

LEGAL DESCRIPTION:

A PORTION OF "R. W. CHAMBERS SUBDIVISION ADDITION NO. 1" ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 108 ON PAGE 42 AND A PORTION OF "R. W. CHAMBERS SUBDIVISION ADDITION NO. 2" ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 108 ON PAGE 43, BOTH PLAT RECORDED IN THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGIN AT THE NORTHEAST CORNER LOT 1 OF SAID PLAT OF "R. W. CHAMBERS ADDITION NO. 2" : THENCE NORTH 87°54'13" EAST ALONG THE NORTHERLY LINE OF SAID LOT 1 FOR 40.00 FEET; THENCE SOUTH 02°01'05" EAST FOR 450.00 FEET; THENCE SOUTH 87°54'13" WEST TO THE WESTERLY LINE OF LOT 1 OF SAID PLAT OF "R. W. CHAMBERS ADDITION NO. 1" FOR 200.00 FEET; THENCE NORTH 02°01'05" WEST ALONG SAID WESTERLY LINE FOR 425.03 FEET; THENCE NORTH 42°56'34" EAST FOR 35.33 FEET; THENCE NORTH 87°54'13" EAST FOR 135.03 FEET TO THE POINT OF BEGINNING; THENCE LAST TWO MENTIONED COURSES BEING CONCURRENT WITH THE NORTHERLY LINE OF SAID LOT 1 OF SAID PLAT OF "R. W. CHAMBERS ADDITION NO. 1" AND CONTAINING 2.059 ACRES MORE OR LESS.

SUBJECT TO EXISTING EASEMENTS, RIGHTS-OF-WAY, RESTRICTIONS AND RESERVATIONS OF RECORD, IF ANY.

LESS & EXCEPT:

A PORTION OF LOT 1, "R. W. CHAMBER'S SUBDIVISION ADDITION NO. 1" ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 108, PAGE 42, PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

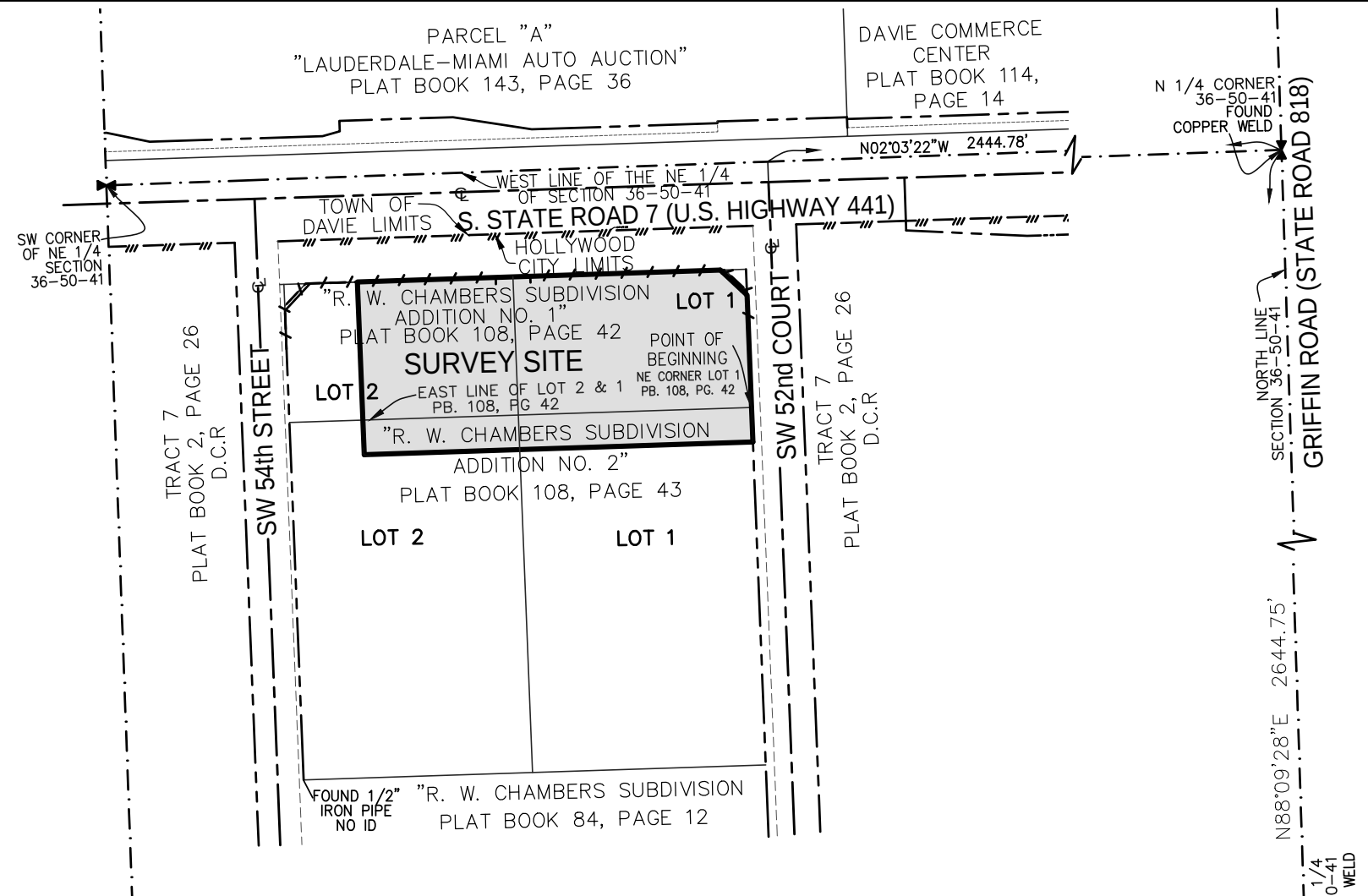
COMMENCE AT THE NORTHEAST CORNER OF SAID LOT 1; THENCE SOUTH 87°54'13" WEST FOR 130.04 FEET TO THE POINT OF BEGINNING; THENCE SOUTH 42°56'34" WEST FOR 42.40 FEET TO THE EASTERLY RIGHT-OF-WAY LINE OF STATE ROAD 7; THENCE NORTH 2°01'05" WEST FOR 4.99 FEET; THENCE NORTH 42°56'34" EAST FOR 35.33 FEET TO THE NORTHERLY LINE OF SAID LOT 1; THENCE NORTH 87°54'13" EAST FOR 4.99 FEET TO THE POINT OF BEGINNING AND CONTAINING 0.003 ACRES MORE OR LESS.

NOTES:

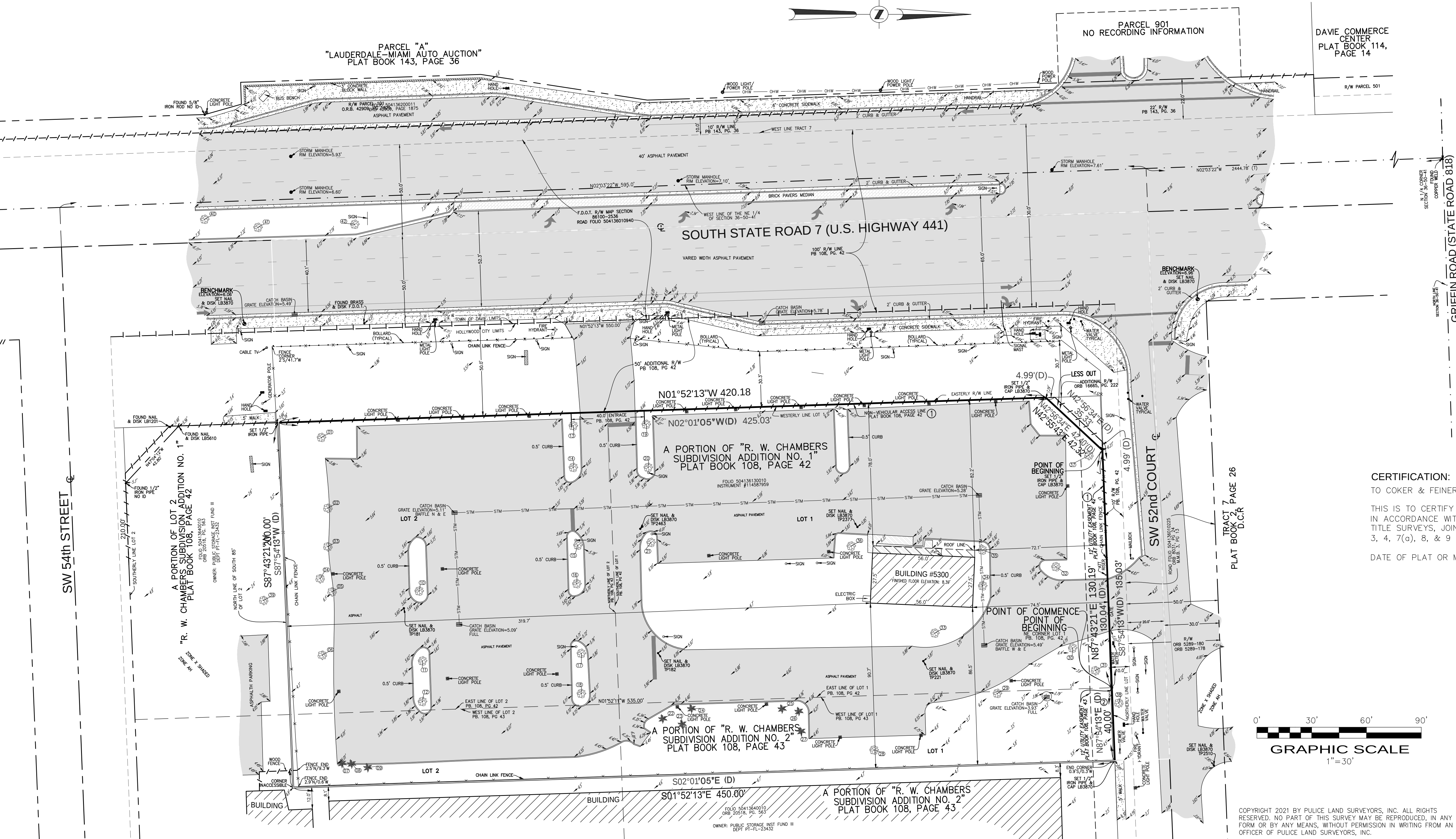
- 1) THIS SITE CONTAINS 89,556 SQUARE FEET (2.059 ACRES) MORE OR LESS.
- 2) GROSS LOT AREA (INCLUDING 1/2 ADJACENT RIGHT-OF-WAY): 144,000 SQUARE FEET (3.3058 ACRES) MORE OR LESS.
- 3) ELEVATIONS ARE BASED ON NORTH AMERICAN VERTICAL DATUM OF 1988. BROWARD COUNTY BENCHMARK #3361; ELEVATION: 3.61 FEET.
- 4) FLOOD ZONE: X; BASE FLOOD ELEVATION: NONE; COMMUNITY 125113; PANEL 12011C0562H; MAP DATE: 8/18/14.
- 5) THIS SITE LIES IN SECTION 36, TOWNSHIP 50 SOUTH, RANGE 41 EAST; BROWARD COUNTY, FLORIDA.
- 6) BEARINGS ARE BASED ON FIELD OBSERVATION AND ARE TO NORTH AMERICAN DATUM OF 1983 WITH THE 1990 ADJUSTMENT WITH THE WEST LINE OF THE NE 1/4 OF SECTION 36-50-41 BEING N02°03'22"W.
- 7) REASONABLE EFFORTS WERE MADE REGARDING THE EXISTENCE AND THE LOCATION OF UNDERGROUND UTILITIES. THIS FIRM, HOWEVER, DOES NOT ACCEPT RESPONSIBILITY FOR THIS INFORMATION, BEFORE EXCAVATION OR CONSTRUCTION CONTACT THE APPROPRIATE UTILITY COMPANIES FOR FIELD VERIFICATION.
- 8) THE HORIZONTAL POSITIONAL ACCURACY OF WELL DEFINED IMPROVEMENTS ON THIS SURVEY IS $\pm 0.2'$. THE VERTICAL ACCURACY OF ELEVATIONS OF WELL DEFINED IMPROVEMENTS ON THIS SURVEY IS $\pm 0.1'$.
- 9) THIS SITE CONTAINS NO MARKED PARKING SPACES. AREAS USED FOR PARKING WERE NOT COUNTED.
- 10) ALL RECORDED DOCUMENTS ARE IN THE PUBLIC RECORDS OF BROWARD COUNTY UNLESS OTHERWISE NOTED.
- 11) THIS SURVEY WAS PREPARED WITH BENEFIT OF AN OWNERSHIP AND ENCUMBRANCE REPORT, PREPARED BY THE LAW OFFICES OF COKER & FEINER, DATED THROUGH JUNE 17, 2020. THE FOLLOWING ITEMS ARE ENCUMBRANCES LISTED ON SAID REPORT:
ITEM 1: MATTERS IN PLAT BOOK 108, PAGE 42 APPLY TO THIS SITE AS DEPICTED HEREON.
ITEM 2: MATTERS IN PLAT BOOK 108, PAGE 43 APPLY TO THIS SITE AS DEPICTED HEREON.
ITEM 3: RIGHT-OF-WAY AGREEMENT IN O.R.B. 1231, PAGE 48 DOES NOT APPLY TO THIS SITE.
ITEM 4: WATER & SEWER EASEMENT IN O.R.B. 16955, PAGE 712 DOES NOT APPLY TO THIS SITE.
ITEM 5: WATER & SEWER EASEMENT IN O.R.B. 16955, PAGE 719 DOES NOT APPLY TO THIS SITE.
ITEM 6: AGREEMENT IN O.R.B. 16955, PAGE 701 APPLIES TO THIS SITE BUT CANNOT BE PLOTTED.
ITEM 7: AGREEMENT IN O.R.B. 15573, PAGE 276 APPLIES TO THIS SITE BUT CANNOT BE PLOTTED.
ITEM 8: AGREEMENT IN O.R.B. 15573, PAGE 280 APPLIES TO THIS SITE BUT CANNOT BE PLOTTED.
- 12) ALL RECORDED DOCUMENTS ARE PER BROWARD COUNTY RECORDS, UNLESS OTHERWISE NOTED.

LEGEND

- CONCRETE
- ASPHALT PAVEMENT
- ELEVATION
- OVERHEAD WIRES
- UNDERGROUND STORM SEWER LINE
- UNDERGROUND WATER LINE
- NON-VEHICULAR ACCESS LINE
- LIMITED ACCESS RIGHT-OF-WAY LINE
- CENTERLINE
- O.R.B. OFFICIAL RECORDS BOOK
- TP TRAVERSE POINT (FOR FIELD INFORMATION ONLY)
- FPL FLORIDA POWER & LIGHT COMPANY
- LB LICENSED BUSINESS
- D.C.R. DADE COUNTY RECORDS
- F.D.O.T. FLORIDA DEPARTMENT OF TRANSPORTATION
- R/W RIGHT-OF-WAY
- (D) DEED BEARINGS/DISTANCES
- P.B. PLAT BOOK
- P.C. PAGE
- * PALM TREE
- OAK TREE
- UNDETERMINED TREE



VICINITY MAP
NOT SCALE



TREE TABLE				
Tree Number	Common Name	DBH (inches)	Canopy (feet)	Height (feet)
1	OAK	13"	30'	20'
2	UNIDENTIFIED	8"	15'	18'
3	MAHOGANY	9"	12'	30'
4	OAK	10"	18'	20'
5	FLORIDA HOLLY	4"	14'	14'
6	OAK	8"	25'	20'
7	CABBAGE PALM	12"	13'	30'
8	CABBAGE PALM	14"	15'	25'
9	CABBAGE PALM	13"	15'	33'
10	OAK	12"	40'	25'
11	OAK	12"	25'	25'
12	OAK	13"	60'	26'
13	OAK	12"	40'	25'
14	OAK	12"	30'	25'
15	OAK	9"	30'	26'
16	OAK	14"	40'	25'
17	OAK	9"	50'	25'
18	OAK	13"	50'	25'
19	OAK	14"	30'	27'
20	OAK	13"	50'	25'
21	OAK	14"	40'	25'
22	CABBAGE PALM	14"	12'	18'
23	CABBAGE PALM	13"	14'	22'
24	CABBAGE PALM	12"	15'	23'
25	CABBAGE PALM	13"	14'	33'
26	CABBAGE PALM	12"	14'	27'
27	CABBAGE PALM	14"	14'	33'
28	OAK	15"	30'	25'
29	OAK	16"	50'	30'
30	OAK	9"	25'	25'
31	MAHOGANY	10"	12'	20'
32	OAK	15"	60'	25'
33	OAK	14"	60'	25'
34	OAK	12"	30'	30'
35	OAK	9"	25'	25'
36	OAK	20"	50'	25'
37	MAHOGANY	14"	15'	18'
38	MELALEUCA	25"	40'	40'
39	EARLEAF ACACIA	18"	60'	30'
40	OAK	12"	25'	20'
41	OAK	12"	20'	20'
42	OAK	13"	25'	25'

CERTIFICATION:

TO COKER & FEINER; AND DANIEL A. JARAMILLO:

THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE 2021 MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/NSPS LAND TITLE SURVEYS, JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS, AND INCLUDES ITEMS 1, 2, 3, 4, 7(c), 8, & 9 OF TABLE A THEREOF. THE FIELDWORK WAS COMPLETED ON 7/07/20.

DATE OF PLAT OR MAP: 7/07/20

- JOHN F. PULICE, PROFESSIONAL SURVEYOR AND MAPPER LS2691
- BETH BURNS, PROFESSIONAL SURVEYOR AND MAPPER LS6136
- VICTOR R. GILBERT, PROFESSIONAL SURVEYOR AND MAPPER LS6274
- DONNA C. WEST, PROFESSIONAL SURVEYOR AND MAPPER LS4290

NO.		REVISIONS		BY	
1	ADD ALTA ITEMS-8/23/21	1	USD		
2	#67555-TREE SURVEY-10/6/20	1	LS		
3	CORRECTED GROSS AREA-8/14/20	1	BE		
4	ADDITIONAL REVISIONS-8/17/20	1	USD		
5	#67548-ORIGINAL SURVEY-7/7/20	1	USD		

BOUNDARY AND TOPOGRAPHIC SURVEY
ALTA/NSPS LAND TITLE SURVEY

PULICE LAND SURVEYORS, INC.
5381 NOB HILL ROAD
SUNRISE, FLORIDA 33351
TELEPHONE: (954) 572-1777
FAX: (954) 572-1778
E-MAIL: surveys@puliceandsurveyors.com
WEBSITE: www.puliceandsurveyors.com
CERTIFICATE OF AUTHORIZATION LB#3870

DRAWN BY: M.D.	SCALE: 1" = 30'	FILE: COKER & FEINER
CHECKED BY: J.F.P.	SURVEY DATE: 7/7/20	ORDER NO.: 67655



P.A.C.O. - JUNE 15, 2020
PRELIMINARY TAC - JULY 27, 2020
FINAL TAC - SEPTEMBER 13, 2021

PROJECT TEAM

ARCHITECT
JOSEPH B. KALLER AND ASSOCIATES, P.A.
CONTACT: MR. JOSEPH B. KALLER
ADDRESS: 2417 HOLLYWOOD BLVD.
HOLLYWOOD, FL 33020
PHONE: (954) 920-5146
FAX: (954) 920-2841
EMAIL: joseph@kallerarchitects.com

OWNER
SHOPPES OF HARD ROCK LLC
CONTACT: Mr. Sharon Sharaby
ADDRESS: 2190 Stirling Road
HOLLYWOOD, FL 33020
CELL: (954) 394-6615
EMAIL: sharonsharaby@yahoo.com

SURVEYOR
FULICE LAND SURVEYORS, INC.
CONTACT: JANE STORMS
ADDRESS: 5381 Nob Hill Road
Sunrise, Florida 33351
PHONE: (954) 512-1111
EMAIL: surveys@fulicelandsurveyors.com

LANDSCAPE
THE MIRROR OF PARADISE
CONTACT: GABRIELA FOUT
ADDRESS: 3924 N. OCEAN BLVD.
FORT LAUDERDALE, FL 33308
PHONE: (954) 415-5064
EMAIL: gabriela@mirrorofparadise.com

TRAFFIC ENGINEER
KBP CONSULTING INC
CONTACT: KARI B. PETERSON
ADDRESS: 8400 NORTH UNIVERSITY DRIVE STE 309
TAMARAC, FL 33321
PHONE: (954) 560-1103
EMAIL: kari@ktrachbiz

ATTORNEY
COKER AND FEINER
CONTACT: ROD FEINER
ADDRESS: 1404 S ANDREW AVENUE
FORT LAUDERDALE, FL 33316
PHONE: (766) 302-1693
EMAIL: wzephyr@gmail.com

CIVIL
ZEPHYR ENGINEERING
CONTACT: WILFORD ZEPHYR
ADDRESS: HOLLYWOOD FL
PHONE: (766) 302-1693
EMAIL: wzephyr@gmail.com

PROJECT DATA

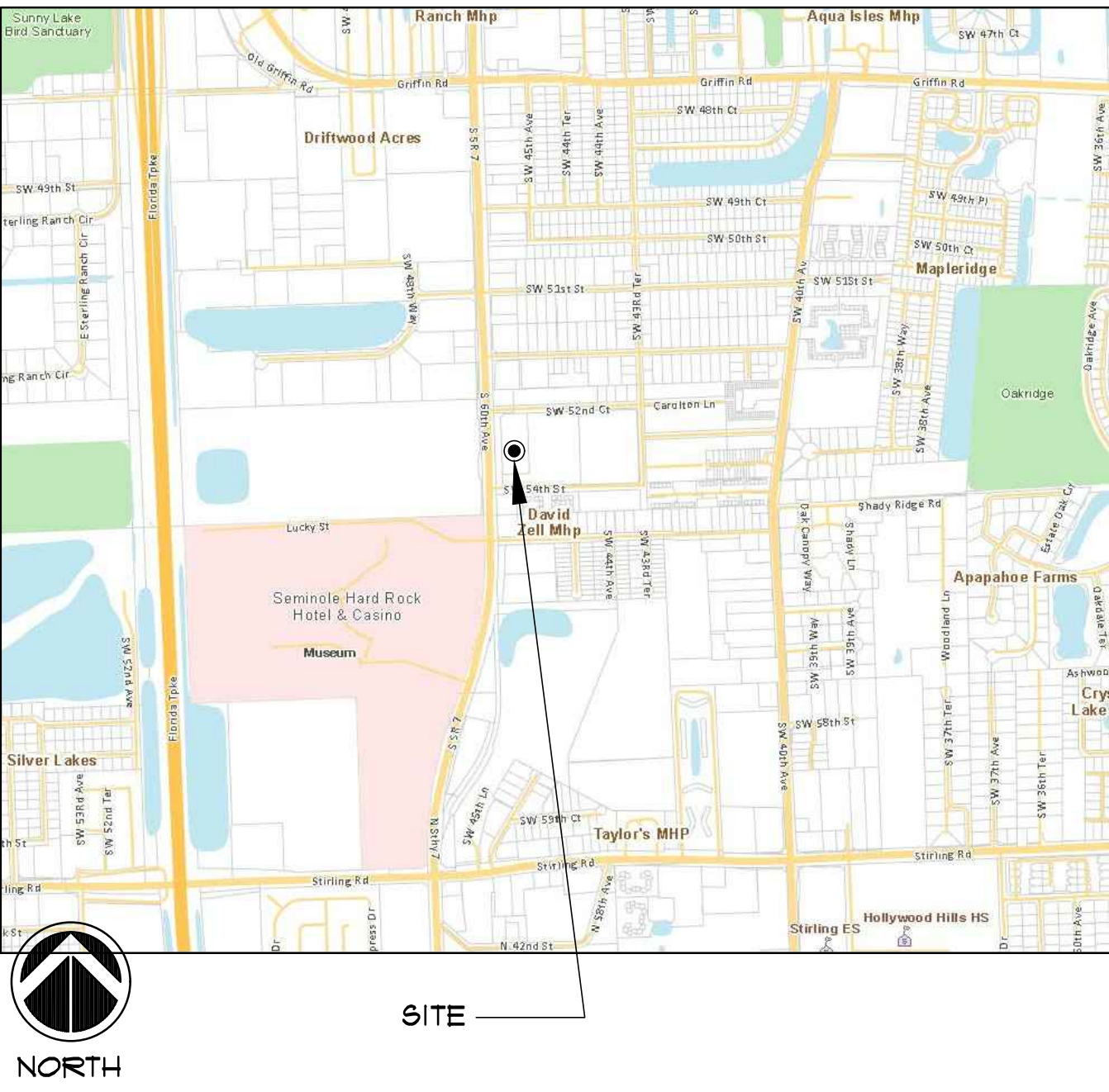
CODES:
FLORIDA BUILDING CODE, 1TH EDITION 2020
FLORIDA FIRE PREVENTION CODE, 1TH EDITION
FLORIDA ADMINISTRATIVE CODE 69A-40

JURISDICTION:
CITY OF HOLLYWOOD
BROWARD COUNTY
STATE OF FLORIDA

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		LP-6	COLORED PLAN -8TH FLOOR		

LOCATION MAP



AERIAL



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

SEAL

JOSEPH B. KALLER
FLORIDA R.A. # 0009239

PROJECT TITLE
441 MIXED USE
5300 S. STATE ROAD 7
HOLLYWOOD FL 33314

SHEET TITLE
TITLE PAGE

REVISIONS		
No.	DATE	DESCRIPTION
1	7-27-20	PRELIM TAC
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This drawing, as an instrument of service, is and shall remain the property of the Architect and shall not be reproduced, published or used in any way without the permission of the Architect.

PROJECT NO.: 20017
DATE: 6-25-20
DRAWN BY: TMS
CHECKED BY: JBK

SHEET

T-1

SHEET 1 OF 1

PROPERTY ADDRESSES

5300 S STATE ROAD 7
HOLLYWOOD, FL 33314

SITE INFORMATION

EXISTING ZONING:	N-MU (NORTH MIXED USE DISTRICT)	
LAND USE DESIGNATION:	TRANSIT ORIENTED CORRIDOR (TOC)	
NET LOT AREA:	89,556.0 SQUARE FEET (2.059 ac)	
GROSS LOT AREA:	144,000.0 SQUARE FEET (3.30 ac)	
SETBACKS:		
	REQUIRED	PROPOSED
FRONT (WEST)	10'-0"	10'-0"
FRONT (NORTH)	10'-0" (NON-RES)	12'-5" (NON RES)
SIDE INT. (SOUTH)	0'-0"	0'-3"
REAR	5'-0"	5'-5 1/2"

REQUIRED PARKING:

RETAIL	22,726 /250 SF	91 SPACES
RESTAURANT	(60% X 14,272)/60 SF	143 SPACES
OFFICE AREA	49,975/ 250 SF	200 SPACES
HOTEL ROOMS	1 PER ROOM	200 SPACES
ACCESSORY USES		
RESTAURANT AND GYM (GUESTS ONLY)		0 SPACES
RESIDENCES	1.5 x 64 UNITS	96 SPACES
GUESTS	1 PER 5 UNITS	13 SPACES
TOTAL		743 SPACES

PROVIDED PARKING:

PARKING REDUCTION BASE ON

SHARED PARKING					
USE	WEEKDAYS			WEEKENDS	
	NIGHT	DAY	EVENING	DAY	NIGHT & EVENING
	(%) SPACES	(%) SPACES	(%) SPACES	(%) SPACES	(%) SPACES
RESIDENTIAL	(100) 109	(60) 65	(90) 98	(80) 87	(90) 98
OFFICE	(5) 10	(100) 200	(10) 20	(10) 20	(5) 10
COMMERIAL	(5) 5	(90) 82	(70) 64	(100) 91	(70) 64
HOTEL	(80) 160	(60) 120	(100) 200	(80) 160	(100) 200
RESTAURANT	(10) 14	(50) 72	(100) 143	(50) 72	(100) 143
	298	539	525	430	515

MAXIMUM REDUCTION ALLOWED 25% = 743 X 75% =		558 SPACES
PARKING SPACES PROVIDED		582 SPACES (INCL. 12 HC SPACES)
OTHER PARKING REDCUTION STRATEGIES NOT USED		
① BIKE SHARING KIOSK	5%	
② PUBLIC PAZA	5%	
③ BUS STOP	5%	
	15%	

REQUIRED LOADING:

COMMERCIAL AREA	3 SPACES (87.094 SF)	4 SPACES
HOTEL/ MULTIFAMILY	3 SPACES (264 UNITS)	4 SPACES
TOTAL	6 SPACES (264 UNITS)	8 SPACES

DENSITY:

MIXED USE BONUS		ALLOWED	PROVIDED
HOTEL ROOMS	100 RMS PER ACRE (2.00 ac)	200 ROOMS	200 ROOMS
CONDO UNITS	50 UNITS PER ACRE (1.30 ac)	65 UNITS	64 UNITS

DWELLING UNIT AND HOTEL ROOM SIZE:

	MIN. REQ.	MIN. PROV.	CUM. AVG. REQ.	CUM. AVG. PROV.
HOTEL ROOMS	300 SF	306 SF	335 SF	394 SF
CONDO UNITS	500 SF	1344 SF	750 SF	1607 SF

BUILDING SUMMARY

		ALLOWED	PROPOSED HOTEL
BUILDING HEIGHT:		175'-0"	174'-0" (16 stories)
BUILDING AREA:		SEE SHEET SP-3 FOR BUILDING AREA DATA	
BUILDING AREA:			
		interior	
retail/ lobby/ garage	1ST FLOOR	33699	28838
restaurant/ BOH/ garage	2ND FLOOR	24159	29413
garage	3RD FLOOR	1332	44644
garage	4TH FLOOR	1332	44644
garage	5TH FLOOR	1332	44644
office/ garage	6TH FLOOR	12452	33371
office	7TH FLOOR	41887	5903
hotel	8TH FLOOR	27742	24522
hotel	9TH FLOOR	24408	1436
hotel	10TH FLOOR	24408	1540
hotel	11TH FLOOR	24408	1540
hotel	12TH FLOOR	24408	1540
condo	13TH FLOOR	33361	2937
condo	14TH FLOOR	33361	2937
condo	15TH FLOOR	33361	2937
condo	16TH FLOOR	34292	3493
	TOTAL AREA	375,942 SF	660,923 SF

ALL SIGNAGE TO COMPLY WITH THE REQUIREMENTS OF THE CITY OF HOLLYWOOD ZONING AND LAND DEVELOPMENT CODE BASED ON THE N-MU ZONING DISTRICT.

NOTE:
BUILDING TO BE FULLY SPRINKLED WITH A SUPERVISED FIRE SPRINKLER SYSTEM.

NOTE:
ALL MACHINE ROOMS, ELECTRICAL, MECHANICAL AND OTHER EQUIPMENT WILL BE ABOVE THE REQUIRED FEMA BASE FLOOD 50' NAVD.

FEMA NOTE:
THE NATIONAL FLOOD INSURANCE PROGRAM IS IN THE PROCESS OF ISSUING NEW FLOOD MAPS. AT TIME OF BUILDING PERMIT THE FEMA BASE FLOOD ELEVATION SHOULD BE CHECKED TO ENSURE IT IS STILL COMPLIANT.

SITE LIGHTING NOTE:
SITE LIGHTING LEVELS SHALL NOT EXCEED 0.5 FC AT THE PROPERTY LINE ALL PROPERTY LINES.

FIRE ALARM NOTE:
A FIRE ALARM SYSTEM IS REQUIRED AS PER FF.P.C. 2011 NFPA 101 SECTION 10.4

ALL MECHANICAL EQUIPMENT SHALL BE SCREENED FROM PUBLIC VIEW.

GREEN CERTIFICATION:
NATIONAL GREEN BUILDING STANDARD CERTIFICATION

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

NFPA 1 (2015 ed) CHAPTER 12.3.2
A QUALITY ASSURANCE PROGRAM FOR THE INSTALLATION OF DEVICES AND SYSTEMS INSTALLED TO PROTECT PENETRATION AND JOINTS SHALL BE PREPARED AND MONITORED BY THE REGISTERED DESIGN PROFESSIONAL RESPONSIBLE FRO THE DESIGN. INSPECTIONS OF FIRE STOP SYSTEMS AND FIRE-RESISTIVE JOINT SYSTEMS SHALL BE IN ACCORDANCE WITH 12.3.2.1. AND 12.3.2.2

GREEN BUILDING AND ENVIRONMENTAL SUSTAINABILITY NOTE:

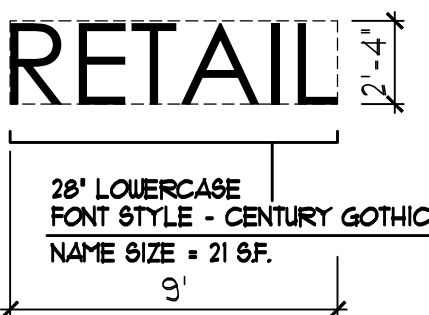
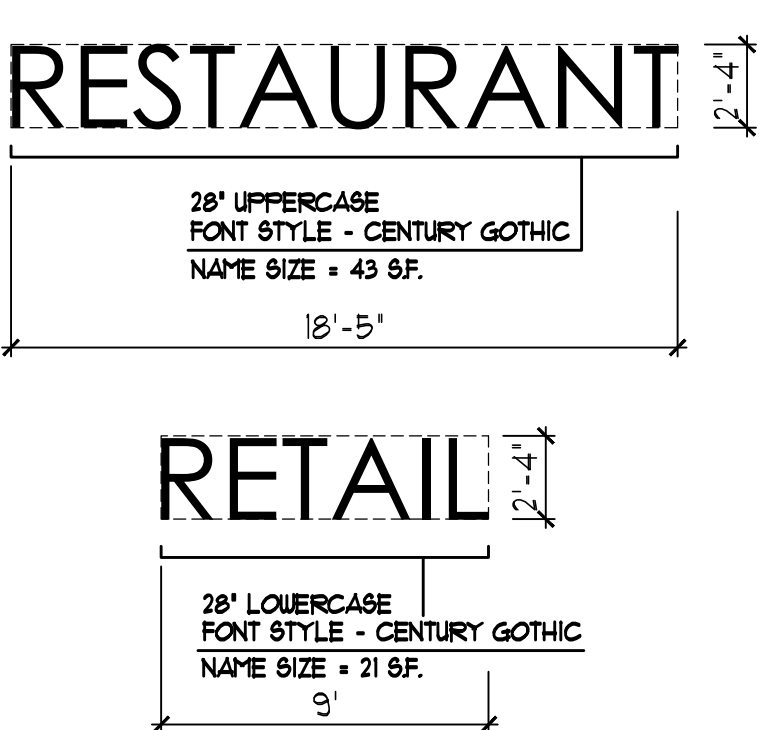
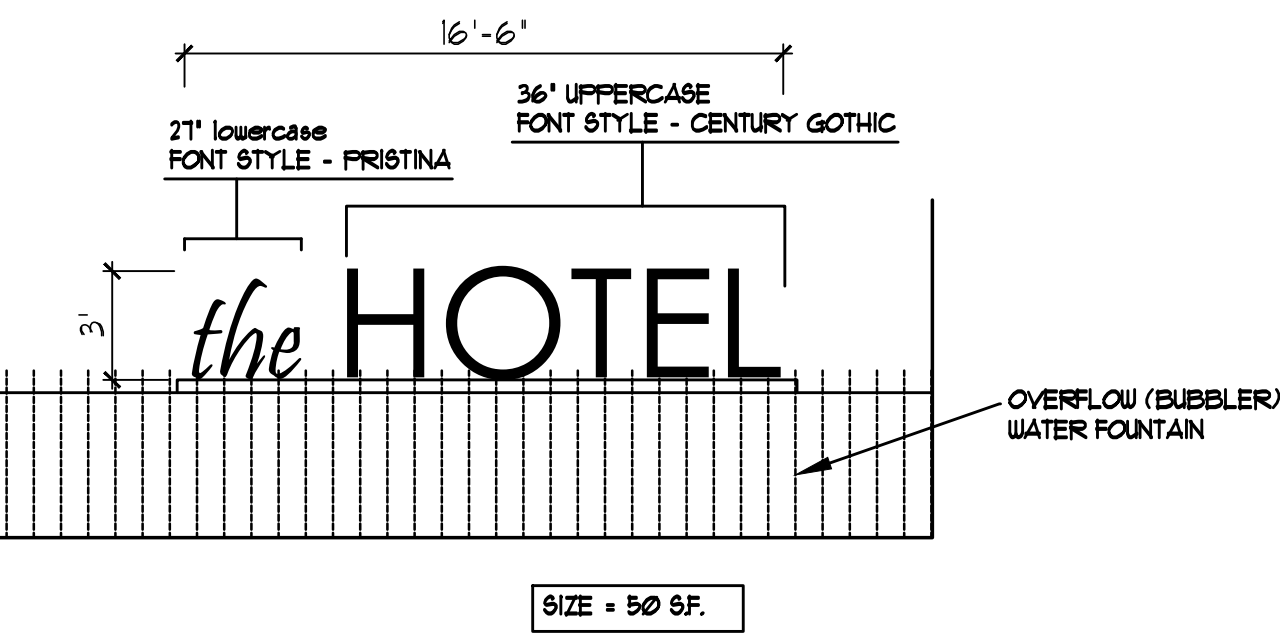
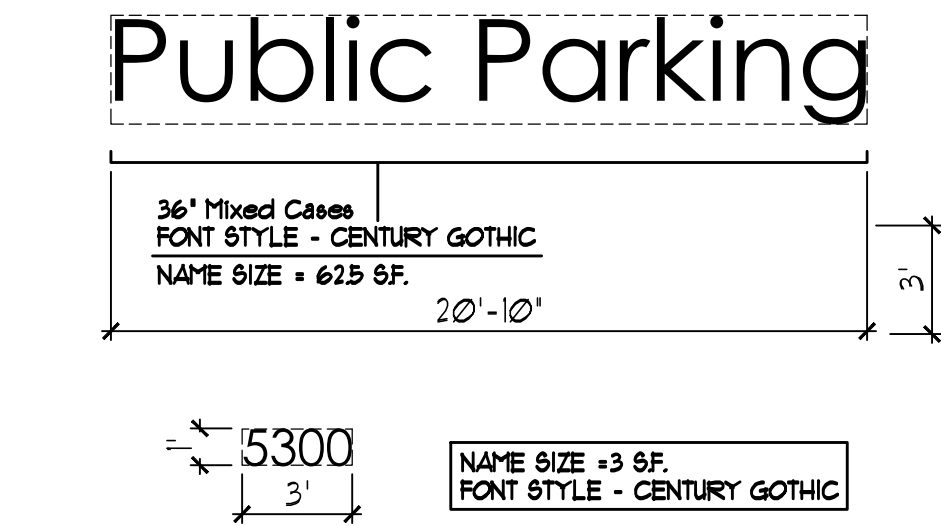
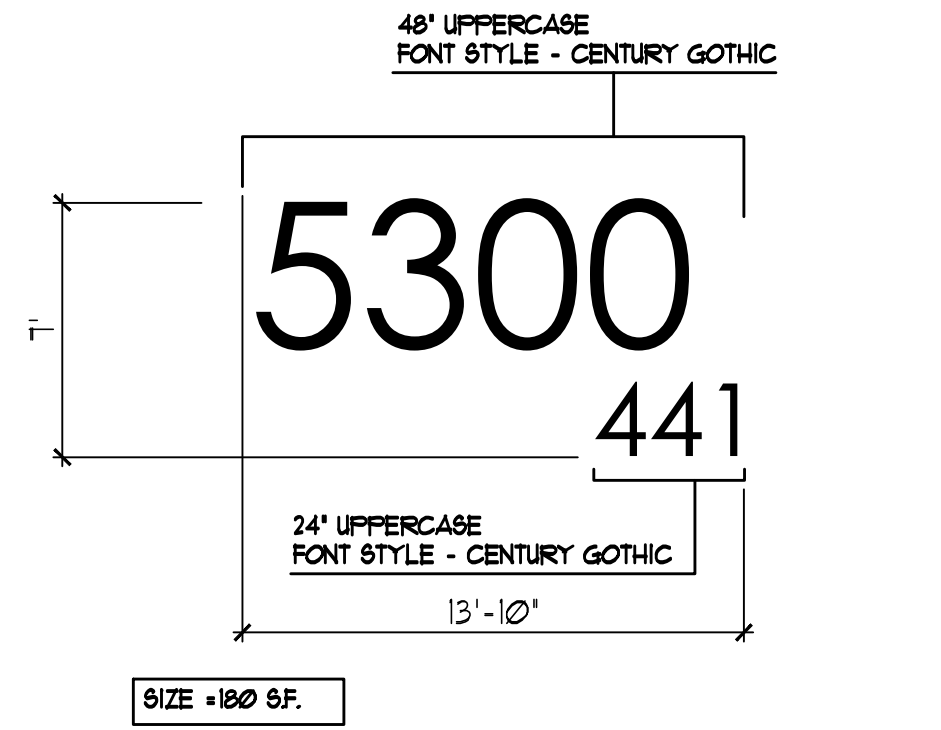
1. INSTALL ENERGY EFFICIENT LIGHT FIXTURES, ENERGY STAR OR WATER SENSE CERTIFIED APPLIANCES AND PROGRAMMABLE THERMOSTATS.
2. ENSURE THAT KITCHENS HAVE SPACE FOR RECYCLING BINS AND WHEREVER RASH BINS ARE PROVIDED.
3. USE SUSTAINABLE BUILDING AND FENCING MATERIALS.
4. USE LOW VOC MATERIALS.

ORDINANACE 2016-02
The city shall require each person or entity desiring to construct a new commercial or residential structure to construct the infrastructure necessary for future installation of an electric vehicle-charging station within be included in such project. Minimally, the following shall be installed: an empty three-quarter-inch raceway from the branch circuit panel board to a location in the garage or a designated parking area, with a two-gang junction box with a blank plate or a fully functional electric vehicle-charging station.

NOTE:
BDA system is required per NFPA 1, 1102. Broward County Building code Amendment 102 also applies. BDA Plans to be submitted and approved by Broward County and the City of Hollywood. Contractor for the BDA System to have a RF license.

UNITY OF TITLE:
A UNITY OF TITLE, IN A FORM ACCEPTABLE TO THE CITY OF HOLLYWOOD CITY ATTORNEY'S OFFICE, SHALL BE SUBMITTED PRIOR TO THE ISSUANCE OF ANY BUILDING PERMITS AND RECORDED IN THE PUBLIC RECORDS OF BROWARD COUNTY, BY THE CITY, PRIOR TO THE ISSUANCE OF A CERTIFICATE OF OCCUPANCY.

DARK SKY COMPLIANCE:
EXTERIOR LIGHTING TO BE FULLY SHIELDED ABOVE.



signage

ALL WALL SIGNAGE TO BE NEON BACK LIT PIN MOUNTED CHANNEL LETTERS

MONUMENT SIGNAGE TO BE SOLID CHROME LETTERS UP LIT FROM FOUNTAIN

ALL SIGNAGE TO COMPLY WITH THE REQUIREMENTS OF THE CITY OF HOLLYWOOD ZONING AND LAND DEVELOPMENT CODE BASED ON THE TRANSIT ORIENTED CORRIDOR ZONING DISTRICT.

NOTE:
A SEPARATE SIGN PERMIT IS REQUIRED FOR EACH SIGN.
A SEPARATE ELECTRICAL PERMIT IS REQUIRED FOR SIGNS REQUIRING ILLUMINATION.



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

www.kallerarchitects.com

SEAL

JOSEPH B. KALLER
FLORIDA R.A. # 0009239

PROJECT TITLE

441 MIXED USE

5300 S. STATE ROAD 7
HOLLYWOOD FL 33314

SHEET TITLE

SITE DATA AND NOTES

REVISIONS		
No.	DATE	DESCRIPTION
1	7-27-20	PRELIM TAC
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PROJECT No.: 20017
DATE: 6-25-20
DRAWN BY: TMS
CHECKED BY: JBK

SHEET

SP-0

SHEET 1 OF 5

1 SITE DATA AND NOTES

2 SIGN DETAILS

SCALE: 3/16"= 1'-0"



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ET TITLE

441 MIXED USE

5300 S. STATE ROAD 7
HOLLYWOOD FL 33314

PROJECT TITLE

SHEET TITLE

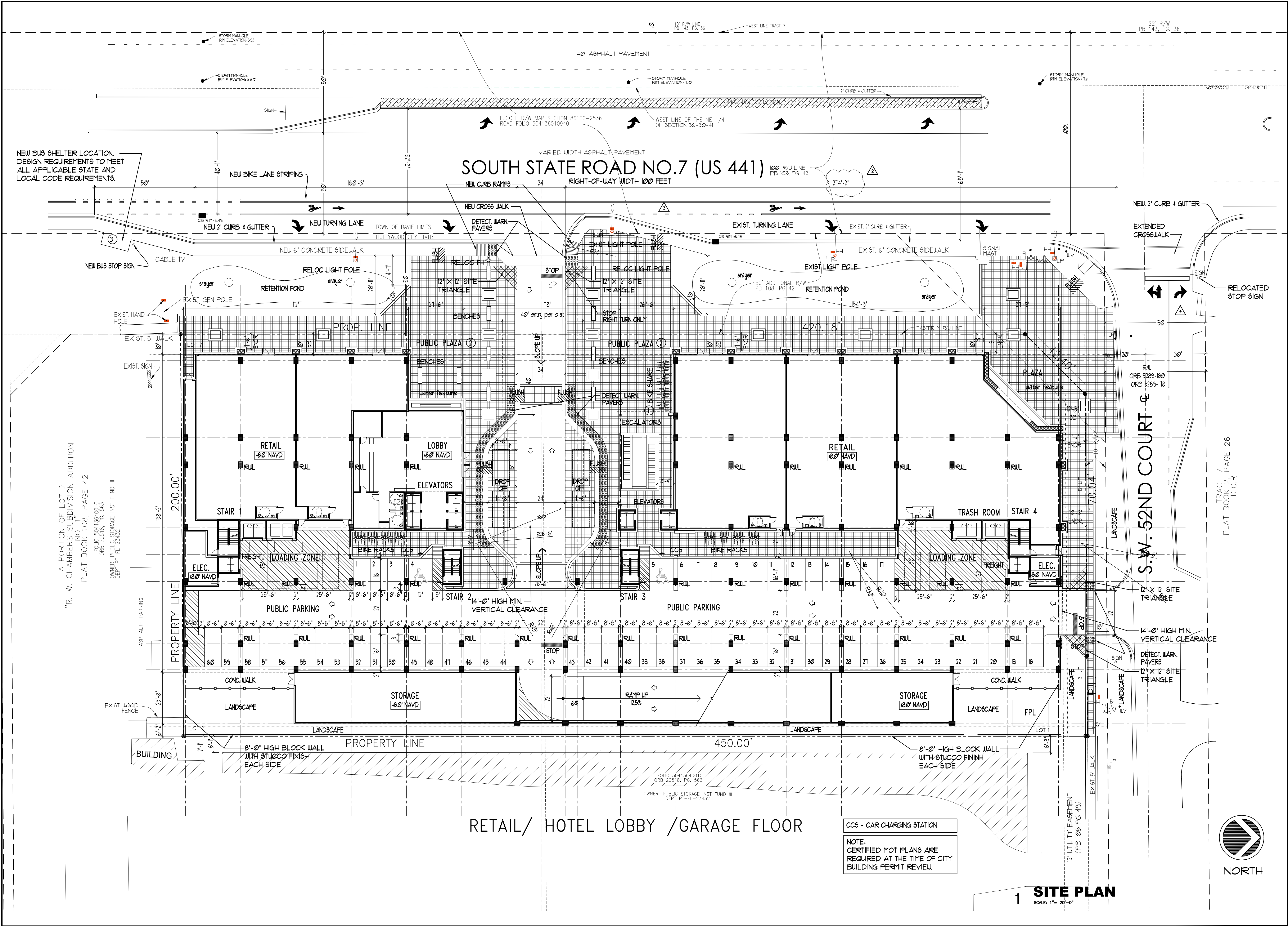
REVISIONS		
No.	DATE	DESCRIPTION

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SHEET

SP-1

SHEET 2 OF 5





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

SEAL

JOSEPH B. KALLER
FLORIDA R.A. # 0009239

441 MIXED USE

5300 S. STATE ROAD 7
HOLLYWOOD FL 33314

PROJECT TITLE

FIRST FLOOR PLAN

SHEET TITLE

REVISIONS
No. DATE DESCRIPTION

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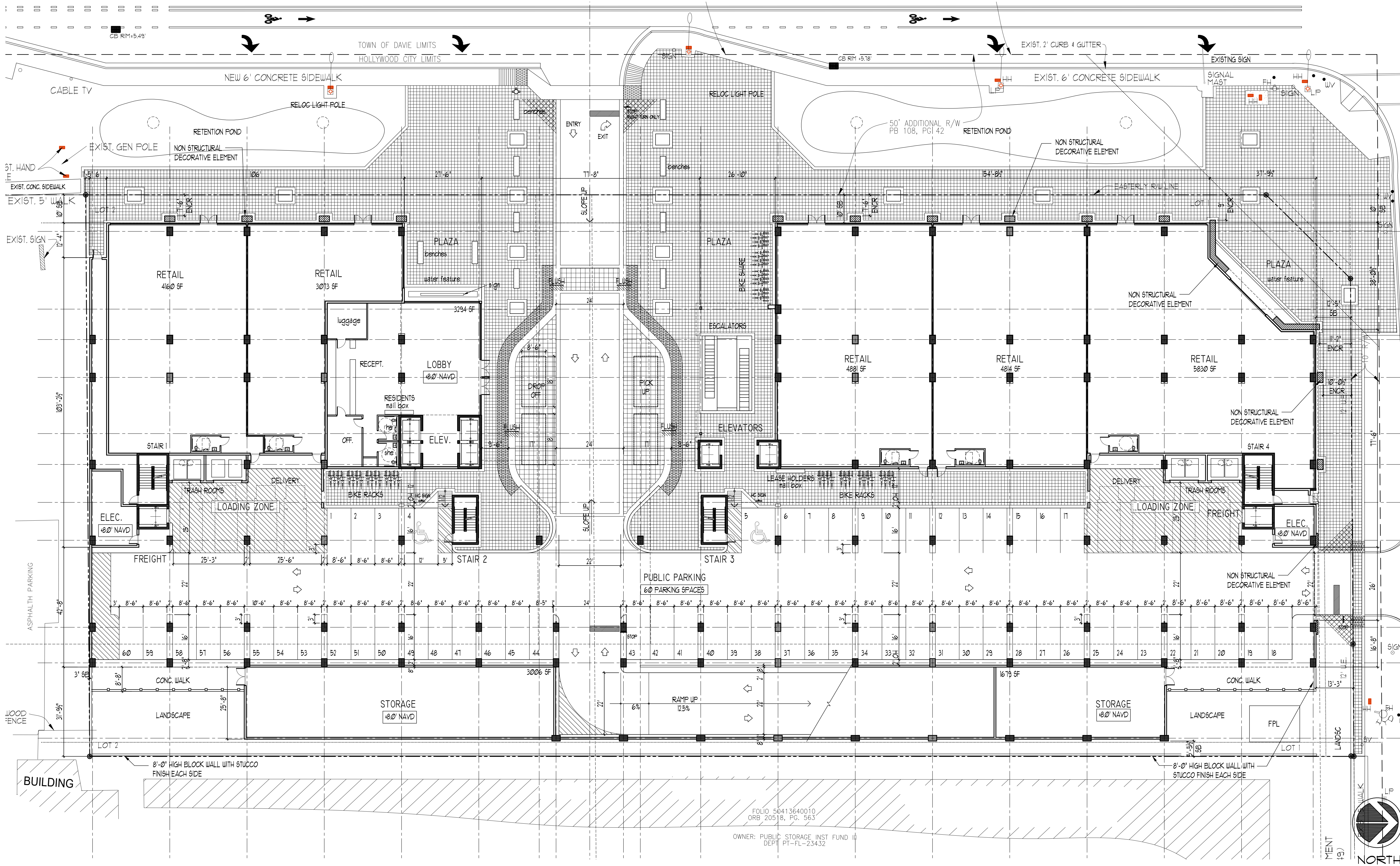
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PROJECT No.: 20017
DATE: 6-25-20
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SHEET

A-1

SHEET 1 OF 30



1 FIRST FLOOR PLAN
SCALE: 1/16" = 1'-0"