



CITY OF  
**DEVELOPMENT SERVICES  
PLANNING DIVISION**

# GENERAL APPLICATION

**APPLICATION DATE:** 06-01-24

**2600 Hollywood Blvd**

Room 315

Hollywood, FL 33022

Tel: (954) 921-3471

Email: [Development@Hollywoodfl.org](mailto:Development@Hollywoodfl.org)

**SUBMISSION REQUIREMENTS:**

- One set of signed & sealed plans  
(i.e. Architect or Engineer)
- One electronic **combined** PDF submission (max. 25mb)
- Completed Application Checklist
- Application fee

**NOTE:**

- 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.

[CLICK HERE FOR  
FORMS, CHECKLISTS, &  
MEETING DATES](#)

**APPLICATION TYPE (CHECK ALL THAT APPLIES):**

- |  |   |  |
|--|---|--|
| <input checked="" type="checkbox"/> Technical Advisory Committee | <input type="checkbox"/> Art in Public Places Committee | <input type="checkbox"/> Variance          |
| <input type="checkbox"/> Planning and Development Board          | <input type="checkbox"/> Historic Preservation Board    | <input type="checkbox"/> Special Exception |
| <input type="checkbox"/> City Commission                         | <input type="checkbox"/> Administrative Approval        |  |

**PROPERTY INFORMATION**

**Location Address:** 699 S FEDERAL HIGHWAY AND 1745 JEFFERSON STREET HOLLYWOOD FL 33022

Lot(s): 1,2,3,4,5KL Block(s): 62 Subdivision: \_\_\_\_\_

Folio Number(s): 5142 15 02 1600, 5142 15 02 1610 and 5142 15 02 1620

Zoning Classification: FH-2 Land Use Classification: OFFICE, COMMERCIAL +

Existing Property Use: OFFICE & RESIDENTIAL Sq Ft/Number of Units: 2258 SF OFFICE & 7 +

Is the request the result of a violation notice? ☐ Yes ☒ No If **yes**, attach a copy of violation.

Has this property been presented to the City before? If yes, check all that apply and provide File Number(s) and Resolution(s): \_\_\_\_\_

**DEVELOPMENT PROPOSAL**

Explanation of Request: NEW CONSTRUCTION, MIXED USE HOTEL W 3,500 SQ FT OF COMMERCIAL AND 42 HOTEL ROOMS WITH ROOFTOP AMENITIES

Phased Project: Yes ☐ No ☒ Number of Phases: 1

Project	Proposal
Units/rooms (# of units)	# UNITS: <u>      </u> #Rooms <u>42</u>
Proposed Non-Residential Uses	<u>3,500</u> S.F.)
Open Space (% and SQ.FT.)	Required %: <u>0</u> (Area: <u>4,668</u> S.F.)
Parking (# of spaces)	PARK. SPACES: (# <u>34</u> )
Height (# of stories)	(# STORIES) <u>4</u> ( <u>45</u> FT.)
Gross Floor Area (SQ. FT)	Lot(s) Gross Area ( <u>26,589</u> FT.)

**Name of Current Property Owner:** INVESTMENT UNO LLC

**Address of Property Owner:** 699 S FEDERAL HWY HOLLYWOOD FL 33020

**Telephone:** 954-920-5746 **Email Address:** ROCKY@KALLERARCHITECTS.COM

**Applicant** JOSEPH B. KALLER, AIA, LEED BD+C Consultant ☐ Representative ☒ Tenant ☐

**Address:** 2417 HOLLYWOOD BLVD, HOLLYWOOD FL 33020 **Telephone:** 954-920-5746

**Email Address:** JOSEPH@KALLERARCHITECTS.COM

**Email Address #2:** ROCKY@KALLERARCHITECTS.COM

**Date of Purchase:** \_\_\_\_\_ **Is there an option to purchase the Property?** Yes ☐ No ☒

If Yes, Attach Copy of the Contract.

**Noticing Agent (FTAC & Board submissions only) :** Cutro & Associates


**E-mail Address:** cutroplanning@yahoo.com



## GENERAL APPLICATION

### CERTIFICATION OF COMPLIANCE WITH APPLICABLE REGULATIONS

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

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

Signature of Current Owner: 

Date: 06/03/2024

PRINT NAME: RICHARD COHEN

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

Signature of Consultant/Representative: 

Date: 6-3-24

PRINT NAME: Joseph B. Keller

Date: 6-3-24

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

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

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

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

### Current Owner Power of Attorney

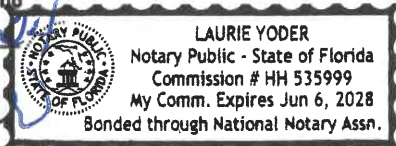
I am the current owner of the described real property and that I am aware of the nature and effect the request for Site Plan Approval to my property, which is hereby made by me or I am hereby authorizing Joseph B. Keller to be my legal representative before the Site Plan Approval (Board and/or Committee)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

Sworn to and subscribed before me

this 3rd day of June

Notary Public  
State of Florida

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



  
Signature of Current Owner

RICHARD COHEN  
Print Name



## TECHNICAL ADVISORY COMMITTEE REPORT

August 8, 2024

Investment UNO LLC  
699 S Federal Highway  
Hollywood, Florida, 33020

**FILE NUMBER:** 24-DP-52

**SUBJECT:** Preliminary Site Plan review for a Mixed Use Hotel with 3,500 Sq Ft of Commercial space and 42 hotel rooms with rooftop amenities

---

### SITE DATA

<b>Owner/Applicant:</b>	INVESTMENT UNO LLC
<b>Address/Location:</b>	699 S Federal Highway and 1745 Jefferson Street
<b>Net Size of Property:</b>	10,907 sq. ft. (0.25 acres)
<b>Land Use:</b>	Regional Activity Center (RAC)
<b>Zoning:</b>	Federal Highway Medium-High Intensity Mixed-Use District (FH-2)
<b>Present Use of Land:</b>	Office Use
<b>Year Built:</b>	1954

### ADJACENT LAND USE

<b>North:</b>	Regional Activity Center (RAC)
<b>South:</b>	Regional Activity Center (RAC)
<b>East:</b>	Regional Activity Center (RAC)
<b>West:</b>	Regional Activity Center (RAC)

### ADJACENT ZONING

<b>North:</b>	Federal Highway Medium-High Intensity Mixed-Use District (FH-2)
<b>South:</b>	Federal Highway Medium-High Intensity Mixed-Use District (FH-2)
<b>East:</b>	Federal Highway Medium-High Intensity Mixed-Use District (FH-2)
<b>West:</b>	Federal Highway Medium-High Intensity Mixed-Use District (FH-2)

---

**APPLICANTS MUST ADDRESS ALL COMMENTS AND FINDINGS AS IDENTIFIED BY MEMBERS OF THE TECHNICAL ADVISORY COMMITTEE BOTH IN WRITING (IDENTIFY PAGE NUMBER OF THE CORRECTION) AND ON THE SITE PLAN (ALL CHANGES MUST BE IDENTIFIED, I.E. BUBBLED)**



**A. APPLICATION SUBMITTAL**

Reginald White, Planner III ([rwhite@hollywoodfl.org](mailto:rwhite@hollywoodfl.org)) 954-921-3471

**1. Application Form:**

- a. Put the date of the Preliminary TAC meeting date on the cover sheet.

**Response: The Preliminary TAC meeting date, August 8, 2024, has been added to the cover sheet as requested.**

**2. Ownership & Encumbrance Report (O&E):**

- a. Indicate on the report was searched from the time of platting or 1953 (earliest of the two).

**Response: The O&E report now specifies that the search was conducted from the time of platting in 1953. Coordination with the Engineering Division ensured accuracy.**

- b. Work with Engineering Division to ensure the O&E is accurate and all easements and dedications are indicated.

**Response: The O&E report includes all easements and dedications for the history of the property.**

- c. Indicate the listed encumbrances are abutting the property boundary necessary for legal access to the property.

**Response: The O&E report includes all easements and dedications for the history of the property.**

- d. Ensure O&E addresses the requirements on the TAC submittal checklist:

<http://www.hollywoodfl.org/ArchiveCenter/ViewFile/Item/453>

**Response: The O&E report includes all easements and dedications for the history of the property.**

**3. Alta Survey:**

- a. Provide an ALTA Survey that is signed and sealed.

**Response A signed and sealed ALTA Survey has been included in the updated submission. The survey indicates all easements and dedications as required.**

- b. Work with the Engineering Division to ensure the survey includes the appropriate elements such as all easements and dedications are indicated.

**Response: The survey includes all easements and dedications for the history of the property.**

- 4. Complete and submit to Broward County School Board an impact fee application prior to submitting for Board consideration. Ensure that the application has not expired at the time of



Board Consideration Website:

<https://www.browardschools.com/cms/lib/FL01803656/Centricity/Domain/13479/PublicSchoolImpactApplication1.pdf>

**Response: The proposed project is a commercial development with hotel rooms and ground floor commercial only. There are no residential units; as a result it's our understanding that a school board application is not required.**

5. Provide a School Capacity Availability Determination (SCAD) Letter of Approval.

**Response: The proposed project is a commercial development with hotel rooms and ground floor commercial only. There are no residential units; as a result it's our understanding that a school board application is not required.**

6. A completed Park Impact fee application is required. Provide copy application and payment.  
[www.hollywoodfl.org/DocumentCenter/View/5346/Park-Impact-Fee-Application\\_PRCA-?bidId=](http://www.hollywoodfl.org/DocumentCenter/View/5346/Park-Impact-Fee-Application_PRCA-?bidId=)

**Response: Please see the attached Park Impact Fee application.**

7. Indicate past, current and future meeting dates as they happen (not submittal dates) on Cover Sheet. Indicate specific Board/Committee (i.e. TAC, PDB, etc.) For future Board/Committee dates not known, leave blank until staff has advised of next meeting date.

**Response: Please see the attached revised plans showing the requested dates.**

8. A public participation outreach meeting shall be required for Land Use, Rezoning, Special Exception, and Site Plan requests. Applicants shall conduct at least one public participation outreach meeting and provide mailed written notice to all property owners and certified/registered civic and neighborhood association(s) within 500 feet of the proposed project. Fifteen days prior to the meeting, the applicant shall mail such notice and post a sign on the property, including the date, time, and place of the public participation outreach meeting. Such meeting shall occur prior to the applicable Committee, Board or City Commission submittal and the Applicant shall include in its application packet a letter certifying the date(s), time(s), location(s), a copy of the sig-in sheet, presentation material and general summary of the discussion, including comments expressed during the meeting(s).

- a. Downtown Hollywood Business Association
- b. Greater Hollywood Chamber of Commerce
- c. Hollywood Beach Business Association, HBBA
- d. Hollywood Beach Business Association

Visit <http://www.hollywoodfl.org/204/Neighborhood-Association-Contact-List> for Contact Information.

**Response: We are in the process of scheduling the public participation meeting as required and will include the full package in the next submission.**

9. Additional comments may be forthcoming.
10. Provide written responses to all comments with next submittal.

**B. ZONING**

*Reginald White, Planner III ([rwhite@hollywoodfl.org](mailto:rwhite@hollywoodfl.org)) 954-921-3471*

1. Indicate past, current, and future meeting dates as they happen (in addition to submittal dates) on Cover Sheet. Indicate specific Board/Committee (i.e. TAC, PDB, etc.) For future Board/Committee dates not known, leave blank until staff has advised of next meeting date.

**Response: We are in the process of scheduling the public participation meeting as required and will include the full package in the next submission.**

2. Site Plan:

- a. Retail/commercial use is a permitted use. Please explain the categories of businesses that will utilize the commercial space. Will there be multiple commercial establishments?

**Response: The expected commercial uses might be a mixture of retail and restaurants. Currently, the Owner has not signed any tenants. It could possibly be 1 or multiple tenants.**

- b. Where columns exist, please Indicate columns are at least 3ft from the entrance to a parking space for both sides of the parking lot.

**Response: See attached revised plans showing the 3'-0" dimension as requested. The parking lot is open to the sky other than spaces 1, 2, 3 and 4 which are underneath the building.**

- c. Label each parking space for the hotel and parking spaces for retail/commercial. Please provide at least one space dedicated to an electric vehicle charging station.

**Response: All parking spaces are labeled on the site plan to indicate usage. Spaces 3 and 4 have been designated as an electric vehicle charging stations.**

*Sec 151.154*

*The city shall require each person or entity desiring to construct a new commercial or residential structure to construct the infrastructure necessary for future installation of an electric vehicle-charging station within be included in such project. Minimally, the following shall be installed: an*

*empty three-quarter-inch raceway from the branch circuit panel board to a location in the garage or a designated parking area, with a two-gang junction box with a blank plate; or a fully functional electric vehicle-charging station.*

### **3. Site calculations:**

- a. Include the minimum required and provided hotel room size and cumulative averages. Provide a breakdown of all rooms per floor, including balcony area.

**Response: Please see attached revised Sheet A-1.1 with the requested information.**

- b. Will there be any bike racks provided? If so, please include it in site calculations.

**Response: Please see attached revised Sheet A-1.1 with the bike racks calculation and located near the loading space.**

- c. Include the provided FAR as a ratio, not just the overall provided square footage.

**Response: Please see attached revised Sheet A-1.1 with the FAR as a ratio and square footage.**

- d. The VUA calculation in A-1.2 should exclude the required perimeter landscape setback. Please see section 4.6(3)(d)(3) of the code.

**Response: Please see attached latest and greatest Sheet A-1.2 with the VUA calculation not including the perimeter landscape buffer.**

- e. Front setback appears to be just under 10 FT. Please clarify and clearly show in site plan.

**Response: Please see attached revised Sheet A-1.1. The building is compliant with the setback of 10'-0". The wall that slightly encroaches is a low knee wall supporting the elevated front pedestrian area of the building to be flush with ground level FFE.**

- 4. Work with the City's Landscape Architect to ensure that all landscape requirements are met.

### **C. ARCHITECTURE AND URBAN DESIGN**

*Reginald White, Planner III ([rwhite@hollywoodfl.org](mailto:rwhite@hollywoodfl.org)) 954-921-3471*

- 1. Provide finished renderings of all sides of the development.

**Response: Please see attached revised renderings and 2D elevations of all sides.**

- 2. Provide a street view rendering showing the surrounding environment.

**Response: Please see attached revised rendering with the requested information.**



3. The city's art in public places ordinances require new developments of 20,000 square feet or more to contribute art, payment, or a combination of payment and art prior to the issuing of building permits. This is a new ordinance that applies to your proposed development. Although the fee does not have to be paid prior to PDB, a choice of one of the following commitments must be provided in a memo. Attached is the ordinance for review.

- In-lieu Public Art Fee: 1% of the cost of the proposed development project, as an "in lieu" public art fee, with a minimum payment of \$5,000.00.
- Placement of Artwork on Site: Placement of Artwork on the site of the development project, with a minimum value of 1% of the cost of the proposed development project, which shall not be less than \$5,000.00.
- Combination of In-lieu Public Art Fee and Placement of Artwork on Site: Placement of Artwork on the site of the development project when valued and combined with a payment of a public art fee, totals 1% of the cost of the proposed development project, which shall not be less than \$5,000.00.

**Response: Understood.**

4. Additional design comments may be provided for future reviews.

**D. SIGNAGE**

*Reginald White, Planner III ([rwhite@hollywoodfl.org](mailto:rwhite@hollywoodfl.org)) 954-921-3471*

1. Provide note on Site Plan: "All signs, which are electrically illuminated by neon or other means, shall require a separate electrical permit and inspection. Separate permits are required for each sign."

**Response: Please see attached revised Sheet A-1.1 with the requested note.**

**E. LIGHTING**

*Reginald White, Planner III ([rwhite@hollywoodfl.org](mailto:rwhite@hollywoodfl.org)) 954-921-3471*

**N/A**

**F. GREEN BUILDING & ENVIRONMENTAL SUSTAINABILITY**

*Reginald White, Planner III ([rwhite@hollywoodfl.org](mailto:rwhite@hollywoodfl.org)) 954-921-3471*

1. As per the City of Hollywood's green building ordinance in Chapter 151, the project will require a third party green building certification since this project has more than 20,000 square feet of total floor area. USGBC's LEED certification or Florida Green Building Coalition certification are the minimum standards. Include which third party certification program this project has chosen in a note on the site plan and provide green registration documentation with next submittal.

**Response: Understood. Please see attached green certification registration for the project.**

1. Indicate on the site plan where the infrastructure necessary for future installation of electric vehicle-charging equipment will be located. (See 151.154, Ordinance O-2016-02) Consider placing it adjacent to a handicapped space so that the future charger will be accessible from both types of spaces. Recommend to locate the charging stations on the visitor parking spaces.

**Response: All parking spaces are labeled on the site plan to indicate usage. Spaces 3 and 4 have been designated as an electric vehicle charging stations.**

2. Work with Building Department to ensure compliance with Green Building Ordinance. Review and adjust drawings as necessary. Indicate on drawings Green Building certification to be achieved and remove the list of Green Building Practices.

**G. ENGINEERING**

Azita Behmardi, Deputy Director ([abehmardi@hollywoodfl.org](mailto:abehmardi@hollywoodfl.org)) 954-921-3251

Clarissa Ip, City Engineer ([cip@hollywoodfl.org](mailto:cip@hollywoodfl.org)) 954-921-3915

Rick Mitinger, Transportation Engineer ([rmitinger@hollywoodfl.org](mailto:rmitinger@hollywoodfl.org)) 954-921-3990

**Revision Procedure:**

***-Any revisions applied to the plans shall be numbered and bubbled/clouded.***

***-In an 8.5"x11" revision summary, identify each revision by providing the plan sheet number, revision cloud / bubble number and a narrative describing each change or how a comment is being addressed.***

- 1) A plat determination letter from the Broward County Planning Council was provided stating that platting will not be required.

**Response: Please see the attached plat determination letter showing platting would not be required as requested.**

- 2) An O&E report was submitted.
- 3) Provide the FDOT Pre-Application determination letter.

**Please see attached response from FDOT regarding the Pre-App Meeting.**

- 4) Provide correspondence from Broward County Transit confirming the location of the bus stop and if a shelter, sign(s), bench, etc. will be required. Show all improvements on all plan sheets.  
**The bus stop is an existing bus stop and is not being proposed to be removed or affected. We are leaving it as existing to remain.**

- 5) Provide a signed and sealed ALTA survey.  
**Please see the attached signed and Sealed ALTA survey.**

- 6) The architectural plans are not signed and sealed. Please provide signed and sealed

architectural plans.

**Please see the attached signed and sealed revised plans.**

- 7) Add the Sheet Index to the cover sheet.

**Please see the attached signed and sealed revised plans with the Sheet Index on Cover Sheet.**

- 8) Please list all variances being requested on the cover sheet and clearly call them out on the plan (i.e. setbacks to walkways, curb cuts etc.), as applicable.

**We are not requested any variances or special requests.**

- 9) Provide signed and sealed civil plans including a Paving, Grading, and Drainage Plan (PGD) and Pavement, Marking, and Signage Plan.

**Please see the attached signed and sealed civil engineering plans.**

- 10) Please provide a site plan and civil plans for the project including and dimensioning all features of City streets and alleys within full City right-of-way (ROW) from property line to adjacent property lines including ROW and centerline widths, swales, sidewalks, curb and gutters along entire property frontage, and any adjacent features such as neighboring driveways etc. both sides of the street within full right-of-way width.

**Please see the attached signed and sealed civil engineering plans and architectural plans showing all of the information for the alley and street provided by the survey.**

- 11) For the parking garage / overhang, a 3-foot column setback is required from the edge of the parking space to the face of the column. Please show all columns and dimension the setback at each column as applicable.

**Response: See attached revised plans showing the 3'-0" dimension as requested. The parking lot is open to the sky other than spaces 1, 2, 3 and 4 which are underneath the building.**

- 12) Label all walls inside the parking area. Include a legend and hatching to clarify proposed columns, walls, nonvehicular use areas, etc.

**Response: See attached revised plans showing all of the requested information including hatching.**

- 13) Label the setback dimensions with 'setback' on the site plan.

**Response: See attached revised plans showing the setback dimensions for the setbacks.**

- 14) Fully dimension the site plan including room interiors. Dimension the garbage bins.

**Response: See attached revised plans showing the requested dimensions.**

- 15) Label all rooms on the site plan.

**Response: See attached revised plans with room labels.**

- 16) Number the stairs throughout the civil plan sheets.

**Response: See attached revised plans with the stairs numbers.**



17) Show all existing and proposed easements on the site plan.

**Response: Plans show all the existing and proposed easements per O&E.**

18) Show and dimension the 25'x25' corner dedication at the SW corner of the property at S. Federal Highway and Jefferson Street.

**Response: Please see attached revised plans which show the corner dedication at the SW corner.**

19) A signed and sealed sketch and legal description for new easements are required at the time of building permitting. Executed easements are also required at that time.

**Response: Plans show all the existing and proposed easements per O&E.**

20) Dimension the 36-inch clear space from the edge of the doorways to the edge of the sidewalk.

**Response: Revised plans show the requested clear space.**

21) Dimension the queuing spaces.

**Response: Revised plans show the queuing spaces dimensioned.**

22) Dimension and label the new sidewalk along with project property line on the site plan and PGD plan.

**Response: Revised plans show the dimensions and labels for the new sidewalks.**

23) Provide cross sections at the four sides of the property line showing how the proposed improvements connect to the existing conditions.

**Response: Please see attached civil engineering plans showing the requested information.**

24) Show and label bicycle rack locations and provide details as applicable. Include concrete slabs as applicable.

**Response: Please see attached revised Sheet A-1.1 with the bike racks calculation and located near the loading space.**

25) Truck routings are shown on A-2.1. Please provide a legend with the type, length, and width of the truck.

**Response: Please see attached revised Sheet A-2.1 with the name and information as requested.**

**DESIGN VEHICLE : DL-23 (NEIGHBORHOOD AND RESIDENTIAL STREETS)**

26) All driveway access shall have visibility triangles at the intersection of the property line and the driveway. Please show on plans all visibility triangles at all driveway accesses. A visibility triangle is an area adjacent to a driveway and the private property line where the driveway intersects a street/alley. If the property line is less than 12 feet from the edge of pavement in the rights-of-way provide a 12'X12' visibility triangle along the property line and driveway within the private property. If the distance is greater than 12 feet provide a 12' (along driveway on private property) X 6' (along property line) visibility triangle. All fences, walls, bushes, hedges, and any other landscaping or plant material, within the view triangle shall provide unobstructed cross visibility at a level between 30 inches and 72 inches above ground level. Be sure to include the

dimension from the edge of pavement to the property line on the site plan.

**Response: Please see attached revised plans showing the visibility triangles as requested.**

27) Indicate if there will be any fence or security gate at the driveway. If so, please indicate the type of gate and how it operates (remote, sensor, card reader, etc.). Be sure to provide space required for gate's operation and provide sufficient vehicle queueing. All vehicle queueing shall be within private property (8.5'x19' minimum). Show and label the queueing space, as applicable.

**Response: There will be no gate or security fence at the parking area.**

28) Label the vertical clearances of the parking and loading areas on the site plan.

**Response: Please see attached revised Sheet A-4.1 showing the height clearance dimension.**

29) Label radii around the landscape islands.

**Response: Please see attached revised plans showing the radii around the landscape islands.**

30) Dimension the curb cuts at the property line.

**Response: Please see attached revised plans showing the dimensioned curb cuts.**

31) Label all turning radii within the parking lot.

**Response: Please see attached revised plans showing the radii within the parking lot.**

32) Dimension the loading space(s). Add the information to the parking table along with guest, EV, bicycle, etc. spaces, as applicable.

**Response: Please see attached revised plans showing the dimensioned loading space and information data on the parking on Sheet A-1.1.**

33) Show and callout all proposed curb offsite and onsite, including inside the parking garage. Identify any areas where a 3-foot nose down curb is applicable and call out the beginning and end of the transition and provide a detail.

**Response: Please see attached revised plans showing the curbs on Sheet A-1.1.**

34) Show detectable warning strips on the civil plans. Include the standard FDOT detectable warning strip detail in the civil plan set.

**Response: Please see attached Civil Engineering Plans.**

35) Provide ADA accessible routes between ADA accessible parking and building access and accessible route to the public rights-of-way. Please add a note on the site plan and the Paving,

Grading, and Drainage (PGD) Plan stating any lip from 1/4" but not greater than 1/2" will be beveled to meet ADA requirements. Identify any elevation differences or slopes from the sidewalk in the ROW and accessible parking stall to the entrance of the building. If there is no difference in elevation, then the transition is considered flush and shall be labeled as such on the site plan and PGD plan. Show the accessible routes on site plan and PGD.

**Response: Please see attached revised Architectural plans showing the ADA route and the Civil Engineering Plans.**

- 36) Provide a detail of the accessible ramp leading to the entrance. The detail shall be fully dimensioned with proposed elevations to confirm ADA standards are met. PGD plan shall be consistent with the elevations shown on the site plan sheets and applicable details.

**Response: Please see attached revised plans showing the ADA access ramp and the civil engineering plans.**

- 37) Identify the location of the ADA signage, please consider wall mounting the signage to not encroach into the clear space of the parking stall. The signage symbols shall be shown on the civil plans and shown and called out on the site plan and pavement marking and signage plans.

**Response: Please see attached revised plans showing the ADA signage locations and Civil Engineering plans.**

- 38) Provide a legend and hatching for all materials on the site plan to be consistent with the PGD plan. Separate the full pavement restoration hatch from the milling and resurfacing.

**Response: Please see attached revised plans showing the materials noted along with the Civil Engineering plans coordinated.**

- 39) Clearly identify material on the PGD for the parking lot, the driveway, and the driveway apron. Include a sidewalk hatch for the sidewalk on the site plan and civil plan sheets.

**Response: Please see attached revised plans showing the materials noted along with the Civil Engineering plans coordinated.**

- 40) Include the information below as applicable to the project on the PDG Plan for the walkways, drive aisles and vehicular parking areas. Ensure the material requirements align with City of Hollywood Code:

a. Concrete:

Concrete driveways on private property will be 5-inch thick, 3,000 PSI with fiber mesh while the portion of the driveway located within the ROW (Outside of the property lines) will be a minimum of 6 inches thick, 3,000 psi, with no metal or fiber mesh and will be constructed flush with the existing roadway and sidewalk. The entire driveway will maintain control joints located every 250 sq.ft and the existing asphalt in the City ROW will be sawcut for a clean straight edge.

b. Pavers:



Paver driveways require a minimum 2 3/8th inch pavers placed over a 1-1/2 inch sand base and compacted subbase. In addition to a Minimum 6-inch edge restraint (concrete border) is required around perimeter to interlock pavers. The driveway is to be constructed flush with the existing roadway and the existing asphalt in the City ROW will be sawcut for a clean straight edge.

c. Asphalt:

Asphalt driveway is required to be a minimum 6-inch limerock base, tack coat, and 1-inch layer of S-III asphalt. The driveway is to be constructed flush with the existing roadway and the existing asphalt in the City ROW will be sawcut for a clean straight edge.

**Response: Please see attached revised architectural plans and Civil Engineering plans.**

- 41) Provide civil plans for the proposed work indicating items such as but not limited to drainage improvements, curbing, drive aisle widths, vehicular circulation, sight visibility triangle, vehicular turning radii, pavement marking, and signage plans and details. Show location of existing water and sewer mains on plans and show how you are planning to connect to the city system. For water and sanitary sewer connection, show any pavement restoration and details required for connections within City rights-of-way. Full road width pavement mill and resurface is required for adjacent road to the parcel. Provide City of Hollywood pavement, sidewalks and swale grading details in plan set.

**Response: Please see attached revised architectural plans and Civil Engineering plans.**

- 42) All roads and alleys adjacent to the property are to be milled and resurfaced. Add a note on the site plan sheets and PGD plan, provide hatching to show limits and add dimensions from the property line to show the extent(s).

**Response: Understood. Please see attached revised architectural plans and Civil Engineering plans to address the request.**

- 43) Provide a pavement marking and signage plan for both on and off-site improvements. The pavement markings are to comply with the City of Hollywood Standard Details in addition to the Broward County Traffic Engineering Division Standard details. Please provide any applicable details in the plan set. Ensure pavement markings across plan sets are identical.

**Response: Understood. Please see attached revised architectural plans and Civil Engineering plans to address the request.**

- 44) A civil plan showing all offsite improvements is required.

**Response: Understood. Please see attached revised architectural plans and Civil Engineering plans to address the request.**

45) Please include the latest standard City of Hollywood details in the plan set. Applicant is using old standards. <https://www.hollywoodfl.org/1459/Standard-Details-for-Engineering-and-Lan> include all applicable details.

**Response: Understood. Please see attached revised architectural plans and Civil Engineering plans to address the request.**

46) BCTED approval will be required for all pavement markings being restored in the ROW. Please provide a plan showing the proposed pavement markings to be restored.

**Response: Understood. Please see attached revised architectural plans and Civil Engineering plans to address the request. BCTED approval to be provided prior to receipt of permit.**

47) Provide separate streetscape plans and details showing existing conditions and proposed public improvements and work along the site's adjacent streets within City rights-of-way. Review and approval by City CRA will be required.

**Response: Understood. Please see attached revised architectural plans and Civil Engineering plans to address the request.**

48) Traffic impact analysis is required, coordinate with Rick Mitinger, Transportation Engineer, 954-921-3900 or [rmitinger@hollywoodfl.org](mailto:rmitinger@hollywoodfl.org) and begin process to development an analysis methodology. Traffic analysis should include site access locations, trips generated by the project and all committed trips of future projects, trip distribution and impact to the roadway network. Provide a review of existing and future multimodal transportation impacts and needs. Include a review of existing and future transportation related improvements and amenities such as street and pedestrian lighting, bus shelter, bike facility and/or sidewalks. Traffic study reviews are done on a cost recovery basis by a City's traffic engineering consultant.

**Response: Please see attached traffic impact analysis as requested.**

#### CONSULTANT COST RECOVERY FEE TABLE

Traffic Transportation Related Cost Recovery Fees Table			
a) Administrative Processing Fee: 5% of Initial Deposit			
b) Initial Deposit and Minimum Balance:			
Project Size	Initial Deposit	Minimum Account Balance	Administrative Fee
Less than 10 Acres	\$5,000	\$1,000	\$250
10 Acres to Less than 30 Acres	\$8,000	\$1,600	\$400
30 Acres & Over	\$12,000	\$2,400	\$600

\*Resolution R-2015-209.

A minimum payment of \$5,250 can be made to begin the review upon receipt of the study. Payments can be made online via link at <https://apps.hollywoodfl.org/PaymentCenter/EngineeringPayment.aspx>.

Here is information to be inputted when an online payment is made.

*Application Type = Others*

*Permit # = Site Address*

*Notes = Traffic Review Cost Recovery Fee*

#### Payments to the Engineering, Transportation & Mobility Division

Questions about payments for Engineering, Transportation & Mobility services? Please call Customer Service at (954) 921-3900 for assistance.

On this page, you can make a one time credit card payment for Engineering, Transportation & Mobility services.

Payment Amount	
Amount	\$ <input type="text"/>

Payment Details	
Application Type	<input type="text" value="--- Select One ---"/>
Permit #	<input type="text"/>
Notes	<input type="text"/>

- 49) Please note that this project is within the City's CRA, standard and requirements within for the area will need to be followed. Continued coordination with the CRA will be required.

**Response: Understood.**



50) For utilities work within City rights-of-way, ROW permit will be required at the time of permit.

**Response: Understood.**

51) MOT plans required at the time of City Building Permit review

**Response: Understood.**

52) All outside agency permits are required at the time of City building permit review.

**Response: Understood.**

53) This project will be subject to impact fees (inclusive of park impact fee) under the new City Ordinance PO-2022-17, effective September 21, 2022. Impact fees payments to be made at the time of City Building Permit issuance.

**Response: Understood.**

54) Additional comments may follow upon review of the requested information.

#### **H. LANDSCAPING**

*Favio Perez, Landscape Reviewer ([fperez@hollywoodfl.org](mailto:fperez@hollywoodfl.org)) 954-921-3900*

*Clarissa Ip, City Engineer ([cip@hollywoodfl.org](mailto:cip@hollywoodfl.org)) 954-921-3915*

-No landscape plans provided.

**Response: Please see attached revised architectural plans and Landscape Architecture plans to address the request.**

1. Satellite images show existing trees/palms.

2. Provide a Tree disposition plan and landscape plan on separate sheets by a registered professional licensed Landscape Architect in the State of Florida that compliments the building architecture and uses, provides for shade, beautifies the site, accentuates site features, and serves as a buffer where appropriate.

**Response: Please see attached revised architectural plans and Landscape Architecture plans to address the request.**

3. According to Chapter 155.52 of the Code of Ordinances and the City of Hollywood Landscape Manual, Shade trees to be installed at a minimum size of 2" DBH/ 12' height. Existing trees meeting this criteria may be used as credit toward total requirement. Palm trees count toward tree requirements on a 3:1 basis, meaning 3 palms equal 1 broadleaf tree. Palms must be 8' CT min.

**Response: Please see attached revised architectural plans and Landscape Architecture plans to address the request.**

4. Provide sight triangles on plans at intersection of driveway and property line – Sec. 155.12 (d)

**Response: Please see attached revised architectural plans and Landscape Architecture plans to address the request.**

5. Native plant requirements; 60% trees, 50% shrubs – Sec. 3.4.

**Response: Please see attached revised architectural plans and Landscape Architecture plans to address the request.**

6. Label all sides of property whether there are 'Existing Overhead Powerlines' or 'No Overhead Powerlines'. Provide FPL approved trees for planting under powerlines

**Response: Please see attached revised architectural plans and Landscape Architecture plans to address the request.**

7. Add note: 'Trees and Palms shall not be removed without first obtaining an approved Tree Removal Permit from the City of Hollywood.'

**Response: Please see attached revised architectural plans and Landscape Architecture plans to address the request.**

8. Above ground equipment: Where required for screening purposes, hedge shall be planted at equipment height for visual screening.

**Response: Please see attached revised architectural plans and Landscape Architecture plans to address the request.**

9. Add note: All landscaping shall be warranted for 1 year after final inspection.

**Response: Please see attached revised architectural plans and Landscape Architecture plans to address the request.**

10. provide site requirements as per project zoning and RAC requirements.

**Response: Please see attached revised architectural plans and Landscape Architecture plans to address the request.**

11. Add note: 100% irrigation coverage shall be provided.

**Response: Please see attached revised architectural plans and Landscape Architecture plans to address the request.**

12. Landscape and hardscape to be coordinated with CRA and FDOT as needed.

**Response: Please see attached revised architectural plans and Landscape Architecture plans to address the request.**

More comments may follow upon review of the requested information.

#### **I. UTILITIES**

*Alicia Verea-Feria, Floodplain Development Review Administrator ([averea-feria@hollywoodfl.org](mailto:averea-feria@hollywoodfl.org)) 954-921-3302*

1. Submit civil engineering plans for initial review. Provide a Paving, Grading, and Drainage Plan showing existing and proposed site elevations and drainage, and also provide a Utilities Plan indicating existing and proposed water and sewer connections.

**Response: Please see attached revised architectural plans and Civil Engineering plans to address the request.**

2. Utilities Plan shall include the City's latest applicable standard Water and Sewer details. The details are available on the City's website via the following link:  
<http://www.hollywoodfl.org/1169/Standard-Details-and-Public-Notices>

**Response: Please see attached revised architectural plans and Civil Engineering plans to address the request.**

3. Show Water and Sewer demand calculations on proposed utilities plans.

**Response: Please see attached revised architectural plans and Civil Engineering plans to address the request.**

4. The proposed Finished Floor Elevations (FFE) shall comply with the **greatest** of the following three (3) conditions, as applicable. Include proposed FFE on Paving, Grading and Drainage Plan.
  - a. Section 154.50 of the City's Code of Ordinances requires the minimum FFE for residential shall be, at a minimum, 18-inches above the elevation of the crown of the adjacent road or 6-inches, at a minimum, for non-residential use.
  - b. Broward County Preliminary 2024 FEMA Flood Maps (as recommended), available online via the following link:  
<https://experience.arcgis.com/experience/942f6643838344f08ff450b0bc1b731a/page/Page/>  
; OR
  - c. Broward County Future Conditions 100-year Flood Map 2060 (in effect as of July 2021), available online via the following link: <https://bcgis.maps.arcgis.com/apps/webappviewer/index.html?id=ec160b81e7f84bdeacda62575e817380>

**Response: Please see attached revised architectural plans and Civil Engineering plans to address the request which complies with the FFE requirements of all 3.**

5. Indicate Finished Floor Elevation (FFE) for all enclosed areas on the ground floor.  
**Response: Please see attached revised architectural plans and Civil Engineering plans which show the FFE at 8.5' NAVD.**
6. Provide perimeter cross-sections across all property limits including transition areas meeting adjacent property grades. Cross-sections shall demonstrate on-site stormwater runoff retention.  
**Response: Please see attached revised architectural plans and Civil Engineering plans which show the cross sections.**
7. Provide preliminary drainage calculations including pre and post development ensuring all stormwater is retained onsite.  
**Response: Please see attached revised architectural and Civil Engineering plans and**

**calculations.**

8. Indicate how roof drainage will be collected and connected to the on-site drainage system.

**Response: This will be designed with internal roof drains so there will not be any scuppers. Also please see the attached Civil Engineering plans to address the request.**

9. Landscape plans to be submitted should coordinate with civil plans to accommodate for drainage features. Proposed landscaping shall not obstruct onsite stormwater runoff retention.

**Response: Please see the attached revised architectural, landscape architecture and civil plans coordinated to avoid obstructing onsite stormwater runoff.**

10. Submit Erosion Control Plan.

**Response: Please see attached revised architectural and Civil Engineering plans.**

11. Permit approval from outside agencies will be required.

**Response: Understood.**

Additional comments may follow upon further review of requested items.

**J. BUILDING**

*Russell Long, Chief Building Official ([rlong@hollywoodfl.org](mailto:rlong@hollywoodfl.org)) 954-921-3490*

*Daniel Quintana, Assistant Building Official ([dquintana@hollywoodfl.org](mailto:dquintana@hollywoodfl.org)) 954-921-3335*

1. Provide a declaratory statement of compliance on the plans to the 2023 Florida Building Code(s) 8<sup>th</sup> Edition, the 2020 National Electrical Code and the 2023 Florida Fire Prevention Code, 8<sup>th</sup> Edition.

2. **Response: Please see attached revised architectural plans which comply with the 2023 Florida Building Code(s) 8th Edition, the 2020 National Electrical Code and the 2023 Florida Fire Prevention Code, 8th Edition.**

3. The structure is considered by the FBC to be a Threshold Building by definition. As such the building will be permitted and inspected in compliance with a Structural Inspection Plan prepared by the Special Threshold Inspector (Engineer/Architect) for each building. The Structural Inspection Plan must be submitted for review prior to the issuance of the building permit(s).

**Response: Understood.**

4. Provide Transient Lodging Guest Rooms which comply with Section 204 of the Florida Accessibility Code.



**Response: Understood. We are providing ADA compliant room requirements and will comply in full.**

## **5. FIRE**

*Chris Clinton, Fire Marshal ([cclinton@hollywoodfl.org](mailto:cclinton@hollywoodfl.org)) 954-967-4404*

*Marcy Hofle, Deputy Fire Marshall ([mhofle@hollywoodfl.org](mailto:mhofle@hollywoodfl.org)) 954-967-4404*

1 - Fire review for TAC is limited to fire department access and minimum fire flow requirements for water supply for firefighting purposes. --- A complete architectural review will be completed during formal application of architectural plans to the building department.

**Response: Understood.**

2 - Water supply shall meet the requirements of NFPA 1 (2021 Ed.) Section 18.4.5.3. --- To determine the minimum fire flow required for firefighting purposes, a Hydrant Flow Test will need to be scheduled through our Underground Utilities Department via email. --- [underground@hollywoodfl.org](mailto:underground@hollywoodfl.org)

**Response: Understood.**

After the results are completed, the civil engineer shall show on civil drawings the calculations using table 18.4.5.2.1 showing that the project meets the minimum fire flow requirements for the building.

For your convenience, I have attached a sample Fire Flow Calculation letter which can be used as a template.

3 - Provide civil drawings for the underground fire main. --- Provide such including the location of the fire department connection(s), DDCV(s), and size and type of the fire line(s) from the water supply. --- Check with our water department for city requirements in addition to fire. --- Ensure on the plans that there is a fire hydrant within 100 feet of fire department connections as required by NFPA 14 (2019 Ed.) Section 6.4.5.4 --- "Fire department connections shall be located not more than 100 ft (30.5 m) from the nearest fire hydrant connected to an approved water supply."

**Response: Please see attached Civil Engineering plans showing the utilities plans with the requested information.**

4 - Water supply and any new hydrants shall be in place prior to accumulation of combustible materials per NFPA 1 (2021 Ed.) Section 16.5.3.1.1. --- Provide a note on the plans.

**Response: Understood. Please see attached civil plans showing the notes.**

5 - Provide a note on civil drawing all underground fire main work must be completed by fire protection contractor holding a Class I, II, or V license per FS 633.102.

**Response: Understood. Please see attached civil plans showing the notes.**

6 - Be advised that NFPA 1 (2021 edition) Section 11.10.2 requires that minimum radio signal strength

for fire department communications shall be maintained at a level determined by the AHJ for all new and existing buildings. --- If at any time (including the construction phase), Fire Department personnel determine that the minimum radio signal strength is not being met, a Two-Way Radio Communication Enhancement system may be required to be installed as determined by the AHJ.

**Response: Understood.**

7 – The “BBQ” shown on plan pages A-2.5 and R-1.1 does not appear code compliant. --- Ensure compliance with the codes below are met, and gas appliances will not be approved (electric only with auto-off timers will be allowed).

NFPA 1 (2021 Ed.) Section 10.10.6.1 --- For other than one- and two-family dwellings, no hibachi, grill, or other similar devices used for cooking, heating, or any other purpose shall be used or kindled on any balcony, under any overhanging portion, or within 10 ft (3 m) of any structure.

NFPA 1 (2021 Ed.) Section 10.10.6.2 --- For other than one-and two-family dwellings, no hibachi, grill, or other similar devices used for cooking shall be stored on a balcony.

NFPA 1 (2021 Ed.) Section 10.10.6.3 --- Listed equipment permanently installed in accordance with its listing, applicable codes, and manufacturer's instructions shall be permitted.

**Response: Understood. Please see attached revised architectural plans removing the BBQ grills.**

## **6. PUBLIC WORKS**

*Annalie Holmes, Public Works Director ([aholmes@hollywoodfl.org](mailto:aholmes@hollywoodfl.org)) 954-967-4207*

*Daniel Millien, Environmental Services Manager ([dmillien@hollywoodfl.org](mailto:dmillien@hollywoodfl.org)) 954-967-4207*

1. No comments received at this time.

**Response: Noted.**

## **7. PARKS, RECREATION AND CULTURAL ARTS**

*David Vazquez, Assistant Director ([dvazquez@hollywoodfl.org](mailto:dvazquez@hollywoodfl.org)) 954-921-3404*

1. Submit a Park Impact Application Fee.

**Response: Please see attached application with fees.**

## **8. COMMUNITY DEVELOPMENT**

*Ryon R. Coote, Community Development Manager ([RCoote@hollywoodfl.org](mailto:RCoote@hollywoodfl.org)) 954-924-2958*

*Liliana Beltran, Housing inspector ([lbeltran@hollywoodfl.org](mailto:lbeltran@hollywoodfl.org)) 954-921-2923*

1. No Comments received.

**Response: Noted.**

## **9. ECONOMIC DEVELOPMENT**

Joann Hussey, Interim Director ([jhussey@hollywoodfl.org](mailto:jhussey@hollywoodfl.org)) 954-924-2922

Herbert Conde-Parlato, Economic Development Manager ([hconde-parlato@hollywoodfl.org](mailto:hconde-parlato@hollywoodfl.org)) 954-924-2922

1. What are the anticipated uses or types of tenants that would occupy the proposed 3,500 SF of commercial space?

**Response: The expected commercial uses might be a mixture of retail and restaurants. Currently, the Owner has not signed any tenants. It could possibly be 1 or multiple tenants.**

2. Has the hotel brand been identified? If not, will it be a boutique or flag?

**Response: It will likely be a boutique but the name and brand design has not been finalized yet.**

3. What is the anticipated number of jobs as a result of this project?

**Response: We anticipate at least 30 new jobs as a result of this project.**

## **10. POLICE DEPARTMENT**

Christine Adamcik, Police ([cadamcik@hollywoodfl.org](mailto:cadamcik@hollywoodfl.org)) 954-967-4371

Steven Bolger, Police ([sbolger@hollywoodfl.org](mailto:sbolger@hollywoodfl.org)) 954-967-4500

Doreen Avitabile, Police ([davitabile@hollywoodfl.org](mailto:davitabile@hollywoodfl.org)) 954-967-4371

1. Comments will be forthcoming at FTAC.

**Response: Noted.**

## **11. DOWNTOWN AND BEACH CRA**

Jorge Camejo, Executive Director ([jcamejo@hollywoodfl.org](mailto:jcamejo@hollywoodfl.org)) 954-924-2980

Susan Goldberg, Deputy Director ([sgoldberg@hollywoodfl.org](mailto:sgoldberg@hollywoodfl.org)) 954-924-2980

Francisco Diaz-Mendez, Project Manager ([fdiaz-mendez@hollywoodfl.org](mailto:fdiaz-mendez@hollywoodfl.org)) 954-924-2980

1. Comments not received at this time.

**Response: Noted.**

## **12. PARKING**

Angela Kelsheimer, Parking Manager ([akeisheimer@hollywoodfl.org](mailto:akeisheimer@hollywoodfl.org)) 954-921-3548

1. Comments will be forthcoming in a separate memo.

**Response: Noted.**

### **13. ADDITIONAL COMMENTS**

*Reginald White, Planner III ([rwhite@hollywoodfl.org](mailto:rwhite@hollywoodfl.org)) 954-921-3471*

1. Additional comments may be forthcoming.

**Response: Noted.**

---

The Technical Advisory Committee finds this application substantially compliant with the requirements of Preliminary Review; therefore, the Applicant should submit for Final TAC review.

Please be advised, in the future any additional review by the TAC may result in the payment of additional review fees.

**If these comments have not been addressed within 120 days of this dated report the application will expire. As a result, a new application and fee will be required for additional review by the TAC.**

Note that any use proposed for the site shall be consistent with Zoning and Land Development Regulations.

Should you have any questions, please do not hesitate to contact your Project Planner at 954-921-3471.

Sincerely,

Reginald White  
Planner III

C: Joseph B. Kaller; [JOSEPH@KALLERARCHITECTS.COM](mailto:JOSEPH@KALLERARCHITECTS.COM)  
Rocky Kaller; [ROCKY@KALLERARCHITECTS.COM](mailto:ROCKY@KALLERARCHITECTS.COM)



[Department of State](#) / [Division of Corporations](#) / [Search Records](#) / [Search by Entity Name](#) /

## Detail by Entity Name

Florida Limited Liability Company  
INVESTMENT UNO LLC

### Filing Information

**Document Number** L14000119960  
**FEI/EIN Number** 61-1742516  
**Date Filed** 07/30/2014  
**State** FL  
**Status** ACTIVE

### Principal Address

17885 COLLINS AVE  
SUITE 1005  
SUNNY ISLES BEACH, FL 33160

### Mailing Address

17885 COLLINS AVE  
SUITE 1005  
SUNNY ISLES BEACH, FL 33160

Changed: 08/06/2014

### Registered Agent Name & Address

COHEN COHEN , NISSIN  
17885 COLLINS AVE  
SUITE 1005  
SUNNY ISLES BEACH, FL 33160

Name Changed: 08/14/2019

Address Changed: 08/01/2019

### Authorized Person(s) Detail

#### **Name & Address**

Title MGR

COHEN COHEN, NISSIN  
17885 COLLINS AVE  
SUITE 1005  
SUNNY ISLES BEACH, FL 33160

Title MGR

COHEN LANCERY, RICHARD D  
17885 COLLINS AVE  
SUITE 1005  
SUNNY ISLES BEACH, FL 33160

Annual Reports

Report Year	Filed Date
2022	04/29/2022
2023	03/10/2023
2024	01/30/2024

Document Images

<a href="#">01/30/2024 -- ANNUAL REPORT</a>	View image in PDF format
<a href="#">03/10/2023 -- ANNUAL REPORT</a>	View image in PDF format
<a href="#">04/29/2022 -- ANNUAL REPORT</a>	View image in PDF format
<a href="#">04/08/2021 -- ANNUAL REPORT</a>	View image in PDF format
<a href="#">01/02/2020 -- ANNUAL REPORT</a>	View image in PDF format
<a href="#">08/14/2019 -- AMENDED ANNUAL REPORT</a>	View image in PDF format
<a href="#">08/01/2019 -- ANNUAL REPORT</a>	View image in PDF format
<a href="#">04/25/2018 -- ANNUAL REPORT</a>	View image in PDF format
<a href="#">04/25/2017 -- ANNUAL REPORT</a>	View image in PDF format
<a href="#">04/19/2016 -- ANNUAL REPORT</a>	View image in PDF format
<a href="#">03/02/2015 -- ANNUAL REPORT</a>	View image in PDF format
<a href="#">07/30/2014 -- Florida Limited Liability</a>	View image in PDF format





**OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY**

600 W. Hillsboro Blvd. Ste 450

Deerfield Beach, FL 33441

Phone: 954-421-4599

Fax: 866-621-4839

**OWNER & ENCUMBRANCE PROPERTY INFORMATION REPORT**

File No: 24024367

Examiner - Isele Salazar

[isalazar@oldrepublictitle.com](mailto:isalazar@oldrepublictitle.com)

Agent File Reference: Investment Uno LLC

Attorneys Title Partners, Inc.

8461 Lake Worth Road

Suite 117

Lake Worth, FL 33467

THIS TITLE SEARCH IS AN OWNERSHIP AND ENCUMBRANCE SEARCH ONLY AND DOES NOT REFLECT TITLE DEFECTS OR OTHER MATTERS THAT WOULD BE SHOWN BY TITLE INSURANCE.

**Legal Description:**

**PARCEL 1:**

LOTS 2 AND 3, IN BLOCK 62, OF **HOLLYWOOD**, ACCORDING TO THE PLAT THEREOF, RECORDED IN PLAT BOOK 1, AT PAGE 21, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA; AND LOT 1 OF BLOCK 62, LESS THE WESTERLY 15 FEET THEREOF AND LESS THAT PART OF LOT 1 INCLUDED IN THE EXTERNAL AREA FORMED BY A 15 FOOT RADIUS ARC WHICH IS TANGENT TO THE SOUTH LINE OF SAID LOT 1 AND TANGENT TO A LINE WHICH IS 15 FEET EAST OF AND PARALLEL TO THE WEST LINE OF SAID LOT 1.

**PARCEL 2:**

LOTS 4 AND 5, BLOCK 62, OF **HOLLYWOOD**, ACCORDING TO THE PLAT THEREOF, RECORDED IN PLAT BOOK 1, PAGE 21, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA.

**Last Record Title Holder:**

Investment Uno LLC, a Florida limited liability company

**Documents of Record (copies attached):**

1. Deed from Hollywood Land & Water Company, a Florida corporation to Millie F. Hill, recorded March 2, 1926, in Deed Book 101, Page 215. (As to Parcel 1 - Lot 1)
2. Warranty Deed from Dr. J. Franklin Hill to Walter Kaye, recorded July 12, 1972, in Official Records Book 4922, Page 566. **Note:** We have been unable to locate a Deed of conveyance or Probate proceedings, transferring Lot 1, in Block 62, to Dr. J. Franklin Hill. (As to Parcel 1 - Lot 1)
3. Warranty Deed from Walter Kaye joined by his wife Adele Kaye to the State of Florida Department of Transportation, recorded June 4, 1973, in Official Records Book 5309, Page 507. (As to Parcel 1 – Westerly 15 feet Lot 1 and part of Lot 1)
4. Quit Claim Deed from Walter Kaye joined by Adele Kaye, his wife to Lawrence S. Berrin & Robert G. Berrin, recorded March 19, 1976, in Official Records Book 6525 Page 565. (As to Parcel 1 – Lot 1)
5. Warranty Deed from Lawrence S. Berrin & Robert G. Berrin to Ernest R. Harper & Helen M. Harper recorded March 19, 1976, in Official Records Book 6525, Page 566. (As to Parcel 1 – Lot 1, less Westerly 15 feet)
6. Warranty Deed from Hollywood Land & Water Company, a Florida corporation to Welton Durling & Co., Inc., a Florida corporation recorded October 27, 1925, in Deed Book 81, Page 180. (As to Parcel 1 – Lot 2)
7. Warranty Deed from Welton Durling & Co., Inc. to R. W. Durling recorded March 29, 1929, in Deed Book 201, Page 237. (As to Parcel 1 – Lot 2)
8. Warranty Deed from Hollywood Land & Water Company, a Florida corporation to Welton & Durling, Inc., a Florida corporation, recorded January 17, 1935, in Deed Book 254, Page 249. (As to Parcel 1 – Lot 2)
9. Warranty Deed from R. W. Durling and wife Bertha Durling to James H. Baum and Sara Baum, husband and wife, recorded January 17, 1935, in Deed Book 254, Page 251. (As to Parcel 1 – Lot 2)
10. Release of Reverter recorded September 10, 1937, in Deed Book 300, Page 116. (As to Parcel 1 – Lot 2) **Note:** Instrument image is illegible.
11. Warranty Deed from James H. and Sarah Baum to Blanche Gavin recorded September 17, 1937, in Deed Book 300, Page 277. (As to Parcel 1 – Lot 2)
12. Warranty Deed from Blanche Gavin joined by her husband Charles L. to Ernest R. Harper and Mary M. Harper, husband and wife, recorded May 17, 1939, in Deed Book 333, Page 284. (As to Parcel 1 – Lot 2)
13. Warranty Deed from Hollywood Land & Water Company, a Florida corporation to Dr. E. R. Harper and Mary M. Harper, his wife, recorded July 20, 1940, in Deed Book 361, Page 523. (As to Parcel 1 – Lot 3)
14. Warranty Deed from Ernest R. Harper and Mary E. Harper, his wife to T.D. Ellis, Jr., as Trustee recorded February 2, 1945, in Deed Book 471, Page 153. (As to Parcel 1 – Lots 2 and 3)
15. Fee Simple Deed from T.D. Ellis, Jr., Trustee and Marcella Tinsley Ellis, his wife to Broward Bank & Trust Company, as Trustee, recorded February 1, 1946, in Deed Book 516, Page 526. (As to Parcel 1 – Lots 2 and 3)
16. Deed from Broward Bank & Trust Co., as Trustee to Ernest R. Harper recorded April 30, 1946, in Deed Book 534, Page 318. (As to Parcel 1 – Lots 2 and 3)

17. Agreement by and between Jimmye Lynn and Ernest Harper a/k/a Ernest R. Harper to City of Hollywood, a Municipal corporation of Florida recorded July 21, 1953, in Official Records Book 8, Page 246. (As to Parcel 1 – Lots 2 and 3)
18. Warranty Deed from Ernest R. Harper and Jimmye Lynn Harper, his wife to Jimmye Lynn Harper recorded December 21, 1956, in Official Records Book 797, Page 250. (As to Parcel 1 – Lots 2 and 3)
19. Agreement between Jimmye Lynn Harper (wife) and Ernest R. Harper (husband) recorded July 31, 1958, in Official Records Book 1280, Page 522. (As to Parcel 1 – Lots 2 and 3)
20. Affidavit from Jimmye Lynn Harper, recorded August 16, 1961, in Official Records Book 2227, Page 922. (As to Parcel 1 – Lots 2 and 3)
21. Affidavit from Nicholas J. Iannone, recorded August 16, 1961, in Official Records Book 2227, Page 923. (As to Parcel 1 – Lots 2 and 3)
22. Quit Claim Deed from Nicholas J. Iannone to Jimmye Lynn Harper, recorded August 16, 1961, in Official Records Book 2227, Page 928. (As to Parcel 1 – Lots 2 and 3)
23. Warranty Deed from Jimmye Lynn Martin to Ernest R. Harper and Helen M. Harper, husband and wife, recorded December 13, 1967, in Official Records Book 3554, Page 768. (As to Parcel 1 – Lots 2 and 3)
24. Warranty Deed from Ernest R. Harper and Helen M. Harper, his wife to Arnold Yablin and Sabine G. Schwind recorded April 20, 1979, in Official Records Book 8165, Page 862. **Notes:** 1) Affidavit recorded April 20, 1979, in Official Records Book 8165, Page 863. 2) Surveyor's Affidavit recorded April 20, in Official Records Book 8165, Page 864. (As to Parcel 1 – Lots 2 and 3 and Portions of Lot 1).
25. Warranty Deed from Sabina G. Schwind to Sabina Ginori Schwind and George Charles Schwind, as Co-Trustees of the Sabina Ginori Schwind Living Revocable Trust dated August 13, 1987, recorded October 14, 1988, in Official Records Book 15871, Page 823. (As to Parcel 1 – Lots 2 and 3 and Portions of Lot 1)
26. Warranty Deed recorded from Sabina Ginori Schwind and George Charles Schwind, as Co-Trustees of the Sabina Ginori Schwind Living Revocable Trust dated August 13, 1987 to Arnold Yablin, record July 15, 1991, in Official Records Book 18561, Page 389. (As to Parcel 1 – Lots 2 and 3 and Portions of Lot 1)
27. Warranty Deed from Arnold Yablin, a single man to Arnold Yablin Revocable Living Trust dated August 30, 1996, recorded September 27, 1996, in Official Records Book 25447, Page 43. (As to Parcel 1 – Lots 2 and 3 and Portions of Lot 1)
28. Warranty Deed from Arnold Yablin, Trustee of the Amended and Restated Revocable Living Trust of Arnold Yablin, to Galindo Realty, L.L.C., a Florida limited liability company, recorded August 10, 2000, in Official Records Book 30754, Page 385. (As to Parcel 1 – Lots 2 and 3 and Portions of Lot 1)
29. Warranty Deed from Galindo Realty, L.L.C., a Florida limited liability company to Investment Uno LLC, a Florida limited liability company, recorded November 22, 2016, in Official Records Instrument Number 114056284. (As to Parcel 1 – Lots 2 and 3 and Portions of Lot 1)
30. Sheriff's Deed from A.W. Turner Sheriff to The Highway Construction Co. of Ohio, Inc., and Ohio corporation, recorded July 8, 1930, in Deed Book 217, Page 67. (As to Parcel 2 – Lots 3, 4 and 5)
31. Fee Simple Deed from The Highway Construction Co. of Ohio, Inc., an Ohio corporation to Hollywood Inc., a Florida corporation, recorded February 21, 1931, in Deed Book 221, Page 175. (As to Parcel 2 – Lots 3, 4 and 5)
32. Warranty Deed from Hollywood Inc., a Florida corporation, to Harvey Anderson and Florence Anderson, husband and wife, recorded June 17, 1940, in Deed Book 360, Page 138. (As to Parcel 2 – Lots 4 and 5)

33. Warranty Deed from Harvey Anderson (single) to John W. Johnson and Lillian Johnson, his wife, recorded May 23, 1945, in Deed Book 486, Page 300. (As to Parcel 2 – Lots 4 and 5)
34. Warranty Deed from John W. Johnson and Lillian Johnson, is wife to Rose Hackett recorded November 14, 1946, in Deed Book 561, Page 518. (As to Parcel 2 – Lot 4)
35. Warranty Deed from John W. Johnson to Lillian Johnson, his wife to Eleanor L. McGrath recorded October 29, 1947, in Deed Book 604, Page 517. (As to Parcel 2 – Lot 5)
36. Warranty Deed from Rose Hackett to Eleanor McGrath, recorded October 29, 1947, in Deed Book 604, Page 519. (As to Parcel 2 – Lot 4)
37. Warranty Deed from Eleanor L. McGrath, as single woman to Lita Thatcher, recorded January 30, 1948, in Deed Book 614, Page 312. (As to Parcel 2 – Lots 4 and 5)
38. Warranty Deed from Lita Thatcher, a single woman to Alcide Legault and Geraldine Legault, his wife, recorded July 29, 1968, in Official Records Book 3713, Page 951. (As to Parcel 2 – Lots 4 and 5)
39. Warranty Deed from Alcide Legault and Geraldine Legault, his wife to Lawrence L. Korda and Miette K. Burstein, recorded April 1, 1970, in Official Records Book 4177, Page 671. (As to Parcel 2 – Lots 4 and 5)
40. Warranty Deed from Lawrence L. Korda and Miette K. Burstein, joined by her husband Myron H. Burnstein to Anna R. Rigabar and Ann E. Rigabar, recorded May 4, 1970, in Official Records Book 4202, Page 105. (As to Parcel 2 – Lots 4 and 5)
41. Warranty Deed from Anna R. Rigabar, a single woman to Matthew Cohen, recorded September 8, 2008, in Official Records Book 45660, Page 880. **Notes: 1)** Death Certificate for Anna E. Rigabar, recorded in Official Records Book 45719, Page 1506. **2)** Affidavit recorded December 31, 1998, in Official Records Book 29115, Page 1399. (As to Parcel 2 – Lots 4 and 5)
42. Warranty Deed from Matthew Cohen to Ettore Romeo and Brenda Romeo, husband and wife, recorded May 8, 2009, in Official Records Book 46211, Page 111. (As to Parcel 2 – Lots 4 and 5)
43. Warranty Deed from Ettore Romeo and Brenda Romeo, husband and wife to E & B of Hollywood, LLC, a Florida limited liability company, recorded June 15, 2009, in Official Records Book 46301, Page 320. (As to Parcel 2 – Lots 4 and 5)
44. Re-recorded Warranty Deed Ettore Romeo and Brenda Romeo, husband and wife to E & B of Hollywood, LLC, a Florida limited liability company, recorded July 20, 2009, in Official Records Book 46388, Page 1290. (As to Parcel 2 – Lots 4 and 5)
45. Special Warranty Deed from E & B of Hollywood, LLC, a Florida limited liability company to Big and Little Associates, LLC, a Florida limited liability company, recorded September 6, 2012, in Official Records Book 49053, Page 836. (As to Parcel 2 – Lots 4 and 5)
46. Special Warranty Deed from Big and Little Associates, LLC, a Florida limited liability company to Investment Uno LLC, a Florida limited liability company, recorded June 19, 2018, in Official Records Instrument Number 115147312. (As to Parcel 2 – Lots 4 and 5)

**NOTES:**

- 1) Please be advised that we did not find any open mortgages within our search and the land appears to be unencumbered, the Company requires that affirmative declaration by a title affidavit, which includes the Title Holder that there are no mortgages or other liens against the land not recorded. Seller/borrower must be encouraged to disclose any off-record encumbrance, lien, or any other matter that may affect title.

- 2) Clerk's Affidavit on Plat recorded July 6, 2020, in Official Records Instrument Number 116591984, enclosed for Informational Purposes.

**Period Searched:**

From March 2, 1926 to March 12, 2024 @ 08:00AM. (Effective Date)

**Tax Information:**

Tax ID            5142 15 02 1600 (Lot 1 less W15 ft) & 5142 15 02 1610 (Lots 2 & 3) – Parcel 1  
Number:        5142 15 02 1620 ((Lots 4 & 5) – Parcel 2

2023 Taxes are Paid for both Parcel 1 and Parcel 2.  
Back Taxes: NO PRIOR YEARS DUE

OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY has not searched for, nor do we assume any liability as to any, restrictions, easements, reservations, conditions, or limitations of record, further this report does not cover any improvement or special assessments by any county or municipal governmental agency.

*This report is not title insurance. Pursuant to s. 627.7843, Florida Statutes, the maximum liability of the issuer of this property information report for errors or omissions in this property information report is limited to the amount paid for this property information report and is further limited to the person(s) expressly identified by name in the property information report as the recipient(s) of the property information report.*

**Date: March 18, 2024**

*Isele Salazar*

---

Authorized Signatory

Patriot Search Results

Prepared for: Old Republic National Title Insurance Company

Search #: 248789214

Prepared by: Isele Salazar

Search Date: 03/18/2024 04:30 PM

Name(s) Searched	Match Type(s)	List(s) Matched
Investment Uno LLC	No Match	0 of 57628



## List(s) Searched

Abbr	List	Country	Of Records	Updated
BIS	Bureau of Industry and Security	United States	620	05/07/2023
EUSL	European Union Sanction List	Belgium	2072	03/18/2024
FBI	Federal Bureau of Investigation	United States	960	09/13/2023
FINCEN	The Financial Crimes Enforcement Network	United States	25237	04/28/2023
HMTSL	HM Treasury Sanction List	United Kingdom	13393	02/27/2022
OFAC	Office of Foreign Assets Control - Specially Designated Nationals List	United States	13526	03/18/2024
OFACL	Office of Foreign Assets Control - Consolidated Sanctions List	United States	444	03/18/2024
OFSI	Office of the Superintendent of Financial Institutions	Canada	9	01/17/2024
UN1267	United Nations 1267	United States	1367	03/18/2024

1-21  
1-21

STATE OF FLORIDA  
HOLLYWOOD COUNTY  
NOTARY PUBLIC  
J. W. Young  
My Commission Expires on the 14th day of May 1925



# HOLLYWOOD

A subdivision of Section Fifty-one (51), in Township Fifty-one (51) South of Range Forty-two (42) East, described as follows, to wit: Beginning at the northwest corner of said section, running thence South upon and along the west line of said section, fifty four hundred two and sixty-six hundredths (5402.66) feet to the southwest corner of said section; thence East upon and along the South Line of said section, fifty-two hundred sixty-eight and ninety five hundredths (5268.95) feet to the southeast corner of said section; thence north upon and along the east line of said section, fifty-three hundred fifty-seven and seventy-five hundredths (5357.75) to the northeast corner of said section, thence west upon and along the north line of said section, fifty-one hundred fifty-nine and fifty six hundredths (5159.56) feet to the place of beginning, excepting therefrom the right of way of the Florida East Coast Railroad Company, as shown by the within plat.

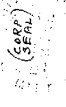
We the undersigned, hereby certify that the within plat shows the subdivisions of the described lands as made by us in a recent survey in due conformity to the established boundaries of such lands; that the dimensions shown are from measurements made on the grounds and that they are correct in the best of our knowledge and belief.

George G. Schmidt and Company, Surveyors  
By George G. Schmidt  
License No. 177  
Issued February 21st 1921

State of Florida }  
Broward County } S.S.

Know all men by these presents: that the Hollywood Land and Water Co., a corporation under the laws of Florida, has caused to be made the above plat of Hollywood, a subdivision of section fifteen (15), in Township Fifty-one (51) South of range forty-two (42) East, and that the said corporation hereby specifically reserves to itself the title to all streets, avenues, alleys, drives, parks, boulevards, ways and walks, shown on said plat.

Hollywood Land and Water Company  
By J. W. Young  
President  
Lillian Allen  
Secretary



State of Florida }  
County of Dade } S.S.

I, Bessie Cowdry, a Notary Public in and for said County and State, do hereby certify that on the date hereof, there personally appeared before me Joseph W. Young and Lillian Allen, some well known to be, respectively, the President and Secretary of Hollywood Land and Water Company, a corporation organized and existing under and by virtue of the laws of the State of Florida, and in person severally acknowledged that they executed the above and foregoing plat of Hollywood together with all descriptive matter and reservations therein set forth, as their free and voluntary act and as the free and voluntary act of the said Hollywood Land and Water Company, for the uses and purposes therein set forth.

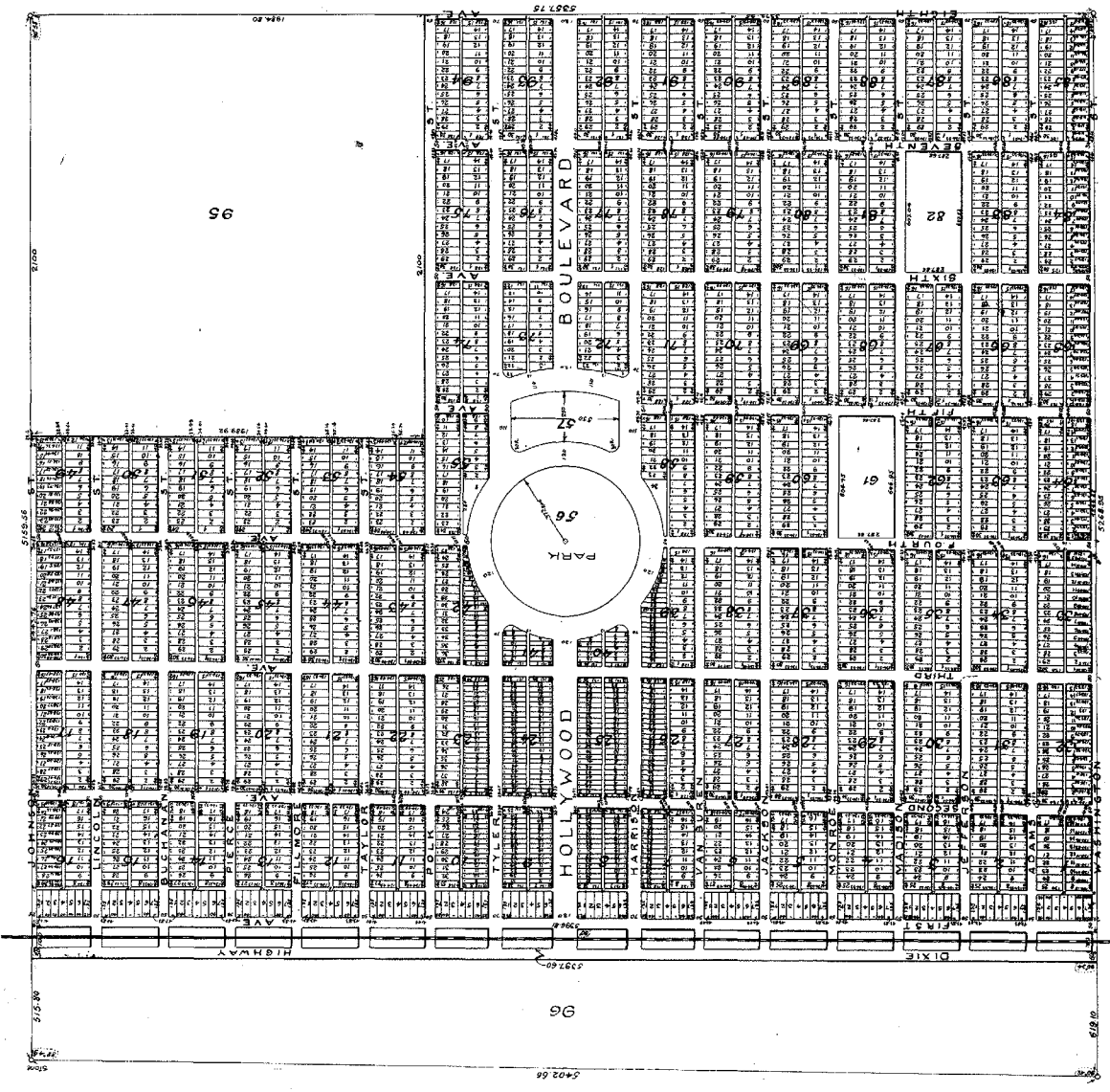
Witness my hand and notarial seal at Miami, in said County and State this 14th day of September, A.D. 1921

My Commission expires on the 14th day of May 1925

Bessie Cowdry  
Notary Public



1-21  
159.60  
9-14-21



58% Shoot 2 (each side) #100 15

# ALTA & TOPOGRAPHIC SURVEY

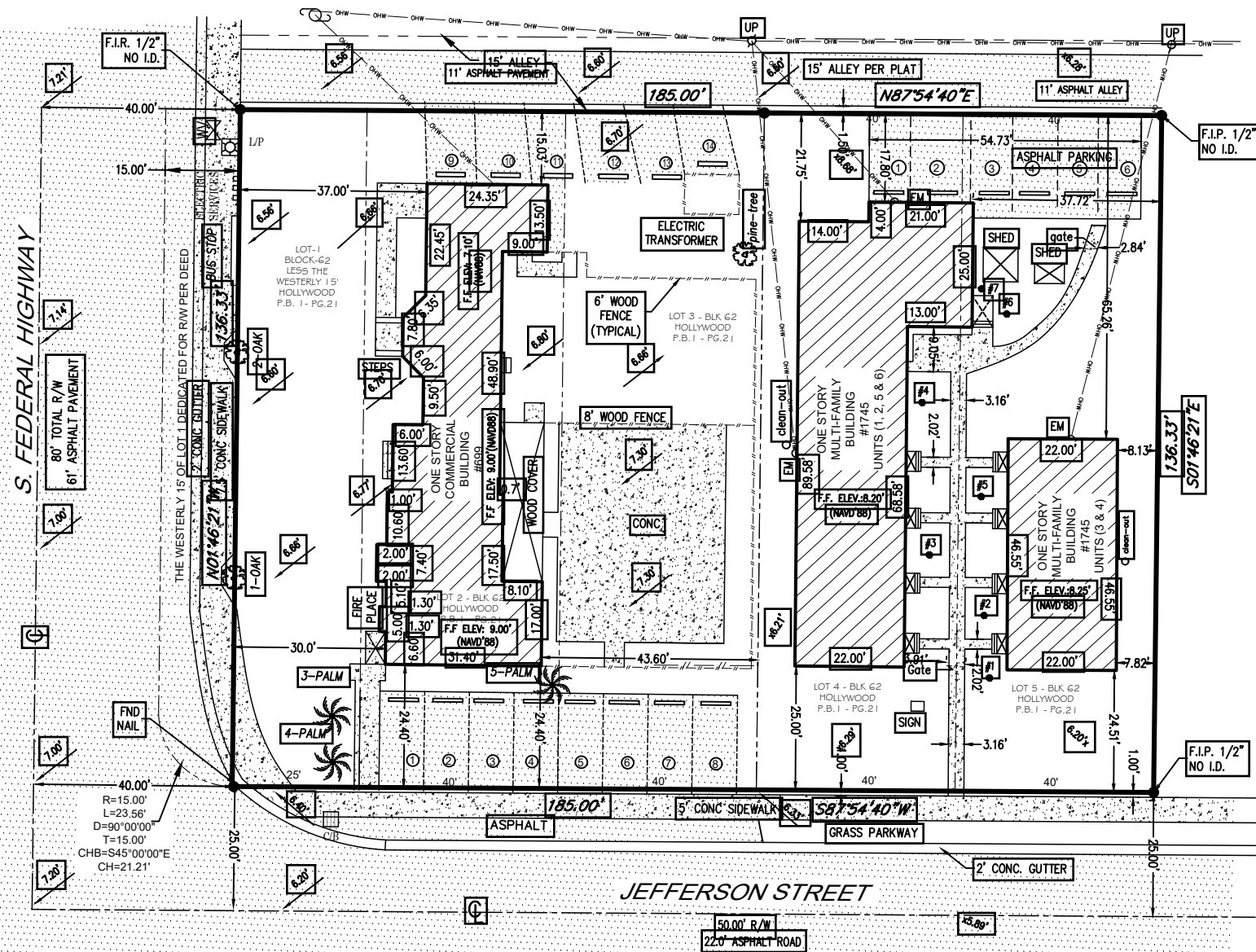
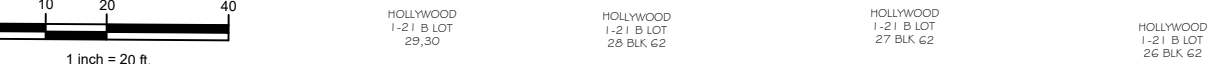
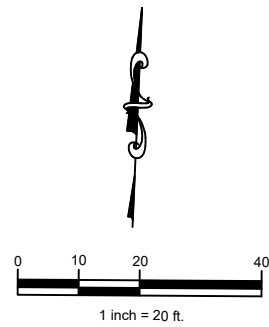
SCALE: 1" = 20'

FLORIDA BUILDING & LAND SURVEYING CORP.

Phone/Fax: (877) 894-8001  
www.FloridaLandSurveying.com

PROUDLY SERVING FLORIDA COAST TO COAST

12555 BISCAYNE BOULEVARD # 934,  
NORTH MIAMI, FLORIDA 33181



**LOCATION SKETCH**  
SCALE 1"= NOT TO SCALE

## TREE TABLE

No.	NAME (Common)	DIA. (inch)	HEIGHT (feet)	CANOP (feet)
1	CLUSTERS PALMS	11	8	3
2	PALM	12	11	3.5
3	PALM	11.5	12	3.5
4	PALM	12	12	3.5
5	PALM	10	10	3
6	CLUSTERS PALMS	12	8	5
7	CLUSTERS PALMS	11	9	4

**LEGAL DESCRIPTION:**

LOTS 4 & 5, BLOCK 62, OF "HOLLYWOOD"  
ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 1, AT PAGE 21, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA, TOGETHER WITH  
LOTS 2 AND 3 OF BLOCK 62 OF "TOWN OF HOLLYWOOD", ACCORDING TO THE PLAT THEREOF, RECORDED IN PLAT BOOK 1, AT PAGE 21, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA; AND LOT 1 OF BLOCK 62 LESS THE WESTERLY 15 FEET THEREOF, LESS 1/4 ACRES OF LAND LESS 1/4 INCLUDED IN THE EXTERNAL AREA FORMED BY A 15 FOOT RADIAL ARC WHICH IS TANGENT TO THE SOUTH LINE OF SAID LOT 1 AND TANGENT TO A LINE WHICH IS 15 FEET EAST OF AND PARALLEL TO THE WEST LINE OF SAID LOT 1.  
PER INSTR. #11405624 PAGE 1 OF 1 BROWARD COUNTY COMMISSION DEPUTY CLERK.

**ADDRESS:**  
1745 JEFFERSON STREET #1-7, HOLLYWOOD FL 33020  
699 S. FEDERAL HIGHWAY, HOLLYWOOD, FL. 33020

**FLOOD INFO:**

COMMUNITY: BROWARD COUNTY  
CITY OF HOLLYWOOD : 125113  
Map & Panel #: 12011 C 0569  
Suffix: H Date: 8/18/2014  
Flood Zone: X Elevation: N/A

**CERTIFIED TO:**

INVESTMENT UNO LLC

This survey has all information mentioned in O&E report # 24024367 dated June 21, 2024

This Survey has been prepared for the exclusive use of the entities named herein and the Certification does not extend to any unnamed party.

**SURVEYOR'S NOTES:**

- 1- OWNERSHIP IS SUBJECT TO OPINION OF TIME
- 2- NOT UNDERGOING IMPROVEMENTS WERE TAKEN
- 3- EVALUATIONS ARE REFERRED TO THE NORTH AMERICAN  
MEDICAL BOARD OF CANADA (UNLESS COMMENTED)
- 4- ALL MAY BE FOUND IN THE COUNTRY, BUT SHOWING  
IN THE SURVEY THAT MAY BE FOUND IN THE COUNTRY  
EVIDENCE RECORDED
- 5- SURVEY INFORMATION PROVIDED BY CLIENT
- 6- UNLESS OTHERWISE NOTED, RECORDING AND MEASURED  
MUST BE CHECKED
- 7- BEFORE ANY CONSTRUCTION THE SET BACKS  
MUST BE CHECKED
- 8- ALL FIELD MEASUREMENTS TAKEN FOR THIS SURVEY WERE  
BY COTTON AND HARRIS, FIELD NO. 11/20/2024
- 9- THE PURPOSE FOR THIS SURVEY REQUEST  
AND NOT FOR ANY OTHER PURPOSE
- 10- THIS SURVEY WAS OBTAINED WITHOUT THE BENEFIT OF
- 11- DATE OF FIELD WORK 2/26/2024

**NOTE:**  
THE FLOOD DATA PROVIDED IS FOR INFORMATION  
PURPOSES ONLY. THE SURVEYOR MAKES NO  
GUARANTEES AS TO THE ACCURACY OF THE  
INFORMATION PROVIDED. THE LOCAL F.E.M.A. AGENT  
SHOULD BE CONTACTED FOR VERIFICATION.

**BASIS OF BEARING:**  
PLAT ANGLES



CARLOS HERNANDEZ  
PROFESSIONAL SURVEYOR AND MAPPER  
LB 7619 06/21/2024  
ELECT FILE CODE #1745 JEFFERSON STREET

Survey is not valid without the signature and raised/digital seal of the Florida Registered Professional Land Surveyor and Mapper

The boundary survey of the property shown herein is in accordance with the description furnished by the client. No search of public records has been made by this office for accuracy or omissions. Subject to hereby certify that any dedications, limitations, restrictions or easements of record. No underground improvements and/or utilities were located.

I Herby Certify: That the attached boundary survey of the property described below is to the best of my knowledge and belief accurate as recently surveyed under my direction; also that there are no above ground encroachments other than those shown, and that this survey meets the minimum technical standards of practice set by the Florida Board of Land Surveyors as set forth in Section 472.027 (F.S.) Chapter 5J-17.051 and 5J-17.052 of The Florida Administrative Code.



699 S FEDERAL HIGHWAY

HOLLYWOOD, FL 33020

LEGAL DESCRIPTION  
LOTS 4 & 5, BLOCK 62, OF "HOLLYWOOD"  
ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 1, AT PAGE21,  
OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA. TOGETHER WITH  
LOTS 2 AND 3 OF BLOCK 62 OF "TOWN OF HOLLYWOOD", ACCORDING TO THE  
PLAT THEREOF, RECORDED IN PLAT BOOK 1, AT PAGE 21, OF THE PUBLIC  
RECORDS OF BROWARD COUNTY, FLORIDA; AND LOT 1 OF BLOCK 62 LESS THE  
WESTERLY 15 FEET THEREOF AND LESS THAT PART OF LOT 1 INCLUDED IN THE  
EXTERNAL AREA FORMED BY A 15 FOOT RADIUS ARC WICH IS TANGENT TO THE  
SOUTH LINE OF SAID LOT 1 AND TANGENT TO A LINE WHICH IS 15 FEET EAST OF  
AND PARALLEL TO THE WEST LINE OF SAID LOT 1.  
PER INSTR.#114056284 PAGE 1 OF 1 BROWARD COUNTY COMMISSION DEPUTY  
CLERK.

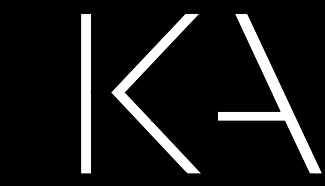
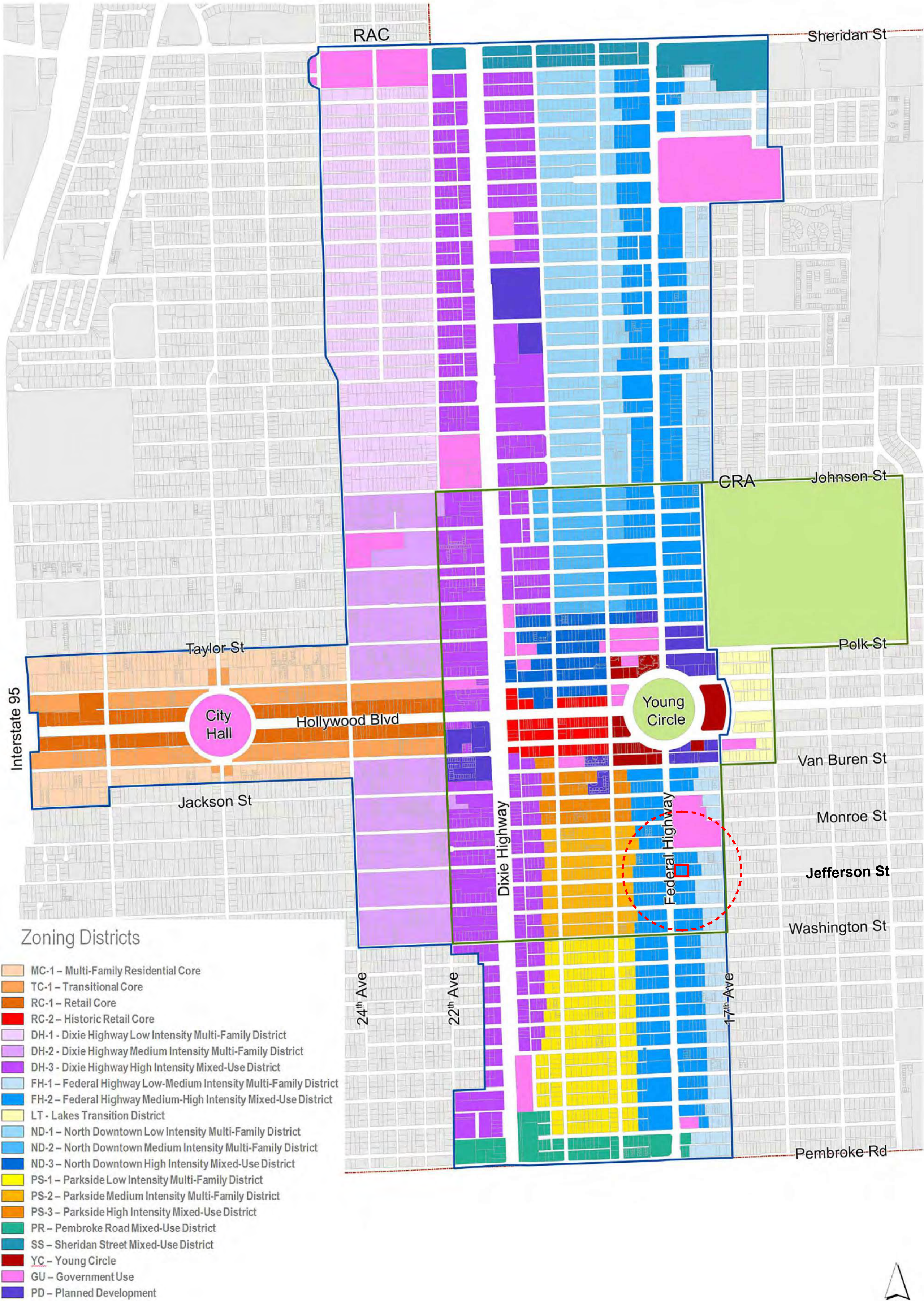
Property ID: 514215021610  
Property ID: 514215021620

OWNER  
HOLLYWOOD POINTE III, LLC.  
2700 N STATE RD 7  
HOLLYWOOD, FL 33021  
elyhus1@gmail.com

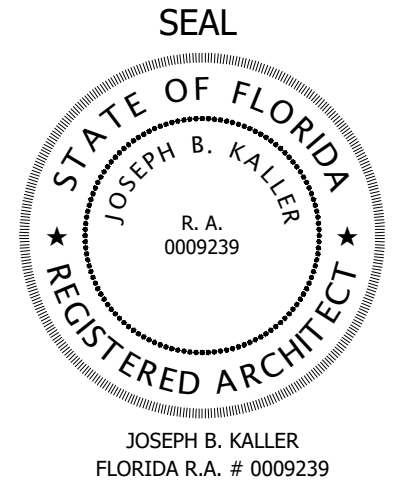
ARCHITECT  
JOSEPH B. KALLER AND ASSOCIATES, P.A.  
CONTACT: Mr. JOSEPH B. KALLER  
ADDRESS: 2417 HOLLYWOOD BLVD.  
HOLLYWOOD, FL 33019  
PHONE: (954)-920-5746  
FAX: (954)-926-2841  
EMAIL: joseph@kallerarchitects.com

SURVEYOR  
FLORIDA BUILDING & LAND SURVEYING CORP.  
CONTACT: CARLOS HERNANDEZ  
ADDRESS: 12555 BISCAYNE BOULEVARD # 934  
NORTH MIAMI, FL 33181  
PHONE: (877)-894-8001  
EMAIL: roger@inspectionsandengineering.com

RAC



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



PROJECT TITLE  
699 S FEDERAL HIGHWAY  
HOTEL  
HOLLYWOOD, FL. 33020

SHEET TITLE  
SCHEMATIC DESIGN PACKAGE  
CHARTS

MEETING DATES		
BOARD/ COMMITTEE	DATE	DESCRIPTION
PACO	03.28.24	TBD
PRE TAC	06.03.24	TBD
FINAL TAC	xx.xx.xx	TBD
PDB	xx.xx.xx	TBD

This drawing, as an instrument of service, is and shall remain the property of the Architect and shall not be reproduced, published or used in any way without the permission of the Architect.

PROJECT No.: 24014  
DATE: 06.03.24  
DRAWN BY: SCHIFFINO  
CHECKED BY: JBK

SHEET  
A-0.0





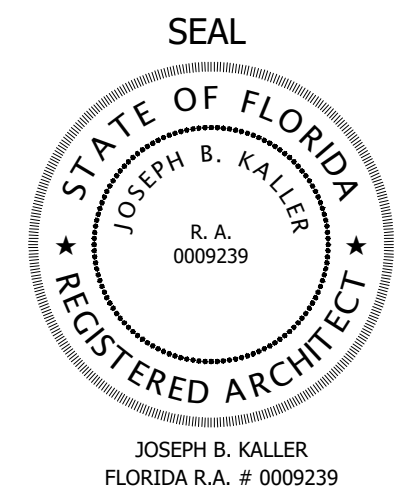
KALLER ARCHITECTURE, ALL RIGHTS RESERVED © 2018

1

RENDERING - STREET VIEW 01  
N.T.S.



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



PROJECT TITLE  
**699 S FEDERAL HIGHWAY  
HOTEL**  
HOLLYWOOD, FL. 33020

SHEET TITLE  
**SCHEMATIC DESIGN PACKAGE  
RENDERING**

MEETING DATES		
BOARD/ COMMITTEE	DATE	DESCRIPTION
PACO	03.28.24	TBD
PRE TAC	06.03.24	TBD
FINAL TAC	xx.xx.xx	TBD
PDB	xx.xx.xx	TBD

This drawing, as an instrument of service, is and shall remain the property of the Architect and shall not be reproduced, published or used in any way without the permission of the Architect.

PROJECT No.: 24014  
DATE: 06.03.24  
DRAWN BY: SCHIFFINO  
CHECKED BY: JBK

SHEET  
**R-0.1**





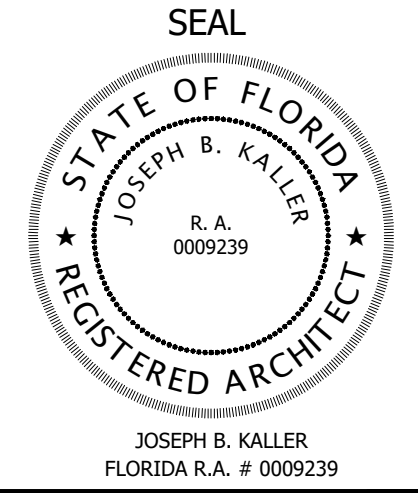
KALLER ARCHITECTURE, ALL RIGHTS RESERVED © 2018

1

RENDERING - STREET VIEW 02  
N.T.S.



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



PROJECT TITLE  
**699 S FEDERAL HIGHWAY  
HOTEL  
HOLLYWOOD, FL. 33020**

SHEET TITLE  
**SCHEMATIC DESIGN PACKAGE  
RENDERING**

MEETING DATES		
BOARD/ COMMITTEE	DATE	DESCRIPTION
PACO	03.28.24	TBD
PRE TAC	06.03.24	TBD
FINAL TAC	xx.xx.xx	TBD
PDB	xx.xx.xx	TBD

This drawing, as an instrument of service, is and shall remain the property of the Architect and shall not be reproduced, published or used in any way without the permission of the Architect.

PROJECT No.: 24014  
DATE: 06.03.24  
DRAWN BY: SCHIFFINO  
CHECKED BY: JBK

SHEET  
**R-0.2**





Mapa sin título  
Clic aquí para descargar datos de Google Earth

Google Earth

KALLER ARCHITECTURE, ALL RIGHTS RESERVED © 2018

1

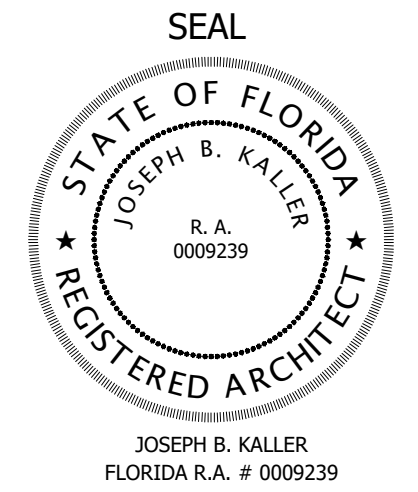
RENDERING - AERIAL VIEW  
N.T.S.



KallerArchitecture

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

www.kallerarchitects.com



PROJECT TITLE  
699 S FEDERAL HIGHWAY  
HOTEL  
HOLLYWOOD, FL. 33020

SHEET TITLE  
SCHEMATIC DESIGN PACKAGE  
RENDERING

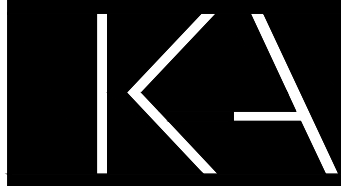
MEETING DATES		
BOARD/ COMMITTEE	DATE	DESCRIPTION
PACO	03.28.24	TBD
PRE TAC	06.03.24	TBD
FINAL TAC	xx.xx.xx	TBD
PDB	xx.xx.xx	TBD

This drawing, as an instrument of service, is and shall remain the property of the Architect and shall not be reproduced, published or used in any way without the permission of the Architect.

PROJECT No.: 24014  
DATE: 06.03.24  
DRAWN BY: SCHIFFINO  
CHECKED BY: JBK

SHEET  
R-0.3

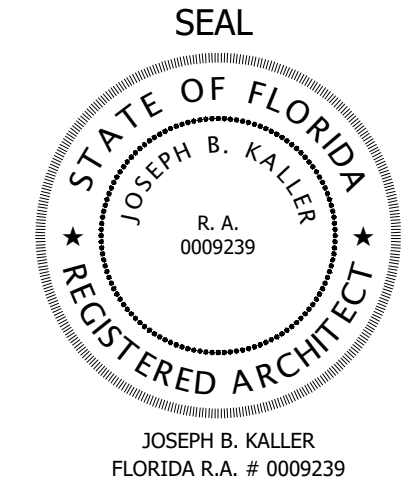




KallerArchitecture

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

www.kallerarchitects.com



PROJECT TITLE  
699 S FEDERAL HIGHWAY  
HOTEL  
HOLLYWOOD, FL. 33020

SHEET TITLE  
SCHEMATIC DESIGN PACKAGE  
SE ISOMETRIC

MEETING DATES		
BOARD/ COMMITTEE	DATE	DESCRIPTION
PACO	03.28.24	TBD
PRE TAC	06.03.24	TBD
FINAL TAC	xx.xx.xx	TBD
PDB	xx.xx.xx	TBD

This drawing, as an instrument of service, is and shall remain the property of the Architect and shall not be reproduced, published or used in any way without the permission of the Architect.

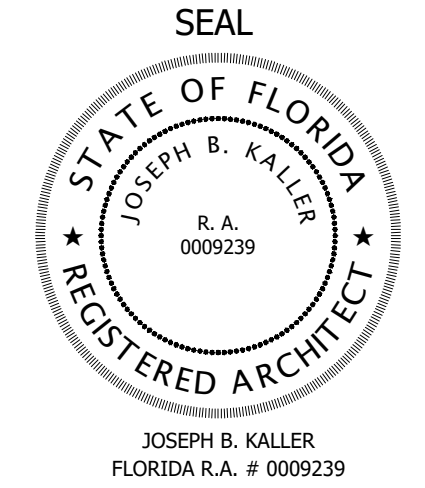
PROJECT No.: 24014  
DATE: 06.03.24  
DRAWN BY: SCHIFFINO  
CHECKED BY: JBK

SHEET  
R-1.1





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



PROJECT TITLE  
**699 S FEDERAL HIGHWAY  
HOTEL**  
HOLLYWOOD, FL. 33020

SHEET TITLE  
**SCHEMATIC DESIGN PACKAGE  
NE ISOMETRIC**

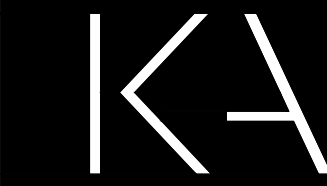
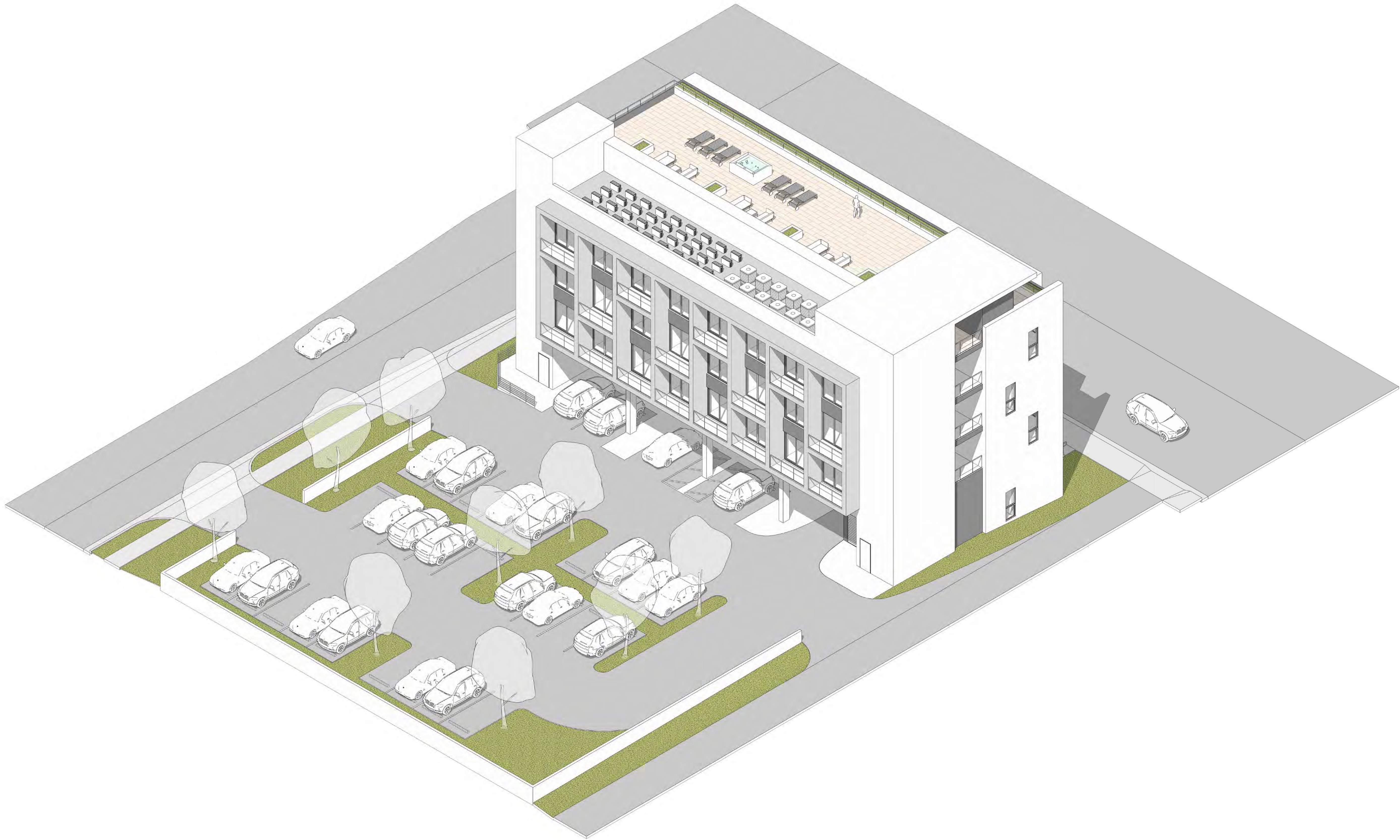
MEETING DATES		
BOARD/ COMMITTEE	DATE	DESCRIPTION
PACO	03.28.24	TBD
PRE TAC	06.03.24	TBD
FINAL TAC	xx.xx.xx	TBD
PDB	xx.xx.xx	TBD

This drawing, as an instrument of service, is and shall remain the property of the Architect and shall not be reproduced, published or used in any way without the permission of the Architect.

PROJECT No.: 24014  
DATE: 06.03.24  
DRAWN BY: SCHIFFINO  
CHECKED BY: JBK

SHEET  
**R-1.2**

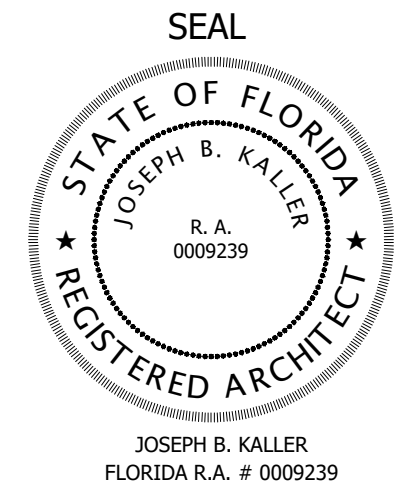




KallerArchitecture

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

www.kallerarchitects.com



PROJECT TITLE  
699 S FEDERAL HIGHWAY  
HOTEL  
HOLLYWOOD, FL. 33020

SHEET TITLE  
SCHEMATIC DESIGN PACKAGE  
NW ISOMETRIC

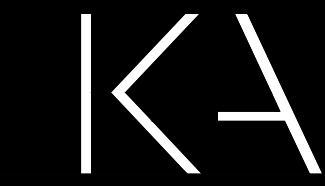
MEETING DATES		
BOARD/ COMMITTEE	DATE	DESCRIPTION
PACO	03.28.24	TBD
PRE TAC	06.03.24	TBD
FINAL TAC	xx.xx.xx	TBD
PDB	xx.xx.xx	TBD

This drawing, as an instrument of service, is and shall remain the property of the Architect and shall not be reproduced, published or used in any way without the permission of the Architect.

PROJECT No.: 24014  
DATE: 06.03.24  
DRAWN BY: SCHIFFINO  
CHECKED BY: JBK

SHEET  
R-1.3

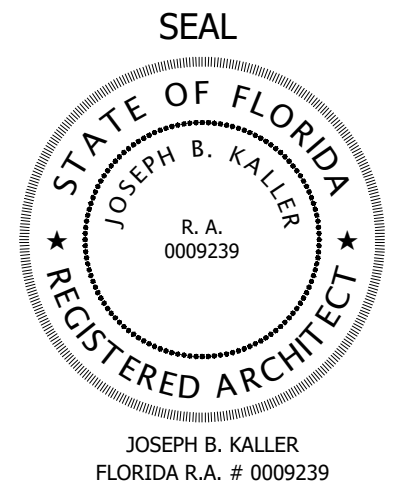




KallerArchitecture

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

www.kallerarchitects.com



PROJECT TITLE  
699 S FEDERAL HIGHWAY  
HOTEL  
HOLLYWOOD, FL. 33020

SHEET TITLE  
SCHEMATIC DESIGN PACKAGE  
SW ISOMETRIC

MEETING DATES

BOARD/ COMMITTEE	DATE	DESCRIPTION
PACO	03.28.24	TBD
PRE TAC	06.03.24	TBD
FINAL TAC	xx.xx.xx	TBD
PDB	xx.xx.xx	TBD

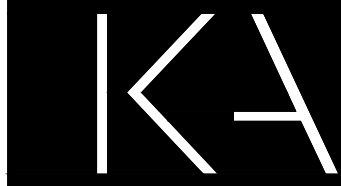
This drawing, as an instrument of service, is and shall remain the property of the Architect and shall not be reproduced, published or used in any way without the permission of the Architect.

PROJECT No.: 24014  
DATE: 06.03.24  
DRAWN BY: SCHIFFINO  
CHECKED BY: JBK

SHEET

R-1.4

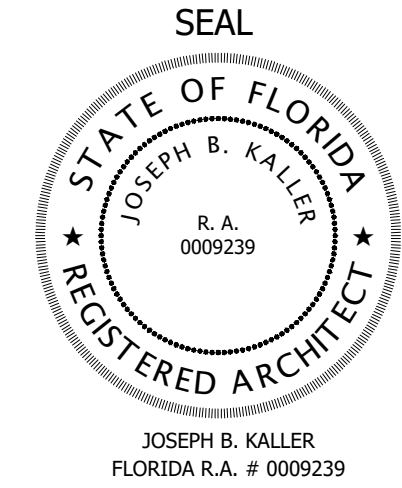




KallerArchitecture

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

www.kallerarchitects.com



PROJECT TITLE  
699 S FEDERAL HIGHWAY  
HOTEL  
HOLLYWOOD, FL. 33020

SHEET TITLE  
SCHEMATIC DESIGN PACKAGE  
3D VIEW

MEETING DATES		
BOARD/ COMMITTEE	DATE	DESCRIPTION
PACO	03.28.24	TBD
PRE TAC	06.03.24	TBD
FINAL TAC	xx.xx.xx	TBD
PDB	xx.xx.xx	TBD

This drawing, as an instrument of service, is and shall remain the property of the Architect and shall not be reproduced, published or used in any way without the permission of the Architect.

PROJECT No.: 24014  
DATE: 06.03.24  
DRAWN BY: SCHIFFINO  
CHECKED BY: JBK

SHEET  
R-1.5

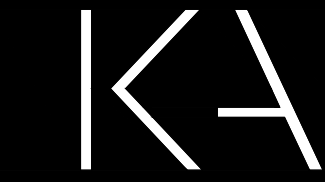




KALLER ARCHITECTURE, ALL RIGHTS RESERVED © 2018

1

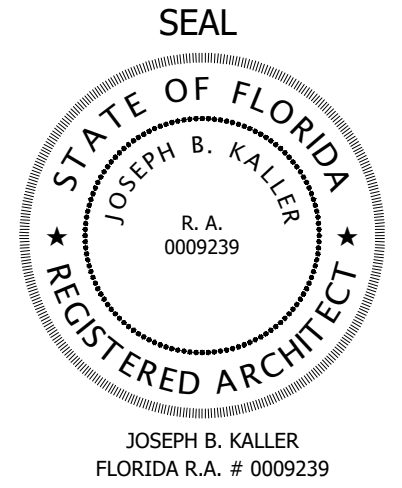
3D VIEW  
N.T.S.



KallerArchitecture

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

www.kallerarchitects.com



PROJECT TITLE  
699 S FEDERAL HIGHWAY  
HOTEL  
HOLLYWOOD, FL. 33020

SHEET TITLE  
SCHEMATIC DESIGN PACKAGE  
3D VIEW

MEETING DATES

BOARD/ COMMITTEE	DATE	DESCRIPTION
PACO	03.28.24	TBD
PRE TAC	06.03.24	TBD
FINAL TAC	xx.xx.xx	TBD
PDB	xx.xx.xx	TBD

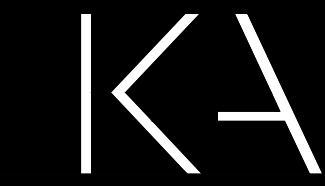
This drawing, as an instrument of service, is and shall remain the property of the Architect and shall not be reproduced, published or used in any way without the permission of the Architect.

PROJECT No.: 24014  
DATE: 06.03.24  
DRAWN BY: SCHIFFINO  
CHECKED BY: JBK

SHEET

R-1.6

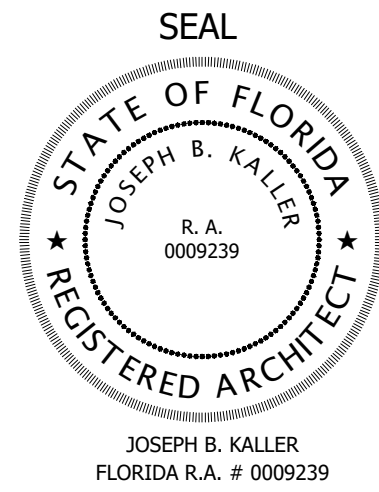




KallerArchitecture

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

www.kallerarchitects.com



PROJECT TITLE  
699 S FEDERAL HIGHWAY  
HOTEL  
HOLLYWOOD, FL. 33020

SHEET TITLE  
SCHEMATIC DESIGN PACKAGE  
3D VIEW

MEETING DATES

BOARD/ COMMITTEE	DATE	DESCRIPTION
PACO	03.28.24	TBD
PRE TAC	06.03.24	TBD
FINAL TAC	xx.xx.xx	TBD
PDB	xx.xx.xx	TBD

This drawing, as an instrument of service, is and shall remain the property of the Architect and shall not be reproduced, published or used in any way without the permission of the Architect.

PROJECT No.: 24014  
DATE: 06.03.24  
DRAWN BY: SCHIFFINO  
CHECKED BY: JBK

SHEET

R-1.7



KALLER ARCHITECTURE, ALL RIGHTS RESERVED © 2019

1

## SITE PLAN / SITE DATA

1/16" = 1'-0"

699 S FEDERAL HIGHWAY  
HOLLYWOOD, FL 33020

### LEGAL DESCRIPTION

LOTS 4 & 5, BLOCK 62, OF "HOLLYWOOD"  
ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 1, AT PAGE21,  
OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA. TOGETHER WITH  
LOTS 2 AND 3 OF BLOCK 62 OF "TOWN OF HOLLYWOOD", ACCORDING TO THE  
PLAT THEREOF, RECORDED IN PLAT BOOK 1, AT PAGE 21, OF THE PUBLIC  
RECORDS OF BROWARD COUNTY, FLORIDA; AND LOT 1 OF BLOCK 62 LESS THE  
WESTERLY 15 FEET THEREOF AND LESS THAT PART OF LOT 1 INCLUDED IN THE  
EXTERNAL AREA FORMED BY A 15 FOOT RADIUS ARC WICH IS TANGENT TO THE  
SOUTH LINE OF SAID LOT 1 AND TANGENT TO A LINE WHICH IS 15 FEET EAST OF  
AND PARALLEL TO THE WEST LINE OF SAID LOT 1.  
PER INSTR.#114056284 PAGE 1 OF 1 BROWARD COUNTY COMMISSION DEPUTY  
CLERK.

Property ID: 514215021610

Property ID: 514215021620

Total Lot Net Area: 25,292 SF (0.58 acres)

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

NOTE:  
MAXIMUM FOOT CANDLE LEVEL AT ALL PROPERTY LINES MAXIMUM 0.5 IF ADJACENT TO RESIDENTIAL.

NOTE:  
ASPHALT DRIVEWAY IS REQUIRED TO BE A MINIMUM 6-INCH LIMEROCK BASE, TACK COAT, AND 1-INCH LAYER  
OF 5-#8 ASPHALT. THE DRIVEWAY IS TO BE CONSTRUCTED FLUSH WITH THE EXISTING ROADWAY AND THE  
EXISTING ASPHALT IN THE CITY ROW WILL BE SAWCUT FOR A CLEAN STRAIGHT EDGE.

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

NOTE:  
SUBJECT BUILDING TO BE GREEN CERTIFIED THROUGH  
THE FLORIDA GREEN BUILDING COALITION  
CERTIFICATION PROCESS (GREEN GLOBE).

NOTE:  
ALL SIGNS, WHICH ARE ELECTRICALLY ILLUMINATED BY NEON OR OTHER MEANS,  
SHALL REQUIRE A SEPARATE ELECTRICAL PERMIT AND INSPECTION.  
SEPARATE PERMITS ARE REQUIRED FOR EACH SIGN.

NOTE:  
MINIMUM RADIO SIGNAL STRENGTH FOR FIRE DEPARTMENT COMMUNICATIONS BE MAINTAINED  
AT A LEVEL DETERMINED BY THE AHJ FOR ALL NEW AND EXISTING BUILDINGS INCLUDING  
COMPLYING WITH NFPA 72 (2016 EDITION). BDA SYSTEM MAY BE REQUIRED.

NOTE:  
PER NFPA 1, 12.3.2.1 A QUALITY ASSURANCE PROGRAM FOR THE INSTALLATION OF DEVICES AND SYSTEMS INSTALLED TO PROTECT  
PENETRATION AND JOINTS SHALL BE PREPARED AND MONITORED BY THE REGISTERED DESIGN PROFESSIONAL RESPONSIBLE FOR DESIGN.  
INSPECTIONS OF FIRE STOP SYSTEMS AND FIRE-RESISTIVE JOINT SYSTEMS SHALL BE IN ACCORDANCE WITH 12.3.2.1 AND 12.3.2.1.

NOTE:  
ANY LIP FROM 1/4" BUT NOT GREATER  
THAN 1/2" WILL BE BEVELED TO MEET ADA  
REQUIREMENTS

NOTE:  
ALL SIGNAGE SHALL BE IN COMPLIANCE  
WITH THE ZONING AND LAND  
DEVELOPMENT REGULATIONS ARTICLE 8.0  
PROPERTY LINES.

2

## PROJECT INFO

N.T.S.

## ZONING INFO

### BASIC ZONING

Regional Activity Center (RAC) / Downtown CRA

Zone: FH-2  
Existing Building Use: Office Building  
Existing Land Use: Office  
Allowed Use(s): Residential, Lodging, Office,  
Commercial, Civic, Educational and Industrial.

### BUILDING INTENSITY

Maximum Lot Coverage: N/A  
Maximum Building Height and Stoies: 140 ft (14 Stories)  
Floor Area Ratio: 3.0  
Maximum Built Area Allowed: 75,876 ft<sup>2</sup>  
Minimum Open Space: 0.00%

### SETBACKS AT GROUND LEVEL

All Frontages Setback: 10.00 ft  
Side Interior Setback: 0.00 ft  
Alley: 5.00 ft

### MINIMUM ACTIVE USES AT GROUND FLOOR

Federal Highway: 60%

### MINIMUM HOTEL ROOM SIZE

Minimum Per Unit: 250 SF  
Minimum Cumulative Average: 250 SF

### AT-GRADE PARKING LOT AND VEHICULAR USE AREAS SETBACK REQUIREMENTS

Front: 10 feet  
Interior: 5 feet

### Amount of Required Off-Street Parking

Commercial: 3 spaces per 1,000 SF  
Hotel: 1 space per room for the first 10 rooms,  
plus .25 space per room for each additional  
room; plus 60% of the requirement for  
accessory uses.

### Off-Street loading spaces: general provisions

Multiple Family or Apt./Hotel Bldg: 50-100 Units - 1 space + 1 space for each  
additional 100 units or major fraction.

### FEMA

Proposed Zone: A Series / VE  
Proposed (effective July 31, 2024) BFE: 7 Feet

### 100 YEAR MAP

Future Conditions 100-Year Flood Elevation (Feet NAVD88)

Elevation: 5.5

NATIONAL GREEN BUILDING STANDARD CERTIFICATION (NGBS) TO BE  
OBTAINED.

## PROJECT INFO

### Maximum Building Height:

Allowed: 140'-0"  
Proposed: 64'-2"

### Floor Area Ratio (FAR) 3.00:

Allowed: 75,876 ft<sup>2</sup> (3.00 Ratio)  
Proposed: 25,192 ft<sup>2</sup> (1.00 Ratio)

### Open Space (pervious):

Minimum: 0.00%  
Proposed: 5,457 ft<sup>2</sup> (21.5%)

### Front Setback:

Minimum: 10'-0"  
Proposed: 10'-8"  
S. Federal Hwy  
Jefferson St. 10'-0"

### Side Setback:

Minimum: 0'-0"  
Proposed: 116'-6"

### Alley:

Minimum: 5'-0"  
Proposed: 5'-2"

### Parking Requirement:

Hotel (42 rooms):  
(10 rms x 1)+(32 rms x 0.25) 18 spaces  
Retail (3,382 ft<sup>2</sup>):  
3 x (3,382 / 1,000) 10 spaces  
Total Parking Required: 28 spaces  
Total Parking Proposed: 31 spaces  
(inc. 02 Handicap)

### Accesible Parking spaces:

Required: 02 spaces  
Provided: 02 spaces

### Off-Street loading spaces:

Required: 0 space  
Proposed: 1 space

### Hotel Room Size:

Min. Required: 250 ft<sup>2</sup>  
Proposed: 279 ft<sup>2</sup>

### Hotel Room Mix

TYPE	AREA	QUANTITY	CUMULATIVE AREA
ROOM 01	300 ft <sup>2</sup>	27	8,100 ft <sup>2</sup>
ROOM 02	379 ft <sup>2</sup>	3	1,137 ft <sup>2</sup>
ROOM 03	291 ft <sup>2</sup>	3	873 ft <sup>2</sup>
ROOM 04	279 ft <sup>2</sup>	3	837 ft <sup>2</sup>
SUITE 1B	598 ft <sup>2</sup>	3	1,794 ft <sup>2</sup>
TWO BEDROOM	786 ft <sup>2</sup>	3	2,358 ft <sup>2</sup>
TOTALS		42	15,099 ft <sup>2</sup>

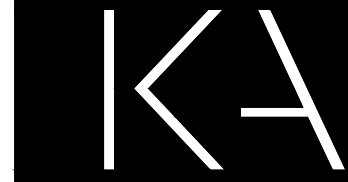
### Hotel Room Size

### Minimum Cumulative Average:

Min. Required: 250 ft<sup>2</sup>  
Provided: 359 ft<sup>2</sup>

### Bicycle Racks (1 bike rack per every 20 req. parking spaces):

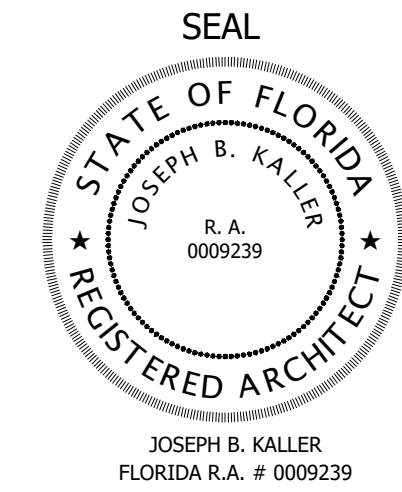
Required: 1.4 (2 racks)  
Provided: 3 racks (6 Bicycles)



KallerArchitecture

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

www.kallerarchitects.com



PROJECT TITLE  
699 S FEDERAL HIGHWAY  
HOTEL  
HOLLYWOOD, FL. 33020

SHEET TITLE  
SCHEMATIC DESIGN PACKAGE  
SITE PLAN

### MEETING DATES

BOARD/ COMMITTEE	DATE	DESCRIPTION
PACO	03.28.24	TBD
PRE TAC	06.03.24	TBD
FINAL TAC	xx.xx.xx	TBD
PDB	xx.xx.xx	TBD

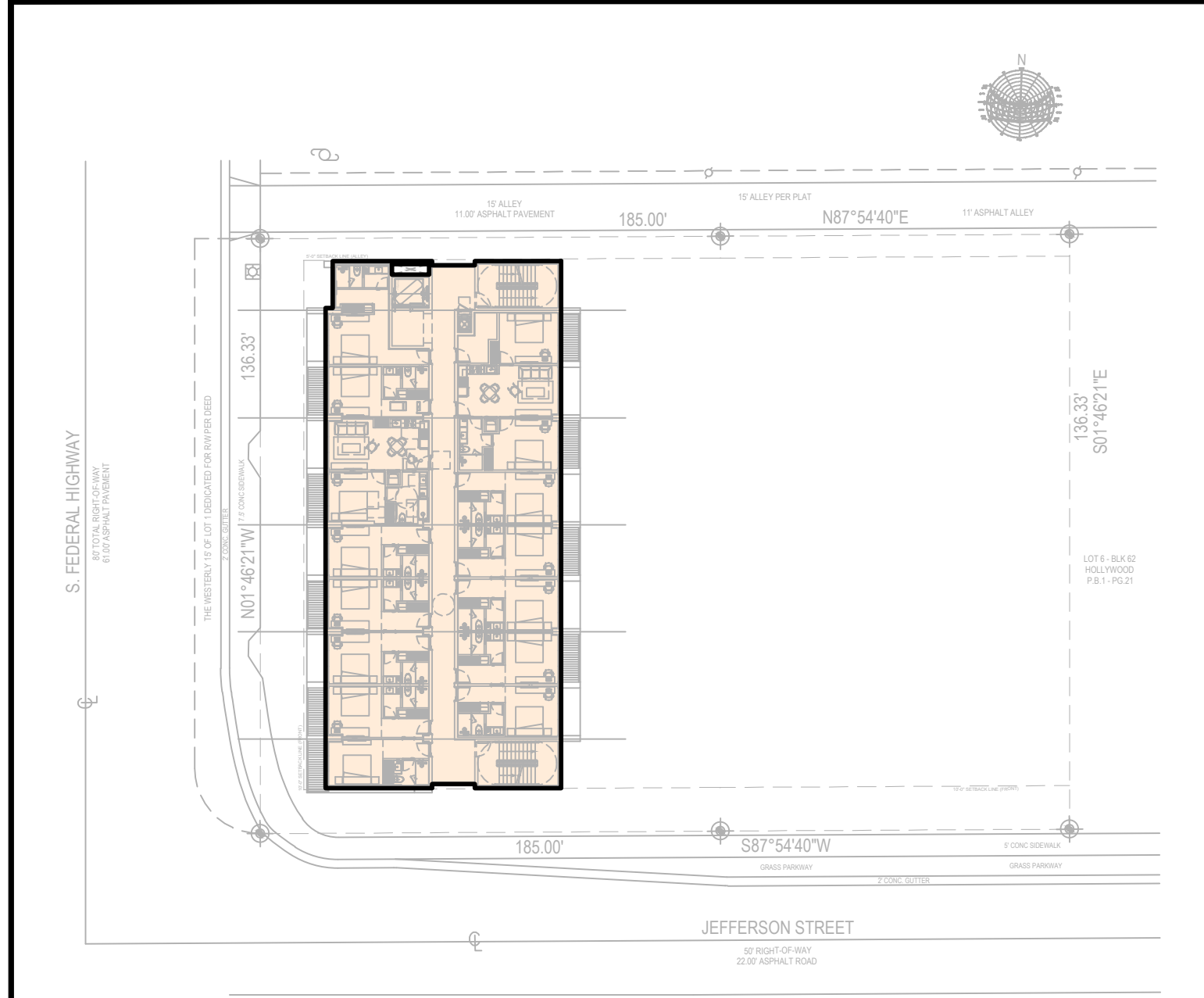
This drawing, as an instrument of service, is and shall  
remain the property of the Architect and shall not be  
reproduced, published or used in any way without the  
permission of the Architect.

PROJECT No.: 24014  
DATE: 06.03.24  
DRAWN BY: SCHIFFINO  
CHECKED BY: JBK

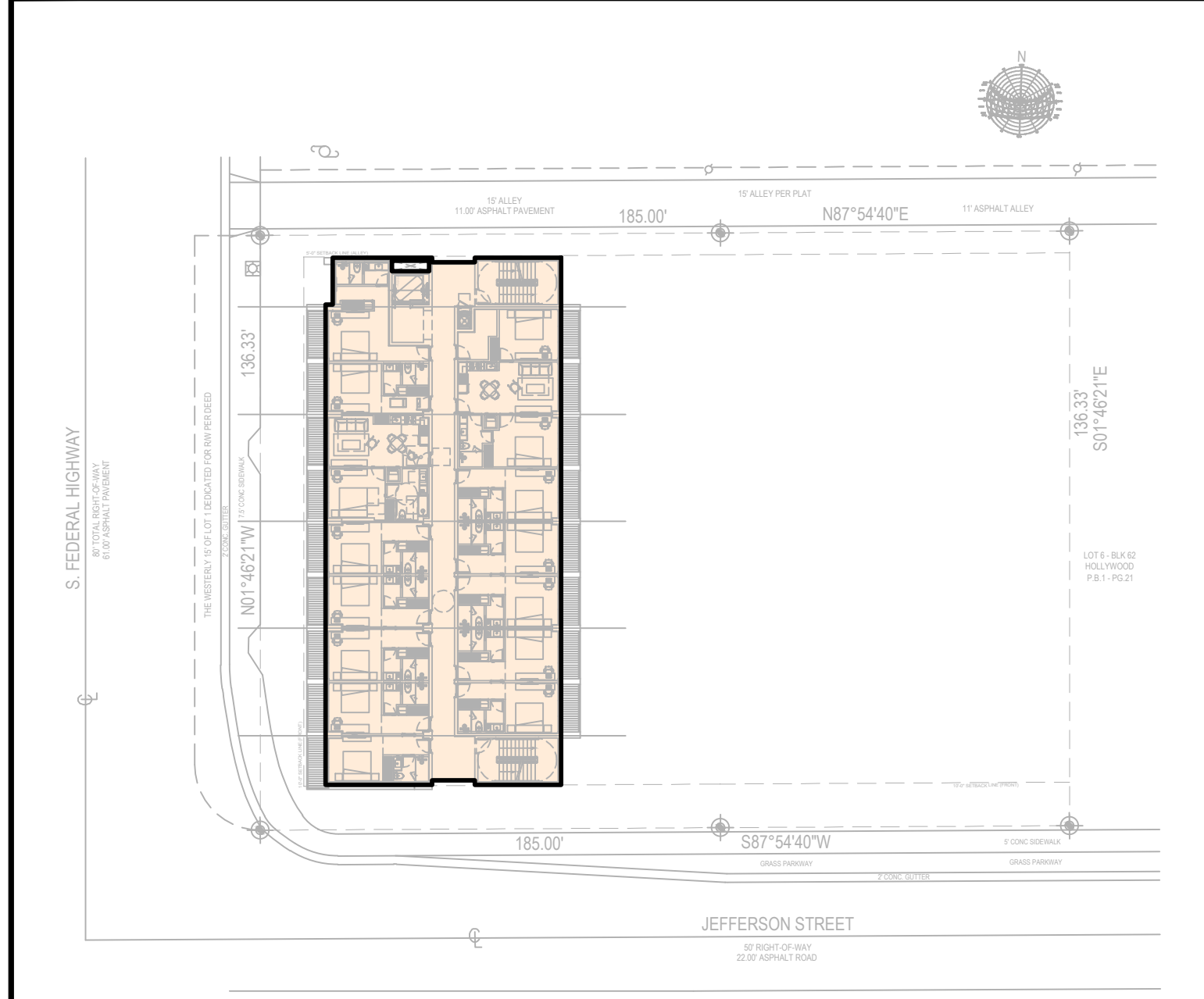
SHEET

A-1.1

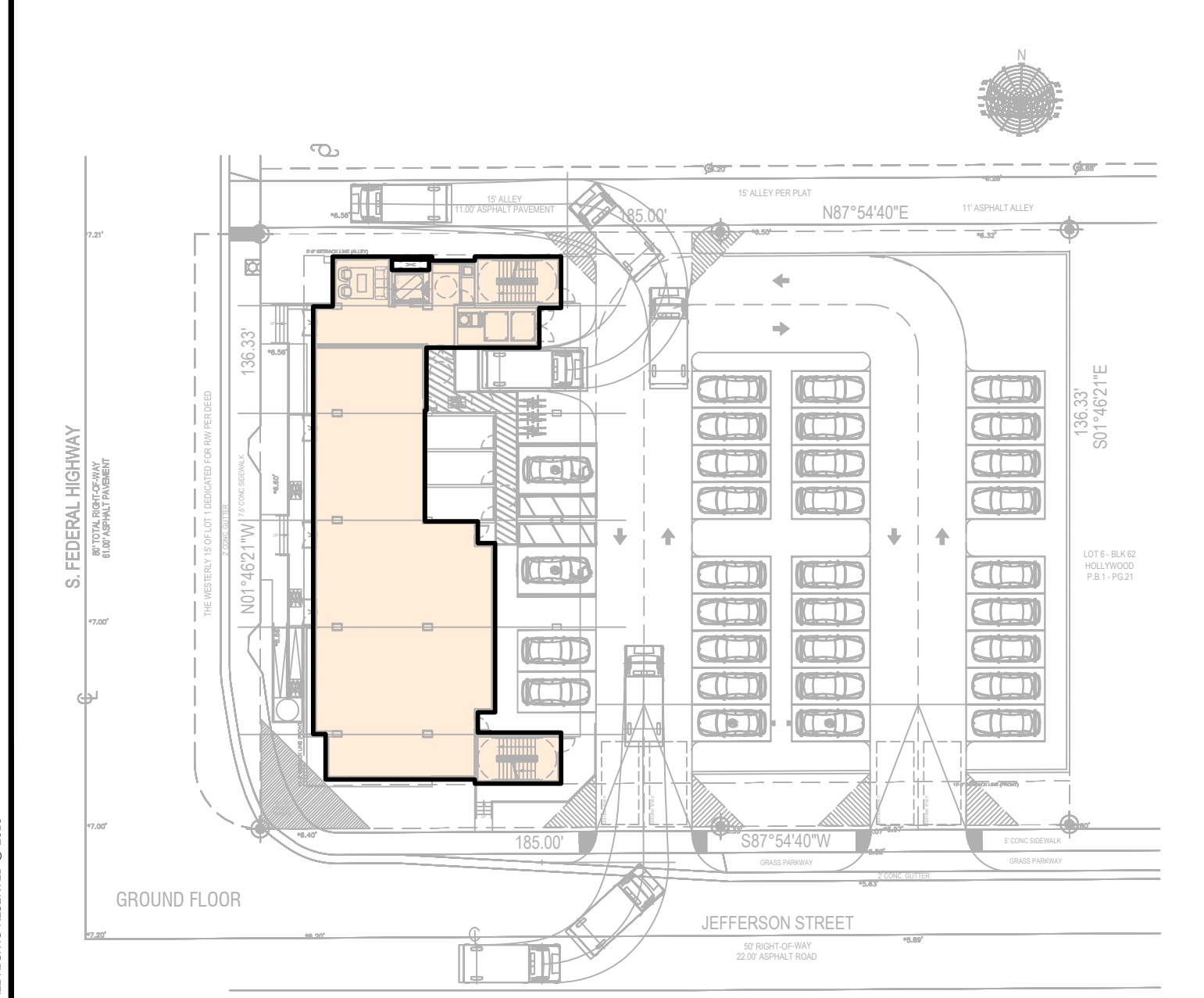




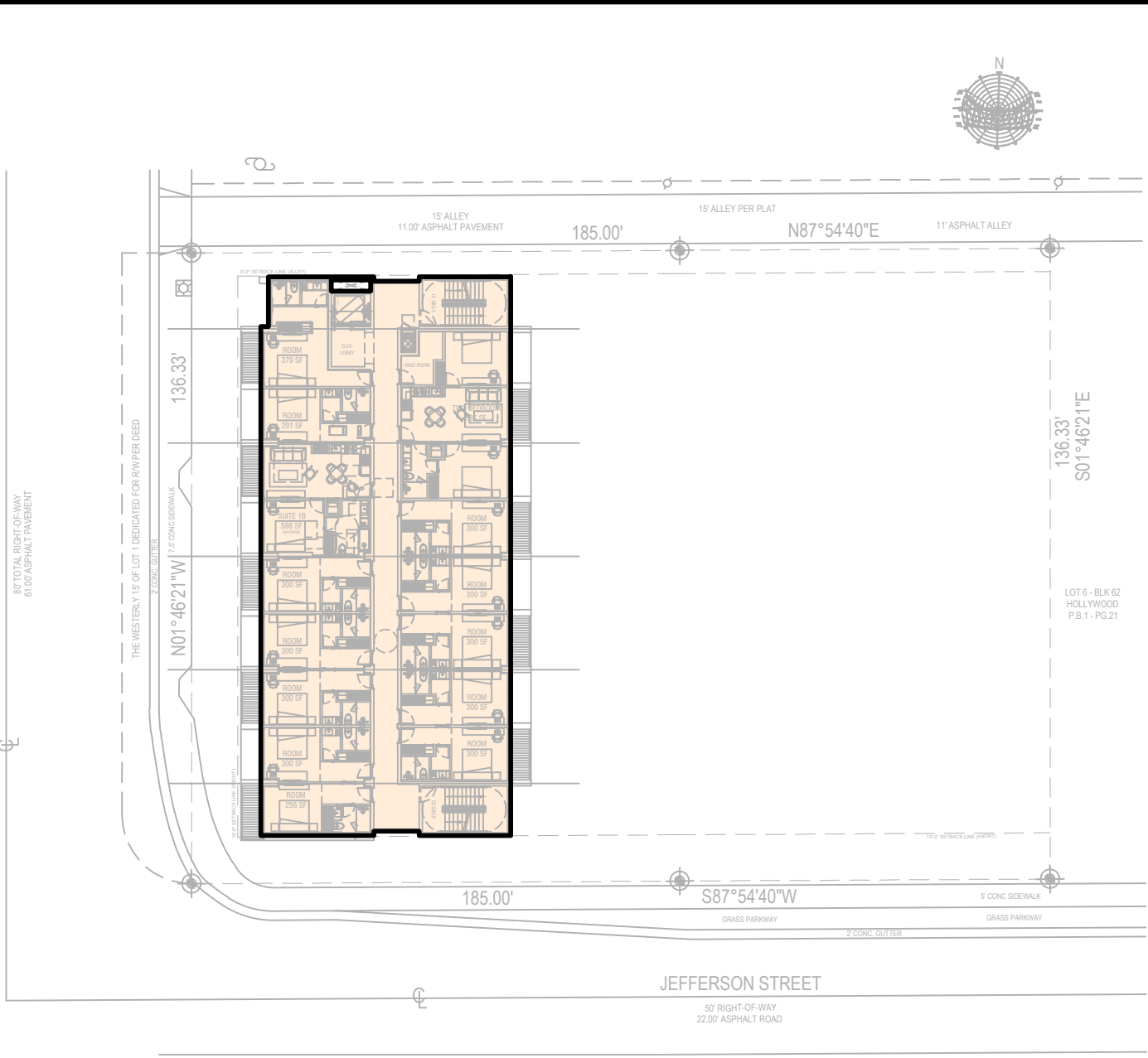
THIRD FLOOR FAR: 6,467 SF



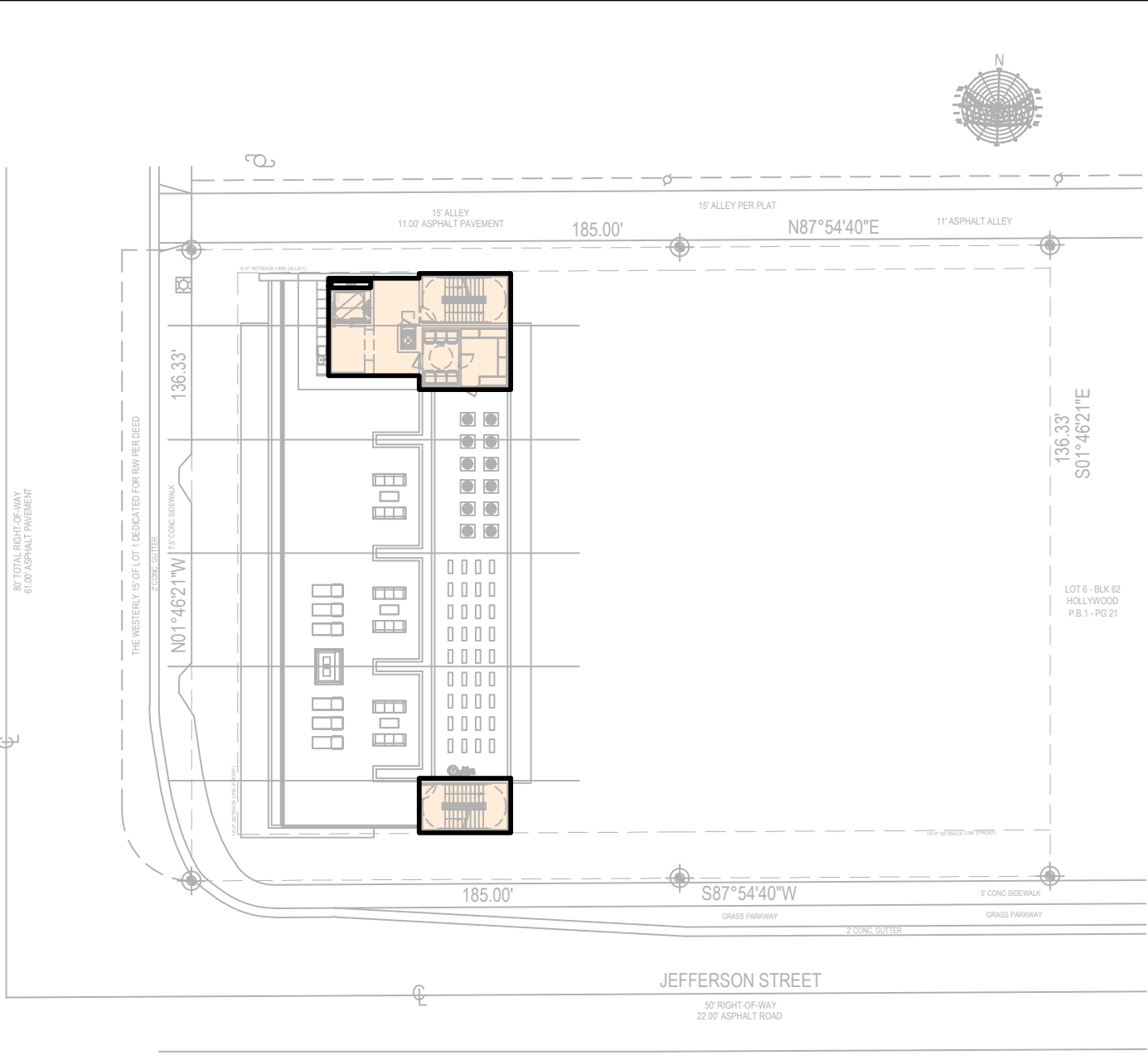
SECOND FLOOR FAR: 6,467 SF



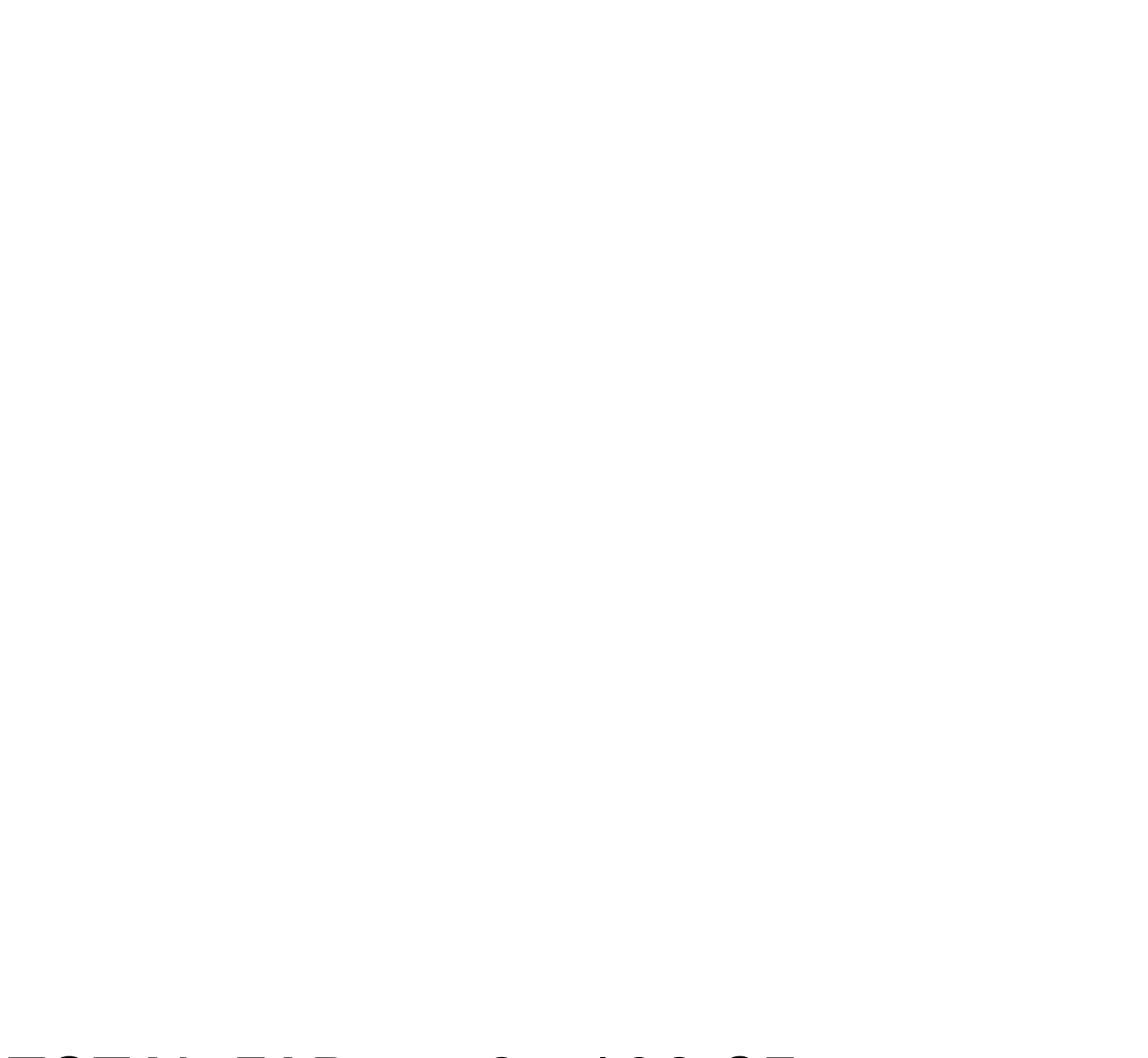
GROUND FLOOR FAR: 4,661 SF



FOURTH FLOOR FAR: 6,467 SF



ROOF TERRACE FAR: 1,130 SF (OR FLOOR)



TOTAL FAR: 25,192 SF

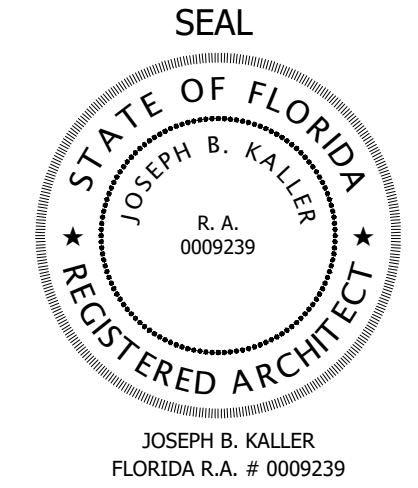


Required Landscaping (pervious)  
of Paved Vehicular Use Area:  
Total VUA Area: 11,125 ft² (100%)

Minimum: 25% (2,781 ft²)  
Proposed: 26% (2,950 ft²)  
(Excluding the Required  
Perimeter Landscape Setback)



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



PROJECT TITLE  
699 S FEDERAL HIGHWAY  
HOTEL  
HOLLYWOOD, FL. 33020

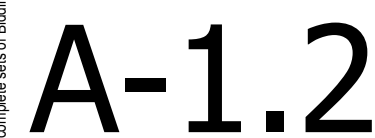
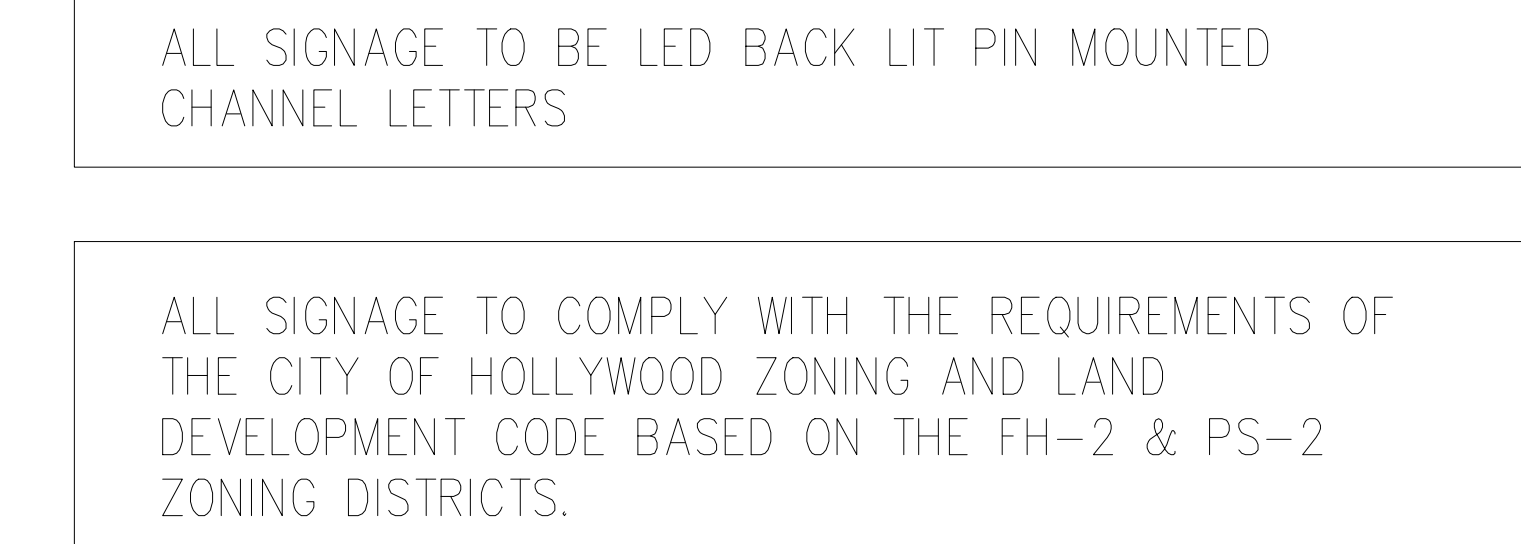
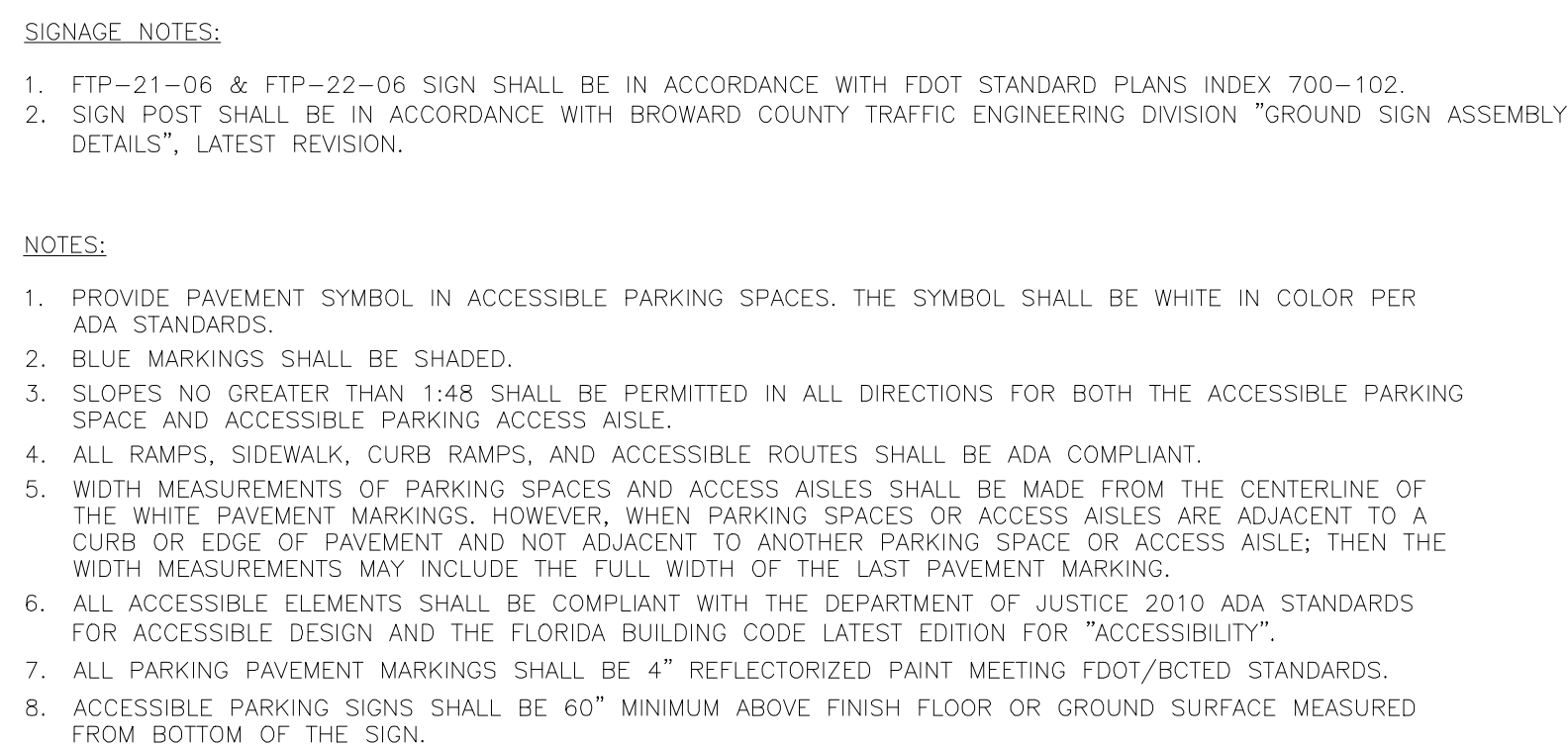
SHEET TITLE  
SCHEMATIC DESIGN PACKAGE  
F.A.R. DIAGRAMS

MEETING DATES		
BOARD/ COMMITTEE	DATE	DESCRIPTION
PACO	03.28.24	TBD
PRE TAC	06.03.24	TBD
FINAL TAC	xx.xx.xx	TBD
PDB	xx.xx.xx	TBD

This drawing, as an instrument of service, is and shall remain the property of the Architect and shall not be reproduced, published or used in any way without the permission of the Architect.

PROJECT No.: 24014  
DATE: 06.03.24  
DRAWN BY: SCHIFFINO  
CHECKED BY: JBK

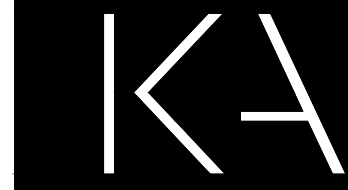
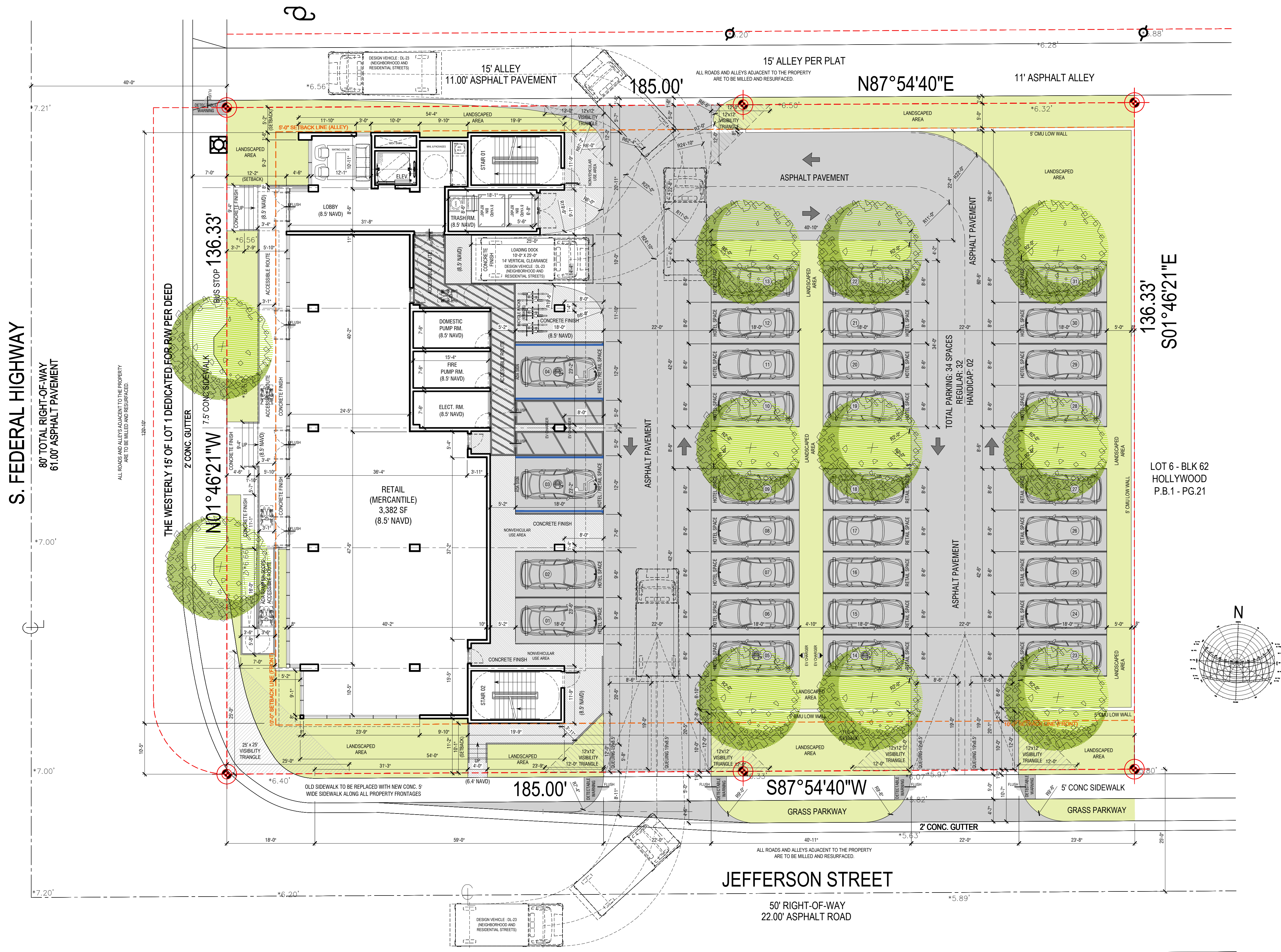






NOTE:  
ALL CHANGES TO THE DESIGN WILL REQUIRE PLANNING REVIEW AND MAY BE SUBJECT TO BOARD APPROVAL.

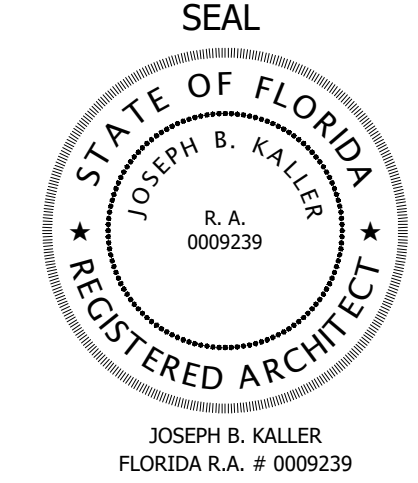
1 GROUND FLOOR  
3/32" = 1'-0"



KallerArchitecture

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

www.kallerarchitects.com



PROJECT TITLE  
699 S FEDERAL HIGHWAY  
HOTEL  
HOLLYWOOD, FL. 33020

SHEET TITLE  
SCHEMATIC DESIGN PACKAGE  
GROUND FLOOR

MEETING DATES

BOARD/ COMMITTEE	DATE	DESCRIPTION
PACO	03.28.24	TBD
PRE TAC	06.03.24	TBD
FINAL TAC	xx.xx.xx	TBD
PDB	xx.xx.xx	TBD

This drawing, as an instrument of service, is and shall remain the property of the Architect and shall not be reproduced, published or used in any way without the permission of the Architect.

PROJECT No.: 24014  
DATE: 06.03.24  
DRAWN BY: SCHIFFINO  
CHECKED BY: JBK

SHEET

A-2.1





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





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

S. FEDERAL HIGHWAY

80' TOTAL RIGHT-OF-WAY  
61.00' ASPHALT PAVEMENT

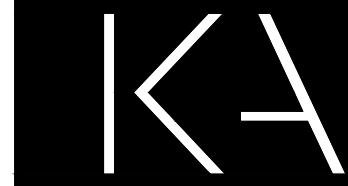
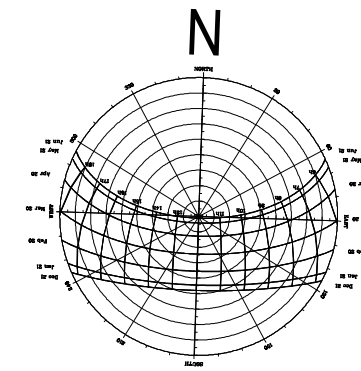
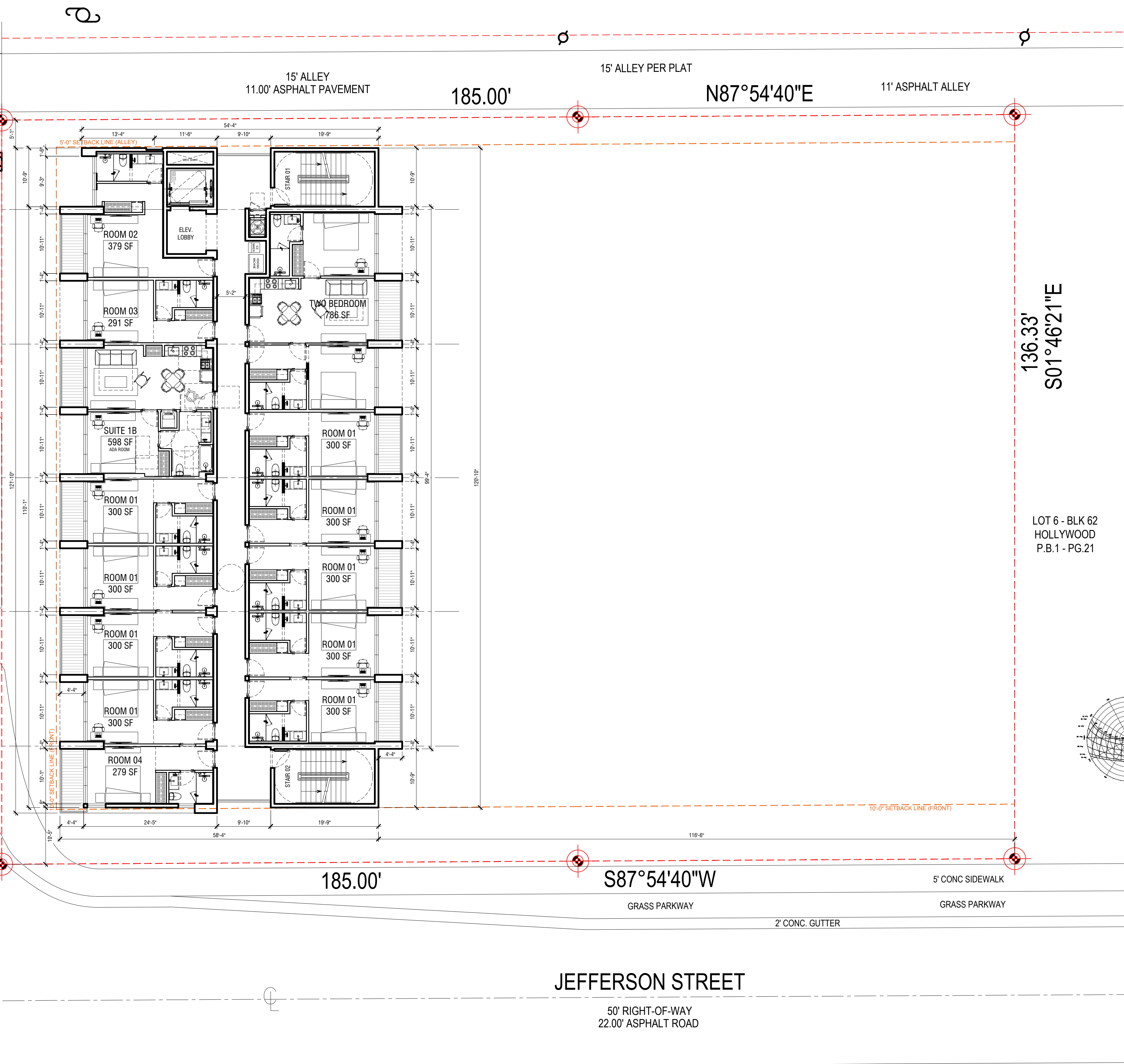
THE WESTERLY 15' OF LOT 1 DEDICATED FOR RW/PER DEED

2' CONC. GUTTER

7.5' CONC. SIDEWALK

N01°46'21"W

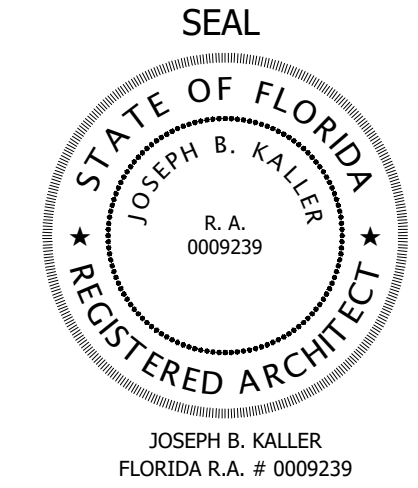
136.33'



KallerArchitecture

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

www.kallerarchitects.com



PROJECT TITLE  
699 S FEDERAL HIGHWAY  
HOTEL  
HOLLYWOOD, FL. 33020

SHEET TITLE  
SCHEMATIC DESIGN PACKAGE  
FOURTH FLOOR

MEETING DATES

BOARD/ COMMITTEE	DATE	DESCRIPTION
PACO	03.28.24	TBD
PRE TAC	06.03.24	TBD
FINAL TAC	xx.xx.xx	TBD
PDB	xx.xx.xx	TBD

This drawing, as an instrument of service, is and shall remain the property of the Architect and shall not be reproduced, published or used in any way without the permission of the Architect.

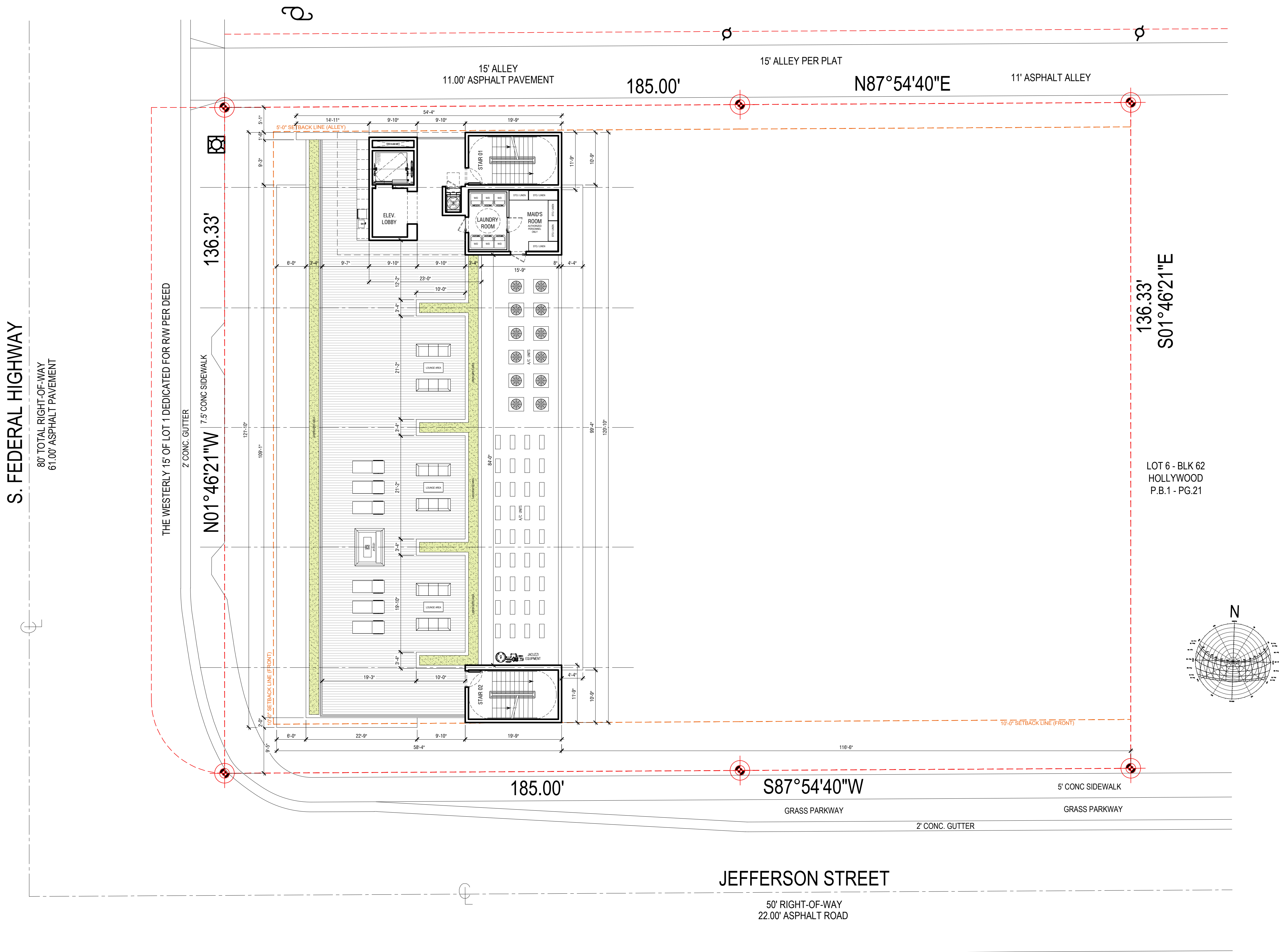
PROJECT No.: 24014  
DATE: 06.03.24  
DRAWN BY: SCHIFFINO  
CHECKED BY: JBK

SHEET

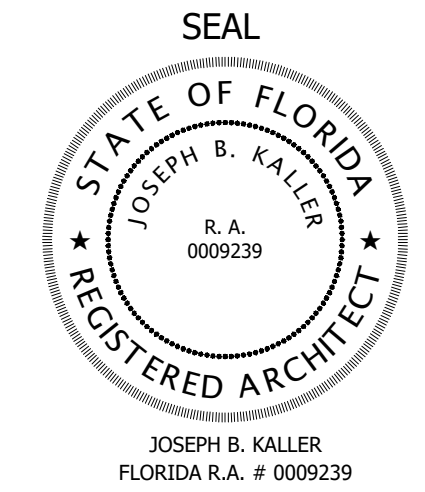
A-2.4

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

1 FIFTH FLOOR (ROOF TERRACE)  
3/32" = 1'-0"



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



PROJECT TITLE  
**699 S FEDERAL HIGHWAY  
HOTEL  
HOLLYWOOD, FL. 33020**

SHEET TITLE  
**SCHEMATIC DESIGN PACKAGE  
FIFTH FLOOR  
ROOF TERRACE**

MEETING DATES		
BOARD/ COMMITTEE	DATE	DESCRIPTION
PACO	03.28.24	TBD
PRE TAC	06.03.24	TBD
FINAL TAC	xx.xx.xx	TBD
PDB	xx.xx.xx	TBD

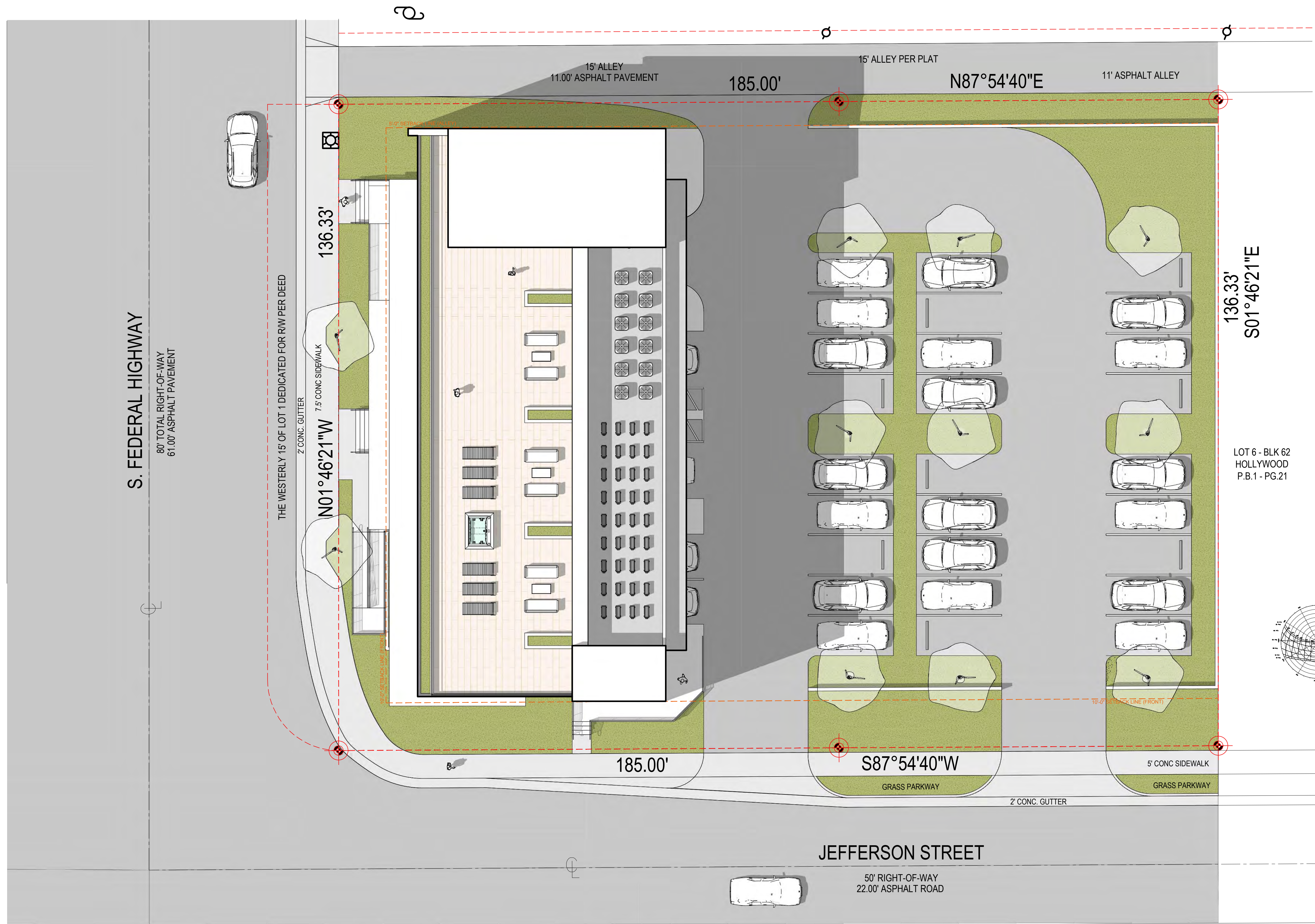
This drawing, as an instrument of service, is and shall remain the property of the Architect and shall not be reproduced, published or used in any way without the permission of the Architect.

PROJECT No.: 24014  
DATE: 06.03.24  
DRAWN BY: SCHIFFINO  
CHECKED BY: JBK

SHEET  
**A-2.5**



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



KA

KallerArchitecture

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

SEAL

STATE OF FLORIDA

JOSEPH B. KALLER

R. A.

0009239

REGISTERED ARCHITECT

JOSEPH B. KALLER  
FLORIDA R.A. # 0009239

PROJECT TITLE

699 S FEDERAL HIGHWAY  
HOTEL  
HOLLYWOOD, FL. 33020

SHEET TITLE

SCHEMATIC DESIGN PACKAGE  
ROOF PLAN

MEETING DATES

BOARD/ COMMITTEE	DATE	DESCRIPTION
PACO	03.28.24	TBD
PRE TAC	06.03.24	TBD
FINAL TAC	xx.xx.xx	TBD
PDB	xx.xx.xx	TBD

This drawing, as an instrument of service, is and shall remain the property of the Architect and shall not be reproduced, published or used in any way without the permission of the Architect.

PROJECT No.:

24014

DATE:

06.03.24

DRAWN BY:

SCHIFFINO

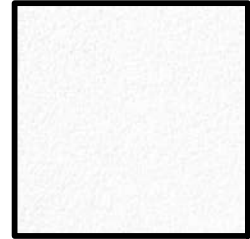
CHECKED BY:

JBK

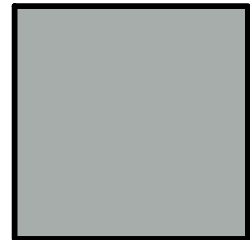
SHEET

A-2.6





LIGHT TEXTURE STUCCO  
COLOR: PURE WHITE SW 7005



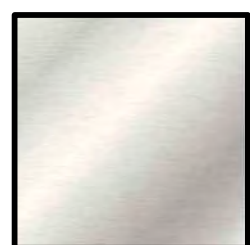
LIGHT TEXTURE STUCCO  
COLOR: NETWORK GRAY SW 7073



LIGHT TEXTURE STUCCO  
COLOR: WEB GRAY SW 7075



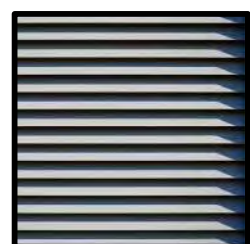
GLASS BALCONY RAILING



WINDOW FRAME  
FINISH: WHITE



CLEAR GLASS



ALUMINUM HORIZONTAL LOUVERS  
FINISH: COLOR GREY / SILVER

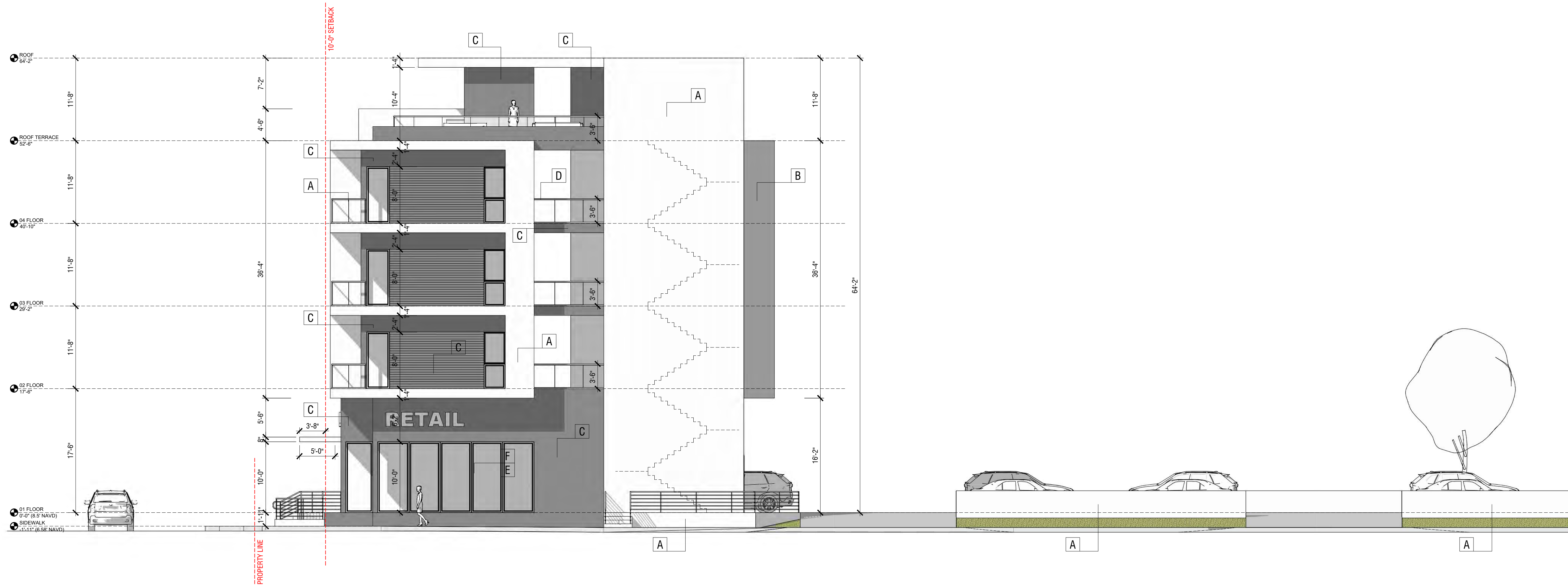


ARTIFICIAL GREEN WALL



## 1 WEST ELEVATION

1/8" = 1'-0"



## 2 SOUTH ELEVATION

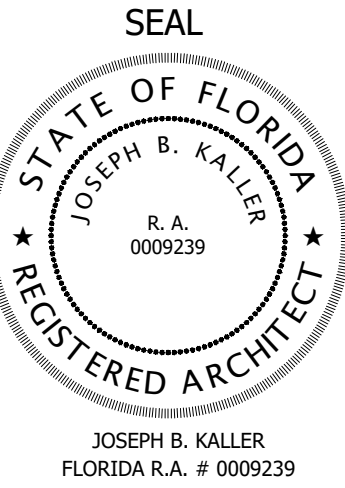
1/8" = 1'-0"

KA

KallerArchitecture

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

www.kallerarchitects.com



PROJECT TITLE  
699 S FEDERAL HIGHWAY  
HOTEL  
HOLLYWOOD, FL. 33020

SHEET TITLE  
SCHEMATIC DESIGN PACKAGE  
ELEVATIONS

### MEETING DATES

BOARD/ COMMITTEE	DATE	DESCRIPTION
PACO	03.28.24	TBD
PRE TAC	06.03.24	TBD
FINAL TAC	xx.xx.xx	TBD
PDB	xx.xx.xx	TBD

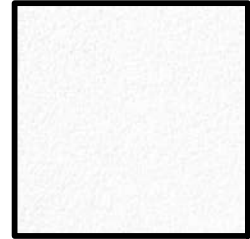
This drawing, as an instrument of service, is and shall remain the property of the Architect and shall not be reproduced, published or used in any way without the permission of the Architect.

PROJECT No.: 24014  
DATE: 06.03.24  
DRAWN BY: SCHIFFINO  
CHECKED BY: JBK

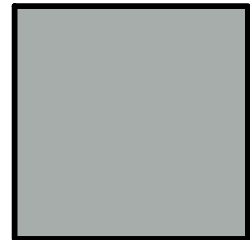
SHEET

A-4.1





LIGHT TEXTURE STUCCO  
COLOR: PURE WHITE SW 7005



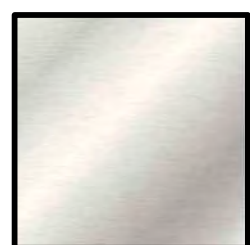
LIGHT TEXTURE STUCCO  
COLOR: NETWORK GRAY SW 7073



LIGHT TEXTURE STUCCO  
COLOR: WEB GRAY SW 7075



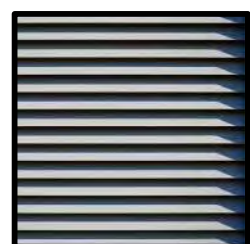
GLASS BALCONY RAILING



WINDOW FRAME  
FINISH: WHITE



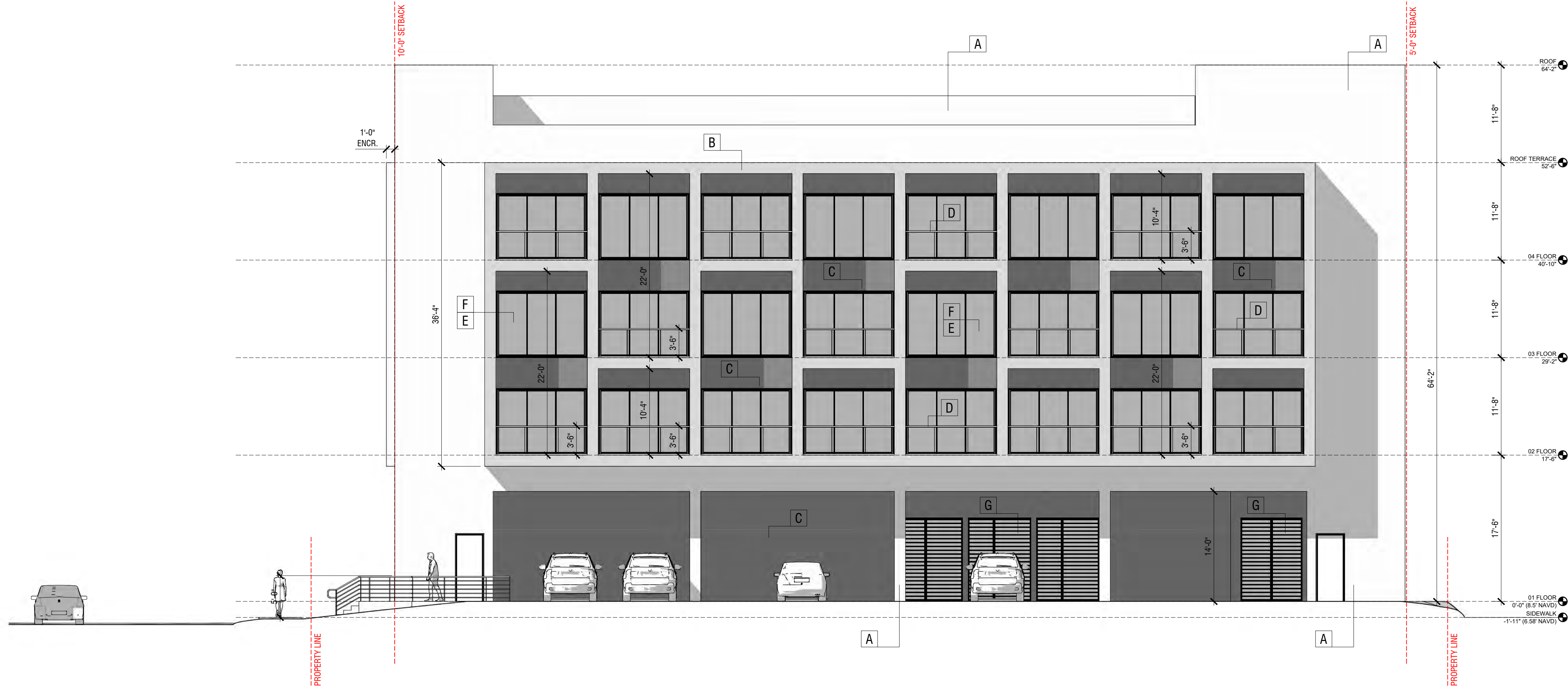
CLEAR GLASS



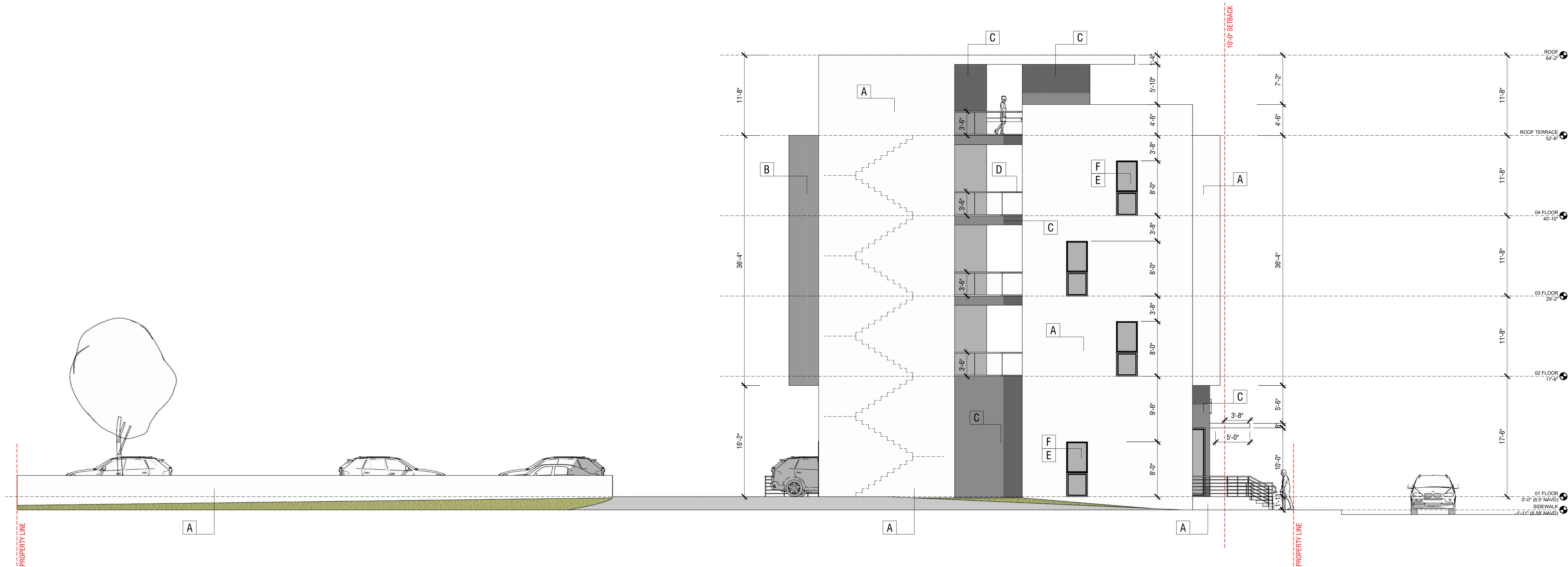
ALUMINUM HORIZONTAL LOUVERS  
FINISH: COLOR GREY / SILVER



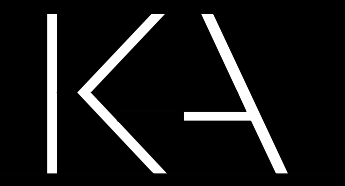
ARTIFICIAL GREEN WALL



1 EAST ELEVATION  
1/8" = 1'-0"



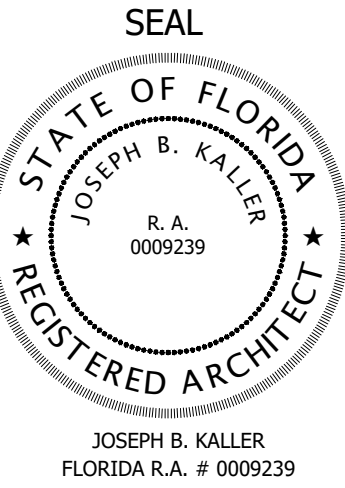
2 NORTH ELEVATION  
1/8" = 1'-0"



KallerArchitecture

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

www.kallerarchitects.com



PROJECT TITLE  
699 S FEDERAL HIGHWAY  
HOTEL  
HOLLYWOOD, FL. 33020

SHEET TITLE  
SCHEMATIC DESIGN PACKAGE  
ELEVATIONS

MEETING DATES

BOARD/ COMMITTEE	DATE	DESCRIPTION
PACO	03.28.24	TBD
PRE TAC	06.03.24	TBD
FINAL TAC	xx.xx.xx	TBD
PDB	xx.xx.xx	TBD

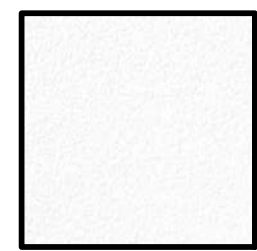
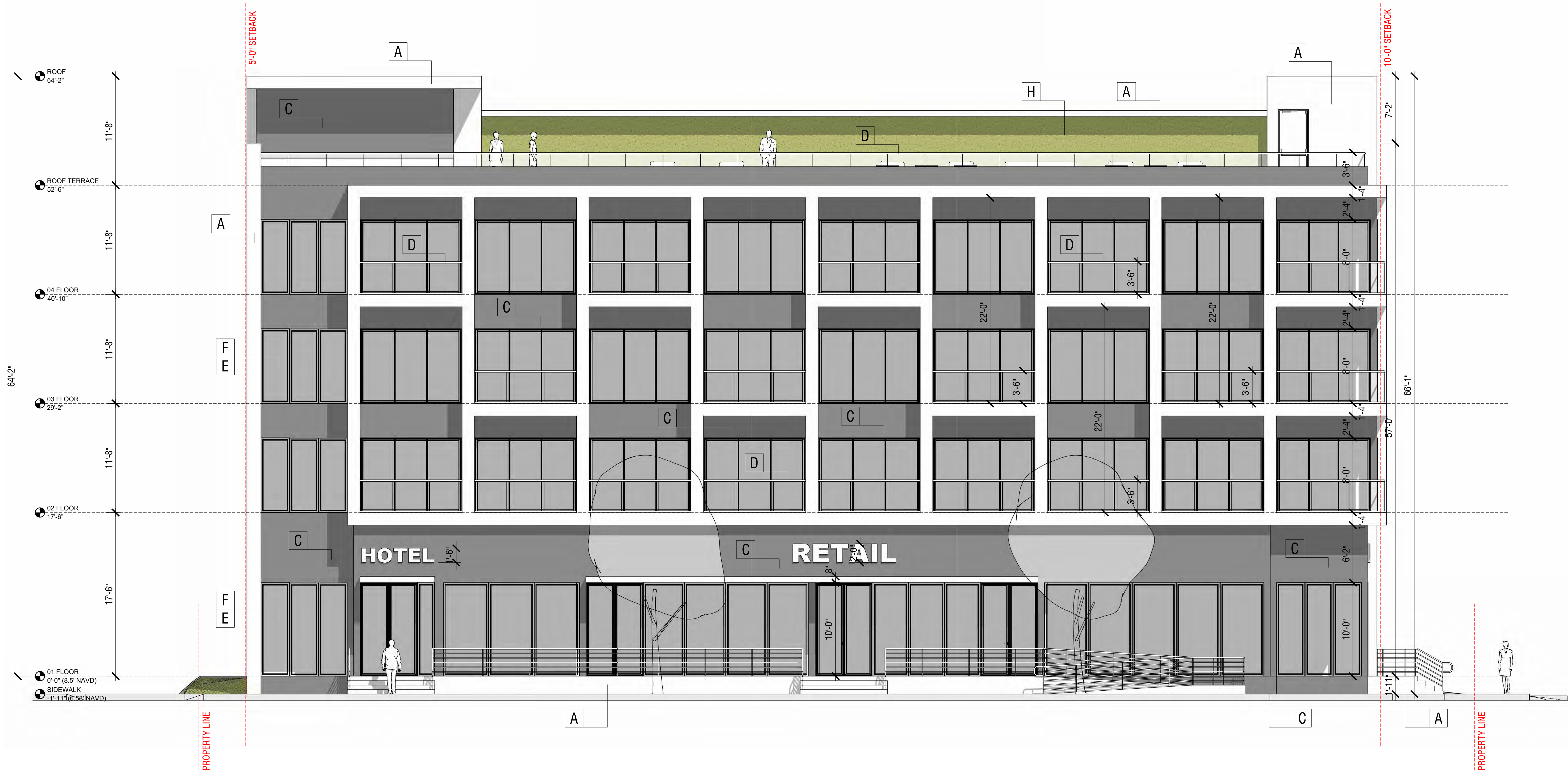
This drawing, as an instrument of service, is and shall remain the property of the Architect and shall not be reproduced, published or used in any way without the permission of the Architect.

PROJECT No.: 24014  
DATE: 06.03.24  
DRAWN BY: SCHIFFINO  
CHECKED BY: JBK

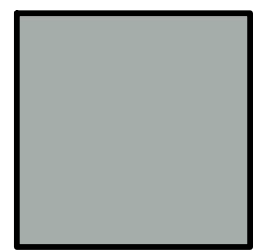
SHEET  
A-4.2



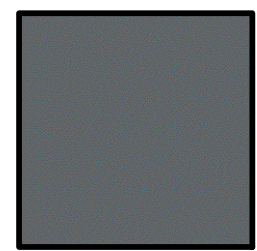
KALLER ARCHITECTURE, ALL RIGHTS RESERVED © 2018



LIGHT TEXTURE STUCCO  
COLOR: PURE WHITE SW 7005



LIGHT TEXTURE STUCCO  
COLOR: NETWORK GRAY SW 7073



LIGHT TEXTURE STUCCO  
COLOR: WEB GRAY SW 7075



GLASS BALCONY RAILING



WINDOW FRAME  
FINISH: WHITE



CLEAR GLASS



ALUMINUM HORIZONTAL LOUVERS  
FINISH: COLOR GREY / SILVER



ARTIFICIAL GREEN WALL

1

## WEST ELEVATION (S. FEDERAL HIGHWAY)

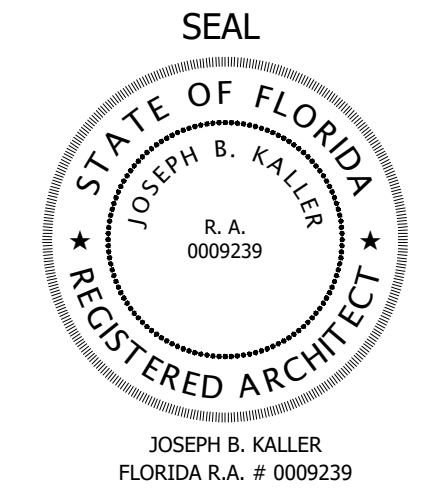
3/16" = 1'-0"



KallerArchitecture

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

www.kallerarchitects.com



PROJECT TITLE  
**699 S FEDERAL HIGHWAY  
HOTEL**  
HOLLYWOOD, FL. 33020

SHEET TITLE  
**SCHEMATIC DESIGN PACKAGE  
WEST ELEVATION  
ENLARGED**

### MEETING DATES

BOARD/ COMMITTEE	DATE	DESCRIPTION
PACO	03.28.24	TBD
PRE TAC	06.03.24	TBD
FINAL TAC	xx.xx.xx	TBD
PDB	xx.xx.xx	TBD

This drawing, as an instrument of service, is and shall remain the property of the Architect and shall not be reproduced, published or used in any way without the permission of the Architect.

PROJECT No.: 24014  
DATE: 06.03.24  
DRAWN BY: SCHIFFINO  
CHECKED BY: JBK

SHEET

# A-4.3



GENERAL PROVISIONS

1. THE CONTRACTOR SHALL OBTAIN FROM THE OWNER COPIES OF ALL AVAILABLE REGULATORY AGENCY PERMITS AND LOCAL AGENCY PERMITS.
11. ALL CONSTRUCTION PROJECTS IN OR MORE ACCESS IN OR DATE DISCHARGE TO OFFSITE AREAS ARE REQUIRED TO COMPLY WITH THE REQUIREMENTS OF THE NATIONAL POLLUTANT DISCHARGE ELIMINATION SYSTEM (NPDES) GENERAL PERMIT FOR STORMWATER DISCHARGE FROM SMALL AND LARGE CONSTRUCTION ACTIVITIES. IN ORDER TO MEET NPDES REQUIREMENTS, THE CONTRACTOR IS RESPONSIBLE FOR PREPARING A STORMWATER POLLUTION PREVENTION PLAN (SWPPP), IMPLEMENTING, MONITORING, MAINTAINING, AND REPORTING ON ALL ELEMENTS OF THE SWPPP, COMPLETING AND SUBMITTING THE REQUIRED NOTICE OF INTENT (NOI) AND NOTICE OF TERMINATION (NOT) FORMS AS THE OPERATOR, AND PAYING ALL ASSOCIATED FEES FOR PROJECTS LESS THAN 1 ACRE IN SIZE THAT ARE NOT REQUIRED TO COMPLY WITH THE NPDES GENERAL PERMIT. THE CONTRACTOR IS STILL RESPONSIBLE FOR IMPLEMENTING AND MAINTAINING EROSION AND SEDIMENT CONTROL MEASURES PRIOR TO AND DURING CONSTRUCTION IN ACCORDANCE WITH THE DRAWINGS AND SPECIFICATIONS.
12. UNLESS OTHERWISE NOTED ON THE PLANS, THE CONTRACTOR SHALL USE THE GEOMETRY PROVIDED ON THE CONSTRUCTION PLANS. BENCHMARK INFORMATION SHALL BE PROVIDED TO THE CONTRACTOR BY THE OWNER OR OWNERS SURVEYOR. ANY DISCREPANCIES BETWEEN FIELD MEASUREMENTS AND CONSTRUCTION PLAN INFORMATION SHALL BE BROUGHT TO THE ATTENTION OF THE ENGINEER IMMEDIATELY.
13. MAISE SURVEY INFORMATION INCLUDING BUT NOT LIMITED TO ELEVATIONS, EASEMENTS, RIGHTS OF WAY, AND OTHER TOPOGRAPHIC INFORMATION HAS BEEN PREPARED BY OTHER PROFESSIONALS. SAUZER ENGINEERING, INC. IS NOT RESPONSIBLE FOR THE ACCURACY OF THE INFORMATION.
14. THIS SET OF PLANS MAY CONTAIN DRAWINGS PREPARED BY OTHER PROFESSIONALS, WHICH CONTAIN THE NAME, ADDRESS, AND LOGO OF THE PROFESSIONAL. SAUZER ENGINEERING, INC. IS NOT RESPONSIBLE FOR DRAWINGS PREPARED BY OTHER PROFESSIONALS.
15. THE CONTRACTOR SHALL SUBMIT TWO COPIES OF SHOP DRAWINGS TO THE ENGINEER FOR APPROVAL PRIOR TO ORDERING THE MATERIALS REQUIRED FOR CONSTRUCTION. PRIOR TO SUBMISSION, THE CONTRACTOR SHALL THOROUGHLY CHECK SHOP DRAWINGS FOR COMPLIANCE WITH THE CONSTRUCTION PLANS AND SHALL VERIFY ALL DIMENSIONS AND FIELD CONDITIONS AND SHALL COORDINATE THE SHOP DRAWINGS WITH THE REQUIREMENTS FOR OTHER RELATED WORK. THE CONTRACTOR'S RESPONSIBILITY FOR ERRORS AND OMISSIONS IN SUBMITTALS IS NOT RELEASED BY THE ENGINEER'S REVIEW OF THE SUBMITTALS. THE CONTRACTOR SHALL NOTIFY THE ENGINEER, IN WRITING AT THE TIME OF SUBMISSION, OF DEVIATIONS IN SUBMITTALS FROM THE REQUIREMENTS OF THE CONTRACT DOCUMENTS.
16. PROTECT BENCHMARKS, PROPERTY CORNERS, AND OTHER SURVEY MONUMENTS FROM DAMAGE OR DISAPPEARANCE. IF MARKERS NEED TO BE REMOVED IT SHALL BE REFERENCED BY LICENSED LAND SURVEYOR AND REPLACED, AS NECESSARY, BY SAME.
17. THE CONTRACTOR IS RESPONSIBLE FOR ALL QUALITY CONTROL TESTING. AS A MINIMUM, TESTING SHALL INCLUDE A) PIPING AND STRUCTURAL EXCAVATION, BEDDING AND BACKFILL MATERIALS AND DENSITY TESTS; B) DETERMINATION OF QUALITY CONTROL TEST NEEDS FOR COMPLIANCE WITH THE DENSITY REQUIREMENTS OF PORTLAND CEMENT CONCRETE AND ASPHALT PAVING QUALITY CONTROL TESTING INCLUDING DESIGN MIX MATERIALS, FIELD SLUMP AND AIR CONTENT, FIELD AND LAB CURED STRENGTH SAMPLES AND TESTING.
18. IN ADDITION TO QUALITY CONTROL TESTING, THE CONTRACTOR SHALL BE RESPONSIBLE FOR REQUIRED TESTING OR APPROVALS FOR ANY WORK ON ANY PART THEREOF? LABS OR REGULATION OF ANY PUBLIC BODY HAVING JURISDICTION SPECIFICALLY TESTING TESTS, INSPECTIONS OR APPROVAL. THE CONTRACTOR SHALL PAY ALL COSTS IN CONNECTION THEREWITH AND SHALL FURNISH THE OWNER AND ENGINEER THE REQUIRED AGREEMENTS OF INSPECTION. TESTING, INSPECTION, OR APPROVAL.
19. ANY DESIGN OR TESTS LABORATORY UTILIZED BY THE CONTRACTOR SHALL BE AN INDEPENDENT LABORATORY ACCEPTABLE TO THE OWNER AND THE ENGINEER, APPROVED IN WRITING, AND COMPLYING WITH THE LATEST EDITION OF THE "RECOMMENDED REQUIREMENTS FOR INDEPENDENT LABORATORY QUALIFICATION" PUBLISHED BY THE AMERICAN SOCIETY OF TESTING MATERIALS.
20. TESTING RESULTS SHALL BE PROVIDED TO THE OWNER/ENGINEER AND THE ENGINEER. ALL TEST RESULTS SHALL BE PROVIDED, PASSING AND FAILING, ON A REGULAR AND IMMEDIATE BASIS.
21. THE ENTIRE PROJECT SHALL BE THOROUGHLY CLEANED AT THE COMPLETION OF THE WORK. CLEAN, INSTALL PREPARED, FINISHED, STRUCTURES, SIDEWALKS, PAVED AREAS, ACCUMULATED RAIL PAVEMENTS, PLUMB ALL NECESSARY AREAS AFFECTED BY CONSTRUCTION, AS DIRECTED BY THE OWNER OR JURISDICTIONAL AGENCY. EQUIPMENT TO CLEAN THESE SURFACES SHALL BE SUBJECT TO APPROVAL BY THE OWNER.

UTILITY LOCATIONS

1. THE UTILITY DATA SHOWN ON THESE PLANS WAS LOCATED BY THE RESPECTIVE UTILITY, OR IS BASED ON UTILITY DRAWINGS, MAPS, OR FIELD RECONNAISSANCE.
2. THE LOCATIONS OF ALL EXISTING UTILITIES SHOWN ON THE PLANS HAVE BEEN DETERMINED FROM THE BEST INFORMATION AVAILABLE AT THE TIME OF THE COMMENCEMENT OF THE CONTRACT. THE ENGINEER ASSUMES NO RESPONSIBILITY FOR THEIR ACCURACY PRIOR TO THE START OF ANY CONSTRUCTION ACTIVITY. IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO NOTIFY THE VARIOUS UTILITIES AND TO MAKE THE NECESSARY ARRANGEMENTS FOR ANY RELOCATION OF THESE UTILITIES WITH THE OWNER OF THE UTILITY. THE CONTRACTOR SHALL EXERCISE CAUTION WHEN CROSSING ALL UNDERGROUND UTILITIES. WARNING SIGNS AND BARRIERS THEREFORE, SHALL BE SUBMITTED WITH SHOP DRAWINGS. APPROVED PROCEDURES FOR THE CONTRACTORS CONDUCTED SHALL BE MADE AS ADDITIONAL COST TO THE OWNER.
3. THE CONTRACTOR SHALL KEEP LOCATOR TOGETHS UP TO DATE AT ALL TIMES.
4. THE CONTRACTOR IS RESPONSIBLE FOR LOCATING ALL UTILITIES AT EACH UTILITY AND ALL COSTS ASSOCIATED WITH THE PROTECTION OF EXISTING FACILITIES DURING CONSTRUCTION. THE CONTRACTOR SHALL COORDINATE NECESSARY RELOCATIONS OF OTHER CONSTRUCTION RELATED MATERIALS WITH EACH UTILITY.
5. IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO MAINTAIN IN RECORD ALL EXISTING PIPING ENCOUNTERED DURING CONSTRUCTION UNLESS OTHERWISE INDICATED IN THE DRAWINGS. ANY PIPING WHICH CAN BE REMOVED DURING CONSTRUCTION WITHOUT MAJOR INTERRUPTION OF SERVICE MAY BE REMOVED AND REPLACED BY THE CONTRACTOR WITH THE PERMISSION OF THE OWNER AND THE ENGINEER.
6. TYPICAL DETAILS AS SHOWN ARE TO ILLUSTRATE THE ENGINEER'S INTENT AND ARE NOT PRESENTED AS A SOLUTION TO ALL CONSTRUCTION PROBLEMS DISCUSSING IN THE FIELD. THE CONTRACTOR MAY ALTER THE METHOD OF CONSTRUCTION TO SUIT FIELD CONDITIONS, PROVIDING HE SUBMITS A PROPOSAL, FOR AN ALTERNATE METHOD TO THE ENGINEER FOR APPROVAL, AND USES MATERIALS AS DESIGNATED IN THE SPECIFICATIONS.
7. FOR EACH PREEXISTING PIPELINE CONNECTION, THE CONTRACTOR SHALL FIELD VERIFY THE LOCATION, DEPTH, AND ALIGNMENT OF ALL EXISTING PIPES, CABLES, ETC. TO BE CROSSED OR CONNECTED TO, TO THE CONSTRUCTION DEPTH NECESSARY TO A CHANGE IN ALIGNMENT OR DEPTH. OR THE NEED FOR ADDITIONAL PITTINGS, BRANCHES, OR CONNECTIONS, WHICH REPRESENT A DEVIATURE FROM THE CONTRACT DRAWINGS, OR (B) A NEED FOR RELOCATION OF EXISTING UTILITIES, THEN DETAILS OF SUCH DEVIATIONS, RELOCATIONS, OR ADDITIONAL FITTINGS, INCLUDING CHANGES IN RELATED PORTIONS OF THE PROJECT AND THE REASONS THEREFOR, SHALL BE SUBMITTED WITH SHOP DRAWINGS. APPROVED PROCEDURES FOR THE CONTRACTORS CONDUCTED SHALL BE MADE AS ADDITIONAL COST TO THE OWNER.
8. THE CONTRACTOR SHALL PROVIDE HIS OWN EXISTENCE OF ALL NECESSARY TEST PUMPINGS EQUIPMENT, WATER, WATER METERS, PRESSURE GAUGES, AND OTHER INSTRUMENTS AND EQUIPMENT REQUIRED FOR ALL HYDROSTATIC, LEAKAGE, AND PRESSURE TESTING. THE CONTRACTOR SHALL CONTACT THE ENGINEER AND THE OWNER IN WRITTEN FORM FORTY-EIGHT (48) HOURS IN ADVANCE OF PROPOSED TESTING. THE CONTRACTOR SHALL PERFORM SATISFACTORY TESTING PRIOR TO NOTIFICATION.

AS-BUILT DRAWING REQUIREMENTS

1. AS-BUILT DRAWINGS SHALL BE PROVIDED BY THE CONTRACTOR TO THE ENGINEER THREE WEEKS PRIOR TO FINAL INSPECTION. ALL AS-BUILT DATA SHALL BE PROVIDED BY A FLORIDA LICENSED SURVEYOR, SIGNED, SEALED AND DATED BY THE RESPONSIBLE PARTY.
2. AT THE COMPLETION OF THE WORK, DELIVER THE DRAWINGS DOCUMENTED AS-BUILT INFORMATION, INCLUDING, BUT NOT LIMITED TO MANHOLES, ELEVATIONS, IN GOOD CONDITION AND FREE FROM ANY EXTREMELY NOISY NOTATION. THE AS-BUILT INFORMATION TO INCLUDE, BUT NOT BE LIMITED TO THE FOLLOWING:
- A. HORIZONTAL LOCATIONS AND VERTICAL ELEVATIONS FOR ALL UTILITY AND VERTICAL STRUCTURES INCLUDING BUT NOT LIMITED TO MANHOLES, ELEVATIONS, AND CLEANOUTS, INCLUDING STRUCTURE TOP AND INVERT ELEVATIONS.
  - B. DISTANCE ALONG PIPELINE BETWEEN STRUCTURES.
  - C. STORMWATER POND TOP OF SPILL AND POND BOTTOM ELEVATIONS AND HORIZONTAL DIMENSIONS MEASURED AT A MINIMUM OF TEN LOCATIONS PER POND. AT LOCATIONS DESIGNATED BY THE ENGINEER. TOP OF POND HORIZONTAL DIMENSIONS ARE ALSO TO BE PROVIDED TO PROPERTY CORNERS, EASEMENTS, AND RIGHTS-OF-WAY.
  - D. STORMWATER CONTROL STRUCTURE DIMENSIONS AND ELEVATIONS, INCLUDING ALL WEIRS, SLOPES, ORIFICES, GRATES, AND BRACKENS.
  - E. STORMWATER CONVEYANCE SYSTEMS INCLUDING DIMENSIONS, ELEVATIONS, CONTIGUES, AND CROSS SECTIONS.
  - F. HORIZONTAL LOCATIONS AND VERTICAL ELEVATIONS OF ALL UTILITY VALVES, FITTINGS, CONNECTION POINTS, ETC.
  - G. VERTICAL ELEVATIONS OF ALL PIPELINES AT CROSSINGS OF POTABLE WATER MAINS (WHETHER THE WATER MAIN IS EXISTING OR NEW) IN ORDER TO DOCUMENT THAT THE MINIMUM REQUIRED VERTICAL SEPARATION HAS BEEN MET.
  - H. UTILITY PIPELINE TIED HORizontally TO EXIST OF PREVENTION AND RIGHT-OF-WAY. LOCATED EVERY 300 FT. ALL ALONG THE ENTIRE LENGTH OF THE HORIZONTAL OR HORIZONTAL ORIFICE.
  - I. PAYMENT WIDTH AND ELEVATIONS AT THE CONTINUES AND EDGE OF PREVENTION EVERY 30 FEET PLUS AT ALL CHANGES IN CONTINUES, SLOPE, CROSS SLOPE, INLET LOCATIONS, AND AT ALL DRAINWAY AND STREET INTERSECTIONS. FOR PARKING LOTS, RECORD CENTERLINE AND EDGE OF PAVEMENT ELEVATIONS ALONG ALL DRIVE ALLEYS AND ISLANDS.
  - J. ALL PARKING AREAS AND SIDEWALK RAMPAS DESIGNED FOR HANDICAP ACCESS SHALL CONTAIN HORIZONTAL AND VERTICAL MEASUREMENTS IN ORDER TO VERIFY REQUIRED WIDTHS AND SLOPES HAVE BEEN MET.
  - K. HORIZONTAL AND VERTICAL DATA FOR ANY CONSTRUCTION THAT DEVIATES FROM THE APPROVED ENGINEERING DRAWINGS.
  - L. WHERE THE PLANS CONTAIN SPECIFIC HORIZONTAL LOCATION DATA, SUCH AS STATION AND OFFSET, THE AS-BUILT DRAWINGS ARE TO REFLECT THE ACTUAL HORIZONTAL LOCATION.
  - M. WHERE THE PLANS CONTAIN SPECIFIC VERTICAL ELEVATION DATA, THE AS-BUILT DRAWINGS ARE TO REFLECT THE ACTUAL MEASURED VERTICAL ELEVATION.

EROSION AND SEDIMENT CONTROL

1. EROSION AND SEDIMENT CONTROL MEASURES ARE TO BE PROVIDED AND INSTALLED PRIOR TO COMMENCEMENT OF CONSTRUCTION. SEDIMENT CONTROL, CONSISTS OF: B) TEMPORARY AND PERMANENT TURBIDITY BARRIERS PER FOOT INDEX NO. 102 AND 103. EROSION CONTROL, CONSISTS OF: SEDIMENT BASINS, SLOPED, WETTING SURFACES, PLACEMENT OF COARSE AGGREGATE, TEMPORARY PAVING.
2. MAINTAIN TEMPORARY EROSION CONTROL SYSTEMS AS DIRECTED BY OWNER OR GOVERNING AUTHORITIES TO CONTROL EROSION AND EROSION DURING LIFE OF CONTRACT. OWNER HAS AUTHORITY TO LIMIT SURFACE AREA OF EROSION EXISTENTIAL EXPOSED BY CLEANING AND GRUBBING, EXCAVATION, TRENCHING, BORROW AND EMULATION DURING. OWNER ALSO HAS AUTHORITY TO DIRECT CONTRACTOR TO PROVIDE IMMEDIATE PERMANENT OR TEMPORARY EROSION AND SEDIMENT CONTROL MEASURES.
3. CONTRACTOR SHALL, BEFORE EROSION AND SEDIMENT CONTROL, MAINTENANCE REQUIREMENTS OR IMPLEMENT ADDITIONAL MEASURES TO CONTROL EROSION ORDERED BY OWNER OR GOVERNING AUTHORITIES WITHIN 48 HOURS OR SOONER IF REQUIRED AT NO ADDITIONAL COST TO THE OWNER.
4. CONTRACTOR WILL BE REQUIRED TO INCORPORATE PERMANENT EROSION CONTROL FEATURES INTO PROJECT AT EARLIEST PRACTICAL TIME TO MINIMIZE NEED FOR TEMPORARY CONTROLS.
5. THE EROSION AND SEDIMENT CONTROL MEASURES SHOWN ON THE PLANS REPRESENT A MINIMUM REQUIREMENT. THE CONTRACTOR IS RESPONSIBLE FOR DETERMINING ADDITIONAL EROSION AND SEDIMENT CONTROL MEASURES NEEDED IN ORDER TO PREVENT THE TRANSFER OF SURFACES DURING CONSTRUCTION, AS NEEDED TO PROTECT ADJACENT PROPERTIES AND WATER BODIES.
6. GRASS ALL DISTURBED AREAS WITHIN 7 DAYS OF INITIAL DISTURBANCE. TYPE OF GRASSING SHALL BE AS SEEDS AND TO ALL OTHER LOCATIONS NOT TO BE SOONER AT ALL DRAINAGE STRUCTURES, RETENTION AREAS, BRACKENS AND INTERSECTIONS, AND WHERE SLOPES ARE STEEPER THAN 5:1 TEMPORARY GRASSING CAN BE SEEDS AND MULCH AT ALL OTHER LOCATIONS UNLESS OTHERWISE INDICATED IN THE DRAWINGS OR SPECIFICATIONS.
7. INSPECT EVERY TWO WEEKS DURING CONSTRUCTION. REMOVE ANY SEDIMENT BUILDUP, REPAIR AND RESTORE ANY DAMAGED OR MISSING SEDIMENT CONTROL MEASURES. INSTALL ADDITIONAL MEASURES IF NEEDED. REMOVE ADDITIONAL SEDIMENTATION CONTROL IS NECESSARY.
8. AREAS TO BE PAVED SHALL BE TREATED WITH A BITUMINOUS PRIME COAT AND SANDED TO MINIMUM DEPTH. WHEN PAVING IS SCHEDULED TO OCCUR MORE THAN 24 HOURS AFTER INSTALLATION OF BASE COURSE, INSTALL PRIME COAT AND SANDED TO MINIMUM DEPTH. PAVING SHALL BE EITHER PROTECTED WITH A LAYER OF FOOT COARSE AGGREGATE MATERIAL, OR SHALL BE PAVED WITHIN 48 HOURS OF INSTALLATION OF THE SUBGRADE. INSTALL PRIME COAT AND SANDED TO MINIMUM DEPTH WITHIN 14 DAYS AFTER REMOVAL OF EXISTING PAVEMENT.

TRAFFIC CONTROL

1. THE CONTRACTOR IS RESPONSIBLE FOR PROVIDING A MAINTENANCE OF TRAFFIC (M.O.T.) PLAN PRIOR TO CONSTRUCTION. THE M.O.T. PLAN SHALL SHOW ALL PROPOSED TRAFFIC CONTROL SIGNS, PAYMENT MARKINGS, AND INTERSECTIONS, AND SHALL DETAIL ALL PROPOSED CONSTRUCTION REGARDING THE M.O.T. PLAN SHALL BE APPROVED BY THE ENGINEER, OWNER, AND ROADWAY JURISDICTIONAL AGENCY PRIOR TO CONSTRUCTION. ALL PROPOSED ROADWAY AND DRIVEWAY LANE CLOSURES SHALL BE RESTRICTED TO THE HOURS BETWEEN 5:00 A.M. AND 4:00 P.M. UNLESS OTHERWISE AUTHORIZED IN THE APPROVED M.O.T.
2. ALL CONSTRUCTION SIGNS AND MARKINGS SHALL BE INSTALLED PRIOR TO CONSTRUCTION AND MAINTAINED DURING CONSTRUCTION IN ACCORDANCE WITH FOOT INDEX NO. 600 AND THE MANUAL OF UNIFORM TRAFFIC CONTROL DEVICES (MUTCD). THE PLACEMENT OF THE SIGNS AND MARKINGS SHALL BE APPROVED IN THE FIELD BY THE ENGINEER PRIOR TO CONSTRUCTION.
3. INSPECT TRAFFIC CONTROL DEVICES ON A DAILY BASIS TO ENSURE PLACEMENT OF BARRELIERS AND FUNCTION OF LINES IS MAINTAINED THROUGHOUT CONSTRUCTION.
4. CONTACT PROPERTY OWNERS AFFRONTED BY CONSTRUCTION. COORDINATE TEMPORARY DRIVEWAY CLOSURES AND SEQUENCING. MAINTAIN ACCESS FOR ALL PROPERTY OWNERS DURING CONSTRUCTION.
5. WET UNPAVED AREAS AS NECESSARY TO CONTROL DUST.
6. ADJUST TRAFFIC CONTROL DEVICES AS REQUIRED UNDER EMERGENCY CONDITIONS.
7. THE CONTRACTOR IS EXPECTED TO COORDINATE ITS ACTIVITIES WITH OTHER CONTRACTORS WHO MAY BE WORKING IN THE IMMEDIATE VICINITY.
8. WHEN WORK OCCURS WITHIN 15 FT. OF ACTIVE ROAD TRAVEL LINES BUT NO CLOSURE THAN 2 FT. FROM THE EDGE OF PAVEMENT, SIGNS AND WARNING DEVICES ARE TO BE INSTALLED IN ACCORDANCE WITH FOOT INDEX NO. 600 AND 602. FOR A LANE ROADWAY AND PER LANE 4:15 FOR A LANE HIGHWAY.
9. TYPE 'R' OR TYPE 'B' BARRELS AT 20 FT. CENTERS SHALL BE PLACED AND MAINTAINED ALONG THE EDGE OF THE ROAD WHEREVER DROP-OFFS OR OTHER HAZARDOUS EXITS AND TO BLOCK ENTRANCE INTO COMPLETED OR PARTIALLY COMPLETED PAVEMENTS UNTIL SUCH PAVEMENTS ARE OPEN TO PUBLIC USE.

SITE PREPARATION

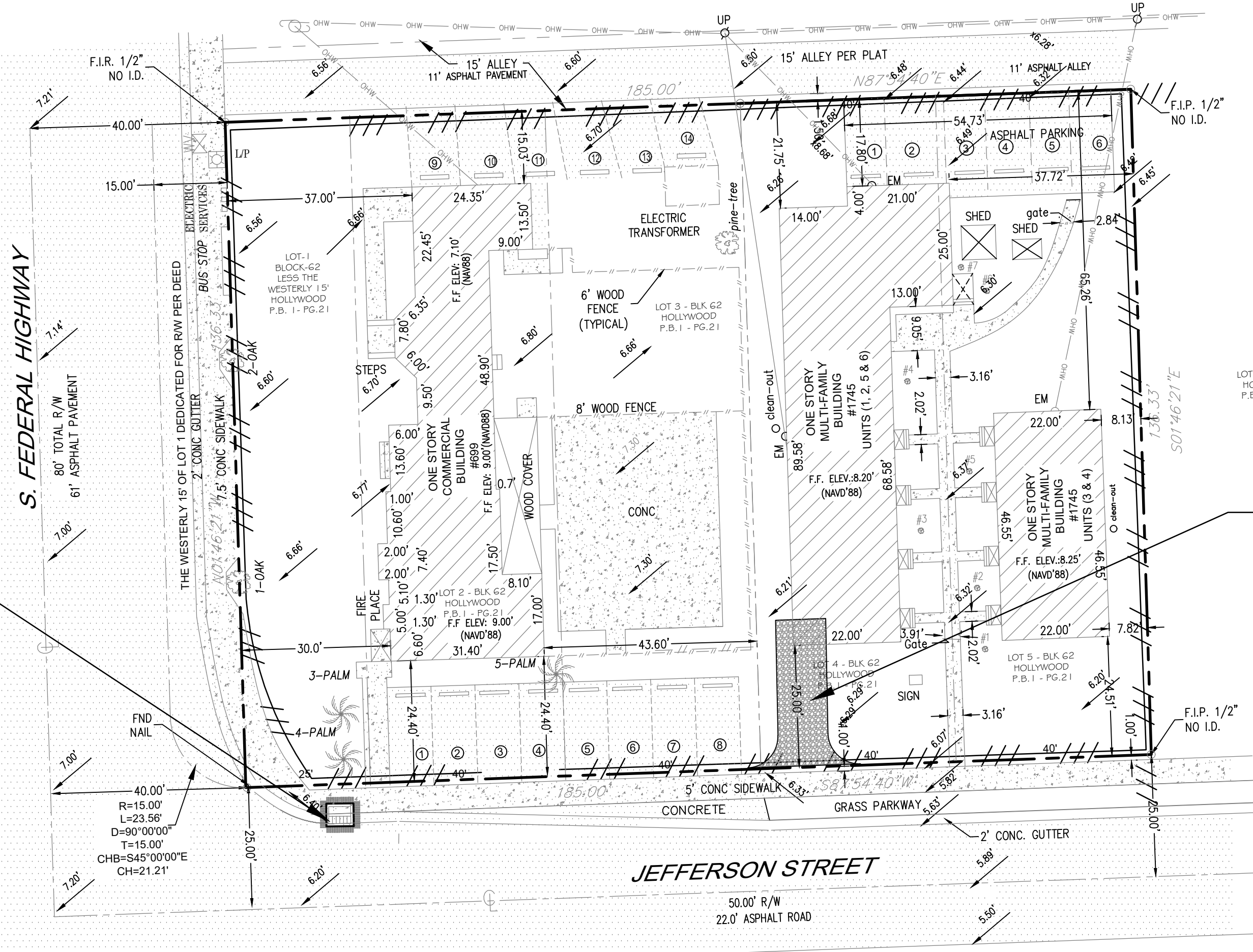
1. UNLESS OTHERWISE DIRECTED BY THE OWNER OR ENGINEER, THE CONTRACTOR IS EXPECTED TO CONTAIN ALL CONSTRUCTION ACTIVITIES WITHIN THE PROPERTY, RIGHT-OF-WAY, AND EASEMENTS AS INDICATED ON THE DRAWINGS. AT NO TIME SHALL THE CONTRACTOR DISTURB SURROUNDING PROPERTIES OR TRAVEL ON SURROUNDING PROPERTIES WITHOUT WRITTEN CONSENT FROM THE PROPERTY OWNER. ANY REPAIR OR RECONSTRUCTION OF DAMAGED AREAS IN SURROUNDING PROPERTIES SHALL BE PROVIDED BY THE CONTRACTOR ON AN IMMEDIATE BASIS. ALL COSTS FOR REPAIR SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR AND NO EXTRA COMPENSATION SHALL BE PROVIDED.
2. STATE OUT THE CONSTRUCTION, ESTABLISH LINES AND LEVELS. TEMPORARY BENCH MARKS, BATTER BOARD, CENTRALS, BENCHMARKS, AND REFERENCE POINTS FOR THE WORK, AND VERIFY ALL DIMENSIONS RELATIVE TO INTERCOMMITMENT WITH EXISTING FEATURES. REPORT ANY INCONSISTENCIES IN THE PROPOSED GRADINGS, AREAS, LINES, ELEVATIONS, AND LOCATIONS TO THE ENGINEER BEFORE COMMENCING WORK.
3. PROTECT ALL TREES AND SHRUBS LOCATED OUTSIDE THE RIGHT-OF-WAY. EASEMENTS, AND OWNER REQUIRED PROPERTY. PARTICULARLY THOSE TREES AND SHRUBS LOCATED ADJACENT TO WORK AREAS.
4. WITHIN THE RIGHT-OF-WAY, EASEMENTS, AND LOCATIONS, THE INTENT IS TO ALLOW TREES AND SHRUBS TO REMAIN IN ACCORDANCE WITH THE FOLLOWING SCHEDULE: NEW ROADWAY CONSTRUCTION - TREES AND SHRUBS TO REMAIN WHERE LOCATED MORE THAN 15 FEET FROM THE BACK OF CURB OR OUTSIDE THE LIMITS OF EXCAVATION OR T.L. AREAS, WHICHEVER IS FURTHER. UTILITY PIPELINE CONSTRUCTION - TREES AND SHRUBS TO REMAIN OUTSIDE A 15 FOOT WIDE PATH, CENTERED ON THE PIPELINE.
5. TREES TO REMAIN IN THE CONSTRUCTION AREA SHALL BE BOXED, FENCED OR OTHERWISE PROTECTED IN ACCORDANCE WITH DETAILS ON THE DRAWINGS. DO NOT PERMIT HAYSTACKS OR STOODLES WITH BRANCHES EXPOSED.
6. AREAS TO RECEIVE GRADING AND GRUBBING SHALL INCLUDE ALL AREAS TO BE OCCUPIED BY THE PROPOSED IMPROVEMENTS, AREAS FOR FILL, AND SITE GRADING, AND BORROW SITES. REMOVE TREES OUTSIDE OF THESE AREAS OR, AS DIRECTED, ON THE DRAWINGS OR AS APPROVED IN WRITING BY THE ENGINEER.
7. CLEANING SHALL CONSIST OF REMOVING TREES AND BRUSH AND DISPOSAL OF OTHER MATERIALS THAT ENDANGER OR OTHERWISE OBSTRUCT THE WORK.
8. EXERCISE EXTREME CARE DURING THE CLEARING AND GRUBBING OPERATIONS. DO NOT DAMAGE EXISTING STRUCTURES, PIPES OR UTILITIES.
9. GRUBBING SHALL CONSIST OF REMOVING AND DISPOSING OF STUMPS, ROOTS LARGER THAN 1 IN. IN DIAMETER, AND MATTED ROOTS. REMOVE TO A DEPTH OF NOT LESS THAN 18" BELOW THE ORIGINAL SURFACE LEVEL OF THE GROUND.
10. ALL COMBUSTIBLE DEBRIS AND REFUSE FROM SITE PREPARATION OPERATIONS SHALL BE REMOVED TO LEGAL OFFSITE DISPOSAL AREAS.

GRADING

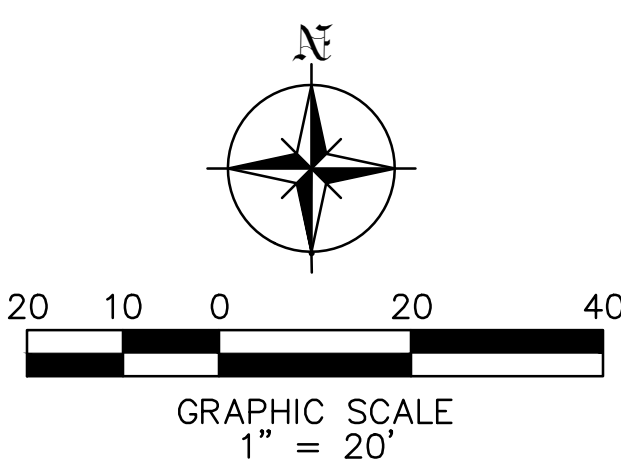
1. GRADING SHOWN ON THESE PLANS ARE PROVIDED TO THE CONTRACTOR TO EXPLORE THE GENERAL GRADING INTENT OF THE PROJECT. THE CONTRACTOR SHALL BE EXPECTED TO GRADE THE ENTIRE SITE TO PROVIDE POSITIVE DRAINAGE TO THE SPECIFIC CONSTRUCTION ACTIVITY OR FIELD LOCATION. NOTE THAT NOT ALL UTILITIES INTERFERE IN THIS PROGRAM. THE CONTRACTOR SHOULD CONTACT ALL NONPARTICIPATING UTILITIES SEPARATELY FOR THE LOCATION OF THEIR FACILITIES AT LEAST TWO (2) WORKING DAYS PRIOR TO CONSTRUCTION. PER FLORIDA STATUTE 353.01, THE CONTRACTOR OR EXCAVATOR IS REQUIRED TO NOTIFY THE GAS COMPANY TWO (2) WORKING DAYS PRIOR TO STARTING EXCAVATION.
2. ALL FINISH SURFACES IN INTERSECTIONS AND ADJACENT STRUCTURES SHALL BE GRADUATED TO DRAIN POSITIVELY AND TO PROVIDE A SMOOTH TRANSITION DRAINING SURFACE FOR VEHICLES WITH NO SHARP BREAKS IN GRADE, AND NO UNDESIRABLE STEEP OR REVERSE CROSS SLOPES. THE STANDARD DRAIN MAY HAVE TO BE CHANGED IN ORDER TO DRAIN POSITIVELY IN THE AREA OF INTERSECTIONS. IF IT IS THE CONTRACTOR'S RESPONSIBILITY TO ACCOMMODATE THE REQUIRED DRAINAGE AND THE OWNER AND THE ENGINEER SHALL BE CONSULTED TO THAT THE WORK MAY BE AND A SMOOTH TRANSITION DRAINING SURFACE FOR VEHICLES WITH NO SHARP BREAKS IN GRADE, AND NO UNDESIRABLE STEEP OR REVERSE CROSS SLOPES. THE STANDARD DRAIN MAY HAVE TO BE CHANGED IN ORDER TO DRAIN POSITIVELY IN THE AREA OF INTERSECTIONS. IF IT IS THE CONTRACTOR'S RESPONSIBILITY TO ACCOMMODATE THE REQUIRED DRAINAGE AND THE OWNER AND THE ENGINEER SHALL BE CONSULTED TO THAT THE WORK MAY BE AND A SMOOTH TRANSITION DRAINING SURFACE FOR VEHICLES WITH NO SHARP BREAKS IN GRADE, AND NO UNDESIRABLE STEEP OR REVERSE CROSS SLOPES. THE STANDARD DRAIN MAY HAVE TO BE CHANGED IN ORDER TO DRAIN POSITIVELY IN THE AREA OF INTERSECTIONS. IF IT IS THE CONTRACTOR'S RESPONSIBILITY TO ACCOMMODATE THE REQUIRED DRAINAGE AND THE OWNER AND THE ENGINEER SHALL BE CONSULTED TO THAT THE WORK MAY BE AND A SMOOTH TRANSITION DRAINING SURFACE FOR VEHICLES WITH NO SHARP BREAKS IN GRADE, AND NO UNDESIRABLE STEEP OR REVERSE CROSS SLOPES. THE STANDARD DRAIN MAY HAVE TO BE CHANGED IN ORDER TO DRAIN POSITIVELY IN THE AREA OF INTERSECTIONS. IF IT IS THE CONTRACTOR'S RESPONSIBILITY TO ACCOMMODATE THE REQUIRED DRAINAGE AND THE OWNER AND THE ENGINEER SHALL BE CONSULTED TO THAT THE WORK MAY BE AND A SMOOTH TRANSITION DRAINING SURFACE FOR VEHICLES WITH NO SHARP BREAKS IN GRADE, AND NO UNDESIRABLE STEEP OR REVERSE CROSS SLOPES. THE STANDARD DRAIN MAY HAVE TO BE CHANGED IN ORDER TO DRAIN POSITIVELY IN THE AREA OF INTERSECTIONS. IF IT IS THE CONTRACTOR'S RESPONSIBILITY TO ACCOMMODATE THE REQUIRED DRAINAGE AND THE OWNER AND THE ENGINEER SHALL BE CONSULTED TO THAT THE WORK MAY BE AND A SMOOTH TRANSITION DRAINING SURFACE FOR VEHICLES WITH NO SHARP BREAKS IN GRADE, AND NO UNDESIRABLE STEEP OR REVERSE CROSS SLOPES. THE STANDARD DRAIN MAY HAVE TO BE CHANGED IN ORDER TO DRAIN POSITIVELY IN THE AREA OF INTERSECTIONS. IF IT IS THE CONTRACTOR'S RESPONSIBILITY TO ACCOMMODATE THE REQUIRED DRAINAGE AND THE OWNER AND THE ENGINEER SHALL BE CONSULTED TO THAT THE WORK MAY BE AND A SMOOTH TRANSITION DRAINING SURFACE FOR VEHICLES WITH NO SHARP BREAKS IN GRADE, AND NO UNDESIRABLE STEEP OR REVERSE CROSS SLOPES. THE STANDARD DRAIN MAY HAVE TO BE CHANGED IN ORDER TO DRAIN POSITIVELY IN THE AREA OF INTERSECTIONS. IF IT IS THE CONTRACTOR'S RESPONSIBILITY TO ACCOMMODATE THE REQUIRED DRAINAGE AND THE OWNER AND THE ENGINEER SHALL BE CONSULTED TO THAT THE WORK MAY BE AND A SMOOTH TRANSITION DRAINING SURFACE FOR VEHICLES WITH NO SHARP BREAKS IN GRADE, AND NO UNDESIRABLE STEEP OR REVERSE CROSS SLOPES. THE STANDARD DRAIN MAY HAVE TO BE CHANGED IN ORDER TO DRAIN POSITIVELY IN THE AREA OF INTERSECTIONS. IF IT IS THE CONTRACTOR'S RESPONSIBILITY TO ACCOMMODATE THE REQUIRED DRAINAGE AND THE OWNER AND THE ENGINEER SHALL BE CONSULTED TO THAT THE WORK MAY BE AND A SMOOTH TRANSITION DRAINING SURFACE FOR VEHICLES WITH NO SHARP BREAKS IN GRADE, AND NO UNDESIRABLE STEEP OR REVERSE CROSS SLOPES. THE STANDARD DRAIN MAY HAVE TO BE CHANGED IN ORDER TO DRAIN POSITIVELY IN THE AREA OF INTERSECTIONS. IF IT IS THE CONTRACTOR'S RESPONSIBILITY TO ACCOMMODATE THE REQUIRED DRAINAGE AND THE OWNER AND THE ENGINEER SHALL BE CONSULTED TO THAT THE WORK MAY BE AND A SMOOTH TRANSITION DRAINING SURFACE FOR VEHICLES WITH NO SHARP BREAKS IN GRADE, AND NO UNDESIRABLE STEEP OR REVERSE CROSS SLOPES. THE STANDARD DRAIN MAY HAVE TO BE CHANGED IN ORDER TO DRAIN POSITIVELY IN THE AREA OF INTERSECTIONS. IF IT IS THE CONTRACTOR'S RESPONSIBILITY TO ACCOMMODATE THE REQUIRED DRAINAGE AND THE OWNER AND THE ENGINEER SHALL BE CONSULTED TO THAT THE WORK MAY BE AND A SMOOTH TRANSITION DRAINING SURFACE FOR VEHICLES WITH NO SHARP BREAKS IN GRADE, AND NO UNDESIRABLE STEEP OR REVERSE CROSS SLOPES. THE STANDARD DRAIN MAY HAVE TO BE CHANGED IN ORDER TO DRAIN POSITIVELY IN THE AREA OF INTERSECTIONS. IF IT IS THE CONTRACTOR'S RESPONSIBILITY TO ACCOMMODATE THE REQUIRED DRAINAGE AND THE OWNER AND THE ENGINEER SHALL BE CONSULTED TO THAT THE WORK MAY BE AND A SMOOTH TRANSITION DRAINING SURFACE FOR VEHICLES WITH NO SHARP BREAKS IN GRADE, AND NO UNDESIRABLE STEEP OR REVERSE CROSS SLOPES. THE STANDARD DRAIN MAY HAVE TO BE CHANGED IN ORDER TO DRAIN POSITIVELY IN THE AREA OF INTERSECTIONS. IF IT IS THE CONTRACTOR'S RESPONSIBILITY TO ACCOMMODATE THE REQUIRED DRAINAGE AND THE OWNER AND THE ENGINEER SHALL BE CONSULTED TO THAT THE WORK MAY BE AND A SMOOTH TRANSITION DRAINING SURFACE FOR VEHICLES WITH NO SHARP BREAKS IN GRADE, AND NO UNDESIRABLE STEEP OR REVERSE CROSS SLOPES. THE STANDARD DRAIN MAY HAVE TO BE CHANGED IN ORDER TO DRAIN POSITIVELY IN THE AREA OF INTERSECTIONS. IF IT IS THE CONTRACTOR'S RESPONSIBILITY TO ACCOMMODATE THE REQUIRED DRAINAGE AND THE OWNER AND THE ENGINEER SHALL BE CONSULTED TO THAT THE WORK MAY BE AND A SMOOTH TRANSITION DRAINING SURFACE FOR VEHICLES WITH NO SHARP BREAKS IN GRADE, AND NO UNDESIRABLE STEEP OR REVERSE CROSS SLOPES. THE STANDARD DRAIN MAY HAVE TO BE CHANGED IN ORDER TO DRAIN POSITIVELY IN THE AREA OF INTERSECTIONS. IF IT IS THE CONTRACTOR'S RESPONSIBILITY TO ACCOMMODATE THE REQUIRED DRAINAGE AND THE OWNER AND THE ENGINEER SHALL BE CONSULTED TO THAT THE WORK MAY BE AND A SMOOTH TRANSITION DRAINING SURFACE FOR VEHICLES WITH NO SHARP BREAKS IN GRADE, AND NO UNDESIRABLE STEEP OR REVERSE CROSS SLOPES. THE STANDARD DRAIN MAY HAVE TO BE CHANGED IN ORDER TO DRAIN POSITIVELY IN THE AREA OF INTERSECTIONS. IF IT IS THE CONTRACTOR'S RESPONSIBILITY TO ACCOMMODATE THE REQUIRED DRAINAGE AND THE OWNER AND THE ENGINEER SHALL BE CONSULTED TO THAT THE WORK MAY BE AND A SMOOTH TRANSITION DRAINING SURFACE FOR VEHICLES WITH NO SHARP BREAKS IN GRADE, AND NO UNDESIRABLE STEEP OR REVERSE CROSS SLOPES. THE STANDARD DRAIN MAY HAVE TO BE CHANGED IN ORDER TO DRAIN POSITIVELY IN THE AREA OF INTERSECTIONS. IF IT IS THE CONTRACTOR'S RESPONSIBILITY TO ACCOMMODATE THE REQUIRED DRAINAGE AND THE OWNER AND THE ENGINEER SHALL BE CONSULTED TO THAT THE WORK MAY BE AND A SMOOTH TRANSITION DRAINING SURFACE FOR VEHICLES WITH NO SHARP BREAKS IN GRADE, AND NO UNDESIRABLE STEEP OR REVERSE CROSS SLOPES. THE STANDARD DRAIN MAY HAVE TO BE CHANGED IN ORDER TO DRAIN POSITIVELY IN THE AREA OF INTERSECTIONS. IF IT IS THE CONTRACTOR'S RESPONSIBILITY TO ACCOMMODATE THE REQUIRED DRAINAGE AND THE OWNER AND THE ENGINEER SHALL BE CONSULTED TO THAT THE WORK MAY BE AND A SMOOTH TRANSITION DRAINING SURFACE FOR VEHICLES WITH NO SHARP BREAKS IN GRADE, AND NO UNDESIRABLE STEEP OR REVERSE CROSS SLOPES. THE STANDARD DRAIN MAY HAVE TO BE CHANGED IN ORDER TO DRAIN POSITIVELY IN THE AREA OF INTERSECTIONS. IF IT IS THE CONTRACTOR'S RESPONSIBILITY TO ACCOMMODATE THE REQUIRED DRAINAGE AND THE OWNER AND THE ENGINEER SHALL BE CONSULTED TO THAT THE WORK MAY BE AND A SMOOTH TRANSITION DRAINING SURFACE FOR VEHICLES WITH NO SHARP BREAKS IN GRADE, AND NO UNDESIRABLE STEEP OR REVERSE CROSS SLOPES. THE STANDARD DRAIN MAY HAVE TO BE CHANGED IN ORDER TO DRAIN POSITIVELY IN THE AREA OF INTERSECTIONS. IF IT IS THE CONTRACTOR'S RESPONSIBILITY TO ACCOMMODATE THE REQUIRED DRAINAGE AND THE OWNER AND THE ENGINEER SHALL BE CONSULTED TO THAT THE WORK MAY BE AND A SMOOTH TRANSITION DRAINING SURFACE FOR VEHICLES WITH NO SHARP BREAKS IN GRADE, AND NO UNDESIRABLE STEEP OR REVERSE CROSS SLOPES. THE STANDARD DRAIN MAY HAVE TO BE CHANGED IN ORDER TO DRAIN POSITIVELY IN THE AREA OF INTERSECTIONS. IF IT IS THE CONTRACTOR'S RESPONSIBILITY TO ACCOMMODATE THE REQUIRED DRAINAGE AND THE OWNER AND THE ENGINEER SHALL BE CONSULTED TO THAT THE WORK MAY BE AND A SMOOTH TRANSITION DRAINING SURFACE FOR VEHICLES WITH NO SHARP BREAKS IN GRADE, AND NO UNDESIRABLE STEEP OR REVERSE CROSS SLOPES. THE STANDARD DRAIN MAY HAVE TO BE CHANGED IN ORDER TO DRAIN POSITIVELY IN THE AREA OF INTERSECTIONS. IF IT IS THE CONTRACTOR'S RESPONSIBILITY TO ACCOMMODATE THE REQUIRED DRAINAGE AND THE OWNER AND THE ENGINEER SHALL BE CONSULTED TO THAT THE WORK MAY BE AND A SMOOTH TRANSITION DRAINING SURFACE FOR VEHICLES WITH NO SHARP BREAKS IN GRADE, AND NO UNDESIRABLE STEEP OR REVERSE CROSS SLOPES. THE STANDARD DRAIN MAY HAVE TO BE CHANGED IN ORDER TO DRAIN POSITIVELY IN THE AREA OF INTERSECTIONS. IF IT IS THE CONTRACTOR'S RESPONSIBILITY TO ACCOMMODATE THE REQUIRED DRAINAGE AND THE OWNER AND THE ENGINEER SHALL BE CONSULTED TO THAT THE WORK MAY BE AND A SMOOTH TRANSITION DRAINING SURFACE FOR VEHICLES WITH NO SHARP BREAKS IN GRADE, AND NO UNDESIRABLE STEEP OR REVERSE CROSS SLOPES. THE STANDARD DRAIN MAY HAVE TO BE CHANGED IN ORDER TO DRAIN POSITIVELY IN THE AREA OF INTERSECTIONS. IF IT IS THE CONTRACTOR'S RESPONSIBILITY TO ACCOMMODATE THE REQUIRED DRAINAGE AND THE OWNER AND THE ENGINEER SHALL BE CONSULTED TO THAT THE WORK MAY BE AND A SMOOTH TRANSITION DRAINING SURFACE FOR VEHICLES WITH NO SHARP BREAKS IN GRADE, AND NO UNDESIRABLE STEEP OR REVERSE CROSS SLOPES. THE STANDARD DRAIN MAY HAVE TO BE CHANGED IN ORDER TO DRAIN POSITIVELY IN THE AREA OF INTERSECTIONS. IF IT IS THE CONTRACTOR'S RESPONSIBILITY TO ACCOMMODATE THE REQUIRED DRAINAGE AND THE OWNER AND THE ENGINEER SHALL BE CONSULTED TO THAT THE WORK MAY BE AND A SMOOTH TRANSITION DRAINING SURFACE FOR VEHICLES WITH NO SHARP BREAKS IN GRADE, AND NO UNDESIRABLE STEEP OR REVERSE CROSS SLOPES. THE STANDARD DRAIN MAY HAVE TO BE CHANGED IN ORDER TO DRAIN POSITIVELY IN THE AREA OF INTERSECTIONS. IF IT IS THE CONTRACTOR'S RESPONSIBILITY TO ACCOMMODATE THE REQUIRED DRAINAGE AND THE OWNER AND THE ENGINEER SHALL BE CONSULTED TO THAT THE WORK MAY BE AND A SMOOTH TRANSITION DRAINING SURFACE FOR VEHICLES WITH NO SHARP BREAKS IN GRADE, AND NO UNDESIRABLE STEEP OR REVERSE CROSS SLOPES. THE STANDARD DRAIN MAY HAVE TO BE CHANGED IN ORDER TO DRAIN POSITIVELY IN THE AREA OF INTERSECTIONS. IF IT IS THE CONTRACTOR'S RESPONSIBILITY TO ACCOMMODATE THE REQUIRED DRAINAGE AND THE OWNER AND THE ENGINEER SHALL BE CONSULTED TO THAT THE WORK MAY BE AND A SMOOTH TRANSITION DRAINING SURFACE FOR VEHICLES WITH NO SHARP BREAKS IN GRADE, AND NO UNDESIRABLE STEEP OR REVERSE CROSS SLOPES. THE STANDARD DRAIN MAY HAVE TO BE CHANGED IN ORDER TO DRAIN POSITIVELY IN THE AREA OF INTERSECTIONS. IF IT IS THE CONTRACTOR'S RESPONSIBILITY TO ACCOMMODATE THE REQUIRED DRAINAGE AND THE OWNER AND THE ENGINEER SHALL BE CONSULTED TO THAT THE WORK MAY BE AND A SMOOTH TRANSITION DRAINING SURFACE FOR VEHICLES WITH NO SHARP BREAKS IN GRADE, AND NO UNDESIRABLE STEEP OR REVERSE CROSS SLOPES. THE STANDARD DRAIN MAY HAVE TO BE CHANGED IN ORDER TO DRAIN POSITIVELY IN THE AREA OF INTERSECTIONS. IF IT IS THE CONTRACTOR'S RESPONSIBILITY TO ACCOMMODATE THE REQUIRED DRAINAGE AND THE OWNER AND THE ENGINEER SHALL BE CONSULTED TO THAT THE WORK MAY BE AND A SMOOTH TRANSITION DRAINING SURFACE FOR VEHICLES WITH NO SHARP BREAKS IN GRADE, AND NO UNDESIRABLE STEEP OR REVERSE CROSS SLOPES. THE STANDARD DRAIN MAY HAVE TO BE CHANGED IN ORDER TO DRAIN POSITIVELY IN THE AREA OF INTERSECTIONS. IF IT IS THE CONTRACTOR'S RESPONSIBILITY TO ACCOMMODATE THE REQUIRED DRAINAGE AND THE OWNER AND THE ENGINEER SHALL BE CONSULTED TO THAT THE WORK MAY BE AND A SMOOTH TRANSITION DRAINING SURFACE FOR VEHICLES WITH NO SHARP BREAKS IN GRADE, AND NO UNDESIRABLE STEEP OR REVERSE CROSS SLOPES. THE STANDARD DRAIN MAY HAVE TO BE CHANGED IN ORDER TO DRAIN POSITIVELY IN THE AREA OF INTERSECTIONS. IF IT IS THE CONTRACTOR'S RESPONSIBILITY TO ACCOMMODATE THE REQUIRED DRAINAGE AND THE OWNER AND THE ENGINEER SHALL BE CONSULTED TO THAT THE WORK MAY BE AND A SMOOTH TRANSITION DRAINING SURFACE FOR VEHICLES WITH NO SHARP BREAKS IN GRADE, AND NO UNDESIRABLE STEEP OR REVERSE CROSS SLOPES. THE STANDARD DRAIN MAY HAVE TO BE CHANGED IN ORDER TO DRAIN POSITIVELY IN THE AREA OF INTERSECTIONS. IF IT IS THE CONTRACTOR'S RESPONSIBILITY TO ACCOMMODATE THE REQUIRED DRAINAGE AND THE OWNER AND THE ENGINEER SHALL BE CONSULTED TO THAT THE WORK MAY BE AND A SMOOTH TRANSITION DRAINING SURFACE FOR VEHICLES WITH NO SHARP BREAKS IN GRADE, AND NO UNDESIRABLE STEEP OR REVERSE CROSS SLOPES. THE STANDARD DRAIN MAY HAVE TO BE CHANGED IN ORDER TO DRAIN POSITIVELY IN THE AREA OF INTERSECTIONS. IF IT IS THE CONTRACTOR'S RESPONSIBILITY TO ACCOMMODATE THE REQUIRED DRAINAGE AND THE OWNER AND THE ENGINEER SHALL BE CONSULTED TO THAT THE WORK MAY BE AND A SMOOTH TRANSITION DRAINING SURFACE FOR VEHICLES WITH NO SHARP BREAKS IN GRADE, AND NO UNDESIRABLE STEEP OR REVERSE CROSS SLOPES. THE STANDARD DRAIN MAY HAVE TO BE CHANGED IN ORDER TO DRAIN POSITIVELY IN THE AREA OF INTERSECTIONS. IF IT IS THE CONTRACTOR'S RESPONSIBILITY TO ACCOMMODATE THE REQUIRED DRAINAGE AND THE OWNER AND THE ENGINEER SHALL BE CONSULTED TO THAT THE WORK MAY BE AND A SMOOTH TRANSITION DRAINING SURFACE FOR VEHICLES WITH NO SHARP BREAKS IN GRADE, AND NO UNDESIRABLE STEEP OR REVERSE CROSS SLOPES. THE STANDARD DRAIN MAY HAVE TO BE CHANGED IN ORDER TO DRAIN POSITIVELY IN THE AREA OF INTERSECTIONS. IF IT IS THE CONTRACTOR'S RESPONSIBILITY TO ACCOMMODATE THE REQUIRED DRAINAGE AND THE OWNER AND THE ENGINEER SHALL BE CONSULTED TO THAT THE WORK MAY BE AND A SMOOTH TRANSITION DRAINING SURFACE FOR VEHICLES WITH NO SHARP BREAKS IN GRADE, AND NO UNDESIRABLE STEEP OR REVERSE CROSS SLOPES. THE STANDARD DRAIN MAY HAVE TO BE CHANGED IN ORDER TO DRAIN POSITIVELY IN THE AREA OF INTERSECTIONS. IF IT IS THE CONTRACTOR'S RESPONSIBILITY TO ACCOMMODATE THE REQUIRED DRAINAGE AND THE OWNER AND THE ENGINEER SHALL BE CONSULTED TO THAT THE WORK MAY BE AND A SMOOTH TRANSITION DRAINING SURFACE FOR VEHICLES WITH NO SHARP BREAKS IN GRADE, AND NO UNDESIRABLE STEEP OR REVERSE CROSS SLOPES. THE STANDARD DRAIN MAY HAVE TO BE CHANGED IN ORDER TO DRAIN POSITIVELY IN THE AREA OF INTERSECTIONS. IF IT IS THE CONTRACTOR'S RESPONSIBILITY TO ACCOMMODATE THE REQUIRED DRAINAGE AND THE OWNER AND THE ENGINEER SHALL BE CONSULTED TO THAT THE WORK MAY BE AND A SMOOTH TRANSITION DRAINING SURFACE FOR VEHICLES WITH NO SHARP BREAKS IN GRADE, AND NO UNDESIRABLE STEEP OR REVERSE CROSS SLOPES. THE STANDARD DRAIN MAY HAVE TO BE CHANGED IN ORDER TO DRAIN POSITIVELY IN THE AREA OF INTERSECTIONS. IF IT IS THE CONTRACTOR'S RESPONSIBILITY TO ACCOMMODATE THE REQUIRED DRAINAGE AND THE OWNER AND THE ENGINEER SHALL BE CONSULTED TO THAT THE WORK MAY BE AND A SMOOTH TRANSITION DRAINING SURFACE FOR VEHICLES WITH NO SHARP BREAKS IN GRADE, AND NO UNDESIRABLE STEEP OR REVERSE CROSS SLOPES. THE STANDARD DRAIN MAY HAVE TO BE CHANGED IN ORDER TO DRAIN POSITIVELY IN THE AREA OF INTERSECTIONS. IF IT IS THE CONTRACTOR'S RESPONSIBILITY TO ACCOMMODATE THE REQUIRED DRAINAGE AND THE OWNER AND THE ENGINEER SHALL BE CONSULTED TO THAT THE WORK MAY BE AND A SMOOTH TRANSITION DRAINING SURFACE FOR VEHICLES WITH NO SHARP BREAKS IN GRADE, AND NO UNDESIRABLE STEEP OR REVERSE CROSS SLOPES. THE STANDARD DRAIN MAY HAVE TO BE CHANGED IN ORDER TO DRAIN POSITIVELY IN THE AREA OF INTERSECTIONS. IF IT IS THE CONTRACTOR'S RESPONSIBILITY TO ACCOMMODATE THE REQUIRED DRAINAGE AND THE OWNER AND THE ENGINEER SHALL BE CONSULTED TO THAT THE WORK MAY BE AND A SMOOTH TRANSITION DRAINING SURFACE FOR VEHICLES WITH NO SHARP BREAKS IN GRADE, AND NO UNDESIRABLE STEEP OR REVERSE CROSS SLOPES. THE STANDARD DRAIN MAY HAVE TO BE CHANGED IN ORDER TO DRAIN POSITIVELY IN THE AREA OF INTERSECTIONS. IF IT IS THE CONTRACTOR'S RESPONSIBILITY TO ACCOMMODATE THE REQUIRED DRAINAGE AND THE OWNER AND THE ENGINEER SHALL BE CONSULTED TO THAT THE WORK MAY BE AND A SMOOTH TRANSITION DRAINING SURFACE FOR VEHICLES WITH NO SHARP BREAKS IN GRADE, AND NO UNDESIRABLE STEEP OR REVERSE CROSS SLOPES. THE STANDARD DRAIN MAY HAVE TO BE CHANGED IN ORDER TO DRAIN POSITIVELY IN THE AREA OF INTERSECTIONS. IF IT IS THE CONTRACTOR'S RESPONSIBILITY TO ACCOMMODATE THE REQUIRED DRAINAGE AND THE OWNER AND THE ENGINEER SHALL BE CONSULTED TO THAT THE WORK MAY BE AND A SMOOTH TRANSITION DRAINING SURFACE FOR VEHICLES WITH NO SHARP BREAKS IN GRADE, AND NO UNDESIRABLE STEEP OR REVERSE CROSS SLOPES. THE STANDARD DRAIN MAY HAVE TO BE CHANGED IN ORDER TO DRAIN POSITIVELY IN THE AREA OF INTERSECTIONS. IF IT IS THE CONTRACTOR'S RESPONSIBILITY TO ACCOMMODATE THE REQUIRED DRAINAGE AND THE OWNER AND THE ENGINEER SHALL BE CONSULTED TO THAT THE WORK MAY BE AND A SMOOTH TRANSITION DRAINING SURFACE FOR VEHICLES WITH NO SHARP BREAKS IN GRADE, AND NO UNDESIRABLE STEEP OR REVERSE CROSS SLOPES. THE STANDARD DRAIN MAY HAVE TO BE CHANGED IN ORDER TO DRAIN POSITIVELY IN THE AREA OF INTERSECTIONS. IF IT IS THE CONTRACTOR'S RESPONSIBILITY TO ACCOMMODATE THE REQUIRED DRAINAGE AND THE OWNER AND THE ENGINEER SHALL BE CONSULTED TO THAT THE WORK MAY BE AND A SMOOTH TRANSITION DRAINING SURFACE FOR VEHICLES WITH NO SHARP BREAKS IN GRADE, AND NO UNDESIRABLE STEEP OR REVERSE CROSS SLOPES. THE STANDARD DRAIN MAY HAVE TO BE CHANGED IN ORDER TO DRAIN POSITIVELY IN THE AREA OF INTERSECTIONS. IF IT IS THE CONTRACTOR'S RESPONSIBILITY TO ACCOMMODATE THE REQUIRED DRAINAGE AND THE OWNER AND THE ENGINEER SHALL BE CONSULTED TO THAT THE WORK MAY BE AND A SMOOTH TRANSITION DRAINING SURFACE FOR VEHICLES WITH NO SHARP BREAKS IN GRADE, AND NO UNDESIRABLE STEEP OR REVERSE CROSS SLOPES. THE STANDARD DRAIN MAY HAVE TO BE CHANGED IN ORDER TO DRAIN POSITIVELY IN THE AREA OF INTERSECTIONS. IF IT IS THE CONTRACTOR'S RESPONSIBILITY TO ACCOMMODATE THE REQUIRED DRAINAGE AND THE OWNER AND THE ENGINEER SHALL BE CONSULTED TO THAT THE WORK MAY BE AND A SMOOTH TRANSITION DRAINING SURFACE FOR VEHICLES WITH NO SHARP BREAKS IN GRADE, AND NO UNDESIRABLE STEEP OR REVERSE CROSS SLOPES. THE STANDARD DRAIN MAY HAVE TO BE CHANGED IN ORDER TO DRAIN POSITIVELY IN THE AREA OF INTERSECTIONS. IF IT IS THE CONTRACTOR'S RESPONSIBILITY TO ACCOMMODATE THE REQUIRED DRAINAGE AND THE OWNER AND THE ENGINEER SHALL BE CONSULTED TO THAT THE WORK MAY BE AND A SMOOTH TRANSITION DRAINING SURFACE FOR VEHICLES WITH NO SHARP BREAKS IN GRADE, AND NO UNDESIRABLE STEEP OR REVERSE CROSS SLOPES. THE STANDARD DRAIN MAY HAVE TO BE CHANGED IN ORDER TO DRAIN POSITIVELY IN THE AREA OF INTERSECTIONS. IF IT IS THE CONTRACTOR'S RESPONSIBILITY TO ACCOMMODATE THE REQUIRED DRAINAGE AND THE OWNER AND THE ENGINEER SHALL BE CONSULTED TO THAT THE WORK MAY BE AND A SMOOTH TRANSITION DRAINING SURFACE FOR VEHICLES WITH NO SHARP BREAKS IN GRADE, AND NO UNDESIRABLE STEEP OR REVERSE CROSS SLOPES. THE STANDARD DRAIN MAY HAVE TO BE CHANGED IN ORDER TO DRAIN POSITIVELY IN THE AREA OF INTERSECTIONS. IF IT IS THE CONTRACTOR'S RESPONSIBILITY TO ACCOMMODATE THE REQUIRED DRAINAGE AND THE OWNER AND THE ENGINEER SHALL BE CONSULTED TO THAT THE WORK MAY BE AND A SMOOTH TRANSITION DRAINING SURFACE FOR VEHICLES WITH NO SHARP BREAKS IN GRADE, AND NO UNDESIRABLE STEEP OR REVERSE CROSS SLOPES. THE STANDARD DRAIN MAY HAVE TO BE CHANGED IN ORDER TO DRAIN POSITIVELY IN THE AREA OF INTERSECTIONS. IF IT IS THE CONTRACTOR'S RESPONSIBILITY TO ACCOMMODATE THE REQUIRED DRAINAGE AND THE OWNER AND THE ENGINEER SHALL BE CONSULTED TO THAT THE WORK MAY BE AND A SMOOTH TRANSITION DRAINING SURFACE FOR VEHICLES WITH NO SHARP BREAKS IN GRADE, AND NO UNDESIRABLE STEEP OR REVERSE CROSS SLOPES. THE STANDARD DRAIN MAY HAVE TO BE CHANGED IN ORDER TO DRAIN POSITIVELY IN THE AREA OF INTERSECTIONS. IF IT IS THE CONTRACTOR'S RESPONSIBILITY TO ACCOMMODATE THE REQUIRED DRAINAGE AND THE OWNER AND THE ENGINEER SHALL BE CONSULTED TO THAT THE WORK MAY BE AND A SMOOTH TRANSITION DRAINING SURFACE FOR VEHICLES WITH NO SHARP BREAKS IN GRADE, AND NO UNDESIRABLE STEEP OR REVERSE CROSS SLOPES. THE STANDARD DRAIN MAY HAVE TO BE CHANGED IN ORDER TO DRAIN POSITIVELY IN THE AREA OF INTERSECTIONS. IF IT IS THE CONTRACTOR'S RESPONSIBILITY TO ACCOMMODATE THE REQUIRED DRAINAGE AND THE OWNER AND THE ENGINEER SHALL BE CONSULTED TO THAT THE WORK MAY BE AND A SMOOTH TRANSITION DRAINING SURFACE FOR VEHICLES WITH NO SHARP BREAKS IN GRADE, AND NO UNDESIRABLE STEEP OR REVERSE CROSS SLOPES. THE STANDARD DRAIN MAY HAVE TO BE CHANGED IN ORDER TO DRAIN POSITIVELY IN THE AREA OF INTERSECTIONS. IF IT IS THE CONTRACTOR'S RESPONSIBILITY TO ACCOMMODATE THE REQUIRED DRAINAGE AND THE OWNER AND THE ENGINEER SHALL BE CONSULTED TO THAT THE WORK MAY BE AND A SMOOTH TRANSITION DRAINING SURFACE FOR VEHICLES WITH NO SHARP BREAKS IN GRADE, AND NO UNDESIRABLE STEEP OR REVERSE CROSS SLOPES. THE STANDARD DRAIN MAY HAVE TO BE CHANGED IN ORDER TO DRAIN POSITIVELY IN THE AREA OF INTERSECTIONS. IF IT IS THE CONTRACTOR'S RESPONSIBILITY TO ACCOMMODATE THE REQUIRED DRAINAGE AND THE OWNER AND THE ENGINEER SHALL BE CONSULTED TO THAT THE WORK MAY BE AND A SMOOTH TRANSITION DRAINING SURFACE FOR VEHICLES WITH NO SHARP BREAKS IN GRADE, AND NO UNDESIRABLE STEEP OR REVERSE CROSS SLOPES. THE STANDARD DRAIN MAY HAVE TO BE CHANGED IN ORDER TO DRAIN POSITIVELY IN THE AREA OF INTERSECTIONS. IF IT IS THE CONTRACTOR'S RESPONSIBILITY TO ACCOMMODATE THE REQUIRED DRAINAGE AND THE OWNER AND THE ENGINEER SHALL BE CONSULTED TO THAT THE WORK MAY BE AND A SMOOTH TRANSITION DRAINING SURFACE FOR VEHICLES WITH NO SHARP BREAKS IN GRADE, AND NO UNDESIRABLE STEEP OR REVERSE CROSS SLOPES. THE STANDARD DRAIN MAY HAVE TO BE CHANGED IN ORDER TO DRAIN POSITIVELY IN THE AREA OF INTERSECTIONS. IF IT IS THE CONTRACTOR'S RESPONSIBILITY TO ACCOMMODATE THE REQUIRED DRAINAGE AND THE OWNER AND THE ENGINEER SHALL BE CONSULTED TO THAT THE WORK MAY BE AND A SMOOTH TRANSITION DRAINING SURFACE FOR VEHICLES WITH NO SHARP BREAKS IN GRADE, AND NO UNDESIRABLE STEEP OR REVERSE CROSS SLOPES. THE STANDARD DRAIN MAY HAVE TO BE CHANGED IN ORDER TO DRAIN POSITIVELY IN THE AREA OF INTERSECTIONS. IF IT IS THE CONTRACTOR'S RESPONSIBILITY TO ACCOMMODATE THE REQUIRED DRAINAGE AND THE OWNER AND THE ENGINEER SHALL BE CONSULTED TO THAT THE WORK MAY BE AND A SMOOTH TRANSITION DRAINING SURFACE FOR VEHICLES WITH NO SHARP BREAKS IN GRADE, AND NO UNDESIRABLE STEEP OR REVERSE CROSS SLOPES. THE STANDARD DRAIN MAY HAVE TO BE CHANGED IN ORDER TO DRAIN POSITIVELY IN THE AREA OF INTERSECTIONS. IF IT IS THE CONTRACTOR'S RESPONSIBILITY TO ACCOMMODATE THE REQUIRED DRAINAGE AND THE OWNER AND THE ENGINEER SHALL BE CONSULTED TO THAT THE WORK MAY BE AND A SMOOTH TRANSITION DRAINING SURFACE FOR VEHICLES WITH NO SHARP BREAKS IN GRADE, AND NO UNDESIRABLE STEEP OR REVERSE CROSS SLOPES. THE STANDARD DRAIN MAY HAVE TO BE CHANGED IN ORDER TO DRAIN POSITIVELY IN THE AREA OF INTERSECTIONS. IF IT IS THE CONTRACTOR'S RESPONSIBILITY TO ACCOMMODATE THE REQUIRED DRAINAGE AND THE OWNER AND THE ENGINEER SHALL BE CONSULTED TO THAT THE WORK MAY BE AND A SMOOTH TRANSITION DRAINING SURFACE FOR VEHICLES WITH NO SHARP BREAKS IN GRADE, AND NO UNDESIRABLE STEEP OR REVERSE CROSS SLOPES. THE STANDARD DRAIN MAY HAVE TO BE CHANGED IN ORDER TO DRAIN POSITIVELY IN THE AREA OF INTERSECTIONS. IF IT IS THE CONTRACTOR'S RESPONSIBILITY TO ACCOMMODATE THE REQUIRED DRAINAGE AND THE OWNER AND THE ENGINEER SHALL BE CONSULTED TO THAT THE WORK MAY BE AND A SMOOTH TRANSITION DRAINING SURFACE FOR VEHICLES WITH NO SHARP BREAKS IN GRADE, AND NO UNDESIRABLE STEEP OR REVERSE CROSS SLOPES. THE STANDARD DRAIN MAY HAVE TO BE CHANGED IN ORDER TO DRAIN POSITIVELY IN THE AREA OF INTERSECTIONS. IF IT IS THE CONTRACTOR'S RESPONSIBILITY TO ACCOMMODATE THE REQUIRED DRAINAGE AND THE OWNER AND THE ENGINEER SHALL BE CONSULTED TO THAT THE WORK MAY BE AND A SMOOTH TRANSITION DRAINING SURFACE FOR VEHICLES WITH NO SHARP BREAKS IN GRADE, AND NO UNDESIRABLE STEEP OR REVERSE CROSS SLOPES. THE STANDARD DRAIN MAY HAVE TO BE CHANGED IN ORDER TO DRAIN POSITIVELY IN THE AREA OF INTERSECTIONS. IF IT IS THE CONTRACTOR'S RESPONSIBILITY TO ACCOMMODATE THE REQUIRED DRAINAGE AND THE OWNER AND THE ENGINEER SHALL BE CONSULTED TO THAT THE WORK MAY BE AND A SMOOTH TRANSITION DRAINING SURFACE FOR VEHICLES WITH NO SHARP BREAKS IN GRADE, AND NO UNDESIRABLE STEEP OR REVERSE CROSS SLOPES. THE STANDARD DRAIN MAY HAVE TO BE CHANGED IN ORDER TO DRAIN POSITIVELY IN THE AREA OF INTERSECTIONS. IF IT IS THE CONTRACTOR'S RESPONSIBILITY TO ACCOMMODATE THE REQUIRED DRAINAGE AND THE OWNER AND THE ENGINEER SHALL BE CONSULTED TO THAT THE WORK MAY BE AND A SMOOTH TRANSITION DRAINING SURFACE FOR VEHICLES WITH NO SHARP BREAKS IN GRADE, AND NO UNDESIRABLE STEEP OR REVERSE CROSS SLOPES. THE STANDARD DRAIN MAY HAVE TO BE CHANGED IN ORDER TO DRAIN POSITIVELY IN THE AREA OF INTERSECTIONS. IF IT IS THE CONTRACTOR'S RESPONSIBILITY TO ACCOMMODATE THE REQUIRED DRAINAGE AND THE OWNER AND THE ENGINEER SHALL BE CONSULTED TO THAT THE WORK MAY BE AND A SMOOTH TRANSITION DRAINING SURFACE FOR VEHICLES WITH NO SHARP BREAKS IN GRADE, AND NO UNDESIRABLE STEEP OR REVERSE CROSS SLOPES. THE STANDARD DRAIN MAY HAVE TO BE CHANGED IN ORDER TO DRAIN POSITIVELY IN THE AREA OF INTERSECTIONS. IF IT IS THE CONTRACTOR'S RESPONSIBILITY TO ACCOMMODATE THE REQUIRED DRAINAGE AND THE OWNER AND THE ENGINEER SHALL BE CONSULTED TO THAT THE WORK MAY BE AND A SMOOTH TRANSITION DRAINING SURFACE FOR VEHICLES WITH NO SHARP BREAKS IN GRADE, AND NO UNDESIRABLE STEEP OR REVERSE CROSS SLOPES



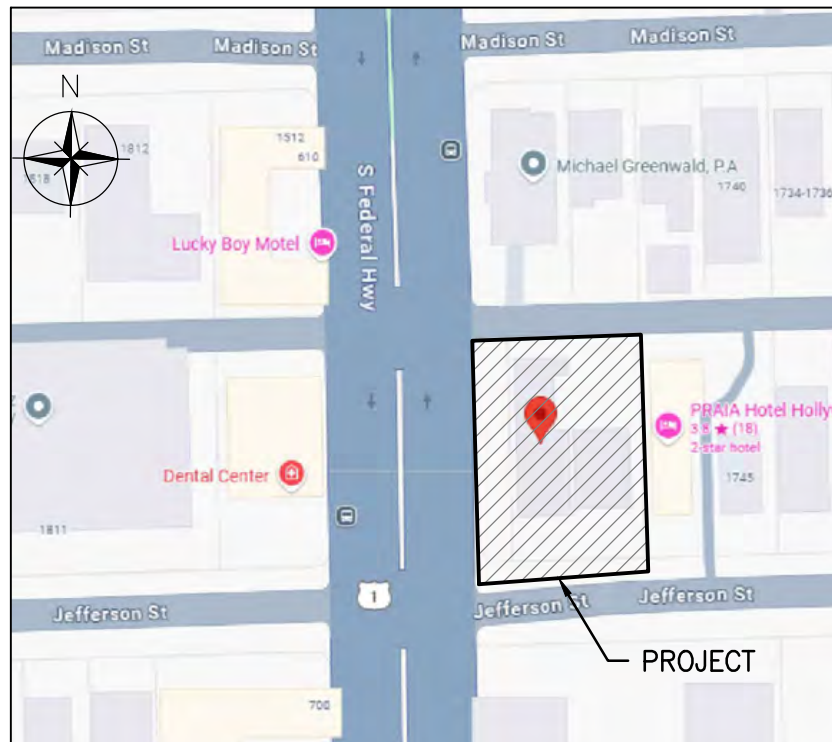
PROTECT EXISTING INLET  
FROM SEDIMENT &  
DEBRIS INTRUSION



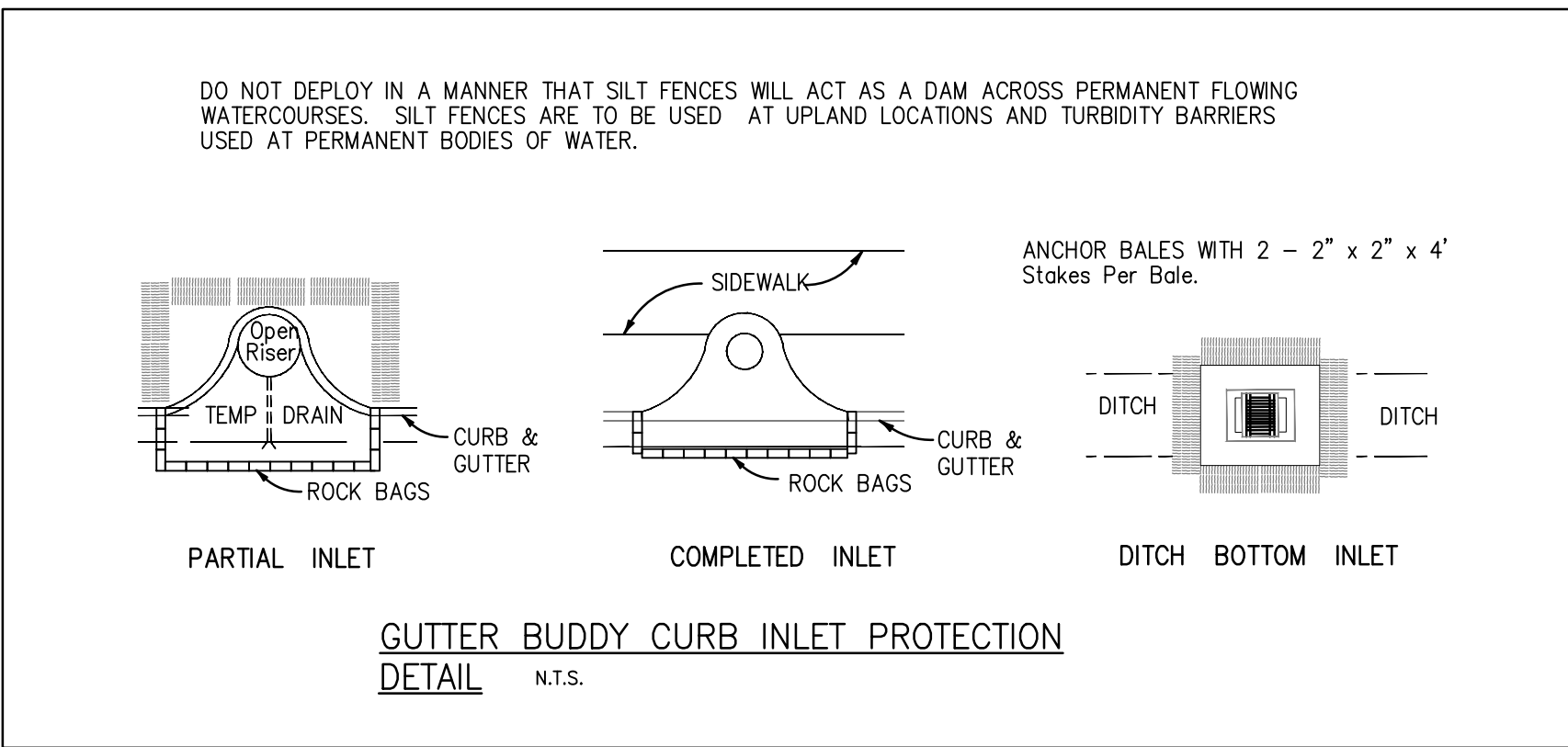
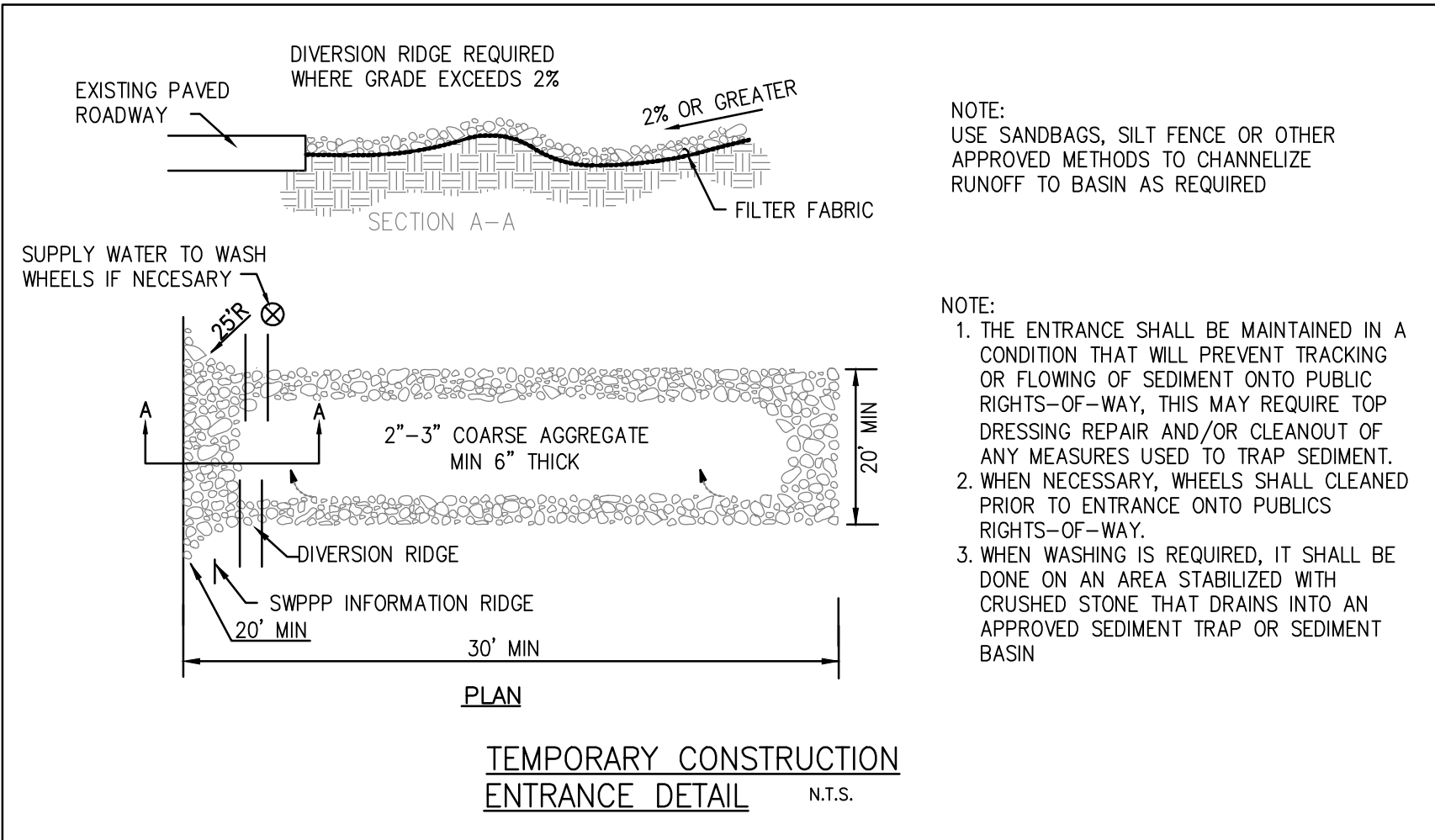
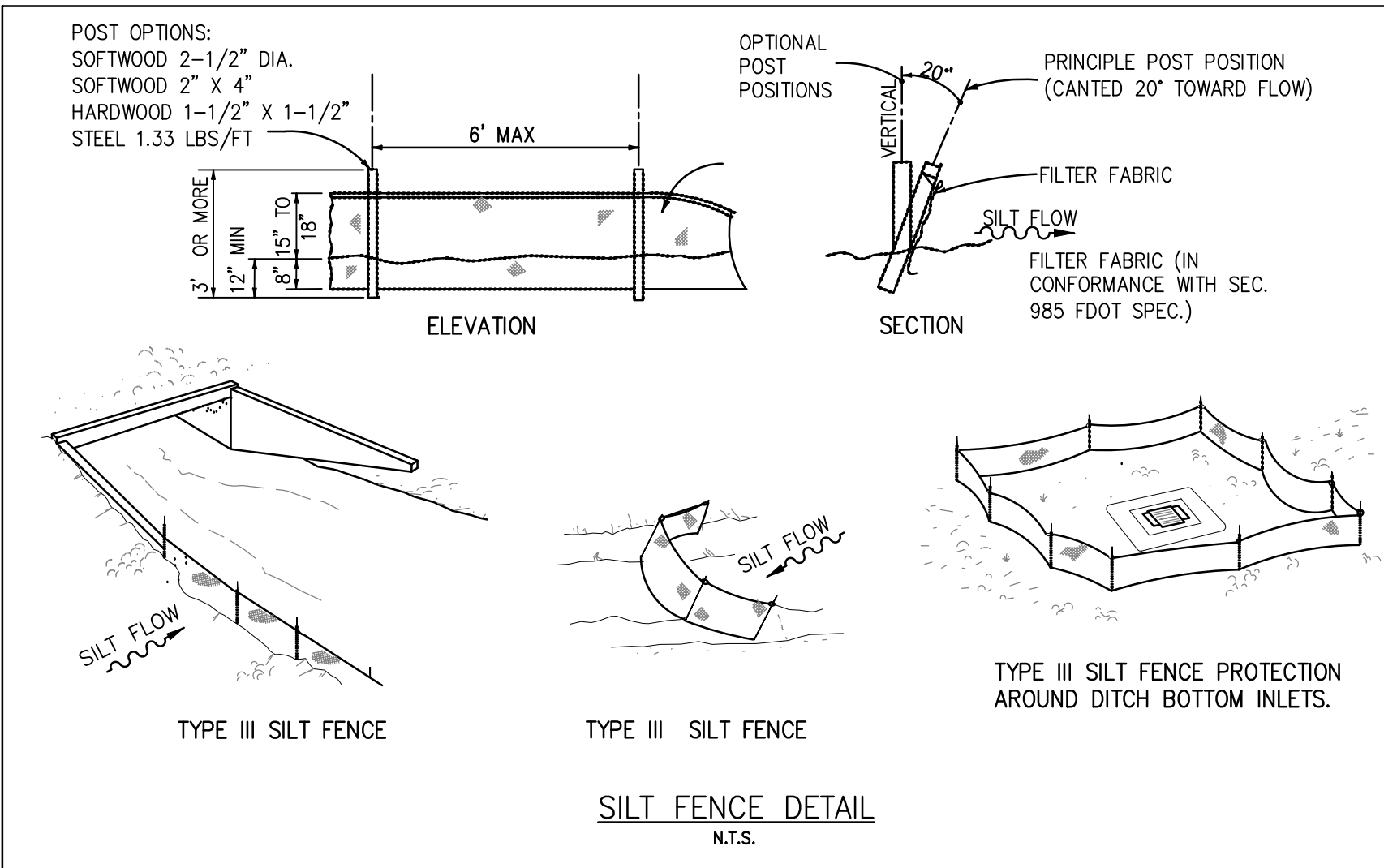
TEMPORARY  
CONSTRUCTION  
ENTRANCE



CONTRACTOR SHALL BE RESPONSIBLE  
FOR PREVENTING SEDIMENT INTRUSION INTO  
STORM WATER INLETS DURING CONSTRUCTION,  
WHEN APPLICABLE.



LOCATION MAP  
N.T.S.



GENERAL EROSION & SEDIMENTATION CONTROL NOTES

- CONTRACTOR SHALL IMPLEMENT BEST MANAGEMENT PRACTICES AS REQUIRED BY THIS STORM WATER POLLUTION PREVENTION PLAN. ADDITIONAL BEST MANAGEMENT PRACTICES SHALL BE IMPLEMENTED AS DICTATED BY CONDITIONS AT NO ADDITIONAL COST OF OWNER THROUGHOUT ALL PHASES OF CONSTRUCTION.
- BEST MANAGEMENT PRACTICES (BMP'S) AND CONTROLS SHALL CONFORM TO FEDERAL, STATE, OR LOCAL REQUIREMENTS OR MANUAL OF PRACTICE, AS APPLICABLE CONTRACTOR SHALL IMPLEMENT ADDITIONAL CONTROLS AS DIRECTED BY PERMITTING AGENCY OR OWNER.
- SITE MAP MUST CLEARLY DELINEATE ALL STATE WATERS. PERMITS FOR ANY CONSTRUCTION ACTIVITY IMPACTING STATE WATERS OR REGULATED WETLANDS MUST BE MAINTAINED ON SITE AT ALL TIMES.
- CONTRACTOR TO LIMIT DISTURBANCE OF SITE IN STRICT ACCORDANCE WITH EROSION CONTROL SEQUENCING SHOWN ON THIS PLAN, OR AS REQUIRED BY THE APPLICABLE GENERAL PERMIT. NO UNNECESSARY OR IMPROPERLY SEQUENCED CLEARING AND / OR GRADING SHALL BE PERMITTED.
- GENERAL CONTRACTOR SHALL DENOTE ON PLAN THE TEMPORARY PARKING AND STORAGE AREA WHICH SHALL ALSO BE USED AS THE EQUIPMENT MAINTENANCE AND CLEANING AREA, EMPLOYEE PARKING AREA , AND AREA FOR LOCATING PORTABLE FACILITIES, OFFICE TRAILERS, AND TOILET FACILITIES. CONTRACTOR SHALL CONSTRUCT TEMPORARY BERM ON DOWNSTREAM SIDES.
- ALL WASH WATER (CONCRETE TRUCKS, VEHICLE CLEANING , EQUIPMENT CLEANING , ETC.) SHALL BE DETAINED AND PROPERLY TREATED OR DISPOSED.
- SUFFICIENT OIL AND GREASE ABSORBING MATERIALS AND FLotation BOOMS SHALL BE MAINTAINED ON SITE OR READILY AVAILABLE TO CONTAIN AND CLEAN-UP FUEL OR CHEMICAL SPILLS AND LEAKS.
- DUST ON THE SITE SHALL BE MINIMIZED. THE USE OF MOTOR OILS AND OTHER PETROLEUM BASED OR TOXIC LIQUIDS FOR DUST SUPPRESSION OPERATIONS IS PROHIBITED.
- RUBBISH , TRASH , GARBAGE, LITTER, OR OTHER SUCH MATERIALS SHALL BE DEPOSITED INTO SEALED CONTAINERS. MATERIALS SHALL BE PREVENTED FROM LEAVING THE PREMISES THROUGHOUT THE ACTION OF WIND OR STORM WATER DISCHARGE INTO DRAINAGE DITCHES OR WATERS OF THE STATE.
- ALL DENUDE / BARE AREAS THAT WILL BE INACTIVE FOR 7 DAYS OR MORE , MUST BE STABILIZED IMMEDIATELY UPON COMPLETION OF MOST RECENT GRADING ACTIVITY , WITH THE USE OF FAST-GERMINATING ANNUAL GRASS / GRAIN VARIETIES, STRAW / HAY MULCH WOOD CELLULOSE FIBERS , TACKIFIERS, NETTING OR BLANKETS.
- DISTURBED PORTIONS OF THE SITE WHERE CONSTRUCTION ACTIVITY HAS PERMANENTLY STOPPED SHALL BE PERMANENTLY STABILIZED AS SHOWN ON THE PLANS. THESE AREAS SHALL BE SEEDED, SODDED , AND / OR VEGETATED IMMEDIATELY, AND NO LATER THAN 7 DAYS AFTER THE LAST CONSTRUCTION ACTIVITY OCCURRING IN THESE AREAS. REFER TO THE GRADING PLAN AND / OR LANDSCAPE PLAN.
- IF THE ACTION OF VEHICLES TRAVELING OVER THE GRAVEL CONSTRUCTION ENTRANCES IS NOT SUFFICIENT TO PREVENT TRACKING OF DIRT, DUST OR MUD, THEN THE TIRES MUST BE WASHED BEFORE THE VEHICLES ENTER A PUBLIC ROAD. PROVISIONS MUST BE MADE TO INTERCEPT THE WASH WATER AND TRAP THE SEDIMENT BEFORE IT IS CARRIED OFF THE SITE ONLY USE INGRESS / EGRESS LOCATIONS AS PROVIDED.
- ALL MATERIALS SPILLED, DROPPED, WASHED, OR TRACKED FROM VEHICLES ONTO ROADWAYS OR INTO STORM DRAINS MUST BE REMOVED IMMEDIATELY.
- CONTRACTOR OR SUBCONTRACTORS WILL BE RESPONSIBLE FOR REMOVING SEDIMENT IN THE DETENTION POND AND ANY SEDIMENT THAT MAY HAVE COLLECTED IN THE STORM SEWER DRAINAGE SYSTEMS IN CONJUNCTION WITH THE STABILIZATION OF THE SITE.
- ON-SITE AND OFFSITE SOIL STOCKPILE AND BORROW AREAS SHALL BE PROTECTED FROM EROSION AND SEDIMENTATION THROUGH IMPLEMENTATION OF BEST MANAGEMENT PRACTICES. STOCKPILE AND BORROW AREA

- LOCATIONS SHALL BE NOTED ON THE SITE MAP AND PERMITTED IN ACCORDANCE WITH GENERAL PERMIT REQUIREMENTS.
- SLOPES SHALL BE LEFT IN A ROUGHENED CONDITION DURING THE GRADING PHASE TO REDUCE RUNOFF VELOCITIES AND EROSION.
  - DUE TO THE GRADE CHANGES DURING THE DEVELOPMENT OF THE PROJECT , THE CONTRACTOR SHALL BE RESPONSIBLE FOR ADJUSTING THE EROSION AND SEDIMENT CONTROL MEASURES (SILT FENCES, ETC.) TO PREVENT EROSION AND POLLUTANT DISCHARGE.
  - GENERAL CONTRACTOR IS TO DESIGNATE / IDENTIFY AREAS ON THE SITE MAPS, INSIDE OF THE LIMITS OF DISTURBANCE, FOR WASTE DISPOSAL AND DELIVERY AND MATERIAL STORAGE.
  - WHEN INSTALLATION OF SILT FENCE IS PERFORMED, THE CONTRACTOR SHALL STABILIZE THE DISTURBED AREA ALONG THE DOWNWARD SLOPE BY SEEDING OR MULCHING AS CONDITIONS WARRANT.

BMP MAINTENANCE EROSION NOTES

- INLET PROTECTION DEVICES AND BARRIERS SHALL BE REPAIRED OR REPLACED IF THEY SHOW SIGNS OF UNDERMINING OR DETERIORATION.
- ALL SEEDED \ SODDED AREAS SHALL BE CHECKED REGULARLY TO SEE THAT A GOOD STAND IS MAINTAINED. AREAS SHOULD BE FERTILIZED, WATERED, AND RESEEDED \ RESODDED AS NEEDED.
- SILT FENCES SHALL BE REPAIRED TO THEIR ORIGINAL CONDITIONS IF DAMAGED. SEDIMENT SHALL BE REMOVED FROM THE SILT FENCES WHEN IT REACHES ONE-HALF THE HEIGHT OF THE SILT FENCE.
- THE CONSTRUCTION EXITS SHALL BE MAINTAINED IN A CONDITION WHICH WILL PREVENT TRACKING OR FLOW OF MUD ONTO PUBLIC RIGHTS-OF-WAY. THIS MAY REQUIRE PERIODIC TOP DRESSING OF THE CONSTRUCTION EXITS AS CONDITIONS DEMAND.
- THE TEMPORARY PARKING AND STORAGE AREA SHALL BE KEPT IN GOOD CONDITION (SUITABLE FOR PARKING AND STORAGE). THIS MAY REQUIRE PERIODIC TOP DRESSING OF THE TEMPORARY PARKING AREA AS CONDITIONS DEMAND.
- OUTLET STRUCTURES SHALL BE MAINTAINED IN OPERATIONAL CONDITIONS AT ALL TIMES. SEDIMENT SHALL BE REMOVED FROM SEDIMENT BASINS OR TRAPS WHEN THE DESIGN CAPACITY HAS BEEN REDUCED BY 50%.
- PRIOR TO LEAVING THE SITE, ALL VEHICLES SHALL BE CLEANED OF DEBRIS, AND DEBRIS AND / OR SEDIMENT REACHING THE PUBLIC STREET SHALL BE CLEANED IMMEDIATELY BY A METHOD OTHER THAN FLUSHING.

WASHING AREAS

VEHICLES SUCH AS CEMENT OR DUMP TRUCKS AND OTHER CONSTRUCTION EQUIPMENT SHOULD NOT BE WASHED AT LOCATIONS WHERE THE RUNOFF WILL FLOW DIRECTLY INTO A WATERCOURSE OR STORMWATER CONVEYANCE SYSTEM. SPECIAL AREAS SHOULD BE DESIGNATED FOR WASHING VEHICLES. THESE AREAS SHOULD BE LOCATED WHERE THE WASH WATER WILL SPREAD OUT AND EVAPORATE OR INFILTRATE DIRECTLY INTO THE GROUND, OR WHERE RUNOFF CAN BE COLLECTED IN A TEMPORARY HOLDING OR SEEPAGE BASIN. WASH AREAS SHOULD HAVE GRAVEL BASES TO MINIMIZE MUD GENERATION.

SYMBOLS LEGEND

- PROPERTY LINE/LIMITS OF DISTURBANCE
- PROPOSED SILT FENCE

This item has been digitally signed and sealed by Jorge Szauer, PE. On January 10, 2025.  
Printed copies of this document are not considered signed and sealed and the signature must be verified on any electronic copies.

**Szauer Engineering**  
Civil Engineers  
7251 W Palmetto Park Road Suite 100  
Boca Raton, FL 33433  
Phone: (561) 716-0159  
Certificate of Authorization Number 30129

Reviews:

Client: 699 S FEDERAL HWY HOTEL  
Project: 699 S FEDERAL HWY HOTEL  
699 S Federal Hwy, Hollywood, FL 33020

EROSION  
CONTROL PLAN

Seal:  
JORGE SZAUER  
FLA. REG. P.E. # 62579

Designed by: JORGE M. SZAUER  
Drawn by: J. JANSE  
Reviewed & Sealed: JORGE M. SZAUER  
Date: DEC. 2024  
Scale: AS SHOWN  
Job No:

Sheet:  
C-02  
of Sheets

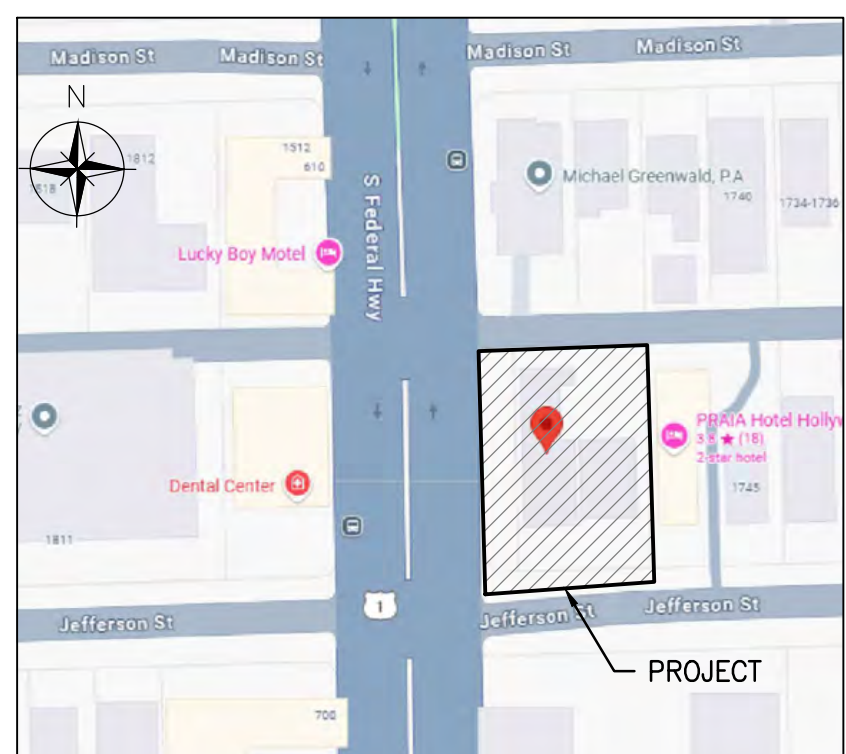


NOTE:  
ROOF DRAIN TO BE CONNECTED  
TO PROPOSED STORMWATER  
DRAINAGE SYSTEM

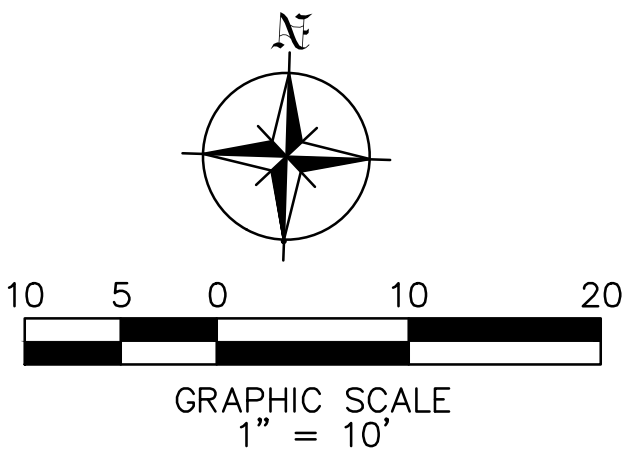
INSTALL 40LF OF 18"  
EXFILTRATION TRENCH

PROP. 4"  
TRENCH DRAIN  
RIM ELEV. 6.50'  
INV. ELEV. 2.60'

INSTALL 25LF OF 18"  
EXFILTRATION TRENCH



LOCATION MAP  
N.T.S.



PROP. DRAINAGE WELL  
RIM ELEV. 8.00'  
INV. ELEV. 2.50'

INSTALL 60LF OF 18"  
EXFILTRATION TRENCH

PROP. 6" YARD DRAIN  
RIM ELEV. 7.50'  
INV. ELEV. 4.00'

PROP. 4"  
TRENCH DRAIN  
RIM ELEV. 6.25'  
INV. ELEV. 2.75'

ALL ELEVATIONS ARE RELATIVE  
TO THE NAVD 88 DATUM

LEGEND

- PROPERTY LINE
- + 4.50 EXISTING ELEVATION
- + 7.50 PROP. GRADING ELEVATION
- MEG MATCH EXISTING GRADE
- GRASS

STRUCTURE	RIM ELEVATION	W/BAFFLE	INVERT ELEVATION			
			N	S	E	W
CB-1	7.70	Y	2.50	2.50	-	-
CB-2	6.80	Y	2.50	2.50	2.50	-
CB-3	6.90	Y	-	2.50	2.50	2.50
CB-4	7.05	Y	2.50	2.50	2.50	-

PROP. 6" YARD DRAIN  
RIM ELEV. 6.00'  
INV. ELEV. 3.50'

PROP. 4"  
TRENCH DRAIN  
RIM ELEV. 6.40'  
INV. ELEV. 3.00'

PROP. 6" YARD DRAIN  
RIM ELEV. 6.25'  
INV. ELEV. 3.50'

This item has been digitally signed and sealed by Jorge Szauder, PE. On January 10, 2025.  
Printed copies of this document are not considered signed and sealed and the signature  
must be verified on any electronic copies.

**Szauder Engineering**  
Civil Engineers  
7251 W Palmetto Park Road Suite 100  
Boca Raton, FL 33433  
Phone: (561) 716-0159  
Certificate of Authorization Number 30129

Reviews:

Client:  
Project:  
699 S FEDERAL HWY HOTEL

Plan Description:  
PAVING, GRADING  
& DRAINAGE

Seal:  
JORGE SZAUDER  
FLA. REG. P.E. # 62579

Designed by:  
Jorge M. Szauder  
Drawn by:  
J. JANSE  
Reviewed & Sealed:  
JORGE M. SZAUDER  
Date:  
DEC. 2024  
Scale:  
AS SHOWN  
Job No:

Sheet:  
C-03  
of Sheets