

PLANNING DIVISION



File No. (internal use only): _____

2600 Hollywood Boulevard Room 315
Hollywood, FL 33022

GENERAL APPLICATION



Tel: (954) 921-3471
Fax: (954) 921-3347

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.

At least one set of the submitted plans for each application must be signed and sealed (i.e. Architect or Engineer).

Documents and forms can be accessed on the City's website at

<http://www.hollywoodfl.org/DocumentCenter/Home/View/21>



APPLICATION TYPE (CHECK ONE):

- ☒ Technical Advisory Committee ☐ Historic Preservation Board
☐ City Commission ☐ Planning and Development Board

Date of Application: 03/15/2023

Location Address: 3451-3690; 3210-3450 S Ocean Dr, Hollywood, FL 33019

Lot(s): _____ Block(s): _____ Subdivision: _____

Folio Number(s): 51-42-23-17-0030; 51-42-23-06-0030; 51-42-23-06-0020; 51-42-23-17-0040

Zoning Classification: PD Land Use Classification: Diplomat Activity Center
Commercial use and parking.

Existing Property Use: _____ Sq Ft/Number of Units: 65k commercial, and parking

Is the request the result of a violation notice? () Yes (X) 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): ORD 0-2019-25 PDF of ordinances added

- ☐ Economic Roundtable ☒ Technical Advisory Committee ☐ Historic Preservation Board
☐ City Commission ☐ Planning and Development

Explanation of Request: Site Plan and Design Approval of 350 residential units

Number of units/rooms: 350 residential units Sq Ft: 470,000 residential

Value of Improvement: 55,000,000 Estimated Date of Completion: 2026

Will Project be Phased? () Yes (X) No If Phased, Estimated Completion of Each Phase

Name of Current Property Owner: HFL LANDINGS OWNER LLC

Address of Property Owner: 55 MERCHANT STREET SUITE 1500 HONOLULU, HI 96813

Telephone: +1 646 528 4854 Fax: _____ Email Address: rdonn@trinityinvestments.com

Name of Consultant/Representative/Tenant (circle one): Rep - LANDINGS VENTURE, LLC (Eric Fordin)

Address: 2850 Tigertail Ave Telephone: 786.402.0807

Fax: _____ Email Address: eric@relatedgroup.com

Date of Purchase: 02.10.23 Is there an option to purchase the Property? Yes () No (X)

If Yes, Attach Copy of the Contract.

List Anyone Else Who Should Receive Notice of the Hearing: Debbie.Orshefsky@hklaw.com
Pedro.Schnell@relatedgroup.com

Address: Pedro.gassant@hklaw.com

Email Address: wca@trippscott.com

breese@cpgcre.com

PLANNING DIVISION



2600 Hollywood Boulevard Room 315
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GENERAL APPLICATION

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: 3.7.23

PRINT NAME: Sean Hehir for HFL Landings Owner LLC

Signature of Consultant/Representative: _____

Date: 3/15/23

PRINT NAME: Pedro Gassant and Debbie M. Orshefsky for Holland & Knight LLP

Date: _____

Signature of Tenant: _____

Date: _____

PRINT NAME: _____

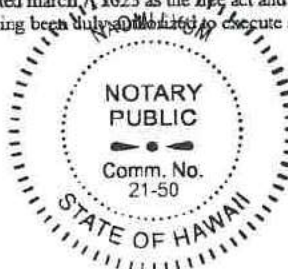
Date: _____

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 site plan/ design approval, as described above, to my property, which is hereby made by me or I am hereby authorizing Holland & Knight, LLP to be my legal representative before the applicable committees (Board and/or Committee) relative to all matters concerning this application.

STATE OF HAWAII)
CITY AND COUNTY OF HONOLULU) ss.

On this 7th day of March, 2023, in the First Circuit of the State of Hawaii, before me personally appeared SEAN HEHIR, to me known to be the person described herein, being by me duly sworn or affirmed, did say that such person executed the foregoing instrument entitled GENERAL APPLICATION, comprised of 2 page(s) and dated march 7, 2023 as the free act and deed of such person, and if applicable, in the capacity (ies) shown, having been duly authorized to execute such instrument in such capacity (ies).



Print Name: Naomi Lyman
Notary Public, State of Hawaii
My Commission Expires: 4/25/2025

Boards and City
Commission

Signature of Current Owner

Sean Hehir, for HFL Landings Owner
LLC

Print Name

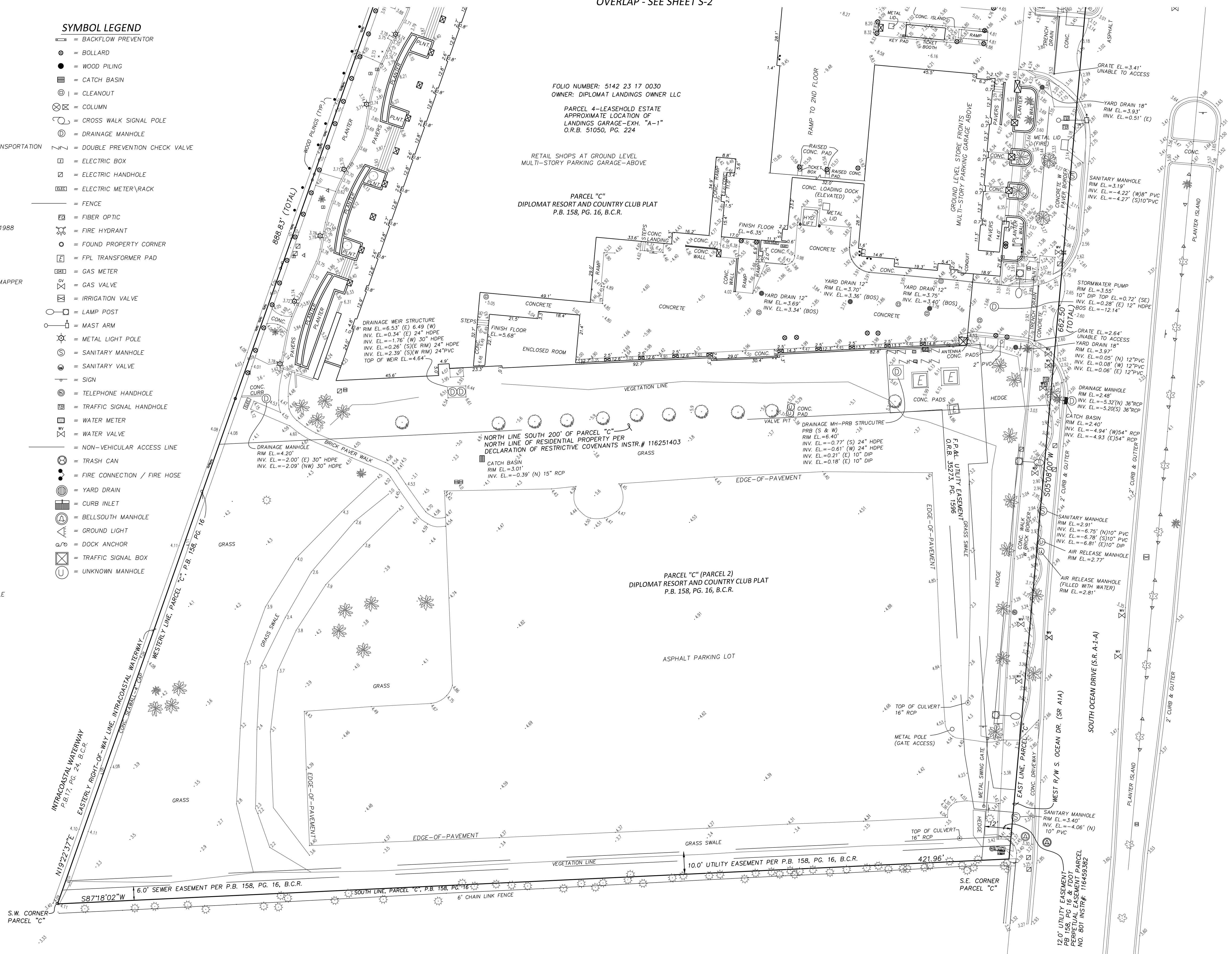
ABBREVIATIONS

B.C.R.	= BROWARD COUNTY RECORDS
BLDG.	= BUILDING
CLF	= CHAIN LINK FENCE
COL.	= COLUMN
CONC.	= CONCRETE
CBS	= CONCRETE BLOCK W STUCCO
C&G	= CURB & GUTTER
E-O-P	= EDGE-OF-PAVEMENT
F.D.O.T.	= FLORIDA DEPARTMENT OF TRANSPORTATION
FPL	= FLORIDA POWER & LIGHT
FND.	= FOUND
IRC	= IRON ROD & CAP
LB	= LICENSED BUSINESS
N&D	= NAIL AND DISK
NAVDP88	= NORTH AMERICAN DATUM OF 1988
O.R.B.	= OFFICIAL RECORDS BOOK
PG.	= PAGE
P.B.	= PLAT BOOK
PSM	= PROFESSIONAL SURVEYOR & MAPPING
R/W	= RIGHT-OF-WAY
S.R.	= STATE ROAD
TC	= TITLE COMMITMENT
W	= WITH
M.P.B.	= MISCELLANEOUS PLAT BOOK
FIRC	= FOUND IRON ROD & CAP
F.F.	= FINISH FLOOR
FL	= FLOOR
CAB.	= CABINET
TYP.	= TYPICAL
ISL.	= ISLAND
PLNT	= PLANTER
INSTR	= INSTRUMENT
EL.	= ELEVATION
NVAL	= NON-VEHICULAR ACCESS LIMIT
MH	= MANHOLE
INV.	= INVERT
FL	= FLOOR
CAB	= CABINET
TYP	= TYPICAL
ISL	= ISLAND
PLNT	= PLANTER
PRB	= POLLUTION RETARDANT BARRIER
RCP	= REINFORCED CONCRETE PIPE
HDPE	= HIGH DENSITY POLYETHYLENE
CMP	= CORRUGATED METAL PIPE
PVC	= POLYVINYL CHLORIDE PIPE
DIP	= DUCTILE IRON PIPE

SYMBOL LEGEND

 = BACKFLOW PREVENTOR
 = BOLLARD
 = WOOD PILING
 = CATCH BASIN
 = CLEANOUT
 = COLUMN
 = CROSS WALK SIGNAL POLE
 = DRAINAGE MANHOLE
 = DOUBLE PREVENTION CHECK VALVE
 = ELECTRIC BOX
 = ELECTRIC HANDHOLE
 = ELECTRIC METER/RACK
 = FENCE
 = FIBER OPTIC
 = FIRE HYDRANT
 = FOUND PROPERTY CORNER
 = FPL TRANSFORMER PAD
 = GAS METER
 = GAS VALVE
 = IRRIGATION VALVE
 = LAMP POST
 = MAST ARM
 = METAL LIGHT POLE
 = SANITARY MANHOLE
 = SANITARY VALVE
 = SIGN
 = TELEPHONE HANDHOLE
 = TRAFFIC SIGNAL HANDHOLE
 = WATER METER
 = WATER VALVE
 = NON-VEHICULAR ACCESS LINE
 = TRASH CAN
 = FIRE CONNECTION / FIRE HOSE
 = YARD DRAIN
 = CURB INLET
 = BELL SOUTH MANHOLE
 = GROUND LIGHT
 = DOCK ANCHOR
 = TRAFFIC SIGNAL BOX
 = UNKNOWN MANHOLE

OVERLAP - SEE SHEET S-2



1	4/14/2023	UPDATED TREE ALONG SOUTH SIDE					
NO	DATE	REVISION	BY	NO	DATE	REVISION	B

SURVEY	
DATE	3/1/2023
DRAWN	SMW
DATE	FEB. 2023
CHECKED	SMW
DATE	3-2-2023



 Calvin, Giordano & Associates, Inc.
A SAFEbuilt COMPANY
1800 Eller Drive, Suite 600, Fort Lauderdale, FL 33316
Phone: 954.921.7781 • Fax: 954.921.8807
Certificate of Authorization 6791

MAP OF AS-BUILT SURVEY
THE RELATED GROUP

THE DIPLOMAT BEACH RESORT
DIPLOMAT LANDING
CITY OF HOLLYWOOD, BROWARD COUNTY, FL

SCALE	1"=20'
PROJECT NO.	22-6009
CAD FILE	

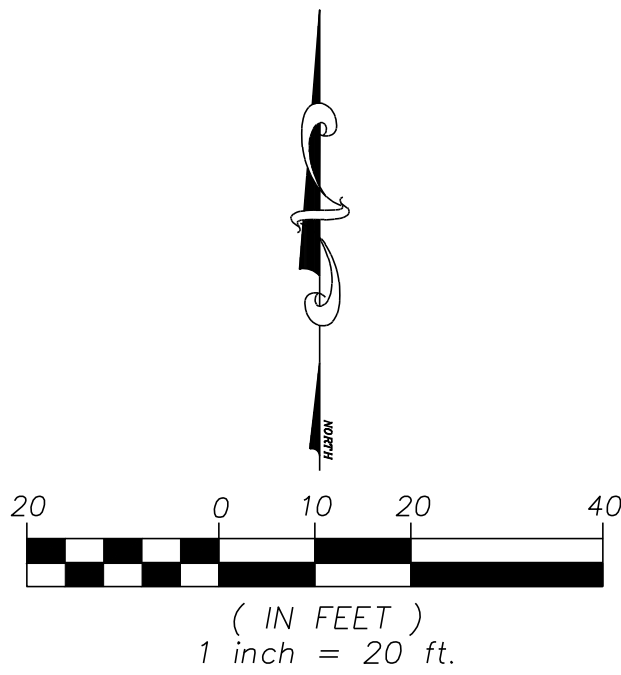
SHEET:

S-1

SHEET:

S-2

File Name: P:\Projects\2023\237594-Diplomat Hotel & Landing\Survey\SKETCH\23-7594-V-B5-Related Group Diplomat.dwg - (Plotted by: Steve Watts on Monday, March 6, 2023 1:15:01 PM)

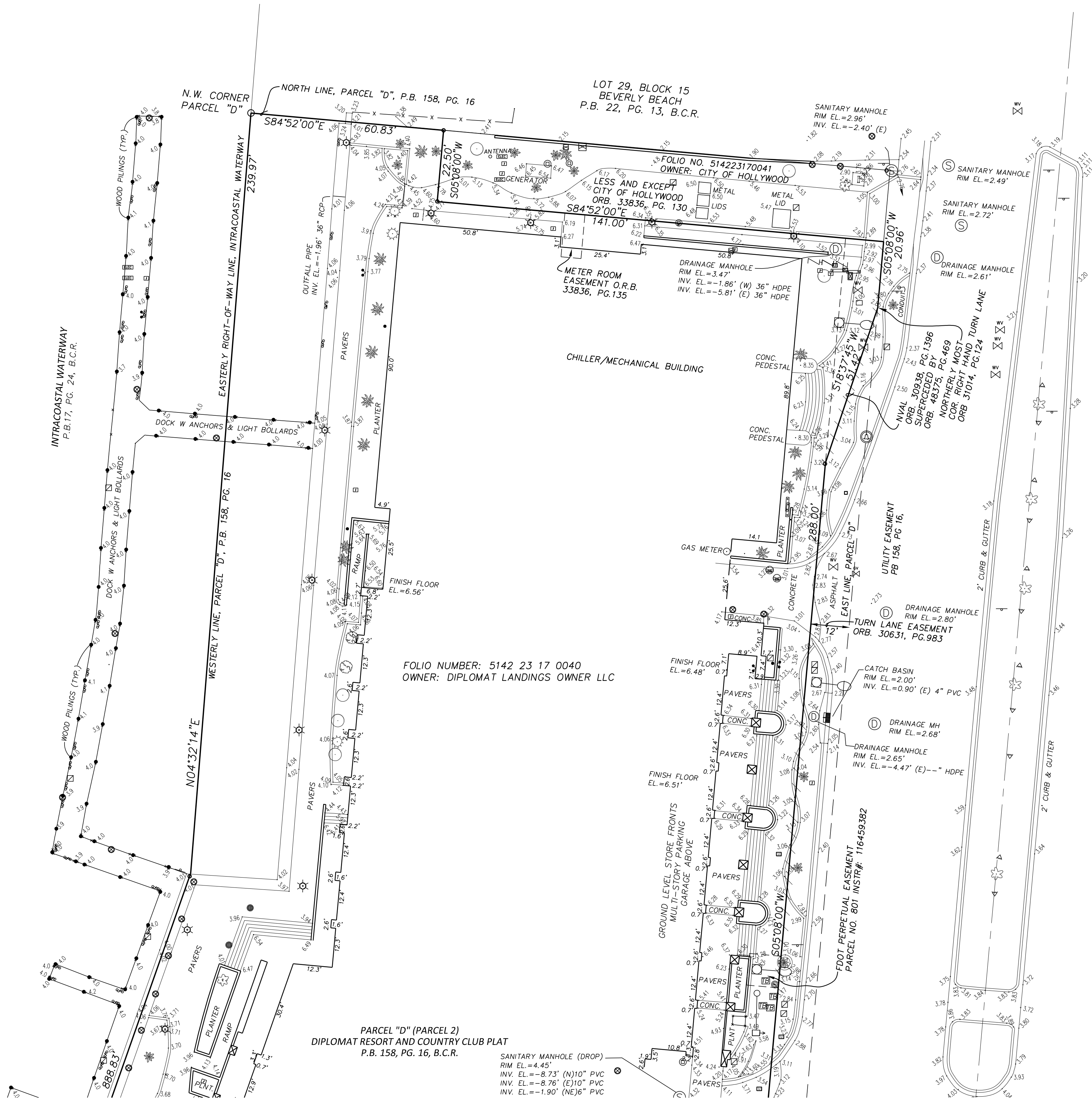


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OVERLAP - SEE SHEET S-2

NO	DATE	REVISION	BY	NO	DATE	REVISION	BY

SURVEY
DATE 3/1/2023
DRAWN SMW
DATE FEB. 2023
CHECKED SMW
DATE 3-2-2023

 Calvin, Giordano & Associates, Inc.
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1800 Eller Drive, Suite 600, Fort Lauderdale, FL 33316
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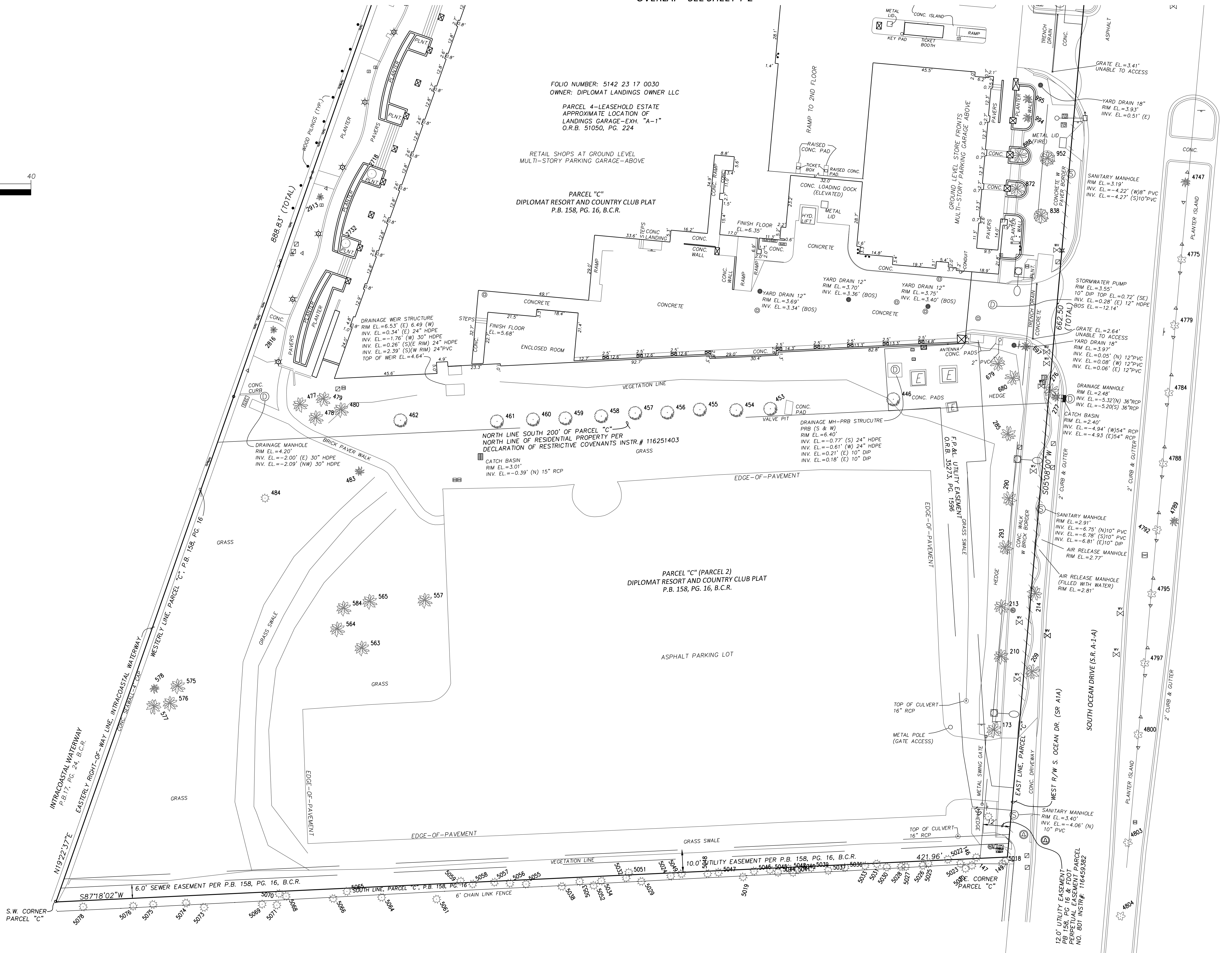
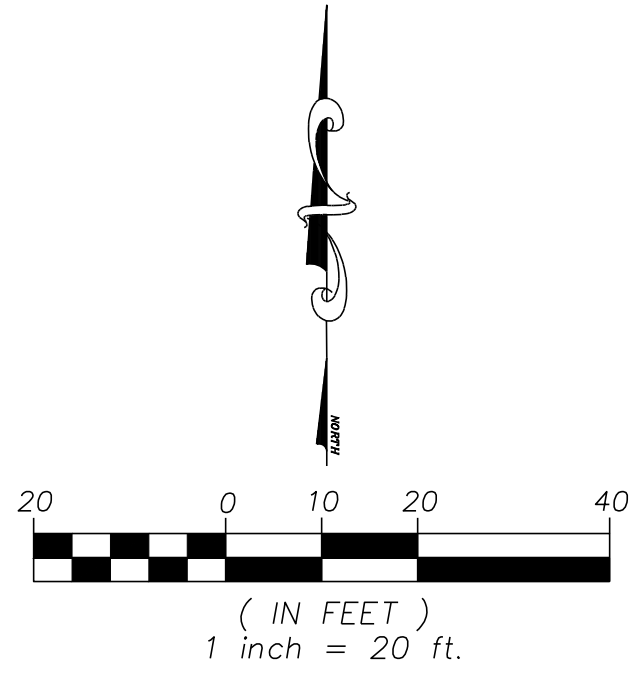
MAP OF AS-BUILT SURVEY
THE RELATED GROUP

THE DIPLOMAT BEACH RESORT
DIPLOMAT LANDING
CITY OF HOLLYWOOD, BROWARD COUNTY, FL

SCALE 1"=20'
PROJECT NO. 23-7594
CAD FILE

SHEET:
S-3

File Name: P:\Projects\2023\237594 Diplomat Hotel & Landing\Survey\SKETCH\23-7594-V-B5-Related Group Diplomat.dwg - (Plotted by: Steve Watts on Monday, April 17, 2023 7:40:06 AM)



OVERLAP - SEE SHEET T-2

SURVEY
DATE 3/1/2023
DRAWN SMW
DATE FEB. 2023
CHECKED SMW
DATE 3-2-2023

Calvin, Giordano & Associates, Inc.
A SAFERUBY COMPANY
580 Village Blvd., Suite 325, West Palm Beach, FL 33409
Phone: 561.684.6161 • Fax: 561.684.6360
Certificate of Authorization 6791

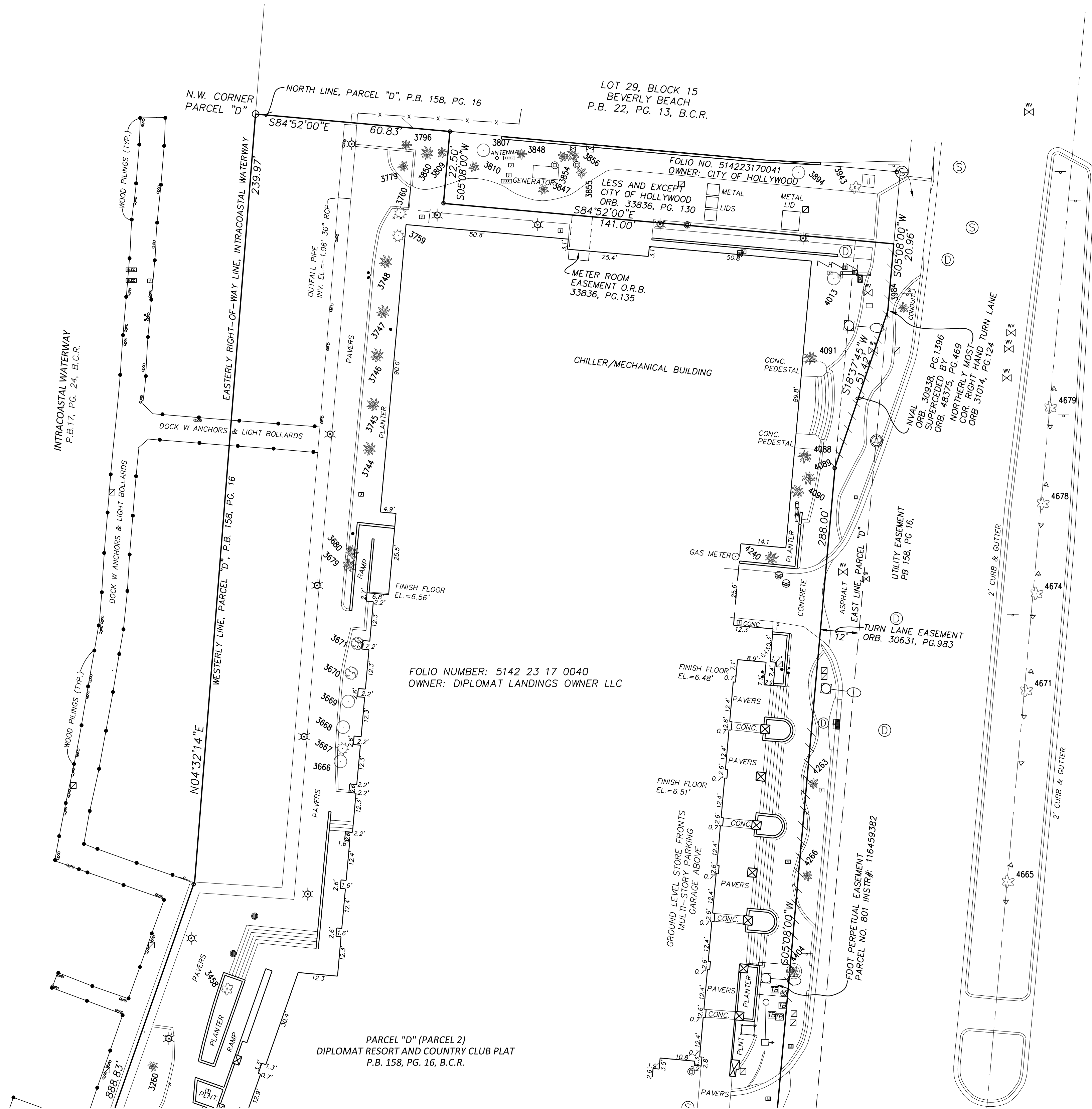
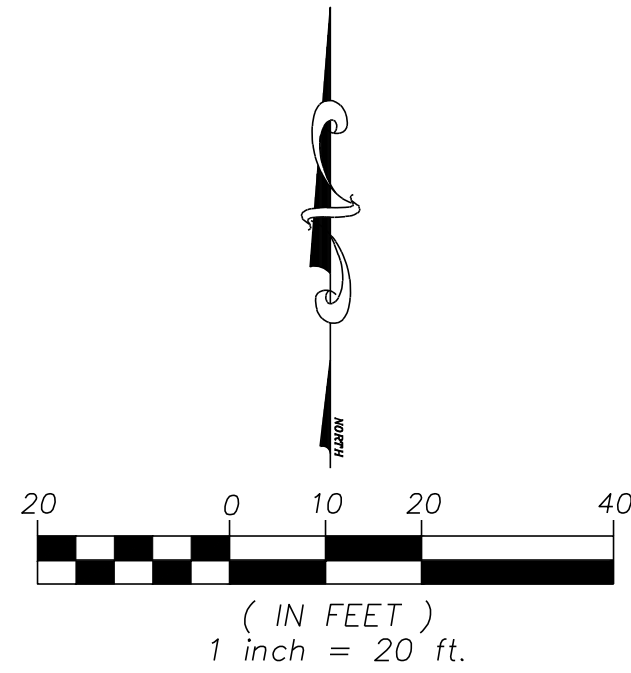
MAP OF AS-BUILT SURVEY
THE RELATED GROUP

THE DIPLOMAT BEACH RESORT
DIPLOMAT LANDING
CITY OF HOLLYWOOD, BROWARD COUNTY, FL

SCALE 1"=20'
PROJECT NO. 23-7594
CAD FILE

SHEET:
T-1

File Name: P:\Projects\2023\237594 Diplommat Hotel & Landing\Survey\Sketch\23-7594-V-B5-Related Group Diplommat.dwg - (Plotted by: Steve Watts on Monday, March 6, 2023 12:28:40 PM)



OVERLAP - SEE SHEET T-2

SURVEY	DATE	3/1/2023
DRAWN	DATE	FEB. 2023
CHECKED	DATE	3-2-2023

Calvin, Giordano & Associates, Inc.

A SAFEHUB COMPANY

580 Village Blvd., Suite 325, West Palm Beach, FL 33409

Phone: 561.684.6161 • Fax: 561.684.6360

Certificate of Authorization 6791

MAP OF AS-BUILT SURVEY
THE RELATED GROUP

THE DIPLOMAT BEACH RESORT
DIPLOMAT LANDING
CITY OF HOLLYWOOD, BROWARD COUNTY, FL

SCALE	1"=20'
PROJECT NO.	23-7594
CAD FILE	

SHEET:
T-3

Point Table	
Point #	Description
484	Cabbage Palm 24"
557	Queen Palm 12"
563	Queen Palm 12"
564	Queen Palm 12"
565	Queen Palm 12"
575	Queen Palm 10"
576	Queen Palm 10"
577	Queen Palm 10"
578	Palm 5"
584	Queen Palm 10"
679	Queen Palm 10"
680	Queen Palm 10"
697	Palm 8"
838	Queen Palm 10"
872	Queen Palm 12"
888	Queen Palm 14"
952	Queen Palm 10"
994	Palm 14"
995	Palm 14"
1140	Palm 10"
1141	Palm 10"
1193	Coconut Palm 10"
1308	Cabbage Palm 10"
1351	Palm 14"
1366	Palm 14"
1389	Cabbage Palm 14"
1390	Cabbage Palm 14"
1391	Cabbage Palm 14"
1437	Coconut Palm 14"
1448	Coconut Palm 14"

Point Table	
Point #	Description
2227	Mohogany 12"
2236	Mohogany 12"
2260	Mohogany 10"
2311	Coconut Palm 10"
2312	Coconut Palm 12"
2313	Coconut Palm 12"
2321	Mohogany 12"
2384	Coconut Palm 10"
2385	Coconut Palm 10"
2386	Coconut Palm 10"
2433	Coconut Palm 10"
2434	Coconut Palm 10"
2454	Coconut Palm 10"
2501	Tree 10"
2573	Mohogany 10"
2718	Tree 12"
2732	Tree 12"
2816	Coconut Palm 10"
2913	Coconut Palm 10"
2974	Mohogany 12"
2977	Mohogany 10"
2988	Mohogany 12"
3001	Mohogany 16"
3017	Coconut Palm 12"
3211	Coconut Palm 12"
3229	Coconut Palm 12"
3239	Coconut Palm 12"
3260	Coconut Palm 12"
3303	Tree 8"
3458	Date Palm 3"

Point Table	
Point #	Description
4090	<i>Palm cluster</i> "
4091	<i>Palm 4"</i>
4240	<i>Palm 12"</i>
4263	<i>Coconut Palm 10"</i>
4266	<i>Coconut Palm 10"</i>
4404	<i>Coconut Palm 10"</i>
4447	<i>Palm 14"</i>
4665	<i>Royal Palm 18"</i>
4671	<i>Royal Palm 20"</i>
4674	<i>Royal Palm 20"</i>
4678	<i>Royal Palm 18"</i>
4679	<i>Royal Palm 18"</i>
4747	<i>Robellini Palm 18"</i>
4775	<i>Royal Palm 18"</i>
4779	<i>Royal Palm 18"</i>
4784	<i>Royal Palm 18"</i>
4788	<i>Royal Palm 20"</i>
4789	<i>Palm 12"</i>
4792	<i>Royal Palm 20"</i>
4795	<i>Royal Palm 20"</i>
4797	<i>Royal Palm 18"</i>
4800	<i>Royal Palm 22"</i>
4803	<i>Royal Palm 18"</i>
4804	<i>Royal Palm 16"</i>
5018	<i>Cabbage Palm 14"</i>
5020	<i>Cabbage Palm 14"</i>
5022	<i>Cabbage Palm 14"</i>
5023	<i>Cabbage Palm 14"</i>
5024	<i>Cabbage Palm 12"</i>
5025	<i>Cabbage Palm 14"</i>

Point #	Description
5061	Cabbage Palm 18"
5064	Cabbage Palm 16"
5065	Cabbage Palm 18"
5066	Cabbage Palm 14"
5068	Cabbage Palm 18"
5069	Cabbage Palm 16"
5070	Cabbage Palm 12"
5071	Cabbage Palm 16"
5073	Cabbage Palm 12"
5074	Cabbage Palm 14"
5075	Cabbage Palm 14"
5076	Cabbage Palm 18"
5078	Cabbage Palm 14"

SURVEY	
DATE	3/1/2023
DRAWN SMW	
DATE	FEB. 2023
CHECKED SMW	
DATE	3-2-2023



Certificate of Authorization 679

THE DIPLOMAT BEACH RESORT
DIPLOMAT LANDING
CITY OF HOLLYWOOD, BROWARD COUNTY, FL

PROJECT NO.	23-7594
CAD FILE	

T-4

PROJECT TEAM

DEVELOPER:



DEVELOPER:



ARCHITECTURE:



LANDSCAPE ARCHITECTURE:



CIVIL ENGINEERING:



ZONING ATTORNEY:

Holland & Knight

DIPLOMAT LANDING

HOLLYWOOD, FL



INDEX OF SHEETS

ARCHITECTURE

A0.0	COVER SHEET	A2.3	TOWER LEVELS 4-37
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A2.0	GROUND LEVEL PLAN	A4.0	BUILDING ELEVATIONS
A2.1	GARAGE LEVEL 2	A4.1	BUILDING ELEVATIONS
A2.2	GARAGE LEVEL 3	A4.2	BUILDING ELEVATION DIAGRAM

ARCHITECTURE

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L-2	LANDSCAPE PLAN - GROUND FLOOR
L-3	LANDSCAPE PLAN - AMENITY DECK
L-4	LANDSCAPE DETAILS
TD-1	TREE DISPOSITION PLAN

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

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

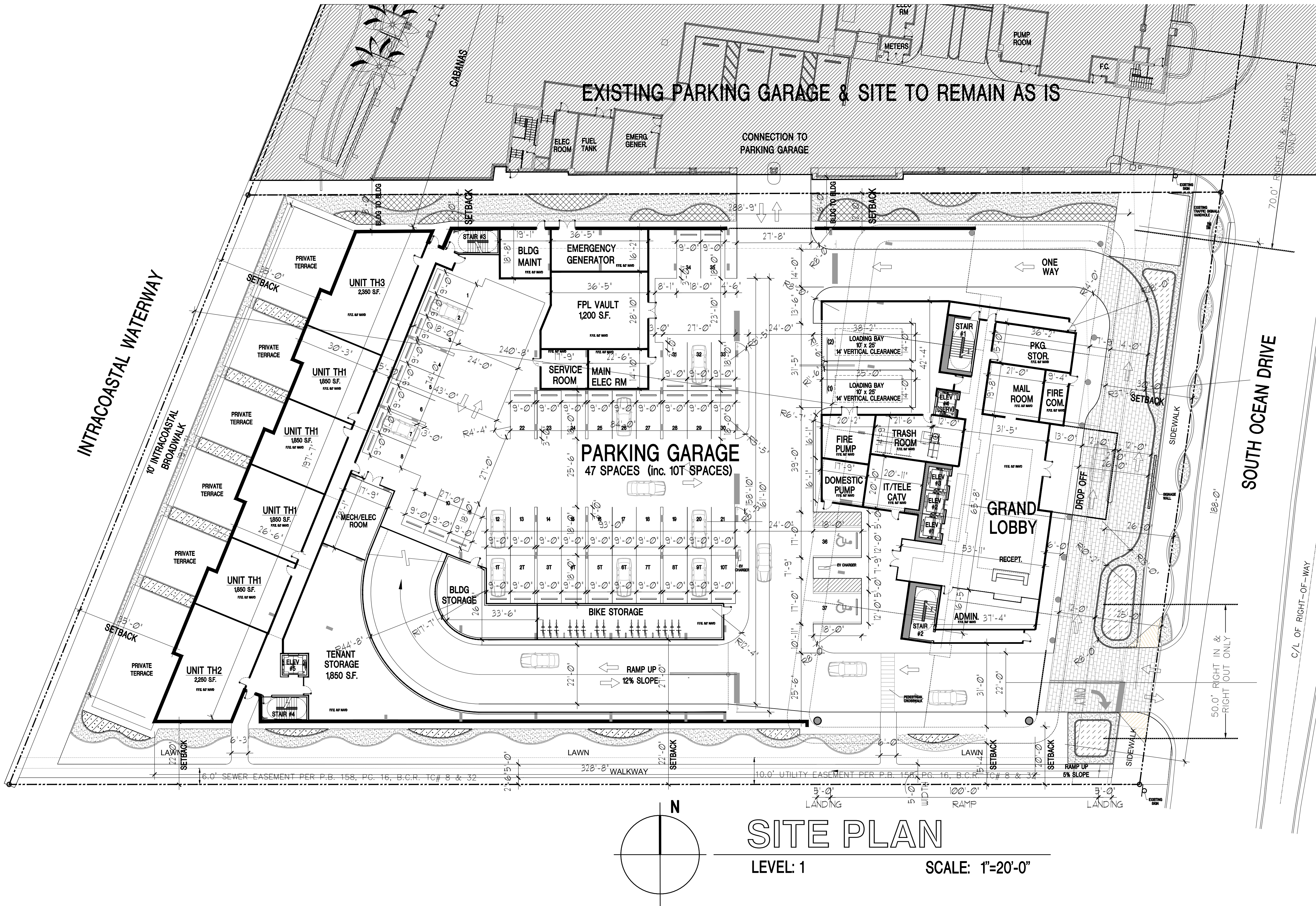
revisions:
04-17-23 REV: BLDG DEPT.

drawn by:
LF/SP/JG/AB

date:
03/09/2023

sheet no:
A0.0

project:
3908



SITE PLAN

LEVEL: 1

SCALE: 1"=20'-0"

Project Data

Address 3451-3690 S Ocean Dr
City Hollywood
State Florida
Zip Code 33019
Lot Area (SF) 191,314 S.F.
Lot Area (Acres) 4.3920 Acres
RESIDENTIAL UNITS: 350 UNITS

Height

Max Building Height 457 Ft
Proposed Building Height 419 Ft

Building Area

Gross Building Area 685,264 S.F.
Net Building Area 469,420 S.F.
Building Amenity Area

Building Setback

Front (A1A) 40'
Rear (Intracoastal) 12'
Side 1 (Garage) (Garage Lvl) 12'
Side 1 (Garage) (Tower Lvl) 18' (Blg to blg)
Side (South Property Line) 15'

Parking

Existing Parking Garage Parking Spaces 595 Spaces
Proposed New Parking Spaces 110 Spaces
Total Parking Spaces Provided 705 Spaces

Loading

Residential Loading 2x(12'x35') SF

UNIT BREAKDOWN

UNIT TYPE	S.F.	1st LOBBY LV.	2nd GARAGE LV.	3th AMENITY LV.	4th-37th TOWER LV.	TOTAL UNITS	NET SALEABLE
UNIT A1 (1BD/1BA)	890	-	-	-	1Ux34L=34	34	30,280 SF
UNIT A2 (1BD/1BA)	925	-	1	-	1Ux34L=34	35	32,375 SF
UNIT B1 (2BD/2BA)	1,195	-	-	-	2Ux34L=68	68	81,280 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

TOWER EFFICIENCY: 86.4%

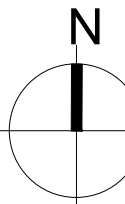
NET RESIDENTIAL S.F. 13,350 S.F.
NET CORE S.F. 2,100 S.F.
TOTAL GROSS FLOOR PLATE S.F. (N.I.C. BALCONIES): 15,450 S.F.

OFF-STREET PARKING:

PROVIDED: RESIDENTIAL: 99 SPACES (inc. 10T spaces)

OFF-STREET LOADING:

PROVIDED: 2 COMMERCIAL BERTHS (12' X 35')



SITE LOCATION

SCALE: N.T.S.

COHEN • FREEDMAN • ENCINOSA & ASSOC.

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

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

drawn by:
LF/SP/JG/AB

date:
03/09/2023

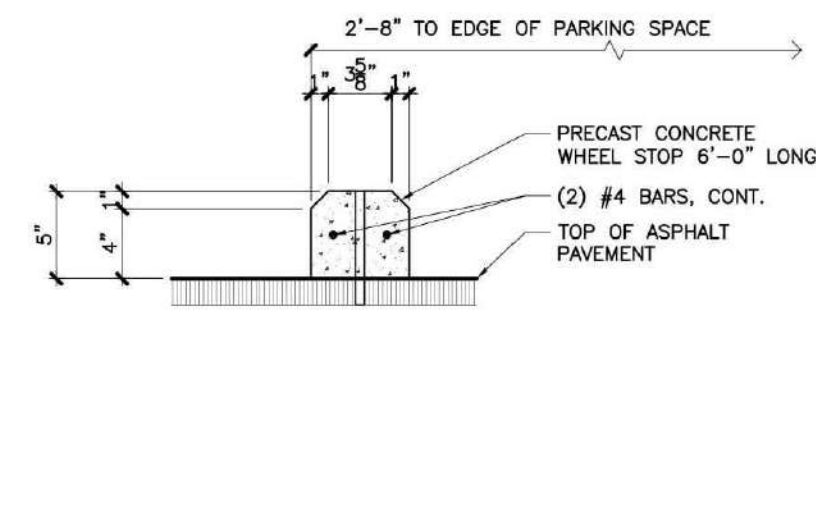
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project:
3908



Typical Accessible Parking Sign Det.



Typ. Wheel Stop Detail

GENERAL NOTES:

1. PROVIDE WHEEL STOPS SHALL BE PROVIDED AT ALL MARKED STALLS AS DETAILED ON SITE PLAN.
2. PAINT ALL WHEEL STOPS COLOR TO MATCH STRIPPING OF PARKING STALLS

Electric Vehicle Charging Station Signage



DKS
1601 LIFT GATE $\frac{1}{2}$ HP
15"W x 18"H x 15"D



CALL BOX DETAIL
AE200PLUS TELEPHONE ENTRY
15.25"W x 19"H X 4"D

Life Gate Detail

SITE ACCESSIBILITY NOTES

ANY PART OF AN ACCESSIBLE ROUTE WITH A SLOPE GREATER THAN 1:20 SHALL BE CONSIDERED A RAMP AND SHALL COMPLY WITH FOLLOWING:

SLOPE AND RISE

THE LEAST POSSIBLE SLOPE SHALL BE USED FOR ANY RAMP. THE MAXIMUM SLOPE OF A RAMP IN NEW CONSTRUCTION SHALL 1:12. THE MAXIMUM RISE FOR ANY RUN SHALL BE 30 IN.

CLEAR WIDTH

- 1 - MINIMUM CLEAR WIDTH OF A RAMP SHALL BE 44" CLEAR.
2 - RAMPS THAT ARE PART OF A REQUIRED MEANS OF EGRESS SHALL BE NOT LESS THAN 44 INCHES CLEAR.

LANDINGS

RAMPS SHALL HAVE LEVEL LANDINGS AT THE BOTTOM AND TOP OF EACH RAMP AND AT EACH RAMP RUN.

- 1 - LANDING SHALL HAVE THE FOLLOWING FEATURES.
- 2 - IF RAMPS CHANGE DIRECTION AT LANDINGS, THE MINIMUM LANDING SIZE SHALL BE 60 INCHES.
- 3 - IF A DOORWAY IS LOCATED AT A LANDING, THEN THE AREA IN FRONT OF THE DOORWAY SHALL COMPLY FBC ACCESSIBILITY 2014.

HANDRAILS

IF A RAMP RUN HAS A RISE GREATER THAN 6 IN. OR A HORIZONTAL PROJECTION GREATER THAN 72 IN. THEN IT SHALL HAVE HANDRAILS ON BOTH SIDES. HANDRAILS ARE NOT REQUIRED ON CURB RAMPS OR ADJACENT TO SEATING IN ASSEMBLY AREAS. HANDRAILS SHALL COMPLY WITH 4.26 OF THE ADA CODE AND SHALL HAVE THE FOLLOWING FEATURES:

- 1 - HANDRAILS SHALL BE PROVIDED ALONG BOTH SIDES OF RAMP SEGMENTS.
- 2 - THE INSIDE HANDRAIL ON SWITCHBACK OR DOOLEY RAMPS SHALL ALWAYS BE CONTINUOUS.
- 3 - HANDRAILS ON RAMPS WHICH ARE NOT CONTINUOUS SHALL EXTEND NOT LESS THAN 18" BEYOND THE SLOPED SEGMENT AT BOTH THE TOP AND BOTTOM OF EACH RAMP.
- 4 - THE CLEAR SPACE BETWEEN THE HANDRAIL AND THE WALL SHALL BE 1-1/2" INCH.
- 5 - GRIPPING SURFACES SHALL BE CONTINUOUS.
- 6 - TOP OF HANDRAIL GRIPPING SURFACES SHALL BE MOUNTED BETWEEN 34 IN. AND 38 IN. ABOVE RAMP SURFACES.
- 7 - ENDS OF HANDRAILS SHALL BE EITHER ROUNDED OR RETURNED SMOOTHLY TO FLOOR OR WALL SURFACES.
- 8 - HANDRAILS SHALL NOT ROTATE WITHIN THEIR FITTINGS.

CROSS SLOPE SURFACES

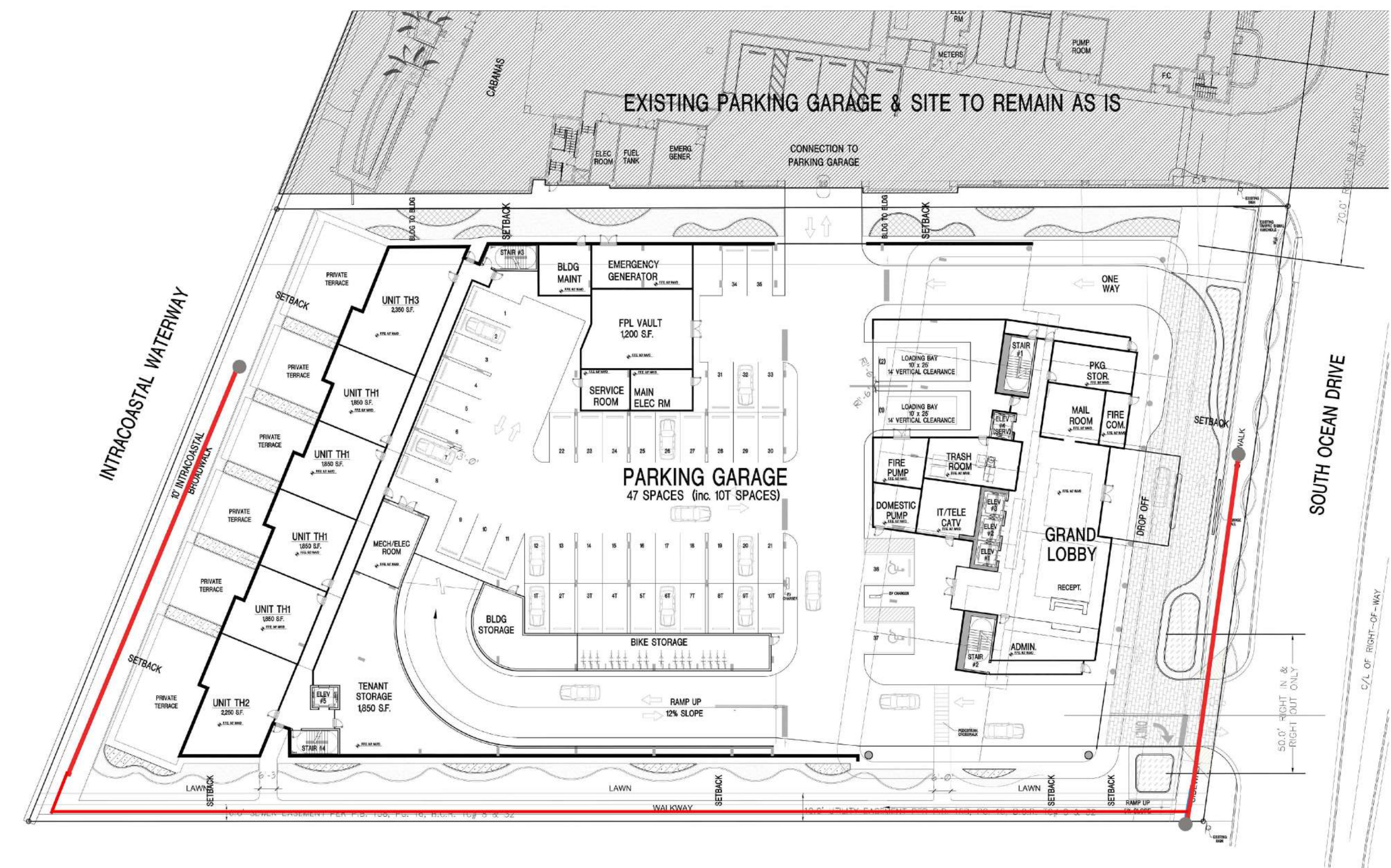
CROSS SLOPE SURFACES
THE CROSS SLOPE SURFACES SHALL BE NO GREATER THAN 1:50. RAMP SURFACES SHALL COMPLY W/ CHAPTER 4 OF THE FBC 2010 ACCESSIBILITY CODE.

EDGE PROTECTION

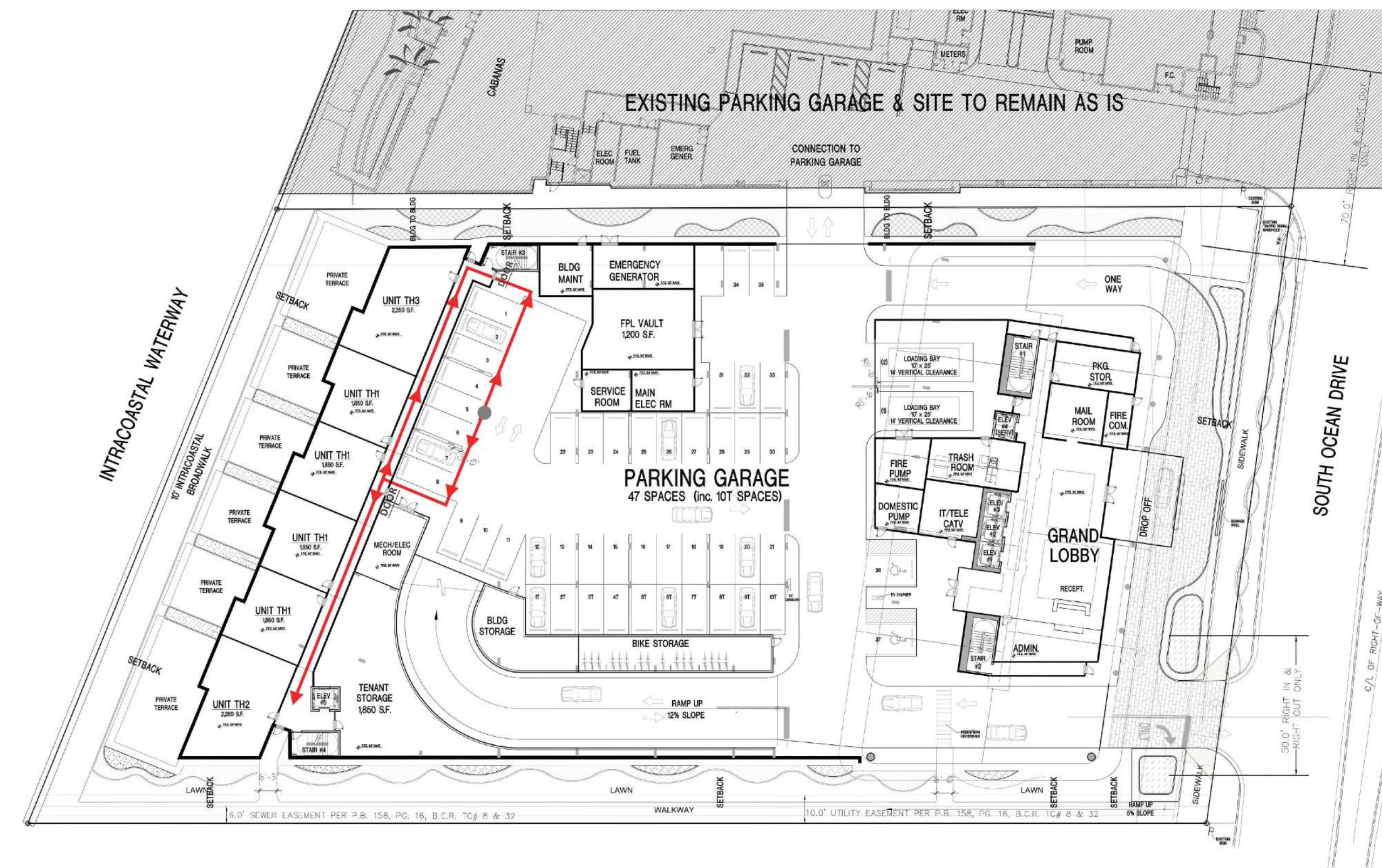
RAMPS AND LANDINGS WITH DROP-OFFS SHALL HAVE CURBS, RAILINGS OR PROJECTING SURFACES THAT PREVENT PEOPLE FROM SLIPPING OF THE RAMP. CURBS SHALL BE A MINIMUM OF 2 IN. HIGH.

OUTDOOR CONDITIONS

OUTDOOR RAMP CONDITIONS
OUTDOOR RAMPS AND THEIR APPROACHES SHALL BE DESIGNED SO THAT WATER WILL NOT ACCUMULATE ON WALKING SURFACES.



PUBLIC ACCESS ROUTE TO BOARDWALK



RESIDENT ACCESS FROM GARAGE TO UNITS

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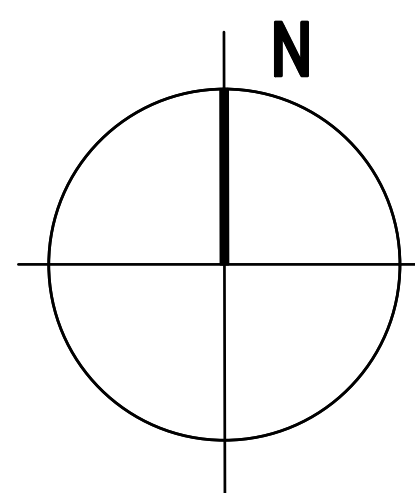
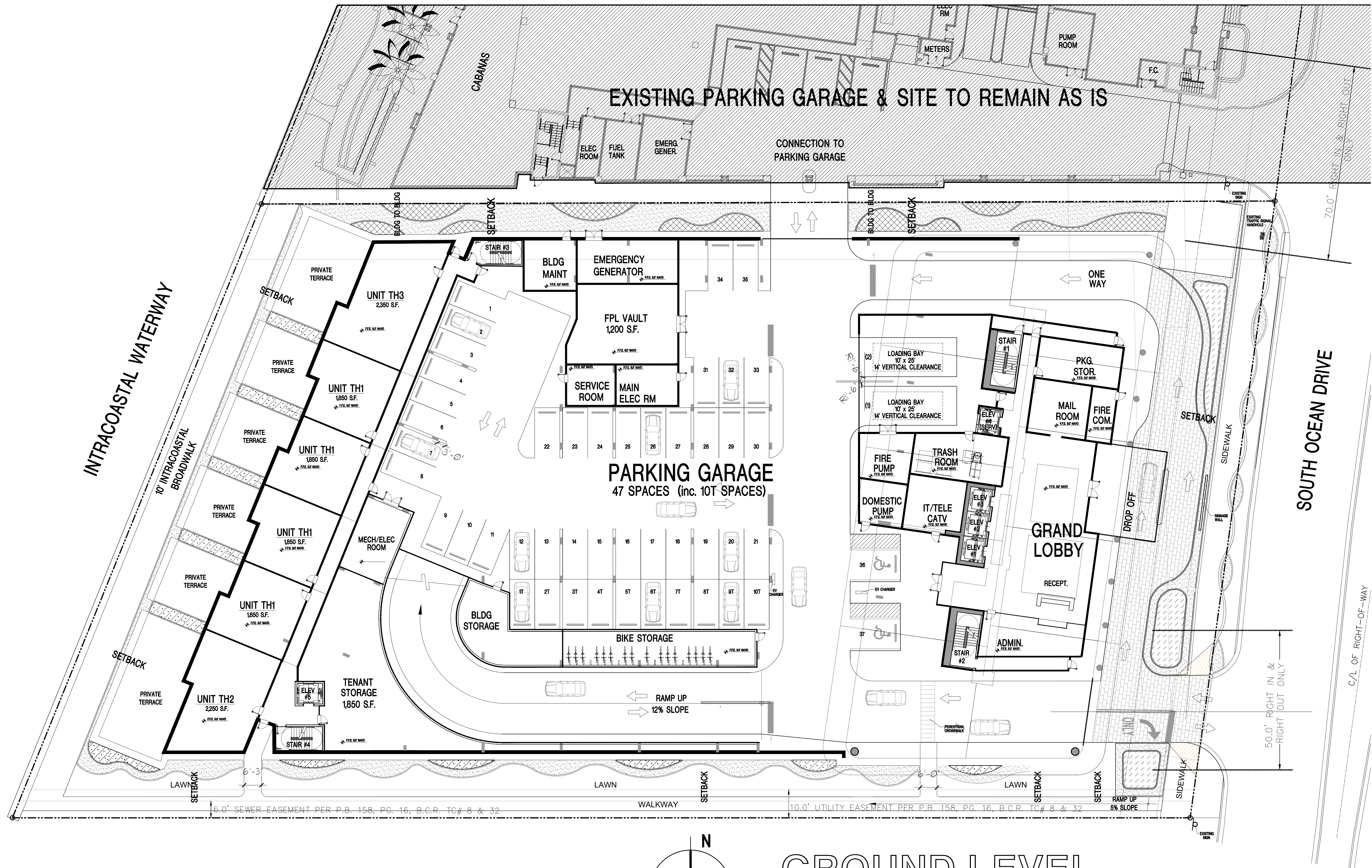
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GROUND LEVEL

LEVEL: 1

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

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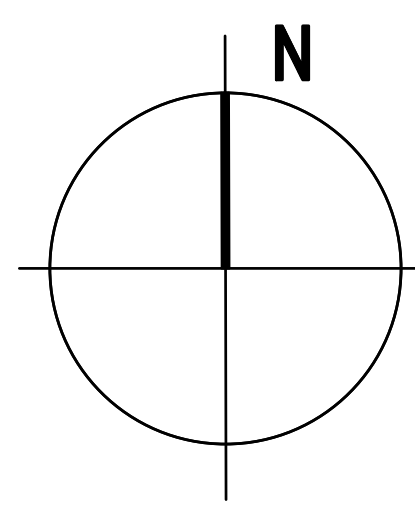
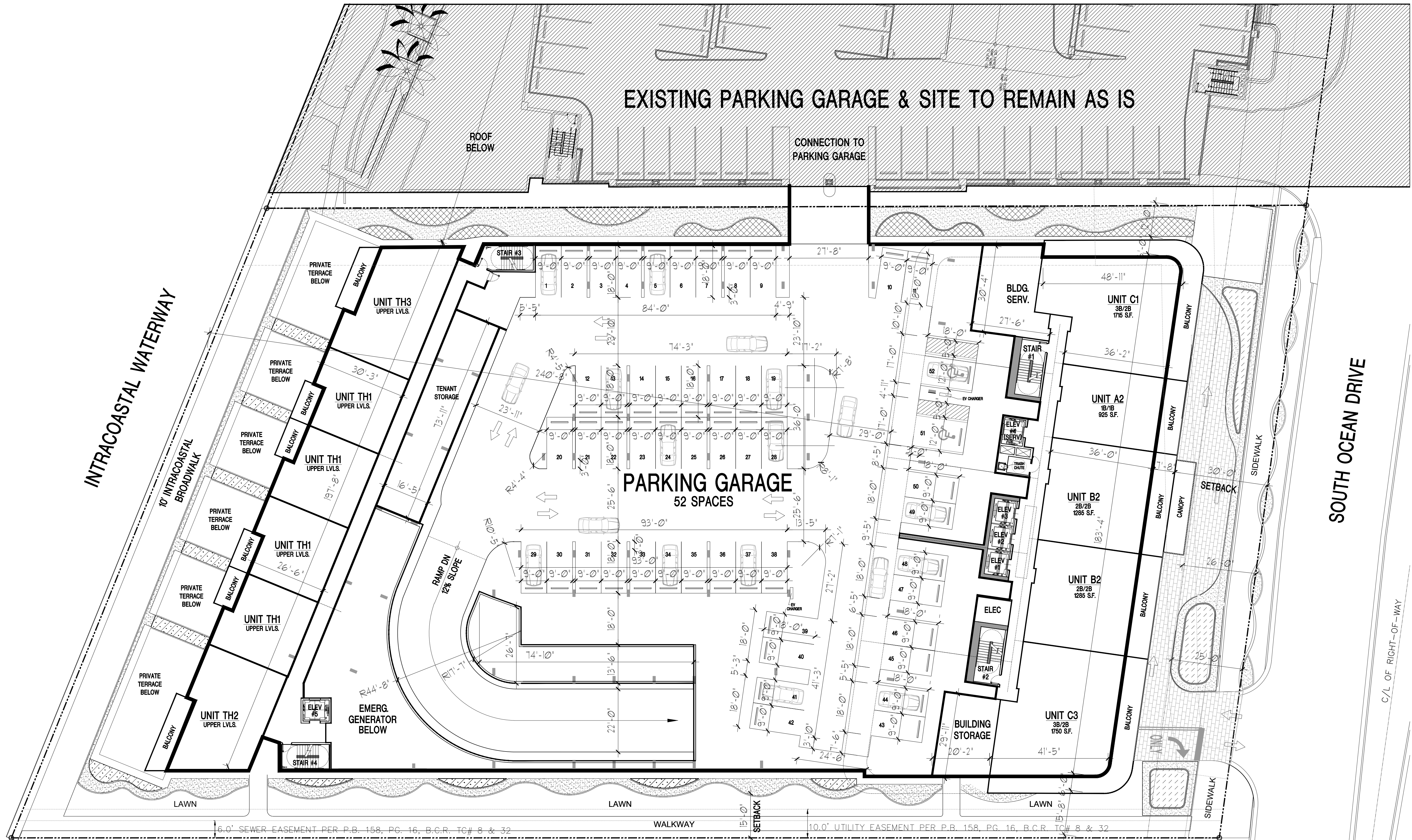
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GARAGE LEVEL

LEVEL: 2

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

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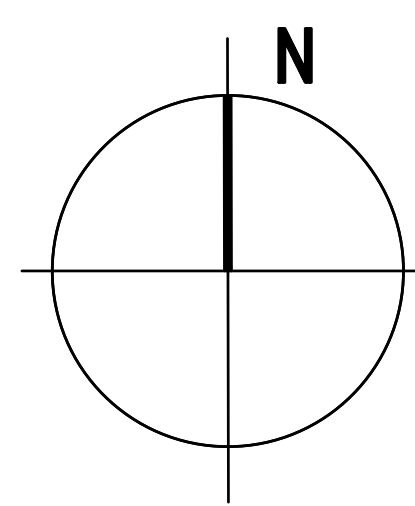
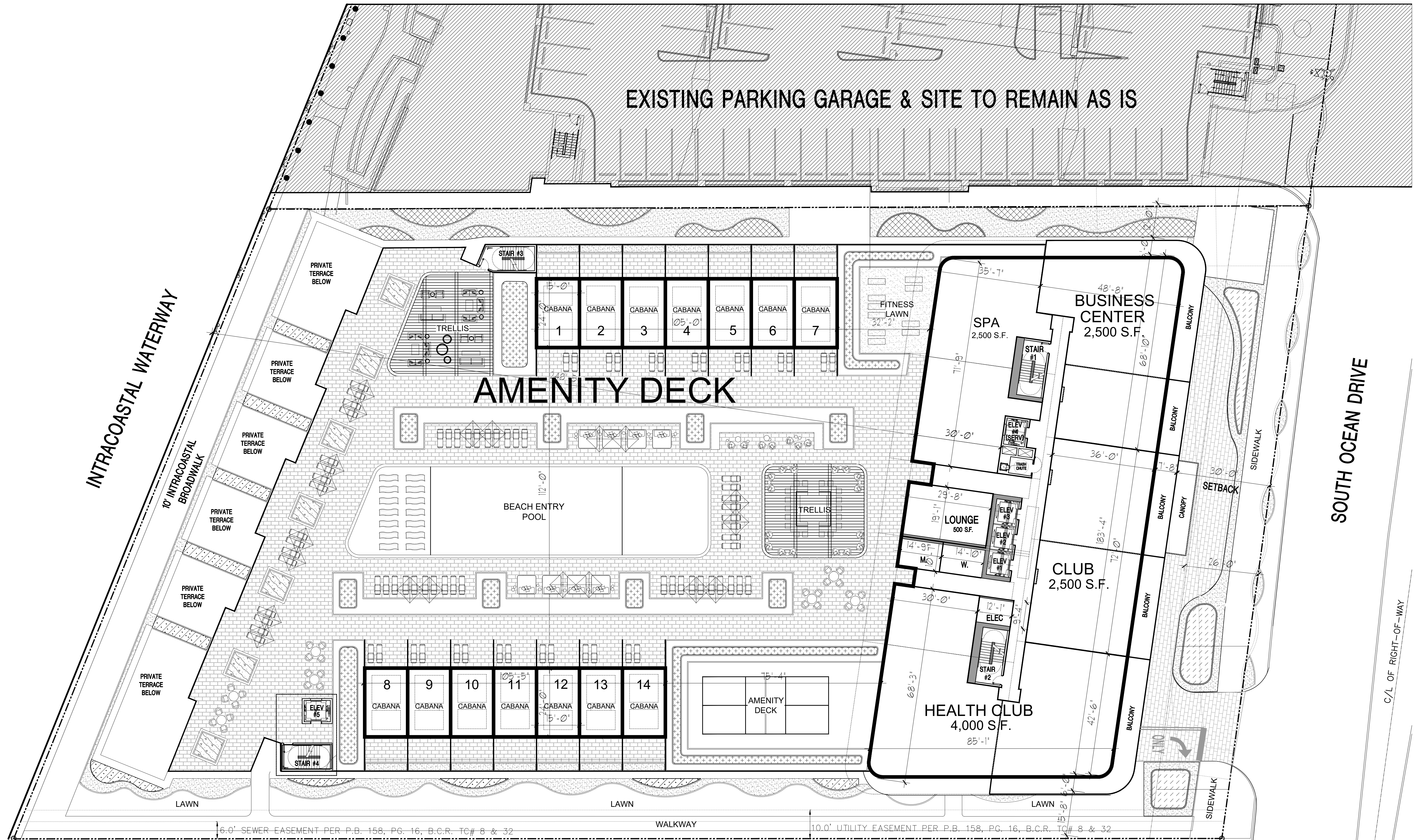
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AMENITY LEVEL

LEVEL: 3

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

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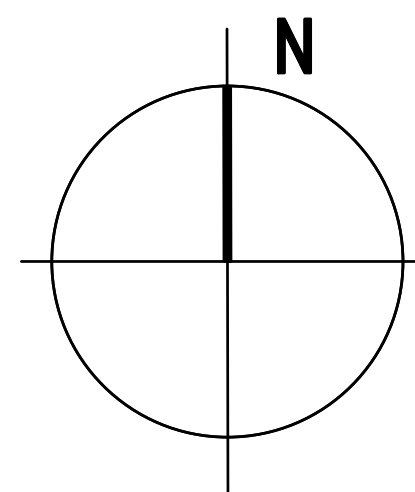
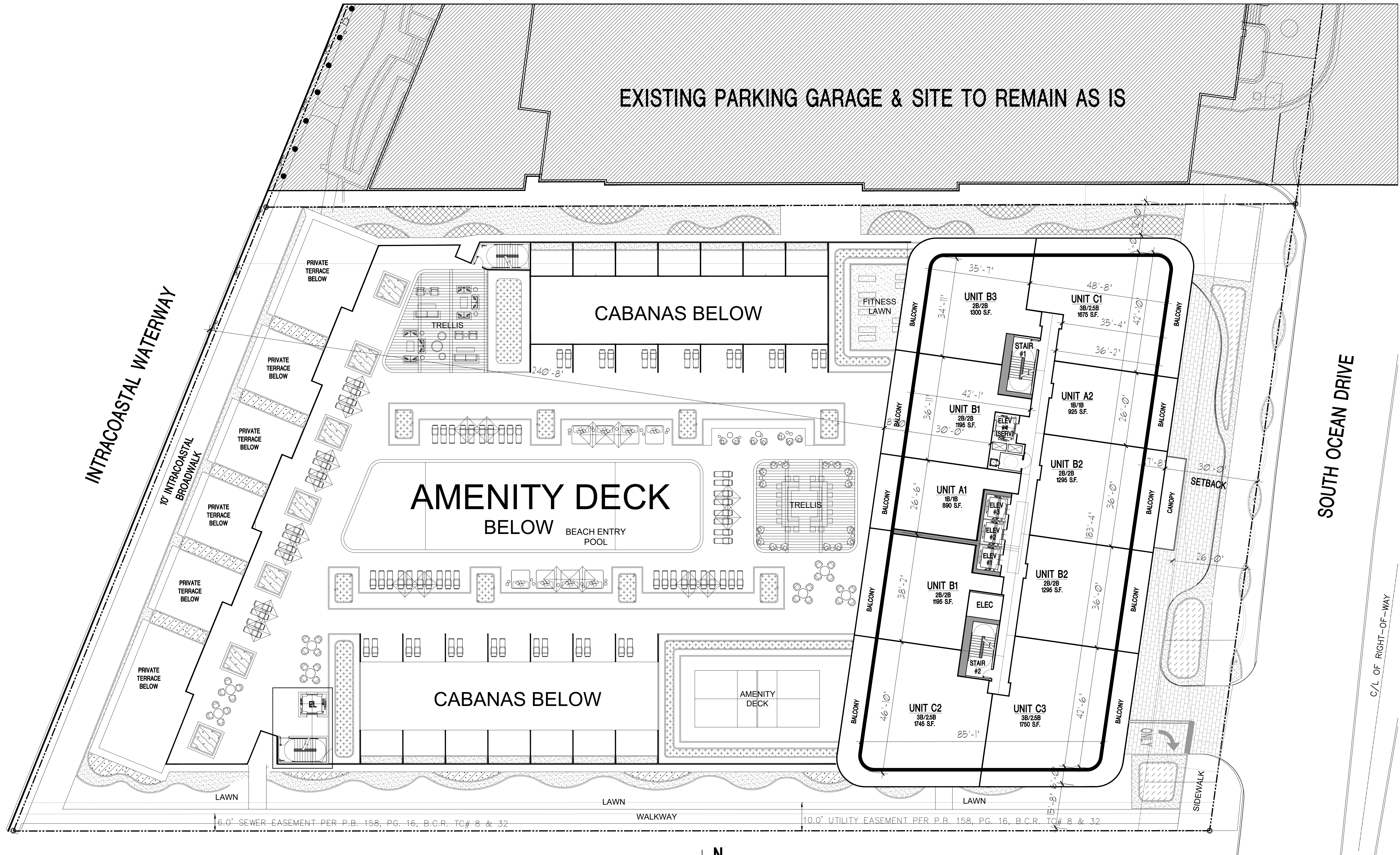
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TOWER LEVELS

LEVELS: 4-37

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

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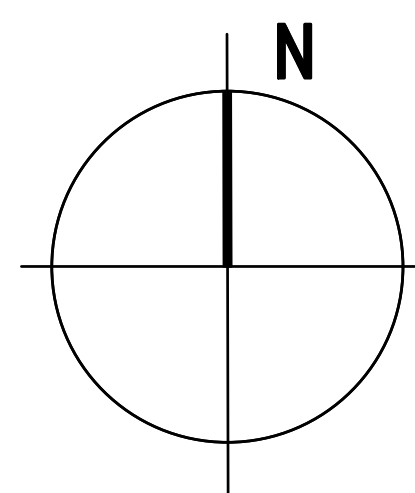
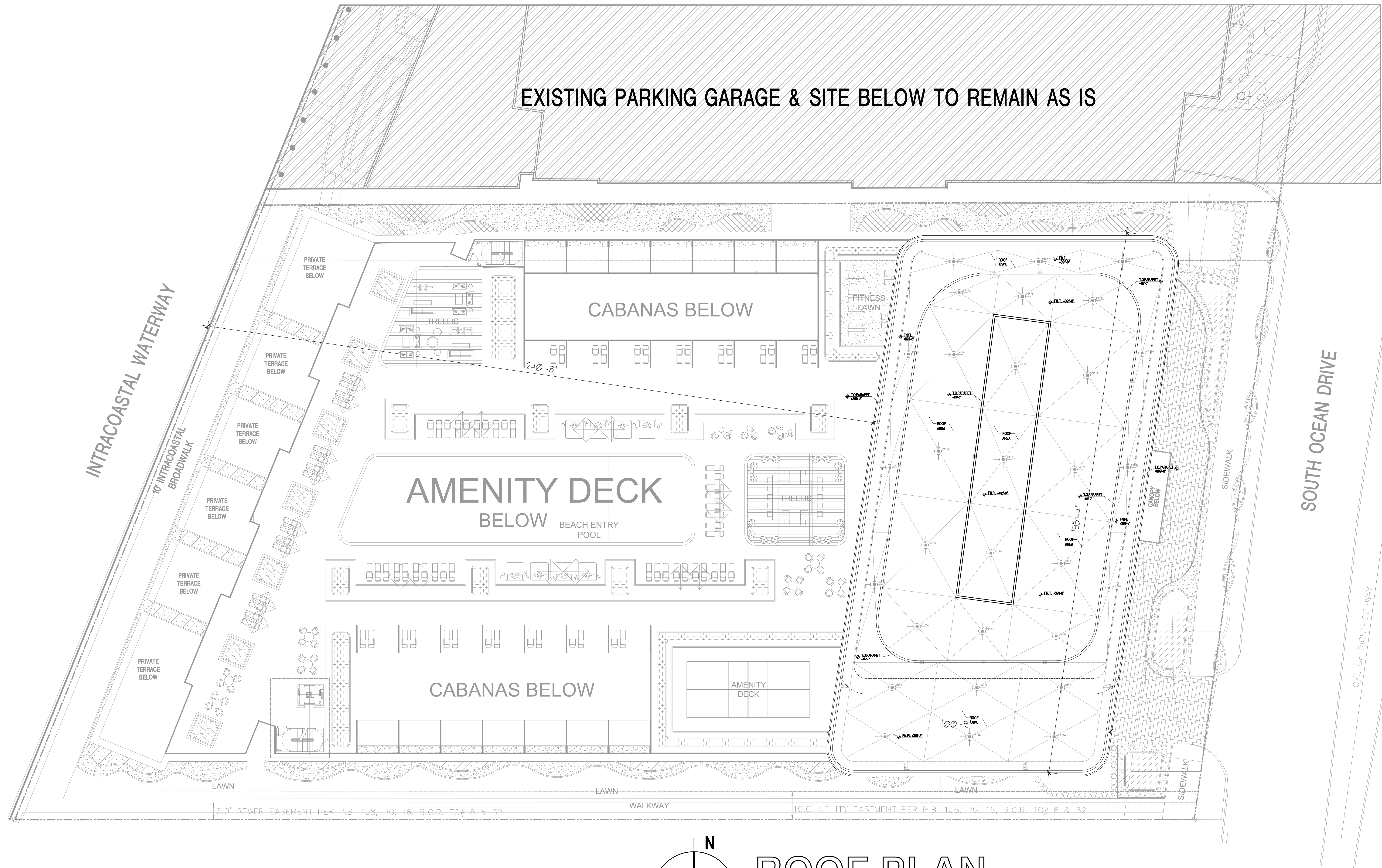
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ROOF PLAN

LEVELS: ROOF

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

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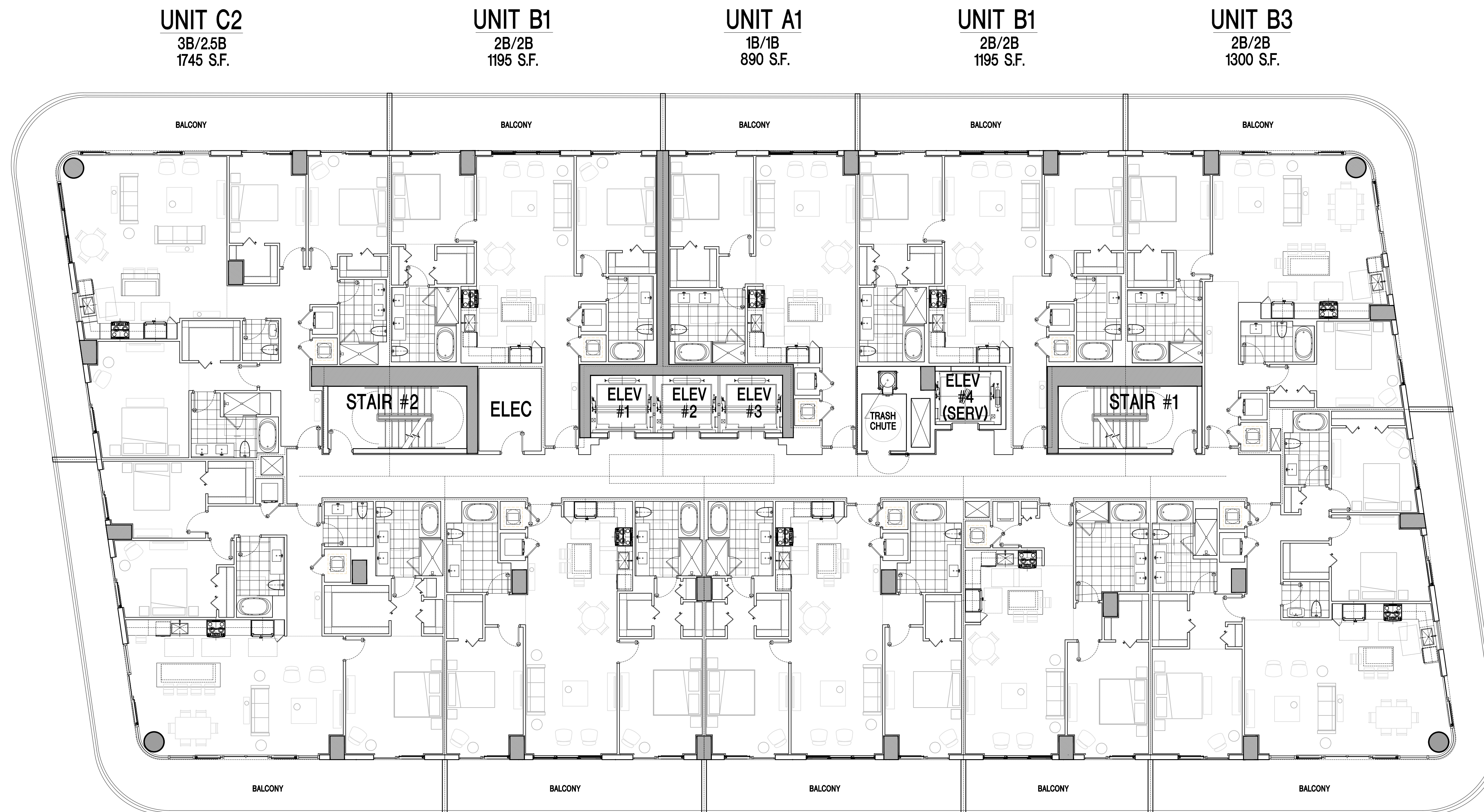
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TYPICAL LEVEL PLAN

SCALE: 1/8" = 1'-0"

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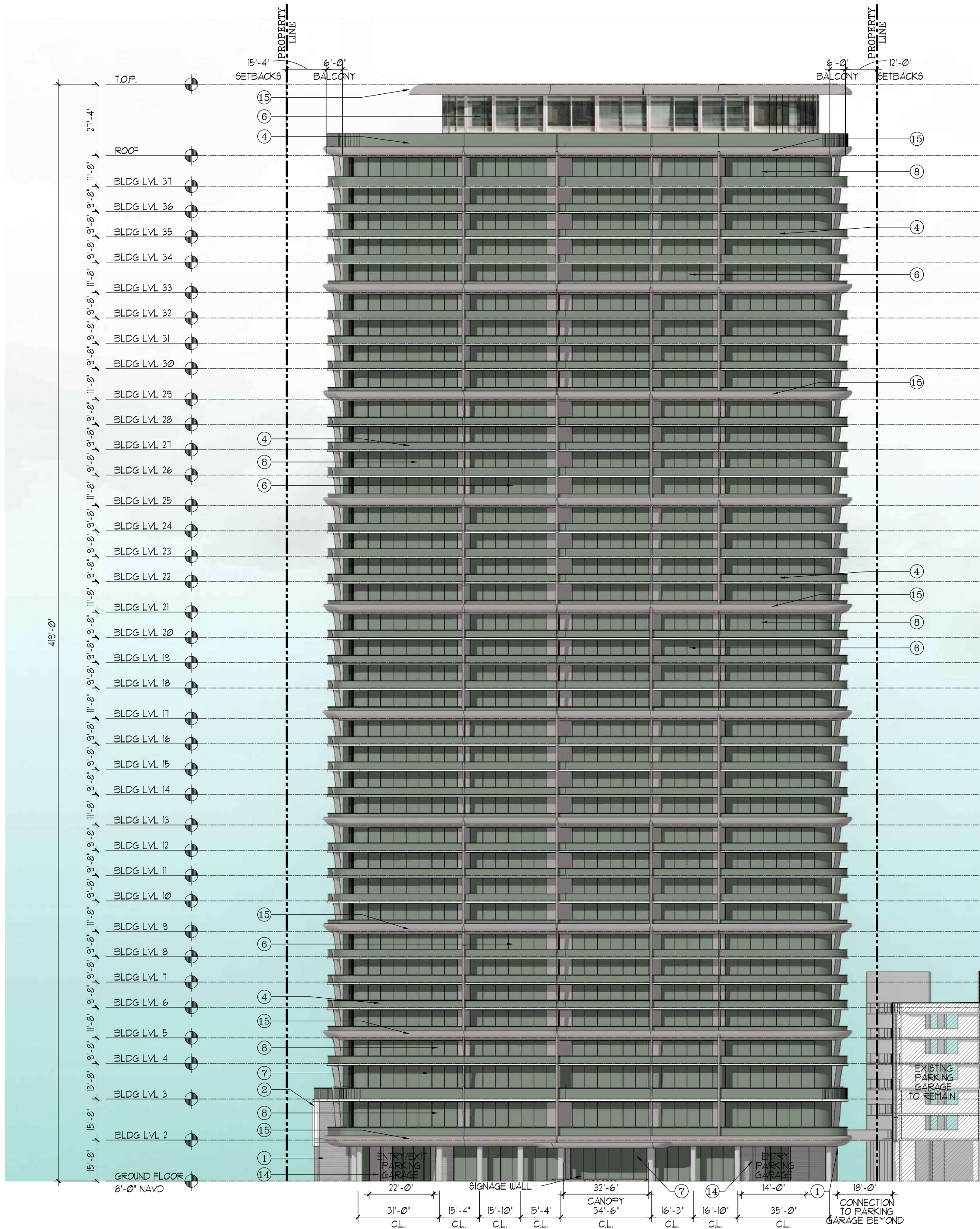
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ELEVATIONS

DIPLOMAT LANDING

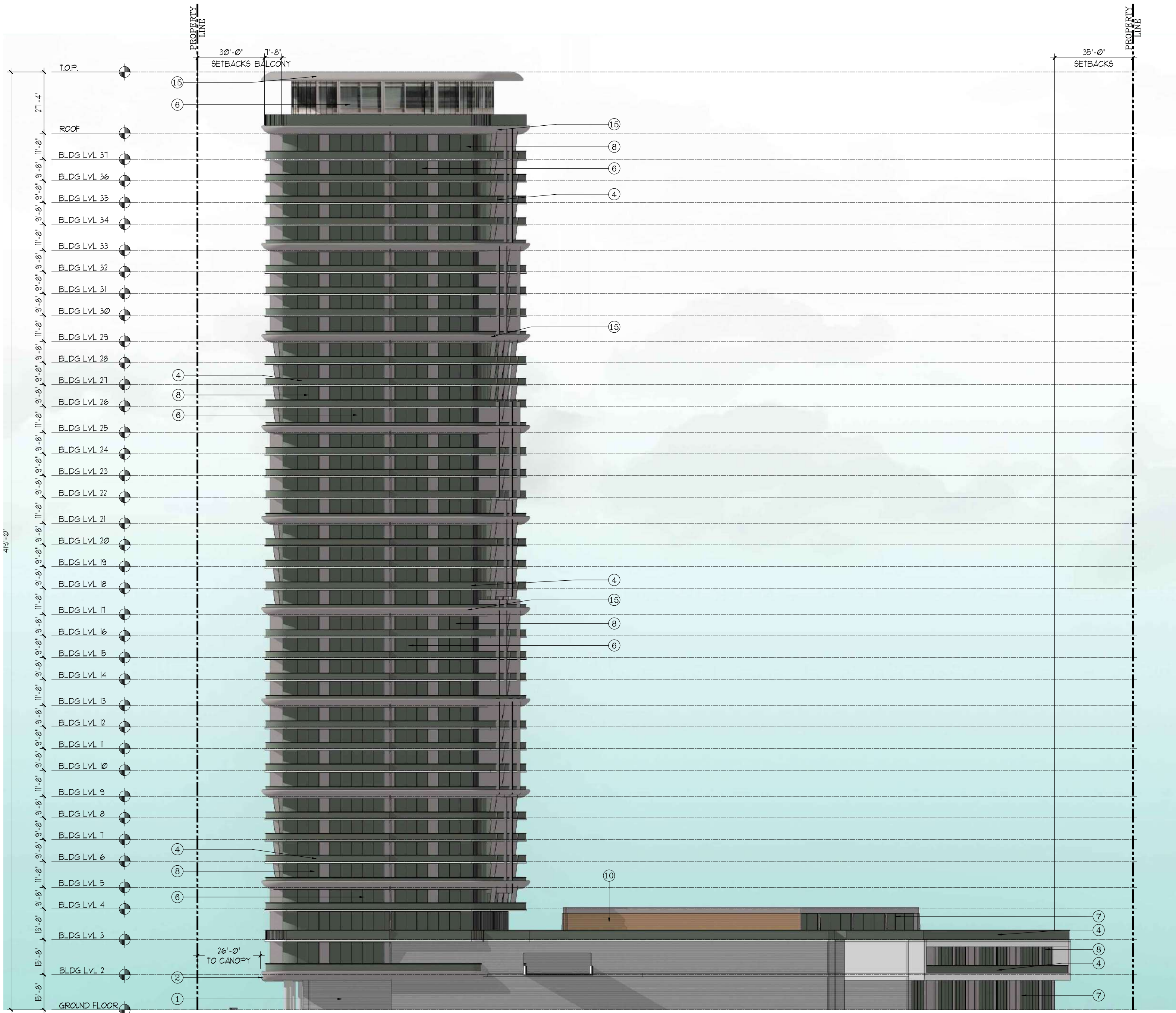
3451-3690 SOUTH OCEAN DRIVE HOLLYWOOD FL

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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

SHERWIN WILLIAMS
WHITE SNOW SW9541

15

1

4

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