PLANNING DIVISION



2600 Hollywood Boulevard Room 315
Hollywood, FL 33022

File No. (internal use only): _____

GENERAL APPLICATION

CITY OF Hollywood FLORIDA

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

This application must be completed in full and submitted with all documents to be placed on a Board or Committee's agenda.

The applicant is responsible for obtaining the appropriate checklist for each type of application.

Applicant(s) or their authorized legal agent must be present at all Board or Committee meetings.

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

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

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



APPLICATION TYPE (CHECK ONE):

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

Date of Application: _____

Location Address: 1401 - 1451 S. SURF ROAD
Lot(s): 1, 2, 3 & 4 Block(s): 3 Subdivision: ATLANTIC SHORES NORTH BEACH SECT.
Folio Number(s): 514224020110 5142 24 CB 0010-70
Zoning Classification: RM-25-SCB Land Use Classification: RESIDENTIAL
Existing Property Use: RESIDENTIAL Sq Ft/Number of Units: 443-3964 / 8
Is the request the result of a violation notice? ( ) Yes ( ) No If yes, attach a copy of violation.
Has this property been presented to the City before? If yes, check al that apply and provide File Number(s) and Resolution(s): PACO

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

Explanation of Request: SITE PLAN REVIEW OF A 6 STORY 10 UNIT CONDOMINIUM BUILDING

Number of units/rooms: 10 Sq Ft: 3900
Value of Improvement: _____ Estimated Date of Completion: JUNE 2022
Will Project be Phased? ( ) Yes (✓) No If Phased, Estimated Completion of Each Phase

Name of Current Property Owner: LUIS STABINSKI / FABIO NICK & AMALIA NICK
Address of Property Owner: 1401 - 1451 S. SURF ROAD / 3463 NE 166th ST. NMB
Telephone: 305 588 9200 Fax: _____ Email Address: lstabinski@aol.com
Name of Consultant/Representative/Tenant (circle one): JOSEPH B. KALLER
Address: 2417 HOLLYWOOD BLVD Telephone: 954 920 5746
Fax: 954 926 2841 Email Address: joseph@kallerarchitects.com
Date of Purchase: _____ Is there an option to purchase the Property? Yes ( ) No ( )
If Yes, Attach Copy of the Contract.
List Anyone Else Who Should Receive Notice of the Hearing: FABIO & AMALIA NICK
Address: 3403 NE 166 ST. NMB
Email Address: _____

PLANNING DIVISION



2600 Hollywood Boulevard Room 315
Hollywood, FL 33022

File No. (internal use only):_____

GENERAL APPLICATION

CERTIFICATION OF COMPLIANCE WITH APPLICABLE REGULATIONS

The applicant/owner(s) signature certifies that he/she has been made aware of the criteria, regulations and guidelines applicable to the request. This information can be obtained in Room 315 of City Hall or on our website at www.hollywoodfl.org. The owner(s) further certifies that when required by applicable law, including but not limited to the City's Zoning and Land Development Regulations, they will post the site with a sign provided by the Office of Planning and Development Services. The owner(s) will photograph the sign the day of posting and submit photographs to the Office of Planning and Development Services as required by applicable law. Failure to post the sign will result in violation of State and Municipal Notification Requirements and Laws.

(I)(We) certify that (I) (we) understand and will comply with the provisions and regulations of the City's Zoning and Land Development Regulations, Design Guidelines, Design Guidelines for Historic Properties and City's Comprehensive Plan as they apply to this project. (I)(We) further certify that the above statements and drawings made on any paper or plans submitted herewith are true to the best of (my)(our) knowledge. (I)(We) understand that the application and attachments become part of the official public records of the City and are not returnable.

Signature of Current Owner: _____ Date: 6/29/20

PRINT NAME: Luis Stabinski Date: 6/29/20

Signature of Consultant/Representative: _____ Date: 6-29-20

PRINT NAME: JOSEPH B. KALLER Date: 6-29-20

Signature of Tenant: _____ Date: _____

PRINT NAME: _____ Date: _____

Current Owner Power of Attorney

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

Sworn to and subscribed before me
this 29th day of June 2020

Laurie Yoder
Notary Public
State of Florida

LAURIE YODER
Notary Public - State of Florida
Commission # HH 2696
My Comm. Expires May 12, 2024
Bonded through National Notary Assn.

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

_____
Signature of Current Owner

Luis Stabinski
Print Name

PLANNING DIVISION



2600 Hollywood Boulevard Room 315
Hollywood, FL 33022

File No. (internal use only): _____

GENERAL APPLICATION

CERTIFICATION OF COMPLIANCE WITH APPLICABLE REGULATIONS

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Signature of Current Owner: Fabio Nick Amalia Nick Date: 6/29/20

PRINT NAME: Fabio Nick Amalia Nick Date: 6/29/20

Signature of Consultant/Representative: Joseph B Kaller Date: 6-29-20

PRINT NAME: JOSEPH B. KALLER Date: 6-29-20

Signature of Tenant: _____ Date: _____

PRINT NAME: _____ Date: _____

Current Owner Power of Attorney

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

Sworn to and subscribed before me
this 29 day of June 2020

Laurie Yoder
Notary Public
State of Florida

LAURIE YODER
Notary Public - State of Florida
Commission # HH 2696
My Comm. Expires May 12, 2024
Bonded through National Notary Assn.

Fabio Nick Amalia Nick
Signature of Current Owner

Fabio Nick Amalia Nick
Print Name

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

Casa la Playa

1451 S. SURF ROAD HOLLYWOOD FLORIDA

PROJECT INFO:

6 STORY 10 UNIT RESIDENTIAL
MULTI–FAMILY BUILDING

LEGAL DESCRIPTION:

LOTS 1, 2, 3 AND 4, BLOCK 3, OF "ATLANTIC SHORES NORTH BEACH SECTION", ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 9, AT PAGE 36, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA. TOGETHER WITH : THE NORTH 1/2 OF CROCUS TERRACE, AS SHOWN ON SAID PLAT LYING SOUTH OF AND ADJACENT TO SAID LOT 1 AND BOUNDED ON THE EAST BY THE SOUTHERLY EXTENSION OF THE EAST LINE OF SAID LOT 1 TO THE INTERSECTION OF THE CENTERLINE OF SAID CROCUS TERRACE AND BOUNDED ON THE WEST BY THE SOUTHERLY EXTENSION OF THE WEST LINE OF SAID LOT 1 TO THE INTERSECTION OF THE CENTERLINE OF SAID CROCUS TERRACE.

ASLO TOGETHER WITH : THE SOUTH 1/2 OF JEFFERSON COURT, AS SHOWN ON SAID PLAT LYING NORTH OF AND ADJACENT TO SAID LOT 4 AND BOUNDED ON THE EAST BY THE NORTHERLY EXTENSION OF THE EAST LINE OF SAID LOT 4 TO THE INTERSECTION OF THE CENTERLINE OF SAID JEFFERSON COURT AND BOUNDED ON THE WEST BY THE NORTHERLY EXTENSION OF THE WEST LINE OF SAID LOT 4 TO THE INTERSECTION OF THE CENTERLINE OF SAID JEFFERSON COURT.

CITY OF HOLLYWOOD
PARKS, RECREATION AND CULTURAL ARTS DEPARTMENT
PARK IMPACT FEE APPLICATION

Pursuant to Chapter 161.07 (G)(1) of the City's Zoning and Land Development Regulations, all persons platting or subdividing land for residential purposes or for hotel/motel purposes or who are required to obtain site plan approval for a residential, hotel or motel development shall be required to pay a park impact fee. This fee is to be used for parks (passive or active open space or recreational facilities) to meet the needs created by the development.

Is this a residential or hotel/motel development? Yes ☑ No ☐

If YES was selected please provide the following information. In NO was selected please do not complete application.

(PRINT LEGIBLY OR TYPE)

1. Owners Name: Luis Stabinski
2. Project Name: Casa la Playa
3. Project Address: 1401 & 1451 S. Surf Road
4. Contact person: Joseph B. Kaller
5. Contact number: 954-980-5746
6. Type of unit(s): Single Family ☐ Multi-Family ☑ Hotel/Motel ☐
7. Total number of residential and/or hotel/motel units: 10 Residential
8. Unit Fee per residential dwelling based on sq. ft.: 3,900 Sq ft.
9. Unit Fee per hotel/motel room: $1,250.00
10. Total Park Impact Fee: $39,000.00 Date: 6/29/20

The Park Impact Fee shall be paid in full prior to issuance of a building permit unless the project is to be completed in phases. This application provides an approximate Park Impact Fee however the final Park Impact Fee will be calculated and paid at time of building permit request.

This application (if applicable) should be submitted to the Technical Advisory Committee to obtain Parks, Recreation and Cultural Arts Department approval.

Please contact David Vazquez, Department of Parks, Recreation and Cultural Arts at 954.921.3404 or dvazquez@hollywoodfl.org should there be any questions.

Casa la Playa

1451 S. SURF ROAD HOLLYWOOD FLORIDA



1500 S. Surf Road
(west of site)



1401 S. Surf Road
(north of site)

Casa la Playa

1451 S. SURF ROAD HOLLYWOOD FLORIDA



1451 S. Surf Road
(west of site)



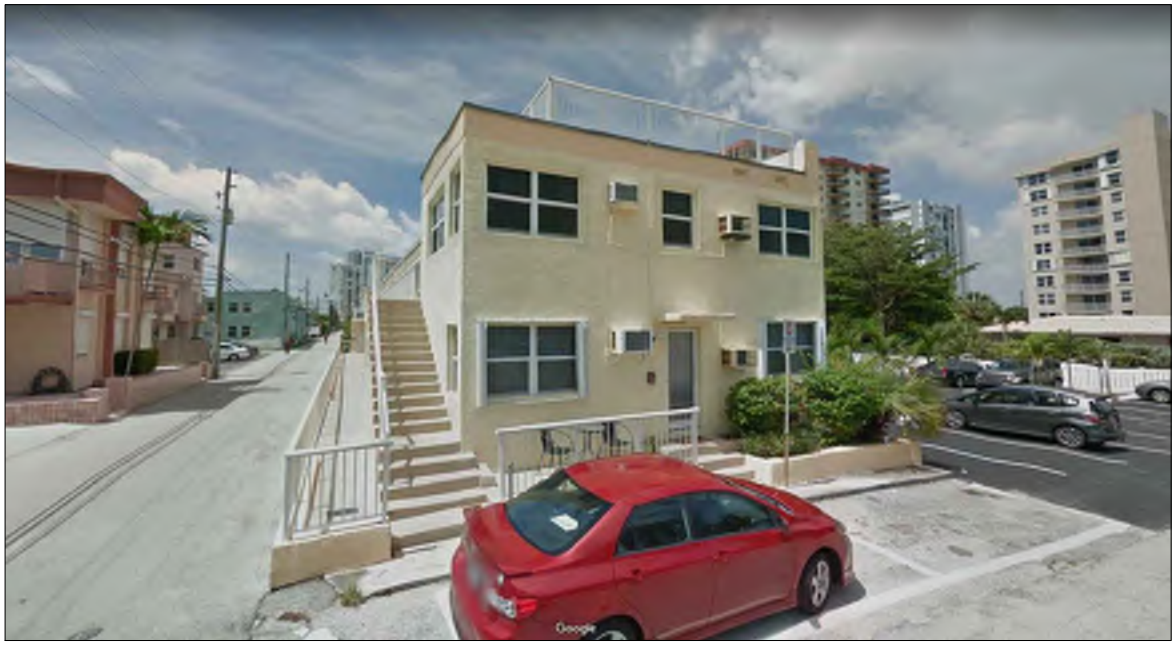
(north of site)

Casa la Playa

1451 S. SURF ROAD HOLLYWOOD FLORIDA



1504 S. Surf Road
(south of site)



1500 S. Surf Road
(west of site)

Casa la Playa

1451 S. SURF ROAD HOLLYWOOD FLORIDA

main building color

benjamin moore OC-120
SEASHELL

accent color

benjamin moore 2134-40
WHALE GRAY



window/ wall system



railing

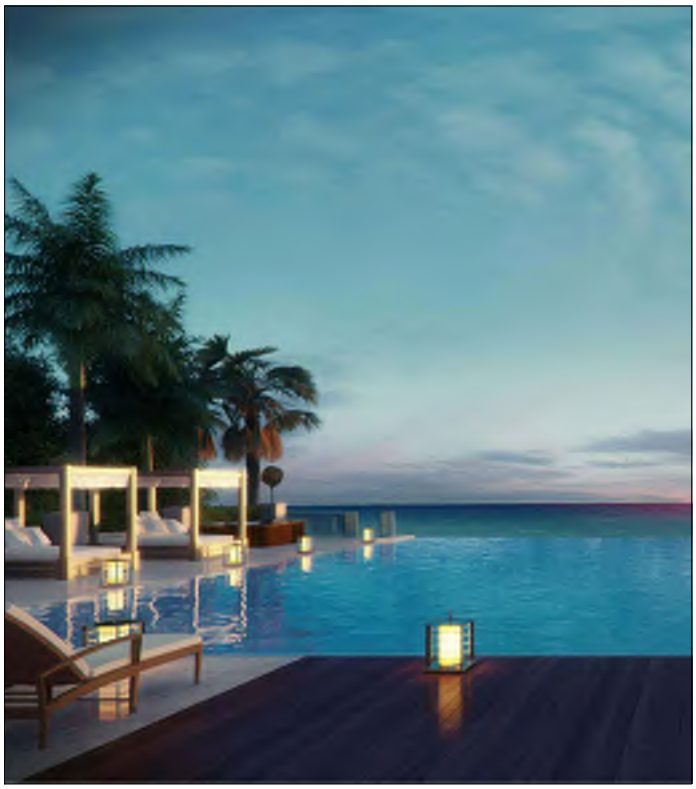


Casa la Playa

1451 S. SURF ROAD HOLLYWOOD FLORIDA



wood soffit



roof top cabanas

LEGEND:

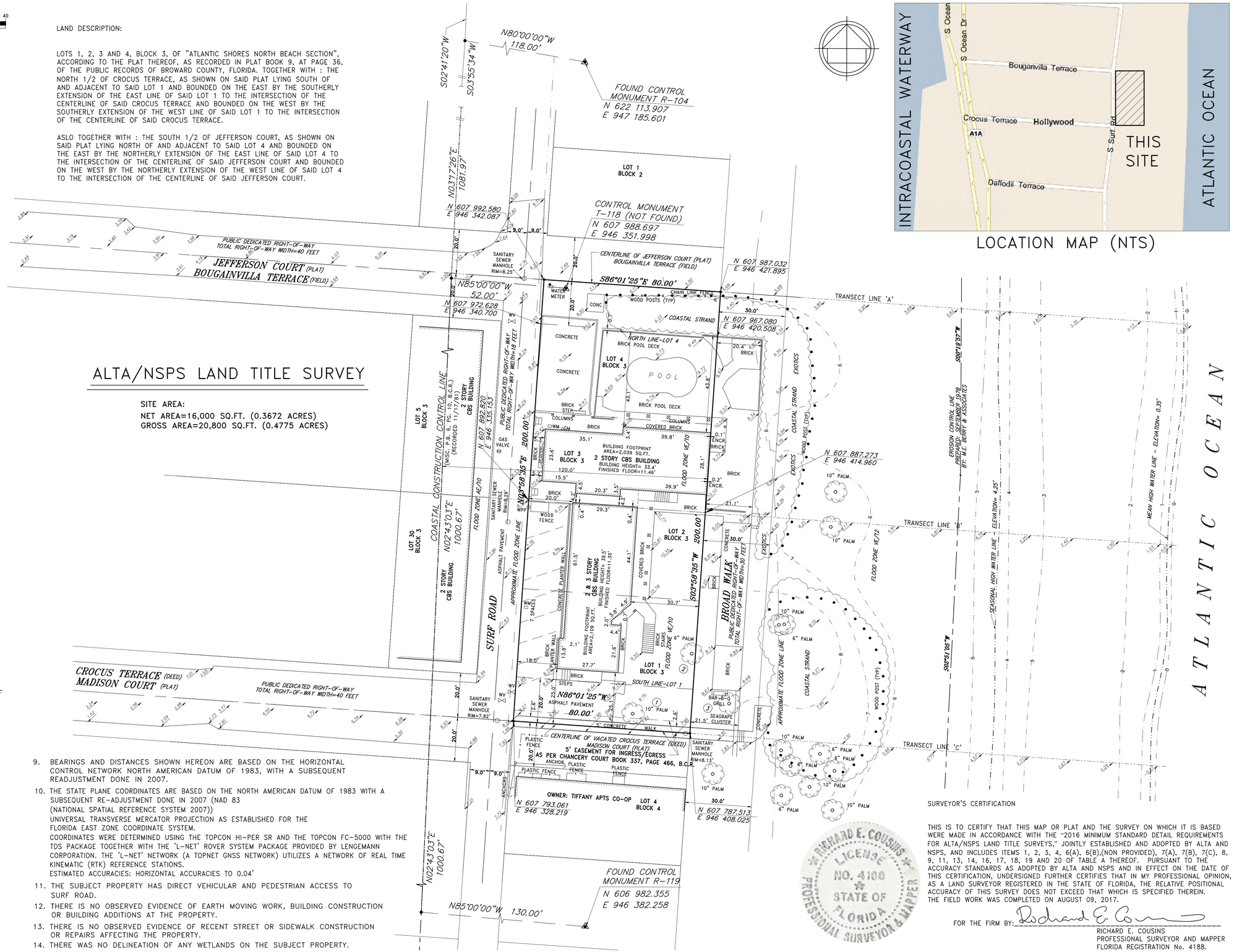
CKD	CHECKED BY
CONC	CONCRETE
DWN	DRAWN BY
FB/PG	FIELD BOOK AND PAGE
SNC	SET NAIL AND CAP #6448
FIR	FOUND IRON ROD
FIP	FOUND IRON PIPE
FNC	FOUND NAIL AND CAP
FND	FOUND NAIL & DISC
P.B.	PLAT BOOK
B.C.R.	BROWARD COUNTY RECORDS
WPP	WOOD POWER POLE
-X-	CHAIN LINK/ WOOD FENCE
ELEV	ELEVATION
CBS	CONCRETE BLOCK STRUCTURE
-E-	OVERHEAD UTILITY WIRES
A/C	AIR CONDITIONER
6.06	ELEVATION
BLDG	BUILDING
ORB	OFFICIAL RECORDS BOOK
ALTA	AMERICAN LAND TITLE ASSOCIATION
NSPS	NATIONAL SOCIETY OF PROFESSIONAL SURVEYORS
WV	WATER VALVE
SQ.FT.	SQUARE FEET
GM	GAS METER

20 0 20 40
GRAPHIC SCALE IN FEET

LAND DESCRIPTION:

LOTS 1, 2, 3 AND 4, BLOCK 3, OF "ATLANTIC SHORES NORTH BEACH SECTION", ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 9, AT PAGE 36, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA. TOGETHER WITH : THE NORTH 1/2 OF CROCUS TERRACE, AS SHOWN ON SAID PLAT LYING SOUTH OF AND ADJACENT TO SAID LOT 1 AND BOUNDED ON THE EAST BY THE SOUTHERLY EXTENSION OF THE EAST LINE OF SAID LOT 1 TO THE INTERSECTION OF THE CENTERLINE OF SAID CROCUS TERRACE AND BOUNDED ON THE WEST BY THE SOUTHERLY EXTENSION OF THE WEST LINE OF SAID LOT 1 TO THE INTERSECTION OF THE CENTERLINE OF SAID CROCUS TERRACE.

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ALTA/NSPS LAND TITLE SURVEY

SITE AREA:
NET AREA=16,000 SQ.FT. (0.3672 ACRES)
GROSS AREA=20,800 SQ.FT. (0.4775 ACRES)

SEE SKETCH FOR
FLOOD ZONE LINE DEPICTION

FLOOD ZONE INFORMATION	
COMMUNITY NUMBER	125113
PANEL NUMBER	0588 H
ZONE	VE
BASE FLOOD ELEV	10
EFFECTIVE DATE	08/18/14

NOTES :

1. NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER.
2. THE CERTIFICATION SHOWN HEREON TO THE EXTENT RELATING TO THE EXISTENCE OF EASEMENTS AND/OR RIGHTS-OF-WAY OF RECORD IS BASED UPON OWNERSHIP AND ENCUMBRANCE REPORT PREPARED BY ATTORNEYS' TITLE FUND SERVICES, LLC, FUND FILE NUMBER: 899837 AND FUND FILE NUMBER: 899847 EFFECTIVE DATES: FROM AUGUST 21, 2017 AT 11:00PM TO JUNE 22, 2020 AT 11:00 PM

   NO PLOTTABLE ENCUMBRANCES
3. THIS SURVEY WAS DONE SOLEY TO SHOW BOUNDARY INFORMATION AND DOES NOT DEPICT THE JURISDICTION OF ANY MUNICIPAL, STATE, FEDERAL OR OTHER ENTITIES.
4. THE LAND DESCRIPTION SHOWN HEREON WAS PROVIDED BY THE CLIENT.
5. UNDERGROUND IMPROVEMENTS ARE NOT SHOWN.
6. ELEVATIONS SHOWN HEREON ARE BASED ON THE NORTH AMERICAN VERTICAL DATUM OF 1988.
7. BENCHMARK REFERENCE : BROWARD COUNTY BENCHMARK #3956 ELEVATION =7.65' (NAVD88)
8. THE COASTAL CONSTRUCTION CONTROL LINE WAS DETERMINED FROM MONUMENTS R-104 & R-119

	NORTHING	EASTING
R-104	622 113.907	947 185.601
R-119	606 982.355	946 382.258

(COORDINATES SHOWN HEREON ARE BASED ON THE NAD 1983 WITH A SUBSEQUENT READJUSTMENT DONE IN 2007.)

9. BEARINGS AND DISTANCES SHOWN HEREON ARE BASED ON THE HORIZONTAL CONTROL NETWORK NORTH AMERICAN DATUM OF 1983, WITH A SUBSEQUENT READJUSTMENT DONE IN 2007.
10. THE STATE PLANE COORDINATES ARE BASED ON THE NORTH AMERICAN DATUM OF 1983 WITH A SUBSEQUENT RE-ADJUSTMENT DONE IN 2007 (NAD 83 (NATIONAL SPATIAL REFERENCE SYSTEM 2007)) UNIVERSAL TRANSVERSE MERCATOR PROJECTION AS ESTABLISHED FOR THE FLORIDA EAST ZONE COORDINATE SYSTEM. COORDINATES WERE DETERMINED USING THE TOPCON HI-PER SR AND THE TOPCON FC-5000 WITH THE TDS PACKAGE TOGETHER WITH THE 'L-NET' ROVER SYSTEM PACKAGE PROVIDED BY LENGEMANN CORPORATION. THE 'L-NET' NETWORK (A TOPNET GNSS NETWORK) UTILIZES A NETWORK OF REAL TIME KINEMATIC (RTK) REFERENCE STATIONS. ESTIMATED ACCURACIES: HORIZONTAL ACCURACIES TO 0.04'
11. THE SUBJECT PROPERTY HAS DIRECT VEHICULAR AND PEDESTRIAN ACCESS TO SURF ROAD.
12. THERE IS NO OBSERVED EVIDENCE OF EARTH MOVING WORK, BUILDING CONSTRUCTION OR BUILDING ADDITIONS AT THE PROPERTY.
13. THERE IS NO OBSERVED EVIDENCE OF RECENT STREET OR SIDEWALK CONSTRUCTION OR REPAIRS AFFECTING THE PROPERTY.
14. THERE WAS NO DELINEATION OF ANY WETLANDS ON THE SUBJECT PROPERTY.

LOCATION MAP (NTS)

SURVEYOR'S CERTIFICATION

THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE "2016 MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/NSPS LAND TITLE SURVEYS," JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS, AND INCLUDES ITEMS 1, 2, 3, 4, 6(A), 6(B),(NON PROVIDED), 7(A), 7(B), 7(C), 8, 9, 11, 13, 14, 16, 17, 18, 19 AND 20 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. THE FIELD WORK WAS COMPLETED ON AUGUST 09, 2017.

RICHARD E. COUSINS LICENSE NO. 4188 STATE OF FLORIDA PROFESSIONAL SURVEYOR & MAPPER

FOR THE FIRM BY: Richard E. Cousins

RICHARD E. COUSINS
PROFESSIONAL SURVEYOR AND MAPPER
FLORIDA REGISTRATION No. 4188.

COUSINS SURVEYORS & ASSOCIATES, INC.
3921 SW 47TH AVENUE, SUITE 1011
DAVIE, FLORIDA 33314
CERTIFICATE OF AUTHORIZATION : LB # 6448
PHONE (954) 689-7766 FAX (954) 689-7799

CLIENT :

LUIS STABINSKI

1401-1451 S SURF ROAD
HOLLYWOOD, FLORIDA 33060

REVISIONS	DATE	FB/PG	DWN	CKD
BOUNDARY & IMPROVEMENTS SURVEY	07/25/17	------	AM	REC
ADDED COASTAL CONSTRUCTION CONTROL LINE	08/09/17	------	AM	REC
REVISED PER UPDATED OWNERSHIP AND ENCUMBRANCE REPORT	09/28/17	------	AM	REC
REVISED TO SHOW TWO SEPARATE BUILDINGS	09/25/18	------	REC	REC
REVISED PER UPDATED OWNERSHIP AND ENCUMBRANCE REPORT	07/02/20	------	AM	REC

REVISIONS	DATE	FB/PG	DWN	CKD

PROJECT NUMBER : 8407-17

SCALE : 1" = 20'

SHEET 1 OF 1 SHEETS

Casa la Playa



P.A.C.O. - JUNE 15, 2020
PRELIMINARY TAC - JULY 20, 2020

PROJECT TEAM

ARCHITECT

JOSEPH B. KALLER AND ASSOCIATES, P.A.
CONTACT: MR. JOSEPH B. KALLER
ADDRESS: 2417 HOLLYWOOD BLVD.
HOLLYWOOD, FL 33020
PHONE: (954) 920-5746
FAX: (954) 926-2841
EMAIL: joseph@kallerarchitects.com

SURVEYOR

COUSINS SURVEYORS AND ASSOCIATES, INC.
CONTACT: RICHARD COUSINS
ADDRESS: 3321 SW 47TH AVENUE, SUITE 1011
DAVIE, FL 33314
PHONE: (954) 680-3885
EMAIL: RECsurvey@aol.com

OWNER

OWNERS: LUIS AND BELL STABINSKI
STAB PROPERTIES OF BROWARD LLC
NICK AND AMILIA FABIO
CONTACT: LUIS STABINSKI
ADDRESS: 1401 S SURF ROAD
HOLLYWOOD, FL 33019
TEL: (954) 364-7431
EMAIL: lstabinski@aol.com

PROJECT DATA

CODES:

FLORIDA BUILDING CODE, 6TH EDITION 2017
FLORIDA FIRE PREVENTION CODE, 6TH EDITION
FLORIDA ADMINISTRATIVE CODE 69A-40

JURISDICTION:

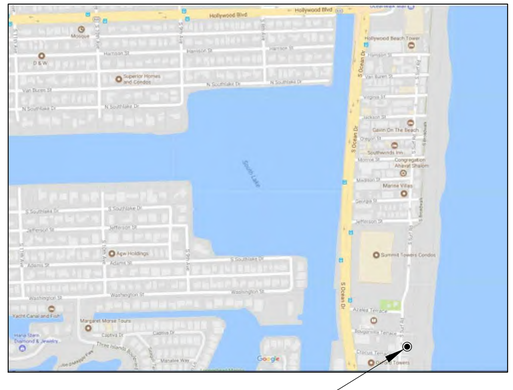
CITY OF HOLLYWOOD
BROWARD COUNTY
STATE OF FLORIDA

DRAWING INDEX

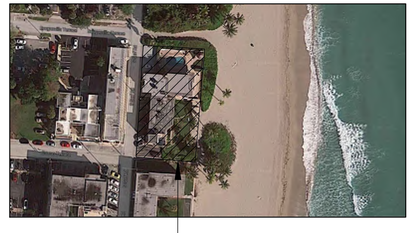
T-1 COVER SHEET
SURVEY

SP-0 SITE DATA
SP-1 SITE PLAN AND FIRST FLOOR PLAN
SP-2 SITE DETAILS
A-1 SECOND FLOOR PLAN
A-2 THIRD FLOOR PLAN
A-3 FOURTH FLOOR PLAN
A-4 FIFTH FLOOR PLAN
A-5 SIXTH FLOOR PLAN
A-6 ROOF AMENITY PLAN
A-7 ROOF PLAN
A-8 BUILDING ELEVATION
A-9 BUILDING ELEVATION
A-10 BUILDING ELEVATIONS
A-11 BUILDING ELEVATIONS
A-12 CONTEXTUAL STREET ELEVATION

LOCATION MAP



AERIAL



KA
KallerArchitecture
AA# 26001212
2417 Hollywood Blvd.
Hollywood Florida 33020
954.920.5746
joseph@kallerarchitects.com
www.kallerarchitects.com

SEAL

STATE OF FLORIDA
JOSEPH B. KALLER
R. A. 0009239
REGISTERED ARCHITECT

JOSEPH B. KALLER
FLORIDA R.A. # 0009239

PROJECT TITLE
CASA LA PLAYA
1401 AND 1451 S. SURF ROAD
HOLLYWOOD FL 33019

SHEET TITLE
TITLE PAGE

REVISIONS

No.	DATE	DESCRIPTION
1	-	-
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This drawing, as an instrument of service, is and shall remain the property of the Architect and shall not be reproduced, published or used in any way without the permission of the Architect.

PROJECT No.: 17032
DATE: 6-25-20
DRAWN BY: TMS
CHECKED BY: JBK

SHEET
T-1
SHEET 1 OF

Before start we compare sets of Bidding Documents to ensure that the Owner or Architect assumes responsibility for errors or misinterpretations resulting from the use of incomplete or preliminary sets of Bidding Documents. The Contractor shall be required to verify all dimensions and conditions of the work by the Contract Documents and reasonably conclude from them as being necessary to produce the intended results.

PROPERTY ADDRESS

1401-1451 S SURF ROAD
HOLLYWOOD, FL 33019

SITE INFORMATION/ BUILDING SUMMARY
SITE INFORMATION:

1)- ZONING: **SOUTH CENTRAL BEACH RESIDENTIAL MULTI-FAMILY**
LAND USE DESIGNATION: RESIDENTIAL MULTI-FAMILY

2)- NET LOT AREA: 16,000 S.F. (0.36 ACRES)

3)- GROSS LOT AREA: 17,800 S.F. (0.40 ACRES)

4)- DENSITY:

ALLOWED	PROVIDED
25 UNITS PER GROSS ACRE: 0.40 X 25 = 10 UNITS	10 UNITS (5 UNITS PER PHASE)

5)- PARKING:

REQUIRED	PROVIDED
1.5 PER UNIT MAX =15 SPACES	2 PER UNIT = 20 SPACES 2 GUEST SPACES 22 PARKING SPACES (INCL. 2 HC SPACE)

6)- SETBACKS:

		REQUIRED		PROVIDED	
		BASE < 25'	TOWER > 25'	BASE < 25'	TOWER > 25'
(a)	SURF ROAD	25'-0"	25'-0"	15'-2"	15'-2"
(b)	CROSS STREET	NA	NA	NA	NA
(c)	INTERIOR				
	NORTH	10'-0"	10'-0"	10'-0"	10'-0"
	SOUTH	10'-0"	10'-0"	10'-0"	10'-0"
(d)	OCEAN FRONT	15'-0"	15'-0"	1'-0"	1'-0"

BUILDING SUMMARY:

1)- BUILDING HEIGHT:

	ALLOWED	PROVIDED
MAIN BUILDING	50'-0"	6 STORIES 65'-8" FROM BFE 6 STORIES 57'-0" FROM DFE
ROOF AMENITY	+15'-0"	+12'-0"

2)- BUILDING AREAS:

	INTERIOR	BALCONY	GARAGE
FIRST LEVEL	1,357 S.F.	-	9,224 S.F.
SECOND LEVEL	8,270 S.F.	3,482 S.F.	
THIRD LEVEL	8,270 S.F.	3,482 S.F.	
FOURTH LEVEL	8,270 S.F.	3,482 S.F.	
FIFTH LEVEL	8,270 S.F.	3,482 S.F.	
SIXTH LEVEL	8,270 S.F.	3,482 S.F.	
ROOF	1,596 S.F.	6,613 S.F.	
TOTAL	44,303 S.F.	24,023 S.F.	9,224 S.F.
TOTAL GROSS AREA			77,550 S.F.

3)- UNIT AREAS:

	AC	BALCONY
TYPICAL UNIT SIZE	3,900 S.F.	1,550 S.F.

VARIANCES:

	REQUIRED	PROVIDED
BUILDING HEIGHT	50'-0"	75'-0"
ACTIVE USE LINER		
A1A	60% (138'-6")	18% (42'-0")
NEW HAMPSHIRE	60% (143'-6")	17% (39'-6")
NEW MEXICO	60% (124'-6")	0% (0'-0")

1 **SITE DATA**

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

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

NOTE:
ALL MACHINE ROOMS, ELECTRICAL, MECHANICAL AND OTHER EQUIPMENT WILL BE ABOVE THE REQUIRED FEMA BASE FLOOD 10.0' N.A.V.D.

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

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

FIRE ALARM NOTE:
A FIRE ALARM SYSTEM IS REQUIRED AS PER F.F.P.C. 2014 NFPA 101 SECTION 30.3.4

ALL MECHANICAL EQUIPMENT SHALL BE SCREENED FROM PUBLIC VIEW.

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

GREEN CERTIFICATION:
NATIONAL GREEN BUILDING STANDARD CERTIFICATION SILVER REQUIREMENTS

UNITY OF TITLE:
A UNITY OF TITLE, IN A FORM ACCEPTABLE TO THE CITY OF HOLLYWOOD CITY ATTORNEY'S OFFICE, SHALL BE SUBMITTED PRIOR TO THE ISSUANCE OF ANY BUILDING PERMITS AND RECORDED IN THE PUBLIC RECORDS OF BROWARD COUNTY, BY THE CITY, PRIOR TO THE ISSUANCE OF A CERTIFICATE OF OCCUPANCY.

NOTE:
ENCLOSED AREAS THAT ARE IN THE A ZONE SHALL BE LIMITED TO BUILDING ACCESS AREAS, GARAGES AND STORAGE, AND MUST BE CONSTRUCTED OF FLOOD DAMAGE RESISTANT MATERIALS AND NOT BE FINISHED. ENCLOSED AREAS MUST NOT BE USED FOR HABITABLE OR RECREATIONAL PURPOSES.

NOTE:
ENCLOSED AREAS THAT ARE 300 SF OR MORE IN SIZE SHALL BE ENCLOSED BY COMPLIANT BREAKAWAY WALLS.

NOTE:
AS PER FEMA ELEVATION CERTIFICATE SECTION A9. PROVIDE 1 SQ. INCH PER 1 SQ. FT. OF GARAGE AREA IN FLOOD OPENINGS IN THE WALL AND/OR GARAGE DOOR.

NOTE:
Flood Vents are to be installed 12" above adjacent grade.

NOTE:
BDA system is required per NFPA 1, 11.10

NOTE:
ALL CHANGES TO THE DESIGN REQUIRE PLANNING REVIEW AND MAY BE SUBJECT TO BOARD APPROVAL.

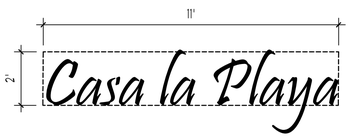
NFPA 1 (2015 ed) CHAPTER 12.3.2
A QUALITY ASSURANCE PROGRAM FOR THE INSTALLATION OF DEVICES AND SYSTEMS INSTALLED TO PROTECT PENETRATION AND JOINTS SHALLE BE PREPARED AND MONITORED BY THE REGISTERED DESIGN PROFESSIONAL RESPONSIBLE FRO THE DESIGN. INSPECTIONS OF FIRE STOP SYSTEMS AND FIRE-RESISTIVE JOINT SYSTEMS SHALL BE IN ACCORDANCE WITH 12.3.2.1. AND 12.3.2.2

DARK SKY COMPLIANCE:
EXTERIOR LIGHTING TO BE FULLY SHEILDED ABOVE.

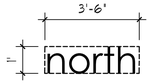
GREEN BUILDING AND ENVIRONMENTAL SUSTAINABILITY NOTE:

1. INSTALL ENERGY EFFICIENT LIGHT FIXTURES, ENERGY STAR OR WATER SENSE CERTIFIED APPLIANCES AND PROGRAMMABLE THERMOSTATS.
2. ENSURE THAT KITCHENS HAVE SPACE FOR RECYCLING BINS AND WHEREVER RASH BINS ARE PROVIDED.
3. USE SUSTAINABLE BUILDING AND FENCING MATERIALS.
4. USE LOW VOC MATERIALS.

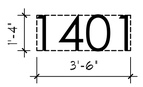
ORDINANACE 2016-02
The city shall require each person or entity desiring to construct a new commercial or residential structure to construct the infrastructure necessary for future installation of an electric vehicle-charging station within be included in such project. Minimally, the following shall be installed: an empty three-quarter-inch raceway from the branch circuit panel board to a location in the garage or a designated parking area, with a two-gang junction box with a blank plate or a fully functional electric vehicle-charging station.



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FONT STYLE - FRISTINA



NAME SIZE = 3.5 S.F.
FONT STYLE - CENTURY GOTHIC



NUMBER SIZE =5.25 S.F.
FONT STYLE - CENTURY GOTHIC

ALL SIGNAGE TO BE NEON BACK LIT PIN MOUNTED CHANNEL LETTERS

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

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

1 **SIGN DETAILS**

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SEAL

JOSEPH B. KALLER
FLORIDA R.A. # 0009239

PROJECT TITLE
CASA LA PLAYA
1401 AND 1451 S. SURF ROAD
HOLLYWOOD FL 33019

SHEET TITLE
SITE DATA AND NOTES

REVISIONS

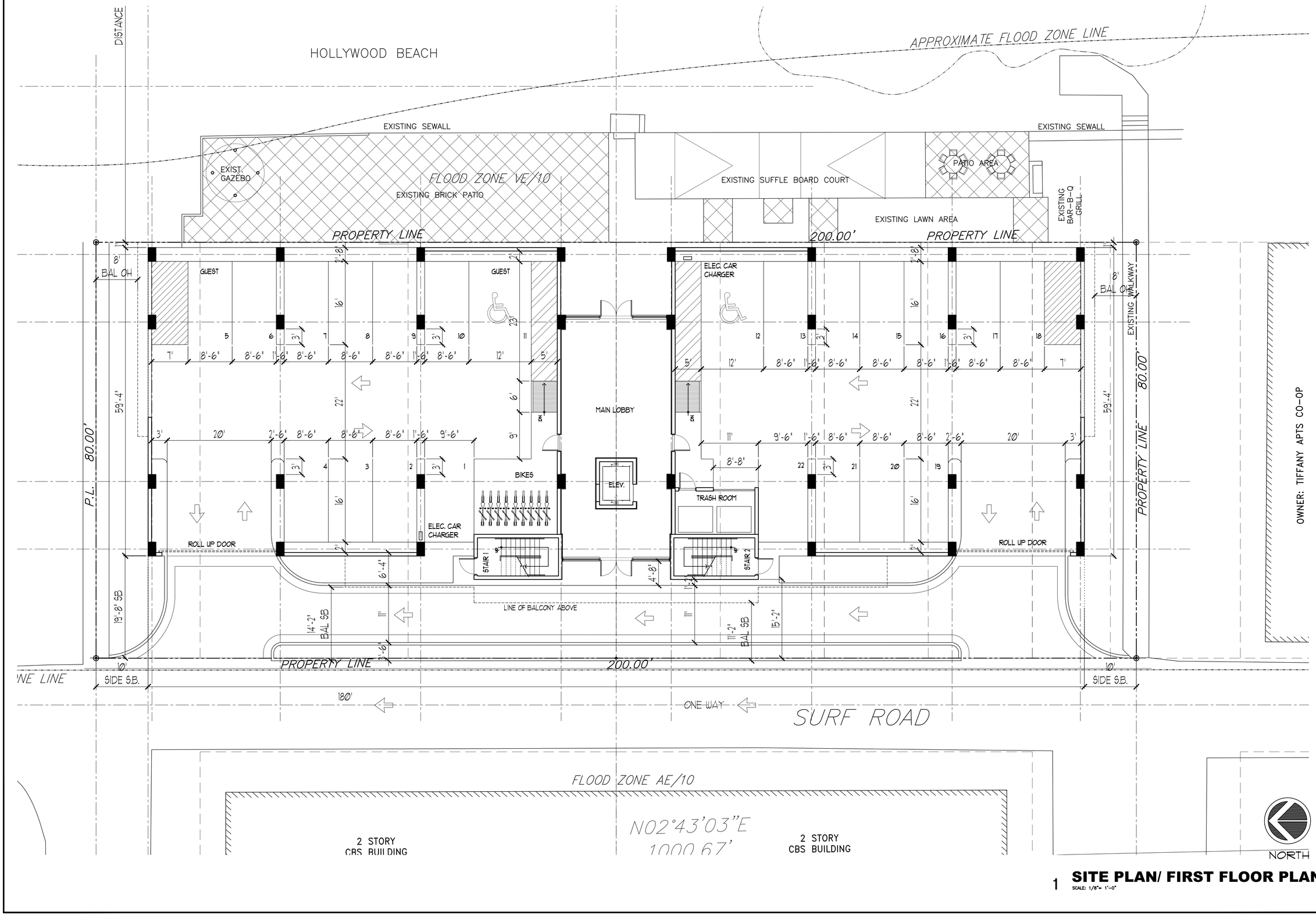
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PROJECT No.: 17032
DATE: 6-25-20
DRAWN BY: TMS
CHECKED BY: JBK

SHEET
SP-0
SHEET 1 OF 3

Before you start, we compare sets of Bidding Documents to prepare bids, either the Owner or Architect assumes responsibility for errors or misinterpretations resulting from the use of incomplete or preliminary sets of Bidding Documents. The seal on the Contract Documents is provided at times necessary for the proper execution and completion of the work by the Contractor. The Contract Documents are complimentary, and what is required by one shall be as binding as if required by all; performance by the Contractor shall be required only to the extent consistent with the Contract Documents and reasonably inferable from them as being necessary to produce the intended results.



1 **SITE PLAN/ FIRST FLOOR PLAN**
SCALE: 1/8"= 1'-0"

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SEAL

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FLORIDA R.A. # 0009239

PROJECT TITLE
CASA LA PLAYA
1401 AND 1451 S. SURF ROAD
HOLLYWOOD FL 33019

SHEET TITLE
SITE PLAN AND FIRST FLOOR PLAN

REVISIONS

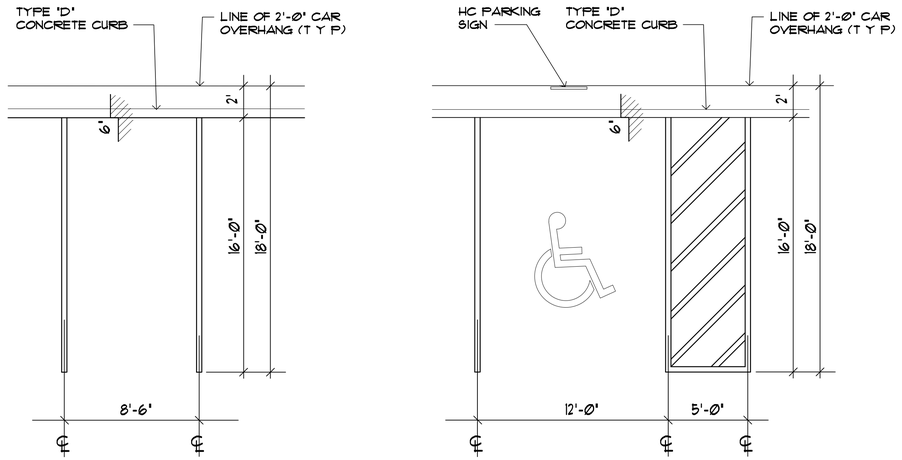
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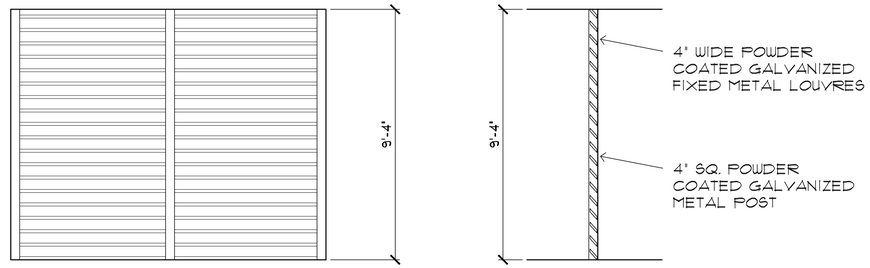
PROJECT No.:	17032
DATE:	6-25-20
DRAWN BY:	TMS
CHECKED BY:	JBK

SHEET
SP-1
SHEET 2 OF 3

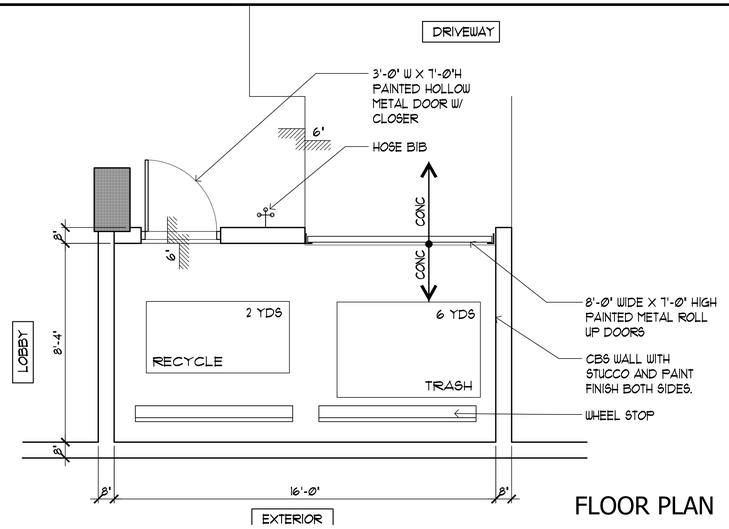
Before start, all concrete slab of Building Documents, or preparing bids, shall be the Owner and Architect are not responsible for errors or misinterpretations resulting from the use of incomplete or preliminary sets of Building Documents. The Owner/Contractor is to notify the Architect of any discrepancies in the work to be performed with the Contract Documents and reasonably checked from as many sources to produce the intended results.



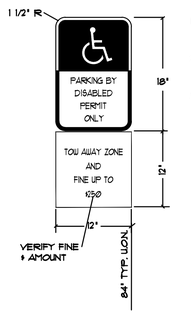
1 TYP. PARKING SPACE DETAIL **(NTS)**



2 GARAGE SCREEN **3/8" =1'-0"**



8 REFUSE ENCLOSURE DETAIL **(NTS)**

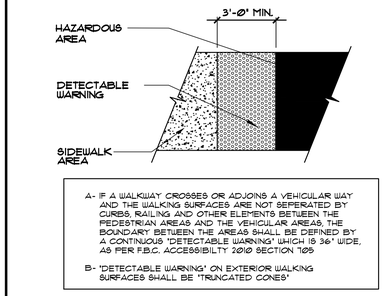


NOTES:

1. TOP PORTION OF SIGN SHALL HAVE A REFLECTORIZED BLUE BACKGROUND WITH WHITE REFLECTORIZED LEGEND AND BORDER.
2. BOTTOM PORTION OF SIGN SHALL HAVE A REFLECTORIZED WHITE BACKGROUND WITH BLACK OPAQUE LEGEND AND BORDER.
3. SIGN FACE SHOULD BE LOCATED NO FURTHER THAN 6' FROM THE FRONT OF EACH PARKING SPACE WITH A MINIMUM 3'-Ø" CLEAR IF MOUNTED ON POST. WHERE SIGN IS MOUNTED ON BLDG. SIGN SHALL BE MOUNTED ON BUILDING WALL AT LOCATIONS DEPICTED ON SITE PLAN.

EACH SUCH PARKING SPACE SHALL BE CONSPICUOUSLY OUTLINED IN BLUE PAINT, AND SHALL BE POSTED AND MAINTAINED WITH A PERMANENT, ABOVE-GRADE SIGN BEARING THE INTERNATIONAL SYMBOL OF ACCESSIBILITY OR THE CAPTION "PARKING BY DISABLED PERMIT ONLY" OR BEARING BOTH SYMBOL AND CAPTION. SUCH SYMBOL SHALL NOT BE OBSCURED BY A VEHICLE PARKED IN THE SPACE. ALL HANDICAPPED PARKING SPACES MUST BE SIGNED AND MARKED IN ACCORDANCE WITH THE GOVERNING AGENCY.

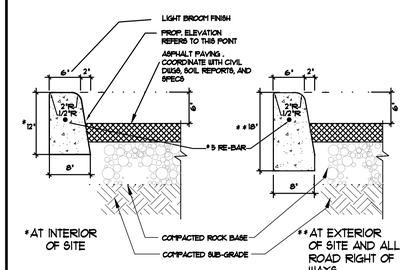
5 HANDICAP SIGN DETAIL **(NTS)**



A- IF A WALKWAY CROSSES OR ADJOINS A VEHICULAR WAY AND THE WALKING SURFACES ARE NOT SEPERATED BY CURBS, RAILING AND OTHER ELEMENTS BETWEEN THE PEDESTRIAN AREAS AND THE VEHICULAR AREAS, THE BOUNDARY BETWEEN THE AREAS SHALL BE DEFINED BY A CONTINUOUS "DETECTABLE WARNING" WHICH IS 36" WIDE, AS PER F.B.C. ACCESSIBILITY 2010 SECTION 705

B- "DETECTABLE WARNING" ON EXTERIOR WALKING SURFACES SHALL BE "TRUNCATED CONES"

6 DETECTABLE WARNING



7 TYP. TYPE D CONCRETE CURB

8 REFUSE ENCLOSURE DETAIL **(NTS)**

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

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

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

LANDINGS -
RAMPS SHALL HAVE LEVEL LANDINGS AT BOTTOM AND TOP OF EACH RAMP AND EACH RAMP RUN. LANDINGS SHALL HAVE THE FOLLOWING FEATURES.
1. THE LANDING SHALL BE AT LEAST AS WIDE AS THE RAMP RUN LEADING TO IT.
2. IF RAMPS CHANGE DIRECTION AT LANDINGS, THE MINIMUM LANDING SIZE SHALL BE 60 INCHES BY 60 INCHES
3. IF A DOORWAY IS LOCATED AT A LANDING, THEN THE AREA IN FRONT OF THE DOORWAY SHALL COMPLY FBC ACCESSIBILITY 2010

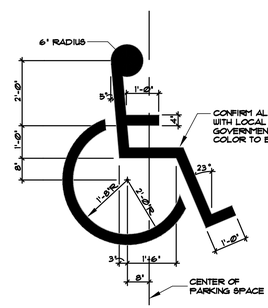
HANDRAILS -
IF A RAMP RUN HAS A RISE GREATER THAN 6 IN OR A HORIZONTAL PROJECTION GREATER THAN 72 IN THEN IT SHALL HAVE HANDRAILS ON BOTH SIDES. HANDRAILS ARE NOT REQUIRED ON CURB RAMPS OR ADJACENT TO SEATING IN ASSEMBLY AREAS. HANDRAILS SHALL COMPLY WITH 4.26 OF THE ADA CODE AND SHALL HAVE THE FOLOWING FEATURES.
1. HANDRAILS SHALL BE PROVIDED ALONG BOTH SIDES OF RAMP SEGMENTS. THE INSIDE HANDRAIL ON SWITCHBACK OR DOGLEG RAMPS SHALL ALWAYS BE CONTINUOUS.
2. HANDRAILS ON RAMPS WHICH ARE NOT CONTINUOUS SHALL EXTEND NOT LESS THAN 18" BEYOND THE SLOPED SEGMENT AT BOTH THE TOP AND BOTTOM, AND SHALL BE PARALLEL TO THE FLOOR OR GROUND SURFACE.
3. THE CLEAR SPACE BETWEEN THE HANDRAIL AND THE WALL SHALL BE 1-1/2 INCH
4. GRIPPING SURFACES SHALL BE CONTINUOUS.
5. TOP OF HANDRAIL GRIPPING SURFACES SHALL BE MOUNTED BETWEEN 34 IN AND 38 IN ABOVE RAMP SURFACES.
6. ENDS OF HANDRAILS SHALL BE EITHER ROUNDED OR RETURNED SMOOTHLY TO FLOOR, WALL OR POST
7. HANDRAILS SHALL NOT ROTATE WITHIN THEIR FITTINGS.

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

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

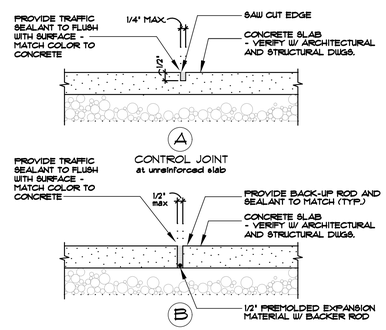
OUTDOOR CONDITIONS -
OUTDOOR RAMPS AND THEIR APPROACHES SHALL BE DESIGNED SO THAT WATER WILL NOT ACCUMULATE ON WALKING SURFACES.

3 SITE ACCESSIBILITY NOTES



PAINTED H.C. SPACE SYMBOL

8 HC SYMBOL



(NTS)

10 TYP. CONC. SLAB JOINTS

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REGISTERED ARCHITECT
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FLORIDA R.A. # 0009239

PROJECT TITLE

SHEET TITLE
SITE DETAILS

REVISIONS

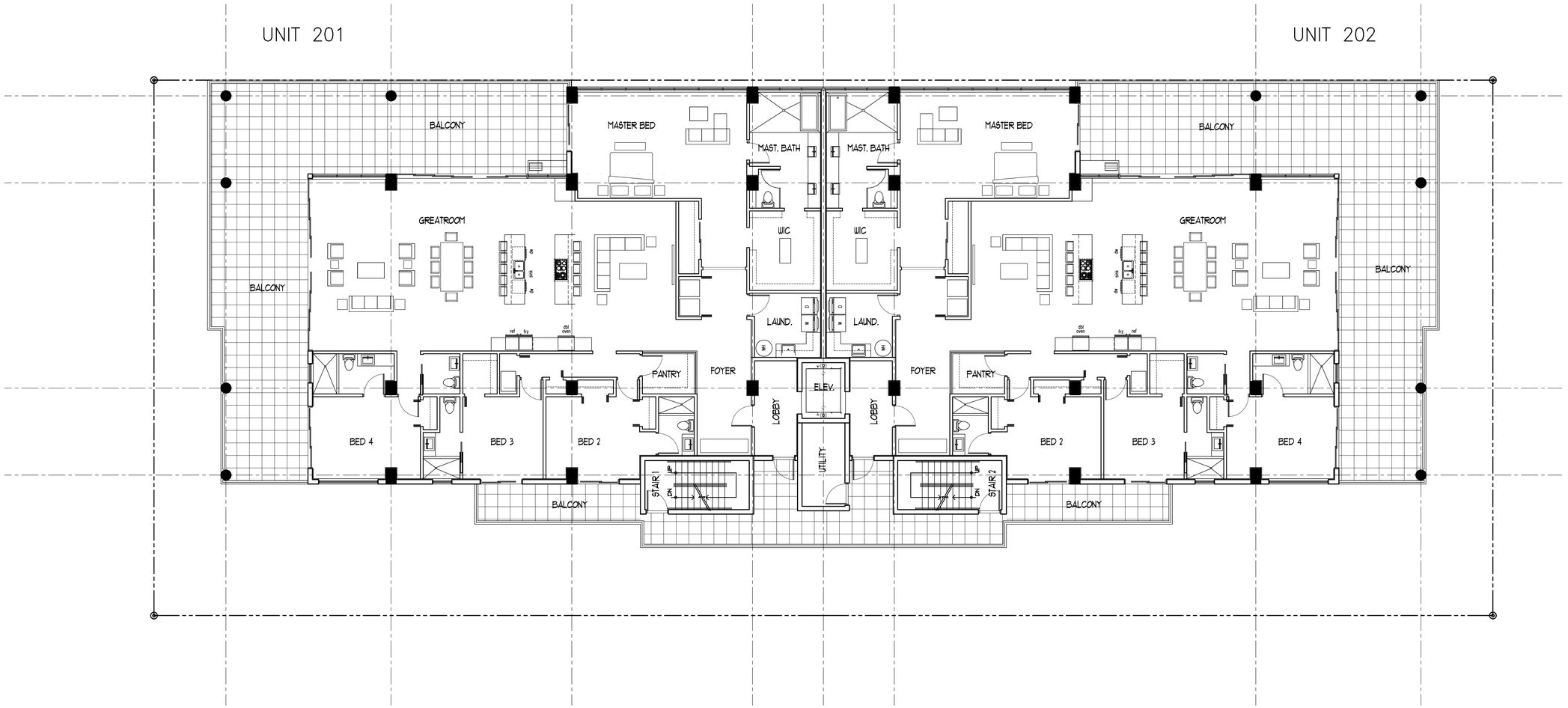
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PROJECT No.:	17032
DATE:	6-25-20
DRAWN BY:	TMS
CHECKED BY:	JBK

SHEET
SP-2
SHEET 3 OF 3

Before start of construction, all Contractors shall verify all dimensions in the field. Any discrepancies shall be reported to the Architect immediately. Contractor shall be responsible for all construction means, methods, techniques, sequences and procedures. If the work by the Contractor, Subcontractor or any employee(s), or should it impact the cost or performance by the Contractor shall be issued prior to the start of construction. Contractor shall not deviate from the plans, specifications and Contract Documents without the written authorization of the Architect. Contractor shall keep one copy of the Contract Documents on site at all times, available for the Architect's review. Contractor shall be responsible for the proper execution of the work as indicated in the Contract Documents. The Contractor shall comply with all applicable laws, codes, and regulations. The Contractor shall be responsible for the coordination of the trades, and shall be responsible for all construction means, methods, techniques, sequences and procedures. If the work by the Contractor, Subcontractor or any employee(s), or should it impact the cost or performance by the Contractor shall be issued prior to the start of construction. Contractor shall not deviate from the plans, specifications and Contract Documents without the written authorization of the Architect. Contractor shall keep one copy of the Contract Documents on site at all times, available for the Architect's review. Contractor shall be responsible for the proper execution of the work as indicated in the Contract Documents. The Contractor shall comply with all applicable laws, codes, and regulations.



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

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SEAL

STATE OF FLORIDA · JOSEPH B. KALLER · R. A. 0009239 · REGISTERED ARCHITECT

JOSEPH B. KALLER
FLORIDA R.A. # 0009239

PROJECT TITLE
CASA LA PLAYA
1401 AND 1451 S. SURF ROAD
HOLLYWOOD FL 33019

SHEET TITLE
SECOND FLOOR PLAN

REVISIONS

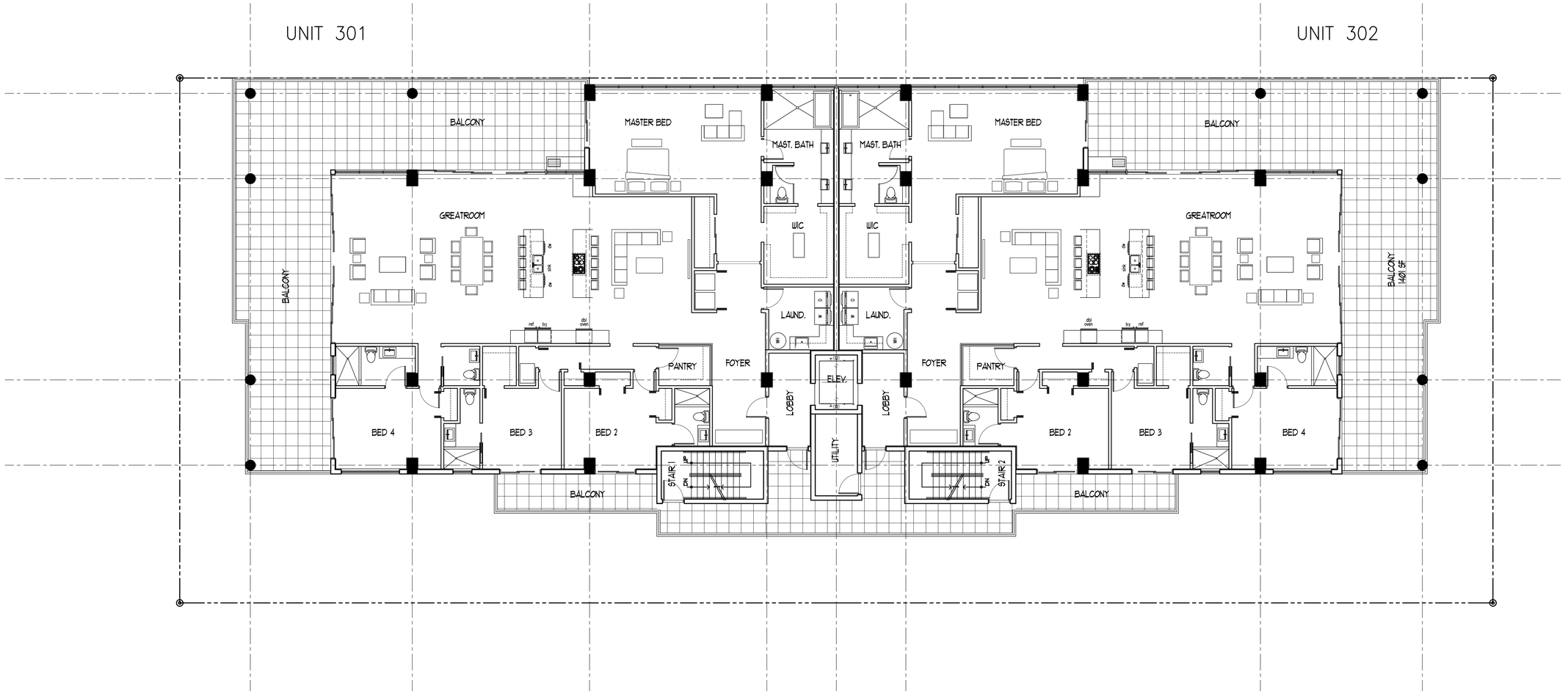
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PROJECT No.:	17032
DATE:	6-25-20
DRAWN BY:	TMS
CHECKED BY:	JBK

SHEET
A-1

Bidders shall use complete sets of Bidding Documents in preparing bids; neither the Owner nor Architect assumes responsibility for errors or misinterpretations resulting from the use of incomplete or partial sets of Bidding Documents. The seal on the Contract Documents is to indicate all items necessary for the proper execution and completion of the work by the Contractor. The Contractor shall be required only to the extent consistent with the Contract Documents and reasonably inferable from them as being necessary to produce the intended results.



NORTH

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

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PROJECT TITLE
CASA LA PLAYA
1401 AND 1451 S. SURF ROAD
HOLLYWOOD FL 33019

SHEET TITLE
THIRD FLOOR PLAN

REVISIONS

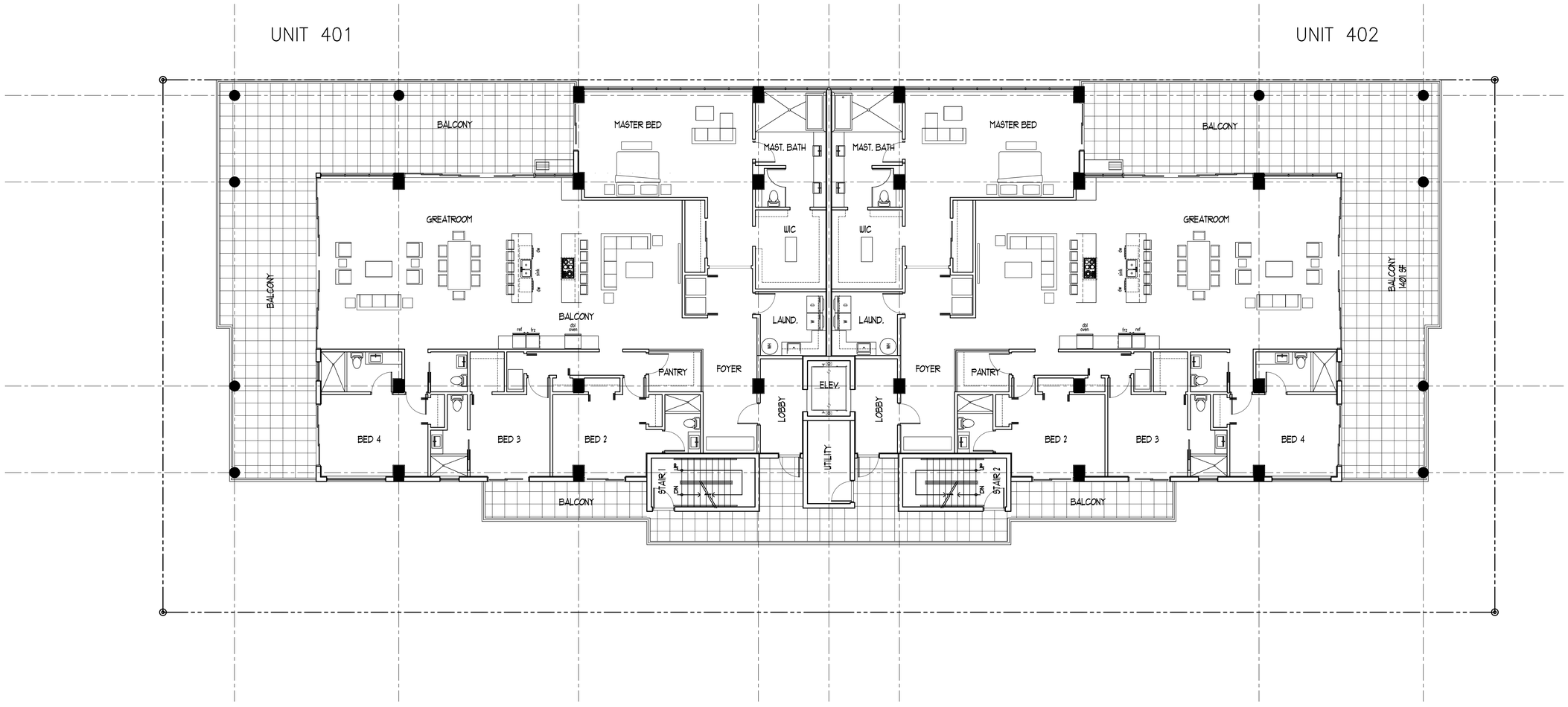
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CHECKED BY:	JBK

SHEET
A-2

Bidders shall use complete sets of Bidding Documents in preparing bids; neither the Owner or Architect assume responsibility for errors or misinterpretations resulting from the use of incomplete or preliminary sets of Bidding Documents. The term "Contract Documents" as it is used in this section means the Agreement between Owner and Contractor (when executed), Addenda (if any), Bonds (if any), Conditions of the Contract (General, Supplementary and other Conditions), Drawings, Specifications, and all Modifications issued after execution of the Agreement. These form the entire Contract, and all are as fully a part of the Contract as if attached to the Agreement or repeated therein. An enumeration of the Contract Documents, or any part of them, does not limit the scope of Work required by the Contract Documents. The Contract Documents are complementary, and what is required by one shall be binding as if required by all; performance by the Contractor shall be required only to the extent consistent with the Contract Documents and reasonably inferable from them as being necessary to produce the intended results.



NORTH

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

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HOLLYWOOD FL 33019

SHEET TITLE
FOURTH FLOOR PLAN

REVISIONS

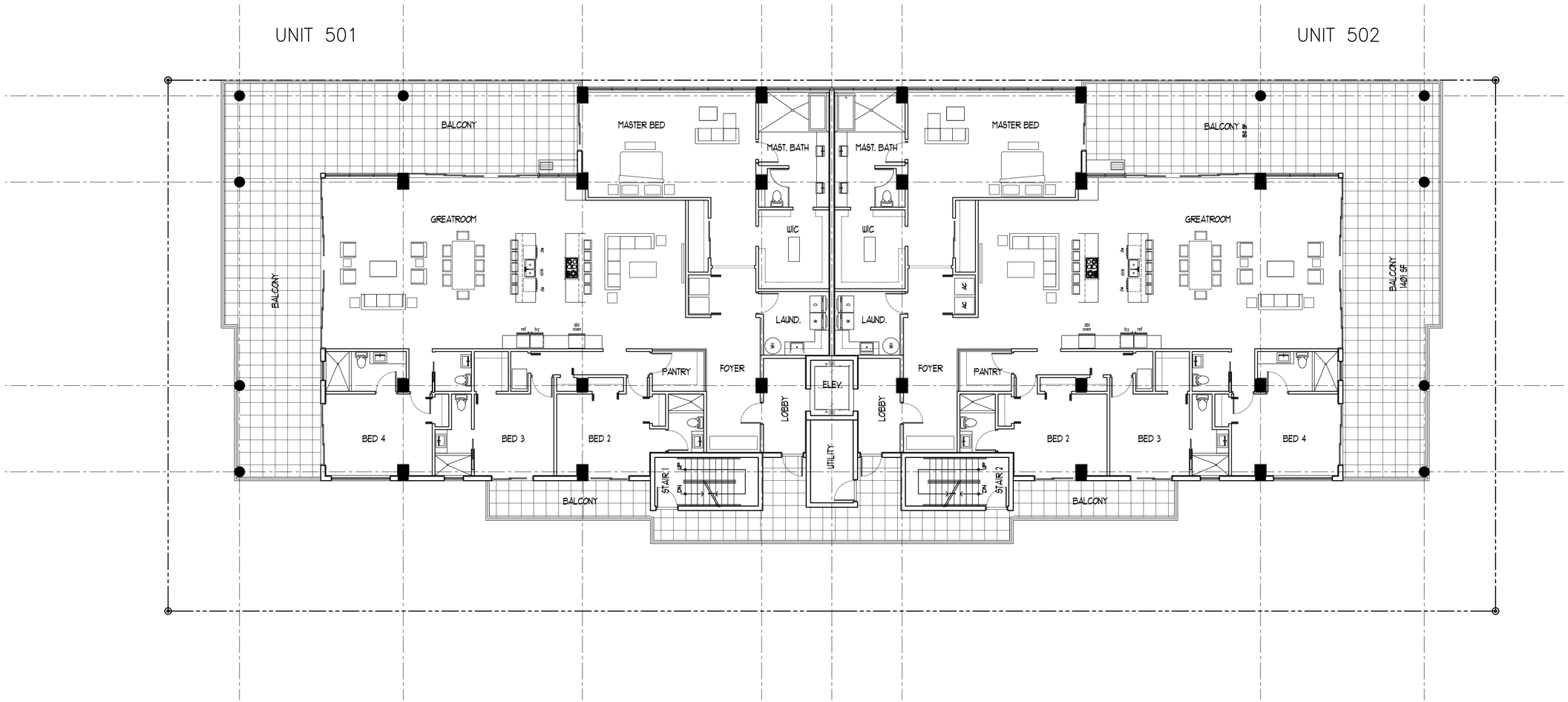
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DATE:	6-25-20
DRAWN BY:	TMS
CHECKED BY:	JBK

SHEET
A-3

Bidders shall use complete sets of Bidding Documents in preparing bids; neither the Owner nor Architect assumes responsibility for errors or misinterpretations resulting from the use of incomplete or partial sets of Bidding Documents. The term "The Contract Documents" is to include all items necessary for the proper execution and completion of the work by the Contractor. The Contractor shall be responsible only to the extent consistent with the Contract Documents and reasonably inferable from them as being necessary to produce the intended results.



NORTH

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

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SEAL

STATE OF FLORIDA
JOSEPH B. KALLER
R. A. 0009239
REGISTERED ARCHITECT

JOSEPH B. KALLER
FLORIDA R.A. # 0009239

PROJECT TITLE
CASA LA PLAYA
1401 AND 1451 S. SURF ROAD
HOLLYWOOD FL 33019

SHEET TITLE
FIFTH FLOOR PLAN

REVISIONS

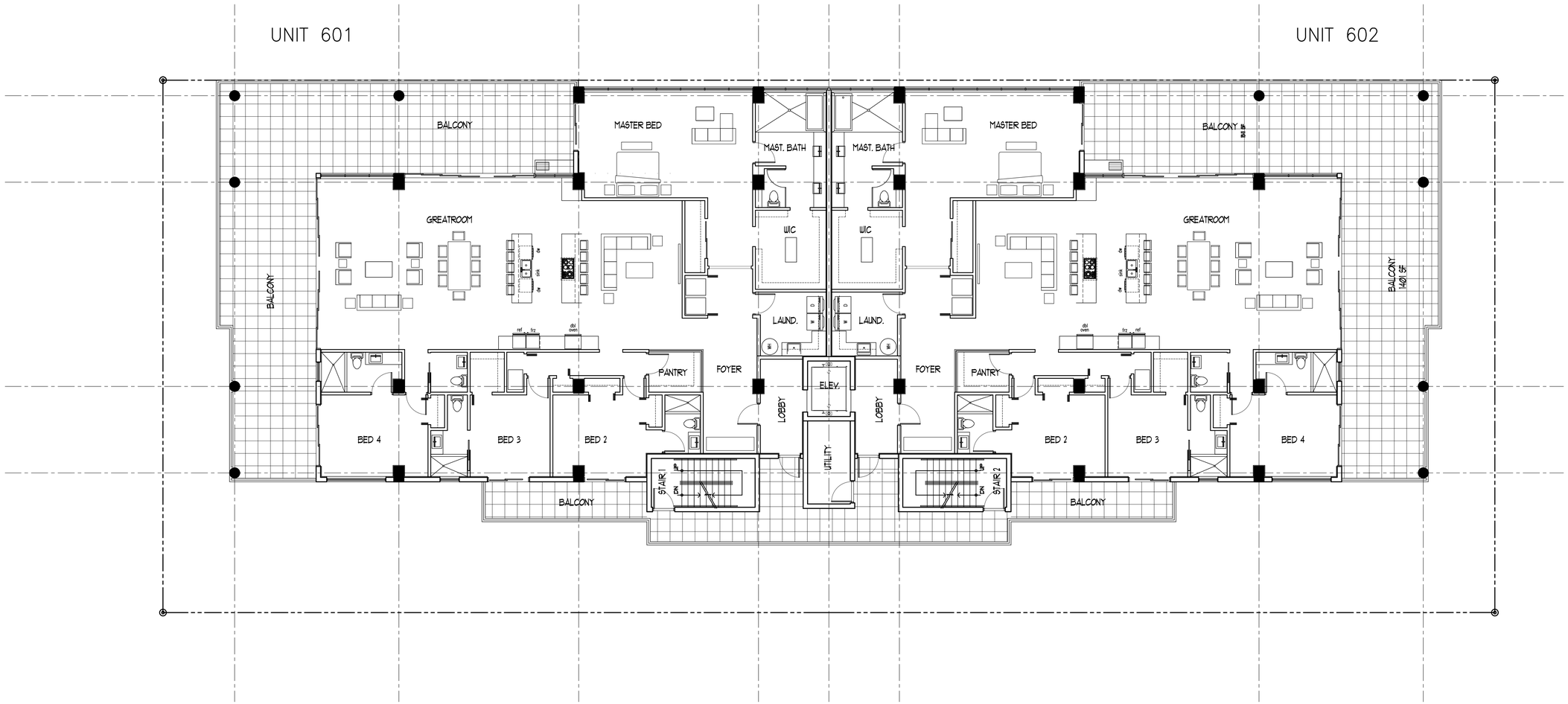
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DATE:	6-25-20
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CHECKED BY:	JBK

SHEET
A-4

Before start we complete sets of Bidding Documents is prepared by you, refer to the Owner or Architect become responsible for errors or misinterpretations resulting from the use of incomplete or preliminary sets of Bidding Documents. The term of The Contract Documents is to include all items necessary for the proper execution and completion of the work by the Contractor.



NORTH

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

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FLORIDA R.A. # 0009239

PROJECT TITLE
CASA LA PLAYA
1401 AND 1451 S. SURF ROAD
HOLLYWOOD FL 33019

SHEET TITLE
SIXTH FLOOR PLAN

REVISIONS

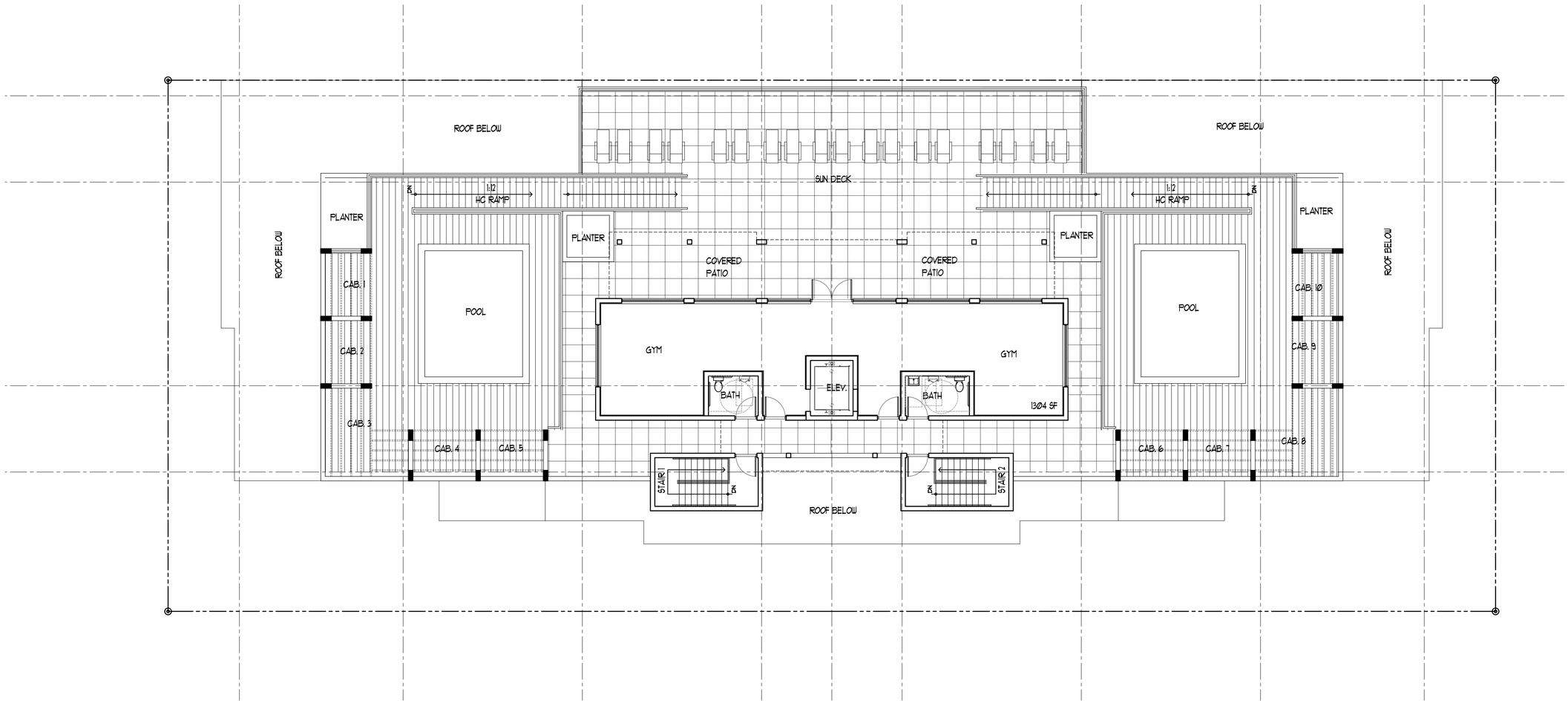
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DATE:	6-25-20
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CHECKED BY:	JBK

SHEET
A-5

Bidders shall use complete sets of Bidding Documents in preparing bids; neither the Owner nor Architect assumes responsibility for errors or misinterpretation resulting from the use of incomplete or partial sets of Bidding Documents. The seal on the Contract Documents is to indicate that it was prepared by or under the direct supervision of the person(s) whose seal appears thereon. The Contractor shall be required only to the extent consistent with the Contract Documents and reasonably inferable from them as being necessary to produce the intended results.



NORTH

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

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PROJECT TITLE
CASA LA PLAYA
1401 AND 1451 S. SURF ROAD
HOLLYWOOD FL 33019

SHEET TITLE
ROOF AMENITY PLAN

REVISIONS

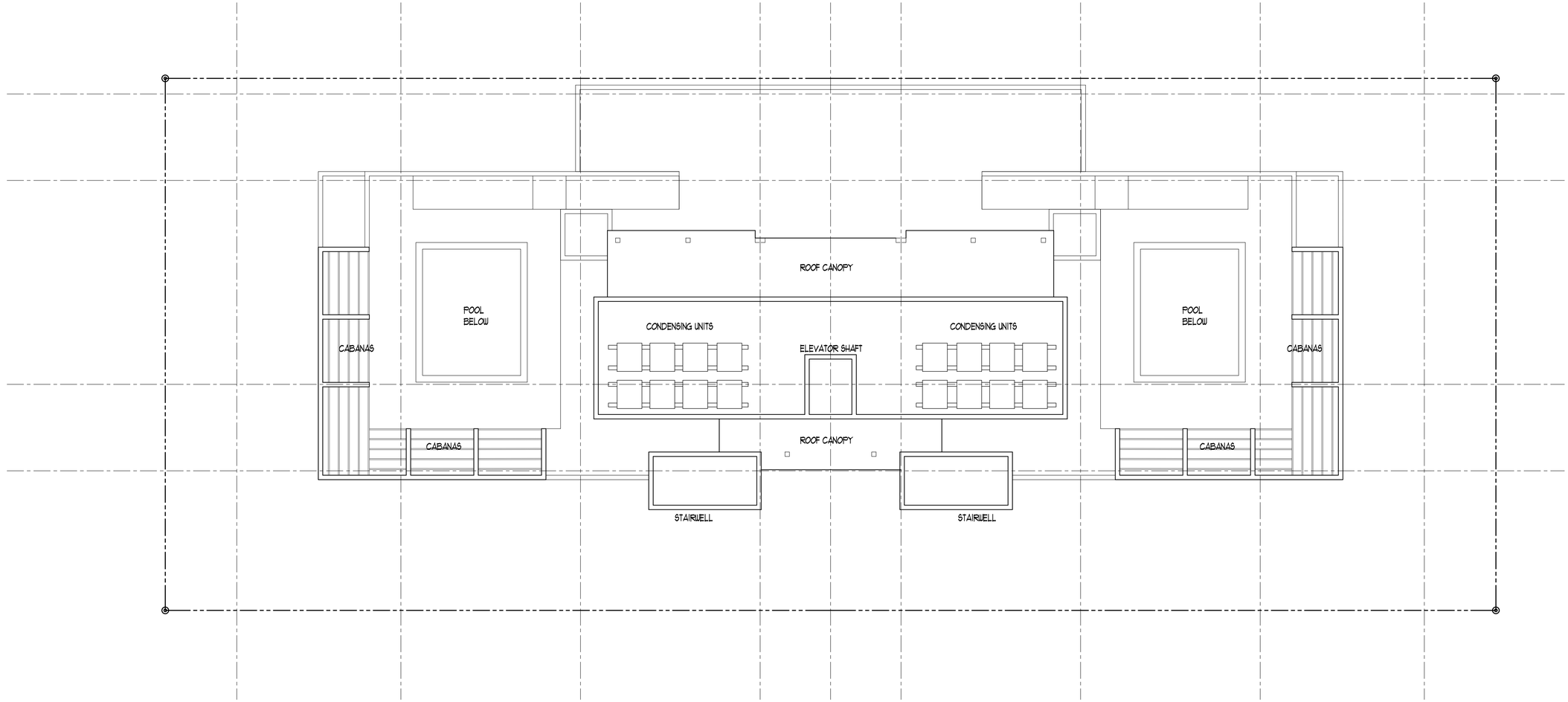
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DATE:	6-25-20
DRAWN BY:	TMS
CHECKED BY:	JBK

SHEET
A-6

Bidders shall use complete sets of Bidding Documents to prepare bids; neither the Owner or Architect assume responsibility for errors or misinterpretations resulting from the use of incomplete or preliminary sets of Bidding Documents. The term "Contract Documents" as it relates to all items necessary for the proper execution and completion of the work by the Contractor. The Contract Documents are complementary, and what is required by one shall be as binding as if required by all; performance by the Contractor shall be required only to the extent consistent with the Contract Documents and reasonably inferable from them as being necessary to produce the intended results.



NORTH

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

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PROJECT TITLE
CASA LA PLAYA
1401 AND 1451 S. SURF ROAD
HOLLYWOOD FL 33019

SHEET TITLE
ROOF PLAN

REVISIONS

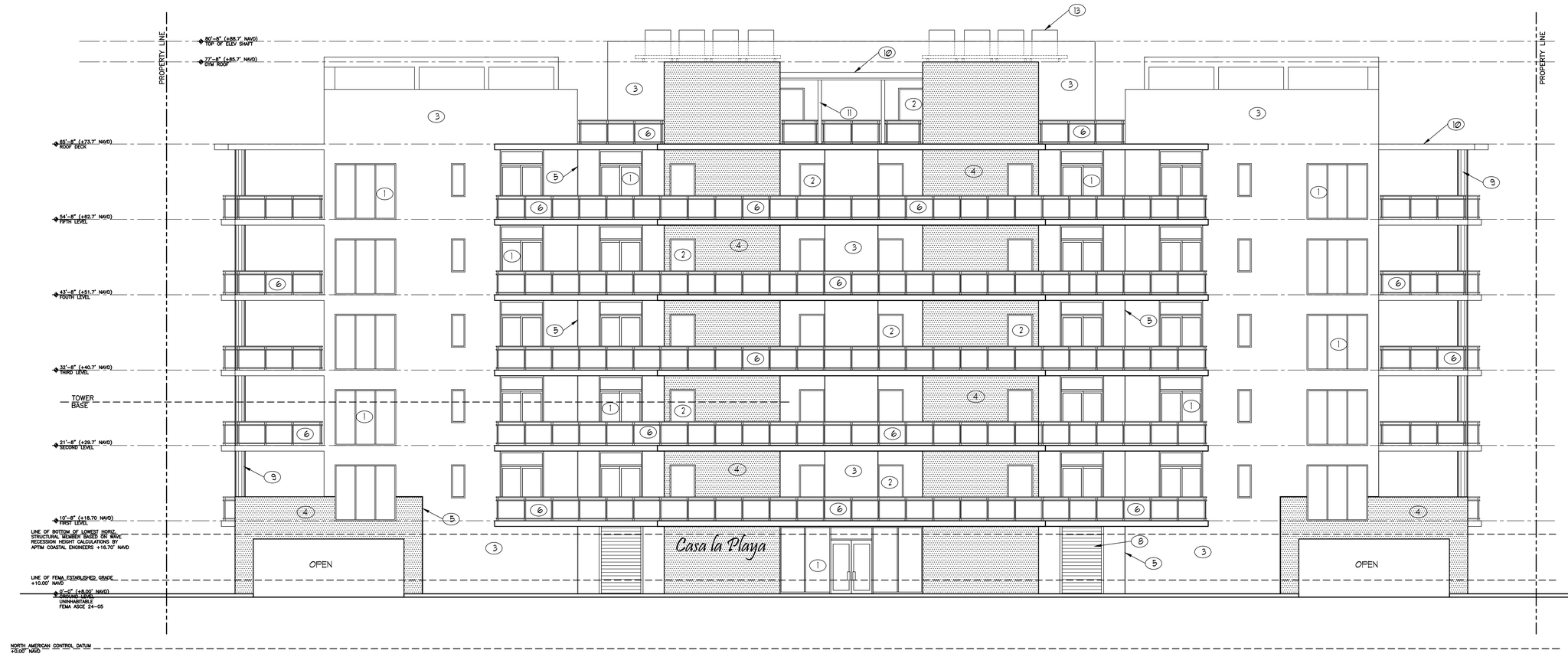
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PROJECT No.:	17032
DATE:	6-25-20
DRAWN BY:	TMS
CHECKED BY:	JBK

SHEET
A-7

Bidders shall use complete sets of Bidding Documents in preparing bids; neither the Owner nor Architect assumes responsibility for errors or misinterpretations resulting from the use of incomplete or partial sets of Bidding Documents. The term CONTRACT Documents is to include all items necessary for the proper execution and completion of the work by the Contractor. The Contractor shall be required only to the extent consistent with the Contract Documents and reasonably inferable from them as being necessary to produce the intended results.



NOTE:
ELEVATION OF LOWEST OCCUPIABLE FLOOR IS SUBJUCT TO CHANGE BASED ON FEMA BASE FLOOD ELEVATIONS AND WAVE RECESSION CALCUTIONS REQUIRED FOR THE VE FLOOD ZONE.

1. TURTLE FRIENDLY, TINTED IMPACT RESISTANT STOREFRONT
2. IMPACT RESISTANT PAINTED HOLLOW METAL DOORS
3. SMOOTH STUCCO WALL FINISH
4. TEXTURE STUCCO WALL FINISH
5. 1" WIDE VERTICAL/ HORIZONTAL STUCCO SCORING
6. 42" MIN. HIGH POWDER COATED GLASS AND ALUMINUM GUARD RAILING
7. POWDER COATED ALUMINUM REVERSE CHANNEL LETTER BACK LIT SIGN
8. IMPACT RESISTANT FIXED POWDER COATED METAL LOUVER SCREEN
9. CONCRETE COLUMN
10. CONCRETE CANOPY
11. POWDER COATED GALVANIZED STEEL COLUMN
12. EXISTING CONCRETE SEAWALL
13. CONDENSING UNITS

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

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PROJECT TITLE
CASA LA PLAYA
1401 AND 1451 S. SURF ROAD
HOLLYWOOD FL 33019

SHEET TITLE
ELEVATION

REVISIONS

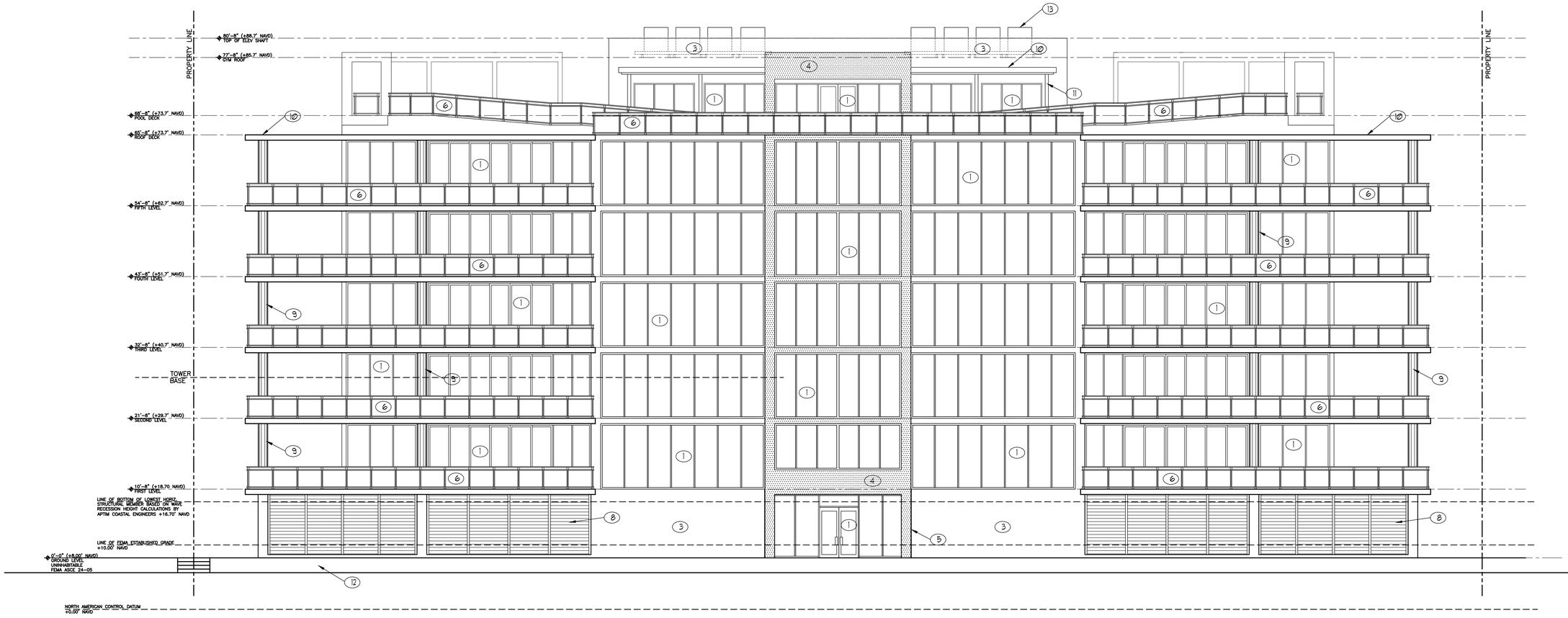
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PROJECT No.:	17032
DATE:	6-25-20
DRAWN BY:	TMS
CHECKED BY:	JBK

SHEET
A-8

Before start an complete set of Bidding Documents is prepared by Architect, either the Owner or Architect assumes responsibility for errors or misinterpretations resulting from the use of incomplete or preliminary sets of Bidding Documents. The term "The Contract Documents is to include at time necessary for the proper execution and completion of the work by the Contractor shall be required to notify the Architect of any work by the Contractor. The Contractor Documents are complementary, and what is required by one shall be as binding as if required by all; performance by the Contractor shall be required only to the extent consistent with the Contract Documents and reasonably inferable from them as being necessary to produce the intended results.



NOTE:
ELEVATION OF LOWEST OCCUPIABLE FLOOR IS SUBJACT TO CHANGE BASED ON FEMA BASE FLOOD ELEVATIONS AND WAVE RECESSION CALCUTIONS REQUIRED FOR THE VE FLOOD ZONE.

1. TURTLE FRIENDLY, TINTED IMPACT RESISTANT STOREFRONT
2. IMPACT RESISTANT PAINTED HOLLOW METAL DOORS
3. SMOOTH STUCCO WALL FINISH
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6. 42" MIN. HIGH POWDER COATED GLASS AND ALUMINUM GUARD RAILING
7. POWDER COATED ALUMINUM REVERSE CHANNEL LETTER BACK LIT SIGN
8. IMPACT RESISTANT FIXED POWDER COATED METAL LOUVER SCREEN
9. CONCRETE COLUMN
10. CONCRETE CANOPY
11. POWDER COATED GALVANIZED STEEL COLUMN
12. EXISTING CONCRETE SEAWALL
13. CONDENSING UNITS

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

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PROJECT TITLE
CASA LA PLAYA
1401 AND 1451 S. SURF ROAD
HOLLYWOOD FL 33019

SHEET TITLE
ELEVATION

REVISIONS

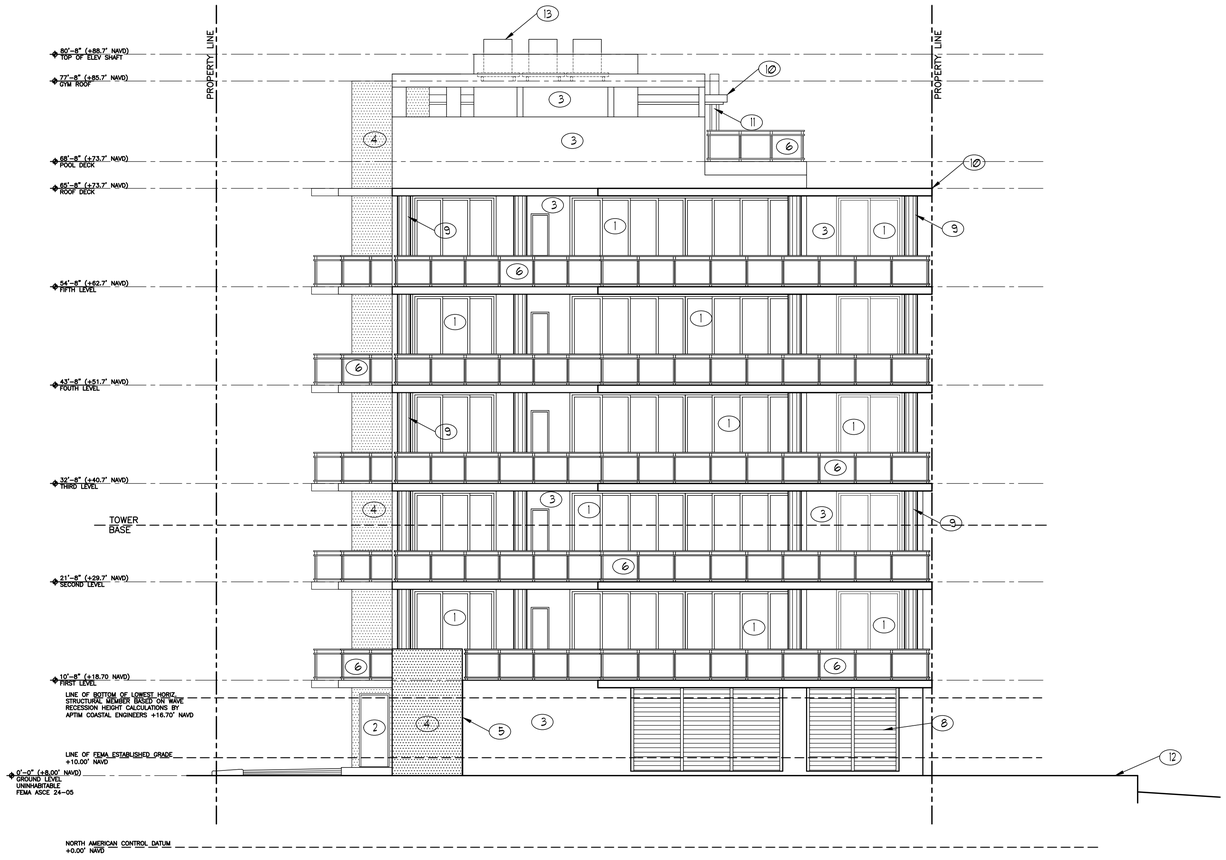
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DATE:	6-25-20
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CHECKED BY:	JBK

SHEET
A-9

Bidders shall set complete sets of Bidding Documents in preparing bids; neither the Owner nor Architect assume responsibility for errors or misinterpretations resulting from the use of incomplete or preliminary sets of Bidding Documents. The Contract Documents are complementary, and what is required by one shall be as binding as if required by all; performance by the Contractor shall be required only to the extent consistent with the Contract Documents and reasonably inferable from them as being necessary to produce the intended results.



1. TURTLE FRIENDLY, TINTED IMPACT RESISTANT STOREFRONT
2. IMPACT RESISTANT PAINTED HOLLOW METAL DOORS
3. SMOOTH STUCCO WALL FINISH
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9. CONCRETE COLUMN
10. CONCRETE CANOPY
11. POWDER COATED GALVANIZED STEEL COLUMN
12. EXISTING CONCRETE SEAWALL
13. CONDENSING UNITS

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

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PROJECT TITLE
CASA LA PLAYA
1401 AND 1451 S. SURF ROAD
HOLLYWOOD FL 33019

SHEET TITLE
ELEVATION

REVISIONS

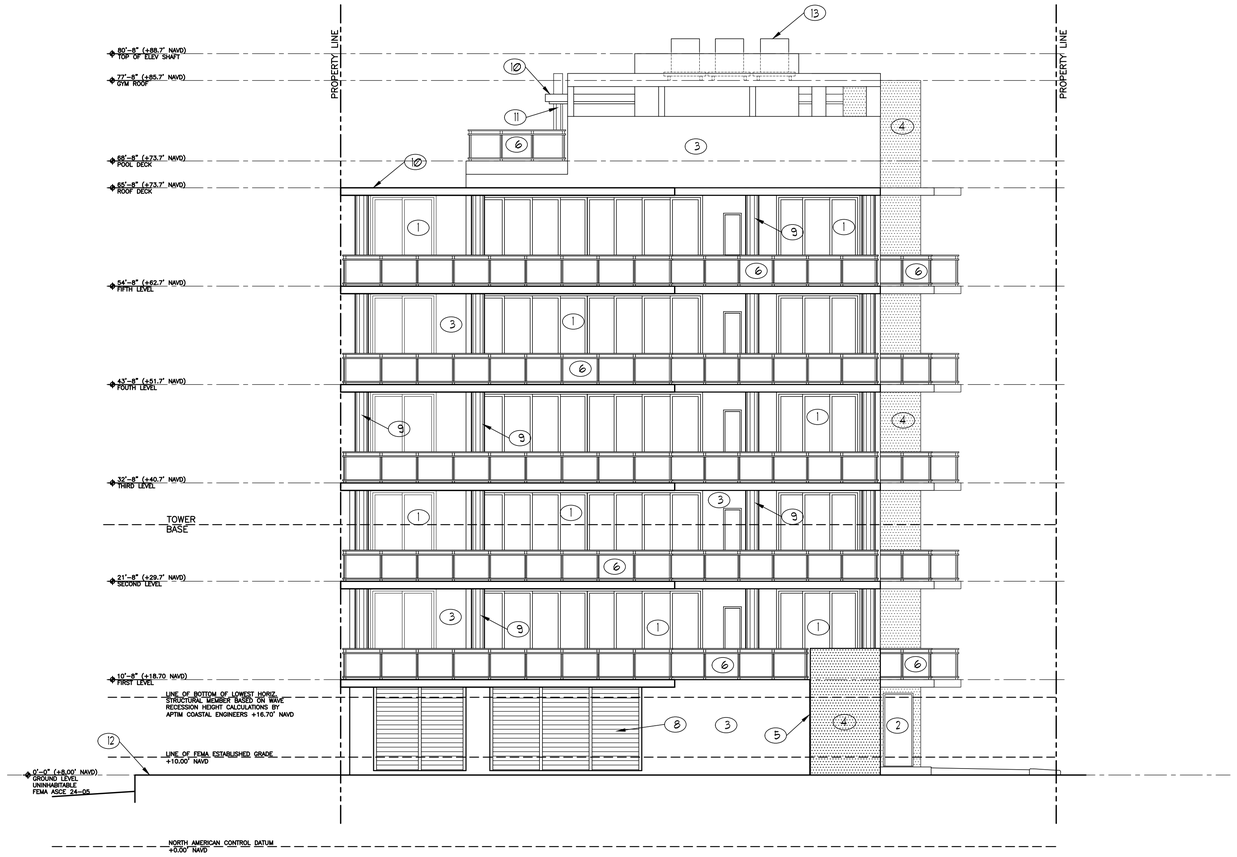
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SHEET
A-10

Before bids are complete sets of Bidding Documents or engraving plots, verify the Owner or Architect are not responsible for errors or misinterpretations resulting from the use of incomplete or preliminary sets of Bidding Documents. The sets of the Contract Documents is to include all items necessary for the proper execution and completion of the work by the Contractor. The Contract Documents are complementary, and what is required by one shall be as binding as if required by all; performance by the Contractor shall be required only to the extent consistent with the Contract Documents and reasonably inferable from them as being necessary to produce the intended results.



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4. TEXTURE STUCCO WALL FINISH
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6. 42" MIN. HIGH POWDER COATED GLASS AND ALUMINUM GUARD RAILING
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9. CONCRETE COLUMN
10. CONCRETE CANOPY
11. POWDER COATED GALVANIZED STEEL COLUMN
12. EXISTING CONCRETE SEAWALL
13. CONDENSING UNITS

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

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PROJECT TITLE
CASA LA PLAYA
1401 AND 1451 S. SURF ROAD
HOLLYWOOD FL 33019

SHEET TITLE
ELEVATION

REVISIONS

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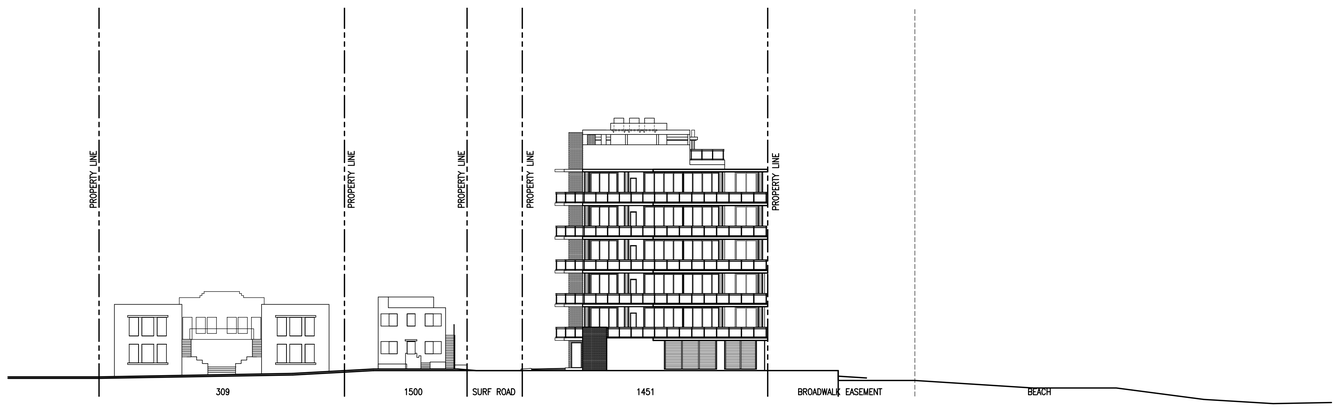
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DATE:	6-25-20
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CHECKED BY:	JBK

SHEET
A-11

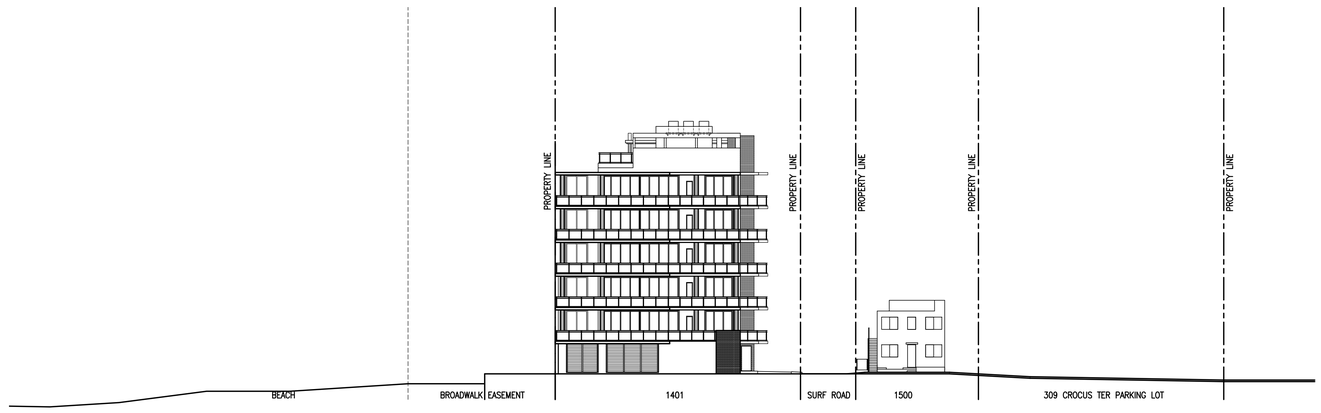
Bidders shall use complete sets of Bidding Documents to prepare bids; neither the Owner nor Architect assumes responsibility for errors or misinterpretations resulting from the use of incomplete or partial sets. It is the Contractor's responsibility for the proper execution and completion of the work by the Contractor. The Contract Documents are complementary, and what is required by one shall be as binding as if required by all; performance by the Contractor shall be required only to the extent consistent with the Contract Documents and reasonably inferable from them as being necessary to produce the intended results.



VIEW NORTH FROM SURF ROAD



VIEW NORTH FROM CROCUS TERRACE



VIEW SOUTH FROM BOUGAINVILLA TERRACE

1 **CONTEXTUAL STREET ELEVATIONS**
SCALE: 1/8"= 1'-0"

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PROJECT TITLE

CASA LA PLAYA

1401 AND 1451 S. SURF ROAD
HOLLYWOOD FL 33019

SHEET TITLE

CONTEXTUAL STREET ELEVATIONS

REVISIONS

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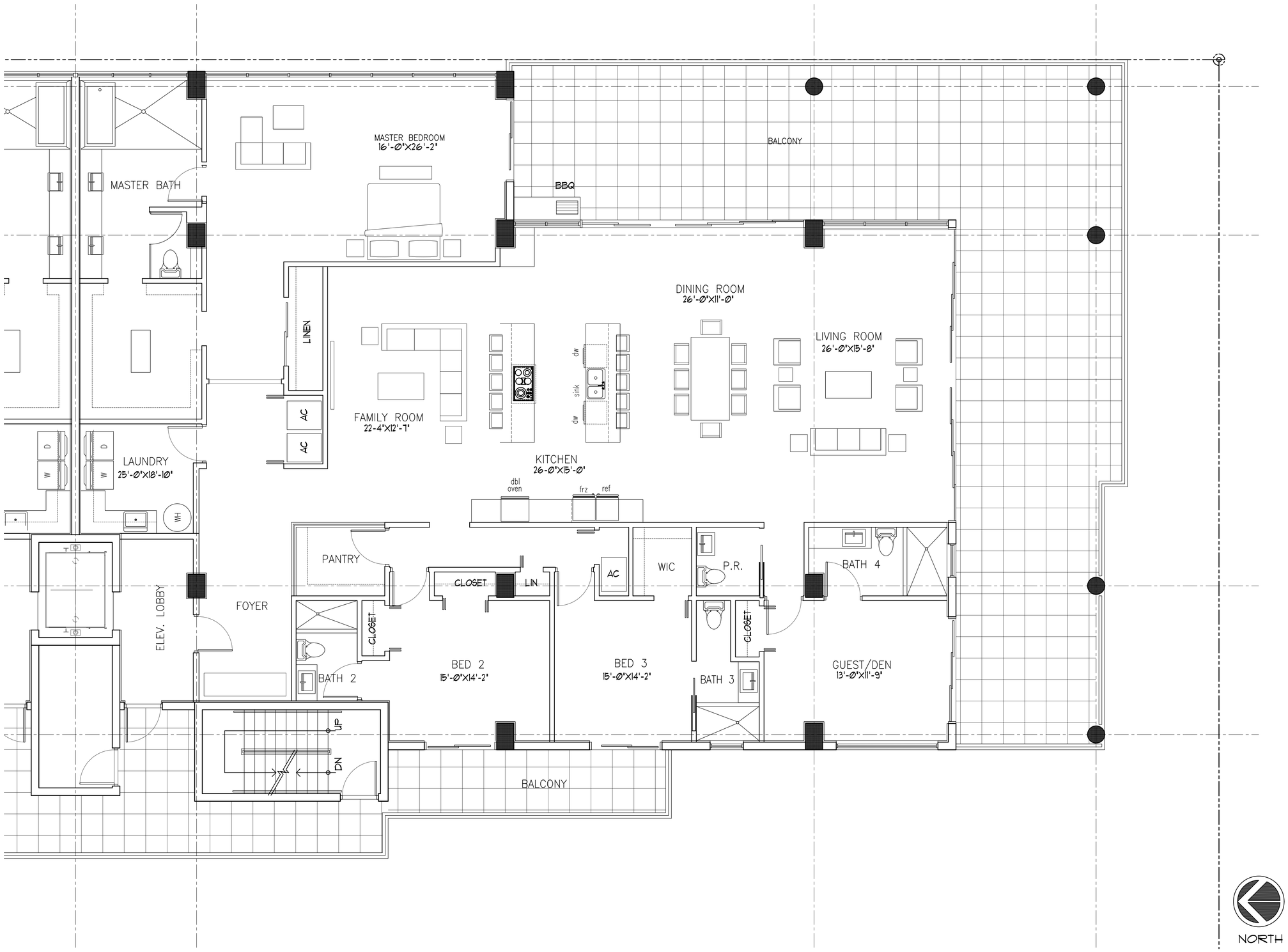
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PROJECT No.:	17032
DATE:	6-25-20
DRAWN BY:	TMS
CHECKED BY:	JBK

SHEET

A-12

Drawings shall be complete sets of Working Documents (Construction Set), within the Owner or Architect assume responsibility for errors or misinterpretations resulting from the use of incomplete or preliminary sets of Working Documents. The term "Working Documents" is to include all items necessary for the proper execution and completion of the work by the Contractor. The Contractor and Subcontractors are expected to promptly and without prejudice bring to the Owner's and Architect's attention any discrepancies, errors or omissions in the Working Documents that they may detect in the course of their performance of the work. Failure to do so will be deemed a waiver of any claim for extra compensation that may arise as a result of such discrepancies, errors or omissions.



1 **TYPICAL UNIT BLOW UP PLAN**
SCALE: 1/4"= 1'-0"

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PROJECT TITLE
CASA LA PLAYA
1401 AND 1451 S. SURF ROAD
HOLLYWOOD FL 33019

SHEET TITLE
TYPICAL UNIT
BLOW UP PLAN

REVISIONS

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DATE:	6-25-20
DRAWN BY:	TMS
CHECKED BY:	JBK

SHEET
A-13

Bidders shall use complete sets of Bidding Documents in preparing bids; neither the Owner nor Architect assumes responsibility for errors or misinterpretations resulting from the use of incomplete or partial sets of Bidding Documents. The term CONTRACT DOCUMENTS is to include all items necessary for the proper execution and completion of the work by the CONTRACTOR as listed in the Table of Contents of the Project Manual. Contractor shall be required only to the extent consistent with the Contract Documents and reasonably infer able from them as being necessary to produce the intended results.



