## YWOOD, JTH **FLORIDA** 33019

DEVELOPER:

315 SOUTH BISCAYNE BLVD, 4TH FLF MIAMI, FLORIDA 33132 TEL. (305) 533-0001 FAX (305) 513-5800 RELATED GROUP 4TH FLR

COHEN,

FREEDMAN,

ENCINOSA CTS, P.A.

≫

ASSOC.

ARCHITECTURE:

ARCHITECTS, P.A. 8085 N.W. 155TH STREET MIAMI, FLORIDA 33016 (305) 826-3999 FAX (305) 826-4155

EMAIL: CFEARCH@BELLSOUTH.NET SURVEYOR

SCHWEBKE—SHISKIN & ASSOCIATES, 3240 CORPORATE WAY MIRAMAR, FLORIDA 33025 TEL. (954) 435-7010 FAX (954) 438-3288

INC.

CIVIL ENGINEER

INDEX

CONSULTING 10700 NORTH KENDALL DRIVE SUITE 400 MIAMI, FLORIDA 33176 TEL. (305) 378-5555 FAX (305) 279-4 ENGINEERING & SCIENCE

RAYMOND JUNGLES, INC 242 SW 5TH STREET

242 SW 5TH STREET
MIAMI, FLORIDA 33130
(305) 858-6777 FAX

LANDSCAPE ARCHITECTURE

(305) 279-4553 (305) 856-0742 LEVEL PLAN ROOF LEVEL PLAN LEVEL PLAN

GRADING-DRAINAGE RENDERINGS PLAN GENERAL DETAILS NOTES

INTRA-COASTAL WATERWAY LOCATION MAP BEACH BOULEVARD OCEAN BOULEVRAD BEACH ON RESORT ATLANTIC OCEAN

PARCEL 3:

LOT 10, BLOCK 2, AMENDED PLAT OF SEMINOLE BEACH, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 1, PAGE 15, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA

LOTS 7, 8 AND 9, BLOCK 2, AMENDED PLAT OF SEMINOLE BEACH, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 1, PAGE 15, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA.

ZONING: CURRENT:

PROJECT

DATA

TOTAL HEIGHT OF

BUILDING

PREVIOUSLY

APPROVED

CURRENT

STORIES

BUILDING

HEIGHT

CURRENT: PD-PLANNED DEVELOPMENT ORD. NO. 0-2006-36/C-1 EXISTING 4
PROPOSED: PD-PLANNED DEVELOPMENT

4001 BLDG.)

CURRENT USE:

VACANT

LAND USE DESIGNATION:

MEDIUM/HIGH RESIDENTIAL 17-25 UNITS PER ACRE

TOTAL NUMBER OF

ALLOWABLE

PROVIDED
49
16

RESIDENTIAL TOWER
TOWER PEDESTAL
CABANA BUILDINGS
PORTE COCHERE

PROVIDED

206'-6" (214'-6" NGVD)

15'-0" (27'-6" NGVD)

25'-6" (33'-6" NGVD)

14'-0" (27'-0" NGVD)

NORTH CABANAS (NON-DWELLING)

FOLIO NUMBER: 514226010130

DESCRIPTION:

I CERTAIN PARCEL OF LAND BOUNDED ON THE NORTH BY THE NORTH LINE OF LOT 7, BLOCK 2, I BOOK 1, PAGE 15, EXTENDED EAST TO THE EROSION CONTROL LINE ACCORDING TO THE PLAT REOF, RECORDED IN MISCELLANEOUS PLAT BOOK 5, PAGE 7, OF THE PUBLIC RECORDS OF WARD COUNTY, FLORIDA, BOUNDED ON THE SOUTH LINE OF LOT 9, BLOCK 2, PLAT BOOK 1, E 15, EXTENDED TO THE EAST TO THE EROSION CONTROL LINE ACCORDING TO THE PLAT REOF, RECORDED IN MISCELLANEOUS PLAT BOOK 5, PAGE 7, OF THE PUBLIC RECORDS OF PLAT THEREOF, RECORDED IN MISCELLANEOUS PLAT BOOK 5, PAGE 7, OF THE PUBLIC RECORDS OF PLAT THEREOF, RECORDED IN MISCELLANEOUS PLAT BOOK 5, PAGE 7, OF THE PUBLIC RECORDS BROWARD COUNTY, FLORIDA, AND BOUNDED ON THE WEST BY THE EAST LOT LINES OF LOTS 7, 8 19, BLOCK 2, PLAT BOOK 1, PAGE 15, OF THE PUBLIC RECORDS OF BROWARD COUNTY, RIDA

COMMENCE AT THE NORTHWEST CORNER OF LOT 10, BLOCK 2, AMENDED PLAT OF SEMINOLE BEACH, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 1, PAGE 15, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA; THENCE SOUTH 83'12'28" EAST ALONG THE NORTH LINE OF SAID LOT 10, FOR A DISTANCE OF 126.00 FEET TO THE NORTHEAST CORNER OF THE AFOREMENTIONED LOT 10 AND THE POINT OF BEGINNING OF THE FOLLOWING DESCRIBED PARCEL; THENCE CONTINUE SOUTH 83'12'28" EAST ALONG THE EASTERLY EXTENSION OF THE NORTH LINE OF SAID LOT 10, FOR A DISTANCE OF 65.44 FEET TO A POINT ON THE EROSION CONTROL LINE ACCORDING TO THE PLAT THEREOF, RECORDED IN MISCELLANEOUS PLAT BOOK 5, PAGE 7, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA; THENCE SOUTH 07'53'28" WEST ALONG SAID EASTERLY EXTENSION OF THE SOUTH LINE OF 50.01 FEET TO A POINT, SAID POINT BEING ON THE EASTERLY EXTENSION OF THE SOUTH LINE OF THE AFOREMENTIONED LOT 10; THENCE NORTH 83'12'28" WEST ALONG SAID EASTERLY EXTENSION OF THE AFOREMENTIONED LOT 10, FOR A DISTANCE OF 64.48 FEET TO THE SOUTHEAST CORNER OF SAID LOT 10; THENCE NORTH 06'47'32" EAST ALONG THE EAST LINE OF SAID LOT 10, FOR A DISTANCE OF 50.00 FEET TO THE POINT OF BEGINNING

OF SOUTH SURF ROAD LYNG BETWEEN BLOCK 4 AND LOTS 7, 8, 9 AND 10 IN BLOCK 2 WITHIN AMENDED PLAT OF SEMINOLE BEACH, PLAT BOOK 1, PAGE 15, OF THE PUBLIC RECORDS OF DIMARD COUNTY, FLORIDA, VACATED BY CITY OF HOLLYWOOD RESOLUTION NO. 0-2005-23 RROVED AND ADOPTED NOVEMBER 2, 2005 AND RECORDED IN OFFICIAL RECORDS BOOK 41666, 1797; AS AFFECTED BY AFFIDAVIT RECORDED IN OFFICIAL RECORDS BOOK 43736, PAGE 1617, THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA.

LAND AREA:
NET AREA:
GROSS AREA: SETBACKS: \*NOTE: PUBLIC ACCESS HAS BEEN MOVED TO NORTH PROPERTY LINE. NORTH \*SOUTH EAST WEST NORTH SOUTH EAST WEST TOWER: PODIUM: ALLOWABLE
0'-4"
16'-1"
79'-10""
0'-0" ALLOWABLE 0,-0," 10'-0" (PUBLIC EASEMENT)
0'-0"
67'-7"
37'-0" (21'-6" TO PORTE CO PROVIDED

22'-8"
16'-1"
83'-1"
87'-0" (21'-6" TO PORTE COCHERE) PROVIDED SF. (1.13 ACRES) SF. (1.13 ACRES) TO PORTE COCHERE) PROVIDED:
\*NOTE:
1. ALL OFF STREET PARKING:

REQUIRED:

RESIDENTIAL UNITS: RESIDENTIAL GUEST

49 UNITS(1.5)=73.5 SPACES 1/5 UNITS= 9.8 SPACES

TOTAL:

\*64 SPACES

LOADING: 1. ALL PARKING TO BE VALET PARKING
2. PER DRAWING FILE NUMBER 05-ZJ-69 SIAN,
CITY COMMISSION MTG OCTOBER 18 2006
SHEET A-001
ALL PARKING FOR PHASE 1 INCLUDING THE 54
HAVE BEEN PROVIDED FOR IN THE PHASE 1 D
SEE MASTER DEVELOPMENT PHASING CHART SI REQUIRED: PROVIDED: 0 (50-100 UNITS 1 SPACE

LOT COVERAGE: 25,124 S.F./49431 S.F. .30 ACRES @ GRADE ITE AT GRADE) ACRES @ GRADE E AT GRADE) 50.8%

PERVIOUS AREA:

IMPERVIOUS AREA:

MAXIMUM FOO ALL PROPERT

PRELIMINARY DESIGN FOR: APOGEE BEACH

4053 S. SURF ROAD, HOLLYWOOD, FLORIDA 33019

COHEN · FREEDMAN · ENCINOSA & ASSOC. Architects, PA

8085 N.W. 155th Street Miami Lakes, Florida 33016 305.826.3999