATED NOTES |

BROWARD COUNTY FLORIDA

PUBLIC WORKS DEPARTMENT
TRAFFIC ENGINEERING DIVISION

DESIGN BY: CARMELO CARATOZZOLO, P.E. | SCALE: NTS
DRAWN BY: STEPHON RAMOUTAR
CHECKED BY: CARMELO CARATOZZOLO, P.E.

**PAVEMENT MARKINGS AND SIGNS DETAILS**

SHEET NO. 1 OF 1



10-24-23

THIS ITEM HAS BEEN DIGITALLY SIGNED AND SEALED BY WILFORD ZEPHYR ON THE DATE ADJACENT TO THE SEAL.

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

# ROW PAVEMENT MARKING PLAN & DETAIL

SCALE: 1"=10'

REVISIONS

| NO. | DATE | DESCRIPTION |
|---|---|---|


ZEPHYR ENGINEERING
WILFORD ZEPHYR, P.E.
HOLLYWOOD, FL
(786)302-7693
wzephyreng@gmail.com
CA#-31158


1619 TOWNHOMES
1619 HOLLYWOOD BLVD
HOLLYWOOD, FLORIDA 33021

P.E.#:76036

DATE: 6/15/23

SCALE: 1"=10'

SHEET NO.: C7
7 OF 8

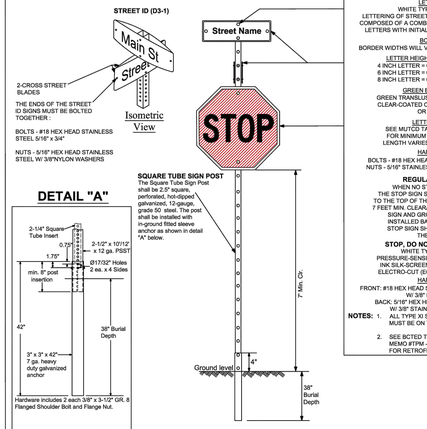
PROJECT NO.: 23-21

BCTED NO. XXXXXXX

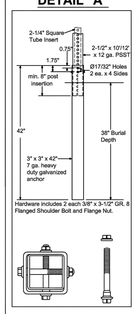
ALL ELEVATIONS ARE REFERENCED TO NAVD88 VERTICAL DATUM

FOR SIGN ASSEMBLIES WITH MAXIMUM 8.75 SQUARE FOOT PANEL AREA

Typical Details

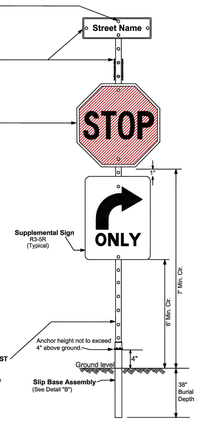



DETAIL "A"




FOR SIGN ASSEMBLIES WITH GREATER THAN 8.75 SQUARE FOOT PANEL AREA WITH SUPPLEMENTAL SIGN

Typical Details




**STREET ID (D3-1) MATERIALS:**

LETTERS
WHITE TYPE XI SHEETING
LETTERING OF STREET NAME SIGNS SHALL BE COMPOSED OF A COMBINATION OF LOWERCASE LETTERS WITH INITIAL UPPERCASE LETTERS

BORDER
BORDER WIDTHS WILL VARY BASED ON LETTER HEIGHTS

LETTER HEIGHTS - BORDER WIDTHS
4 INCH LETTER = 0.375 INCH BORDER WIDTH
6 INCH LETTER = 0.500 INCH BORDER WIDTH
8 INCH LETTER = 0.750 INCH BORDER WIDTH

GREEN BACKGROUND
GREEN TRANSLUSCENT INK SILK-SCREENED CLEAR-COATED OR ELECTRO-CUT (EC) FILM OR EQUIVALENT

LETTER SIZES
SEE MUTCD TABLE 2D-2 (PG 163) FOR MINIMUM LETTER HEIGHTS. LENGTH VARIES BY STREET NAME

HARDWARE
BOLTS - #18 HEX HEAD STAINLESS STEEL 5/16" x 3"
NUTS - 5/16" STAINLESS STEEL W NYLON WASHERS.

**REGULATORY SIGN**
WHEN NO STREET ID IS PRESENT
THE STOP SIGN SHALL BE MOUNTED FLUSH TO THE TOP OF THE POST WHILE MAINTAINING 7 FEET MIN. CLEARANCE BETWEEN BOTTOM OF SIGN AND GROUND LEVEL. ANY SIGN INSTALLED BACK TO BACK WITH THE STOP SIGN SHALL BE SMALLER THAN THE STOP SIGN.

**STOP, DO NOT ENTER OR YIELD**
WHITE TYPE XI SHEETING
PRESSURE-SENSITIVE RED TRANSLUCENT INK SILK-SCREENED CLEAR-COATED OR ELECTRO-CUT (EC) FILM OR EQUIVALENT.

HARDWARE
FRONT: #18 HEX HEAD STAINLESS STEEL 5/16" x 3" BOLT W/ 3/8" NYLON WASHER
BACK: 5/16" HEX HEAD STAINLESS STEEL NUT W/ 3/8" STAINLESS STEEL WASHER.

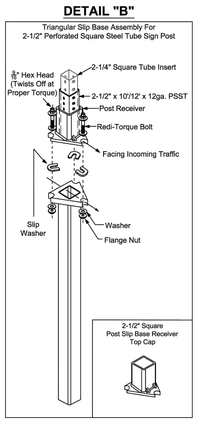
**NOTES:** 1. ALL TYPE XI SHEETING UTILIZED MUST BE ON THE FDOT APL LIST.

2. SEE BCTED TECHNICAL POLICY MEMO #TPM - 16-001 - SPECIFICATIONS FOR RETROFLECTIVE TRAFFIC SIGN MATERIALS.

**SQUARE TUBE SIGN POST**
The Square Tube Sign Post shall consist of a 6 foot x 2.25" square tube insert inserted into a 2.5" square post receiver. Both tubes will be perforated, hot-dipped galvanized, 12-gauge, grade 50 steel. The post shall be installed into the slip base assembly shown in detail "B".

DETAIL "B"

Triangular Slip Base Assembly For 2-1/2" Perforated Square Steel Tube Sign Post




Notes:
1. Dimensions and certain details for the parts used to assemble the slip base connections are intentionally not shown. Slip base connections are patented manufactured products that are in compliance with NCHRP 350 crash test criteria. The base connection details are only shown on this plan to illustrate how the parts are assembled. The complete assembly must be designed to withstand 150 mph Base Wind Speed per 2013 AASHTO Standard Specifications for Structural Supports for Highway Signs, Luminaires, and Traffic Signals, 6th edition and interims.
2. For standard ground sign installation, see detail entitled " Ground Sign Assembly Details".

| REVISIONS | |
|---|---|
| DATE | DESCRIPTION |
| 02-28-2020 | ADDED ISOMETRIC VIEW |
| 02-05-2021 | UPDATED POST BASE HEIGHT |
| 06-22-2023 | UPDATED SIGN POST NOTES |

BROWARD COUNTY FLORIDA

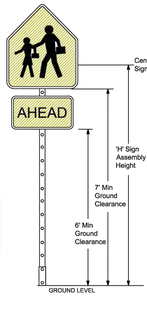
PUBLIC WORKS DEPARTMENT
TRAFFIC ENGINEERING DIVISION

| | |
|---|---|
| DESIGN BY: CARMELO CARATOZZOLO, P.E. | SCALE: NTS |
| DRAWN BY: STEPHON RAMOUTAR | |
| CHECKED BY: CARMELO CARATOZZOLO, P.E. | |

**STOP SIGN AND STREET IDENTIFICATION ASSEMBLY TYPICAL DETAILS**

SHEET NO. 1 OF 1

**GUIDE TO USE THIS STANDARD:**
1. Calculate the Total Panel Area and the centroid 'C' for an individual sign or a sign cluster.
2. Determine the height 'H' from the groundline for the individual sign or the cluster.
3. Consult the Post Size Table and find the intersection point.
4. Design the post and the foundation according to the required Post Size and Assembly Details.

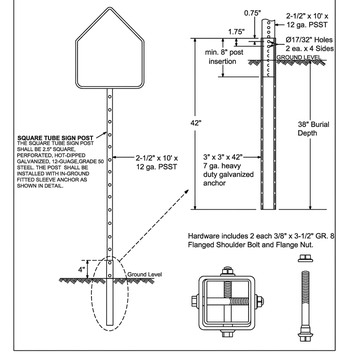



Post Size Table

| Total Panel Area (sf) | 'H' Sign Assembly Height (ft) (measure from ground) | | | | |
|---|---|---|---|---|---|
| | 8 | 8.5 | 9 | 9.5 | 10 |
| 3 | | | | | |
| 4 | | | | | |
| 5 | Sign Post with 3" x 7 ga. Square Anchor | | | | |
| 6 | | | | | |
| 7 | | | | | |
| 8 | | | | | |
| 9 | | | | | |
| 10 | | | | | |
| 11 | | | | | |
| 12 | | | | | |
| 13 | Sign Post with Triangular Slip Base Assembly | | | | |
| 14 | | | | | |
| 15 | | | | | |
| 16 | | | | | |
| 17 | | | | | |
| 18 | | | | | |
| 19 | Two Post Installation Required with Triangular Slip Base | | | | |
| 20+ | | | | | |

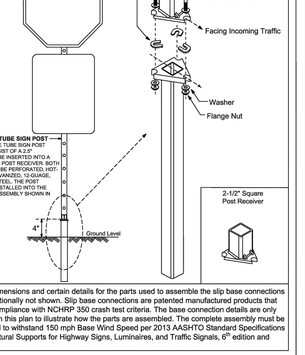
*SIGNS IN EXCESS OF POST SIZE TABLE IF A SIGN PANEL IS EQUAL TO OR GREATER THAN 4 FEET IN WIDTH, A TWO POST INSTALLATION IS REQUIRED WITH A TRIANGULAR SLIP BASE.

**Sign Post with 3" x 7 ga. Square Anchor**




SQUARE TUBE SIGN POST
THE SQUARE TUBE SIGN POST SHALL BE 2.5" SQUARE, PERFORATED, HOT-DIPPED GALVANIZED, 12-GUAGE,GRADE 50 STEEL. THE POST SHALL BE INSTALLED WITH IN-GROUND FITTED SLEEVE ANCHOR AS SHOWN IN DETAIL.

**Sign Post with Triangular Slip Base**




SQUARE TUBE SIGN POST
THE SQUARE TUBE SIGN POST SHALL CONSIST OF A 2.25" SQUARE TUBE INSERTED INTO A 2.5" SQUARE POST RECEIVER, BOTH TUBES WILL BE PERFORATED, HOT-DIPPED GALVANIZED, 12-GUAGE, GRADE 50 STEEL. THE POST SHALL BE INSTALLED INTO THE SLIP BASE ASSEMBLY SHOWN IN DETAIL.

Note: Dimensions and certain details for the parts used to assemble the slip base connections are intentionally not shown. Slip base connections are patented manufactured products that are in compliance with NCHRP 350 crash test criteria. The base connection details are only shown on this plan to illustrate how the parts are assembled. The complete assembly must be designed to withstand 150 mph Base Wind Speed per 2013 AASHTO Standard Specifications for Structural Supports for Highway Signs, Luminaires, and Traffic Signals, 6th edition and interims.

| REVISIONS | |
|---|---|
| DATE | DESCRIPTION |
| 03-21-2017 | UPDATED POST SIZE |
| 11-24-2020 | ADDED POST SIZE NOTE |
| 02-05-2021 | UPDATED POST BASE HEIGHT |

BROWARD COUNTY FLORIDA

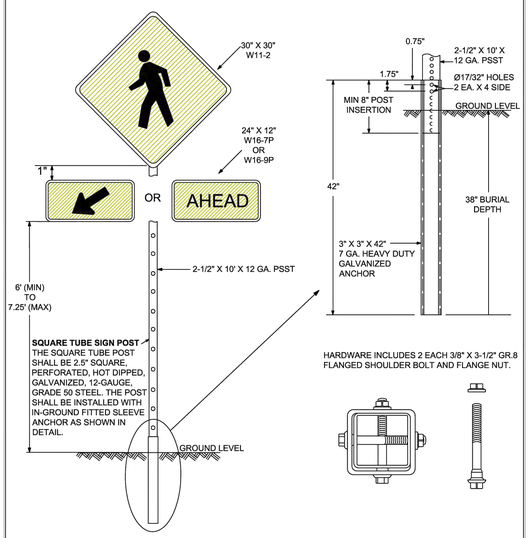
PUBLIC WORKS DEPARTMENT
TRAFFIC ENGINEERING DIVISION

| | |
|---|---|
| DESIGN BY: YVES D'ANJOU, P.E. | SCALE: NTS |
| DRAWN BY: STEPHON RAMOUTAR | |
| CHECKED BY: ANDREW SEBO, P.E., PTOE | |

**GROUND SIGN ASSEMBLY DETAILS**

SHEET NO. 1 OF 1

W11-2 (30"x 30") & SUPPLEMENTAL (24"x12") SIGN ASSEMBLY




SQUARE TUBE SIGN POST
THE SQUARE TUBE POST SHALL BE 2.5" SQUARE, PERFORATED, HOT DIPPED, GALVANIZED, 12-GAUGE, GRADE 50 STEEL. THE POST SHALL BE INSTALLED WITH IN-GROUND FITTED SLEEVE ANCHOR AS SHOWN IN DETAIL.

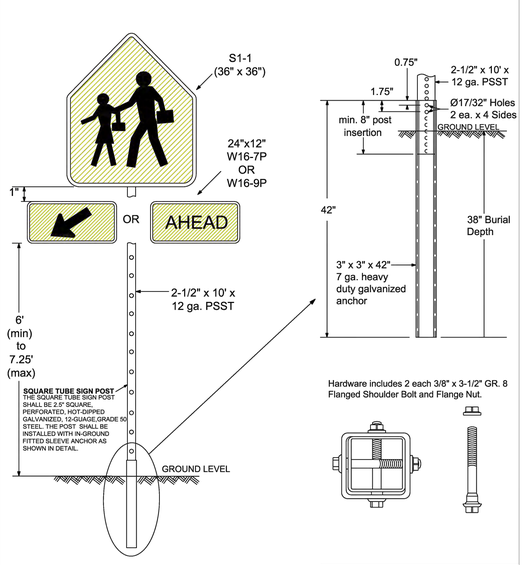
1. SCHOOL ZONE AND PEDESTRIAN SIGNS SHALL BE COMPRISED OF REFLECTIVE FLUORESCENT YELLOW-GREEN SHEETING. (SEE BCTED TECHNICAL POLICY MEMO #TPM-16-001 ON BCTED WEBSITE)
2. NOT FOR USE WITH RECTANGULAR RAPID FLASHING BEACONS

| W11-2 (30"x 30") & SUPPLEMENTAL (24"x 12") SIGN ASSEMBLY | |
|---|---|
| REVISION: 11-15-18 | SCALE: NTS |
| | DESIGN BY: YVES D'ANJOU, P.E. |
| | DRAWN BY: STEPHON RAMOUTAR |
| SHEET 1 OF 1 | CHECKED BY: ANDREW SEBO, P.E., PTOE |

BROWARD COUNTY FLORIDA

PUBLIC WORKS DEPARTMENT
TRAFFIC ENGINEERING DIVISION

S1-1 (36"x 36") & SUPPLEMENTAL SIGN ASSEMBLY




SQUARE TUBE SIGN POST
THE SQUARE TUBE SIGN POST SHALL BE 2.5" SQUARE, PERFORATED, HOT-DIPPED GALVANIZED, 12-GUAGE,GRADE 50 STEEL. THE POST SHALL BE INSTALLED WITH IN-GROUND FITTED SLEEVE ANCHOR AS SHOWN IN DETAIL.

NOTE: NOT FOR USE WITH RECTANGULAR RAPID FLASHING BEACONS

| S1-1(36"x36") & SUPPLEMENTAL SIGN ASSEMBLY | |
|---|---|
| REVISION: 11-19-18 | SCALE: NTS |
| | DESIGN BY: Yves d'Anjou, P.E. |
| | DRAWN BY: Stephon Ramoutar |
| SHEET 1 OF 1 | CHECKED BY: Andrew Sebo, P.E., PTOE |

BROWARD COUNTY FLORIDA

PUBLIC WORKS DEPARTMENT
TRAFFIC ENGINEERING DIVISION

LEGEND

- e9.66 EXISTING ELEVATION
- PROPOSED WATER METER
- EXISTING WATER VALVE
- N PROPOSED BFP DEVICE
- (S) EXISTING SAN. SEWER MH

**ROW PAVEMENT MARKING DETAILS**

SCALE: N.T.S.

REVISIONS

| NO. | DATE | DESCRIPTION |
|---|---|---|
| | | |


ZEPHYR ENGINEERING
WILFORD ZEPHYR, P.E.
HOLLYWOOD, FL
(786)302-7693
wzephyreng@gmail.com
CA#:31158


1619 TOWNHOMES
1619 HOLLYWOOD BLVD
HOLLYWOOD, FLORIDA 33021

WILFORD ZEPHYR LICENSE No 76036 STATE OF FLORIDA PROFESSIONAL ENGINEER

10-24-23

THIS ITEM HAS BEEN DIGITALLY SIGNED AND SEALED BY WILFORD ZEPHYR ON THE DATE ADJACENT TO THE SEAL.

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

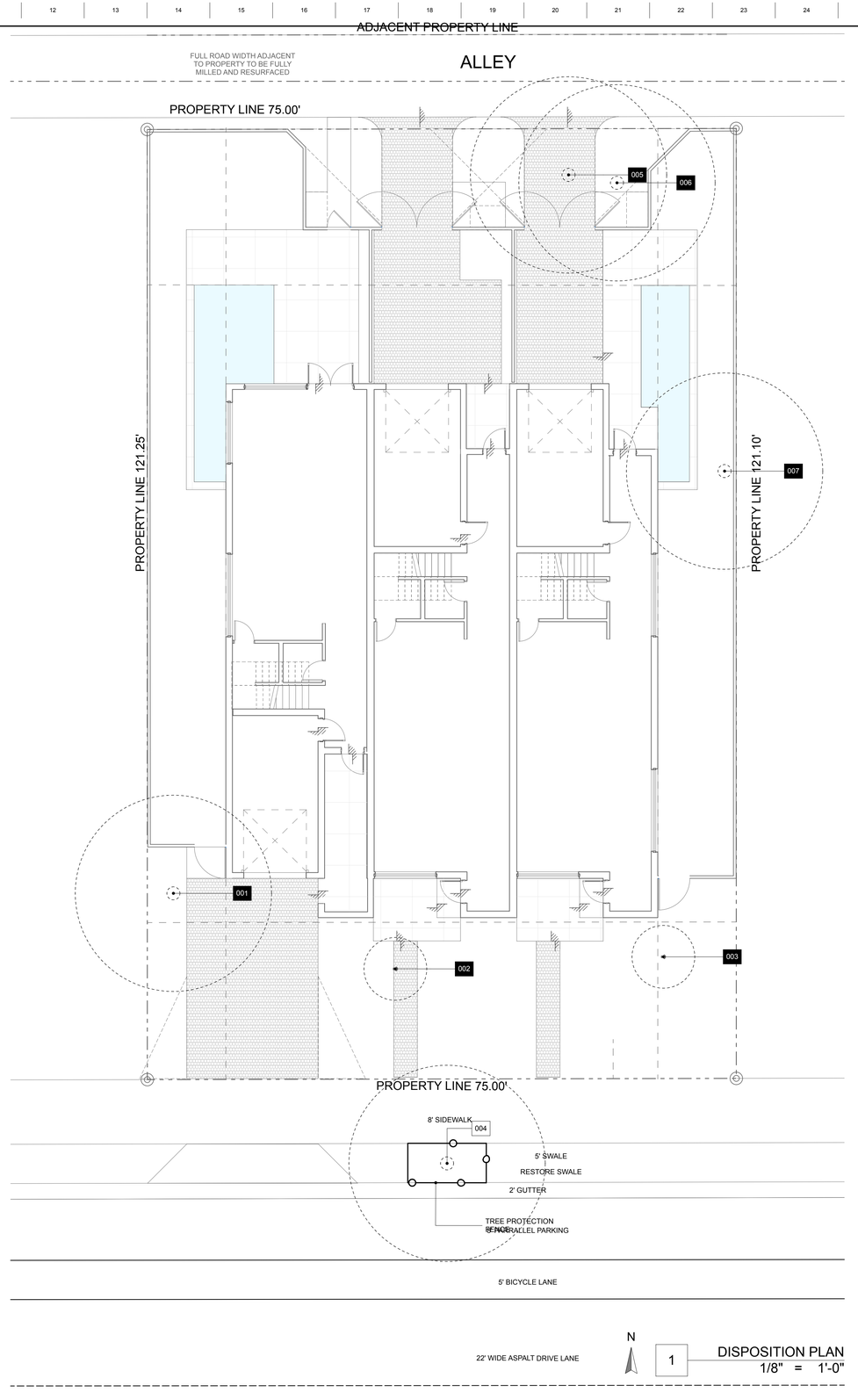
P.E.#:76036

DATE: 6/15/23

SCALE: N.T.S.

SHEET NO.: C8
8 OF 8

PROJECT NO.: 23-21




**KEY LEGEND**

| | |
|---|---|
| 000 | EXISTING TREE TO REMAIN |
| 000 | EXISTING TREE TO RELOCATE |
| 000 | EXISTING TREE TO REMOVE |

**NOTES**

NO PERSON AND NO AGENT OR REPRESENTATIVE THEREOF, DIRECTLY OR INDIRECTLY, SHALL CUT DOWN, DESTROY, MOVE OR EFFECTIVELY DESTROY THROUGH DAMAGING ANY TREE SITUATED ON ANY REAL PROPERTY AS DESCRIBED PER SECTION 4 OF HOLLYWOOD LANDSCAPE MANUAL, WITHOUT FIRST OBTAINING APPROVAL AND A TREE REMOVAL PERMIT.

TREE PROTECTION FENCING SHALL BE PROVIDED AROUND THE CRITICAL ROOT ZONE OF THE TREE, INCLUDING WITHIN ADJACENT PROPERTY AS NEEDED. SEE PLAN FOR FENCE LAYOUT. SEE ARBORIST REPORT FOR ADDITIONAL INFORMATION.

**TREE DISPOSITION SCHEDULE**

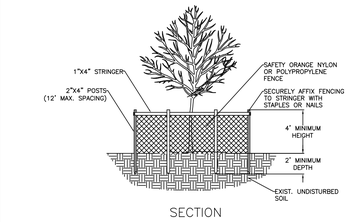
| TREE # | BOTANICAL NAME | COMMON NAME | HT (FT) | SPR (FT) | DBH (INCH) | HEALTH CONDITION | NATIVE | DISPOSITION |
|---|---|---|---|---|---|---|---|---|
| 001 | Ficus altissima | Council Tree | 50 | 40 | 40 | Poor | No | Remove |
| 002 | Phoenix roebelinii | Pigmy Date Palm | 10 | 6 | 5 | Fair | No | Remove |
| 003 | Phoenix roebelinii | Pigmy Date Palm | 8 | 6 | 5 | Fair | No | Remove |
| 004 | Roystonea regia | Royal Palm | 40 | 12 | 15 | Good | Yes | Remain |
| 005 | Cupaniopsis anacardioides | Carrotwood Tree | 20 | 15 | 7 | Good | No | Remove |
| 006 | Quercus virginiana | Live Oak | 30 | 30 | 17 | Fair | Yes | Remove |
| 007 | Cupaniopsis anacardioides | Carrotwood Tree | 20 | 15 | 7 | Good | No | Remove |

**TREE MITIGATION CHART**

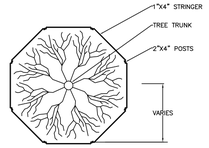
| | # OF TREES | TOTAL DBH (INCHES) |
|---|---|---|
| TOTAL TO BE MITIGATED | 1 | 17 |
| TOTAL REQUIRED | N/A | 17 |
| TOTAL PROPOSED | 7 (SEE PLANTING) | 17 (SEE PLANTING) |

**PALM MITIGATION CHART**

| | |
|---|---|
| TOTAL # TO BE REMOVED | 2 |
| TOTAL # REQUIRED | 2 |
| TOTAL # PROPOSED | 2 (SEE PLANTING) |




SECTION




TOP VIEW

NOTES:
1. BARRICADE CIRCLE TO BE CENTERED ON TREE TRUNK(S). FOR GROUPS OF TREES, PLACE BARRICADES BETWEEN TREES AND CONSTRUCTION ACTIVITY.
2. TREE PROTECTION BARRICADES SHALL BE LOCATED TO PROTECT EXISTING, RELOCATED AND NEW TREES IN CONSTRUCTION AREAS. THE PROTECTIVE BARRIER SHALL BE PLACED AROUND THE TREE AT A DISTANCE 6 FEET FROM THE TREE TRUNK OR AT THE CANOPY DRIP LINE, WHICHEVER IS GREATER OR AS SHOWN ON LANDSCAPE PLAN.

TREE PROTECTION

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

**DEVELOPER**
ML LUXURY

**CIVIL ENGINEER**
ZEPHYR ENGINEERING
CERTIFICATE OF AUTHORIZATION NO. 31158
HOLLYWOOD, FL 33351
T. 786.262.7693
WWW.ZEPHYRENGINEERINGFL.COM
**ZEPHYR ENGINEERING**

# 1619 TOWNHOMES
1619 HOLLYWOOD BLVD HOLLYWOOD FLORIDA 33021 USA

ARCHITECT

THIS ITEM HAS BEEN DIGITALLY SIGNED AND SEALED BY FITZ MANNINGHAM MURPHY, AIA AR101069 ON 10/5/23.

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

| | | |
|---|---|---|
| 1 | HPB REV 01 | 09.11.23 |
| 2 | HPB REV 02 | 09.26.23 |

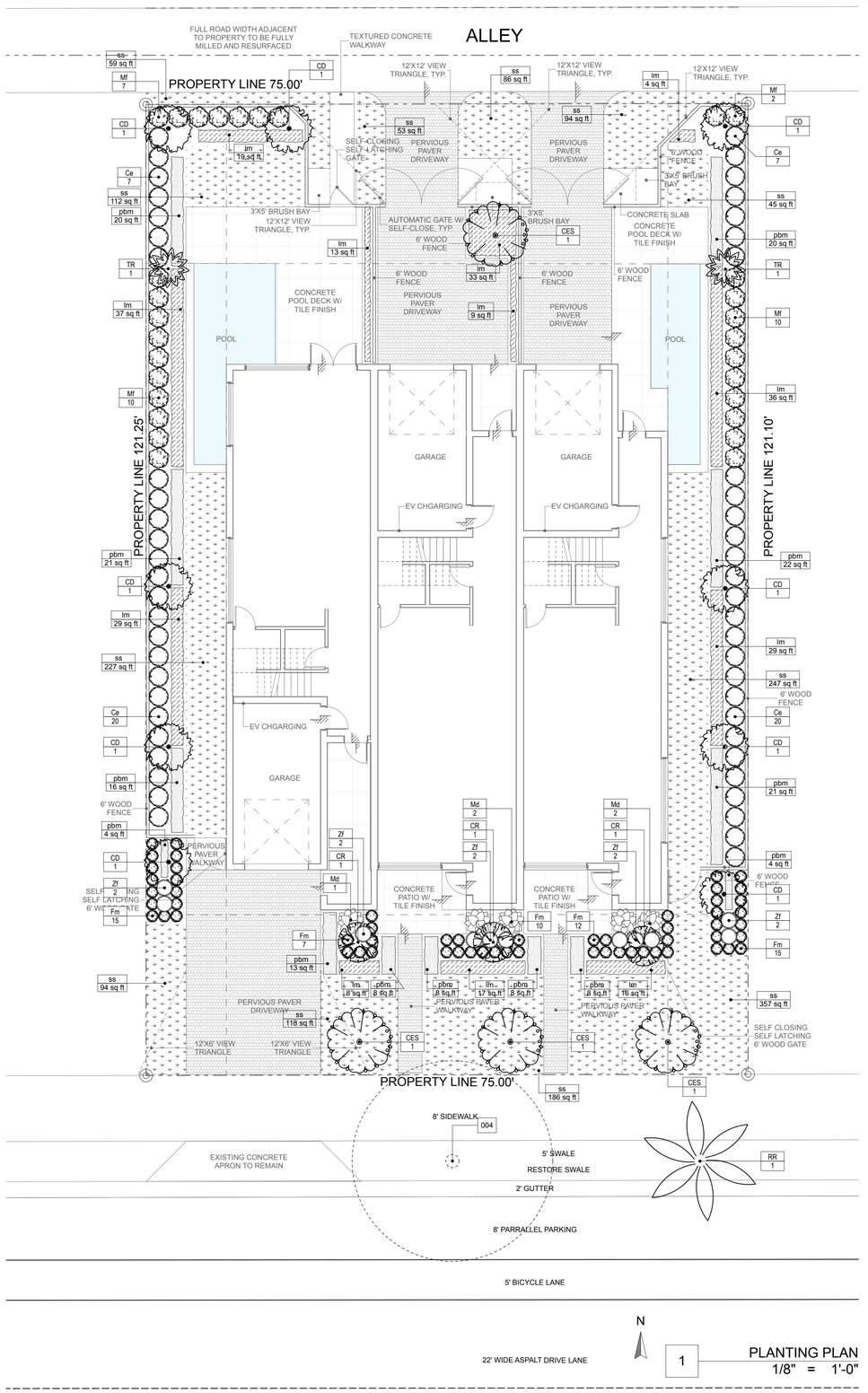
2301
PROJECT NO.

10/5/23
DATE

FMM
DRAWN / CHECKED

**TREE DISPOSITION PLAN**

**L100**




**LANDSCAPE DATA**

REFER TO ARCHITECTURE FOR SITE, BUILDING, AND ZONING INFORMATION.

| | REQUIRED | EXISTING | PROPOSED |
|---|---|---|---|
| OPEN SPACE LANDSCAPE | 7,500 SF (30%) | N/A | 2,970 SF |
| TREE AND PALM REQUIREMENTS | REQUIRED | EXISTING | NEW / TOTAL |
| STREET | 3 (1 per 30') | 1 | 2 / 3 |
| ALLEY PERIMETER | 4 (1 per 20') | 0 | 4 / 4 |
| OPEN SPACE | 3 (1 per 1000 sf) | 0 | 4 / 4 |
| TOTAL REQ. | 10 | 1 | 10 / 11 |
| MAXIMUM PALMS | 2 (20% OF REQ) | 1 | 1 / 2 |
| MITIGATION | | | |
| TREES | 7 | N/A | 4(CD@2") N(CES@3") / 7 (17" DBH) |
| PALMS | 2 | N/A | 2(TR) / 2 |
| **TOTAL TREES AND PALMS** | **19** | **1** | **19 / 20** |
| SPECIES | | | |
| # OF SPECIES | 3 | 1 | 4 / 5 |
| NATIVE TREES | 12 (60%) | 1 | 20 / 20 |
| SHRUB REQUIREMENTS | | | |
| # OF SHRUBS | N/A | 0 | 156 / 156 |
| # OF NATIVES | 78 (50%) | 0 | 97 / 97 |

**TREE SCHEDULE**

| SYM | ABB. | QTY | BOTANICAL NAME | COMMON NAME | DBH | HT | SPR | REMARKS | N | D |
|---|---|---|---|---|---|---|---|---|---|---|
| | CD | 9 | Coccoloba diversifolia | Pigeon Plum | 2" | 12' Standard | 6' | | Y | Y |
| | CES | 4 | Conocarpus erectus 'Sericeus' | Silver Buttonwood | 3" | 12', Standard Single Stem, Matching | 8' | Standard with character | Y | Y |
| | CR | 3 | Clusea rosea | Pitch Apple | 2" | 12' Standard | 6' | | Y | Y |

**PALM SCHEDULE**

| SYM | ABBV | QTY | BOTANICAL NAME | COMMON NAME | HT | SPR | REMARKS | N |
|---|---|---|---|---|---|---|---|---|
| | RR | 1 | Roystonea regia | Royal Palm | 12' CT | 15' | | Y |
| | TR | 2 | Thrinax radiata | Florida Thatch Palm | 8' CT | 5-6' | Single | Y |

**SHRUBS AND ACCENTS SCHEDULE**

| SYM | ABBV | QTY | BOTANICAL NAME | COMMON NAME | SIZE | HT | SPR | SP | N | D |
|---|---|---|---|---|---|---|---|---|---|---|
| | Ce | 52 | Conocarpus erectus | Green Buttonwood | --- | 4' Bush, Multi | 30" | --- | Y | Y |
| | Fm | 59 | Ficus microcarpa 'Green Island' | Green Island Ficus | 7 gal | 24" | 18" | | | |
| | Md | 5 | Monstera deliciosa | Swiss Cheese Vine | 15 gal, 30"-36" | | | | | Y |
| | Mf | 29 | Myrcianthes fragrans | Simpson Stopper | 30 gal | 4' | | 30" o.c. | Y | Y |
| | Zf | 11 | Zamia floridana | Coontie | 7 gal | 24" | | | Y | Y |

**GROUND COVER SCHEDULE**

| SYM | ABBV | AREA (SF) | BOTANICAL NAME | COMMON NAME | SIZE | SP | REMARKS | N |
|---|---|---|---|---|---|---|---|---|
| | lm | 250 | Liriope muscari 'Big Blue' | Lilyturf | 1 gal | 12" o.c. | | |
| | pbm | 173 | Philodendron 'Burle Marx' | Philodendron | 3 gal | 18" o.c. | | |

**SOD SCHEDULE**

| SYM | ABBV | AREA (SF) | BOTANICAL NAME | COMMON NAME | SIZE | SP | REMARKS | N |
|---|---|---|---|---|---|---|---|---|
| | ss | 1,539 | Stenotaphrum secundatum | St. Augustine | | | STAGGERED | Y |

**LANDSCAPE NOTES**

1. ALL LANDSCAPING SHALL BE WARRANTED FOR 1 YEAR AFTER FINAL INSPECTION
2. NO LANDSCAPE SUBSTITUTIONS SHALL MADE WITH THE APPROVAL OF THE AUTHORITY HAVING JURISDICTION.
3. WHERE REQUIRED FOR SCREENING PURPOSES, HEDGE SHALL BE PLANTED AT EQUIPMENT HEIGHT FOR VISUAL SCREENING.
4. PROVIDE 100% IRRIGATION COVERAGE BY MEANS OF AN AUTOMATIC SPRINKLER SYSTEM DESIGNED AND CONSTRUCTED IN ACCORDANCE WITH THE CITY OF HOLLYWOOD CODE OF ORDINANCES AND THE REGULATIONS OF THE SOUTH FLORIDA WATER MANAGEMENT DISTRICT.

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

**DEVELOPER**
LUXURY

**CIVIL ENGINEER**
ZEPHYR ENGINEERING
CERTIFICATE OF AUTHORIZATION NO. 31158
HOLLYWOOD, FL 33351
T. 786.302.7693
WWW.ZEPHYRENGINEERINGFL.COM
**ZEPHYR ENGINEERING**

# 1619 TOWNHOMES
1619 HOLLYWOOD BLVD HOLLYWOOD FLORIDA 33021 USA

ARCHITECT

THIS ITEM HAS BEEN DIGITALLY SIGNED AND SEALED BY FITZ MANNINGHAM MURPHY, AIA AR101069 ON 10/5/23.

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

| | | |
|---|---|---|
| 1 | HPB REV 01 | 09.11.23 |
| 2 | HPB REV 02 | 09.26.23 |
| 3 | HPB REV 03 | 10.05.23 |

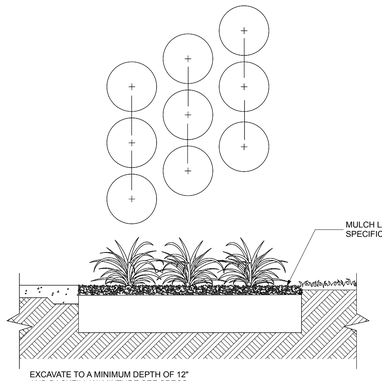
2301
PROJECT NO.

10/5/23
DATE

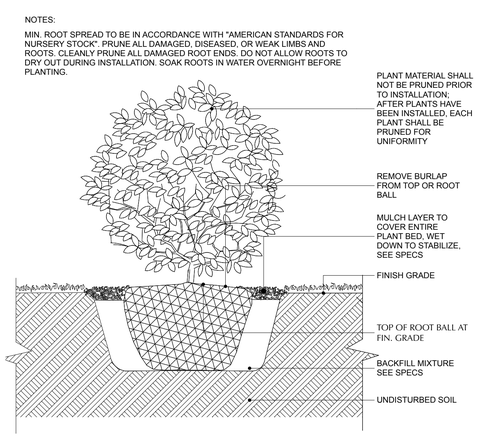
FMM
DRAWN / CHECKED

**PLANTING PLAN**

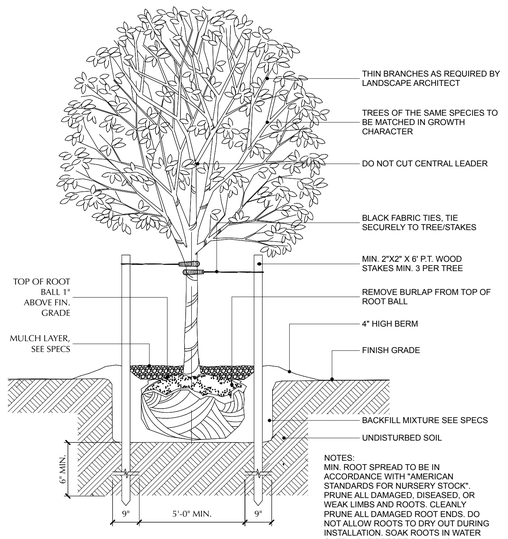
**L200**



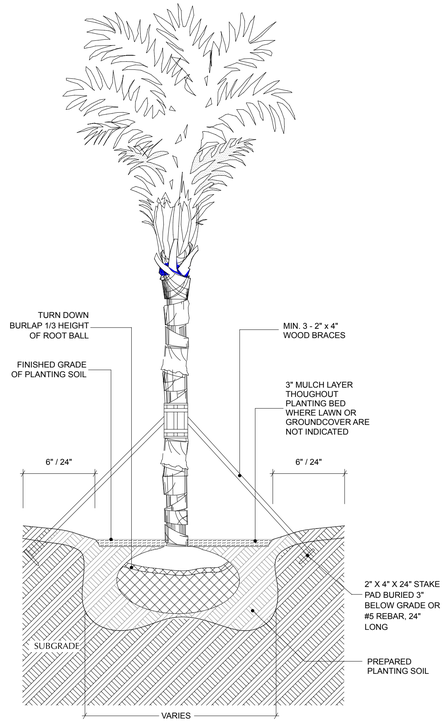

5 GROUNDCOVER DETAIL



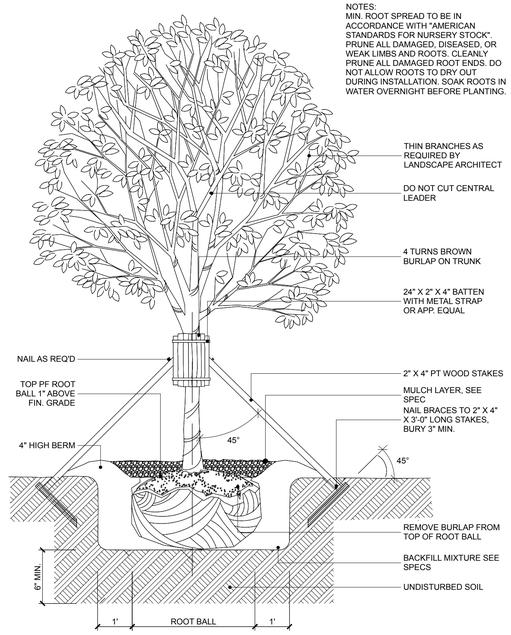

4 SHRUB DETAIL




3 SMALL TREE GUYING DETAIL




2 PALM PLANTING DETAIL




1 LARGE TREE STAKE DETAIL

## PLANTING NOTES

PLANTING SPECIFICATIONS

1. The Contractor is responsible for maintaining, all planting areas (including watering, weeding, mulching, mowing, fertilizing, etc.) until the job is accepted, in full, by the Owner and/or Landscape Architect.
2. All root balls shall conform to the size standards set forth in "American Standards for Nursery Stock".
3. All plant material shall be protected during transport and delivery to final location with shade cloth or other acceptable means of windburn prevention.
4. All trees must be guyed or staked as shown in the details.
5. Installation - All plant material shall be installed in a sound, workman-like manner and according to accepted good planting and tree relocation procedures with the quality of plant materials as hereinafter described. All elements of landscaping shall be installed so as to meet all applicable ordinances and code requirements.
6. There shall be no chains or cables used on trees or palms. Handle with two inch (2") minimum width nylon straps or equal.
7. Contractor shall assure drainage and percolation of all planting pits prior to installation of plant material. Contractor shall fill all tree pits with water before planting to assure that proper drainage and percolation is available. Correct if required to assure percolation. Contractor is responsible for replacement of all plants lost due to inadequate drainage conditions.
8. Contractor to request final acceptance of project in writing. If all work is satisfactory and complete in accordance with conditions of contract documents, then the Owner and the Architect shall declare the project substantially complete.
9. Contractor to replace rejected plant material within one (1) week of written notice.
10. Plant Material which is not installed at the direction of the landscape architect or owner will become the property of the contractor unless it becomes relocated on site. The Contractor shall provide the owner a credit for any plant material not installed on the site.

SOIL PREPARATION AND SOIL MIX

1. All shrub beds shall be provided with a minimum 30" depth of approved planting soil if existing soil is not acceptable to the Landscape Architect. Shrub beds shall be excavated to 30" depth and soil replaced as specified. Acceptable soil composition shall be 70% sand, 30% organic content with an overall pH range between 6.5 and 7.5.
2. Contractor to ensure total weed eradication from all areas to be planted and protect existing plants to remain.
3. Before replacing topsoil, rake subsoil surface clear of stones (1" diameter and larger), debris, rubbish, and remaining roots from removed plant material.
4. Scarify subsoil to a depth of six inches (6").
5. Planting Soil Mixtures:
   All plant material on grade with the exception of palms and beach material, shall be planted with the following soil mix:
   **Planting Soil Mixture A:**
   a.) Weed free soil and consist of
   70% clean silica sand,
   30% everglades muck, and
   b.) There must be a slight acidic reaction to the soil with no excess calcium or carbonate.
   c.) Soil shall be delivered in a loose friable condition.

   All palms + beach material on grade shall be planted with the following:
   **Planting Soil Mixture B:**
   a.) 80% clean silica sand
   b.) 20% everglades mack

   All elevated planting areas on structure shall be planted with the following unless otherwise approved by L.A
   **Planting Soil Mixture C:**
   Mix specifically designed to meet project requirements based on climatic region and plant requirements.
   a.) 50% Coarse Salite, 5/16" Expanded aggregate
   b.) 25% Clean Silica Sand
   c.) 10% Pine fines
   d.) 15% Compost
6. Topsoil shall be natural, fertile, agricultural soil capable of sustaining vigorous plant growth. It shall be of uniform composition throughout, with admixture of subsoil. It shall be free of stones, lumps, live plants and their roots, sticks, and other extraneous matter. Spread topsoil mixture to minimum depth of three inches (3") throughout all lawn areas ..
7. Remove all rocks and other objects over one inches (1") in diameter.
8. Smooth all soil mixture to five inches (5") below top of surrounding pavement edges. This allows room for 3" of mulch and 2" clear space below top of pavement.
9. Smooth topsoil mixture to two inches (2") below finish grade in areas to be sodded.
10. The topsoil pH shall be in the range of pH 6.5 to 7.5. Topsoil shall not be extremely acid or alkaline, nor contain toxic substances which may be harmful to plant growth. If necessary, the Contractor shall apply the appropriate soil amendments adjusting soil pH to assure a pH range of 6.5 to 7.5.
11. Finish grade all topsoil areas to a smooth, even surface, assuring positive drainage away from the structures and eliminate any low areas which may collect water.
12. Contractor shall assure percolation and drainage of all planting pits prior to planting. Contractor will be responsible for all plants lost due to the lack of percolation.
13. Contractor to remove debris and excess material daily from job site. Contractor shall remove all staking of trees and palms after twelve (12) months of substantial completion.

MULCH

1. Contractor shall mulch all plant material throughout to a three inch (3") depth of loose, weed free, sterilized 100% Florimulch (melaleuca mulch). Do not place mulch directly on top of shade tree root balls.
2. Any other mulch must be submitted for approval.

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

DEVELOPER
LUXURY

CIVIL ENGINEER
ZEPHYR ENGINEERING
CERTIFICATE OF AUTHORIZATION NO.: 31158
HOLLYWOOD, FL 33351
T. 786.202.7693
WWW.ZEPHYRENGINEERINGFL.COM
ZEPHYR ENGINEERING

# 1619 TOWNHOMES
1619 HOLLYWOOD BLVD HOLLYWOOD FLORIDA 33021 USA

ARCHITECT

THIS ITEM HAS BEEN DIGITALLY SIGNED AND SEALED BY FITZ MANNINGHAM MURPHY, AIA AR101069 ON 10/5/23.

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

| | | |
|---|---|---|
| 1 | HPB REV 01 | 09.11.23 |
| 2 | HPB REV 02 | 09.26.23 |
| 3 | HPB REV 03 | 10.05.23 |

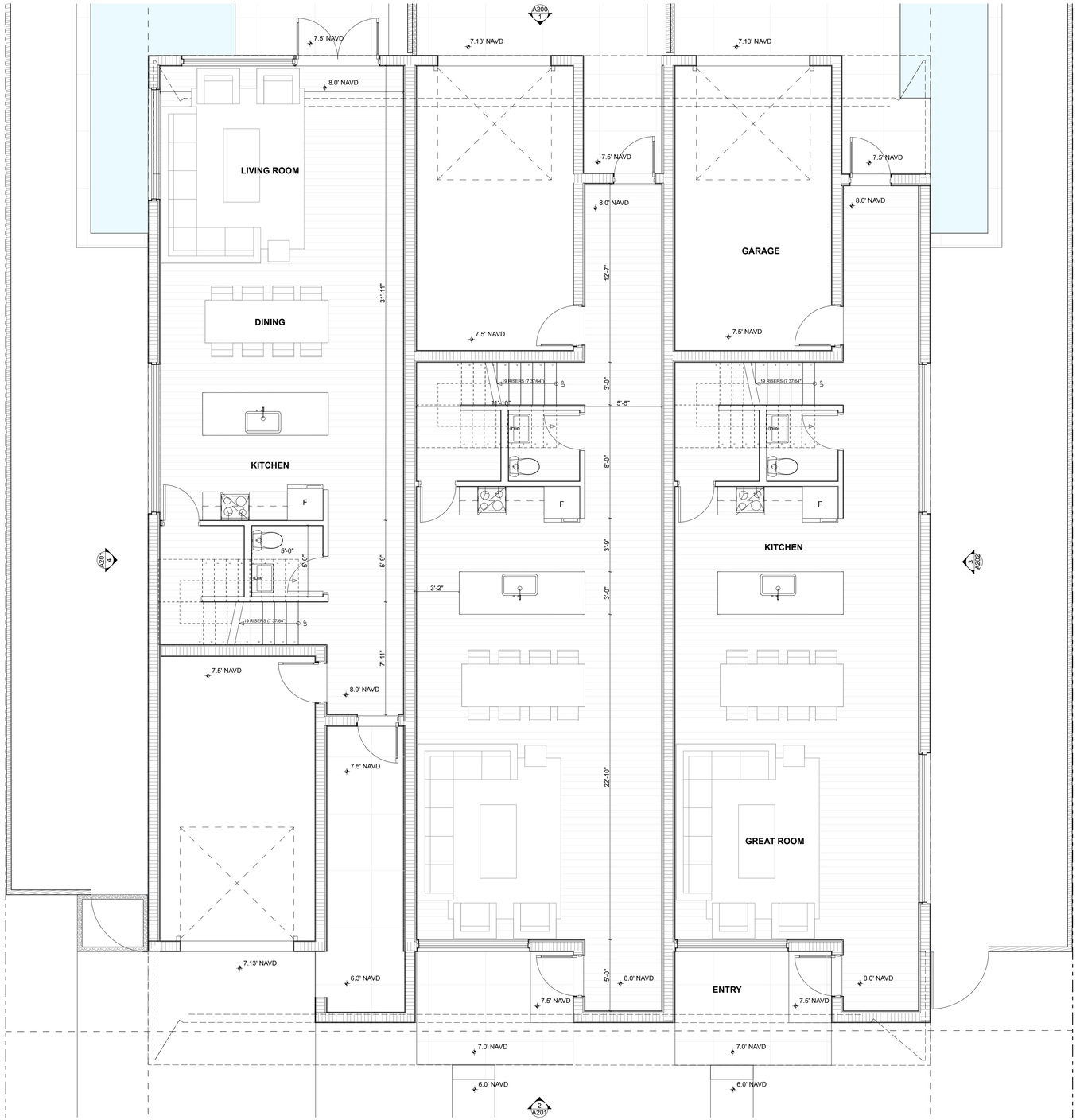
2301
PROJECT NO.

10/5/23
DATE

FMM
DRAWN / CHECKED

**PLANTING DETAILS**

**L201**




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

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

SENGA ARCHITECTURE LLC

DEVELOPER

LUXURY

CIVIL ENGINEER

ZEPHYR ENGINEERING
CERTIFICATE OF AUTHORIZATION NO. 31158
HOLLYWOOD, FL 33351
T. 786.302.7693
WWW.ZEPHYRENGINEERINGFL.COM

ZEPHYR ENGINEERING

# 1619 TOWNHOMES

1619 HOLLYWOOD BLVD HOLLYWOOD FLORIDA 33021 USA

ARCHITECT

THIS ITEM HAS BEEN DIGITALLY SIGNED AND SEALED BY FITZ MANNINGHAM MURPHY, AIA AR101069 ON 7/12/23.

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

STATE OF FLORIDA
FITZ MANNINGHAM MURPHY
AR101069
REGISTERED ARCHITECT

FITZ MANNINGHAM MURPHY
REGISTERED ARCHITECT
AR101069

SUBMITTAL & REVISIONS

2301
PROJECT NO.

7/12/23
DATE

FMM
DRAWN / CHECKED

**FIRST FLOOR PLAN**

**A100**




N

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

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

SENGA

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

SENGA ARCHITECTURE LLC

DEVELOPER

ML LUXURY

CIVIL ENGINEER

ZEPHYR ENGINEERING

CERTIFICATE OF AUTHORIZATION NO. 31158
HOLLYWOOD, FL 33351
T. 786.302.7693
WWW.ZEPHYRENGINEERINGFL.COM

ZEPHYR ENGINEERING

# 1619 TOWNHOMES

1619 HOLLYWOOD BLVD HOLLYWOOD FLORIDA 33021 USA

ARCHITECT

THIS ITEM HAS BEEN DIGITALLY SIGNED AND SEALED BY FITZ MANNINGHAM MURPHY, AIA AR101069 ON 7/12/23.

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

STATE OF FLORIDA
FITZ MANNINGHAM MURPHY
AR101069
REGISTERED ARCHITECT

FITZ MANNINGHAM MURPHY
REGISTERED ARCHITECT
AR101069

SUBMITTAL & REVISIONS

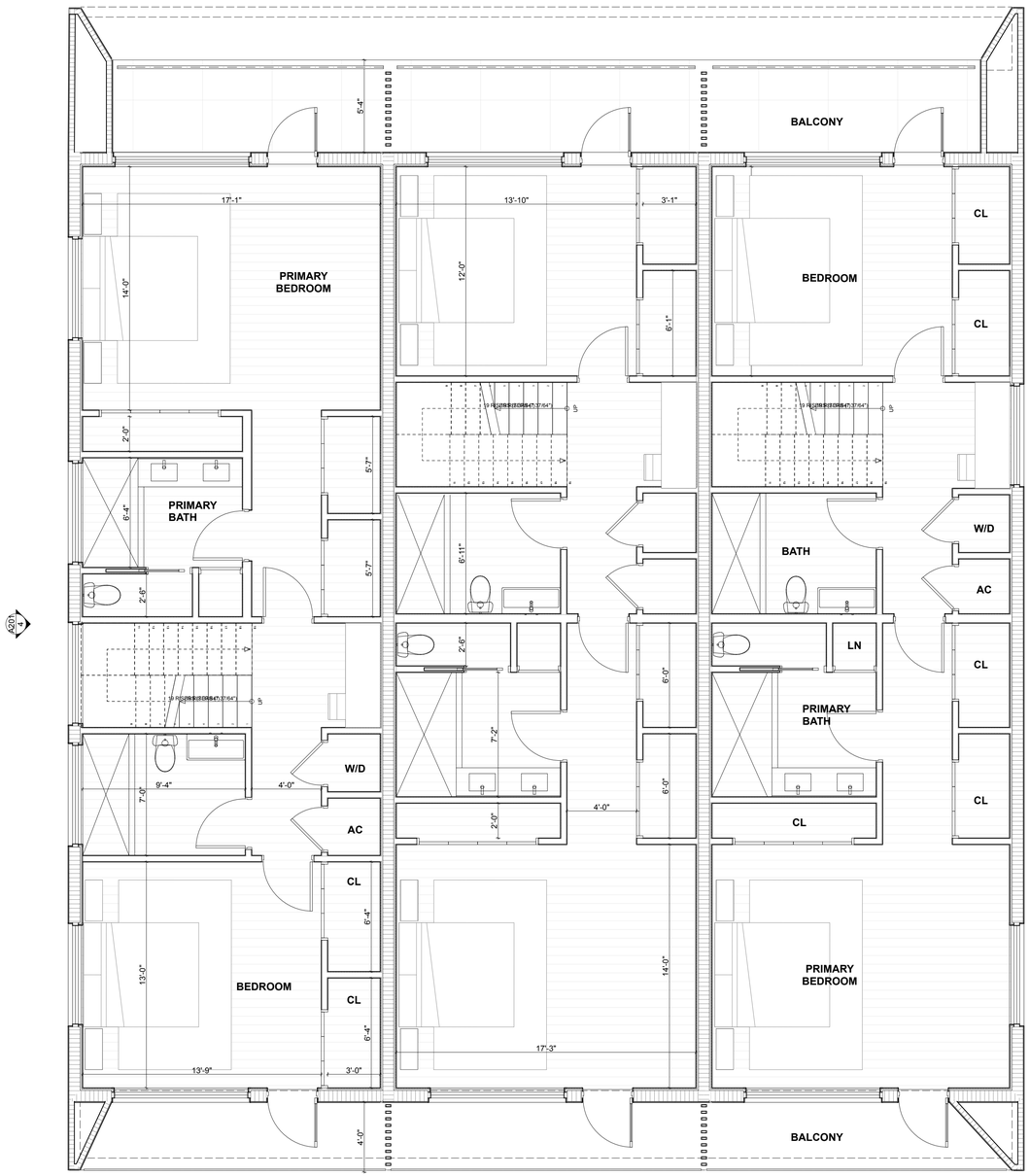
2301
PROJECT NO.

7/12/23
DATE

FMM
DRAWN / CHECKED

**SECOND FLOOR PLAN**

**A101**




N

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

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

DEVELOPER
ML LUXURY

CIVIL ENGINEER
ZEPHYR ENGINEERING
CERTIFICATE OF AUTHORIZATION NO. 31158
HOLLYWOOD, FL 33351
T. 786.302.7693
WWW.ZEPHYRENGINEERINGFL.COM
ZEPHYR ENGINEERING

# 1619 TOWNHOMES
1619 HOLLYWOOD BLVD HOLLYWOOD FLORIDA 33021 USA

ARCHITECT

THIS ITEM HAS BEEN DIGITALLY SIGNED AND SEALED BY FITZ MANNINGHAM MURPHY, AIA AR101069 ON 7/12/23.

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

STATE OF FLORIDA · FITZ MANNINGHAM MURPHY · AR101069 · REGISTERED ARCHITECT

FITZ MANNINGHAM MURPHY
REGISTERED ARCHITECT
AR101069

SUBMITTAL & REVISIONS

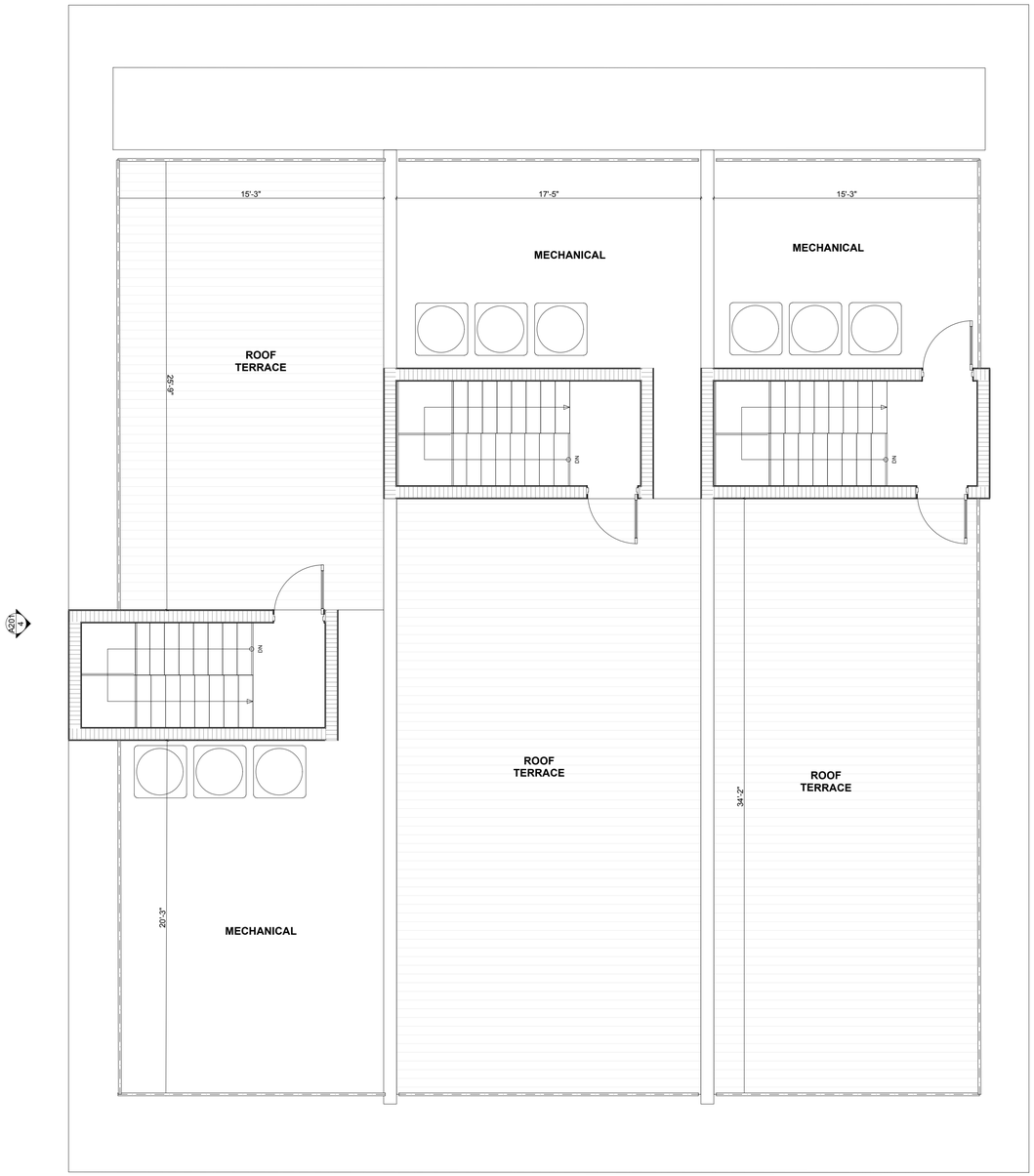
2301
PROJECT NO.

7/12/23
DATE

FMM
DRAWN / CHECKED

**THIRD FLOOR PLAN**

**A102**




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

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

SENGA ARCHITECTURE LLC

DEVELOPER

LUXURY

CIVIL ENGINEER

ZEPHYR ENGINEERING
CERTIFICATE OF AUTHORIZATION NO. 31158
HOLLYWOOD, FL 33351
T. 786.302.7693
WWW.ZEPHYRENGINEERINGFL.COM

ZEPHYR ENGINEERING

# 1619 TOWNHOMES

1619 HOLLYWOOD BLVD HOLLYWOOD FLORIDA 33021 USA

ARCHITECT

THIS ITEM HAS BEEN DIGITALLY SIGNED AND SEALED BY FITZ MANNINGHAM MURPHY, AIA AR101069 ON 7/12/23.

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

STATE OF FLORIDA
FITZ MANNINGHAM MURPHY
AR101069
REGISTERED ARCHITECT

FITZ MANNINGHAM MURPHY
REGISTERED ARCHITECT
AR101069

SUBMITTAL & REVISIONS

2301
PROJECT NO.

7/12/23
DATE

FMM
DRAWN / CHECKED

**ROOF PLAN**

**A103**




1 NORTH (REAR) ELEVATION
1/4" = 1'-0"



TINTED GLASS



STAINLESS STEEL GUARDRAIL AND WINDOW FRAME FINISH



WOOD TEXTURED CLADDING



STONE OR TILE CLADDING

Simply White
2143-70

PAINTED FASCIA
EXISTING; PROPOSED TO MATCH

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

DEVELOPER
LUXURY

CIVIL ENGINEER
ZEPHYR ENGINEERING
CERTIFICATE OF AUTHORIZATION NO. 31158
HOLLYWOOD, FL 33351
T. 786.302.7693
WWW.ZEPHYRENGINEERINGFL.COM
ZEPHYR ENGINEERING

# 1619 TOWNHOMES

1619 HOLLYWOOD BLVD HOLLYWOOD FLORIDA 33021 USA

ARCHITECT

THIS ITEM HAS BEEN DIGITALLY SIGNED AND SEALED BY FITZ MANNINGHAM MURPHY, AIA AR101069 ON 7/12/23.

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

STATE OF FLORIDA · FITZ MANNINGHAM MURPHY · AR101069 · REGISTERED ARCHITECT

FITZ MANNINGHAM MURPHY
REGISTERED ARCHITECT
AR101069

SUBMITTAL & REVISIONS

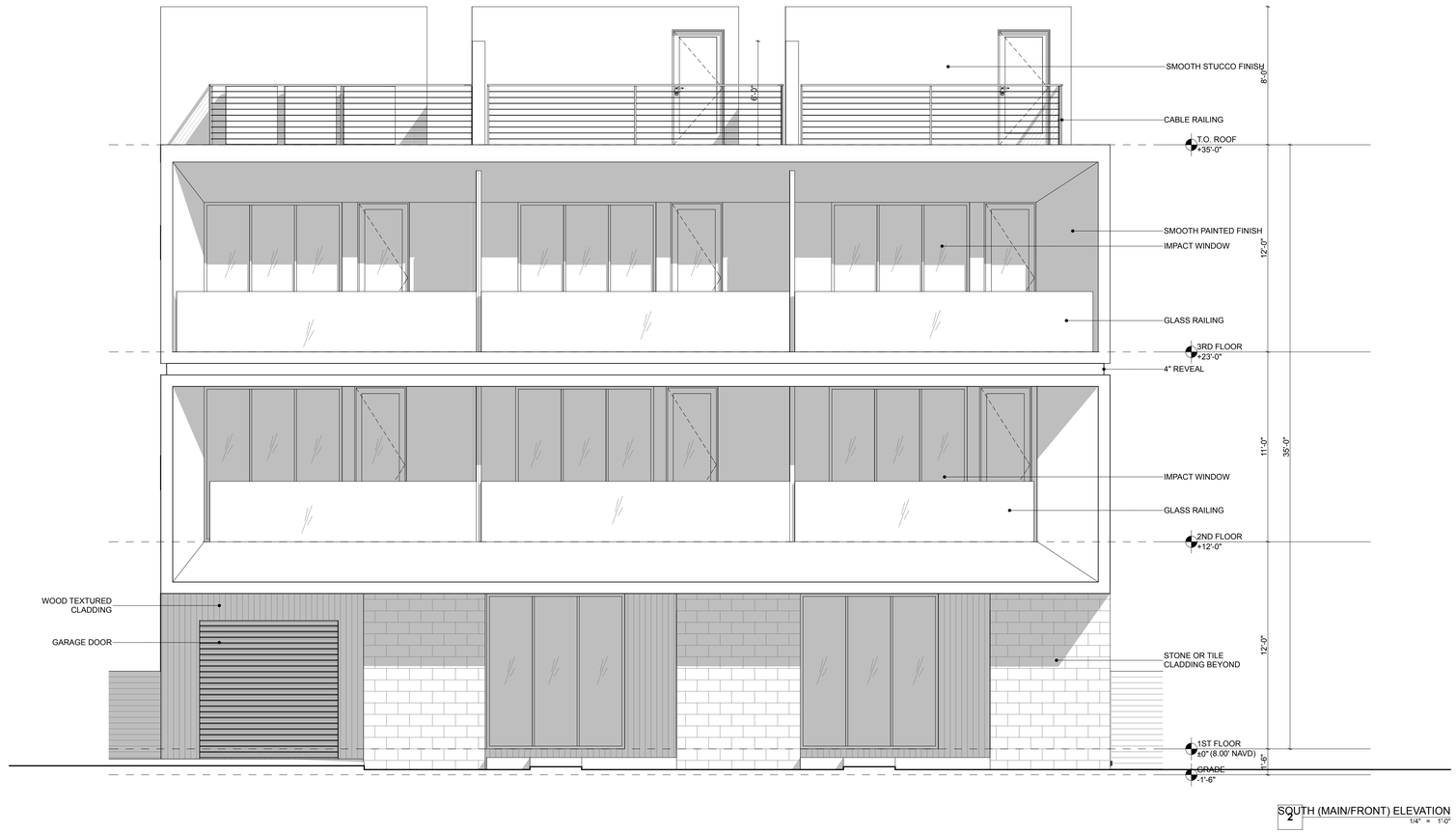
2301
PROJECT NO.

7/12/23
DATE

FMM
DRAWN / CHECKED

**SOUTH (MAIN/ FRONT) ELEVATION**

**A200**




SOUTH (MAIN/FRONT) ELEVATION
2
1/4" = 1'-0"



TINTED GLASS



STAINLESS STEEL GUARDRAIL AND WINDOW FRAME FINISH



WOOD TEXTURED CLADDING



STONE OR TILE CLADDING

Simply White
2143-70

PAINTED FASCIA
EXISTING; PROPOSED TO MATCH

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

DEVELOPER
ML LUXURY

CIVIL ENGINEER
ZEPHYR ENGINEERING
CERTIFICATE OF AUTHORIZATION NO. 31158
HOLLYWOOD, FL 33351
T. 786.302.7693
WWW.ZEPHYRENGINEERINGFL.COM
ZEPHYR ENGINEERING

# 1619 TOWNHOMES
1619 HOLLYWOOD BLVD HOLLYWOOD FLORIDA 33021 USA

ARCHITECT

THIS ITEM HAS BEEN DIGITALLY SIGNED AND SEALED BY FITZ MANNINGHAM MURPHY, AIA AR101069 ON 7/12/23.

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

STATE OF FLORIDA
FITZ MANNINGHAM MURPHY
AR101069
REGISTERED ARCHITECT

FITZ MANNINGHAM MURPHY
REGISTERED ARCHITECT
AR101069

SUBMITTAL & REVISIONS

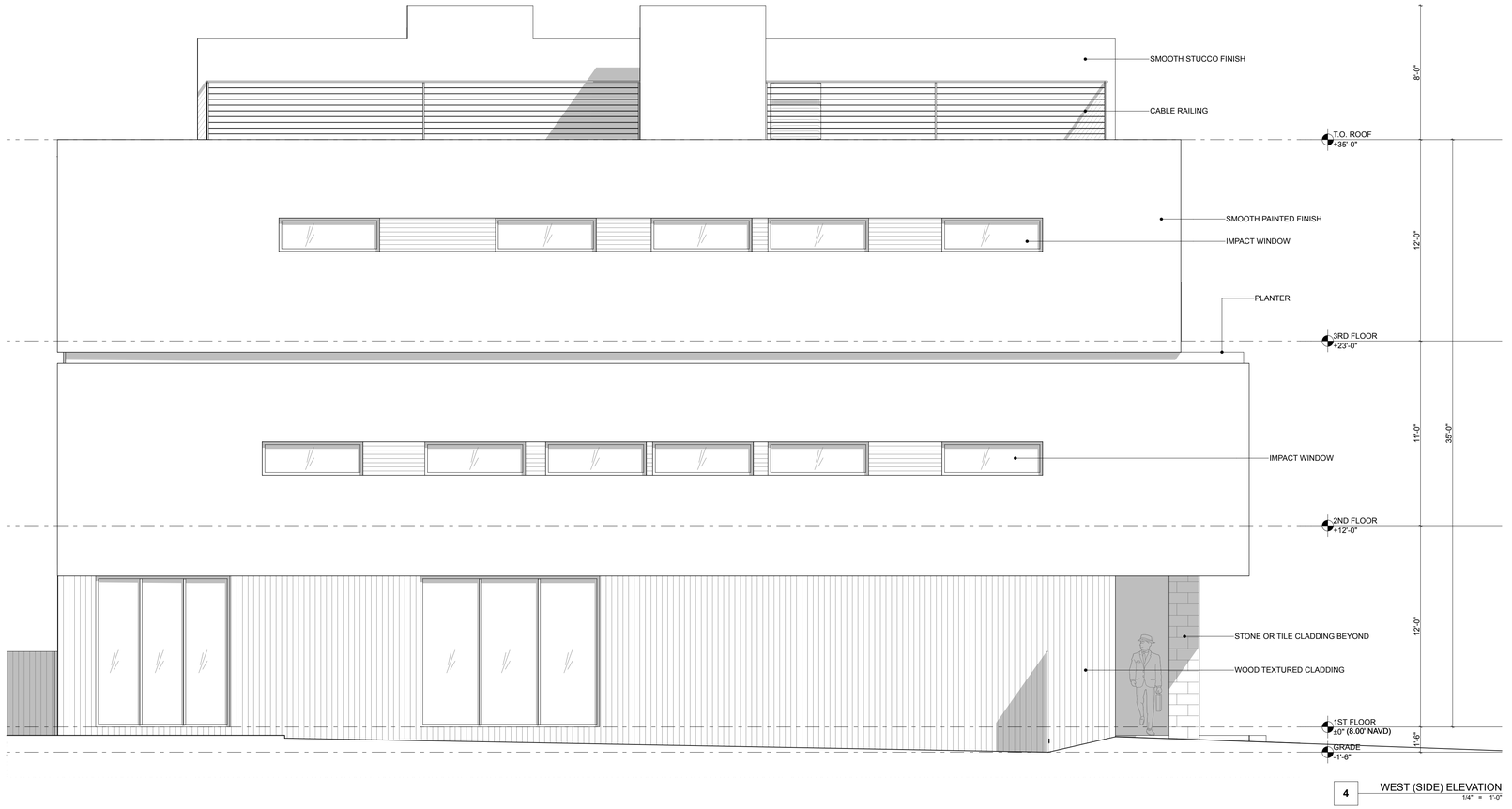
2301
PROJECT NO.

7/12/23
DATE

FMM
DRAWN / CHECKED

**NORTH (REAR) ELEVATION**

**A201**




4 WEST (SIDE) ELEVATION
1/4" = 1'-0"



TINTED GLASS



STAINLESS STEEL GUARDRAIL AND WINDOW FRAME FINISH



WOOD TEXTURED CLADDING



STONE OR TILE CLADDING

Simply White
2143-70

PAINTED FASCIA
EXISTING; PROPOSED TO MATCH

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

DEVELOPER
LUXURY

CIVIL ENGINEER
ZEPHYR ENGINEERING
CERTIFICATE OF AUTHORIZATION NO. 31158
HOLLYWOOD, FL 33351
T. 786.302.7693
WWW.ZEPHYRENGINEERINGFL.COM
ZEPHYR ENGINEERING

# 1619 TOWNHOMES
1619 HOLLYWOOD BLVD HOLLYWOOD FLORIDA 33021 USA

ARCHITECT

THIS ITEM HAS BEEN DIGITALLY SIGNED AND SEALED BY FITZ MANNINGHAM MURPHY, AIA AR101069 ON 7/12/23.

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

STATE OF FLORIDA
FITZ MANNINGHAM MURPHY
AR101069
REGISTERED ARCHITECT

FITZ MANNINGHAM MURPHY
REGISTERED ARCHITECT
AR101069

SUBMITTAL & REVISIONS

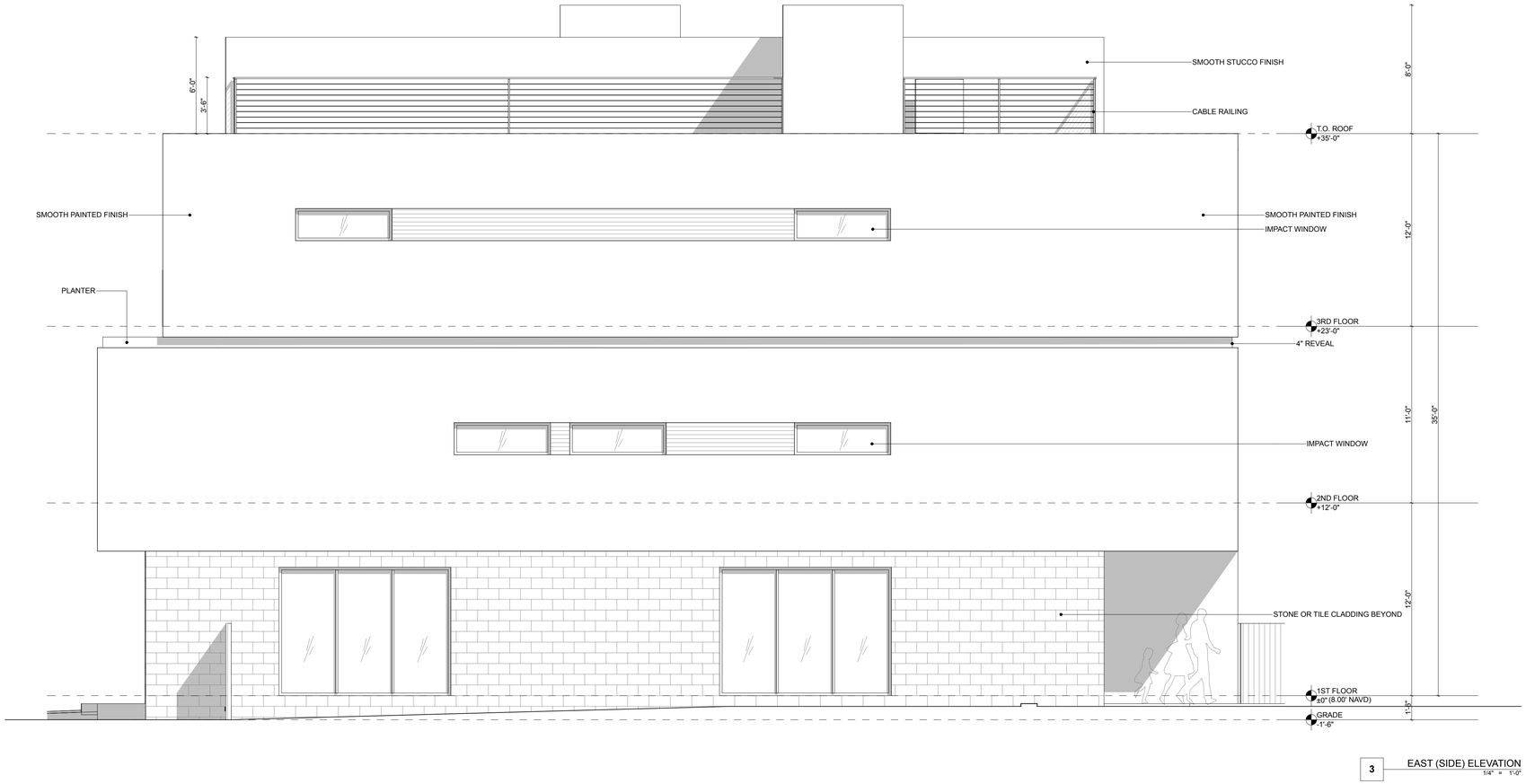
2301
PROJECT NO.

7/12/23
DATE

FMM
DRAWN / CHECKED

**WEST (SIDE) ELEVATION**

**A201**




3 EAST (SIDE) ELEVATION
1/4" = 1'-0"



TINTED GLASS



STAINLESS STEEL GUARDRAIL AND WINDOW FRAME FINISH



WOOD TEXTURED CLADDING



STONE OR TILE CLADDING

Simply White
2143-70

PAINTED FASCIA
EXISTING; PROPOSED TO MATCH

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

DEVELOPER
LUXURY

CIVIL ENGINEER
ZEPHYR ENGINEERING
CERTIFICATE OF AUTHORIZATION NO. 31158
HOLLYWOOD, FL 33351
T. 786.302.7693
WWW.ZEPHYRENGINEERINGFL.COM
ZEPHYR ENGINEERING

# 1619 TOWNHOMES
1619 HOLLYWOOD BLVD HOLLYWOOD FLORIDA 33021 USA

ARCHITECT

THIS ITEM HAS BEEN DIGITALLY SIGNED AND SEALED BY FITZ MANNINGHAM MURPHY, AIA AR101069 ON 7/12/23.

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

STATE OF FLORIDA
FITZ MANNINGHAM MURPHY
AR101069
REGISTERED ARCHITECT

FITZ MANNINGHAM MURPHY
REGISTERED ARCHITECT
AR101069

SUBMITTAL & REVISIONS

2301
PROJECT NO.

7/12/23
DATE

FMM
DRAWN / CHECKED

**EAST (SIDE) ELEVATION**

**A202**




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**

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

**SENGA ARCHITECTURE LLC**

**DEVELOPER**

LUXURY

**CIVIL ENGINEER**

ZEPHYR ENGINEERING
CERTIFICATE OF AUTHORIZATION NO. 31158
HOLLYWOOD, FL 33351
T. 786.302.7693
WWW.ZEPHYRENGINEERINGFL.COM

**ZEPHYR ENGINEERING**

# 1619 TOWNHOMES

1619 HOLLYWOOD BLVD HOLLYWOOD FLORIDA 33021 USA

ARCHITECT

THIS ITEM HAS BEEN DIGITALLY SIGNED AND SEALED BY FITZ MANNINGHAM MURPHY, AIA AR101069 ON 7/12/23.

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

STATE OF FLORIDA
FITZ MANNINGHAM MURPHY
AR101069
REGISTERED ARCHITECT

FITZ MANNINGHAM MURPHY
REGISTERED ARCHITECT
AR101069

SUBMITTAL & REVISIONS

2301
PROJECT NO.

7/12/23
DATE

FMM
DRAWN / CHECKED

**3D STUDY - FRONT**

**A600**

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

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

SENGA ARCHITECTURE LLC

DEVELOPER

LUXURY

CIVIL ENGINEER

ZEPHYR ENGINEERING
CERTIFICATE OF AUTHORIZATION NO. 31158
HOLLYWOOD, FL 33351
T. 786.302.7693
WWW.ZEPHYRENGINEERINGFL.COM

ZEPHYR ENGINEERING

# 1619 TOWNHOMES

1619 HOLLYWOOD BLVD HOLLYWOOD FLORIDA 33021 USA

ARCHITECT

THIS ITEM HAS BEEN DIGITALLY SIGNED AND SEALED BY FITZ MANNINGHAM MURPHY, AIA AR101069 ON 7/12/23.

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

STATE OF FLORIDA
FITZ MANNINGHAM MURPHY
AR101069
REGISTERED ARCHITECT

FITZ MANNINGHAM MURPHY
REGISTERED ARCHITECT
AR101069

SUBMITTAL & REVISIONS

2301
PROJECT NO.

7/12/23
DATE

FMM
DRAWN / CHECKED

**3D STUDY - REAR**

**A601**