

ATTACHMENT A

Application Package



CITY OF
**DEVELOPMENT SERVICES
PLANNING DIVISION**

GENERAL APPLICATION

APPLICATION DATE: 04/04/2024

2600 Hollywood Blvd

Room 315

Hollywood, FL 33022

Tel: (954) 921-3471

Email: Development@
Hollywoodfl.org

SUBMISSION REQUIREMENTS:

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

NOTE:

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

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

APPLICATION TYPE (CHECK ALL THAT APPLIES):

- | | | |
|--|---|--|
| <input type="checkbox"/> Technical Advisory Committee | <input type="checkbox"/> Art in Public Places Committee | <input type="checkbox"/> Variance |
| <input checked="" type="checkbox"/> Planning and Development Board | <input type="checkbox"/> Historic Preservation Board | <input type="checkbox"/> Special Exception |
| <input type="checkbox"/> City Commission | <input type="checkbox"/> Administrative Approval | |

PROPERTY INFORMATION

Location Address: 5824 TAFT STREET, HOLLYWOOD FL 33021

Lot(s): E 50' OF 30 & W 50' OF 29 Block(s): 1 Subdivision: HWD CNTRY ESTATES

Folio Number(s): 5141-12-10-0390

Zoning Classification: SR7-RM-18 Land Use Classification: TOC

Existing Property Use: SINGLE FAMILY Sq Ft/Number of Units: 840 SF

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

Has this property been presented to the City before? If yes, check all that apply and provide File Number(s) and Resolution(s): 22-DP-44

DEVELOPMENT PROPOSAL

Explanation of Request: DESIGN AND SITE PLAN APPROVAL FOR AN EIGHT (8) UNIT TOWNHOME DEVELOPMENT

Phased Project: Yes ☐ No ☒ Number of Phases:

Project	Proposal
Units/rooms (# of units)	# UNITS: <input type="text" value="8"/> #Rooms <input type="text" value="17"/>
Proposed Non-Residential Uses	<input type="text" value="0"/> S.F.)
Open Space (% and SQ.FT.)	Required %: <input type="text" value="25"/> (Area: <input type="text" value="7250"/> S.F.)
Parking (# of spaces)	PARK. SPACES: (# <input type="text" value="18"/>)
Height (# of stories)	(# STORIES) <input type="text" value="2"/> (<input type="text" value="23"/> FT.)
Gross Floor Area (SQ. FT)	Lot(s) Gross Area (<input type="text" value="29,000"/> FT.)

Name of Current Property Owner: JASI SERVICES INC.

Address of Property Owner: 4820 PEMBROKE ROAD, HOLLYWOOD FL 33021

Telephone: (954) 966-1219 Email Address: BRENDA@VIERACONSTRUCTION.COM

Applicant: SENG ARCHITECTURE LLC

Consultant ☐ Representative ☒ Tenant ☐

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

Email Address: FITZMURPHY@SENGARCHITECTURE.COM

Email Address #2:

Date of Purchase: 08/23/2021 Is there an option to purchase the Property? Yes ☐ No ☒

If Yes, Attach Copy of the Contract.

Noticing Agent (FTAC & Board submissions only) : CUTRO & ASSOCIATES

E-mail Address: CUTROPLANNING@YAHOO.COM

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: B. Viera Date: 4/08/2024

PRINT NAME: BRENDA VIERA - JASI SERVICES INC. Date: _____

Signature of Consultant/Representative: [Signature] Date: 04/04/2024

PRINT NAME: FITZ MURPHY - SENG ARCHITECTURE LLC Date: 04/04/2024

Signature of Tenant: _____ Date: _____

PRINT NAME: _____ Date: _____

Current Owner Power of Attorney

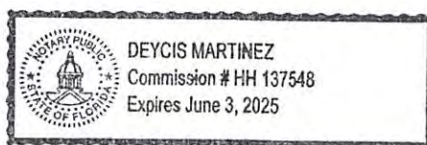
I am the current owner of the described real property and that I am aware of the nature and effect the request for DESIGN AND SITE PLAN APPROVAL to my property, which is hereby made by me or I am hereby authorizing SENG ARCHITECTURE LLC to be my legal representative before the PLANNING AND DEVELOP. (Board and/or Committee) relative to all matters concerning this application.

Sworn to and subscribed before me
this 08 day of April 2024

[Signature]
Notary Public

State of Florida

My Commission Expires: 06/03/25 (Check One) ☒ Personally known to me; OR ☐ Produced Identification _____



B. Viera

Signature of Current Owner

Brenda Viera
Print Name

5824 TAFT TOWNHOMES

LEGAL DESCRIPTION

THE EAST 50' OF LOT 30 AND THE WEST 50' OF LOT 29, BLOCK 1, OF HOLLYWOOD COUNTRY ESTATES, ACCORDING TO THE MAP OR PLAT THEREOF AS RECORDED IN PLAT BOOK 24, PAGE 9 AND OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA

ADDRESS

5824 TAFT STREET, HOLLYWOOD, FLORIDA

PROJECT INFORMATION

DESIGN AND SITE PLAN FOR A 8 UNIT TOWNHOME DEVELOPMENT

FLOOR AREA: 10,587 SQUARE FEET
BUILDING HEIGHT: 2 STORIES, 44 FEET HIGH

FILE NO 22-DP-44
5824 TAFT TOWNHOMES
5824 TAFT STREET

February 21st 2023

DESIGN CRITERIA STATEMENT

(1) Architectural and design components. Architecture refers to the architectural elements of exterior building surfaces. Architectural details should be commensurate with the building mass. Design of the building(s) shall consider aesthetics and functionality, including the relationship of the pedestrian with the built environment. The design should consider architectural elements that are characteristic of the surrounding neighborhood.

The design is contemporary, utilizing simple rectilinear lines and intentional framing, moving away from symmetry and creating a varying volumetric facade elements. Materials used include concrete, stucco, large aluminum-framed glazing, and stone and wood veneers. Varying parapet heights further articulate the building mass. Pedestrian connectivity is provided through the engagement of the useable front yard garden and a distinct pedestrian entry. The unit adjacent to primary public right-of-way is oriented to enhance the towards the public right-of-way, as recommended by the Design Guidelines and recently adopted Transit Oriented Regulations.

(2) Compatibility. The harmonious relationship between existing architectural language and composition and proposed construction, including how each building along the street relates to the whole and the pattern created with adjacent structures and the surrounding neighborhood, and with the established and adopted vision for the area.

The Design Guidelines state new construction should differentiate itself from neighboring buildings in terms of architectural style while the scale, rhythm, height and setbacks as well as the location of windows, doors and balconies bear some relationship to neighboring buildings and maintain some resemblance of compatibility. While the primary architectural style along the corridor is post war modern, the vision for the area lends itself to a larger scale contemporary structure. As this section of the Transit Oriented Corridor is meant to serve as a transition from the commercial uses along State Road 7 to the single family residential neighborhood to the east, the proposed development is consistent with the surrounding buildings in scale, massing, and placement. Redevelopment of this site is a step closer to beautifying the Transit Oriented Corridor.

The placement of the building on the site creates a harmonious relationship between the proposed building and the existing context, as well as adhering to the patterns for future developments. The building layout is also consistent with the surrounding neighborhood as it maintains the minimum required setback on Taft Street in order to maintain a pedestrian oriented experience.

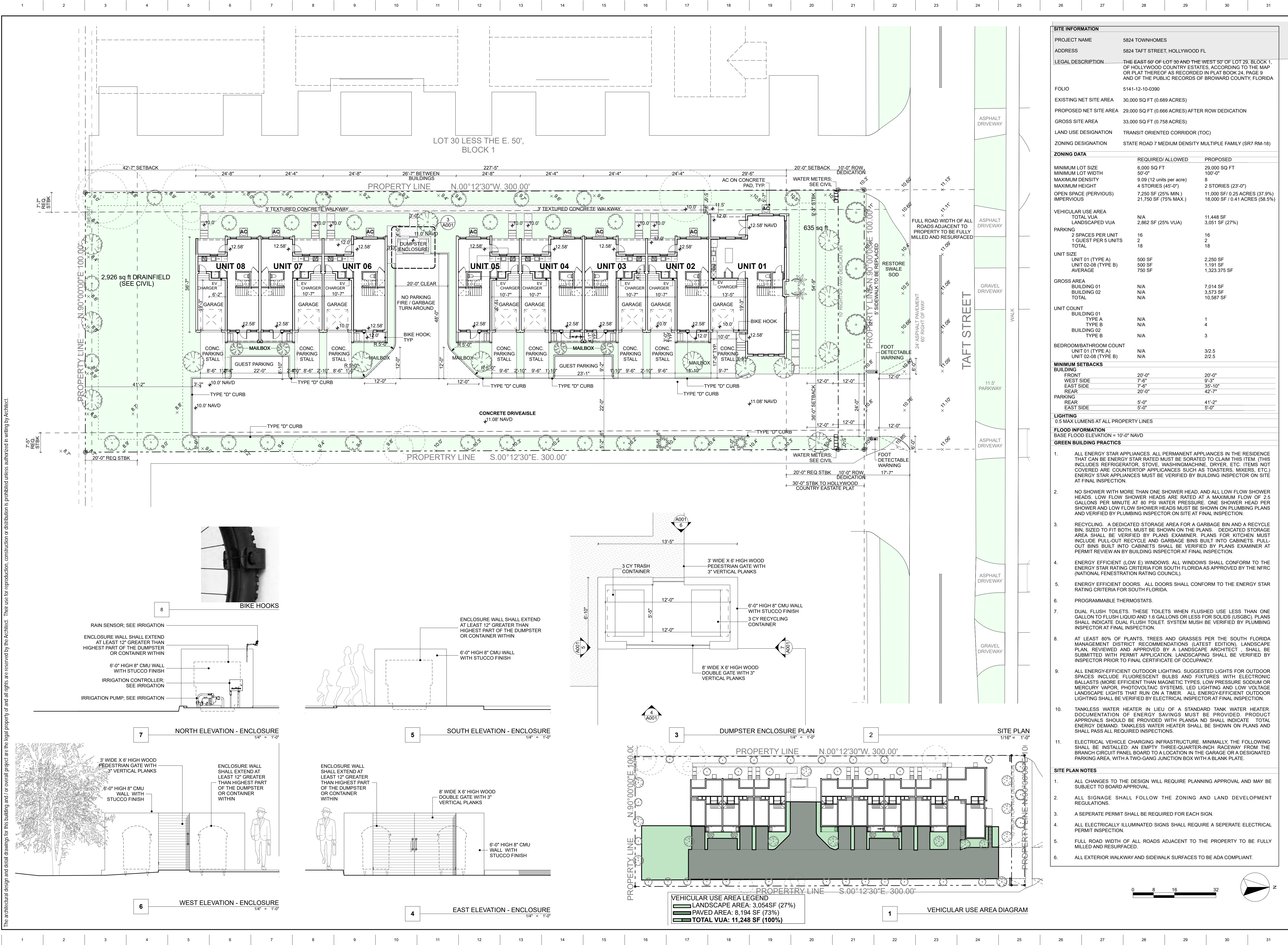
(3) Scale/massing. Buildings shall be proportionate in scale, with a height which is consistent with the surrounding structures, and with the established and adopted vision of the area. Building geometries shall reflect a simple composition of basic architectural details in relation to its length, width, height lot coverage, and setting of the structure in context with adjacent buildings.

The scale of the development is reflective of the adopted vision for the area, proposing a two-story building at approximately 23 feet in height. the building geometries reflect a simple composition that is a direct product of the lot it sits on. The height of the building is slightly more than a third of the building's frontage, making for pleasant proportions that will not stand out as an aberration.

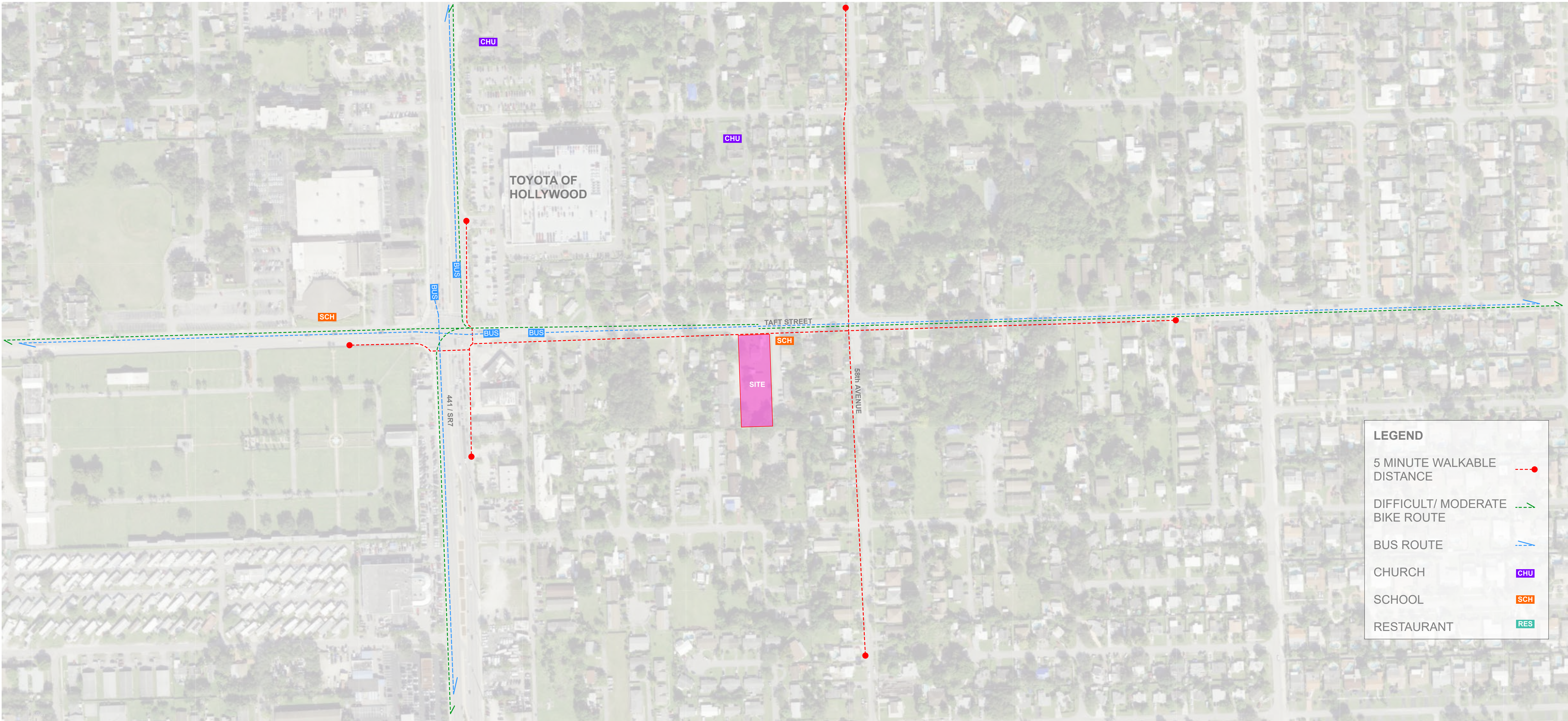
The building mass is reduced and articulated by the composition of architectural details; street-facing facades are articulated with framed volumes and rich materiality. The adjacent exterior building materials include concrete, smooth stucco, and aluminum-framed glass windows.

(4) Landscaping. Landscaped areas should contain a variety of native and other compatible plant types and forms, and be carefully integrated with existing buildings and paved areas. Existing mature trees and other significant plants on the site should be preserved.

The Landscaping for this project has been carefully coordinated to ensure that a variety of native species and preferred plant types were integrated into the design.” The proposed landscape provides a transition from the site to its context and vice versa, through the use of complementary plant material that blurs the lines between the public and private realm. This enhances the design of the proposed building and the pedestrian experience along Taft Street.



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ARCHITECT
AGNES
3434 MONKEY STREET | HOLLYWOOD, FL 33021
T 954.931.8311
HTTP://WWW.SENGAARCHITECTURE.COM
SENGA ARCHITECTURE LLC

ZEPHYR
ENGINEERING
CERTIFICATE OF AUTHORIZATION NO.: 31158
HOLLYWOOD, FL 33061
T 786.502.7369
WWW.ZEPHYRENGINEERINGFL.COM
ZEPHYR ENGINEERING

5824 TAFT TOWNHOMES

5824 TAFT STREET HOLLYWOOD FLORIDA 33021 USA

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AR101069
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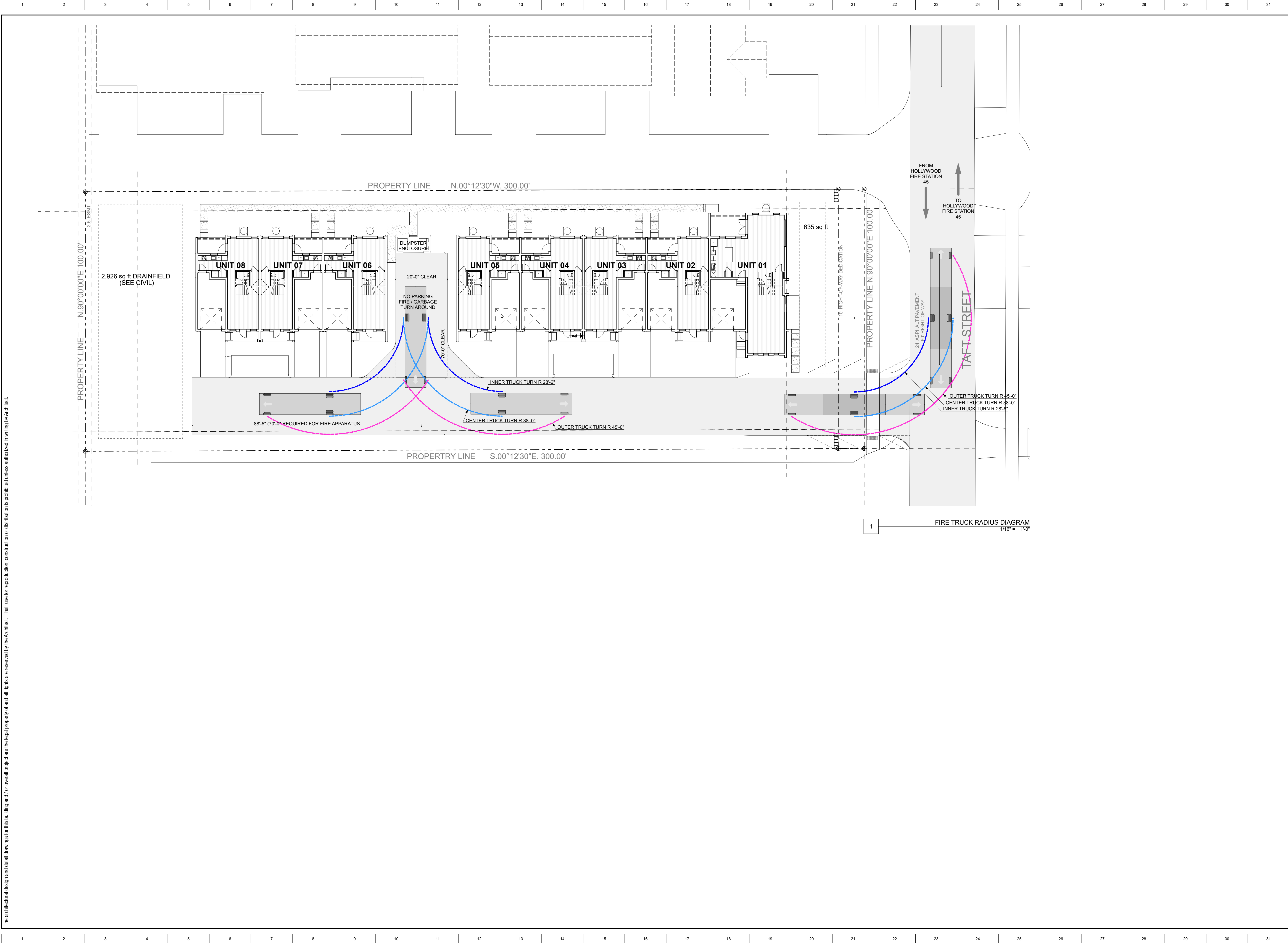
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2109
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**SITE CONTEXT
AND STREET
PROFILE**
A002



ARCHITECT

AGNES

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

SENGA ARCHITECTURE LLC

ZEPHYR
ENGINEERING

CERTIFICATE OF AUTHORIZATION NO.: 31158
HOLLYWOOD, FL 33061
T 786.502.7369
WWW.ZEPHYRENGINEERINGFL.COM

ZEPHYR ENGINEERING

5824 TAFT
TOWNHOMES

5824 TAFT STREET HOLLYWOOD FLORIDA 33021 USA

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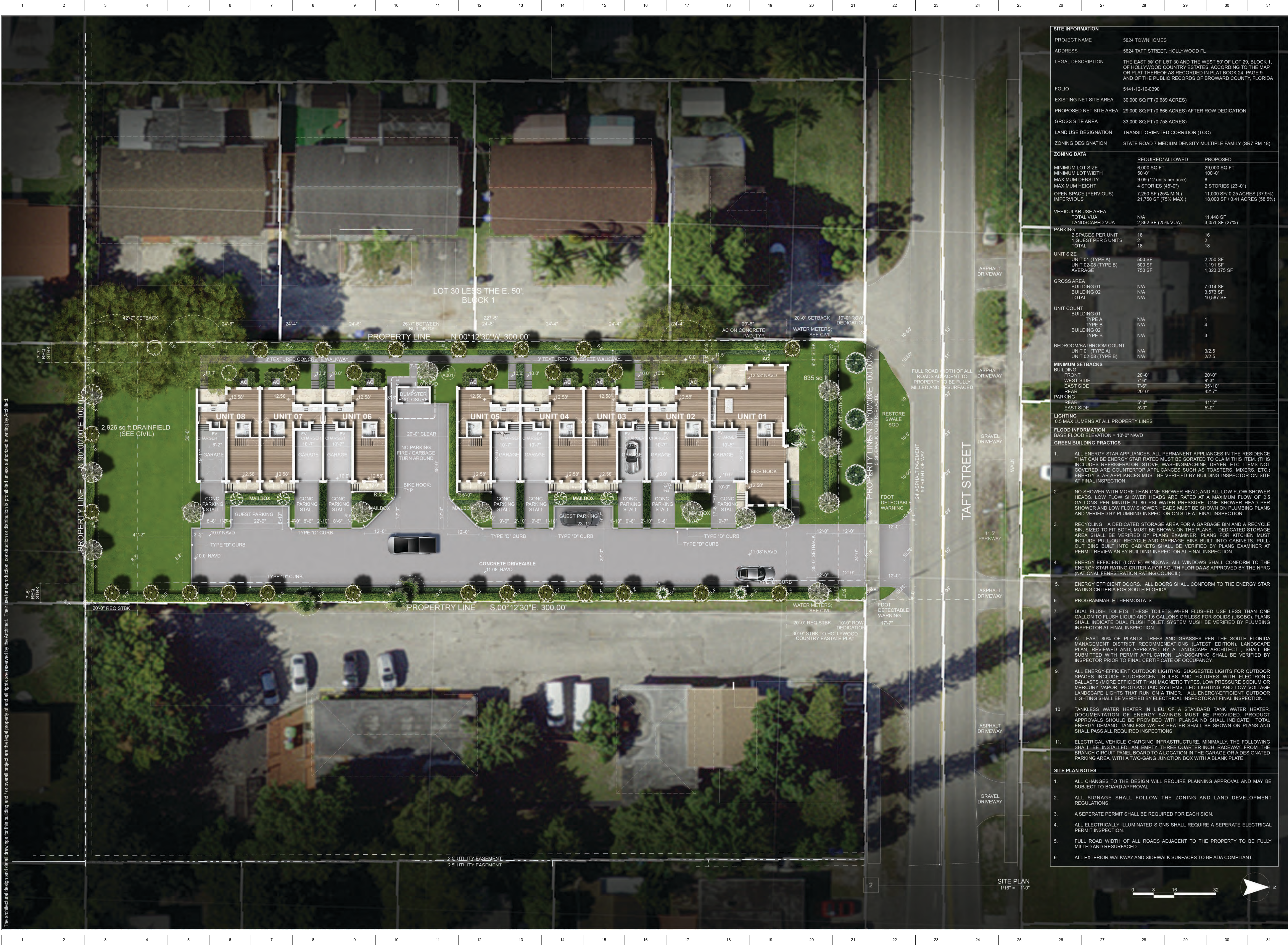
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SITE DATA

A003



SITE INFORMATION		
PROJECT NAME	5824 TOWNHOMES	
ADDRESS	5824 TAFT STREET, HOLLYWOOD FL	
LEGAL DESCRIPTION	THE EAST 50' OF LOT 30 AND THE WEST 50' OF LOT 29, BLOCK 1, OF HOLLYWOOD COUNTRY ESTATES, ACCORDING TO THE MAP OR PLAT THEREOF AS RECORDED IN PLAT BOOK 24, PAGE 9 AND OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA	
FOLIO	5141-12-10-0390	
EXISTING NET SITE AREA	30,000 SQ FT (0.689 ACRES)	
PROPOSED NET SITE AREA	29,000 SQ FT (0.666 ACRES) AFTER ROW DEDICATION	
GROSS SITE AREA	33,000 SQ FT (0.758 ACRES)	
LAND USE DESIGNATION	TRANSIT ORIENTED CORRIDOR (TOC)	
ZONING DESIGNATION	STATE ROAD 7 MEDIUM DENSITY MULTIPLE FAMILY (SR7 RM-18)	
ZONING DATA		
	REQUIRED/ ALLOWED	PROPOSED
MINIMUM LOT SIZE	6,000 SQ FT	29,000 SQ FT
MINIMUM LOT WIDTH	50'-0"	100'-0"
MAXIMUM DENSITY	9.09 (12 units per acre)	8
MAXIMUM HEIGHT	4 STORIES (45'-0")	2 STORIES (23'-0")
OPEN SPACE (PERVIOUS)	7,250 SF (25% MIN.)	11,000 SF/ 0.25 ACRES (37.9%)
IMPERVIOUS	21,750 SF (75% MAX.)	18,000 SF / 0.41 ACRES (58.5%)
VEHICULAR USE AREA		
TOTAL VUA	N/A	11,448 SF
LANDSCAPED VUA	2,882 SF (25% VUA)	3,051 SF (27%)
PARKING		
2 SPACES PER UNIT	16	16
1 GUEST PER 5 UNITS	2	2
TOTAL	18	18
UNIT SIZE		
UNIT 01 (TYPE A)	500 SF	2,250 SF
UNIT 02-08 (TYPE B)	500 SF	1,191 SF
AVERAGE	750 SF	1,323.375 SF
GROSS AREA		
BUILDING 01	N/A	7,014 SF
BUILDING 02	N/A	3,573 SF
TOTAL	N/A	10,587 SF
UNIT COUNT		
BUILDING 01	N/A	1
TYPE A	N/A	4
BUILDING 02	N/A	3
TYPE B	N/A	
BEDROOM/BATHROOM COUNT		
UNIT 01 (TYPE A)	N/A	3/2.5
UNIT 02-08 (TYPE B)	N/A	2/2.5
MINIMUM SETBACKS		
BUILDING		
FRONT	20'-0"	20'-0"
WEST SIDE	7'-6"	9'-3"
EAST SIDE	7'-6"	35'-10"
REAR	20'-0"	42'-7"
PARKING		
REAR	5'-0"	41'-2"
EAST SIDE	5'-0"	5'-0"
LIGHTING		
0.5 MAX LUMENS AT ALL PROPERTY LINES		
FLOOD INFORMATION		
BASE FLOOD ELEVATION = 10'-0" NAVD		
GREEN BUILDING PRACTICES		
	ALL ENERGY STAR APPLIANCES. ALL PERMANENT APPLIANCES IN THE RESIDENCE THAT CAN BE ENERGY STAR RATED MUST BE SORATED TO CLAIM THIS ITEM. (THIS INCLUDES REFRIGERATOR, STOVE, WASHING MACHINE, DRYER, ETC.) ITEMS NOT COVERED ARE COUNTERTOP APPLIANCES SUCH AS TOASTERS, MIXERS, ETC.) ENERGY STAR APPLIANCES MUST BE VERIFIED BY BUILDING INSPECTOR ON SITE AT FINAL INSPECTION.	
2.	NO SHOWER WITH MORE THAN ONE SHOWER HEAD, AND ALL LOW FLOW SHOWER HEADS. LOW FLOW SHOWER HEADS ARE RATED AT A MAXIMUM FLOW OF 2.5 GALLONS PER MINUTE AT 80 PSI WATER PRESSURE. ONE SHOWER HEAD PER SHOWER AND LOW FLOW SHOWER HEADS MUST BE SHOWN ON PLUMBING PLANS AND VERIFIED BY PLUMBING INSPECTOR ON SITE AT FINAL INSPECTION.	
3.	RECYCLING. A DEDICATED STORAGE AREA FOR A GARBAGE BIN AND A RECYCLE BIN, SIZED TO FIT BOTH, MUST BE SHOWN ON THE PLANS. DEDICATED STORAGE AREA SHALL BE VERIFIED BY PLANS EXAMINER. PLANS FOR KITCHEN MUST INCLUDE PULL-OUT RECYCLE AND GARBAGE BINS BUILT INTO CABINETS. PULL-OUT BINS BUILT INTO CABINETS SHALL BE VERIFIED BY PLANS EXAMINER AT PERMIT REVIEW AND BY BUILDING INSPECTOR AT FINAL INSPECTION.	
4.	ENERGY EFFICIENT (LOW E) WINDOWS. ALL WINDOWS SHALL CONFORM TO THE ENERGY STAR RATING CRITERIA FOR SOUTH FLORIDA AS APPROVED BY THE NFRC (NATIONAL FENESTRATION RATING COUNCIL).	
5.	ENERGY EFFICIENT DOORS. ALL DOORS SHALL CONFORM TO THE ENERGY STAR RATING CRITERIA FOR SOUTH FLORIDA.	
6.	PROGRAMMABLE THERMOSTATS.	
7.	DUAL FLUSH TOILETS. THESE TOILETS WHEN FLUSHED USE LESS THAN ONE GALLON TO FLUSH LIQUID AND 1.6 GALLONS OR LESS FOR SOLIDS (USGBC). PLANS SHALL INDICATE DUAL FLUSH TOILET. SYSTEM MUST BE VERIFIED BY PLUMBING INSPECTOR AT FINAL INSPECTION.	
8.	AT LEAST 80% OF PLANTS, TREES AND GRASSES PER THE SOUTH FLORIDA MANAGEMENT DISTRICT RECOMMENDATIONS (LATEST EDITION). LANDSCAPE PLAN, REVIEWED AND APPROVED BY A LANDSCAPE ARCHITECT, SHALL BE SUBMITTED WITH PERMIT APPLICATION. LANDSCAPING SHALL BE VERIFIED BY INSPECTOR PRIOR TO FINAL CERTIFICATE OF OCCUPANCY.	
9.	ALL ENERGY-EFFICIENT OUTDOOR LIGHTING. SUGGESTED LIGHTS FOR OUTDOOR SPACES INCLUDE FLUORESCENT BULBS AND FIXTURES WITH ELECTRONIC BALLASTS (MORE EFFICIENT THAN MAGNETIC TYPES), LOW PRESSURE SODIUM OR MERCURY VAPOR, PHOTOVOLTAIC SYSTEMS, LED LIGHTING AND LOW VOLTAGE LANDSCAPE LIGHTS THAT RUN ON A TIMER. ALL ENERGY-EFFICIENT OUTDOOR LIGHTING SHALL BE VERIFIED BY ELECTRICAL INSPECTOR AT FINAL INSPECTION.	
10.	TANKLESS WATER HEATER IN LIEU OF A STANDARD TANK WATER HEATER. DOCUMENTATION OF ENERGY SAVINGS MUST BE PROVIDED. PRODUCT APPROVALS SHOULD BE PROVIDED WITH PLANS AND SHALL INDICATE TOTAL ENERGY DEMAND. TANKLESS WATER HEATER SHALL BE SHOWN ON PLANS AND SHALL PASS ALL REQUIRED INSPECTIONS.	
11.	ELECTRICAL VEHICLE CHARGING INFRASTRUCTURE. MINIMALLY, THE FOLLOWING SHALL BE INSTALLED: AN EMPTY THREE-QUARTER-INCH RACEWAY FROM THE BRANCH CIRCUIT PANEL BOARD TO A LOCATION IN THE GARAGE OR A DESIGNATED PARKING AREA, WITH A TWO-GANG JUNCTION BOX WITH A BLANK PLATE.	
SITE PLAN NOTES		
1.	ALL CHANGES TO THE DESIGN WILL REQUIRE PLANNING APPROVAL AND MAY BE SUBJECT TO BOARD APPROVAL.	
2.	ALL SIGNAGE SHALL FOLLOW THE ZONING AND LAND DEVELOPMENT REGULATIONS.	
3.	A SEPERATE PERMIT SHALL BE REQUIRED FOR EACH SIGN.	
4.	ALL ELECTRICALLY ILLUMINATED SIGNS SHALL REQUIRE A SEPERATE ELECTRICAL PERMIT INSPECTION.	
5.	FULL ROAD WIDTH OF ALL ROADS ADJACENT TO THE PROPERTY TO BE FULLY MILLED AND RESURFACED.	
6.	ALL EXTERIOR WALKWAY AND SIDEWALK SURFACES TO BE ADA COMPLIANT.	

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ARCHITECT

AGNES

3434 MCKINLEY STREET | HOLLYWOOD, FL 33021
T 954.431.8311
HTTP://WWW.SENGAARCHITECTURE.COM

SENGA ARCHITECTURE LLC

ZEPHYR
ENGINEERING

CERTIFICATE OF AUTHORIZATION NO.: 31158
HOLLYWOOD, FL 33061
T 786.552.7393
WWW.ZEPHYRENGINEERINGFL.COM

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SITE
PHOTOGRAPHS

A005

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5810 TAFT STREET



5826 TAFT STREET



5828 TAFT STREET



5825 TAFT STREET



5821 TAFT STREET



5815 TAFT STREET

ARCHITECT

SENGA
3434 MONKEY STREET | HOLLYWOOD, FL 33021
T 954.937.8311
HTTP://WWW.SENGAARCHITECTURE.COM
SENGA ARCHITECTURE LLC

ZEPHYR
ENGINEERING
CERTIFICATE OF AUTHORIZATION NO.: 31158
HOLLYWOOD, FL 33061
T 786.502.7369
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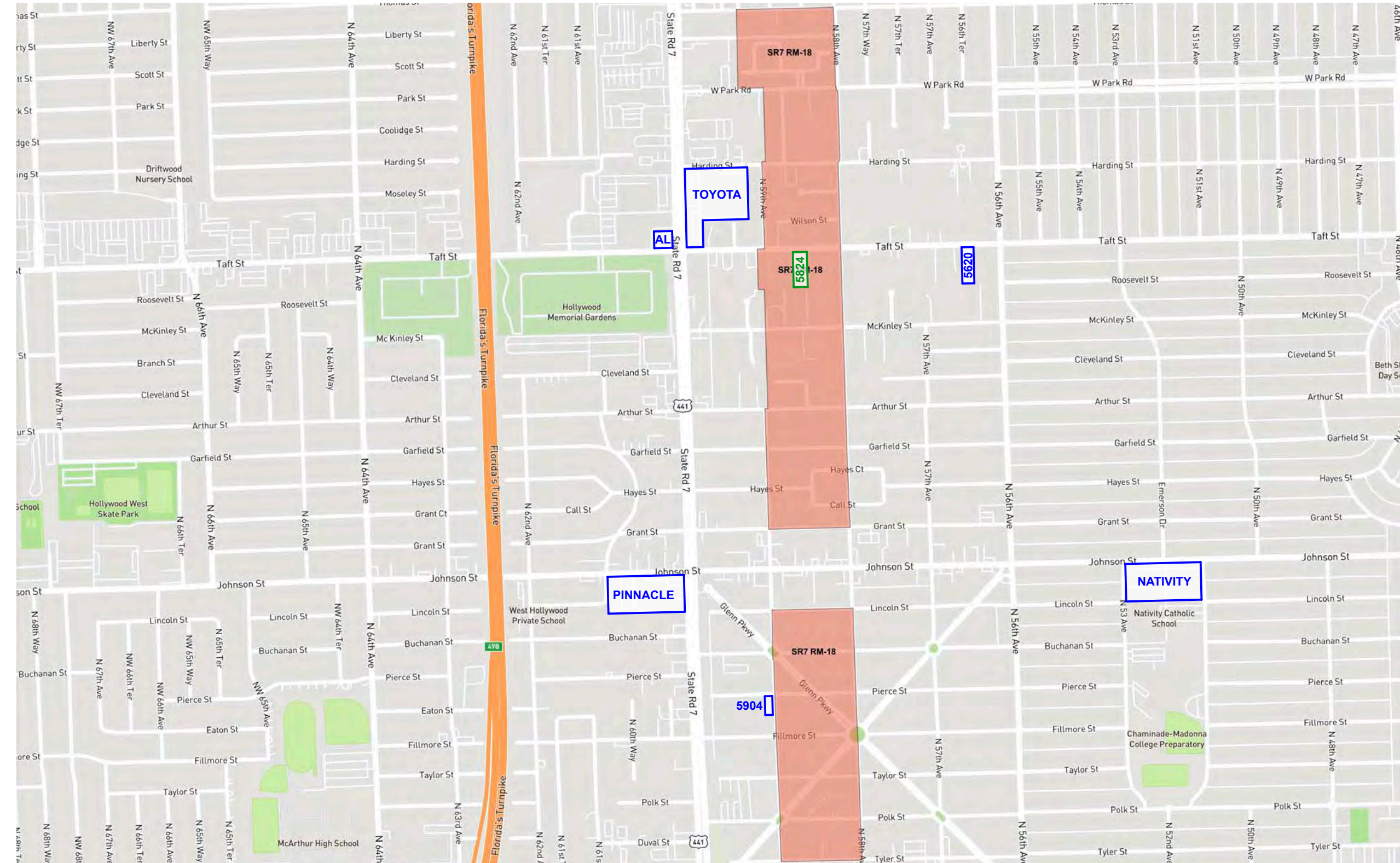
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CONTEXT
PHOTOGRAPHS

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ARCHITECT
SENGA
3434 MCKINLEY STREET | HOLLYWOOD, FL 33021
T 954.431.8311
HTTP://WWW.SENGAARCHITECTURE.COM
SENGA ARCHITECTURE LLC

ZEPHYR
ENGINEERING
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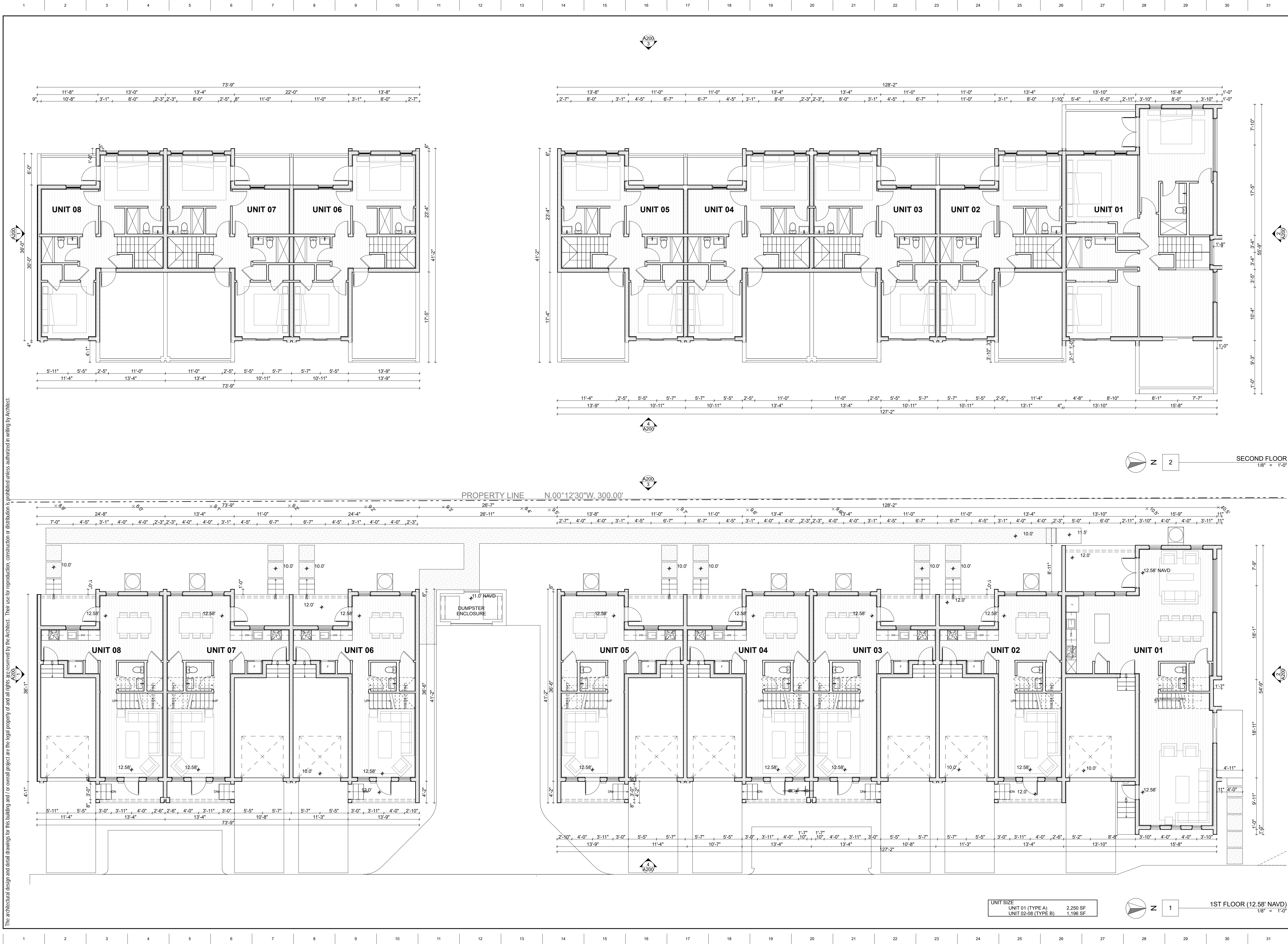
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SUBMITTAL & REVISIONS

2109
PROJECT NO.
4/29/24
DATE
FMM
DRAWN / CHECKED
SR7
MULTIFAMILY 18
DISTRICT
A007



Architectural floor plan of a building with a sloped roof. The plan shows various rooms, including terraces and a central area with a large circular feature. Dimensions are provided for the overall building (37'-4" by 128'-2") and for individual rooms. Slope indicators (1/4"=1'-0") are shown throughout the plan.

Overall dimensions: 37'-4" (width) x 128'-2" (length).

Room dimensions and areas:

- Top left: 272 sq ft
- Top middle-left: 305 sq ft
- Top middle-right: 272 sq ft
- Top right: 271 sq ft
- Far right: 476 sq ft

Other labels include "TERRACE BELOW" and "TERRACE ABOVE". Slope indicators (1/4"=1'-0") are shown throughout the plan.

 \geq 1 T.O. ROOF
 $\frac{1}{8}'' = 1'-0''$

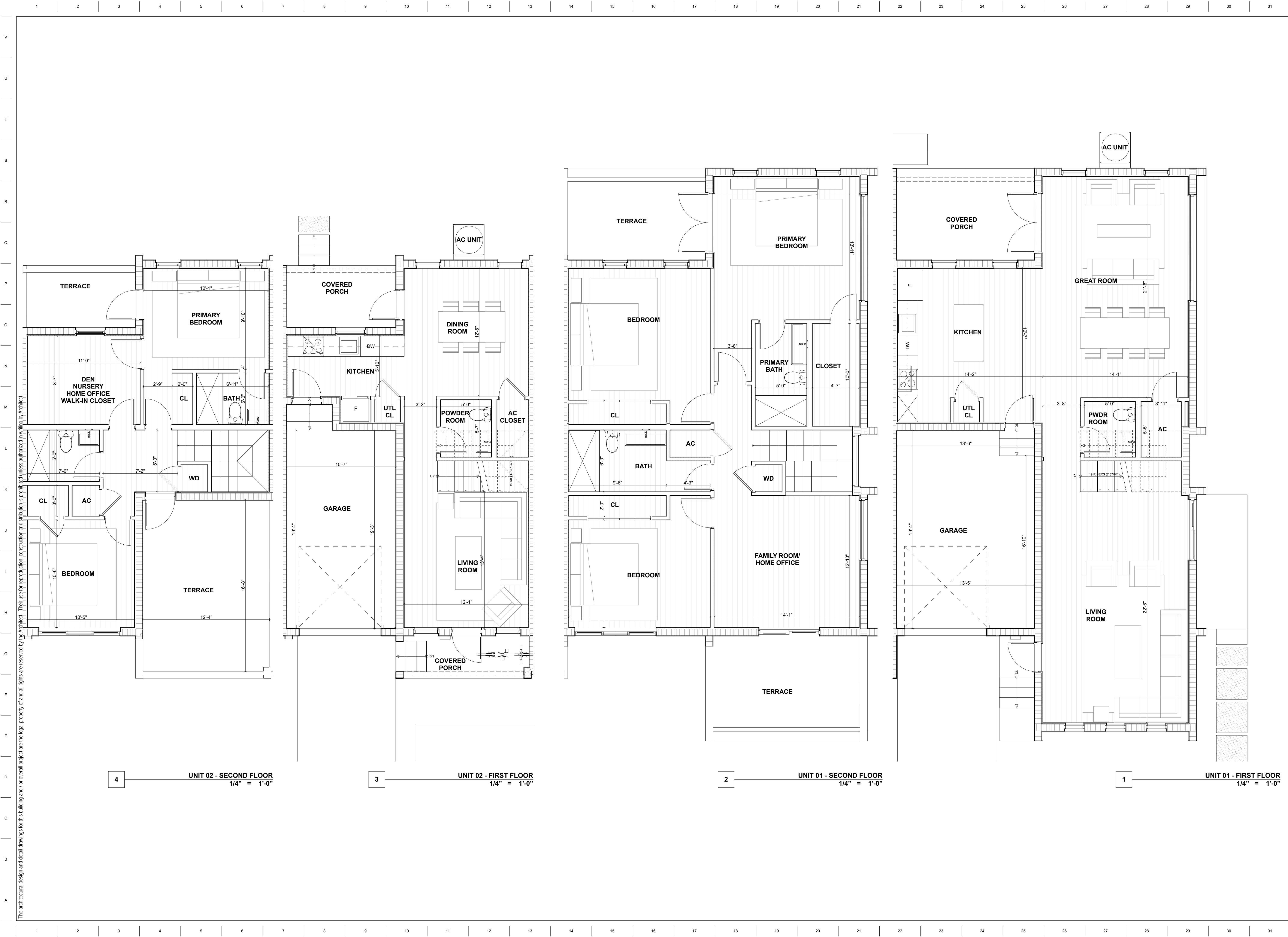
SUBMITTAL & REVISIONS

ROOF PLAN

A101



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ARCHITECT

AGNES

3434 MONKEY STREET | HOLLYWOOD, FL 33021
T 954.431.8311
HTTP://WWW.SENGAARCHITECTURE.COM

SENGA ARCHITECTURE LLC

ZEPHYR
ENGINEERING

CERTIFICATE OF AUTHORIZATION NO.: 31158
HOLLYWOOD, FL 33061
T 786.502.7360
WWW.ZEPHYRENGINEERINGFL.COM

ZEPHYR ENGINEERING

5824 TAFT TOWNHOMES

5824 TAFT STREET HOLLYWOOD FLORIDA 33021 USA

ARCHITECT

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AR101069
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SUBMITTAL & REVISIONS

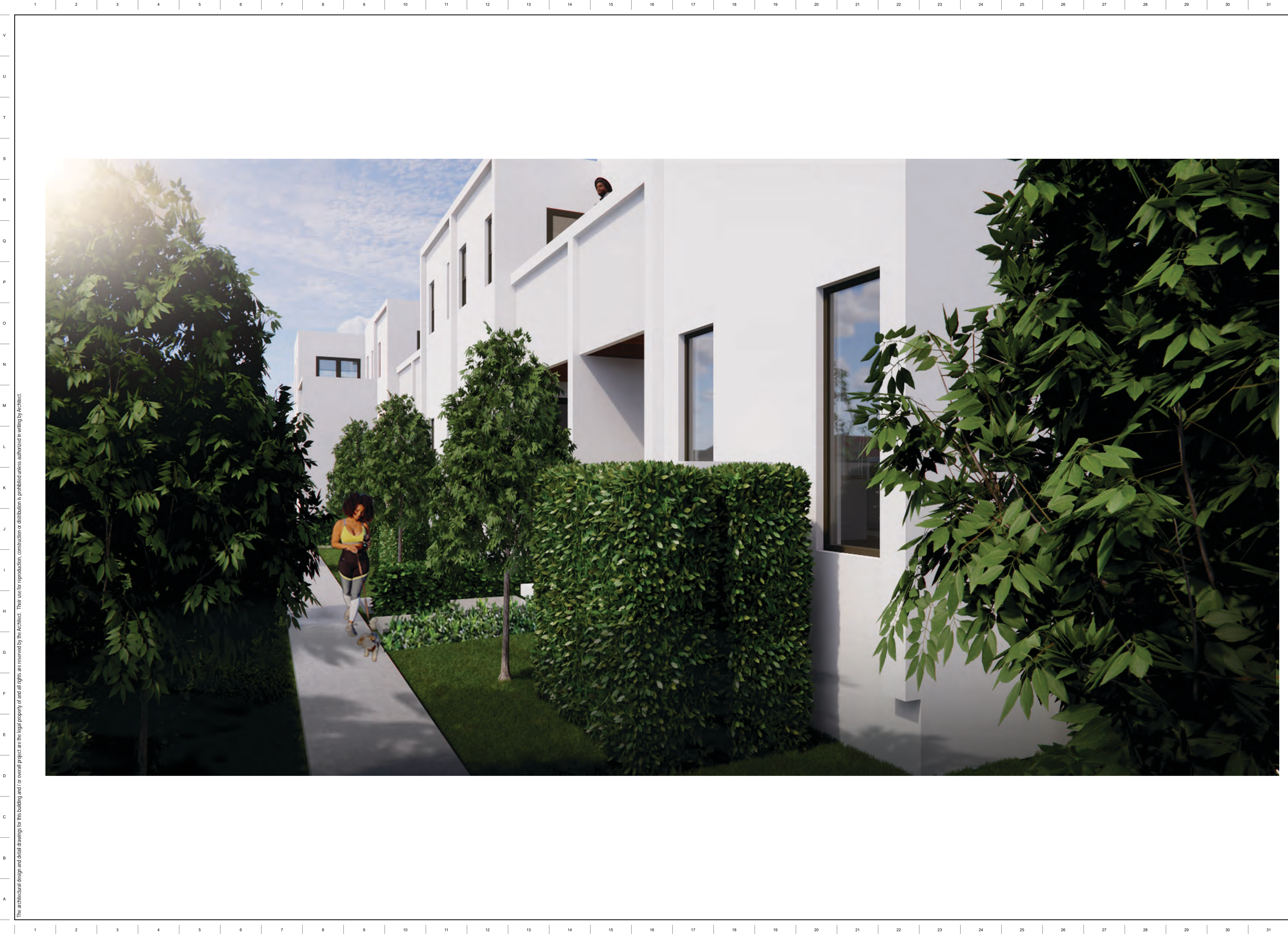
2109
PROJECT NO.

4/29/24
DATE

FMM
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ENLARGED
FLOOR PLANS

A400



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ARCHITECT
AGNES
3434 MCKINLEY STREET | HOLLYWOOD, FL 33021
T 954.431.8311
HTTP://WWW.SENGAARCHITECTURE.COM
SENGA ARCHITECTURE LLC

ZEPHYR
ENGINEERING
CERTIFICATE OF AUTHORIZATION NO.: 31158
HOLLYWOOD, FL 33061
T 786.562.7369
WWW.ZEPHYRENGINEERINGFL.COM
ZEPHYR ENGINEERING

5824 TAFT
TOWNHOMES
5824 TAFT STREET HOLLYWOOD FLORIDA 33021 USA

ARCHITECT

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AR101069
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2109
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4/29/24
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3D STUDY
(SIDE)

A601



ARCHITECT

AGNES
3434 MCKINLEY STREET | HOLLYWOOD, FL 33021
T 954.431.8311
HTTP://WWW.SENGAARCHITECTURE.COM
SENGA ARCHITECTURE LLC

ZEPHYR
ENGINEERING
CERTIFICATE OF AUTHORIZATION NO.: 31158
HOLLYWOOD, FL 33061
T 786.552.7369
WWW.ZEPHYRENGINEERINGFL.COM
ZEPHYR ENGINEERING

5824 TAFT
TOWNHOMES
5824 TAFT STREET HOLLYWOOD FLORIDA 33021 USA

ARCHITECT

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SUBMITTAL & REVISIONS

2109
PROJECT NO.

4/29/24
DATE

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3D STUDY (UNIT
ENTRY)

A602



ARCHITECT

AG/ES
3434 MCKINLEY STREET | HOLLYWOOD, FL 33021
T 954.431.8311
HTTP://WWW.SENGAARCHITECTURE.COM
SENGA ARCHITECTURE LLC

ZEPHYR
ENGINEERING
CERTIFICATE OF AUTHORIZATION NO.: 31158
HOLLYWOOD, FL 33061
T 786.552.7369
WWW.ZEPHYRENGINEERINGFL.COM
ZEPHYR ENGINEERING

5824 TAFT
TOWNHOMES
5824 TAFT STREET HOLLYWOOD FLORIDA 33021 USA

ARCHITECT

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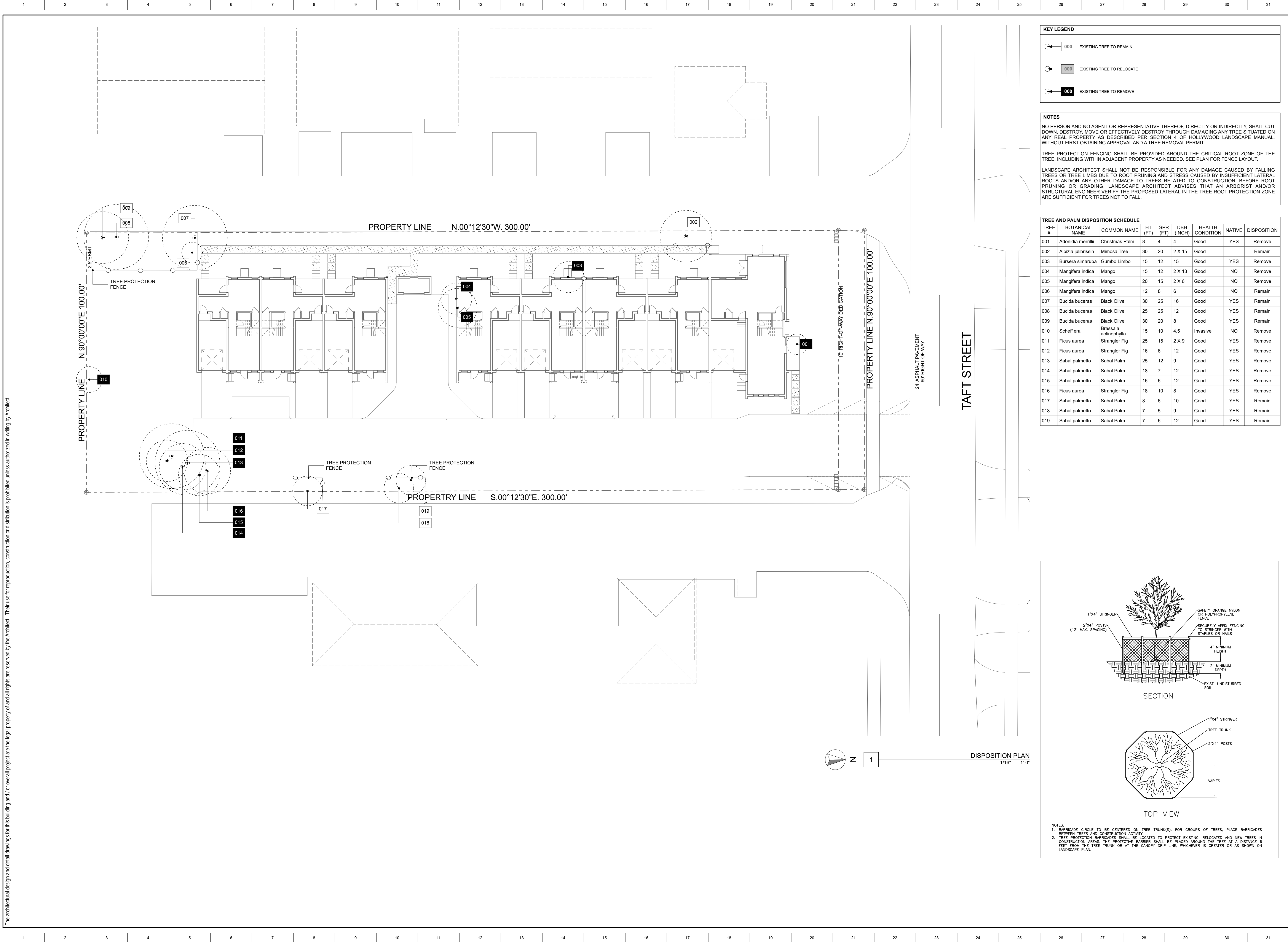
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3D STUDY
(FRONT SIDE)

A603



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TREE MITIGATION SHORTFALL TO BE
ADDRESSED BY MONETARY
CONTRIBUTION TO THE CITY'S TREE
TRUST FUND BY PROPERTY OWNER
AT \$350 EACH = \$11,550

Silver Buttonwood	3"	12", Suffolk Single Stem, Matching	8"	Standard with character	Y
Witch Apple	2"	12' Standard	6"		Y
Live Oak	3"	16', Standard Single Stem, Matching	8"	Standard with character	Y

	Coconut Palms	8' CT	5-6'	Single
	Florida Thatch Palm	8' CT	5-6'	Single

	Green Island Ficus	7 gal	24"	18"		
sa	Swiss Cheese Vine	15 gal, 30"-36"				
	Simpson Stopper	30 gal	4'		30" o.c.	Y
	Oleander	7 gal	24"	36"	36" o.c.	
osa	Wild Coffee	7 gal	24"	24"	24" o.c.	Y
na wheel	Pinwheel Jasmine	7 gal	24"	36"	36" o.c.	
	Coontie	7 gal	24"			Y

Lilyturf	1 gal	12" o.c.	
Philodendron	3 gal	18" o.c.	

COMMON NAME	SIZE	SP	REMARKS
St. Augustine			STAGGERED

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 DESIGN AND CONSTRUCTED IN ACCORDANCE WITH THE CITY OF HOLLYWOOD CODE OF ORDINANCES AND THE DESIGN OF THE PROJECT.

