

ATTACHMENT A
Application Package



DEVELOPMENT SERVICES
PLANNING DIVISION

GENERAL APPLICATION

APPLICATION DATE: _____

2600 Hollywood Blvd

Room 315

Hollywood, FL 33022

Tel: (954) 921-3471

Email: Development@
Hollywoodfl.org

SUBMISSION REQUIREMENTS:

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

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:

- ☒ Technical Advisory Committee
☐ City Commission

☐ Variance/Special Exception Requested

☐ Administrative Approvals

☐ Historic Preservation Board

☐ Planning and Development Board

PROPERTY INFORMATION

Location Address: 2351 Thomas St. Hollywood FL

Lot(s): 10 W 7.75, 11.12 Block(s): 37 Subdivision: Hollywood Park

Folio Number(s): 514209056120

RAC- DH-1

Zoning Classification: RAC- DH-1 Land Use Classification: MULTI-FAMILY

Existing Property Use: Vacant lot Sq Ft/Number of Units: N/A

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/Resolution/Ordinance No.: 1. 2023 0417

DEVELOPMENT PROPOSAL

Explanation of Request: 7 Townhouses of an average of 2,180 SF each and

16 (2 guest parking) also pool area of 450 SF

Phased Project: Yes / No ☒ Number of Phases: _____

Project	Proposal
Units/rooms (# of units)	7 UNITS (Area: 15,263 S.F.)
Proposed Non-Residential Uses	Common areas 887 SF S.F.
Open Space (% and SQ.FT.)	64.25 % (Area: 10, 800 S.F.)
Parking (# of spaces)	16 (Area: S.F.)
Height (# of stories)	(3 stories-32') + Rooftop amenity 10' FT.)
Gross Floor Area (SQ. FT)	19,115 sf (including garage)

Name of Current Property Owner: SUPER SEVEN LLC

Address of Property Owner: 2342 THOMAS ST STE 403 HOLLYWOOD FL 33020

Telephone: 305 494 1948 Email Address: hassan@speedydistributioninc.co

Applicant Ari Sklar-Sklarchitecture ☒ Consultant | Representative | Tenant (check one)

Address: 2310 Hollywood Blvd Hollywood FL Telephone: 954-925-9292

Email Address: ari@sklarchitect.com

Email Address #2: info@sklarchitect.com

Date of Purchase: _____ Is there an option to purchase the Property? Yes ☐ No ☒

If Yes, Attach Copy of the Contract.

Noticing Agent (FTAC & Board submissions only): Diana Moiser

E-mail Address: expedient.consulting@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 as approved by the Division of Planning & Urban Design. 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: Ali Rakine Date: 5-8-2024

PRINT NAME: ALI Rakine Date: _____

Signature of Consultant/Representative: Diana Moisei Date: _____

PRINT NAME: Diana Moisei Date: 5-8-2024

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 Site Plan Approval to my property, which is hereby made by me or I am hereby authorizing Diana Moisei to be my legal representative before the TAC, PZ, Commis. (Board and/or Committee) relative to all matters concerning this application.

Sworn to and subscribed before me
this 8 day of May 2024

Isaac Tordjman
Notary Public

State of Florida

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



Ali Rakine
Signature of Current Owner

ALI Rakine
Print Name

April 20th, 2026

City of Hollywood,
THE SEVEN @ THOMAS ST
2351 Thomas St
Hollywood, FL

Ref: Letter of Intent for THE SEVEN @ THOMAS

Dear City Staff and Board Members,

The project consists of seven (7) three-story townhomes with roof decks, distributed between two (2) buildings and a shared pool deck amenity. Each unit includes three bedrooms, a private two-car garage, and a clearly defined pedestrian entrance.

a. Architectural and Design Components

The proposed development has been designed with a clear emphasis on high-quality architectural expression, proportional detailing, and a strong relationship between the built environment and the pedestrian realm, consistent with the intent of the RAC district and Section 4.6.C.

The architectural composition carefully balances aesthetics and functionality by organizing the seven (7) townhouse units into two (2) articulated three-story buildings. Each façade is broken down into individual modules that reflect the scale of the units, ensuring that architectural details remain commensurate with the overall building mass. Vertical and horizontal modulation, including recessed entries, projected elements, and variation in materials, minimizes perceived bulk and eliminates blank wall conditions. The design places particular importance on the pedestrian experience. Each unit features a clearly defined ground-level entrance directly accessible from the street, reinforcing activation of the streetscape and enhancing walkability. Architectural elements such as stoops, entry framing, and human-scaled proportions establish a comfortable and engaging interface between residents and the public realm.

Material selection and detailing are cohesive and consistently applied across all elevations, including street-facing façades, to ensure a unified architectural identity. The palette and design language are compatible with the evolving character of the surrounding RAC neighborhood, incorporating contemporary forms while drawing from local urban residential typologies.

Functionality is further addressed through the internalization of garage parking, which reduces the visual impact of vehicles and prioritizes pedestrian-oriented design. The overall composition integrates architectural quality, urban sensitivity, and residential livability, contributing positively to the character and intent of the RAC district.

b. Building Massing and Scale

The proposed development has been carefully designed to ensure that building massing is compatible with the surrounding RAC context while maintaining appropriate urban density. The seven (7) townhouse units are distributed into two (2) separate buildings, which reduces the overall perceived bulk and creates visual breaks along the site.

SKLARchitecture



ARCHITECTURE
Commercial
& Residential

Interior
Architecture
& Design

Urban
Renovation

Architectural
Design of
Children's
Environments

Development
Consulting

2310 Hollywood Blvd.

Hollywood

Florida 33020

Tel: 954.925.9292

Fax: 954.925.6292

email:
mail@sklarchitect.com

WEBSITE:
www.sklarchitect.com

AA 0002849

IB 0000894

NCARB CERTIFIED



Ari Sklar, A.I.A.
Oscar Sklar, A.I.A.



Each building is articulated into individual townhouse modules through changes in plane, material variation, and vertical expression. This approach reinforces a residential scale and avoids monolithic façades. The three-story height is consistent with the RAC vision for urban infill development and is proportioned to maintain a comfortable pedestrian scale at the ground level.

The incorporation of roof decks further activates the upper levels while maintaining a well-balanced vertical composition. Overall, the massing strategy enhances visual permeability, provides rhythm along the streetscape, and contributes to a human-scaled urban environment.

c. Building Orientation and Relationship to the Street

The project prioritizes a strong relationship between the buildings and the public realm. All units are oriented to provide direct pedestrian access from the street through clearly defined ground-level entrances. This design approach enhances walkability and promotes an active and engaging streetscape.

Primary façades are positioned to front the street, with architectural features such as entry stoops, fenestration, and material changes reinforcing the pedestrian experience. Vehicular access is intentionally minimized and internalized, with garage entries designed to reduce their visual prominence and avoid disruption of the pedestrian environment.

The overall layout supports the RAC objective of creating a pedestrian-oriented urban fabric, where buildings define and activate the public realm rather than turning inward.

d. Façade Design and Articulation

The façades are designed with a high level of articulation to create visual interest and reduce perceived scale. Architectural elements such as projections, recesses, varied materials, and fenestration patterns are used to break down the building mass into smaller, identifiable components.

Blank wall conditions are avoided on all visible elevations. Each façade incorporates windows, material transitions, and architectural detailing that contribute to a cohesive and dynamic composition. The repetition of townhouse modules establishes a rhythm that is consistent with urban residential typologies within the RAC district.

The design ensures that all elevations, particularly those facing public rights-of-way, receive equal architectural attention, reinforcing a high-quality and consistent appearance throughout the development.

e. Materials and Colors

The project utilizes a refined palette of high-quality materials selected for durability, visual compatibility, and architectural cohesion. Materials are applied consistently across all elevations to create a unified design language while allowing for subtle variation to distinguish individual units.

The selected colors and finishes complement the surrounding RAC context and contribute to a contemporary yet context-sensitive architectural expression. The material palette enhances depth and shadow through the use of contrasting textures and tones, further reinforcing façade articulation.



All materials are designed to withstand the South Florida climate while maintaining their aesthetic quality over time.

f. Open Space and Amenities

The development incorporates a shared pool deck amenity that serves as a central open space for residents. This feature enhances the overall livability of the project and fosters a sense of community within the development.

The pool deck is designed as a functional and visually integrated element, complementing the architectural character of the buildings. It provides both active and passive recreational opportunities while contributing to the overall site design.

In addition to the shared amenity, private roof decks for each unit offer additional outdoor space, supporting the RAC goal of integrating residential density with high-quality living environments.

g. Pedestrian Experience and Streetscape

The project significantly enhances the pedestrian environment through thoughtful design and building placement. Ground-level entrances, articulated façades, and human-scaled architectural elements contribute to an walkable and engaging streetscape.

The development avoids large blank walls and instead provides visual interest through modulation, materials, and fenestration. The internalization of parking reduces vehicular dominance and allows the streetscape to remain pedestrian-focused.

Landscape elements and architectural detailing work together to create a cohesive and inviting public realm, consistent with the RAC vision for walkable, urban development.

h. Parking and Vehicular Access

Parking is fully integrated within each unit through private two-car garages, minimizing the visual impact of vehicles on the streetscape. Garage access is designed to be secondary to pedestrian entrances, ensuring that the development maintains a pedestrian-oriented character.

Vehicular circulation is efficient and does not interfere with the primary pedestrian experience. By internalizing parking, the project aligns with RAC principles that prioritize walkability and reduce the prominence of automobiles within the urban environment.

The applicant is committed to working collaboratively with all reviewing agencies to address comments in a timely manner and ensure the project meets all applicable codes, standards, and operational requirements.

We respectfully request your review and approval of this proposed new development.

Thank you,

Ari L. Sklar, AIA, NCARB, LEED AP
Architect, President

DESIGN CRITERIA

To:

City of Hollywood
Planning & Urban Design Division

Dear Planning Staff,

Design Criteria for the proposed development of seven (7) town home residences within the RAC ARCHITECTURE
Commercial
& Residential

The project consists of seven (7) three-story town homes with roof decks, distributed between two (2) buildings and a shared pool deck amenity. Each unit includes three bedrooms, a private two-car garage, and a clearly defined pedestrian entrance.

Interior
Architecture
& Design

Architectural and Design Components

The proposed development has been carefully designed to achieve compatibility with the City of Hollywood Design Guidelines while reinforcing the intended character of the RAC district.

Urban
Renovation

The architectural composition reflects a contemporary urban townhouse typology that is both functional and contextually responsive. The building façades are articulated into individual modules that correspond to each unit, ensuring that architectural detailing is proportional and commensurate with the overall building mass. Vertical and horizontal offsets, variations in materials, and integrated architectural features such as balconies, fenestration patterns, and parapet elements are utilized to create visual interest and avoid monotony.

Architectural
Design of
Children's
Environments

Development
Consulting

A strong emphasis has been placed on the pedestrian experience. Each unit includes a clearly defined, ground-level entrance that engages directly with the streetscape, reinforcing a pedestrian-oriented environment. The relationship between the buildings and the public realm is further enhanced through human-scaled design elements, transparency at lower levels, and landscape integration.

2310 Hollywood Blvd.
Hollywood
Florida 33020

The design balances aesthetics and functionality by internalizing vehicular access within private garages, thereby minimizing the visual impact of cars and prioritizing pedestrian activity. The inclusion of a shared pool deck and open space further supports resident interaction and contributes to a cohesive residential environment.

Tel: 954.925.9292
Fax: 954.925.6292
email:
mail@sklarchitect.com

While the project introduces contemporary architectural language, it remains sensitive to the surrounding neighborhood using compatible materials, proportions, and façade rhythms. The result is a development that complements the evolving urban fabric while elevating the overall architectural quality of the area.

WEBSITE:
www.sklarchitect.com

AA 0002849

IB 0000894

NCARB CERTIFIED



Ari Sklar, A.I.A.
Oscar Sklar, A.I.A.



Compatibility

The proposed development has been designed to establish a harmonious relationship with its varied surrounding context, while reinforcing the vision of the RAC district for cohesive, high-quality urban development.

The site is uniquely positioned with frontage toward Boggs Park to the north, existing residential uses to the west, and industrial properties to the south and east. The project responds to these differing conditions through a balanced architectural approach that transitions appropriately between scales and uses.

Along the street frontage facing the park, the buildings present an articulated and pedestrian-oriented façade that enhances the public realm and contributes positively to the streetscape. The townhouse rhythm—expressed through vertical modules, individual entrances, and consistent bay spacing—creates a pattern that aligns with residential typologies while elevating the architectural quality of the corridor.

Adjacent to the residential areas, the project maintains a compatible scale and proportion through the breakdown of massing into individual units and the use of residential design elements such as balconies, fenestration, and material warmth. This approach ensures a smooth transition between the proposed development and the neighboring homes.

In response to the industrial context to the south and east, the project introduces a more refined and cohesive architectural expression, contributing to the long-term vision of neighborhood revitalization. The development acts as a buffer by presenting a well-designed, human-scaled residential edge that softens the transition between industrial and residential zones.

The division of the project into two buildings further reduces perceived mass and enhances visual permeability, allowing the development to integrate more naturally within the existing urban fabric. Consistent material application and façade articulation across all elevations ensure that the project maintains a unified architectural language when viewed from any vantage point.

Overall, the proposed design strengthens the architectural continuity of the area, respects the surrounding neighborhood conditions, and supports the City’s adopted vision for a vibrant, pedestrian-oriented RAC district.

Scale / Massing

The proposed development has been designed with careful consideration of scale and massing to ensure consistency with both the surrounding context and the adopted vision of the RAC district.

The project consists of seven (7) three-story townhomes organized into two (2) separate buildings, a strategy that significantly reduces the perceived bulk and allows the development to read as a series of individual residential units rather than a single large mass. This approach creates a rhythm and scale that is compatible with nearby residential properties while still supporting the intended urban density of the area.



The overall building height is consistent with the RAC district's vision for vertical, urban residential development and is proportionally balanced using horizontal and vertical articulation. Architectural elements such as step-backs, façade offsets, balconies, and parapet variations help modulate the building envelope, ensuring that the perceived height and mass remain pedestrian-friendly.

The building geometries are intentionally composed of simple, clean forms enhanced by well-integrated architectural details. The proportions of length, width, and height are carefully balanced to avoid excessive linearity or monolithic appearance. The division into townhouse modules further breaks down the scale, reinforcing a human-scale environment.

Lot coverage and building placement have been designed to create appropriate spatial relationships within the site and with adjacent properties. The inclusion of a central pool deck and open space introduces visual relief and reinforces a sense of openness, while also contributing to the overall composition of the development.

In relation to adjacent structures, the project provides a transitional scale between lower-density residential areas and nearby industrial uses, supporting cohesive urban fabric. The result is a development that is proportionate, context-sensitive, and aligned with the City's long-term vision for the RAC district.

Landscaping

The landscape design has been thoughtfully developed to complement the architectural character of the project while enhancing the overall quality of the site and its relationship to the surrounding context.

The proposed landscaping incorporates a variety of native and climate-appropriate plant species consistent with South Florida conditions. A mix of canopy trees, understory plantings, shrubs, and groundcovers is utilized to create visual richness, provide shade, and promote long-term sustainability. These plant selections are intended to be both resilient and low maintenance, while contributing to the ecological value of the site.

Landscaped areas are carefully integrated with the building layout, pedestrian pathways, and paved surfaces to create a cohesive and inviting environment. Street-facing frontages are enhanced with layered planting and landscape buffers that soften the building edges, reinforce the pedestrian realm, and improve the overall streetscape experience. Internal to the development, the shared pool deck is complemented by coordinated landscaping that supports both passive and active use, fostering a sense of community.

Where applicable, existing mature trees and significant vegetation on the site are preserved and incorporated into the design to the greatest extent feasible. These elements are supplemented with new plantings to ensure continuity and a well-established landscape character at project completion.

Overall, the landscape strategy reinforces the architectural design, enhances pedestrian comfort, and contributes positively to the visual and environmental quality of the RAC district.



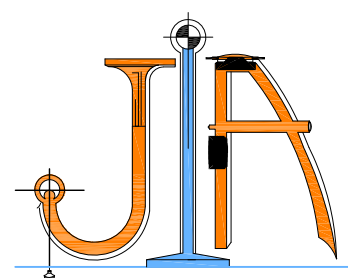
We respectfully request approval and look forward to continued coordination with staff.

Should you have any questions please do not hesitate to contact us.

Sincerely,

A handwritten signature in blue ink, appearing to be 'A. Sklar', with a long horizontal stroke extending to the right.

Ari L. Sklar, AIA, NCARB
President
ALS/ak



JOHN IBARRA & ASSOCIATES, INC.

Professional Land Surveyors & Mappers

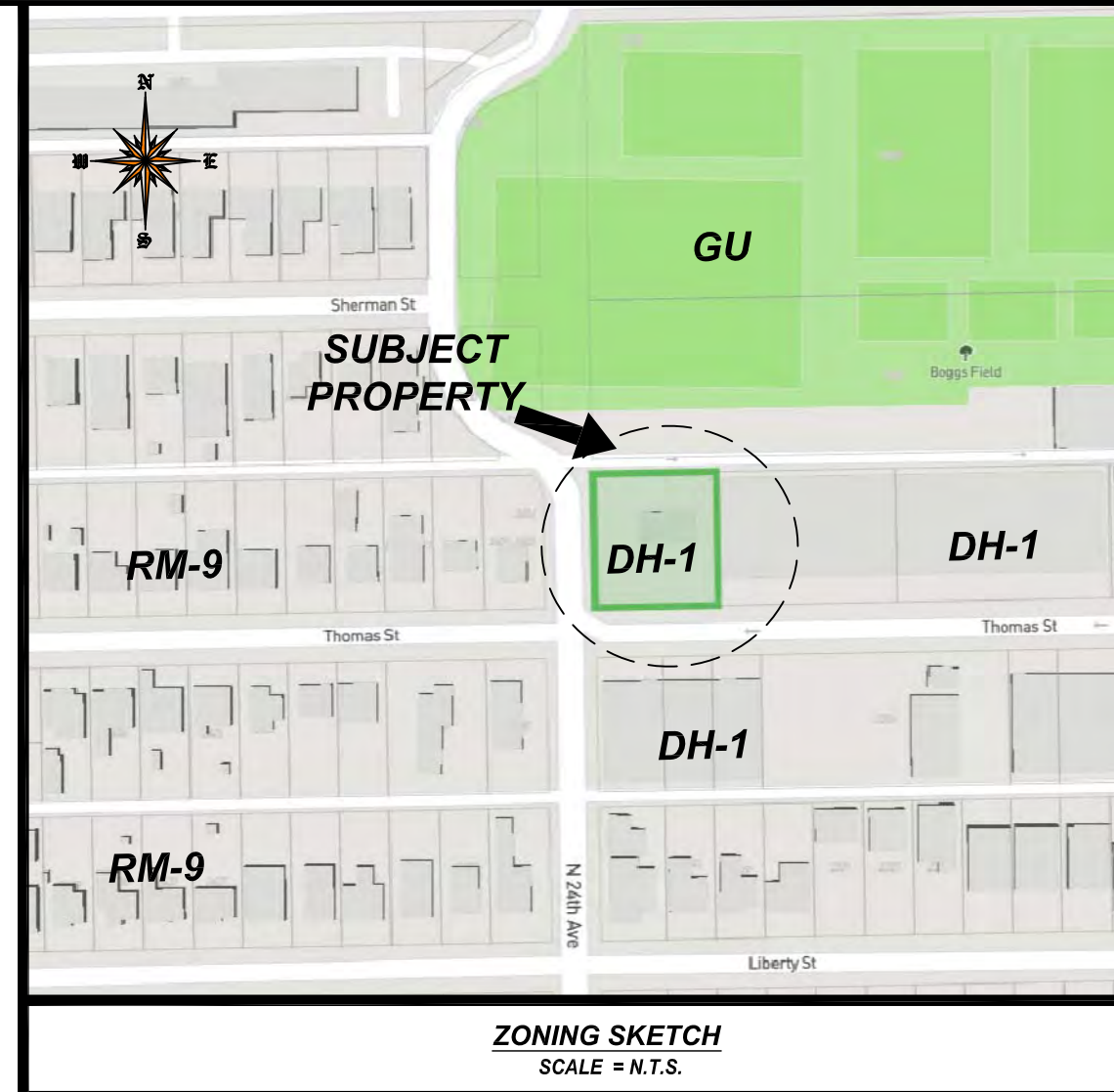
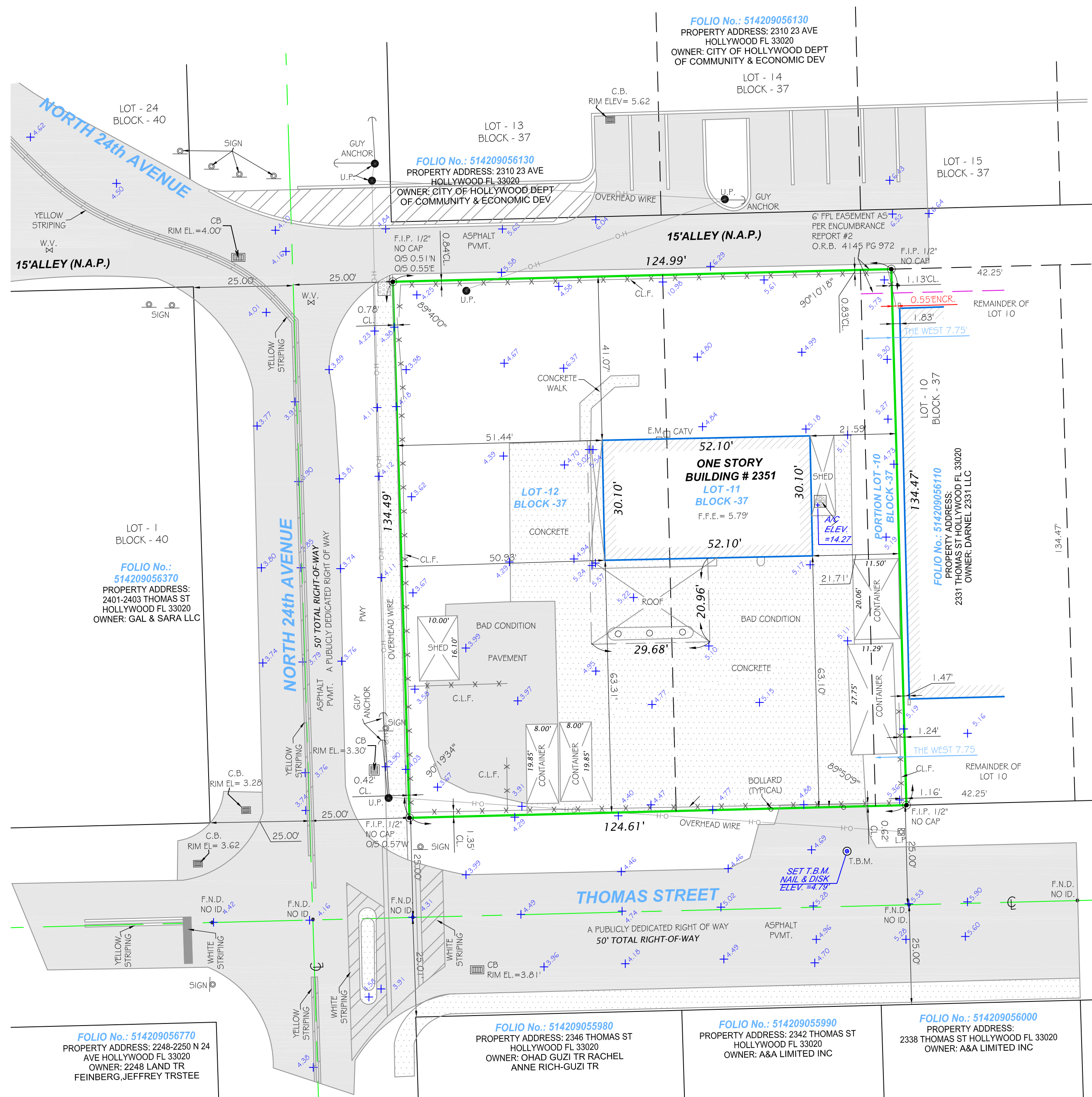
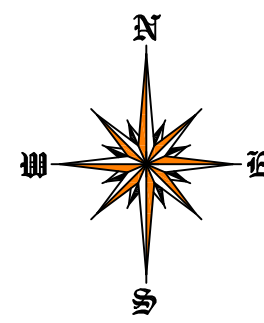
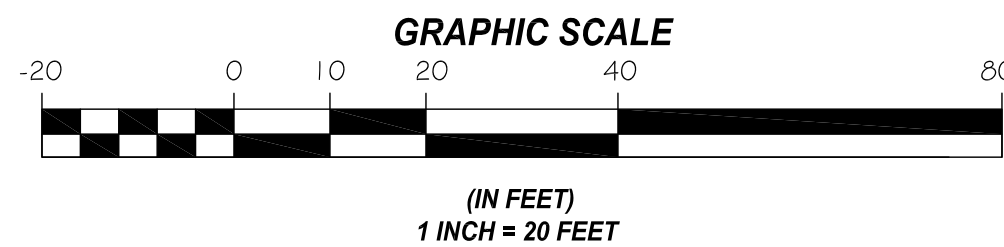
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MIAMI, FLORIDA 33126
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3725 DEL PRADO BLVD. S.
SUITE 8
CAPE CORAL, FL 33904
PH: (239) 540-2660
FAX: (239) 540-2664



ALTA/NSPS Land Title Survey



ABBREVIATIONS

A = ARC
AC = AIR CONDITIONER PAD
A.E. = ANCHOR EASEMENT
A.P. = ALUMINUM ROD
A.S. = ALUMINUM SHED
ASPH. = ASPHALT
B.C. = BLOCK CORNER
B.D. = BUILDING
B.M. = BENCH MARK
B.C.R. = BROWARD COUNTY RECORDS
B.O.B. = BASIS OF BEARING
B.S.L. = BUILDING SETBACK LINE
C. = CALCULATED
C.B. = CATCH BASIN
C.B.S. = CONCRETE BLOCK STRUCTURE
C.B.W. = CONCRETE BLOCK WALL
C.I. = CHORD
C.H.B. = CHORD BEARING
C.L. = CHORD LENGTH
C.L. = CLEAR
C.O. = CLEAN OUT
C.L.F. = CHAIN LINK FENCE
C.M. = CANAL MAINTENANCE EASEMENT
CONC. = CONCRETE
C.U.P. = CONCRETE UTILITY POLE
C.P. = CONCRETE PORCH
C.S. = CONCRETE SLAB
C.W. = CONCRETE WALK
D.E. = DRAINAGE EASEMENT
D.M.E. = DRAINAGE MAINTENANCE EASEMENT
DRIVE = DRIVEWAY
D.R. = DRIVE
E.B. = EGRESS
E.B. = ELECTRIC BOX
E.T.P. = ELECTRIC TRANSFORMER PAD
ELEV. = ELEVATION
ENCR. = ENCROACHMENT
F.H. = FIRE HYDRANT
F.I.P. = FOUND IRON PIPE
F.I.R. = FOUND IRON ROD
F.F.E. = FINISHED FLOOR ELEVATION
F.N.D. = FOUND NAIL & DISK
F.T. = FEET
F.N.P. = FEDERAL NATIONAL INSURANCE PROGRAM
F.N. = FOUND NAIL
F.H. = HIGH OR HEIGHT
H.A.S. = HIGHWAY AND EGRESS EASEMENT
I.C.V. = IRRIGATION CONTROL VALVE
I.F. = IRON FENCE
L.B. = LICENSED BUSINESS
L.P. = LIGHT POLE
L.F.E. = LOWEST FLOOR ELEVATION
L.M.E. = LAKE MAINTENANCE EASEMENT
L.M. = MINUTES
M. = MEASURED DISTANCE
M.B. = MAIL BOX
M.D.C.R. = MIAMI DADE COUNTY RECORDS
M.E. = MAINTENANCE EASEMENT
M.H. = MANHOLE
N.A.P. = NOT A PART OF
N.G.V.D. = NATIONAL GEODETIC VERTICAL DATUM
N.T.S. = NOT TO SCALE
or NO = NUMBER
OS = OFFSET
O.H. = OVERHEAD
O.H.L. = OVERHEAD UTILITY LINES
O.R.B. = OFFICIAL RECORDS BOOK
O.V.H. = OVERHANG
P.M.T. = PAVEMENT
P.L. = PLANTER
P.L. = PROPERTY LINE
P.C.C. = POINT OF COMPOUND CURVATURE
P.C. = POINT OF CURVATURE
P.O.T. = POINT OF TANGENCY
P.O.C. = POINT OF COMMENCEMENT
P.O.B. = POINT OF BEGINNING
P.R.C. = POINT OF REVERSE CURVATURE
P.W. = PARKWAY
P.W. = PARKWAY
P.R.M. = PERMANENT REFERENCE MONUMENT
P.L.S. = PROFESSIONAL LAND SURVEYOR
P.P. = POWER POLE
P.P.S. = POOL PUMP SLAB
P.U.E. = PUBLIC UTILITY EASEMENT
R.D. = RECORD DISTANCE
R.R. = RAIL ROAD
R.R. = RAILROAD
R.R. = RESIDENCE
R.W. = RIGHT-OF-WAY
R.O. = RADIAL OR RADIAL
R.O.E. = RANGE
R.O.E. = ROOF OVERHANG EASEMENT
SEC. = SECTION
STY. = STORY
S.W.K. = SIDEWALK
S.P. = SET IRON PIPE
S. = SOUTH
S.P. = SCREENED PORCH
S.V. = SEWER VALVE
S.V. = SECONDS
T. = TANGENT
T.B. = TELEPHONE BOOTH
T.B.M. = TEMPORARY BENCHMARK
T.U.E. = TECHNOLOGY UTILITY EASEMENT
T.S.B. = TRAFFIC SIGNAL BOX
T.S.P. = TRAFFIC SIGNAL POLE
T.M.P. = TOWNSHIP
U.T.E. = UTILITY
U.E. = UTILITY EASEMENT
U.P. = UTILITY POLE
W.M. = WATER METER
W.F. = WOOD FENCE
W.P. = WOOD PORCH
W.R. = WOOD ROOF
W.V. = WATER VALVE
W. = MONUMENT LINE
E. = CENTER LINE
D. = DELTA

SURVEYOR'S CERTIFICATE:

1. THE POSITIONAL UNCERTAINTIES RESULTING FROM THE SURVEY MEASUREMENTS MADE ON THE SURVEY DO NOT EXCEED THE ALLOWABLE POSITIONAL TOLERANCE.

1B. THE SURVEY MEASUREMENTS WERE MADE IN ACCORDANCE WITH THE "MINIMUM ANGLE, DISTANCE AND CLOSURE REQUIREMENTS FOR SURVEYS" MEASUREMENTS WHICH CONTROL LAND BOUNDARIES FOR ALTA/NSPS LAND TITLE SURVEYS." OR

1C. PROPER FIELD PROCEDURES, INSTRUMENTATION AND ADEQUATE SURVEY PERSONNEL WERE EMPLOYED IN ORDER TO ACHIEVE RESULTS COMPARABLE TO THOSE OUTLINED IN THE "MINIMUM ANGLE, DISTANCE AND CLOSURE REQUIREMENTS FOR SURVEYS" MEASUREMENTS WHICH CONTROL LAND BOUNDARIES FOR ALTA/NSPS LAND TITLE SURVEYS."

2. ADDRESS(ES) OF THE SURVEYED PROPERTY: 2351 THOMAS STREET, HOLLYWOOD, FL. 33020

THE PROPERTY HAS DIRECT PEDESTRIAN ACCESS TO AND FROM PUBLICLY USED AND MAINTAINED STREETS OR HIGHWAYS KNOWN AS THOMAS STREET AND NORTH 24TH AVENUE.

3. THE PROPERTY DESCRIBED ON THIS SURVEY DOES LIE WITHIN A SPECIAL FLOOD HAZARD AREA AS DEFINED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY. THE PROPERTY LIES WITHIN ZONE "AE" OF THE FLOOD INSURANCE RATE MAP IDENTIFIED AS COMMUNITY NO. 120113 PANEL NO. 0501, SURF. "Y", AND HAVING A BASE FLOOD OF 7.00 FEET, BEARING AN EFFECTIVE DATE OF 08/15/2014.

4. THE LAND AREA OF THE SUBJECT PROPERTY IS IN TOTAL ± 16,811.58 SQUARE FEET OR ± 0.39 ACRES AS DESCRIBED IN THE LEGAL DESCRIPTION.

5. ELEVATIONS ARE REFERRED TO BROWARD COUNTY BENCHMARK BCED BM 1893, ELEVATION 11.076 FEET OF N.G.V.D. OF 1929, CONVERTED TO N.A.V.D. 1988 BY USING COMPS.

6. THE LOCATION OF THE SUBJECT PROPERTY IS IN ZONE DH-1, DIXIE HIGHWAY LOW INTENSITY MULTI-FAMILY DISTRICT. SETBACKS ARE AS PER CITY OF HOLLYWOOD.

ZONED SETBACKS MUST BE CHECKED WITH THE CITY OF HOLLYWOOD BUILDING DEPARTMENT PRIOR TO ANY CONSTRUCTION OR DESIGN WORK.

(DH-1)

MINIMUM FRONT = 20.00 FEET
MINIMUM SIDEWAYS = 20.00 FEET
MINIMUM REAR = 15 FEET
SIDE (INTERIOR) = 10.00 FEET, PLATTED AND RECORDED LOTS OF 50 FT. OR LESS IN WIDTH MAY HAVE A 5 FT. SETBACK.
REAR = 20 FEET

THE CURRENT ZONING CLASSIFICATION, SETBACK REQUIREMENTS PARKING REQUIREMENTS: PARKING FOR SITES OR PORTIONS OF SITES WITHIN DH-1 SHALL COMPLY WITH PARKING REGULATIONS SET FORTH IN ARTICLE 7 OF THE ZONING AND LAND DEVELOPMENT REGULATIONS.

7. THE TOTAL BUILDING AREA (BASED UPON EXTERIOR FOOTPRINT OF BUILDING ON GROUND SURFACE, NOT INTERIOR BUILDING FLOOR SPACE) IS 1681.15 SQUARE FEET.
FLOOR ELEVATION OF EXISTING BUILDING IS 5.78 FEET.
THE HIGHEST PART OF ROOF HAS AN ELEVATION IS 20.78 FEET N.A.V.D. 1988.

8. SUBSTANTIAL FEATURES OBSERVED IN THE PROCESS OF CONDUCTING THE FIELDWORK (IN ADDITION TO THE IMPROVEMENTS AND FEATURES REQUIRED PURSUANT TO SECTION 14 ABOVE (E.G., PARKING LOTS, BILLBOARDS, SIGNS, SWIMMING POOLS, LANDSCAPED AREAS, SUBSTANTIAL AREAS OF REFUSE), SHOWN ON THE SURVEY.

9. THERE ARE 0 REGULAR PARKING SPACES AND 0 MARKED HANDICAPPED PARKING SPACES ON THE SUBJECT PROPERTY.

10. NO PARTY OR COMMON WALLS WERE OBSERVED ALONG THE PROPERTY LINES.

11. THE SUBJECT PROPERTY DOES SERVE ADJOINING PROPERTY FOR VISIBLE SUBSURFACE DRAINAGE STRUCTURES, VISIBLE WATER COURSES, UTILITIES, STRUCTURAL SUPPORT OR INGRESS & EGRESS. MUNICIPAL WATER, MUNICIPAL STORM SEWER AND MUNICIPAL SANITARY FACILITIES, TELEPHONE, AND ELECTRIC SERVICES OF PUBLIC UTILITIES ARE AVAILABLE AT THE BOUNDARY OF THE PROPERTY IN THE LOCATIONS AS SHOWN ON THE SURVEY.

12. AS SPECIFIED BY THE CLIENT, GOVERNMENTAL AGENCY SURVEY-RELATED REQUIREMENTS (E.G., HUD SURVEYS, SURVEYS FOR LEASES ON BUREAU OF LAND MANAGEMENT MANAGED LANDS), THE RELEVANT SURVEY REQUIREMENTS ARE TO BE PROVIDED BY THE CLIENT OR CLIENTS DESIGNATED REPRESENTATIVE. NOT APPLICABLE.

13. NAMES OF ADJOINING OWNERS ACCORDING TO CURRENT TAX RECORDS, SHOWN ON THE SURVEY.

14. AS SPECIFIED BY THE CLIENT, DISTANCE TO THE NEAREST INTERSECTING STREET SHOWN ON THE SURVEY.

15. RECTIFIED ORTHOPHOTOGRAPHY, PHOTOGRAMMETRIC MAPPING, REMOTE SENSING, AIRBORNE/MOBILE LASER SCANNING AND OTHER SIMILAR PRODUCTS, TOOLS OR TECHNOLOGIES AS THE BASIS FOR SHOWING THE LOCATION OF CERTAIN FEATURES (EXCLUDING BOUNDARIES) WHERE GROUND MEASUREMENTS ARE NOT OTHERWISE NECESSARY TO LOCATE THOSE FEATURES TO AN APPROPRIATE AND ACCEPTABLE ACCURACY RELATIVE TO A NEARBY BOUNDARY. NOT APPLICABLE.

16. THERE IS NO VISIBLE OBSERVED EVIDENCE OF CURRENT EARTH MOVING WORK, BUILDING CONSTRUCTION OR BUILDING ADDITIONS.

17. THERE IS NO VISIBLE OBSERVED EVIDENCE OF SITE USE AS A SOLID WASTE DUMP, SLURP OR SANITARY LANDFILL.

LEGAL DESCRIPTION:

THE LAND REFERRED TO HEREIN BELOW IS SITUATED IN THE COUNTY OF BROWARD, STATE OF FLORIDA, AND IS DESCRIBED AS FOLLOWS:

THE WEST 7.75 FEET OF LOT TEN (10) AND ALL OF LOTS ELEVEN (11) AND TWELVE (12) IN BLOCK THIRTY-SEVEN (37) OF HOLLYWOOD PARK, ACCORDING TO THE PLAT THEREOF, RECORDED IN PLAT BOOK 4, PAGE 19 OF PUBLIC RECORDS OF BROWARD COUNTY FLORIDA.

LEGAL NOTES TO ACCOMPANY SKETCH OF SURVEY:

- THE TERM "ENCROACHMENT" MEANS VISIBLE AND ABOVE GROUND ENCROACHMENTS.
- ZONING REPORT HAS NOT BEEN PROVIDED FOR REFERENCE TO SURVEYOR BY THE PLANNING & ZONING RESOURCE COMPANY.
- UNLESS OTHERWISE NOTED, THIS FIRM HAS NOT ATTEMPTED TO LOCATE FOOTING AND/OR FOUNDATIONS.
- BOUNDARY SURVEY MEANS A DRAWING AND/OR A GRAPHIC REPRESENTATION OF THE SURVEY WORK PERFORMED IN THE FIELD, COULD BE DRAWN AT A SHOWN SCALE AND/OR NOT TO SCALE. THE WALLS OR FENCES MAY BE EXAGGERATED FOR CLARITY PURPOSES.

TITLE COMMITMENT NOTES:

THAT I HAVE REVIEWED THE COMMITMENT AND ALL ITEMS ARE SHOWN ON THE SURVEY. THE ITEMS SHOWN HERE FORTH ARE PER SCHEDULE B-4 OF OLD REPUBLIC NATIONAL TITLE COMPANY COMMITMENT FUND FILE NUMBER 1120849-4, DATED NOVEMBER 15, 2021, AT 9:36 A.M.

ITEM NO. 7: ALL MATTERS CONTAINED ON THE PLAT OF HOLLYWOOD PARK, AS RECORDED IN PLAT BOOK 4 PAGE 19, PUBLIC RECORDS OF BROWARD COUNTY FLORIDA. AFFECTS SUBJECT PROPERTY, AS SHOWN ON SURVEY.

ITEM NO. 8: ORDINANCE NO. 2005-18 RECORDED ON O.R. BOOK 40082 PAGE 1783, PUBLIC RECORDS OF BROWARD COUNTY. AFFECTS SUBJECT PROPERTY, BLANKET IN NATURE.

ITEM NO. 9: ORDINANCE NO. 2005-19 RECORDED ON O.R. BOOK 40082 PAGE 1789, PUBLIC RECORDS OF BROWARD COUNTY. AFFECTS SUBJECT PROPERTY, BLANKET IN NATURE.

THE ITEMS SHOWN HERE ARE OF THE ENCUMBRANCE REPORT PER CHICAGO TITLE INSURANCE COMPANY FILE NUMBER 10929034 REVISED, DATED THROUGH AND INCLUDING JANUARY 19, 2023 AT 11:00 PM.

2. FFL EASEMENT AS RECORDED ON O.R.B. 4145 PAGE 972, PUBLIC RECORDS OF BROWARD COUNTY. AFFECTS SUBJECT PROPERTY AS SHOWN ON SURVEY.

LEGEND

- O-H = OVERHEAD UTILITY LINES
- = CONCRETE BLOCK WALL
- = CHAIN LINK FENCE
- = IRON FENCE
- = WOOD FENCE
- = BUILDING SETBACK LINE
- = UTILITY EASEMENT
- = LIMITED ACCESS R/W
- = NON-VEHICULAR ACCESS R/W
- = EXISTING ELEVATIONS

Project Address:

2351 THOMAS STREET., HOLLYWOOD FL, 33020

Project Location: BROWARD COUNTY

SECTION 09, TOWNSHIP 51 SOUTH, RANGE 42 EAST

Folio No.: 5142 09 05 6120

DRAWN BY: CARLOS D.

Job Number: 21-002819-2

777 N.W. 72nd AVENUE SUITE3025
MIAMI, FLORIDA 33126
TELEPHONE: (305) 262-0400 FAX (305) 262-0401
www.ibarralandsurveyors.com

John Ibarra
And Assor., Inc.
LAND SURVEYORS

L.B.# 7806

SUPER SEVEN LLC
2351 THOMAS STREET., HOLLYWOOD, FL 33020

BASED UPON TITLE COMMITMENT FUND FILE NO. 1120849-4
AGENT'S FILE REFERENCE NO. 2351 HARBEMANN
OF OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY
BEARING AN EFFECTIVE DATE OF NOVEMBER 15, 2021 AT 9:36 AM

SURVEYOR'S CERTIFICATION

TO: SUPER SEVEN LLC, ITS SUCCESSOR AND/OR ASSIGNS, AS THEIR RESPECTIVE INTERESTS MAY APPEAR:

THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE 2021 MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/NSPS LAND TITLE SURVEYS, JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS, AND INCLUDES ITEMS 1, 2, 3, 4, 5, 7(A), 7(B)-11, 8, 9, 13, 15, 16, 19, OF TABLE A THEREOF. THE FIELD WORK WAS COMPLETED ON MARCH 24, 2023.

03/24/2023

JOHN IBARRA (DATE OF SURVEY)
PROFESSIONAL LAND SURVEYOR NO. 5204 STATE OF FLORIDA (NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER)

I HEREBY CERTIFY THIS "ALTA/NSPS SURVEY" OF THE PROPERTY DESCRIBED HEREON, HAS RECENTLY BEEN SURVEYED AND DRAWN UNDER MY SUPERVISION, AND COMPLIES WITH THE STANDARDS OF PRACTICE AS SET FORTH BY THE FLORIDA BOARD OF PROFESSIONAL LAND SURVEYORS IN CHAPTER 5J-17, FLORIDA ADMINISTRATIVE CODE PURSUANT TO 472.027, FLORIDA STATUTES.

NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER.

NEW 7 TOWNHOUSES DEVELOPMENT

2351 THOMAS STREET

Hollywood, FL

PROJECT PRELIMINARY RENDERING



PROJECT TEAM

ARCHITECT OF RECORD:

SKLARchitecture
2310 HOLLYWOOD BLVD.
HOLLYWOOD, FL 33020
www.sklarchitect.com
TEL - (954) 925-9292
FAX - (954) 925-6292

AA 0002849
IB 0000894
NCARB CERTIFIED

CIVIL ENGINEER:
WILFORD ZEPHYR, P.E., LEED AP, CFM
Zephyr Engineering
CBE, SBE & DBE Firm
5451 Pierce St, Hollywood, FL 33021 USA
Phone: 786-302-7693
Email: wilford@zephyrengineeringfl.com

LANDSCAPE ARCHITECT:
LANDSCAPE ARCHITECTURAL SERVICES, LLC
1708 SE Joy Haven Street
Port St. Lucie, FL 34983
p: (772) 834-1357
e: brandon@las-fl.com

LIGHTING PHOTOMETRICS:
GENESIS LIGHTING
CHRIS MARCH
14101 NW 8TH STREET
SUNRISE, FLORIDA 33325
P. 954-306-3931
M. 954-347-4694
E: cmarch@genesislighting.net

SCOPE OF WORK

NEW TOWNHOUSE DEVELOPMENT

APROX. AREA 13,000 SF.

7 TOWNHOUSES UNITS 3 STORIES + ROOFTOP EACH

2 PARKING SPACES PER UNIT + 2 GUEST PARKING SPACES

LEGAL DESCRIPTION

THIS PROPERTY IS DESCRIBED AS:

PROPERTY ID #: 514209056120

ADDRESS: 2351 THOMAS STREET, HOLLYWOOD, 33020

HOLLYWOOD PARK 4-19 B LOTS 10 W 7.75,11,12 BLK 37

LOCATION MAP



LOCATION OF WORK

SCALE: N.T.S.

TOTALS UNITS (ALL 3 BEDROOMS) CHART								
UNIT #	TYPE	GROUND FLOOR - A/C AREA (SQ.FT.)	2ND FLOOR - A/C AREA (SQ.FT.)	3RD FLOOR - A/C AREA (SQ.FT.)	ROOFTOP - A/C AREA (SQ.FT.)	UNITS - A/C AREA TOTALS	GARAGE - NON A/C AREA (S.F.)	UNITS AREA TOTALS
1	TYPE A	349	897	939	112	2,297	535	2,832
2	TYPE B	344	873	915	95	2,227	529	2,756
3	TYPE A	349	897	939	112	2,297	535	2,832
4	TYPE A	349	897	939	112	2,297	535	2,832
5	TYPE B	344	873	915	95	2,227	529	2,756
6	TYPE B	344	873	915	95	2,227	529	2,756
7	TYPE A	349	897	939	112	2,297	535	2,832
TOTALS		2,428	6,207	6,501	733	15,869	3,727	19,596

UNITS BEDROOMS CHART		
	TOWNHOUSE #:	# OF BEDROOMS:
	1	3
	2	3
	3	3
	4	3
	5	3
	6	3
	7	3
TOTAL	7 TOWNHOUSES	21 BEDROOMS

*COMBINED SET: SIGN & SEAL ON COVER PAGE APPLY FOR ALL ARCHITECTURE DRAWINGS ON 05-04-26 (SEE INDEX BELOW)

DRAWING INDEX

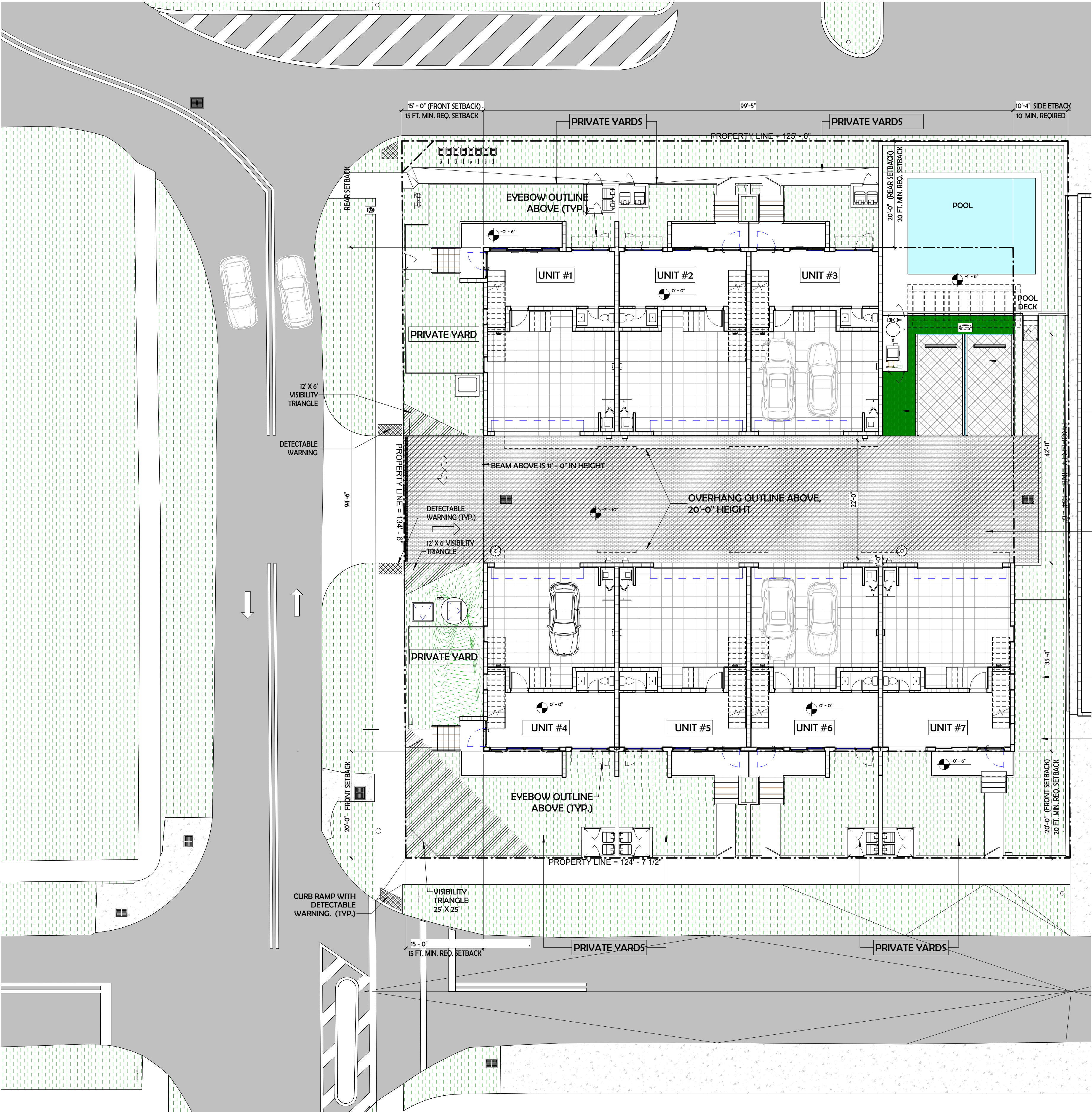
SURVEY	C2 PAVING, GRADING & DRAINAGE PLAN
S-1 SURVEY	C3 CIVIL DETAILS I
ARCHITECTURE	C4 CIVIL DETAILS II
A0.0 COVER	C5 PAVEMENT MARKINGS & SIGNAGE PLAN
A0.1 VEHICULAR USE AREA	C6 WATER & SEWER PLAN & DETAILS
A0.2 AREA PLANS	C7 UTILITIES DETAILS I
A0.3 NORTH WEST VIEW	C8 UTILITIES DETAILS II
A0.4 NORTH EAST VIEW	C9 MOPS LIFT SATATION DETAILS
A0.5 SOUTH EAST VIEW	C10 R.O.W PMS PLAN & DETAILS
A0.6 SOUTH WEST VIEW	LANDSCAPE
A0.7 WEST VIEW	L-01 LANDSCAPE PLAN
A0.11 THOMAS STREET PROFILE	L-02 ROOF GARDEN LANDSCAPE PLAN
A1.0 SITE PLAN	L-03 LANDSCAPE DETAILS & SPECIFICATIONS
A1.1 ENLARGED TRASH ENCLOSURES TYP.	L-04 TREE DISPOSITION PLAN
A1.2 SITE PLAN DETAILS	
A1.3 ADDRESS SIGNAGE	
A1.4 DECORATIVE / SITE LIGHTING SUBMITTALS	
A2.0 GROUND FLOOR PLAN	
A2.1 2ND FLOOR PLAN	
A2.2 3RD FLOOR PLAN	
A2.3 ROOFTOP PLAN	
A2.4 TOP ROOF PLAN	
A5.0 NORTH & SOUTH ELEVATIONS	
A5.1 EAST & WEST ELEVATIONS	
A5.2 INTERIOR DRIVEWAY ELEVATIONS	
A6.0 TRANSVERSE SECTION	
A6.1 LONGITUDINAL SECTIONS	
PH1.0 PHOTOMETRICS - NORMAL	
CIVIL	
C1 EROSION & SEDIMENT CONTROL PLAN	

ZONING DATA

GENERAL		
ZONING:	REGIONAL ACTIVITY CENTER RAC - DFH-1	
LAND USE:	DIXIE HIGHWAY LOW INTENSIVY MULTI-FAMILY DISTRICT	
FEMA FLOOD ZONE:	"AE"	
BASE FLOOD ELEVATION (B.F.E.):	7.00 FT. NAVD88	
CONSTRUCTION TYPE	TYPE II-A	
REQ'D/ALLOWED	REQUIRED	PROPOSED
HEIGHT:	35 FT. MAX.	32 FT - 3 STORIES + 10 FT. ROOFTOP AMENITY = 42 FT.
LOT SIZE:		16,809 SF (0.39 ACRES)
LOT COVERAGE:		36.66% = 6,163 S.F.
F.A.R.	1.25 = 21,011.25 S.F. (21,010 S.F. MAX.)	15,758 S.F.
OPEN SPACE		
OPEN SPACE	MIN. 40% =6,723.6 S.F.	43.04% = 7,335 S.F.
PERVIOUS (GREEN SPACE)	5,227 S.F. + 613 S.F.= 5,840 S.F.	34.54 % = 5,806 SF (GROUND FLOOR + ROOFTOP)
IMPERVIOUS (HARDSCAPE SPACE)	1,665 S.F.	1,689 S.F. (10.04 %)
SETBACKS		
FRONT (THOMAS ST.)	20'-0"	20'-0"
SIDE (24TH AVE.)	15'-0"	15'-0"
SIDE INTERIOR	10'-0"	10'-0"
REAR (ALLEY)	20'-0"	20'-0"
MAX. BLDG FOOTPRINT		
	9,497 FT	6,163.45 FT
RESIDENTIAL UNITS		
UNITS TYPE A (4)	MIN 400 SF	2,239 S.F. (A/C) X 4 = 8,954 S.F.
UNITS TYPE B (3)	MIN 400 SF	2,185 S.F. (A/C) X 3 = 6,555 S.F.
AVERAGE UNIT SIZE	MIN 650 SF	15,509 S.F. (A/C) / 7 = 2,216 S.F.
PARKING		
7 UNITS	2 SP/UN = 14 PARKING SPACES	7 TOWNHOUSES / 25P = 14 SPACES
GUEST	1SP/ 10 UNITS = 0.7 -1 PARKING SPACES	2 GUEST SPACES
TOTALS	15 PARKING SPACES REQUIRED	16 PARKING SPACES
BICYCLE PARKING		
15 PARKINGS	1 SP/20 VEHICULAR PARKING 15/20 = 0.75 PARKING SPACES REQUIRED	1 WALL RACK IN EACH UNIT GARAGE

MEETING DATES

PACO 02/20/24
TAC1 06/17/24
FINAL TAC 11/23/24
PLANNING AND ZONING BOARD 06/09/26



VEHICULAR USE CHART		
AREAS	REQUIRED SQ. FT.	PROPOSED SQ. FT.
PAVED VEHICULAR USE AREA (GREY AREA) 2,462 S.F. + 355 S.F. = 2,817 S.F.		2,817 S.F.
REQUIRED LANDSCAPE AREA = 25% 2,817 S.F. X 25% = 704.25 S.F.	704.25 S.F.	
TOTAL GREEN SPACES NOT PART OF THE SETBACK GROUND FLOOR + ROOF TOP: 150 + 613 = 763 SF (27.08%)		763 S.F.
TOTAL PERMEABLE AREA NOT PART OF THE SETBACK (PAVERS + TURFSTONE) = 142 S.F. + 615.5 S.F.		757.5 S.F.

PERMEABLE TURFSTONE PAVERS (40% GRASS)
VEHICULAR USE AREA 355 S.F.
355 SF X 40% = 142 S.F.

GREEN SPACE NOT PART OF THE SETBACK AREA:
150 S.F.
GREEN SPACES NOT PART OF THE SETBACK AREA:
ROOF TOP = 613 S.F. GRASS SURFACE
TOTAL GREEN SPACES NOT PART OF THE SETBACK
AREA 150 + 613 = 763 SF (25.15%)

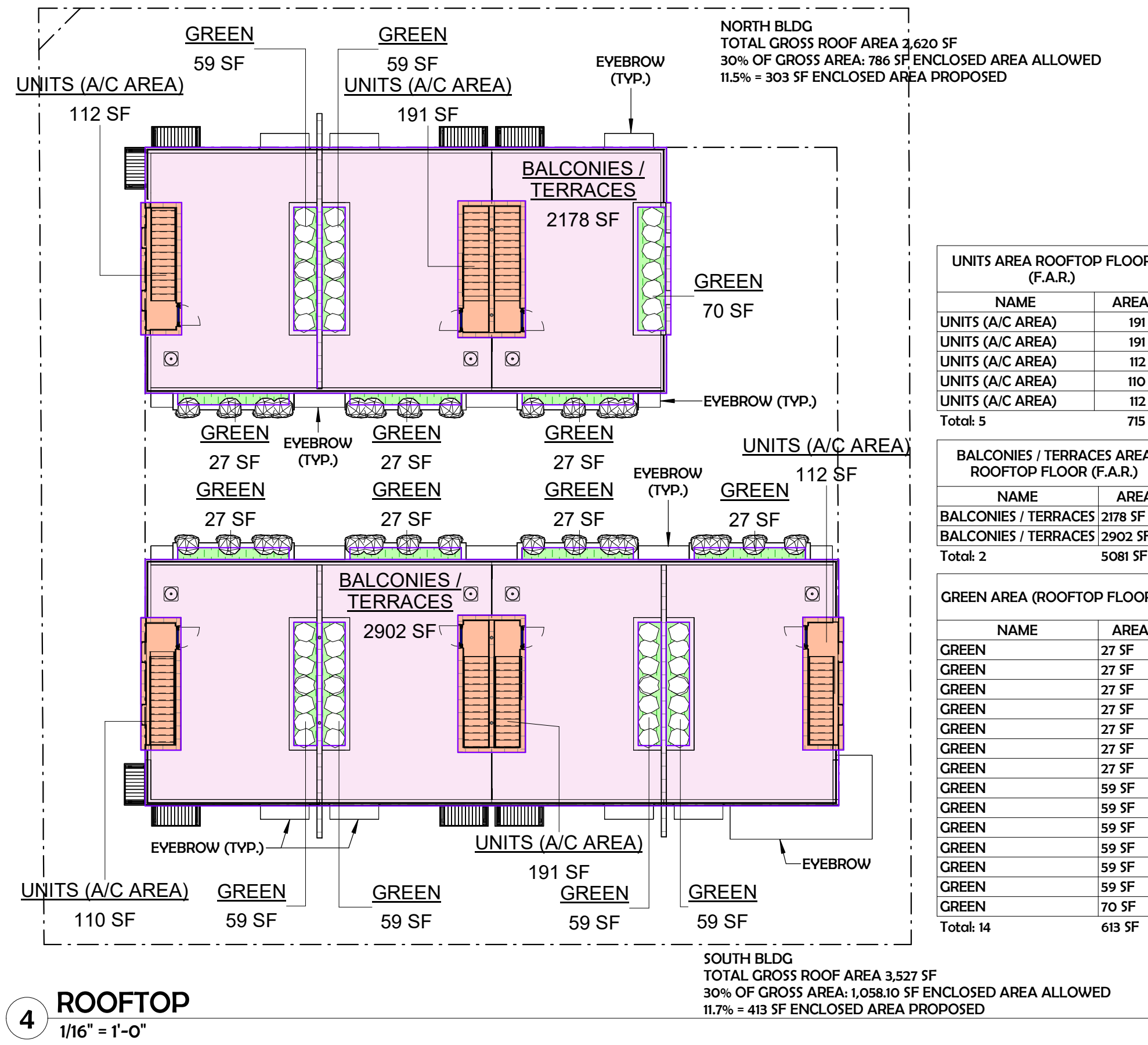
PERMEABLE PAVERS
VEHICULAR USE AREA 2,462 S.F.
2,462 SF X 25% = 615.5 SF

PRIVATE YARD

OVERHANG OUTLINE ABOVE

1 PAVED VEHICULAR USED AREA CALCS
3/32" = 1'-0"

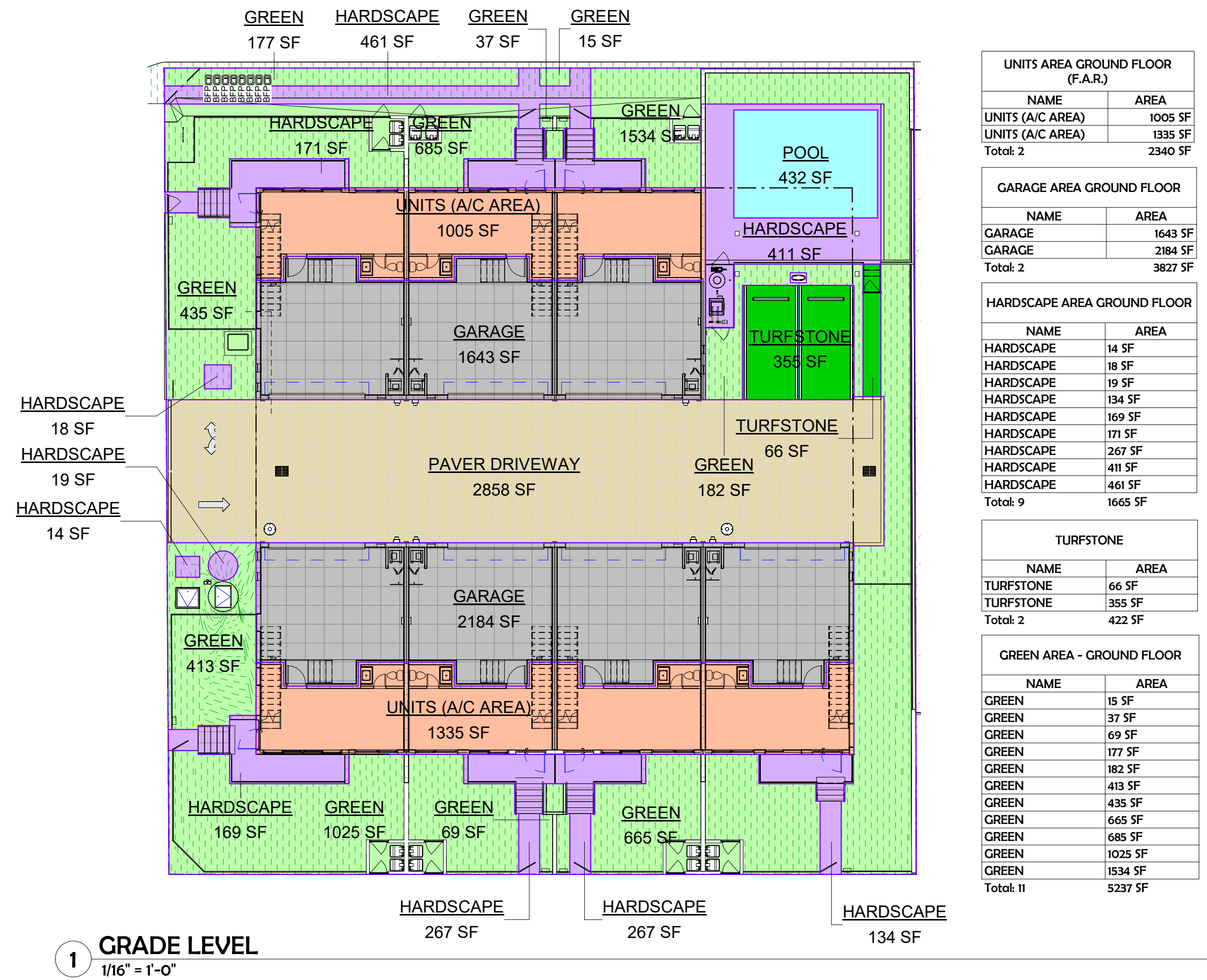
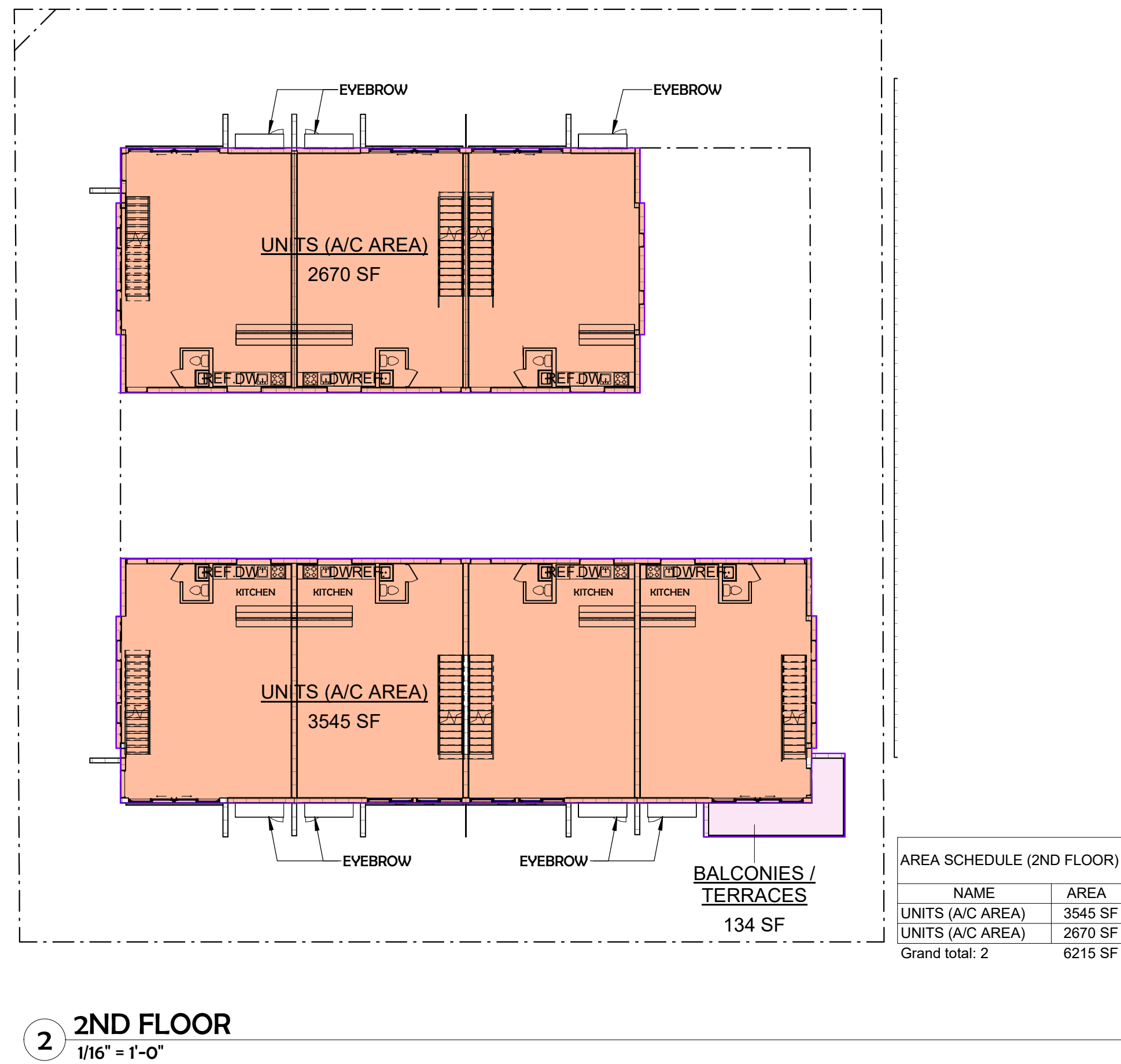
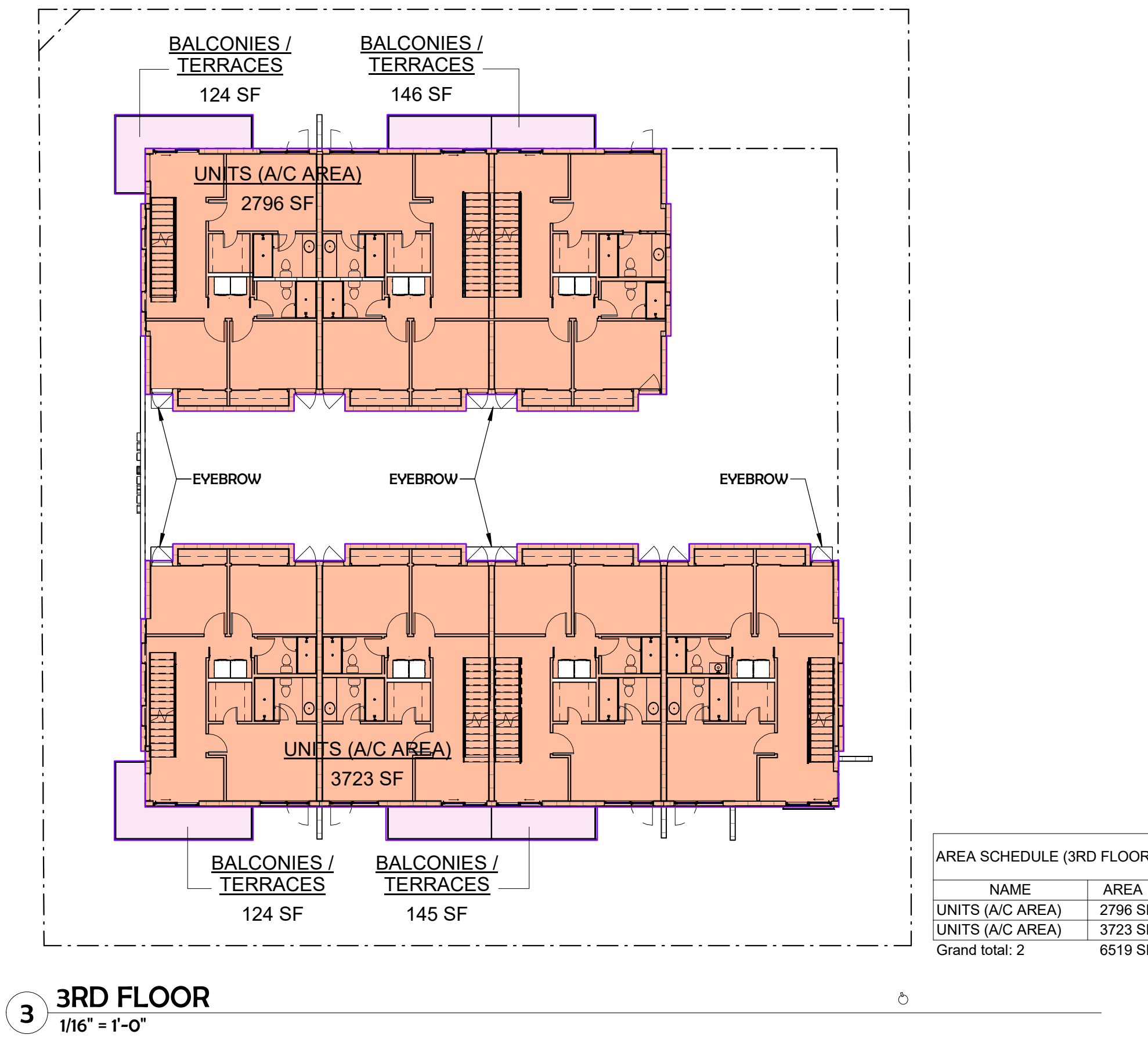




AREA CHART (\$F.)								
LEVEL	UNITS	GARAGE	BALCONIES / TERRACES	TOTALS	GREEN AREA	POOL	HARDSCAPE	OPEN AREA
GROUND FLOOR	2,340.00	3,827.00	-	6,167.00	5,193.00	453.00	1,689.00	7,335.00
2ND FLOOR	6,215.00		134.00	6,349.00				-
3rd FLOOR	6,519.00		539.00	7,058.00				-
ROOFTOP	715.00		5,081.00	5,796.00	613.00			-
TOTALS	15,789.00	3,827.00	5,754.00	25,370.00	5,806.00	453.00	1,689.00	7,335.00
F.A.R.	15,789.00							
GROSS SF		19,616.00						

TOTALS UNITS (ALL 3 BEDROOMS) CHART							
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ZONING DATA		
GENERAL		
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UNITS TYPE B (3)	MIN 400 SF	2,185 S.F. (A/C) X 3 = 6,555 S.F.
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GUEST	15P/ 10 UNITS = 0.7 =1 PARKING SPACES	2 GUEST SPACES
TOTALS	15 PARKING SPACES REQUIRED	16 PARKING SPACES
BICYCLE PARKING		
15 PARKINGS	1 SP/20 VEHICULAR PARKING 15/20 = 0.75 PARKING SPACES REQUIRED	1 WALL RACK IN EACH UNIT GARAGE



UNITS AREA GROUND FLOOR (F.A.R.)	
NAME	AREA
UNITS (A/C AREA)	1005 SF
UNITS (A/C AREA)	1335 SF
Total 2	2340 SF

GARAGE AREA GROUND FLOOR	
NAME	AREA
GARAGE	1643 SF
GARAGE	2184 SF
Total 2	3827 SF

HARDSCAPE AREA GROUND FLOOR	
NAME	AREA
HARDSCAPE	14 SF
HARDSCAPE	18 SF
HARDSCAPE	19 SF
HARDSCAPE	134 SF
HARDSCAPE	169 SF
HARDSCAPE	171 SF
HARDSCAPE	267 SF
HARDSCAPE	411 SF
HARDSCAPE	461 SF
Total 9	1665 SF

TURFSTONE	
NAME	AREA
TURFSTONE	66 SF
TURFSTONE	355 SF
Total 2	422 SF

GREEN AREA - GROUND FLOOR	
NAME	AREA
GREEN	15 SF
GREEN	37 SF
GREEN	69 SF
GREEN	177 SF
GREEN	182 SF
GREEN	413 SF
GREEN	435 SF
GREEN	665 SF
GREEN	1025 SF
GREEN	1534 SF
Total 11	5237 SF



MEETING DATES

PACO	02/20/24
TAC I	06/17/24
FINAL TAC	11/23/24
PLANNING AND ZONING BOARD	06/09/26



SKLARchitecture
Commercial & Residential Architecture
P : 954 925 9292
www.sklarchitect.com

THE SEVEN TOWNHOUSES 2351 THOMAS ST HOLLYWOOD FL.

MEETING DATES

PACO	02/20/24
TAC 1	06/17/24
FINAL TAC	11/23/24
PLANNING AND ZONING BOARD	06/09/26

NORTH EAST VIEW

PROJEC#21-043

A0.4







WEST VIEW



1 STREET PROFILE 1 - THOMAS STREET
1/16" = 1'-0"

RESIDENTIAL AND COMMERCIAL GREEN BUILDING PRACTICES

CITY OF HOLLYWOOD, FLORIDA CODE OF ORDINANCES 151.153 THE FOLLOWING RESIDENTIAL AND COMMERCIAL GREEN BUILDING PRACTICES ARE APPROVED:

(A) CENTRAL AIR CONDITIONER OF 18 SEER OR HIGHER.

(B) ENERGY EFFICIENT DOORS. ALL DOORS SHALL CONFORM TO THE ENERGY STAR RATING CRITERIA FOR SOUTH FLORIDA.

(C) ENERGY STAR APPROVED ROOFING MATERIALS.

(D) PROGRAMMABLE THERMOSTATS.

(E) OCCUPANCY/VACANCY SENSORS.

(F) PERVIOUS PAVEMENT.

(G) 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.

(H) AT LEAST 80% OF PLANTS, TREES AND GRASSES PER THE SOUTH FLORIDA WATER 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 INSPECTION PRIOR TO FINAL CERTIFICATE OF OCCUPANCY.

(I) 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.

(J) MERV OF AIR FILTERS ON ALL AIR CONDITIONING UNITS AT LEAST 8 WITH ANTI-MICROBIAL AGENT. MERV OF AT LEAST 8 SHALL BE VERIFIED BY MECHANICAL INSPECTOR ON SITE AT FINAL INSPECTION.

(K) ELECTRIC VEHICLE-CHARGING-STATION INFRASTRUCTURE.

(ORD. O-2011-06, PASSED 2-16-11; AM. ORD. O2016-02, PASSED 1-20-16)

SITE PLAN LEGEND

- PROPERTY LINE
- NOT IN SCOPE OF WORK
- PROPOSED CONCRETE SIDEWALK
- PROPOSED PERMEABLE PAVER DRIVEWAY
- PROPOSED TURFSTONE PAVER DRIVEWAY
- PROPOSED LANDSCAPE. SEE L-1
- CATCH BASIN
- MANHOLE

SITE PLAN NOTES

1. NO FRONT FENCE/GATE ON DRIVEWAY.
2. ALL ROADS ADJACENT TO THE PROJECT AREA WILL BE FULLY MILLED AND RESTORED.
3. SEE CIVIL PLANS FOR ADDITIONAL SITE INFORMATION & DETAILS.

ZONING DATA

GENERAL		
ZONING:	REGIONAL ACTIVITY CENTER RAC - DH-1	
LAND USE:	DIXIE HIGHWAY LOW INTENSITY MULTI-FAMILY DISTRICT	
FEMA FLOOD ZONE:	"AE"	
BASE FLOOD ELEVATION (B.F.E.):	7.00 FT. NAVD88	
CONSTRUCTION TYPE	TYPE II-A	
REQ'D/ALLOWED	REQUIRED	PROPOSED
HEIGHT:	35 FT. MAX.	32 FT - 3 STORIES + 10 FT. ROOFTOP AMENITY = 42 FT.
LOT SIZE:		16,809 SF (0.39 ACRES)
LOT COVERAGE:		36.66% = 6,163 S.F.
F.A.R.	1.25 = 21,011.25 S.F. (21,010 S.F. MAX.)	15,758 S.F.
OPEN SPACE		
OPEN SPACE	MIN. 40% = 6,723.6 S.F.	43.64% = 7,335 S.F.
PERVIOUS (GREEN SPACE)	5,227 S.F. + 613 S.F. = 5,840 S.F.	34.54 % = 5,806 SF (GROUND FLOOR + ROOFTOP)
IMPERVIOUS (HARDSCAPE SPACE)	1,665 S.F.	1,689 S.F. (10.04 %)
SETBACKS		
FRONT (THOMAS ST.)	20'-0"	20'-0"
SIDE (24TH AVE.)	15'-0"	15'-0"
SIDE INTERIOR	10'-0"	10'-0"
REAR (ALLEY)	20'-0"	20'-0"
MAX. BLDG FOOTPRINT	9,497 FT	6,163.45 FT
RESIDENTIAL UNITS		
UNITS TYPE A (4)	MIN 400 SF	2,239 S.F. (A/C) X 4 = 8,954 S.F.
UNITS TYPE B (3)	MIN 400 SF	2,185 S.F. (A/C) X 3 = 6,555 S.F.
AVERAGE UNIT SIZE	MIN 650 SF	15,509 S.F. (A/C) / 7 = 2,216 S.F.
PARKING		
7 UNITS	2 SP/UN = 14 PARKING SPACES	7 TOWNHOUSES / 2SP = 14 SPACES
GUEST	1SP/10 UNITS = 0.7 = 7 PARKING SPACES	2 GUEST SPACES
TOTALS	15 PARKING SPACES REQUIRED	16 PARKING SPACES
BICYCLE PARKING		
15 PARKINGS	1 SP/20 VEHICULAR PARKING 15/20 = 0.75 PARKING SPACES REQUIRED	1 WALL RACK IN EACH UNIT GARAGE

JOB NAME: 2351 THOMAS STREET							
LIGHTING FIXTURE SCHEDULE							
TYPE	MANUFACTURER	CATALOG NUMBER	DESCRIPTION	Type	VOLTS	MOUNTING	REMARKS
WALL	PERFORMANCE (S) LIGHTING	SPH-27-40-40-XX-XX-XXV-XX	WALL PACK	LED INCLUDED	UNV	WALL	27
B	LOW VOLTAGE LIGHTING	EOB 3.0-S-WET-LAM-375-4-40K-8-UVN-S1-W-XX	LINEAR	LED INCLUDED	UNV	SURFACE	14.8
A	WALL MOUNTED LIGHTING	COM-8Y15-15-4K-U / 40MRP-10-WH	DOWN LIGHT	LED INCLUDED	UNV	RECESSED	13.1
LIGHTING SCHEDULE NOTES:							
1. For pricing please email Genesis Lighting at quotes@genesiighting.net . For technical questions please contact Chris March 954-347-4694							

THE SEVEN TOWNHOUSES
2351 THOMAS ST HOLLYWOOD FL.

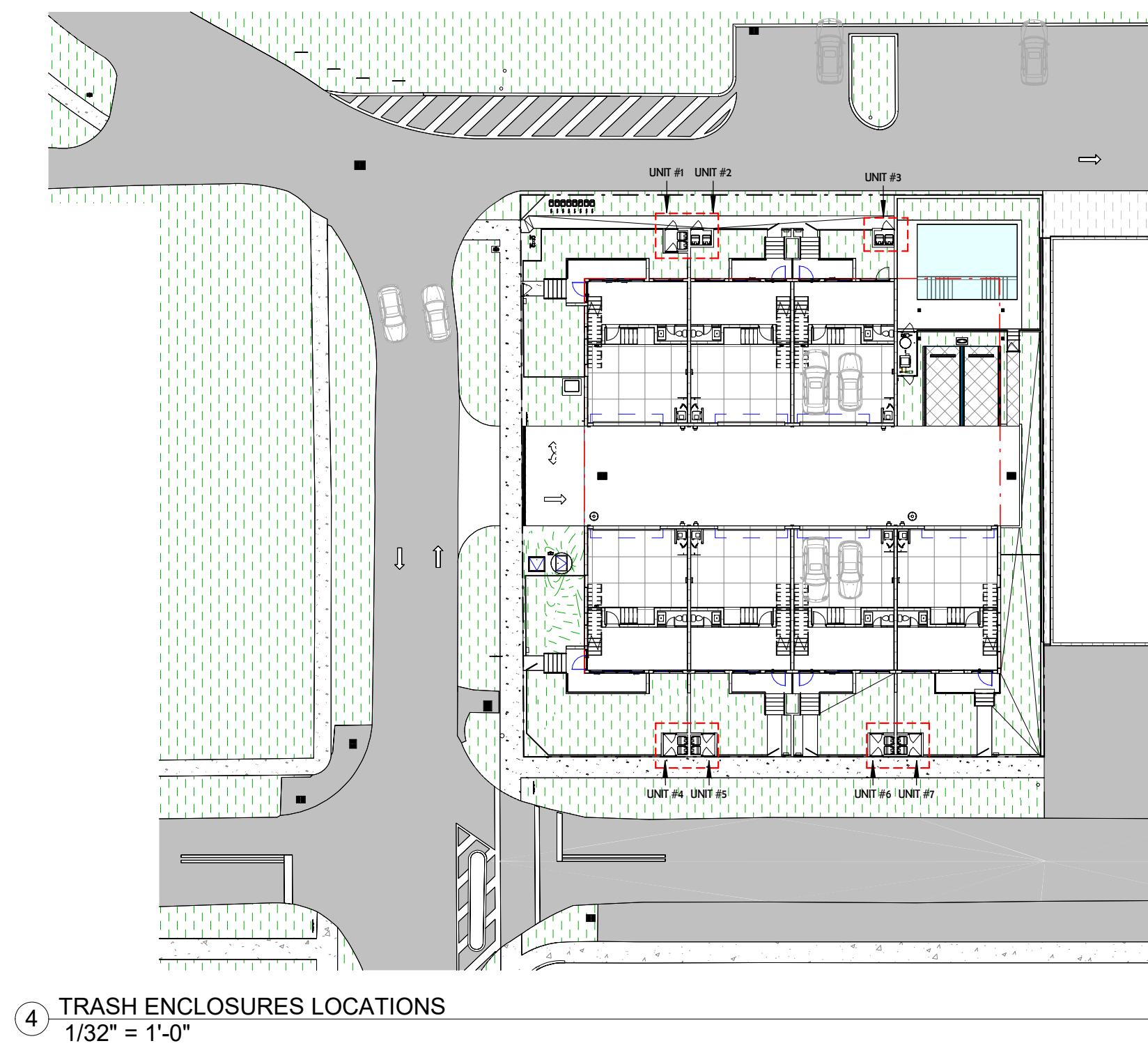
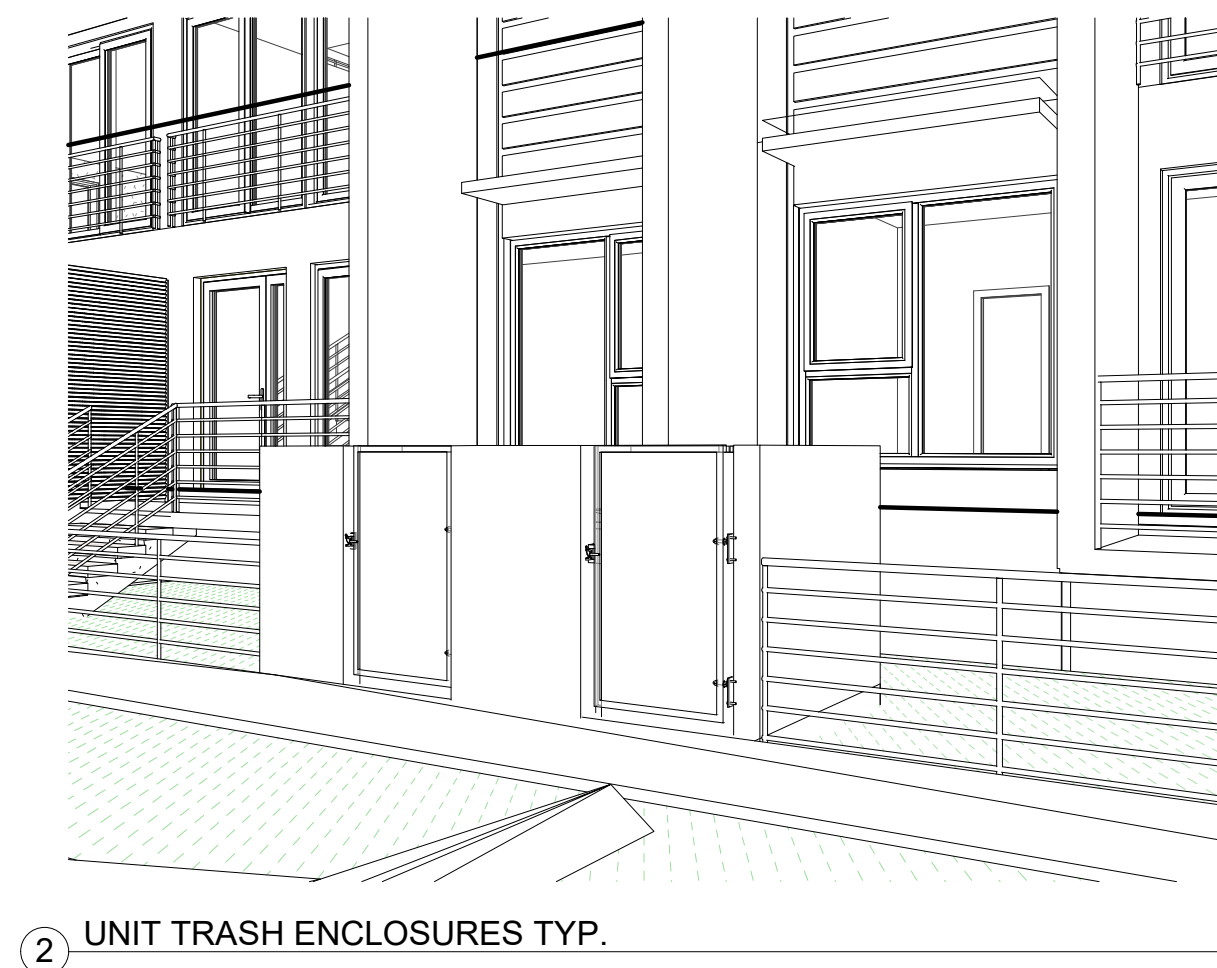
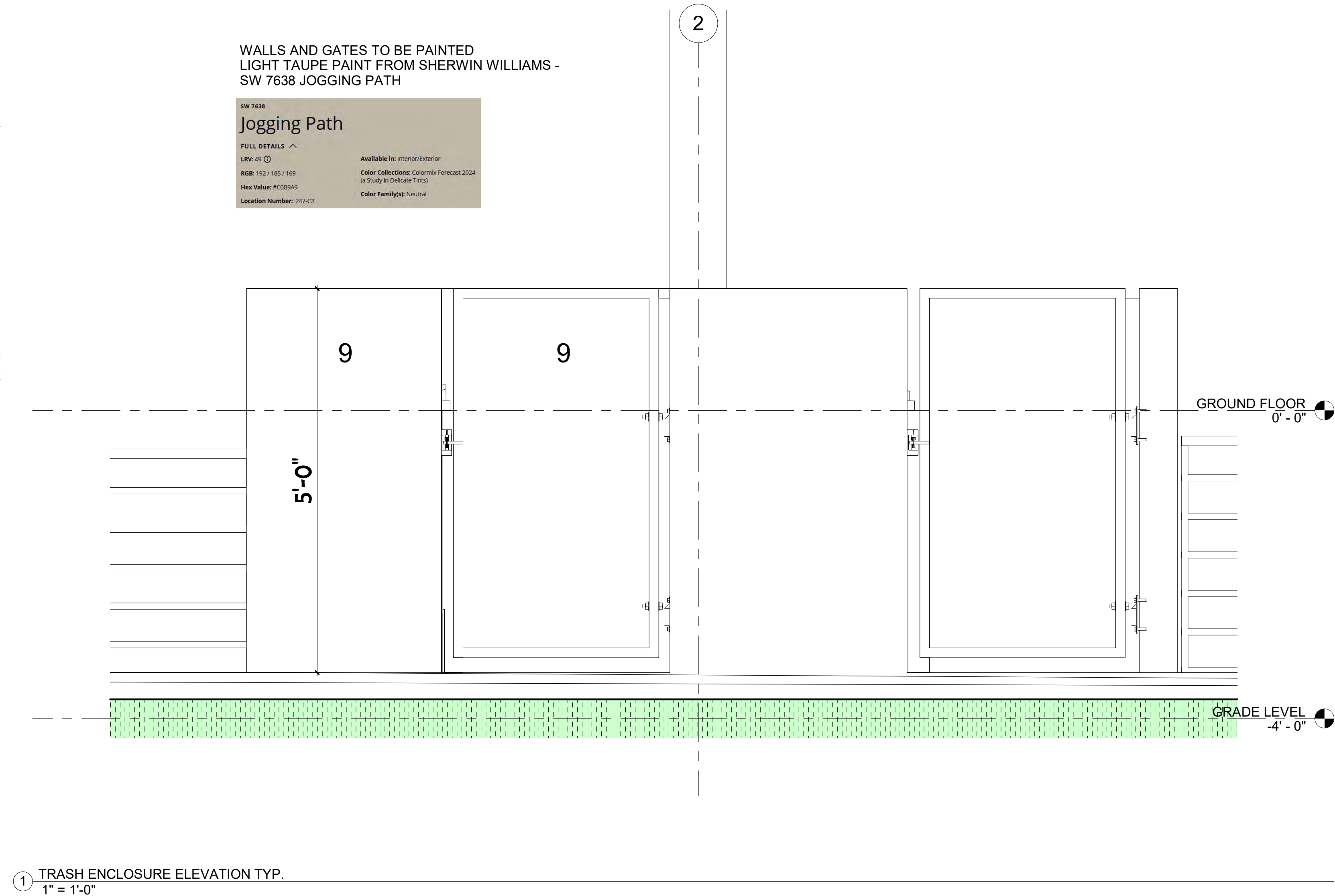
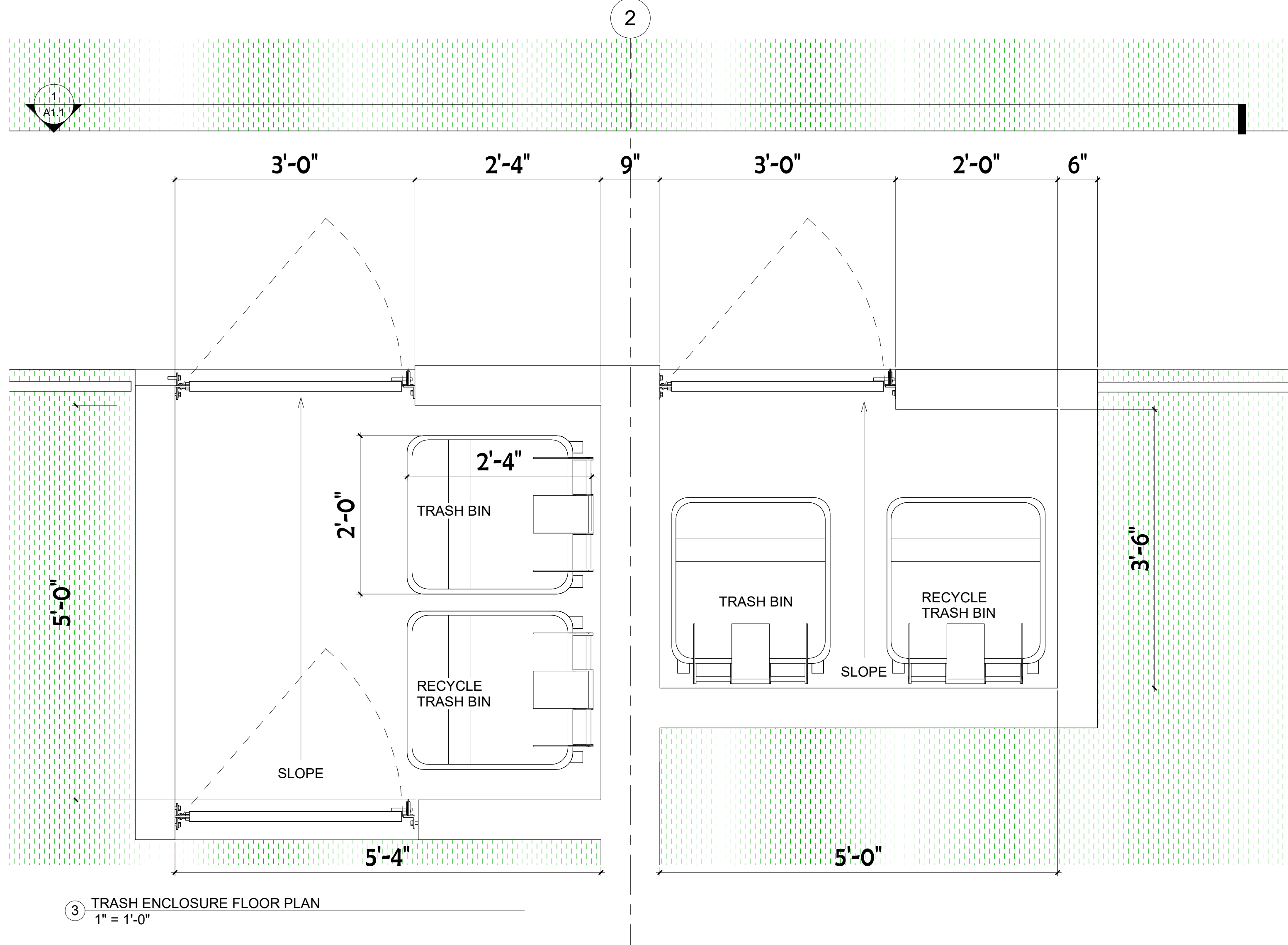
MEETING DATES

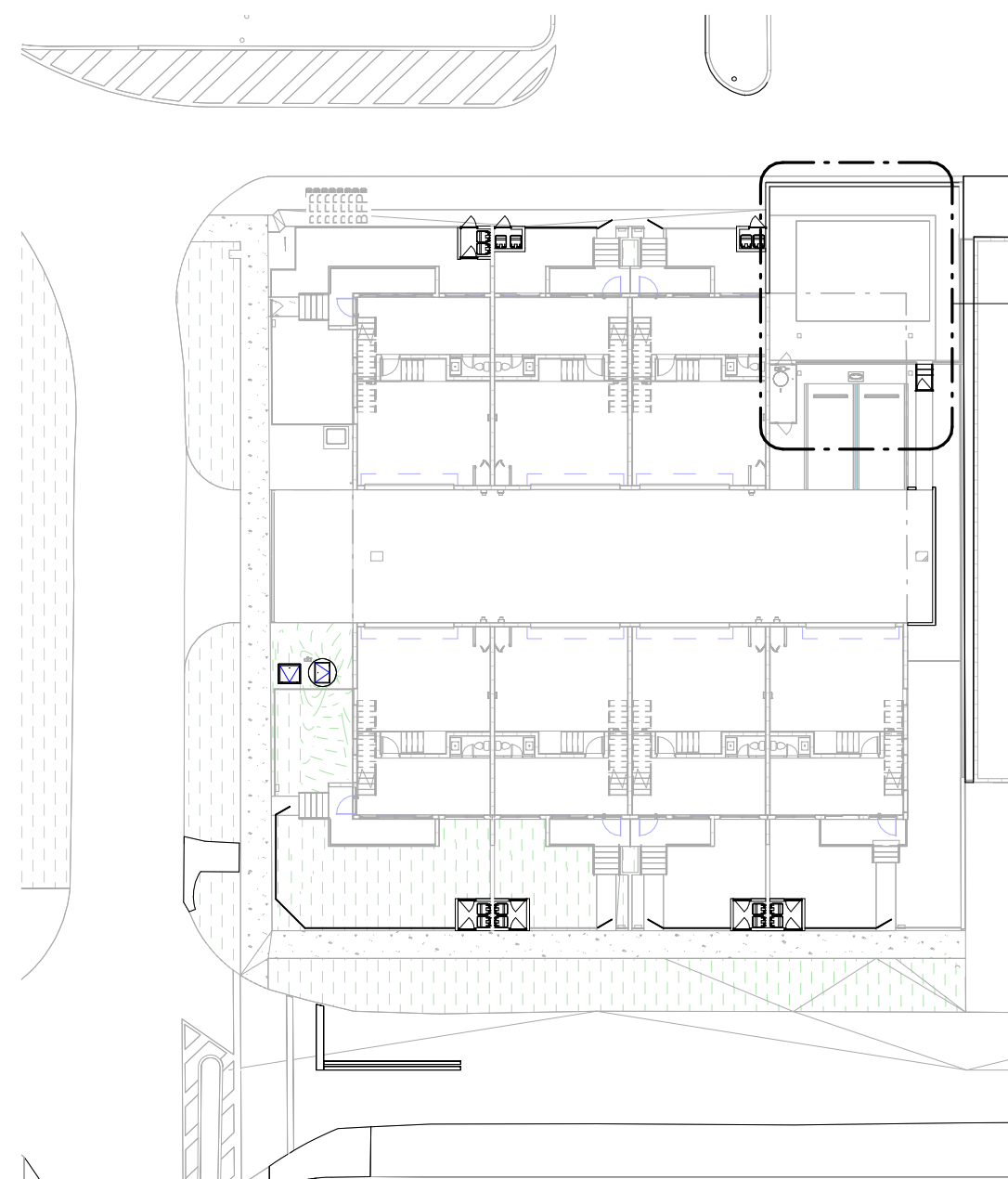
PACO 02/20/24
TAC1 06/17/24
FINAL TAC 11/23/24
PLANNING AND ZONING BOARD 06/09/26

SITE PLAN

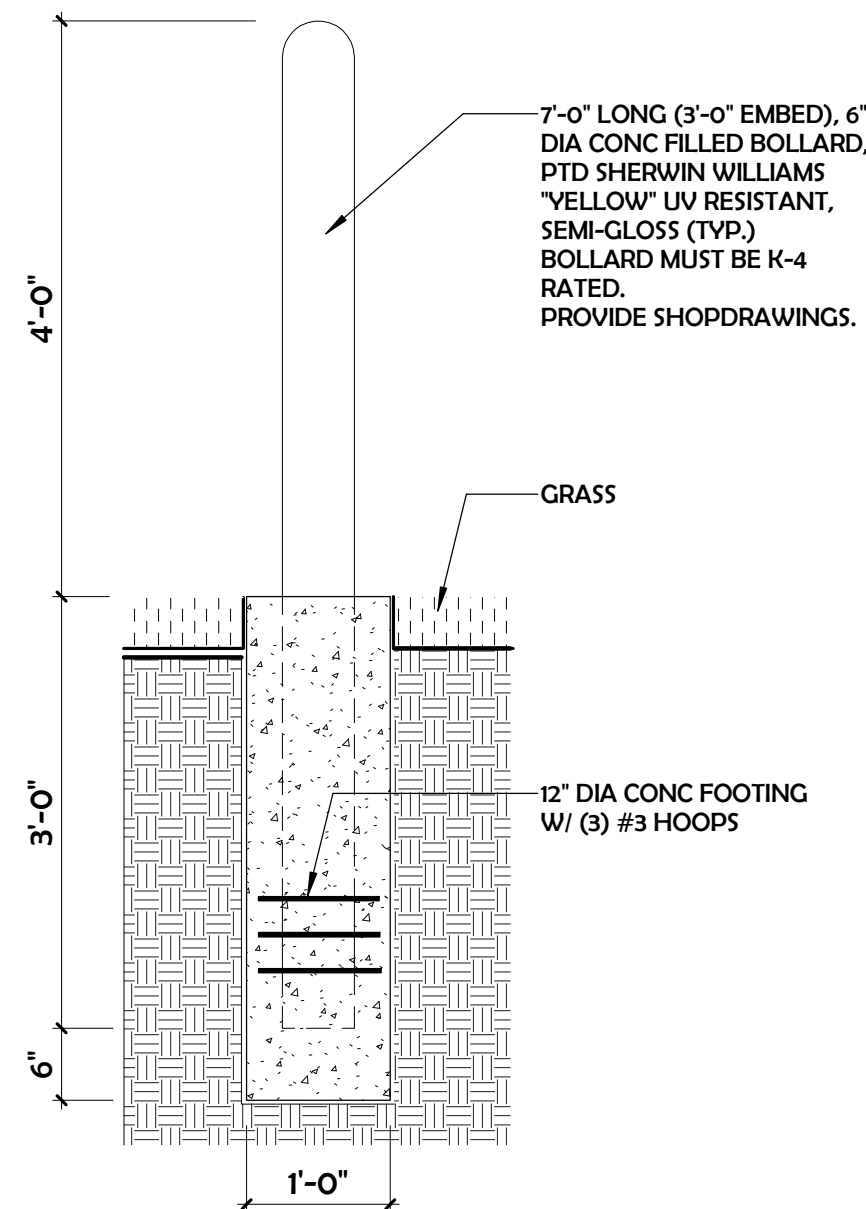
PROJ#21-043

A1.0

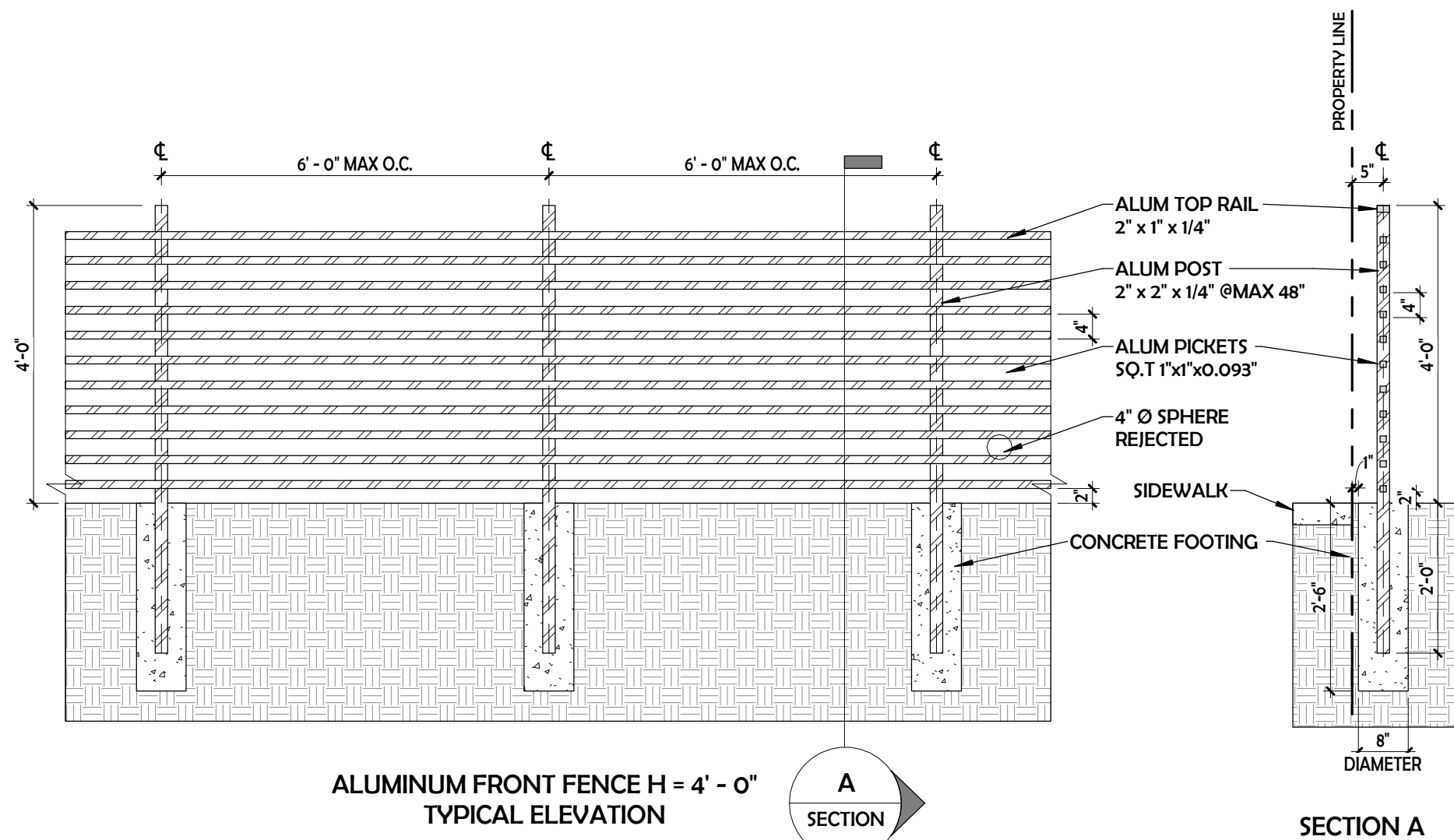




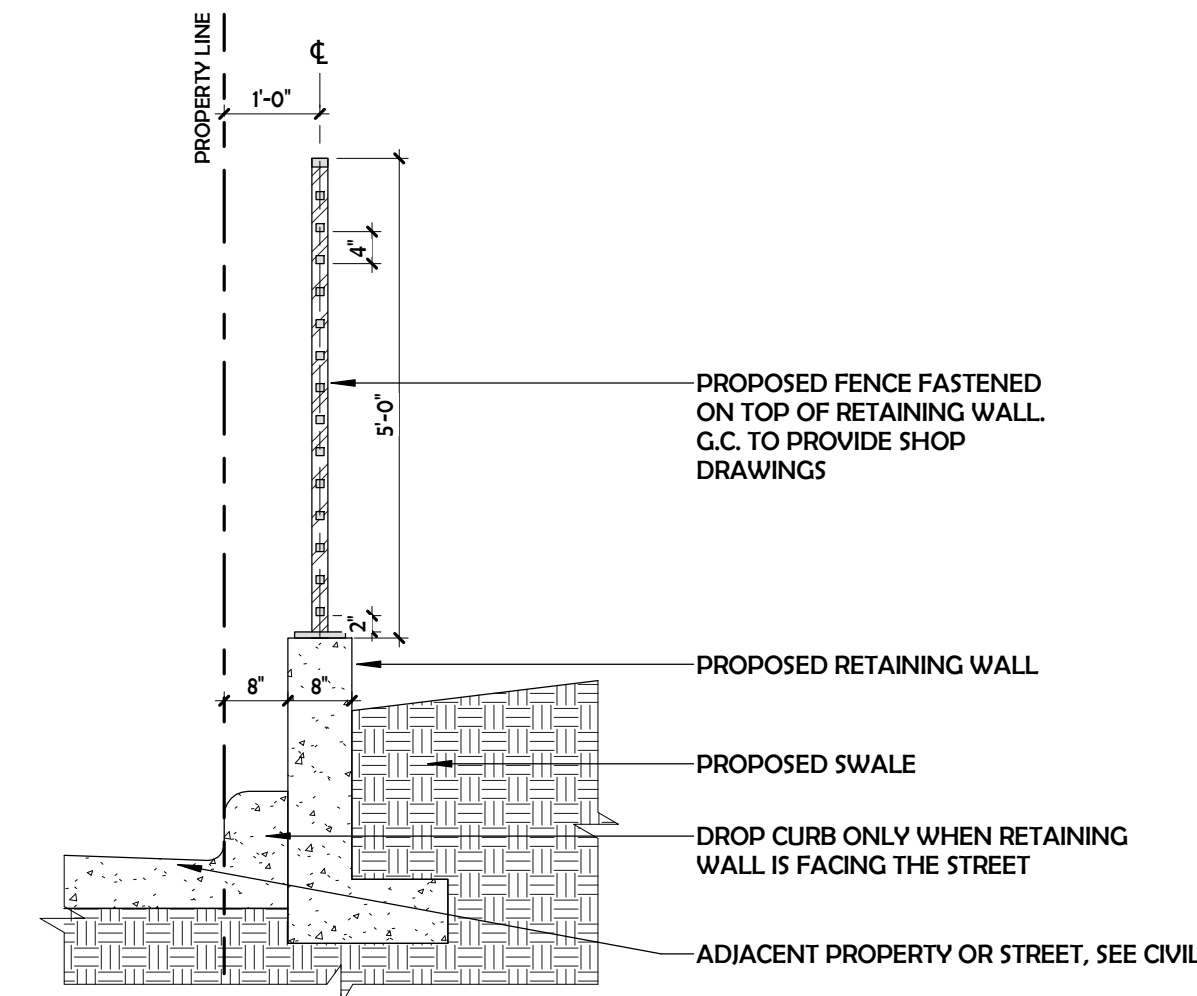
1 POOL AREA KEYMAP
1/32" = 1'-0"



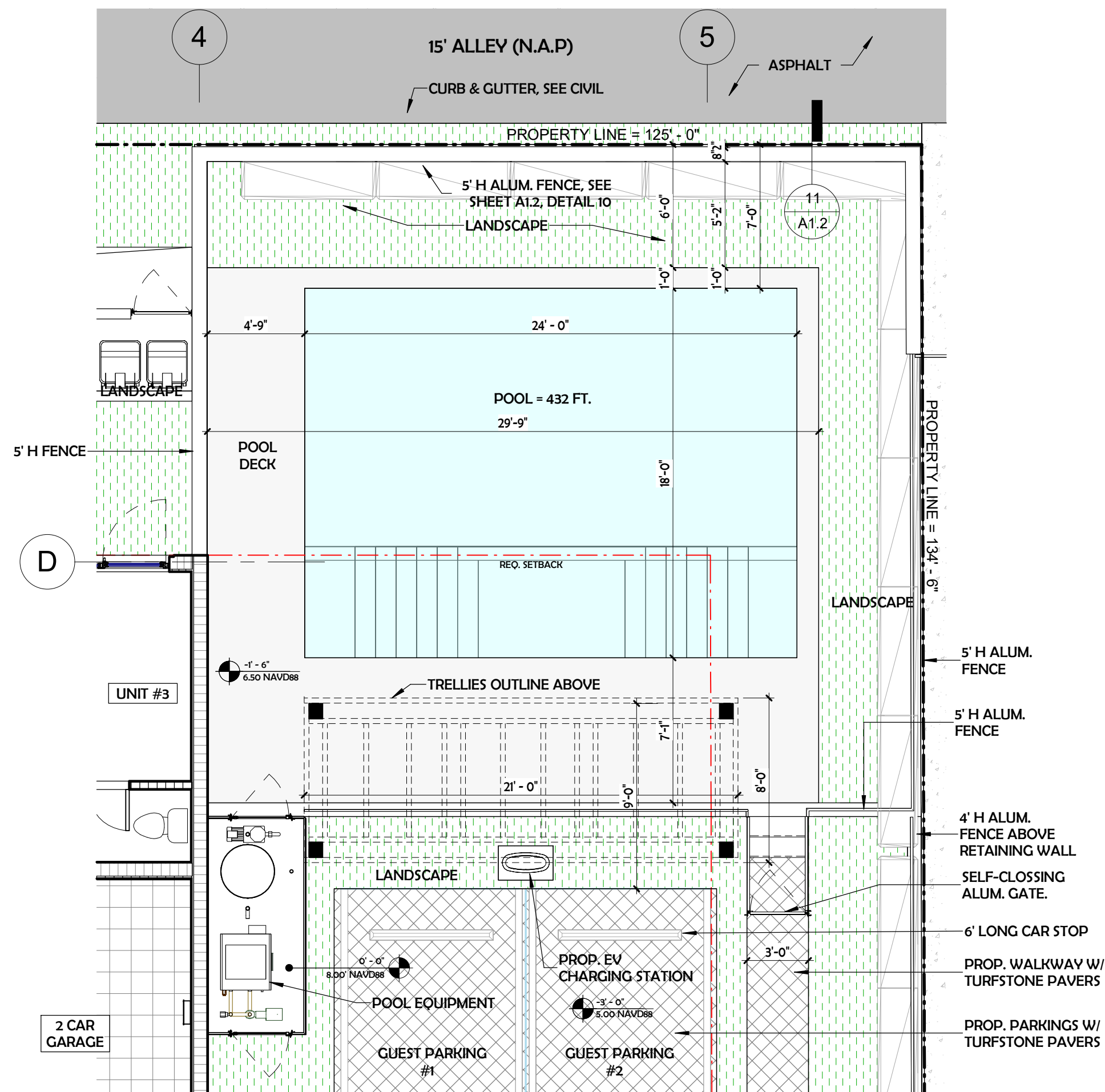
9 K-4 RATED BOLLARD DETAIL
3/4" = 1'-0"



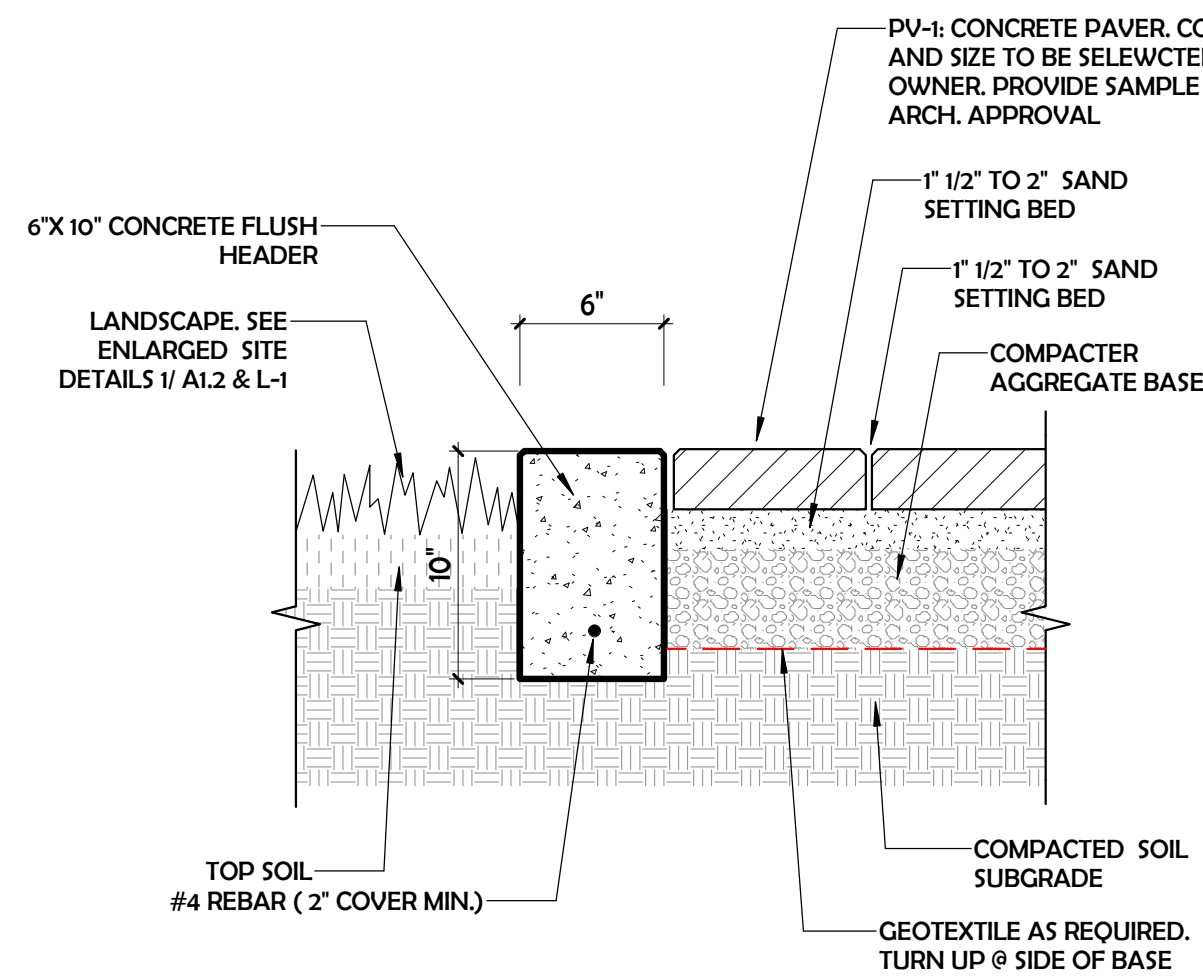
10 ALUM FENCE
1/2" = 1'-0"



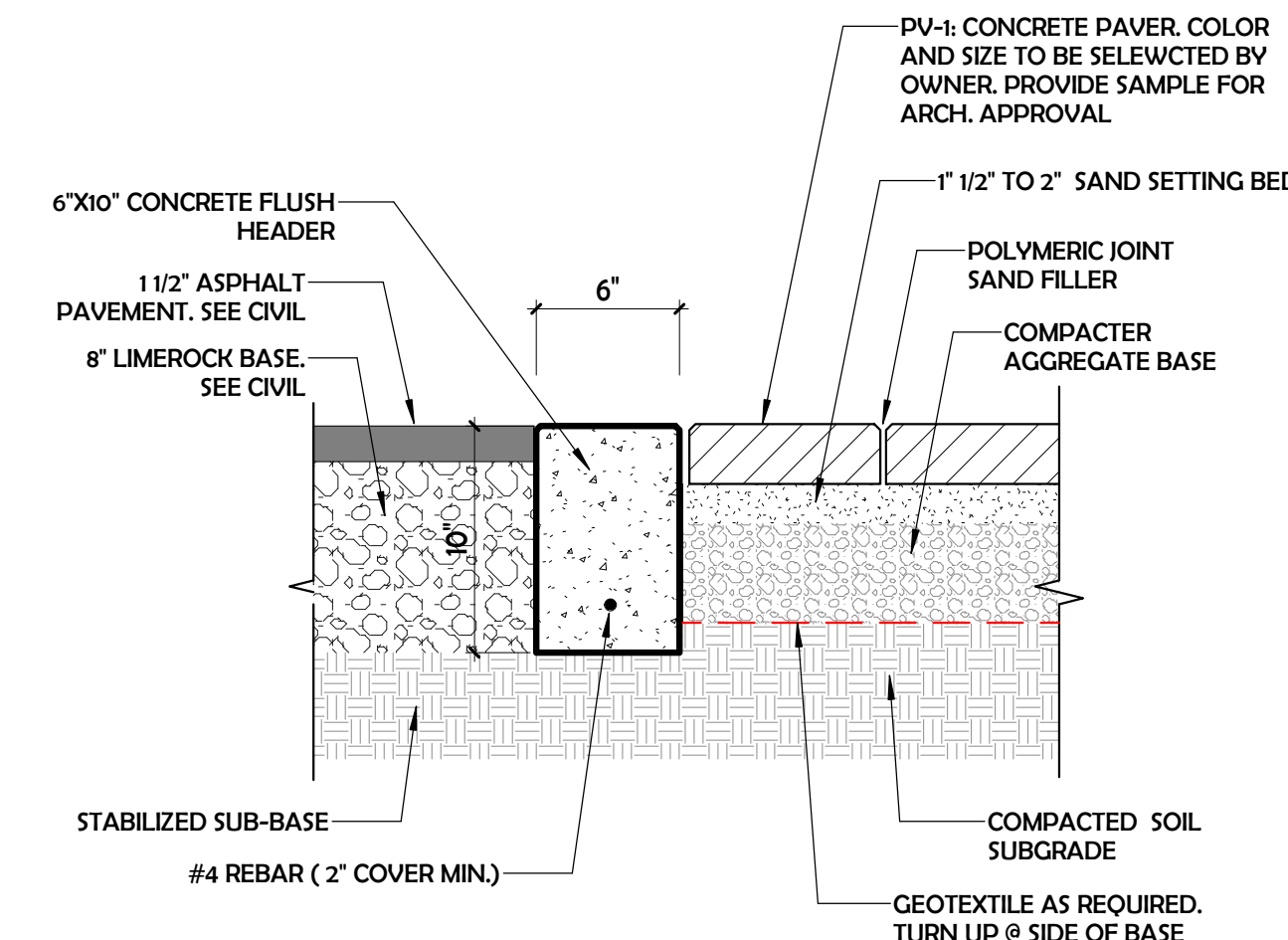
11 FENCE ON RETAINING WALL
1/2" = 1'-0"



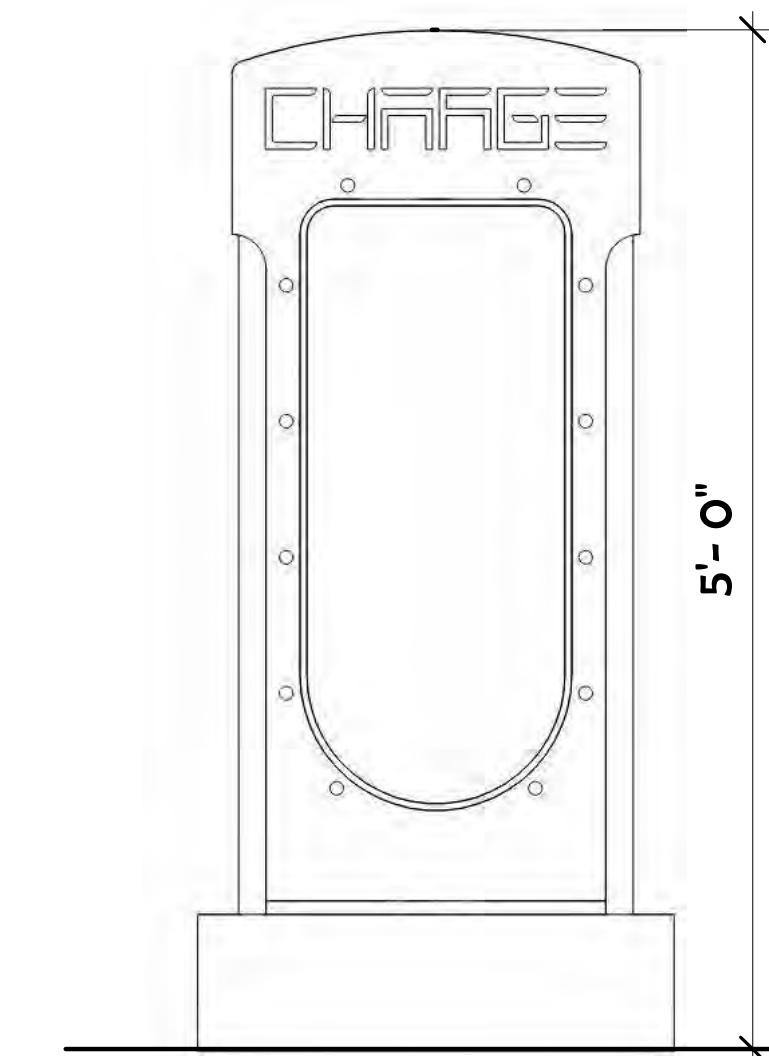
2 ENLARGED POOL AREA
3/16" = 1'-0"



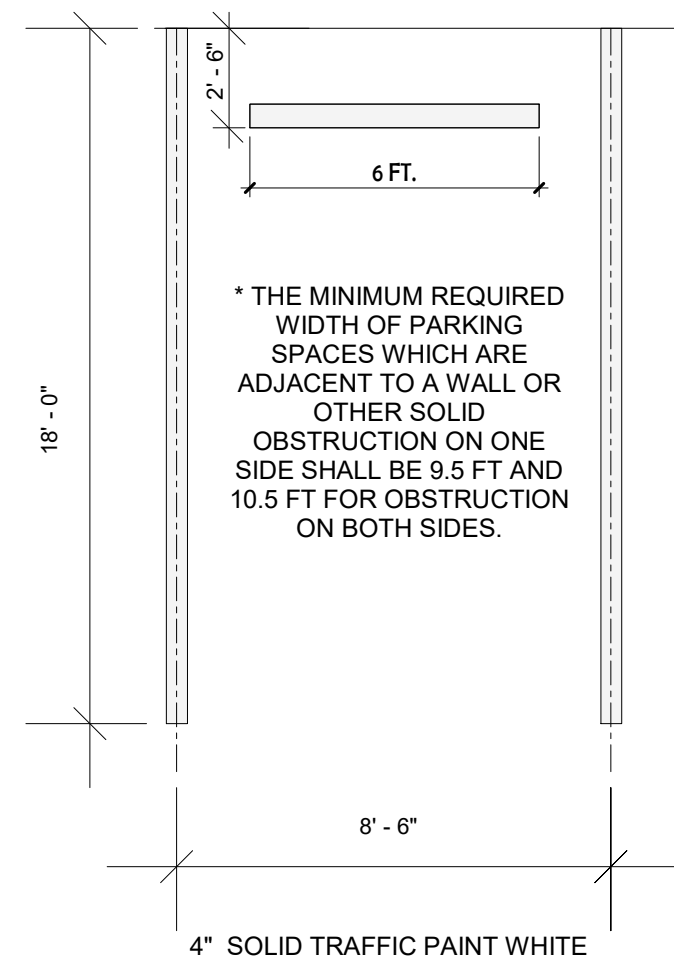
8 PAVER ON GRADE TO LANDSCAPE DET.
1 1/2" = 1'-0"



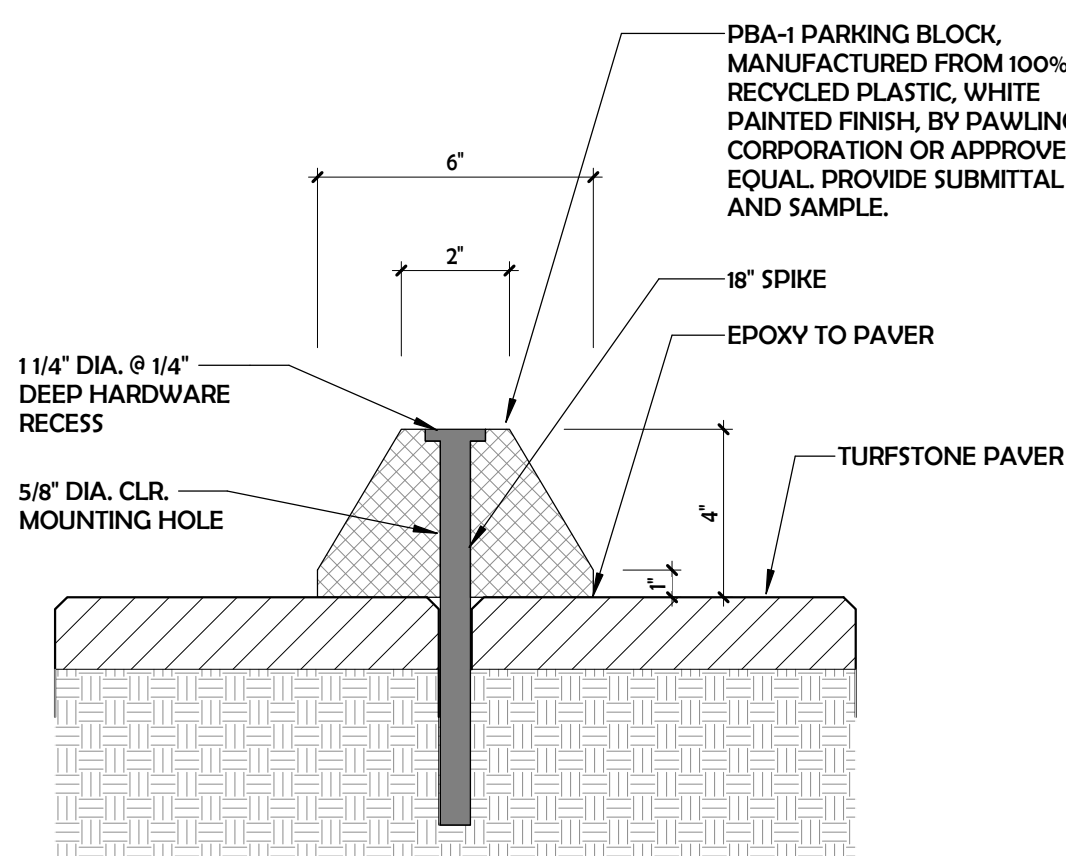
7 PAVER ON GRADE TO ASPHALT DET.
1 1/2" = 1'-0"



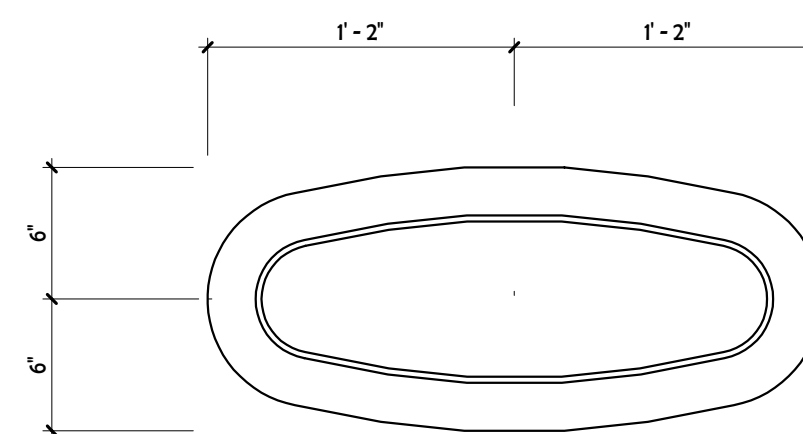
6 DUAL EV CHARGER - FRONT VIEW
3" = 1'-0"



3 DETAIL STANDARD GUEST- PARKING
1:6



4 WHEEL STOP DETAIL
3" = 1'-0"

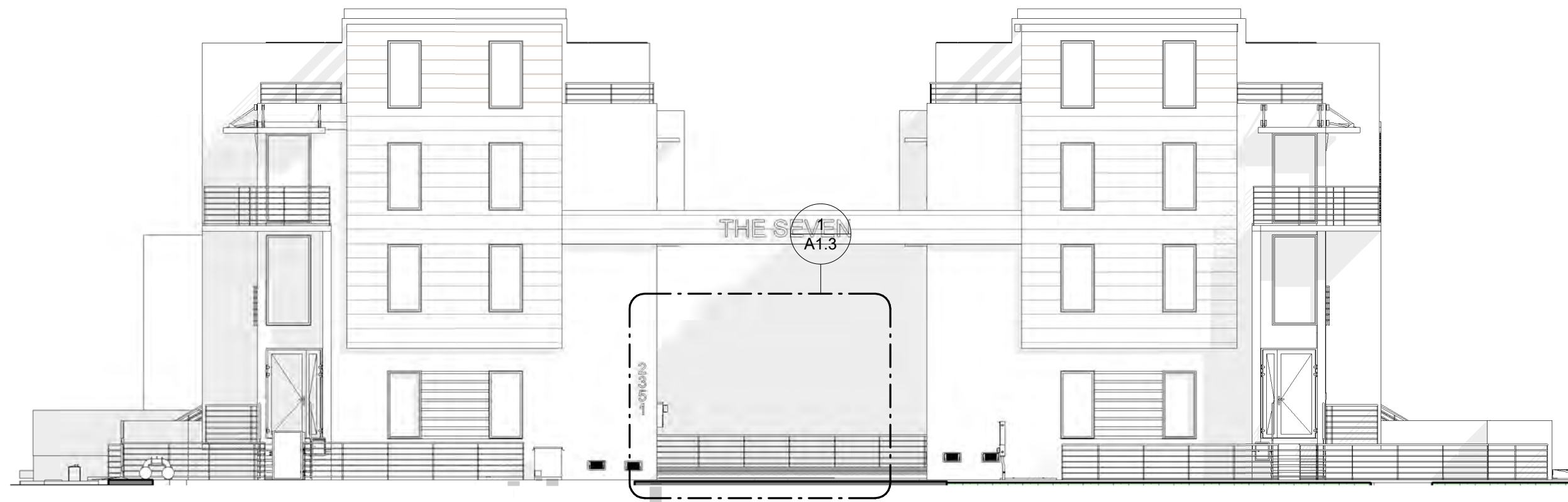


5 DUAL EV CHARGER - TOP VIEW
3" = 1'-0"

* SEE CIVIL PLANS FOR MORE INFORMATION & DETAILS.

MEETING DATES

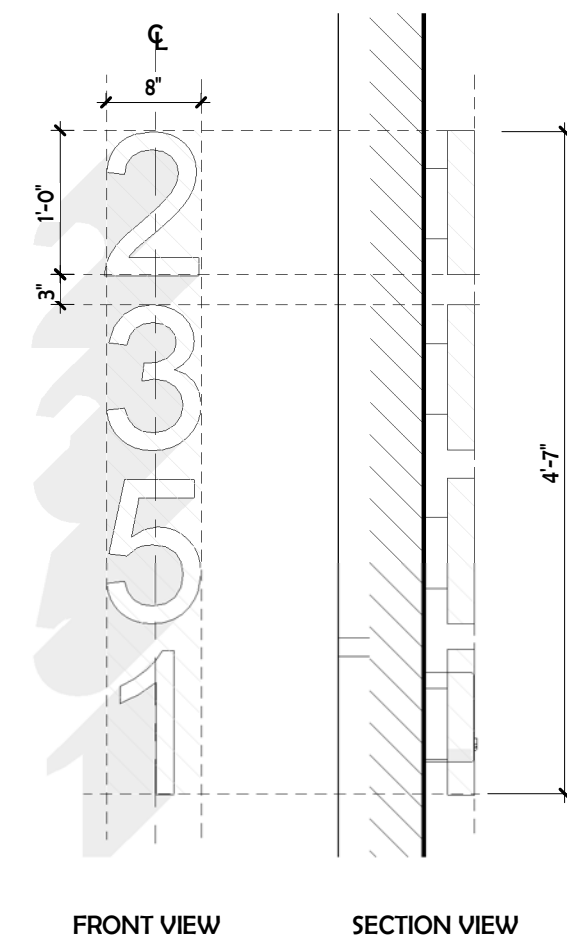
PACO 02/20/24
TAC1 06/17/24
FINAL TAC 11/23/24
PLANNING AND ZONING BOARD 06/09/26



4 WEST ELEVATION - ADDRESS SIGNAGE KEY PLAN
3/32" = 1'-0"

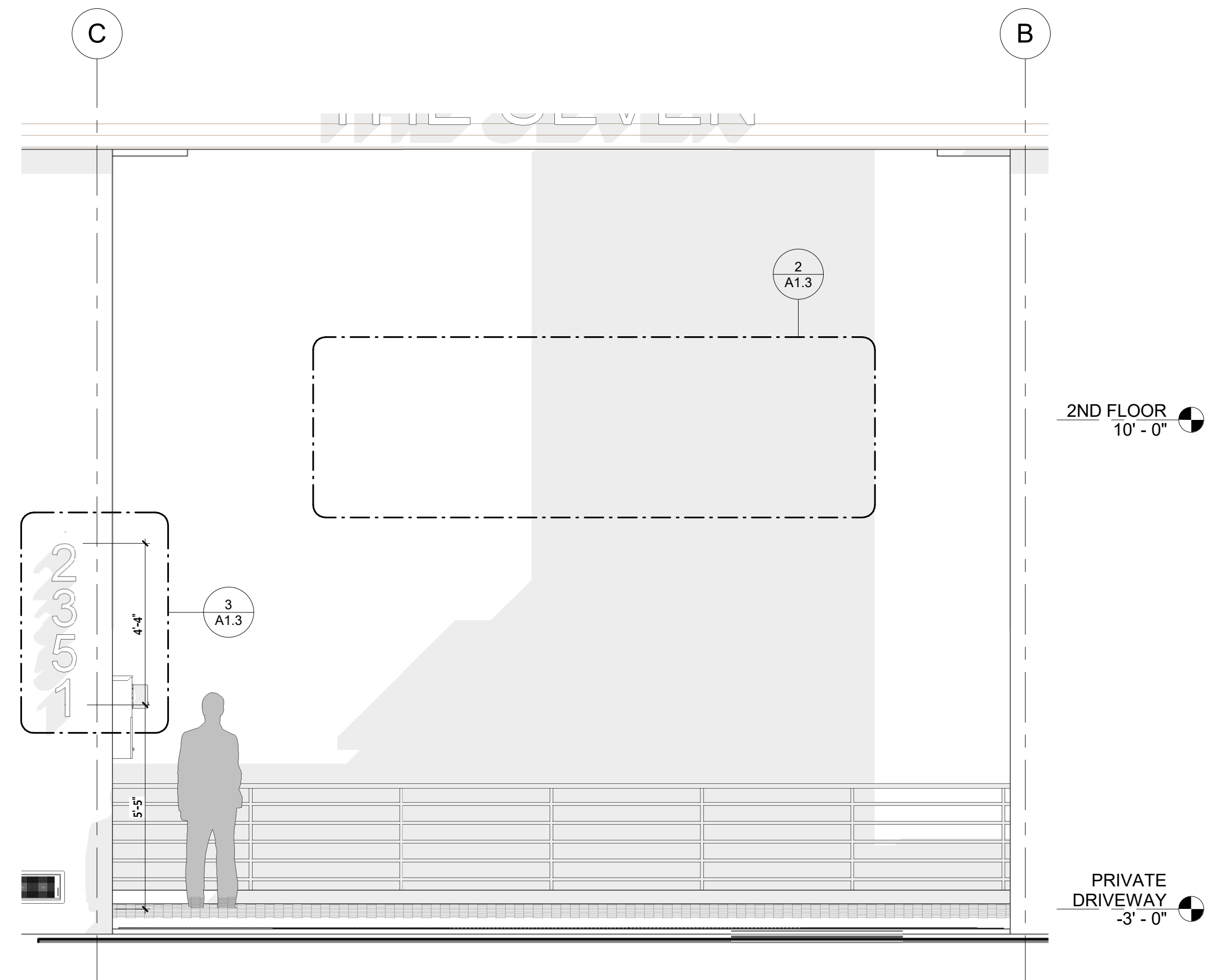


2 ADDRESS SIGNAGE FRONT VIEW
3/4" = 1'-0"



3D LETTERS SIGN IN ALUMINUM WITH BACK LIGHT WITH BUILDING ADDRESS IN CORPOREAL NUMBERS. 4" DEEP. LETTERS SIZE 0'-8" X 1'-0". PROVIDE A SEPARATED PERMIT & SUBMITT SHOP DRAWINGS FOR ARCHITECT'S APPROVAL

3 ADDRESS SIGNAGE DETAIL
3/4" = 1'-0"



1 WEST ELEVATION - ENLARGED ADDRESS SIGNAGE
3/8" = 1'-0"

NOTE: SIGNAGE UNDER A SEPARATE PERMIT WHEN SHOP DRAWINGS WILL BE PROVIDED.

MEETING DATES

PACO	02/20/24
TAC1	06/17/24
FINAL TAC	11/23/24
PLANNING AND ZONING BOARD	06/09/26

Submitted by Genesis Lighting

GENESIS LIGHTING

Job Name:
NEW 7 TOWNHOUSES DEVELOPMENT
Architect: SKLAR ARCHITECTURE
(HOLLYWOOD)

Catalog Number:
SH1-27-80-4K-XX-UNV-NA

Type:
WA

Notes:
GENLIGHT24-59640

SHIELD+ 1



Long-lasting energy-efficient wall pack series. Fixtures consist of:

- Multi-step powder-coat painting process, optimized against UV rays and corrosion.
- Copper-free precision die-cast aluminum housing and mounting plate.
- Extra-clear, flat, tempered silkscreened soda-lime glass effluent.
- Custom molded, anti-aging gaskets.
- Stainless steel external hardware.
- High-efficiency CDS, combined with an optimized passive cooling system, provides a long LED life.
- Specular vacuum metallized polycarbonate reflector provides full-cutoff, no glare design, and precision optical control.
- ESNA Type III light distribution.
- Input voltage: 120-277V (50/60 Hz), integral 1-10V dimming driver.

Field-settable integral tri-level lumen/voltage packages proprietary DP switch driver for SHIELD+ 1 (stating factory setting at the lowest level).

- Standard knock-out template for multiple junction box mounting options.
- Suitable for three surface-mounted conduit entry points with 1/2" NPS plug.
- BUTTON and SWIVEL, 120-277V (50/60 Hz) photoelectric switch options available (ordered separately).
- Consult factory for dimming options, custom finishes (please specify RAL color), and non-cataloged CCT (Kelvin) options.
- Consult factory for remote emergency battery pack options (EMEP).
- Product meets Bay American Act requirements within ARAA.
- 5-year warranty.
- Marine Grade finish.
- Suitable for Natrium applications.

FINISHES

- AN-96 / Iron grey / Textured
- GR-94 / Aluminum metallic / Textured
- RB-10 / Iron nail / Textured
- WH-87 / White / Textured
- BK-81 / Black / Textured

Scan here for installation instructions



Lumen Output	27K	3K	35K	4K	5K
SHIELD+1 8W	929	957	984	1012	1039
SHIELD+1 10W	1209	1228	1247	1267	1286
SHIELD+1 13.5W	1448	1556	1664	1773	2516
SHIELD+1 18W	1906	2059	2211	2364	2516
SHIELD+1 27W	2478	2676	2874	3072	3270

REVISION 09
10/23

Submitted On: Apr 17, 20241/2Index Page

Submitted by Genesis Lighting

GENESIS LIGHTING

Job Name:
NEW 7 TOWNHOUSES DEVELOPMENT
Architect: SKLAR ARCHITECTURE
(HOLLYWOOD)

Catalog Number:
EOS 3.0-S-WET-LAM-375-4-40K-8-
UNV-S1-W-XX

Type:
B

Notes:
GENLIGHT24-59640

EOS 3.0 SURFACE DIRECT WET



Long life name brand LED chips and boards to ensure the highest of quality while providing even and smooth illumination throughout our luminaires.

Our luminaires are available in 2700K, 3000K, 3500K and 4000K color temperature as well as White Color Tuning (3700-6500K).

Optional 800K or 900K available in all CCT options.

LUMEN MAINTENANCE
The projected lumen maintenance of the name brand mid-powered LED's are projected to maintain 80% (L80) of their initial output for +80,000 hours.

CONSTRUCTION
The housings are constructed of (6063T5) extruded aluminum. Our internal joiner system is designed to the highest of standards to ensure our precision cut housings align and fit tightly without light leak. Our precision fitting end caps are constructed out of die-cast aluminum and our steel reflectors are painted white.

FINISH
Polyester powder, low gloss textured paint finish applied after a multi-stage pre-treatment. Standard finish options include white, silver, and black. Custom color options are available. (Consult Factory).

OPTICS
Ship in extruded frosted acrylic lens

DRIVERS
All of our luminaires come standard with 1% dimming and THD <20% utilizing 0-10v constant current protocol. 120v/277v is standard with the option of 347v driver ambient operating temperature -10°C to +40°C.

ENERGYSAVE
Our EOS 3.0 Surface Direct WET luminaire series are available in 2, 3, 4, 5, 6, 7' and 8' individual lengths or continuous row configurations. Continuous row configurations are joined together on site utilizing the joiner kits provided.

JOINDER CONNECTION FOR CONTINUOUS RUNS
For more information reference the Installation Guide on our website at: <http://www.luxilluminaire.com/installation-instructions>

A. MODEL	B. DIRECT OPTICS	C. DIRECT DISTRIBUTION	D. LENGTH	E. COLOR TEMPERATURE
EOS 3.0-S-WET	LAM ASY BAT	Lambertian Asymmetric Batwing	2 3 4 5 6 7 8 9 10 11 12 13 14 15 16 17 18 19 20 21 22 23 24 25 26 27 28 29 30 31 32 33 34 35 36 37 38 39 40 41 42 43 44 45 46 47 48 49 50 51 52 53 54 55 56 57 58 59 60 61 62 63 64 65 66 67 68 69 70 71 72 73 74 75 76 77 78 79 80 81 82 83 84 85 86 87 88 89 90 91 92 93 94 95 96 97 98 99 100 101 102 103 104 105 106 107 108 109 110 111 112 113 114 115 116 117 118 119 120 121 122 123 124 125 126 127 128 129 130 131 132 133 134 135 136 137 138 139 140 141 142 143 144 145 146 147 148 149 150 151 152 153 154 155 156 157 158 159 160 161 162 163 164 165 166 167 168 169 170 171 172 173 174 175 176 177 178 179 180 181 182 183 184 185 186 187 188 189 190 191 192 193 194 195 196 197 198 199 200 201 202 203 204 205 206 207 208 209 210 211 212 213 214 215 216 217 218 219 220 221 222 223 224 225 226 227 228 229 230 231 232 233 234 235 236 237 238 239 240 241 242 243 244 245 246 247 248 249 250 251 252 253 254 255 256 257 258 259 260 261 262 263 264 265 266 267 268 269 270 271 272 273 274 275 276 277 278 279 280 281 282 283 284 285 286 287 288 289 290 291 292 293 294 295 296 297 298 299 300 301 302 303 304 305 306 307 308 309 310 311 312 313 314 315 316 317 318 319 320 321 322 323 324 325 326 327 328 329 330 331 332 333 334 335 336 337 338 339 340 341 342 343 344 345 346 347 348 349 350 351 352 353 354 355 356 357 358 359 360 361 362 363 364 365 366 367 368 369 370 371 372 373 374 375 376 377 378 379 380 381 382 383 384 385 386 387 388 389 390 391 392 393 394 395 396 397 398 399 400 401 402 403 404 405 406 407 408 409 410 411 412 413 414 415 416 417 418 419 420 421 422 423 424 425 426 427 428 429 430 431 432 433 434 435 436 437 438 439 440 441 442 443 444 445 446 447 448 449 450 451 452 453 454 455 456 457 458 459 460 461 462 463 464 465 466 467 468 469 470 471 472 473 474 475 476 477 478 479 480 481 482 483 484 485 486 487 488 489 490 491 492 493 494 495 496 497 498 499 500 501 502 503 504 505 506 507 508 509 510 511 512 513 514 515 516 517 518 519 520 521 522 523 524 525 526 527 528 529 530 531 532 533 534 535 536 537 538 539 540 541 542 543 544 545 546 547 548 549 550 551 552 553 554 555 556 557 558 559 560 561 562 563 564 565 566 567 568 569 570 571 572 573 574 575 576 577 578 579 580 581 582 583 584 585 586 587 588 589 590 591 592 593 594 595 596 597 598 599 600 601 602 603 604 605 606 607 608 609 610 611 612 613 614 615 616 617 618 619 620 621 622 623 624 625 626 627 628 629 630 631 632 633 634 635 636 637 638 639 640 641 642 643 644 645 646 647 648 649 650 651 652 653 654 655 656 657 658 659 660 661 662 663 664 665 666 667 668 669 670 671 672 673 674 675 676 677 678 679 680 681 682 683 684 685 686 687 688 689 690 691 692 693 694 695 696 697 698 699 700 701 702 703 704 705 706 707 708 709 710 711 712 713 714 715 716 717 718 719 720 721 722 723 724 725 726 727 728 729 730 731 732 733 734 735 736 737 738 739 740 741 742 743 744 745 746 747 748 749 750 751 752 753 754 755 756 757 758 759 760 761 762 763 764 765 766 767 768 769 770 771 772 773 774 775 776 777 778 779 780 781 782 783 784 785 786 787 788 789 790 791 792 793 794 795 796 797 798 799 800 801 802 803 804 805 806 807 808 809 810 811 812 813 814 815 816 817 818 819 820 821 822 823 824 825 826 827 828 829 830 831 832 833 834 835 836 837 838 839 840 841 842 843 844 845 846 847 848 849 850 851 852 853 854 855 856 857 858 859 860 861 862 863 864 865 866 867 868 869 870 871 872 873 874 875 876 877 878 879 880 881 882 883 884 885 886 887 888 889 890 891 892 893 894 895 896 897 898 899 900 901 902 903 904 905 906 907 908 909 910 911 912 913 914 915 916 917 918 919 920 921 922 923 924 925 926 927 928 929 930 931 932 933 934 935 936 937 938 939 940 941 942 943 944 945 946 947 948 949 950 951 952 953 954 955 956 957 958 959 960 961 962 963 964 965 966 967 968 969 970 971 972 973 974 975 976 977 978 979 980 981 982 983 984 985 986 987 988 989 990 991 992 993 994 995 996 997 998 999 1000 1001 1002 1003 1004 1005 1006 1007 1008 1009 1010 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1811 1812 1813 1814 1815 1816 1817 1818 1819 1820 1821 1822 1823 1824 1825 1826 1827 1828 1829 1830 1831 1832 1833 1834 1835 1836 1837 1838 1839 1840 1841 1842 1843 1844 1845 1846 1847 1848 1849 1850 1851 1852 1853 1854 1855 1856 1857 1858 1859 1860 1861 1862 1863 1864 1865 1866 1867 1868 1869 1870 1871 1872 1873 1874 1875 1876 1877 1878 1879 1880 1881 1882 1883 1884 1885 1886 1887 1888 1889 1890 1891 1892 1893 1894 1895 1896 1897 1898 1899 1900 1901 1902 1903 1904 1905 1906 1907 1	

RESIDENTIAL AND COMMERCIAL GREEN BUILDING PRACTICES

CITY OF HOLLYWOOD, FLORIDA CODE OF ORDINANCES 151.153 THE FOLLOWING RESIDENTIAL AND COMMERCIAL GREEN BUILDING PRACTICES ARE APPROVED:

(A) CENTRAL AIR CONDITIONER OF 18 SEER OR HIGHER.

(E) ENERGY EFFICIENT DOORS. ALL DOORS SHALL CONFORM TO THE ENERGY STAR RATING CRITERIA FOR SOUTH FLORIDA.

(G) ENERGY STAR APPROVED ROOFING MATERIALS.

(H) PROGRAMMABLE THERMOSTATS.

(I) OCCUPANCY/VACANCY SENSORS.

(J) PERVIOUS PAVEMENT.

(N) 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.

(P) AT LEAST 80% OF PLANTS, TREES AND GRASSES PER THE SOUTH FLORIDA WATER 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 INSPECTION PRIOR TO FINAL CERTIFICATE OF OCCUPANCY.

(O) 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.

(U) MERV OF AIR FILTERS ON ALL AIR CONDITIONING UNITS AT LEAST 8 WITH ANTI-MICROBIAL AGENT. MERV OF AT LEAST 8 SHALL BE VERIFIED BY MECHANICAL INSPECTOR ON SITE AT FINAL INSPECTION.

(W) ELECTRIC VEHICLE-CHARGING-STATION INFRASTRUCTURE.

(ORD. O-2011-06, PASSED 2-16-11; AM. ORD. O2016-02, PASSED 1-20-16)

FLOOD LEGEND / VENT AREA CALCULATION

FEMA AND NFIP AS PER SECTION 44CFR60.3 AND ASCE 24 SECTION 2.6. VENT BLOCK CALCULATION: GARAGE AREA BELOW B.F.E. = 470 SF. 1 SQ.IN. PER 150 FT. = 470 SQ.IN. 8" X 16" = 200 SQ.IN. (FACTORY CERTIFIED) OF SMART VENT BLOCK - MODEL 1540-520 (WALL MOUNTED) 8" X 16" = 200 SQ.IN. (FACTORY CERTIFIED) OF SMART VENT BLOCK - MODEL 1540-514 (GARAGE DOOR) PROVIDE MIN OF (3) SMART VENTS.

[FV] 8" X 16", 12" MAX. ABOVE F.F. DUAL FUNCTION FLOOD AND VENTILATION VENT MODEL 1540-520 BY SMART VENT FL#; FL5822-R8 OR SIMILAR APPROVED. (REFER TO FLOOR PLAN AND ELEVATIONS FOR LOCATIONS).

[FV.1] 8" X 16", 12" MAX. ABOVE F.F. DUAL FUNCTION FLOOD AND VENTILATION VENT MODEL 1540-514 BY SMART VENT FL#; FL5822-R8 OR SIMILAR APPROVED. (REFER TO FLOOR PLAN AND ELEVATIONS FOR LOCATIONS).

FLOOD FINISH NOTE:
ALL CONSTRUCTION AND FINISH MATERIAL BELOW BASE FLOOD ELEVATION SHALL BE FLOOD-DAMAGE-RESISTANT MATERIAL. (ASCE 24-05 CH. 5.0.)

FLOOD RESISTANT DEVELOPMENT, 154.50 BUILDING AND STRUCTURES. (D)(6):
HAVE MECHANICAL, PLUMBING AND ELECTRICAL SYSTEMS, INCLUDING PLUMBING FIXTURES, ELEVATED TO OR ABOVE THE BASE FLOOD ELEVATION PLUS ONE FOOT (+1.00 FT. NAVD88 + 1 FT. FREEBOARD = +6.00 FT. NAVD88)

TOTALS UNITS (ALL 3 BEDROOMS) CHART							
UNIT #	TYPE	GROUND FLOOR - A/C AREA (SQ.FT.)	2ND FLOOR - A/C AREA (SQ.FT.)	3RD FLOOR - A/C AREA (SQ.FT.)	ROOFTOP - A/C AREA (SQ.FT.)	UNITS - A/C AREA TOTALS	UNITS AREA TOTALS
1	TYPE A	349	897	939	112	2,297	535
2	TYPE B	344	873	915	95	2,227	529
3	TYPE A	349	897	939	112	2,297	535
4	TYPE A	349	897	939	112	2,297	535
5	TYPE B	344	873	915	95	2,227	529
6	TYPE B	344	873	915	95	2,227	529
7	TYPE A	349	897	939	112	2,297	535
TOTALS		2,428	6,207	6,501	733	15,869	3,727

JOB NAME: 2351 THOMAS STREET							
LIGHTING FIXTURE SCHEDULE							
TYPE	MANUFACTURER	CATALOG NUMBER	DESCRIPTION	TYPE	VOLTS	MOUNTING	REMARKS
WA	PERFORMANCE BY DESIGN	SH1-27-40-40-XX-UNV-NA	WALL PACK	LED INCLUDED	UNV	WALL	27
L	LED LUMINAIRE	EOS 3.0-S-WET-LAM-375-4-40K-8-UNV-S-1-W-XX	LINEAR	LED INCLUDED	UNV	SURFACE	14.8
A	ATLANTIC LIGHTING	COM4-SYL15-4K-U-1-AGMR-10-WH	DOWN LIGHT	LED INCLUDED	UNV	RECESSED	13.1
LIGHTING SCHEDULE NOTES:							
1. For pricing please email Genesis Lighting at quotes@genlighting.net, for technical questions please contact Chris March 954-347-4894							

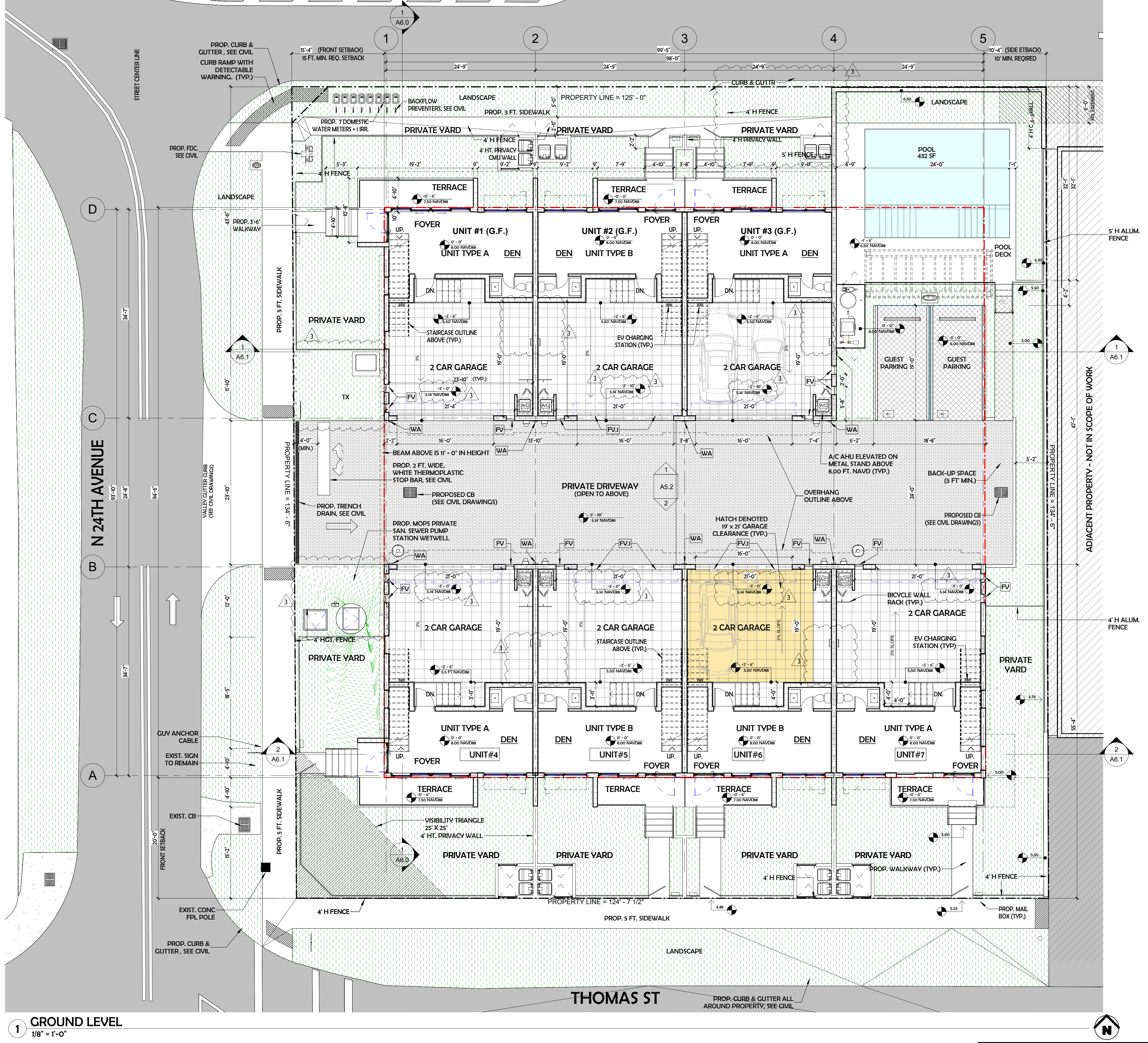
FLOOR PLAN LEGEND

--- PROPERTY LINE

NOT IN SCOPE OF WORK

NEW CMU WALL

NEW PARTITION



THE SEVEN TOWNHOUSES
2351 THOMAS ST HOLLYWOOD FL.

MEETING DATES

PACO 02/20/24
TAC1 06/17/24
FINAL TAC 11/23/24
PLANNING AND ZONING BOARD 06/09/26

GROUND FLOOR PLAN

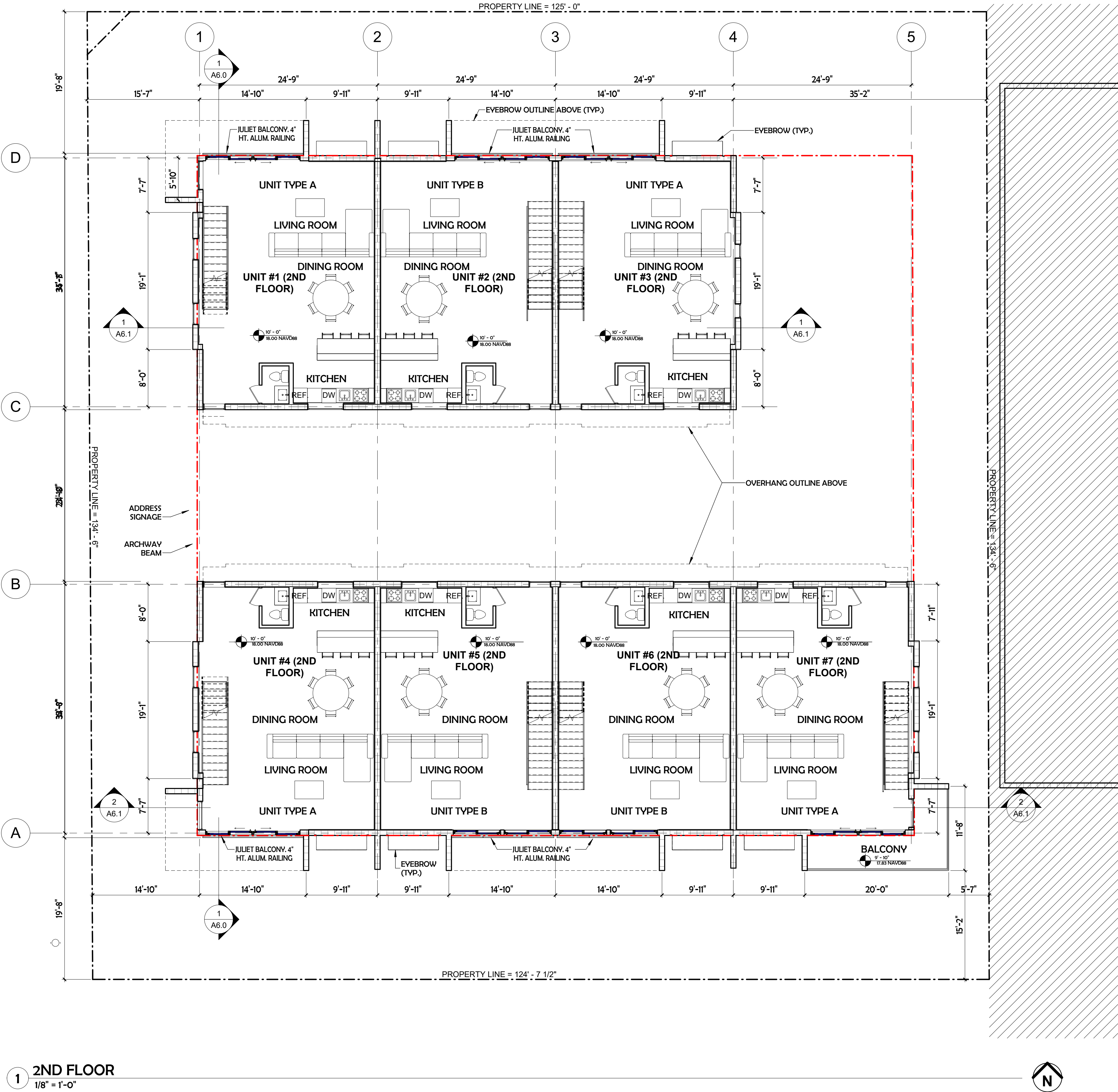
PROJEC#21-043

A2.0

TOTALS UNITS (ALL 3 BEDROOMS) CHART								
UNIT #	TYPE	GROUND FLOOR - A/C AREA (SQ.FT.)	2ND FLOOR - A/C AREA (SQ.FT.)	3RD FLOOR - A/C AREA (SQ.FT.)	ROOFTOP - A/C AREA (SQ.FT.)	UNITS - A/C AREA TOTALS	GARAGE - NON A/C AREA (S.F.)	UNITS AREA TOTALS
1	TYPE A	349	897	939	112	2,297	535	2,832
2	TYPE B	344	873	915	95	2,227	529	2,756
3	TYPE A	349	897	939	112	2,297	535	2,832
4	TYPE A	349	897	939	112	2,297	535	2,832
5	TYPE B	344	873	915	95	2,227	529	2,756
6	TYPE B	344	873	915	95	2,227	529	2,756
7	TYPE A	349	897	939	112	2,297	535	2,832
TOTALS		2,428	6,207	6,501	733	15,869	3,727	19,596

FLOOR PLAN LEGEND	
	PROPERTY LINE
	NOT IN SCOPE OF WORK
	NEW CMU WALL
	NEW PARTITION

RESIDENTIAL AND COMMERCIAL GREEN BUILDING PRACTICES	
CITY OF HOLLYWOOD, FLORIDA CODE OF ORDINANCES 151.153 THE FOLLOWING RESIDENTIAL AND COMMERCIAL GREEN BUILDING PRACTICES ARE APPROVED:	
(A)	CENTRAL AIR CONDITIONER OF 18 SEER OR HIGHER.
(E)	ENERGY EFFICIENT DOORS. ALL DOORS SHALL CONFORM TO THE ENERGY STAR RATING CRITERIA FOR SOUTH FLORIDA.
(C)	ENERGY STAR APPROVED ROOFING MATERIALS.
(H)	PROGRAMMABLE THERMOSTATS.
(I)	OCCUPANCY/VACANCY SENSORS.
(J)	PERVIOUS PAVEMENT.
(N)	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.
(P)	AT LEAST 80% OF PLANTS, TREES AND GRASSES PER THE SOUTH FLORIDA WATER 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 INSPECTION PRIOR TO FINAL CERTIFICATE OF OCCUPANCY.
(O)	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.
(U)	MERV OF AIR FILTERS ON ALL AIR CONDITIONING UNITS AT LEAST 8 WITH ANTI-MICROBIAL AGENT. MERV OF AT LEAST 8 SHALL BE VERIFIED BY MECHANICAL INSPECTOR ON SITE AT FINAL INSPECTION.
(W)	ELECTRIC VEHICLE-CHARGING-STATION INFRASTRUCTURE.
(ORD. O-2011-06, PASSED 2-16-11; AM. ORD. O2016-02, PASSED 1-20-16)	

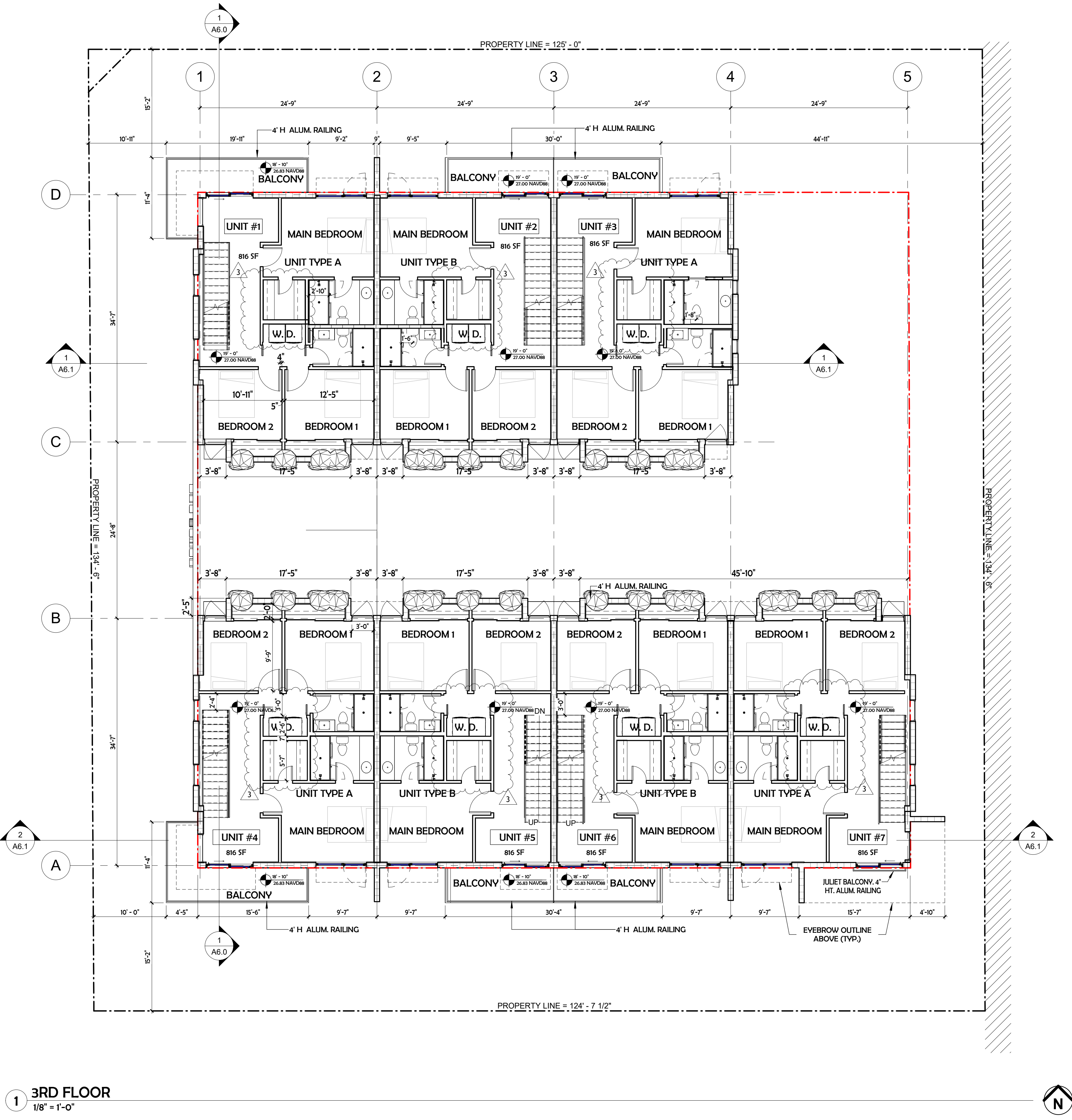


1 2ND FLOOR
1/8" = 1'-0"

TOTALS UNITS (ALL 3 BEDROOMS) CHART							
UNIT #	TYPE	GROUND FLOOR - A/C AREA (SQ.FT.)	2ND FLOOR - A/C AREA (SQ.FT.)	3RD FLOOR - A/C AREA (SQ.FT.)	ROOFTOP - A/C AREA (SQ.FT.)	UNITS - A/C AREA TOTALS	GARAGE - NON A/C AREA (S.F.)
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TOTALS		2,428	6,207	6,501	733	15,869	3,727
							19,596

FLOOR PLAN LEGEND	
	PROPERTY LINE
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	NEW CMU WALL
	NEW PARTITION

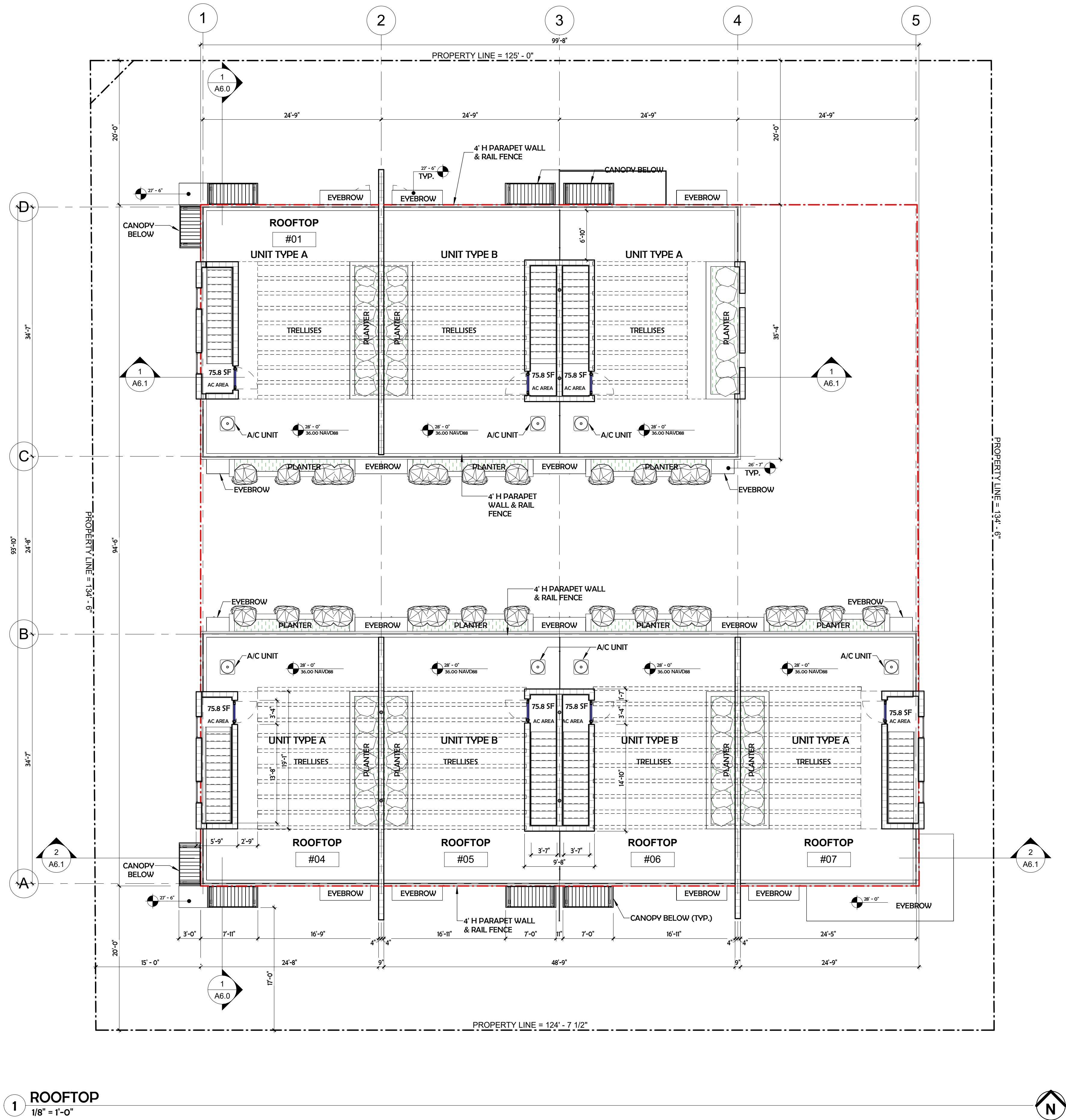
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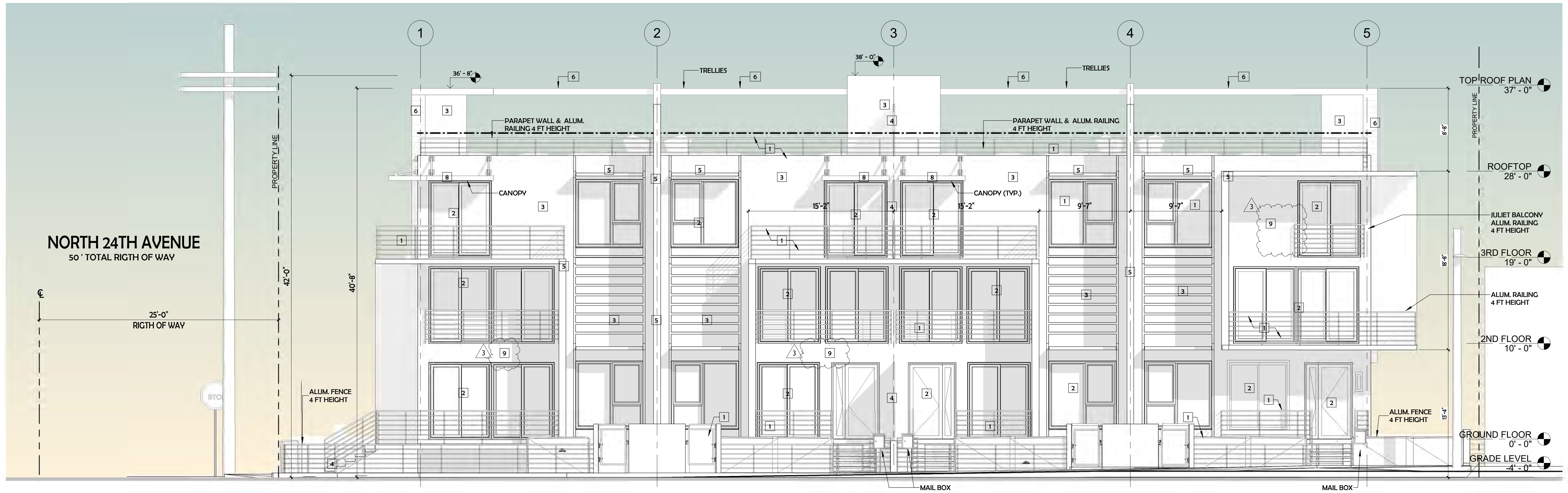
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UNIT #	TYPE	GROUND FLOOR - A/C AREA (SQ.FT.)	2ND FLOOR - A/C AREA (SQ.FT.)	3RD FLOOR - A/C AREA (SQ.FT.)	ROOFTOP - A/C AREA (SQ.FT.)	UNITS - A/C AREA TOTALS	GARAGE - NON A/C AREA (S.F.)	UNITS AREA TOTALS
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FLOOR PLAN LEGEND	
	PROPERTY LINE
	NOT IN SCOPE OF WORK
	NEW CMU WALL
	NEW PARTITION

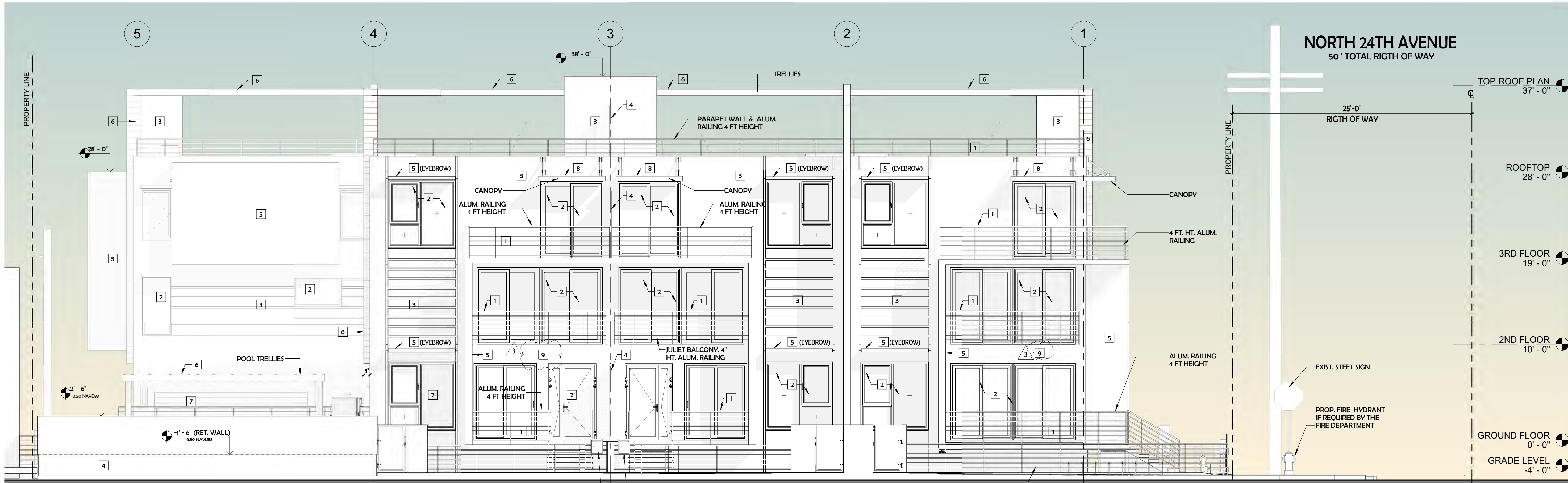
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(ORD. O-2011-06, PASSED 2-16-11; AM. ORD. O2016-02, PASSED 1-20-16)	







1 SOUTH ELEVATION (THOMAS STREET)
3/16" = 1'-0"



2 NORTH ELEVATION (ALLEY)
3/16" = 1'-0"

1 ALUMINUM BALCONY RAILING - PPG
Duranor Bronze UC10460

2 BRONZE FRAMED ALUMINUM WINDOWS WITH
LIGHT GREY TINTED GLASS

3 LIGHT GREY PAINT FROM SHERWIN WILLIAMS -
SW 6253 Olympus White

4 BRONZE ALUMINUM FENCES AND GATES

5 BRONZE PAINT FROM SHERWIN WILLIAMS -
SW 7055 ENDURING BRONZE

6 BAMBOO PLASTIC COMPOSITE (BPC) - 8" x 6-1/4"
Lamboo Fusion - LAMBOO Direct Mount Wall
Cladding.

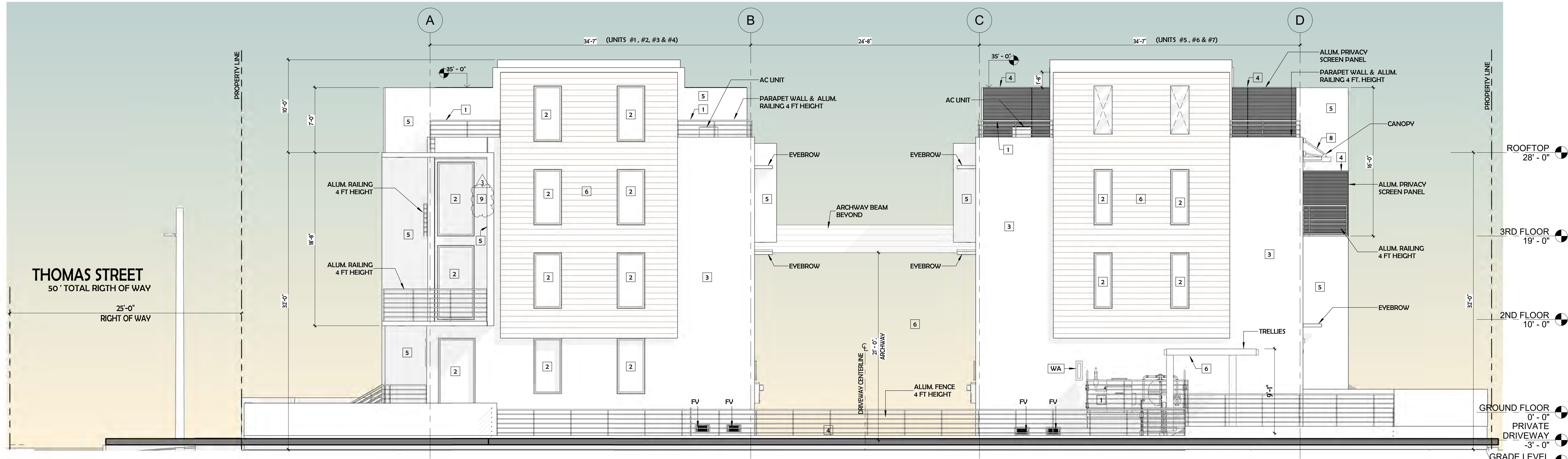
7 GARAGE DOORS - BRONZE METAL AND GLASS

8 BRONZE ALUMINUM METAL AWNINGS

9 LIGHT TAUPE PAINT FROM SHERWIN WILLIAMS -
SW 7638 JOGGING PATH

MEETING DATES

PACO 02/20/24
TAC1 06/17/24
FINAL TAC 11/23/24
PLANNING AND ZONING BOARD 06/09/26

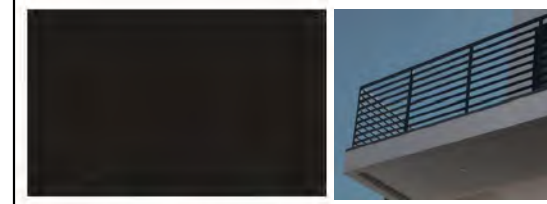


1 EAST ELEVATION
3/16" = 1'-0"



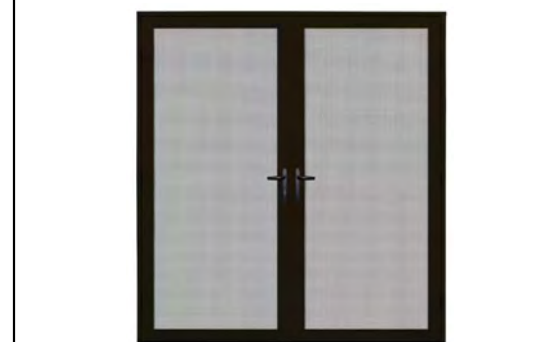
2 WEST ELEVATION
3/16" = 1'-0"

1 ALUMINUM BALCONY RAILING - PPG
Duranor Bronze UC110460



Solids — UC110460
Bronze - UC110460

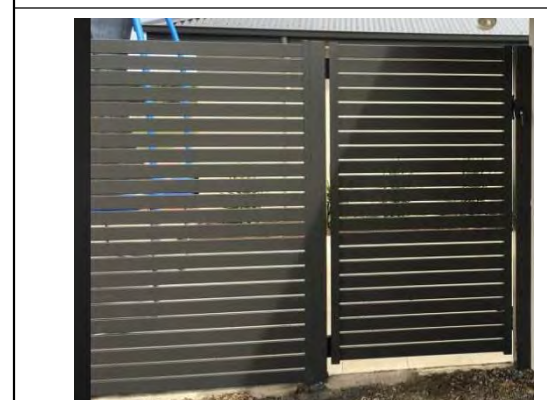
2 BRONZE FRAMED ALUMINUM WINDOWS WITH
LIGHT GREY TINTED GLASS



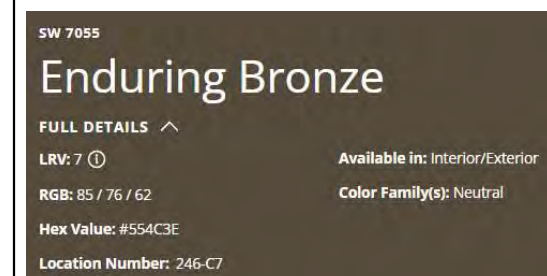
3 LIGHT GREY PAINT FROM SHERWIN WILLIAMS -
SW 6253 Olympus White



4 BRONZE ALUMINUM FENCES AND GATES



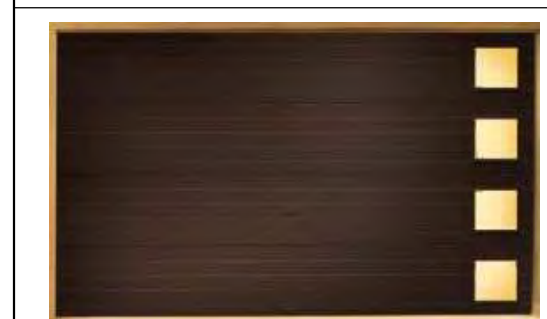
5 BRONZE PAINT FROM SHERWIN WILLIAMS -
SW 7055 ENDURING BRONZE



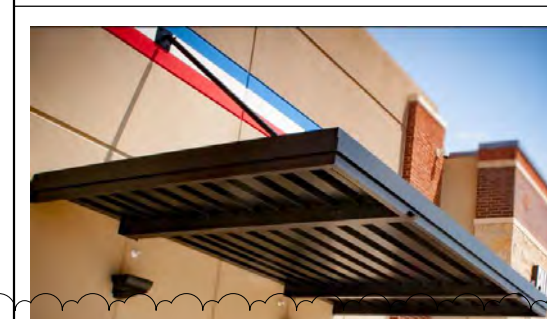
6 BAMBOO PLASTIC COMPOSITE (BPC) - 8' x 6'-1/4"
Lamboo Fusion - LAMBOO Direct Mount Wall
Cladding.



7 GARAGE DOORS - BRONZE METAL AND GLASS



8 BRONZE ALUMINUM METAL AWNINGS

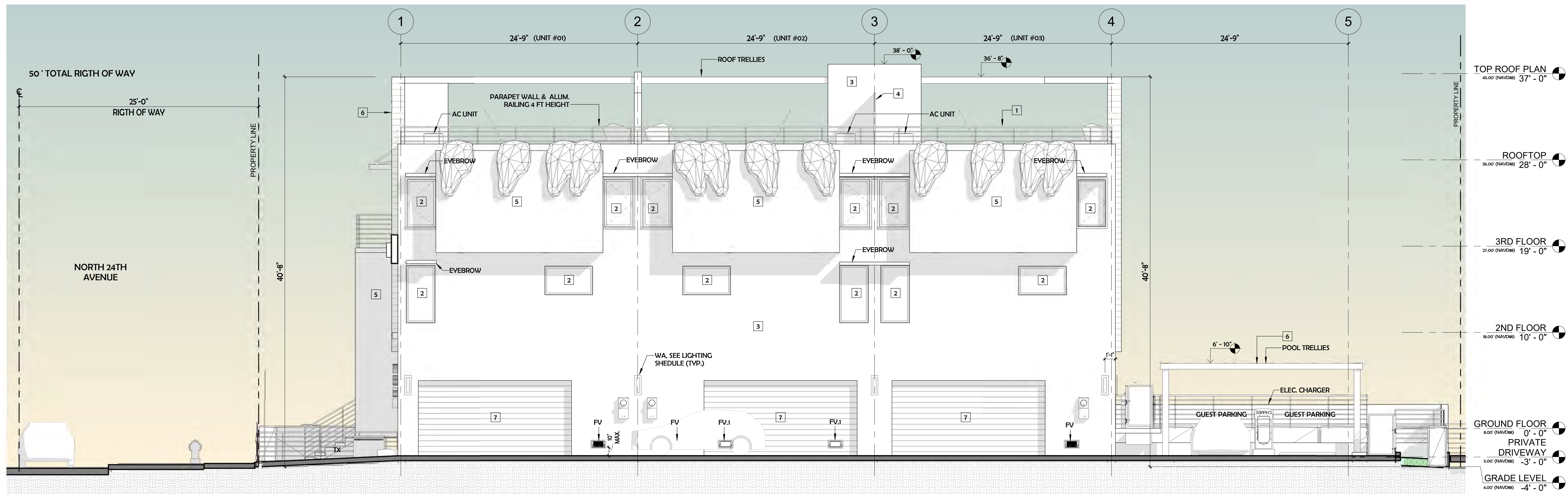


9 LIGHT TAUPe PAINT FROM SHERWIN WILLIAMS -
SW 7638 JOGGING PATH

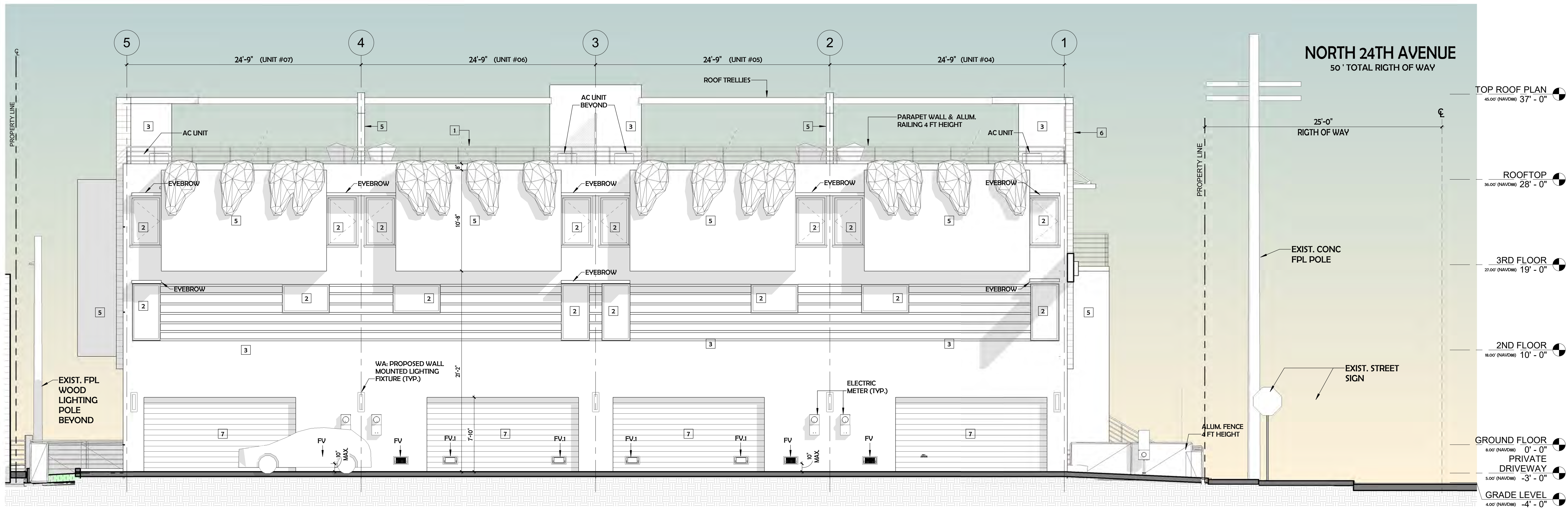


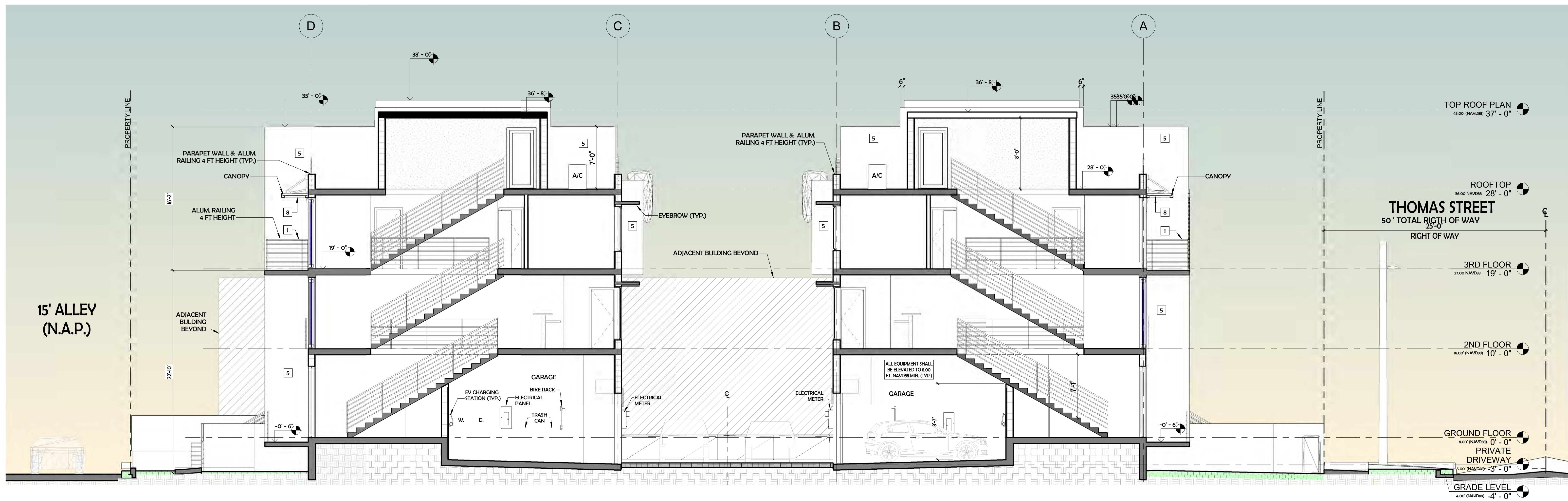
MEETING DATES

PACO 02/20/24
TAC1 06/17/24
FINAL TAC 11/23/24
PLANNING AND ZONING BOARD 06/09/26



1 PRIVATE DRIVEWAY NORTH ELEVATION
3/16" = 1'-0"



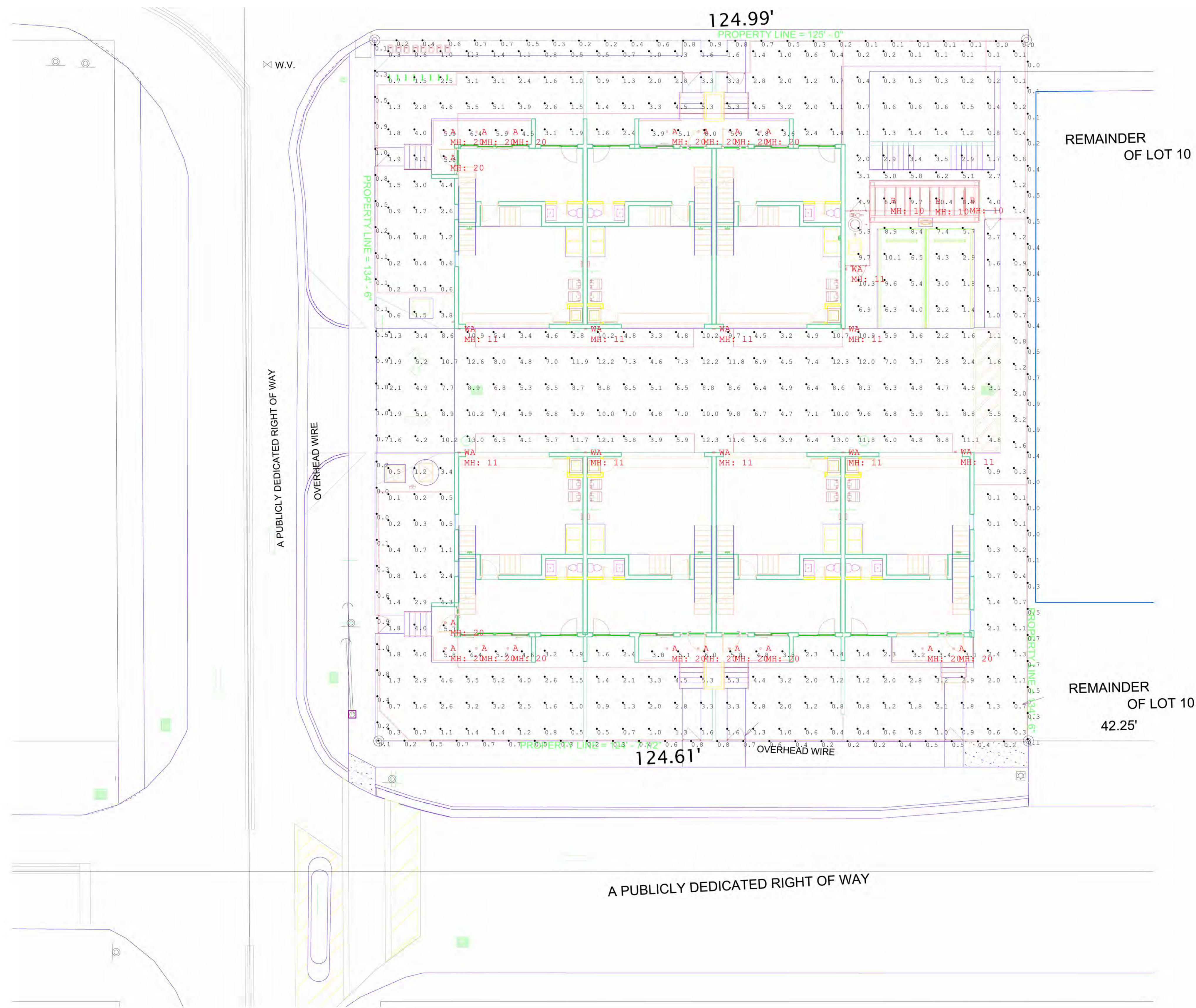


Section 1
3/16" = 1'-0"

MEETING DATES

PACO 02/20/24
TAC1 06/17/24
FINAL TAC 11/23/24
PLANNING AND ZONING BOARD 06/09/26





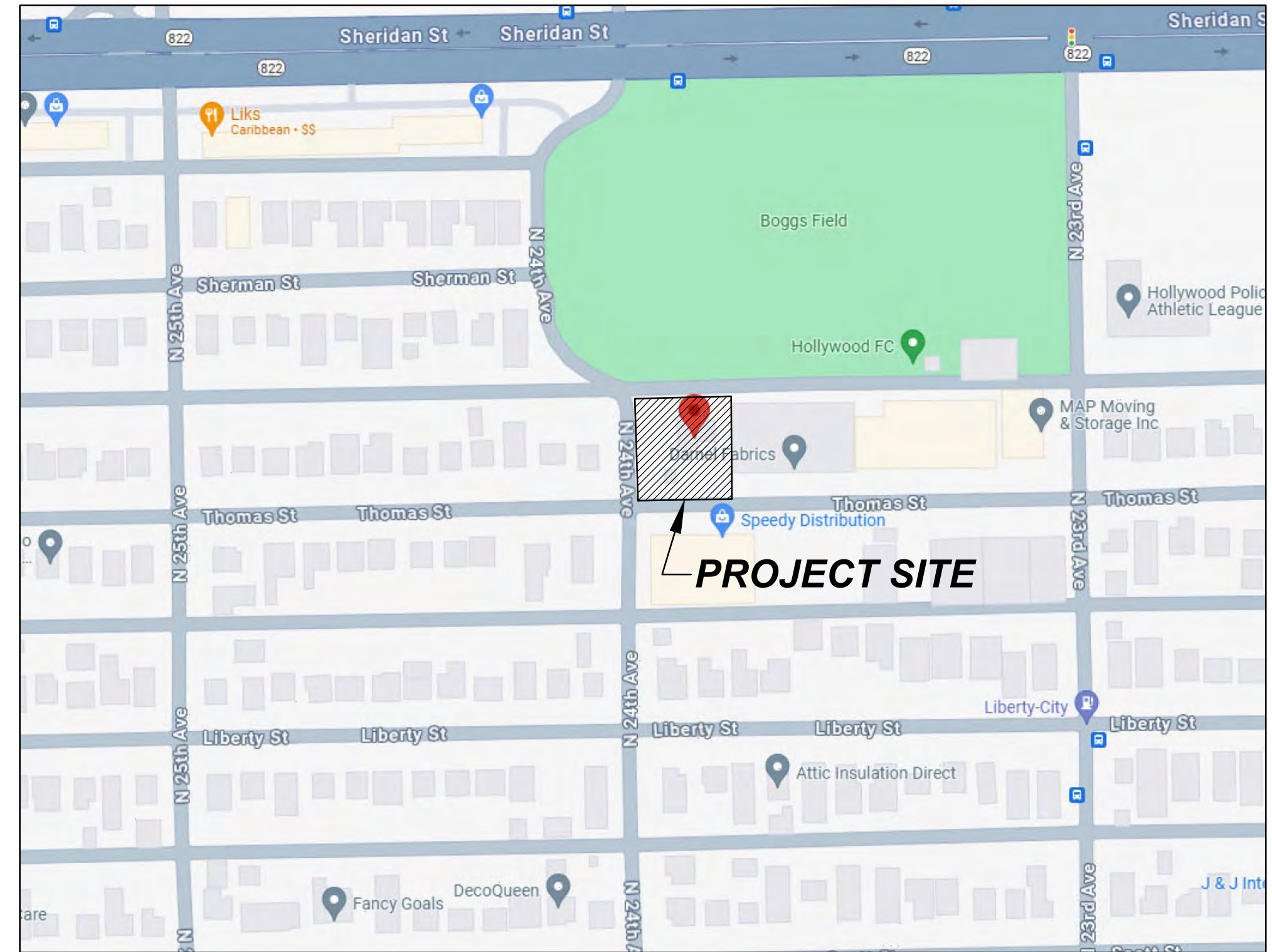
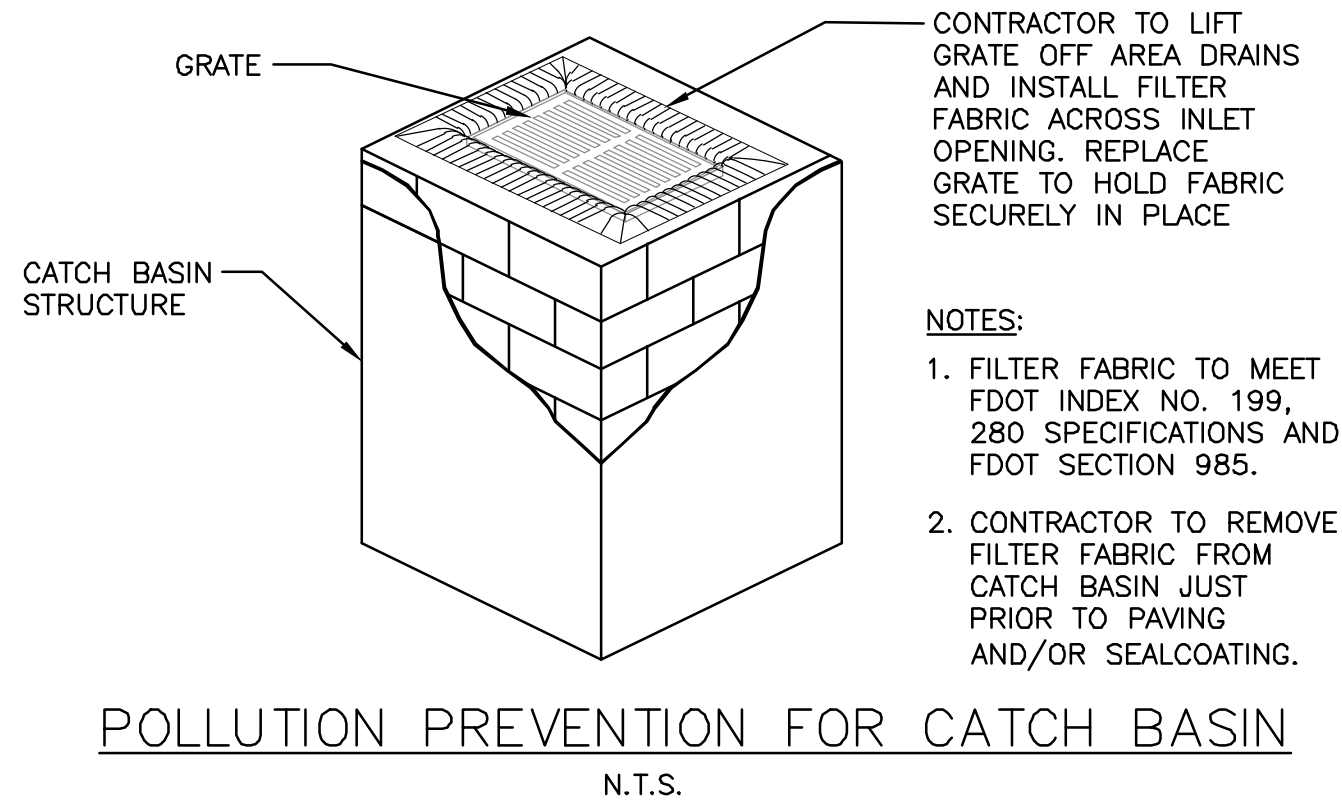
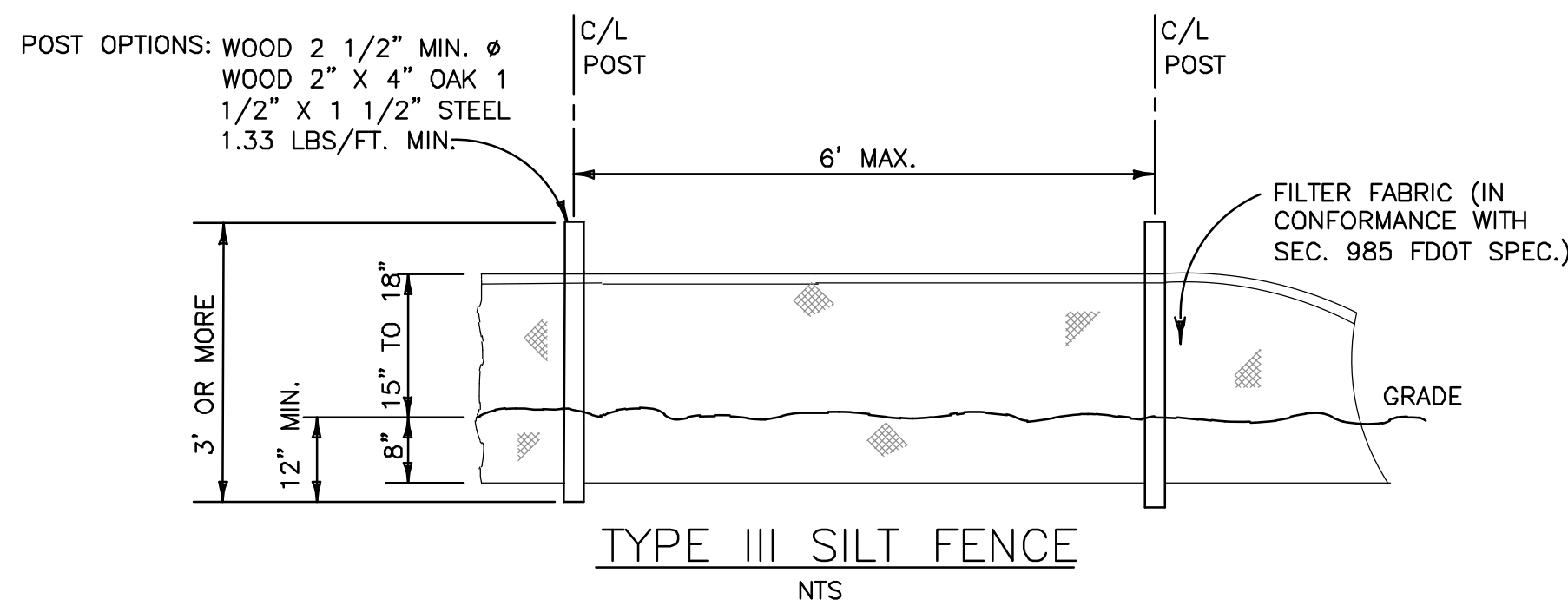
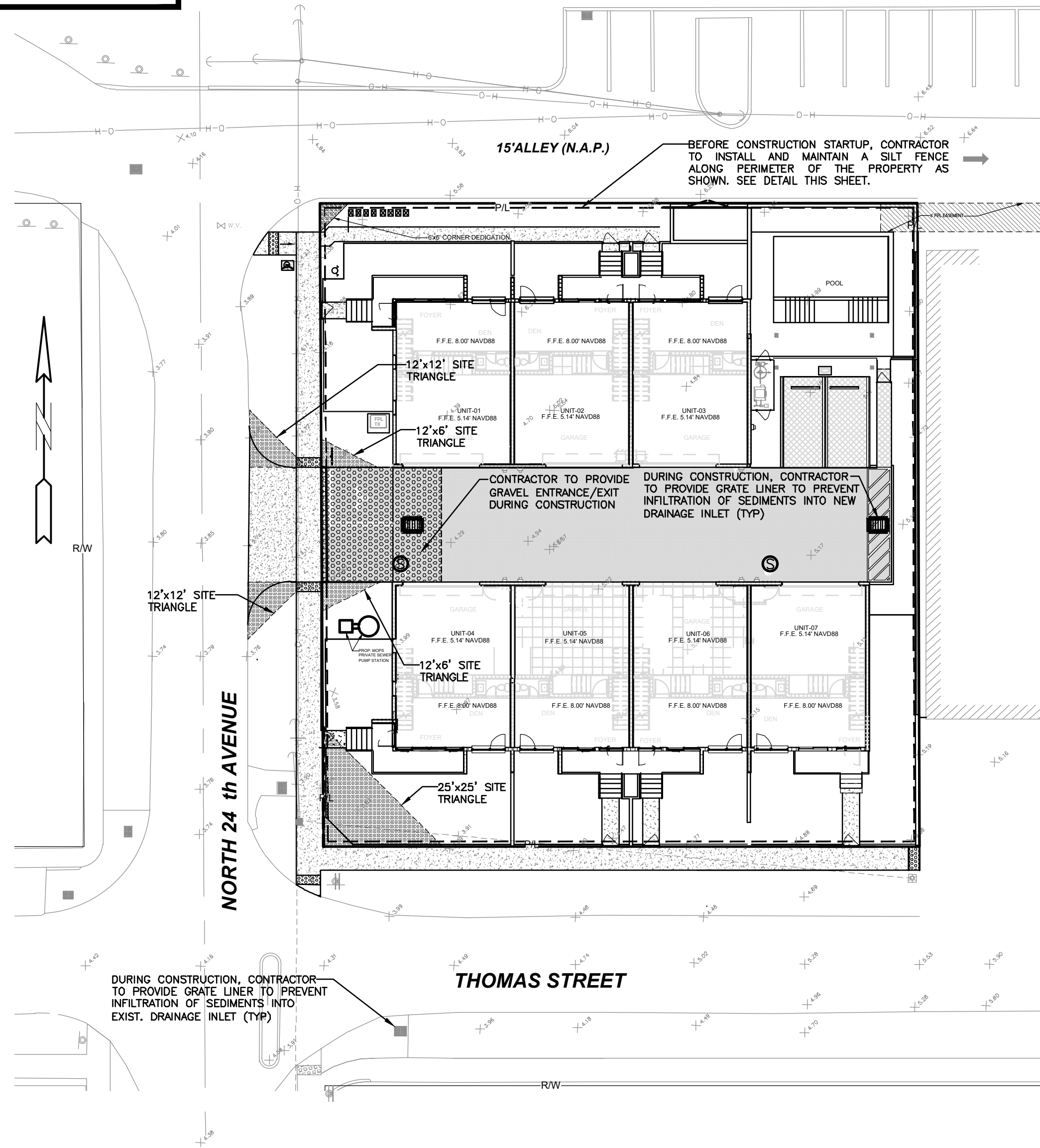
Luminaire Schedule				LLF	Luminaire Lumens	Luminaire Watts	Total Watts
Symbol	Qty	Label	Description				
	10	WA	PIL SH1-27-80-4K-XX-UNV-NA	0.900	3072	27	270
	3	B	Lux Illuminares EOS 3.0-S-WET-LAM-375-4-40K-8-UNV-S1-W-XX	0.900	1541	14.9	44.7
	18	A	Atlantic Lighting COM4-SYL15-4K-U / 4CMPR-10	0.900	1239	13.1	235.8

Calculation Summary							
Label	CalcType	Units	Avg	Max	Min	Avg/Min	Max/Min
Parking and Drive Lane	Illuminance	Fc	6.81	13.0	1.1	6.19	11.82
Pool Deck	Illuminance	Fc	6.17	10.4	2.7	2.29	3.85
Property Line	Illuminance	Fc	0.42	1.0	0.0	N.A.	N.A.
Terraces	Illuminance	Fc	4.99	6.4	3.1	1.61	2.06
To Propoerty Line	Illuminance	Fc	1.66	5.5	0.1	16.60	55.00

1 PHOTOMETRICS
1/8" = 1'-0"

MEETING DATES:

ALL ELEVATIONS ARE REFERENCED TO NAVD88 VERTICAL DATUM



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.



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EROSION & SEDIMENT CONTROL PLAN

SCALE: 1"=20'

2-23-26

REVISIONS

NO.	DATE	DESCRIPTION

ZEPHYR ENGINEERING

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

ZE

NEW RESIDENTIAL BUILDING
2351 THOMAS STREET
HOLLYWOOD, FL

P.E.#: 76036

DATE: 10/26/22

SCALE: 1"=20'

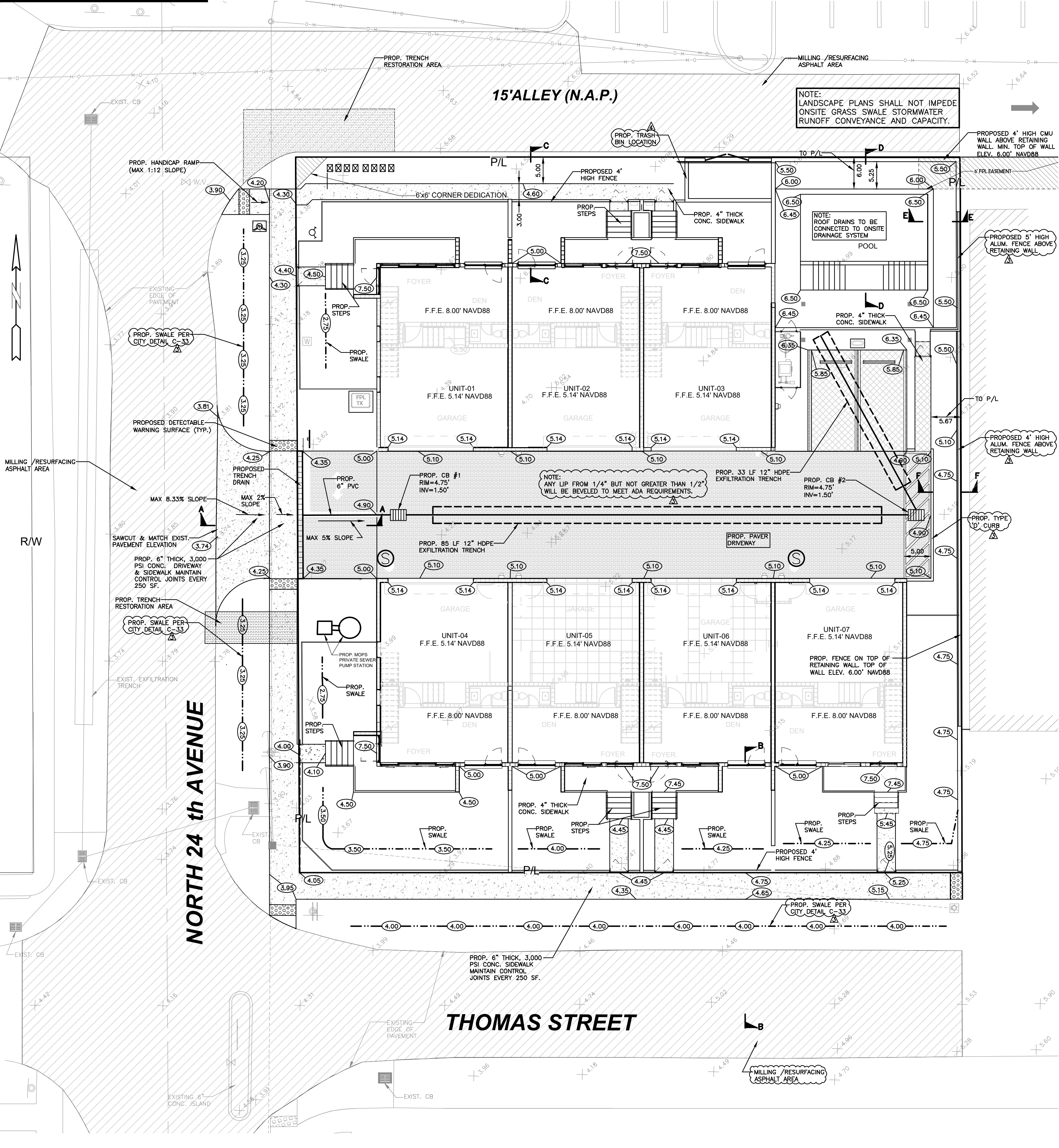
SHEET NO.:

C1

1 OF 10

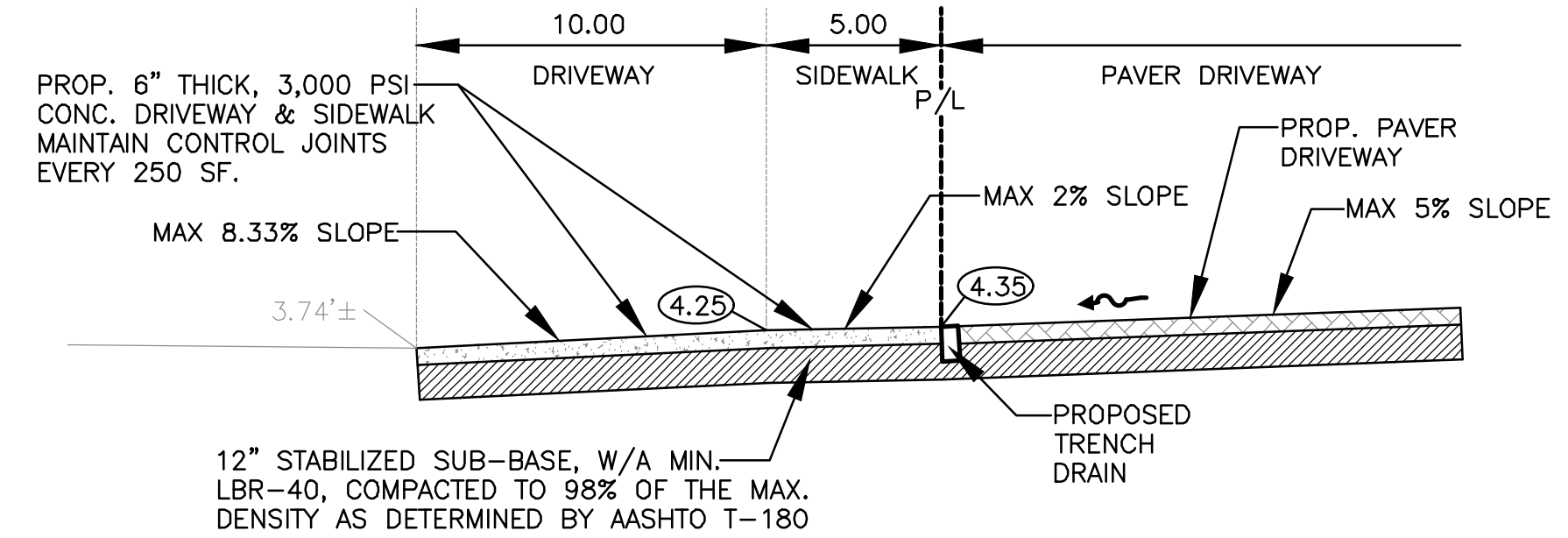
PROJECT NO.: 24-08

ALL ELEVATIONS ARE REFERENCED
TO NAVD88 VERTICAL DATUM

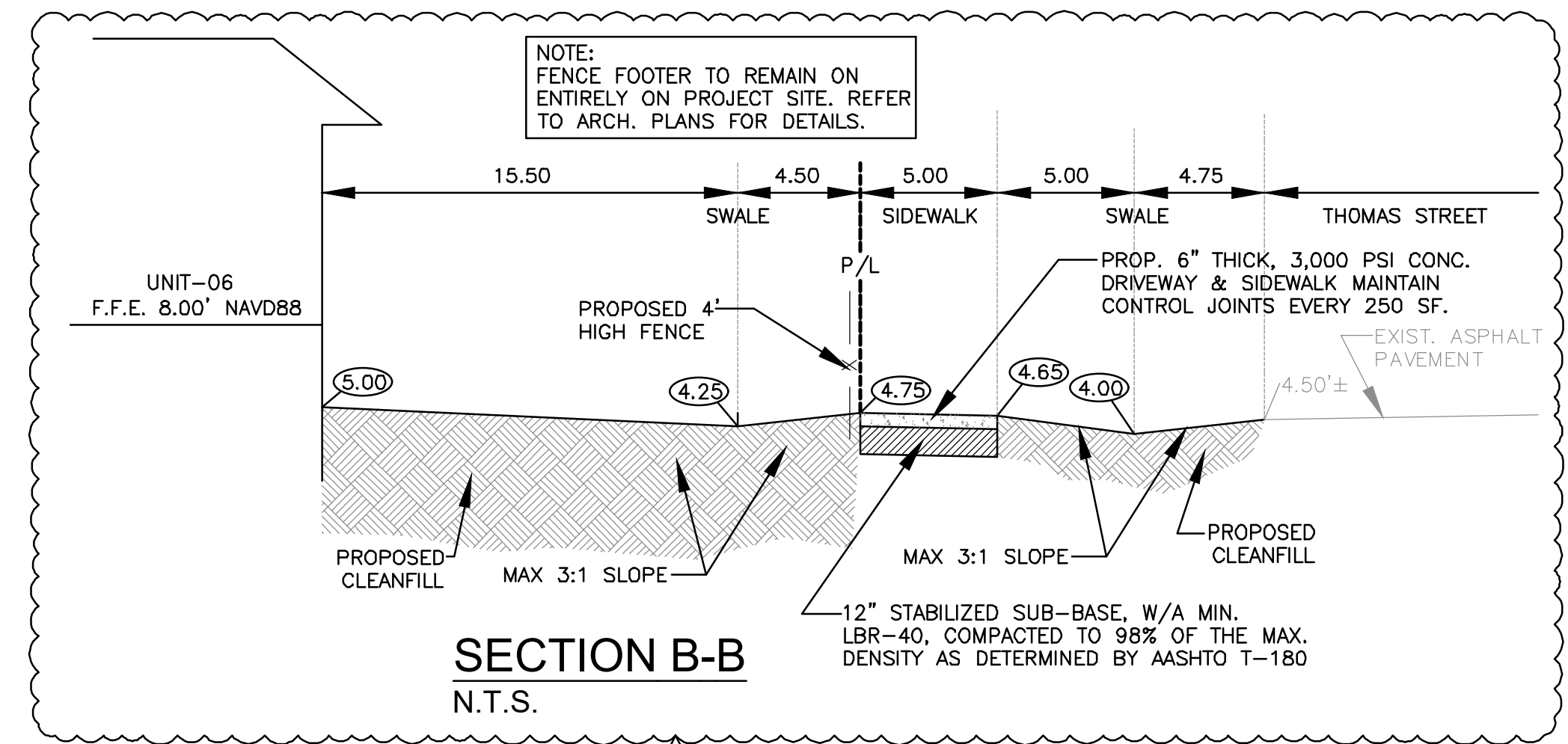


NOTES:

- 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.

LEGEND

- PROPOSED CONCRETE
- PROPOSED ASPHALT
- SOD RESTORATION AREA
- TRENCH RESTORATION AREA
- MILLING & RESURFACING AREA
- PROPOSED GRADE
- EXISTING ELEVATION
- PROPOSED CATCH BASIN
- EXISTING CATCH BASIN
- PROPOSED WATER METER
- EXISTING WATER METER
- EXISTING WATER VALVE
- PROPOSED BFP DEVICE
- EXISTING SAN. SEWER MH
- EXISTING FIRE HYDRANT

NOTE:
ALL STREETS AND ALLEYS ADJACENT TO THE
SITE MUST BE MILLED AND RESURFACED.



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PAVING, GRADING & DRAINAGE PLAN
SCALE: 1"=10'

REVISIONS

NO.	DATE	DESCRIPTION
1	9-18-24	TAC REVIEW COMMENTS
2	9-18-24	TAC REVIEW COMMENTS
3	12-5-25	TAC REVIEW COMMENTS
4	2-23-26	TAC REVIEW COMMENTS

ZEPHYR ENGINEERING

ZE

NEW RESIDENTIAL BUILDING
2351 THOMAS STREET
HOLLYWOOD, FL

P.E.#: 78036
DATE: 10/26/22
SCALE: 1"=10'
SHEET NO.: **C2**
2 OF 10
PROJECT NO.: 24-08

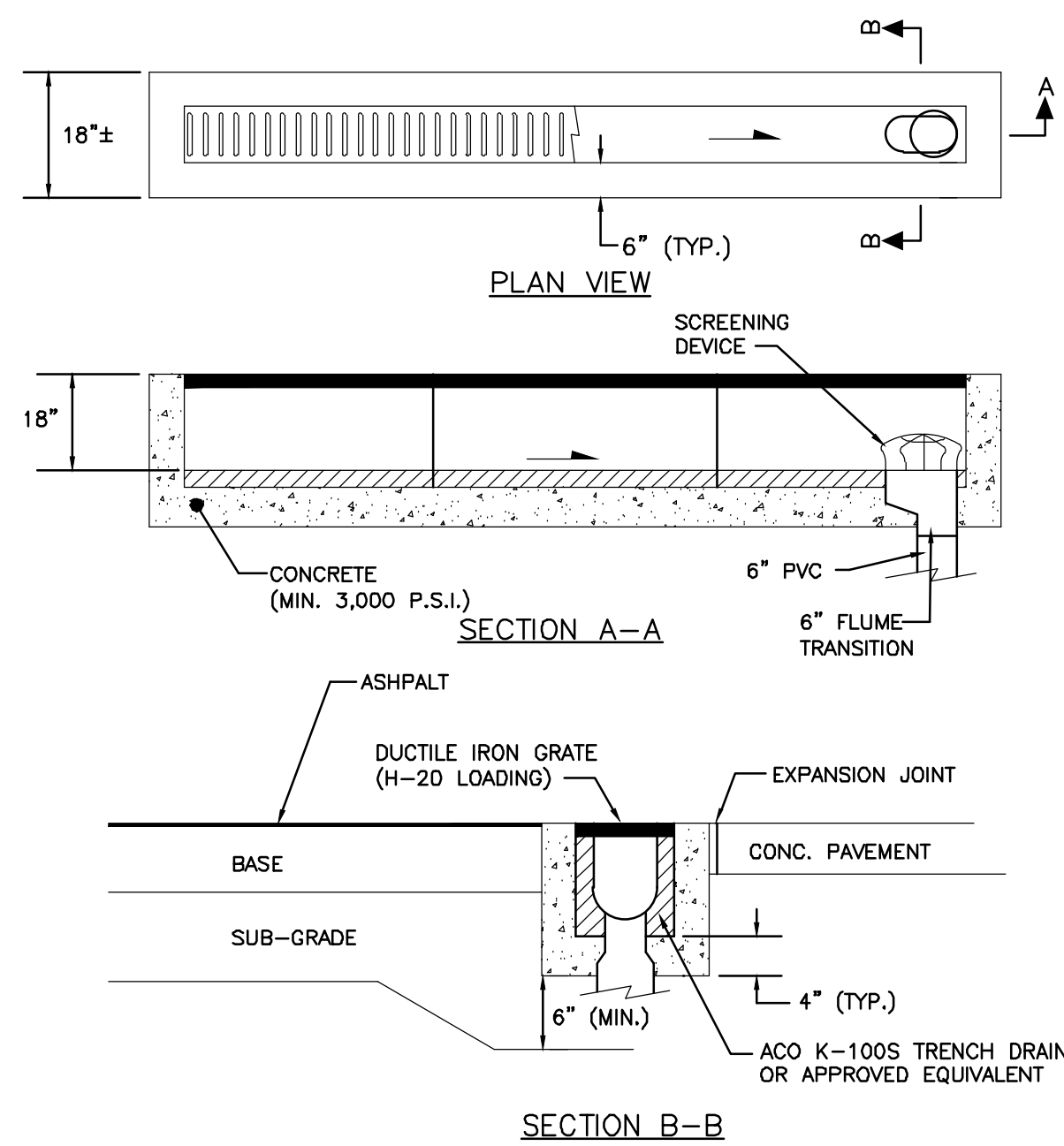
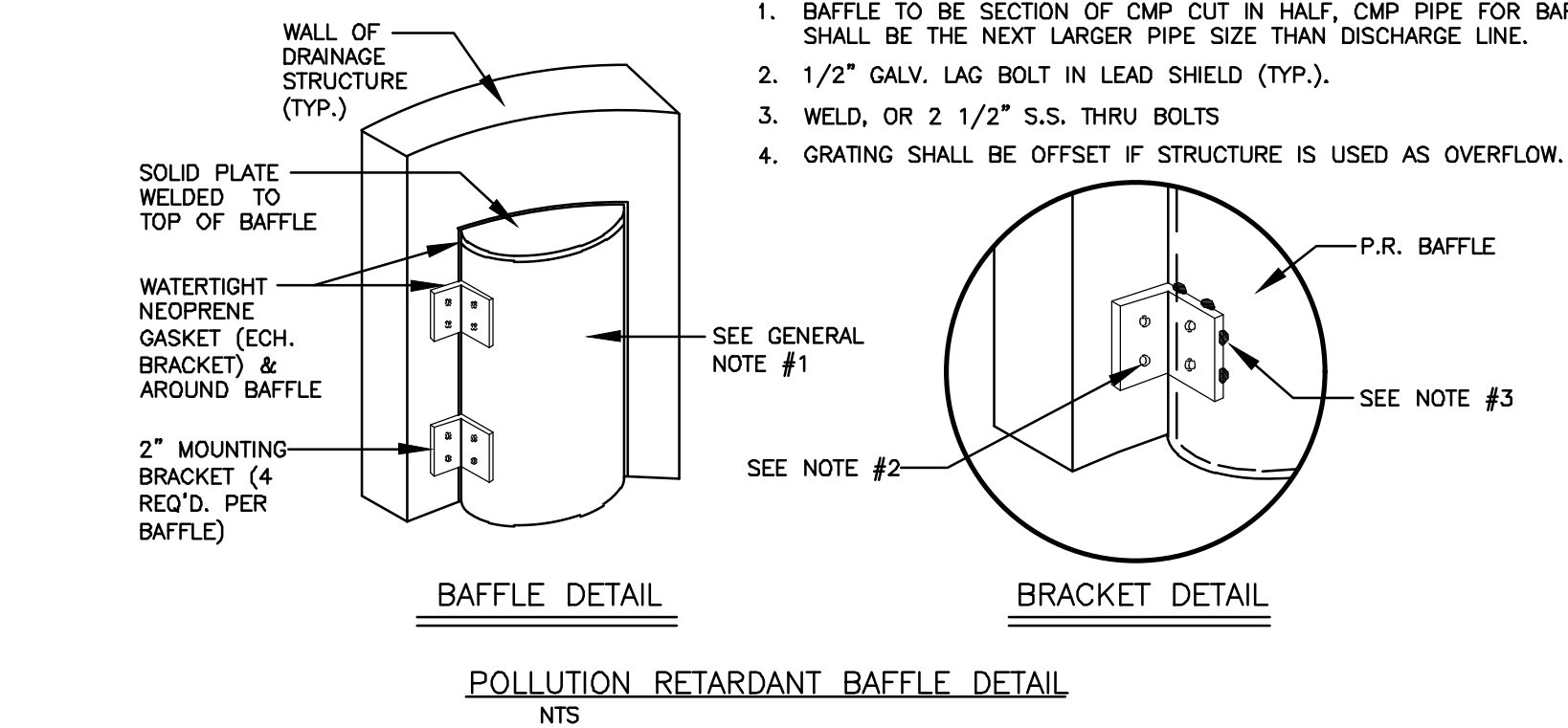
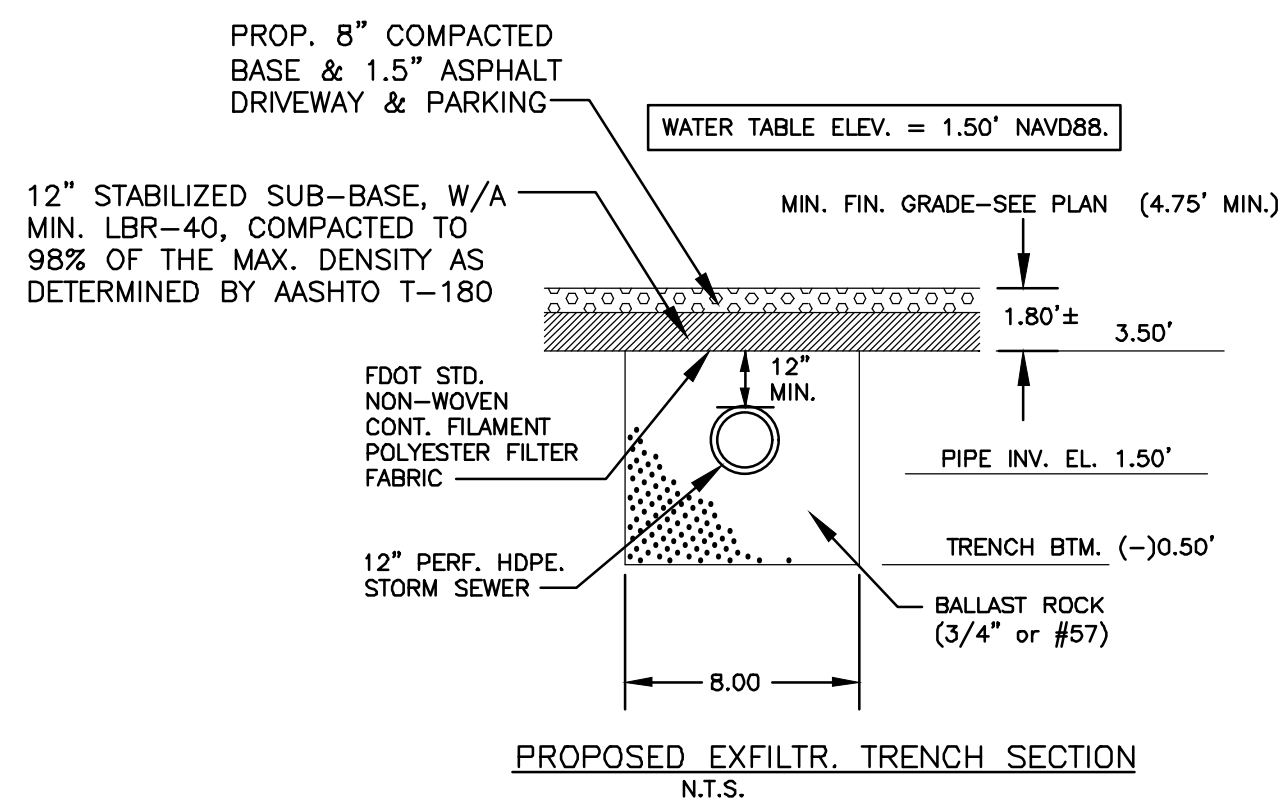
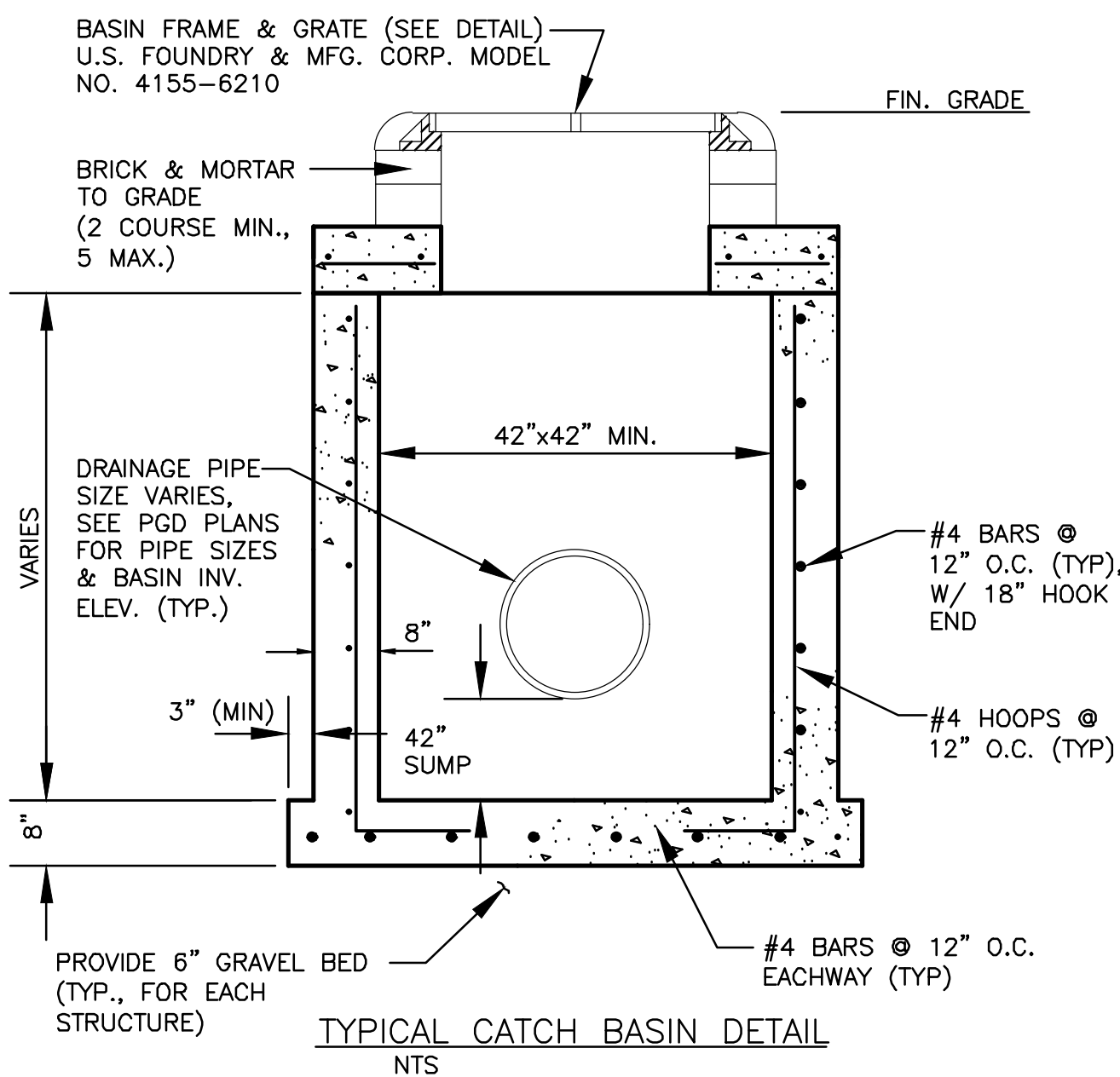
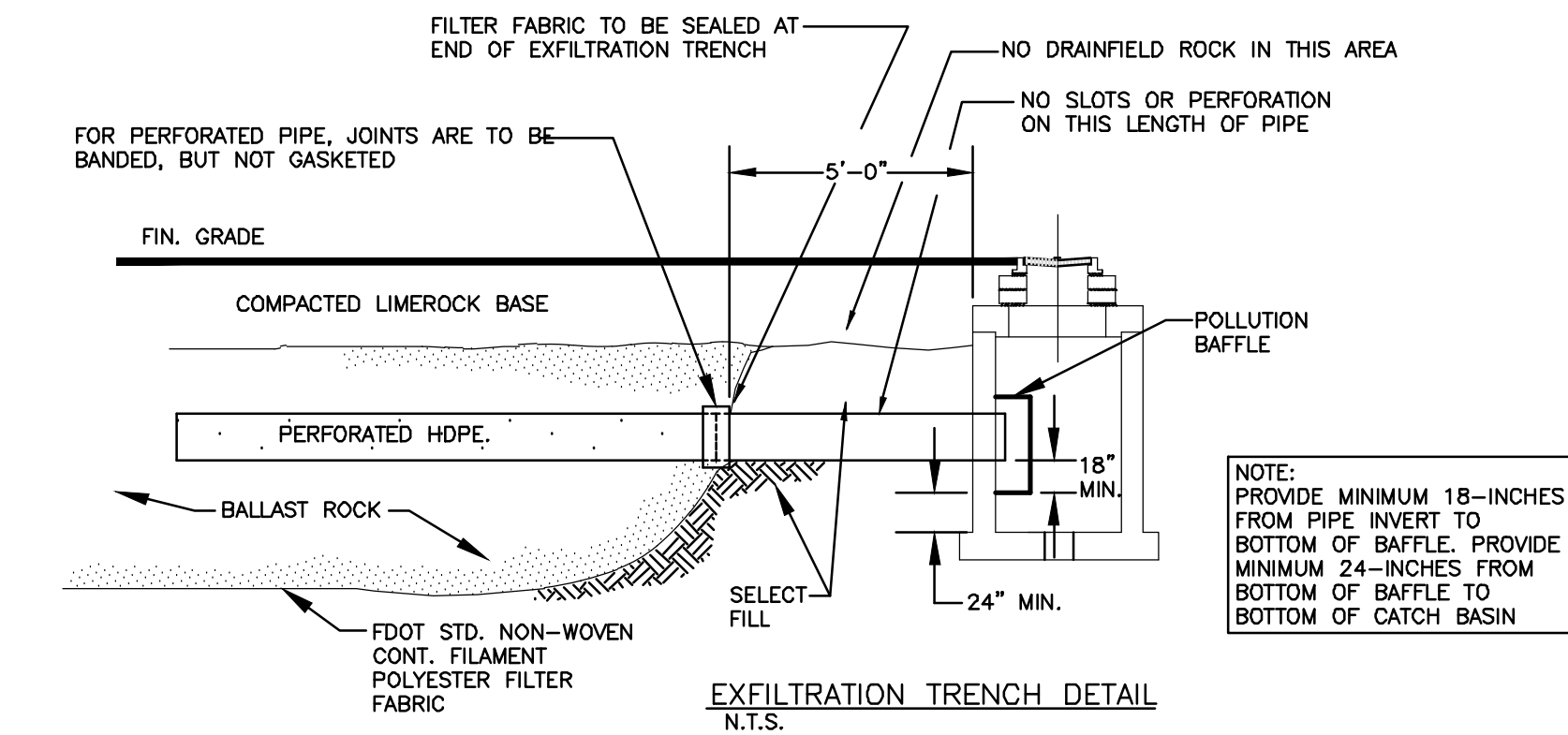
1. THE LOCATION OF EXISTING UTILITIES AND TOPOGRAPHY HAS BEEN PREPARED FROM THE MOST RELIABLE INFORMATION AVAILABLE TO THE ENGINEER. THIS INFORMATION IS NOT GUARANTEED AND IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO DETERMINE THE EXACT LOCATION OF ALL EXISTING UTILITIES AND TOPOGRAPHY PRIOR TO CONSTRUCTION.
2. PRIOR TO CONSTRUCTION THE CONTRACTOR IS TO NOTIFY THE FOLLOWING COMPANIES & AGENCIES AND OTHERS SERVING THE AREA:
 - FLORIDA POWER & LIGHT CO., CONSTRUCTION
 - BELLSOUTH
 - WCAGST
 - TECO
 - LOCAL CITY / COUNTY ENGINEERING & UTILITY DEPARTMENTS
 - FLORIDA DEPARTMENT OF TRANSPORTATION (FDOT), AS APPLICABLE
 - UNDERGROUND UTILITIES NOTIFICATION CENTER OF FLORIDA (S.U.N.S.H.I.N.E.)

PAVING, GRADING & DRAINAGE NOTES:

1. ALL UNSUITABLE MATERIALS, SUCH AS WUCK, HARDPAN, ORGANIC MATERIAL, AND OTHER DELETERIOUS MATERIAL AS CLASSIFIED BY ASPHO A-M=145, FOUND WITHIN THE ROAD AND SUBGRADE 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/ ASPHO T-99. THE THICKNESS OF LAYERS MAY BE INCREASED TO PROVIDE 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, WEEDS, RUBBAGE, & ALL OTHER OBSTRUCTIONS 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 50' DESIGNATED ON THE DWGS.
3. FILL MATERIAL SHALL BE CLASSIFIED AS A-1, A-3 OR A-2-4 IN ACCORDANCE W/ ASPHO A-M=145 & SHALL BE FREE FROM VEGETATION & ORGANIC MATERIAL. NOT MORE THAN 1% OF FILL MAY BE OF M-100 OR M-200 SIZE.
4. THE CONTRACTOR SHALL BE RESPONSIBLE FOR PROVIDING CERTIFIED MATERIAL TEST RESULTS TO THE ENGINEER OF RECORD PRIOR TO THE RELEASE OF FINAL CERTIFICATION OF THE TEST RESULTS. THE CONTRACTOR SHALL SUBMIT ALL TEST RESULTS FOR SUBGRADE & LIME ROCK, UTILITIES, EXCAVATION, ASPHALT GRADATION REPORTS, CONC. CURBS, ETC....
5. ALL UNDERPAVEMENT 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 SEAMED TO THE NEW ASPHALT. THE SEAM SHALL BE REINFORCED WITH A 6" WIDER BUTTER, THE ADJACENT ASPHALT ALSO BE SEAMED TO PROVIDE A STRAIGHT EVEN LINE.
7. ALL PROPOSED GRADES (ELEVATIONS) REFER TO ASPHALT GRADES UNLESS INDICATED OTHERWISE.
8. SUB GRADING SHALL BE W/IN 0.1' OF THE REQUIRED ELEVATION & ALL AREAS SHALL BE GRADED DRAIN.
9. ALL SUBGRADE SHALL HAVE AN LBR OF 40 UNLESS OTHERWISE NOTED & SHALL BE COMPACTED TO 98% MAXIMUM DRY DENSITY PER ASPHO T-99.
10. ALL LIME/ROCK SHALL BE COMPACTED TO 98% PER ASPHO T-180 & HAVE NOT LESS THAN 1% OF FILL SHALL BE OF LIME & MAGNESIUM UNLESS OTHERWISE DESIGNATED. ALL LIME/ROCK SHALL BE PRIMED.
11. CONCRETE & ASPHALT THICKNESS SHALL BE OF TYPE DESIGNATED ON DWGS. (SEE SECTIONS 12, 13)
12. PLASTIC FILLER FABRIC SHALL BE MIRAFI, TYPAR OR EQUAL CONFORMING TO SECTION 985 OF FDOT STANDARD SPECIFICATIONS.
13. CONC. SIDEWALKS SHALL BE 4" THICK COMPACT SUBGRADE, W/ 1/2" EXPANDED JOINTS PLACED AT A MAXIMUM OF 75' ON ROADWAY. ROADWAY JOINTS SHALL BE 5' ON JOINTS. BACK OF SIDEWALK ELEVATION SHALL BE 1" ABOVE FINISHED ELEVATION OF ROADWAY, UNLESS SPECIFIED OTHERWISE BY LOCAL CODES OR INDICATED ON DWGS. ALL CONC. SIDEWALKS SHALL BE CROSSED BY DRAINWAYS SHALL BE 6" THICK.
14. PIPE SPECIFICATIONS: THE MATERIAL TYPE IS SHOWN ON THE DRAWINGS BY ONE OF THE FOLLOWING DESIGNATIONS:
RCP = REINFORCED CONCRETE 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
DIP = DUCTILE CAST IRON PIPE, ASTM DESIGNATION A-116 & 942
DIP = POLYVINYLCHLORIDE PIPE
DIP = PERFORATED CAST IRON FOOT SECTION 545
DIP = DUCTILE IRON PIPE
HDPE = HIGH DENSITY POLYETHYLENE PIPE.
15. ASPHALT
BITUMINOUS MATERIAL SHALL BE STANDARD CEMENT, VISCOSITY GRADE AC-20, CONFORMING TO THE REQUIREMENTS OF FDOT STANDARD SPECIFICATIONS, 1988 EDITION, SECTION 916-1. PRIME COAT SHALL BE CUT BACK ASPHALT, GRADE RC-70 OR RC-250 CONFORMING TO THE REQUIREMENTS SPECIFIED IN ASPHO DESIGNATION M-81-75 (1982), RATE - 0.10 GALS./S.Y. TOP COAT SHALL BE EMULSIFIED ASPHALT, GRADE RS-2 CONFORMING TO THE REQUIREMENTS SPECIFIED IN ASPHO DESIGNATION M-140-82, RATE - 0.2 TO 0.08 GALS./S.Y.

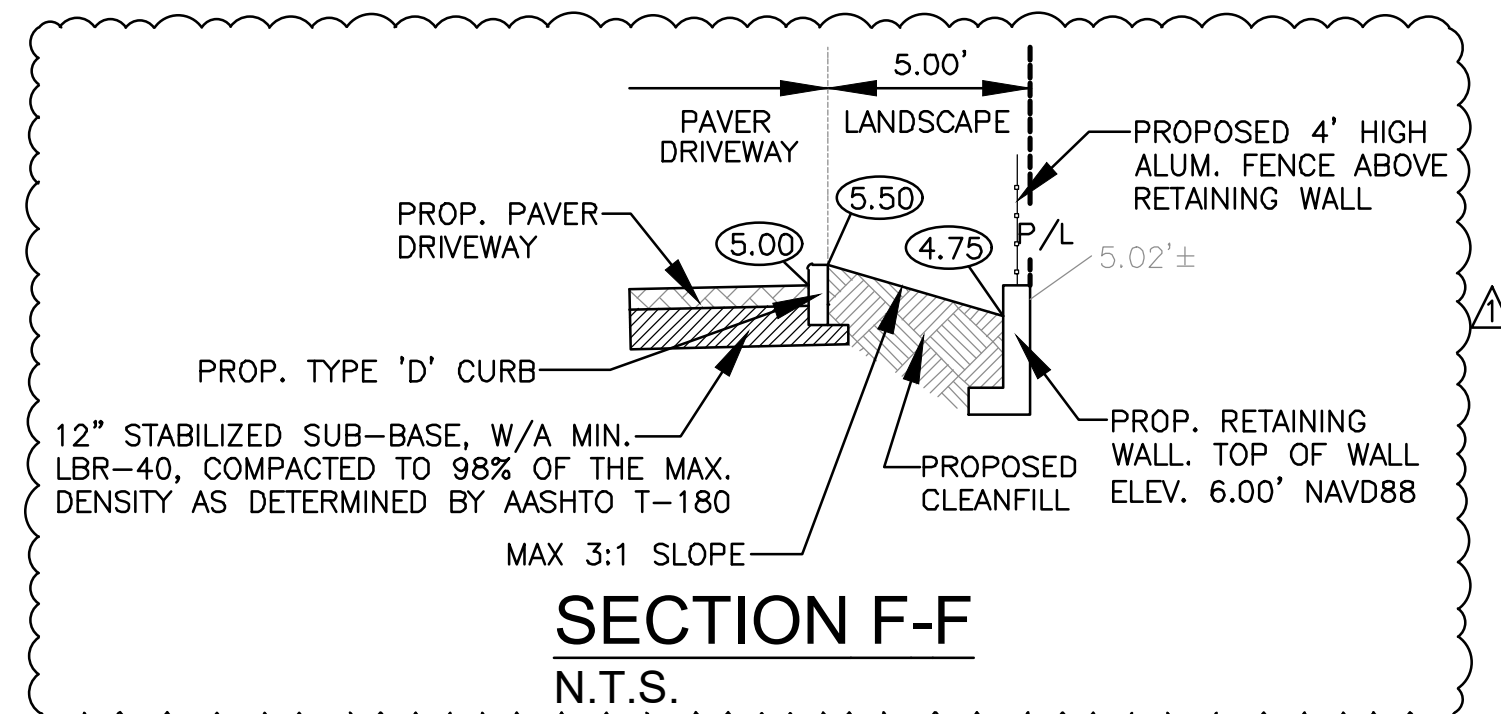
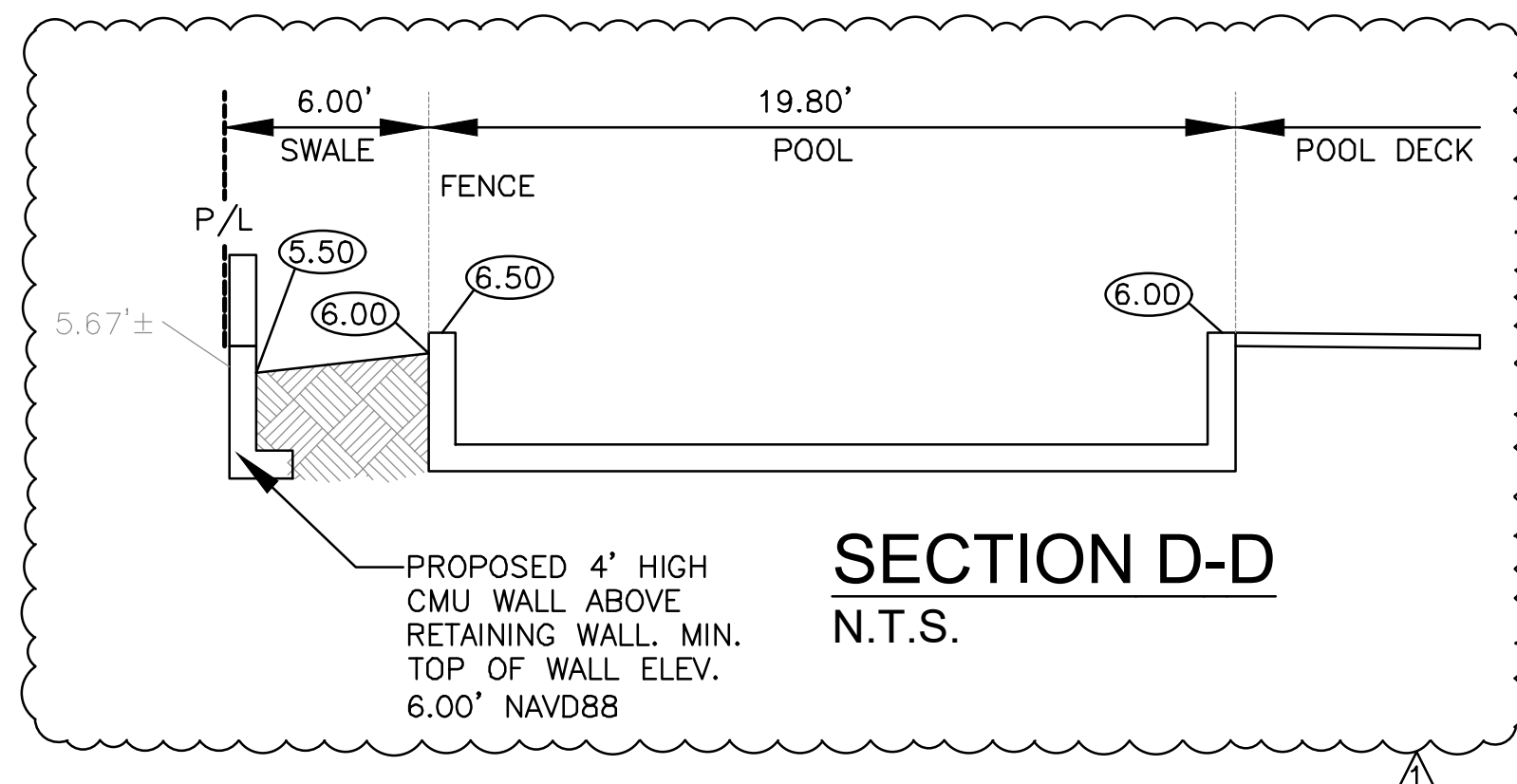
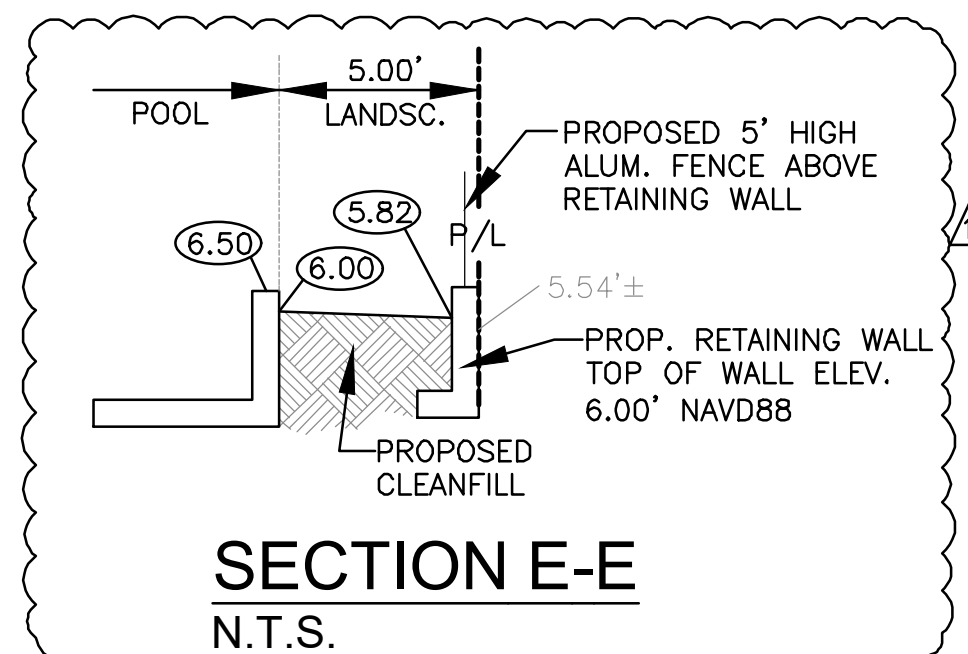
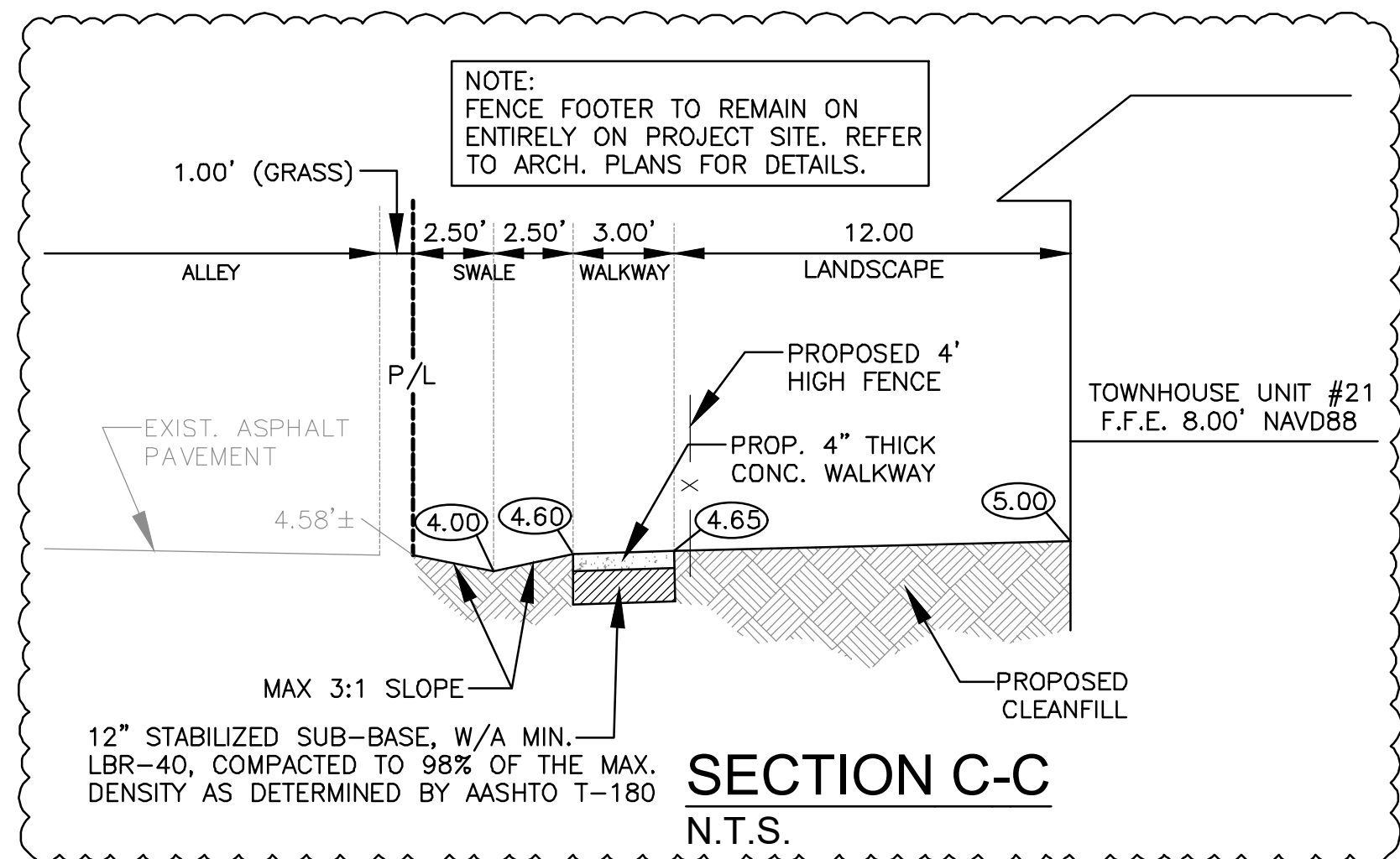
DESIGN MIX SHALL CONFORM TO FDOT SECTION 331 UNLESS OTHERWISE SPECIFIED.

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 THERMOPLAS & SHALL CONFORM TO MUTCD AND PBC TYPICAL T-1-06-001.



- 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



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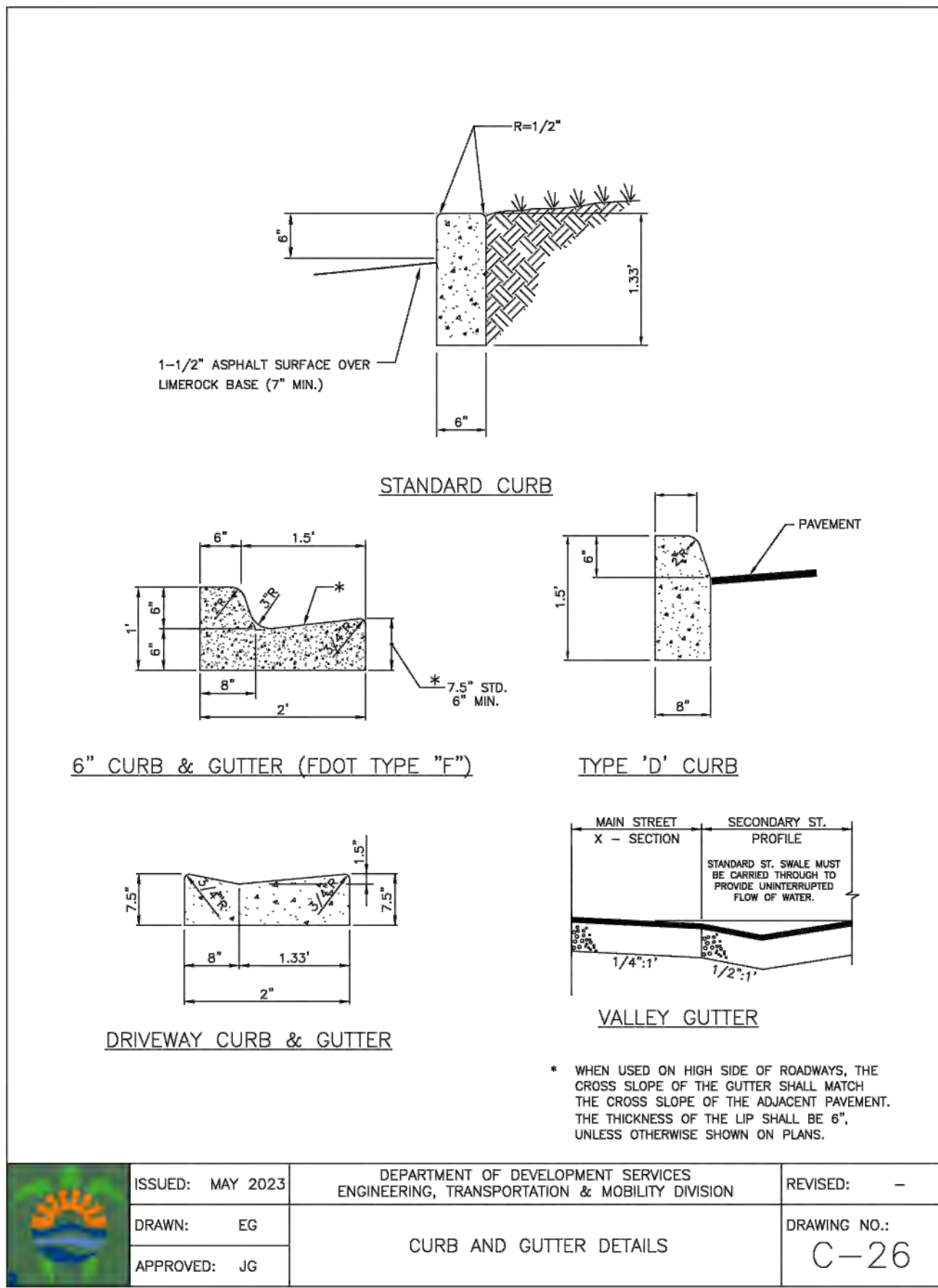
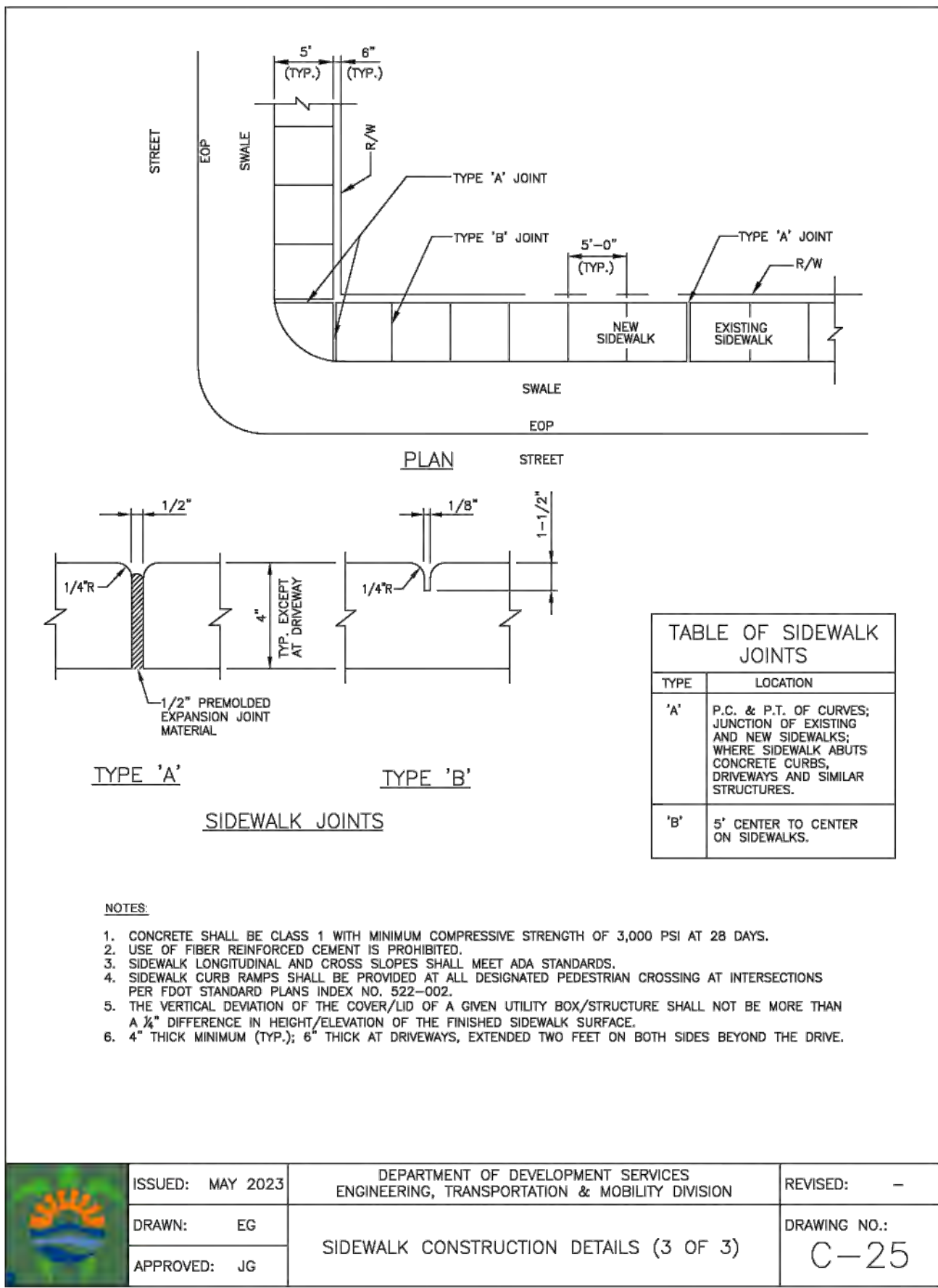
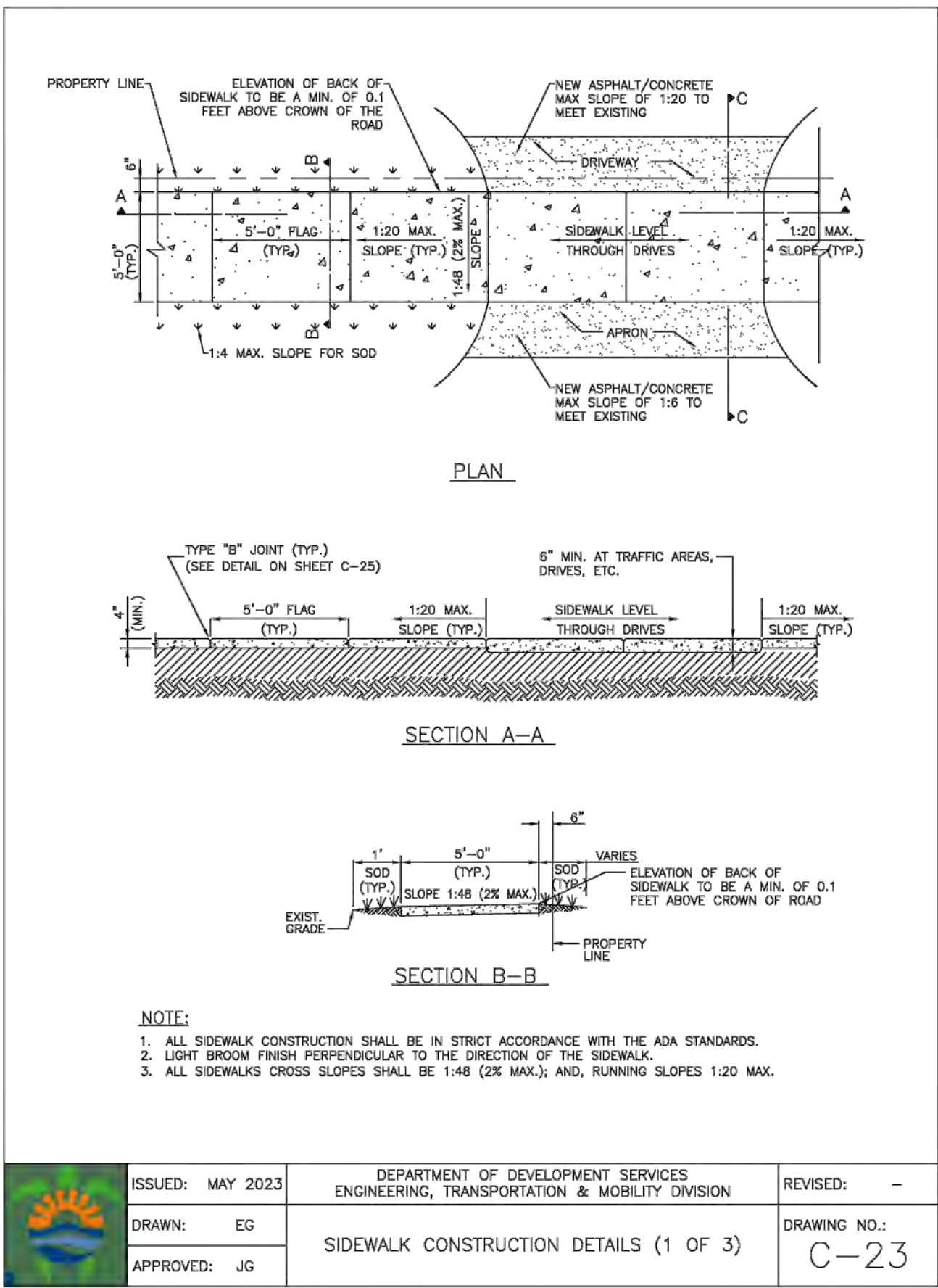
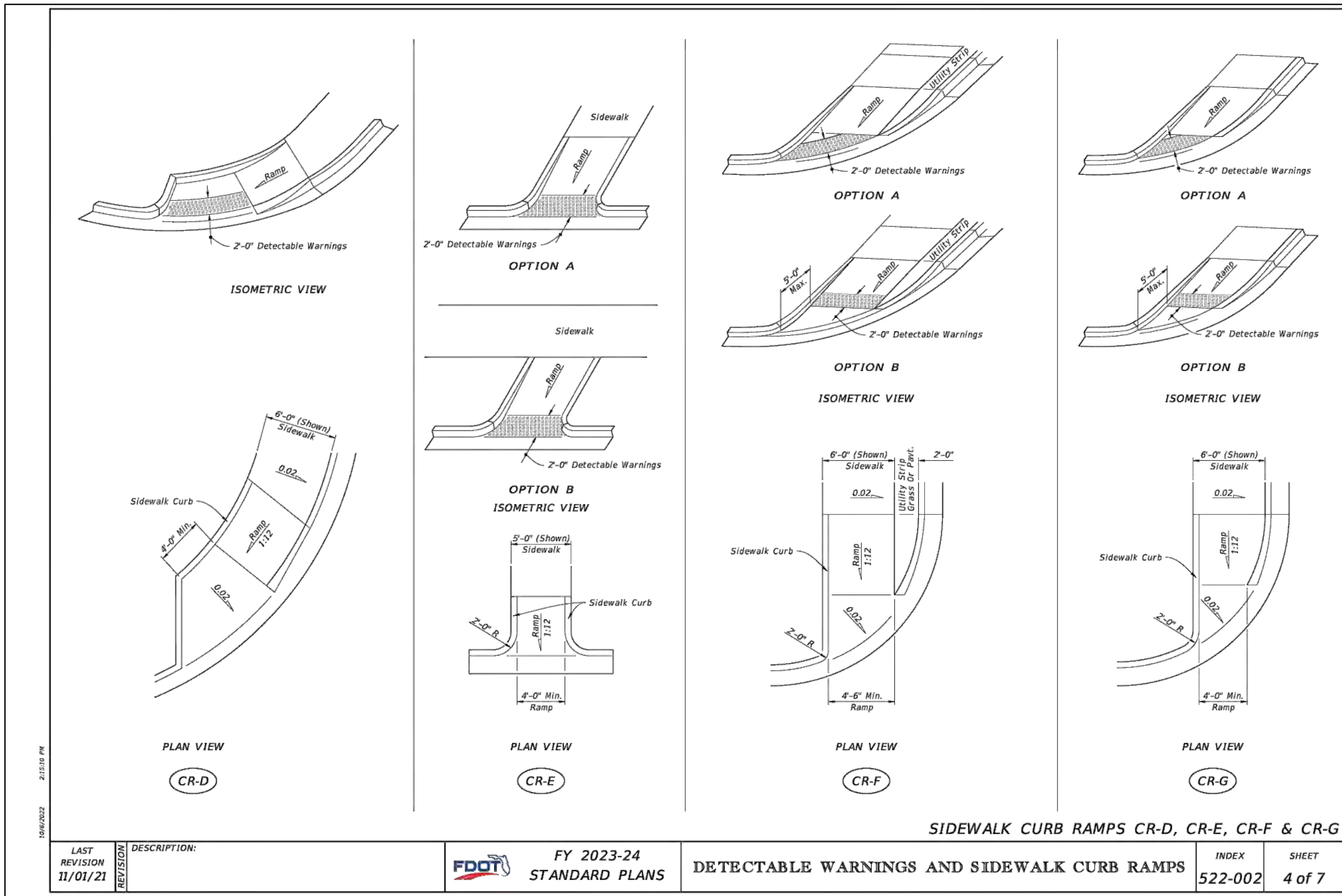
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WN

NEW RESIDENTIAL BUILDING
2351 THOMAS STREET
HOLLYWOOD, FL

P.E.#:76036
E: 10/26/22
LE: N.T.S.
ET NO.:
C3
3 OF 10
OJECT NO.: 24-08



CIVIL DETAILS II

SCALE: N.T.S.



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P.E.#:76036

DATE: 10/26/22

SCALE: N.T.S.

SHEET NO.:

C4

4 OF 10

PROJECT NO.: 24-08

NEW RESIDENTIAL BUILDING
2351 THOMAS STREET
HOLLYWOOD, FL

ZE

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REVISIONS

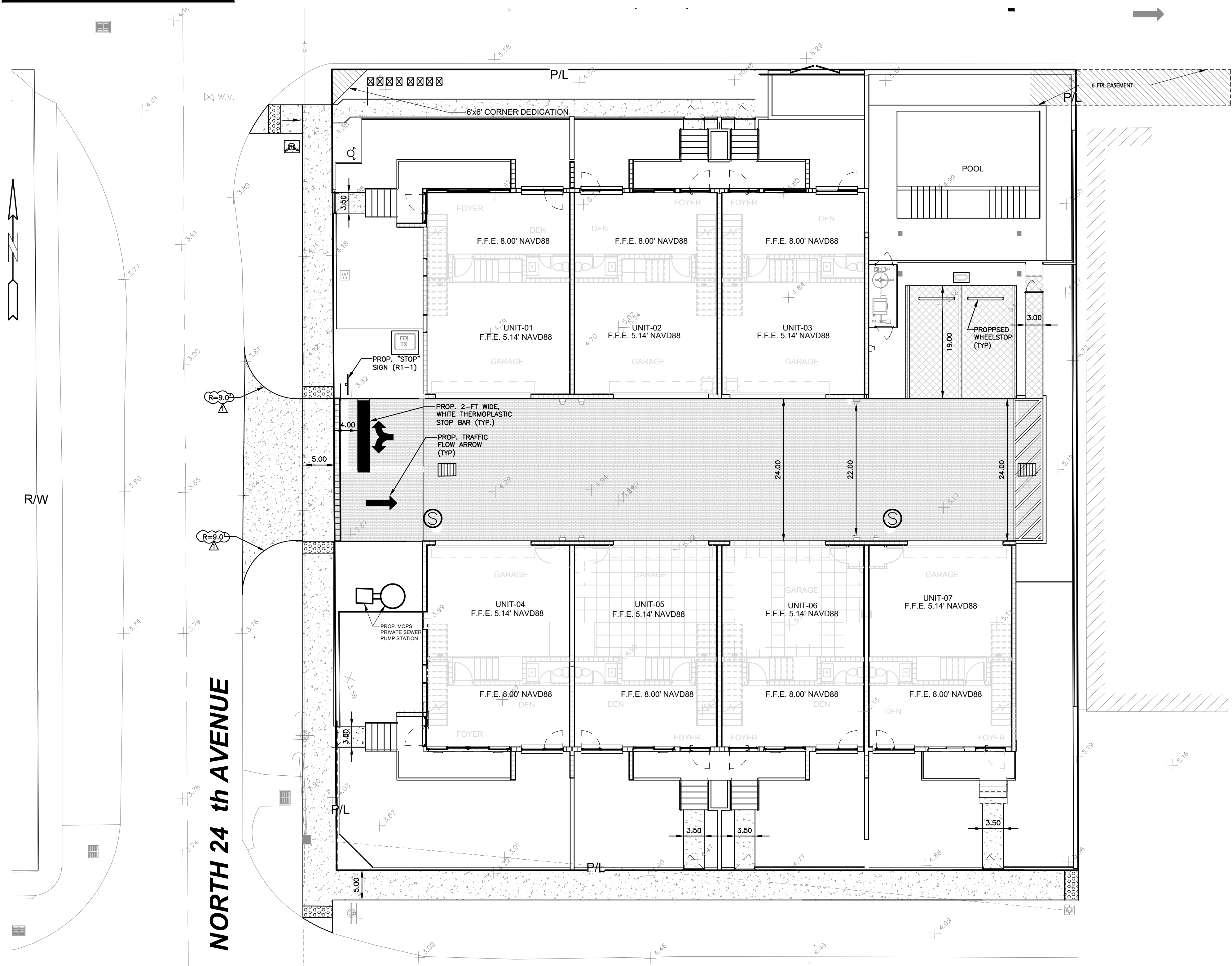
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DATE

DESCRIPTION

ALL ELEVATIONS ARE REFERENCED
TO NAVD88 VERTICAL DATUM

BCTED NO. XXXXXXXX



NORTH 24th AVENUE

THOMAS STREET

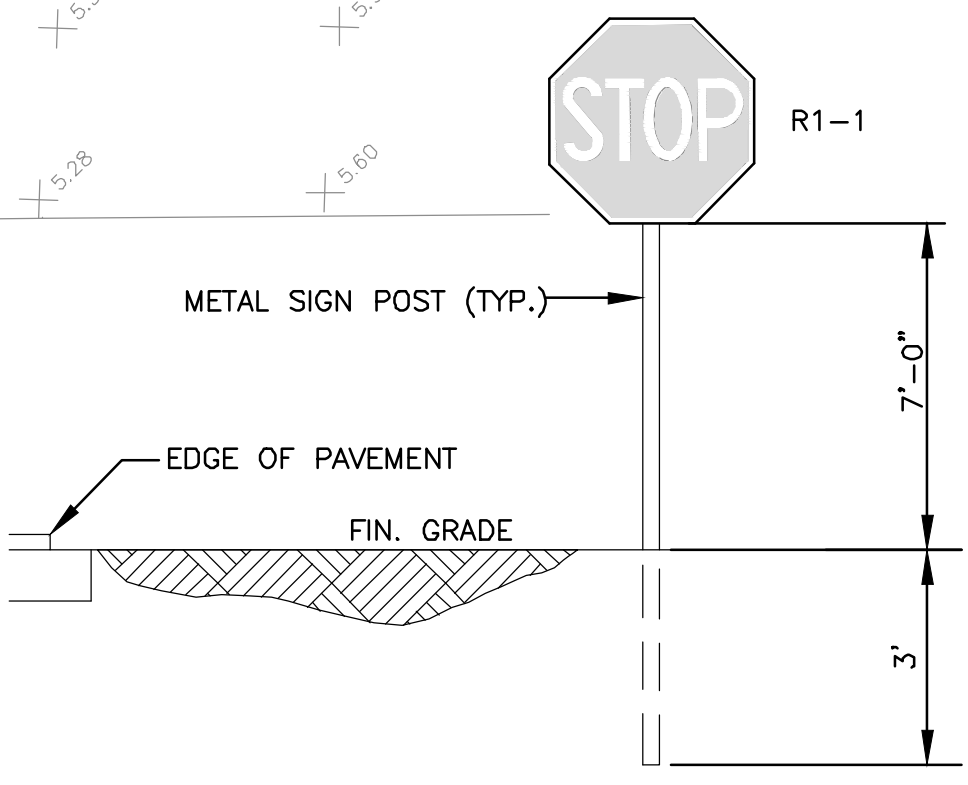
LEGEND

- | | | | |
|--|----------------------------|--|------------------------|
| | PROPOSED CONCRETE | | EXISTING CATCH BASIN |
| | PROPOSED ASPHALT | | PROPOSED WATER METER |
| | SOD RESTORATION AREA | | EXISTING WATER METER |
| | TRENCH RESTORATION AREA | | EXISTING WATER VALVE |
| | MILLING & RESURFACING AREA | | PROPOSED BFP DEVICE |
| | PROPOSED GRADE | | EXISTING SAN. SEWER MH |
| | EXISTING ELEVATION | | EXISTING FIRE HYDRANT |
| | PROPOSED CATCH BASIN | | |

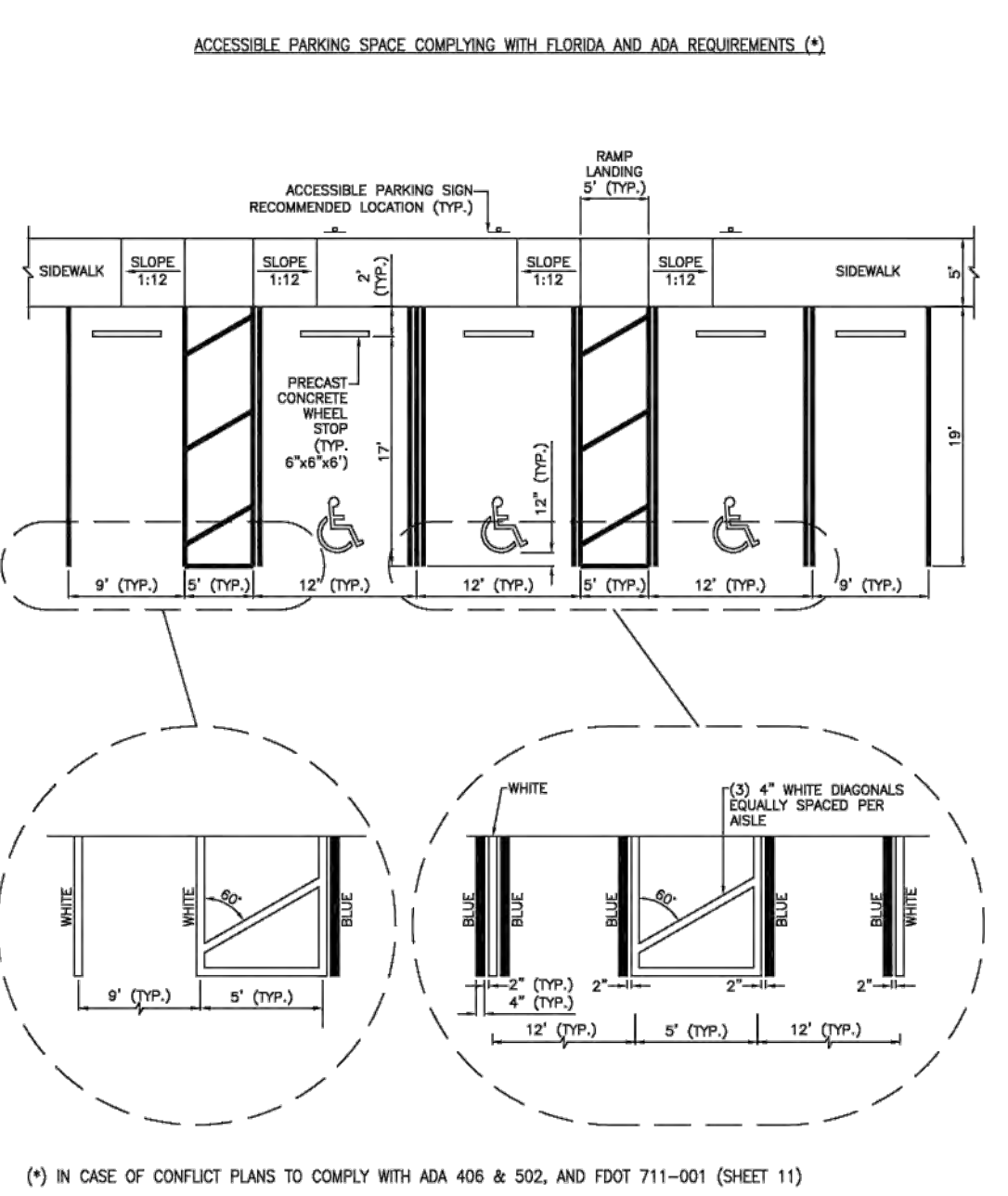


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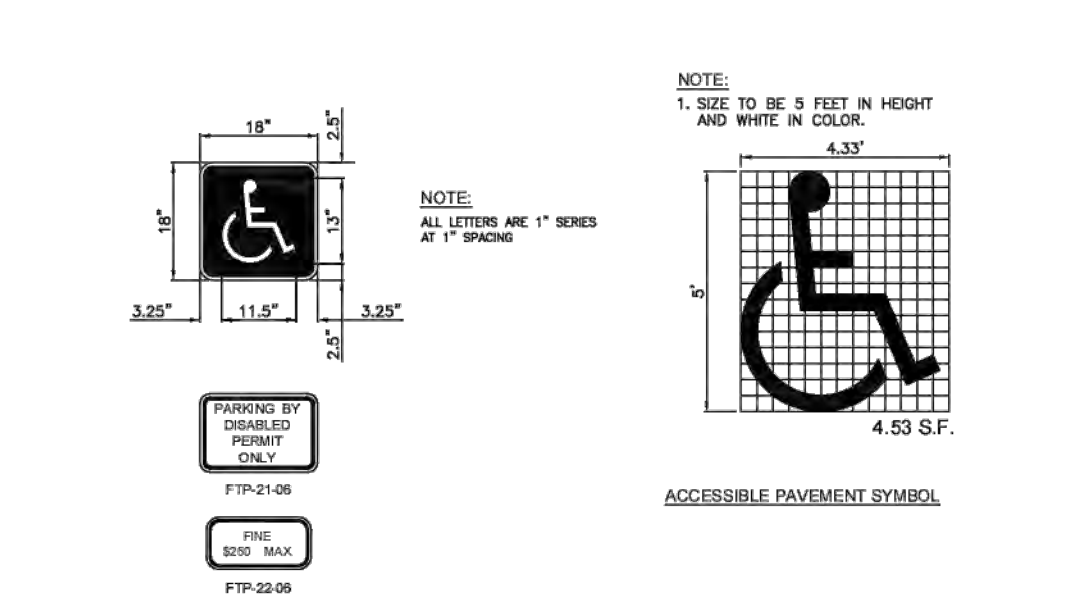
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TYPICAL SIGN INSTALLATION DETAIL
N.T.S.



ISSUED: MAY 2023	DEPARTMENT OF DEVELOPMENT SERVICES ENGINEERING, TRANSPORTATION & MOBILITY DIVISION	REVISED: -
DRAWN: EG	ACCESSIBLE PARKING SPACE DETAILS (1 OF 2)	DRAWING NO.: C-21
APPROVED: JG		



- NOTES:
1. PROVIDE PAVEMENT SYMBOL IN ACCESSIBLE PARKING SPACES. THE SYMBOL SHALL BE WHITE IN COLOR PER ADA STANDARDS.
 2. BLUE MARKINGS SHALL BE SHOWN.
 3. SLOPES NO GREATER THAN 1:48 SHALL BE PERMITTED IN ALL DIRECTIONS FOR BOTH THE ACCESSIBLE PARKING SPACE AND ACCESSIBLE PARKING ACCESS AISLE.
 4. ALL RAMP, SIDEWALK, CURB RAMP, AND ACCESSIBLE ROUTES SHALL BE ADA COMPLIANT.
 5. WIDTH MEASUREMENTS OF PARKING SPACES AND ACCESS AISLES SHALL BE MADE FROM THE CENTERLINE OF THE WHITE PAVEMENT MARKINGS. HOWEVER, WHEN PARKING SPACES OR ACCESS AISLES ARE ADJACENT TO A CURB OR EDGE OF PAVEMENT AND NOT ADJACENT TO ANOTHER PARKING SPACE OR ACCESS AISLE, THEN THE WIDTH MEASUREMENTS MAY INCLUDE THE FULL WIDTH OF THE LAST PAVEMENT MARKING.
 6. ALL ACCESSIBLE ELEMENTS SHALL BE COMPLIANT WITH THE DEPARTMENT OF JUSTICE 2010 ADA STANDARDS FOR ACCESSIBLE DESIGN AND THE FLORIDA BUILDING CODE LATEST EDITION FOR "ACCESSIBILITY".
 7. ALL PARKING PAVEMENT MARKINGS SHALL BE 4" REFLECTORIZED PAINT MEETING FDOT/BCTED STANDARDS.
 8. ACCESSIBLE PARKING SIGNS SHALL BE 60" MINIMUM ABOVE FINISH FLOOR OR GROUND SURFACE MEASURED FROM BOTTOM OF THE SIGN.

ISSUED: MAY 2023	DEPARTMENT OF DEVELOPMENT SERVICES ENGINEERING, TRANSPORTATION & MOBILITY DIVISION	REVISED: -
DRAWN: EG	ACCESSIBLE PARKING SPACE DETAILS (2 OF 2)	DRAWING NO.: C-22
APPROVED: JG		

TRAFFIC CONTROL ARROWS: DIRECTIONAL
ARROWS PAINTED ON CONCRETE - SEE
LOCATIONS THIS SHEET.

PAINT FOR ARROWS: PROVIDE A MINIMUM
OF 2-COATS OF D.O.T. APPROVED PAINT -
UTILIZE "YELLOW" COLORED PAINT ON
CONCRETE.

TRAFFIC CONTROL ARROWS DETAILS
N.T.S.

PAVEMENT MARKINGS & SIGNAGE PLAN
SCALE: 1"=10'

REVISIONS

NO.	DATE	DESCRIPTION
1	5-6-25	TAC REVIEW COMMENTS

ZEPHYR ENGINEERING

ZE

NEW RESIDENTIAL BUILDING
2351 THOMAS STREET
HOLLYWOOD, FL

P.E.#:76036

DATE: 10/26/22

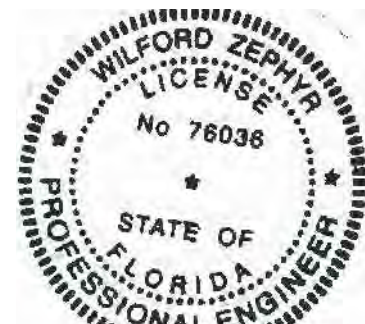
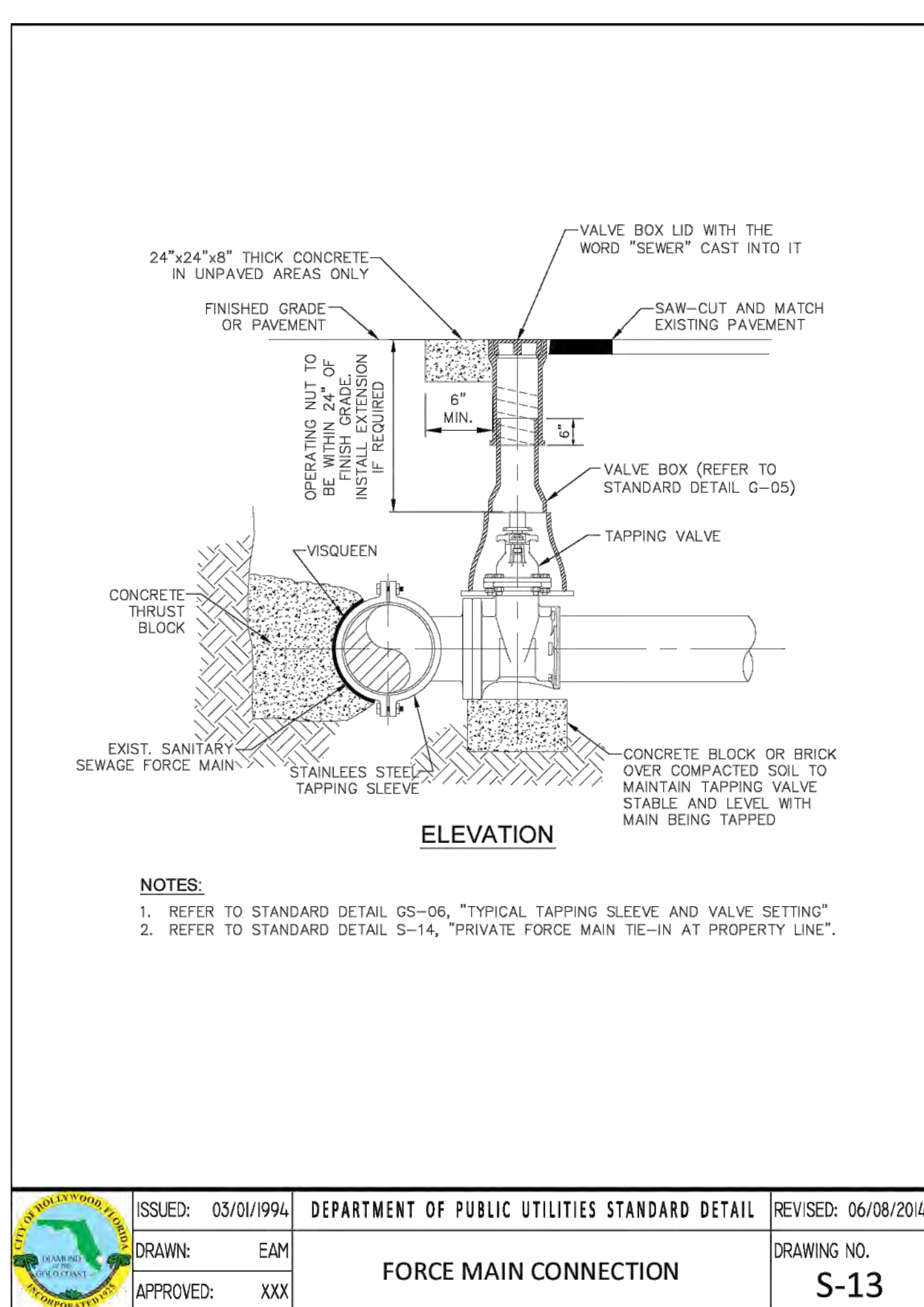
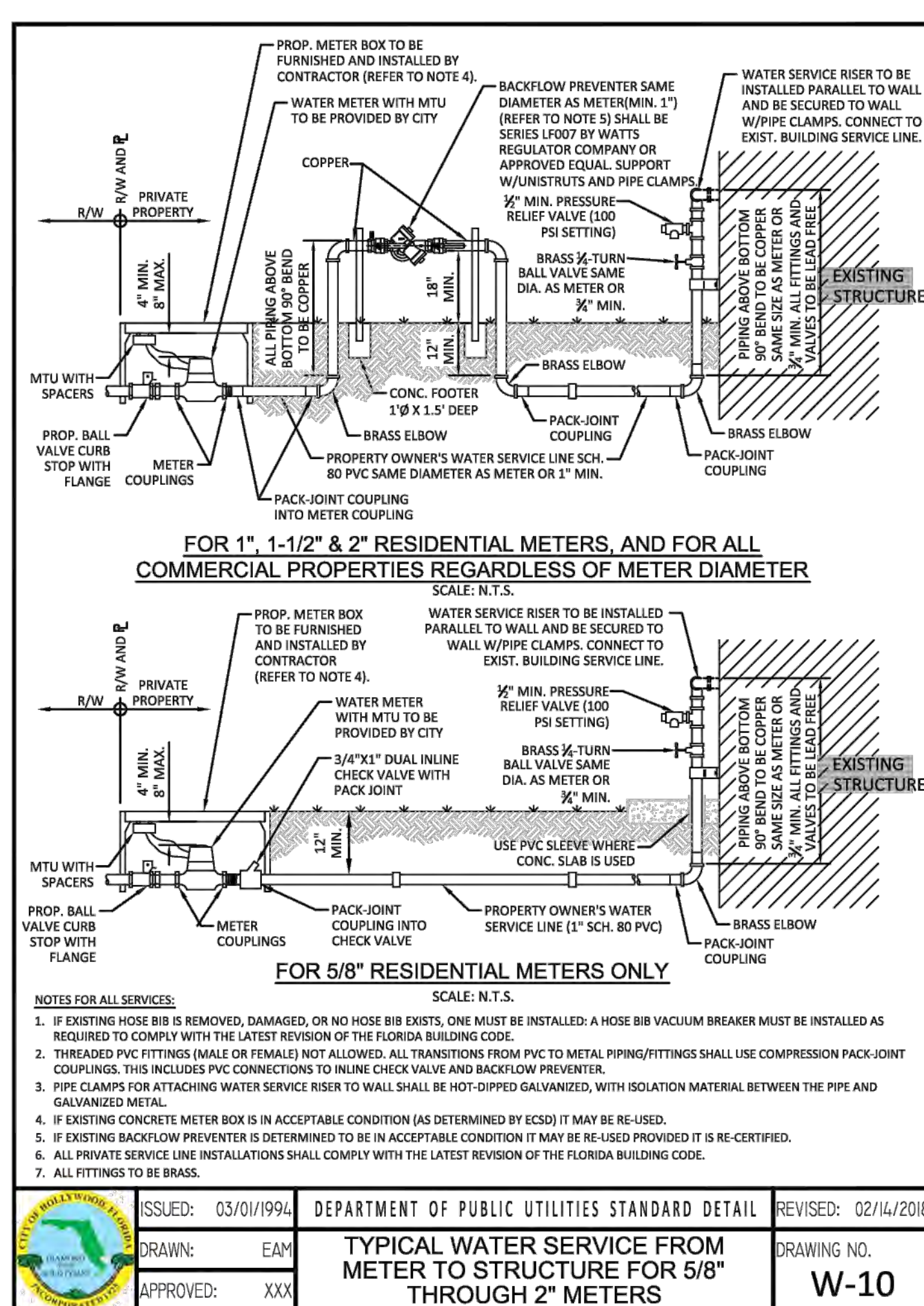
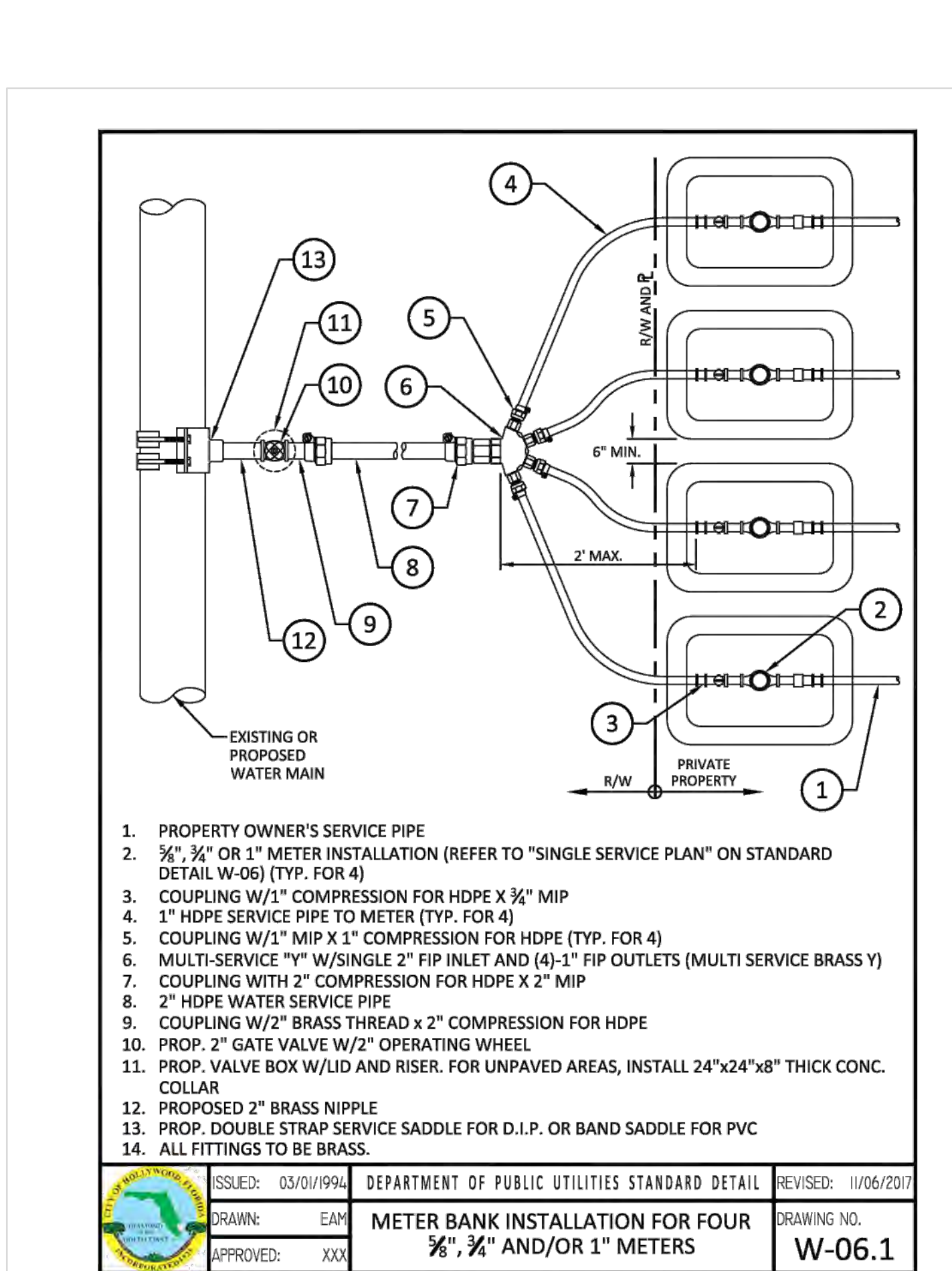
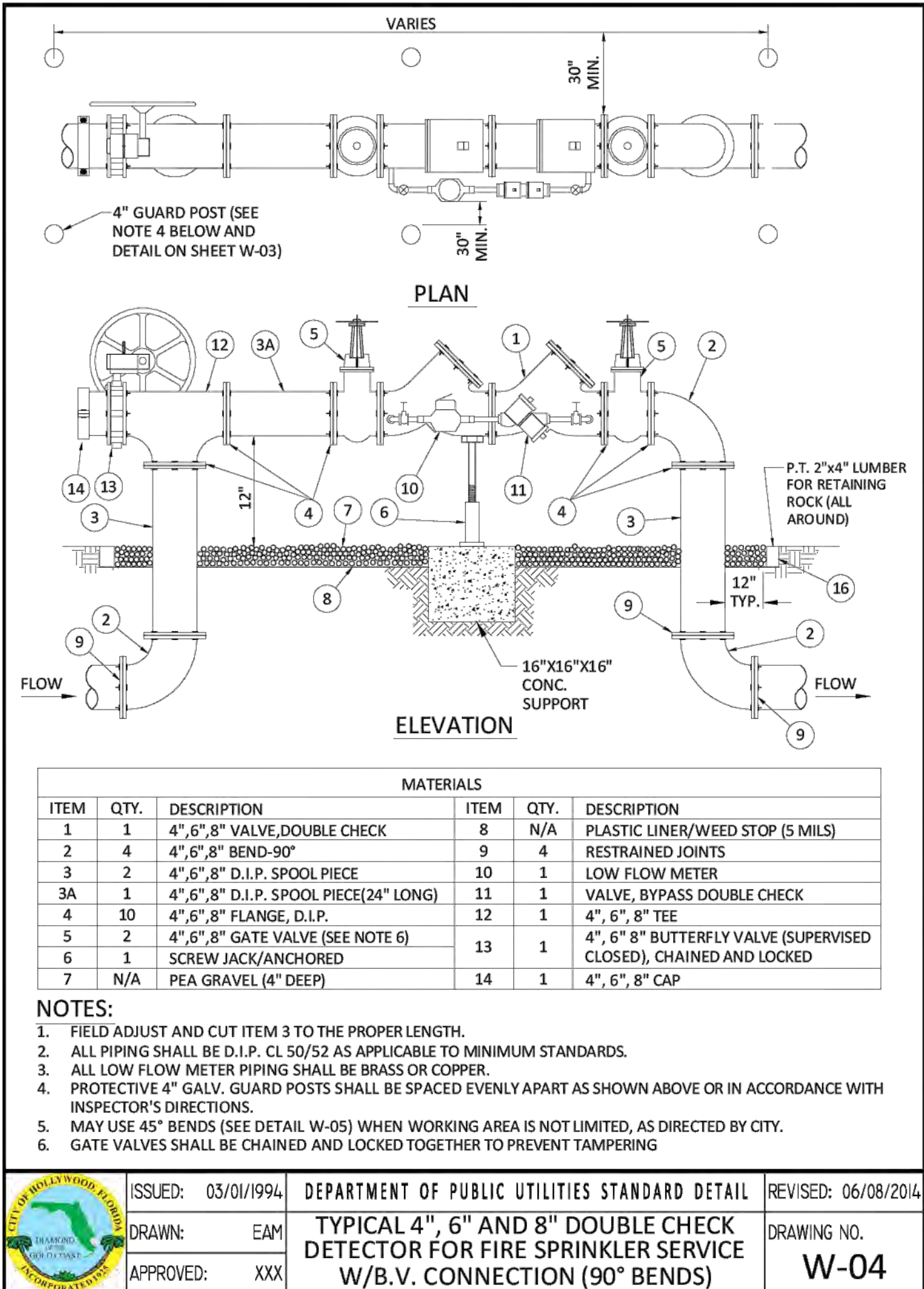
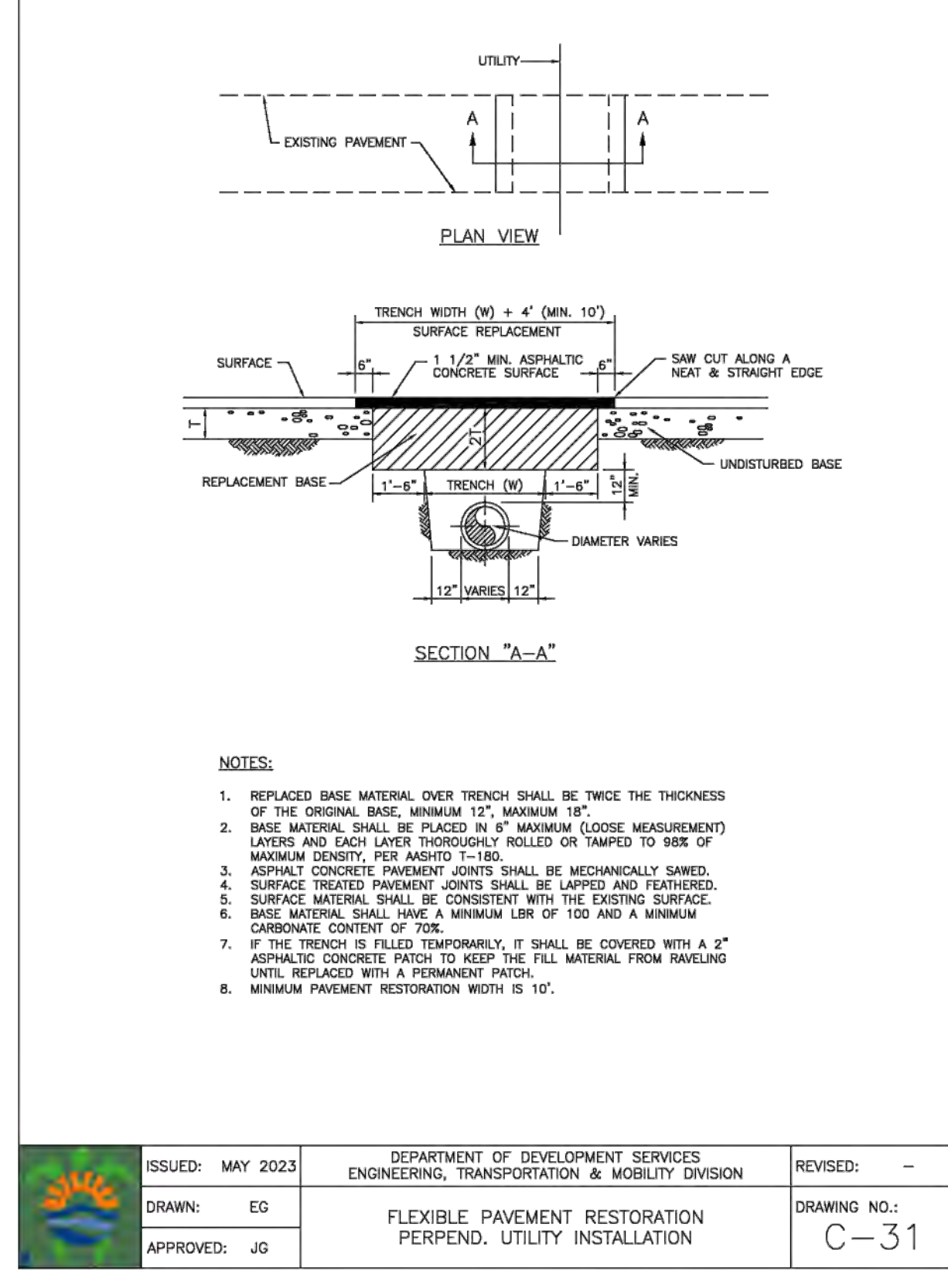
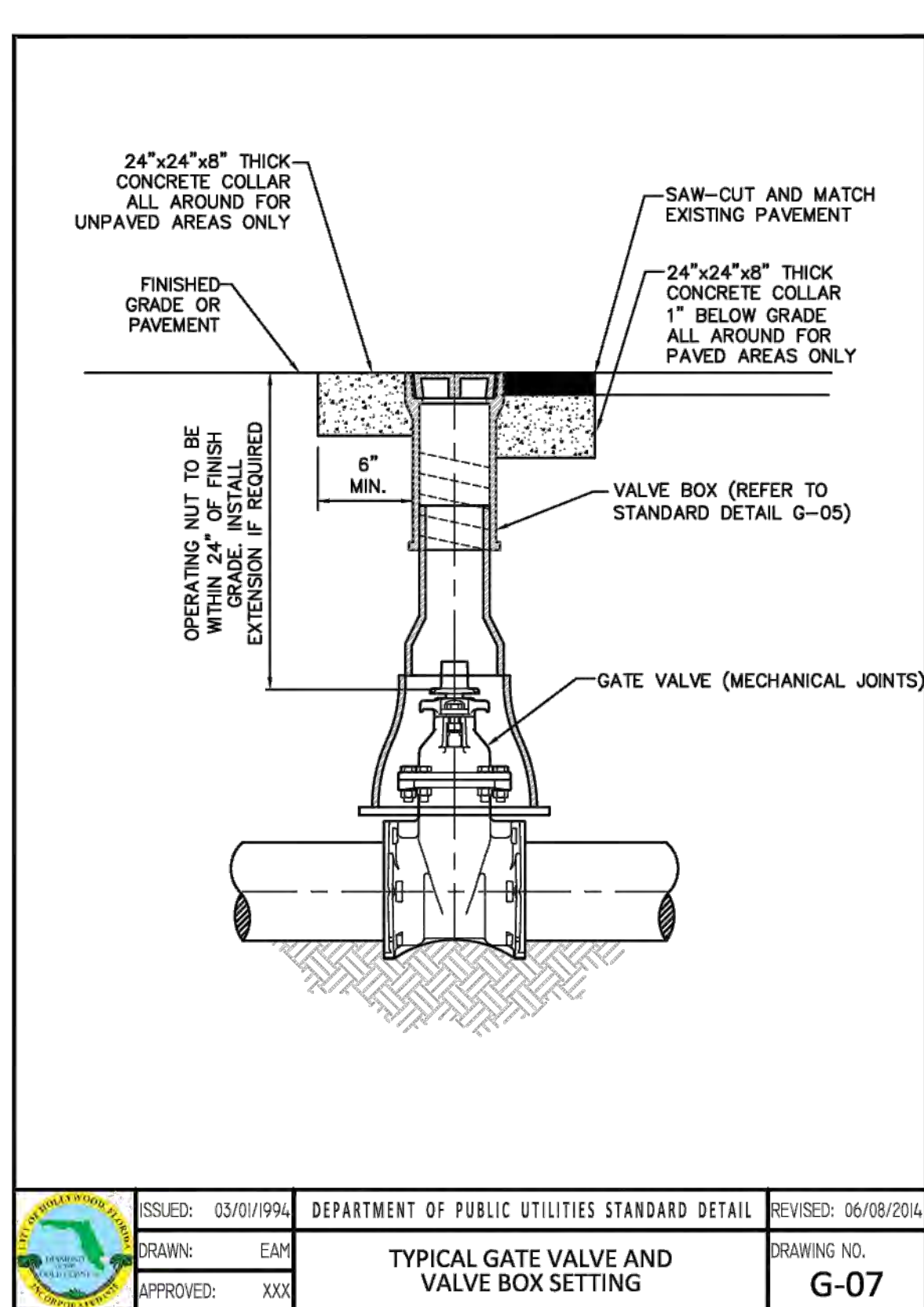
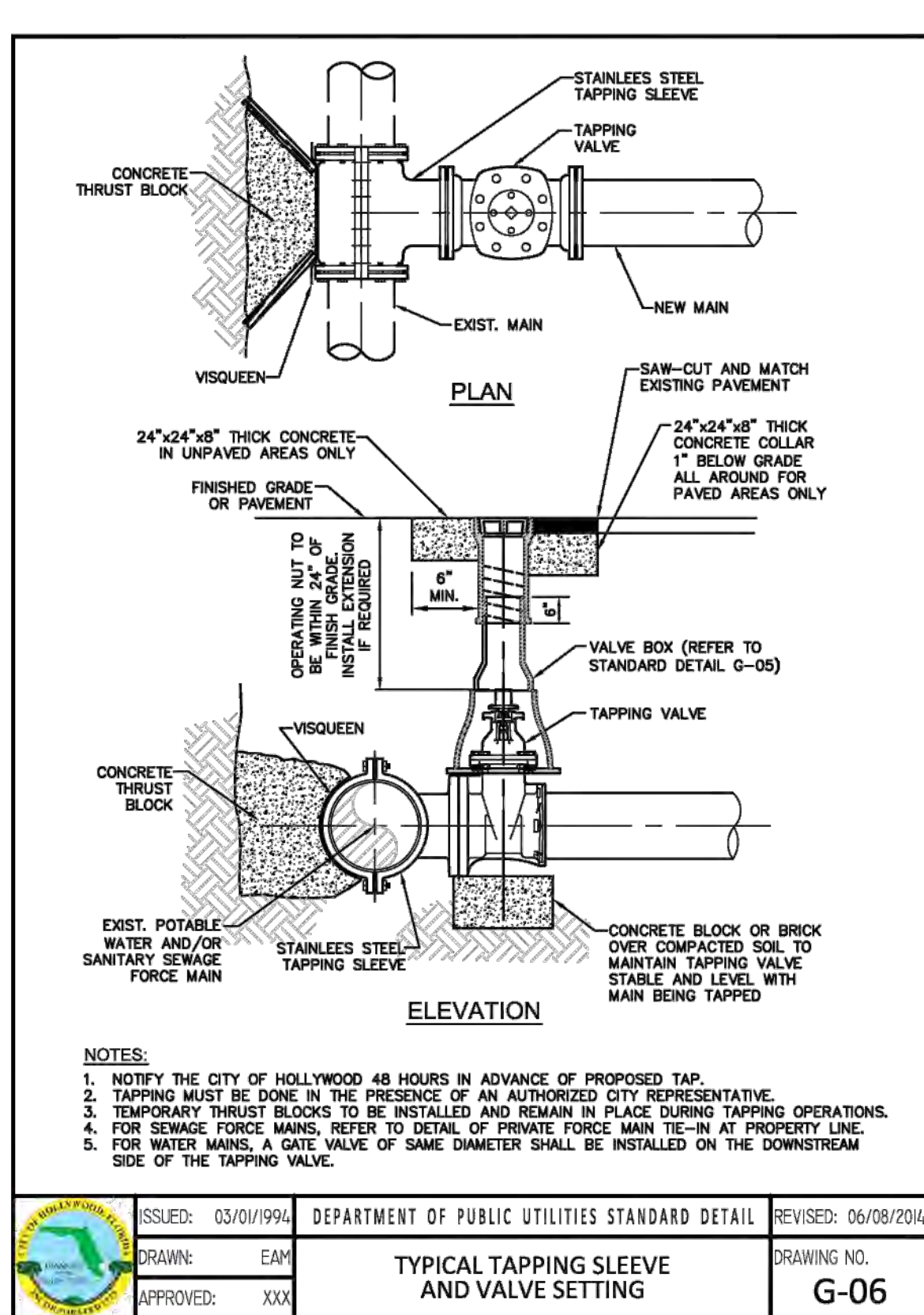
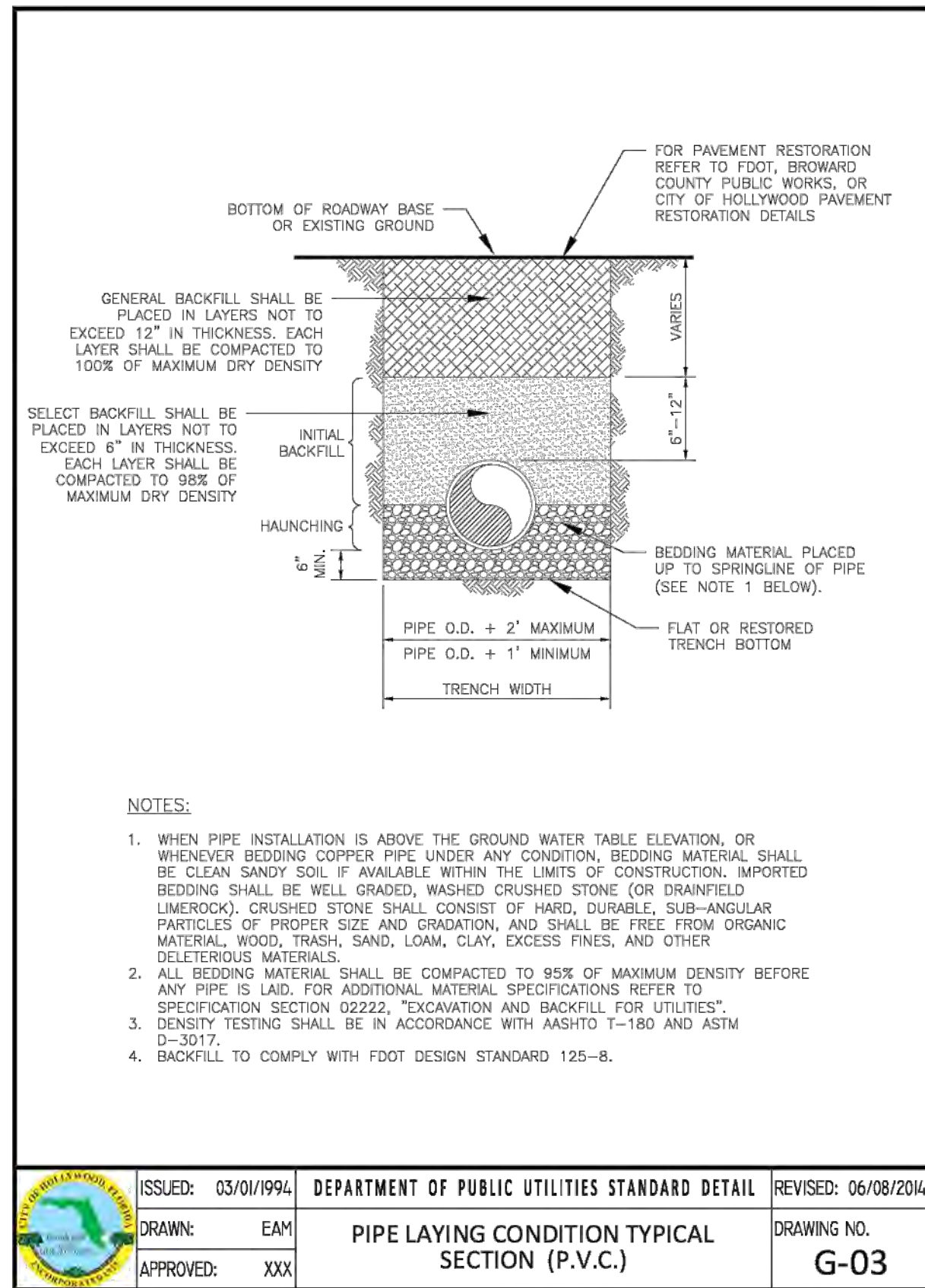
SCALE: 1"=10'

SHEET NO.:

C5

5 OF 10

PROJECT NO.: 24-08



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.

UTILITIES DETAILS I

SCALE: N.T.S.

REVISIONS

NO.	DATE	DESCRIPTION

ZEPHYR ENGINEERING

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

ZE

NEW RESIDENTIAL BUILDING
2351 THOMAS STREET
HOLLYWOOD, FL

P.E. #: 76036

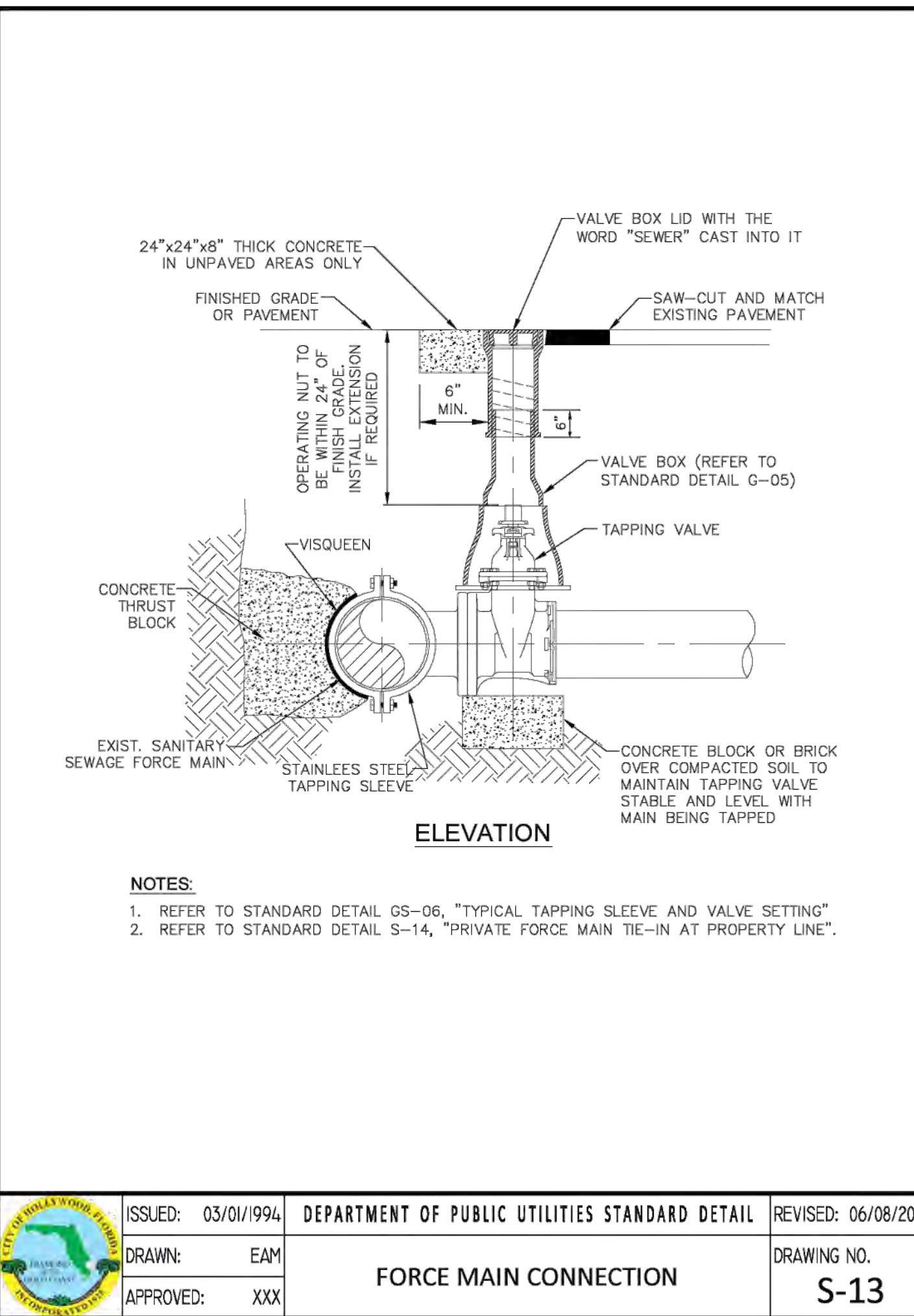
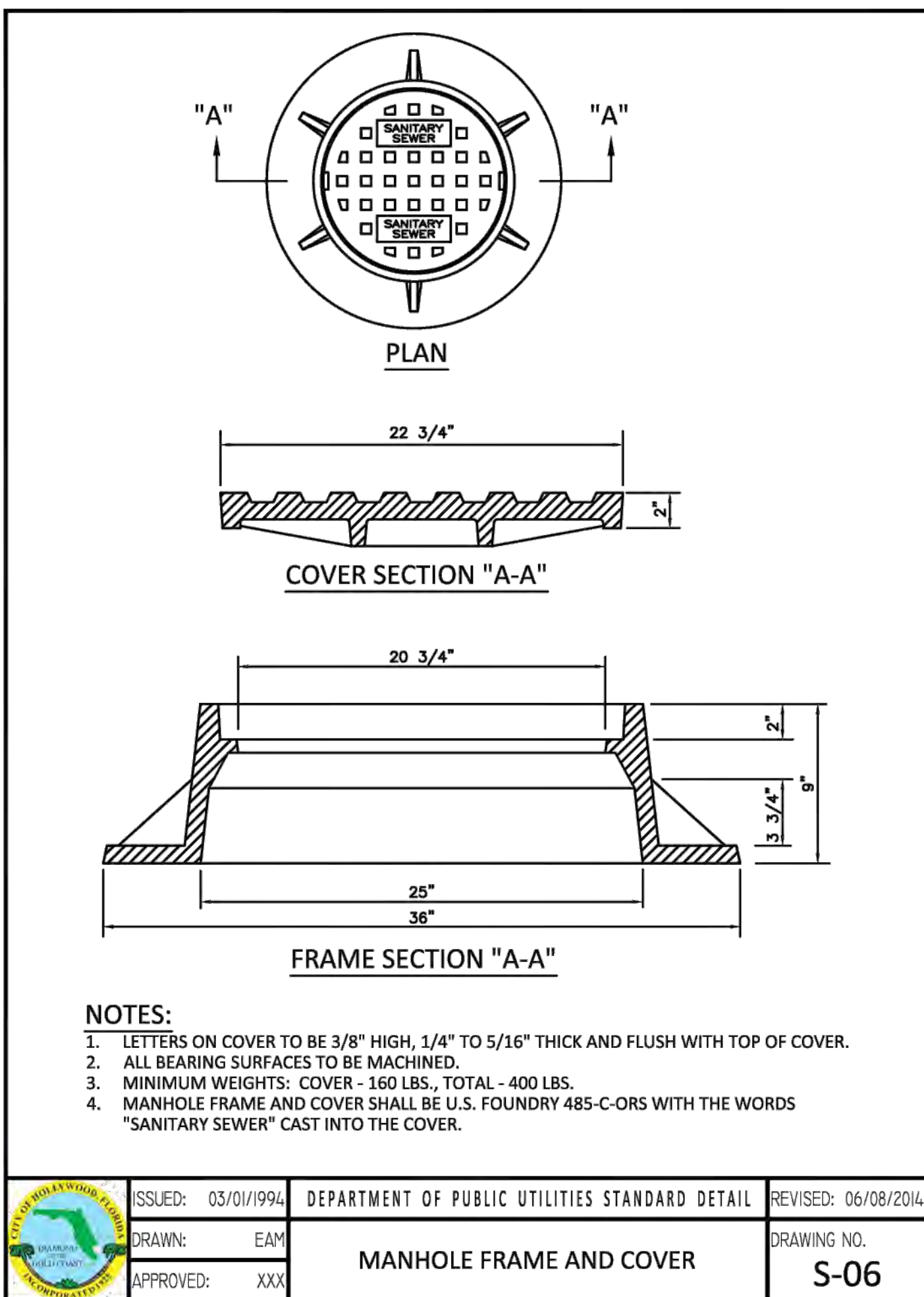
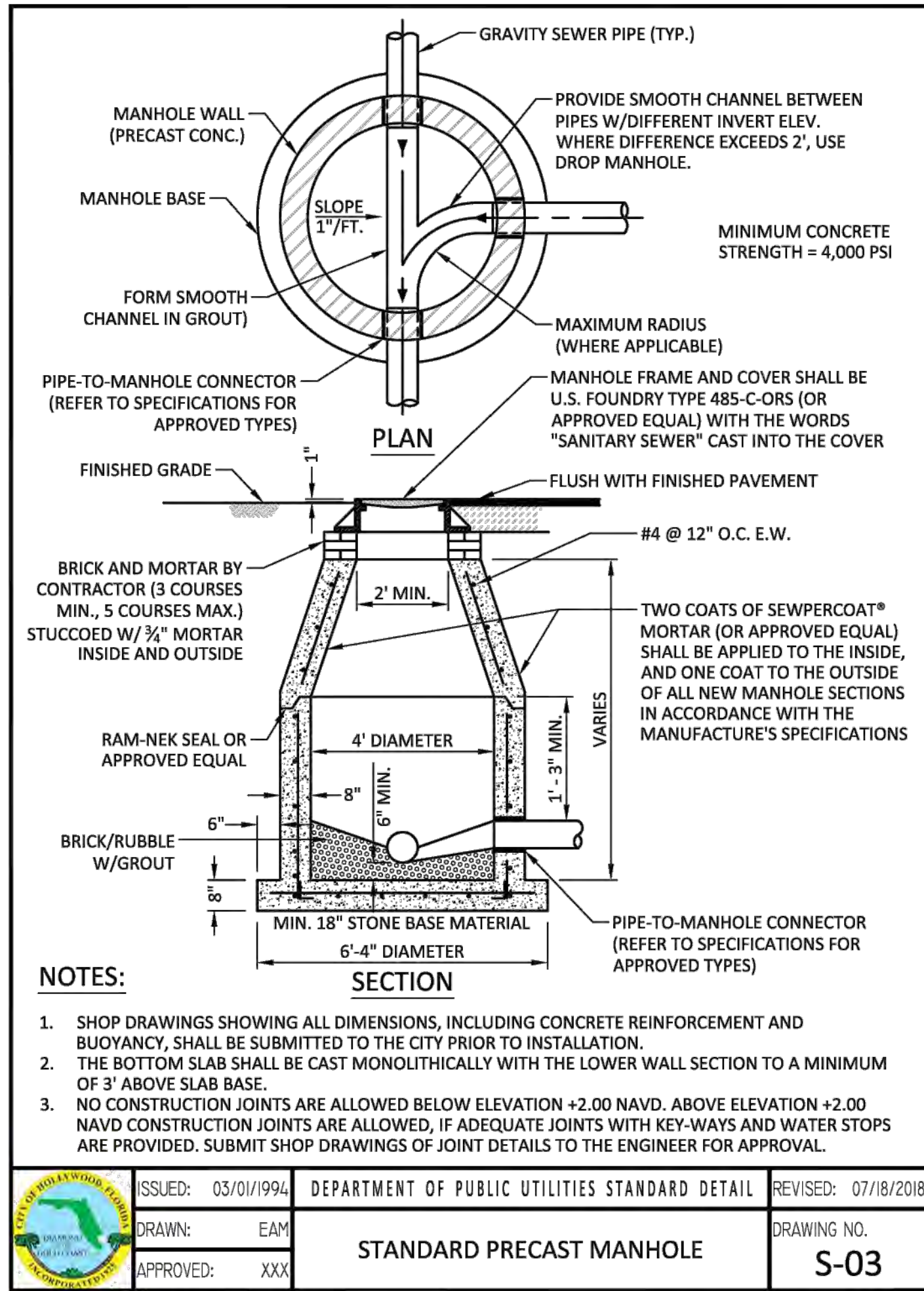
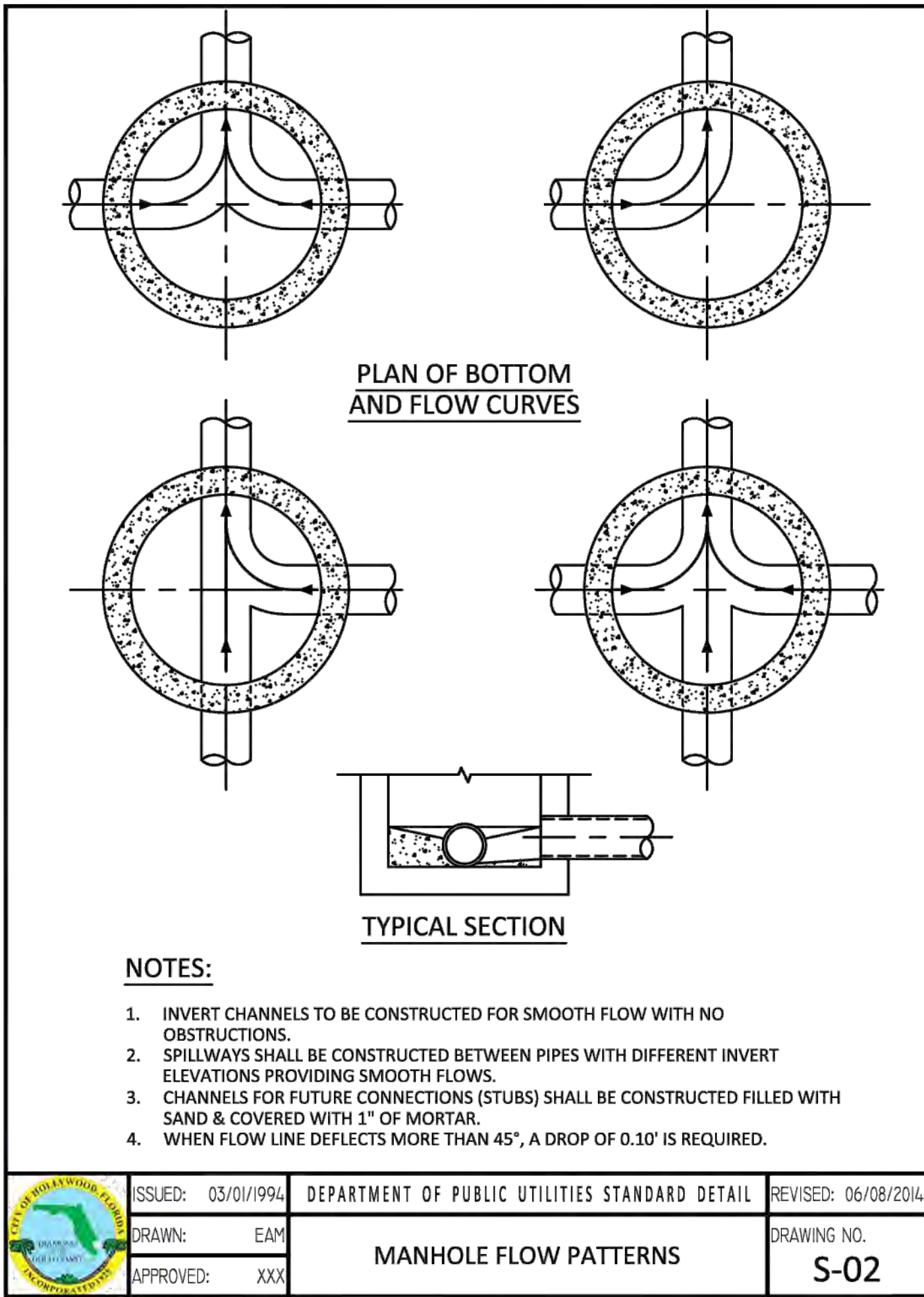
DATE: 10/26/22

SCALE: N.T.S.

SHEET NO.: C7

7 OF 10

PROJECT NO.: 24-08



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

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UTILITIES DETAILS II

SCALE: N.T.S.

REVISIONS

NO.	DATE	DESCRIPTION
1	9-18-24	TAC REVIEW COMMENTS

ZEPHYR ENGINEERING

WILFORD ZEPHYR, P.E.
HOLLYWOOD, FL
(786) 302-7693
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CA#: 31158

NEW RESIDENTIAL BUILDING

2351 THOMAS STREET
HOLLYWOOD, FL

P.E. #: 76036

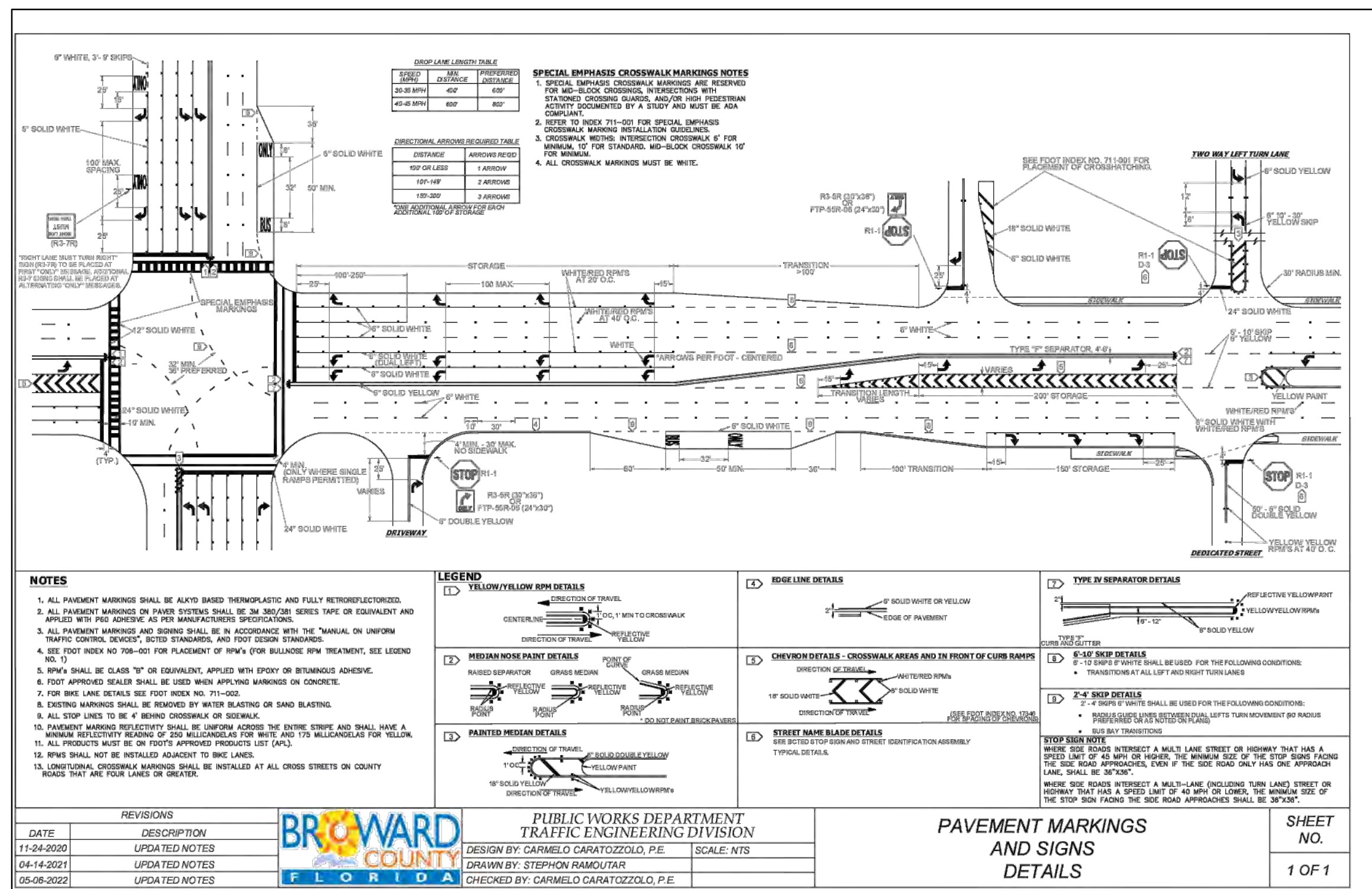
DATE: 10/26/22

SCALE: N.T.S.

SHEET NO.: C8

8 OF 10

PROJECT NO.: 24-08



P.E.#:76036	
DATE: 10/26/22	
SCALE: 1"=10'	
SHEET NO.: C10 10 OF 10	
PROJECT NO.: 24-08	

10 OF 10

SCALE: 1"=10'

SCALE: 1"=10'

	PROPOSED CONCRETE
	PROPOSED ASPHALT
	PROPOSED GRADE
	EXISTING ELEVATION
	PROPOSED CATCH BASIN
	EXISTING CATCH BASIN
	PROPOSED WATER METER
	EXISTING WATER METER
	EXISTING WATER VALVE
	PROPOSED BFP DEVICE
	EXISTING SAN. SEWER
	EXISTING FIRE HYDRANT

Landscape Data:

RAC Zoning - DH-1 (Low Intensity Multi-Family District)	Required	Provided
Perimeter Landscape One 12' street tree per 30 linear feet or portion thereof, of street frontage of property wherein said improvements are proposed.	7 Trees (215/30)	7 Trees
Residential Uses shall provide a five (5) foot landscape buffer within required setback areas with one (1) tree for every 20 linear feet of required buffer area.	13 Trees (260/20)	13 Trees (See Schedule)
Interior Landscape for At-Grade Parking Lots and Vehicular Use Area Lots with a width of 50 ft. or less: 15% of the total square footage of paved Vehicular Use Area shall be landscaped. Lots with a width of more than 50 ft.: 25% of the total square footage of paved Vehicular Use Area shall be landscaped.	804 sf Landscape (3,216 sf x .25)	804 sf Landscape
Minimum Open Space A minimum of one (1) tree per 1,000 square feet of pervious area of property; this is in addition to tree requirement for parking lots and paved vehicular use area.	5 Trees Ground Floor (4,889 SF)	6 Trees
Total Required:	26 Trees (5,806 SF)	26 Trees (See Schedule)
Native Requirements A minimum of 60% of required trees and 50% of required shrubs must be native species.	16 Trees (60%)	25 Trees (100%)

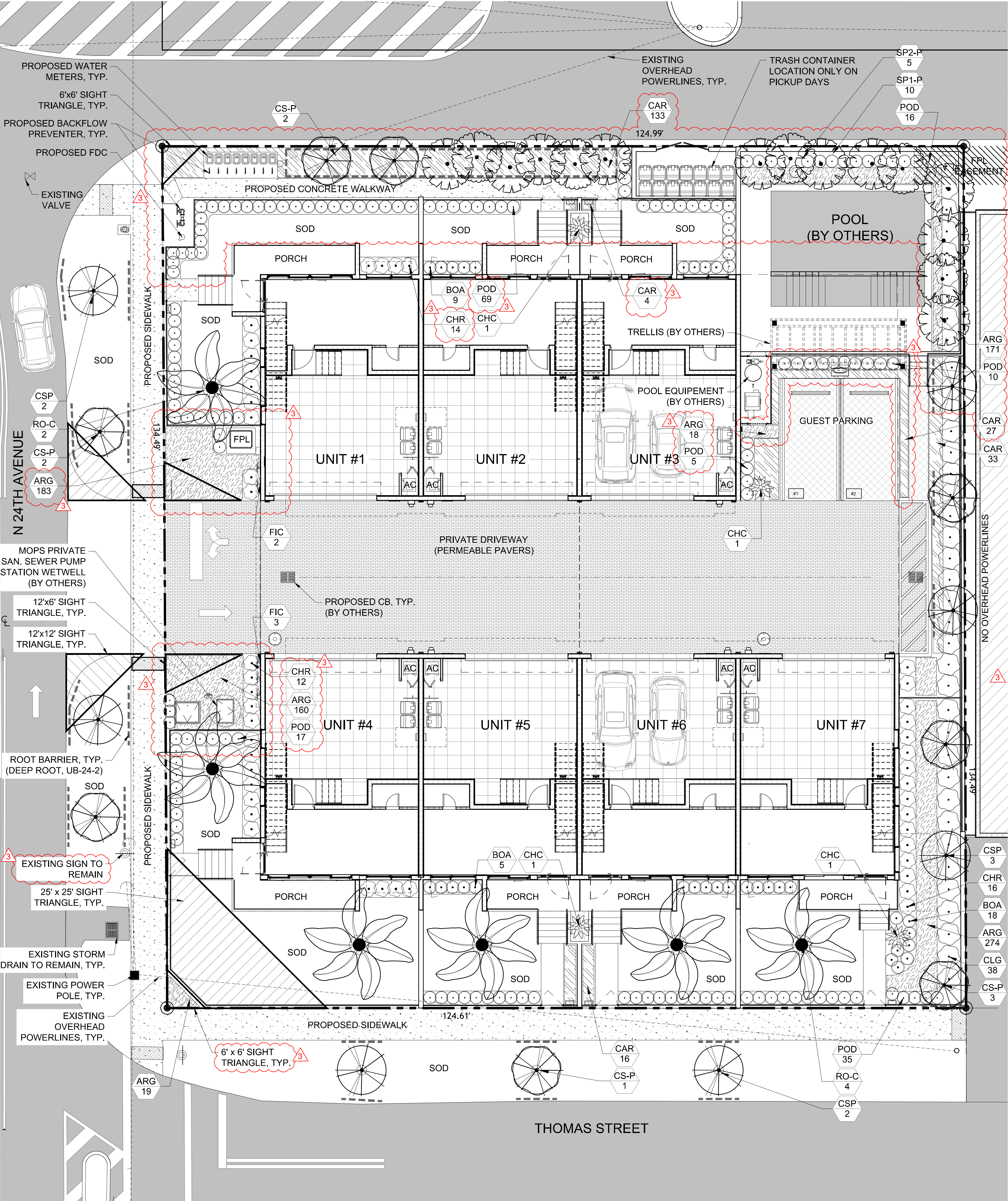
Landscape Notes:

- Alternative plant species for required landscape may be permitted subject to review and approval by the City of Hollywood Planning Department prior to installation.
- All prohibited exotic or invasive species shall be removed from the entire site prior to the issuance of a Certificate of Occupancy.
- All required landscaping shall be installed prior to the issuance of a Certificate of Occupancy.
- No Cypress Mulch is to be used on site. Eucalyptus or Melaleuca Mulch is to be used in a 3" consistent layer in all planting beds.
- Enhanced landscaping beyond minimum requirements will conform to all applicable sections of the City of Hollywood Landscape Manual.
- This plan has been designed to meet the tree planting requirements contained within the FPL document entitled 'Plant the Right Tree in the Right Place' and City of Hollywood Landscape Manual.
- For existing or proposed utilities, no tree shall be planted where it could, at mature height conflict with overhead power lines.
- Tree species shall be selected as to minimize conflicts with existing or proposed utilities.
- See engineer's plans for all underground & overhead utilities and field locate all prior to installation; contact Landscape Designer/Owner regarding any conflicts.
- All site drainage by others.
- Landscape adjacent to vehicular traffic to be maintained to preserve site line visibility.
- Tree Relocation Note: Do not relocate without obtaining permit from the City of Hollywood. Existing tree(s) to be relocated require root pruning by a qualified professional prior to relocation. If the tree(s) does not survive after relocation and is dead or in poor health at time of final inspection, mitigation will be required through payment into the tree preservation fund, equal to \$350 per every 2" tree mitigation owed.
- Irrigation Note: Per Article 9: 9.4(4): Irrigation. All landscaped areas shall receive 100% coverage by means of an automatic sprinkler system designed and constructed in accordance with the City of Hollywood Code of Ordinances, the Florida Building Code, State Law, and the regulations of the South Florida Water Management District. Failure to maintain or disconnection of the irrigation system shall be a violation of these regulations.
- All landscape to have a 1 year warranty after final acceptance.

- Contractor to provide screening hedge for any additional equipment not shown on plan. Provide minimum of 36" ht.

Overall Plant Schedule:

CODE	QTY	BOTANICAL NAME	COMMON NAME	SIZE	NATIVE
CODE TREES					
RO-C	6	Roystonea regia	Royal Palm	FG, 8' GW, SP, Matching, No Scars	Yes
PERIMETER TREES					
CS-P	8	Conocarpus erectus `Sericeus`	Silver Buttonwood	FG, 12' HT, 2" DBH MIN, STD, SP	Yes
CSP	7	Cordia sebestena	Orange Geiger Tree	CG, 12' HT, 2" DBH MIN, STD, SP	Yes
SP1-P	10	Sabal palmetto	Sabal Palm	FG, 16' CT, SGL, SP	Yes
SP2-P	5	Sabal palmetto	Sabal Palm2	FG, 20' CT, SGL, SP	Yes
SHRUBS					
BOA	32	Begonia odorata `Alba`	Giant White Angel Begonia	3G, 24" OA, F,	No
CHC	4	Chamaedorea cataractarum	Cascade Palm	7G, 4' OA, SP	No
CHR	45	Chrysobalanus icaco `Redtip`	Red Tip Cocoplum	3G, 24" OA, F,	Yes
CLG	38	Clusia guttifera	Small-Leaf Clusia	15G, 4' HT x 3' SPR, B, F	No
FIC	5	Ficus repens	Creeping Fig	3G, 18" OA, TRL	No
POD	152	Podocarpus macrophyllus	Podocarpus	7G, 4' HT x 2' SPR, FTB, SP, 2' OC	No
GROUND COVERS					
ARG	824	Arachis glabrata `Ecoturf`	Perennial Peanut	1G, 10" OA, Full pot,	No
CAR	235	Carissa macrocarpa `Emerald Blanket`	Emerald Blanket Carissa	3G, 12" OA, F, @	No



Project Team

Landscape Architect:

las

LANDSCAPE ARCHITECTURAL SERVICES, LLC

1708 SE Joy Haven Street
Port St. Lucie, FL 34983
(772) 834-1357 | brandon@las-fl.com

Architect:

Ari Sklar, AIA, NCARB
SKLARchitecture
2310 Hollywood Blvd.
Hollywood, Florida 33020
Phone: 954-425-9292
Email: arisklar@sklarchitect.com

PROPOSED MULTIFAMILY DEVELOPMENT FOR:

2351 Thomas Street, Hollywood, FL 33020

Landscape Plan

Revisions		
Date	Init.	Description
4.17.24	DC	Initial Submittal
9.17.24	DC	Revised per Site Plan
4.16.25	DC	Revised per Site Plan
02.26.26	BW	Revised per Site Plan

REGISTERED LANDSCAPE ARCHITECT

PAUL A. GOULAS
LA 6666807
★
STATE OF
★
FLORIDA

PAUL GOULAS, RLA
FLORIDA REG. # LA6666807

Drawn By: BW

Checked By: BW

Municipal Project:

Scale:

NORTH

SCALE: 1" = 8'

0 4' 8' 16'

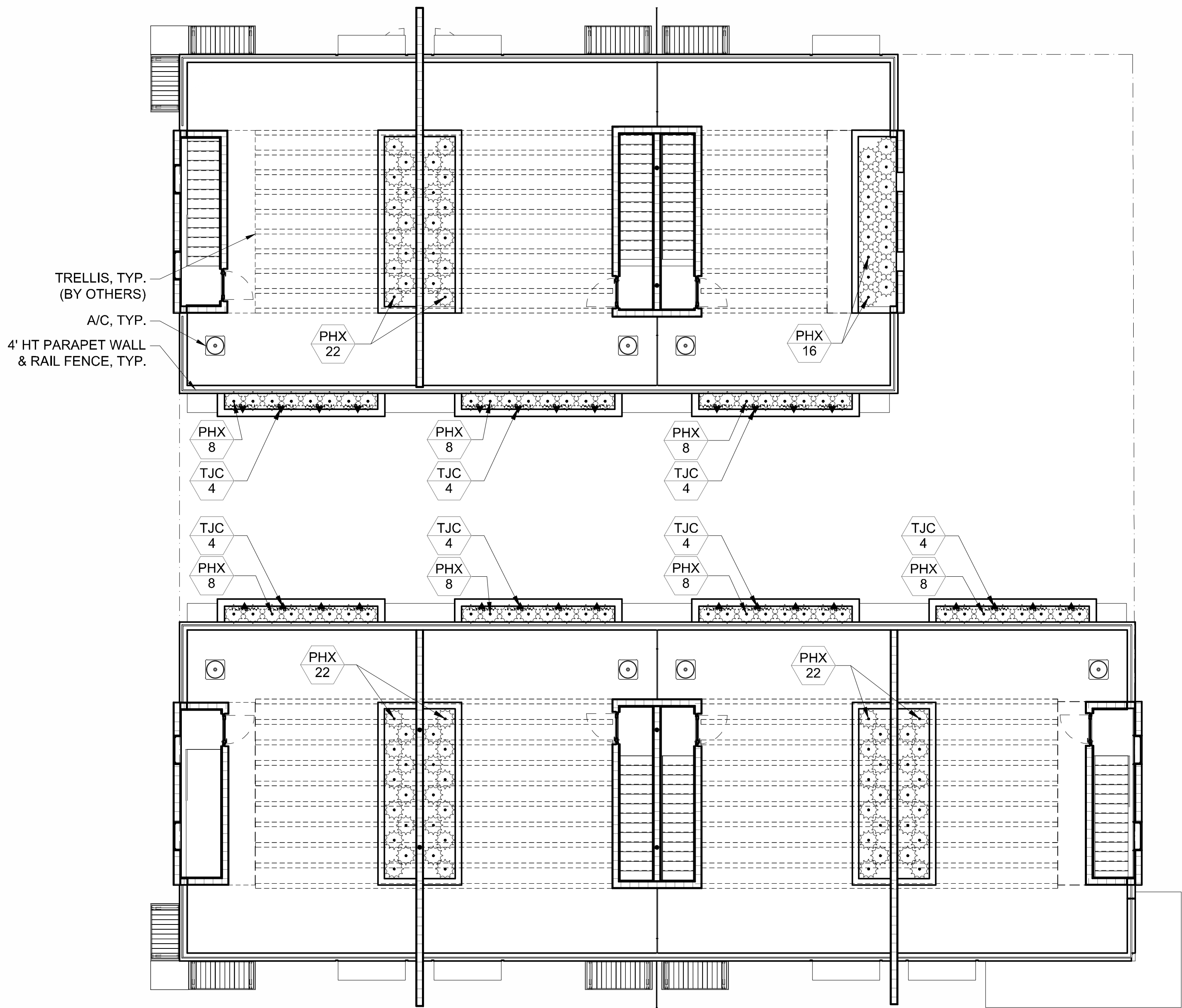
L-01

4th Floor Roof Garden Plant Schedule:

CODE	QTY	BOTANICAL NAME	COMMON NAME	SIZE	NATIVE
SHRUBS					
PHX	138	Philodendron `Xanadu`	Xanadu Philodendron	3G, 18" OA, F,	No
TJC	28	Trachelospermum jasminoides 'Confederate'	Confederate Jasmine	3G, 18" OA, TRL	No

Roof Garden Notes:

- All structural & waterproofing details by others.
- All roof garden planters to be filled with potting soils suitable for plant health & growth; all soils to be approved by structural engineer & landscape architect prior to installation.



4th Floor Roof Garden

Project Team

Landscape Architect:

LA

LANDSCAPE
ARCHITECTURAL
SERVICES, LLC
1708 SE Joy Haven Street
Port St. Lucie, FL 34983
(772) 834-1357 | brandon@las-fl.com

Architect:

Ari Sklar, AIA, NCARB

SKLARchitecture
2310 Hollywood Blvd.
Hollywood, Florida 33020
Phone: 954-925-9292
Email: arisklar@sklarchitect.com

PROPOSED MULTIFAMILY DEVELOPMENT FOR:
2351 Thomas Street, Hollywood, FL 33020
Roof Garden Landscape Plan

Revisions		
Date	Init.	Description
4.17.24	DC	Initial Submittal
9.17.24	DC	Revised per Site Plan
4.16.25	DC	Revised per Site Plan
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REGISTERED LANDSCAPE ARCHITECT

PAUL A. GOULAS

LA 6666807

STATE OF FLORIDA

PAUL GOULAS, RLA
FLORIDA REG. # LA6666807

Drawn By: BW

Checked By: BW

Municipal Project:

Scale:

NORTH

SCALE: 1" = 8'

0

4'

8'

16'

L-02

Offsite Trees to Remain:

- | | | | |
|-----|---------------------------------|------------------|----------------------------|
| 1. | <i>Ficus spp.</i> , | Ficus, | 0.65' DBH, 20' HT, 14' SPR |
| 2. | <i>Quercus virginiana</i> , | Live Oak, | 2.0' DBH, 32' HT, 26' SPR |
| 3. | <i>Veitchia montgomeryana</i> , | Montgomery Palm, | 0.85' DBH, 40' HT, 8' SPR |
| 5. | <i>Roystonea regia</i> , | Royal Palm, | 0.95' DBH, 32' HT, 12' SPR |
| 6. | <i>Veitchia montgomeryana</i> , | Montgomery Palm, | 0.90' DBH, 35' HT, 12' SPR |
| 7. | <i>Veitchia montgomeryana</i> , | Montgomery Palm, | 0.90' DBH, 35' HT, 12' SPR |
| 8. | <i>Roystonea regia</i> , | Royal Palm, | 0.90' DBH, 35' HT, 12' SPR |
| 9. | <i>Roystonea regia</i> , | Royal Palm, | 0.90' DBH, 35' HT, 12' SPR |
| 10. | <i>Wodyetia bifurcata</i> , | Foxtail Palm, | 0.65' DBH, 18' HT, 12' SPR |
| 11. | <i>Veitchia montgomeryana</i> , | Montgomery Palm, | 1.05' DBH, 35' HT, 12' SPR |
| 12. | <i>Roystonea regia</i> , | Royal Palm, | 1.05' DBH, 35' HT, 12' SPR |
| 13. | <i>Roystonea regia</i> , | Royal Palm, | 1.05' DBH, 35' HT, 12' SPR |
| 17. | <i>Tabebuia rosea</i> , | Pink Tabebuia, | 0.50' DBH, 12' HT, 10' SPR |
| 18. | <i>Tabebuia rosea</i> , | Pink Tabebuia, | 1.25' DBH, 25' HT, 18' SPR |

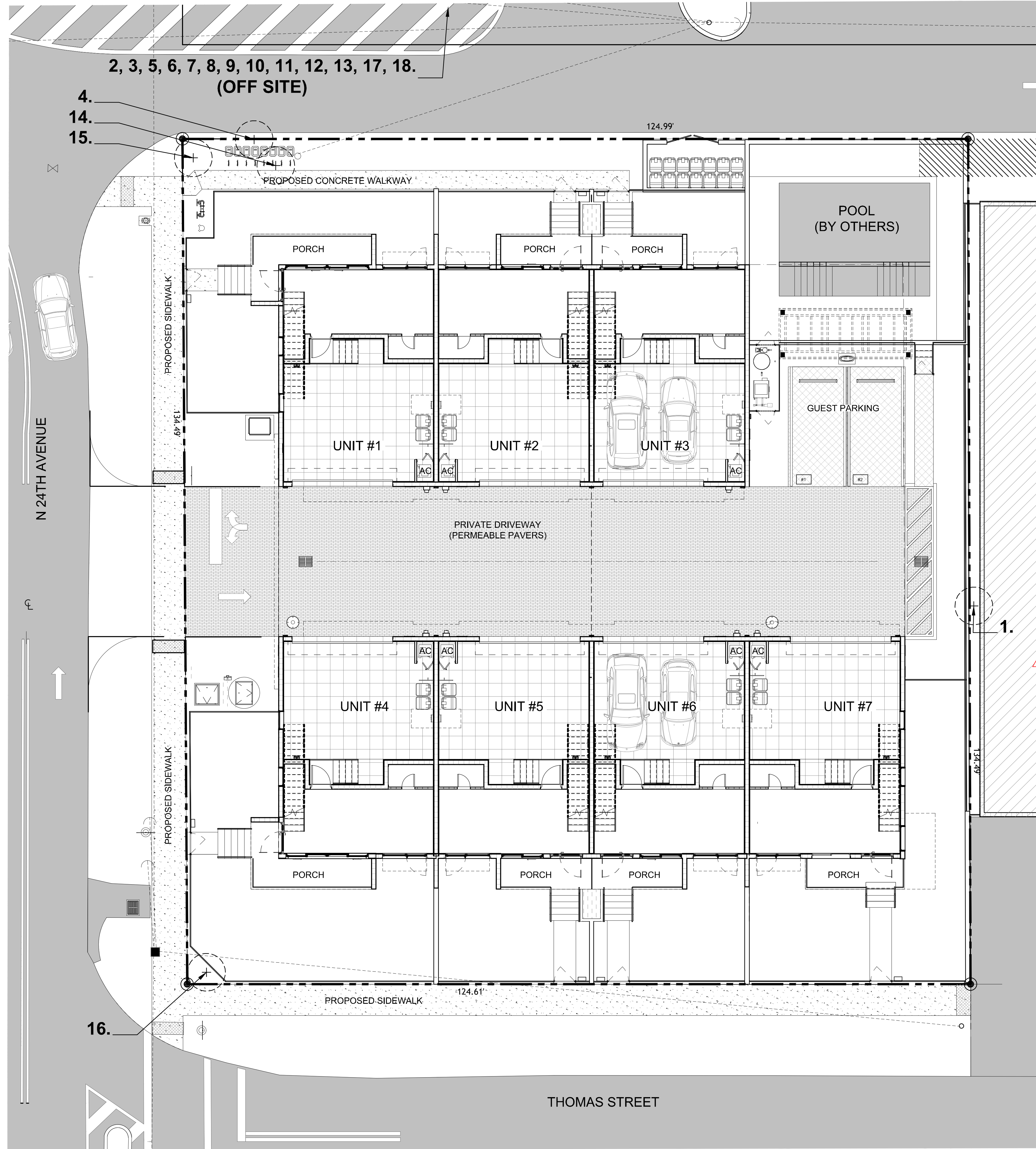
Existing Trees to be Removed:

- | | | | |
|-----|-------------------------|-------------|----------------------------|
| 4. | <i>Sabal palmetto</i> , | Sabal Palm, | 0.90' DBH, 18' HT, 10' SPR |
| 14. | <i>Sabal palmetto</i> , | Sabal Palm, | 1.25' DBH, 10' HT, 8' SPR |
| 15. | <i>Sabal palmetto</i> , | Sabal Palm, | 1.25' DBH, 10' HT, 8' SPR |
| 16. | <i>Sabal palmetto</i> , | Sabal Palm, | 1.25' DBH, 10' HT, 10' SPR |

Landscape Tree Mitigation Data:

Trees Removed	Replacement Provided
4. <i>Sabal palmetto</i> , Sabal Palm	\$350 Payment Contribution (\$350 per Palm Removed)
14. <i>Sabal palmetto</i> , Sabal Palm	\$350 Payment Contribution (\$350 per Palm Removed)
15. <i>Sabal palmetto</i> , Sabal Palm	\$350 Payment Contribution (\$350 per Palm Removed)
16. <i>Sabal palmetto</i> , Sabal Palm	\$350 Payment Contribution (\$350 per Palm Removed)
Mitigation to be provided by payment to City Tree Fund: \$1,400 Total payment required.	

*Mitigation Tree Requirements: All replacement trees minimum of twelve (12) feet in height when planted on private property and twelve (12) feet when planted on swales and commercial properties. Palms minimum 8' clear trunk.



NOTE: Trees and Palms shall not be removed without first obtaining an approved Tree Removal Permit from the City of Hollywood.

Project Team

Landscape Architect:

las

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ARCHITECTURAL
SERVICES, LLC

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Port St. Lucie, FL 34983
(772) 834-1357 | brandon@las-fl.com

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Phone: 954-925-9292
Email: ari@sklar@sklararchitect.com

PROPOSED MULTIFAMILY DEVELOPMENT FOR:
2351 Thomas Street, Hollywood, FL 33020
Tree Disposition Plan

Revisions		
Date	Init.	Description
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9.17.24	DC	Revised per Site Plan
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PAUL A. GOULAS

LA 6666807

STATE OF FLORIDA

PAUL GOULAS, RLA
FLORIDA REG. # LA6666807

Drawn By: BW

Checked By: BW

Municipal Project:

Scale:

NORTH

SCALE: 1" = 8'

0 4' 8' 16'

L-04