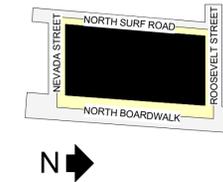
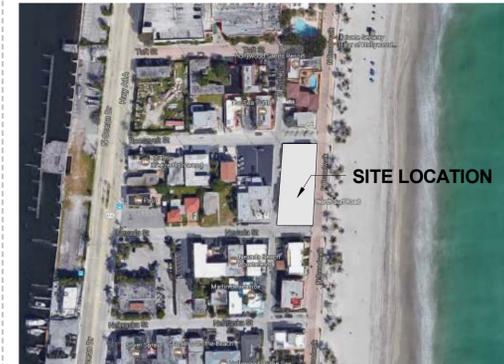


# RIPTIDE HOTEL 2300 N SURF ROAD, HOLLYWOOD, FL 33019



### LOCATION MAP



### GENERAL DESCRIPTION

NEW CONSTRUCTION OF 4 STORY HOTEL BUILDING

### PROPERTY ADDRESS

2300 NORTH SURF ROAD, HOLLYWOOD, FLORIDA 33019

### MEETING DATES:

PRELIMINARY TAC: 10/17/2016  
 FINAL TAC: 02/21/2017  
 FINAL TAC SIGNED-OFF: 09/26/2017  
 PDB: TBD

### LEGAL DESCRIPTION:

Lots 1, 2, 3 and 4, Block 12 of 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. (Gross area as defined by the City of Hollywood = 21,069 square feet, or 0.4837 square feet, more or less.)

### TOGETHER WITH:

Lot 16, Block 11, and Lots 3 and 4, Block 12, of 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. (Gross area as defined by the City of Hollywood = 4,108 square feet, or 0.0943 square feet, more or less.)

**RKB**  
 ARCHITECTS PLANNERS,  
 INCORPORATED  
 architecture | planning | interior design  
 4800 N. Federal Highway, Suite B-104  
 Boca Raton, Florida 33431  
 Tel: 561-750-3861 / Fax: 561-394-6802

**RIPTIDE HOTEL**  
 2300 N SURF ROAD  
 HOLLYWOOD, FL 33019

ARCHITECTS	SURVEY	LANDSCAPE ARCHITECTS	STRUCTURAL ENGINEERS	MEP ENGINEERS	CIVIL ENGINEERS
<b>RKB ARCHITECTS &amp; PLANNERS INC</b> RICHARD K. BROOKS 4800 N. FEDERAL HIGHWAY BOCA RATON, FL 33431 TEL: 561-750-3661 FAX: 561-394-6802 EMAIL: RKBFLA@BELLSOUTH.NET	<b>ACCURATE LAND SURVEYORS, INC.</b> 1150 E. ATLANTIC BLVD. POMPANO BEACH, FL 33060 TEL: 954-782-1441 FAX: 954-782-1442	<b>MURAKAMI LANDSCAPE ARCHITECTS</b> 326 NE 1ST AVENUE DELRAY BEACH, FLORIDA 33444-3804 TEL: 561-276-7750 don@mlandscape.net	TBC	TBC	<b>GGB ENGINEERING, INC.</b> 2699 STIRLING ROAD, SUITE C-202 FORT LAUDERDALE, FLORIDA 33312 TEL: 954-986-9899
A000 COVER SHEET A004 SYMBOLS & ABBREVIATIONS A005 CODE ANALYSIS A006 AREA CALCULATIONS A060 ISOMETRIC VIEW A061 3D COLOR RENDERING A062 COLOR CHIP A082 SITE PLAN A101 GROUND LEVEL FLOOR PLAN A102 LEVEL 2 FLOOR PLAN A103 LEVEL 3 FLOOR PLAN A104 LEVEL 4 FLOOR PLAN A105 ROOF TOP FLOOR PLAN A200 ELEVATIONS A201 ELEVATIONS	1 OF 1 SURVEY	L-1 EXISTING TREE SURVEY L-2 LANDSCAPE PLAN L-3 LANDSCAPE PLAN L-4 LANDSCAPE NOTES, DETAILS & SPECIFICATIONS	S000 TBC	E000 TBC	

Seal

No.	Description	Date
1	PRELIMINARY TAC	10/17/2016
2	FINAL TAC	02/21/2017
3	FINAL TAC SIGNED-OFF	10/16/2017

Date  
05/01/14

RIPTIDE HOTEL  
 2300 North Surf Road, Hollywood, FL. 33019  
 T. (954) 589-2220 F. (954) 589-2491  
 www.riptidehotel.com

CONTRACTOR  
 TBD

MUNICIPAL  
 CITY OF HOLLYWOOD

**COVER SHEET**  
 Project Number  
**1603**  
 Sheet Number  
**A000**

**INTERIOR PERSPECTIVES**



**EXTERIOR PERSPECTIVES**



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 ARCHITECT'S PLANNERS,  
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 RICHARD K. BROOKS  
 REG. NO. AA002344  
 architecture | planning | interior design  
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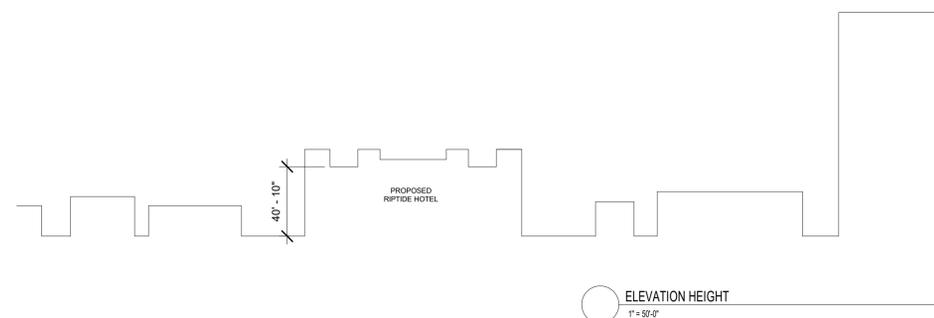
Date  
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**3D COLOR  
 RENDERING**  
 Project Number  
**1603**  
 Sheet Number  
**A061**

Seal



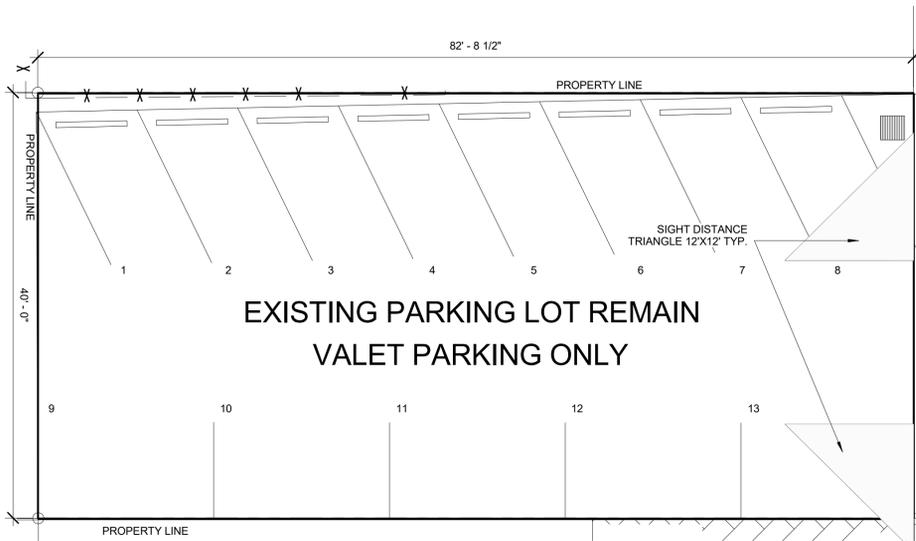
	SW6049 SHERWIN WILLIAMS - GORGEOUS WHITE
	SW6050 SHERWIN WILLIAMS - ABALONE SHELL
	SW6051 SHERWIN WILLIAMS - SASHAY SAND
	SW7005 SHERWIN WILLIAMS - PURE WHITE (REVEAL)
	SW7071 SHERWIN WILLIAMS - SILVER STRAND (RAILING & STOREFRONT FRAMING)



No.	Description	Date
2	FINAL TAC	02/21/2017
3	FINAL TAC SIGNED-OFF	10/16/2017

Date  
01/26/17

Seal



NEVADA STREET

**SITE DATA**

**LEGAL DESCRIPTION:**  
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PARKING:	REQUIRED	PROVIDED
UNITS - 1 PER ROOM	= 31 SPACES	13 SPACES ON-SITE
		13 SPACES OFF-SITE PARKING LOT
		25 VALET SPACES
		1 HC SELF PARKING
		26 SPACES
<b>TOTAL</b>	<b>31 SPACES</b>	

\*LEASING 5 PARKING SPACES FROM CRA.

**LOADING:**  
ACCORDING TO CRA, ROOSEVELT STREET IS DESIGNATED AS A PARKING LOADING ZONE FOR TRUCK UP TO 30 FEET.

A DROP-OFF PARKING SPACE ON SITE HAS BEEN PROVIDED.

**PROPERTY ADDRESS**  
2300 NORTH SURF ROAD, HOLLYWOOD, FLORIDA 33019

**SITE INFORMATION**

**EXISTING ZONING:** BOARDWALK HISTORIC DISTRICT COMMERCIAL (BWK-25-HD-C)  
**LAND USE DESIGNATION:** GENERAL BUSINESS  
**NET LOT AREA:** 13,288.00 SQUARE FEET  
**GROSS LOT AREA:** 21,140.00 SQUARE FEET (.45 AC)  
**DENSITY:** ALLOWED: 50 ROOMS PER GROSS AC  
 0.45 X 50 = 22.5 = 23 ROOMS  
 REQUESTED: 67.5 ROOMS PER GROSS AC  
 0.45 X 70 = 31.5 = 32 ROOMS  
 (REQUESTING AN ADDITIONAL 8 HOTEL ROOMS FROM THE HOTEL DENSITY POOL BASED ON HAVING A LOT GREATER THAN OR EQUAL TO 17,000 SF)

(ARTICLE 4.6.i [3F2A])

REQUIRED		PROVIDED		ARTICLE
BASE SETBACK	CROSS STREET 10 FEET SURF ROAD 5 FEET BOARD WALK 5 FEET** INTERIOR SIDE N/A	CROSS STREET 10 FEET SURF ROAD 5 FEET BOARD WALK 5 FEET INTERIOR SIDE N/A	4.6.i [3F4A]	
TOWER SETBACK	CROSS STREET 20 FEET SURF ROAD 15 FEET BOARD WALK 15 FEET INTERIOR SIDE N/A	CROSS STREET 20 FEET SURF ROAD 15 FEET BOARD WALK 15 FEET INTERIOR SIDE N/A	4.6.i [3F4B]	
HEIGHT	40 FEET	40 FEET 10 INCHES (APPROVED BY STAFFS)	4.6.i [3F5]	
31 GUEST ROOMS PROVIDED	2 ADA GUEST ROOMS	2 ADA GUEST ROOMS	TABLE 24A.2	

**MATERIAL LEGEND**

- PARTITIONS
- CMU WALLS
- CONCRETE WALLS
- STRUCTURAL CONCRETE WALL
- STRUCTURAL COLUMN

ALL DIMENSIONS TO BE VERIFIED IN FIELD

**LEGEND**

- EXISTING CITY OF HOLLYWOOD RIGHT OF WAY IMPROVEMENTS PAVERS
- NEW PAVERS TO MATCH CITY OF HOLLYWOOD RIGHT OF WAY IMPROVEMENTS
- LANDSCAPE
- TRUNCATED DOMES
- PROPERTY LINE
- LINE OF REQUIRED SETBACK
- LINE OF BUILDING TOWER ABOVE

**GREEN BUILDING PRACTICES**  
FROM CITY OF HOLLYWOOD ORDINANCE 0-2011-06

NOTE: PROJECT SHALL OBTAIN THE GREEN BUILDING CERTIFICATION.

**SITE LIGHTING NOTE:**  
SITE LIGHTING LEVELS SHALL NOT EXCEED 0.5 FC AT THE PROPERTY LINE ADJACENT TO RESIDENTIALLY ZONED OR RESIDENTIALLY USED AREA.

**TURTLE LIGHTING ORDINANCE:**  
PROJECT SHALL ADHERE TO THE NEW DEVELOPMENT LIGHTING STANDARDS OF CHAPTER 108 "LIGHTING REQUIREMENTS FOR MARINE TURTLE PROTECTION" OF THE CITY OF HOLLYWOOD CODE OF ORDINANCE.

**SIGNAGE NOTE:**  
ALL SIGNAGE TO COMPLY WITH THE REQUIREMENTS OF THE CITY OF HOLLYWOOD ZONING AND LAND DEVELOPMENT CODE BASED ON THE ARTICLE 8 OF THE CITY'S ZONING AND LAND DEVELOPMENT REGULATIONS.

**NOTE:**  
A SEPARATE SIGN PERMIT IS REQUIRED FOR EACH SIGN. A SEPARATE ELECTRICAL PERMIT IS REQUIRED FOR SIGNS REQUIRING ILLUMINATION.

**NOTE:**  
BUILDING TO BE FULLY SPRINKLED WITH A SUPERVISED FIRE SPRINKLER SYSTEM.

**NOTE:**  
ALL MECHANICAL EQUIPMENT SHALL BE SCREENED FROM PUBLIC VIEW.

**NOTE:**  
DROP-OFF PARKING IS ALSO USE FOR MAIL DELIVERED. MAIL WILL BE DROP-OFF TO RECEPTION DESK AT CHECK IN LOUNGE.

**FRONTAGE CALCULATIONS**

40% FRONTAGE CALCULATION:	REQUIRED	PROPOSED
TOTAL FRONTAGE LENGTH IS 145.5'		
145.5' X 40% = 58.2'		
3RD FLOOR	58.2	51'-8 1/2"
4TH FLOOR	58.2	58'

**25% ENCROACHMENT CALCULATIONS**

	REQUIRED	PROPOSED
BASE SETBACK OF 5'-0"	1'-9"	1'-9"
TOWER SETBACK OF 15'-0" (BOARD WALK)	3'-9"	3'-9"
TOWER SETBACK OF 20'-0" (CROSS STREET)	5'-0"	5'-0"

**VARIANCES DATA**

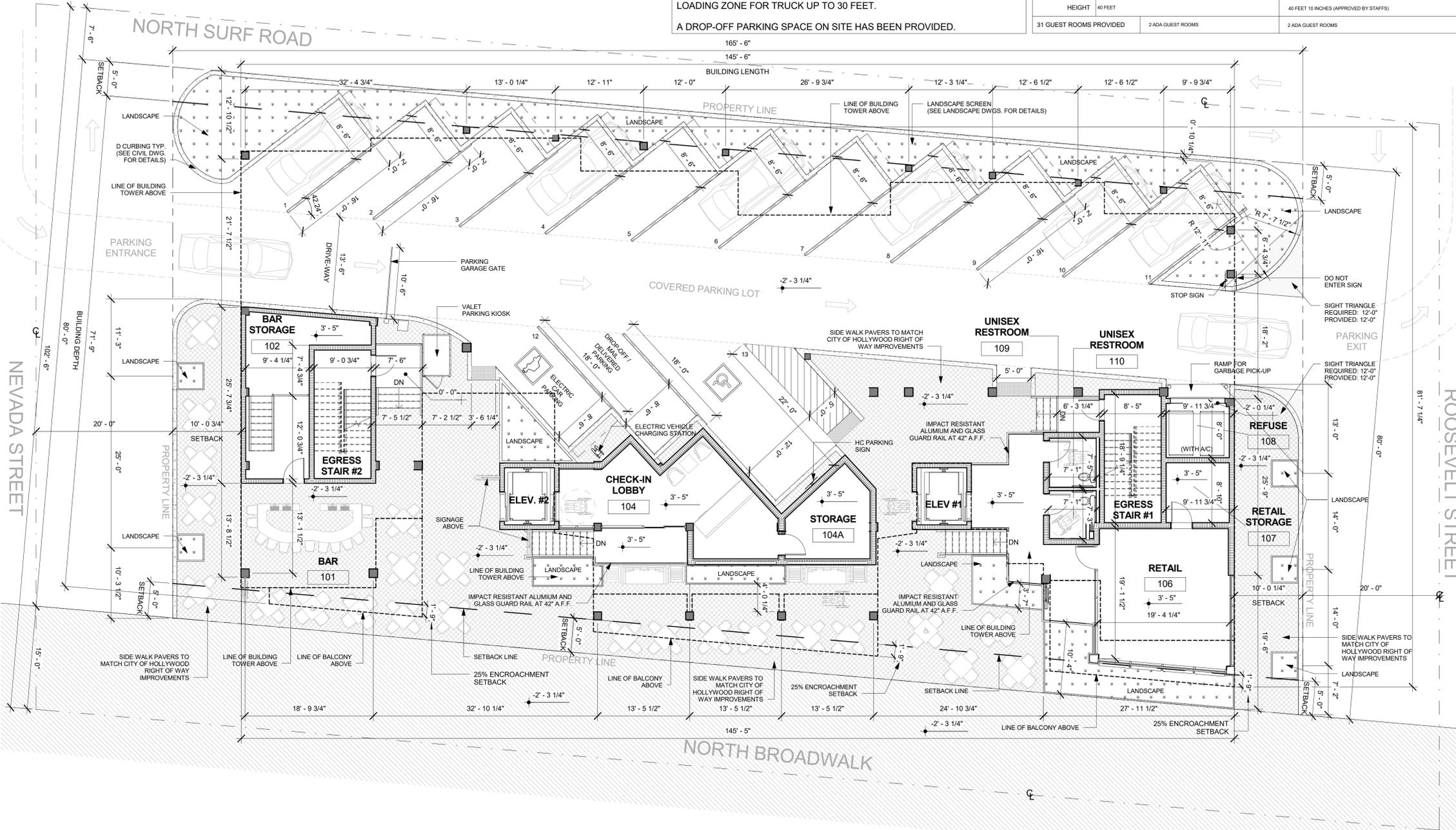
VARIANCES CRITERIA	REQUIRED	PROPOSED
PARKING LANDSCAPE SET BACK	5'-0"	10.25'

**FEMA DATA**

FEMA COMPLIANCE	PROPOSED	REQUIRED
FLOOD INSURANCE RATE MAP (F.I.R.M.) DESIGNATION	ZONE "VE"	ZONE "VE"
DATE OF F.I.R.M. IDENTIFICATION	-	SEPTEMBER 3, 2003
BASE FLOOD ELEVATION	ELEVATION: "VE"	ELEVATION: "VE"
FIRST HABITABLE FLOOR TOP OF SLAB ELEVATION	ELEVATION: "VE"	11'-0"
SLAB ELEVATIONS BELOW FEMA	SEE ARCHITECTURAL PLANS.	CONSTRUCTION BELOW FEMA BASE FLOOD SHALL COMPLY WITH A.S.C.E. 24-14

**FEMA NOTE:**  
THE NATIONAL FLOOD INSURANCE PROGRAM IS IN THE PROCESS OF ISSUING NEW FLOOD MAPS. AT TIME OF BUILDING PERMIT THE FEMA BASE FLOOD ELEVATION SHOULD BE CHECKED TO ENSURE IT IS STILL COMPLIANT. ALL MACHINE ROOMS, ELECTRICAL, MECHANICAL, AND OTHER EQUIPMENT WILL BE ABOVE THE REQUIRED FEMA BASE FLOOD 15.7' NAVD (11.5' NAVD + 4.2').

BUILDING AREA	GROUND LEVEL -	2,053 S.F. (15.8%)
IMPERVIOUS PAVERED AREA	GROUND LEVEL -	9,512 S.F. (71.8%)
PERVIOUS AREA	GROUND LEVEL -	1,673 S.F. (12.8%)
<b>TOTAL SITE AREA</b>	GROUND LEVEL -	13,238 S.F.
<b>LANDSCAPE AREAS</b>	GROUND LEVEL -	1350 S.F.
	LEVEL 2	0 S.F.
	LEVEL 3	460 S.F.
	LEVEL 4	0 S.F.
	ROOF LEVEL	0 S.F.
<b>TOTAL</b>		1810 S.F.



1 PROPOSED SITE PLAN  
1/8" = 1'-0"

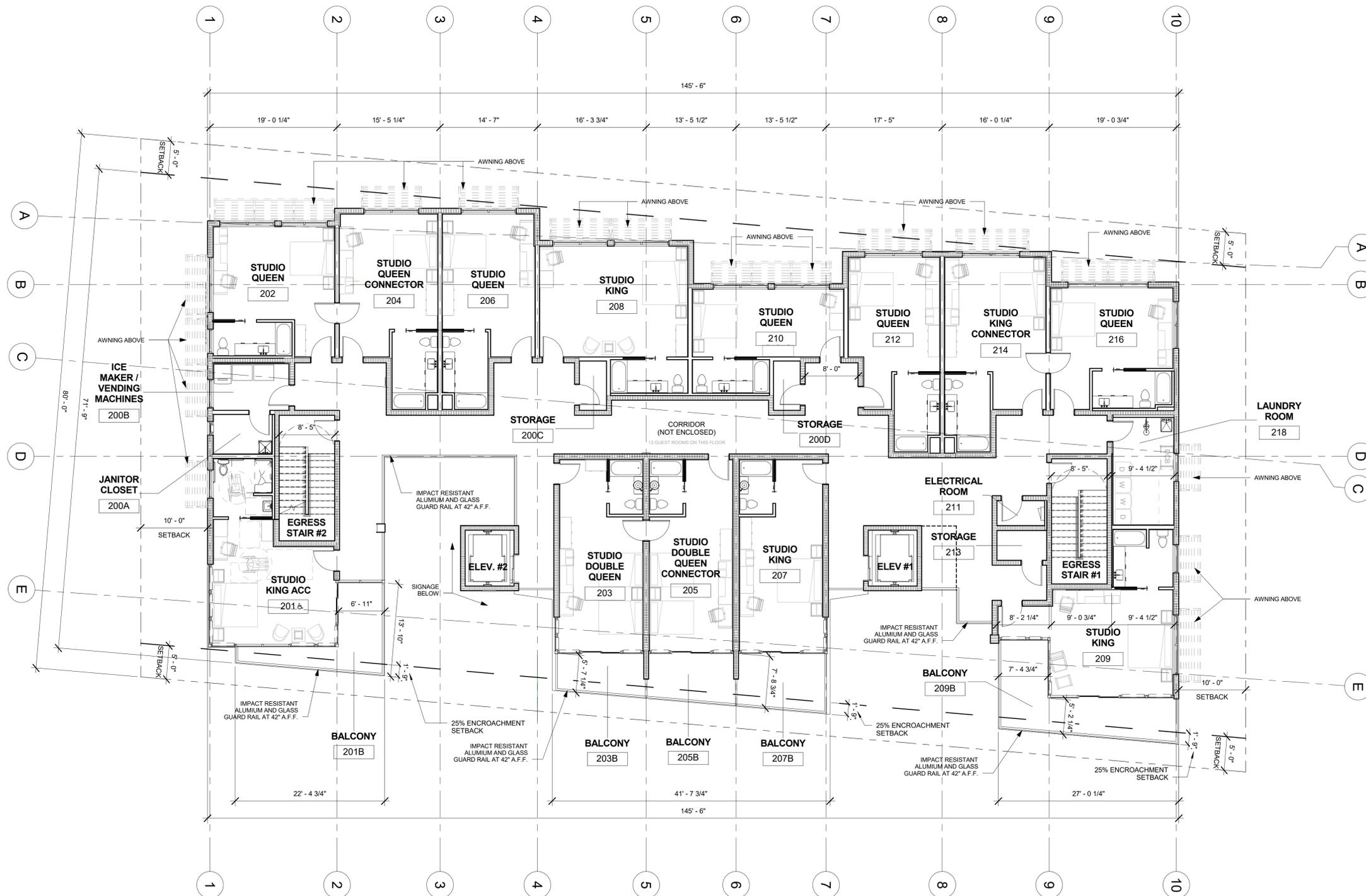
**RKB**  
ARCHITECTS PLANNERS, INCORPORATED  
Richard K. Brooks  
REG. NO. AA002344  
INCORPORATED

**RIPTIDE HOTEL**  
2300 N SURF ROAD  
HOLLYWOOD, FL 33019

**Date**

No.	Description	Date
1	PRELIMINARY TAC	10/17/2016
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3	FINAL TAC SIGNED-OFF	10/16/2017

**SITE PLAN**  
Project Number  
**1603**  
Sheet Number  
**A082**



**MATERIAL LEGEND**

	PARTITIONS
	CMU WALLS
	CONCRETE WALLS
	STRUCTURAL CONCRETE WALL
	STRUCTURAL COLUMN

**LEGEND**

	EXISTING CITY OF HOLLYWOOD RIGHT OF WAY IMPROVEMENTS PAVERS
	NEW PAVERS TO MATCH CITY OF HOLLYWOOD RIGHT OF WAY IMPROVEMENTS
	LANDSCAPE
	TRUNCATED DOMES
	PROPERTY LINE
	LINE OF REQUIRED SETBACK
	LINE OF BUILDING TOWER ABOVE

**FRONTAGE CALCULATIONS**

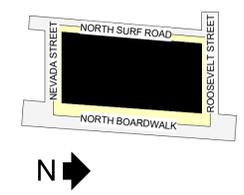
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TOTAL FRONTAGE LENGTH IS 145.5'  
145.5' X 40% = 58.2'

	REQUIRED	PROPOSED
3RD FLOOR	58.2'	51'-8 1/2"
4TH FLOOR	58.2'	58'

**25% ENCROACHMENT CALCULATIONS**

	REQUIRED	PROPOSED
BASE SETBACK OF 5'-0"	1'-9"	1'-9"
TOWER SETBACK OF 15'-0" (BOARD WALK)	3'-9"	3'-9"
TOWER SETBACK OF 20'-0" (CROSS STREET)	5'-0"	5'-0"

1 LEVEL 2 FLOOR PLAN  
1/8" = 1'-0"



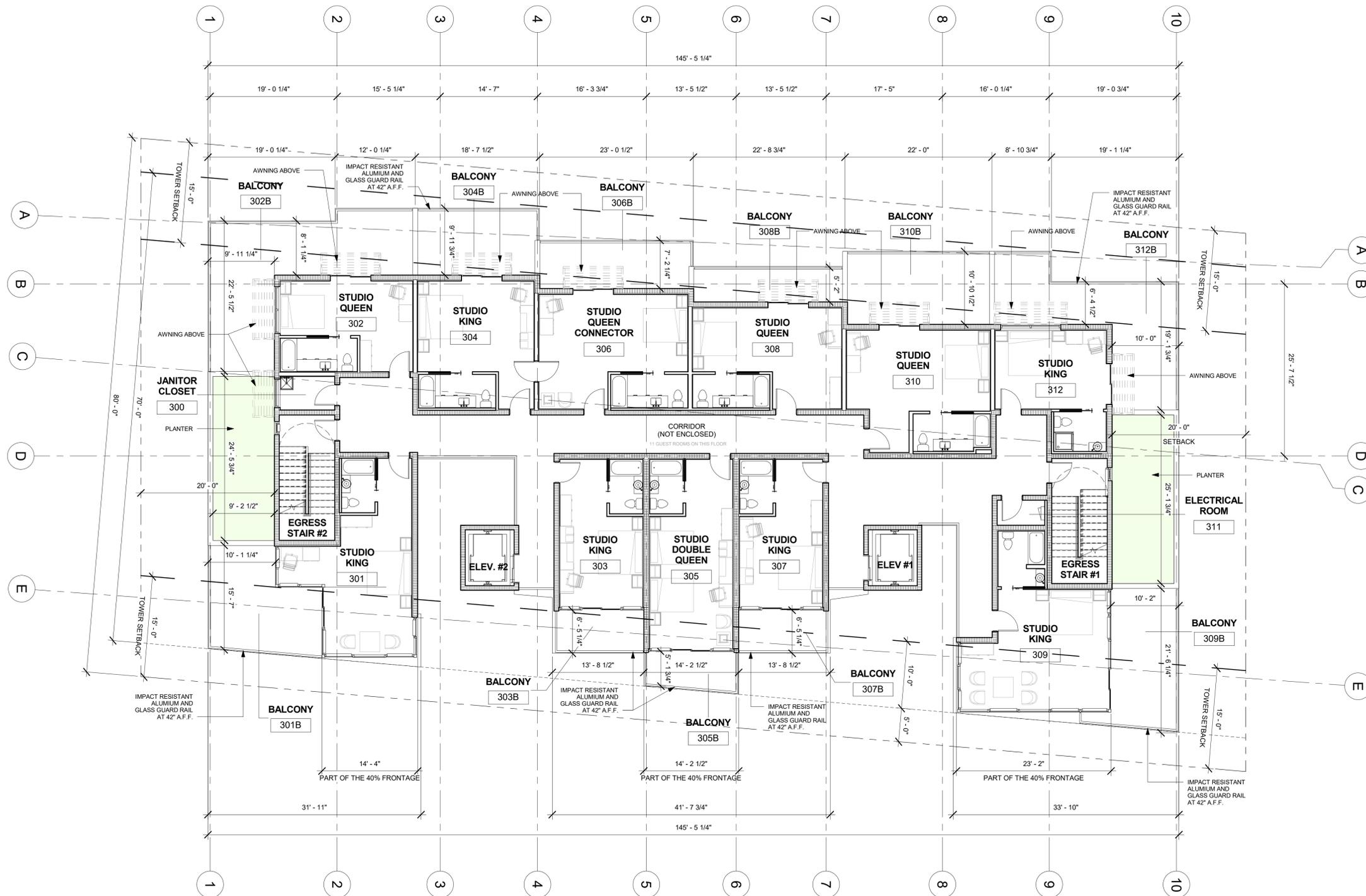
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INCORPORATED  
Richard K. Brooks  
REG. NO. AA002344  
architect | interior design  
Sanctuary Centre, 4800 N. Federal Highway, Suite B-104  
Boca Raton, Florida 33431  
Tel: 561-994-6861 / Fax: 561-994-6862

**RIPTIDE HOTEL**  
2300 N SURF ROAD  
HOLLYWOOD, FL 33019

No.	Date	Description
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3	10/16/2017	FINAL TAC SIGNED-OFF

Date: 01/26/17

**LEVEL 2 FLOOR PLAN**  
Project Number  
**1603**  
Sheet Number  
**A102**



**MATERIAL LEGEND**

	PARTITIONS
	CMU WALLS
	CONCRETE WALLS
	STRUCTURAL CONCRETE WALL
	STRUCTURAL COLUMN

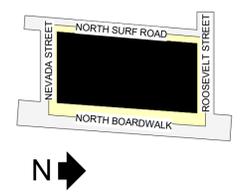
**LEGEND**

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	LANDSCAPE
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	PROPERTY LINE
	LINE OF REQUIRED SETBACK
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**FRONTAGE CALCULATIONS**

40% FRONTAGE CALCULATION: TOTAL FRONTAGE LENGTH IS 145.5'		
	REQUIRED	PROPOSED
3RD FLOOR	58.2'	51'-8 1/2"
4TH FLOOR	58.2'	58'
<b>25% ENCROACHMENT CALCULATIONS</b>		
	REQUIRED	PROPOSED
BASE SETBACK OF 5'-0"	1'-9"	1'-9"
TOWER SETBACK OF 15'-0" (BOARD WALK)	3'-9"	3'-9"
TOWER SETBACK OF 20'-0" (CROSS STREET)	5'-0"	5'-0"

① LEVEL 3 FLOOR PLAN  
1/8" = 1'-0"



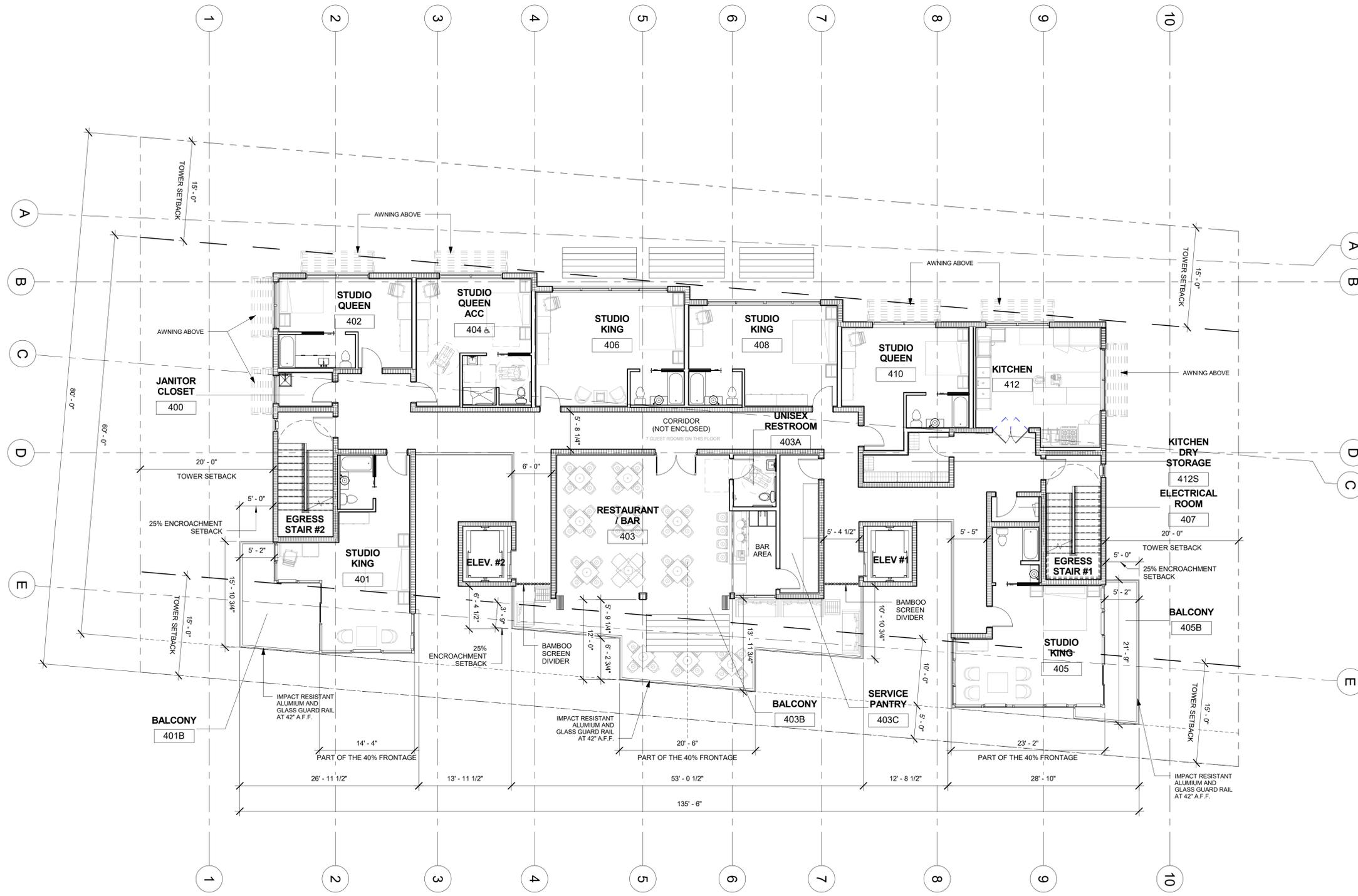
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Date: 01/26/17

**LEVEL 3 FLOOR PLAN**  
Project Number  
**1603**  
Sheet Number  
**A103**



**MATERIAL LEGEND**

	PARTITIONS
	CMU WALLS
	CONCRETE WALLS
	STRUCTURAL CONCRETE WALL
	STRUCTURAL COLUMN

ALL DIMENSIONS TO BE VERIFIED IN FIELD

**LEGEND**

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	LANDSCAPE
	TRUNCATED DOMES
	PROPERTY LINE
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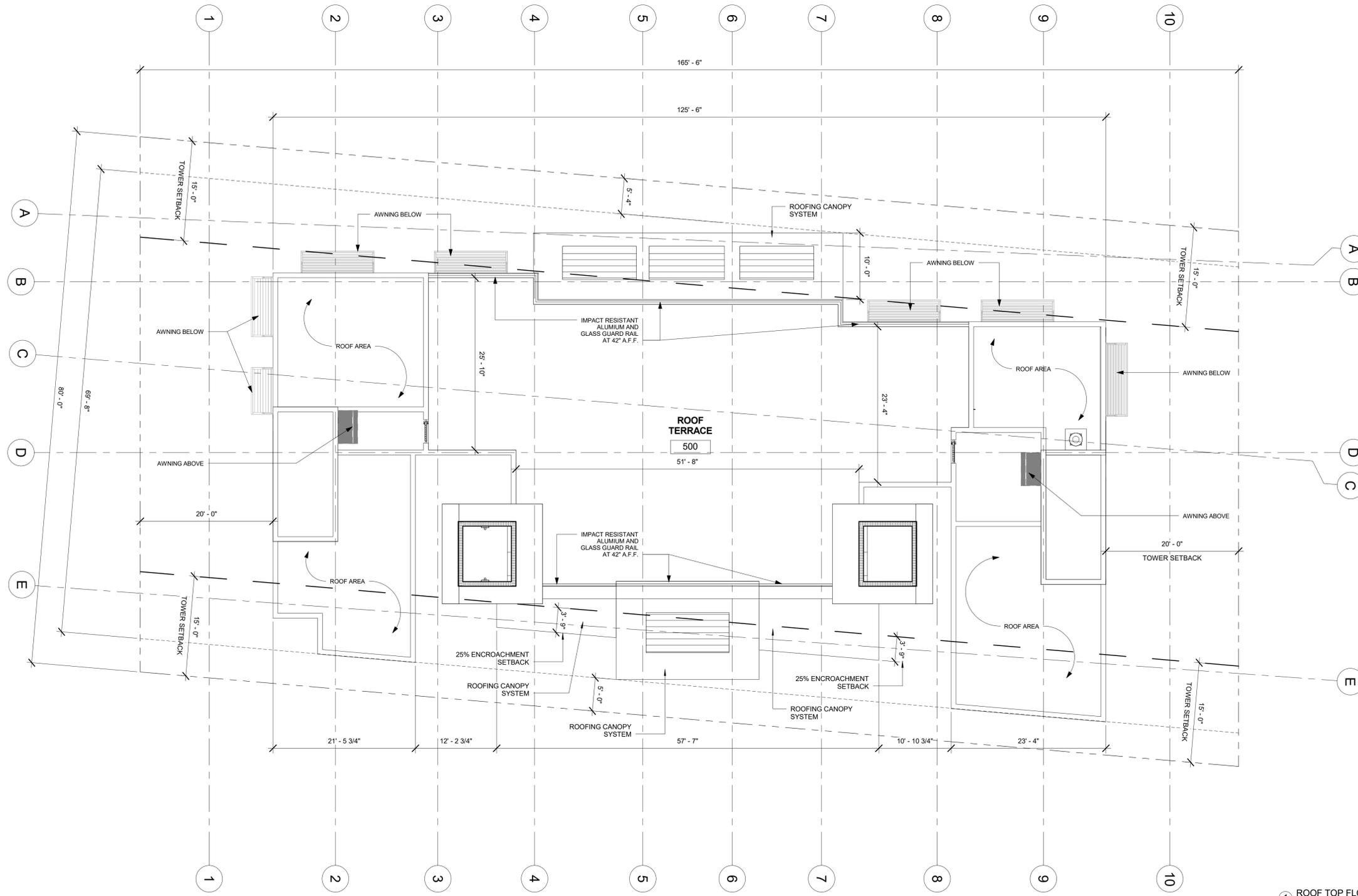
**LEVEL 4 FLOOR PLAN**

Project Number  
**1603**

Sheet Number  
**A104**

1 LEVEL 4 FLOOR PLAN  
1/8" = 1'-0"





1 ROOF TOP FLOOR PLAN  
1/8" = 1'-0"

**MATERIAL LEGEND**

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	CONCRETE WALLS
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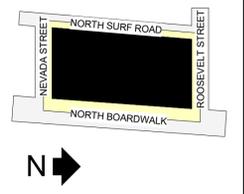
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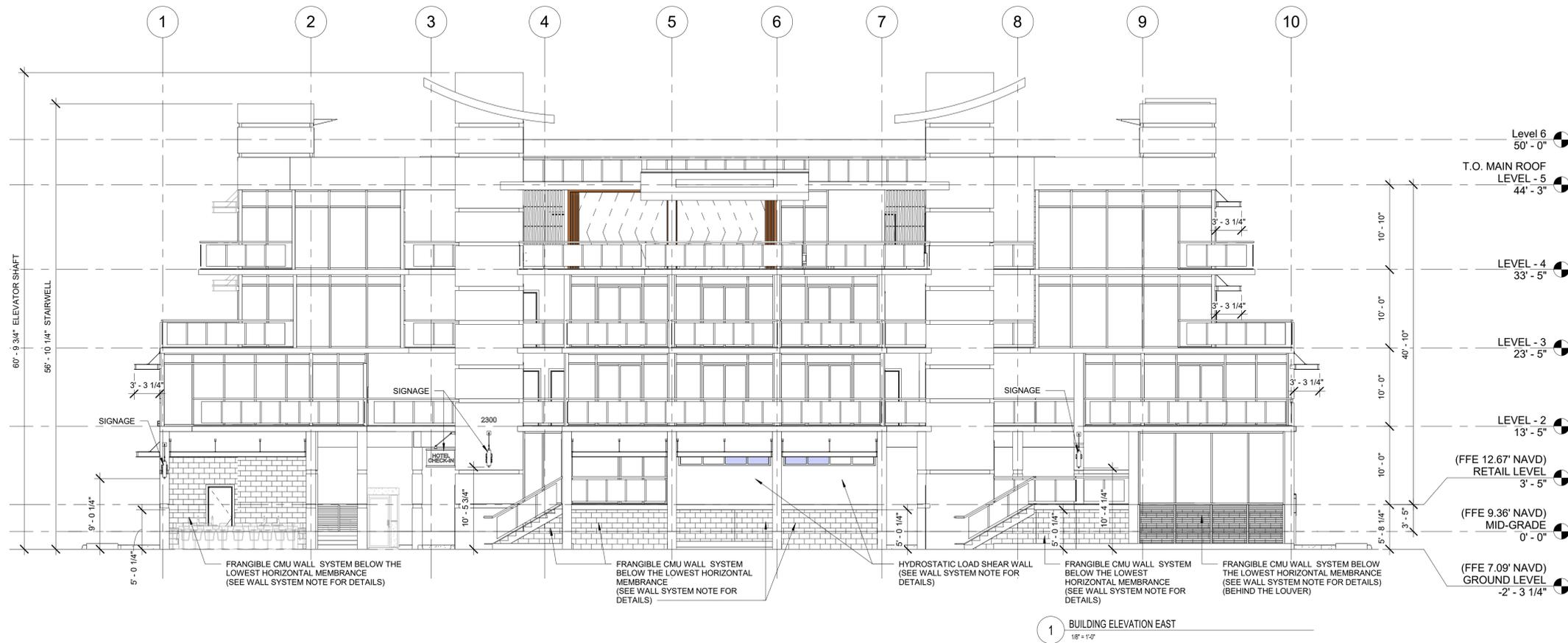
Date  
01/26/17

**ROOF TOP FLOOR PLAN**

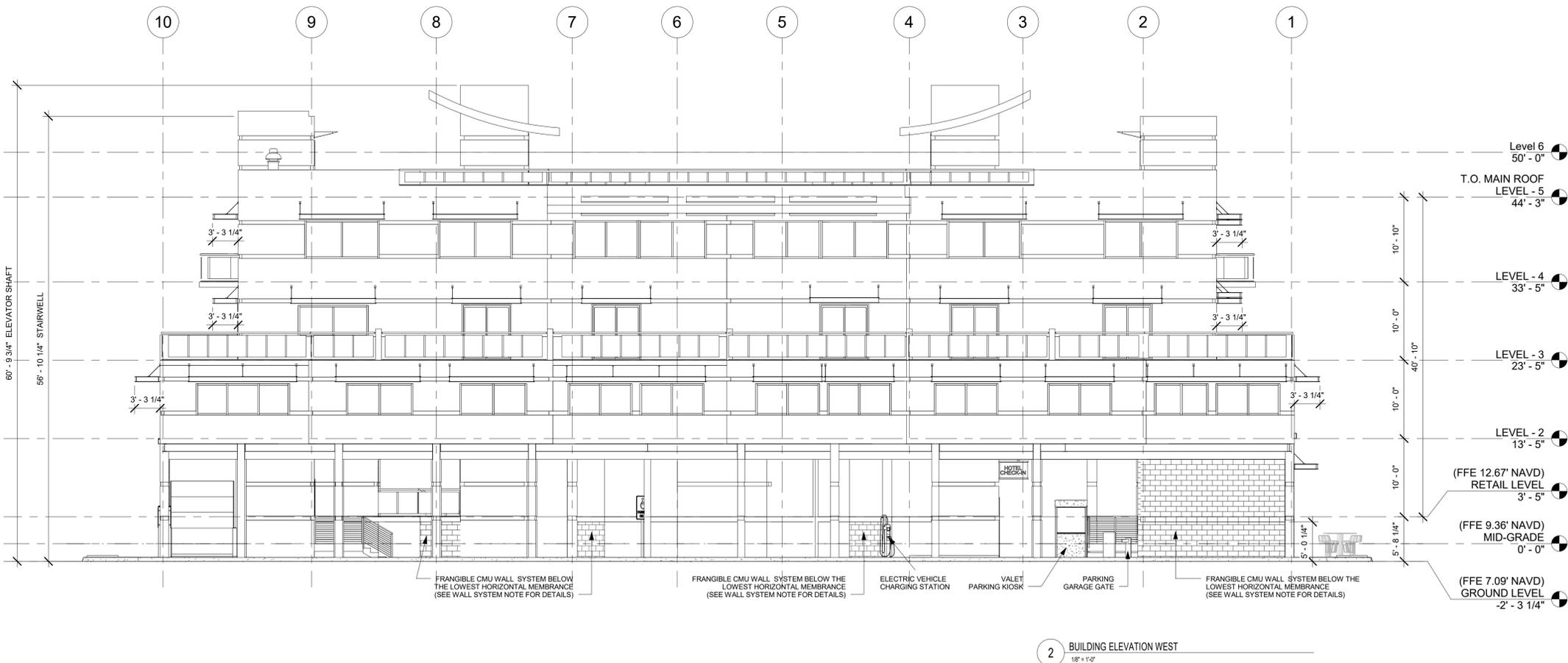
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**1603**  
Sheet Number  
**A105**



# EXHIBIT B



1 BUILDING ELEVATION EAST  
1/8" = 1'-0"



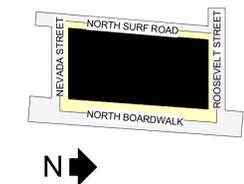
2 BUILDING ELEVATION WEST  
1/8" = 1'-0"

**WALL SYSTEM NOTE:**  
According to FEMA requirement, walls below lowest horizontal structural member (in this case is 12.0' N.A.V.D.) need to be break-away or frangible CMU wall system.

**Exceptions:**

1. Stairways and Stairwells;
2. Shear walls perpendicular to the shoreline;
3. Shear walls parallel to the shoreline, which are limited to maximum of 20% of the building length in the direction running parallel to the shore;
4. Shear walls parallel to the shoreline, which exceed 20 percent of the total building length (including any attached major structure) when they meet the following criteria:
  - a. A certification is provided by a Florida-registered professional engineer that certifies that the increased length of shear walls, over 20 percent, are located landward of the 100-year erosion limit;
  - b. A hydraulic analysis is provided and certified by a Florida-registered professional engineer that evaluates the potential impact of flow increase on the subject parcel and adjacent properties;
  - c. The hydraulic analysis demonstrates that although the overall shear wall coverage is more than 20 percent, the increased shear wall length will not result in substantial increase of flow velocities and drag forces on the structural components of the proposed structure and neighboring structures; and
  - d. The provisions under Section 3109.4.2 (Exception 4) do not include any low-rise building as defined in Section 1609.2.

5. Wind or sand screens constructed of fiber or wire mesh;
6. Light, open lattice partitions with individual, wooden lattice strips not greater than 3/4-inch (19 mm) thick and 3-inches (76 mm) wide;
7. Elevator shafts;
8. Small mechanical and electrical rooms; and
9. Break-away or frangible walls.



RICHARD K. BROOKS  
REG. NO. A0002344  
ARCHITECT'S PLANNERS, INCORPORATED  
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2300 N SURF ROAD  
HOLLYWOOD, FL 33019

No.	Date	Description
1	10/17/2016	PRELIMINARY TAC
2	02/21/2017	FINAL TAC
3	10/16/2017	FINAL TAC SIGNED-OFF

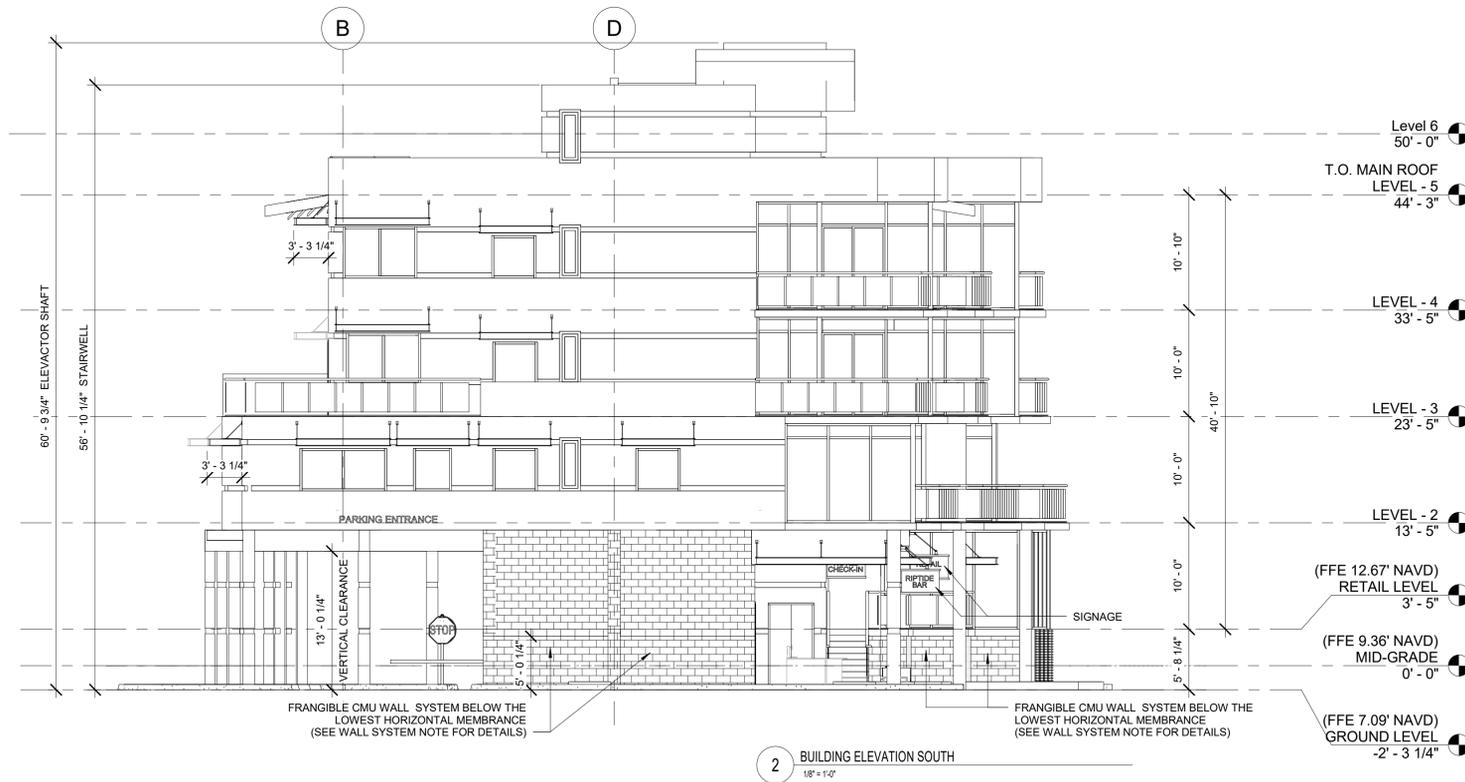
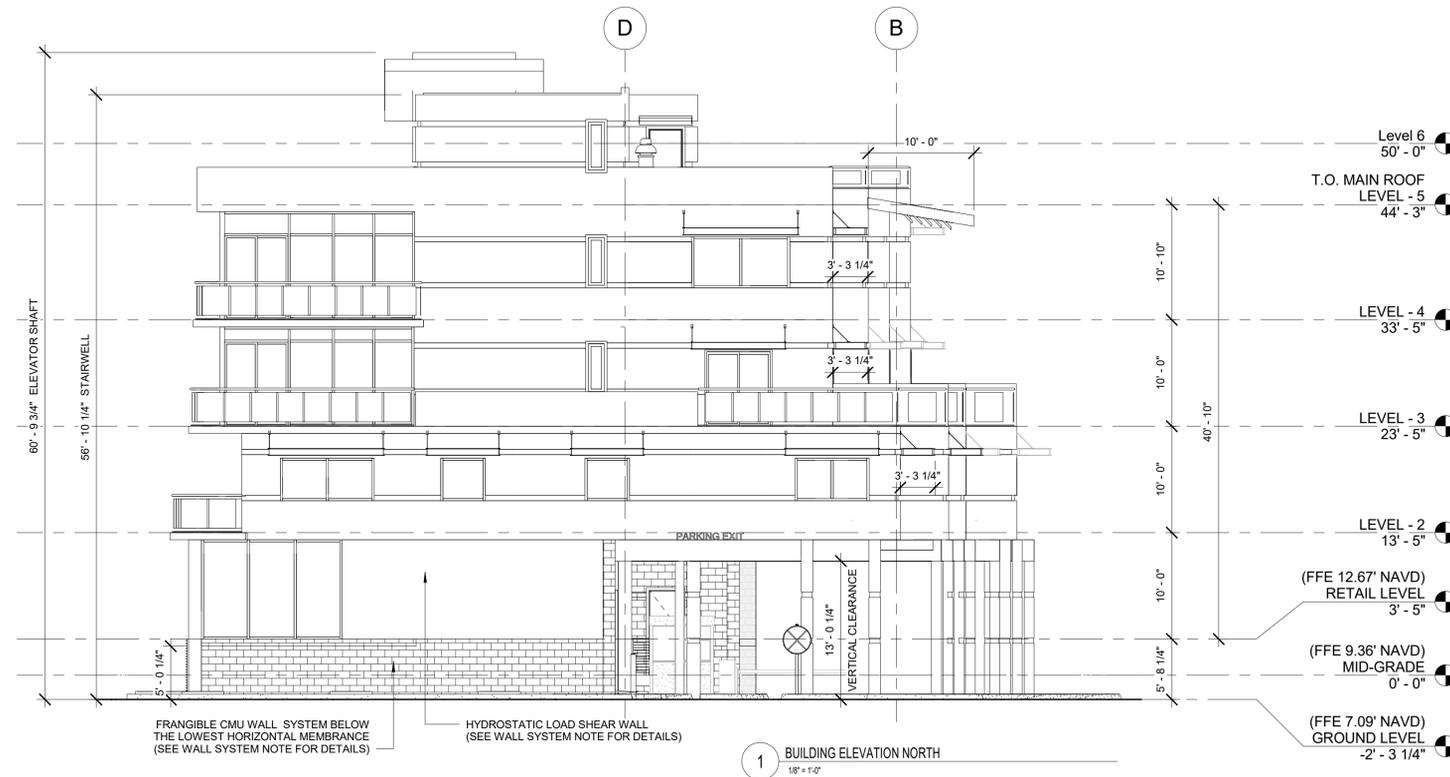
Date  
01/26/17

**ELEVATIONS**

Project Number  
**1603**

Sheet Number  
**A200**

# EXHIBIT B



**WALL SYSTEM NOTE:**

According to FEMA requirement, walls below lowest horizontal structural member (in this case is 12.0' N.A.V.D.) need to be break-away or frangible CMU wall system.

**Exceptions:**

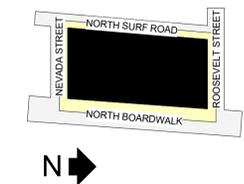
- Stairways and Stairwells;
- Shear walls perpendicular to the shoreline;
- Shear walls parallel to the shoreline, which are limited to maximum of 20% of the building length in the direction running parallel to the shore;
- Shear walls parallel to the shoreline, which exceed 20 percent of the total building length (including any attached major structure) when they meet the following criteria:
  - A certification is provided by a Florida-registered professional engineer that certifies that the increased length of shear walls, over 20 percent, are located landward of the 100-year erosion limit;
  - A hydraulic analysis is provided and certified by a Florida-registered professional engineer that evaluates the potential impact of flow increase on the subject parcel and adjacent properties;
  - The hydraulic analysis demonstrates that although the overall shear wall coverage is more than 20 percent, the increased shear wall length will not result in substantial increase of flow velocities and drag forces on the structural components of the proposed structure and neighboring structures; and
  - The provisions under Section 3109.4.2 (Exception 4) do not include any low-rise building as defined in Section 1609.2.
- Wind or sand screens constructed of fiber or wire mesh; Light, open lattice partitions with individual, wooden lattice strips not greater than 3/4-inch (19 mm) thick and 3-inches (76 mm) wide;
- Elevator shafts;
- Small mechanical and electrical rooms; and
- Break-away or frangible walls.

**RKB**  
ARCHITECTS PLANNERS, INCORPORATED  
RICHARD K. BROOKS  
REG. NO. AA002344  
architectural | planning | interior design  
Sanctuary Centre, 4800 N. Federal Highway, Suite B-104  
Boca Raton, Florida 33431  
Tel: 561-994-6861 / Fax: 561-994-6862

**RIPTIDE HOTEL**  
2300 N SURF ROAD  
HOLLYWOOD, FL 33019

No.	Description	Date
1	PRELIMINARY TAC	10/17/2016
2	FINAL TAC	02/21/2017
3	FINAL TAC SIGNED-OFF	10/16/2017

Date: 05/01/14



**ELEVATIONS**

Project Number  
**1603**

Sheet Number  
**A201**

Seal

EXHIBIT B



SCALE: N.T.S.

2300 N. SURF ROAD, HOLLYWOOD, FL 33019

**RIPTIDE HOTEL**

COLOR SITE PLAN