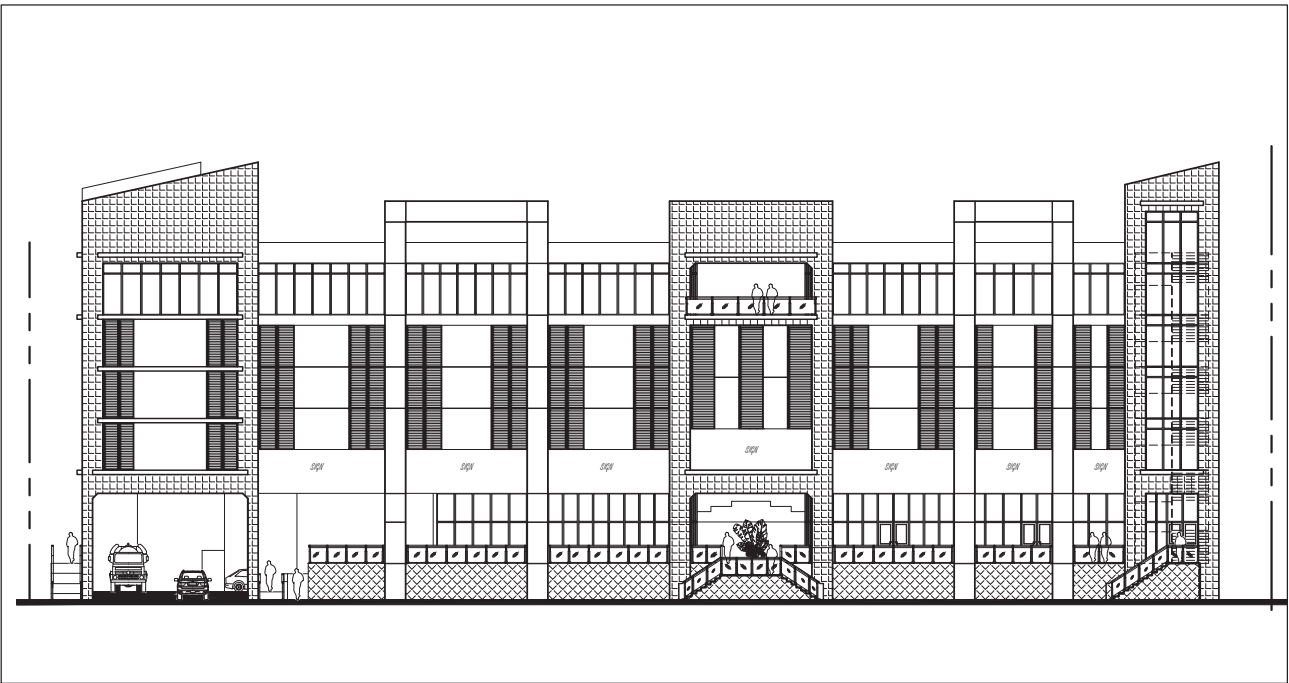
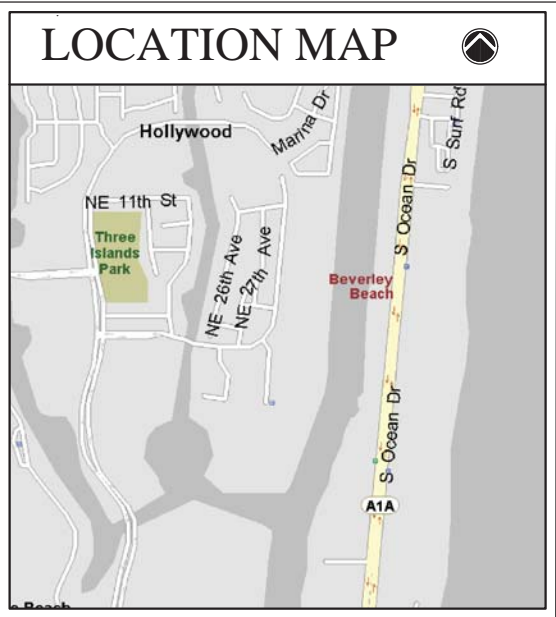


EXHIBIT B

PROPOSED NEW DEVELOPMENT FOR:

"OCEAN DRIVE RETAIL BUILDING."

3100 S OCEAN DRIVE
HOLLYWOOD, FLORIDA



102/06/2015 M.J.G.

205/20/2015 M.J.G.

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COVER SHEET	
SURVEY	
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SP-2	PARKING DETAIL, LOADING ZONE & DUMPSTER DETAIL
SP-3	SCHEMATIC BUILDING SECTION
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TAC MEETING DATES	
CASE #:	13-DP-44
PRELIMINARY TAC REVIEW	05/20/2013
FINAL TAC REVIEW #1	06/15/2013
FINAL TAC REVIEW #2	07/07/2014
FINAL TAC REVIEW #3	---

PROJECT TEAM

DEVELOPER:

1915 Harrison Street
Hollywood, FL 33020
Ph: 954-929-5229
Fax: 954-929-5226
www.mg3developer.com

ARCHITECT:



Maritza J. Gil
Architectural Project Manager
Phone: (954) 462-6565 Ext. 24
E-mail: mgil@gjcarch.com

CIVIL ENGINEER:



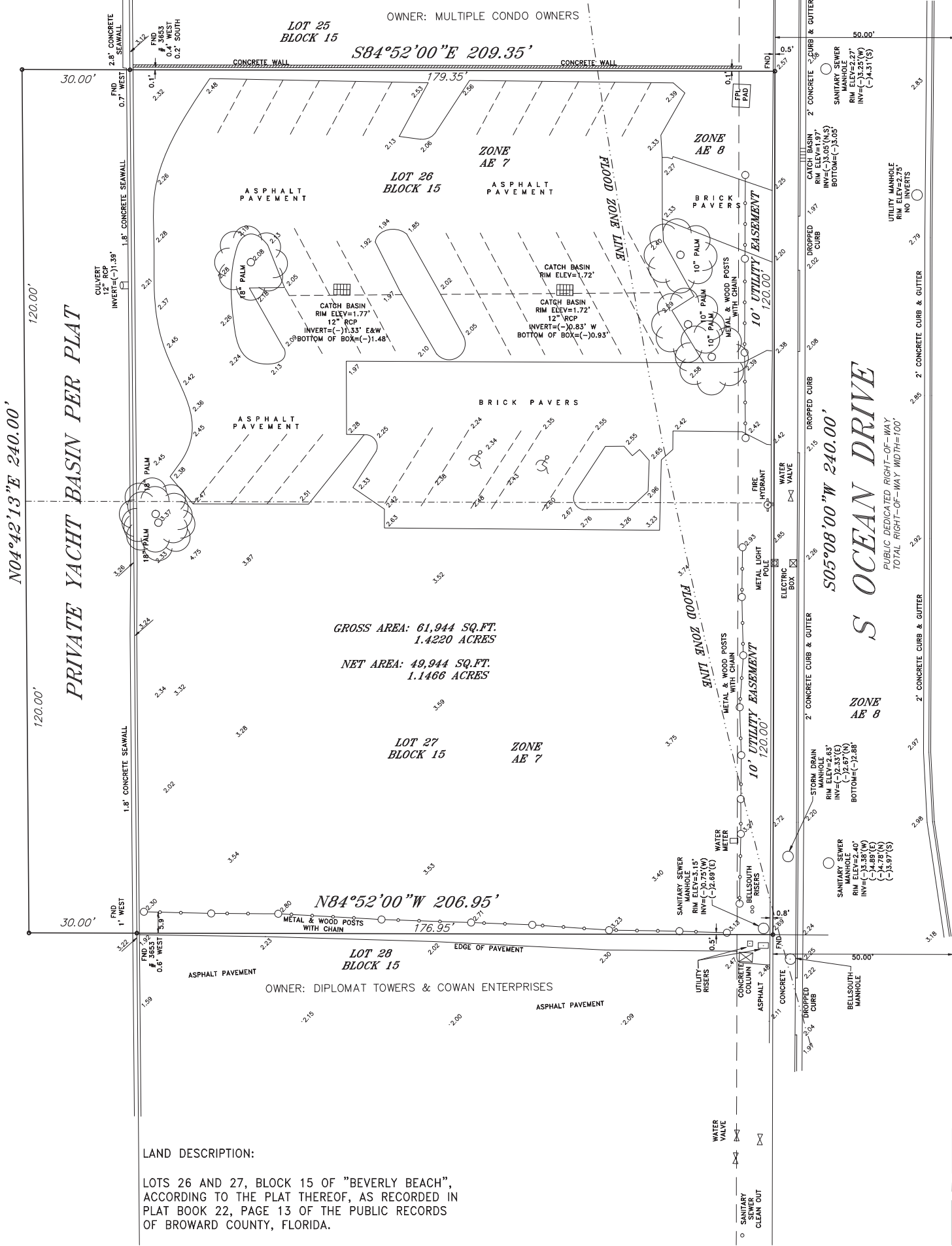
Miami-Dade (786) 897-5919
Broward (954) 761-1076
Palm Beach (561) 932-1668
www.Thompson-Inc.com

LANDSCAPE ARCHITECT:



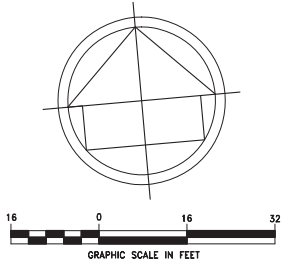
www.jfsdesignfl.com
jimmy@jfsdesignfl.com

INTRACOASTAL WATERWAY



LAND DESCRIPTION:

LOTS 26 AND 27, BLOCK 15 OF "BEVERLY BEACH", ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 22, PAGE 13 OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA.



LEGEND:

- CKD CHECKED BY
CONC CONCRETE
DWN DRAWN BY
FB/PG FIELD BOOK AND PAGE
SIR SET 5/8" IRON ROD
SNC SET NAIL AND CAP #6448
FIR FOUND IRON ROD
FIP FOUND IRON PIPE
FNC FOUND NAIL AND CAP
FND FOUND NAIL & DISC
WPP WOOD POWER POLE
P.B. PLAT BOOK
-X- CHAIN LINK (CLF)/WOOD FENCE
CBS CONCRETE BLOCK STRUCTURE
A/C AIR CONDITIONER
B.C.R. BROWARD COUNTY RECORDS
BFP BACK FLOW PREVENTER
CLP CONCRETE LIGHT POLE
4.07 ELEVATIONS (NAVD88)
-E- OVERHEAD UTILITY LINES
NON-VEHICULAR ACCESS LINE
PRM PERMANENT REFERENCE MONUMENT
ALTA AMERICAN LAND TITLE ASSOCIATION
ACSM AMERICAN CONGRESS ON SURVEYING
ORB OFFICIAL RECORDS BOOK
EB ELECTRIC BOX
TYP TYPICAL
● BOLLARD
○ HANDICAP SPACE
WPP WOOD POWER POLE
SQ.FT. SQUARE FEET

THERE ARE NO PLOTTABLE EXCEPTIONS

FLOOD ZONE INFORMATION	
COMMUNITY NUMBER	125113
PANEL NUMBER	0751 H
ZONE	AE
BASE FLOOD ELEVATION	7&8
EFFECTIVE DATE	08/18/14

ALTA/ACSM LAND TITLE SURVEY



LOCATION MAP (NTS)

NOTES :

- NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER.
- THE CERTIFICATION SHOWN HEREON TO THE EXTENT RELATING TO THE EXISTENCE OF EASEMENTS AND/OR RIGHTS-OF-WAY OF RECORD IS BASED UPON THE UPDATED OWNERSHIP AND ENCUMBRANCES REPORT PREPARED BY ATTORNEYS' TITLE FUND SERVICES, LLC, EFFECTIVE DATES FROM JUNE 4, 2014 TO DECEMBER 7, 2014. FILE NO.: 10-2013-005685U2
- THIS SURVEY WAS DONE SOLELY FOR BOUNDARY PURPOSES AND DOES NOT DEPICT THE JURISDICTION OF ANY MUNICIPAL, STATE, FEDERAL OR OTHER ENTITIES.
- LAND DESCRIPTION SHOWN HEREON WAS PROVIDED BY THE CLIENT.
- UNDERGROUND IMPROVEMENTS NOT SHOWN.
- ELEVATIONS SHOWN HEREON ARE BASED ON THE NORTH AMERICAN VERTICAL DATUM OF 1988. (NAVD88)
- BENCHMARK REFERENCE: BROWARD COUNTY BENCHMARK #3956 ELEVATION=9.16'(NGVD29) 7.65'(NAVD88) CONVERSION: (NGVD29 - 1.51 = NAVD88)
- BEARINGS SHOWN HEREON ARE BASED ON THE WEST LINE OF "BEVERLY BEACH", P.B. 22, PG. 13, B.C.R. SAID LINE BEARS N04°32'14"E.
- ZONING : PD - PLANNED DEVELOPMENT DISTRICT
- STRIPED PARKING: (2) HANDICAP, (38) REGULAR = (40) TOTAL PARKING SPACES
- SET BACKS REQUIREMENTS:

THERE ARE NO REQUIRED SETBACKS OR YARDS EXCEPT FOR THE FOLLOWING:

- INTERNAL STREETS - THERE SHALL BE A SETBACK OF NOT LESS THAN 25 FEET IN DEPTH ABUTTING ALL PUBLIC ROAD RIGHTS-OF-WAY WITHIN A PLANNED DEVELOPMENT DISTRICT.
- EXTERNAL STREETS - THERE SHALL BE A PERIPHERAL LANDSCAPED SETBACK FROM ALL EXTERNAL STREETS OF THE PLANNED DEVELOPMENT OF NOT LESS THAN 25 FEET IN DEPTH.
- MAXIMUM HEIGHT OF STRUCTURES - NO MAXIMUM HEIGHT OF STRUCTURES SHALL BE REQUIRED WITHIN A PLANNED DEVELOPMENT. THE CITY COMMISSION UPON RECOMMENDATION OF THE PLANNING BOARD SHALL DETERMINE THE APPROPRIATE HEIGHT LIMITATIONS ON AN INDIVIDUAL DEVELOPMENT BASIS.

SURVEYOR'S CERTIFICATION:

THAT (A) THIS SURVEY WAS PREPARED UNDER MY SUPERVISION; (B) THE LEGAL DESCRIPTION OF THE PROPERTY AS SET FORTH HEREIN, AND THE LOCATION OF ALL IMPROVEMENTS, FENCES, EASEMENTS, ROADWAYS, RIGHTS OF WAY AND SETBACK LINES WHICH ARE EITHER VISIBLE OR OF RECORD IN BROWARD COUNTY, FLORIDA (ACCORDING TO THE UPDATED OWNERSHIP AND ENCUMBRANCE REPORT; FILE NUMBER:10-2013-005685U2, EFFECTIVE DATES FROM JUNE 4, 2014 TO DECEMBER 7, 2014), ARE ACCURATELY REFLECTED HEREON; AND (C) THIS SURVEY ACCURATELY DEPICTS THE STATE OF FACTS AS THEY APPEAR ON THE GROUND. THIS MAP AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH "MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/ACSM LAND TITLE SURVEYS," JOINTLY ESTABLISHED AND ADOPTED BY THE AMERICAN LAND TITLE ASSOCIATION ("ALTA"), THE AMERICAN CONGRESS ON SURVEYING AND MAPPING ("ACSM") AND THE NATIONAL SOCIETY OF PROFESSIONAL SURVEYORS ("NSPS") IN 2011, AND INCLUDES ITEMS 1, 2, 3, 4, 6(A), 7(A), 7(B)(1), 7(C), 8, 9, 11 (A), 13, 14, 16, 17 AND 18 OF TABLE A THEREOF. PURSUANT TO THE ACCURACY STANDARDS AS ADOPTED BY ALTA, NSPS, AND ACSM AND IN EFFECT ON THE DATE OF THIS CERTIFICATION, THE UNDERSIGNED FURTHER CERTIFIES THAT:

THE SURVEY MEASUREMENTS WERE MADE IN ACCORDANCE WITH THE "MINIMUM ANGLE, DISTANCE, AND CLOSURE REQUIREMENTS FOR SURVEY MEASUREMENTS WHICH CONTROL LAND BOUNDARIES FOR ALTA/ACSM LAND TITLE SURVEYS"

DATED: 02/27/15 FOR THE FIRM BY:

RICHARD E. COUSINS
PROFESSIONAL SURVEYOR AND MAPPER
FLORIDA REGISTRATION No. 4188.

COUSINS SURVEYORS & ASSOCIATES, INC.



3921 SW 47TH AVENUE, SUITE 1011
DAVE, FLORIDA 33314
CERTIFICATE OF AUTHORIZATION : LB # 6448
PHONE (954) 689-7766 FAX (954) 689-7799

CLIENT :

MG3 DEVELOPERS GROUP

3100 S OCEAN DRIVE
HOLLYWOOD, FLORIDA

REVISIONS

BOUNDARY & TOPOGRAPHIC SURVEY	DATE	FB/PG	DWN	CKD
REVISED PER O & E REPORT	09/04/12	DATA/COLL	AV	REC
CONVERTED ELEVATIONS FROM NGVD29 TO NAVD88	05/22/13	-----	AV	REC
ADDED INVERT INFORMATION TO DRAINAGE STRUCTURES	06/12/13	-----	JD	REC
ADDED INVERT INFORMATION UTILITIES IN RIGHT-OF-WAY	10/03/13	SKETCH	JD	REC
ADDED PROPOSED FEMA FLOOD ZONE LINE	10/24/13	SKETCH	JD	REC
	04/10/14	-----	AM	REC

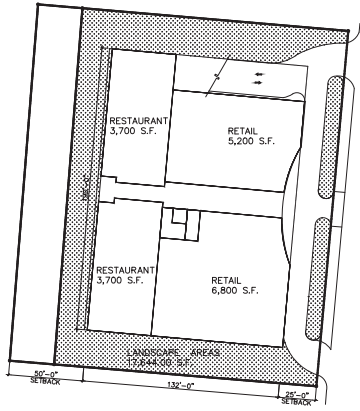
REVISIONS

UPDATE SURVEY / ALTA/ACSM LAND TITLE SURVEY	DATE	FB/PG	DWN	CKD
UPDATE SURVEY / ALTA/ACSM LAND TITLE SURVEY	06/11/14	-----	JD	REC
UPDATE SURVEY / ALTA/ACSM LAND TITLE SURVEY	12/12/14	-----	JD	REC
UPDATE SURVEY	02/27/15	-----	JD	REC

PROJECT NO: 6867-12

SCALE : 1" = 16'

SHEET
1
OF
1
SHEET



OCEAN PALMS, PHASE II SITE PLAN APPROVED:	
GROSS SITE AREA:	49,956.00 S.F.
BUILDING AREA:	25,112.00 S.F.
EXTERIOR DRIVEWAY AREA:	3,776.00 S.F.
LANDSCAPE:	13,868.00 S.F.
WATER:	7,200.00 S.F.
RETAIL:	12,000.00 S.F.
RESTAURANTS:	7,400.00 S.F.
PARKING:	332 STALLS

6 OCEAN PALMS. PHASE II SITE PLAN APPROVED

SCALE: 1"=60'



5 PREVIOUSLY APPROVED AND PROPOSED DATA

SCALE: N.T.S.

	PREVIOUSLY APPROVED FOR: OCEAN PALMS. PHASE II	PROPOSED FOR: OCEAN DRIVE RETAIL BUILDING	REQUESTED MODIFICATIONS & VARIANCES
ZONING DATA:			
ZONING DESIGNATION -----	PD	PD	
PARKING PROPOSED -----	332 SPACES	221 SPACES	
TOTAL HEIGHT PROPOSED -----	65'-0"	65'-0" TOP OF ROOF FROM ESTABLISHED GRADE.	
TOTAL NUMBER OF FLOORS -----	6	5	
RETAIL -----	12,000 S.F.	1st FLOOR RETAIL ----- 9,454.42 S.F.	
RESTAURANTS -----	7,400 S.F.	1st FLOOR RESTAURANT ----- 4,329.02 S.F.	
		5th FLOOR OFFICE ----- 15,656.43 S.F.	
		5th FLOOR RESTAURANT ----- 6,014.00 S.F.	
OPEN SPACE REQUIRED: 40% OF TOTAL SITE AREA			
OPEN SPACE PROVIDED: -----	24,844 S.F. = 49% OF TOTAL SITE AREA INCLUDED: LANDSCAPE = 13,868.00 S.F. EXT. DRIVEWAY AREA = 3,776.00 S.F. WATER = 7,200.00 S.F.	16,351.16 = 32.78% OF TOTAL SITE AREA INCLUDED: LANDSCAPE = 6,692.04 S.F. EXT. DRIVEWAY AREA = 439.82 S.F. CONC. SEAWALL = 186.30 S.F. WATER = 7,200.00 S.F. EXT. WALKWAY, EXT. H.C. RAMP & EXT. STAIRS. = 1,833.45 S.F.	MODIFICATION OPEN SPACE: 32.78% OF TOTAL SITE AREA
SETBACKS:			
FRONT (EAST): -----	25'-0"	17'-2" TO COLUMNS	VARIANCE: 17'-2" TO COLUMNS --- 25' REQD.
REAR (WEST) Included 30' water: -----	50'-0"	36'-1" VARIABLE DIM. TO 38'-4"	MODIFICATION: 36'-1" TO COLUMNS
SIDE (NORTH): -----	25'-0"	10'-2"	MODIFICATION: 10'-2"
SIDE (SOUTH): -----	25'-0"	10'-2"	MODIFICATION: 10'-2"



4 LOCATION MAP

SCALE: N.T.S.



PROJECT DESCRIPTION:

PROPOSED NEW DEVELOPMENT FOR: OCEAN DRIVE RETAIL BUILDING.

PROPERTY ADDRESS: 3100 S OCEAN DRIVE HOLLYWOOD, FL 33019
SITE PLAN: 13-DP-44
LEGAL DESCRIPTION: LOTS 26 AND 27, BLOCK 15 OF "BEVERLY BEACH", ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 22, PAGE 13 OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA.

SITE DATA

LAND USE DESIGNATION: COMMERCIAL FLEX.
ZONING DESIGNATION: P.D.

PROPOSED USES: RETAIL, OFFICES & RESTAURANTS BUILDING.

LOT AREAS:

RETAIL, OFFICES & RESTAURANTS BUILDING.

IMPERVIOUS AREAS:

BUILDING FOOTPRINT AREA: 33,396.16 S.F. OR 66.87% OF SITE AREA
EXTERIOR VEHICULAR ACCESS: 418.98 S.F. OR 0.84% OF SITE AREA
EXT. WALKWAY, STAIRS, H.C. RAMP & LIFT AREAS: 1,964.67 S.F. OR 3.93% OF SITE AREA
CONC. SEAWALL: 186.30 S.F. OR 0.37% OF SITE AREA

PERVIOUS AREAS:

LANDSCAPED AREA: 6,777.89 S.F. OR 13.57% OF SITE AREA
WATER & FUTURE DOCK AREAS: 7,200.00 S.F. OR 14.42% OF SITE AREA

NET SITE AREA: 49,944.00 S.F. OR 100 % OF NET SITE AREA = 1.146 ACRES
DEDUCTING WATER AND 3' ROW DEDICATION: 42,024.00 S.F. OR 84.14 % OF NET SITE AREA = 0.964 ACRES
GROSS SITE AREA: 61,944.00 S.F. OR 100 % OF GROSS SITE AREA = 1.422 ACRES

BUILDING AREAS:

GROUND NON-AC AREA:
VEHICULAR ACCESS RAMPS & LOADING ZONE: 7,893.16 S.F.
NON ENCLOSED WALKS: 7,683.95 S.F.
INTERIOR H.C. RAMPS: 886.15 S.F.
BUILDING STAIRS: 724.07 S.F.
BUILDING ELEVATORS: 160.43 S.F.
EL. MACH. ROOM: 243.46 S.F.
GARBAGE & RECYCLE ROOMS: 516.70 S.F.
BIKE DOCK ROOM: 340.53 S.F.
CHANG. AREA ROOM: 228.28 S.F.
MAIL & UTILITY ROOMS: 623.83 S.F.
INTERIOR PLANTERS: 302.50 S.F.
GROUND AC AREA:
RETAIL: 9,454.42 S.F.
RESTAURANT: 4,329.02 S.F.
TOTAL GROUND FLOOR: 33,396.16 S.F.

SECOND FLOOR:
PARKING & VEHICULAR AREA: 25,802.12 S.F.
COMMON AREAS: 3,454.40 S.F.
TOTAL SECOND FLOOR: 29,256.52 S.F.

THIRD FLOOR:
PARKING & VEHICULAR AREA: 25,802.12 S.F.
COMMON AREAS: 3,454.40 S.F.
TOTAL THIRD FLOOR: 29,256.52 S.F.

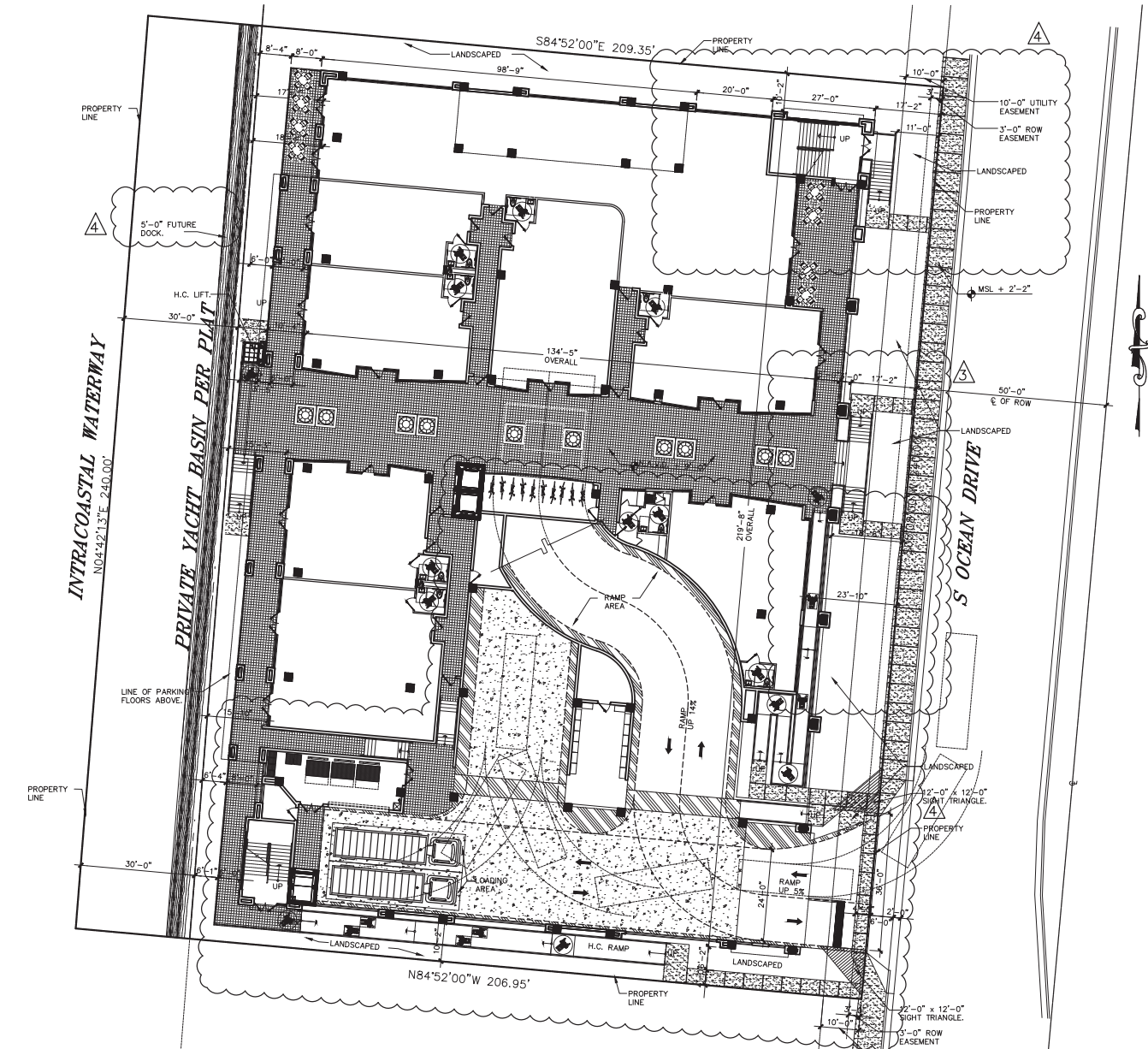
FOURTH FLOOR:
PARKING & VEHICULAR AREA: 25,255.20 S.F.
COMMON AREAS: 3,721.42 S.F.
TOTAL FOURTH FLOOR: 28,976.62 S.F.

FIFTH FLOOR NON-AC AREA:
NON ENCLOSED WALKWAYS: 8,971.53 S.F.
INTERIOR PLANTERS: 453.75 S.F.
GARBAGE ROOMS: 151.23 S.F.
METER ROOM: 158.66 S.F.
UTILITY ROOM: 145.93 S.F.

FIFTH FLOOR AC AREA:
OFFICES: 15,656.43 S.F.
RESTAURANTS: 6,014.00 S.F.
BATHROOMS: 505.25 S.F.

FIFTH FLOOR: 32,056.78 S.F.

GROSS BUILDING FLOOR AREA: 152,942.60 S.F.



1 PROPOSED SITE PLAN

SCALE: 1"=20'



2 PARKING DATA & NOTES

SCALE: N.T.S.

PARKING DATA:		
PARKING DATA AS PER ARTICLE 7 LAND DEVELOPMENT REGULATIONS.	RETAIL: 1st FLOOR RETAIL 9,454.42/250= 37.82	2nd FLOOR: STANDARD STALLS H.C. STALLS TOTAL 69 3 72 STALLS
	RESTAURANTS: 1st FLOOR RESTAURANT 4,329.02 x 0.60= 2,597.41/60= 43.29	3rd FLOOR: STANDARD STALLS H.C. STALLS TOTAL 71 2 73 STALLS
	5th FLOOR RESTAURANTS 6,014.00 x 0.60= 3,608.40/60= 60.14	4th FLOOR: STANDARD STALLS H.C. STALLS TOTAL 74 2 76 STALLS
	OFFICES: 5th FLOOR OFFICES 15,656.43/250= 62.63	
	PARKING SPACES: 203.88	TOTAL REQUIRED PARKING SPACES = 204 PARKING STALLS
		TOTAL PROVIDED PARKING SPACES = 221 PARKING STALLS
LOADING ZONE	(2) 10'-0" x 35'-0"	(2) 10'-0" x 35'-0"

3 DATA

SCALE: N.T.S.

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Architect and Planner
1457 N.E. 4th AVE.
Ft. Lauderdale, Florida, 33304
(954) 462-6565
Member American Institute of Architects



PROPOSED NEW DEVELOPMENT FOR:
OCEAN DRIVE RETAIL BUILDING.
3100 S OCEAN DRIVE
HOLLYWOOD, FLORIDA

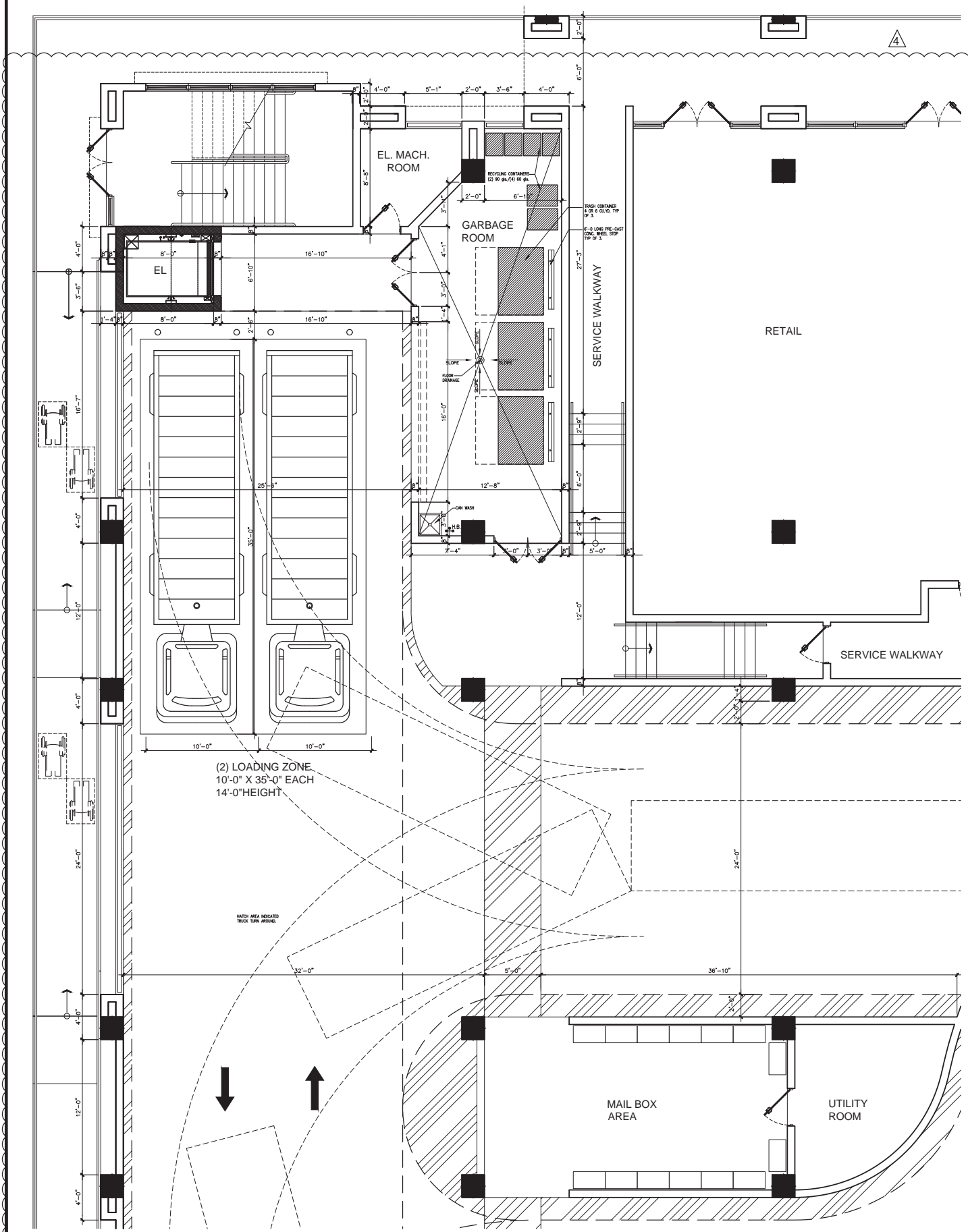
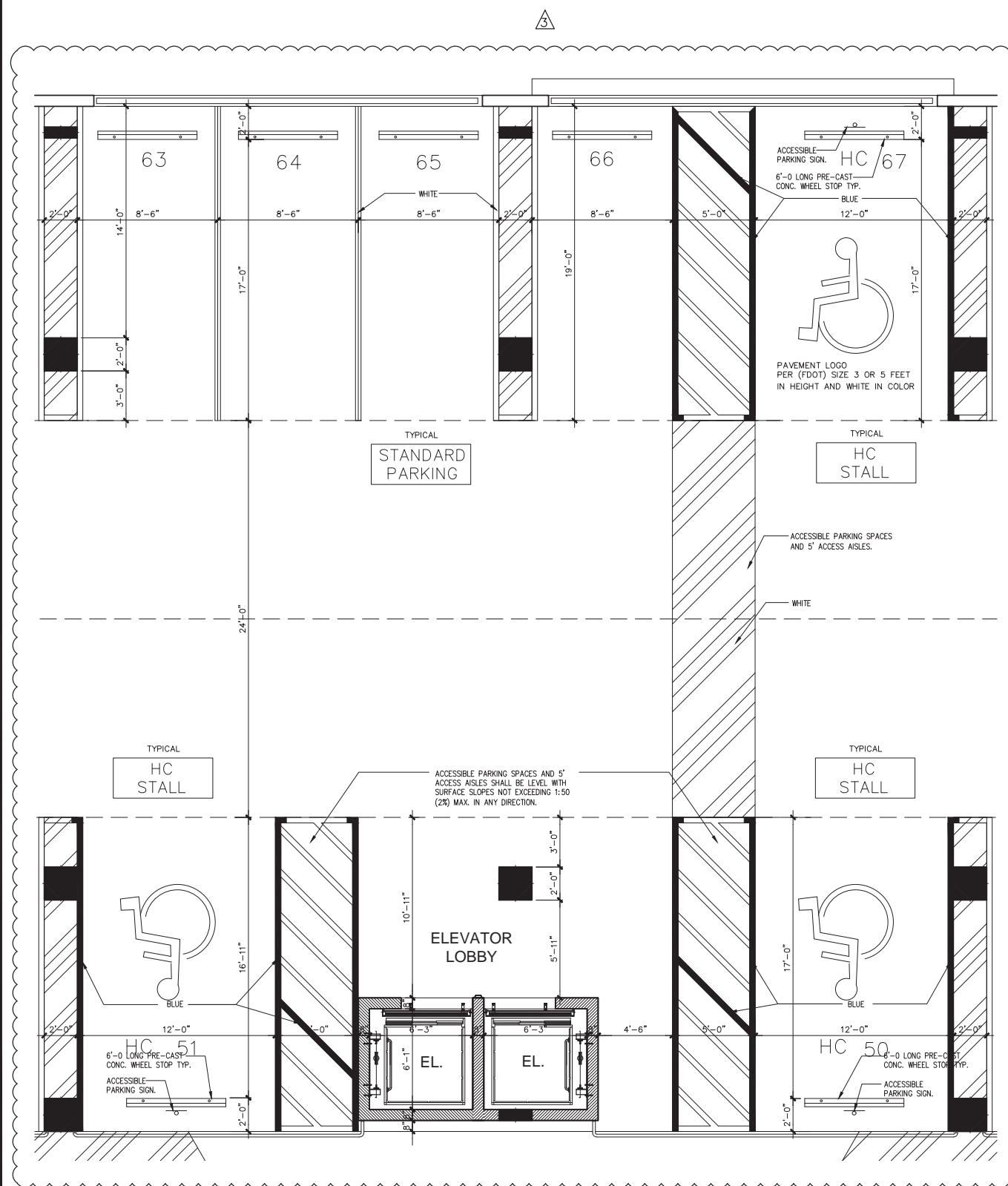
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AA NO. 26001131

SITE PLAN

DRAWN M.J.G.
CHECKED G.J.C.
DATE 12-03-2012
SCALE AS NOTED
JOB NO. 12-094
SHEET

SP-1

OF 5 SHEETS



REVISION	BY:
3 10/28/2014 T.A.C. rev. 23 COMMENTS	M.J.G.
4 02/06/2015 T.A.C. rev. 24 COMMENTS	M.J.G.

JUSTAVO J. CARBONELL, P.A.
Architect and Planner
1457 N.E. 4th AVE.
Ft. Lauderdale, Florida, 33304
(954) 462-6565
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PROPOSED NEW DEVELOPMENT FOR:
OCEAN DRIVE RETAIL BUILDING.
3100 S OCEAN DRIVE
HOLLYWOOD, FLORIDA

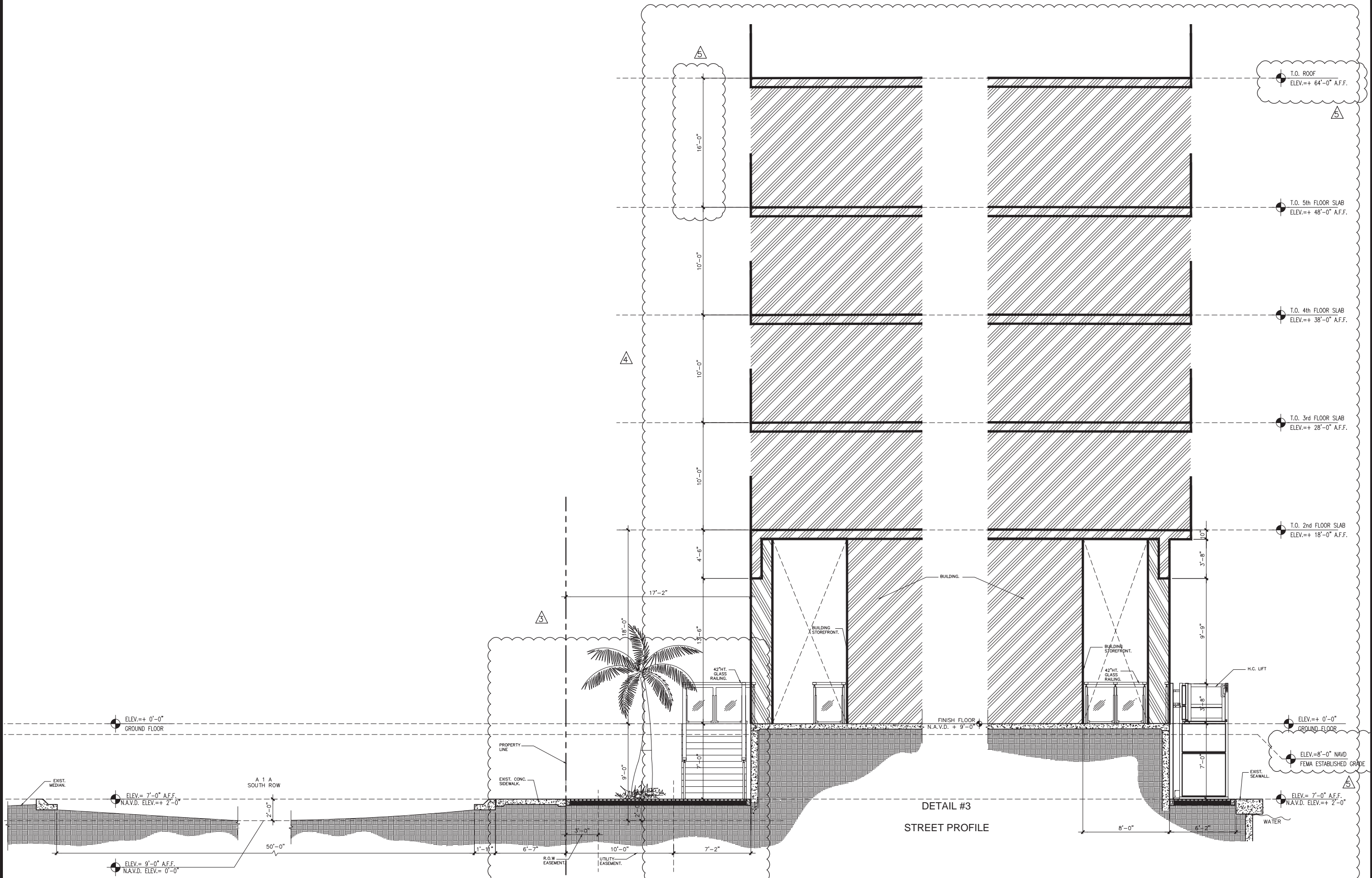
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AA NO. 2600113

LOADING ZONE & PARKING DETAIL

DRAWN	M.J.G.
CHECKED	G.J.C.
DATE	12-03-201
SCALE	AS NOTED
JOB. NO.	12-094
SHEET	

SP-2

OF 5 SHEETS



1 SCHEMATIC BUILDING SECTION
SCALE: 1/4" = 1'-0"

REVISION	BY:
3 10/28/2014 T.A.C. BY COMMENTS	M.J.G.
4 02/06/2015 T.A.C. BY COMMENTS	M.J.G.
5 05/15/2015 T.A.C. BY COMMENTS	M.J.G.

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PROPOSED NEW DEVELOPMENT FOR:
OCEAN DRIVE RETAIL BUILDING.
3100 S OCEAN DRIVE
HOLLYWOOD, FLORIDA

SEAL: AR NO. 0007957
AA NO. 26001131

SCHEMATIC
DETAILS

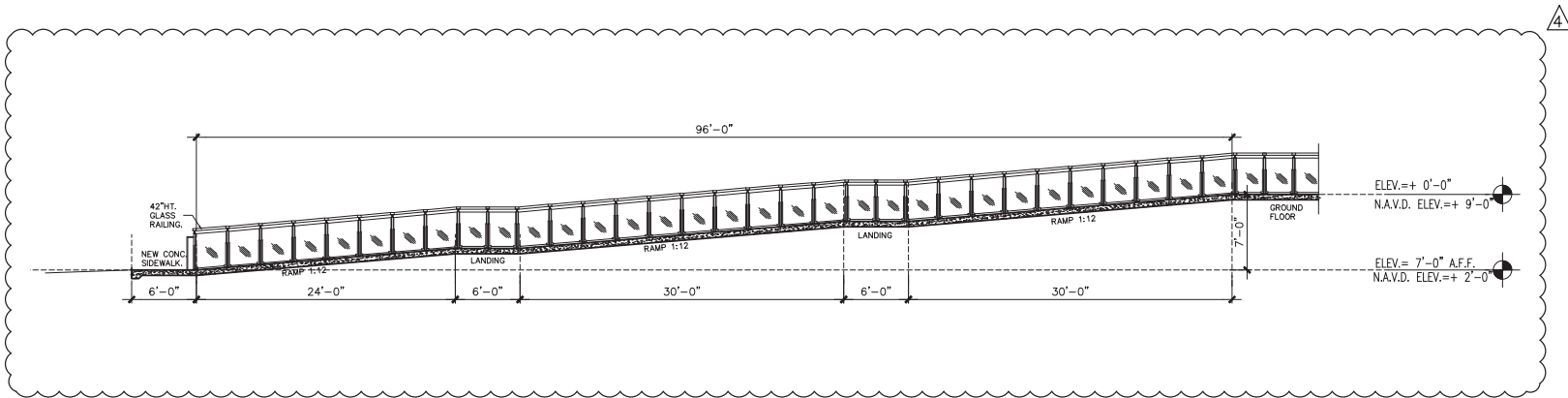
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CHECKED G.J.C.
DATE 12-03-2012
SCALE AS NOTED
JOB NO. 12-094
SHEET

SP-3

OF 3 SHEETS

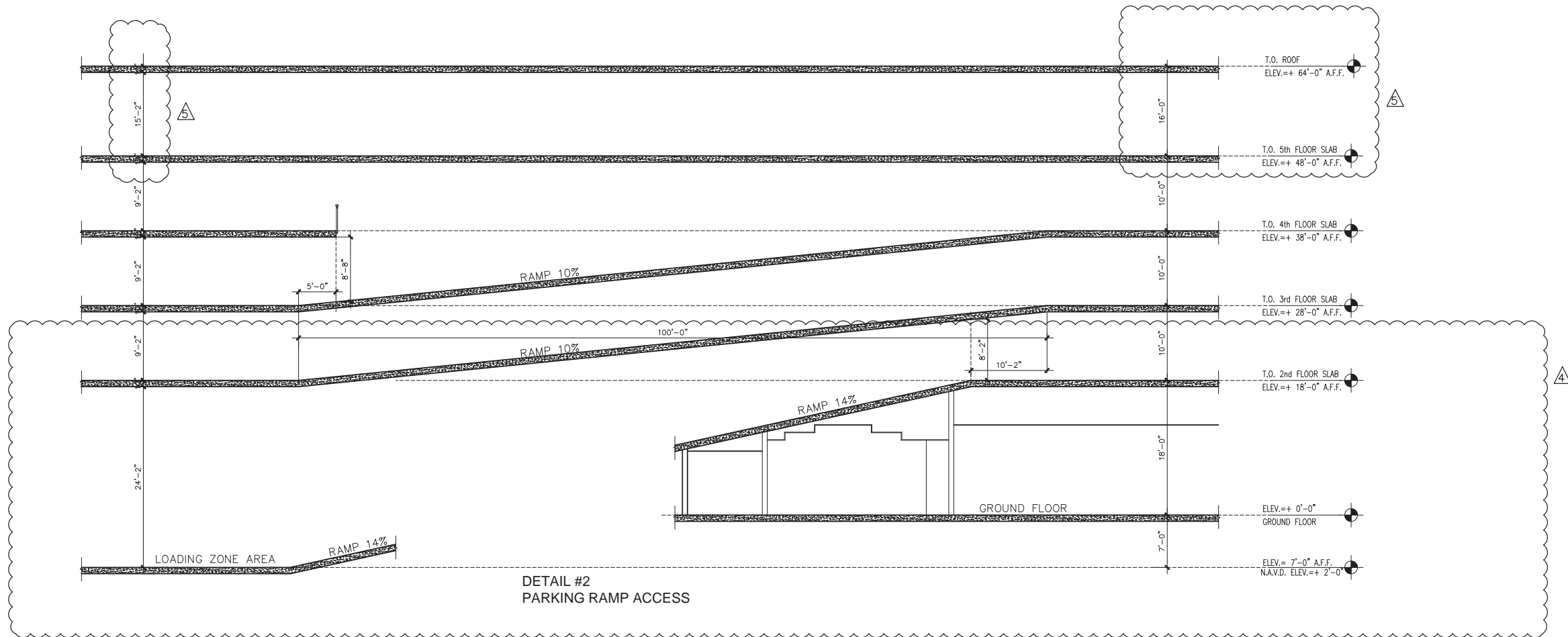
3 SCHEMATIC EXTERIOR H.C. RAMP

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



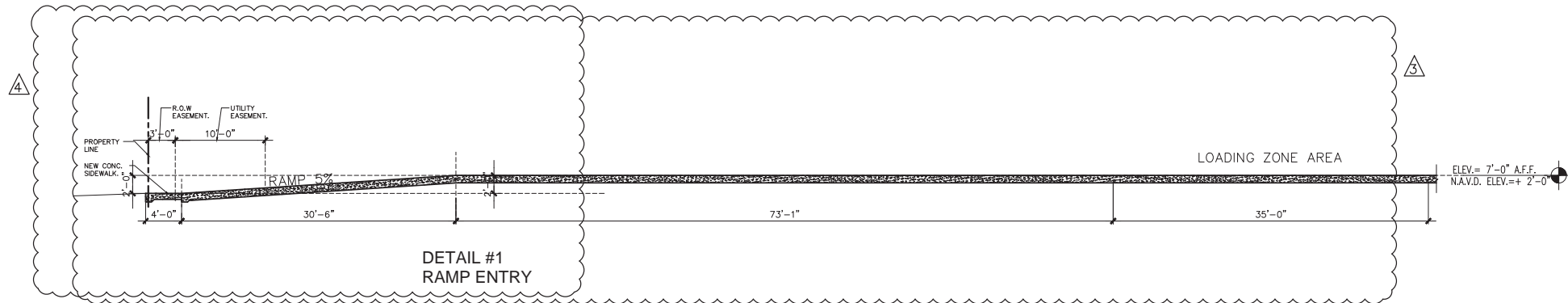
2 SCHEMATIC INTERIOR RAMP AREA

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



1 SCHEMATIC RAMP ENTRY AREA

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



REVISION	BY:
3 10/28/2014 T.A.G. REVISIONS	M.J.G.
4 02/06/2015 T.A.G. REVISIONS	M.J.G.
5 05/15/2015 T.A.G. REVISIONS	M.J.G.

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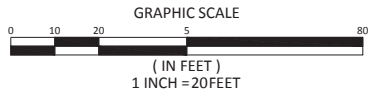
PROPOSED NEW DEVELOPMENT FOR:
OCEAN DRIVE RETAIL BUILDING.
3100 S OCEAN DRIVE
HOLLYWOOD, FLORIDA

SEAL: AR NO. 0007957
AA NO. 26001131

SCHEMATIC
DETAILS

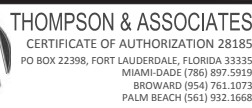
DRAWN	M.J.G.
CHECKED	G.J.C.
DATE	12-03-2012
SCALE	AS NOTED
JOB. NO.	12-094
SHEET	

SP-4
OF 3 SHEETS



No.	DATE	REVISION	BY	No.	DATE	REVISION	BY
001	001	001	001				

DESIGNED:	NR/SH
DATE:	09/29/15
DRAWN:	NR
DATE:	09/29/15
CHECKED:	JFT
DATE:	5/19/15



3100 OCEAN RETAIL BUILDING

CITY OF HOLLYWOOD, FLORIDA

PAVING, GRADING AND DRAINAGE PLAN

SITE PLAN APPROVAL, NOT FOR CONSTRUCTION

DESIGNED BY: SHAHIN HEKMAT, PE - FL REG #49941

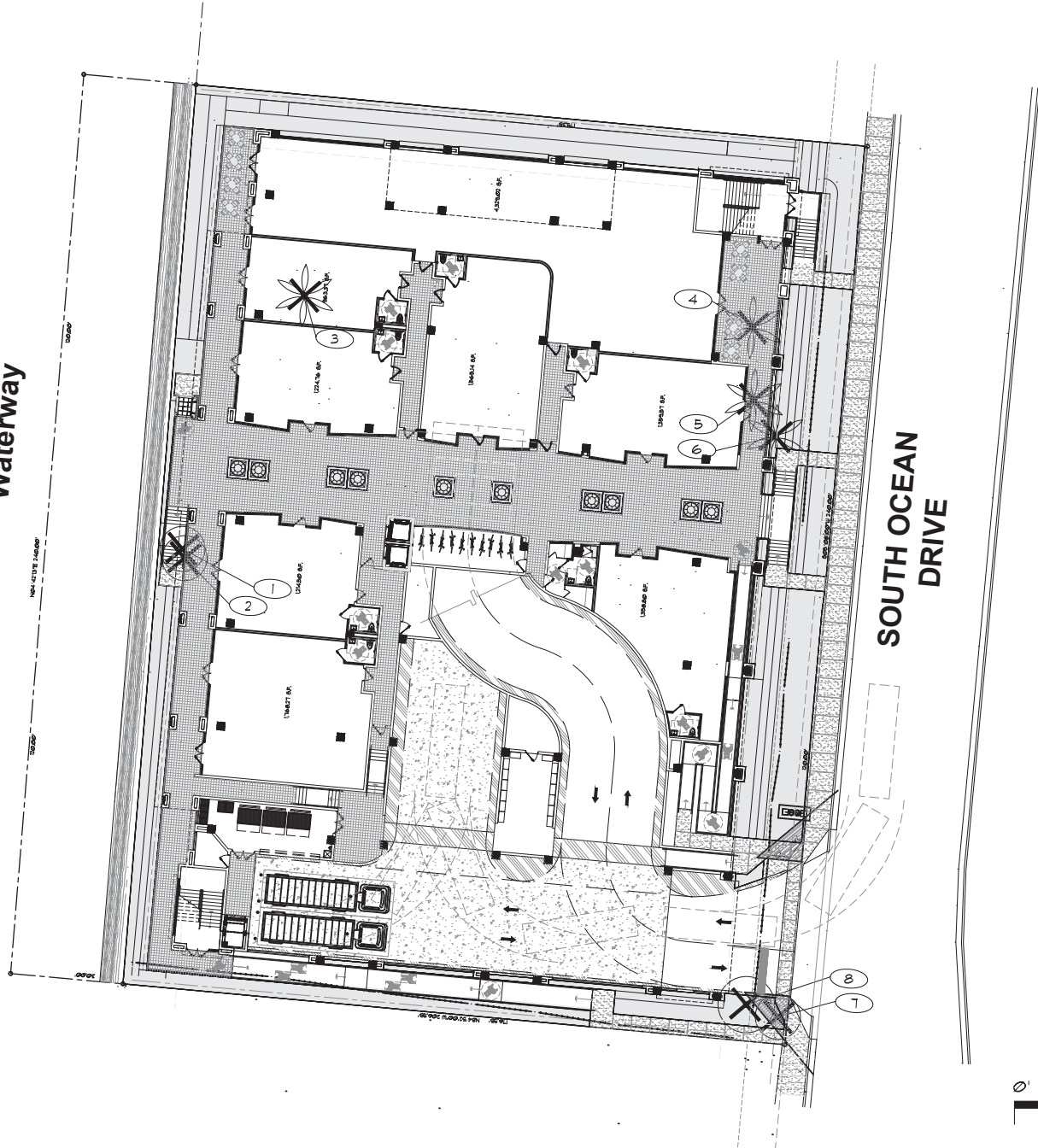
DATE: 5/19/2015

SCALE:	1"=20'
PROJECT No.:	12-P-028
CAD FILE:	X-SHEET.dwg

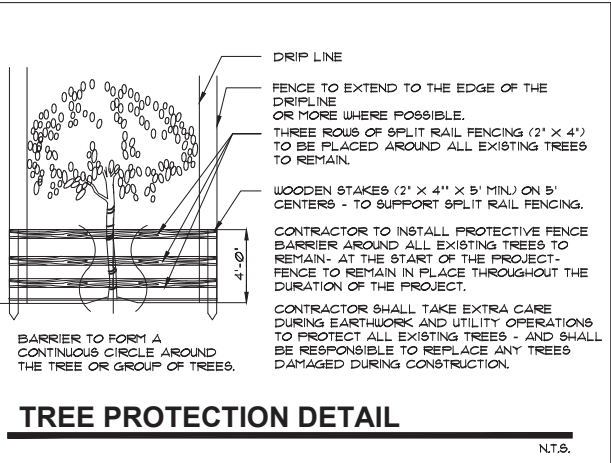
C-1

Intracoastal
Waterway

SOUTH OCEAN
DRIVE



		12/6/2012	3100 SOUTH OCEAN DRIVE, HOLLYWOOD, FL. 33020								
TREE NUM	SYM	COMMON NAME	BOTANICAL NAME	HEIGHTS	SPREAD	DBH	CONDITION	STATUS	CANOPY	DBH LOSS	REMARKS
1	SP	SABAL PALM	Sabal palmetto	12	12	10	GOOD	TO REMOVE	113	10	
2	SP	SABAL PALM	Sabal palmetto	12	12	10	GOOD	TO REMOVE	113	10	
3	RE	ROYAL PALM	Roystonea elata	35	20	18	FAIR	TO REMOVE	314	18	
4	CN	COCONUT PALM	Cocos nucifera	25	10	10	GOOD	TO REMOVE	79	10	
5	CN	COCONUT PALM	Cocos nucifera	24	20	9	GOOD	TO REMOVE	314	9	
6	CN	COCONUT PALM	Cocos nucifera	25	20	9	GOOD	TO REMOVE	314	9	
7	SP	SABAL PALM	Sabal palmetto	18	12	12	GOOD	TO REMOVE	113	12	
8	BA	SCHIFFLERIA	Brassia actinophylla	16	15	multi	TO REMOVE	TO REMOVE	177		PROHIBITED SPECIES
									1,537	78	
PROHIBITED TREES ARE NOT COUNTED TOWARD CANOPY PER CODE.											



NOTES:

- SEE SHEET L-1 FOR PROPOSED TREE LOCATIONS.
- THE CONTRACTOR SHALL REMOVE ALL TREES AND HEDGES AS PER PLANS AND AS APPROVED BY THE LOCAL GOVERNING AGENCIES (CITY OF HOLLYWOOD). TREE AND HEDGE REMOVAL SHALL INCLUDE ALL TRUNKS, STUMPS AND ROOTS. ALL EXCESS DEBRIS SHALL BE REMOVED FROM THE SITE AND DISPOSED OF AT AN APPROVED SITE. ALL HOLES AND DEPRESSIONS SHALL BE BACKFILLED WITH CLEAN, APPROVED BACKFILL.
- NOTE: LOCATIONS SHOWN FOR THE EXISTING TREES ARE APPROXIMATE. EXACT LOCATIONS ARE TO BE FIELD VERIFIED BY A REGISTERED LAND SURVEYOR (RLS) PRIOR TO ANY PAVING AND ANY OTHER SUCH WORK WHICH WILL BE IMPACTED BY ANY TREES TO REMAIN.
- ALL INVASIVE EXOTIC VEGETATION AND OTHER PLANTS LISTED AS CATEGORY 1, ON THE EXOTIC PEST PLANT COUNCIL'S LIST OF FLORIDA'S MOST INVASIVE SPECIES SHALL BE REMOVED FROM THE SITE AND MAINTENANCE SHALL GUARANTEE CONTROL OF RE-INVASION.

REMOVAL OF ANY AND ALL TREES AND PALMS WILL REQUIRE A WRITTEN TREE REMOVAL PERMIT FROM THE CITY OF HOLLYWOOD.

SEE LANDSCAPE PLANS FOR PROPOSED PLANTINGS, PLANTLIST, LANDSCAPE DETAILS, SPECIFICATIONS, NOTES, ETC.

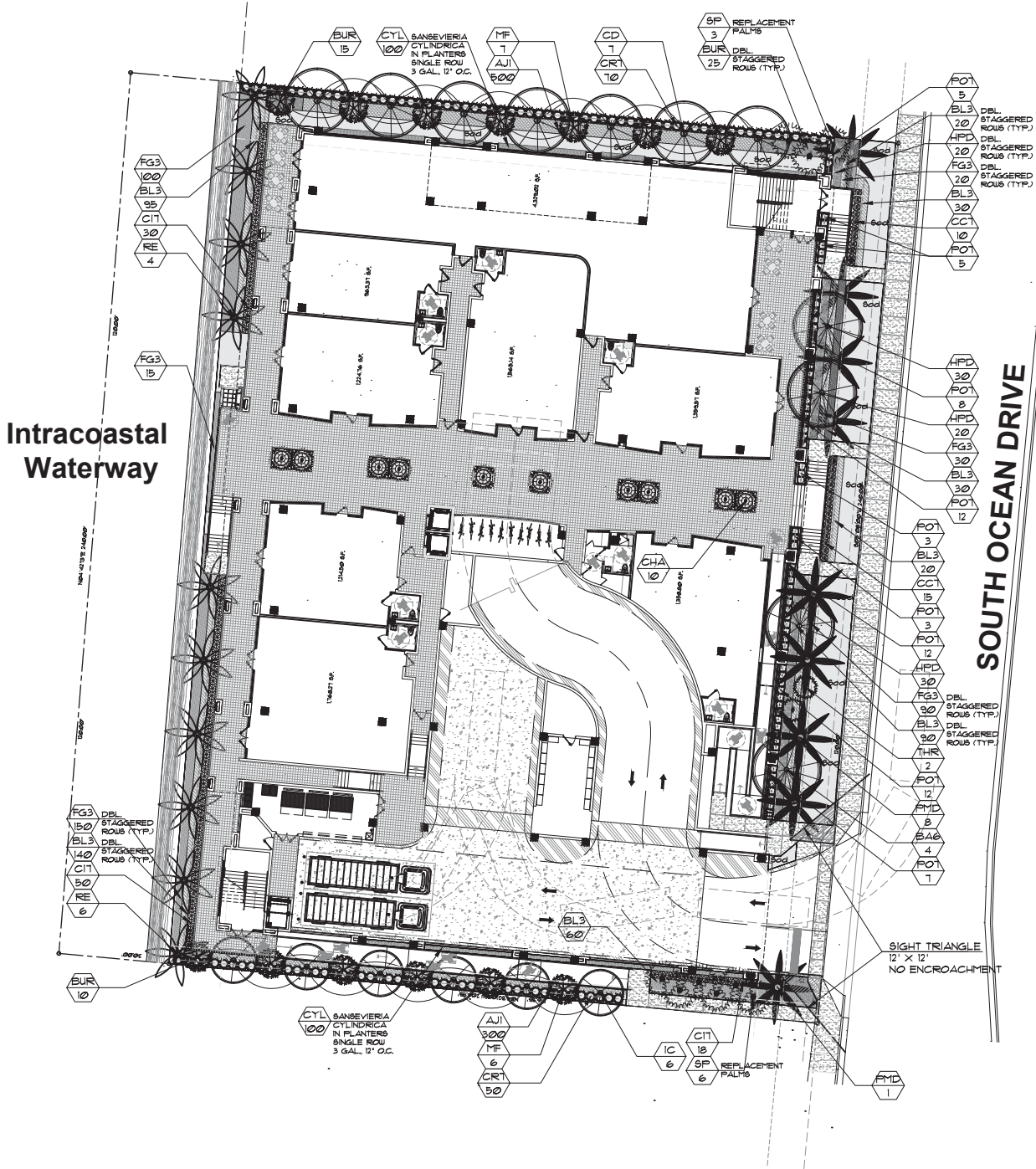
SEE L-2 FOR TREE REPLACEMENT PLAN.

SEE IRR-1 FOR IRRIGATION PLAN, NOTES, DETAILS, SPECIFICATIONS, ETC.

TREE DISPOSITION PLAN



PROPOSED NEW DEVELOPMENT FOR:
OCEAN DRIVE RETAIL BUILDING.
3100 S OCEAN DRIVE
HOLLYWOOD, FLORIDA



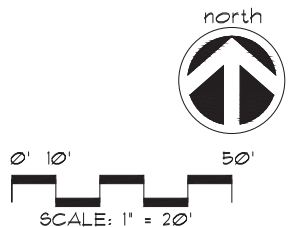
OCEAN DRIVE RETAIL BUILDING				
3100 S. OCEAN DRIVE, HOLLYWOOD, FL.				
LANDSCAPE SITE CALCULATIONS				
3/11/2015				
GROSS SITE AREA*	1.42 ac.	61,944 S.F.		
NET SITE AREA**	0.964 ac.	42,024 S.F.		
PERVIOUS AREA	ALLOWED	PROVIDED		
		6,997 s.f.		
		14.0%		
LANDSCAPE REQUIREMENTS				
LANDSCAPING COMPLIES WITH CITY OF HOLLYWOOD ZONING AND LAND DEVELOPMENT REGULATIONS, ARTICLE 9.				
STREET TREES				
1 tree/ 50 L.F.				
OCEAN DRIVE, 240 L.F./ 50 L.F. = 5 TREES	5	9		
		9 PMD		
Pervious Area	7	11		
1/1000 s.f.		6 IC + 5 MF		
6,160 S.F. @ 1/1000 s.f.				
TOTAL	12	20		
NATIVE REQUIREMENT				
TREES-60% NATIVE	8	6 IC, 7 CD***		
12 REQUIRED TREES X 60% = 8 NATIVE TREES/PALMS				
SHRUBS-60% NATIVE	230	393 (85%)		
450 X 50% = 230 NATIVE SHRUBS				
*** ADDITIONAL TREES ON PLAN PROVIDE TREE CANOPY MITIGATION				

PLANTLIST

SYM.	NATIVE	*	NAME	BOTANICAL NAME	SPECIFICATION
PROPOSED TREES					
BA6		4	YELLOW VERAWOOD	Bulnesia arborea	16'-18' x 10 spr., 4' cal., FL. FANCY, TREEWORLD
CD	YES	1	PIGEON PLUM	Coccoloba diversifolia	12' x 6' spr., 2 1/2' cal.
IC	YES	6	DAHOON HOLLY	Ilex cassine	12' x 5' spr., 2' cal.
MF	YES	13	SIMPSON'S STOPPER	Myrcianthes fragrans	12' x 6', max. 5 tks. @ o.s. ht.
PALMS					
THR	YES	2	KEY THATCH PALMS	Leucothrinax morrisii	FG, 8' o.s., full head
PMD		9	'MEDJOL DATE' PALMS	Phoenix dactylifera 'Medjool'	12' c.t., full head, specimen
RE	YES	10	ROYAL PALMS	Roystonea elata	10' G.W., 30' o.s. full head
SP	YES	9	SABAL PALMS	Sabal palmetto	BTD, 16'-20' o.s., 9' dbh.
SHRUBS					
CC1	YES	25	JAMAICA CAPER	Capparis cynophallophora	1 gal, 30' x 24', 24' o.c. full
CIT	YES	78	COCOPLUM	Chrysobalanus icaco	1 GAL., 30' x 24' full, 24' o.c.
CR1	YES	140	PITCH APPLE	Clusia rosea	1 GAL., 36' ht., 30' O.C., FTB.
HPD	YES	150	DWARF FIREBUSH	Hamelia nodosa	3 gal., 18' x 18', 18' o.c.
PO1		66	PODOCARPUS HEDGE	Podocarpus spp.	10 gal, 36' ht., 24' o.c.

PLANTLIST

SYM.	NATIVE	*	NAME	BOTANICAL NAME	SPECIFICATION
ACCENTS AND GROUNDCOVERS					
CHA		10	EUROPEAN FAN PALM	Chamerope humilis	15 gal., 4' o.s., full
BL3		525	BLUEBERRY FLAX LILY	Dianella tasmanica	3 gal., 12' x 18', 18' o.c., full
FG3		430	'GREEN ISLAND' FIGUS	Ficus 'Green Island'	3 gal., 18' x 18', 18' o.c., full
BUR		50	PHILODENDRON 'ROJO CONGO'	Philodendron spp.	3 gal., 18' x 18', 18' o.c., full
CYL		200	SANSEVIERIA 'CYLINDRICA'	Sansevieria cylindrica	3 gal., 18' x 12', 18' o.c. full
AJI		800	ASIATIC JASMINE	Trachelospermum asiaticum	1 gal., 12' o.c.
SOD					
FLO		2,000 SF.	'FLORATAM' ST. AUGUSTINE	Stenotaphrum secundatum	SOLID SOD, price per s.f.
TOPSOIL: TOPSOIL: SAND MIX 50:50 TOPSOIL: SAND MIX, SPREAD IN PLACE					
50 C.Y. TREES, PALMS, SHRUBS AND GROUNDCOVERS					
MULCHING: 40 C.Y. - 'DECO BARK' MULCH 3' DEPTH, SPREAD IN PLACE, ATLAS PEAT AND SOIL					
PROVIDE SAMPLE FOR APPROVAL PRIOR TO INSTALLATION					
--- TOPSOIL, SOD AND MULCH QUANTITIES SHOWN ARE APPROXIMATE, CONTRACTOR TO PROVIDE A UNIT PRICE PER UNIT AND WILL BE PAID ON THAT UNIT PRICE BASIS UPON FINAL INSPECTION AND APPROVAL.					



A WRITTEN TREE REMOVAL PERMIT IS REQUIRED FROM THE CITY OF HOLLYWOOD PRIOR TO REMOVAL OF ANY TREES OR PALMS.

PLANT MATERIAL SHALL NOT BE PLANTED INTO ROOT BALLS OF TREES AND PALMS PER THE CITY OF HOLLYWOOD (TYPICAL).

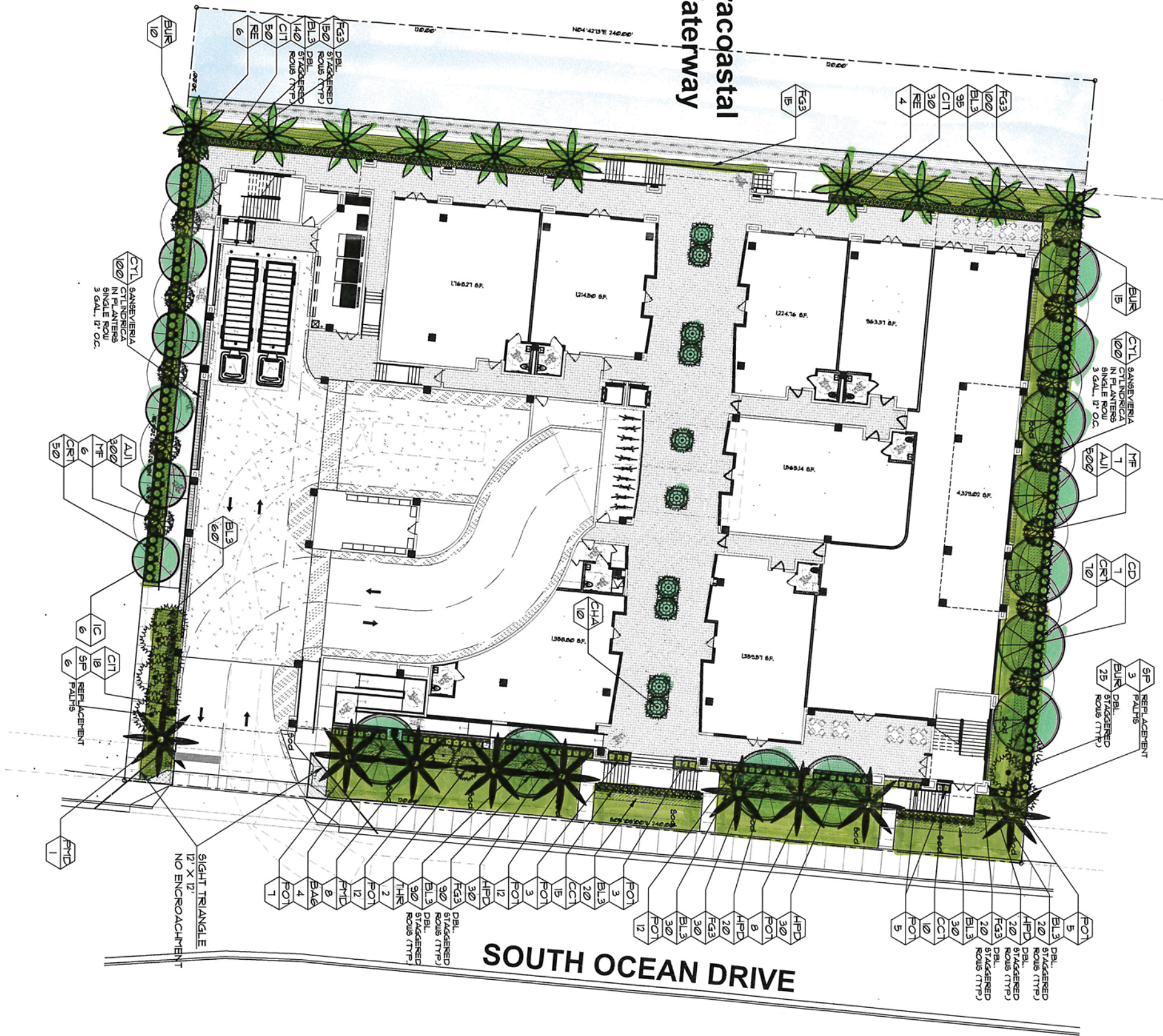
THE CITY LANDSCAPE ARCHITECT WILL BE NOTIFIED PRIOR TO ANY CHANGES IN APPROVED LANDSCAPE MATERIALS OR SIZES.

SEE SHEET L-2 FOR TREE REPLACEMENT PLAN.

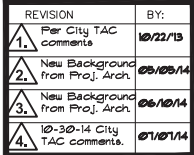
SEE SHEET L-3 FOR LANDSCAPE DETAILS, SPECIFICATIONS, NOTES, ETC.

LANDSCAPE PLAN

Intracoastal
Waterway

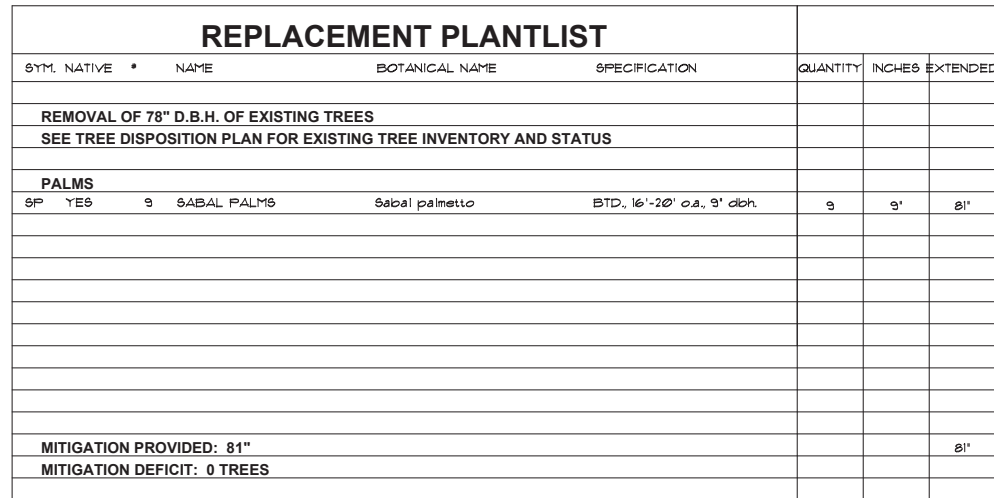


SOUTH OCEAN DRIVE



JAMES F. SOGASH
RLA * 0001132

DRAWN
CHECKED G.J.C.
DATE 12-03-2012
SCALE 1" = 20'
JOB. NO. 12-094
SHEET
L-2
OF SHEETS



A topographic map of a site. The map shows a rectangular area with a north arrow pointing upwards. The north arrow is labeled "north". The map includes a scale bar indicating 0', 10', and 50'. Below the scale bar, the text "SCALE: 1" = 20'" is written.

TREE REPLACEMENT PLAN

REVISION	BY:
1. Per City TAC comments	10/22/15
2. New Background from Proj. Arch.	09/09/14
3. New Background from Proj. Arch.	06/10/14
4. 10-30-14 City TAC comments.	07/07/14

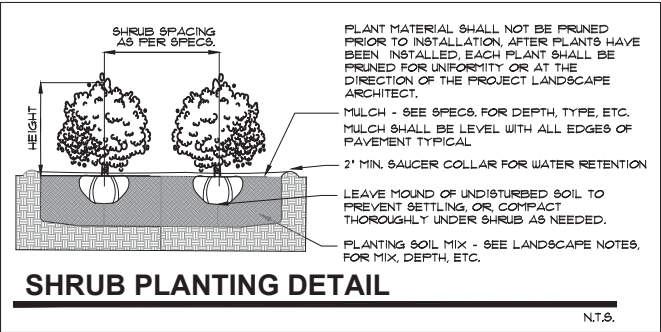
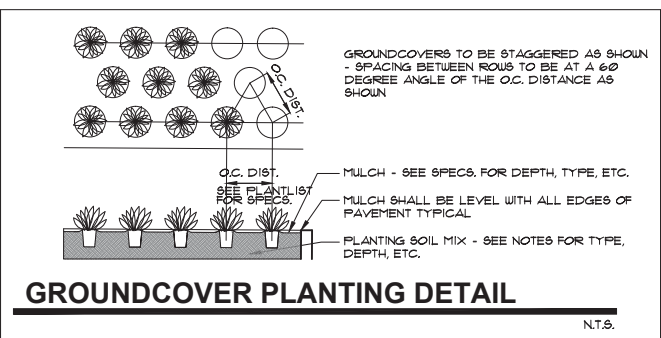
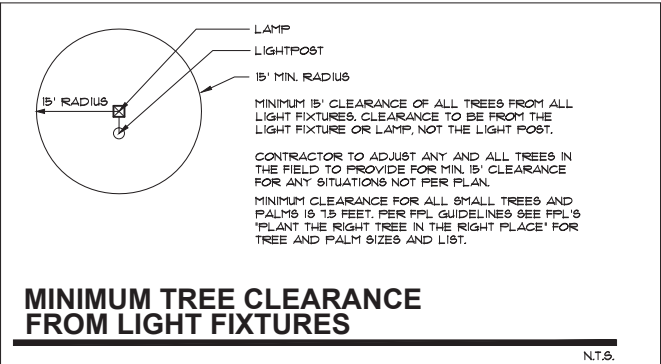
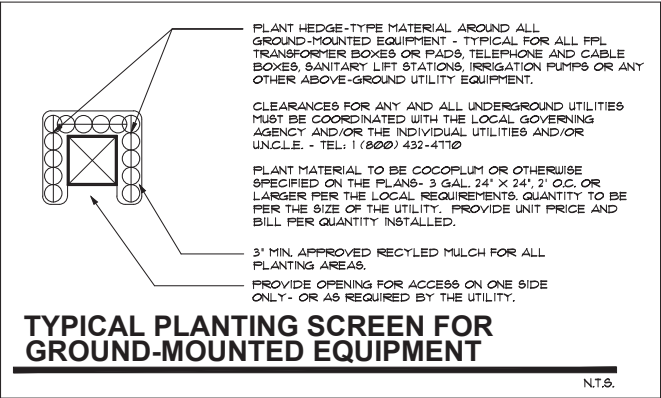
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PROPOSED NEW DEVELOPMENT FOR: OCEAN DRIVE RETAIL BUILDING. 3100 S OCEAN DRIVE HOLLYWOOD, FLORIDA

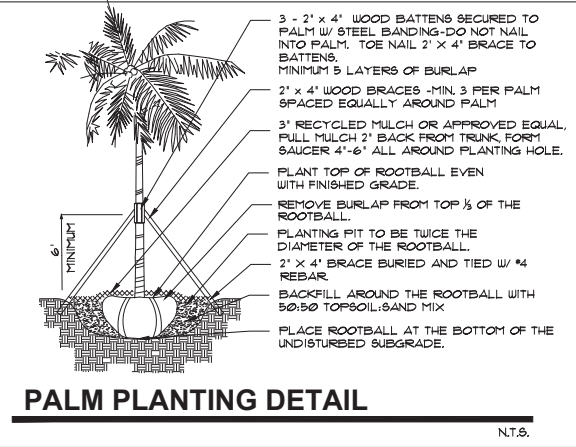
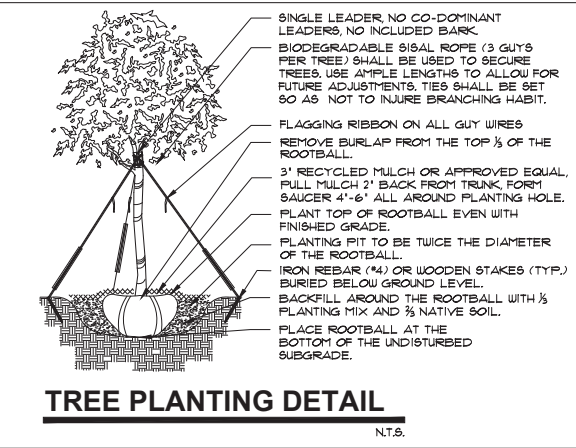
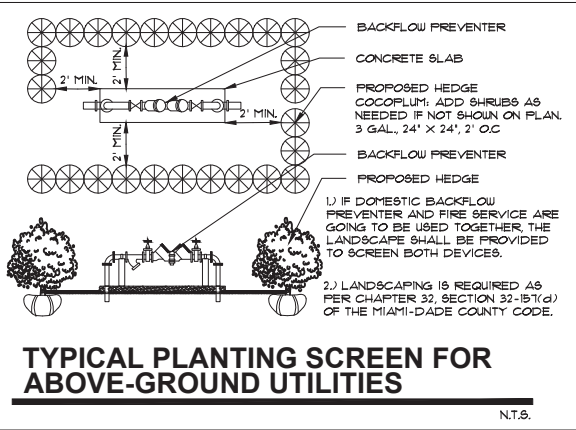


DRAWN	CHECKED
G.J.C.	G.J.C.
DATE	12-03-2012
SCALE	AS SHOWN
JOB. NO.	12-094
SHEET	L-3
OF	SHEETS



FERTILIZATION:
ONE COMPLETE APPLICATION OF GRANULAR FERTILIZER SHALL BE APPLIED PRIOR TO FINAL ACCEPTANCE AND APPROVAL BY THE LANDSCAPE ARCHITECT. AN ADDITIONAL FERTILIZATION PROGRAM SHALL BE SUBMITTED TO THE PROJECT MANAGER FOR AN ANNUAL FERTILIZATION APPLICATION PROGRAM. FERTILIZERS SHALL BE PER ATLANTIC - AFEC FERTILIZER 4 CHEMICAL (AFEC) OR AN APPROVED EQUAL. CONTRACTOR SHALL SUBMIT FERTILIZATION AS A SEPARATE ITEM IN THE BID.

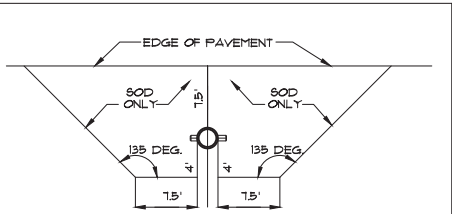
FERTILIZATION SHALL BE AS FOLLOWS: TREES: 12-06-08 (AFEC # 5231) RATE: 15 LBS/ INCH OF DIA. # DBH PALMS: 12-04-12 (AFEC # 1216) RATE: 15 LBS/ INCH OF DIA. # DBH SHRUBS AND GROUNDCOVERS: (12-06-08 AFEC # 5231) RATE: 15 OZ/ FT. OF HEIGHT



LANDSCAPE NOTES

- ALL PLANT MATERIAL SHALL BE FLORIDA NO. 1 GRADE OR BETTER.
- CONTRACTOR SHALL FAMILIARIZE HIMSELF WITH THE LOCATION OF AND AVOID AND PROTECT UTILITY LINES, BURIED CABLES, AND OTHER UTILITIES.
- TREE, PALM, ACCENT AND BED LINES ARE TO BE LOCATED IN THE FIELD AND APPROVED BY THE LANDSCAPE ARCHITECT PRIOR TO INSTALLATION.
- ALL PLANTING SOIL SHALL BE 50:50 TOPSOIL:SAND MIX, FREE OF CLAY, STONES, ROCKS, OR OTHER FOREIGN MATTER. THIS SPECIFICATION INCLUDES ALL BACKFILL FOR BERMS AND OTHER LANDSCAPE AREAS.

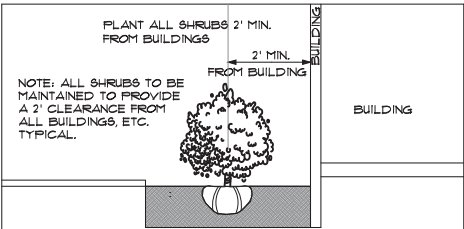
SODDED-LAWN AREAS
2' DEPTH PLANTING SOIL SPREAD IN PLACE- THROUGHOUT.
GROUNDCOVER PLANTING BEDS:
6' DEPTH PLANTING SOIL SPREAD IN PLACE- THROUGHOUT.
SHRUB AND HEDGE PLANTING AREAS:
12' DEPTH PLANTING SOIL SPREAD IN PLACE- THROUGHOUT.
TREES, PALMS, SPECIMEN PLANT MATERIAL:
24' DEPTH PLANTING SOIL SPREAD IN PLACE OR TO THE DEPTH OF THE ROOTBALL OR CONTAINER WHICHEVER IS GREATEST.
LANDSCAPE ISLANDS AND BUILDING FOUNDATIONS:
EXCAVATE AND REMOVE ALL LIMESTONE, ROCKS, DEBRIS, ETC. TO A DEPTH OF 12' AND BACKFILL W/ 50:50 TOPSOIL:SAND MIX.
BUILDING FOUNDATIONS SHALL BE THE SAME DEPTH TO A WIDTH OF 36' FROM THE BUILDING BASE.
- THE SITE CONTRACTOR SHALL BE RESPONSIBLE TO BRING ALL GRADES TO WITHIN 2' OF FINAL GRADES. THIS SHALL INCLUDE A 2' APPLICATION OF 50:50 TOPSOIL:SAND MIX FOR ALL LANDSCAPE AND AREAS TO BE SODDED.
- THE LANDSCAPE CONTRACTOR SHALL CALCULATE AND SUBMIT AN ITEMIZED PRICE FOR THE 2' APPLICATION OF 50:50 MIX FOR ALL SOD AREAS AS A REFERENCE IN THE CASE THAT THERE WOULD BE A DISCREPANCY BETWEEN SITE AND LANDSCAPE CONTRACTORS AND NOTIFY THE SITE CONTRACTOR OR PROJECT SUPERINTENDENT AS TO THIS DISCREPANCY. IT WILL THEN BE DETERMINED WHICH PARTY WILL PROVIDE THIS 2' TOPSOIL:SAND APPLICATION AND SUBSEQUENT PAYMENT.
OTHER PLANTING SOIL MIXES TO BE ADDED, I.E. FOR TREES, PALMS, SPECIMEN PLANTS, SHRUBS AND GROUNDCOVERS SHALL BE THE RESPONSIBILITY OF THE LANDSCAPE CONTRACTOR AND BE INCLUSIVE WITH THE LANDSCAPE BID.
- CONTRACTOR SHALL COORDINATE WITH THE IRRIGATION CONTRACTOR AND LEAVE PROVISIONS FOR ALL, INCLUDING UNDERGROUND UTILITY LINE LOCATIONS DIAL 811 'NO CUTS' AS REQUIRED BY LAW.
- ALL PLANTING BEDS SHALL BE MULCHED TO A DEPTH OF 3' WITH AN APPROVED RECYCLED MULCH BY THE PRESIDING GOVERNING AGENCY. NO HEAVY METALS, I.E. ARSENIC, LEAD, ETC. ARE TO BE CONTAINED IN THE MULCH AND THE CONTRACTOR SHALL PROVIDE CERTIFICATION OR PROOF THAT ALL MULCH IS FREE OF HEAVY METALS OR SIMILAR ENVIRONMENTAL CONTAMINANTS.
- SOD SHALL BE ARGENTINE 'BAHIA' OR ST. AUGUSTINE 'FLORATAM' AS SHOWN ON THE PLANS, STRONGLY ROOTED, FREE FROM WEED, FUNGUS, INSECTS AND DISEASE. CONTRACTOR SHALL SOD ALL AREAS AS INDICATED ON THE PLAN OR AS DIRECTED. PAYMENT SHALL BE DETERMINED BY THE TOTAL MEASURED SODDED AREAS X THE UNIT PRICE SUBMITTED AND FIELD VERIFIED.
- SOD SHALL BE INSTALLED IN ACCORDANCE WITH THE SPECIFICATIONS AS DEFINED BY FDOT. SOD SHALL CARRY A 5-MONTH WARRANTY.
- ALL TREES, PALMS, SHRUBS AND GROUNDCOVERS SHALL CARRY A ONE-YEAR WARRANTY FROM THE DATE OF FINAL ACCEPTANCE.
- ALL TREES AND PALMS SHALL BE STAKED PER ACCEPTED STANDARDS BY THE FLORIDA NURSERYMEN & GROUERS LANDSCAPE ASSOCIATION (FNGLA). THERE SHALL BE ONE FINAL INSPECTION FOR APPROVAL BY THE PRESIDING GOVERNING AGENCY. CONTRACTOR SHALL INSURE THAT THE PLANS, DETAILS, SPECIFICATIONS AND NOTES HAVE BEEN ADHERED TO AND THAT THE LANDSCAPE AND IRRIGATION INSTALLATION IS COMPLIANT TO ALL ITEMS AS DIRECTED ON THE PLANS PRIOR TO SCHEDULING OF THE FINAL INSPECTION.
- THE PLANT LIST IS INTENDED ONLY AS AN AID TO BIDDING. ANY DISCREPANCIES FOUND BETWEEN THE QUANTITIES ON THE PLAN AND PLANT LIST, THE QUANTITIES ON THE PLAN SHALL BE HELD VALID.
- IRRIGATION SHALL PROVIDE FOR A 100% COVERAGE WITH A 100% OVERLAP, AUTOMATIC SYSTEM W/ RAIN MOISTURE SENSOR ATTACHED TO CONTROLLER. ALL FLORIDA BUILDING CODE APPENDIX 'F' IRRIGATION REQUIREMENTS SHALL BE STRICTLY ADHERED TO FOR INSTALLATION AND PREVAILING WATER MANAGEMENT DISTRICT RESTRICTIONS AND REGULATIONS SHALL BE IN COMPLIANCE FOR POST-INSTALLATION WATERING SCHEDULES.
- EXISTING IRRIGATION SYSTEM (IF APPLICABLE) SHALL BE RETROFITTED TO COMPLY WITH THOSE SPECIFICATIONS AS OUTLINED ABOVE.
- CONTRACTOR SHALL PROVIDE A WATER TRUCK DURING PLANTING TO INSURE PROPER WATERING-IN DURING INSTALLATION AND WILL BE RESPONSIBLE FOR CONTINUAL WATERING UNTIL FINAL ACCEPTANCE BY THE OWNER.
- ALL EXISTING TREES, PALMS AND PLANT MATERIAL TO REMAIN SHALL BE PROTECTED DURING CONSTRUCTION. CONTRACTOR SHALL INSTALL PROTECTIVE BARRIERS SUCH AS 'TENAX' PROTECTIVE FENCING OR AS SHOWN ON THE DETAILS TO BE INSTALLED AT THE BEGINNING OF THE PROJECT. BARRIERS SHALL BE LOCATED TO INCLUDE THE DRIVELINE OF THE TREES, PALMS AND PLANT MATERIAL WHERE POSSIBLE. THE CONTRACTOR SHALL TAKE EXTRA CAUTION TO PREVENT ANY DAMAGE TO THE TRUNK, BRANCHES, ROOTS, ROOT ZONE AREAS AND ADJACENT GRADES.
- EXISTING TREES AND PALMS TO REMAIN SHALL BE TRIMMED PER ANSI-300 STANDARDS. SUPERVISION OF THE TRIMMING SHALL BE PERFORMED BY AN ISA-CERTIFIED ARBORIST.
- ALL EXISTING TREES AND PALMS SHALL BE 'LIFTED AND THINNED' TO PROVIDE FOR AN 8' MINIMUM CLEARANCE FOR SIDEWALKS AND PEDESTRIAN WALKWAYS AND A 14' MINIMUM CLEARANCE FOR ROADWAYS, DRIVEWAYS, AND ALL VEHICULAR USE AREAS.
- REMOVAL OF ANY TREES OR PALMS WILL REQUIRE A WRITTEN 'TREE REMOVAL PERMIT' FROM THE LOCAL GOVERNING AGENCY PRIOR TO REMOVAL.
- CITY LANDSCAPE REVIEWER WILL BE NOTIFIED PRIOR TO ANY CHANGES IN APPROVED LANDSCAPE MATERIALS.
- NO PLANT MATERIAL WILL BE PLANTED INTO ROOT BALLS OF TREES AND PALMS.



REQUIREMENTS APPLY TO FIRE HYDRANTS, SIAMENSE CONNECTIONS AND ANY OTHER FIRE EQUIPMENT FOR UTILIZING FIRE HOSE ON PUBLIC OR PRIVATE PROPERTY. BY THE AUTHORITY OF THE FLORIDA BUILDING CODE.

THE CLEAR ZONE SHALL BE FREE OF LANDSCAPE (EXCEPT SOD), MAILBOXES, PARKING, LAMP-POSTS AND ALL OTHER OBJECTS. EXCEPTIONS: OTHER FIRE FIGHTING EQUIPMENT OR TRAFFIC POSTS TO PREVENT FIRE FIGHTING EQUIPMENT.

FIRE HYDRANT CLEAR ZONE DETAIL



SHRUB PLANTING ADJACENT TO BUILDINGS DETAIL

A WRITTEN TREE REMOVAL PERMIT IS REQUIRED FROM THE CITY OF HOLLYWOOD PRIOR TO REMOVAL OF ANY TREES OR PALMS.

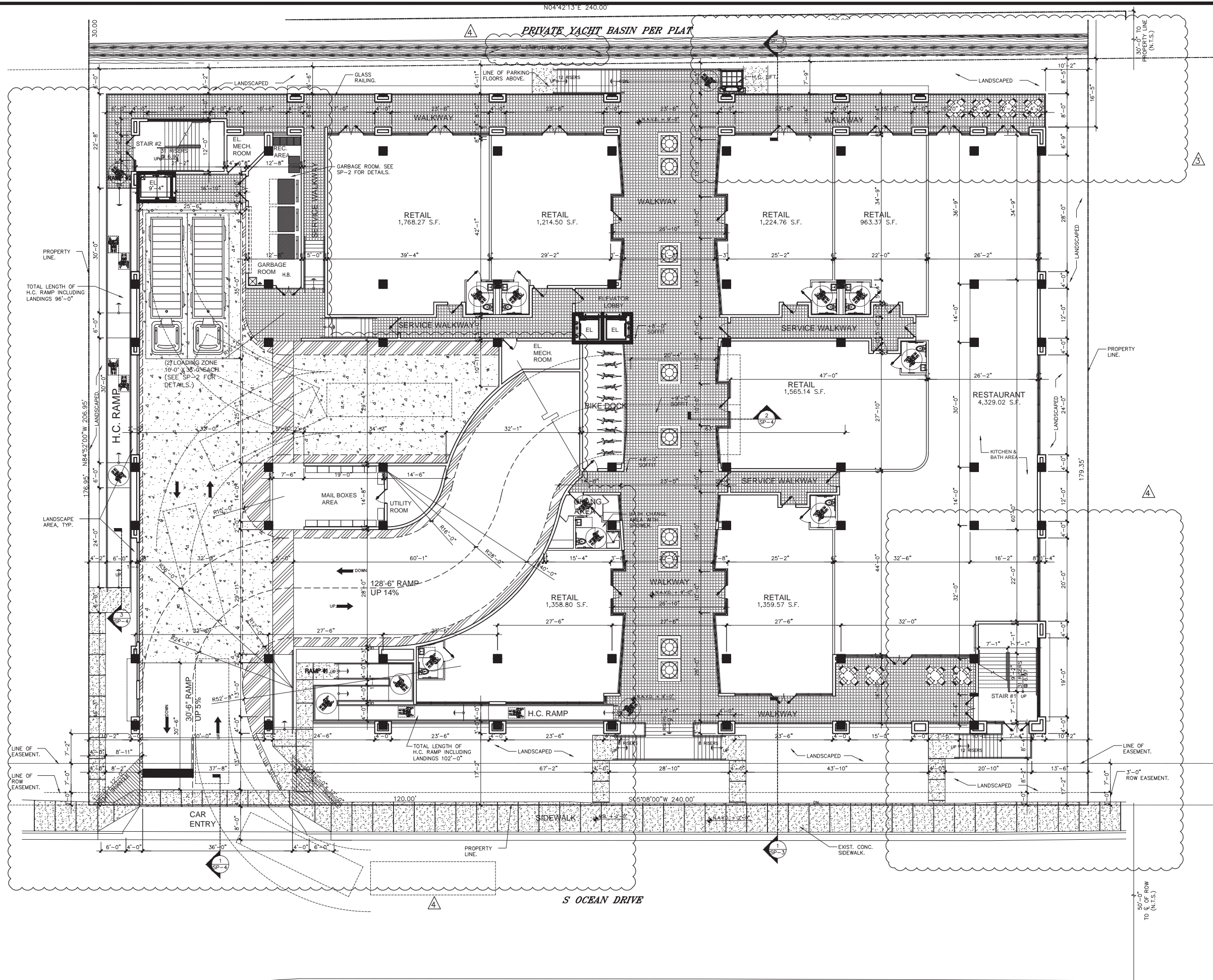
PLANT MATERIAL SHALL NOT BE PLANTED INTO ROOT BALLS OF TREES AND PALMS PER THE CITY OF HOLLYWOOD (TYPICAL).

THE CITY LANDSCAPE ARCHITECT WILL BE NOTIFIED PRIOR TO ANY CHANGES IN APPROVED LANDSCAPE MATERIALS OR SIZES.

SEE SHEET L-2 FOR TREE REPLACEMENT PLAN.

SEE SHEET L-3 FOR LANDSCAPE DETAILS, SPECIFICATIONS, NOTES, ETC.

DETAILS, NOTES, SPECIFICATIONS, ETC.



REVISION	BY:
10/28/2014 T.C. TO 24 COMMENTS	M.J.G.
02/06/2015 T.C. TO 24 COMMENTS	M.J.G.

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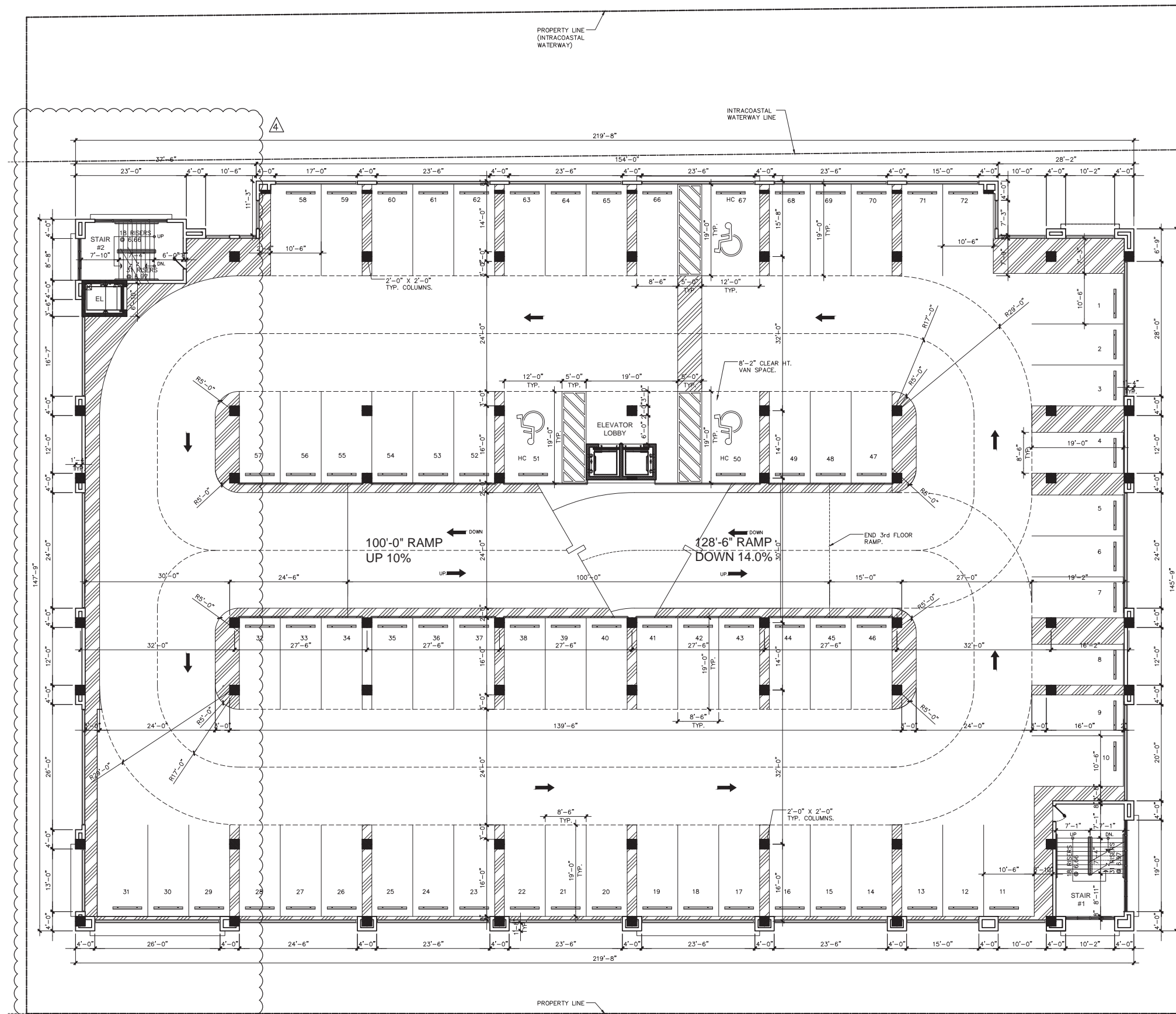
PROPOSED NEW DEVELOPMENT FOR:
OCEAN DRIVE RETAIL BUILDING.
3100 S OCEAN DRIVE
HOLLYWOOD, FLORIDA

SEAL: AR NO. 0007957
AA NO. 26001131

GROUND
FLOOR PLAN

DRAWN	M.J.G.
CHECKED	G.J.C.
DATE	12-03-2012
SCALE	AS NOTED
JOB. NO.	12-094
SHEET	

A-1



PROVIDED PARKING SPACES 2nd FLOOR:	72 SPACES
STANDARD SPACES 2nd FLOOR:	69 SPACES
H.C. SPACES PROVIDED 2nd FLOOR:	3 SPACES

1 PROPOSED 2nd FLOOR PLAN
SCALE: 3/32" = 1'-0"



REVISION	BY:
3/10/28/2014 T.A.C. NO. 24 COMMENTS	M.J.G.
4/02/06/2015 T.A.C. NO. 24 COMMENTS	M.J.G.

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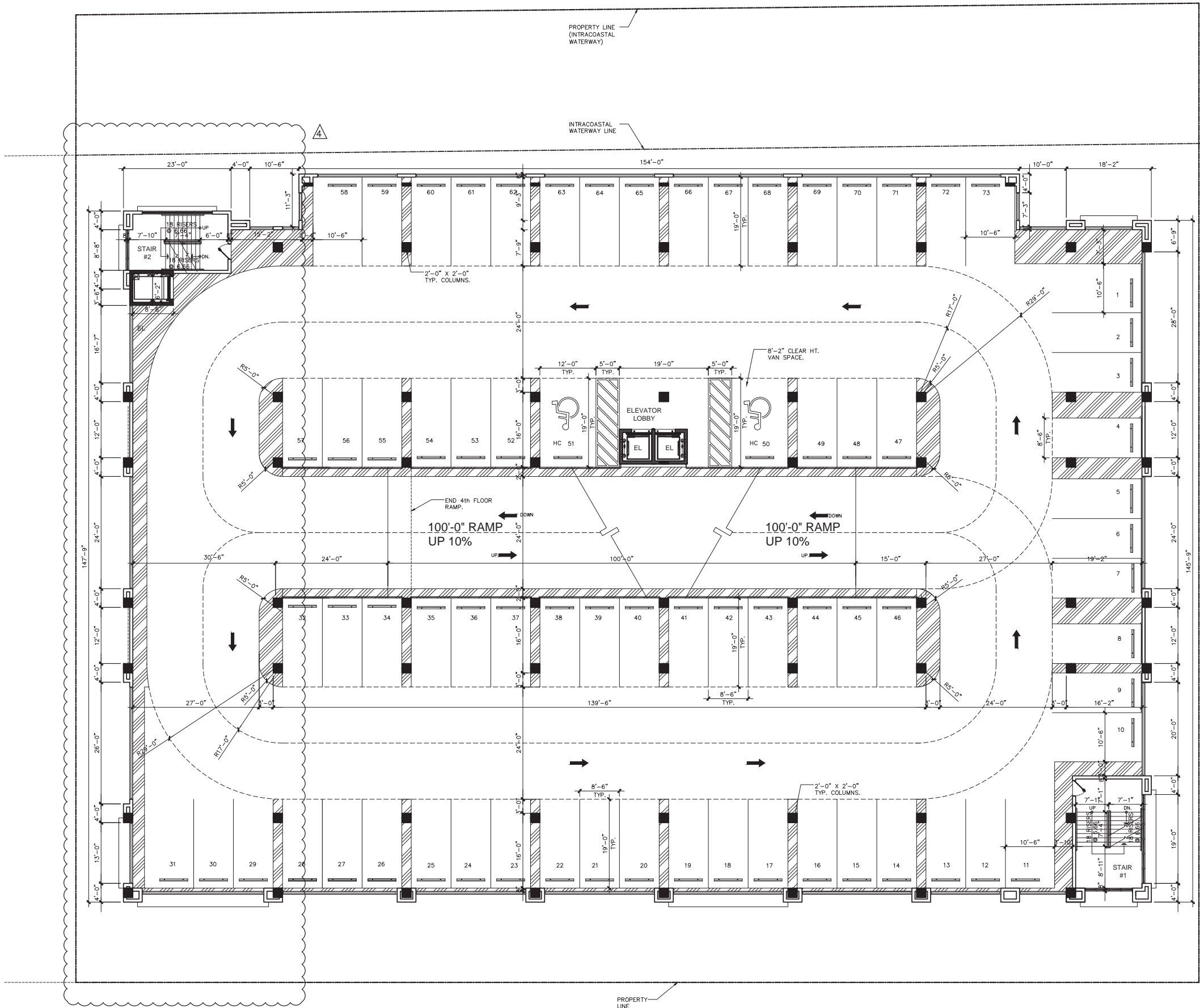
PROPOSED NEW DEVELOPMENT FOR:
OCEAN DRIVE RETAIL BUILDING.
3100 S OCEAN DRIVE
HOLLYWOOD, FLORIDA

SEAL: AR NO. 0007957
AA NO. 26001131

PARKING
2nd. FLOOR PLAN

DRAWN	M.J.G.
CHECKED	G.J.C.
DATE	12-03-2012
SCALE	AS NOTED
JOB. NO.	12-094
SHEET	

A-2
OF 5 SHEETS



PROVIDED PARKING SPACES 2nd FLOOR:	73 SPACES
STANDARD SPACES 2nd FLOOR:	71 SPACES
H.C. SPACES PROVIDED 2nd FLOOR:	2 SPACES

REVISION	BY:
10/28/2014 T.C. REV #1 COMMENTS	M.J.G.
02/06/2015 T.C. REV #2 COMMENTS	M.J.G.

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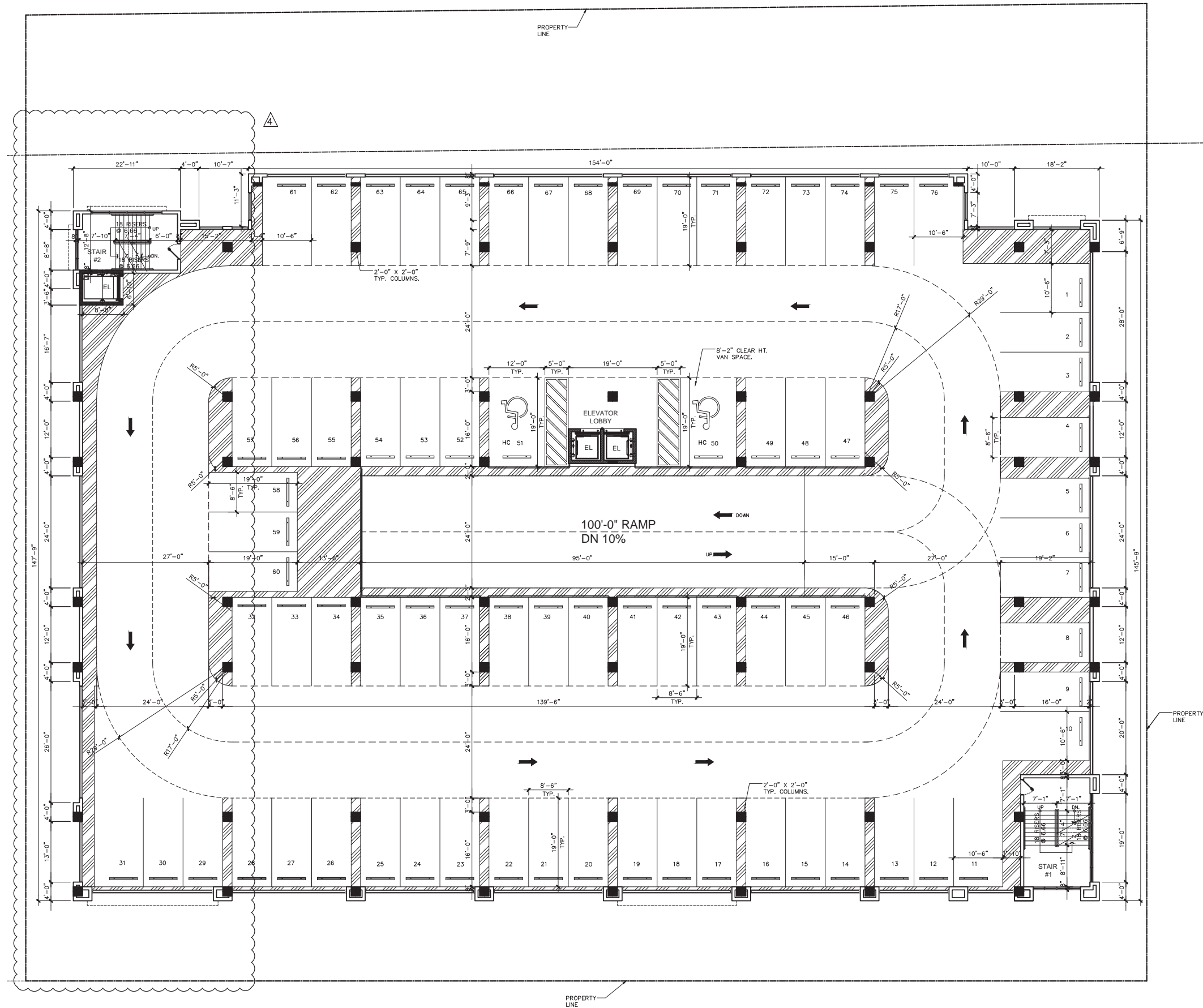
PROPOSED NEW DEVELOPMENT FOR:
OCEAN DRIVE RETAIL BUILDING.
3100 S OCEAN DRIVE
HOLLYWOOD, FLORIDA

SEAL: AR NO. 0007957
AA NO. 26001131

PARKING
3th. FLOOR PLAN

DRAWN M.J.G.
CHECKED G.J.C.
DATE 12-03-2012
SCALE AS NOTED
JOB. NO. 12-094
SHEET


A-3



PROVIDED PARKING SPACES 4th FLOOR:	76 SPACES
STANDARD SPACES 4th FLOOR:	74 SPACES
H.C. SPACES PROVIDED 4th FLOOR:	2 SPACES

REVISION	BY:
3 10/28/2014 T.A.C. REV. #4 COMMENTS	M.J.G.
4 02/06/2015 T.A.C. REV. #4 COMMENTS	M.J.G.

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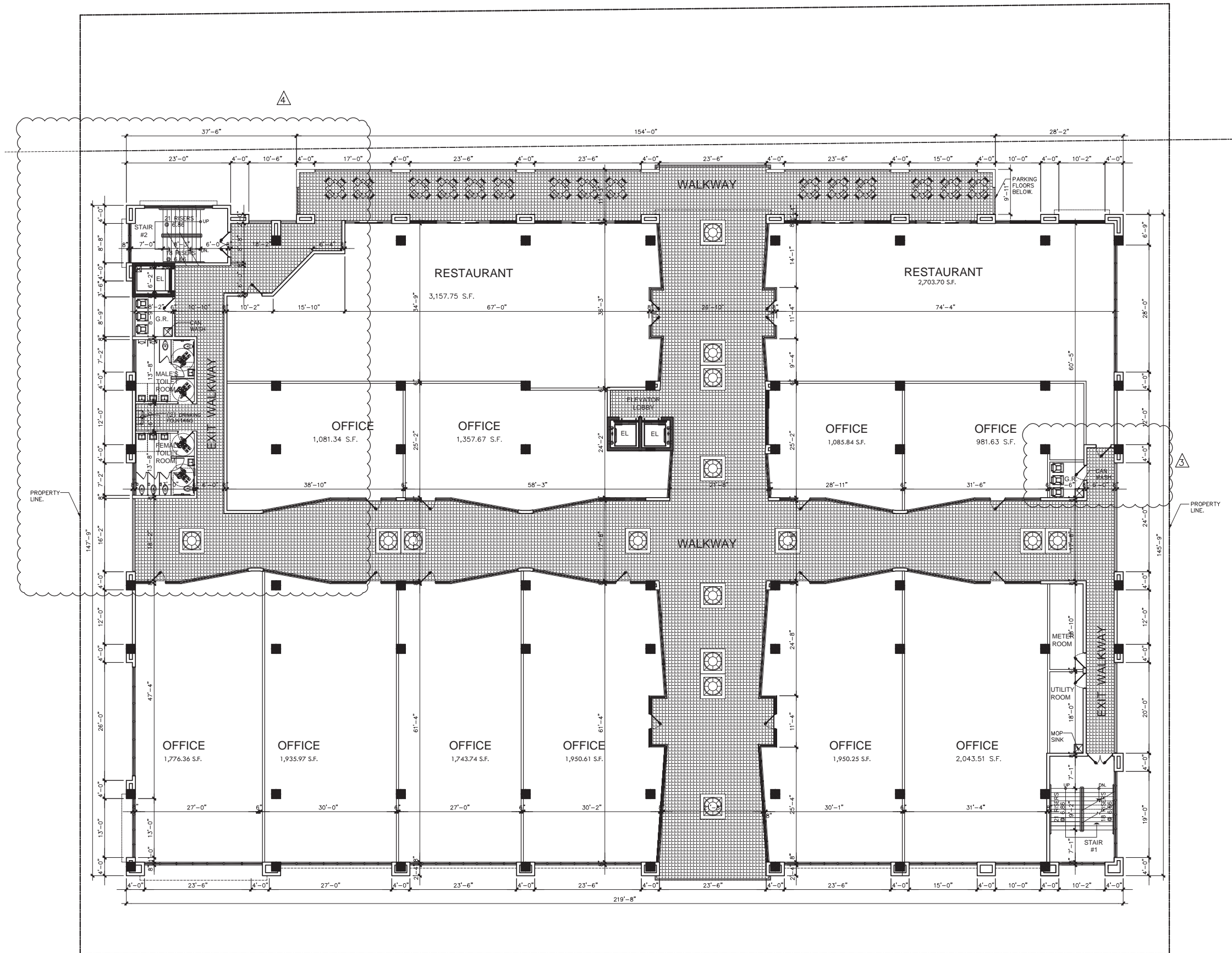
PROPOSED NEW DEVELOPMENT FOR:
OCEAN DRIVE RETAIL BUILDING.
3100 S OCEAN DRIVE
HOLLYWOOD, FLORIDA

SEAL: AR NO. 0007957
AA NO. 26001131

PARKING
4th. FLOOR PLAN

DRAWN	M.J.G.
CHECKED	G.J.C.
DATE	12-03-2012
SCALE	AS NOTED
JOB. NO.	12-094
SHEET	

A-4



REVISION	BY:
3/10/28/2014 T.A.C. NO. 24 COMMENTS	M.J.G.
4/02/06/2015 T.A.C. NO. 24 COMMENTS	M.J.G.

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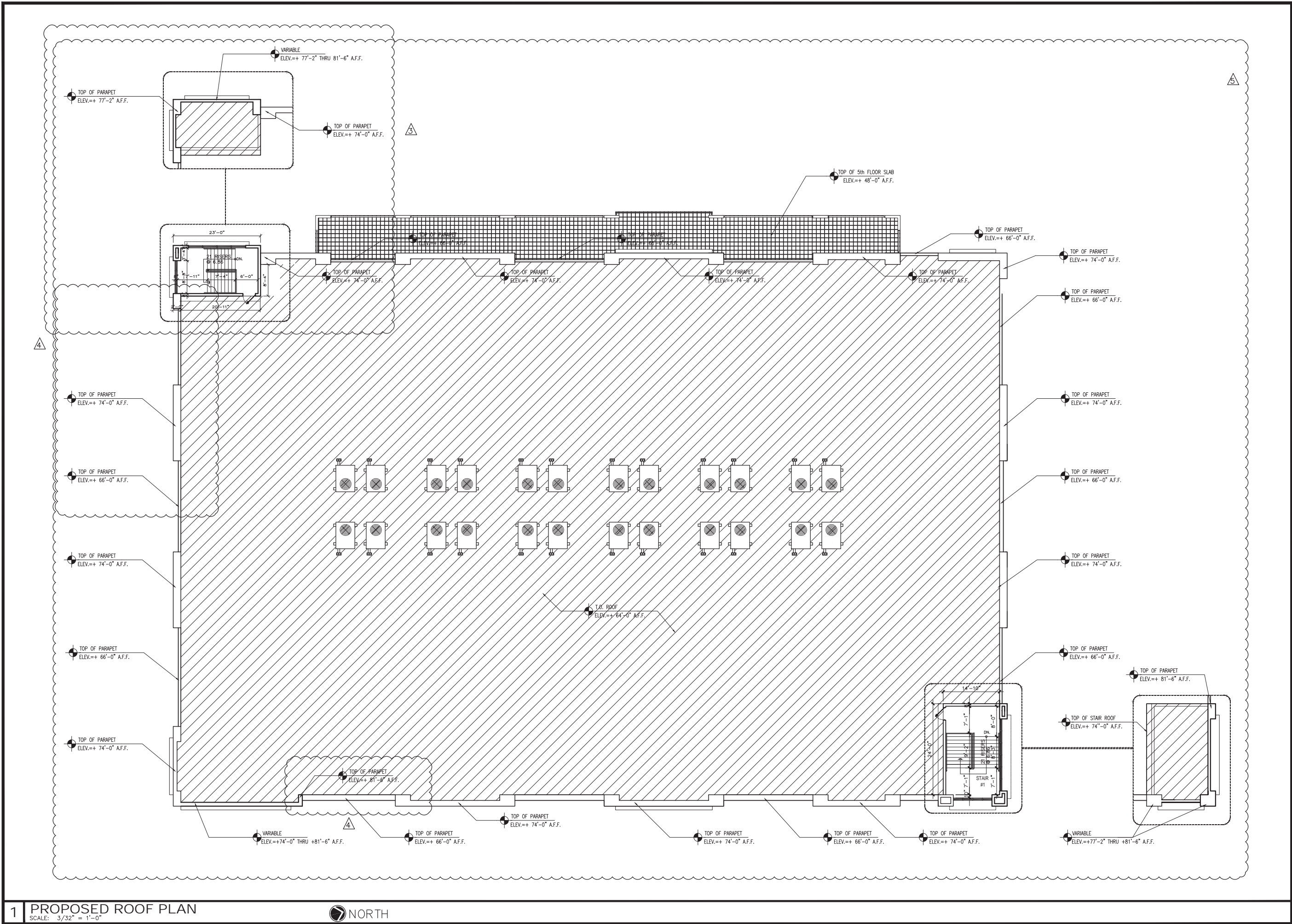
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3100 S OCEAN DRIVE
HOLLYWOOD, FLORIDA

SEAL: AR NO. 0007957
AA NO. 26001131

5th. FLOOR PLAN

DRAWN	M.J.G.
CHECKED	G.J.C.
DATE	12-03-2012
SCALE	AS NOTED
JOB. NO.	12-094
SHEET	

A-5



1 PROPOSED ROOF PLAN
SCALE: 3/32" = 1'-0"

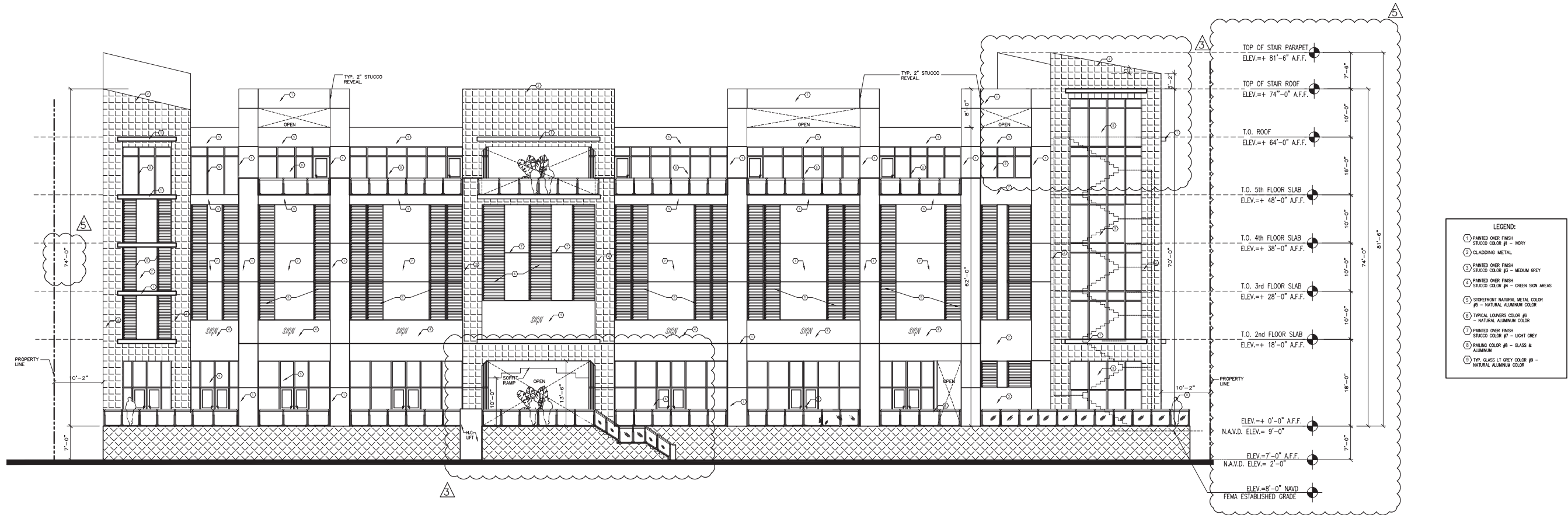


REVISION	BY:
10/28/2014 T.C. REVISEMENTS	M.J.G.
02/06/2015 T.C. REVISEMENTS	M.J.G.
05/15/2015 T.C. REVISEMENTS	M.J.G.

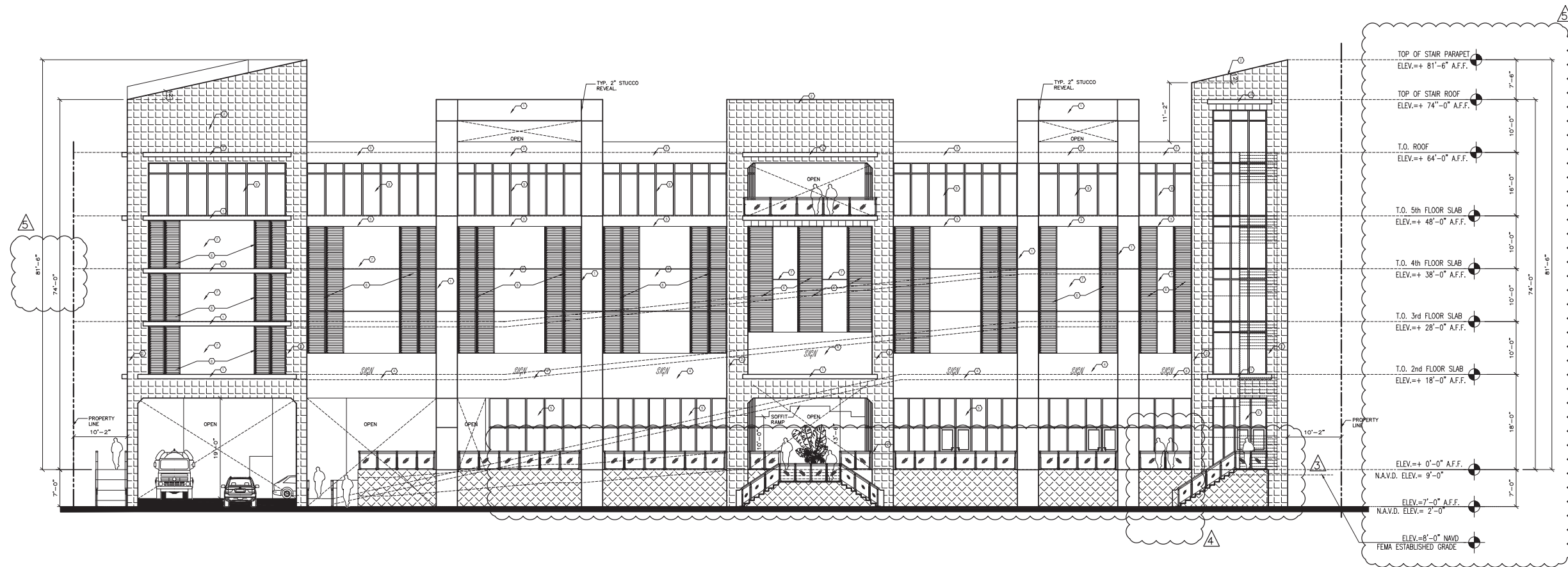
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3100 S OCEAN DRIVE
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SEAL:	AR NO. 0007957 AA NO. 26001131
ROOF PLAN	
DRAWN	M.J.G.
CHECKED	G.J.C.
DATE	12-03-2012
SCALE	AS NOTED
JOB. NO.	12-094
SHEET	A-6
OF	5 SHEETS



2 | PROPOSED WATERWAY (WEST) ELEVATION
SCALE: 3/32" = 1'-0"



1 | PROPOSED OCEAN DRIVE (EAST) ELEVATION
SCALE: 3/32" = 1'-0"



REVISION	BY:
3/10/28/2014	M.J.G.
4/02/06/2015	M.J.G.
5/05/15/2015	M.J.G.

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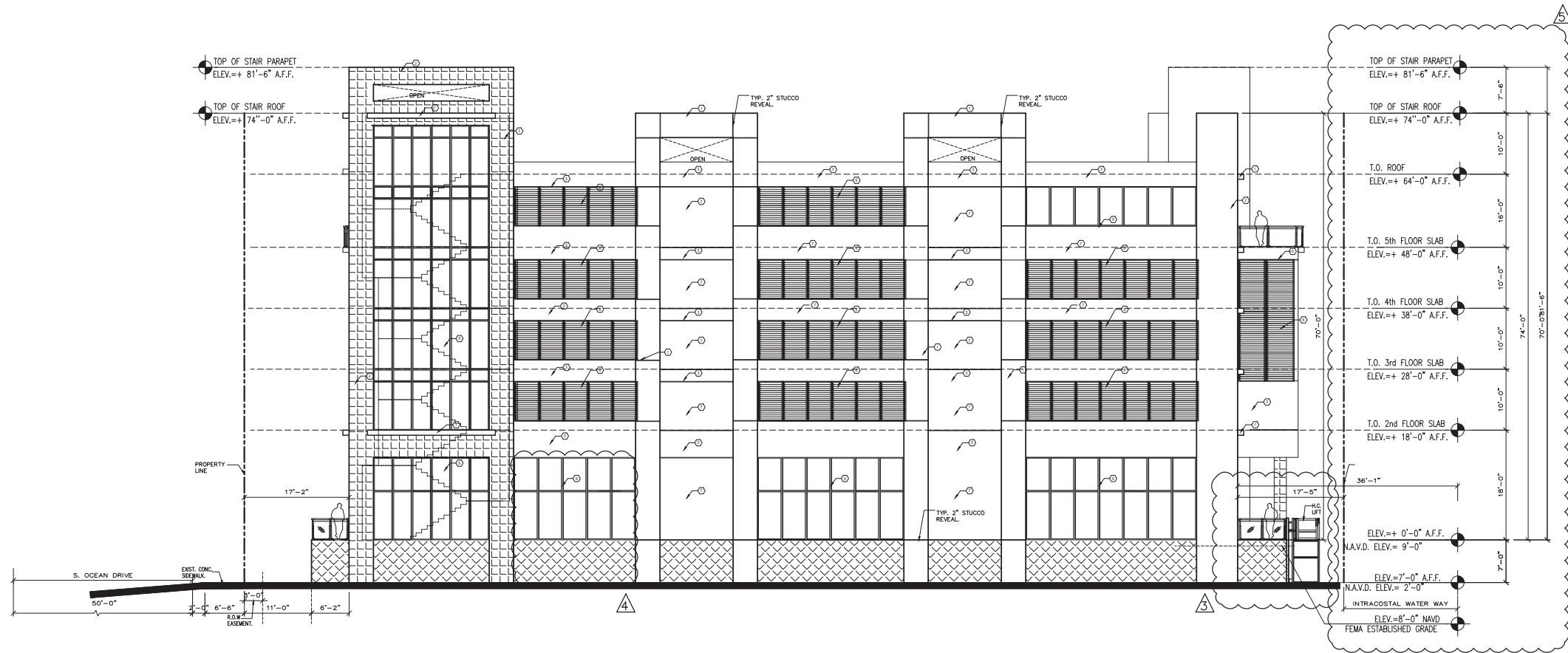
SEAL: AR NO. 0007957
AA NO. 26001131

ELEVATIONS

DRAWN	M.J.G.
CHECKED	G.J.C.
DATE	12-03-2012
SCALE	AS NOTED
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SHEET	

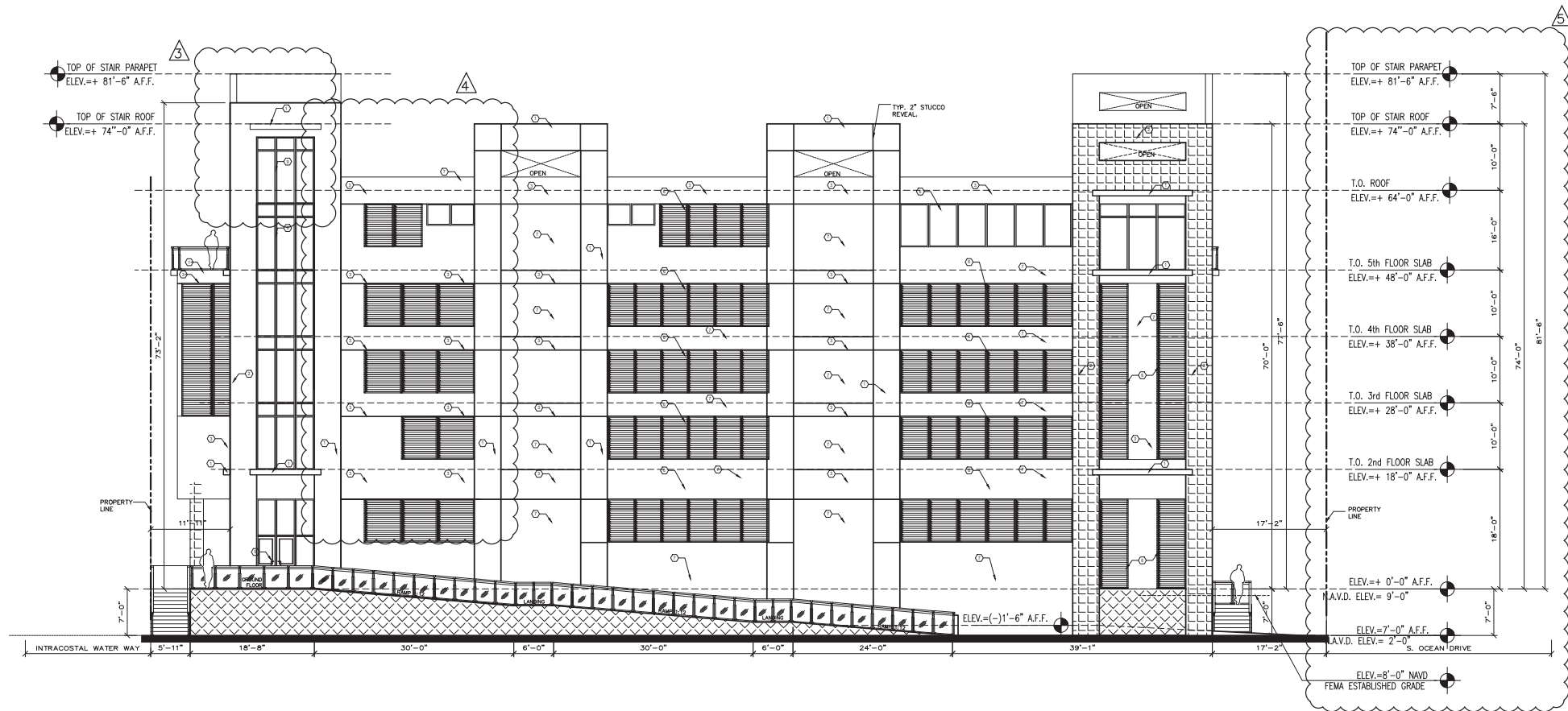
A-7

OF 1 SHEETS



- LEGEND:
- ① PAINTED OVER FINISH STUCCO COLOR #1 - IVORY
 - ② CLADDING METAL
 - ③ PAINTED OVER FINISH STUCCO COLOR #3 - MEDIUM GREY
 - ④ PAINTED OVER FINISH STUCCO COLOR #4 - GREEN SIGN AREAS
 - ⑤ STONEFRONT NATURAL METAL COLOR #5 - NATURAL ALUMINUM COLOR
 - ⑥ TYPICAL LOUVERS COLOR #6 - NATURAL ALUMINUM COLOR
 - ⑦ PAINTED OVER FINISH STUCCO COLOR #7 - LIGHT GREY
 - ⑧ RAILING COLOR #8 - GLASS & ALUMINUM
 - ⑨ TYP. GLASS LT GREY COLOR #9 - NATURAL ALUMINUM COLOR

2 PROPOSED NORTH ELEVATION
SCALE: 3/32" = 1'-0"



1 PROPOSED SOUTH ELEVATION
SCALE: 3/32" = 1'-0"



REVISION	BY:
310/28/2014	M.J.G.
402/06/2015	M.J.G.
505/15/2015	M.J.G.

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DRAWN	M.J.G.
CHECKED	G.J.C.
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SCALE	AS NOTED
JOB. NO.	12-094
SHEET	

A-8