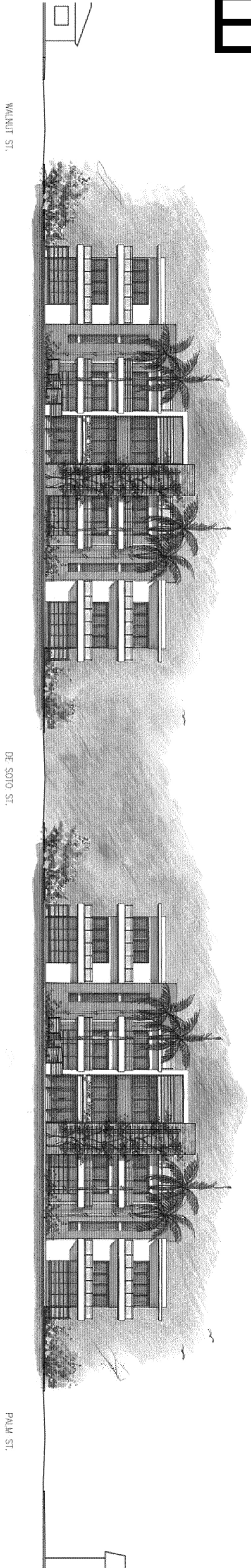


Seaside Village

NORTH BEACH HOLLYWOOD FLORIDA

A PLANNED DEVELOPMENT

A1A LOOKING WEST



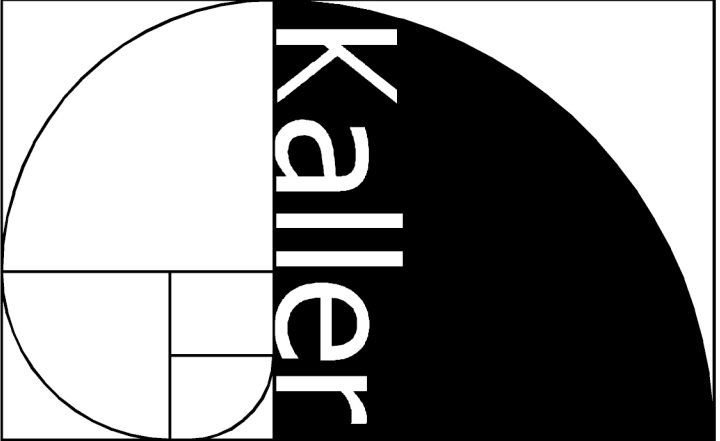
A1A LOOKING EAST

PROJECT DATA	
CODES: FLORIDA BUILDING CODE, 2006 ED FLORIDA FIRE PREVENTION CODE, 2006 ED NFPA 90, LIFE SAFETY CODE, 2006	
JURISDICTION: CITY OF HOLLYWOOD BRADDOCK COUNTY STATE OF FLORIDA	
PROJECT TEAM	
ARCHITECT JOSEPH B. KALLER AND ASSOCIATES, P.A. CONTACT: MR. JOSEPH B. KALLER ADDRESS: 2417 HOLLYWOOD BLVD. PHONE: (954) 926-2841 FAX: (954) 926-2841 EMAIL: joseph@kallerarchitect.com	OWNER SEASIDE HOLLYWOOD NORTH BEACH LLC CONTACT: MR. JOHN PASALACQUA ADDRESS: 4814 N. OCEAN DRIVE CELL: (954) 326-1297 EMAIL: johnpas@comcast.net
SURVEYOR GREGG LAND SURVEYORS CONTACT: MR. STEPHEN BEILEY ADDRESS: 2181 HOLLYWOOD BLVD. #104 PHONE: (954) 926-1668 FAX: (954) 926-1668 EMAIL: seelingregg@bellsouth.net	LANDSCAPE ARCHITECT STUDIO SPROUT CONTACT: MR. GERALD UENTA ADDRESS: P.O. BOX 410 JUPITER, FL 33468 PHONE: (561) 725-1200 FAX: (561) 725-1200 EMAIL: kirsten@studio-sprout.com
CIVIL ENGINEER CHARLES O. BUCKALEW CONTACT: CHARLES BUCKALEW ADDRESS: 860 SOUTH OCEAN DRIVE PHONE: (954) 926-1668 EMAIL: cbruck@bellsouth.net	

DRAWING INDEX	
1-1 COVER SHEET	
SURVEY	
SP-1 SITE PLAN PARCEL 1 NORTH AND SITE DATA	A-5 BUILDINGS 1, 2 AND 3 ELEVATIONS
SP-2 SITE PLAN PARCEL 1 SOUTH	A-6 BUILDINGS 1, 2 AND 3 ELEVATIONS
SP-3 SITE PLAN PARCELS 2 AND 3 AND SITE DATA	A-7 BUILDINGS 1, 2 AND 3 ELEVATIONS
SP-4 SITE DETAILS AND SIGN DETAILS	A-8 BUILDINGS 1, 2 AND 3 ELEVATIONS
SP-5 TRASH AND RECYCLING PLANS AND ELEVATIONS	A-9 NOT USED
C-1 CIVIL PLAN PARCEL 1 NORTH	A-10 NOT USED
C-2 CIVIL PLAN PARCEL 1 SOUTH	A-11 NOT USED
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C-4 CIVIL PLAN PARCEL 1	A-13 BUILDINGS 4 AND 5 SECOND THIRD FLOOR PLAN
C-5 SITE DETAILS	A-14 BUILDINGS 4 AND 5 SECOND THIRD FLOOR PLAN
C-6 SITE DETAILS	A-15 BUILDINGS 4 AND 5 ROOF PLAN
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EC-10 EROSION CONTROL PLAN	A-17 BUILDINGS 4 AND 5 ELEVATIONS
LP-1 LANDSCAPE PLAN NORTH SECTION	A-18 BUILDINGS 4 AND 5 ELEVATIONS
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LP-3 LANDSCAPE DETAILS AND NOTES	A-20 CONTEXTUAL STREET ELEVATIONS
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DT-1 TREE DISPOSITION PLAN NORTH SECTION	
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DT-3 TREE RELOCATION PLAN NORTH SECTION	
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A-1 BUILDINGS 1, 2 AND 3 FIRST FLOOR PLAN	
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A-5 BUILDINGS 1, 2 AND 3 ROOF PLAN	

LOCATION MAP	

MEETING DATES A	
ECONOMIC ROAD TABLE MEETING - SEPTEMBER 12, 2009 PRELIMINARY TAC MEETING - OCTOBER 31, 2009 FINAL TAC MEETING - DECEMBER 2, 2009	
AERIAL	



JOSEPH B. KALLER
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kaller@bellsouth.net

SEAL

JOSEPH B. KALLER
FLORIDA R.A. # 0007239

PROJECT TITLE
SEASIDE VILLAGE
6024 N. OCEAN DRIVE
HOLLYWOOD, FL 33019

SHEET TITLE
TITLE PAGE
P AND D

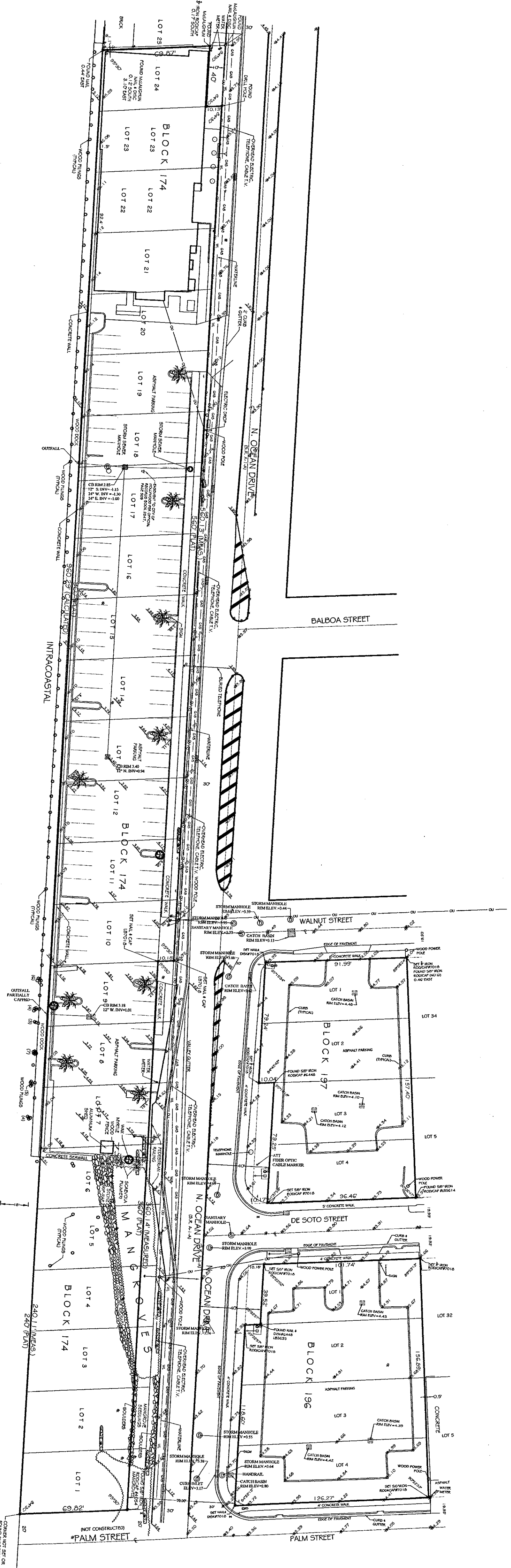
REVISIONS	
NO.	DATE DESCRIPTION
1	10-23-13 PRELIMINARY TAC
2	12-16-13 FINAL TAC
3	1-14-14 OWNER REV

PROJECT No.: 12108
DATE: 10-29-12
DRAWN BY: TMS
CHECKED BY: JBR

SHEET

T-1

ALTA/ACSM LAND TITLE SURVEY



DESCRIPTION:

PARCEL 1:

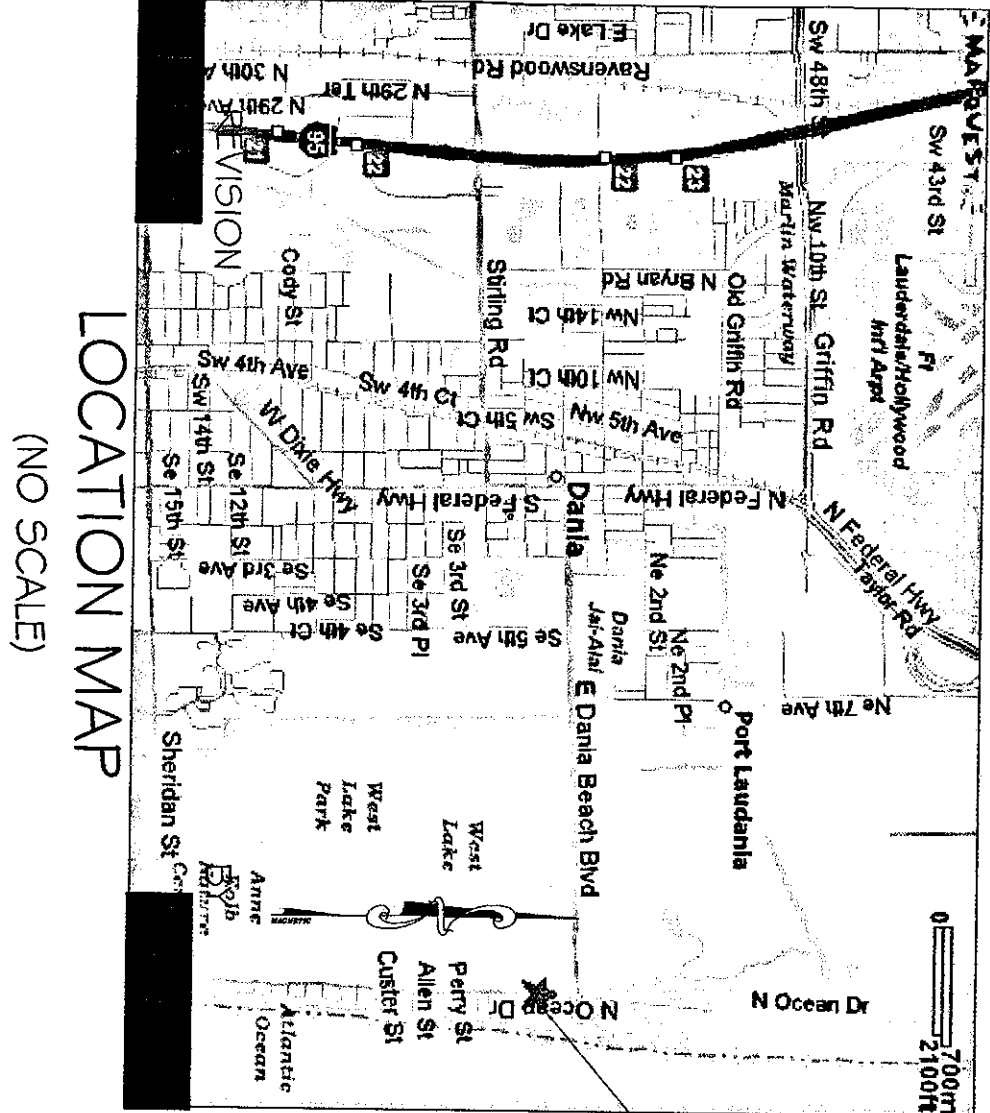
LOT 1, LESS THE WEST 10.18 FEET THEREOF, AND LOTS 2, 3 AND 4, IN BLOCK 196, OF HOLLYWOOD CENTRAL BEACH, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 4, AT PAGE 20, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA.

TOGETHER WITH:

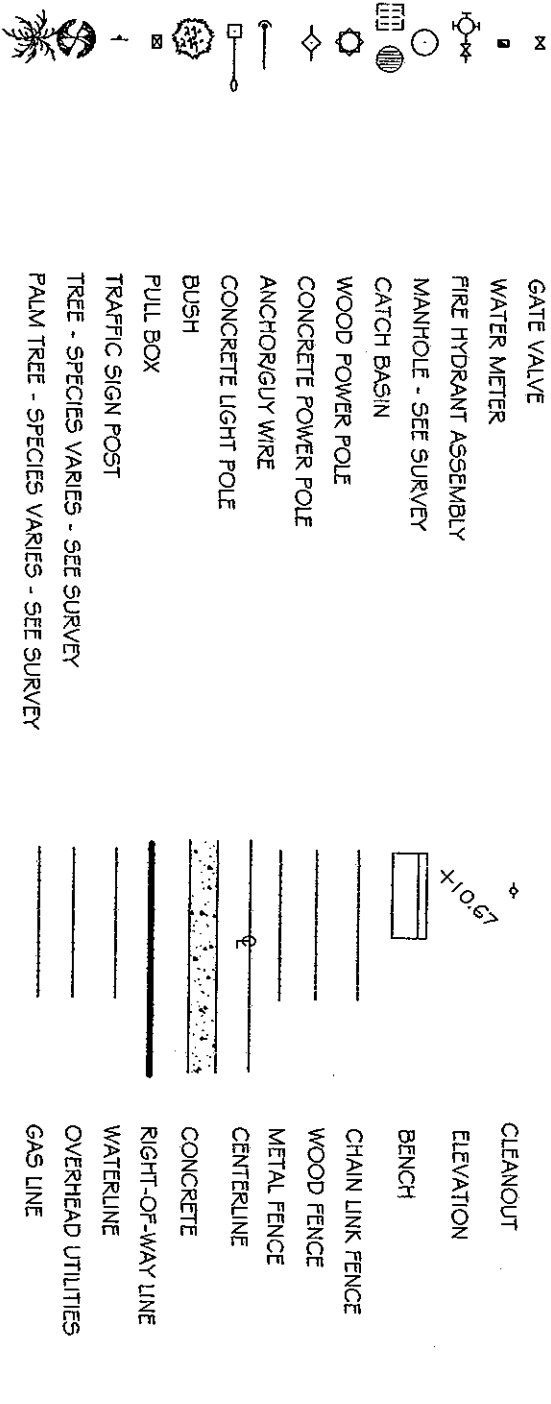
LOTS 1, 2, 3 AND 4, LESS THE WEST 10.17 FEET OF LOTS 3 AND 4, BLOCK 197, HOLLYWOOD CENTRAL BEACH, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 4, AT PAGE 20, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA.

PARCEL 2:

LOTS 1 THROUGH 6, INCLUSIVE, LESS THE EAST 10.18 FEET THEREOF, LOTS 7 THROUGH 9 INCLUSIVE, LESS THE EAST 10.17 FEET THEREOF, LOTS 10 THROUGH 23 INCLUSIVE, AND LOT 24, LESS THE EAST 10.00 FEET THEREOF, ALL IN BLOCK 174, OF HOLLYWOOD CENTRAL BEACH, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 4, AT PAGE 20, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA.



LEGEND



BENCHMARK REFERENCE #1 - NATIONAL GEODETIC SURVEY TIDAL BM - PPD # AD2436

ELEVATION = 23.92 (NAVD 83 DATUM)

BENCHMARK REFERENCE #2 - BROWARD COUNTY ENGINEERING #1281

ELEVATION = 26.055 (NGVD 29 DATUM)

OWNERSHIP AND ENCUMBRANCE REPORT

PREPARED BY: FOLMER WHITE BOGGS, P.A.
WILSON ATKINSON III, ESQ.
1200 EAST LAS OLAS BLVD
FT LAUDERDALE, FL 33301

ENCUMBRANCES:

- A) TAXES & ASSESSMENTS FOR THE YEAR 2013 AND SUBSEQUENT YEARS, NOT YET DUE.
B) ALL MATTERS CONTAINED ON THE PLAT OF HOLLYWOOD CENTRAL BEACH, AS RECORDED IN PLAT BOOK 4, PAGE 20, BROWARD COUNTY RECORDS.
C) EASEMENT GRANTED TO THE CITY OF HOLLYWOOD RECORDED IN O.R.B. 2647, PG. 509, BROWARD COUNTY RECORDS.

NOTES

- 1) THE LAND DESCRIPTION SHOWN HEREON WAS PROVIDED BY THE CLIENT. EASEMENTS AND RIGHTS-OF-WAY SHOWN HEREON PER OWNERSHIP AND ENCUMBRANCE REPORT, PREPARED BY WILSON C. ATKINSON III, DATED OCTOBER 30, 2013. NO FURTHER SEARCH FOR MATTERS OF RECORD HAS BEEN MADE BY THIS FIRM.
2) THIS SURVEY IS PREPARED FOR THE SOLE AND EXCLUSIVE USE OF THE PARTIES AS SURVEYED FOR AND AS CERTIFIED TO AND SHALL NOT BE RELIED UPON BY ANY OTHER ENTITY OR INDIVIDUAL.
3) ELEVATIONS SHOWN HEREON ARE BASED ON NATIONAL GEODETIC VERTICAL DATUM OF 1929.
4) NORTH ARROW RELATIVE TO AN ASSUMED BEARING OF N.02°29'42"E, ALONG THE EAST RIGHT-OF-WAY LINE OF STATE ROAD A-1-A, (GROSS) 160.87 SQUARE FEET (3.66 ACRES), MORE OR LESS.
5) LANDS DESCRIBED HEREON CONTAIN A TOTAL OF (NET) 107,213 SQUARE FEET (2.46 ACRES). (GROSS) 160.87 SQUARE FEET (3.66 ACRES), MORE OR LESS.
6) O.R.B./C.R. INDICATES OFFICIAL RECORD BOOK AND PAGE AS RECORDED IN THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA.
7) ADDITIONS OR DELETIONS TO SURVEY MAPS OR REPORTS BY OTHER THAN THE SIGNING PARTY OR PARTIES IS PROHIBITED WITHOUT WRITTEN CONSENT OF THE SIGNING PARTY OR PARTIES.
8) LAST DATE OF FIELD SURVEY: SEPTEMBER 20, 2013

FEMA FLOOD INSURANCE RATE MAP COMMUNITY										REVISION		DATE		BY		ALTA/ACSM LAND TITLE SURVEY				GIBBS LAND SURVEYORS 2131 HOLLYWOOD BOULEVARD, SUITE 204 HOLLYWOOD, FL 33020 (954) 923-7666 LICENSED BUSINESS NO. 7016	
CITY OF DANIA										ADDED NET & GROSS AREAS		10-7-13		MEB							
BROWARD COUNTY, FLORIDA										REVISED NOTE # 1 REF. O & E REPORT		12/17/13		SKS							
PAINTE SURVEY ZONE										FIRST BASE		125113									
F										AE		10-02-97		6.0		NA		NA			
0309																					
JOB #:										RW732		DATE:		10/02/13		DRAWN BY:		SHG			
SCALE:										1" = 40'		FILE NO.:		MARTHAS		CHECKED BY:		SKS			
NOT VALID WITHOUT THE SIGNATURE AND ORIGINAL RAISED SEAL OF THE FLORIDA LICENSED SURVEYOR AND MAPPER																					
STEPHEN K. SEELYE, FORTALETIA, PROFESSIONAL SURVEYOR # 4574																					
FLORIDA REGISTRATION NO. 4574																					

LEGAL DESCRIPTION							
PARCEL 1: LOTS 1 THROUGH 6, INCLUSIVE, LESS THE WEST 10.18 FEET, LOTS 10 THROUGH 23, INCLUSIVE, AND LOT 24, LESS THE EAST 10.00 FEET THEREOF, ALL IN BLOCK "D" OF THE PALM COUNTRY SUBDIVISION, PLANNED DEVELOPMENT DISTRICT NO. 10, BEING A PART OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA, RECORDED IN PLAT BOOK 4, PAGE 20, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA, AND LAND SURVEYED BY JOHN H. WILSON, CIVIL ENGINEER, FOR BROWARD COUNTY, FLORIDA, AND CONTAINING 72,393 SQUARE FEET (1.68 ACRES), MORE OR LESS. PARCEL 2: LOT 1, LESS THE WEST 10.18 FEET THEREOF, AND LOTS 2, 3 AND 4, IN BLOCK "D" OF HOLLYWOOD CENTRAL BEACH, A PLANNED DEVELOPMENT DISTRICT BEING A PART OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA, RECORDED IN PLAT BOOK 4, PAGE 20, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA. PARCEL 3: PARCELS 1 THROUGH 4, IN BLOCK "A" OF HOLLYWOOD CENTRAL BEACH, A PLANNED DEVELOPMENT DISTRICT BEING A PART OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA, RECORDED IN PLAT BOOK 4, PAGE 20, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA. PROPERTY ADDRESSES PARCEL 1 PALM COUNTRY OCEAN DRIVE HOLLYWOOD, FL 33019 SITE INFORMATION EXISTING ZONING: NORTH BEACH DEVELOPMENT DISTRICT -DEVELOPMENT ZONE (NBD-DZ) PROPOSED ZONING: PLANNED DEVELOPMENT DISTRICT (PD) LAND USE DESIGNATION: RESIDENTIAL MUltI-FAMILY NET LOT AREA: PARCEL 1 - 72,420.0 SQUARE FEET PARCEL 2 - 18,311.0 SQUARE FEET PARCEL 3 - 14,851.0 SQUARE FEET total = 107,213.0 SQUARE FEET (2.42 AC) PARCEL 1 - 58,888.0 SQUARE FEET PARCEL 2 - 18,311.0 SQUARE FEET PARCEL 3 - 14,851.0 SQUARE FEET total = 93,689.0 SQUARE FEET (2.15 AC) DRY LAND NET AREA: PARCEL 1 - 58,888.0 SQUARE FEET PARCEL 2 - 18,311.0 SQUARE FEET PARCEL 3 - 14,851.0 SQUARE FEET total = 93,689.0 SQUARE FEET (2.15 AC) GROSS LOT AREA: 160,187 SQUARE FEET (3.68 AC) REQUIRED BY CITY CODE: ARTICLE 4, SECTION 415F(1) MINIMUM SIZE OF PLANNED DEVELOPMENT ALL PLANNED DEVELOPMENTS SHALL CONTAIN A MINIMUM OF TEN ACRES OF LAND UNDER THE JURISDICTION OF THE CITY COMMISSION UPON THE RECOMMENDATION OF THE PLANNING AND ZONING BOARD. PROPOSED PD LAND AREA: 3.68 ACRES = GROSS 2.42 ACRES = NET DENSITY: ALLOWED 18 UNITS PER GROSS AC: 3.59 x 18 = 61 UNITS EXCLUDED 23 UNITS PARKING REQUIRED UNITS 1.5 SPACES PER UNIT PLUS =40 SPACES 1 GUEST PER 6 UNITS EXCLUDED BUILD 1 (6 UNITS) - 15 SPACES (5991 SF) BUILD 2 (6 UNITS) - 17 SPACES (6078 SF) BUILD 3 (5 UNITS) - 17 SPACES (6078 SF) BUILD 4 (4 UNITS) - 15 SPACES (5525 SF) BUILD 5 (4 UNITS) - 15 SPACES (5525 SF) - 10 SPACES MARINA 1 SPACES PER 3 NET SLIPS =4 SPACES =44 SPACES EXCLUDED (INCLD. 6 HC SPACES) SETBACKS: EXCLUDED BUILDING 1 FRONT SIDE NORTH/SOUTH REAR 25' 25' NA/ 430'-6" 6'-3" BUILDING 2 NA/ NA 6'-3" BUILDING 3 25' 42'-6"/ NA 6'-3" BUILDING 4 24'-10" 20'-0"/ 7'-9-9" 31'-5" BUILDING 5 14'-6" 20'-2"/ 20'-1" 20'-8" PORWOU'S AREA: REQUIRED PARCEL 1 72,420.0 (40%) =28,968.0 S.F. EXCLUDED 32,026.5 S.F. (44.5%) PARCEL 2 18,311.0 (40%) =7,324.4 S.F. 10,162.7 SF (55.5%) PARCEL 3 14,851.0 (40%) =5,940.4 S.F. 6,383.8 SF (44.3%) BUILDING SUMMARY -NOT INCLUDING PARKERS, DECKING ETC., -INCLUDING INTRACASTAL WATERWAY BUILDING HEIGHT: EXCLUDED BUILDING 1 43'-0" BUILDING 2 43'-0" BUILDING 3 43'-0" BUILDING 4 32'-0" BUILDING 5 32'-0" BUILDING AREAS: BUILDING 1, 2 AND 3 FIRST FLOOR 1446 S.F. SECOND FLOOR 496 S.F. THIRD FLOOR 4926 S.F. FOURTH FLOOR 3726 S.F. TOTAL 15,044 S.F. BUILDINGS 4 AND 5 FIRST FLOOR 1107 S.F. SECOND FLOOR 5548 S.F. THIRD FLOOR 5548 S.F. TOTAL 12,203 S.F. TOTAL BUILDING AREA 69,538 S.F. UNIT AREAS: BUILDINGS 1, 2 AND 3 UNIT A 2180 SF UNIT B 2185 SF UNIT C 3240 SF BUILDINGS 4 AND 5 UNIT D 2825 SF UNIT E 2592 SF							

AREAS: - POOL DECK - POOL - POOL BATHROOMS - POOL PARKING - GUARD HOUSE 2256 SF 1261 SF 174 SF 4644 SF 64 SF	REQUIRED 25'-0" PERIMETER UNOS VARIANCES
GREEN BUILDING PRACTICES PROJECT CITY OF HOLLYWOOD, CONDOMINIUM 30-201-006 1. ROOFING MATERIALS SHALL BE COOL ROOF - REFLECTO WHITE 2. WINDOWS AND GLAZING LOW E-TINTED DOUBLE GLAZING - U-FACTOR 0.30, SHGC 0.70 3. DOORS INSULATED AND TIGHT SEALED 4. ENERGY STAR ROOMS 5. ENERGY STAR LIGHT FIXTURES - REFLECTO WHITE 6. COMPACT REFRIG 7. DUAL FLUSH TOILETS 8. NEW OR PLANT MATERIALS 9. ENERGY EFFICIENT OUTDOOR LIGHTING 10. MAINTAINED PAVING 11. RECYCLED AREA 12. ENERGY STAR APPLIANCES 13. ONE LOT FLOOD BACKUPED 14. ADDITIONAL INSULATION 15. REINFORCED CONCRETE ROOF STRUCTURE 16. CONCRETE NOT PAVED CLOSED CELL SPRAY INSULATION 17. ELECTRICAL AND MECHANICAL ROOM OUTSIDE OF AIR-CONDITIONED SPACES 18. DEEP OVERHANG AT ROOF LEVELS	
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#5751
parcel 2
BUILDING 4

#5851
parcel 3
BUILDING 5

east

#6100
BUILDING 3

#6000
BUILDING 2

#5900
BUILDING 1

POOL AREA

YACHT CLUB

INTRACASTAL WATERWAY

parcel 1

1 KEY PLAN

N.T.

PROVIDE AN ELECTRIC VEHICLE CHARGING STATION (EVCS) AT EACH BUILDING PARKING AREA

#5851

BUILDING 5

parcel 3

east

#5751

BUILDING 4

parcel 2

ASPHALT

CONCRETE

LOT 5

156.69'

19.93'

101.74'

EDGE OF PAVEMENT

6' HIGH ALUM. HORIZ. POCKET FENCE

LOT 32

156.69'

19.93'

101.74'

EDGE OF PAVEMENT

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