

ATTACHMENT A
Revised Application
Package



**DEVELOPMENT SERVICES
PLANNING DIVISION**

GENERAL APPLICATION

APPLICATION DATE: _____

2600 Hollywood Blvd

Room 315

Hollywood, FL 33022

Tel: (954) 921-3471

Email: Development@Hollywoodfl.org

SUBMISSION REQUIREMENTS:

- One set of signed & sealed plans (i.e. Architect or Engineer)
- One electronic **combined** PDF submission (max. 25mb)
- Completed Application Checklist
- Application fee

NOTE:

- 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.

[CLICK HERE FOR FORMS, CHECKLISTS, & MEETING DATES](#)

APPLICATION TYPE (CHECK ALL THAT APPLIES):

- Technical Advisory Committee Art in Public Places Committee Variance
 Planning and Development Board Historic Preservation Board Special Exception
 City Commission Administrative Approval

PROPERTY INFORMATION

Location Address: 303 S Federal Highway, Hollywood, FL 33020

Lot(s): See attached survey **Block(s):** _____ **Subdivision:** _____

Folio Number(s): 514215021380

Zoning Classification: FH-2 **Land Use Classification:** RAC

Existing Property Use: Vacant Land **Sq Ft/Number of Units:** 223

Is the request the result of a violation notice? Yes 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): 21-DPV52

DEVELOPMENT PROPOSAL

Explanation of Request: Request to modify garage screen design

Phased Project: Yes No Number of Phases: N/A

Project	Proposal
Units/rooms (# of units)	# UNITS: <u>223</u> #Rooms <u> </u>
Proposed Non-Residential Uses	<u>2206</u> S.F.)
Open Space (% and SQ.FT.)	Required %: <u> </u> (Area: <u> </u> S.F.)
Parking (# of spaces)	PARK. SPACES: (# <u>307</u>)
Height (# of stories)	(# STORIES) <u>18</u> (<u> </u> FT.)
Gross Floor Area (SQ. FT)	Lot(s) Gross Area (<u>68498</u> FT.)

Name of Current Property Owner: Van Jackson, LLC

Address of Property Owner: 613 NW 3rd Ave, Suite 104 Fort Lauderdale, FL 33311

Telephone: 954-953-6733 **Email Address:** kcolin@affiliateddevelopment.com

Applicant Van Jackson, LLC **Consultant** Representative Tenant

Address: 613 NW 3rd Ave, Suite 104, Fort Lauderdale, FL 33311 **Telephone:** 954-953-6733

Email Address: kcolin@affiliateddevelopment.com

Email Address #2: jburns@affiliateddevelopment.com, kdunn@affiliateddevelopment.com

Date of Purchase: 09/24/2021 **Is there an option to purchase the Property?** Yes No

If Yes, Attach Copy of the Contract.

Noticing Agent (FTAC & Board submissions only): Diana B. Rio

E-mail Address: diana@rdmiami.com

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: 06/17/2024

PRINT NAME: Jeffrey Burns Date: 06/17/2024

Signature of Consultant/Representative: _____ Date: _____

PRINT NAME: _____ 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 Planning & Dev Board Review to my property, which is hereby made by me or I am hereby authorizing Jeffrey Burns to be my legal representative before the Planning & Dev Board (Board and/or Committee) relative to all matters concerning this application.

Sworn to and subscribed before me
 this 17 day of June 2024

 Signature of Current Owner
Jeffrey Burns
 Print Name

 Notary Public
 State of Florida

My Commission Expires: 11-13-2025 (Check One) Personally known to me; OR Produced Identification _____



The Tropic

Project Information

The Tropic is a mixed-use, mixed-income workforce housing development comprised of 223 luxury apartment units in one 18-story structure that features resort-styled amenities, street-level retail and a 309-space parking structure. The Tropic will embrace downtown Hollywood's resurgence offering 1, 2 and 3-bedroom apartment residences at attainable price-points while being minutes from Hollywood Beach. The project will target the urban apartment renter including the local workforce seeking Class "A", highly-amenitized living at attainable rents. The Tropic will rival luxury condo living offering units and amenities with ocean and intercoastal views. The site is located near numerous multimodal transit hubs and is in walkable distance to downtown Hollywood's preeminent employment, entertainment, and retail venues.

Legal Description

PARCEL 1:

LOTS 26, 27, 28, 29 AND 30, LESS THE WEST 15 FEET OF LOT 30, AND LESS THAT PART OF LOT 30 WHICH IS INCLUDED IN THE EXTERNAL AREA FORMED BY A 15 FOOT RADIUS ARC WHICH IS TANGENT TO THE NORTH LINE OF SAID LOT 30 AND TANGENT TO A LINE WHICH IS 15 FEET EAST OF AND PARALLEL TO THE WEST LINE OF SAID LOT 30, IN BLOCK 59, OF HOLLYWOOD, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 1, PAGE 21, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA.

PARCEL 2:

LOT 1, LESS THE WESTERLY 15 THEREOF AND LESS THAT PORTION OF LOT 1 MORE SPECIFICALLY DESCRIBED IN THAT CERTAIN ORDER OF TAKING RECORDED IN OFFICIAL RECORDS BOOK 5966, PAGE 12, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA, AND ALL OF LOTS 2, LOT 3, AND LOT 4, IN BLOCK 59, OF THE TOWN OF HOLLYWOOD, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 1, PAGE 21, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA.

The Tropics Garage Screening
Project Narrative
August 15, 2024

The Tropic residential project draws its design from the Art Deco Style. From its design imagery it brings a modern, sophisticated, and timeless style. The building exterior is clean and is accentuated by the soft mint colors.

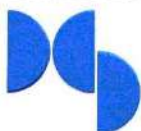
The elements of the garage screening have been designed not only to complement the building structure and the main residential building, but to comply with the design criteria that has been set forth by the Planning Department. The following is a description of the garage screening elements and how they comply with the design criteria:

1. **Architectural & Design Components:** The garage screening on the first option derives its inspiration from the Art Deco style. It complements the structure beyond, and it accentuates the building with its tall feature in the center and how it cascades down at the sides. The second option for the garage screening is also Art Deco, but more simplistic showing symmetrical rectangles with a graphic in the center. Both offer a clean, streamlined look to the building and shields the pedestrian view from vehicles.
2. **Compatibility:** Both garage screening options complement the master development planned for the neighborhood. At the North and West new high-rise buildings offer a modern and streamline look that complements both our structures, the residential building and the garage alike.
3. **Scale/Massing:** The Main building & the garage structure, including the garage screening, are proportionate to the buildings at the North and West that are under development and to the rest of the master development in the neighborhood. Both screening options proposed adhere to the proportions of the main residential building and surrounding structures.
4. **Landscaping:** The landscaping criteria does not apply to the garage screening proposed on this submittal.

Feel free to contact us should you have any questions or concerns.

Armando Vargas
MSA Architects

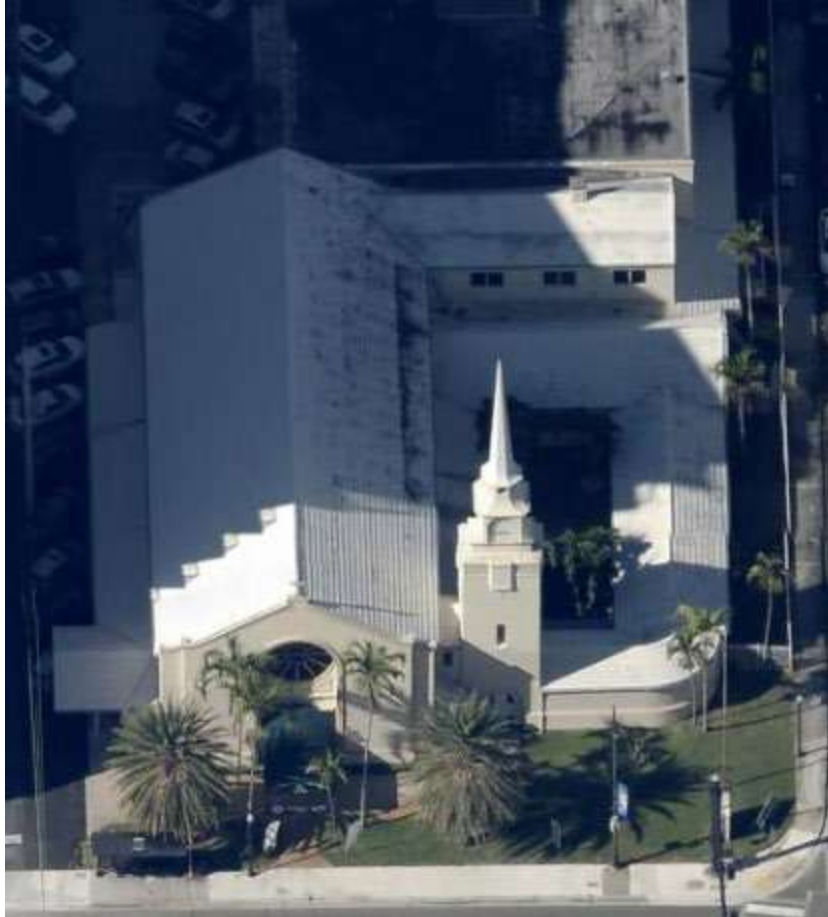
**MSA
ARCHITECTS**



ADJACENT PROPERTIES



Nine Hollywood – 1809 Jackson Street (west)



Day Adventist Church – 1808 Van Buren Street (west)



Hollywood Central Elementary School - 1770 Monroe Street (south)



1735-1739 Jackson Street (east)



1736 Van Buren Street (east)



Bread Building – 1740 S. Young Circle (north)

SUBJECT PROPERTY



SKETCH OF ALTA/NSPS LAND TITLE SURVEY

OWNER:

VAN JACKSON, LLC, A FLORIDA LIMITED LIABILITY COMPANY.

PARCEL ID No.:

5142 15 02 1380

SITE ADDRESS:

303 S. FEDERAL HIGHWAY, HOLLYWOOD, FL 33030.

ALTA/NSPS LAND TITLE TABLE A NOTES:

- AS TO ITEM 6(A) & 6(B), SEE ZONING VERIFICATION LETTER (SHEET 3 OF 3) PREPARED BY THE CITY OF HOLLYWOOD, FLORIDA, DEPARTMENT OF DEVELOPMENT SERVICES DIVISION OF PLANNING AND URBAN DEVELOPMENT, DATED SEPTEMBER 26, 2022 AND ENTITLED ZONING VERIFICATION FOR 5142-15-02-1380 (303 S. FEDERAL HIGHWAY).
- AS TO ITEM 7(A) THERE ARE NO BUILDINGS LOCATED ON THE SITE.
- AS TO ITEM 9, THERE ARE NO REGULAR PARKING SPACES OR HANDICAP SPACES LOCATED ON THE SITE.
- AS TO ITEM 11, EVIDENCE OF UTILITIES IS LIMITED TO OBSERVED SURFACE EVIDENCE WITH THE EXCEPTION OF THE BURIED FIBER OPTIC LINE.
- AS TO ITEM 16, ON 7/27/2023 CONSTRUCTION WAS TAKING PLACE ALONG THE WEST LINE OF PARCELS 1 AND 2, WITHIN THE RIGHT-OF-WAY OF FEDERAL HIGHWAY (U.S. 1) NEW SIDEWALKS AND CURBS WERE BEING CONSTRUCTED. NEW CONCRETE POWER POLES AND METER BOXES WERE BEING INSTALLED. IMPROVEMENTS LOCATED WITHIN THE AREA UNDER CONSTRUCTION WERE NOT LOCATED AND ARE NOT SHOWN HEREON. THE SURVEY REFLECTS THE IMPROVEMENTS WITHIN THE AREA UNDER CONSTRUCTION AS THEY EXISTED PRE-CONSTRUCTION.
- AS TO ITEM 17, THE SURVEYOR WAS NOT ABLE TO DETERMINE IF ANY PROPOSED CHANGES TO THE STREET RIGHT-OF-WAY LINES IS BEING PLANNED. THERE IS EVIDENCE OF RECENT STREET AND SIDEWALK CONSTRUCTION (SEE NOTE 5. ABOVE).
- AS TO ITEM 18, NO PLOTTABLE OFFSITE (I.E. APPURTENANT) EASEMENTS WERE DISCLOSED IN DOCUMENTS PROVIDED TO THE SURVEYOR.

ENCROACHMENTS: NUMBERED AND LABELED IN DRAWING

- CHAIN LINK FENCE RUNNING NORTH AND SOUTH, PARALLEL WITH THE EAST LINE OF LOT 4, BLOCK 59 ENCRONES 0.2' WEST ONTO THE PROPERTY AT THE NORTH END AND 0.2' WEST AT THE SOUTH END.
- ENCROACHMENT No. 2 REMOVED SEE NOTE CONCERNING BURIED FIBER OPTIC LINE BELOW.
- ASPHALT PAVEMENT OF ALLEY ENCRONES APPROXIMATELY 4' AT THE N.W. CORNER OF LOT 1, BLOCK 59 ONTO THE PROPERTY.

NOTE CONCERNING (ENCROACHMENT No. 2) BURIED FIBER OPTIC LINE:

THE BURIED FIBER OPTIC LINE PREVIOUSLY IDENTIFIED AS ENCROACHMENT No. 2 IN THE ENCROACHMENT NOTES HAS BEEN REMOVED BASED ON THE VERIFIED UTILITY PATH SHOWN ON COLLIER'S ENGINEERING & DESIGN GEOPHYSICAL INVESTIGATION PREPARED FOR AFFILIATED DEVELOPMENT, PROJECT No. 220009715A, DATED 10/7/22. STONER & ASSOCIATES, INC. HAS NOT VERIFIED THE ACCURACY OF THE COLLIER'S ENGINEERING & DESIGN GEOPHYSICAL INVESTIGATION AND MADE NO EFFORT TO LOCATE OR VERIFY THE LOCATION OF THE SUBSURFACE UTILITIES LOCATED WITHIN THIS SITE. BEFORE EXCAVATION CONTACT THE APPROPRIATE UTILITY COMPANIES AND SUNSHINE 811 WWW.CALLSUNSHINE.COM TO VERIFY THE LOCATION OF SUBSURFACE UTILITIES.

SURVEYOR'S REFERENCES:

- PLAT OF HOLLYWOOD, RECORDED IN PLAT BOOK 1, PAGE 21, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA.
- TITLE COMMITMENT PREPARED BY FIDELITY TITLE INSURANCE COMPANY, FILE No. 42892.0011, REVISION 5 - JULY 25, 2023, COMMITMENT DATE 07/19/2023, AT 8:00 A.M.

TREE SURVEY NOTES:

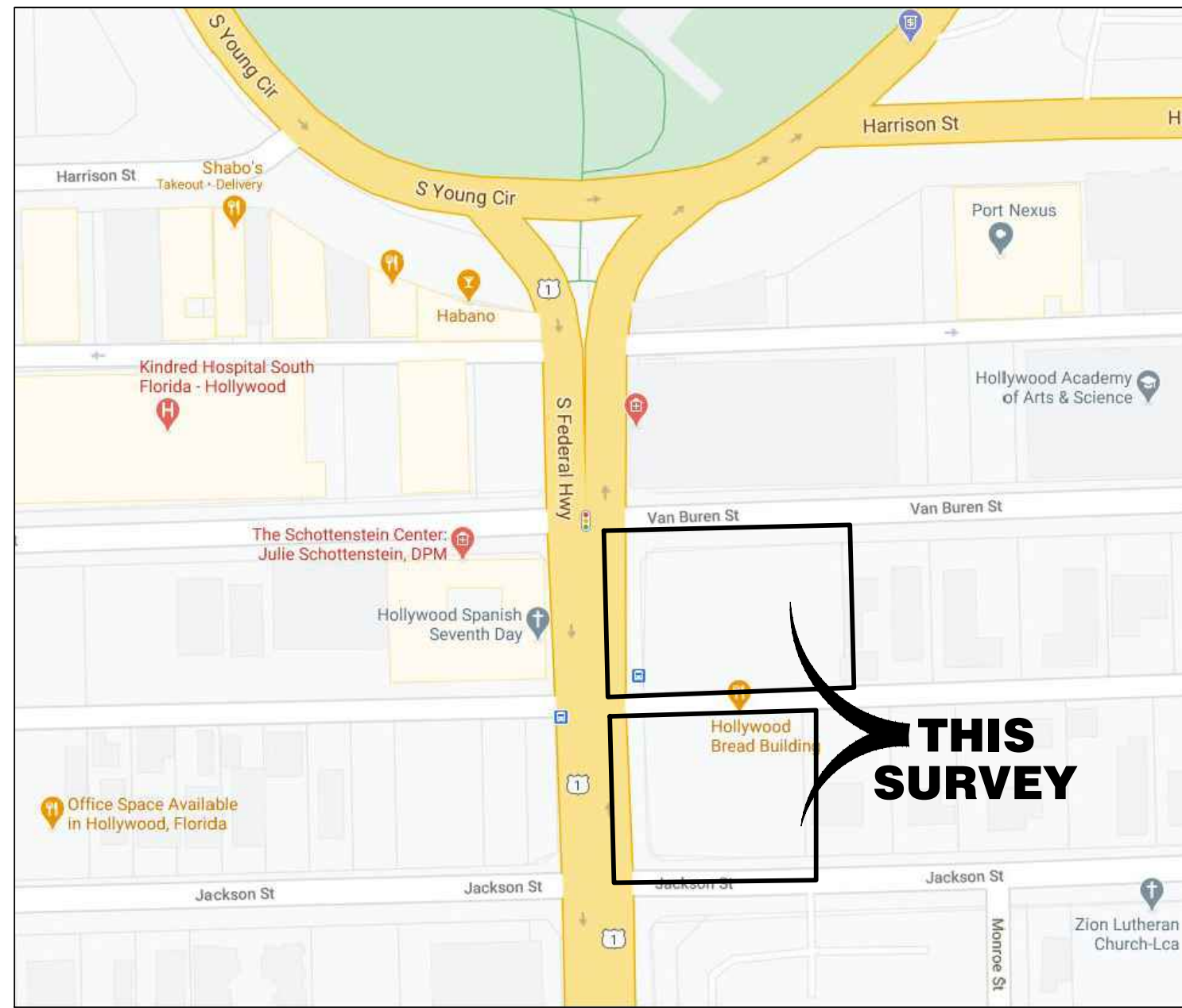
- THIS FIRM HAS IDENTIFIED THE VARIOUS TYPES OF TREES LOCATED ON THIS SITE BASED ON COMMON KNOWLEDGE OF TREE SPECIES. FOR POSITIVE IDENTIFICATION OF TREE SPECIES A QUALIFIED LANDSCAPE ARCHITECT OR BOTANIST SHOULD BE CONSULTED. TREES THREE (3) CALIPER INCHES OR LARGER, WHEN MEASURED AT BREAST HEIGHT, ARE SHOWN ON THE SURVEY DRAWING. HEDGES AND GROUND COVER ARE NOT SHOWN THE SURVEY DRAWING. EXOTIC TREES SUCH AS MELALEUCA, BRAZILIAN PEPPER, AND AUSTRALIAN PINE ARE NOT SHOWN ON THE SURVEY DRAWING.
- CLUSTERS OF TREES ARE SHOWN GROUPED WITH AN APPROXIMATION OF THE TOTAL NUMBER OF TREES LOCATED WITHIN THE GROUP.
- THE CANOPY DIAMETER AND SPREAD ARE NOT SHOWN HEREON, UNLESS INDICATED OTHERWISE.

TREE TABLE		
NUMBER	TYPE	SIZE
209	COCO PALM	10"
215	MANGO	24"
218	OAK	20"

TITLE COMMITMENT NOTES:

FIDELITY NATIONAL TITLE INSURANCE COMPANY, FILE No. 42892.0011					
EFFECTIVE DATE 10/13/2023 @ 8:00AM REVISION 6 - OCTOBER 18, 2023					
SCHEDULE B-II EXCEPTIONS					
NO.	DESCRIPTION	RECORDING DATA	AFFECTS	PLOTTED	COMMENTS
1-5	STANDARD EXCEPTIONS	N/A	N/A	N/A	NOT A MATTER OF SURVEY
6	PLAT OF HOLLYWOOD	PB 1, PG 21	YES	NO	BLANKET IN NATURE
7	INTENTIONALLY DELETED				
8	INTENTIONALLY DELETED				
9	INTENTIONALLY DELETED				
10	INTENTIONALLY DELETED				
11	INTENTIONALLY DELETED				
12	INTENTIONALLY DELETED				
13	INTENTIONALLY DELETED				
14	INTENTIONALLY DELETED				
15	UNITY OF TITLE	INSTRUMENT NO. 117611848	YES	NO	UNITY OF TITLE
16	PLANNING AND DEVELOPMENT BOARD RESOLUTION NO. 21-DPV-52	INSTRUMENT NO. 118113091	YES	NO	REQUEST FOR VARIANCE AND SITE PLAN APPROVAL
17-21	STANDARD EXCEPTIONS	N/A	N/A	N/A	NOT A MATTER OF SURVEY

SCHEDULE B-I OF THE ABOVE REFERENCED TITLE COMMITMENT WAS NOT REVIEWED BY THE SURVEYOR AND ANY ITEMS REFLECTED THEREIN ARE NOT INCLUDED IN THE ABOVE TABLE.



LOCATION MAP
NOT TO SCALE

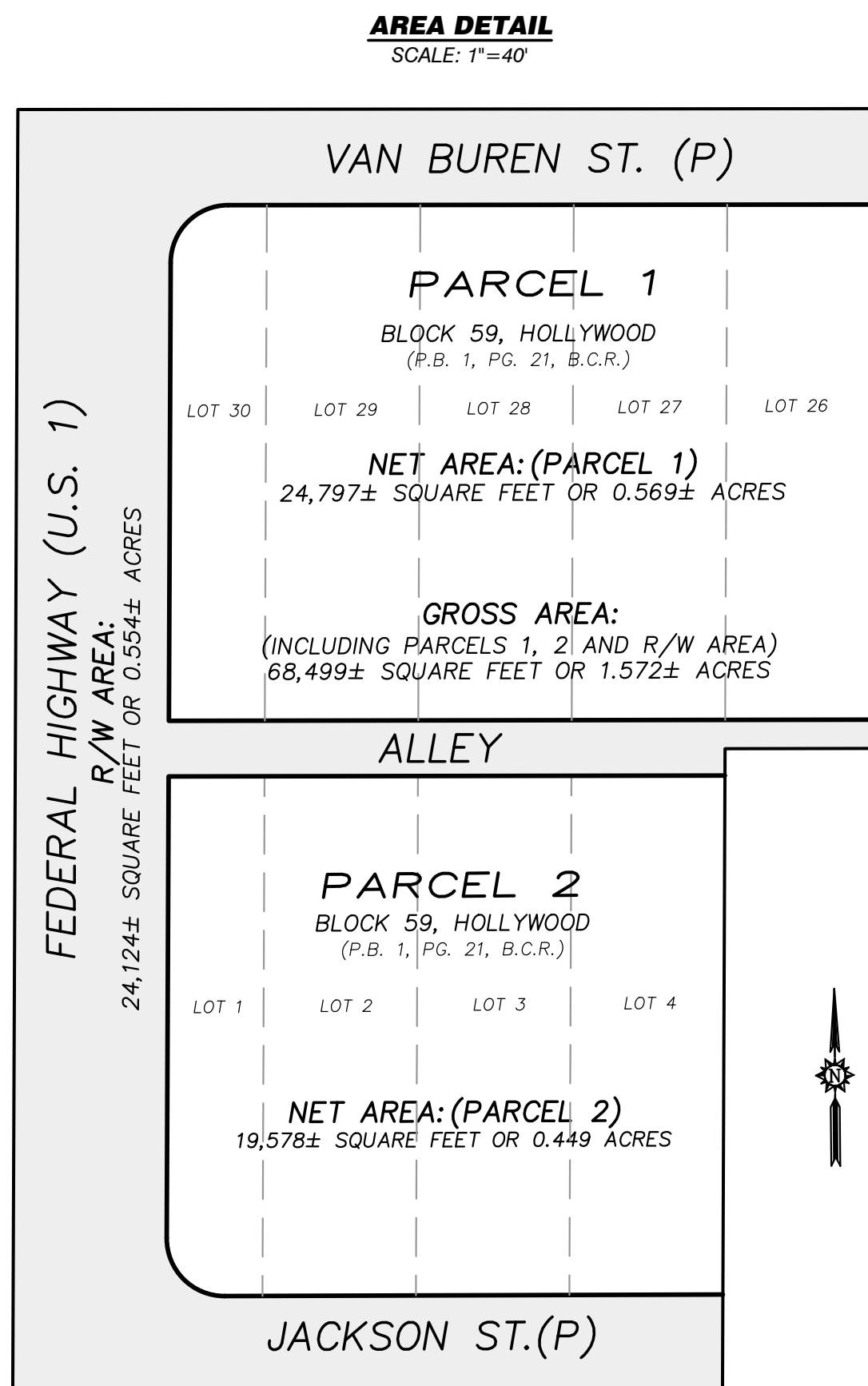
LEGAL DESCRIPTION:

PARCEL 1:

LOTS 26, 27, 28, 29 AND 30, LESS THE WEST 15 FEET OF LOT 30, AND LESS THAT PART OF LOT 30 WHICH IS INCLUDED IN THE EXTERNAL AREA FORMED BY A 15 FOOT RADIUS ARC WHICH IS TANGENT TO THE NORTH LINE OF SAID LOT 30 AND TANGENT TO A LINE WHICH IS 15 FEET EAST OF AND PARALLEL TO THE WEST LINE OF SAID LOT 30, IN BLOCK 59, OF HOLLYWOOD, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 1, PAGE 21, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA.

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AREA TABLE NOTE:

- SEE SKETCH ABOVE FOR A GRAPHIC DEPICTION OF THE AREA BREAKDOWN.
- AREA FIGURES ON FIELD MEASUREMENTS ROUNDED TO THE NEAREST SQUARE FOOT AND NEAREST ONE-HUNDREDTH OF AN ACRE.

AREA TABLE		
IDENTIFICATION	SQ. FT.	ACRES
PARCEL AREA	44,375	1.018
R/W AREA	24,124	0.554
GROSS AREA	68,499	1.572

SURVEY NOTES:

- THIS SKETCH OF ALTA/NSPS LAND TITLE SURVEY WITH TOPOGRAPHY WAS PREPARED IN ACCORDANCE WITH THE STANDARDS OF PRACTICE FOR SURVEYING ESTABLISHED BY THE BOARD OF PROFESSIONAL SURVEYORS AND MAPPERS IN CHAPTER 5J-17, FLORIDA ADMINISTRATIVE CODES, PURSUANT TO SECTION 472.027, FLORIDA STATUTES. THIS SURVEY WAS ALSO PREPARED IN ACCORDANCE WITH THE 2021 MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/NSPS LAND TITLE SURVEYS, JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS.
- THIS SURVEY IS NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL EMBOSSED SEAL OF A FLORIDA LICENSED PROFESSIONAL SURVEYOR AND MAPPER. IF THIS SURVEY HAS BEEN DELIVERED IN PORTABLE DOCUMENT FORMAT (PDF) AND DIGITALLY SIGNED AND SEALED, A VALID SERIAL NUMBER MUST BE PRESENT FOR THE SURVEY TO BE CONSIDERED VALID.
- THE PROPERTY AND EASEMENTS SHOWN HEREON ARE BASED UPON TITLE COMMITMENT PREPARED BY FIDELITY TITLE INSURANCE COMPANY, FILE No. 42892.0011, REVISION 6 - OCTOBER 18, 2023, COMMITMENT DATE 10/13/2023, AT 8:00 A.M. STONER & ASSOCIATES, INC. DID NOT SEARCH THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA FOR OWNERSHIP, RIGHTS-OF-WAY, EASEMENTS OR OTHER MATTERS AFFECTING THE PROPERTY BEING SURVEYED. THERE MAY BE ADDITIONAL RESTRICTIONS NOT SHOWN ON THIS SURVEY THAT MAY BE FOUND IN THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA.
- ELEVATIONS SHOWN HEREON ARE BASED ON NORTH AMERICAN VERTICAL DATUM OF 1988 (N.A.V.D. 88), ESTABLISHED FROM BROWARD COUNTY ENGINEERING DEPARTMENT BENCHMARK NO.1896 DESCRIBED AS FOLLOWS: 0.1 MILE SOUTH THE FLA. EAST COAST RAILWAY, 0.35 MILE NORTH OF MILEPOST 349, 223' SOUTH-WEST OF THE CORNER OF THE STATION, 24' SOUTHEAST CORNER OF AN OUTSIDE WAITING ROOM, 25.5' EAST OF THE EAST RAIL TRACK AND 5' SOUTH OF THE EXTENDED CENTERLINE OF POLK STREET. ELEVATION=9.33'.
- THE PROPERTY SHOWN HEREON HAS THE FOLLOWING FLOOD ZONE DESIGNATION:
 - NEIGHBORHOOD NAME & COMMUNITY NUMBER: CITY OF HOLLYWOOD 125113
 - COUNTY NAME: BROWARD COUNTY
 - STATE OF FLORIDA
 - MAP/PANEL NUMBER: 12011C0569
 - SUFFIX: H
 - FIRM INDEX DATE: AUGUST 18, 2014
 - FIRM PANEL EFFECTIVE/REVISED DATE: AUGUST 18, 2014
 - FLOOD ZONE: X
 - BASE FLOOD ELEVATION: N/A

THE FLOOD ZONE INFORMATION SHOWN HEREON IS BASED UPON THE CURRENT PUBLISHED FLOOD INSURANCE RATE MAP (FIRM) ON THE DATE THIS SURVEY WAS PREPARED. THE DATA CONTAINED IN THE FIRM MAP IS SUBJECT TO CHANGE WITHOUT NOTICE. THE FLOOD ZONE BOUNDARIES (WHEN SHOWN) ARE APPROXIMATE, BASED ON DIGITAL FIRM PANEL MAP IMAGE. FOR THE LATEST FLOOD ZONE INFORMATION CONSULT THE FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA) OR YOUR LOCAL GOVERNMENTAL BUILDING DEPARTMENT.

- CERTAIN FEATURES ARE REPRESENTED BY THE SYMBOLS REFLECTED IN THIS MAP. THE LEGEND OF FEATURES MAY HAVE BEEN ENLARGED FOR CLARITY AND MAY NOT REPRESENT THE ACTUAL SHAPE OR SIZE OF THE FEATURE. THE SYMBOLS HAVE BEEN PLOTTED AT THE APPROXIMATE CENTER OF THE FEATURE BASED UPON THE FIELD LOCATION.
- THIS SKETCH IS INTENDED TO BE DISPLAYED AT A HORIZONTAL SCALE OF 1 INCH = 20 FEET.
- THE HORIZONTAL ACCURACY FOR WELL DEFINED IMPROVEMENTS DEPICTED ON THIS SKETCH IS ONE-TENTH (0.1' ±) OF A FOOT, PLUS OR MINUS.
- TREES, HEDGES, GROUND COVER, AND OTHER LANDSCAPE FEATURES ARE NOT SHOWN HEREON, UNLESS OTHERWISE NOTED.
- IRRIGATION FEATURES, SUCH AS SPRINKLERS, ARE NOT SHOWN HEREON.
- FENCES AND WALL DIMENSIONS ARE APPROXIMATE. THE SURVEYOR DID NOT DETERMINE OWNERSHIP OF FENCES AND WALLS.
- SUBSURFACE FEATURES ARE NOT SHOWN HEREON. THIS SITE COULD HAVE UNDERGROUND INSTALLATIONS THAT ARE NOT SHOWN HEREON. BEFORE DESIGN, CONSTRUCTION, OR EXCAVATION CONTACT 811 AND/OR THE APPROPRIATE UTILITY COMPANIES FOR FIELD VERIFICATION OF UTILITIES.
- THE DIMENSIONS SHOWN HEREON ARE BASED UPON U.S. SURVEY FEET AND FRACTIONAL PARTS THEREOF.
- THE SURVEYOR DID NOT INSPECT THIS PROPERTY FOR ENVIRONMENTAL HAZARDS.
- THE INFORMATION DEPICTED ON THIS SKETCH OF SURVEY REPRESENTS THE RESULTS OF A FIELD SURVEY ON THE DATE INDICATED ON THE BORDER OF THE DRAWING AND CAN ONLY BE CONSIDERED VALID FOR THIS DATE AND INDICATES THE GENERAL CONDITIONS EXISTING AT THE TIME OF THE FIELD SURVEY.
- THIS SKETCH OF SURVEY CANNOT BE RELIED UPON BY PERSONS OR ENTITIES OTHER THAN THOSE PERSONS OR ENTITIES CERTIFIED TO HEREON. ADDITIONS OR DELETIONS TO THIS SURVEY AND/OR REPORTS BY PEOPLE OR PERSONS OTHER THAN THE SIGNING PARTIES ARE PROHIBITED WITHOUT PRIOR WRITTEN CONSENT OF THE SIGNING PARTY OR PARTIES.
- THE INFORMATION CONTAINED IN THIS DOCUMENT WAS PREPARED BY STONER & ASSOCIATES, INC. (S&A). S&A HAS TAKEN PRECAUTIONS TO ENSURE THE ACCURACY OF THIS DOCUMENT AND THE DATA REFLECTED HEREIN. S&A CANNOT GUARANTEE THAT ALTERATIONS AND/OR MODIFICATIONS WILL NOT BE MADE TO THE DATA CONTAINED IN THIS DOCUMENT BY OTHERS AFTER IT LEAVES OUR POSSESSION. THIS DOCUMENT MUST BE COMPARED TO THE ORIGINAL HARD COPY (WHICH BEARS THE RAISED SURVEYOR'S CERTIFICATION SEAL) TO ENSURE THE ACCURACY OF THE INFORMATION CONTAINED HEREON AND TO FURTHER ENSURE THAT ALTERATIONS AND/OR MODIFICATIONS HAVE NOT BEEN MADE. S&A MAKES NO WARRANTIES, EXPRESSED OR IMPLIED, CONCERNING THE ACCURACY OF THE INFORMATION CONTAINED IN THIS OR ANY DOCUMENT TRANSMITTED OR REVIEWED BY COMPUTER OR OTHER ELECTRONIC MEANS. CONTACT S&A FOR VERIFICATION OF ACCURACY.
- PROPERTY OWNER, ADDRESS AND PARCEL IDENTIFICATION NUMBERS SHOWN HEREON ARE PER BROWARD COUNTY PROPERTY APPRAISER'S OFFICE AT THE TIME OF THE SURVEY.
- UNLESS OTHERWISE NOTED HEREON MEASURED, DEED AND COMPUTED BEARINGS AND DISTANCES ARE IN SIGNIFICANT AGREEMENT.
- AT THE TIME OF THE SURVEY THE PROPERTY WAS VACANT.
- AT THE TIME OF THE SURVEY THERE WAS NO VISIBLE EVIDENCE THE PROPERTY WAS SERVING ADJOINING PROPERTIES (EXCEPT AS SHOWN) FOR UTILITIES, INGRESS OR EGRESS. THE SURVEYOR DID NOT DETERMINE IF THE PROPERTY IS SERVING ADJOINING PROPERTIES FOR DRAINAGE.
- THE PROPERTY HAS ACCESS TO S. FEDERAL HIGHWAY, VAN BUREN STREET, JACKSON STREET AND UNNAMED ALLEY ALL BEING PUBLICLY DEDICATED RIGHT-OF-WAYS.
- THAT WHILE CONDUCTING THE FIELD WORK, THE SURVEYORS DID NOT OBSERVE ON OR WITHIN 100' OF THE PROPERTY'S PERIMETER ANY CEMETERIES AND BURIAL GROUNDS, AND THE LOCATION OF ISOLATED GRAVE SITES NOT WITHIN A CEMETERY OR BURIAL GROUND.
- THE SURVEYOR DID NOT OBSERVE ANY WETLANDS DURING THE PROCESS OF SURVEYING THE PROPERTY. THE SURVEYOR IS NOT A QUALIFIED WETLAND SPECIALIST AND THE ABOVE STATEMENT SHOULD NOT BE CONSIDERED A WETLANDS DETERMINATION.
- THE LEGAL DESCRIPTION FORMS A CLOSED GEOMETRIC FIGURE THAT CLOSES MATHEMATICALLY.
- PROFESSIONAL LIABILITY INSURANCE POLICY OBTAINED BY THE SURVEYOR IN THE MINIMUM OF \$1,000,000 IS IN EFFECT THROUGHOUT THE CONTRACT TERM.
- ALL OF THE EASEMENTS LISTED IN THE TITLE COMMITMENT THAT AFFECT THE PROPERTY ARE SHOWN ON THE SURVEY DRAWING.
- ON 7/27/2023 CONSTRUCTION WAS TAKING PLACE ALONG THE WEST LINE OF PARCELS 1 AND 2, WITHIN THE RIGHT-OF-WAY OF FEDERAL HIGHWAY (U.S. 1) NEW SIDEWALKS AND CURBS WERE BEING CONSTRUCTED. NEW CONCRETE POWER POLES AND METER BOXES WERE BEING INSTALLED. IMPROVEMENTS LOCATED WITHIN THE AREA UNDER CONSTRUCTION WERE NOT LOCATED AND ARE NOT SHOWN HEREON. THE SURVEY REFLECTS THE IMPROVEMENTS WITHIN THE AREA UNDER CONSTRUCTION AS THEY EXISTED PRE-CONSTRUCTION.
- THE SPOT ELEVATIONS AND TREE LOCATIONS WERE NOT UPDATED BY THIS SURVEY UPDATE ON 7/27/23.

CERTIFIED TO:

VAN JACKSON LLC
BANK UNITED, N.A., AS ADMINISTRATIVE AGENT FOR THE LENDERS, ITS SUCCESSORS AND/OR ASSIGNS.
FIDELITY NATIONAL TITLE INSURANCE COMPANY
STEARNS WEAVER MILLER WEISSLER ALHADEFF & SITTERSON, P.A.
SHUTTS & BOWEN LLP

SURVEYOR'S CERTIFICATE:

THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE 2021 MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/NSPS LAND TITLE SURVEYS, JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS, AND INCLUDES ITEMS 1, 2, 3, 4, 5, 6(A), 6(B), 7(A), 8, 9, 10, 11 (OBSERVED EVIDENCE ONLY), 13, 16, 17, 18 AND 20 (SPOT ELEVATIONS & TREES) OF TABLE A THEREOF. THE FIELD WORK WAS COMPLETED ON 6/2/2021 AND UPDATED ON 7/05/22 AND 7/27/23.

DATE OF SIGNATURE: 2/7/2024

JAMES D. STONER
PROFESSIONAL SURVEYOR AND MAPPER NO. 40339
STATE OF FLORIDA
STONER AND ASSOCIATES, INC. L.B. 6633
jstoner@stonersurveyors.com

NO.	COMBINED PARCELS, UPDATE TITLE COMMITMENT	DATE	BY :
1.	UPDATE SURVEY RECORDER AND RESET PROP CORNERS	10/18/23	DRL
2.	REVIEW NEW TITLE COMMITMENT & FIELD INSPECT	10/17/23	JOS
3.	REMOVE ENCROACHMENT No. 2 BARRIED FIBER OPTIC LINE	7/28/23	JOS
4.	ADD ZONING VERIFICATION LETTER SHEET 3 OF 3	8/31/23	JOS
5.	REUSE TITLE COMMITMENT DATE AND ZONING REPORT	8/07/23	JOS
6.	UP-DATE SIDEWALK ELEV. AND LOCATE CONC. POWER POLE	11/27/23	JOS
7.		11/27/23	DWS
8.		11/26/24	DWS

TEL: (954) 585-0997
WWW.STONERSURVEYORS.COM

STONER
LICENSED SURVEYORS & MAPPERS
Licensed Business No. 6633

4341 S.W. 62ND AVENUE, DAVIE, FLORIDA 33314

SKETCH OF ALTA/NSPS LAND TITLE SURVEY
THE TROPIC HIGHWAY
303 S. FEDERAL HIGHWAY
HOLLYWOOD, BROWARD COUNTY, FLORIDA 33020

LAST DATE OF FIELD SURVEY	9/19/2020
BRANK: DRL	
CHECKED: JDS	
BOOK/PAGE(S):	0085/07
	674/64-66 & 0085/07
	& DATA COLLECTOR

SEAL

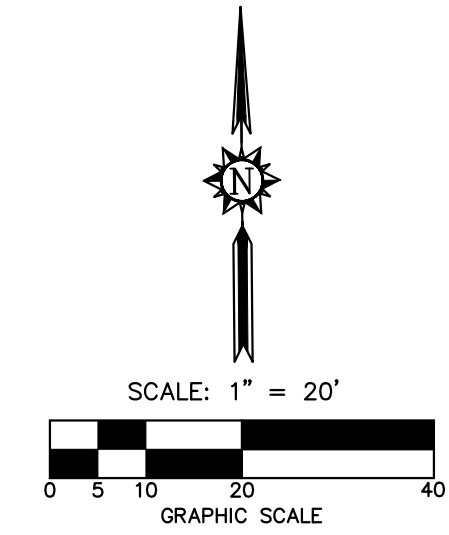
PROJECT
21-9304

SHEET NO.
1 OF 3



ELEVATIONS SHOWN HEREON ARE BASED ON THE NORTH AMERICAN VERTICAL DATUM 1988 (NAVD 1988)

SKETCH OF ALTA/NSPS LAND TITLE SURVEY



ABBREVIATIONS

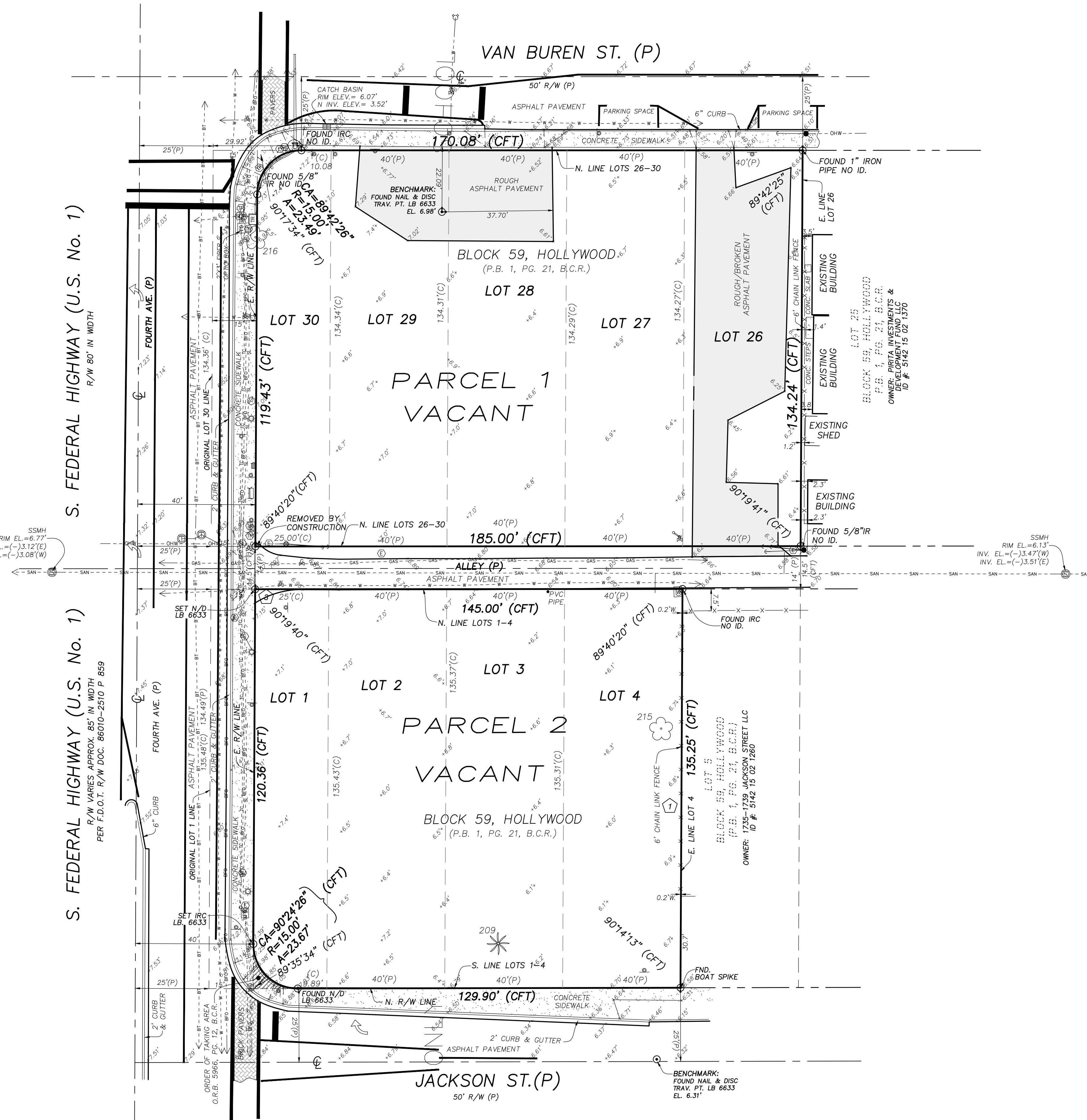
A	ARC LENGTH
B.C.R.	BROWARD COUNTY RECORDS
CA	CENTRAL ANGLE
CONC.	CONCRETE
C	CENTER LINE
EL.	ELEVATION
FND.	FOUND
ID.	IDENTIFICATION
IRC	IRON ROD AND CAP
LB	LICENSED BUSINESS
N/D	NAIL & DISC
O.R.B.	OFFICIAL RECORDS BOOK
P.B.	PLAT BOOK
PC	PAGE
PVC	POLYVINYL CHLORIDE
R	RADIUS
R/W	RIGHT-OF-WAY
(C)	DATA BASED ON CALCULATIONS
(CFT)	DATA CALCULATED FROM A FIELD TRAVERS
(P)	DATA BASED ON THE PLAT OF RECORD
SSMH	SANITARY SEWER MANHOLE
+6.67'	SPOT ELEVATION
— —	BREAK IN LINE SCALE
— — —	UTILITY LINE CONTINUES

UTILITY LINES

--- OHW ---	OVERHEAD WIRES
--- BFO ---	UNDERGROUND FIBER OPTIC CABLE LINE
--- BT ---	UNDERGROUND TELEPHONE LINE
--- GAS ---	UNDERGROUND GAS LINE
--- SAN ---	UNDERGROUND 18" SANITARY SEWER LINE
--- SL ---	UNDERGROUND STREET LIGHTING LINE
--- TC ---	UNDERGROUND TRAFFIC CONTROL LINE
--- W ---	UNDERGROUND WATER MAIN LINE

LEGEND

⊙	WATER METER
○	SINGLE SUPPORT SIGN
216 •	TREE NUMBER (REFER TO TREE TABLE)
⊕	WATER VALVE
⊕	BACKFLOW PREVENTER
⊕	BENCH
⊕	FIRE HYDRANT
⊕	FIBER OPTIC BOX
⊕	MAST POLE AND MAST ARM
⊕	TRASH BIN
⊕	TRAFFIC SIGNAL BOX
⊕	GAS VALVE
⊕	GUY WIRE
⊕	METAL LIGHT POLE
⊕	ELECTRIC WIRE PULL BOX
⊕	STREET LIGHT WIRE PULL BOX
⊕	TRAFFIC WIRE PULL BOX
⊕	CURB INLET
⊕	WOOD POWER/LIGHT POLE
⊕	SANITARY SEWER MANHOLE
⊕	TELEPHONE MANHOLE
⊕	ENCROACHMENT No.1
⊕	CONCRETE POWER POLE



NO.	REVISION	DATE	BY :
1.	COMBINED PARCELS, UPDATE TITLE COMMITMENT	10/18/23	DRL
2.	UPDATE SURVEY RECORDER AND RESET PROP CORNERS	10/18/23	JDS
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SKETCH OF ALTA/NSPS LAND TITLE SURVEY
THE TROPIC
303 S. FEDERAL HIGHWAY
HOLLYWOOD, BROWARD COUNTY, FLORIDA 33020

LAST DATE OF FIELD SURVEY	9/18/2020
DRAWN BY	DRL
CHECKED BY	JDS
BOOK/PAGE(S)	1085/87
DATE OF BOOK/PAGE(S)	6/24/84-66 & 1085/87
BY	DATA COLLECTOR

SEAL

PROJECT
21-9304

SHEET NO.
2 OF 3

811 KNOW WHAT'S BELOW ALWAYS CALL 811 BEFORE YOU DIG
It's fast. It's free. It's the law.
www.call811.com

ELEVATIONS SHOWN HEREON ARE BASED ON THE NORTH AMERICAN VERTICAL DATUM 1988 (NAVD 88)

SKETCH OF ALTA/NSPS LAND TITLE SURVEY

NO.	REVISION	DATE	BY :
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5.	REMOVE ENCROACHMENT NO. 2 BARRED FIBER OPTIC LINE	7/31/23	JDS
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8.	UP-DATE SIDEWALK ELEV. AND LOCATE CONC. POWER POLE	1/26/24	DWS

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Department of Development Services
Division of Planning and Urban Design



TEL: 954.921.3471
FAX: 954.921.3347

October 18, 2023 LTR23-134

Kemissa Colin
Van Jackson, LLC
613 NW 3rd Avenue, Suite 104
Fort Lauderdale, FL 33311

Re: Zoning verification for 5142-15-02-1380 (303 S Federal Highway)

To whom it may concern:

The subject property has a Future Land Use designation of Regional Activity Center (RAC), and is zoned Federal Highway Medium-High Intensity Mixed-Use District (FH-2). The Federal Highway Medium-High Intensity Mixed-Use District is intended to encourage higher intensity mixed-use buildings which accommodate a diverse mix of commercial uses, large format or destination retail, and neighborhood commercial to support the residential uses; orient the highest intensity and ground floor commercial uses towards Federal Highway to enhance the corridor, creating a more urban environment with buildings on the street edge, continuous sidewalks, and active uses which promote pedestrian activity; improve setback fronting the golf course with landscape and multi-purpose or pedestrian paths to enhance the edge condition and create the Hollywood Beach Golf Course Greenway; encourage the creation of strong urban residential neighborhoods, providing an array of housing types; provide adequate and compatible transitions to protect the scale of adjacent residential neighborhoods; and encourage building frontages along 17th Avenue to reinforce the existing character. Enclosed is a copy of the Zoning and Land Development Regulations which outlines all the permitted uses and the minimum development standards for the Federal Highway Medium-High Intensity Mixed-Use District (FH-2) (Section 4.6). To view the City's Interactive Zoning and Land Use Map please use the following link: <http://hollywoodfl.org/1287/interactive-Zonine-and-Land-Use-Map-and>.

The property does not fall within the boundaries of any historic district; however, it falls under the jurisdiction of the Downtown Community Redevelopment Agency and under the Opportunity Zone overlay. Records show several planning and zoning petitions and they're attached. Code violation information may be viewed at www.Hollywoodfl.org under "Services." The number for the Office of Code Enforcement is 954-921-3061. Please contact the Building Department at 954-921-3335 for information regarding Certificates of Occupancy.

2600 Hollywood Boulevard
P.O. Box 229045
Hollywood, Florida
33022-9045
hollywoodfl.org

Page 1 of 2

Department of Development Services
Division of Planning and Urban Design



TEL: 954.921.3471
FAX: 954.921.3347

ZONING VERIFICATION FOR 5142-15-02-1380 (303 S FEDERAL HIGHWAY)

Any modifications to any existing structure or changes of use will require the issuance of Building Permits. The City of Hollywood requires any new construction or change of use to comply with all applicable codes and ordinances including, but not limited to, building occupancy codes, fire department code regulations, applicable zoning and land use laws, landscaping, parking requirements, provisions for applicable sanitary sewer, water, storm drainage and other utilities. A Certificate of Use is required for a New Business, Relocation of an Existing Business, New Owner of Business (Transfer of Ownership), and Rental of Apartment Units.

This letter is informational in nature. It should not be interpreted as either support for or opposition to any referenced development. If you have any additional questions, please contact the Planning Division at (954) 921-3471, Option 3.

Sincerely,



Laura Gomez
Associate Planner

Enclosures:
Zoning and Land Development Regulations Article 4, Section 4.6
Copy of the tax roll from Broward County Property Appraiser
Aerial photo
21-DPV-52
05-DPV-05
05-D-05a
03-DPV-05
03-D-05b
03-D-05c

2600 Hollywood Boulevard
P.O. Box 229045
Hollywood, Florida
33022-9045
hollywoodfl.org

Page 2 of 2

ZONING VERIFICATION LETTER NOTE:

1. THE ATTACHED ZONING VERIFICATION LETTER WAS PROVIDED BY THE CLIENT. THE LETTER IS COMPRISED OF PAGE 1 OF 2 AND PAGE 2 OF 2 TOGETHER WITH 138 UNNUMBERED PAGES OF ATTACHMENTS. THE ATTACHMENTS ARE NOT SHOWN DUE TO SPACE LIMITATIONS. IN ORDER TO HAVE A COMPLETE UNDERSTANDING OF THE ZONING ALL 140 PAGES OF THE ZONING LETTER SHOULD BE REVIEWED. STONER & ASSOCIATES HAS NOT REVIEWED THE ZONING LETTER OR THE ASSOCIATED ATTACHMENTS AND MAKES NO GUARANTEES OR WARRANTY AS TO THE ACCURACY OF THE INFORMATION CONTAINED THEREIN.

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ZONING LETTER ALTA/NSPS LAND TITLE SURVEY
THE TROPIC
303 S. FEDERAL HIGHWAY
HOLLYWOOD, BROWARD COUNTY, FLORIDA 33020

LAST DATE OF FIELD SURVEY	9/18/2020
DRAWN: DRL	
CHECKED: JDS	
BOOK/PAGES(S):	0085/017
	674/64-66 & 0085/017
	& DATA COLLECTOR

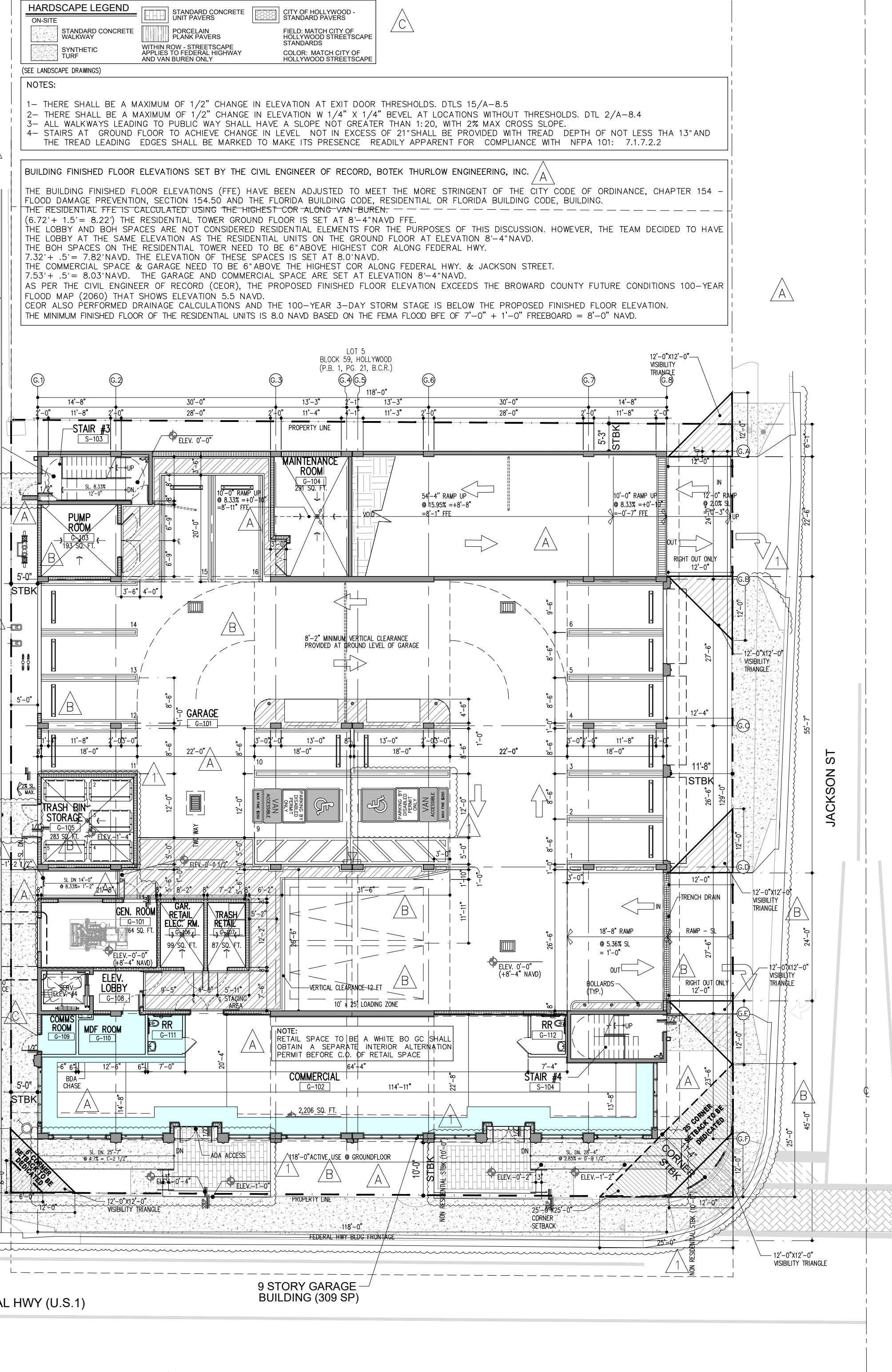
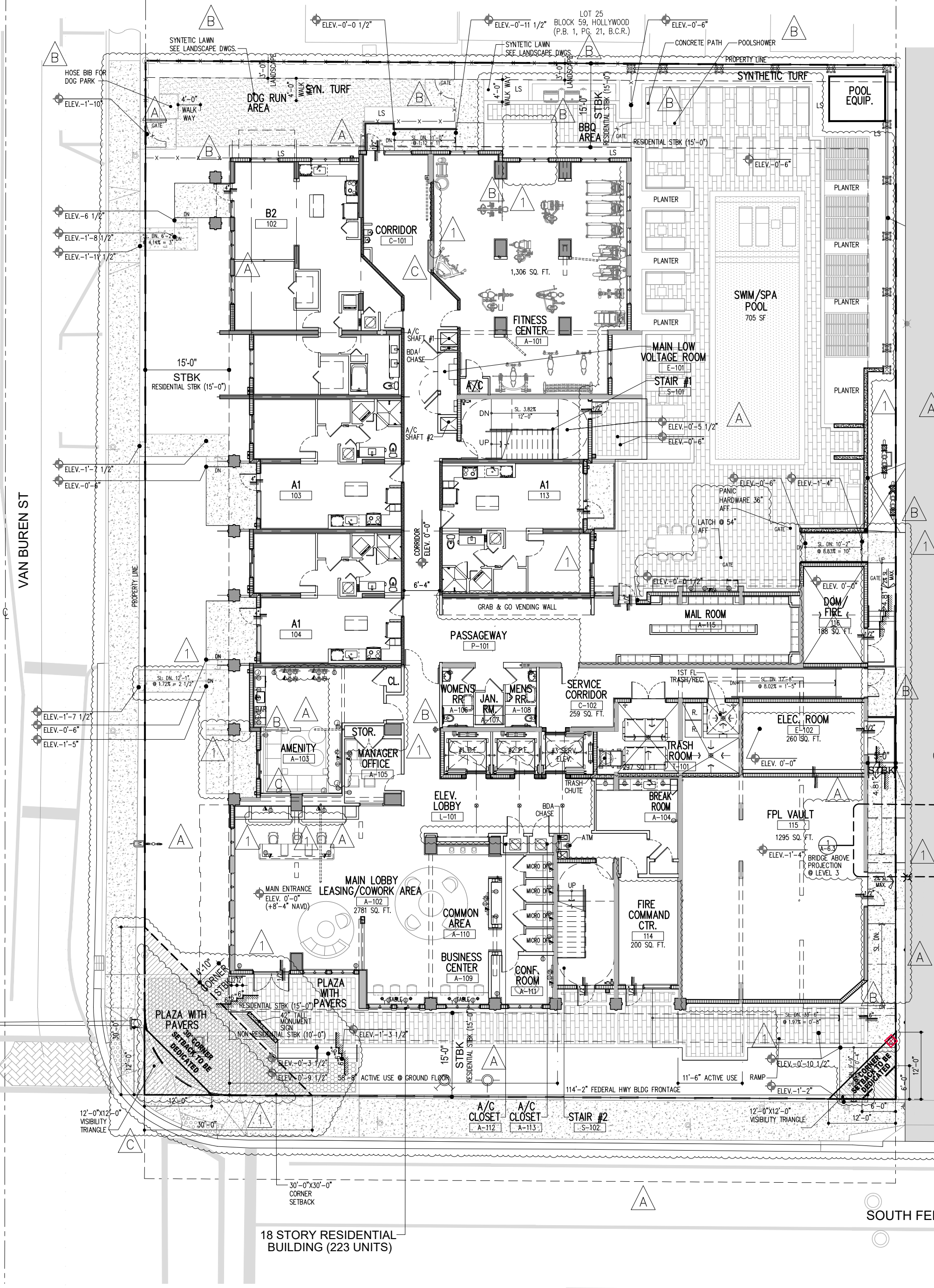
SEAL

PROJECT
21-9304

SHEET NO.
3 OF 3



ELEVATIONS SHOWN HEREON ARE BASED ON THE NORTH AMERICAN VERTICAL DATUM 1988 (NAVD 1988)



PROPERTY INFORMATION		SITE INFORMATION	
Property location	1744 Federal Highway, Hollywood, Florida	Required	Provided
Gross Lot Area	68,499 sf (1.58 ac)	4.75 max	4.75
Net Lot Area	44,375 sf (1.01 ac)	18 stories max (190')	18 stories (180')
Gross square footage (GSF)			
Floor Area Ratio (site located b/w Filmore & Monroe St)			
Building Height (from crown of road)			
Zoning district	Federal Highway Medium-High Intensity Mixed-use district (FH-2)		
Building type	Mixed use		
Green Building Certification	NGBS Bronze		
GENERAL DEVELOPMENT REGULATIONS			
Ground floor residential uses F.F.E	18" above sidewalk elevation and COR	Allowed	Provided
Ground floor commercial/retail uses F.F.E	Flush with sidewalk elevation		
Maximum tower length	300 ft	Federal Highway	105'-9"
Allowable Encroachments		Van Buren St	137'-10"
Balconies	75% of required setback		
Mechanical equipment	50% of required setback	Side interior	N/A
Parapets			
Base	10' max		N/A
Tower	15' max		15'-0"
FH-2 DISTRICT DEVELOPMENT REGULATIONS-MIXED USE BUILDING			
Minimum Setbacks			
Frontage			
All frontages	Base (55 ft)	Tower (+55')	
Side interior	Resi. Bldg	Garage	Resi. Bldg
Alley	Garage	Resi. Bldg	Garage
Maximum Setbacks			
Frontage	Ground Floor	Above ground floor	Ground Floor
Federal Highway	30 ft.	N/A	16'-3"
Minimum active uses			
Frontage	Ground Floor	Above ground floor	Ground Floor
Federal Highway (Residential & Garage combined)	60% (139'-2')	N/A	81% (188'-2')
Unit Mix			
Jr 1 Bedroom	538 sf	Area Provided	# of units
1 Bedroom	649 sf-699 sf		85 units
2 Bedrooms	1107 sf-1169 sf		17 units
3 Bedrooms	1121 sf-1426 sf		32 units
Total	650 avg sf/du	759 avg sf/du	223 units
Parking			
Required	# of units/square footage		# of spaces required
1bd units or less @ 1sp/du	174 units		174 sp
2bd units or more @ 1.5 sp/du	49 units		74 sp
Guests @ 1sp/10 units	223 units		23 sp
Commercial @ 3sp/1,000 sf	2,206 sf		278 sp
Total Required			307 sp
Total Provided			223 sp
Loading spaces			
Residential	50-100 units 1sp + 1 sp for each add. 100 unit or major fraction (10'W x 25'L x 14'HGT.)		2 sp @ (10'W x 25'L x 12'HGT.)
Total			2 sp
Loading Height - Variance Table			
Required	14ft		*Requested
Loading Height Variance Request*			12 ft*

Notes:
 1- ADA spaces provided (included in Total Provided): 9 sp
 2- Provided ADA spaces meet ADA Standards for Accessible design 4.1.2 (5)

845:H6B2:H62

Unit Type	Area	UNIT MIX PER LEVEL										Totals	% Totals		
		Balcony	Level 1	Level 2	Level 3	Level 4-7	Level 8	Level 9	Level 10-17	Level 18					
1 BD															
JR	538	51	0	5	5	(5)	20	5	5	(5)	40	5	85	38.1%	
A1	649	62	3	4	4	(4)	16	4	4	(4)	32	4	71	31.8%	
A1-MOD	699	59	0	1	1	(1)	4	1	1	(1)	8	1	17	7.6%	
B1-MOD	1,169	0	0	1	0	(0)	0	0	0	(0)	0	0	1	0.4%	
Sub-total	3,055	172											174	78.0%	
2 BD:															
B1	1,107	118	0	0	1	(1)	4	1	1	(1)	8	1	16	7.2%	
C1-MOD	1,133	50	1	0	0	(0)	0	0	0	(0)	0	0	1	0.4%	
Sub-total	2,240	168											17	7.6%	
3 BD:															
C1	1,412	50	0	1	1	(1)	4	1	1	(1)	8	0	16	7.2%	
C1-MOD2	1,447	50	0	1	1	(1)	4	1	1	(1)	8	0	16	7.2%	
Sub-total	2,859	100											32	14.3%	
Total/Building			4	13	13	(13)	52	13	13	(13)	104	11	223	100.0%	
Grand Total/Building (1)	8,154	440											223		

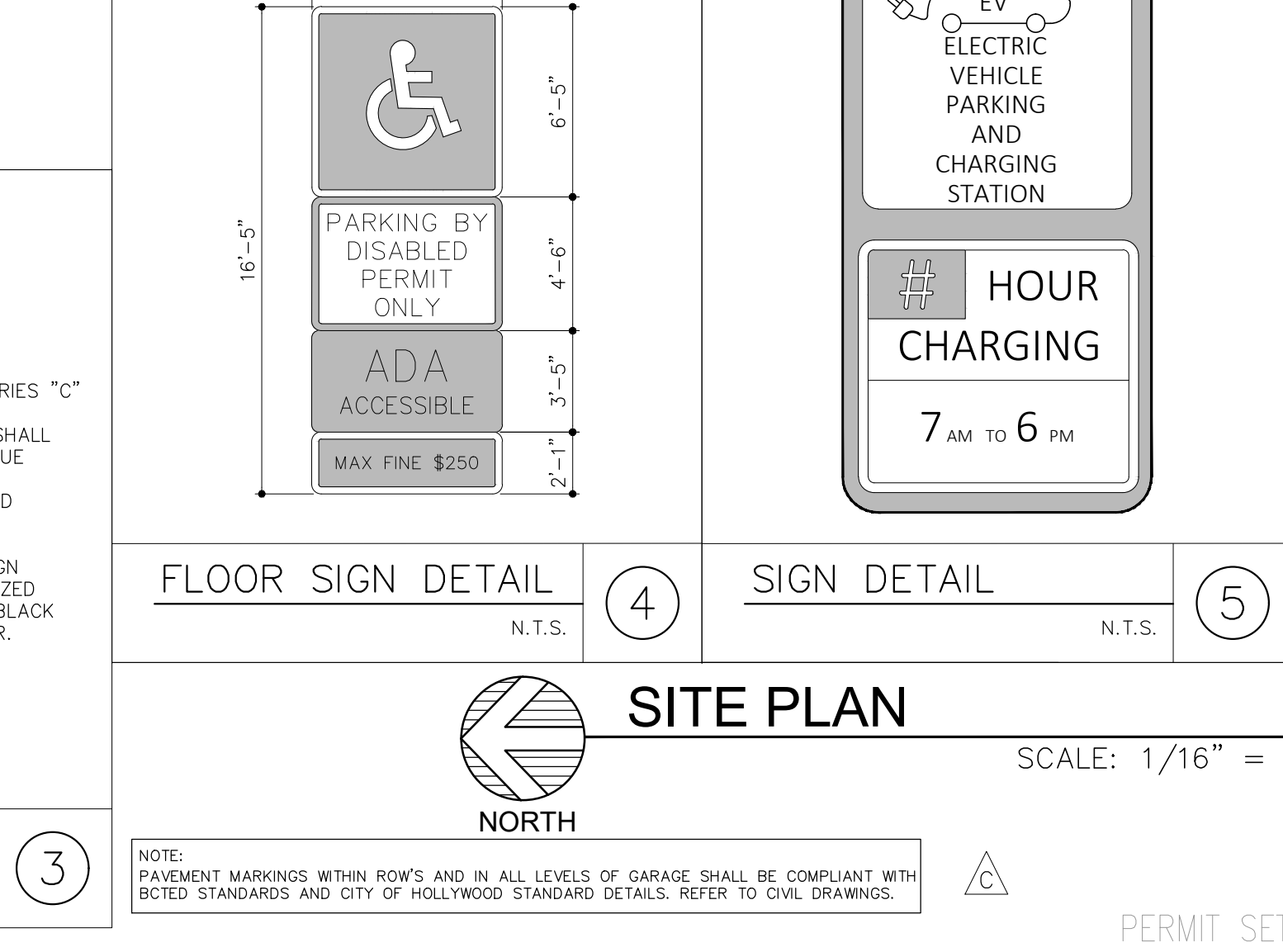
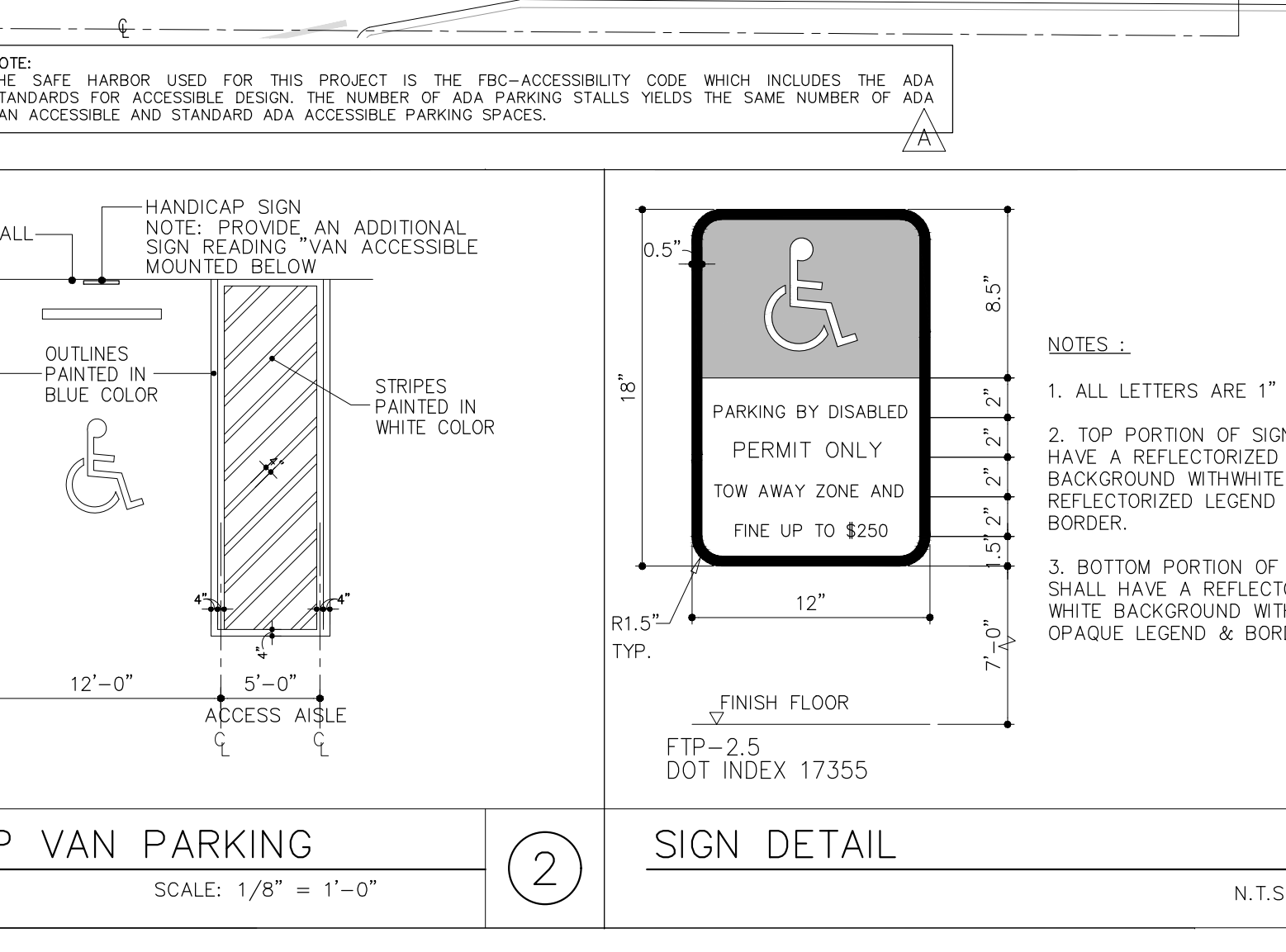
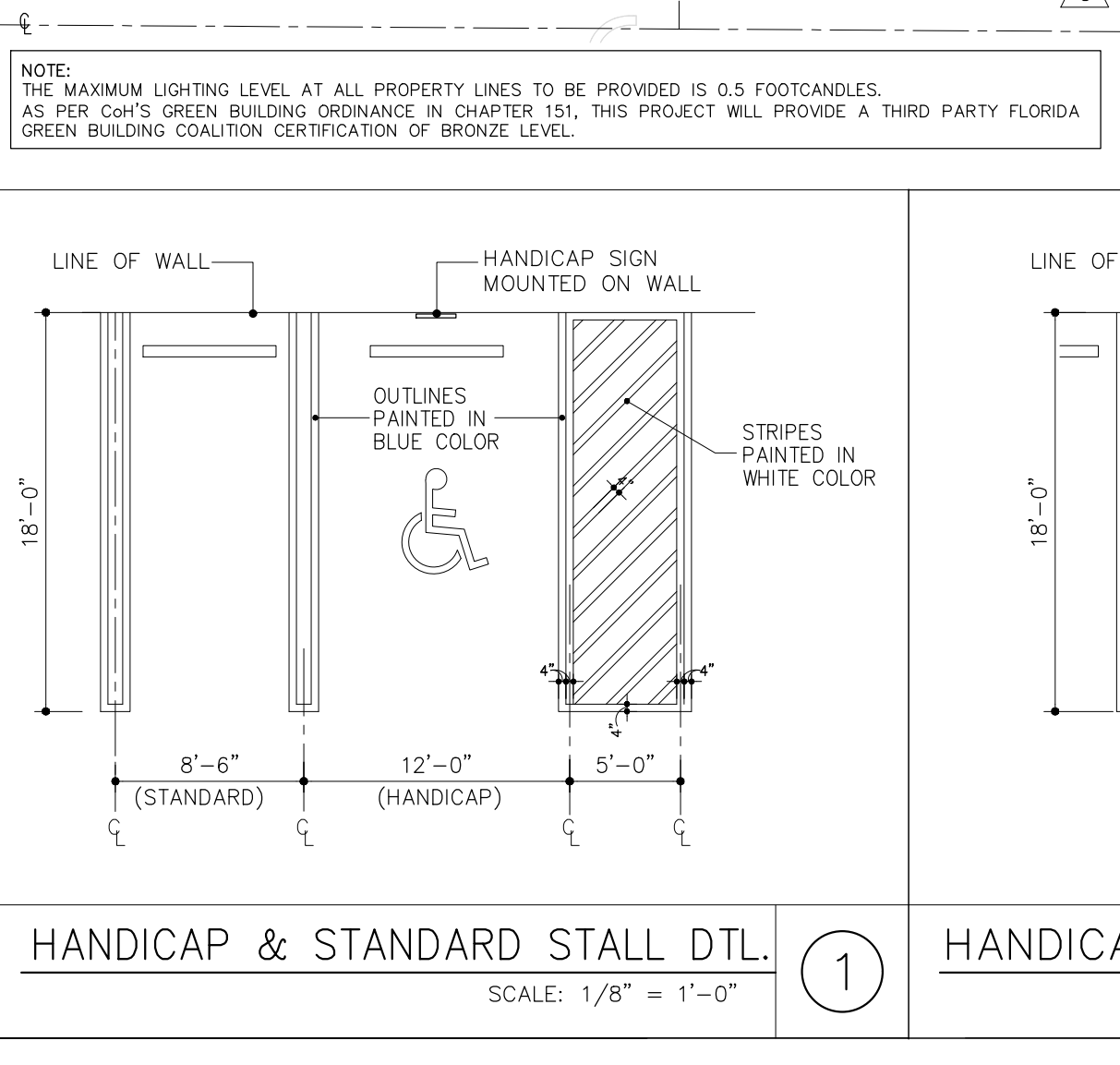
NOTES:
 PER 2020 FBC A T 208.2
 THE TOTAL NUMBER OF PARKING SPACES PROVIDED IN PARKING FACILITY 301-400
 NEED A MINIMUM OF 8 REQUIRED ACCESSIBLE PARKING SPACES. A TOTAL OF NINE (9) ADA PARKING SPACES
 ARE PROVIDED. SEE TABLE BELOW.

LEVEL	STD 8'-6"x16'-0"	PRKG 8'-6"x16'-0"	PRKG 9'-6"x18'-0"	PRKG 9'-6"x23'-0"	PRKG 11'-8"x23'-8"	VAN	ADA	TOTAL
1	10	4	0	0	0	2	0	16
2	24	9	3	0	0	0	1	37
3	26	9	3	0	0	0	1	39
4	26	10	3	0	0	0	1	40
5	26	10	3	0	0	0	1	40
6	26	10	3	0	0	0	1	40
7	26	10	3	0	0	0	1	40
8	26	9	3	0	0	0	1	39
9	3	12	1	0	0	0	0	16
TOTAL	193	83	22	0	0	2	7	307

PROVIDED 2 LOADING ZONES 10'X25'

EMERGENCY VEHICLE SUPPORT CAPABILITY
 FIRE DEPARTMENT ACCESS ROADS SHALL BE DESIGNED AND MAINTAINED TO SUPPORT A MINIMUM OF 32 TONS AND
 SHALL BE PROVIDED WITH A SURFACE SUITABLE FOR ALL-WEATHER DRIVING CAPABILITIES PER THE FLORIDA FIRE
 PREVENTION CODE NFPA 1-18.2.3.4.5

NOTE:
 FIRE DEPARTMENT ACCESS / EMERGENCY VEHICLES ACCESS, LANE WITH TURN-AROUND PROVISIONS, DEAD-END
 DIMENSION, SET-UP SITES, TURNING RADIUS IN CONFORMANCE WITH FPPC 1: CHAPTER 18



PERMIT COMMENTS RESPONSES 07/13/2022
 PERMIT COMMENTS RESPONSES & COORDINATION 02/28/2023
 PERMIT COMMENTS RESPONSES & COORDINATION 06/13/2023
 GEN. COND. / OWNER REVISIONS 04/19/2024

BY

THE TROPIC
 AFFILIATED DEVELOPMENT
 PROJECT LOCATED AT:
 303 S. FEDERAL HIGHWAY, HOLLYWOOD, FL 33020

MSA ARCHITECTS, INC.
 AAC000895
 8950 SW 74th COURT
 MIAMI, FLORIDA 33156
 (305) 273-9911

MSA ARCHITECTS ARCHITECTURE & PLANNING

DRAWN DATE 08/23/2021
 SCALE AS SHOWN
 JOB NO. 1986.PRJ
 SHEET TITLE: SITE PLAN
 SHEET NUMBER: SP-1

PERMIT SET - 06/13/2023

OPTION #1



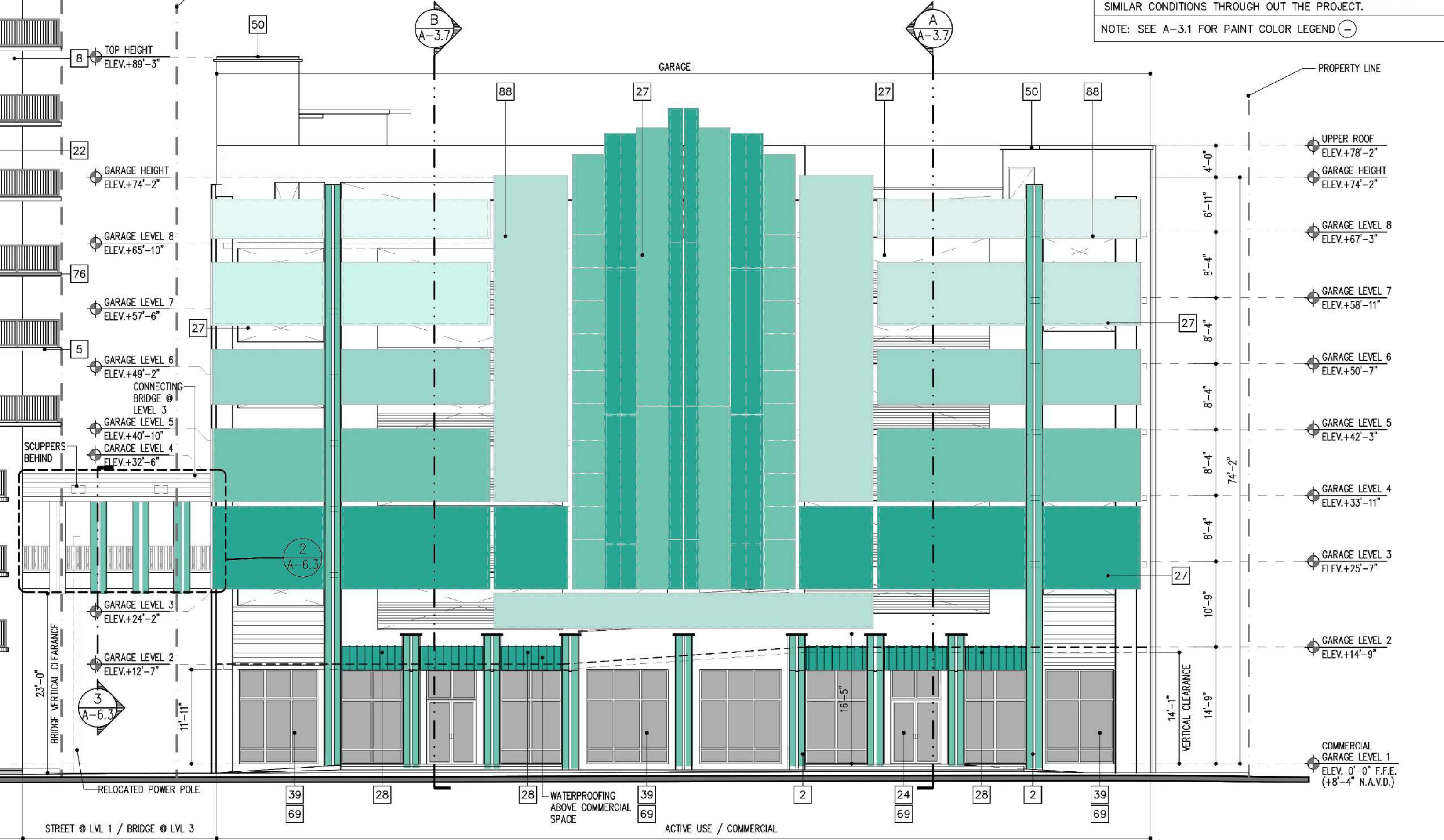
KEY PLAN
SCALE: N.T.S.

NORTH

NOTE: ANY CHANGES TO THE DESIGN, INCLUDING BUT NOT LIMITED TO MASSING, ARCHITECTURAL TREATMENT, MATERIALS, TEXTURE, OR EXTERIOR FINISHING, SHALL REQUIRE PLANNING REVIEW AND MAY BE SUBJECT TO BOARD APPROVAL. ALL FIELD CHANGES NOT PREAPPROVED BY THE PLANNING DIVISION MAY RESULT IN REMOVAL, AND MAY BE SUBJECT TO BOARD CONSIDERATION.

Mesh Façade Total	
North Elevation	572 Sq. FT
South Elevation	5,344 Sq. FT
East Elevation	628 Sq. FT
West Elevation	6,195 Sq. FT
Totals	12,739 Sq. FT

- ELEVATION/WALL SECTION LEGEND**
THIS LEGEND IS AN MSA ARCHITECTS STANDARD KEY NOTES LIST FOR WALL SECTIONS, NOT ALL KEY NOTES APPLY.
- CONCRETE STRUCTURE (REFER TO STRUCT.)
 - CONCRETE COLUMN (REFER TO STRUCT.)
 - CONCRETE SLAB ON FILL OVER VAPOR/ GAS BARRIER ON COMPACTED FILL (REFER TO STRUCTURAL)
 - COMPACTED FILL
 - CONCRETE SLAB (REFER TO STRUCTURAL)
 - CONCRETE BEAM (REFER TO STRUCTURAL)
 - CONCRETE GRADE BEAM (REFER TO STRUCT. DRAWINGS)
 - 5/8" LITE TEXTURED STUCCO FINISH W/ (2) LAYERS ACRYLIC PAINT & (1) LAYER PRIMER.
 - SKIM COAT FINISH (PLASTER-INT. OR STUCCO-EXT.)
 - IMPACT ALUM. SWING DOOR (SUBMIT SHOP DWG'S)
 - IMPACT HOLLOW MTL. ENTRY DOOR (SUBMIT SHOP DWG'S) (FRAME)
 - SOUND BATT INSULATION
 - ROLL-UP DOOR (SUBMIT SHOP DRAWINGS)
 - PAINTED EXPOSED CONCRETE
 - CONT. STUCCO DRIP AT ALL BALCONY CEILINGS
 - ALUM. PICKET GUARD RAILING 3'-6" TO MATCH ADJACENT RAILING (COLOR _____) 4'-0" AT POOL DECK LOCATIONS (SUBMIT SHOP DRAWINGS BY LICENSED ENGINEER)
 - 8" CONCRETE BLOCK WALL
 - CONCRETE STAIRS (SEE STRUCTURALS)
 - ALUMINUM HANDRAIL AT 2'-10" ABOVE TREAD.
 - ALUM. SLAT RAILING/GATE (COLOR _____)
 - CORRIDOR SOFFIT
 - ALUM./GLASS SLIDING IMPACT DOOR _____ FRAME (SUBMIT SHOP DWG'S)
 - PRECAST CONC. LINTEL
 - DOOR (SEE SCHEDULE)
 - GYP. BD. OVER MTL. STUD PARTITION (REFER TO SERIES 2 FOR WALL TYPE)
 - 8" CMU BLOCK WALL PARAPET.
 - OPENING (TYP.)
 - METAL CANOPY (SUBMIT SHOP DWG'S)
 - CONCRETE EYEBROW UNDERSIDE W/ SMOOTH STUCCO FINISH W/ (2) LAYERS PAINT & (2) LAYERS PRIMER.
 - NOT USED.
 - CONCRETE PILE (SEE STRUCT. DWG'S)
 - RAIN WATER LEADER (RWL)
 - ALUM. DECORATIVE GUARD RAILING 3'-6" TYP. (COLOR _____)
 - VENTILATION ALUMINUM LOUVER (SUBMIT SHOP DWG'S FOR REVIEW)
 - PRECAST CONC SILL
 - UNDERSIDE OF SLAB FINISH (SEE FIN. SCHEDULE)
 - I.P.O ROOF SYSTEM AND INSUL. R=19 OR R=30 REFER TO ENERGY CALCS. (SEE ROOF PLANS)
 - FINISH FLOOR (SEE SCHEDULE)
 - IMPACT ALUM./GLASS WINDOW IMPACT _____ FRAME (SUBMIT SHOP DWG'S)
 - ALUMINUM DECORATIVE AWNING (METAL AWNING)
 - 50 STC & IIC IN AREAS WITH HARD FLOORS.
 - EXPOSED CONCRETE/BLOCK.
 - CONCRETE CAP (SEE STRUCT. DWG'S)
 - CONCRETE SIDEWALK (REFER TO LANDSCAPE & CIVIL DWG'S)
 - VEHICULAR/PEDESTRIAN SAFEGUARD CABLE RAILING SYSTEM (SEE STRUCT. DWG'S)
 - NOT USED.
 - EXPANSION JOINT W/ COVER.
 - NOT USED.
 - 1/2" G.W.B FI-FOIL INSUL ON 1 5/8" MTL FURRING @ 2'-0" O.C. R=7.1 (REFER TO ENERGY CALCULATIONS)
 - ROOF CONCRETE SLAB.
 - ORNATE ALUM. GUARDRAILING 3'-6" TYP. COLOR _____
 - GLASS RAILING (SEE DTL. 15/A-8.3)
 - CMU PIER.
 - NOT USED.
 - R=30 FIBERGLASS BATT INSULATION.
 - PREMOLDED JOINT FILLER.
 - ROOF DRAIN.
 - EMERGENCY OVERFLOW SCUPPER (SEE DTL. 18/A-8.3)
 - METAL EGG-GRATE FRAMING.
 - GWB CEILING OVER MTL. FRAMING.
 - XYPEX SEALER.
 - IMPACT RATED ALUMINUM STOREFRONT SYSTEM.
 - PAVERS ON SAND BED OR CONC. SLAB. (SEE LANDSCAPE DWG'S)
 - SIGNAGE (BY OTHERS)
 - FLUID APPLIED ROOFING TREMCO VULKEM 350 NF (NO. 17-0406.02)
 - RIGID INSULATION 3 3/4".
 - CMU PRIVACY WALL.
 - VEHICULAR BARRIER WALL.
 - STRUCTURAL STEEL SYSTEM (G.C. TO COORD. W/ STOREFRONT SYS.)
 - NOT USED.
 - MUD SET PAVER FINISH OVER W.P. MEMBRANE OVER STR. SLAB. (SEE LANDSCAPE DWG'S)
 - 7/8" SMOOTH STUCCO TRIM OVER 8" CMU.
 - POST TENSION GARAGE (REFER TO STRUCT. DRAWINGS)
 - NOT USED.
 - COLLECTOR, DOWNSPOUT & SPLASH BLOCK.
 - DRYER & BATH EXHAUST OR OUTSIDE-AIR INTAKE (REFER TO SERIES 2 BUILDING PLANS, SERIES 4 UNIT PLANS & MEP PLANS)
 - SIKALASTIC 710/715/735AL TRAFFIC COATING
 - SUSPENDED ACOUSTICAL CLG.
 - TREMCO VULKEM 350/351 WATER PROOFING SYSTEM. TURN 8" UP WALL UNDER STUCCO
 - STUCCO FINISH ON SELF FURRING GALVANIZED RIB LATH PAPER BACKED ON 5/8" CDX FIRE RETARDANT PLYWOOD SHEATHING ATTACHED TO FIRE FABRICATED FIRE RETARDANT WOOD TRUSSES.
 - NEON COLOR LED STRIP LIGHT W/ PVC CONCEALED FRAME (OWNERS LIGHTING)
 - TOOLED STUCCO SCORELINE (1/4" x 1"W)
 - RAISED STUCCO / FOAM BAND (U.N.O.) (SEE DETAIL _____ SHEET A-____)
 - 5/8" SMOOTH STUCCO FINISH W/ (2) LAYERS ACRYLIC PAINT & (1) COAT PRIMER.
 - LIGHT FIXTURE (REFER TO ELECT. PLANS)
 - WRAP W/ BREAK MTL.-SEAL ALL SIDES W/ CONTINUOUS SILICONE SEALANT.
 - CONCRETE PILE (REFER TO STRUCTURAL DRAWINGS)
 - GRAPHIC SCREEN (SEE SPEC. SHEET A-3.3 & DETAILS ON)
 - STUCCO WITH SCORED LINES ON PARAPET (SUBMIT SHOP DRAWINGS BY LICENSED ENGINEER)
 - WINDOW TAGS (REFER TO WINDOW SCHEDULES FOR DETAILS)
- NOTE: CONDITIONS SHOWN ON THIS DRAWING ARE TYPICAL AT ALL SIMILAR CONDITIONS THROUGH OUT THE PROJECT.
NOTE: SEE A-3.1 FOR PAINT COLOR LEGEND



TOTAL WALL AREA AT WEST GARAGE ELEVATION = 8,324 SQ. FT.
SURFACE CONC. WALL AREA AT WEST ELEVATION = 3,814 SQ. FT.
OPENINGS AT WEST ELEVATION = 4,510 SQ. FT.
% OF OPENING PROVIDED AT WEST ELEVATION = 54.17 %
54.17 % - 50% OF PROPOSED MESH FABRIC SCREEN = 27.09 % OPEN AIR PROVIDED

CLARIFICATION - 2020 FBC § SECTION 406.5.2 OPENINGS.
FOR NATURAL VENTILATION PURPOSES OF THE GARAGE THE 2020 FBC § SECTION 406.5.2 EXCEPTION NOTES THAT OPENINGS ARE NOT REQUIRED TO BE DISTRIBUTED OVER 40 PERCENT OF THE BUILDING PERIMETER WHERE THE REQUIRED OPENINGS ARE UNIFORMLY DISTRIBUTED OVER TWO OPPOSING SIDES OF THE BUILDING WHERE 200K OPENINGS ARE PROVIDED. THE BUILDING DESIGN EXCEEDS 40K AND ASSUMES THAT THE GRAPHIC SCREEN WILL NOT REDUCE THE OPENINGS MORE THAN 50%.

BUILDING ELEVATION

SCALE 3/32"=1'-0"

WEST ELEVATION

PERMIT COMMENTS RESPONSES 07/13/2022 & COORDINATION 02/26/2023
PERMIT COMMENTS RESPONSES & COORDINATION 06/13/2023
FPL VULT REVISION 07/16/2024

BY

THE TROPIC
FOR:
AFFILIATED DEVELOPMENT
PROJECT LOCATED AT:
303 S. FEDERAL HIGHWAY, HOLLYWOOD, FL 33020

MSA ARCHITECTS, INC.
AAC000895
8950 SW 7th COURT
MIAMI, FLORIDA 33156
(305) 273-9911

MSA ARCHITECTS
ARCHITECTURE & PLANNING

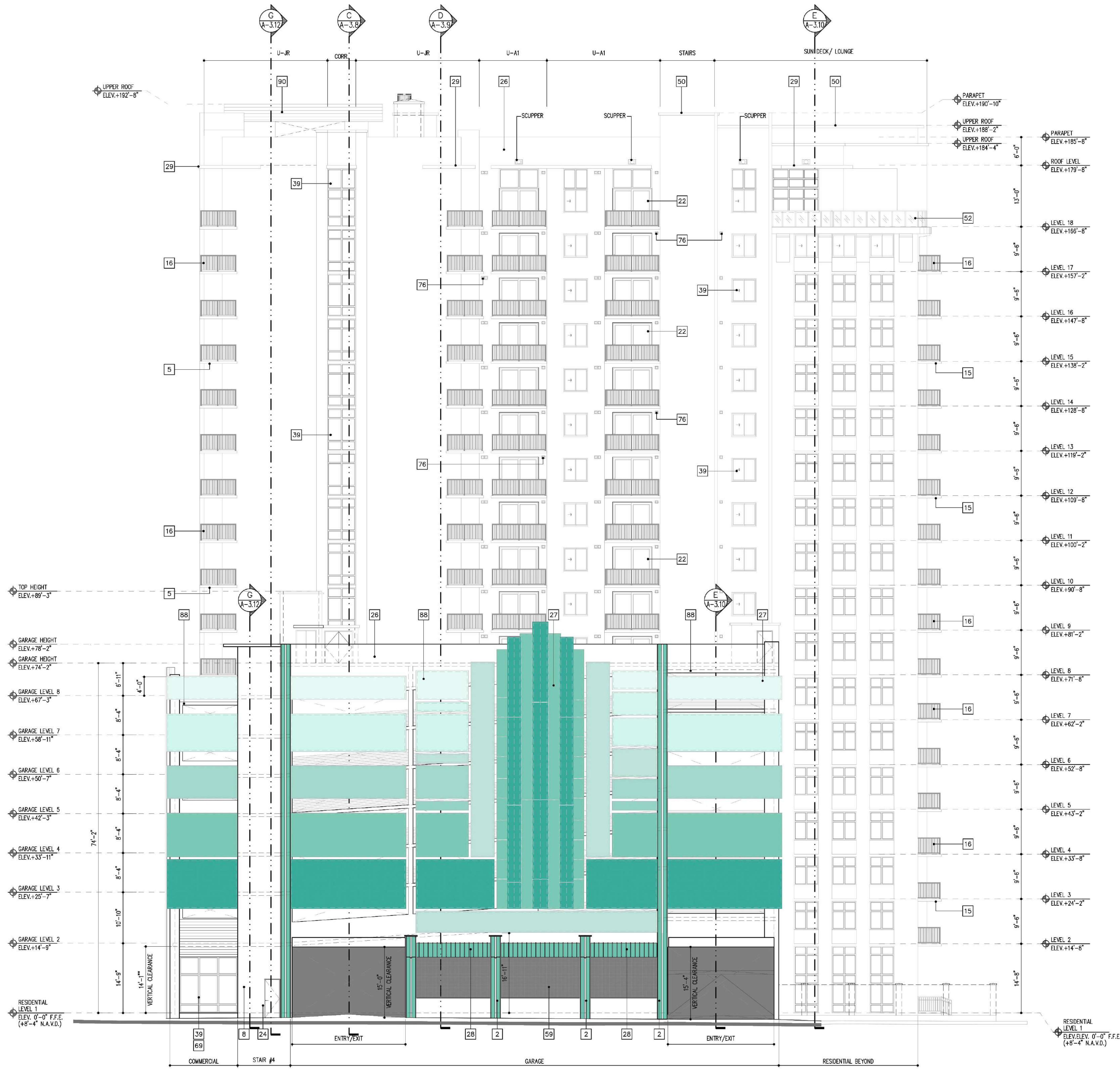
GEORGE L. MOURIZ
AR0007806

ARCHITECT'S BUILDING CODE STATEMENT: TO THE BEST OF THE ARCHITECT'S KNOWLEDGE THE PLANS AND SPECIFICATIONS COMPLY WITH THE FLORIDA BUILDING CODE SEVENTH EDITION (2020) AND THE APPLICABLE FIRE SAFETY STANDARDS AS DETERMINED BY THE LOCAL AUTHORITY AND CHAPTER 633 FLORIDA STATUTES.

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DRAWN: 08/23/2021
DATE: 08/23/2021
SCALE: AS SHOWN
JOB NO.: 1986.PRJ
SHEET TITLE: BUILDING ELEVATION
SHEET NUMBER: A-3.1

PERMIT SET - 06/13/2023



Mesh Façade Total	
North Elevation	572 Sq. FT
South Elevation	5,344 Sq. FT
East Elevation	628 Sq. FT
West Elevation	6,195 Sq. FT
Totals	12,739 Sq. FT



KEY PLAN
SCALE: N.T.S.
NORTH

2 SOUTH ELEVATION

TOTAL WALL AREA AT SOUTH GARAGE ELEVATION = 10,041 SQ. FT.
 SURFACE CONC. WALL AREA AT SOUTH ELEVATION = 4,203 SQ. FT.
 OPENINGS AT SOUTH ELEVATION = 5,838 SQ. FT.
 % OF OPENING PROVIDED AT SOUTH ELEVATION = 58.14 %
 58.14 % - 50% OF PROPOSED MESH FABRIC SCREEN = 29.07 % OPEN AIR PROVIDED

CLARIFICATION - 2020 FBC B SECTION 406.5.2 OPENINGS.
 FOR NATURAL VENTILATION PURPOSES OF THE GARAGE THE 2020 FBC B SECTION 406.5.2 EXCEPTION NOTES THAT OPENINGS ARE NOT REQUIRED TO BE DISTRIBUTED OVER 40 PERCENT OF THE BUILDING PERIMETER WHERE THE REQUIRED OPENINGS ARE UNIFORMLY DISTRIBUTED OVER TWO OPPOSING SIDES OF THE BUILDING WHERE 20% OPENINGS ARE PROVIDED. THE BUILDING DESIGN EXCEEDS 40% AND ASSUMES THAT THE GRAPHIC SCREEN WILL NOT REDUCE THE OPENINGS MORE THAN 50%.

BUILDING ELEVATION

REFER TO SHEET A-3.1 FOR ELEVATION/WALL SECTION LEGEND & MATERIALS

SCALE 3/32"=1'-0"

PERMIT SET - 06/13/2023

ARCHITECT'S BUILDING CODE STATEMENT: TO THE BEST OF THE ARCHITECT'S KNOWLEDGE THE PLANS AND SPECIFICATIONS COMPLY WITH THE FLORIDA BUILDING CODE SEVENTH EDITION (2020) AND THE APPLICABLE FIRE SAFETY STANDARDS AS DETERMINED BY THE LOCAL AUTHORITY AND CHAPTER 633 FLORIDA STATUTES.

PERMIT COMMENTS RESPONSES 07/13/2022
 PERMIT COMMENTS RESPONSES & COORDINATION 02/28/2023
 PERMIT COMMENTS RESPONSES & COORDINATION 06/13/2023

FPL VAULT REVISION 07/16/2024

THE TROPIC
 FOR:
 AFFILIATED DEVELOPMENT
 PROJECT LOCATED AT:
 303 S. FEDERAL HIGHWAY, HOLLYWOOD, FL 33020

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MSA ARCHITECTS
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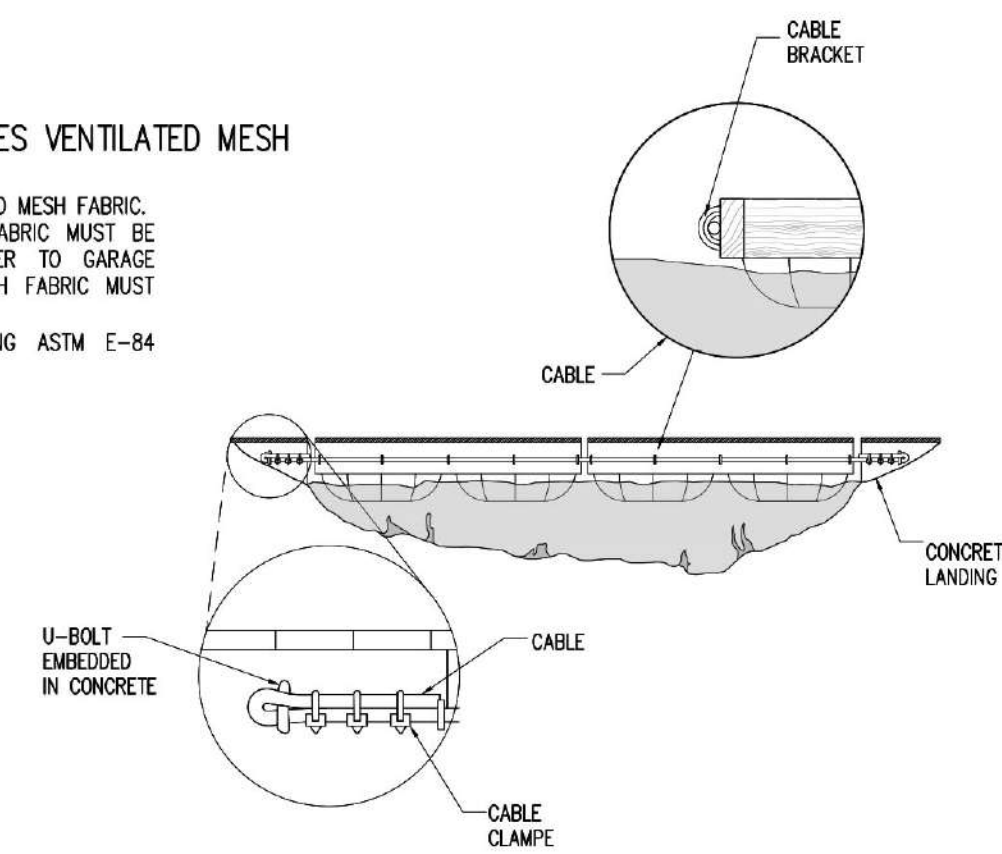
DRAWN: 08/23/2021
 DATE: AS SHOWN
 SCALE: 1986.PRJ
 JOB NO.:
 SHEET TITLE: BUILDING ELEVATION
 SHEET NUMBER: A-3.2



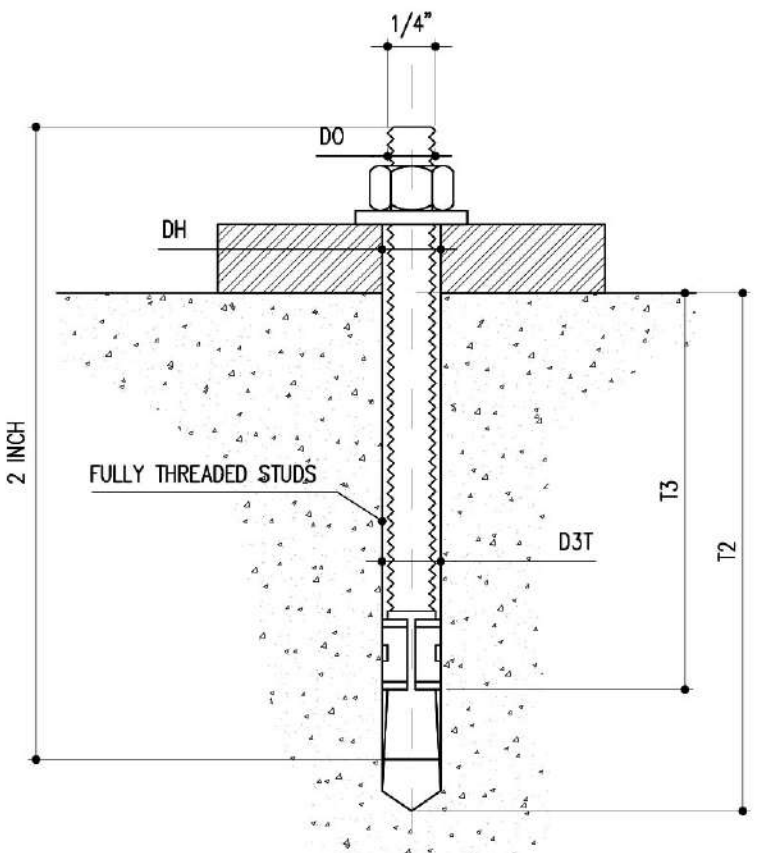
KEY PLAN
SCALE: N.T.S.
NORTH

GRAPHIC SCREEN - TYPE 1A-PES VENTILATED MESH

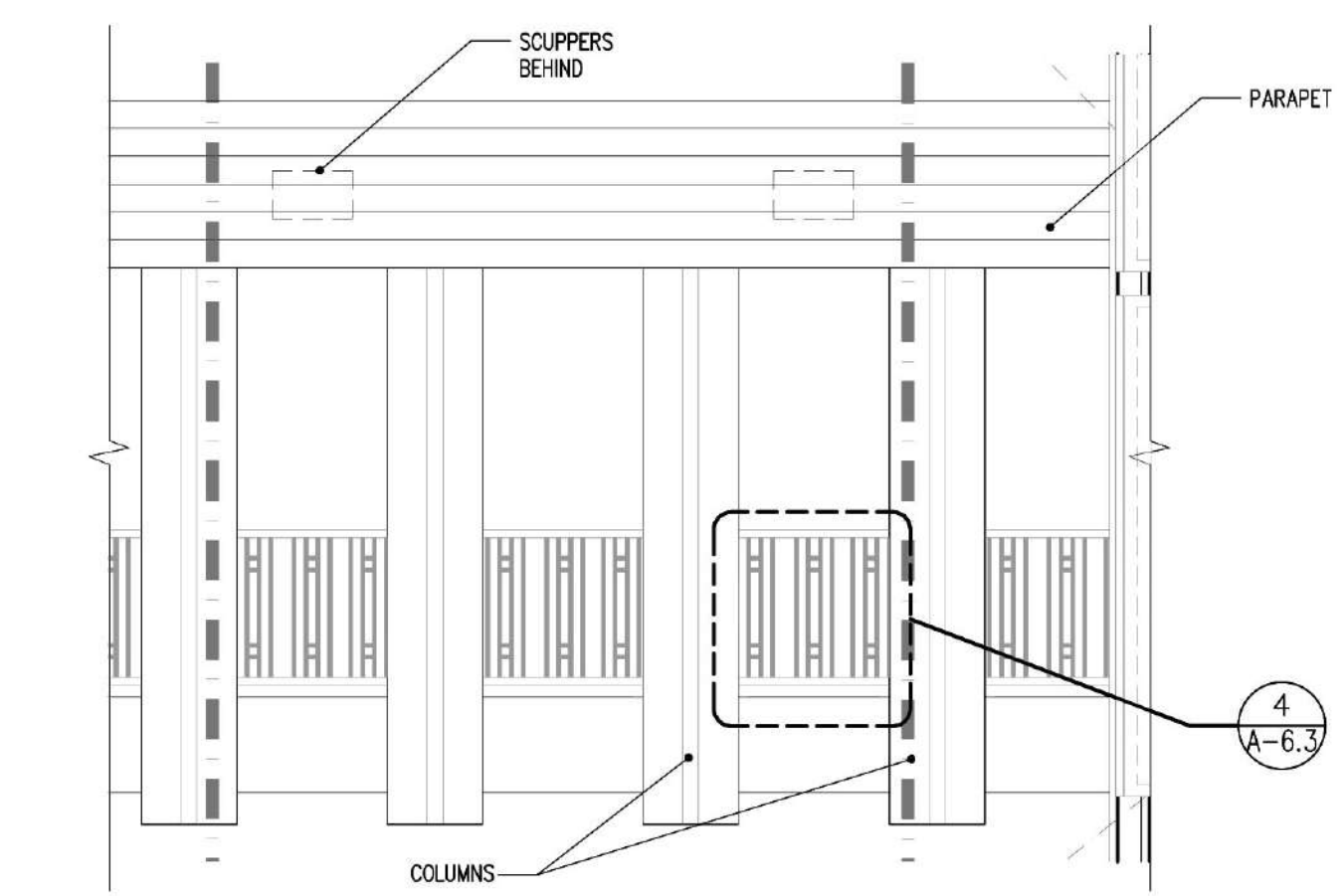
- a. POLYVINYL COATED POLYESTER VENTILATED MESH FABRIC.
- b. CUSTOM GRAPHIC APPLIED TO MESH FABRIC MUST BE NOT LESS THAN 50% OPEN - REFER TO GARAGE CALCULATIONS FOR LIMITATIONS - MESH FABRIC MUST MAINTAIN THE GARAGE AS OPEN.
- c. FIRE RATING: FIRE RESISTANT (PASSING ASTM E-84 "CLASS A" AND NFPA 701)
- d. WARRANTY: 10 YEARS
- e. EXPECTED LIFE CYCLE: 20 YEARS
- f. 100% RECYCLABLE MATERIAL



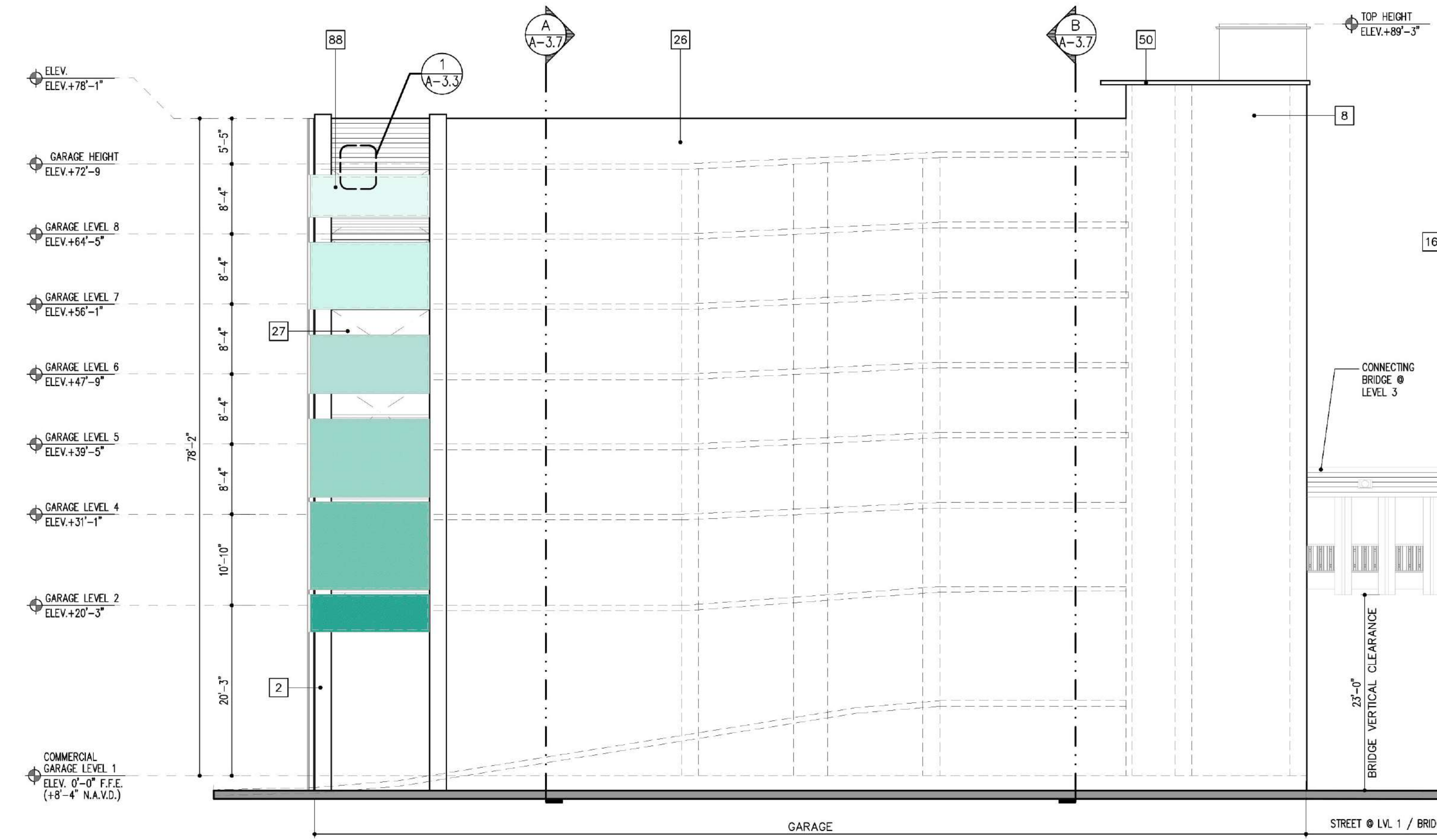
1 DET. SCREEN 1
SCALE: N.T.S.



2 DET. SCREEN 2
SCALE: 12" = 1'-0"



3 BRIDGE ELEVATION DETAIL
SCALE: 1/4" = 1'-0"

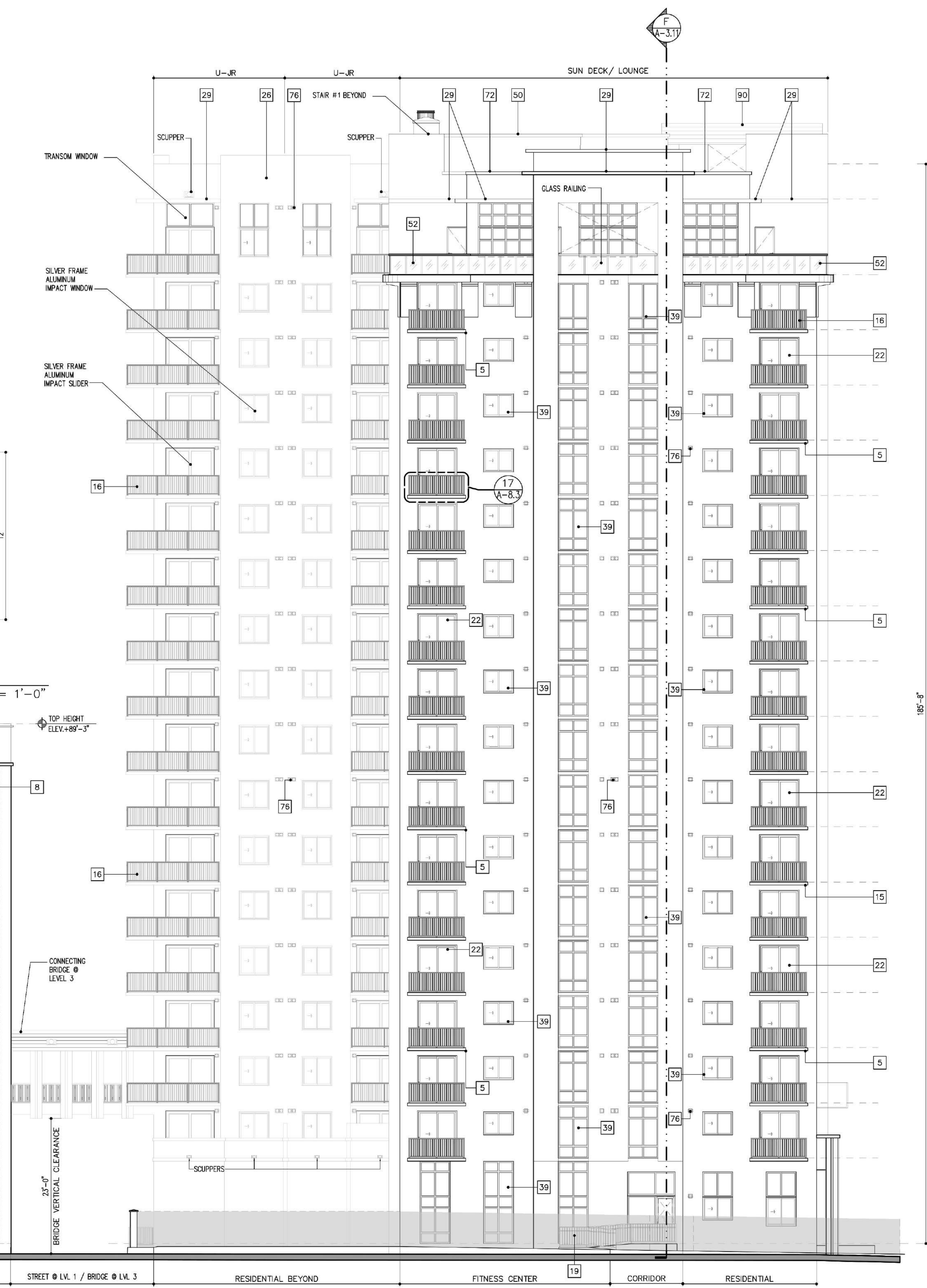


4 EAST ELEVATION

Mesh Façade Total	
North Elevation	572 Sq. FT
South Elevation	5,344 Sq. FT
East Elevation	628 Sq. FT
West Elevation	6,195 Sq. FT
Totals	12,739 Sq. FT

TOTAL WALL AREA AT EAST ELEVATION = 9,360 SQ. FT.
 SURFACE CONC. WALL AREA AT EAST ELEVATION = 8,804 SQ. FT.
 OPENINGS AT EAST ELEVATION = 556 SQ. FT.
 % OF OPENING PROVIDED AT SOUTH ELEVATION = 5.94 %
 5.94 % - 50% OF PROPOSED MESH FABRIC SCREEN = 2.97 % OPEN AIR PROVIDED

CLARIFICATION - 2020 FBC SECTION 406.5.2 OPENINGS.
 FOR NATURAL VENTILATION PURPOSES OF THE GARAGE THE 2020 FBC SECTION 406.5.2 EXCEPTION NOTES THAT OPENINGS ARE NOT REQUIRED TO BE DISTRIBUTED OVER 40 PERCENT OF THE BUILDING PERIMETER WHERE THE REQUIRED OPENINGS ARE UNIFORMLY DISTRIBUTED OVER TWO OPPOSING SIDES OF THE BUILDING WHERE 20% OPENINGS ARE PROVIDED. THE BUILDING DESIGN EXCEEDS 40% AND ASSUMES THAT THE GRAPHIC SCREEN WILL NOT REDUCE THE OPENINGS MORE THAN 50%.



BUILDING ELEVATION

SCALE 3/32" = 1'-0"

REFER TO SHEET A-3.1 FOR ELEVATION/WALL SECTION LEGEND & MATERIALS

PERMIT SET - 06/13/2023

NO.	DATE	DESCRIPTION
1	07/13/2022	PERMIT COMMENTS RESPONSES
2	02/28/2023	PERMIT COMMENTS RESPONSES & COORDINATION
3	06/13/2023	PERMIT COMMENTS RESPONSES & COORDINATION
4	07/16/2024	FPL VAULT REVISION

THE TROPIC
 AFFILIATED DEVELOPMENT
 PROJECT LOCATED AT:
 303 S. FEDERAL HIGHWAY, HOLLYWOOD, FL 33020

GEORGE L. MOURIZ
 ARCHITECT
 AR0007806

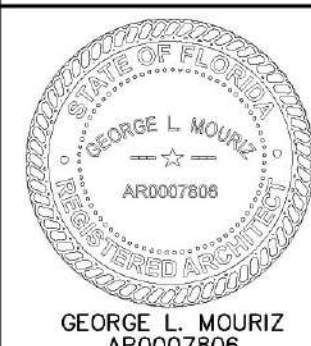
MSA ARCHITECTS, INC.
 ARCHITECTURE & PLANNING

8950 SW 7th COURT
 MIAMI, FLORIDA 33156
 (305) 273-9911

DRAWN	08/23/2021
DATE	AS SHOWN
SCALE	1986.PRJ
JOB NO.	
SHEET TITLE:	BUILDING ELEVATION
SHEET NUMBER:	A-3.3

PERMIT COMMENTS RESPONSES 07/13/2022	BY
PERMIT COMMENTS RESPONSES & COORDINATION 02/28/2023	
PERMIT COMMENTS RESPONSES & COORDINATION 06/13/2023	
FPL WALL REVISION 07/18/2024	

THE TROPIC
 FOR:
 AFFILIATED DEVELOPMENT
 PROJECT LOCATED AT:
 303 S. FEDERAL HIGHWAY, HOLLYWOOD, FL 33020



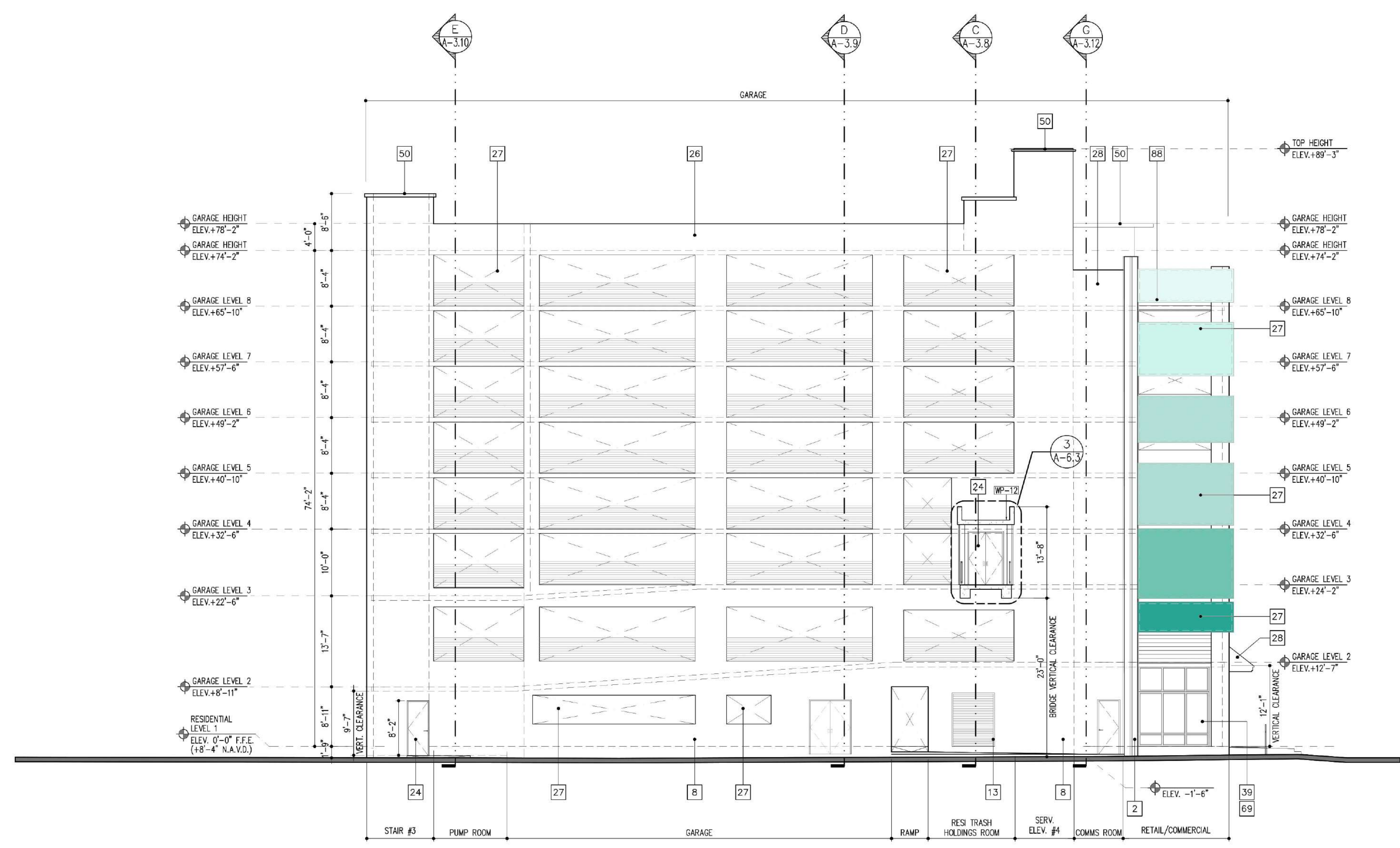
GEORGE L. MOURIZ
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DRAWN	08/23/2021
DATE	AS SHOWN
SCALE	1986.PRJ
JOB NO.	
SHEET TITLE:	BUILDING ELEVATION
SHEET NUMBER:	A-3.6

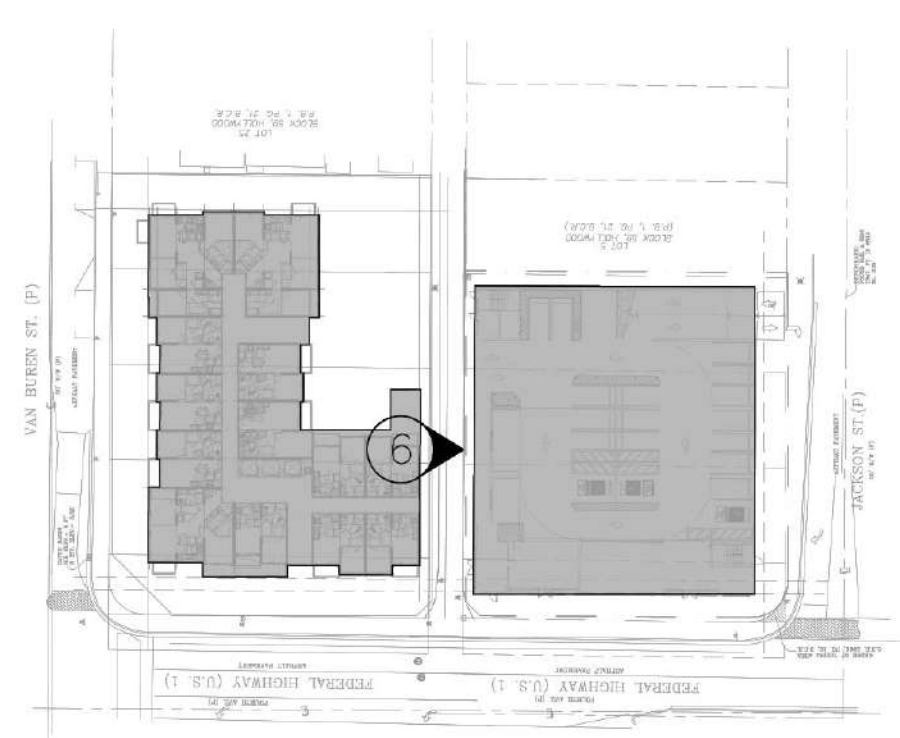


6 NORTH ELEVATION (GARAGE)

TOTAL WALL AREA AT NORTH ELEVATION =	9,907 SQ. FT.
SURFACE CONC. WALL AREA AT NORTH ELEVATION =	5,102 SQ. FT.
OPENINGS AT NORTH ELEVATION =	4,805 SQ. FT.
% OF OPENING PROVIDED AT SOUTH ELEVATION (100%) =	44.36%
% OF OPENING PROVIDED AT SOUTH ELEVATION WITH MESH FABRIC =	4.14%
4.14% - 50% OF PROPOSED MESH FABRIC SCREEN =	2.07%
TOTAL OF OPENING PROVIDED AT SOUTH ELEVATION =	46.43%

CLARIFICATION - 2020 FBC B SECTION 406.5.2 OPENINGS. FOR NATURAL VENTILATION PURPOSES OF THE GARAGE THE 2020 FBC B SECTION 406.5.2 EXCEPTION NOTES THAT OPENINGS ARE NOT REQUIRED TO BE DISTRIBUTED OVER 40 PERCENT OF THE BUILDING PERIMETER WHERE THE REQUIRED OPENINGS ARE UNIFORMLY DISTRIBUTED OVER TWO OPPOSING SIDES OF THE BUILDING WHERE 20% OPENINGS ARE PROVIDED. THE BUILDING DESIGN EXCEEDS 40% AND ASSUMES THAT THE GRAPHIC SCREEN WILL NOT REDUCE THE OPENINGS MORE THAN 50%.

Mesh Façade Total	
North Elevation	572 Sq. FT
South Elevation	5,344 Sq. FT
East Elevation	628 Sq. FT
West Elevation	6,195 Sq. FT
Totals	12,739 Sq. FT



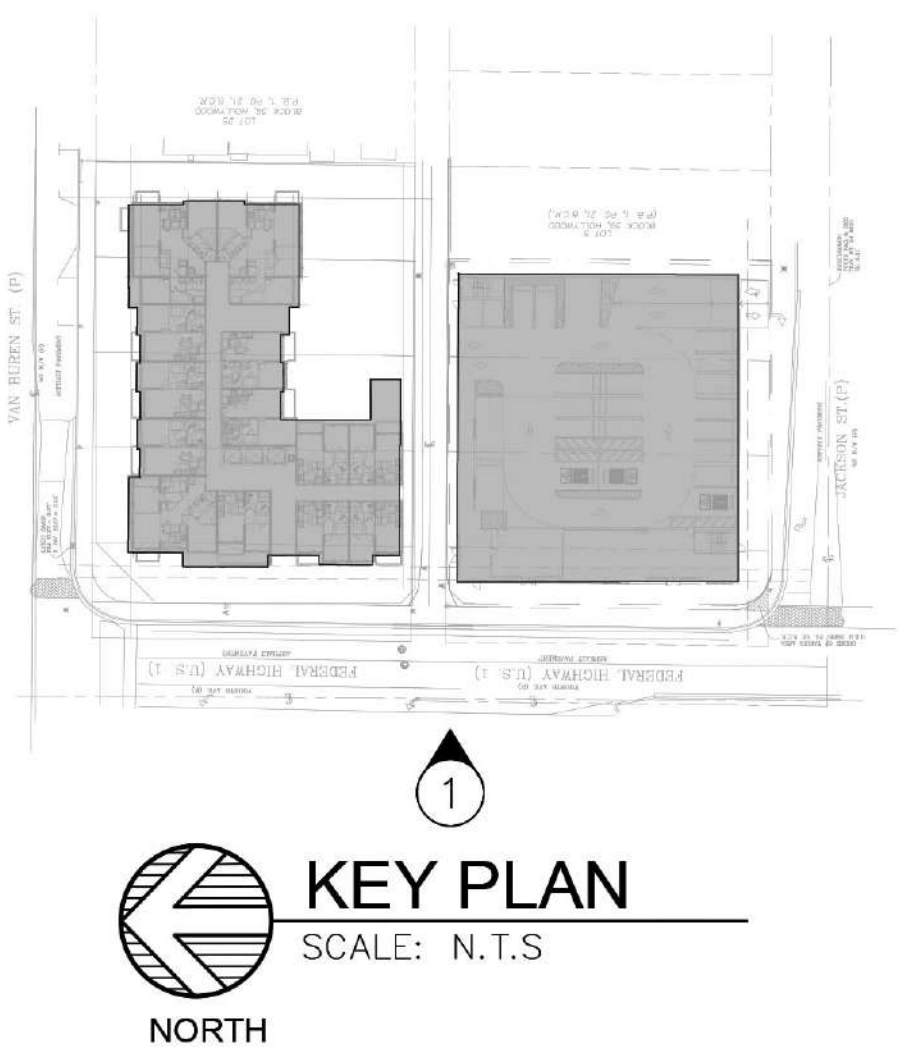
KEY PLAN
 SCALE: N.T.S.
 NORTH

BUILDING ELEVATION
 SCALE 3/32"=1'-0"

REFER TO SHEET A-3.1 FOR ELEVATION/WALL SECTION LEGEND & MATERIALS

PERMIT SET - 06/13/2023

OPTION #2



ELEVATION/WALL SECTION LEGEND

THIS LEGEND IS AN MSA ARCHITECTS STANDARD KEY NOTES LIST FOR WALL SECTIONS, NOT ALL KEY NOTES APPLY.

1	CONCRETE STRUCTURE (REFER TO STRUCT.)
2	CONCRETE COLUMN (REFER TO STRUCT.)
3	CONCRETE SLAB ON FILL OVER VAPOR/ GAS BARRIER ON COMPACTED FILL (REFER TO STRUCTURAL)
4	COMPACTED FILL
5	CONCRETE SLAB (REFER TO STRUCTURAL)
6	CONCRETE BEAM (REFER TO STRUCTURAL)
7	CONCRETE GRADE BEAM (REFER TO STRUCT. DRAWINGS)
8	5/8" LITE TEXTURED STUCCO FINISH W/ (2) LAYERS ACRYLIC PAINT & (1) LAYER PRIMER.
9	SKIM COAT FINISH (PLASTER-INT. OR STUCCO-EXT.)
10	IMPACT ALUM. SWING DOOR (SUBMIT SHOP DWG'S)
11	IMPACT HOLLOW MTL. ENTRY DOOR (SUBMIT SHOP DWG'S) (FRAME)
12	SOUND BATT INSULATION
13	ROLL-UP DOOR (SUBMIT SHOP DRAWINGS)
14	PAINTED EXPOSED CONCRETE
15	CONT. STUCCO DRIP AT ALL BALCONY CEILING.
16	ALUM. PICKET GUARD RAILING 3'-6" TO MATCH ADJACENT RAILING (COLOR _____) 4'-0" AT POOL DECK LOCATIONS (SUBMIT SHOP DRAWINGS BY LICENSED ENGINEER)
17	8" CONCRETE BLOCK WALL
18	CONCRETE STAIRS (SEE STRUCTURALS)
19	ALUMINUM HANDRAIL AT 2'-10" ABOVE TREAD.
20	ALUM. SLAT RAILING/GATE (COLOR _____)
21	CORRIDOR SOFFIT
22	ALUM./GLASS SLIDING IMPACT DOOR _____ FRAME (SUBMIT SHOP DWG'S)
23	PRECAST CONC. LINTEL
24	DOOR (SEE SCHEDULE)
25	GYP. BD. OVER MTL. STUD PARTITION (REFER TO SERIES 2 FOR WALL TYPE)
26	8" CMU BLOCK WALL PARAPET.
27	OPENING (TYP.)
28	METAL CANOPY (SUBMIT SHOP DWG'S)
29	CONCRETE EYEBROW UNDERSIDE W/ SMOOTH STUCCO FINISH W/ (2) LAYERS PAINT & (2) LAYERS PRIMER.
30	NOT USED.
31	CONCRETE PILE (SEE STRUCT. DWG'S)
32	RAIN WATER LEADER (RWL)
33	ALUM. DECORATIVE GUARD RAILING 3'-6" TYP. (COLOR _____)
34	VENTILATION ALUMINUM LOUVER (SUBMIT SHOP DWG'S FOR REVIEW)
35	PRECAST CONC SILL
36	UNDERSIDE OF SLAB FINISH (SEE FIN. SCHEDULE)
37	T.P.O. ROOF SYSTEM AND INSUL. R=19 OR R=30 REFER TO ENERGY CALCS. (SEE ROOF PLANS)
38	FINISH FLOOR (SEE SCHEDULE)
39	IMPACT ALUM./GLASS WINDOW IMPACT _____ FRAME (SUBMIT SHOP DWG'S)
40	ALUMINUM DECORATIVE AWNING (METAL AWNING)
41	50 STC & IIC IN AREAS WITH HARD FLOORS.
42	EXPOSED CONCRETE/BLOCK.
43	CONCRETE CAP (SEE STRUCT. DWG'S)
44	CONCRETE SIDEWALK (REFER TO LANDSCAPE & CIVIL DWG'S)
45	VEHICULAR/PEDESTRIAN SAFEGUARD CABLE RAILING SYSTEM (SEE STRUCT. DWG'S)
46	NOT USED.
47	EXPANSION JOINT W/ COVER.
48	NOT USED.
49	1/2" G.W.B FI-FOIL INSUL ON 1 5/8" MTL FURRING @ 2'-0" O.C. R=7.1 (REFER TO ENERGY CALCULATIONS)
50	ROOF CONCRETE SLAB.
51	ORNATE ALUM. GUARDRAILING 3'-6" TYP. COLOR _____
52	GLASS RAILING (SEE DTL. 15/A-8.3)
53	CMU PIER.
54	NOT USED.
55	R=30 FIBERGLASS BATT INSULATION.
56	PREMOLDED JOINT FILLER.
57	ROOF DRAIN.
58	EMERGENCY OVERFLOW SCUPPER (SEE DTL. 18/A-8.3)
59	METAL EGG-GRATE FRAMING.
60	GW CEILING OVER MTL. FRAMING.
61	XYPEX SEALER.
62	IMPACT RATED ALUMINUM STOREFRONT SYSTEM.
63	PAVERS ON SAND BED OR CONC. SLAB. (SEE LANDSCAPE DWG'S)
64	SIGNAGE (BY OTHERS)
65	FLUID APPLIED ROOFING TREMCO VULKEM 350 NF (NO. 17-04-02)
66	RIGID INSULATION 3 3/4".
67	CMU PRIVACY WALL.
68	VEHICULAR BARRIER WALL.
69	STRUCTURAL STEEL SYSTEM (G.C. TO COORD. W/ STOREFRONT SYS.)
70	NOT USED.
71	MUD SET PAVR FINISH OVER W.P. MEMBRANE OVER STR. SLAB. (SEE LANDSCAPE DWG'S)
72	7/8" SMOOTH STUCCO TRIM OVER 8" CMU.
73	POST TENSION GARAGE (REFER TO STRUCT. DRAWINGS)
74	NOT USED.
75	COLLECTOR, DOWNSPOUT & SPLASH BLOCK.
76	DRYER & BATH EXHAUST OR OUTSIDE-AIR INTAKE (REFER TO SERIES 2 BUILDING PLANS, SERIES 4 UNIT PLANS & MEP PLANS)
77	SIKALASTIC 710/715/735AL TRAFFIC COATING
78	SUSPENDED ACOUSTICAL CLG.
79	TREMCO VULKEM 350/351 WATER PROOFING SYSTEM.
80	TURN 8" UP WALL UNDER STUCCO
81	STUCCO FINISH ON SELF FURRING GALVANIZED RIB LATH PAPER BACKED ON 5/8" CDX FIRE RETARDANT PLYWOOD SHEATHING ATTACHED TO PRE FABRICATED FIRE RETARDANT WOOD TRUSSES.
82	NEON COLOR LED STRIP LIGHT W/ PVC CONCEALED FRAME (OWNERS LIGHTING)
83	TOOLED STUCCO SCORELINE (1/4"D x 1"W)
84	RAISED STUCCO / FOAM BAND (U.N.O.) (SEE DETAIL - SHEET A-3.1)
85	5/8" SMOOTH STUCCO FINISH W/ (2) LAYERS ACRYLIC PAINT & (1) COAT PRIMER.
86	LIGHT FIXTURE (REFER TO ELEC. PLANS)
87	WRAP W/ BREAK MTL.-SEAL ALL SIDES W/ CONTINUOUS SILICONE SEALANT.
88	CONCRETE PILE (REFER TO STRUCTURAL DRAWINGS)
89	GRAPHIC SCREEN (SEE SPEC. SHEET A-3.3 & DETAILS ON)
90	STUCCO WITH SCORED LINES ON PARAPET (SUBMIT SHOP DRAWINGS BY LICENSED ENGINEER)
91	WINDOW TAG (REFER TO WINDOW SCHEDULES FOR DETAILS)

NOTE: CONDITIONS SHOWN ON THIS DRAWING ARE TYPICAL AT ALL SIMILAR CONDITIONS THROUGH OUT THE PROJECT.
NOTE: SEE A-3.1 FOR PAINT COLOR LEGEND



1 WEST ELEVATION

BUILDING ELEVATION

SCALE 3/32"=1'-0"

A	MAIN STUCCO SW 7504 EXTRA WHITE
B	ACCENT 1 SW 6124 MILK BEIGE
C	ACCENT 2 SW 6143 MIST CONDITION
D	ACCENT 3 SW 6745 LARK GREEN

CLARIFICATION - 2020 FBC B SECTION 406.5.2 OPENINGS. FOR NATURAL VENTILATION PURPOSES OF THE GARAGE THE 2020 FBC B SECTION 406.5.2 EXCEPTION NOTES THAT OPENINGS ARE NOT REQUIRED TO BE DISTRIBUTED OVER 40 PERCENT OF THE BUILDING PERIMETER WHERE THE REQUIRED OPENINGS ARE UNIFORMLY DISTRIBUTED OVER TWO OPPOSING SIDES OF THE BUILDING WHERE 200K OPENINGS ARE PROVIDED. THE BUILDING DESIGN EXCEEDS 40K AND ASSUMES THAT THE GRAPHIC SCREEN WILL NOT REDUCE THE OPENINGS MORE THAN 50%.

BY

PERMIT COMMENTS RESPONSES 07/13/2022
PERMIT COMMENTS RESPONSES & COORDINATION 02/28/2023
PERMIT COMMENTS RESPONSES & COORDINATION 06/13/2023

GEN. COORD. / OWNER REVISIONS 04/16/2024

THE TROPIC
FOR:
AFFILIATED DEVELOPMENT
PROJECT LOCATED AT:
303 S. FEDERAL HIGHWAY, HOLLYWOOD, FL 33020

MSA ARCHITECTS, INC.
AAC000895
8950 SW 7th COURT
MIAMI, FLORIDA 33156
(305) 273-9911

MSA ARCHITECTS ARCHITECTURE & PLANNING

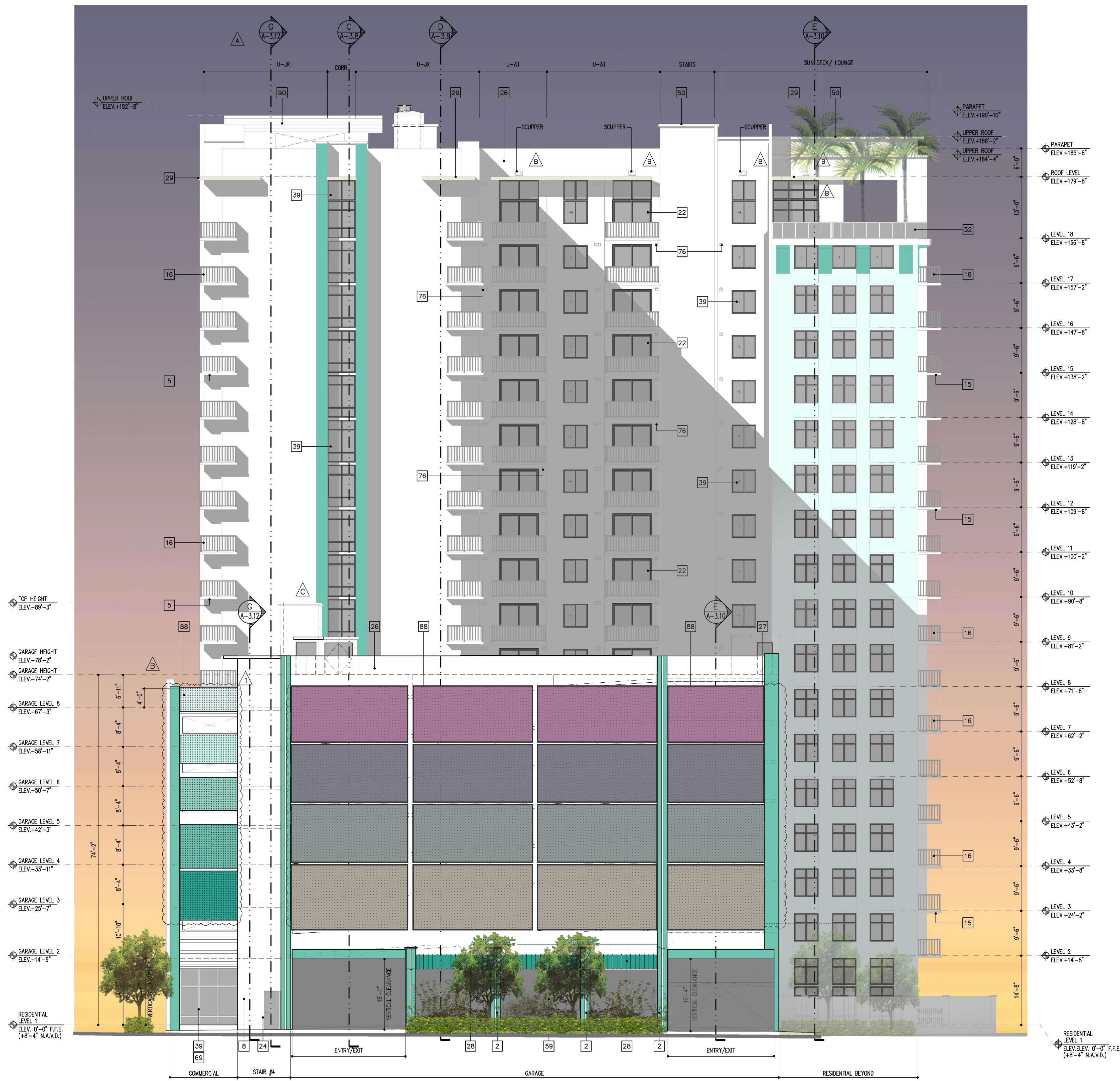
GEORGE L. MOURIZ
AR0007806

ARCHITECT'S BUILDING CODE STATEMENT: TO THE BEST OF THE ARCHITECT'S KNOWLEDGE THE PLANS AND SPECIFICATIONS COMPLY WITH THE FLORIDA BUILDING CODE (SEVENTH EDITION (2020)) AND THE APPLICABLE FIRE SAFETY STANDARDS AS DETERMINED BY THE LOCAL AUTHORITY AND CHAPTER 633 FLORIDA STATUTES.

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DRAWN 08/23/2021
DATE
SCALE AS SHOWN
JOB NO. 1986.PRJ
SHEET TITLE: BUILDING ELEVATION
SHEET NUMBER: A-3.1

PERMIT SET - 06/13/2023



2 SOUTH ELEVATION

A	B	C	D
MAIN STUCCO SIV TONE EXTRA WHITE	ACCENT 1 SIV BONE KILIM BEIGE	ACCENT 2 SIV STAK MINT CONDITION	ACCENT 3 SIV BINA LARK GREEN

TOTAL WALL AREA AT SOUTH GARAGE ELEVATION =	9,986 SQ. FT.
SURFACE CONC. WALL AREA AT SOUTH ELEVATION =	4,128 SQ. FT.
OPENINGS AT SOUTH ELEVATION =	4,781 SQ. FT.
% OF OPENING PROVIDED AT SOUTH ELEVATION =	58.66 %
58.66 % - 50% OF PROPOSED MESH FABRIC SCREEN =	29.33 % OPEN AIR PROVIDED

CLARIFICATION - 2020 FBC SECTION 406.5.2 OPENINGS. FOR NATURAL VENTILATION PURPOSES OF THE GARAGE THE 2020 FBC SECTION 406.5.2 EXCEPTION NOTES THAT OPENINGS ARE NOT REQUIRED TO BE DISTRIBUTED OVER 40 PERCENT OF THE BUILDING PERIMETER WHERE THE REQUIRED OPENINGS ARE UNIFORMLY DISTRIBUTED OVER TWO OPPOSING SIDES OF THE BUILDING WHERE 20% OPENINGS ARE PROVIDED. THE BUILDING DESIGN EXCEEDS 40% AND ASSUMES THAT THE GRAPHIC SCREEN WILL NOT REDUCE THE OPENINGS MORE THAN 50%.

BUILDING ELEVATION

SCALE 3/32"=1'-0"

REFER TO SHEET A-3.1 FOR ELEVATION/WALL SECTION LEGEND & MATERIALS

PERMIT SET - 06/13/2023



KEY PLAN
SCALE: N.T.S.
NORTH

ARCHITECT'S BUILDING CODE STATEMENT: TO THE BEST OF THE ARCHITECT'S KNOWLEDGE THE PLANS AND SPECIFICATIONS COMPLY WITH THE FLORIDA BUILDING CODE SEVENTH EDITION (2020) AND THE APPLICABLE FIRE SAFETY STANDARDS AS DETERMINED BY THE LOCAL AUTHORITY AND CHAPTER 633 FLORIDA STATUTES.

PERMIT COMMENTS RESPONSES 07/13/2022	BY
PERMIT COMMENTS RESPONSES & COORDINATION 02/28/2023	
PERMIT COMMENTS RESPONSES & COORDINATION 06/13/2023	
GEN COORD. / OWNER REVISIONS 04/16/2024	

THE TROPIC
FOR:
AFFILIATED DEVELOPMENT
PROJECT LOCATED AT:
303 S. FEDERAL HIGHWAY, HOLLYWOOD, FL 33020

MSA ARCHITECTS, INC.
AAC000895
8950 SW 7th COURT
MIAMI, FLORIDA 33156
(305) 273-9911

ARCHITECTURE & PLANNING

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DRAWN: 08/23/2021
DATE: 08/23/2021
SCALE: AS SHOWN
JOB NO.: 1986.PRJ

SHEET TITLE:
BUILDING ELEVATION

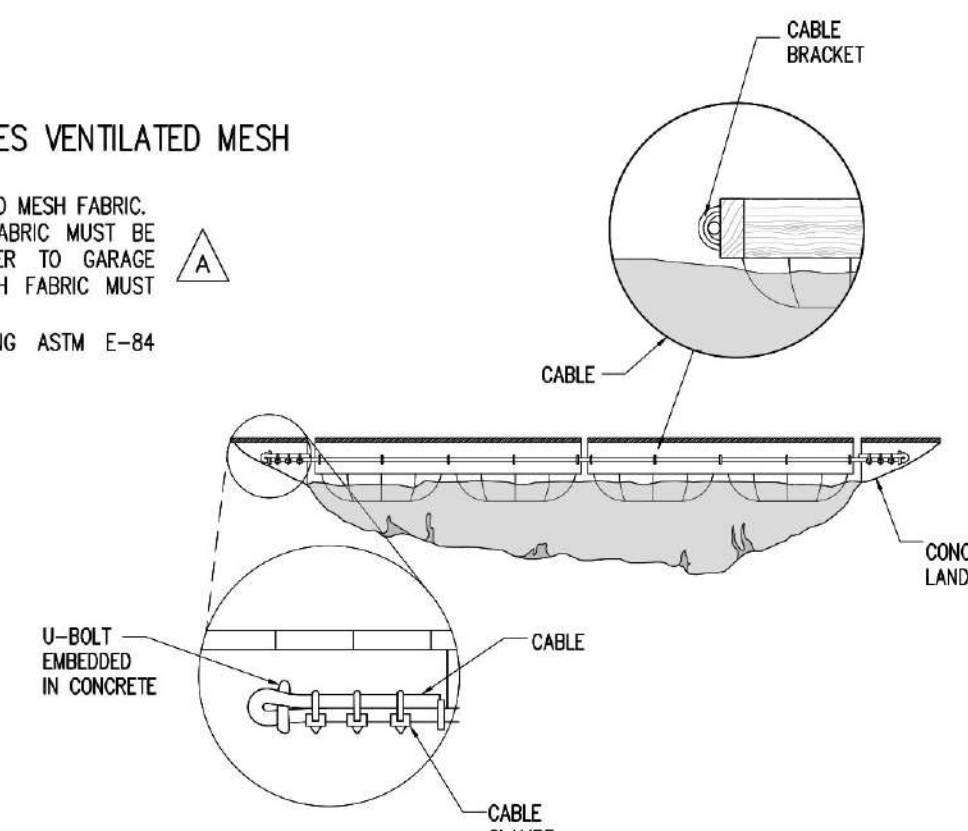
SHEET NUMBER:
A-3.2



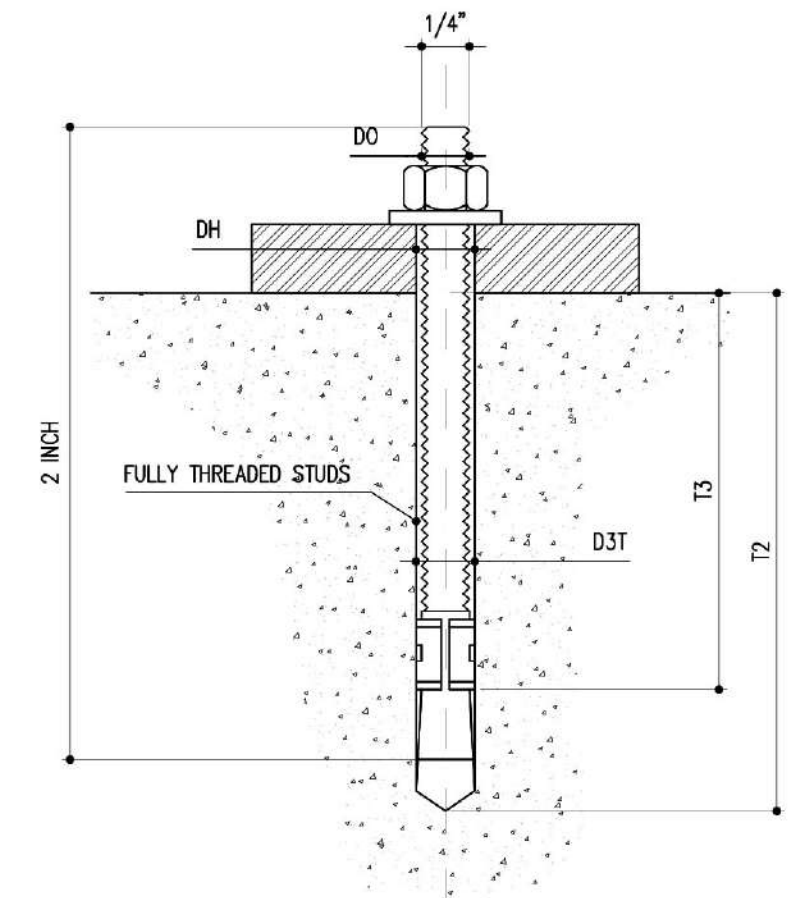
KEY PLAN
SCALE: N.T.S.

GRAPHIC SCREEN - TYPE 1A-PES VENTILATED MESH

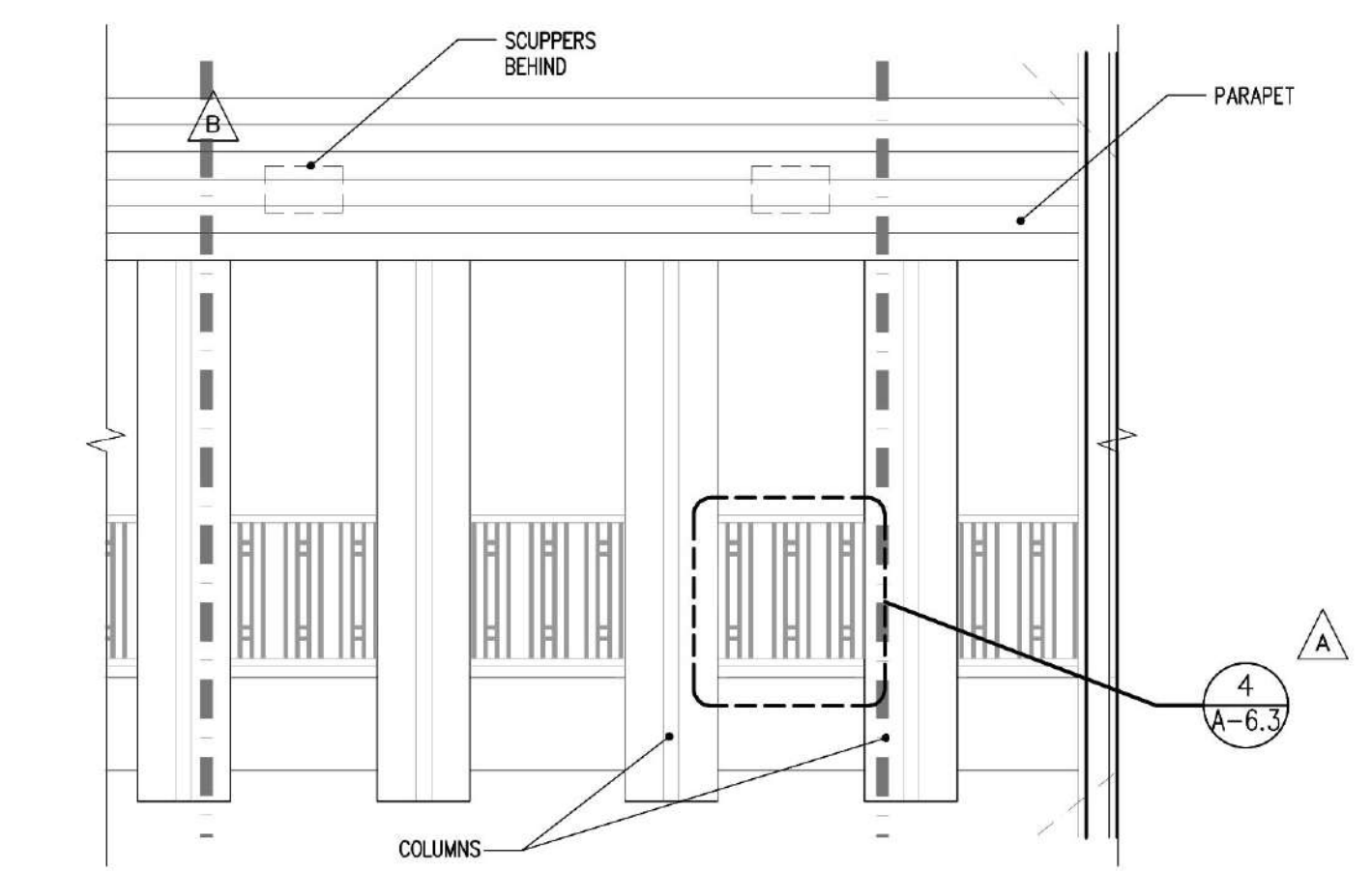
- a. POLYVINYL COATED POLYESTER VENTILATED MESH FABRIC.
- b. CUSTOM GRAPHIC APPLIED TO MESH FABRIC MUST BE NOT LESS THAN 50% OPEN - REFER TO GARAGE CALCULATIONS FOR LIMITATIONS - MESH FABRIC MUST MAINTAIN THE GARAGE AS OPEN.
- c. FIRE RATING: FIRE RESISTANT (PASSING ASTM E-84 "CLASS A" AND NFPA 701)
- d. WARRANTY: 10 YEARS
- e. EXPECTED LIFE CYCLE: 20 YEARS
- f. 100% RECYCLABLE MATERIAL



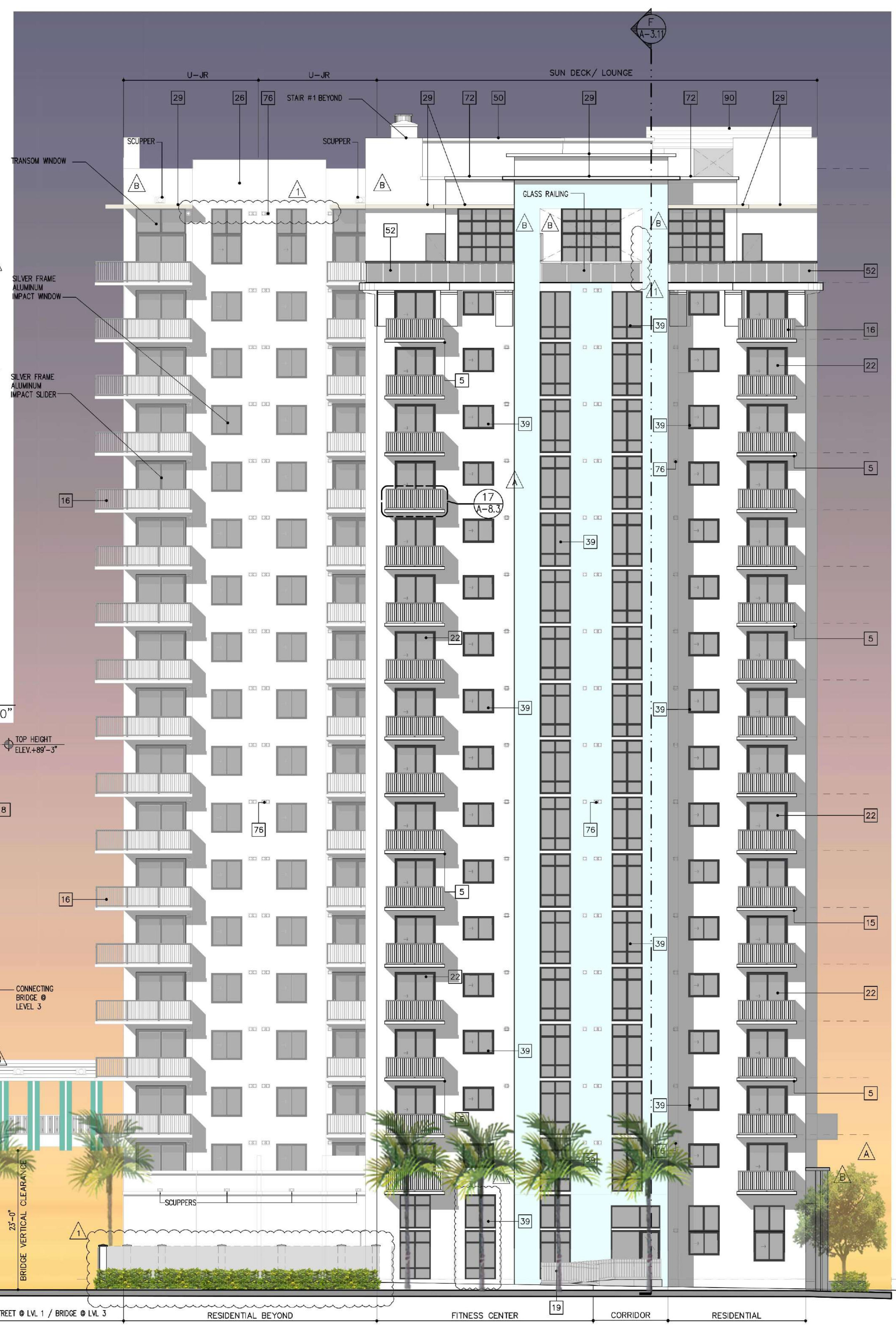
1 DET. SCREEN 1
SCALE: N.T.S.



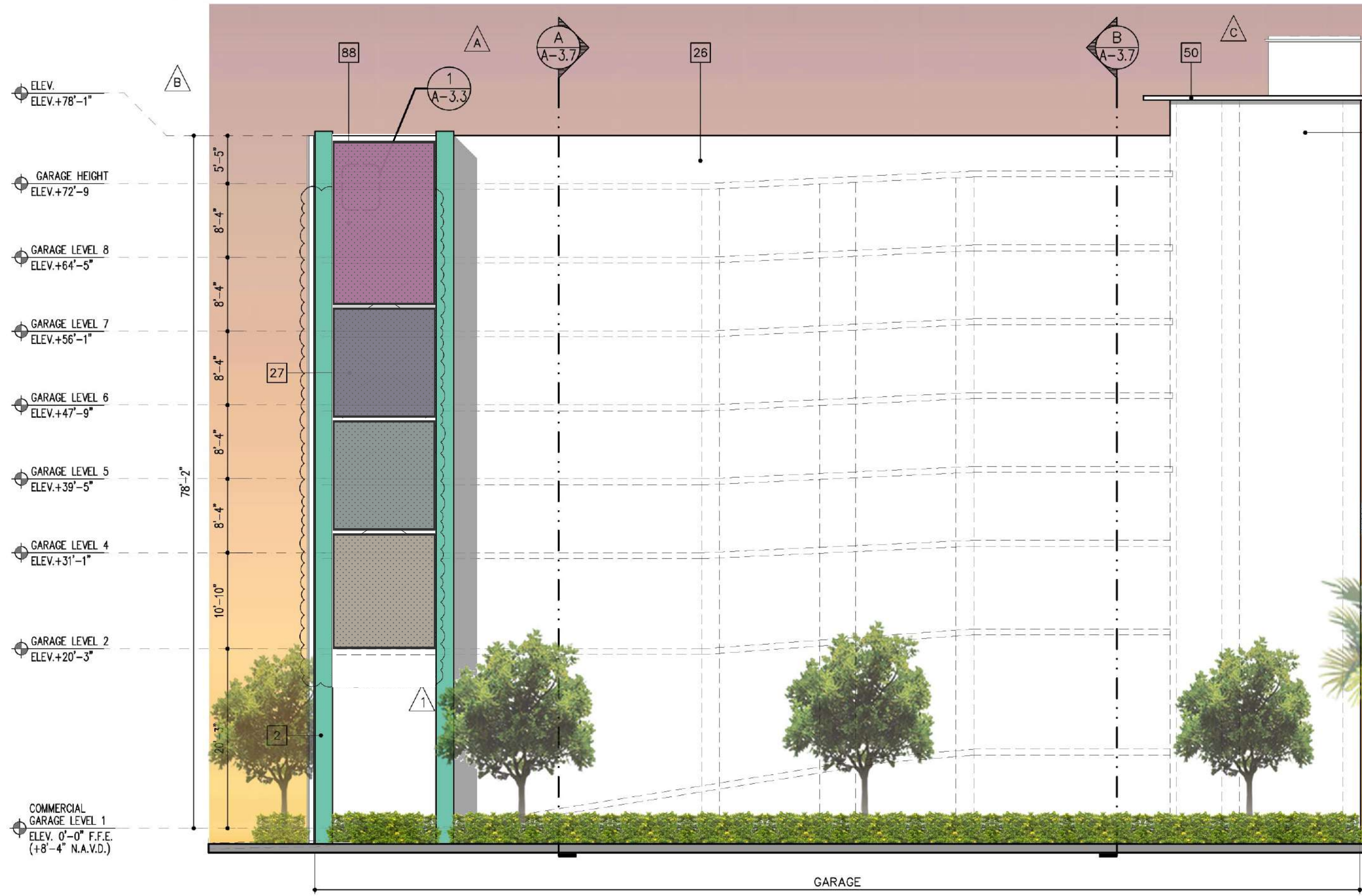
2 DET. SCREEN 2
SCALE: 12" = 1'-0"



3 BRIDGE ELEVATION DETAIL
SCALE: 1/4" = 1'-0"



BUILDING ELEVATION
SCALE 3/32" = 1'-0"



4 EAST ELEVATION

A	B	C	D
MAIN STUCCO SW 7008 EXTRA WHITE	ACCENT 1 SW 6106 KILIM BEIGE	ACCENT 2 SW 6743 MINT CONDITION	ACCENT 3 SW 6748 LARK GREEN

TOTAL WALL AREA AT EAST ELEVATION =	9,324 SQ. FT.
SURFACE CONC. WALL AREA AT EAST ELEVATION =	8,758 SQ. FT.
OPENINGS AT EAST ELEVATION =	556 SQ. FT.
% OF OPENING PROVIDED AT SOUTH ELEVATION =	5.97 %
5.97 % - 50% OF PROPOSED MESH FABRIC SCREEN =	2.98 % OPEN AIR PROVIDED

CLARIFICATION - 2020 FBC SECTION 406.5.2 OPENINGS. FOR NATURAL VENTILATION PURPOSES OF THE GARAGE THE 2020 FBC SECTION 406.5.2 EXCEPTION NOTES THAT OPENINGS ARE NOT REQUIRED TO BE DISTRIBUTED OVER 40 PERCENT OF THE BUILDING PERIMETER WHERE THE REQUIRED OPENINGS ARE UNIFORMLY DISTRIBUTED OVER TWO OPPOSING SIDES OF THE BUILDING WHERE 20% OPENINGS ARE PROVIDED. THE BUILDING DESIGN EXCEEDS 40% AND ASSUMES THAT THE GRAPHIC SCREEN WILL NOT REDUCE THE OPENINGS MORE THAN 50%.

REFER TO SHEET A-3.1 FOR ELEVATION/WALL SECTION LEGEND & MATERIALS

PERMIT SET - 06/13/2023

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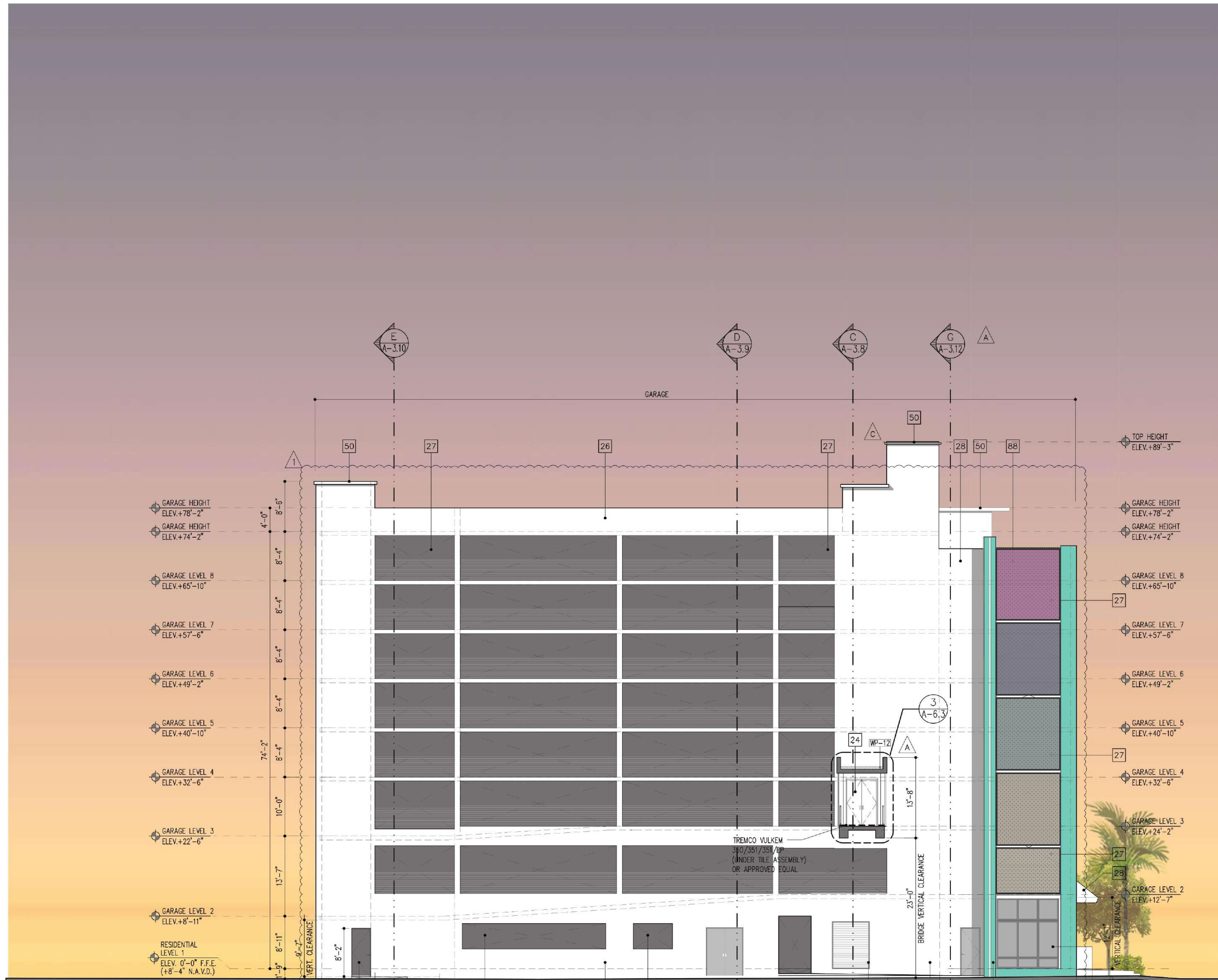
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GEN. COND. / OWNER REVISIONS
 04/16/2024

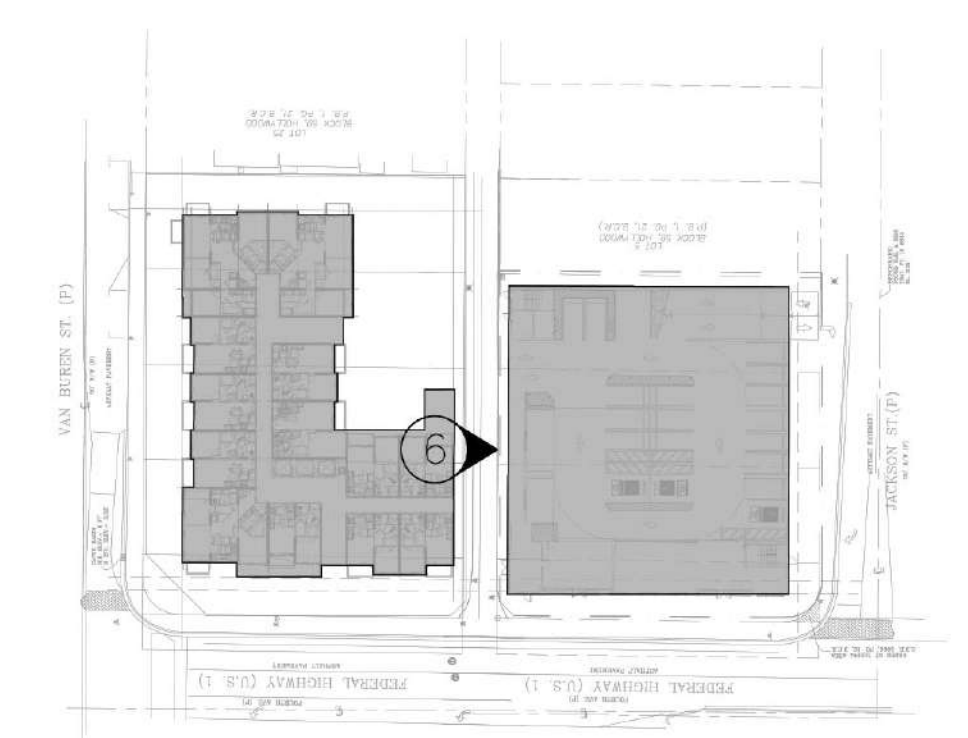
DRAWN: []
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 SHEET TITLE: BUILDING ELEVATION
 SHEET NUMBER: A-3.3



6 NORTH ELEVATION (GARAGE)

TOTAL WALL AREA AT NORTH ELEVATION =	9,819 SQ. FT.
SURFACE CONC. WALL AREA AT NORTH ELEVATION =	5,351 SQ. FT.
OPENINGS AT NORTH ELEVATION =	4,715 SQ. FT.
% OF OPENING PROVIDED AT SOUTH ELEVATION (100%) =	44.36%
% OF OPENING PROVIDED AT SOUTH ELEVATION WITH MESH FABRIC =	4.14%
4.14% - 50% OF PROPOSED MESH FABRIC SCREEN =	2.07%
TOTAL OF OPENING PROVIDED AT SOUTH ELEVATION =	46.43%

CLARIFICATION - 2020 FBC SECTION 406.5.2 OPENINGS. FOR NATURAL VENTILATION PURPOSES OF THE GARAGE THE 2020 FBC SECTION 406.5.2 EXCEPTION NOTES THAT OPENINGS ARE NOT REQUIRED TO BE DISTRIBUTED OVER 40 PERCENT OF THE BUILDING PERIMETER WHERE THE REQUIRED OPENINGS ARE UNIFORMLY DISTRIBUTED OVER TWO OPPOSING SIDES OF THE BUILDING WHERE 20% OPENINGS ARE PROVIDED. THE BUILDING DESIGN EXCEEDS 40% AND ASSUMES THAT THE GRAPHIC SCREEN WILL NOT REDUCE THE OPENINGS MORE THAN 50%.



KEY PLAN
SCALE: N.T.S.
NORTH

BUILDING ELEVATION
SCALE 3/32"=1'-0"

REFER TO SHEET A-3.1 FOR ELEVATION/WALL SECTION LEGEND & MATERIALS

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JOB NO.	
SHEET TITLE:	
BUILDING ELEVATION	
SHEET NUMBER:	
A-3.6	