

DEVELOPER:

4111 SOUTH OCEAN DRIVE, LLC
315 SOUTH BISCAYNE BLVD, 4TH FLR
MIAMI, FLORIDA 33132
TEL. (305) 533-0001 FAX (305) 513-5800

ARCHITECTURE:

COHEN, FREEDMAN, ENCINOSA & ASSOC.
ARCHITECTS, P.A.
8085 N.W. 155TH STREET
MIAMI, FLORIDA 33016
TEL. (305) 826-3999 FAX (305) 826-4155
EMAIL: CFEARCH@BELLSOUTH.NET

LANDSCAPE ARCHITECTURE

WITKINS HULT DESIGN GROUP
307 S. 21ST AVENUE
HOLLYWOOD, FL 33020
TEL. (954) 923-9681 FAX (954) 923-9689
EMAIL: WWW.WITKINSDESIGN.COM

CES-CONSULTING ENGINEERS & SCIENCE

CIVIL ENGINEERS • COASTAL ENGINEERS • ENVIRONMENTAL SCIENTISTS
10700 NORTH KENDAL DRIVE SUITE 400
MIAMI, FL 33176
TEL. (305) 378-5555 FAX. (305) 279-4553
EMAIL: WWW.CESCESMIAMI.COM

HYDE BEACH RESORT

4111 SOUTH OCEAN DRIVE
HOLLYWOOD, FLORIDA 33019

FINAL TAC SUBMITTAL

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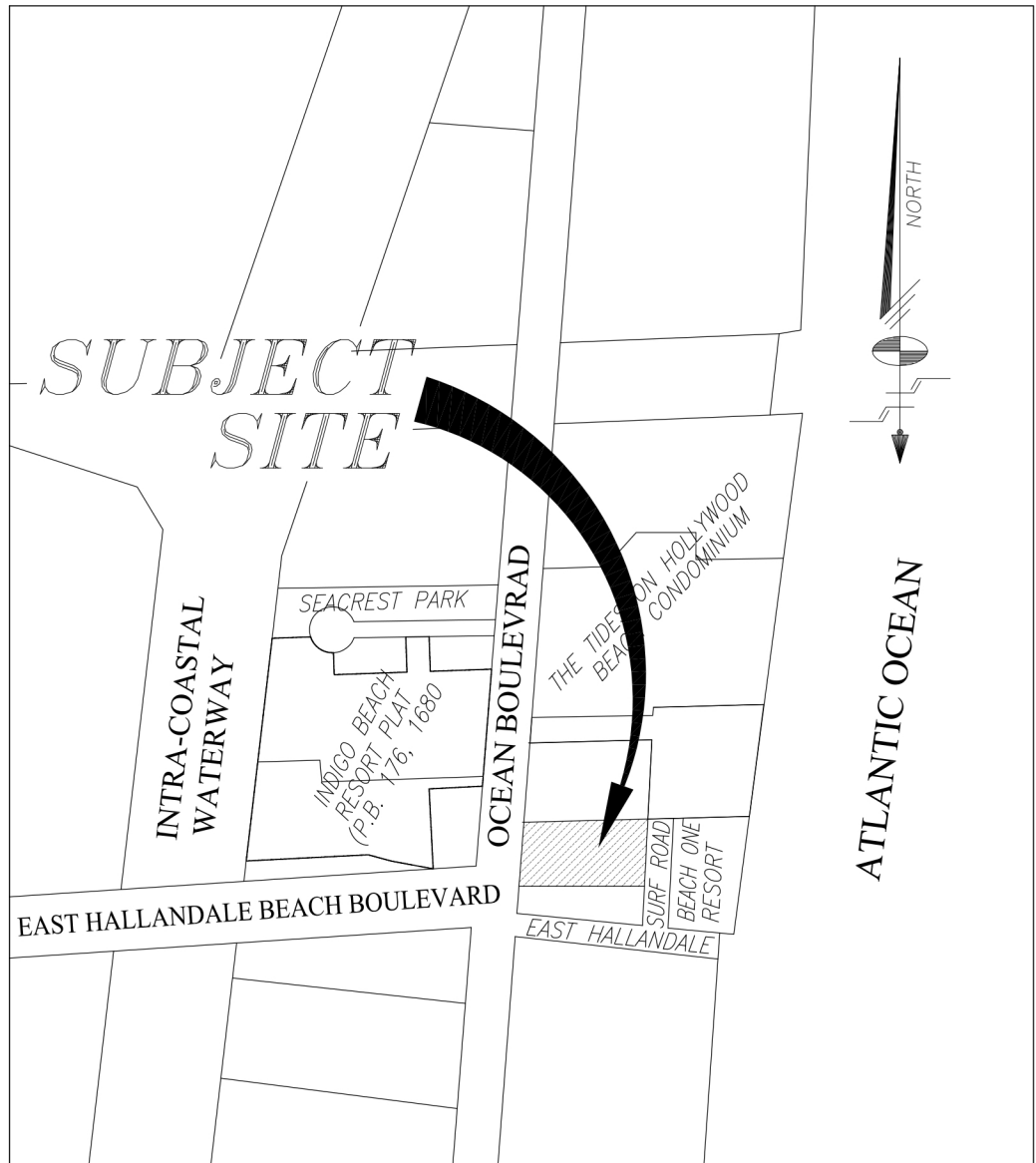
LEGAL DESCRIPTION:

BEGIN AT THE SOUTHEAST CORNER OF THE NORTHEAST ONE-QUARTER (NE 1/4)OF THE NORTHEAST ONE-QUARTER (NE 1/4)OF SECTION 26, TOWNSHIP 51 SOUTH, RANGE 42 EAST; THENCE WEST ALONG THE SOUTH LINE OF THE NORTHEAST ONE-QUARTER (NE 1/4)OF THE NORTHEAST ONE-QUARTER (NE 1/4)OF SAID SECTION 26, A DISTANCE OF 357.38 FEET TO THE EAST RIGHT-OF-WAY LINE OF OCEAN BOULEVARD; THENCE NORTHEASTERLY ALONG THE EAST RIGHT-OF-WAY LINE OF OCEAN BOULEVARD, A DISTANCE OF 173.50 FEET; THENCE EAST AND PARALLEL TO THE SOUTH LINE OF THE NORTHEAST ONE-QUARTER (NE 1/4)OF THE NORTHEAST ONE-QUARTER (NE 1/4)OF SAID SECTION 26, A DISTANCE OF 337.06 FEET TO THE EAST LINE OF SAID SECTION 26; THENCE SOUTH, 172.00 FEET TO THE POINT OF BEGINNING.

LESS THAT PART OF THE NORTHEAST ONE-QUARTER (NE 1/4)OF THE NORTHEAST ONE-QUARTER (NE 1/4)OF SAID SECTION 26, TOWNSHIP 51 SOUTH, RANGE 42 EAST, BROWARD COUNTY, FLORIDA, SAID PART BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE FOUND BRASS CAP IN CONCRETE MONUMENT #2094, MARKING THE SOUTHEAST CORNER OF SAID NORTHEAST ONE-QUARTER (NE 1/4)OF THE NORTHEAST ONE-QUARTER (NE 1/4)OF SECTION 26; THENCE SOUTH 87°08'38" WEST ALONG THE SOUTH LINE OF SAID NORTHEAST ONE-QUARTER (NE 1/4)OF THE NORTHEAST ONE-QUARTER (NE 1/4)A DISTANCE OF 342.36 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE SOUTH 87°08'38" WEST ALONG SAID SOUTH LINE, A DISTANCE OF 15.00 FEET TO A POINT ON THE EASTERLY EXISTING RIGHT-OF-WAY LINE FOR STATE ROAD A-1-(OCEAN DRIVE); THENCE NORTH 04°44'28" EAST ALONG THE SAID EASTERLY EXISTING RIGHT-OF-WAY LINE, A DISTANCE OF 173.70 FEET (173.50 FEET BY DEED); THENCE NORTH 87°08'38" EAST, A DISTANCE OF 4.05 FEET; THENCE SOUTH 00°58'10" EAST, A DISTANCE OF 9.87 FEET; THENCE SOUTH 01°15'52" WEST, A DISTANCE OF 162.73 FEET TO THE POINT OF BEGINNING.

SAID LAND SITUATE, LYING AND BEING IN THE CITY OF HOLLYWOOD, BROWARD COUNTY, FLORIDA.



LOCATION MAP
NOT TO SCALE



PRELIMINARY DESIGN FOR:

HYDE BEACH RESORT
4111 SOUTH OCEAN DRIVE, HOLLYWOOD, FL 33019

revision:
CITY MANAGER'S
ROUNDTABLE 10/10/2013
PRELIMINARY
T.A.C. 11/4/2013
FINAL
T.A.C. 2/7/2014

drawn by:
LF/SP/PD

date:
10/18/13

sheet no:

A.0

project:
3215

COHEN • FREEDMAN • ENCINOSA & ASSOC.

Architects, PA

8085 N.W. 155th Street Miami Lakes, Florida 33016 305-826-3999

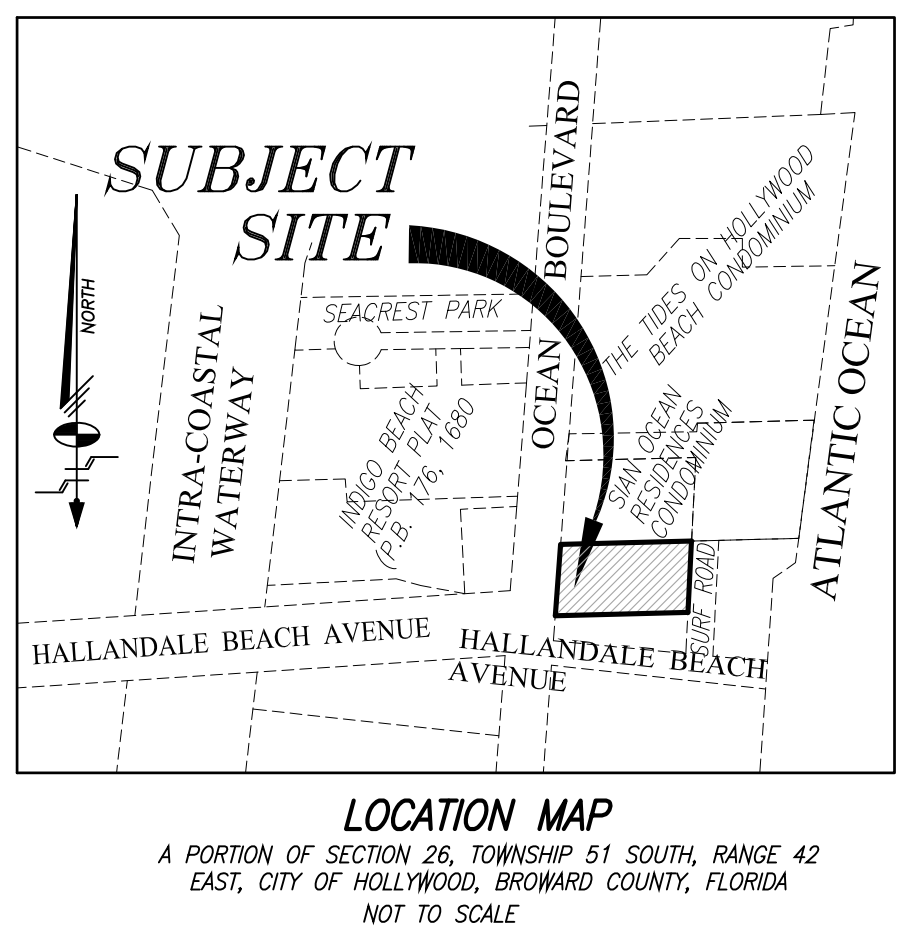
GENERAL LEGEND:

AERIAL TARGET
ALUMINUM LIGHT POST (SINGLE)
ALUMINUM LIGHT POST (DOUBLE)
ALUMINUM LIGHT POST (TRIPLE)
ALUMINUM LIGHT POST (QUAD)
ANCHOR/GUY WIRE
BACKFLOW PREVENTER ASSEMBLY
CABLE TELEVISION BOX
CATCH BASIN
CENTERLINE
CHECK VALVE ASSEMBLY
CIRCULAR DRAIN
COLUMN (CIRCULAR)
COLUMN (SQUARE)
CONCRETE LIGHT POLE
CONCRETE LIGHT POLE (DOUBLE)
CONCRETE POWER POLE
CONTROL POINT
CURB ALERT
ELECTRIC BOX
ELECTRIC HAND HOLE
ELEVATIONS (SEE NOTES FOR DATUM)
FIRE HYDRANT
FLOW LINE
FORCE MAIN MANHOLE
FORCE MAIN VALVE
F.P.L. ELECTRIC MANHOLE
F.P.L. TRANSFORMER PAD
F.P.L. TRANSMISSION POLE
GAS MANHOLE
GAS METER
GAS PUMP
GAS VALVE
GREASE TRAP MANHOLE
GROUND LIGHTING
GUARD POST
IRRIGATION HAND HOLE
IRRIGATION VALVE
MAILBOX
MONITOR WELL
MONUMENT LINE
P-5 INLET
P-6 INLET
PARKING METER
PEDESTRIAN CROSSING SIGNAL
PERMANENT REFERENCE MONUMENT
POST INDICATOR VALVE
VACUUM BREAKER ASSEMBLY
PROPERTY LINE
SANITARY SEWER CLEANOUT
SANITARY SEWER MANHOLE
SIAMENSE CONNECTION
SIGN POST
SPRINKLER PUMP
STANDPIPE
STORM SEWER MANHOLE
STREET LIGHT HAND HOLE
SWALE INLET
TELEPHONE BOX (SOUTHERN BELL)
TELEPHONE HAND HOLE
TELEPHONE MANHOLE (S.O. BELL)
TELEPHONE PAYPHONE
TRAFFIC HAND HOLE
TRAFFIC UTILITY BOX
TRAFFIC SIGNAL POST
UNDERGROUND UTILITY MARKER
UNKNOWN UTILITY MANHOLE
UNKNOWN UTILITY HAND HOLE
WATER MANHOLE
WATER METER
WATER VALVE
WOOD LIGHT POLE
WOOD POWER POLE
HANDICAP PARKING
STROLLER PARKING
BASE LINE
ABBREVIATIONS:

R denotes RADIIUS
L denotes LEFT ANGLE
d denotes DISTANCE
T denotes TANGENT DISTANCE
C denotes CIRCULAR CURVE
P denotes PERMANENT CONTROL POINT
PRM denotes PERMANENT REFERENCE MONUMENT
P.B. denotes PLAT BOOK
PG. denotes PAGE
POB denotes POINT OF BEGINNING
POC denotes POINT OF CURVATURE
PC denotes CONCRETE BLOCK STRUCTURE
CONC. denotes CONCRETE
CLF denotes CHAINLINE FENCE
INF denotes IRON FENCE
F.P.L. denotes FOUND IRON PIPE
S.F.P. denotes SET IRON PIPE & LB-87 CAP
F.A.D. denotes FOUND NAIL & BRASS DISC
S.N.D. denotes SET LB-87 NAIL & BRASS DISC
CL denotes CLEAR
ENCR denotes ENCROACHMENT

(D) denotes DEED DISTANCE
(L) denotes DISTANCE BY LEGAL DESCRIPTION
(M) denotes MEASURED DISTANCE
(R) denotes RECORD OR PLATTED DISTANCE

--- NON-VEHICULAR ACCESS LINE
--- COMMUNICATION
--- DRAIN
--- FPL --- ELECTRIC
--- FM --- FORCE MAIN
--- IRRIG --- IRRIGATION
--- GAS --- NATURAL GAS
--- OW --- OVERHEAD WIRES
--- SM --- SANITARY SEWER
--- WM --- WATER



- NOTES:**
- 1) BEARINGS SHOWN HEREON REFER TO AN ASSUMED BEARING OF N 05°50'41" E, ALONG THE CENTER LINE OF (ATLANTIC BOULEVARD) SURF ROAD.
 - 2) UNLESS OTHERWISE NOTED, THIS FIRM HAS NOT ATTEMPTED TO LOCATE FOOTINGS AND/OR FOUNDATIONS.
 - 3) NO BUILDINGS EXISTING ON THE SURVEYED PROPERTY.
 - 4) THIS SURVEY WAS PREPARED FOR THE EXCLUSIVE USE OF THE ENTITIES NAMED HEREON. THE ATTACHED CERTIFICATION DOES NOT EXTEND TO ANY UNNAMED PARTIES.
 - 5) PROPERTY SHOWN HEREON FALLS WITHIN FEDERAL FLOOD ZONE "VE (EL 12)", "AO (DEPTH 1)", "X" AND "AE (EL 8)" PER FLOOD INSURANCE RATE MAP NUMBER 12011C0319 F, MAP DATED 8-18-1992, COMMUNITY NO 126113.
 - 6) VISIBLE INDICATORS OF UTILITIES ARE SHOWN HEREON. HOWEVER, NO ATTEMPT HAS BEEN MADE TO LOCATE UNDERGROUND ITEMS.
 - 7) DISTANCES ALONG BOUNDARY OF SUBJECT PROPERTY ARE RECORD AND/OR MEASURED UNLESS OTHERWISE STATED.
 - 8) SHOWN HEREON ARE PLOTTABLE EASEMENTS AND RIGHTS OF WAY REFLECTED AS EXCEPTION IN THE TITLE INSURANCE COMMITMENT NO. 1062-2983257, REVISION D, ISSUED BY FIRST AMERICAN TITLE INSURANCE COMPANY, WITH AN EFFECTIVE DATE OF NOVEMBER 4, 2013 AT 5:01 P.M.
 - 9) ELEVATIONS SHOWN HEREON REFER TO NATIONAL GEODETIC VERTICAL DATUM OF 1929 (N.G.V.D.).
 - 10) BENCHMARKS
 - a) BROWARD COUNTY BENCH MARK NUMBER 3959: CAP AT E END OF N PARKING LOT OF W EDGE OF E SEAWALL OF "HEMISPHERE", #1950 S OCEAN DRIVE (HWY A1A), CAP 33" NNE OF INSIDE SE CORNER OF PARKING LOT, CAP 27.5' SE OF INSIDE NE CORNER OF PARKING LOT, CAP IS A STANDARD DNR BRASS DISK AND IS FLUSH W/SURFACE OF SEAWALL. FOUND GOOD 12-18-2006. ELEVATION 9.27' N.G.V.D.
 - b) BROWARD COUNTY BENCH MARK NUMBER 3959: CAP AT E END OF N PARKING LOT OF W EDGE OF E SEAWALL OF "HEMISPHERE", #1950 S OCEAN DRIVE (HWY A1A), CAP 33" NNE OF INSIDE SE CORNER OF PARKING LOT, CAP 27.5' SE OF INSIDE NE CORNER OF PARKING LOT, CAP IS A STANDARD DNR BRASS DISK AND IS FLUSH W/SURFACE OF SEAWALL. FOUND GOOD 12-18-2006. ELEVATION 9.27' N.G.V.D.
 - 11) FOLD NUMBER: 514226230010 BROWARD PROPERTY APPRAISER.
 - 12) PROPERTY AS DESCRIBED HEREON CONTAINS 54,898 SQ.FT. (1.26 ACRES)
 - 13) PROPERTY ADDRESS S. OCEAN DRIVE, HOLLYWOOD.
 - 14) PROPERTY OWNER'S NAME: BEACH ONE RESORT LLP
 - 15) STATE PLANE COORDINATES SHOWN HEREON REFERENCED TO N.A.D. 83/CORS96. STATE PLANE COORDINATES DETERMINED BY DIFFERENTIAL GLOBAL POSITION SYSTEM SURVEY OCCUPATION OF N.G.S. CONTROL MONUMENT DESIGNATION H-004, AND VERIFIED USING N.G.S. O.P.U.S. POST-PROCESSING.
 - 16) THE LOCATION OF THE COASTAL CONSTRUCTION CONTROL LINE SHOWN HEREON WAS PROVIDED IN DIGITAL FORMAT BY THE FLORIDA DEPARTMENT OF ENVIRONMENTAL PROTECTION BUREAU OF BEACHES AND COASTAL SYSTEMS AND MAY BE SUBJECT TO FINAL VERIFICATION BY THIS AGENCY.

LEGAL DESCRIPTION

PARCEL A, OF GATEWAY HOLLYWOOD PLAT, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 178, PAGE 33, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA.

NOTES REGARDING SCHEDULE B-II OF TITLE INSURANCE COMMITMENT NO. 1062-2983257 REVISION D ISSUED BY FIRST AMERICAN TITLE INSURANCE COMPANY WITH AN EFFECTIVE DATE OF NOVEMBER 4, 2013 AT 5:01 P.M.

10. EASEMENT IN FAVOR OF FLORIDA POWER & LIGHT COMPANY, RECORDED JULY 23, 1969 IN OFFICIAL RECORDS BOOK 3983, PAGE 70, AS AFFECTED BY SUBORDINATION OF UTILITY INTERESTS RECORDED MAY 5, 1994 IN OFFICIAL RECORDS BOOK 22095, PAGE 326, AND FURTHER AFFECTED BY THE SUBORDINATION OF UTILITY INTERESTS RECORDED DECEMBER 9, 1994 IN OFFICIAL RECORDS BOOK 22919, PAGE 455; ALL OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA, SHOWN ON SURVEY.
11. RESTRICTIONS, DEDICATIONS AND EASEMENTS AS SHOWN ON THE PLAT OF GATEWAY HOLLYWOOD PLAT, RECORDED IN PLAT BOOK 178, PAGE 33, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA, SHOWN ON SURVEY.
12. TERMS AND CONDITIONS AS CONTAINED IN THE RESOLUTION NO. 05-DV-21 APPROVING THE REQUEST FOR A VARIANCE AND GRANTING DESIGN REVIEW APPROVAL FOR THE CONSTRUCTION OF A HOTEL AND ASSOCIATED USES, RECORDED SEPTEMBER 29, 2008 IN OFFICIAL RECORDS BOOK 45713, PAGE 1499, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA, AFFECTS BLANKET IN NATURE (NOT PLOTTABLE).
13. TERMS AND CONDITIONS AS CONTAINED IN THE SECURITY/LIEN AGREEMENT INSTALLATION OF REQUIRED IMPROVEMENTS BY AND BETWEEN BROWARD COUNTY AND BEACH ONE RESORT, LLP, RECORDED SEPTEMBER 25, 2008 IN OFFICIAL RECORDS BOOK 45709, PAGE 122, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA, AFFECTS BLANKET IN NATURE (NOT PLOTTABLE).
14. EASEMENT IN FAVOR OF BELLSOUTH TELECOMMUNICATIONS, INC., A GEORGIA CORPORATION, D/B/A AT&T FLORIDA, RECORDED APRIL 1, 2008 IN OFFICIAL RECORDS BOOK 45234, PAGE 23, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA, SHOWN ON SURVEY.
15. PERPETUAL EASEMENT IN FAVOR OF THE STATE OF FLORIDA DEPARTMENT OF TRANSPORTATION, RECORDED MARCH 26, 2008 IN OFFICIAL RECORDS BOOK 45216, PAGE 1, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA, SHOWN ON SURVEY.
16. EASEMENT IN FAVOR OF FLORIDA POWER & LIGHT COMPANY RECORDED MARCH 19, 2008 IN OFFICIAL RECORDS BOOK 45196, PAGE 1879, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA, SHOWN ON SURVEY.

SURVEYOR'S CERTIFICATION

-4111 SOUTH OCEAN DRIVE, LLC, A FLORIDA LIMITED LIABILITY COMPANY
-PRM INVESTMENTS, LLC
-FIRST AMERICAN TITLE INSURANCE COMPANY
-GREENBERG TRAURIG, P.A.

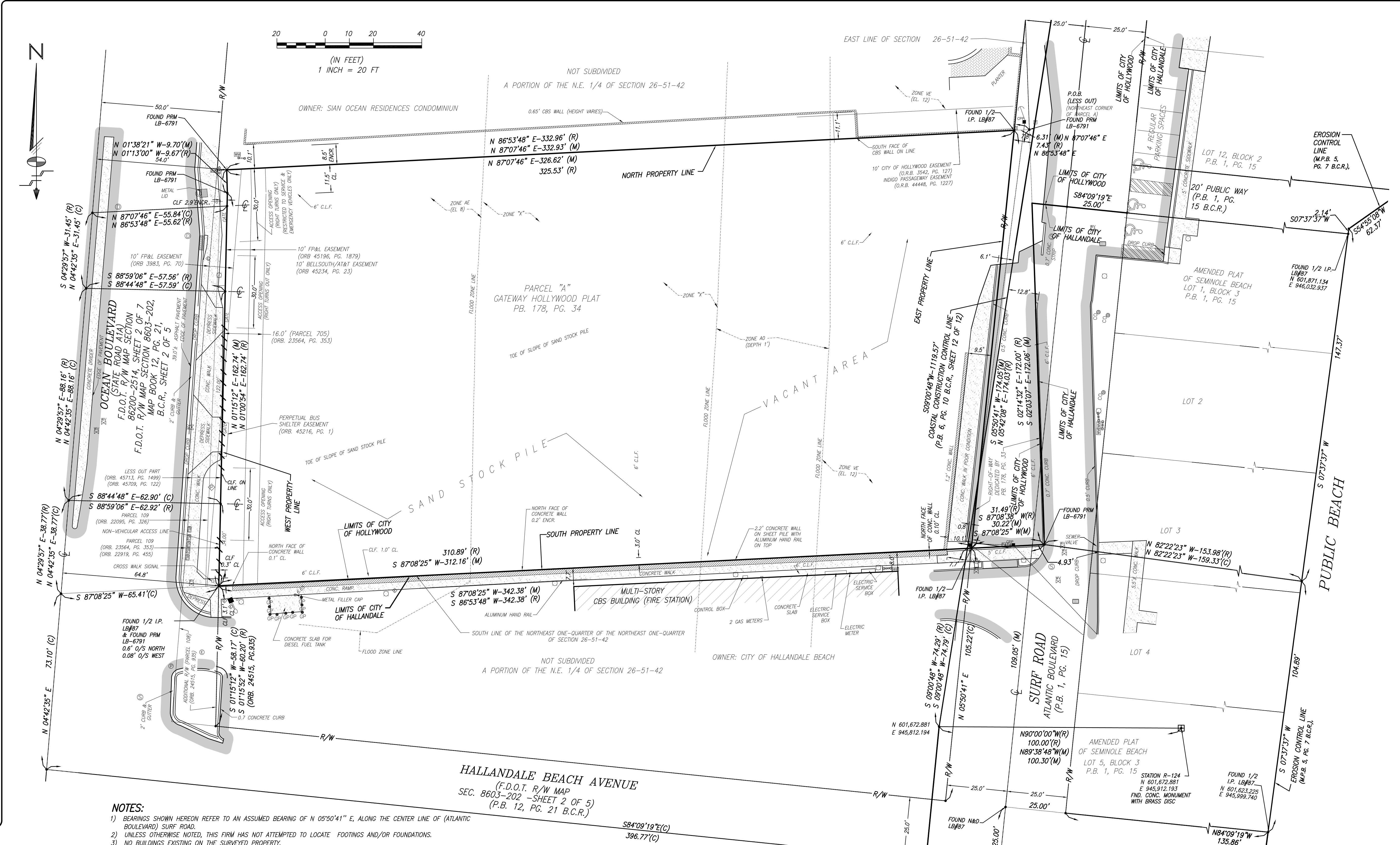
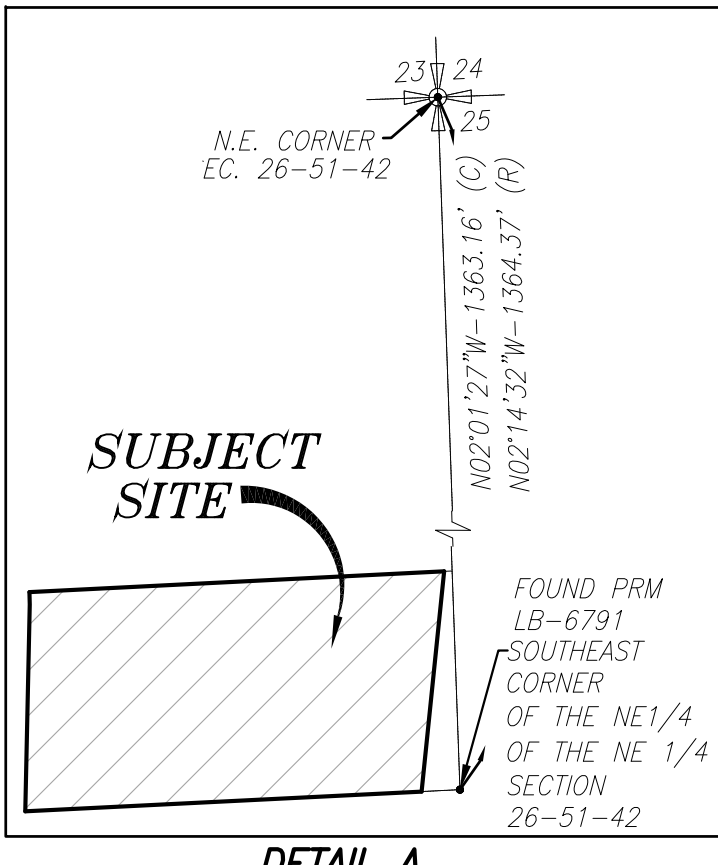
SURVEYOR'S CERTIFICATION

THIS IS CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE 2011 MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/ACSM LAND TITLE SURVEYS, JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS, AND INCLUDES ITEMS 1, 2, 3, 4, 8, 11(a), 13, and 14 OF TABLE A THEREOF. THE FIELD WORK WAS COMPLETED ON JUNE 26 OF 2013.

THE PROPERTY DESCRIBED HEREON IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF AS RECENTLY SURVEYED AND DRAWN UNDER MY SUPERVISION AND DIRECTION. THIS SURVEY COMPLIES WITH THE MINIMUM TECHNICAL STANDARDS ADOPTED BY THE FLORIDA STATE BOARD OF SURVEYORS AND MAPPERS PURSUANT TO CHAPTER 5J-17, FLORIDA ADMINISTRATIVE CODE.

Schwelbke-Shishkin & Associates, Inc.

By: MARK STEVEN JOHNSON SEC'Y & TREAS.
PROFESSIONAL LAND SURVEYOR #4775 STATE OF FLORIDA



ALTA/ACSM LAND TITLE SURVEY

PREPARED FOR: RELATED GROUP

Section 26, Township 51 South, Range 42 East, Miami-Dade County, Florida

Schwelbke-Shishkin & Associates, Inc.
LAND SURVEYORS
3240 CORPORATE WAY, MIAMI, FLORIDA 33026
TEL: (305) 435-7010 FAX: (305) 438-3288

CERTIFICATE OF AUTHORIZATION
No. LB-87

Checked By: M.S.J. Date: 10/22/2012
Scale: AS SHOWN
Sheet 1 of 1 Sheet(s)

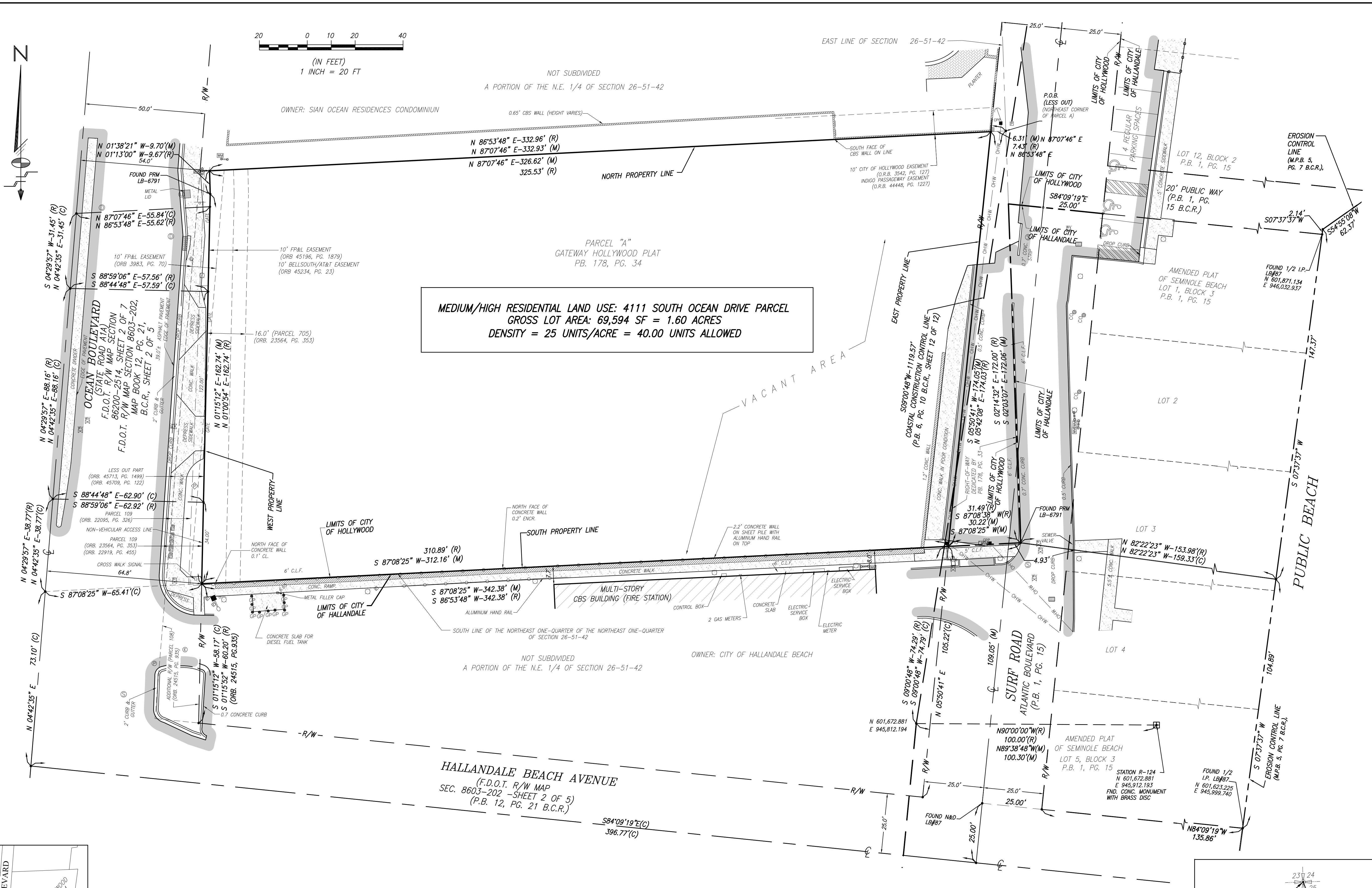
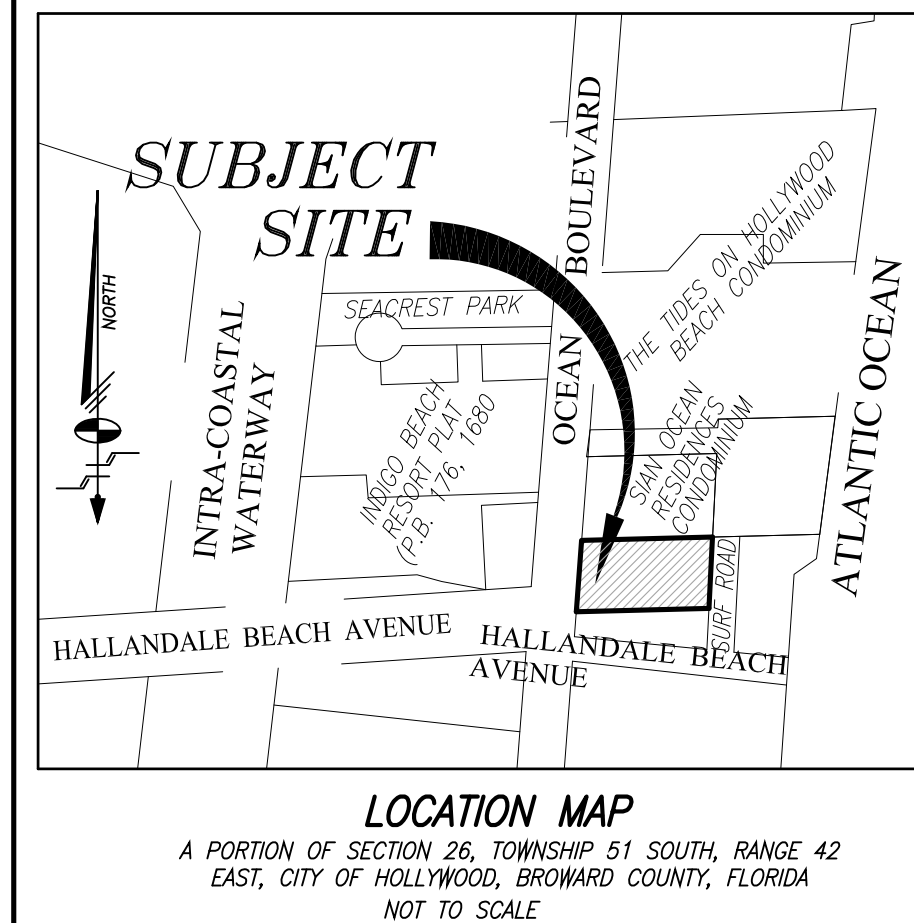
NOTE: This sketch is not valid unless it bears the signature and the original raised seal of a Florida licensed surveyor and mapper.

This is a "Boundary Survey."

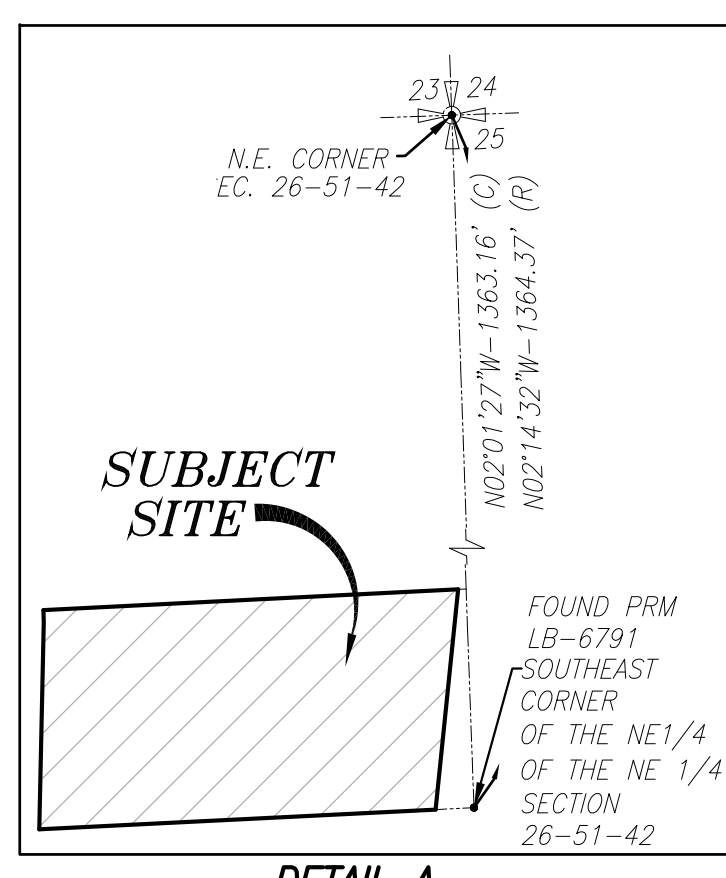
REVISIONS

DATE	BY	REVISION
10/22/2012	M.S.J.	FINAL

FILE NO. B-1931

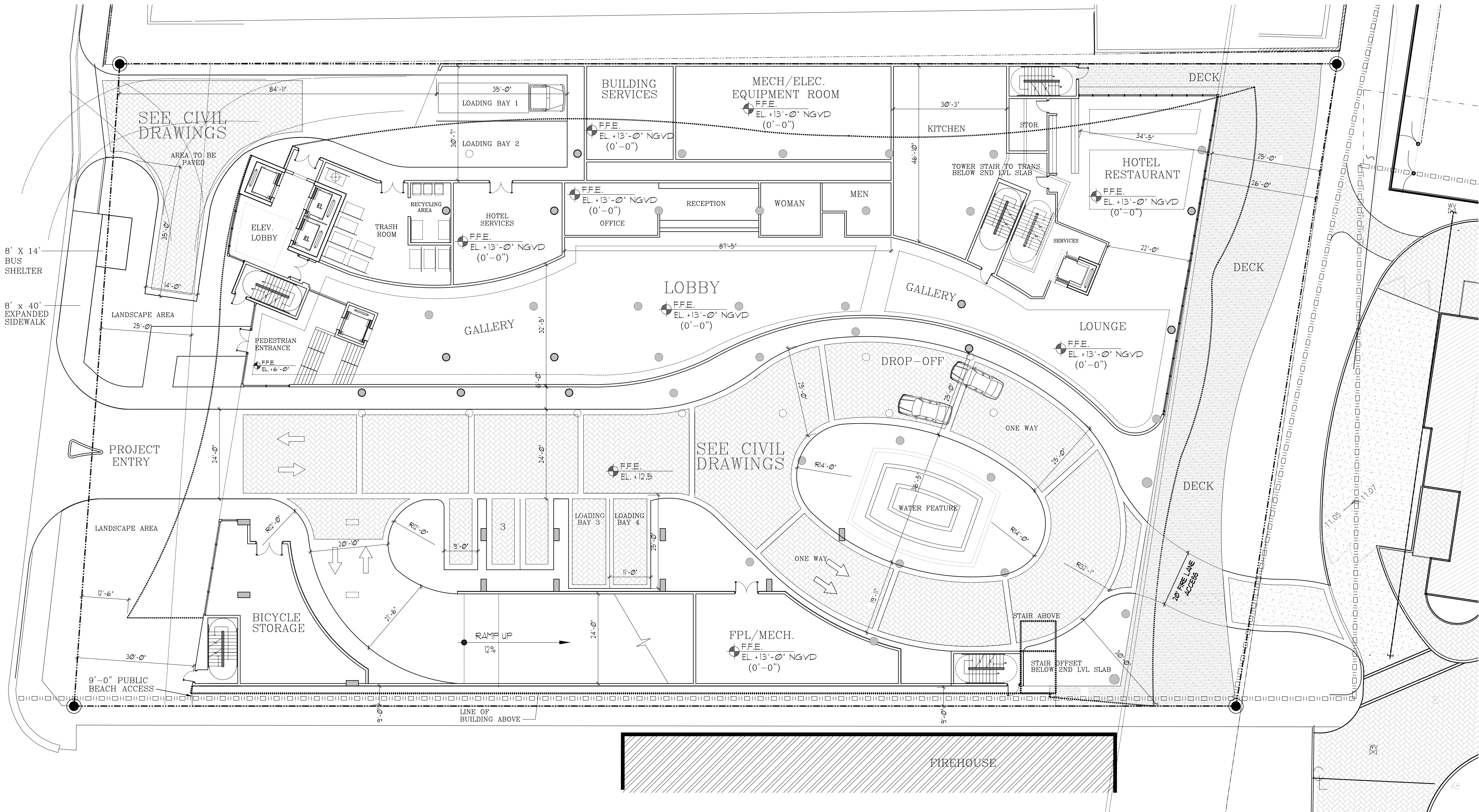


LEGAL DESCRIPTION
 PARCEL A, OF GATEWAY HOLLYWOOD PLAT, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 178, PAGE 33, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA.



DETAIL A
NOT TO SCALE

[illegible]



PROJECT DATA

ZONING:
EXISTING: PD (PLANNED DEVELOPMENT)

GROSS LOT AREA: 1.60 ACRES 69,594 Sq.Ft.
NET LOT SIZE: 1.26 ACRES 54,898 Sq.Ft.

DENSITY:
PREVIOUSLY APPROVED: 300 UNITS/ACRE = 477 ROOMS
NOTE: 238 BONUS HOTEL DENSITY ROOMS ALLOCATED FROM THE HOLLYWOOD BEACH HOTEL ROOM POOL BY ORDINANCE O-2008-24
PROPOSED:
RESIDENTIAL UNITS: 25 UNITS X 1.6 ACRES = 40 UNITS
HOTEL ROOMS: 150 ROOMS X 1.6 ACRES = 240 ROOMS
240 ROOMS + 127 ROOMS PREVIOUSLY ALLOCATED = 367 ROOMS

TOTAL: 407

LOT COVERAGE:
PREVIOUSLY APPROVED: 73.86% (40,400 S.F.)
PROPOSED: 73.86% (40,400) Sq.Ft.

LANDSCAPE SETBACK:
PREVIOUSLY APPROVED: 0'-0"
VARIANCE APPROVED BY RESOLUTION 05-DV-21
PROPOSED: 0'-0"

LANDSCAPE AREA:
PREVIOUSLY APPROVED: 12.16% (6,649 S.F.)
PROPOSED: 16.67% (9,152 S.F.)

BUILDING HEIGHT
PREVIOUSLY APPROVED: 40 STORIES
469' TO HIGHEST ARCH. ELEMENT
417'-8" TO ROOF LEVEL
PROPOSED: 40 STORIES
485' TO HIGHEST ARCH. ELEMENT
439'-8" TO ROOF LEVEL

GROSS BUILDING AREA (INCLUDING GARAGE):
PREVIOUSLY APPROVED: 983,991 S.F.
PROPOSED: 866,114 S.F.

NET BUILDING AREA (NOT INCL. GARAGE):
PREVIOUSLY APPROVED: 663,609 S.F.
PROPOSED: 619,678 S.F.

RESIDENTIAL BUILDING AREA
PREVIOUSLY APPROVED: 0 S.F.
PROPOSED: 70,000 S.F.

HOTEL BUILDING AREA
PREVIOUSLY APPROVED: 406,637 S.F.
PROPOSED: 520,407 S.F.

BUILDING AMENITIES AREA
PREVIOUSLY APPROVED: 126,325 S.F.
PROPOSED: 30,920 S.F.

SETBACKS:
FRONT (OCEAN DRIVE):
PREVIOUSLY APPROVED 25'-0" TO BUILDING
1'-0" TO ENTRANCE CANOPY
PROVIDED 30'-0" TO BUILDING
12'-6" TO ENTRANCE CANOPY
REAR (SURF ROAD):
PREVIOUSLY APPROVED 3'-7"
PROVIDED 26'-0"

SIDE SETBACK (INTERIOR) TO NORTH PROPERTY LINE:
PREVIOUSLY APPROVED 20'-0"
PROVIDED 0'-0"

SIDE SETBACK (INTERIOR) TO SOUTH PROPERTY LINE:
PREVIOUSLY APPROVED 9'-0"
PROVIDED 9'-0"

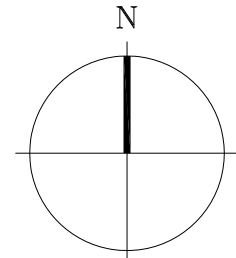
OFF-STREET PARKING:
PREVIOUSLY APPROVED: 568 SPACES FOR 477 ROOMS PLUS REST., MEETING, OFFICE, & GYM
REQUIRED:
HOTEL: 367 ROOMS X 1 = 367 SPACES
RESIDENTIAL: 40 UNITS X 1.5 = 60 SPACES
GUEST: 40 UNITS/5 = 8 SPACES
RESTAURANT: 4,600 S.F. X .60% = 2760 S.F./60 S.F. = 46 SPACES
TOTAL: 481 SPACES
PROVIDED: REGULAR: TANDEM: LIFTS: TOTAL:
LEVEL 1 3 - - 3
LEVEL 2-5 216 24 68 308
LEVEL 6-8 162 18 68 180
TOTAL 381 42 68 491

OFF-STREET LOADING:
PREVIOUSLY APPROVED: 5 SPACES FOR 480 ROOMS
REQUIRED: 3 SPACES
50-100 UNITS- 1 SPACE
100-200 UNITS- 1 SPACE
200-300 UNITS- 1 SPACE
300-400 UNITS- 1 SPACE
TOTAL 4 SPACES
PROVIDED: 4 SPACES

UNIT BREAKDOWN		
UNIT TYPE	S.F.	2nd-8th
ROOM F1 (180/180)	730	11x7L-7
ROOM F2 (880/880)	705	11x7L-7
ROOM F3 (880/880)	800	11x7L-7
ROOM F4 (880/880)	870	11x7L-7
ROOM F5 (880/880)	1355	11x7L-7
TOTAL PODIUM ROOMS		35

UNIT TYPE	S.F.	10th-20th LEVELS	21st-40th LEVELS
ROOM H1 (180/180)	870	41x11-44	41x20-80
ROOM H2 (880/880)	1235	61x11-66	61x20-120
ROOM A (380/380)	1380	11x11L-11	-
ROOM B (380/380)	1840	11x11L-11	-
UNIT A (380/380)	1380	-	11x20L-20
UNIT B (380/380)	1840	-	11x20L-20
TOTAL TOWER		132	240
TOTAL ROOMS/UNITS		35 + 372 = 407	

NOTE: THERE ARE NO UNITS LOCATED ON THE GROUND FLOOR OR THE 9TH LEVEL (AMENITY DECK)

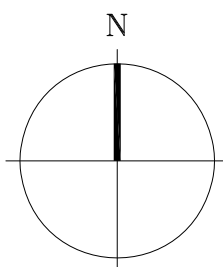
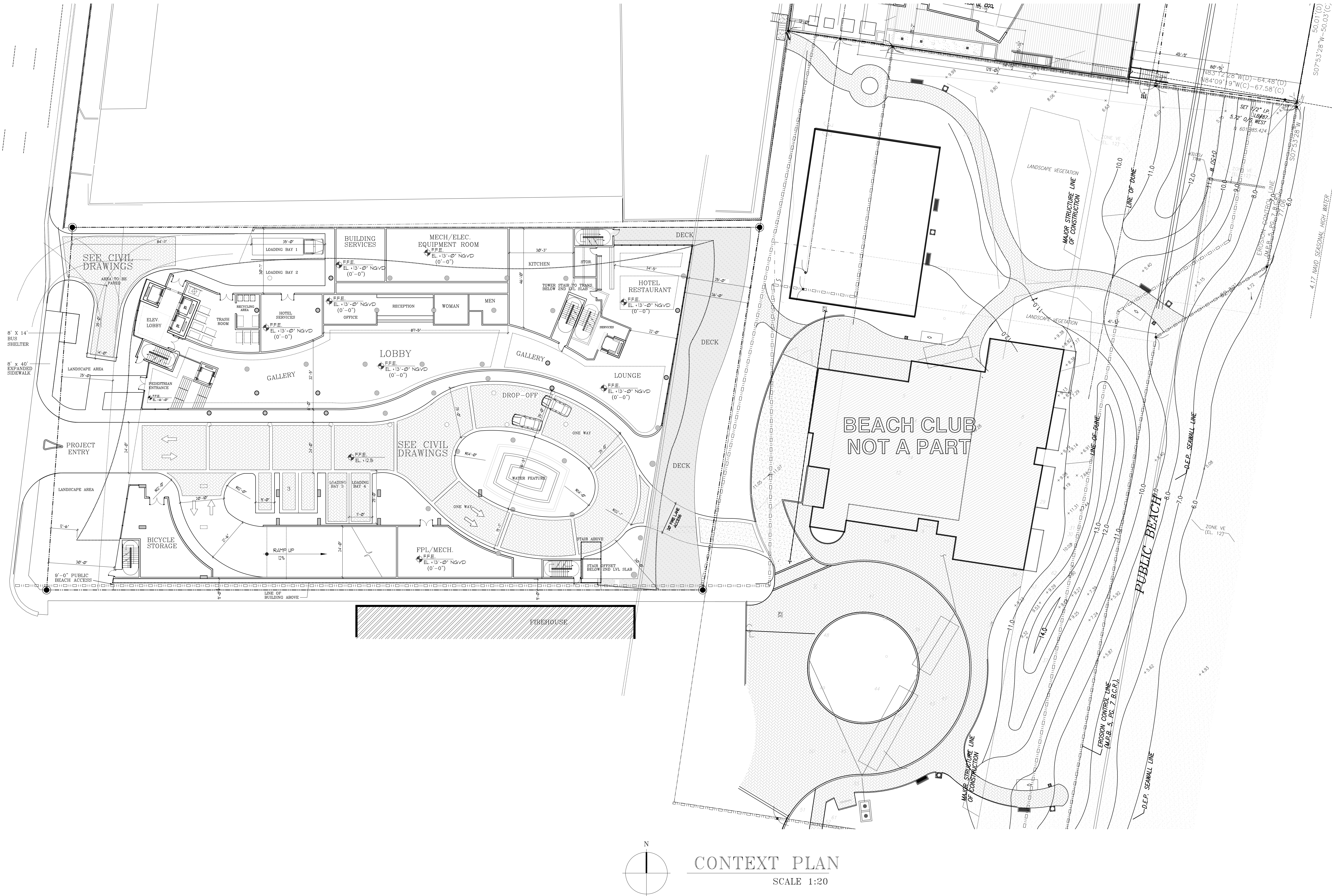


SITE PLAN
(INCLUDING SITE DATA)

SCALE 1/16"

- PROJECT NOTES:
- 24/7 VALET PARKING WILL BE PROVIDED
 - ALL SIGNAGE WILL BE UNDER SEPARATE PERMIT PERMIT AND COMPLY WITH ZONING AND LAND DEVELOPMENT REGULATIONS
 - MAXIMUM FOOT-CANDLE AT ALL PROPERTY LINES ADJACENT TO RESIDENTIAL ZONING WILL BE 5
 - THE PROJECT SHALL ENGAGE BUILDING CONSULTANT (DR. JENNIFER LANGUELL) AND SHALL MEET THE STANDARDS OF THE FLORIDA GREEN BUILDING COALITION GREEN HIGHRISE STATUS
 - PROJECT SHALL COMPLY WITH THE TURTLE LIGHTING ORDINANCE
- FLOOD PROTECTION NOTES:
- THE BOTTOM OF THE LOWEST HORIZONTAL STRUCTURAL MEMBER TO BE PLACED AT 12'-0" NGVD
 - ALL MECHANICAL AND ELECTRICAL EQUIPMENT INCLUDING CONDENSATES, VENTILATION FANS, AND ELEVATOR COMPONENTS TO BE PLACED ABOVE THE LOWEST HORIZONTAL MEMBER
 - ALL VERTICAL COMPONENTS BELOW 12'-0" NGVD SHALL BE BREAKAWAY CONSTRUCTION IN EVENT OF STORM SURGE

VARIANCES/MODIFICATIONS TO:
EXISTING APPROVED PD:
1. REDUCE PARKING SPACE DEPTH FROM 19' TO 18'
2. ALLOW TANDEM AND VALET TO COUNT TOWARD TOTAL PARKING



CONTEXT PLAN
SCALE 1:20

PRELIMINARY DESIGN FOR:

HYDE BEACH RESORT

4111 SOUTH OCEAN DRIVE, HOLLYWOOD, FL 33019

revisions:	
CITY MANAGER'S ROUNDTABLE	10/10/2013
PRELIMINARY T.A.C.	11/4/2013
FINAL T.A.C.	2/7/2014

drawn by:
LF/SP/PD

date:
10/10/13

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3215

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