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LUCKY BEACH
HOLLYWOOD FLORIDA 33019 USA

ARCHITECT

MEP ENGINEER

T. 954.631.8371
HTTP: //www.sengaarchitecture.com
SENGA ARCHITECTURE LLC

8640 NW 53RD CT | LAUDERHILL, FL 33351 T. 352.474.0940 \* F. 786-345-6275 WWW.WINDIANENGINEERING.COM

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FITZ MANNINGHAM MURPHY REGISTERED ARCHITECT

REVISIONS

02 HPB CORRECTION

2513 PROJECT NO.

10/8/25 DATE

DEMOLITION
GROUND
FLOOR PLAN

GROUND FLOOR PLAN D100

STAIR #2 2 **EXISTING** STAIR #3 **EXISTING ROOF** TRUSSES TO BE DEMOLISHED IN ITS **ENTIRETY TERRACE** OPEN TO GROUND RESTROOM EXISTING KITCHEN EXISTING STAIR #1 **EXISTING ELEVATOR** DEMOLISHED IN ITS EXISTING ELEVATOR \_\_\_\_\_ DEMOLISHED UNDER PERMIT B20-104045 EXISTING TO REMAIN

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LUCKY BEACH
HOLLYWOOD FLORIDA 33019 USA
BROADWALK HOLLYWOOD FLORIDA 33019 USA

ARCHITECT

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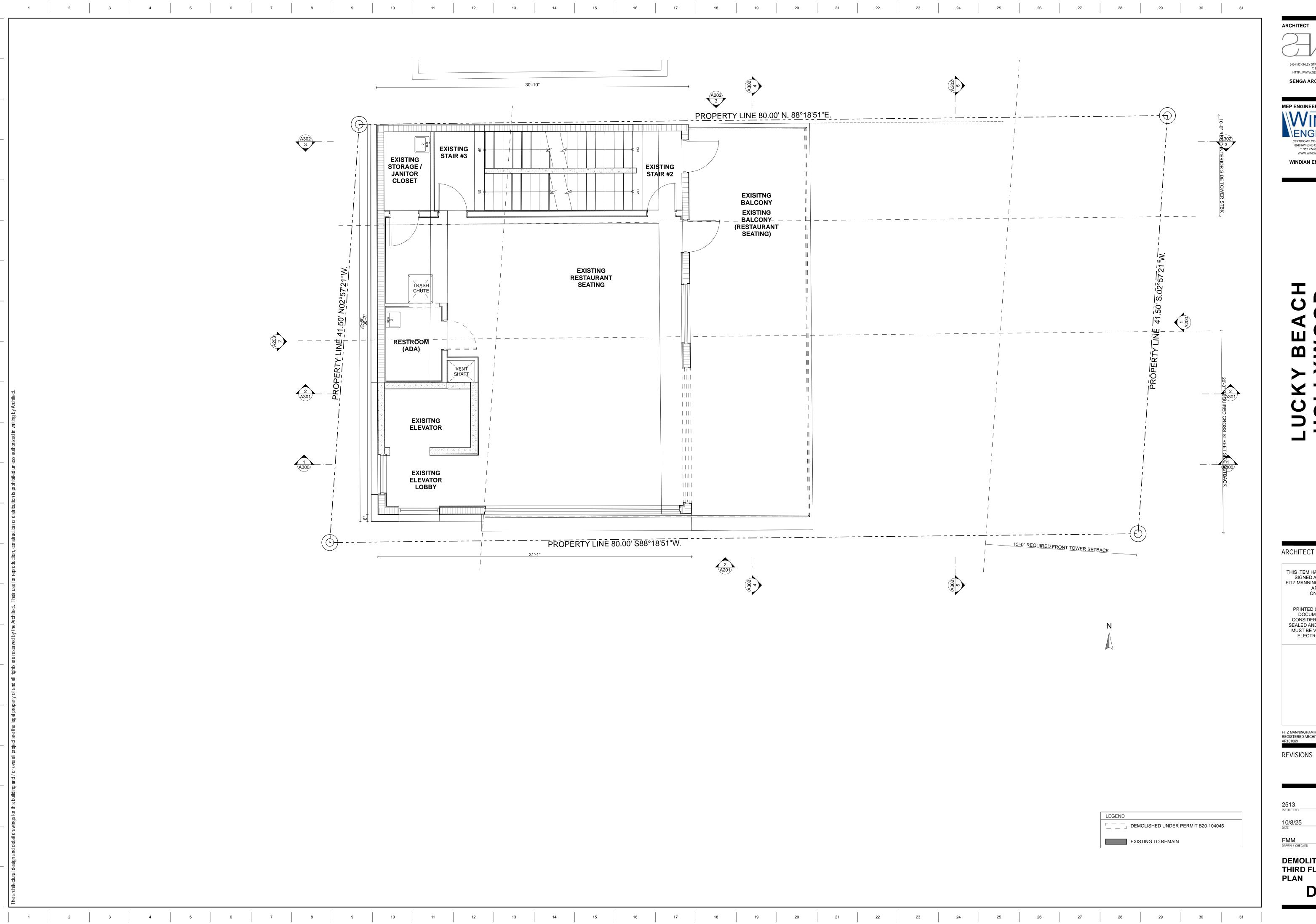
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2513 PROJECT NO.

> 0/8/25 ATE

DEMOLITION SECOND FLOOR

D101



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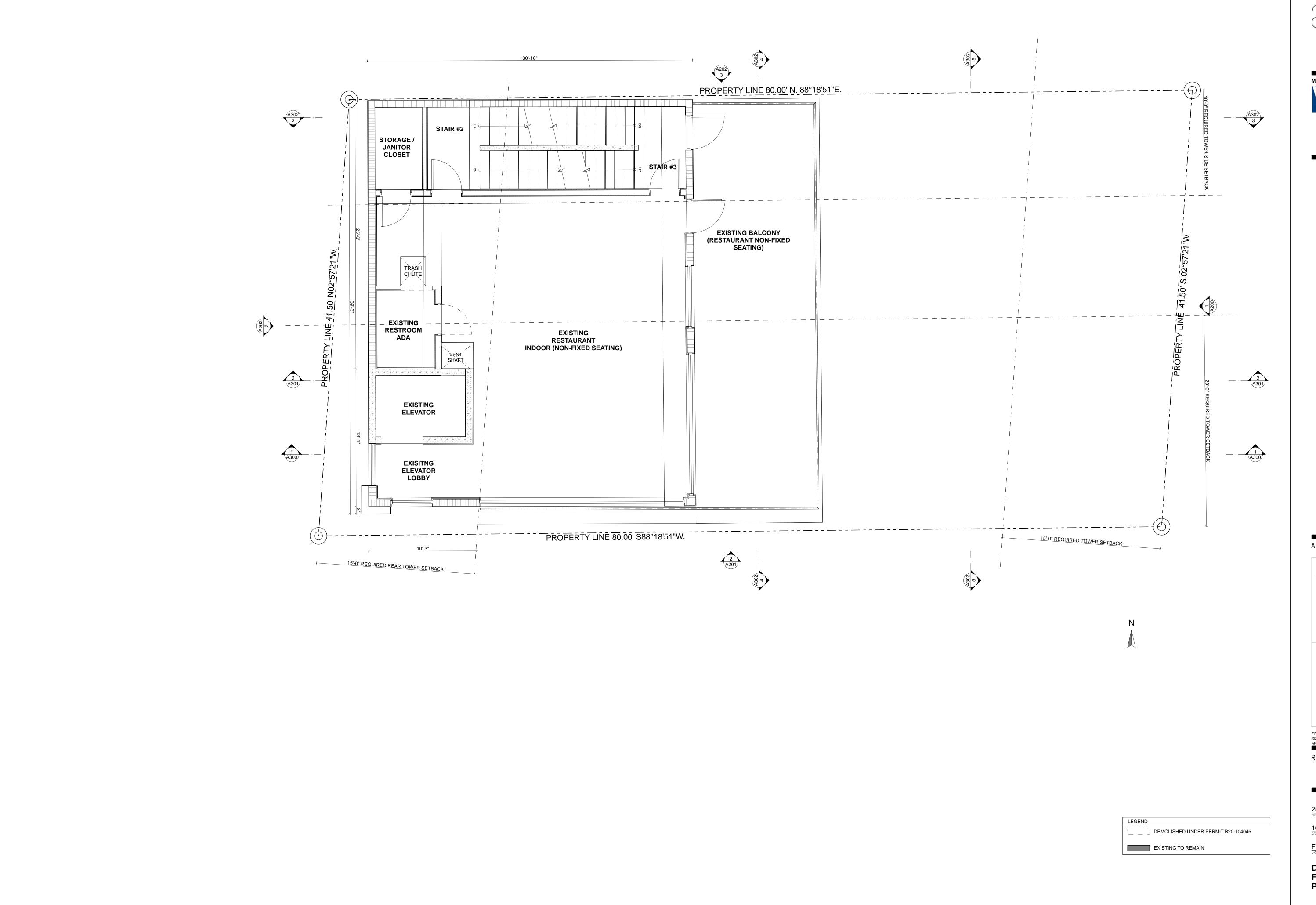
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REGISTERED ARCHITECT

**DEMOLITION** THIRD FLOOR

**PLAN** D102



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LUCKY BEACH
HOLLYWOOD
RESTAURANT
RESTAURANT
RESTAURANT

**SENGA ARCHITECTURE LLC** 

ARCHITECT

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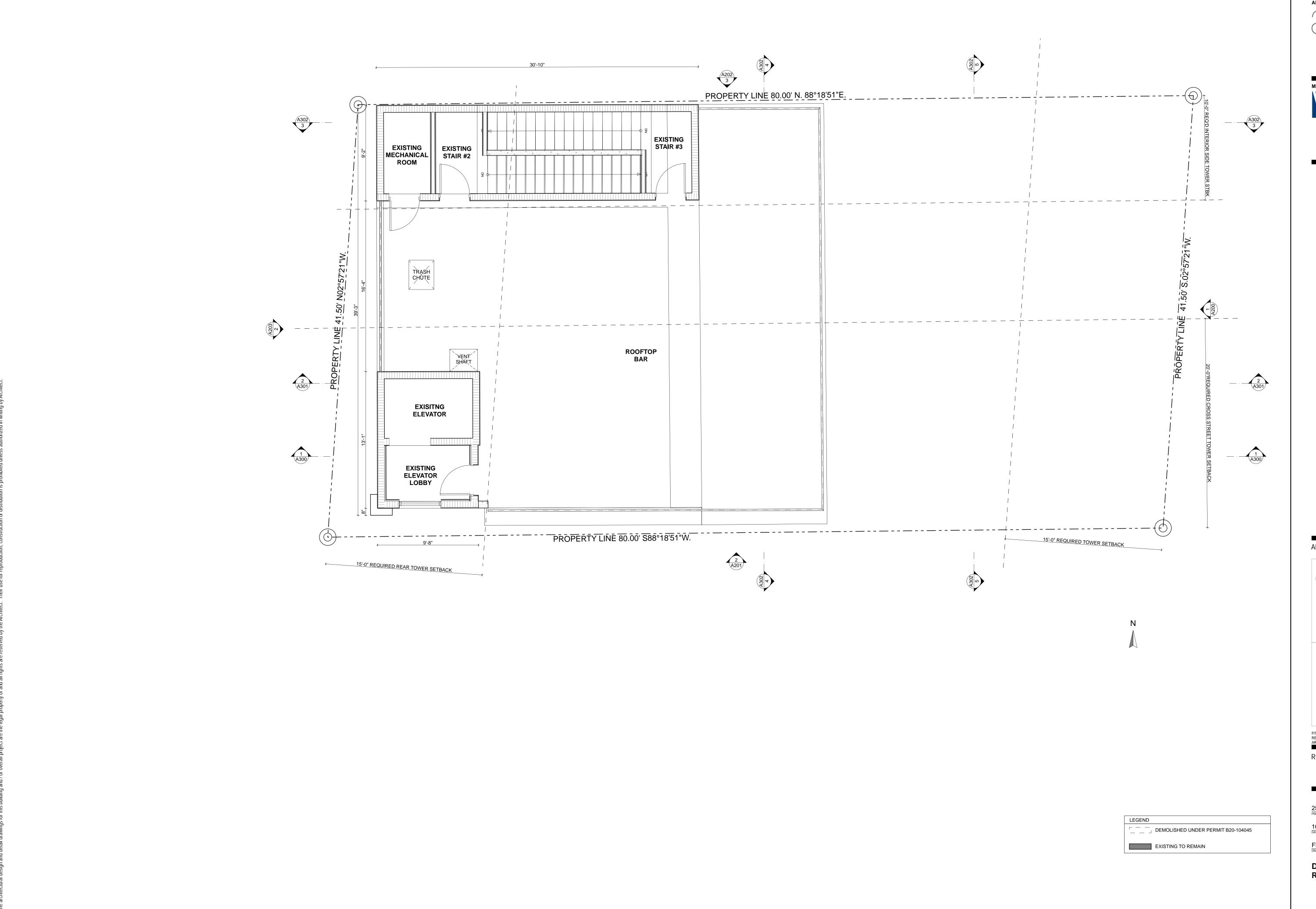
REVISIONS

2513 PROJECT NO.

FMM
DRAWN / CHECKED

DEMOLITION

FOURTH FLOOR PLAN
D103



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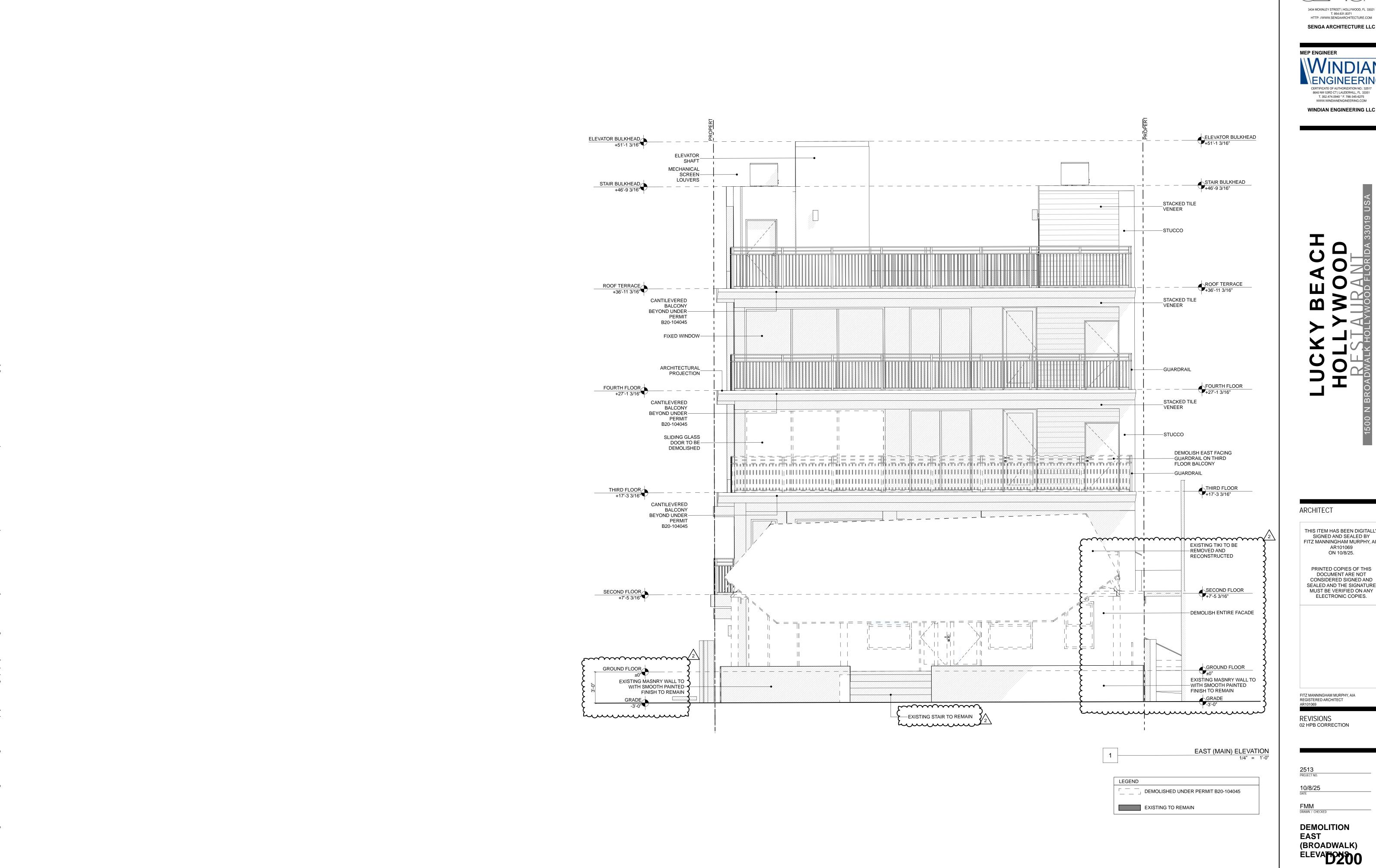
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**DEMOLITION ROOF PLAN** 

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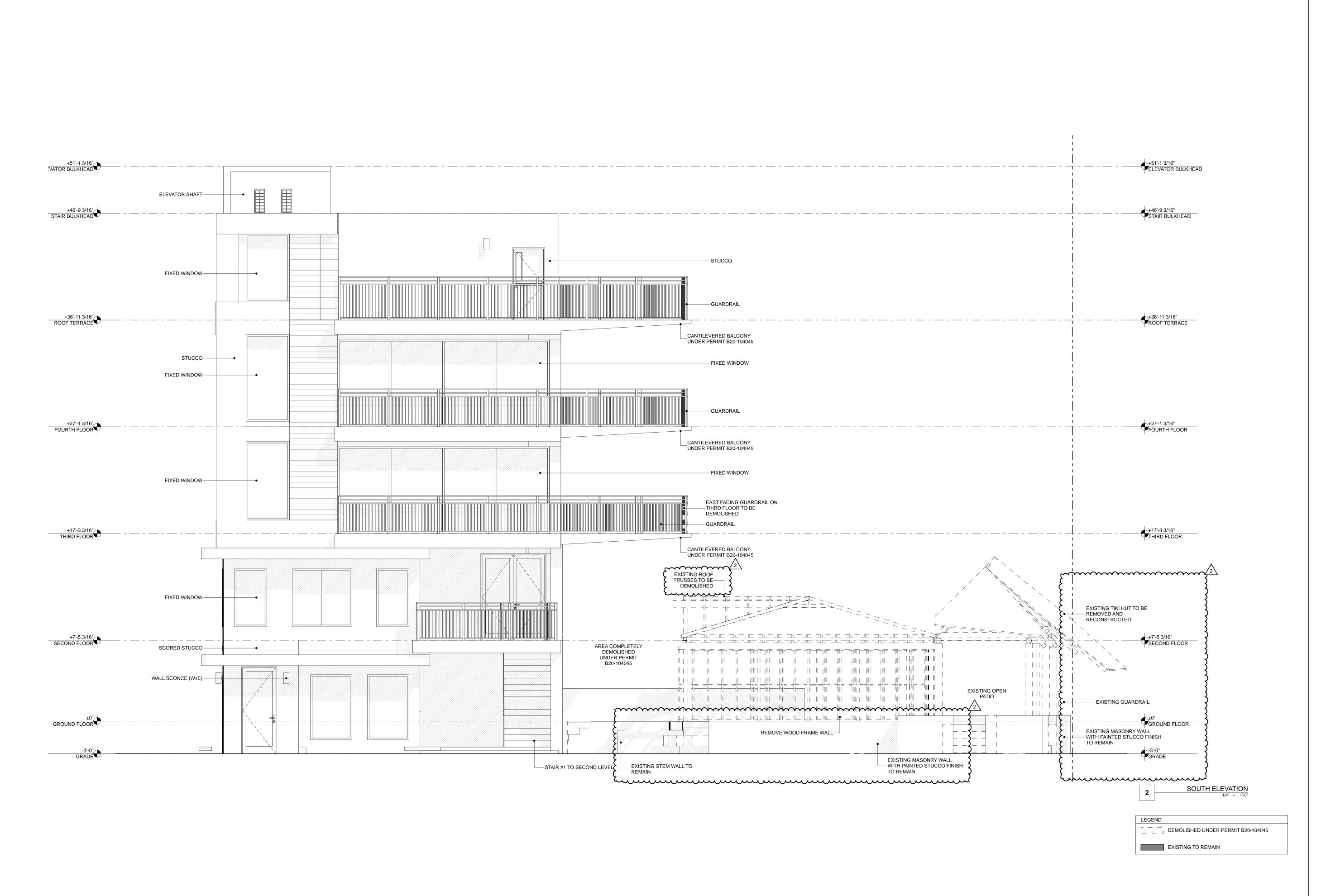
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REVISIONS 02 HPB CORRECTION

DRAWN / CHECKED **DEMOLITION EAST** 

(BROADWALK)



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SENGA ARCHITECTURE LLC

MEP ENGINEER

ARCHITECT

MEP ENGINEER

VINDIAN
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WINDIAN ENGINEERING LLC

HOLLYWOOD FLORIDA
1500 N BROADWALK HOLLYWOOD FLORIDA

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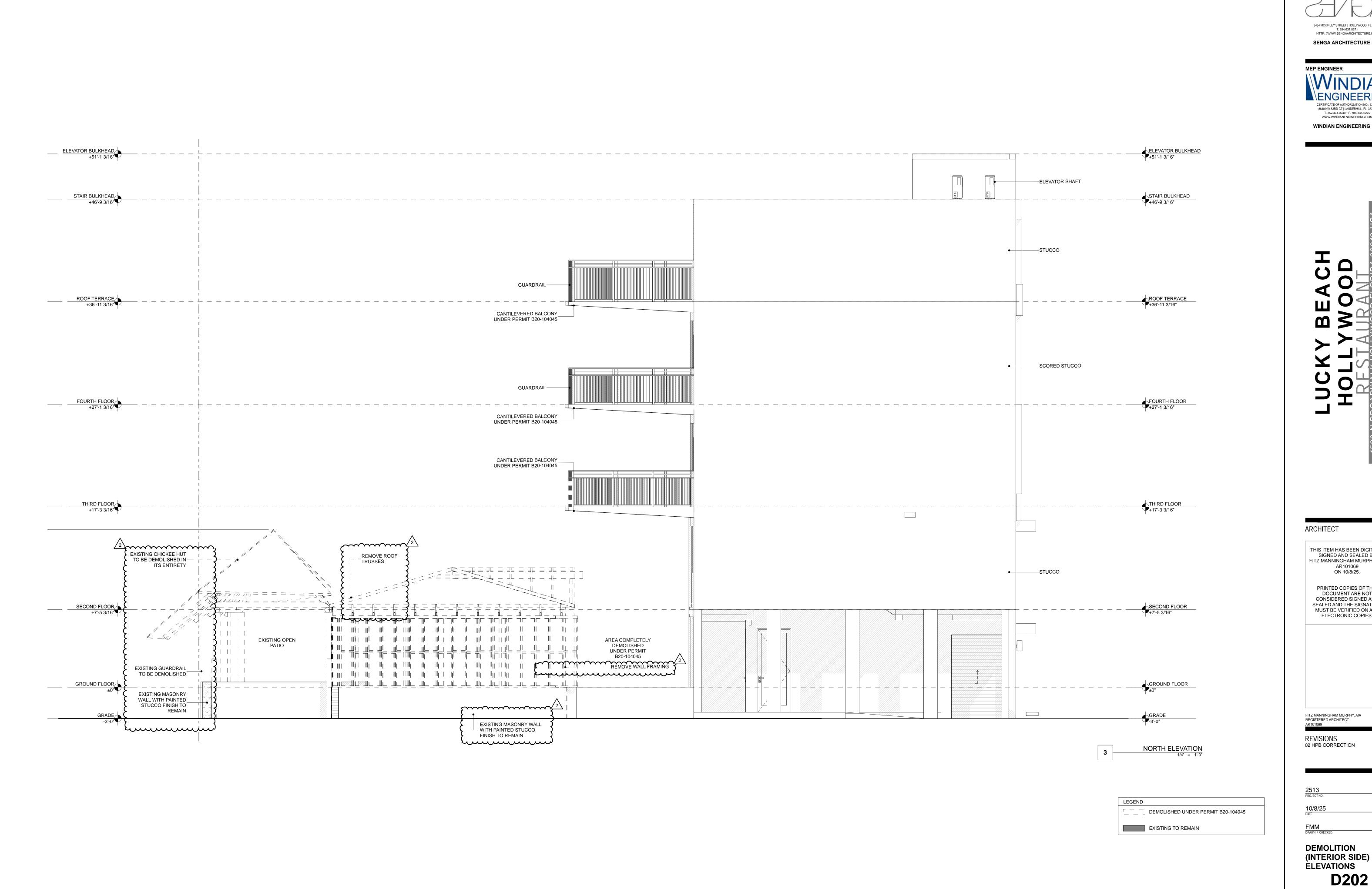
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REVISIONS 02 HPB CORRECTION

2513 PROJECT NO.

FMM DRAWN / CHECKED

DEMOLITION SOUTH (HAYES) ELEVATIONS D201



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> > **D202**

## LEGEND

### ABBREVIATIONS:

A = ARC DISTANCE AC = AIR CONDITIONER PAD BCR = BROWARD COUNTY RECORDS BLDG = BUILDING BM = BENCH MARK BOB = BASIS OF BEARINGS CBS = CONCRETE BLOCK & STUCCO (C) = CALCULATED

C&G = CURB & GUTTER

CLF = CHAIN LINK FENCE COL = COLUMN
D.E. = DRAINAGE EASEMENT
D.M.E. = DRAINAGE & MAINTENANCE EASEMENT EASEMENT

D/W = DRIVEWAY

EB = ELECTRIC BOX

ENC. = ENCROACHMENT

EP = EDGE OF PAVEMENT

EW = EDGE OF WATER

FDH = FOUND DRILL HOLE FFE = FINISHED FLOOR ELEVATION FIP = FOUND IRON PIPE (NO ID) FIR = FOUND IRON ROD (NO ID)
FN = FOUND NAIL (NO ID) FN&D= FOUND NAIL & DISCK

FPL = FLORIDA POWER & LIGHT TRANSFORMER PAD L.E. = LANDSCAPE EASEMENT
L.M.E. = LAKE MAINTENANCE EASEMENT

(M) = MEASURED

MDCR = MIAMI-DADE COUNTY RECORDS MH = MAN HOLE

ML = MONUMENT LINE

(P) = PLAT PB = PLAT BOOK PC = POINT OF CURVATURE PCP = PERMANENT CONTROL POINT PE = POOL EQUIPMENT PAD PG = PAGE PI = POINT OF INTERSECTION

PI = PI ANTER PC = PLANTER
POB = POINT OF BEGINNING
POC = POINT OF COMMENCEMENT
PRC = POINT OF REVERSE CURVATURE

PRM = PERMANENT REFERENCE MONUMENT
PT = POINT OF TANGENCY
R = RADIUS DISTANCE (R) = RECORD

R/W = RIGHT-OF-WAY

R/W = RIGHT-OF-WAY
RES = RESIDENCE
SIP = SIP LB#8023
SND = SET NAIL & DISK LB#8023
STL = SURVEY TIE LINE
SWK = SIDEWALK
(TYP) = TYPICAL
UB = UTILITY BOX
U.E. = UTILITY EASEMENT

W/F = WOOD FENCE

## SYMBOLS:

 □ = TELEPHONE RISER
 □ = CABLE TV RISER X = WATER METER X 0.00 = FIFVATION

(00') = ORIGINAL LOT DISTANCE  $\Delta$  = CENTRAL ANGLE = CENTER LINE

= WATER VALVE = CURB INLET

= FIRE HYDRANT

= LIGHT POLE = CATCH BASIN

Co = UTILITY POLE (D) = DRAINAGE MANHOLE

(S) = SEWER MANHOLE — = METAL FENCE # # # = WOOD FENCE × × × = CHAIN LINK FENCE

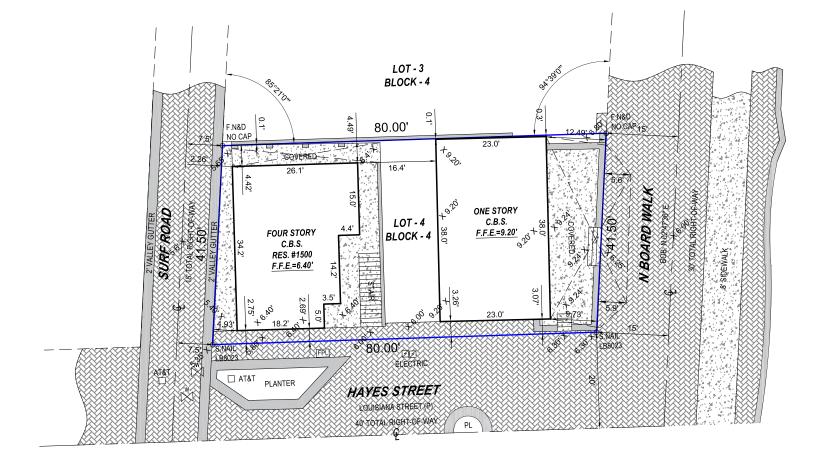
— — = FASEMENT BOUNDARY LINE = OVERHEAD UTILITY LINE --- = ORIGINAL LOT LINE



# *GRAPHIC SCALE*



# MAP OF BOUNDARY & TOPOGRAPHIC SURVEY

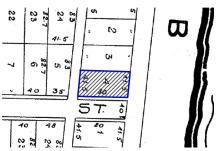


CERTIFICATE OF AUTHORIZATION # LB-8023

# Survey Pros, Inc.

PH: (305) 767-6802 (main) MIAMI-DADE | BROWARD | PALM BEACH | MONROE | HILLSBOROUGH | PINELLAS www.survey-pros.com

# LOCATION SKETCH:



## PROPERTY ADDRESS:

1500 N BROADWALK, HOLLYWOOD, FL. 33019

## LEGAL DESCRIPTION:

LOT 4, BLOCK 4, OF HOLLYWOOD BEACH FIRST ADDITION, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 1, PAGE 31, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA.

### FLOOD ZONE INFORMATION:

THE GRAPHICALLY DEPICTED BUILDING(S) SHOWN ON THIS MAP OF SURVEY IS WITHIN ZONE VE BASE FLOOD FLEVATION 11

COMMUNITY NAME & NUMBER CITY OF HOLLYWOOD 125113

MAP & PANEL NUMBER 12011C0588 SUFFIX H

## SURVEYOR'S NOTES:

1. ELEVATIONS WHEN SHOWN REFER TO 1988 NORTH AMERICAN VERTICAL DATUM (NAVD 1988).

2. NO ATTEMPT WAS MADE TO LOCATE FOOTINGS/FOUNDATIONS, OR UNDERGROUND UTILITIES UNLESS OTHERWISE NOTED.

OTILITIES ONLESS OTHERWISE NOTED.

3. THE LANDS SHOWN HEREON HAVE NOT BEEN ABSTRACTED IN REGARDS TO MATTERS OF INTEREST BY OTHER PARTIES, SUCH AS EASEMENTS, RIGHTS OF WAYS, RESERVATIONS, ETC. ONLY PLATTED EASEMENTS ARE SHOWN.

4. THIS SURVEY WAS PREPARED FOR AND CERTIFIED TO THE PARTY(IES) INDICATED HEREON AND IS NOT TRANSFERABLE OR ASSIGNABLE WITHOUT WRITTEN CONSENT OF

HEREON AND IS NOT IRANSFERABLE OR ASSIGNABLE WITHOUT WRITTEN CONSENT OF THIS FIRM.

5. ALL BOUNDARY LIMIT INDICATORS SET ARE STAMPED LB#8023.

6. THE BOUNDARY LIMITS ESTABLISHED ON THIS SURVEY ARE BASED ON THE LEGAL DESCRIPTION PROVIDED BY THE CLIENT OR ITS REPRESENTATIVE.

7. FENCE OWNERSHIP IS NOT DETERMINED. DIMENSIONS ARE TO THE INTERIOR

PORTION OF THE FENCE 8. ADDITIONS OR DELETIONS TO THIS SURVEY MAP AND/OR REPORT BY SOMEONE

OTHER THAN THE SIGNING PARTY(IES) IS PROHIBITED WITHOUT WRITTEN CONSENT OF THE SIGNING PARTY(IES) 9. THIS SURVEY IS NOT VALID WITHOUT THE ORIGINAL SIGNATURE AND RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER. OTHERWISE THIS MAP IS FOR

INFORMATIONAL PURPOSES ONLY. 10. BEARINGS WHEN SHOWN ARE TO AN ASSUMED MERIDIAN AND BASED ON PLAT.

THE CENTERLINE OF N BOARDWALK BEARS N 02°47'36" E.

# SURVEYOR'S CERTIFICATION:

I HEREBY CERTIFY THAT THIS SURVEY IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF AS RECENTLY SURVEYED AND DRAWN UNDER MY DIRECTION AND MEETS THE MINIMUM TECHNICAL STANDARDS SET FORTH BY THE FLORIDA STATE BOARD OF SURVEYORS AND MAPPERS IN CHAPTER 5J—17 FLORIDA ADMINISTRATIVE CODE PURSUANT TO SECTION 472.027 FLORIDA STATUE.

# CERTIFIED TO:

CHIQUITA PROPERTIES, LLC.

05/27/2023 - UPDATE TO TOPOGRAPHIC SURVEY, JOB#23059474

DATE OF ORIGINAL FIELD WORK: 05/17/2023 JOB NUMBER: 23059416 DRAWN BY: ADRIEL SEAL CAD FILE: CHIQUITA PROPERTIES SHEET 1 OF 1 REVISION(S):

NICOLAS DEL VENTO PROFESSIONAL SURVEYOR & MAPPER STATE OF FLORIDA LIC. # 6945

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CITY OF HOLLYWOOD PERMIT NUN (WEST BUILDING)	IBERS	ID	NAME	PACO 12.20.24	DRC 08.19.25	HPB 09.18.25	HPB 10.08.25
MASTER WEST BUILDING	B20-104045	GENERAL	AND SITE INFORMATION				
LANDSCAPING - TREE REMOVAL	B24-106395	A000	COVER SHEET	R	X	R	R
LANDSCAPING - PLANTING	B24-106396	A001	SITE PLAN	U	X	R	R
ROW(RIGHT OF WAY)PERMIT(ENG & UTL)		A002	APPROVED SITE PLAN		X	U	U
ROOFING COATING	B25-101390	A003	REVISED SITE PLAN		Х	R	R
WINDOW &/OR DOOR REPLACEMENT RAILING	B25-100514 B24-100388	A004	REVISED COLORED SITE PLAN		Х	R	U
DRAINAGE	B21-105037	A005	COMPARISON PHOTOGRAPH		Х	R	U
ELECTRICAL WORK	E22-100949	A006	HISTORIC SITE PHOTOGRAPHS			X	U
VENTILATING SYSTEM	M22-100620	A007	EXISTING SITE PHOTOGRAPHS			Х	U
PLUMBING WORK	P20-101160	A008	EXISTING CONTEXT PHOTOGRAPHS			Х	U
FIRE SPRINKLER SYSTEM	P23-101526	A008	BROADWALK ENGAGEMENT			Х	U
FIRE ALARM	E23-101998	A009	BROADWALK DISENGAGED			X	U
		A010	APPROVED BROADWALK PROJECTS			X	U
		A011	STRUCTURAL DELINEATIONS			Х	U
CITY OF HOLLYWOOD PERMIT NUN	IDEDS	CIVIL					
(EAST BUILDING)	IDERS	C1	DRAINAGE PLAN		Х	R	R
MASTER	B22-105699	LANDSCAF	E				
FLECTRICAL WORK	E23-102000	L100	TREE DISPOSITION PLAN		Х	R	
A/C CENTRAL (NEW)	M22-100757	EXISTING (	CONDITION UNDER CONSTRUCTION				
PLUMBING WORK	P23-100066	EX100	EXISTING GROUND FLOOR PLAN			X	
		EX100	EXISTING SECOND FLOOR PLAN				
		EX102	EXISTING THIRD FLOOR PLAN			X	
CITY ADDDOVAL NUMBERS		EX102	EXISTING FOURTH FLOOR PLAN			X	
CITY APPROVAL NUMBERS		EX104	EXISTING ROOF PLAN			X	
HISTORIC PRESERVATION BOARD	18-CV-41	EX105	EXISTING STAIR TOWER			X	
			EXISTING EAST (BROADWALK) ELEVATIONS			X	
		EX201	EXISTING SOUTH (HAYES) ELEVATIONS	•		X	
		EX202	EXISTING (INTERIOR SIDE) ELEVATIONS			X	
		EX203	EXISTING (SURF ROAD) ELEVATIONS	•		X	
		EXISTING I	JPON COMPLETION OF PERMITTED CONSTRUCTION				
		EXP100	EXISTING GROUND FLOOR PLAN		Х	U	
		EXP101	EXISTING SECOND FLOOR PLAN	•	X	U	
		EXP102	EXISTING THIRD FLOOR PLAN		X	U	
		EXP103	EXISTING FOURTH FLOOR PLAN		Х	U	
		EXP104	EXISTING ROOF PLAN		Х	U	
			EXISTING STAIR TOWER		X	U	
			EXISTING EAST (BROADWALK) ELEVATIONS		Х	U	
			EXISTING SOUTH (HAYES) ELEVATIONS		X	U	
			EXISTING (INTERIOR SIDE) ELEVATIONS		X	U	
			EXISTING (SURF ROAD) ELEVATIONS		Х	U	
		DEMOLITIC					
		D100	DEMOLITION GROUND FLOOR PLAN		X	R	R
		D101	DEMOLITION SECOND FLOOR PLAN		X	R	R
		D102	DEMOLITION THIRD FLOOR PLAN		X	U	U
		D103	DEMOLITION FOURTH FLOOR PLAN		X	U	U
		D104 D200	DEMOLITION ROOF PLAN		X	U R	U
		D200	DEMOLITION EAST (BROADWALK) ELEVATIONS DEMOLITION SOUTH (HAYES) ELEVATIONS		x	R	R R
		D201	DEMOLITION SOUTH (HAYES) ELEVATIONS  DEMOLITION (INTERIOR SIDE) ELEVATIONS		- X	R	R
		ARCHITEC			^	κ	- К
		A101	GROUND FLOOR	R	Х	R	R
		A102	SECOND FLOOR		- x	R	R
		A102	THIRD FLOOR		X	R	R
		A104	FOURTH FLOOR		X	R	R
		A105	ROOF TERRACE	-	- x	R	R
		A106	STAIR TOWER ROOF		X	R	R
		A107	ELEVATOR TOWER ROOF			<u>X</u>	R
		A200	EAST (BROADWALK) ELEVATION		X	R	R
		A201	SOUTH (HAYES) ELEVATION		X	R	R
		A202	NORTH (INTERIOR SIDE) ELEVATION		X	R	R
		A203	WEST (SURF ROAD) ELEVATION		X	R	R
		/1200	MADONIO OTUDITO				



# LUCKY BEACH HOLLYWOOD

RESTAURANT

1500 N BROADWALK :: HOLLYWOOD, FLORIDA 2513 FMM PROJECT NO. DRAWN / CHECKED

ARCHITECT

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# WINDIAN ENGINEERING

# **LOCATION MAP**



# APPLICABLE CODE:

OCCUPANCY TYPE: GROUP A-2

2024 FLORIDA STATUTES CHAPTER 161 PART I
2023 FLORIDA BUILDING CODE (FBC)
ASCE 24-24 FLOOD RESISTANT DESIGN AND CONSTRUCTION (ASCE 24)
FLORIDA STATUTES
CITY OF HOLLTWOOD CODE OF ORDINANCES
CITY OF HOLLTWOOD ZONING AND LAND DEVELOPMENT REGULATIONS

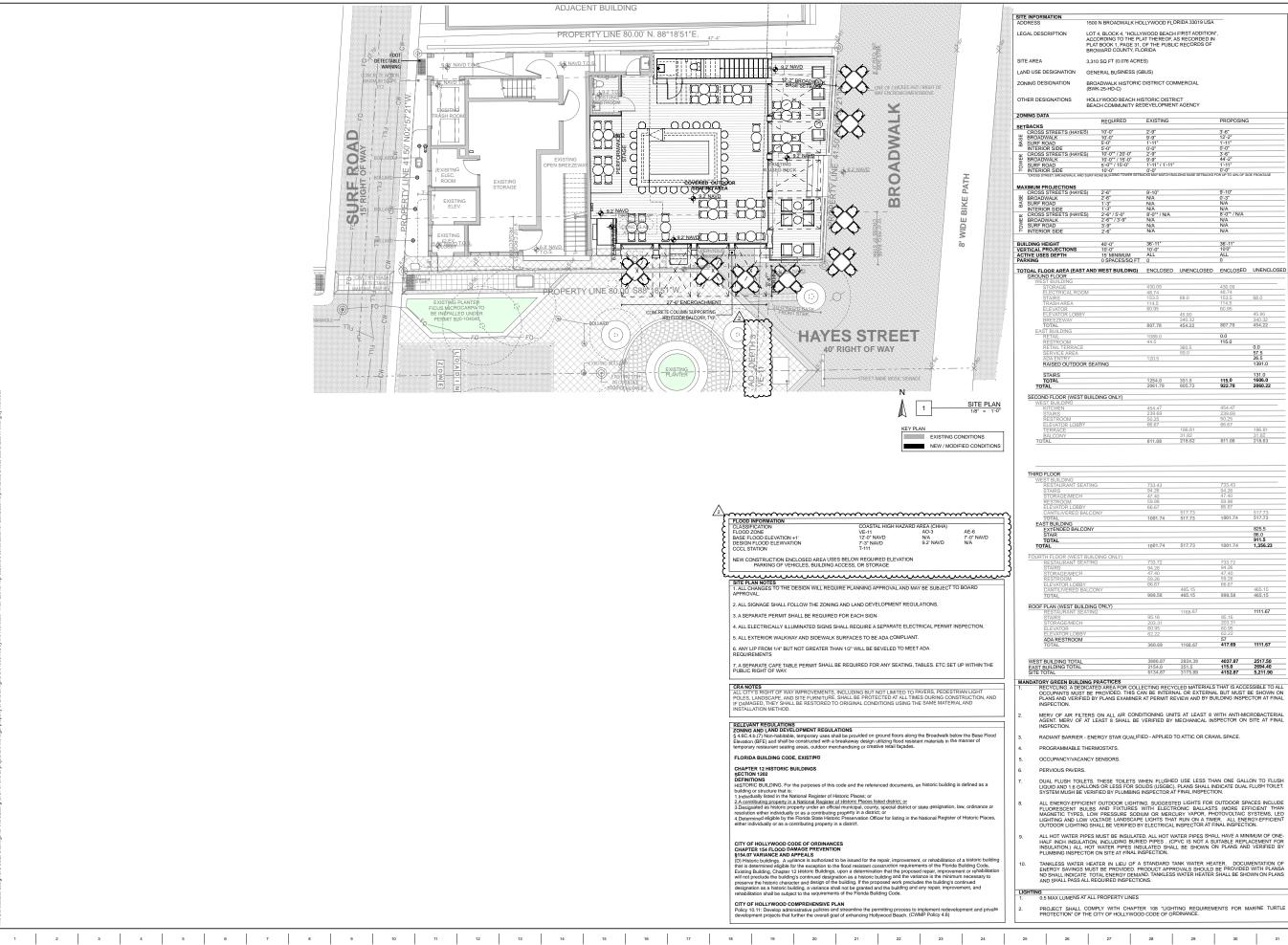
# SCOPE OF WORK:

MODIFICATION TO CERTIFICATE OF APPROPRIATENESS FOR DESIGN AND VARIANCE (18-CV-41) TO DEMOLISH EXISTING ONE-STORY WOODEN STRUCTURE TO CREATE AN OUTDOOR RAISED DECK RESTAURANT SEATING PATIO, BAR, AND RESTROOM.

# **REVISIONS**

SUBMITTAL: COH HISTORIC PRESERVATION BOARD DATE: Monday, October 13, 2025

COVER SHEET



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THIRD FLOOR				
WEST BUILDING				
RESTAURANT SEATING	733.43		733.43	
STAIRS	94.26		94.26	
STORAGE/MECH	47.40		47.40	
RESTROOM	59.98		59.98	
ELEVATOR LOBBY	66.67		66.67	
CANTILIVERED BALCONY		517.73		517.73
TOTAL	1001.74	517.73	1001.74	517.73
EAST BUILDING				
EXTENDED BALCONY				825.5
STAIR				86.0
TOTAL				911.5
TOTAL	1001.74	517.73	1001.74	1,356.23
FOURTH FLOOR (WEST BUILDING ONLY)				
RESTAURANT SEATING	733.72		733.72	
STAIRS	94.26		94.26	
STORAGE/MECH	47.40		47.40	
RESTROOM	59.26		59.26	
FLEVATOR LOBBY	66.67		66.67	
CANTILIVERED BALCONY		465.15		465 15
TOTAL	999.58	465.15	999.58	465.15
ROOF PLAN (WEST BUILDING ONLY)				
RESTAURANT SEATING		1168.67		1111.67
STAIRS	95.16	1100.0.	95.16	
STORAGE/MECH	203.31		203.31	
FLEVATOR	60.95		60.95	
ELEVATOR LOBBY	62.22		62.22	
ADA RESTROOM	UA-A-A-		57	
TOTAL	360,69	1168.67	417.69	1111.67
WEST BUILDING TOTAL	3980.87	2824.39	4037.87	2517.50
AST BUILDING TOTAL	2154.0	351.5	115.0	2694.40
SITE TOTAL	6134.87	3175.89	4152.87	5.211.90

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

- ALL HOT WATER PIPES MUST BE INSULATED. ALL HOT WATER PIPES SHALL HAVE A MINIMUM OF ONE-HALF INCH INSULATION, INCLUDING BURIED PIPES. (CPVC IS NOT A SUITABLE REPLACEMENT FOR INSULATION.) ALL HOT WATER PIPES INSULATED SHALL BE SHOWN ON PLANS AND VERIFIED BY PLUMBING INSPECTOR ON SITE AT FINAL INSPECTION.
- TANKLESS WATER HEATER IN LIEU OF A STANDARD TANK WATER HEATER. DOCUMENTATION OF ENERGY SAVINGS MUST BE PROVIDED. PRODUCT APPROVALS SHOULD BE PROVIDED WITH PLANSA NO SHALL INDICATE TOTAL ENERGY DEMAND. TANKLESS WATER HEATER SHALL BE SHOWN ON PLANS AND SHALL PASS ALL REQUIRED INSPECTIONS.

PROJECT SHALL COMPLY WITH CHAPTER 108 \*LIGHTING REQUIREMENTS FOR MARINE TURTLE PROTECTION\* OF THE CITY OF HOLLYWOOD CODE OF ORDINANCE.

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10/13/25

SITE PLAN

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HOLLYWOOD
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> APPROVED SITE PLAN

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REVISED SITE PLAN

EXISTING CONDITIONS

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HOLLYWOOD
RESTAURANT

WINDIAN ENGINEERING

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COMPARISON PHOTOGRAPH









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HISTORIC SITE PHOTOGRAPHS





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LUCKY BEACH HOLLYWOOD RESTAURANT

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EXISTING SITE PHOTOGRAPHS







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BEACH WOOD LUCKY

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EXISTING
CONTEXT
PHOTOGRAPHS
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JCKY BEACH
IOLLYWOOD
RESTAIIRANT
DWALKHOLLYWOOD FLORIDA 33079 USA

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BROADWALK ENGAGEMENT











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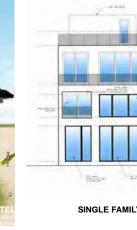
> BROADWALK DISENGAGED



EAST ELEVATION







# SINGLE FAMILY RENOVATION 2740 N SURF RD HPB APPROVAL 18-C-24











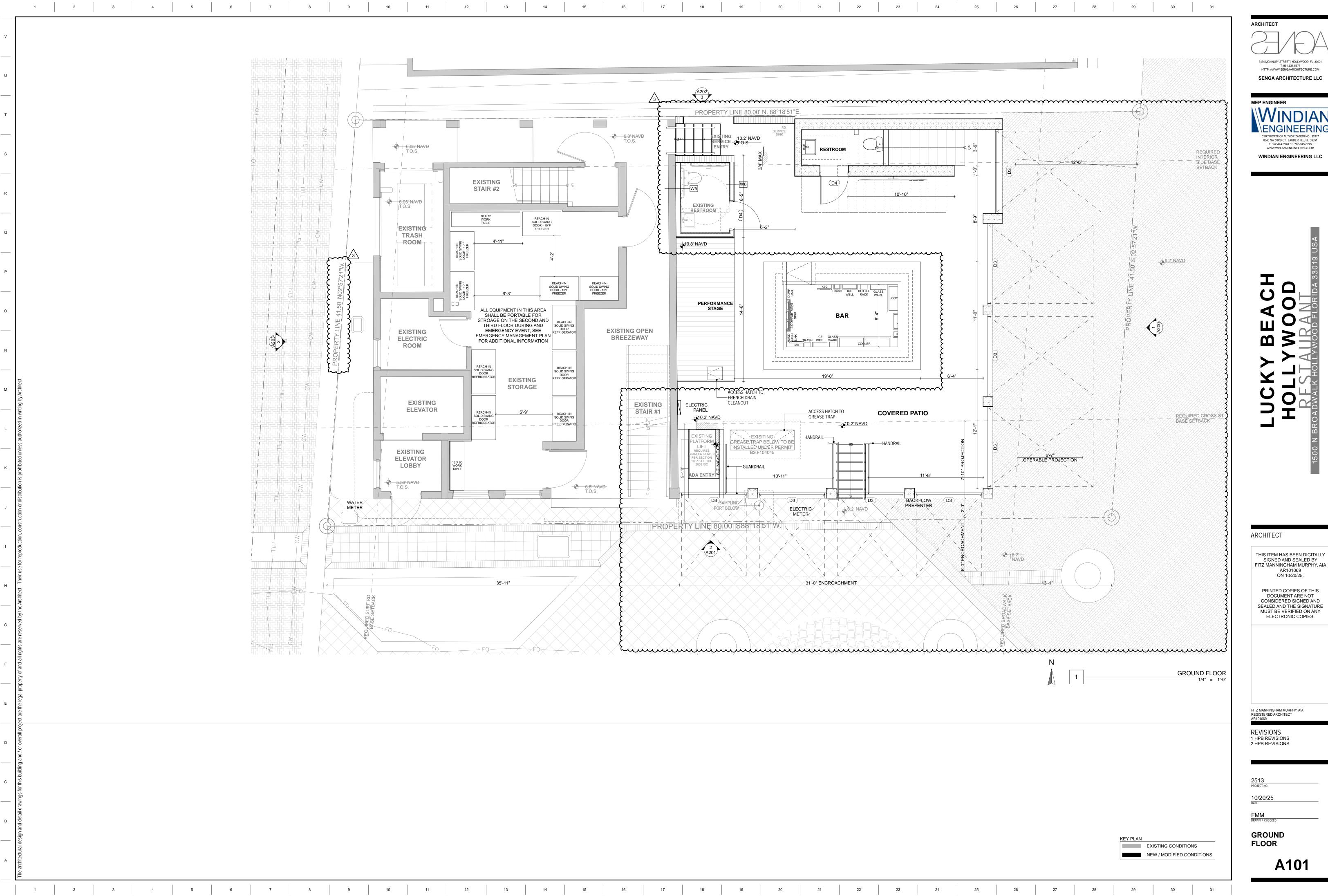


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APPROVED BROADWALK PROJECTS A010



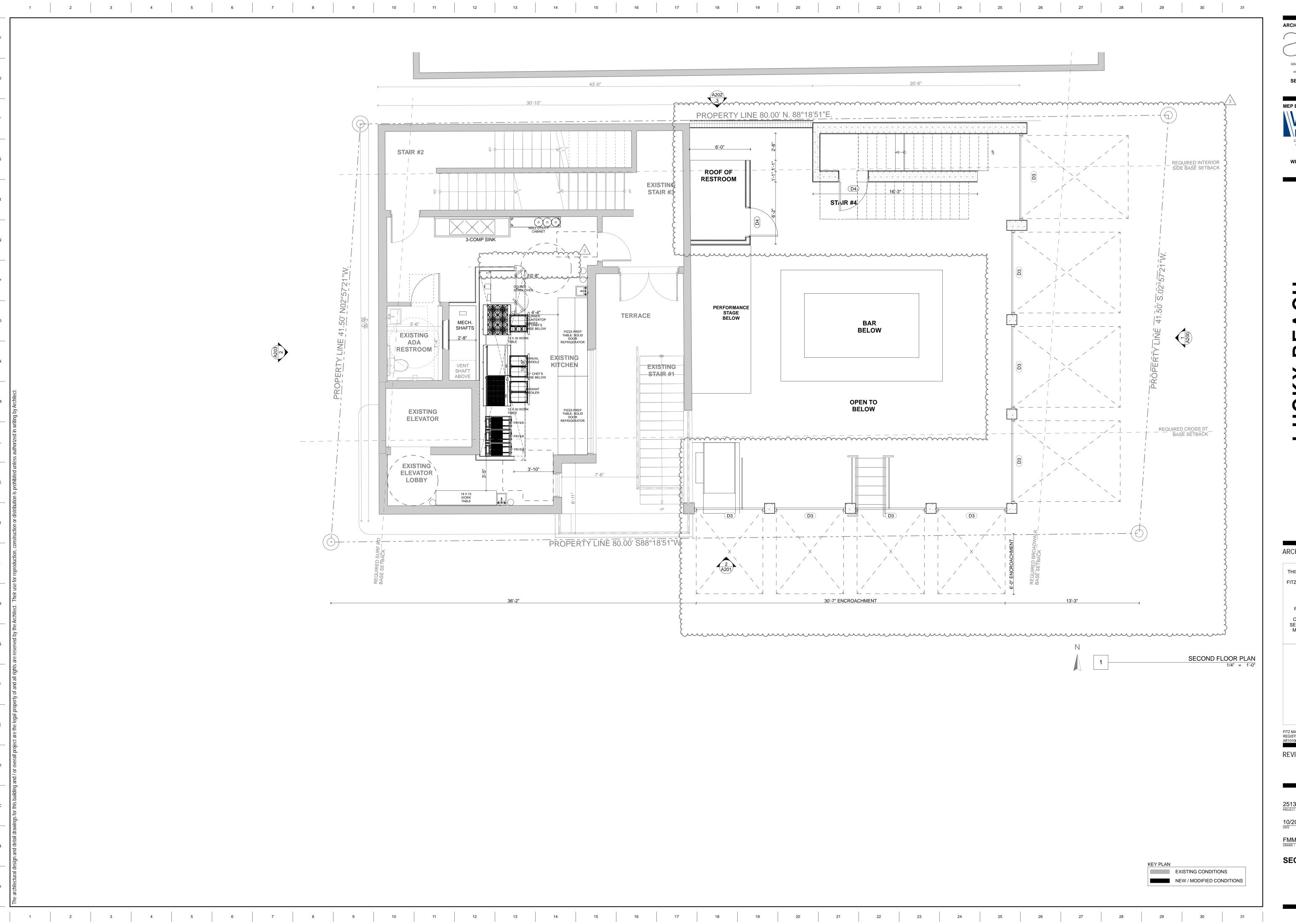


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HOLLYWOOD FLORIDA 33

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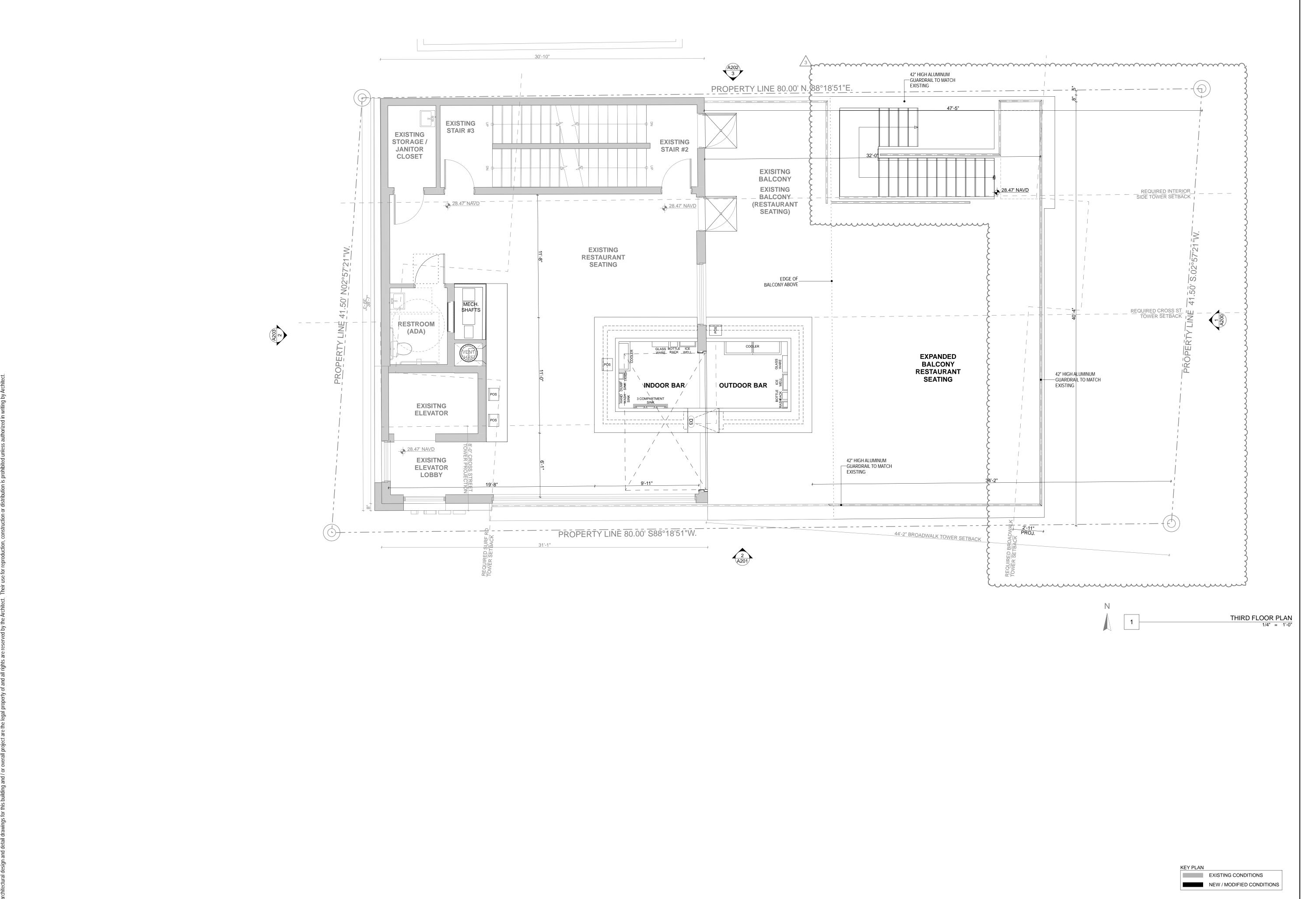
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SECOND FLOOR



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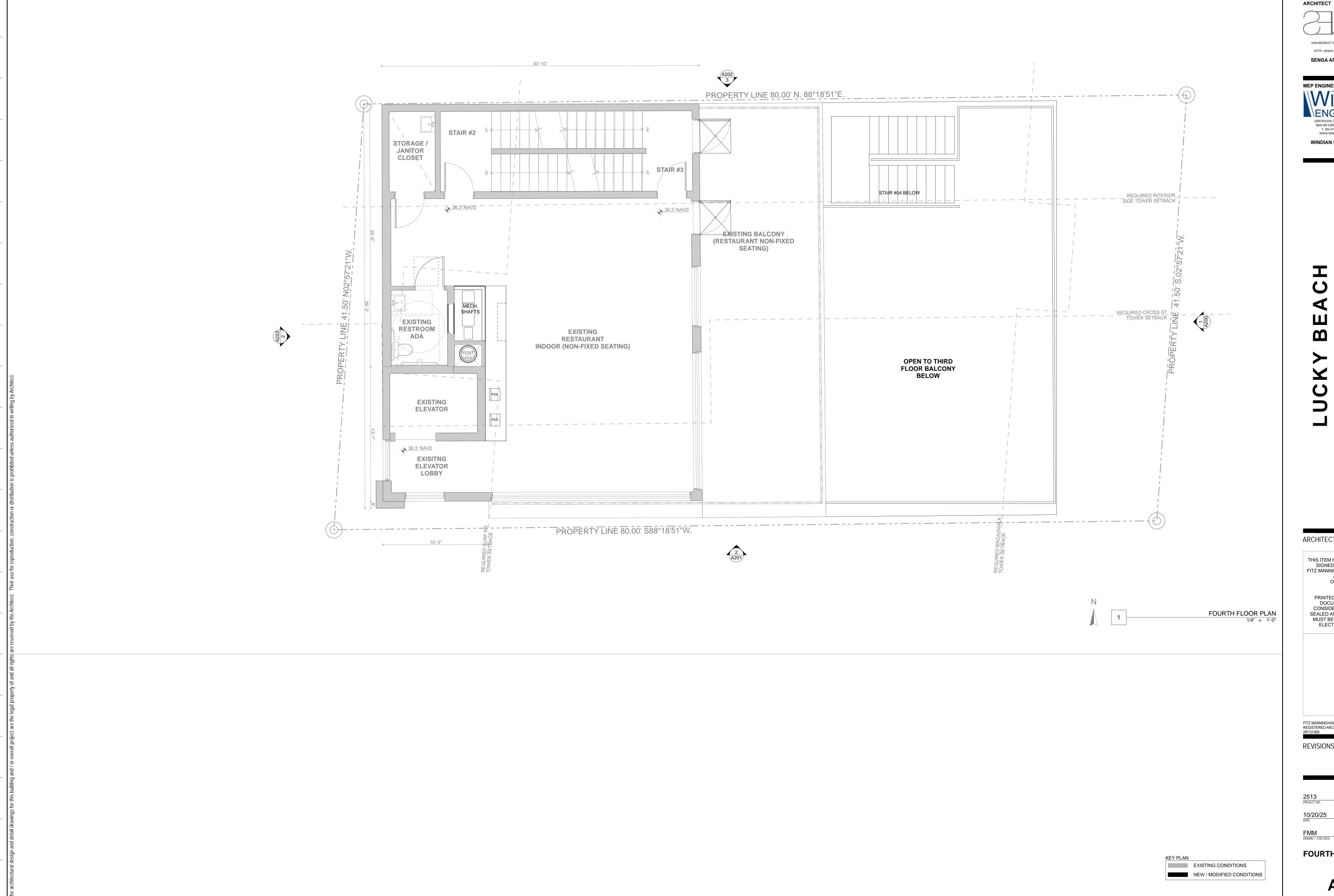
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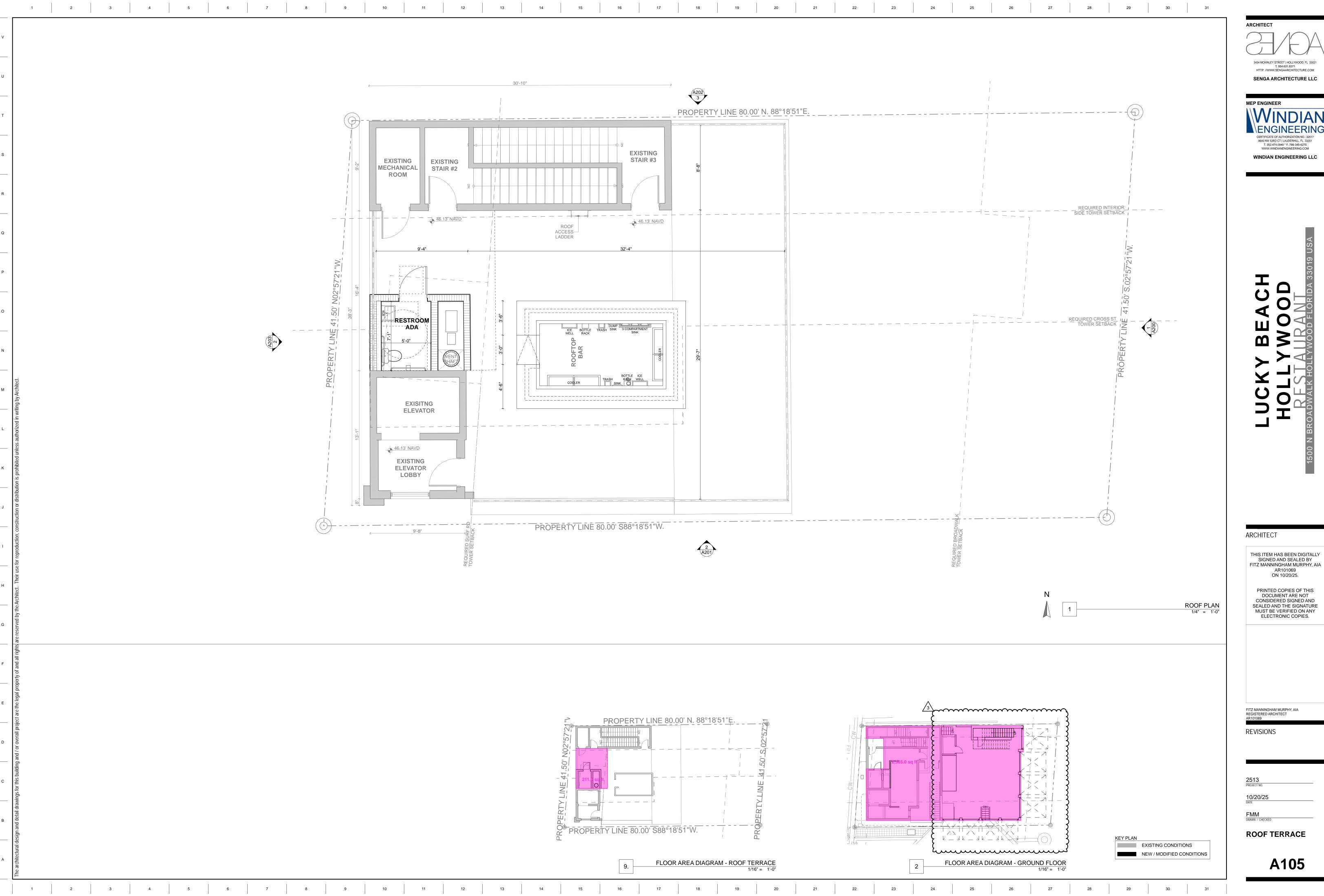
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**FOURTH FLOOR** 

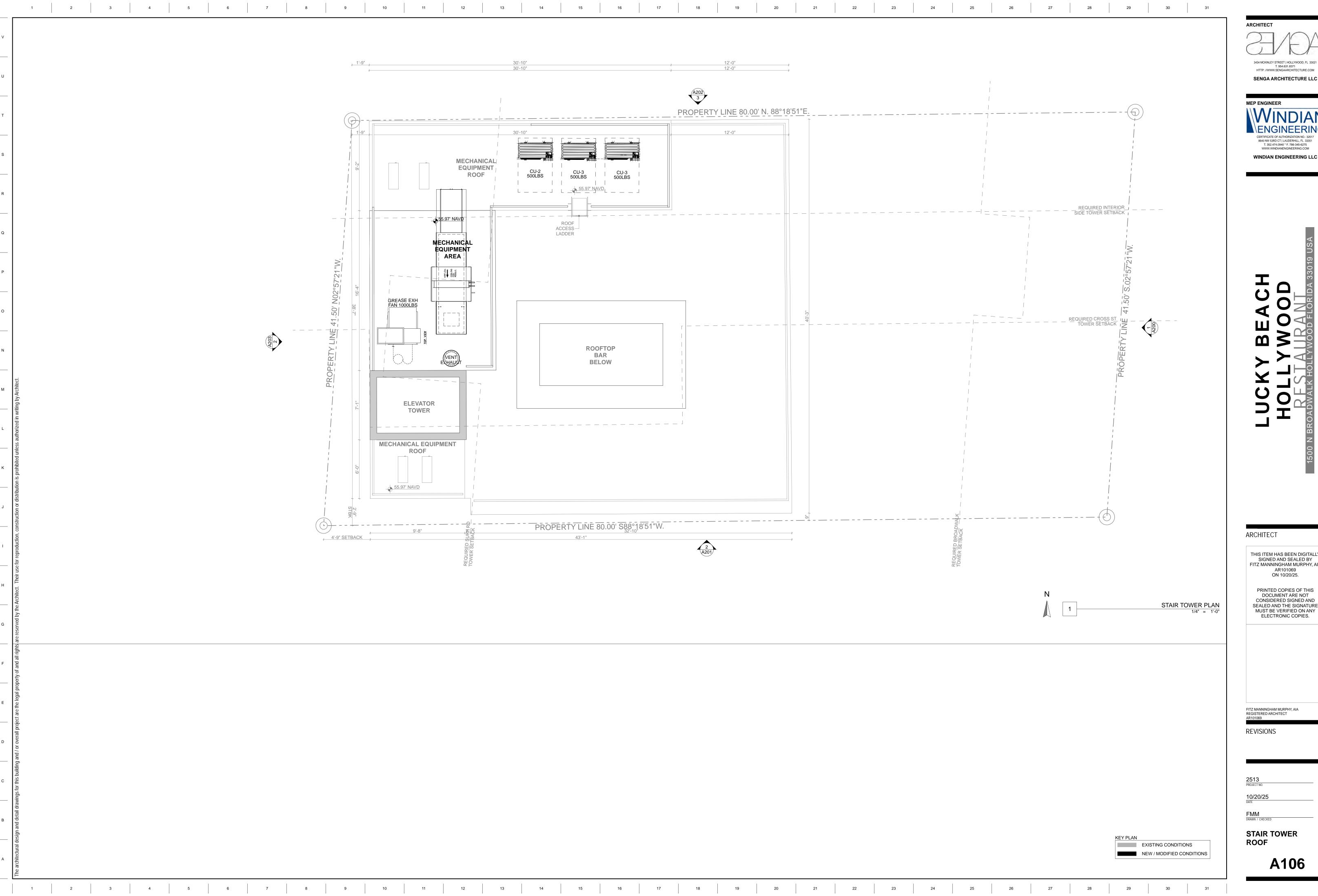


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**ROOF TERRACE** 

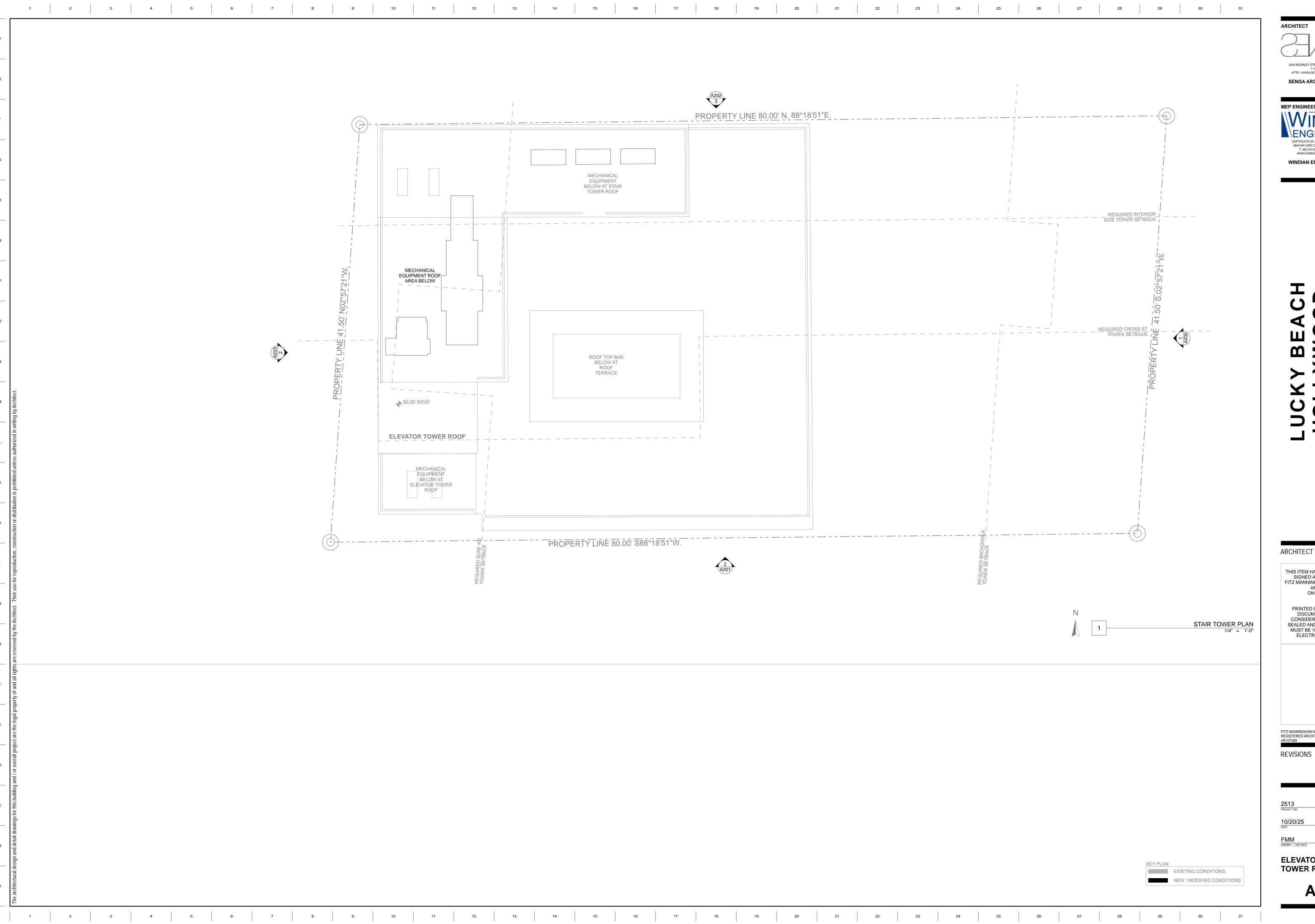


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STAIR TOWER



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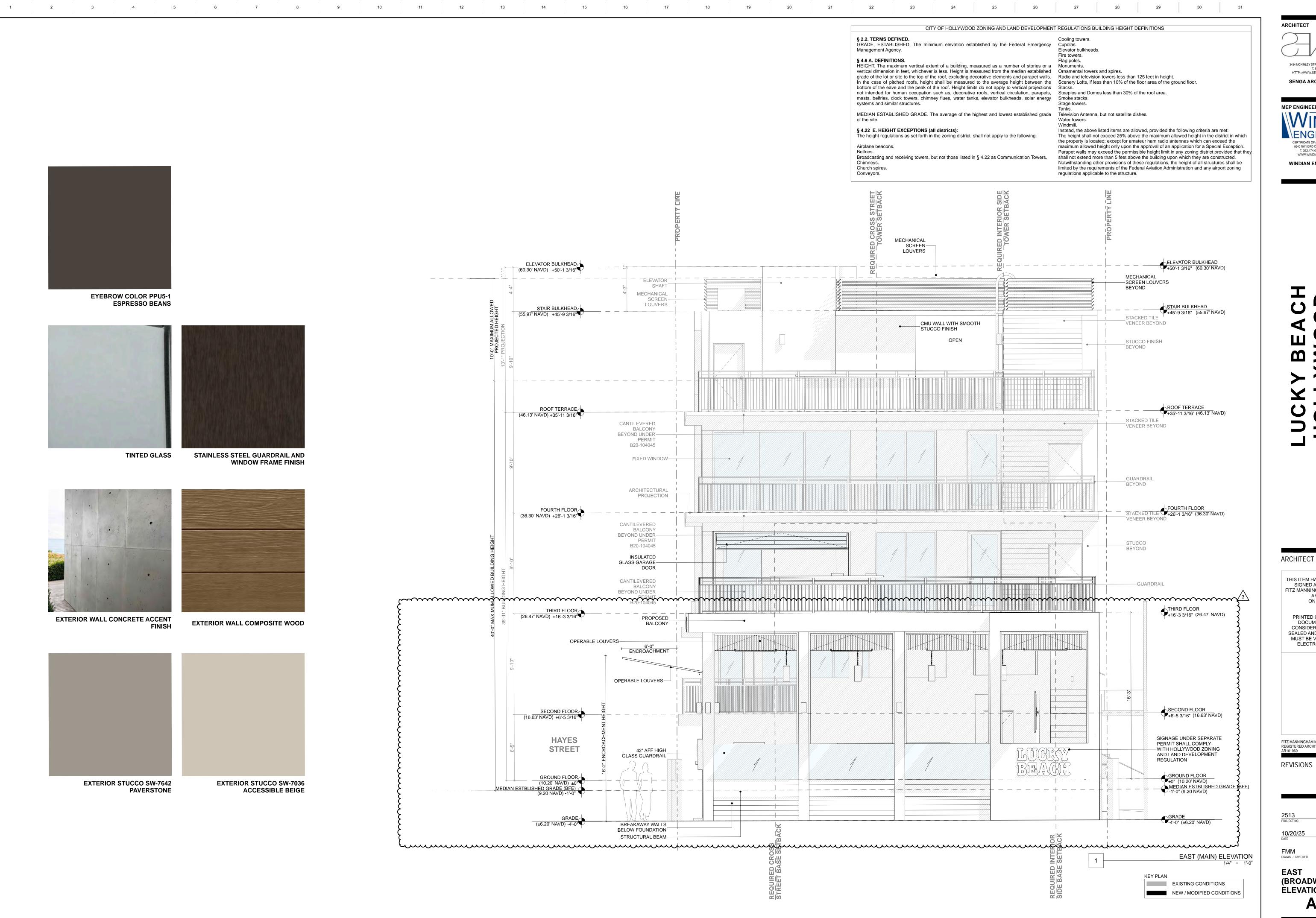


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**ELEVATOR TOWER ROOF** 



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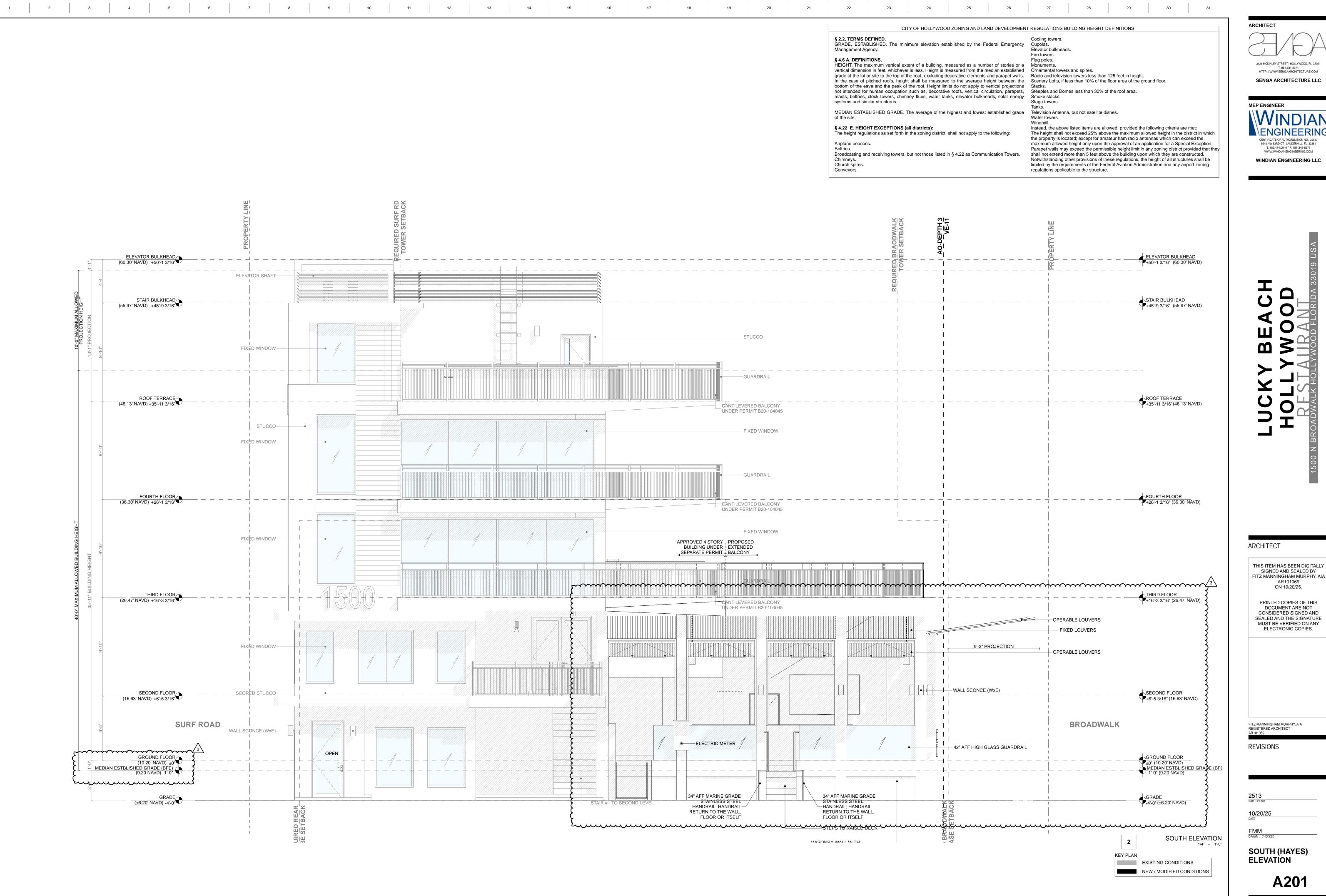
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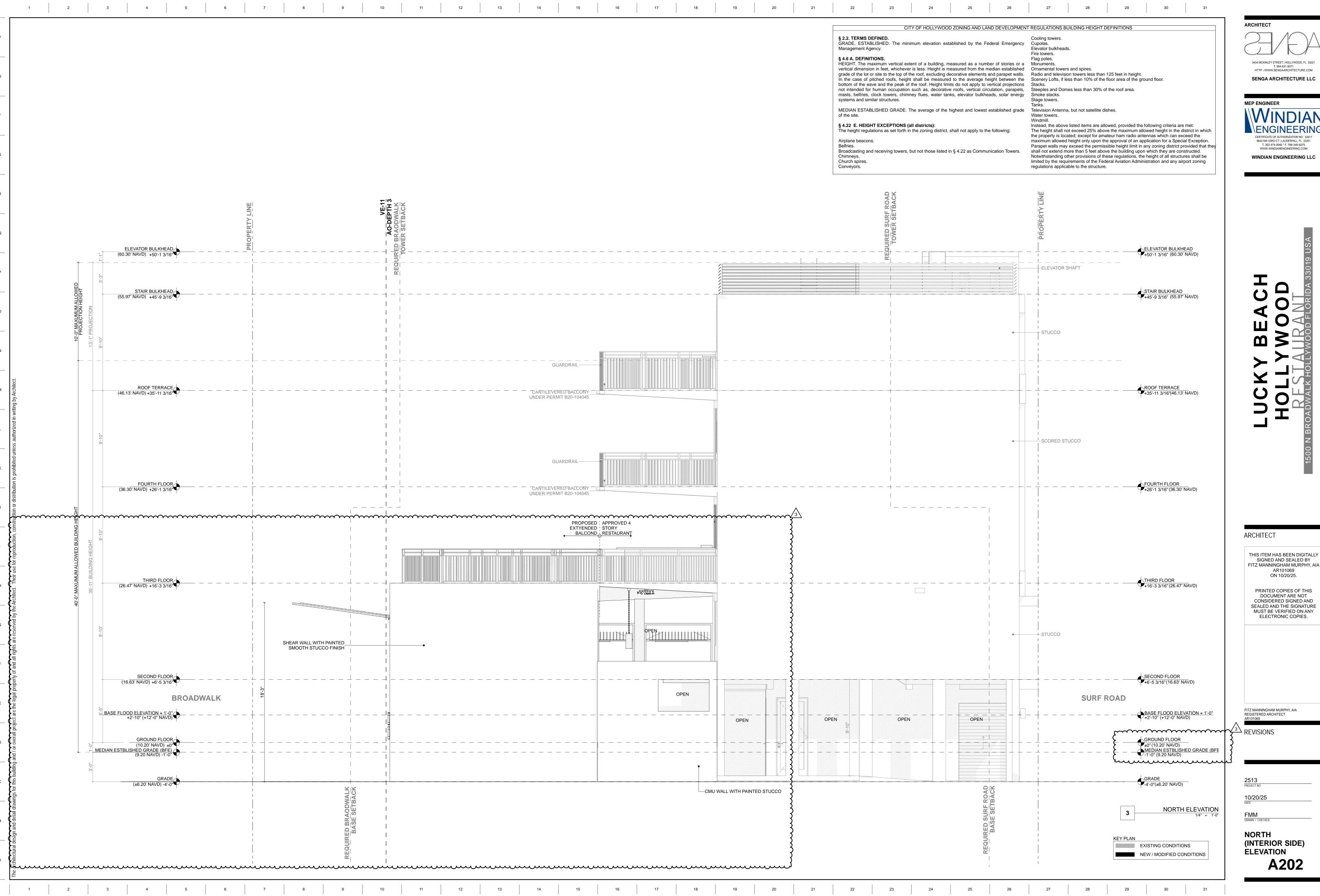
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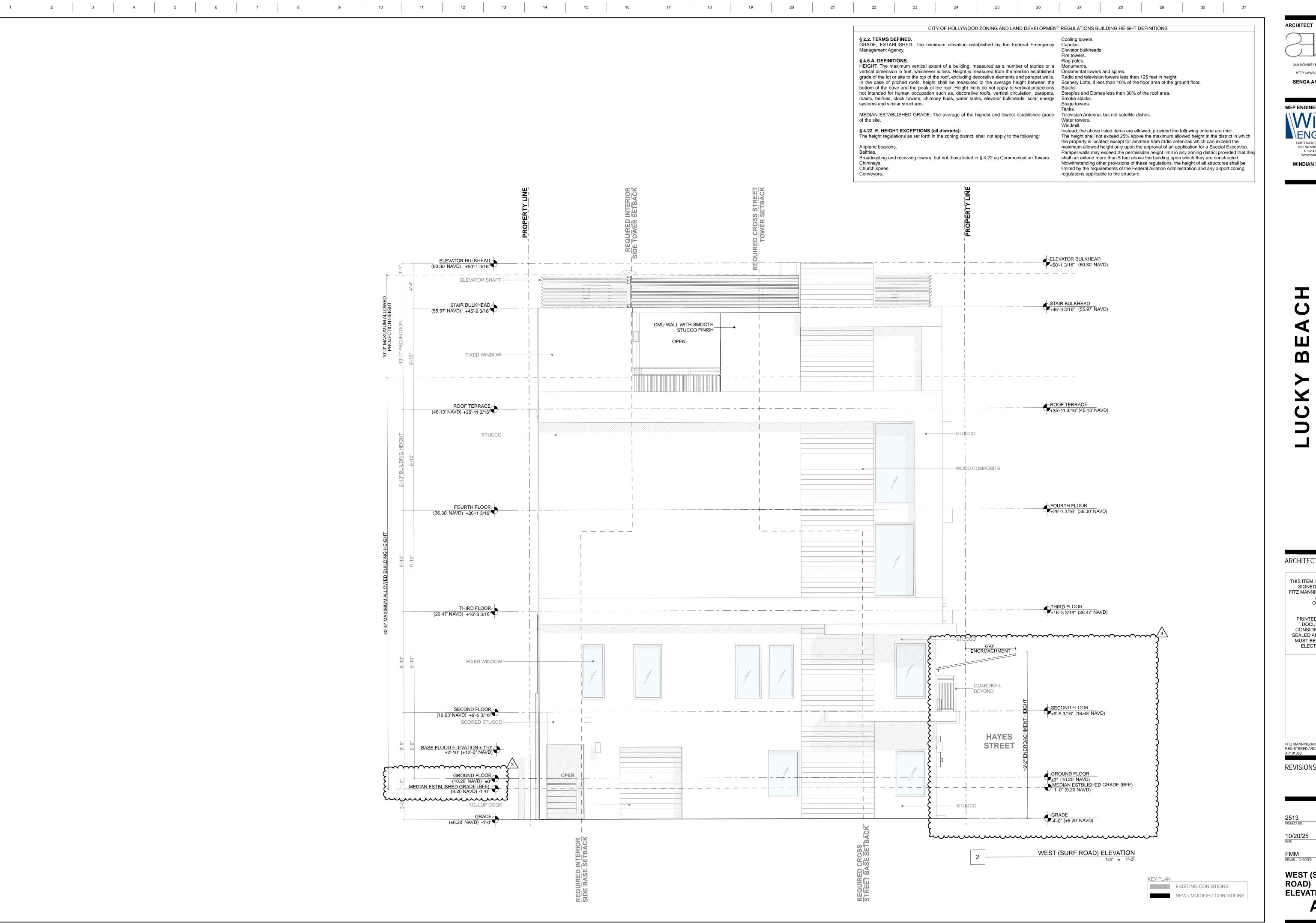
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(BROADWALK) **ELEVATION** 



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WEST (SURF ROAD) **ELEVATION** 

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LUCKY BEACH
HOLLYWOOD
READWALK HOLLYWOOD FLORIDA 33019 USA

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2513 PROJECT N

10/20 DATE

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MASSING STUDIES

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LUCKY BEACH
HOLLYWOOD
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**SENGA ARCHITECTURE LLC** 

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HOLLYWOOD D
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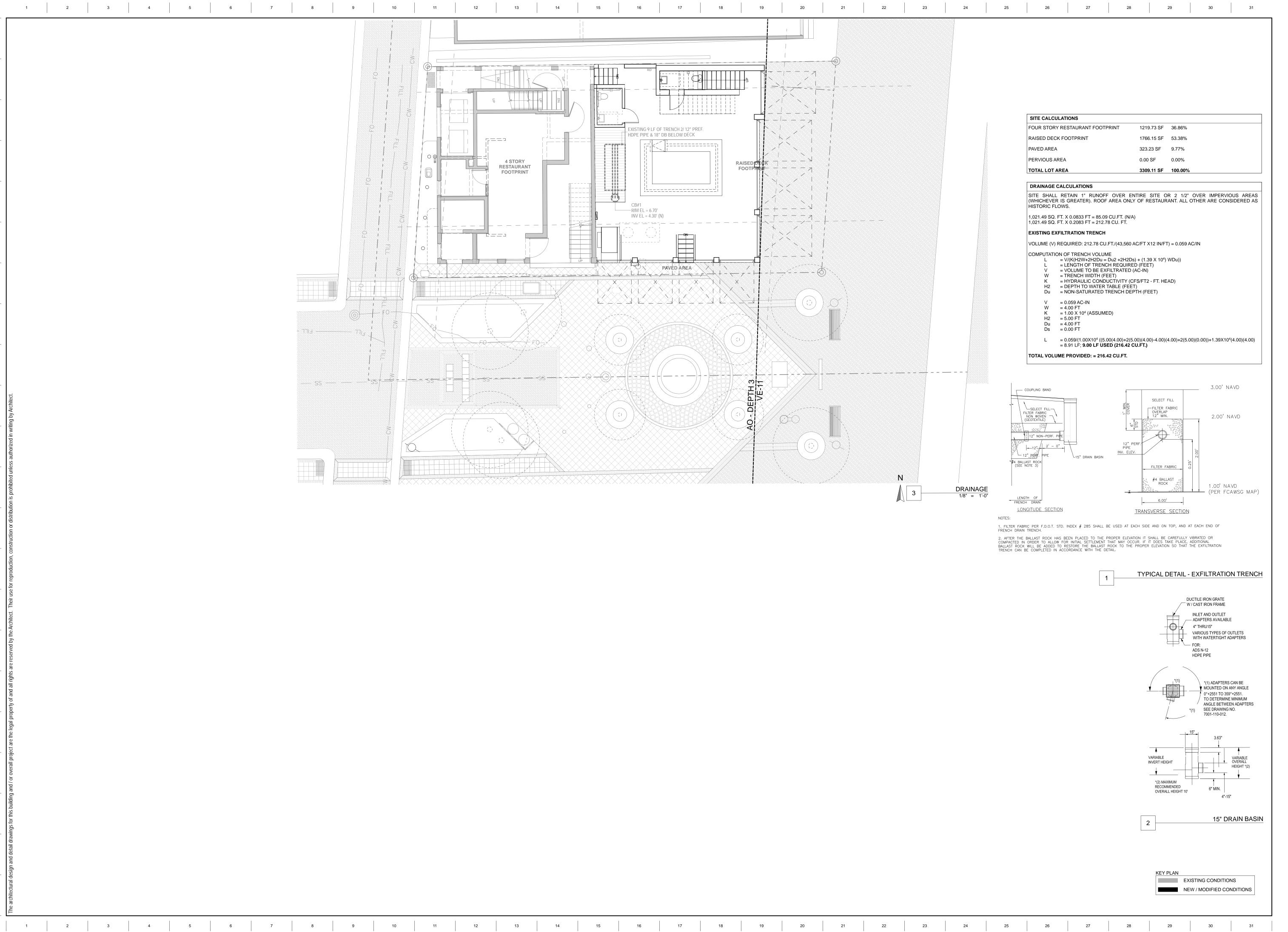
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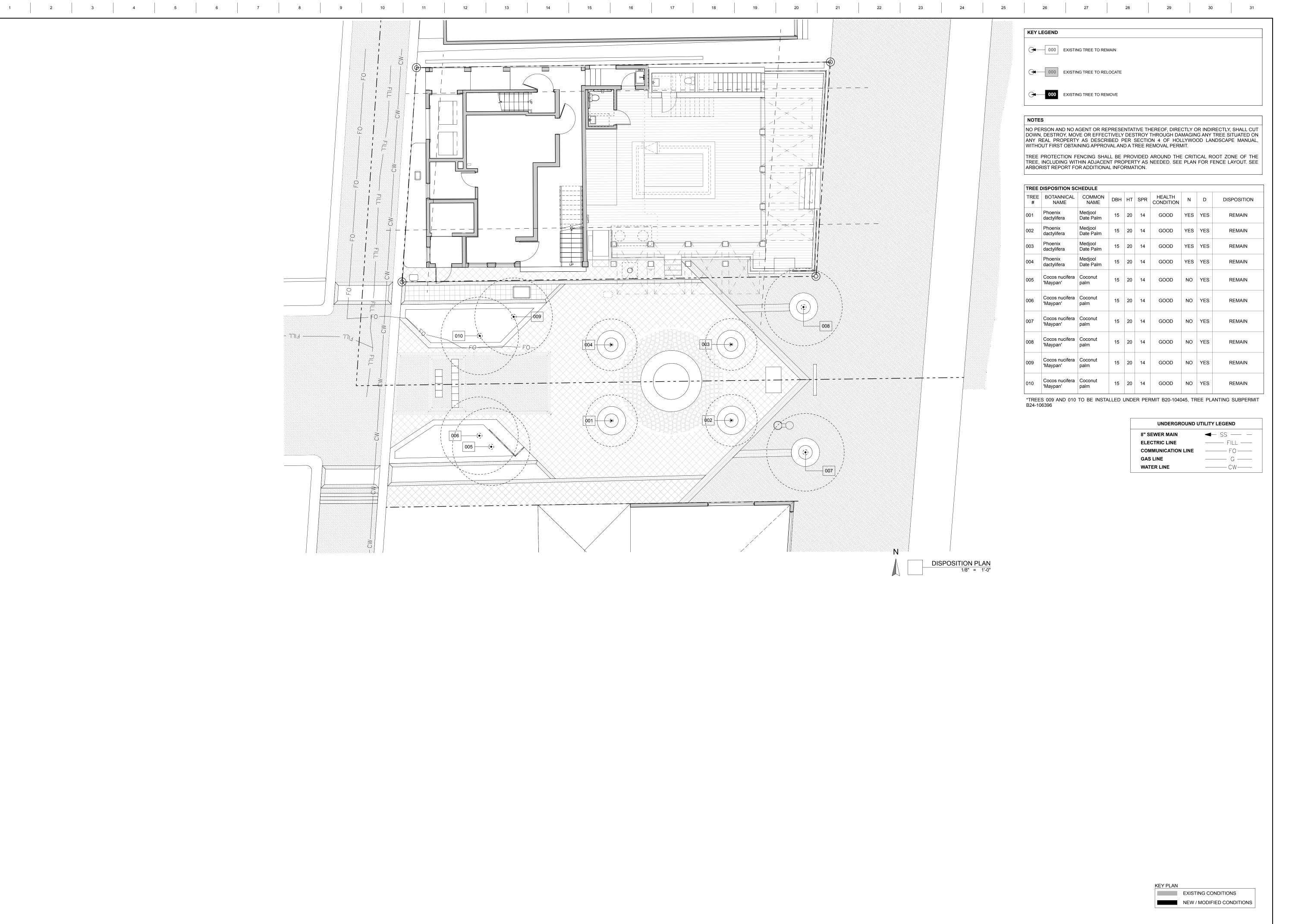
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UCKY BEACH

OLLYWOOD

RESTAURANT

ADWALK HOLLYWOOD FLORIDA 33019 USA

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