

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: 4/30/18

Location Address: 1907 North Surf Road
Lot(s): 3 & 4 Block(s): 8 Subdivision: Hollywood Bch First

Folio Number(s): 5142 1201 1220

Zoning Classification: BLK-25-HD-C Land Use Classification: Commercial

Existing Property Use: Hotel/Motel Sq Ft/Number of Units: 9 units

Is the request the result of a violation notice? () Yes (☒) 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): P.A.C.O.

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

Explanation of Request: Preliminary Technical Advisory review of a new 17,159 sq-ft. mixed use Building.

Number of units/rooms: N/A Sq Ft: 17,159

Value of Improvement: _____ Estimated Date of Completion: 6/2019

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

Name of Current Property Owner: Hobe Paradise, LLC / Gil Scheylar

Address of Property Owner: 200 E Palmetto Park Road #103

Telephone: 416-930-4719 Fax: _____ Email Address: petrogold@rogers.com

Name of Consultant/Representative/Tenant (circle one): Joseph B. Kauter

Address: 3417 Hollywood Blvd Hollywood Telephone: 954-920-5746

Fax: 954-920-2841 Email Address: Joseph@kauterarchitects.com

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

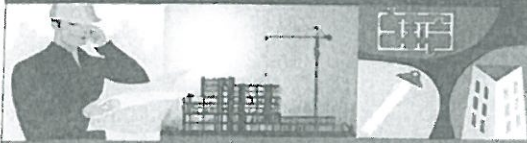
If Yes, Attach Copy of the Contract.

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

Address: _____

Email Address: _____

PLANNING DIVISION



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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: GIL SKOLYAR Date: April 27/18

PRINT NAME: _____ Date: _____

Signature of Consultant/Representative: Joseph B. Kaller Date: 4-26-18

PRINT NAME: JOSEPH B. KALLER Date: 4-26-18

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 27 day of April, 2018

Signature of Current Owner

GIL SKOLYAR
Print Name

Notary Public for the Province of Ontario,
State of Florida Attorney

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

at the Queen's
Pleasure



MARTY KIARD
BROWARD
 COUNTY
 PROPERTY APPRAISER

Site Address	1907 N SURF ROAD, HOLLYWOOD FL 33019	ID #	5142 12 01 1220
Property Owner	HOBE PARADISE LLC	Millage	0513
Mailing Address	17701 BISCAYNE BLVD STE 201 AVENTURA FL 33160	Use	39
Abbr Legal Description	HOLLYWOOD BEACH FIRST ADD 1-31 B LOT 3,4 BLK 8		

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					
Year	Land	Building / Improvement	Just / Market Value	Assessed / SOH Value	Tax
2018	\$664,560	\$1,111,210	\$1,775,770	\$1,752,550	
2017	\$664,560	\$928,670	\$1,593,230	\$1,593,230	\$35,241.43
2016	\$664,560	\$928,670	\$1,593,230	\$1,593,230	\$35,937.03

2018 Exemptions and Taxable Values by Taxing Authority				
	County	School Board	Municipal	Independent
Just Value	\$1,775,770	\$1,775,770	\$1,775,770	\$1,775,770
Portability	0	0	0	0
Assessed/SOH	\$1,752,550	\$1,775,770	\$1,752,550	\$1,752,550
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	\$1,752,550	\$1,775,770	\$1,752,550	\$1,752,550

Sales History				Land Calculations		
Date	Type	Price	Book/Page or CIN	Price	Factor	Type
6/30/2011	WD-Q	\$1,500,000	48014 / 92	\$100.07	6,641	SF
10/5/2000	WD	\$100	30937 / 1506			
3/24/1999	QCD	\$100	29511 / 1509			
3/18/1999	WD	\$675,000	29345 / 1364			
4/1/1993	WD	\$465,000	20578 / 412			
				Adj. Bldg. S.F. (Card, Sketch)		3892
				Units		9
				Eff./Act. Year Built: 1960/1947		

Special Assessments								
Fire	Garb	Light	Drain	Impr	Safe	Storm	Clean	Misc
05								
C								
3892								

Florida Department of State

DIVISION OF CORPORATIONS

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

Florida Profit Corporation

DMR PARASIDE INC.

Filing Information**Document Number** P18000020529**FEI/EIN Number** NONE**Date Filed** 03/05/2018**State** FL**Status** ACTIVE**Principal Address**200 E. PALMETTO PARK ROAD, SUITE 103
BOCA RATON, FL 33432**Mailing Address**200 E. PALMETTO PARK ROAD, SUITE 103
BOCA RATON, FL 33432**Registered Agent Name & Address**SG REGISTERED AGENTS LLC
200 E. PALMETTO PARK ROAD, SUITE 103
BOCA RATON, FL 33432**Officer/Director Detail****Name & Address**

Title DIR

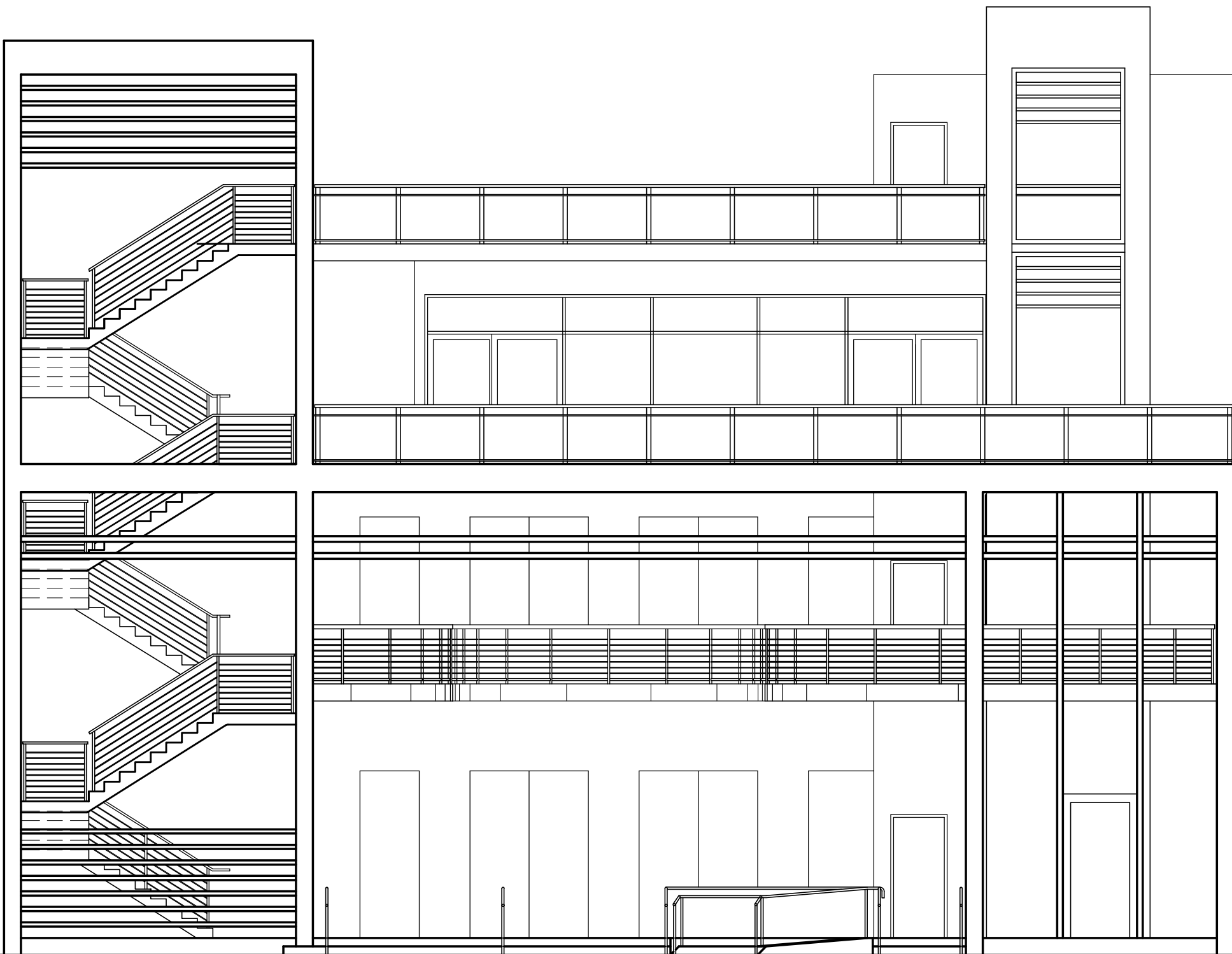
SCHOLYAR, GIL
200 E. PALMETTO PARK ROAD, SUITE 103
BOCA RATON, FL 33432**Annual Reports****No Annual Reports Filed****Document Images**

03/05/2018 -- Domestic Profit

[View image in PDF format](#)

1907 north Surf road

1097 N. SURF ROAD HOLLYWOOD FLORIDA



P.A.C.O. - APRIL 16, 2018
PRELIM. TAC - MAY 14, 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
DMR PARADISE INC.
CONTACT: MR. GIL SCHULTAR
ADDRESS: 2620 E. PALMETTO PARK ROAD, SUITE 103
BOCA RATON, FL 33432
CELL: petrogold@rogers.com
EMAIL: petrogold@rogers.com

SURVEYOR
COUSINS SURVEYORS AND ASSOCIATES, INC.
CONTACT: RICHARD COUSINS
ADDRESS: 3921 SW 4TH AVENUE, SUITE 1011
DAVIE, FL 33314
PHONE: (954) 682-9825
EMAIL: RECurvey@aol.com

PROJECT DATA

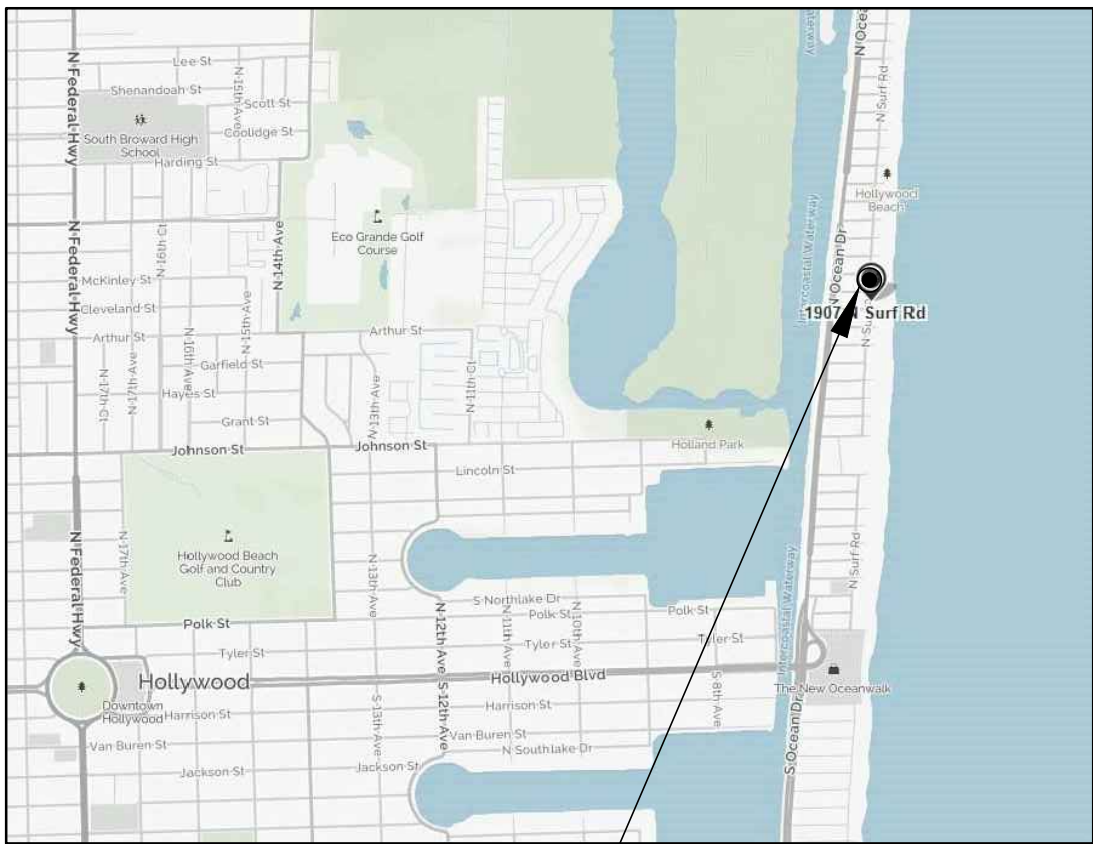
CODES:
FLORIDA BUILDING CODE, 5TH EDITION 2011
FLORIDA FIRE PREVENTION CODE, 6TH EDITION
FLORIDA ADMINISTRATIVE CODE 63A-40

JURISDICTION:
CITY OF HOLLYWOOD
BROWARD COUNTY
STATE OF FLORIDA

DRAWING INDEX

T-1 COVER SHEET
SURVEY
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LOCATION MAP

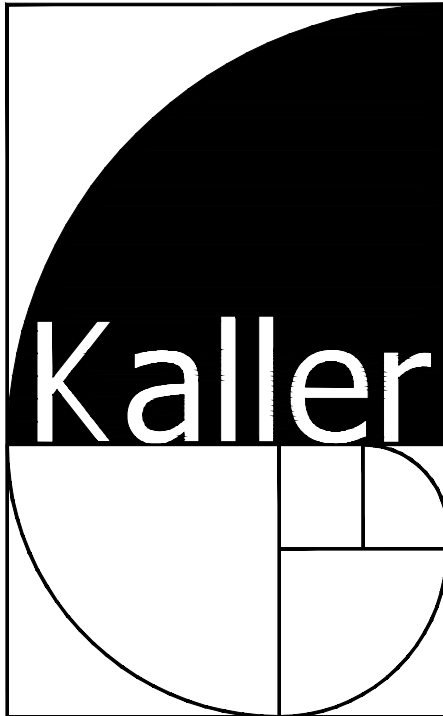


SITE

AERIAL



SITE



JOSEPH B. KALLER
+
ASSOCIATES PA
AA# 26001212
2417 Hollywood Blvd. Hollywood, Florida 33020
(954) 920 5746 phone (954) 926 2841 fax
joseph@kallerarchitects.com

SEAL

JOSEPH B. KALLER
FLORIDA R.A. # 0009239

PROJECT TITLE
MIXED USE
RETAIL AND RESTAURANT
1907 N. SURF ROAD
HOLLYWOOD FL 33019

SHEET TITLE
TITLE PAGE

REVISIONS		
No.	DATE	DESCRIPTION
1		
2		

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DATE: 4-23-18
DRAWN BY: TMS
CHECKED BY: JBK

SHEET

T-1

1 OF 1



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

SEAL

JOSEPH B. KALLER
FLORIDA R.A. # 0009239

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1907 N. SURF ROAD
HOLLYWOOD FL 33019

SHEET TITLE
SITE PLAN AND DATA

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2		

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SHEET

SP-1

1 OF 1

LEGAL DESCRIPTION

LOTS 3 AND 4, BLOCK 8, "HOLLYWOOD BEACH FIRST ADDITION", ACCORDING TO THE PLAT THEREOF RECORDED IN PLAT BOOK 1, PAGE 31, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA.

PROPERTY ADDRESSES

1907 NORTH SURF ROAD
HOLLYWOOD, FL 33019

SITE INFORMATION

EXISTING ZONING:	BROADWALK HISTORIC DISTRICT COMMERCIAL (BWK-25-HD-C)	
LAND USE DESIGNATION:	GENERAL BUSINESS	
NET LOT AREA:	6,640.0 SQUARE FEET	
PARKING:	REQUIRED	PROVIDED
RETAIL AND RESTAURANT	0 SPACES	0 SPACES
LOADING:	REQUIRED	PROVIDED
LESS THAN 10,000 SF	0 SPACES	0 SPACES

SETBACKS:

	REQUIRED		PROVIDED	
	BASE	TOWER	BASE	TOWER
(a) BROADWALK	5'-0" retail	15'-0"	5'-0" retail	15'-0"
(b) INTERIOR (NORTH)	5'-0"	10'-0"	5'-0"	10'-0"
(c) CROSS STREET (SOUTH)	5'-0" retail	20'-0"	5'-0" retail	20'-0"
(d) SURF ROAD (EAST)	5'-0"	15'-0"	5'-0"	5'-0"

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

BUILDING SUMMARY

	ALLOWED	PROVIDED
BUILDING HEIGHT:	40'-0"	37'-8"

BUILDING AREAS:(AREA INCLUDED WITHIN SURROUNDING EXTERIOR WALLS)

	enclosed space	open spaces	total
FIRST FLOOR	724	4374	
SECOND FLOOR	790	3222	
THIRD FLOOR	3282	1788	
ROOF DECK	299	2680	
TOTAL	5,095 S.F.	12,064 S.F.	17,159 S.F.

VARIANCES:		
	REQUIRED	PROVIDED
TOWER SETBACK SURF ROAD	15'-0"	5'-0"

ALL SIGNAGE TO COMPLY WITH THE REQUIREMENTS OF THE CITY OF HOLLYWOOD ZONING AND LAND DEVELOPMENT CODE BASED ON THE BUK-25-HD-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 12.0' NAVD.

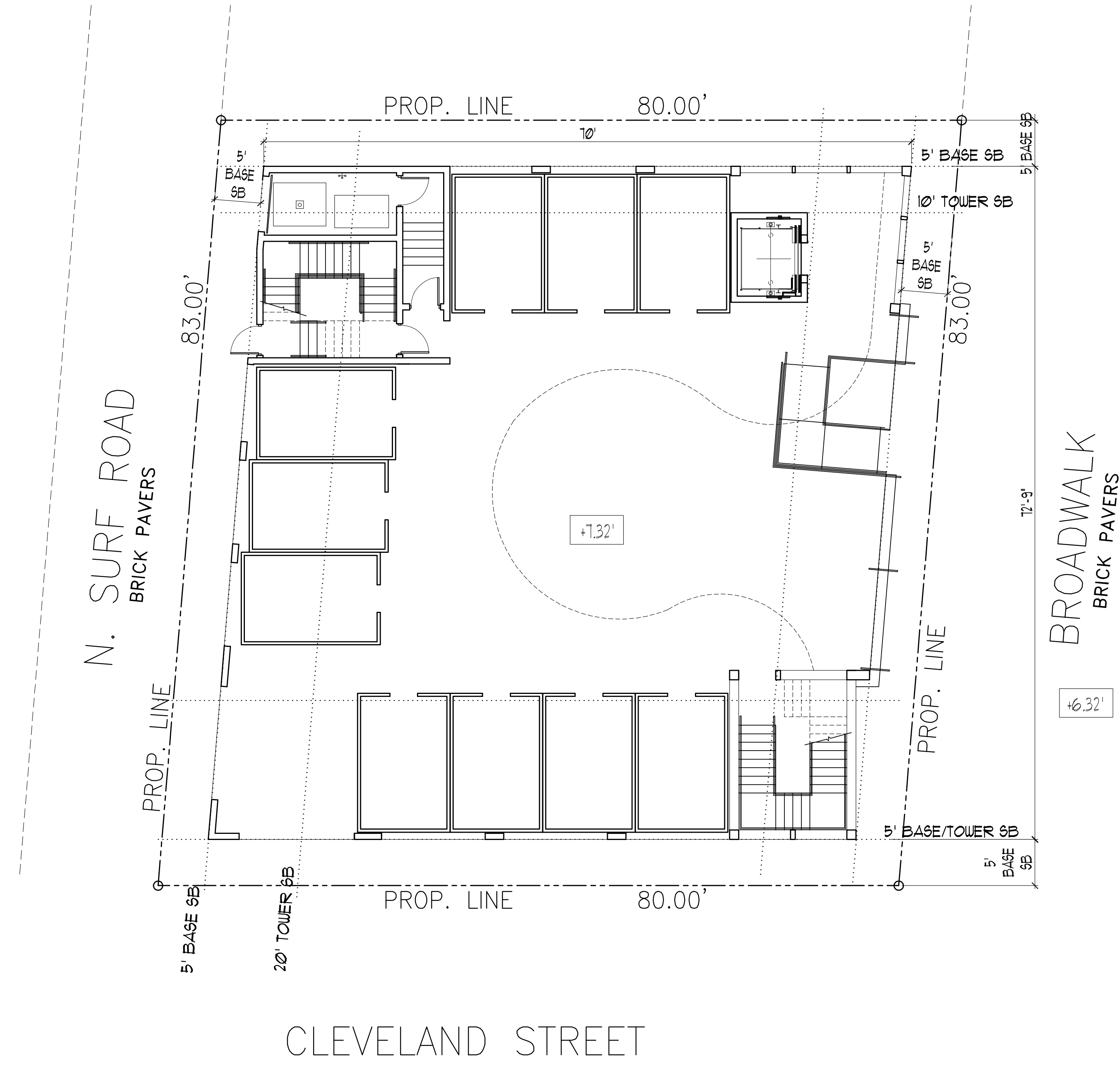
FEMA NOTE:
THE NATIONAL FLOOD INSURANCE PROGRAM IS IN THE PROCESS OF ISSUING NEW FLOOD MAPS. AT TIME OF BUILDING PERMIT THE FEMA BASE FLOOD ELEVATION SHOULD BE CHECKED TO ENSURE IT IS STILL COMPLIANT.

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 FF.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.



CLASSIFICATION OF STRUCTURE IN FLOOD HAZARD AREA:

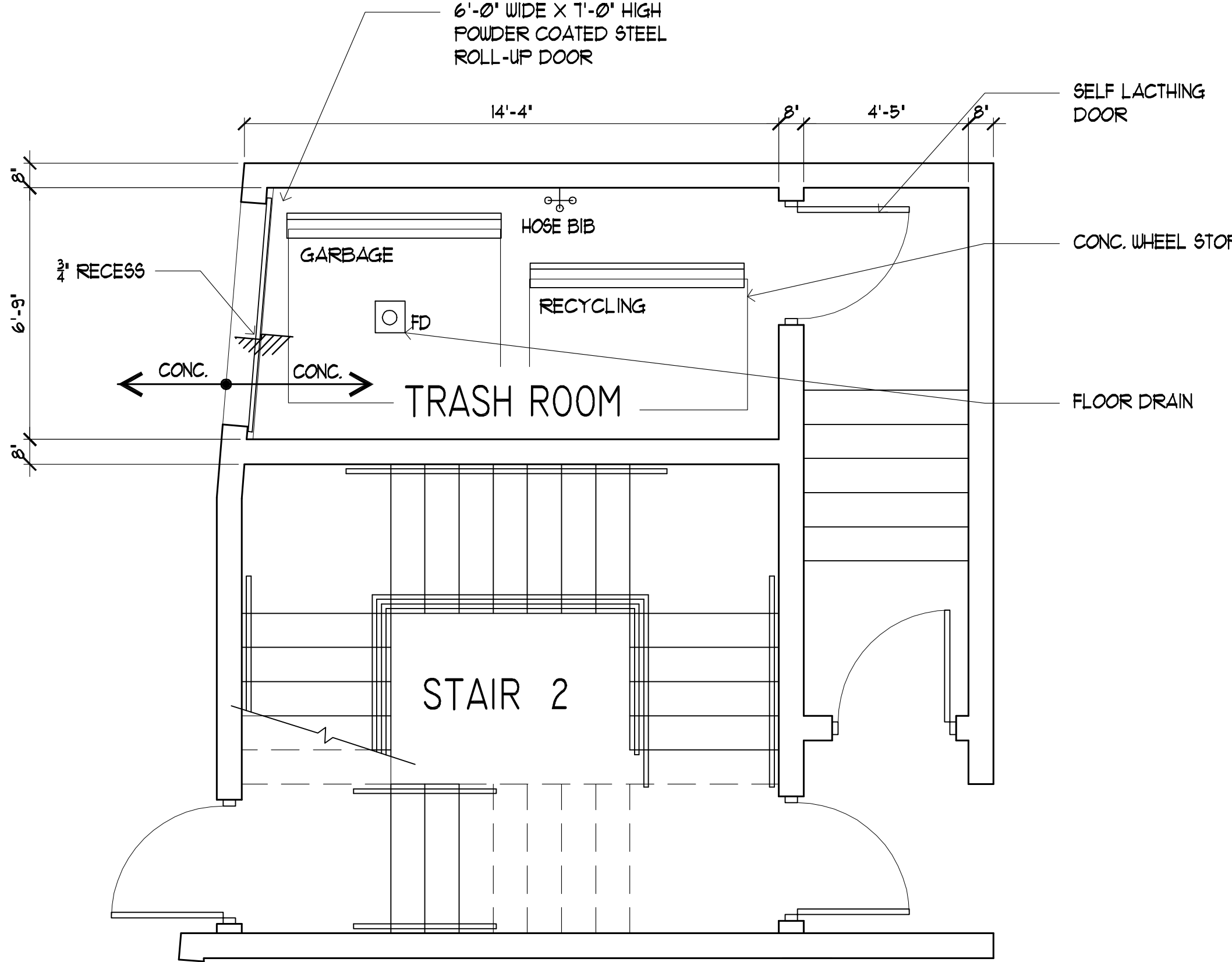
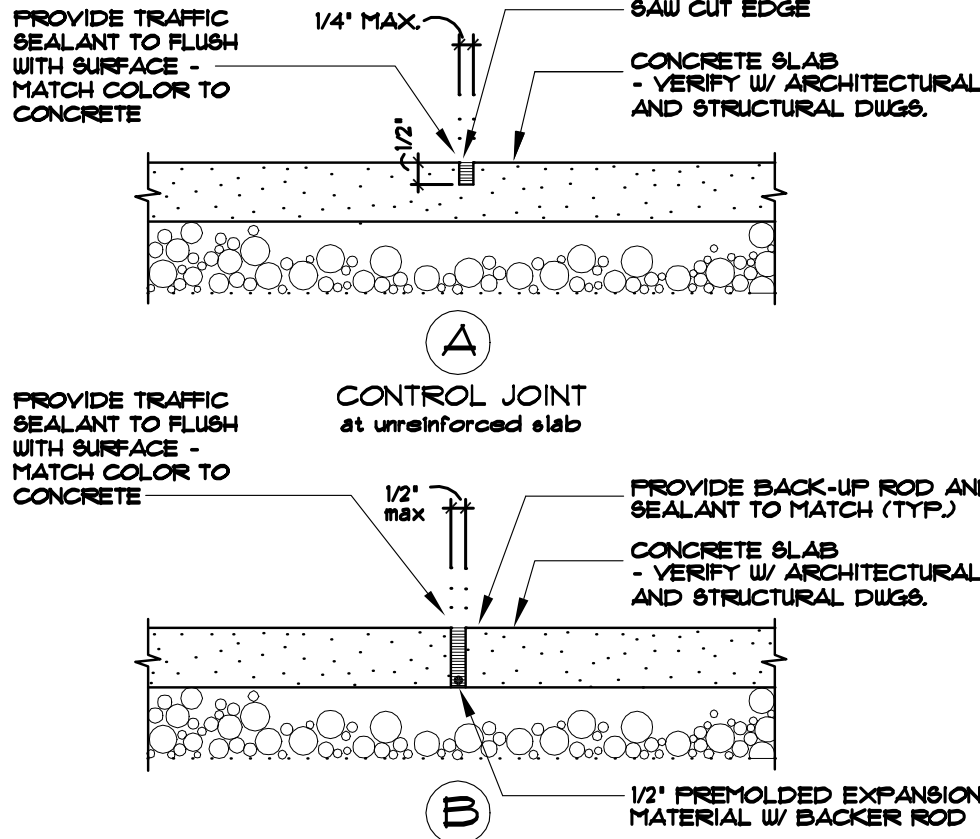
PER A8CE 24-05:

STRUCTURE CATEGORY	CATEGORY II
ELEVATION BELOW WHICH FLOOD-DAMAGE-RESISTANT MATERIALS SHALL BE USED (TABLE 5-1)	BFE +1 OR DFE WHICHEVER IS HIGHER
DRY FLOOD PROOFING OF NON-RESIDENTIAL STRUCTURES (TABLE 6-1)	BFE +1 OR DFE +12.00' N.A.V.D. 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: 1/8" = 1'-0"

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<div><p>6'-0" WIDE X 7'-0" HIGH POWDER COATED STEEL ROLL-UP DOOR</p><p>14'-4"</p><p>6'-9"</p><p>3" RECESS</p><p>GARBAGE</p><p>HOSE BIB</p><p>FD</p><p>RECYCLING</p><p>TRASH ROOM</p><p>STAIR 2</p><p>SELF LATCHING DOOR</p><p>CONC. WHEEL STOP</p><p>FLOOR DRAIN</p><p>CONC.</p><p>CONC.</p><p>SCALE: 1/4"=1'-0"</p></div>		<div><p>PROVIDE TRAFFIC SEALANT TO FLUSH WITH SURFACE - MATCH COLOR TO CONCRETE</p><p>1/4" MAX.</p><p>SAW CUT EDGE</p><p>CONCRETE SLAB - VERIFY W/ ARCHITECTURAL AND STRUCTURAL DUGGS.</p><p>CONTROL JOINT at unreinforced slab</p><p>PROVIDE TRAFFIC SEALANT TO FLUSH WITH SURFACE - MATCH COLOR TO CONCRETE</p><p>1/2" max</p><p>PROVIDE BACK-UP ROD AND SEALANT TO MATCH (TYP.)</p><p>CONCRETE SLAB - VERIFY W/ ARCHITECTURAL AND STRUCTURAL DUGGS.</p><p>1/2" PREFORMED EXPANSION MATERIAL W/ BACKER ROD</p></div>					
3	TYP. CONC. SLAB JOINTS	(NTS)	6				
1	REFUSE ENCLOSURE DETAIL	FLOOR PLAN	4	SITE ACCESSIBILITY NOTES	7		
2	(NTS)		5				
2			8				

Kaller

JOSEPH B. KALLER
+
ASSOCIATES PA

AA# 26001212

2417 Hollywood Blvd, Hollywood, Florida 33024
(954) 920 5746 phone • (954) 926 2841 fax
joseph@kallerarchitects.com

SEAL

JOSEPH B. KALLER
FLORIDA R.A. # 0009239

PROJECT TITLE

MIXED USE
RETAIL AND RESTAURANT
1907 N. SURF ROAD
HOLLYWOOD FL 33019

SHEET TITLE

SITE DETAILS

REVISIONS

No.	DATE	DESCRIPTION
1		
2		

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PROJECT No.:

18063

DATE:

4-23-18

DRAWN BY:

TMS

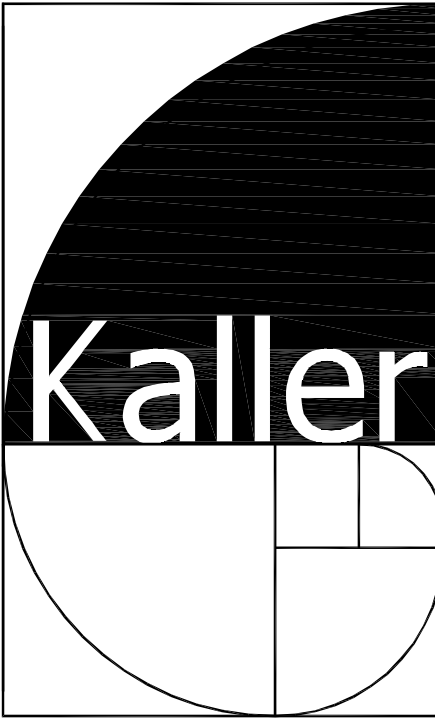
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ELEVATIONS

SHEET

SP-2

1 OF 1



JOSEPH B. KALLER
+
ASSOCIATES PA
AA# 26001212
2417 Hollywood Blvd, Hollywood, Florida 33020
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SHEET

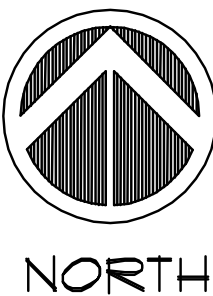
SP-2

N. SURF ROAD



BROADWALK

+6.32'



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



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

SEAL

JOSEPH B. KALLER
FLORIDA R.A. # 00092239

PROJECT TITLE

MIXED USE
RETAIL AND RESTAURANT
1907 N. SURF ROAD
HOLLYWOOD FL 33019

SHEET TITLE

FIRST FLOOR PLAN

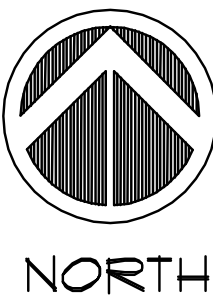
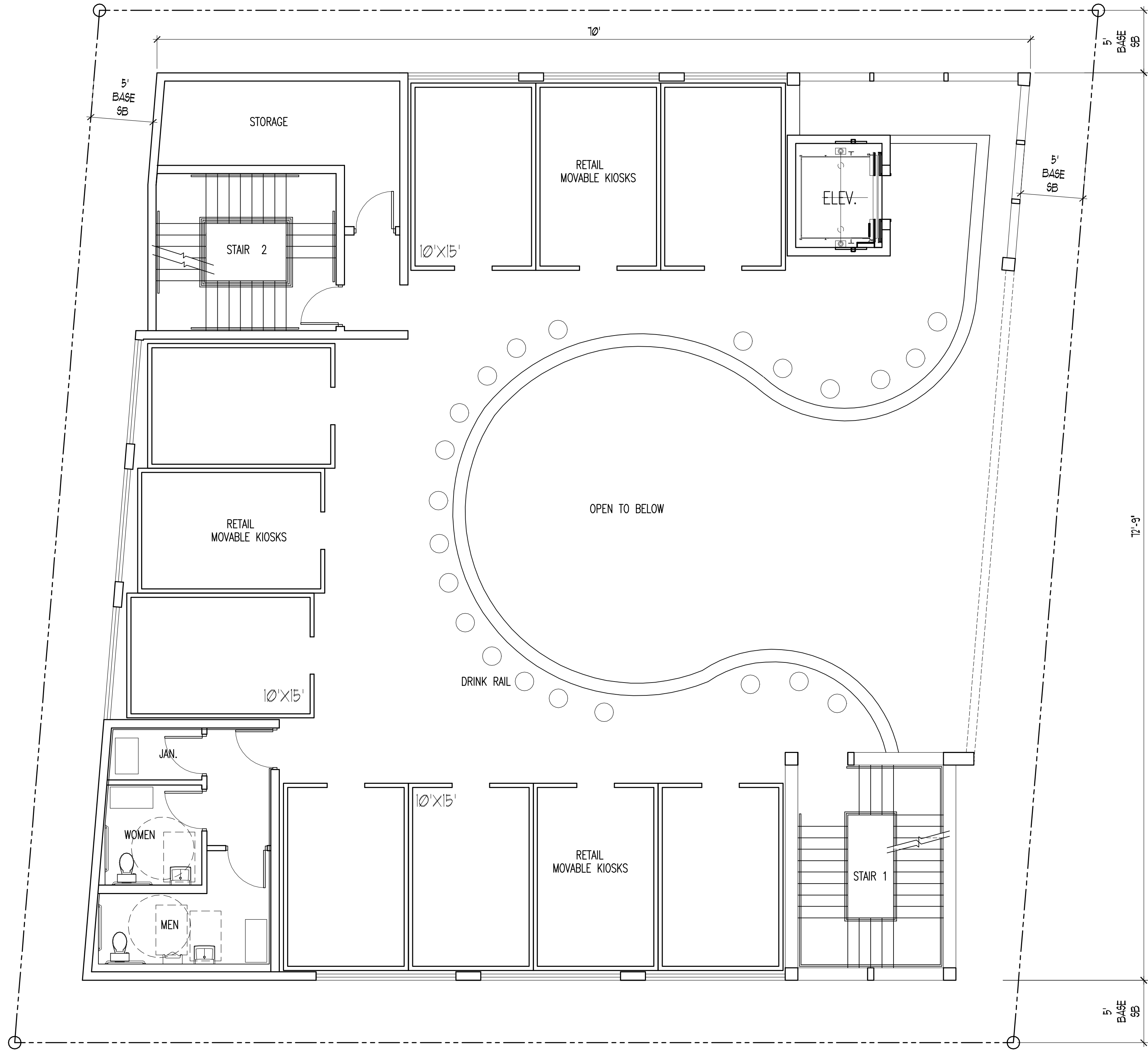
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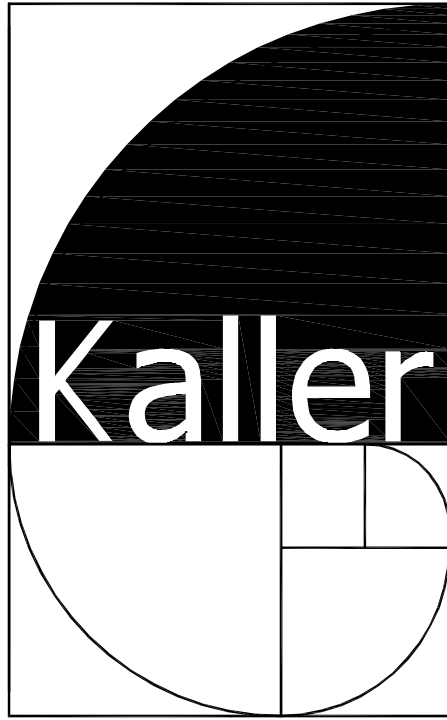
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SHEET

A-1



1 **SECOND FLOOR**
SCALE: 3/16"= 1'-0"



JOSEPH B. KALLER
+
ASSOCIATES PA
AA# 26001212
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SHEET TITLE

SECOND FLOOR PLAN

REVISIONS

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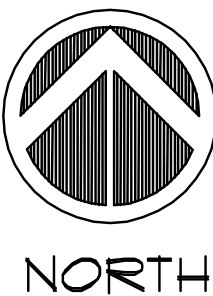
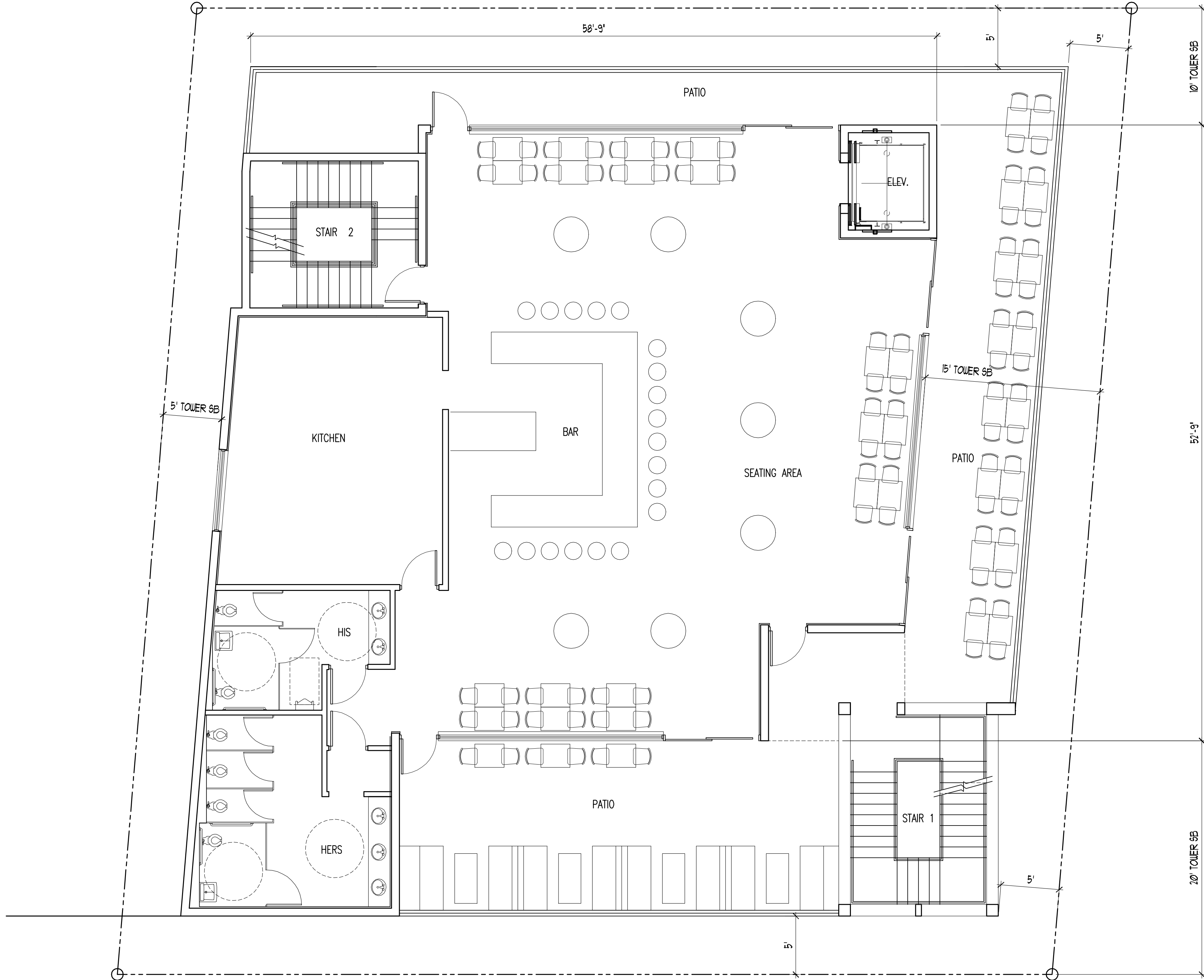
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SHEET

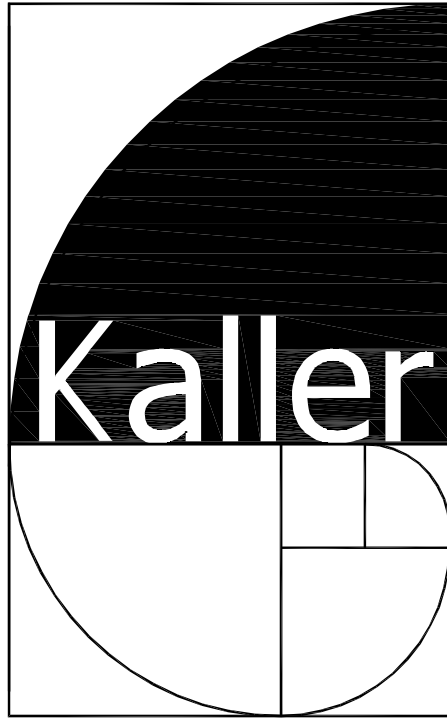
A-2

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1 THIRD FLOOR

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



JOSEPH B. KALLER
+
ASSOCIATES PA
AA# 26001212
2417 Hollywood Blvd., Hollywood, Florida 33020
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joseph@kallerarchitects.com

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THIRD FLOOR PLAN

REVISIONS

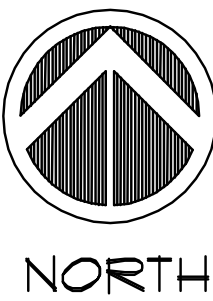
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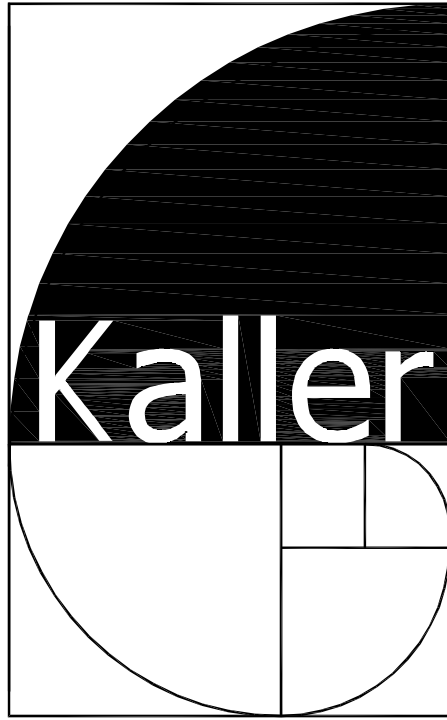
SHEET

A-3



1 ROOF GARDEN PLAN

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



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+
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AA# 26001212
2417 Hollywood Blvd, Hollywood, Florida 33020
(954) 920 5746 phone - (954) 926 2841 fax
joseph@kallerarchitects.com

SEAL

JOSEPH B. KALLER
FLORIDA R.A. # 00092239

PROJECT TITLE
MIXED USE
RETAIL AND RESTAURANT
1907 N. SURF ROAD
HOLLYWOOD FL 33019

SHEET TITLE
ROOF GARDEN PLAN

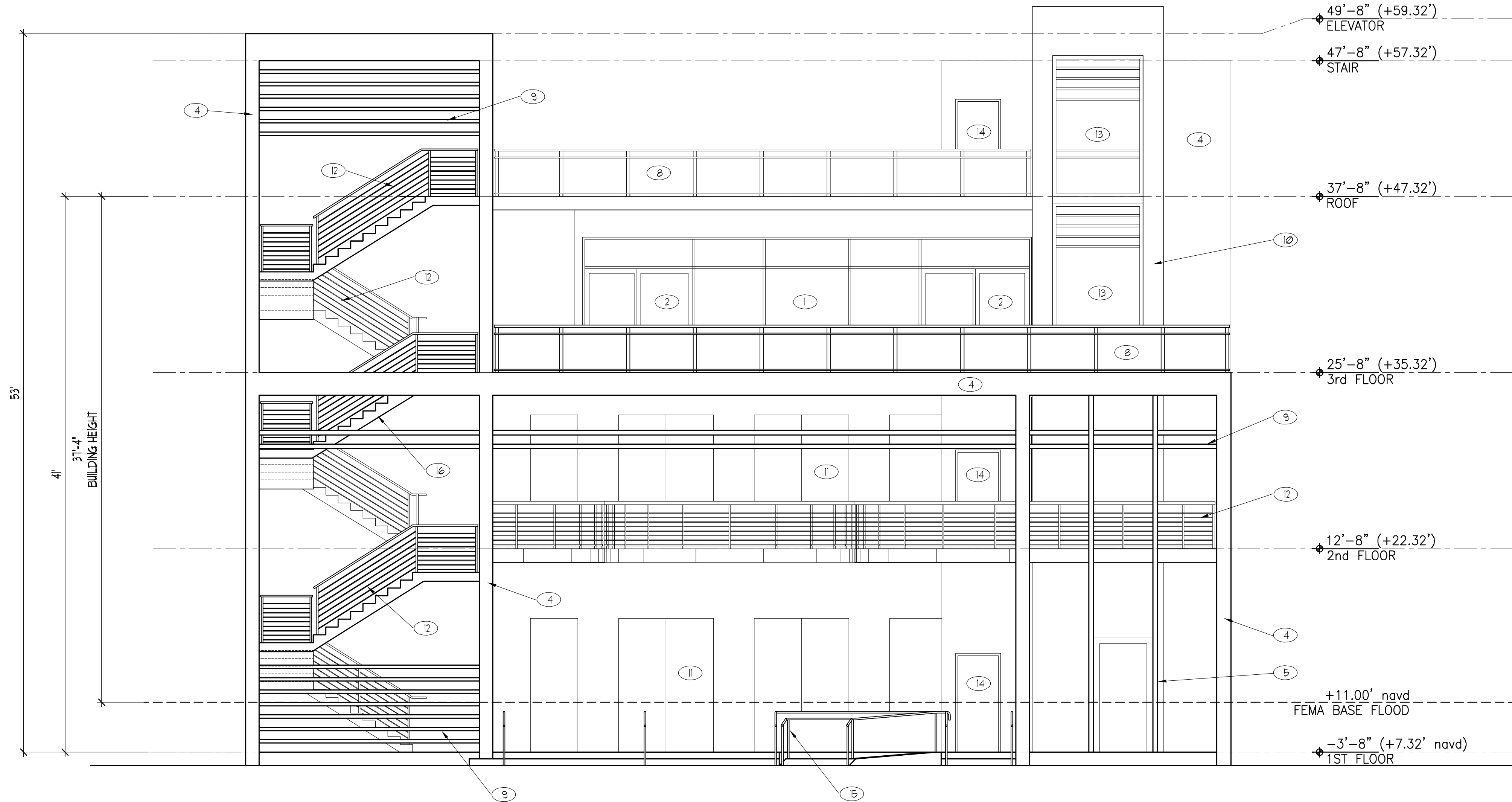
REVISIONS		
No.	DATE	DESCRIPTION
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PROJECT No.: 18063
DATE: 4-23-18
DRAWN BY: TMS
CHECKED BY: JBK

SHEET

A-4



1. TINTED IMPACT RESISTANT STOREFRONT
2. TINTED IMPACT RESISTANT SLIDING GLASS DOORS
3. TINTED IMPACT RESISTANT WINDOWS
4. SMOOTH STUCCO WALL FINISH
5. POWDER COATED GALVANIZE METAL COLUMNS
6. CONCRETE COLUMN WITH SMOOTH STUCCO FINISH
7. CONCRETE EYEBROW
8. IMPACT RESISTANT ALUMINUM AND GLASS GUARD RAILING
9. POWDER COATED GALVANIZED METAL HORIZONTAL RAIL
10. ELEVATOR SHAFT
11. MOVABLE KIOSKS BEYOND
12. POWDER COATED METAL HORIZONTAL PICKET GUARD RAIL
13. IMPACT RESISTANT GLASS IN ELEVATOR SHAFT
14. IMPACT RESISTANT HOLLOW METAL DOORS
15. POWDER COATED METAL HANDRAIL
16. CONCRETE STAIRWELL
17. HORIZONTAL AND VERTICAL STUCCO SCORING
18. IMPACT RESISTANT ROLL UP DOOR

1 EAST ELEVATION

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



JOSEPH B. KALLER
+
ASSOCIATES PA
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joseph@kallerarchitects.com

SEAL

JOSEPH B. KALLER
FLORIDA R.A. # 0009239

PROJECT TITLE

MIXED USE
RETAIL AND RESTAURANT
1907 N. SURF ROAD
HOLLYWOOD FL 33019

SHEET TITLE

ELEVATIONS

REVISIONS

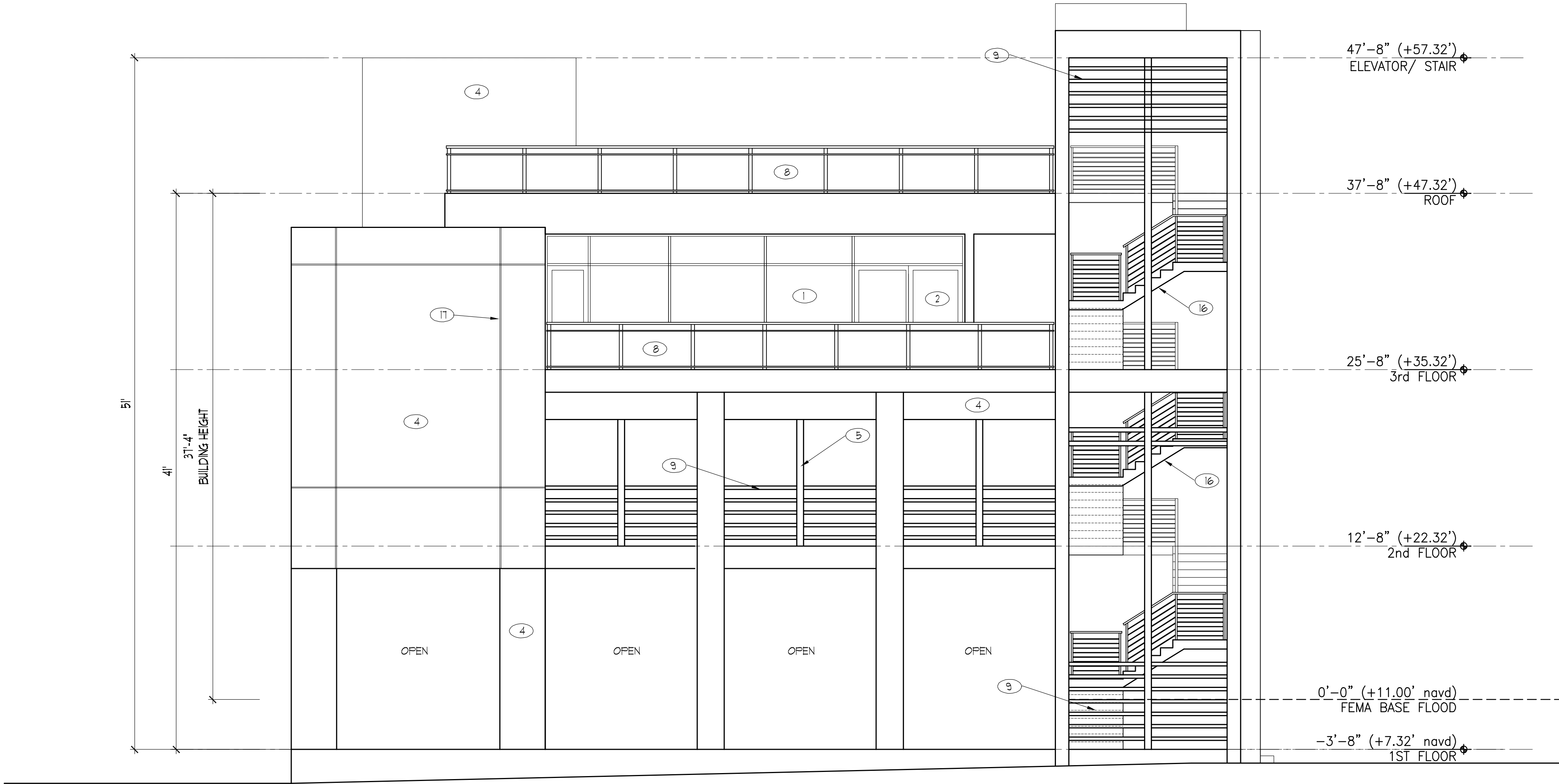
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PROJECT No.: 18063
DATE: 4-23-18
DRAWN BY: TMS
CHECKED BY: ELEVATIONS

SHEET

A-5



1. TINTED IMPACT RESISTANT STOREFRONT
2. TINTED IMPACT RESISTANT SLIDING GLASS DOORS
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4. SMOOTH STUCCO WALL FINISH
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14. IMPACT RESISTANT HOLLOW METAL DOORS
15. POWDER COATED METAL HANDRAIL
16. CONCRETE STAIRWELL
17. HORIZONTAL AND VERTICAL STUCCO SCORING
18. IMPACT RESISTANT ROLL UP DOOR

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



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HOLLYWOOD FL 33019

SHEET TITLE
ELEVATIONS

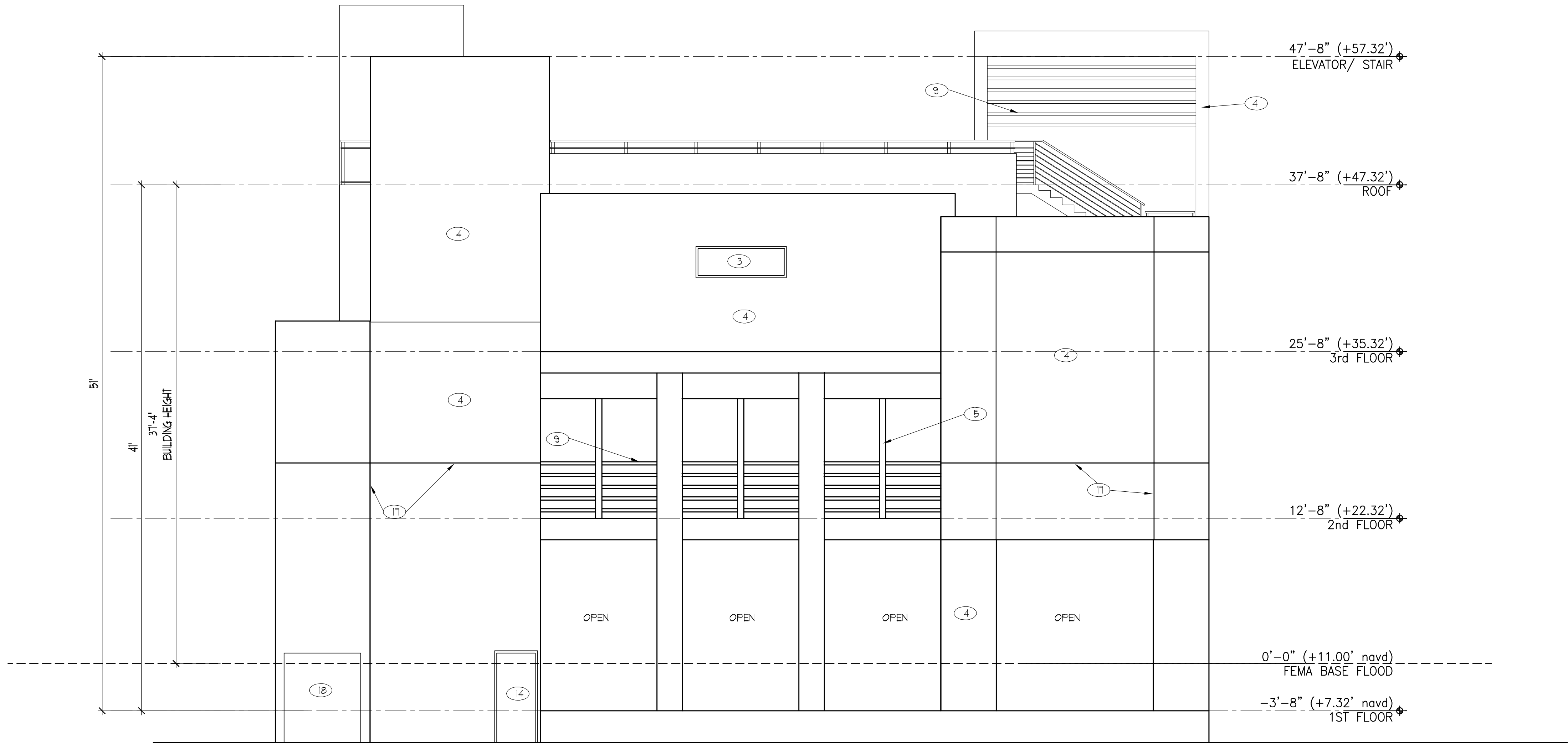
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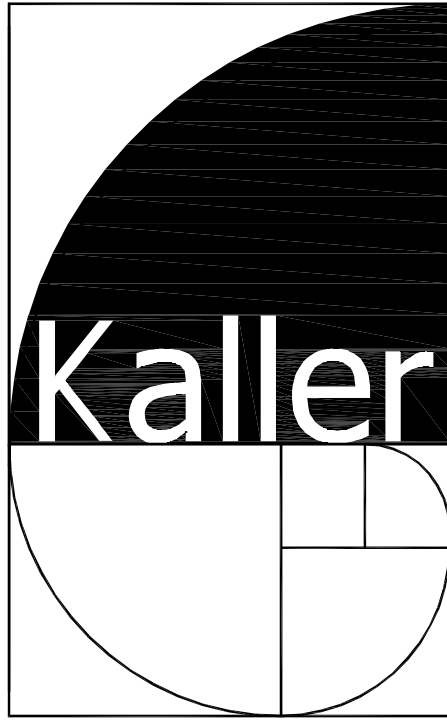
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DATE: 4-23-18
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CHECKED BY: ELEVATIONS

SHEET

A-6



1. TINTED IMPACT RESISTANT STOREFRONT
2. TINTED IMPACT RESISTANT SLIDING GLASS DOORS
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4. SMOOTH STUCCO WALL FINISH
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18. IMPACT RESISTANT ROLL UP DOOR



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RETAIL AND RESTAURANT
1907 N. SURF ROAD
HOLLYWOOD FL 33019

SHEET TITLE
ELEVATIONS

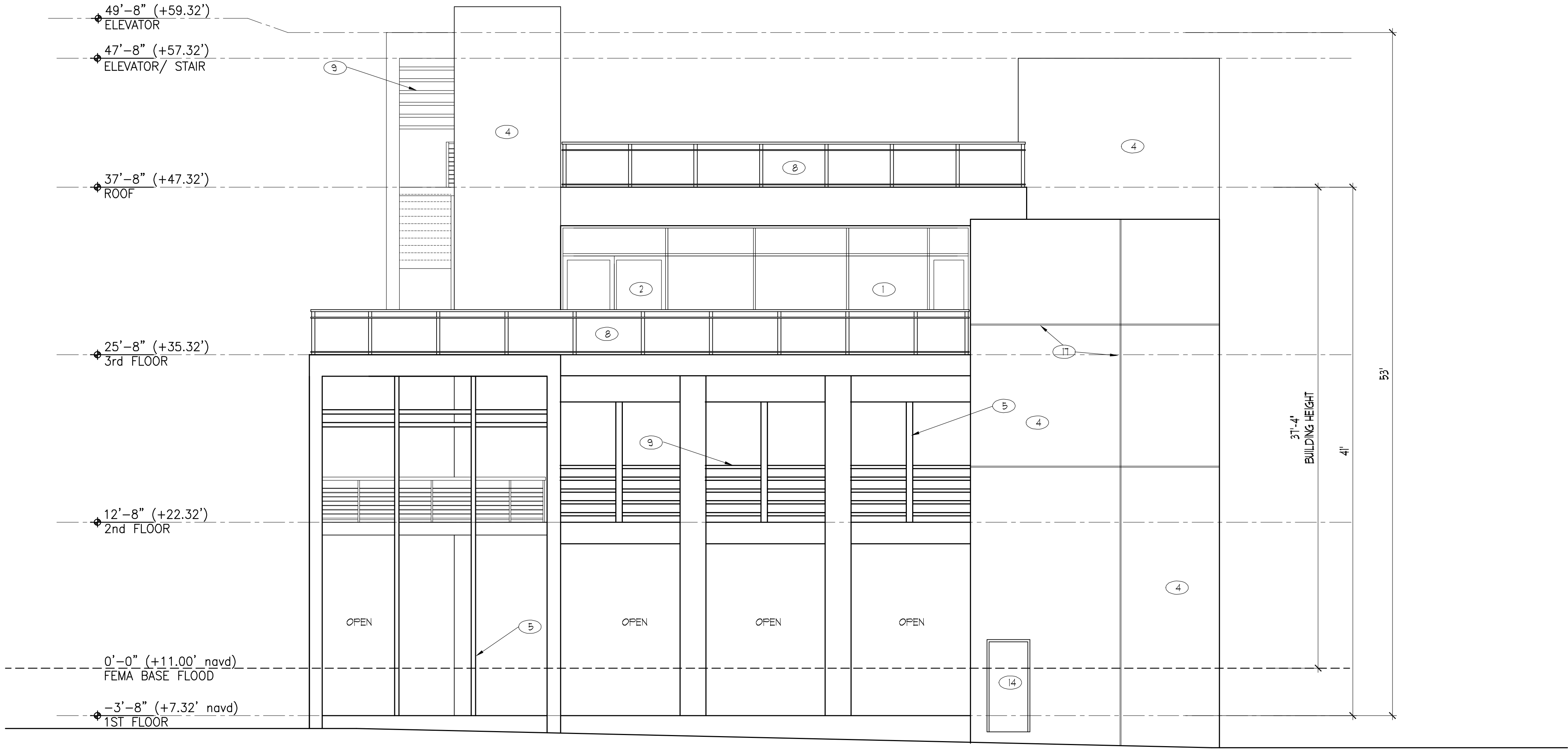
REVISIONS		
No.	DATE	DESCRIPTION
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DATE: 4-23-18
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CHECKED BY: ELEVATIONS

SHEET

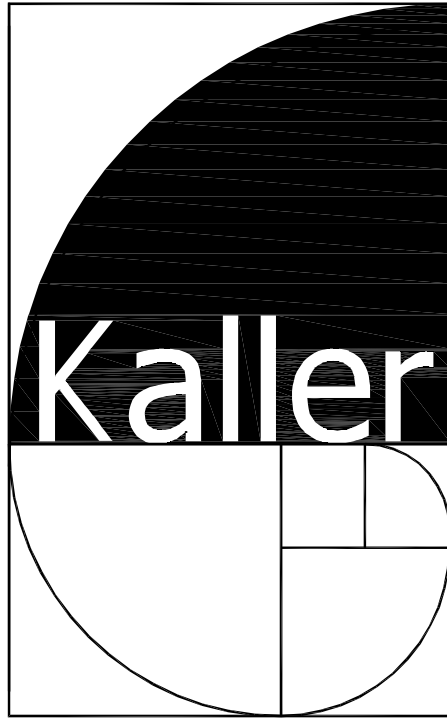
A-7



1. TINTED IMPACT RESISTANT STOREFRONT
2. TINTED IMPACT RESISTANT SLIDING GLASS DOORS
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4. SMOOTH STUCCO WALL FINISH
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15. POWDER COATED METAL HANDRAIL
16. CONCRETE STAIRWELL
17. HORIZONTAL AND VERTICAL STUCCO SCORING
18. IMPACT RESISTANT ROLL UP DOOR

1 NORTH ELEVATION

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



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1907 N. SURF ROAD
HOLLYWOOD FL 33019

SHEET TITLE
ELEVATIONS

REVISIONS

No.	DATE	DESCRIPTION
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DATE: 4-23-18
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SHEET

A-8







1901. N. SURF RD

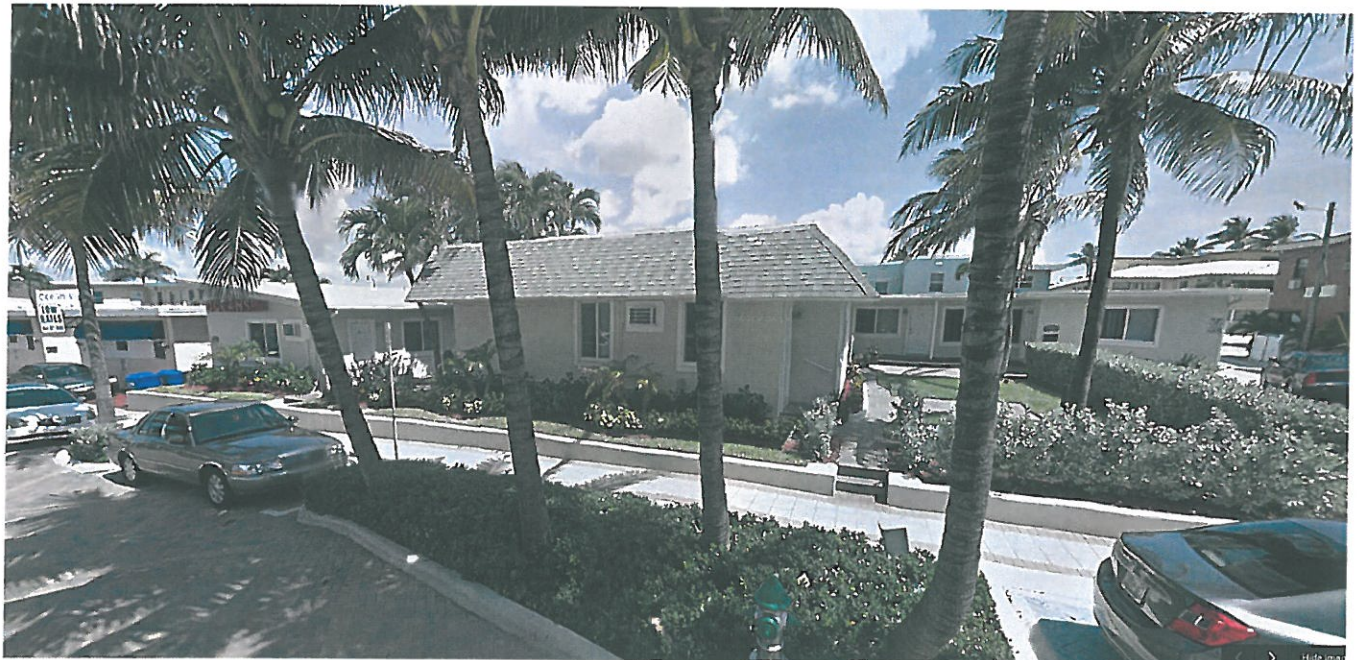


SITE (looking north-east)

1907 N. SURF ROAD



1910 N. SURF ROAD



315 CLEVELAND STREET

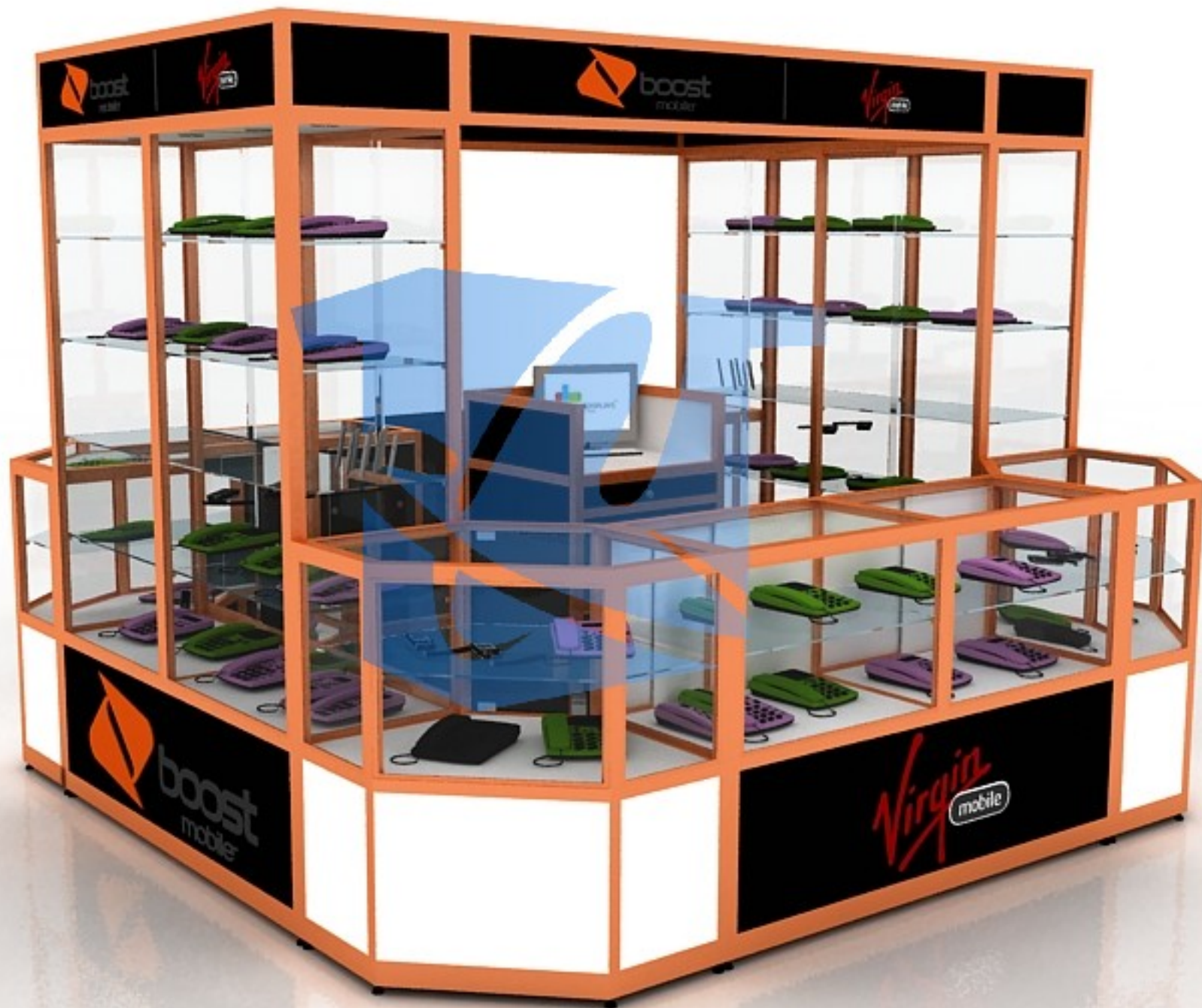


327 CLEVELAND ST.



1815 N. SURF RD.





NUMERO UNO

COLORBAR^{USA}

COLORBAR

W



