HYDE BEACH RESORT

4111 SOUTH OCEAN DRIVE
HOLLYWOOD, FLORIDA 33019

FINAL TAC SUBMITTAL

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
EMAIL: CFEARCH@BELLSOUTH.NET

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
EMAIL: WWW.CESCESMIAMI.COM

INDEX OF SHEETS

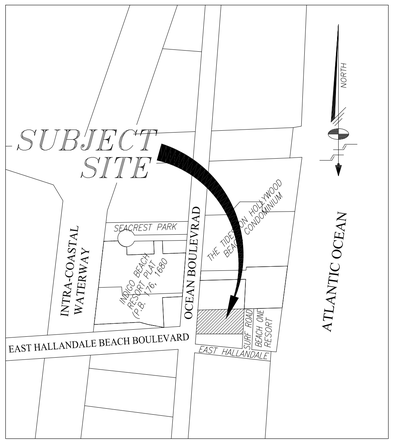
LEGAL DESCRIPTION:

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 173.50FEET; 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.

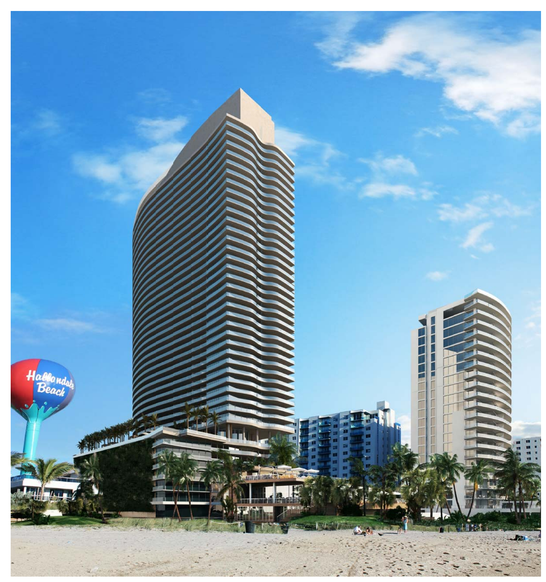
LESS THAT PART OF THE NORTHEAST ONE-QUARTER (NE 1/4) OF THE NORTHEAST ONE-QUARTER (NE 1/4)OF SAID SECTION 26, TOWNSHIP 51 SOUTH, RANGE 42 EAST, BROWARD COUNTY, FLORIDA. SAID PART BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

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-A(OCEAN DRIVE); THENCE NORTH 04°44'28"EAST ALONG THE SAID EASTERLY EXISTING RIGHT-OF-WAY LINE, A DISTANCE OF 173.70FEET (173.50FEET 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



COHEN · FREEDMAN · ENCINOSA & ASSOC.
Architects, PA
8085 N.W. 155th Street Miami Lakes, Florida 33016 305 826 3999

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: A.0
project: 3215

GENERAL LEGEND:

AERIAL TARGET
ALUMINUM LIGHT POST
ALUMINUM LIGHT POST (SINGLE)
ALUMINUM LIGHT POST (DOUBLE)
ALUMINUM LIGHT POST (TRIPLE)
ALUMINUM LIGHT POST (QUAD)
ANCHOR/GUY WIRE
BACKFLOW PREVENTER ASSEMBLY
CATV CABLE TELEVISION BOX
CATCH BASIN
CENTERLINE
CHECK VALVE ASSEMBLY
CIRCULAR DRAIN
COLUMN (CIRCULAR)
COLUMN (SQUARE)
CONCRETE LIGHT POLE
CONCRETE LIGHT POLE (DOUBLE)
CPP CONCRETE POWER POLE
CONTROL POINT
IN CURB INLET
ELECTRIC BOX
ELECTRIC HAND HOLE
ELEVATIONS (SEE NOTES FOR DATUM)
FIRE HYDRANT
FLAGPOLE
FLOW LINE
FORCE MAIN MANHOLE
FORCE MAIN VALVE
F.P.L. ELECTRIC MANHOLE
F.P.L. TRANSFORMER PAD
FPL F.P.L. TRANSMISSION POLE
GAS MANHOLE
GAS METER
GAS PUMP
GAS VALVE
GREASE TRAP MANHOLE
GROUND LIGHTING
GP GUARD POST
IRRIGATION HAND HOLE
IRRIGATION VALVE
MAILBOX
MONITOR WELL
MONUMENT LINE
P-5 INLET
P-6 INLET
PARKING METER
PEDESTRIAN CROSSING SIGNAL
PRM PERMANENT REFERENCE MONUMENT
POST INDICATOR VALVE
VACUUM BREAKER ASSEMBLY
PROPERTY LINE
SANITARY SEWER CLEANOUT
SANITARY SEWER MANHOLE
SIAMESE CONNECTION
SIGN POST
SPRINKLER PUMP
STANDPIPE
STORM SEWER MANHOLE
STREET LIGHT HAND HOLE
SWALE INLET
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TELEPHONE MANHOLE (SO. BELL)
TELEPHONE PAYPHONE
TRAFFIC HAND HOLE
TRAFFIC UTILITY BOX
TRAFFIC SIGNAL POST
UNDERGROUND UTILITY MARKER
UNKNOWN UTILITY MANHOLE
UNKNOWN UTILITY HAND HOLE
WATER MANHOLE
WM WATER METER
WATER VALVE
WOOD LIGHT POLE
WOOD POWER POLE
HANDICAP PARKING
STROLLER PARKING
BASE LINE

ABBREVIATIONS:

R denotes RADIUS
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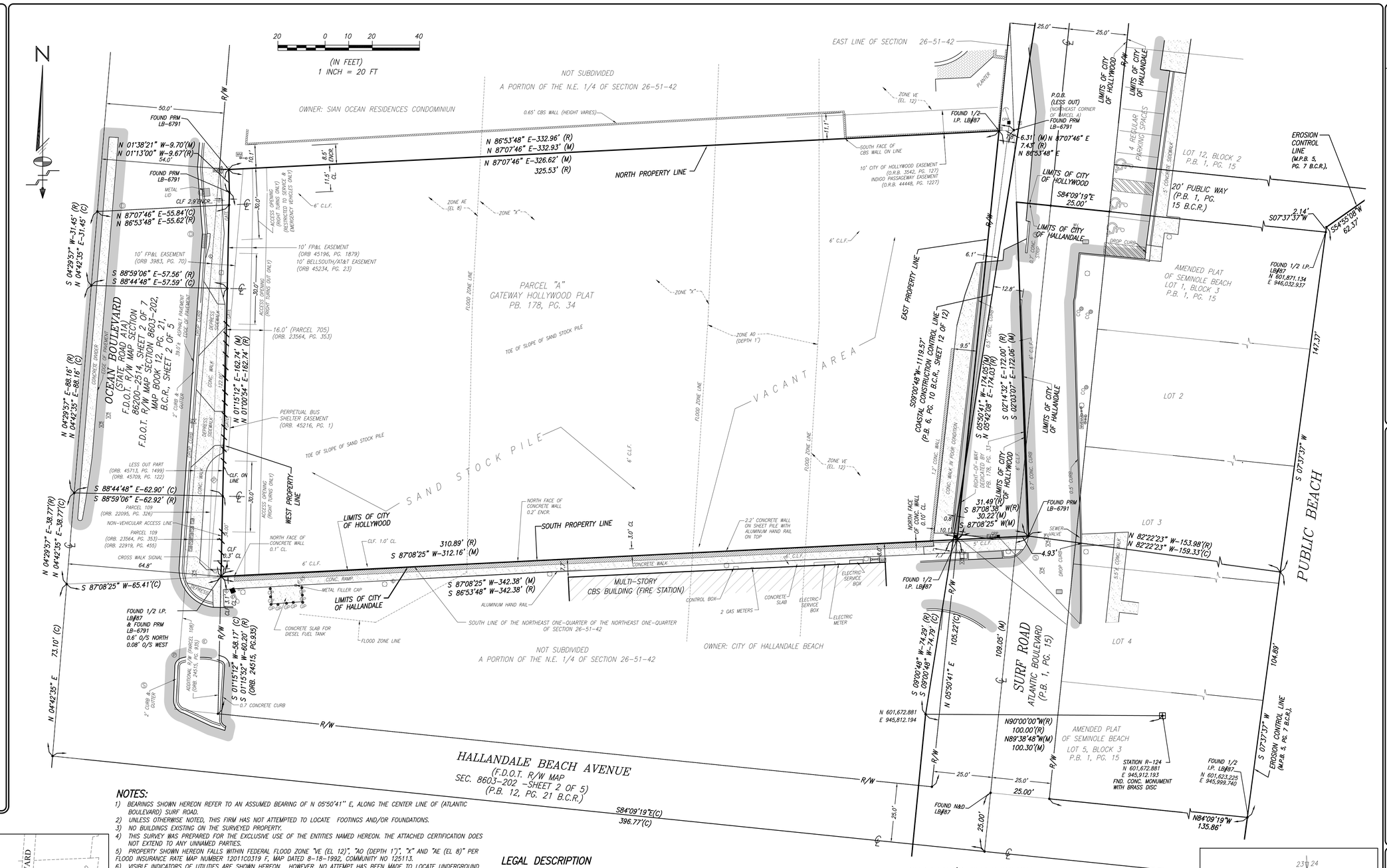
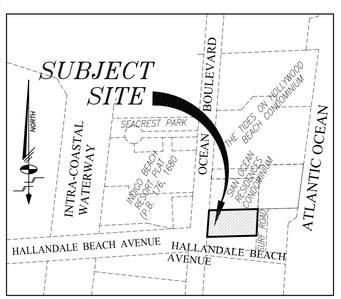
NON-VEHICULAR ACCESS LINE
COMM COMMUNICATION
DRAIN DRAINAGE
FPL ELECTRIC
FM FORCE MAIN
IRRIG IRRIGATION
GAS NATURAL GAS
OHW OVERHEAD WIRES
SM SANITARY SEWER
WM WATER



NOTES:

1) BEARINGS SHOWN HEREON REFER TO AN ASSUMED BEARING OF N 05°50'41" E, ALONG THE CENTER LINE OF (ATLANTIC BOULEVARD) SURF ROAD.
2) UNLESS OTHERWISE NOTED, THIS FIRM HAS NOT ATEMPTED TO LOCATE FOOTINGS AND/OR FOUNDATIONS.
3) NO BUILDINGS EXISTING ON THE SURVEYED PROPERTY.
4) THIS SURVEY WAS PREPARED FOR THE EXCLUSIVE USE OF THE ENTITIES NAMED HEREON. THE ATTACHED CERTIFICATION DOES NOT EXTEND TO ANY UNNAMED PARTIES.
5) PROPERTY SHOWN HEREON FALLS WITHIN FEDERAL FLOOD ZONE "VE (EL 12)", "AO (DEPTH 1')", "X" AND "AE (EL 8)" PER FLOOD INSURANCE RATE MAP NUMBER 12011C0319 F, MAP DATED 8-18-1992, COMMUNITY NO 125113.
6) VISIBLE INDICATORS OF UTILITIES ARE SHOWN HEREON, HOWEVER, NO ATTEMPT HAS BEEN MADE TO LOCATE UNDERGROUND ITEMS.
7) DISTANCES ALONG BOUNDARY OF SUBJECT PROPERTY ARE RECORD AND/OR MEASURED UNLESS OTHERWISE STATED.
8) SHOWN HEREON ARE PLOTTABLE EASEMENTS AND RIGHTS OF WAY REFLECTED AS EXCEPTION IN THE 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.
9) ELEVATIONS SHOWN HEREON REFER TO NATIONAL GEODETIC VERTICAL DATUM OF 1929 (N.G.V.D.)
10) BENCHMARKS
   a) BROWARD COUNTY BENCH MARK NUMBER 3959: CAP AT E END OF N PARKING LOT OF W EDGE OF E SEAWALL OF "HEMISPHERE", #1950 S OCEAN DRIVE (HWY A1A). CAP 33' NNE OF INSIDE SE CORNER OF PARKING LOT. CAP 27.5' SE OF INSIDE NE CORNER OF PARKING LOT. CAP IS A STANDARD DNR BRASS DISK AND IS FLUSH W/SURFACE OF SEAWALL. FOUND GOOD 12-18-2006. ELEVATION 9.27' N.G.V.D.
   b) BROWARD COUNTY BENCH MARK NUMBER 3959: CAP AT E END OF N PARKING LOT OF W EDGE OF E SEAWALL OF "HEMISPHERE", #1950 S OCEAN DRIVE (HWY A1A). CAP 33' NNE OF INSIDE SE CORNER OF PARKING LOT. CAP 27.5' SE OF INSIDE NE CORNER OF PARKING LOT. CAP IS A STANDARD DNR BRASS DISK AND IS FLUSH W/SURFACE OF SEAWALL. FOUND GOOD 12-18-2006. ELEVATION 9.27' N.G.V.D.
11) FOLIO NUMBER: 514226230010 BROWARD PROPERTY APPRAISER.
12) PROPERTY AS DESCRIBED HEREON CONTAINS 54,898 SQ.FT. (1.26 ACRES)
13) PROPERTY ADDRESS S. OCEAN DRIVE, HOLLYWOOD.
14) PROPERTY OWNER'S NAME: BEACH ONE RESORT LLLP
15) STATE PLANE COORDINATES SHOWN HEREON REFERENCED TO N.A.D. 83/CORS96. STATE PLANE COORDINATES DETERMINED BY DIFFERENTIAL GLOBAL POSITION SYSTEM SURVEY OCCUPATION OF N.G.S. CONTROL MONUMENT DESIGNATION H-004, AND VERIFIED USING N.G.S. O.P.U.S. POST-PROCESSING.
16) THE LOCATION OF THE COASTAL CONSTRUCTION CONTROL LINE SHOWN HEREON WAS PROVIDED IN DIGITAL FORMAT BY THE FLORIDA DEPARTMENT OF ENVIRONMENTAL PROTECTION BUREAU OF BEACHES AND COASTAL SYSTEMS AND MAY BE SUBJECT TO FINAL VERIFICATION BY THIS AGENCY.



LOCATION MAP

A PORTION OF SECTION 26, TOWNSHIP 51 SOUTH, RANGE 42 EAST, CITY OF HOLLYWOOD, BROWARD COUNTY, FLORIDA
NOT TO SCALE

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 22095, PAGE 326, AND FURTHER AFFECTED BY THE SUBORDINATION OF UTILITY INTERESTS RECORDED DECEMBER 9, 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. 05-DV-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 RESORT, LLLP, 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 45216, PAGE 1, 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 TRAURIG, P.A.

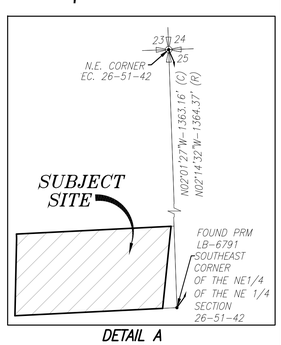
SURVEYOR'S CERTIFICATION

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(a), 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.

Schwebke-Shiskin & Associates, Inc.

By:_____
MARK STEVEN JOHNSON SEC'Y & TREAS.
PROFESSIONAL LAND SURVEYOR #4775 STATE OF FLORIDA



DETAIL A
NOT TO SCALE

CERTIFICATE OF AUTHORIZATION No. LB-87

Schwebke-Shiskin & Associates, Inc.
LAND PLANNERS • ENGINEERS • LAND SURVEYORS
3240 CORPORATE WAY, MIRAMAR, FLORIDA 33025 TEL: (954) 435-7010 FAX: (954) 438-3588

NOTE: This sketch is not valid unless it bears the signature and the original raised seal of a Florida licensed surveyor and mapper.

This is a "Boundary Survey."

Drawn By: G.R.	Scan Date: 10/22/2012
Order No. 200504	F.B. No. PG. 595 PG. 44
File No. B-1931	
Checked By: M.S.J.	Date: 10/23/2012
Scale: AS SHOWN	
Sheet 1 of 1	Sheet(s)

ALTA/ACSM LAND TITLE SURVEY

PREPARED FOR: RELATED GROUP

Section 26, Township 51 South, Range 42 East, Miami-Dade County, Florida

REVISIONS

Date:	Order: No.	Field Book	Remarks:	By:
06-26-13	201208	SK/GR	UP-DATE ALTA SURVEY	GR
07-12-13	201208	SK/GR	UPDATE TO ALTA/ACSM TITLE COMMITMENT	CSC
11-04-13	201208	SK/GR	UPDATE TO ALTA/ACSM TITLE COMMITMENT	CSC

FILE NO. B-1931

GENERAL LEGEND:

AERIAL TARGET
ALUMINUM LIGHT POST
ALUMINUM LIGHT POST (SINGLE)
ALUMINUM LIGHT POST (DOUBLE)
ALUMINUM LIGHT POST (TRIPLE)
ALUMINUM LIGHT POST (QUAD)
ANCHOR/GUY WIRE
BACKFLOW PREVENTER ASSEMBLY
CABLE TELEVISION BOX
CATCH BASIN
CENTERLINE
CHECK VALVE ASSEMBLY
CIRCULAR DRAIN
COLUMN (CIRCULAR)
COLUMN (SQUARE)
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ELECTRIC HAND HOLE
ELEVATIONS (SEE NOTES FOR DATUM)
FIRE HYDRANT
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FORCE MAIN MANHOLE
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GAS MANHOLE
GAS METER
GAS PUMP
GAS VALVE
GREASE TRAP MANHOLE
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PARKING METER
PEDESTRIAN CROSSING SIGNAL
PRM PERMANENT REFERENCE MONUMENT
POST INDICATOR VALVE
VACUUM BREAKER ASSEMBLY
PROPERTY LINE
SANITARY SEWER CLEANOUT
SANITARY SEWER MANHOLE
SIAMESE CONNECTION
SIGN POST
SPRINKLER PUMP
STANDPIPE
STORM SEWER MANHOLE
STREET LIGHT HAND HOLE
SWALE INLET
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TELEPHONE MANHOLE (SO. BELL)
TELEPHONE PAYPHONE
TRAFFIC HAND HOLE
TRAFFIC UTILITY BOX
TRAFFIC SIGNAL POST
UNDERGROUND UTILITY MARKER
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UNKNOWN UTILITY HAND HOLE
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BASE LINE

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DRAINAGE
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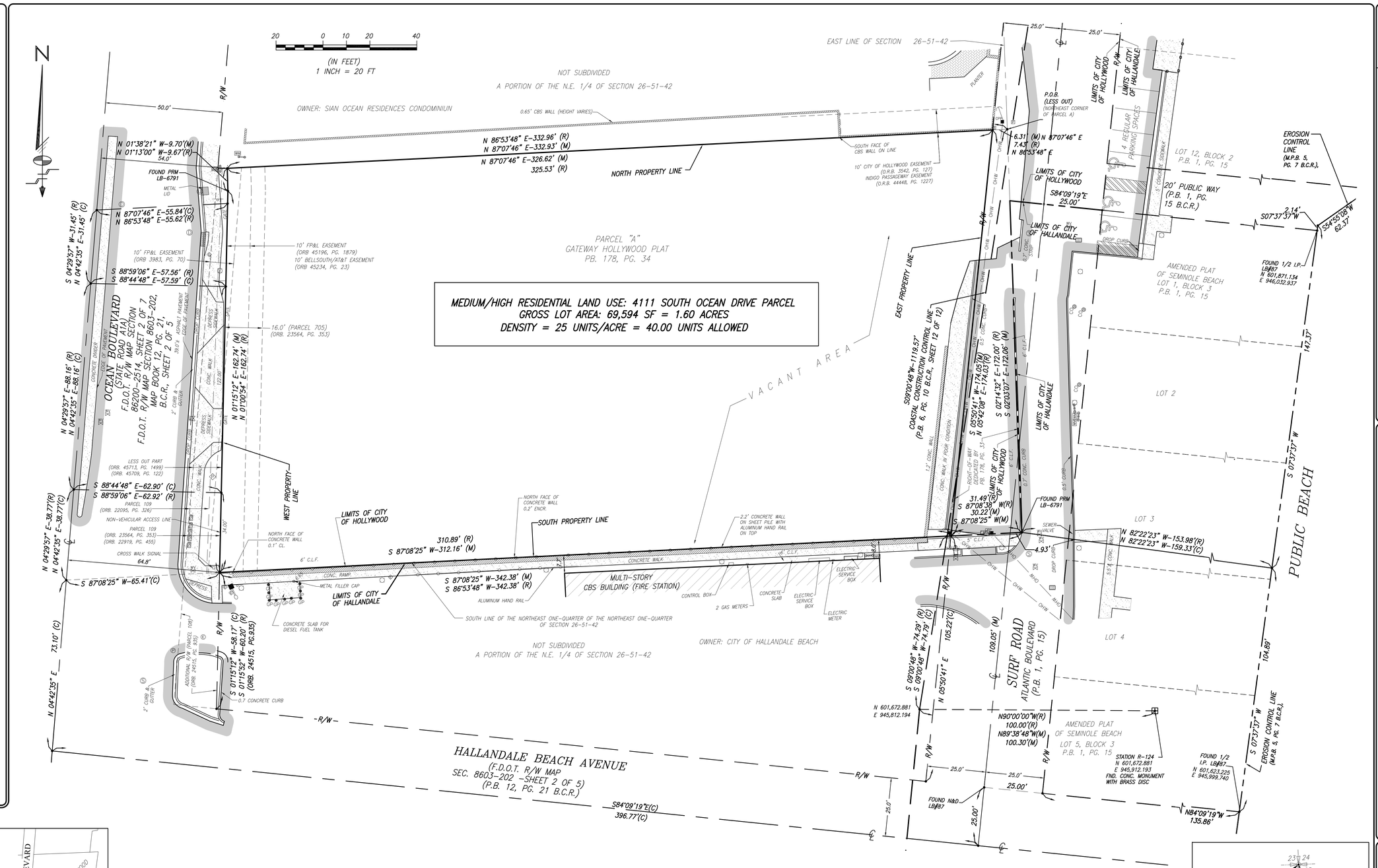
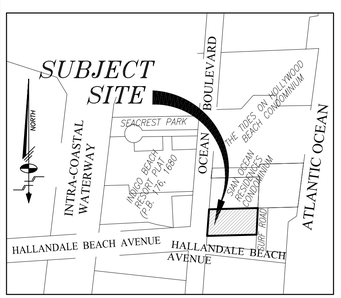
SANITARY SEWER
WATER





LOCATION MAP
A PORTION OF SECTION 26, TOWNSHIP 51 SOUTH, RANGE 42 EAST, CITY OF HOLLYWOOD, BROWARD COUNTY, FLORIDA
NOT TO SCALE

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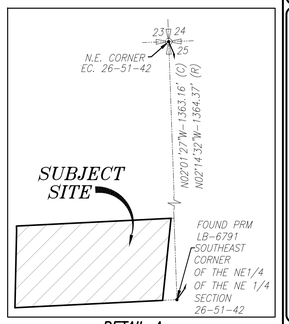
PARCEL A, OF GATEWAY HOLLYWOOD PLAT, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 178, PAGE 33, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA.



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CERTIFICATE OF AUTHORIZATION No. LB-87

Drawn By: M.S.J. Date: 01/15/2014	Checked By: M.S.J. Date: 01/15/2014
Order No. 200504 F.B. No.: PG.-595 PG.-44	Scale: AS SHOWN
File No. B-1931A	Sheet 1 of 1 Sheet(s)

NOTE: This sketch is not valid unless it bears the signature and the original raised seal of a Florida licensed surveyor and mapper.

This is a "Boundary Survey."

DENSITY EXHIBIT
HYDE BEACH PROJECT

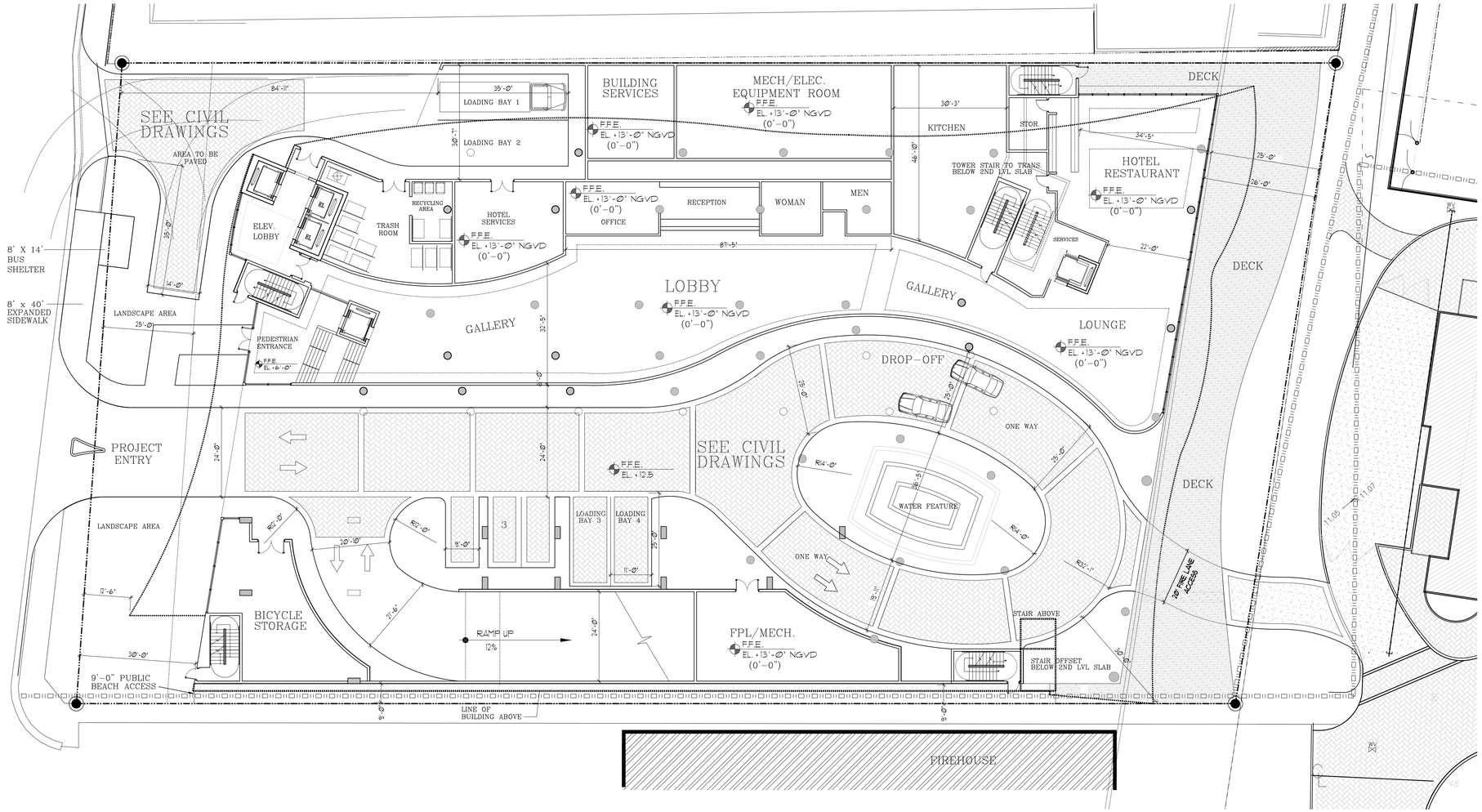
PREPARED FOR: RELATED GROUP

Section 26, Township 51 South, Range 42 East, Miami-Dade County, Florida

REVISIONS

Date	Order No.	Chief Rodm	Remarks	By
06-26-13	201108	SKETCH	UPDATE AS SURVEYED	CGA
07-12-13	201108	SKETCH	UPDATE TO REFLECT REVISED SITE COMMENTS	CGA
11-18-13	201108	SKETCH	UPDATE TO REFLECT REVISED SITE COMMENTS	JDP

FILE NO. B-1931



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
PROPSED:
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
465' 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:
PRIVIOUSLY 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	–	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.	2nd-8th
ROOM F1(1BD/1BA)	730	11x7L=7
ROOM F2(2BD/2BA)	705	11x7L=7
ROOM F3(2BD/2BA)	800	11x7L=7
ROOM F4(2BD/2BA)	870	11x7L=7
ROOM F5(2BD/2BA)	1355	11x7L=7
TOTAL PODIUM ROOMS		35

UNIT TYPE	S.F.	10th-20th LEVELS	21st-40th LEVELS	
ROOM H1 (1BD/1BA)	870	41x11=44	41x20=80	124 ROOMS
ROOM H2 (2BD/2BA)	1235	61x11=66	61x20=120	186 ROOMS
ROOM A (3BD/3BA)	1380	11x11L=11	–	11 ROOMS
ROOM B (2BD/2BA)	1840	11x11L=11	–	11 ROOMS
UNIT A (3BD/3BA)	1380	–	11x20L=20	20 UNITS
UNIT B (2BD/2BA)	1840	–	11x20L=20	20 UNITS
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)

N

SITE PLAN (INCLUDING SITE DATA)

SCALE 1/16"

PROJECT NOTES:
1. 24/7 VALET PARKING WILL BE PROVIDED
2. ALL SIGNAGE WILL BE UNDER SEPARATE PERMIT PERMIT AND COMPLY WITH ZONING AND LAND DEVELOPMENT REGULATIONS
3. MAXIMUM FOOT-CANDLE AT ALL PROPERTY LINES ADJACENT TO RESIDENTIAL ZONING WILL BE .5
4. THE PROJECT SHALL ENGAGE BUILDING CONSULTANT (DR. JENNIFER LANGUELLA) AND SHALL MEET THE STANDARDS OF THE FLORIDA GREEN BUILDING COALITION GREEN HIGHRISE STATUS
5. PROJECT SHALL COMPLY WITH THE TURTLE LIGHTING ORDINANCE

FLOOD PROTECTION NOTES:
1. THE BOTTOM OF THE LOWEST HORIZONTAL STRUCTURAL MEMBER TO BE PLACED AT 12'-0" NGVD
2. ALL MECHANICAL AND ELECTRICAL EQUIPMENT INCLUDING CONDUITS, VENTILATION FANS, AND ELEVATOR COMPONENTS TO BE PLACED ABOVE THE LOWEST HORIZONTAL MEMBER
3. 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

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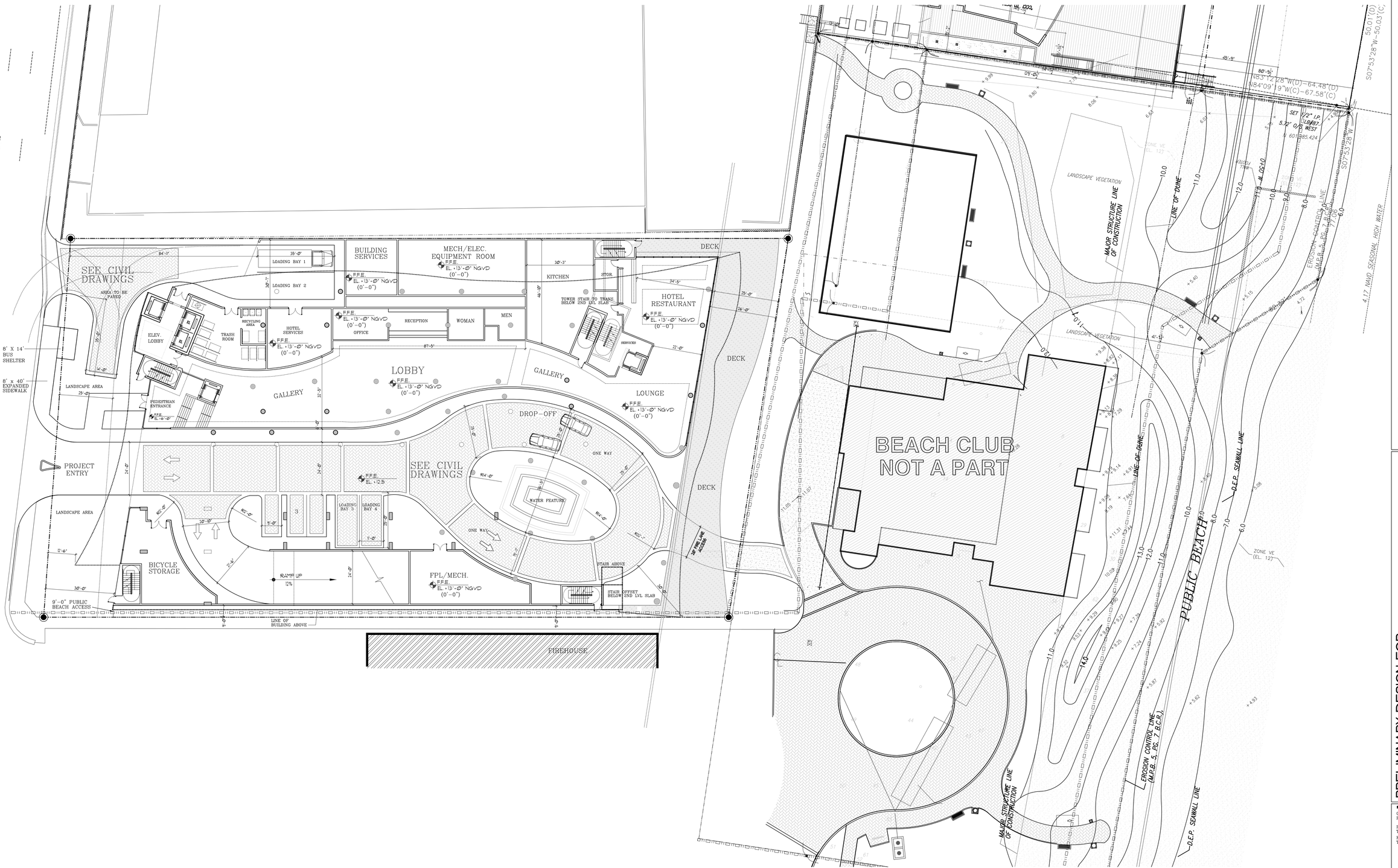
project: 3215



CONTEXT PLAN

SCALE 1:20

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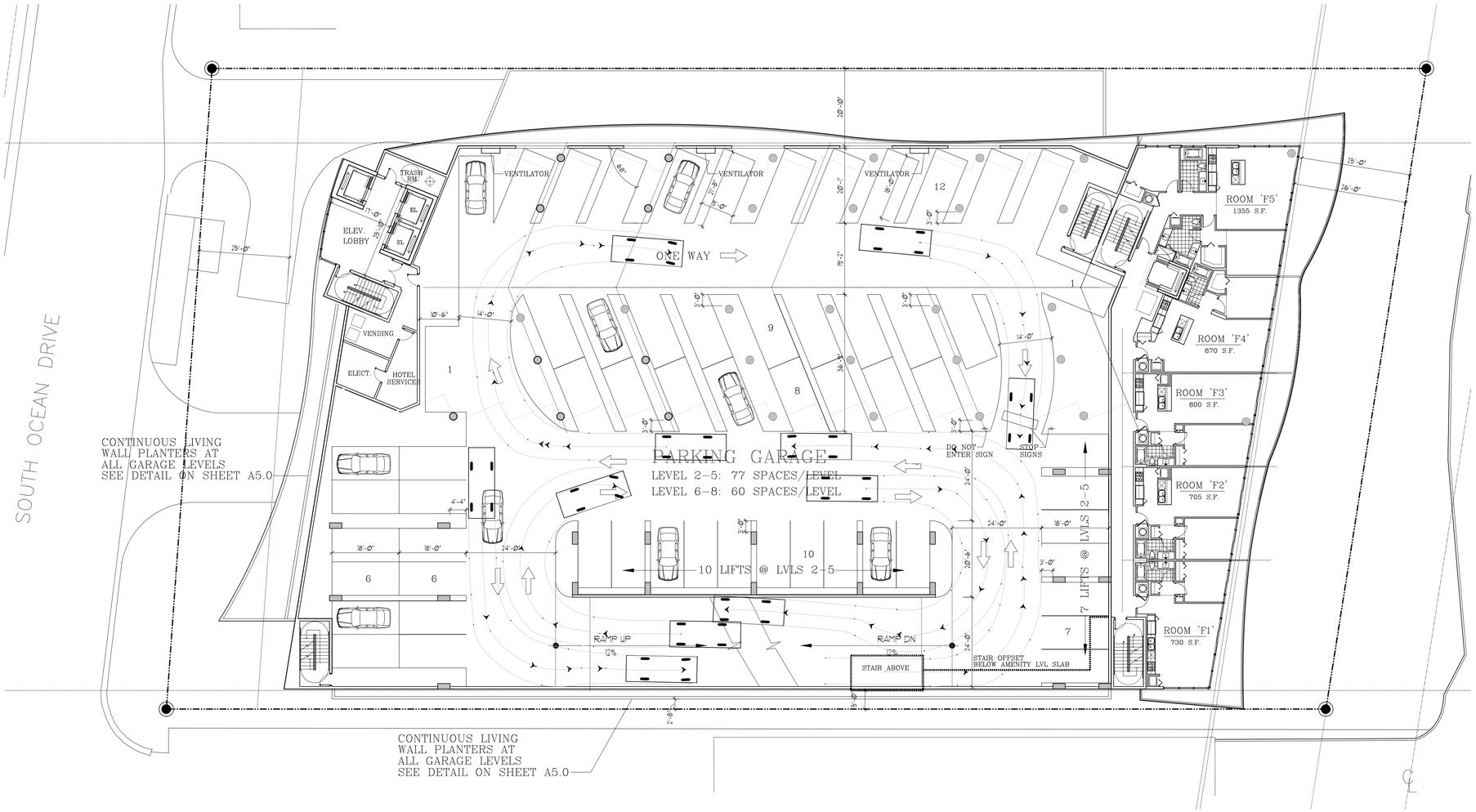

N

2nd-8th LEVELS PLAN

SCALE 1/16"

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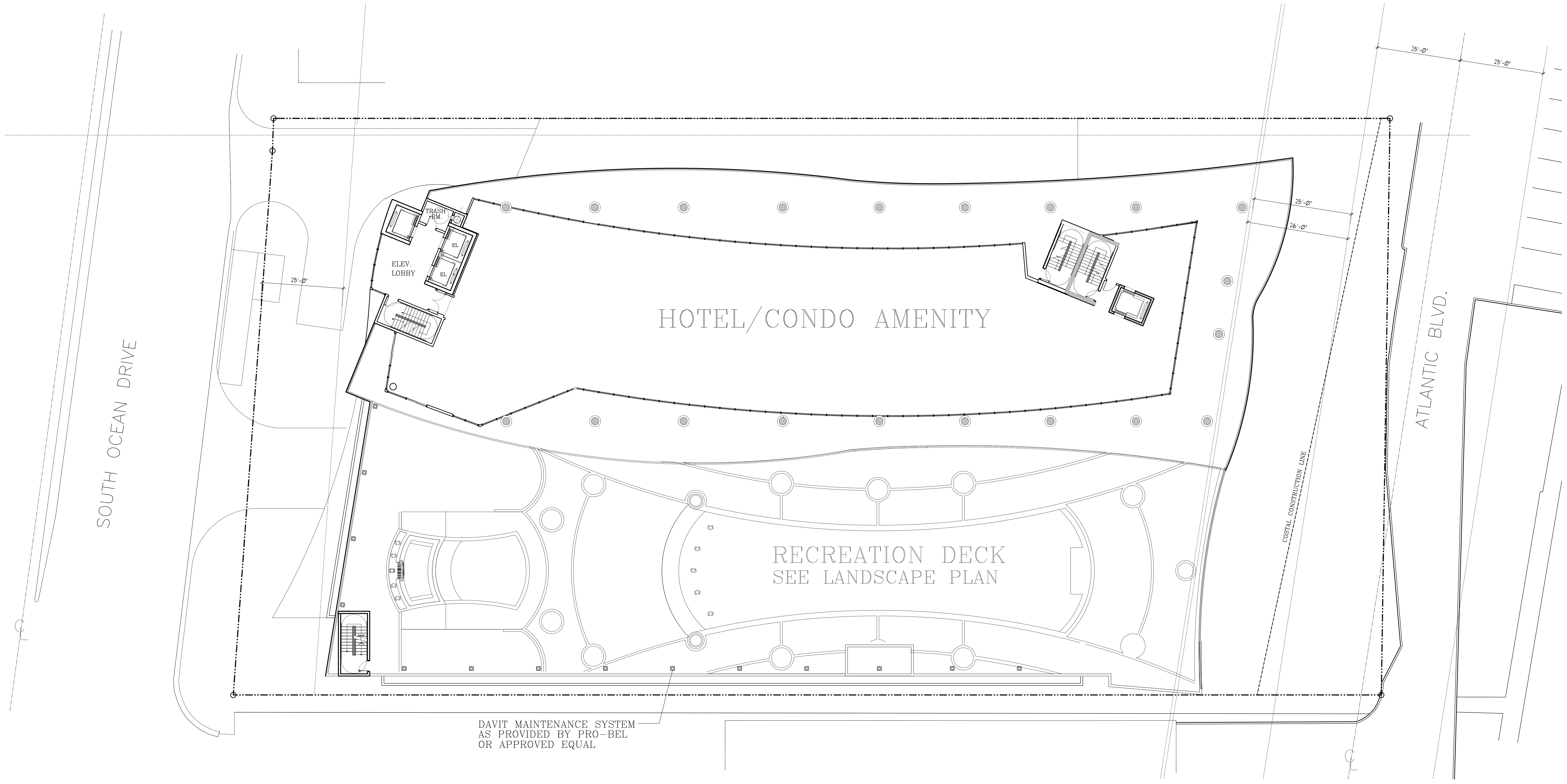
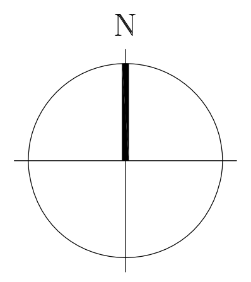


DAVIT MAINTENANCE SYSTEM
AS PROVIDED BY PRO-BEL
OR APPROVED EQUAL



9th LEVEL AMENITY PLAN

SCALE 1/16"

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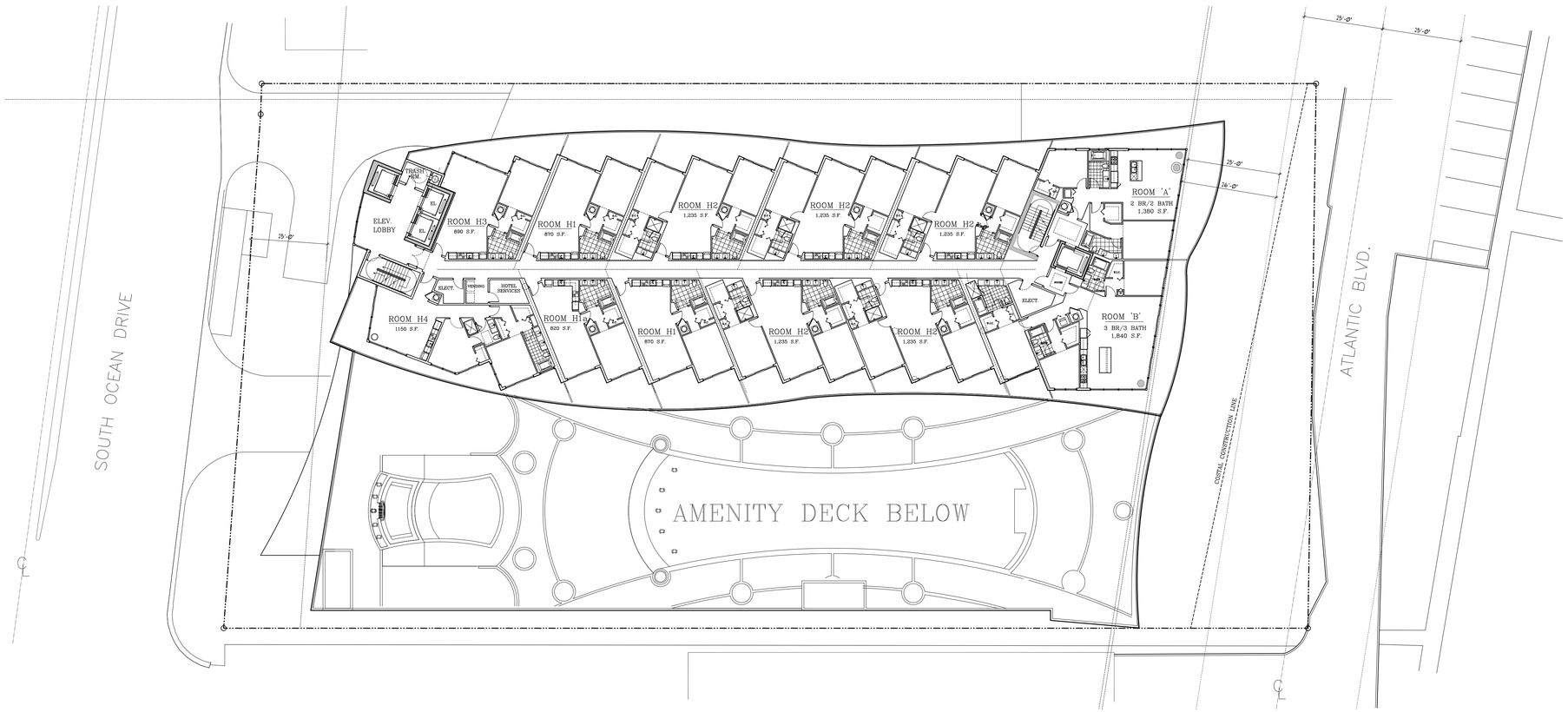

N

10th–20th LEVEL PLAN

SCALE 1/16"

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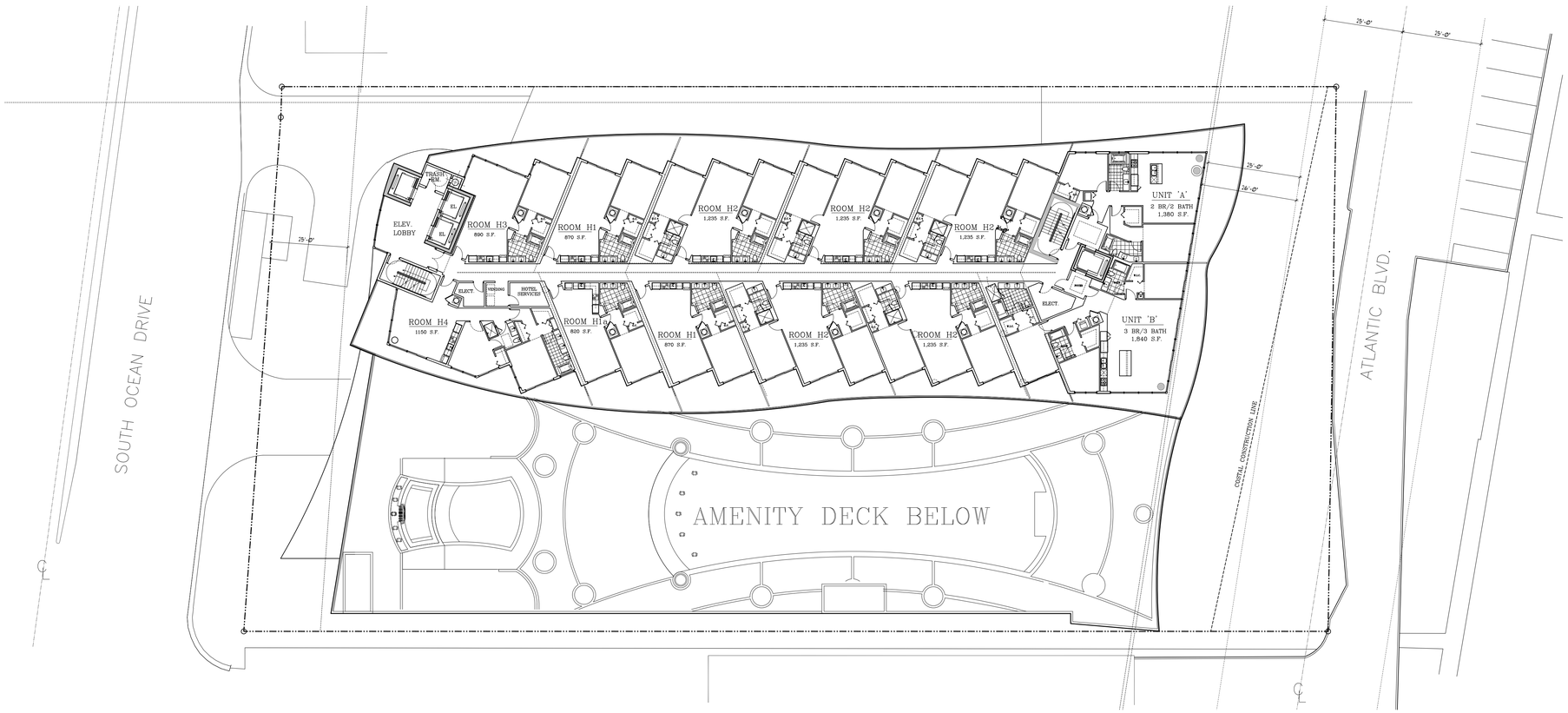

N

21ST–40th LEVEL PLAN

SCALE 1/16"

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N

TYPICAL TOWER PLAN

SCALE 3/32"

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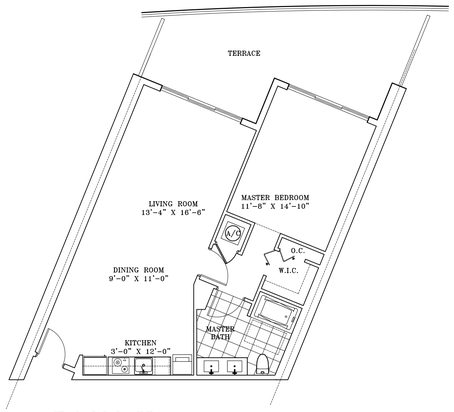
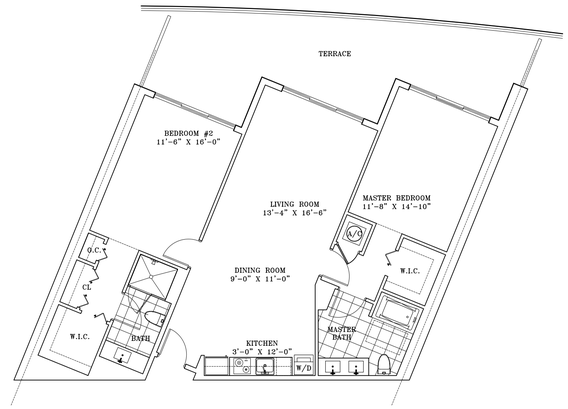


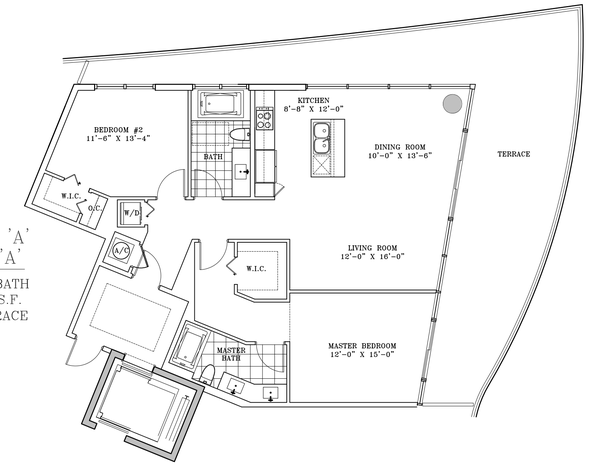
ROOM H1

870 S.F.
BALC. 290 S.F.



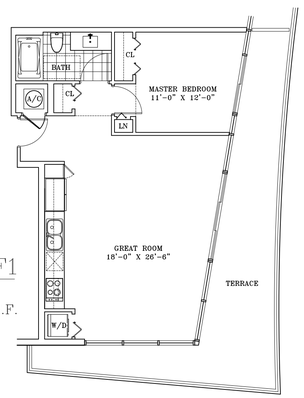
ROOM H2

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



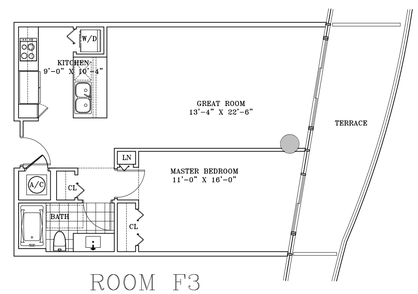
ROOM 'A'
UNIT 'A'

2 BR/2 BATH
1,380 S.F.
670 TERRACE



ROOM F1

730 S.F.
BALC. 340 S.F.

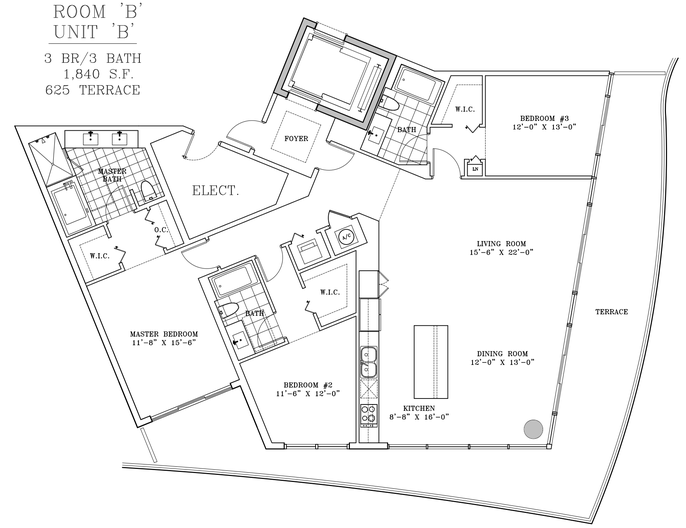


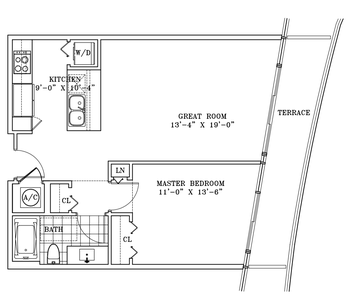
ROOM F3

800 S.F.
BALC. 180 S.F.

ROOM 'B'
UNIT 'B'

3 BR/3 BATH
1,840 S.F.
625 TERRACE



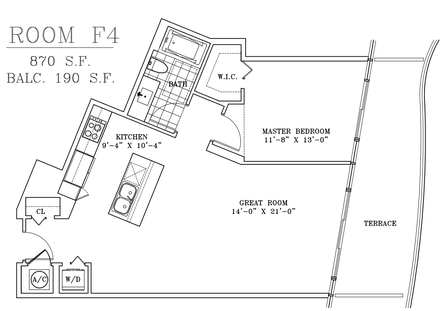


ROOM F2

705 S.F.
BALC. 120 S.F.

ROOM F4

870 S.F.
BALC. 190 S.F.



N

UNIT PLANS

SCALE 1/8"

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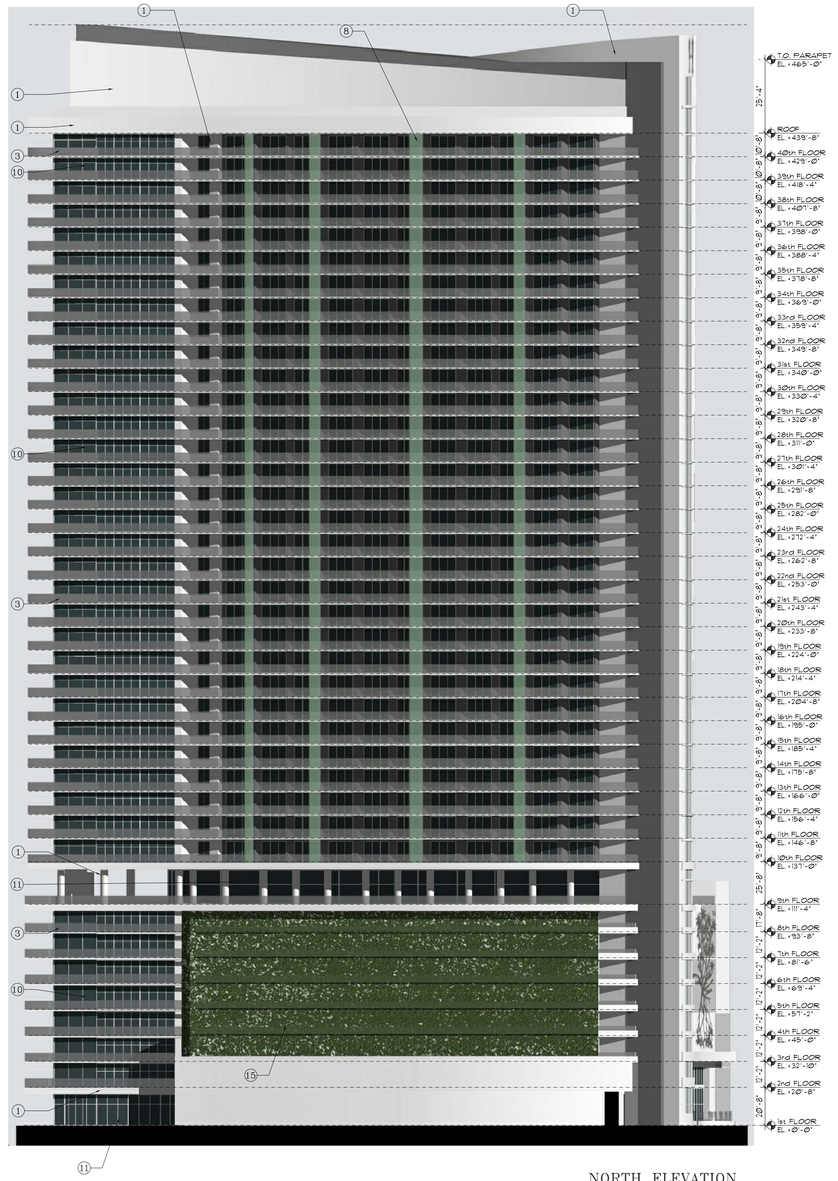

NORTH ELEVATION

SCALE 1:20

WEST ELEVATION

SCALE 1:20

ELEVATION KEY NOTES

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

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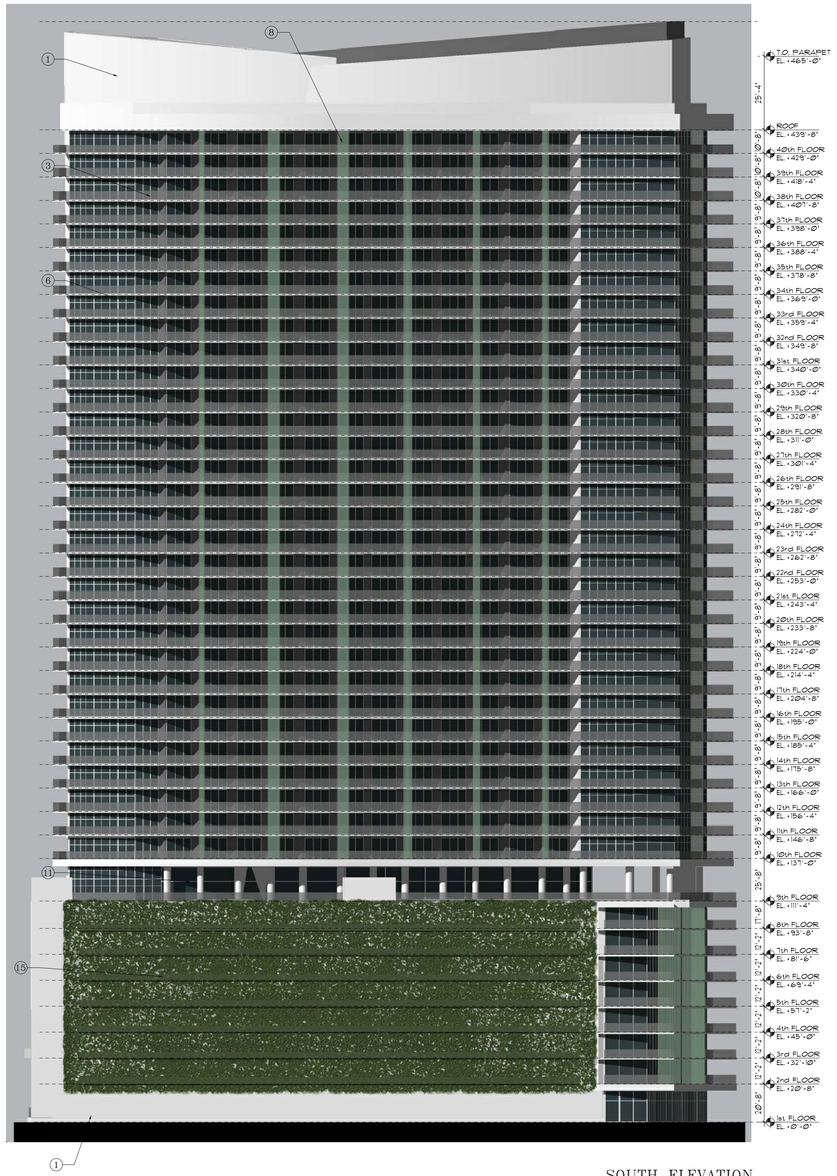
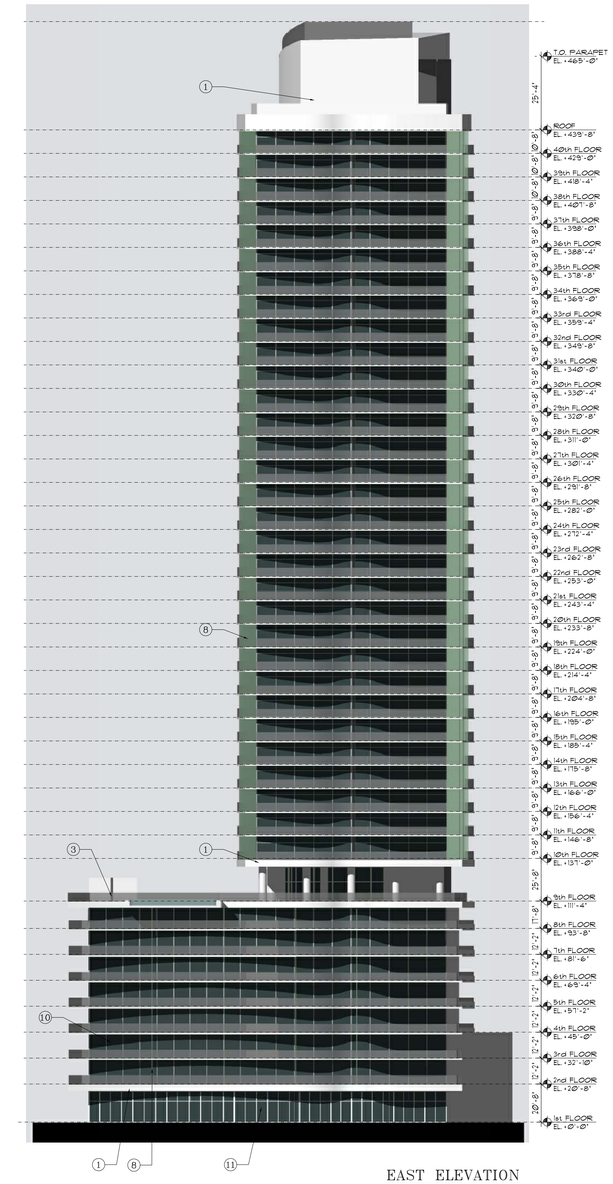


SOUTH ELEVATION

SCALE 1:20



EAST ELEVATION

SCALE 1:20

ELEVATION KEY NOTES

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

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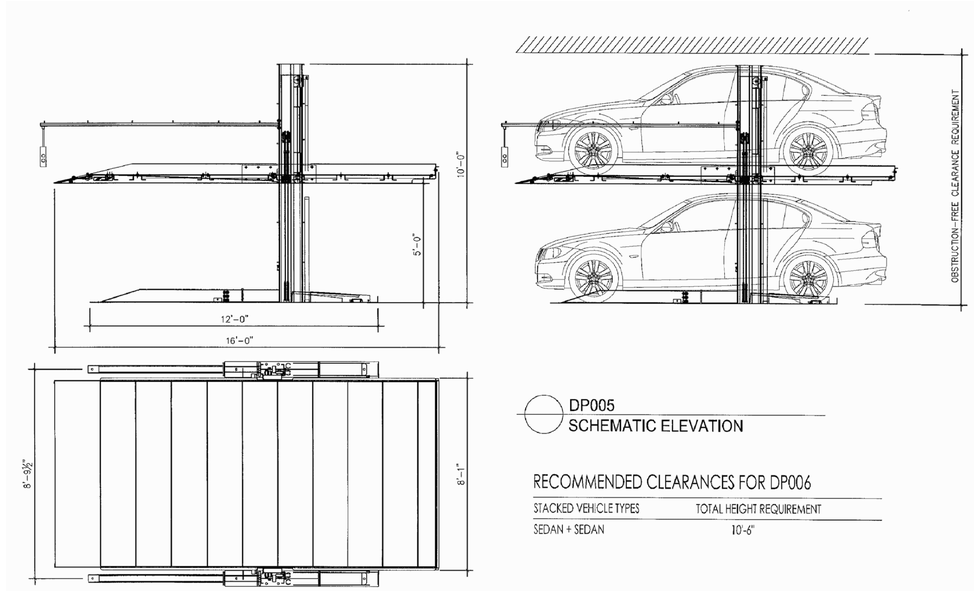
TYP. GARAGE LIFT

SCALE: NTS



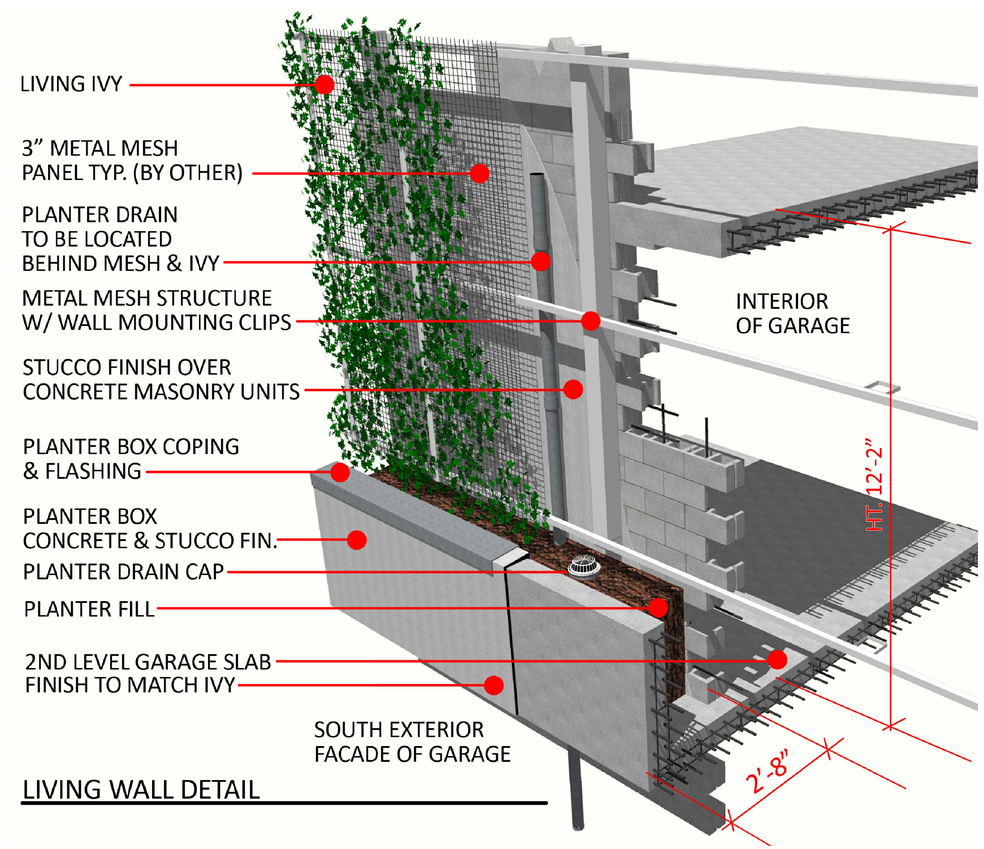
DP005
SCHEMATIC ELEVATION

RECOMMENDED CLEARANCES FOR DP006

STACKED VEHICLE TYPES	TOTAL HEIGHT REQUIREMENT
SEDAN + SEDAN	10'-6"

TYP. GARAGE LIFT

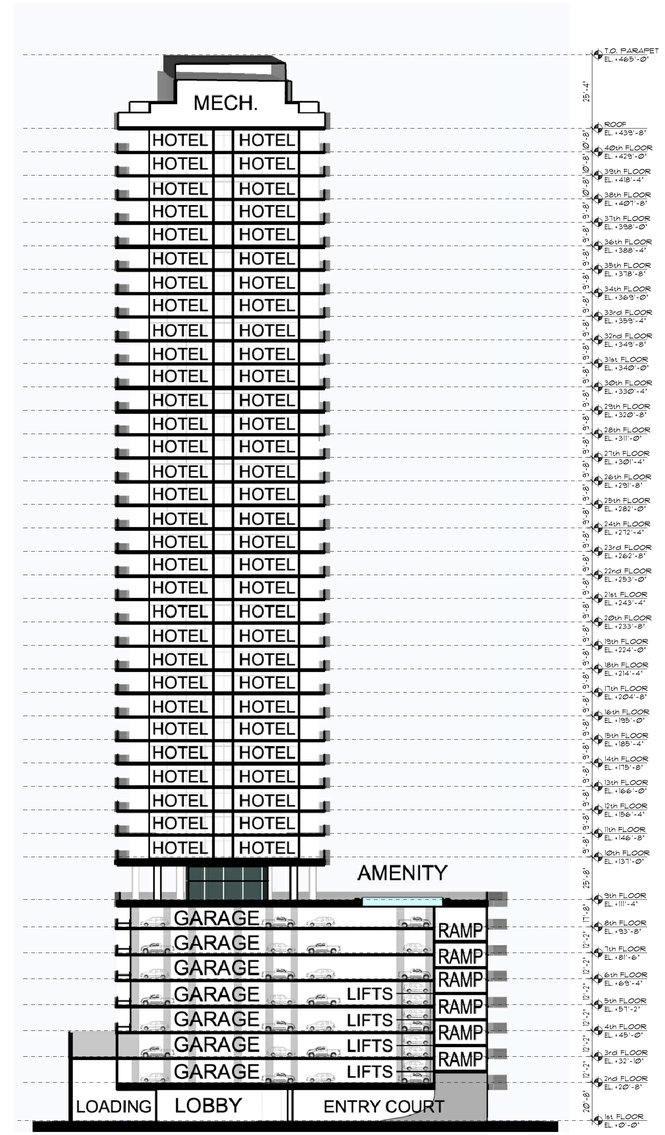
SCALE: NTS



LIVING WALL DETAIL

LIVING WALL DETAIL TYPICAL

SCALE: NTS



BUILDING SECTION

SCALE: 1:30

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project: 3215

BUILDING PROFILE

SCALE: NTS

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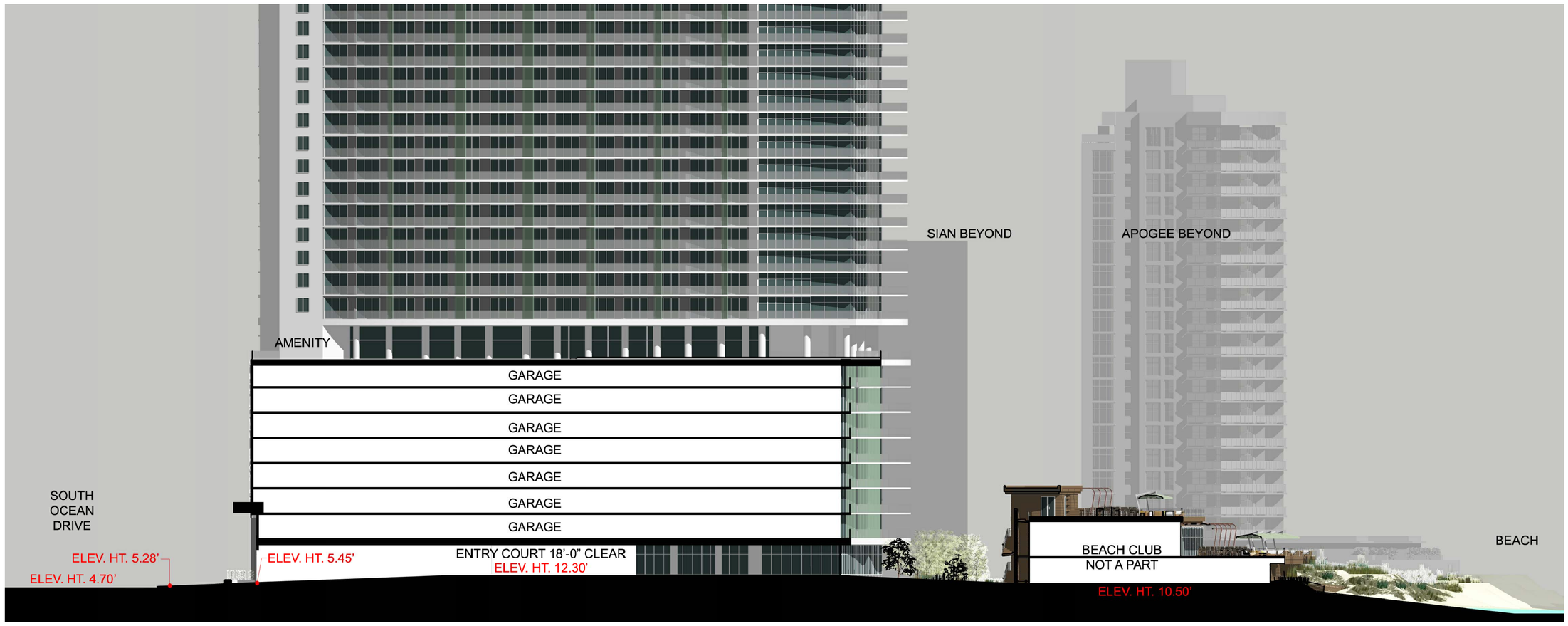

STREET PROFILE

SCALE: NTS

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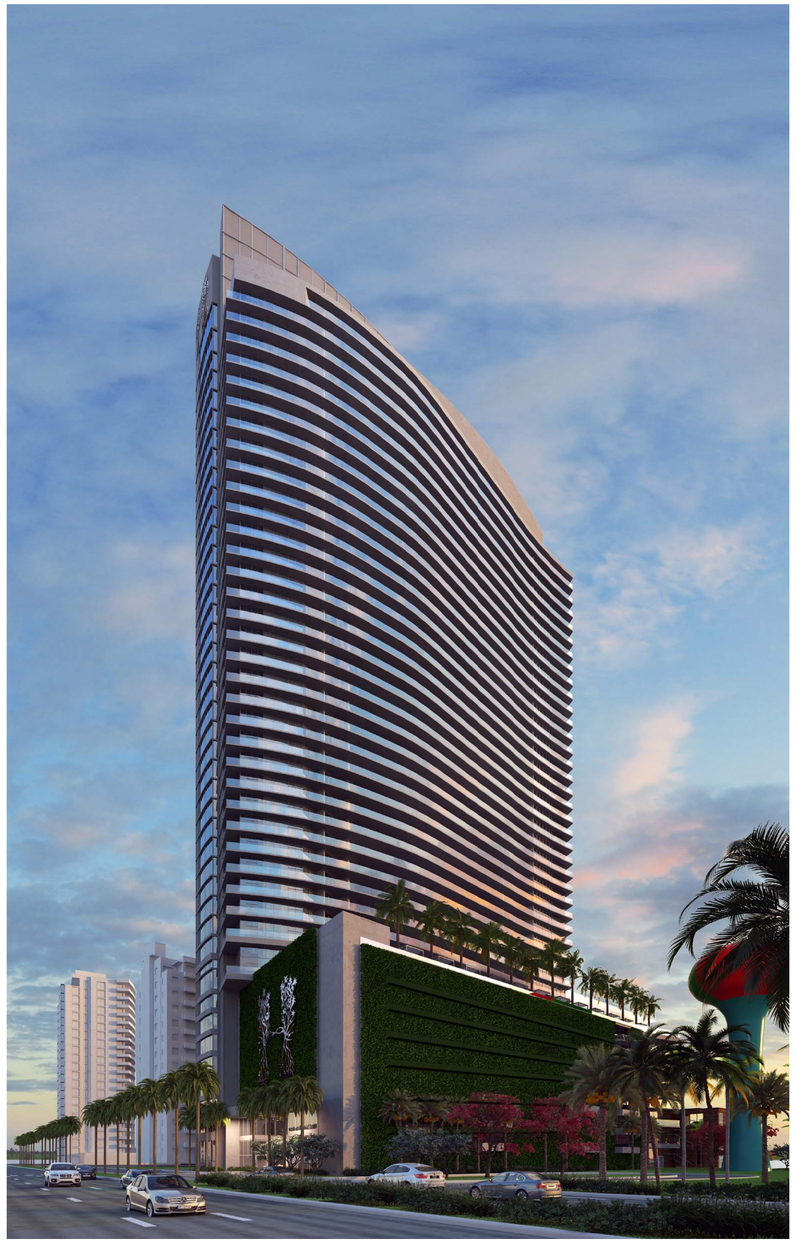

VIEW LOOKING NORTHEAST

LOBBY VIEW

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project: 3215

VIEW LOOKING SOUTHWEST

VIEW LOOKING NORTHWEST

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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: A7.1

project: 3215

VIEW LOOKING NORTHEAST

COHEN · FREEDMAN · ENCINOSA & ASSOC.
Architects, PA
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date: 10/18/13

sheet no: A7.2

project: 3215

ENTRANCE LOOKING EAST

PEDESTRIAN VIEW OF ENTRANCE

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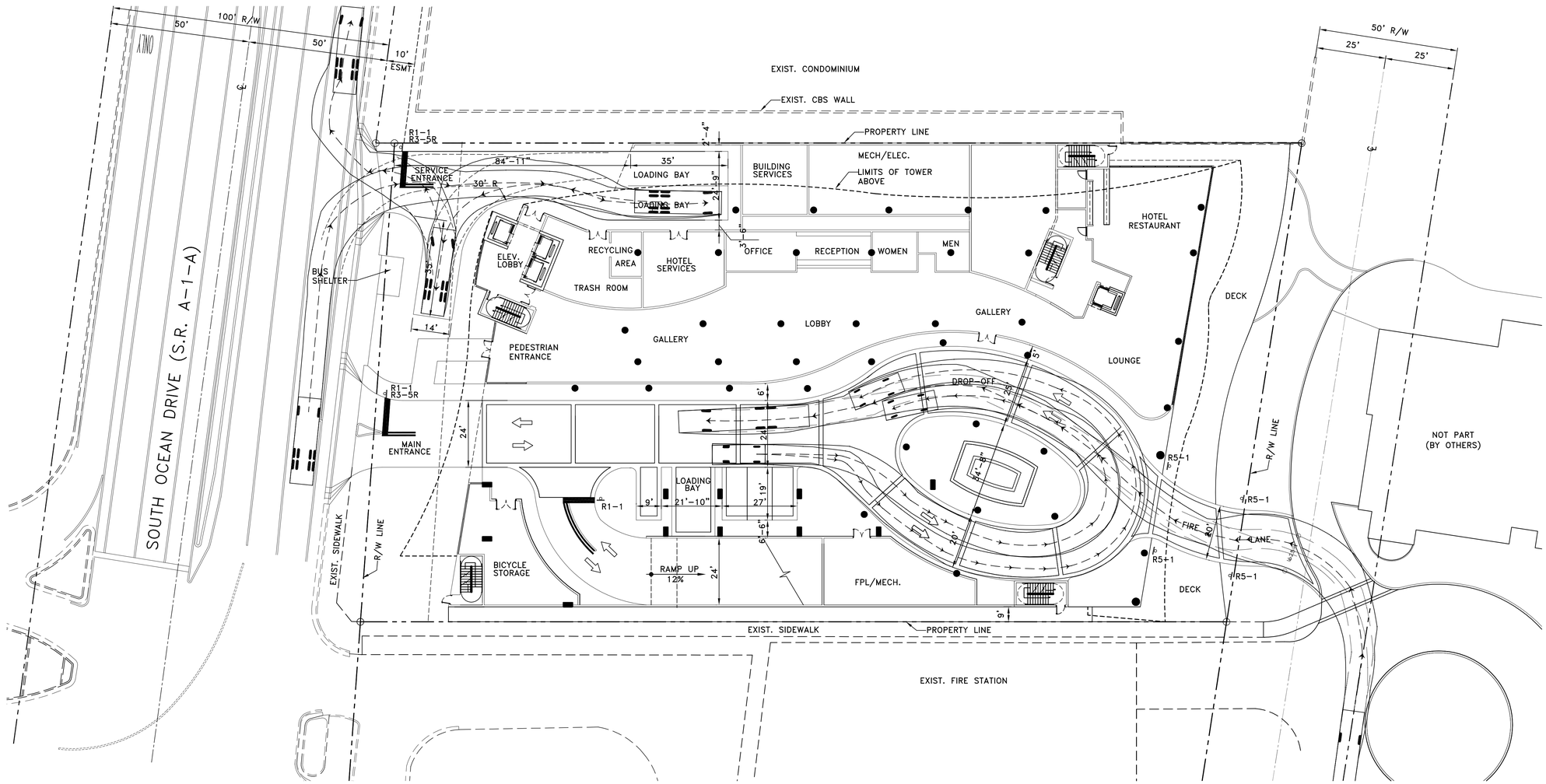
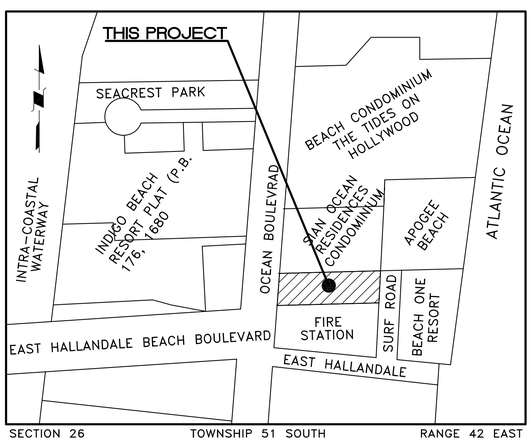
sheet no: A7.3

project: 3215



LAYOUT PLAN

SCALE: 1" = 20'



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 #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-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.

GENERAL NOTES

1. HORIZONTAL AND VERTICAL CONTROL SHALL BE PROVIDED BY THE OWNER'S SURVEYOR. LAYOUT IS THE RESPONSIBILITY OF THE CONTRACTOR.
2. 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.
3. 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.
4. 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.
5. ALL ELEVATIONS, GRADING AND PREPARATION OF SUBGRADE TO BE APPROVED BY THE CITY OF HOLLYWOOD BEFORE PLACING BASE AND PAVEMENT.
6. REFERENCE SHALL BE MADE TO THE MECHANICAL, PLUMBING AND ELECTRICAL DRAWINGS FOR LOCATIONS, SIZE AND DETAILS OF ALL UTILITY SERVICES TO THE BUILDINGS.
7. CONTRACTOR SHALL BE RESPONSIBLE FOR RESETTING ALL DISTURBED EXISTING MANHOLE COVERS, VALVE BOXES, BLOW-OFF RISERS, ETC. TO NEW ELEVATIONS, AS REQUIRED, WHETHER SPECIFICALLY SHOWN ON DRAWINGS OR NOT.
8. BOUNDARY AND TOPOGRAPHIC DATA BASED UPON SURVEY PREPARED BY LEITER, PEREZ & ASSOCIATES, MIRAMAR, FLORIDA.

STRIPING AND SIGNAGE NOTES

1. 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.
2. 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.
3. ALL SIGNAGE SHALL BE IN ACCORDANCE WITH "THE MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES", LATEST EDITION.
4. SIGN POSTS SHALL BE STEEL CHANNEL IN ACCORDANCE WITH CITY OF HOLLYWOOD PUBLIC WORKS DEPARTMENT STANDARDS AND SHALL BE BREAK-A-WAY.
5. 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

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MIAMI, FLORIDA 33176 (305)-378-5555
EB-0003255

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

CES PROJECT NO.: 13063

COHEN · FREEDMAN ENCINOSA & ASSOC.
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PRELIMINARY DESIGN FOR:

HYDE BEACH RESORT

SOUTH OCEAN DRIVE, HOLLYWOOD, FLORIDA 33019

LAYOUT PLAN AND NOTES

STUART COHEN
STATE OF FLORIDA
REGISTERED ARCHITECT
AR# 0002895

GUILLERMO J. ENCINOSA
STATE OF FLORIDA
REGISTERED ARCHITECT
AR# 0009690

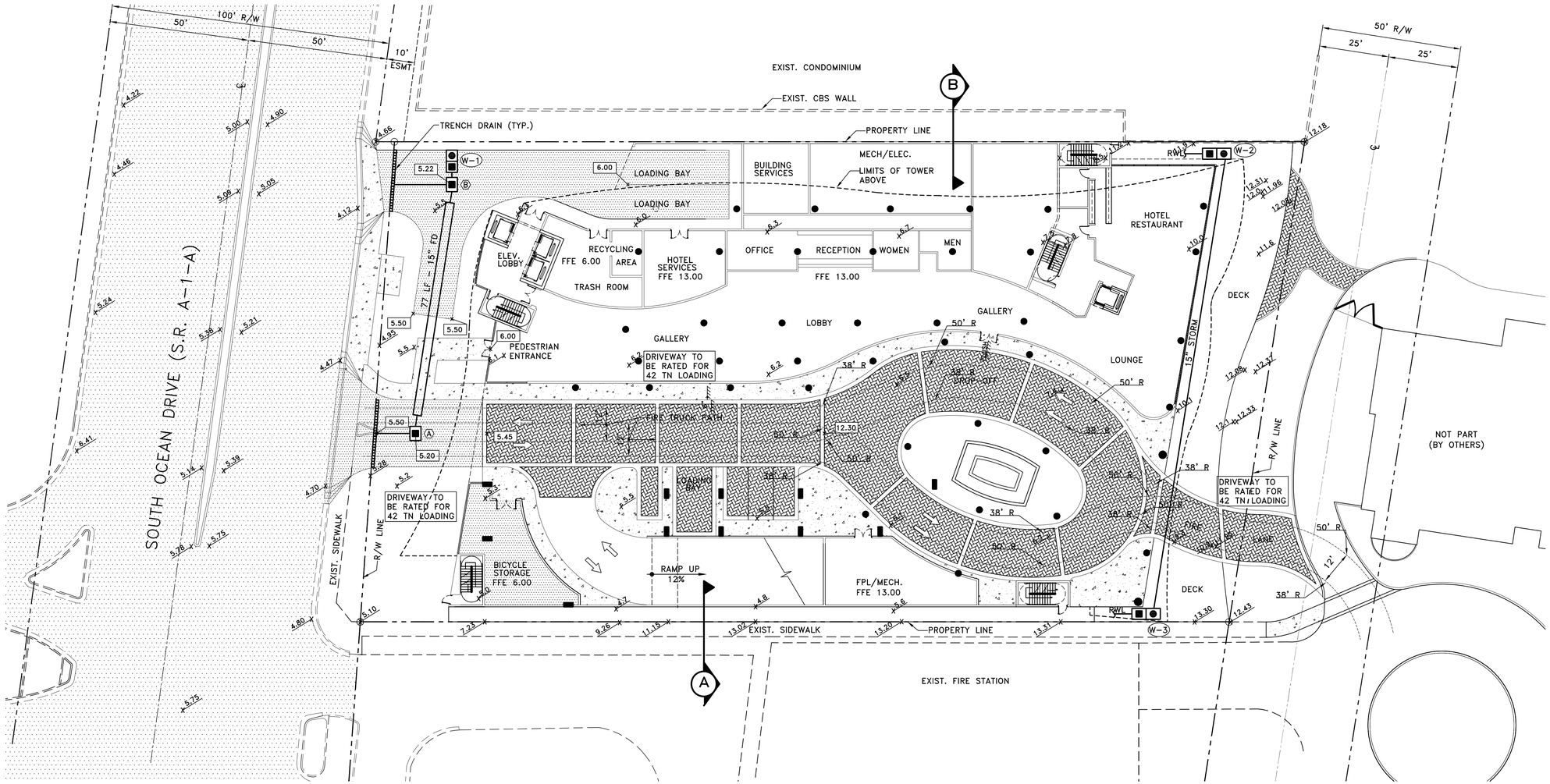
revisions:
11-04-13 PREL TAC
11-22-13 FINAL TAC
02-04-14 FINAL TAC

drawn by:

date: 9-16-13

sheet no: C-1

project: 3215



PAVING-GRADING-DRAINAGE PLAN

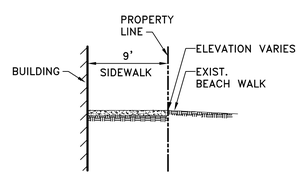
SCALE: 1" = 20'

LEGEND

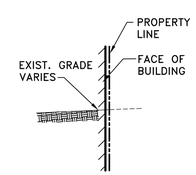
- EXISTING PAVEMENT TO REMAIN
- EXISTING ASPHALTIC PAVEMENT TO BE MILLED & RESURFACED
- CONCRETE PAVEMENT
- SPECIALTY VEHICULAR PAVEMENT (COORD. W/ ARCH./LANDSC. DWG'S)
- CONCRETE SIDEWALK (COORD. W/ ARCH./LANDSC. DWG'S)
- EXISTING SPOT ELEVATION
- 7.60 NEW SPOT ELEVATION
- FD NEW FRENCH DRAIN
- SS STORM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

PAVING-GRADING-DRAINAGE NOTES

1. ELEVATIONS SHOWN REFER TO THE NATIONAL GEODETIC VERTICAL DATUM (N.G.V.D.).
2. 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.
3. DRAINAGE STRUCTURES SHALL BE AS DETAILED. DRAINAGE PIPE TO BE HIGH DENSITY POLYETHELENE. FRENCH DRAIN PIPE TO BE CORRUGATED POLYETHYLENE.
4. 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.
5. SAWCUT ALL PAVEMENT EDGES WHERE EXISTING PAVEMENT IS TO REMAIN.
6. 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.
7. CONCRETE CURB, SIDEWALK AND SLABS SHALL CONSIST OF 3,000 PSI PORTLAND CEMENT CONCRETE.
8. ALL REINFORCING, ALL SIZES, SHALL CONFORM TO ASTM A615, GRADE 60.
9. ALL EXPOSED CONCRETE SURFACES SHALL RECEIVE A LIGHT BROOM FINISH, UNLESS OTHERWISE DIRECTED.
10. 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.
11. COORDINATE ALL SPECIALTY PAVEMENTS SHOWN WITH ARCHITECTURAL AND LANDSCAPE DRAWINGS.



SECTION A



SECTION B

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FOR THE FIRM:
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PRELIMINARY DESIGN FOR:

HYDE BEACH RESORT

SOUTH OCEAN DRIVE, HOLLYWOOD, FLORIDA 33019

PAVING-GRADING-DRAINAGE PLAN AND NOTES

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STATE OF FLORIDA
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GUILLERMO J. ENCINOSA
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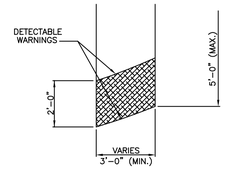


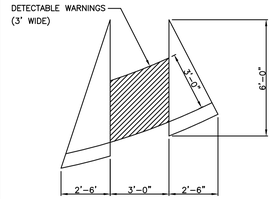
PLAN

TACTILE SURFACE SHALL BE AS DESCRIBED IN STANDARD INDEX 304 OF FLORIDA DEPARTMENT OF TRANSPORTATION, ROADWAY AND TRAFFIC DESIGN STANDARDS. "RAMPS SHALL HAVE TRUNCATED DOME DETECTABLE WARNINGS". MAX. SLOPE 1:12

DETECTABLE WARNINGS NEXT TO VEHICULAR WAY

CITY OF HOLLYWOOD, FLORIDA
DEPARTMENT OF DEVELOPMENT ADMINISTRATION
ENGINEERING DIVISION – STANDARD DETAIL

HANDICAPPED RAMP DETAIL



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DETECTABLE WARNINGS NEXT TO VEHICULAR WAY

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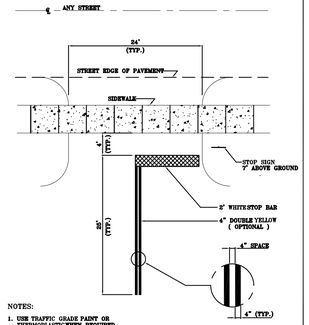
DEPARTMENT OF DEVELOPMENT ADMINISTRATION
ENGINEERING DIVISION – STANDARD DETAIL

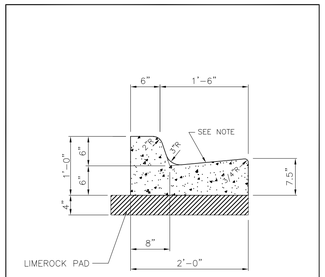
HANDICAPPED RAMP DETAIL



NOTES:
1. USE TRAFFIC GRADE PAINT OR THERMOPLASTIC WHEN REQUIRED BY THE CITY ENGINEER.
2. ALL SIGNAGE AND MARKING SHALL BE IN ACCORDANCE WITH MANUAL OF UNIFORM TRAFFIC CONTROL DEVICES (MUTCD) STANDARD.

CITY OF HOLLYWOOD, FLORIDA
DEPARTMENT OF DEVELOPMENT ADMINISTRATION
ENGINEERING DIVISION – STANDARD DETAIL

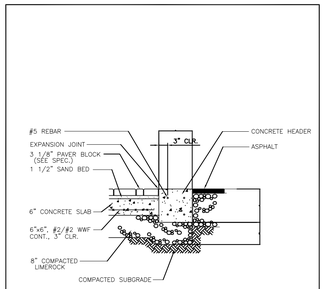
PKG. LOT EXIT/ENTRANCE DETAIL



NOTE: WHEN USED ON HIGH SIDE OF ROADWAY, THE CROSS SLOPE SHALL MATCH THE SLOPE OF THE ADJACENT PAVEMENT

CITY OF HOLLYWOOD, FLORIDA
DEPARTMENT OF DEVELOPMENT ADMINISTRATION
ENGINEERING DIVISION – STANDARD DETAIL

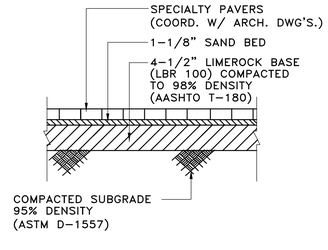
TYPE "F" CURB & GUTTER DETAILS



TYPICAL ROADWAY CROSSWALK SECTION

CITY OF HOLLYWOOD, FLORIDA
DEPARTMENT OF DEVELOPMENT ADMINISTRATION
ENGINEERING DIVISION – STANDARD DETAIL

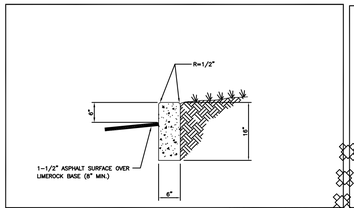
ROADWAY CROSSWALK DETAIL



NOTE: ALL SIDEWALKS SHALL BE IN ACCORDANCE WITH CITY OF HOLLYWOOD STANDARDS.

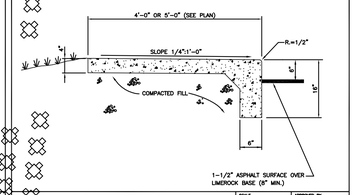
PAVER SIDEWALK SECTION

N.T.S.



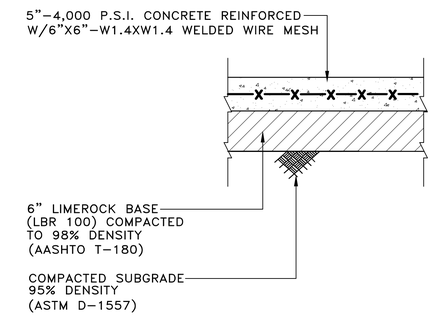
CITY OF HOLLYWOOD, FLORIDA
DEPARTMENT OF DEVELOPMENT ADMINISTRATION
ENGINEERING DIVISION – STANDARD DETAIL

STANDARD CURB DETAIL



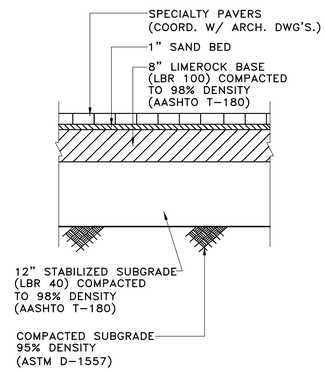
CITY OF HOLLYWOOD, FLORIDA
DEPARTMENT OF DEVELOPMENT ADMINISTRATION
ENGINEERING DIVISION – STANDARD DETAIL

SIDEWALK W/ CURB DETAIL



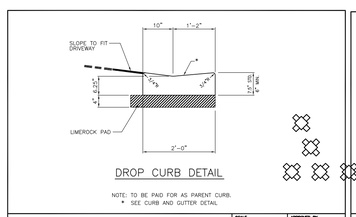
CONCRETE PAVEMENT SECTION

SCALE: 1" = 1'-0"



SPECIALTY PAVEMENT SECTION

N.T.S.

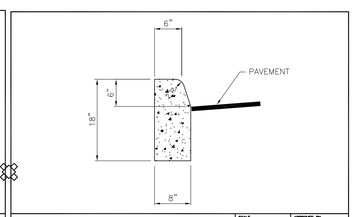


DROP CURB DETAIL

NOTE: TO BE PAID FOR AS PARENT CURB.
* SEE CURB AND GUTTER DETAIL

CITY OF HOLLYWOOD, FLORIDA
DEPARTMENT OF DEVELOPMENT ADMINISTRATION
ENGINEERING DIVISION – STANDARD DETAIL

DROP CURB DETAIL

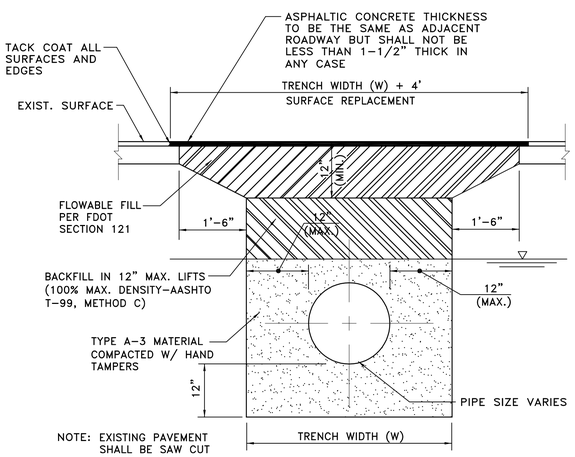


CITY OF HOLLYWOOD, FLORIDA
DEPARTMENT OF DEVELOPMENT ADMINISTRATION
ENGINEERING DIVISION – STANDARD DETAIL

TYPE "D" CURB DETAIL

CONCRETE PAVEMENT SECTION

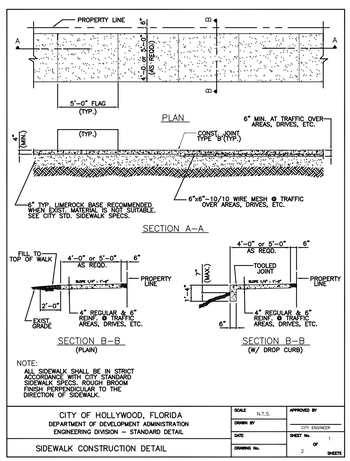
SCALE: 1" = 1'-0"



NOTE: EXISTING PAVEMENT SHALL BE SAW CUT ALONG A NEAT, STRAIGHT LINE.

TRENCH RESTORATION DETAIL

(NORTH OCEAN DRIVE) N.T.S.
(FDOT R/W)



NOTE:
ALL SIDEWALK SHALL BE IN STRICT ACCORDANCE WITH CITY STANDARD SIDEWALK SPECS. ROUGH BROOM FINISH PERPENDICULAR TO THE DIRECTION OF SIDEWALK.

CITY OF HOLLYWOOD, FLORIDA
DEPARTMENT OF DEVELOPMENT ADMINISTRATION
ENGINEERING DIVISION – STANDARD DETAIL

SIDEWALK CONSTRUCTION DETAIL

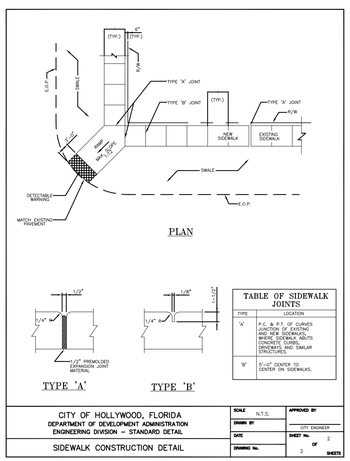
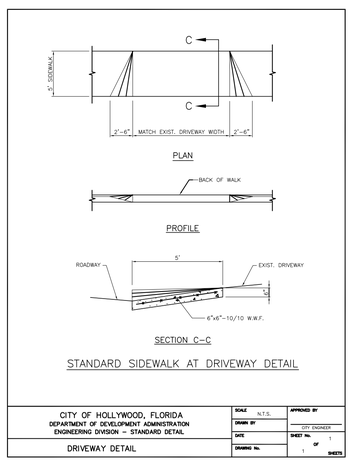


TABLE OF SIDEWALK JOINTS

TYPE	LOCATION
'A'	P.C. & P.T. OF CURVES JUNCTION OF EXISTING & NEW CONCRETE, AND WHERE SIDEWALK ABUTS CONCRETE CURBS, BUILDINGS AND SIMILAR STRUCTURES
'B'	5'-0" CENTER TO CENTER ON SIDEWALKS.

CITY OF HOLLYWOOD, FLORIDA
DEPARTMENT OF DEVELOPMENT ADMINISTRATION
ENGINEERING DIVISION – STANDARD DETAIL

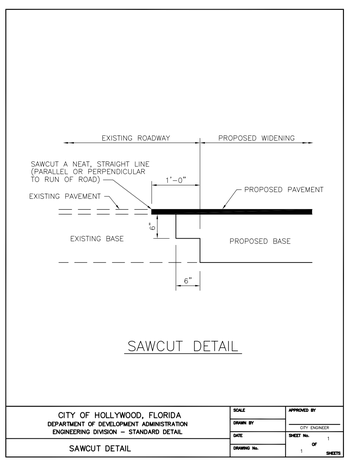
SIDEWALK CONSTRUCTION DETAIL



STANDARD SIDEWALK AT DRIVEWAY DETAIL

CITY OF HOLLYWOOD, FLORIDA
DEPARTMENT OF DEVELOPMENT ADMINISTRATION
ENGINEERING DIVISION – STANDARD DETAIL

DRIVEWAY DETAIL



SAWCUT DETAIL

CITY OF HOLLYWOOD, FLORIDA
DEPARTMENT OF DEVELOPMENT ADMINISTRATION
ENGINEERING DIVISION – STANDARD DETAIL

SAWCUT DETAIL

COHEN · FREEDMAN ENCINOSA & ASSOC.
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8085 N.W. 155th Street Miami Lakes, Florida 33016 305 826 3999

PRELIMINARY DESIGN FOR:
HYDE BEACH RESORT
SOUTH OCEAN DRIVE, HOLLYWOOD, FLORIDA 33019
SITE DETAILS

STUART COHEN
STATE OF FLORIDA
REGISTERED ARCHITECT
AR# 0002895
GUILLERMO J. ENCINOSA
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revisions:
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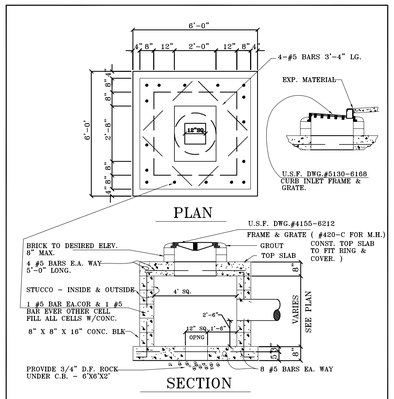
CONSULTING ENGINEERING & SCIENCE, INC.
10700 N. KENDALL DRIVE SUITE 400
MIAMI, FLORIDA 33176 (305)-378-5555
EB-0003255

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

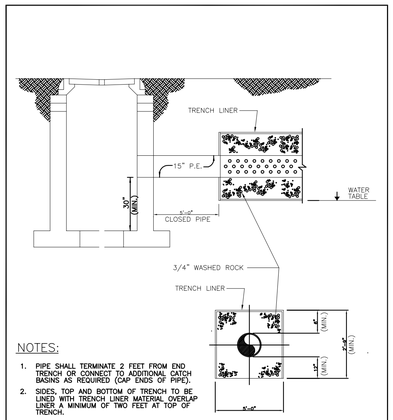
CES PROJECT NO.: 13063



NOTES:

1. THE CONTRACTOR MAY SUBSTITUTE PRECAST INLETS, MANHOLES AND JUNCTION BOXES IN LIEU OF CONCRETE BLOCK STRUCTURE SHOWN.
2. CONTRACTOR MUST SUBMIT SHOP DRAWINGS FOR APPROVAL.
3. 12" SQ. DRAIN OPENING IN BOTTOM SLAB OPTIONAL - SEE PLAN'S & SPEC'S

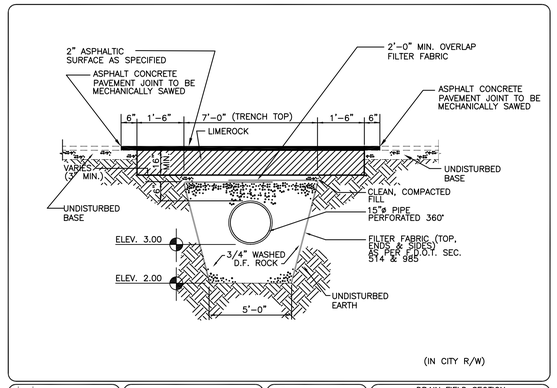
CITY OF HOLLYWOOD, FLORIDA DEPARTMENT OF DEVELOPMENT ADMINISTRATION ENGINEERING DIVISION - STANDARD DETAIL	SCALE N.T.S. DRAWN BY DATE DRAWING No.	APPROVED BY CITY ENGINEER SHEET No. 1 OF 1 SHEETS
DETAIL/TITLE		



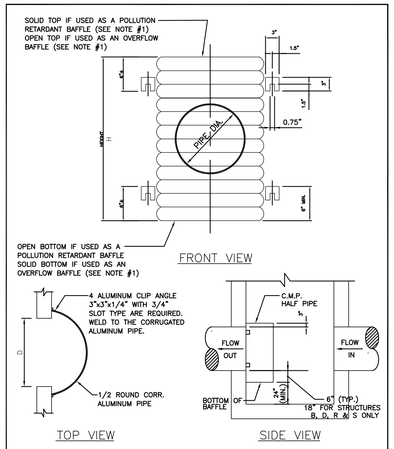
NOTES:

1. PIPE SHALL TERMINATE 2 FEET FROM END TRENCH OR CONNECT TO ADDITIONAL CATCH BASINS AS REQUIRED (CAP ENDS OF PIPE).
2. SIDES, TOP AND BOTTOM OF TRENCH TO BE LINED WITH TRENCH LINER MATERIAL. OVERLAP LINER A MINIMUM OF TWO FEET AT TOP OF TRENCH.

CITY OF HOLLYWOOD, FLORIDA DEPARTMENT OF DEVELOPMENT ADMINISTRATION ENGINEERING DIVISION - STANDARD DETAIL	SCALE N.T.S. DRAWN BY DATE DRAWING No.	APPROVED BY CITY ENGINEER SHEET No. 1 OF 1 SHEETS
EXFILTRATION TRENCH DETAIL		



NO. DATE DESCRIPTION REVISIONS	ENGINEERING SUPPORT SERVICES PUBLIC UTILITIES DEPARTMENT CITY OF HOLLYWOOD FLORIDA	DRAIN FIELD SECTION THROUGH PAVED ROADWAY SHEET 1 OF 1



CITY OF HOLLYWOOD, FLORIDA DEPARTMENT OF DEVELOPMENT ADMINISTRATION ENGINEERING DIVISION - STANDARD DETAIL	SCALE N.T.S. DRAWN BY DATE DRAWING No.	APPROVED BY CITY ENGINEER SHEET No. 1 OF 2 SHEETS
POLLUTION RETARDANT BAFFLE		

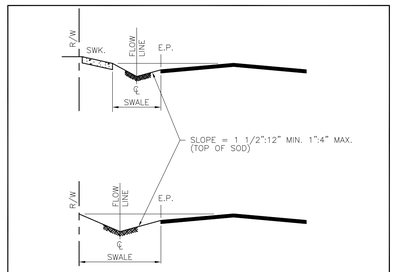
STANDARD DIMENSIONS

PIPE DIA.	D (INCHES)	T (GAUGE)	H (INCHES)
15"	24"	16	21"
18"	30"	16	27"
24"	36"	16	33"
30"	42"	14	39"
36"	48"	14	45"
42"	54"	14	51"

NOTES:

1. ALUMINUM SHEET OF SAME THICKNESS (GAGE) AS PIPE SHALL BE WELDED TO CLOSE OPENING.
2. BAFFLE SHALL BE AS MANUFACTURED BY SOUTHERN CULVERT OR ENGINEER'S APPROVED EQUAL.
3. NEOPRENE GASKET (3/8"x 2") SHALL BE INSTALLED AT ALL BAFFLES.

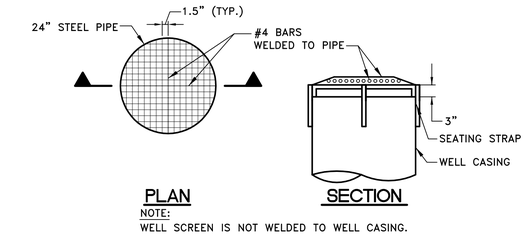
CITY OF HOLLYWOOD, FLORIDA DEPARTMENT OF DEVELOPMENT ADMINISTRATION ENGINEERING DIVISION - STANDARD DETAIL	SCALE N.T.S. DRAWN BY DATE DRAWING No.	APPROVED BY CITY ENGINEER SHEET No. 2 OF 2 SHEETS
POLLUTION RETARDANT BAFFLE		



TYPICAL SWALE GRADING

N.T.S.

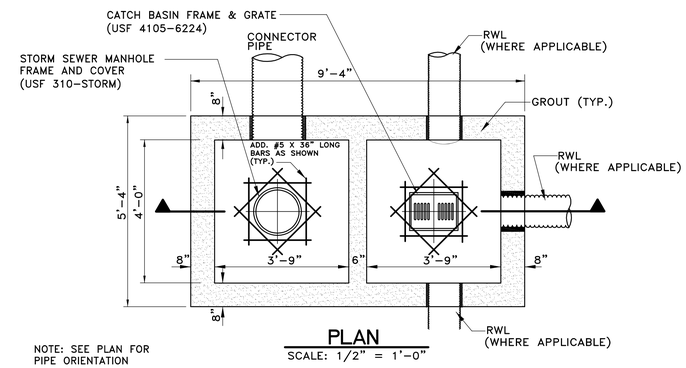
CITY OF HOLLYWOOD, FLORIDA DEPARTMENT OF DEVELOPMENT ADMINISTRATION ENGINEERING DIVISION	DESIGNED BY JP DRAWN BY BAM CHECKED BY DATE 6/13/94	SCALE N.T.S. PROJECT No. FILE No. DRAWING No. SWALE
	APPROVED BY CITY ENGINEER SHEET No. 1 OF 1 SHEETS	



NOTE:
WELL SCREEN IS NOT WELDED TO WELL CASING.

WELL SCREEN DETAIL

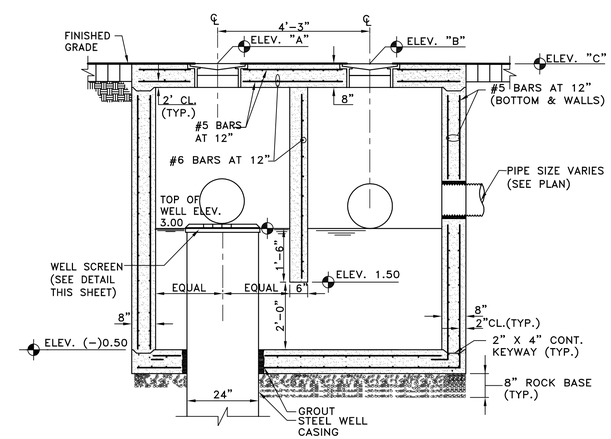
SCALE: 1/2" = 1'-0"



NOTE: SEE PLAN FOR PIPE ORIENTATION

PLAN

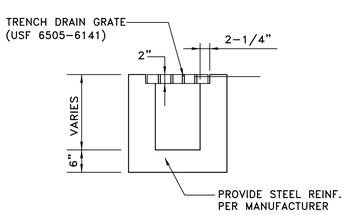
SCALE: 1/2" = 1'-0"



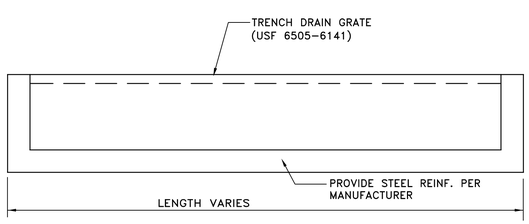
SECTION

GRIT TANK AND WELL BOX DETAIL

SCALE: 1/2" = 1'-0"



SECTION



ELEVATION

NOTE: CONTRACTOR SHALL SUBMIT TRENCH DRAIN SHOP DRAWINGS TO ENGINEER FOR APPROVAL PRIOR TO ORDERING TRENCH DRAIN.

TRENCH DRAIN DETAIL

SCALE: 3/4" = 1'-0"

DRAINAGE WELL NOTES

1. DRAINAGE WELLS SHALL BE DRILLED TO AN ESTIMATED TOTAL DEPTH OF 90 FEET TO DISCHARGE RUNOFF TO AN AQUIFER HAVING A MINIMUM TOTAL DISSOLVED SOLIDS OF 10,000 PPM (MG/L).
2. WELLS SHALL HAVE AN UPPER CASING OF BLACK STEEL PIPE OF A MINIMUM OF 24 INCHES IN DIAMETER AND 3/8 INCH THICKNESS, WITH DRIVE SHOE, WHICH SHALL BE DRIVEN TO A FIRM SEAT AND GROUT SEALED AT LEAST 3 FEET BELOW THE CAP OF THE UPPERMOST ROCK FORMATION TO BE DEVELOPED. CASING ENDS SHALL BE SQUARE TO THE AXIS OF THE SECTION AND SHALL BE WELDED TOGETHER AS DRIVING PROGRESSES.
3. WELLS SHALL BE AS PLUMB AND TRUE TO LINE AS GOOD WORKMANSHIP WILL PROVIDE.
4. COMPLETED WELLS SHALL BE THOROUGHLY AGITATED AND DEVELOPED.
5. CONTRACTOR SHALL SUBMIT THE METHOD OF TESTING OF THE WELLS FOR CAPACITY TO THE ENGINEER FOR APPROVAL DURING THE SHOP DRAWING SUBMITTAL. THE APPROVED TEST SHALL RUN FOR A PERIOD OF A HALF-HOUR. CONTRACTOR SHALL PROVIDE CERTIFIED STATEMENT BY A PROFESSIONAL GEOLOGIST THAT THE WELL WILL COMPLY WITH THE DESIGN DISCHARGE RATE UPON COMPLETION.
6. THE CONTRACTOR SHALL PROVIDE ALL NECESSARY EQUIPMENT FOR CONDUCTING THE WELL TEST AND SATISFACTORILY DISPOSING OF THE WATER PUMPED FROM THE WELL. THE CONTRACTOR SHALL PROVIDE A MINIMUM OF 48 HOURS NOTICE TO THE OWNER AND ENGINEER PRIOR TO THE START OF THE TEST. CONTRACTOR IS TO COORDINATE THE DISPOSAL OF WATER PUMPED FROM THE WELL WITH THE OWNER.
7. TEST SHALL BEGIN AT HIGH TIDE. THE WATER LEVEL IN THE DRAINAGE WELL AND THE BAY SHALL BE RECORDED EVERY 15 MINUTES FROM 30 MINUTES PRIOR TO THE START OF TEST UNTIL PUMPING IS STOPPED, AND EVERY 5 MINUTES THEREAFTER DURING THE RECOVERY UNTIL THE LEVEL IN THE WELL INCREASES BY LESS THAN 0.1 FEET PER HOUR.
8. IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO SECURE THE NECESSARY FLORIDA D.E.P. WELL DRILLING PERMITS AND COMPLY WITH ALL THE PROVISIONS THEREOF.
9. DESIGN CAPACITY OF WELLS IS 1600 GPM WITH MAX. DRAWDOWN OF 48 INCHES (400 GPM/FT OF HEAD). CONTRACTOR SHALL PROVIDE ENGINEER WITH WELL TEST REPORTS PRIOR TO DEMOBILIZATION.

COHEN · FREEDMAN ENCINOSA & ASSOC.
Architects, PA AA C000779
8085 N.W. 155th Street Miami Lakes, Florida 33016 305 826 3999

PRELIMINARY DESIGN FOR:
HYDE BEACH RESORT
SOUTH OCEAN DRIVE, HOLLYWOOD, FLORIDA 33019
DRAINAGE DETAILS

STUART COHEN
STATE OF FLORIDA
REGISTERED ARCHITECT
AR# 0002895
GUILLERMO J. ENCINOSA
STATE OF FLORIDA
REGISTERED ARCHITECT
AR# 0009690

revisions:
11-04-13 PREL TAC

drawn by:

date: 9-16-13

sheet no: C-4

project: 3215

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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 RESILIANT 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:

$$L = \frac{S\ D\sqrt{P}}{148{,}000}$$

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 SEPERATION OF 10 FEET BETWEEN ANY TWO JOINTS. ALL JOINTS ON 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 RESETTING 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
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P.O. BOX 229045
HOLLYWOOD, FLORIDA 33022-9045
PHONE : (954) 921-3302

COMCAST CABLE
MR. STERLING EDWARDS
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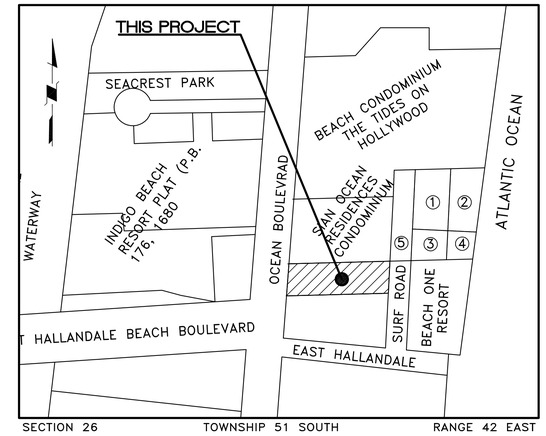
ATT
MR. LOU TOLEDO
8601 WEST SUNRISE BOULEVARD, SUITE 1208
PLANTATION, FLORIDA 33322
PHONE : (954) 423-6222

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 #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-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.

COHEN · FREEDMAN ENCINOSA & ASSOC.
Architects, PA AA C000779
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
AR# 0002896

GUILLERMO J. ENCINOSA
STATE OF FLORIDA
REGISTERED ARCHITECT
AR# 0009690

revisions:
11-04-13 PREL TAC

drawn by:

date: 9-16-13

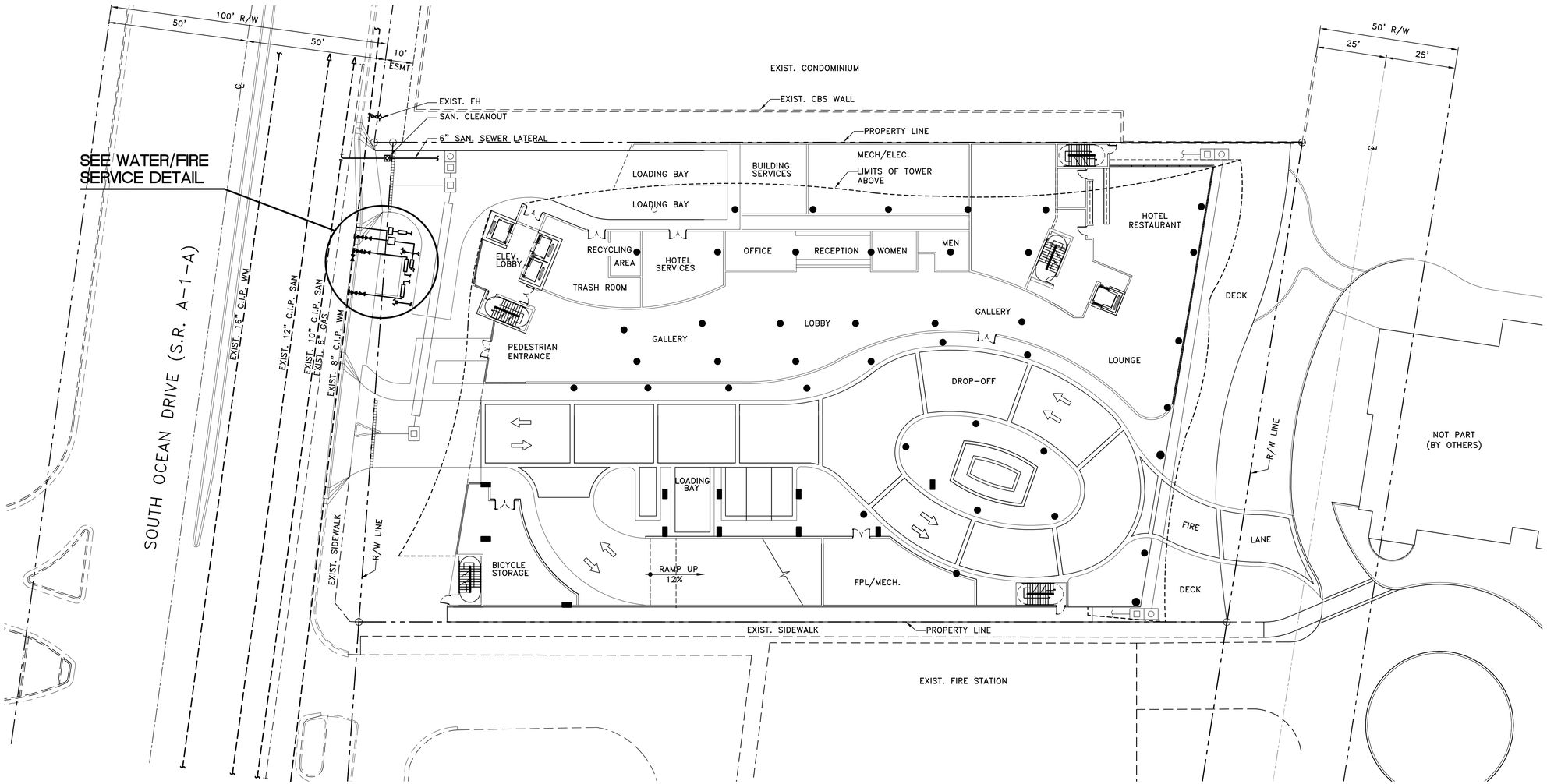
sheet no: C-5

project: 3215

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

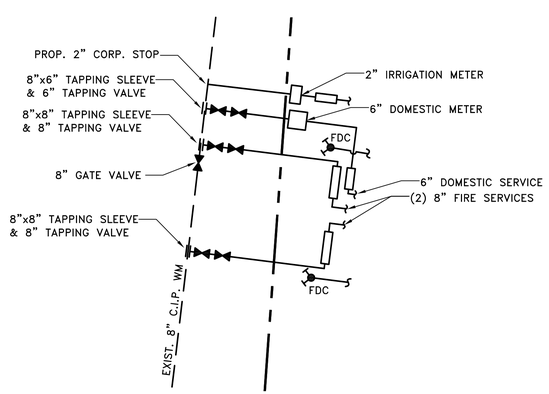
FOR THE FIRM:
RICHARD B. BOCHNOVICH
PE-19833 (CIVIL)

CES PROJECT NO.: 13063



WATER AND SEWER PLAN

SCALE: 1" = 20'



WATER/FIRE SERVICE DETAIL

N.T.S.

LEGEND

EXISTING		PROPOSED
WM	WATER MAIN	WM
	GATE VALVE	
	FIRE HYDRANT	
	SAN. MANHOLE	N/A
SAN	SAN. MAIN	SAN
N/A	SAN. CLEANOUT	CO

SPECIAL NOTES

1. ALL WATER MAINS SHALL BE C-900 CLASS 150 DR 18.
2. ALL FIRE LINES SHALL BE C-900 CLASS 200 DR 14.
3. ALL DIP AND ALL PIPE FITTINGS SHALL BE POLYWRAPPED.
4. ALL FIRE LINES SHALL BE DIP CLASS 52.

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AA C000779
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 PLAN AND NOTES

STUART COHEN
STATE OF FLORIDA
REGISTERED ARCHITECT
AR# 0002895

GUILLERMO J. ENCINOSA
STATE OF FLORIDA
REGISTERED ARCHITECT
AR# 0009690

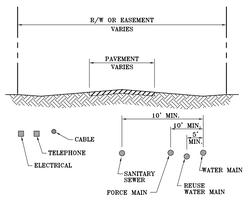
revisions:
11-04-13 PREL TAC
11-22-13 FINAL TAC
02-04-14 FINAL TAC

drawn by:

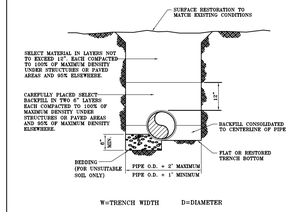
date: 9-16-13

sheet no: C-6

project: 3216



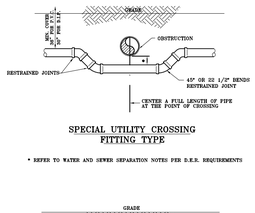
DATE: 3/01/94 DRAWN: EAM APPROVED:	CITY OF HOLLYWOOD – UTILITIES DEPARTMENT STANDARD DETAIL	REVISED: DRAWING NO.
	TYPICAL RIGHT-OF-WAY/EASEMENT	W-1/S-1



NOTES:

1. BEDDING MATERIAL WHEN NECESSARY, SHALL BE CLEAN SANDY SOIL WHENEVER AVAILABLE WITHIN THE LIMITS OF CONSTRUCTION. IMPORTED BEDDING SHALL BE WELL GRADED 3/4" MAX. SIZED CRUSHED LIMEROCK. ALL BEDDING MATERIAL SHALL BE COMPACTED TO 90% OF MAXIMUM DENSITY BEFORE ANY PIPE IS LAID.
2. DENSITY TESTING SHALL BE IN ACCORDANCE WITH AASHTO T-180 AND ASTM D-2017.

DATE: 3/01/94 DRAWN: EAM APPROVED:	CITY OF HOLLYWOOD – UTILITIES DEPARTMENT STANDARD DETAIL	REVISED: DRAWING NO.
	PIPE LAYING CONDITION TYPICAL SECTION (D.I.P.)	W-2/S-2



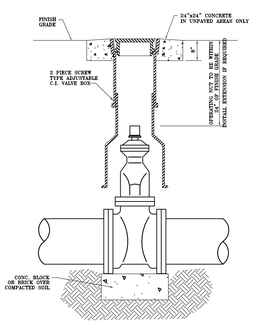
SPECIAL UTILITY CROSSING FITTING TYPE

* REFER TO WATER AND SEWER SEPARATION NOTES PER D.E.R. REQUIREMENTS

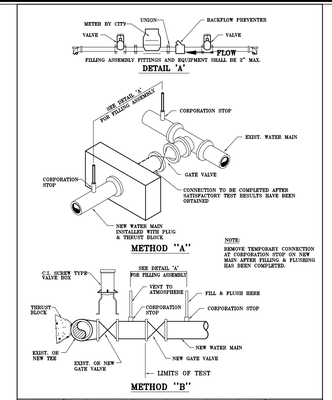
STANDARD UTILITY CROSSING DEFLECTION TYPE

* REFER TO WATER AND SEWER SEPARATION NOTES PER D.E.R. REQUIREMENTS

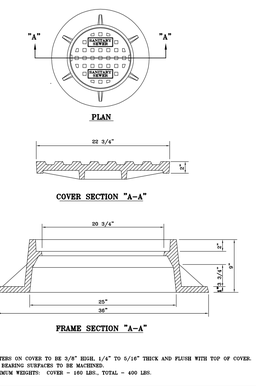
DATE: 3/01/94 DRAWN: EAM APPROVED:	CITY OF HOLLYWOOD – UTILITIES DEPARTMENT STANDARD DETAIL	REVISED: DRAWING NO.
	UTILITY CROSSING DETAIL	W-4/S-4



DATE: 3/01/94 DRAWN: EAM APPROVED:	CITY OF HOLLYWOOD – UTILITIES DEPARTMENT STANDARD DETAIL	REVISED: DRAWING NO.
	TYPICAL GATE VALVE AND VALVE BOX	W-5



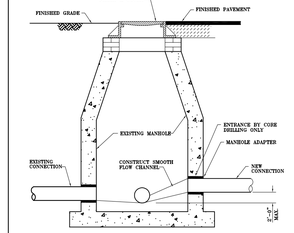
DATE: 3/01/94 DRAWN: EAM APPROVED:	CITY OF HOLLYWOOD – UTILITIES DEPARTMENT STANDARD DETAIL	REVISED: DRAWING NO.
	FILLING AND FLUSHING DETAIL	W-16



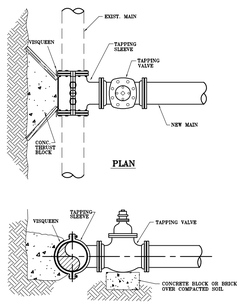
NOTES:

1. LETTERS ON COVER TO BE 3/8" HIGH, 1/4" TO 5/16" THICK AND FLUSH WITH TOP OF COVER.
2. ALL BEARING SURFACES TO BE MACHINED.
3. MINIMUM WEIGHTS: COVER = 160 LBS., TOTAL = 400 LBS.

DATE: 3/01/94 DRAWN: EAM APPROVED:	CITY OF HOLLYWOOD – UTILITIES DEPARTMENT STANDARD DETAIL	REVISED: DRAWING NO.
	MANHOLE FRAME AND COVER	S-9



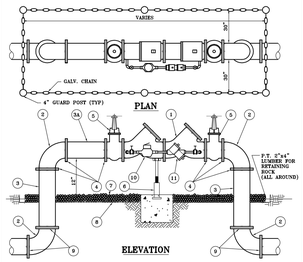
DATE: 3/01/94 DRAWN: EAM APPROVED:	CITY OF HOLLYWOOD – UTILITIES DEPARTMENT STANDARD DETAIL	REVISED: DRAWING NO.
	NEW CONNECTION TO EXISTING MANHOLE	S-10



NOTES:

1. NOTIFY THE CITY OF HOLLYWOOD 48 HOURS IN ADVANCE OF PROPOSED TAP.
2. TAPPING MUST BE DONE IN THE PRESENCE OF AN AUTHORIZED CITY REPRESENTATIVE.

DATE: 3/01/94 DRAWN: EAM APPROVED:	CITY OF HOLLYWOOD – UTILITIES DEPARTMENT STANDARD DETAIL	REVISED: DRAWING NO.
	TYPICAL TAPPING SLEEVE AND VALVE	W-6



FIRE PROTECTION SYSTEM APPLICATIONS

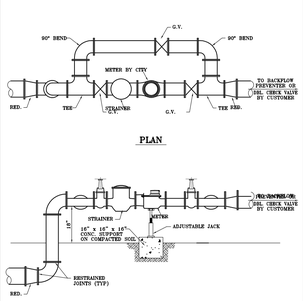
MATERIALS

ITEM	QUANT.	DESCRIPTION	ITEM	QUANT.	DESCRIPTION
1	1	4"x4"x4" VALVE,DOUBLE CHECK	6	1	SCREW JACK,ANCHORED
2	4	4"x4"x4" BEND-90°	7	0	PEA GRAVEL
3	4	4"x4"x4" D.I.P. SPOOL PIECE	8	0	PLASTIC LINER/WEED STOP (5 MIL)
3A	1	4"x4"x4" D.I.P. SPOOL PIECE(6" LONG)	9	4	RESTRAINED JOINTS
4	4	4"x4" D.I.P. NIPPLE	10	1	4"x4" D.I.P. TEE
5	4	4"x4" VALVE, GATE	11	1	VALVE, BYPASS DOUBLE CHECK

NOTES:

1. FIELD SERVICE AND CUT PIPE A TO THE PROPER LENGTH.
2. ALL MATERIALS SHALL BE U.L. OR F.M. APPROVED AND TO MINIMUM STANDARDS.
3. ALL LOW FLOW METER PIPING SHALL BE BRASS OR COPPER.
4. PROTECTIVE 4" GALV. GUARD POSTS SHALL BE SPACED EVENLY APART AS SHOWN ABOVE OR IN ACCORDANCE WITH INSPECTOR'S DIRECTIONS. CHAIN SHALL BE LOOPED THROUGH EYELETS CAST IN CONCRETE TOP.
5. USE 45° BEND WHEN WORKING AREA IS NOT LIMITED.

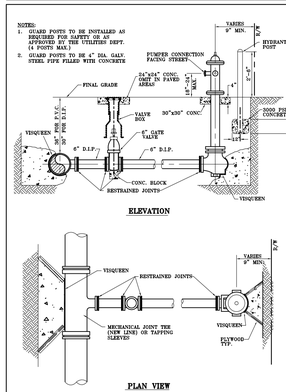
DATE: 3/01/94 DRAWN: EAM APPROVED:	CITY OF HOLLYWOOD – UTILITIES DEPARTMENT STANDARD DETAIL	REVISED: DRAWING NO.
	DOUBLE DETECTOR CHECK VALVE AND BACKFLOW PREVENTER	W-7



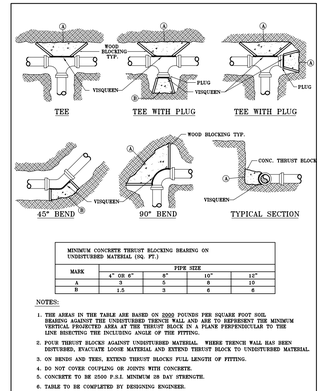
NOTES:

1. THE WATER METER AND STRAINER BY THE CITY OF HOLLYWOOD.
2. THE CITY'S RESPONSIBILITY ENDS AT THE REDUCER PRECEDING THE BACKFLOW PREVENTER.

DATE: 3/01/94 DRAWN: EAM APPROVED:	CITY OF HOLLYWOOD – UTILITIES DEPARTMENT STANDARD DETAIL	REVISED: DRAWING NO.
	9" OR LARGER METER INSTALLATION FOR FIRE LINES AND COMMERCIAL APPLICATIONS	W-12



DATE: 3/01/94 DRAWN: EAM APPROVED:	CITY OF HOLLYWOOD – UTILITIES DEPARTMENT STANDARD DETAIL	REVISED: DRAWING NO.
	TYPICAL FIRE HYDRANT INSTALLATION	W-13

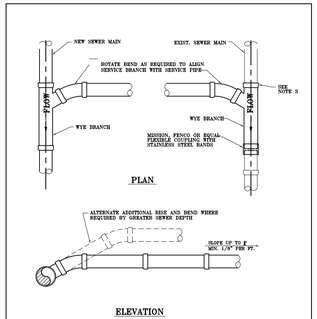


MINIMUM CONCRETE THRUST BLOCKING BEARING ON UNDISTURBED MATERIAL (SQ. FT.)				
	PIPE SIZE			
MARK	4" OR 6"	8"	10"	12"
A	3	5	8	12
B	1.5	3	6	6

NOTES:

1. THE AREAS IN THE TABLE ARE BASED ON 2000 POUNDS PER SQUARE FOOT SOIL BEARING AGAINST THE UNDISTURBED TRENCH WALL AND ARE TO REPRESENT THE MINIMUM VERTICAL PROJECTED AREA AT THE THRUST BLOCK IN A PLANE PERPENDICULAR TO THE LINE BISECTING THE INCLUDING ANGLE OF THE FITTING.
2. POUR THRUST BLOCKS AGAINST UNDISTURBED MATERIAL. WHERE TRENCH WALL HAS BEEN DISTURBED, EVACUATE LOOSE MATERIAL AND EXTEND THRUST BLOCK TO UNDISTURBED MATERIAL.
3. ON BENDS AND TEES, EXTEND THRUST BLOCKS FULL LENGTH OF FITTING.
4. DO NOT COVER COUPLING OR JOINTS WITH CONCRETE.
5. CONCRETE TO BE 2500 P.S.I. MINIMUM 28 DAY STRENGTH.
6. TABLE TO BE COMPLETED BY DESIGNING ENGINEER.

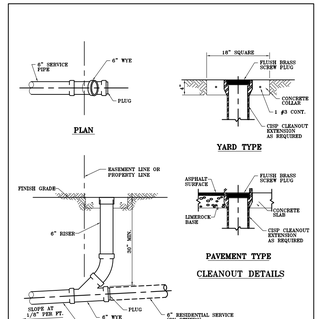
DATE: 3/01/94 DRAWN: EAM APPROVED:	CITY OF HOLLYWOOD – UTILITIES DEPARTMENT STANDARD DETAIL	REVISED: DRAWING NO.
	THRUST BLOCK REQUIREMENTS	W-14



NOTES:

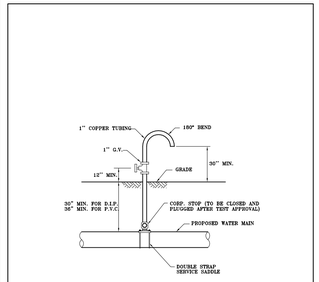
1. SINGLE SERVICE CONNECTIONS SHALL USE 6" PIPE AND FITTINGS.
2. USE RISER CONNECTIONS WHERE INVERT OF SEWER IS GREATER THAN 7'-0" DEEP.
3. WHERE RISE OF WYE AND SPIGOT OF EXISTING MAIN ARE NOT COMPATIBLE, USE A SECOND FLEXIBLE COUPLING.

DATE: 3/01/94 DRAWN: EAM APPROVED:	CITY OF HOLLYWOOD – UTILITIES DEPARTMENT STANDARD DETAIL	REVISED: DRAWING NO.
	WYE BRANCH CONNECTION	S-12



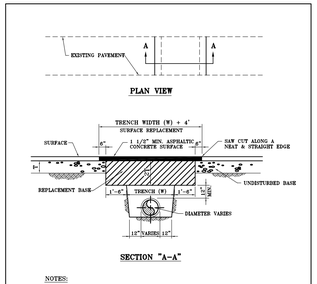
SINGLE SERVICE CONNECTION

DATE: 3/01/94 DRAWN: EAM APPROVED:	CITY OF HOLLYWOOD – UTILITIES DEPARTMENT STANDARD DETAIL	REVISED: DRAWING NO.
	SEWER SERVICE CONNECTION AND CLEANOUT AT PROPERTY LINE	S-15



NOTE:
SAMPLING POINT SHALL NOT BE REMOVED UNTIL APPROVAL IS OBTAINED FROM BROWARD COUNTY PUBLIC HEALTH UNIT (B.C.P.H.U.)

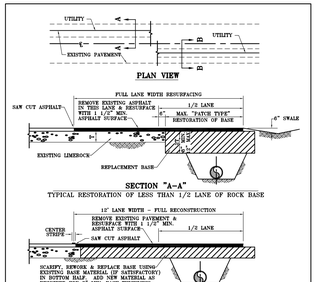
DATE: 3/01/94 DRAWN: EAM APPROVED:	CITY OF HOLLYWOOD – UTILITIES DEPARTMENT STANDARD DETAIL	REVISED: DRAWING NO.
	SAMPLING POINT DETAIL	W-17



NOTES:

1. REPLACED BASE MATERIAL OVER TRENCH SHALL BE TWICE THE THICKNESS OF THE ORIGINAL BASE, MINIMUM 18", MAXIMUM 18".
2. BASE MATERIAL SHALL BE PLACED IN 6" MAXIMUM (LOOSE MEASUREMENT) LAYERS AND EACH LAYER THOROUGHLY ROLLED OR TAMPED TO 98% OF MAXIMUM DENSITY, PER AASHTO T-180.
3. ASPHALT CONCRETE PAVEMENT JOINTS SHALL BE MECHANICALLY SAWED.
4. SURFACE TREATED PAVEMENT JOINTS SHALL BE LAYERED AND FEATHERED.
5. SURFACE MATERIAL SHALL BE CONSISTENT WITH THE EXISTING SURFACE.
6. BASE MATERIAL SHALL HAVE A MINIMUM LBR OF 100 AND A MINIMUM CARBONATE CONTENT OF 70%.
7. IF THE TRENCH IS FILLED TEMPORARILY, IT SHALL BE COVERED WITH A 5" MINIMUM THICKNESS OF ASPHALT CONCRETE. FILL MATERIAL FROM SAWCLIND UNTIL REPLACED WITH A PERMANENT PATCH.
8. BACKFILL SHALL BE IN ACCORDANCE WITH DETAIL OF PIPE LAYING CONDITION TYPICAL SECTION, EXCEPT AS SHOWN ABOVE.

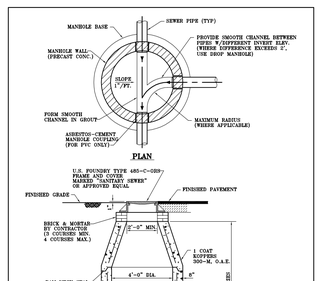
DATE: 3/01/94 DRAWN: EAM APPROVED:	CITY OF HOLLYWOOD – UTILITIES DEPARTMENT STANDARD DETAIL	REVISED: DRAWING NO.
	FLEXIBLE PAVEMENT RESTORATION PERPENDICULAR UTILITY INSTALLATION (CITY STREETS ONLY)	W-20/S-20



NOTES:

1. BASE MATERIAL SHALL HAVE A MINIMUM L.B.R. OF 100 AND A MINIMUM CARBONATE CONTENT OF 70%.
2. BASE MATERIAL SHALL BE PLACED IN 6" MAXIMUM THICKNESS LAYERS WITH EACH LAYER COMPACTED TO 98% OF MAXIMUM DENSITY PRIOR TO THE PLACEMENT OF THE SUCCEEDING LAYER.
3. SURFACE MATERIAL SHALL BE CONSISTENT WITH THE EXISTING SURFACE.
4. BACKFILL SHALL BE PLACED AND COMPACTED IN 6" LAYERS, BUT TESTING WILL BEGIN 12" ABOVE THE INSTALLED PACKET.
5. ALL EDGES OF EXISTING ASPHALT PAVEMENT WHERE RESURFACING WILL ABUT SHALL BE SAW CUT TO STRAIGHT LINES, PARALLEL TO OR PERPENDICULAR TO THE ROADWAY, PRIOR TO THE RESURFACING.
6. RESURFACING MATERIAL SHALL BE OF THE SAME MIX AS THE EXISTING SURFACE, AND SHALL BE APPLIED A MINIMUM OF ONE AND ONE-HALF INCHES AND A MAXIMUM OF TWO INCHES IN THICKNESS.
7. REFER TO SPECIFICATIONS FOR DETAILED PROCEDURES.

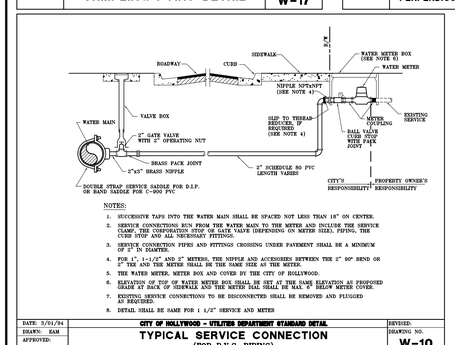
DATE: 3/01/94 DRAWN: EAM APPROVED:	CITY OF HOLLYWOOD – UTILITIES DEPARTMENT STANDARD DETAIL	REVISED: DRAWING NO.
	FLEXIBLE PAVEMENT RESTORATION PARALLEL UTILITY INSTALLATION (CITY STREETS ONLY)	W-21/S-21



NOTES:

1. SHOP DRAWINGS, SIGNED AND SEALED BY A FLORIDA REGISTERED PROFESSIONAL ENGINEER, SHOWING ALL DIMENSIONS AND CALCULATIONS, INCLUDING CONCRETE REINFORCEMENT, SHALL BE SUBMITTED TO THE CITY PRIOR TO INSTALLATION.
2. THE BOTTOM SLAB SHALL BE CAST MONOLITHICALLY WITH THE LOWER WALL SECTION.

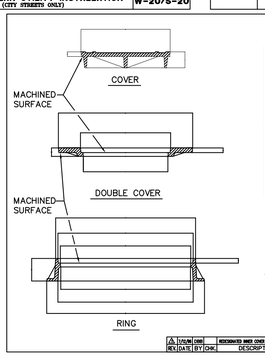
DATE: 3/01/94 DRAWN: EAM APPROVED:	CITY OF HOLLYWOOD – UTILITIES DEPARTMENT STANDARD DETAIL	REVISED: DRAWING NO.
	STANDARD PRECAST MANHOLE	S-6

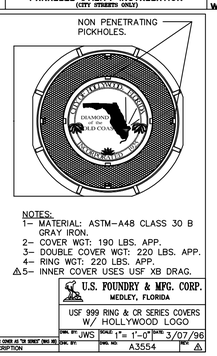


NOTES:

1. SUCCESSIVE TAPS INTO THE WATER MAIN SHALL BE SPACED NOT LESS THAN 18" ON CENTER.
2. SERVICE CONNECTIONS RUN FROM THE WATER MAIN TO THE METER AND INCLUDE THE SERVICE CLAMP, THE CORPORATION STOP OR GATE VALVE (DEPENDING ON METER SIZE), PIPING, THE CURB STOP AND ALL NECESSARY FITTINGS.
3. SERVICE CONNECTION PIPES AND FITTINGS CROSSING UNDER PAVEMENT SHALL BE A MINIMUM OF 2" IN DIAMETER.
4. FOR 1", 1-1/2" AND 2" METERS, THE NIPPLE AND ACCESORIES BETWEEN THE 2" 90° BEND OR 2" TEE AND THE METER SHALL BE THE SAME SIZE AS THE METER.
5. THE WATER METER, METER BOX AND COVER BY THE CITY OF HOLLYWOOD.
6. ELEVATION OF TOP OF WATER METER BOX SHALL BE SET AT THE SAME ELEVATION AS PROPOSED GRADE AT BACK OF SIDEWALK AND THE METER BALL SHALL BE MAX. 8" BELOW METER COVER.
7. EXISTING SERVICE CONNECTIONS TO BE DISCONNECTED SHALL BE REMOVED AND PLUGGED AS REQUIRED.
8. DETAIL SHALL BE SAME FOR 1 1/2" SERVICE AND METER

DATE: 3/01/94 DRAWN: EAM APPROVED:	CITY OF HOLLYWOOD – UTILITIES DEPARTMENT STANDARD DETAIL	REVISED: DRAWING NO.
	TYPICAL SERVICE CONNECTION (FOR P.V.C. PIPING)	W-10





NOTES:

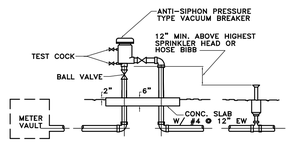
1– MATERIAL: ASTM-A48 CLASS 30 B GRAY IRON.
2– COVER WGT: 190 LBS. APP.
3– DOUBLE COVER WGT: 220 LBS. APP.
4– RING WGT: 220 LBS. APP.
5– INNER COVER USES USF XB DRAG.

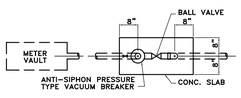
U.S. FOUNDRY & MFG. CORP.
MEDLEY, FLORIDA

USF 999 RING & CR SERIES COVERS W/ HOLLYWOOD LOGO

DRN. BY: JWS SCALE: 1" = 1'-0" DATE: 3/07/96
DOC. NO.: DWG. NO.: A3554

REV.	DATE	BY	CHK.	DESCRIPTION
1	7/01/96	DRN		RECEIVED WITH COVER AS "B SERIES" DWG. NO.

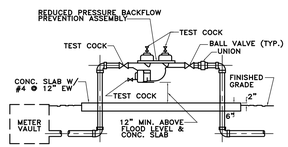


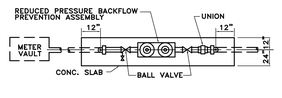


PRESSURE VACUUM BREAKER ASSEMBLY DETAIL
(2" – IRRIGATION SERVICE) N.T.S.

NOTES

1. THE ASSEMBLY SHALL BE INSTALLED WITH MINIMUM HORIZONTAL CLEARANCES OF 30 INCHES FREE FROM OBSTRUCTIONS IN ALL DIRECTIONS.
2. GUARD POST SHALL BE INSTALLED IF THE ASSEMBLY IS EXPOSED TO POSSIBLE DAMAGE FROM VEHICULAR TRAFFIC, AS DETERMINED BY THE DEPARTMENT, OR THE INSPECTOR.
3. THE ASSEMBLY SHALL BE INSTALLED IN ACCESSIBLE LOCATION, APPROVED BY THE CITY OF HOLLYWOOD UTILITIES DEPARTMENT.
4. PIPING SHALL BE SCHEDULE 40 GALVANIZED STEEL PIPE WITH GALVANIZED MALLEABLE IRON THREADED FITTINGS IN ACCORDANCE WITH CITY OF HOLLYWOOD UTILITIES.
5. ALL EXPOSED METALLIC THREADS SHALL BE PAINTED WITH BITUMASTIC PAINT.
6. THE DEPARTMENT SHALL HAVE UNRESTRICTED AND CONTINUOUS ACCESS TO THE VACUUM BREAKER ASSEMBLY.





(4" – DOMESTIC SERVICE)

NOTES

1. THE ASSEMBLY SHALL BE INSTALLED WITH MINIMUM HORIZONTAL CLEARANCES OF 30 INCHES FREE FROM OBSTRUCTIONS IN ALL DIRECTIONS.
2. GUARD POST SHALL BE INSTALLED IF THE ASSEMBLY IS EXPOSED TO POSSIBLE DAMAGE FROM VEHICULAR TRAFFIC, AS DETERMINED BY THE CITY OF HOLLYWOOD UTILITIES.
3. THE ASSEMBLY SHALL BE INSTALLED IN ACCESSIBLE LOCATION, APPROVED BY THE CITY OF HOLLYWOOD UTILITIES.
4. ADJUSTABLE PIPE SADDLE SUPPORT (GRINNELL FIG. 264, OR EQUAL) SIZED TO FIT CURVATURE OF DOUBLE DETECTOR CHECK VALVE ASSEMBLY, WITH GALVANIZED STEEL PIPE AND FLOOR FLANGE. ATTACH FLOOR FLANGE TO CONCRETE SLAB WITH GALVANIZED EXPANSION BOLTS.
5. THE DEPARTMENT SHALL HAVE UNRESTRICTED AND CONTINUOUS ACCESS TO THE VACUUM BREAKER ASSEMBLY.
6. PIPING 2" AND SMALLER SHALL BE SCHEDULE 40 GALVANIZED STEEL PIPE WITH GALVANIZED MALLEABLE IRON THREADED FITTINGS. PIPING 2-1/2" AND LARGER SHALL BE IN ACCORDANCE WITH THE CITY OF HOLLYWOOD STANDARD DETAILS.
7. ALL EXPOSED METALLIC THREADS SHALL BE PAINTED WITH BITUMASTIC PAINT.

REDUCED PRESSURE BACKFLOW PREVENTION ASSEMBLY DETAIL
(4" – DOMESTIC SERVICE) N.T.S.

CONSULTING ENGINEERS & 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

COHEN FREEDMAN ENCINOSA & ASSOC.
Architects, PA AA C000779
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 DETAILS

STUART COHEN
STATE OF FLORIDA
REGISTERED ARCHITECT
AR# 0002895

GUILLERMO J. ENCINOSA
STATE OF FLORIDA
REGISTERED ARCHITECT
AR# 0009990

revisions:
11-04-13 PREL TAC

drawn by:

date: 9-16-13

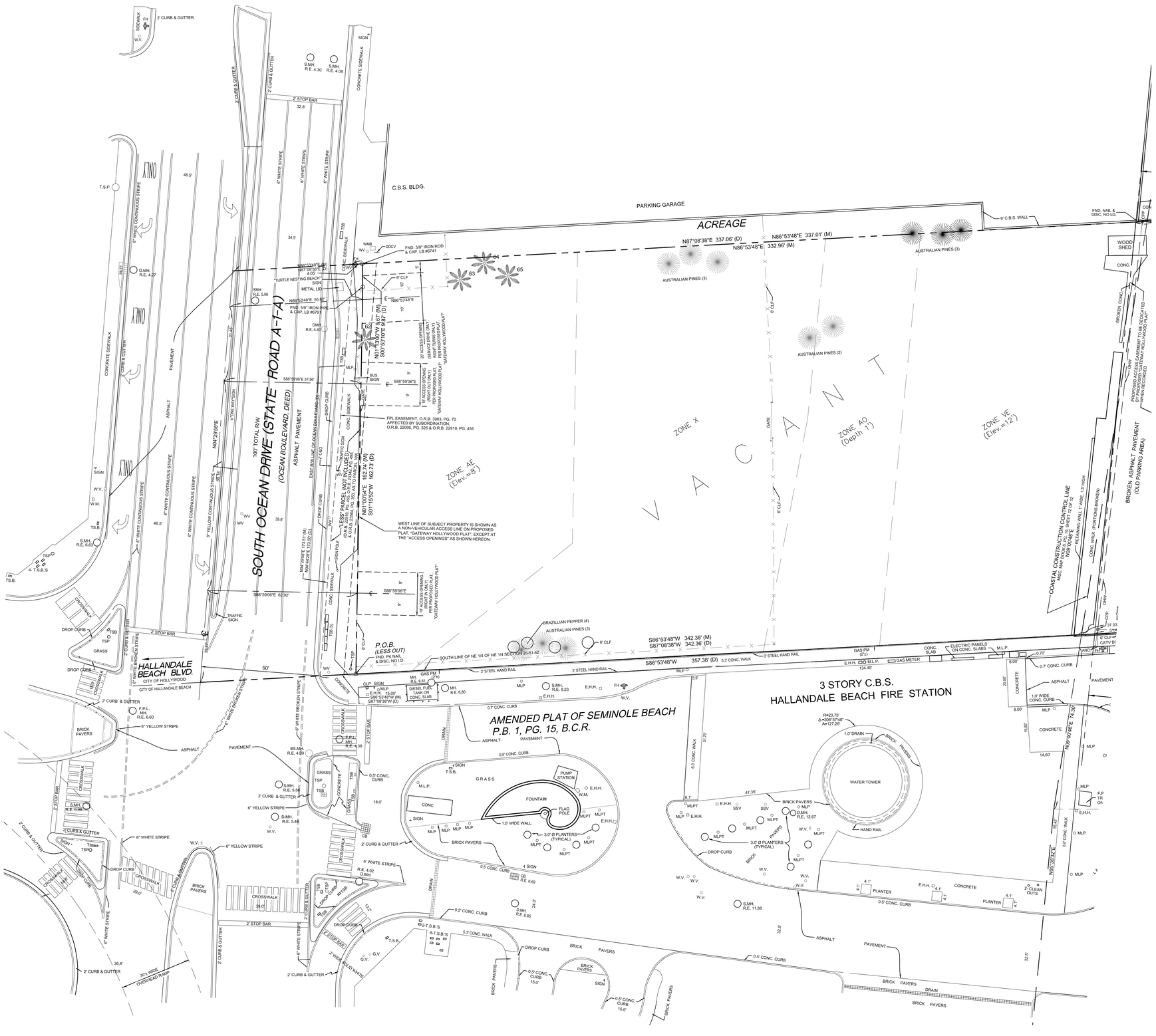
sheet no: C-7

project: 3215

TREE TABLE

TREE NUMBER	TREE NAME	TREE DIAMETER	TREE HEIGHT	TREE SPREAD	DISPOSITION
62	Washingtonia Palm	0,8'	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 BRAZILLIAN PEPPER - NO PERMIT REQUIRED



TREE DISPOSITION PLAN

Scale: 1"=20'-0"

NORTH

WITKIN HULTS DESIGN GROUP, LLC
307 South Dixie Highway Hollywood, Florida
phone: 954.923.9681 facsimile: 954.923.9689
www.whdesigngroup.com

Project:

BEACH ONE RESORT (GATEWAY HOLLYWOOD)
Hollywoood, 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

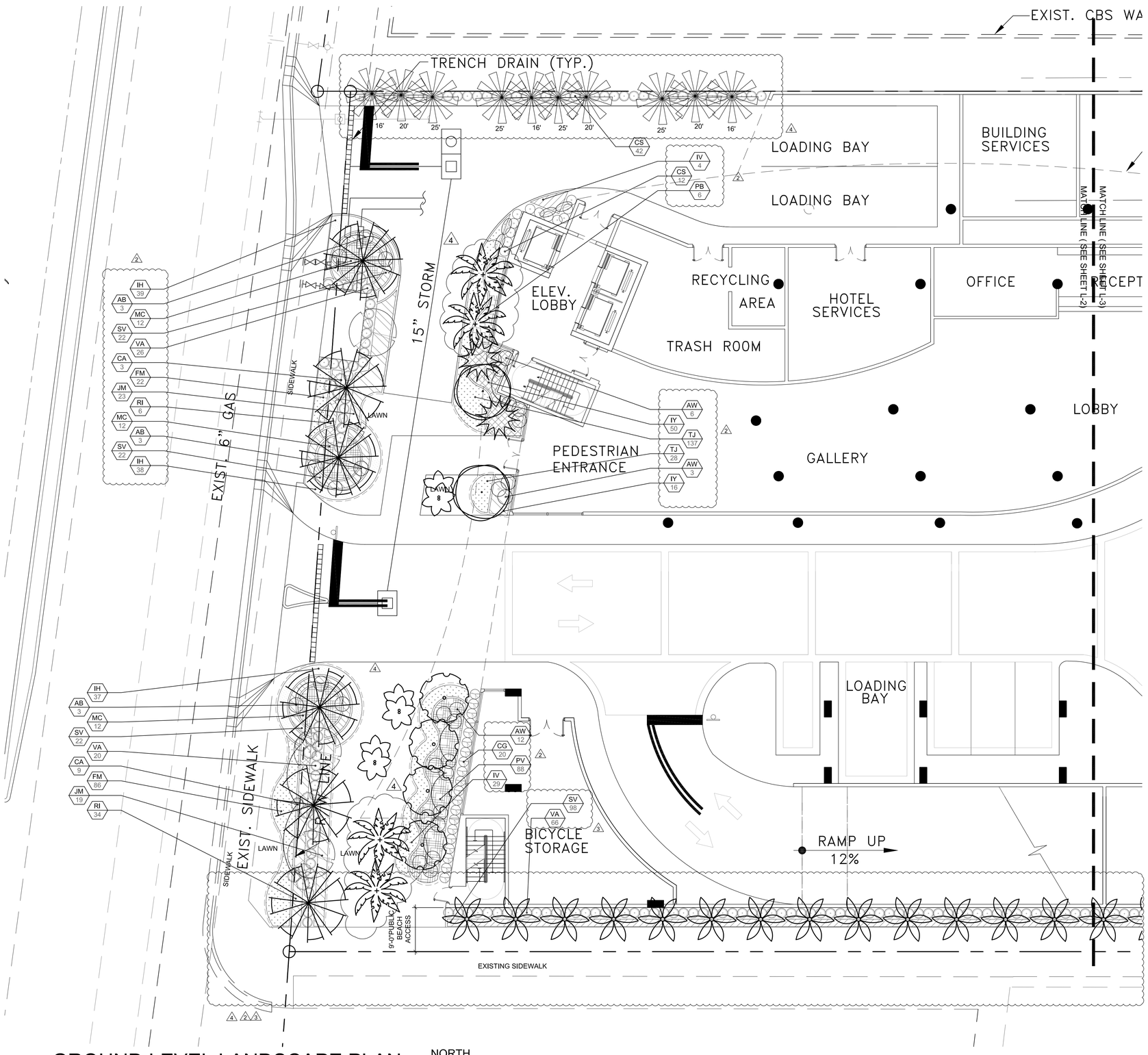
Scale: 1"=20'-0"

Drawn by: DC

Sheet No.:

L-1

Cad Id.: 2013-082



GROUND LEVEL LANDSCAPE PLAN

Scale: 1"=10'-0"

NORTH

GROUND FLOOR LANDSCAPE LIST

SYMBOL	QUAN.	PROPOSED MATERIAL	DESCRIPTION
TREES			
	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 'sericeus'	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 deciplens	14' HT., STANDARD
		JAPANESE BLUEBERRY	F.G.
	2	Hyophorbe lagenicaulis	6' OA HT.,
		BOTTLE PALM	F.G.
	6	Phoenix dactylifera 'Medjool'	14' C.T.
		MEDJOOL DATE PALM	F.G.
	4	*Roystonea elata	12' G W - 30' O. A. HT. MIN
		FLORIDA ROYAL PALM	F.G.
	2	Strelitzia nicolai	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	Acalipha 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 'Horizantalis'	18" HT. X 18" SPR. / 18" O.C.
		HORIZONTAL COCOPLUM	3 GAL.
CO	3	*Coccothrinax argentata	24" HT. X 24" SPR. / 30" O.C.
		SILVER THATCH PALM	3 GAL.
CS	54	*Conocarpus erectus 'sericeus'	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 herbstii (or annual equivelant)	12" HT. X 12" SPR. / 15" O.C.
		BLOOD LEAF (or annual equivelant)	3 GAL.
IV	33	*Ilex vomitoria 'Stokes Dwarf"	12" HT. X 12" SPR. / 18" O.C.
		DWARF YAUPON	3 GAL.
IY	66	Ixora 'Maui Yellow'	18" HT. X 18" SPR. / 18" O.C.
		YELLOW DWARF IXORA	3 GAL.
JM	42	Jasmine 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	*Myrcianthis fragrans	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	Trachelopermum 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	Stenotaphrum secundatum 'Floratam'	SOLID EVEN SOD
		ST. AUGUSTINE GRASS	

* DENOTES NATIVE SPECIES

LANDSCAPE LEGEND
CITY OF HOLLYWOOD

ZONE DISTRICT: PD

Pervious Landscape area 9,152 sq. ft.

Street Tree distance 50 linear feet

	REQ.	PROV.
TREES: 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 lf = 4 trees	4	6
D. Parking Buffer trees (maximum spacing 20' o.c.) 145 linear feet along buffer / 20 lf = 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 A. Parking Buffer shrubs (maximum spacing 36" o.c.) 145 linear feet along buffer / 3 lf = 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.

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Revisions:
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2) 11/04/2013 PRELIMINARY TAC
3) 11/27/2013 SITE PLAN
4) 02/04/2014 TAC COMMENTS

Seal:

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Member: A.S.L.A.

Drawing: Landscape Plan

Date: 9/24/2013

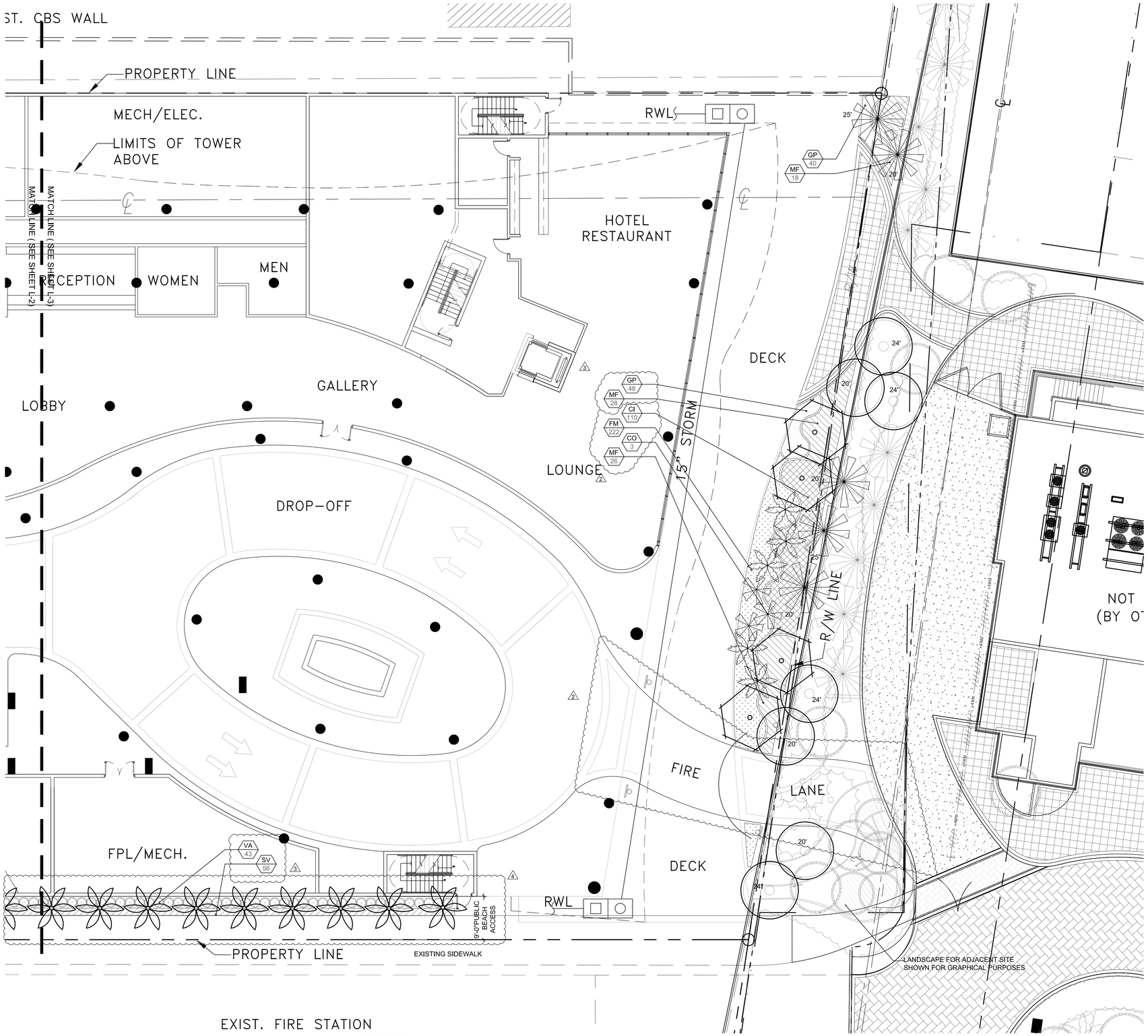
Scale: 1"=10'-0"

Drawn by: DC

Sheet No.:

L-2

Cad Id.: 2013-082



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C. Street trees (maximum spacing 50' o.c.) 172 linear feet along street / 50 lf = 4 trees	4	6
D. Parking Buffer trees (maximum spacing 20' o.c.) 145 linear feet along buffer / 20 lf = 7 trees	7	7
E. Total Trees Required A + C + D = Total Trees(60% NATIVE REQUIRED)	21	44 (4)
F. Percentage Natives Required 60% of total trees required must be Florida Native	13	18
SHRUBS A. Parking Buffer shrubs (maximum spacing 36" o.c.) 145 linear feet along buffer / 3 lf = 101 shrubs(50% NATIVE)	48	406
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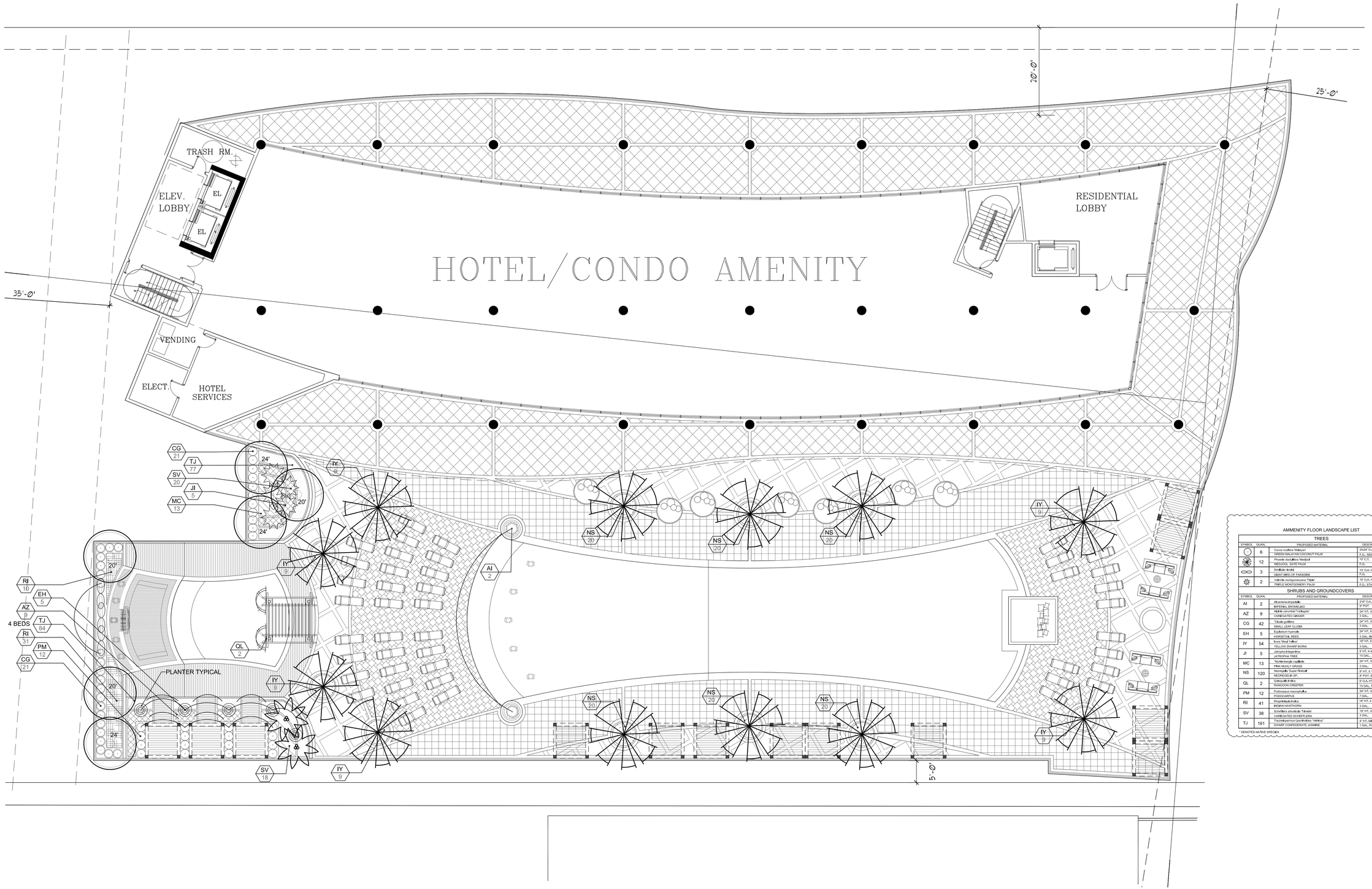

AMMENITY FLOOR LANDSCAPE LIST

TREES

SYMBOL	QUAN.	PROPOSED MATERIAL	DESCRIPTION
	6	Cocos nucifera 'Malayan' GREEN MALAYAN COCONUT PALM	20-24' O.A. HEIGHT, 4' GW F.G., SEE PLANS FOR HEIGHTS
	12	Phoenix dactylifera 'Medjool' MEDJOOL DATE PALM	10' C.T. F.G.
	3	Strelitzia nicolai GIANT BIRD OF PARADISE	10' O.A. HT. F.G.
	2	Veitchia montgomeryana 'Triple' TRIPLE MONTGOMERY PALM	10' O.A. HT, MIN., TRIPLE F.G., STAGGERED.

SHRUBS AND GROUNDCOVERS

SYMBOL	QUAN.	PROPOSED MATERIAL	DESCRIPTION
AI	2	Alcantarea imperialis IMPERIAL BROMELIAD	24" O.A. SPR. 8" POT
AZ	9	Alpinia zerumbet 'Variegata' VARIEGATED GINGER	24" HT. X 24" SPR. / 30" O.C. 3 GAL.
CG	42	Clusia guttifera SMALL LEAF CLUSIA	24" HT. X 24" SPR. / 24" O.C. 3 GAL.
EH	5	Equisetum hyemale HORSETAIL REED	24" HT. X 24" SPR. 3 GAL. IN POTS
IY	54	Ixora 'Nora' Yellow YELLOW DWARF IXORA	18" HT. X 18" SPR. / 18" O.C. 3 GAL.
JI	5	Jatropha integerrima JATROPHA TREE	8' HT. X 4' SPR. 15 GAL., FULL
MC	13	*Muhlenbergia capillaris PINK MUHLY GRASS	24" HT. X 24" SPR. / 24" O.C. 3 GAL.
NS	120	Nasmgrella 'Super Fireball' NEORESEUM SP.	8" HT. X 10" SPR. / 10" O.C. 4" POT, SUN GROWN
QL	2	Quisqualis indica RANGOON CREEPER	8' O.A. HT. 15 GAL. TRL.
PM	12	Podocarpus macrophyllus PODOCARPUS	24" HT. X 24" SPR. / 24" O.C. 7 GAL.
RI	41	Rhaphiolepis indica INDIAN HAWTHORN	18" HT. X 18" SPR. / 24" O.C. 3 GAL.
SV	38	Schefflera arboricola 'Trinette' VARIEGATED SCHEFFLERA	18" HT. X 18" SPR. / 18" O.C. 3 GAL.
TJ	161	Trachelospermum jasminoides 'Nitidum' DWARF CONFEDERATE JASMINE	4" HT. MIN., 12"O.C. 1 GAL. FULL IN POT

* DENOTES NATIVE SPECIES

RECREATION LEVEL LANDSCAPE PLAN

NORTH

Scale: 1"=10'-0"

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Project:

BEACH ONE RESORT (GATEWAY HOLLYWOOD)
Hollywoood, Florida
RECREATION LEVEL LANDSCAPE 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: Landscape Plan

Date: 9/24/2013

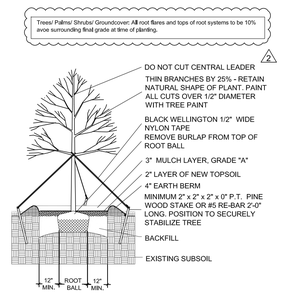
Scale: 1"=10'-0"

Drawn by: DC

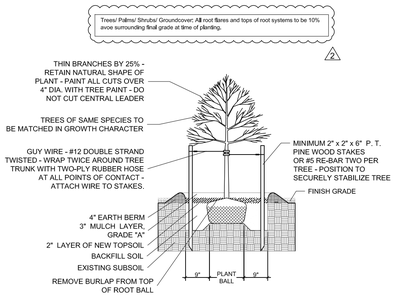
Sheet No.:

L-4

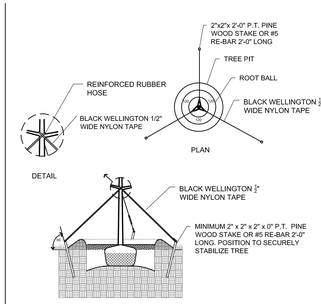
Cad Id.: 2013-082



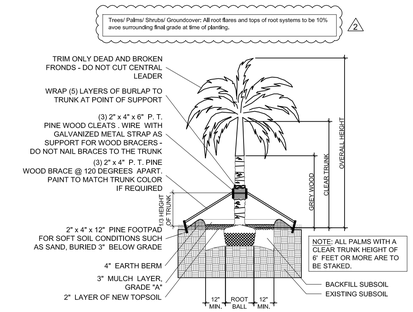
LARGE TREE PLANTING DETAIL



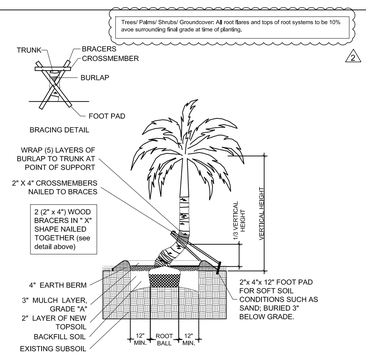
SMALL TREE PLANTING DETAIL



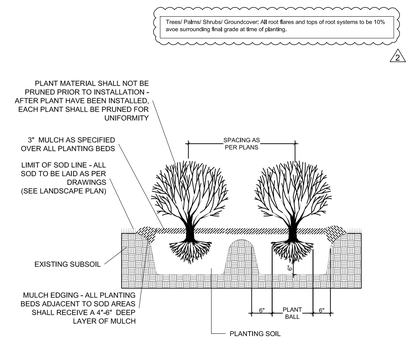
TYPICAL TREE GUYING DETAIL



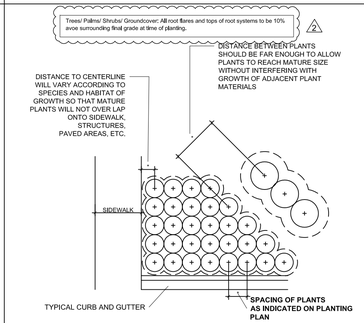
STRAIGHT TRUNK PALM PLANTING DETAIL



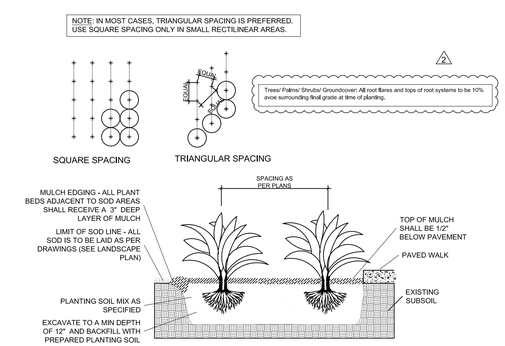
CURVED TRUNK PALM PLANTING DETAIL



TYPICAL SHRUB PLANTING DETAIL



TYPICAL CONTAINER SPACING DETAIL



TYPICAL GROUNDCOVER PLANTING DETAIL

PLANTING NOTES:

-All plant material is to be Florida Number 1 or better pursuant to the Florida Department of Agriculture's Grades and Standards for Nursery Plants.

-All plants are to be top dressed with a minimum 3" layer of Melaleuca mulch, Eucalyptus mulch or equal.

-Planting plans shall take precedence over plant list in case of discrepancies.

-No changes are to be made without the prior consent of the Landscape Architect and Owner. Additions and or deletions to the plant material must be approved by the project engineer.

-Landscape Contractor is responsible for providing their own square footage takeoffs and field verification for 100% sod coverage for all areas specified.

- All landscape areas are to be provided with automatic sprinkler system which provide 100% coverage, and 50% overlap.

- All trees in lawn areas are to receive a 24" diameter mulched saucer at the base of the trunk.

- Trees are to be planted within parking islands after soil is brought up to grade. Deeply set root balls are not acceptable.

- Planting soil for topsoil and backfill shall be 50/50 mix, nematode free. Planting soil for annual beds to be comprised of 50% Canadian peat moss, 25% salt free coarse sand and 25% Aerolite.

- Tree and shrub pits will be supplemented with "Agriform Pells", 21 gram size with a 20-10-5 analysis, or substitute application accepted by Landscape Architect. Deliver in manufacturer's standard containers showing weight, analysis and name of manufacturer.

- Trees/ Palms/ Shrubs/ Groundcover: all root flares and tops of root systems to be 10% avoe surrounding final grade at time of planting.

SOD NOTES:

-Sod is to be grade "A" weed free.

-All areas marked "LAWN" shall be solid sodded with St. Augustine 'Floratam' solid sod. See limit on plan. All areas marked 'Bahia Grass' shall be solid sodded with Paspalum.

-Provide a 2" deep blanket of planting soil as described in planting notes this sheet. Prior to planting, remove stones, sticks, etc. from the sub soil surface. Excavate existing non-conforming soil as required so that the finish grade of sod is flush with adjacent pavement or top of curb as well as adjacent sod in the case of sod patching.

-Place sod on moistened soil, with edges tightly butted, in staggered rows at right angles to slopes.

-Keep edge of sod bed a minimum of 18" away from groundcover beds and 24" away from edge of shrub beds and 36" away from trees, measured from center of plant.

-Sod Shall be watered immediatley after installation to uniformily wet the soil to at least 2" below the bottom of the sod strips.
-Excavate and remove excess soil so top of sod is flush with top of curb or adjacent pavement or adjacent existing sod.

GENERAL NOTES:

-The Landscape Contractor is to locate and verify all underground and overhead utilities prior to beginning work. Contact proper utility companies and / or General Contractor prior to digging for field verification. The Owner and the Landscape Architect shall not be responsible for any damages to utility or irrigation lines (see Roadway Plans for more utility notes).

-Landscape Contractor is to verify all current drawings and check for discrepancies and bring to the attention of the Landscape Architect prior to commencing with the work.

-All unattended and unplanted tree pits are to be properly barricaded and flagged during installation.

-All planting plans are issued as directives for site layout. Any deviations, site changes, etcetera are to be brought to the attention of the Landscape Architect for clarification prior to installation.

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