

# ATTACHMENT A

## Application Package

# PLANNING DIVISION



File No. (internal use only): \_\_\_\_\_

## GENERAL APPLICATION

2600 Hollywood Boulevard Room 315  
Hollywood, FL 33022



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):

HOTEL DENSITY POOL

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

Date of Application: \_\_\_\_\_

Location Address: 2300/2325 N. Surf Road, Hollywood Beach  
Lot(s): 23 AND 44 Lot 16 Block(s): 11 AND 12 Subdivision: \_\_\_\_\_  
Folio Number(s): 514212011690/514212011720/11721/11722/11730  
Zoning Classification: \_\_\_\_\_ Land Use Classification: General Business  
Existing Property Use: Hotel Sq Ft/Number of Units: 21/300 H 450 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): \_\_\_\_\_

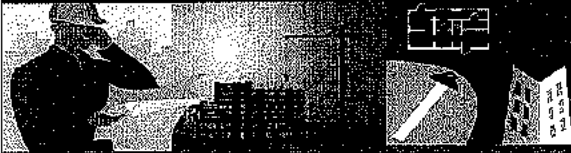
- ☐ Economic Roundtable ☒ Technical Advisory Committee ☒ Historic Preservation Board  
☐ City Commission ☐ Planning and Development

Explanation of Request: TO REPLACE THE EXISTING TWO OLD BUILDINGS WITH AN UPGRADE "NEW LOOK" HOTEL OFFERING 31 ROOMS/ RETAIL SPACES FACING THE BROADWALK AT GROUND FLOOR

Number of units/rooms: 31 Sq Ft: Approx 400  
Value of Improvement: 4 M Estimated Date of Completion: Begin 2019  
Will Project be Phased? ( ) Yes ( ) No If Phased, Estimated Completion of Each Phase \_\_\_\_\_

Name of Current Property Owner: HOLLYWOOD BEACH FRONT HOMES LLC  
Address of Property Owner: 2300 N. Surf Road  
Telephone: 954-589-2220 Fax: \_\_\_\_\_ Email Address: JeremyNoy@gmail.com  
Name of Consultant/Representative/Tenant (circle one): RKB ARCHITECTS PLANNERS  
Address: 4800 N. Federal Hwy Suite 104 Telephone: 561-750-3661  
Fax: \_\_\_\_\_ Email Address: BOGA RATION FL 33431 RKB@RKB.NET  
Date of Purchase: August 2011 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](http://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: 8/29/17

PRINT NAME: JEREMY NOY UNDER P.O.A.

Date: 8/29/17

Signature of Consultant/Representative: \_\_\_\_\_

Date: \_\_\_\_\_

PRINT NAME: \_\_\_\_\_

Date: \_\_\_\_\_

Signature of Tenant: \_\_\_\_\_

Date: \_\_\_\_\_

PRINT NAME: \_\_\_\_\_

Date: \_\_\_\_\_

### Current Owner Power of Attorney

I am the current owner of the described real property and that I am aware of the nature and effect the request for \_\_\_\_\_ to my property, which is hereby made by me or I am hereby authorizing \_\_\_\_\_ to be my legal representative before the \_\_\_\_\_ (Board and/or Committee) relative to all matters concerning this application.

Sworn to and subscribed before me  
this \_\_\_\_\_ day of \_\_\_\_\_

\_\_\_\_\_  
Signature of Current Owner

\_\_\_\_\_  
Notary Public

\_\_\_\_\_  
Print Name

State of Florida

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

# RKB Architects Planners Incorporated

Sanctuary Centre, 4800 N. Federal Hwy., Suite 104B, Boca Raton, FL 33431 561/750-3661 FAX 561/394-6802

architecture  
Reg. No. AA0002344

planning

interior design

## RIPTIDE HOTEL

2300/2325 N. Surf Road, Hollywood, FL 33019

### JUSTIFICATION STATEMENT

The applicant is proposing to demolish the existing RIPTIDE Hotel, and to rebuild with a Modern Style Design Boutique hotel.

The applicant is requesting for additional ten (10) guest rooms under the 70 rooms per acre on Hotel Density Pool. "For Lots greater than or equal to 17,000 gross square feet OR four or more lots sharing a common lot line under unified ownership". The City of Hollywood Land Development Code permits such request based on the density for Hotel units in this area of 70 units per acre. The Gross lot area of the site is **21,140.00 Sq. Ft. or 0.45 Acre.** (0.45Acre X 70 rooms per acre = 31.5 rooms). The 10 additional rooms are fully complying with the District's requirements.

The proposed New Hotel will meet the Height limitation, FEMA requirements and comprise of 4 floors, with a Roof Terrace on the top. On the 1<sup>st</sup> (Ground) level, there will be a Check-In Lobby / Reception office, Bar, One retail Shop and Parking. Guest rooms are from level 2<sup>nd</sup> to 4<sup>th</sup>. There is also a Waterfront Restaurant on the 4<sup>th</sup> level with a Kitchen. This New Modern Hotel will have a 24 Hours Valet Parking service, which there are parking stalls on site and off site (LOT 16). The Modern Architectural Design concept will enhance and upgrade the Hollywood Beach Broadwalk into another level. This substantial investment is to transform a 40 years old building into a Modern Style Design, Up Scale, Green Compliance Building, and Energy Efficient Boutique Hotel. It is necessary to have additional 10 rooms to reduce the cost of construction per room and enable the project financial feasibility.

Thank you for your kind approval.

Signature: \_\_\_\_\_ Date: \_\_\_\_\_

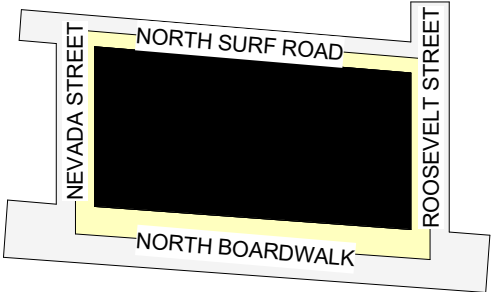
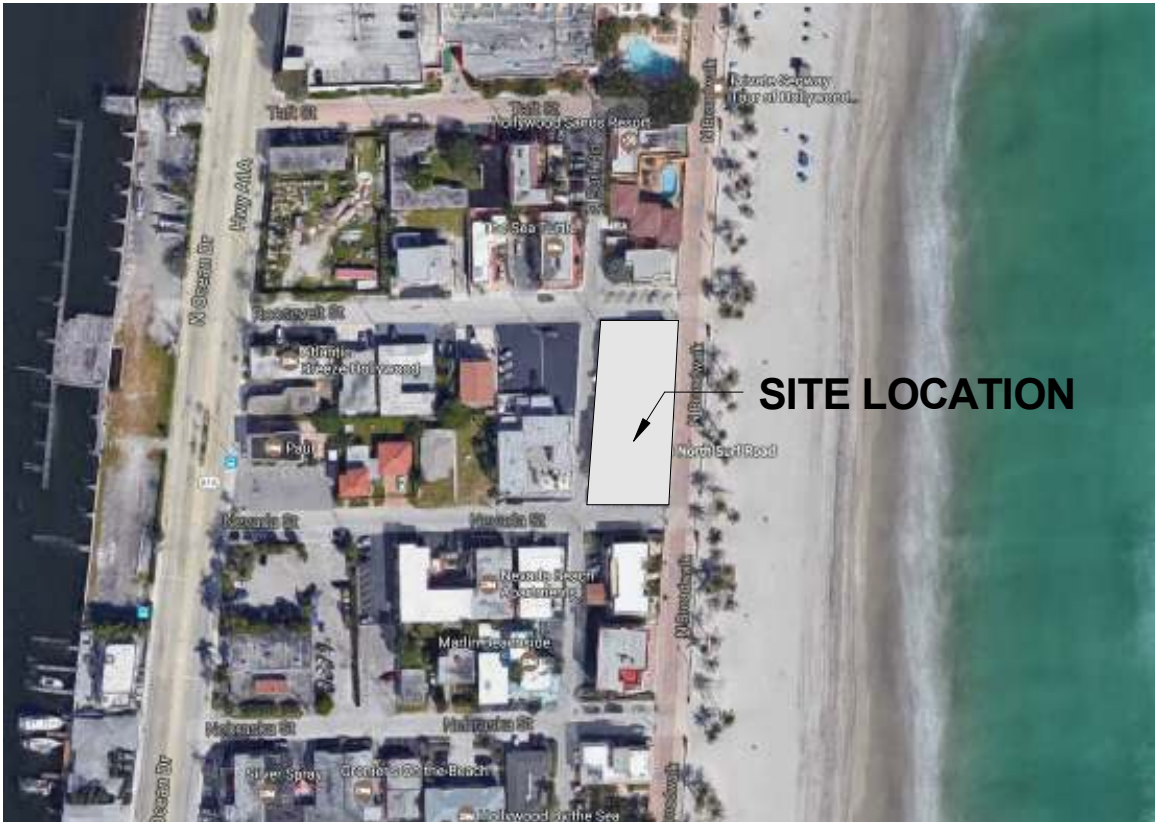


RIPTIDE HOTEL

2300 N SURF ROAD, HOLLYWOOD, FL 33019



LOCATION MAP



GENERAL DESCRIPTION

NEW CONSTRUCTION OF 4 STORY HOTEL BUILDING

PROPERTY ADDRESS

2300 NORTH SURF ROAD, HOLLYWOOD, FLORIDA 33019

MEETING DATES:

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

**LEGAL DESCRIPTION:**  
Lots 1, 2, 3 and 4, Block 12 of HOLLYWOOD BEACH FIRST ADDITION, according to the Plat thereof, as recorded in Plat Book 1, Page 31, of the Public Records of Broward County, Florida.  
(Gross area as defined by the City of Hollywood = 21,069 square feet, or 0.4837 square feet, more or less.)

**TOGETHER WITH:**  
Lot 16, Block 11, and Lots 3 and 4, Block 12, of HOLLYWOOD BEACH FIRST ADDITION, according to the Plat thereof, as recorded in Plat Book 1, Page 31, of the Public Records of Broward County, Florida. (Gross area as defined by the City of Hollywood = 4,108 square feet, or 0.0943 square feet, more or less.)

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

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

Date  
05/01/14

COVER SHEET

Project Number

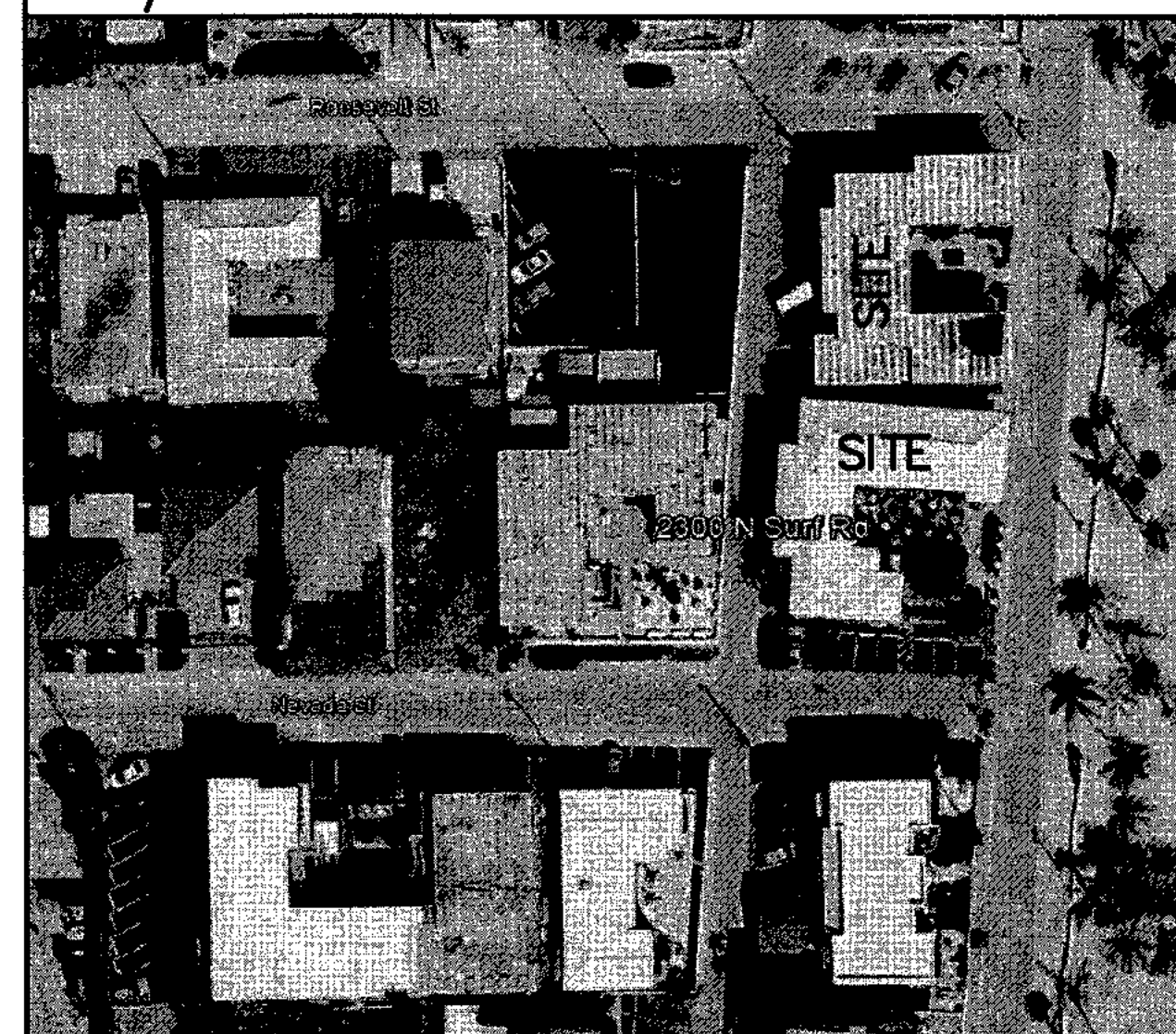
1603

Sheet Number

A000



ALTA/NSPS LAND TITLE & TOPOGRAPHIC SURVEY



LOCATION SKETCH NOT TO SCALE

STREET ADDRESS:

2300 Surf Rd., Hollywood, FL. ID# 5142 12 01 1730  
2325 Surf Rd., Hollywood, FL. ID# 5142 12 01 1720 ID# 5142 12 01 1721 ID# 5142 12 01 1722  
Parking lot on Nevada St., Hollywood, FL. ID# 5142 12 01 1690

LEGAL DESCRIPTION:

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NOTES:

1. Unless otherwise noted field measurements are in agreement with record measurements.
2. Bearings shown hereon are based on a bearing of North 04°53'46" East along the centerline of North Surf Road.
3. The lands shown hereon were not abstracted for ownership, rights of way, easements, or other matters of records by Accurate Land Surveyors, Inc.
4. Ownership of fences and walls if any are not determined.
5. This survey is the property of Accurate Land Surveyors, Inc. and shall not be used or reproduced in whole or in part without written authorization.
6. This survey reflects all obtainable, legible, plottable, recorded matters of survey per Florida Land Search, LLC, Commercial Title Report Order No. RH0001, dated 07-18-17.

EASEMENTS ACCORDING TO THE COMMERCIAL TITLE

REPORT:

Right of entry / Temp easement recorded in instrument # 114163603 & 114152537, affect the subject property however it is not a plottable matter of survey.

Grant of easement recorded in Official Records Book 47700, Page 1497, affects the subject property however it is not a plottable matter of survey.

Perpetual Beach Storm Damage Reduction Easement recorded in Official Records Book 32599, Page 1510 affect the subject property and falls between the most Eastern wall on the property and the East property line.

FLOOD INFORMATION:

Community name and number: Hollywood 125113  
Map and parcel number: 12011C0588H  
Panel date: 08-18-14  
Index date: 08-18-14  
Lots 1, 2, 3 & 4, Block 12, Flood Zone "VE", Base flood elevation = 11'NAVD1988  
Lot 16, Block 11, Flood Zone "AE", Base flood elevation = 7'NAVD1988

CONTROL INFORMATION:

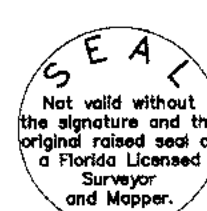
Department of Natural Resources Monument (R109)  
Elevation = 9.35'NAVD1988  
Y-617100.93 X-946892.75 NAD1983/1990

Department of Natural Resources Monument (R110)  
Elevation = 9.15'NAVD1988  
Y-616034.13 X-946828.38 NAD1983/1990

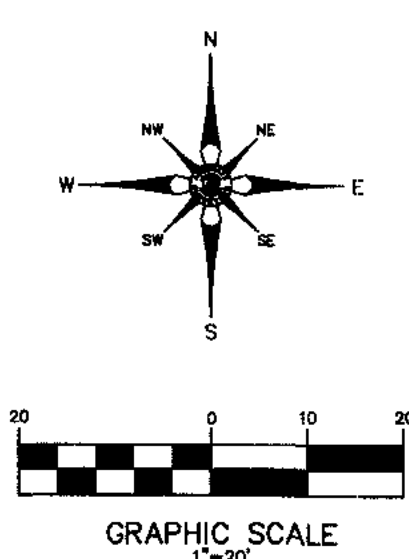
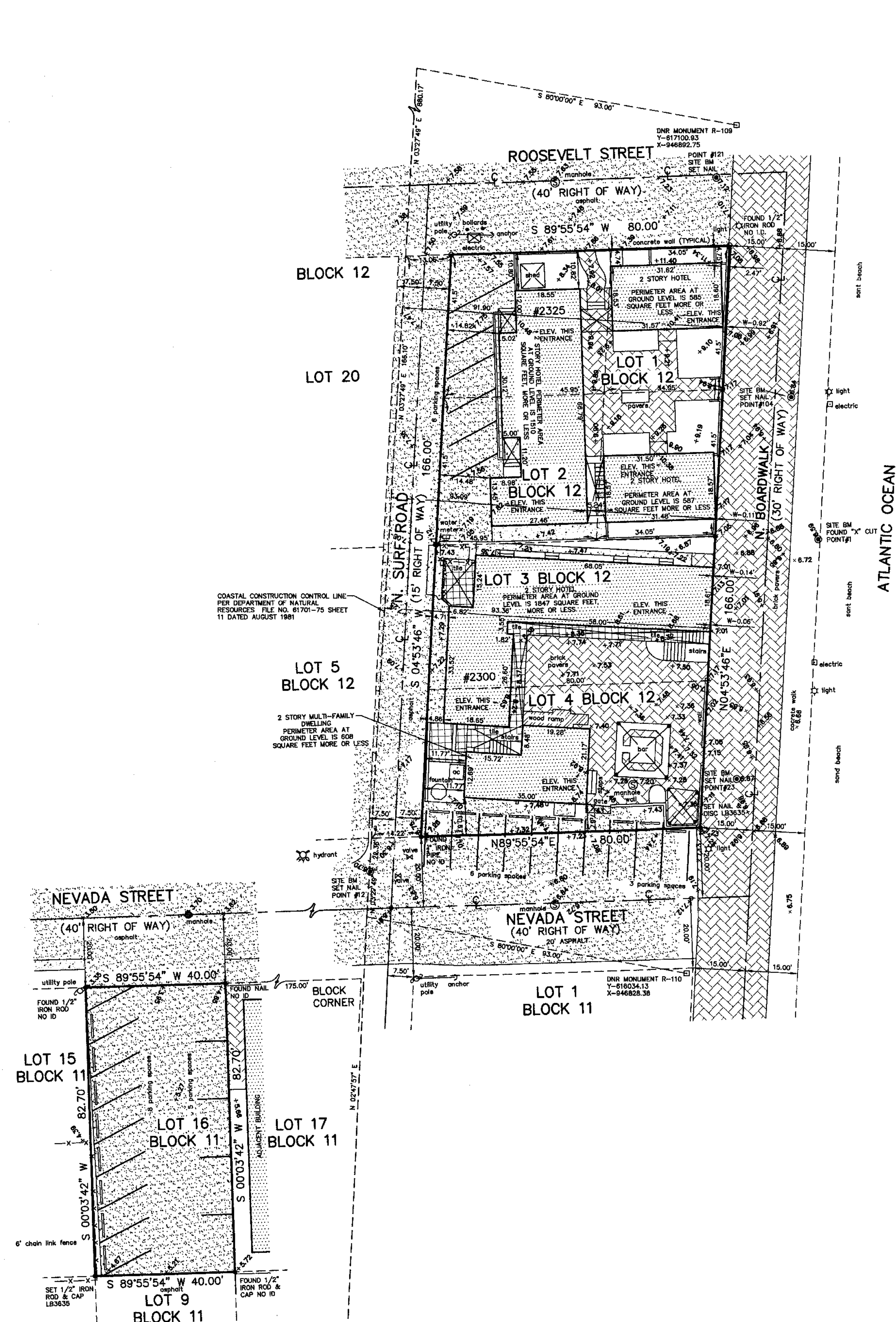
CERTIFY TO:

Hollywood Beachfront Townhomes

This is to certify that this map or plat and the survey on which it is based were made in accordance with the "Minimum Standard Detail Requirements for ALTA/NSPS Land Title Surveys," jointly established and adopted by ALTA and NSPS in 2016, and includes items 1, 2, 3, 4, 7a, 7b, 8, 9, 11a and 16 of Table A thereof. Pursuant to the Accuracy Standards as adopted by ALTA and NSPS and in effect on the date of this certification, undersigned further certifies that in my professional opinion, as a land surveyor registered in the State of Florida, the Relative Positional Accuracy of this survey does not exceed that which is specified therein.



ROBERT L. THOMPSON (PRESIDENT)  
PROFESSIONAL SURVEYOR AND MAPPER No. 3989 - STATE OF FLORIDA



NEW & GROSS AREA CALCULATIONS:

NET SQUARE FOOTAGE OF LOTS 1, 2, 3 & 4 BLOCK 12 IS 13,230 SQUARE FEET, MORE OR LESS.

GROSS SQUARE FOOTAGE OF LOTS 1, 2, 3 & 4 BLOCK 12 WHICH INCLUDES THE HALF RIGHT OF WAY OF ROOSEVELT STREET, N. BOARDWALK, N. SURF ROAD AND NEVADA STREET ALL WHICH ARE ADJACENT THERETO IS 21,069 SQUARE FEET, MORE OR LESS.

NET SQUARE FOOTAGE OF LOT 16 BLOCK 11 IS 3,308 SQUARE FEET, MORE OR LESS.

GROSS SQUARE FOOTAGE OF LOT 16 BLOCK 11 WHICH INCLUDES THE HALF RIGHT OF WAY OF NEVADA STREET ADJACENT THERETO IS 4,108 SQUARE FEET, MORE OR LESS.

TOTAL NET SQUARE FOOTAGE OF 1, 2, 3 & 4 BLOCK 12 TOGETHER WITH LOT 16 BLOCK 11 IS 16,538 SQUARE FEET, MORE OR LESS.

TOTAL GROSS SQUARE FOOTAGE OF 1, 2, 3 & 4 BLOCK 12 TOGETHER WITH LOT 16 BLOCK 11 WHICH INCLUDES THE HALF RIGHT OF WAY OF ROOSEVELT STREET, N. BOARDWALK, N. SURF ROAD AND NEVADA STREET ALL WHICH ARE ADJACENT THERETO IS 25,177 SQUARE FEET, MORE OR LESS.

LEGEND OF ABBREVIATIONS:

A	=	CENTRAL ANGLE	SQ. FT.	=	ELEVATIONS BASED ON N.A.V.D.
CB	=	CHORD BEARING	P.C.P.	=	PERMANENT CONTROL POINT
R	=	RADIUS	P.B.C.R.	=	PALM BEACH COUNTY RECORDS
R/W	=	RIGHT OF WAY	P	=	PLAT
P.C.	=	POINT OF CURVATURE	N&D	=	NAIL & DISC
P.T.	=	POINT OF TANGENCY	P.O.C.	=	POINT OF COMMENCEMENT
WM	=	WATER METER	P.O.B.	=	POINT OF BEGINNING
OH	=	OVERHANG	A/C	=	AIR CONDITIONER
N	=	NORTH	FND	=	FOUND
S	=	SOUTH	CHATT.	=	CHATTahoochee
E	=	EAST	F.F.L.	=	FINISHED FLOOR
W	=	WEST	N.T.S.	=	NOT TO SCALE
CONC.	=	CONCRETE	B.C.R.	=	BROWARD COUNTY RECORDS
D.B.	=	DEED BOOK	D.C.R.	=	DADE COUNTY RECORDS
CLF	=	CHAIN LINK FENCE	P.B.	=	PLAT BOOK
BLVD	=	BOULEVARD	O.R.B.	=	OFFICIAL RECORDS BOOK
ENCH.	=	ENCH. (ENCLOSURE)	F.F.	=	FINISHED FLOOR
P.R.M.	=	PERMANENT REFERENCE MONUMENT	GAR.	=	GARAGE
N.A.V.D.	=	NORTH AMERICAN VERTICAL DATUM	CL	=	CENTERLINE
ELEV.	=	ELEVATION	MH	=	MANHOLE
B.P.	=	BENCHMARK	(M)	=	MEASURED
			LP	=	LIGHT POLE

DATE OF FIELD SURVEY: 07-27-11		DRAWN BY: MLW	
FIELD BOOK: ALS-SU-11-2150		CHECKED BY: MLW	
REVISIONS		DATE	BY
REVIEW TITLE REPORT & AREA CALCULATIONS 17-3018		09-26-17	MLW
COASTAL CONSTRUCTION CONTROL LINE (REF: 17-0089)		01-12-17	MLW
REVISE SKETCH PER COMMENTS DATED 10-21-16		11-07-16	MLW
ALTA/NSPS/TOPO/ADD ADJACENT PROPERTIES 16-3428		09-28-16	MLW
UPDATE/TOPO/REMOVE PARKING SITE SURVEY SU-15-3496		09-23-15	AL/MLW
UPDATE/TOPO SURVEY SU-12-3374		10-31-12	AL/RLT



**RKB**  
ARCHITECTS PLANNERS,  
INCORPORATED

architecture | planning | interior design

RICHARD K. BROOKS  
REG. NO. AA0002344

Sanctuary Centre, 4800 N. Federal Highway, Suite B-104  
Boca Raton, Florida 33431  
Tel: 561-750-3661 / Fax: 561-394-6802

2300 N SURF ROAD  
HOLLYWOOD, FL 33019

Date  
01/26/17

Project Number  
**1603**

A004



PROJECT DESCRIPTION

PROJECT NAME: RIPTIDE HOTEL

Hollywood, Florida

APPLICABLE CODES:

BUILDING CODE:

FLORIDA BUILDING CODE, FIFTH EDITION

FIRE/LIFE SAFETY CODE:

FLORIDA FIRE PREVENTION CODE, FIFTH EDITION

ACCESSIBILITY CODE:

FLORIDA ACCESSIBILITY CODE, FIFTH EDITION

ELECTRICAL CODE:

NATIONAL ELECTRIC CODE, 2011 EDITION

MECHANICAL CODE:

FLORIDA MECHANICAL CODE, FIFTH EDITION

PLUMBING CODE:

FLORIDA PLUMBING CODE, FIFTH EDITION

ENERGY CODE:

FLORIDA ENERGY CONVERSATION CODE, FIFTH EDITION

FUEL GAS CODE:

FLORIDA FUEL GAS CODE, FIFTH EDITION

MAJOR NFPA STANDARDS REFERENCED AS ADOPTED BY THE STATE OF FLORIDA:

NFPA 10

STANDARD FOR PORTABLE FIRE EXTINGUISHERS, 2010 EDITION

NFPA 13

STANDARD FOR THE INSTALLATION OF SPRINKLER SYSTEMS, 2010 EDITION

NFPA 14

STANDARD FOR THE INSTALLATION OF STANDPIPE AND HOSE SYSTEMS, 2010 EDITION

NFPA 20

STANDARD FOR THE INSTALLATION OF STATIONARY FIRE PUMPS FOR FIRE PROTECTION, 2010 EDITION

NFPA 72

NATIONAL FIRE ALARM CODE, 2010 EDITION

NFPA 90A

STANDARD FOR THE INSTALLATION OF AIR CONDITIONING AND VENTILATION SYSTEMS, 2012 EDITION

NFPA 92A

STANDARD FOR SMOKE CONTROL SYSTEMS, 2012 EDITION

NFPA 110

STANDARD FOR EMERGENCY AND STANDBY POWER SYSTEMS, 2010 EDITION

AND ALL OTHER RULES, REGULATIONS, AND CODES HAVING JURISDICTION

CONSTRUCTION TYPE:

Type 1B (Table 503)

HEIGHT AND LIMITS:

Permitted Number of Stories: 12 \* (FBC Table 503). *\*increased due to automatic sprinkler system installation (FBC Section 504.2)*

Proposed Number of Stories: 4

Permitted Height: 180 FT\* (FBC Table 503). *\*increased due to automatic sprinkler system installation (FBC Section 504.2)*

Proposed Height: 40 FT 10 INCHES

Permitted Area: Unlimited Area (FBC Table 503)

FIRE PROTECTION:

Complete NFPA 13 Automatic Sprinkler System (FBC Sections 903.3.1.1)

OCCUPANCY CLASSIFICATION:

OCCUPANCY	CODE REFERENCE
Group A-2 ASSEMBLY (Restaurant, Lounges)	FBC 303.3 & FFPC 101:12.1
Group A-3 ASSEMBLY (Exhibit Gallery, Fitness Center, Meeting Rooms, Salons)	FBC 303.4 & FFPC 101:12.1
Group R-1 RESIDENTIAL (Hotel Building)	FBC 310.3 & FFPC 101:28.1
Group B BUSINESS (Administration Offices, Laundry, Spa)	FBC 304.1 & FFPC 101:38.1
Group S-2 STORAGE	FBC 311.3 & FFPC 101:42.1
Group M MERCANTILE	FBC 309.1 & FFPC 101:36.1

NOTES:

Exceptions: FBC 303.1

1. A building or tenant space used for assembly purposes with an occupant load of less than 50 persons shall be classified as a Group B occupancy.

2. A room or space used for assembly purposes with an occupant load of less than 50 persons and accessory to an OTHER occupancy shall be classified as a Group B occupancy as part of that occupancy.

3. A room or space used for assembly purposes that is less than 750 square feet in area and accessory to an OTHER occupancy shall be classified as a Group B occupancy as part of that occupancy.

BUILDING CLASSIFICATION

R-1 HOTEL BUILDING WITH NON-SEPARATED AMENITY OCCUPANCIES (FBC SECTION 508.3) AND INCIDENTAL USES (FBC SECTION 509).

MAXIMUM TRAVEL DISTANCE

PER FBC TABLE 1016.2 and FFPC LIFE SAFETY CODE TABLE A.7.6

COMMON PATH OF EGRESS TRAVEL FBC TABLE 1014.3

USE GROUP (FBC)	Use Group FFPC	Location
GROUP A-3 ASSEMBLY FBC 303.4	ASSEMBLY CHAPTER 12-FFPC and Table A.7.6	MAX TRAVEL DIST. 250' (S) MAX DEAD END: 20' MAX COMMON PATH: 20' IF <50' OCC. 75' FFPC 12.3.5.1.2
GROUP B BUSINESS FBC 304.1	BUSINESS CHAPTER 38-FFPC and Table A.7.6	MAX TRAVEL DIST. 300' (S) MAX COMMON PATH: 100' FFPC 12.2.5.1.2
GROUP R-1 RESIDENTIAL FBC 310.3	HOTEL CHAPTER 28-FFPC and Table A.7.6	MAX TRAVEL DIST. 250' (S) MAX DEAD END: 50' MAX COMMON PATH: 75'
GROUP S-2 LOW HAZARD	STORAGE CHAPTER 42-FFPC and Table A.7.6 ORDINARY HAZARD	MAX TRAVEL DIST. 400' MAX DEAD END: 50' MAX COMMON PATH: 100'

\* TRAVEL DISTANCES BASED ON BUILDING EQUIPPED THROUGHOUT WITH AN AUTOMATIC SPRINKLER SYSTEM IN ACCORDANCE WITH NFPA 13

NUMBER OF EXITS REQUIRED (a)		
REQUIRED CAPACITY:	FBC	FFPC
STAIRS	0.2" / PERSON	0.3" / PERSON (b)
OTHER COMPONENTS	0.15" / PERSON	0.2" / PERSON
NUMBER OF EXITS REQUIRED PER STORY:		
1-500 PERSONS	2 EXITS	2 EXITS
501-1000 PERSONS	3 EXITS	3 EXITS
> 1000 PERSONS	4 EXITS	4 EXITS
SPACES WITH 1 EXIT OR EXIT ACCESS DOORWAY:	OCCUPANT LOAD	CPOT
GROUP A	49 PERSONS	< 75'
GROUP B	49 PERSONS	< 100'
GROUP M	49 PERSONS	< 75'
GROUP R-1	10 PERSONS	< 75'
GROUP S	29 PERSONS	< 100'
BOILER, INCINERATOR, & FURNACE	SEE FBC 1015.3	
SPACES ABOUT ELECTRICAL EQUIPMENT		FFPC 101 - 7.4.2
(a) Buildings equipped throughout with an automatic sprinkler system in accordance with Section 903.3.1.1.		
(b) Capacity may be increased per FFPC Life Safety Code Section 7.3.3.2.		
EXIT STAIR CAPACITY BASED ON FFPC LIFE SAFETY CODE SECTION 7.3.3.2		
EXIT STAIRS AT 2ND FLOOR:	EXIT STAIR WIDTH	EXIT STAIR CAPACITY
EGRESS STAIR 1	48"	176 PERSONS
EGRESS STAIR 2	48"	176 PERSONS
TOTAL COMBINED EXIT STAIR CAPACITY AT 1st FLOOR		352 PERSONS
OCCUPANT LOAD FACTORS FBC TABLE 1004.1.2 AND FFPC LIFE SAFETY CODE TABLE 7.3.1.2		
USE	AREA PER OCCUPANT (SQFT PER PERSON)	
ASSEMBLY W/O FIXED SEATS - Concentrated -Unconcentrated	7 NET 15 NET	
RESIDENTIAL	200 GROSS	
BUSINESS AREAS	100 GROSS	
STORAGE, STOCK, SHIPPING AREAS	300 GROSS	
MERCANTILE	60 GROSS	
POSTING OF OCCUPANT LOAD		
EVERY ROOM OR SPACE THAT IS AN ASSEMBLY OCCUPANCY SHALL HAVE THE OCCUPANT LOAD OF THE ROOM OR SPACE POSTED IN A CONSPICUOUS PLACE, NEAR THE MAIN EXIT ACCESS DOORWAY FROM THE ROOM OR SPACE. POSTED SIGNS SHALL BE OF AN APPROVED LEGIBLE PERMANENT DESIGN AND SHALL BE MAINTAINED BY THE OWNER OR AUTHORIZED AGENT. SEE FBC SECTION 1004.3		
STAIRWAY RE-ENTRY FOR 5 STORIES AND GREATER:		
EVERY DOOR IN A STAIR ENCLOSURE SERVING MORE THAN FOUR STORIES SHALL PERMIT RE-ENTRY FROM THE STAIR ENCLOSURE TO THE INTERIOR BUILDING. SEE FBC 1008.1.9.11; FFPC FIRE CODE 14.5.2.8; AND FFPC LIFE SAFETY CODE 7.2.1.5.8. REFER TO STAIR PLANS FOR ADDITIONAL INFORMATION.		
STAIR IDENTIFICATION FOR 3 STORIES AND GREATER		
NEW EXIT STAIR ENCLOSURES SERVING THREE STORIES OR MORE SHALL BE PROVIDED WITH STAIR IDENTIFICATION SIGNAGE IN COMPLIANCE WITH FLORIDA BUILDING CODE SECTION 1022.9 AND FLORIDA FIRE PREVENTION CODE LIFE SAFETY CODE SECTION 7.2.2.5.4.		
INTERIOR FINISH REQUIREMENTS-SPRINKLERED		
USE GROUP CLASSIFICATION		
USE GROUP (FBC)	USE GROUP (FFPC)	
A-3, ASSEMBLY FBC 303.4 FBC TABLE 803.9 <300 OCCUPANTS	ASSEMBLY CHAPTER 12 & 10 FFPC LSC	EXIT ENCLOSURE & EXIT PASSAGEWAYS: CLASS B CORRIDORS: CLASS B ROOMS & ENCLOSED SPACES: CLASS C
B, BUSINESS FBC 304.1 FBC TABLE 803.9	BUSINESS CHAPTER 38 & 10 FFPC LSC	EXIT ENCLOSURE & EXIT PASSAGEWAYS: CLASS B CORRIDORS: CLASS B ROOMS & ENCLOSED SPACES: CLASS C
R-1, HOTEL FBC 310.1 FBC TABLE 803.9	HOTEL CHAPTER 28 & 10 FFPC LSC	EXIT ENCLOSURE & EXIT PASSAGEWAYS: CLASS B CORRIDORS: CLASS B ROOMS & ENCLOSED SPACES: CLASS C
S-2, LOW HAZARD STORAGE FBC 311.3 FBC TABLE 803.9	STORAGE CHAPTER 42 & 10 FFPC LSC	EXIT ENCLOSURE & EXIT PASSAGEWAYS: CLASS B CORRIDORS: CLASS C ROOMS & ENCLOSED SPACES: CLASS C
Note 1: Per FBC Section 804.4.2, interior floor finish materials complying with DCF-FF "P111 Test" (CPSC 16 CFR Part 1630) or with ASTM D 2859 are permitted in any area where class 2 materials are required when the building is equipped throughout with an automatic sprinkler system in accordance with FBC Section 903.1.1		

FIRE RESISTANCE REQUIREMENTS						
			MIN. FIRE RESISTANCE	CODE REFERENCE		
INTERIOR EXIT STAIRWAYS CONNECTING 4 STORIES OR MORE			2 HOUR 90-MINUTE DOORS	FBC SECTION 1022 FBC SECTION 716		
EXIT PASSAGEWAYS			N/A	FBC SECTION 1023 FBC SECTION 716		
WALLS SEPARATING SLEEPING UNITS IN THE SAME BUILDING			1 HOUR	FBC SECTION 420 FBC SECTION 708		
CORRIDOR FIRE RESISTANCE RATINGS						
OCCUPANCY & OCCUPANT LOAD SERVED			MIN. FIRE RESISTANCE (c)	CODE REFERENCE		
GROUP A - SERVING MORE THAN 30 PEOPLE			0 HOUR	FBC TABLE 1018.1		
GROUP B, M, S - SERVING MORE THAN 30 PEOPLE			0 HOUR	FBC TABLE 1018.1		
GROUP R-1			1 HOUR	FBC TABLE 1018.1		
(c) Buildings equipped throughout with an automatic sprinkler system in accordance with Section 903.3.1.1 or 903.3.1.2, where allowed.						
FIRE RESISTANCE REQUIREMENTS FOR SPECIAL USE ROOMS						
HAZARDOUS AREA PROTECTION			SEPARATION / PROTECTION CODE REF.			
BOILER AND FUEL FRIER HEATER SERVING FIRE THAN A SINGLE GUEST ROOM OR GUEST SUITE			1 Hour FFPC TABLE -28.3.2.2.2			
ROOMS WITH BOILER WHERE THE LARGEST PIECE OF EQUIPMENT IS OVER 15 PSI AND 10 HORSEPOWER			1 Hour or provide automatic fire-extinguishing system FBC TABLE -508.2.5.			
REFRIGERANT MACHINERY ROOM			1 Hr. or provide auto sprinkler system FBC T-508.2.5			
GIFT OR RETAIL SHOPS			1 Hr. or sprinklers FFPC Table 28.3.2.2.2			
WASTE & LINEN COLLECTION ROOMS OVER 100SF			1 Hr. or provide auto fire extinguishing FBC T-508.2.5			
MAINTENANCE SHOPS			1 Hr. and sprinklers FFPC Table 28.3.2.2.2			
TRASH COLLECTION ROOMS			1 Hr. and sprinklers FFPC Table 28.3.2.2.2			
EMERGENCY SWITCH GEAR ROOMS			2 Hour			
FIRE PUMP ROOMS			2 Hour NFPA 110 7.2.1.1			
TELE / DATA ROOMS			2 Hour FIRE/ SMOKE FBC 708.4 FFPC 8.6.5			
MECHANICAL SHAFTS			2 Hour FIRE/ SMOKE FBC 708.4 FFPC 8.6.5			
STAIR SHAFTS			2 Hour FIRE/SMOKE FFPC FBC 1020.1			
ELEVATOR MACHINE ROOMS AND SHAFTS			2 Hour FBC 707.4 FFPC 8.3.4.2			
ASSEMBLY CORRIDORS			1 Hour FBC T-1071.1			
GUESTROOM CORRIDORS			1 Hour FFPC 28.3.6.1.2 & FFPC 8.6.5			
STORAGE ROOMS			1 Hr. and sprinklers FFPC Table 28.3.2.2.2			
Provide: full-height (slab to roof) wall assemblies or partial-height wall assemblies terminating at ceilings having a fire resistance rating equal to the wall assemblies (NFPA 8.2.2.3).						
STRUCTURAL FIRE RESISTANCE REQUIREMENTS FOR TYPE 1B CONSTRUCTION - FULLY SPRINKLERED						
* For buildings that have sprinkler control valves equipped with supervisory initiating devices and water-flow initiating devices for each floor and in other than Group F-1, M and S-1 occupancies, the fire-resistance rating of the building elements in Type 1B construction shall be permitted to be reduced to the minimum fire-resistance rating for the building elements in Type 2A. FBC 403.2.1.1, 403.2.1.1(2).						
			MINIMUM FIRE RESISTANCE	CODE REFERENCE		
Primary Structural Frame (g):			2 Hours (a)	Table 601		
Floor Construction and Secondary members:			2 Hours	Table 601		
Roof Construction and Secondary members:			1 Hour (b)(c)	Table 601		
WALL & PARTITIONS		FIRE SEPARATION DISTANCE				
Exterior Bearing (g)			2 Hours	Table 601		
Interior Bearing			2 Hours (a)	Table 601		
Exterior Nonbearing						
M		Less than 5 ft. (d)	2 Hours	Table 602		
A, B, R, S-2		Less than 5 ft. (d)	1 Hours	Table 602		
A, B, M, R, S-2		5 ft. ≤ x < 10 ft.	1 Hour	Table 602		
A, B, M, R, S-2		10 ft. ≤ x < 30 ft.	1 Hour	Table 602		
A, B, M, R, S-2		> 30 ft.	0	Table 602		
Interior Nonbearing (e)			0 Hours	Table 601		
(a) Roof supports: Fire-resistance ratings of primary structural frame and bearing walls permitted to be reduced by 1 hour where supporting a roof only.						
(b) Except in Group F-1, H, M, and S-1 occupancies, fire protection of structural members shall not be required, including protection of roof framing and decking where every part of the roof construction is 20 feet or more above any floor immediately below. Fire-retardant-treated wood members shall be allowed to be used for such unprotected members.						
(c) In all occupancies, heavy timber shall be allowed where 1-hour or less fire-resistance rating is required.						
(d) See FBC section 706.1 for party walls.						
(e) Not less than the fire resistance rating required by other sections of the FBC.						
(g) Not less than the fire resistance rating as referenced in FBC Section 704.10.						
FIRE EXTINGUISHER LEGEND						
LOCATION	MIN. RATING	AREA/ UNIT OF RATING CALCULATION	AREA/ UNIT OF RATING CALCULATION	FIRE EXT. REQUIRED	FIRE EXT. REQUIRED	
MECHANICAL	2A:10B.C	1,500 SF. / 30FT.	SF. /3000 FT.			
PUBLIC AREAS	2A	1,500 SF. / 75FT.	SF. /3000 FT.	3 ft. (TYP.75R)		
<b>NOTES:</b>						
1. THE NUMBER OF FIRE EXTINGUISHERS REQUIRED GREATEST VALUE BETWEEN THE MAXIMUM TRAVEL DISTANCE TO AN EXTINGUISHER AND THE SQ.FT. AREA PER UNIT CALCULATION.						
2. COORDINATE FIRE EXTINGUISHER REQUIREMENTS FOR FPL VAULT WITH FPL.						
3. PORTABLE FIRE EXTINGUISHER SHALL BE INSTALLED, INSPECTED, AND MAINTAINED IN ACCORDANCE WITH NFPA 10, STANDARD FOR PORTABLE FIRE EXTINGUISHERS.						
ALARM AND COMMUNICATION SYSTEM						
A ONE-WAY VOICE EMERGENCY ALARM SYSTEM AND A TWO-WAY FIRE DEPARTMENT COMMUNICATION SYSTEM SHALL BE INSTALLED IN ACCORDANCE WITH:					NFPA 72	
RADIO RESPONDER SINGLE SHALL BE INSTALLED IN ACCORDANCE WITH:					NFPA 72	
FIRE ALARM NOTE						
A FIRE ALARM SYSTEM IS REQUIRED AS PER F.F.P.C. 2014 NFPA 101 SECTION 283.4						

MAXIMUM AREA OF EXTERIOR WALL OPENINGS BASED ON FIRE SEPARATION DISTANCE AND DEGREE OF OPENING PROTECTION - FBC TABLE 705.8		
FIRE SEPARATION DISTANCE (FEET)	DEGREE OF OPENING PROTECTION	ALLOWABLE AREA Area of exterior wall, per story.
0 to < 3	UP, NS UP, S P	Not Permitted Not Permitted Not Permitted
3 to < 5	UP, NS UP, S P	Not Permitted 15% 15%
5 to < 10	UP, NS UP, S P	10% 25% 25%
10 to < 15	UP, NS UP, S P	15% 45% 45%
15 to < 20	UP, NS UP, S P	25% 75% 75%
20 to < 25	UP, NS UP, S P	45% No Limit No Limit
25 or greater	UP, NS UP, S P	No Limit Not Permitted Not Permitted
UP, S = Unprotected, Sprinklered Unprotected openings in building equipped throughout with an automatic sprinkler system in accordance with FBC Section 903.3.1.1.		
(a) Values indicated are the percentage of area of the exterior wall, per story.		
NOTES: As per FBC Section 705.8.1 Allowable area of openings: 1. In occupancies other than Group H occupancies, unlimited unprotected openings are permitted in the exterior walls of the first story above grade either: 1.1 Where the wall faces a street and has a fire separation distance of more than 15 feet; or 1.2 Where the wall faces an unoccupied space. The unoccupied space shall be on the same lot or dedicated for public use, shall not be less than 30 feet in width and shall have access from a street by a posted fire lane in accordance with the Florida Fire Prevention Code. 2. Buildings whose exterior bearing walls, exterior nonbearing walls and exterior primary structural frame are not required to be fire-resistance rated shall be permitted to have unlimited unprotected openings.		
NOTABLE CODE SECTIONS		
Smoke Detection		FBC Section 907 / NFPA 72
Fire alarm and detection systems		FBC Section 907.5.2.2
Emergency voice/alarm communication system		FBC Section 915 FFPC FC Section 11.10
Emergency responder radio coverage		FBC Section 2702
Standby power		FBC Chapter 30 FFPC FC Section 11.3 FFPC LSC Section 9.4
Elevators		
ACCESSIBLE MEANS OF EGRESS		
1. Provide Two (2) Accessible Means of Egress at Ground Floor Level to public way. 2. Provide Two-Way Communication (in Accordance with FFPC 7.2.12.1.1.) at Elevator Landing at each Elevated Floor Level of Building.		
EXIT SIGN REQUIREMENTS FBC SECTION 1011		
EXIT SIGNS 1011.1 Where required. Exits and exit access doors shall be marked by an approved exit sign readily visible from all direction of egress travel. The path of egress travel to exits and within exits shall be marked by readily visible exit signs to clearly indicate the direction of egress travel in cases where the exit or the path of egress travel is not immediately visible to the occupants. Intervening means of egress doors within exits shall be marked by exit signs. Exit sign placement shall be such that no point in an exit access corridor or exit passageway is more than 100 feet (30 480 mm) or the listed viewing distance for the sign, whichever is less, from the nearest visible exit sign. Exceptions: 1. Exit signs are not required in rooms or areas that require only one exit or exit access. 2. Main exterior exit doors or gates that are obviously and clearly identifiable as exits need not have exit signs where approved by the building official. 3. Exit signs are not required in occupancies in Group U and individual sleeping units or dwelling units in Group R-1, R-2 or R-3. 4. Exit signs are not required in dayrooms, sleeping rooms or dormitories in occupancies in Group I-3. 5. In occupancies in Groups A-4 and A-5, exit signs are not required on the seating side of vomitories or openings into seating areas where exit signs are provided in the concourse that are readily apparent from the vomitories. Egress lighting is provided to identify each vomitory or opening within the seating area in an emergency. 1011.2 Floor-level exit signs in Group R-1. Where exit signs are required in Group R-1 occupancies by Section 1011.1, additional low-level exit signs shall be provided in all areas serving guestrooms in Group R-1 occupancies and shall comply with Section 1011.5. The bottom of the sign shall be not less than 10 inches (254 mm) nor more than 12 inches (305 mm) above the floor level. The sign shall be flush mounted to the door or wall. Where mounted on the wall, the edge of the sign shall be within 4 inches (102 mm) of the door frame on the latch side. 1011.3 Illumination. Exit signs shall be internally or externally illuminated. Exception: Tactile signs required by Section 1011.4 need not be provided with illumination. 1011.4 Raised character and Braille exit signs. A sign stating EXIT in raised characters and Braille and complying with ICC A117.1 shall be provided adjacent to each door to an area of refuge, an exterior area for assisted rescue, an exit stairway, an exit ramp, an exit passageway and the exit discharge. 1011.5 Internally illuminated exit signs. Electrically powered, self-luminous and photoluminescent exit signs shall be listed and labeled in accordance with UL 924 and shall be installed in accordance with the manufacturer's instructions and Chapter 27. Exit signs shall be illuminated at all times. 1011.6 Externally illuminated exit signs. Externally illuminated exit signs shall comply with Sections 1011.6.1 through 1011.6.3. 1011.6.1 Graphics. Every exit sign and directional exit sign shall have plainly legible letters not less than 6 inches (152 mm) high with the principal strokes of the letters not less than 3/4 inch (19.1 mm) wide. The word "EXIT" shall have letters having a width not less than 2 inches (51 mm) wide, except the letter "L," and the minimum spacing between letters shall not be less than 3/8 inch (9.5 mm). Signs larger than the minimum established in this section shall have letter widths, strokes and spacing in proportion to their height. The word "EXIT" shall be in high contrast with the background and shall be clearly discernible when the means of exit sign illumination is or is not energized. If a chevron directional indicator is provided as part of the exit sign, the construction shall be such that the direction of the chevron directional indicator cannot be readily changed. 1011.6.2 Exit sign illumination. The face of an exit sign illuminated from an external source shall have an intensity of not less than 5 footcandles (54 lux). 1011.6.3 Power source. Exit signs shall be illuminated at all times. To ensure continued illumination for a duration of not less than 90 minutes in case of primary power loss, the sign illumination means shall be connected to an emergency power system provided from storage batteries, unit equipment or an on-site generator. The installation of the emergency power system shall be in accordance with Chapter 27. Exception: Approved exit sign illumination means that provide continuous illumination independent of external power sources for a duration of not less than 90 minutes, in case of primary power loss, are not required to be connected to an emergency electrical system.		

<h1 style="margin: 0;">CODE ANALYSIS</h1> <p>Project Number  <span style="font-size: 2em; font-weight: bold;">1603</span></p> <p>Sheet Number  <span style="font-size: 2em; font-weight: bold;">A005</span></p>	<div style="float: right; width: 50px; height: 50px; background-color: #ccc; margin-bottom: 10px;"></div> <div style="float: right; width: 150px; height: 100px; border: 1px solid black; position: relative;"> <div style="position: absolute; top: -50px; left: 50%; transform: translateX(-50%);">Date</div> <div style="position: absolute; top: 0; left: 50%; transform: translateX(-50%);">01/26/17</div> </div>
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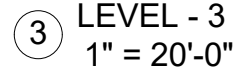
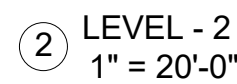
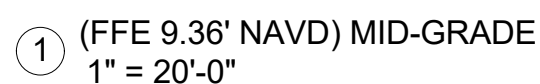
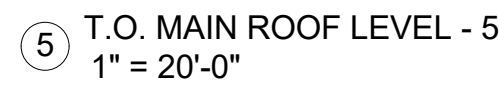
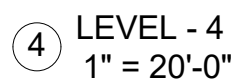
<h2 style="margin: 0;">RIPTIDE HOTEL</h2> <p style="margin-top: 20px;"><b>2300 N SURF ROAD</b> <b>HOLLYWOOD, FL 33019</b></p>	<p><b>RICHARD K. BROOKS</b> REG. NO. AA0002344</p> <p>architecture   planning   interior design</p> <p>Sanduary Centre, 4800 N. Federal Highway, Suite B-104 Boca Raton, Florida 33431 Tel: 561-750-3661 / Fax: 561-394-4802</p>
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No.	Description	Date
2	FINAL TAC	02/21/2017
3	FINAL TAC SIGNED-OFF	10/16/2017

Seal

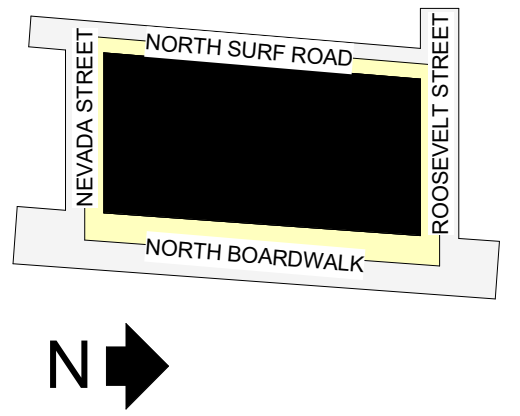




**PTIDE HOTEL**  
2300 N SURF ROAD  
HOLLYWOOD, FL 33019

Date  
01/26/17





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

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

Seal



INTERIOR PERSPECTIVES



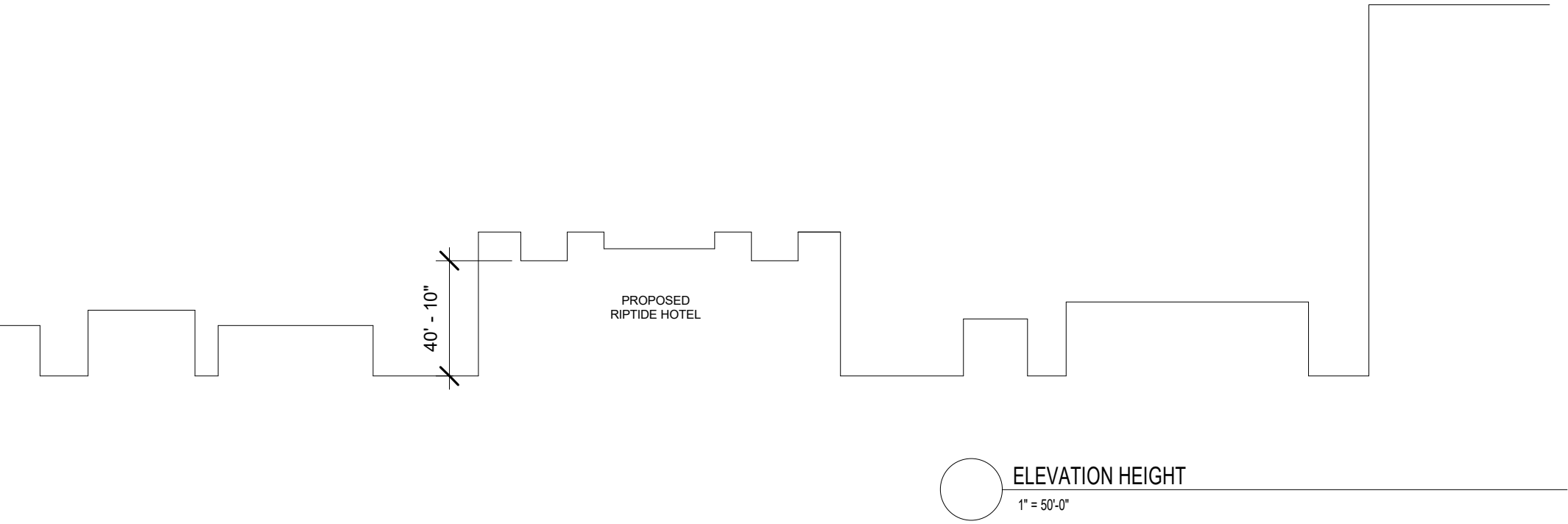
EXTERIOR PERSPECTIVES



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

Date  
01/26/17





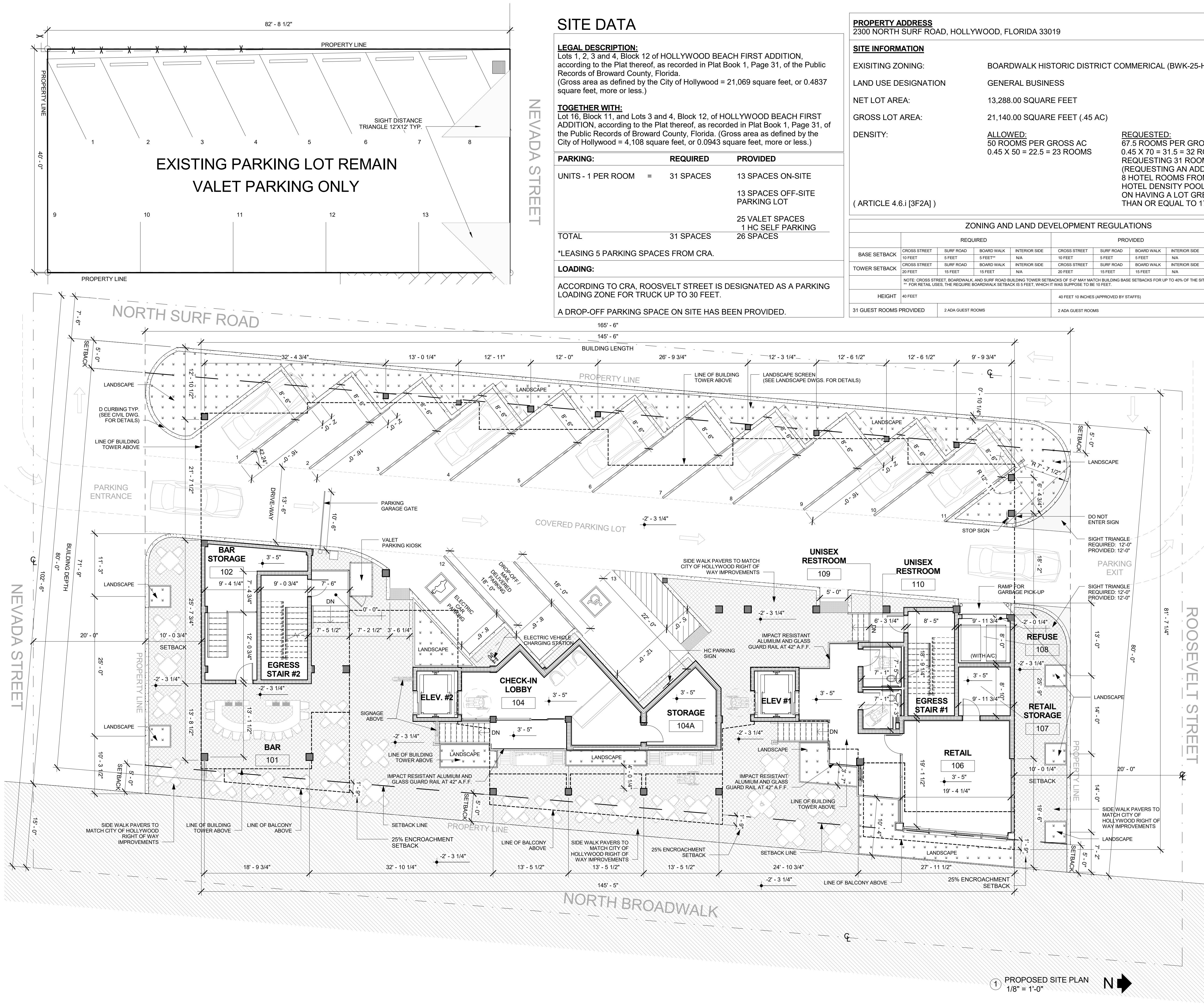
SW6049	SHERWIN WILLIAMS - GORGEOUS WHITE
SW6050	SHERWIN WILLIAMS - ABALONE SHELL
SW6051	SHERWIN WILLIAMS - SASHAY SAND
SW7005	SHERWIN WILLIAMS - PURE WHITE (REVEAL)
SW7071	SHERWIN WILLIAMS - SILVER STRAND (RAILING & STOREFRONT FRAMING)

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

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

Date  
01/26/17





SITE DATA

**LEGAL DESCRIPTION:**  
Lots 1, 2, 3 and 4, Block 12 of HOLLYWOOD BEACH FIRST ADDITION, according to the Plat thereof, as recorded in Plat Book 1, Page 31, of the Public Records of Broward County, Florida.  
(Gross area as defined by the City of Hollywood = 21,069 square feet, or 0.4837 square feet, more or less.)

**TOGETHER WITH:**  
Lot 16, Block 11, and Lots 3 and 4, Block 12, of HOLLYWOOD BEACH FIRST ADDITION, according to the Plat thereof, as recorded in Plat Book 1, Page 31, of the Public Records of Broward County, Florida. (Gross area as defined by the City of Hollywood = 4,108 square feet, or 0.0943 square feet, more or less.)

PARKING:	REQUIRED	PROVIDED
UNITS - 1 PER ROOM	= 31 SPACES	13 SPACES ON-SITE 13 SPACES OFF-SITE PARKING LOT 25 VALET SPACES 1 HC SELF PARKING 26 SPACES
TOTAL	31 SPACES	

\*LEASING 5 PARKING SPACES FROM CRA.

**LOADING:**

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

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

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

SITE INFORMATION

EXISTING ZONING: BOARDWALK HISTORIC DISTRICT COMMERICAL (BWK-25-HD-C)

LAND USE DESIGNATION: GENERAL BUSINESS

NET LOT AREA: 13,288.00 SQUARE FEET

GROSS LOT AREA: 21,140.00 SQUARE FEET (.45 AC)

DENSITY: ALLOWED:  
50 ROOMS PER GROSS AC  
0.45 X 50 = 22.5 = 23 ROOMS

REQUESTED:  
67.5 ROOMS PER GROSS AC  
0.45 X 70 = 31.5 = 32 ROOMS  
(REQUESTING AN ADDITIONAL 8 HOTEL ROOMS FROM THE HOTEL DENSITY POOL BASED ON HAVING A LOT GREATER THAN OR EQUAL TO 17,000 SF)

( ARTICLE 4.6.i [3F2A] )

ZONING AND LAND DEVELOPMENT REGULATIONS									
	REQUIRED				PROVIDED				ARTICLE
BASE SETBACK	CROSS STREET	SURF ROAD	BOARD WALK	INTERIOR SIDE	CROSS STREET	SURF ROAD	BOARD WALK	INTERIOR SIDE	4.6.1 [3F-4A]
	10 FEET	5 FEET	5 FEET**	N/A	10 FEET	5 FEET	5 FEET	N/A	
TOWER SETBACK	CROSS STREET	SURF ROAD	BOARD WALK	INTERIOR SIDE	CROSS STREET	SURF ROAD	BOARD WALK	INTERIOR SIDE	4.6.1 [3F-4B]
	20 FEET	15 FEET	15 FEET	N/A	20 FEET	15 FEET	15 FEET	N/A	
NOTE: CROSS STREET, BOARDWALK, AND SURF ROAD BUILDING TOWER SETBACKS OF 5'-0" MAY MATCH BUILDING BASE SETBACKS FOR UP TO 40% OF THE SITE FRONTAGE. * FOR RETAIL USES, THE REQUIRED BOARDWALK SETBACK IS 5 FEET, WHICH IT WAS SUPPOSE TO BE 10 FEET.									
HEIGHT	40 FEET					40 FEET 10 INCHES (APPROVED BY STAFFS)			4.6.1 [3F-3]
31 GUEST ROOMS PROVIDED	2 ADA GUEST ROOMS				2 ADA GUEST ROOMS				TABLE 224.2

**MATERIAL LEGEND**

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

ALL DIMENSIONS TO BE VERIFIED IN FIELD

**LEGEND**

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

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

NOTE:  
PROJECT SHALL OBTAIN THE GREEN BUILDING CERTIFICATION.

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

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

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

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

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

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

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

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

25% ENCROACHMENT CALCULATIONS			
	REQUIRED	PROPOSED	
BASE SETBACK OF 5'-0"	1'-9"	1'-9"	
TOWER SETBACK OF 15'-0" (BOARD WALK)	3'-9"	3'-9"	
TOWER SETBACK OF 20'-0" (CROSS STREET)	5'-0"	5'-0"	

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

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

**FEMA NOTE:**  
THE NATIONAL FLOOD INSURANCE PROGRAM IS IN THE PROCESS OF ISSUING NEW FLOOD MAPS. AT TIME OF BUILDING PERMIT THE FEMA BASE FLOOD ELEVATION SHOULD BE CHECKED TO ENSURE IT IS STILL COMPLIANT. ALL MACHINE ROOMS, ELECTRICAL, MECHANICAL, AND OTHER EQUIPMENT WILL BE ABOVE THE REQUIRED FEMA BASE FLOOD 15.7' NAVD (11' 0" NAVD + 11').

BUILDING AREA	GROUND LEVEL - 2,053 S.F. (15.6%)
IMPERVIOUS PAVED AREA	GROUND LEVEL - 9,512 S.F. (71.8%)
PERVIOUS AREA	GROUND LEVEL - 1,673 S.F. (12.6%)
TOTAL SITE AREA	GROUND LEVEL - 13,238 S.F.
LANDSCAPE AREAS	GROUND LEVEL - 1350 S.F.
LEVEL 2	0 S.F.
LEVEL 3	460 S.F.
LEVEL 4	0 S.F.
ROOF LEVEL	0 S.F.
TOTAL	1810 S.F.

**RKB**  
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Sanctuary Centre, 4800 N. Federal Highway, Suite B-104  
Boca Raton, Florida 33431  
Tel: 561-750-5861 / Fax: 561-594-6802

RIPTIDE HOTEL  
2300 N SURF ROAD  
HOLLYWOOD, FL 33019

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

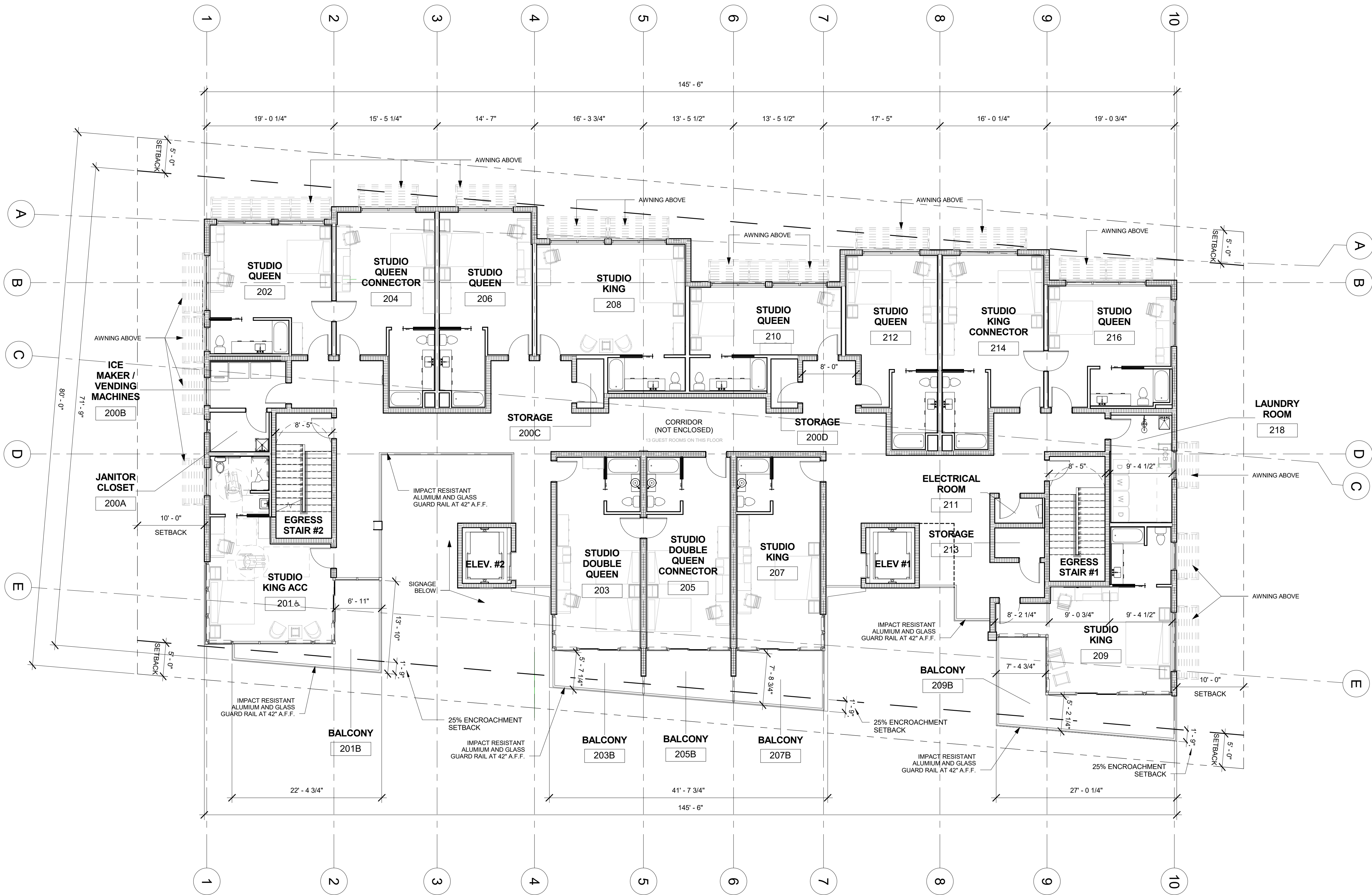
Date  
01/26/17

**SITE PLAN**

Project Number  
**1603**

Sheet Number  
**A082**





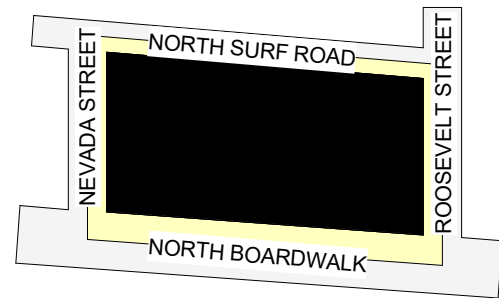
1 LEVEL 2 FLOOR PLAN  
1/8" = 1'-0"

MATERIAL LEGEND	
	PARTITIONS
	CMU WALLS
	CONCRETE WALLS
	STRUCTURAL CONCRETE WALL
	STRUCTURAL COLUMN

ALL DIMENSIONS TO BE VERIFIED IN FIELD

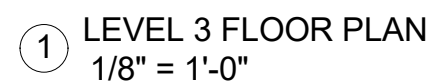
LEGEND	
	EXISTING CITY OF HOLLYWOOD RIGHT OF WAY IMPROVEMENTS PAVERS
	NEW PAVERS TO MATCH CITY OF HOLLYWOOD RIGHT OF WAY IMPROVEMENTS
	LANDSCAPE
	TRUNCATED DOMES
	PROPERTY LINE
	LINE OF REQUIRED SETBACK
	LINE OF BUILDING TOWER ABOVE

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



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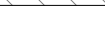







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ALL DIMENSIONS TO BE VERIFIED IN FIELD

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**LEGEND**

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

Seal

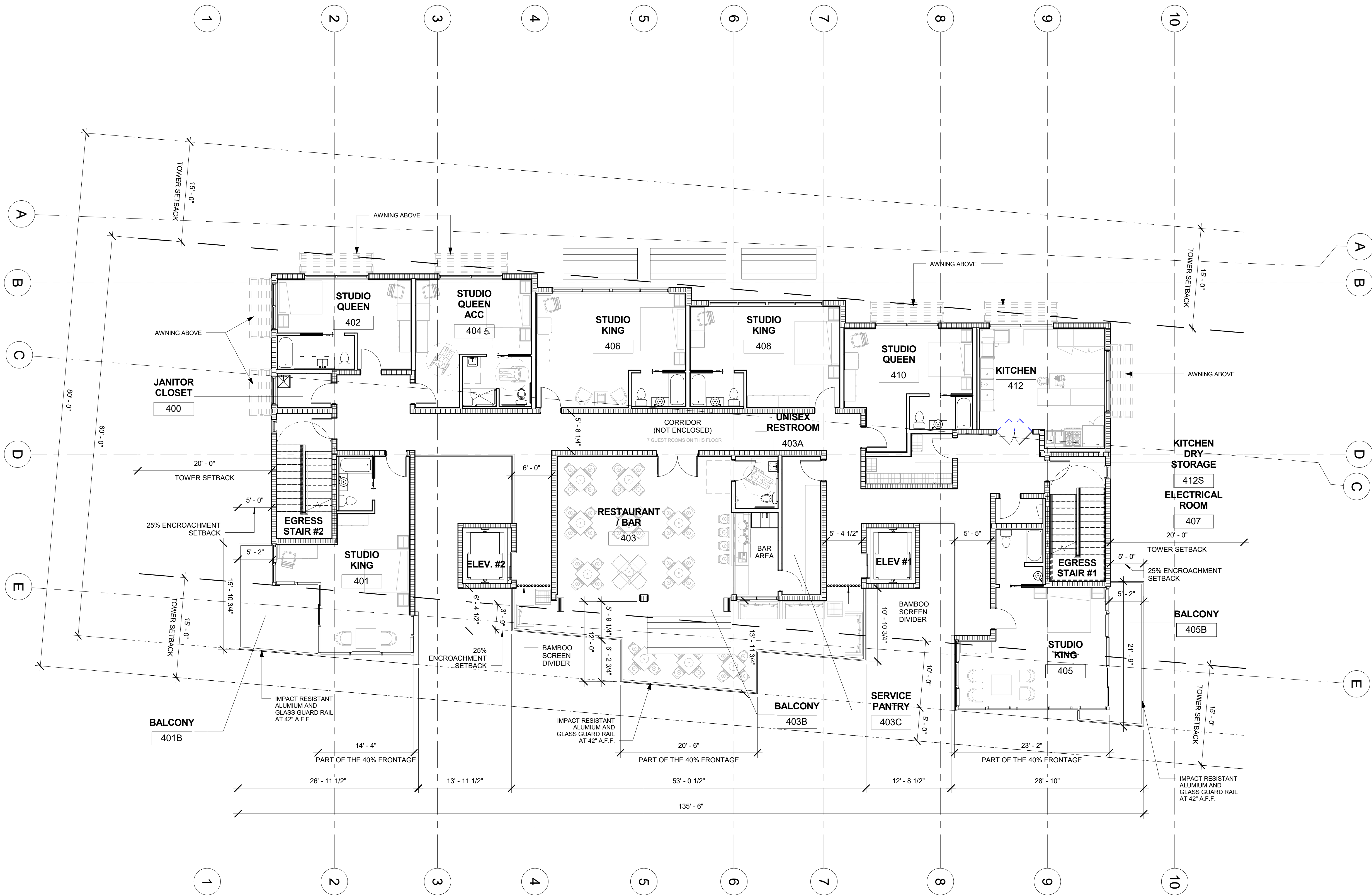
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01/26/17

Project Number

Sheet Number

# A103



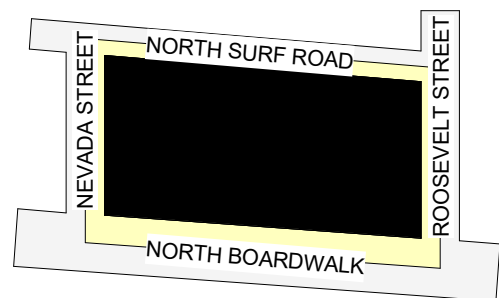


MATERIAL LEGEND	
	PARTITIONS
	CMU WALLS
	CONCRETE WALLS
	STRUCTURAL CONCRETE WALL
	STRUCTURAL COLUMN

ALL DIMENSIONS TO BE VERIFIED IN FIELD

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

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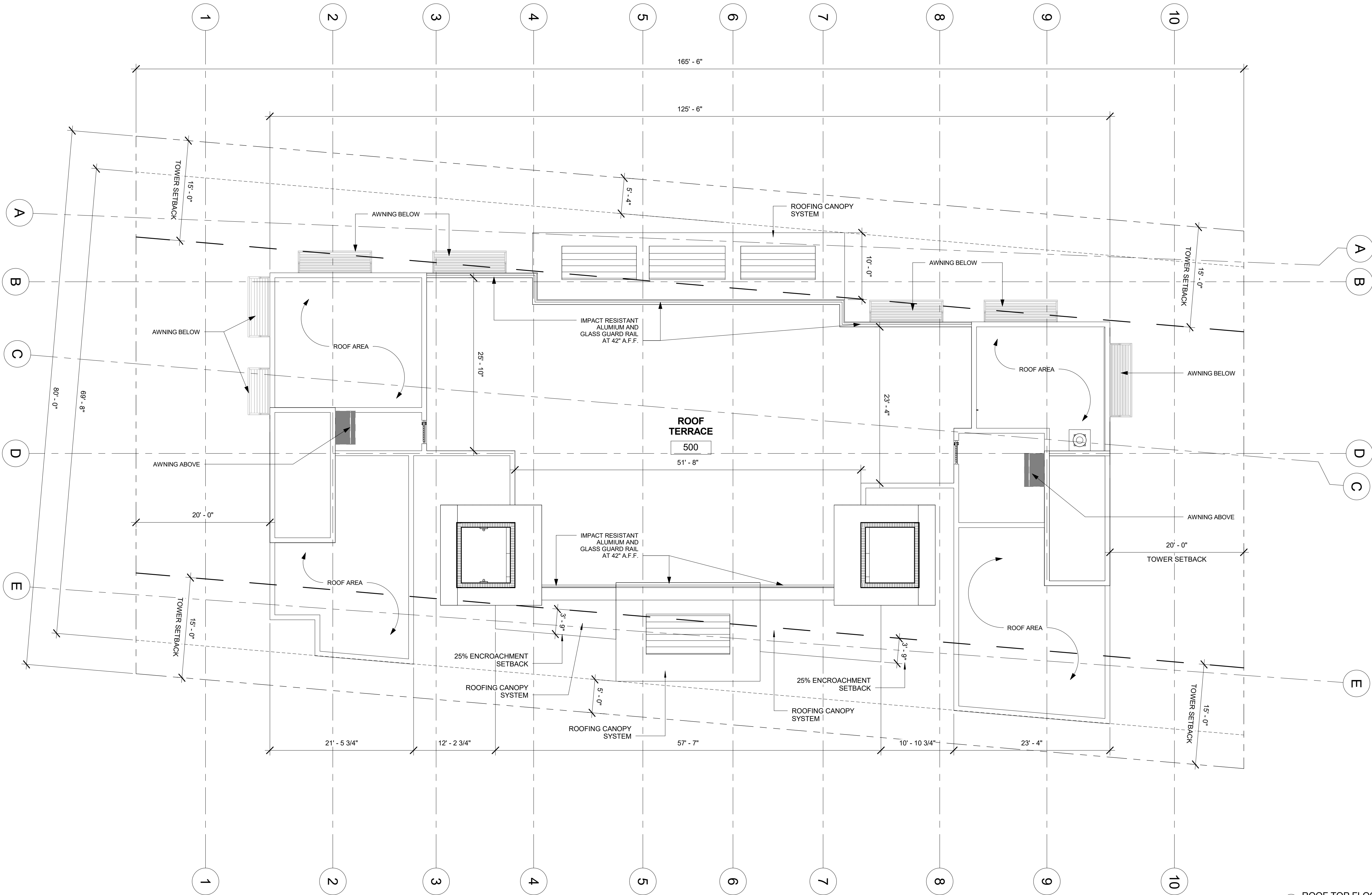


① LEVEL 4 FLOOR PLAN  
1/8" = 1'-0"

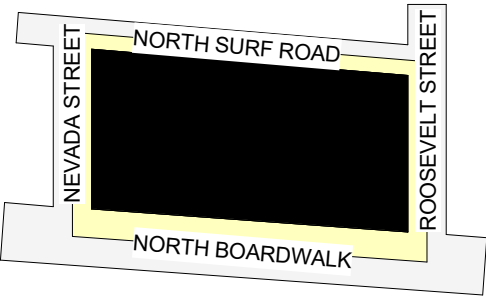
No.	Description	Date
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3	FINAL TAC SIGNED-OFF	10/16/2017

Date  
01/26/17

Seal



① ROOF TOP FLOOR PLAN  
1/8" = 1'-0"



MATERIAL LEGEND	
	PARTITIONS
	CMU WALLS
	CONCRETE WALLS
	STRUCTURAL CONCRETE WALL
	STRUCTURAL COLUMN

ALL DIMENSIONS TO BE VERIFIED IN FIELD

LEGEND	
	EXISTING CITY OF HOLLYWOOD RIGHT OF WAY IMPROVEMENTS PAVERS
	NEW PAVERS TO MATCH CITY OF HOLLYWOOD RIGHT OF WAY IMPROVEMENTS
	LANDSCAPE
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	PROPERTY LINE
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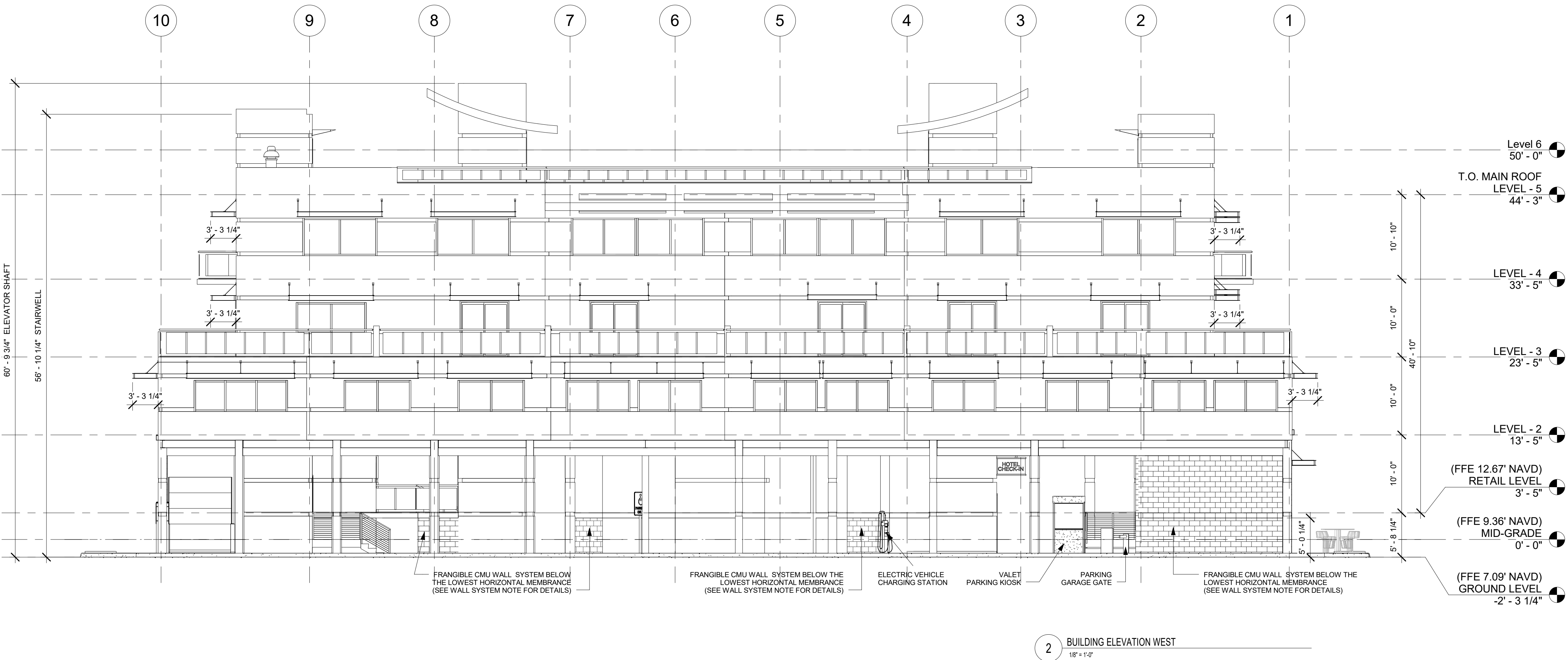
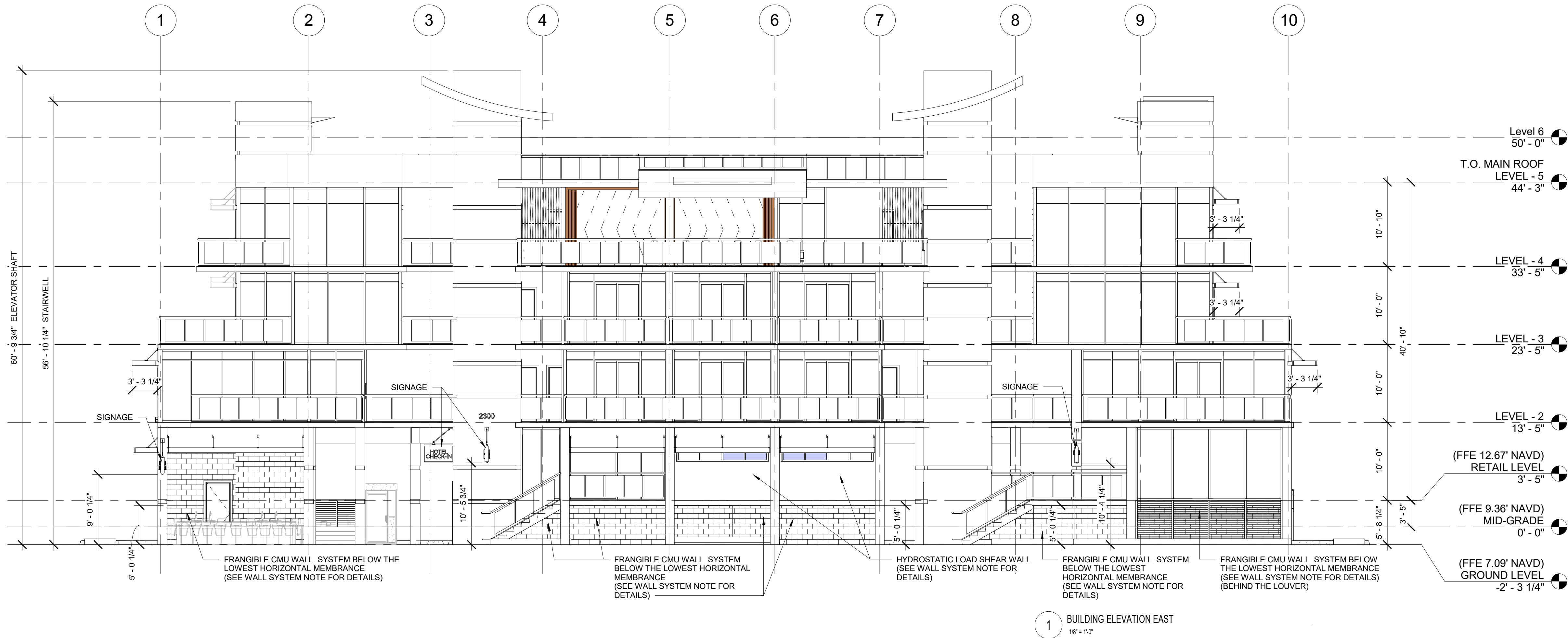
Project Number

1603

Sheet Number

A105





**WALL SYSTEM NOTE:**

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

**Exceptions:**

1. Stairways and Stairwells;
2. Shear walls perpendicular to the shoreline;
3. Shear walls parallel to the shoreline, which are limited to maximum of 20% of the building length in the direction running parallel to the shore;
4. Shear walls parallel to the shoreline, which exceed 20 percent of the total building length (including any attached major structure) when they meet the following criteria:

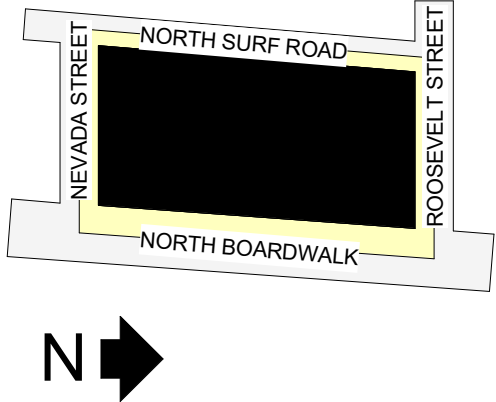
a. A certification is provided by a Florida-registered professional engineer that certifies that the increased length of shear walls, over 20 percent, are located landward of the 100-year erosion limit;

b. A hydraulic analysis is provided and certified by a Florida-registered professional engineer that evaluates the potential impact of flow increase on the subject parcel and adjacent properties;

c. The hydraulic analysis demonstrates that although the overall shear wall coverage is more than 20 percent, the increased shear wall length will not result in substantial increase of flow velocities and drag forces on the structural components of the proposed structure and neighboring structures; and

d. The provisions under Section 3109.4.2 (Exception 4) do not include any low-rise building as defined in Section 1609.2.

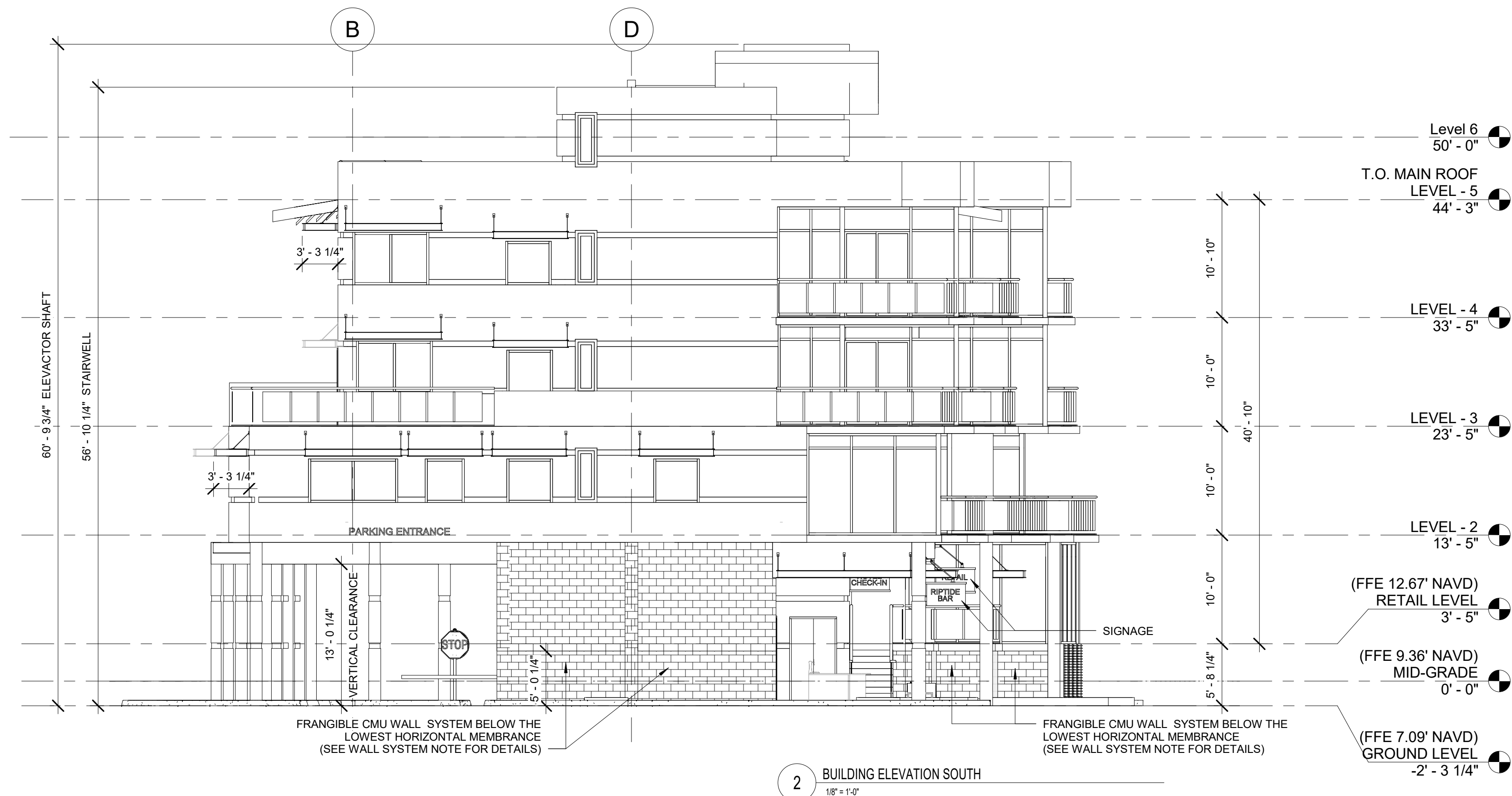
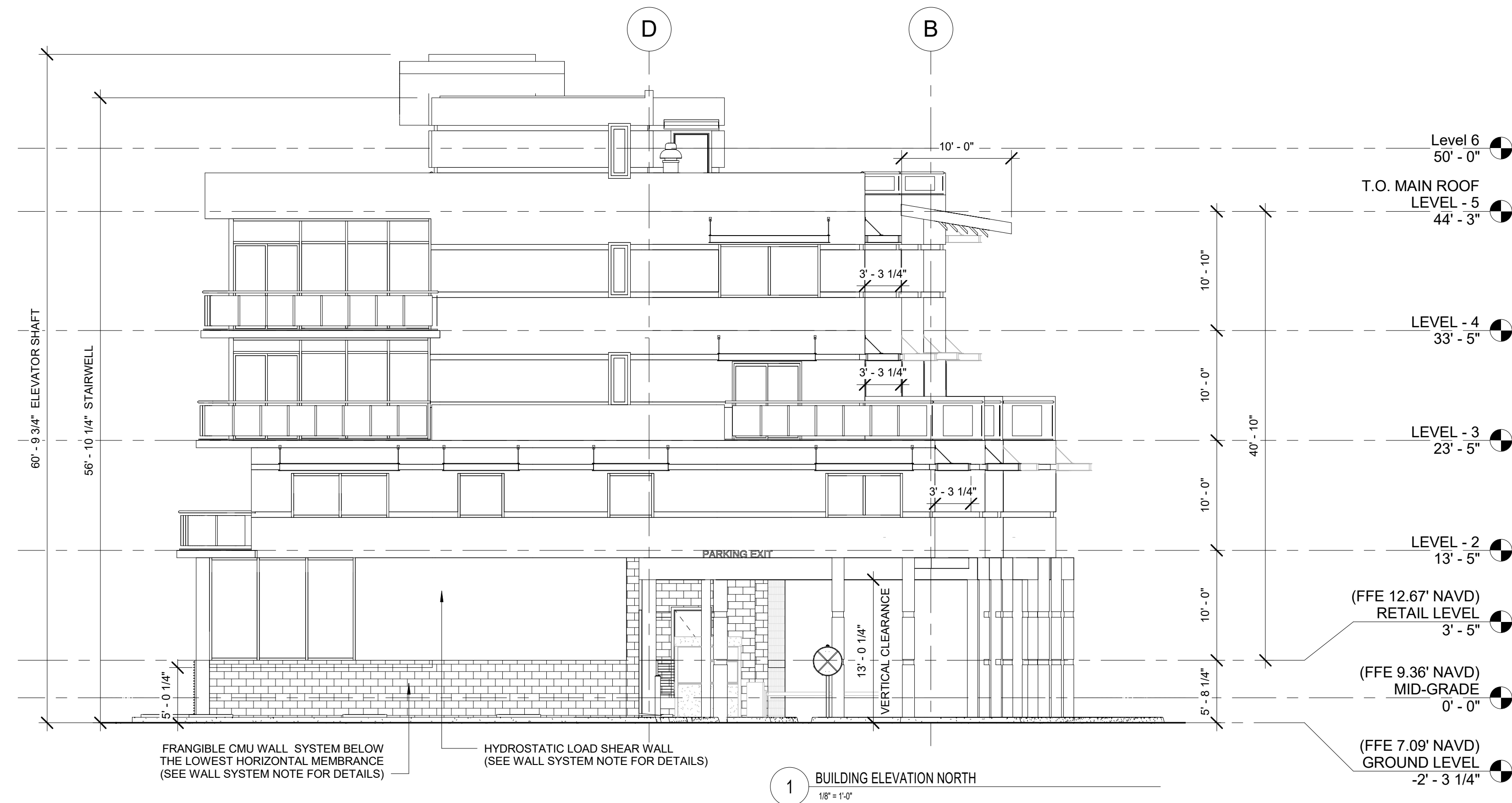
5. Wind or sand screens constructed of fiber or wire mesh;
6. Light, open lattice partitions with individual, wooden lattice strips not greater than 3/4-inch (19 mm) thick and 3-inches (76 mm) wide;
7. Elevator shafts;
8. Small mechanical and electrical rooms; and
9. Break-away or frangible walls.



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Date  
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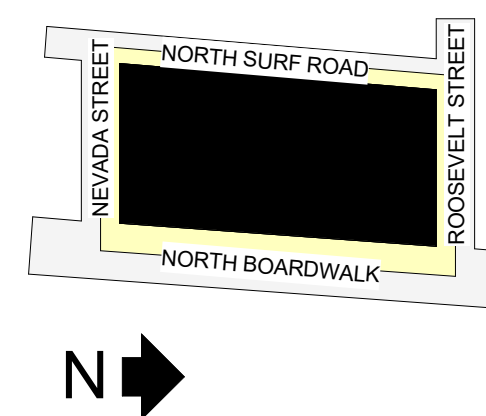


**WALL SYSTEM NOTE:**

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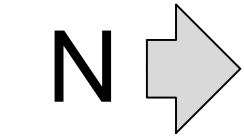
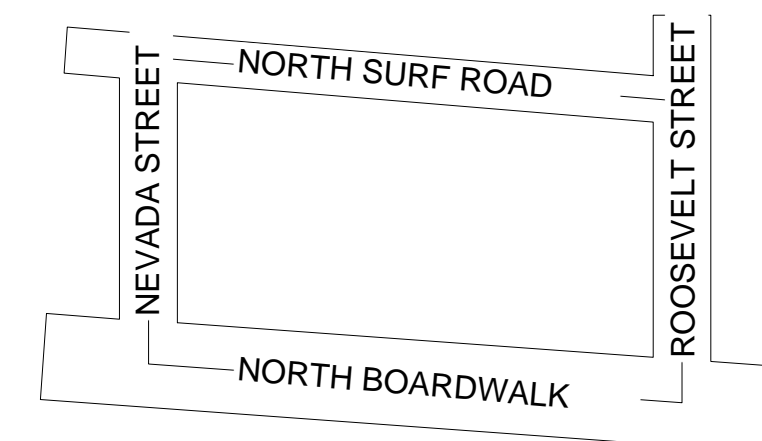
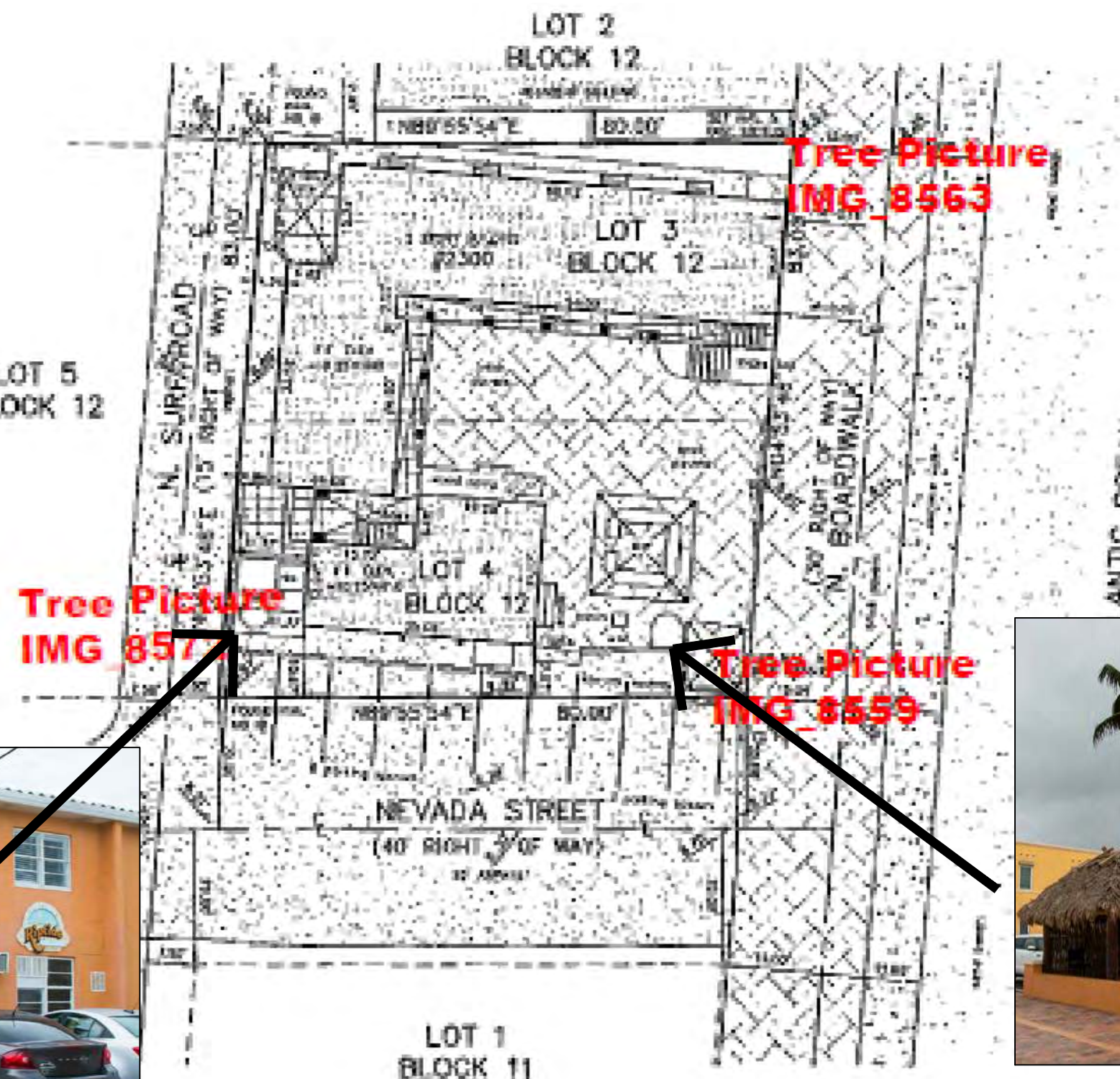
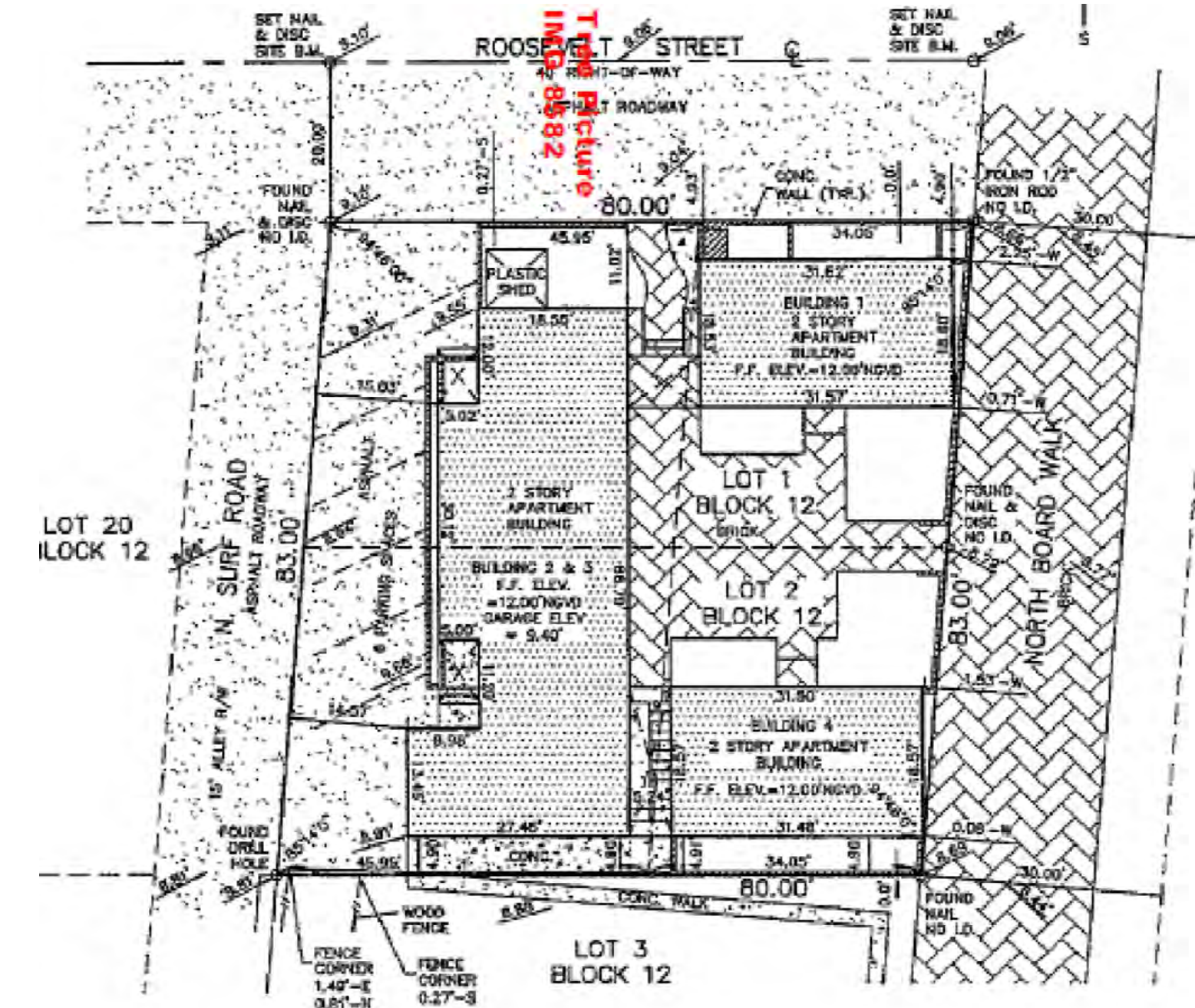
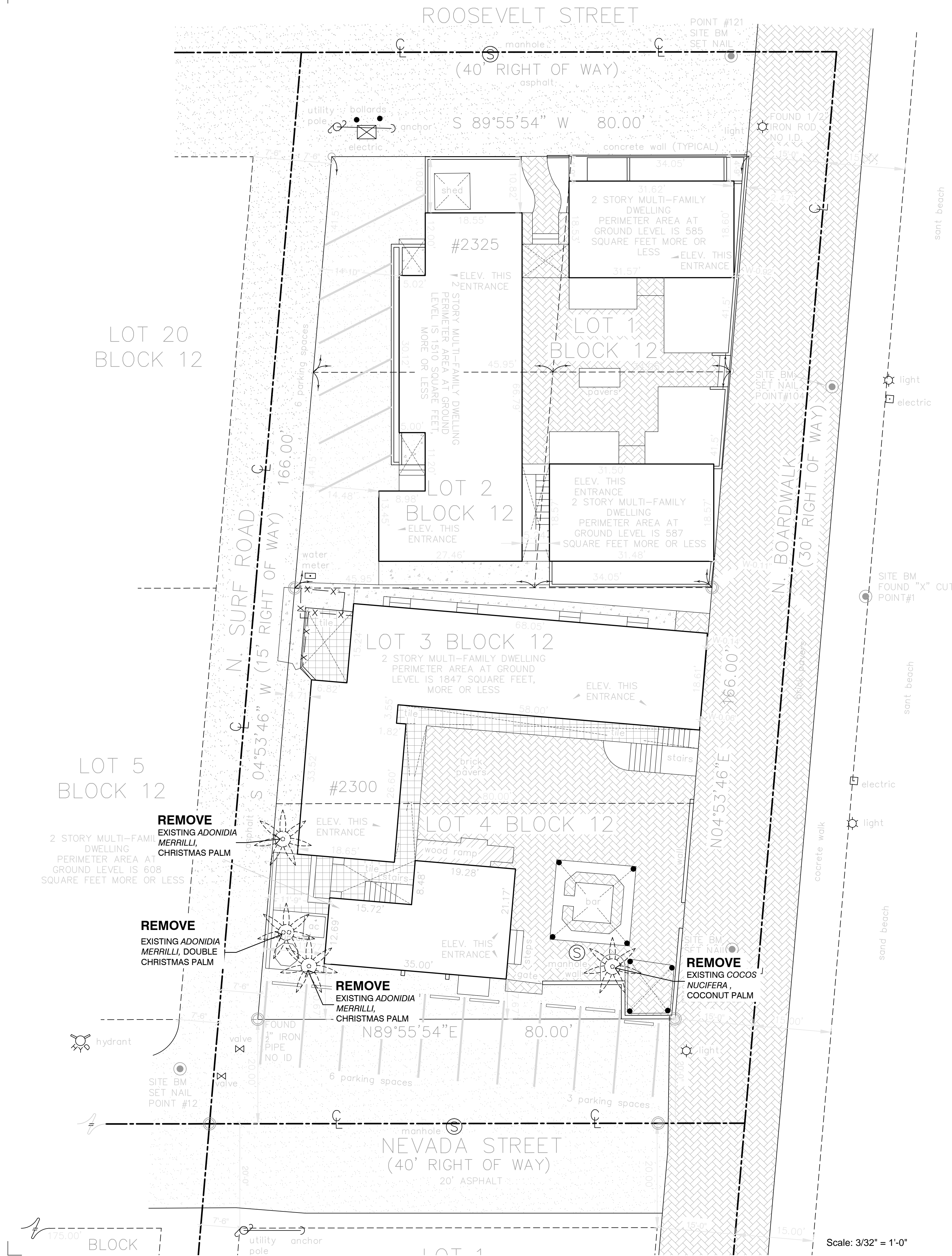
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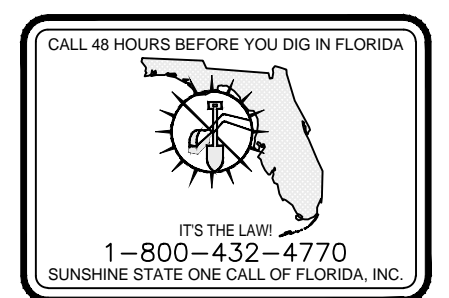
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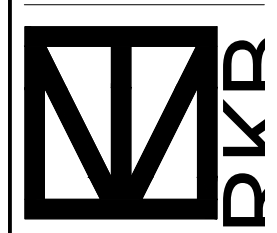


KEY PLAN  
N.T.S.

**MURAKAMI**  
LANDSCAPE ARCHITECTS  
328 NE 1st Avenue Delray Beach, Florida 33444-3804  
561.276.7750  
dm@mlandscape.net



4800 N. Federal Highway  
Suite B-104  
Boca Raton, Florida 33431  
Tel: 561-750-3661  
Fax: 561-750-3662



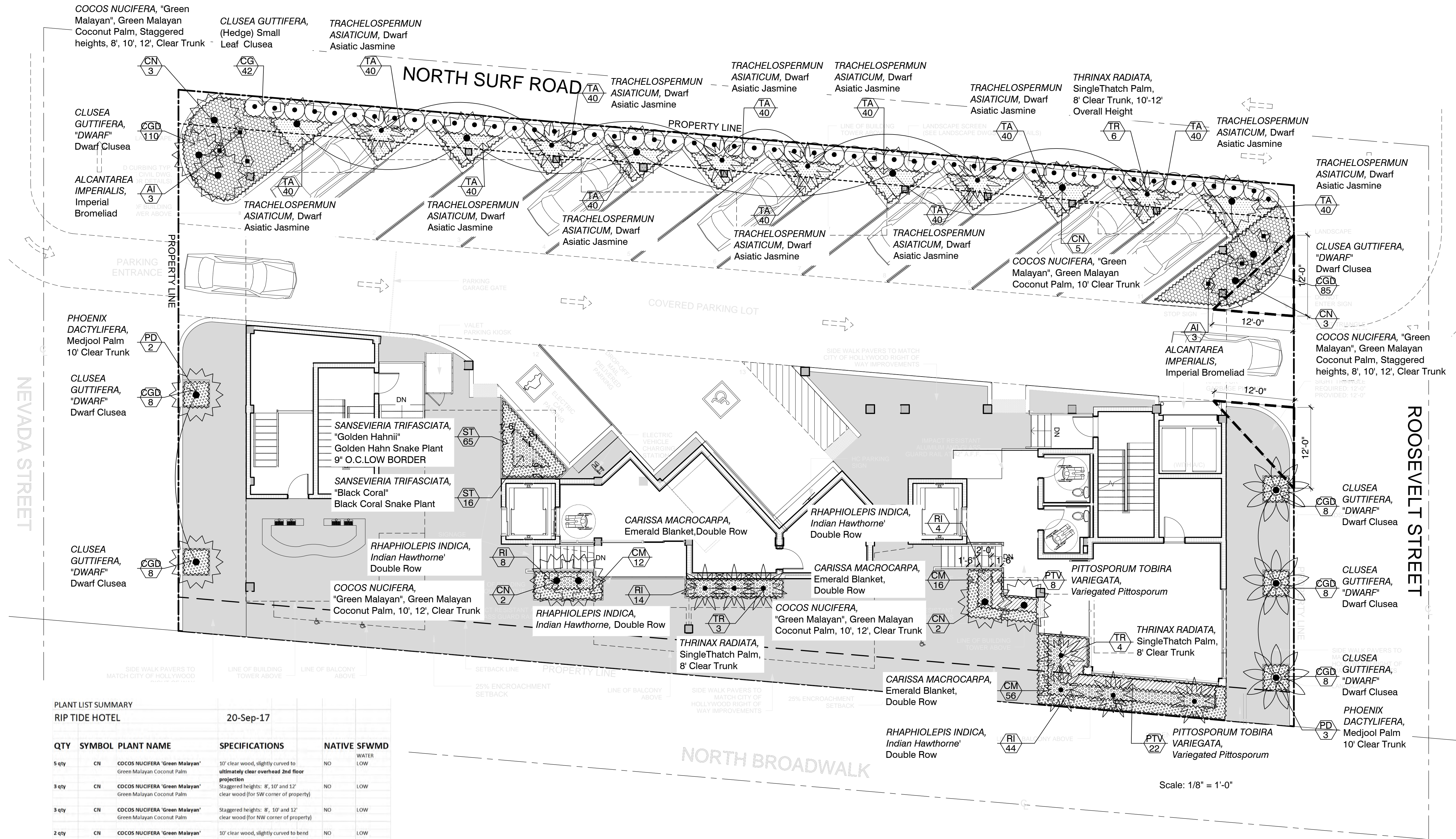
**RIP TIDE HOTEL**  
2300 N SURF ROAD

Date  
10/12/17

**EXISTING TREE  
SURVEY**

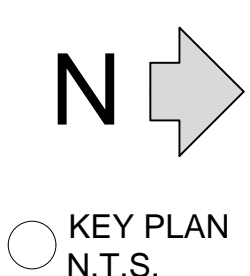
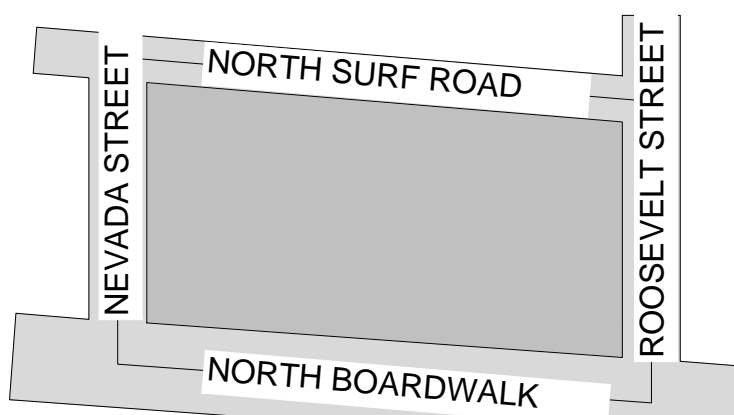
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**1603**  
Sheet Number  
**L-1**



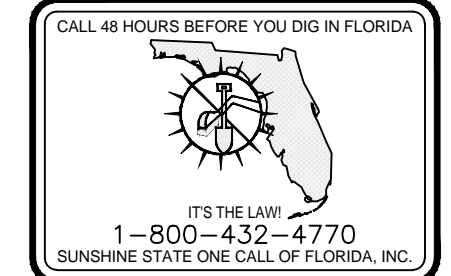


PLANT LIST SUMMARY				
RIP TIDE HOTEL				
20-Sep-17				
QTY	SYMBOL	PLANT NAME	SPECIFICATIONS	NATIVE SFWMD
5 qty	CN	COCOS NUCIFERA 'Green Malayan'	10' clear wood, slightly curved to ultimately clear overhead 2nd floor projection	NO LOW
3 qty	CN	COCOS NUCIFERA 'Green Malayan'	Staggered heights: 8', 10' and 12' clear wood (for SW corner of property)	NO LOW
3 qty	CN	COCOS NUCIFERA 'Green Malayan'	Staggered heights: 8', 10' and 12' clear wood (for NW corner of property)	NO LOW
2 qty	CN	COCOS NUCIFERA 'Green Malayan'	10' clear wood, slightly curved to bend away from front area of building	NO LOW
2 qty	CN	COCOS NUCIFERA 'Green Malayan'	12' clear wood, slightly curved to bend away from front area of building	NO LOW
13 qty	TR	THRINAX RADIATA	8' clear trunk, SINGLE TRUNK	YES LOW
6 qty	TR	THRINAX RADIATA TRIPLE	Triple, 8' overall height For upper level planter on struct.	
42 qty	CG	CLUSEA GUTTIFERA	7 gallon, hedge	YES LOW
601 qty	CGD	CLUSEA GUTTIFERA Dwarf	3 gallon	YES LOW
6 qty	AI	ALCANTAREA IMPERIALIS	15 gallon	NO LOW
480 qty	TA	TRACHELOSPERMUM ASIATICUM	1 gallon, 9" O.C. spacing	NO
5 qty	PD	PHOENIX DACTYLIFERA	10' clear trunk	NO MED
65 qty	STGH	SANSEVIERIA TRIFASCIATA 'Golden Hahnii'	10" container	NO LOW
16 qty	STBC	SANSEVIERIA TRIFASCIATA 'Black Coral'	10" container	NO LOW
84 qty	CM	CARISSA MACROCARPA 'Emerald Blanket'	3 gallon	NO MED
70 qty	RI	RAPHIOLEPIS INDICA	3 gallon	NO MED
30 qty	PTV	PITTIOSPORUM TOBIRA Variegata	3 gallon	NO MED
		Mulch	WASHED SHELL Minimum 3" depth	
		Fertilizer	SLOW RELEASE Fertilizer Tablets Application per mfg.	
		Tablets	Lightweight topsoil, drainage gravel, filter fabric, irrigation, etc. for 3rd level planter	

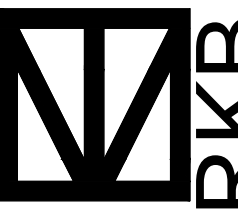
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MURAKAMI  
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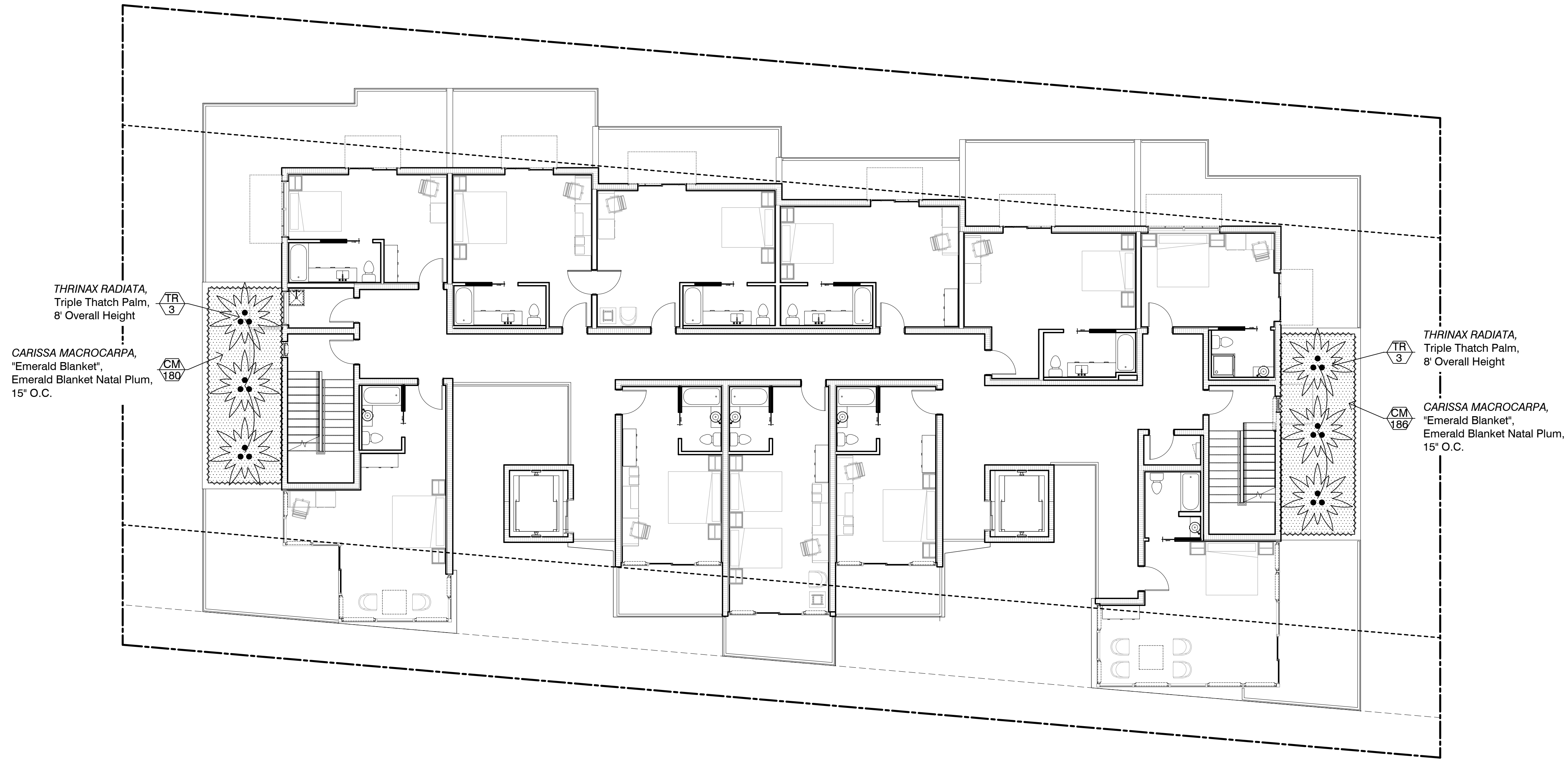
RIP TIDE HOTEL  
2300 N SURF ROAD

Date  
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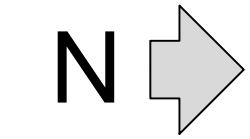
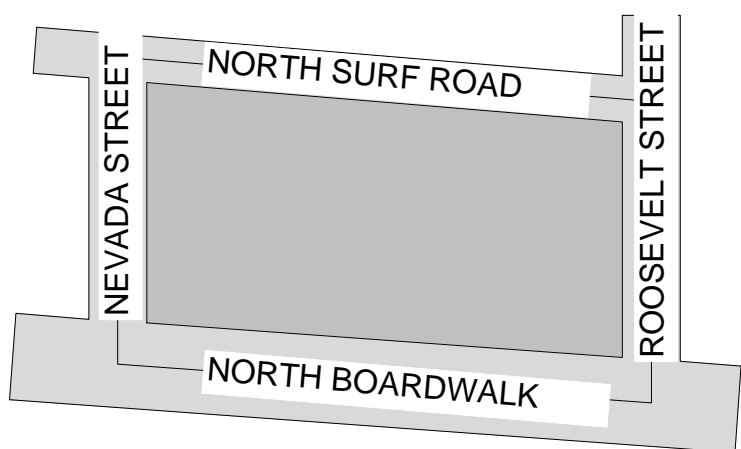
LANDSCAPE  
PLAN

Project Number  
1603  
Sheet Number  
L-2





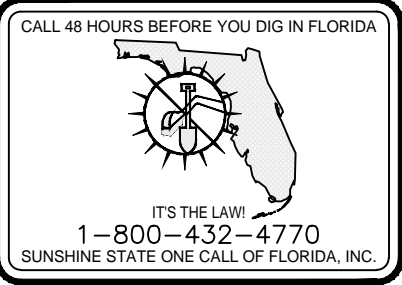
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KEY PLAN  
N.T.S.

**MURAKAMI**  
LANDSCAPE ARCHITECTS

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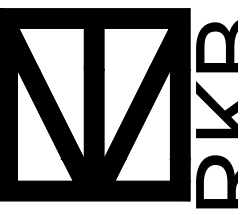


Date  
10/12/17

**LEVEL 3  
LANDSCAPE PLAN**

Project Number  
**1603**

Sheet Number  
**L-3**



**RIP TIDE HOTEL**  
2300 N SURF ROAD

4800 N. Federal Highway  
Suite B-104  
Boca Raton, Florida 33431  
Tel: 561-750-3661  
Fax: 561-750-3662

PLANTING SPECIFICATIONS

I. SCOPE

THE WORK INCLUDES FURNISHING ALL PLANS, MATERIALS, EQUIPMENT, AND LABOR NECESSARY FOR PLANTING OF PLANT MATERIALS INDICATED ON THE DRAWINGS AND IN THESE SPECIFICATIONS.

II. PLANT MATERIALS

A. PLANT LIST

A LIST OF PLANT MATERIALS IS INCLUDED WITHIN THESE DRAWINGS.

B. QUANTITIES

1. QUANTITIES NECESSARY TO COMPLETE THE PLANTING ARE INDICATED WITHIN THESE DRAWINGS.
2. THE CONTRACTOR SHALL NOT BE RELIEVED OF THE RESPONSIBILITY OF OBTAINING SPECIFIED MATERIALS IN ADVANCE IF SPECIAL GROWING CONDITIONS OR OTHER ARRANGEMENTS MUST BE MADE IN ORDER TO SUPPLY SPECIFIED MATERIALS.
3. PLANT QUANTITIES ARE PROVIDED ONLY FOR THE CONVENIENCE OF LANDSCAPE CONTRACTOR. IN ALL CASES, THE PLANS SHALL HAVE PRECEDENCE OVER THE PLANT LIST IN QUANTITY AND AREA COVERAGE. ANY DISCREPANCIES SHALL BE BROUGHT TO THE ATTENTION OF THE LANDSCAPE ARCHITECT. THE LANDSCAPE CONTRACTOR IS RESPONSIBLE FOR CHECKING THE PLANS FOR PLANT QUANTITIES, AND AREA CALCULATIONS.

C. QUALITY AND SIZE

1. PLANTS SHALL HAVE A HABIT OF GROWTH THAT IS NORMAL FOR THE SPECIES AND SHALL BE HEALTHY, VIGOROUS, AND EQUAL OR EXCEED THE MEASUREMENTS SPECIFIED IN THE PLANT LIST, WHICH ARE MINIMUM ACCEPTABLE SIZES. THEY SHALL BE MEASURED BEFORE PRUNING WITH BRANCHES IN NORMAL POSITION. ANY NECESSARY PRUNING SHALL BE DONE AT THE PLACE OF GROWTH PRIOR TO TRANSPORTING. REQUIREMENTS FOR MEASUREMENTS, BRANCHING, GRADING, QUALITY, BAILING AND BURLAPPING OR PLANTS IN THE PLANT LIST SHALL FOLLOW THE FLORIDA GRADES AND STANDARDS FOR NURSERY STOCK, FOR FLORIDA NO. 1 OR BETTER AS OUTLINED IN THE GRADES AND STANDARDS FOR NURSERY PLANTS, PUBLISHED BY THE FLORIDA DEPARTMENT OF AGRICULTURE AND CONSUMER SERVICES. PLANTS THAT MEET THE REQUIREMENTS SPECIFIED, BUT DO NOT HAVE THE NORMAL BALANCE OF HEIGHT AND SPREAD TYPICAL FOR THE RESPECTIVE PLANT, SHALL NOT BE ACCEPTED.
2. ALL PLANT MATERIAL SHALL BE FLORIDA NO. 1 GRADE OR BETTER AS GIVEN IN THE CURRENT GRADES AND STANDARDS FOR NURSERY PLANTS, PREPARED BY THE STATE OF FLORIDA DEPARTMENT OF AGRICULTURE AND CONSUMER SERVICES.
3. TREE CALIPER (TRUNK DIAMETER) SHALL BE MEASURED AT A POINT WHICH IS AT LEAST FOUR AND ONE-HALF (4 1/2) FEET (DBH) ABOVE EXISTING GRADE LEVEL OR AS DICTATED BY CITY/COUNTY/OTHER REGULATING AGENCY TO CONFORM WITH CODE REQUIREMENTS, THE MOST RESTRICTIVE CRITERIA FOR CALIPER MEASUREMENT SHALL APPLY. IF THERE ARE ANY QUESTIONS OR CONFLICTS IN THE CODE, NOTIFY LANDSCAPE ARCHITECT IMMEDIATELY FOR RESOLUTION.
4. PALM CALIPER SHALL BE MEASURED AS REQUIRED BY APPLICABLE JURISDICTIONAL CODES (DBH OR OTHERWISE).
5. ALL PLANT MATERIALS SHALL BE SUBJECT TO INSPECTION AND APPROVAL BY THE LANDSCAPE ARCHITECT AT PLACE OF GROWTH AND UPON DELIVERY FOR CONFORMITY TO SPECIFICATIONS.
6. ALL PLANTS SHALL BE TRUE TO SPECIES AND VARIETY AND SHALL CONFORM TO MEASUREMENTS SPECIFIED EXCEPT THAT PLANTS LARGER THAN SPECIFIED MAY BE USED IF APPROVED BY THE LANDSCAPE ARCHITECT. NO PLANTS SHALL BE ACCEPTED MEASURING LESS THAN ANY OF THE SPECIFIED REQUIREMENTS.
7. UNLESS OTHERWISE NOTED, ALL PLANTS SHALL BE EXCEPTIONALLY HEAVY, SYMMETRICAL, TIGHTLY KNT, AND SO TRAINED OR FAVORED IN DEVELOPMENT AND APPEARANCE AS TO BE SUPERIOR TO FORM, NUMBER OF BRANCHES, COMPACTNESS, AND SYMMETRY.

D. SUBSTITUTIONS

SUBSTITUTIONS WILL BE PERMITTED ONLY UPON AUTHORIZATION BY THE LANDSCAPE ARCHITECT. REPLACEMENT SHALL BE OF THE NEAREST EQUIVALENT OBTAINABLE SIZE AND VARIETY OF THE PLANT HAVING THE SAME ESSENTIAL CHARACTERISTICS WITH AN EQUITABLE ADJUSTMENT OF CONTRACT PRICE. SHOULD THE LANDSCAPE ARCHITECT DEEM IT APPROPRIATE AND SUBSTITUTE PLANT MATERIAL OTHER THAN THAT SPECIFIED, IT SHALL BE ACCOMPLISHED AS LONG AS THE UNIT PRICE OF THE SUBSTITUTED ITEM DOES NOT EXCEED THE BID ITEM BEING REPLACED.

III. PLANTING

A. LAYOUT

1. LOCATION FOR PLANTS AND OUTLINES OF AREAS TO BE PLANTED AS INDICATED ON THE PLAN, WHERE CONSTRUCTION OR UTILITIES BELOW GROUND OR OVERHEAD ARE ENCOUNTERED OR WHERE CHANGES HAVE BEEN MADE IN THE CONSTRUCTION, NECESSARY ADJUSTMENTS WILL BE APPROVED BY THE LANDSCAPE ARCHITECT.
2. ALL TREE LOCATIONS SHALL BE STAKED BY THE CONTRACTOR AND APPROVED BY THE LANDSCAPE ARCHITECT BEFORE BEGINNING INSTALLATION OR WORK. ALL PLANTS AND PLANT LOCATIONS SHALL BE APPROVED IN FIELD BY THE LANDSCAPE ARCHITECT PRIOR TO PLANTING.

B. GRADING

1. CONTRACTOR SHALL VERIFY EXISTING GRADES AND DRAINAGE PATTERNS AND SHALL COORDINATE ALL GRADING, PARTICULARLY MOUNDING, WITH THE LANDSCAPE ARCHITECT. ALL NEW GRADING SHALL HAVE SMOOTH TRANSITIONS INTO EXISTING CONDITIONS.
2. GENERAL CONTRACTOR TO BRING ROUGH FINISH GRADE TO WITHIN 2" OF THE TOP OF WALK OR CURB GRADE. LANDSCAPE CONTRACTOR SHALL BE REQUIRED TO FILL AND GRADE TO 2" BELOW TOP OF WALK OR CURB IN ALL PLANTING AREAS. FINISH GRADE IN PLANTING AND SOD AREAS IS THE RESPONSIBILITY OF THE LANDSCAPE CONTRACTOR. CONTRACTOR SHALL BE RESPONSIBLE FOR CALCULATING FILL AND PLANTING SOIL QUANTITIES NECESSARY TO COMPLY WITH THIS NOTE.
3. THE CONTRACTOR WILL CONSTRUCT EARTH BERMS IN THE LOCATIONS AND CONFIGURATIONS INDICATED ON THE PLANTING PLANS WITH TOPSOIL SUPPLIED BY THE CONTRACTOR. EARTH BERMS SHALL BE COMPACTED TO SUCH A DEGREE THAT THEY SUPPLY A STABLE PLANTING SITE CAPABLE OF SUPPORTING TREES, SHRUBS, GROUND COVERS, VINES, AND LAWN. ALL ROUGH AND FINISH GRADING OF EARTH BERMS SHALL ALSO BE THE RESPONSIBILITY OF THE CONTRACTOR. IN THE VICINITY OF EACH EARTH BERM THE CONTRACTOR SHALL REGRADE AS NECESSARY TO BLEND EACH EARTH BERM INTO THE GENERAL CONTRACTOR'S SURROUNDING FINISH GRADE. THE CONTRACTOR SHALL INSURE THAT HIS WORK DOES NOT INTERRUPT ESTABLISHED DRAINAGE PATTERNS. FINAL GRADE OR EARTH BERMS SHALL BE APPROVED BY THE LANDSCAPE ARCHITECT PRIOR TO PLANTING, SOODING, OR SEEDING OPERATIONS.
4. THE CONTRACTOR SHALL COMPACT TOPSOIL WITH A ROLLER IMPARTING NO MORE THAN 3 LBS. PER SQUARE INCH. THE TOPSOIL SHALL BE ROLLED TWICE. THE FIRST PASS IS TO BE PERPENDICULAR TO THE SECOND. ANY IRREGULARITIES IN THE SURFACE RESULTING FROM TOPSOILING OR OTHER OPERATIONS SHALL BE CORRECTED IN ORDER TO PREVENT THE FORMATION OF DEPRESSIONS OR WATER POCKETS.
5. IMMEDIATELY PRIOR TO ANY TURF OR GROUND COVER WORK, THE CONTRACTOR WILL FINE GRADE THE TOPSOIL TO A SMOOTH, EVEN SURFACE ASSURING POSITIVE DRAINAGE OF NO LESS THAN 1%. TURF WILL BE FLUSH TO THE TOP OF ADJACENT SIDEWALKS OR CURBS.

C. SOIL PREPARATION

1. TOPSOIL TO BE USED FOR SOIL MIXTURE SHALL BE CLEAN, FERTILE, WELL-DRAINED AND OF UNIFORM QUALITY FREE OF CLAY, STONES, WEEDS, ROOTS AND FOREIGN DEBRIS. TOPSOIL TO BE APPROVED BY THE LANDSCAPE ARCHITECT. STANDARD PLANTING MIX SHALL BE COMPRISED OF A 60/40 MIX (60% FLORIDA MUD).

AMENDMENTS SHALL BE ADDED TO PLANTING MIX PER SOIL TESTS. THE PH SHALL BE MAINTAINED AT 6.5 TO 7.5. THE SOIL SHALL BE IN A RELATIVELY DRY STATE AND MIXED THOROUGHLY BY HAND OR ROTARY MIXER. ALL PLANTING SHALL BE COATED WITH AN APPROVED WEED KILLER ACCORDING TO THE MANUFACTURER'S SPECIFICATIONS.

2. ALL PLANTS TO RECEIVE 20-10-5 FORMULA 21 GRAMS AGRIFORM PLANTING TABLETS OR WOODACE 18 GRAM BROSQUETTES (14-3-3 FORMULA) AND SHALL BE EVENLY DISTRIBUTED IN PLANT PITS NO DEEPER THAN 4 INCHES. RATES OF APPLICATION AND DIRECTIONS SHALL BE IN ACCORDANCE TO MANUFACTURERS SPECIFICATIONS.

D. SETTING TREES

1. CONTRACTOR SHALL VERIFY ALL EXISTING FACILITIES AND UNDERGROUND CONDITIONS PRIOR TO BEGINNING EXCAVATIONS OF TREE PITS AND PLANT BEDS.
2. UNLESS OTHERWISE SPECIFIED, ALL TREES SHALL BE PLANTED IN PITS, CENTERED, AND SET ON SIX INCHES (6") OF COMPACTED TOPSOIL. TOPSOIL TO SUCH DEPTHS THAT THE FINISHED GRADE LEVEL OF THE PLANT AFTER SETTLEMENT SHALL BE THE SAME AS THAT AT WHICH THE PLANT WAS GROWN. THEY SHALL BE PLANTED UPRIGHT AND FACED TO GIVE THE BEST APPEARANCE OR RELATIONSHIP TO GRADING. PLANTING SOIL SHALL BE PLACED AND COMPACTED THOROUGHLY AND SHALL BE SETTLED BY WATERING. NO FILLING AROUND TRUNKS WILL BE PERMITTED. AFTER THE GROUND SETTLES, ADDITIONAL SOIL SHALL BE FILLED INTO THE LEVEL OF THE FINISHED GRADE, ALLOWING THREE INCHES (3") OF MULCH TO FORM A SHALLOW SAUCER AROUND EACH PLANT.
3. LANDSCAPE CONTRACTOR IS RESPONSIBLE TO TEST EACH TREE PLANTING PIT FOR DRAINAGE AND ASSURE GOOD PERCOLATION PRIOR TO PLANTING TREES AND PALMS.

E. PRUNING NEW PLANT MATERIAL

REMOVE DEAD AND BROKEN BRANCHES FROM ALL PLANT MATERIAL. PRUNE TO RETAIN NATURAL GROWTH HABIT OR INDIVIDUAL PLANTS WITH AS MUCH HEIGHT AND SPREAD AS PRUNE TO NAA STANDARDS.

F. STAKING TREES

1. TREES SHALL BE STAKED WITHIN 24 HOURS AFTER EACH IS INSTALLED. AFTER 14 HOURS THE LANDSCAPE ARCHITECT WILL PROHIBIT ANY FURTHER PLANTING UNTIL ALL INSTALLED TREES ARE STAKED. SUCH STORAGE WILL NO WAY ALTER THE CONTRACTOR'S COMPLETION DATE.
2. STAKING OF TREES IS TO BE USED BY THE CONTRACTOR, WHO WILL BE RESPONSIBLE FOR MATERIAL REMAINING PLUMB AND STRAIGHT FOR ALL GIVEN CONDITIONS THROUGH THE GUARANTEE PERIOD.
3. STAKE ALL TREES UNDER THREE INCH (3") CALIPER WITH TWO (2) 8" STEEL T-POST TREE STAKES. LOCATE FIRST STAKE OPPOSITE FIRST. STAKES SHALL BE AS CLOSE TO MAIN TRUNK AS IS PRACTICAL, AVOIDING ROOT INJURY, AND DRIVEN AT LEAST EIGHTEEN INCHES (18") INTO FIRM GROUND.
4. TIE TREE TO STAKES USING APPROVED TREE TIES. TIES SHALL BE LOCATED MIDWAY WITHIN TREE CROWN OR AT A LOCATION APPROXIMATELY TWO-THIRDS (2/3) OF THE OVERALL HEIGHT OF THE TREE. LOCATE TIE JUST ABOVE MAJOR SIDE BRANCH IN ORDER TO DETER SLIPPAGE AND FASTEN TO STAKE. SECURE SECOND TIE OPPOSITE FIRST AT TREE AND FASTEN TO OPPOSITE STAKE.

G. GUYING TREE

1. GUY ALL TREES GREATER THAN THREE INCHES (3") IN CALIPER IN THREE (3) DIRECTIONS WITH TWO (2) STRANDS OF NO. 12 GALVANIZED WIRE ATTACHED TO ANCHORS DRIVEN BELOW GRADE. WHEN SECURING WIRES TO TREES, COVER ALL WIRES WHICH MAY COME IN CONTACT WITH ANY PART OF THE TREE WITH NEW 3/4" DIAMETER BLACK RUBBER HOSE. PLACE GUYS NOT LESS THAN 1.3 HEIGHT OF TREE ABOVE GROUND. PLACE ANCHORS SO THAT GUYS ARE EQUALLY SPACED AND AT 45 DEGREE ANGLES TO HORIZON. KEEP GUYS TIGHT UNTIL PROJECT COMPLETION. SECURE A RIBBON OF FLOURESCENT FLAGGING TAPE AT MIDPOINT OF EACH GUY WIRE.
2. NO NAILS OR ANY OTHER FASTENERS SHALL DIRECTLY PENETRATE THE BARK AND TRUNK OF THE TREE.

H. MULCH

ALL INDIVIDUAL TREE, PALM AND SHRUB PITS AND BEDS SHALL BE MULCHED WITH A MINIMUM THREE INCH (3") LAYER OF GRADE A, SHREDDED CYPRESS MULCH.

I. SOD

1. SOD SHALL BE ST. AUGUSTINE "FLORATAM", UNLESS OTHERWISE SPECIFIED, SOLID AND FREE OF WEEDS, LAID WITH ALTERNATING AND BUTTING JOINTS. ALL SODDED AREAS ARE TO BE HAND RAKED BEFORE SOD IS INSTALLED. ROCKS, STICKS, DEBRIS, AND BUMPS ARE TO BE ELIMINATED. SOD SHALL BE LAID TO THE EDGE OF PAVEMENT IN RIGHT-OF-WAY AND INSTALLED WITHIN 48 HOURS OF BEING CUT.
2. ALL NEWLY SODDED AREAS SHALL BLEND AND MATCH WITH EXISTING SODDED AREAS SO AS TO PRODUCE A SMOOTH, UNIFIED LAWN. THE LANDSCAPE ARCHITECT SHALL APPROVE FINAL GRADES PRIOR TO INSTALLATION OF LAWN.

IV. MAINTENANCE

MAINTENANCE SHALL BEGIN IMMEDIATELY AFTER EACH PLANT IS PLANTED AND SHALL CONTINUE UNTIL ALL PLANTING HAS PASSED FINAL INSPECTION AND ACCEPTANCE. MAINTENANCE SHALL INCLUDE WATERING, WEEDING, CULTIVATING, REMOVAL OF DEAD MATERIAL, RESETTling PLANTS TO PROPER GRADES OR UPRIGHT POSITION AND RESTORATION OF THE PLANTING SAUCER AND ANY OTHER NECESSARY OPERATIONS. PROPER PROTECTION TO LAWN AREAS SHALL BE PROVIDED AND ANY DAMAGE RESULTING FROM PLANTING OPERATIONS SHALL BE REPAIRED PROMPTLY.

V. INSPECTION AND ACCEPTANCE

A. INSPECTION

INSPECTION OF WORK TO DETERMINE COMPLETION OF CONTRACT, EXCLUSIVE OF THE POSSIBLE REPLACEMENT OF PLANTS, WILL BE MADE BY THE OWNER AND/OR LANDSCAPE ARCHITECT AT THE CONCLUSION OF ALL PLANTING AND AT THE WRITTEN REQUEST OF THE CONTRACTOR.

B. ACCEPTANCE

AFTER INSPECTION, THE CONTRACTOR WILL BE NOTIFIED BY THE OWNER OF THE ACCEPTANCE OF ALL WORK OF PLANTING, EXCLUSIVE OF THE POSSIBLE REPLACEMENT OF PLANTS SUBJECT TO GUARANTEE OR IF THERE ARE ANY DEFICIENCIES OR THE REQUIREMENT FOR COMPLETION OF THE WORK.

VI. GUARANTEE AND REPLACEMENT

A. GUARANTEE

1. ALL NEW PLANT MATERIALS SHALL BE GUARANTEED OF ACCEPTANCE AND SHALL BE ALIVE AND IN SATISFACTORY CONDITION AND GROWTH FOR EACH SPECIFIC KIND OF PLANT AT THE END OF THE GUARANTEE PERIOD.
2. ALL TREES AND PALMS PLANTED SHALL BE FULLY WARRANTED BY THE CONTRACTOR AND WILL BE HEALTHY AND IN A FLOURISHING CONDITION OF ACTIVE GROWTH ONE (1) YEAR, (90% CALENDAR DAYS) FROM DATE OF FINAL ACCEPTANCE.
3. ALL SHRUBS, GROUND COVERS, VINES AND SOD SHALL BE FULLY WARRANTED FOR NINETY (90) CALENDAR DAYS UNDER THE SAME CONDITIONS.

B. REPLACEMENT

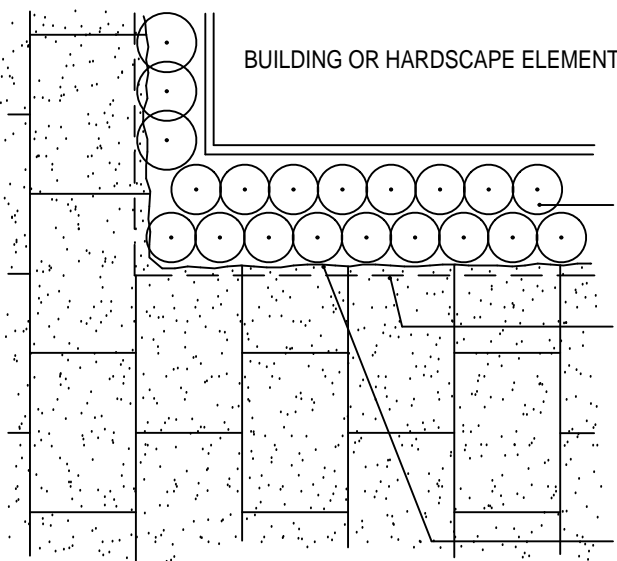
1. AT THE END OF THE GUARANTEE PERIOD, ANY PLANT REQUIRED UNDER THIS CONTRACT THAT IS DEAD OR NOT IN SATISFACTORY GROWTH, AS DETERMINED BY THE LANDSCAPE ARCHITECT, SHALL BE REMOVED FROM THE SITE AND REPLACED WITHIN FIFTEEN (15) DAYS WITH NO EXTRA COST TO OWNER.
2. ALL REPLACEMENTS SHALL BE PLANTS OF THE SAME KIND AND SIZE AS SPECIFIED IN THE PLANT LIST. THEY SHALL BE FURNISHED AND PLANTED AS SPECIFIED HEREIN. THE COST SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR.

C. MATERIALS AND OPERATIONS

1. CONTRACTOR SHALL SCHEDULE AND ATTEND A PRE-CONSTRUCTION CONFERENCE WITH REPRESENTATIVES OF THE OWNER, THE LANDSCAPE ARCHITECT, AND THE ARCHITECT BEFORE COMMENCING WORK.
2. ALL LANDSCAPING SHALL BE INSTALLED IN A SOUND, WORKMANLIKE MANNER AND ACCORDING TO ACCEPTED GOOD PLANTING PROCEDURES AS PRESCRIBED BY THE AMERICAN SOCIETY OF LANDSCAPE ARCHITECTS.

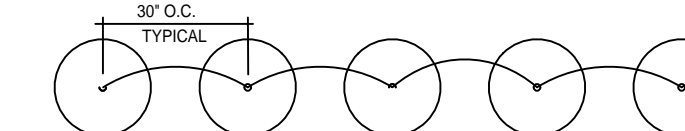
VII. CARE AND MAINTENANCE SCHEDULE

- A. THE CONTRACTOR SHALL FURNISH THE OWNER WITH A WRITTEN AND DETAILED DESCRIPTION FOR THE CARE AND MAINTENANCE OF ALL PLANT MATERIAL AT THE TIME OF FINAL INSPECTION. THE OWNER AGREES TO EXECUTE THE INSTRUCTIONS FOR SUCH CARE AND MAINTENANCE.
- B. ALL LANDSCAPING SHALL BE MAINTAINED IN A HEALTHY GROWING CONDITION AND SHALL BE KEPT FREE FROM REFUSE AND DEBRIS. MAINTENANCE SHALL INCLUDE WATERING, WEEDING, MOWING, FERTILIZING, TREATING, MULCHING, PRUNING, REMOVAL/ REPLACEMENT OF DEAD OR DISEASED TREES AND REMOVAL OF REFUSE AND DEBRIS ON A REGULAR BASIS SO AS TO PRESENT A NEAT AND WELL-KEPT APPEARANCE AT ALL TIMES.



PLAN  
SOD TRIMMING - LINEAR SHRUB BEDS  
NOT TO SCALE

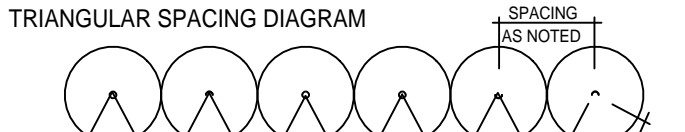
SINGLE ROW SPACING DIAGRAM FOR HEDGES



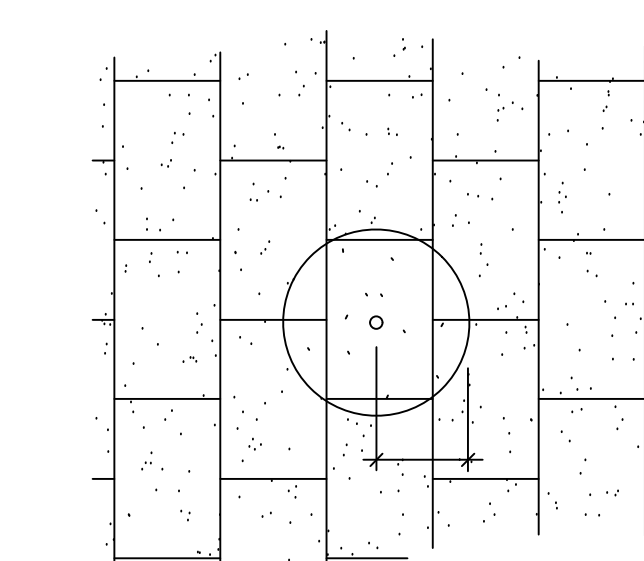
TRIANGULAR SPACING DIAGRAM FOR HEDGES



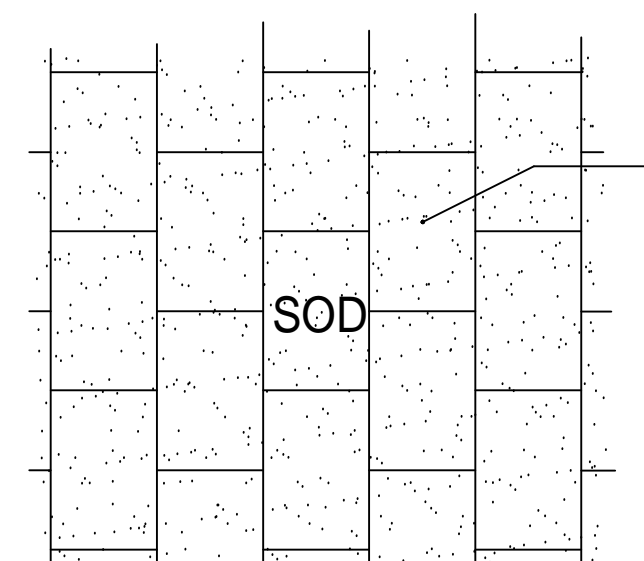
DOUBLE ROW TRIANGULAR SPACING DIAGRAM



PLAN  
SHURB/PLANT SPACING DIAGRAMS  
NOT TO SCALE



SECTION  
TREE RING  
NOT TO SCALE



PLAN

SOD PLANTING

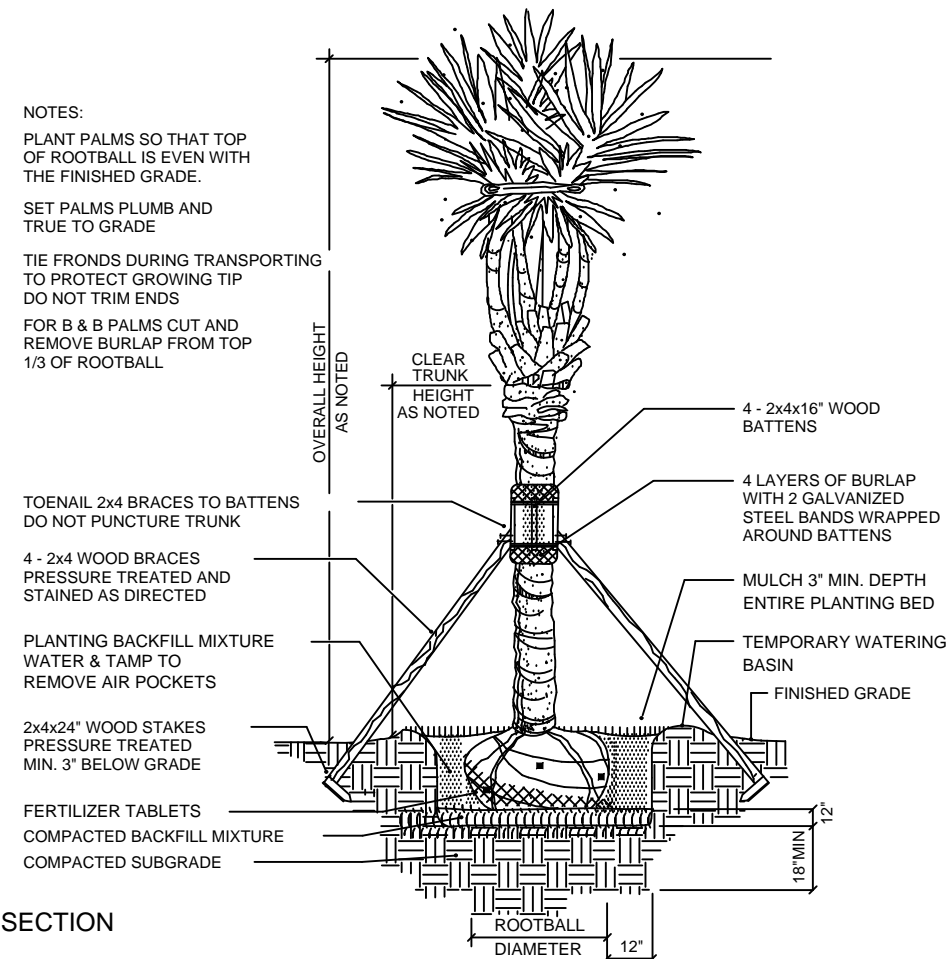
NOT TO SCALE

INSTALLATION OF SHURBS AND GROUND COVER AGAINST THE BASE OF THE BUILDING

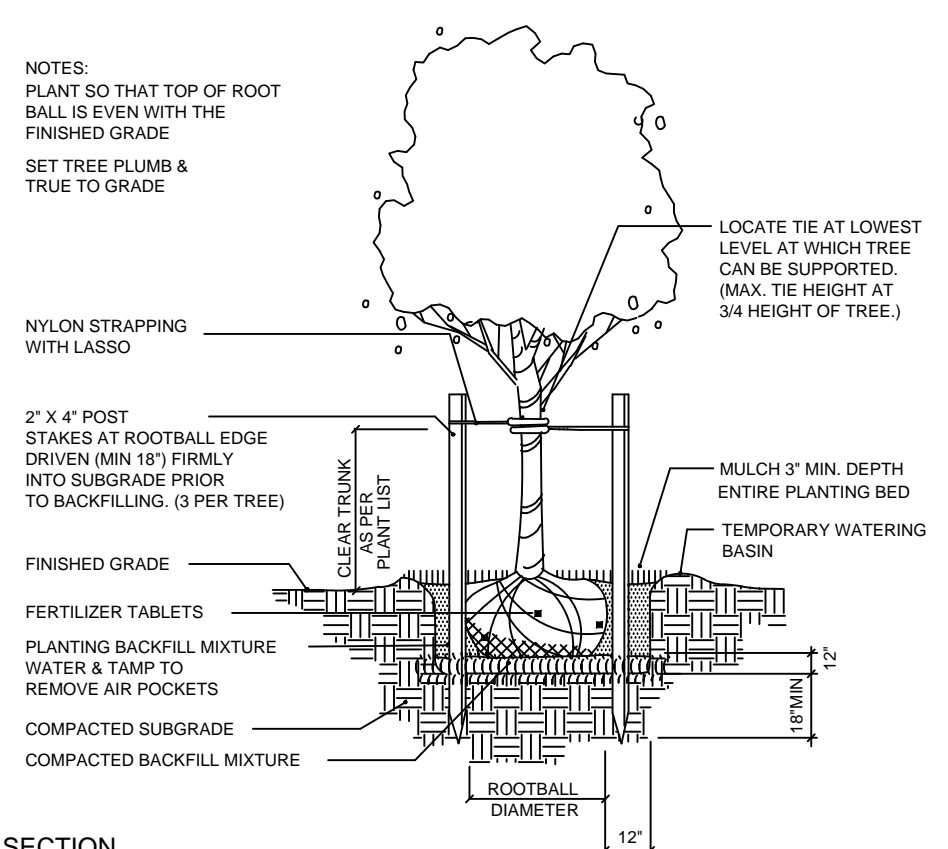
- Please allow a respectable planting distance from the base of the building to the first row of shrubs. Allow for ultimate growth, and allow for some degree of maintenance and access against the base of the building.
- For most medium and small shrubs, the first row of plants should be planted closer to the building wall, allowing a minimum of 36" with ultimate growth. The 2-1/2" is measured from the center of the shrub to the wall.

NOTE:  
For large and contiguous shrub bed areas, individual saucers are not required for temporary watering basin.

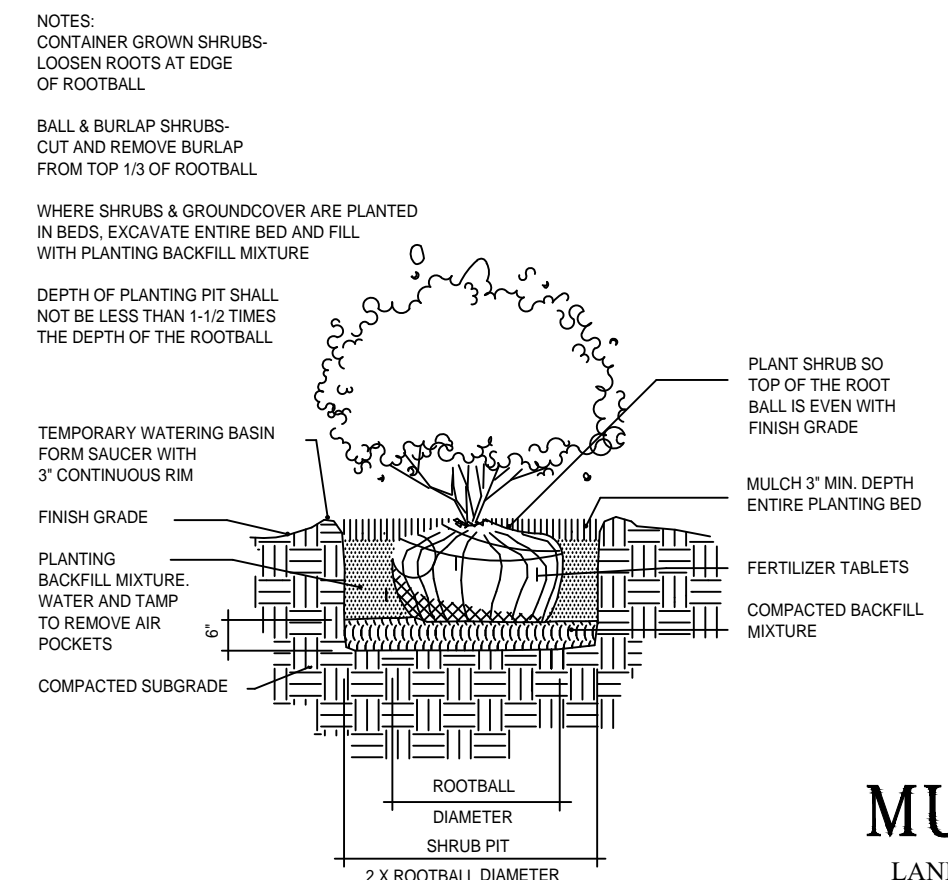
MULCH SHALL BE WASHED SHELLS, MIN. 3" DEPTH



SECTION  
PALM PLANTING  
NOT TO SCALE



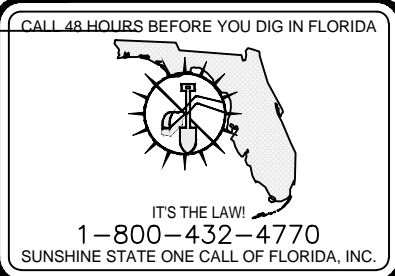
SECTION  
TREE PLANTING/STAKING  
NOT TO SCALE [TO 3" CALIPER]



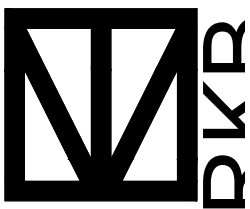
SECTION  
SHRUB PLANTING  
NOT TO SCALE

MURAKAMI  
LANDSCAPE ARCHITECTS

328 NE 1st Avenue Delray Beach, Florida 33444-3804  
561.276.7750  
dm@murakami.net



4800 N. Federal Highway  
Suite B-104  
Boca Raton, Florida 33431  
Tel: 561-750-3861



RIP TIDE HOTEL  
2300 N SURF ROAD

Date  
10/12/17

LANDSCAPE  
NOTES, DETAILS &  
SPECIFICATIONS

Project Number  
1603

Sheet Number  
L-4





**PRIVATE HOME  
ROOSEVELT CORNER N. SURF ROAD  
ON THE BOARDWALK**



**2100 N BOARDWALK**



**SEA TURTLE HOTEL CORNER OF SURF ROAD  
AND ROOSEVELT STREET**



**SURF TERRACE APARTMENT  
ACROSS RIPTIDE HOTEL**



**325 AND 326 ROOSEVELT**



**2212 N. SURF ROAD**

2300 N. SURF ROAD, HOLLYWOOD, FL 33019

**RIPTIDE HOTEL**

PHOTOGRAPHS OF THE SURROUNDING PROPERTIES





SCALE: N.T.S.

2300 N. SURF ROAD, HOLLYWOOD, FL 33019

**RIPTIDE HOTEL**

COLOR SITE PLAN



# PERMIT HISTORY

# BOUNDARY SURVEY

ENCLOSURE  
INDICATED  
IN REF

CITY OF HOLLYWOOD  
BUILDING DIVISION

2004 OCT -1 P 2:49

APPROVED

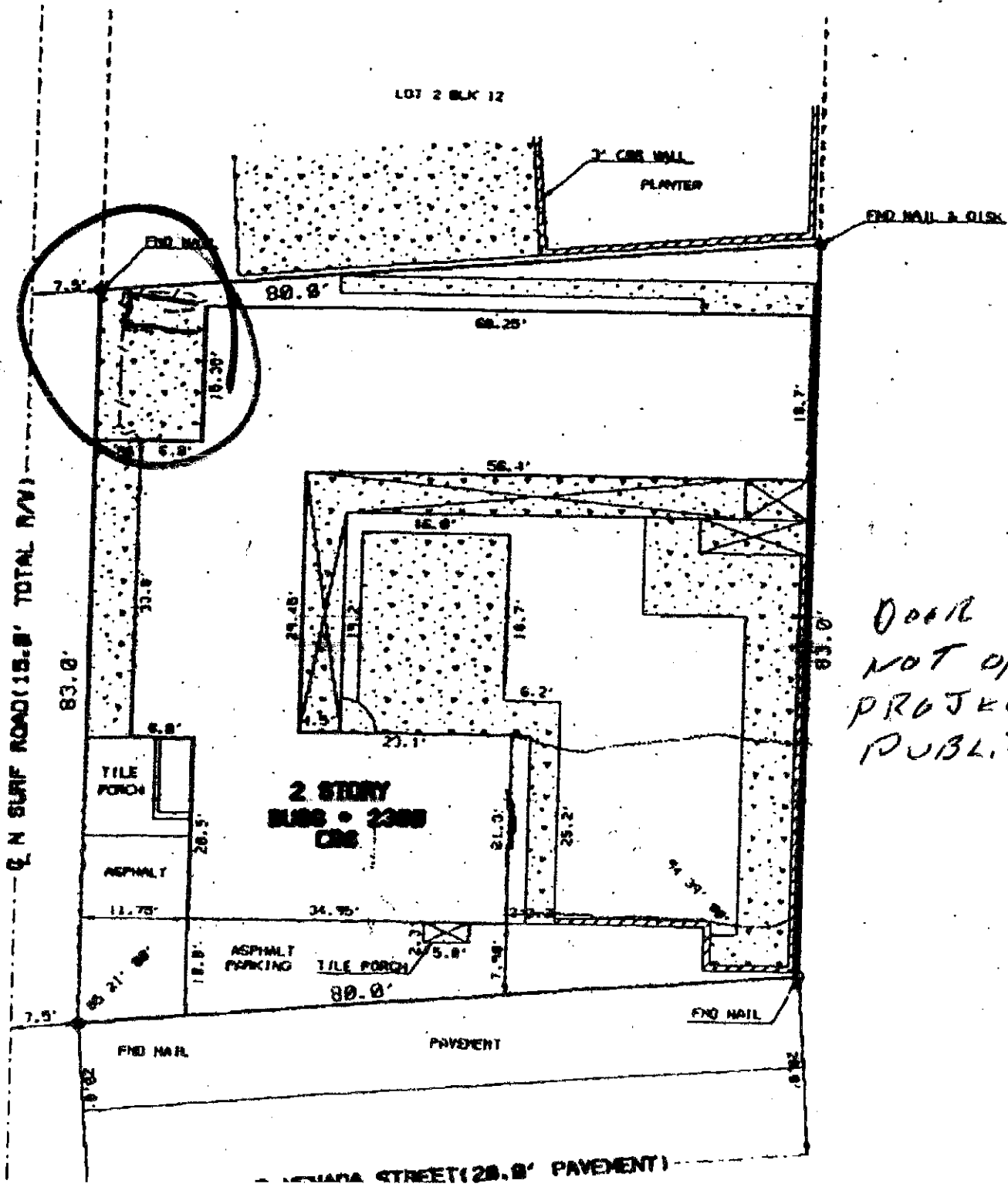
CITY OF HOLLYWOOD  
ENGINEERING DIVISION  
JUN 2

JUN 17 2004

APPROVED

JUN 17 2004

UNIT OF BIRMINGHAM, ALA.



DOOR SHALL  
NOT OPEN OR  
PROJECT UPON  
PUBLIC PROPERTY

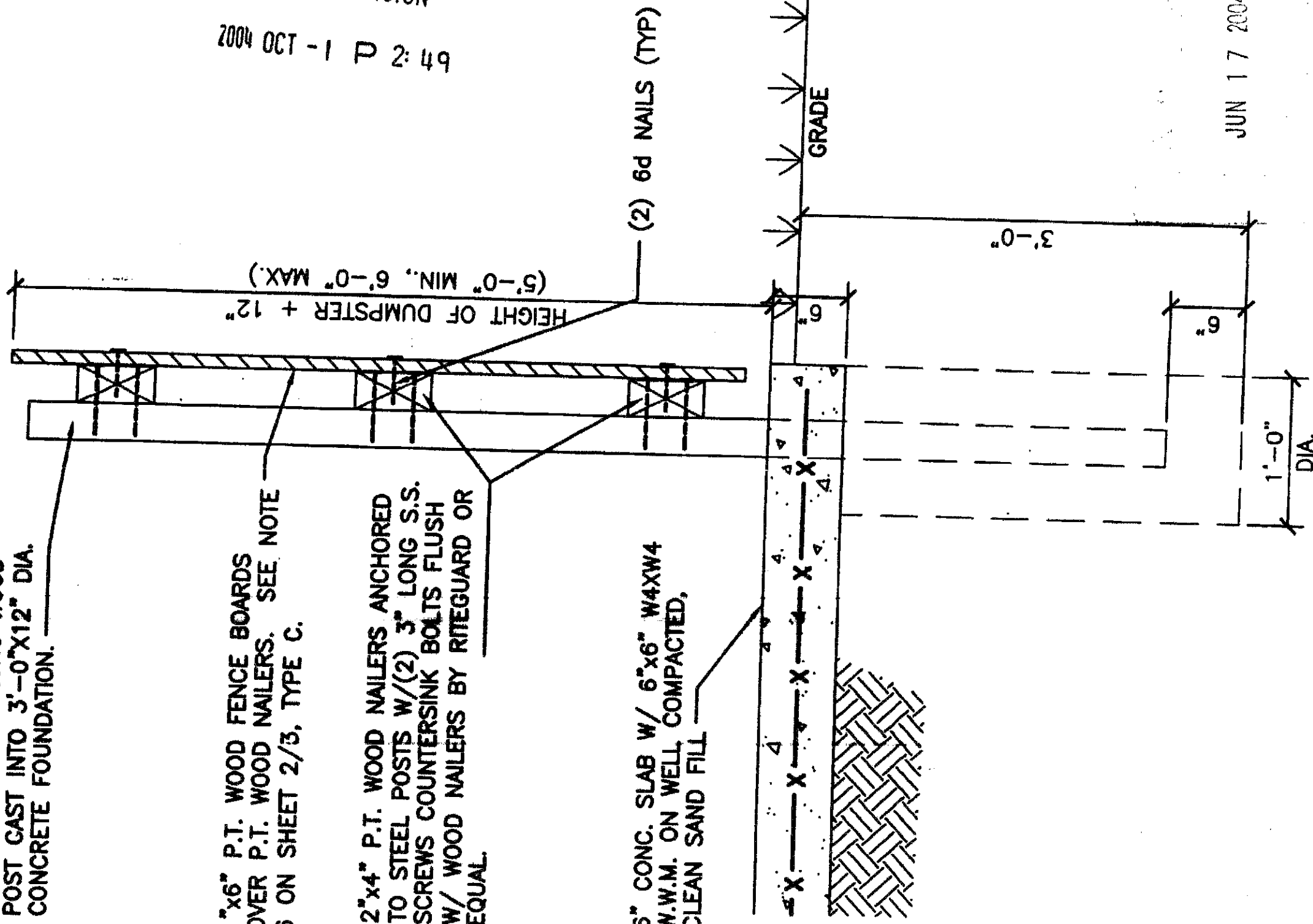
4"x4"x6'-0" MAX. LONG WOOD  
POST CAST INTO 3'-0"x12" DIA.  
CONCRETE FOUNDATION.

1"x6" P.T. WOOD FENCE BOARDS  
OVER P.T. WOOD NAILERS. SEE NOTE  
6 ON SHEET 2/3, TYPE C.

2"x4" P.T. WOOD NAILERS ANCHORED  
TO STEEL POSTS W/(2) 3" LONG S.S.  
SCREWS COUNTERSINK BOLTS FLUSH  
W/ WOOD NAILERS BY RITEGUARD OR  
EQUAL.

6" CONC. SLAB W/ 6"x6" W4XW4  
W.W.M. ON WELL COMPACTED,  
CLEAN SAND FILL

2004 OCT -1 P 2: 49  
CITY OF HOLLYWOOD  
BUILDING DIVISION



SCALE 1"=1'-0"	CADD No.	<b>DUMPSTER ENCLOSURE</b> <b>WOOD DUMPSTER</b> <b>DUMPSTER FENCE SECTION</b>		<b>TYPE</b>  <b>C</b>	<b>3</b> OF <b>3</b>
DATE 10/15/03	FILE No. BCRA 02-023				
DESIGNED SO	ACCT. No.				
DRAWN MRM					
CHECKED	SENIOR PROJECT MANAGER				
		City of Hollywood, Florida Department of Design and Construction Management			

4"x4" SQ. P.T. WOOD POST  
SET IN 12" DIA. x 36" DEEP  
CONC. FOOTING PRIOR TO  
POURING FLOOR SLAB. EA.  
POST (TYP.)

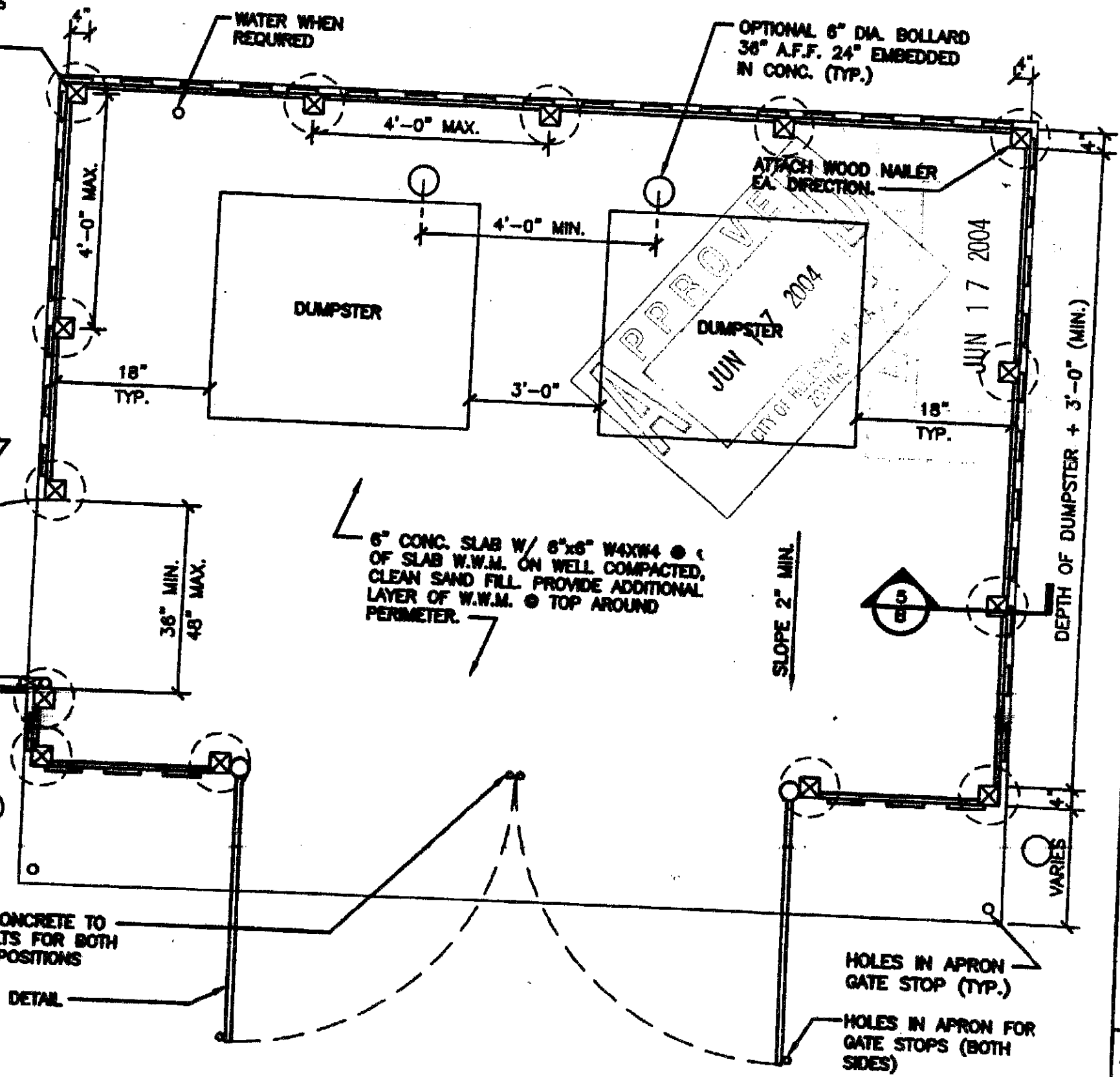
CITY OF HOLLYWOOD  
BUILDING DIVISION  
2004 OCT -1 P 2:50

3'-0" WIDE MIN. TO 4'-0"  
WIDE MAX. PEDESTRIAN  
ACCESS GATE SEE GD-2

OPTIONAL  
BOLLARD (TYP.)

BORE HOLES IN CONCRETE TO  
ACCEPT CANE BOLTS FOR BOTH  
OPEN & CLOSED POSITIONS

FOR DOUBLE GATE DETAIL  
SEE SHEET GD-1



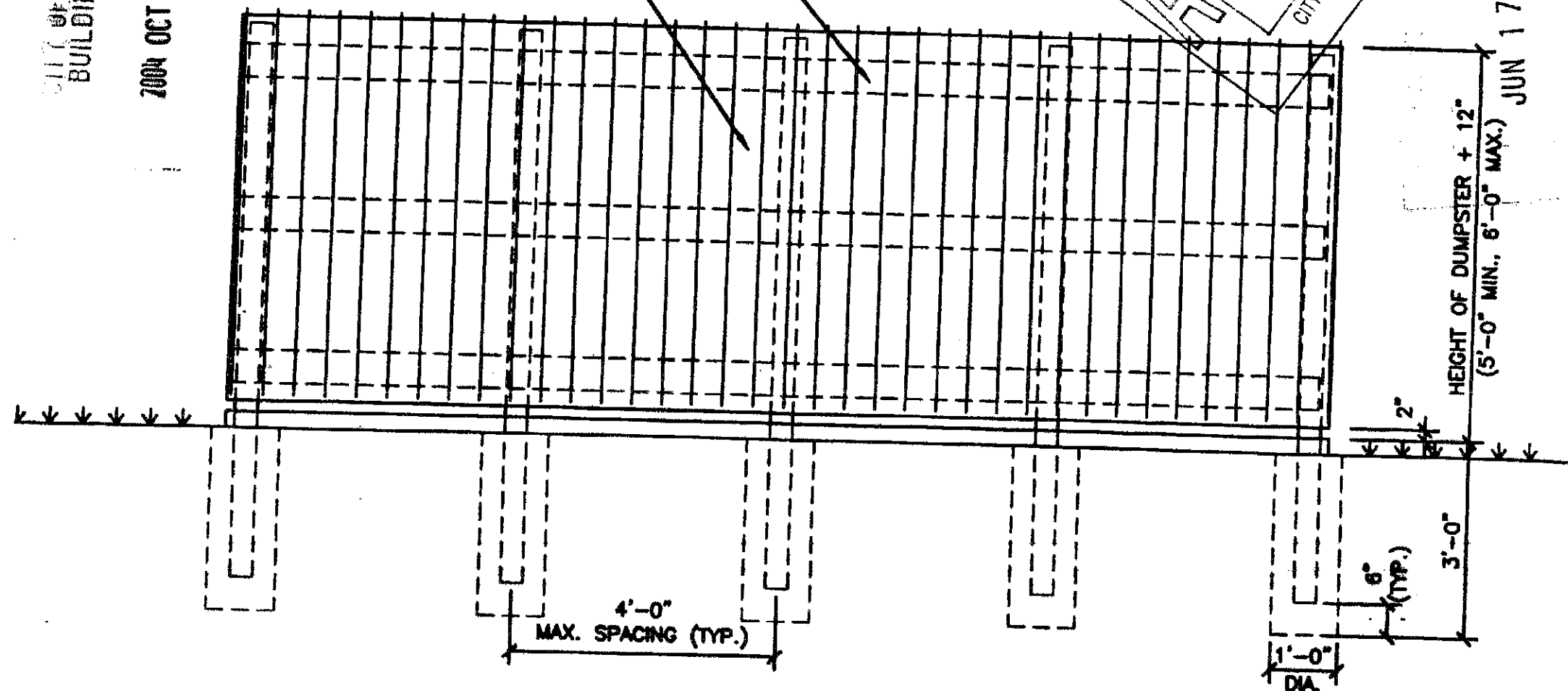
DUMPSTER ENCLOSURE WOOD DUMPSTER FLOOR PLAN				TYPE <b>C</b>	
City of Hollywood, Florida Department of Public Works					
SCALE 3/8"=1'-0"	CADD No.				
DATE 10/15/03	FILE No. BOM 02-023				
DESIGNED SG	ACCT. No.				
DRAWN MEM					
CHECKED				SENIOR PROJECT MANAGER	

CITY OF HOLLYWOOD  
BUILDING DIVISION

2004 OCT -1 P 2:50

2"x4" P.T. WOOD NAILERS  
ANCHORED TO WOOD POSTS W/  
3" LONG S.S. SCREWS BY  
RITEGUARD OR EQUAL  
COUNTERSINK BOLTS FLUSH W/  
WOOD NAILERS. (TYP.)

1"x6" P.T. WOOD  
FENCE BOARDS.  
SEE NOTE 8.

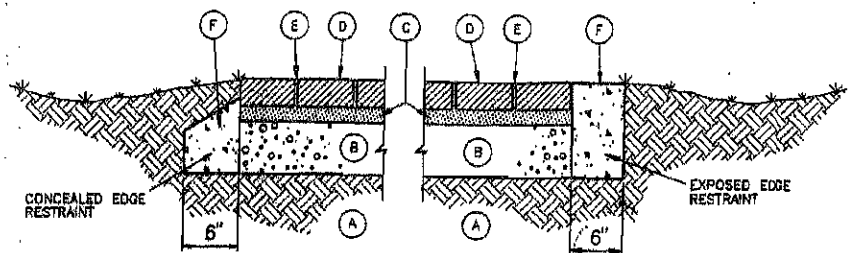
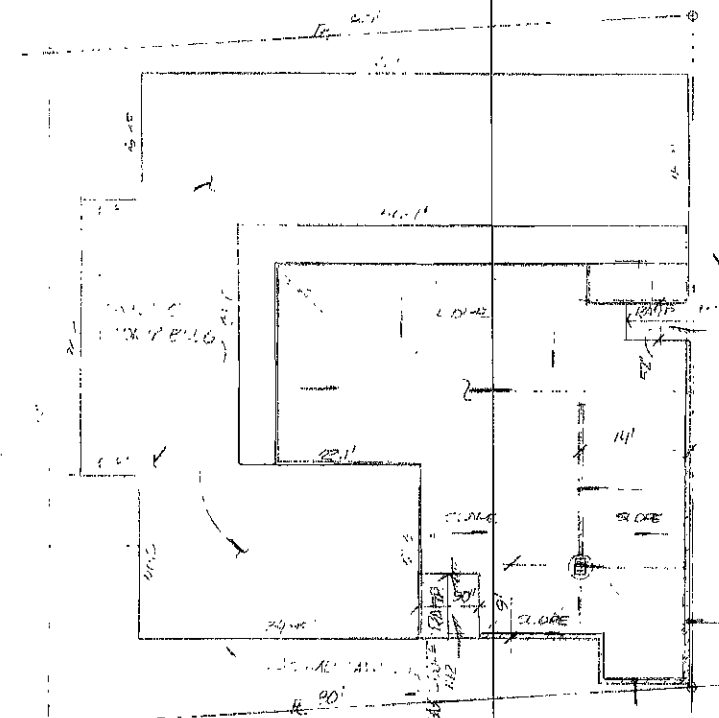


### NOTES:

1. ALL WOOD TO BE P.T. SOUTHERN YELLOW PINE GRADE #2 OR BETTER, PAINTED TO MATCH ADJACENT BUILDING.
2. ALL FASTENERS TO BE STAINLESS STEEL.
3. ALL WOOD ON GATE TO BE PAINTED - COLOR TO BE DETERMINED.
4. ALL WOOD POSTS TO BE PAINTED TO MATCH ADJACENT BUILDING.
5. FOR STRUCTURES 6'-0" TALL AND HIGHER, SIGNED AND SEALED ENGINEERING DRAWINGS ARE REQUIRED.
6. RECYCLED PLASTIC LUMBER MAY BE USED AS AN ALTERNATIVE TO WOOD BOARD PLANKS. PROVIDE ENGINEERED SIGNED AND SEALED DRAWINGS FOR PERMITTING. PLASTIC LUMBER SHALL BE BOARDWALK COLOR TAN BY CERTAINTED CORPORATION.

SCALE 3/8"=1'-0"		CADD No.	DUMPSTER ENCLOSURE		TYPE <b>C</b>
DATE 10/13/03	FILE No. BOM 02-023	DESIGNED SO	WOOD DUMPSTER		
DRAWN MMW	ACCT. No.	DUMPSTER REAR WALL ELEVATION		City of Hollywood, Florida	
CHECKED	SENIOR PROJECT MANAGER		Department of Design and Construction Management		

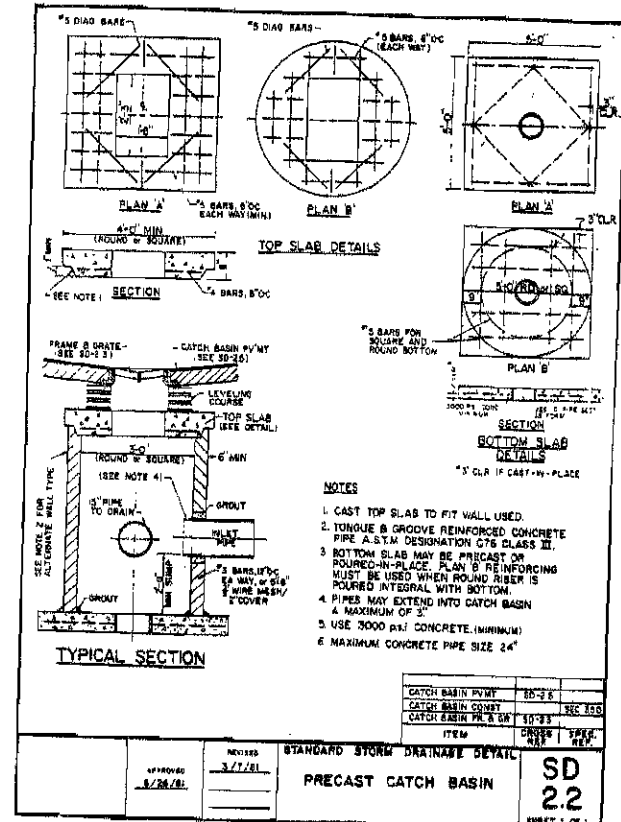
NO. 14



- LEGEND:**
- A. SUTTABLE SUBGRADE (SEE NOTE NO. 1)
  - B. SAND BEDDING COURSE, 2" TYPICAL
  - C. JOINT-FILLING SAND
  - D. CONCRETE SEGMENTAL PAVING UNITS
  - E. 2.500 PSI CONCRETE & CONTINUOUS EDGE RESTRAINT REQUIRED IN THE PUBLIC RIGHT-OF-WAY
  - F. 2.500 PSI CONCRETE & CONTINUOUS EDGE RESTRAINT REQUIRED IN THE PUBLIC RIGHT-OF-WAY
  - G. 2.500 PSI CONCRETE & CONTINUOUS EDGE RESTRAINT REQUIRED IN THE PUBLIC RIGHT-OF-WAY
  - H. 2.500 PSI CONCRETE & CONTINUOUS EDGE RESTRAINT REQUIRED IN THE PUBLIC RIGHT-OF-WAY
  - I. 2.500 PSI CONCRETE & CONTINUOUS EDGE RESTRAINT REQUIRED IN THE PUBLIC RIGHT-OF-WAY
  - J. 2.500 PSI CONCRETE & CONTINUOUS EDGE RESTRAINT REQUIRED IN THE PUBLIC RIGHT-OF-WAY
  - K. 2.500 PSI CONCRETE & CONTINUOUS EDGE RESTRAINT REQUIRED IN THE PUBLIC RIGHT-OF-WAY
  - L. 2.500 PSI CONCRETE & CONTINUOUS EDGE RESTRAINT REQUIRED IN THE PUBLIC RIGHT-OF-WAY
  - M. 2.500 PSI CONCRETE & CONTINUOUS EDGE RESTRAINT REQUIRED IN THE PUBLIC RIGHT-OF-WAY
  - N. 2.500 PSI CONCRETE & CONTINUOUS EDGE RESTRAINT REQUIRED IN THE PUBLIC RIGHT-OF-WAY
  - O. 2.500 PSI CONCRETE & CONTINUOUS EDGE RESTRAINT REQUIRED IN THE PUBLIC RIGHT-OF-WAY
  - P. 2.500 PSI CONCRETE & CONTINUOUS EDGE RESTRAINT REQUIRED IN THE PUBLIC RIGHT-OF-WAY
  - Q. 2.500 PSI CONCRETE & CONTINUOUS EDGE RESTRAINT REQUIRED IN THE PUBLIC RIGHT-OF-WAY
  - R. 2.500 PSI CONCRETE & CONTINUOUS EDGE RESTRAINT REQUIRED IN THE PUBLIC RIGHT-OF-WAY
  - S. 2.500 PSI CONCRETE & CONTINUOUS EDGE RESTRAINT REQUIRED IN THE PUBLIC RIGHT-OF-WAY
  - T. 2.500 PSI CONCRETE & CONTINUOUS EDGE RESTRAINT REQUIRED IN THE PUBLIC RIGHT-OF-WAY
  - U. 2.500 PSI CONCRETE & CONTINUOUS EDGE RESTRAINT REQUIRED IN THE PUBLIC RIGHT-OF-WAY
  - V. 2.500 PSI CONCRETE & CONTINUOUS EDGE RESTRAINT REQUIRED IN THE PUBLIC RIGHT-OF-WAY
  - W. 2.500 PSI CONCRETE & CONTINUOUS EDGE RESTRAINT REQUIRED IN THE PUBLIC RIGHT-OF-WAY
  - X. 2.500 PSI CONCRETE & CONTINUOUS EDGE RESTRAINT REQUIRED IN THE PUBLIC RIGHT-OF-WAY
  - Y. 2.500 PSI CONCRETE & CONTINUOUS EDGE RESTRAINT REQUIRED IN THE PUBLIC RIGHT-OF-WAY
  - Z. 2.500 PSI CONCRETE & CONTINUOUS EDGE RESTRAINT REQUIRED IN THE PUBLIC RIGHT-OF-WAY
- LIMITATIONS:**
- 1. LIGHT TRAFFIC AND DOMESTIC USE ONLY. HEAVY TRAFFIC OR UNDESIRABLE SOIL CONDITIONS REQUIRE SPECIAL PAVEMENT STRUCTURE AND THICKNESS DESIGN.
  - 2. SURFACE DRAINAGE RECOMMENDED MINIMUM GRADE OF 2% TO SLOPED PERVIOUS AREA.
  - 3. THIS IS A NON-STANDARD TYPE OF DRIVEWAY CONSTRUCTION AND AN APPROPRIATE IS REQUIRED FROM THE OWNER FOR WORK IN PUBLIC RIGHT-OF-WAY OR EASEMENT. (SEE ATTACHMENT)

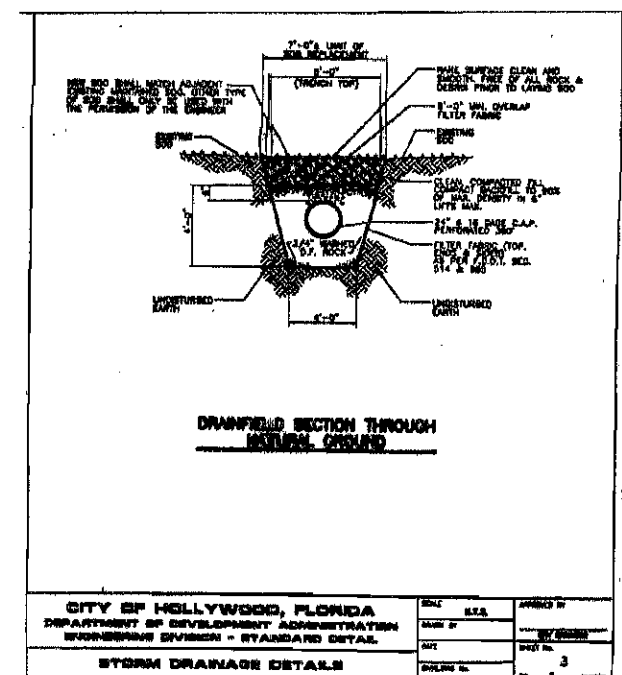
# SEGMENTAL CONCRETE PAVEMENT

NO SCALE



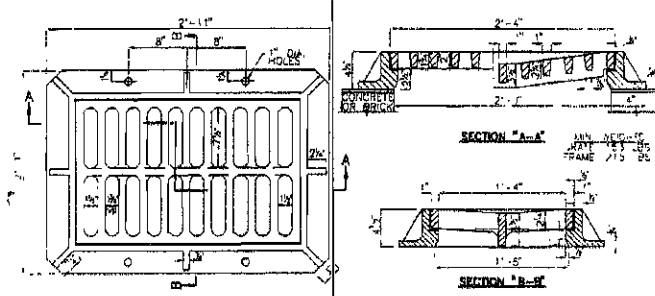
## MASS DIAGRAM

Time (min)	Inflow (cfs)	Outflow (cfs)
0	0	0
5	144	220
10	282	405
15	380	562
20	442	698
25	512	848
30	573	981
40	673	1264
60	781	1677
80	815	1670
90	948	2749
120	1033	3620
150	1091	4507
180	1134	5385



CITY OF HOLLYWOOD, FLORIDA  
DEPARTMENT OF DEVELOPMENT ADMINISTRATION  
ENGINEERING DIVISION - STANDARD DETAIL  
STORM DRAINAGE DETAILS

CITY OF HOLLYWOOD  
PUBLIC UTILITIES  
E.S.S. DIVISION  
FEB 1 2003  
DRAINAGE  
PLAN REVIEW



## TYPICAL DETAIL FRAME AND GRATE

NOT TO SCALE

JUAN B. ORDONEZ, PE  
1884 S.W. 118 STREET  
MIAMI, FLORIDA 33156  
FLORIDA REG. NO. 48880  
PHONE: (305) 888-8880  
FAX: (305) 888-8888  
STRUCTURAL ENGINEER

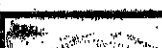



SEAL: [Signature]

PATIO  
CONCRETE PAVEMENT.

QUINTANA INVESTMENTS  
2300 N. SURF ROAD  
HOLLYWOOD BEACH, FL.

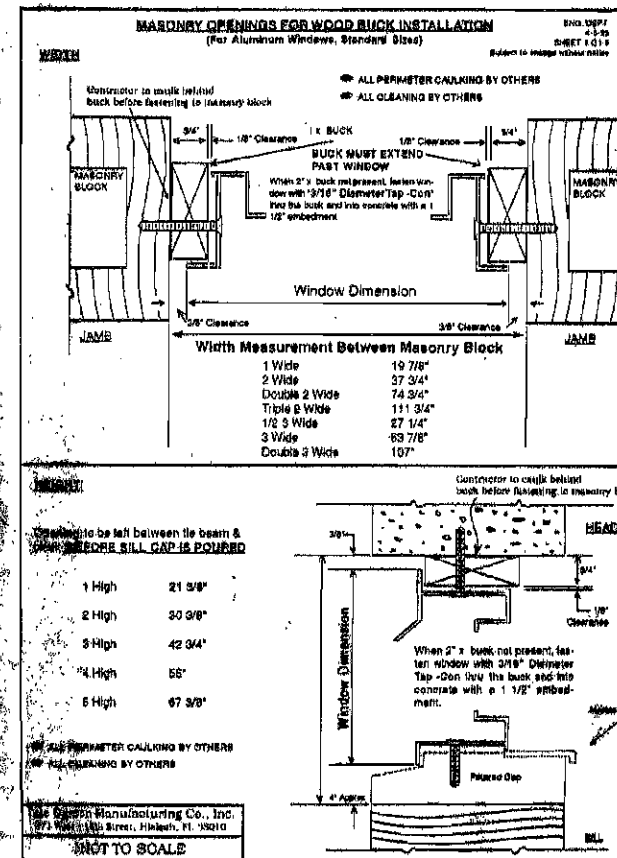
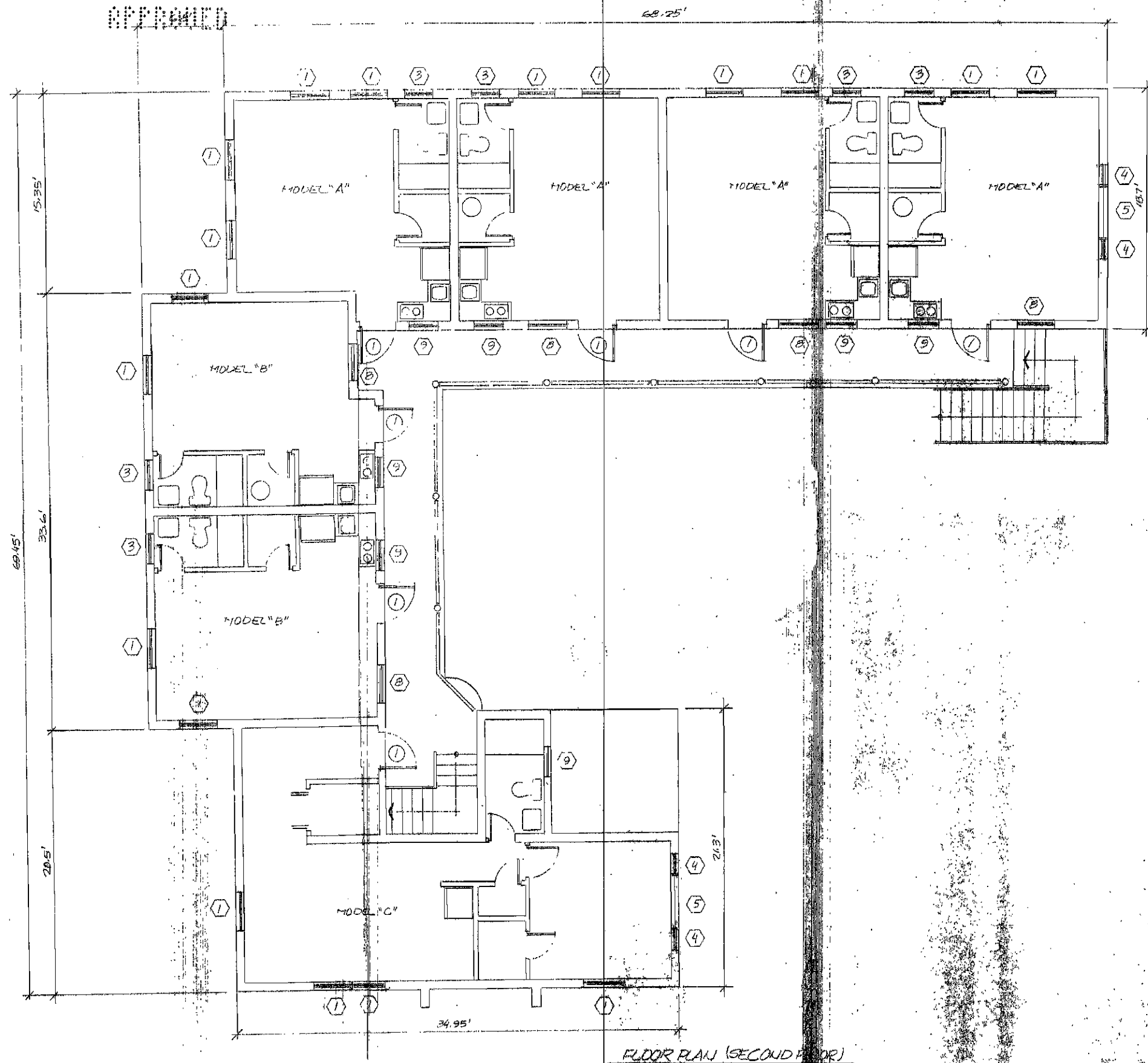
DESIGN BY: J.O.R.S.  
DRAWN BY: R.S.  
CHECKED BY: J.O.  
DATE: 01-30-00  
SHEET OF 1



	WINDOW & DOOR REPLACEMENT	
	QUINTANA INVESTMENTS 2300 N. SURF ROAD HOLLYWOOD, FL. 33029	



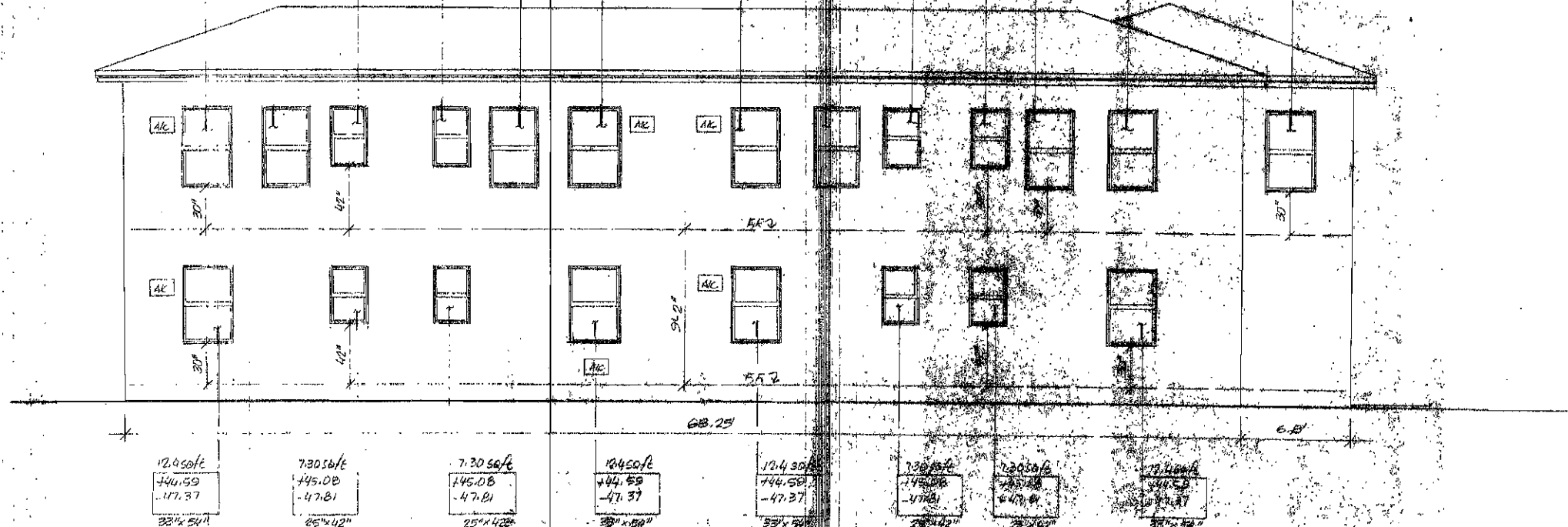
HLAB  
 12-23-99  
 APPROVED



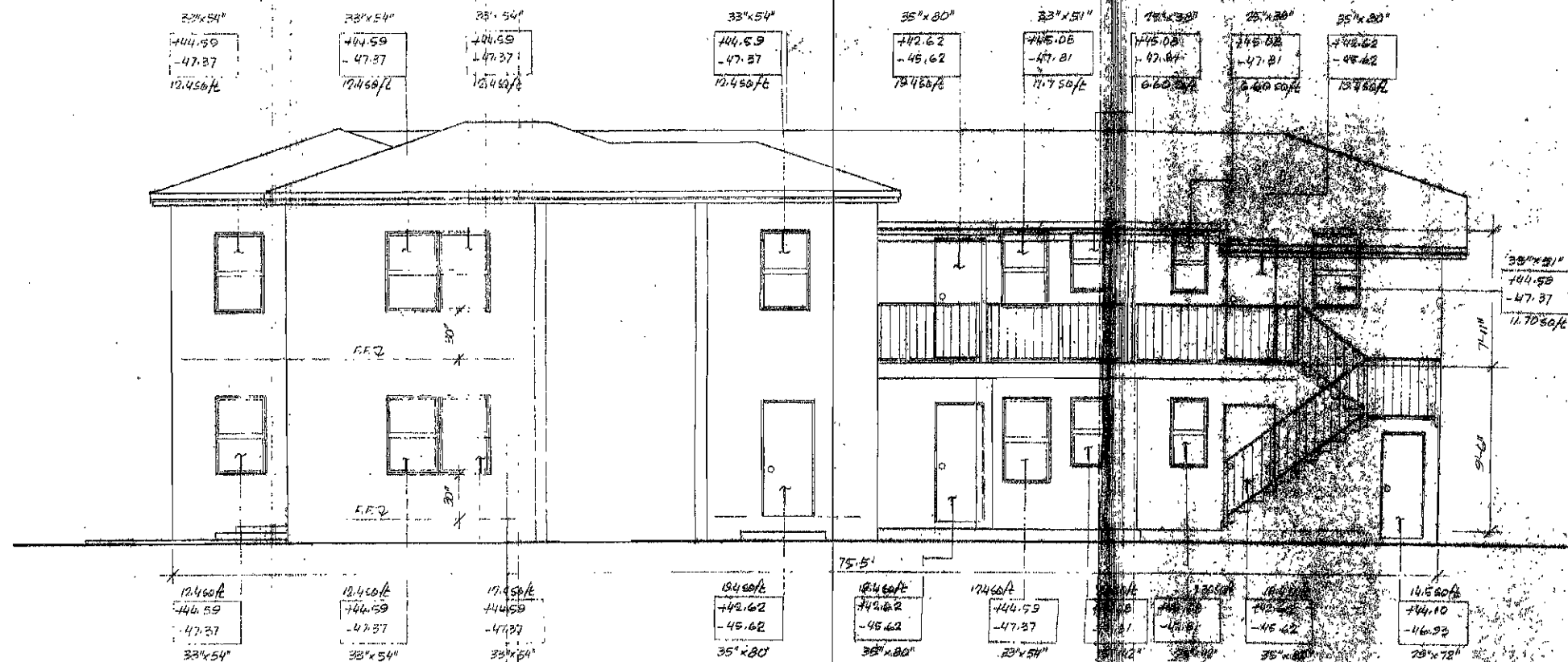
REAL [Signature] DATE 12-23-99	WINDOW & DOOR REPLACEMENT ATLANTA INVESTMENTS 2300 N. SURF ROAD HOLLYWOOD, FL 33105	REVIEWED [Signature] DATE 12-23-99
---	---	---

UNITAUA INVESTMENTS  
300 N. SURF ROAD  
GALLATON, AL. 36527

33" x 54"	33" x 54"	75" x 42"	75" x 42"	33" x 54"	33" x 54"	33" x 54"	33" x 54"	25" x 44"	25" x 42"	33" x 54"	33" x 54"	33" x 54"
144.59	144.59	145.08	145.08	144.59	144.59	144.59	144.59	145.08	145.08	144.59	144.59	144.59
-47.37	-47.37	-47.81	-47.81	-47.37	-47.37	-47.37	-47.37	-47.81	-47.81	-47.37	-47.37	-47.37
19.4506	6.4606	7.8006	7.8006	12.4506	10.4506	19.4506	12.4506	18.0006	18.0006	19.4506	19.4506	12.4506



NORTH ELEVATION

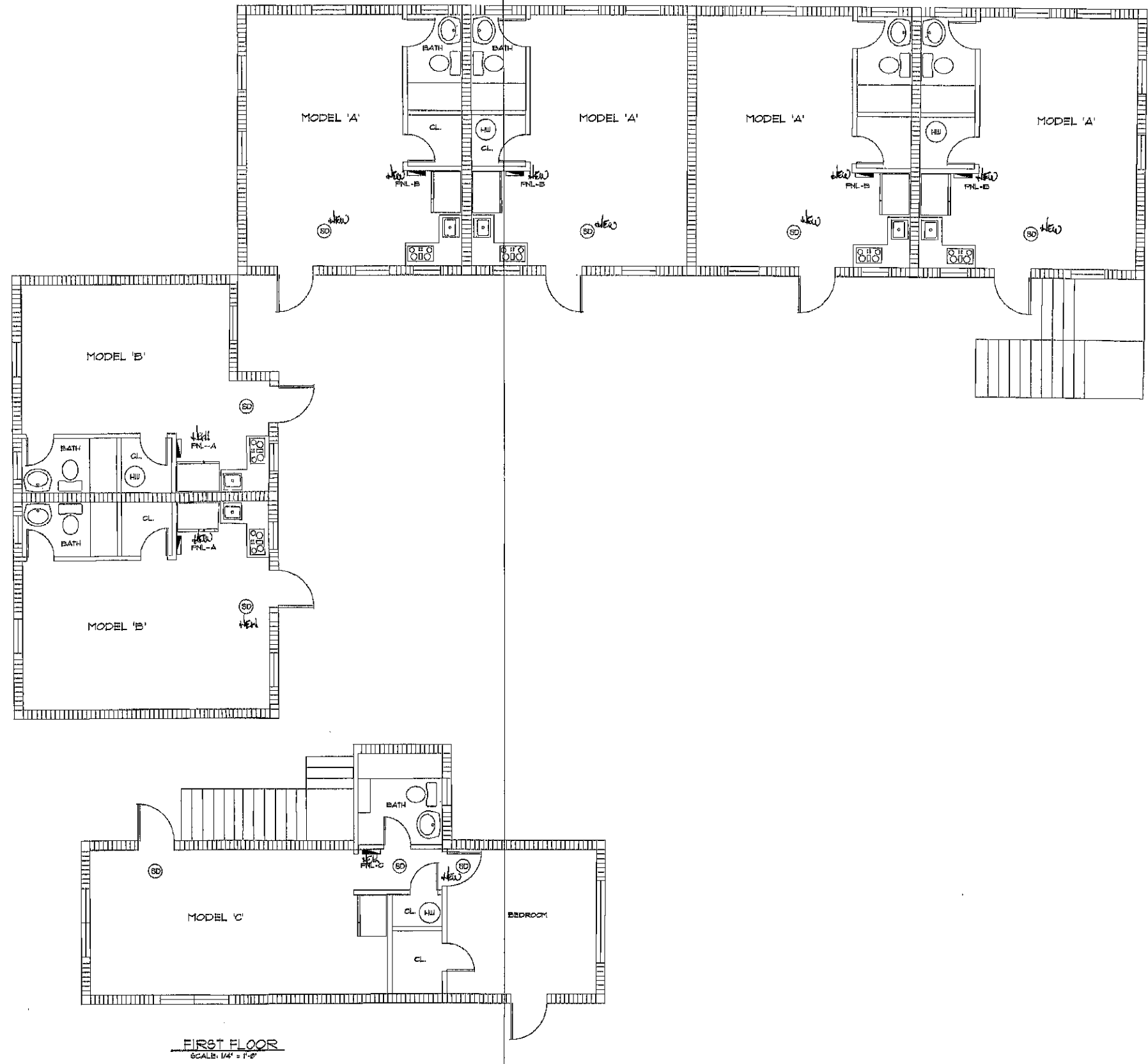


SOUTH ELEVATION

QUINTANA INVESTMENTS  
2300 N. SURF ROAD  
HOLLYWOOD, FL. 33109

RECEIVED BY: R.S. W.D.  
RECEIVED BY: R.S.  
RECEIVED BY: J.D.

HL00  
12-23-99  
APPROVED



1010  
B-21  
A

*Paulina*  
11-27-99

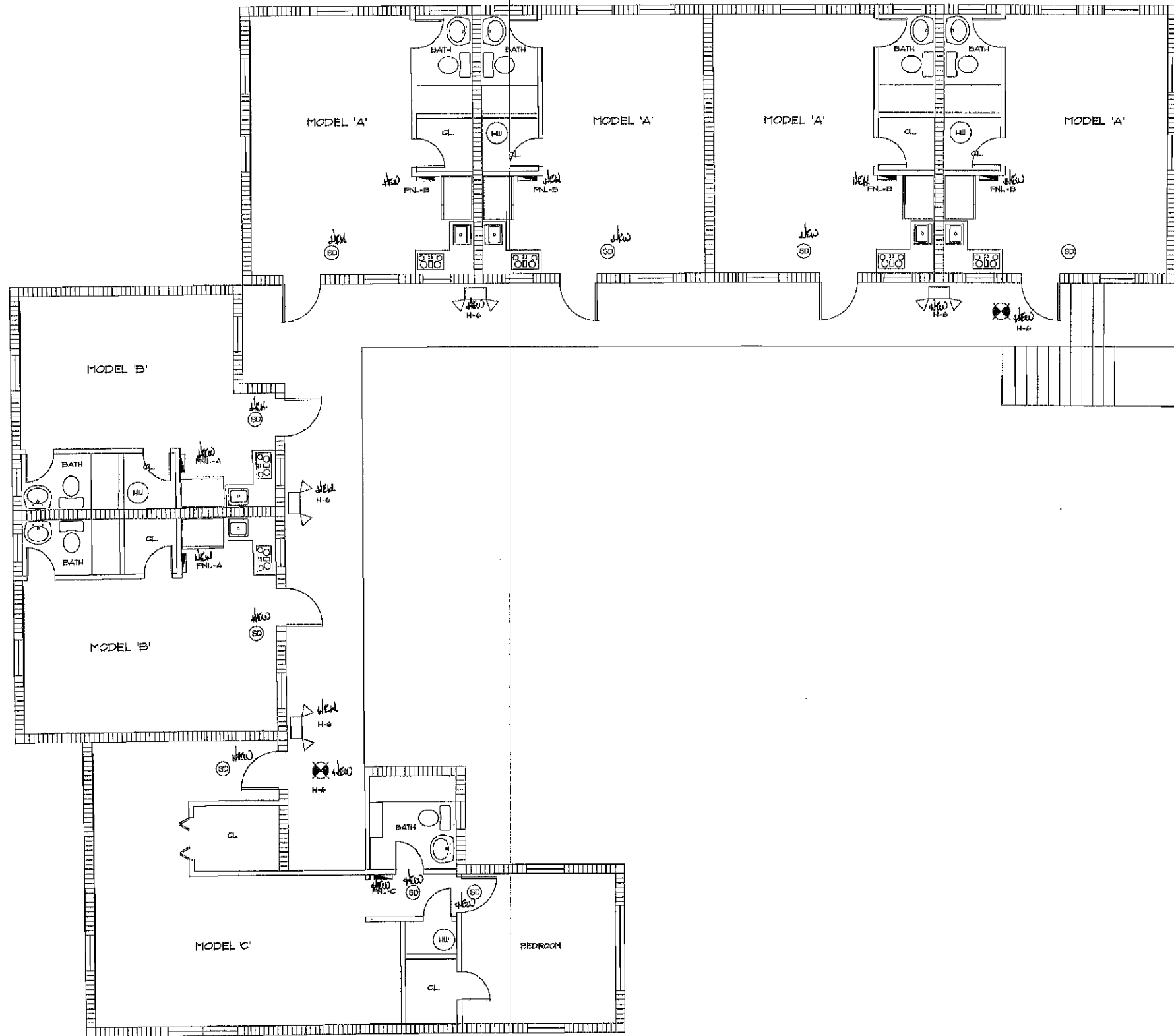
REVISIONS		
NO.	DATE	DESCRIPTION

<b>FEEDER ALTERATION</b>	<b>ELECT. PLAN</b>	<b>MILTON CUBAS PE# 51902</b>
<b>QUINTANA INVESTMENTS</b>		<b>CONSULTANT ENGINEER</b>
2300 N. SURF ROAD		14408 SW 46 TERRACE
HOLLYWOOD, FL 33109		MIAMI, FLORIDA PH: 553-9312

DATE 1/28/99	CHECKED
SCALE AS SHOWN	
DESIGNED	
DRAWN WFP	
DRAWING NO. <b>F-1</b>	

SHEET 1 OF 4

12-23-99  
APPROVED



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

*Handwritten signature and date:*  
11-7-99

REVISIONS		
NO.	DATE	DESCRIPTION

MILTON CUBAS PE# 51902  
CONSULTANT ENGINEER  
14408 SW 46 TERRACE  
MIAMI, FLORIDA PH: 553-9312

ELECT. PLAN

FEEDER ALTERATION

QUINTANA INVESTMENTS  
2300 N. SURF ROAD  
HOLLYWOOD, FL 33109

DATE 1/24/99
SCALE AS SHOWN
DESIGNED
DRAWN WPP
CHECKED

DRAWING NO.  
**E-2**

METER CENTER I APARTMENTS DEMAND LOAD						
UNIT MODELS						
ITEM	'A'	'B'	'C'	'D'		TOTAL
CONNECTED LOAD(W)	25,790	23,760	24,210	24,492		
NUMBER OF UNITS	8	4	1	1		14
TOTAL WATTS	190,320	98,040	24,210	24,492		
FACTOR FROM TABLE 220-32 = 0.40 DEMAND LOAD = 123,657 AMPERES AT 240/120V 1PH = 557 PNL H = 340 AMPS DEMAND LOAD = 395 AMPS						BUILDING CONNECTED LOAD = 394,062
UNIT MODELS						
ITEM	'A'	'B'	'C'	'D'		TOTAL
LIGHTING	990	960	1,410	1,692		
SMALL APPLIANCES	3,000	3,000	3,000	3,000		
NUMBER OF UNITS	8	4	1	1		14
TOTAL WATTS	31,920	15,840	4,410	4,692		
FIRST 3000W. AT 100% = 3000W. REST AT 35% = 16,946.00 W. RANGES > AT 70% = - W. 115V. APPLIANCES (800 X 14) = 11,200.00 W. TOTAL WATTS = 33,146 W. = 136.10 AMPS FIRST 200 AMPS. AT 100% = 130 AMPS. BALANCE AT 70% = - AMPS. TOTAL NEUTRAL AMPS = 138 AMPS.						SUB-TOTAL NEUTRAL WATTS = 57/32

APTS TYP	MODEL A	MODEL B	MODEL C	MODEL D			
SQARE FEET	890	820	470	564			
LIGHTING #2W/GF	990	960	1410	1692			
SMALL APPLIANCES	3,000	3,000	3,000	3,000			
RANGE	12,000	12,000	12,000	12,000			
REFRIGERATOR	800	800	800	800			
DISPOSAL	-	-	-	-			
WATER HEATER	4,800	4,800	4,800	4,800			
CONNECTED LOAD LESS A/C	2,490	2,260	2,710	2,192			
10 KW #CO's	10,000	10,000	10,000	10,000			
REST #40's	4,516	4,504	4,684	4,797			
A/C OR HEATING	2,800	2,800	2,800	2,800			
DEMAND LOAD	17,016	17,004	17,184	17,297			
AMPS #240/120V 1PH 3W	71A	71A	72A	72A			
BREAKER SIZE	100A	100A	100A	100A			

LIGHTING & SMALL APPLIANCES	3,999	5,960	4,410	4,692		
3 KW WOODS	3,000	3,000	3,000	3,000		
REBT + 363	250	336	494	592		
RANGE #701	8,400	8,400	8,400	8,400		
REPAIRS & DISPOSAL	800	800	800	800		
NEUTRAL LOAD	12,550	12,536	12,594	12,792		
NEUTRAL AMPS	52A.	52A.	53A.	53A.		

[illegible]

TYPE LOAD CENTER  
SERVICE: PNL ABC & D  
VOLTAGE: 240/120V 1PH 3W  
MOUNTING SURFACE

PANEL 'A' 'B' 'C' & 'D'  
(ALL 20 AMPS, 1 POLE CKTS. EXCEPT AS NOTED)

MAIN BUS: 100A  
NEUTRAL: 100A  
MAIN LBS: 0.02  
LOCATION: 4B BLDG

AMPS	POLES	TOTAL V.A.	CIRCUIT SIZE	WIRE SIZE	REMARKS	NO.	CT. NO.	REMARKS	WIRE SIZE	CIRCUIT SIZE	TOTAL V.A.	POLES	AMPS
50	2	12000	3/4	6	RANGE	1	1	WATER HEATER	10	1/2	4,500	2	30
15	1	600	1/2	14	REFRIGERATOR	2	2	A/C (WALLLINE)	12	1/2	2,500	2	20
15	1	*	1/2	14	GENERAL LIGHTING	3	3						
15	1	*	1/2	14	GENERAL LIGHTING	4	4	SMALL APPLANCE	12	1/2	1,500	1	20
15	1	*	1/2	14	GENERAL LIGHTING	5	5	SMALL APPLANCE	12	1/2	1,500	1	20
15	1	*	1/2	14	GENERAL LIGHTING	6	6	BATH (G)	12	1/2	1,500	1	20
					SPACE	7	7	SPACE					
						8	8						
						9	9						
						10	10						
						11	11						
						12	12						
						13	13						
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						36	36						
						37	37						
						38	38						
						39	39						
						40	40						

CONNECTED LOAD: 1956 LOAD CALCULATION

FEEDER: 3 9THRU-10TH  
FED FROM: SERVICE

<b>REVISIONS</b>		
<b>NO.</b>	<b>DATE</b>	<b>DESCRIPTION</b>

**MILTON CUBAS PE# 51902  
CONSULTANT ENGINEER  
14408 SW 46 TERRACE  
MIAMI, FLORIDA PH: 553-9312**

ELECT. PLAN

## FEEDER ALTERATION

**QUINTANA INVESTMENTS**  
2300 N. SURF ROAD  
HOLLYWOOD, FL 33109

DATE 11/24/19

SCALE  
AS SHOWN

DESIGNED

DRAWN  
AT

DRAWING NO. **E**

FIG. 5. A 100- $\mu$ m section.

SHEET 3 OF 4

12-20-00  
APPROVED

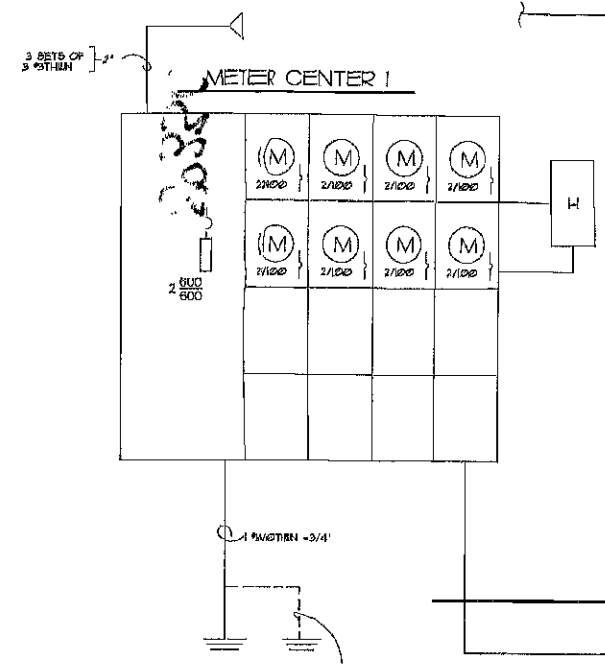
ELECTRICAL NOTES:

1. Contractor shall furnish all labor, materials and equipment for complete electrical installation in accordance with these drawings.
2. Comply with the N.E.C. and the South Florida Building Code.
3. Provide empty conduits as required for telephone system.
4. Obtain all permits for work under this contract.
5. Provide temporary power and light outlets for use by other trades.
6. Provide all required connections for other trades.
7. Coordinate all outlet locations with building architectural features.
8. Contractor shall visit the site to familiarize himself with all existing conditions.
9. All cable shall be copper.
10. Indoor conduits shall be EMT.
11. All mounting hardware shall be by contractor.
12. Outdoor underground conduits shall be schedule 40 PVC, under paved areas it shall be encased in concrete. Minimum cover shall be 24 inches.

NOTES:

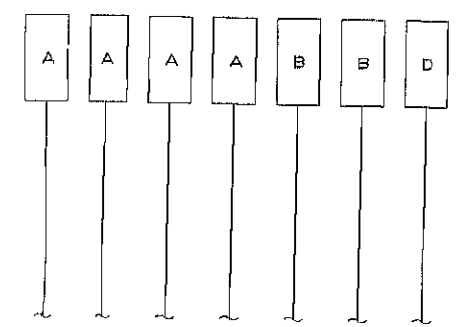
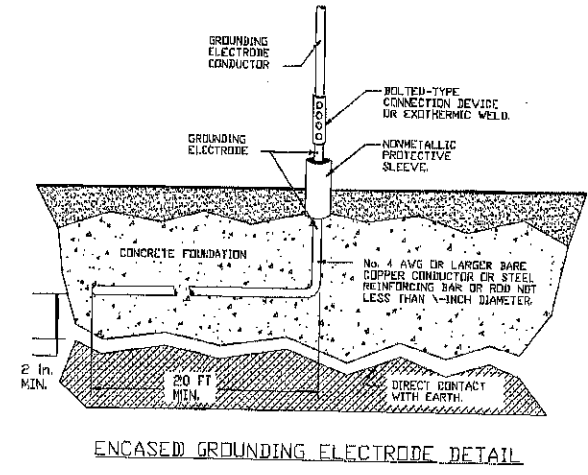
METER CENTER SHALL BE OF A TYPE APPROVED BY  
FPL & BUILDING DEPARTMENT FOR INSTALLATION IN METER ROOM.

INDOOR METER CENTER 140/100V 3PH 4W WITH  
MAIN RISE SUBMERSIBLE  
4000A 300/100V 3PH 4W  
17,000A AC CURRENT LIMITING FUSES  
140/100V 3PH 4W WITH  
12,000 IN/UT

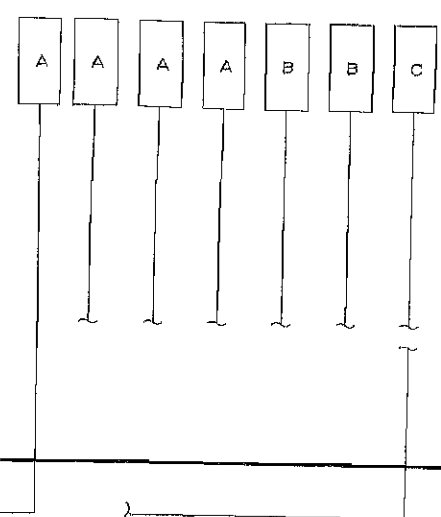


ELECTRIC RISER DIAGRAM  
N.T.S

CONNECT TO TWO 5/8\"/>



SECOND FLOOR



FIRST FLOOR

REVISIONS		
NO.	DATE	DESCRIPTION

MILTON CUBAS PE# 51902  
CONSULTANT ENGINEER  
14408 SW 46 TERRACE  
MIAMI, FLORIDA PH: 553-9312

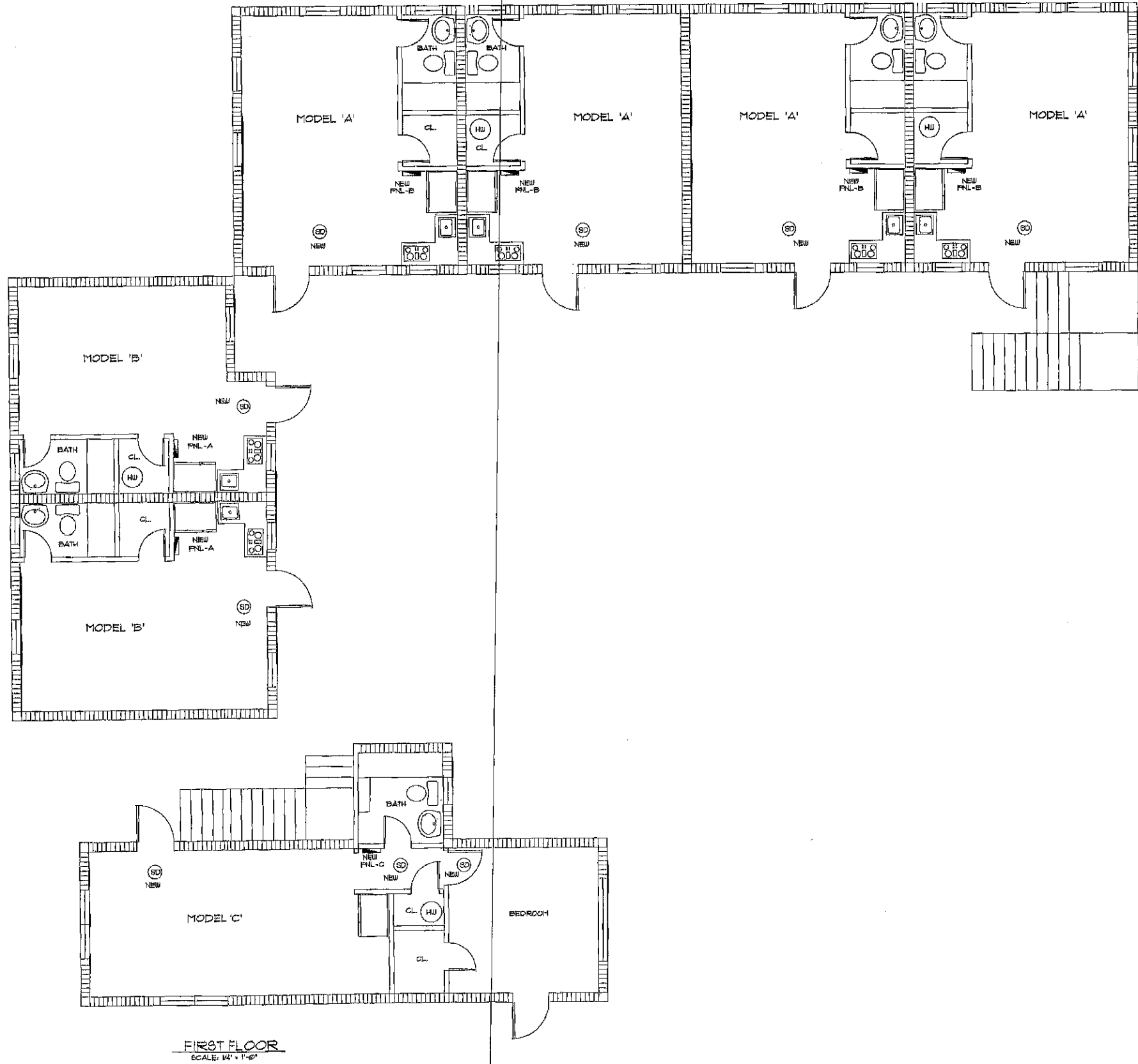
ELECT. PLAN

FEEDER ALTERATION

QUINTANA INVESTMENTS  
2300 N. SURF ROAD  
HOLLYWOOD, FL 33109

DATE 10/24/99	CHECKED
SCALE AS SHOWN	
DESIGNED	
DRAWN WPS	
DRAWING NO. F-4	
SHEET 4 OF 4	

*Handwritten signature and date:*  
11-27-99



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

REVISIONS		
NO.	DATE	DESCRIPTION

MILTON CUBAS PE# 51902  
CONSULTANT ENGINEER  
14408 SW 46 TERRACE  
MIAMI, FLORIDA PH: 553-9312

ELECT. PLAN

FEEDER ALTERATION

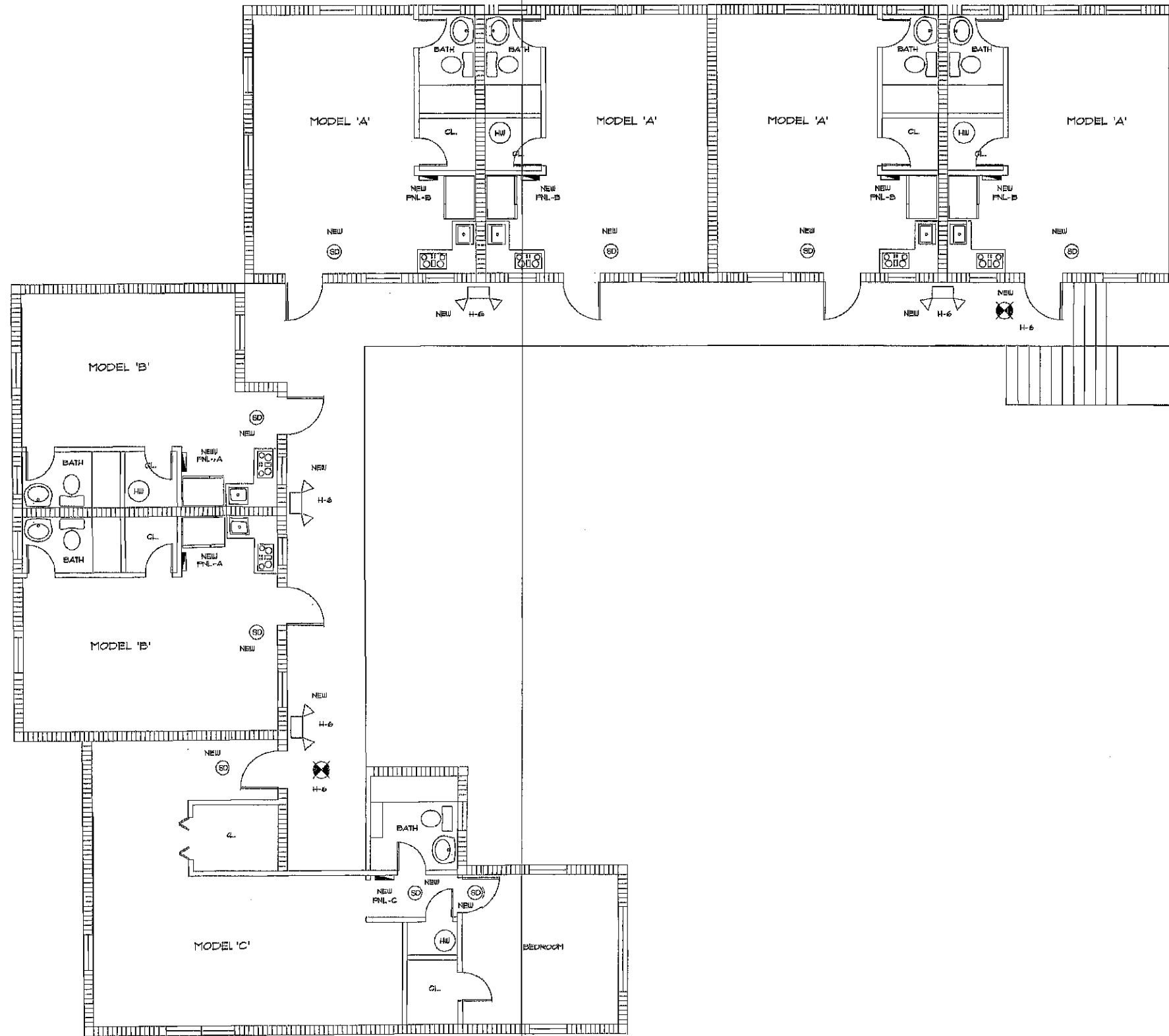
QUINTANA INVESTMENTS  
2300 N. SURF ROAD  
HOLLYWOOD, FL 33109

DATE 1/24/99
SCALE AS SHOWN
DESIGNED
DRAWN WEP

CHECKED

DRAWING NO.  
**E-1**





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

REVISIONS		
NO.	DATE	DESCRIPTION

MILTON CUBAS PE# 51902  
CONSULTANT ENGINEER  
14408 SW 46 TERRACE  
MIAMI, FLORIDA PH: 553-9312

ELECT. PLAN

FEEDER ALTERATION  
QUINTANA INVESTMENTS  
2300 N. SURF ROAD  
HOLLYWOOD, FL 33109

DATE

10/24/99

SCALE

AS SHOWN

DESIGNED

DRAWN

WTS

CHECKED

DRAWING NO.

E-2

SHEET 2 OF 4

METER CENTER I APARTMENTS DEMAND LOAD						
UNIT MODELS						TOTAL
ITEM	'A'	'B'	'C'	'D'		
CONNECTED LOAD(W)	14,790	14,760	12,710	12,992		
NUMBER OF UNITS	8	4	1	1		14
TOTAL WATTS	118,320	59,040	12,710	12,992		
FACTOR FROM TABLE 220-32 = 0.40 DEMAND LOAD = 81,225 AMPERES AT 240/120V 1PH = 338 PUL H = 38 AMPS DEMAND LOAD = 376 AMPS						BUILDING CONNECTED LOAD = 203,062
UNIT MODELS						TOTAL
ITEM	'A'	'B'	'C'	'D'		
LIGHTING	960	960	1,410	1,692		
SMALL APPLIANCES	3,000	3,000	3,000	3,000		
NUMBER OF UNITS	8	4	1	1		
TOTAL WATTS	21,920	15,840	4,410	4,692		14
FIRST 3000W. AT 100% = 3000W. REST AT 33% = 10,546.00 W. RANGES AT 70% = 2,100 W. 115V. APPLIANCES (800 X 14) = 11,200.00 W. TOTAL WATTS = 33,146 W. = 139.10 AMPS FIRST 200 AMPS AT 100% = 139 AMPS. BALANCE AT 70% = 138 AMPS. TOTAL NEUTRAL AMPS = 138 AMPS.						SUB-TOTAL NEUTRAL WATTS = 57,82

ELECTRICAL LOAD CALCULATION FOR THE TYPICAL APARTMENTS

APTS TYP	MODEL A	MODEL B	MODEL C	MODEL D		
SQUARE FEET	330	320	470	564		
LIGHTING #W/WEP	990	960	1,410	1,692		
SMALL APPLIANCES	3,000	3,000	3,000	3,000		
RANGE	3,000	3,000	3,000	3,000		
REFRIGERATOR	800	800	800	800		
DISPOSAL	-	-	-	-		
WATER HEATER	4,600	4,600	4,600	4,600		
CONNECTED LOAD LESS A/C	12,290	12,260	12,710	12,992		
10 KW #100%	10,000	10,000	10,000	10,000		
REST #40%	916	904	1,084	1,197		
A/C OR HEATING	2,500	2,500	2,500	2,500		
DEMAND LOAD	13,416	13,404	13,584	13,697		
AMPS @240/120V 1PH SW	56A	55A	57A	57A		
BREAKER SIZE	100A	100A	100A	100A		

NEUTRAL LOAD CALCULATION

LIGHTING & SMALL APPLIANCES	3,999	3,960	4,410	4,692		
3 KW #100%	3,000	3,000	3,000	3,000		
REST # 33%	350	336	494	592		
RANGE #70%	2,100	2,100	2,100	2,100		
REFRIG & DISPOSAL	800	800	800	800		
NEUTRAL LOAD	6,250	6,236	6,594	6,492		
NEUTRAL AMPS	26A	26A	27A	27A		

TYPE LOAD CENTER SERVICE: HOUSE PANEL VOLTAGE: 240/120V 1PH SW MOUNTING SURFACE: (ALL 20 AMPS, 1 POLE CKTS. EXCEPT AS NOTED)									
PANEL 'H'									
MAIN BUS: 100A NEUTRAL: 100A MAIN LUGS ONLY LOCATION: AS SHOWN									
AMPS	POLES	TOTAL V.A.	COND. SIZE	WIRE SIZE	REMARKS	#	REMARKS	WIRE SIZE	COND. SIZE
20	2	1000	1/2	10	PARKING LIGHT	1	EXTERIOR RECEPT	12	1/2
20	2	500	1/2	10	PARKING LIGHT	2	EXTERIOR RECEPT	12	1/2
20	1	1000	1/2	12	CORRIDOR LIGHT	3	EMERG & EXIT LIGHT	12	1/2
20	1	1000	1/2	12	CORRIDOR LIGHT	4	SPACE		
20	1	1000	1/2	12	CORRIDOR LIGHT	5			
20	1	1000	1/2	12	CORRIDOR LIGHT	6			
20	1	500	1/2	12	TELEPHONE BOARD	7			
CONNECTED LOAD: 7,940 WATTS = 33 AMPS									
FEEDER: 3 10THIN-1/4"									
FED FROM: SERVICE									

TYPE LOAD CENTER SERVICE: FNL ABC & D VOLTAGE: 240/120V 1PH SW MOUNTING SURFACE: (ALL 20 AMPS, 1 POLE CKTS. EXCEPT AS NOTED)									
PANEL 'A', 'B', 'C' & 'D'									
MAIN BUS: 100A NEUTRAL: 100A MAIN LUGS ONLY LOCATION: AS SHOWN									
AMPS	POLES	TOTAL V.A.	COND. SIZE	WIRE SIZE	REMARKS	#	REMARKS	WIRE SIZE	COND. SIZE
20	2	3,000	1/2	12	RANGE	1	WATER HEATER	10	1/2
15	1	800	1/2	14	REFRIGERATOR	2	A/C (WALL UNIT)	12	1/2
15	1	*	1/2	14	GENERAL LIGHTING	3	SMALL APPLIANCE	12	1/2
15	1	*	1/2	14	GENERAL LIGHTING	4	SMALL APPLIANCE	12	1/2
15	1	*	1/2	14	GENERAL LIGHTING	5	BATH (CR)	12	1/2
15	1	*	1/2	14	GENERAL LIGHTING	6	SPACE		
CONNECTED LOAD: *SEE LOAD CALCULATION									
FEEDER: 3 10THIN-1/4"									
FED FROM: SERVICE									

REVISIONS		
NO.	DATE	DESCRIPTION

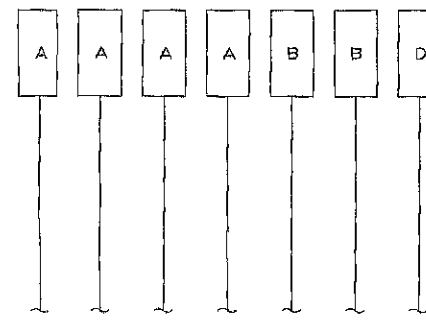
MILTON CUBAS PE# 51902  
CONSULTANT ENGINEER  
14408 SW 46 TERRACE  
MIAMI, FLORIDA PH: 553-9312

ELECT. PLAN

FEEDER ALTERATION  
QUINTANA INVESTMENTS  
2300 N. SURF ROAD  
HOLLYWOOD, FL 33109

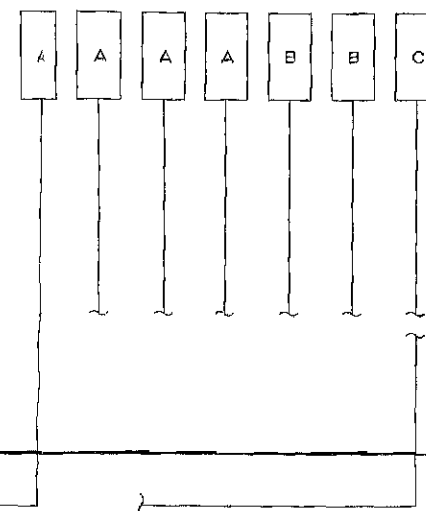
DATE 11/24/99	CHECKED
SCALE AS SHOWN	
DESIGNED	
DRAWN VFP	
DRAWING NO. E-3	

1. Contractor shall furnish all labor, materials and equipment for complete electrical installation in accordance with these drawings.
2. Comply with the N.E.C. and the South Florida Building Code.
3. Provide empty conduits as required for telephone system.
4. Obtain all permits for work under this contract.
5. Provide temporary power and light outlets for use by other trades.
6. Provide all required connections for other trades.
7. Coordinate all outlet locations with building architectural features.
8. Contractor shall visit the site to familiarize himself with all existing conditions.
9. All cable shall be copper.
10. Indoor conduits shall be EMT.
11. All mounting hardware shall be by contractor.
12. Outdoor underground conduits shall be schedule 40 PVC, under paved areas it shall be encased in concrete. Minimum cover shall be 24 inches.



METER CENTER SHALL BE OF A TYPE APPROVED BY  
FPL & BUILDING DEPARTMENT FOR INSTALLATION IN METER ROOM

INDOOR METER CENTER 240/120V 3PH 4W WITH  
MAIN FUSE 800 NEMA 3RU  
400A 240/120V 3PH 4W  
40000 AIC W/CURRENT LIMITING FUSES  
HAVING 10000A LET-THRU WITH  
32000 INPUT



CONNECT TO TWO 5/8"x10'-0" GROUNDING  
RODS SPACES 6 FT. BOND TO NEAREST  
AVAILABLE EFFECTIVELY GROUND  
STRUCTURAL METAL MEMBER OF STRUCTURE

FIRST FLOOR

**MILTON CUBAS PE# 51902  
CONSULTANT ENGINEER  
14408 SW 46 TERRACE  
MIAMI, FLORIDA PH: 553-9312**

ELECT. PLAN

**FEEDER ALTERATION**  
**QUINTANA INVESTMENTS**  
2300 N. SURF ROAD  
HOLLYWOOD, FL 33109

DRAWING NO.  
**E-4**

NAME OF OWNER LONG & LONG.  
LEGAL DESCRIPTION

ADDRESS OF CONSTRUCTION 2300 N. Surf Road.  
Lots 5-6, Bl 12, Beach 1st

Owner's Present Address

Description of Construction

Cost 68,500.

Apartment, 8 Units

Permit Type	No.	Date Issued	To Whom	Fixtures or Outlets
Bldg.	17353	10-3-51	CANNOVA Const Co.	
Electrical	10419	10-29-51	KAY E.	8-1500
	10320	10-3-51	Owner	10-15-51
Plumbing	6809	10-22-51	Acme Pl.	33-
Gas	6809	10-22-51	Acme Pl.	10

INSPECTIONS

FOUNDATION 4400-10-18-51	1st Rough Plg. 10-22-51	Temp. Service
COLUMNS	2nd Rough Plg. 11-29-51	Blk. m. 11-1-51
Steel Stairs. 11-29-51	Final Rough Plg.	Rough Electric 11-29-51
TIE BEAM 11-16-51	Septic Tank 1/31-52	1st Rough Plg. 1-22-52
11-19-51	2. H.S. 7/12-Blk. m.	Temporary Final
ROOF FRAMING. 12-6-51	Grease Trap	Final Electric 2-6-52
2-11-52	Final Plumbing 2-11-52	
	Cert. of Occupancy 2-11-52	Rubbish Bond

Remarks:

*C. J. [Signature]*

NAME OF OWNER RIP-TIDE APTS

ADDRESS 2300 N. SHER RD

LEGAL DESCRIPTION

COST

DESCRIPTION OF CONST.

ARCHITECT:

PERMIT TYPE	NO.	DATE	TO WHOM	EXT. or OUT.
BLDG. AWNGS 28'	74483	9-5-67	BRWD SLES CO.	\$ 290.00
ROOF				
ELECTRICAL				
PLUMBING				
GAS				
SEPTIC, SEWER				
A/C DUCTS				
SCREEN ENCL.				
POOL				
DRIVEWAY				
FENCE				

NAME OF OWNER RIPTIDE MOTEL

ADDRESS 2300 N. SURF ROAD

LEGAL DESCRIPTION 3.4 812

DESCRIPTION OF CONST.

FEE \$15.30

ARCHITECT: INSTALL ZYRIAN STONE EVAL. \$2000.

OVER METAL LATH TO FOUR WALLS

PERMIT TYPE	NO.	DATE	TO WHOM	FIXT. or OUT.
BLOG.	5508	11-24-70	RALPH WALTERS	
ROOF				
ELECTRICAL				
PLUMBING				
GAS				
SEPTIC, SEWER				
A/C DUCTS				
SCREEN ENCL.				
POOL				
DRIVEWAY				
FENCE				

# JOB CARD

OWNER Rip tide motel		JOB ADDRESS 2300 N. Surf Rd.	
LEGAL DESCRIPTION	LOT NUMBER	BLOCK	SUBDIVISION OR ADDITION
MICROFILM NO.	ARCHITECT	FEE \$ 8.00	VALUATION \$

DESCRIPTION OF CONSTRUCTION Repair	<input type="checkbox"/> SEPTIC TANK <input type="checkbox"/> SEWER TAP
---------------------------------------	--

TYPE PERMIT	NUMBER	DATE	CONTRACTOR	TYPE PERMIT	NUMBER	DATE	CONTRACTOR
BUILDING				SEPTIC/SEWER			
ROOF				AIR/CONDITION			
ELECTRIC-BASIC	23219	11/25/80	Di Maio	MECHANICAL			
ELECTRIC-SUPP.				SCREEN			
PLUMBING	NO. FIX.			POOL			
L-P-DRY WALL				DRIVEWAY			
FENCE				PATIO or WALK			

NOTES:

# JOB CARD

OWNER RIP TIDE APTS.		JOB ADDRESS 2300 N Surf Rd.	
LEGAL DESCRIPTION	LOT NUMBER	BLOCK	SUBDIVISION OR ADDITION
MICROFILM NO.	ARCHITECT	FEE \$ 6.00	VALUATION \$

DESCRIPTION OF CONSTRUCTION 1 Fixture for Shower	<input type="checkbox"/> SEPTIC TANK <input type="checkbox"/> SEWER TAP
---	--

TYPE PERMIT	NUMBER	DATE	CONTRACTOR	TYPE PERMIT	NUMBER	DATE	CONTRACTOR
BUILDING				SEPTIC/SEWER			
ROOF				AIR/CONDITION			
ELECTRIC-BASIC				MECHANICAL			
ELECTRIC-SUPP.				SCREEN			
PLUMBING	NO. FIX. 9839	6/3/77	Southeast P	Pool			
L-P-DRY WALL				DRIVEWAY			
FENCE				PATIO or WALK			

NOTES: Void Permit- No inspections CALLED FOR  
per Plumb. insp. 10/10/77



*Pop Side Apts*

JOB CARD

OWNER OLGA PALATASH		JOB ADDRESS 2300 N Surf Rd.	
LEGAL DESCRIPTION	LOT NUMBER	BLOCK	SUBDIVISION OR ADDITION
MICROFILM NO. <i>Misc 83P</i>	ARCHITECT		FEE \$ 13.00
DESCRIPTION OF CONSTRUCTION <i>2</i> Replace Exist Roof & Partitions			<input type="checkbox"/> SEPTIC TANK <input type="checkbox"/> SEWER TAP

TYPE PERMIT	NUMBER	DATE	CONTRACTOR	TYPE PERMIT	NUMBER	DATE	CONTRACTOR
BUILDING	38505	1/21/77	Benis Brouss	SEPTIC/SEWER			
ROOF				AIR/CONDITION			
<i>Misc repairs</i> ELECTRIC-BASIC	12699	1-28-77	<i>Shabbir</i>	MECHANICAL			
ELECTRIC-SUPP.				SCREEN			
PLUMBING	NO. FIX.			POOL			
L-P-DRY WALL				DRIVEWAY			
FENCE				PATIO or WALK			

NOTES:

1613-13

OLGA PAL

## JOB CARD

OWNER

PIPTIDE APTS.

JOB ADDRESS

2300 N Surf Rd.

LEGAL  
DESCRIPTION

LOT NUMBER

BLOCK

SUBDIVISION OR ADDITION

MICROFILM NO.

ARCHITECT

FEE  
\$ 20.00VALUATION  
\$ 300

DESCRIPTION OF CONSTRUCTION

Block up 4 Doors on Exterior

☐ SEPTIC TANK  
☐ SEWER TAP

TYPE PERMIT	NUMBER	DATE	CONTRACTOR	TYPE PERMIT	NUMBER	DATE	CONTRACTOR
BUILDING	37358	7/1/15/76	Owner	SEPTIC/SEWER			
ROOF				AIR/CONDITION			
ELECTRIC-BASIC				MECHANICAL			
ELECTRIC-SUPP.				SCREEN			
PLUMBING	NO. FIX.			POOL			
E-P-DRY WALL				DRIVEWAY			
FENCE				PATIO or WALK			

NOTES:

1613-13

JOB CARD							
OWNER O. PAGATASH			JOB ADDRESS 2300 N Surf Rd.				
LEGAL DESCRIPTION	LOT NUMBER		BLOCK	SUBDIVISION OR ADDITION			
MICROFILM NO.	ARCHITECT			FEE \$ 9.70	VALUATION \$ 600		
DESCRIPTION OF CONSTRUCTION Resurface Existing Drive 1400 Sq. Ft.							<input type="checkbox"/> SEPTIC TANK <input type="checkbox"/> SEWER TAP
TYPE PERMIT	NUMBER	DATE	CONTRACTOR	TYPE PERMIT	NUMBER	DATE	CONTRACTOR
BUILDING				SEPTIC/SEWER			
ROOF				AIR/CONDITION			
ELECTRIC-BASIC				MECHANICAL			
ELECTRIC-SUPP.				SCREEN			
PLUMBING NO. FIX.				POOL			
L-P-DRY WALL				DRIVEWAY	51248	11/30/73	W C Pav.
FENCE				PATIO or WALK			
NOTES: County surcharge \$ .21							

JOB CARD							
OWNER JERRY SUFNI			JOB ADDRESS approx 2300 N SURF RD				
LEGAL DESCRIPTION	LOT NUMBER		BLOCK	SUBDIVISION OR ADDITION			
	1-8, 15-16		6	514212011690 HOLLYWOOD BEACH ADDITION 4/6			
MICROFILM NO.	ARCHITECT			FEE \$ 30.00	VALUATION \$ 900.00		
DESCRIPTION OF CONSTRUCTION 292 FEET OF 4 FEET HIGH CHAIN LINK FENCE							<input type="checkbox"/> SEPTIC TANK <input type="checkbox"/> SEWER TAP
TYPE PERMIT	NUMBER	DATE	CONTRACTOR	TYPE PERMIT	NUMBER	DATE	CONTRACTOR
BUILDING				SEPTIC/SEWER			
ROOF				AIR/CONDITION			
ELECTRIC-BASIC				MECHANICAL			
ELECTRIC-SUPP.				SCREEN			
PLUMBING NO. FIX.				POOL			
L-P-DRY WALL				DRIVEWAY			
FENCE	103990	7-1-80	CRAWFORD & TANNER	PATIO or WALK			
NOTES: county surcharge \$ .20							

# JOB CARD

OWNER RIPTIDE APARTMENTS		JOB ADDRESS 2300 N. Surf Road	
LEGAL DESCRIPTION	LOT NUMBER	BLOCK	SUBDIVISION OR ADDITION
MICROFILM NO. <i>misc 80</i>	ARCHITECT	FEE \$ 18.70	VALUATION \$ 1300.
DESCRIPTION OF CONSTRUCTION			

## REMOVE AND ADD PARTITIONS

- ☐ SEPTIC TANK  
☐ SEWER TAP

TYPE PERMIT	NUMBER	DATE	CONTRACTOR	TYPE PERMIT	NUMBER	DATE	CONTRACTOR
BUILDING	64191	9-15-80	Owner-Mrs. Pal	SEPTIC/SEWER			
ROOF				A/R/CONDITION			
ELECTRIC-BASIC				MECHANICAL			
ELECTRIC-SUPP.				SCREEN			
PLUMBING NO. FIX.				POOL			
P-DRY WALL				DRIVEWAY			
FENCE				PATIO or WALK			

NOTES:

county surcharge fee \$ .46

# 83' -2' HIGH CURB.				
PERMIT TYPE	NO.	DATE	TO WHOM	EXT. or OUT.
BLDG.	72460	4-12-67	V. ANDROSINO	67-615
ROOF				
ELECTRICAL				
PLUMBING				
GAS				
SEPTIC, SEWER				
A/C DUCTS				
SCREEN ENCL.				
POOL				
DRIVEWAY				
FENCE				

FL-8 2049

[illegible]



PERMIT NO. 1481  
 DATE 1-16-67  
 CITY OF LOS ANGELES  
 DEPARTMENT OF PUBLIC WORKS  
 DIVISION OF PERMITTING  
 PROJECT NO. 1481  
 PROJECT NAME  
 OWNER  
 ADDRESS  
 CITY  
 STATE  
 ZIP  
 PROJECT TYPE  
 PROJECT VALUE  
 PROJECT DESCRIPTION  
 PROJECT LOCATION  
 PROJECT STATUS  
 PROJECT COMMENTS  
 PROJECT APPROVAL  
 PROJECT REVIEW  
 PROJECT SIGNATURE  
 PROJECT DATE

NAME OF OWNER **RIP-TIDE APTS**  
 ADDRESS **2300 N. SURF RD**  
 LEGAL DESCRIPTION  
 DESCRIPTION OF CONST.  
 ARCHITECT:

PERMIT TYPE	NO.	DATE	TO WHOM	EXT. or OUT.
BLDG. WINGS 28'	74483	9-5-67	BRWD SLES CO.	\$ 290.00
ROOF				
ELECTRICAL				
PLUMBING				
GAS				
SEPTIC, SEWER				
A/C DUCTS				
SCREEN ENCL.				
POOL				
DRIVEWAY				
FENCE				

NAME OF OWNER **RIP-TIDE MOTEL**  
 ADDRESS **2300 N. SURF ROAD**  
 LEGAL DESCRIPTION **3.4 1/2**  
 DESCRIPTION OF CONST.  
 ARCHITECT: **INSTALL ZYRIAN STONE**  
 FEE **15.00**  
 EVAL **2000**

PLUMBING				
GAS				
SEPTIC, SEWER				
A/C DUCTS				
SCREEN ENCL.				
POOL				
DRIVEWAY				
FENCE				

**NAME OF SMALL RIPTIDE MOTEL**  
**ADDRESS 2300 N. SURF ROAD**  
**LEGAL DESCRIPTION 3-4 1/2**

**DESCRIPTION OF WORK** **FEE \$15.00**  
**ARCHITECT: INSTALL ZYRIAN STONE** **EST. \$2000**  
**RIVER METAL LATH TO FOUR WALLS**

PERMIT TYPE	NO.	DATE	IN WHOM	FEE
REAR ROOF	5308	11-21-70	RALPH WALTERS	
ELECTRICAL				
PLUMBING				
GAS				
SEPTIC, SEWER				
A/C DUCTS				
SCREEN ENCL.				
POOL				
DRIVEWAY				
FENCE				

**JOB CARD**

<b>Job title motel</b>		<b>JOB ADDRESS</b> 2300 N. Surf Rd.	
<b>LOT NUMBER</b>	<b>BLOCK</b>	<b>SUBDIVISION OR ZONATION</b>	
<b>NO.</b>	<b>ARCHITECT</b>	<b>FEE</b> \$ 00	<b>VALUATION</b>

PLASTER				
PAS				
SEPTIC. SEWER				
A/C DUCTS				
SCREEN ENCL.				
POOL				
DRIVEWAY				
FENCE				

**JOB CARD**

OWNER **Rip tide motel** JOB ADDRESS **2300 N. Surf Rd.**

LEGAL DESCRIPTION LOT NUMBER BLOCK SUBDIVISION OR ADDITION

RECORD FILM NO. ARCHITECT FEE \$ **8.00** VALUATION \$

DESCRIPTION OF CONSTRUCTION **Repair** ☐ SEPTIC TANK ☐ SEWER TANK

TYPE PERMIT	NUMBER	DATE	CONTRACTOR	TYPE PERMIT	NUMBER	DATE	CONTRACTOR
BUILDING				SEPTIC/SEWER			
ROOF				AIR/CONDITION			
ELECTRIC-BASIC	23259	11/25/80	Di Maio	MECHANICAL			
ELECTRIC-SUPP.				SCREEN			
PLUMBING				POOL			
L-P-DRY WALL				DRIVEWAY			
FENCE				PATIO or WALK			
NOTES							

**JOB CARD**

OWNER **RIP TIDE APTS.** JOB ADDRESS **2300 N Surf Rd.**

LEGAL DESCRIPTION LOT NUMBER BLOCK SUBDIVISION OR ADDITION

RECORD FILM NO. ARCHITECT FEE VALUATION



L-P-DRY WALL

DRIVEWAY

FENCE

PATIO or WALK

NOTES:

## JOB CARD

OWNER RIP TIDE APTS.		JOB ADDRESS 2300 N Surf Rd.					
LEGAL DESCRIPTION	LOT NUMBER	BLK	SUBDIVISION OR SECTION				
MICROFILM NO.	ARCHITECT	FEE \$ 6.00	VALUATION \$				
DESCRIPTION OF CONSTRUCTION 1 Fixture for Shower							<input type="checkbox"/> NOTED FOR OTHER YR
TYPE PERMIT	NUMBER	DATE	CONTRACTOR	TYPE PERMIT	NUMBER	DATE	CONTRACTOR
BUILDING				SEPTIC/SEWER			
ROOF				AIR/CONDITION			
ELECTRIC-BASIC				MECHANICAL			
ELECTRIC-SUPP.				SCREEN			
PLUMBING	9839	6/3/77	Southeast Pl Co.				
L-P-DRY WALL				DRIVEWAY			
FENCE				PATIO or WALK			

NOTES: Void Permit- NO INSPECTIONS CALLED FOR  
per Plumb. insp. 10/10/77

## JOB CARD

OWNER Olga Palatash		JOB ADDRESS 2300 N Surf Rd.					
LEGAL DESCRIPTION	LOT NUMBER	BLK	SUBDIVISION OR SECTION				
MICROFILM NO. 2211 83P	ARCHITECT	FEE \$ 13.00	VALUATION \$ 1000				

per Plumb. insp. 10/10/77

*Rip Tide Apts*

OWNER				JOB CARD			
OLGA PALATASH				2300 N Surf Rd.			
LEGAL DESCRIPTION	LOT NUMBER	BLOCK	SUBDIVISION OR ADDITION				
MICROFILM NO.	ARCHITECT	FEE	VALUATION				
<i>mix 83P</i>		\$ 13.00	\$1000				
DESCRIPTION OF CONSTRUCTION							
<i>2</i> Replace Exist Roof & Partitions			<input type="checkbox"/> SEPTIC TANK <input type="checkbox"/> SEWER TANK				
TYPE PERMIT	NUMBER	DATE	CONTRACTOR	TYPE PERMIT	NUMBER	DATE	CONTRACTOR
BUILDING	38505	1/21/77	Doris Brouss	SEPTIC/SEWER			
ROOF				AIR/CONDITION			
<i>new frame</i> ELECTRIC-BASIC	12699	1-28-77	<i>Slath Eln</i>	MECHANICAL			
ELECTRIC-SUPP.				SCREEN			
PLUMBING	NO. FIX.			POOL			
L-P-DRY WALL				DRIVENWAY			
FENCE				PATIO or WALK			
NOTES:							

OWNER				JOB CARD			
OLGA PAL				2300 N Surf Rd.			
RIPTIDE APTS.							
LEGAL DESCRIPTION	LOT NUMBER	BLOCK	SUBDIVISION OR ADDITION				
MICROFILM NO.	ARCHITECT	FEE	VALUATION				
		\$ 20.00	\$ 300				
DESCRIPTION OF CONSTRUCTION							
Block up 4 Doors on Exterior			<input type="checkbox"/> SEPTIC TANK <input type="checkbox"/> SEWER TANK				
TYPE PERMIT	NUMBER	DATE	CONTRACTOR	TYPE PERMIT	NUMBER	DATE	CONTRACTOR

PLUMBING	NO. FIX.						
L-P-DRY WALL					POOL		
FENCE					DRIVEWAY		
NOTES					PATIO or WALK		

**OLGA PAL** **JOB CARD**

OWNER: **RIPTIDE APTS.** JOB ADDRESS: **2300 N Surf Rd.**

LEGAL DESCRIPTION: **LOT NUMBER** **BLOCK** **SUBDIVISION OR ADDITION**

MICROFILM NO. **ARCHITECT** **FEE \$ 20.00** **VALUATION \$ 300**

DESCRIPTION OF CONSTRUCTION: **Block up 4 Doors on Exterior**

TYPE PERMIT	NUMBER	DATE	CONTRACTOR	TYPE PERMIT	NUMBER	DATE	CONTRACTOR
BUILDING	37358	11/15/76	Owner	SEPTIC/SEWER			
ROOF				AIR/CONDITION			
ELECTRIC-BASIC				MECHANICAL			
ELECTRIC-SUPP.				SCREEN			
PLUMBING				POOL			
L-P-DRY WALL				DRIVEWAY			
FENCE				PATIO or WALK			

NOTES:

**JOB CARD**

OWNER: **O. PALATASH** JOB ADDRESS: **2300 N Surf Rd.**

LEGAL: **LOT NUMBER** **BLOCK** **SUBDIVISION OR ADDITION**



BUILDING				SEPTIC/SEWER			
ROOF				AIR/CONDITION			
ELECTRIC-BASIC				MECHANICAL			
ELECTRIC-SUPP.				SCREEN			
PLUMBING	DR. FIX.			POOL			
L-P-DRY WALL				DRIVEWAY			
FENCE				PATIO or WALK			

NOTES:

1415-75

<b>JOB CARD</b>							
OWNER O. PARATASH				JOB ADDRESS 2500 N Surf Rd.			
LEGAL DESCRIPTION	LOT NUMBER		BLK	SUBDIVISION BY ADDITION			
RECEIPT NO.	ARCHITECT			FEE \$ 9.70	VALUATION \$ 600		
DESCRIPTION OF CONSTRUCTION Resurface Existing Drive 1400 Sq. Ft.							
				<input type="checkbox"/> SEPTIC TANK <input type="checkbox"/> SEWER TAP			
TYPE PERMIT	NUMBER	DATE	CONTRACTOR	TYPE PERMIT	NUMBER	DATE	CONTRACTOR
BUILDING				SEPTIC/SEWER			
ROOF				AIR/CONDITION			
ELECTRIC-BASIC				MECHANICAL			
ELECTRIC-SUPP.				SCREEN			
PLUMBING	DR. FIX.			POOL			
L-P-DRY WALL				DRIVEWAY	51248	11/30/71	H C Poy.
FENCE				PATIO or WALK			

NOTES: County Surcharge \$7.21

NOTE: County Surcharge 3.21

PATIO or WALK

### JOB CARD

OWNER

JERRY SUANIK

JOB ADDRESS

APRIL 2300 N. SURF RD

LEGAL DESCRIPTION

LOT NUMBER

1-8, 15-16

BLOCK

6

SUBDIVISION OR ADDITION

HOLLYWOOD BEACH ADDITION 4/6

RECORDING NO.

ARCHITECT

FEE

\$ 30.00

VALUATION

\$ 900.00

DESCRIPTION OF CONSTRUCTION

292 FEET OF 4 FEET HIGH CHAIN LINK FENCE

☐ SEPTIC TANK  
☐ DRIVE WAY

TYPE PERMIT	NUMBER	DATE	CONTRACTOR	TYPE PERMIT	NUMBER	DATE	CONTRACTOR
BUILDING				SEPTIC/SEWER			
ROOF				AIR/CONDITION			
ELECTRIC-BASIC				MECHANICAL			
ELECTRIC-SUPP.				SCREEN			
PLUMBING				POOL			
NO. FIX.				DRIVEWAY			
C-P-BRY WALL				PATIO or WALK			
FENCE	103990	7-1-86	CRAMFORD & TANNER				

NOTES:

county surcharge \$.20

### JOB CARD

OWNER

RIPTIDE APARTMENTS

JOB ADDRESS

2300 N. Surf Road

LEGAL DESCRIPTION

LOT NUMBER

BLOCK

SUBDIVISION OR ADDITION

RECORDING NO.

ARCHITECT

FEE

VALUATION

misc 80

L-P-DRY WALL				POOL			
PRICE	103990	7-1-86	CRANFORD 4	DRIVEWAY			
NOTES:	PATIO at WALK						

county surcharge \$.20

### JOB CARD

OWNER RIFTIDE APARTMENTS		JOB ADDRESS 2300 N. Surf Road	
LEGAL DESCRIPTION	LOT NUMBER	BLOCK	SUBDIVISION OF SECTION
MICROFILM NO. <i>misc 80</i>	ARCHITECT	FEE \$ 18.70	VALUATION \$ 1300.
DESCRIPTION OF CONSTRUCTION			

### REMOVE AND ADD PARTITIONS

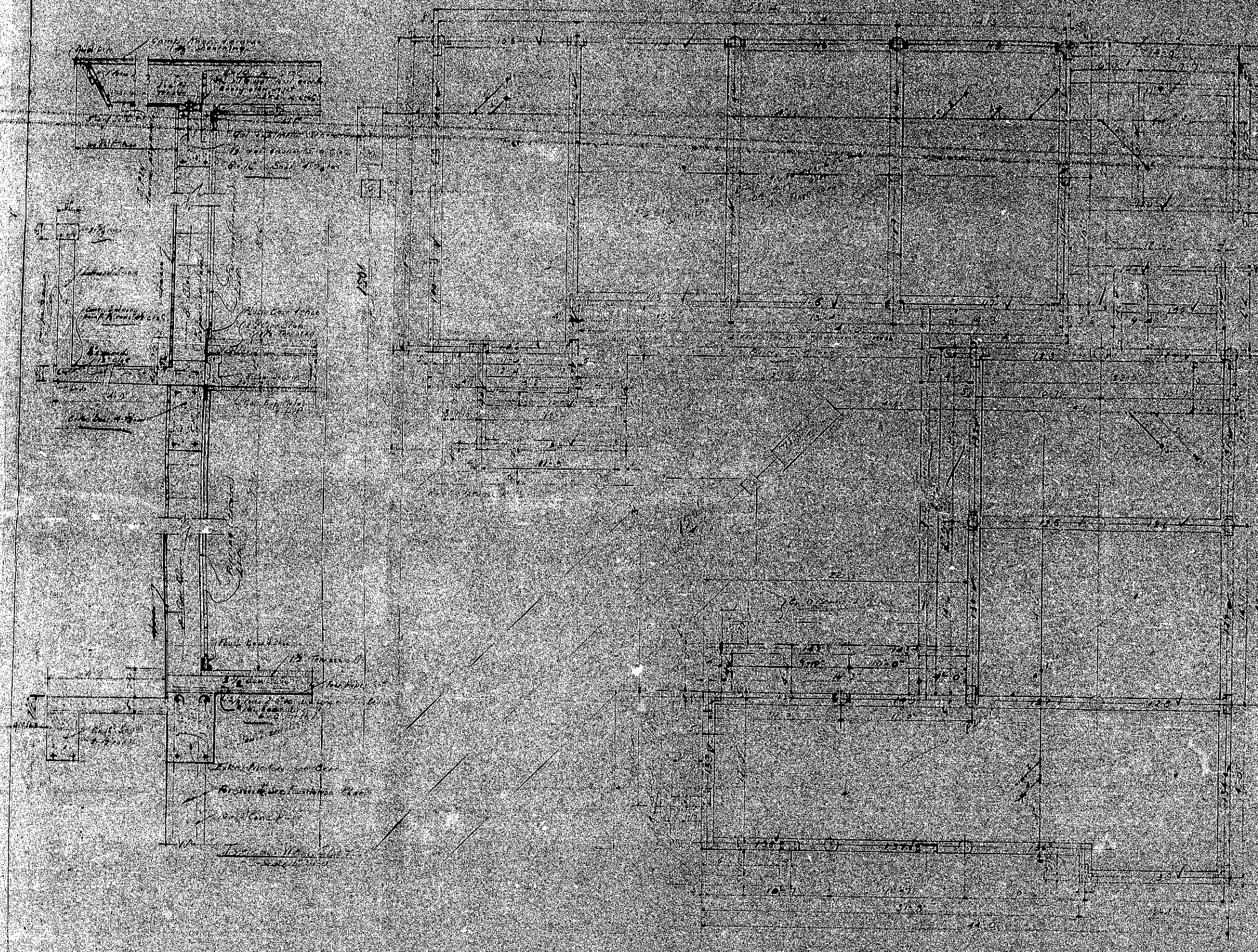
TYPE PERMIT	NUMBER	DATE	CONTRACTOR	TYPE PERMIT	NUMBER	DATE	CONTRACTOR
BUILDING	64191	9-15-80	Owner-Mrs. Pol	SEPTIC TANK			
ROOF				SEWER			
ELECTRIC-BASIC				AIR/CONDITION			
ELECTRIC-SUPP.				MECHANICAL			
PLUMBING				SCREEN			
L-P-DRY WALL				POOL			
PRICE				DRIVEWAY			
				PATIO at WALK			

NOTES: county surcharge fee \$ .46

NAME OF OWNER

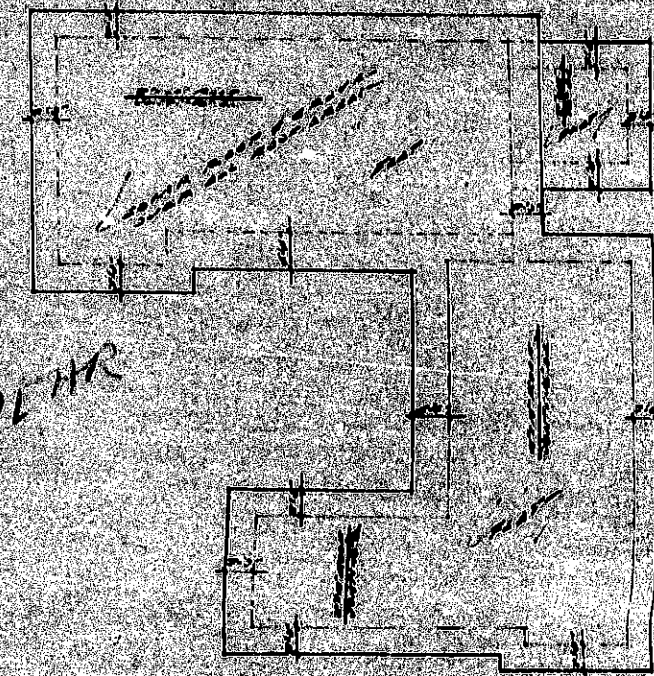
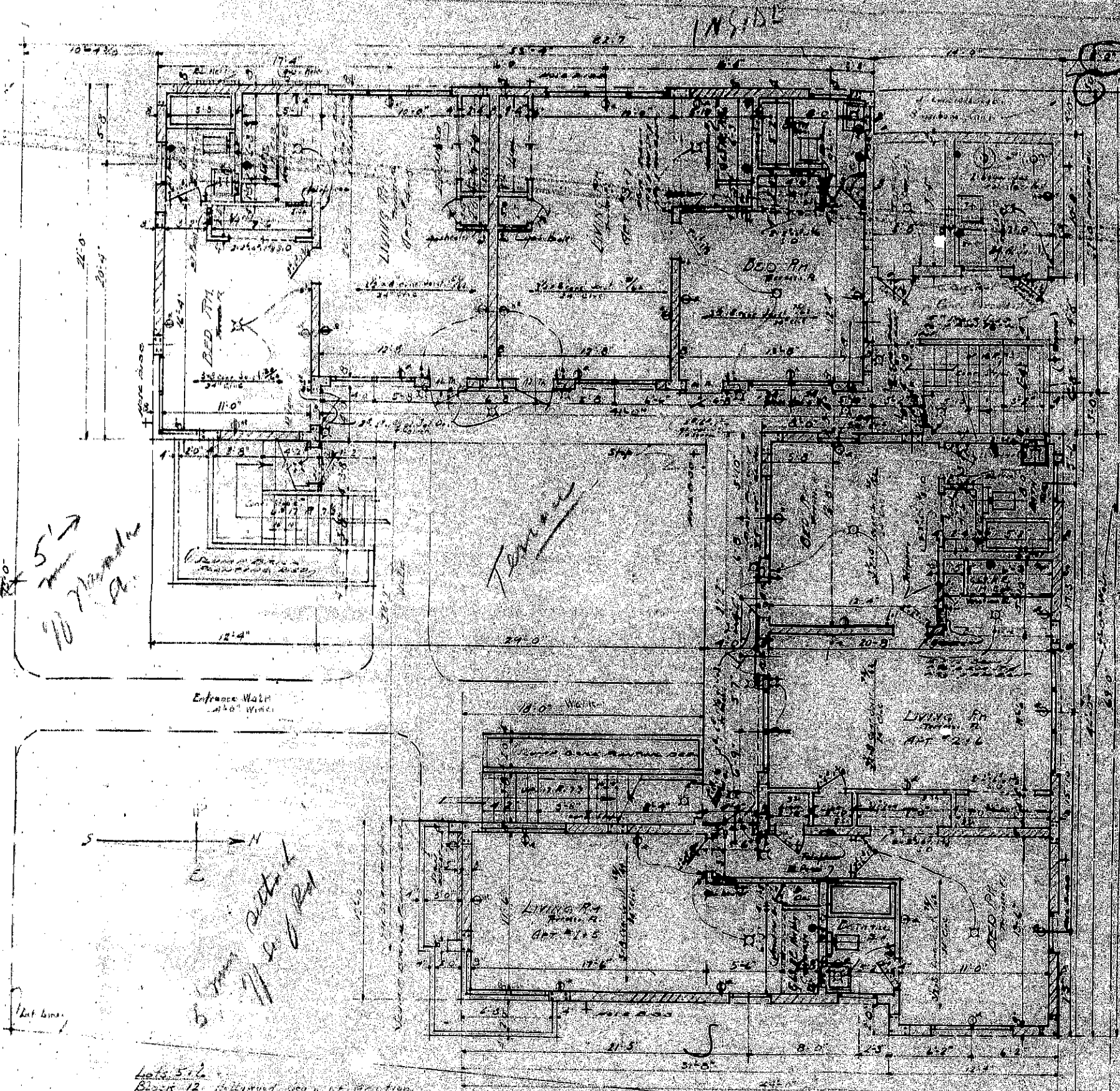
DATE OF WORK





6 BURNHAM  
 LONG & BROS  
 HOLLYWOOD, FLA.  
 NATIONAL LENDING BANK  
 HOLLYWOOD, FLA.  
 SEP. 23 1913





FLOOR PLAN INSIDE

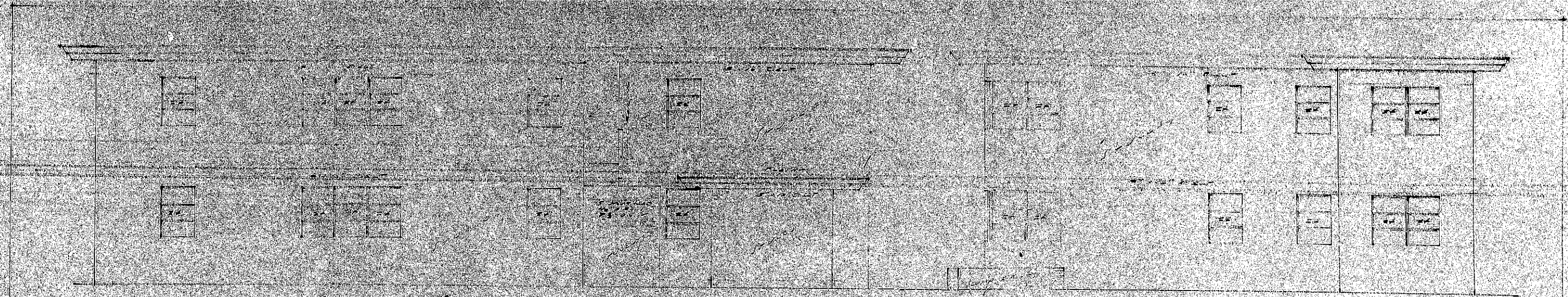
Notes: CORNER COLUMNS ARE 5' 11" COL. DIA. WALL COLUMNS ARE 5' 11" COL. DIA. WALL. WITH ARCH. THE CORNER TO FIRST FLOOR ONLY. SECOND FLOOR (NOT SHOWN) SIMILAR TO FIRST FLOOR. ALUMINUM WINDOW TYPE & CASE. JACOBI - 100 ALUMINUM FOR 3" x 2" FRAMEWORK. FOR ALL INTERIOR DOOR PARTITIONS WITH CORNER CASE. DOORS SPAN ALL OPENINGS IN INTERIOR BLOCK WALL WITH 1" x 10" LINTEL & 4" FOOT.

Lot 5.12  
Block 12 Hollywood and 1st Street  
Hollywood, Fla.

First Floor Plan  
Plot Plan

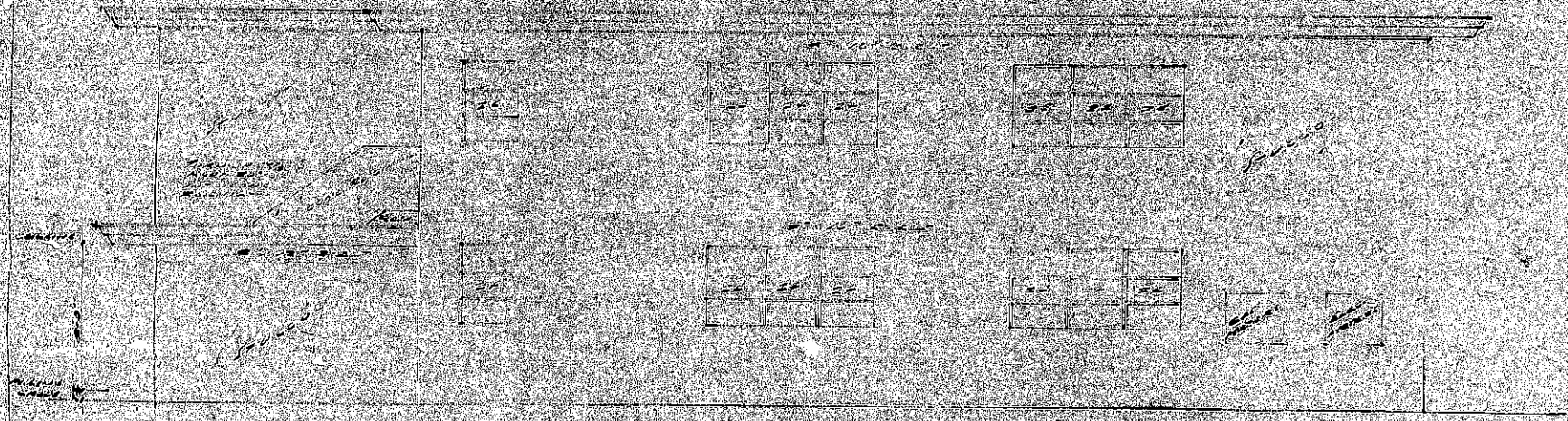
DUPLICATE APARTMENT  
LONG & LONG  
HOLLYWOOD, FLA.  
RAYMOND D. LUKENS ARCHITECT  
HOLLYWOOD, FLORIDA  
SEP 20 1931



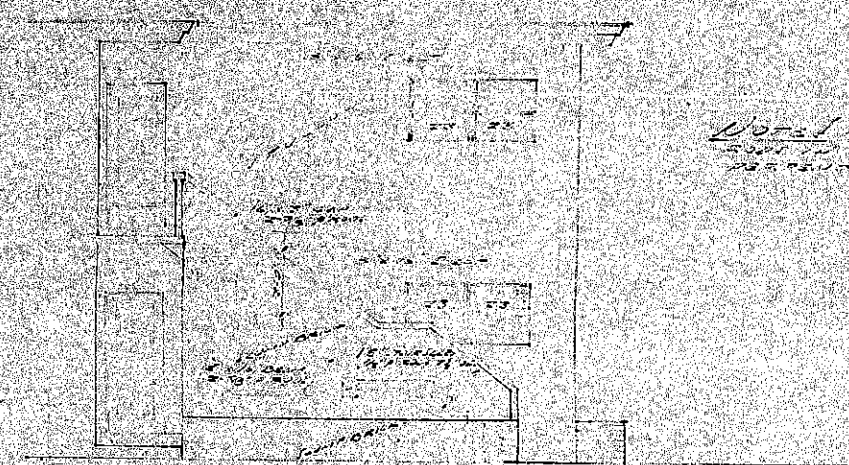


Top Floor Plan 12-10

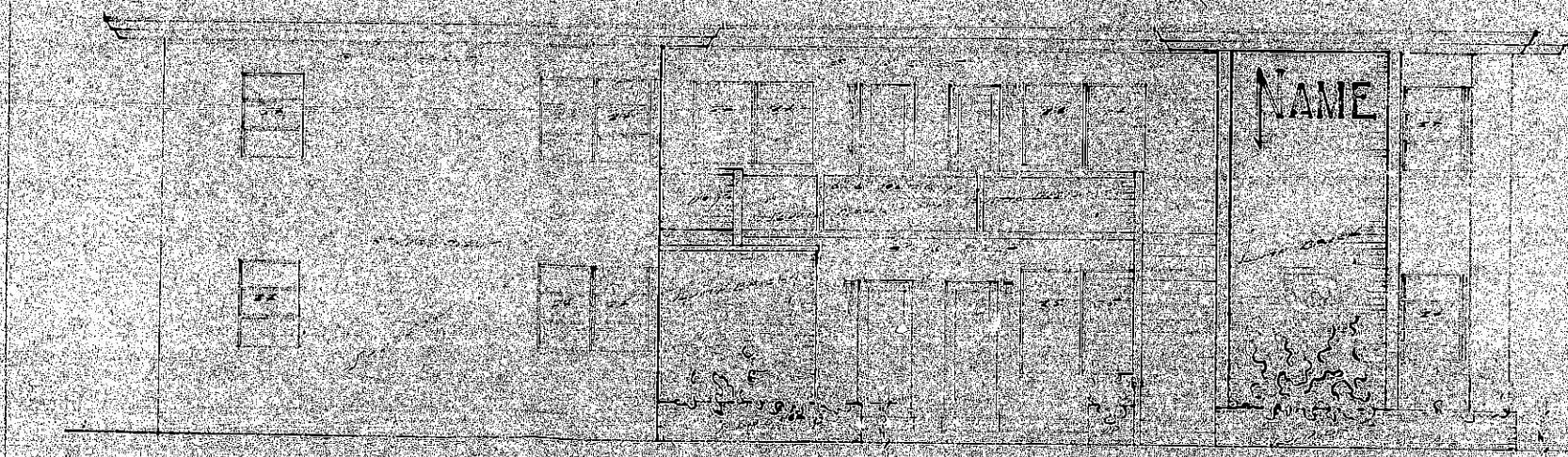
Top Floor Plan 12-10



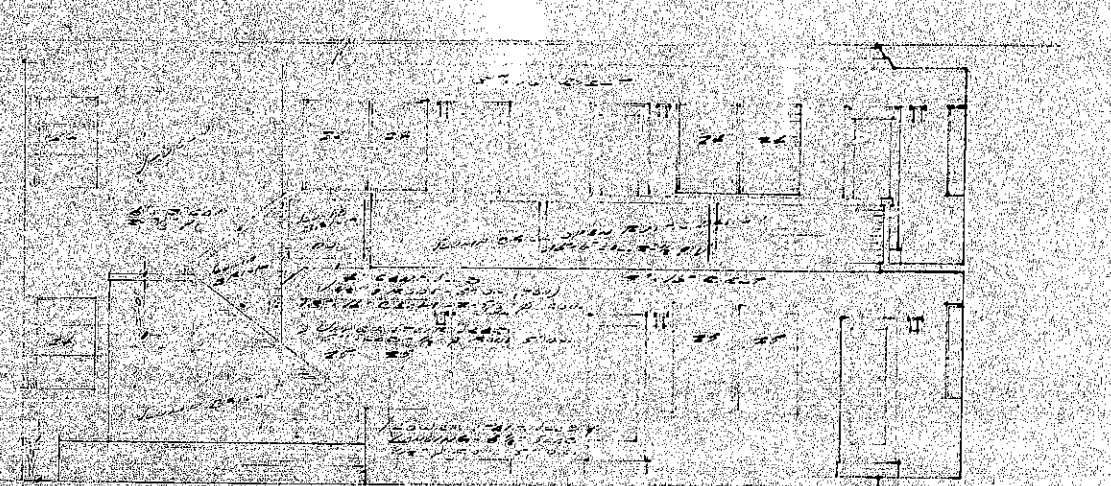
Middle Floor Plan 12-10



Bottom Floor Plan 12-10



Ground Floor Plan 12-10



Ground Floor Plan 12-10

Notes: 1. All rooms to be furnished with furniture. 2. All rooms to be furnished with furniture. 3. All rooms to be furnished with furniture.

NAME

8 Unit Apartment  
Long Beach, Cal.  
Holtwood, Fla.  
Holtwood, Fla.  
Holtwood, Fla.  
Holtwood, Fla.



HATHAWAY

NAME OF OWNER Mr & Mrs Arthur C. Schaffer. ADDRESS OF CONSTRUCTION 2325 N. Surf Road,  
 LEGAL DESCRIPTION Lots 1 & 2, Bl 12, Beach 1st Add

Owner's Present Address

Description of Construction

Cost 65,000.

Apartment Bldg. 8 Units. (2 Story.)				
Permit Type	No.	Date Issued	To Whom	Pictures or Outlets
Bldg	16469	3-5-51	Crouch Bros.	
Electrical	9639	3-5-51	P. G. Se	2-4-219
Plumbing	6019	3-2-51	W. H. P.	53
A/C	1722	6-19-68	John A.C.	1 on A.C.
Gas	6019	3-2-51	W. H. P.	9

## INSPECTIONS

FOUNDATION 3-12-51	1st Rough Plg. 3-15-51	Temp. Service
COLUMNS frame 4-17-51	Final Rough Plg. 5-19-51	Rough Electric 5-29-51
Bent 7-24-51	5-7-51 6-24-51 6-3-51	6-15-51
TIE BEAM	Septic Tank 6-5-51	Temporary Final
CAP	1-7-16-51 6-24-51 6-24-51	Final Electric 8-27-51
GAS 5-14-51 7-16-51	Grease Trap 6-24-51	
	Final Plumbing 7-16-51	
	Cert. of Occupancy 7-26-51	Rubbish Bond 7-26-51

Remarks

1/22/68 2088.26

C/2

A/C 6-26-68



NAME OF OWNER **SALSMART APTS. MGRS. OFFICE**ADDRESS **2325 N. SUNNY ROAD**LEGAL DESCRIPTION **LOT 42 BLK 12 H.W.D. BENT  
1ST ADD.** COST **\$200.00**

DESCRIPTION OF CONST.

ARCHITECT:

PERMIT TYPE	NO.	DATE	TO WHOM	EXT. or OUT.
BLDG.				
ROOF				
ELECTRICAL	457	2-4-70	meadows	
PLUMBING				
GAS				
SEPTIC, SEWER				
A/C DUCTS	454	2-8-70	JOHNS A/C	110% A/C
SCREEN ENCL.				
POOL				
DRIVEWAY				
FENCE				
A/C	455	2-13-70	Johns A/C	

NAME OF OWNER **C.E. HATHAWAY - APT 1**ADDRESS **2325 N. SURF ROAD**LEGAL DESCRIPTION **LOT 142 BLK 12** ALWD BEM  
12250. COST **\$ 300.00**

DESCRIPTION OF CONST.

ARCHITECT:

PERMIT TYPE	NO.	DATE	TO WHOM	EXT. or OUT.
BLDG.				
ROOF				
ELECTRICAL				
PLUMBING				
GAS				
SEPTIC, SEWER				
A/C DUCTS	453	2/8/70	JOHN'S A/C	2 ton A/C
SCREEN ENCL.				
POOL				
DRIVEWAY				
FENCE				







# JOB CARD

OWNER Sal Ja Mart Inc.		JOB ADDRESS 2325 N. Surf Rd.	
LEGAL DESCRIPTION	LOT NUMBER	BLOCK	SUBDIVISION OR ADDITION
MICROFILM NO.	ARCHITECT	FEE \$ 18.00	VALUATION \$ 3200.00

DESCRIPTION OF CONSTRUCTION Sandblasting	<input type="checkbox"/> SEPTIC TANK <input type="checkbox"/> SEWER TAP
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TYPE PERMIT	NUMBER	DATE	CONTRACTOR	TYPE PERMIT	NUMBER	DATE	CONTRACTOR
BUILDING 6000	54435	5/23/79	Tri State Inc	SEPTIC/SEWER			
ROOF				AIR/CONDITION			
ELECTRIC-BASIC				MECHANICAL			
ELECTRIC-SUPP.				SCREEN			
PLUMBING RO. FIX.				POOL			
L-P-DRY WALL				DRIVEWAY			
FENCE				PATIO or WALK			

NOTES: County Surcharge \$1.12

# JOB CARD

OWNER

Mrs. Hattway

JOB ADDRESS

2325 North Surf Road

LEGAL  
DESCRIPTION

LOT NUMBER

BLOCK

SUBDIVISION OR ADDITION

MICROFILM NO.

ARCHITECT

FEE

\$ 18.40

VALUATION

\$ 3000.00

DESCRIPTION OF CONSTRUCTION

Reroof - tar and gravel

☐ SEPTIC TANK  
☐ SEWER TAP

TYPE PERMIT

NUMBER

DATE

CONTRACTOR

TYPE PERMIT

NUMBER

DATE

CONTRACTOR

BUILDING

ROOF 3500

41108

6-6-77

Seminole Roof

SEPTIC/SEWER

AIR/CONDITION

ELECTRIC-BASIC

MECHANICAL

ELECTRIC-SUPP.

SCREEN

PLUMBING

NO. FIX.

POOL

L-P-DRY WALL

DRIVEWAY

FENCE

PATIO or WALK

NOTES:

# 41119 issued on 6-7-77 to adjust fee and sq. ft.



## JOB CARD

OWNER

MILTON BROWN

JOB ADDRESS

2325 N Surf Rd.

LEGAL  
DESCRIPTION

LOT NUMBER

BLOCK

SUBDIVISION OR ADDITION

MICROFILM NO.

ARCHITECT

FEE

\$ 5.00

VALUATION

\$ 600

DESCRIPTION OF CONSTRUCT ON

1-2 ton Window Unit

☐ SEPTIC TANK  
☐ SEWER TAP

TYPE PERMIT	NUMBER	DATE	CONTRACTOR	TYPE PERMIT	NUMBER	DATE	CONTRACTOR
BUILDING				SEPTIC/SEWER			
ROOF				AIR/CONDITION	7203	12/30/76	Sears
ELECTRIC-BASIC				MECHANICAL			
ELECTRIC-SUPP.				SCREEN			
PLUMBING	NO. FIX.			POOL			
-P-DRY WALL				DRIVEWAY			
FENCE				PATIO or WALK			
NOTES:							

1615-13

# JOB CARD

OWNER <b>M. Zimmery</b>		JOB ADDRESS <b>2325 N. Surf Rd.</b>	
LEGAL DESCRIPTION	LOT NUMBER	BLOCK	SUBDIVISION OR ADDITION
MICROFILM NO.	ARCHITECT	FEE <b>\$ 15.00</b>	VALUATION <b>\$ 500</b>

DESCRIPTION OF CONSTRUCTION <b>1 <del>window</del> or wall unit</b>	<input type="checkbox"/> SEPTIC TANK <input type="checkbox"/> SEWER TAP
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TYPE PERMIT	NUMBER	DATE	CONTRACTOR	TYPE PERMIT	NUMBER	DATE	CONTRACTOR
BUILDING				SEPTIC/SEWER			
ROOF				AIR/CONDITION	14156	10/18/82	Bevi's
ELECTRIC-BASIC				MECHANICAL			
ELECTRIC-SUPP.				SCREEN			
PLUMBING	NO. FIX.			POOL			
C-P-DRY WALL				DRIVEWAY			
FENCE				PATIO or WALK			

NOTES: County surcharge \$.20

# JOB CARD

OWNER

M. L. ZIMMER

JOB ADDRESS

2325 N Surf Rd.

LEGAL  
DESCRIPTION

LOT NUMBER

BLOCK

SUBDIVISION OR ADDITION

MICROFILM NO.

ARCHITECT

FEE

VALUATION

760000

\$ 13.00

\$ 1000

DESCRIPTION OF CONSTRUCTION

Remodel Existing Kitchen

☐ SEPTIC TANK  
☐ SEWER TAP

TYPE PERMIT	NUMBER	DATE	CONTRACTOR	TYPE PERMIT	NUMBER	DATE	CONTRACTOR
BUILDING	12099	3/30/76	Little Bldg	SEPTIC/SEWER			
ROOF				AIR/CONDITION			
ELECTRIC-BASIC	10786	3/31/76	BERNARD ELC.	MECHANICAL			
ELECTRIC-SUPP.				SCREEN			
PLUMBING	NO. FTR. 7988	4-14-76	Herb Davis	POOL			
L-P-DRY WALL				DRIVEWAY			
FENCE				PATIO or WALK			

NOTES:

1613-15



# JOB CARD

OWNER HATHAWAY		JOB ADDRESS 2325 N Surf. Rd.	
LEGAL DESCRIPTION	LOT NUMBER	BLOCK	SUBDIVISION OR ADDITION
MICROFILM NO.	ARCHITECT	FEE \$ 5.00	VALUATION \$ 300

DESCRIPTION OF CONSTRUCTION 1-2 Ton Window Unit	<input type="checkbox"/> SEPTIC TANK <input type="checkbox"/> SEWER TAP
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TYPE PERMIT	NUMBER	DATE	CONTRACTOR	TYPE PERMIT	NUMBER	DATE	CONTRACTOR
BUILDING				SEPTIC/SEWER			
ROOF				AIR/CONDITION	6558	7/8/76	Johns A/C
ELECTRIC-BASIC				MECHANICAL			
ELECTRIC-SUPP.				SCREEN			
PLUMBING	NO. FIX.			POOL			
L-P-DRY WALL				DRIVEWAY			
FENCE				PATIO or WALK			

NOTES:	1613-13
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# JOB CARD

OWNER <b>SALJIMALT</b>		JOB ADDRESS <b>2325 N Surf Rd.</b>	
LEGAL DESCRIPTION	LOT NUMBER	BLOCK	SUBDIVISION OR ADDITION
MICROFILM NO.	ARCHITECT	FEE <b>\$2.50</b>	VALUATION <b>\$ 200</b>
DESCRIPTION OF CONSTRUCTION			<input type="checkbox"/> SEPTIC TANK <input type="checkbox"/> SEWER TAP

TYPE PERMIT	NUMBER	DATE	CONTRACTOR	TYPE PERMIT	NUMBER	DATE	CONTRACTOR
BUILDING				SEPTIC/SEWER			
ROOF				AIR/CONDITION	3269	8/21/73	Johns
ELECTRIC-BASIC				MECHANICAL			
ELECTRIC-SUPP.				SCREEN			
PLUMBING	NO. FIX.			POOL			
L-P-DRY WALL				DRIVEWAY			
FENCE				PATIO or WALK			

NOTES:

FORM 0860-12