

ATTACHMENT II
Joint Board Staff Report

**CITY OF HOLLYWOOD, FLORIDA
DEPARTMENT OF DEVELOPMENT SERVICES
PLANNING DIVISION**

DATE: July 24, 2018 **FILE:** 16-CMPV-73

TO: Planning and Development Board/Historic Preservation Board

VIA: Leslie A. Del Monte, Planning Manager

FROM: Alexandra Carcamo, Principal Planner

SUBJECT: Hollywood Beachfront Townhomes, LLC. requests a Certificate of Appropriateness for Demolition, Certificate of Appropriateness for Design, Site Plan, and Variances for a 31 room Hotel with accessory uses located within the Hollywood Beach Overlay District (Riptide Hotel).

REQUEST

Certificate of Appropriateness for Demolition, Certificate of Appropriateness for Design, Site Plan, and Variances for a 31 room Hotel with accessory uses located within the Hollywood Beach Overlay District.

Variance: To waive the required parking lot setback (on the west).

RECOMMENDATION

Certificate of Appropriateness for Demolition: To be determined by the Historic Preservation Board.

Variance: Approval, if the Certificate of Appropriateness for Demolition is obtained.

Certificate of Appropriateness for Design: Approval, if the Certificate of Appropriateness for Demolition and Variance are approved, and with the condition that the Applicant continue to work with Staff on the roof line Design.

Site Plan: Approval, if the Certificate of Appropriateness for Demolition, Variance, and Certificate of Appropriateness for Design are approved and with the following conditions:

- a. A Unity of Title, in a form acceptable to the City Attorney, shall be submitted prior to the issuance of a Building Permit and recorded in the Broward County Public Records by the City of Hollywood prior to the issuance of a Certificate of Occupancy (C/O) or Certificate of Completion (C/C), to include all parcels within the subject site and required off-site parking lot.
- b. The parking be operated by valet services at all times.

REQUEST

The Applicant Hollywood Beachfront Townhomes, LLC is requesting a Certificate of Appropriateness for Demolition, Certificate of Appropriateness for Design, Site Plan, and Variances for a 31 room hotel with accessory uses. The subject site is approximately 21,000 gross square feet and currently contains two hotel buildings, two stories in height which are to be demolished. It comprises of four lots located east of N Surf Road, between Nevada Street and Roosevelt Street, in Hollywood Central Beach, within the Hollywood Beach Overlay District and the Beach Community Redevelopment Agency (CRA).

The project proposes a four-story 31 room boutique hotel including retail and restaurant space. The proposed building height is approximately 40 feet; with vertical circulation and decorative elements it extends to approximately 50 feet to the highest projections, which is permitted in this Zoning District. The Applicant has worked with Staff to provide adequate vehicular and pedestrian circulation meeting all setback requirements; landscaping meets all requirements and includes a variety of native species, beautifying and enhancing the site. A portion of the parking will be provided on the ground floor and screened with the use of active liners and landscaping. The Applicant is also proposing parking off-site which is within 700 feet of the property and is permitted by the Zoning and Land Development Regulations; this will serve to meet the parking for the project and also provide valet services for the hotel at all times. Additionally, the Applicant is using the Parking Payment in Lieu of Providing Parking Program (Article 7.4) to recompense for the five parking spaces not provided on-site or off-site. The parking agreement (including the fee) was approved by the City Commission on May 16, 2018.

The proposed design is a contemporary architectural style that incorporates different materials and architectural details including large fenestrations, glass railings, louvers, and metal awnings. The main entrance to the hotel faces the Boardwalk and has an inviting seating area which encourages pedestrian connectivity. Also, located on the ground floor is a small retail space of approximately 400 square feet and access to the parking area. A previous version of the project, reviewed during the Technical Advisory Committee process showed a roof line design which was more cohesive with the overall design; and as such staff is conditioning that **the Applicant continue to work with Staff on the roof line Design.**

In BWK-25-HD-C Zoning District, hotels and motels shall not exceed 50 rooms per acre. However, Section 4.6.1.3.b of the Zoning and Land Development Regulations provides that lots greater than or equal to 17,000 gross square feet, or four or more lots that share a common lot line under unified ownership, may request an additional 20 rooms per acre for a maximum of 70 rooms per acre. The subject site is approximately 21,000 gross square feet and therefore, allowed 24 hotel rooms by right. In May of 2018, the Applicant requested the allocation of bonus hotel density rooms from the "Hollywood Beach Hotel Room Pool." The City Commission granted the request (Resolution No. R-2018-156, attached), thereby allowing 31 rooms from otherwise 24 rooms by right. Additionally, on that day a payment in lieu of parking agreement was established by the City Commission which allows the Applicant to pay an accumulated fee for the parking spaces not provided for the project.

Because of its location within the Historic Beach Overlay District, the Zoning and Land Development Regulations requires the Applicant obtain a Certificate of Appropriateness for Demolition. Should the Historic Preservation Board deem the structure non-historic, no further action is required and a Certificate of Appropriateness for Demolition shall be issued. However, if the structure is determined to be historic, a recommendation will be made by the Historic Preservation Board to the City Commission regarding demolition. The Certificate of Appropriateness for Design, Variance, and Site Plan shall be considered by the Joint Planning and Development Board and the Historic Preservation Board.

The Applicant is requesting a Variance to waive the required parking lot setback (on the west) to accommodate the parking at the rear, under the building, while providing active uses on the Broadwalk. Today, the existing head-in-backout parking configuration does not meet code. While the proposed requires a Variance, redevelopment of this site will allow the Applicant to reconfigure the parking area to provide all circulation on-site; vastly improving current conditions. As this is an improvement to the existing conditions, staff finds the Variance meets the intent of the code while allowing the Applicant to maximize the use of their land. As such, Staff recommends **a Unity of Title, in a form acceptable to the City Attorney, shall be submitted prior to the issuance of a Building Permit and recorded in the Broward County Public Records by the City of Hollywood prior to the issuance of a Certificate of Occupancy (C/O) or Certificate of Completion (C/C), to include all parcels within the subject site and required off-site parking lot; and the parking be operated by valet services at all times.**

Owner/Applicant:	Hollywood Beachfront Townhomes, LLC.
Address/Location:	2300 and 2325 North Surf Road
Gross Are of Property:	approximately 21,000 sq. ft. (0.48 acres)
Net Area of Property:	approximately 13,200 sq. ft. (0.30 acres)
Land Use:	General Business
Zoning:	Broadwalk Historic District Commercial (BWK-25-HD-C)
Existing Use of Land:	Hotel

ADJACENT LAND USE

North:	General Business
South:	General Business
East:	N/A (Broadwalk/Atlantic Ocean)
West:	General Business

ADJACENT ZONING

North:	Broadwalk Historic District Commercial (BWK-25-HD-C)
South:	Broadwalk Historic District Commercial (BWK-25-HD-C)
East:	N/A (Broadwalk/Atlantic Ocean)
West:	Beach Resort Commercial District (BRT-25-C)

CONSISTENCY WITH THE COMPREHENSIVE PLAN

Within the Comprehensive Plan, the primary goal of the Land Use Element is to *promote a distribution of land uses that will enhance and improve the residential, business, resort and natural communities while allowing the land owners to maximize the use of their property*. By allowing the Applicant to redevelop this property, the City is accomplishing the desired reinvestment in an existing contributing site in the Historic Hollywood Beach Overlay District while maintaining the character of the Broadwalk. The development is consistent with the Comprehensive Plan, based upon the following:

Objective 4: *Promote improved architectural and streetscape design standards, code enforcement, economic development, neighborhood planning, and public information dissemination to maintain and enhance neighborhoods, businesses, and tourist areas.*

Policy 3.1: Continue to encourage commercial and seasonal uses along Central Beach and prohibit any increase in the number of permanent residential dwelling units above that permitted by the adopted Comprehensive Plan (1998) through the implementation of the Hollywood Beach Redevelopment Plan, directed at safer and more efficient use of the scarce beach resources and by revising the Planning and Zoning regulations as needed pursuant to the recommendations of that plan.

Objective 5: Encourage appropriate infill, redevelopment in blighted areas throughout the City and economic development in blighted business and tourist areas.

The proposed project achieves the Goals and Objectives outlined in the Land Use Element by redeveloping an existing property while improving conditions in the area. Additionally, it will promote additional pedestrian activity by providing an open seating area which also encourages existing businesses to make further improvements.

CONSISTENCY WITH THE CITY-WIDE MASTER PLAN

The subject property is located in Sub-Area 4, defined by the Atlantic Ocean to the east, the Intracoastal Waterway to the west, Hallandale Beach Boulevard to the south, and Dania Beach Boulevard to the north. Broken down into three very distinct areas; North Beach, Central Beach, and South Beach. The City-Wide Master Plan places a priority on protecting, preserving Hollywood Beach and its contribution to the quality of life for all residents and visitors of the City. It addresses the need for strict design controls to maintain the individual character of each neighborhood and the Broadwalk. The proposed redevelopment is sensitive to the character of the Historic Beach Overlay District. The request is consistent upon the following policies:

Policy 4.1: Recognize and protect the unique character of Hollywood Beach and each of the three areas that comprise it; North, Central and South Beach; and provide a clear vision for creating a more harmonious and attractive community.

Policy 4.5: Promote the development of desired commercial uses in a defined sector and pockets along the Broadwalk and Ocean Drive.

Policy 4.16: Recognize Central Beach as a prime focus of tourist activities.

Policy 4.36: Identify obsolete structures and work to have them demolished and redeveloped, while preserving buildings of historical value.

The proposed redevelopment is consistent with residents' desire to maintain the Beach's unique charm. The building provides an upgrade to the existing parcel while remaining in scale and character with adjacent buildings.

CONSISTENCY WITH THE HOLLYWOOD BEACH CRA MASTER PLAN

The Hollywood Beach Community Redevelopment Area (CRA) Master Plan places an emphasis on preserving the character and scale of Hollywood Beach. Hollywood Beach is notable for its natural beauty, intimate scale of architecture and the historic Boardwalk, which helps define the Beach as a unique resort destination in South Florida. The Master Plan is based on two overarching principles with a series of recommended strategies and actions to establish Hollywood Beach as an economically and environmentally sustainable community.

The intent of Strategy 1.1 is to protect features of the Boardwalk that are unique, character defining features of the Beach's urban form. The proposed project creates a fresh look which contributes to the Boardwalk as a unique sense of place. Additionally, it provides an enhanced experience for residents who can enjoy the Boardwalk and Beach at the same time.

APPLICABLE CRITERIA

Decisions on Certificates of Appropriateness for Demolition. Based on the following criteria and other appropriate considerations, the Board must determine if the building is of historic significance. The Zoning and Land Development Regulations does not provide guidance as to how much weight should be given to each criterion.

Analysis of criteria and finding for Certificate of Appropriateness for Demolition as stated in the City of Hollywood's Zoning and Land Development Regulations, Article 5.

CRITERION 1: The building, structure, improvement, or site is designated on either a national, state, or local level as a historic preservation district or an architectural landmark or site.

ANALYSIS: The Historic District Design Guidelines recommend identifying, retaining and preserving buildings which are important in defining the overall historic character of a historic district or neighborhood. Although the site is not individually designated, it may be considered a contributing structure to the Hollywood Beach Historic Overlay District. It is by determination of the Historic Preservation Board as to whether the existing structure is considered historic or non-historic. The Historic District Design Guidelines state non-historic buildings whose designs are not in character with its surroundings can be removed with no negative impact.

CRITERION 2: The building, structure, improvement, or site is of such design, craftsmanship, or material that it could be reproduced only with great difficulty and/or expense.

ANALYSIS: The existing buildings today do not have a definitive architectural style. As such, the craftsmanship is not one that is difficult to reproduce nor are the buildings of a specific Period of Significance as indicated by the Design Guidelines for Historic Properties and Districts.

CRITERION 3: The building, structure, improvement, or site is one of the last remaining examples of its kind in the neighborhood, the county, or the region.

ANALYSIS: The Historic District Design Guidelines allow for the removal of *non-significant buildings, additions, or site features which detract from the historic character of a site or the surrounding district or neighborhood*. As previously stated, the existing building do not possess distinct historic architectural features, and it is not an exemplar of a specific Period of Significance as indicated by the Design Guidelines for Historic Properties and Districts.

CRITERION 4: The building, structure, improvement, or site contributes significantly to the historic character of a historically designated district.

ANALYSIS: Staff finds there is not substantial historic character that could be considered to significantly contribute to the character of the district.

CRITERION 5: Retention of the building, structure, improvement, or site promotes the general welfare of the city by providing an opportunity for study of local history, architecture, and design or by developing an understanding of the importance and value of a particular culture and heritage.

ANALYSIS: As stated hereinabove, the existing buildings do not embody a structure steeped in architectural style or historical character that would provide an opportunity for study of local history, architecture, or design.

CRITERION 6: There are definite plans for reuse of the property if the proposed demolition is carried out, and those plans will adversely effect on the historic character of the Historic District.

ANALYSIS: The Applicant is proposing to demolish the existing buildings to construct a new hotel; meeting all applicable code requirements, the proposed design is consistent with the scale and massing of the adjacent neighbors. The proposed building is contemporary and functional, allowing the Applicant to maximize the use of their property. As such, redevelopment of the property, if the demolition is approved, will improve the character of the area.

CRITERION 7: The Unsafe Structures Board has ordered the demolition of a structure or the feasibility study determines that the retention of the building would deny the owner of all economically viable uses of the property.

ANALYSIS: The Unsafe Structures Board has not ordered the demolition of this site. However, significant improvements would not be economically feasible as the buildings would need to be raised to meet FEMA requirements and other various structural issues that would need to be addressed to allow renovations. This would severely impact the cost of the project and impede the Applicant's ability to move forward with the design in a manner that is financially feasible or sound. The reinvestment in the property without the freedom of design for a property that does not represent a Period of Significance or possess historic merit would be an undue burden for the Applicant.

CRITERION 8: The information listed in the Historic Properties Database (a listing of historic and non-historic properties) has been considered as a guideline in determining whether a Certification of Appropriateness for Demolition should be issued.

ANALYSIS: Staff has performed a search for documentation; however no information was found.

Analysis of Criteria and Findings for Variance as stated in the City of Hollywood's Zoning and Land Development Regulations, Article 5.

VARIANCE: To waive the required parking lot setback (on the west).

CRITERION 1: That the requested Variance maintains the basic intent and purpose of the subject regulations particularly as it affects the stability and appearance of the City.

ANALYSIS: The intent of setback regulations created for the beach is to encourage configuration of multiple lots while creating an environment which directs and supports focus on the Boardwalk. This is in addition to traditional reasoning for which setbacks allow for sufficient distance separation between habitable space and adjacent buildings for provision of open space and quality of living.

The Applicant is requesting a Variance to waive the required parking lot setback (on the west) to accommodate the parking at the rear, under the building, while providing active uses on the Boardwalk. Today, the existing head-in-backout parking configuration does not meet code. While the proposed requires a Variance, redevelopment of this site will allow the Applicant to reconfigure the parking area to provide all circulation on-site; vastly improving current conditions. As this is an improvement to the existing conditions, staff finds the Variance meets the intent of the code and does not affect the stability and appearance of the City.

FINDING: Consistent.

CRITERION 2: That the requested Variance is otherwise compatible with the surrounding land uses and would not be detrimental to the community.

ANALYSIS: The Variance is not detrimental to the community. Reconfiguration of the parking area will eliminate back-out in the right-of-way, and allow circulation to occur within its property which is in line with the code today.

FINDING: Consistent.

CRITERION 3: That the requested Variance is consistent with and in furtherance of the Goals, Objectives and Policies of the adopted Comprehensive Plan, as amended from time to time, the applicable Neighborhood Plan and all other similar plans adopted by the City.

ANALYSIS: The City of Hollywood Comprehensive Plan states as a Goal in the Land Use Element, "Promote a distribution of land uses that will enhance residential communities while allowing land owners to maximize the use of their property." The Applicant is seeking a Variance to waive the required parking lot setback (on the west). The integrity of the

existing property will not be compromised as the existing conditions today do not meet the intent of the code.

FINDING: Consistent.

CRITERION 4: That the need for requested Variance is not economically based or self-imposed.

ANALYSIS: The request is not economically based or self-imposed. The Applicant request to waive the required parking lot setback, a condition that does not exist today; this will allow the Applicant to maximize the use of their land.

FINDING: Consistent.

CRITERION 5: That the Variance is necessary to comply with State of Federal Law and is the minimum Variance necessary to comply with the applicable law.

FINDING: Not applicable.

Analysis of criteria and finding for Certificate of Appropriateness of Design as stated in the City of Hollywood's Zoning and Land Development Regulations, Article 5.

CRITERION: INTEGRITY OF LOCATION

ANALYSIS: The Historic District Design Guidelines encourages new structures to be compatible with the character of the neighborhood with regard to scale, materials, texture, and color. The design element of scale relates to the size of the building components or spaces relative to the human body as well as to the larger context relative to the surrounding buildings, streetscape and environment.

FINDING: Consistent.

CRITERION: DESIGN

ANALYSIS: The Historic Design Guidelines recommend maintaining consistent spacing and setbacks and further state new construction should be compatible with existing buildings. Within the context of historic preservation, elements of design such as massing, scale, and rhythm reflect architectural style as well as the richness of the historic district. The proposed design demonstrates a contemporary design which gives presence to the architecture of its time, while adding character to the district; this is achieved through a mixture of materials and architectural details such as, large fenestrations, glass railings, louvers, and metal awnings. A previous version of the project, reviewed during the Technical Advisory Committee process showed a roof line design which was more cohesive with the overall design; and as such staff is conditioning that **the Applicant continue to work with Staff on the roof line Design.**

FINDING: Consistent, with the aforementioned condition.

CRITERION: SETTING

ANALYSIS: The Historic Design Guidelines states that setting is *relationship of a building to adjacent buildings and the surrounding site environment*. The proposed building meets all applicable setback requirements. Massing plays an important role in determining the character of individual properties, the street, and the surrounding neighborhood. Redevelopment of this site provides a similar proportion with the surrounding properties, complying with the Design Guidelines.

FINDING: Consistent.

CRITERION: MATERIALS

ANALYSIS: Design Guidelines state materials are an important part of the fabric of any historic district or property and help to maintain the historic character of the place. Furthermore, materials should be compatible in quality to those that are used in the historic district. The Applicant has demonstrated that the proposed design, while utilizing modern methods of construction and materials, will not affect the integrity of the surrounding neighborhood.

FINDING: Consistent.

CRITERION: WORKMANSHIP

ANALYSIS: Design Guidelines for Historic Properties and Districts state *new construction should not create a false sense of historical development through the use of conjectural features or stylistic elements drawn from other buildings*. The proposed design is a contemporary architectural style that incorporates different materials and architectural details including large windows and doors, glass railings, and metal awnings. The main entrance to the hotel faces the Broadwalk and has an inviting seating area which encourages pedestrian connectivity. Redevelopment of this site creates a fresh look which contributes to the Broadwalk as a unique sense of place. Additionally, it provides an enhanced experience for residents who can enjoy the Broadwalk and Beach at the same time.

FINDING: Consistent.

CRITERION: ASSOCIATION

ANALYSIS: Design Guidelines recommend maintaining consistent spacing and setbacks and further states *new construction should be compatible with existing buildings... Within the context of historic preservation, elements of design such as massing, scale and rhythm reflect architectural style as well as the richness of the historic district*. Meeting all applicable code requirements, the proposed design enhances the site, and is consistent with the scale and massing of the adjacent properties and surrounding neighborhood. The proposed building is designed to be open and welcoming as it relates to the pedestrian oriented character of the Broadwalk. It allows patrons to take advantage of

the beautiful views and breeze making it compatible with the existing Beach development.

FINDING: Consistent.

SITE PLAN

The Technical Advisory Committee (TAC) found the proposed Site Plan compliant with all regulations as set forth in Article 6 of the Hollywood Zoning and Land Development Regulations on October 26, 2017. Therefore, staff recommends approval, if the Certificate of Appropriateness for Demolition, Variance, and Certificate of Appropriateness for Design are approved and with the conditions listed on page 1 of this report.

ATTACHMENTS

Attachment A: Application Package

Attachment B: Land Use and Zoning Map

Attachment C: Allocation of Bonus Hotel Density Rooms (Resolution No. R-2018-156)

Attachment D: Correspondence

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@FL33431@BLAUEbellSouth.NET

Date of Purchase: August 2011 Is there an option to purchase the Property? Yes () No (X)

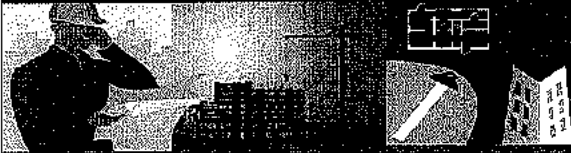
If Yes, Attach Copy of the Contract.

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. 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 1st (Ground) level, there will be a Check-In Lobby / Reception office, Bar, One retail Shop and Parking. Guest rooms are from level 2nd to 4th. There is also a Waterfront Restaurant on the 4th 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 Boardwalk 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.

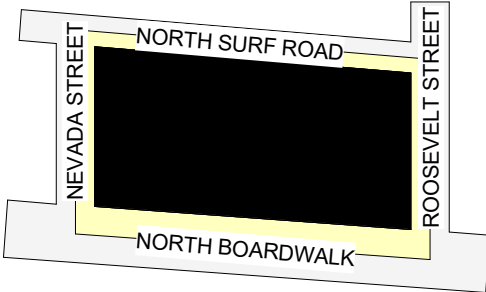
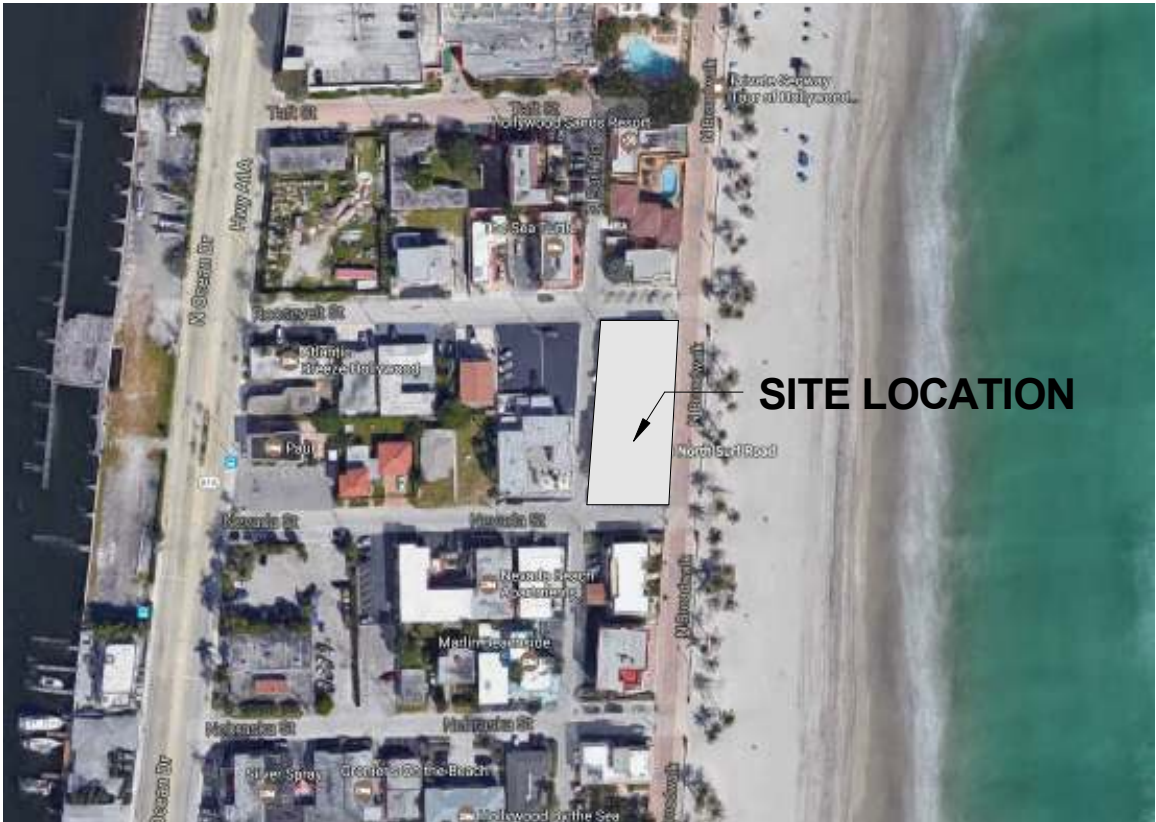
Signature: _____ Date: _____

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
RKB ARCHITECTS & PLANNERS INC RICHARD K. BROOKS 4800 N. FEDERAL HIGHWAY BOCA RATON, FL 33431 TEL: 561-750-3661 FAX: 561-394-6802 EMAIL: RKBFLA@BELLSOUTH.NET	ACCURATE LAND SURVEYORS, INC. 1150 E. ATLANTIC BLVD. POMPANO BEACH, FL 33060 TEL: 954-782-1441 FAX: 954-782-1442	MURAKAMI LANDSCAPE ARCHITECTS 326 NE 1ST AVENUE DELRAY BEACH, FLORIDA 33444-3804 TEL: 561-276-7750 don@mlandscape.net	TBC	TBC	GGB ENGINEERING, INC. 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	

RIPTIDE HOTEL

2300 North Surf Road, Hollywood, FL. 33019
T. (954) 589-2220 F. (954) 589-2491
www.riptidehotel.com

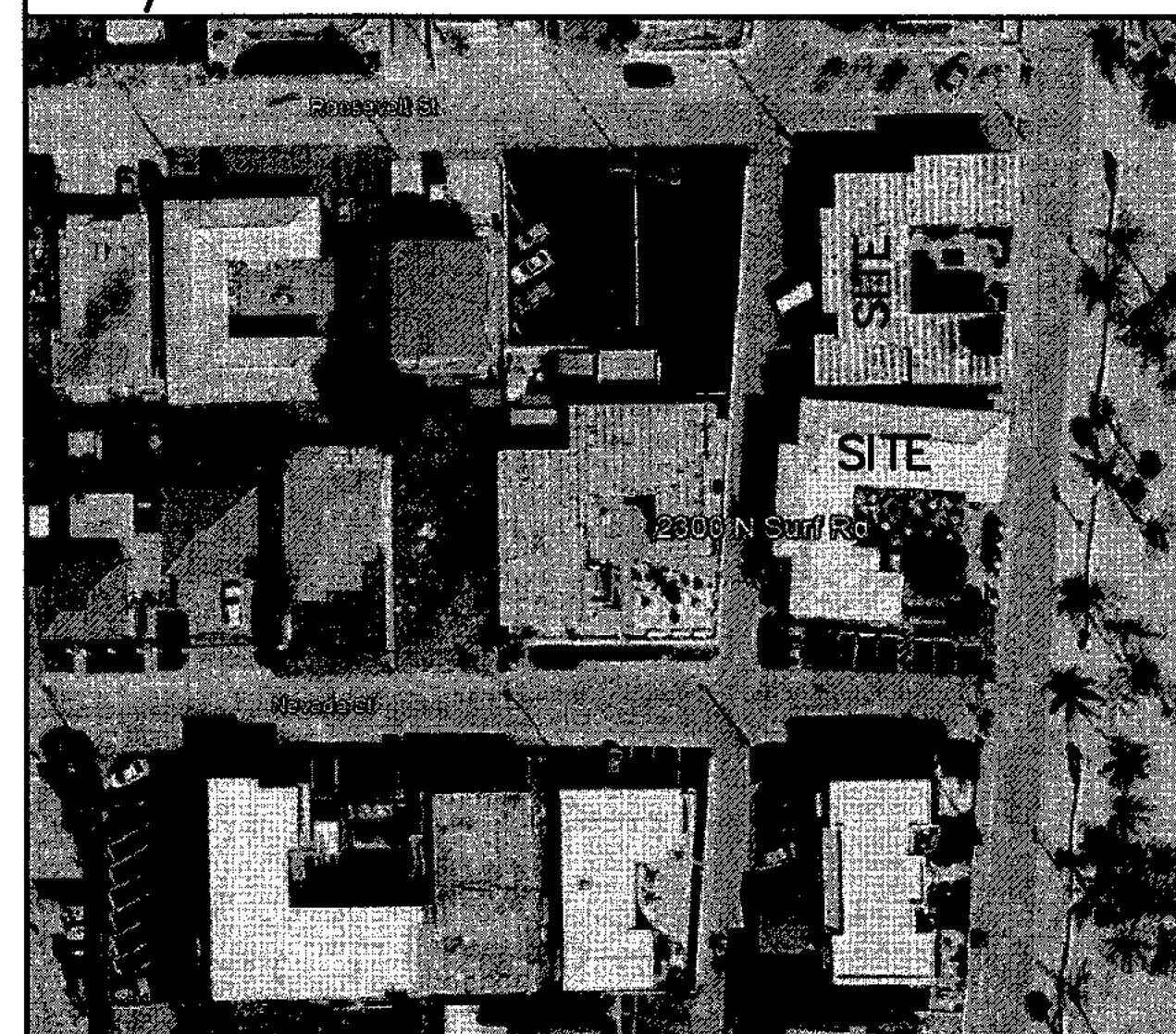
CONTRACTOR

TBD

MUNICIPAL

CITY OF HOLLYWOOD

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 1722
Parking lot on Nevada St., Hollywood, FL. ID# 5142 12 01 1690

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.)

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:

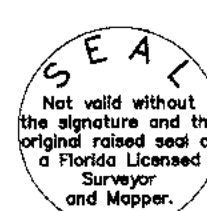
Department of Natural Resources Monument (R109)
Elevation = 9.35'NAVD1988
Y-617100.93 X-946892.75 NAD1983/1990

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

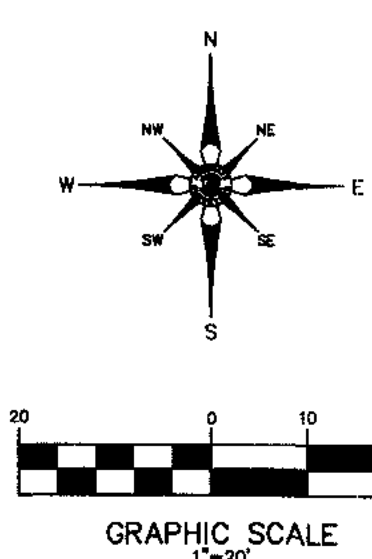
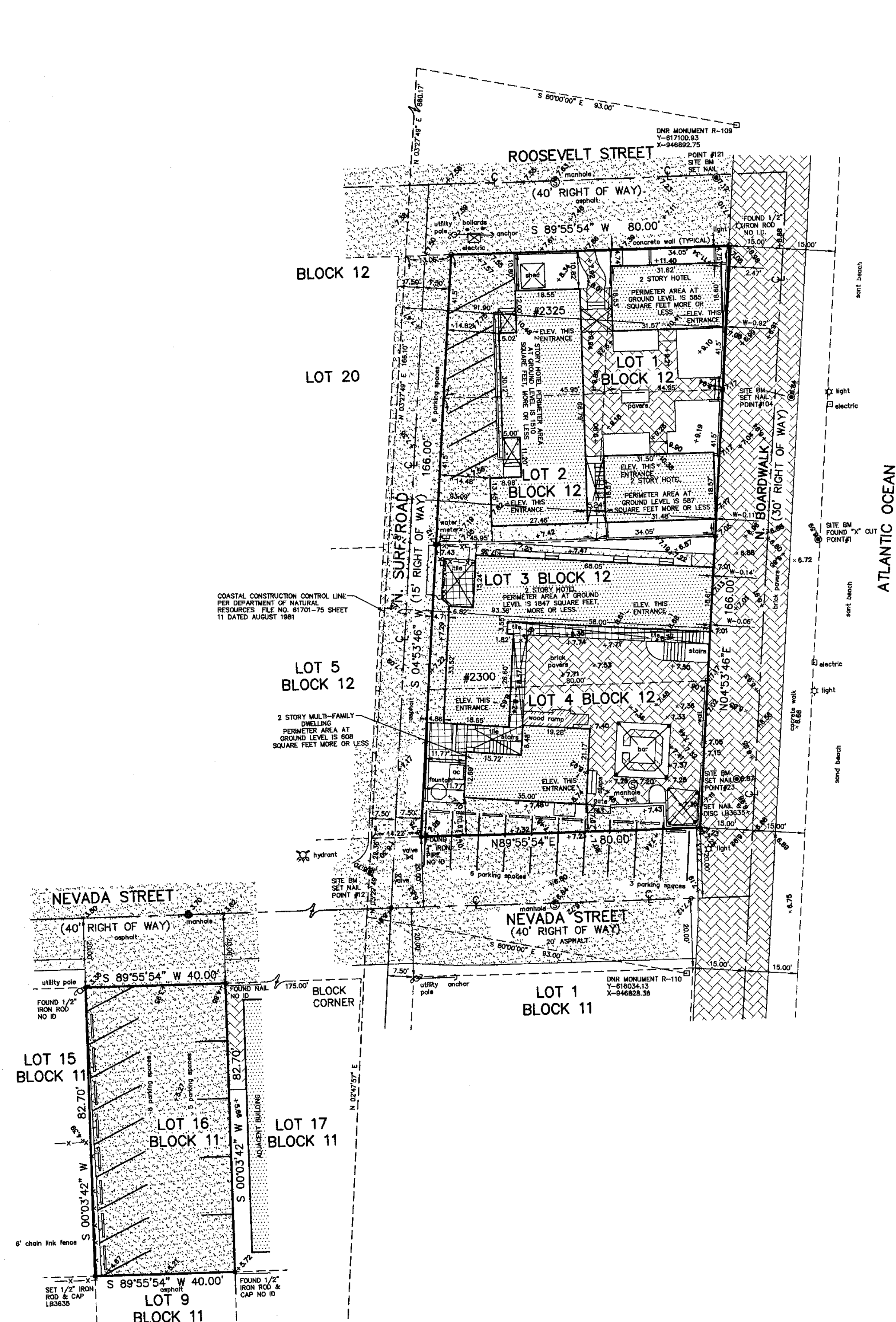
CERTIFY TO:

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.	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	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	09-28-17 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

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

Date
01/26/17

Project Number
1603

Sheet Number

A004

Seal

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 SMOKE CONTROL 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 DEAD END: 50' 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 could 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	7 NET	
- Concentrated	15 NET	
- Unconcentrated	20 GROSS	
RESIDENTIAL	100 GROSS	
BUSINESS AREAS	300 GROSS	
STORAGE, STOCK, SHIPPING AREAS	60 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 DOC- FF-1 "Pill 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 FIRED HEATER SERVING MORE 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)	
NOTES: 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.P.F.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 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	
Emergency responder radio coverage	FFPC FC Section 11.10	
Standby power	FBC Section 2702	
Elevators	FBC Chapter 30 FFPC FC Section 11.3 FFPC LSC Section 9.4	
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 any 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 "i," 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.		

RICHARD K. BROOKS
REG. NO. AA002344

RKB
ARCHITECTS PLANNERS,
INCORPORATED

architecture | planning | interior design
Sanctuary Centre, 4800 N. Federal Highway, Suite B-104
Boca Raton, Florida 33431
Tel: 561/950-5861 / Fax: 561/394-6802

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		
4		
5		

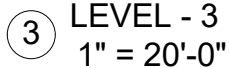
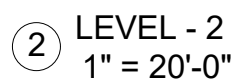
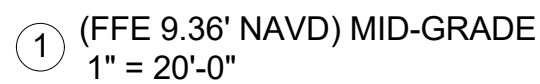
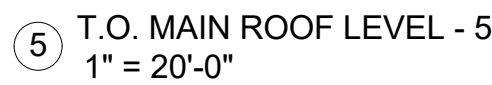
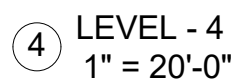
Date
01/26/17

CODE ANALYSIS

Project Number
1603

Sheet Number
A005

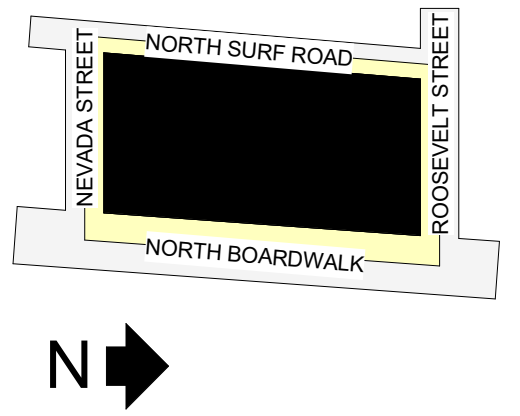
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BUILDING AREA LEGEND

PTIDE HOTEL
2300 N SURF ROAD
HOLLYWOOD, FL 33019

Date
01/26/17



RIPTIDE HOTEL

2300 N SURF ROAD
HOLLYWOOD, FL 33019

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Date
01/26/17

ISOMETRIC VIEW

Project Number
1603

Sheet Number
A060

Seal

INTERIOR PERSPECTIVES

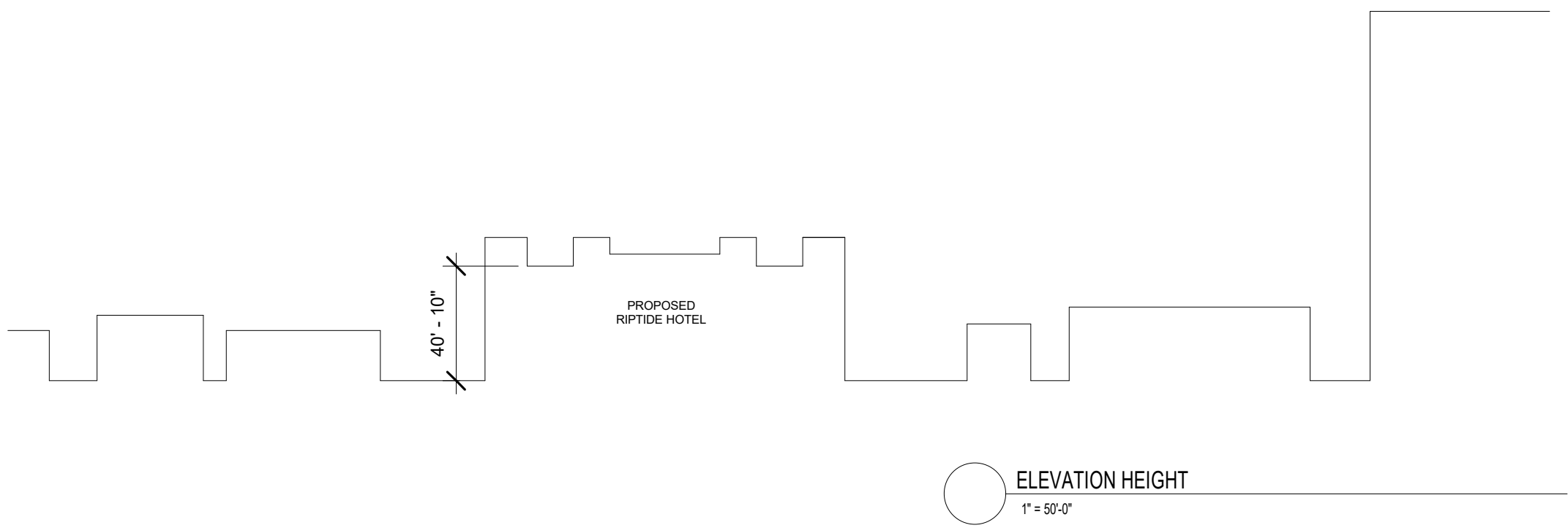


EXTERIOR PERSPECTIVES



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

Date
01/26/17

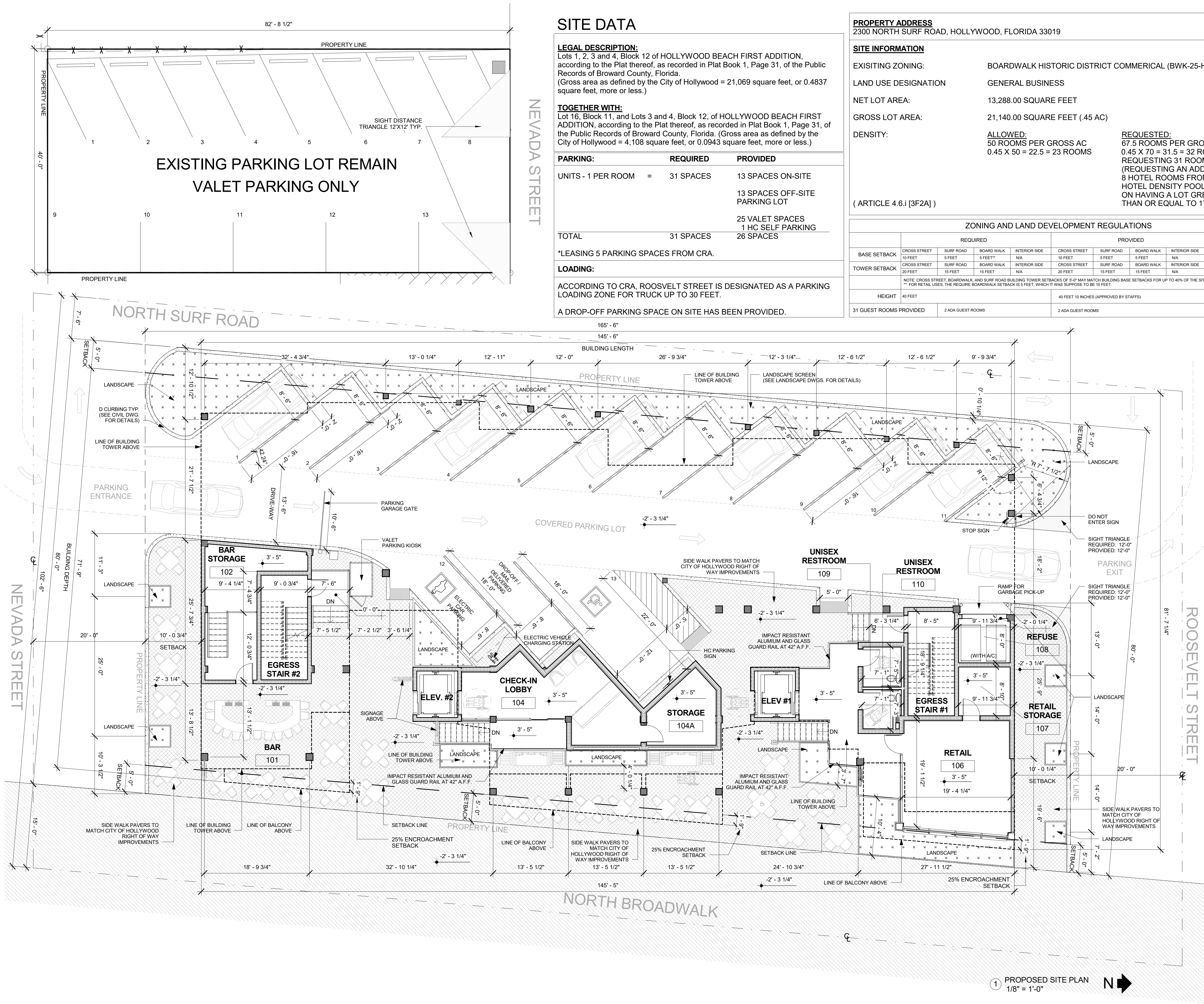


SW6049	SHERWIN WILLIAMS - GORGEOUS WHITE
SW6050	SHERWIN WILLIAMS - ABALONE SHELL
SW6051	SHERWIN WILLIAMS - SASHAY SAND
SW7005	SHERWIN WILLIAMS - PURE WHITE (REVEAL)
SW7071	SHERWIN WILLIAMS - SILVER STRAND (RAILING & STOREFRONT FRAMING)

RIPTIDE HOTEL
2300 N SURF ROAD
HOLLYWOOD, FL 33019

No.	Description	Date
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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
TOTAL	31 SPACES	25 VALET SPACES 1 HC SELF PARKING 26 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)

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.I [3F4A]
	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.I [3F4B]
	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.I [3F3]
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 DEVELOPMENT 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 + 1.5').

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
RICHARD K. BROOKS
ARCHITECTS PLANNERS, INCORPORATED
architecture | planning | interior design
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

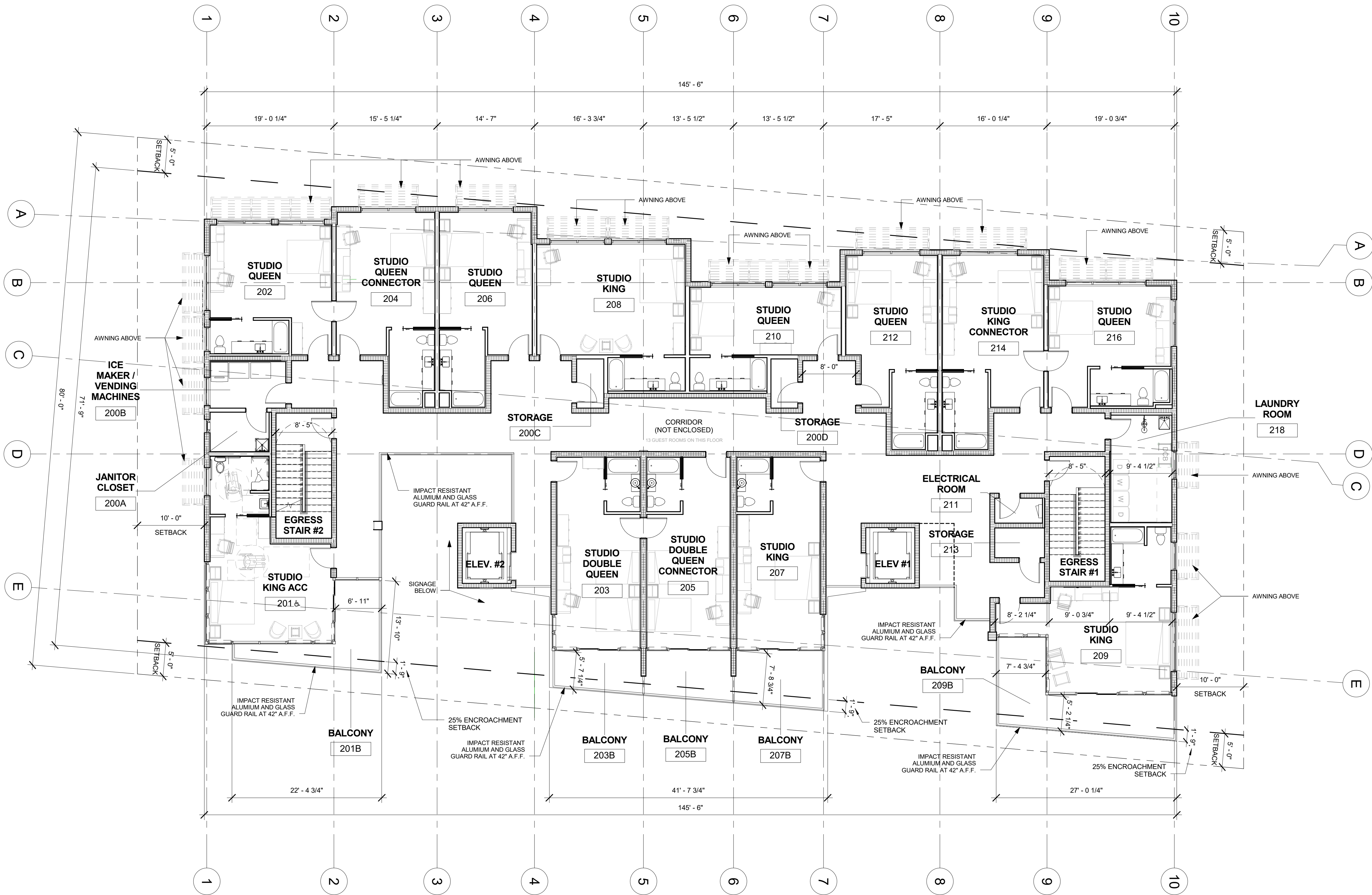
No.	Description	Date
1	PRELIMINARY TAC	10/17/2016
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Date
01/26/17

SITE PLAN

Project Number
1603

Sheet Number
A082



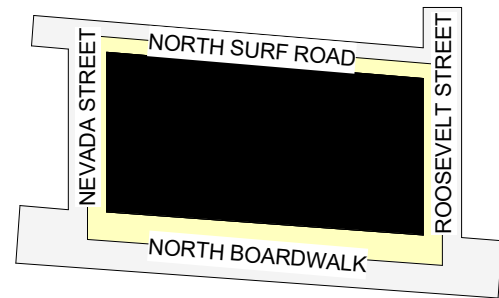
1 LEVEL 2 FLOOR PLAN
1/8" = 1'-0"

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

ALL DIMENSIONS TO BE VERIFIED IN FIELD

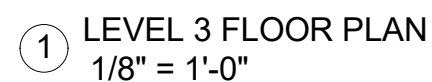
LEGEND	
	EXISTING CITY OF HOLLYWOOD RIGHT OF WAY IMPROVEMENTS PAVERS
	NEW PAVERS TO MATCH CITY OF HOLLYWOOD RIGHT OF WAY IMPROVEMENTS
	LANDSCAPE
	TRUNCATED DOMES
	PROPERTY LINE
	LINE OF REQUIRED SETBACK
	LINE OF BUILDING TOWER ABOVE

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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Date
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ALL DIMENSIONS TO BE VERIFIED IN FIELD

LEGEND

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	NEW PAVERS TO MATCH CITY OF HOLLYWOOD RIGHT OF WAY IMPROVEMENTS
	LANDSCAPE
	TRUNCATED DOMES
	PROPERTY LINE
	LINE OF REQUIRED SETBACK
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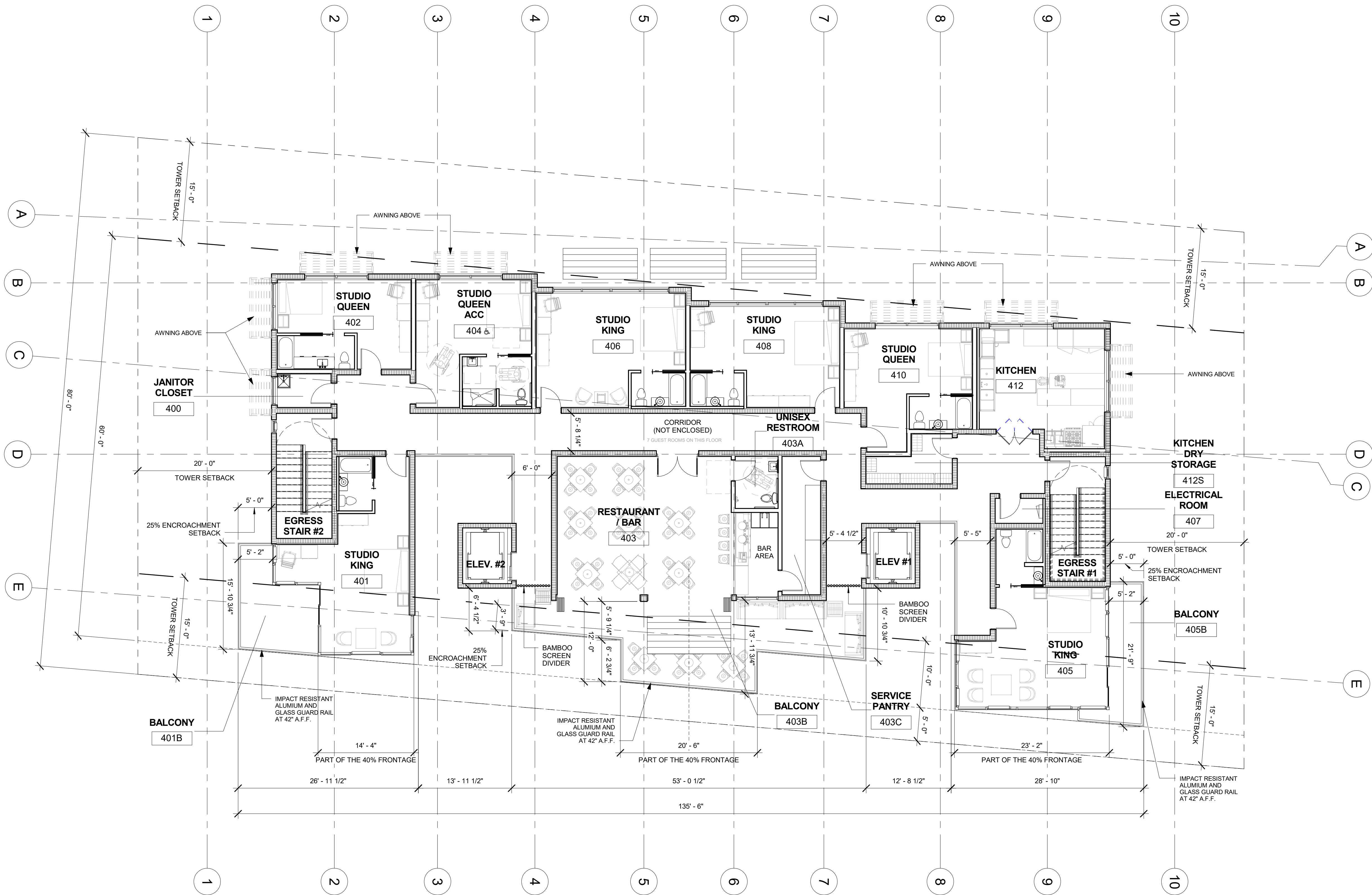
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Date
01/26/17

Project Number

Sheet Number

A103



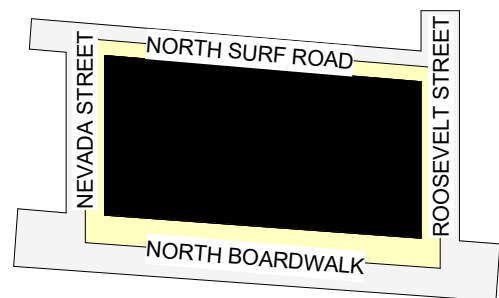
① LEVEL 4 FLOOR PLAN
1/8" = 1'-0"

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

ALL DIMENSIONS TO BE VERIFIED IN FIELD

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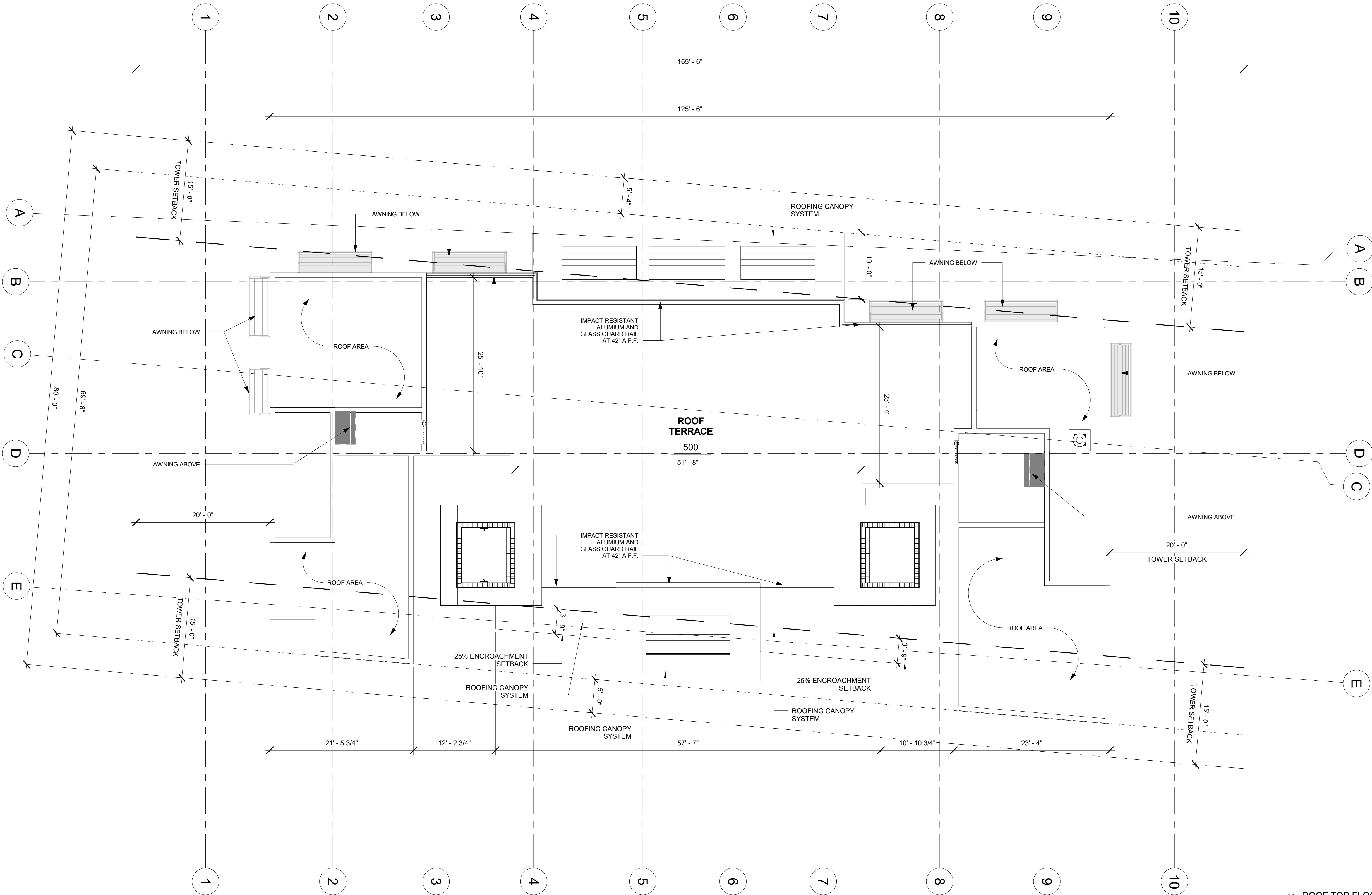
FRONTAGE CALCULATIONS		
40% FRONTAGE CALCULATION: TOTAL FRONTAGE LENGTH IS 145.5' 145.5' X 40% = 58.2'	REQUIRED	PROPOSED
3RD FLOOR	58.2'	51'-8 1/2"
4TH FLOOR	58.2'	58'
25% ENCROACHMENT CALCULATIONS		
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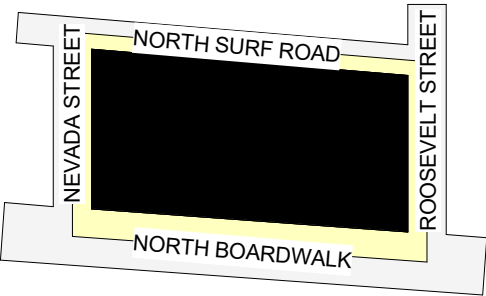
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Date
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Seal



① ROOF TOP FLOOR PLAN
1/8" = 1'-0"



MATERIAL LEGEND	
	PARTITIONS
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	CONCRETE WALLS
	STRUCTURAL CONCRETE WALL
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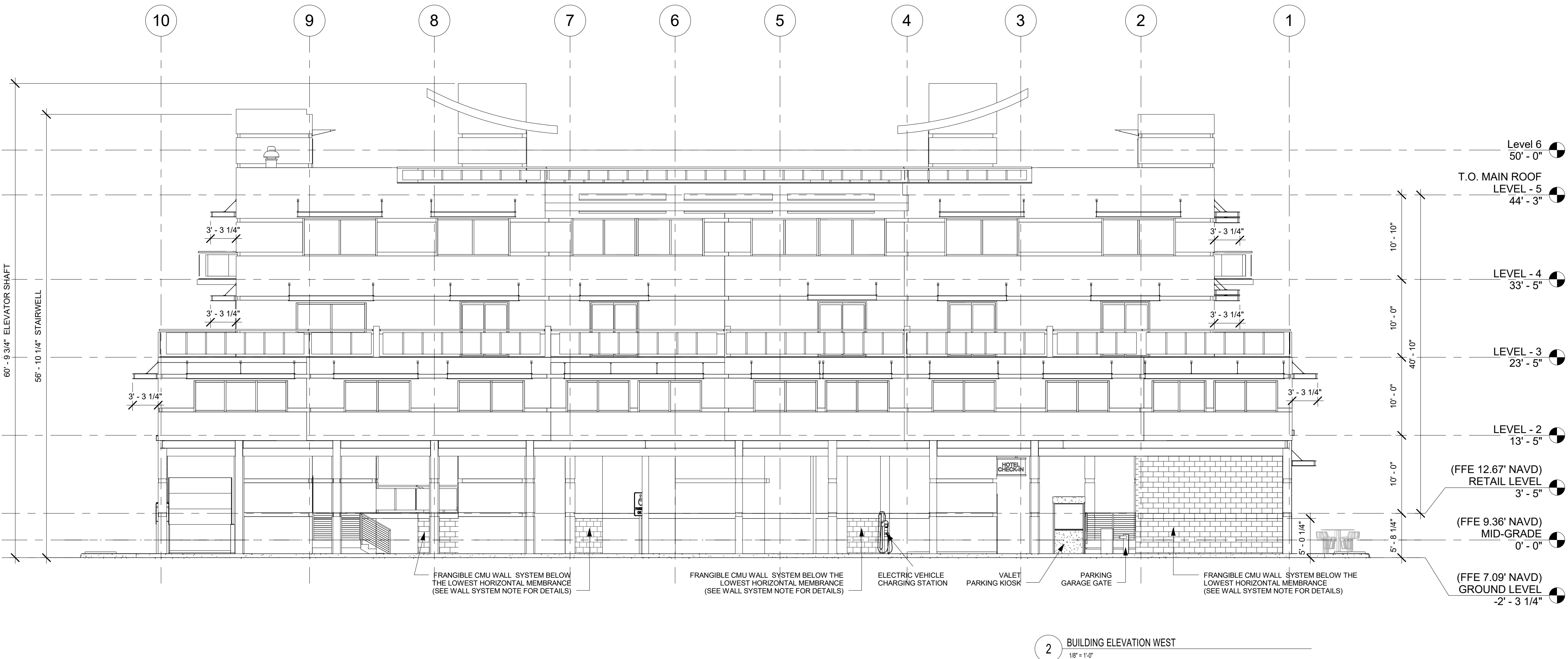
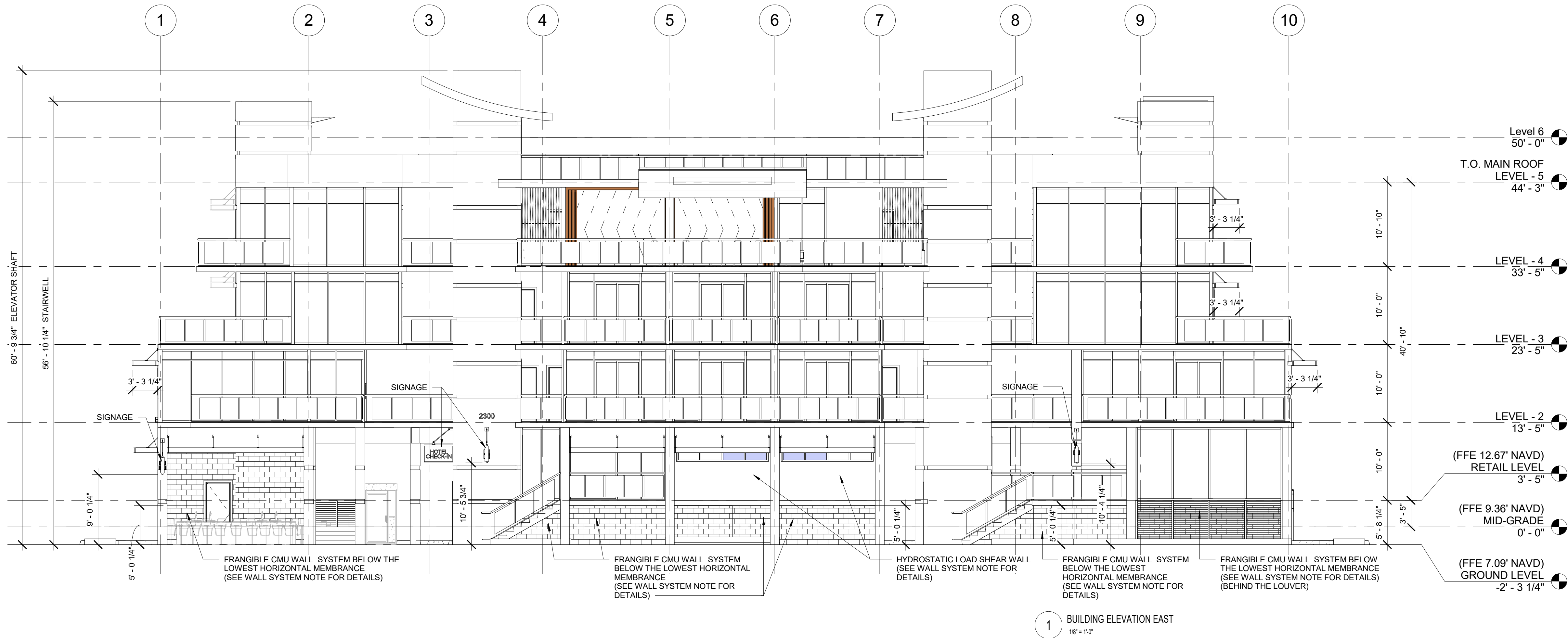
Project Number

1603

Sheet Number

A105

Seal



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:

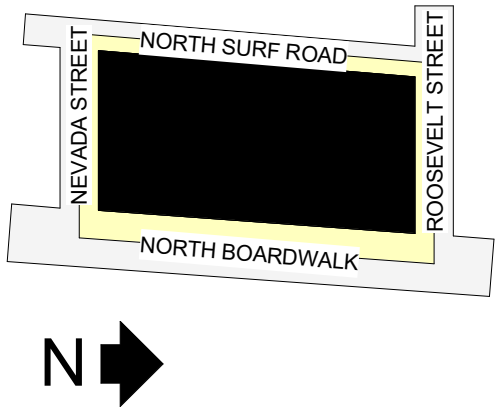
a. A certification is provided by a Florida-registered professional engineer that certifies that the increased length of shear walls, over 20 percent, are located landward of the 100-year erosion limit;

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

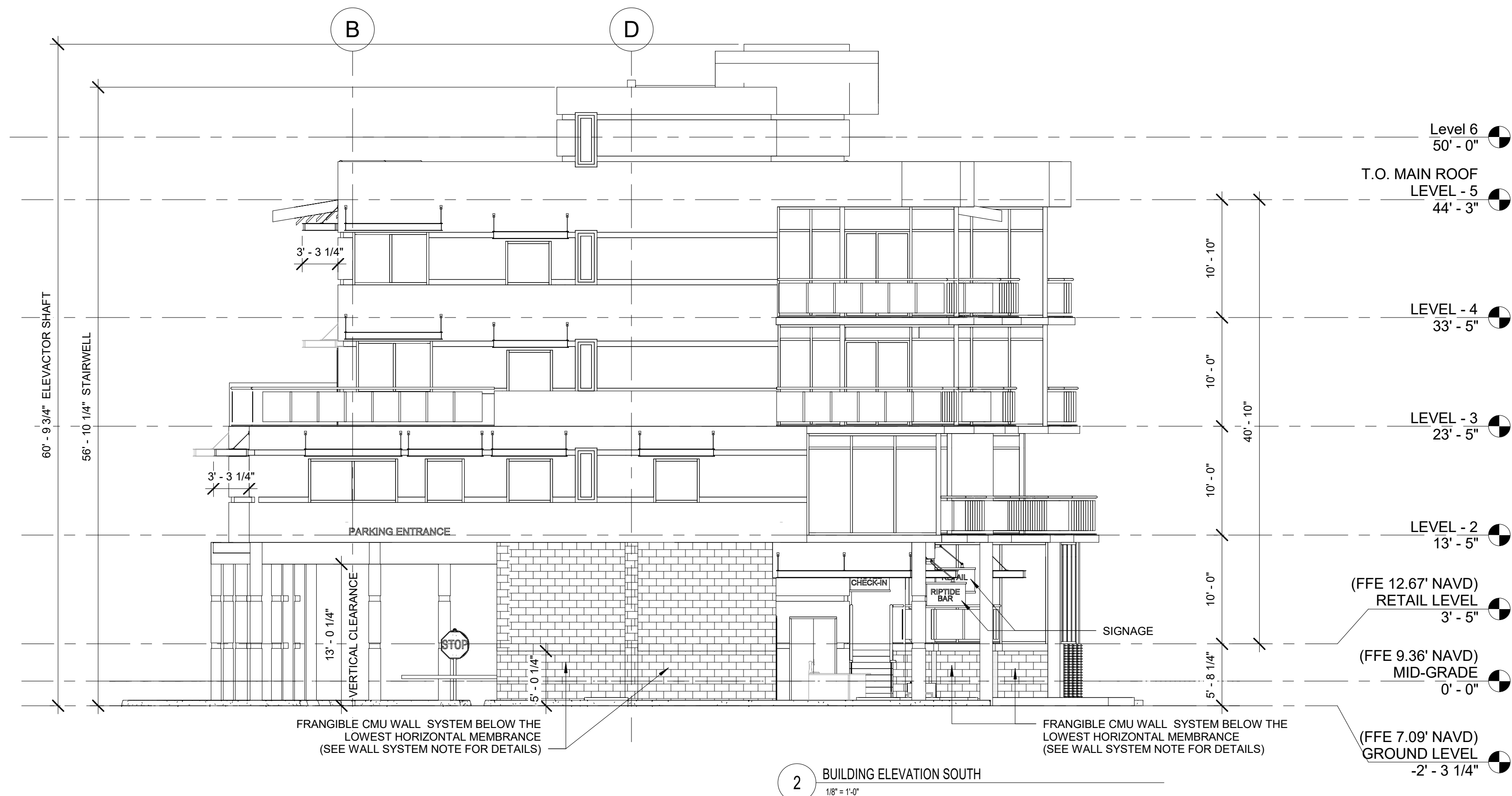
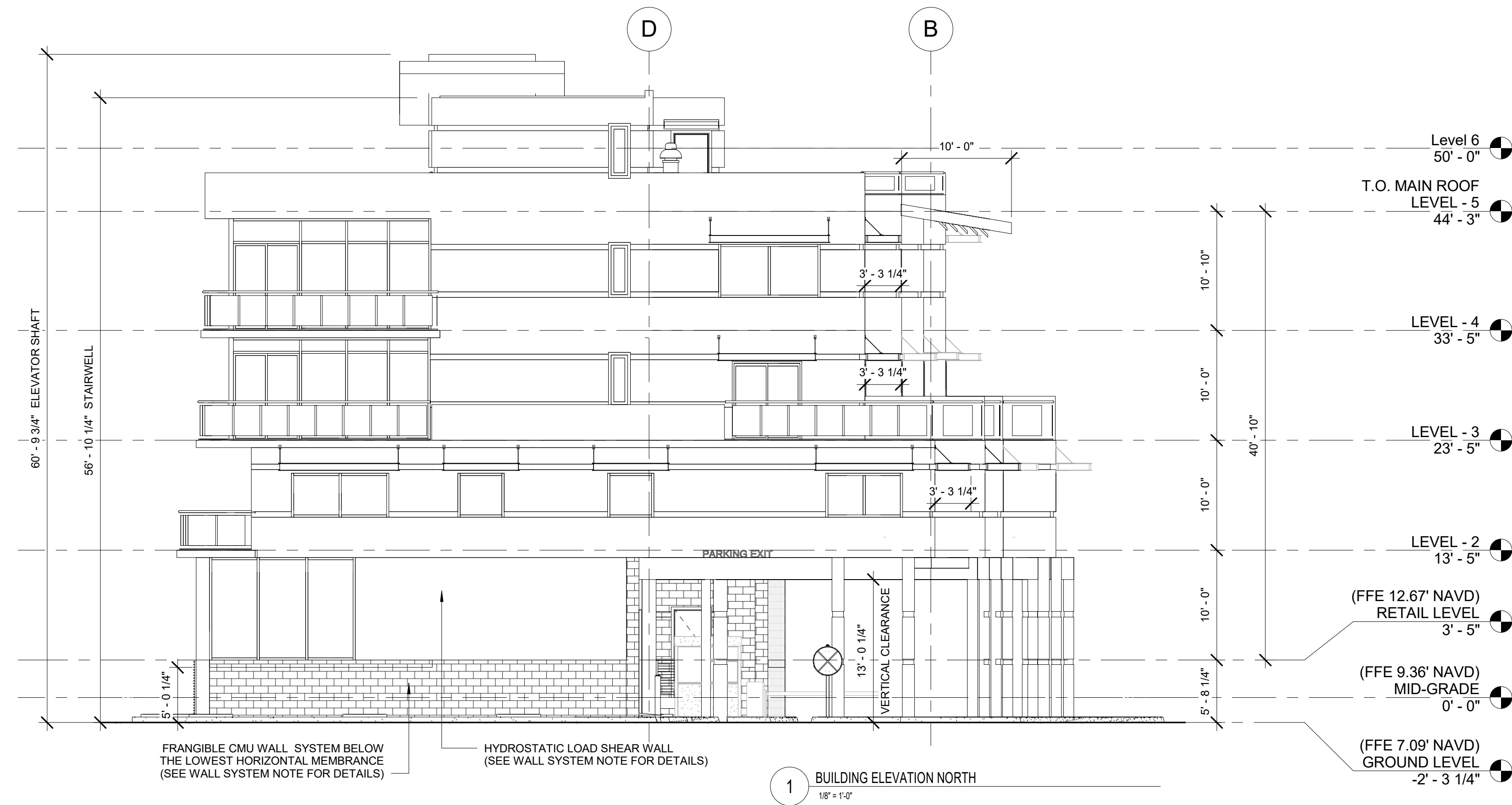
d. The provisions under Section 3109.4.2 (Exception 4) do not include any low-rise building as defined in Section 1609.2.

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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 - 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.

RICHARD K. BROOKS
REG. NO. A4002344

RKB
ARCHITECTS PLANNERS,
INCORPORATED

architecture | planning | interior design
Sanctuary Centre, 4800 N. Federal Highway, Suite B-104
Boca Raton, Florida 33431
Tel: 561-750-5861 / Fax: 561-394-6802

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
05/01/14

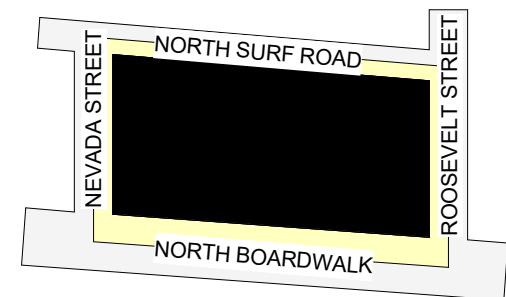
ELEVATIONS

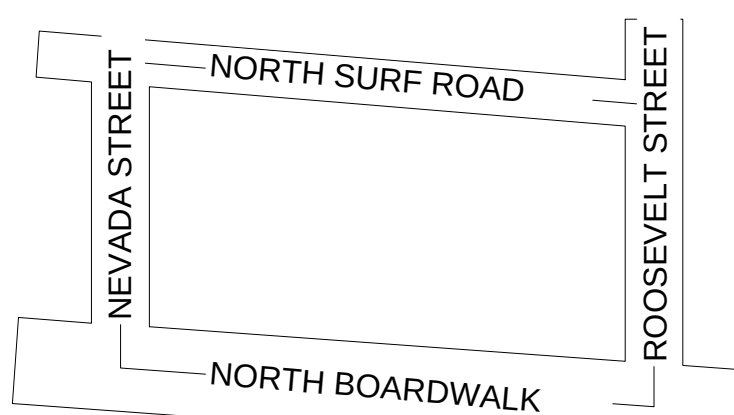
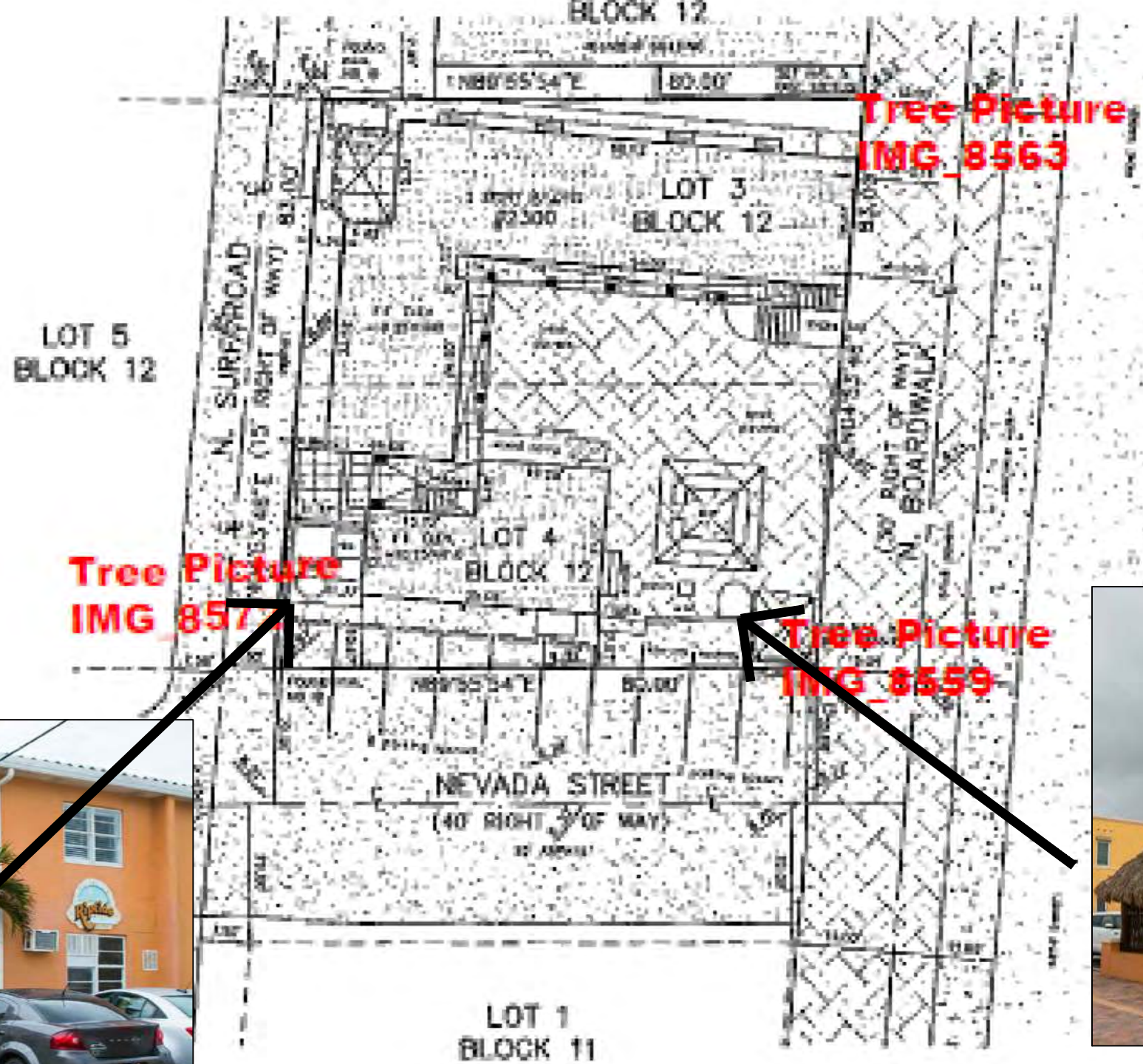
Project Number

1603

Sheet Number

A201





○ KEY PLAN
N.T.S.

CALL 48 HOURS BEFORE YOU DIG IN FLORIDA



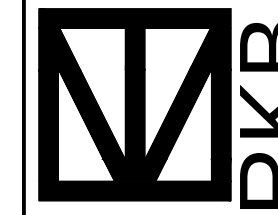
IT'S THE LAW!

1-800-432-4770

SUNSHINE STATE ONE CALL OF FLORIDA, INC.

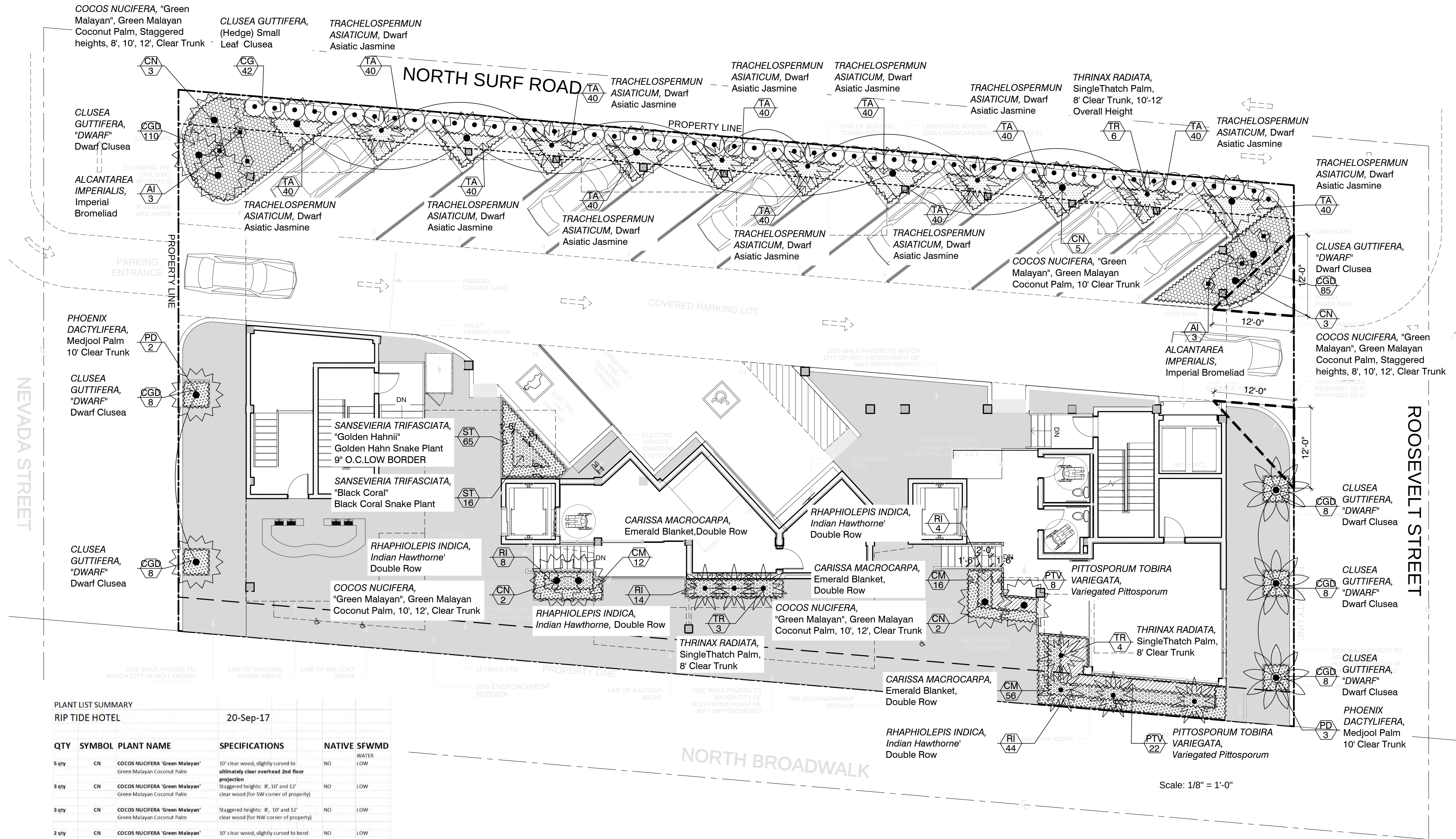
Project Number
1603
Sheet Number
L-1

4800 N. Federal Highway
Suite B-104
Boca Raton, Florida 33431
Tel: 561-750-3661
Fax: 561-384-0800



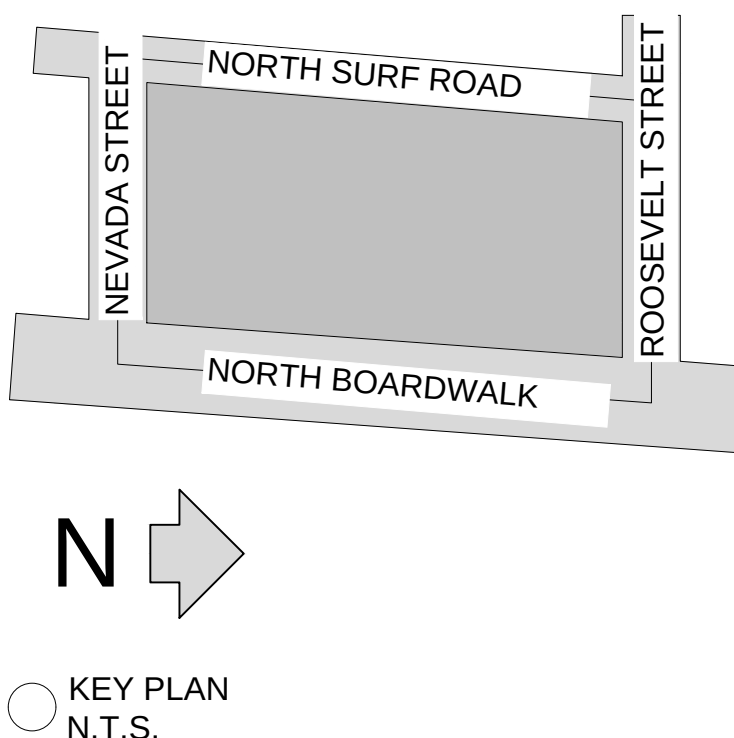
RIP TIDE HOTEL

2300 N SURF ROAD

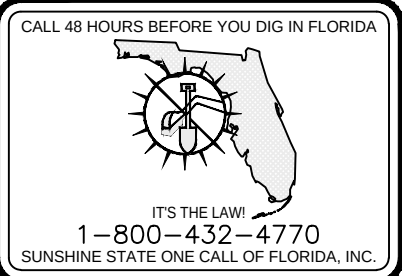


PLANT LIST SUMMARY				
RIP TIDE HOTEL				
20-Sep-17				
QTY	SYMBOL	PLANT NAME	SPECIFICATIONS	NATIVE SFWMD
5 qty	CN	COCOS NUCIFERA 'Green Malaysian'	10' clear wood, slightly curved to ultimately clear overhead 2nd floor projection	NO LOW
3 qty	CN	COCOS NUCIFERA 'Green Malaysian'	Staggered heights: 8', 10' and 12' clear wood (for SW corner of property)	NO LOW
3 qty	CN	COCOS NUCIFERA 'Green Malaysian'	Staggered heights: 8', 10' and 12' clear wood (for NW corner of property)	NO LOW
2 qty	CN	COCOS NUCIFERA 'Green Malaysian'	10' clear wood, slightly curved to bend away from front area of building	NO LOW
2 qty	CN	COCOS NUCIFERA 'Green Malaysian'	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	

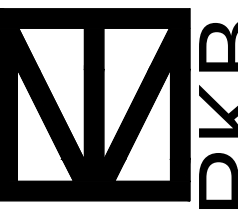
Scale: 1/8" = 1'-0"



MURAKAMI
LANDSCAPE ARCHITECTS
328 NE 1st Avenue, Suite 300, Fort Lauderdale, FL 33301
(954) 561-2750
m@murakami.com



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

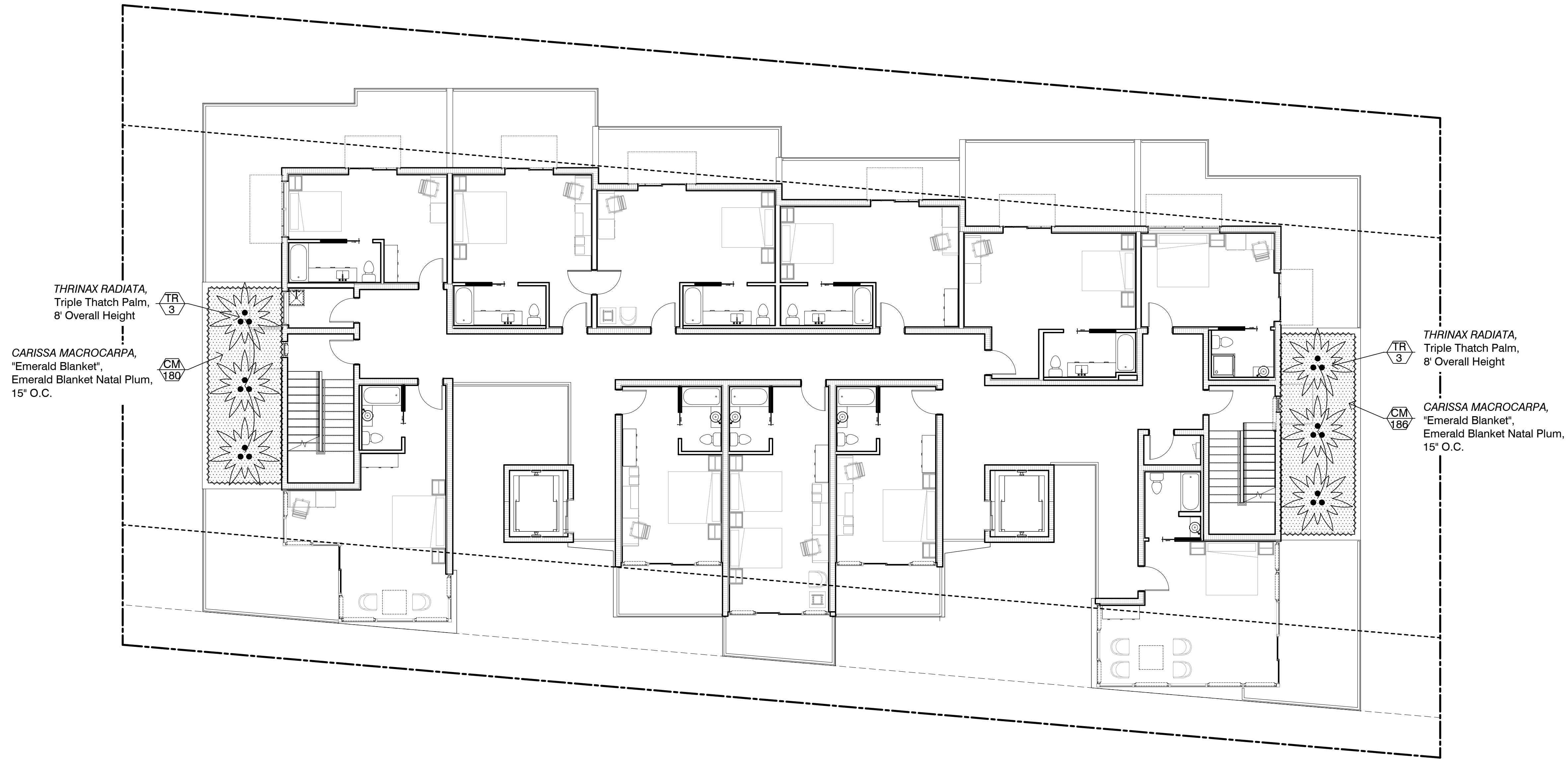


RIP TIDE HOTEL
2300 N SURF ROAD

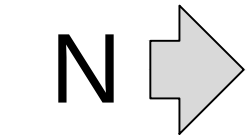
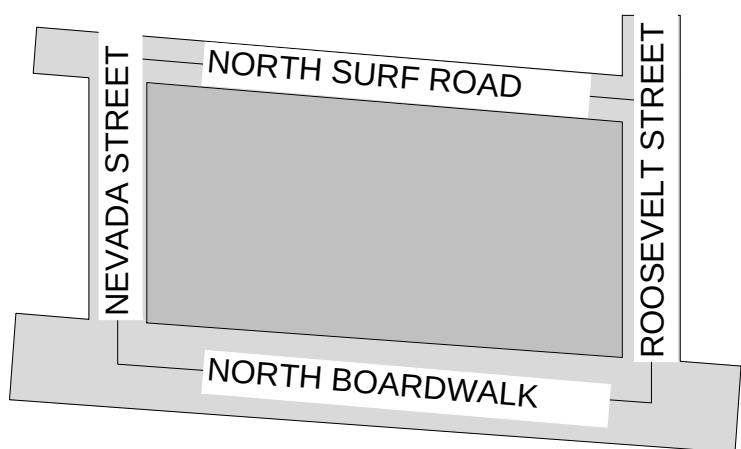
Date
10/12/17

LANDSCAPE
PLAN

Project Number
1603
Sheet Number
L-2



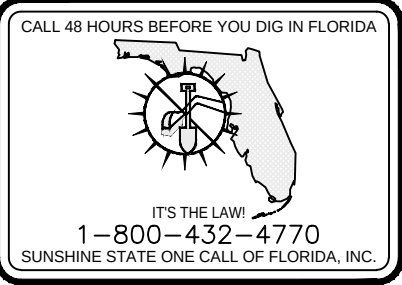
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KEY PLAN
N.T.S.

MURAKAMI
LANDSCAPE ARCHITECTS

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

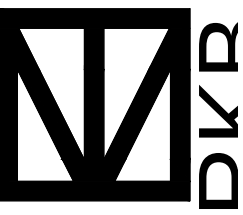


Date
10/12/17

**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

- QUANTITIES NECESSARY TO COMPLETE THE PLANTING ARE INDICATED WITHIN THESE DRAWINGS.
- 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.
- 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

- 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.
- 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.
- 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.
- PALM CALIPER SHALL BE MEASURED AS REQUIRED BY APPLICABLE JURISDICTIONAL CODES (DBH OR OTHERWISE).
- 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.
- 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.
- 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

- 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.
- 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

- 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.
- 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.
- 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, SEEDING, OR SEEDING OPERATIONS.
- 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.
- 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

- 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 COMPOSED OF A 60% MIX (60% FLORIDA MULCH).

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.

- 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

- CONTRACTOR SHALL VERIFY ALL EXISTING FACILITIES AND UNDERGROUND CONDITIONS PRIOR TO BEGINNING EXCAVATIONS OF TREE PITS AND PLANT BEDS.
- 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.
- 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

- 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.
- 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.
- 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.
- 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

- 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.
- 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, SHREDED CYPRESS MULCH.

I. SOD

- SOD SHALL BE ST. AUGUSTINE "FLORATAM", UNLESS OTHERWISE SPECIFIED, SOLID AND FREE OF WEEDS, LAID WITH ALTERNATING AND ABUTTING 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.
- 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

- 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.
- 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 (365 CALENDAR DAYS) FROM DATE OF FINAL ACCEPTANCE.
- ALL SHRUBS, GROUND COVERS, VINES AND SOD SHALL BE FULLY WARRANTED FOR NINETY (90) CALENDAR DAYS UNDER THE SAME CONDITIONS.

B. REPLACEMENT

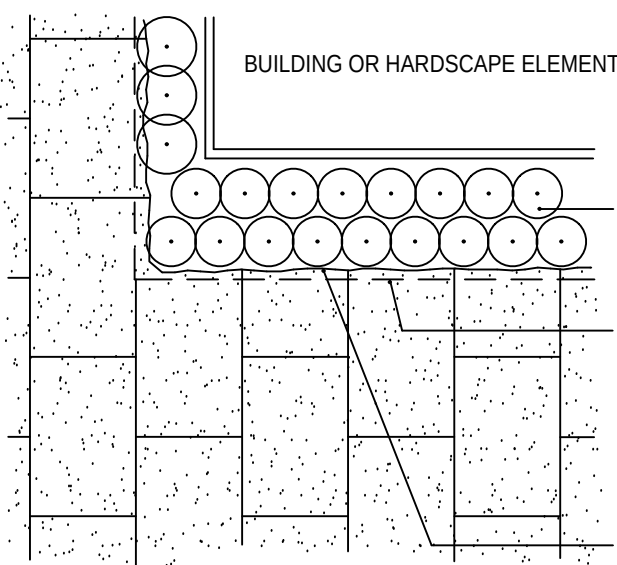
- AT THE END OF THE GUARANTEE PERIOD, ANY PLANT REQUIRED UNDER THIS CONTRACT THAT IS DEAD OR NOT IN SATISFACTORY GROWTH, AS DETERMINED BY THE LANDSCAPE ARCHITECT, SHALL BE REMOVED FROM THE SITE AND REPLACED WITHIN FIFTEEN (15) DAYS WITH NO EXTRA COST TO OWNER.
- ALL REPLACEMENTS SHALL BE PLANTS OF THE 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

- CONTRACTOR SHALL SCHEDULE AND ATTEND A PRE-CONSTRUCTION CONFERENCE WITH REPRESENTATIVES OF THE OWNER, THE LANDSCAPE ARCHITECT, AND THE ARCHITECT BEFORE COMMENCING WORK.
- 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.

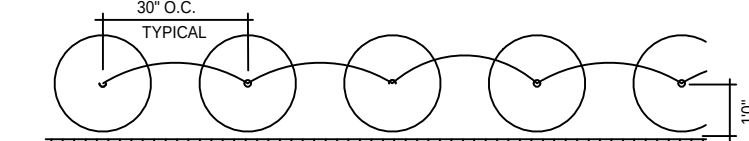
VII. CARE AND MAINTENANCE SCHEDULE

- 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.
- 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.

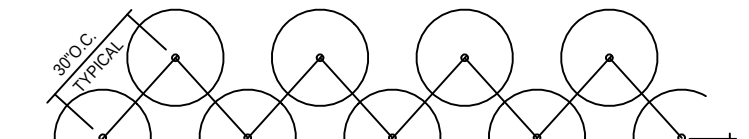


PLAN
SOD TRIMMING - LINEAR SHRUB BEDS
NOT TO SCALE

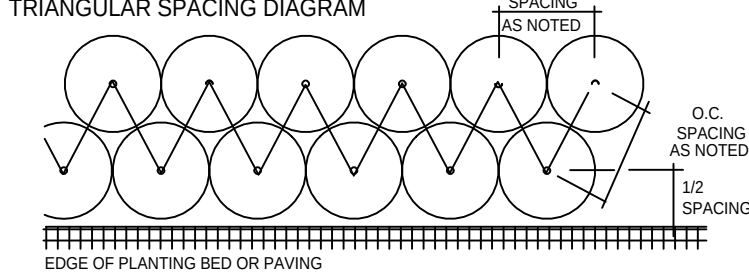
SINGLE ROW SPACING DIAGRAM FOR HEDGES



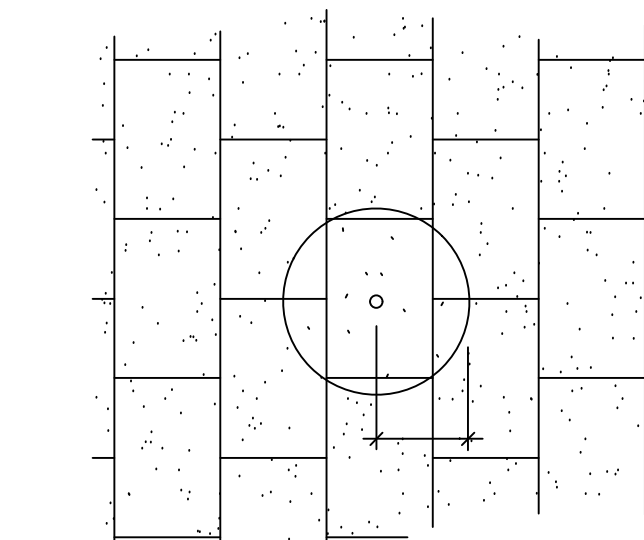
TRIANGULAR SPACING DIAGRAM FOR HEDGES



DOUBLE ROW TRIANGULAR SPACING DIAGRAM



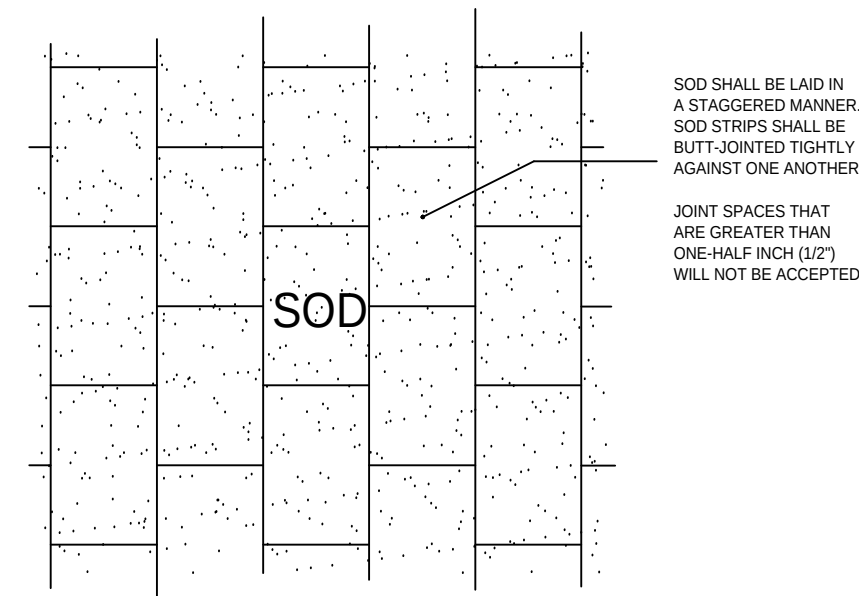
PLAN
SHURB/PLANT SPACING DIAGRAMS
NOT TO SCALE



SECTION

TREE RING

NOT TO SCALE



PLAN

SOD PLANTING

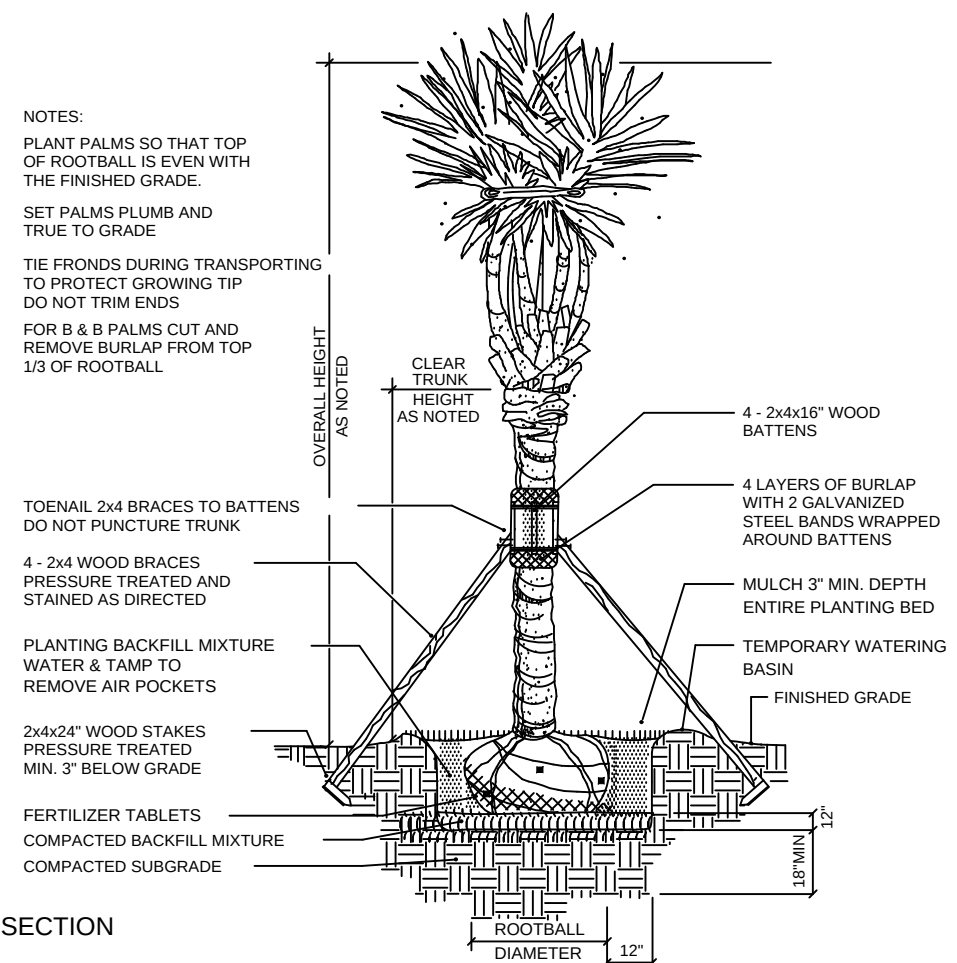
NOT TO SCALE

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 wall, allowing a minimum of 36" width 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.

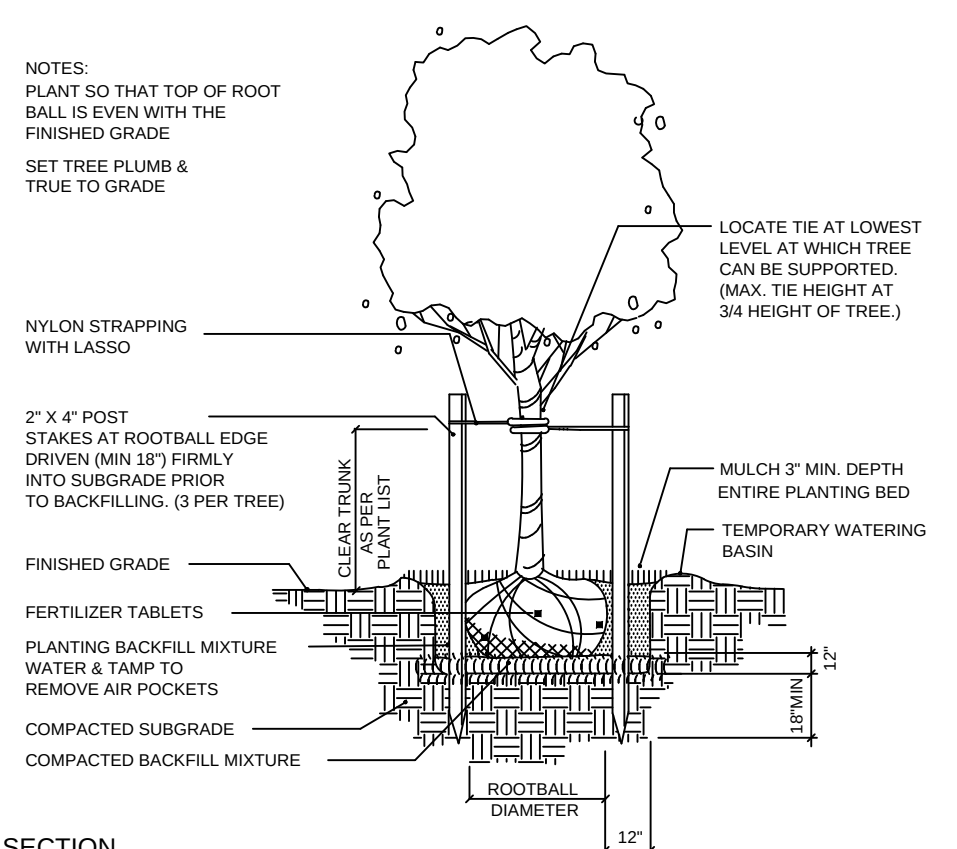
MULCH SHALL BE WASHED SHELLS, MIN. 3" DEPTH



SECTION

PALM PLANTING

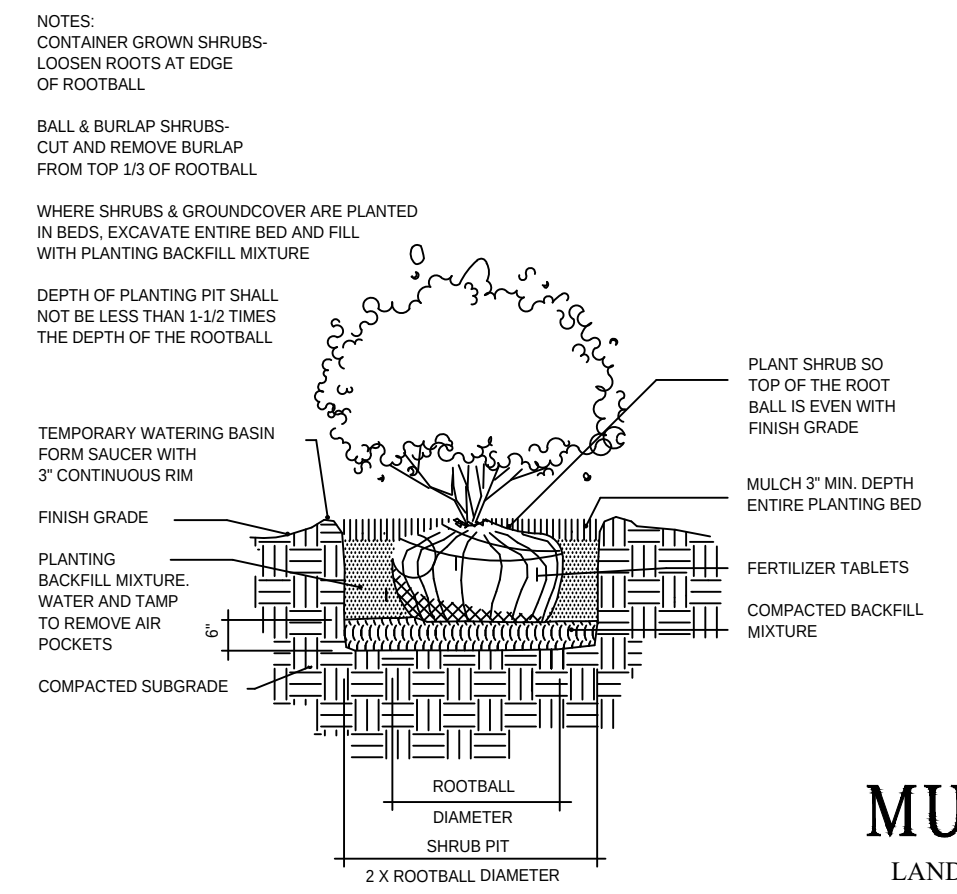
NOT TO SCALE



SECTION

TREE PLANTING/STAKING

NOT TO SCALE [TO 3" CALIPER]



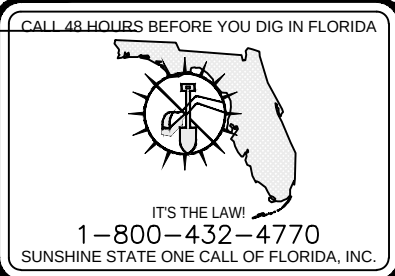
SECTION

SHRUB PLANTING

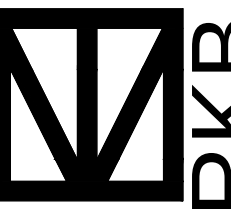
NOT TO SCALE

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: 561-750-3661
Fax: 561-750-3661



RIP TIDE HOTEL
2300 N SURF ROAD

Date
10/12/17

LANDSCAPE
NOTES, DETAILS &
SPECIFICATIONS

Project Number
1603

Sheet Number

L-4



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

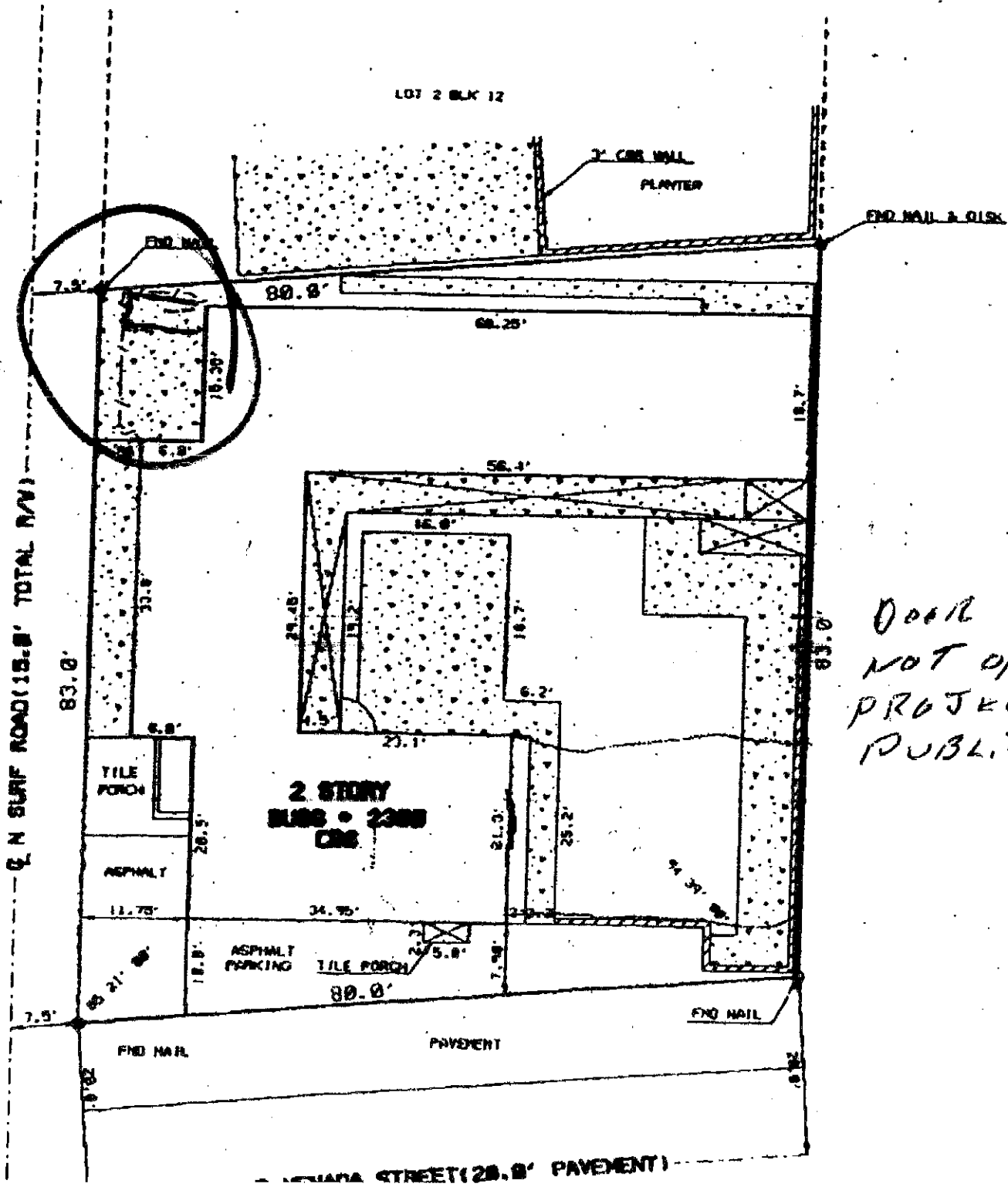
CITY OF HOLLYWOOD
ENGINEERING DIVISION
JUN 2 1974

JUN 17 2004

APPROVED

JUN 17 2004

CITY OF HOLLYWOOD FLA.
ISSUING



DOOR SHALL
NOT OPEN OR
PROJECT UPON
PUBLIC PROPERTY

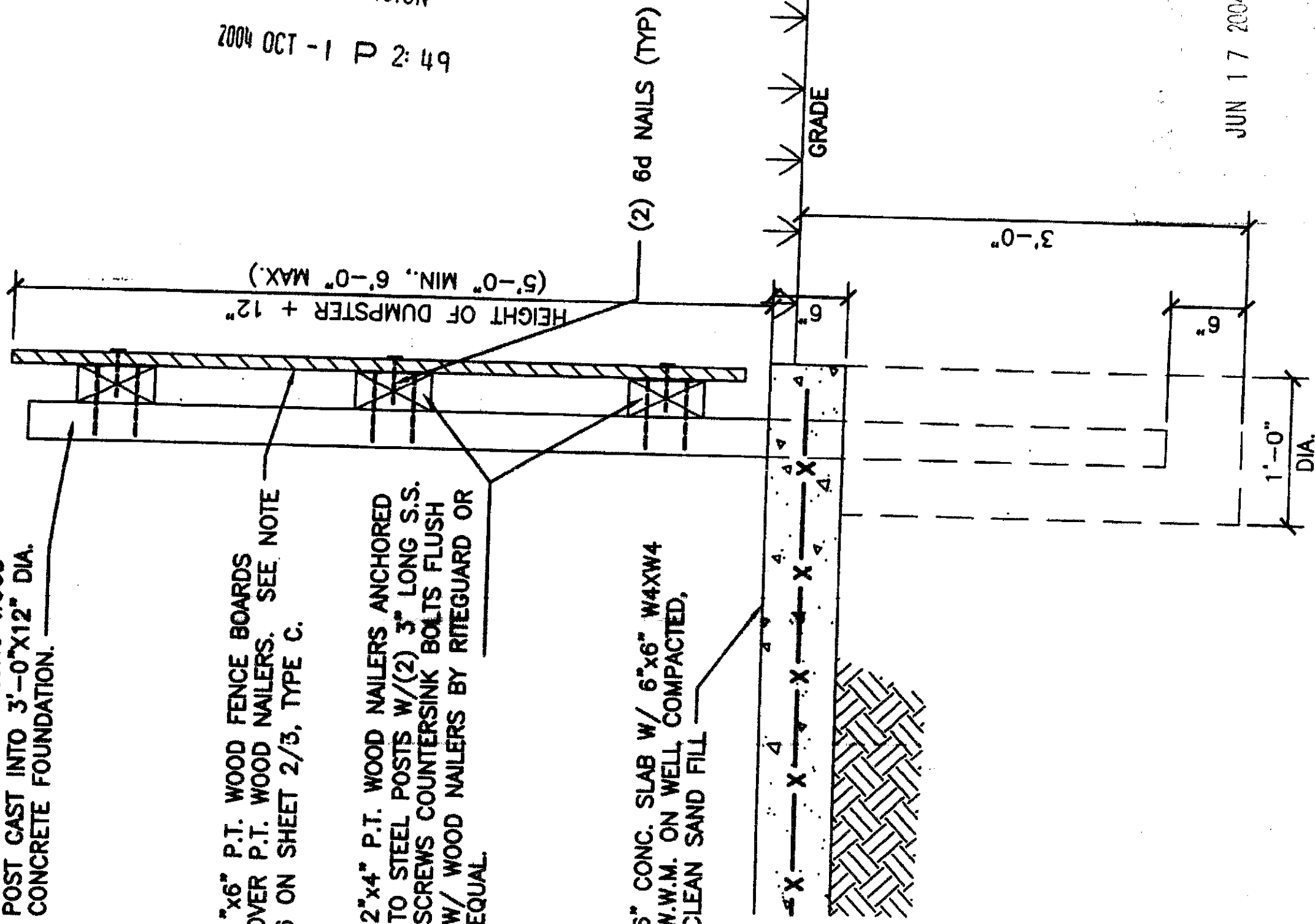
4"x4"x6'-0" MAX. LONG WOOD
POST CAST INTO 3'-0"x12" DIA.
CONCRETE FOUNDATION.

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



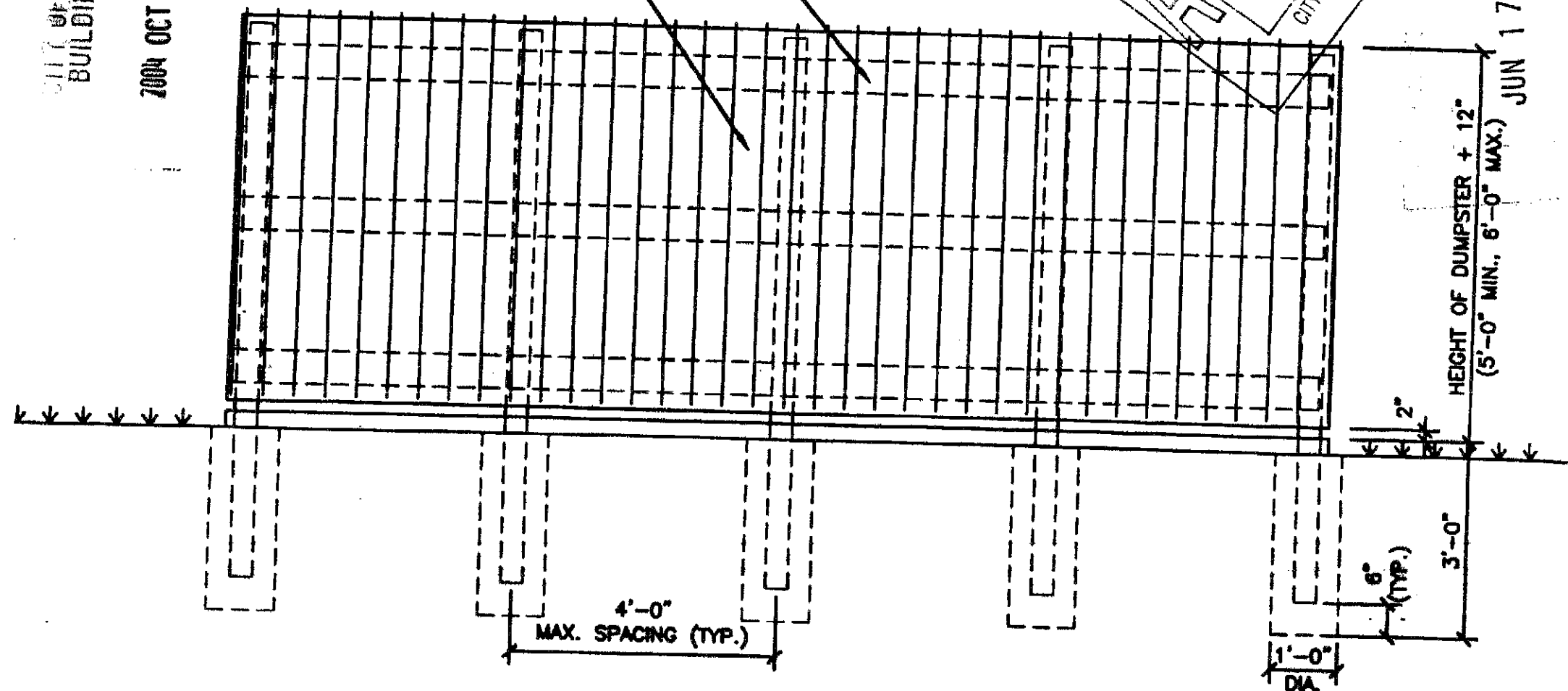
SCALE 1"=1'-0"	CADD No.	DUMPSTER ENCLOSURE WOOD DUMPSTER DUMPSTER FENCE SECTION		TYPE C	3 OF 3
DATE 10/15/03	FILE No. BCMA 02-023				
DESIGNED SO	ACCT. No.				
DRAWN MRM		City of Hollywood, Florida Department of Design and Construction Management			
CHECKED	SENIOR PROJECT MANAGER				

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.

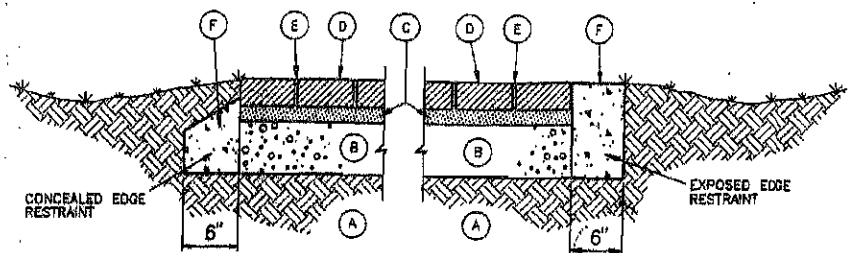
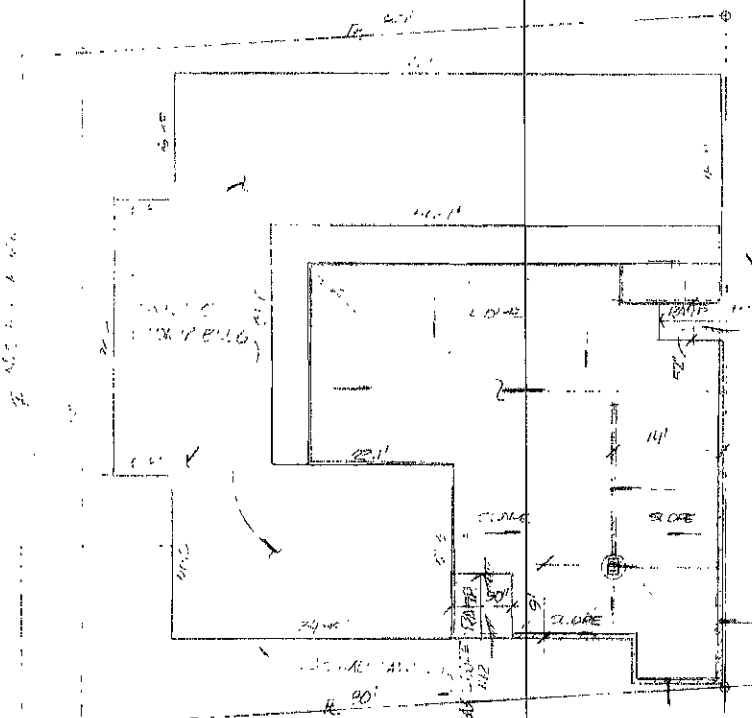


NOTES:

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 C
DATE 10/13/03	FILE No. BOM 02-023		WOOD DUMPSTER		
DESIGNED SG	ACCT. No.		DUMPSTER REAR WALL ELEVATION		
DRAWN MMW			City of Hollywood, Florida		
CHECKED			Department of Design and Construction Management		
			SENIOR PROJECT MANAGER		

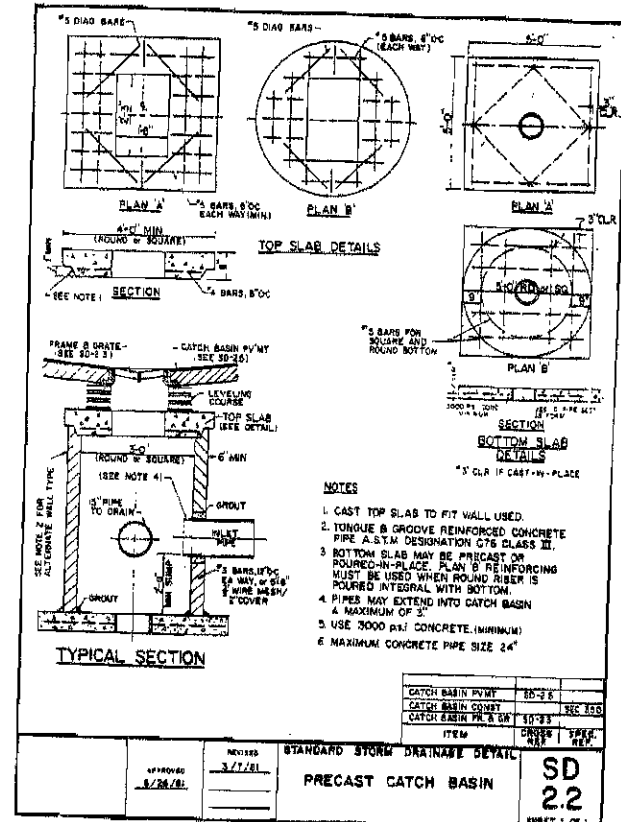
NO. 14



- LEGEND:**
- A. SUTTABLE SUBGRADE (SEE NOTE NO. 1)
 - B. SAND BEDDING COURSE, 2" TYPICAL
 - C. JOINT-FILLING SAND
 - D. CONCRETE SEGMENTAL PAVING UNITS
 - E. JOINT-FILLING SAND
 - F. 2.5000 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 AFFIDAVIT IS REQUIRED FROM THE OWNER FOR WORK IN PUBLIC RIGHT-OF-WAY OR EASEMENT. (SEE ATTACHMENT)

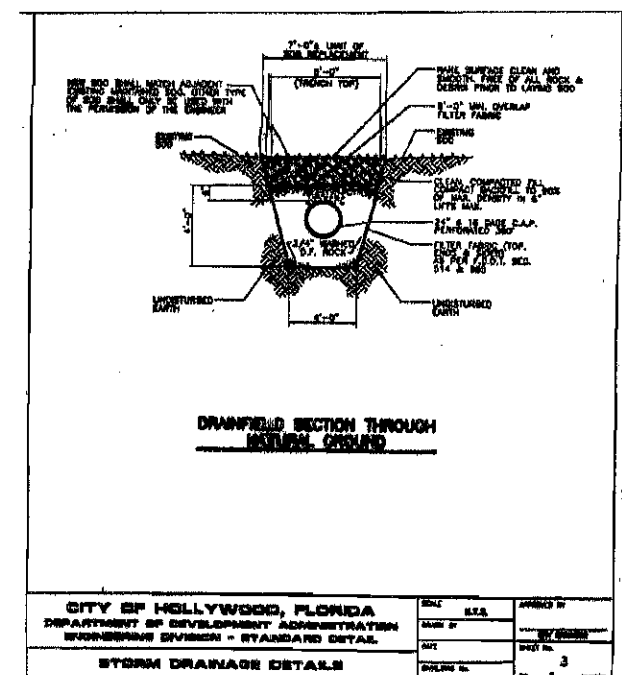
SEGMENTAL CONCRETE PAVEMENT

NO SCALE



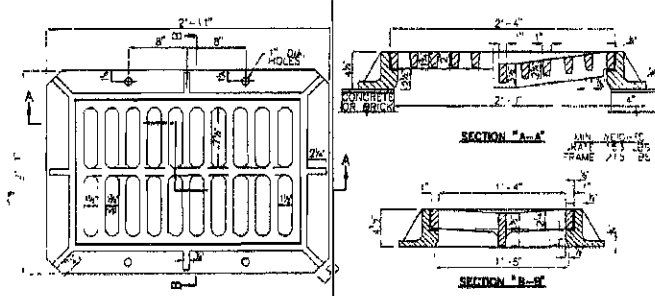
MASS DIAGRAM

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

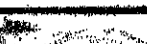
NOT TO SCALE

JUAN B. ORDONEZ, PE
19894 S.W. 118 STREET
MIAMI, FLORIDA 33165
FLORIDA REG. NO. 48880
PHONE: (305) 558-2830
FAX: (305) 558-0988
STRUCTURAL ENGINEER

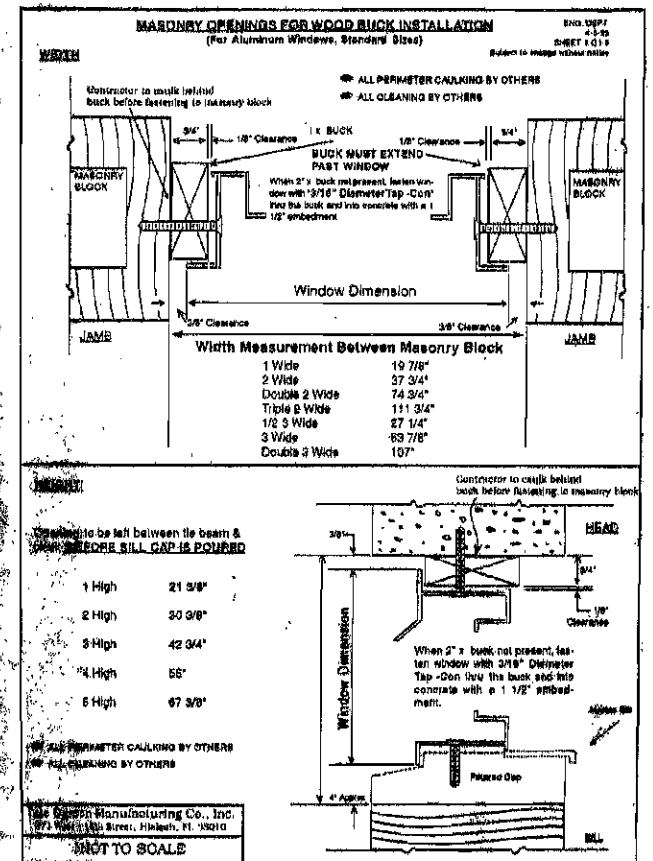
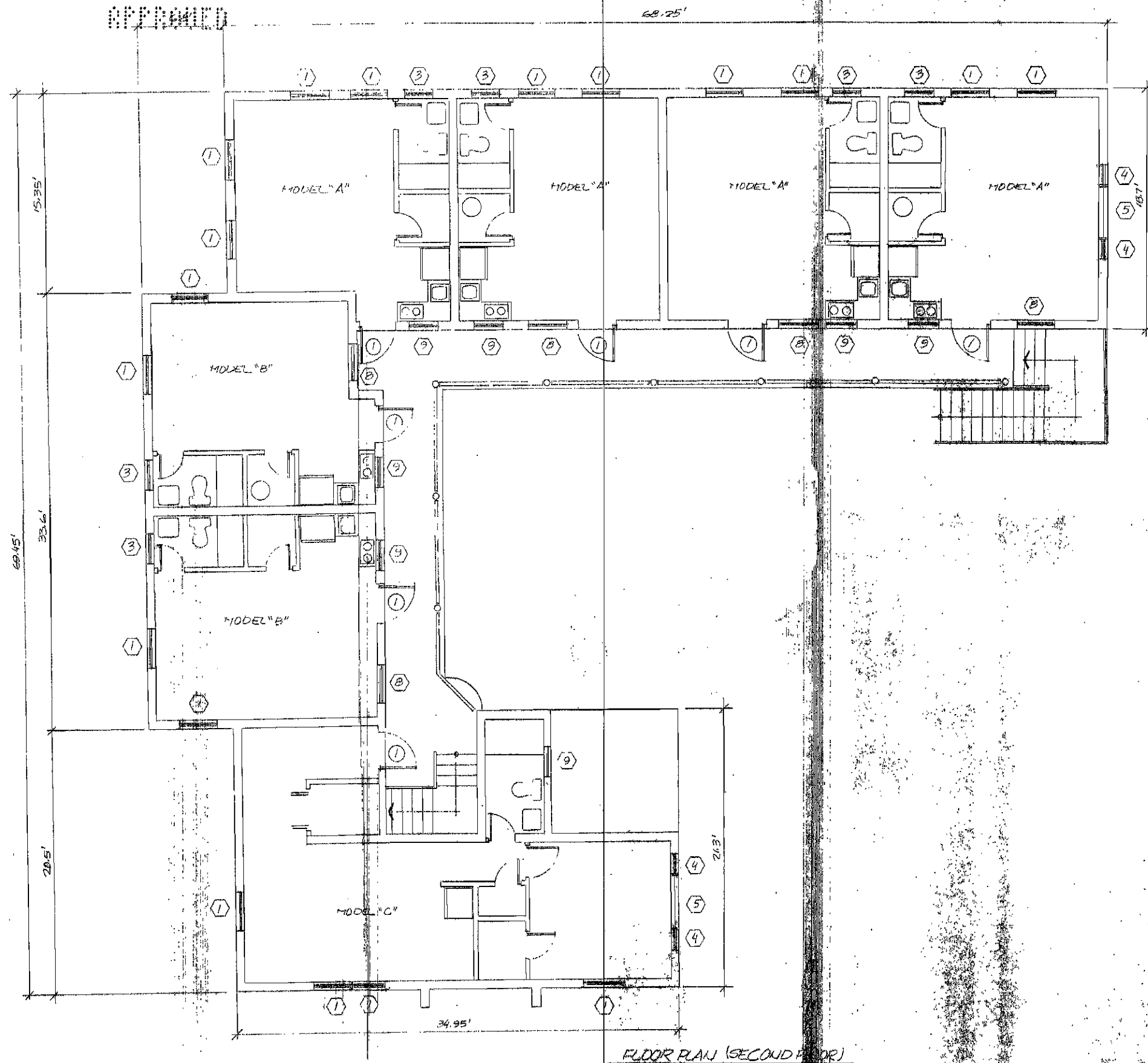
SEAL:	PATIO CONCRETE PAVEMENT.	DESIGN BY: J.O.R.S.
QUINTANA INVESTMENTS 2300 N. SURF ROAD HOLLYWOOD BEACH, FL.	DRAWN BY: R.S.	CHECKED BY: J.O.
DATE: 01-30-00		1 SHEET OF 1

The figure consists of two side-by-side schematic diagrams illustrating crack growth mechanisms. Each diagram shows a rectangular block with internal features representing cracks or grain boundaries. In the left diagram, a central crack tip is shown being pulled apart by horizontal arrows, representing tensile stress. In the right diagram, a crack tip is positioned closer to the top surface, with similar horizontal arrows indicating tensile forces.

[illegible]

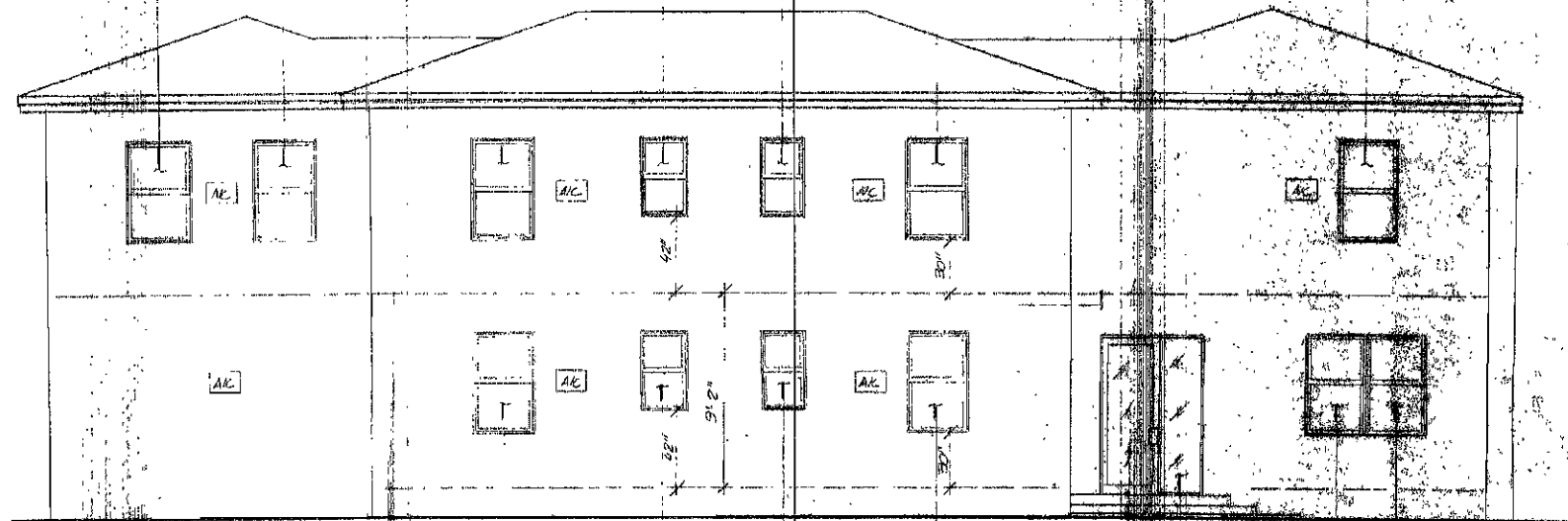
	WINDOW & DOOR REPLACEMENT QUINTANA INVESTMENTS 2300 N. SURF ROAD HOLLYWOOD, FL 33469	
---	--	---

HLAB
 12-23-99
 APPROVED



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

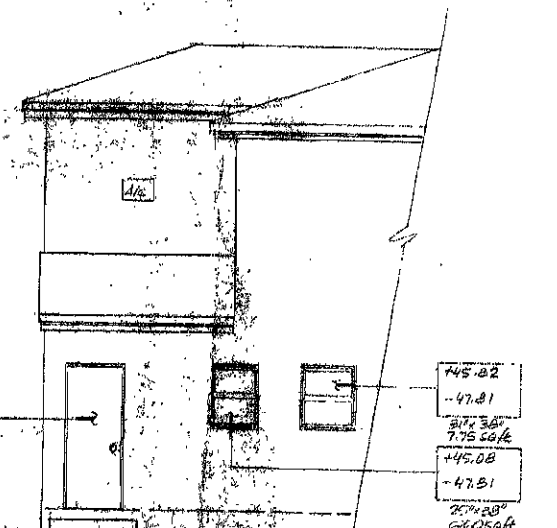
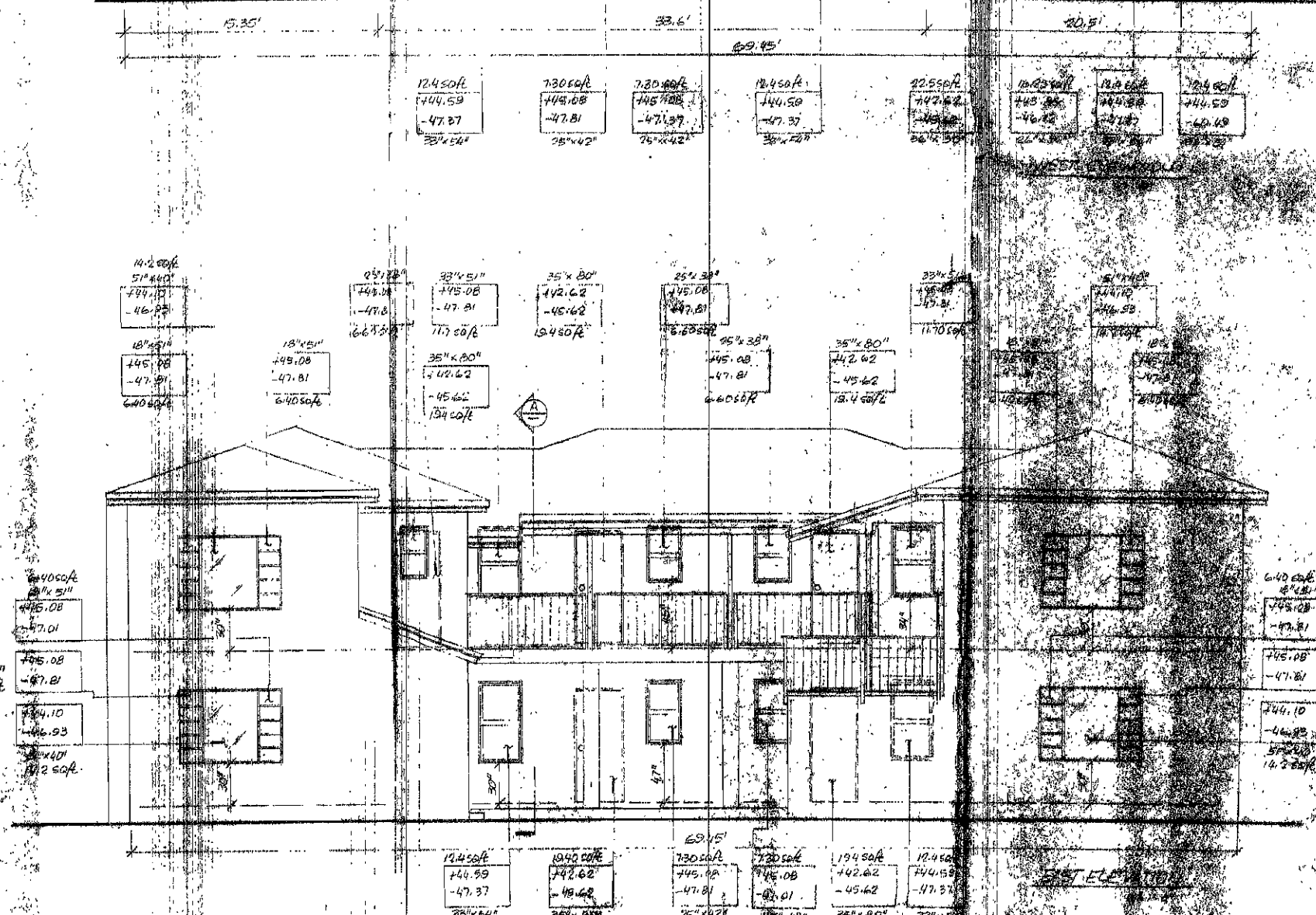
12-23-99
 12-23-99
 12-23-99



ALL DOORS & WINDOWS
 WILL MATCH EXISTING OPENINGS

ALL REPAIRED AREA
 WILL MATCH EXISTING
 PAINT & STUCCO

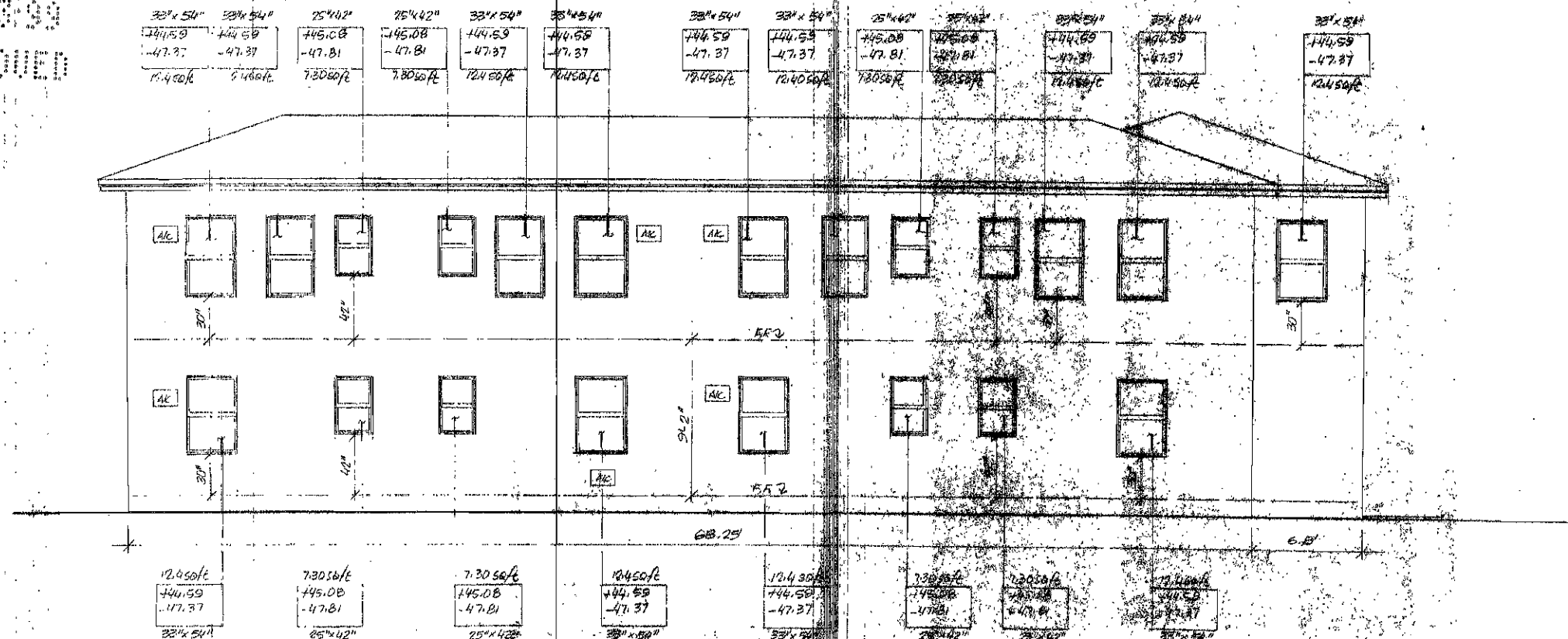
Thank-You
 Joe [Signature]
 12-23-99



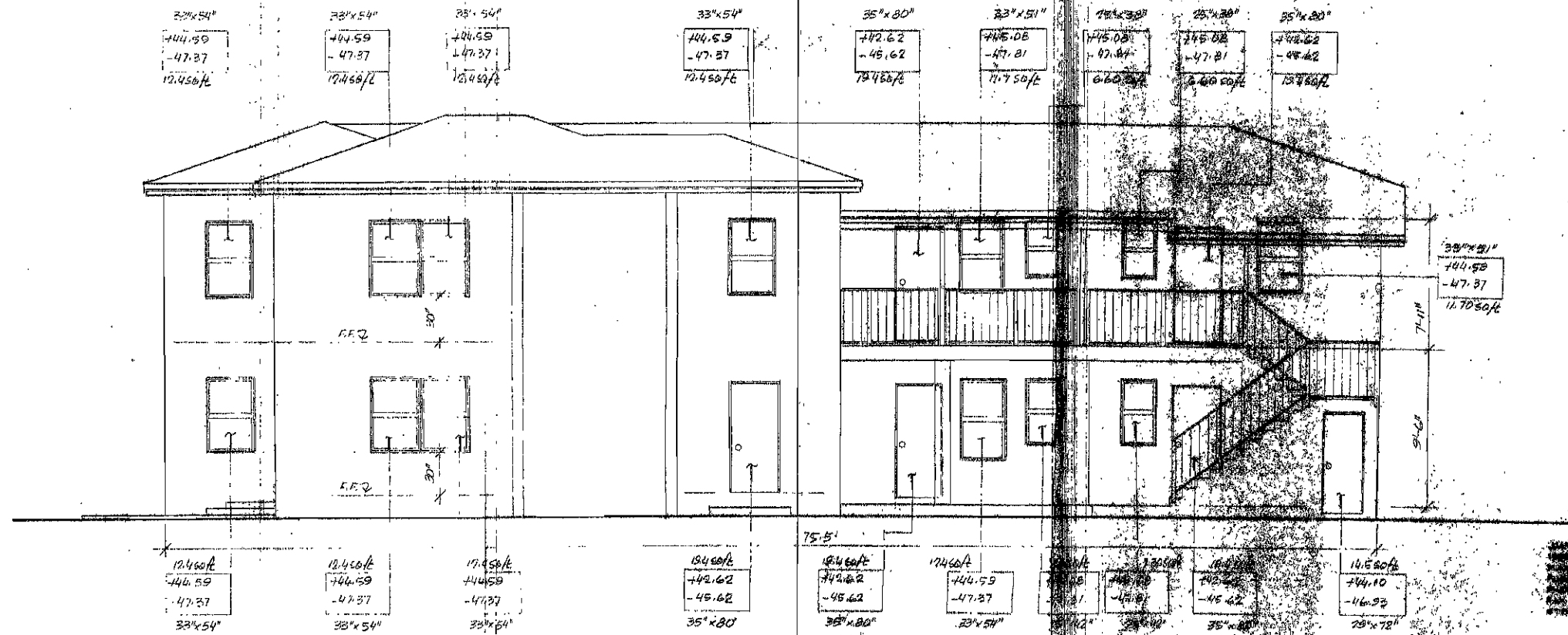
ELEVATION A

WINDOW & DOOR REPLACEMENT	
UNITA INVESTMENTS	
300 N. SURF ROAD	
OLLYWOOD, FL 33445	

HL600
12-23-99
APPROVED



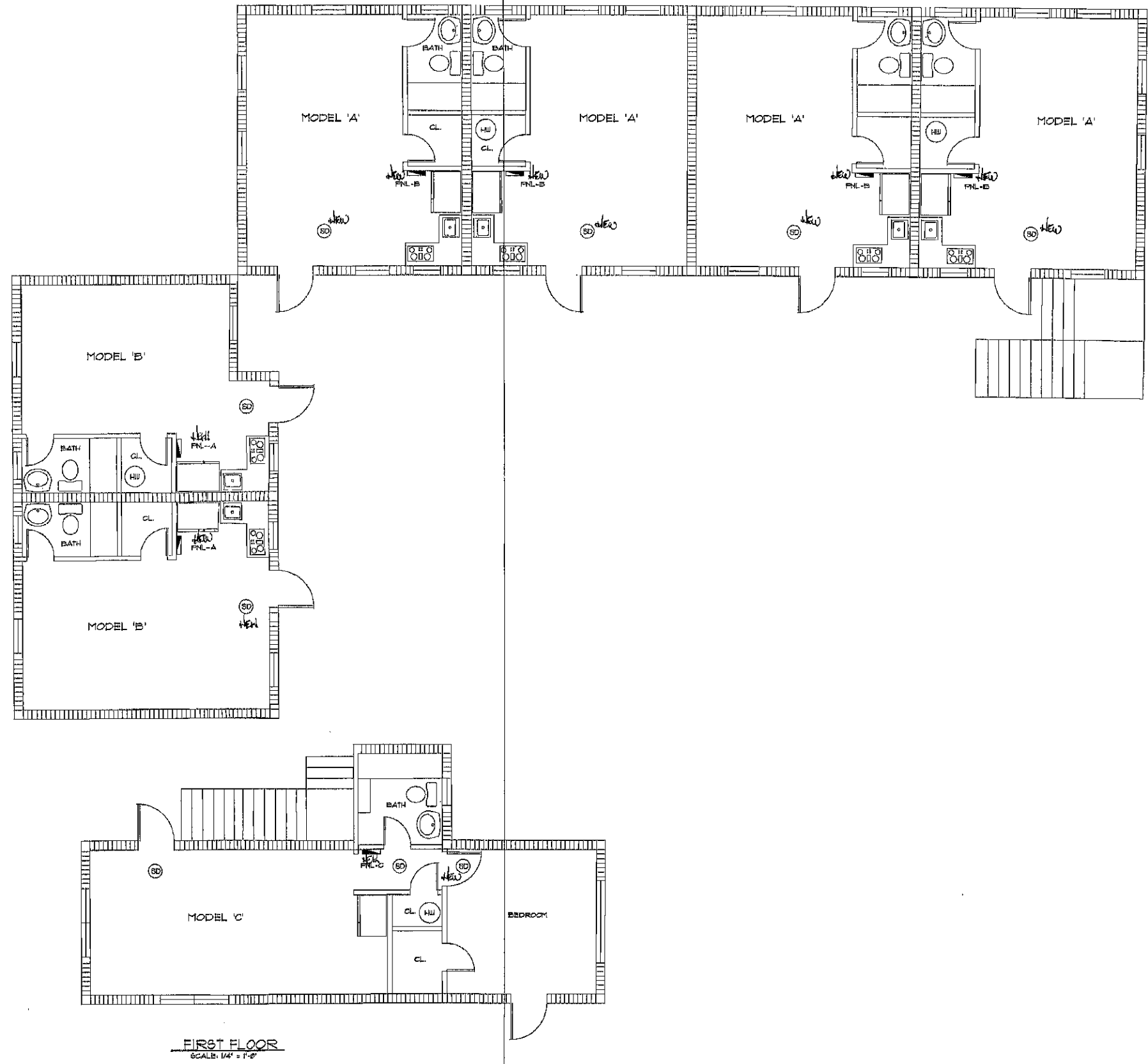
NORTH ELEVATION



SOUTH ELEVATION

	WINDOW & DOOR REPLACEMENT	
	QUINTANA INVESTMENTS	DESIGNED BY: R.S. LTD.
	2300 N. SURF ROAD	DRAWN BY: R.S.
	HOLLYWOOD, FL. 33109	CHECKED BY: J.D.
		4 SHEETS OF 4

HL00
12-23-99
APPROVED



1010
B-21
A

Paulina
11-27-99

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
1/28/99

SCALE
AS SHOWN

DESIGNED

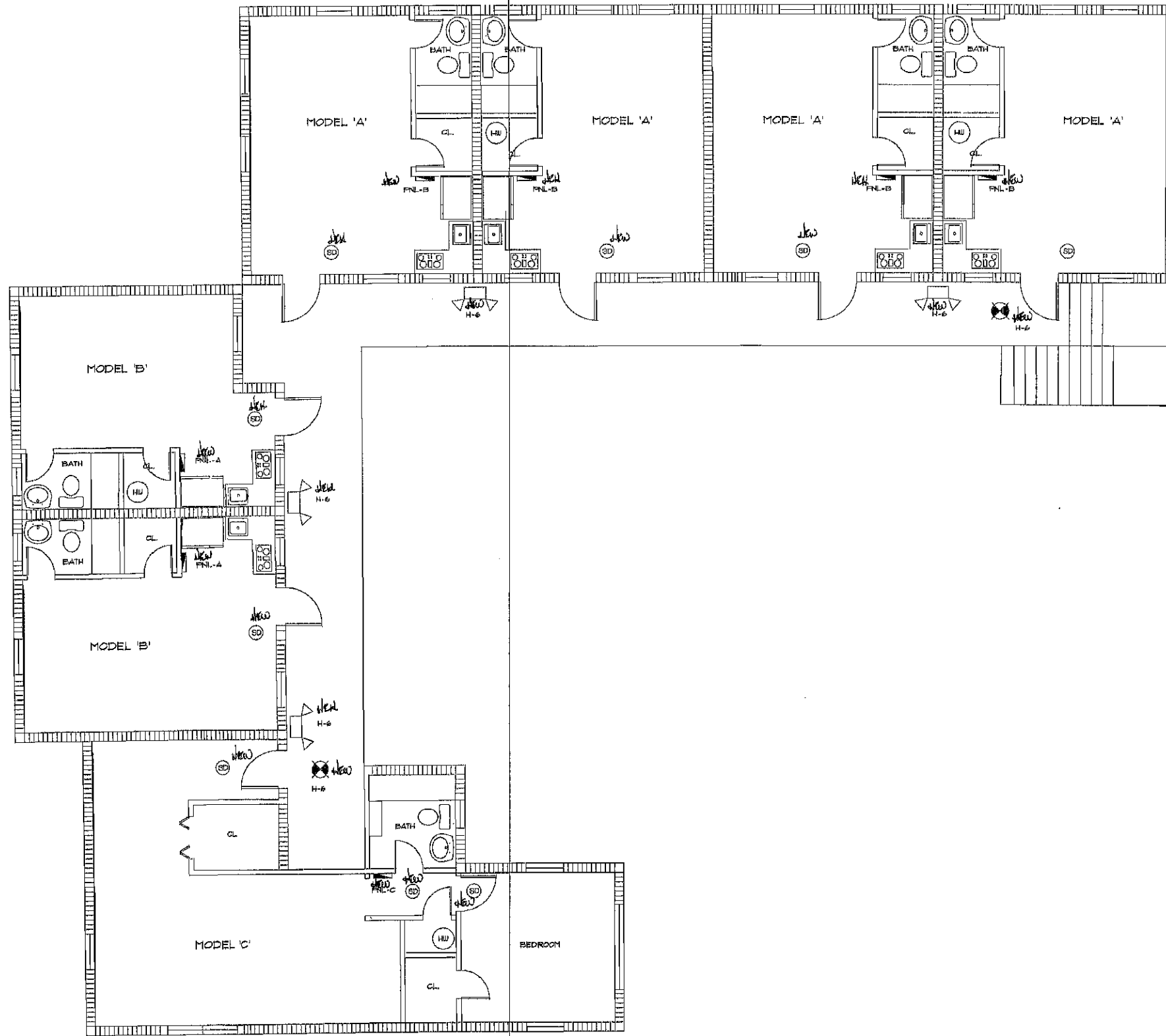
DRAWN
WFP

CHECKED

DRAWING NO.

F-1

12-23-99
APPROVED



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 1/24/99	CHECKED
SCALE AS SHOWN	
DESIGNED	
DRAWN WPP	
DRAWING NO. E-2	

SHEET 2 OF 4

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 #100'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		
RENT - 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: 240/208V 1PH 3W
MOUNTING SURFACE

PANEL 'A' 'B' 'C' & 'D'

(ALL 20 AMPS, 1 POLE CKTS. EXCEPT AS NOTED)

MAIN BUS NEUTRAL: 100A
MAIN LINE ONLY
LOCATION: 4B BAY

AMPS	POLES	TOTAL VA	CONE. SIZE	WIRE SIZE	REMARKS	NO. OF CKTS	REMARKS	WIRE SIZE	CONE. SIZE	TOTAL VA	POLES	AMPS
50	2	12000	3/4	6	RANGE	1	WATER HEATER	10	1/2	4,500	2	30
15	1	600	1/2	14	REFRIGERATOR	5	A/C (WALLMNT)	12	1/2	2,500	2	20
15	1	*	1/2	14	GENERAL LIGHTING	7						
15	1	*	1/2	14	GENERAL LIGHTING	9	SMALL APPLANCE	12	1/2	1,500	1	20
15	1	*	1/2	14	GENERAL LIGHTING	11	SMALL APPLANCE	12	1/2	1,500	1	20
15	1	*	1/2	14	GENERAL LIGHTING	13	BATH (G)	12	1/2	1,500	1	20
					SPACE	15	SPACE					
						16						
						17						
						18						
						19						
						20						
						21						
						22						
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						34						
						35						
						36						
						37						
						38						
						39						
						40						
						41						
						42						

CONNECTED LOAD: SEE LOAD CALCULATION

FEEDER: 3 BAY 1-1/4"
FED FROM SERVICE

[illegible]

**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 11/24/00

SCALE
AS SHOWN

DESIGNED

DRAW

DRAWING NO.

CHECKED

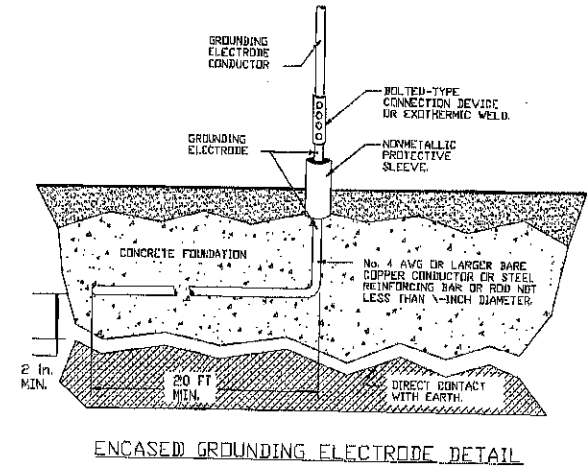
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E

SHEET 3 OF 4

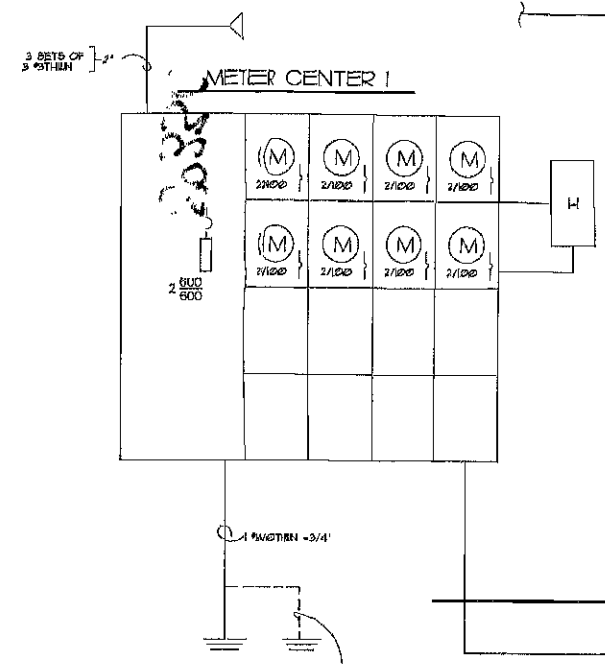
12-20-00
APPROVED

- 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.



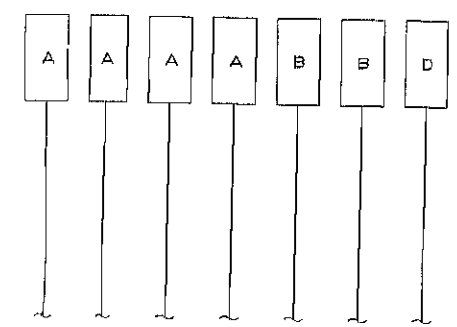
NOTES:
METER CENTER SHALL BE OF A TYPE APPROVED BY
FPL & BUILDING DEPARTMENT FOR INSTALLATION IN METER ROOM.

INDOOR METER CENTER 140/100V 3PH 4W WITH
MAIN RISE SUBMERSIBLE
4000A 240/120V 3PH 4W
15,000 AIC CURRENT LIMITING FUSES
140V 10000A LRT-10000 WITH
10,000 IN/IT

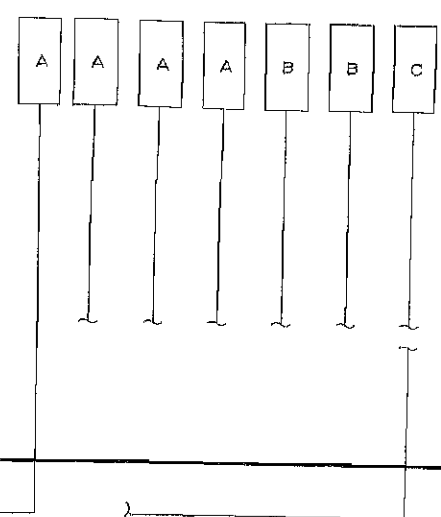


ELECTRIC RISER DIAGRAM
N.T.S

CONNECT TO TWO 5/8\"/>



SECOND FLOOR



FIRST FLOOR

REVISIONS		
NO.	DATE	DESCRIPTION

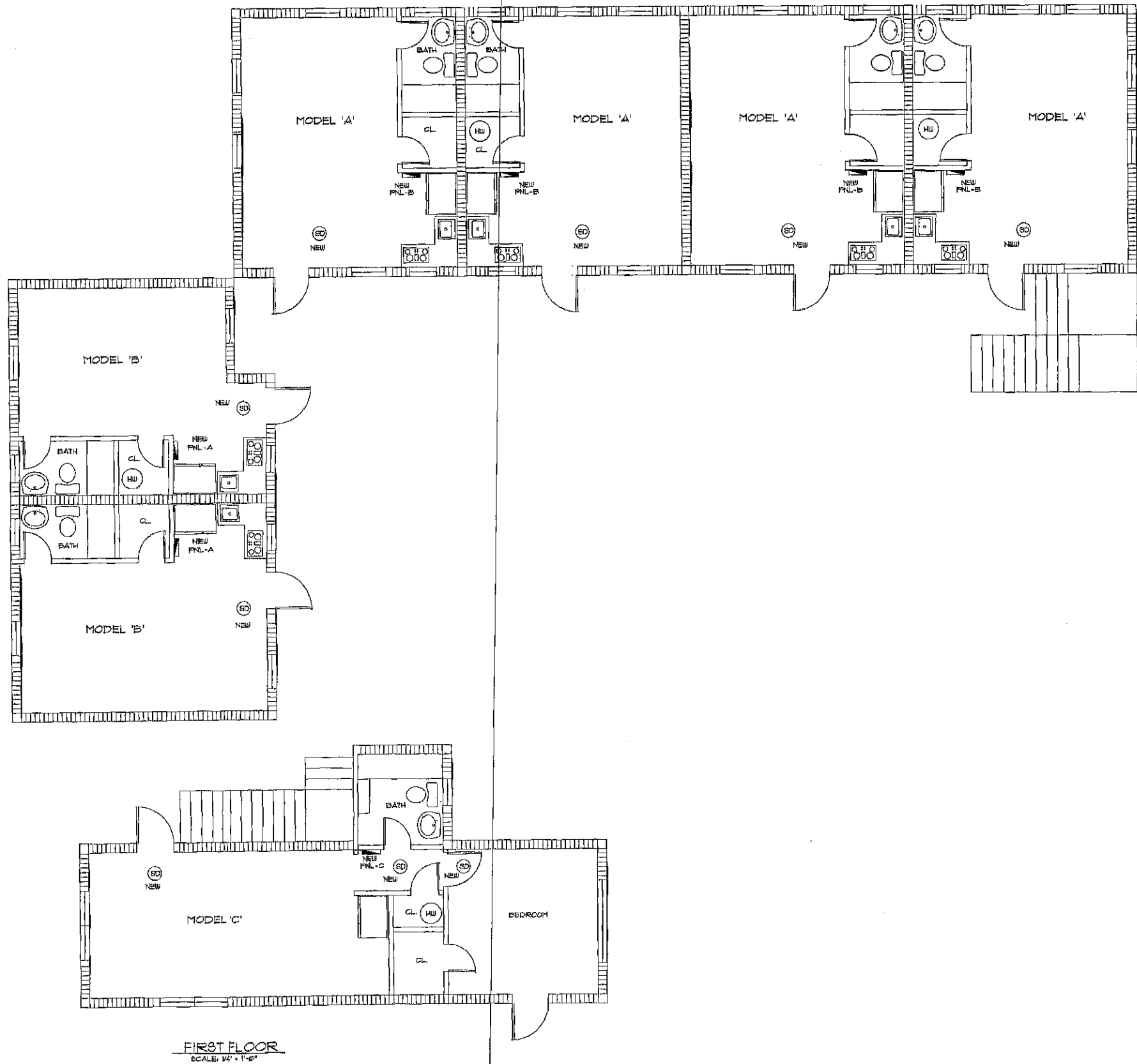
MILTON CUBAS PE# 51902
CONSULTANT ENGINEER
14408 SW 46 TERRACE
MIAMI, FLORIDA PH: 553-9312

ELECT. PLAN

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

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

Handwritten signature and date: 11-27-99



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

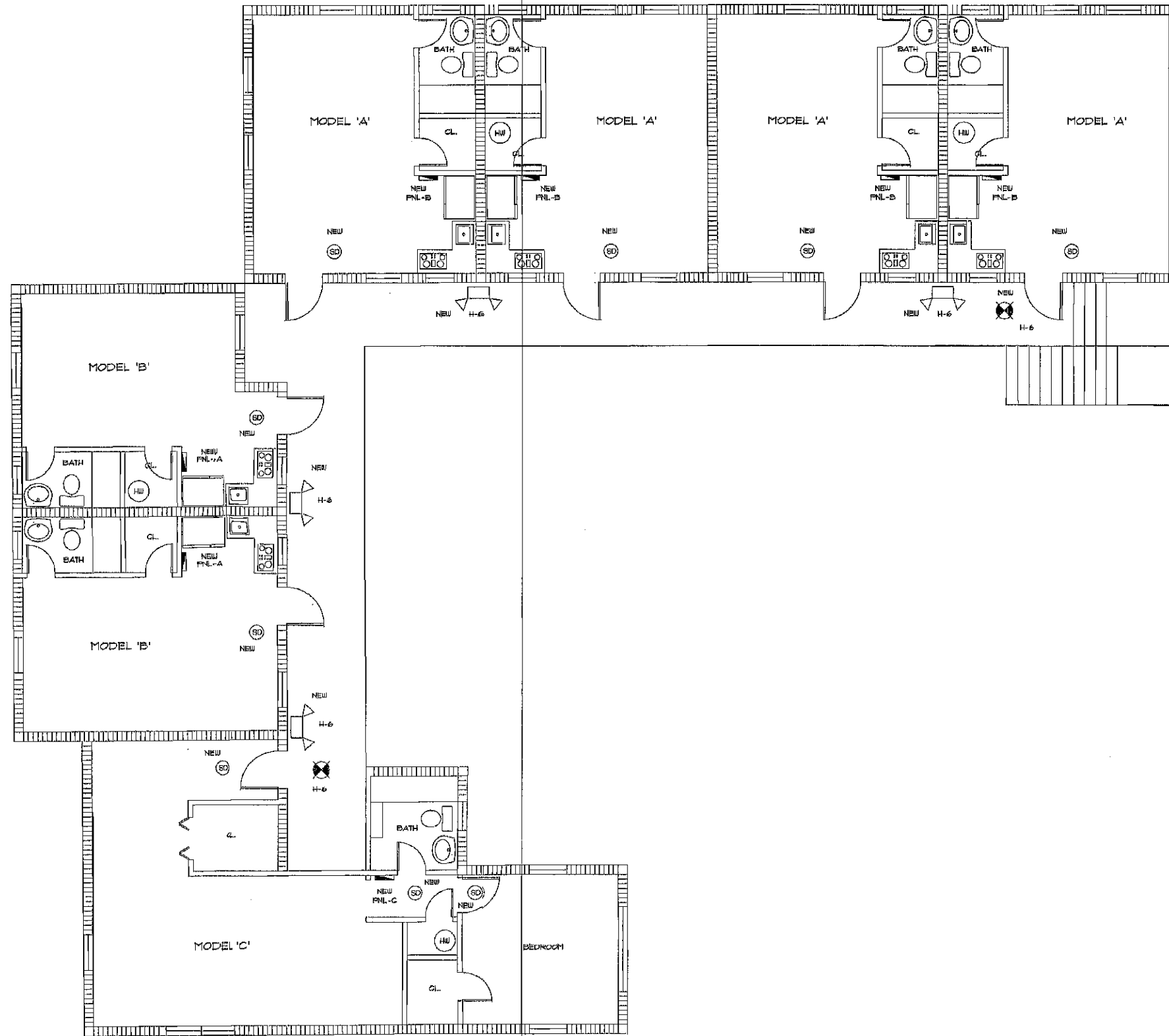
DESIGNED

DRAWN
WEP

DRAWING NO.

E-1

CHECKED



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

WPS

CHECKED

DRAWING NO.

E-2

SHEET 2 OF 4

METER CENTER 1						
APARTMENTS DEMAND LOAD						
UNIT MODELS						
ITEM	'A'	'B'	'C'	'D'		TOTAL
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						
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	81,920	15,840	4,410	4,692		
SUB-TOTAL NEUTRAL WATTS = 57,182						
FIRST 3000W. AT 100% = 3000W.						
REST AT 33% = 10,546.00 W.						
RANGES AT 70% = 1,000 W.						
115V. APPLIANCES (800 X 14) = 11,200.00 W.						
TOTAL WATTS = 39,146 W. = 139.10 AMPS						
FIRST 200 AMPS AT 100% = 139 AMPS.						
BALANCE AT 70% = 139 AMPS.						
TOTAL NEUTRAL AMPS = 139 AMPS.						

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	4,500	4,500	4,500	4,500
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	1000	1/2	12	CORRIDOR LIGHT	7			
20	1	500	1/2	12	TELEPHONE BOARD	8			
CONNECTED LOAD: 7,940 WATTS = 33 AMPS									
FEEDER: 3 10THN-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 10THN-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	

SHEET 3 OF 4

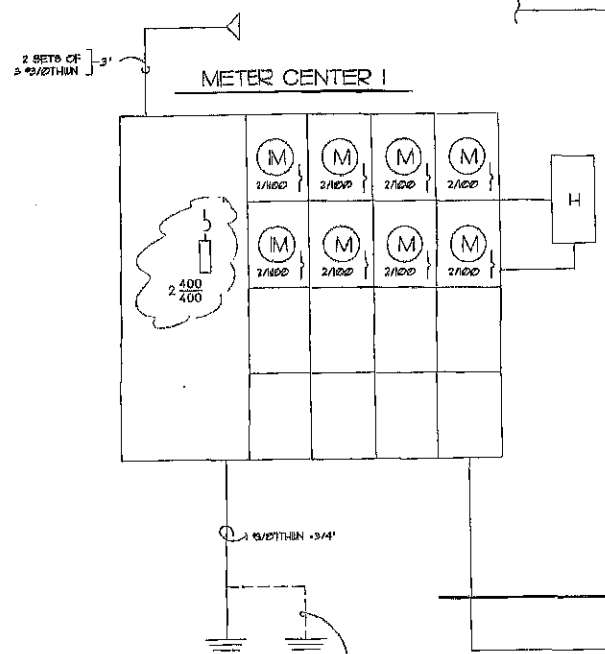
ELECTRICAL NOTES:

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.

NOTE:

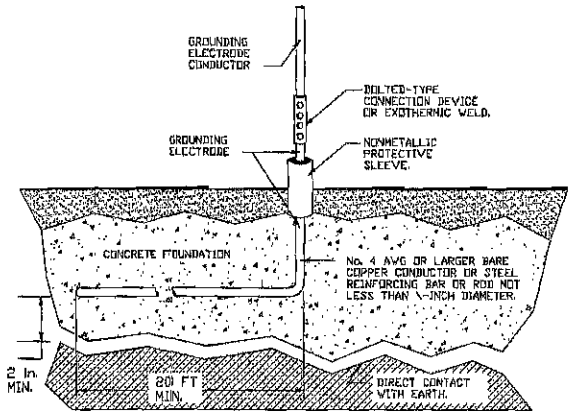
METER CENTER SHALL BE OF A TYPE APPROVED BY
FPL & BUILDING DEPARTMENT FOR INSTALLATION IN METER ROOM

INDOOR METER CENTER 240/120V 3PH 4W WITH
MAIN FUSE 60 AMP 3P
METER 240/120V 3PH 4W
45,000 JIC DISCONNECT LIMITING FUSES
HAVING 10,000A LET-THRU WITH
50,000 INPUT

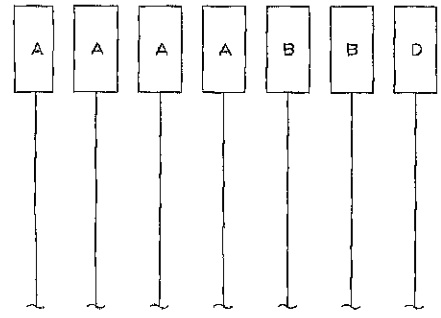


ELECTRIC RISER DIAGRAM
N.T.S

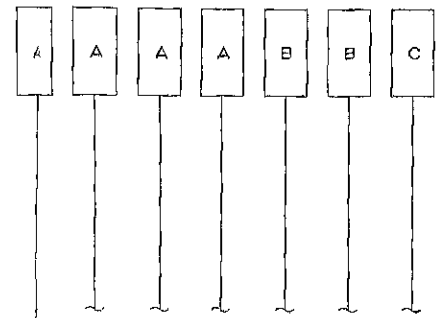
CONNECT TO TWO 5/8" X 10'-0" GROUNDING
RODS SPACED 6 FT. FROM TO NEAREST
AVAILABLE EFFECTIVELY GROUND
STRUCTURAL METAL MEMBER OF STRUCTURE



ENCASED GROUNDING ELECTRODE DETAIL



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 1/24/99	CHECKED
SCALE AS SHOWN	
DESIGNED	
DRAWN WEP	
DRAWING NO. E-4	
SHEET 4 OF 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 Co.	33-
Gas	6809	10-22-51	Acme Co.	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. 7/12-52	Temporary Final
ROOF FRAMING 12-6-52	Grease Trap	Final Electric 2-6-52
2-11-52	Final Plumbing 7-11-52	
	Cert. of Occupancy 2-12-52	Rubbish Bond

Remarks:

C. J. [Signature]

RIP-TIDE APTS

2300 N. S HRF RD

LEGAL DESCRIPTION

COS 1

DESCRIPTION OF CONST.

ARCHITECT:

PERMIT TYPE	NO.	DATE	TO WHOM	EXT. or OUT.
BLDG. AWNCS 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	☐ SEPTIC TANK ☐ 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	☐ SEPTIC TANK ☐ 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 Plumbing Co.				
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			☐ SEPTIC TANK ☐ 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.							☐ SEPTIC TANK ☐ 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							☐ SEPTIC TANK ☐ 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	BLK#	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.	71460	4-12-67	V. AMBROSINO	67-615
ROOF				
ELECTRICAL				
PLUMBING				
GAS				
SEPTIC, SEWER				
A/C DUCTS				
SCREEN ENCL.				
POOL				
DRIVEWAY				
FENCE				

FL-8 2049.

NAME OF OWNER: Lino & Lina
 ADDRESS OF OWNER: 1000 S. 10th St. Phoenix, Arizona
 PERMIT NO.: 17353
 DATE ISSUED: 10-3-51
 TO WHOM: GANNON Construction Co.
 COST: \$60,500.
 DESCRIPTION OF CONSTRUCTION: Apartment, 8 Units
 FOUNDATION: 12' x 12' x 12' concrete piers
 FLOORING: 1/2" x 1/2" x 1/2" concrete
 ROOF: 1/2" x 1/2" x 1/2" concrete
 ELECTRICAL: 1/2" x 1/2" x 1/2" concrete
 PLUMBING: 1/2" x 1/2" x 1/2" concrete
 GAS: 1/2" x 1/2" x 1/2" concrete
 SEPTIC, SEWER: 1/2" x 1/2" x 1/2" concrete
 A/C DUCTS: 1/2" x 1/2" x 1/2" concrete
 SCREEN ENCL.: 1/2" x 1/2" x 1/2" concrete
 POOL: 1/2" x 1/2" x 1/2" concrete
 DRIVEWAY: 1/2" x 1/2" x 1/2" concrete
 FENCE: 1/2" x 1/2" x 1/2" concrete

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, AT RATE
REAR ROOF	5308	11-21-70	RALPH WALTERS	
ELECTRICAL				
PLUMBING				
GAS				
SEPTIC, SEWER				
A/C DUCTS				
SCREEN ENCL.				
POOL				
DRIVEWAY				
FENCE				

JOB CARD				
Rip tide motel		JOB ADDRESS 2300 N. Surf Rd.		
LOT NUMBER		BLOCK	SUBDIVISION OR ZONING	
NO.	ARCHITECT	FEE	VALUATION	
		\$ 00		

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	BLOCK		SUBDIVISION OR SECTION			
MICROFILM NO.	ARCHITECT			FEE \$ 6.00	VALUATION \$		
DESCRIPTION OF CONSTRUCTION 1 Fixture for Shower							☐ NOTED FOR OTHER USE
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	BLOCK		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				☐ SEPTIC TANK ☐ 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.			
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				☐ SEPTIC TANK ☐ SEWER TANK			
TYPE PERMIT	NUMBER	DATE	CONTRACTOR	TYPE PERMIT	NUMBER	DATE	CONTRACTOR

PLUMBING	NO. FIX.						
L-P-DRY WALL							
FENCE							
NOTES:				1418-13			

OWNER OLGA PAL				JOB CARD			
JOB ADDRESS RIPTIDE APTS.				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							
☐ SEPTIC TANK							
☐ DRIVEWAY							
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	NO. FIX.			POOL			
L-P-DRY WALL				DRIVEWAY			
FENCE				PATIO or WALK			
NOTES:							

OWNER O. PALATASH				JOB CARD			
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

JOB CARD							
OWNER O. PARATASH				JOB ADDRESS 2500 N Surf Rd.			
LEGAL DESCRIPTION	LOT NUMBER		BLOCK		SUBDIVISION BY ADDITION		
RECEIPT NO.	ARCHITECT			FEE \$ 9.70	VALUATION \$ 600		
DESCRIPTION OF CONSTRUCTION Resurface Existing Drive 1400 Sq. Ft.							
				☐ SEPTIC TANK ☐ 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
SEWER LINE

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

C-P-BRY WALL

DRIVEWAY

FENCE

103990

7-1-86

CRAMFORD &
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

RECORDING NO.

ARCHITECT

FEE

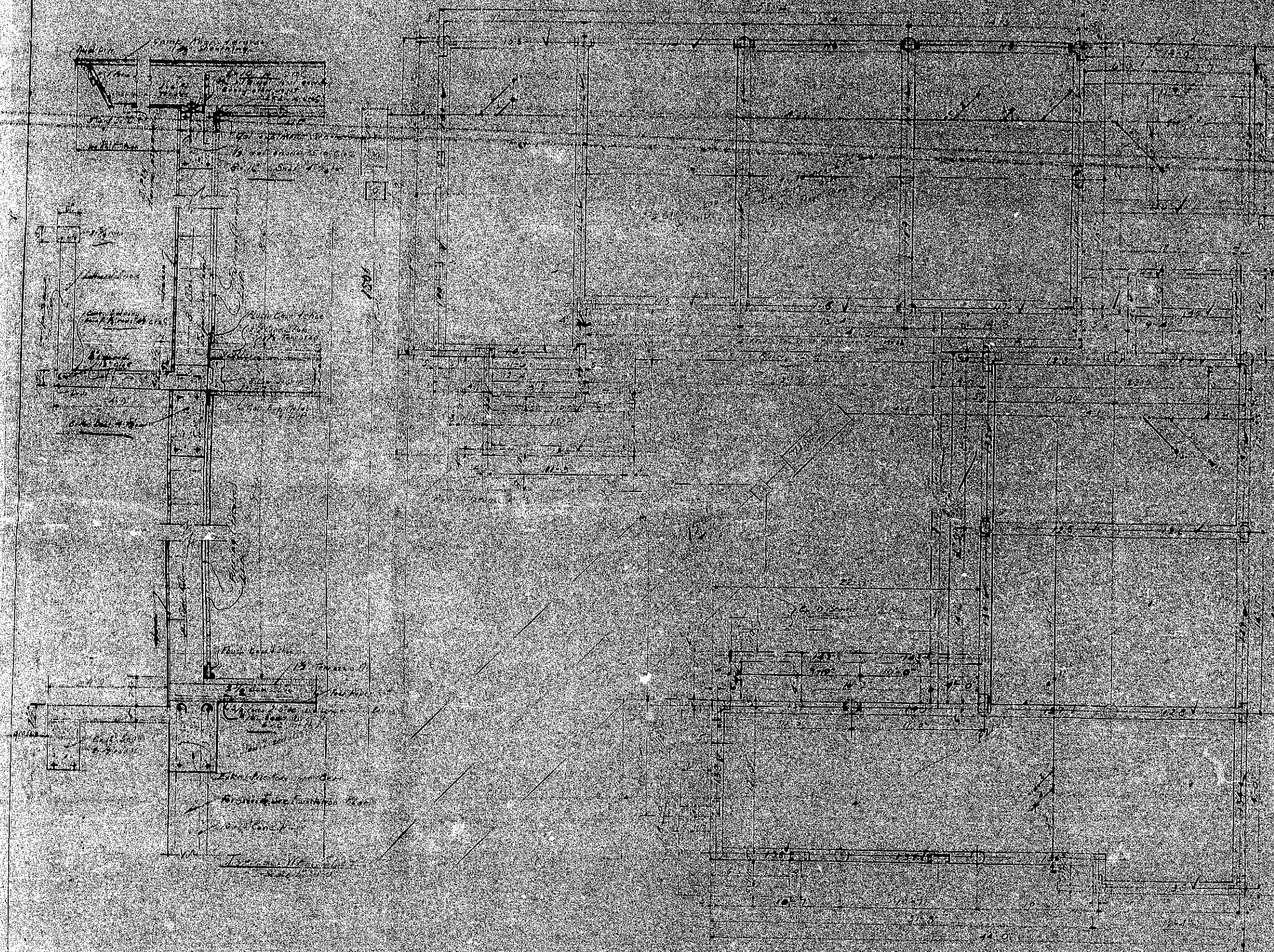
VALUATION

misc 80

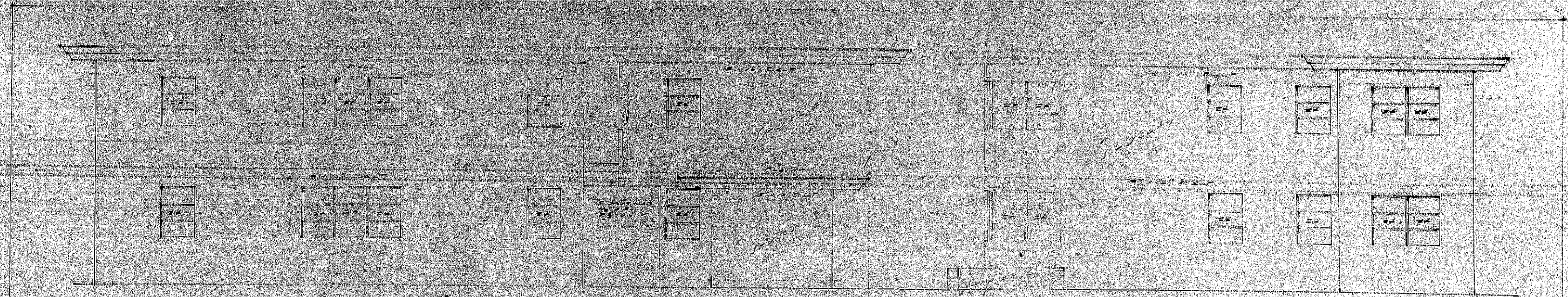
L-P-DRY WALL				POOL			
PRICE	103990	7-1-86	CRANFORD 4	DRIVEWAY			
NOTES:	county surcharge \$.20						

OWNER RIFTIDE APARTMENTS				JOB CARD 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				AIR/CONDITION			
ELECTRIC-BASIC				MECHANICAL			
ELECTRIC-SUPP.				SCREEN			
PLUMBING				POOL			
L-P-DRY WALL				DRIVEWAY			
PRICE				PATIO AT WALK			
NOTES: county surcharge fee \$.46							

NAME OF OWNER

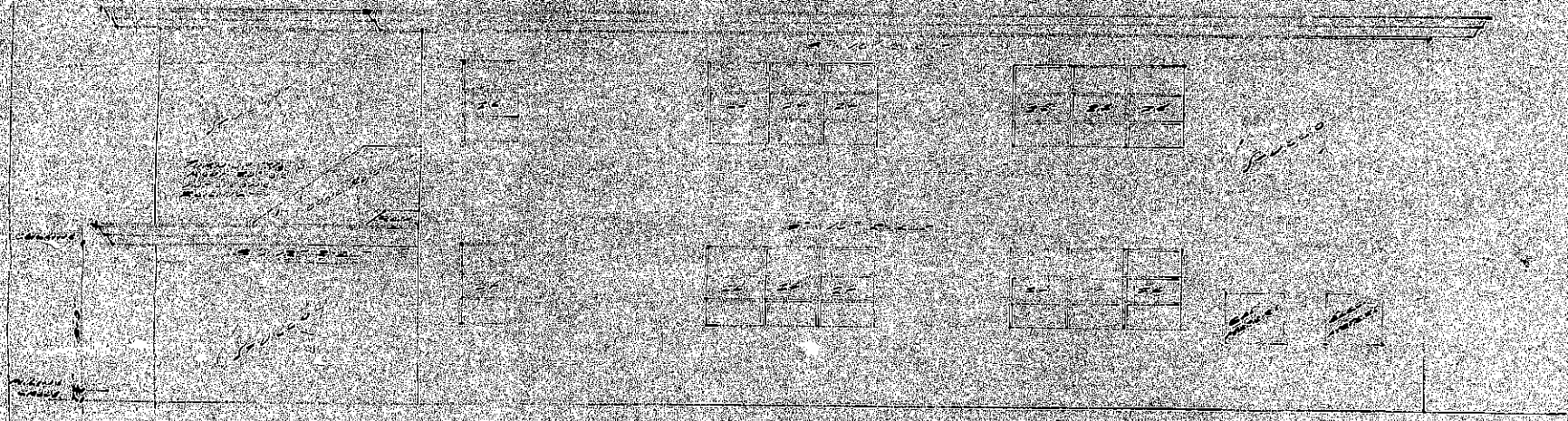


6 BURNHAM
 LONG & BURNHAM
 HOLLYWOOD, FLA.
 NATIONAL BUILDING, ROOM 10
 HOLLYWOOD, FLA.
 SEP. 23 1933

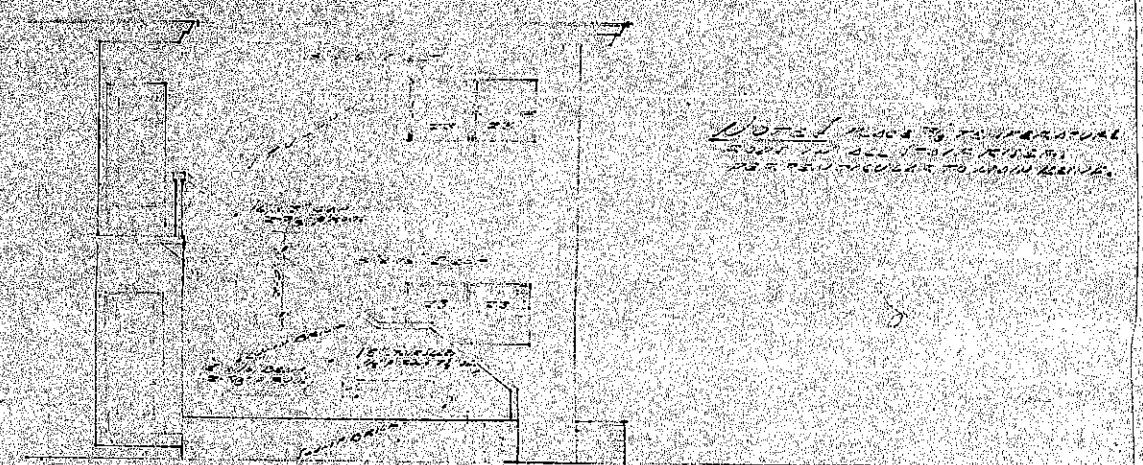


FLOOR PLAN

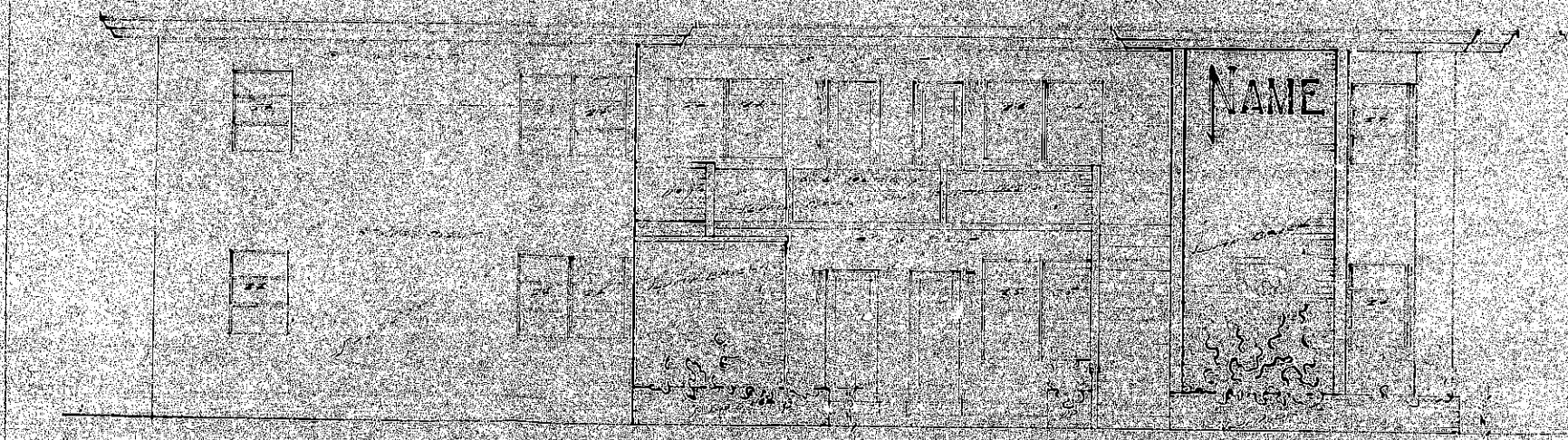
FLOOR PLAN



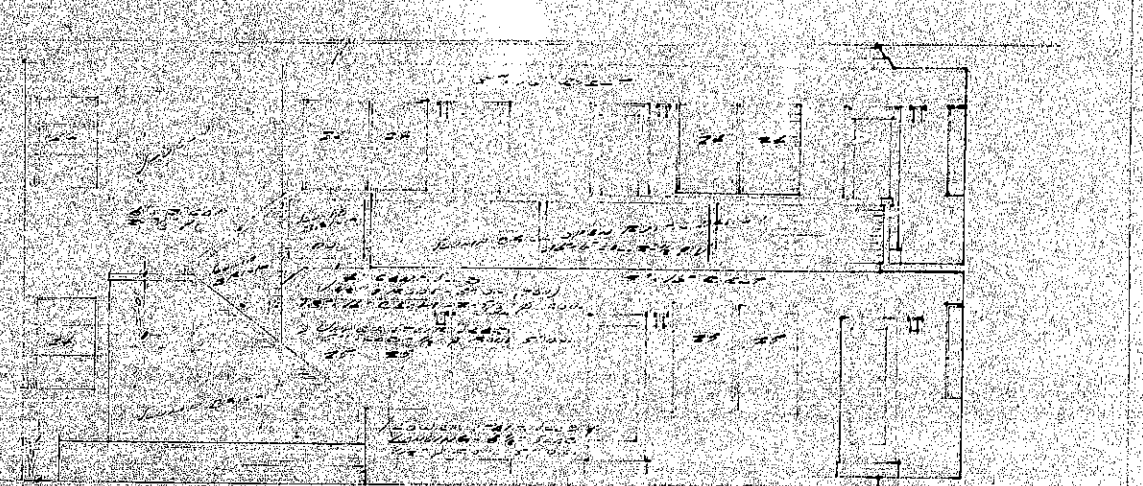
FLOOR PLAN



FLOOR PLAN



FLOOR PLAN



FLOOR PLAN

NOTES: ROOMS TO BE REMOVED
SHOWN IN ALL FLOOR PLANS
AS BEING REMOVED TO MAIN HALL.

NAME

8 UNIT APARTMENT
LONG BEACH
HOLLYWOOD, CALIF.
BAYVIEW & LEXINGTON AVE. (EAST)
HOLLYWOOD, CALIF.
DATE: 12/20/51

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
	1-7-16-51 6-24-51 6-24-51	
CAP	Grease Trap 6-24-51 6-24-51	Final Electric 8-27-51
	Final Plumbing 7-16-51	
GAS 8-14-51 7-16-51	Cert. of Occupancy 7-26-51	Rubbish Bond 8-27-51
7-23-51	7-26-51	8-27-51

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	110A A/C
SCREEN ENCL.				
POOL				
DRIVEWAY				
FENCE				
A/C	455	2-13-70	John A/C	

NAME OF OWNER C.E. HATHAWAY - APT 1

ADDRESS 2325 N. SURF ROAD

LEGAL DESCRIPTION LOT 142 BLK 12 HAWAII BEH 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	2/18/70	JOHN'S A/C	2 ton A/C
SCREEN ENCL.				
POOL				
DRIVEWAY				
FENCE				

NAME & OWNER M. BROWN - APT 4

ADDRESS 2325 N. SURF ROAD

LEGAL DESCRIPTION LOT 112 BLK 12 NEW BEN 1ST EDITION COST \$1600.00

DESCRIPTION OF CONST.

ARCHITECT:

PERMIT TYPE	NO.	DATE	TO WHOM	EXT. or OUT.
BLDG.				
ROOF				
ELECTRICAL				
PLUMBING				
GAS				
SEPTIC, SEWER				
A/C DUCTS	452	2-18-70	JOHN S. A/C	③ 4 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	☐ SEPTIC TANK ☐ SEWER TAP
---	--

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

DESCRIPTION OF CONSTRUCTION 1 window or wall unit	☐ SEPTIC TANK ☐ SEWER TAP
--	--

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	☐ SEPTIC TANK ☐ SEWER TAP
--	--

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
--------	---------

JOB CARD

OWNER SALJIMALT		JOB ADDRESS 2325 N Surf Rd.	
LEGAL DESCRIPTION	LOT NUMBER	BLOCK	SUBDIVISION OR ADDITION
MICROFILM NO.	ARCHITECT	FEE \$2.50	VALUATION \$ 200
DESCRIPTION OF CONSTRUCTION			☐ SEPTIC TANK ☐ 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

ATTACHMENT B

Land Use and Zoning Map

Folio ID: Riptide Hotel



DEVELOPMENT SERVICES PLANNING

Legend

 Subject Property

 City Boundary

 Streets

LAND USE

 GBUS

 OSR

ZONING

 BRT-25-C

 BWK-25-HD-C

 GU

HISTORIC SITES

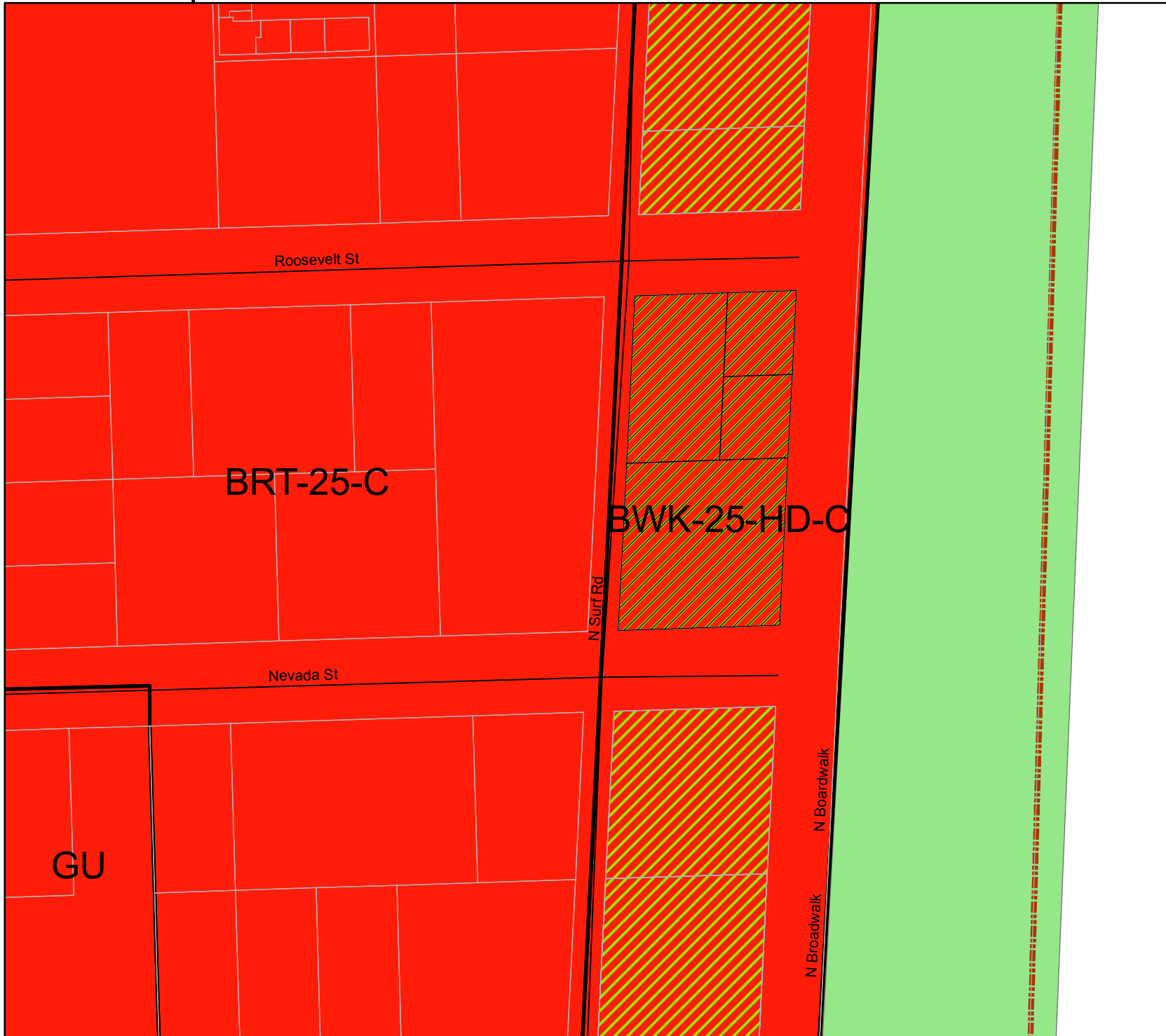
 HMPRL0D-1

 HPOD-1

 HPOD-2

 HPOD-3

 HPOS



0 15 30 60 Feet



ATTACHMENT C
Allocation of Bonus Hotel Density Rooms
(Resolution No. R-2018-156)

RESOLUTION NO.

R-2018-156

(16-CMPV-73)

A RESOLUTION OF THE CITY COMMISSION OF THE CITY OF HOLLYWOOD, FLORIDA, APPROVING THE ALLOCATION OF UP TO EIGHT BONUS HOTEL DENSITY ROOMS FROM THE "HOLLYWOOD BEACH HOTEL ROOM POOL" PURSUANT TO THE CITY'S COMPREHENSIVE PLAN AND ZONING AND LAND DEVELOPMENT REGULATIONS FOR A 31 ROOM HOTEL WITH ACCESSORY USES KNOWN AS THE "RIPTIDE HOTEL", LOCATED AT 2300 AND 2325 NORTH SURF ROAD.

WHEREAS, the City's Land Use and Coastal Elements of the Comprehensive Plan established the allocation of additional bonus hotel density rooms from the "Hollywood Beach Hotel Room Pool" ("Pool"); and

WHEREAS, in accordance with the Pool, hotels and motels located in the Central Beach Area with a General Business Land Use shall not exceed 50 hotel rooms per acre, provided, however, that the City Commission may approve up to an additional 50 rooms per acre (for a maximum of 100 rooms per acre) from the "Central Beach Hotel Room Pool"; and

WHEREAS, Section 4.6.1.3.b. of the City's Zoning and Land Development Regulations provides that lots greater than or equal to 17,000 gross square feet, or four or more lots that share a common lot line under unified ownership, may request an additional 20 rooms per acre for a maximum of 70 rooms per acre; and

WHEREAS, the Pool currently consists of 725 bonus hotel density rooms; and

WHEREAS, Hollywood Beachfront Townhomes, LLC ("Applicant") is requesting allocation of up to eight bonus hotel density Rooms from the Pool for a 31 room hotel with accessory uses known as the "Riptide Hotel" as depicted in the proposed Site Plan attached as Exhibit "B", located at 2300 and 2325 North Surf Road, as more specifically described in the attached Exhibit "A"; and

WHEREAS, should the request for additional rooms be granted, the project will be considered by the Joint Board (Planning and Development Board and Historic Preservation Board) for a Certificate of Appropriateness for Demolition, Certificate of Appropriateness for Design, Variances, and Site Plan; and

WHEREAS, following an analysis of the application and its associated documents, Planning staff determined that the allocation of up to eight bonus hotel density rooms from the Pool is consistent with the City's Comprehensive Plan and Zoning and Land

Development Regulations, and therefore recommended approval with the following conditions:

- (1) That the Applicant shall obtain a Building Permit for the principal structure within 24 months from the approval of the Site Plan by the Planning and Development Board. However, if the Applicant fails to obtain a Building Permit within the requisite timeframe, then the eight bonus hotel density rooms shall automatically revert back to the Pool; and
- (2) In the event that the Applicant has not used all of the eight rooms allocated at the time of Certificate of Occupancy, the remaining balance of those bonus hotel density rooms shall automatically revert back to the Pool.

; and

WHEREAS, if such allocation is approved by the City Commission, the Pool will have 717 bonus hotel density rooms remaining; and

WHEREAS, the City Commission has reviewed the Applicant's request for an allocation of up to eight bonus hotel density rooms from the Pool, and in accordance with the City's Comprehensive Plan and Zoning and Land Development Regulations, has determined that such allocation should be approved.

NOW, THEREFORE, BE IT RESOLVED BY THE CITY COMMISSION OF THE CITY OF HOLLYWOOD, FLORIDA:

Section 1: That the foregoing "WHEREAS" clauses are ratified and confirmed as being true and correct and are incorporated in this Resolution.

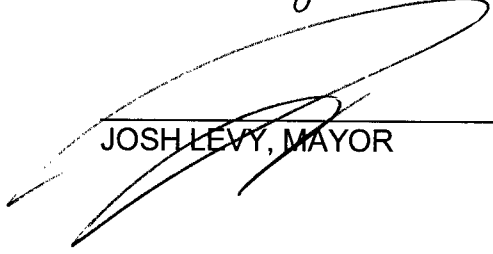
Section 2: That the allocation of up to an additional eight bonus hotel density rooms from the "Hollywood Beach Hotel Room Pool" is approved with the following conditions:

- (1) That the Applicant shall obtain a Building Permit for the principal structure within 24 months from the approval of the Site Plan by the Planning and Development Board. However, if the Applicant fails to obtain a Building Permit within the requisite timeframe, then the eight bonus hotel density rooms shall automatically revert back to the Pool; and
- (2) In the event that the Applicant has not used all of the eight rooms allocated at the time of Certificate of Occupancy, the remaining balance of those bonus hotel density rooms shall automatically revert back to the Pool.

RESOLUTION APPROVING AN ALLOCATION OF UP TO EIGHT ADDITIONAL BONUS
HOTEL DENSITY ROOMS FOR THE RIPTIDE HOTEL.

Section 3: That this Resolution shall be in full force and effect upon approval of
the Site Plan by the Joint Board.

PASSED AND ADOPTED this 15 day of May, 2018.


JOSH LEVY, MAYOR

ATTEST:


PATRICIA A. CERNY, MMC
CITY CLERK

APPROVED AS TO FORM AND LEGAL
SUFFICIENCY for the use and reliance
of the City of Hollywood, Florida only:

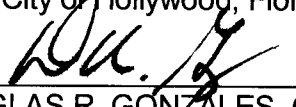
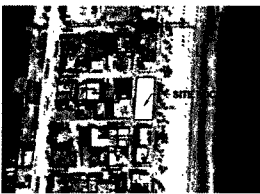

DOUGLAS R. GONZALES, CITY ATTORNEY 

EXHIBIT B

RIPTIDE HOTEL 2300 N SURF ROAD, HOLLYWOOD, FL 33019



LOCATION MAP



GENERAL DESCRIPTION

PROPERTY ADDRESS

MEETING DATES

DATE: 10/11/11
TIME: 10:00 AM
LOCATION: 2300 N SURF ROAD, HOLLYWOOD, FL 33019

LEGAL DESCRIPTION

LOT 12, 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 12, BLOCK 11 and Lot 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 = 4,155 square feet, or 0.0945 square feet, more or less.)

ARCHITECTS	SURVEY	LANDSCAPE ARCHITECTS	STRUCTURAL ENGINEERS	MEP ENGINEERS	CIVIL ENGINEERS
RKB ARCHITECTS & PLANNERS INC. RICHARD K. BROOKS 4800 N. FEDERAL HIGHWAY BOCA RATON, FL 33431 TEL: 561-394-3951 FAX: 561-394-4802 EMAIL: RKB@RKBELLSSOUTH.NET	ACCURATE LAND SURVEYORS, INC. 1150 E. ATLANTIC BLVD. POMPANNO BEACH, FL 33069 TEL: 954-782-1441 FAX: 954-782-1442	MURAKAMI LANDSCAPE ARCHITECTS 329 NE 1ST AVENUE DELRAY BEACH, FLORIDA 33444-3824 TEL: 561-276-7750 dor@mlandscape.net	TBC	TBC	GGB ENGINEERING, INC. 2999 STIRLING ROAD, SUITE C-202 FORT LAUDERDALE, FLORIDA 33312 TEL: 954-365-8099
A000 COVER SHEET A004 SYMBOLS & ABBREVIATIONS A005 CODE ANALYSIS A006 AREA CALCULATIONS A008 ISOMETRIC VIEW A009 3D COLOR RENDERING A002 COLOR CHIP A003 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 A300 ELEVATIONS A301 ELEVATIONS	1 OF 1 SURVEY	L-1 EXISTING TREE SURVEY / L-2 LANDSCAPE PLAN L-3 LANDSCAPE PLAN L-4 LANDSCAPE NOTES, DETAILS & SPECIFICATIONS	5000 TBC	5000 TBC	

RIPTIDE HOTEL
2300 North Surf Road, Hollywood, FL 33019
T: (954) 589-2220 F: (954) 589-2491
www.riptidehotel.com

CONTRACTOR
TBD

MUNICIPAL
CITY OF HOLLYWOOD

RKB
RICHARD K. BROOKS
ARCHITECT & PLANNER
4800 N. FEDERAL HIGHWAY
BOCA RATON, FL 33431
TEL: 561-394-3951
FAX: 561-394-4802
EMAIL: RKB@RKBELLSSOUTH.NET

RIPTIDE HOTEL
2300 N SURF ROAD
HOLLYWOOD, FL 33019

NO.	REVISION	DATE
1	ISSUED FOR PERMIT	10/11/11

COVER SHEET

1603
A000

┌

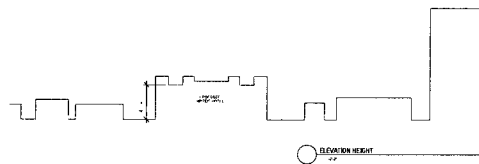
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100-27448

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EXHIBIT B



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)

RKB
REGISTERED ARCHITECT
STATE OF FLORIDA
NO. 12345
DATE: 07/26/17

RIPTIDE HOTEL
2300 N. SURF ROAD
HOLLYWOOD, FL 33019

DATE	REVISION
07/26/17	1

COLOR CHIP

1603

A062

[illegible]

LEGAL DESCRIPTION:
 LOT 2, 3 and 4 Block 12 of HOLLYWOOD BEACH FIRST ADDITION
 according to the First Platted and Recorded in Plat Book 1, Page 31 of the Public Records of Broward County, Florida. The City of Hollywood is 217,699 square feet or 0.4832 square feet more or less.

TOGETHER WITH:
 LOT 18, Block 11, and Lots 2 and 4, Block 12 of HOLLYWOOD BEACH FIRST ADDITION, according to the First Platted and Recorded in Plat Book 1, Page 31 of the Public Records of Broward County, Florida. (These areas are defined by the City of Hollywood as 4,108 square feet or 0.0092 square feet more or less.)

PARKING	REQUIRED	PROVIDED
UNITS - 1 PER ROOM =	31 SPACES	12 SPACES ON-SITE
		11 SPACES OFF-SITE PARKING (OT)
		25 VALET SPACES
		2 HPC'S PARKING
TOTAL	31 SPACES	38 SPACES

*LEAVING 7 PARKING SPACES FROM CRA

LOADING
 ACCORDING TO CRA ROOFSIDE TRUCK TRAIL IS DESIGNATED AS A PARKING LOADING ZONE FOR TRUCK UP TO 30 FEET

A DRY-OT PARKING SPACE ON SITE HAS BEEN PROVIDED

SITE INFORMATION	
EXISTING ZONING	BOARDWALK HISTORIC DISTRICT COMMERCIAL (BWK-SHDC)
LAND USE DESIGNATION	GENERAL BUSINESS
NET LOT AREA	12,288.00 SQUARE FEET
GROSS LOT AREA	21,140.00 SQUARE FEET (1 AC.)
DENSITY	<u>ALLOWED</u> 50 ROOMS PER GROSS AC 0.45 : 50 - 22 : 51 ROOMS <u>REQUESTED</u> 87 ROOMS PER GROSS AC 0.45 : 70 - 31 : 52 ROOMS REQUESTING 31 ROOMS (REQUESTING AN ADDITIONAL 8 HOTEL ROOMS FROM THE HOTEL DENSITY POOL BASED ON HAVING A LOT GREATER THAN OR EQUAL TO 17,600 SF.

 PARTITIONS
 CMU WALLS
 CONCRETE WALLS
 STRUCTURAL CONCRETE WALL
 STRUCTURAL COLUMN
 ALL DIMENSIONS TO BE VERIFIED IN FIELD

 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

[illegible]

40% PORTAGE CALCULATION	REQUIRED	PROPOSED
TOTAL PORTAGE LENGTH 7145.6		
140.9 x 40% = 56.2		
140.9 - 56.2	84.7	114.72
140.9 - 84.7	56.2	0

25% ENCROACHMENT CALCULATIONS		
	REQUIRED	PROPOSED
40.2 x 25% = 10.05	10.05	10.05
40.2 - 10.05 = 30.15	30.15	30.15
40.2 - 30.15 = 10.05	10.05	10.05

[illegible][illegible][illegible]

PTIDE HOTEL
2300 N SURF ROAD
HOLLYWOOD, FL 33019

No.	Description	Date
1	P.C. 107(1)(b) "A"	1-2-2013
2	P.A.S. "B"	1-2-2013
3	Basis - S.S., H.C.-C.I.	1-2-2013

SITE PLAN
Project: 1603
Sheet: A082

1603
A082



N ➡

RKB
 10101 E. Vermont
 P.O. Box 1600
 Richmond, VA 23216

HOTEL
ROAD
33019

PTIDE HOTEL
2300 N SURF ROAD
HOLLYWOOD, FL 33019

PTIDE HOTEL
2300 N SURF ROAD
HOLLYWOOD, FL 33019

01/26/17

LEVEL 2 FLOOR
PLAN

Project Number
1603

Sheet Title
A102

Project Number
1603
Date: 1/27/14
A102

L



RKB
 NEW HILLS 14-24
 PO BOX 2424
 RICHMOND K. 650078
 REG NO A002344

OTEL
ROAD
L 33019

RIPTIDE H
2300 N SURF
HOLLYWOOD, CA

No.	Description	Date
P.S.C. B.F. No. 1A	$\log^{-1} = \log^{-1}$	
P.S.C. T=	$\log^{-1} = \log^{-1}$	
D.B.A. T=	$\log^{-1} = \log^{-1}$	

LEVEL 3 FLOOR
PLAN

1603

A103

L



LEGEND

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

FRONTAGE CALCULATIONS		
APPL FRONTAGE CALCULATION TOTAL FRONTAGE 1,000' 7" PER 100' 0"	REQUIRED	PROPOSED
2011 38	92	1 = 100'
EST 100'	42	9
25% ENCROACHMENT CALCULATIONS		
	REQUIRED	PROPOSED
2011 100' 0" 1" 4"	52	10
1,000' 100' 0" 1" 4" 2" 0" 1" 4"	54	10
1,000' 100' 0" 1" 4" 2" 0" 1" 4"	52	10

PTIDE HOTEL
2300 N SURF ROAD
HOLLYWOOD, FL 33019

No.	Description	Date
1	WELB (FURN) 1 A	12-1-14
2	WELB - 6	12-3-14
3	WELB 1 1/2" x 1/2" x 1/2" x 1/2"	12-3-14

01/26/17

LEVEL 4 FLOOR

1603
A104

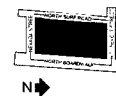
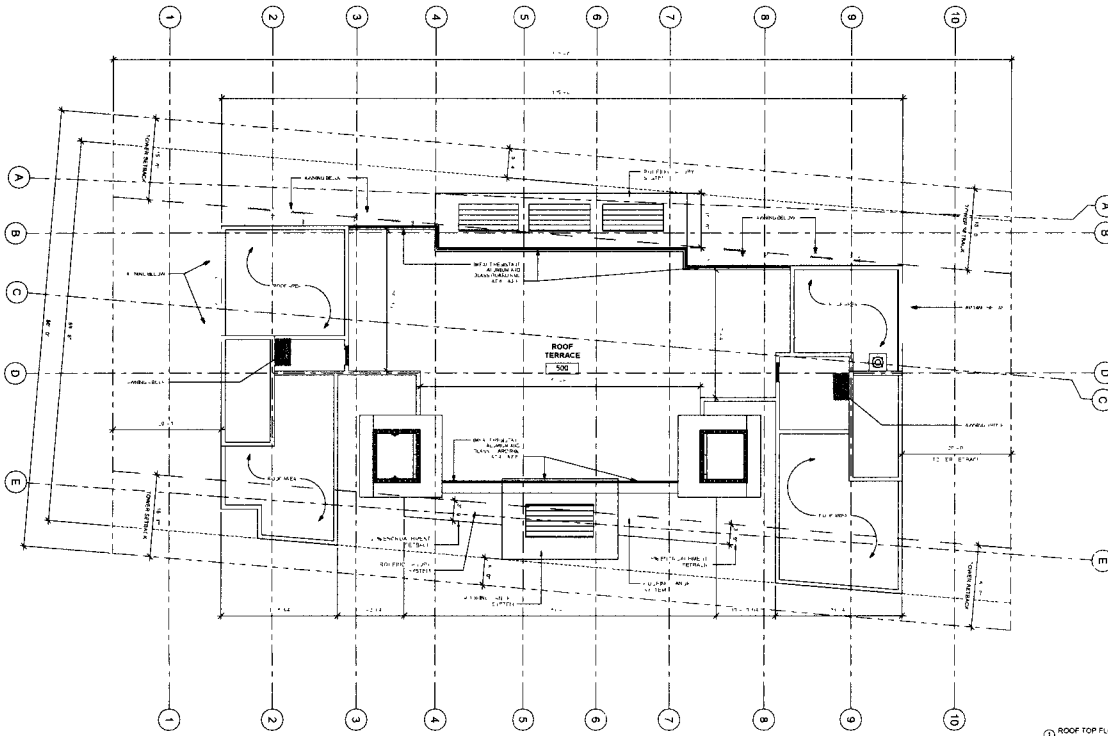


EXHIBIT B



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
	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

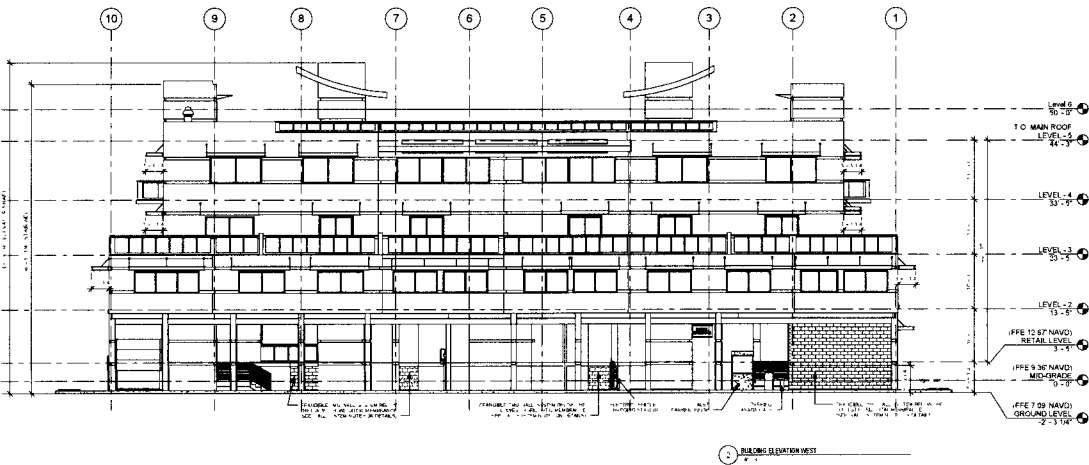
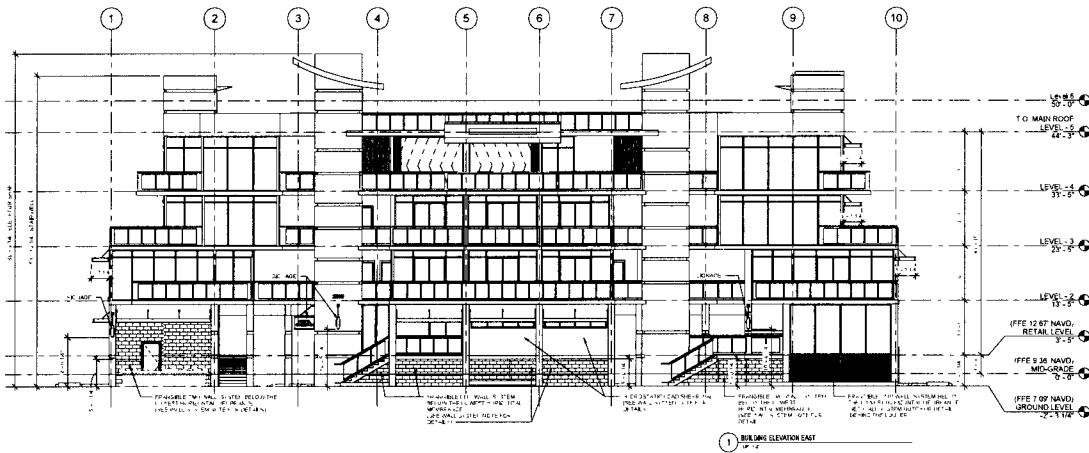
RKB
REGISTERED ARCHITECT
FLORIDA
NO. 12345
1234 N. 10TH AVE., SUITE 100
HOUSTON, TEXAS 77002
713.555.1234
www.rkb.com

RIPTIDE HOTEL
2300 N. SURF ROAD
HOUSTON, TX 77002

NO.	DATE	DESCRIPTION
1	10/1/2017	ISSUED FOR PERMIT
2	10/1/2017	ISSUED FOR PERMIT
3	10/1/2017	ISSUED FOR PERMIT
4	10/1/2017	ISSUED FOR PERMIT
5	10/1/2017	ISSUED FOR PERMIT
6	10/1/2017	ISSUED FOR PERMIT
7	10/1/2017	ISSUED FOR PERMIT
8	10/1/2017	ISSUED FOR PERMIT
9	10/1/2017	ISSUED FOR PERMIT
10	10/1/2017	ISSUED FOR PERMIT

01/20/17
ROOF TOP FLOOR
PLAN
1603
A105

EXHIBIT B



WALL SYSTEM NOTE

1. ALL EXTERIOR WALLS SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE FOLLOWING:
 - a. ALL EXTERIOR WALLS SHALL BE CONSTRUCTED WITH A MINIMUM OF 8\"/>
2. ALL EXTERIOR WALLS SHALL BE CONSTRUCTED WITH A MINIMUM OF 8\"/>
3. ALL EXTERIOR WALLS SHALL BE CONSTRUCTED WITH A MINIMUM OF 8\"/>
4. ALL EXTERIOR WALLS SHALL BE CONSTRUCTED WITH A MINIMUM OF 8\"/>
5. ALL EXTERIOR WALLS SHALL BE CONSTRUCTED WITH A MINIMUM OF 8\"/>
6. ALL EXTERIOR WALLS SHALL BE CONSTRUCTED WITH A MINIMUM OF 8\"/>
7. ALL EXTERIOR WALLS SHALL BE CONSTRUCTED WITH A MINIMUM OF 8\"/>
8. ALL EXTERIOR WALLS SHALL BE CONSTRUCTED WITH A MINIMUM OF 8\"/>
9. ALL EXTERIOR WALLS SHALL BE CONSTRUCTED WITH A MINIMUM OF 8\"/>
10. ALL EXTERIOR WALLS SHALL BE CONSTRUCTED WITH A MINIMUM OF 8\"/>

RKB
REGISTERED ARCHITECT
FLORIDA
NO. 123456789
DATE: 01/01/17

RIP TIDE HOTEL
2300 N SURF ROAD
HOLLYWOOD, FL 33019

NO.	DATE	DESCRIPTION
1	01/01/17	ISSUED FOR PERMIT
2	01/01/17	ISSUED FOR PERMIT
3	01/01/17	ISSUED FOR PERMIT
4	01/01/17	ISSUED FOR PERMIT
5	01/01/17	ISSUED FOR PERMIT
6	01/01/17	ISSUED FOR PERMIT
7	01/01/17	ISSUED FOR PERMIT
8	01/01/17	ISSUED FOR PERMIT
9	01/01/17	ISSUED FOR PERMIT
10	01/01/17	ISSUED FOR PERMIT

ELEVATIONS
1603
A200

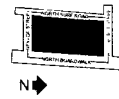
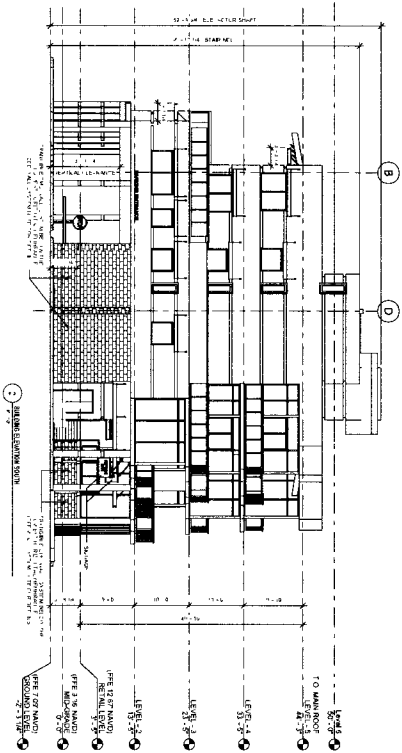
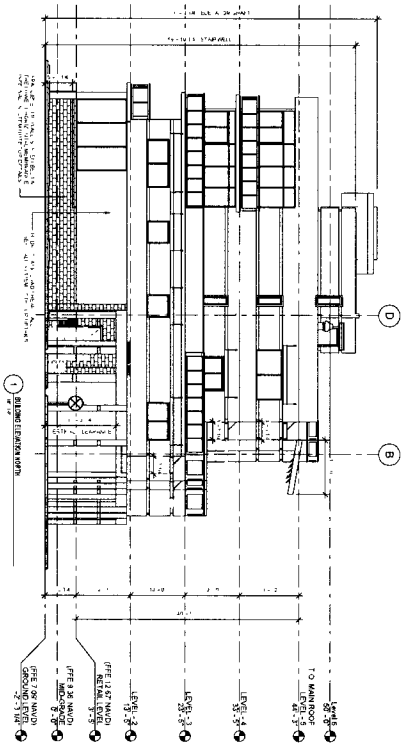


EXHIBIT B



GENERAL NOTE
 1. ALL DIMENSIONS ARE IN FEET AND INCHES.
 2. ALL DIMENSIONS ARE TO FACE UNLESS OTHERWISE NOTED.
 3. ALL DIMENSIONS ARE TO CENTERLINE UNLESS OTHERWISE NOTED.
 4. ALL DIMENSIONS ARE TO CENTERLINE UNLESS OTHERWISE NOTED.
 5. ALL DIMENSIONS ARE TO CENTERLINE UNLESS OTHERWISE NOTED.
 6. ALL DIMENSIONS ARE TO CENTERLINE UNLESS OTHERWISE NOTED.
 7. ALL DIMENSIONS ARE TO CENTERLINE UNLESS OTHERWISE NOTED.
 8. ALL DIMENSIONS ARE TO CENTERLINE UNLESS OTHERWISE NOTED.
 9. ALL DIMENSIONS ARE TO CENTERLINE UNLESS OTHERWISE NOTED.
 10. ALL DIMENSIONS ARE TO CENTERLINE UNLESS OTHERWISE NOTED.

RIPTIDE HOTEL
 2300 N SURF ROAD
 HOLLYWOOD, FL 33019

RKB
 RICHARD K. BROSCH
 REG. NO. 14000004
 ARCHITECT

No.	Description	Date
1	1603	12/1/19
2	1603	12/1/19
3	1603	12/1/19
4	1603	12/1/19
5	1603	12/1/19
6	1603	12/1/19
7	1603	12/1/19
8	1603	12/1/19
9	1603	12/1/19
10	1603	12/1/19

ELEVATIONS

1603
 A201





SCALE: N.T.S.

2300 N. SURF ROAD, HOLLYWOOD, FL 33019

RIPTIDE HOTEL

COLOR SITE PLAN

ATTACHMENT D

Correspondence

**HOLLYWOOD
COMMUNITY REDEVELOPMENT AGENCY
MEMORANDUM**

DATE: July 10, 2018

FILE NO. CRA-2018-09

TO: Leslie Del Monte, Planning Manager
Planning Division, Development Services

VIA: Jorge Camejo, Executive Director,
CRA



FROM: Susan Goldberg
Deputy Director, CRA

SUBJECT: Riptide Hotel

ISSUE:

CRA recommendation regarding approval of the certificate of appropriateness and variance for the Riptide Hotel Project.

EXPLANATION:

CRA Staff has reviewed the subject request for approval for the certificate of appropriateness for demolition, site plan, and variance for a 31 room hotel with accessory uses located within the Hollywood Beach Overlay District. In addition we have reviewed the subject request for a variance on the parking lot setback on the west side of the hotel. CRA Staff is in support of approving the requests and variances. This project is exemplary in its scale and character to the Hollywood Beach Overlay District. In addition, the architecture and approach to creating a meaningful balance of built and outdoor space will set the bar on creative solutions in a coastal environment. This project will be a catalyst for economic development, and as such we are encouraged and eager for this project to move forward and receive approval for requests and variances. The CRA hereby submits this letter of support.

RECOMMENDATION:

The CRA staff supports this project and recommends its approval.

Cc: Shiv Newaldass, Director of Development Services