

ATTACHMENT A
Application Package

FEB 26 2018
FEB 26 2018
REC'D REC'D

RECEIVED

APPLICATION TYPE (CHECK ONE)

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

Date of Application: 2/26/18Location Address: 5405 N Gulf Road, Hollywood FL 33019Lot(s): 4-20B LOT 17 Block(s): BLK 193 Subdivision: Hollywood Central Wp.Folio Number(s): 5142 01 02 6440Zoning Classification: Residential Land Use Classification: _____Existing Property Use: Residential Sq Ft/Number of Units: 1 House 1000 sq ft

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): No

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

Explanation of Request: Requesting A front setback Variance from 25 TO 20 ft.
Requesting A Rear setback Variance from 15 TO 5 ft
Requesting A side setback Variance from 7.5 TO 5 ft
Requesting a Height exemption for a smaller buildingNumber of units/rooms: 1 house Sq Ft: 3700Value of Improvement: 1,000,000.00 Estimated Date of Completion: 7/26/21

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

Name of Current Property Owner: C. B. North BeachAddress of Property Owner: 3009 Oak Street, Hollywood FL 33019Telephone: 954-699-4105 Fax: _____ Email Address: Diverteric@BellSouth.netName of Consultant/Representative/Tenant (circle one): Craig ChasenAddress: 3009 Oak Street, Hollywood FL Telephone: 954-699-4105Fax: _____ Email Address: Diverteric@BellSouth.netDate of Purchase: 6/5/17 Is there an option to purchase the Property? Yes () No (x)

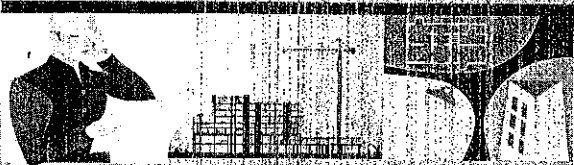
If Yes, Attach Copy of the Contract.

List Anyone Else Who Should Receive Notice of the Hearing: _____

Name of Applicant: _____ Address: _____

Name of Applicant: _____ Email Address: _____





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.

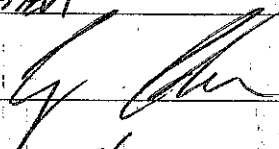
(I)(We) certify that (I) (we) understand and will comply with the provisions and regulations of the City's Zoning and Land Development Regulations, Design Guidelines, Design Guidelines for Historic Properties and City's Comprehensive Plan as they apply to this project. (I)(We) further certify that the 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: 2/22/18

PRINT NAME: Craig Chassen

Date: 2/22/18

Signature of Consultant/Representative: 

Date: 2/22/18

PRINT NAME: Craig Chassen

Date: 2/22/18

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 VARIANCES to my property, which is hereby made by me or I am hereby authorizing Craig Chassen to be my legal representative before the planning & development board (Board and/or Committee) relative to all matters concerning this application.

Sworn to and subscribed before me this 22nd day of February

Craig Chassen

Signature of Current Owner

Notary Public

State of Florida

My Commission Expires: 11/5/2018

(Check One)



Antoine Rosa
State of Florida

My Commission Expires 11/03/2018
Commission No. FF 173711

Print Name

Craig Chassen

Produced Identification Drivers License

C and B Beach House
5405 North Surf Road
Hollywood, FL 33019

LEGAL DESCRIPTION

LOTS 17, BLOCK 193, OF 'HOLLYWOOD CENTRAL BEACH', ACCORDING TO THE PLAT THEREOF, RECORDED IN PLAT BOOK 4, PAGE 20, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA.

PROJECT INFORMATION

The design intent for this project is to develop a new (3) three Story new home comparable in footprint, massing and height to the recent homes constructed in the immediate area of Surf road. However, this design is more modern, with expressive materials including:

- Smooth architectural finished concrete walls
- Ample glass for thru property transparency
- Wood veneer finish
- Wood garage door;
- Dark painted aluminum frames
- Ample landscaping
- Stainless steel railings

The total A/C square footage of the new house is 3,634 square feet split into (3) three floor with the roof to be utilized as a sun deck to take advantage of direct ocean views. The new house is located on the east side of Surf Road directly facing the ocean. The design creates a dynamic structure along Surf Road with well-proportioned interior spaces and allows for the maximum use of the property.



**C and B Beach House
5405 North Surf Road
Hollywood, FL 33019**

Applicable Criteria

VARIANCE 1 - TO WAIVE THE REQUIRED FRONT 25'-0" SETBACK TO ALLOW 20'-0"

CRITERIA 1

That the requested Variance maintains the basic intent and purpose of the subject regulations particularly as it affects the stability and appearance of the city.

Analysis:

The intent of this regulation is to ensure adequate buffering between properties. The surrounding buildings have a density greater than this application and closer to the Surf Road. Most of the surrounding homes have (2) two and (3) three stories like this application. All recent homes built in this area have successfully achieved the same or greater front setback variances. The existing adjacent homes to the north and south are much closer to Surf road than the proposed 20'-0" setback for this application.

CRITERIA 2

That the requested Variance is otherwise compatible with the surrounding land uses and would not be detrimental to the community.

Analysis:

The proposed design is not only compatible with the surrounding land uses but in fact, provides ample open space. The existing adjacent homes to the north and south are much closer to Surf road than the proposed 20'-0" setback for this application.

CRITERIA 3

That the requested Variance is consistent with and in furthermore of the Goals, Objectives and Policies of the adopted Comprehensive Plan, as amended from time to time, the applicable Neighborhood Plan and all other similar plan adopted by the city.

Analysis:

The city's Comprehensive Plan addresses "a property owner's ability to maximize the use of their land. The proposed 20'-0" front setback is compatible with the recently completed house in the immediate area as well as adjacent. The existing adjacent homes to the north and south are much closer to Surf road than the proposed 20'-0" setback for this application.

CRITERIA 4

That the need for requested Variance is not economically based or self-imposed.

Analysis:

The primary purpose for this request is to create a dynamic, sculpted massing with well-proportioned interior spaces that is compatible with the surrounding homes. The existing adjacent homes to the north and south are much closer to Surf road than the proposed 20'-0" setback for this application.

CRITERIA 5

That the Variance is necessary to comply with State or Federal Law and is the minimum Variance necessary to comply with the applicable law.

Analysis:

N/A

VARIANCE 2: TO WAIVE THE REQUIRED REAR 15'-0" SETBACK TO ALLOW 5'-0"

CRITERIA 1

That the requested Variance maintains the basic intent and purpose of the subject regulations particularly as it affects the stability and appearance of the city.

Analysis:

The intent of this regulation is to ensure adequate buffering between properties. In this case the rear façade faces the Atlantic Ocean and beach. Many of the surrounding buildings have a density far greater than this application with much less buffering / open space. The proposed 5'-0" rear setback aligns with the existing houses to the north and south. In addition, the southeast corner of the proposed design has been "carved-out" and pulled back (west) beyond the 5'-0" to match and open up to the northeast corner of the existing south house.

CRITERIA 2

That the requested Variance is otherwise compatible with the surrounding land uses and would not be detrimental to the community.

Analysis:

The proposed design is not only compatible with the surrounding land uses but in fact, provides more open space more than most of the surrounding buildings. The proposed 5'-0" rear setback aligns with the existing house to the north and south. In addition, the southeast corner of the proposed design has been "carved-out" and pulled back (west) beyond the 5'-0" to match and open up to the northeast corner of the existing south house.

CRITERIA 3

That the requested Variance is consistent with and in furthermore of the Goals, Objectives and Policies of the adopted Comprehensive Plan, as amended from time to time, the applicable Neighborhood Plan and all other similar plan adopted by the city.

Analysis:

The city's Comprehensive Plan addresses "a property owner's ability to maximize the use of their land. The proposed 5'-0" rear setback aligns with the existing house to the north and south. In addition, the southeast corner of the proposed design has been "carved-out" and pulled back beyond the 5'-0" to match and open up to the northeast corner of the existing south house.

CRITERIA 4

That the need for requested Variance is not economically based or self-imposed.

Analysis:

The proposed 5'-0" rear setback aligns with the existing house to the north and south. In addition, the southeast corner of the proposed design has been "carved-out" and pulled back beyond the 5'-0" to match and open up the northeast corner of the existing south house.

CRITERIA 5

That the Variance is necessary to comply with State or Federal Law and is the minimum Variance necessary to comply with the applicable law.

Analysis:

N/A

VARIANCE 3: TO WAIVE THE REQUIRED SIDES 7'-6" SETBACK TO ALLOW 5'-0"

CRITERIA 1

That the requested Variance maintains the basic intent and purpose of the subject regulations particularly as it affects the stability and appearance of the city.

Analysis:

The intent of this regulation is to ensure adequate buffering between properties. The surrounding existing homes on the north and south have a density and setback equal or less to what we are proposing for this application. The proposed 5'-0" side setbacks equals the side setbacks already in place with the adjacent homes which creates a cohesive level of density not only along Surf Road but also consistent with the entire North Beach Development District. This also provides well-proportioned interior spaces.

CRITERIA 2

That the requested Variance is otherwise compatible with the surrounding land uses and would not be detrimental to the community.

Analysis:

The proposed design is not only compatible with the surrounding land uses but in fact, provides more open space than most of the surrounding buildings. It should be noted that all adjacent streets require only a 5'-0" side setback rather than the 7'-6", as well as the existing north and south homes, which have side setbacks 5'-0" or less.

CRITERIA 3

That the requested Variance is consistent with and in furthermore of the Goals, Objectives and Policies of the adopted Comprehensive Plan, as amended from time to time, the applicable Neighborhood Plan and all other similar plan adopted by the city.

Analysis:

The city's Comprehensive Plan addresses "a property owner's ability to maximize the use of their land". The proposed 5'-0" side setback allows the creation of well-proportioned interior spaces for the maximum use of the property.

CRITERIA 4

That the need for requested Variance is not economically based or self-imposed.

Analysis:

The city's Comprehensive Plan addresses "a property owner's ability to maximize the use of their land". The proposed 5'-0" side setback allows the creation of well-proportioned interior spaces for the maximum use of the property.

CRITERIA 5

That the Variance is necessary to comply with State or Federal Law and is the minimum Variance necessary to comply with the applicable law.

Analysis:

N/A

VARIANCE 4 - TO EXCEED THE 25% MAXIMUM HEIGHT EXEMPTION FOR ELEVATOR

CRITERIA 1

That the requested Variance maintains the basic intent and purpose of the subject regulations particularly as if affects the stability and appearance of the city.

Analysis:

While the height of the proposed home meets the maximum height of 33 feet at the roof, the elevator bulkhead extends more that beyond the flat portion of the roof. The intent of this regulation is to allow for mechanical equipment (such as elevators bulkheads) to extend 25% above the maximum height with this zoning district. The applicant has requested a variance from this regulation to allow the elevator bulkhead on the roof.

CRITERIA 2

That the requested Variance is otherwise compatible with the surrounding land uses and would not be detrimental to the community.

Analysis:

The height variance is necessary to complete the function of the elevator while proposing a dynamic design compatible with overall massing of the recently completed homes in this area of North Beach Development District with very similar elevator bulkheads. As these are found in numerous homes in this area, the variance will not be detrimental to the community and instead offers a more complete, compatible design to this area.

CRITERIA 3

That the requested Variance is consistent with and in furthermore of the Goals, Objectives and Policies of the adopted Comprehensive Plan, as amended from time to time, the applicable Neighborhood Plan and all other similar plan adopted by the city.

Analysis:

The proposed design is consistent with the goals, objectives and policies of the adopted comprehensive plan as identified in numerous other similar 3 story buildings in this area that have similar elevator bulkheads.

CRITERIA 4

That the need for requested Variance is not economically based or self-imposed.

Analysis:

The requested variance is the minimum amount needed to allow for the elevator to function and provide access to the roof. Maintaining a proportionate roof design complies with a number of similar 3 story buildings with roof deck and elevator bulkheads including across the street and in this immediate area of North Beach Development District.

CRITERIA 5

That the Variance is necessary to comply with State or Federal Law and is the minimum Variance necessary to comply with the applicable law.

Analysis:

N/A

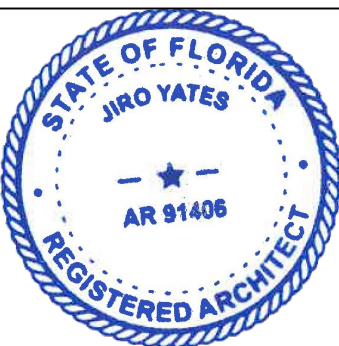
C & B NORTH BEACH HOUSE

R E V I S I O N S

JIRO YATES
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DATE:
02/18/18

COMM:
Y17002



5405 NORTH SURF ROAD
HOLLYWOOD, FLORIDA

JIRO YATES
AR91406

CIVIL PLAN
VARIANCE SUBMITTAL

C-1

1" C.W. LINE, CONNECT TO WATER METER AND BACKFLOW PREVENT. PER PLUMBING DWGS FOR IRRIGATION. SHUT-OFF VALVE IN CONC. BOX PER PLUMBING DRAWINGS. 1" WATER METER AND 3/4" IRRIGATION METER AT PROPERTY LINE.

4" SANITARY LINE @ 3/4" FT. CONNECT TO EXISTING SANITARY SYSTEM AND CONNECT TO CITY SEWER

ALL GRADING SHOWN IS APPROXIMATE AND SHALL NOT BE RAISED HIGHER THAN ADJACENT PROPERTY. ALL DRAINAGE SHALL BE ACCOMMODATED ON-SITE. SEE CROSS SECTIONS

AREA CALCULATION
TOTAL PROPERTY AREA: 3,143 S.F.
TOTAL PERVIOUS AREA: 1,258 S.F. OR 40%

DRAINAGE REQUIREMENTS
1/2" RAINFALL OVER ENTIRE SITE
3,143 S.F. X .0417: 131.0 CUBIC FEET
TOTAL STORAGE REQUIRED: 131.0 CUBIC FEET
TOTAL STORAGE PROVIDED: 136 CUBIC FEET

ALL ROOF DRAINAGE SHALL BE RETAINED ON-SITE ON SWALE AREA - SEE CROSS SECTIONS

DENOTES SOD / GRASS AREAS

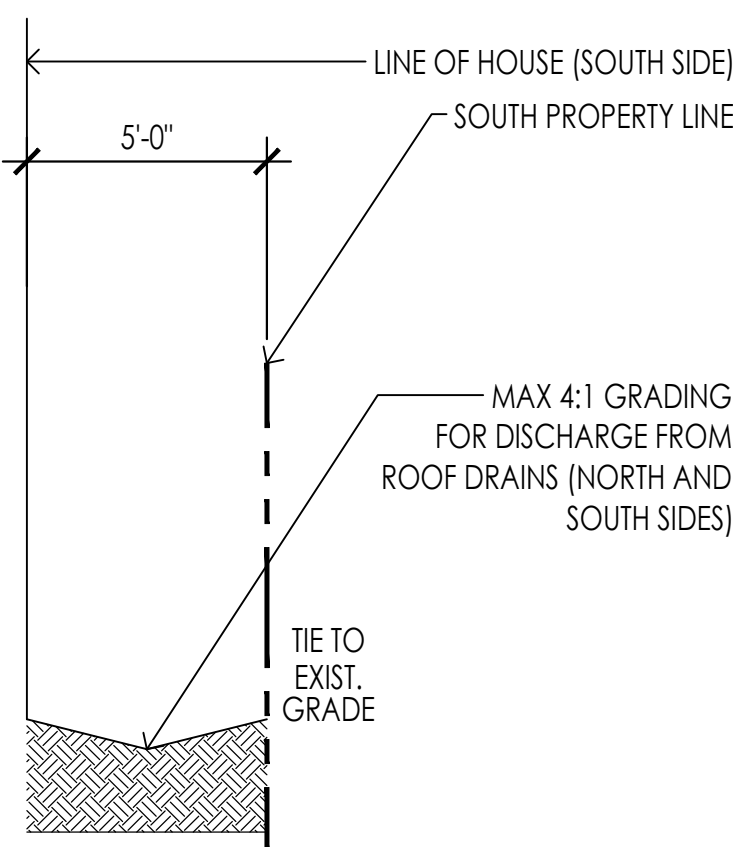
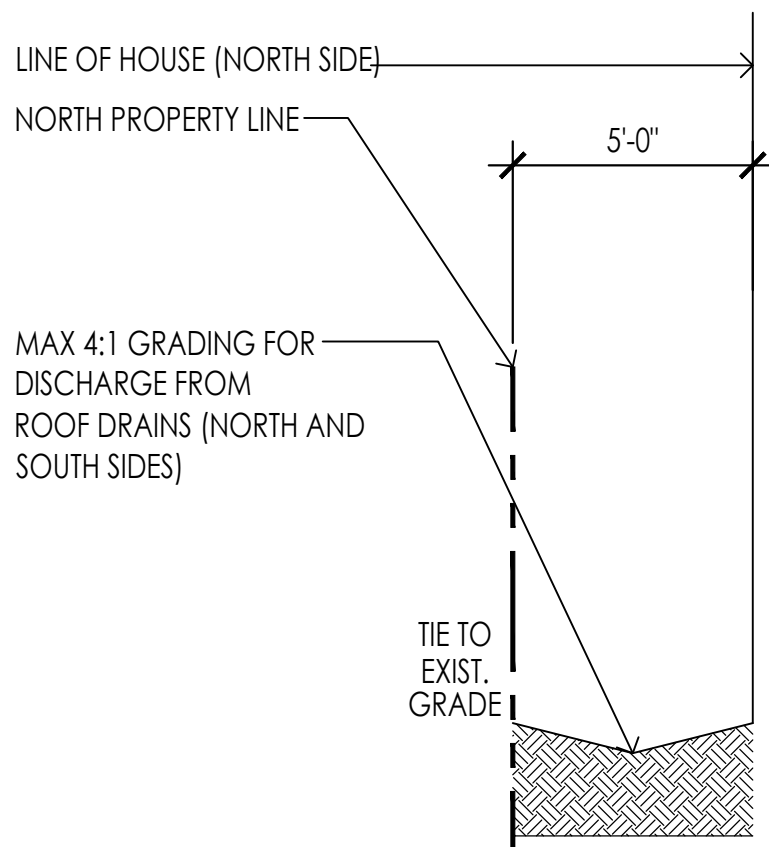
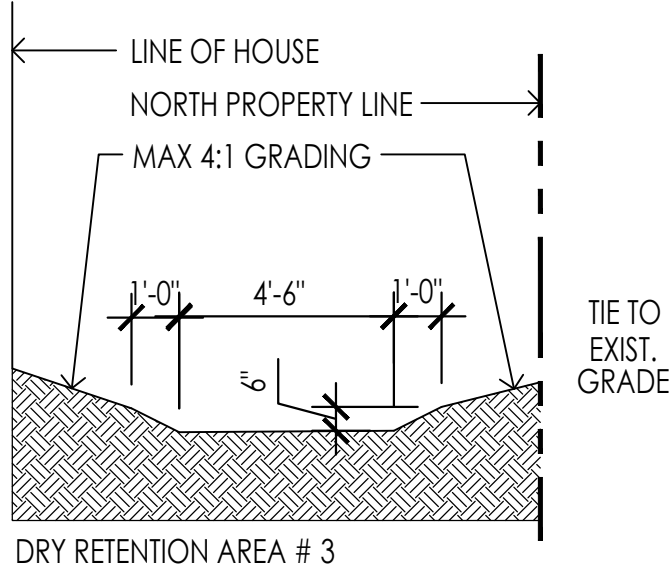
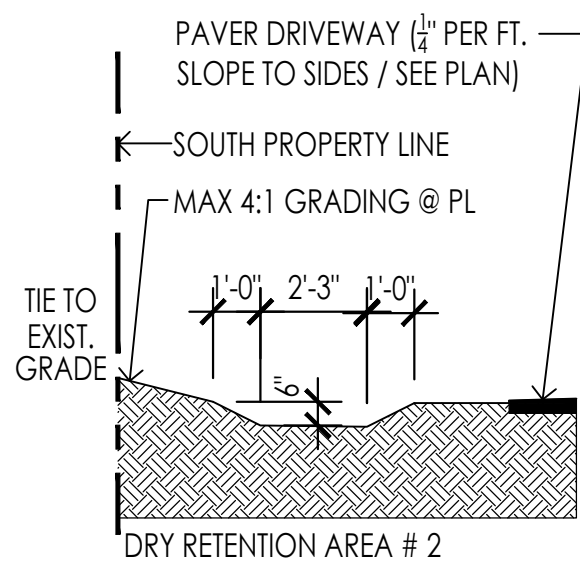
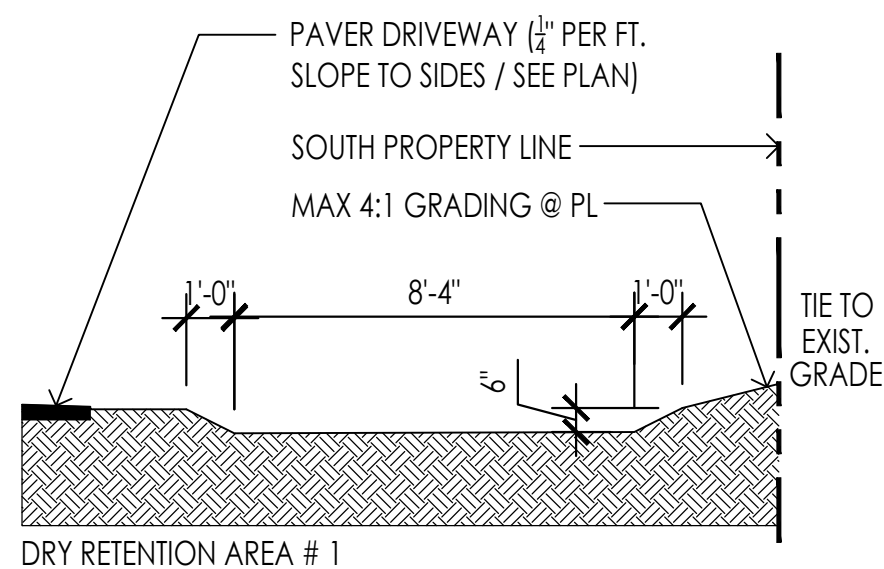
+ 11.0' (NAVD)
GROUND FLOOR

+ 9.0' (NAVD)
GARAGE FLOOR

+ 11.0' (NAVD)
GROUND FLOOR

CIVIL PLAN

SCALE: 1/4" = 1'-0"



DRY RETENTION #1

SCALE: 1/4" = 1'-0"

DRY RETENTION #2

SCALE: 1/4" = 1'-0"

DRY RETENTION #3

SCALE: 1/4" = 1'-0"

SECTION

SCALE: 1/4" = 1'-0"

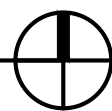
SECTION

SCALE: 1/4" = 1'-0"

C & B NORTH BEACH HOUSE

LANDSCAPE PLAN

SCALE: 1/4" = 1'-0"



PLANT MATERIAL LIST

SYMBOL	QTY.	BOTANICAL NAME	COMMON NAME	SPECIFICATIONS
CES	03	<i>Conocarpus erectus sericeus</i>	Silver Buttonwood	12" tall X 4' wide; 2" cal.; 5' clear trunk
PTE	02	<i>Ptychosperma elegans</i>	Triple Solitaire Palm	15' overall height
CLU	60	<i>Clusia guttifer</i>	Small-Leaf Pitch Apple	3 gal; 24" tall X 18" wide; full to ground
STS	1,258	<i>Stenotaphrum secundatum 'Palmetto'</i>	Palmetto St. Augustine Sod	Solid Sod

PLANT LIST

1
L-1

DETAIL

SCALE: 1/4" = 1'-0"

2
L-1

DETAIL

SCALE: 1/4" = 1'-0"

3
L-1

DETAIL

SCALE: 3/16" = 1'-0"

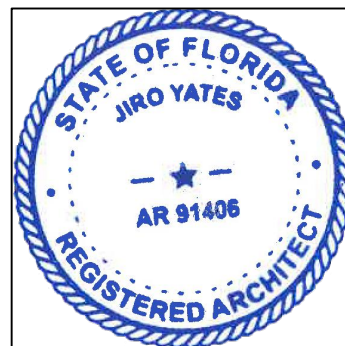
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L-1

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DATE:
02/18/18

COMM:
Y17002

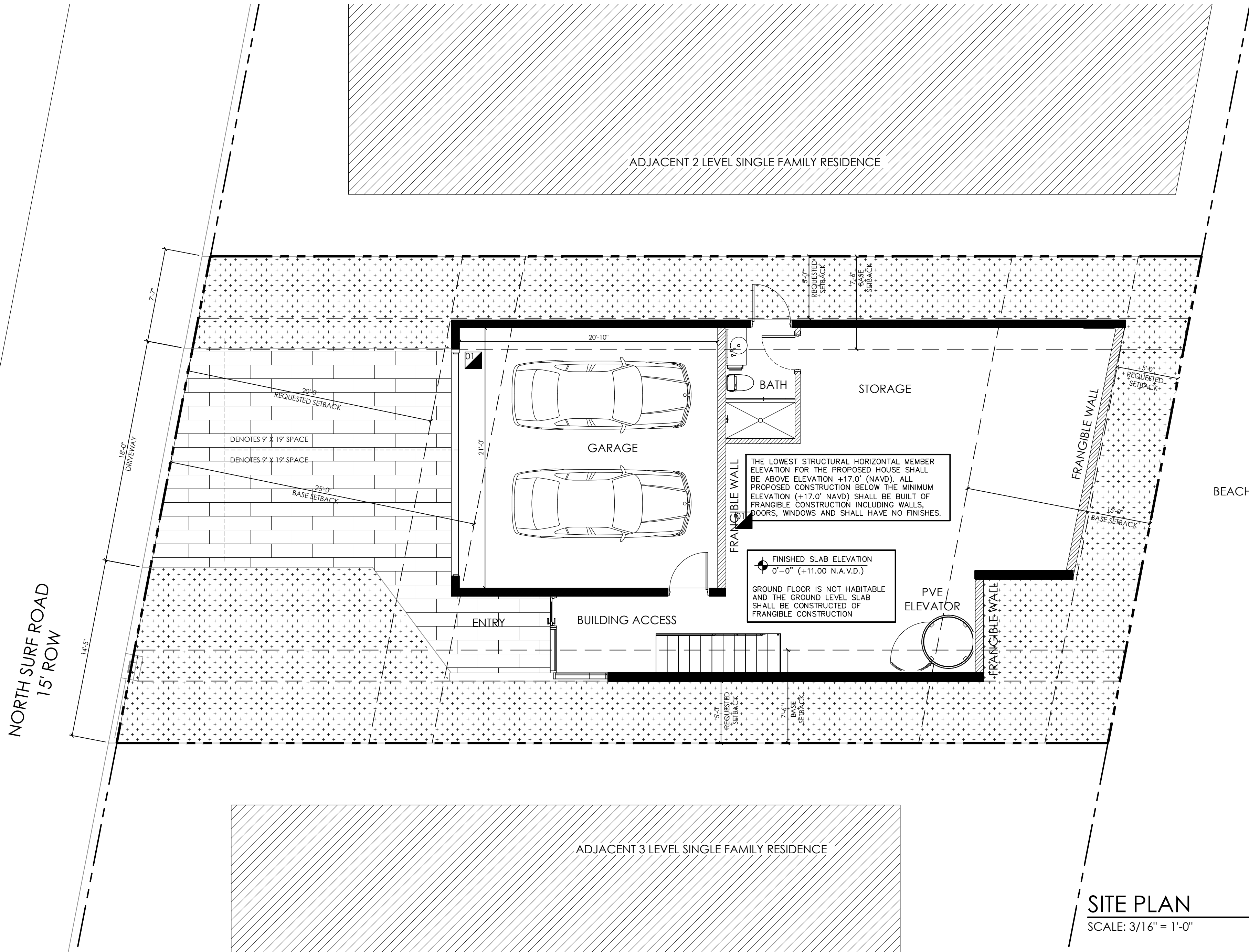


5405 NORTH SURF ROAD
HOLLYWOOD, FLORIDA

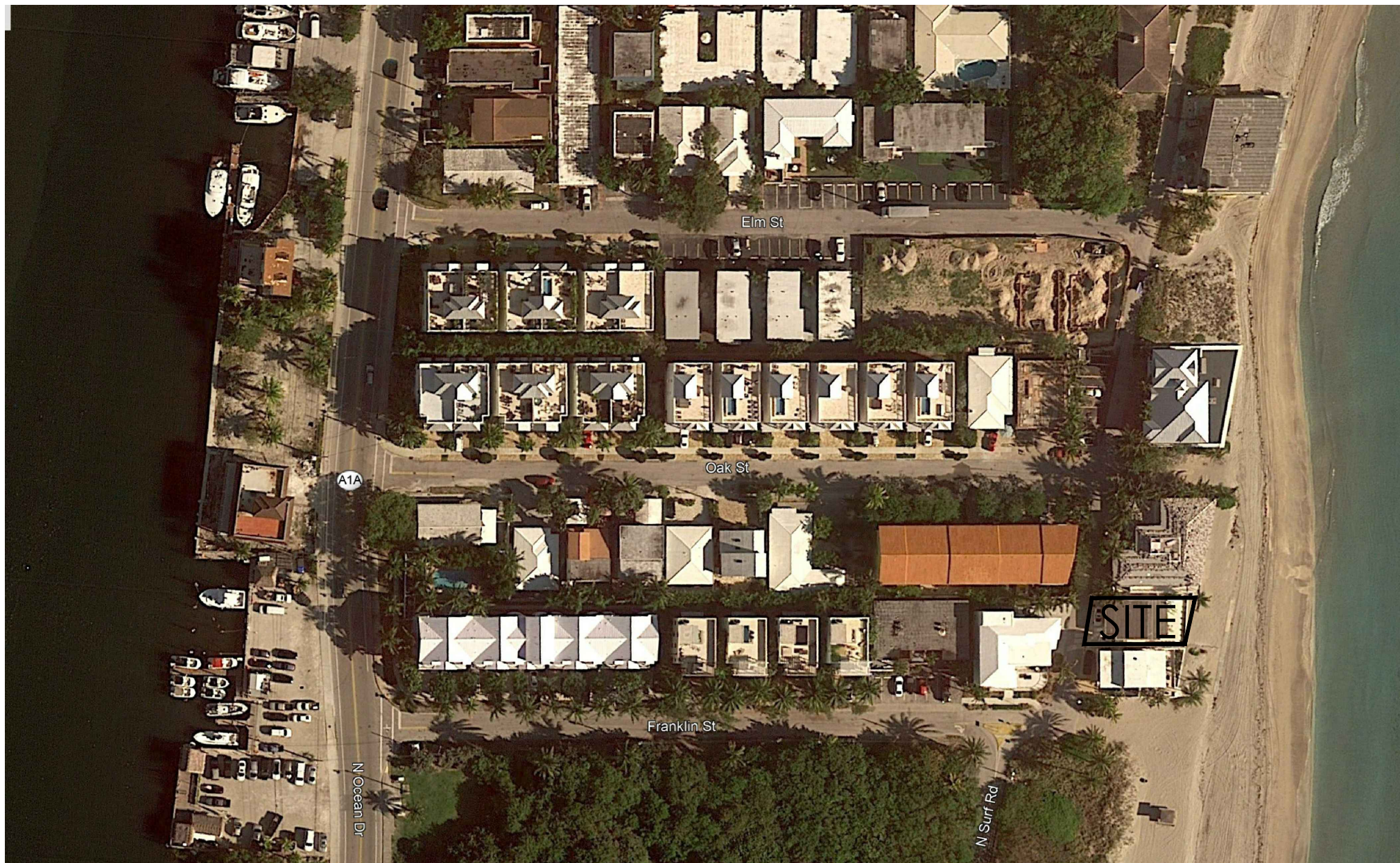
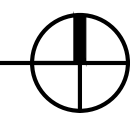
JIRO YATES
AR91406

LANDSCAPE PLAN
VARIANCE SUBMITTAL

L-1



SITE PLAN
SCALE: 3/16" = 1'-0"



AERIAL



CONTEXT ELEVATION LOOKING EAST AT PROPERTY

C & B NORTH BEACH HOUSE
5405 NORTH SURF ROAD

SITE PLAN INFORMATION

LEGAL DESCRIPTION	
LOT 17, BLOCK 193 "HOLLYWOOD CENTRAL BEACH", ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 4, PAGE 20, PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA.	
SITE AREA	3,143 SF (0.072 ACRES)
FLOOD ZONE	VE 11 NAVD
GRADE	APPROXIMATELY 7.6 N.A.V.D. AT STREET (SEE SURVEY)
PROPERTY LOTS	1 (ONE)
LAND USE	MHRES
ZONING DISTRICT	NBDD-CZ (NORTH BEACH DEVELOPMENT DISTRICT CONTROL ZONE)
CURRENT LAND USE	SINGLE FAMILY
FUTURE LAND USE	SINGLE FAMILY
MAXIMUM BUILDING HEIGHT	33 FEET (33 FEET PROVIDED TO PROPOSED ROOF)
TOTAL PROPOSED BUILDING AREA	3,852 SQ. FT. (SEE CALCULATIONS BELOW)
PERVIOUS AREA	40% (SEE CALCULATIONS AND DIAGRAM BELOW)

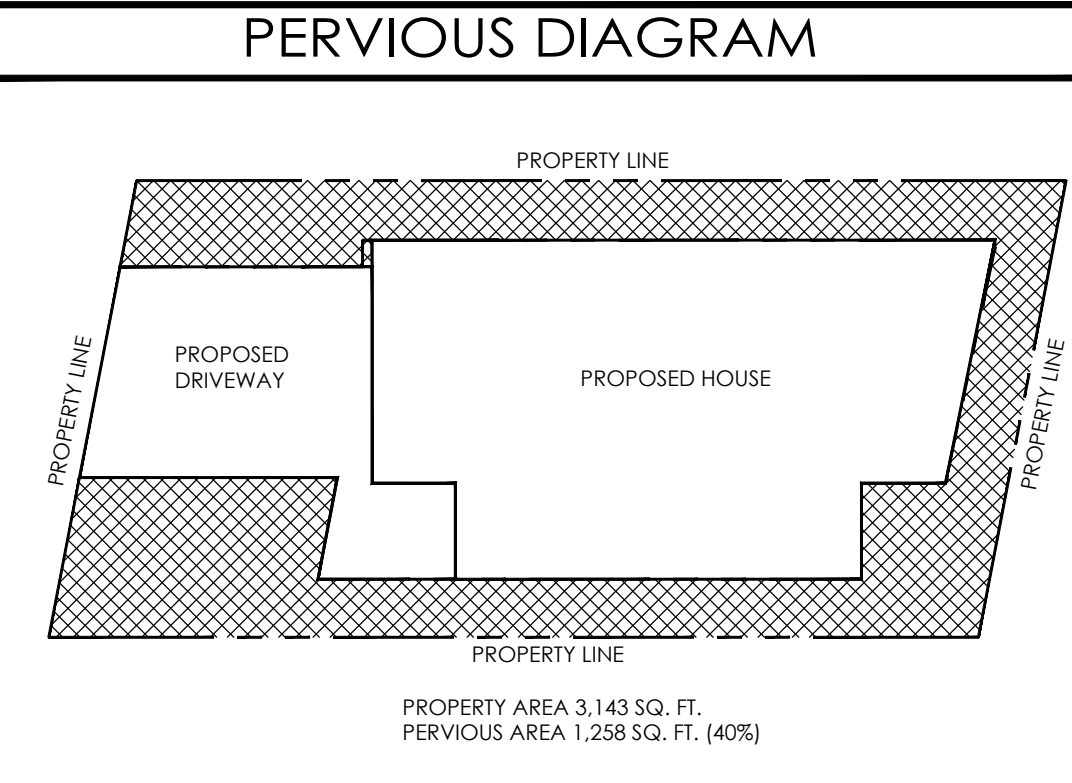
SETBACKS		
SETBACKS	REQUIRED	PROVIDED
FRONT (WEST)	25'-0"	20'-0" (5'-0" VARIANCE REQUEST #1)
REAR (EAST)	15'-0" (BEACH)	5'-0" (10'-0" VARIANCE REQUEST #2)
SIDES	7'-6"	5'-0" (1'-6" VARIANCE REQUEST #3)

BUILDING AREA CALCULATIONS	
FIRST FLOOR GARAGE AREA	450 SQ.FT.
FIRST FLOOR STORAGE	923 SQ.FT.
SECOND FLOOR ENCLOSED AREA	1,321 SQ.FT.
THIRD FLOOR ENCLOSED AREA	1,268 SQ.FT.
ROOF ENCLOSED AREA	122 SQ.FT.
TOTAL A/C AREA INCLUDING STORAGE	3,634 SQ.FT.
TOTAL BUILDING AREA INCLUDING GARAGE	4,084 SQ.FT.
TOTAL A/C AREA NOT INCLUDING STORAGE	2,711 SQ.FT.

SITE AREA CALCULATIONS	
TOTAL SITE AREA	3,143 SQ.FT. (100%)
DRIVEWAY	512 SQ.FT. (16%)
PERVIOUS LANDSCAPE AREA	1,258 SQ.FT. (40%)
BUILDING FOOTPRINT	1,373 SQ.FT. (44%)

VARIANCE REQUEST SUMMARY	
VARIANCE REQUEST #1:	TO WAIVE THE REQUIRED FRONT 25'-0" SETBACK TO ALLOW 20'-0"
VARIANCE REQUEST #2:	TO WAIVE THE REQUIRED REAR 15'-0" SETBACK TO ALLOW 5'-0"
VARIANCE REQUEST #3:	TO WAIVE THE REQUIRED SIDE 7'-6" SETBACKS TO ALLOW 5'-0"
VARIANCE REQUEST #4:	TO EXCEED THE 25% MAXIMUM HEIGHT EXEMPTION FOR ELEVATOR BULKHEAD ABOVE THE ROOF (WHICH IS 33'-0" ABOVE GRADE). TO ALLOW 8'-3" (25%) TO BE INCREASED TO 9'-8", AN INCREASE OF 1'-5" ABOVE THE ALLOWABLE PROJECTION (29%).

GENERAL NOTES	
ALL DOORS AND WINDOWS ARE NOA (HVHZ) IMPACT RESISTANT / PRODUCT APPROVED	
THE PROJECT IS SEAWARD OF THE COASTAL CONSTRUCTION CONTROL LINE AND AS SUCH, THE GROUND FLOOR SLAB AND NON STRUCTURAL WALLS SHALL BE OF BREAKAWAY CONSTRUCTION FOR AREAS BELOW THE HABITABLE FLOORS.	
PLANS SHALL COMPLY WITH THE FL DEP CCCL, FEMA 44 CFR AND CITY CODE OF ORDINANCE CHAPTER 154.	



INDEX	
A100	SITE PLAN / DATA SHEET
A101	GROUND LEVEL FLOOR PLAN
A102	SECOND LEVEL FLOOR PLAN
A103	THIRD LEVEL FLOOR PLAN
A104	ROOF LEVEL FLOOR PLAN
A201	ELEVATIONS
A301	RENDERINGS
A302	SECTIONS

JIRO YATES
ARCHITECT

13285 LAKESIDE TERRACE
COOPER CITY, FL 33330

DESIGNED JY	DRAWN JY/JJ	CHECKED JY
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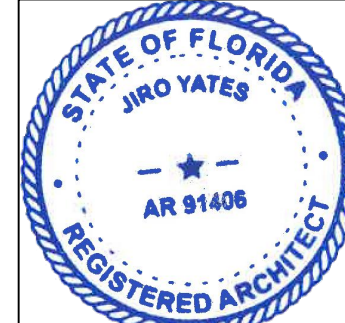
C & B NORTH BEACH HOUSE

03-20-18 AREA CLARIFICATIONS GARAGE DIMENSIONS ADDED GROUND LEVEL ELEVATION ADDED NOTES ADDED

REVISIONS

JIRO YATES
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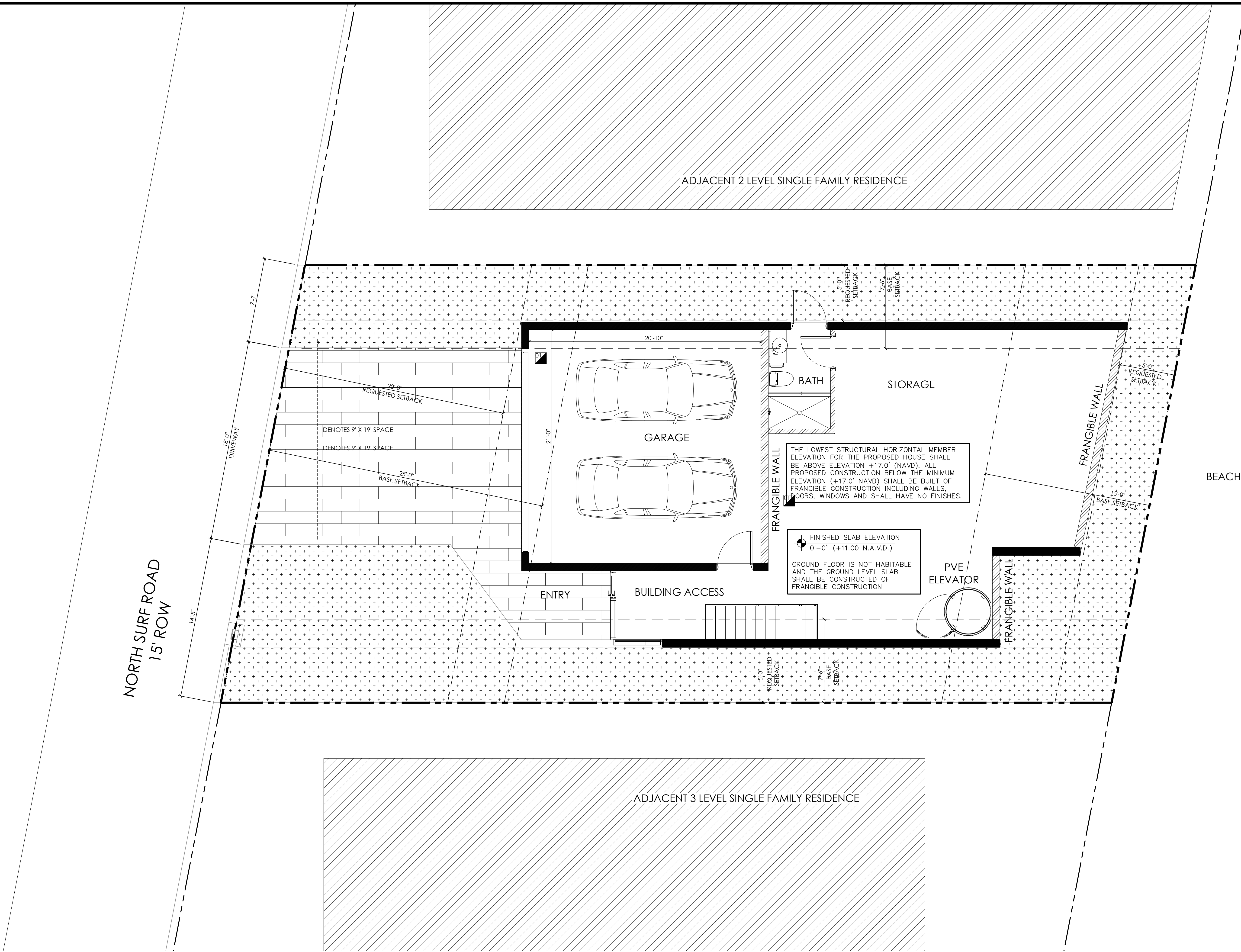
DATE: 02/18/18	COMM: Y17002
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5405 NORTH SURF ROAD
HOLLYWOOD, FLORIDA

JIRO YATES
AR91406

SITE PLAN
DATA SHEET
VARIANCE SUBMITTAL



FIRST FLOOR
SCALE: 1/4" = 1'-0"

JIRO YATES
ARCHITECT

13285 LAKESIDE TERRACE
COOPER CITY, FL 33330

DESIGNED JY	DRAWN JY/JJ	CHECKED JY
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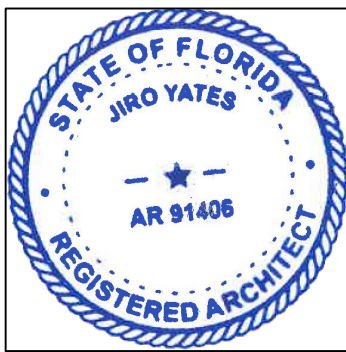
C & B NORTH BEACH HOUSE

03-20-18
GARAGE DIMENSIONS ADDED
GROUND LEVEL ELEVATION AND NOTES
ADDED

R E V I S I O N S

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DATE: 02/18/18	COMM: Y17002
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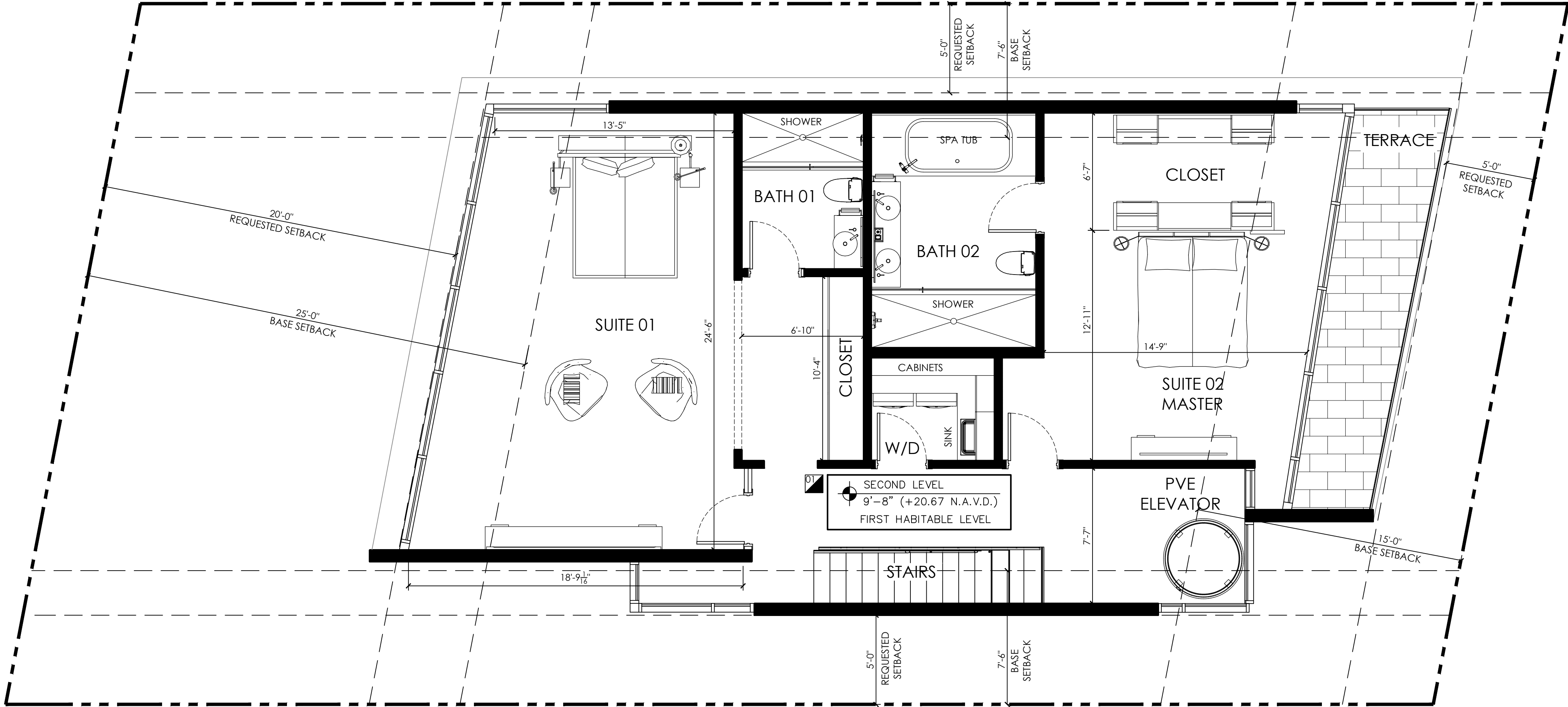


5405 NORTH SURF ROAD
HOLLYWOOD, FLORIDA

JIRO YATES
AR91406

FIRST FLOOR
DIMENSION PLAN
VARIANCE SUBMITTAL

A-101



SECOND FLOOR
SCALE: 1/4" = 1'-0"

JIRO YATES
ARCHITECT
13285 LAKESIDE TERRACE
COOPER CITY, FL 33330

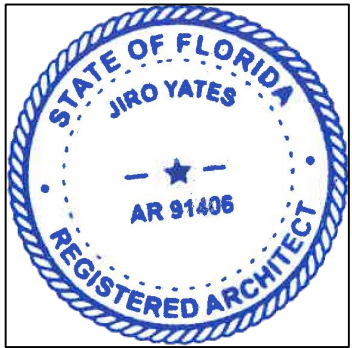
DESIGNED JY
DRAWN JY/JJ
CHECKED JY

C & B NORTH BEACH HOUSE

03-20-18
ELEVATION ADDED
R E V I S I O N S

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DATE: 02/18/18
COMM: Y17002

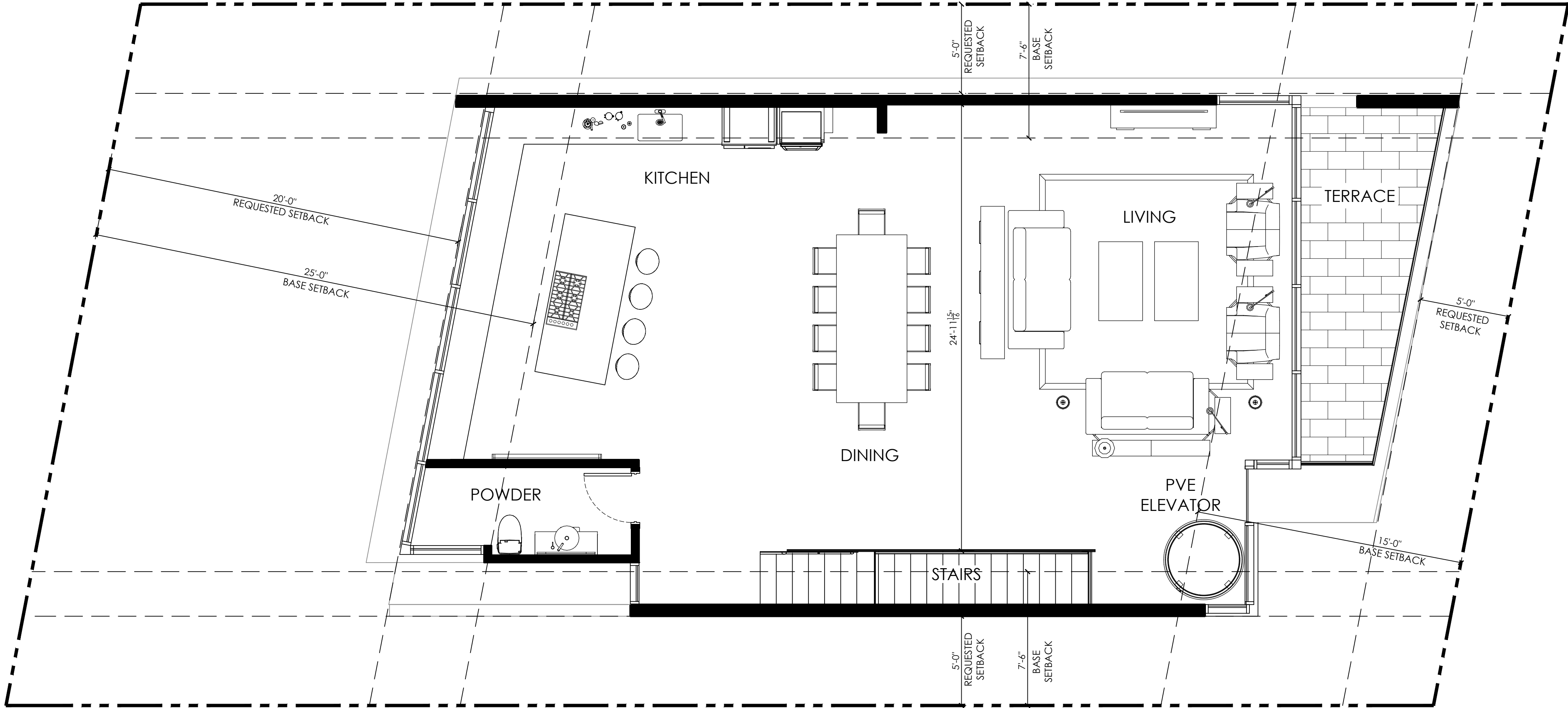


5405 NORTH SURF ROAD
HOLLYWOOD, FLORIDA

JIRO YATES
AR91406

SECOND FLOOR
DIMENSION PLAN
VARIANCE SUBMITTAL

A-102



THIRD FLOOR
SCALE: 1/4" = 1'-0"

JIRO YATES
ARCHITECT
13285 LAKESIDE TERRACE
COOPER CITY, FL 33330

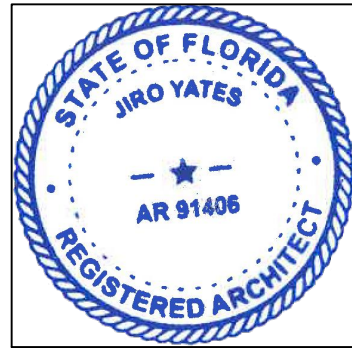
DESIGNED	DRAWN	CHECKED
JY	JY/JJ	JY

C & B NORTH BEACH HOUSE

R E V I S I O N S

JIRO YATES
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DATE:	COMM:
02/18/18	Y17002

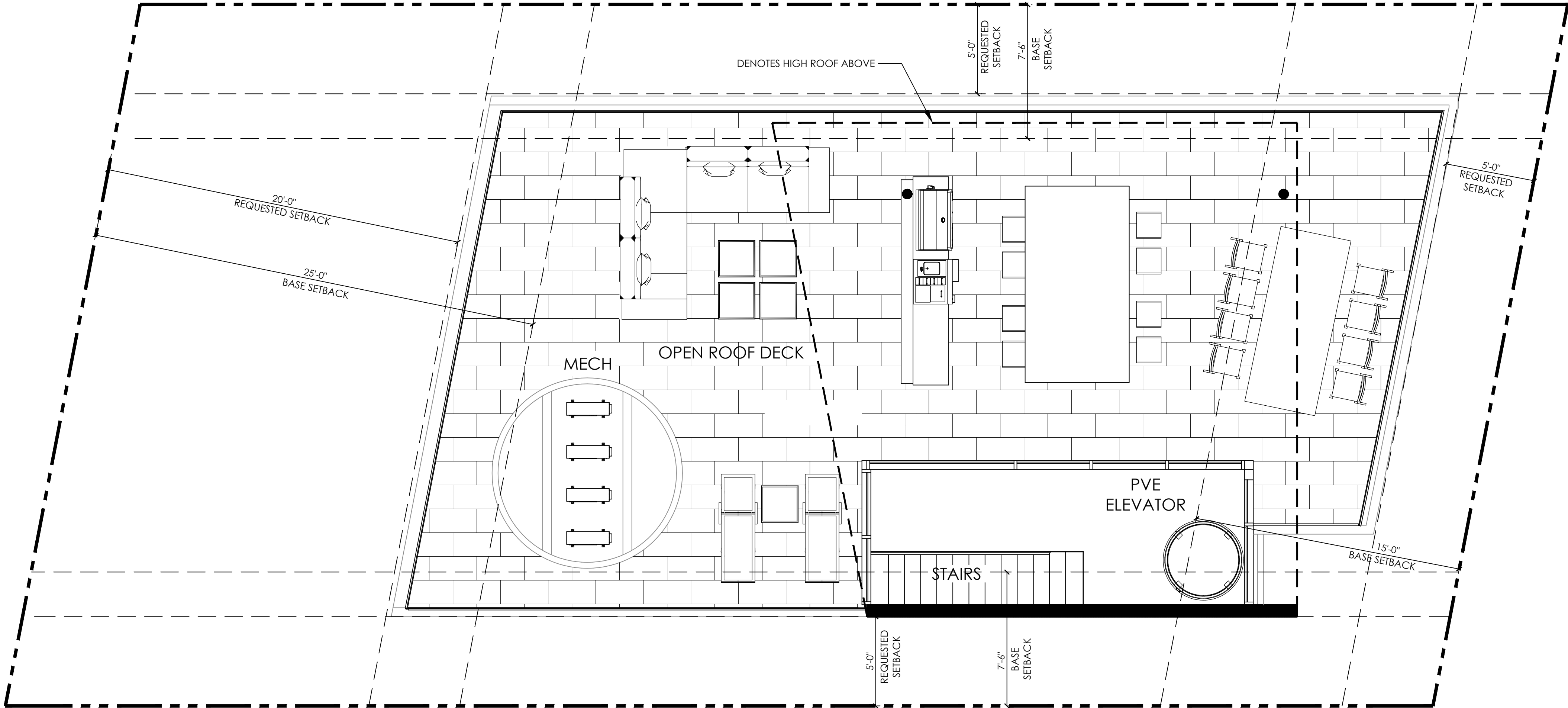


5405 NORTH SURF ROAD
HOLLYWOOD, FLORIDA

JIRO YATES
AR91406

THIRD FLOOR
DIMENSION PLAN
VARIANCE SUBMITTAL

A-103



ROOF LEVEL
SCALE: 1/4" = 1'-0"



JIRO YATES
ARCHITECT

13285 LAKESIDE TERRACE
COOPER CITY, FL 33330

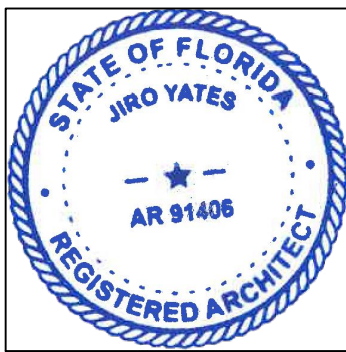
DESIGNED JY	DRAWN JY/JJ	CHECKED JY
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5405 NORTH SURF ROAD
HOLLYWOOD, FLORIDA

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FOURTH FLOOR
DIMENSION PLAN
VARIANCE SUBMITTAL

A-104



WEST ELEVATION



SOUTH ELEVATION



EAST ELEVATION



NORTH ELEVATION

THE LOWEST HORIZONTAL MEMBER ELEVATION FOR THE PROPOSED HOUSE SHALL BE ABOVE ELEVATION +17.0' NAVD. ALL PROPOSED CONSTRUCTION BELOW THE MINIMUM ELEVATION (+17.0' NAVD) SHALL BE BUILT OF FRANGIBLE CONSTRUCTION INCLUDING WALLS, DOORS, WINDOWS AND SHALL HAVE NO FINISHES. FIRST HABITABLE FLOOR IS SECOND FLOOR AT ELEVATION +20.67 NAVD. GROUND FLOOR IS NOT A HABITABLE FLOOR.

JIRO YATES
ARCHITECT

13285 LAKESIDE TERRACE
COOPER CITY, FL 33330

DESIGNED
JY

DRAWN
JY/JJ

CHECKED
JY

C & B NORTH BEACH HOUSE

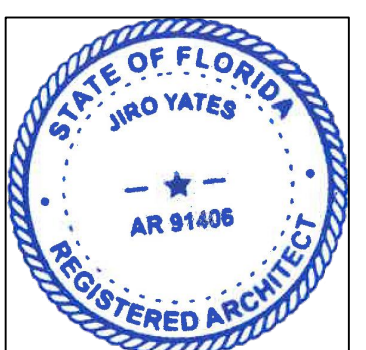
03-20-18
NAVD ELEVATION AND NOTES ADDED
ROOFTOP LANDSCAPE REMOVED
METAL PANELS REMOVED
LANDSCAPE REVISION
GROUND LEVEL GLAZING REMOVED

REVISIONS

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5405 NORTH SURF ROAD
HOLLYWOOD, FLORIDA

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ELEVATIONS
WEST AND SOUTH
VARIANCE SUBMITTAL

A-201



SOUTH WEST VIEW



NORTH WEST VIEW



SOUTH EAST VIEW



NORTH EAST VIEW

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ARCHITECT

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COOPER CITY, FL 33330

DESIGNED JY	DRAWN JY/JJ	CHECKED JY
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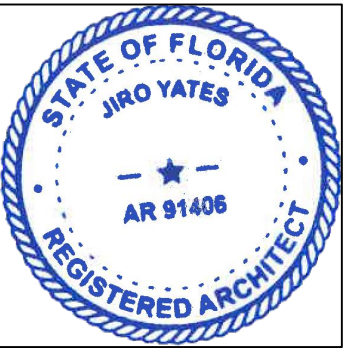
C & B NORTH BEACH HOUSE

03-20-18
ROOF LANDSCAPE REMOVED
LANDSCAPE REVISIONS
GROUND LEVEL GLAZING REMOVED

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5405 NORTH SURF ROAD
HOLLYWOOD, FLORIDA

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RENDERINGS
VARIANCE SUBMITTAL

A-301



EAST / WEST SECTION LOOKING SOUTH



EAST / WEST SECTION LOOKING NORTH

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ARCHITECT

13285 LAKESIDE TERRACE
COOPER CITY, FL 33330

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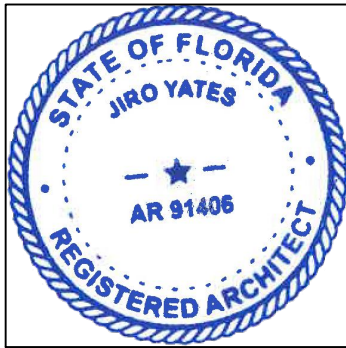
C & B NORTH BEACH HOUSE

03-20-18
GROUND LEVEL GLAZING REMOVED

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5405 NORTH SURF ROAD
HOLLYWOOD, FLORIDA

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SECTIONS
VARIANCE SUBMITTAL

A-302



COLORED SITE PLAN

JIRO YATES

ARCHITECT

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COOPER CITY, FL 33330

DESIGNED
JY

DRAWN
JY/JJ

CHECKED
JY

C & B NORTH BEACH HOUSE

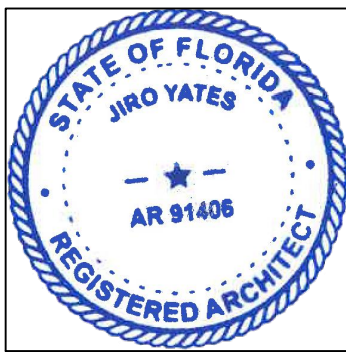
03-20-18
LANDSCAPE REVISIONS
GROUND LEVEL GLAZING REMOVED

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5405 NORTH SURF ROAD
HOLLYWOOD, FLORIDA

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COLORED SITE PLAN
VARIANCE SUBMITTAL

A-303

Jiro Yates

architect

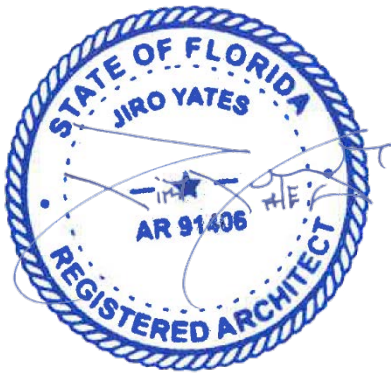
13285 Lakeside Terrace
Cooper City, FL 33330
954.557.8828

March 21, 2018
City of Hollywood

RE: C & B North Beach House CCCL Memo

THE C & B NORTH BEACH HOUSE AT 5405 NORTH SURF ROAD IN HOLLYWOOD, FLORIDA, IS LOCATED EAST OF THE COASTAL CONSTRUCTION LINE AND AS SUCH IS DESIGNED FOR THE LOWEST STRUCTURAL HORIZONTAL MEMBER ELEVATION TO BE ABOVE ELEVATION @ +17.0' (NAVD). ALL PROPOSED CONSTRUCTION BELOW THE MINIMUM ELEVATION (+17.0' NAVD) SHALL BE BUILT OF FRANGIBLE CONSTRUCTION INCLUDING WALLS, DOORS, WINDOWS AND SHALL HAVE NO FINISHES.

IF YOU HAVE ANY QUESTIONS, PLEASE DO NOT HESITATE TO CONTACT ME BY EMAIL JYATES@FSMYARCH.COM OR PHONE 954.557.8828.



JIRO YATES
ARCHITECT OF RECORD



















DOG WASTE
MUST BE
PICKED UP







