

PLANNING DIVISION



2600 Hollywood Boulevard Room 315
Hollywood, FL 33022

File No. (internal use only): _____

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: 4-2-18

Location Address: 3319 N. OCEAN DR.

Lot(s): 5-16 Block(s): 9 Subdivision: HOLLYWOOD BEACH 2ND ADD.

Folio Number(s): 5142 1220 1190, 1200, 1210, 1220, 1230, 1231

Zoning Classification: BRT-25-R Land Use Classification: RES. MULTI-FAM

Existing Property Use: RES. / PARKING / POOL Sq Ft/Number of Units: 4

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): PA-10

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

Explanation of Request: APPROVAL FOR A SEVEN STORY 36 UNIT RESIDENTIAL BUILDING

Number of units/rooms: 36 Sq Ft: _____

Value of Improvement: 12 MIL Estimated Date of Completion: DEC. 2020

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

Name of Current Property Owner: VVA REAL ESTATE INVESTMENTS LLC

Address of Property Owner: 310 MCKINLEY ST.

Telephone: _____ Fax: _____ Email Address: valuingataun@quad.com

Name of Consultant/Representative/Tenant (circle one): JOSEPH B. FALLER

Address: 2417 HOLLYWOOD BLVD. Telephone: 954 920 5746

Fax: 954 926 2841 Email Address: joseph@fallerarchitects.com

Date of Purchase: _____ 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: _____

Address: _____

Email Address: _____

PLANNING DIVISION



File No. (internal use only): _____

2600 Hollywood Boulevard Room 315
Hollywood, FL 33022

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: 03/26/18

PRINT NAME: VADIM GATAULLIN

Date: _____

Signature of Consultant/Representative: _____

Date: 3-26-18

PRINT NAME: JOSEPH B. KALLER

Date: 3-26-18

Signature of Tenant: _____

Date: _____

PRINT NAME: _____

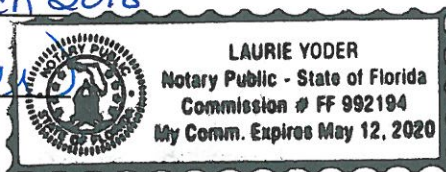
Date: _____

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 Preliminary Technical Review to my property, which is hereby made by me or I am hereby authorizing Joseph B. Kaller to be my legal representative before the Technical Advisory (Board and/or Committee) relative to all matters concerning this application.

Sworn to and subscribed before me
this 26 day of March 2018

Laurie Yoder
Notary Public
State of Florida



Signature of Current Owner

VADIM GATAULLIN
Print Name

My Commission Expires: _____ (Check One) ☒ Personally known to me; OR ☐ Produced Identification _____



MARTY KIAR
BROWARD
COUNTY
PROPERTY APPRAISER

Site Address	3300 N SURF ROAD, HOLLYWOOD FL 33019	ID #	5142 12 02 1190
Property Owner	VVG REAL ESTATE INVESTMENTS LLC	Millage	0513
Mailing Address	310 MCKINLEY ST HOLLYWOOD FL 33019-3437	Use	07

Abbreviated Legal Description	HOLLYWOOD BEACH SECOND ADD 4-6 B LOT 5,6,16 BLK 9
--	---

The just values displayed below were set in compliance with [Sec. 193.011](#), Fla. Stat., and include a reduction for costs of sale and other adjustments required by [Sec. 193.011\(8\)](#).

Property Assessment Values

[Click here to see 2017 Exemptions and Taxable Values as reflected on the Nov. 1, 2017 tax bill.](#)

Year	Land	Building / Improvement	Just / Market Value	Assessed / SOH Value	Tax
2018	\$537,600	\$31,800	\$569,400	\$569,400	
2017	\$537,600	\$31,800	\$569,400	\$569,400	\$12,458.26
2016	\$537,600	\$31,800	\$569,400	\$569,400	\$12,706.88

2018 Exemptions and Taxable Values by Taxing Authority

	County	School Board	Municipal	Independent
Just Value	\$569,400	\$569,400	\$569,400	\$569,400
Portability	0	0	0	0
Assessed/SOH	\$569,400	\$569,400	\$569,400	\$569,400
Homestead	0	0	0	0
Add. Homestead	0	0	0	0
Wid/Vet/Dis	0	0	0	0
Senior	0	0	0	0
Exempt Type	0	0	0	0
Taxable	\$569,400	\$569,400	\$569,400	\$569,400

Sales History			
Date	Type	Price	Book/Page or CIN
4/13/2016	WD*-E	\$8,000,000	113642477
3/23/2005	WD*	\$3,763,643	39346 / 1562
10/1/2003	SW*	\$550,000	36187 / 744
			5239 / 830

Land Calculations		
Price	Factor	Type
\$50.07	10,737	SF
Adj. Bldg. S.F. (Card, Sketch)		220
Eff./Act. Year Built: 1958/1958		

* Denotes Multi-Parcel Sale (See Deed)

Special Assessments

Fire	Garb	Light	Drain	Impr	Safe	Storm	Clean	Misc
05								
C								
220								



MARTY KIAR
BROWARD
COUNTY
PROPERTY APPRAISER

Site Address	NEW HAMPSHIRE STREET, HOLLYWOOD FL 33019	ID #	5142 12 02 1200
Property Owner	VVG REAL ESTATE INVESTMENTS LLC	Millage	0513
Mailing Address	310 MCKINLEY ST HOLLYWOOD FL 33019-3437	Use	00

Abbreviated Legal Description	HOLLYWOOD BEACH SECOND ADD 4-6 B LOTS 7,8,9 LESS RD R/W,10 LESS RD R/W BLK 9
--	---

The just values displayed below were set in compliance with [Sec. 193.011](#), Fla. Stat., and include a reduction for costs of sale and other adjustments required by [Sec. 193.011\(8\)](#).

Property Assessment Values

[Click here to see 2017 Exemptions and Taxable Values as reflected on the Nov. 1, 2017 tax bill.](#)

Year	Land	Building / Improvement	Just / Market Value	Assessed / SOH Value	Tax
2018	\$678,830		\$678,830	\$678,830	
2017	\$678,830		\$678,830	\$678,830	\$14,178.99
2016	\$678,830		\$678,830	\$678,830	\$14,475.35

2018 Exemptions and Taxable Values by Taxing Authority

	County	School Board	Municipal	Independent
Just Value	\$678,830	\$678,830	\$678,830	\$678,830
Portability	0	0	0	0
Assessed/SOH	\$678,830	\$678,830	\$678,830	\$678,830
Homestead	0	0	0	0
Add. Homestead	0	0	0	0
Wid/Vet/Dis	0	0	0	0
Senior	0	0	0	0
Exempt Type	0	0	0	0
Taxable	\$678,830	\$678,830	\$678,830	\$678,830

Sales History

Sales History			
Date	Type	Price	Book/Page or CIN
4/13/2016	WD*-E	\$8,000,000	113642477
3/23/2005	WD*	\$3,763,600	39346 / 1562
10/1/2003	SW*	\$550,000	36187 / 744
			5239 / 830

Land Calculations

Price	Factor	Type
\$45.00	15,085	SF
Adj. Bldg. S.F.		

* Denotes Multi-Parcel Sale (See Deed)

Special Assessments

Special Assessments								
Fire	Garb	Light	Drain	Impr	Safe	Storm	Clean	Misc
05								
L								
1								



Abbreviated Legal Description	HOLLYWOOD BEACH SECOND ADD 4-6 B LOT 11 LESS R/W BLK 9
--	--

Property Assessment Values					
Click here to see 2017 Exemptions and Taxable Values as reflected on the Nov. 1, 2017 tax bill.					
Year	Land	Building / Improvement	Just / Market Value	Assessed / SOH Value	Tax
2018	\$182,700		\$182,700	\$182,700	
2017	\$182,700		\$182,700	\$182,700	\$3,816.12
2016	\$182,700		\$182,700	\$182,700	\$3,895.90

Sales History				Land Calculations		
Date	Type	Price	Book/Page or CIN	Price	Factor	Type
4/13/2016	WD*-E	\$8,000,000	113642477	\$45.00	4,060	SF
2/10/2005	WD*	\$1,500,000	39108 / 736			
			5348 / 8			
				Adj. Bldg. S.F.		

* Denotes Multi-Parcel Sale (See Deed)

* Denotes Multi-Parcel Sale (See Deed)

Special Assessments								
Fire	Garb	Light	Drain	Impr	Safe	Storm	Clean	Misc
05								
L								
1								



Site Address	3319 N OCEAN DRIVE #1-2, HOLLYWOOD FL 33019	ID #	5142 12 02 1220
Property Owner	VVG REAL ESTATE INVESTMENTS LLC	Millage	0513
Mailing Address	310 MCKINLEY ST HOLLYWOOD FL 33019-3437	Use	08

Abbreviated Legal Description	HOLLYWOOD BEACH SECOND ADD 4-6 B LOT 12 LESS R/W BLK 9
--	--

The just values displayed below were set in compliance with **Sec. 193.011**, Fla. Stat., and include a reduction for costs of sale and other adjustments required by **Sec. 193.011(8)**.

Property Assessment Values Click here to see 2017 Exemptions and Taxable Values as reflected on the Nov. 1, 2017 tax bill.					
Year	Land	Building / Improvement	Just / Market Value	Assessed / SOH Value	Tax
2018	\$177,620	\$519,490	\$697,110	\$697,110	
2017	\$177,620	\$519,490	\$697,110	\$697,110	\$15,004.81
2016	\$177,620	\$428,690	\$606,310	\$495,730	\$11,778.64

2018 Exemptions and Taxable Values by Taxing Authority				
	County	School Board	Municipal	Independent
Just Value	\$697,110	\$697,110	\$697,110	\$697,110
Portability	0	0	0	0
Assessed/SOH	\$697,110	\$697,110	\$697,110	\$697,110
Homestead	0	0	0	0
Add. Homestead	0	0	0	0
Wid/Vet/Dis	0	0	0	0
Senior	0	0	0	0
Exempt Type	0	0	0	0
Taxable	\$697,110	\$697,110	\$697,110	\$697,110

Sales History			
Date	Type	Price	Book/Page or CIN
4/13/2016	WD*-E	\$8,000,000	113642477
2/10/2005	WD*	\$1,500,000	39108 / 736
			5348 / 8

Land Calculations		
Price	Factor	Type
\$45.07	3,941	SF
Adj. Bldg. S.F. (Card, Sketch)		2229
Units		2
Eff./Act. Year Built: 1955/1952		

* Denotes Multi-Parcel Sale (See Deed)

Special Assessments								
Fire	Garb	Light	Drain	Impr	Safe	Storm	Clean	Misc
05								
R								
2								



MARTY KIARD
BROWARD
 COUNTY
 PROPERTY APPRAISER

Site Address	322 NEW MEXICO STREET #1-2, HOLLYWOOD FL 33019	ID #	5142 12 02 1230
Property Owner	VVG REAL ESTATE INVESTMENTS LLC	Millage	0513
Mailing Address	310 MCKINLEY ST HOLLYWOOD FL 33019-3437	Use	08

Abbreviated Legal Description	HOLLYWOOD BEACH SECOND ADD 4-6 B LOTS 13 BLK 9
--------------------------------------	--

The just values displayed below were set in compliance with **Sec. 193.011, Fla. Stat.**, and include a reduction for costs of sale and other adjustments required by **Sec. 193.011(8)**.

Property Assessment Values					
Click here to see 2017 Exemptions and Taxable Values as reflected on the Nov. 1, 2017 tax bill.					
Year	Land	Building / Improvement	Just / Market Value	Assessed / SOH Value	Tax
2018	\$148,960	\$446,770	\$595,730	\$595,730	
2017	\$148,960	\$446,770	\$595,730	\$595,730	\$12,887.26
2016	\$148,960	\$369,050	\$518,010	\$422,330	\$10,110.56

2018 Exemptions and Taxable Values by Taxing Authority				
	County	School Board	Municipal	Independent
Just Value	\$595,730	\$595,730	\$595,730	\$595,730
Portability	0	0	0	0
Assessed/SOH	\$595,730	\$595,730	\$595,730	\$595,730
Homestead	0	0	0	0
Add. Homestead	0	0	0	0
Wid/Vet/Dis	0	0	0	0
Senior	0	0	0	0
Exempt Type	0	0	0	0
Taxable	\$595,730	\$595,730	\$595,730	\$595,730

Sales History			
Date	Type	Price	Book/Page or CIN
4/13/2016	WD*-E	\$8,000,000	113642477
3/23/2005	WD	\$236,400	39346 / 1563
2/12/2004	WD	\$325,000	36951 / 226
1/1/1989	QCD	\$100	16158 / 759
10/1/1978	WD	\$79,000	

* Denotes Multi-Parcel Sale (See Deed)

Land Calculations		
Price	Factor	Type
\$45.07	3,305	SF
Adj. Bldg. S.F. (Card, Sketch)		1918
Units		2
Eff./Act. Year Built: 1954/1952		

Special Assessments								
Fire	Garb	Light	Drain	Impr	Safe	Storm	Clean	Misc
05								
R								
2								



MARTY KIAR
BROWARD
 COUNTY
 PROPERTY APPRAISER

Site Address	NEW MEXICO STREET, HOLLYWOOD FL 33019	ID #	5142 12 02 1231
Property Owner	VVG REAL ESTATE INVESTMENTS LLC	Millage	0513
Mailing Address	310 MCKINLEY ST HOLLYWOOD FL 33019-3437	Use	28

Abbreviated Legal Description	HOLLYWOOD BEACH SECOND ADD 4-6 B LOTS 14 & 15 BLK 9
--------------------------------------	---

The just values displayed below were set in compliance with **Sec. 193.011, Fla. Stat.**, and include a reduction for costs of sale and other adjustments required by **Sec. 193.011(8)**.

Property Assessment Values					
Click here to see 2017 Exemptions and Taxable Values as reflected on the Nov. 1, 2017 tax bill.					
Year	Land	Building / Improvement	Just / Market Value	Assessed / SOH Value	Tax
2018	\$297,870	\$9,500	\$307,370	\$307,370	
2017	\$297,870	\$9,500	\$307,370	\$307,370	\$6,420.17
2016	\$297,870	\$9,500	\$307,370	\$307,370	\$6,554.37

2018 Exemptions and Taxable Values by Taxing Authority				
	County	School Board	Municipal	Independent
Just Value	\$307,370	\$307,370	\$307,370	\$307,370
Portability	0	0	0	0
Assessed/SOH	\$307,370	\$307,370	\$307,370	\$307,370
Homestead	0	0	0	0
Add. Homestead	0	0	0	0
Wid/Vet/Dis	0	0	0	0
Senior	0	0	0	0
Exempt Type	0	0	0	0
Taxable	\$307,370	\$307,370	\$307,370	\$307,370

Sales History				Land Calculations		
Date	Type	Price	Book/Page or CIN	Price	Factor	Type
4/13/2016	WD*-E	\$8,000,000	113642477	\$45.07	6,609	SF
3/23/2005	WD*	\$3,763,600	39346 / 1562			
10/1/2003	SW*	\$550,000	36187 / 744			
11/1/1987	WD	\$150,000	14956 / 184			
				Adj. Bldg. S.F. (Card, Sketch)		

* Denotes Multi-Parcel Sale (See Deed)

Special Assessments								
Fire	Garb	Light	Drain	Impr	Safe	Storm	Clean	Misc
05								
L								
1								

[Florida Department of State](#)

DIVISION OF CORPORATIONS

[Department of State](#) / [Division of Corporations](#) / [Search Records](#) / [Detail By Document Number](#) /**Detail by Entity Name**

Florida Limited Liability Company

VVG REAL ESTATE INVESTMENTS LLC

Filing Information**Document Number** L11000067593**FEI/EIN Number** 45-2497379**Date Filed** 06/09/2011**Effective Date** 06/09/2011**State** FL**Status** ACTIVE**Principal Address**310 MCKINLEY STREET
HOLLYWOOD, FL 33019

Changed: 08/25/2016

Mailing Address310 MCKINLEY STREET
HOLLYWOOD, FL 33019

Changed: 08/25/2016

Registered Agent Name & AddressFinkelshteyn group
134 S DIXIE HWY
201
HALLANDALE BEACH, FL 33009

Name Changed: 01/09/2018

Address Changed: 01/09/2018

Authorized Person(s) Detail**Name & Address**

Title MGR

GATAULLIN, VADIM
310 MCKINLEY STREET
HOLLYWOOD, FL 33019**Annual Reports**

Report Year	Filed Date
2016	01/24/2016
2017	01/10/2017
2018	01/09/2018

Document Images

01/09/2018 -- ANNUAL REPORT	View image in PDF format
01/10/2017 -- ANNUAL REPORT	View image in PDF format
01/24/2016 -- ANNUAL REPORT	View image in PDF format
01/11/2015 -- ANNUAL REPORT	View image in PDF format
01/09/2014 -- ANNUAL REPORT	View image in PDF format
06/18/2013 -- ANNUAL REPORT	View image in PDF format
01/20/2012 -- ANNUAL REPORT	View image in PDF format
06/09/2011 -- Florida Limited Liability	View image in PDF format

Florida Department of State, Division of Corporations

Beachside RESIDENCES

3319 N. OCEAN DRIVE HOLLYWOOD FLORIDA



P.A.C.O. - FEBRUARY 5, 2018

PROJECT TEAM

ARCHITECT
JOSEPH B. KALLER AND ASSOCIATES, P.A.
CONTACT: MR. JOSEPH B. KALLER
ADDRESS: 2411 HOLLYWOOD BLVD.
HOLLYWOOD, FL 33020
PHONE: (954) 926-5146
FAX: (954) 926-2841
EMAIL: joseph@kallerarchitects.com

OWNER
VVG REAL ESTATE INVESTMENTS LLC
CONTACT: Mr. Vadim Gataullin
ADDRESS: 2711 S. OCEAN DRIVE
HOLLYWOOD, FL 33019
CELL: (954) 214-9610
EMAIL: vvg-rb@yandex.ru

SURVEYOR
COUSINS SURVEYORS AND ASSOCIATES, INC.
CONTACT: RICHARD COUSINS
ADDRESS: 3921 SW 4TH AVENUE, SUITE 101
DAVIE, FL 33314
PHONE: (954) 680-9885
EMAIL: RECsurvey@aol.com

PROJECT DATA

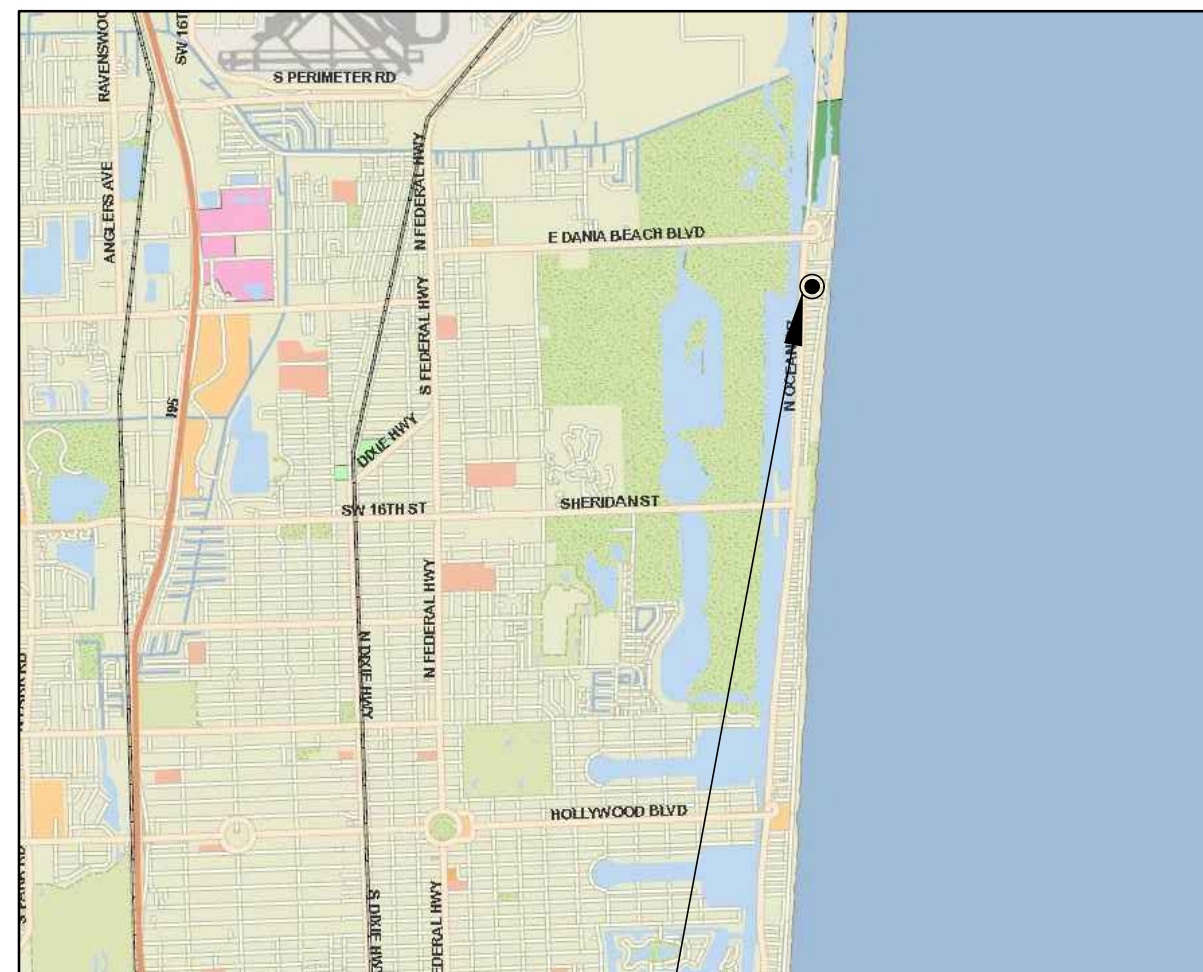
CODES:
FLORIDA BUILDING CODE, 5TH EDITION 2001
FLORIDA FIRE PREVENTION CODE, 6TH EDITION
FLORIDA ADMINISTRATIVE CODE 63A-40

JURISDICTION:
CITY OF HOLLYWOOD
BROWARD COUNTY
STATE OF FLORIDA

DRAWING INDEX

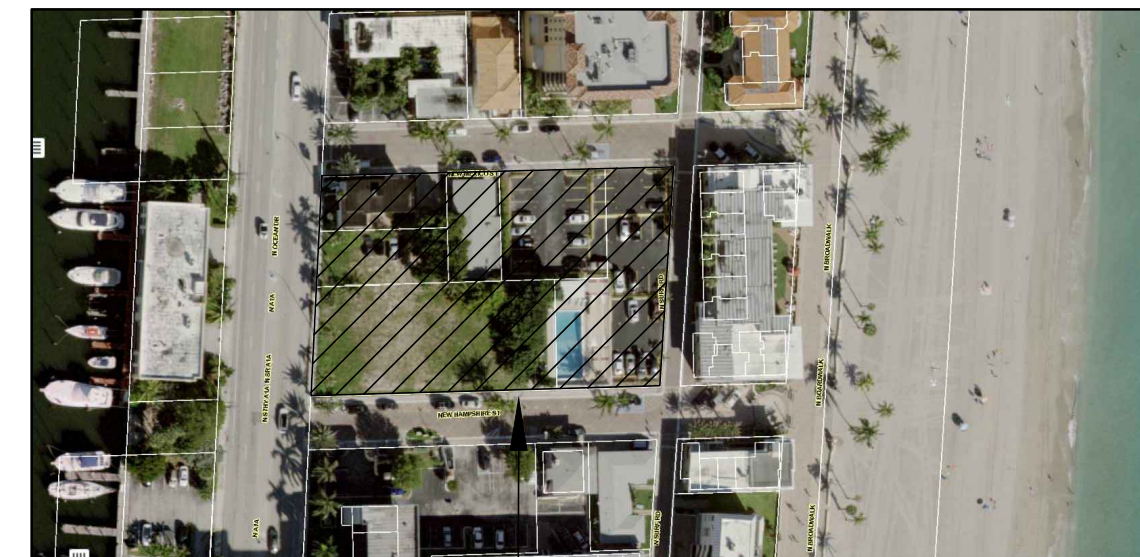
- T-1 COVER SHEET
- SURVEY**
- SP-0 SITE AND BUILDING DATA
SP-1 SITE PLAN AND NOTES
SP-2 -
- A-1 FIRST FLOOR PLAN
A-2 SECOND FLOOR PLAN - TH LEVEL 1
A-3 THIRD FLOOR PLAN - TH LEVEL 2
A-4 FOURTH FLOOR PLAN
A-5 FIFTH FLOOR PLAN
A-6 SIXTH FLOOR PLAN
A-7 SEVENTH FLOOR PLAN
A-8 ROOF PLAN
A-9 BUILDING ELEVATION
A-10 BUILDING ELEVATION
A-11 BUILDING ELEVATION
A-12 BUILDING ELEVATION
A-13 CONTEXTUAL STREET ELEVATIONS

LOCATION MAP



SITE

AERIAL



SITE



JOSEPH B. KALLER
+
ASSOCIATES PA
A.A.F. 26001212
2417 Hollywood Blvd. Hollywood, Florida 33020
(954) 920 5746 phone - (954) 926 2841 fax
kaller@bellsouth.net

SEAL

JOSEPH B. KALLER
FLORIDA R.A. # 0009239

PROJECT TITLE

BEACHSIDE RESIDENCES
CONDOMINIUM
3319 N. OCEAN DRIVE
HOLLYWOOD FL 33019

SHEET TITLE

TITLE PAGE

REVISIONS

No.	DATE	DESCRIPTION
1		
2		

This drawing, as an instrument of service, is and shall remain the property of the Architect and shall not be reproduced, published or used in any way without the permission of the Architect.

PROJECT No.: 17198
DATE: 2-20-18
DRAWN BY: TMS
CHECKED BY: JBK

SHEET

T-1

1 OF 1

LEGAL DESCRIPTION

LOTS 5, 6, 7, 8, 9, 10, 11 AND 12, LESS THE ROAD RIGHT-OF-WAY, TOGETHER WITH LOTS 13, 14, 15, AND 16, BLOCK 9, "HOLLYWOOD BEACH SECOND ADDITION", ACCORDING TO THE PLAT THEREOF RECORDED IN PLAT BOOK 4, PAGE 6, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA.

PROPERTY ADDRESSES

3319 NORTH OCEAN DRIVE
HOLLYWOOD, FL 33019

SITE INFORMATION

EXISTING ZONING:BEACH RESORT RESIDENCIAL DISTRICT – BRT-25–R

LAND USE DESIGNATION:GENERAL BUSINESS

NET LOT AREA:43,492.0 SQUARE FEET

GROSS LOT AREA:62,769.0 SQUARE FEET (1.44 AC)

DENSITY:

ALLOWED

PROVIDED

25 UNIT PER GROSS AC

36 UNITS

1.44 X 25 = 36 UNITS

PARKING:

REQUIRED

PROVIDED

UNITS1 PER UNIT MIN. = 36 SPACES

1.5 PER UNIT MAX. = 54 SPACES

54 SPACES (INCL. 3 HC SPACES)

OCEAN GRANDE BEACH CLUB

40 SPACES

(BASED ON AGREEMENT)

41 SPACES (INCL. 2 HC SPACES)

LOADING:

REQUIRED

PROVIDED

UNITS1 PER 50 –100 UNITS =0 SPACES

0 SPACES

		REQUIRED		PROVIDED	
		BASE	TOWER	BASE	TOWER
(a)	A1A (WEST)	10’–0”	20’–0”	10’–0”	41’–10”
(b)	CROSS STREET (NORTH)	20’–0”	25’–0”	20’–0”	31’–0”
(c)	CROSS STREET (SOUTH)	20’–0”	25’–0”	20’–0”	31’–0”
(d)	SURF ROAD (EAST)	10’–0”	15’–0”	10’–0”	38’–3”

- * CROSS STREET BUILDING BASE SETBACKS
MAY BE A MINIMUM OF 10’–0” FOR UP TO 40% OF THE SITE FRONTAGE.
- ** CROSS STREET, A1A AND SURF ROAD BUILDING TOWER SETBACKS
MAY MATCH BUILDING BASE SETBACKS FOR UP TO 40% OF THE SITE FRONTAGE.

BUILDING SUMMARY

BUILDING HEIGHT:

ALLOWED

PROVIDED

50’–0”

75’–0”

UNIT TYPES:

TOWNHOUSE –4 BED/ 4 1/2 BATH (3)

TOWNHOUSE –3 BED/ 2 1/2 BATH (7)

FLAT –3 BED/ 3 1/2 BATH (5)

FLAT –2 BED/ 2 1/2 BATH (15)

FLAT –1 BED/ 1 1/2 BATH (6)

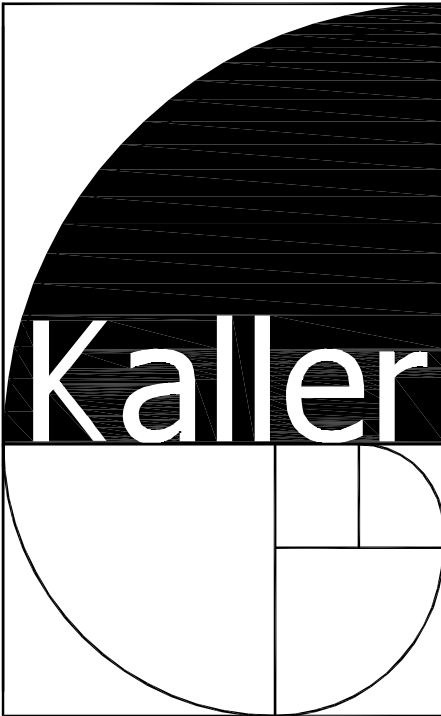
BUILDING AREAS:(AREA INCLUDED WITHIN SURROUNDING EXTERIOR WALLS)

	enclosed space	balconies/ decks	total
FIRST FLOOR	3533	–	
SECOND FLOOR	1450	3961	
THIRD FLOOR	12245	12040	
FOURTH FLOOR	12456	1436	
FIFTH FLOOR	11199	4865	
SIXTH FLOOR	11188	4235	
SEVENTH FLOOR	11122	4412	
TOTAL	63,193 S.F.	30,949 S.F.	94,142 S.F.

VARIANCES:		
	REQUIRED	PROVIDED
BUILDING HEIGHT	50’–0”	75’–0”

	SPACE	AREA		GROSS AREA		AREA
		AC	NON AC	AC	NON AC	NOT INCL.
1ST FL	RESIDENTIAL LOBBY	1854		1854	1679	24676
	ULTILITY ROOMS		328			
	TRASH ROOM		227			
	STAIRWELLS		890			
	ELEVATORS		234			
	GARAGE		24676			
2ND FL	LOBBY	208		208	5203	21387
	STAIRWELLS		312			
	ELEVATORS		234			
	UTILITY ROOMS		674			
	BALCONIES		3961			
	TRASH CHUTE		22			
	GARAGE		21387			
3RD FL	UNITS	11617		11617	12668	
	STAIRWELLS		312			
	ELEVATORS		154			
	TRASH CHUTE		55			
	RESTROOM		107			
	BALCONIES		5359			
	WALKWAYS/DECKS		6681			
4TH FL	UNITS	11935		11935	1957	
	STAIRWELLS		312			
	ELEVATORS		154			
	TRASH CHUTE		55			
	BALCONIES		1436			
5TH FL	UNITS	9573		10678	5386	
	STAIRWELLS		312			
	ELEVATORS		154			
	TRASH CHUTE		55			
	GYM	1105				
	BALCONIES		2347			
	WALKWAYS/DECKS		2518			
6TH FL	UNITS	10667		10667	4756	
	STAIRWELLS		312			
	ELEVATORS		154			
	TRASH CHUTE		55			
	BALCONIES		1744			
	WALKWAYS/DECKS		2491			
7TH FL	UNITS	10601		10601	4933	
	STAIRWELLS		312			
	ELEVATORS		154			
	TRASH CHUTE		55			
	BALCONIES		1968			
			2444			
				57560	36582	46063
TOTAL GROSS AREA				94142 SF		

LOCATION	UNIT #	UNIT TYPE BED/ BATH	AREA		NET AREA	
			AC	TERRACE/ BALCONY	AC	BALCONY
3RD & 4TH FLOORS	TH–1	3/ 2½	2543	682	23552	6795
	TH–2	3/ 2½	2061	399		
	TH–3	3/ 2½	2203	399		
	TH–4	3/ 2½	2202	399		
	TH–5	4/ 4½	2759	1487		
	TH–6	4/ 4½	2759	1097		
	TH–7	3/ 2½	1996	399		
	TH–8	3/ 2½	2068	399		
	TH–9	3/ 2½	2202	399		
	TH–10	4/ 4½	2759	1135		
5TH FLOOR	501	1/ 2	1033	203	9573	2347
	502	2/ 2½	1102	178		
	503	2/ 2½	1067	220		
	504	2/ 2½	1154	464		
	505	2/ 2½	1154	463		
	506	1/ 1½	965	228		
	507	1/ 1½	883	178		
	508	2/ 2½	983	177		
	509	2/ 2½	1232	236		
6TH FLOOR	601	2/ 2½	1094	180	10667	1744
	602	1/ 2	1033	174		
	603	2/ 2½	1102	153		
	604	2/ 2½	1067	156		
	605	2/ 2½	1154	207		
	606	2/ 2½	1154	209		
	607	2/ 2½	965	158		
	608	1/ 1½	883	152		
	609	1/ 1½	983	152		
	610	2/ 2½	1232	203		
7TH FLOOR	701	3/ 3½	1527	278	10601	1968
	702	2/ 2½	1110	152		
	703	2/ 2½	1092	156		
	704	3/ 3½	1684	363		
	705	3/ 3½	1676	357		
	706	3/ 3½	1785	308		
	707	3/ 3½	1727	354		
TOTAL NET AREA					54393	12854



JOSEPH B. KALLER
+
ASSOCIATES PA
AA# 26001212
2417 Hollywood Blvd, Hollywood, Florida 33020
(954) 920 5746 phone - (954) 926 2841 fax
kaller@bellsouth.net

SEAL

JOSEPH B. KALLER
FLORIDA R.A. # 0009239

PROJECT TITLE
BEACHSIDE RESIDENCES
CONDOMINIUM
3319 N. OCEAN DRIVE
HOLLYWOOD, FL 33019

SHEET TITLE
SITE AND BUILDING DATA

REVISIONS		
No.	DATE	DESCRIPTION
1		
2		

This drawing, as an instrument of service, is and shall remain the property of the Architect and shall not be reproduced, published or used in any way without the permission of the Architect.

PROJECT No.: 17198
DATE: 2-20-18
DRAWN BY: TMS
CHECKED BY: JBK

SHEET

SP-0



JOSEPH B. KALLER
+
ASSOCIATES PA
AA# 26001212
2417 Hollywood Blvd., Hollywood, Florida 33020
(954) 920 5746 phone - (954) 926 2841 fax
kaller@bellsouth.net

SEAL

JOSEPH B. KALLER
FLORIDA R.A. # 0009239

PROJECT TITLE
BEACHSIDE RESIDENCES
CONDOMINIUM
3319 N. OCEAN DRIVE
HOLLYWOOD, FL 33019

SHEET TITLE
SITE PLAN AND NOTES

REVISIONS		
No.	DATE	DESCRIPTION
1		
2		

This drawing is an instrument of service, is and shall remain the property of the Architect and shall not be reproduced, published or used in any way without the permission of the Architect.

PROJECT No.: 17198
DATE: 2-20-18
DRAWN BY: TMS
CHECKED BY: JBK

SHEET

SP-1

1 OF 13

ALL SIGNAGE TO COMPLY WITH THE REQUIREMENTS OF THE CITY OF HOLLYWOOD ZONING AND LAND DEVELOPMENT CODE BASED ON THE BRT-25-C ZONING DISTRICT.

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

NOTE:
ALL MACHINE ROOMS, ELECTRICAL, MECHANICAL AND OTHER EQUIPMENT WILL BE ABOVE THE REQUIRED FEMA BASE FLOOD 9.0' NAVD.

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.

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

FIRE ALARM NOTE:
A FIRE ALARM SYSTEM IS REQUIRED AS PER F.F.P.C. 2014 NFPA 101 SECTION 28.3.4

ALL MECHANICAL EQUIPMENT SHALL BE SCREENED FROM PUBLIC VIEW.

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.

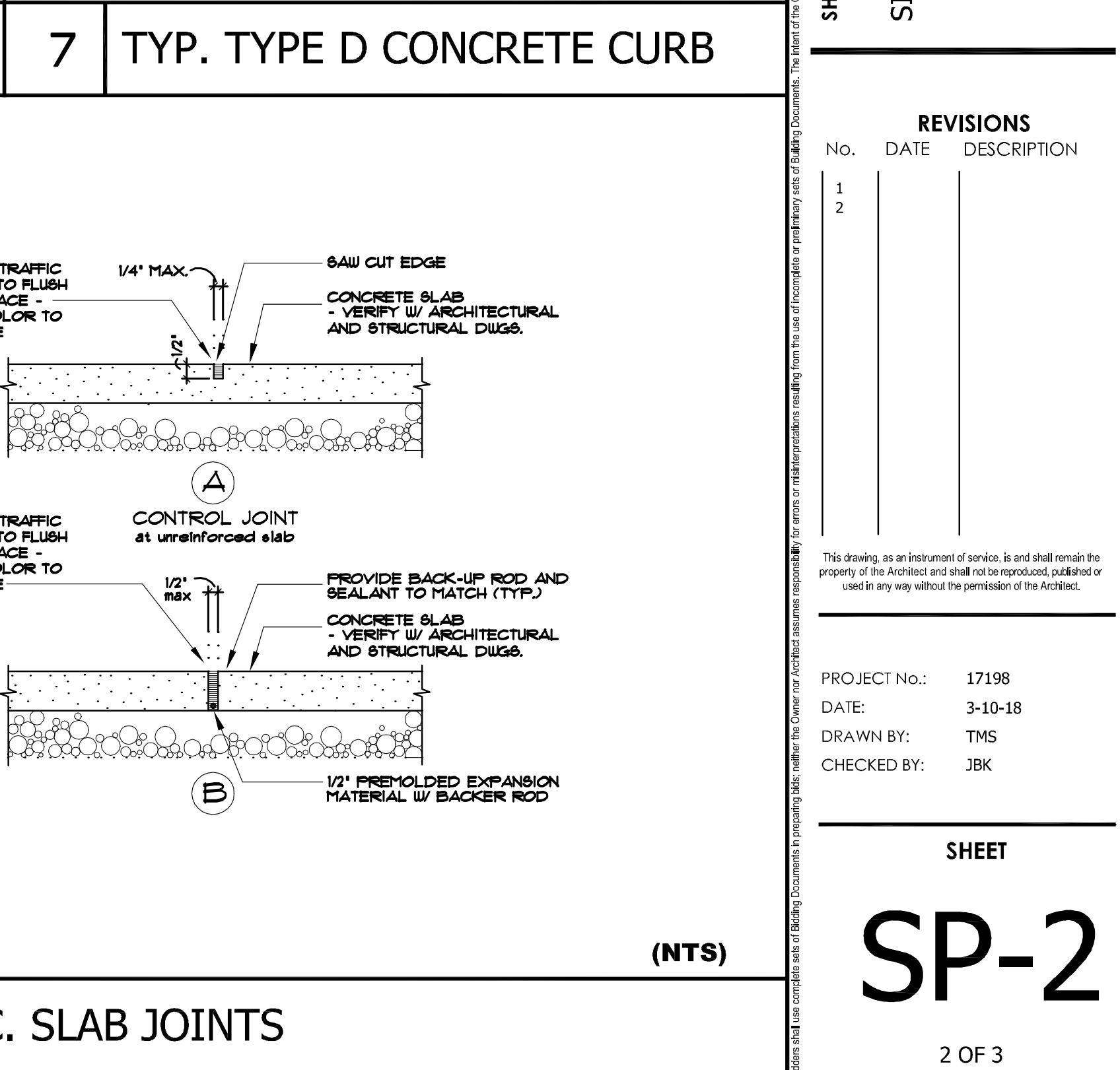
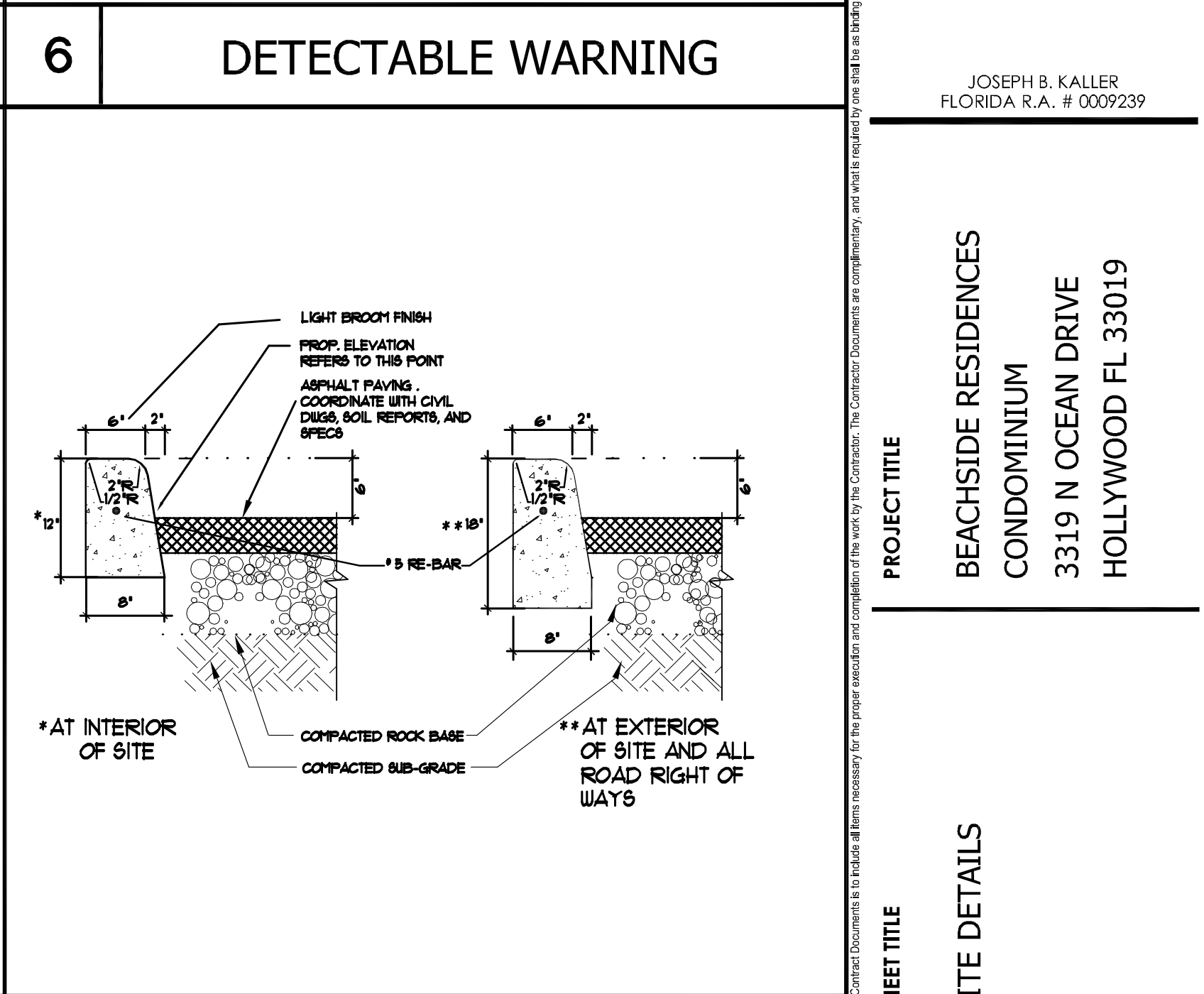
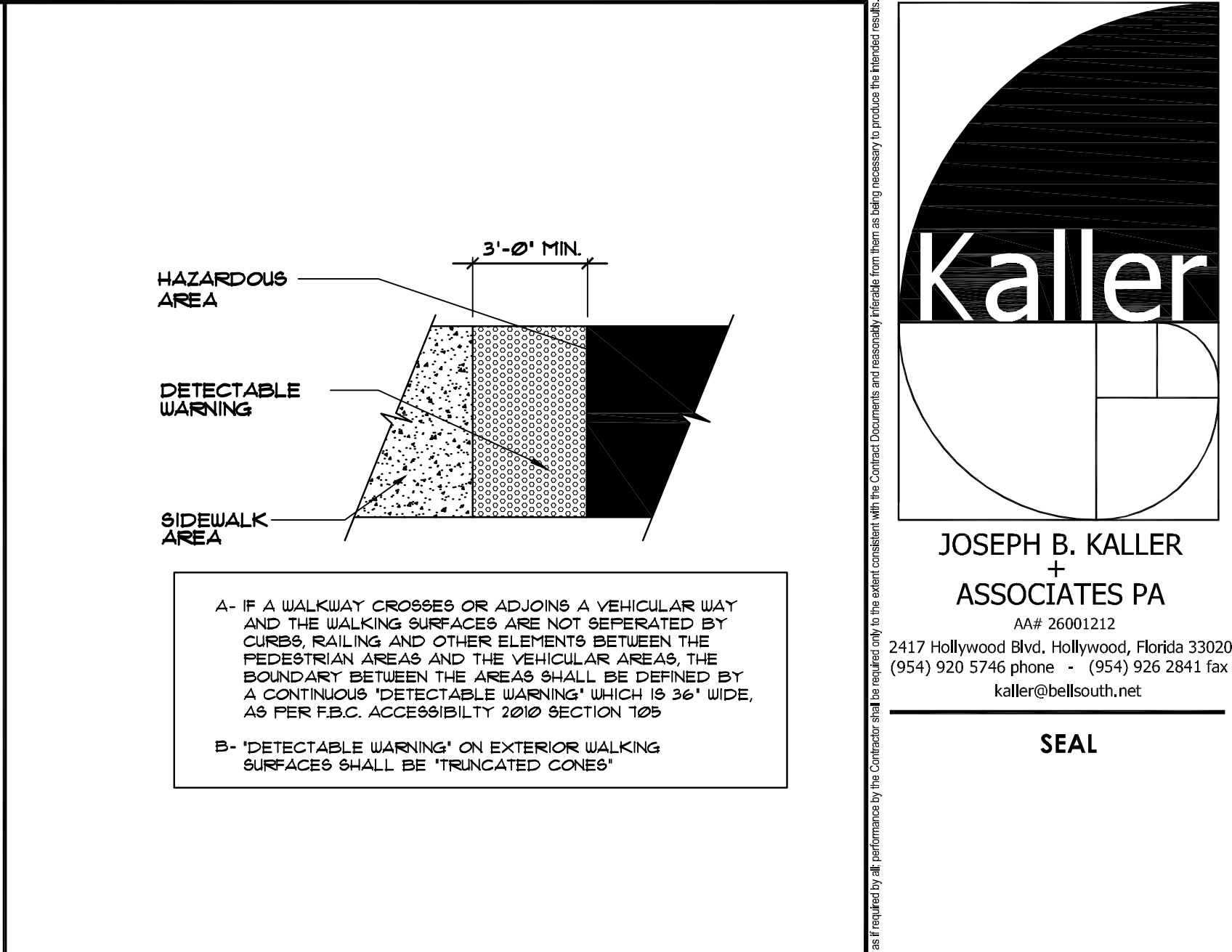
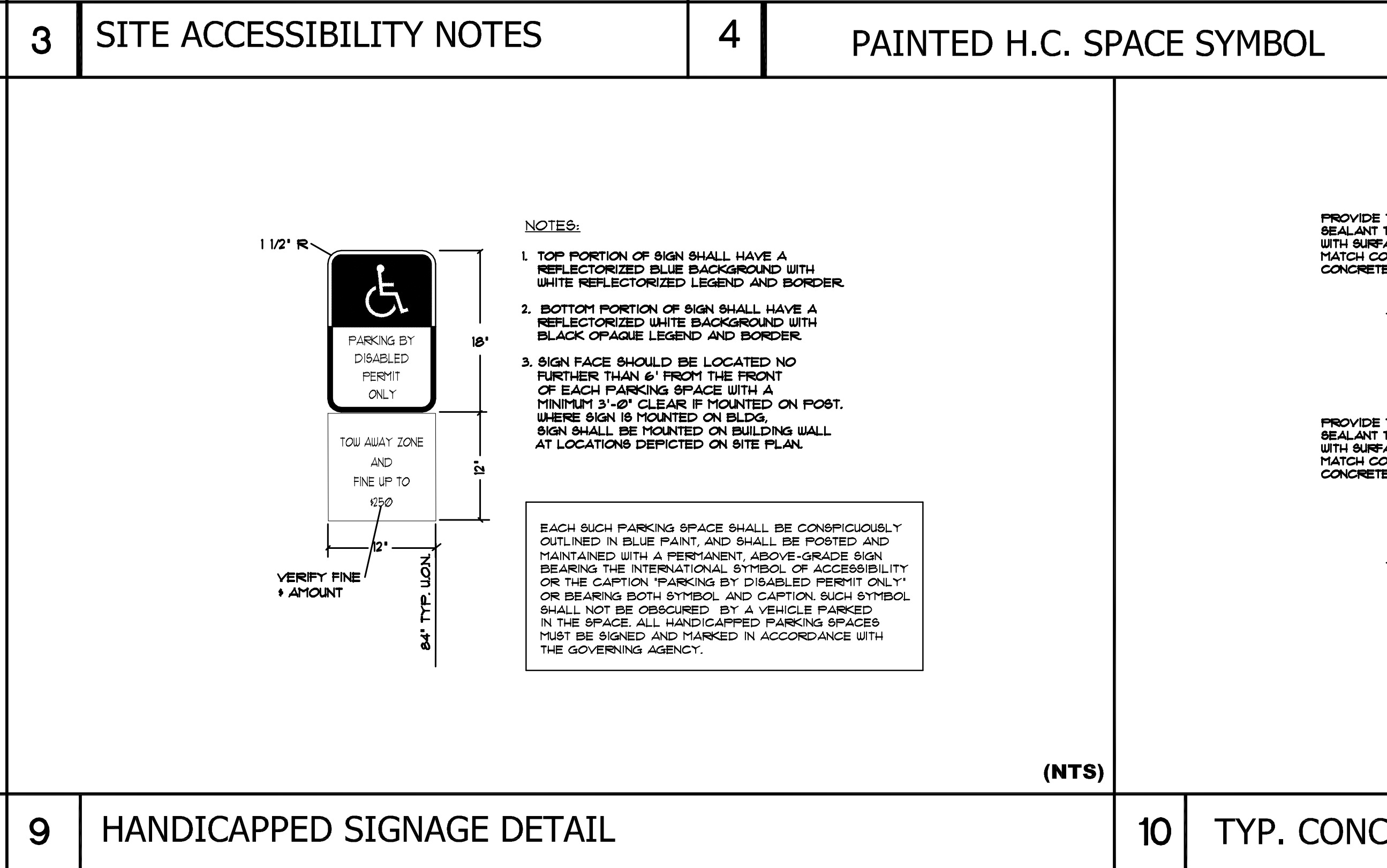
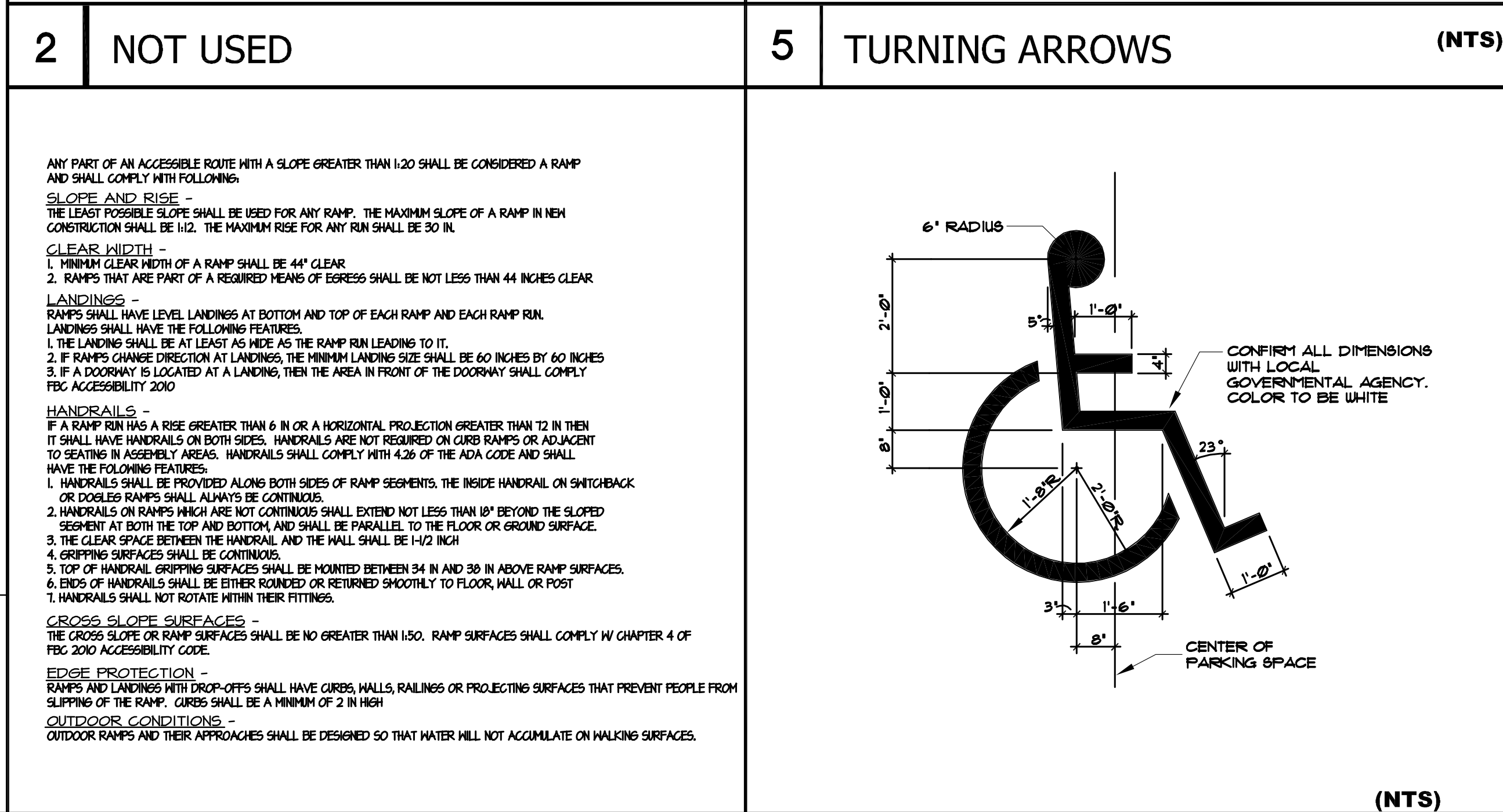
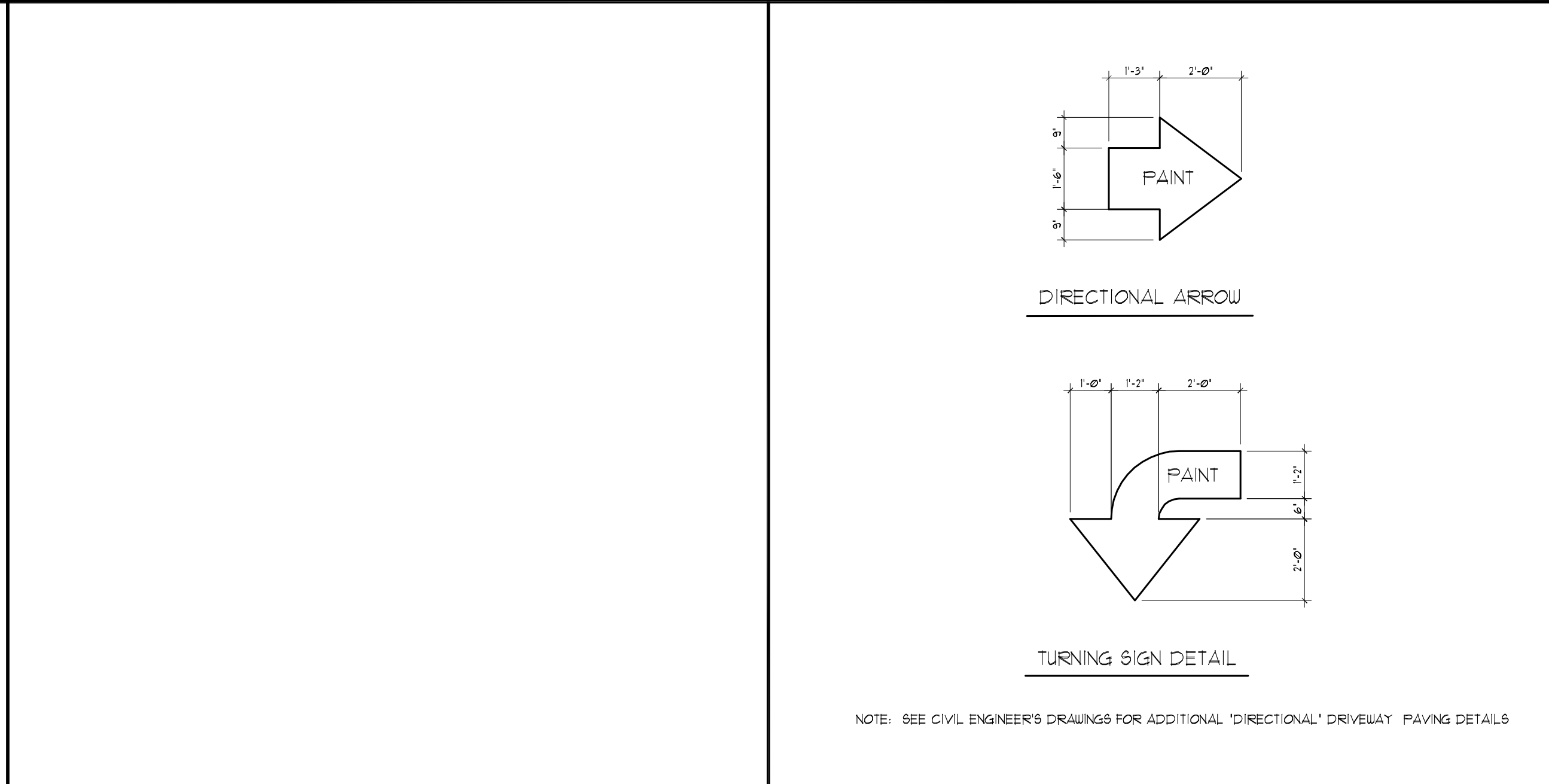
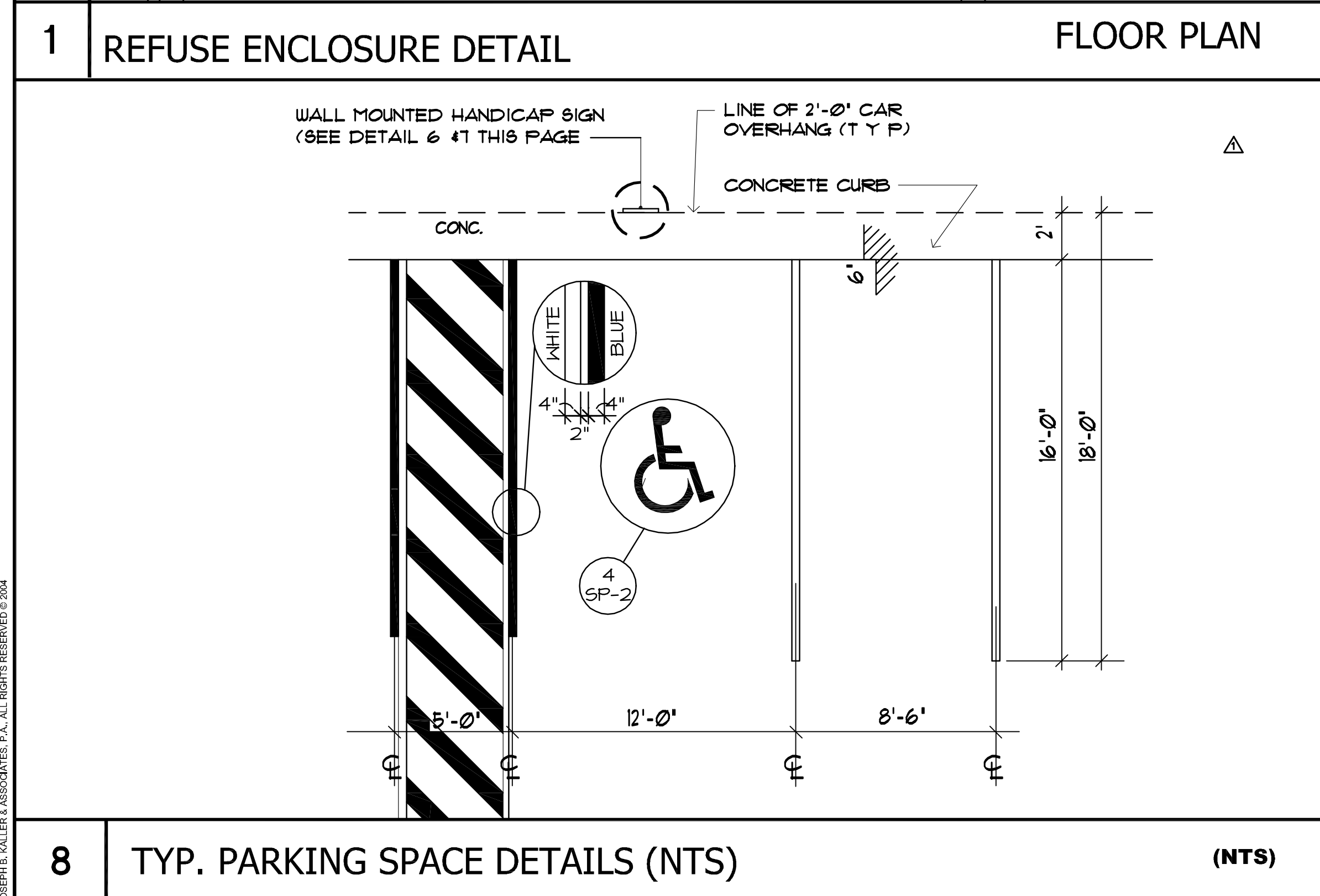
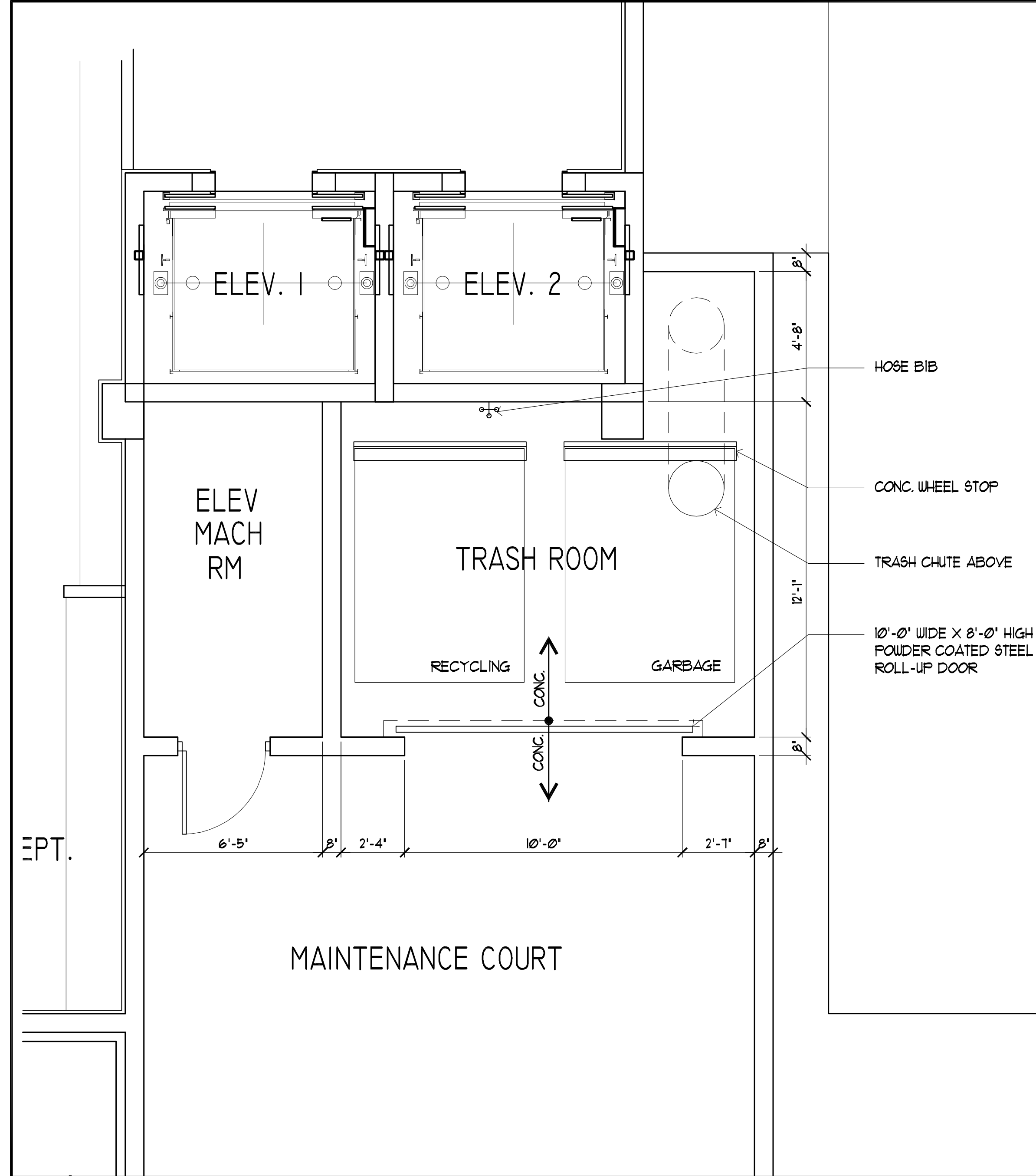
GREEN CERTIFICATION:
GREEN BUILDING CERTIFICATION PATH IS INTENDED FOR THIS PROJECT.

CLASSIFICATION OF STRUCTURE IN FLOOD HAZARD AREA:
PER ASCE 24-05:

STRUCTURE CATEGORY	CATEGORY II
ELEVATION BELOW WHICH FLOOD-DAMAGE-RESISTANT MATERIALS SHALL BE USED (TABLE 5-1)	BFE +1 OR DFE +10.00' NAVD. WHICHEVER IS HIGHER
DRY FLOOD PROOFING OF NON-RESIDENTIAL STRUCTURES (TABLE 6-1)	BFE +1 OR DFE +10.00' NAVD. WHICHEVER IS HIGHER

NOTE:
NOT WITHSTANDING INFORMATION PROVIDED HEREIN, ALL WORK PERFORMED BY THE G.C. AND THE SUB-CONTRACTORS, UNDER THIS SET OF CONSTRUCTION DOCUMENTS AND BUILDING PERMIT, MUST BE IN ACCORDANCE WITH THE MOST RECENT EDITION OF THE FLORIDA BUILDING CODE, THE NATIONAL FIRE PROTECTION ASSOCIATION LIFE SAFETY CODE 101, THE FLORIDA FIRE PREVENTION CODES, AND ALL OTHER CODES AND ORDINANCES HAVING JURISDICTION OVER THIS PROJECT.

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





JOSEPH B. KALLER
+
ASSOCIATES PA
AA# 26001212
2417 Hollywood Blvd., Hollywood, Florida 33020
(954) 920 5746 phone - (954) 926 2841 fax
kaller@bellsouth.net

SEAL

JOSEPH B. KALLER
FLORIDA R.A. # 0009239

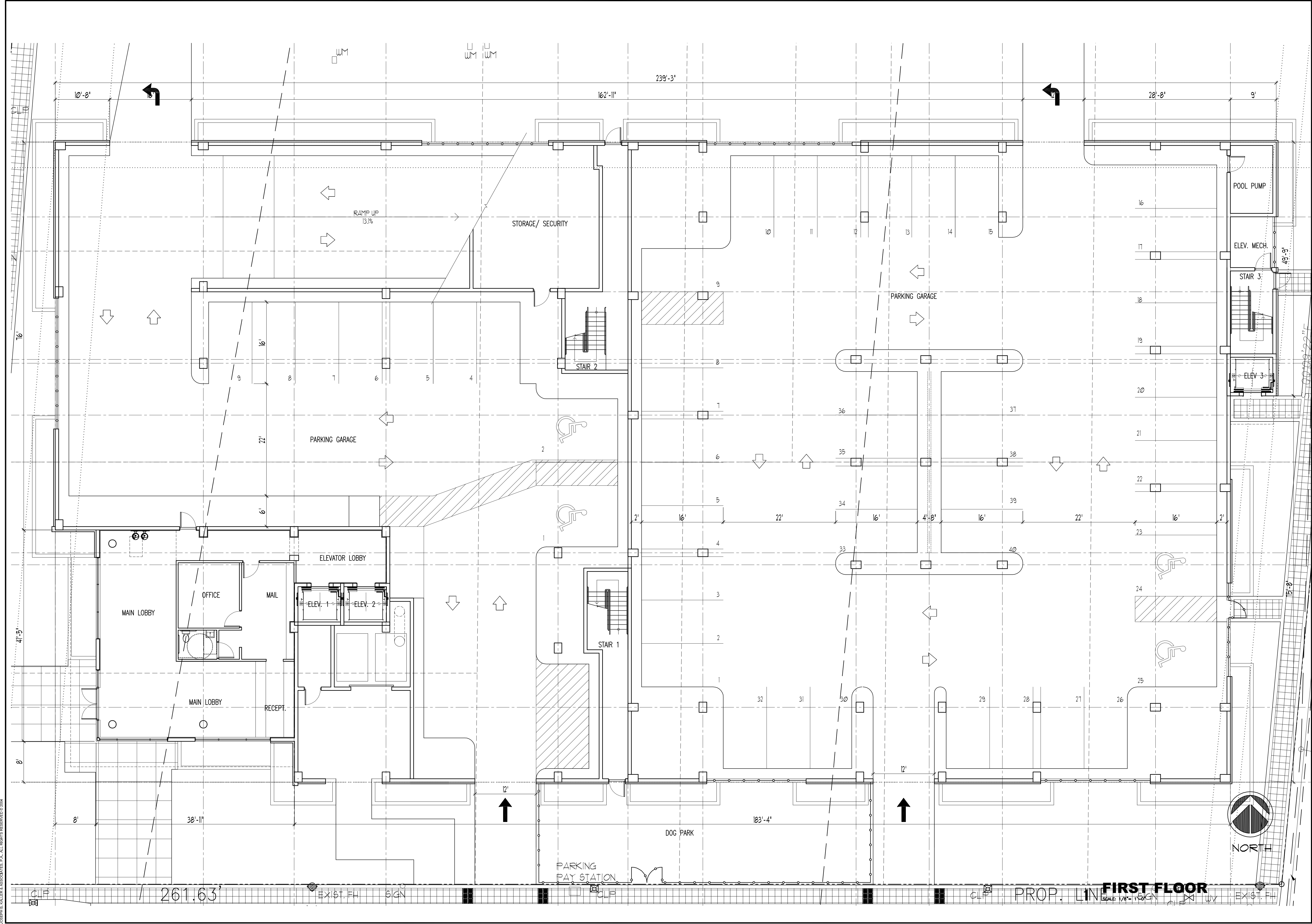
PROJECT TITLE
BEACHSIDE RESIDENCES
CONDOMINIUM
3319 N. OCEAN DRIVE
HOLLYWOOD, FL 33019

SHEET TITLE
FIRST FLOOR PLAN

REVISIONS		
No.	DATE	DESCRIPTION
1		
2		

PROJECT No.: 17198
DATE: 2-20-18
DRAWN BY: TMS
CHECKED BY: JBK

SHEET
A-1
1 OF 13





JOSEPH B. KALLER
+
ASSOCIATES PA
AA# 26001212
2417 Hollywood Blvd., Hollywood, Florida 33020
(954) 920 5746 phone - (954) 926 2841 fax
kaller@bellsouth.net

SEAL

JOSEPH B. KALLER
FLORIDA R.A. # 00092239

PROJECT TITLE
BEACHSIDE RESIDENCES
CONDOMINIUM
3319 N. OCEAN DRIVE
HOLLYWOOD, FL 33019

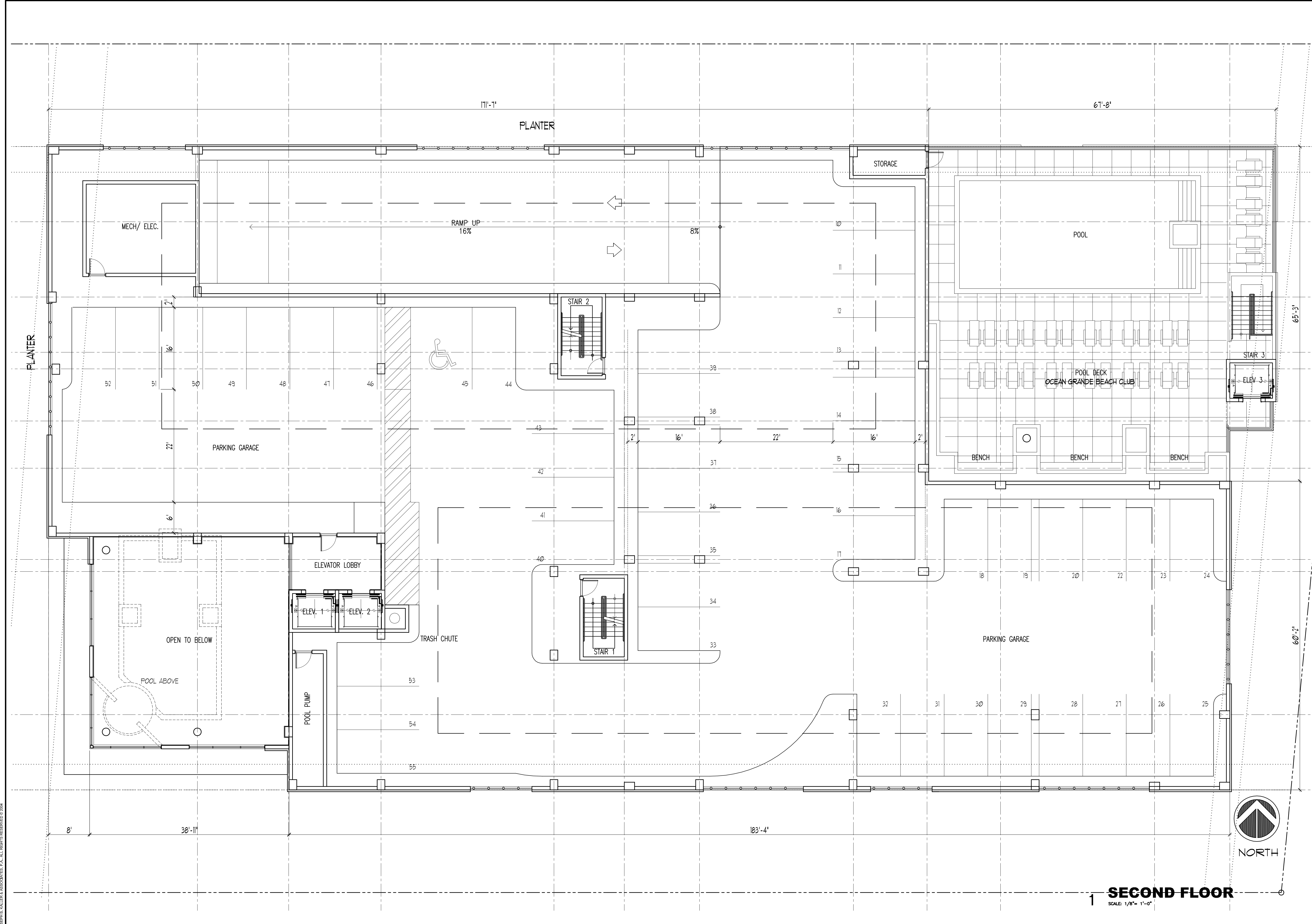
SHEET TITLE
SECOND FLOOR PLAN

REVISIONS		
No.	DATE	DESCRIPTION
1		
2		

This drawing is an instrument of service, is and shall remain the property of the Architect and shall not be reproduced, published or used in any way without the permission of the Architect.

PROJECT No.: 17198
DATE: 2-20-18
DRAWN BY: TMS
CHECKED BY: JBK

SHEET
A-2
1 OF 13





JOSEPH B. KALLER
+
ASSOCIATES PA
AA# 26001212
2417 Hollywood Blvd., Hollywood, Florida 33020
(954) 920 5746 phone - (954) 926 2841 fax
kaller@bellsouth.net

SEAL

JOSEPH B. KALLER
FLORIDA R.A. # 0009239

PROJECT TITLE
BEACHSIDE RESIDENCES
CONDOMINIUM
3319 N. OCEAN DRIVE
HOLLYWOOD, FL 33019

SHEET TITLE
THIRD FLOOR PLAN

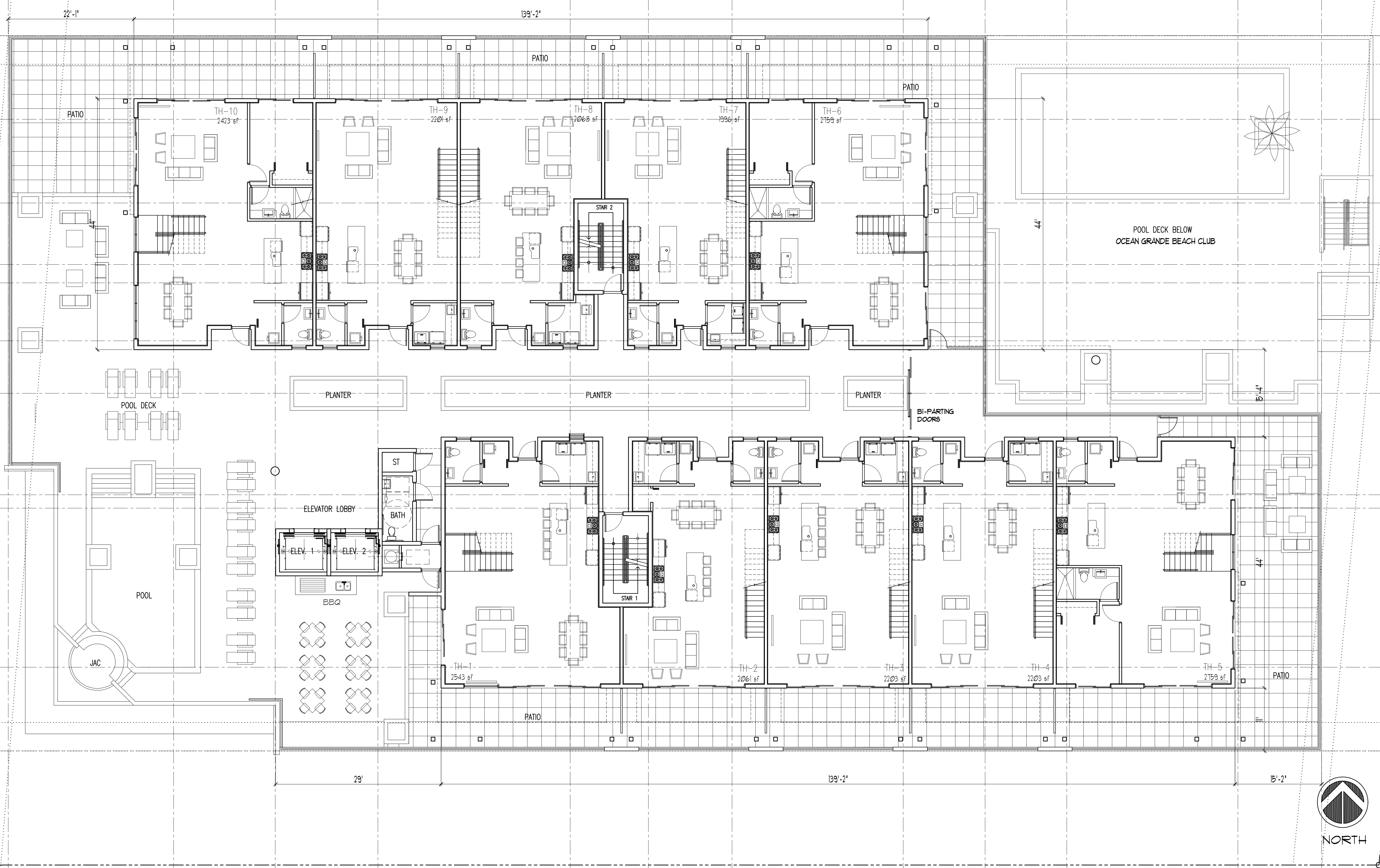
REVISIONS		
No.	DATE	DESCRIPTION
1		
2		

This drawing is an instrument of service, is and shall remain the property of the Architect and shall not be reproduced, published or used in any way without the permission of the Architect.

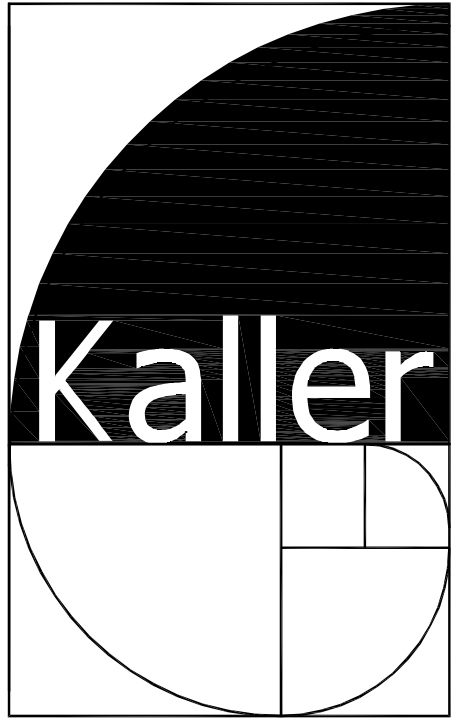
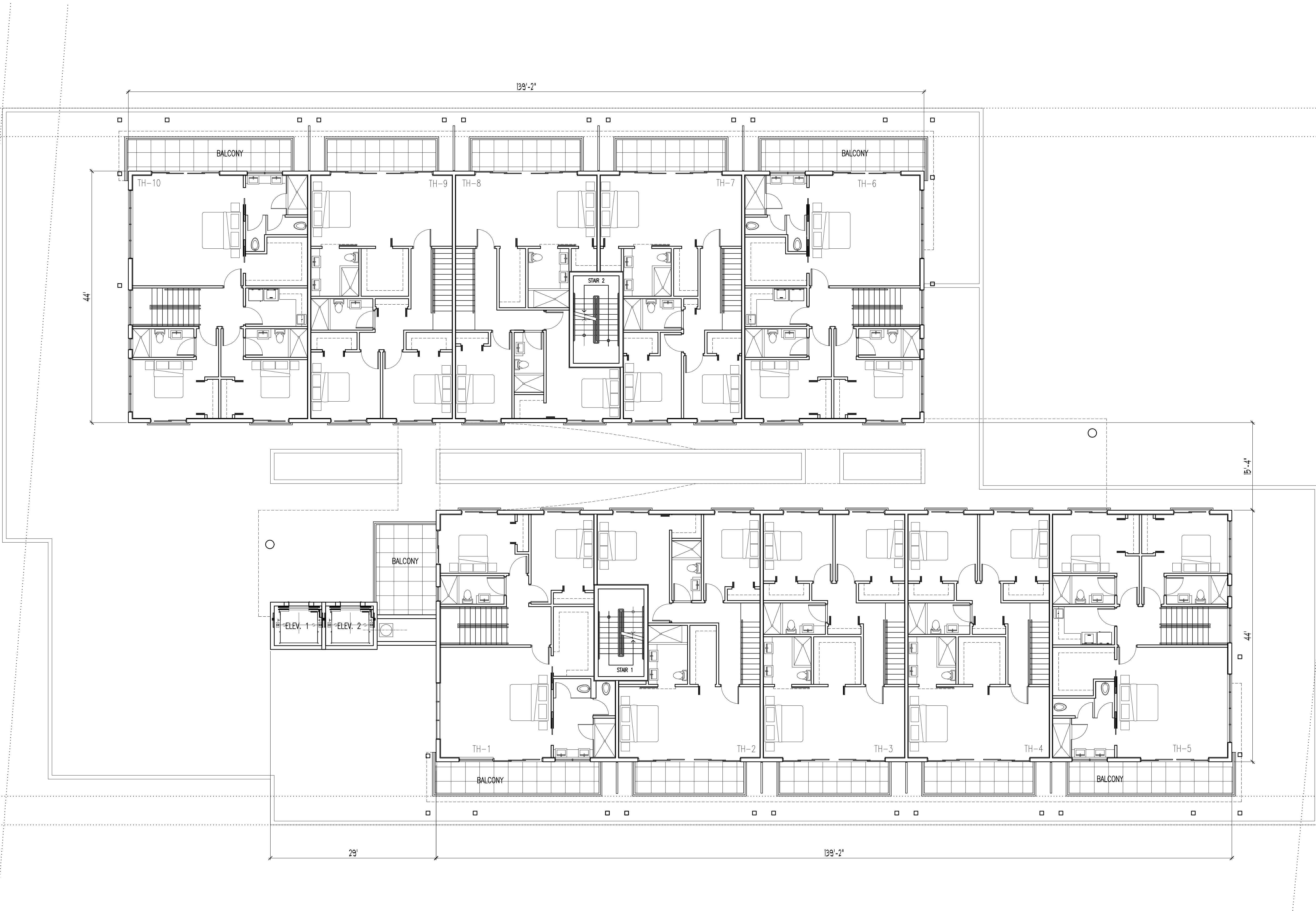
PROJECT No.: 17198
DATE: 2-20-18
DRAWN BY: TMS
CHECKED BY: JBK

SHEET

A-3



1 **THIRD FLOOR**
SCALE: 1/8" = 1'-0"



JOSEPH B. KALLER
+
ASSOCIATES PA
AA# 26001212
2417 Hollywood Blvd, Hollywood, Florida 33020
(954) 920 5746 phone - (954) 926 2841 fax
kaller@bellsouth.net

SEAL

JOSEPH B. KALLER
FLORIDA R.A. # 0009239

PROJECT TITLE
BEACHSIDE RESIDENCES
CONDOMINIUM
3319 N. OCEAN DRIVE
HOLLYWOOD, FL 33019

SHEET TITLE
FOURTH FLOOR PLAN

REVISIONS		
No.	DATE	DESCRIPTION
1		
2		

This drawing is an instrument of service, is and shall remain the property of the Architect and shall not be reproduced, published or used in any way without the permission of the Architect.

PROJECT No.: 17198
DATE: 2-20-18
DRAWN BY: TMS
CHECKED BY: JBK

SHEET

A-4



JOSEPH B. KALLER
+
ASSOCIATES PA
AA# 26001212
2417 Hollywood Blvd., Hollywood, Florida 33020
(954) 920 5746 phone - (954) 926 2841 fax
kaller@bellsouth.net

SEAL

JOSEPH B. KALLER
FLORIDA R.A. # 0009239

PROJECT TITLE
BEACHSIDE RESIDENCES
CONDOMINIUM
3319 N. OCEAN DRIVE
HOLLYWOOD, FL 33019

SHEET TITLE
FIFTH FLOOR PLAN

REVISIONS		
No.	DATE	DESCRIPTION
1		
2		

This drawing is an instrument of service, is and shall remain the property of the Architect and shall not be reproduced, published or used in any way without the permission of the Architect.

PROJECT No.: 17198
DATE: 2-20-18
DRAWN BY: TMS
CHECKED BY: JBK

SHEET

A-5

1 OF 13



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



JOSEPH B. KALLER
+
ASSOCIATES PA
AA# 26001212
2417 Hollywood Blvd, Hollywood, Florida 33020
(954) 920 5746 phone - (954) 926 2841 fax
kaller@bellsouth.net

SEAL

JOSEPH B. KALLER
FLORIDA R.A. # 00092239

PROJECT TITLE
BEACHSIDE RESIDENCES
CONDOMINIUM
3319 N. OCEAN DRIVE
HOLLYWOOD, FL 33019

SHEET TITLE
SIXTH FLOOR PLAN

REVISIONS		
No.	DATE	DESCRIPTION
1		
2		

This drawing is an instrument of service, is and shall remain the property of the Architect and shall not be reproduced, published or used in any way without the permission of the Architect.

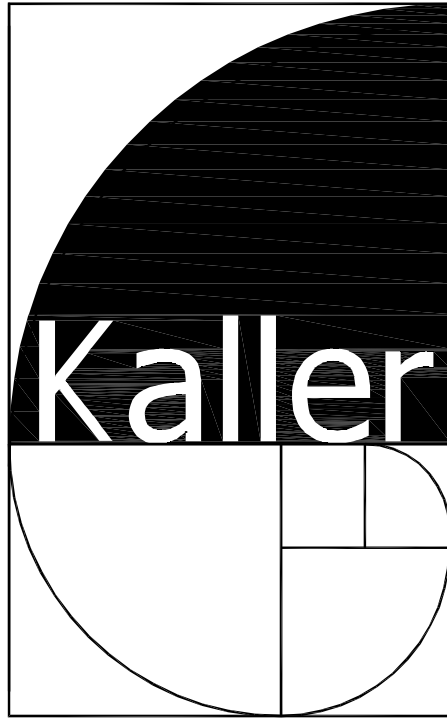
PROJECT No.: 17198
DATE: 2-20-18
DRAWN BY: TMS
CHECKED BY: JBK

SHEET

A-6



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



JOSEPH B. KALLER
+
ASSOCIATES PA
AA# 26001212
2417 Hollywood Blvd, Hollywood, Florida 33020
(954) 920 5746 phone - (954) 926 2841 fax
kaller@bellsouth.net

SEAL

JOSEPH B. KALLER
FLORIDA R.A. # 00092239

PROJECT TITLE
BEACHSIDE RESIDENCES
CONDOMINIUM
3319 N. OCEAN DRIVE
HOLLYWOOD, FL 33019

SHEET TITLE
SEVENTH FLOOR PLAN

REVISIONS		
No.	DATE	DESCRIPTION
1		
2		

This drawing is an instrument of service, is and shall remain the property of the Architect and shall not be reproduced, published or used in any way without the permission of the Architect.

PROJECT No.: 17198
DATE: 2-20-18
DRAWN BY: TMS
CHECKED BY: JBK

SHEET

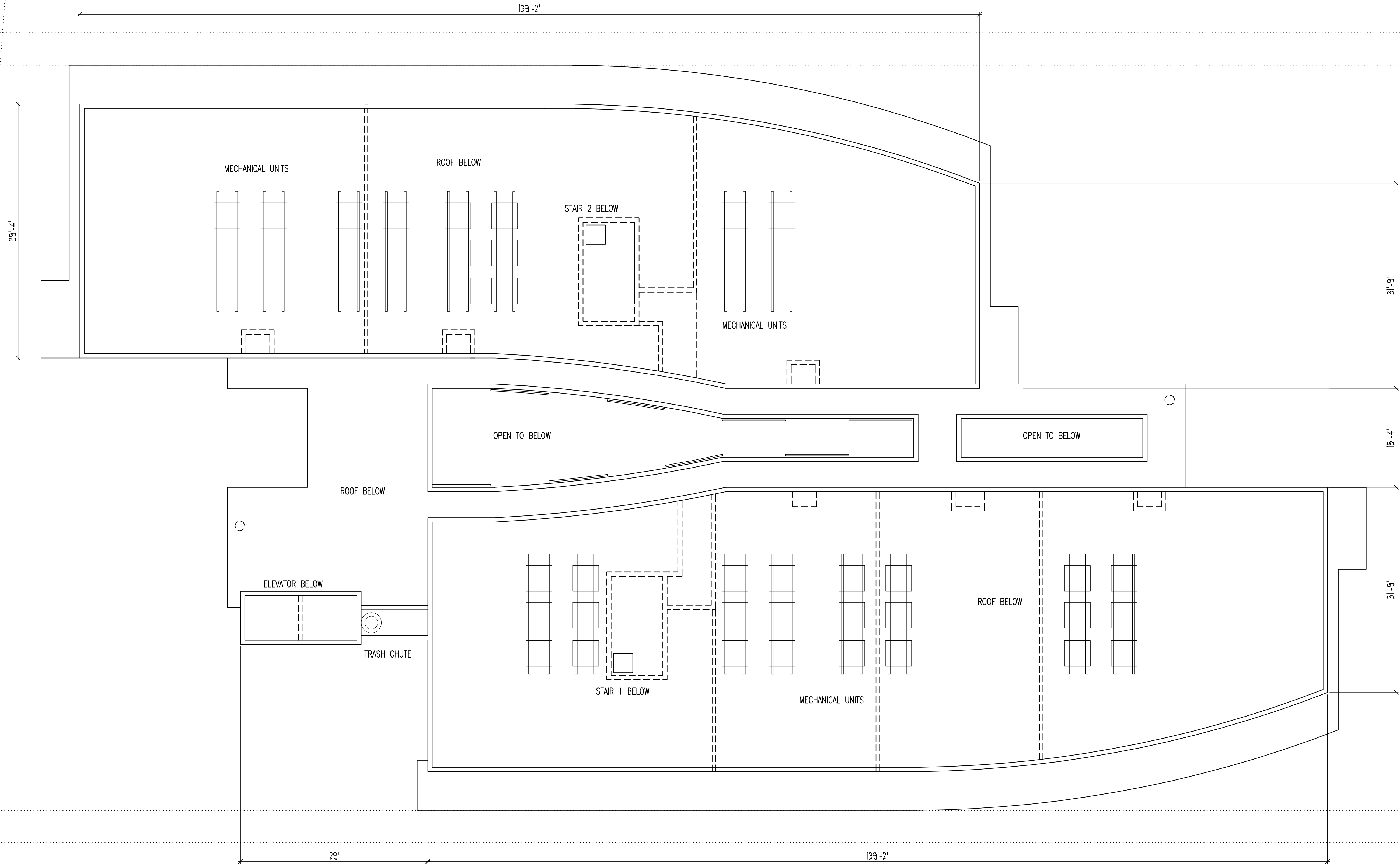
A-7

1 OF 13

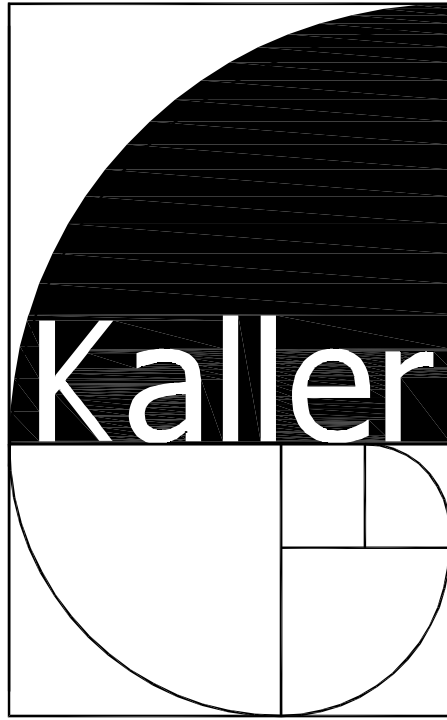


1 SEVENTH FLOOR
SCALE: 1/8" = 1'-0"

JOSEPH B. KALLER & ASSOCIATES, P.A., ALL RIGHTS RESERVED © 2004



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



JOSEPH B. KALLER
+
ASSOCIATES PA
AA# 26001212
2417 Hollywood Blvd., Hollywood, Florida 33020
(954) 920 5746 phone - (954) 926 2841 fax
kaller@bellsouth.net

SEAL

JOSEPH B. KALLER
FLORIDA R.A. # 00092239

PROJECT TITLE

BEACHSIDE RESIDENCES
CONDOMINIUM
3319 N. OCEAN DRIVE
HOLLYWOOD, FL 33019

SHEET TITLE

ROOF

REVISIONS

No.	DATE	DESCRIPTION
1		
2		

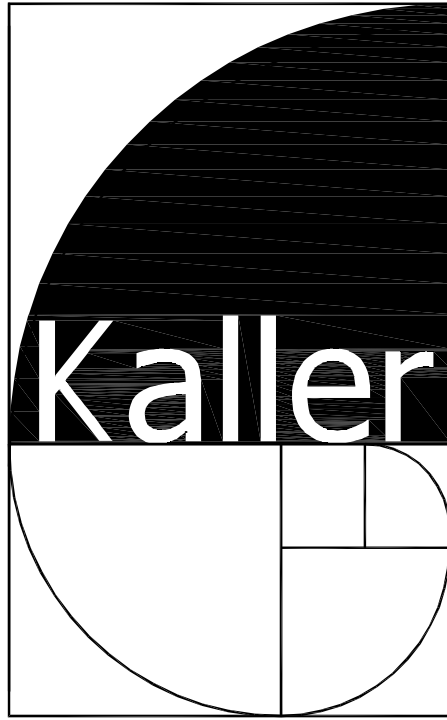
This drawing, as an instrument of service, is and shall remain the property of the Architect and shall not be reproduced, published or used in any way without the permission of the Architect.

PROJECT No.: 17198
DATE: 2-20-18
DRAWN BY: TMS
CHECKED BY: JBK

SHEET

A-8

1 OF 13



JOSEPH B. KALLER
+
ASSOCIATES PA
AA# 26001212
2417 Hollywood Blvd, Hollywood, Florida 33020
(954) 920 5746 phone - (954) 926 2841 fax
kaller@bellsouth.net

SEAL

JOSEPH B. KALLER
FLORIDA R.A. # 0009239

PROJECT TITLE
BEACHSIDE RESIDENCES
CONDOMINIUM
3319 N. OCEAN DRIVE
HOLLYWOOD, FL 33019

SHEET TITLE
ELEVATIONS

REVISIONS		
No.	DATE	DESCRIPTION
1		
2		

This drawing, as an instrument of service, is and shall remain the property of the Architect and shall not be reproduced, published or used in any way without the permission of the Architect.

PROJECT No.: 17198
DATE: 2-20-18
DRAWN BY: TMS
CHECKED BY: JBK

SHEET

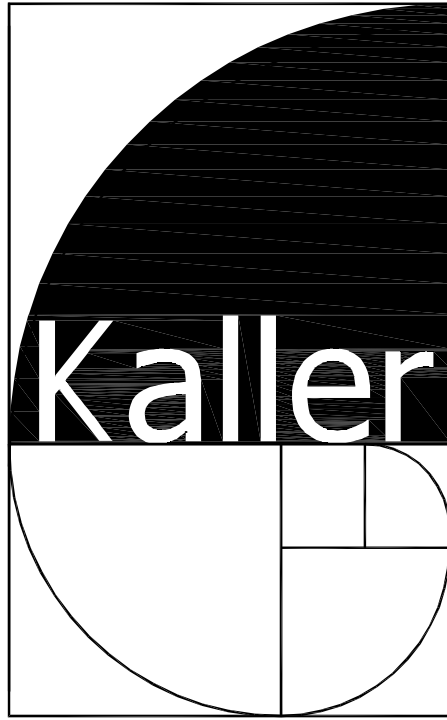
A-9

1 OF 13



1. TINTED IMPACT RESISTANT STOREFRONT
2. TINTED IMPACT RESISTANT SLIDING GLASS DOORS
3. TINTED IMPACT RESISTANT WINDOWS
4. IMPACT RESISTANT PAINTED HOLLOW METAL DOORS
5. SMOOTH STUCCO WALL FINISH
6. POWDER COATED GALVANIZED METAL TRELLIS
7. WATERFALL WATER FEATURE
8. GLASS ENCLOSED SPA
9. IMPACT RESISTANT PAINTED METAL ROLL UP DOOR
10. CONCRETE CANOPY
11. CONCRETE COLUMN
12. CONCRETE EYEBROW
13. VERTICAL PLANT CABLE TRELLIS
14. THREE DIMENSIONAL PRECAST CONCRETE WALL FEATURE
15. POWDER COATED METAL COLUMN
16. IMPACT RESISTANT ALUMINUM AND GLASS RAILING
17. RAISED PLANTERS
18. POWDER COATED GALVANIZED METAL SCREEN
19. REVERSE CHANNEL LETTER BACKLIT SIGN

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



JOSEPH B. KALLER
+
ASSOCIATES PA
AA# 26001212
2417 Hollywood Blvd., Hollywood, Florida 33020
(954) 920 5746 phone - (954) 926 2841 fax
kaller@bellsouth.net

SEAL

JOSEPH B. KALLER
FLORIDA R.A. # 0009239

PROJECT TITLE
BEACHSIDE RESIDENCES
CONDOMINIUM
3319 N. OCEAN DRIVE
HOLLYWOOD, FL 33019

SHEET TITLE
ELEVATIONS

REVISIONS		
No.	DATE	DESCRIPTION
1		
2		

This drawing is an instrument of service, is and shall remain the property of the Architect and shall not be reproduced, published or used in any way without the permission of the Architect.

PROJECT No.: 17198
DATE: 2-20-18
DRAWN BY: TMS
CHECKED BY: JBK

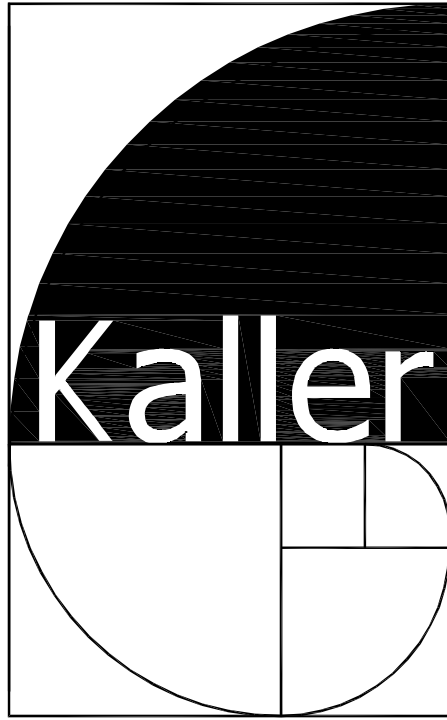
SHEET

A-10

1 OF 13

1. TINTED IMPACT RESISTANT STOREFRONT
2. TINTED IMPACT RESISTANT SLIDING GLASS DOORS
3. TINTED IMPACT RESISTANT WINDOWS
4. IMPACT RESISTANT PAINTED HOLLOW METAL DOORS
5. SMOOTH STUCCO WALL FINISH
6. POWDER COATED GALVANIZED METAL TRELLIS
7. WATERFALL WATER FEATURE
8. GLASS ENCLOSED SPA
9. IMPACT RESISTANT PAINTED METAL ROLL UP DOOR
10. CONCRETE CANOPY
11. CONCRETE COLUMN
12. CONCRETE EYEBROW
13. VERTICAL PLANT CABLE TRELLIS
14. THREE DIMENSIONAL PRECAST CONCRETE WALL FEATURE
15. POWDER COATED METAL COLUMN
16. IMPACT RESISTANT ALUMINUM AND GLASS RAILING
17. RAISED PLANTERS
18. POWDER COATED GALVANIZED METAL SCREEN
19. REVERSE CHANNEL LETTER BACKLIT SIGN

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



JOSEPH B. KALLER
+
ASSOCIATES PA
AA# 26001212
2417 Hollywood Blvd, Hollywood, Florida 33020
(954) 920 5746 phone - - (954) 926 2841 fax
kaller@bellsouth.net

SEAL

JOSEPH B. KALLER
FLORIDA R.A. # 0009239

PROJECT TITLE
BEACHSIDE RESIDENCES
CONDOMINIUM
3319 N. OCEAN DRIVE
HOLLYWOOD, FL 33019

SHEET TITLE
ELEVATIONS

REVISIONS

No.	DATE	DESCRIPTION
1		
2		

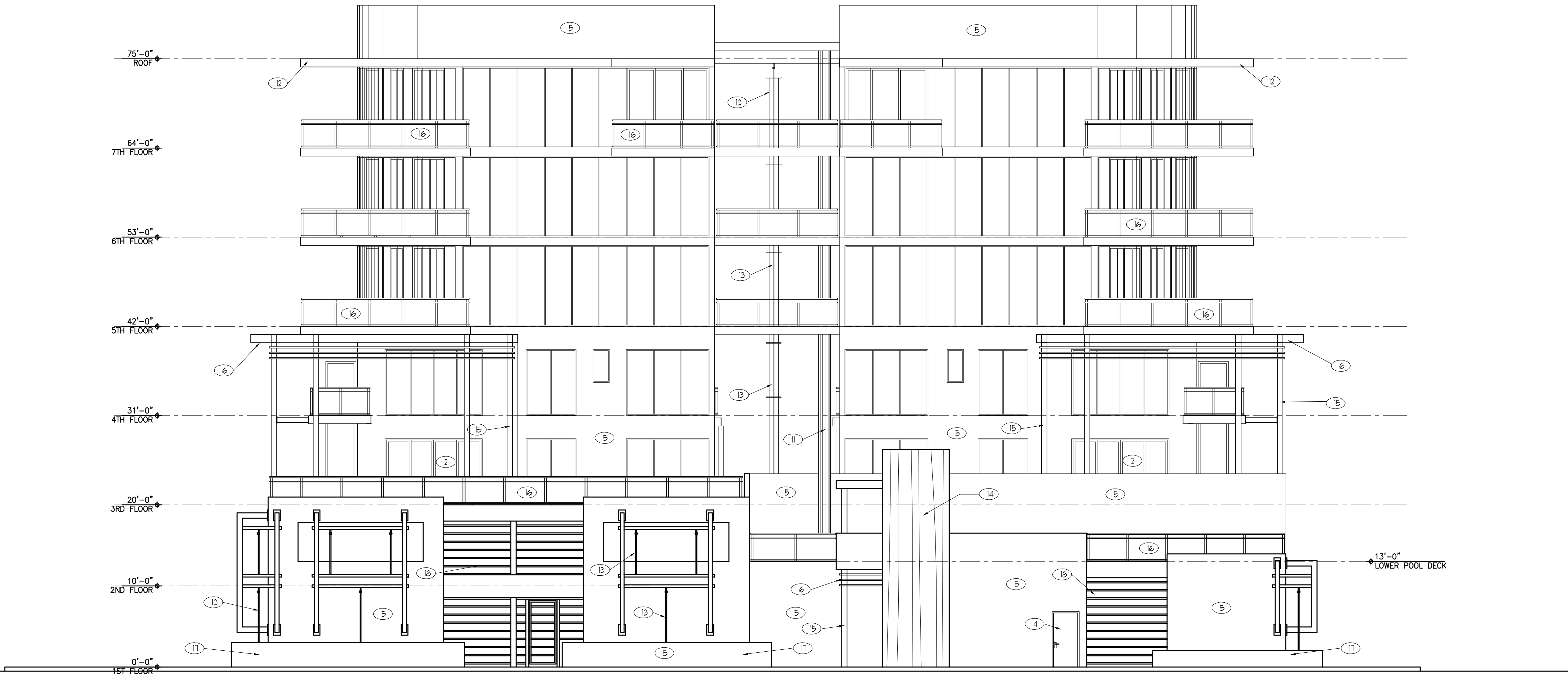
This drawing, as an instrument of service, is and shall remain the property of the Architect and shall not be reproduced, published or used in any way without the permission of the Architect.

PROJECT No.: 17198
DATE: 2-20-18
DRAWN BY: TMS
CHECKED BY: JBK

SHEET

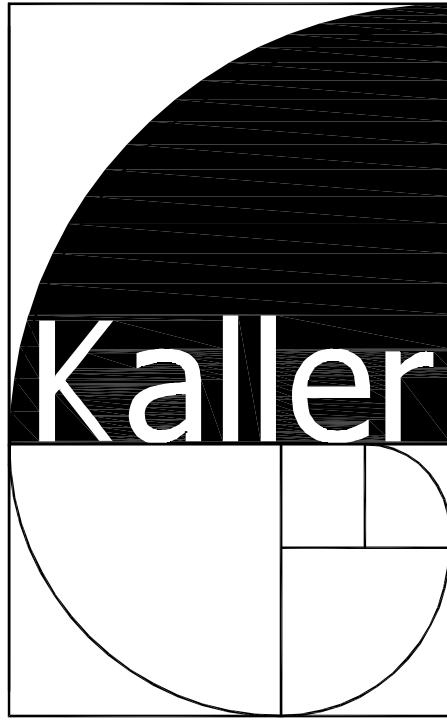
A-11

1 OF 13



1. TINTED IMPACT RESISTANT STOREFRONT
2. TINTED IMPACT RESISTANT SLIDING GLASS DOORS
3. TINTED IMPACT RESISTANT WINDOWS
4. IMPACT RESISTANT PAINTED HOLLOW METAL DOORS
5. SMOOTH STUCCO WALL FINISH
6. POWDER COATED GALVANIZED METAL TRELLIS
7. WATERFALL WATER FEATURE
8. GLASS ENCLOSED SPA
9. IMPACT RESISTANT PAINTED METAL ROLL UP DOOR
10. CONCRETE CANOPY
11. CONCRETE COLUMN
12. CONCRETE EYEBROW
13. VERTICAL PLANT CABLE TRELLIS
14. THREE DIMENSIONAL PRECAST CONCRETE WALL FEATURE
15. POWDER COATED METAL COLUMN
16. IMPACT RESISTANT ALUMINUM AND GLASS RAILING
17. RAISED PLANTERS
18. POWDER COATED GALVANIZED METAL SCREEN
19. REVERSE CHANNEL LETTER BACKLIT SIGN

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



JOSEPH B. KALLER
+
ASSOCIATES PA
AA# 26001212
2417 Hollywood Blvd., Hollywood, Florida 33020
(954) 920 5746 phone - (954) 926 2841 fax
kaller@bellsouth.net

SEAL

JOSEPH B. KALLER
FLORIDA R.A. # 0009239

PROJECT TITLE
BEACHSIDE RESIDENCES
CONDOMINIUM
3319 N. OCEAN DRIVE
HOLLYWOOD, FL 33019

SHEET TITLE
ELEVATIONS

REVISIONS		
No.	DATE	DESCRIPTION
1		
2		

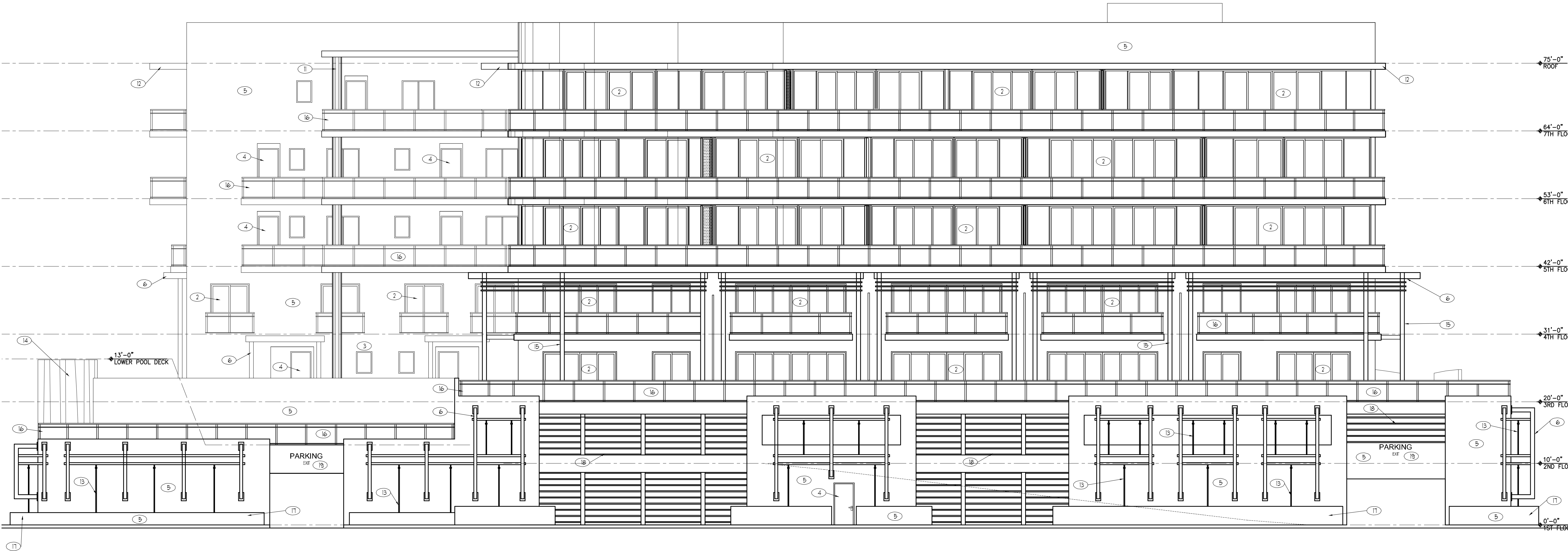
This drawing is an instrument of service, is and shall remain the property of the Architect and shall not be reproduced, published or used in any way without the permission of the Architect.

PROJECT No.: 17198
DATE: 2-20-18
DRAWN BY: TMS
CHECKED BY: JBK

SHEET

A-12

1 OF 13



1. TINTED IMPACT RESISTANT STOREFRONT
2. TINTED IMPACT RESISTANT SLIDING GLASS DOORS
3. TINTED IMPACT RESISTANT WINDOWS
4. IMPACT RESISTANT PAINTED HOLLOW METAL DOORS
5. SMOOTH STUCCO WALL FINISH
6. POWDER COATED GALVANIZED METAL TRELLIS
7. WATERFALL WATER FEATURE
8. GLASS ENCLOSED SPA
9. IMPACT RESISTANT PAINTED METAL ROLL UP DOOR
10. CONCRETE CANOPY
11. CONCRETE COLUMN
12. CONCRETE EYEBROW
13. VERTICAL PLANT CABLE TRELLIS
14. THREE DIMENSIONAL PRECAST CONCRETE WALL FEATURE
15. POWDER COATED METAL COLUMN
16. IMPACT RESISTANT ALUMINUM AND GLASS RAILING
17. RAISED PLANTERS
18. POWDER COATED GALVANIZED METAL SCREEN
19. REVERSE CHANNEL LETTER BACKLIT SIGN

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



JOSEPH B. KALLER
+
ASSOCIATES PA
AA# 26001212
2417 Hollywood Blvd, Hollywood, Florida 33020
(954) 920 5746 phone - (954) 926 2841 fax
kaller@bellsouth.net

SEAL

JOSEPH B. KALLER
FLORIDA R.A. # 00092239

PROJECT TITLE

BEACHSIDE RESIDENCES
CONDOMINIUM
3319 N. OCEAN DRIVE
HOLLYWOOD, FL 33019

SHEET TITLE

CONTEXTUAL STREET
ELEVATION

REVISIONS

No.	DATE	DESCRIPTION
1		
2		

This drawing, as an instrument of service, is and shall remain the property of the Architect and shall not be reproduced, published or used in any way without the permission of the Architect.

PROJECT No.: 17198
DATE: 2-20-18
DRAWN BY: TMS
CHECKED BY: JBK

SHEET

A-13

1 OF 13

N. OCEAN DRIVE LOOKING EAST

NEW HAMPSHIRE STREET LOOKING NORTH

NEW MEXICO STREET LOOKING SOUTH

CONTEXTUAL STREET ELEVATION

SCALE: 1"= 20'-0"



3305 N. OCEAN DR.



SOUTH - EAST CORNER OF SITE



SOUTH - WEST CORNER OF SITE



NORTH - EAST CORNER OF SITE



3300 N. OCEAN DR.



3300 N. OCEAN DR.



3300 N. SURF



3300 N. SURF



3215 N. OCEAN DR.



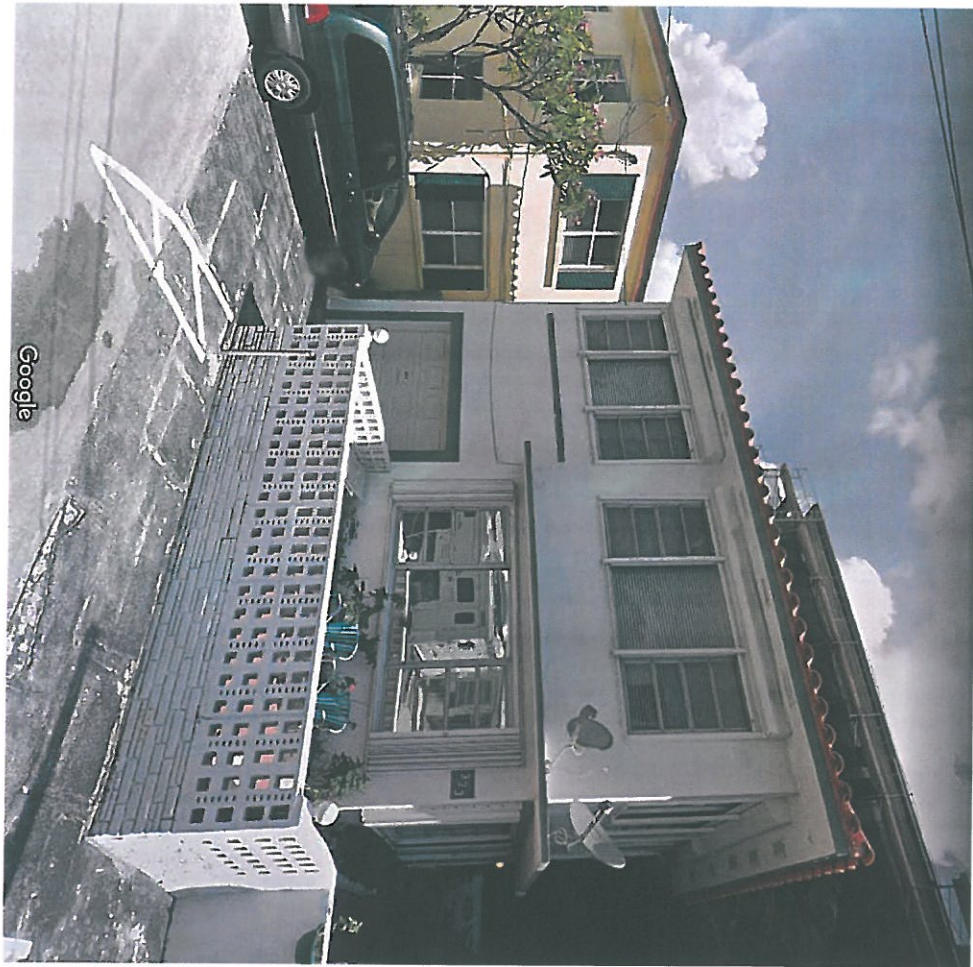
3405 N. OCEAN DR.



3405 N. OCEAN DR.



3405 N. OCEAN DR.



323 NEW MEXICO ST.



POSITANO

3415 N. OCEAN DR.



3400 N. SURF RD.



OCEAN GRANDE

3300 N. SURF RD.

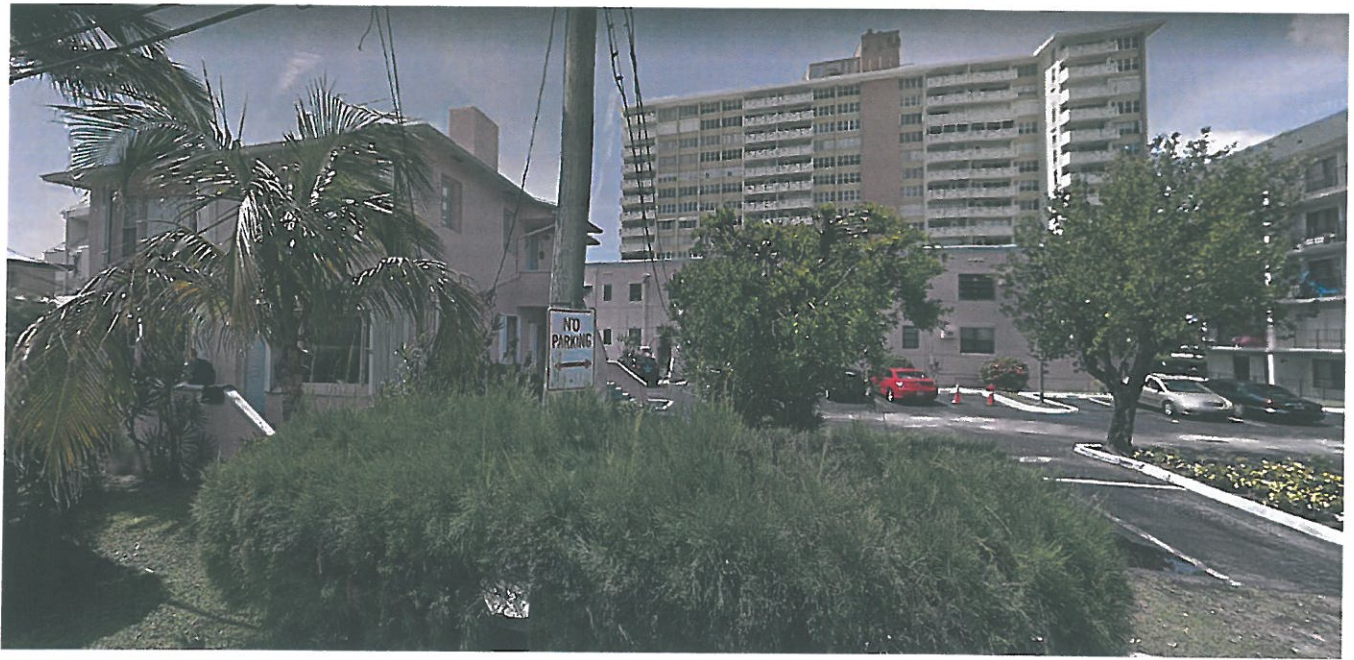


OCEAN GRANDE

3300 N. SURF RD



3220 N. SURF RD



314 NEW HAMPSHIRE ST



3215 N. OCEAN DR.