SITE DEVELOPMENT DRAWINGS FOR:

DIPLOMAT LANDING HOTEL

3210 - 3450 Ocean Boulevard Hollywood, FL 33139 Section 23, Township 51S, Range 42E for

DIPLOMAT LANDINGS PHASE 1 OWNER, LLC

LEGAL DESCRIPTION

A PARCEL OF LAND BEING A PORTION OF PARCEL "C", DIPLOMAT RESORT AND COUNTRY CLUB PLAT, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 158, PAGE 16, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA, SAID PARCEL BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGIN AT THE SOUTHEAST CORNER OF SAID PARCEL "C", SAID POINT BEING LOCATED ON THE WESTERLY RIGHT-OF-WAY LINE OF SOUTH OCEAN DRIVE (STATE ROAD A-1-A) AS SHOWN ON SAID DIPLOMAT RESORT AND COUNTRY CLUB PLAT;

THENCE S 87°18'02" W ALONG THE SOUTH LINE OF SAID PARCEL "C", A DISTANCE OF 421.96 FEET TO THE SOUTHWEST CORNER OF SAID PARCEL C, SAID POINT ALSO BEING LOCATED ON THE EASTERLY RIGHT-OF-WAY LINE OF THE INTRACOASTAL WATERWAY AS SHOWN ON PLAT BOOK 17, PAGE 24 OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA;

THENCE N 19°22'37" E ALONG THE WESTERLY LINE OF SAID PARCEL "C" AND ALONG THE SAID EASTERLY LINE OF THE INTRACOASTAL WATERWAY. A DISTANCE OF 237.32 FEET:

THENCE N 87°07'58" E A DISTANCE OF 363.17 FEET TO THE EASTERLY LINE OF SAID PARCEL "C", SAID LINE ALSO BEING THE SAID WESTERLY RIGHT-OF-WAY LINE OF SOUTH OCEAN DRIVE (STATE ROAD A-1-A);

THENCE S 05°08'00" W ALONG THE SAID EASTERLY LINE OF PARCEL "C" AND THE SAID WESTERLY RIGHT-OF-WAY LINE OF SOUTH OCEAN DRIVE (STATE ROAD A-1-A) A DISTANCE OF 223.07 FEET TO THE POINT OF BEGINNING

SAID LANDS SITUATED WITHIN THE CITY OF HOLLYWOOD, BROWARD COUNTY, FLORIDA, CONTAINING 86,510 SQUARE FEET (1.986 ACRES), MORE OR LESS.

PROJECT TEAM

CIVIL ENGINEER:
THOMAS ENGINEERING GROUP, LLC
MICHAEL TROXELL, P.E.
6300 N.W. 31ST AVENUE
FORT LAUDERDALE, FL 33309
PH 954.202.7000

SURVEYOR:
CALVIN, GIORDANO & ASSOCIATES, INC.
STEVEN WATTS, PSM
580 VILLAGE BLVD., SUITE 325
WEST PALM BEACH, FL 33409
PH 561.684.6161

ARCHITECT:
COHEN FREEDMAN ENCINOSA &
ASSOCIATES ARCHITECT, PA
SANDY PEACEMAN, AIA
8085 NW 155TH STREET
MIAMI LAKES, FL 33016
PH 305.792.0015

LANDSCAPE ARCHITECT:
WITKIN HULTS + PARTNERS
KELSEY TRUJEQUE
307 S. 21st. AVENUE
HOLLYWOOD, FL 33020
PH: 954.923.9681

LOCATION MAP\ AERIAL MAP

SITE SITE

PREPARED BY



SHEET INDEX

SHEET TITLE	SHEET NUMBER
COVER SHEET	C-1.0
PRELIMINARY DEMOLITION PLAN	D-1.0
PRELIMINARY DEMOLITION PLAN	D-1.1
PRELIMINARY EROSION CONTROL PLAN	EC-1.0
PRELIMINARY EROSION CONTROL PLAN	EC-1.1
PRELIMINARY PAVING, GRADING & DRAINAGE PLAN	PD-1.0
PRELIMINARY PAVING, GRADING & DRAINAGE PLAN	PD-1.1
PRELIMINARY PAVING, GRADING & DRAINAGE DETAILS	PD-2.0
PRELIMINARY CROSS SECTIONS	PD-3.0
PRELIMINARY UTILITY PLAN	U-1.0
PRELIMINARY UTILITY PLAN	U-1.1
UTILITY DETAILS	U-2.0
UTILITY DETAILS	U-2.1
PRELIMINARY PAVEMENT MARKING & SIGNAGE PLAN	PMS-1.0
PRELIMINARY PAVEMENT MARKING & SIGNAGE DETAILS	PMS-2.0
PRELIMINARY SOUTH GARAGE PLAN 200 LEVEL	GS-1.0
PRELIMINARY SOUTH GARAGE PLAN 300 LEVEL	GS-1.1
PRELIMINARY SOUTH GARAGE PLAN 400 LEVEL	GS-1.2
PRELIMINARY SOUTH GARAGE PLAN 500 LEVEL	GS-1.3
PRELIMINARY SOUTH GARAGE PLAN 600 LEVEL	GS-1.4
PRELIMINARY SOUTH GARAGE PLAN 700 LEVEL	GS-1.5
PRELIMINARY NORTH GARAGE PLAN 200 LEVEL	GN-1.0
PRELIMINARY NORTH GARAGE PLAN 300 LEVEL	GN-1.1
PRELIMINARY NORTH GARAGE PLAN 400 LEVEL	GN-1.2
PRELIMINARY NORTH GARAGE PLAN 500 & 600 LEVEL	GN-1.3
PRELIMINARY NORTH GARAGE PLAN 700 LEVEL	GN-1.4
PRELIMINARY NORTH GARAGE PLAN ROOF LEVEL	GN-1.5

 PROJECT No.:
 F220134

 DRAWN BY:
 CAE

 CHECKED BY:
 MAT

 DATE:
 08/21/2023

 CAD I.D.:
 F220134 COVER

DIPLOMAT LANDINGS
HOTEL

3210-3450 OCEAN BLVD HOLLYWOOD, FL 33019

DIPLOMAT LANDINGS PHASE 1 OWNER, LLC



6300 NW 31ST AVENUE FORT LAUDERDALE, FL 33309 PH: (954) 202-7000 FX: (954) 202-7070 www.ThomasEngineeringGroup.com

MICHAEL A. TROXELL

PROFESSIONAL ENGINEER FLORIDA LICENSE No. 50572

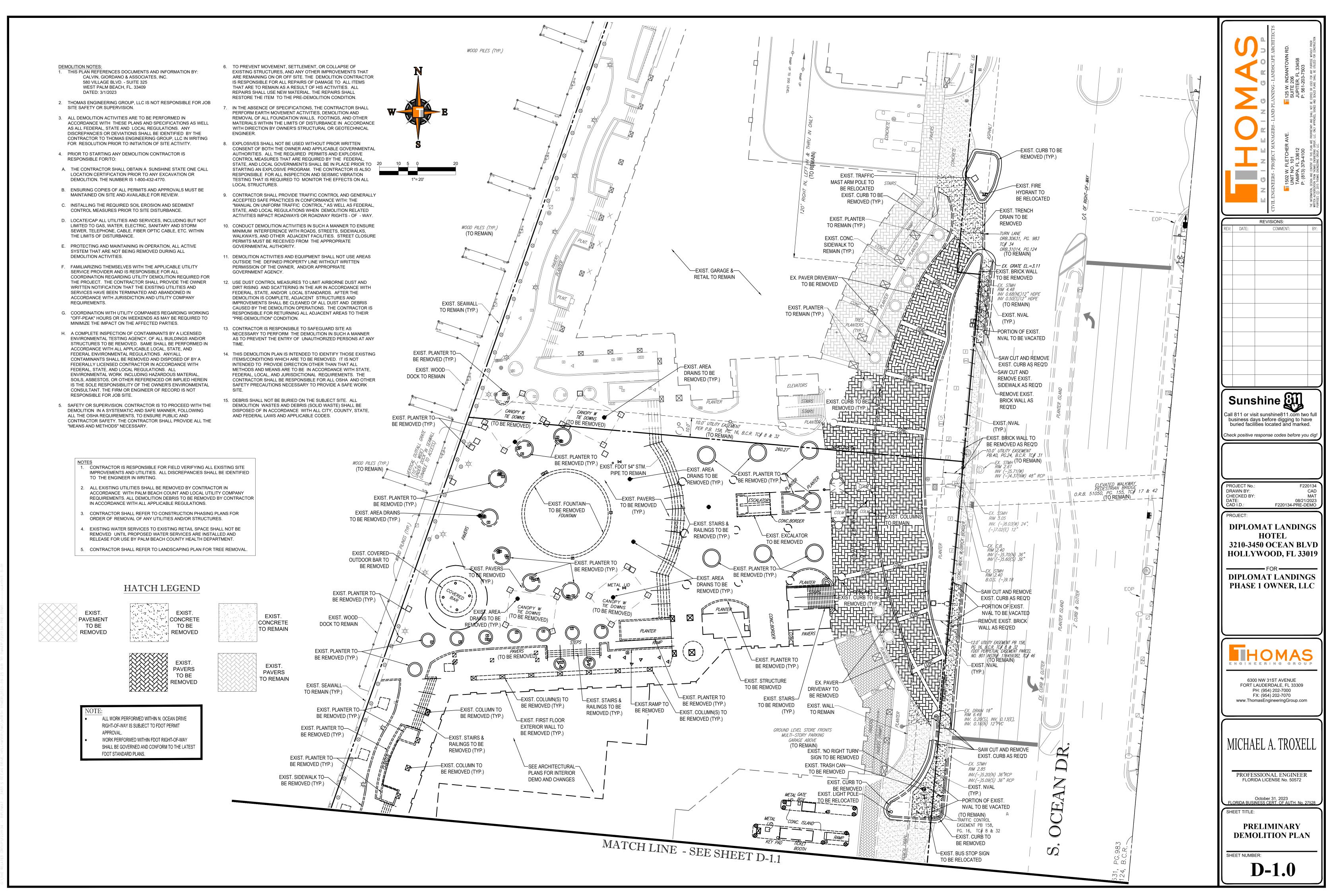
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COVER SHEET

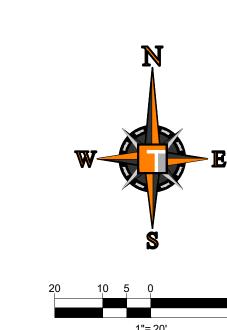
SHEET NUMBER:

C-1.0

rinted on Tuesday October 31 2023 4:18 PM by Corey S



d on Tuesday, October 31, 2023, 4:19 PM by Corey Spru



REVISIONS COMMENT:

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buried facilities located and marked.

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DRAWN BY

CHECKED BY:

PROJECT: **DIPLOMAT LANDINGS**

F220134-PRE-DEMO

HOLLYWOOD, FL 33019

3210-3450 OCEAN BLVD

DIPLOMAT LANDINGS PHASE 1 OWNER, LLC



6300 NW 31ST AVENUE FORT LAUDERDALE, FL 33309 PH: (954) 202-7000 FX: (954) 202-7070 www.ThomasEngineeringGroup.com

MICHAEL A. TROXELI

PROFESSIONAL ENGINEER FLORIDA LICENSE No. 50572

PRELIMINARY DEMOLITION PLAN

MAINTAINED ON SITE AND AVAILABLE FOR REVIEW. RESPONSIBLE FOR JOB SITE. C. INSTALLING THE REQUIRED SOIL EROSION AND SEDIMENT 5. SAFETY OR SUPERVISION. CONTRACTOR IS TO PROCEED WITH THE CONTROL MEASURES PRIOR TO SITE DISTURBANCE. DEMOLITION IN A SYSTEMATIC AND SAFE MANNER, FOLLOWING ALL THE OSHA REQUIREMENTS, TO ENSURE PUBLIC AND CONTRACTOR SAFETY. THE CONTRACTOR SHALL PROVIDE ALL THE D. LOCATE/CAP ALL UTILITIES AND SERVICES, INCLUDING BUT NOT LIMITED TO GAS, WATER, ELECTRIC, SANITARY AND STORM

SEWER, TELEPHONE, CABLE, FIBER OPTIC CABLE, ETC. WITHIN

E. PROTECTING AND MAINTAINING IN OPERATION, ALL ACTIVE

SYSTEM THAT ARE NOT BEING REMOVED DURING ALL

THE LIMITS OF DISTURBANCE.

DEMOLITION ACTIVITIES.

"MEANS AND METHODS" NECESSARY.

6. TO PREVENT MOVEMENT, SETTLEMENT, OR COLLAPSE OF EXISTING STRUCTURES, AND ANY OTHER IMPROVEMENTS THAT ARE REMAINING ON OR OFF SITE. THE DEMOLITION CONTRACTOR IS RESPONSIBLE FOR ALL REPAIRS OF DAMAGE TO ALL ITEMS THAT ARE TO REMAIN AS A RESULT OF HIS ACTIVITIES. ALL REPAIRS SHALL USE NEW MATERIAL. THE REPAIRS SHALL

10. CONDUCT DEMOLITION ACTIVITIES IN SUCH A MANNER TO ENSURE MINIMUM INTERFERENCE WITH ROADS, STREETS, SIDEWALKS, WALKWAYS, AND OTHER ADJACENT FACILITIES. STREET CLOSURE PERMITS MUST BE RECEIVED FROM THE APPROPRIATE GOVERNMENTAL AUTHORITY.

11. DEMOLITION ACTIVITIES AND EQUIPMENT SHALL NOT USE AREAS OUTSIDE THE DEFINED PROPERTY LINE WITHOUT WRITTEN PERMISSION OF THE OWNER, AND/OR APPROPRIATE GOVERNMENT AGENCY.

12. USE DUST CONTROL MEASURES TO LIMIT AIRBORNE DUST AND DIRT RISING AND SCATTERING IN THE AIR IN ACCORDANCE WITH FEDERAL, STATE, AND/OR LOCAL STANDARDS. AFTER THE

TO THE ENGINEER IN WRITING.

. ALL EXISTING UTILITIES SHALL BE REMOVED BY CONTRACTOR IN ACCORDANCE WITH PALM BEACH COUNT AND LOCAL UTILITY COMPANY

REMOVED UNTIL PROPOSED WATER SERVICES ARE INSTALLED AND RELEASE FOR USE BY PALM BEACH COUNTY HEALTH DEPARTMENT.

5. CONTRACTOR SHALL REFER TO LANDSCAPING PLAN FOR TREE REMOVAL.

CONTRACTOR IS RESPONSIBLE FOR FIELD VERIFYING ALL EXISTING SITE IMPROVEMENTS AND UTILITIES. ALL DISCREPANCIES SHALL BE IDENTIFIED

REQUIREMENTS. ALL DEMOLITION DEBRIS TO BE REMOVED BY CONTRACTOR

ALL WORK PERFORMED WITHIN N. OCEAN DRIVE RIGHT-OF-WAY IS SUBJECT TO FDOT PERMIT

WORK PERFORMED WITHIN FDOT RIGHT-OF-WAY SHALL BE GOVERNED AND CONFORM TO THE LATEST FDOT STANDARD PLANS.

IN ACCORDANCE WITH ALL APPLICABLE REGULATIONS.

CONTRACTOR SHALL REFER TO CONSTRUCTION PHASING PLANS FOR ORDER OF REMOVAL OF ANY UTILITIES AND/OR STRUCTURES.

EXISTING WATER SERVICES TO EXISTING RETAIL SPACE SHALL NOT BE

TO BE REMOVED

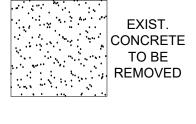
EXIST.

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SAW CUT AND

REMOVE EXIST.

CURB AS REQ'D



PAVERS TO BE

PAVERS

REMOVED

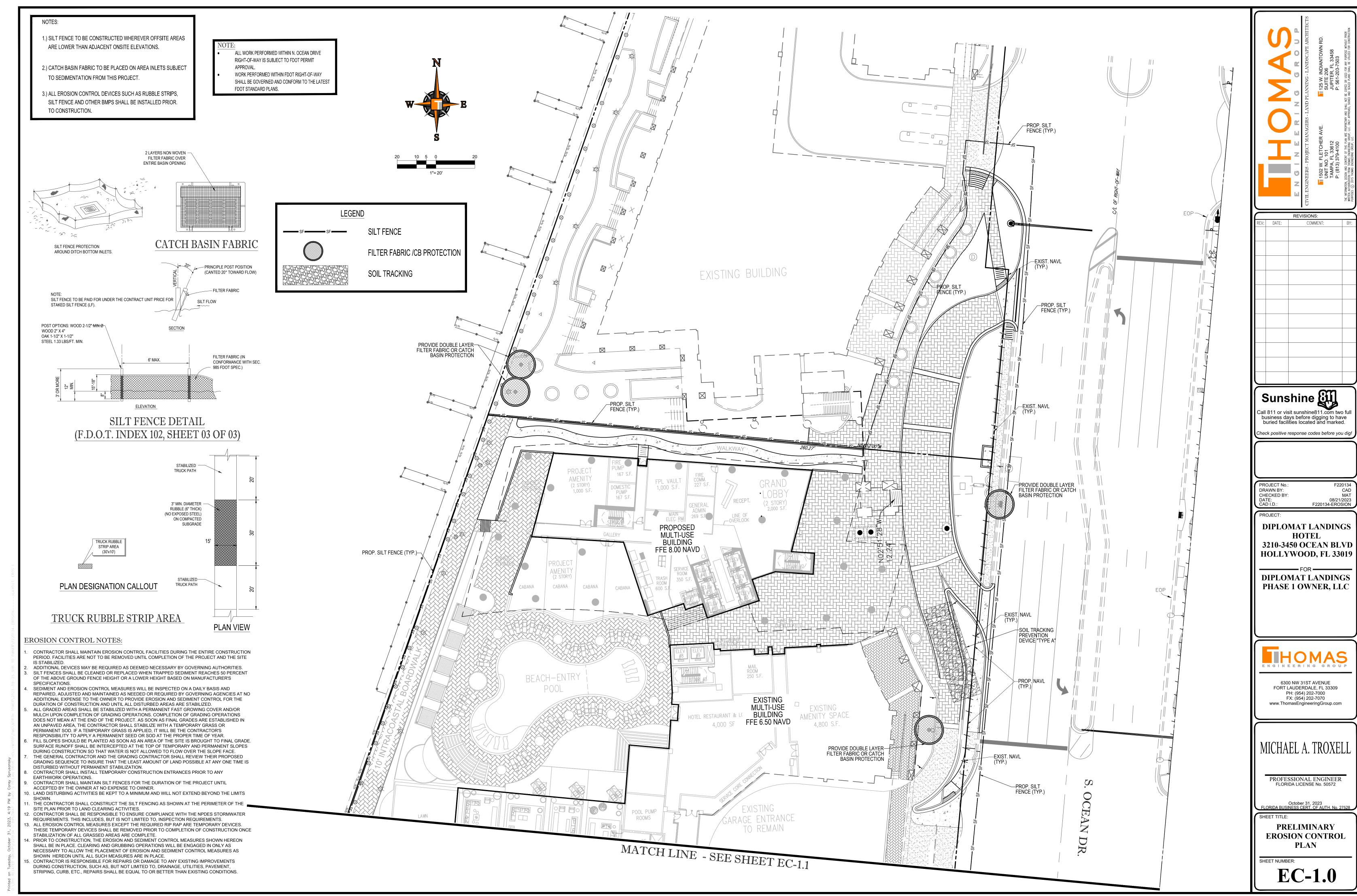
HATCH LEGEND

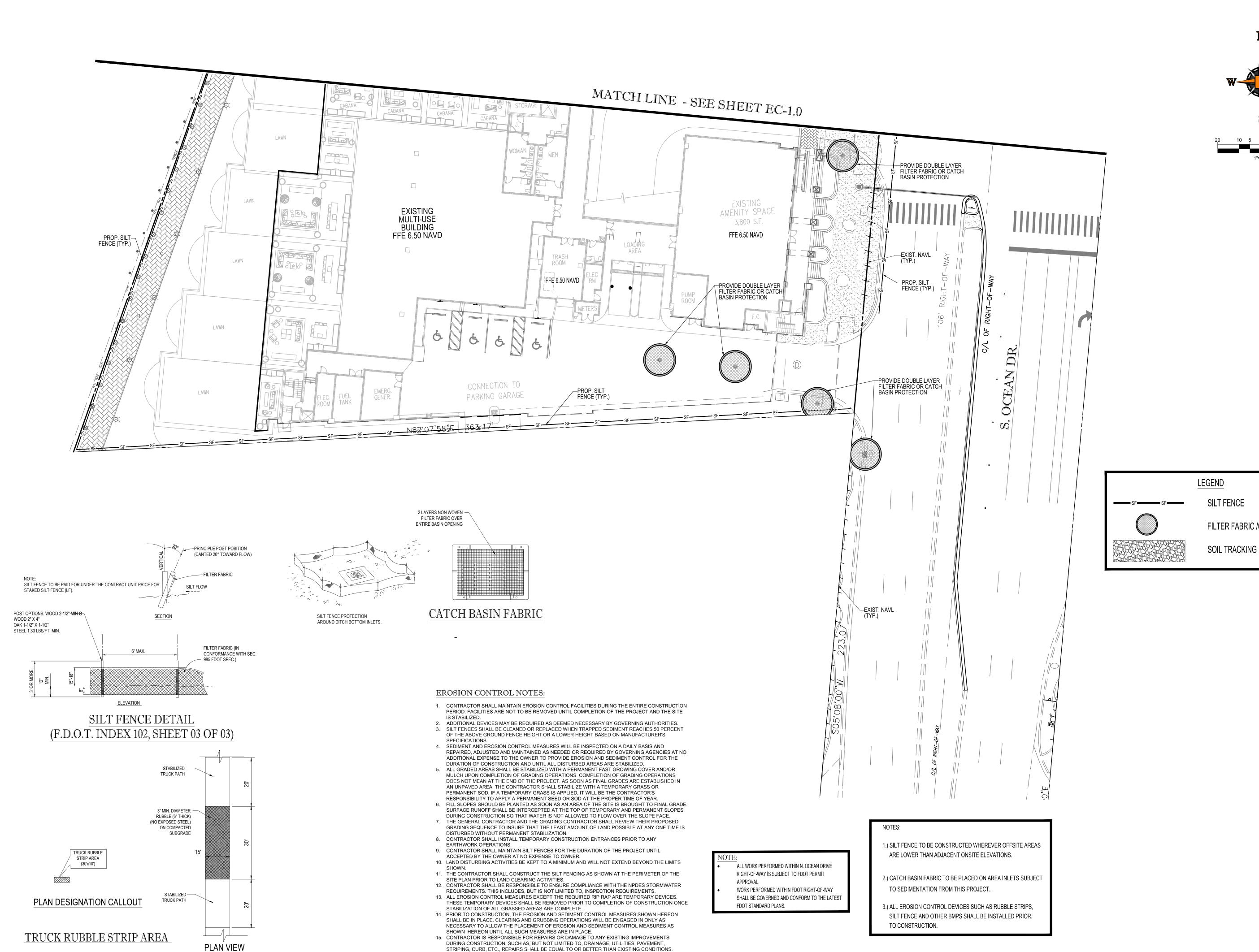


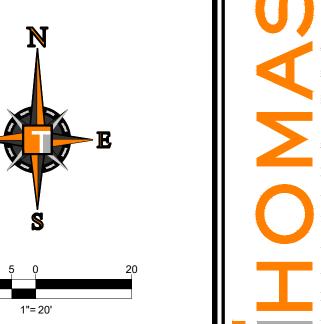
EXIST.

PAVERS TO REMAIN

SHEET NUMBER:







FILTER FABRIC /CB PROTECTION

DRAWN BY: CHECKED BY: DATE: CAD I.D.:

Sunshine 81

Call 811 or visit sunshine811.com two full business days before digging to have buried facilities located and marked.

Check positive response codes before you di

DIPLOMAT LANDINGS

08/21/2023 F220134-EROSION

3210-3450 OCEAN BLVD HOLLYWOOD, FL 33019

DIPLOMAT LANDINGS PHASE 1 OWNER, LLC

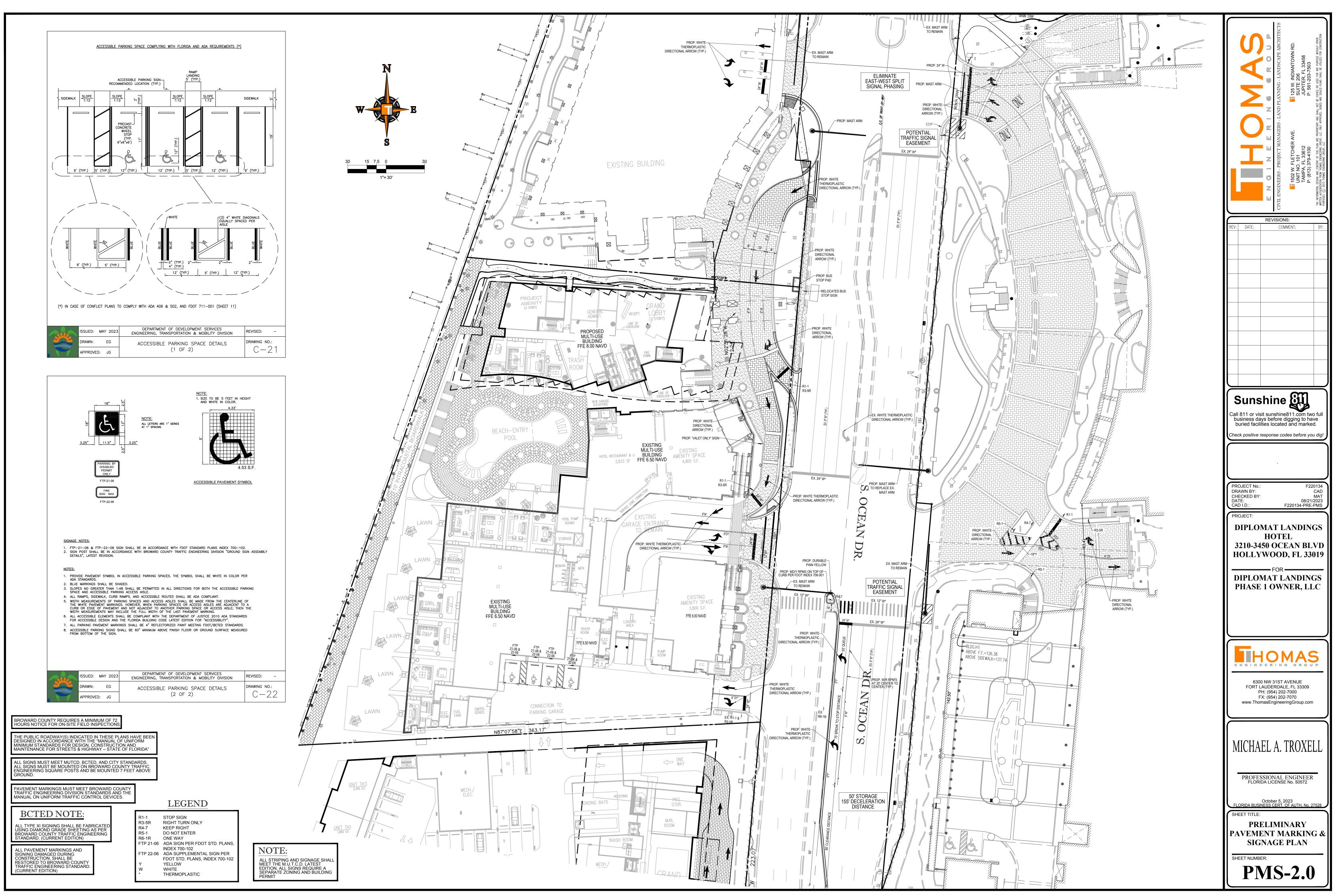


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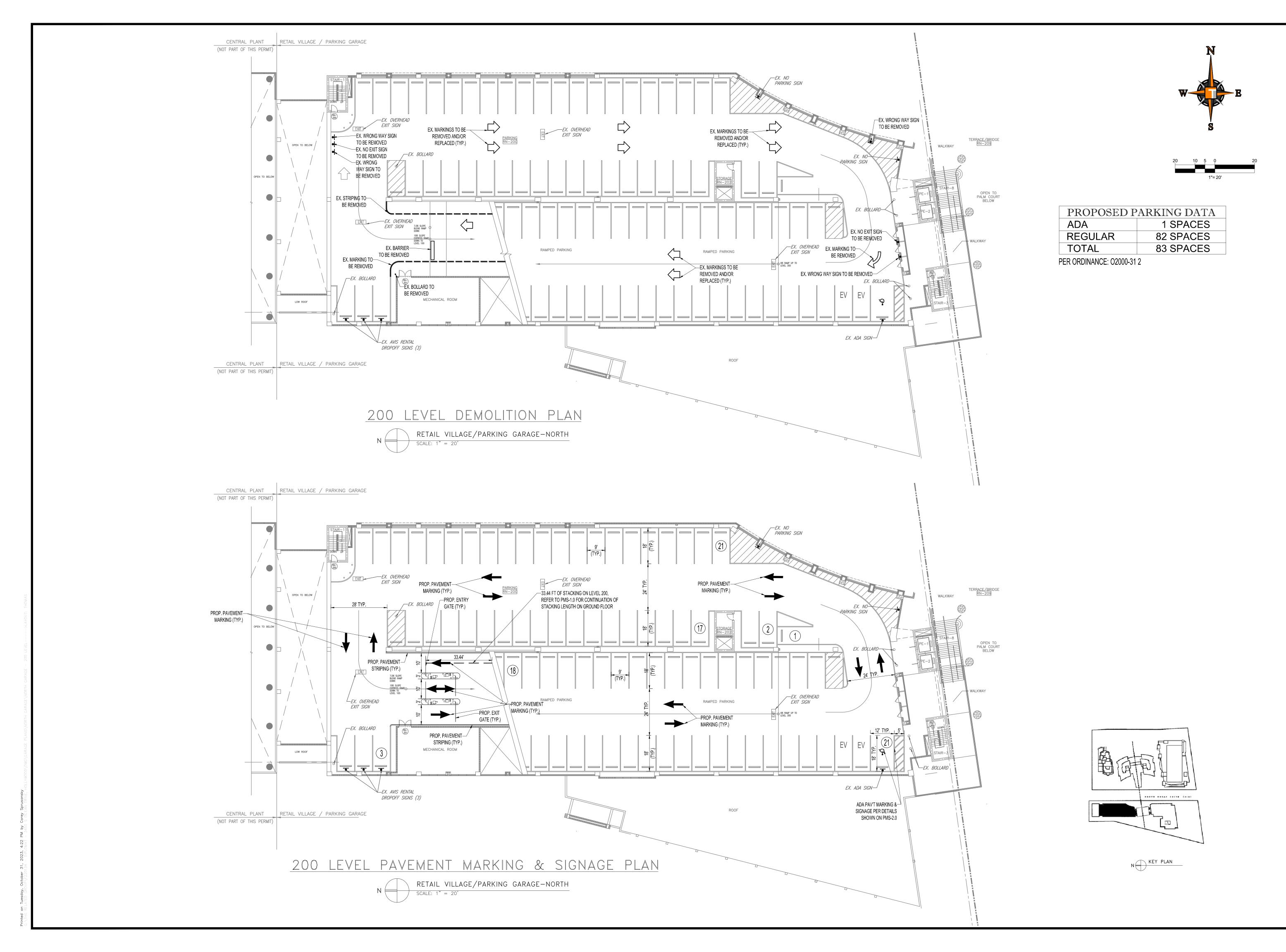
MICHAEL A. TROXELL

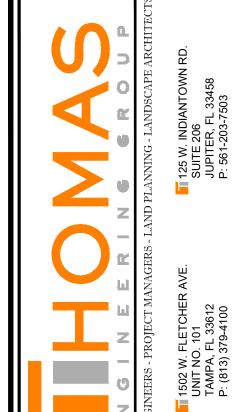
PROFESSIONAL ENGINEER FLORIDA LICENSE No. 50572

PRELIMINARY EROSION CONTROL PLAN



Printed on Thursday, October 05, 2023, 10:15 AM by Cesar DeLosSan GIVIHE REATED GROUPINZZO134 — DIPLOMAT — 3450 S OCEAN DRIVE.





REVISIONS:			
REV:	DATE:	COMMENT:	BY:
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CHECKED BY: MAT
DATE: 08/21/2023
CAD I.D.: NORTH GARAGE - 200 LEVEL

PROJECT:

DIPLOMAT LANDINGS HOTEL 3210-3450 OCEAN BLVD HOLLYWOOD, FL 33019

DIPLOMAT LANDINGS PHASE 1 OWNER, LLC



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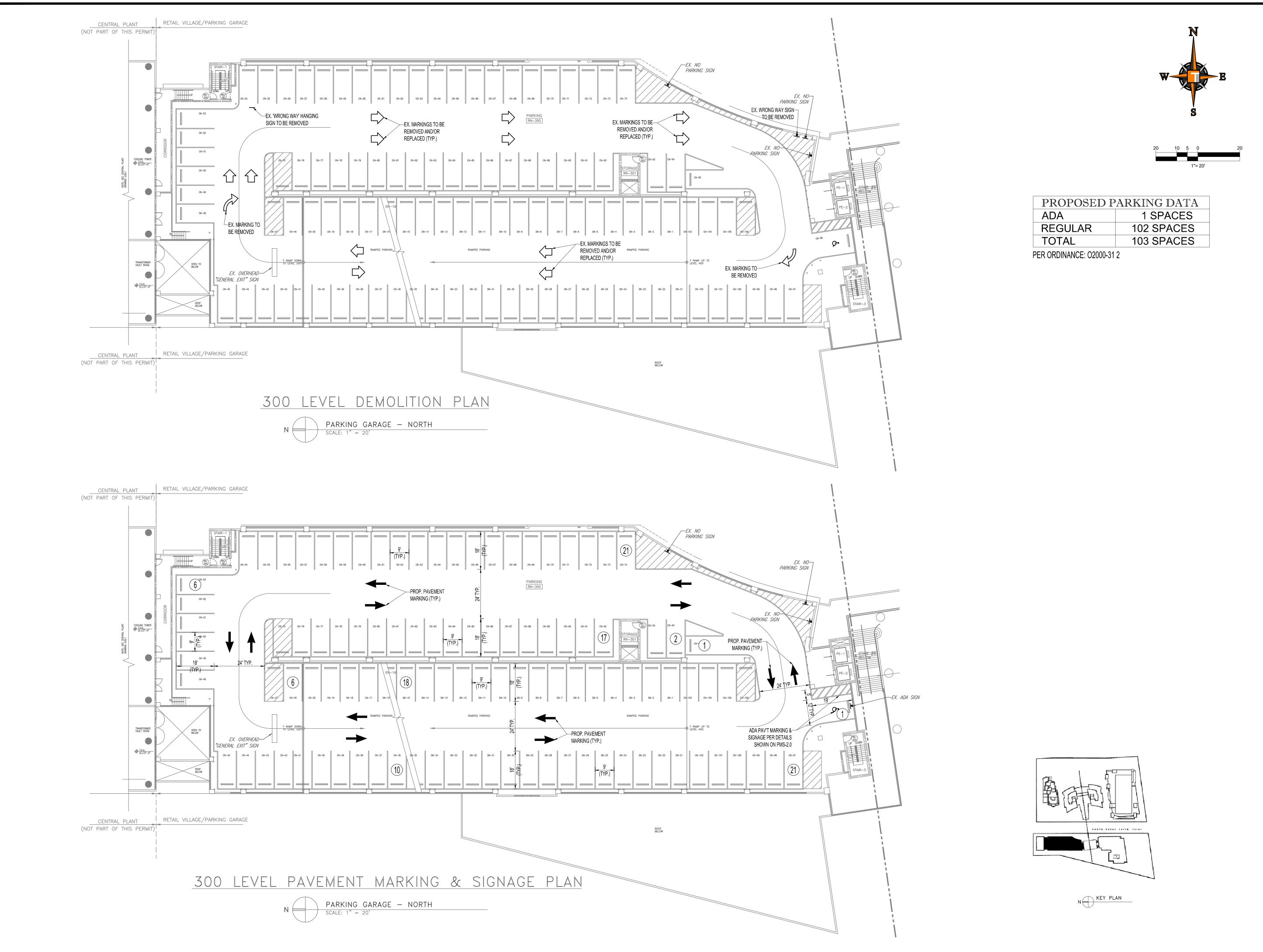
October 31, 2023 FLORIDA BUSINESS CERT. OF AUTH. No. 27

IEET TITLE:

PRELIMINARY NORTH GARAGE PLAN 200 LEVEL

SHEET NUMBER:

GN-1.0



125 W. INDIANTOWN RD.

SUITE 206

JUPITER, FL 33458

(813) 379-4100

FERSITE 10

FERSITE 206

JUPITER, FL 33458

(813) 379-4100

FERSITE 206

JUPITER, FL 33458

(813) 379-4100

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REV: DATE: COMMENT: BY:

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PROJECT No.: F220134
DRAWN BY: CAD
CHECKED BY: MAT
DATE: 08/21/2023
CAD I.D.: NORTH GARAGE - 300 LEVEL

PROJECT:

DIPLOMAT LANDINGS HOTEL 3210-3450 OCEAN BLVD HOLLYWOOD, FL 33019

DIPLOMAT LANDINGS PHASE 1 OWNER, LLC



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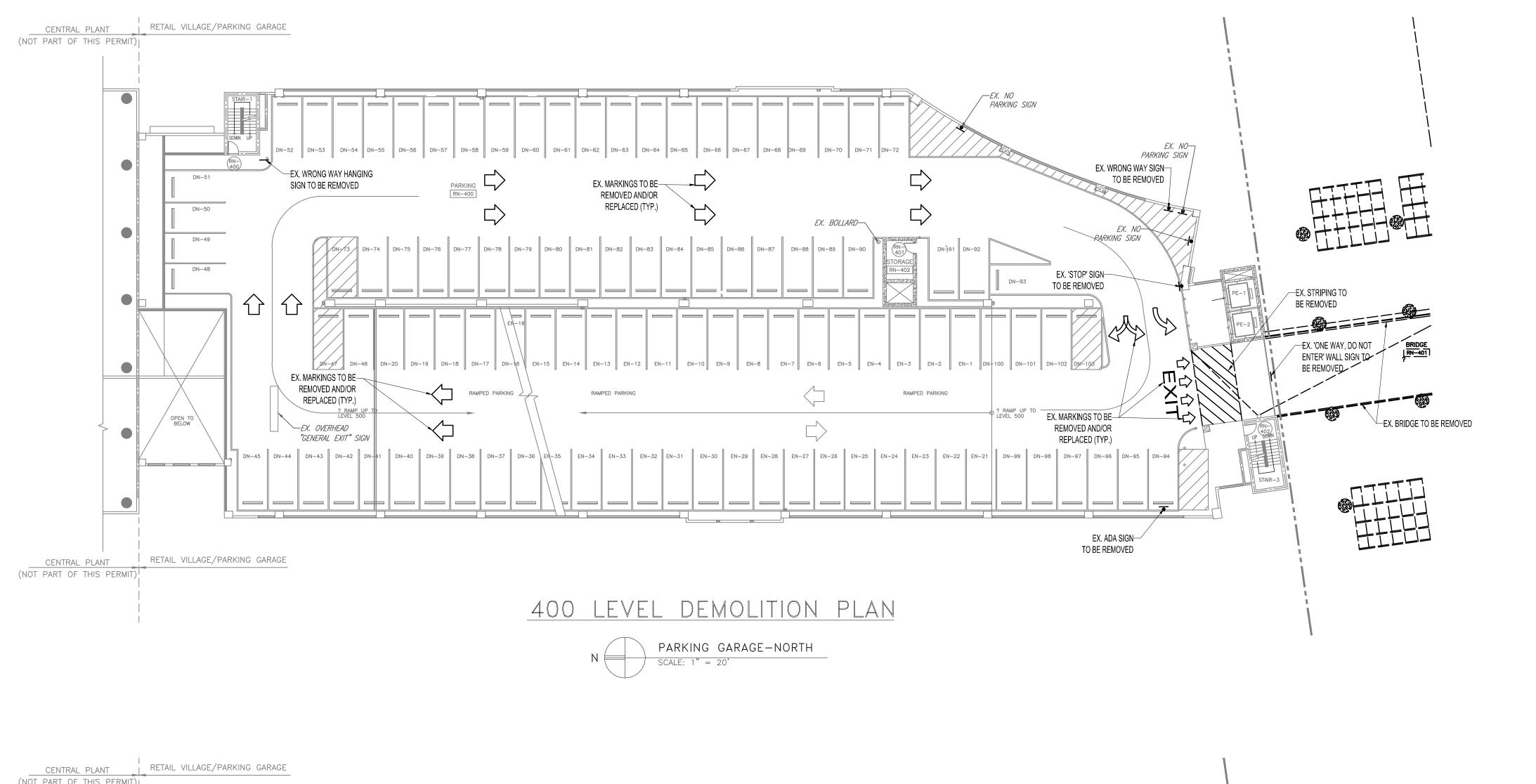
October 31, 2023 FLORIDA BUSINESS CERT, OF AUTH, No. 27

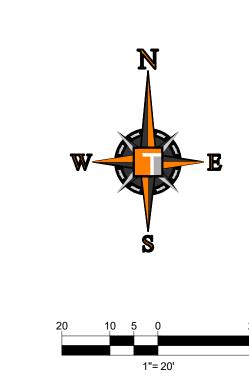
PRELIMINARY

NORTH GARAGE PLAN 300 LEVEL

ET NUMBER:

GN-1.1





PROPOSED P	PROPOSED PARKING DATA		
ADA	1 SPACES		
REGULAR	100 SPACES		
TOTAL	101 SPACES		

PER ORDINANCE: 02000-31 2

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REVISIONS:

COMMENT:

PROJECT No. DRAWN BY: CHECKED BY: MAT
DATE: 08/21/2023
CAD I.D.: NORTH GARAGE - 400 LEVEL

DIPLOMAT LANDINGS **3210-3450 OCEAN BLVD HOLLYWOOD, FL 33019**

DIPLOMAT LANDINGS PHASE 1 OWNER, LLC



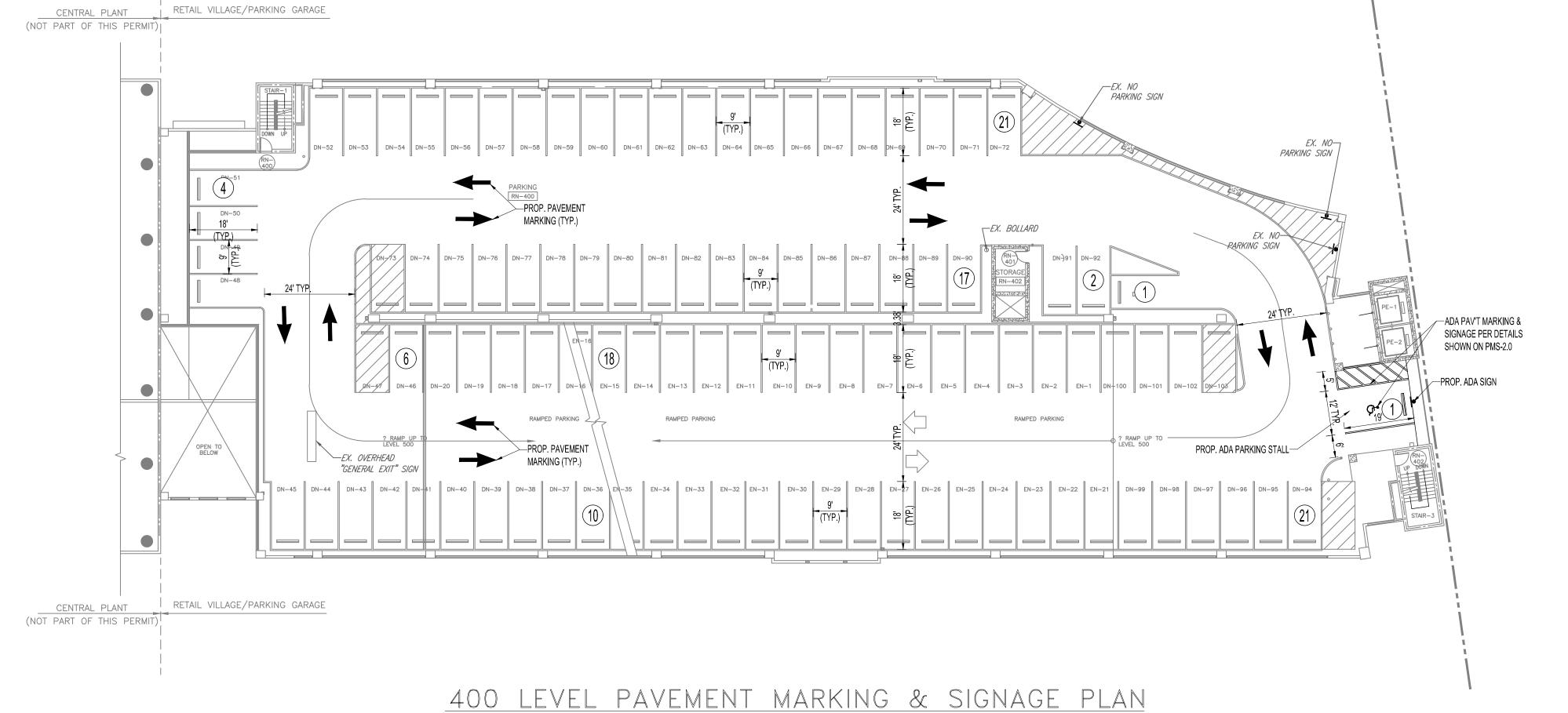
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MICHAEL A. TROXELL

PROFESSIONAL ENGINEER FLORIDA LICENSE No. 50572

PRELIMINARY NORTH GARAGE PLAN 400 LEVEL

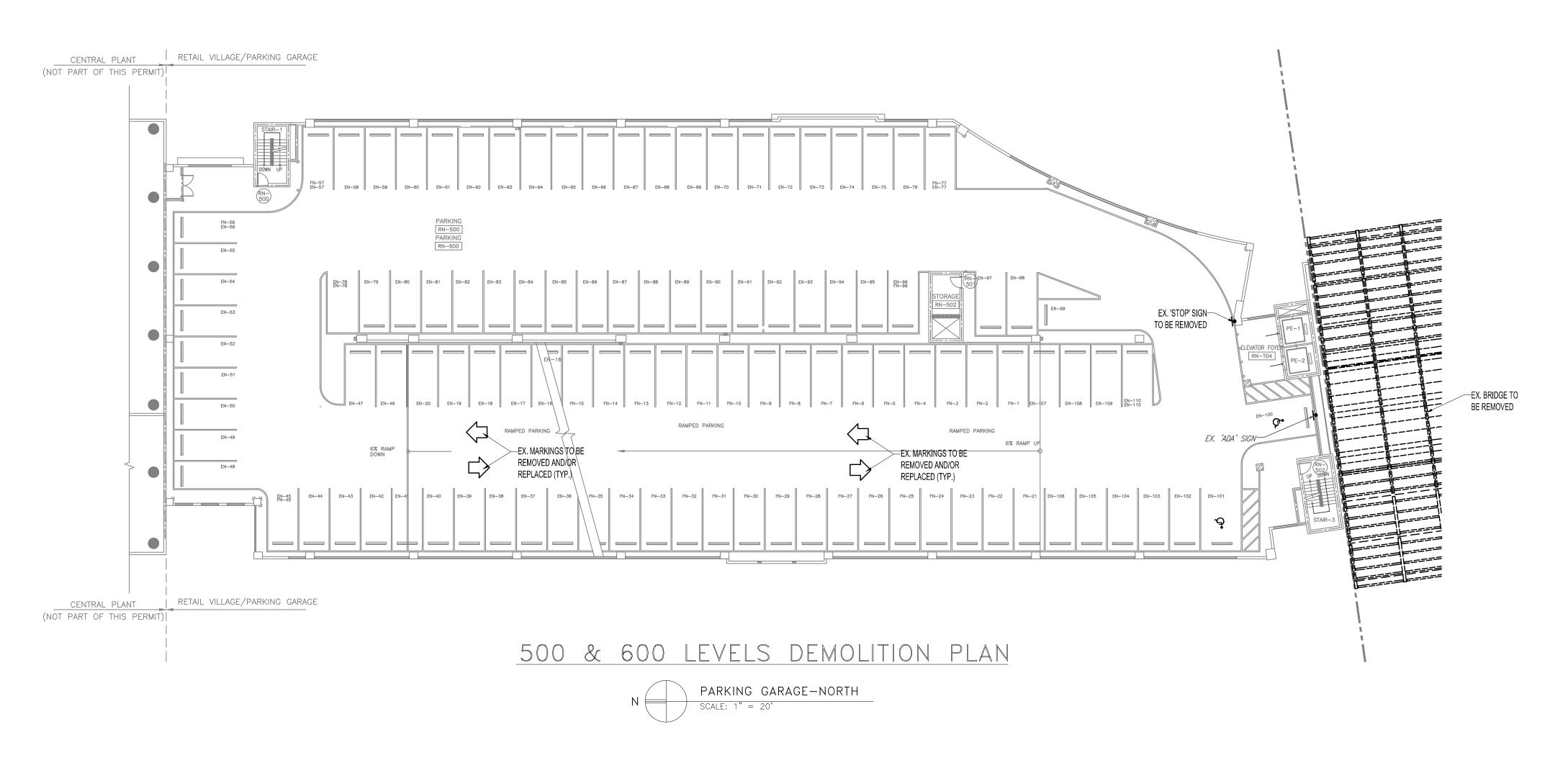
GN-1.2

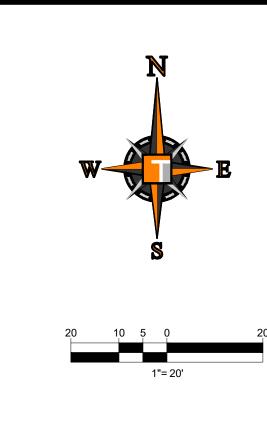


PARKING GARAGE-NORTH

SCALE: 1" = 20'

N KEY PLAN





PROPOSED PARKING DATA		
ADA	2 SPACES	
REGULAR	108 SPACES	
TOTAL	110 SPACES	

PER ORDINANCE: 02000-31 2

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DRAWN BY: CHECKED BY: MAT
DATE: 08/21/2023
CAD I.D.: NORTH GARAGE - 500 & 600

DIPLOMAT LANDINGS **3210-3450 OCEAN BLVD HOLLYWOOD, FL 33019**

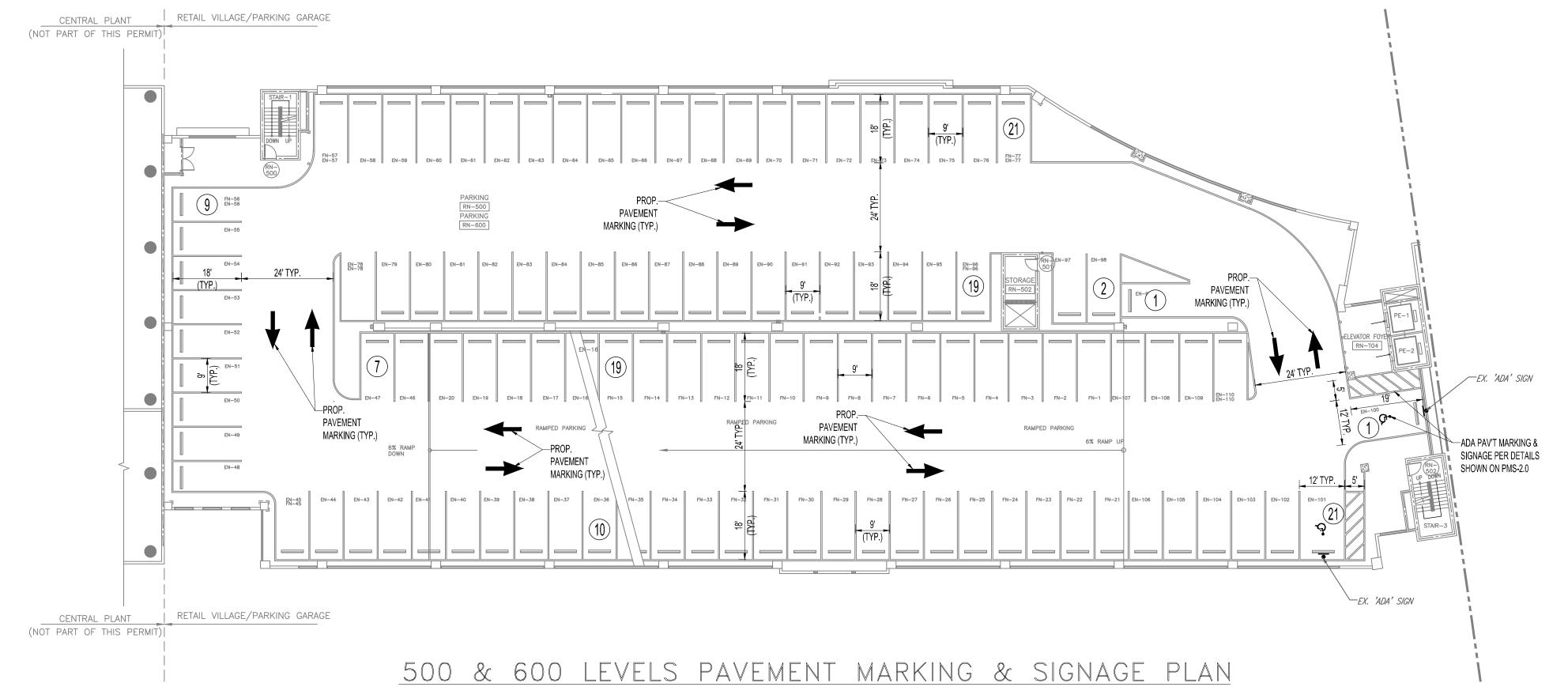
DIPLOMAT LANDINGS PHASE 1 OWNER, LLC

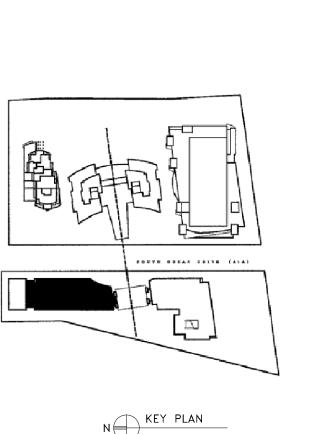
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MICHAEL A. TROXELL

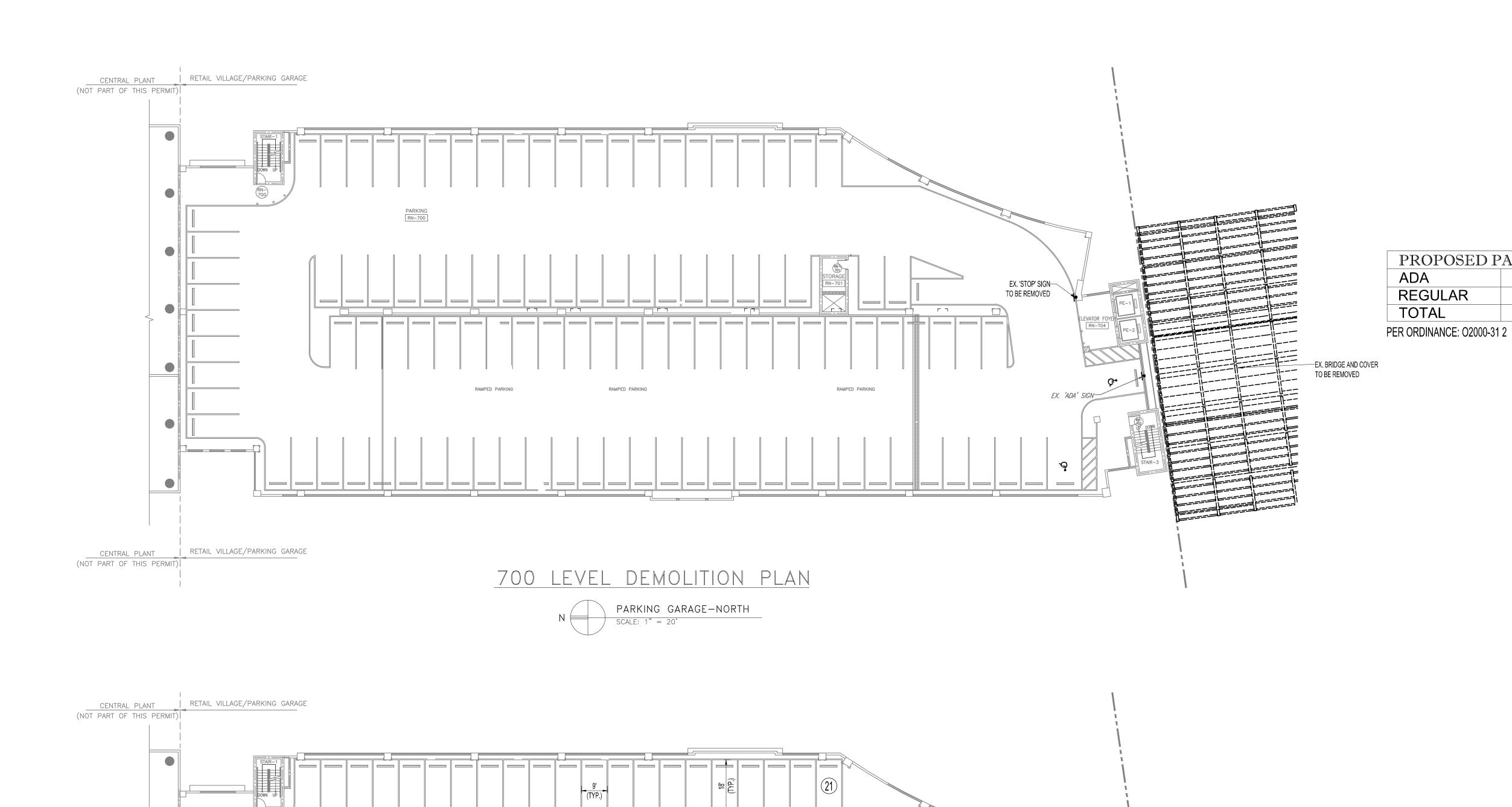
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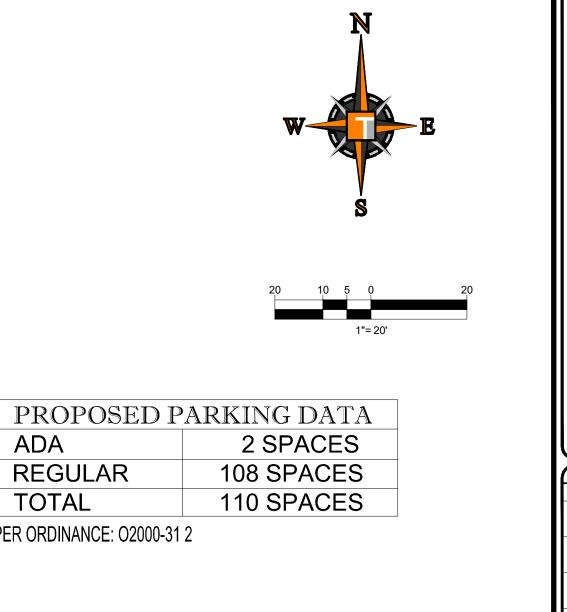
SHEET TITLE:
PRELIMINARY NORTH GARAGE PLAN 500 & 600 LEVEL





PARKING GARAGE-NORTH





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PROJECT No.: F220134
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DATE: 08/21/2023
CAD I.D.: NORTH GARAGE - 700 LEVEL

CAD I.D.:

PROJECT:

DIPLOMAT LANDINGS

HOTEL

3210-3450 OCEAN BLVD

HOLLYWOOD, FL 33019

DIPLOMAT LANDINGS
PHASE 1 OWNER, LLC

THOMAS

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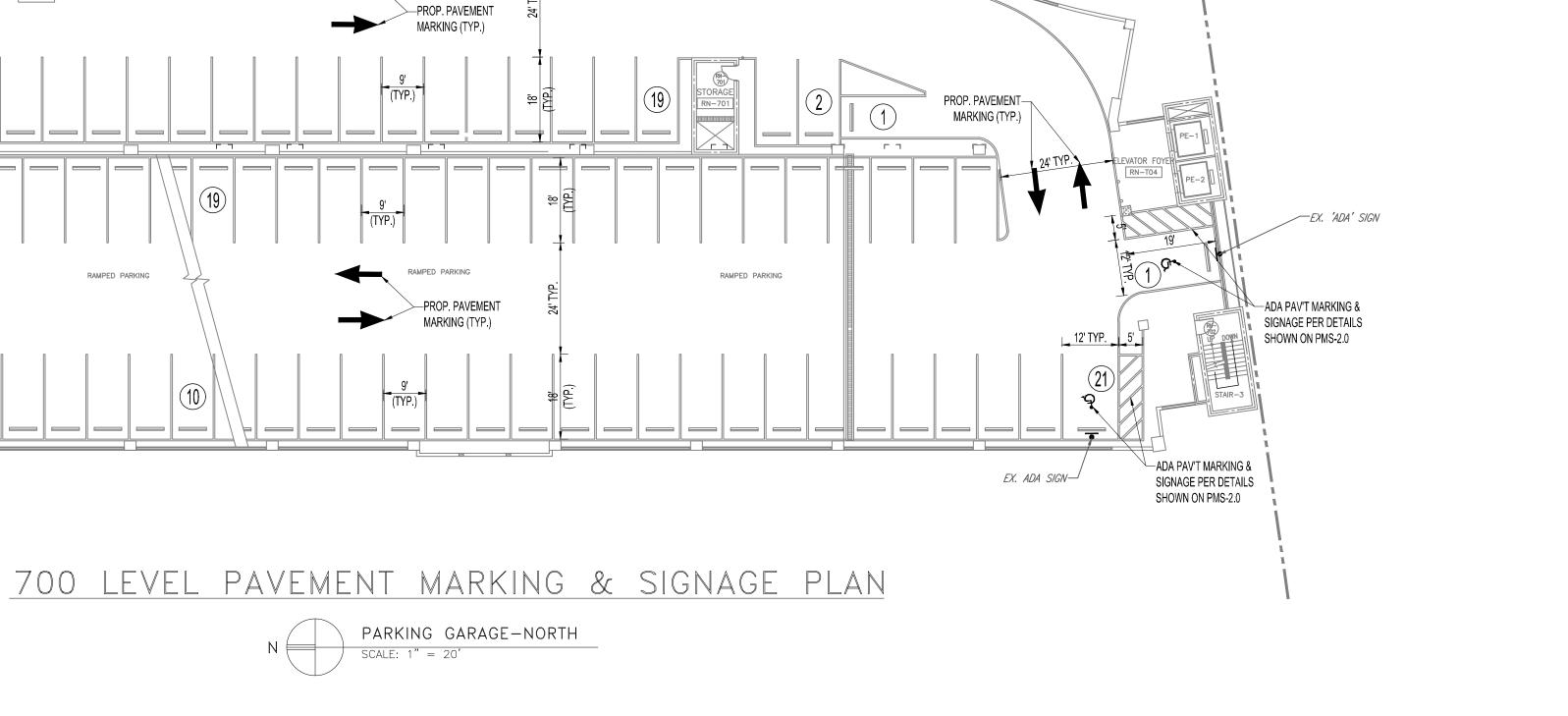
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October 31, 2023

HEET TITLE:

PRELIMINARY NORTH GARAGE PLAN 700 LEVEL

GN-1.4



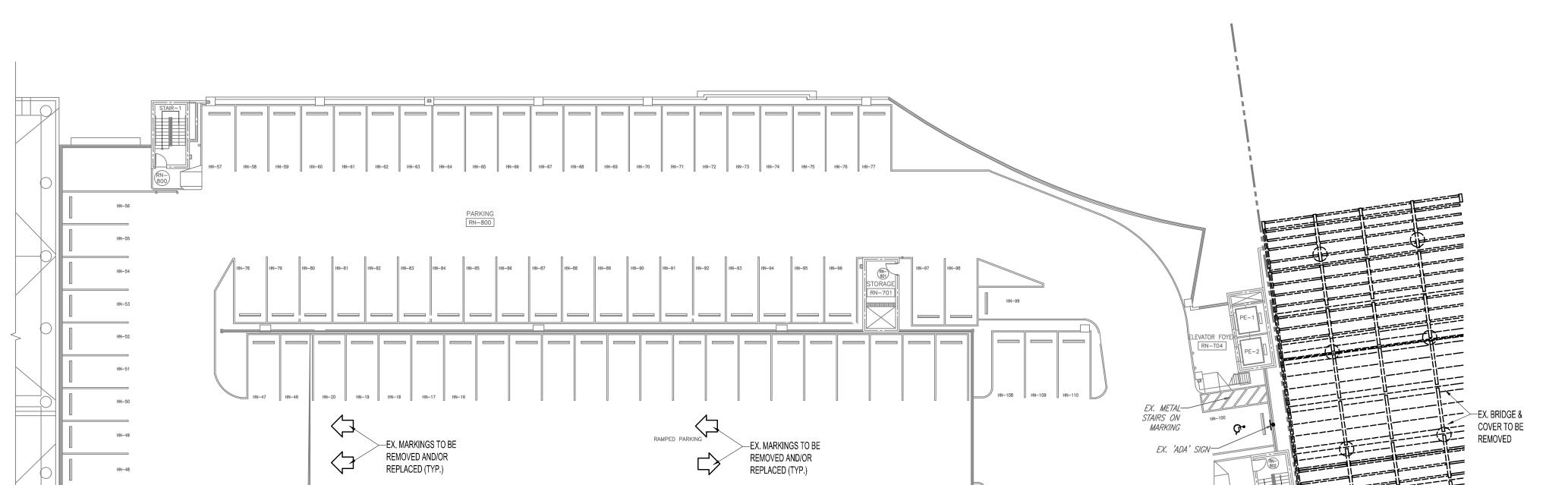
CENTRAL PLANT RETAIL VILLAGE/PARKING GARAGE

(NOT PART OF THIS PERMIT)

PARKING RN-700

PROP. PAVEMENT

MARKING (TYP.)

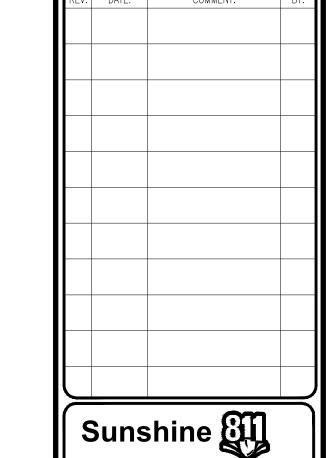




PROPOSED PARKING DATA	
ADA	1 SPACES
REGULAR	79 SPACES
TOTAL	80 SPACES

SOUTH OCEAN DRIVE (ALA)

PER ORDINANCE: O2000-31 2



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PROJECT No.: F220134
DRAWN BY: CAD
CHECKED BY: MAT
DATE: 08/21/2023
CAD I.D.: NORTH GARAGE - ROOF LEVEL

PROJECT:

DIPLOMAT LANDINGS
HOTEL
3210-3450 OCEAN BLVD

HOLLYWOOD, FL 33019

DIPLOMAT LANDINGS
PHASE 1 OWNER, LLC



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MICHAEL A. TROXELL

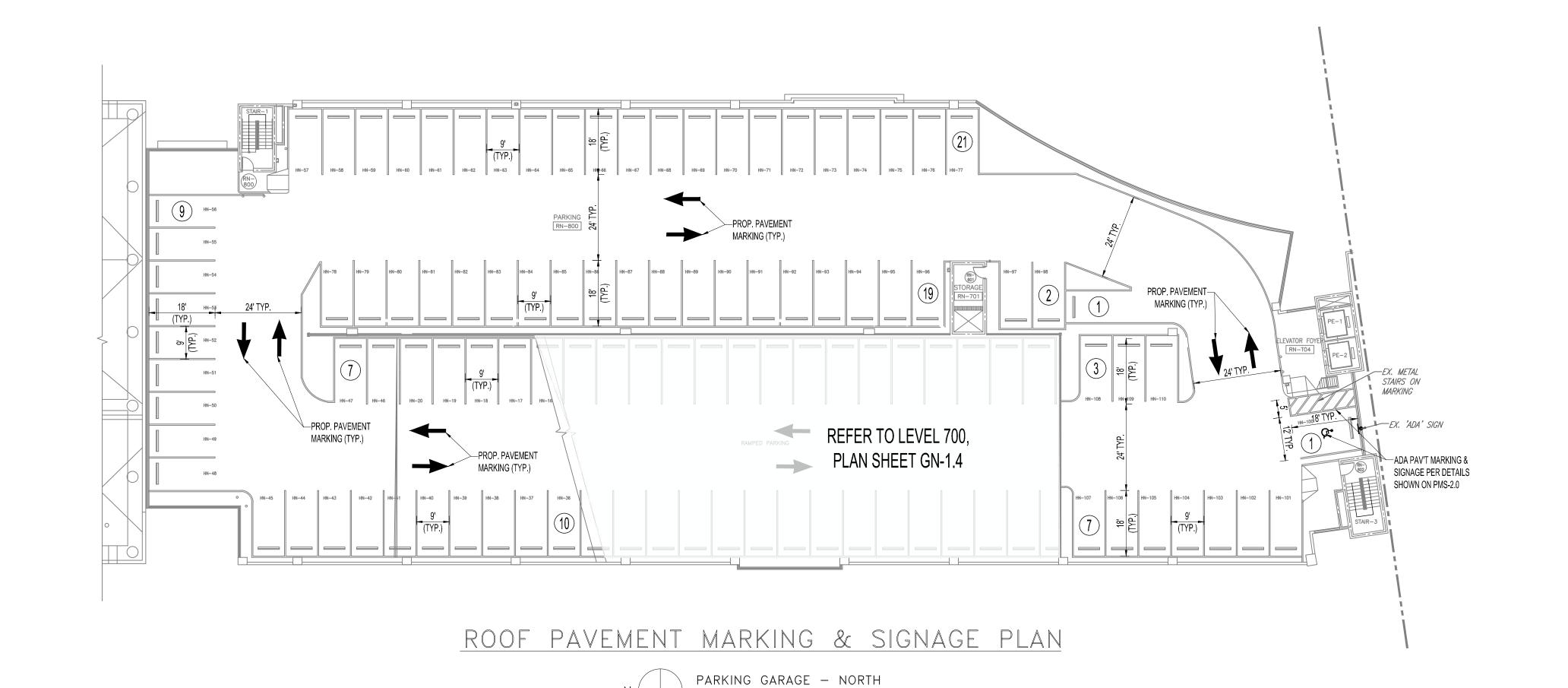
PROFESSIONAL ENGINEER FLORIDA LICENSE No. 50572

October 31, 2023 FLORIDA BUSINESS CERT, OF AUTH, No.

SHEET TITLE:

PRELIMINARY NORTH GARAGE PLAN ROOF LEVEL

GN-1.5



ROOF DEMOLITION PLAN