

## PLANNING DIVISION



2600 Hollywood Boulevard Room 315  
Hollywood, FL 33022

File No. (internal use only): \_\_\_\_\_

# GENERAL APPLICATION



Tel: (954) 921-3471

Fax: (954) 921-3347

This application must be completed in full and submitted with all documents to be placed on a Board or Committee's agenda.

The applicant is responsible for obtaining the appropriate checklist for each type of application.

Applicant(s) or their authorized legal agent must be present at all Board or Committee meetings.

At least one set of the submitted plans for each application must be signed and sealed (i.e. Architect or Engineer).

Documents and forms can be accessed on the City's website at

<http://www.hollywoodfl.org/DocumentCenter/Home/View/21>



### APPLICATION TYPE (CHECK ONE):

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

Date of Application: \_\_\_\_\_

Location Address: 1840 - 1850 Monroe St, Hollywood FL 33020

Lot(s): 25 / 26 / 27 & 28 Block(s): 36 Subdivision: \_\_\_\_\_

Folio Number(s): 514215017170 / 514215017180

Zoning Classification: PS-2 Land Use Classification: RAC

Existing Property Use: Multi-family / Single Family Sq Ft/Number of Units: 8 Units / Single Family

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

Has this property been presented to the City before? If yes, check all that apply and provide File Number(s) and Resolution(s): No.

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

Explanation of Request: Proposed 5 Story Multi-Family Residential Building.

Parking & Amenities at Ground Level; 40 Residential Units, Lanai Level & Private Roof Terraces.

Number of units/rooms: 40 Units Sq Ft: 913.2 sq. ft. Average

Value of Improvement: \$3,255,000.00 Estimated Date of Completion: April 2019

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

Name of Current Property Owner: Gusmell, LLC / Ricardo Grinberg

Address of Property Owner: 126 S Federal Hwy, Suite 200. Dania FL 33004

Telephone: 786.326.7424 Fax: \_\_\_\_\_ Email Address: grinbergusa@gmail.com

Name of Consultant/Representative/Tenant (circle one): REP: ArchitectureWorks LLC / James Mackenzie

Address: 300 71st St, Suite 528, Miami Beach FL 33141 Telephone: 305.525.4826

Fax: \_\_\_\_\_ Email Address: james@architectureworksllc.com

Date of Purchase: 12/21/2007 & 3/29/2017 Is there an option to purchase the Property? Yes ( ) No ( )

If Yes, Attach Copy of the Contract.

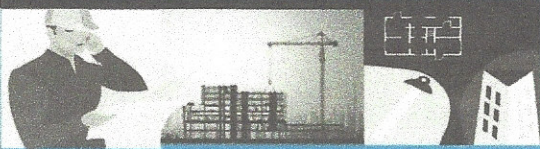
List Anyone Else Who Should Receive Notice of the Hearing: Eduardo Jakubowicz

Address: \_\_\_\_\_

Email Address: edjak6@gmail.com



# PLANNING DIVISION



2600 Hollywood Boulevard Room 315  
Hollywood, FL 33022

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## GENERAL APPLICATION

### CERTIFICATION OF COMPLIANCE WITH APPLICABLE REGULATIONS

The applicant/owner(s) signature certifies that he/she has been made aware of the criteria, regulations and guidelines applicable to the request. This information can be obtained in Room 315 of City Hall or on our website at [www.hollywoodfl.org](http://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: 9/28/17

PRINT NAME: Ricardo Grinberg

Date: \_\_\_\_\_

Signature of Consultant/Representative: \_\_\_\_\_

Date: 9/29/17

PRINT NAME: James Mackenzie, ArchitectureWorks LLC

Date: \_\_\_\_\_

Signature of Tenant: \_\_\_\_\_

Date: \_\_\_\_\_

PRINT NAME: \_\_\_\_\_

Date: \_\_\_\_\_

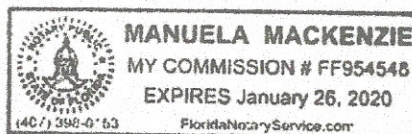
### Current Owner Power of Attorney

I am the current owner of the described real property and that I am aware of the nature and effect the request for \_\_\_\_\_ to my property, which is hereby made by me or I am hereby authorizing \_\_\_\_\_ to be my legal representative before the \_\_\_\_\_ (Board and/or Committee) relative to all matters concerning this application.

Sworn to and subscribed before me  
this 2 day of October, 2017

\_\_\_\_\_  
Notary Public

State of Florida



My Commission Expires: 1-26-20 (Check One) \_\_\_\_\_ Personally known to me; OR ☒ Produced Identification DL# G 651-734-419-0

\_\_\_\_\_  
Signature of Current Owner

Ricardo Grinberg  
Print Name





## REAR PERSPECTIVE



STRUCTURAL ENGINEER:

[illegible]



# THE RESIDENCES ON MONROE

## CONDOMINIUM

Property Address: 1840 - 1850 Monroe ST, Hollywood FL 33020







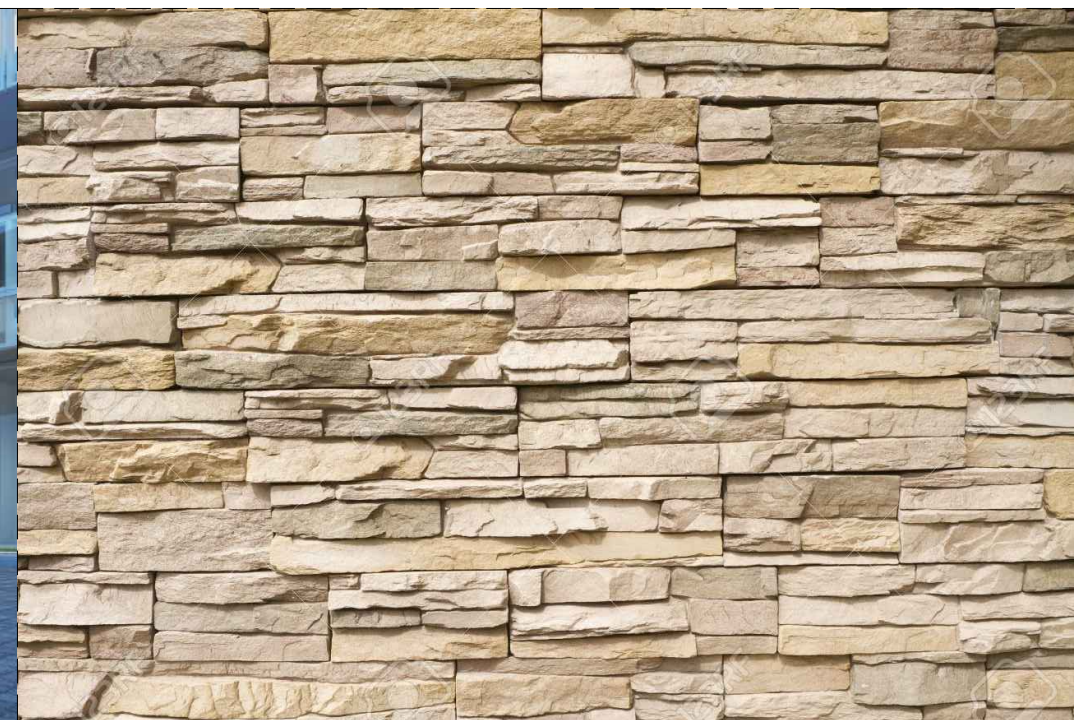
**NORTH ELEVATION**  
FRONT (MONROE ST) SCALE: 1/8"=1'-0"



INSPIRATION



ENTRANCE CANOPY



STONE CLADDING



LOUVERS



ART SEE DOORS

**DESIGN INTENT**





MONROE STREET  
STREET PROFILE SCALE: 3/32"=1'-0"



MONROE STREET  
STREET ELEVATION NOT TO SCALE

|                    |                 |
|--------------------|-----------------|
| INITIAL PROJ. DATE | 07/12/17        |
| PROJECT            | 17-010.00       |
| DRAWN BY           |                 |
| REVISION           | DATE BY         |
| 08-28-2017         | FINAL SUBMITTAL |
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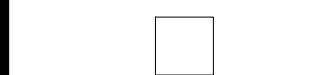
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THE RESIDENCES ON MONROE  
CONDOMINIUM  
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ARCHITECTUREWORKS, LLC  
300 71 Street, Suite 528 Miami Beach, FL 33141 (305) 866 1823 Facsimile (305) 866 1881

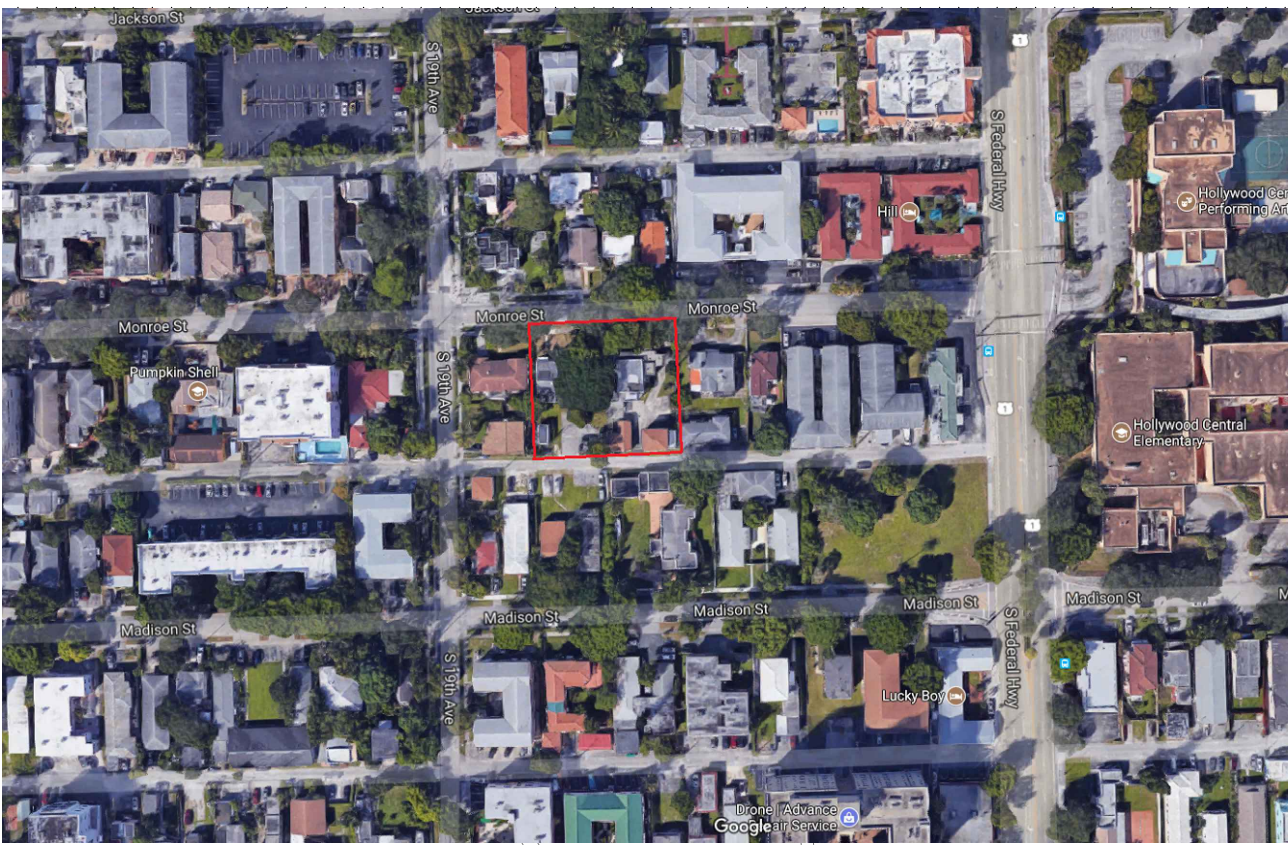
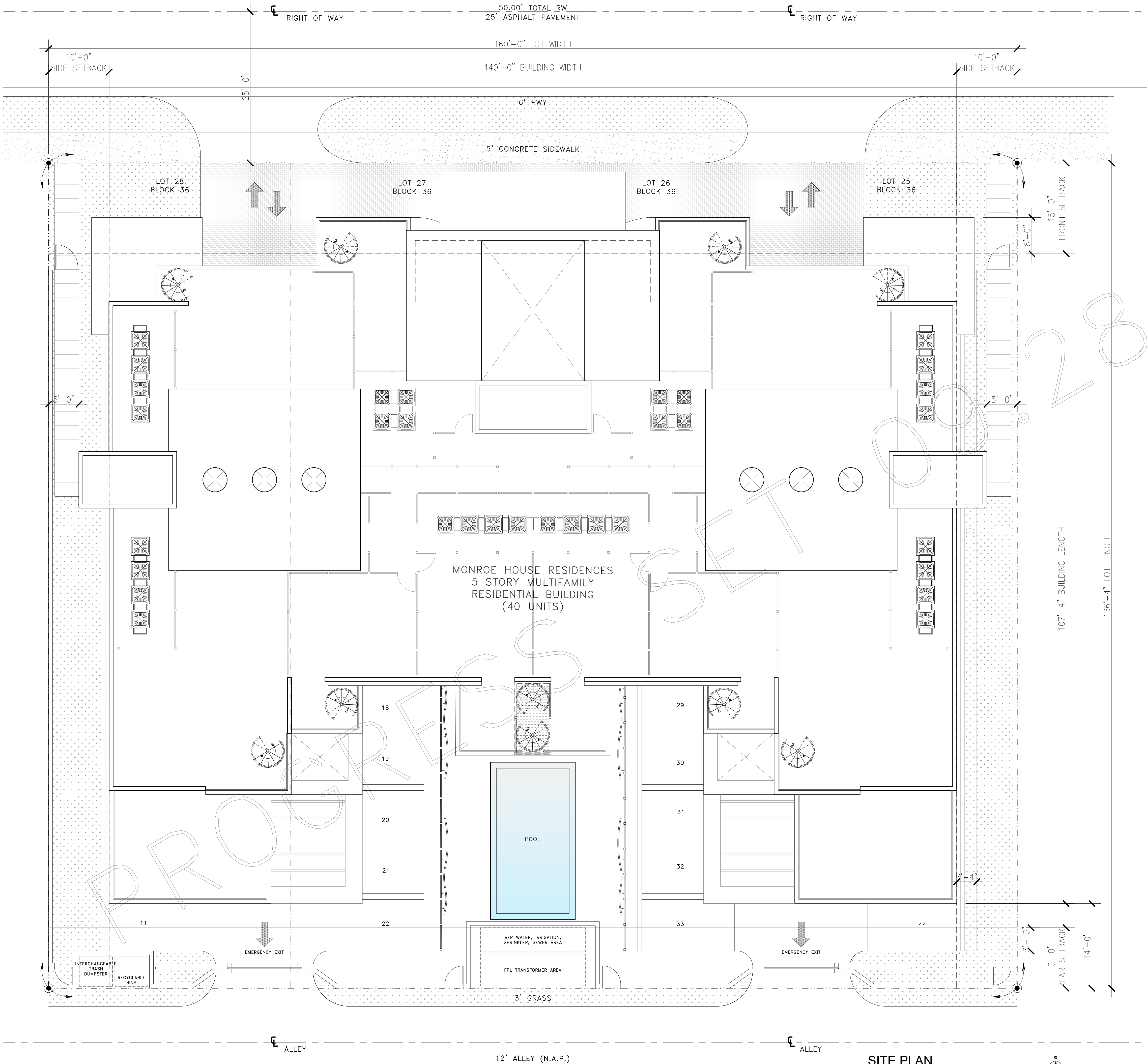
ARCHITECT  
James R. Mackenzie  
FLORIDA AR-0015491

SHEET

**A002**







LOCATION MAP  
CITY OF HOLLYWOOD  
SCALE N.T.S.

**LEGAL DESCRIPTION:**  
ALL OF LOTS 25 AND 26 AND THE EAST 30 FEET OF LOT 27 IN BLOCK 36;  
THE WEST 10 FEET OF LOT 27 AND ALL OF LOT 29, BLOCK 36  
ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 1, PAGE 21 OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA

FLOOD ZONE: X

**LOT INFORMATION:**

|                                        |                   |           |
|----------------------------------------|-------------------|-----------|
| JURISDICTION: CITY OF HOLLYWOOD / PS-2 |                   |           |
| LOT AREA                               | 21,812.80 SQ. FT. | 0.5 ACRES |
| PROPOSED NUMBER OF UNITS               | 40 UNITS          |           |
| FAR - 2, X, 21.812                     | 43,626 SQ. FT.    |           |
| TOTAL FAR BUILDING PROPOSED            | 43,626 SQ. FT.    |           |

**ZONING INFORMATION:**

|                                                                            |          |        |
|----------------------------------------------------------------------------|----------|--------|
| ZONING DESIGNATION: PS-2 (Parkside Medium Intensity Multi-Family District) |          |        |
| ALLOWABLE                                                                  | PROPOSED |        |
| MAXIMUM BUILDING HEIGHT                                                    | 55'-0"   | 51'-4" |

**SETBACKS INFORMATION**

|          |       |          |          |
|----------|-------|----------|----------|
| BUILDING | FRONT | REQUIRED | PROVIDED |
|          | REAR  | 15'-0"   | 15'-0"   |
|          | SIDE  | 10'-0"   | 10'-0"   |
|          |       | 10'-0"   | 10'-0"   |

**OFFSTREET PARKING**

|                                             |                              |          |                |
|---------------------------------------------|------------------------------|----------|----------------|
| PARKING                                     | REQUIRED                     | PROVIDED | AREA           |
| REGULAR (1 PER UNIT)                        | 40                           | 40       |                |
| ACCESSIBLE (2% OF TOTAL REQUIRED) Minimum 2 | 2 included in the total req. | 2        |                |
| LIFTS                                       | N/A                          | N/A      |                |
| GUESTS (1 PER 10 UNITS)                     | 4                            | 4        |                |
| TOTAL PARKING ON SITE                       | 44                           | 44       | 12,387 SQ. FT. |

**FLOOR AREA RATIO**

|                                        |        |                |                |
|----------------------------------------|--------|----------------|----------------|
| APARTMENTS:                            | 36,528 |                |                |
| LOBBY:                                 | 1,378  |                |                |
| EXERCISE ROOM:                         | 764    |                |                |
| STAIRS, ELEVATORS, AND COMMON HALLWAYS | 5,230  |                |                |
| TOTAL FAR:                             | 43,900 | BUILDING AREA: | 13,845 SQ. FT. |

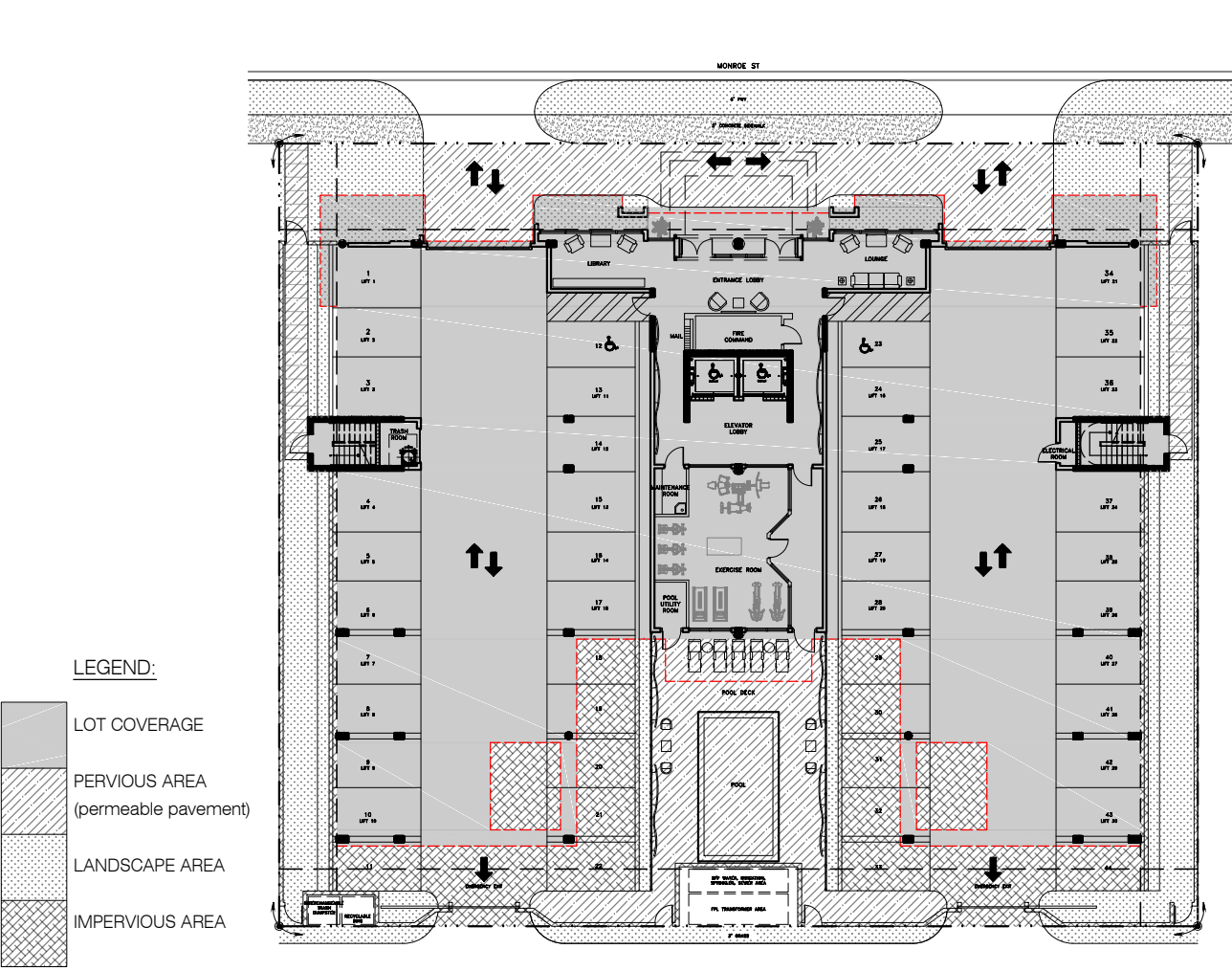
| UNIT TYPE DESCRIPTION:                                                    |                               |                  |                 |                   |              |
|---------------------------------------------------------------------------|-------------------------------|------------------|-----------------|-------------------|--------------|
| MINIMUM UNIT SIZE ALLOWED PS-2 = 400 SQ. FT. / PROPOSED = 708 SQ. FT. MIN |                               |                  |                 |                   |              |
| UNIT TYPE                                                                 | DESCRIPTION                   | INTERIOR SQ. FT. | BALCONY SQ. FT. | ROOF TERRACE      | TOT. # UNITS |
| LANAI TYPE 'A'                                                            | 1 BEDROOM 1 BATH              | 712 SQ. FT.      | 250 SQ. FT.     |                   | 2            |
| LANAI TYPE 'D'                                                            | 2 BEDROOM 2 BATH              | 1,074 SQ. FT.    | 654 SQ. FT.     |                   | 2            |
| TYPE 'A'                                                                  | 1 BEDROOM 1 BATH              | 712 SQ. FT.      | 123 SQ. FT.     |                   | 2            |
| TYPE 'A1'                                                                 | 1 BEDROOM 1 BATH              | 720 SQ. FT.      | 105 SQ. FT.     |                   | 6            |
| TYPE 'B'                                                                  | 1 BEDROOM 1 BATH              | 770 SQ. FT.      | 120 SQ. FT.     |                   | 3            |
| TYPE 'C'                                                                  | 2 BEDROOM 2 BATH              | 1,080 SQ. FT.    | 266 SQ. FT.     |                   | 6            |
| TYPE 'D'                                                                  | 2 BEDROOM 2 BATH              | 1,074 SQ. FT.    | 162 SQ. FT.     |                   | 4            |
| TYPE 'E'                                                                  | 3 BEDROOM 2 BATH              | 1,250 SQ. FT.    | 120 SQ. FT.     |                   | 3            |
| PENTHOUSE TYPE 'A'                                                        | 1 BEDROOM 1 BATH              | 712 SQ. FT.      | 123 SQ. FT.     | 483 SQ. FT.       | 2            |
| PENTHOUSE TYPE 'A1'                                                       | 1 BEDROOM 1 BATH              | 720 SQ. FT.      | 164 SQ. FT.     | 565 SQ. FT.       | 2            |
| PENTHOUSE TYPE 'B'                                                        | 1 BEDROOM 1 BATH              | 770 SQ. FT.      | 120 SQ. FT.     | 614 SQ. FT.       | 1            |
| PENTHOUSE TYPE 'C'                                                        | 2 BEDROOM 2 BATH              | 1,080 SQ. FT.    | 266 SQ. FT.     | 960 SQ. FT.       | 2            |
| PENTHOUSE TYPE 'D'                                                        | 2 BEDROOM 2 BATH              | 1,074 SQ. FT.    | 162 SQ. FT.     | 1,158 SQ. FT.     |              |
| PENTHOUSE TYPE 'E'                                                        | 3 BEDROOM 2 BATH              | 1,250 SQ. FT.    | 120 SQ. FT.     | 1,046 SQ. FT.     |              |
|                                                                           |                               | 36,528 SQ. FT.   | 5,958 SQ. FT.   | 4,826 SQ. FT.     | 40           |
| AVERAGE UNIT SIZE                                                         | (36,528 / 40) = 913.2 SQ. FT. |                  | DENSITY         | 80 UNITS PER ACRE |              |
| *Private roof terraces are subject to approval by The City of Hollywood.  |                               |                  |                 |                   |              |

- SCOPE OF WORK**
- NEW CONSTRUCTION OF 5 STORY MULTIFAMILY RESIDENTIAL BUILDING WITH ASSOCIATED OFF-STREET PARKING (40 UNITS / 44 PKG SPACES)
  - ASSOCIATED MECHANICAL, ELECTRICAL, PLUMBING, FIRE SPRINKLER AND FIRE SAFETY FEATURES
  - BUILDING AMENITIES: EXERCISE ROOM, RECREATIONAL POOL

**NOTES:**  
1. MAXIMUM FOOT CANDLE LEVEL OF 0.5 AT ALL PROPERTY LINES.

**OPEN SPACE & LOT COVERAGE CALCULATIONS**

|                                                |                                              |                 |
|------------------------------------------------|----------------------------------------------|-----------------|
| LOT AREA: 21,812.80 Sq. Ft.                    | PROVIDED                                     | REQUIRED        |
| LOT COVERAGE: 13,474 Sq. Ft. (62% of lot area) |                                              |                 |
| PROPOSED PERVIOUS AREA: (permeable pavement)   | 3,335 Sq. Ft.                                |                 |
| PROPOSED LANDSCAPE AREA: (landscaped area)     | 2,782 Sq. Ft. (total 6,117, 28% of lot area) | 20% of lot area |
| PROPOSED IMPERVIOUS AREA:                      | 2,641 Sq. Ft.                                |                 |
| OPEN SPACE AREA PROPOSED:                      | 8,338.8 Sq. Ft. (38% of lot area)            |                 |



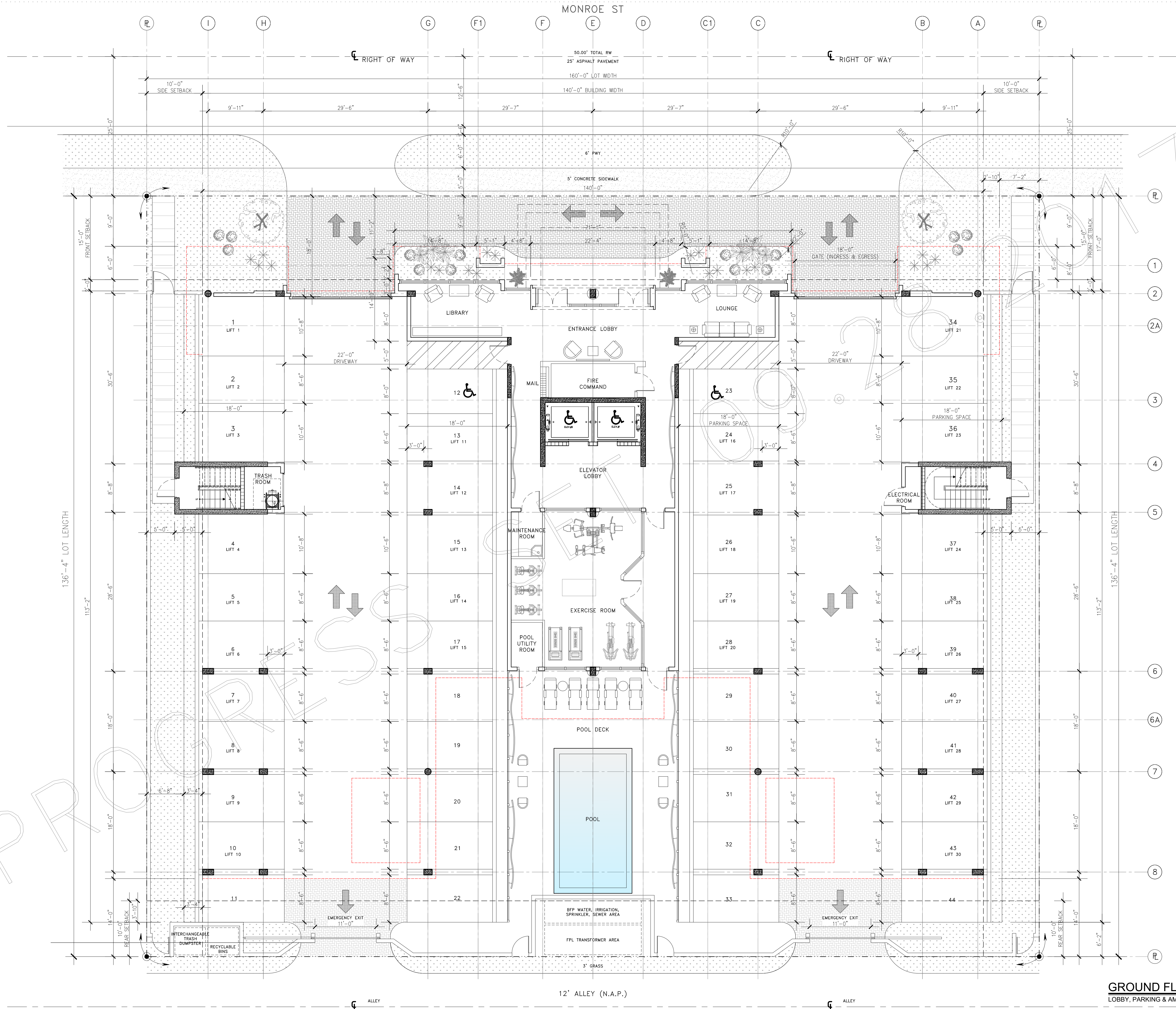
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PROJECT: 17-010.00  
DRAWN BY: [blank]  
REVISION: [blank]  
DATE: [blank]  
BY: [blank]

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ARCHITECTUREWORKS, LLC  
300 71 Street, Suite 528 Miami Beach, FL 33141 (305) 865 1623 Facsimile (305) 865 1681

ARCHITECT  
James R. Mackenzie  
FLORIDA - AR-0015491  
SHEET  
**A003**





GROUND FLOOR  
LOBBY, PARKING & AMENITIES  
SCALE 1/8" = 1'-0"



|                    |                 |
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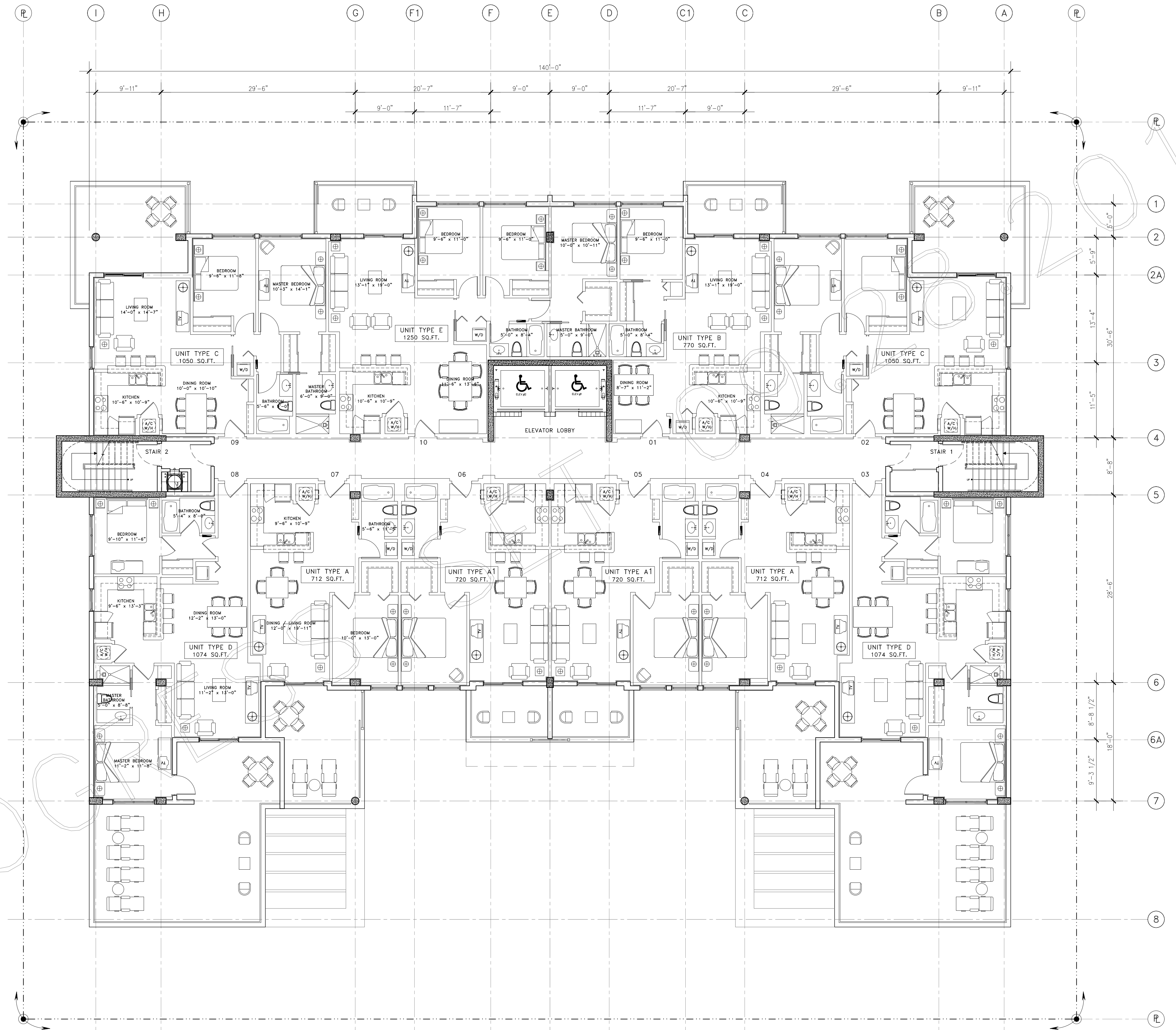
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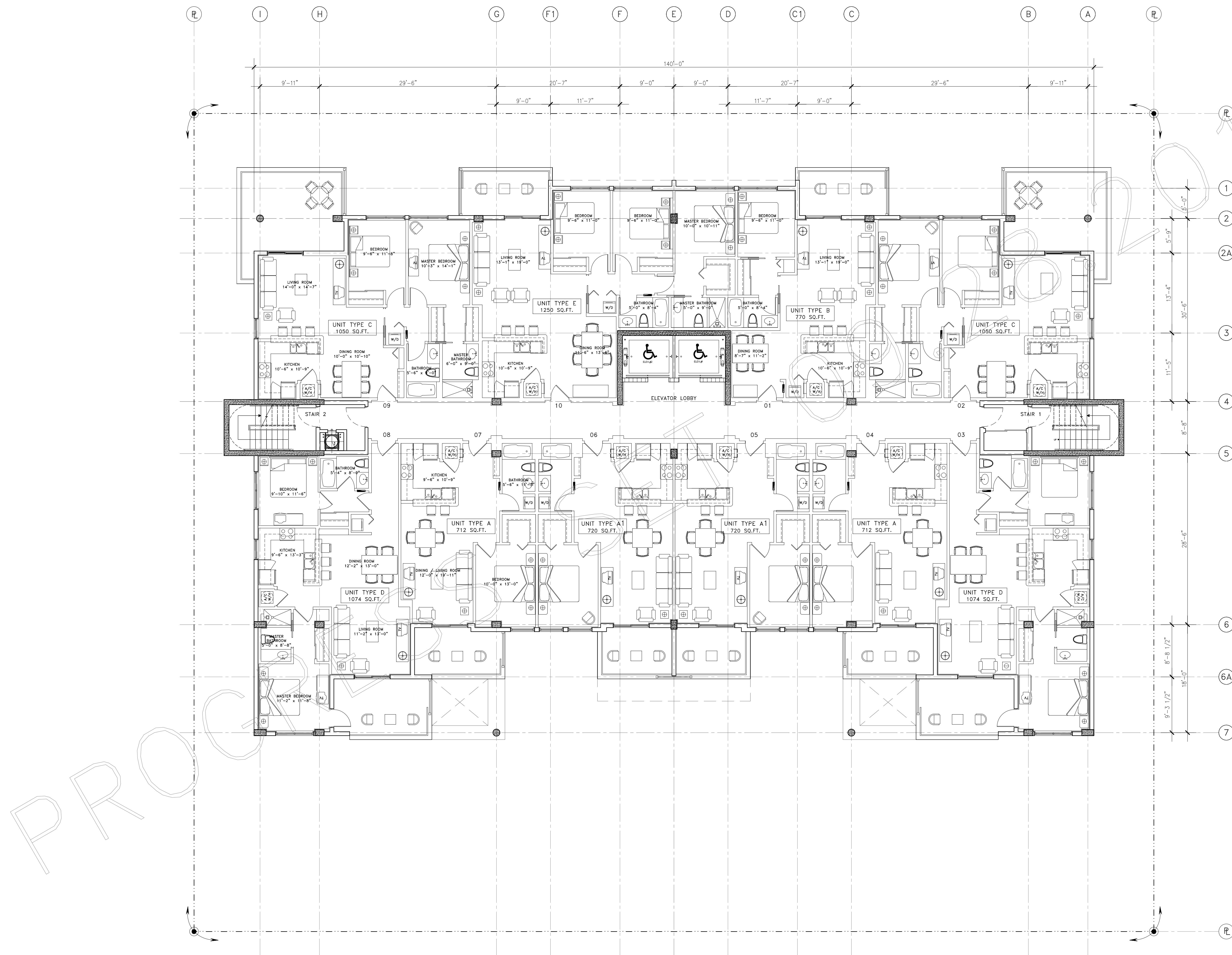
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SHEET  
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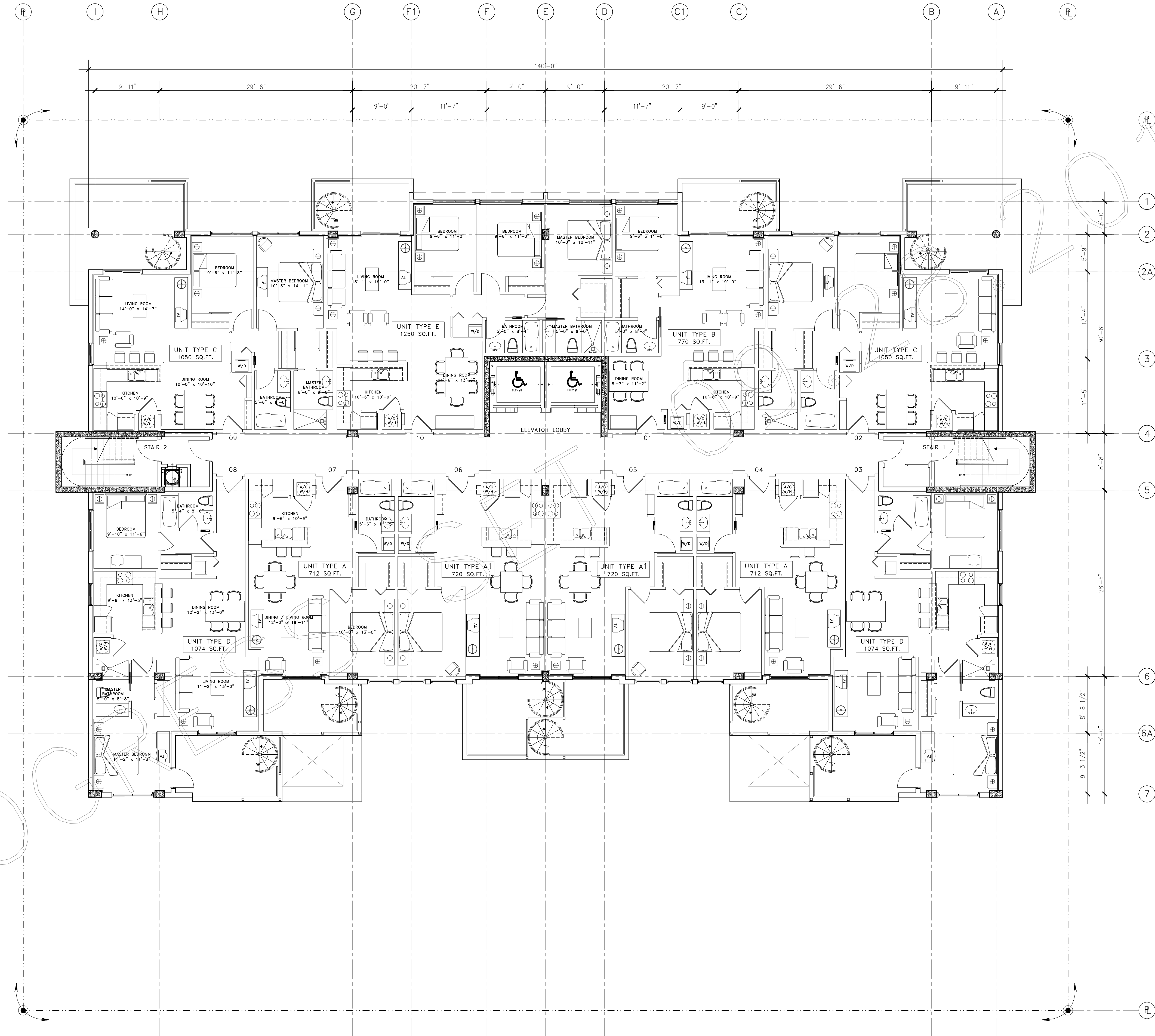








PROPOSED



5TH LEVEL  
PENTHOUSE UNITS  
SCALE 1/8" = 1'-0"



|                    |                 |
|--------------------|-----------------|
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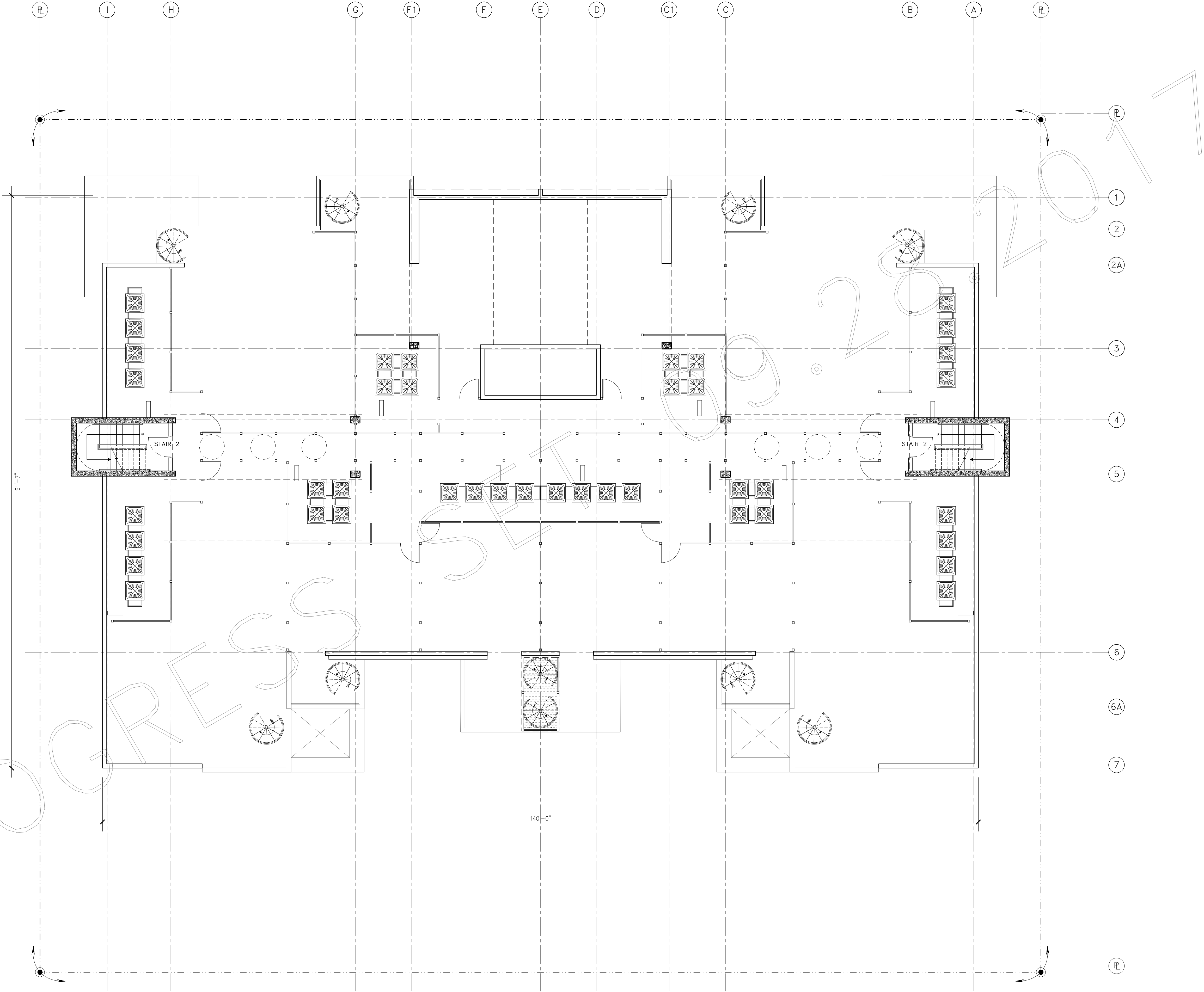
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A104



9/29/2017 9:07:14 AM

PROCESSED



|                             |                               |                  |
|-----------------------------|-------------------------------|------------------|
| ROOF AREA: 11,396.5 Sq. Ft. | PROVIDED                      | REQUIRED         |
| COVERED ROOF AREA:          | 2,857 Sq.Ft. 25% of roof area | 30% of roof area |

ROOF PLAN  
TERRACES & MECHANICAL  
SCALE 1/8" = 1'-0"

”THE RESIDENCES ON MONROE”

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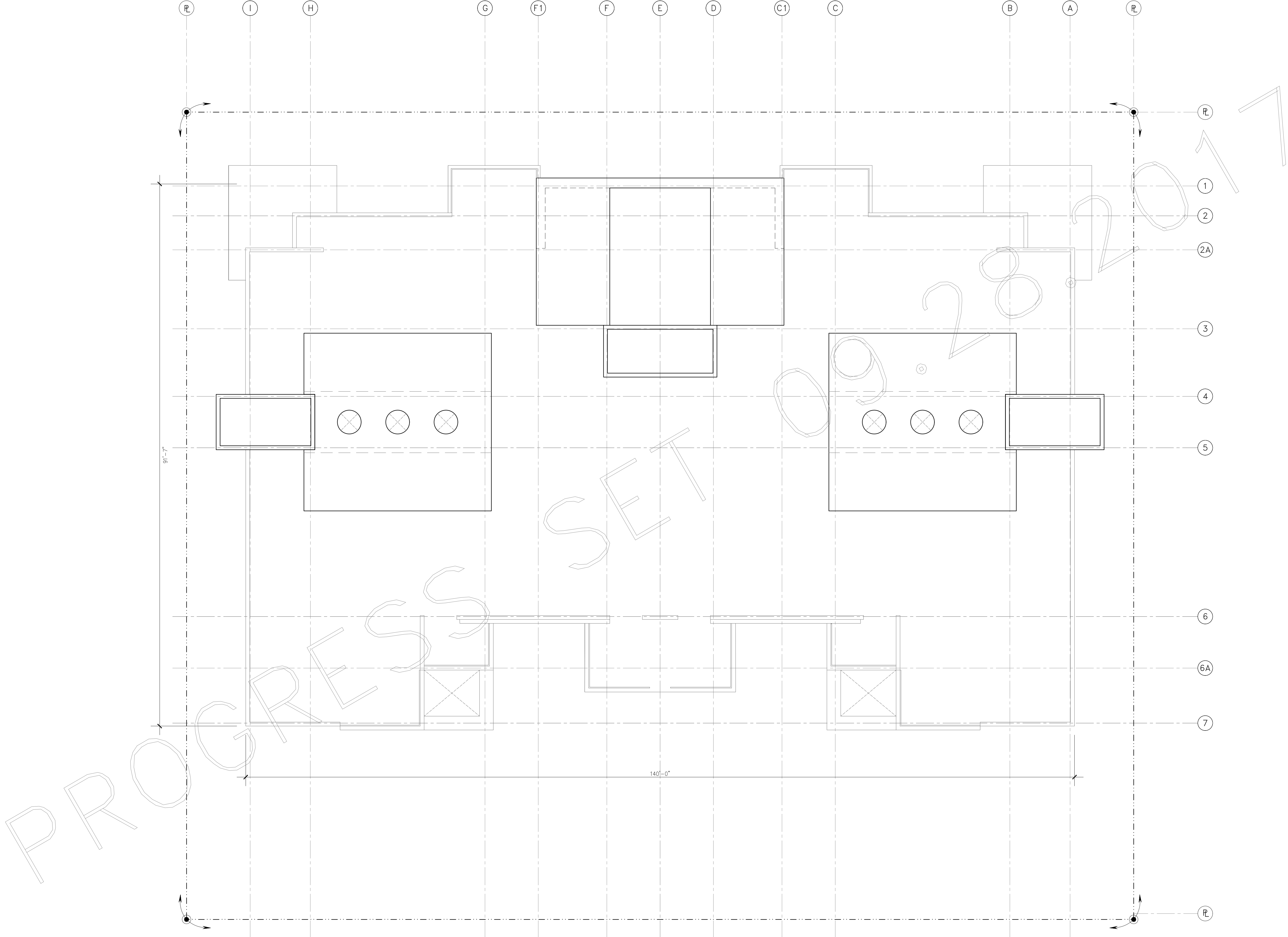
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PROGRESS SET

UPPER ROOF PLAN



|                    |                 |
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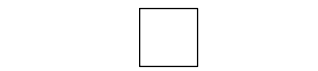
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ARCHITECT  
James R. Mackenzie  
FLORIDA AR-0015491

SHEET

A106







**NORTH ELEVATION**  
FRONT (MONROE ST) SCALE: 1/8"=1'-0"



**SOUTH ELEVATION**  
BACK (ALLEY) SCALE: 1/8"=1'-0"



|                    |                 |
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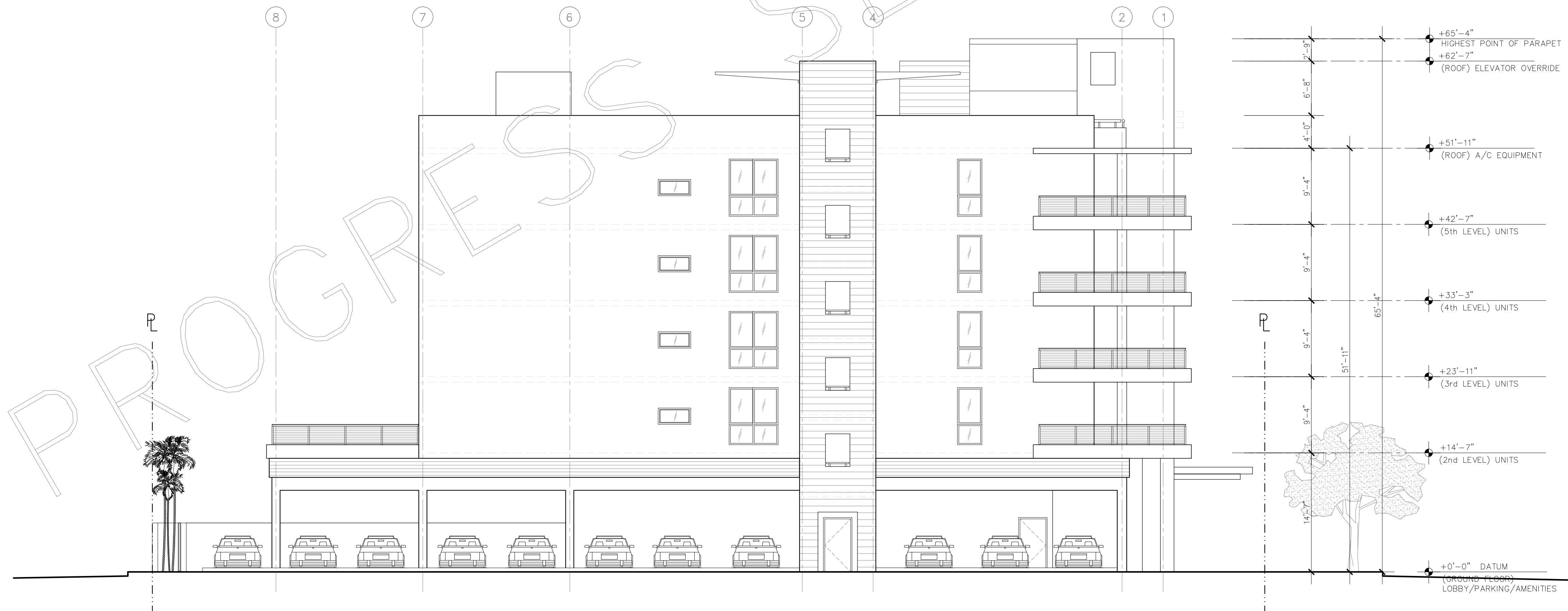
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ARCHITECT  
James R. Mackenzie  
FLORIDA AR-0015491

SHEET  
**A202**

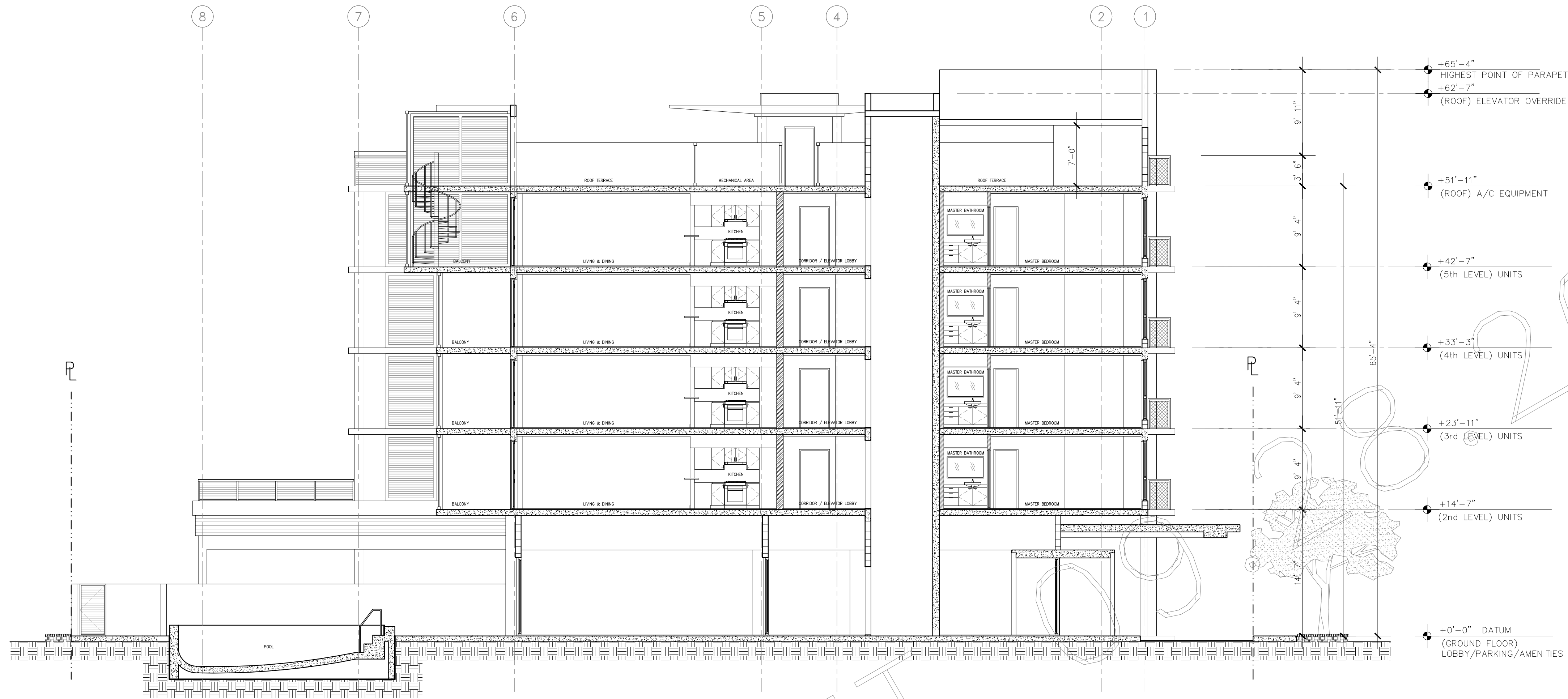


**WEST ELEVATION**  
SIDE SCALE: 1/8"=1'-0"

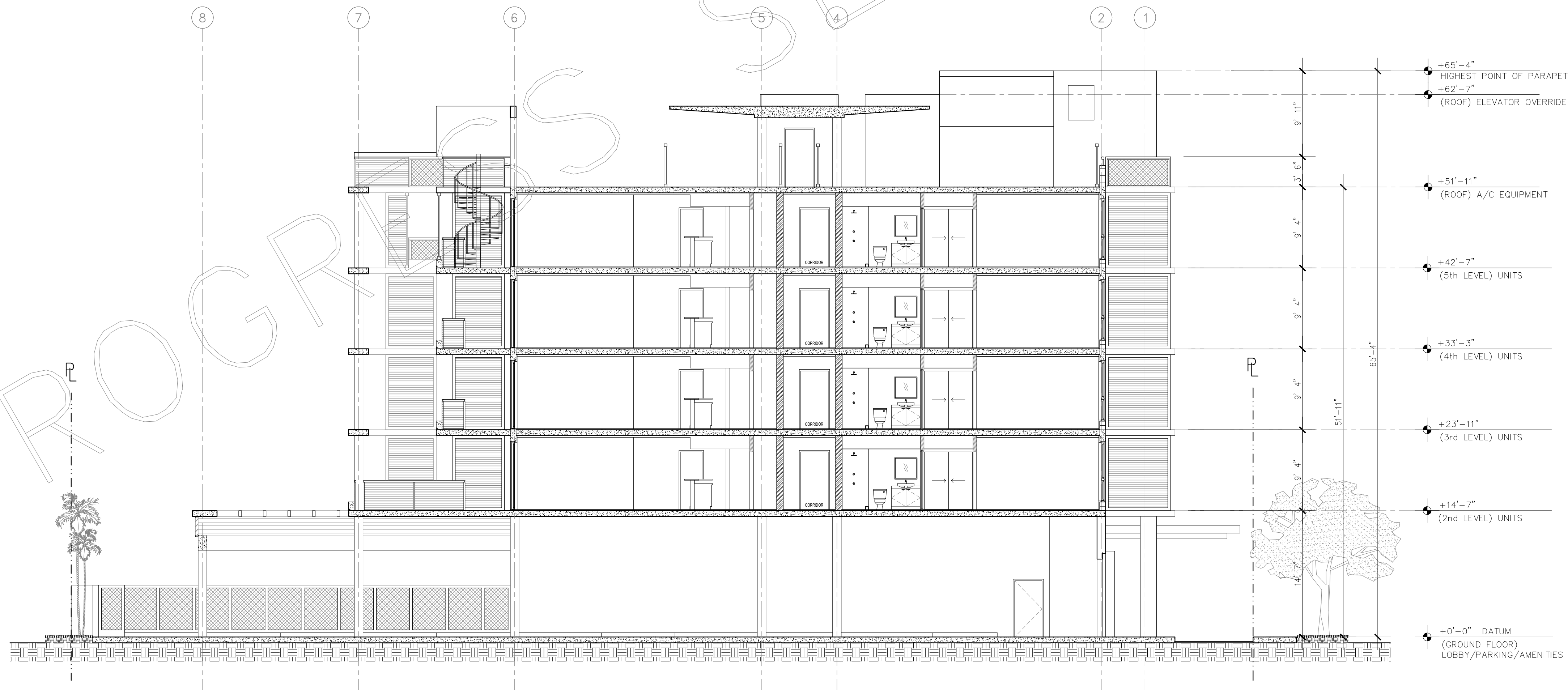


**EAST ELEVATION**  
SIDE SCALE: 1/8"=1'-0"





**BUILDING SECTION**  
SCALE:1/8"=1'-0"



**BUILDING SECTION**  
SCALE:1/8"=1'-0"



|                    |                 |
|--------------------|-----------------|
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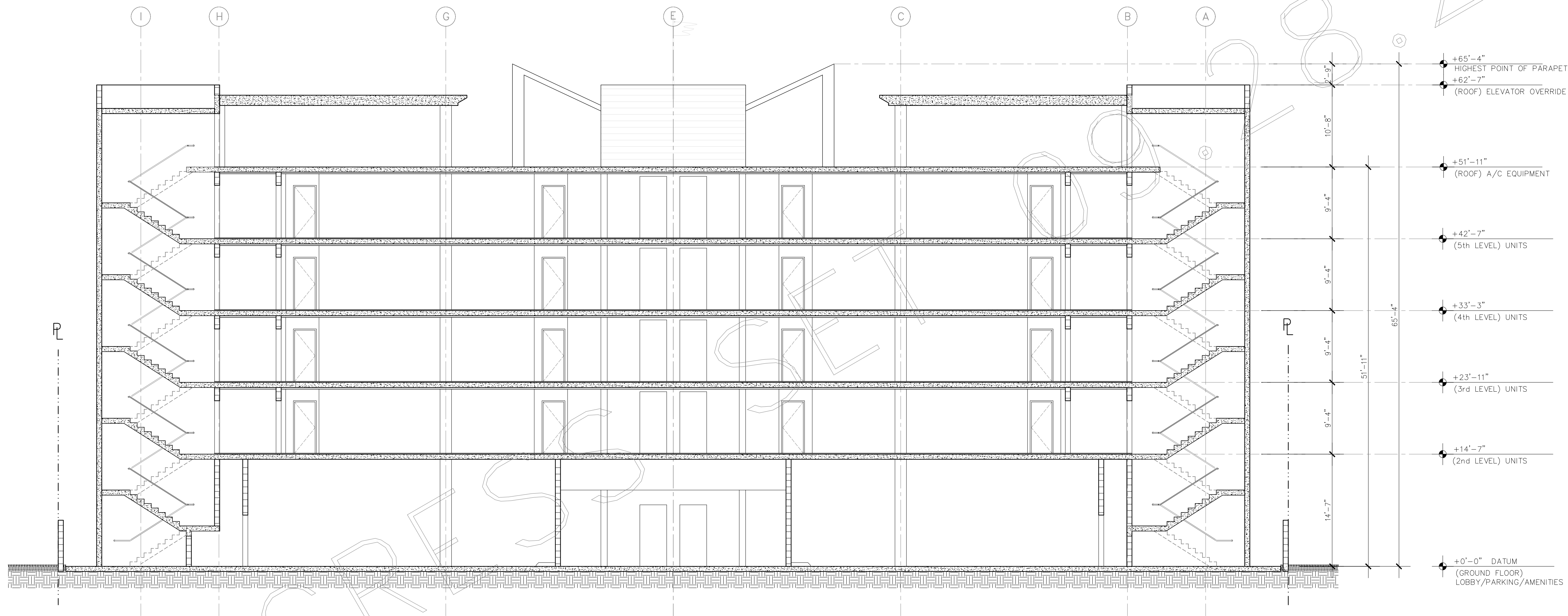
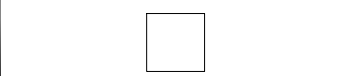
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300 71 Street Suite 528 Miami Beach, FL 33141 (305) 866 1623 Facsimile (305) 866 1681

ARCHITECT  
James R. Mackenzie  
FLORIDA AR-0015491

SHEET

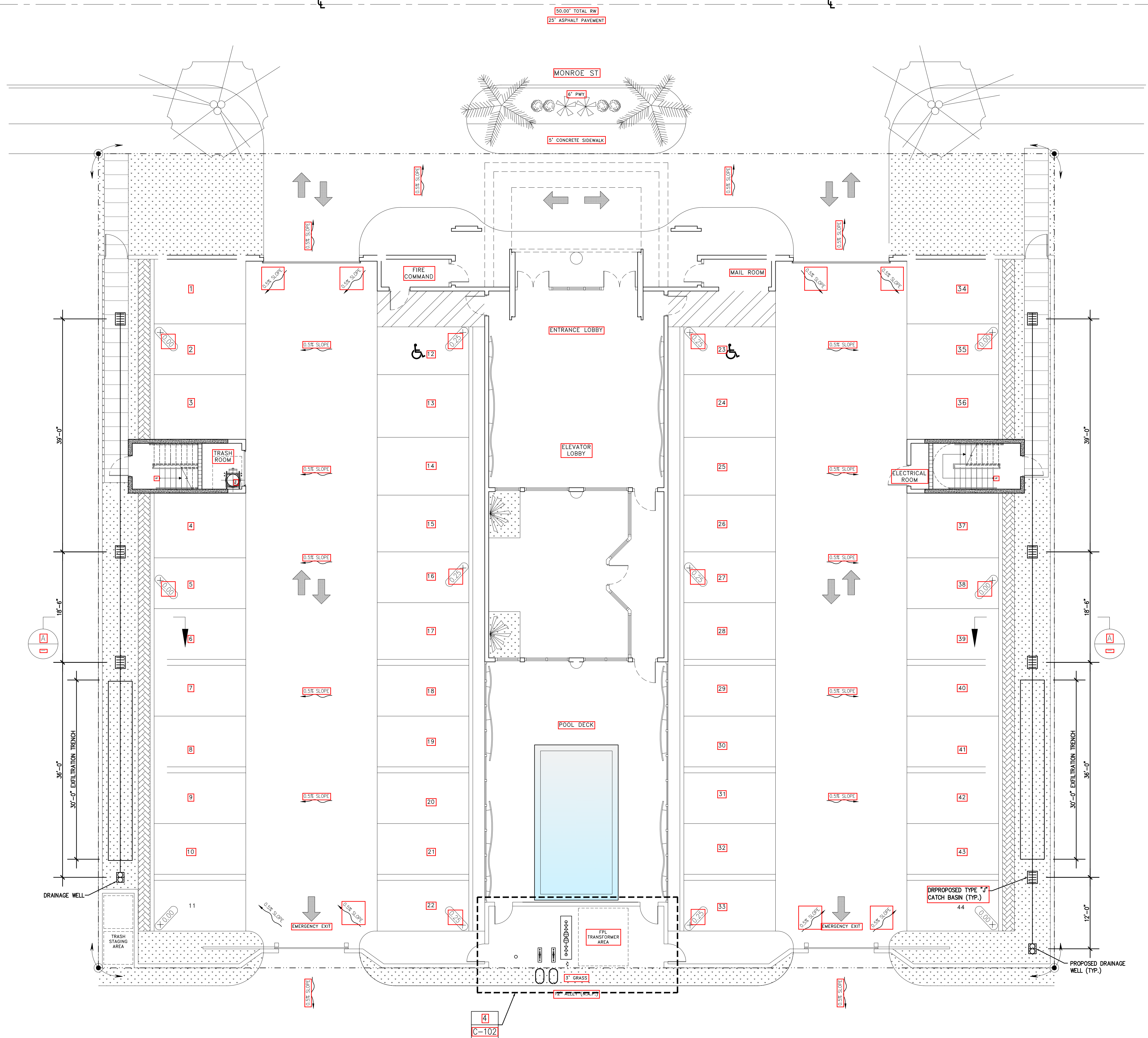
**A302**



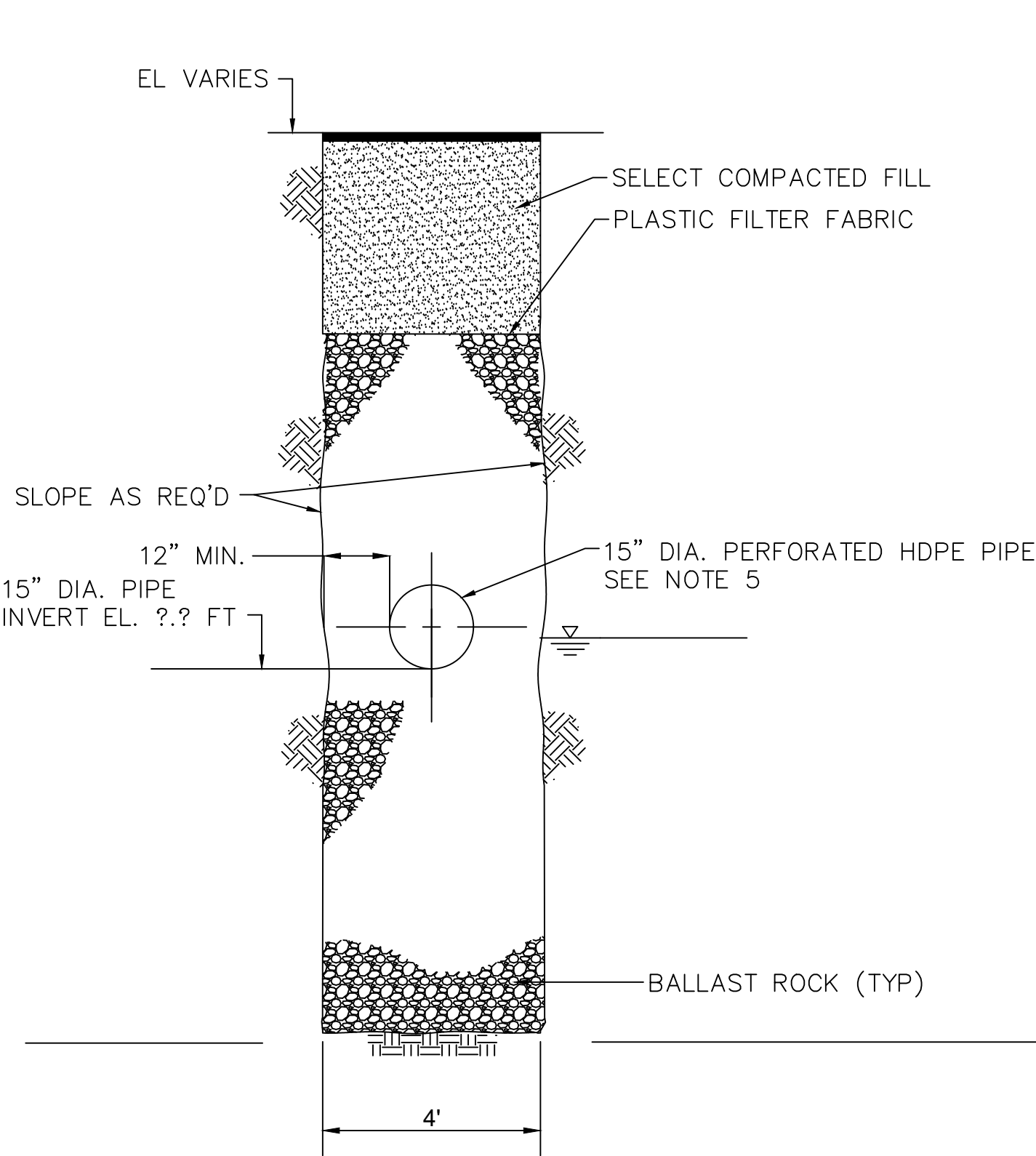
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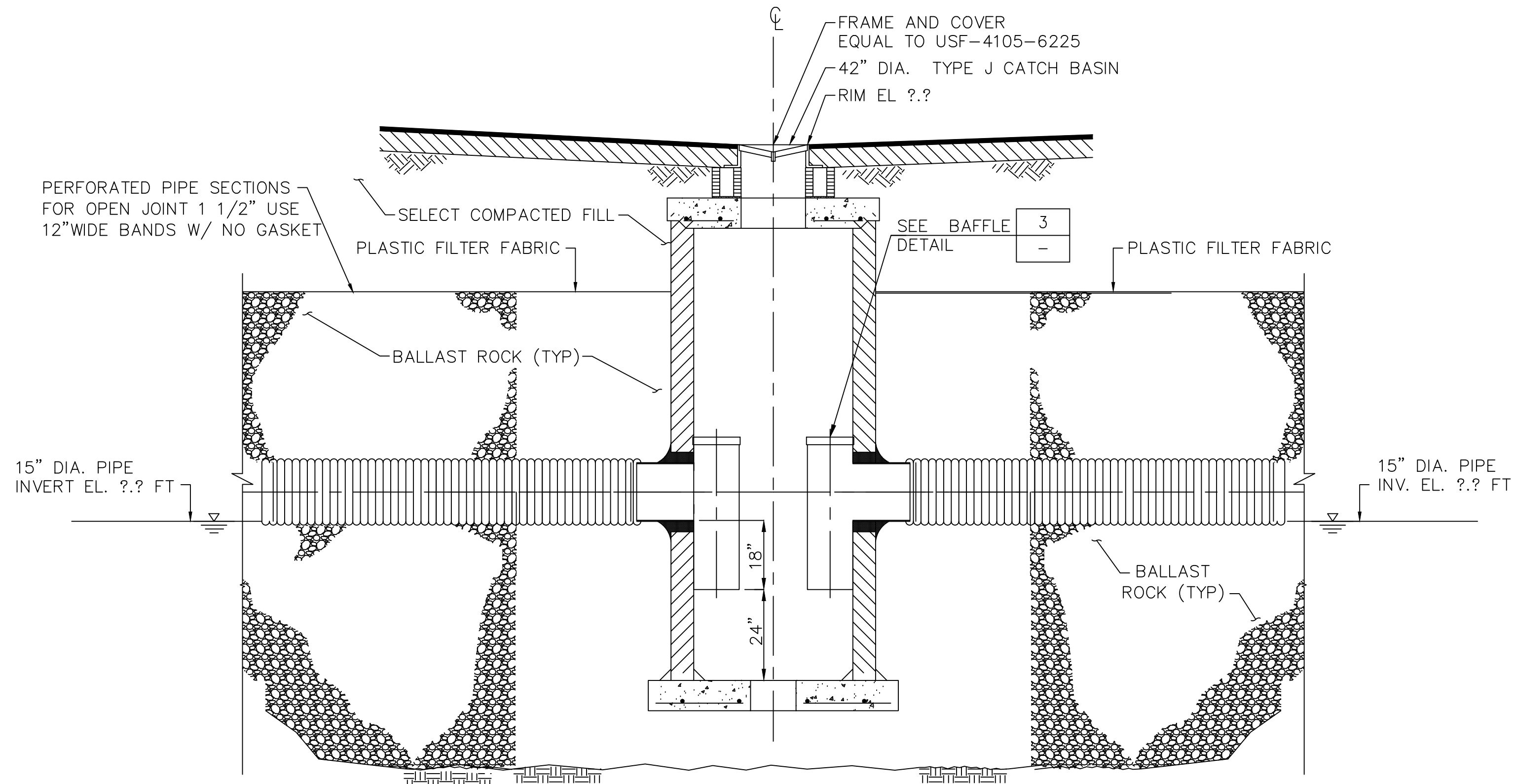




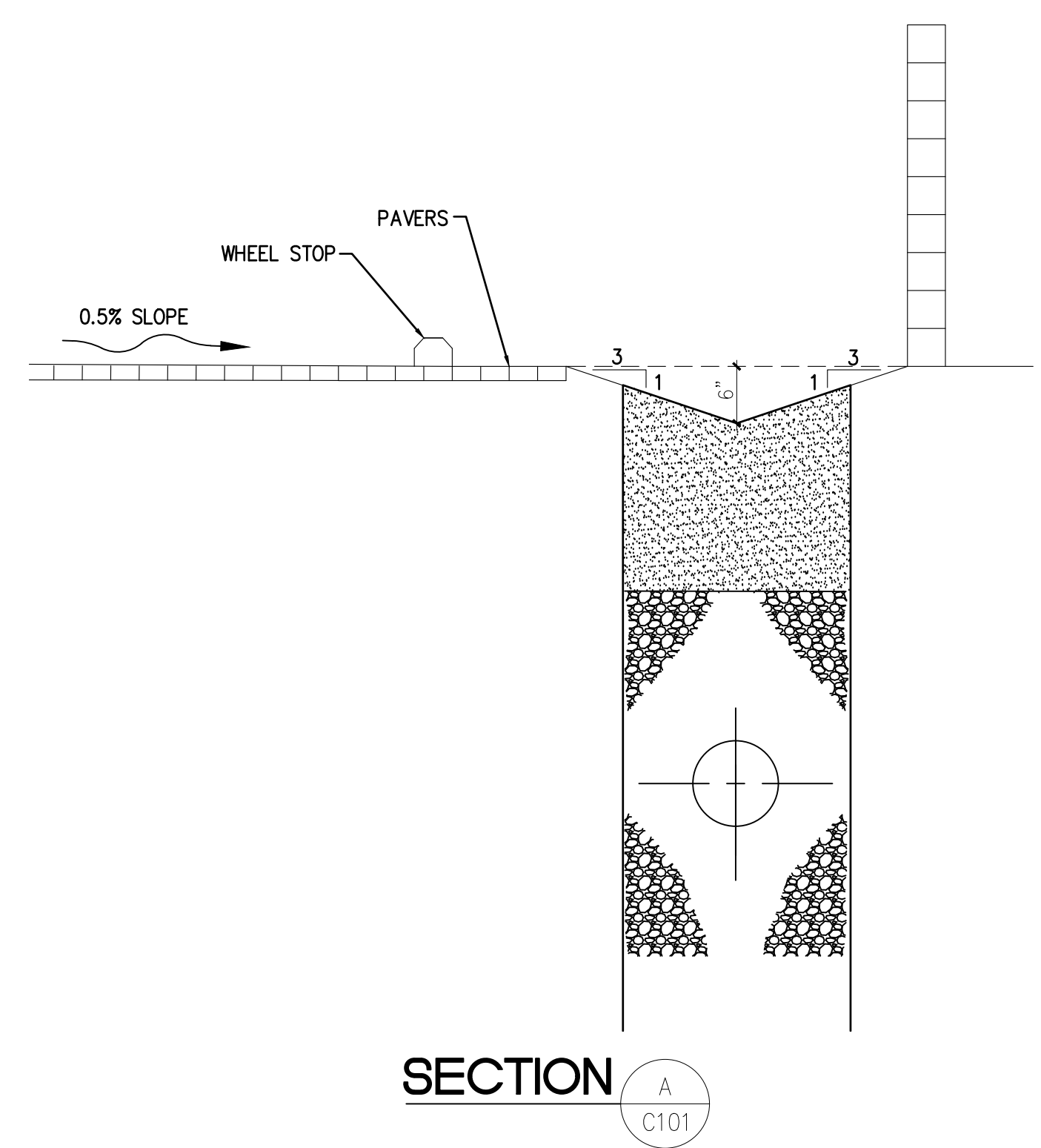




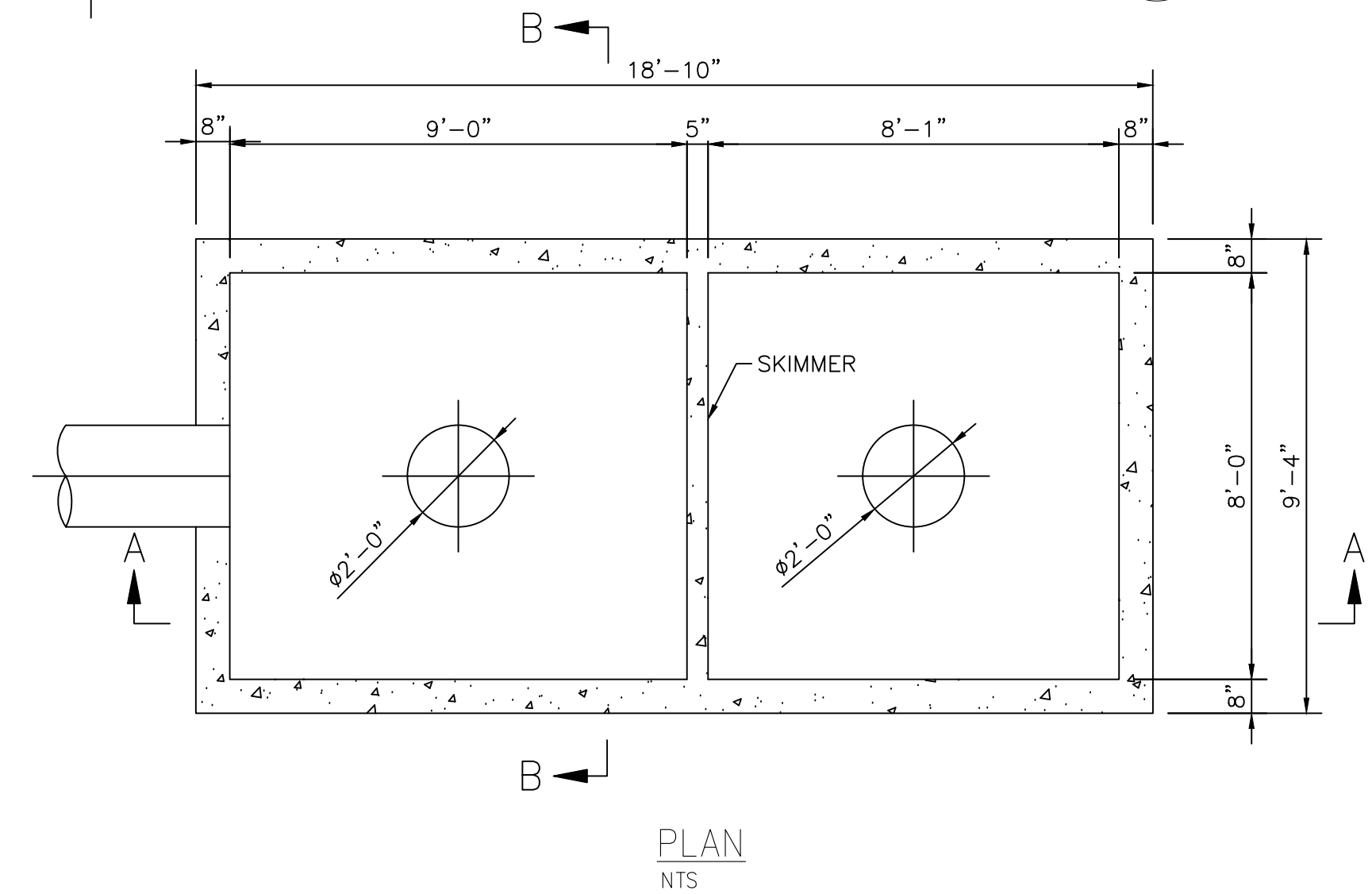
EXFILTRATION TRENCH  
DETAIL 1  
NTS STD



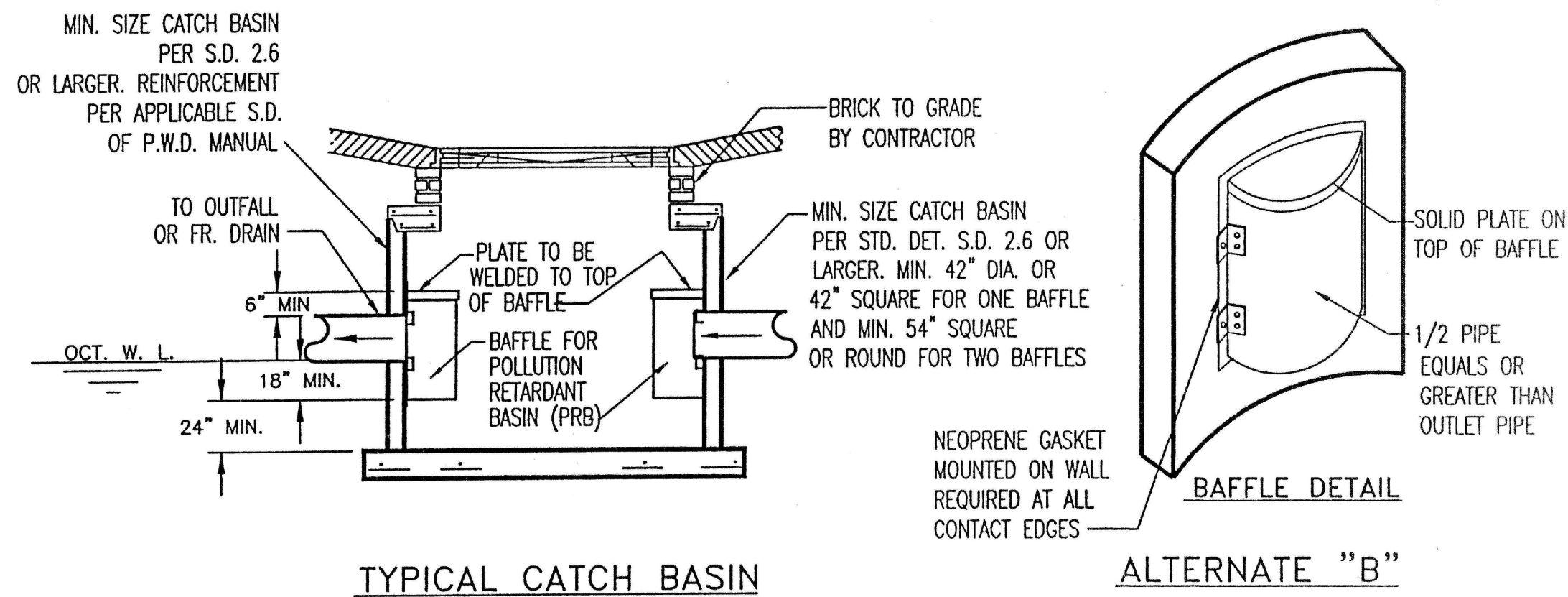
TYPE 'J' CATCH BASIN  
(42" SQUARE CATCH BASIN)  
DETAIL 2  
NTS STD



SECTION A  
C101



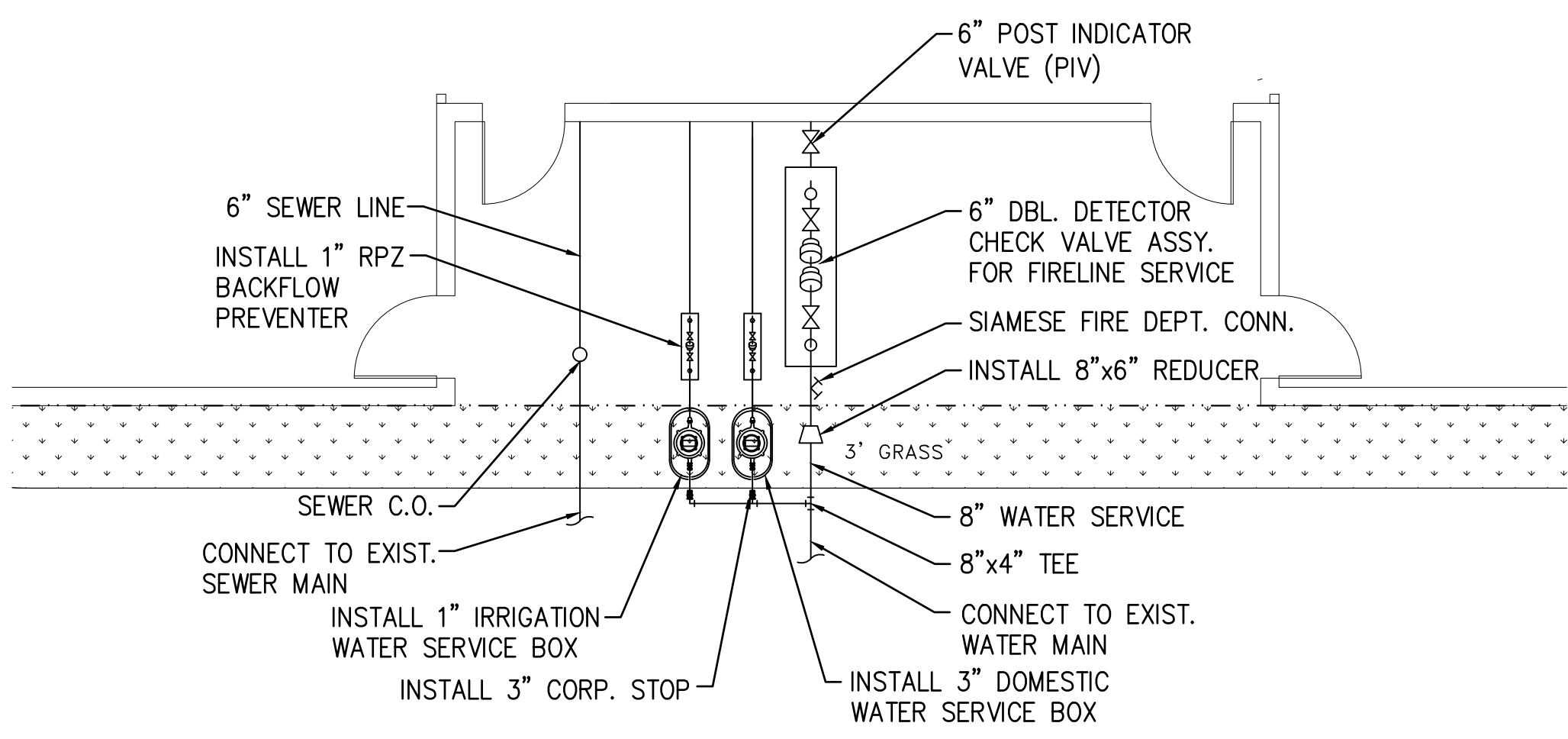
PLAN  
NTS



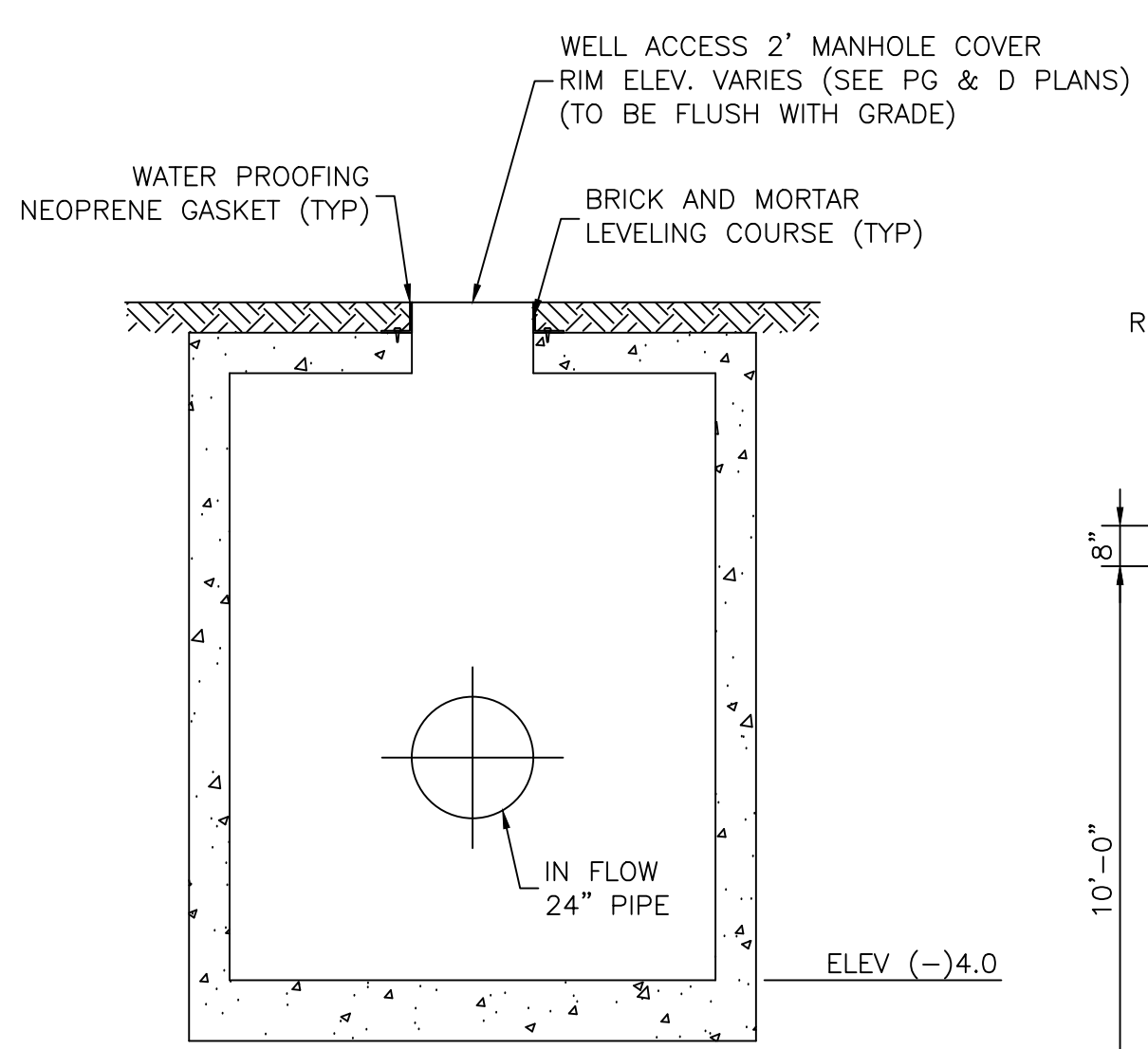
TYPICAL CATCH BASIN

ALTERNATE "B"

BAFFLE DETAIL  
DETAIL 3  
NTS STD

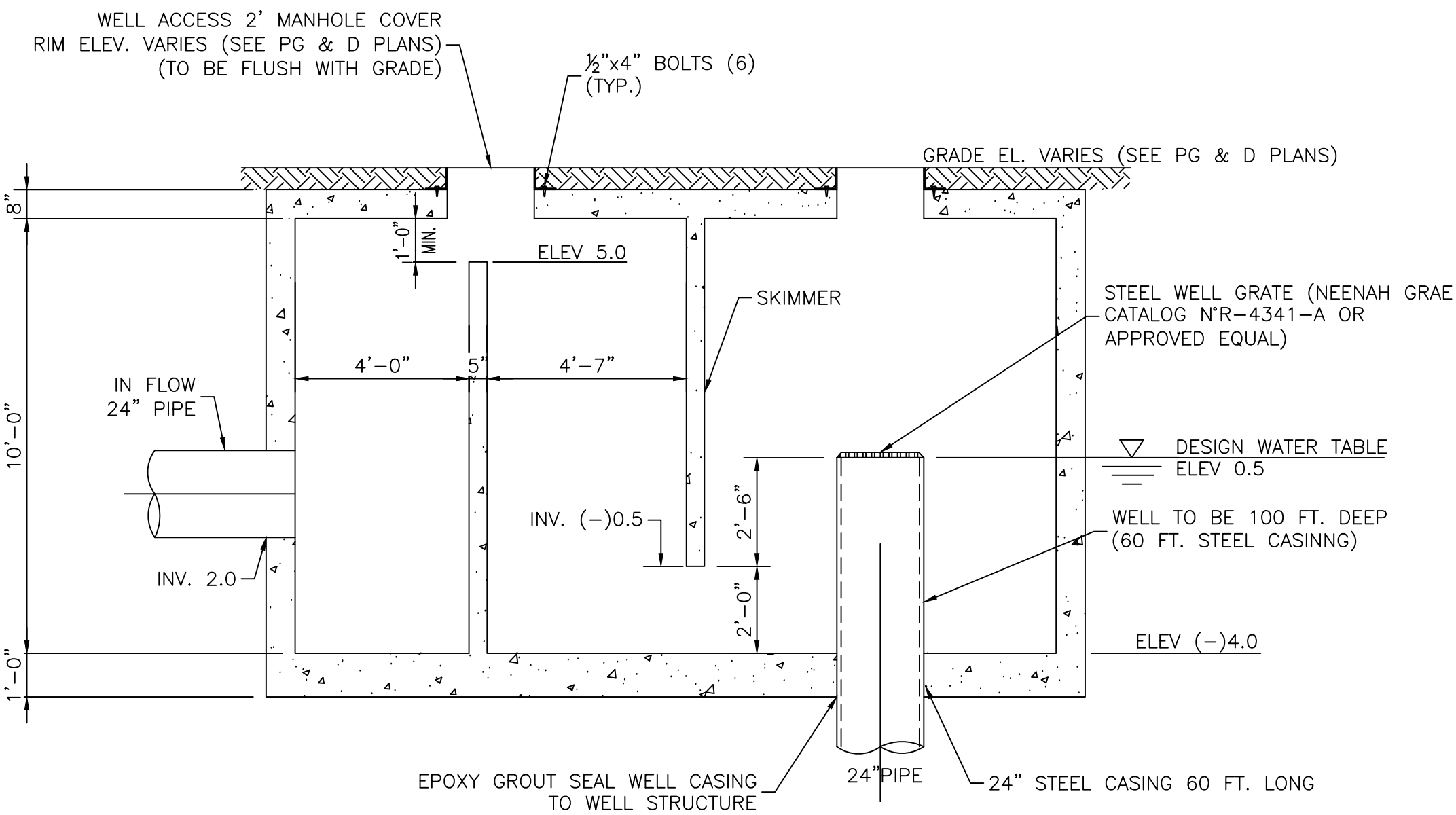


UTILITIES CONNECTION  
DETAIL 4  
NTS STD



SECTION B-B  
N.T.S.

FRAME AND COVER TO BE US. FOUNDRY MODEL N° 195-EBWTL BOLTED WATER TIGHT MANHOLE RING AND COVERS OR EQUAL W THE WORDS "STROM SEWER" CAST ON COVER



SECTION A-A  
N.T.S.

DRAINAGE WELL INJECTION BOX

DETAIL 5  
NTS STD

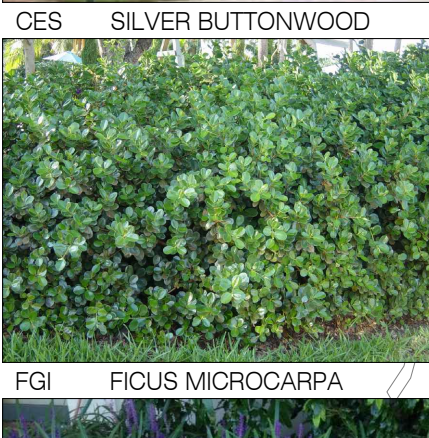
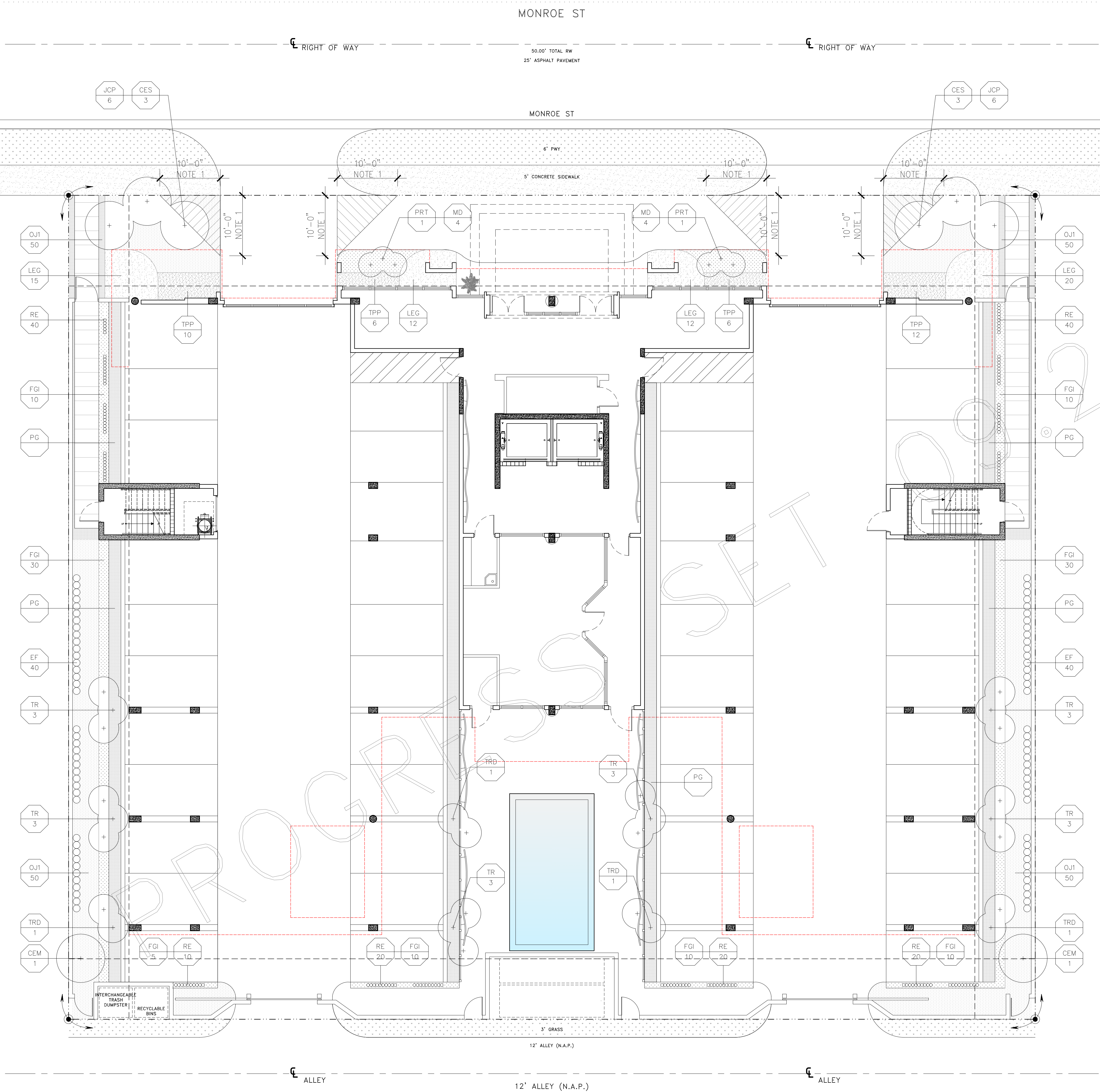
GRADING AND UTILITIES  
LOBBY, PARKING & AMENITIES  
SCALE 1/8" = 1'-0"  
PROGRESS DRAWINGS ISSUED 08-17-2017 TO SEND FOR ENGINEERS REVIEW

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"MONROE HOUSE"  
RESIDENCES  
Project Location: 1840-1850 Monroe St, Hollywood, FL 33020 Owner:  
ARCHITECTUREWORKS, LLC  
300 71 Street Suite 528 Miami Beach, FL 33141 (305) 866 1823 Facsimile (305) 866 1881

ARCHITECT  
James R. Mackenzie  
FLORIDA - AR-0015491  
SHEET  
C102





| LEGEND |                     |
|--------|---------------------|
| SYMBOL | DESCRIPTION         |
|        | PROPOSED VEGETATION |

| ABBREVIATIONS |                             |
|---------------|-----------------------------|
| KEY           | DESCRIPTION                 |
| AC            | AGRE                        |
| AH            | AVERAGE HEIGHT              |
| AS            | AVERAGE SPREAD              |
| BB            | BALLED & BURLAPPED          |
| CF            | CUBIC FOOT                  |
| CLPR          | CLIPPER                     |
| CM            | CANE                        |
| CPC           | CULMS PER CONTAINER         |
| CSD           | CROWN SPREAD DIAMETER       |
| CT            | CLEAR TRUNK                 |
| CV            | CULTIVAR                    |
| CW            | CLEAR WOOD                  |
| CY            | CUBIC YARD                  |
| D             | DIAMETER                    |
| DBH           | DIAMETER AT BREAST HEIGHT   |
| EPR           | EXISTING TO BE PROTECTED    |
| ERV           | EXISTING TO BE REMOVED      |
| ETR           | EXISTING TO BE TRANSPLANTED |
| ESPL          | ESPALLER                    |
| G             | GALLON                      |
| HT            | HEIGHT                      |
| LF            | LINEAR FOOT                 |
| LS            | LUMP SUM                    |
| MTCH          | MATCHED                     |
| NCD           | NOMINAL CONTAINER DIAMETER  |
| NRST          | NURSERY STOCK               |
| OH            | OVERALL HEIGHT              |
| OC            | ON CENTER                   |
| PPC           | PLANTS PER CONTAINER        |
| QTY           | QUANTITY                    |
| RF            | RUNNER                      |
| SF            | SQUARE FOOT                 |
| SP            | SPECIMEN                    |
| ST            | STANDARD                    |
| STND          | STEM                        |
| STST          | SITE STOCK                  |
| SY            | SQUARE YARD                 |
| TH            | TREE HEIGHT                 |
| TK            | TRUNK                       |
| TPRY          | TOPARY                      |

| LANDSCAPE REQUIREMENTS |                             |           |
|------------------------|-----------------------------|-----------|
|                        | REQUIRED                    | PROVIDED  |
| STREET TREES           | 6 (1 per 30 Ln Ft.)         | 6         |
| PERIMETER TREES        | 7 (1 per 20 Ln Ft.)         | 9         |
| PERVIOUS TREES         | 7 (1 per 1000 Sq Ft.)       | 10        |
| LANDSCAPE BUFFER       | 5 Ft. within setback areas. | 5 Ft. min |

| NOTES                                                                                                             |  |
|-------------------------------------------------------------------------------------------------------------------|--|
| 1. TRIANGLE OF VISIBILITY MAINTAIN CROSS-VISIBILITY BETWEEN 2'-6" AND 6'-0" IN ELEVATION ABOVE ESTABLISHED GRADE. |  |

| NURSERY STOCK SCHEDULE |                                             |         |                       |
|------------------------|---------------------------------------------|---------|-----------------------|
| KEY                    | DESCRIPTION                                 | QTY     | DETAIL                |
| CEM                    | CONOCARPUS ERECTUS CV MOMBA                 | 2 MTCH  | 2.5, 2.6, 2.7, 2.8/L2 |
|                        | GREEN BUTTWOOD                              |         |                       |
|                        | 14TH 6CSD 5CT 4CLPR BB                      |         |                       |
| CES                    | CONOCARPUS ERECTUS SERICEUS                 | 6 MTCH  | 2.5, 2.6, 2.7, 2.8/L2 |
|                        | SILVER BUTTWOOD                             |         |                       |
|                        | 14TH 10CSD 5CT 3TK 2-1/2CLPR EACH TK 28"NCD |         |                       |
| EF                     | EUGENIA FOETIDA                             | 80 MTCH | 3.1, 1/L3             |
|                        | SPANISH STOPPER                             |         |                       |
|                        | 12"AH 24"AS 14"NCD                          |         |                       |
| FGI                    | FIGUS MICROCARPA CV GREEN ISLAND            | 115     | 3.1, 1/L3             |
|                        | DWARF FIG                                   |         |                       |
|                        | 18"AH 18"AS 10"NCD 24"OC                    |         |                       |
| JCP                    | JUNIPERUS CHINENSIS CV PARSONII             | 12      | 3.1, 1/L3             |
|                        | JUNIPER                                     |         |                       |
|                        | 14"AH 18"AS 10"NCD 24"OC                    |         |                       |
| LEG                    | LIRIOPE MUSCARI CV EVERGREEN GIANT          | 64      | 3.2, 3.6/L3           |
|                        | LILYTURF                                    |         |                       |
|                        | 12"AH 8"AS 6"NCD 12"OC                      |         |                       |
| MD                     | MONSTERA DELICIOSA                          | 8       | 3.1, 1/L3             |
|                        | CERIMAN                                     |         |                       |
|                        | 24"RN 10"NCD 24"OC                          |         |                       |
| OJ1                    | OPHIPOGON JAPONICUS CV NANUS                |         | 3.2/L3                |
|                        | DWARF MONDO GRASS                           |         |                       |
|                        | 2"AH 4"AS 4"NCD 4"OC                        |         |                       |
| OJ2                    | OPHIPOGON JAPONICUS CV NANUS                |         | 3.2/L3                |
|                        | DWARF MONDO GRASS                           |         |                       |
|                        | 4"AH 6"AS 6"NCD 6"OC                        |         |                       |
| PG                     | PALMETTO GREEN GRAVEL                       | 792 SF  |                       |
|                        | GRAY GREEN 1"SIZE 4"DEEP                    |         |                       |
|                        | ON FILTRATION SEPARATION FABRIC             |         |                       |
| PRT                    | PHOENIX ROEBELENI                           | 2 MTCH  | 2.1, 2.2, 2.3, 2.4/L2 |
|                        | PYGM DATE PALM                              |         |                       |
|                        | 10"OH 6"AS 3-6TK TRIPLE                     |         |                       |
| RE                     | RHAPIS EXCELSA                              | 150     | 3.1, 1/L3             |
|                        | LADY PALM                                   |         |                       |
|                        | 18"OH 2-3TK 6"NCD                           |         |                       |
| TRD                    | TRADESCANTIA PALLIDA CV PURPUREA            | 36      | 3.2, 3.6/L3           |
|                        | PURPLE QUEEN PLANT                          |         |                       |
|                        | 6"AH 12"AS 6"NCD 12"OC                      |         |                       |
| TR                     | THRINAX RADIATA                             | 18 MTCH | 2.1, 2.2, 2.3, 2.4/L2 |
|                        | FLORIDA THATCH PALM                         |         |                       |
|                        | 12"OH 5CT BB                                |         |                       |
| TRD                    | THRINAX RADIATA                             | 4 MTCH  | 2.1, 2.2, 2.3, 2.4/L2 |
|                        | FLORIDA THATCH PALM                         |         |                       |
|                        | 12"OH 5CT BB DOUBLE                         |         |                       |

GROUND FLOOR  
PRELIMINARY PLANTING PLAN

SCALE 1/8" = 1'-0"



INITIAL PROJ. DATE 07/12/17  
PROJECT 17-010.00  
DRAWN BY  
REVISION DATE BY  
1. 08-28-2017 EACI SUBMITTAL  
2. 09-20-2017 REVISION  
3. 09-28-2017 PRELIMINARY TAC

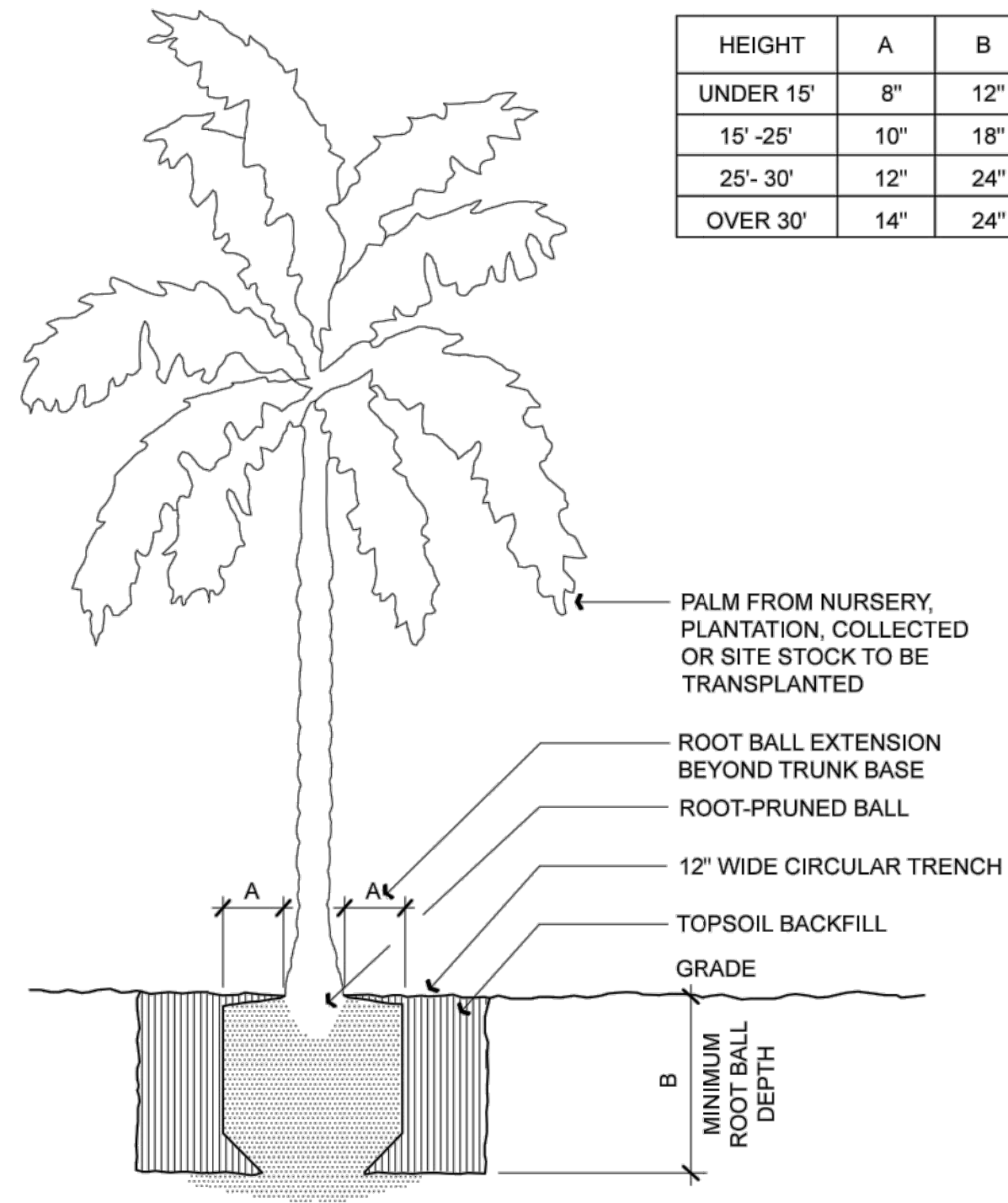
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THE RESIDENCES ON MONROE  
CONDOMINIUM  
Project Location: 1840-1850 Monroe St, Hollywood, FL 33020 Owner:  
ARCHITECTUREWORKS, LLC  
300 71 Street Suite 528 Miami Beach, FL 33141 (305) 866 1623 Facsimile (305) 866 1681

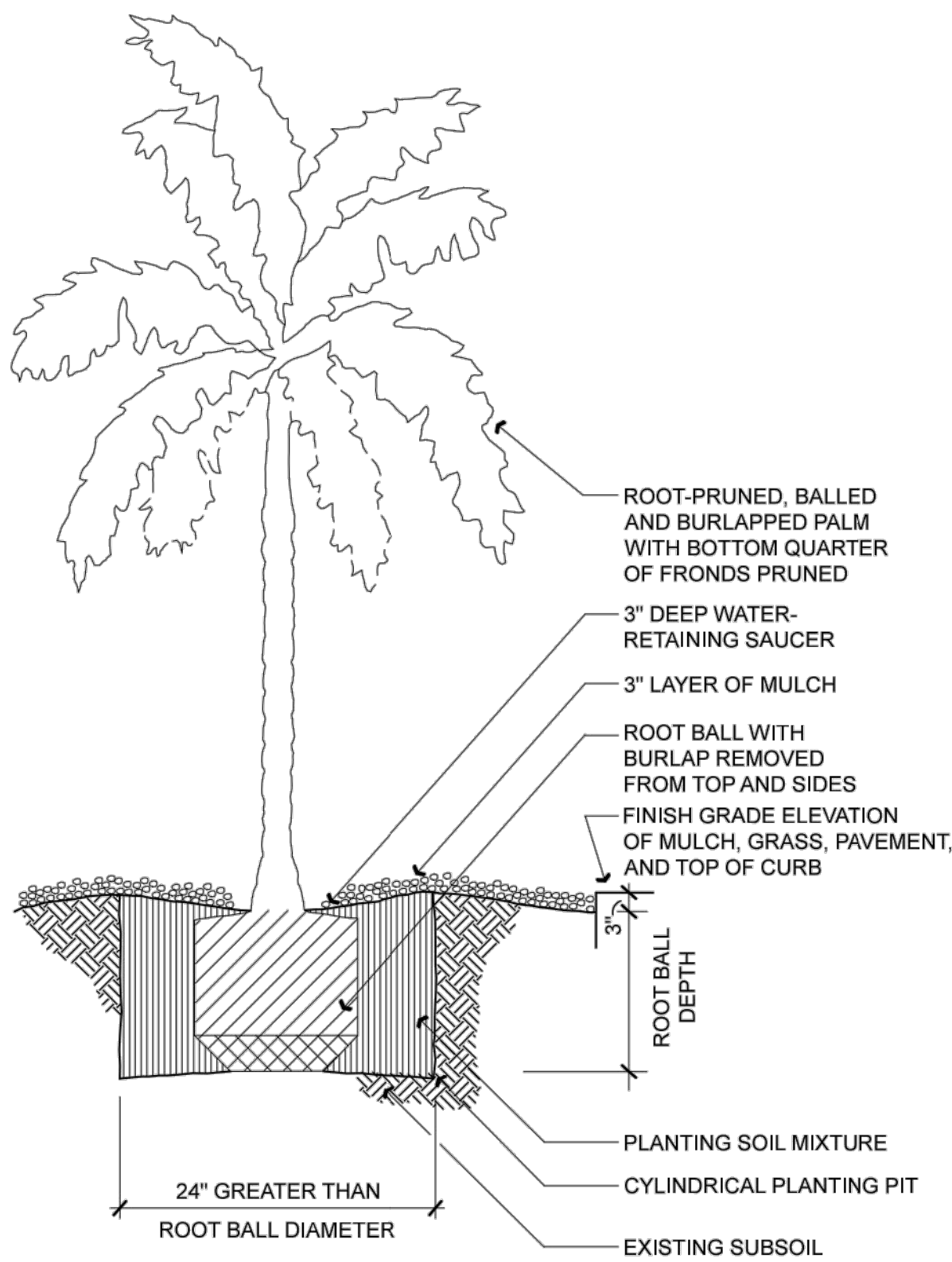
ARCHITECT  
James R. Mackenzie  
FLORIDA AR-0015491

SHEET  
L1

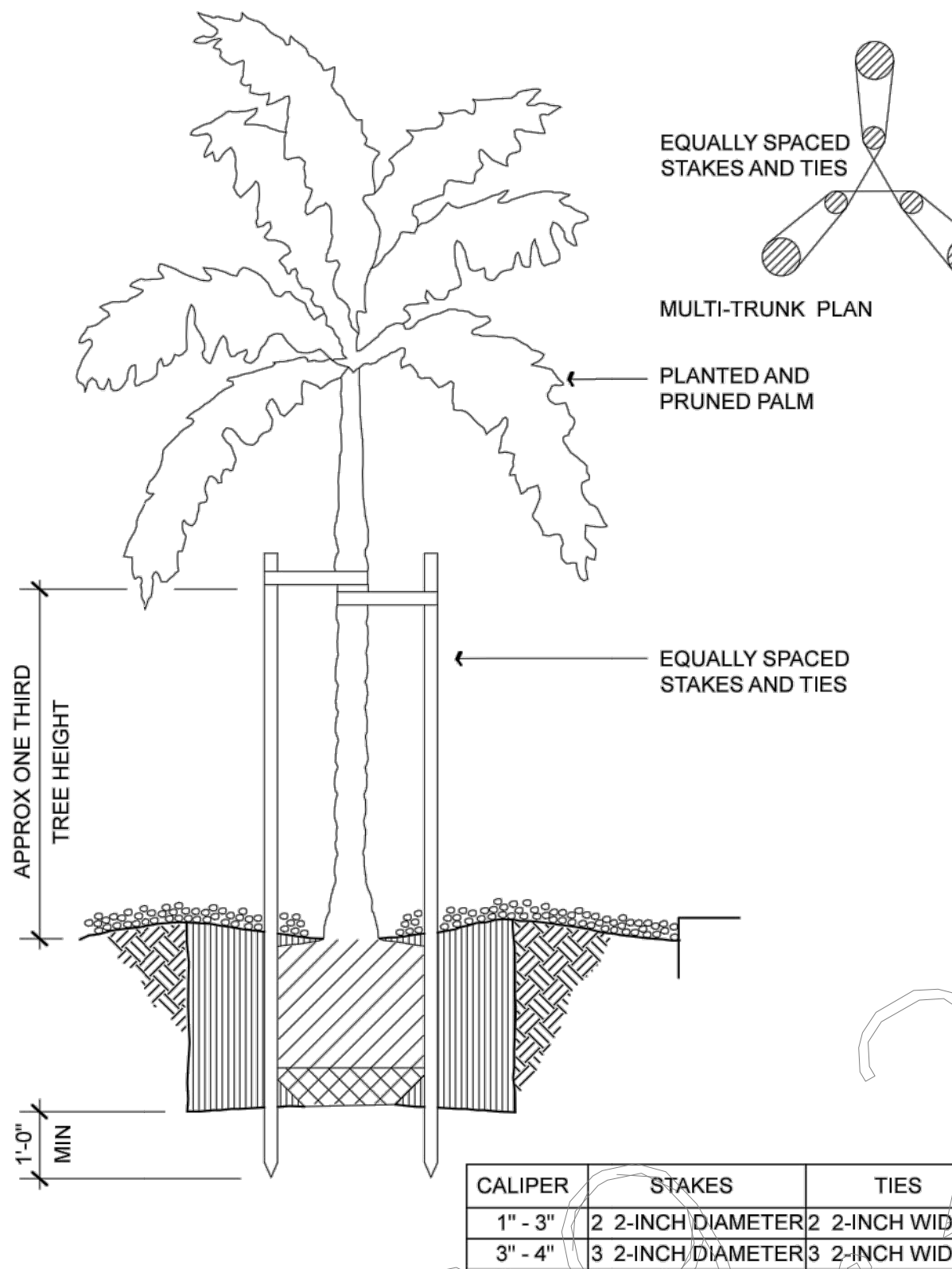




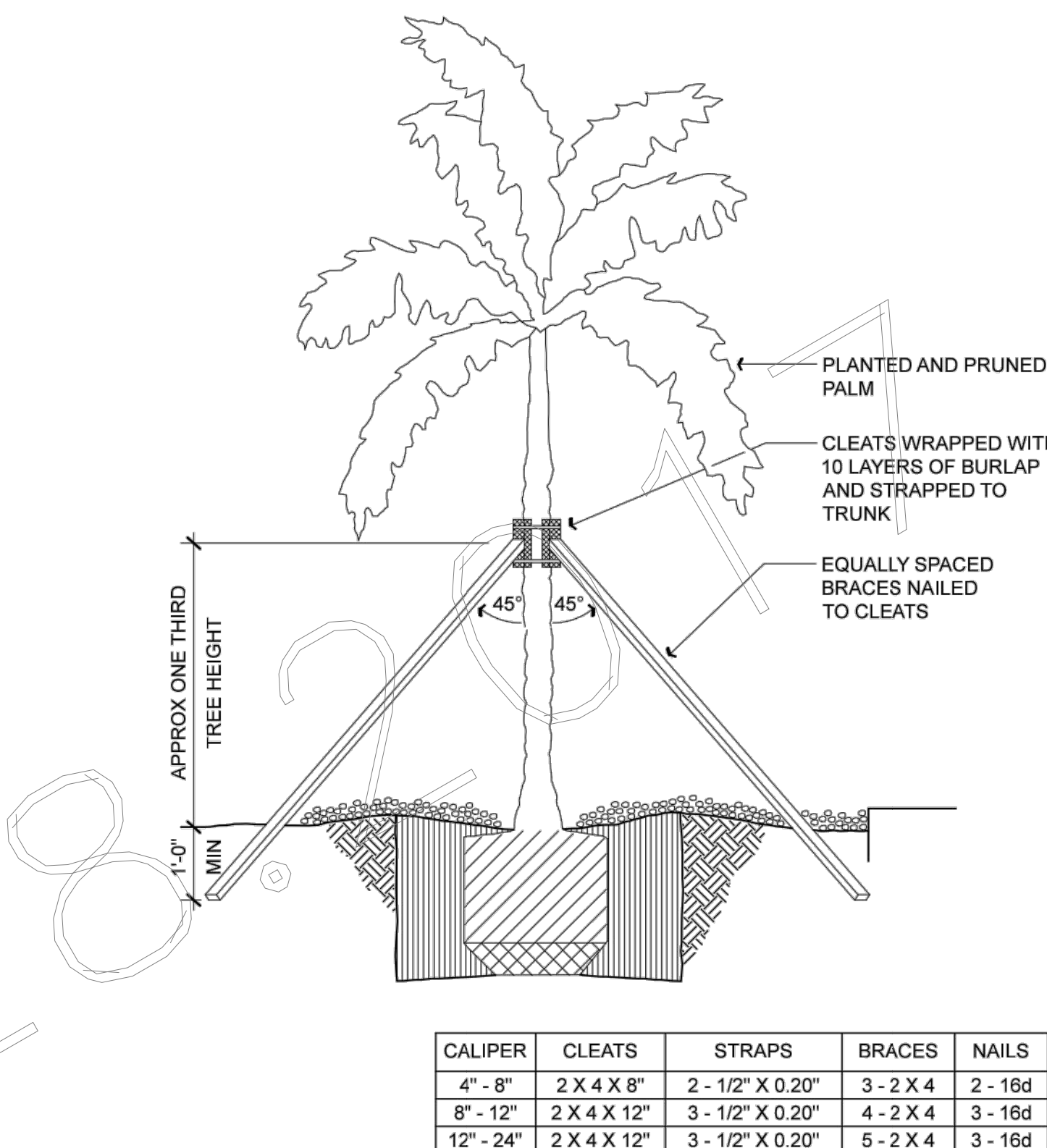
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1, 2



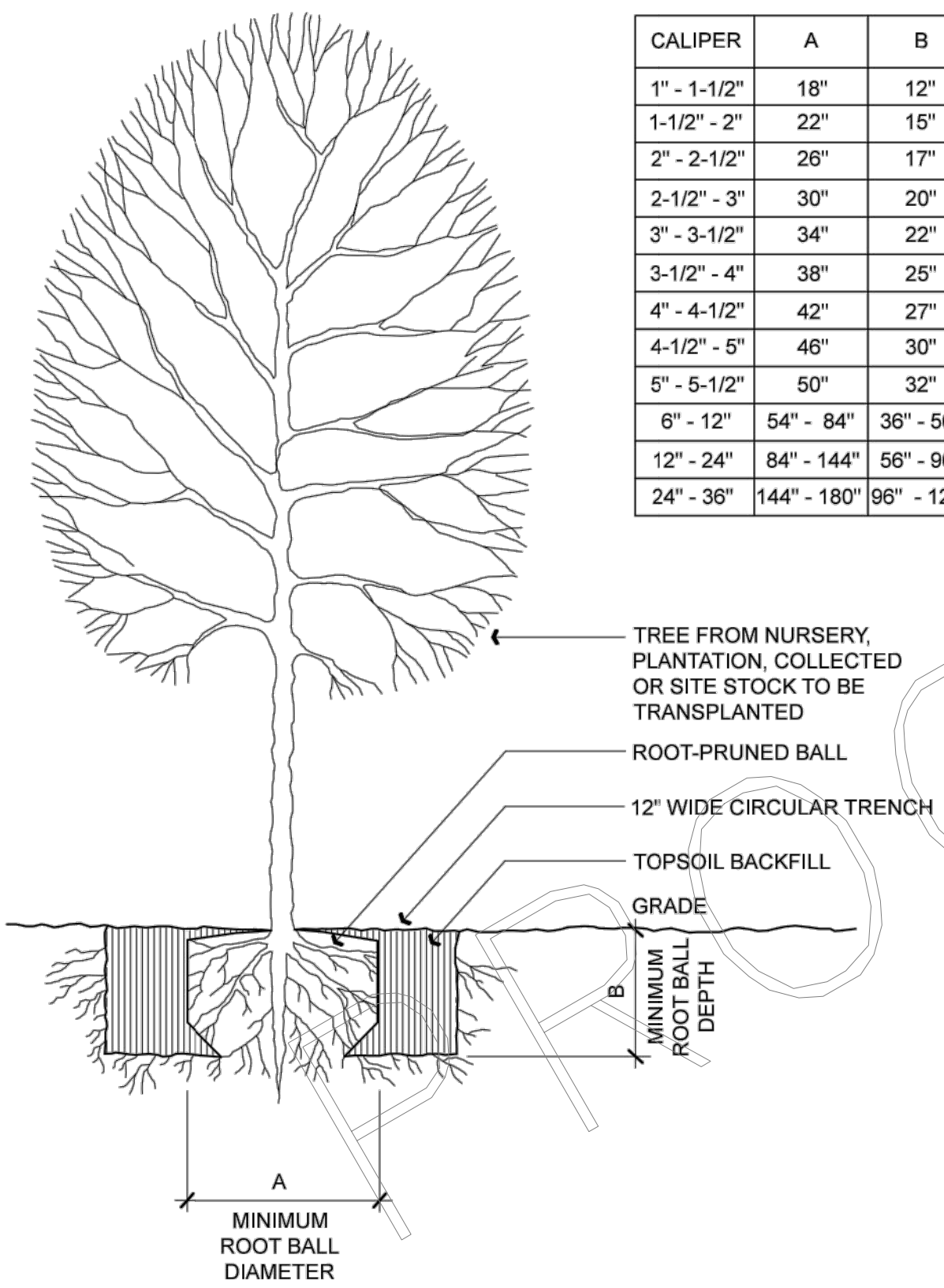
PALM PLANTING DETAIL NO SCALE 2.2  
1, 2



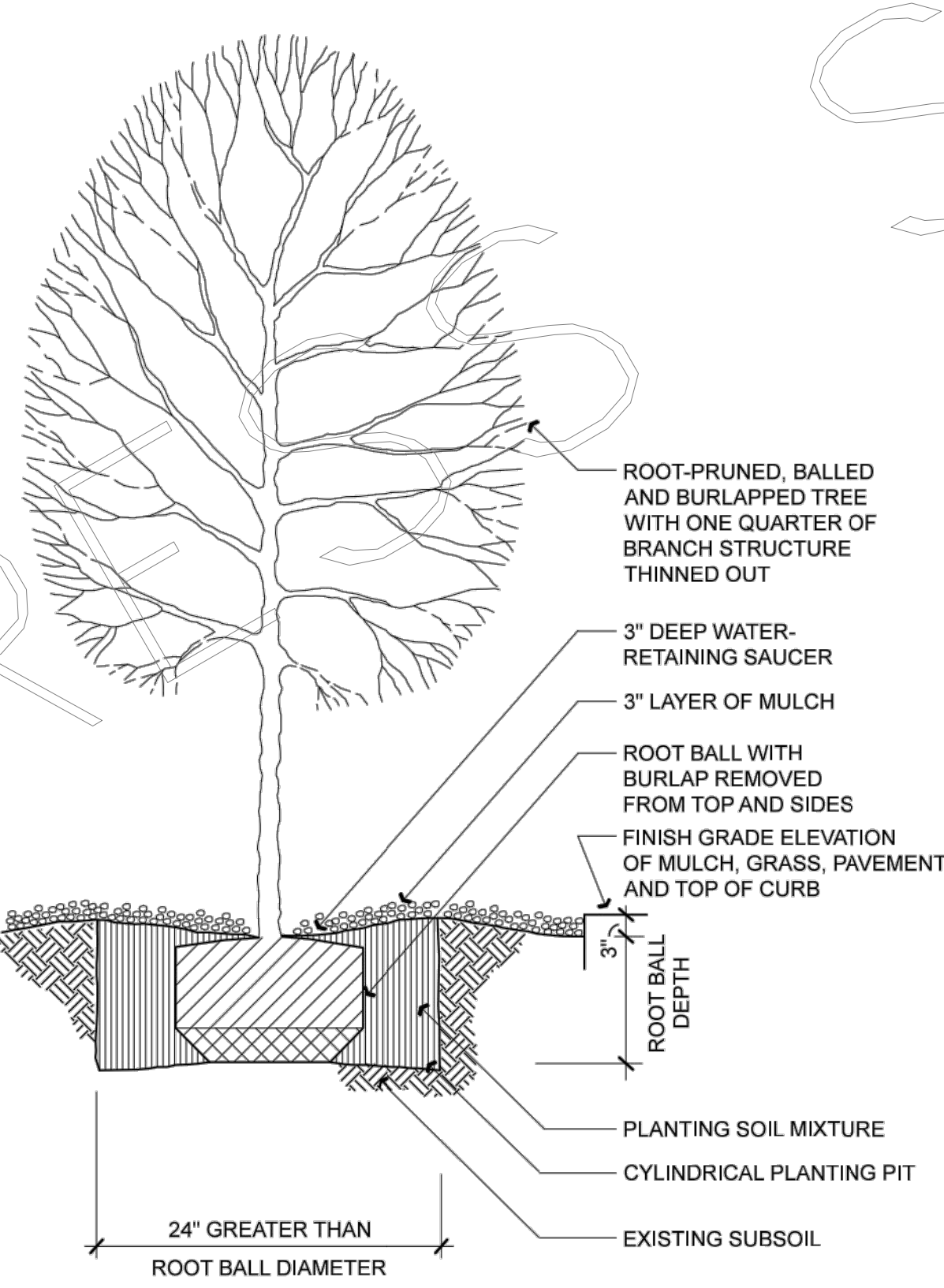
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1, 2



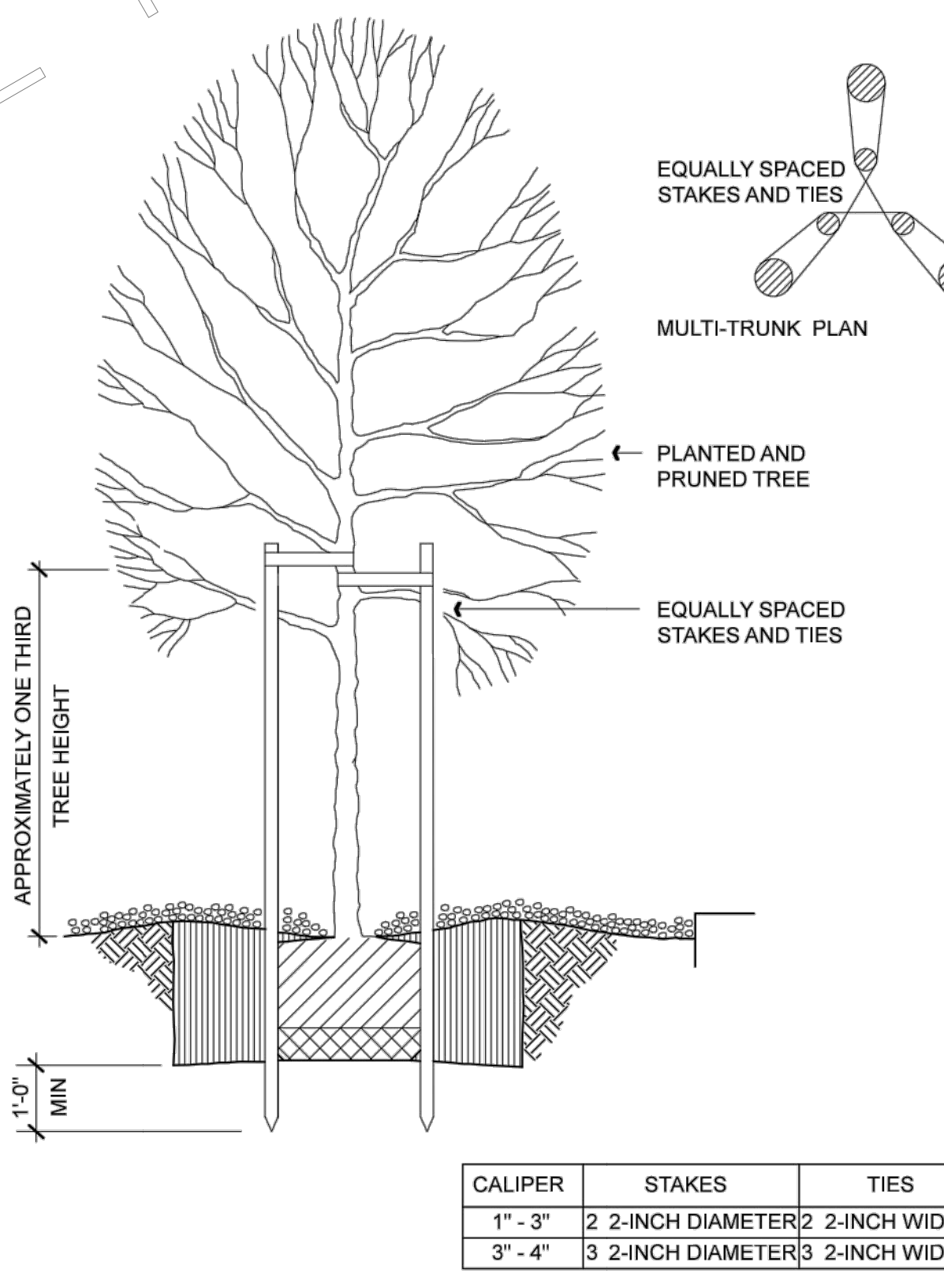
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1, 2



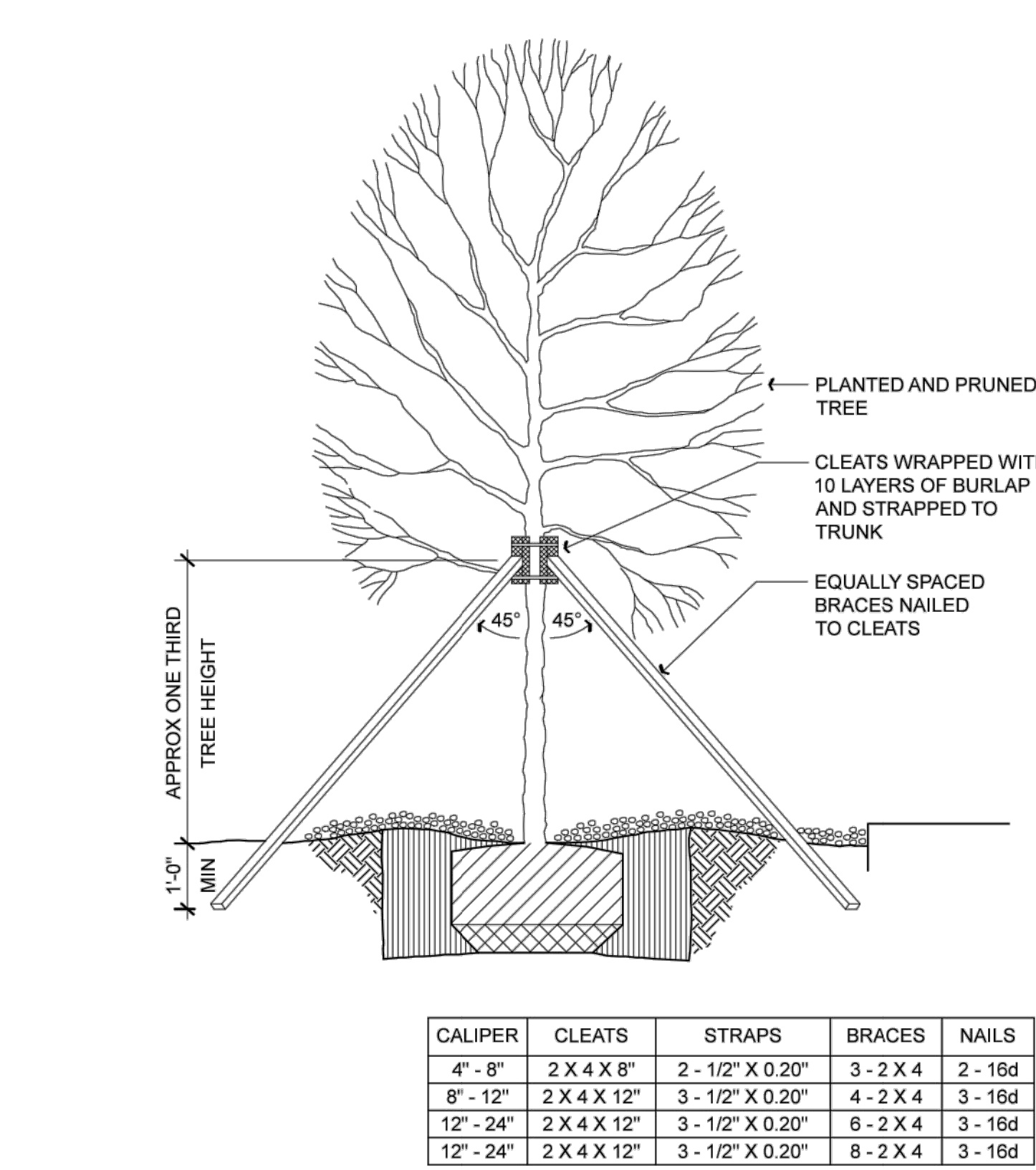
TREE DIGGING DETAIL NO SCALE 2.5  
1, 2



TREE PLANTING DETAIL NO SCALE 2.6  
1, 2



TREE STAKING DETAIL NO SCALE 2.7  
1, 2



TREE BRACING DETAIL NO SCALE 2.8  
1, 2







Project ID.: Monroe House  
Engineer: Jorge M. Szauer, P.E.  
Client: Monroe House  
Date: 9/27/2017

## Surface Water Management Calculations for Monroe House

---

Proposed is the construction of 5 story residential building on a 0.5 acre site. The proposed surface water management system will consist of inlets, culverts and exfiltration trench that will overflow into two (2) proposed drainage wells with control elevations at 5' NAVD. required water quality treatment will be provided within the proposed exfiltration trench system.

### SITE DATA

The site is located at 1840 and 1850 Monroe Street in Hollywood, Florida, Broward County. The project consists of a 0.5 acre 5 stories residential building. The existing land uses surrounding the site are residential to the North, South, East and West.

Table 1 summarizes the proposed land use breakdown of the project

**Table 1 - Site Land Use Breakdown**

| Description      | Proposed Site |
|------------------|---------------|
| Total Area:      | 0.50 ac       |
| Building Area:   | 0.35 ac       |
| Impervious Area: | 0.11 ac       |
| Pervious Area:   | 0.04 ac       |

**Wet season water table elevation = 0.5' NAVD** (see October ground water level attached)

**Design Storm Rainfall Amount** (see SFWMD Rainfall Curves attached)

Roads (10-year, 1-day) = 8 Inches

Design (25-year, 3-day) = 13 inches

Finish Floor (100-year, 3-day) = 16 inches

### DESIGN CRITERIA

The proposed stormwater retention system has been design to retain the 25-year, 3-day storm runoff volume per code requirements. A perimeter berm is proposed to be constructed to prevent offsite discharge during the design storm event (25-year, 3-day).

FEMA flood zone X

### WATER QUALITY

Water quality requirements are defined based on the following criteria: the first inch of runoff over the entire site, or 2.5 inches times the percent impervious

2.5 inches times the percent impervious controls over the first inch of runoff over the entire site

**2.5 inches times the percent impervious = 0.08 ac-ft** (see water quality calculations attached)

### SOIL STORAGE

**Soil Storage (S) was calculated to be 0.38 inches over the entire site** (see soil storage calculations attached)

### EXFILTRATION TRENCH CALCULATIONS

Exfiltration Trench Length = Volume /  $(K(2H_2^2Du - Du^2 + 2H_2^2Ds) + (1.39E-4W^2Du))$

L= 22 Ft - Length of trench required

V= 0.96 Acre-inch - Volume treated

W= 4 Ft - Trench Width

K= 4.50E-04 CFS/FT<sup>2</sup>-Ft. Head - Hydraulic Conductivity

H<sub>2</sub>= 5.5 Ft - Depth to Water Table

Du= 4.5 Ft - Non-Saturated Trench Depth

Ds= 3.5 Ft - Saturated Trench Depth

**Length of Trench Provided = 60 Ft (Capacity in excess to provide full water quality Treatment)**

---

Jorge M. Szauer, P.E.  
FL REG No. 62579

### RUNOFF CALCULATIONS

$$Q = (P - 0.2S)^2 / (P + 0.8S)$$



| Design Frequency | Precipitation P (in) | Soil Storage S (in) | Runoff Q (in) | Runoff Volume (Ac-ft) |
|------------------|----------------------|---------------------|---------------|-----------------------|
| 10y-1d           | 8                    | 0.38                | 7.56          | 0.32                  |
| 25y-3d           | 12                   | 0.38                | 11.55         | 0.48                  |
| 100y-3d          | 16                   | 0.38                | 15.55         | 0.65                  |

#### **DRAINAGE WELLS**

Assuming a Well Capacity of 500 GPM/FT of head based on existing wells in the vicinity of the project, a control elevation of 4', the SHWT 0.5' and head loss due to hydrostatic balance of 2', each well shall have a drainage capacity of 1,500 GPM or 0.004 ac-ft/min. Two wells are more than enough to provide drainage for a 100-year, 3-day storm event.

---

Jorge M. Szauer, P.E.  
FL REG No. 62579



## Water Quality Calculation

2.5" \* % Impervious vs. 1" over site

Monroe House

Date:

Input data in boxes below:

|                |                                   |      |
|----------------|-----------------------------------|------|
| Total Area:    | <input type="text" value="0.50"/> | acre |
| Lake & WL:     | <input type="text" value="0.00"/> | "    |
| Roof:          | <input type="text" value="0.30"/> | "    |
| Pervious Area: | <input type="text" value="0.05"/> | "    |

2.5 Inch \* % Impervious:

$$\text{Vol} = 2.5 / 12 * (\text{Total} - \text{lakes}) * (\text{Total} - \text{roof} - \text{lake} - \text{pervious}) / (\text{Total} - \text{roof} - \text{lake})$$

$$\% \text{ Impervious} = (\text{Total} - \text{roof} - \text{lake} - \text{pervious}) / (\text{Total} - \text{roof} - \text{lake})$$

$$\text{Treatment Vol} = 2.5" / 12 * (\text{Total} - \text{lake}) * (\% \text{ Impervious})$$

$$\begin{aligned} \% \text{ Impervious} &= 75.00\% \\ \text{Treatment Vol} &= \underline{0.08} \text{ ac-ft} \end{aligned}$$

OR:

1" Over Entire Site:

Total Area: 0.5 acre

Treatment Vol = 0.04 ac-ft

The required water quality volume is based on: 2.5 X % Imperv. Area

**The required water quality volume is: 0.08 acre-feet**

Comments:



Soil Type: Flatwoods (2)

Soil Storage Calculation

Project: Monroe House

| DWT | S (inches) |
|-----|------------|
| 0   | 0          |
| 1   | 0.6        |
| 2   | 2.5        |
| 3   | 5.4        |
| 4   | 9          |

Date:

User Enter Data is Shown in Blue & Bold Font

|                                                    |       |         |
|----------------------------------------------------|-------|---------|
| SHGWT (Seasonal high groundwater table elevation): | 0.5   | ft NGVD |
| Total Impervious area (see note below):            | 0.460 | acres   |

| Pervious Area Description | Pervious Area Acreage (acres) | Low Elevation of Ground Surface (ft NGVD) | High Elevation of Ground Surface (ft NGVD) | Calculated Avg. Ground Surface Elvation (ft NGVD) | Calculated Depth to Groundwater (ft) | Calculated Uncompacted Soil Storage per SFWMD (inches) | Calculated Uncompacted Soil Storage per SFWMD (ac-ft) | Is Soil Compacted (enter Y or N) | Adjusted Soil Storage based on 75% Factor (ac-ft) | Note           |
|---------------------------|-------------------------------|-------------------------------------------|--------------------------------------------|---------------------------------------------------|--------------------------------------|--------------------------------------------------------|-------------------------------------------------------|----------------------------------|---------------------------------------------------|----------------|
| swale                     | 0.040                         | 3.5                                       | 4.0                                        | 3.75                                              | 3.25                                 | 6.300                                                  | 0.021                                                 | Y                                | 0.016                                             | Compacted Soil |
|                           |                               |                                           |                                            | 0.00                                              | 0.00                                 | 0.000                                                  | 0.000                                                 | Y                                | 0.000                                             |                |
|                           |                               |                                           |                                            | 0.00                                              | 0.00                                 | 0.000                                                  | 0.000                                                 | y                                | 0.000                                             |                |
|                           |                               |                                           |                                            | 0.00                                              | 0.00                                 | 0.000                                                  | 0.000                                                 | Y                                | 0.000                                             |                |
|                           |                               |                                           |                                            | 0.00                                              | 0.00                                 | 0.000                                                  | 0.000                                                 | Y                                | 0.000                                             |                |
|                           |                               |                                           |                                            | 0.00                                              | 0.00                                 | 0.000                                                  | 0.000                                                 | Y                                | 0.000                                             |                |
|                           |                               |                                           |                                            | 0.00                                              | 0.00                                 | 0.000                                                  | 0.000                                                 | Y                                | 0.000                                             |                |
|                           |                               |                                           |                                            | 0.00                                              | 0.00                                 | 0.000                                                  | 0.000                                                 | Y                                | 0.000                                             |                |
|                           |                               |                                           |                                            | 0.00                                              | 0.00                                 | 0.000                                                  | 0.000                                                 | Y                                | 0.000                                             |                |
|                           |                               |                                           |                                            | 0.00                                              | 0.00                                 | 0.000                                                  | 0.000                                                 | Y                                | 0.000                                             |                |

Total      0.040      <- total pervious area      0.016      <- ac-ft (Total)

Calculated Composite Soil Storage:      0.378 inches      CN = 1000/(S+10) =      96.4

*Note: The composite soil storage calculated above is based on the total ac-ft of soil storage divided over the entire site area including pervious and impervious area. If the user desires to calculate the composite soil storage over only the pervious area, then the impervious area should be entered as zero above.*



## Exfiltration Trench Calculation

Reference: SFWMD Vol. IV

9/29/2017

### Monroe House

#### Case 1:

$$\text{Length} = \text{Volume} / (K(H_2 \cdot W + 2 \cdot H_2 \cdot Du - Du^2 + 2 \cdot H_2 \cdot Ds) + (1.39E-4 \cdot W \cdot Du))$$

This formula takes into consideration a safety factor of 2 and a 50% credit for retention system.

#### Variable Definitions:

|                  |                                             |
|------------------|---------------------------------------------|
| Ds =             | Saturated Depth of Trench (ft)              |
| Du =             | Unsaturated Depth (ft)                      |
| H <sub>2</sub> = | Depth from Land Surface to Water Table (ft) |
| W =              | Trench Width (ft)                           |
| Volume =         | Required Wet Detention Volume (ac-in)       |
| Length =         | Calculated Trench Length (ft)               |
| K =              | Hydraulic Conductivity (ft/sec)             |

Note: (a) This equation (**Case 1**) is a special case. Validity criteria: (1)  $Ds < Du$ . (2)  $W < 2 \cdot (Ds + Du)$   
 (b) Minimum pipe diameter is 12 inches, minimum trench width (W) is 3 ft.

#### Input:

|                  |                                       |                                   |                                                                                                                        |
|------------------|---------------------------------------|-----------------------------------|------------------------------------------------------------------------------------------------------------------------|
| Ds =             | <input type="text" value="3.5"/>      | ft                                | <u>Validity Check:</u><br>(1) $Ds < Du$ ?      Yes<br>(2) $W < 2 \cdot (Ds + Du)$ ?      Yes<br>(3) $W > 3$ ?      Yes |
| Du =             | <input type="text" value="4.5"/>      | ft                                |                                                                                                                        |
| H <sub>2</sub> = | <input type="text" value="5.5"/>      | ft                                |                                                                                                                        |
| W =              | <input type="text" value="4"/>        | ft                                |                                                                                                                        |
| Volume =         | <input type="text" value="0.96"/>     | ac-in                             |                                                                                                                        |
| K =              | <input type="text" value="4.50E-04"/> | cfs/ft <sup>2</sup> (i.e. ft/sec) |                                                                                                                        |

**Case 1:    Calculated Trench Length =                      22 ft**

---

#### Case 2:

$$\text{Length} = \text{Volume} / (K(2 \cdot H_2 \cdot Du - Du^2 + 2 \cdot H_2 \cdot Ds) + (1.39E-4 \cdot W \cdot Du))$$

This formula takes into consideration a safety factor of 2 and a 50% credit for retention system.

This formula is valid if  $W > 2(Ds + Du)$  and  $Ds > Du$ .

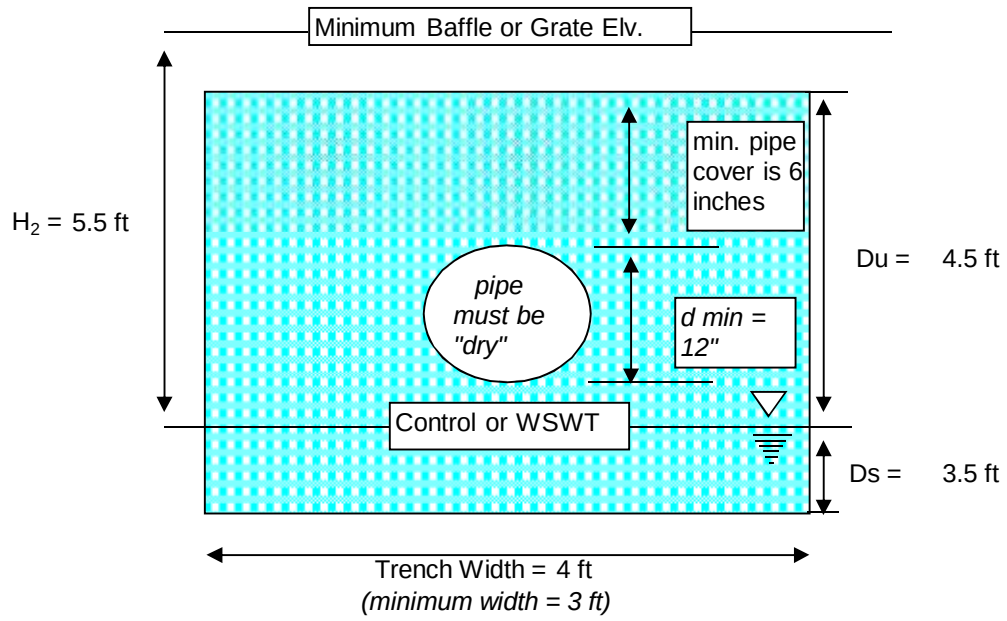
Note: (a) This equation (**case 2**) is a special case. Validity criteria: (1)  $Ds > Du$ . (2)  $W > 2 \cdot (Ds + Du)$   
 (b) Minimum pipe diameter is 12 inches, minimum trench width (W) is 3 ft.

**Case 2:    Calculated Trench Length =                      29 ft**

|                               |                   |
|-------------------------------|-------------------|
| <u>Validity Check:</u>        |                   |
| (1) $Ds > Du$ ?               | criterion NOT met |
| (2) $W > 2 \cdot (Ds + Du)$ ? | criterion NOT met |
| (3) $W > 3$ ?                 | Yes               |



## Monroe House





| Waste Water Generation |                    |                       |                         |                  |
|------------------------|--------------------|-----------------------|-------------------------|------------------|
| Use                    | Quantity           | Generation Rate*      | ERU                     | Demand           |
| Proposed               |                    |                       |                         |                  |
| Residential            |                    |                       |                         |                  |
| One Bedroom            | 20                 | 100 GPD               | 6.35                    | 2,000 GPD        |
| Two Bedroom            | 16                 | 200 GPD               | 10.16                   | 3,200 GPD        |
| Three Bedroom          | 4                  | 300 GPD               | 3.80                    | 1,200 GPD        |
| Pool                   | 25 person capacity | 2 gal/person          | 0.16                    | 50 GPD           |
|                        |                    | <b>Total Proposed</b> | <b>21 ERU @ 315 GPD</b> | <b>6,615 GPD</b> |

| Potable Water Consumption |                          |                       |                         |                  |
|---------------------------|--------------------------|-----------------------|-------------------------|------------------|
| Use                       | Quantity                 | Generation Rate*      |                         | Demand           |
| Proposed                  |                          |                       |                         |                  |
| Residential               |                          |                       |                         |                  |
| One Bedroom               | 20                       |                       | 6.35                    | 2,225 GPD        |
| Two Bedroom               | 16                       |                       | 10.16                   | 3,555 GPD        |
| Three Bedroom             | 4                        |                       | 3.80                    | 1,330 GPD        |
| Pool                      | 25 person capacity       |                       | 0.16                    | 55 GPD           |
|                           | <b>340 ERU @ 350 GPD</b> | <b>Total Proposed</b> | <b>21 ERU @ 350 GPD</b> | <b>7,350 GPD</b> |

\* As per the Florida Administrative Code: Chapter 64E-6.008 Table I for System Design, ESTIMATED SEWAGE FLOW. ERU = Equivalent Residential Unit

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