

PLANNING DIVISION



2600 Hollywood Boulevard Room 315
Hollywood, FL 33022

File No. (internal use only): _____

GENERAL APPLICATION



Tel: (954) 921-3471
Fax: (954) 921-3347

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

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

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

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

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

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



APPLICATION TYPE (CHECK ONE):

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

Date of Application: 03/15/2023

Location Address: 3451-3690; 3210-3450 S Ocean Dr, Hollywood, FL 33019

Lot(s): _____ Block(s): _____ Subdivision: _____

Folio Number(s): 51-42-23-17-0030; 51-42-23-06-0030; 51-42-23-06-0020; 51-42-23-17-0040

Zoning Classification: PD Land Use Classification: Diplomat Activity Center
Commercial use and parking.

Existing Property Use: _____ Sq Ft/Number of Units: 65k commercial, and parking

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

Has this property been presented to the City before? If yes, check all that apply and provide File

Number(s) and Resolution(s): ORD 0-2019-25 PDF of ordinances added

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

Explanation of Request: Site Plan and Design Approval of 350 residential units

Number of units/rooms: 350 residential units Sq Ft: 470,000 residential

Value of Improvement: 55,000,000 Estimated Date of Completion: 2026

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

Name of Current Property Owner: HFL LANDINGS OWNER LLC

Address of Property Owner: 55 MERCHANT STREET SUITE 1500 HONOLULU, HI 96813

Telephone: +1 646 528 4854 Fax: _____ Email Address: rdonn@trinityinvestments.com

Name of Consultant/Representative/Tenant (circle one): Rep - LANDINGS VENTURE, LLC (Eric Fordin)

Address: 2850 Tigertail Ave Telephone: 786.402.0807

Fax: _____ Email Address: eric@relatedgroup.com

Date of Purchase: 02.10.23 Is there an option to purchase the Property? Yes () No (X)

If Yes, Attach Copy of the Contract.

List Anyone Else Who Should Receive Notice of the Hearing: Debbie.Orshefsky@hklaw.com
Pedro.Schnell@relatedgroup.com

Address: Pedro.gassant@hklaw.com

Email Address: wca@trippscott.com

breese@cpgcre.com

PLANNING DIVISION



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GENERAL APPLICATION

CERTIFICATION OF COMPLIANCE WITH APPLICABLE REGULATIONS

The applicant/owner(s) signature certifies that he/she has been made aware of the criteria, regulations and guidelines applicable to the request. This information can be obtained in Room 315 of City Hall or on our website at www.hollywoodfl.org. The owner(s) further certifies that when required by applicable law, including but not limited to the City's Zoning and Land Development Regulations, they will post the site with a sign provided by the Office of Planning and Development Services. The owner(s) will photograph the sign the day of posting and submit photographs to the Office of Planning and Development Services as required by applicable law. Failure to post the sign will result in violation of State and Municipal Notification Requirements and Laws.

(I)(We) certify that (I) (we) understand and will comply with the provisions and regulations of the City's Zoning and Land Development Regulations, Design Guidelines, Design Guidelines for Historic Properties and City's Comprehensive Plan as they apply to this project. (I)(We) further certify that the above statements and drawings made on any paper or plans submitted herewith are true to the best of (my)(our) knowledge. (I)(We) understand that the application and attachments become part of the official public records of the City and are not returnable.

Signature of Current Owner: _____

Date: 3.7.23

PRINT NAME: Sean Hehir for HFL Landings Owner LLC

Signature of Consultant/Representative: _____

Date: 3/15/23

PRINT NAME: Pedro Gassant and Debbie M. Orshefsky for Holland & Knight LLP

Date: _____

Signature of Tenant: _____

Date: _____

PRINT NAME: _____

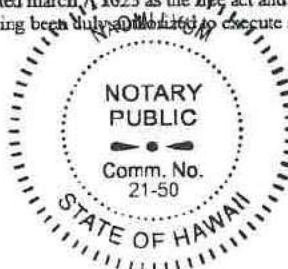
Date: _____

Current Owner Power of Attorney

I am the current owner of the described real property and that I am aware of the nature and effect the request for site plan/ design approval, as described above, to my property, which is hereby made by me or I am hereby authorizing Holland & Knight, LLP to be my legal representative before the applicable committees (Board and/or Committee) relative to all matters concerning this application.

STATE OF HAWAII)
CITY AND COUNTY OF HONOLULU) ss.

On this 7th day of March, 2023, in the First Circuit of the State of Hawaii, before me personally appeared SEAN HEHIR, to me known to be the person described herein, being by me duly sworn or affirmed, did say that such person executed the foregoing instrument entitled GENERAL APPLICATION, comprised of 2 page(s) and dated March 7, 2023 as the free act and deed of such person, and if applicable, in the capacity (ies) shown, having been duly authorized to execute such instrument in such capacity (ies).



Print Name: Naomi Lyman
Notary Public, State of Hawaii
My Commission Expires: 4/25/2025

Boards and City
Commission

Signature of Current Owner

Sean Hehir, for HFL Landings Owner
LLC

Print Name

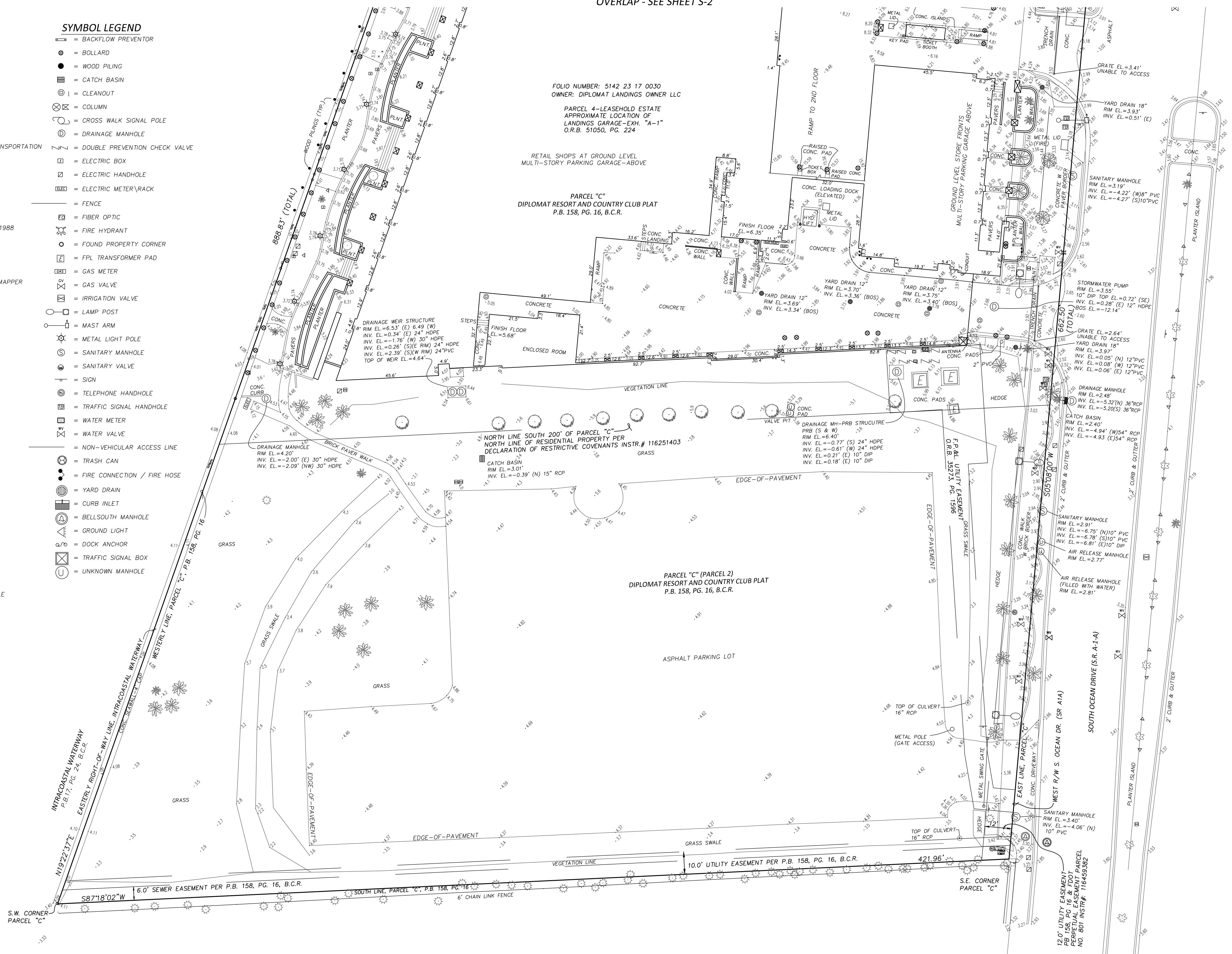
ABBREVIATIONS

B.C.R.	= BROWARD COUNTY RECORDS
BLDG.	= BUILDING
CLF	= CHAIN LINK FENCE
COL.	= COLUMN
CONC.	= CONCRETE
CBS	= CONCRETE BLOCK W STUCCO
C&G	= CURB & GUTTER
E-O-P	= EDGE-OF-PAVEMENT
F.D.O.T.	= FLORIDA DEPARTMENT OF TRANSPORTATION
FPL	= FLORIDA POWER & LIGHT
FND.	= FOUND
IRC	= IRON ROD & CAP
LB	= LICENSED BUSINESS
N&D	= NAIL AND DISK
NAVDP88	= NORTH AMERICAN DATUM OF 1988
O.R.B.	= OFFICIAL RECORDS BOOK
PG.	= PAGE
P.B.	= PLAT BOOK
PSM	= PROFESSIONAL SURVEYOR & MAPPING
R/W	= RIGHT-OF-WAY
S.R.	= STATE ROAD
TC	= TITLE COMMITMENT
W	= WITH
M.P.B.	= MISCELLANEOUS PLAT BOOK
FIRC	= FOUND IRON ROD & CAP
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CAB.	= CABINET
TYP.	= TYPICAL
ISL.	= ISLAND
PLNT	= PLANTER
INSTR	= INSTRUMENT
EL.	= ELEVATION
NVAL	= NON-VEHICULAR ACCESS LIMIT
MH	= MANHOLE
INV.	= INVERT
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ISL	= ISLAND
PLNT	= PLANTER
PRB	= POLLUTION RETARDANT BARRIER
RCP	= REINFORCED CONCRETE PIPE
HDPE	= HIGH DENSITY POLYETHYLENE
CMP	= CORRUGATED METAL PIPE
PVC	= POLYVINYL CHLORIDE PIPE
DIP	= DUCTILE IRON PIPE

SYMBOL LEGEND

 = BACKFLOW PREVENTOR
 = BOLLARD
 = WOOD PILING
 = CATCH BASIN
 = CLEANOUT
 = COLUMN
 = CROSS WALK SIGNAL POLE
 = DRAINAGE MANHOLE
 = DOUBLE PREVENTION CHECK VALVE
 = ELECTRIC BOX
 = ELECTRIC HANDHOLE
 = ELECTRIC METER/RACK
 = FENCE
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 = FIRE HYDRANT
 = FOUND PROPERTY CORNER
 = FPL TRANSFORMER PAD
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 = IRRIGATION VALVE
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 = MAST ARM
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 = CURB INLET
 = BELL SOUTH MANHOLE
 = GROUND LIGHT
 = DOCK ANCHOR
 = TRAFFIC SIGNAL BOX
 = UNKNOWN MANHOLE

OVERLAP - SEE SHEET S-2



1	4/14/2023	UPDATED TREE ALONG SOUTH SIDE					
NO	DATE	REVISION	BY	NO	DATE	REVISION	B

SURVEY	
DATE	3/1/2023
DRAWN	SMW
DATE	FEB. 2023
CHECKED	SMW
DATE	3-2-2023



Calvin, Giordano & Associates, Inc.
A SAFEbult® COMPANY
1800 Eller Drive, Suite 600, Fort Lauderdale, FL 33316
Phone: 954.921.7781 • Fax: 954.921.8807

Certificate of Authorization 6791

MAP OF AS-BUILT SURVEY
THE RELATED GROUP

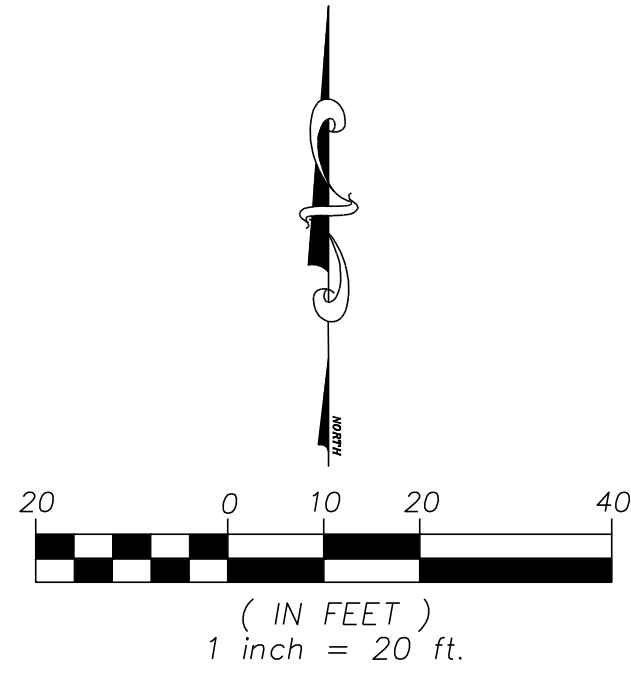
THE DIPLOMAT BEACH RESORT
DIPLOMAT LANDING
CITY OF HOLLYWOOD, BROWARD COUNTY, FL

SCALE	1"=20'
PROJECT NO.	22-6009
CAD FILE	

SHEET:

S-1

File Name: P:\Projects\2023\237594 Diplommat Hotel & Landing\Survey\Sketch\23-7594-V-B5-Related Group Diplommat.dwg - (Plotted by: Steve Watts on Monday, March 6, 2023 1:14:23 PM)

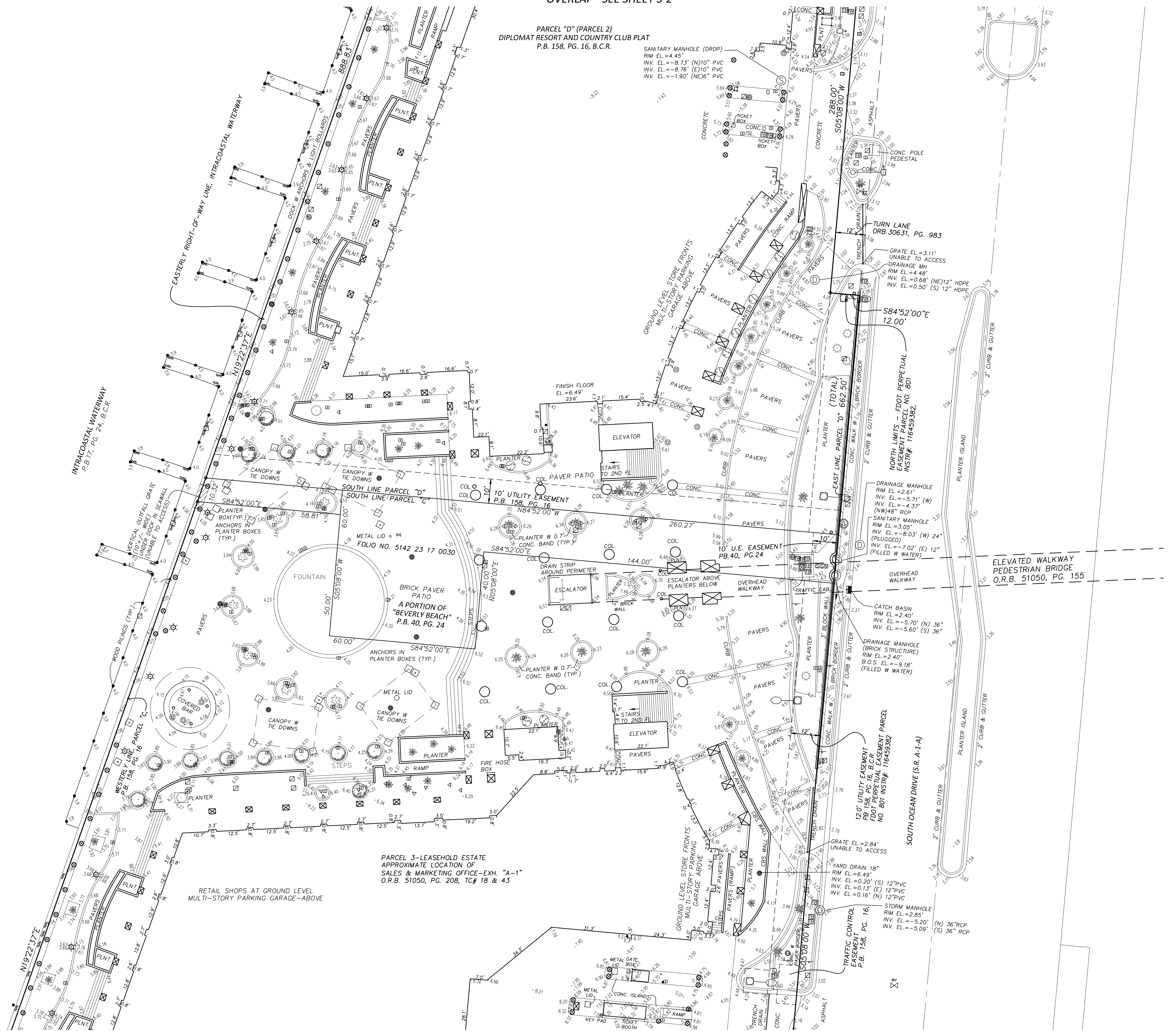


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SYMBOL LEGEND

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○ = BOLLARD
● = WOOD PILING
■ = CATCH BASIN
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OVERLAP - SEE SHEET S-1

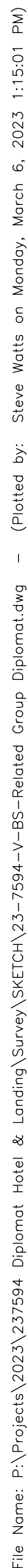
OVERLAP - SEE SHEET S-2

MAP OF AS-BUILT SURVEY
THE RELATED GROUP

THE DIPLOMAT BEACH RESORT
DIPLOMAT LANDING
CITY OF HOLLYWOOD, BROWARD COUNTY, FL

SCALE 1"=20'
PROJECT NO. 23-7594
CAD FILE
SHEET: S-2

SURVEY DATE 3/1/2023
DRAWN SMW DATE FEB. 2023
CHECKED SMW DATE 3-2-2023
Calvin, Giordano & Associates, Inc.
A SAFEHUB COMPANY
1800 Eller Drive, Suite 600, Fort Lauderdale, FL 33316
Phone: 954.921.7781 • Fax: 954.921.8807
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SURVEY	
DATE	3/1/2023
DRAWN	SMW
DATE	FEB. 2023
CHECKED	SMW
DATE	3-2-2023



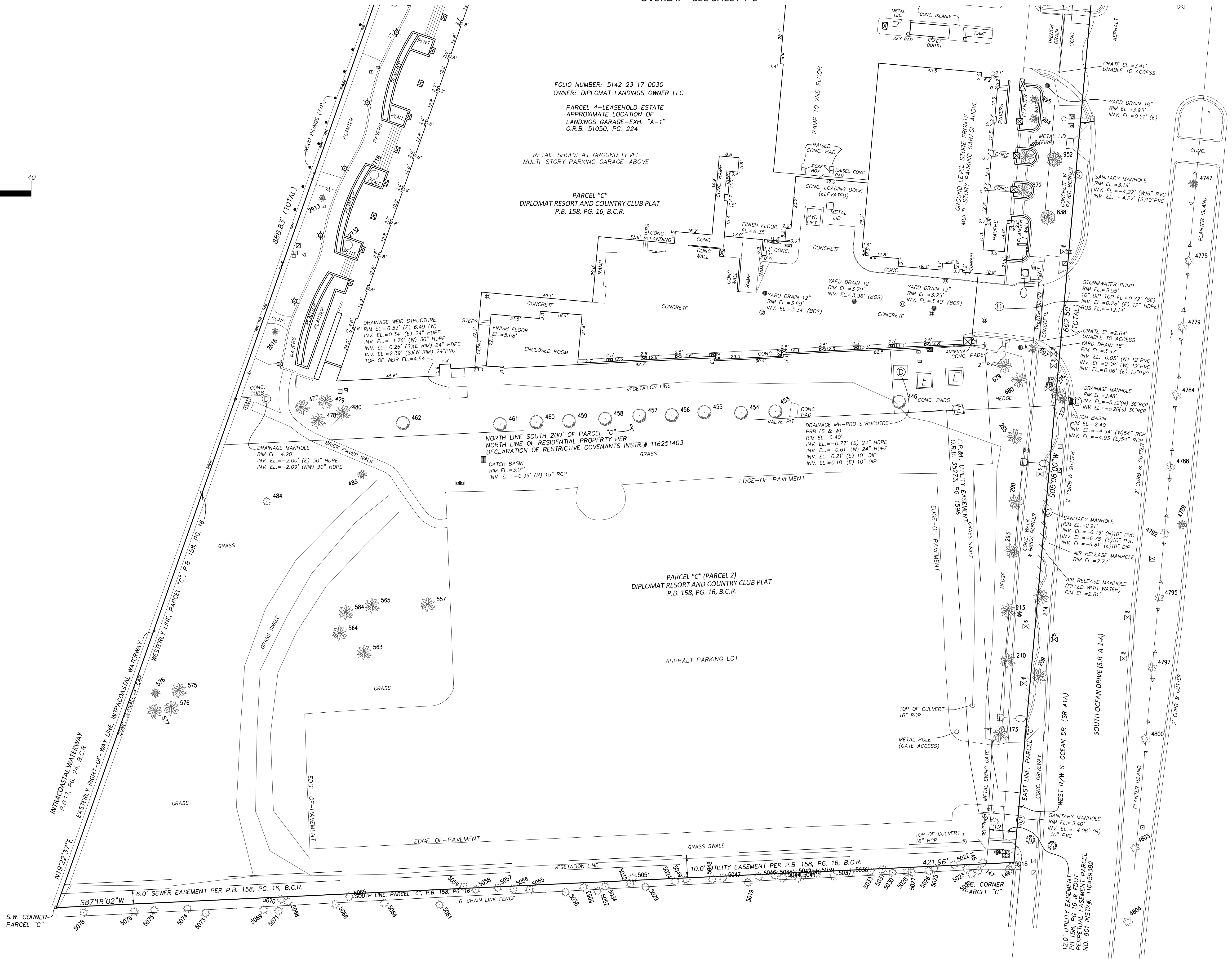
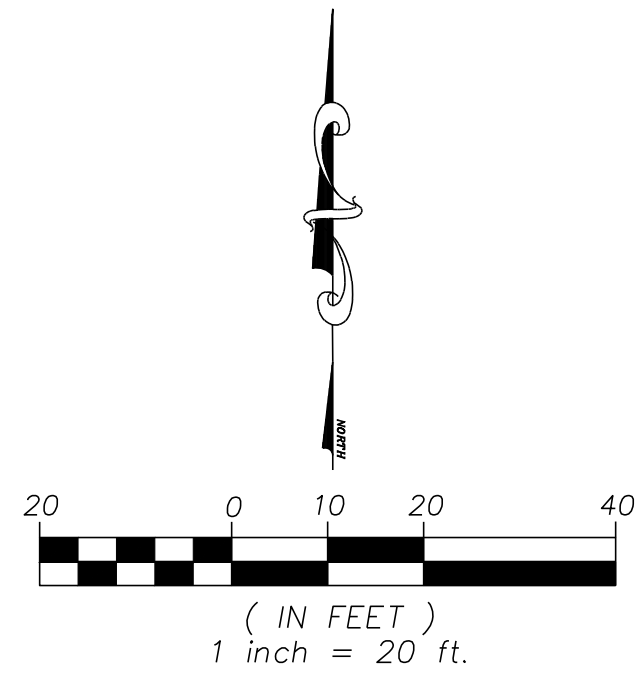
Certificate of Authorization 679

THE DIPLOMAT BEACH RESORT
DIPLOMAT LANDING
CITY OF HOLLYWOOD, BROWARD COUNTY, FL

SHEET:

S-3

File Name: P:\Projects\2023\237594 Diplomat Hotel & Landing\Survey\SKETCH\23-7594-V-B5-Related Group Diplomat.dwg - (Plotted by: Steve Watts on Monday, April 17, 2023 7:40:06 AM)



OVERLAP - SEE SHEET T-2

SURVEY
DATE 3/1/2023
DRAWN SMW
DATE FEB. 2023
CHECKED SMW
DATE 3-2-2023

Calvin, Giordano & Associates, Inc.
A SAFERUBY COMPANY
580 Village Blvd., Suite 325, West Palm Beach, FL 33409
Phone: 561.684.6161 • Fax: 561.684.6360
Certificate of Authorization 6791

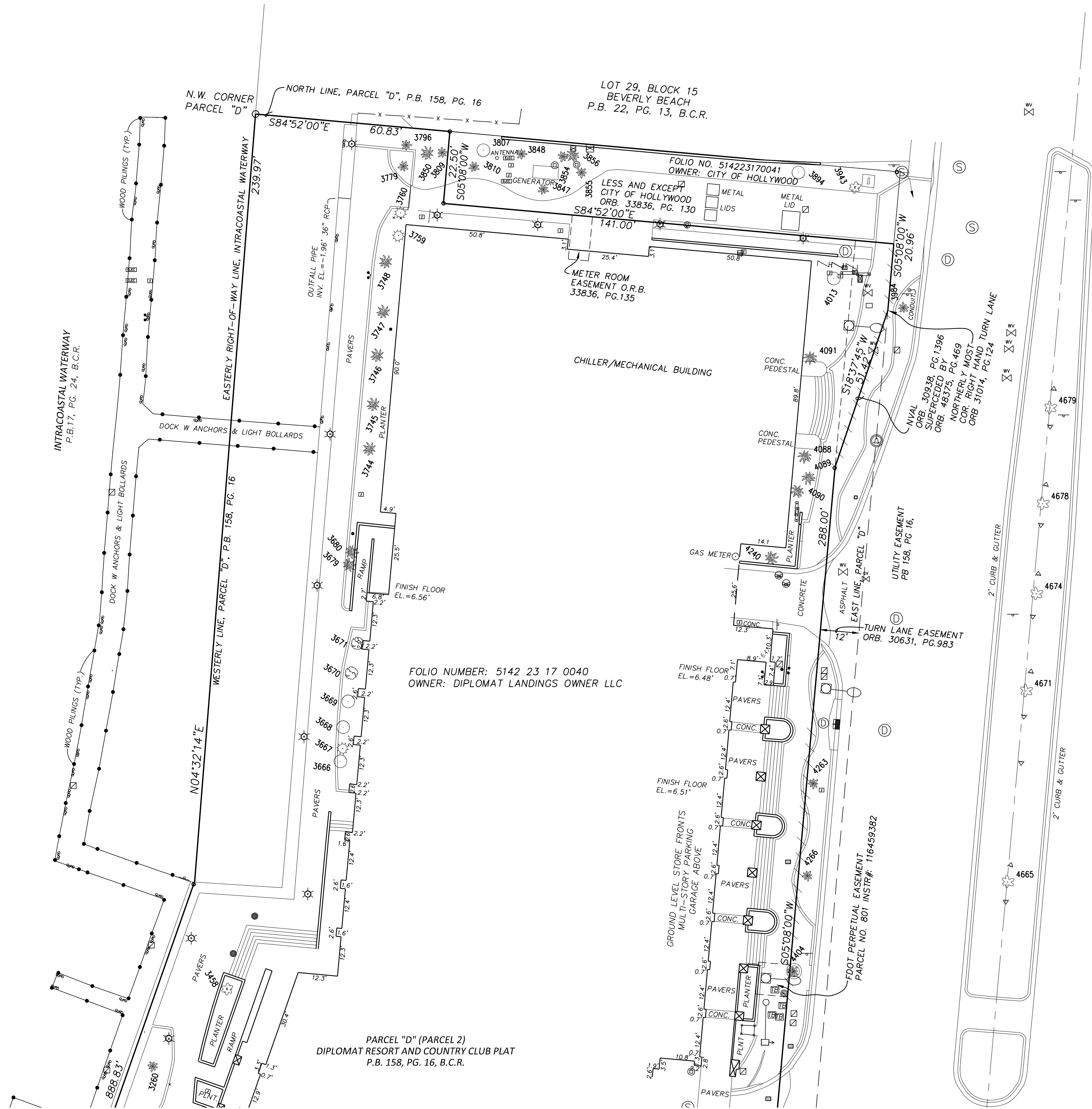
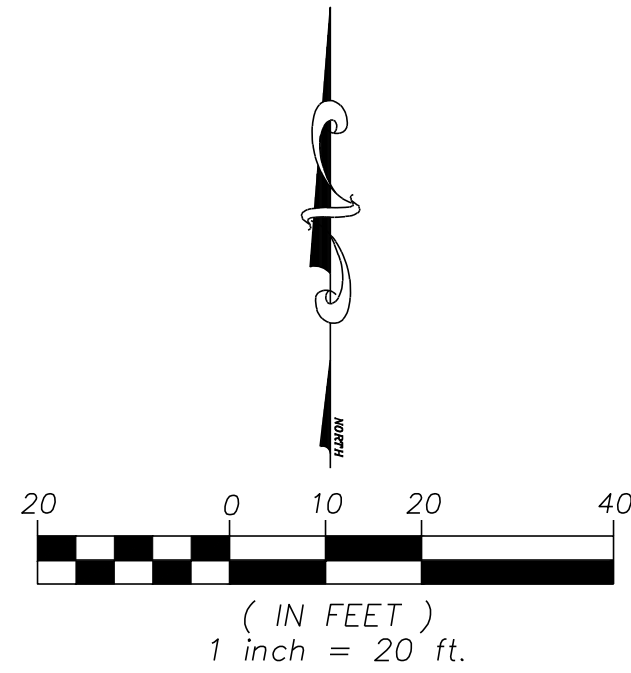
MAP OF AS-BUILT SURVEY
THE RELATED GROUP

THE DIPLOMAT BEACH RESORT
DIPLOMAT LANDING
CITY OF HOLLYWOOD, BROWARD COUNTY, FL

SCALE 1"=20'
PROJECT NO. 23-7594
CAD FILE

SHEET:
T-1

File Name: P:\Projects\2023\237594 Diplommat Hotel & Landing\Survey\Sketch\23-7594-V-B5-Related Group Diplommat.dwg - (Plotted by: Steve Watts on Monday, March 6, 2023 12:28:40 PM)



OVERLAP - SEE SHEET T-2

NO	DATE	REVISION	BY	NO	DATE	REVISION	BY

SURVEY	DATE	3/1/2023
DRAWN	DATE	FEB. 2023
CHECKED	DATE	3-2-2023



Calvin, Giordano & Associates, Inc.
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THE DIPLOMAT BEACH RESORT
DIPLOMAT LANDING
CITY OF HOLLYWOOD, BROWARD COUNTY, FL

SCALE 1"=20'
PROJECT NO. 23-7594
CAD FILE

SHEET:
T-3

Point Table	
Point #	Description
484	Cabbage Palm 24"
557	Queen Palm 12"
563	Queen Palm 12"
564	Queen Palm 12"
565	Queen Palm 12"
575	Queen Palm 10"
576	Queen Palm 10"
577	Queen Palm 10"
578	Palm 5"
584	Queen Palm 10"
679	Queen Palm 10"
680	Queen Palm 10"
697	Palm 8"
838	Queen Palm 10"
872	Queen Palm 12"
888	Queen Palm 14"
952	Queen Palm 10"
994	Palm 14"
995	Palm 14"
1140	Palm 10"
1141	Palm 10"
1193	Coconut Palm 10"
1308	Cabbage Palm 10"
1351	Palm 14"
1366	Palm 14"
1389	Cabbage Palm 14"
1390	Cabbage Palm 14"
1391	Cabbage Palm 14"
1437	Coconut Palm 14"
1448	Coconut Palm 14"

Point #	Description
1449	Coconut Palm 14"
1460	Coconut Palm 14"
1461	Coconut Palm 14"
1472	Coconut Palm 14"
1473	Coconut Palm 14"
1549	Manila Palm 4"
1581	Coconut Palm 14"
1593	Coconut Palm 14"
1764	Manila Palm 4"
1765	Manila Palm 4"
1844	Palm 10"
1846	Palm 10"
1866	Manila Palm 4"
1867	Manila Palm 4"
2020	Manila Palm 4"
2046	Coconut Palm 12"
2047	Coconut Palm 12"
2109	Tree 14"
2120	Royal Palm 14"
2126	Royal Palm 14"
2136	Royal Palm 14"
2151	Royal Palm 14"
2156	Royal Palm 14"
2167	Royal Palm 14"
2177	Royal Palm 16"
2200	Mohagony 10"
2201	Mohagony 8"
2214	Mohagony 10"
2221	Mohagony 8"

Point Table	
Point #	Description
2227	Mohagony 12"
2236	Mohagony 12"
2260	Mohagony 10"
2311	Coconut Palm 10"
2312	Coconut Palm 12"
2313	Coconut Palm 12"
2321	Mohagony 12"
2384	Coconut Palm 10"
2385	Coconut Palm 10"
2386	Coconut Palm 10"
2433	Coconut Palm 10"
2434	Coconut Palm 10"
2454	Coconut Palm 10"
2501	Tree 10"
2573	Mohagony 10"
2718	Tree 12"
2732	Tree 12"
2816	Coconut Palm 10"
2913	Coconut Palm 10"
2974	Mohagony 12"
2977	Mohagony 10"
2988	Mohagony 12"
3001	Mohagony 16"
3017	Coconut Palm 12"
3211	Coconut Palm 12"
3229	Coconut Palm 12"
3239	Coconut Palm 12"
3260	Coconut Palm 12"
3303	Tree 8"
3458	Date Palm 3"

Point Table	
Point #	Description
3666	Tree 10"
3667	Cabbage Palm 10"
3668	Tree 10"
3669	Tree 10"
3679	Palm 16"
3680	Palm 16"
3744	Palm 15"
3745	Palm 15"
3746	Palm 15"
3747	Palm 15"
3758	Palm 15"
3759	Cabbage Palm 16"
3760	Cabbage Palm 16"
3779	Coconut Palm 8"
3796	Coconut Palm 8"
3807	Tree 6"
3809	Coconut Palm 10"
3810	Coconut Palm 8"
3847	Coconut Palm 10"
3848	Coconut Palm 10"
3850	Robellini Palm 4"
3854	Coconut Palm 10"
3855	Coconut Palm 10"
3856	Robellini Palm 4"
3894	Tree 16"
3943	Date Palm 16"
3984	Coconut Palm 8"
4013	Tree 36"
4088	Palm cluster"
4089	Palm cluster"

Point Table	
Point #	Description
4090	Palm cluster"
4091	Palm 4"
4240	Palm 12"
4263	Coconut Palm 10"
4266	Coconut Palm 10"
4404	Coconut Palm 10"
4447	Palm 14"
4665	Royal Palm 18"
4671	Royal Palm 20"
4674	Royal Palm 20"
4678	Royal Palm 18"
4679	Royal Palm 18"
4747	Robellini Palm 18"
4775	Royal Palm 18"
4779	Royal Palm 18"
4784	Royal Palm 18"
4788	Royal Palm 20"
4789	Palm 12"
4792	Royal Palm 20"
4795	Royal Palm 20"
4797	Royal Palm 18"
4800	Royal Palm 22"
4803	Royal Palm 18"
4804	Royal Palm 16"
5018	Cabbage Palm 14"
5020	Cabbage Palm 14"
5022	Cabbage Palm 14"
5023	Cabbage Palm 14"
5024	Cabbage Palm 12"
5025	Cabbage Palm 14"

Point Table	
Point #	Description
5026	Cabbage Palm 14"
5027	Cabbage Palm 14"
5028	Cabbage Palm 14"
5029	Cabbage Palm 16"
5030	Cabbage Palm 16"
5031	Cabbage Palm 14"
5032	Cabbage Palm 14"
5033	Cabbage Palm 12"
5034	Cabbage Palm 12"
5036	Cabbage Palm 14"
5037	Cabbage Palm 14"
5038	Cabbage Palm 14"
5039	Cabbage Palm 14"
5040	Cabbage Palm 14"
5041	Cabbage Palm 14"
5042	Cabbage Palm 12"
5044	Cabbage Palm 14"
5045	Cabbage Palm 14"
5046	Cabbage Palm 18"
5047	Cabbage Palm 14"
5048	Cabbage Palm 18"
5049	Cabbage Palm 14"
5051	Cabbage Palm 12"
5052	Cabbage Palm 20"
5053	Cabbage Palm 14"
5055	Cabbage Palm 16"
5056	Cabbage Palm 18"
5057	Cabbage Palm 18"
5058	Cabbage Palm 14"
5059	Cabbage Palm 14"

Point Table	
Point #	Description
5061	Cabbage Palm 18"
5064	Cabbage Palm 16"
5065	Cabbage Palm 18"
5066	Cabbage Palm 14"
5068	Cabbage Palm 18"
5069	Cabbage Palm 16"
5070	Cabbage Palm 12"
5071	Cabbage Palm 16"
5073	Cabbage Palm 12"
5074	Cabbage Palm 14"
5075	Cabbage Palm 14"
5076	Cabbage Palm 18"
5078	Cabbage Palm 14"

SURVEY	
DATE	3/1/2023
DRAWN SMW	
DATE	FEB. 2023
CHECKED SMW	
DATE	3-2-2023



Calvin, Giordano & Associates, Inc.
A SAFEbuilt® COMPANY
1800 Eller Drive, Suite 600, Fort Lauderdale, FL 33316
Phone: 954.921.7781 • Fax: 954.921.8807

Certificate of Authorization 679

THE DIPLOMAT BEACH RESORT
DIPLOMAT LANDING
CITY OF HOLLYWOOD, BROWARD COUNTY, FL

SCALE

PROJECT NO.	23-7594
CAD FILE	

SHEET:

T-4

PROJECT TEAM

DEVELOPER:



DEVELOPER:



ARCHITECTURE:



LANDSCAPE ARCHITECTURE:



CIVIL ENGINEERING:



ZONING ATTORNEY:

Holland & Knight

DIPLOMAT LANDING

HOLLYWOOD, FL



INDEX OF SHEETS

ARCHITECTURE

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A1.1	ACCESS ROUTES	A3.0	TYPICAL LEVEL PLAN
A2.0	GROUND LEVEL PLAN	A4.0	BUILDING ELEVATIONS
A2.1	GARAGE LEVEL 2	A4.1	BUILDING ELEVATIONS
A2.2	GARAGE LEVEL 3	A4.2	BUILDING ELEVATION DIAGRAM

ARCHITECTURE

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L-2	LANDSCAPE PLAN - GROUND FLOOR
L-3	LANDSCAPE PLAN - AMENITY DECK
L-4	LANDSCAPE DETAILS
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DESIGN REVIEW
DIPLOMAT LANDING
3451-3690 SOUTH OCEAN DRIVE, HOLLYWOOD, FL
COVER SHEET

revisions:
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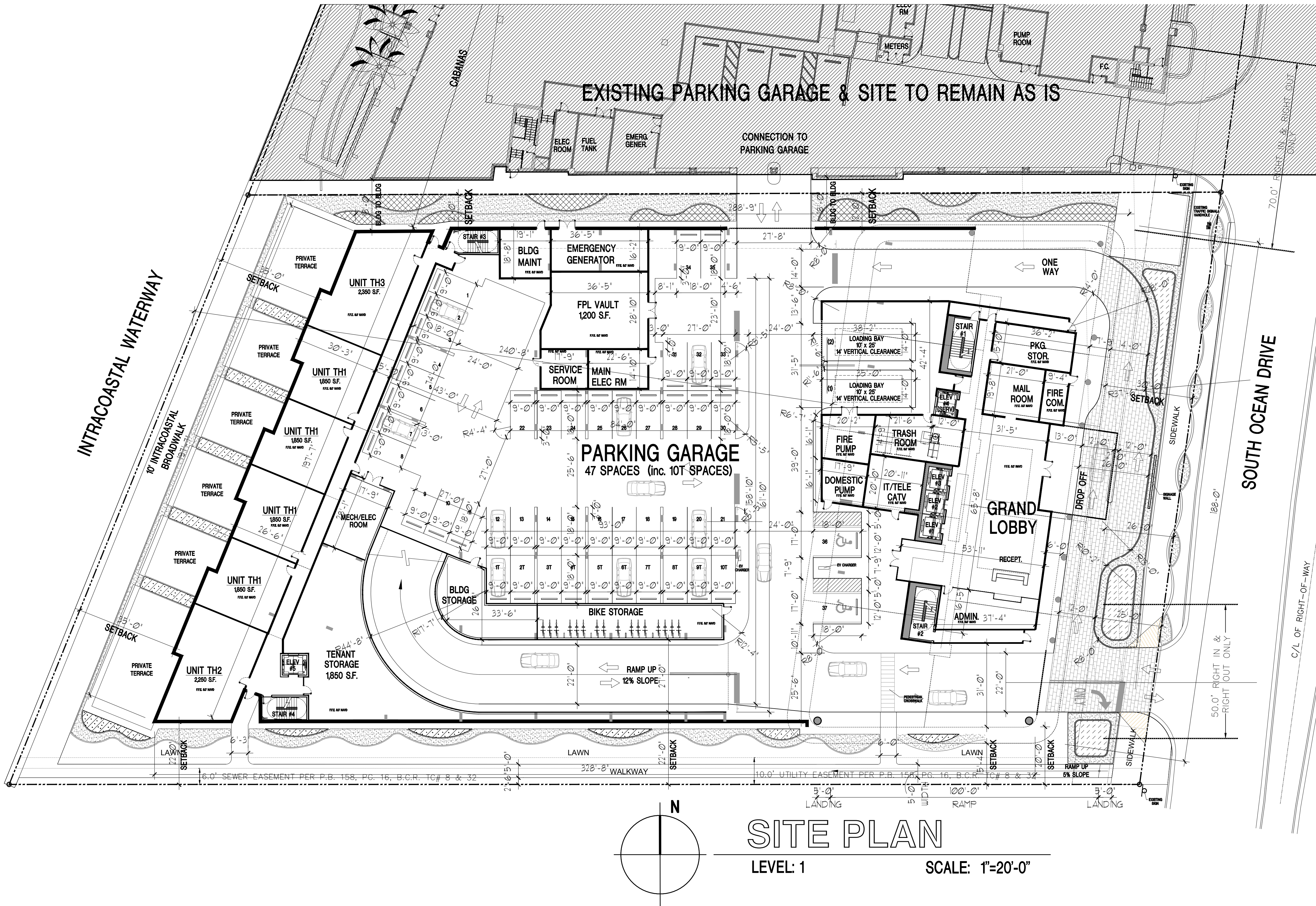
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03/09/2023

sheet no:

A0.0

project:
3908



Project Data	
Address	3451-3690 S Ocean Dr
City	Hollywood
State	Florida
Zip Code	33019
Lot Area (SF)	191,314 S.F.
Lot Area (Acres)	4.3920 Acres
RESIDENTIAL UNITS:	350 UNITS
Height	
Max Building Height	457 Ft
Proposed Building Height	419 Ft
Building Area	
Gross Building Area	685,264 S.F.
Net Building Area	469,420 S.F.
Building Amenity Area	
Building Setback	
Front (A1A)	40'
Rear (Intracoastal)	12'
Side 1 (Garage) (Garage Lvl)	12'
Side 1 (Garage) (Tower Lvl)	18' (Blg to blg)
Side (South Property Line)	15'

Parking	
Existing Parking Garage Parking Spaces	595 Spaces
Proposed New Parking Spaces	110 Spaces
Total Parking Spaces Provided	705 Spaces

Loading	
Residential Loading	2x(12'x35') SF

UNIT BREAKDOWN							
UNIT TYPE	S.F.	1st LOBBY LV.	2nd GARAGE LV.	3th AMENITY LV.	4th-37th TOWER LV.	TOTAL UNITS	NET SALEABLE
UNIT A1 (1BD/1BA)	890	-	-	-	1Ux34L=34	34	30,280 SF
UNIT A2 (1BD/1BA)	925	-	1	-	1Ux34L=34	35	32,375 SF
UNIT B1 (2BD/2BA)	1,195	-	-	-	2Ux34L=68	68	81,280 SF
UNIT B2 (2BD/2BA)	1,295	-	2	-	2Ux34L=68	70	89,950 SF
UNIT B3 (2BD/2BA)	1,300	-	-	-	1Ux34L=34	34	44,200 SF
UNIT C1 (3BD/2BA)	1,675	-	1	-	1Ux34L=34	35	59,500 SF
UNIT C2 (3BD/2BA)	1,745	-	-	-	1Ux34L=34	34	58,625 SF
UNIT C3 (3BD/2BA)	1,750	-	1	-	1Ux34L=34	35	61,250 SF
UNIT TH1 (3BD/2BA)	1,850	3	-	-	-	3	7,400 SF
UNIT TH2 (3BD/3BA)	2,250	1	-	-	-	1	2,250 SF
UNIT TH3 (4BD/3BA)	2,350	1	-	-	-	1	2,350 SF
TOTAL	-	5	5	0	340	350	469,420 SF

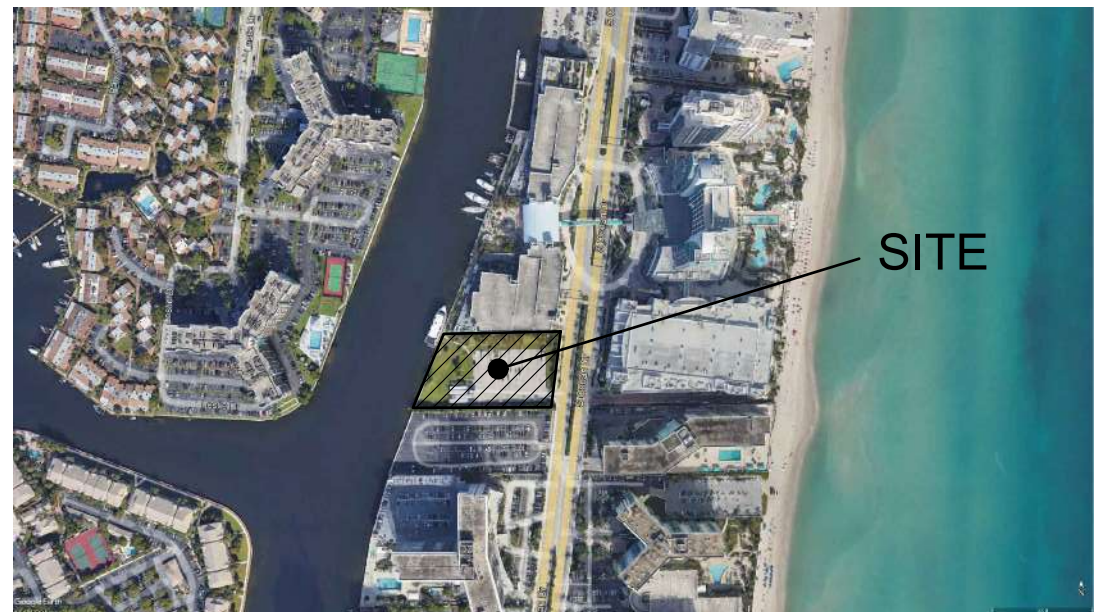
AVERAGE SF/UNIT: 1,334 SF

TOWER EFFICIENCY: 86.4%

NET RESIDENTIAL S.F. 13,350 S.F.
NET CORE S.F. 2,100 S.F.
TOTAL GROSS FLOOR PLATE S.F. (N.I.C. BALCONIES): 15,450 S.F.

OFF-STREET PARKING:
PROVIDED: RESIDENTIAL: 99 SPACES (inc. 10T spaces)

OFF-STREET LOADING:
PROVIDED: 2 COMMERCIAL BERTHS (12' X 35')



SITE LOCATION
SCALE: N.T.S.

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DESIGN REVIEW
DIPLOMAT LANDING
3451-3690 SOUTH OCEAN DRIVE, HOLLYWOOD, FL

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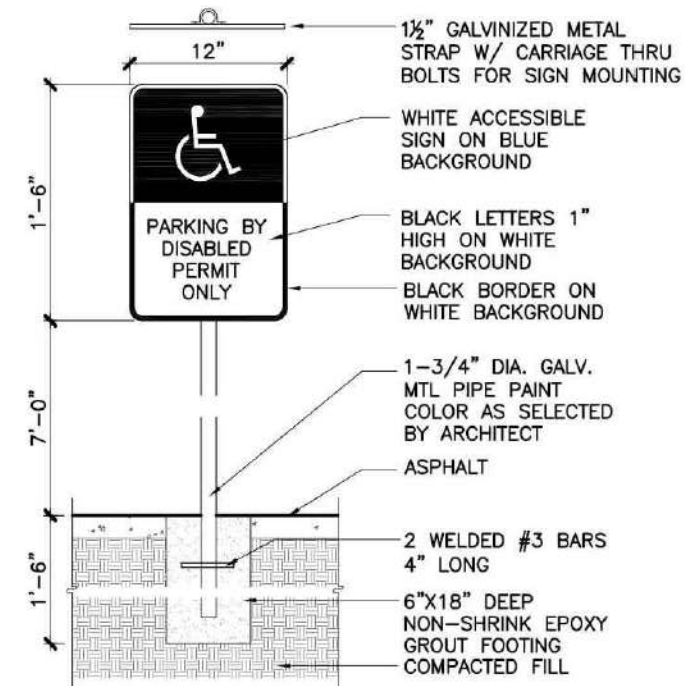
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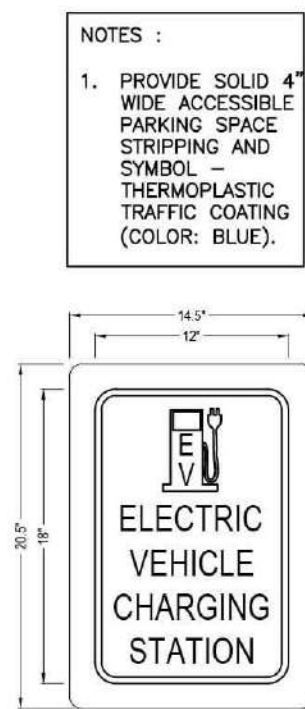
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Typical Accessible Parking Sign Det.

- NOTES :
1. ALL LETTERS TO BE 1" SERIES "C" SPACED 1" BETWEEN TEXT LINES.
 2. TOP SIGN SHALL HAVE A REFLECTORIZED BLUE BACKGROUND WITH WHITE REFLECTORIZED H.C. SIGN.
 3. BOTTOM SIGNS SHALL HAVE A REFLECTORIZED WHITE BACKGROUND WITH BLACK OPAQUE LETTERS AND BORDER.
 4. SIGN SHALL BE LOCATED IN A MANNER THAT THE LOWEST SIGN DOES NOT PROTRUDE INTO THE REQUIRED HEADROOM CLEARANCE ALONG THE ACCESSIBLE ROUTE SERVING THE PARKING AREAS.
 5. COORDINATE SPECIFIC SIGNAGE REQUIREMENTS WITH LOCAL AUTHORITY HAVING JURISDICTION PRIOR TO ORDERING, FABRICATING AND INSTALLATION OF SIGNS.



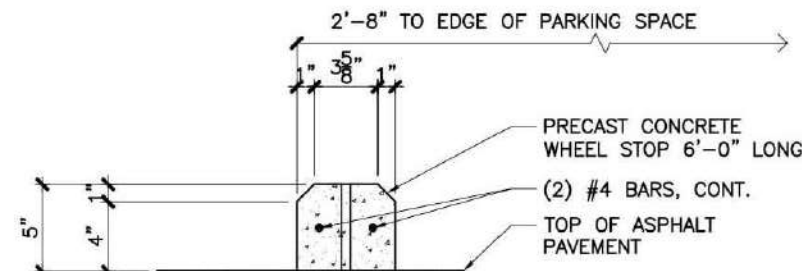
Electric Vehicle Charging Station Signage



DKS
1601 LIFT GATE 1/2 HP
15"W x 18"H x 15"D



CALL BOX DETAIL
AE200PLUS TELEPHONE ENTRY
15.25"W x 19"H X 4"D
Life Gate Detail



Typ. Wheel Stop Detail

- GENERAL NOTES:
1. PROVIDE WHEEL STOPS SHALL BE PROVIDED AT ALL MARKED STALLS AS DETAILED ON SITE PLAN.
 2. PAINT ALL WHEEL STOPS COLOR TO MATCH STRIPPING OF PARKING STALLS

SITE ACCESSIBILITY NOTES

ANY PART OF AN ACCESSIBLE ROUTE WITH A SLOPE GREATER THAN 1:20 SHALL BE CONSIDERED A RAMP AND SHALL COMPLY WITH FOLLOWING:

SLOPE AND RISE
THE LEAST POSSIBLE SLOPE SHALL BE USED FOR ANY RAMP. THE MAXIMUM SLOPE OF A RAMP IN NEW CONSTRUCTION SHALL 1:12. THE MAXIMUM RISE FOR ANY RUN SHALL BE 30 IN.

CLEAR WIDTH
1 - MINIMUM CLEAR WIDTH OF A RAMP SHALL BE 44" CLEAR.
2 - RAMP THAT ARE PART OF A REQUIRED MEANS OF EGRESS SHALL BE NOT LESS THAN 44 INCHES CLEAR.

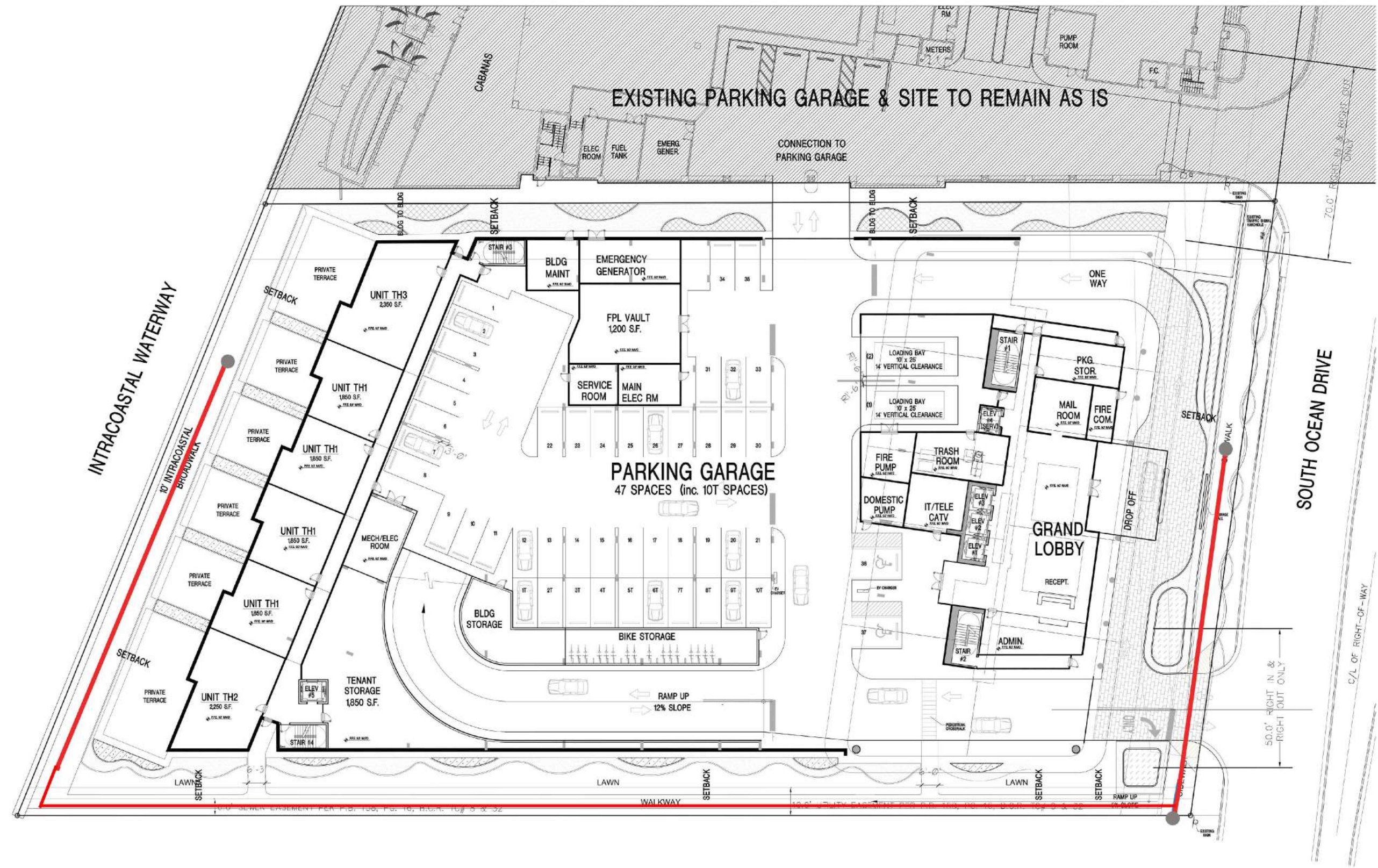
LANDINGS
RAMPS SHALL HAVE LEVEL LANDINGS AT THE BOTTOM AND TOP OF EACH RAMP AND AT EACH RAMP RUN.
1 - LANDING SHALL HAVE THE FOLLOWING FEATURES:
2 - IF RAMPS CHANGE DIRECTION AT LANDINGS, THE MINIMUM LANDING SIZE SHALL BE 60 INCHES.
3 - IF A DOORWAY IS LOCATED AT A LANDING, THEN THE AREA IN FRONT OF THE DOORWAY SHALL COMPLY FBC ACCESSIBILITY 2014.

HANDRAILS
IF A RAMP RUN HAS A RISE GREATER THAN 6 IN. OR A HORIZONTAL PROJECTION GREATER THAN 72 IN. THEN IT SHALL HAVE HANDRAILS ON BOTH SIDES. HANDRAILS ARE NOT REQUIRED ON CURB RAMPS OR ADJACENT TO SEATING IN ASSEMBLY AREAS. HANDRAILS SHALL COMPLY WITH 4.26 OF THE ADA CODE AND SHALL HAVE THE FOLLOWING FEATURES:
1 - HANDRAILS SHALL BE PROVIDED ALONG BOTH SIDES OF RAMP SEGMENTS. THE INSIDE HANDRAIL ON SWITCHBACK OR DOGLEG RAMPS SHALL ALWAYS BE CONTINUOUS.
2 - HANDRAILS ON RAMPS WHICH ARE NOT CONTINUOUS SHALL EXTEND NOT LESS THAN 18" BEYOND THE SLOPED SEGMENT AT BOTH THE TOP AND BOTTOM, AND SHALL BE PARALLEL TO THE FLOOR OR GROUND SURFACE.
3 - THE CLEAR SPACE BETWEEN THE HANDRAIL AND THE WALL SHALL 1-1/2 INCH.
4 - GRIPPING SURFACES SHALL BE CONTINUOUS.
5 - TOP OF HANDRAIL GRIPPING SURFACES SHALL BE MOUNTED BETWEEN 34 IN. AND 38 IN. ABOVE RAMP SURFACES.
6 - ENDS OF HANDRAILS SHALL BE EITHER ROUNDED OR RETURNED SMOOTHLY TO FLOOR, WALL OR POST.
7 - HANDRAILS SHALL NOT ROTATE WITHIN THEIR FITTINGS.

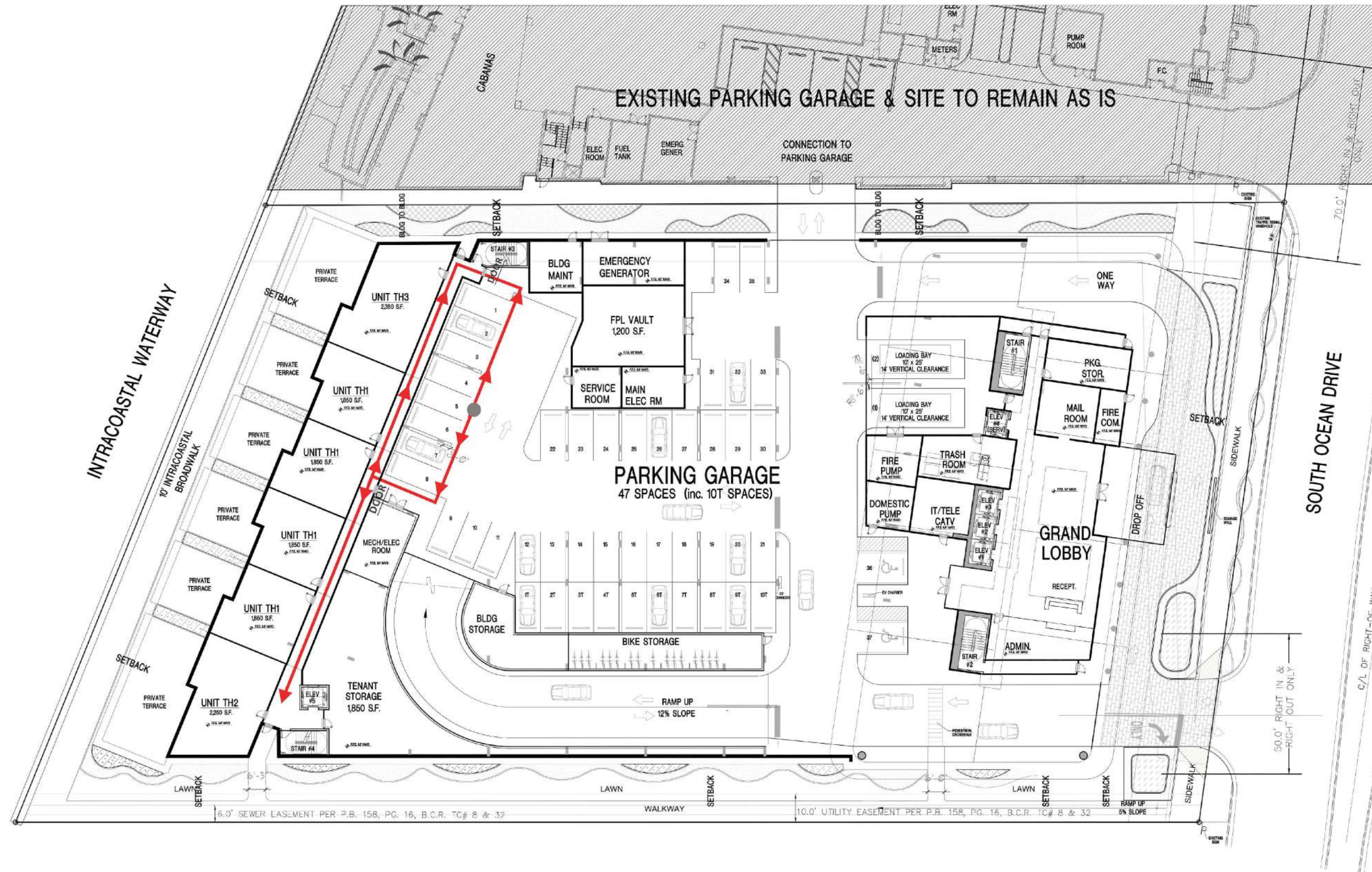
CROSS SLOPE SURFACES
THE CROSS SLOPE SURFACES SHALL BE NO GREATER THAN 1:50. RAMP SURFACES SHALL COMPLY W/ CHAPTER 4 OF THE FBC 2010 ACCESSIBILITY CODE.

EDGE PROTECTION
RAMPS AND LANDINGS WITH DROP-OFFS SHALL HAVE CURBS, RAILINGS OR PROJECTING SURFACES THAT PREVENT PEOPLE FROM SLIPPING OF THE RAMP. CURBS SHALL BE A MINIMUM OF 2 IN. HIGH.

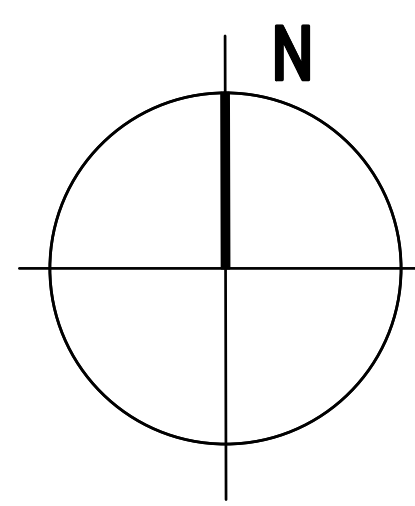
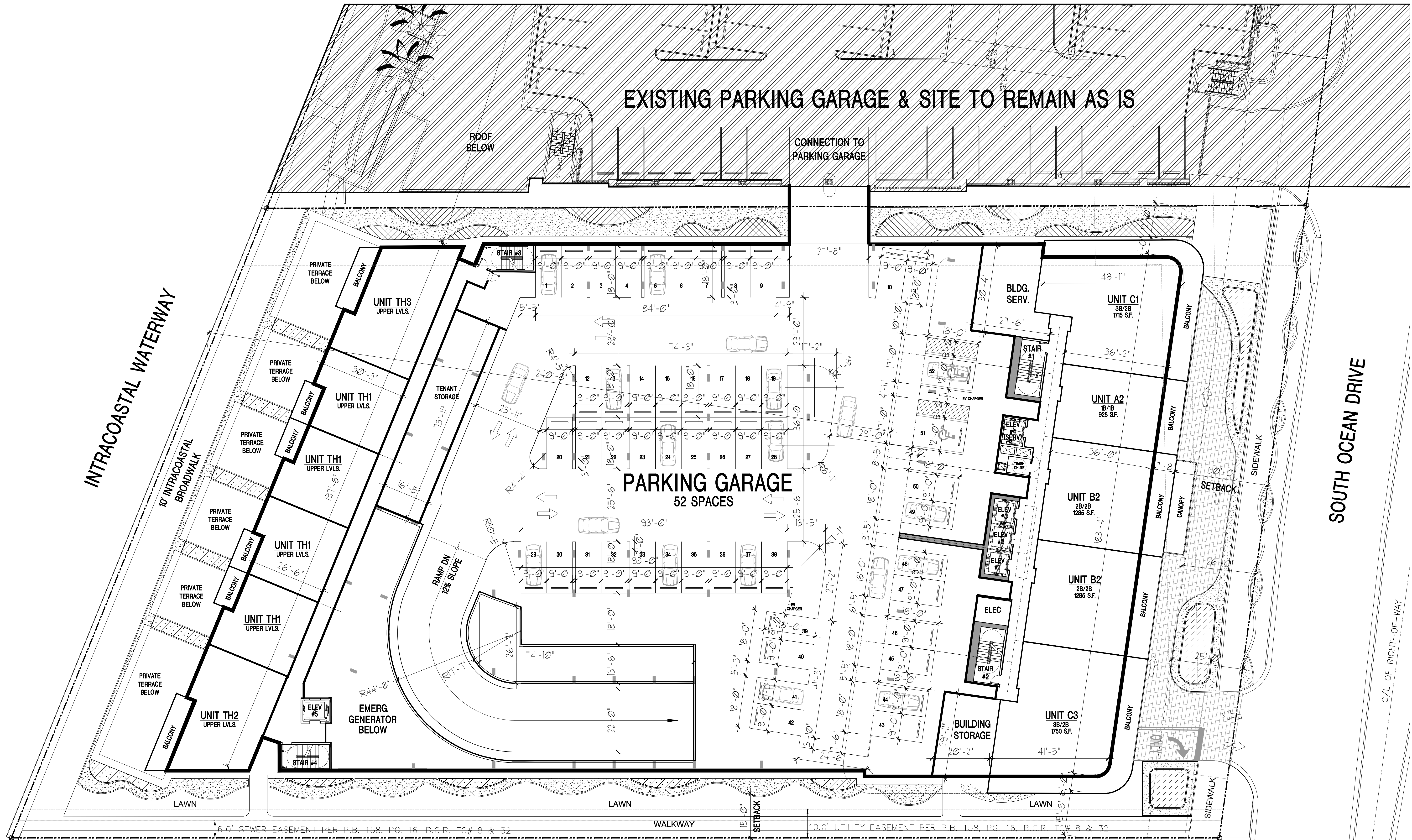
OUTDOOR CONDITIONS
OUTDOOR RAMPS AND THEIR APPROACHES SHALL BE DESIGNED SO THAT WATER WILL NOT ACCUMULATE ON WALKING SURFACES.



PUBLIC ACCESS ROUTE TO BOARDWALK



RESIDENT ACCESS FROM GARAGE TO UNITS



GARAGE LEVEL

LEVEL: 2

SCALE: 1/16"=1'-0"

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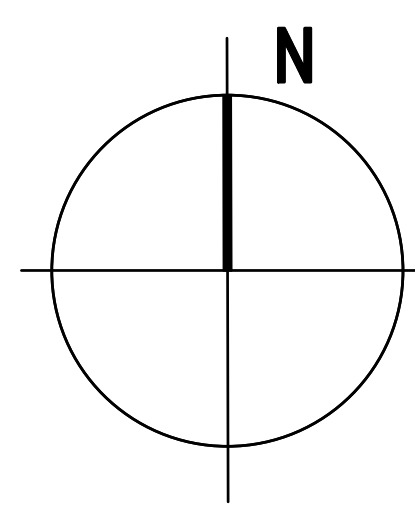
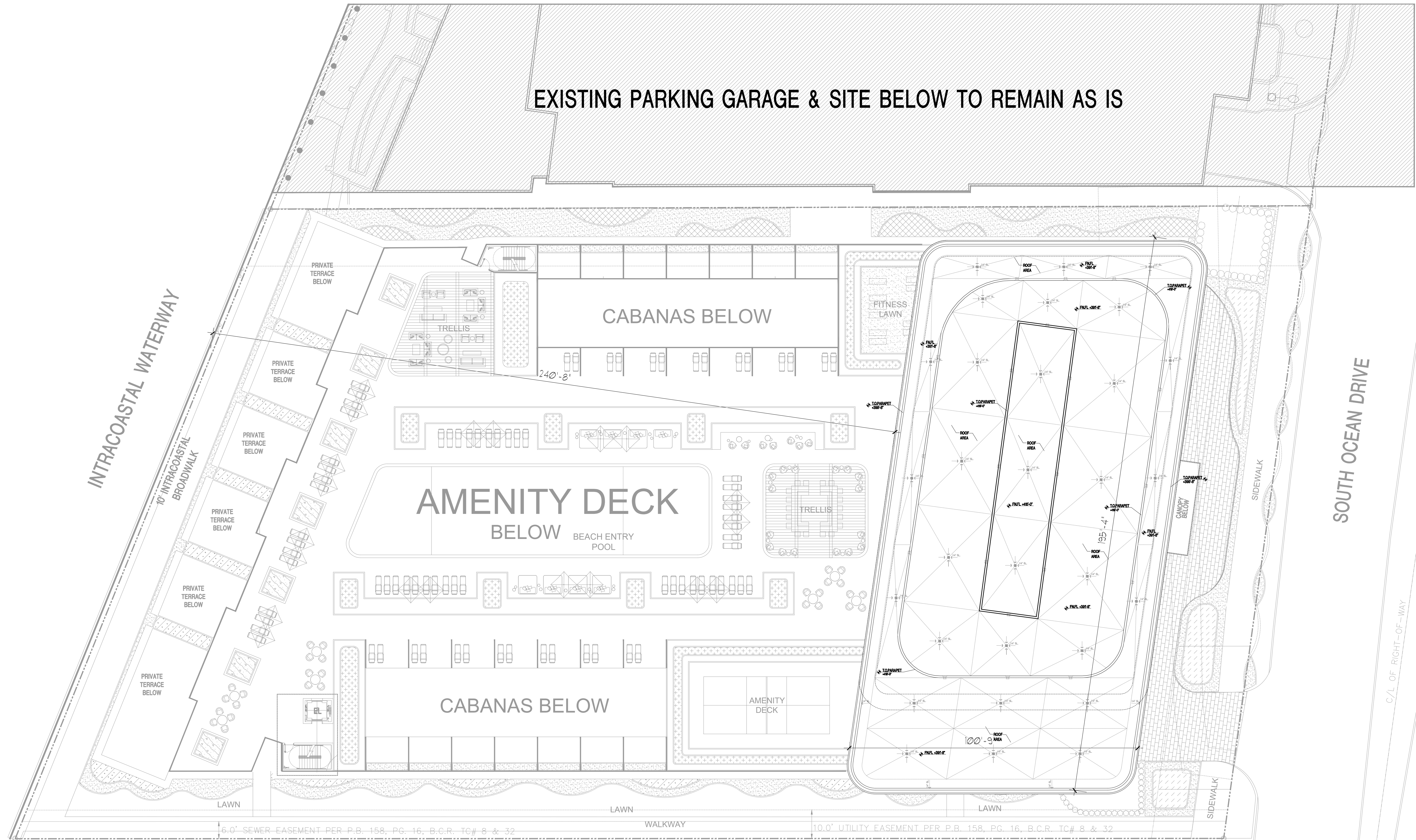
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ROOF PLAN

LEVELS: ROOF

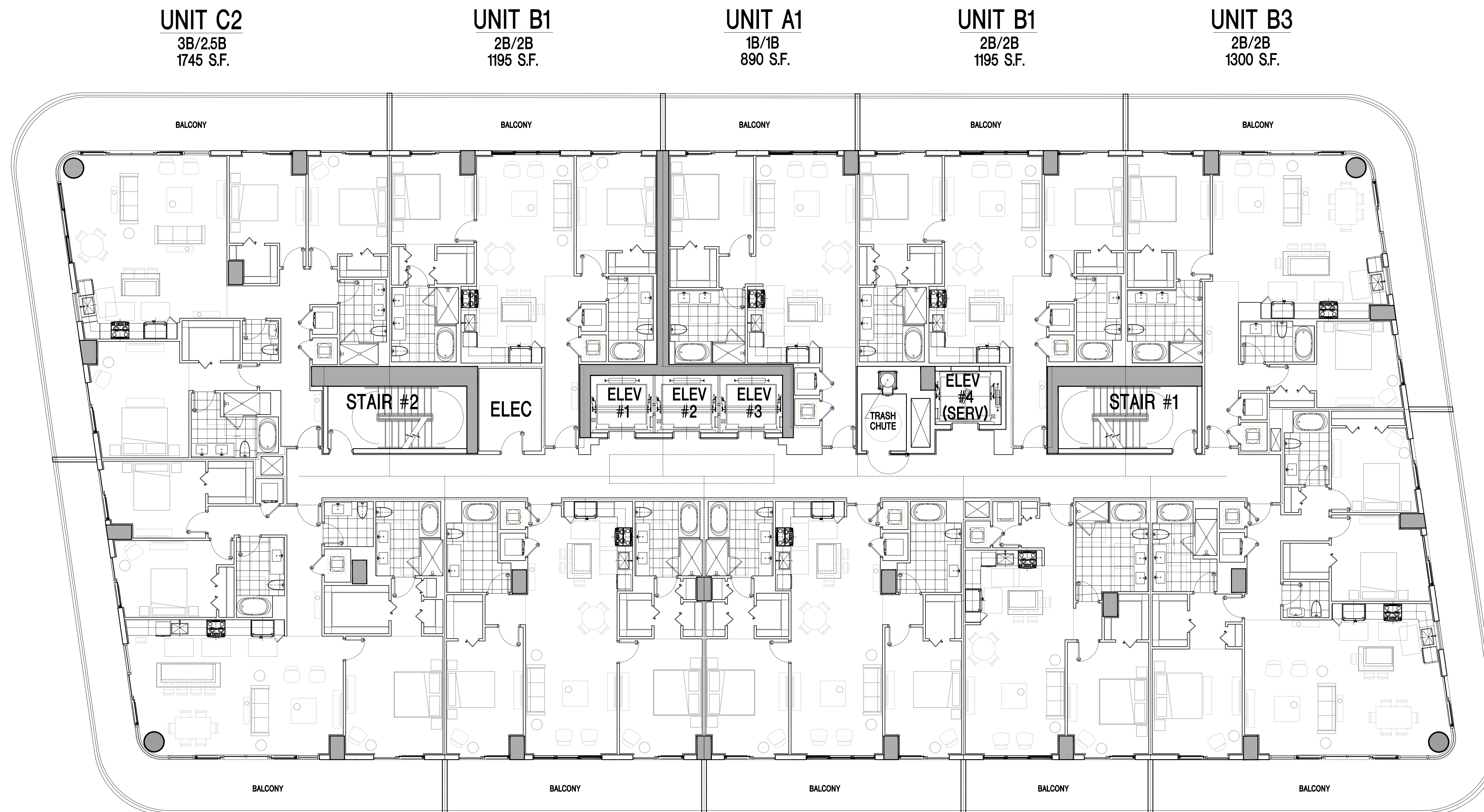
SCALE: 1/16"=1'-0"

EXISTING PARKING GARAGE & SITE BELOW TO REMAIN AS IS

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TYPICAL LEVEL PLAN

SCALE: 1/8" = 1'-0"

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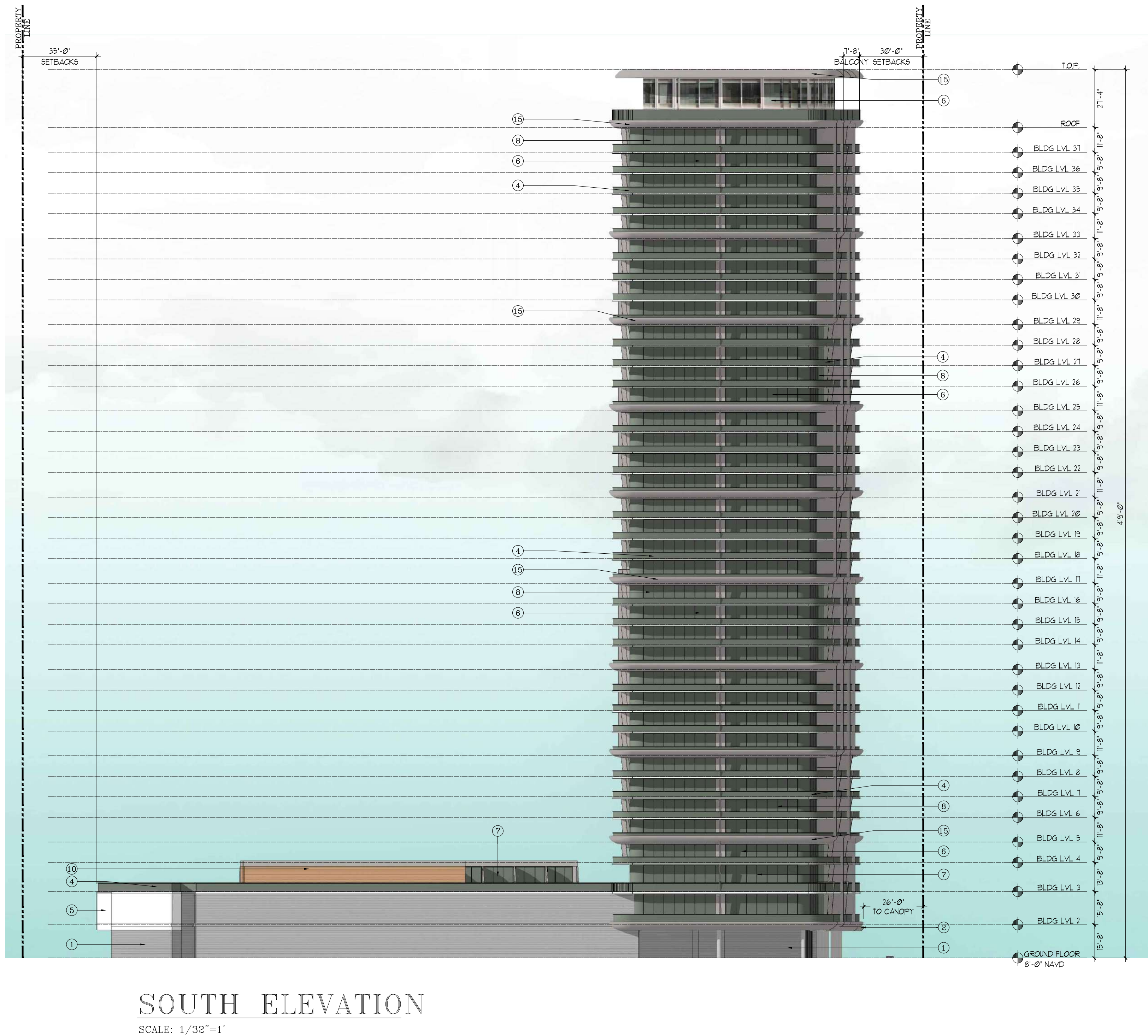
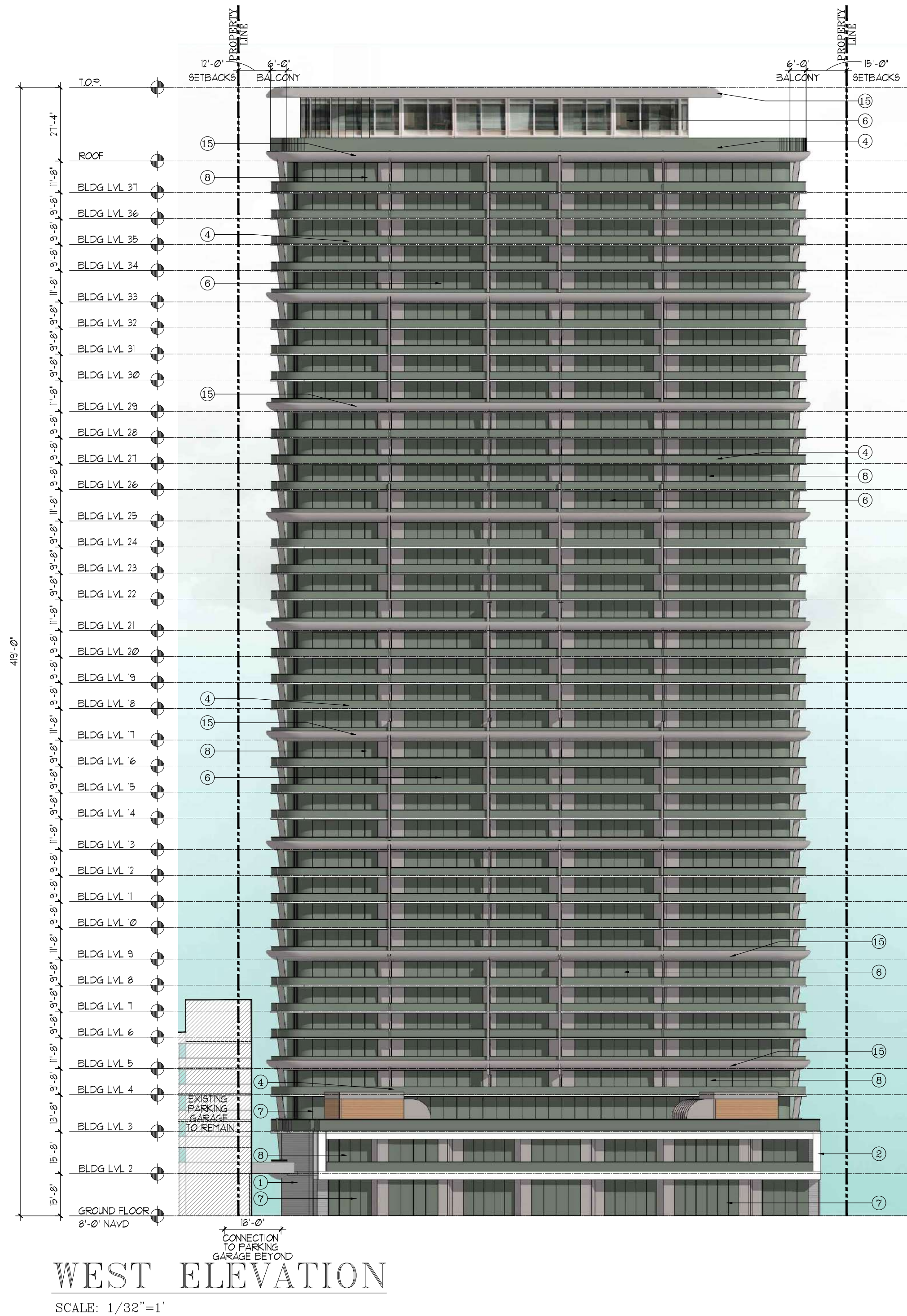
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ELEVATION KEY NOTES

1. SCORED STUCCO FINISH
2. ACCENT PAINTED STUCCO
3. METAL-RAIL ESP FINISH
4. GLASS RAILING, TYP
5. SMOOTH STUCCO FINISH
6. TINTED GLASS WINDOW IN ALUM. FRAME (ESP. FIN.)
7. CLEAR STOREFRONT GLASS IN ALUM. FRAME (ESP. FIN.)
8. TINTED SLIDING GLASS DOOR IN ALUM FRAME (ESP. FIN.)
9. ARCHITECTURAL LOUVERS
10. DECORATIVE SCREEN PANELS
11. ARCHITECTURAL MESH ELEMENT
12. CONCRETE ARCHITECTURAL ELEMENT
13. DECORATIVE GRAPHIC DETAIL
14. ENTRY/EXIT PARKING GARAGE
15. EXPOSE CONCRETE

SHERWIN WILLIAMS
WHITE SNOW SW9541

15

1

4

DESIGN REVIEW

DIPLOMAT LANDING

3451-3690 SOUTH OCEAN DRIVE, HOLLYWOOD, FL

ELEVATIONS

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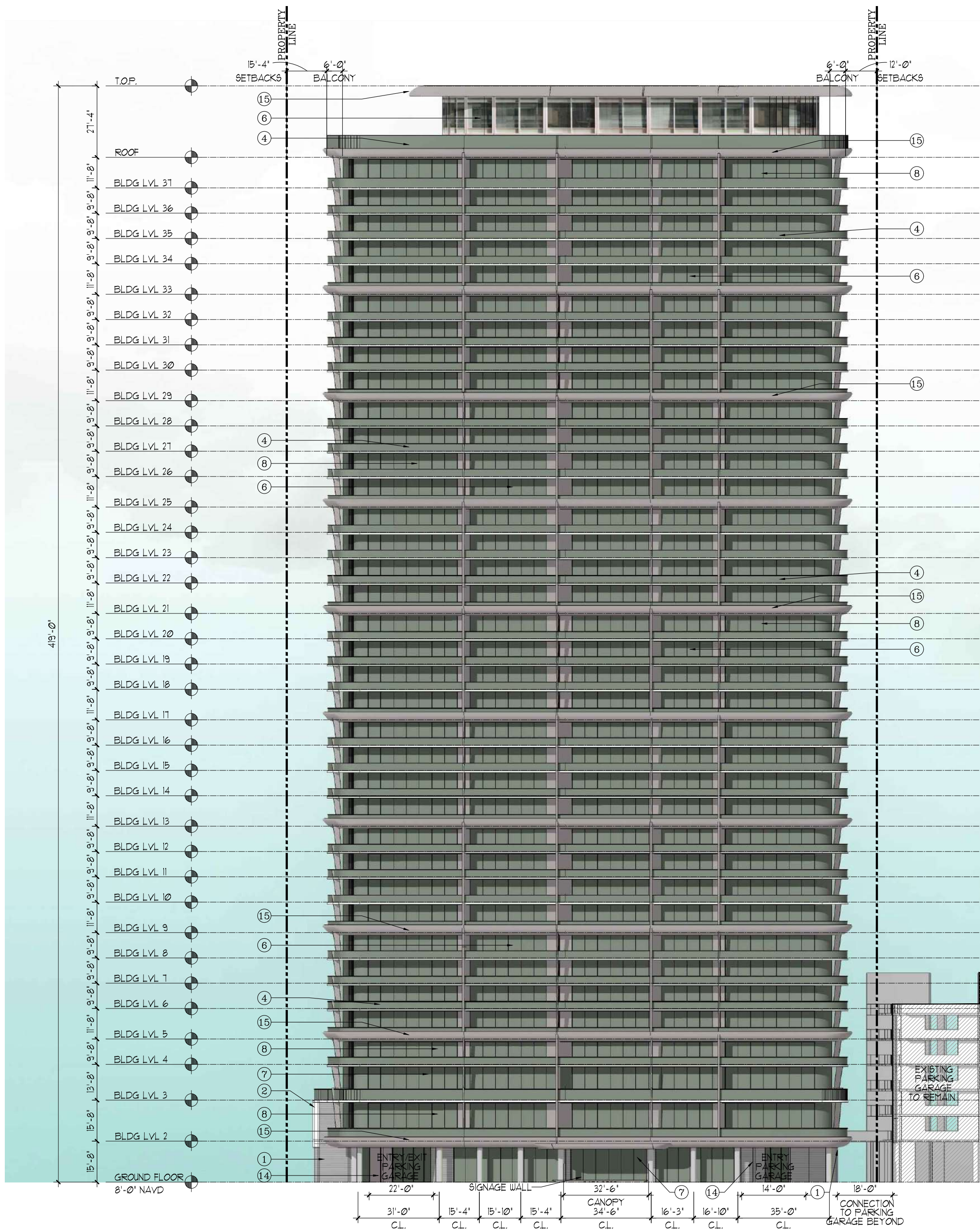
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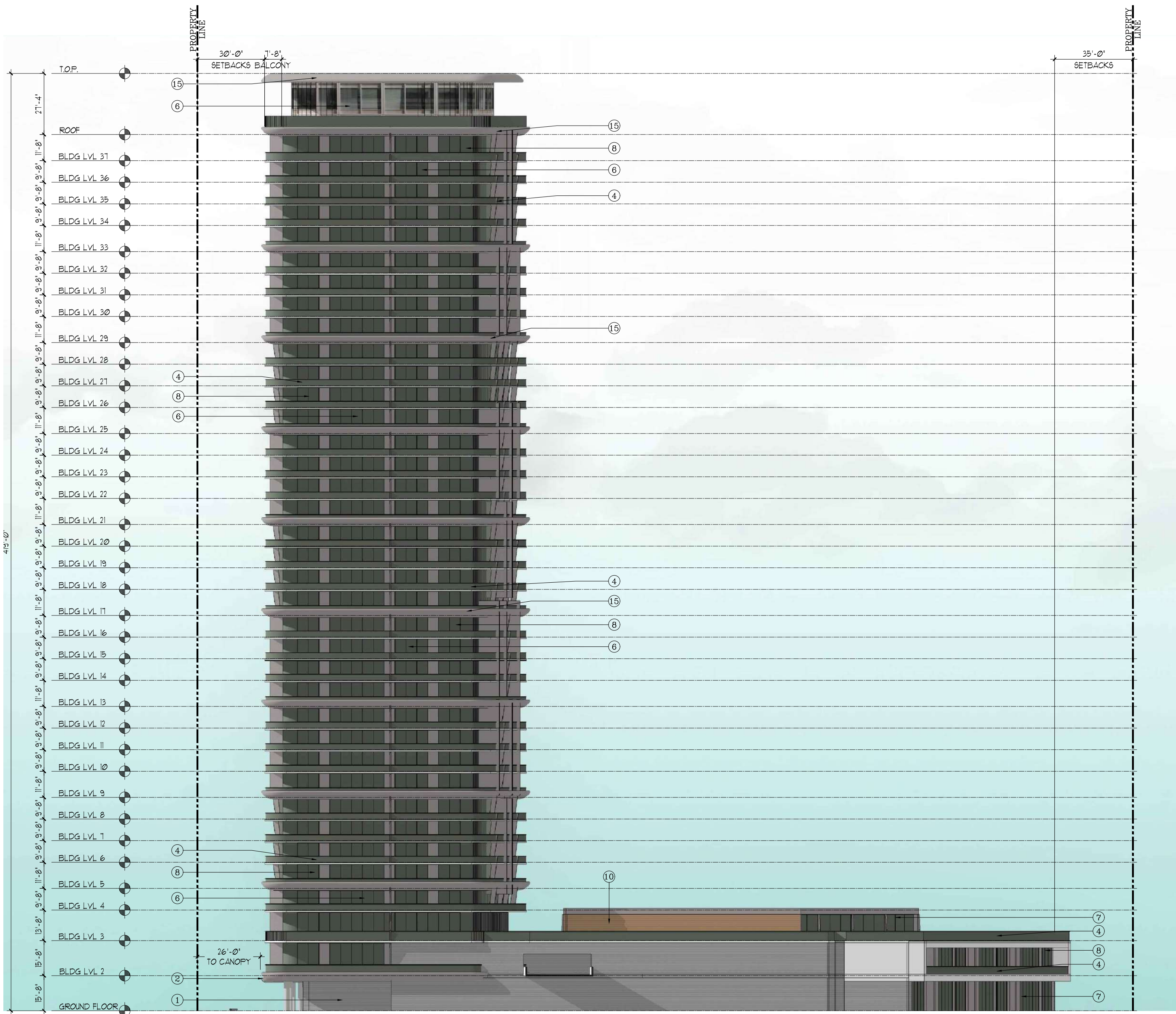
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EAST ELEVATION

SCALE: 1/32"=1'



NORTH ELEVATION

SCALE: 1/32"=1'

ELEVATION KEY NOTES

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SHERWIN WILLIAMS
WHITE SNOW SW9541

15

1

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