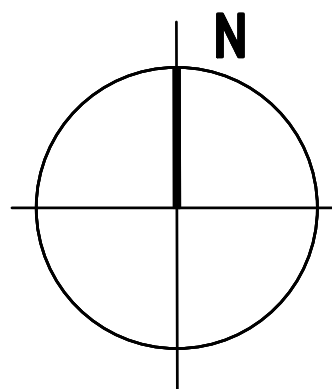


NOTE:
 -ANY LIP FROM 1/4" BUT NOT GREATER THAN 1/2" WILL BE BEVELED TO MEET ADA REQUIREMENTS.
 -ALL PARKING AREAS AT GROUND LEVEL ARE AT 7.5' NAVD
 -ALL SIGNAGE SHALL BE IN COMPLIANCE WITH THE ZONING AND LAND DEVELOPMENT REGULATION.
 -NATIONAL GREEN BUILDING CERTIFICATION SHALL BE ACHIEVED

-RED LINE DENOTES EXISTING FPL EASEMENT TO BE VACATED



SITE PLAN

LEVEL: 1

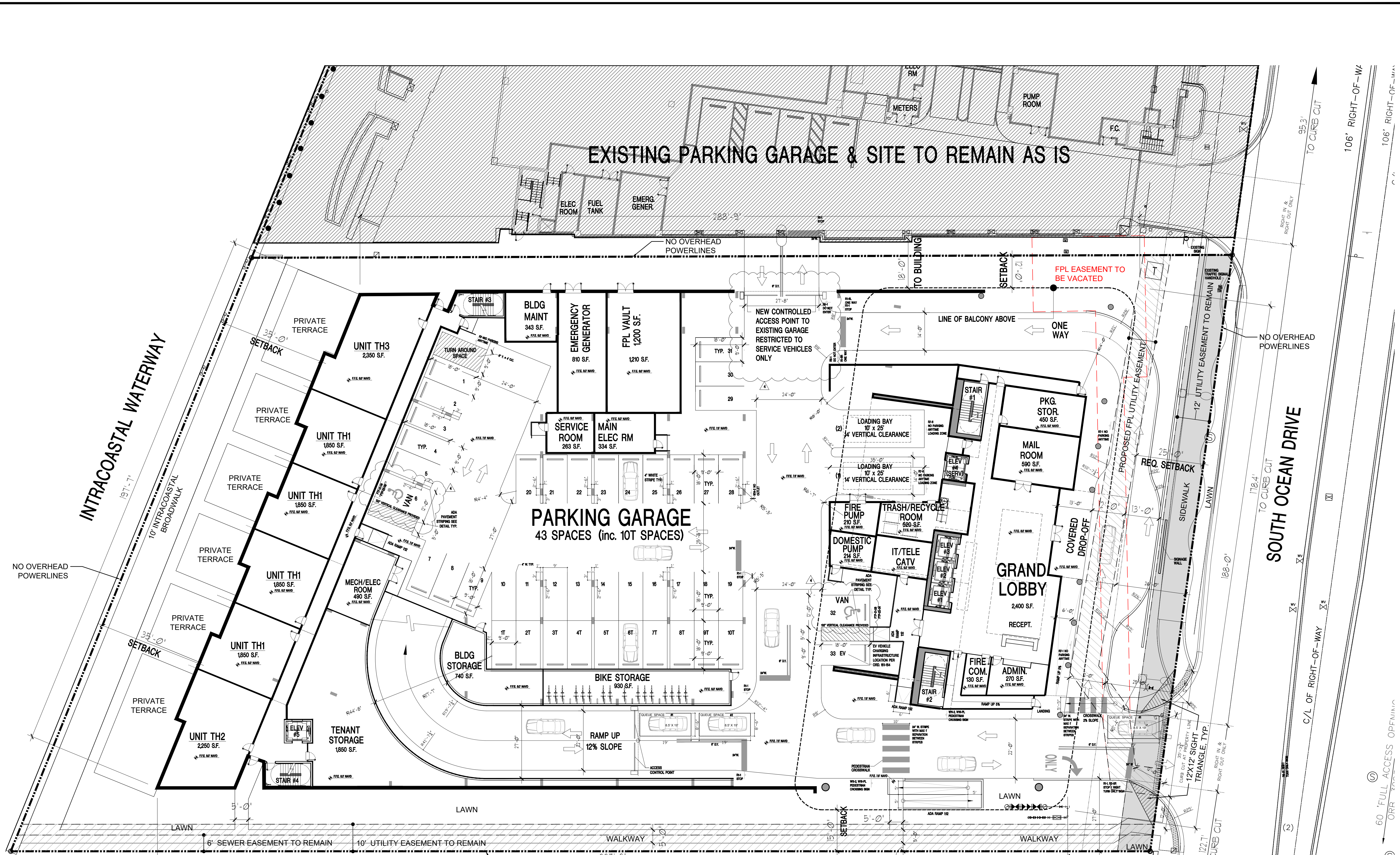
SCALE: 1"=20'-0"

COHEN • FREEDMAN • ENCINOSA & ASSOC.
 Architects, PA
 8085 N.W. 155th Street Miami Lakes, Florida 33016 305-826-3999

DESIGN REVIEW
 DIPLOMAT LANDING
 3724: 3451-3690 S. OCEAN DRIVE, HOLLYWOOD, FL

revision:
 04-17-23 REV:1: BLDG DEPT.
 06-01-23 REV:2: FTAC
 07-07-23 REV:3: BLDG DEPT.

drawn by:
 LF/SP/JG/AB
 date:
 07/07/2023
 sheet no:
A1.1
 project:
 3908



EXISTING PARKING GARAGE & SITE TO REMAIN AS IS

PARKING GARAGE
43 SPACES (inc. 10T SPACES)

GROUND LEVEL

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

NOTE:
-ANY LIP FROM 1/4" BUT NOT GREATER THAN 1/2" WILL BE BEVELED TO MEET ADA REQUIREMENTS.
-ALL PARKING AREAS AT GROUND LEVEL ARE AT 7.5' NAVD
-ALL SIGNAGE SHALL BE IN COMPLIANCE WITH THE ZONING AND LAND DEVELOPMENT REGULATION.
-NATIONAL GREEN BUILDING CERTIFICATION SHALL BE ACHIEVED

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DESIGN REVIEW
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3724: 3451-3690 S. OCEAN DRIVE, HOLLYWOOD, FL

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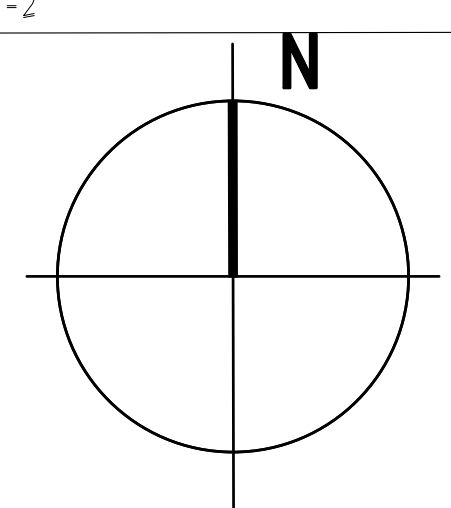
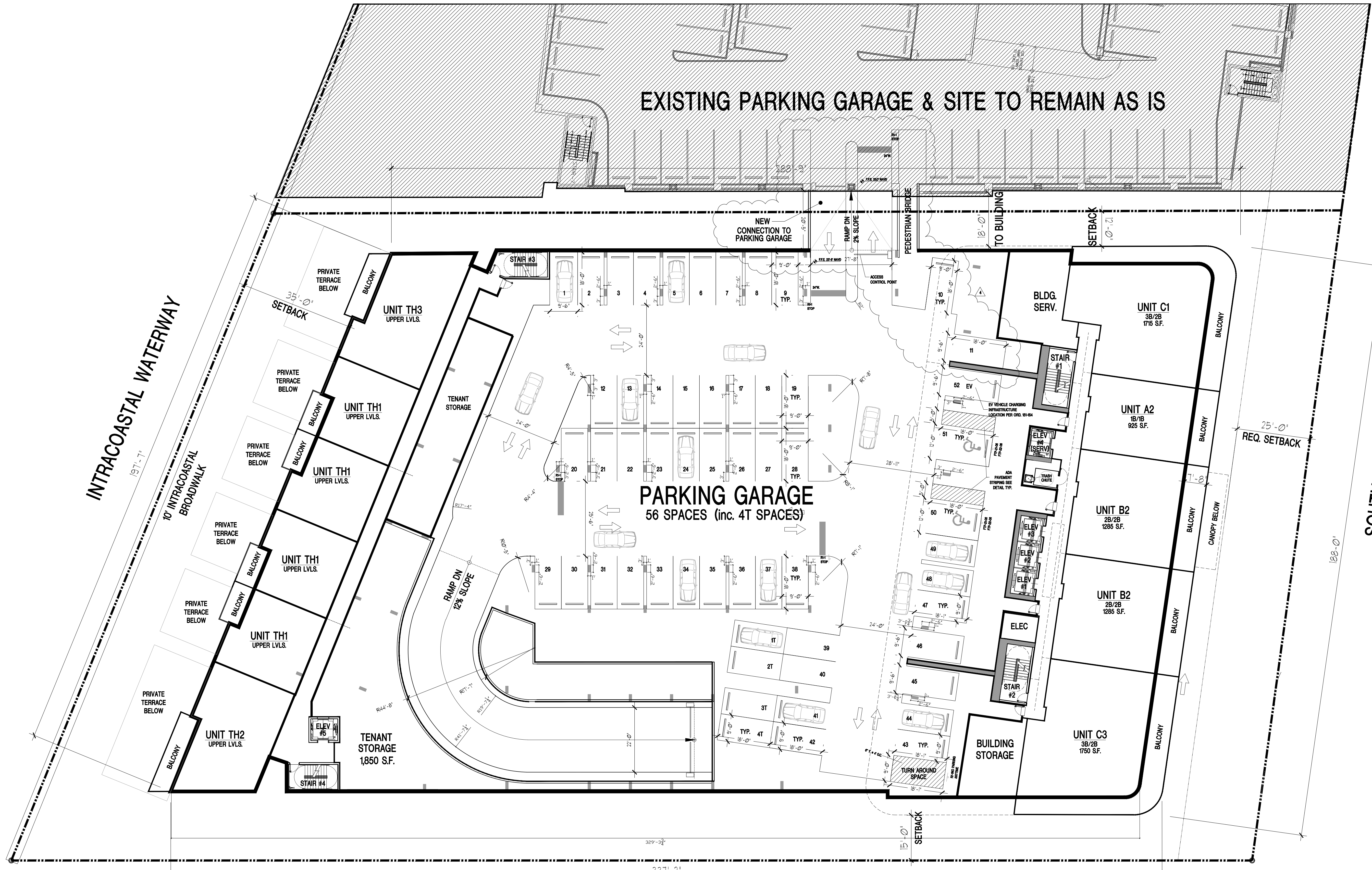
drawn by: LF/BJP/JAB

date: 07/07/2023

sheet no:

A2.0

project: 3908



GARAGE LEVEL

LEVEL: 2

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

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DESIGN REVIEW
DIPLOMAT LANDING
3724: 3451-3690 S. OCEAN DRIVE, HOLLYWOOD, FL

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sheet no:

A2.1

project: 3908

LEGAL DESCRIPTION

A PARCEL OF LAND BEING A PORTION OF PARCEL "C", DIPLOMAT RESORT AND COUNTRY CLUB PLAT, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 158, PAGE 16, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA, SAID PARCEL BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGIN AT THE SOUTHEAST CORNER OF SAID PARCEL "C", SAID POINT BEING LOCATED ON THE WESTERLY RIGHT-OF-WAY LINE OF SOUTH OCEAN DRIVE (STATE ROAD A-1-A) AS SHOWN ON SAID DIPLOMAT RESORT AND COUNTRY CLUB PLAT;

THENCE S 87°18'02" W ALONG THE SOUTH LINE OF SAID PARCEL "C", A DISTANCE OF 421.96 FEET TO THE SOUTHWEST CORNER OF SAID PARCEL C, SAID POINT ALSO BEING LOCATED ON THE EASTERLY RIGHT-OF-WAY LINE OF THE INTRACOASTAL WATERWAY AS SHOWN ON PLAT BOOK 17, PAGE 24 OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA;

THENCE N 19°22'37" E ALONG THE WESTERLY LINE OF SAID PARCEL "C" AND ALONG THE SAID EASTERLY LINE OF THE INTRACOASTAL WATERWAY, A DISTANCE OF 237.32 FEET;

THENCE N 87°07'58" E A DISTANCE OF 363.17 FEET TO THE EASTERLY LINE OF SAID PARCEL "C", SAID LINE ALSO BEING THE SAID WESTERLY RIGHT-OF-WAY LINE OF SOUTH OCEAN DRIVE (STATE ROAD A-1-A);

THENCE S 05°08'00" W ALONG THE SAID EASTERLY LINE OF PARCEL "C" AND THE SAID WESTERLY RIGHT-OF-WAY LINE OF SOUTH OCEAN DRIVE (STATE ROAD A-1-A) A DISTANCE OF 223.07 FEET TO THE POINT OF BEGINNING

SAID LANDS SITUATED WITHIN THE CITY OF HOLLYWOOD, BROWARD COUNTY, FLORIDA, CONTAINING 86,510 SQUARE FEET (1.986 ACRES), MORE OR LESS.

ZONING DATA

PROPERTY ZONING: PD LAND USE: DIPLOMAT ACTIVITY CENTER	BUILDING SETBACKS	
	<u>REQUIRED</u>	<u>PROPOSED</u>
RESIDENTIAL UNITS: ALLOWED 350	FRONT: SOUTH OCEAN DRIVE 25'-0"	30'-0"
PROPOSED 350 UNITS	*ALL OTHER SETBACK SHOWN ARE FOR ILLUSTRATIVE PURPOSES ONLY AND ARE NOT REQUIRED.	
LOT AREA NET	REAR: INTRACOASTAL N/A	35'-0"
SQUARE FEET 86,510 SF	SIDE: NORTH N/A	12'-0"
ACRES 1.986	SIDE: SOUTH N/A	(18' BLDG TO BLDG) 15'-0"
DENSITY PER ACRE 350 U / 1.986 ACRES: 176.23 U/A	HEIGHT OF STRUCTURES	
	ALLOWED 457'-0"	PROPOSED 419'-0"
NET AIR CONDITIONED AREA: 576,244 SF	IMPERVIOUS & PERVIOUS	
TOTAL NON AIR CONDITIONED AREA: 255,527 SF	IMPERVIOUS 19,313 SF	22.3%
BUILDING GROSS SQUARE FOOTAGE: 831,771 SF	PERVIOUS 14,900 SF	17.2%
NON-COMMERCIAL FAR CALCULATION FAR = 6.66	BUILDING AREA 52,297 SF	60.5%
576,244 SF / 86,510 SF = 6.66	TOTAL GROSS AREA 86,510 SF	100%
MAX FOOT CANDLE AT PROPERTY LINE 0.5 FC		

UNIT BREAKDOWN

UNIT TYPE	S.F.	1st LOBBY LV.	2nd GARAGE LV.	3rd AMENITY LV.	4th-37th TOWER LVLS.	TOTAL UNITS	NET SALEABLE
UNIT A1 (1BD/1BA)	890	-	-	-	1Ux34L=34	34	30,260 SF
UNIT A2 (1BD/1BA)	925	-	1	-	1Ux34L=34	35	32,375 SF
UNIT B1 (2BD/2BA)	1,195	-	-	-	2Ux34L=68	68	81,260 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

PARKING

OFF-STREET PARKING:

REQUIRED: RESIDENTIAL: 350 UNITS X 1.5 = 525 SPACES
GUESTS: 350 UNITS X 1/5 = 70 SPACES
*595 SPACES

* ADA PARKING REQUIREMENT : 2% OUT OF THE 595 PARKING SPACES REQUIRED MUST BE ADA ACCESSIBLE
2% X 595 = 12 ADA SPACES

PROVIDED: 595 PARKING SPACES

SPACES PER LEVEL:	STANDARD	ADA	TANDEM	EV	TOTAL
LEVEL 1	30	2 VAN*	10	1	43 SPACES
LEVEL 2	49	2	4	1	56 SPACES
+ EXISTING P.G.	488	8	0	0	496 SPACES
TOTAL	567	12	14	2	595 SPACES

OFF-STREET LOADING:

REQUIRED PER ORDINANCE 0-2000-31: 2 LOADING BERTHS
PROVIDED: 2 LOADING BERTHS (10' X 25' X 14' CLEAR)

Level	Parking Spaces		
	ADA	Regular	Total
Ground Floor	4	0	4
200	3	108	111
300	2	133	135
400	2	140	142
500	2	140	142
600	2	140	142
700	2	142	144
Total	17	803	820

EXISTING PARKING GARAGE SPACE BREAKDOWN REFERENCE

3

Total Building Area

Levels	Non-FAR / Non Air Conditioned Areas					Total Non FAR	FAR / Air Conditioned Areas				Total FAR	Total Gross
	Garage	FPL, Elect.Rm, Bldg. Services	Amenity Deck	Balcony			Unit Area	Circulation	Tower Services	Amenities		
Level 1	34,691 sf	4,722 sf	0 sf	0 sf		39,413 sf	5,538 sf	5,943 sf	873 sf	0 sf	12,354 sf	51,767 sf
Level 2	39,145 sf	948 sf	0 sf	2,810 sf		42,903 sf	12,557 sf	3,284 sf	222 sf	0 sf	16,063 sf	58,966 sf
Level 3	0 sf	0 sf	35,364 sf	2,323 sf		37,687 sf	0 sf	3,596 sf	222 sf	17,485 sf	21,303 sf	58,990 sf
Level 4	0 sf	0 sf	0 sf	3,986 sf		3,986 sf	13,388 sf	1,860 sf	238 sf	0 sf	15,486 sf	19,472 sf
Level 5	0 sf	0 sf	0 sf	3,986 sf		3,986 sf	13,388 sf	1,860 sf	238 sf	0 sf	15,486 sf	19,472 sf
Level 6	0 sf	0 sf	0 sf	3,986 sf		3,986 sf	13,388 sf	1,860 sf	238 sf	0 sf	15,486 sf	19,472 sf
Level 7	0 sf	0 sf	0 sf	3,986 sf		3,986 sf	13,388 sf	1,860 sf	238 sf	0 sf	15,486 sf	19,472 sf
Level 8	0 sf	0 sf	0 sf	3,986 sf		3,986 sf	13,388 sf	1,860 sf	238 sf	0 sf	15,486 sf	19,472 sf
Level 9	0 sf	0 sf	0 sf	3,986 sf		3,986 sf	13,388 sf	1,860 sf	238 sf	0 sf	15,486 sf	19,472 sf
Level 10	0 sf	0 sf	0 sf	3,986 sf		3,986 sf	13,388 sf	1,860 sf	238 sf	0 sf	15,486 sf	19,472 sf
Level 11	0 sf	0 sf	0 sf	3,986 sf		3,986 sf	13,388 sf	1,860 sf	238 sf	0 sf	15,486 sf	19,472 sf
Level 12	0 sf	0 sf	0 sf	3,986 sf		3,986 sf	13,388 sf	1,860 sf	238 sf	0 sf	15,486 sf	19,472 sf
Level 13	0 sf	0 sf	0 sf	3,986 sf		3,986 sf	13,388 sf	1,860 sf	238 sf	0 sf	15,486 sf	19,472 sf
Level 14	0 sf	0 sf	0 sf	3,986 sf		3,986 sf	13,388 sf	1,860 sf	238 sf	0 sf	15,486 sf	19,472 sf
Level 15	0 sf	0 sf	0 sf	3,986 sf		3,986 sf	13,388 sf	1,860 sf	238 sf	0 sf	15,486 sf	19,472 sf
Level 16	0 sf	0 sf	0 sf	3,986 sf		3,986 sf	13,388 sf	1,860 sf	238 sf	0 sf	15,486 sf	19,472 sf
Level 17	0 sf	0 sf	0 sf	3,986 sf		3,986 sf	13,388 sf	1,860 sf	238 sf	0 sf	15,486 sf	19,472 sf
Level 18	0 sf	0 sf	0 sf	3,986 sf		3,986 sf	13,388 sf	1,860 sf	238 sf	0 sf	15,486 sf	19,472 sf
Level 19	0 sf	0 sf	0 sf	3,986 sf		3,986 sf	13,388 sf	1,860 sf	238 sf	0 sf	15,486 sf	19,472 sf
Level 20	0 sf	0 sf	0 sf	3,986 sf		3,986 sf	13,388 sf	1,860 sf	238 sf	0 sf	15,486 sf	19,472 sf
Level 21	0 sf	0 sf	0 sf	3,986 sf		3,986 sf	13,388 sf	1,860 sf	238 sf	0 sf	15,486 sf	19,472 sf
Level 22	0 sf	0 sf	0 sf	3,986 sf		3,986 sf	13,388 sf	1,860 sf	238 sf	0 sf	15,486 sf	19,472 sf
Level 23	0 sf	0 sf	0 sf	3,986 sf		3,986 sf	13,388 sf	1,860 sf	238 sf	0 sf	15,486 sf	19,472 sf
Level 24	0 sf	0 sf	0 sf	3,986 sf		3,986 sf	13,388 sf	1,860 sf	238 sf	0 sf	15,486 sf	19,472 sf
Level 25	0 sf	0 sf	0 sf	3,986 sf		3,986 sf	13,388 sf	1,860 sf	238 sf	0 sf	15,486 sf	19,472 sf
Level 26	0 sf	0 sf	0 sf	3,986 sf		3,986 sf	13,388 sf	1,860 sf	238 sf	0 sf	15,486 sf	19,472 sf
Level 27	0 sf	0 sf	0 sf	3,986 sf		3,986 sf	13,388 sf	1,860 sf	238 sf	0 sf	15,486 sf	19,472 sf
Level 28	0 sf	0 sf	0 sf	3,986 sf		3,986 sf	13,388 sf	1,860 sf	238 sf	0 sf	15,486 sf	19,472 sf
Level 29	0 sf	0 sf	0 sf	3,986 sf		3,986 sf	13,388 sf	1,860 sf	238 sf	0 sf	15,486 sf	19,472 sf
Level 30	0 sf	0 sf	0 sf	3,986 sf		3,986 sf	13,388 sf	1,860 sf	238 sf	0 sf	15,486 sf	19,472 sf
Level 31	0 sf	0 sf	0 sf	3,986 sf		3,986 sf	13,388 sf	1,860 sf	238 sf	0 sf	15,486 sf	19,472 sf
Level 32	0 sf	0 sf	0 sf	3,986 sf		3,986 sf	13,388 sf	1,860 sf	238 sf	0 sf	15,486 sf	19,472 sf
Level 33	0 sf	0 sf	0 sf	3,986 sf		3,986 sf	13,388 sf	1,860 sf	238 sf	0 sf	15,486 sf	19,472 sf
Level 34	0 sf	0 sf	0 sf	3,986 sf		3,986 sf	13,388 sf	1,860 sf	238 sf	0 sf	15,486 sf	19,472 sf
Level 35	0 sf	0 sf	0 sf	3,986 sf		3,986 sf	13,388 sf	1,860 sf	238 sf	0 sf	15,486 sf	19,472 sf
Level 36	0 sf	0 sf	0 sf	3,986 sf		3,986 sf	13,388 sf	1,860 sf	238 sf	0 sf	15,486 sf	19,472 sf
Level 37	0 sf	0 sf	0 sf	3,986 sf		3,986 sf	13,388 sf	1,860 sf	238 sf	0 sf	15,486 sf	19,472 sf
Total	73,836 sf	5,670 sf	35,364 sf	140,657 sf		255,527 sf	473,287 sf	76,063 sf	9,409 sf	17,485 sf	576,244 sf	831,771 sf

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

DESIGN REVIEW
DIPLOMAT LANDING
 3724: 3451-3690 S. OCEAN DRIVE, HOLLYWOOD, FL

revision:
 04-17-23 REV:1: BLDG DEPT.
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 07-07-23 REV:3: BLDG DEPT.

drawn by: LF/SP/JG/AB

date: 07/07/2023

sheet no:

A1.0

project: 3908

ELEVATION KEY NOTES

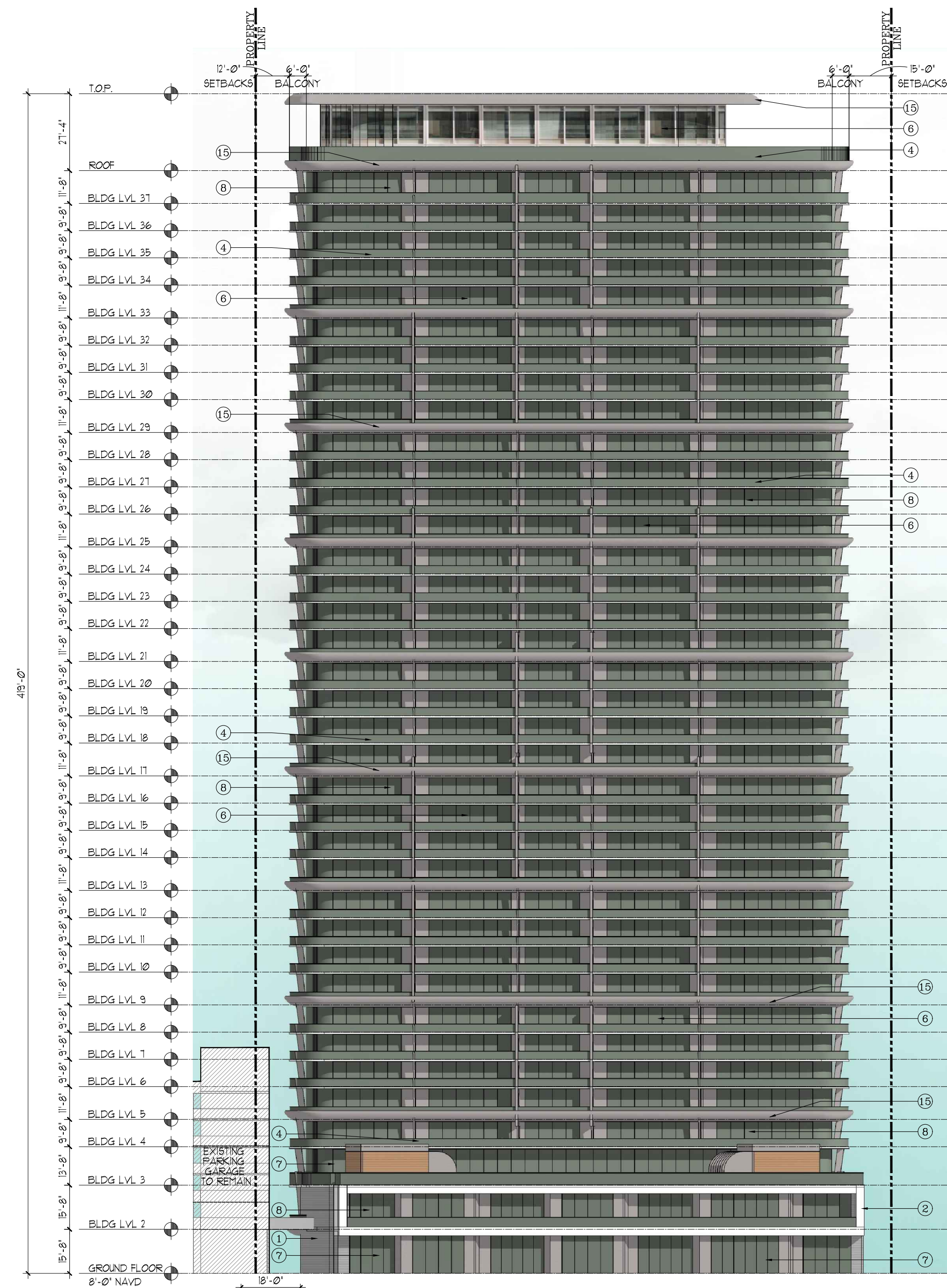
- | | |
|--|---|
| 1. SCORED STUCCO FINISH | 8. TINTED SLIDING GLASS DOOR IN ALUM. FRAME (ESP. FIN.) |
| 2. ACCENT PAINTED STUCCO | 9. ARCHITECTURAL LOUVERS |
| 3. METAL-RAIL, ESP. FINISH | 10. DECORATIVE SCREEN PANELS |
| 4. GLASS RAILING, TYP. | 11. ARCHITECTURAL MESH |
| 5. SMOOTH STUCCO FINISH |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

SHERWIN WILLIAMS
WHITE SNOW SW9541

15

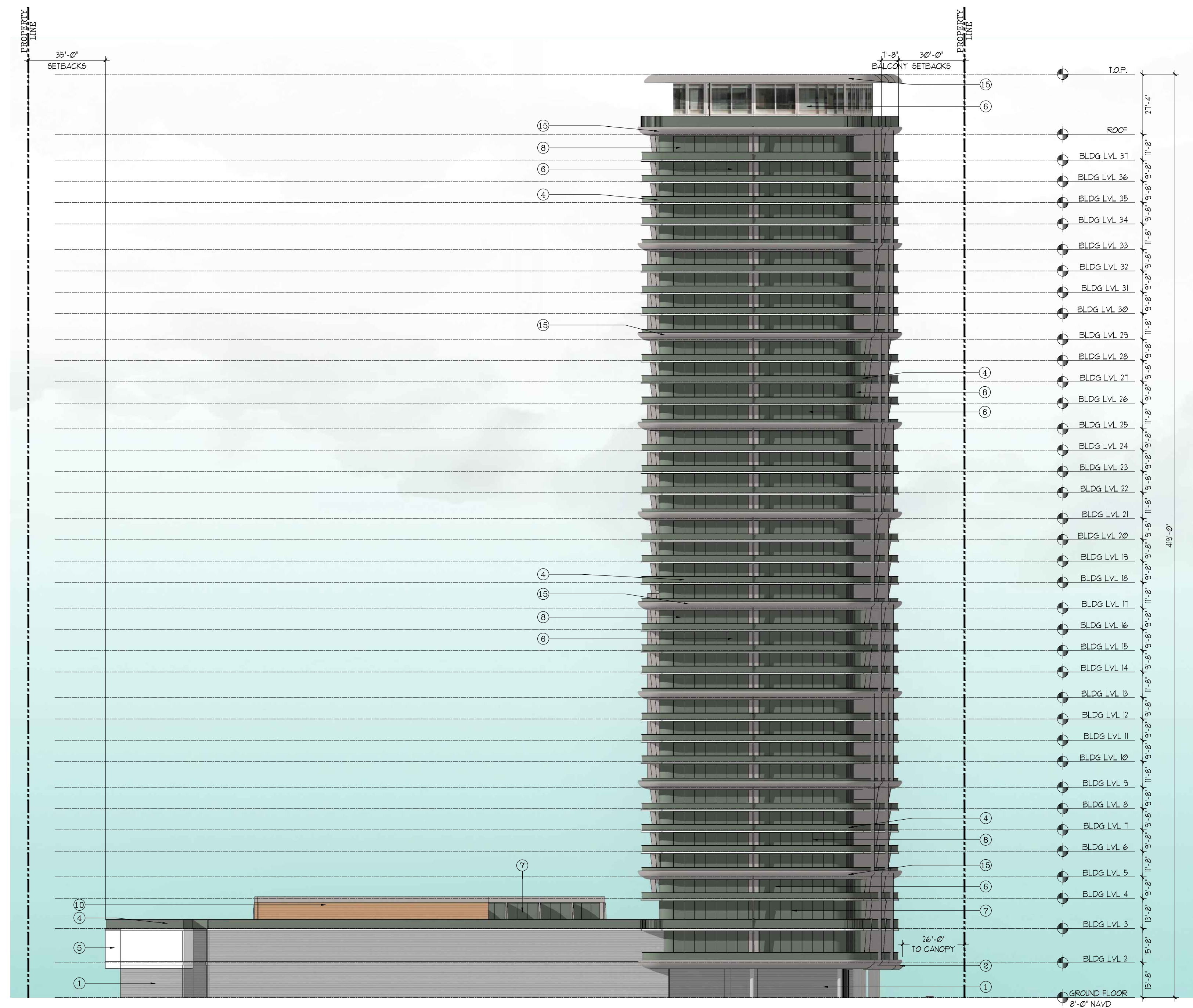
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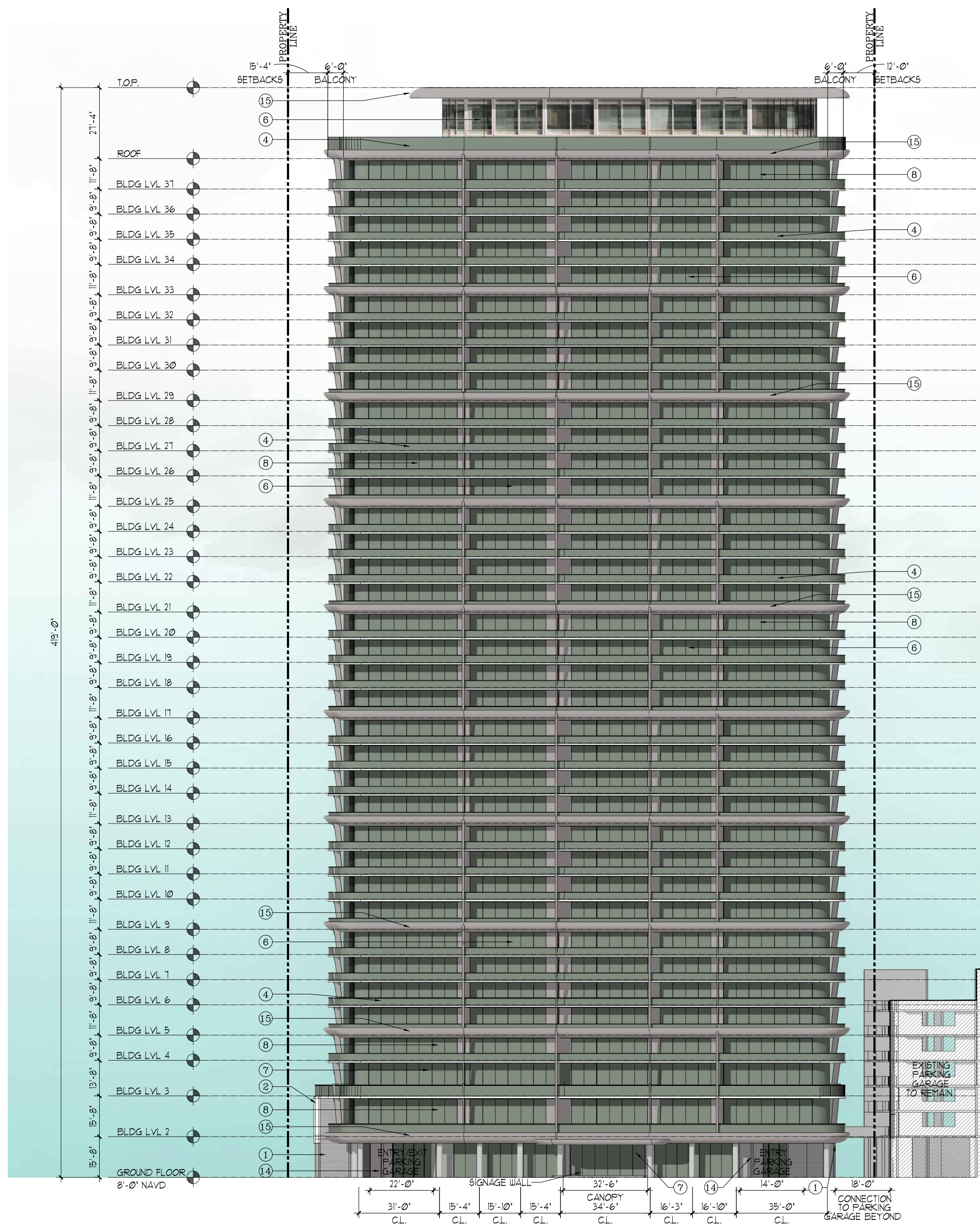
WEST ELEVATION

SCALE: 1/32"=1'



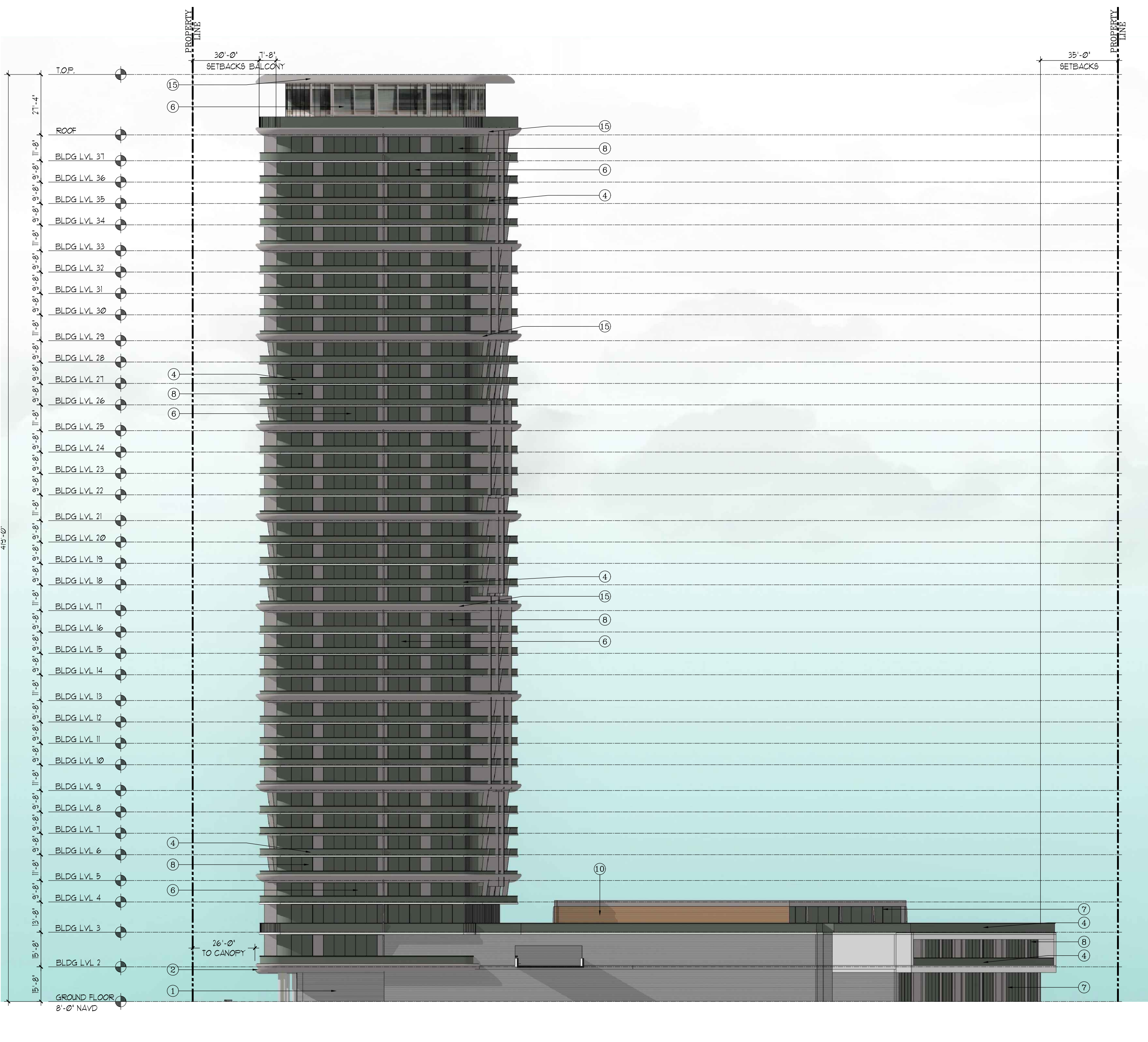
SOUTH ELEVATION

SCALE: 1/32"=1'



EAST ELEVATION

SCALE: 1/32"=1'

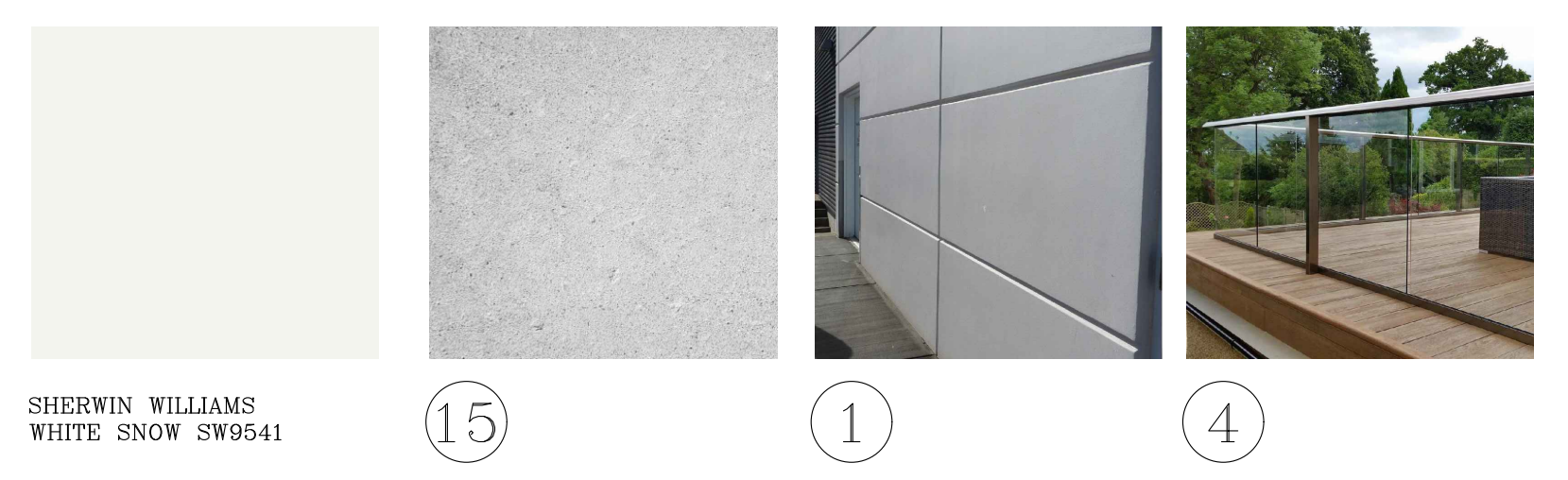


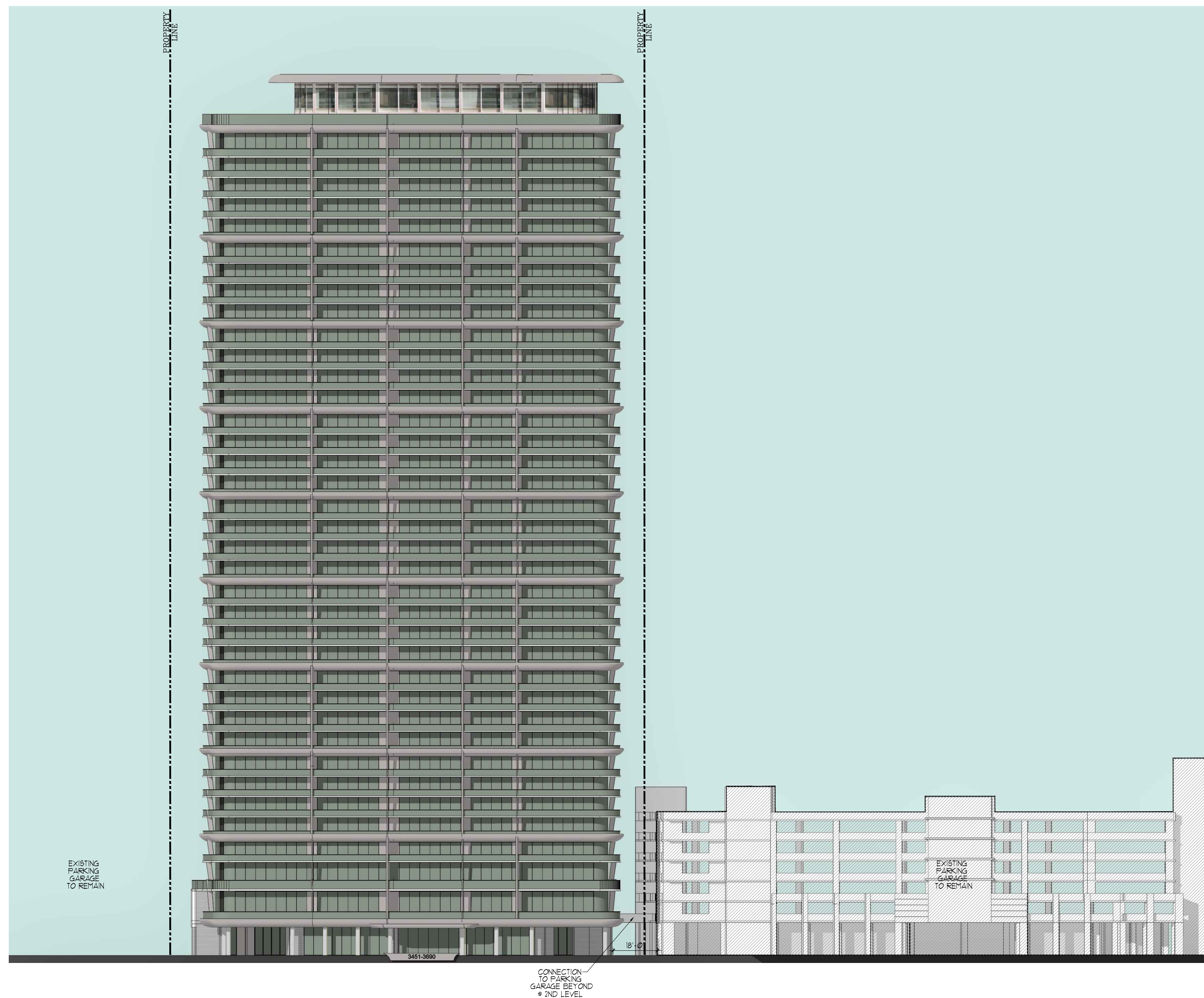
NORTH ELEVATION

SCALE: 1/32"=1'

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
- 12. CONCRETE ARCHITECTURAL ELEMENT
- 13. DECORATIVE GRAPHIC DETAIL
- 14. ENTRY/EXIT PARKING GARAGE
- 15. EXPOSE CONCRETE





SITE CONTEXT ELEVATION DIAGRAM
EAST FACADE

SCALE: 1/32"=1'

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

04-17-23 REV: BLDG DEPT.

drawn by: LF/SP/JG/AB

date: 03/09/2023

sheet no:

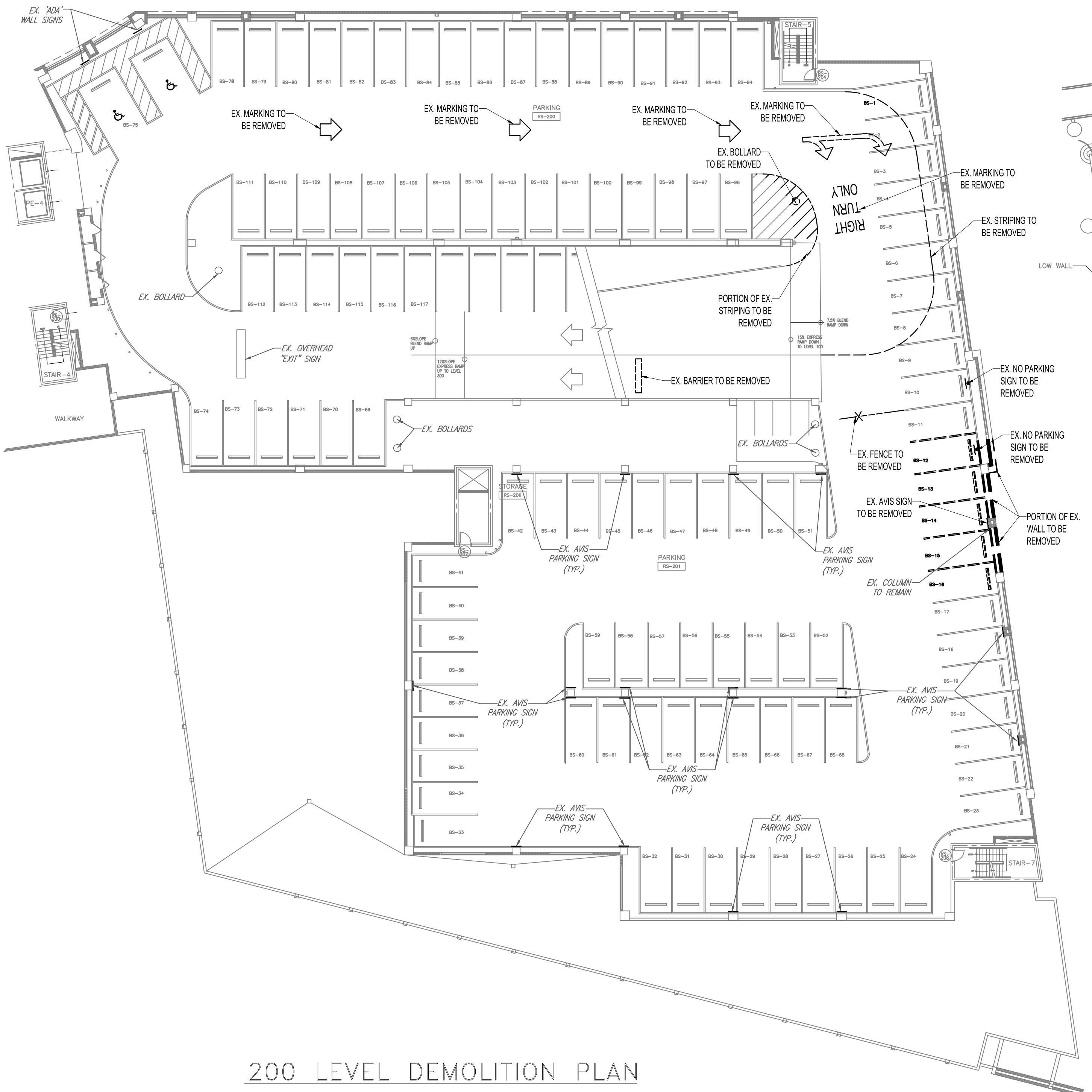
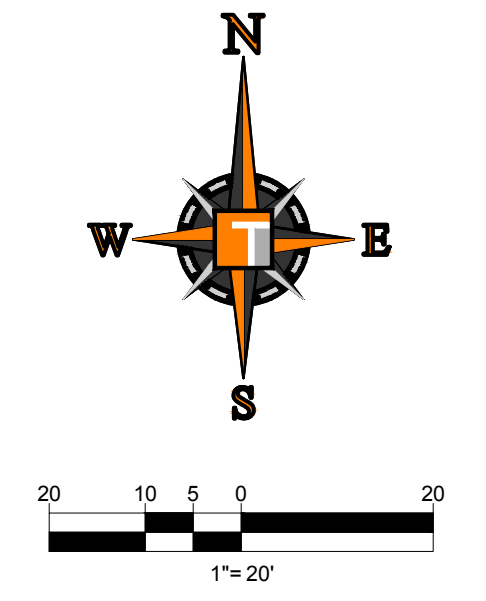
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project: 3908

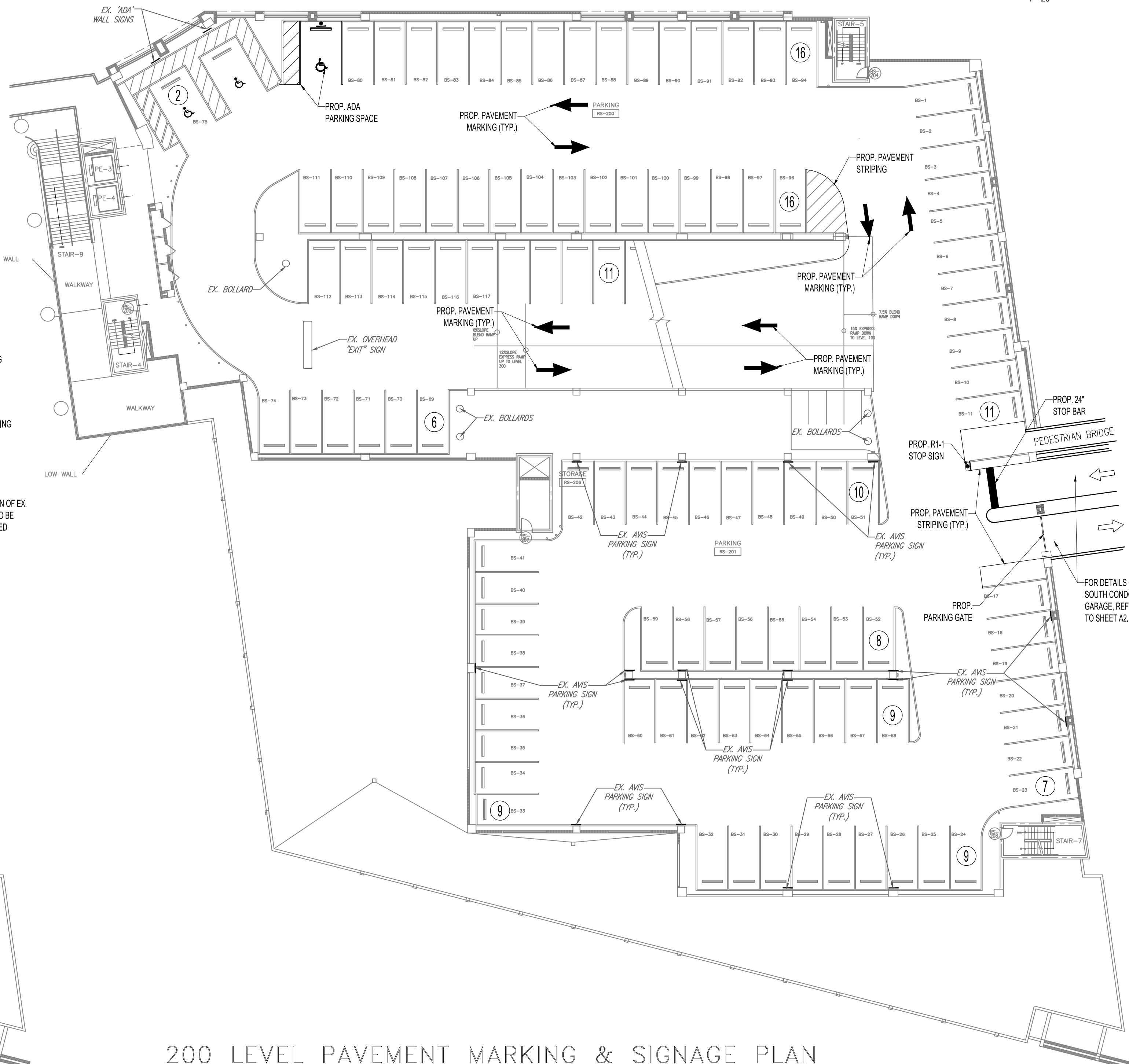
**PLANS PROVIDED AFTER THE 07/11/2023
PLANNING AND DEVELOPMENT BOARD MEETING
REQUIRED PRIOR TO CITY COMMISSION APPROVAL
(IN RESPONSE TO ENGINEERING CONDITIONS)**

MICHAEL A. TROXELL, PROFESSIONAL ENGINEER, LICENSE NO. 55572. THIS SHEET HAS BEEN ELECTRONICALLY SIGNED BY MICHAEL A. TROXELL. THE SIGNATURE AND THE SIGNATURE CODE MUST BE VERIFIED ON ANY ELECTRONIC COPIES. ARE NOT CONSIDERED SIGNED AND SEALED AND THE SIGNATURE CODE MUST BE VERIFIED ON ANY ELECTRONIC COPIES.

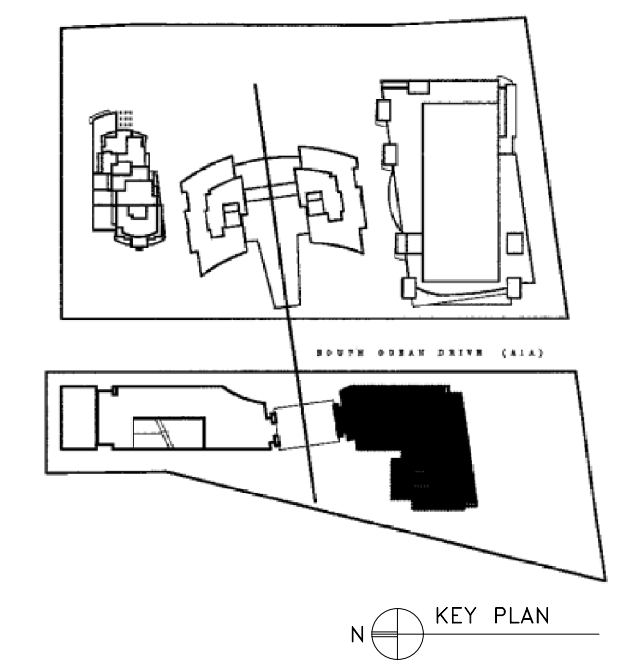
PROPOSED PARKING DATA	
ADA	3 SPACES
REGULAR	111 SPACES
TOTAL	114 SPACES



200 LEVEL DEMOLITION PLAN
 RETAIL VILLAGE/PARKING GARAGE-SOUTH
 SCALE: 1/16" = 1'-0"



200 LEVEL PAVEMENT MARKING & SIGNAGE PLAN
 RETAIL VILLAGE/PARKING GARAGE-SOUTH
 SCALE: 1/16" = 1'-0"



THOMAS
 ENGINEERING GROUP
 CIVIL ENGINEERS - PROJECT MANAGERS - LAND PLANNING - LANDSCAPE ARCHITECTS
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 TAMPA, FL 33612
 P: (813) 379-4100
 F: (813) 253-7603
 WWW.THOMASENGINEERINGGROUP.COM

REVISIONS			
REV.	DATE	COMMENT	BY
X	xxxx/xx	xxxx	xxx

Sunshine 811
 Call 811 or visit sunshine811.com two full business days before digging to have buried facilities located and marked.
 Check positive response codes before you dig!

PROJECT No.:	F220134
DRAWN BY:	CAD
CHECKED BY:	MAT
DATE:	01/09/2023
CAD I.D.:	SOUTH GARAGE - 200

PROJECT:
SOUTH GARAGE PLANS
 FOR
THE RELATED GROUP
 CITY OF HOLLYWOOD
 FLORIDA

THOMAS
 ENGINEERING GROUP
 6300 NW 31ST AVENUE
 FORT LAUDERDALE, FL 33309
 PH: (954) 202-7000
 FX: (954) 202-7070
 www.ThomasEngineeringGroup.com

MICHAEL A. TROXELL
 PROFESSIONAL ENGINEER
 FLORIDA LICENSE No. 55572
 July 21, 2023
 FLORIDA BUSINESS CERT. OF AUTH. No. 27528

SHEET TITLE:
**SOUTH GARAGE
 200 LEVEL
 PHASE 1**
 SHEET NUMBER:
C-1C

Printed on Friday, July 21, 2023, 2:18 PM by Cesar Delacruz