

DEVELOPER:

4111 SOUTH OCEAN DRIVE, LLC
315 SOUTH BISCAYNE BLVD, 4TH FLR
MIAMI, FLORIDA 33132
TEL. (305) 533-0001 FAX (305) 513-5800

ARCHITECTURE:

COHEN, FREEDMAN, ENCINOSA & ASSOC.
ARCHITECTS, P.A.
8085 N.W. 155TH STREET
MIAMI, FLORIDA 33016
TEL. (305) 826-3999 FAX (305) 826-4155
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LANDSCAPE ARCHITECTURE

WITKINS HULT DESIGN GROUP
307 S. 21ST AVENUE
HOLLYWOOD, FL 33020
TEL. (954) 923-9681 FAX (954) 923-9689
EMAIL: WWW.WITKINSDESIGN.COM

CES-CONSULTING ENGINEERS & SCIENCE

CIVIL ENGINEERS • COASTAL ENGINEERS • ENVIRONMENTAL SCIENTISTS
10700 NORTH KENDAL DRIVE SUITE 400
MIAMI, FL 33176
TEL. (305) 378-5555 FAX. (305) 279-4553
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HYDE BEACH RESORT

4111 SOUTH OCEAN DRIVE
HOLLYWOOD, FLORIDA 33019

FINAL TAC SUBMITTAL

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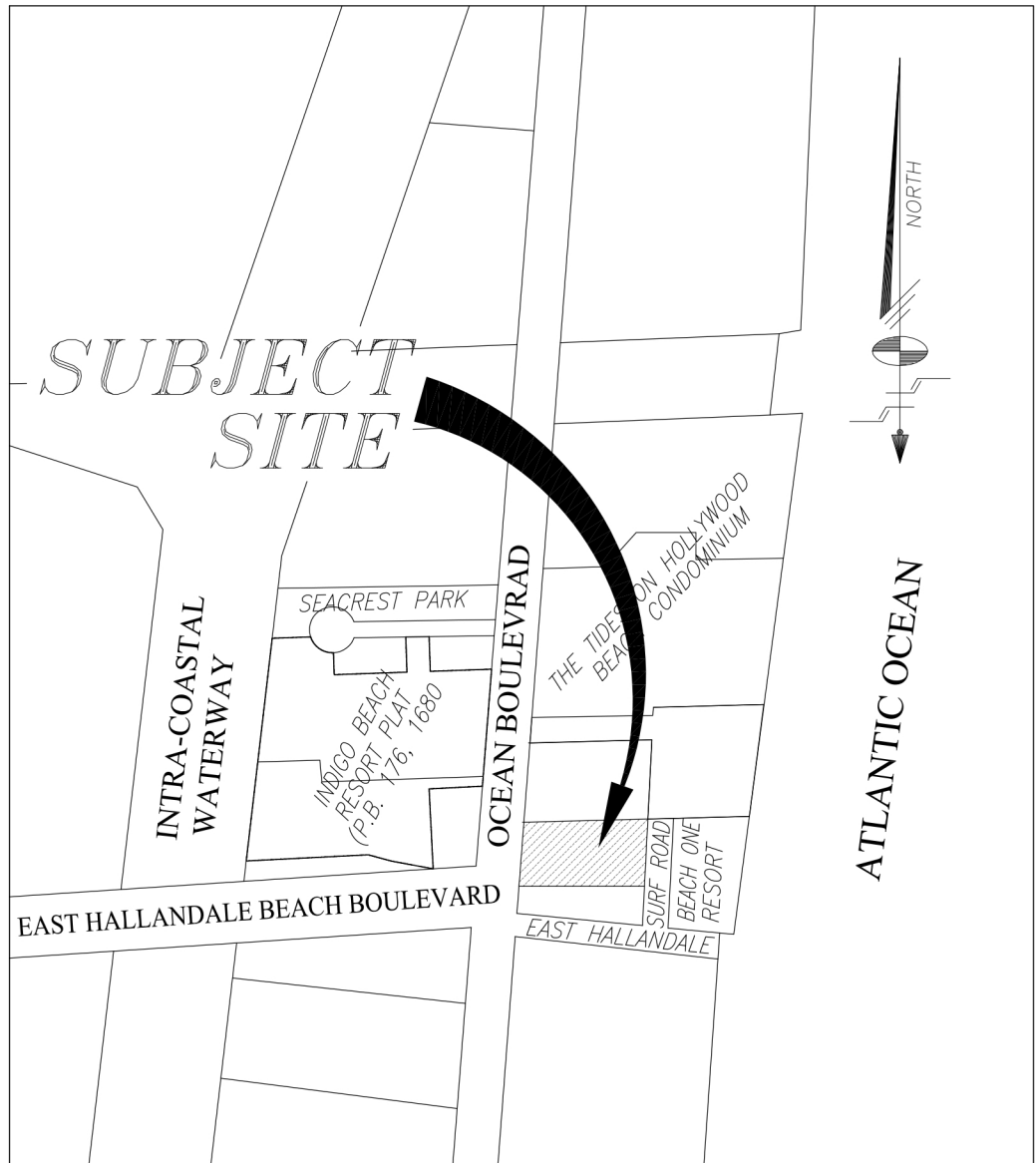
LEGAL DESCRIPTION:

BEGIN AT THE SOUTHEAST CORNER OF THE NORTHEAST ONE-QUARTER (NE 1/4)OF THE NORTHEAST ONE-QUARTER (NE 1/4)OF SECTION 26, TOWNSHIP 51 SOUTH, RANGE 42 EAST; THENCE WEST ALONG THE SOUTH LINE OF THE NORTHEAST ONE-QUARTER (NE 1/4)OF THE NORTHEAST ONE-QUARTER (NE 1/4)OF SAID SECTION 26, A DISTANCE OF 357.38 FEET TO THE EAST RIGHT-OF-WAY LINE OF OCEAN BOULEVARD; THENCE NORTHEASTERLY ALONG THE EAST RIGHT-OF-WAY LINE OF OCEAN BOULEVARD, A DISTANCE OF 173.50 FEET; THENCE EAST AND PARALLEL TO THE SOUTH LINE OF THE NORTHEAST ONE-QUARTER (NE 1/4)OF THE NORTHEAST ONE-QUARTER (NE 1/4)OF SAID SECTION 26, A DISTANCE OF 337.06 FEET TO THE EAST LINE OF SAID SECTION 26; THENCE SOUTH, 172.00 FEET TO THE POINT OF BEGINNING.

LESS THAT PART OF THE NORTHEAST ONE-QUARTER (NE 1/4)OF THE NORTHEAST ONE-QUARTER (NE 1/4)OF SAID SECTION 26, TOWNSHIP 51 SOUTH, RANGE 42 EAST, BROWARD COUNTY, FLORIDA, SAID PART BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE FOUND BRASS CAP IN CONCRETE MONUMENT #2094, MARKING THE SOUTHEAST CORNER OF SAID NORTHEAST ONE-QUARTER (NE 1/4)OF THE NORTHEAST ONE-QUARTER (NE 1/4)OF SECTION 26; THENCE SOUTH 87°08'38" WEST ALONG THE SOUTH LINE OF SAID NORTHEAST ONE-QUARTER (NE 1/4)OF THE NORTHEAST ONE-QUARTER (NE 1/4)A DISTANCE OF 342.36 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE SOUTH 87°08'38" WEST ALONG SAID SOUTH LINE, A DISTANCE OF 15.00 FEET TO A POINT ON THE EASTERLY EXISTING RIGHT-OF-WAY LINE FOR STATE ROAD A-1-1 (OCEAN DRIVE); THENCE NORTH 04°44'28" EAST ALONG THE SAID EASTERLY EXISTING RIGHT-OF-WAY LINE, A DISTANCE OF 173.70 FEET (173.50 FEET BY DEED); THENCE NORTH 87°08'38" EAST, A DISTANCE OF 4.05 FEET; THENCE SOUTH 00°58'10" EAST, A DISTANCE OF 9.87 FEET; THENCE SOUTH 01°15'52" WEST, A DISTANCE OF 162.73 FEET TO THE POINT OF BEGINNING.

SAID LAND SITUATE, LYING AND BEING IN THE CITY OF HOLLYWOOD, BROWARD COUNTY, FLORIDA.



LOCATION MAP
NOT TO SCALE



PRELIMINARY DESIGN FOR:

HYDE BEACH RESORT

4111 SOUTH OCEAN DRIVE, HOLLYWOOD, FL 33019

revisions:	
CITY MANAGER'S ROUNDTABLE	10/10/2013
PRELIMINARY T.A.C.	11/4/2013
FINAL T.A.C.	2/7/2014

drawn by: LF/SP/PD

date: 10/18/13

sheet no:

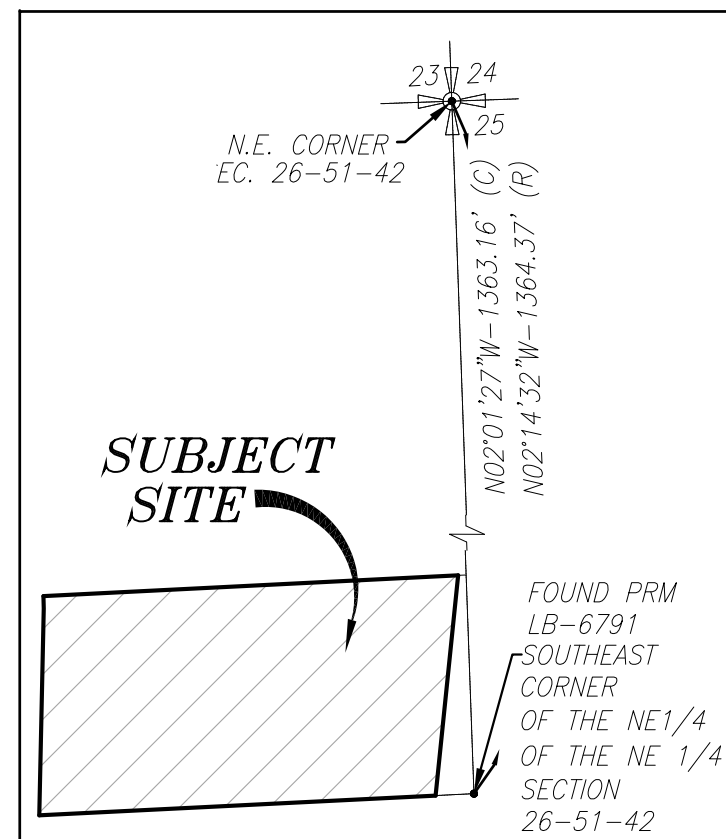
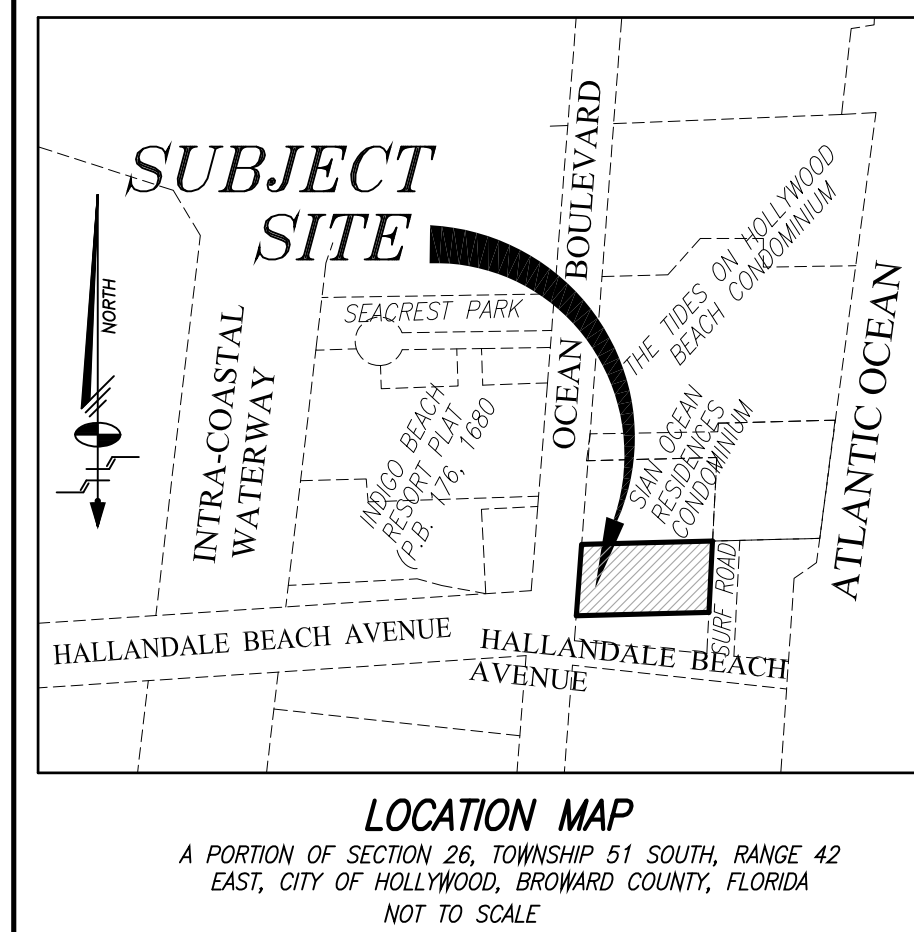
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project: 3215

COHEN • FREEDMAN • ENCINOSA & ASSOC.

Architects, PA

8085 N.W. 155th Street Miami Lakes, Florida 33016 305-826-3999



LEGAL DESCRIPTION

PARCEL A, OF GATEWAY HOLLYWOOD PLAT, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 178, PAGE 33, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA.

NOTES REGARDING SCHEDULE B-II OF TITLE INSURANCE COMMITMENT
NO. 1062-2983257 REVISION D ISSUED BY FIRST AMERICAN TITLE INSURANCE COMPANY WITH AN EFFECTIVE DATE OF NOVEMBER 4, 2013 AT 5:01 P.M.

10. EASEMENT IN FAVOR OF FLORIDA POWER & LIGHT COMPANY, RECORDED JULY 23, 1969 IN OFFICIAL RECORDS BOOK 3983, PAGE 70, AS AFFECTED BY SUBORDINATION OF UTILITY INTERESTS RECORDED MAY 5, 1994 IN OFFICIAL RECORDS BOOK 22295, PAGE 225, AND FURTHER AFFECTED BY THE SUBORDINATION OF UTILITY INTERESTS RECORDED DECEMBER 4, 1994 IN OFFICIAL RECORDS BOOK 22919, PAGE 455, ALL OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA, SHOWN ON SURVEY.

11. RESTRICTIONS, DEDICATIONS AND EASEMENTS AS SHOWN ON THE PLAT OF GATEWAY HOLLYWOOD PLAT, RECORDED IN PLAT BOOK 178, PAGE 33, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA, SHOWN ON SURVEY.

12. TERMS AND CONDITIONS AS CONTAINED IN THE RESOLUTION NO. 165-DY-21 APPROVING THE REQUEST FOR A VARIANCE AND GRANTING DESIGN REVIEW APPROVAL FOR THE CONSTRUCTION OF A HOTEL AND ASSOCIATED USES, RECORDED SEPTEMBER 29, 2008 IN OFFICIAL RECORDS BOOK 45713, PAGE 1499, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA, AFFECTS BLANKET IN NATURE (NOT PLOTTABLE).

13. TERMS AND CONDITIONS AS CONTAINED IN THE SECURITY/LIEN AGREEMENT INSTALLATION OF REQUIRED IMPROVEMENTS BY AND BETWEEN BROWARD COUNTY AND BEACH ONE SECURITY, LLP, RECORDED SEPTEMBER 25, 2008 IN OFFICIAL RECORDS BOOK 45709, PAGE 122, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA, AFFECTS BLANKET IN NATURE (NOT PLOTTABLE).

14. EASEMENT IN FAVOR OF BELLSOUTH TELECOMMUNICATIONS, INC., A GEORGIA CORPORATION, D/B/A AT&T: FLORIDA, RECORDED APRIL 1, 2008 IN OFFICIAL RECORDS BOOK 45234, PAGE 23, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA, SHOWN ON SURVEY.

15. PERPETUAL EASEMENT IN FAVOR OF THE STATE OF FLORIDA DEPARTMENT OF TRANSPORTATION, RECORDED MARCH 26, 2008 IN OFFICIAL RECORDS BOOK 45214, PAGE 23, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA, SHOWN ON SURVEY.

16. EASEMENT IN FAVOR OF FLORIDA POWER & LIGHT COMPANY RECORDED MARCH 19, 2008 IN OFFICIAL RECORDS BOOK 45196, PAGE 1879, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA, SHOWN ON SURVEY.

SURVEYOR'S CERTIFICATION
 -4111 SOUTH OCEAN DRIVE, LLC, A FLORIDA LIMITED LIABILITY COMPANY
 -PRH INVESTMENTS, LLC
 -FIRST AMERICAN TITLE INSURANCE COMPANY
 -GREENBERG TRAUBIG, P.A.

SURVEYOR'S CERTIFICATION

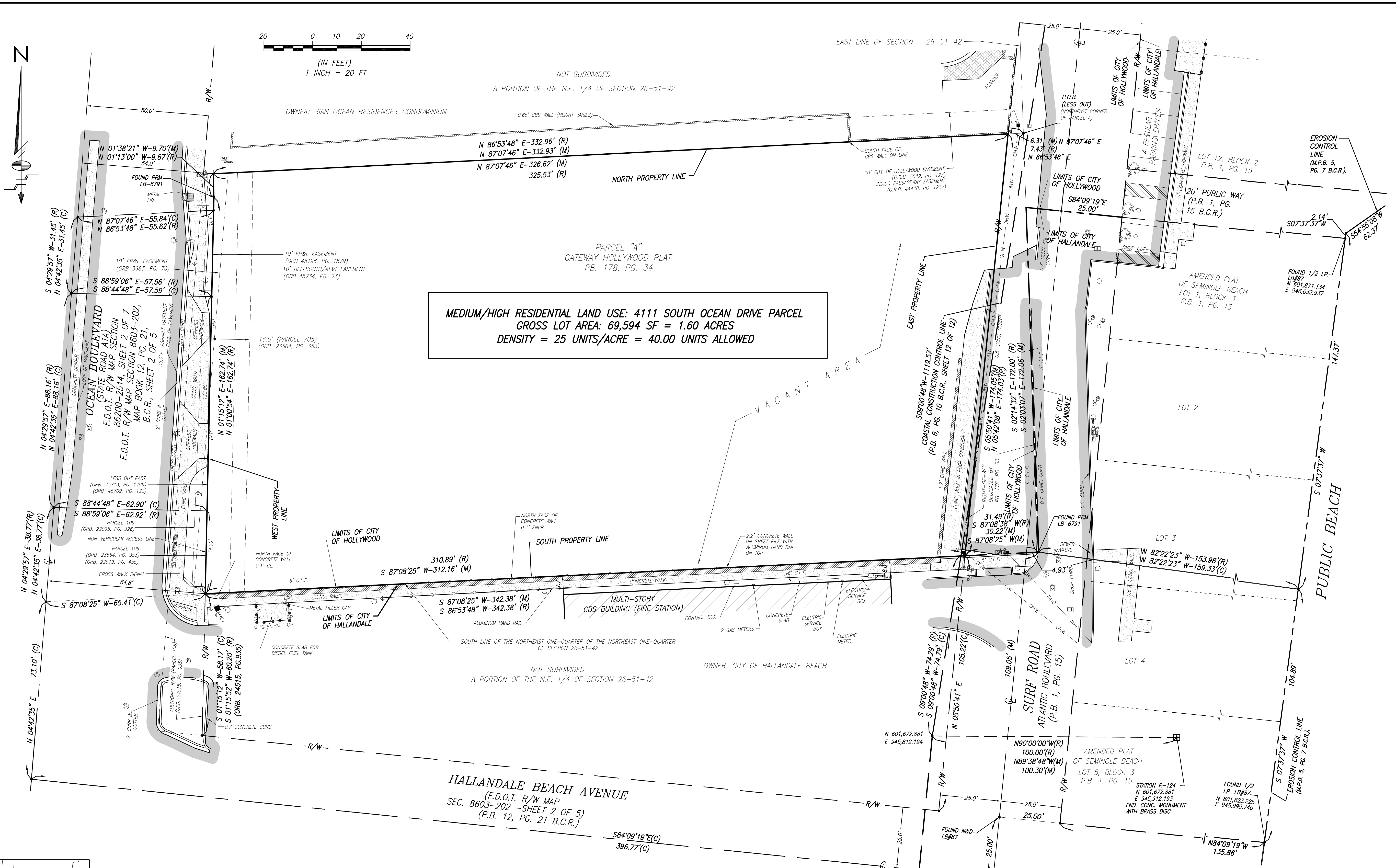
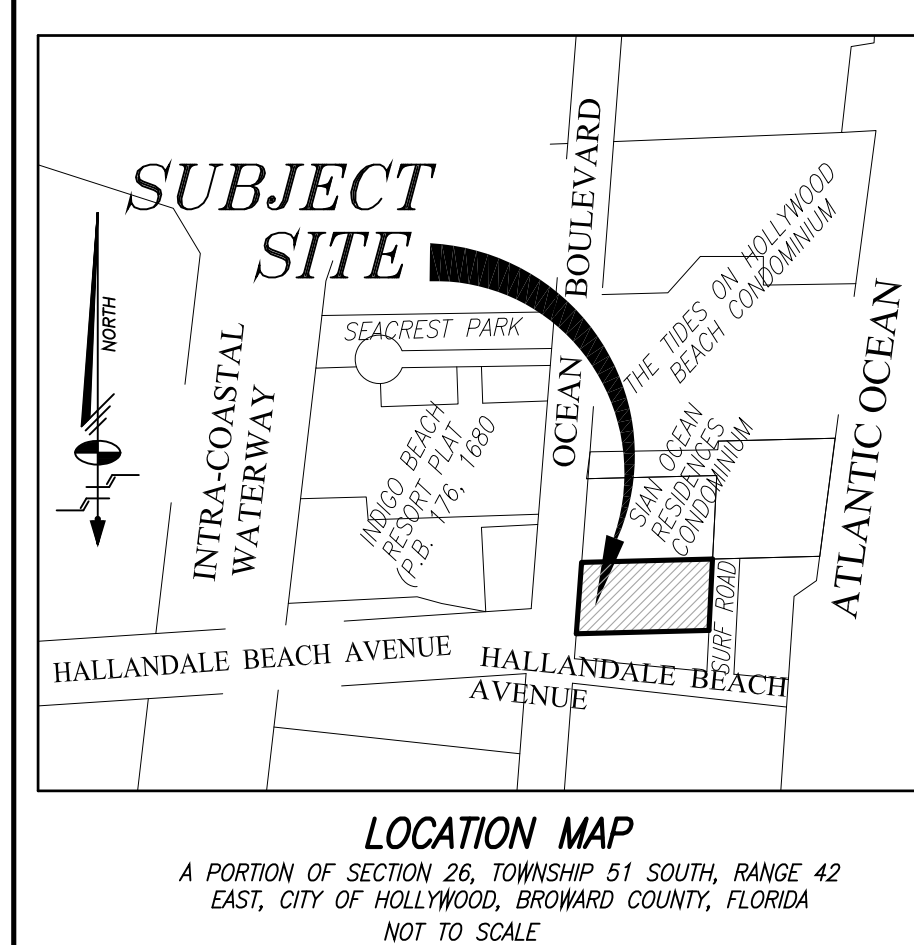
THIS IS CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE 2011 MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/ACSM LAND TITLE SURVEYS, JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS, AND INCLUDES ITEMS 1, 2, 3, 4, 8, 11(G), 13, AND 14 OF TABLE A THEREOF. THE FIELD WORK WAS COMPLETED ON JUNE 26 OF 2013.

THE PROPERTY DESCRIBED HEREON IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF AS RECENTLY SURVEYED AND DRAWN UNDER MY SUPERVISION AND DIRECTION. THIS SURVEY COMPLIES WITH THE MINIMUM TECHNICAL STANDARDS ADOPTED BY THE FLORIDA STATE BOARD OF SURVEYORS AND MAPPERS PURSUANT TO CHAPTER 5J-17, FLORIDA ADMINISTRATIVE CODE.

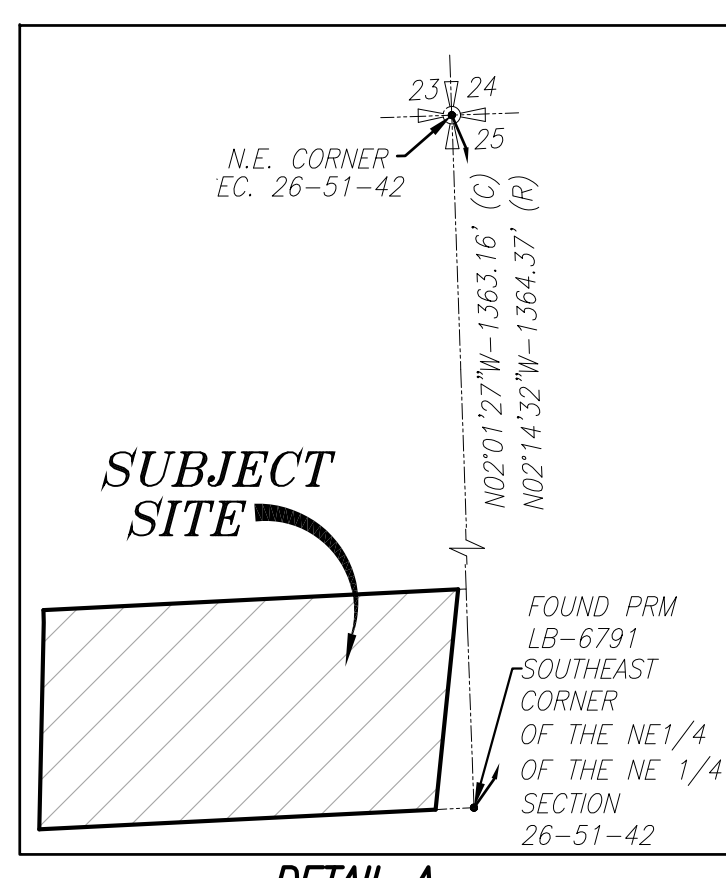
Schwabke-Shiskin & Associates, Inc.

By: _____ SECY & TREAS.
 MARK STEVEN JOHNSON
 PROFESSIONAL LAND SURVEYOR #4275 STATE OF FLORIDA

ALTA/ACSM LAND TITLE SURVEY PREPARED FOR: RELATED GROUP Section 26, Township 51 South, Range 42 East, Miami-Dade County, Florida	REVISIONS		Date: 06-26-12 Order No.: 201208 By: [Signature]		Date: 10-22-2012 Order No.: 200504 By: [Signature]	Checked By: M.S.J. Date: 10/23/2012 Scale: AS SHOWN	CERTIFICATE OF AUTHORIZATION No. LB-87
	06-26-12 07-17-12 07-18-12	06-26-12 07-17-12 07-18-12	06-26-12 07-17-12 07-18-12	06-26-12 07-17-12 07-18-12			

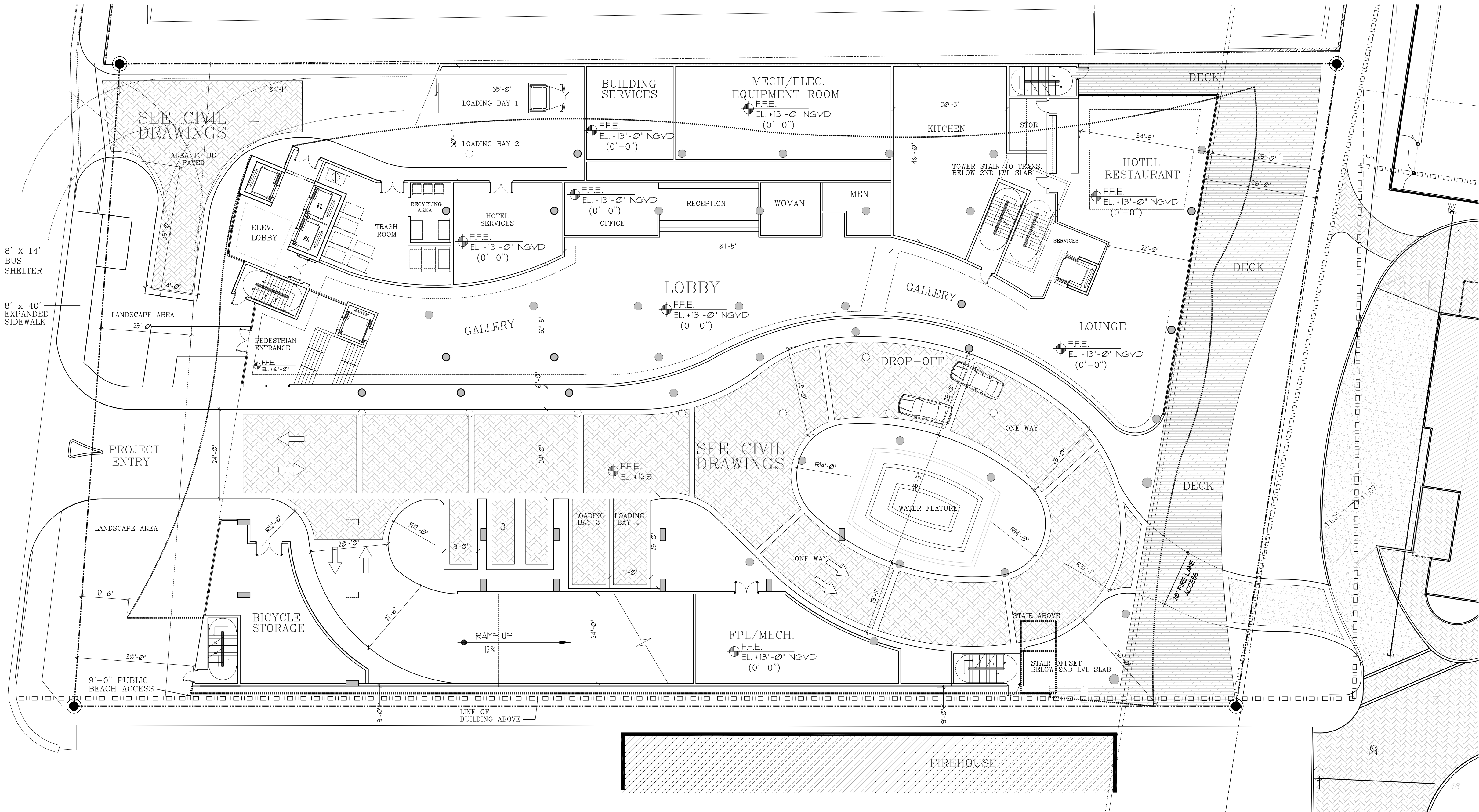


PARCEL A, OF GATEWAY HOLLYWOOD PLAT, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 178, PAGE 33, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA.



DETAIL A
NOT TO SCALE

<h1 style="margin: 0;">DENSITY EXHIBIT</h1> <h2 style="margin: 0;">HYDE BEACH PROJECT</h2> <p style="margin: 0;">PREPARED FOR: RELATED GROUP</p> <p style="margin: 0;">Section 26, Township 51 South, Range 42 East, Miami-Dade County, Florida</p>		<div style="text-align: center;"> </div> <p style="text-align: center; font-weight: bold;">Schweelke-Shiskin & Associates, Inc.</p> <p style="text-align: center;">LAND PLANNERS LAND SURVEYORS</p> <p style="text-align: center;">ENGINEERS</p> <p style="text-align: center;">3340 CORPORATE WY. MIAMI, FLORIDA 33025 TEL: (954) 435-7010 FAX: (954) 438-3288</p>		<p style="text-align: center;">CERTIFICATE OF AUTHORIZATION No. LB-87</p>	
<p>NOTE: This sketch is not valid unless it bears the signature and the original raised seal of a Florida licensed surveyor and mapper.</p>		<p>Drawn By: M.S.J. Survey Date: 01/15/2014 Checked By: M.S.J. Date: 01/15/2014</p>		<p>Order No. 200504 F.B. No. BC-585 Scale: 1" = 40'</p>	
<p>This is a "Boundary Survey."</p>		<p>File No. B-1931A</p> <p>Sheet 1 of 1 Sheet(s)</p>			



PROJECT DATA

ZONING:
EXISTING: PD (PLANNED DEVELOPMENT)

GROSS LOT AREA: 1.60 ACRES 69,594 Sq.Ft.
NET LOT SIZE: 1.26 ACRES 54,898 Sq.Ft.

DENSITY:
PREVIOUSLY APPROVED: 300 UNITS/ACRE = 477 ROOMS
NOTE: 238 BONUS HOTEL DENSITY ROOMS ALLOCATED FROM THE HOLLYWOOD BEACH HOTEL ROOM POOL BY ORDINANCE O-2008-24
PROPOSED:
RESIDENTIAL UNITS: 25 UNITS X 1.6 ACRES = 40 UNITS
HOTEL ROOMS: 150 ROOMS X 1.6 ACRES = 240 ROOMS
240 ROOMS + 127 ROOMS PREVIOUSLY ALLOCATED = 367 ROOMS

TOTAL: 407

LOT COVERAGE:
PREVIOUSLY APPROVED: 73.86% (40,400 S.F.)
PROPOSED: 73.86% (40,400) Sq.Ft.

LANDSCAPE SETBACK:
PREVIOUSLY APPROVED: 0'-0"
VARIANCE APPROVED BY RESOLUTION 05-DV-21
PROPOSED: 0'-0"

LANDSCAPE AREA:
PREVIOUSLY APPROVED: 12.16% (6,649 S.F.)
PROPOSED: 16.67% (9,152 S.F.)

BUILDING HEIGHT
PREVIOUSLY APPROVED: 40 STORIES
469' TO HIGHEST ARCH. ELEMENT
417'-8" TO ROOF LEVEL
PROPOSED: 40 STORIES
485' TO HIGHEST ARCH. ELEMENT
439'-8" TO ROOF LEVEL

GROSS BUILDING AREA (INCLUDING GARAGE):
PREVIOUSLY APPROVED: 983,991 S.F.
PROPOSED: 866,114 S.F.

NET BUILDING AREA (NOT INCL. GARAGE):
PREVIOUSLY APPROVED: 663,609 S.F.
PROPOSED: 619,678 S.F.

RESIDENTIAL BUILDING AREA
PREVIOUSLY APPROVED: 0 S.F.
PROPOSED: 70,000 S.F.

HOTEL BUILDING AREA
PREVIOUSLY APPROVED: 406,637 S.F.
PROPOSED: 520,407 S.F.

BUILDING AMENITIES AREA
PREVIOUSLY APPROVED: 126,325 S.F.
PROPOSED: 30,920 S.F.

SETBACKS:
FRONT (OCEAN DRIVE):
PREVIOUSLY APPROVED 25'-0" TO BUILDING
1'-0" TO ENTRANCE CANOPY
PROVIDED 30'-0" TO BUILDING
12'-6" TO ENTRANCE CANOPY
REAR (SURF ROAD):
PREVIOUSLY APPROVED 3'-7"
PROVIDED 26'-0"

SIDE SETBACK (INTERIOR) TO NORTH PROPERTY LINE:
PREVIOUSLY APPROVED 20'-0"
PROVIDED 0'-0"

SIDE SETBACK (INTERIOR) TO SOUTH PROPERTY LINE:
PREVIOUSLY APPROVED 9'-0"
PROVIDED 9'-0"

OFF-STREET PARKING:
PREVIOUSLY APPROVED: 568 SPACES FOR 477 ROOMS PLUS REST., MEETING, OFFICE, & GYM
REQUIRED:
HOTEL: 367 ROOMS X 1 = 367 SPACES
RESIDENTIAL: 40 UNITS X 1.5 = 60 SPACES
GUEST: 40 UNITS/5 = 8 SPACES
RESTAURANT: 4,600 S.F. X .60% = 2760 S.F./60 S.F. = 46 SPACES
TOTAL: 481 SPACES
PROVIDED: REGULAR: TANDEM: LIFTS: TOTAL:
LEVEL 1 3 - - 3
LEVEL 2-5 216 24 68 308
LEVEL 6-8 162 18 68 180
TOTAL 381 42 68 491

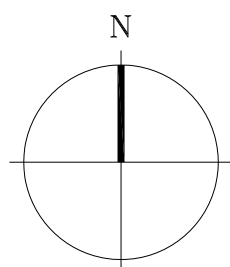
OFF-STREET LOADING:
PREVIOUSLY APPROVED: 5 SPACES FOR 480 ROOMS
REQUIRED: 3 SPACES
50-100 UNITS- 1 SPACE
100-200 UNITS- 1 SPACE
200-300 UNITS- 1 SPACE
300-400 UNITS- 1 SPACE
TOTAL 4 SPACES
PROVIDED: 4 SPACES

UNIT BREAKDOWN	
UNIT TYPE	S.F.
ROOM F1 (180/180)	730
ROOM F2 (880/880)	705
ROOM F3 (880/880)	800
ROOM F4 (880/880)	870
ROOM F5 (880/880)	1355
TOTAL PODIUM ROOMS	35

UNIT TYPE	S.F.	10th-20th LEVELS	21st-40th LEVELS
ROOM H1 (180/180)	870	40x11=44	40x20=80
ROOM H2 (880/880)	1235	60x11=66	60x20=120
ROOM A (880/880)	1380	10x11=11	-
ROOM B (880/880)	1840	10x11=11	-
UNIT A (880/880)	1380	-	10x20=20
UNIT B (880/880)	1840	-	10x20=20
TOTAL TOWER	132	240	372

TOTAL ROOMS/UNITS 35 + 372 = 407

NOTE: THERE ARE NO UNITS LOCATED ON THE GROUND FLOOR OR THE 9TH LEVEL (AMENITY DECK)

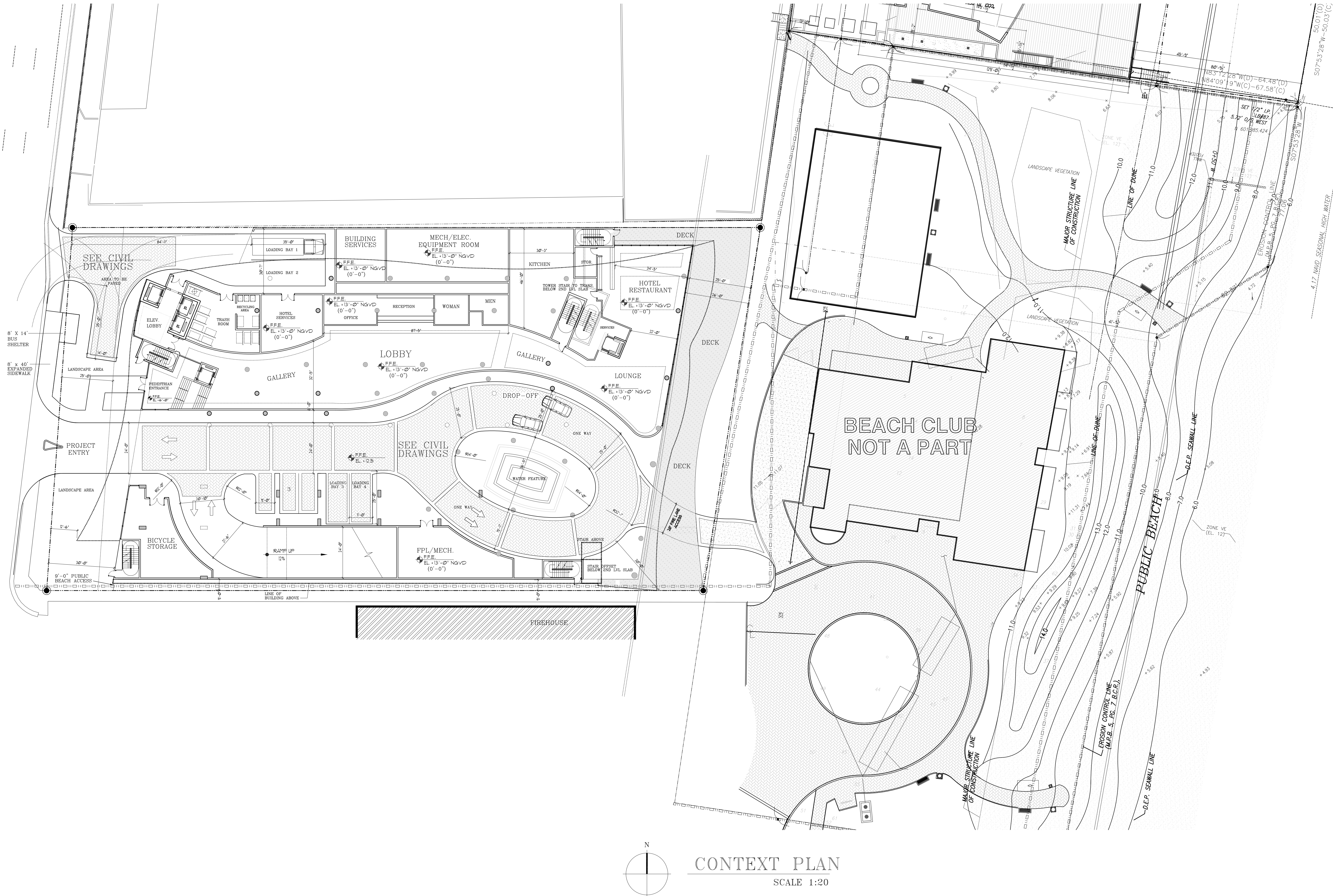


SITE PLAN
(INCLUDING SITE DATA)

SCALE 1/16"

- PROJECT NOTES:
- 24/7 VALET PARKING WILL BE PROVIDED
 - ALL SIGNAGE WILL BE UNDER SEPARATE PERMIT PERMIT AND COMPLY WITH ZONING AND LAND DEVELOPMENT REGULATIONS
 - MAXIMUM FOOT-CANDLE AT ALL PROPERTY LINES ADJACENT TO RESIDENTIAL ZONING WILL BE 5
 - THE PROJECT SHALL ENGAGE BUILDING CONSULTANT (DR. JENNIFER LANGUELL) AND SHALL MEET THE STANDARDS OF THE FLORIDA GREEN BUILDING COALITION GREEN HIGHRISE STATUS
 - PROJECT SHALL COMPLY WITH THE TURTLE LIGHTING ORDINANCE
- FLOOD PROTECTION NOTES:
- THE BOTTOM OF THE LOWEST HORIZONTAL STRUCTURAL MEMBER TO BE PLACED AT 12'-0" NGVD
 - ALL MECHANICAL AND ELECTRICAL EQUIPMENT INCLUDING CONDENSATES, VENTILATION FANS, AND ELEVATOR COMPONENTS TO BE PLACED ABOVE THE LOWEST HORIZONTAL MEMBER
 - ALL VERTICAL COMPONENTS BELOW 12'-0" NGVD SHALL BE BREAKAWAY CONSTRUCTION IN EVENT OF STORM SURGE

VARIANCES/MODIFICATIONS TO:
EXISTING APPROVED PD:
1. REDUCE PARKING SPACE DEPTH FROM 19' TO 18'
2. ALLOW TANDEM AND VALET TO COUNT TOWARD TOTAL PARKING



COHEN • FREEDMAN • ENCINOSA & ASSOC.
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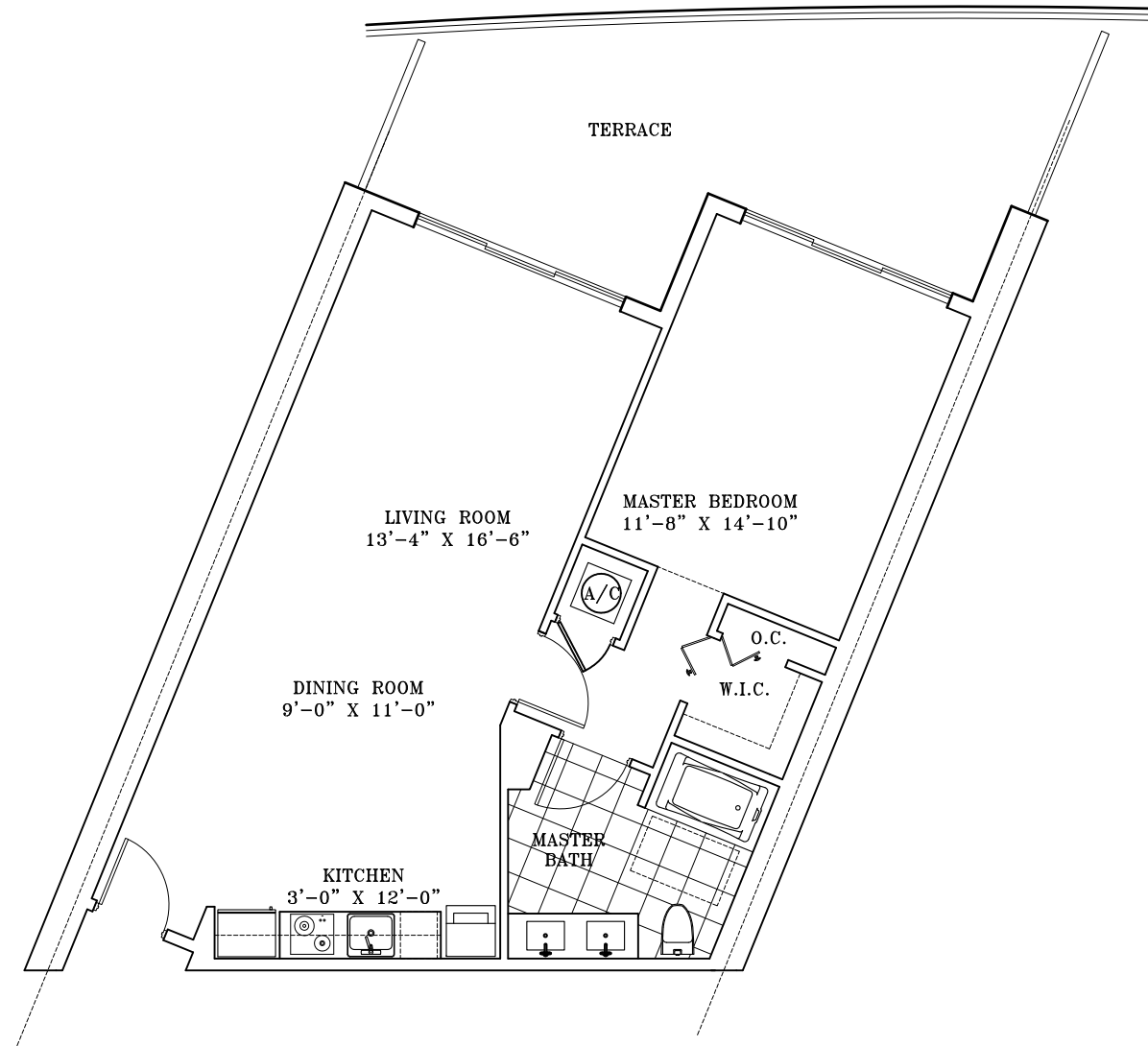
revisions:
CITY MANAGER'S
ROUNDTABLE 10/10/2013
PRELIMINARY
T.A.C. 11/4/2013
FINAL
T.A.C. 2/7/2014

drawn by:
LF/SF/FP

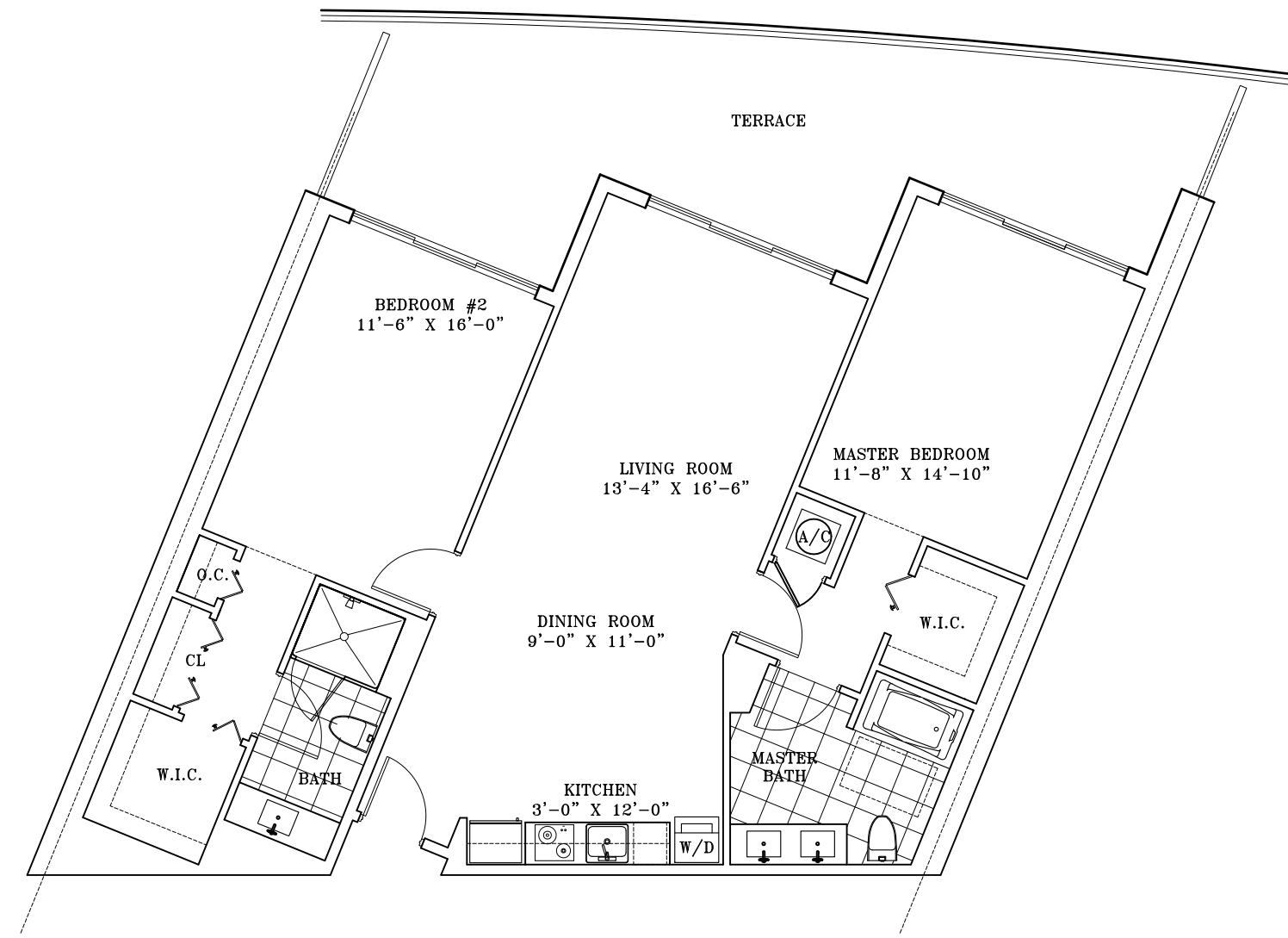
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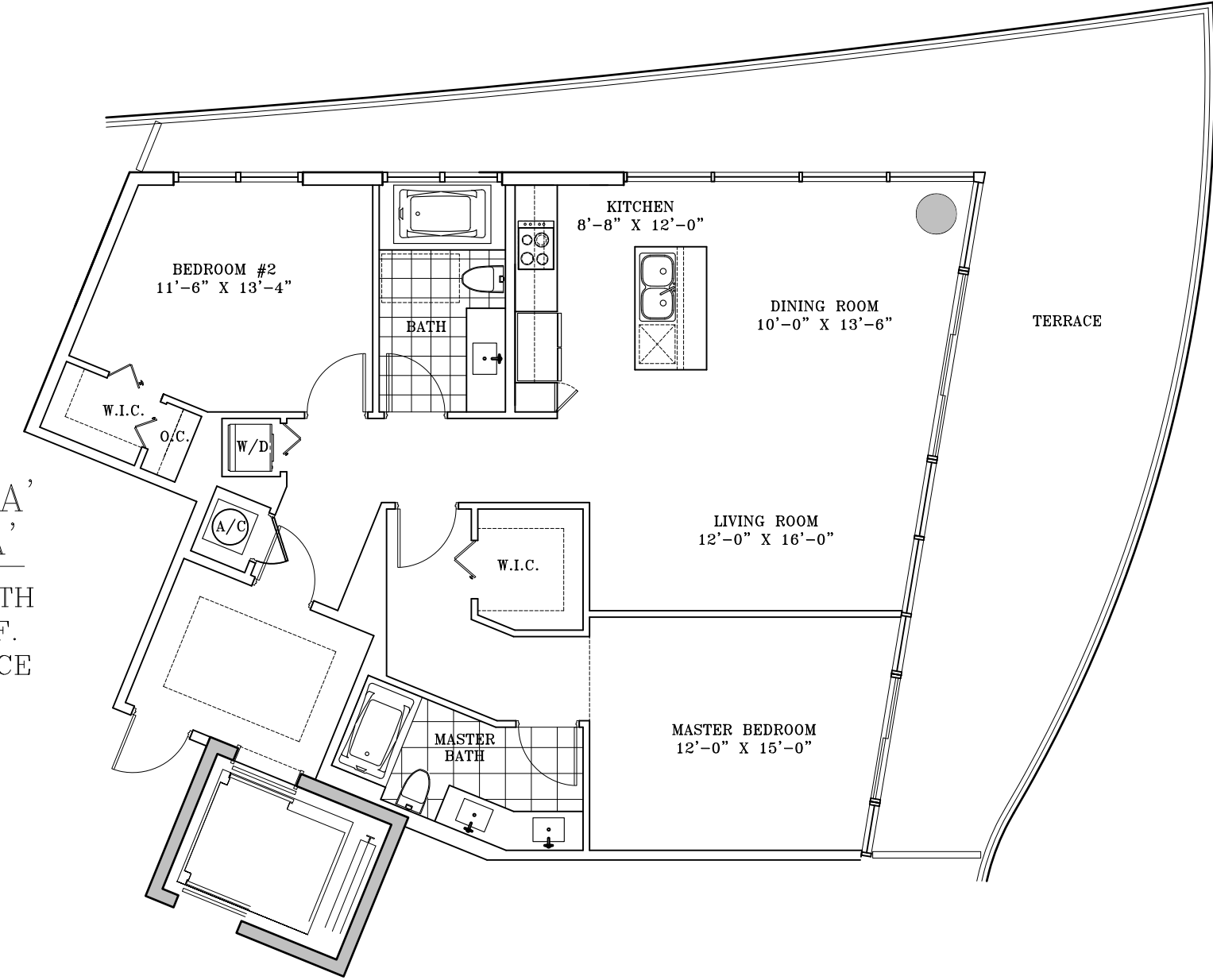
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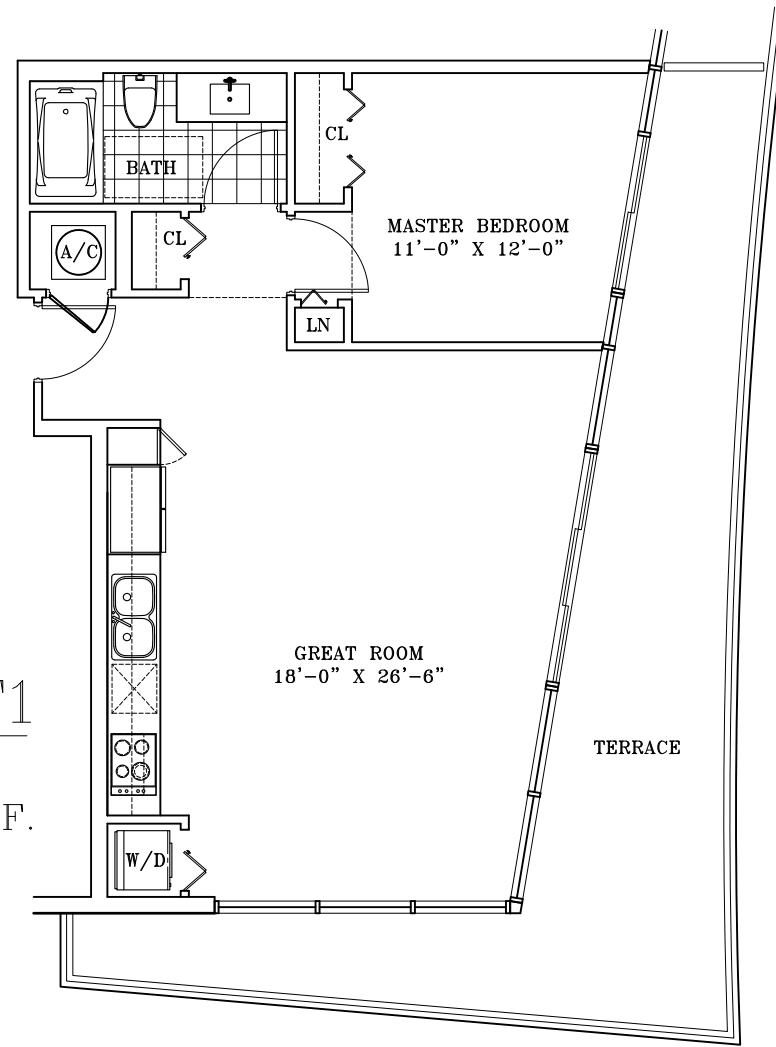
ROOM H1
870 S.F.
BALC. 290 S.F.



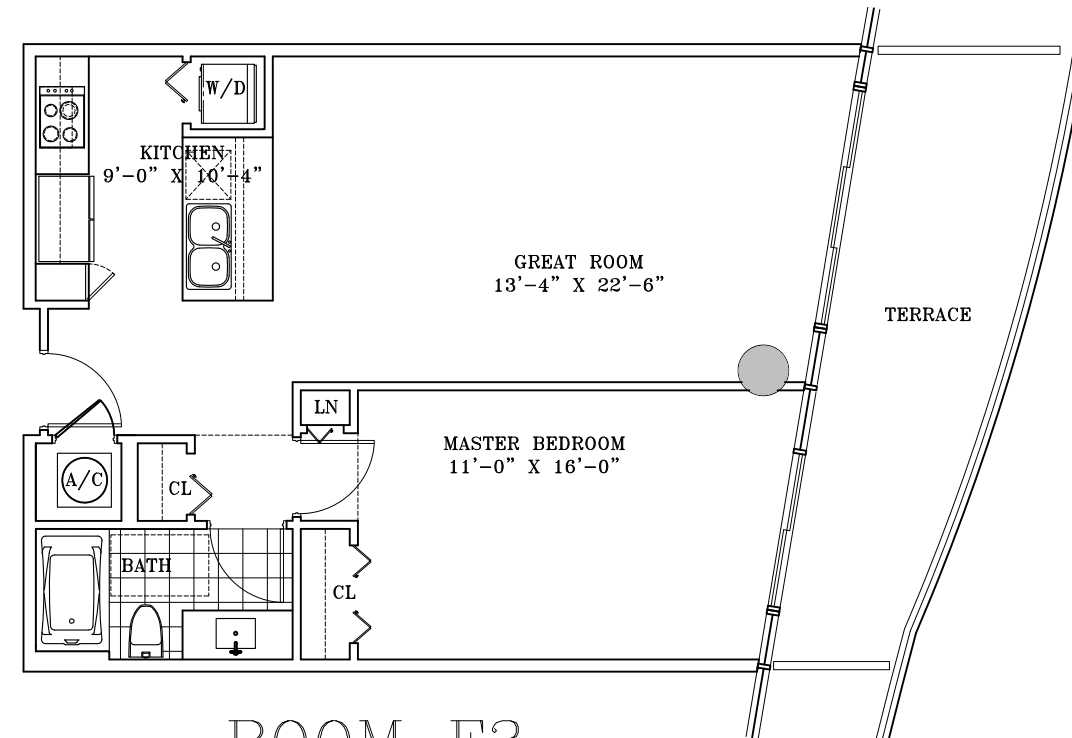
ROOM H2
1,235 S.F.
BALC. 390 S.F.



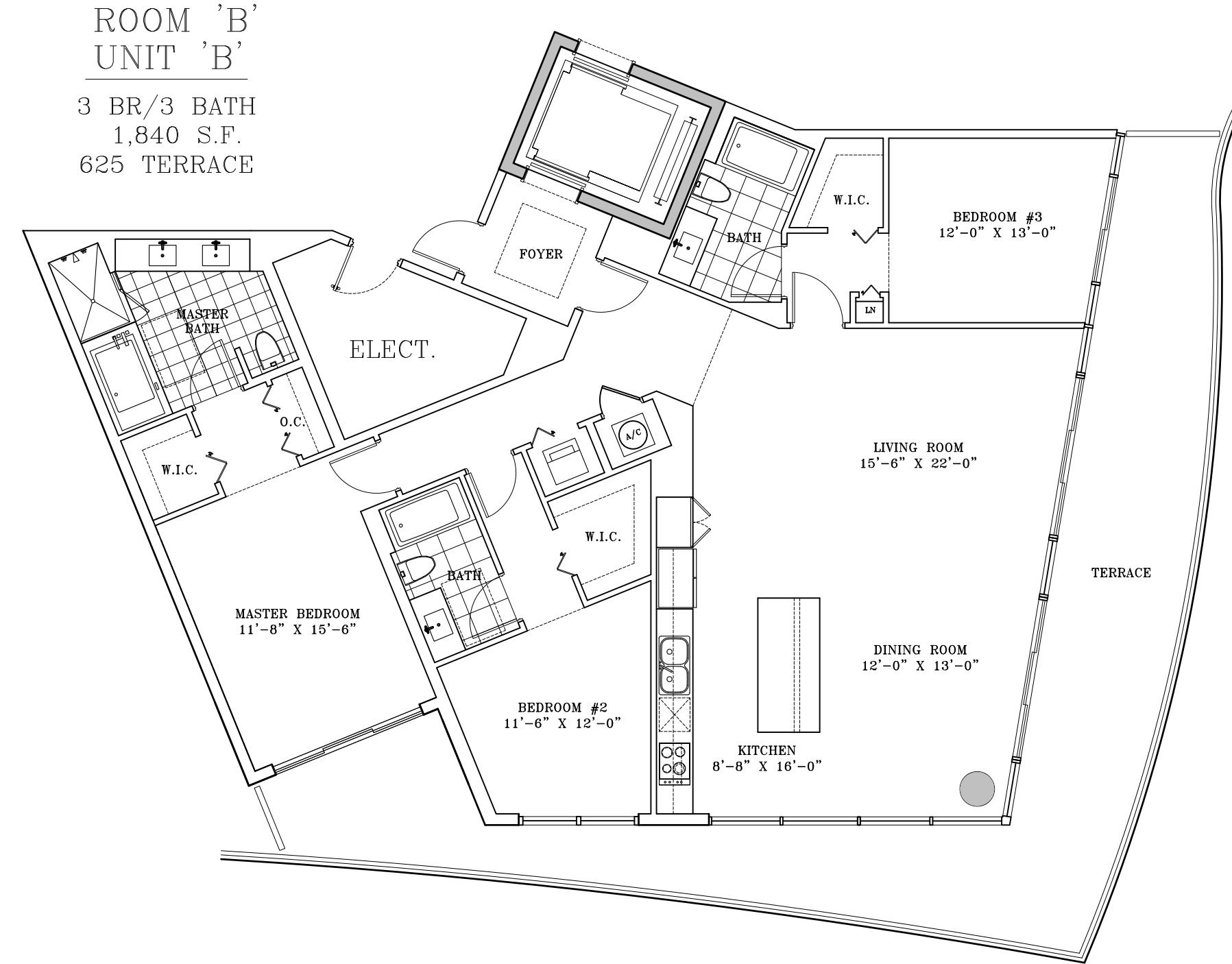
ROOM 'A'
UNIT 'A'
2 BR/2 BATH
1,380 S.F.
670 TERRACE



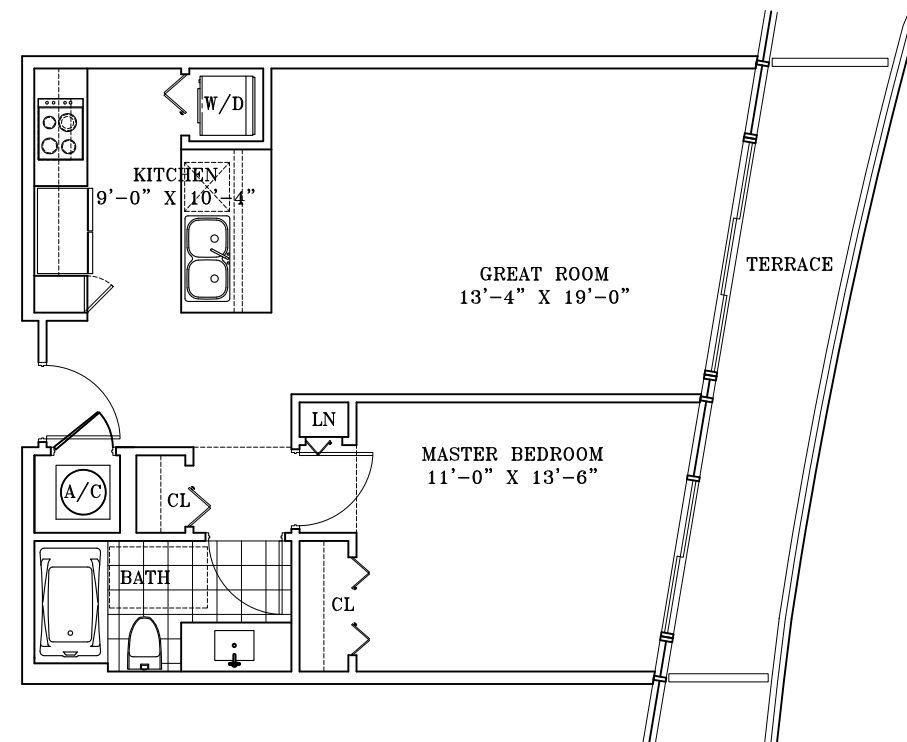
ROOM F1
730 S.F.
BALC. 340 S.F.



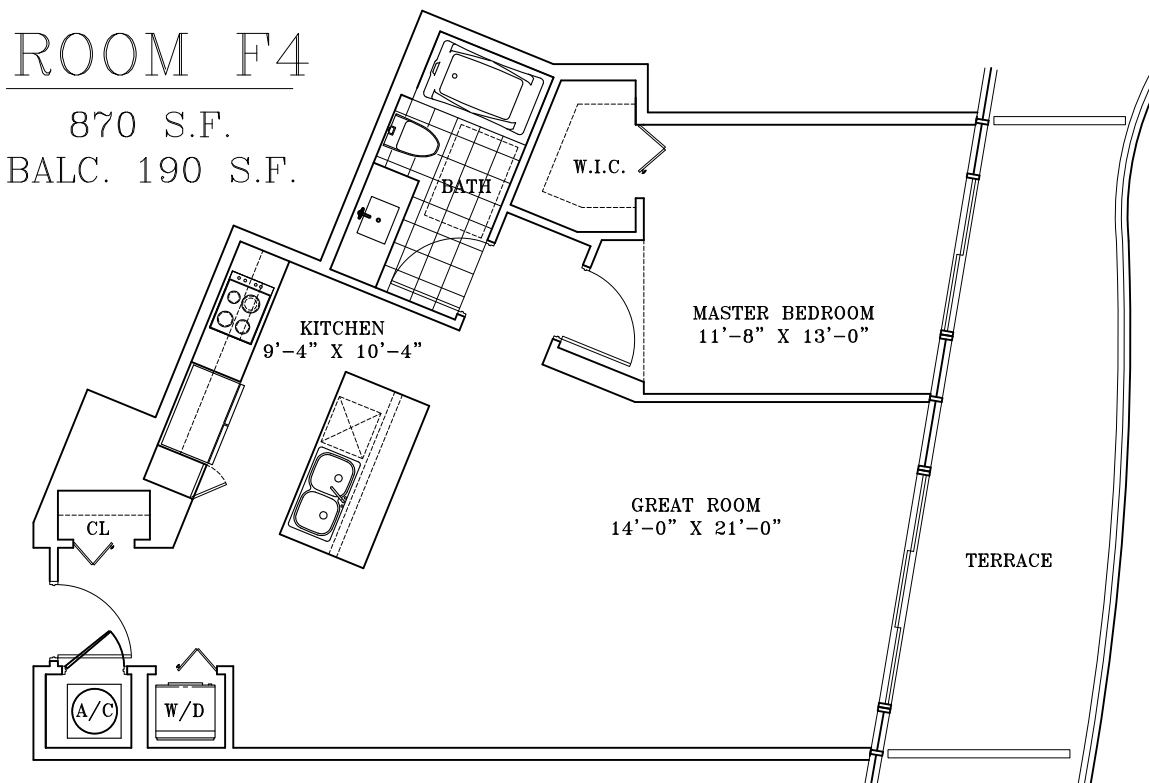
ROOM F3
800 S.F.
BALC. 180 S.F.



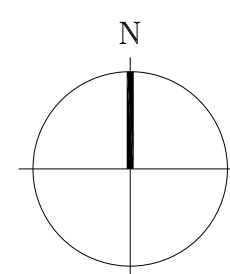
ROOM 'B'
UNIT 'B'
3 BR/3 BATH
1,840 S.F.
625 TERRACE



ROOM F2
705 S.F.
BALC. 120 S.F.

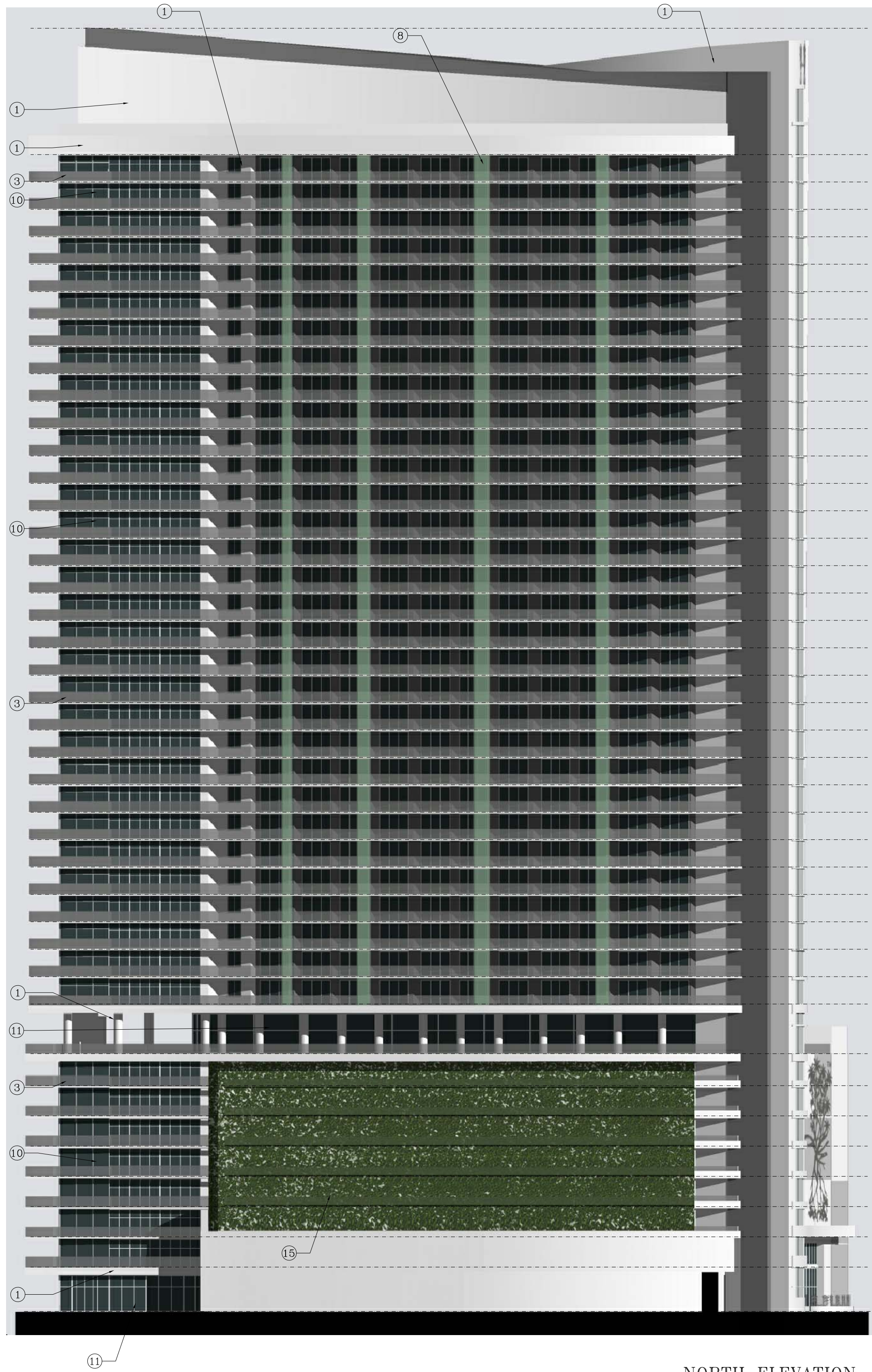


ROOM F4
870 S.F.
BALC. 190 S.F.



UNIT PLANS

SCALE 1/8"



NORTH ELEVATION
SCALE: 1:20

ELEVATION KEY NOTES				
1. SMOOTH STUCCO FINISH	9. STEEL ENTRANCE CANOPY			
2. STUCCO SCORR LINE	10. TINTED SLIDING GLASS DOOR			
3. ALUMINUM GLASS RAILING	11. TINTED GLASS WINDOW IN ALUM. FRAME (ESP. FIN)			
4. RAISED STUCCO MOLDING	12. RECESSED CONCRETE PANEL			
5. LIGHT FIXTURES	13. ALUM. GRILLE (ESP. FIN)			
6. TINTED GLASS WINDOW IN ALUM. FRAME ESP. FIN.	14. CONCRETE EYEBROW			
7. ALUM. LOUVERS	15. LIVING WALL SYSTEM			
8. PATIO DIVIDER-FROSTED GLASS IN ALUMINUM FRAME	(SEE DETAIL ON SHEET A5.0)			



WEST ELEVATION
SCALE: 1:20

revision:	
CITY MANAGER'S ROUNDTABLE	10/10/2013
PRELIMINARY T.A.C.	11/4/2013
FINAL T.A.C.	2/7/2014

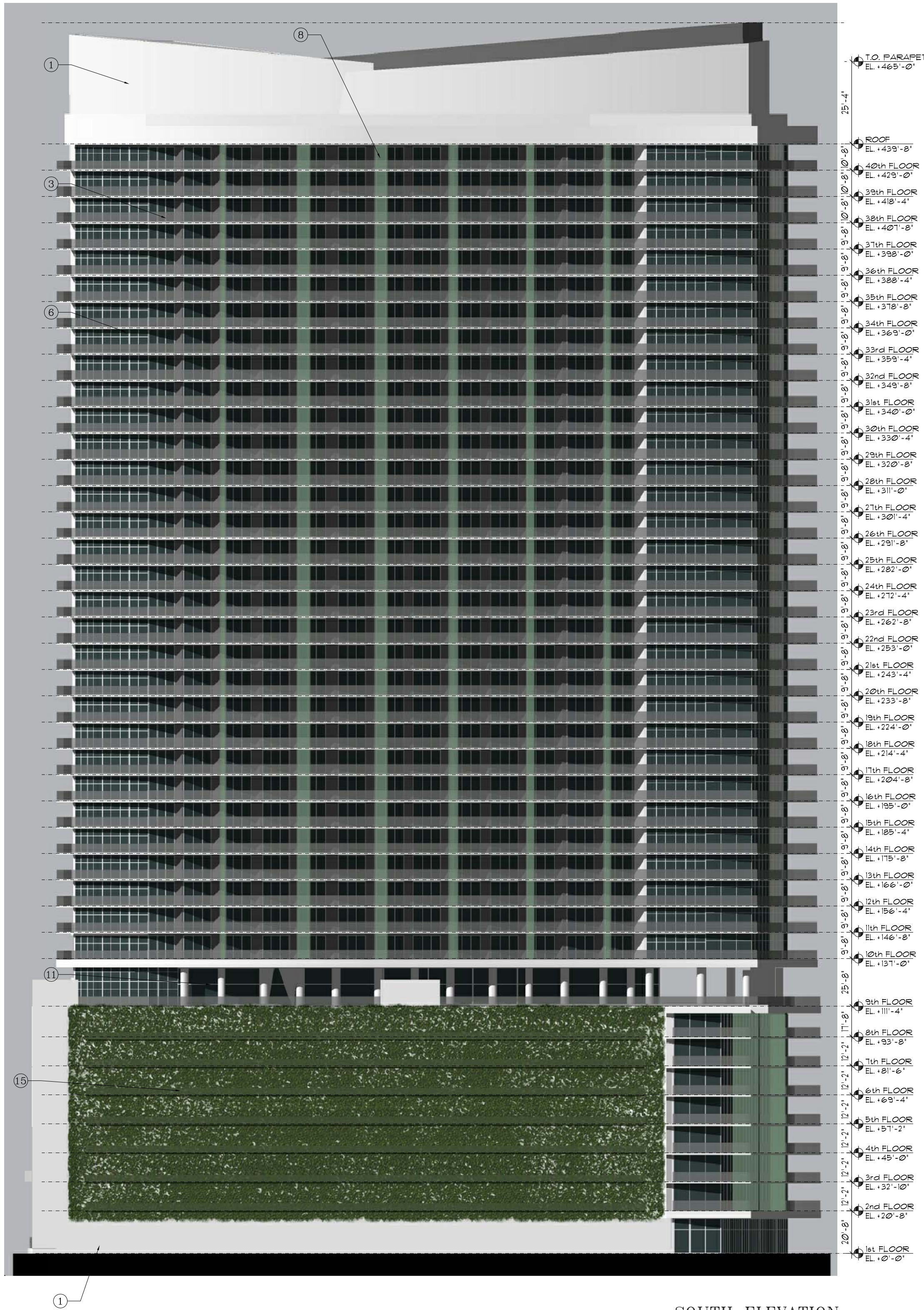
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date: 10/10/13

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project: 3215



ELEVATION KEY NOTES				
1. SMOOTH STUCCO FINISH	9. STEEL ENTRANCE CANOPY			
2. STUCCO SCORE LINE	10. TINTED SLIDING GLASS DOOR			
3. ALUMINUM GLASS RAILING	11. CLEAR STOREFRONT GLASS			
ESP. FINISH	IN ALUM. FRAME (ESP. FIN.)			
4. RAISED STUCCO MOLDING	12. RECESSED CONCRETE PANEL			
5. LIGHT FIXTURES	13. ALUM. GRILLE (ESP. FIN.)			
6. TINTED GLASS WINDOW IN	14. CONCRETE EYEBROW			
ALUM. FRAME ESP. FIN.	15. LIVING WALL SYSTEM			
7. ALUM. LOUVERS	(SEE DETAIL ON SHEET A5.0)			
8. PATIO DIVIDER-FROSTED				
GLASS IN ALUMINUM FRAME				

SOUTH ELEVATION
SCALE 1:20



EAST ELEVATION
SCALE 1:20

revisions:	
CITY MANAGER'S ROUNDTABLE	10/10/2013
PRELIMINARY T.A.C.	11/4/2013
FINAL T.A.C.	2/7/2014

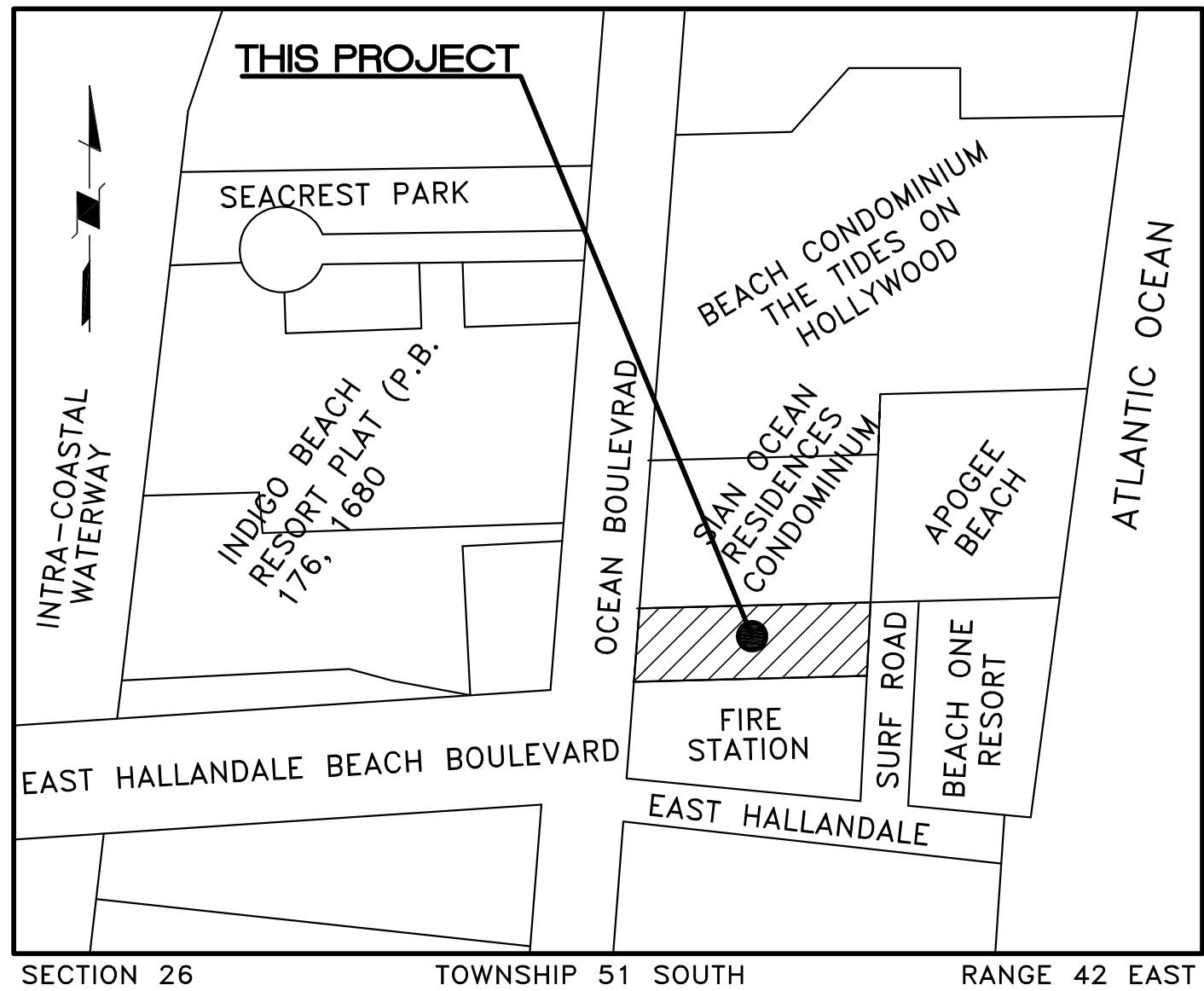
drawn by:
LF/SP/PD

date:
10/18/13

sheet no:

A3.1

project:
3215



LOCATION MAP

N.T.S.

BEGIN AT THE SOUTHEAST CORNER OF THE NORTHEAST ONE-QUARTER (NE 1/4) OF THE NORTHEAST ONE-QUARTER (NE 1/4) OF SECTION 26, TOWNSHIP 51 SOUTH, RANGE 42 EAST; THENCE WEST ALONG THE SOUTH LINE OF THE NORTHEAST ONE-QUARTER (NE 1/4) OF THE NORTHEAST ONE-QUARTER (NE 1/4) OF SAID SECTION 26, A DISTANCE OF 357.38 FEET TO THE EAST RIGHT-OF-WAY LINE OF OCEAN BOULEVARD; THENCE NORTHEASTERLY ALONG THE EAST RIGHT-OF-WAY LINE OF OCEAN BOULEVARD, A DISTANCE OF 173.50 FEET; THENCE EAST AND PARALLEL TO THE SOUTH LINE OF THE NORTHEAST ONE-QUARTER (NE 1/4) OF THE NORTHEAST ONE-QUARTER (NE 1/4) OF SAID SECTION 26, A DISTANCE OF 337.06 FEET TO THE EAST LINE OF SAID SECTION 26; THENCE SOUTH, 172.00 FEET TO THE POINT OF BEGINNING.

LESS THAT PART OF THE NORTHEAST ONE-QUARTER (NE 1/4) OF THE NORTHEAST ONE-QUARTER (NE 1/4) OF SAID SECTION 26, TOWNSHIP 51 SOUTH, RANGE 42 EAST, BROWARD COUNTY, FLORIDA, SAID PART BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE FOUND BRASS CAP IN CONCRETE MONUMENT #2094, MARKING THE SOUTHEAST CORNER OF SAID NORTHEAST ONE-QUARTER (NE 1/4) OF THE NORTHEAST ONE-QUARTER (NE 1/4) OF SECTION 26; THENCE SOUTH 87°08'38" WEST ALONG THE SOUTH LINE OF SAID NORTHEAST ONE-QUARTER (NE 1/4) OF THE NORTHEAST ONE-QUARTER (NE 1/4), A DISTANCE OF 342.38 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE SOUTH 87°08'38" WEST ALONG SAID SOUTH LINE, A DISTANCE OF 15.00 FEET TO A POINT ON THE EASTERLY EXISTING RIGHT-OF-WAY LINE FOR STATE ROAD A-1-A (OCEAN DRIVE); THENCE NORTH 04°44'28" EAST ALONG THE SAID EASTERLY EXISTING RIGHT-OF-WAY LINE, A DISTANCE OF 173.70 FEET (173.50 FEET BY DEED); THENCE NORTH 87°08'38" EAST, A DISTANCE OF 4.05 FEET; THENCE SOUTH 00°58'10" EAST, A DISTANCE OF 9.87 FEET; THENCE SOUTH 01°15'52" WEST, A DISTANCE OF 162.73 FEET TO THE POINT OF BEGINNING.

SAID LAND SITUATE, LYING AND BEING IN THE CITY OF HOLLYWOOD, BROWARD COUNTY, FLORIDA.

LEGAL DESCRIPTION

GENERAL NOTES


- HORIZONTAL AND VERTICAL CONTROL SHALL BE PROVIDED BY THE OWNER'S SURVEYOR. LAYOUT IS THE RESPONSIBILITY OF THE CONTRACTOR.
- IT IS THE INTENT OF THESE DRAWINGS TO BE IN ACCORDANCE WITH APPLICABLE CODES AND AUTHORITIES HAVING JURISDICTION. ANY DISCREPANCIES BETWEEN THESE DRAWINGS AND APPLICABLE CODES SHALL BE IMMEDIATELY BROUGHT TO THE ATTENTION OF THE ENGINEER.
- EXISTING UTILITIES SHOWN ARE BASED ON INFORMATION SUPPLIED BY OTHERS. IT SHALL BE THE CONTRACTORS RESPONSIBILITY TO MEET WITH ALL APPLICABLE UTILITY COMPANIES TO VERIFY ALL UNDERGROUND FACILITIES PRIOR TO THE START OF CONSTRUCTION. ALL TRENCH EXCAVATION SHALL PROCEED WITH EXTREME CAUTION AT ALL TIMES. IN THE EVENT THAT EXISTING UTILITIES ARE DAMAGED, IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO REPAIR OR REPLACE ALL SUCH DAMAGE.
- EXISTING GRADES WERE TAKEN FROM THE BEST AVAILABLE DATA AND MAY NOT ACCURATELY REFLECT PRESENT CONDITIONS. CONTRACTOR SHALL BE RESPONSIBLE FOR FAMILIARIZING HIMSELF WITH CURRENT SITE CONDITIONS, AND SHALL REPORT ANY DISCREPANCIES TO THE ENGINEER PRIOR TO STARTING WORK.
- ALL ELEVATIONS, GRADING AND PREPARATION OF SUBGRADE TO BE APPROVED BY THE CITY OF HOLLYWOOD BEFORE PLACING BASE AND PAVEMENT.
- REFERENCE SHALL BE MADE TO THE MECHANICAL, PLUMBING AND ELECTRICAL DRAWINGS FOR LOCATIONS, SIZE AND DETAILS OF ALL UTILITY SERVICES TO THE BUILDINGS.
- CONTRACTOR SHALL BE RESPONSIBLE FOR RESETTling ALL DISTURBED EXISTING MANHOLE COVERS, VALVE BOXES, BLOW-OFF RISERS, ETC. TO NEW ELEVATIONS, AS REQUIRED, WHETHER SPECIFICALLY SHOWN ON DRAWINGS OR NOT.
- BOUNDARY AND TOPOGRAPHIC DATA BASED UPON SURVEY PREPARED BY LEITER, PEREZ & ASSOCIATES, MIRAMAR, FLORIDA.

STRIPING AND SIGNAGE NOTES

- ALL ON-SITE STRIPING SHALL BE IN ACCORDANCE WITH FDOT SECTION 710. PAINT SHALL CONFORM WITH THE REQUIREMENTS OF FDOT SECTION 971-12, OR, AT CONTRACTOR'S OPTION, FAST DRY TRAFFIC PAINT AS SPECIFIED IN FDOT SECTION 971-13 MAY BE USED.
- ALL STRIPING IN FDOT RIGHT-OF-WAY AND ALL ON-SITE STOP BARS SHALL BE THERMOPLASTIC WITH A MIXTURE OF 50 PERCENT GLASS SPHERES AND 50 PERCENT SHARP SILICA SAND APPLIED AT A RATE OF 0.20 PSF IN ACCORDANCE WITH FDOT SECTION 711.
- ALL SIGNAGE SHALL BE IN ACCORDANCE WITH "THE MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES", LATEST EDITION.
- SIGN POSTS SHALL BE STEEL CHANNEL IN ACCORDANCE WITH CITY OF HOLLYWOOD PUBLIC WORKS DEPARTMENT STANDARDS AND SHALL BE BREAK-A-WAY.
- STOP SIGNS SHALL BE MOUNTED WITH 7' CLEAR FROM SIGN BOTTOM TO GRADE. WHERE INDICATED, ADDITIONAL SIGNAGE SHALL BE MOUNTED BELOW STOP SIGN.

SIGN LEGEND

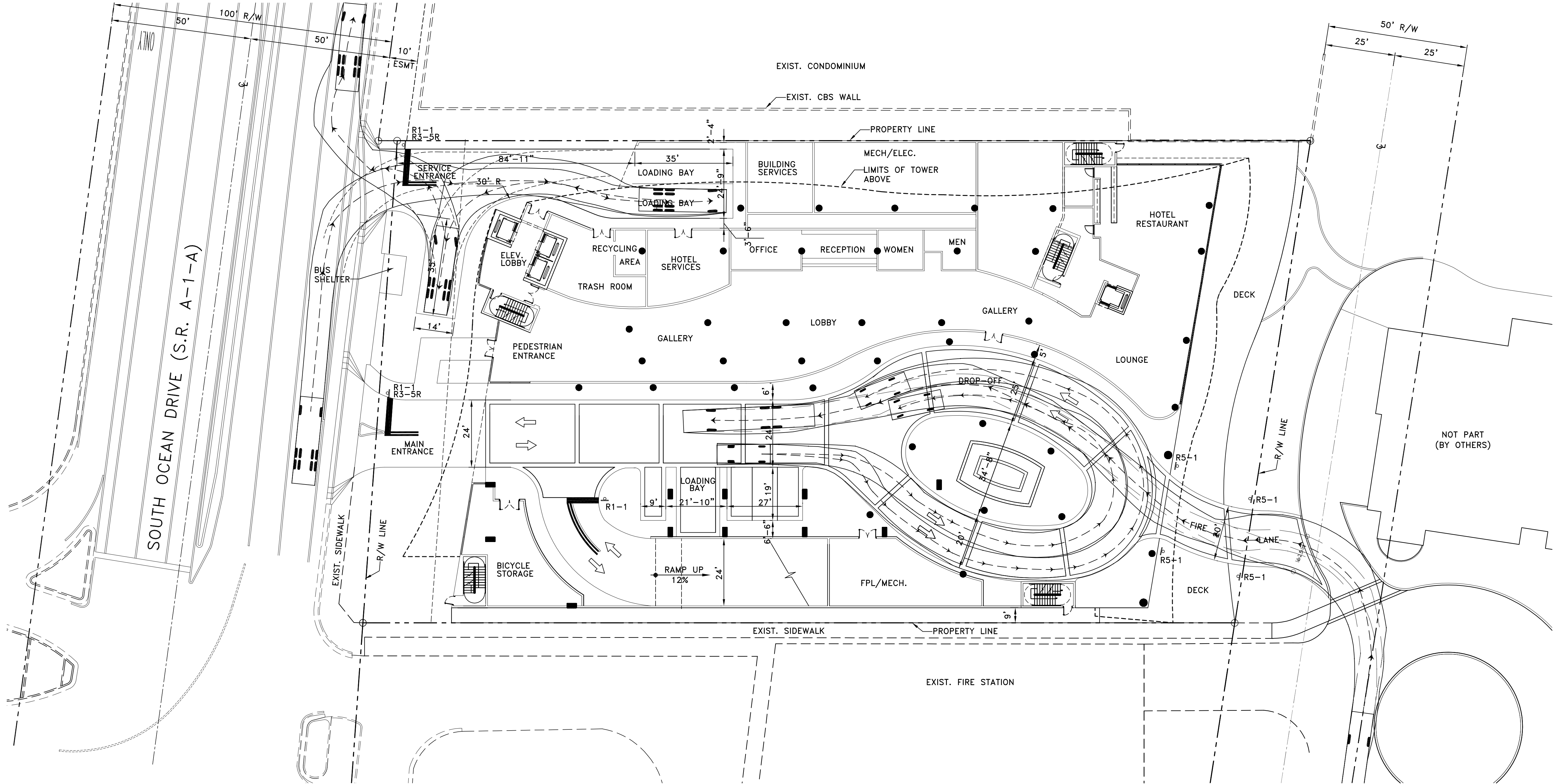
R1-1	30" X 30" STOP SIGN
R3-5R	30" X 36" RIGHT TURN ONLY SIGN
R5-1	30" X 30" DO NOT ENTER SIGN



CONSULTING ENGINEERING & SCIENCE, INC.
10700 N. KENDALL DRIVE SUITE 400
MIAMI, FLORIDA 33176 (305)-378-5555
EB-0003255

FOR THE FIRM:
RICHARD B. BOCHNOVICH
PE-19833 (CIVIL)

CES PROJECT NO.: 13063



LAYOUT PLAN

SCALE: 1" = 20'

COHEN • FREEDMAN ENCINOSA & ASSOC.

AA C000779

Architects, PA

8085 N.W. 155th Street Miami Lakes, Florida 33016 305 826 3999

PRELIMINARY DESIGN FOR:

HYDE BEACH RESORT

SOUTH OCEAN DRIVE, HOLLYWOOD, FLORIDA 33019

LAYOUT PLAN AND NOTES

STUART COHEN
STATE OF FLORIDA
REGISTERED ARCHITECT
AP# 0002895
QUILTERMO J. ENCINOSA
STATE OF FLORIDA
REGISTERED ARCHITECT
AP# 0006960

revisions:
11-04-13 PREL TAC
11-22-13 FINAL TAC
02-04-14 FINAL TAC

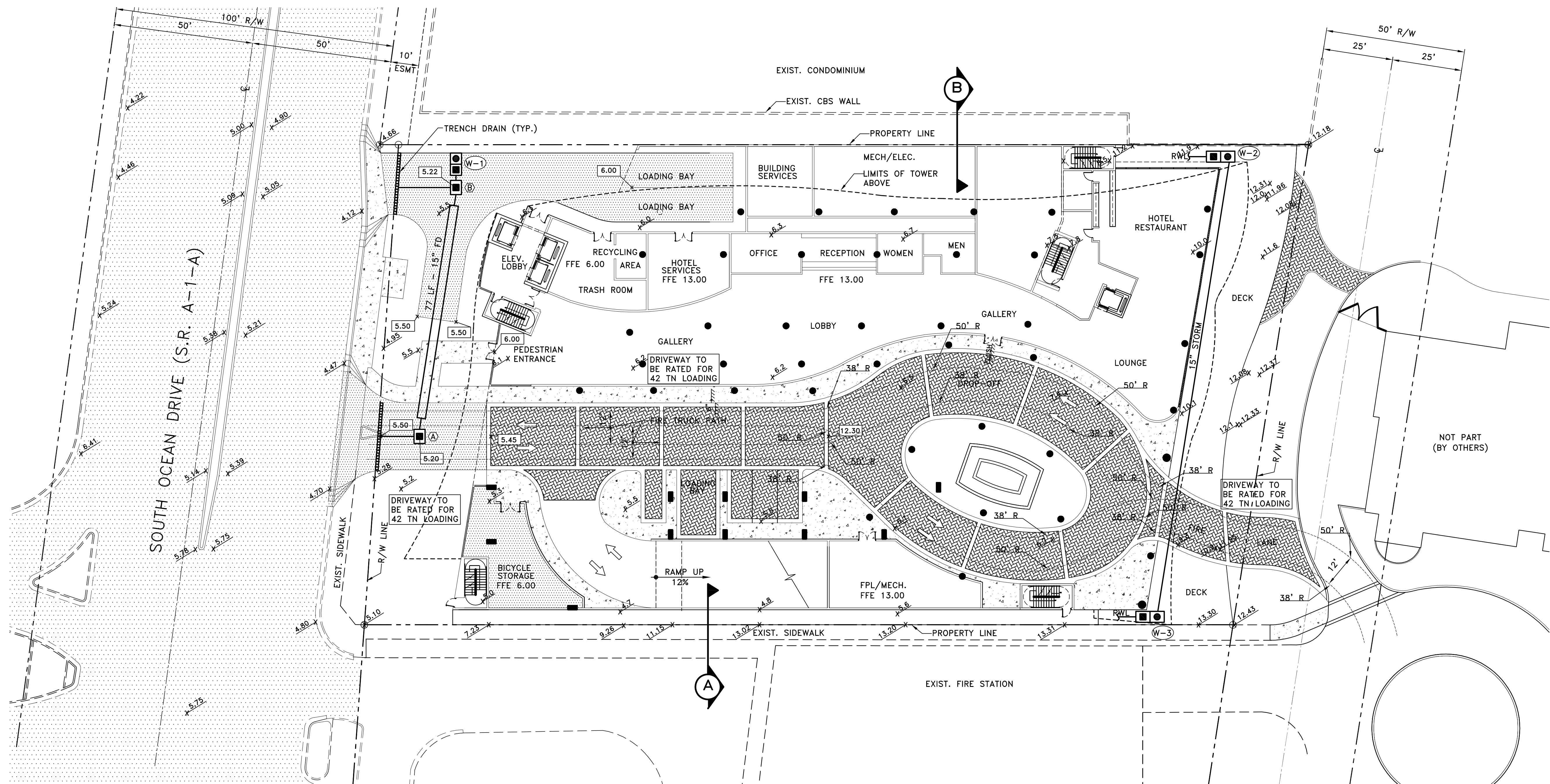
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date: 9-16-13

sheet no:

C-1

project: 3215

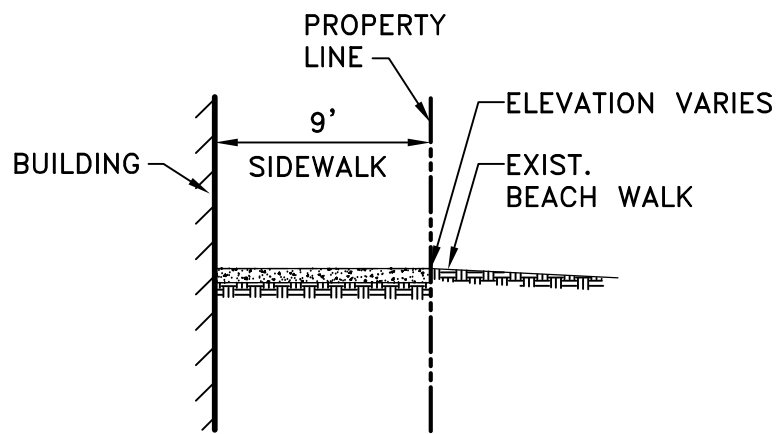


PAVING-GRADING-DRAINAGE PLAN

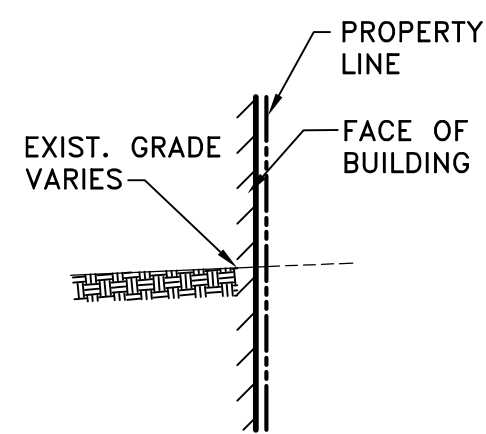
SCALE: 1" = 20'

PAVING-GRADING-DRAINAGE NOTES

- ELEVATIONS SHOWN REFER TO THE NATIONAL GEODETIC VERTICAL DATUM (N.G.V.D.).
- GRADING SHALL CONSIST OF ALL EXCAVATION, FILLING, SHAPING AND SLOPING NECESSARY FOR THE CONSTRUCTION, PREPARATION AND COMPLETION OF ALL SUBGRADES, SHOULDERS, SLOPES, INTERSECTIONS, PAVEMENTS AND OTHER AREAS, ALL IN ACCORDANCE WITH SPECIFIED ALIGNMENTS AND GRADES.
- DRAINAGE STRUCTURES SHALL BE AS DETAILED. DRAINAGE PIPE TO BE HIGH DENSITY POLYETHELENE. FRENCH DRAIN PIPE TO BE CORRUGATED POLYETHYLENE.
- TRENCH DRAINS SHALL BE PRODUCT NO. 3-55.1 AS MANUFACTURED BY U.S. PRECAST CORP., OR EQUAL. TRENCH DRAIN GRATES SHALL BE USF GRATE NO. 6140 (14"x24"), OR EQUAL. PROVIDE NUMBER OF GRATE SEGMENTS REQUIRED TO ACCOMMODATE LENGTH OF TRENCH INDICATED.
- SAWCUT ALL PAVEMENT EDGES WHERE EXISTING PAVEMENT IS TO REMAIN.
- ASPHALTIC PAVEMENTS SHALL CONSIST OF COMPACTED SUBGRADE, COMPACTED LIMEROCK SUBBASE AND TYPE S-3 ASPHALTIC CONCRETE; AND/OR, SHALL MEET CITY OF HOLLYWOOD STANDARDS IN ROADWAY RIGHT-OF-WAY.
- CONCRETE CURB, SIDEWALK AND SLABS SHALL CONSIST OF 3,000 PSI PORTLAND CEMENT CONCRETE.
- ALL REINFORCING, ALL SIZES, SHALL CONFORM TO ASTM A615, GRADE 60.
- ALL EXPOSED CONCRETE SURFACES SHALL RECEIVE A LIGHT BROOM FINISH, UNLESS OTHERWISE DIRECTED.
- TESTING LABORATORY SHALL BE RETAINED BY THE CONTRACTOR TO VERIFY SPECIFIED COMPACTION DENSITY AND CONCRETE STRENGTH. FAILURE OF ANY TESTING TO MEET SPECIFIED REQUIREMENTS SHALL BE DEEMED NON-COMPLYING.
- COORDINATE ALL SPECIALTY PAVEMENTS SHOWN WITH ARCHITECTURAL AND LANDSCAPE DRAWINGS.



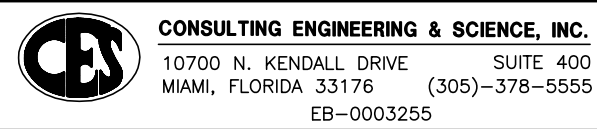
SECTION A



SECTION B

LEGEND

	EXISTING PAVEMENT TO REMAIN		EXISTING SPOT ELEVATION
	EXISTING ASPHALTIC PAVEMENT TO BE MILLED & RESURFACED		NEW SPOT ELEVATION
	CONCRETE PAVEMENT		NEW FRENCH DRAIN
	SPECIALTY VEHICULAR PAVEMENT (COORD. W/ ARCH./LANDSC. DWG'S)		STORM SEWER PIPE
	CONCRETE SIDEWALK (COORD. W/ ARCH./LANDSC. DWG'S)		WELL BOX & GRIT TANK



FOR THE FIRM:
RICHARD B. BOCHNOVICH
P.E. - 19833 (CIVIL)

CES PROJECT NO.: 13063

PRELIMINARY DESIGN FOR:

HYDE BEACH RESORT

SOUTH OCEAN DRIVE, HOLLYWOOD, FLORIDA 33019

PAVING-GRADING-DRAINAGE PLAN AND NOTES

STUART COHEN
STATE OF FLORIDA
REGISTERED ARCHITECT
ARCH. NO. 0002895
QUILTERMO J. ENCINOSA
STATE OF FLORIDA
REGISTERED ARCHITECT
ARCH. NO. 0009690

revisions:
11-04-13 PREL TAC
11-22-13 FINAL TAC
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drawn by:

date: 9-16-13

sheet no:

C-2

project: 3215

COHEN • FREEDMAN ENCINOSA & ASSOC.

Architects, PA

AA C000779

8085 N.W. 155th Street Miami Lakes, Florida 33016 305 826 3999

WATER MAIN AND SERVICE SPECIFICATIONS

1.

ALL NEW WATER MAINS SHALL BE INSTALLED, CLEANED, DISINFECTED AND BACTERIOLOGICALLY CLEARED FOR SERVICE IN ACCORDANCE WITH THE LATEST ANSI/AWWA STANDARDS.

2.

DUCTILE IRON WATER MAINS 4" OR LARGER SHALL BE CLASS 52. ALL DUCTILE IRON PIPE SHALL CONFORM TO THE REQUIREMENTS OF ANSI/AWWA C151/A21.51-02 AND BE CEMENT LINED AND SEAL COATED PER ANSI/AWWA C104/A21.4-95, UNLESS OTHERWISE NOTED. PVC PIPE 6" OR LARGER SHALL BE DR 18 CONFORMING AWWA C900-97.

3.

FITTINGS SHALL BE DUCTILE IRON MEETING ANSI/AWWA C153/A21.53-00 SPECIFICATIONS, WITH 250 PSI MINIMUM WORKING PRESSURE. FITTINGS MUST BE CEMENT LINED AND SEAL COATED PER ANSI/AWWA C104/A21.4-95.

4.

FOR METERS UP TO SIZE 2" THE SERVICE LINE AND SERVICE LINE FITTINGS SHALL BE SCHEDULE 80 PVC, SOLVENT WELD ONLY EXCEPT FOR THREADED NIPPLES AND BUSHINGS AND CONFORM TO THE SPECIFICATIONS AS SET FORTH IN ASTM D-1785 AND ASTM D-2467. FITTINGS MUST ALSO CARRY THE NATIONAL SANITARY FOUNDATION STANDARD 14 APPROVAL FOR POTABLE WATER, AS MANUFACTURED BY SPEARS, R.G. SLOAN, OR APPROVED EQUAL.

5.

GATE VALVES 4" AND LARGER SHALL BE RESILIENT SEATED OF THE MJ TYPE AND SHALL CONFORM TO THE STANDARDS OF ANSI/AWWA C509-01. ALL RESILIENT SEAT VALVES MUST BE BI-DIRECTIONAL.

6.

VALVE BOXES SHALL BE OPELIKA No. 19, NO SUBSTITUTIONS.

7.

TAPPING SLEEVES SHALL BE MUELLER H-615, CLOW F-5205 OR, APPROVED BY THE UTILITIES DEPARTMENT.

8.

METER COUPLINGS SHALL BE OUTSIDE I.P. THREAD BY METER SWIVEL NUT BRASS COUPLING, MANUFACTURED BY MUELLER #H-10890 FOR 5/8" AND 1" METERS, NO SUBSTITUTIONS.

9.

CORPORATION STOPS SHALL BE 2" MUELLER #H-10046.

10.

CURB STOPS SHALL BE BALL VALVE AS MANUFACTURED BY THE FORD METER BOX COMPANY, INC., WABASH, INDIANA, OR APPROVED EQUAL.

A. FOR 5/8" METER CATALOG # BL11-233W-3.75.

B. FOR 1" METER CATALOG # BL11-344W-4.5.

11.

TAPPING VALVES 4" AND LARGER SHALL BE RESILIENT WEDGE TYPE MEETING ANSI/AWWA C509-87. ALL TAPPING VALVES MUST HAVE A CAST-IN ALIGNMENT RING AND BE CAPABLE OF ACCEPTING A FULL SIZE CUTTER. TAPPING VALVES SHALL BE CLOW OR AMERICAN DARLING ONLY.

12.

DRESSER COUPLINGS SHALL BE REGULAR BLACK COUPLINGS WITH PLAIN GASKETS FOR GALVANIZED STEEL PIPE AND P.V.C. THEY SHALL BE DRESSER STYLE 90 WITH NO SUBSTITUTIONS.

13.

THE MINIMUM DEPTH OF COVER OVER WATER MAINS IS 30", EXCEPT IN THE CASE OF PVC PIPE WHICH REQUIRES A MINIMUM COVER OF 36".

14.

WHEN PVC PIPE IS USED, A METALLIZED MARKER TAPE SHALL BE INSTALLED CONTINUOUSLY 18" ABOVE THE PIPE. THE MARKER TAPE SHOULD BE IMPRINTED WITH A WARNING THAT THERE IS BURIED PIPE BELOW. THE TAPE SHALL BE MAGNA TEC, AS MANUFACTURED BY THOR ENTERPRISES INC. OR APPROVED EQUAL.

15.

FIRE HYDRANTS SHALL BE TRAFFIC BREAKAWAY MUELLER SUPER CENTURION 200 MODEL No.A-423 OR CLOW MEDALLION F-2546-5B.

16.

FIRE HYDRANTS SHALL BE INSTALLED WITH THE CENTER OF THE HOSE NOZZLE 18" ABOVE FINISHED GRADE, FACING THE STREET.

17.

CONTROL GATE VALVE SHALL BE USED FOR 1-1/2" AND 2" METERS INSTEAD OF CURB STOPS AND SHALL BE INSTALLED IN METER BOX. CONTROL GATE VALVE SHALL BE NIBCO-SCOTT T-133 OR T-136 WITH NO SUBSTITUTIONS ALLOWED.

18.

STANDARD PIPE MARKINGS AS PER FAC 62-555.320(21)(b)3:

ALL PIPE FITTINGS SHALL BE COLOR CODED OR MARKED AS FOLLOWS:

A. POTABLE WATER PIPE: BLUE

B. RECLAIMED WATER PIPE: VIOLET

C. SANITARY PIPE: GREEN

TESTING AND DISINFECTION

1.

NO CONNECTIONS TO THE EXISTING LINES SHALL BE MADE UNTIL THE PRESSURE AND BACTERIOLOGICAL TESTS HAVE BEEN PERFORMED ON THE PROPOSED WATER MAINS AND THE SYSTEM IS ACCEPTABLE TO THE CITY OF HOLLYWOOD AND BROWARD COUNTY PUBLIC HEALTH UNIT (BCPHU).
2.

THE PRESSURE TEST SHALL BE FOR 2 HOURS AT 150 PSI AND IN ACCORDANCE WITH ANSI/AWWA STANDARD C600-99. PRESSURE TEST SHALL BE WITNESSED BY THE CITY OF HOLLYWOOD THE ALLOWABLE LEAKAGE SHALL BE LESS THAN THE NUMBER OF GALLONS PER HOUR AS DETERMINED BY THE FORMULA:

L

=

S

D

√

P

148,000

L

=

THE ALLOWABLE LEAKAGE IN GALLONS PER HOUR.

S

=

THE LENGTH OF PIPE BEING TESTED.

D

=

THE NOMINAL DIAMETER OF THE PIPE BEING TESTED.

P

=

THE AVERAGE TEST PRESSURE IN POUNDS PER SQUARE INCH.

3.

THE COMPLETE LENGTH OF THE PROPOSED WATER MAIN SHALL BE TESTED, IN LENGTHS NOT TO EXCEED 2,000 FEET PER TEST.

4.

PROPOSED WATER MAINS SHALL BE DISINFECTED IN ACCORDANCE WITH ANSI/AWWA STANDARD C651-05 AND BACTERIOLOGICALLY TESTED FOR TWO CONSECUTIVE DAYS. THE CITY OF HOLLYWOOD WATER TREATMENT PLANT LABORATORY WILL BE THE SOLE SAMPLER AND WILL PROVIDE BACTERIOLOGICAL TESTING.
- SEPARATION REQUIREMENTS OF F.D.E.P./B.C.H.D.
1.

SANITARY SEWERS AND FORCE MAINS SHOULD CROSS UNDER WATER MAINS WHENEVER POSSIBLE. SANITARY SEWERS AND FORCE MAINS CROSSING WATER MAINS SHALL BE LAID TO PROVIDE A MINIMUM VERTICAL DISTANCE OF 18 INCHES BETWEEN THE INVERT OF THE UPPER PIPE AND THE CROWN OF THE LOWER PIPE WHENEVER POSSIBLE.

2.

WHERE SANITARY SEWERS AND FORCE MAINS MUST CROSS A WATER MAIN WITH LESS THAN 18 INCHES VERTICAL DISTANCE, BOTH THE SEWER AND THE WATER MAIN SHALL BE CONSTRUCTED OF DUCTILE IRON PIPE (DIP) AT THE CROSSING, SUFFICIENT LENGTHS OF DIP MUST BE USED TO PROVIDE A MINIMUM SEPARATION OF 10 FEET BETWEEN ANY TWO JOINTS. ALL JOINTS IN THE WATER MAIN WITHIN 20 FEET OF THE CROSSING MUST BE MECHANICALLY RESTRAINED. A MINIMUM VERTICAL CLEARANCE OF 6 INCHES MUST BE MAINTAINED AT ALL CROSSINGS.

3.

ALL CROSSINGS SHALL BE ARRANGED SO THAT THE SEWER PIPE JOINTS AND THE WATER MAIN PIPE JOINTS ARE EQUIDISTANT FROM THE POINT OF CROSSING (PIPES CENTERED ON THE CROSSING).

4.

WHERE A NEW PIPE CONFLICTS WITH AN EXISTING PIPE WITH LESS THAN 18 INCHES VERTICAL CLEARANCE, THE NEW PIPE SHALL BE ARRANGED TO MEET THE CROSSING REQUIREMENTS ABOVE.

5.

A MINIMUM 10 FOOT HORIZONTAL SEPARATION SHALL BE MAINTAINED BETWEEN ANY TYPE OF SEWER AND WATER MAIN IN PARALLEL INSTALLATIONS WHENEVER POSSIBLE.

6.

IN CASES WHERE IT IS NOT POSSIBLE TO MAINTAIN A 10 FOOT HORIZONTAL SEPARATION, THE WATER MAIN MUST BE LAID IN A SEPARATE TRENCH OR ON AN UNDISTURBED EARTH SHELF LOCATED ON ONE SIDE OF THE SEWER OR FORCE MAIN AT SUCH AN ELEVATION THAT THE BOTTOM OF THE WATER MAIN IS AT LEAST 18 INCHES ABOVE THE TOP OF THE SEWER.

7.

WHERE IT IS NOT POSSIBLE TO MAINTAIN A VERTICAL DISTANCE OF 18 INCHES IN A PARALLEL INSTALATIONS, THE WATER MAIN SHALL BE CONSTRUCTED OF DIP AND THE SANITARY SEWER OR FORCE MAIN SHALL BE CONSTRUCTED OF DIP WITH A MINIMUM VERTICAL DISTANCE OF 6 INCHES. THE WATER MAIN SHOULD ALWAYS BE ABOVE THE SEWER. JOINTS ON THE WATER MAIN SHALL BE LOCATED AS FAR APART AS POSSIBLE FROM JOINTS ON THE SEWER OR FORCE MAIN (STAGGERED JOINTS).

8.

ALL DIP SHALL BE CLASS 50 OR HIGHER. ADEQUATE PROTECTIVE MEASURES AGAINST CORROSION SHALL BE USED AS DETERMINED BY THE DESIGN.
- GENERAL NOTES
1.

ELEVATIONS SHOWN REFER TO THE NATIONAL GEODETIC VERTICAL DATUM (N.G.V.D.).

2.

HORIZONTAL AND VERTICAL CONTROL SHALL BE PROVIDED BY THE OWNER'S SURVEYOR. LAYOUT IS THE RESPONSIBILITY OF THE CONTRACTOR.

3.

IT IS THE INTENT OF THESE DRAWINGS TO BE IN ACCORDANCE WITH APPLICABLE CODES AND AUTHORITIES HAVING JURISDICTION. ANY DISCREPANCIES BETWEEN THESE DRAWINGS AND APPLICABLE CODES SHALL BE IMMEDIATELY BROUGHT TO THE ATTENTION OF THE ENGINEER.

4.

EXISTING UTILITIES SHOWN ARE BASED ON INFORMATION SUPPLIED BY OTHERS. IT SHALL BE THE CONTRACTORS RESPONSIBILITY TO MEET WITH ALL APPLICABLE UTILITY COMPANIES TO VERIFY ALL UNDERGROUND FACILITIES PRIOR TO THE START OF CONSTRUCTION. ALL TRENCH EXCAVATION SHALL PROCEED WITH EXTREME CAUTION AT ALL TIMES. IN THE EVENT THAT EXISTING UTILITIES ARE DAMAGED, IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO REPAIR OR REPLACE ALL SUCH DAMAGE.

5.

EXISTING GRADES WERE TAKEN FROM THE BEST AVAILABLE DATA AND MAY NOT ACCURATELY REFLECT PRESENT CONDITIONS. CONTRACTOR SHALL BE RESPONSIBLE FOR FAMILIARIZING HIMSELF WITH CURRENT SITE CONDITIONS, AND SHALL REPORT ANY DISCREPANCIES TO THE ENGINEER PRIOR TO STARTING WORK.

6.

ALL ELEVATIONS, GRADING AND PREPARATION OF SUBGRADE TO BE APPROVED BY THE CITY OF HOLLYWOOD BEFORE PLACING BASE AND PAVEMENT.

7.

REFERENCE SHALL BE MADE TO THE MECHANICAL, PLUMBING AND ELECTRICAL DRAWINGS FOR LOCATIONS, SIZE AND DETAILS OF ALL UTILITY SERVICES TO THE BUILDINGS.

8.

CONTRACTOR SHALL BE RESPONSIBLE FOR RESETTling ALL DISTURBED EXISTING MANHOLE COVERS, VALVE BOXES, BLOW-OFF RISERS, ETC. TO NEW ELEVATIONS, AS REQUIRED, WHETHER SPECIFICALLY SHOWN ON DRAWINGS OR NOT.

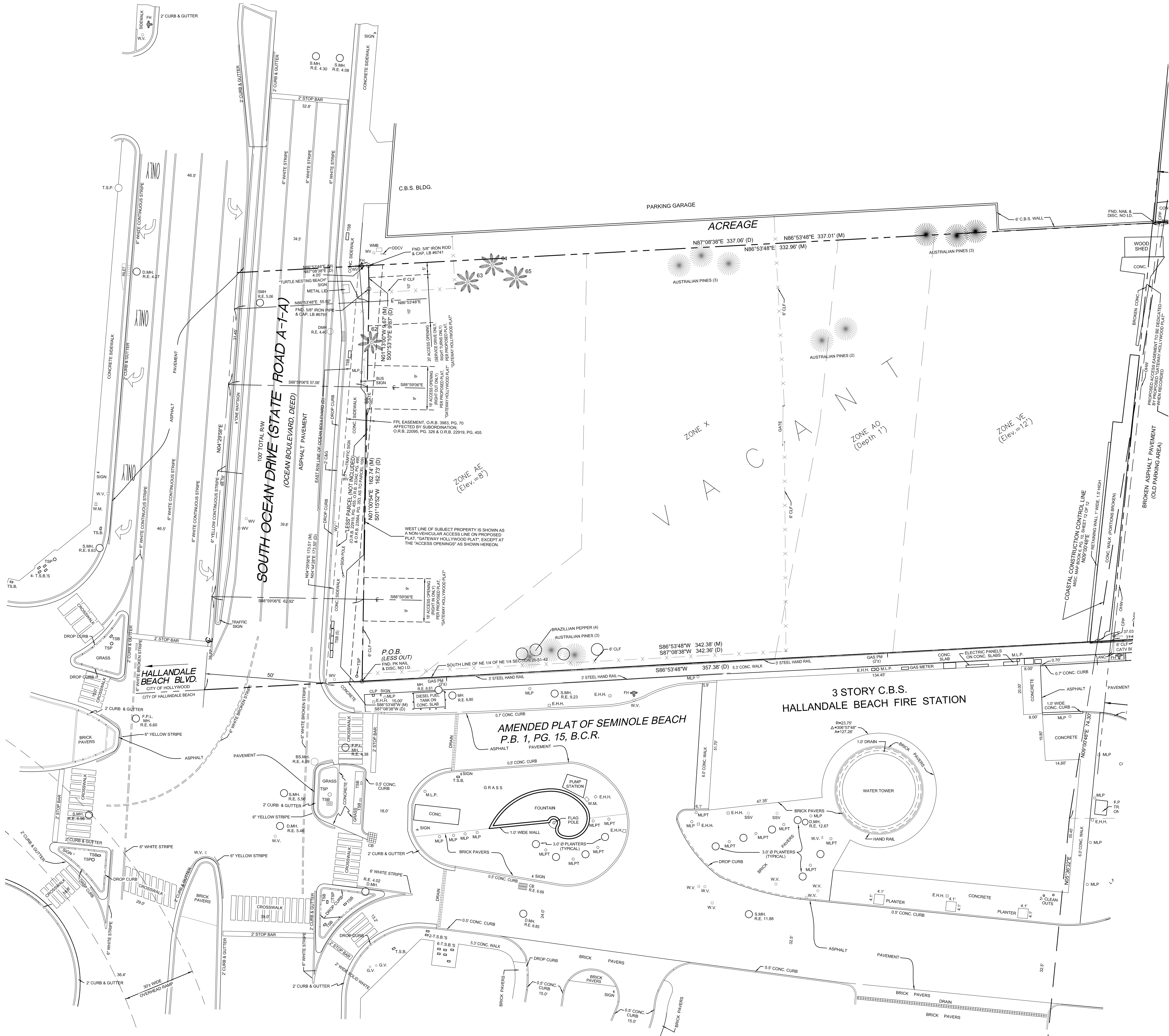
9.

BOUNDARY AND TOPOGRAPHIC DATA BASED UPON SURVEY PREPARED BY McLAUGHLIN ENGINEERING COMPANY, FORT LAUDERDALE, FLORIDA, DATED MARCH 6, 2008, LAST REVISED JUNE 9, 2010.
- UTILITY DEMOLITION NOTES
1.

THE CONTRACTOR SHALL VERIFY LOCATION OF ALL UTILITY SERVICE LINES PRIOR TO START OF CONSTRUCTION AND DETERMINE THE REQUIREMENTS FOR THEIR PROTECTION.

2.

THE CONTRACTOR SHALL ARRANGE FOR THE PROPER DISCONNECTION AND CAPPING OF ALL UTILITIES BY THE APPROPRIATE CERTIFIED TECHNICIAN.
- AVERAGE DAILY WATER AND SEWER DEMANDS
- PROPOSED
- | | | | |
|--------------------|--|--------|--------------|
| WATER: | | | |
| DOMESTIC: | 52 CONDO UNITS @ 300 GPD/UNIT | = | 15,600 GPD |
| | 248 HOTEL UNITS @ 100 GPD/UNIT | = | 24,800 GPD |
| IRRIGATION: | | | |
| | 1.5 IN./WEEK | | |
| | PERVIOUS AREA = 0.41 AC = 18,042 SF | | |
| | (1.5 IN./12 X 18,042 SF) x (7.485 GAL/CF)/ | | |
| | (7 DAYS/WEEK) | = | 2,411 GPD |
| | | TOTAL: | = 42,811 GPD |
| SEWER: | | | |
| | 52 CONDO UNITS @ 250 GPD/UNIT | = | 15,600 GPD |
| | 248 HOTEL UNITS @ GP/UNITD | = | 24,800 GPD |
| | | TOTAL: | 40,400 GPD |
- UTILITY CONTACTS
- CITY OF HOLLYWOOD – PUBLIC UTILITIES DEPARTMENT
JAMES RUSNAK
P.O. BOX 229045
HOLLYWOOD, FLORIDA 33022-9045
PHONE : (954) 921-3302
- COMCAST CABLE
MR. STERLING EDWARDS
789 INTERNATIONAL PARKWAY
SUNRISE, FLORIDA 33323
PHONE : (954) 447-8411
- ATT
MR. LOU TOLEDO
8601 WEST SUNRISE BOULEVARD, SUITE 1208
PLANTATION, FLORIDA 33322
PHONE : (954) 423-6222
- TECO PEOPLES GAS
MR. MAX CHAMORRO
5101 N.W. 21st AVENUE, SUITE 460
FORT LAUDERDALE, FLORIDA 33309
PHONE: (954) 453-0812
- FLORIDA POWER & LIGHT
MR. JOHN LEHR
21400 POWERLINE ROAD
BOCA RATON, FLORIDA 33433
PHONE : (561) 904-3431
- BROWARD COUNTY TRAFFIC ENGINEERING DIVISION
MS. SHARON GROSS
2300 WEST COMMERCIAL BOULEVARD
FORT LAUDERDALE, FLORIDA 33309
PHONE : (954) 847-2641
-
- LOCATION MAP
N.T.S.
- LEGAL DESCRIPTION
- BEGIN AT THE SOUTHEAST CORNER OF THE NORTHEAST ONE-QUARTER (NE 1/4) OF THE NORTHEAST ONE-QUARTER (NE 1/4) OF SECTION 26, TOWNSHIP 51 SOUTH, RANGE 42 EAST; THENCE WEST ALONG THE SOUTH LINE OF THE NORTHEAST ONE-QUARTER (NE 1/4) OF THE NORTHEAST ONE-QUARTER (NE 1/4) OF SAID SECTION 26, A DISTANCE OF 357.38 FEET TO THE EAST RIGHT-OF-WAY LINE OF OCEAN BOULEVARD; THENCE NORTHEASTERLY ALONG THE EAST RIGHT-OF-WAY LINE OF OCEAN BOULEVARD, A DISTANCE OF 173.50 FEET; THENCE EAST AND PARALLEL TO THE SOUTH LINE OF THE NORTHEAST ONE-QUARTER (NE 1/4) OF THE NORTHEAST ONE-QUARTER (NE 1/4) OF SAID SECTION 26, A DISTANCE OF 337.06 FEET TO THE EAST LINE OF SAID SECTION 26; THENCE SOUTH, 172.00 FEET TO THE POINT OF BEGINNING.
- LESS THAT PART OF THE NORTHEAST ONE-QUARTER (NE 1/4) OF THE NORTHEAST ONE-QUARTER (NE 1/4) OF SAID SECTION 26, TOWNSHIP 51 SOUTH, RANGE 42 EAST, BROWARD COUNTY, FLORIDA, SAID PART BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:
- COMMENCE AT THE FOUND BRASS CAP IN CONCRETE MONUMENT #2084, MARKING THE SOUTHEAST CORNER OF SAID NORTHEAST ONE-QUARTER (NE 1/4) OF THE NORTHEAST ONE-QUARTER (NE 1/4) OF SECTION 26; THENCE SOUTH 87°08'38" WEST ALONG THE SOUTH LINE OF SAID NORTHEAST ONE-QUARTER (NE 1/4) OF THE NORTHEAST ONE QUARTER (NE 1/4), A DISTANCE OF 342.36 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE SOUTH 87°08'38" WEST ALONG SAID SOUTH LINE, A DISTANCE OF 15.00 FEET TO A POINT ON THE EASTERLY EXISTING RIGHT-OF-WAY LINE FOR STATE ROAD A-1A (OCEAN DRIVE); THENCE NORTH 04°44'28" EAST ALONG THE SAID EASTERLY EXISTING RIGHT-OF-WAY LINE, A DISTANCE OF 173.70 FEET (173.50 FEET BY DEED); THENCE NORTH 87°08'38" EAST, A DISTANCE OF 4.05 FEET; THENCE SOUTH 00°58'10" EAST, A DISTANCE OF 9.87 FEET; THENCE SOUTH 01°15'52" WEST, A DISTANCE OF 162.73 FEET TO THE POINT OF BEGINNING.
- SAID LAND SITUATE, LYING AND BEING IN THE CITY OF HOLLYWOOD, BROWARD COUNTY, FLORIDA.
- COHEN • FREEDMAN ENCINOSA & ASSOC.
- Architects, PA
- 8085 N.W. 155th Street
Miami Lakes, Florida 33016
305 826 3999
- PRELIMINARY DESIGN FOR:
- HYDE BEACH RESORT
- SOUTH OCEAN DRIVE, HOLLYWOOD, FLORIDA 33019
- WATER AND SEWER NOTES
- STUART COHEN
STATE OF FLORIDA
REGISTERED ARCHITECT
A# 0002895
QUILFERMO J. ENCINOSA
STATE OF FLORIDA
REGISTERED ARCHITECT
A# 0009690
- revisions:
11-04-13 PREL TAC
- drawn by:
- date: 9-16-13
- sheet no:
- C-5
- project: 3215
- CONSULTING ENGINEERING & SCIENCE, INC.
10700 N. KENDALL DRIVE SUITE 400
MIAMI, FLORIDA 33176 (305)-378-5555
EB-0003255
- FOR THE FIRM:
RICHARD B. BOCHNOVICH
P.E. - 19833 (CIVIL)
- CES PROJECT NO.: 13063



TREE TABLE					
TREE NUMBER	TREE NAME	TREE DIAMETER	TREE HEIGHT	TREE SPREAD	DISPOSITION
62	Washingtonia Palm	0.5	10-12	12'	REMOVE
63	Coconut Palm	DEAD	DEAD	DEAD	REMOVE
64	Sabal Palm	DEAD	DEAD	DEAD	REMOVE
65	Coconut Palm	1"	25'	15'	REMOVE

*REMOVE ALL INVASIVE PLANT MATERIAL SUCH AS AUSTRALIAN PINES AND BRAZILIAN PEPPER - NO PERMIT REQUIRED

W

H

D

WITKIN HULTS

DESIGN GROUP

307 South 21st Avenue Hollywood, Florida

phone: 954.923.9681 fax: 954.923.9689

www.witkindesign.com

Project: BEACH ONE RESORT (GATEWAY HOLLYWOOD)

Hollywood, Florida

TREE DISPOSITION PLAN

Revisions:

1) 10/10/2013 CITY MNGR'S ROUNDTABLE

2) 11/04/2013 PRELIMINARY TAC

Seal:

Lic. # LA0000889

Member: A.S.L.A.

Drawing: Tree Disposition Plan

Date: 9/24/2013

Scale: 1"=20'-0"

Drawn by: DC

Sheet No.:

L-1

Cad Id.: 2013-082

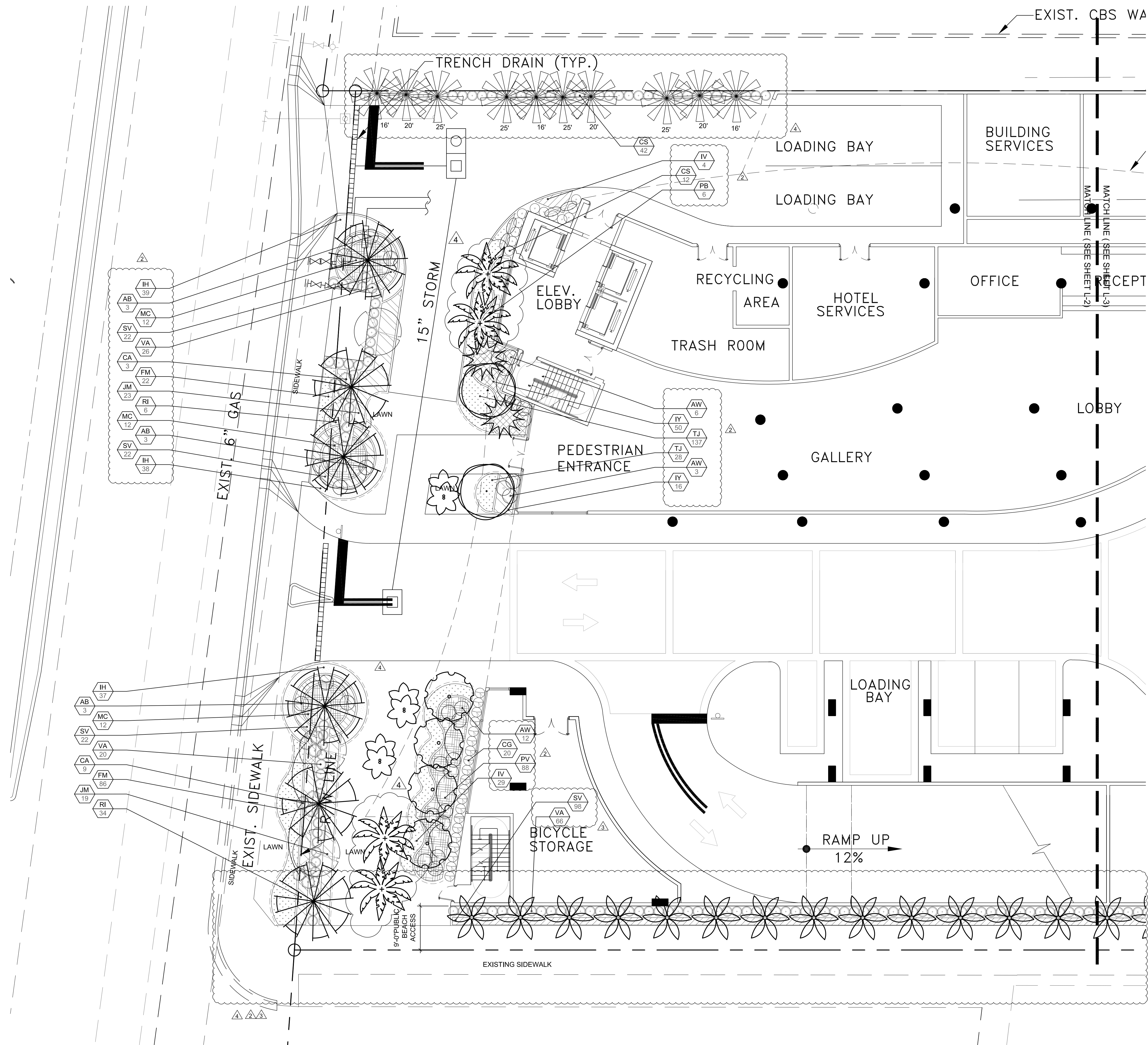
TREE DISPOSITION PLAN

Scale: 1"=20'-0"



GROUND LEVEL LANDSCAPE PLAN

Scale: 1"=10'-0"



TREES			
SYMBOL	QUAN.	PROPOSED MATERIAL	DESCRIPTION
△	2	Ligustrum japonicum	8' HT. X 6' SPR. 2" CAL.
		JAPANESE PRIVET	F. G.
	4	*Clusia rosea	16' HT. X 6' SPR. 4" DBH., 6' C.T.
		PITCH APPLE	F. G.
	4	*Coroncarpus erectus 'sericeus'	16' HT. X 6' SPR. 4" DBH., 6' C.T.
		SILVER BUTTWOOD	F. G.
	7	Cocos nucifera 'Malayan'	20-24' O.A. HEIGHT, 4" GW
		GREEN MALAYAN COCONUT PALM	F. G., SEE PLANS FOR HEIGHTS
	4	Elaeocarpus decipiens	14' HT., STANDARD
		JAPANESE BLUEBERRY	F. G.
	2	Hypophorbe lagenicaulis	6' O.A. HT.,
		BOTTLE PALM	F. G.
△	6	Phoenix dactylifera 'Medjool'	14' C.T.
		MEDJOL DATE PALM	F. G.
	4	*Lycopersicon esculentum	12' O.W. - 30' O.A. HT. MIN
		FLORIDA ROYAL PALM	F. G.
	2	Streptocarpus	10' O.A. HT.
		GIANT BIRD OF PARADISE	F. G.
△	15	*Sabal palmetto	16-25' O.A. HT. 12-20' C.T.
		SABAL PALM	F. G.
	5	*Thrinax radiata	7-8' O.A. HT.
		FLORIDA THATCH PALM	F. G.
△	2	Vecticia montgomeryana 'DOUBLE'	24' O.A. HT. MIN., DOUBLE
		DOUBLE MONTGOMERY PALM	F. G.
△	22	Washingtonia robusta	20-28' O.A. HEIGHT
		WASHINGTONIA PALM	F. G.

SHRUBS AND GROUNDCOVERS		
SYMBOL	QUAN.	DESCRIPTION
AB	9	Aechmea blanchettiana
		BRIGHT ORANGE BROMELIAD
AW	21	Acalypha wilkesiana 'Louisiana Red'
		COPPERLEAF
CA	12	*Crinum augustum 'Queen Emma'
		PURPLE CRINUM LILY
CG	20	*Clusia guttifera
		SMALL LEAF CLUSIA
CI	110	*Chrysobalanus icaco 'Horizontalis'
		HORIZONTAL COCOPLUM
CO	3	*Coccoloba argentea
		SILVER THATCH PALM
CS	54	*Coroncarpus erectus 'sericeus'
		SILVER BUTTWOOD
FM	330	Ficus microcarpa 'Green Island'
		GREEN ISLAND FICUS
GP	88	*Gaillardia pulchella
		BLANKET FLOWER
IH	114	Iresine herbata (or annual equivalent)
		BLOOD LEAF (or annual equivalent)
IV	33	*Ilex vomitoria 'Stokes Dwarf'
		DWARF YAUPOIN
IY	66	Ixora 'Mau Yellow'
		YELLOW DWARF IKORA
JM	42	Jasmine multiflorum
		DWARF CONFEDERATE JASMINE
MC	36	*Muhlenbergia capillaris
		PINK MUHLY GRASS
MF	72	*Myrsine fragnans
		SIMPSON'S STOPPER
PB	6	Philodendron 'Burle Marx'
		BURLE MARX PHILODENDRON
PV	88	Pittosporum tobira 'Variegata'
		PITTOSPORUM VARIEGATA
RI	44	Rhaphiolepis indica
		INDIAN HAWTHORN
SV	220	Schefflera arboricola 'Trinette'
		VARIEGATED SCHEFFLERA
TJ	165	Trachelium perennans 'minima'
		1 GAL. FULL IN POT
VA	155	*Viburnum coccineum 'AWABUKI'
		AWABUKI VIBURNUM
LAWN	As Required	ST. AUGUSTINE GRASS

LANDSCAPE LEGEND		
CITY OF HOLLYWOOD		
ZONE DISTRICT: PD		
Previous Landscape area 9,152 sq. ft.		
Street Tree distance 50 linear feet		
TREES:		
A. No. trees required per pervious landscape area	REQ.	PROV.
1 tree per 1,000 sq. ft.	10	31
9,152 sq. ft. / 1,000 sq. ft. = 9.152		
B. Percentage palms allowed		
Palms permitted count as 3 palms = 1 tree	3	13
Up to 50%, but more than 20% all trees must be shade natives		
C. Street trees (maximum spacing 50' o.c.)	4	6
172 linear feet along street / 50 ft = 3.44		
D. Parking Buffer trees (maximum spacing 20' o.c.)	7	7
145 linear feet along buffer / 20 ft = 7.25		
E. Total Trees Required	21	44
A + C + D = Total Trees (60% NATIVE REQUIRED)		
F. Percentage Natives Required	13	18
60% of total trees required must be Florida Native		
SHRUBS		
A. Parking Buffer shrubs (maximum spacing 36' o.c.)	48	406
145 linear feet along buffer / 3 ft = 101 shrubs (50% NATIVE)		
B. Total Shrubs Provided		934
NOTES		
IRRIGATION: 100% coverage as required by City of Hollywood		
Plant material will not be planted into root balls of trees and palms		
No substitutions without the approval of Hollywood's Landscape Plan Reviewer		

PARKING GARAGE FACADE PLANTERS TO BE PLANTED WITH CONFEDERATE JASMINE OR EQUIVALENT SALT TOLERANT PLANT SPECIES TO CREATE A LIVING WALL IN CONJUNCTION WITH ARCHITECTURAL LIVING WALL DETAILS.

WITKIN HULTS DESIGN GROUP

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www.witkindesign.com

BEACH ONE RESORT (GATEWAY HOLLYWOOD)

Hollywood, Florida

GROUND LEVEL LANDSCAPE PLAN

Project:

Revisions:

- 1) 10/10/2013 CITY MNGR'S ROUND TABLE
- 2) 11/04/2013 PRELIMINARY TAC
- 3) 11/27/2013 SITE PLAN
- 4) 02/04/2014 TAC COMMENTS

Seat:

Lic. # LA0000889

Member: A.S.L.A.

Drawing: Landscape Plan

Date: 9/24/2013

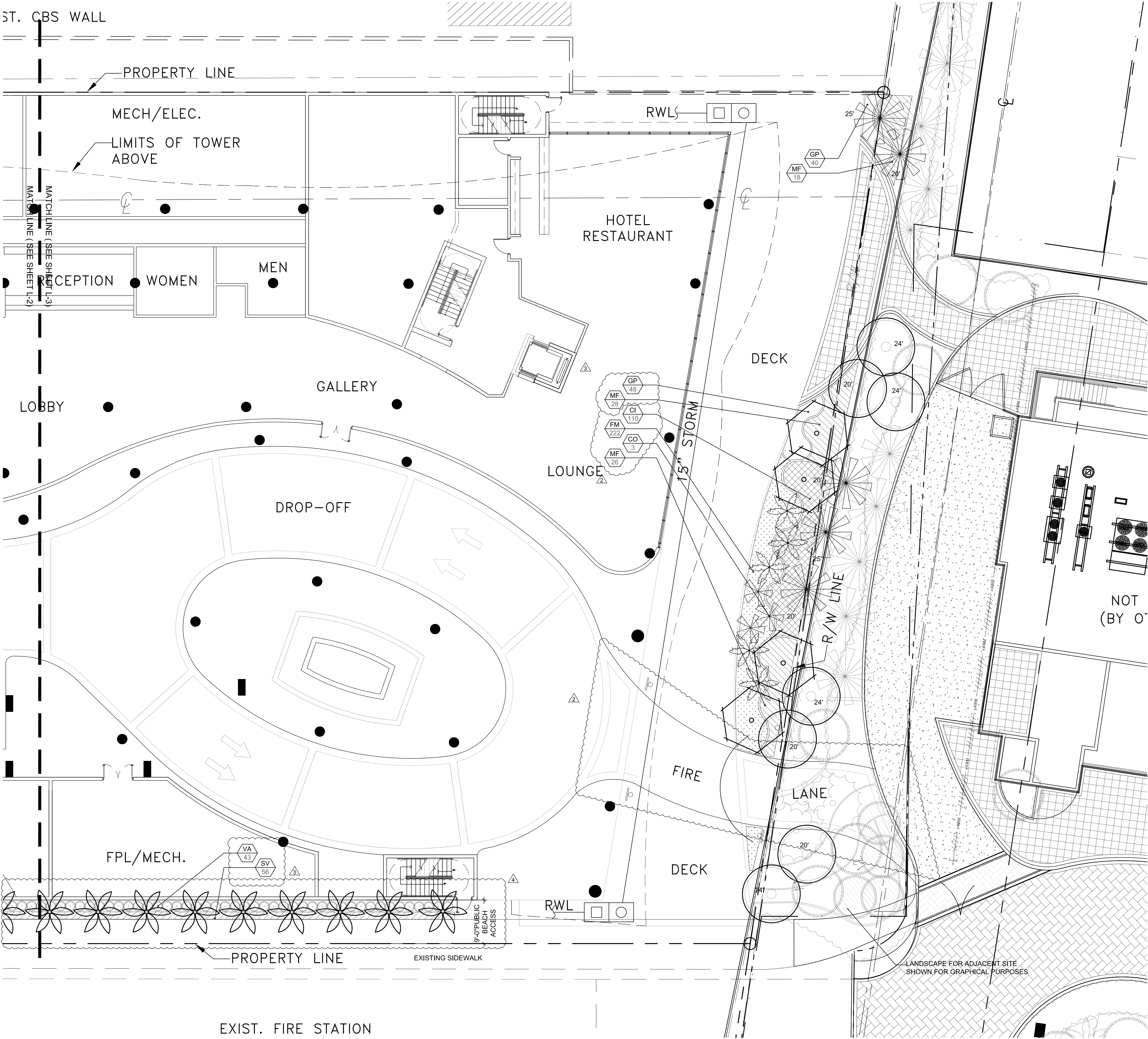
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Drawn by: DC

Sheet No.:

L-2

Cad Id.: 2013-082



GROUND FLOOR LANDSCAPE LIST			
TREES			
SYMBOL	QUAN.	PROPOSED MATERIAL	DESCRIPTION
△	2	Ligustrum japonicum	8' HT. X 8' SPR. 2" CAL.
		JAPANESE PRIVET	F. G.
	4	*Clusia rosea	16' HT. X 6" SPR. 4" DBH., 6' C.T.
		PITCH APPLE	F. G.
	4	*Conocarpus erectus 'serotenus'	16' HT. X 6" SPR. 4" DBH., 6' C.T.
		SILVER BUTTONWOOD	F. G.
	7	Cocos nucifera 'Malayan'	20-24' O.A. HEIGHT, 4" GW
		GREEN MALAYAN COCONUT PALM	F. G., SEE PLANS FOR HEIGHTS
	4	Elaeocarpus decipiens	14' HT., STANDARD
		JAPANESE BLUEBERRY	F. G.
	2	Hypophorbe lagenicaulis	6' OA HT.,
		BOTTLE PALM	F. G.
△	6	Phoenix dactylifera 'Medjool'	14' C.T.
		MEDJOL DATE PALM	F. G.
	4	*Tropaeolum elaeagnifolium	12' O.W. - 30' O.A. HT. MIN
		FLORIDA ROYAL PALM	F. G.
	2	Streptocarpus nictitans	10' O.A. HT.
		GIANT BIRD OF PARADISE	F. G.
△	15	*Sabal palmetto	16-25' O.A. HT. 12-20' C.T.
		SABAL PALM	F. G.
	5	*Thrinax radiata	7-8' O.A. HT.
△		FLORIDA THATCH PALM	F. G.
△	2	Veitchia montgomeryana 'DOUBLE'	24' O.A. HT. MIN., DOUBLE
		DOUBLE MONTGOMERY PALM	F. G.
△	22	Washingtonia robusta	20-28' O.A. HEIGHT
		WASHINGTONIA PALM	F. G.

SHRUBS AND GROUNDCOVERS			
SYMBOL	QUAN.	PROPOSED MATERIAL	DESCRIPTION
AB	9	Aechmea blanchettiana	36" HT. X 24" SPR.
		BRIGHT ORANGE BROMELIAD	10" POT
AW	21	Acalypha wilkesiana 'Louisiana Red'	4' HT. X 36" SPR.
		COPPERLEAF	7 GAL.
CA	12	*Crinum augustum 'Queen Emma'	3' O.A. HT.
		PURPLE CRINUM LILY	7 GAL.
CG	20	*Clusia guttifera	24" HT. X 24" SPR. / 24" O.C.
		SMALL LEAF CLUSIA	3 GAL.
CI	110	*Chrysobalanus icaco 'Horizontalis'	18" HT. X 18" SPR. / 18" O.C.
		HORIZONTAL ICACO PALM	3 GAL.
CO	3	*Coccoloba argentea	24" HT. X 24" SPR. / 30" O.C.
		SILVER THATCH PALM	3 GAL.
CS	54	*Conocarpus erectus 'serotenus'	36" HT. X 24" SPR. / 24" O.C.
		SILVER BUTTONWOOD	7 GAL.
FM	330	Ficus microcarpa 'Green Island'	15" HT. X 15" SPR. / 15" O.C.
		GREEN ISLAND FICUS	3 GAL.
GP	88	*Gaillardia pulchella	12" HT. X 12" SPR. / 15" O.C.
		BLANKET FLOWER	1 GAL.
IH	114	Iresine herbata (or annual equivalent)	12" HT. X 12" SPR. / 15" O.C.
		BLOOD LEAF (or annual equivalent)	3 GAL.
IV	33	*Ilex vomitoria 'Stokes Dwarf'	12" HT. X 12" SPR. / 18" O.C.
		DWARF YAUPOIN	3 GAL.
IY	66	Ixora 'Mau Yellow'	18" HT. X 18" SPR. / 18" O.C.
		YELLOW DWARF IKORA	3 GAL.
JM	42	Jasminum multiflorum	24" HT. X 24" SPR. / 24" O.C.
		DOWNY JASMINE	3 GAL.
MC	36	*Muhlenbergia capillaris	24" HT. X 24" SPR. / 24" O.C.
		PINK MUHLY GRASS	3 GAL.
MF	72	*Myrsine fragnans	24" HT. X 24" SPR. / 24" O.C.
		SIMPSON'S STOPPER	3 GAL.
PB	6	Philodendron 'Burle Marx'	36" HT. X 24" SPR. / 36" O.C.
		BURLE MARX PHILODENDRON	3 GAL.
PV	88	Pittosporum tobira 'Variegata'	18" HT. X 18" SPR. / 18" O.C.
		PITTOSPORUM VARIEGATA	3 GAL.
RI	44	Rhaphiolepis indica	18" HT. X 18" SPR. / 24" O.C.
		INDIAN HAWTHORN	3 GAL.
SV	220	Schefflera arboricola 'Trinette'	18" HT. X 18" SPR. / 18" O.C.
		VARIEGATED SCHEFFLERA	3 GAL.
TJ	165	Trachelospermum jasminoides 'minima'	4" HT. MIN., 12" O.C.
		DWARF CONFEDERATE JASMINE	1 GAL. FULL IN POT
VA	155	*Viburnum odoratissimum 'AWABUKI'	24" HT. X 24" SPR. / 24" O.C.
		AWABUKI VIBURNUM	3 GAL.
LAWN	As Required	ST. AUGUSTINE GRASS	SOLID EVEN SOD

LANDSCAPE LEGEND
CITY OF HOLLYWOOD

ZONE DISTRICT: PD

Previous Landscape area 9,152 sq. ft.

Street Tree distance 50 linear feet

TREES:	REQ.	PROV.
A. No. trees required per pervious landscape area 1 tree per 1,000 sq. ft. 9,152 sq. ft. / 1,000 sq. ft. = 10 trees	10	31
B. Percentage palms allowed Palms permitted count as 3 palms = 1 tree Up to 50%, but more than 20% all trees must be shade natives	3	13*
C. Street trees (maximum spacing 50' o.c.) 172 linear feet along street / 50 ft = 4 trees	4	6
D. Parking Buffer trees (maximum spacing 20' o.c.) 145 linear feet along buffer / 20 ft = 7 trees	7	7
E. Total Trees Required A + C + D = Total Trees (60% NATIVE REQUIRED)	21	44
F. Percentage Natives Required 60% of total trees required must be Florida Native	13	18

SHRUBS	REQ.	PROV.
A. Parking Buffer shrubs (maximum spacing 36" o.c.) 145 linear feet along buffer / 3 ft = 101 shrubs (50% NATIVE)	48	406
B. Total Shrubs Provided		934

NOTES
IRRIGATION: 100% coverage as required by City of Hollywood
Plant material will not be planted into root balls of trees and palms
No substitutions without the approval of Hollywood's Landscape Plan Reviewer

* EXTRA PALMS ABOVE THE PALMS ALLOWED ARE ABOVE AND BEYOND CODE REQUIREMENTS

PARKING GARAGE FACADE PLANTERS TO BE PLANTED WITH CONFEDERATE JASMINE OR EQUIVELANT SALT TOLERANT PLANT SPECIES TO CREATE A LIVING WALL IN CONJUNCTION WITH ARCHITECTURAL LIVING WALL DETAILS.

WITKIN HULTS DESIGN GROUP

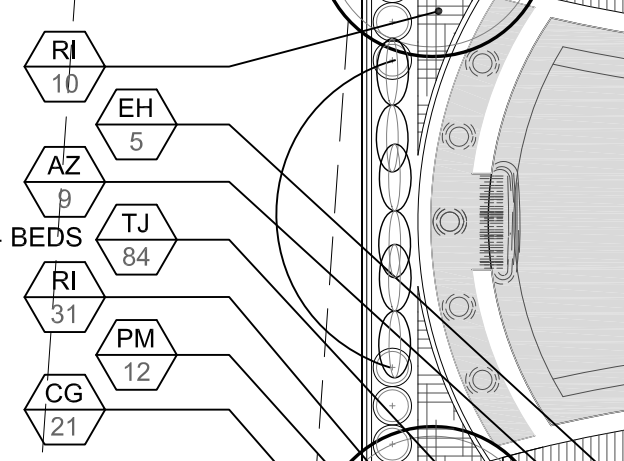
307 South 21st Avenue, Hollywood, Florida
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Project:
BEACH ONE RESORT (GATEWAY HOLLYWOOD)
Hollywood, Florida
GROUND LEVEL LANDSCAPE PLAN

Revisions:
1) 10/10/2013 CITY MNGR'S ROUNDTABLE
2) 11/04/2013 PRELIMINARY TAC
3) 11/27/2013 SITE PLAN
4) 02/04/2014 TAC COMMENTS

Lic. # LA0000889
Member: A.S.L.A.

Drawing: Landscape Plan
Date: 9/24/2013
Scale: 1"=10'-0"
Drawn by: DC
Sheet No.:
L-3
Cad Id.: 2013-082

* DENOTES NATIVE SPECIES