

HARBOR LANDINGS

A MIXED-USED DEVELOPMENT IN HOLLYWOOD AND DANIA BEACH, FLORIDA

FILE# 20-DP-36



PROPOSED DEVELOPMENT:
274 UNIT APARTMENT BUILDING (CITY OF DANIA BEACH), 202 ROOM HOTEL WITH 8500 SF COMMERCIAL STOREFRONT (CITY OF HOLLYWOOD), & 2500 SF RESTAURANT WITH DRIVE-THRU (CITY OF HOLLYWOOD)

OWNER	ARCHITECT	CIVIL ENGINEER	LANDSCAPE ARCHITECT	DEVELOPMENT REVIEW TIMELINE	MTG. DATE
CORPORATE COACHES, INC. 4500 S. STATE ROAD 7 HOLLYWOOD, FL 33314	FSMY ARCHITECTS + PLANNERS 888 S. ANDREWS AVENUE, STE 300 FORT LAUDERDALE, FL 33316 TELEPHONE 954.764.6575	BOTEK THURLOW ENGINEERING, INC. 3409 NW 9 AVENUE, STE 1102 FORT LAUDERDALE, FL 33309 TELEPHONE 954.568.0888	EDSA 1512 E. BROWARD BLVD., STE. 110 FORT LAUDERDALE, FL 33301 TELEPHONE 954.524.3330	TECHNICAL ADVISORY COMMITTEE PLANNING AND DEVELOPMENT BOARD	09.08.2020 TBD

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FALKANGER SNYDER MARTINEAU & YATES

888 SOUTH ANDREWS AVE. SUITE 300
FORT LAUDERDALE, FLORIDA 33316
PH:(954)764-6575 FAX:(954)764-8622

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DATE:	COMM:	
06.29.2020	19033	

HARBOR LANDINGS
A MIXED-USE
DEVELOPMENT IN
HOLLYWOOD &
DANIA BEACH, FLORIDA

4500 S. STATE ROAD NO. 7
HOLLYWOOD, FL 33314

APRIL 01, 2021

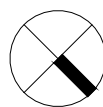
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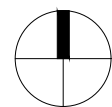
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274 UNIT APARTMENT BUILDING (CITY OF DANIA BEACH)
202 ROOM HOTEL WITH 8500 SF COMMERCIAL STOREFRONT (CITY OF HOLLYWOOD)
2500 SF RESTAURANT WITH DRIVE-THRU (CITY OF HOLLYWOOD)



SITE LOCATION AERIAL
NTS



SHEET INDEX

COVER SHEET	A-0.00
SHEET INDEX	A-0.01
SURVEY	4 SHEETS

ARCHITECTURAL

MASTER SITE PLAN	A-1.00
MASTER SITE PLAN RENDERINGS	A-1.01
MASTER SITE PLAN RENDERINGS	A-1.02
HOLLYWOOD SITE PLAN (PART 1 OF 2)	A-1.10a
HOLLYWOOD SITE PLAN (PART 2 OF 2)	A-1.10b
HOTEL GROUND FLOOR PLAN	A-2.01
HOTEL SECOND FLOOR PLAN	A-2.02
HOTEL THIRD FLOOR PLAN	A-2.03
HOTEL TYPICAL FLOOR PLAN	A-2.04
HOTEL ROOF PLAN	A-2.05
HOTEL ELEVATIONS	A-2.11
HOTEL ELEVATIONS	A-2.12
HOTEL PERSPECTIVES	A-2.21
HOTEL PERSPECTIVES	A-2.22
HOTEL PERSPECTIVES	A-2.23
RESTAURANT ELEVATIONS	A-3.11
RESTAURANT PERSPECTIVES	A-3.21
PHASING NARRATIVE AND PHASE C-1 ELEVATION	A-5.01
PHASE C-1 - HOTEL - GROUND FLOOR PLAN	A-5.02
SHADOW ANALYSIS AND FRONTAGE PROFILE	A-6.01
SHADOW ANALYSIS	A-6.02
PHOTOMETRIC SITE PLAN	A-7.00
SITE DETAILS	A-8.01

CIVIL

COVER SHEET	C-0
CIVIL GENERAL NOTES AND SPECIFICATIONS	C-1
PAVING AND GRADING PLAN	PG-1
PAVING AND GRADING PLAN	PG-2
PAVING AND GRADING PLAN	PG-3
PAVING AND GRADING PLAN	PG-4
PAVING AND GRADING DETAILS	PG-5
PAVING AND GRADING DETAILS	PG-6
PAVING AND GRADING DETAILS	PG-7
DRAINAGE PLAN	D-1
DRAINAGE PLAN	D-2
DRAINAGE PLAN	D-3
DRAINAGE PLAN	D-4
DRAINAGE DETAILS	D-5
WATER AND SEWER PLAN	WS-1
WATER AND SEWER PLAN	WS-2
WATER AND SEWER PLAN	WS-3
WATER AND SEWER PLAN	WS-4
WATER AND SEWER DETAILS	WS-5
WATER AND SEWER DETAILS	WS-6
WATER AND SEWER DETAILS	WS-7
PAVEMENT MARKING AND SIGNAGE PLAN	PMS-1
PAVEMENT MARKING AND SIGNAGE PLAN	PMS-2
PAVEMENT MARKING AND SIGNAGE PLAN	PMS-3
PAVEMENT MARKING AND SIGNAGE PLAN	PMS-4
PAVEMENT MARKING AND SIGNAGE DETAILS	PMS-5
POLLUTION AND EROSION CONTROL PLAN	POL-1
SITE DEMOLITION PLAN	DEM-1
SITE DEMOLITION PLAN	DEM-2
SITE DEMOLITION PLAN	DEM-3
SITE DEMOLITION PLAN	DEM-4

LANDSCAPE

TREE DISPOSITION SUMMARY	L1-0-01
TREE DISPOSITION CHARTS	L1-0-02
TREE DISPOSITION PLANS	L1-1-01
TREE DISPOSITION PLANS	L1-1-02
LANDSCAPE GENERAL NOTES	L5-0-01
TREE PLANS - HOLLYWOOD	L5-1-01
TREE PLANS - HOLLYWOOD	L5-1-02
SHRUB PLANS - HOLLYWOOD	L6-1-01
SHRUB PLANS - HOLLYWOOD	L6-1-02
LANDSCAPE DETAILS	L6-4-01
LANDSCAPE DETAILS	L6-4-02



888 SOUTH ANDREWS AVE. SUITE 300
FORT LAUDERDALE, FLORIDA 33316
PH:(954)764-6575 FAX:(954)764-8622

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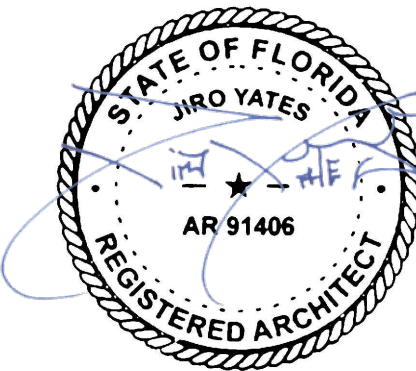
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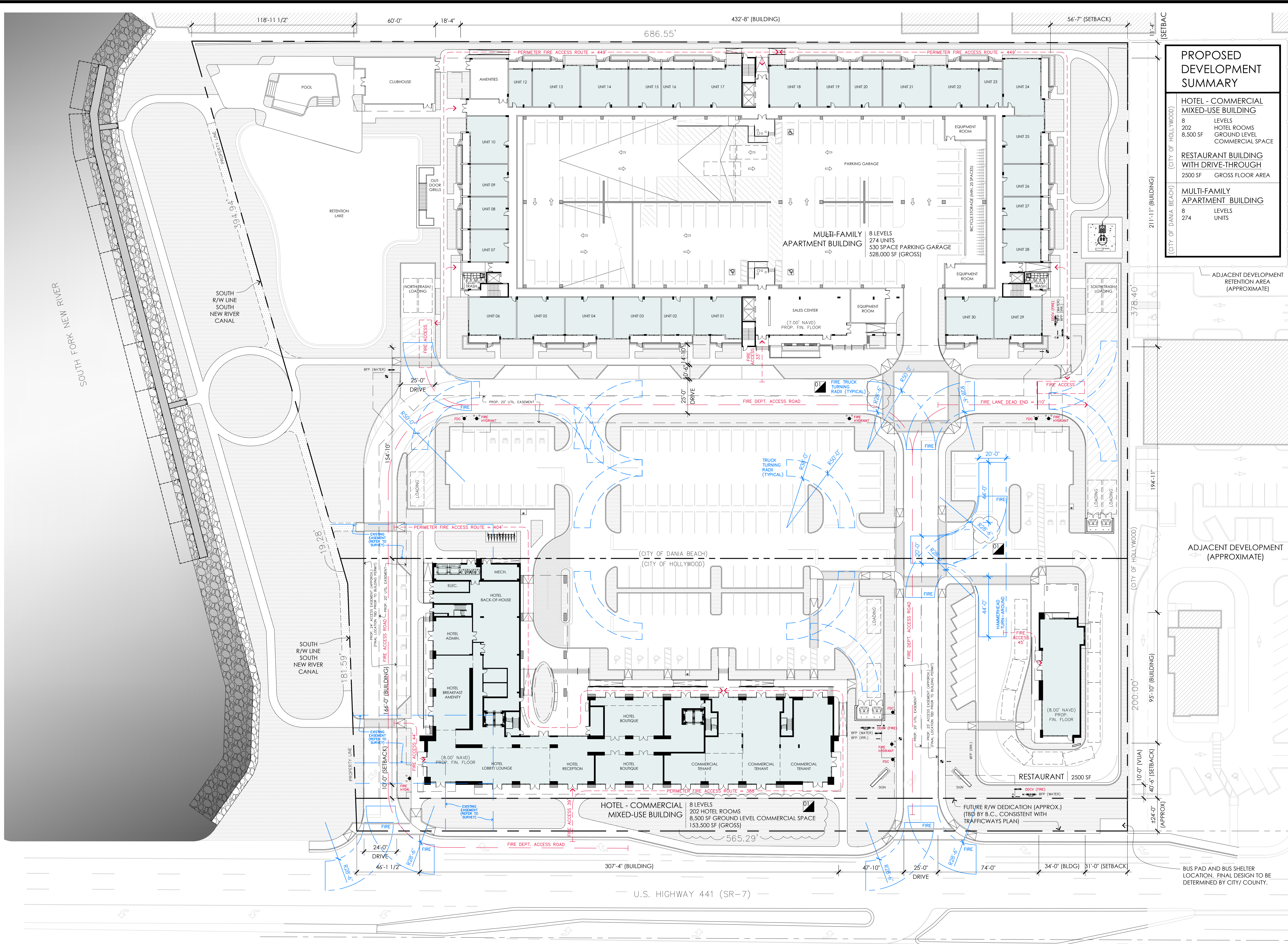
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SHEET INDEX

SITE PLAN SUBMITTAL

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MASTER SITE PLAN
SCALE: 1/32" = 1'-0"

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**PROPOSED
DEVELOPMENT
SUMMARY**

**HOTEL - COMMERCIAL
MIXED-USE BUILDING**
8 LEVELS
202 HOTEL ROOMS
8,500 SF GROUND LEVEL
COMMERCIAL SPACE

**RESTAURANT BUILDING
WITH DRIVE-THROUGH**
2500 SF GROSS FLOOR AREA

**MULTI-FAMILY
APARTMENT BUILDING**
8 LEVELS
274 UNITS

07 2020.12.11
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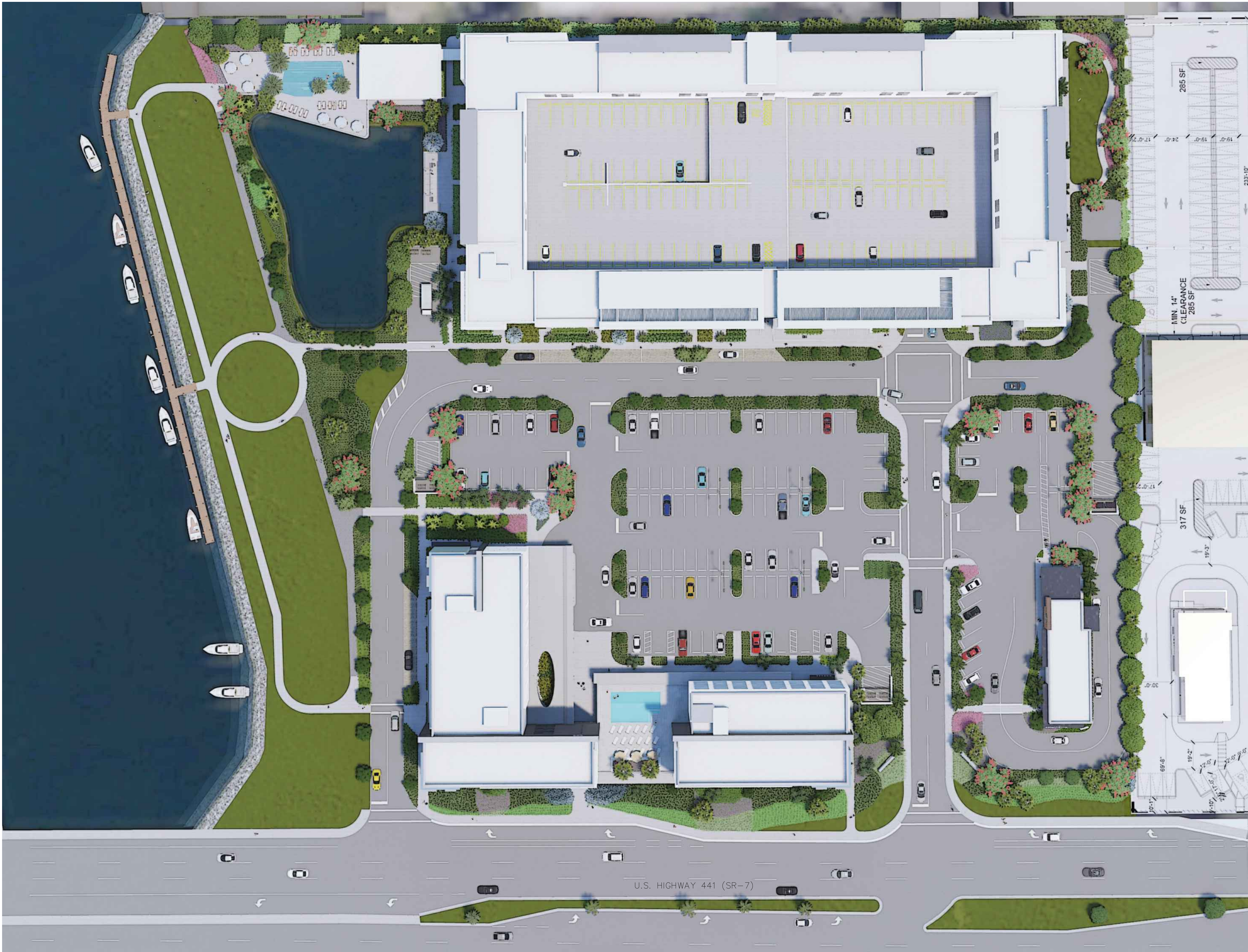
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JIRO YATES
REGISTERED ARCHITECT
AR 91406

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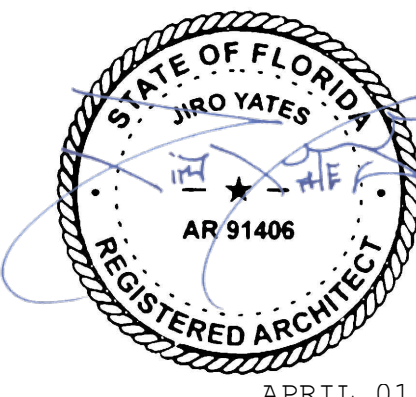


SITE AERIAL RENDERING
SCALE: NTS

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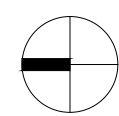


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SITE RENDERINGS

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AERIAL PERSPECTIVE FROM NORTH-WEST

SCALE: NTS



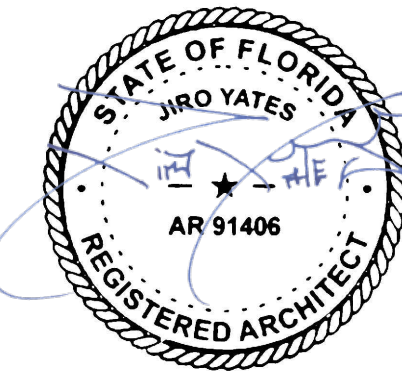
AERIAL PERSPECTIVE FROM SOUTH-WEST

SCALE: NTS

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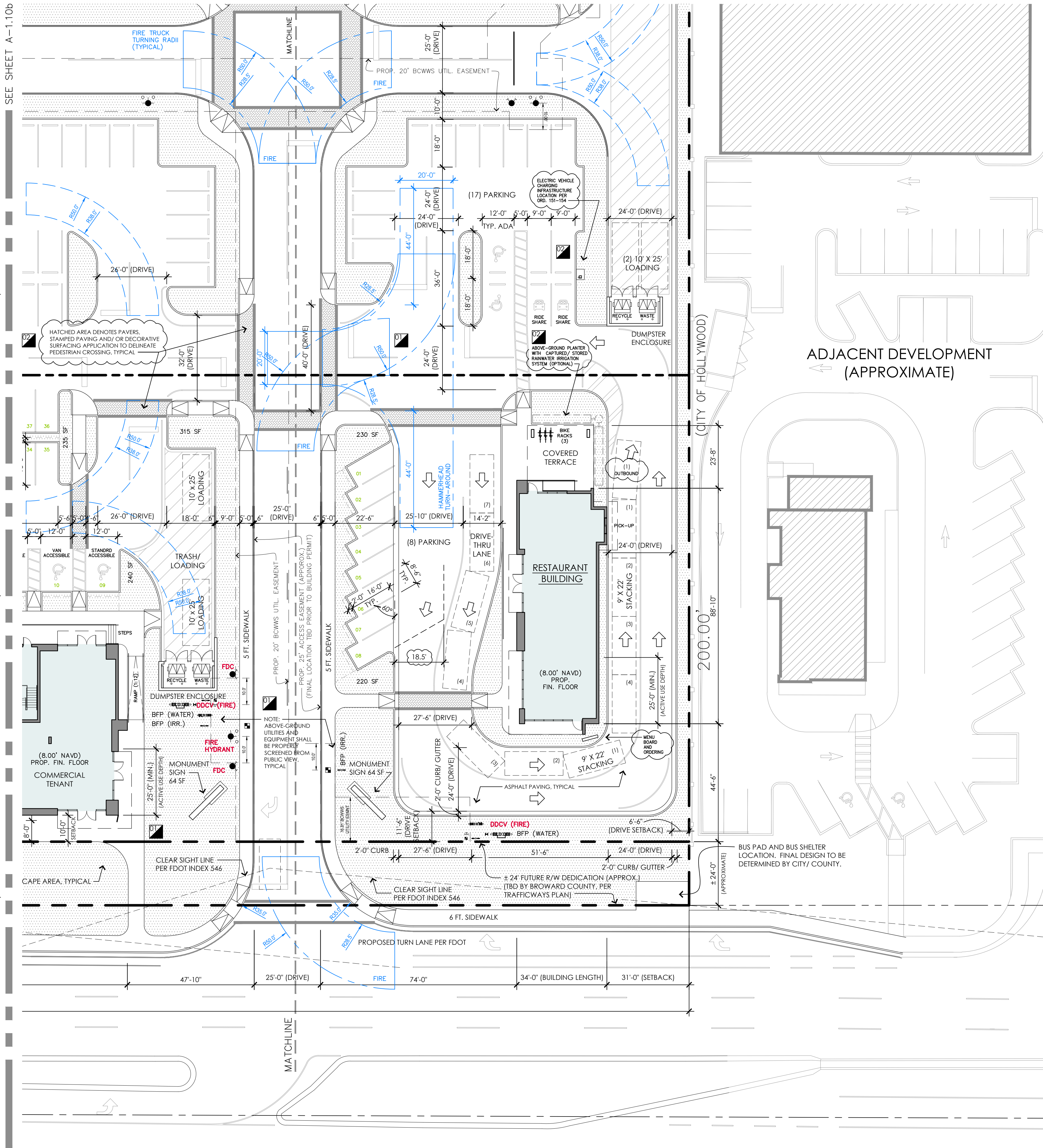
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04.01.21 SITE RENDERINGS

SITE PLAN SUBMITTAL

A-1.02

SEE SHEET A-1.10b



SITE PLAN - CITY OF HOLLYWOOD (PART 1 OF 2)
SCALE: 1" = 20'-0"

SITE PLAN DATA - CITY OF HOLLYWOOD

LEGAL DESCRIPTION

A PORTION OF TRACT 29, SECTION 25, TOWNSHIP 50 SOUTH, RANGE 41 EAST, NEWMAN'S SURVEY, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 2, PAGE 26, OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA, MORE FULLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE INTERSECTION OF THE EAST RIGHT-OF-WAY LINE OF STATE ROAD NO. 7 WITH THE SOUTH LINE OF SAID SECTION 25; THENCE NORTHERLY ALONG THE SAID EAST RIGHT-OF-WAY NORTH 02° 06' 55" EAST 565.30 FEET THE INTERSECTION OF THE EAST RIGHT-OF-WAY LINE OF STATE ROAD NO. 7 AND THE SOUTH RIGHT-OF-WAY LINE OF THE SOUTH NEW RIVER CANAL EASEMENT; THENCE EASTERLY ALONG SAID SOUTH RIGHT-OF-WAY NORTH 90° 00' 00" EAST, 181.59 FEET; THENCE NORTH 76° 04' 42" EAST, 19.28 FEET; THENCE SOUTH 02° 06' 55" WEST 577.33 FEET; THENCE WESTERLY, NORTH 87° 53' 04" WEST, 200.00 FEET TO THE POINT OF BEGINNING, SAID LANDS SITUATE, LYING AND BEING IN BROWARD COUNTY, FLORIDA, SAID PARCEL CONTAINING 113.840 S.F. (2.6 ACRES ±) PARCEL IDENTIFICATION NUMBER: 504125010524 & 504125010528

CURRENT ZONING DISTRICT DESIGNATION:	"N-MU" - NORTH MIXED USE DISTRICT
FUTURE LAND USE DESIGNATION:	"TOC" - TRANSIENT ORIENTED CORRIDOR
PROPERTY AREA (GROSS):	3.63 ACRES (158,299 SF)
PROPERTY AREA (NET):	2.6 ACRES (113,840 SF)
REQUESTED VARIANCES:	YES, PARKING
MAX. FOOTCANDLE LEVEL AT PROPERTY LINES	0.5 FC
PROPOSED PRINCIPAL USE(S) (PER TABLE 4.6.D.2.a.i):	HOTEL, PERSONAL SERVICE, RESTAURANT/ BAR, RETAIL (INDOOR)
NUMBER OF HOTEL UNITS ALLOWED:	100 ROOMS/ ACRE X 3.63 ACRES = 363 ROOMS
NUMBER OF HOTEL UNITS PROPOSED:	202

PROPOSED BUILDING PROGRAM	HOTEL UNIT MIX
1. HOTEL/ RETAIL MIXED-USE BUILDING:	
# FLOORS: 8	UNIT TYPE
BUILDING HEIGHT: 87'-0" (ESTABLISHED GRADE TO FIN. ROOF)	NET AREA
NO. UNITS: 202	# OF UNITS
GROSS FLOOR AREA: 151,000 SF	KING 350 - 375 SF 102
HOTEL AREA: 142,500 SF	DBL QUEEN 350 - 375 SF 54
GROUND LEVEL RETAIL AREA: 8500 SF	KING SUITE 525 - 550 SF 24
	CORNER SUITE 800 SF 22
	TOTAL 202
2. RESTAURANT (WITH DRIVE-THRU):	
# FLOORS: 1	MIN. UNIT SIZE
BUILDING HEIGHT: 25'-0" (ESTABLISHED GRADE TO FIN. ROOF)	REQUIRED 300 SF
GROSS FLOOR AREA: 2500 SF	PROVIDED 350 SF
	CUMULATIVE UNIT
	AVERAGE (NET AREA) 335 SF
	REQUIRED 335 SF
	PROVIDED ± 430 SF
	HOTEL UNIT NOTES:
	1. EACH UNIT/ KEY SHALL HAVE (1) BATHROOM
	2. THE FLOOR-TO-FLOOR HEIGHT FOR ALL UNITS/ HABITABLE USES SHALL BE 9'-0" MINIMUM

SETBACKS	ACTIVE USE FRONTAGE
BUILDING: NORTH (SIDE) 0'-0" 48'-6"	WEST (SR-7) - GROUND FLOOR
SOUTH (SIDE) 0'-0" 31'-0"	565 (LF) LOT FRONTAGE
EAST (CITY BOUNDARY) N/A (*) 0'-0"	(-) 0 (LF) REGR. SIDE YARD SETBACKS
WEST (SR-7 FRONTAGE) 10'-0" MIN. / 30'-0" MAX. 10'-0"	= 565 (LF) BUILDABLE FRONTAGE
	REQUIRED 60% (339 LF)
PARKING/ VUA: NORTH (SIDE) 5'-0" 5'-3"	PROVIDED 60% (341 LF)
SOUTH (SIDE) 5'-0" 6'-6"	565 (LF) X 0.6 307 LF (HOTEL)
EAST (CITY BOUNDARY) N/A (*) 0'-0"	34 LF (RESTAURANT)
WEST (SR-7 FRONTAGE) 10'-0" 11'-6"	
(*) YARDS/ SETBACKS SHALL NOT BE REQUIRED BETWEEN CONTIGUOUS PARCELS WITHIN PROPOSED DEVELOPMENT.	

REQUIRED PARKING	SITE PLAN NOTES
202 HOTEL ROOMS	1. PER ORD. 151-158, THE HOTEL/ MIXED-USE BUILDING SHALL BE CERTIFIED UNDER THE LATEST APPLICABLE VERSION OF THE FLORIDA GREEN BUILDING COALITION (FGBC) - CERTIFICATION LEVEL T.B.D.; AND SHALL COMPLY WITH THE FLORIDA BUILDING CODE.
(1) SPACE PER ROOM 202.00 SPACES	2. PER ORD. 151-154, THE PROJECT SHALL INSTALL A FULLY FUNCTIONAL ELECTRIC VEHICLE-CHARGING STATION; OR CONSTRUCT THE INFRASTRUCTURE NECESSARY FOR FUTURE INSTALLATION OF SUCH. REFER TO SITE PLAN FOR APPROXIMATE LOCATIONS.
2000 SF HOTEL ACCESSORY USE SPACE (BAR/ LOUNGE)	3. THE FOOT-CANDLE LIGHTING LEVEL AT ALL PROPERTY LINES SHALL BE 0.5 FC MAXIMUM.
65% OF (1) SPACE PER 60 SF OF (NET) SEATING AREA 1500 SF / 60 SF (0.65) = 16.25 SPACES	4. EXTERIOR DOORS NOT USED AS DESIGNATED ENTRY POINTS SHALL REMAIN LOCKED TO PREVENT UNAUTHORIZED ENTRY.
8500 SF HOTEL ACCESSORY USE SPACE (RETAIL/ PERSONAL SERVICE)	5. ALL INTERIOR CORRIDORS SHALL BE ADEQUATELY ILLUMINATED, W/ NO DARK AREAS.
65% OF (1) SPACE PER 250 SF 8500 SF / 250 SF (0.65) = 22.10 SPACES	6. CONSTRUCTION AND DEMOLITION WASTE SHALL BE RECYCLED AS POSSIBLE, COORDINATED WITH LEED OR FLORIDA GREEN BUILDING STANDARDS.
2500 SF RESTAURANT	7. LIGHTING FIXTURES SHALL BE ENERGY EFFICIENT, APPLIANCES SHALL BE ENERGY STAR RATED OR WATER SENSE CERTIFIED, AND THERMOSTATS PROGRAMMABLE, COORDINATED WITH LEED OR FLORIDA GREEN BUILDING STANDARDS.
(1) SPACE PER 60 SF OF 60% GROSS AREA 2500 SF (0.60) / 60 SF = 25.00 SPACES	8. ALL EXTERNAL LIGHTING SHALL BE FULLY SHIELDED, AND MEET THE REQUIREMENTS OF THE INTERNATIONAL DARK SKY ASSOCIATION.
TOTAL REQUIRED PARKING (PER ARTICLE 7) 265.35 SPACES	9. PROVISIONS FOR RECYCLING SHALL BE MADE AVAILABLE TO BUILDING OCCUPANTS WHERE EVER TRASH RECEPTACLES ARE PROVIDED.
T.O.C. PARKING REDUCTIONS	10. SUSTAINABLE AND LOW-VOC BUILDING MATERIALS SHALL BE USED AS REQUIRED, COORDINATED WITH LEED OR FLORIDA GREEN BUILDING STANDARDS.
(A) PUBLIC BUS SHELTER 01 01 10%	11. ROADWAYS, PARKING AREAS, PEDESTRIAN WALKWAYS, AND BUILDING ENTRANCES SHALL BE PROVIDED WITH ADEQUATE LIGHTING LEVELS AS RECOMMENDED BY THE AMERICAN CRIME PREVENTION INSTITUTE.
(B) BICYCLE RACKS (1 PER 20) 14 14 5%	12. HOTEL LOBBY ACCESS AND PARKING ONSITE SHALL BE RESTRICTED TO HOTEL AND COMMERCIAL OCCUPANTS AND GUESTS ONLY.
(C) BICYCLE SHARING KIOSK 01 01 5%	13. ELECTRICAL SERVICE DISCONNECTS, GAS VALVES, AND ROOFTOP A/C UNITS SHALL BE PROVIDED WITH LOCKING DEVICES.
(D) RIDE SHARING SPACES (1 PER 25) 11 11 5%	14. ROOFING FOR EACH BUILDING SHALL BE ENERGY STAR CERTIFIED OR COOL ROOF COUNCIL RATED.
TOTAL T.O.C. PARKING REDUCTION (25%) (-) 66.33 SPACES	15. TO FACILITATE HIGHER ALBEDO SITE PAVING SURFACES, CONCRETE SIDEWALKS SHALL BE SPECIFIED WITH WHITE PORTLAND CEMENT, AND SCHEDULED ASPHALT AREAS WITH LIMESTONE AND/ OR OTHER LIGHT-COLORED AGGREGATE. PAVER AREAS SHALL BE LIGHT-COLORED WITH A HIGH SOLAR REFLECTIVE INDEX RATING (SRI).
TOTAL REQUIRED PARKING (*) 199.02 SPACES ≈ 200 SPACES	16. SPECIALTY BIRD COLLISION RESISTANT GLAZING SHALL BE CONSIDERED FOR GROUND FLOOR STOREFRONT DOORS/ WINDOWS, WITH FINAL SPECIFICATIONS TO BE IDENTIFIED AT BUILDING PERMIT.

PROPOSED PARKING	REQUIRED LOADING
ON-SITE (CITY BOUNDARY - HOLLYWOOD): 54 SPACES	202 HOTEL ROOMS 1 SPACE PER FIRST 100 ROOMS + 1 PER EACH ADDITIONAL 100 ROOMS OR MAJOR FRACTION = 2.02 ≈ 2 SPACES
OFFSITE (CITY BOUNDARY - DANIA BEACH): 134 SPACES	8500 SF COMMERCIAL SPACE LESS THAN 10,000 SF NOT REQUIRED (NONE)
SURFACE LOT (93 SPACES)	2500 SF RESTAURANT LESS THAN 10,000 SF NOT REQUIRED (NONE)
GARAGE (41 SPACES)	TOTAL REQUIRED LOADING 2 SPACES
TOTAL PROPOSED PARKING (*) 188 SPACES	REQUIRED LOADING
(*) PER REQUESTED VARIANCE REDUCTION OF (12) SPACES	TOTAL PROPOSED LOADING 2 SPACES

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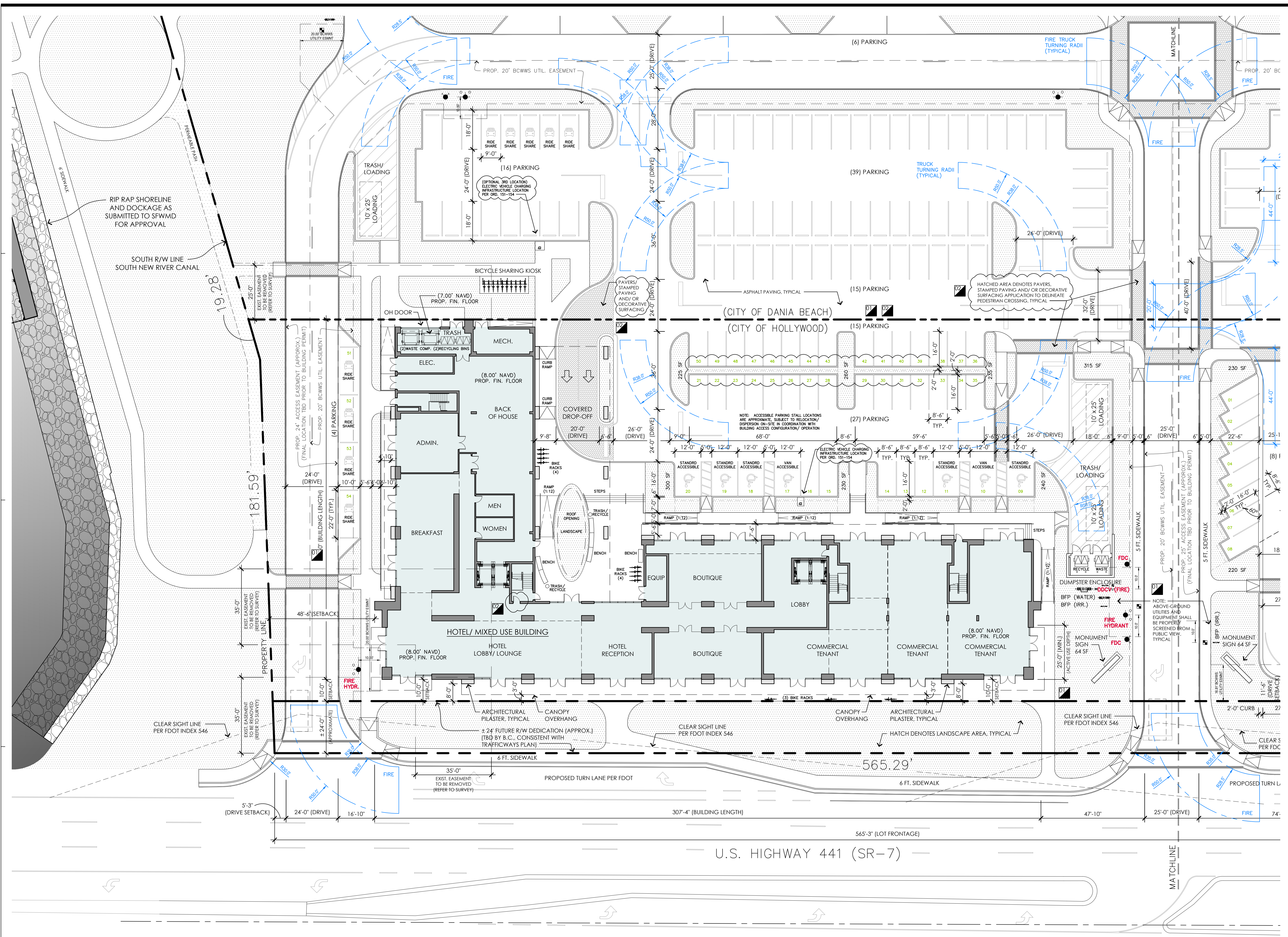
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SITE PLAN (PART 1 OF 2)
CITY OF HOLLYWOOD
SITE PLAN SUBMITTAL

A-1.10a



SITE PLAN - CITY OF HOLLYWOOD (PART 2 OF 2)
SCALE: 1" = 20'-0"

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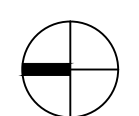
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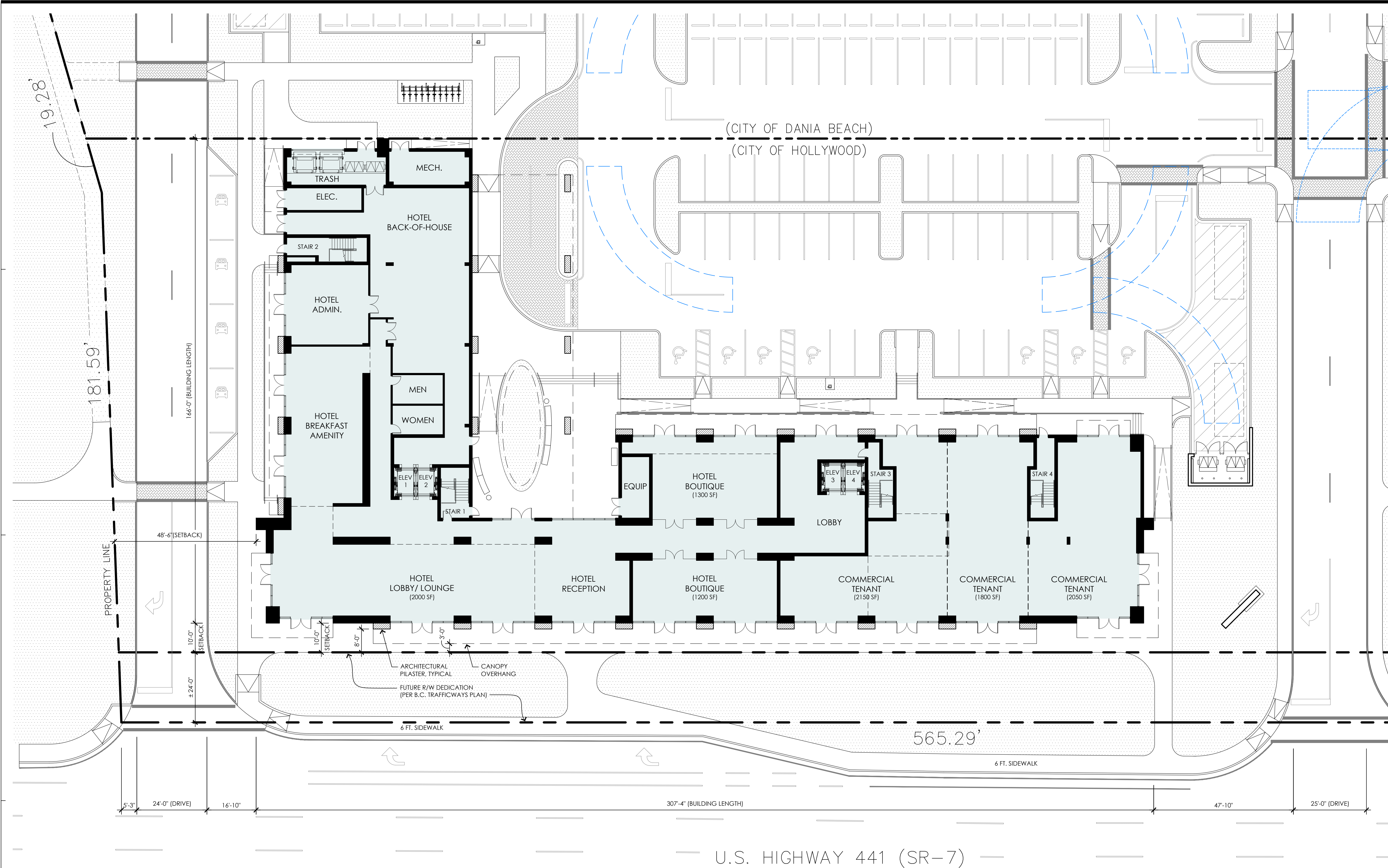
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04.09.21
SITE PLAN (PART 2 OF 2)
CITY OF HOLLYWOOD
SITE PLAN SUBMITTAL

PRINTED ON:  **A-1.10b**



FLOOR PLAN - LEVEL 01 - HOTEL MULTI-USE BUILDING
SCALE: 1/16" = 1'-0"

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FORT LAUDERDALE, FLORIDA 33301 USA
TEL: 954-524-2330 | 1/CC000001

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06.29.2020	19033

HARBOR LANDINGS
A MIXED-USE
DEVELOPMENT IN
HOLLYWOOD &
DANIA BEACH, FLORIDA

4500 S. STATE ROAD NO. 7
HOLLYWOOD, FL 33314

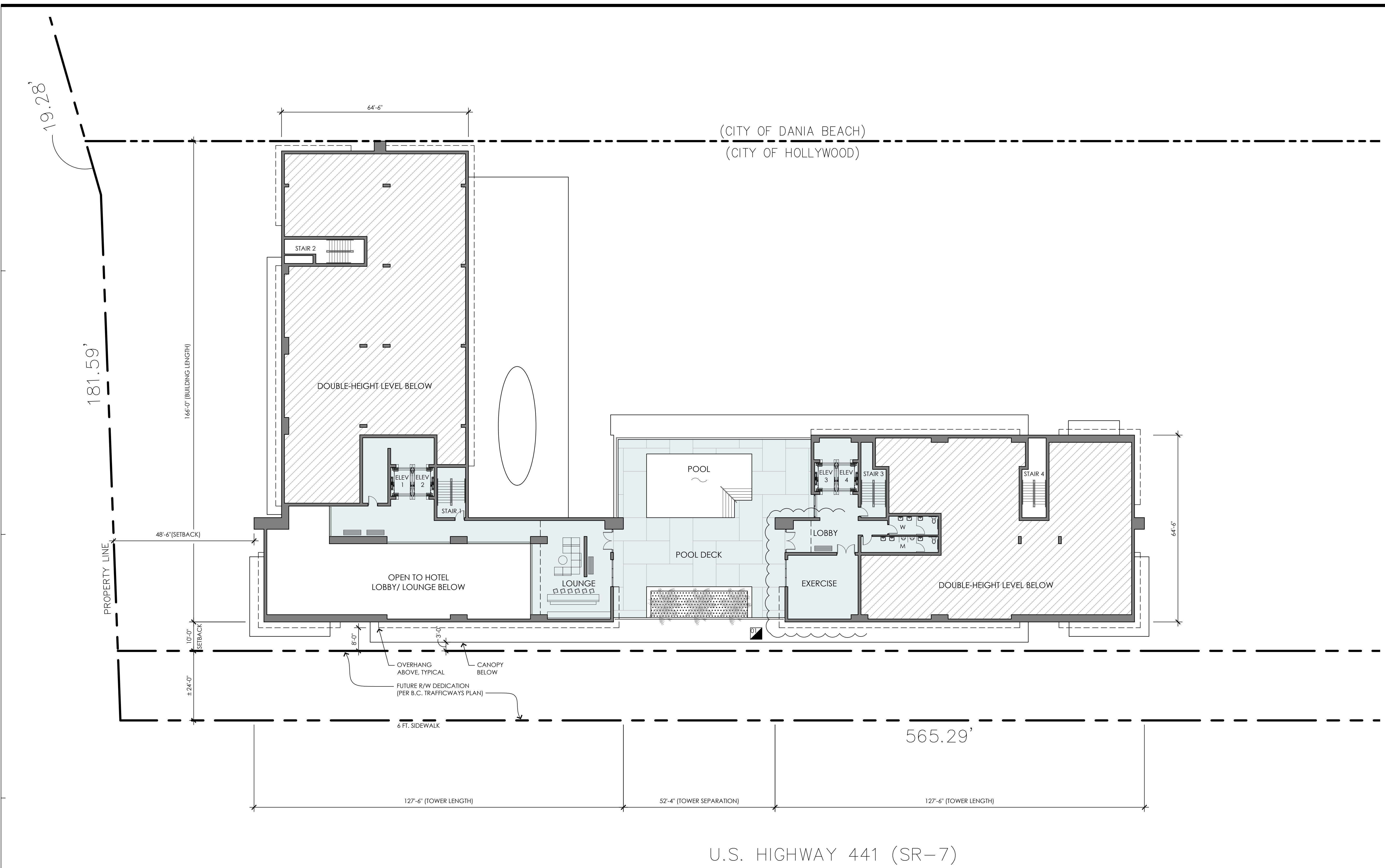
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FLOOR PLAN - LEVEL 1
HOTEL MULTI-USE BUILDING
SITE PLAN SUBMITTAL

A-2.01

APRIL 01, 2021

STATE OF FLORIDA
JIRO YATES
AR 91406
REGISTERED ARCHITECT



FLOOR PLAN - LEVEL 02 (POOL TERRACE) - HOTEL MULTI-USE BUILDING
SCALE: 1/16" = 1'-0"

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FALKANGER SNYDER MARTINEAU & YATES

888 SOUTH ANDREWS AVE. SUITE 300
FORT LAUDERDALE, FLORIDA 33316
PH:(954)764-6575 FAX:(954)764-8622

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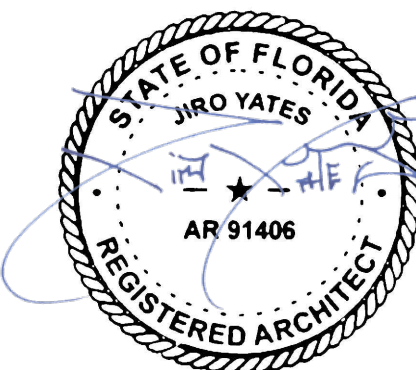
FLOOR PLAN - LEVEL 02
HOTEL MULTI-USE BUILDING
SITE PLAN SUBMITTAL

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HARBOR LANDINGS

A MIXED-USE
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FLOOR PLAN - LEVEL 03
HOTEL MULTI-USE BUILDING
SITE PLAN SUBMITTAL

A-2.03

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(CITY OF DANIA BEACH)
(CITY OF HOLLYWOOD)

TOWER FLOOR PLATE AREAS

NORTH TOWER: 12,720 SF
SOUTH TOWER: 7,680 SF

FLOOR PLAN - LEVEL 03 - HOTEL MULTI-USE BUILDING

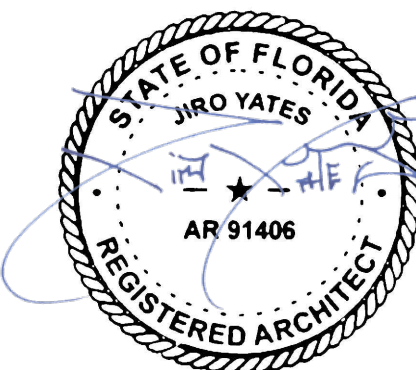
SCALE: 1/16" = 1'-0"



HARBOR LANDINGS

A MIXED-USE
DEVELOPMENT IN
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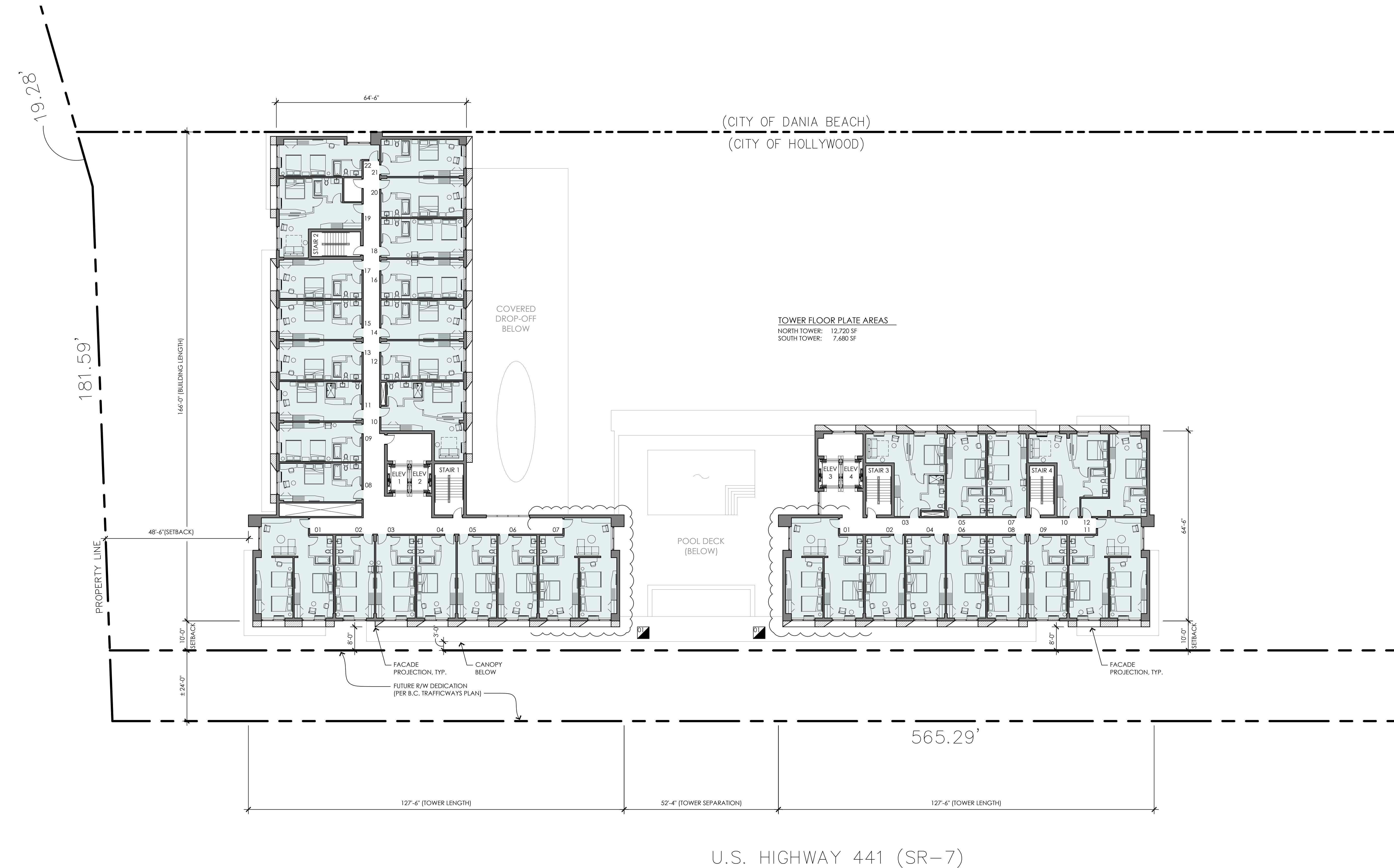
FLOOR PLAN - LEVEL 04 - 08
HOTEL MULTI-USE BUILDING
SITE PLAN SUBMITTAL

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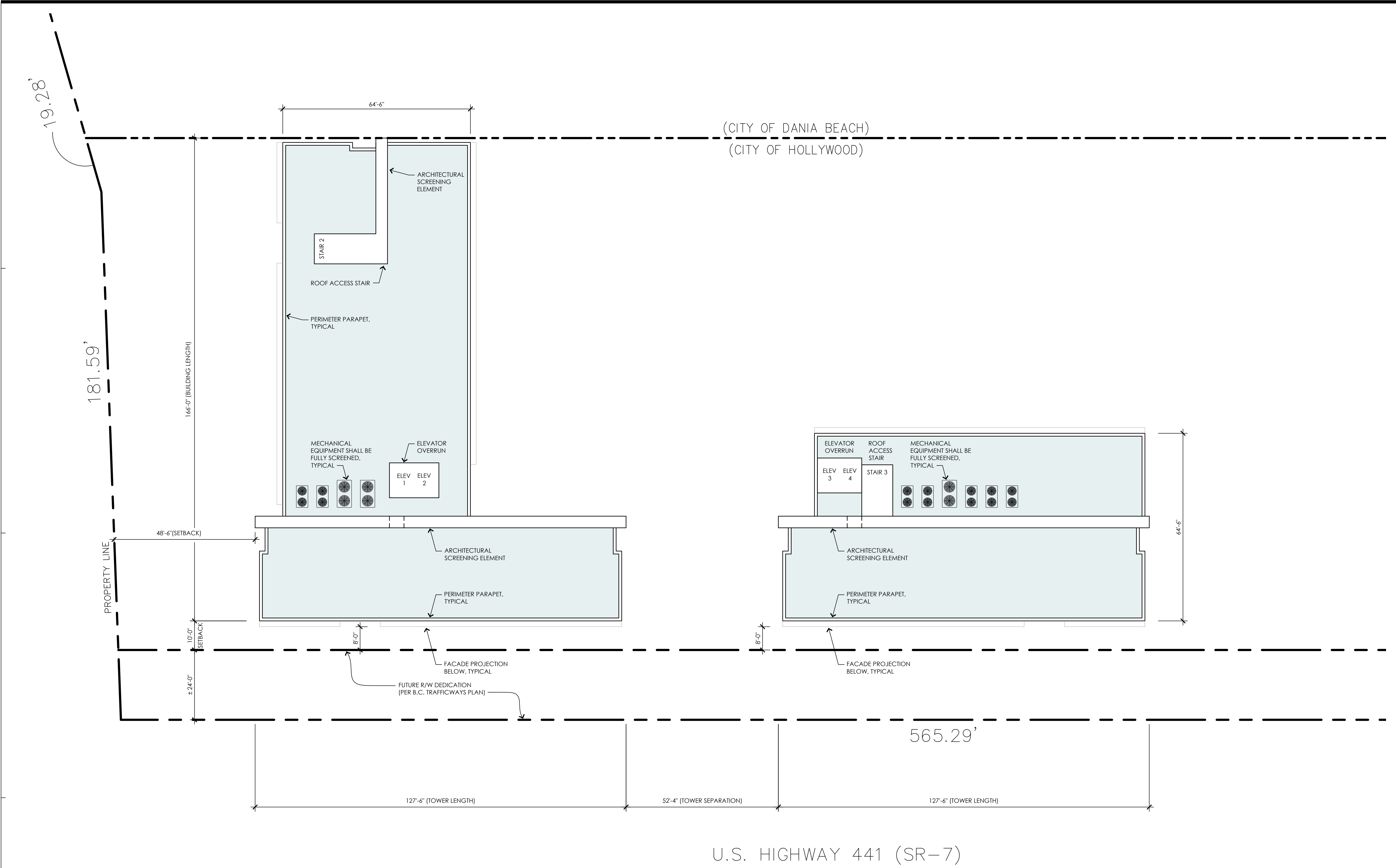
(CITY OF DANIA BEACH)
(CITY OF HOLLYWOOD)

TOWER FLOOR PLATE AREAS
NORTH TOWER: 12,720 SF
SOUTH TOWER: 7,680 SF



FLOOR PLAN - TYPICAL LEVELS 4 THROUGH 8 - HOTEL MULTI-USE BUILDING

SCALE: 1/16" = 1'-0"



ROOF PLAN - HOTEL MULTI-USE BUILDING
SCALE: 1/16" = 1'-0"

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ROOF PLAN
HOTEL MULTI-USE BUILDING
SITE PLAN SUBMITTAL

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STATE OF FLORIDA
JIRO YATES
AR 91406
REGISTERED ARCHITECT



WEST ELEVATION

SCALE: 1/16" = 1'-0"



NORTH ELEVATION

SCALE: 1/16" = 1'-0"

MATERIAL & FINISH LEGEND

SYMBOL	DESCRIPTION	COLOR
ST-10	SMOOTH STUCCO FINISH SYSTEM, PAINTED	BRIGHT WHITE
ST-11	FINE SAND STUCCO, PAINTED	MEDIUM GRAY
GL-10	STOREFRONT GLAZING SYSTEM DARK BRONZE FRAMES WITH CLEAR LAMINATED GLASS	DARK BRONZE & CLEAR
GL-11	HOTEL ROOM GLAZING DARK BRONZE FRAMES WITH CLEAR LAMINATED GLASS	DARK BRONZE & CLEAR
MT-10	METAL LOUVERS AT AC UNITS	DARK BRONZE
MT-11	BREAK METAL	DARK BRONZE
PNL-10	HORIZONTAL RIBBED METAL PANEL CLADDING SYSTEM	DARK BRONZE
PNL-11	COMPOSITE PANEL CLADDING SYSTEM	TBD (BASED ON HOTEL BRAND STANDARDS)
PNL-12	WOOD-LOOK WALL PANEL SYSTEM	BROWN
PNL-13	HORIZONTAL RIBBED METAL PANEL CLADDING SYSTEM	DARK GRAY
CON-1	SMOOTH-FINISHED ARCHITECTURAL CONCRETE LOOK (MONOLITHIC OR FINISH PANELS)	GRAY

SIGNAGE INFORMATION

SIGN TYPE	ILLUMINATION TYPE	MAX SIZE ALLOWED	SIZE PROPOSED	QTY ALLOWED	QTY PROPOSED	NOTES
MONUMENT SIGN	INTERNALLY LIT	AREA: 64sf HEIGHT: 16'	64 SF HEIGHT: MAX 16'	SEE NOTES	2	TOTAL SITE FRONTAGE FACING DAVIE BLVD = 565' THREE TOTAL BUILDINGS ON SITE (HOTEL, RESIDENTIAL BUILDING, AND RESTAURANT)
CANOPY SIGN	INTERNALLY LIT	**SEE NOTES	MAX 1.5 SQUARE FEET PER LINEAR FOOT OF CANOPY FRONTAGE	*SEE NOTES	3	*EACH GROUND FLOOR TENANT WITH RECOGNIZABLE ENTRANCE IS PERMITTED TWO TOTAL SIGNS, WITH THE OPTION OF AWNING SIGN, CANOPY SIGN, PROJECTING SIGN, OR WALL SIGN. **CANOPY SIGN IS PERMITTED TO BE 1.5 SQUARE FEET PER LINEAR FOOT OF CANOPY FRONTAGE W/ 7.5' VERTICAL CLEARANCE TO THE GROUND.
WALL SIGN	INTERNALLY LIT	***SEE NOTES	MAX 1 SQUARE FOOT PER LINEAR FOOT OF BUILDING FRONTAGE	*SEE NOTES	18	***WALL SIGN SIZE IS LIMITED TO 1 SQUARE FOOT PER LINEAR FOOT OF BUILDING FRONTAGE WHERE THE SIGN IS TO BE LOCATED. SIGNS MAY BE A MINIMUM OF 25 SQUARE FEET.

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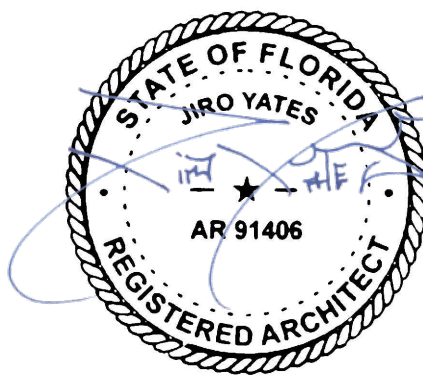
REVISIONS

DATE: 06.29.2020
COMM: 19033

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4500 S. STATE ROAD NO. 7
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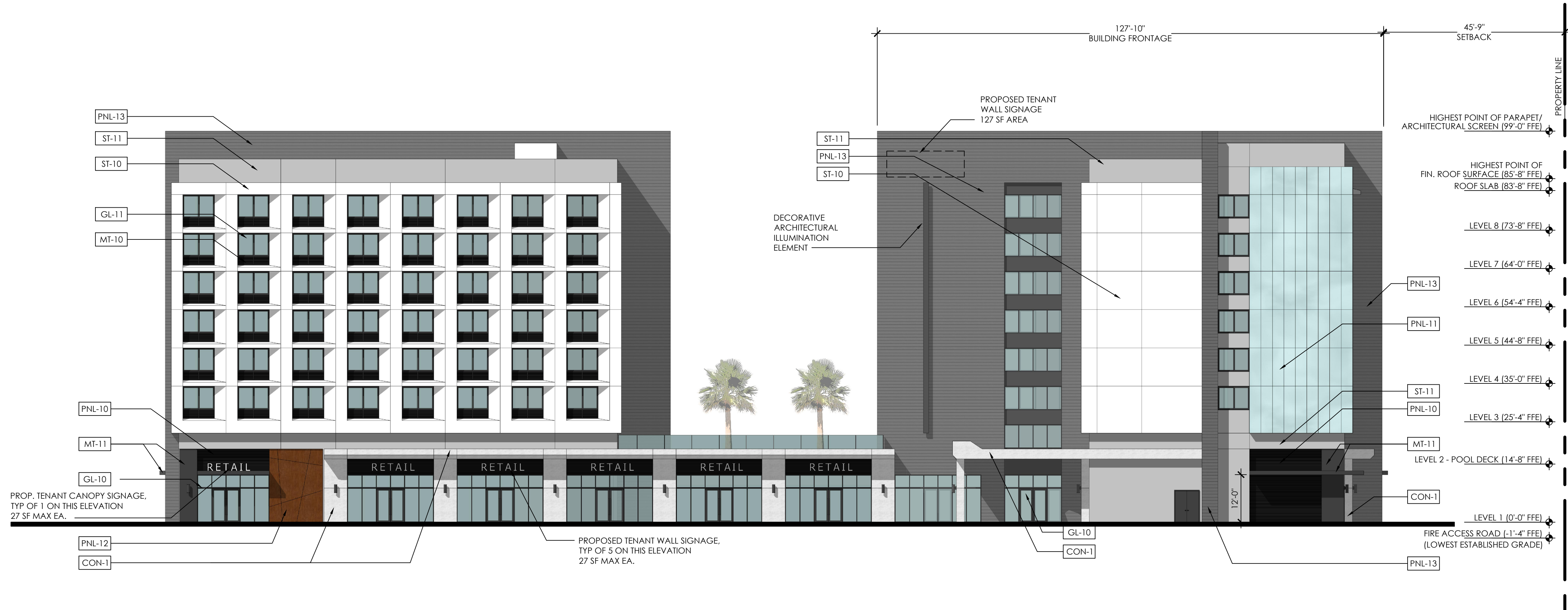


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ELEVATIONS
HOTEL MULTI-USE BUILDING
SITE PLAN SUBMITTAL

A-2.11

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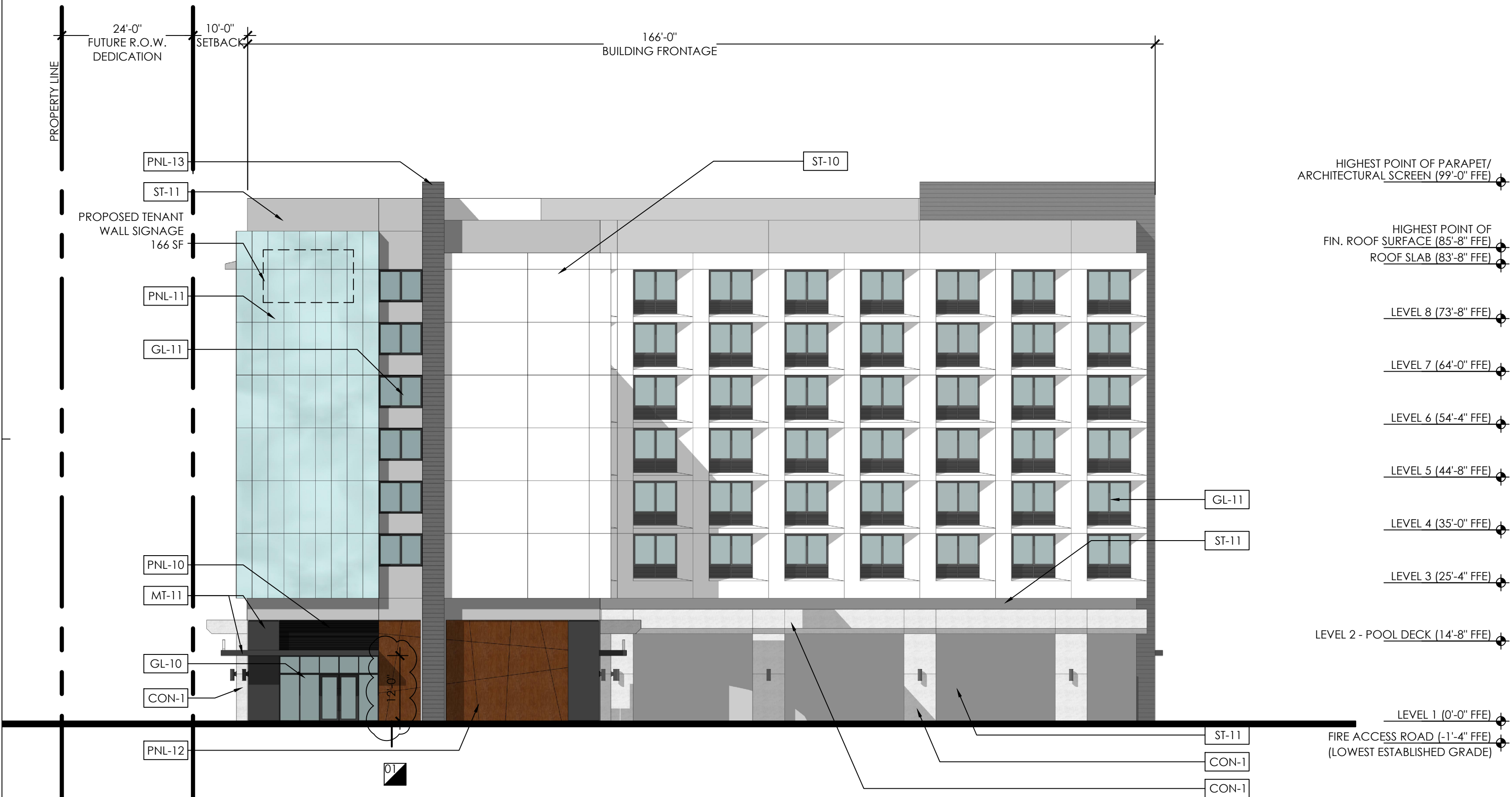


EAST ELEVATION

SCALE: 1/16" = 1'-0"

MATERIAL & FINISH LEGEND

SYMBOL	DESCRIPTION	COLOR
ST-10	SMOOTH STUCCO FINISH SYSTEM, PAINTED	BRIGHT WHITE
ST-11	FINE SAND STUCCO, PAINTED	MEDIUM GRAY
GL-10	STOREFRONT GLAZING SYSTEM DARK BRONZE FRAMES WITH CLEAR LAMINATED GLASS	DARK BRONZE & CLEAR
GL-11	HOTEL ROOM GLAZING DARK BRONZE FRAMES WITH CLEAR LAMINATED GLASS	DARK BRONZE & CLEAR
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CON-1	SMOOTH-FINISHED ARCHITECTURAL CONCRETE LOOK (MONOLITHIC OR FINISH PANELS)	GRAY



SOUTH ELEVATION

SCALE: 1/16" = 1'-0"

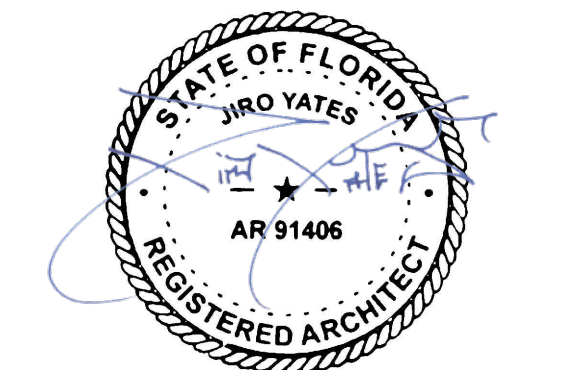
2020.12.11
TAC COMMENTS

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HARBOR LANDINGS
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ELEVATIONS
HOTEL MULTI-USE BUILDING
SITE PLAN SUBMITTAL

A-2.12

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PERSPECTIVE AT SOUTH ENTRANCE
SCALE: NTS



PERSPECTIVE AT SOUTH-EAST CORNER OF HOTEL/ RETAIL STOREFRONT
SCALE: NTS



PERSPECTIVE OF HOTEL/ RETAIL FROM CENTRAL INTERSECTION
SCALE: NTS

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FALKANGER SNYDER MARTINEAU & YATES

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FORT LAUDERDALE, FLORIDA 33316
PH:(954)764-6575 FAX:(954)764-8622

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4500 S. STATE ROAD NO. 7
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STATE OF FLORIDA
JIRO YATES
AR 91406
REGISTERED ARCHITECT

APRIL 01, 2021

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PERSPECTIVES
HOTEL MULTI-USE BUILDING
SITE PLAN SUBMITTAL



PERSPECTIVE AT WEST FACADE/ STREET FRONTAGE
SCALE: NTS



PERSPECTIVE AT EAST FACADE/ PARKING AND DROP-OFF AREA
SCALE: NTS



PERSPECTIVE FROM SOUTH FORK NEW RIVER

SCALE: NTS

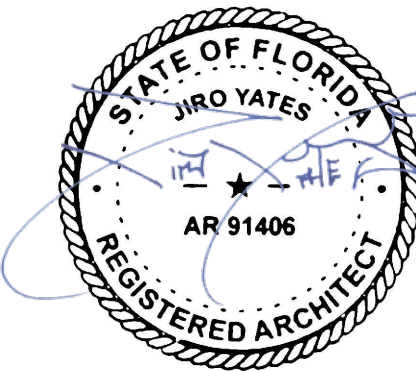
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DATE: 06.29.2020	COMM: 19033
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HARBOR LANDINGS

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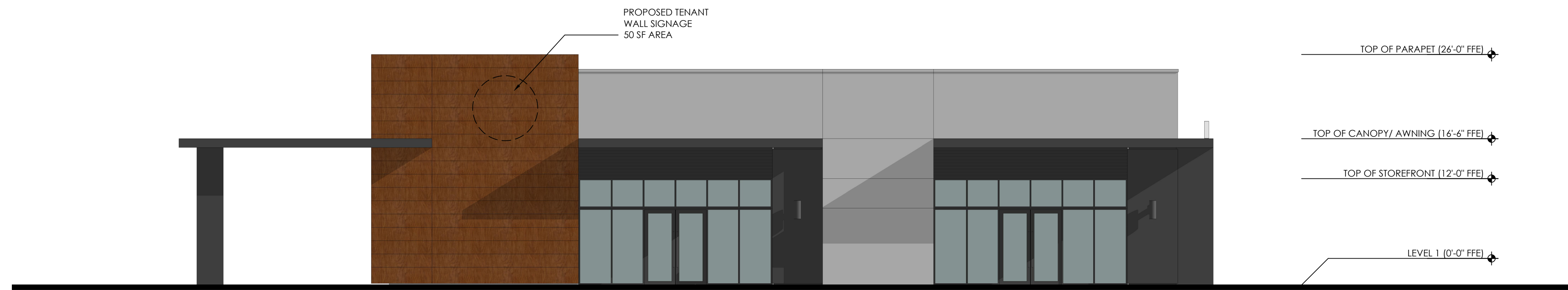


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PERSPECTIVES
HOTEL MULTI-USE BUILDING
SITE PLAN SUBMITTAL

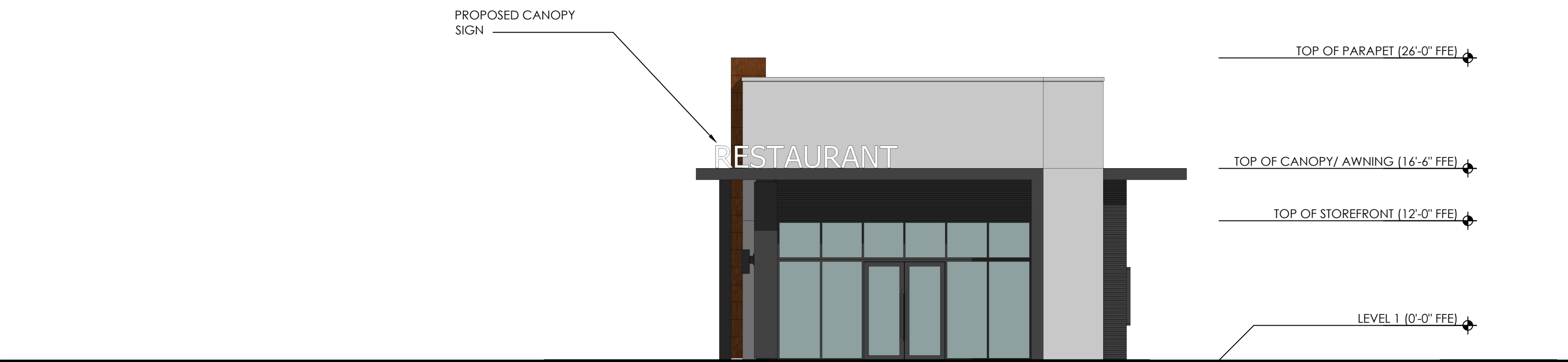
A-2.23

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EAST ELEVATION

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



EAST ELEVATION

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



EAST ELEVATION

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



EAST ELEVATION

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

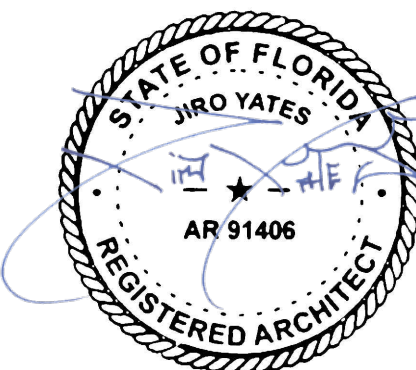
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4500 S. STATE ROAD NO. 7
HOLLYWOOD, FL 33314



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04.01.21
ELEVATIONS
RESTAURANT
SITE PLAN SUBMITTAL

A-3.11



PERSPECTIVE AT NORTH-WEST FACADE/ STREET FRONTAGE

SCALE: NTS



PERSPECTIVE AT NORTH-EAST FACADE/ PARKING AND DRIVE-THROUGH ENTRANCE

SCALE: NTS

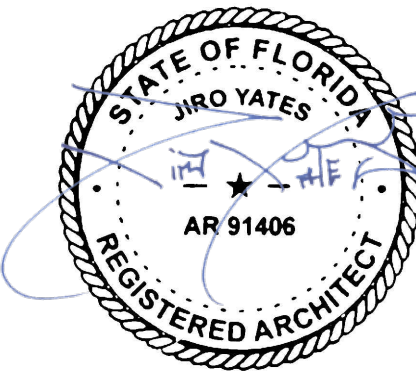
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PERSPECTIVES
RESTAURANT
SITE PLAN SUBMITTAL

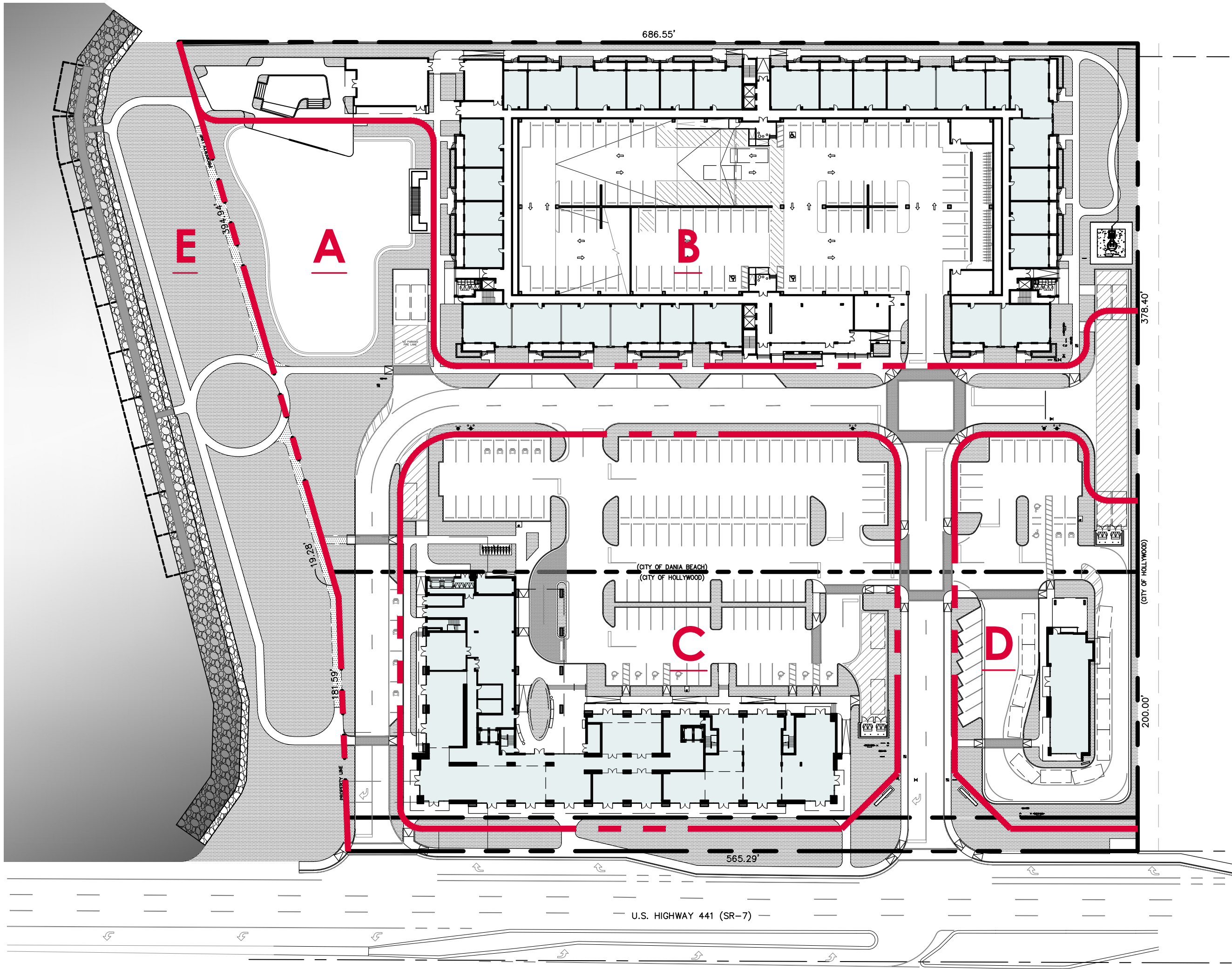
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A-3.21



WEST ELEVATION - HOTEL MIXED-USE BUILDING (PHASE C-1)

SCALE: 1/16" = 1'-0"



MASTER SITE PLAN - PHASING DIAGRAM

SCALE: 1/64" = 1'-0"

PHASED DEVELOPMENT NARRATIVE

THE PROPOSED DEVELOPMENT IS COMPOSED OF SEPARATE PROGRAM COMPONENTS INTENDED TO ACCOMMODATE PHASED CONSTRUCTION. GENERALLY, ACCESS AND INFRASTRUCTURE ARE PROPOSED TO BE PLACED FIRST, TO SUPPORT SUBSEQUENT PHASES. FLEXIBILITY AMONG SEQUENCING THEREAFTER IS ALSO PROPOSED AS A PRIORITY. PROPOSED PHASES, DELINEATED IN THE MASTER SITE PLAN - PHASING DIAGRAM, ARE OUTLINED BELOW.

- A**
1. STATE ROAD 7 ACCESS PER FDOT, INCLUDING PROPOSED NORTH AND SOUTH DRIVEWAY ACCESS POINTS
 2. ON-SITE MAJOR VEHICULAR CIRCULATION LOOP
 3. MAJOR UTILITY INFRASTRUCTURE
 4. ON-SITE DRAINAGE/RETENTION
 5. FIRE LINE LOOP

- B**
1. MULTI-FAMILY BUILDING (INCLUDING STRUCTURED PARKING)
 2. AMENITIES BUILDING AND POOL DECK
 3. SANITARY PUMP STATION/ TIE-IN TO MAIN SEWER

- C**
1. HOTEL MIXED-USE BUILDING (NORTH AND SOUTH TOWER WITH GROUND LEVEL RETAIL STOREFRONT)
 2. 202 HOTEL ROOMS
 3. 6000 SF GROUND LEVEL RETAIL STOREFRONT
 4. SURFACE PARKING LOT (113 SPACES)

(OR) PHASE AS C-1 AND C-2:

- PHASE C-1**
1. HOTEL MIXED-USE BUILDING (NORTH TOWER AND GROUND LEVEL RETAIL FRONTAGE)
 2. 131 HOTEL ROOMS
 3. 6500 SF GROUND LEVEL RETAIL STOREFRONT
 4. SURFACE PARKING LOT (116 SPACES)

- PHASE C-2**
1. REMOVE GROUND LEVEL RETAIL STOREFRONT
 2. ADD SOUTH HOTEL TOWER
 3. 71 HOTEL ROOMS
 4. 6000 SF GROUND LEVEL RETAIL STOREFRONT

PHASE C NOTES:

PHASE C-1 AND C-2 ARE PROPOSED TO BE AN ALTERNATE OPTION TO CONSTRUCTING THE FULL SCOPE OF THE PROPOSED HOTEL MULT-USE BUILDING (TWO TOWERS) AT THE SAME TIME. REFERENCE PHASE C-1 BUILDING WEST (FRONTAGE) - ELEVATION, THIS SHEET, PHASE C-1 DEVELOPMENT DATA, THIS SHEET, AND PHASE C-1 FLOOR PLAN, SHEET A-2.32.

- D**
1. RESTAURANT WITH DRIVE-THRU
 2. 2500 SQUARE FEET RESTAURANT
 3. SURFACE PARKING LOT (25 SPACES)

- E**
1. EASEMENT AREA (SUBJECT TO SFWM APPROVAL)
 2. LANDSCAPED LAWN WITH PAVED WALKING PATH
 3. RIP-RAP CANAL SHORELINE REVETMENT
 4. 6 FOOT WIDE MARGINAL DOCK

PHASE C-1 DATA - CITY OF HOLLYWOOD

PROPOSED BUILDING PROGRAM

1. HOTEL/ RETAIL MIXED-USE BUILDING:	
# FLOORS:	8
BUILDING HEIGHT:	90'-0"
NO. UNITS:	131
UNIT/ ROOM TYPE:	MIX OF KING, DBL QUEEN AND KING SUITE EACH KEY WITH (1) BATHROOM
NET UNIT/ ROOM AREA:	350 - 375 SF (KING AND DBL QUEEN ROOMS) 525 - 550 SF (KING SUITE ROOMS)
INTERIOR CEILING HEIGHT:	9'-0" (EXCLUDING BATHROOM AREAS)
GROSS FLOOR AREA:	105,000 SF
HOTEL AREA:	96,000 SF
GROUND LEVEL RETAIL AREA:	9000 SF

REQUIRED PARKING

131 HOTEL ROOMS	
(1) SPACE PER ROOM	131.00 SPACES
131 ROOMS X (1.00) = 131.00	
2000 SF HOTEL ACCESSORY USE SPACE (BAR/ LOUNGE)	
65% OF (1) SPACE PER 60 SF OF (NET) SEATING AREA	
1500 SF / 60 SF (0.65) = 16.25	16.25 SPACES
8500 SF HOTEL ACCESSORY USE SPACE (RETAIL/ PERSONAL SERVICE)	
65% OF (1) SPACE PER 250 SF	
8500 SF / 250 SF (0.65) = 22.10	22.10 SPACES

TOTAL REQUIRED PARKING (PER ARTICLE 7)

T.O.C. PARKING REDUCTIONS	REQUIRED	PROVIDED	REDUCTION
(A) PUBLIC BUS SHELTER	01	01	10%
(B) BICYCLE RACKS (1 PER 20)	14	14	5%
(C) BICYCLE SHARING KIOSK	01	01	5%
(D) RIDE SHARING SPACES (1 PER 25)	11	11	5%

TOTAL T.O.C. PARKING REDUCTION (25%) (-) 42.33 SPACES

TOTAL REQUIRED PARKING (*) 127.02 SPACES = 128 SPACES

PROPOSED PARKING

ON-SITE (CITY BOUNDARY):	46 SPACES
OFFSITE (CITY BOUNDARY):	70 SPACES
TOTAL PROPOSED PARKING (*)	116 SPACES
(*) PER REQUESTED VARIANCE REDUCTION OF (12) SPACES	

REQUIRED LOADING

131 HOTEL ROOMS	
1 SPACE PER FIRST 100 ROOM + 1 PER EACH 100 OR MAJOR FRACTION THERE OF	
1 + 31/100 = 1.31	= 1 SPACE
6500 SF COMMERCIAL SPACE	
LESS THAN 10,000 SF NOT REQUIRED	
NONE REQUIRED	

TOTAL REQUIRED LOADING 1 SPACE

PROPOSED LOADING

2 SPACES

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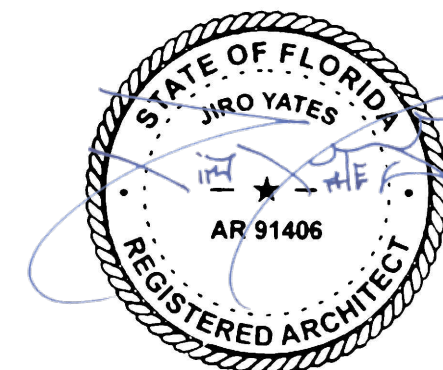
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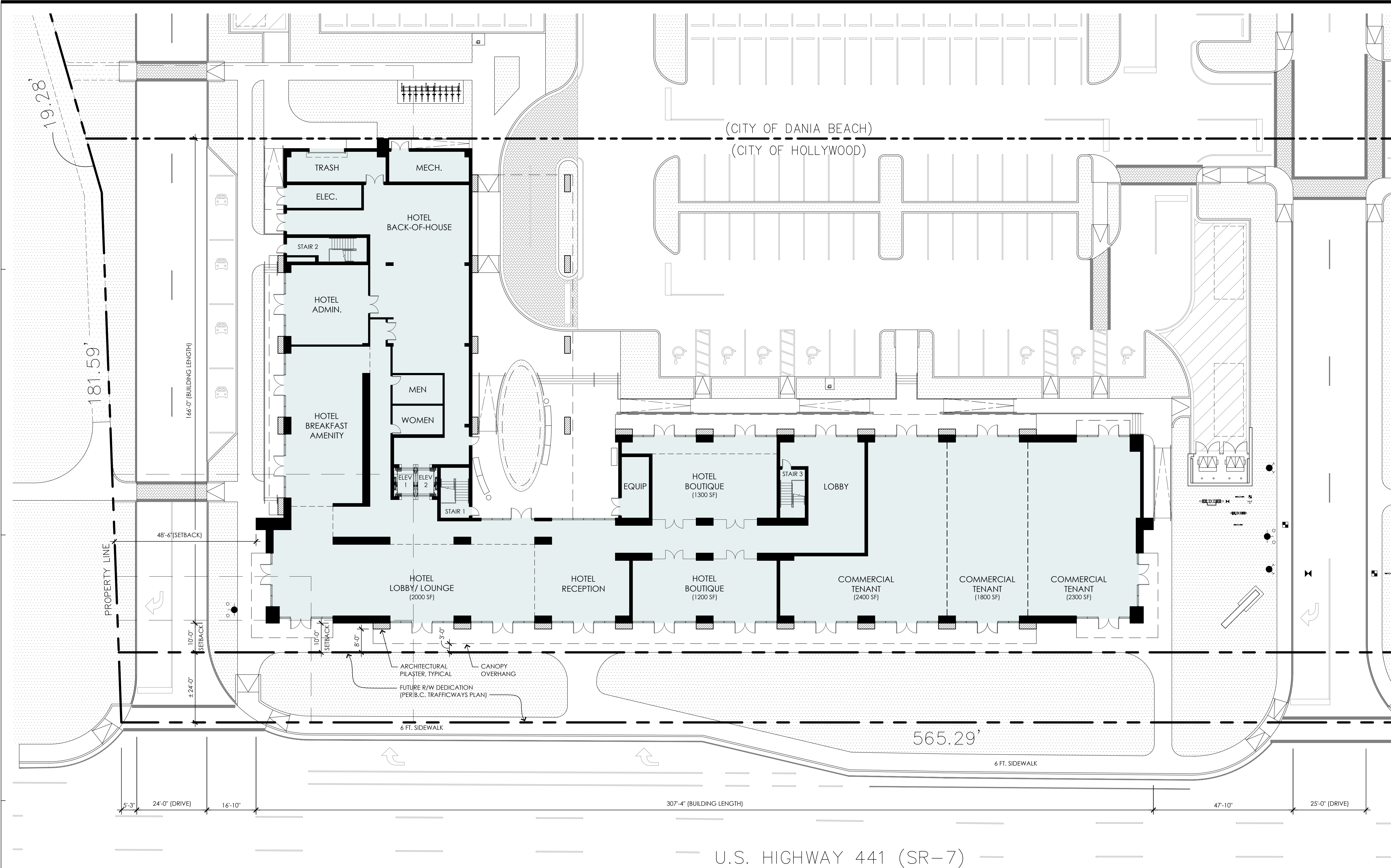


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PHASING DIAGRAM AND NARRATIVE
HOTEL - PHASE C1 ELEVATION
SITE PLAN SUBMITTAL

A-5.01

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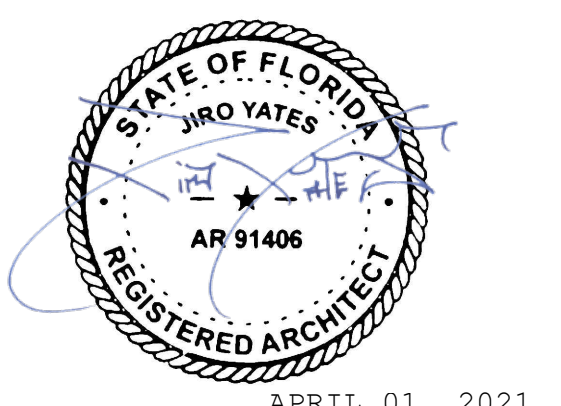
FLOOR PLAN - LEVEL 01 - HOTEL MULTI-USE BUILDING (PHASE C-1)
SCALE: 1/16" = 1'-0"

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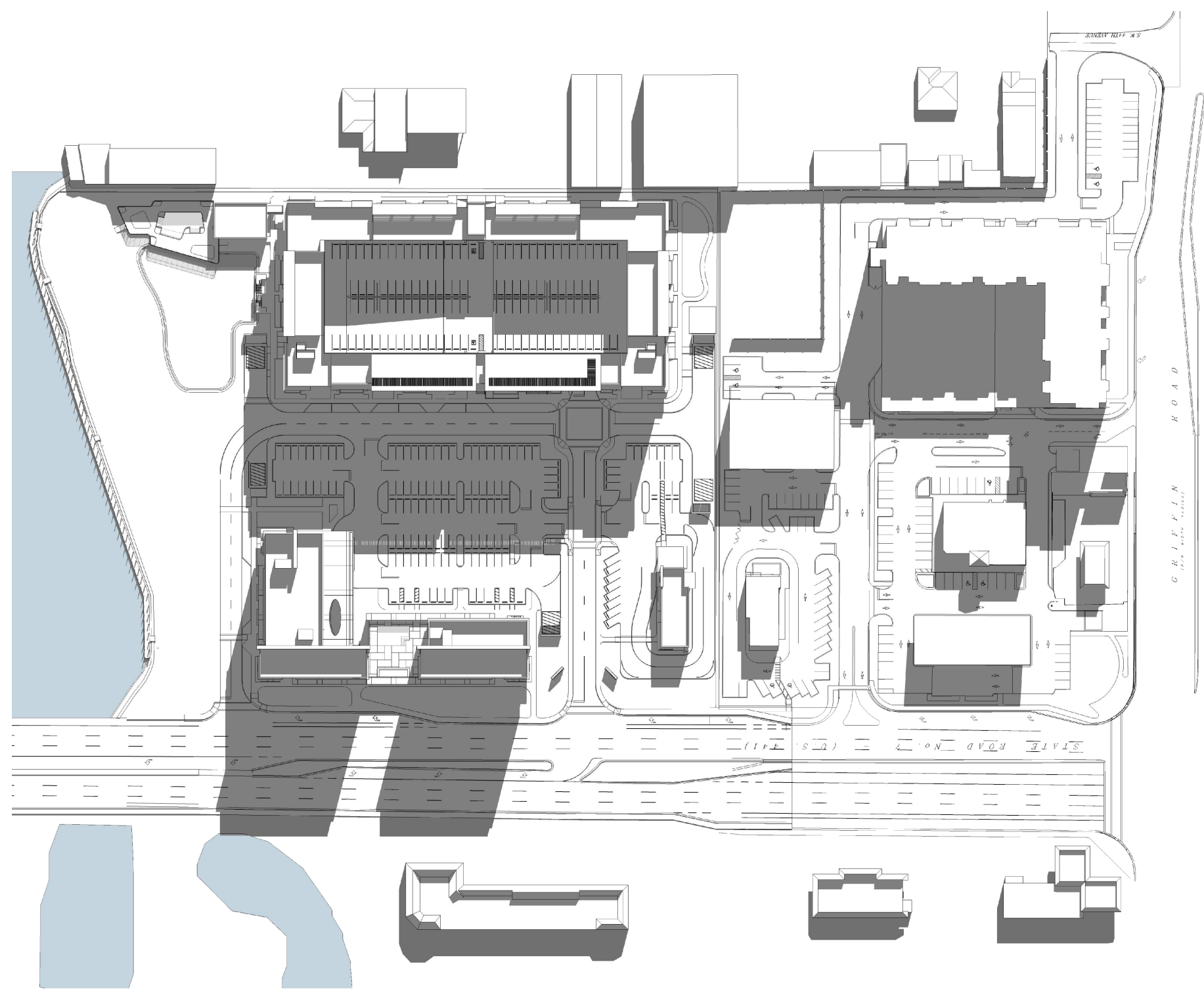


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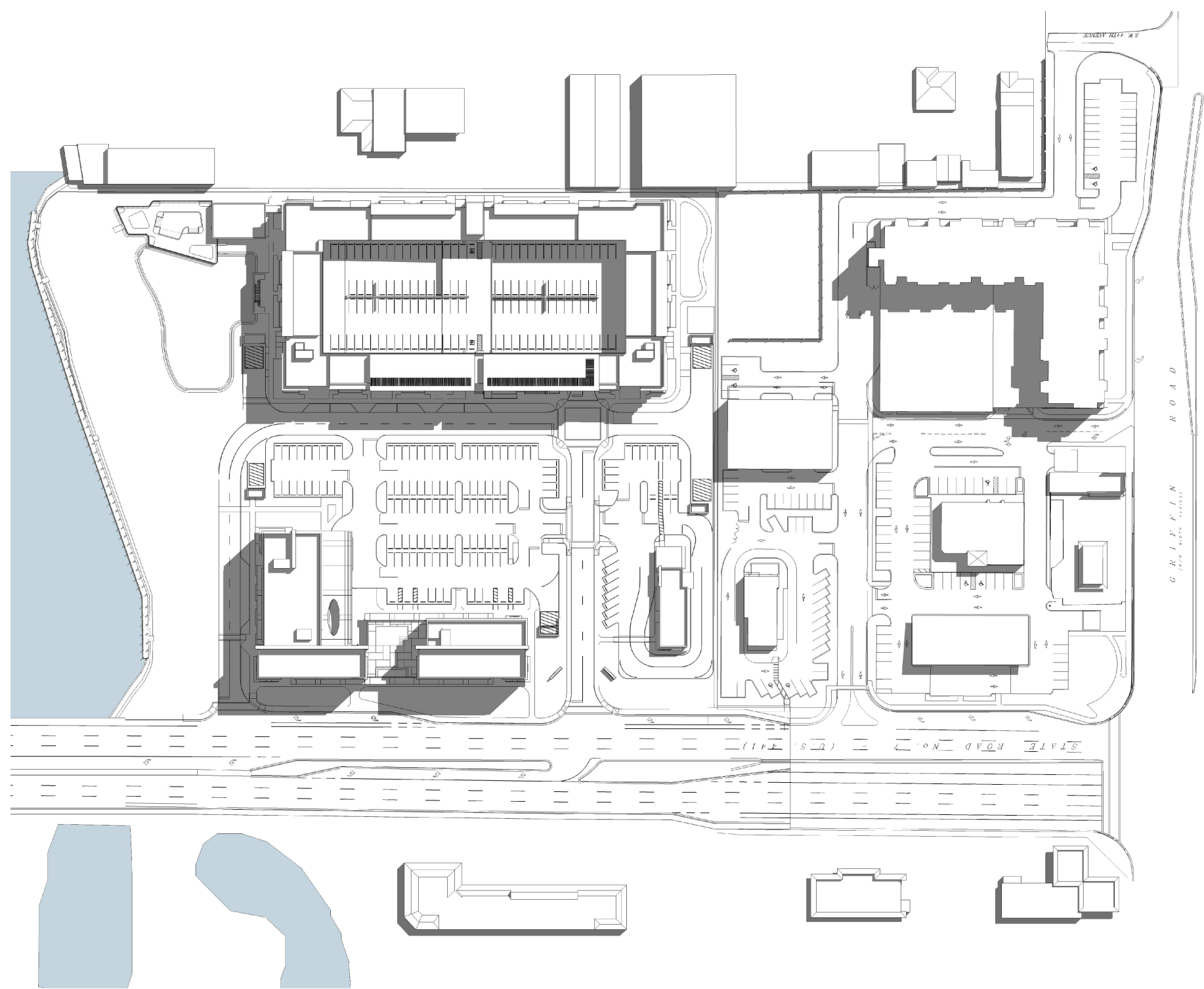
FLOOR PLAN - L01 - PHASE C-1
HOTEL MULTI-USE BUILDING
SITE PLAN SUBMITTAL

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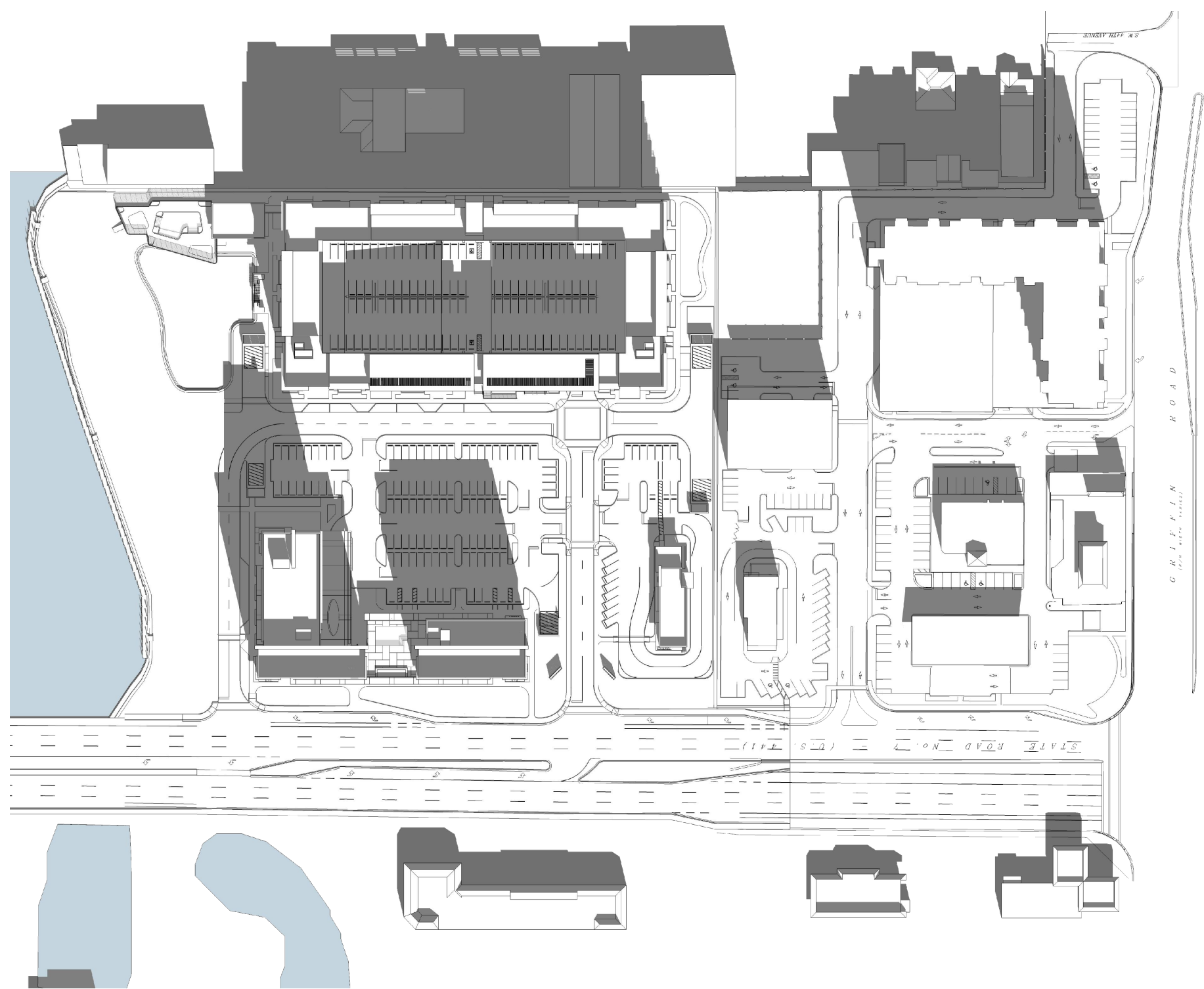
A-5.02



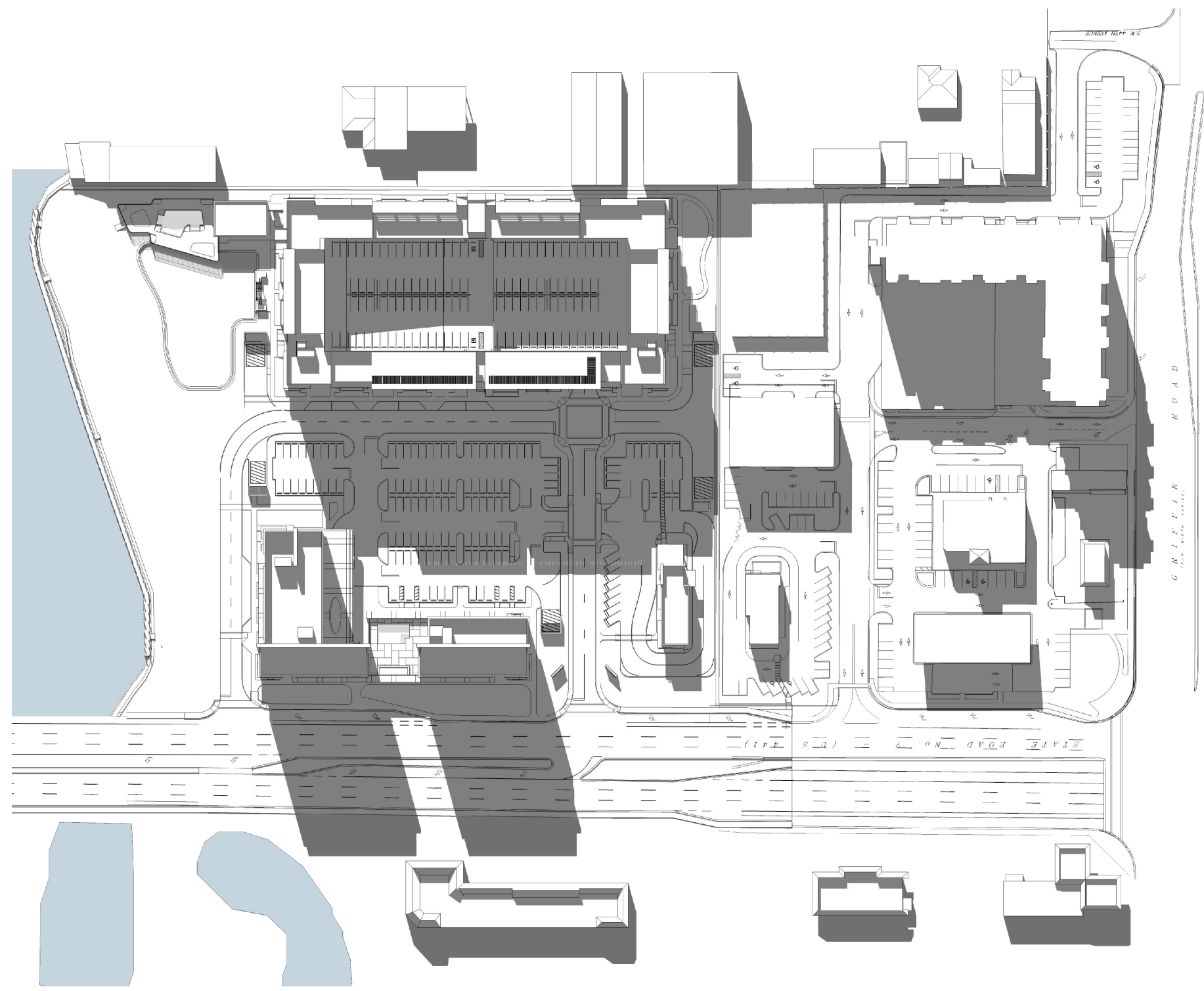
MARCH 21
N.T.S. 9:30 A.M. UTC-4:00



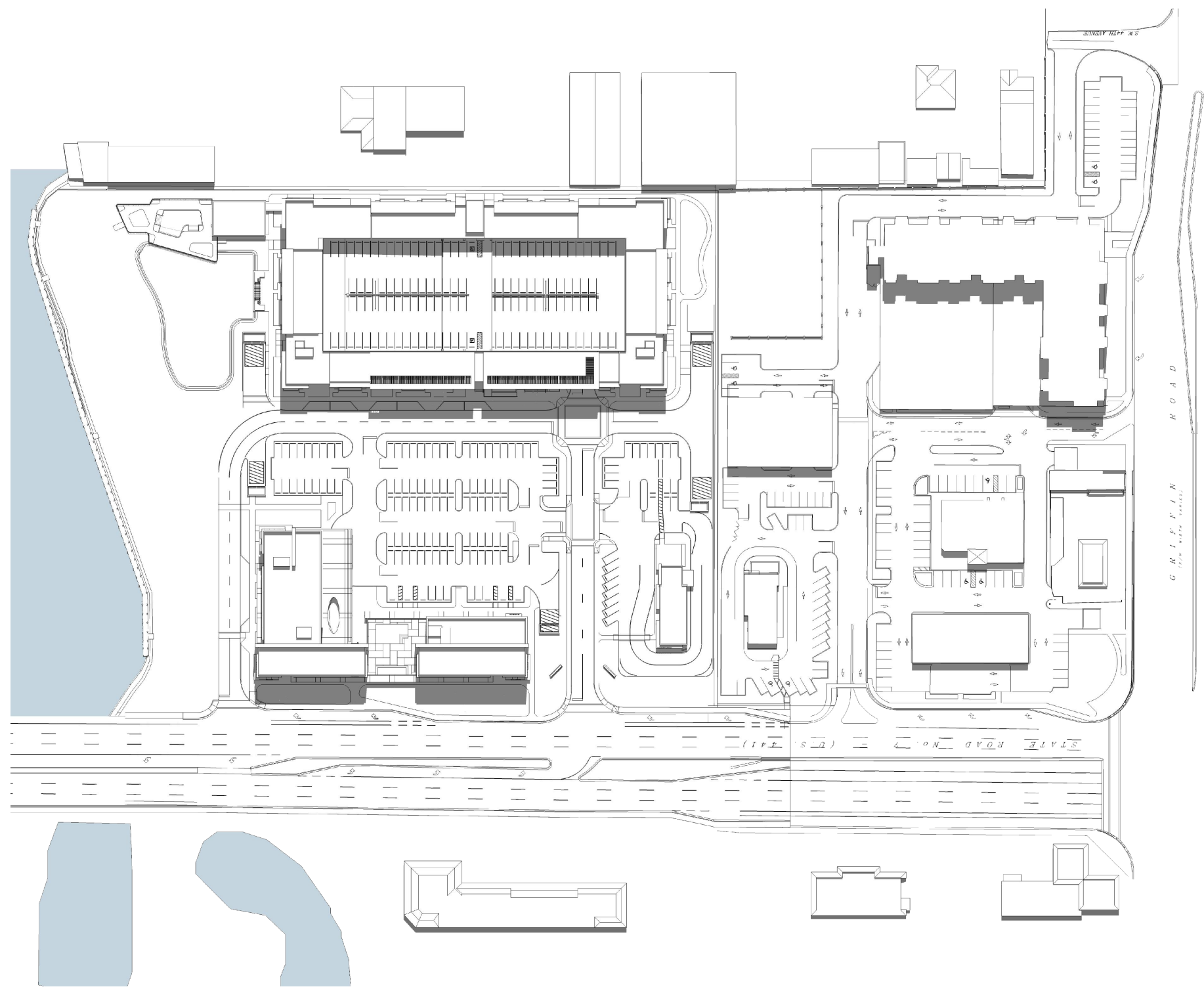
12:00 P.M. UTC-4:00



5:30 P.M. UTC-4:00



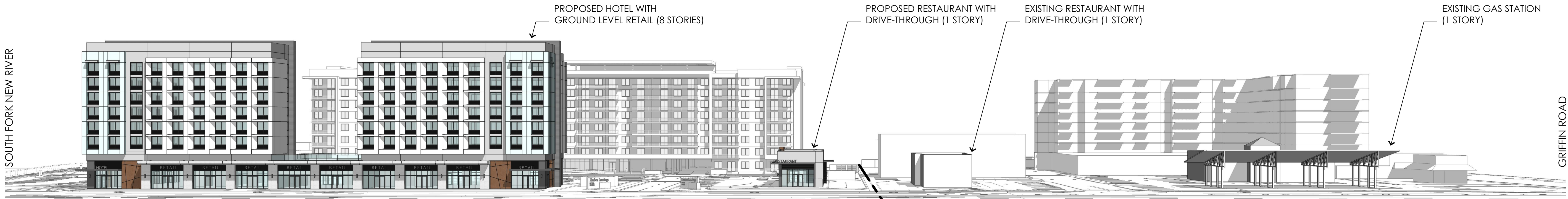
JUNE 21
N.T.S. 8:30 A.M. UTC-4:00



12:00 P.M. UTC-4:00



6:15 P.M. UTC-4:00



FRONTAGE PROFILE (U.S. HIGHWAY 441 - SR-7)

PROPOSED 'HARBOR LANDINGS' DEVELOPMENT

ADJACENT 'GRIFFIN CENTRE' / 'ROC 441' DEVELOPMENT

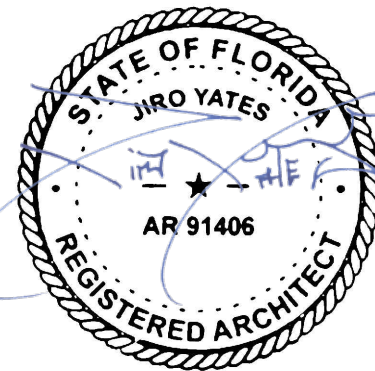
REVISIONS

DATE:	COMM:
06.29.2020	19033

HARBOR LANDINGS

A MIXED-USE
DEVELOPMENT IN
HOLLYWOOD &
DANIA BEACH, FLORIDA

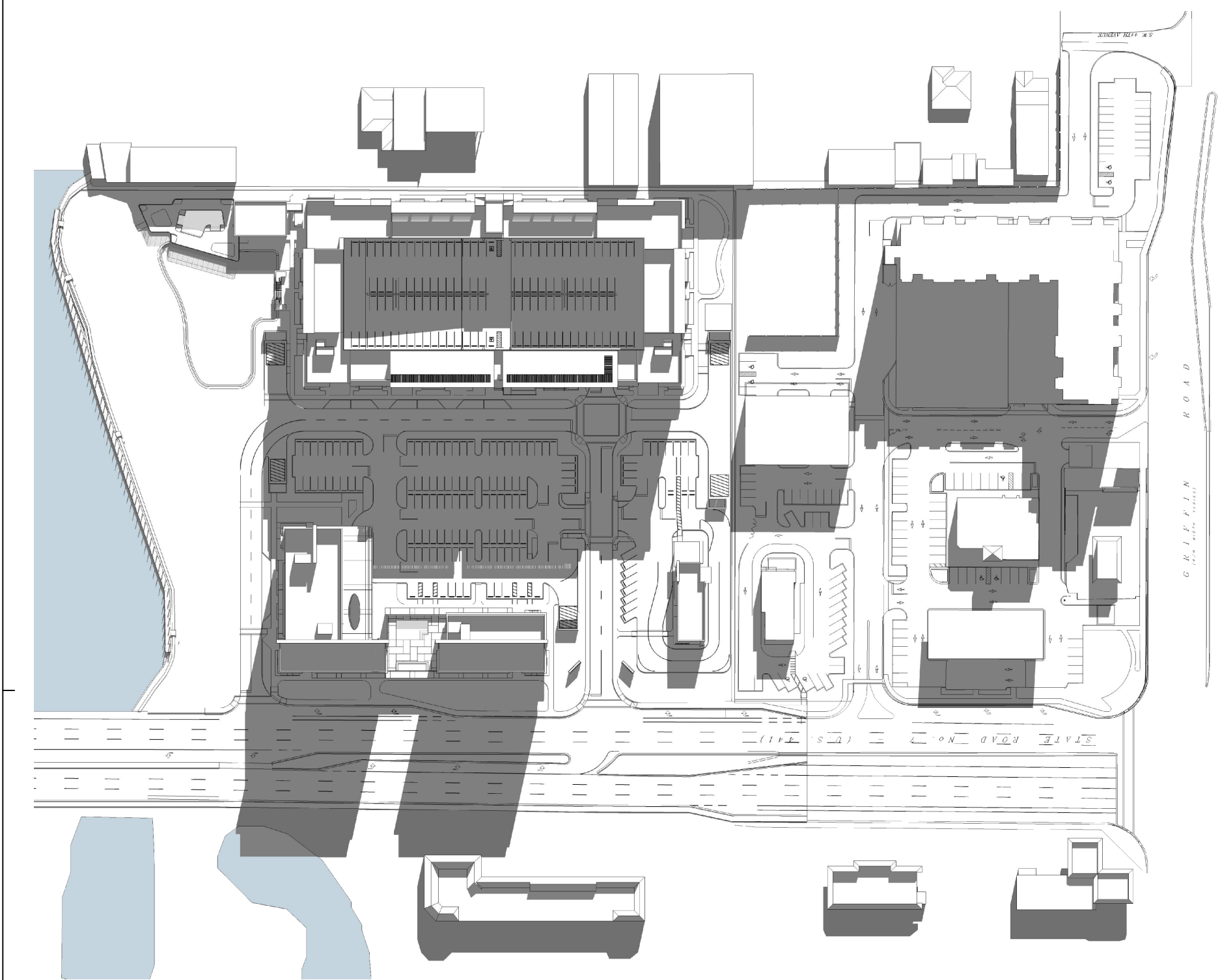
4500 S. STATE ROAD NO. 7
HOLLYWOOD, FL 33314



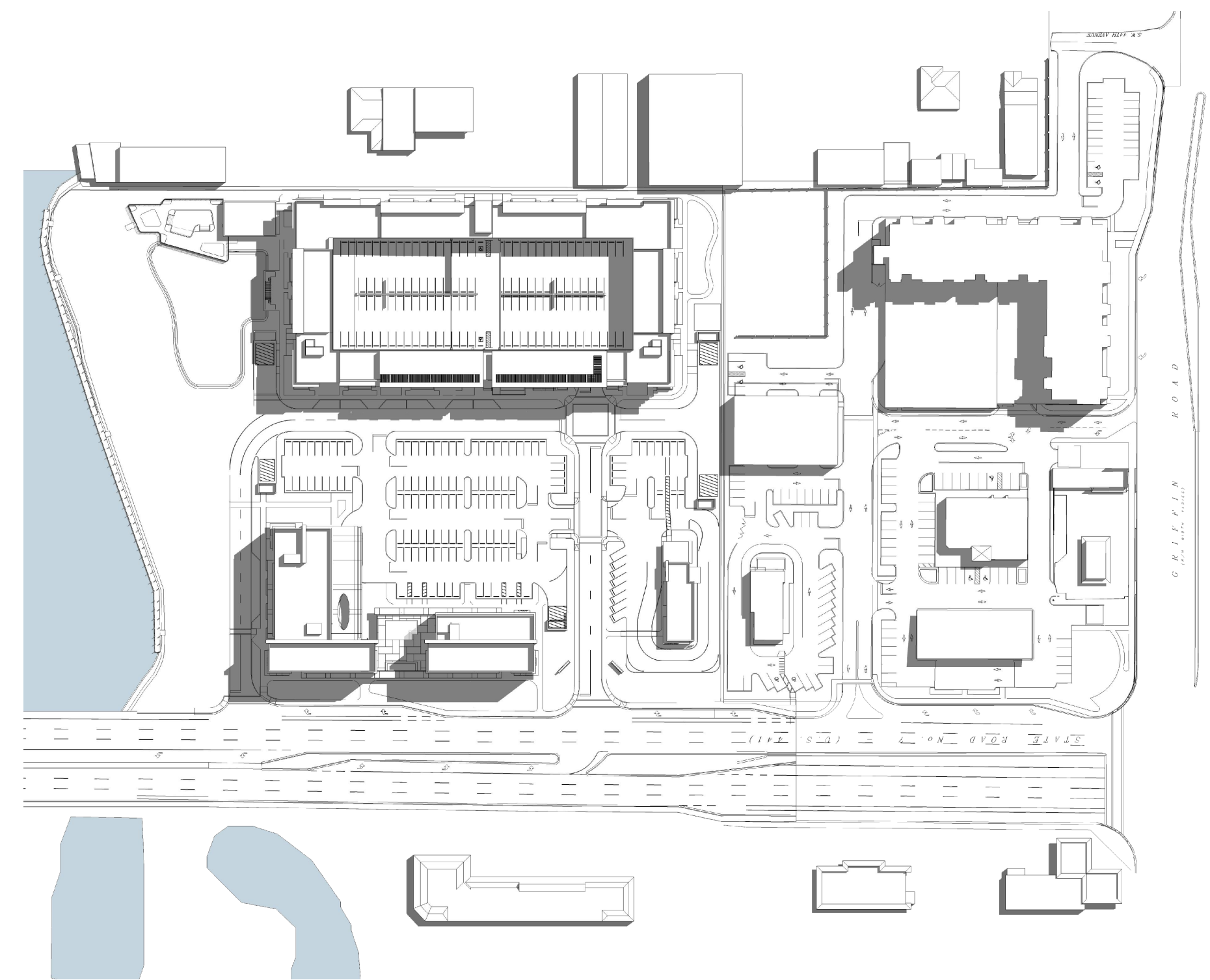
APRIL 01, 2021

SHADOW ANALYSIS
FRONTAGE PROFILE
SITE PLAN SUBMITTAL

A-6.01



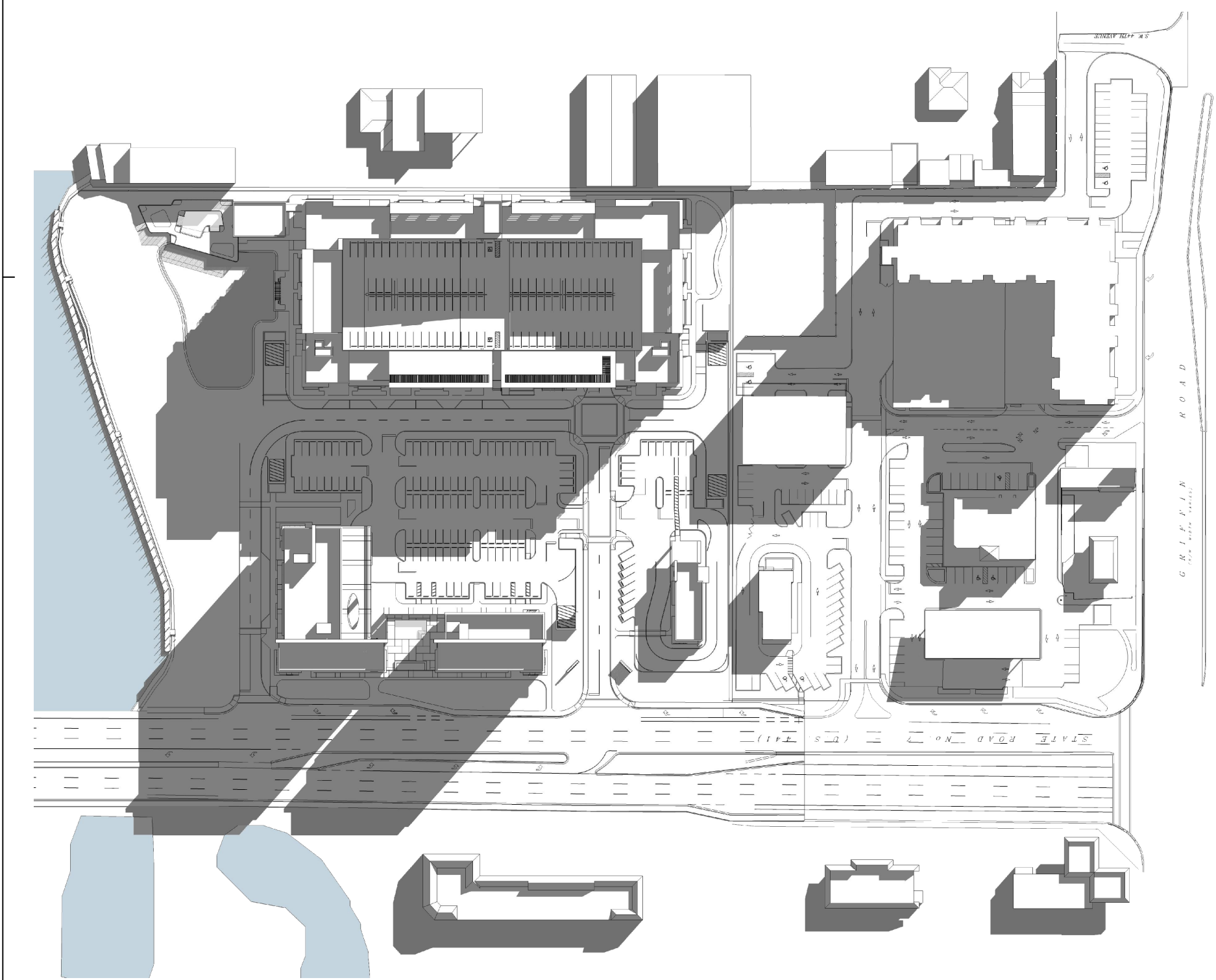
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12:00 P.M. UTC-4:00



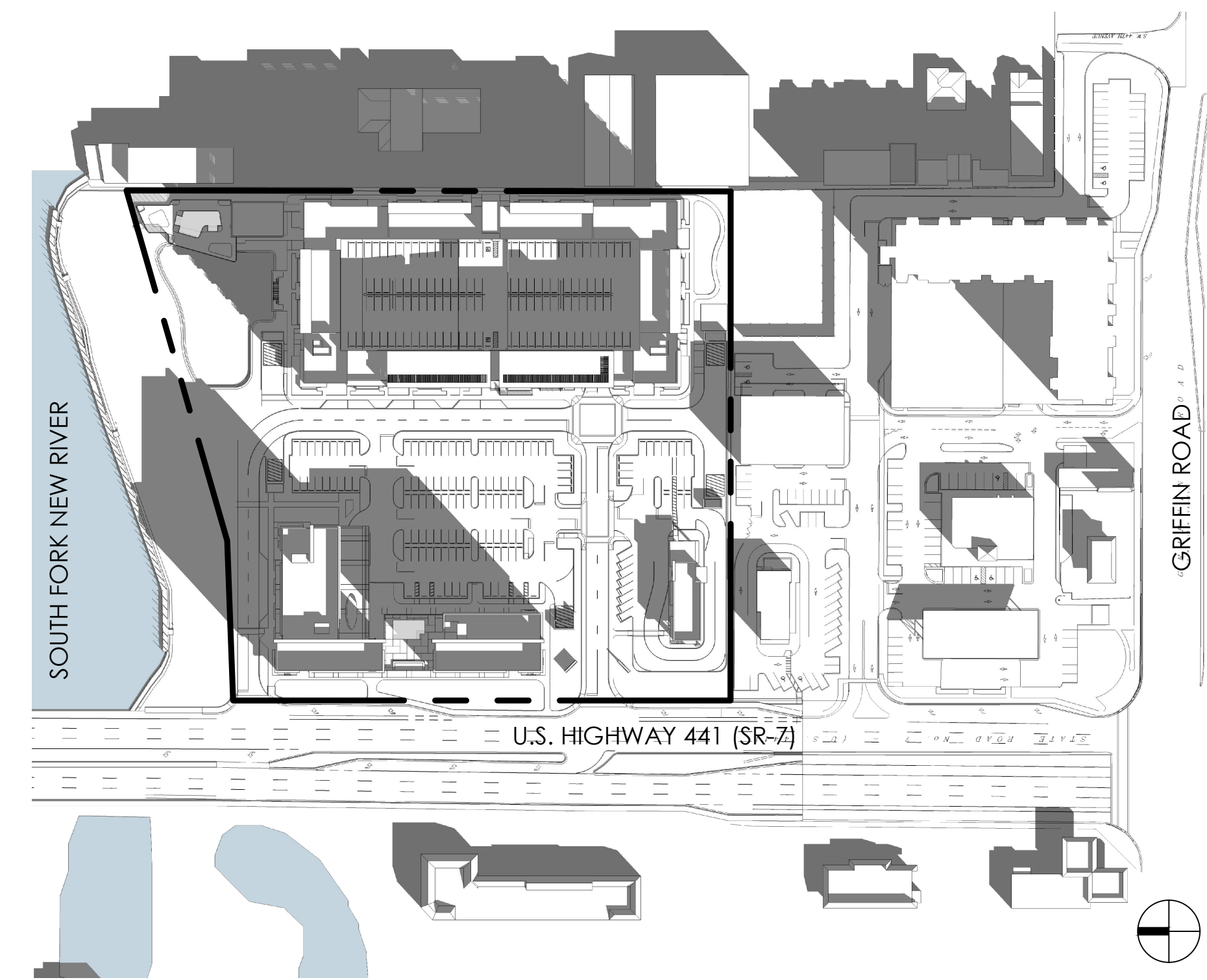
5:00 P.M. UTC-4:00



DECEMBER 21
N.T.S. 9:00 A.M. UTC-5:00



12:00 P.M. UTC-5:00



3:30 P.M. UTC-5:00

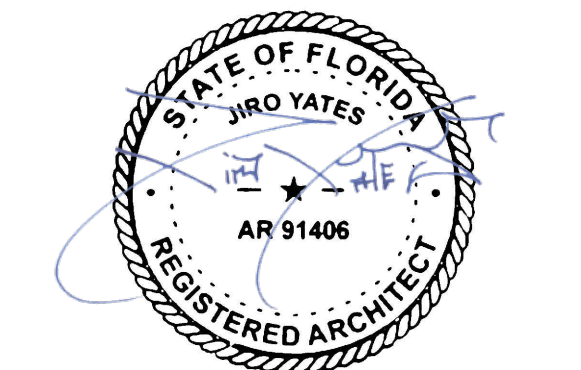
CRITERIA	month	day	sunrise	sunset	offset	study times			UTC
spring equinox	3	21	7:30	7:30	2:00	9:30	12:00	5:30	-4
summer solstice	6	21	6:30	8:15	2:00	8:30	12:00	6:15	-4
fall equinox	9	21	7:00	7:00	2:00	9:00	12:00	5:00	-4
winter solstice	12	21	7:00	5:30	2:00	9:00	12:00	3:30	-5

REVISIONS

DATE:	COMM:
06.29.2020	19033

HARBOR LANDINGS
A MIXED-USE
DEVELOPMENT IN
HOLLYWOOD &
DANIA BEACH, FLORIDA

4500 S. STATE ROAD NO. 7
HOLLYWOOD, FL 33314



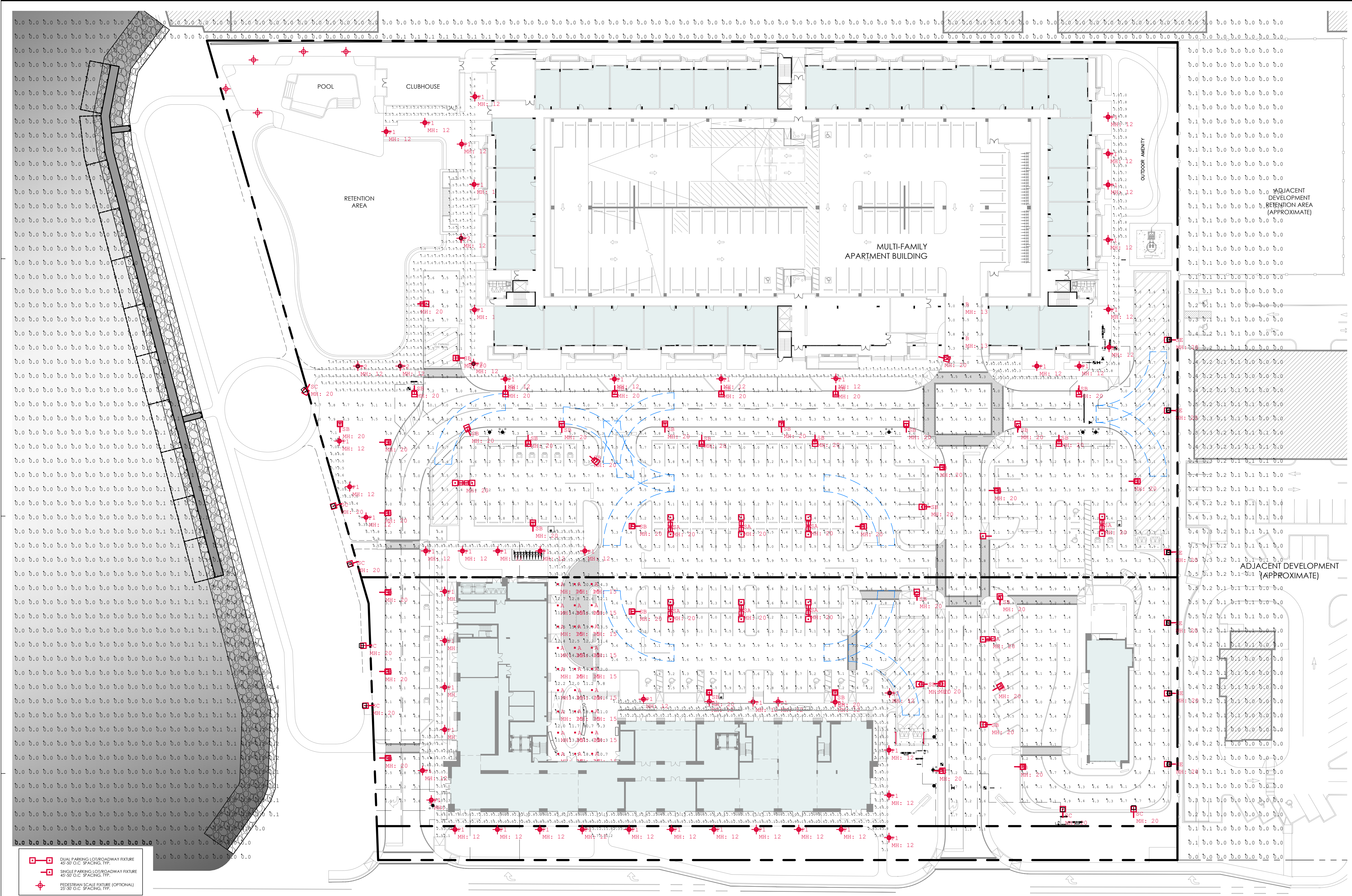
APRIL 01, 2021

SHADOW ANALYSIS

SITE PLAN SUBMITTAL

A-6.02

PRINTED ON: 04.01.21



Luminaire Schedule						
Symbol	Qty	Label	Arrangement	LLF	Description	
	27	A	SINGLE	0.900	Atlantic Lighting LED6-SYL30-40K-U / 6LEDPR-CL	
	2	B	SINGLE	0.900	Cree Lighting CPY250-B-D-F-C-UL-40K	
	50	P1	SINGLE	0.900	Ragni Lighting Melanthia-12L-700mA-4000K	
	5	P2	SINGLE	0.900	Ragni Lighting Melanthia-24L-350mA-4000K	
	9	SA	BACK-BACK	0.900	Cree Lighting OSQ-A-NM-3ME-B-40K-UL-XX, 2@180°	
	44	SB	SINGLE	0.900	Cree Lighting OSQ-A-NM-3ME-B-40K-UL-XX, Single Head	
	8	SC	SINGLE	0.900	Cree Lighting OSQ-A-NM-4ME-B-40K-UL-XX, Single Head	
	6	SE	SINGLE	0.900	Cree Lighting OSQ-A-NM-3ME-B-40K-UL-XX / OSQ-BLSMF, Single Head	

Calculation Summary						
Label	CalcType	Units	Avg	Max	Min	Avg/Min
Building Walkway	Illuminance	Fc	3.42	6.5	1.0	3.42
Garage Entrance	Illuminance	Fc	4.89	9.3	3.0	1.63
Hotel Canopy	Illuminance	Fc	13.33	20.1	9.3	1.43
Parking and Drive Lanes	Illuminance	Fc	4.50	10.1	1.0	4.50
Parking Lot Walkway	Illuminance	Fc	4.17	9.5	1.2	3.48
Pool Walkway	Illuminance	Fc	3.40	8.9	1.0	3.40
Properly Line and Beyond	Illuminance	Fc	0.03	0.5	0.0	N.A.

PHOTOMETRIC SITE PLAN
SCALE: 1/32" = 1'-0"

FSMY
ARCHITECTS ■ PLANNERS
FALKANGER SNYDER MARTINEAU & YATES

888 SOUTH ANDREWS AVE. SUITE 300
FORT LAUDERDALE, FLORIDA 33316
PH:(954)764-6575 FAX:(954)764-8622

JEFF FALKANGER, DOUG SNYDER
LARRY MARTINEAU, JIRO YATES

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CA # AAC000447

edsa
PLANNING
LANDSCAPE ARCHITECTURE
URBAN DESIGN
1512 E. BROWARD BOULEVARD, SUITE 110
FORT LAUDERDALE, FLORIDA 33301 USA
TEL: 954.524.3330 | 1.CC0000001

DESIGNED	DRAWN	CHECKED
RO	RO	JY

REVISIONS	
DATE:	COMM:
06.29.2020	19033

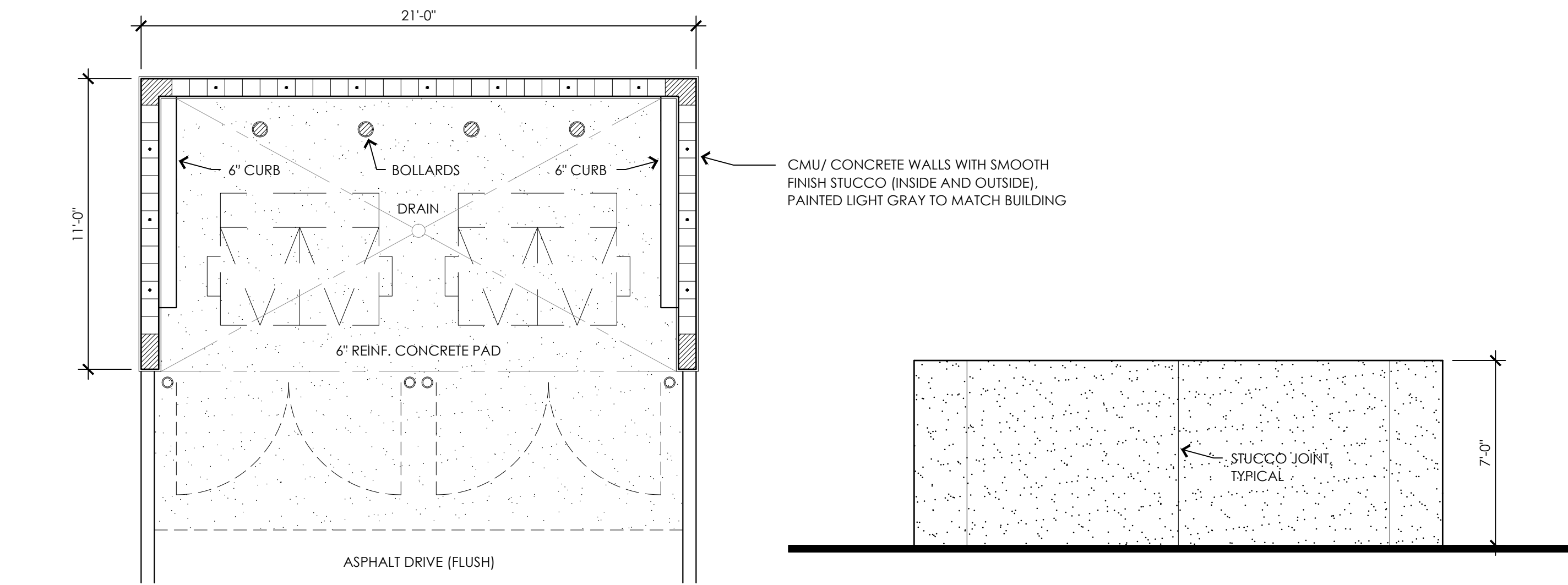
HARBOR LANDINGS
A MIXED-USE
DEVELOPMENT IN
HOLLYWOOD &
DANIA BEACH, FLORIDA

4500 S. STATE ROAD NO. 7
HOLLYWOOD, FL 33314

APRIL 01, 2021

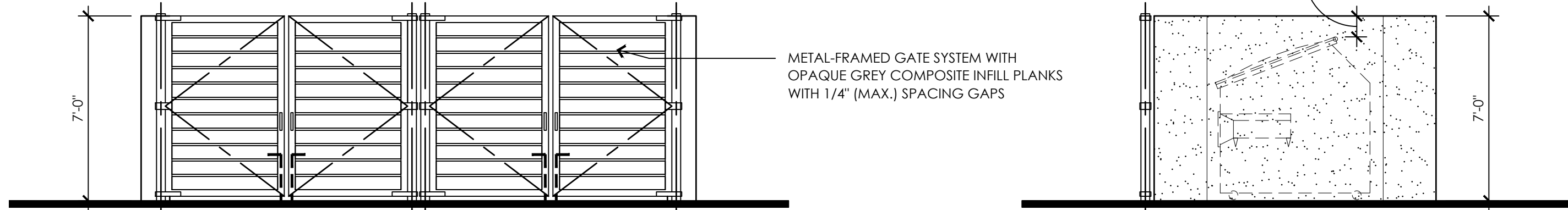
PHOTOMETRIC SITE PLAN
SITE PLAN SUBMITTAL

PRINTED ON: 04.01.21
A-7.00



DUMPSTER ENCLOSURE PLAN (TYPICAL)
SCALE: 1/4" = 1'-0"

REAR ELEVATION
SCALE: 1/4" = 1'-0"



FRONT ELEVATION
SCALE: 1/4" = 1'-0"

SIDE ELEVATION, TYPICAL
SCALE: 1/4" = 1'-0"

DUMPSTER ENCLOSURE NOTES:

- GARBAGE RECEPTACLES, ENCLOSURES, AND COLLECTION SHALL CONFORM TO CITY OF HOLLYWOOD STANDARDS, PER ORD. 50.02.
- BOLLARDS SHALL BE 6" DIA. SCHED. 40 STEEL POSTS, FILLED WITH CONCRETE, SET IN DEEP CONCRETE FOOTINGS PRIOR TO POURING CONCRETE SLAB
- ENCLOSURE ACCESS GATES SHALL BE CONSTRUCTED OF A STURDY METAL FRAME AND HINGES WITH AN OPAQUE FACING MATERIAL; AND ATTACHED TO A POST SET IN DEEP CONCRETE FOOTINGS PRIOR TO POURING CONCRETE SLAB; NOT CONNECTED TO THE ENCLOSURE.
- GATE STOPS AND LATCHES THAT ARE FUNCTIONAL IN THE FULL OPEN AND CLOSED POSITIONS SHALL BE OF A SIZE THAT WILL PERMIT SERVICING OF THE DUMPSTER. ENCLOSURES WITH GATES THAT SWING OUT FROM THE DUMPSTER SHALL BE SET BACK FROM THE PROPERTY LINE AT LEAST A DISTANCE EQUAL TO THE WIDTH OF THE GATE.
- HINGE ASSEMBLIES SHALL BE STRONG AND DURABLE SO AS TO FUNCTION PROPERLY AND NOT SAG.
- ALL DUMPSTERS, RECEPTACLES AND BULK CONTAINERS WHICH RECEIVE GARBAGE, LIQUID WASTE OR FOOD FROM HANDLING OPERATIONS INCLUDING, BUT NOT LIMITED TO, BAKERIES, MEAT PROCESSING FOOD PLANTS OR ANY BUSINESS ESTABLISHMENT WHERE IT IS DETERMINED THAT GARBAGE, LIQUID WASTE OR FOOD WILL BE ACCUMULATED, SHALL HAVE A RAISED CONCRETE SLAB, A DRAIN AND CLEANING WATER FACILITIES FOR SAID RECEPTACLES AND CONTAINERS AND BE CONSTRUCTED IN ACCORDANCE WITH THE PROVISIONS OF THE FLORIDA BUILDING CODE IN EFFECT IN BROWARD COUNTY, FLORIDA
- ENCLOSURES SHALL BE LANDSCAPED SO AS TO FORM A VISUAL BARRIER BETWEEN THE ENCLOSURE AND THE STREET.
- ENCLOSURE GATES SHALL BE CLOSED AT ALL TIMES EXCEPT FOR THE TIME NECESSARY TO SERVICE THE DUMPSTERS.