Exhibit "A"

Design and Dimensions

Exhibit 'A'

PLANNING AND DEVELOPMENT BOARD

Retail Space 1

Retail Shell Space 1

Covered Walkway

Outdoor Seating

Landscape Area

Loading Area

Johnson Street

PROPERTY LINE

6' MAXIMUM WIDTH

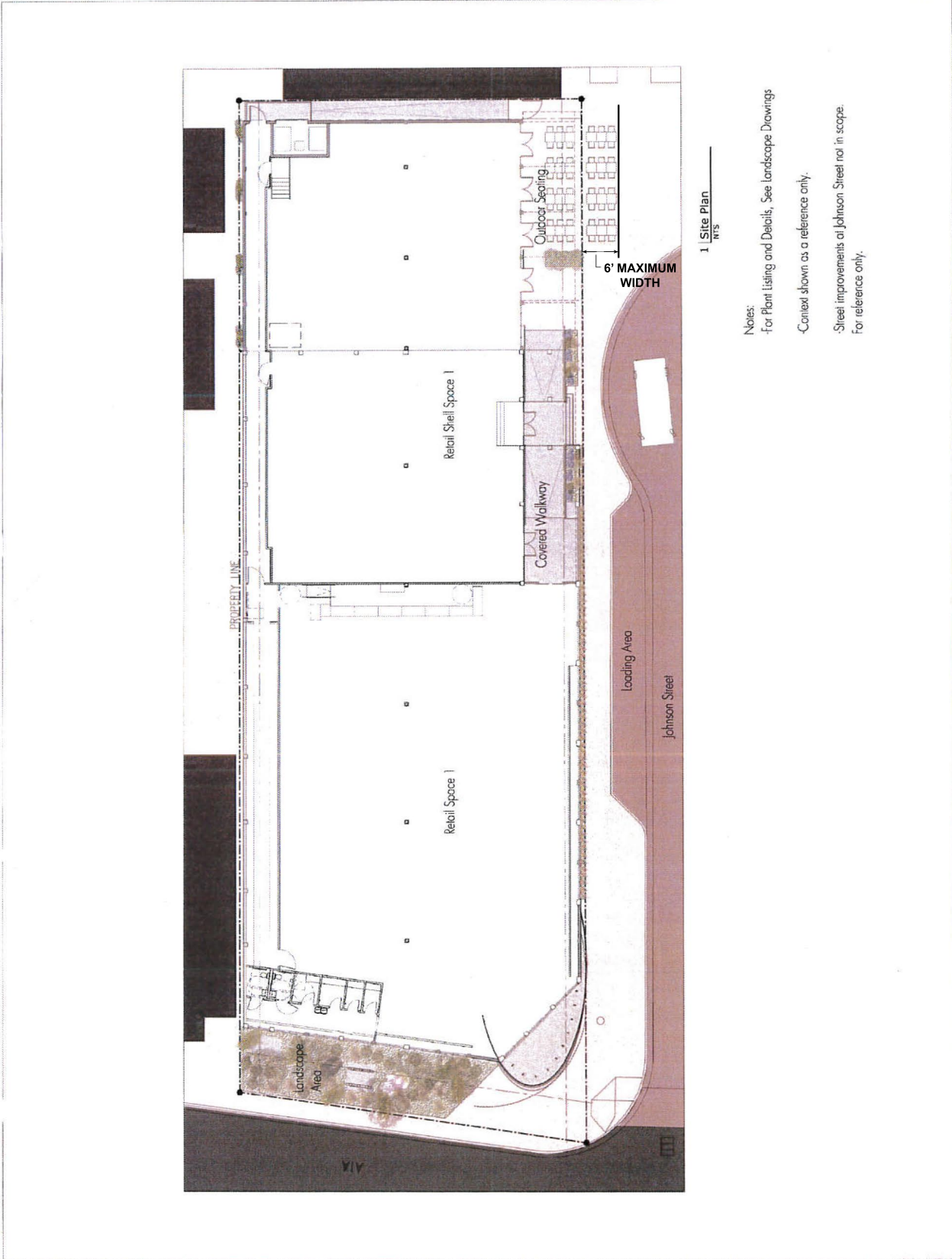**1 Site Plan**
NTS

Notes:
-For Plant Listing and Details, See Landscape Drawings

-Context shown as a reference only.

-Street improvements at Johnson Street not in scope.
For reference only.

Exhibit 'A'

Architect:
Claro
development

Civil Engineer:
Ocean
Engineering

MAKwork
Landscape Architect

Client:
A1A Corner of Johnson St
Real Estate Corp
C/O The Wings Group
865 Broadway, 2nd Floor
New York, NY 10012

Project Title:
Wings
Hollywood
Renovation
and Addition

349 Johnson St.
Hollywood, Florida

Sheet Title:
Site Plan

Project Date: 12/12/2013

Sheet No:
A 0.1

6' MAXIMUM
WIDTH

1 Site Plan
1/16" = 1'-0"

PROPERTY LINE

JOHNSON STREET

LINE OF NEW STRUCTURE
LINE OF EXISTING STRUCTURE

WALL LEGEND
NEW CONCRETE WALL / STRUCTURAL COLUMN
NEW PARTITION
FUTURE WALL / PARTITION
EXISTING WALL / COLUMN

Exhibit 'A'

PLANNING AND DEVELOPMENT BOARD

LEGAL DESCRIPTION
LOTS 10, 11, 12, 13, 14, AND 15, BLOCK 1, LESS THE WEST 15.8 FEET OF LOT 14 AND 15, HOLLYWOOD BEACH FIRST ADDITION, according to the plat thereof, as recorded in Plat Book 1, Page 31, of the public records of Broward County, Florida.

ZONING INFORMATION
LAND USE: GENERAL BUSINESS
ZONING DESIGNATION: BEACH RESORT COMMERCIAL DISTRICT (BRT-25-C)

PROPERTY INFORMATION
NET AREA: 22,272 (51 ACRES)

BUILDING SETBACKS
SETBACK (AREA)	REQUIRED	PROVIDED
WEST (AIA)	10'-0"	11'-0"
North (JOHNSON)	5'-0"	5'-0"
EAST	5'-0"	5'-0"
SOUTH	0'-0"	1'-0"

NOTES:
*EXISTING STRUCTURE IS CURRENTLY NON-CONFORMING

AREAS
AREAS	PROVIDED	AREA
SITE AREA (SQUARE FEET)		9,036sf
BUILDING FOOTPRINT	19,831	7,345sf
DENSITY CALCULATION	89%	
LANDSCAPE OPEN AREA (PERVIOUS)	1,115	650sf
IMPERVIOUS OPEN AREA		6,705sf
	1,327	11,036sf
		18,276 SF TOTAL

Planting Legend
✳ Proposed Trees & Palms
Proposed Shrubs
Groundcover Area

1 Planting Plan
1/16"=1'-0"

2 North elevation
1/16"=1'-0"

6' MAXIMUM WIDTH

LIMIT OF WORK / PROPERTY LINE
LIMIT OF WORK / PROPERTY LINE
LIMIT OF WORK / PROPERTY LINE
LIMIT OF WORK

PROPOSED STRUCTURE TO +34'-0"
STAINLESS STEEL VINE CABLE TRELLIS TO SUPPORT VARIED SPECIES OF VINES
APPROXIMATE ELEVATION OF CONCRETE WALL ON ADJACENT PROPERTY

SEE CIVIL ENGINEERING DWGS. FOR EQUIPMENT
RELOCATED SHARK SCULPTURE
SEE CIVIL ENGINEERING DWGS. FOR EQUIPMENT
RELOCATED SHELL SCULPTURE

Plant List
QTY	SYM	BOTANICAL NAME	COMMON NAME	SPECIFICATIONS	MITIGATION VALUE	TOTAL MITIGATION
Palms						
15	C1	Chrysalidocarpus lutescens	Coconut Palms	10'-24' CT/staggered heights	300 sf / tree	1,500 sf
Shrubs						
70	SB	Suuriniu baketri	Cocoplum	7 Gal		
61	SB	Suuriniu baketri	Sand Cordgrass	7 Gal		
10	SM	Scruena muntanu	Sand Cordgrass	7 Gal		
			Bow Clover	15 Gal		
Vines						
11	IP	Ipomoea pes-caprae	Railroad Vine	1 Gal. trellis		
6	PS	Passiflora ndividua	Corky Stem Passion Vine	3 Gal. trellis		
4	D	Trachelospermum jasminoides	Confederate Jasmine	3 Gal. trellis		
Groundcover						
547	EL	Ernodea littoralis	Golden Creeper	3 Gal @ 12' O.C.		

Mitigation Planting Value Provided: 1,500 sf
Mitigation Planting Value Required Refer to TD-001   1515f