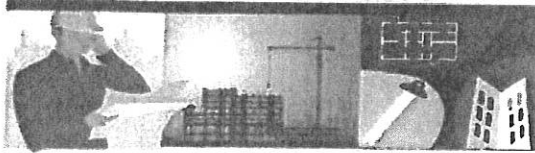


DEPARTMENT OF PLANNING



File No. (internal use only): _____

2600 Hollywood Boulevard Room 315
Hollywood, FL 33022

GENERAL APPLICATION



Tel: (954) 921-3471
Fax: (954) 921-3347

This application must be completed in full and submitted with all documents to be placed on a Board or Committee's agenda.

The applicant is responsible for obtaining the appropriate checklist for each type of application.

Applicant(s) or their authorized legal agent must be present at all Board or Committee meetings.

At least one set of the submitted plans for each application must be signed and sealed (i.e. Architect or Engineer).

Documents and forms can be accessed on the City's website at
<http://www.hollywoodfl.org/DocumentCenter/Home/View/21>



APPLICATION TYPE (CHECK ONE):

- ☒ Technical Advisory Committee ☐ Historic Preservation Board
☐ City Commission ☐ Planning and Development Board

Date of Application: _____

Location Address: Chai Developers, Ltd.

Lot(s): n/a Block(s): n/a Subdivision: Hollywood Plaza Pl.

Folio Number(s): 51411300027; 51411300072; 51411300073

Zoning Classification: 327 CD-CG Land Use Classification: COMMERCIAL

Existing Property Use: Comm & Vacant Sq Ft/Number of Units: _____

Is the request the result of a violation notice? () Yes (X) No If yes, attach a copy of violation.

Has this property been presented to the City before? If yes, check all that apply and provide File Number(s) and Resolution(s): _____

- ☒ Economic Roundtable ☐ Technical Advisory Committee ☐ Historic Preservation Board
☐ City Commission ☐ Planning and Development

Explanation of Request: site plan + parking variance

Number of units/rooms: n/a Sq Ft: 358,915

Value of Improvement: \$5 million Estimated Date of Completion: 10 months post-permit

Will Project be Phased? () Yes (X) No If Phased, Estimated Completion of Each Phase _____

Name of Current Property Owner: Chai Developers, Ltd.

Address of Property Owner: 101 S. State Rd. 7, #201, Hollywood, FL 33023

Telephone: _____ Fax: _____ Email Address: _____

Name of Consultant/Representative/Tenant (circle one): Rod A. Feiner, Esq.

Address: 1404 S. Andrews Ave. Ft Lauderdale FL 33316 Telephone: 954-761-3636

Fax: 954-761-1818 Email Address: rafeiner@coker-feiner.com

Date of Purchase: _____ Is there an option to purchase the Property? Yes () No ()

If Yes, Attach Copy of the Contract.

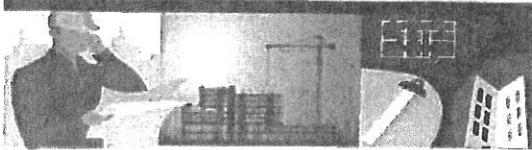
List Anyone Else Who Should Receive Notice of the Hearing: n/a

Address: _____

Email Address: _____

*514113370010 Caperton (leaf)

DEPARTMENT OF PLANNING



2600 Hollywood Boulevard Room 315
Hollywood, FL 33022

GENERAL APPLICATION

CERTIFICATION OF COMPLIANCE WITH APPLICABLE REGULATIONS

The applicant/owner(s) signature certifies that he/she has been made aware of the criteria, regulations and guidelines applicable to the request. This information can be obtained in Room 315 of City Hall or on our website at www.hollywoodfl.org. The owner(s) further certifies that when required by applicable law, including but not limited to the City's Zoning and Land Development Regulations, they will post the site with a sign provided by the Office of Planning and Development Services. The owner(s) will photograph the sign the day of posting and submit photographs to the Office of Planning and Development Services as required by applicable law. Failure to post the sign will result in violation of State and Municipal Notification Requirements and Laws.

(I)(We) certify that (I) (we) understand and will comply with the provisions and regulations of the City's Zoning and Land Development Regulations, Design Guidelines, Design Guidelines for Historic Properties and City's Comprehensive Plan as they apply to this project. (I)(We) further certify that the above statements and drawings made on any paper or plans submitted herewith are true to the best of (my)(our) knowledge. (I)(We) understand that the application and attachments become part of the official public records of the City and are not returnable.

Signature of Current Owner: _____ Date: _____

PRINT NAME: Daniel Benshmuel, Member Date: _____

Signature of Consultant/Representative: _____ Date: _____

PRINT NAME: Rod A. Feiner Date: _____

Signature of Tenant: _____ Date: _____

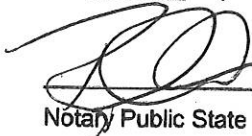
PRINT NAME: _____ Date: _____

CURRENT OWNER POWER OF ATTORNEY

I am the current owner of the described real property and that I am aware of the nature and effect the request for (project description) site plan + parking variance to my property, which is hereby made by me or I am hereby authorizing (name of the representative) Rod A. Feiner & Coker & Feiner to be my legal representative before the committee (Board and/or Committee) relative to all matters concerning this application.

Sworn to and subscribed before me

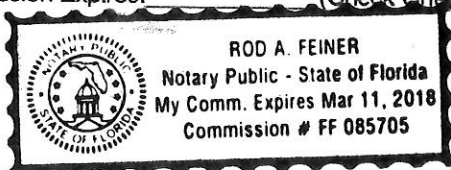
this 7 day of April, 2017


Notary Public State of Florida


SIGNATURE OF CURRENT OWNER

Daniel Benshmuel
PRINT NAME

My Commission Expires: _____ (Check One) ☒ Personally known to me; OR _____



PRELIMINARY T.A.C SUBMITTAL

MEETING DATE: 04-11-2017

101 SOUTH STATE RD 7
HOLLYWOOD , FLORIDA 33023

DTI PROJECT # 15087.02

ARCHITECT:



DEVELOPER:

CHAI DEVELOPERS LIMITED
101 S. STATE RD 7
HOLLYWOOD , FLORIDA 33023



SCOPE OF WORK

TO REDEVELOP THE EXISTING SITE ON THE SOUTH EAST CORNER OF HOLLYWOOD BLVD & US 441 TO INCORPORATE A BANK W/ DRIVE THRU OUTPARCEL, A MIXED USE FOOD SERVICE W/ DRIVE THRU & RETAIL OUTPARCEL & RENOVATE THE EXISTING 2 STORY BUILDING INTO A GROUND LEVEL RETAIL BUILDING W/ MULTIPLE TENANTS, AND A 2ND FLOOR OFFICES AREA WITH ROOFTOP VALET PARKING.

PROJECT DIRECTORY

OWNER/DEVELOPER:
CHAI DEVELOPERS LIMITED
101 STATE RD 7
HOLLYWOOD, FLORIDA 33023

ARCHITECT:
DESIGN TECH INTL., INC.
14125 NW 80th AVENUE, SUITE 303
MIAMI LAKES, FLORIDA, 33016
PHONE: (786) 235-9097

LEGAL DESCRIPTION

A PORTION OF THE WEST 1/2 OF THE SOUTHEAST 1/4 OF SECTION 13, TOWNSHIP 51 SOUTH, RANGE 41 EAST, BROWARD COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE NORTHWEST CORNER OF SAID SOUTHEAST 1/4; THENCE SOUTH 02°30'21" EAST ON THE WEST LINE OF SAID SOUTHEAST 1/4 FOR 60.01 FEET TO THE INTERSECTION WITH THE WESTERLY EXTENSION OF THE SOUTH RIGHT-OF-WAY LINE OF HOLLYWOOD BOULEVARD AS DESIGNATED BY DEED BOOK 173, PAGE 146, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA; THENCE NORTH 88°24'16" EAST ON SAID WESTERLY EXTENSION OF HOLLYWOOD BOULEVARD FOR 135.40 FEET TO THE INTERSECTION OF SAID WESTERLY EXTENSION OF HOLLYWOOD BOULEVARD WITH THE WESTERLY EXTENSION OF THE SOUTH RIGHT-OF-WAY LINE OF SAID PUBLIC RECORDS, FOR 138.10 FEET TO THE NORTHEAST CORNER OF SAID RIGHT-OF-WAY PARCEL 174 AND THE POINT OF BEGINNING; THENCE CONTINUE NORTH 88°24'16" EAST ON SAID SOUTH RIGHT-OF-WAY LINE 390.87 FEET TO THE MOST NORTHERLY NORTHWEST CORNER OF HOLLYWOOD PLAZA*, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 181, PAGE 12, OF SAID PUBLIC RECORDS; THENCE ALONG THE WESTERLY AND NORTHERLY BOUNDARIES OF SAID HOLLYWOOD PLAZA*, THE FOLLOWING FOUR (4) COURSES AND DISTANCES: 1) SOUTH 02°30'21" EAST ON A WESTERLY EXTENSION OF SAID HOLLYWOOD PLAZA* FOR 125.44 FEET TO THE INTERSECTION OF SAID WESTERLY EXTENSION OF HOLLYWOOD PLAZA* WITH THE WESTERLY LINE OF SAID PLAT 266.00 FEET; 4) SOUTH 87°29'17" WEST ON A NORTH LINE OF SAID PLAT AND ITS WESTERLY EXTENSION, 403.89 FEET TO THE INTERSECTION WITH THE EASTERLY RIGHT-OF-WAY LINE OF STATE ROAD NO. 7 (U.S. HIGHWAY NO. 441) (SOUTH 60TH AVENUE); THENCE ALONG SAID EASTERLY RIGHT-OF-WAY LINE, BEING THE EASTERLY BOUNDARY OF THE AFORESAIDMENTED RIGHT-OF-WAY PARCEL 174, THE FOLLOWING EIGHT (8) COURSES AND DISTANCES: 1) NORTH 01°58'57" WEST 53.45 FEET; 2) NORTH 12°34'54" EAST 51.86 FEET; 3) NORTH 01°58'08" WEST 159.75 FEET; 4) NORTH 01°58'08" WEST 159.75 FEET; 5) NORTH 01°58'08" WEST 159.75 FEET; 6) NORTH 66°50'29" WEST 23.17 FEET; 7) NORTH 01°58'51" WEST 159.75 FEET; 8) NORTH 03°21'42" EAST 57.83 FEET TO THE POINT OF BEGINNING.

TOGETHER WITH

A PORTION OF PARCEL "A", "HOLLYWOOD PLAZA", ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 181, PAGE 12, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

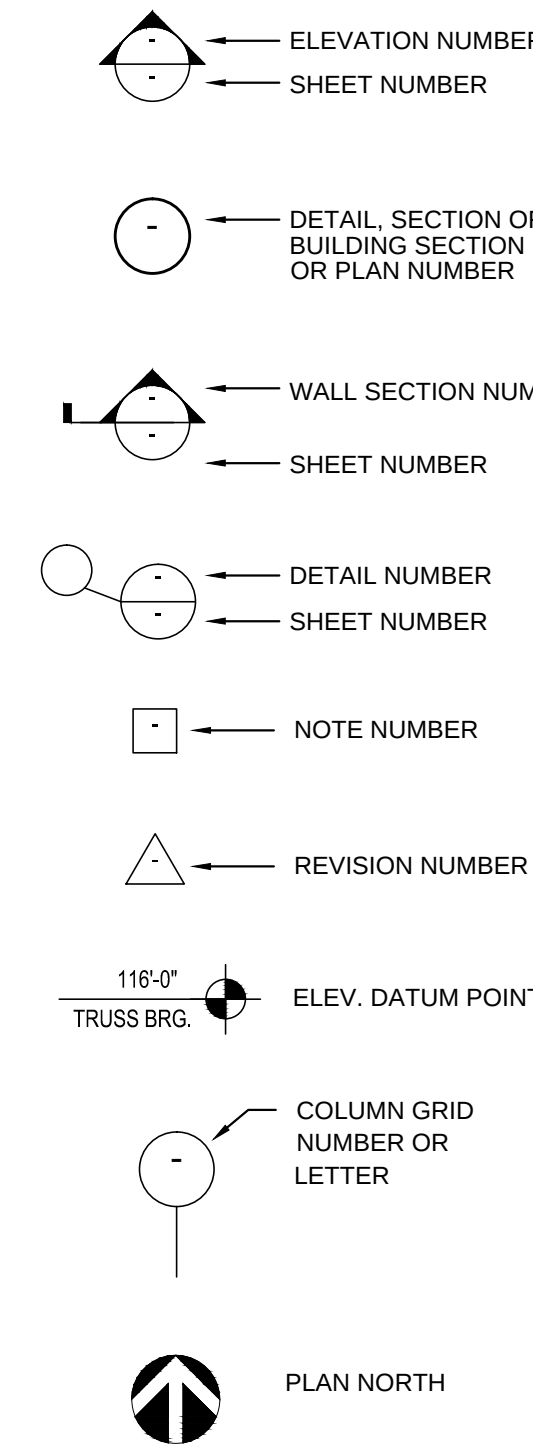
BEGINNING AT THE NORTHWEST CORNER OF SAID PARCEL "A"; THENCE NORTH 88°25'55" EAST ALONG THE NORTH LINE OF SAID PARCEL "A"; ALSO BEING THE SOUTH RIGHT-OF-WAY LINE OF HOLLYWOOD BOULEVARD 194.47 FEET; THENCE SOUTH 02°37'24" EAST ALONG THE NORTHERLY EXTENSION OF AN EAST LINE OF SAID PARCEL "A" AND ALONG SAID EAST LINE 571.28 FEET TO A POINT ON A SOUTH LINE OF SAID PARCEL "A"; THENCE SOUTH 87°22'28" WEST ALONG SAID SOUTH LINE 241.62 FEET; THENCE NORTH 02°30'21" WEST ALONG A WEST LINE OF SAID PARCEL "A"; 289.06 FEET; THENCE NORTH 87°29'41" EAST ALONG A NORTH LINE OF SAID PARCEL "A" 46.00 FEET; THENCE NORTH 02°30'21" WEST ALONG A WEST LINE OF SAID PARCEL "A" 285.90 FEET TO THE POINT OF BEGINNING.

ALL OF THE ABOVE ALSO DESCRIBED AS

A PORTION OF THE WEST 1/2 OF THE SOUTHEAST 1/4 OF SECTION 13, TOWNSHIP 51 SOUTH, RANGE 41 EAST, BROWARD COUNTY, FLORIDA AND A PORTION OF PARCEL "A", "HOLLYWOOD PLAZA", ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 181, PAGE 12, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE NORTHWEST CORNER OF SAID SOUTHEAST 1/4; THENCE SOUTH 02°30'21" EAST ON THE WEST LINE OF SAID SOUTHEAST 1/4 FOR 60.01 FEET TO THE INTERSECTION WITH THE WESTERLY EXTENSION OF THE SOUTH RIGHT-OF-WAY LINE OF HOLLYWOOD BOULEVARD AS DESIGNATED BY DEED BOOK 173, PAGE 445; OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA; THENCE NORTH 88°21'46" EAST ON SAID WESTERLY EXTENSION AND ON THE NORTHERLY BOUNDARY OF RIGHT-OF-WAY PARCEL 174 AS RECORDED IN OFFICIAL RECORDS BOOK 48872, PAGE 1285, OF SAID PUBLIC RECORDS; FOR 138.10 FEET TO THE NORTHEAST CORNER OF SAID RIGHT-OF-WAY PARCEL 174 AND THE POINT OF BEGINNING; THENCE NORTH 01°51'50" WEST 157.51 FEET; 4) NORTH 01°12'44" EAST 23.53 FEET; 5) NORTH 01°59'31" WEST 35.86 FEET; 6) NORTH 68°55'25" EAST 194.47 FEET; THENCE SOUTH 02°37'24" EAST ALONG THE NORTHERLY EXTENSION OF AN EAST LINE OF SAID PARCEL "A" AND ALONG SAID EAST LINE 51.28 FEET TO A POINT ON A SOUTH LINE OF SAID PARCEL "A"; THENCE SOUTH 87°22'26" WEST ALONG SAID SOUTH LINE 241.62 FEET; THENCE NORTH 02°30'21" WEST ALONG A WEST LINE OF SAID PARCEL "A" 23.06 FEET; THENCE SOUTH 87°29'17" WEST ON A NORTH LINE OF PARCEL "B" OF SAID PLAT AND ITS WESTERLY EXTENSION, 403.89 FEET TO THE INTERSECTION WITH THE EASTERLY RIGHT-OF-WAY LINE OF STATE ROAD NO. 7 (U.S. HIGHWAY NO. 44) AND THE POINT OF BEGINNING; 7) NORTH 01°51'50" WEST 157.51 FEET; 8) NORTH 01°12'44" EAST 23.53 FEET; 9) NORTH 01°59'31" WEST 35.86 FEET; 10) NORTH 68°55'25" EAST 194.47 FEET; 11) NORTH 01°51'50" WEST 157.51 FEET; 12) NORTH 01°12'44" EAST 23.53 FEET; 13) NORTH 01°59'31" WEST 35.86 FEET; 14) NORTH 68°55'25" EAST 194.47 FEET TO THE POINT OF BEGINNING.

SYMBOLLOGY / LEGEND



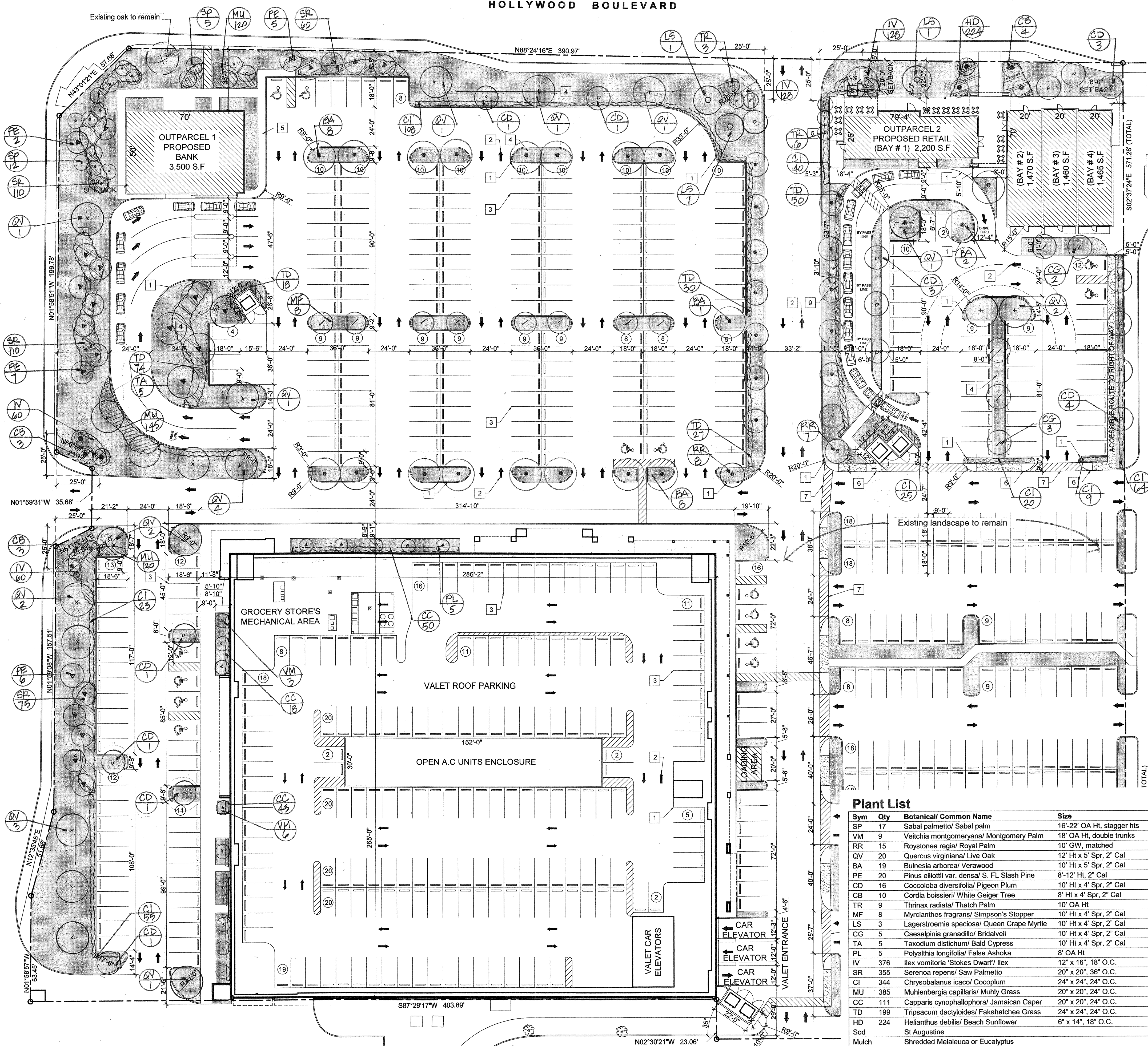
SHEET INDEX

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CARLOS PIZARRO, R.A.
AR-0013079

REVISION

STATE RD. 7 (US 441)



PROPOSED LANDSCAPE PLAN
SCALE: 1" = 30'-0"

Plant List

Sym	Qty	Botanical/ Common Name	Size	Native
SP	17	Sabal palmetto/ Sabal palm	16'-22' OA Ht, stagger hts	Yes
VM	9	Veitchia montgomeryana/ Montgomery Palm	18' OA Ht, double trunks	No
RR	15	Roystonea regia/ Royal Palm	10' GW, matched	Yes
QV	20	Quercus virginiana/ Live Oak	12' Ht x 5' Spr, 2" Cal	Yes
BA	19	Banksia arborea/ Verawood	10' Ht x 5' Spr, 2" Cal	No
PE	20	Pinus elliotii var. densa/ S. FL Slash Pine	8'-12' Ht, 2" Cal	Yes
CD	16	Coccoloba diversifolia/ Pigeon Plum	10' Ht x 4' Spr, 2" Cal	Yes
CB	10	Cordia boissieri/ White Geiger Tree	8' Ht x 4' Spr, 2" Cal	No
TR	9	Thrinax radiata/ Thatch Palm	10' OA Ht	Yes
MF	8	Myrcianthes fragrans/ Simpson's Stopper	10' Ht x 4' Spr, 2" Cal	Yes
LS	3	Lagerstroemia speciosa/ Queen Crape Myrtle	10' Ht x 4' Spr, 2" Cal	No
CA	5	Caesalpinia granadillo/ Bridalveil	10' Ht x 4' Spr, 2" Cal	No
CG	5	Taxodium distichum/ Bald Cypress	10' Ht x 4' Spr, 2" Cal	Yes
PL	5	Polyalthia longifolia/ False Ashoka	8' OA Ht	No
IV	376	Ilex vomitoria 'Stokes Dwarf'/ Ilex	12' x 16", 18" O.C.	Yes
SR	355	Serenoa repens/ Saw Palmetto	20" x 20", 36" O.C.	Yes
CU	344	Chrysobalanus icaco/ Cocoplum	24" x 24", 24" O.C.	Yes
MU	385	Muhlenbergia capillaris/ Muhly Grass	20" x 20", 24" O.C.	Yes
CC	111	Capparis cynophallophora/ Jamaican Caper	20" x 20", 24" O.C.	Yes
TD	199	Tripsacum dactyloides/ Fakahatchee Grass	24" x 24", 24" O.C.	Yes
HD	224	Helianthus debilis/ Beach Sunflower	6" x 14", 18" O.C.	Yes
Sod		St Augustine		
Mulch		Shredded Melaleuca or Eucalyptus		

Note: A tree removal permit is required by the City prior to removal of any trees on site.

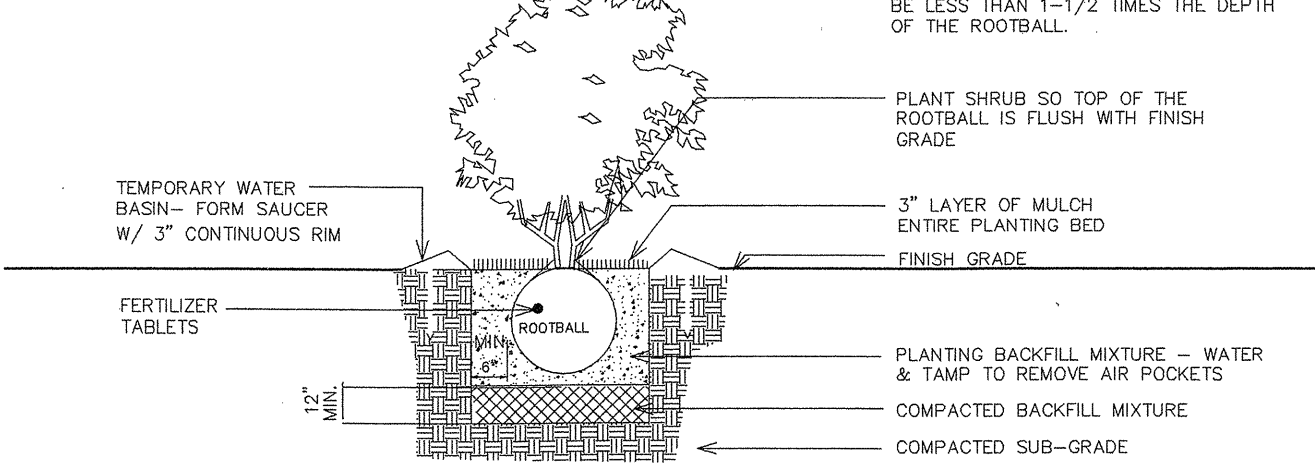
General Notes:

- All plant material shall be Florida No. 1 or better as given in the current Florida Grades and Standards for Nursery Plants, 2015, Florida Department of Agriculture and Consumer Services.
- All plant materials shall be subject to inspection and approval by the Landscape Architect at place of growth and upon delivery for conformity to specification.
- All plants shall be true to species and variety and shall conform to measurements specified. All substitutions shall be submitted to the City and Landscape Architect for final approval.
- All plants shall be exceptionally heavy, symmetrical, tight knit and so trained in appearance as to be superior to form, branching and symmetry.
- Contractor shall notify the City (311) for location of existing utility lines 48 hours prior to beginning work. Contractor shall verify location of all utility lines and easements prior to commencing any work. Excavation in the vicinity of underground utilities shall be undertaken with care and by hand, if necessary. The Contractor bears full responsibility for this work and disruption or damage to utilities shall be repaired immediately at no expense to Owner.
- Grade 13, shredded sterilized Eucalyptus mulch shall be used in all mass planting beds and for individual tree pits. All trees shall have a mulch ring with a depth of 3" and a diameter of 5'-4" around their base. All mulch shall be kept 4" from base of all plant material. Mulch beds shall be a minimum of 12" wider than plants measured from outside edge of foliage.
- Sod shall be St Augustine and free of weeds, insects, fungus and disease, laid with alternating and shuffling joints.
- All trees and shrubs shall be backfilled with a suitable planting soil consisting of 50 percent sand and 50 percent approved compost. All plant material shall be planted with a minimum of 6" to 18 inches of planting soil around the root ball. Refer to planting details. Planting soil to be backfilled into plant pits by washing in. Planting beds shall be free from road, pea, egg or colored rock, building materials, debris, weeds, insects, fungus and disease.
- All sodded areas to have a minimum of 2" of planting soil as described in note #6.
- All trees shall be warranted by the Contractor and will be healthy and in flourishing condition of active growth one year from date of final acceptance.
- All shrubs, groundcovers, vines and sod shall be fully warranted for 90 days under same condition as above.
- All synthetic burlap, synthetic string or cords or wire baskets shall be removed before any trees are planted. All synthetic tape shall be removed from trunks, branches, etc before inspection. The top 10" of any natural burlap shall be removed or laced into the planting hole before trees are backfilled. Planting soil to be backfilled into pits by washing in.
- All trees, palms and other plants shall be planted with the top of their rootballs no deeper than the final grade surrounding the planting area.
- In areas where paved surfaces abut sod or mulch, the final level of both surfaces should be even.
- All planting shall be installed with fertilizer at time of planting.
- All planting shall be installed in a sound, workmanlike manner and according to good planting procedures. Installation shall include watering, weeding, fertilizing, mulching, selective pruning and removal of refuse and debris on a regular basis so as to present a neat and well kept appearance at all times.
- All landscape and sod areas shall have an automatic irrigation system installed. Coverage should be 100% with 50% minimum overlap using cast free water to all landscape and sod areas. Spray upon public sidewalks, streets and adjacent properties should be minimized. Sodded areas and shrub groundcover beds should be on separate irrigation zones when feasible for a more efficient system. Irrigation system shall be installed with a rainwater device.
- All landscape and irrigation shall be installed in compliance with all local codes.
- The plan shall take precedence over the plant list, should there be any discrepancy between the two.

NOTE: ALL STAKING & GUYS SHALL BE REMOVED APPROXIMATELY 9 MONTHS AFTER PLANTING OR AS DIRECTED BY LANDSCAPE ARCHITECT

NOTES:

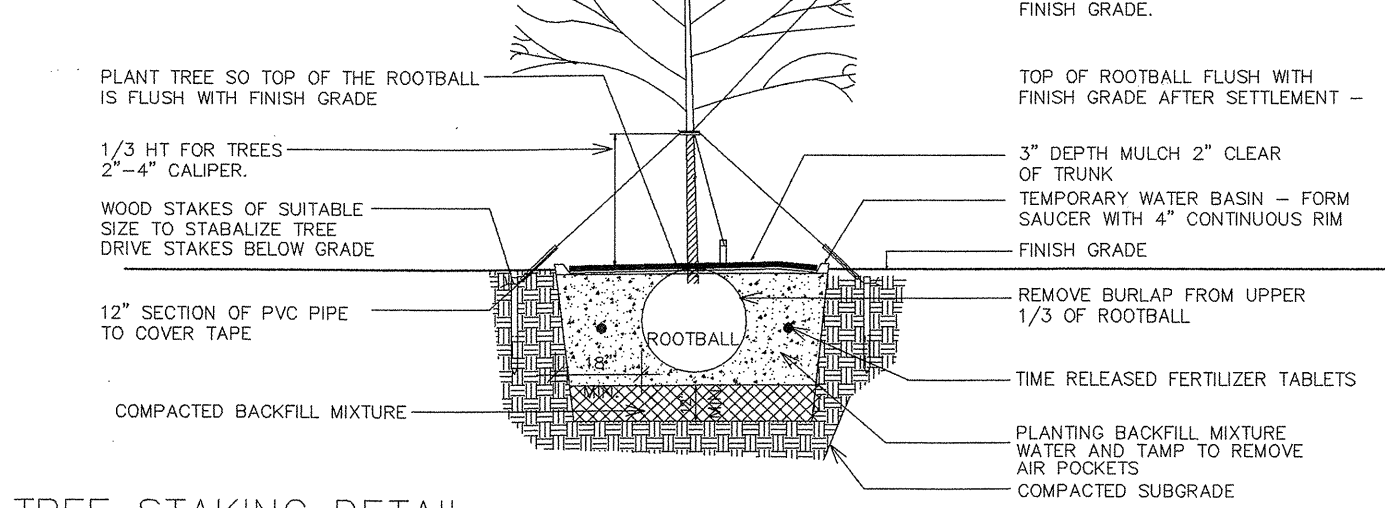
- CONTAINER GROWN SHRUBS - LOOSEN ROOTS AT EDGE OF ROOTBALL
- BALL IN BURLAP SHRUBS - CUT & REMOVE BURLAP FROM TOP 1/3 OF ROOTBALL
- WHERE SHRUBS & GROUNDCOVER ARE PLANTED IN BEDS, EXCAVATE ENTIRE BED & FILL W/ PLANTING BACKFILL MIXTURE
- DEPTH OF PLANTING PIT SHALL NOT BE LESS THAN 1-1/2 TIMES THE DEPTH OF THE ROOTBALL



SHRUB PLANTING DETAIL

NOTES:

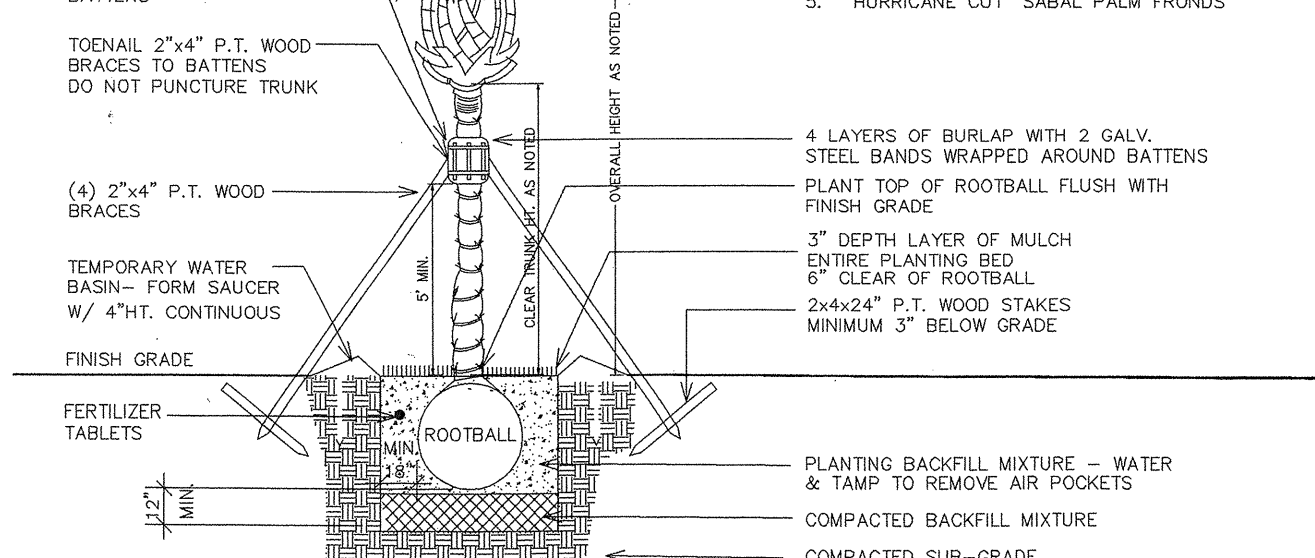
- SET TREE PLUMB & TREE TO GRADE
- PLANT TREES SO THAT THE TOP OF ROOTBALL IS FLUSH WITH FINISH GRADE
- ALL STAKING & GUYS SHALL BE REMOVED APPROXIMATELY 9 MONTHS AFTER PLANTING OR AS DIRECTED BY LANDSCAPE ARCHITECT



TREE STAKING DETAIL

NOTES:

- PLANT PALMS SO THAT THE TOP OF ROOTBALL IS FLUSH W/ FIN. GRADE
- SET PALMS PLUMB & TRUE TO GRADE
- TIE FRONDS DURING TRANSPORTATION TO PROTECT GROWING TIPS. DO NOT TRIM ENDS
- FOR B & B PALMS CUT AND REMOVE BURLAP FROM TOP 1/3 ROOTBALL
- "HURRICANE CUT" SABAL PALM FRONDS



PALM PLANTING DETAIL

NOTE: NO WELLINGTON TAPE OR OTHER NON-BIODEGRADABLE MATERIALS SHALL COME INTO CONTACT WITH THE TREE.

DesignTech International
Associates, Inc. AA26001933
Architecture • Planning • Interior Design
14125 N.W. 50th Ave, Suite 303
Miami Lakes, FL 33016
T 786-235-9097
F 305-362-4420
diti@dtiarchitect.com
www.dtiarchitect.com

Kimberly Moyer, RLA
Landscape Architecture
(954) 492-9609
Lic. No. #LA0000952

Revisions:	
Date	Description

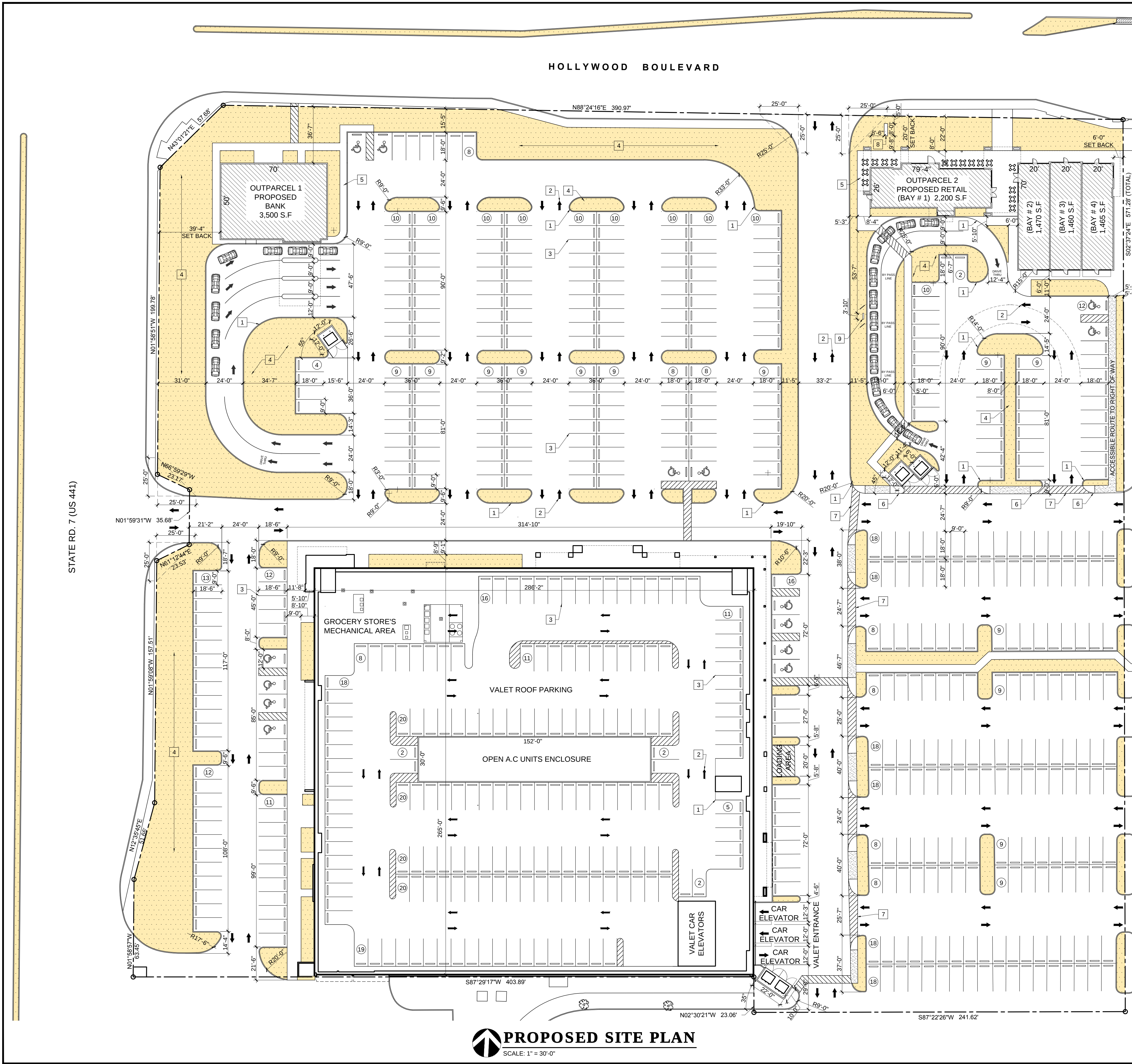
CHAI DEVELOPERS LIMITED
101 S STATE RD. 7
HOLLYWOOD, FLORIDA 33023

ELI'S SHOPPING CENTER
101 S STATE RD. 7
HOLLYWOOD, FLORIDA 33023

Job Number: 15087.02
File name:
Issued Date: 3/22/17
Drawn by: PW
Checked by: KM

PROPOSED LANDSCAPE PLAN

SHEET NUMBER
L-1.0



ZONING DATA:

PARCEL INFORMATION:

PROPERTY ADDRESS:

101 SOUTH STATE ROAD 7
HOLLYWOOD, FLORIDA 33023

FOLIO NUMBER:

5141.13.00.0071

ZONING DESIGNATION:

PRIMARY ZONING DESIGNATION: SR 7 CCD-CC
COMMERCIAL CORRIDOR DISTRICT- COMMERCIAL CORE SUB-AREA

LOT AREA:

GROSS LOT AREA: 447,570.34 SQ FT
NET LOT AREA: 358,915.56 SQ FT (8.24 ACRES)

USE(S) PROPOSED: COMMERCIAL

HEIGHT:	ALLOWED 5 STORIES/60'-0"	PROVIDED 45'-2"
	REQUIRED	PROVIDED
FRONT:	0'-0"	20'-0"
SIDE:	0'-0"	39'-4"
SIDE:	0'-0"	6'-0"
REAR:	0'-0"	0'-4"

BUILDING FOOTPRINT:	ALLOWED	PROVIDED	EXISTING
SHOPPING CENTER	--	--	76,010 S.F.
OUTPARCEL 1 PROPOSED BANK	--	3,500 S.F.	--
OUTPARCEL 2 PROPOSED RETAIL	--	6,595 S.F.	--

OPEN SPACE:

REQUIRED	PROVIDED
48,028 S.F.	48,355 S.F.

PARKING:	REQUIRED	PROVIDED	LOADING SPACES REQ.
SHOPPING CENTER GROUND FLOOR	72,915 S.F./220	331.43	3
SHOPPING CENTER SECOND FLOOR	75,710 S.F./250	302.84	-
OUTPARCEL 1 PROPOSED BANK	3,500 S.F./220	15.90	-
OUTPARCEL 2 PROPOSED RETAIL	6,595 S.F./220	29.97	-
HANDICAP SPACES		14	-
TOTAL		681	3
TOTAL PROVIDED		637	3
		- 44 PARKING SPACES	

NOTE:
SEE LANDSCAPE SITE PLAN FOR ALL LANDSCAPE CALCULATIONS, NOTES, AND SCHEDULES.

SITE PLAN KEYED NOTES:

ITEM #	DESCRIPTION
1	NEW TYPE "D" CURB TYPICAL. SEE CIVIL DWGS.
2	NEW THERMOPLASTIC DIRECTIONAL ARROWS.
3	4" WIDE WHITE STRIPES, TWO COATS, TYPICAL ALL PARKING SPACES.
4	NEW LANDSCAPE. SEE LANDSCAPE PLAN.
5	NEW CONCRETE SIDEWALK. SEE CIVIL DWGS.
6	CURB RAMP SHALL BE LEVEL W/ SURFACE SLOPE NOT EXCEEDING 1:12
7	NEW STRIPED ACCESSIBLE PATH. LEVEL SURFACE SLOPE NOT EXCEEDING 1:48 IN ALL DIRECTIONS.
8	MONUMENT SIGN.
9	MENU BOARD & ORDERING CONSOLE.

SITE PLAN LEGEND:

	NEW OUTPARCELS		ACCESSIBLE ROUTE TO RIGHT OF WAY
	LANDSCAPE AREA		

DesignTech
International

Associates, Inc. AA26001933
Architecture • Planning • Interior Design
14125 N.W. 80th Ave, Suite 303
Miami Lakes, FL 33016
T 786-235-9097
F 305-362-4420
dtinfo@dtlarchitect.com
www.dtlarchitect.com

Carlos Pizarro, R.A.
AR - 0013079

Revisions:

Date	Description

DEVELOPER:

CHAI DEVELOPERS LIMITED
101 S. STATE RD 7
HOLLYWOOD, FLORIDA 33023

PROJECT:

ELIS SHOPPING CENTER
101 S. STATE RD 7
HOLLYWOOD, FLORIDA 33023

Job Number: 15087.02

File name:

Issued Date: 03/06/2017

Drawn by: J.C

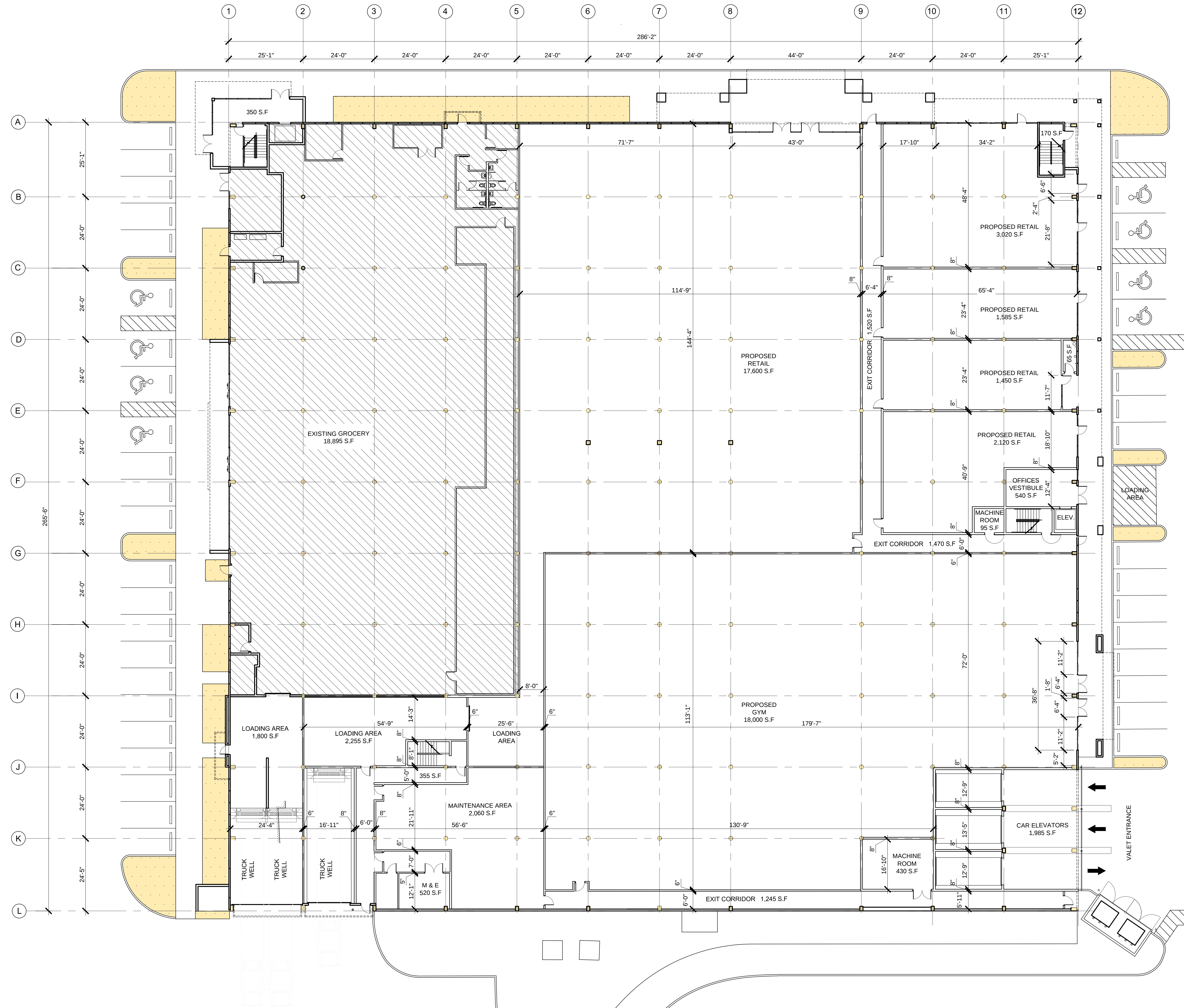
Checked by: C.C / C.P

SHEET NAME

PROPOSED
SITE
PLAN

SHEET NUMBER

SP-1.0



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

Carlos Pizarro, R.A.
AR - 0013079

Revisions:	
Date	Description

DEVELOPER:
CHAI DEVELOPERS LIMITED
101 S. STATE RD 7
HOLLYWOOD, FLORIDA 33023

PROJECT:
ELI'S SHOPPING CENTER
101 S. STATE RD 7
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Job Number: 15087.02
File name:
Issued Date: 03/06/2017
Drawn by: J.C
Checked by: C.C / C.P

SHEET NAME
**PROPOSED
GROUND
FLOOR
PLAN**

SHEET NUMBER
A-1.0

Carlos Pizarro, R.A.
AR - 0013079

Revisions:	
Date	Description

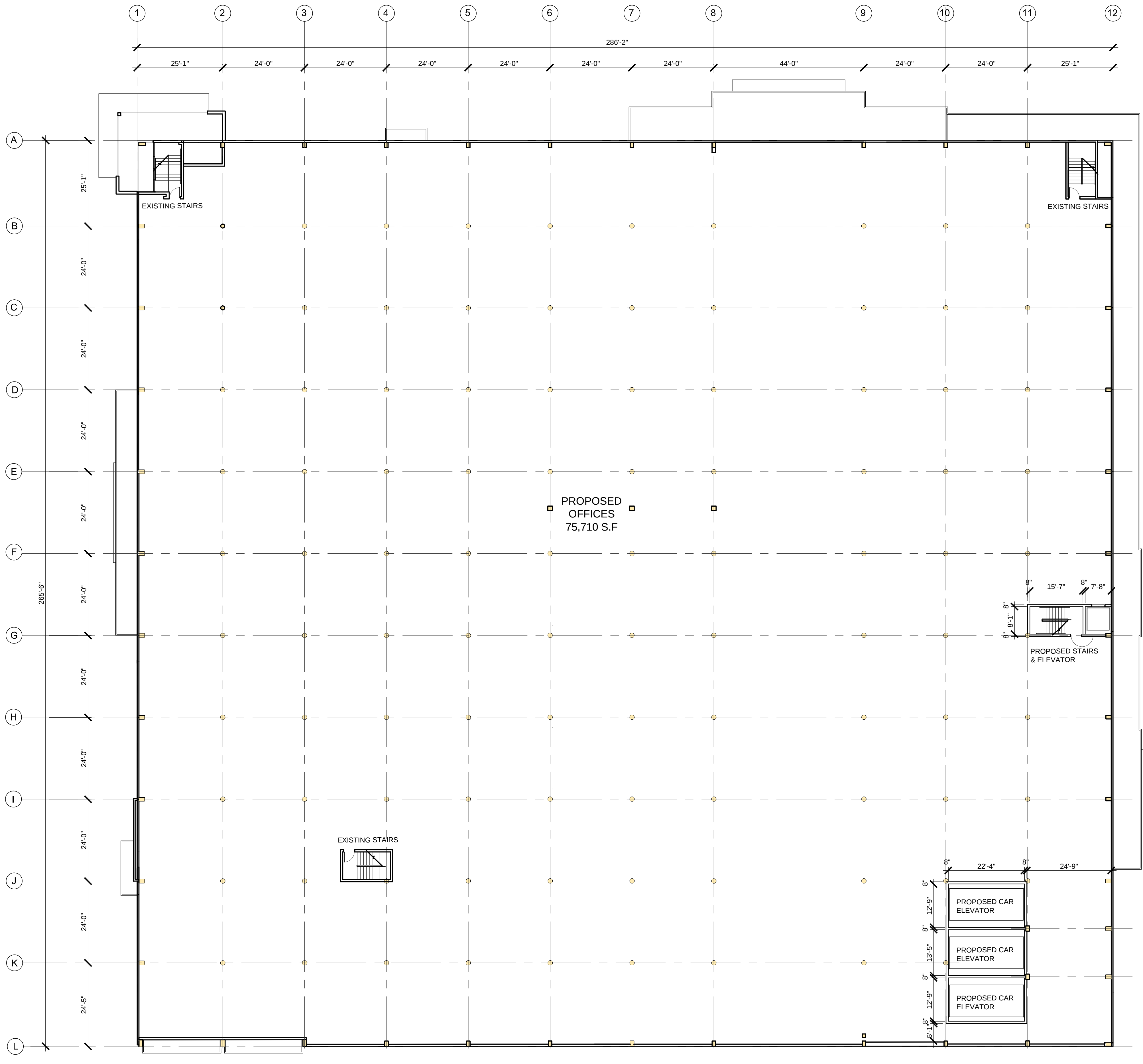
DEVELOPER:
CHAI DEVELOPERS LIMITED
101 S. STATE RD 7
HOLLYWOOD, FLORIDA 33023

PROJECT:
ELI'S SHOPPING CENTER
101 S. STATE RD 7
HOLLYWOOD, FLORIDA 33023

Job Number: 15087.02
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SHEET NAME
**PROPOSED
SECOND
FLOOR
PLAN**

SHEET NUMBER
A-2.0



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

Carlos Pizarro, R.A.
AR - 0013079

Revisions:	
Date	Description

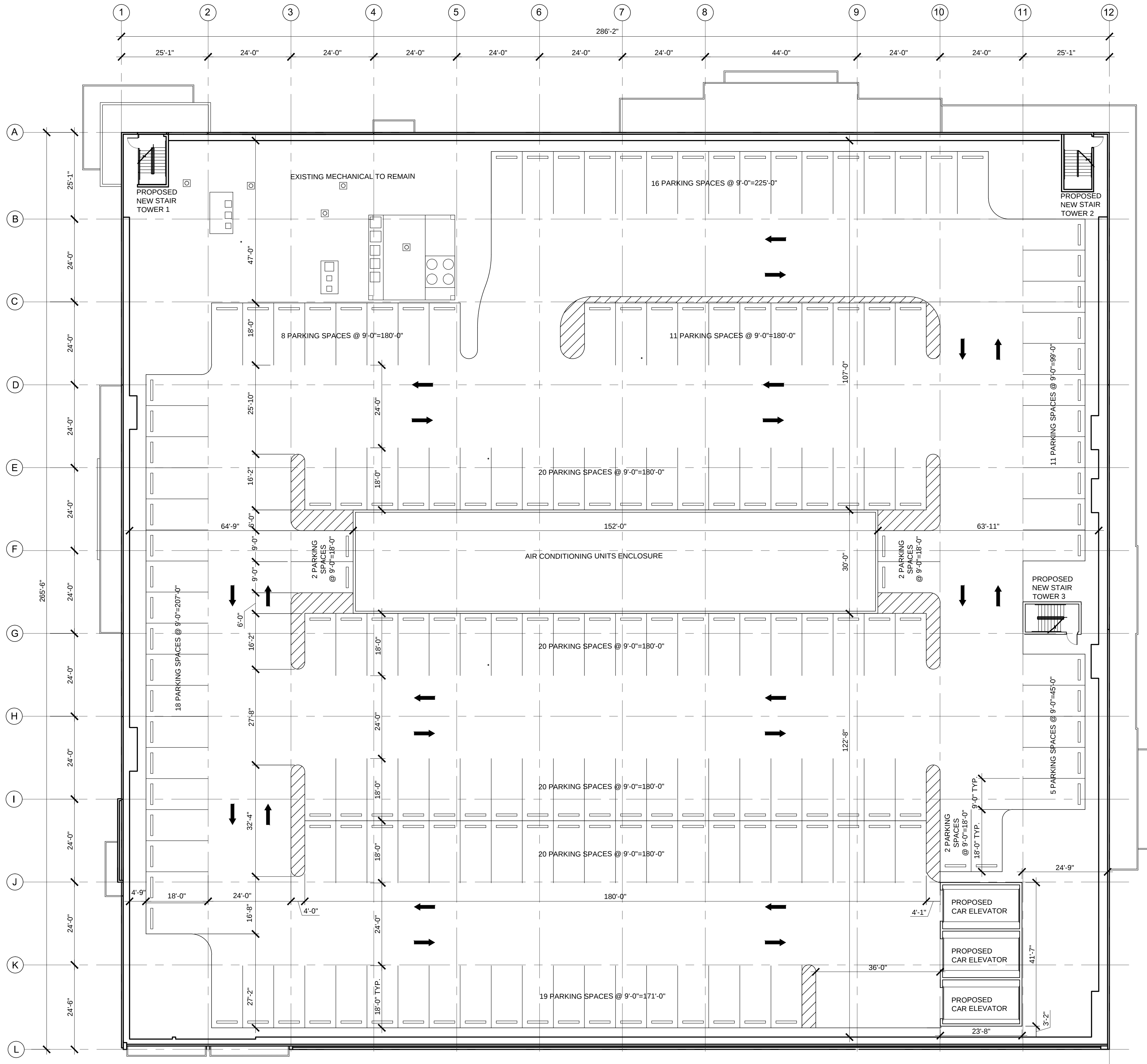
DEVELOPER:
CHAI DEVELOPERS LIMITED
101 S. STATE RD 7
HOLLYWOOD, FLORIDA 33023

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Job Number: 15087.02
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SHEET NAME
**PROPOSED
ROOF
PARKING
PLAN**

SHEET NUMBER
A-3.0



 **PROPOSED ROOF PARKING PLAN**
SCALE: 1/16" = 1'-0"

Carlos Pizarro, R.A.
AR - 0013079

Revisions:	
Date	Description

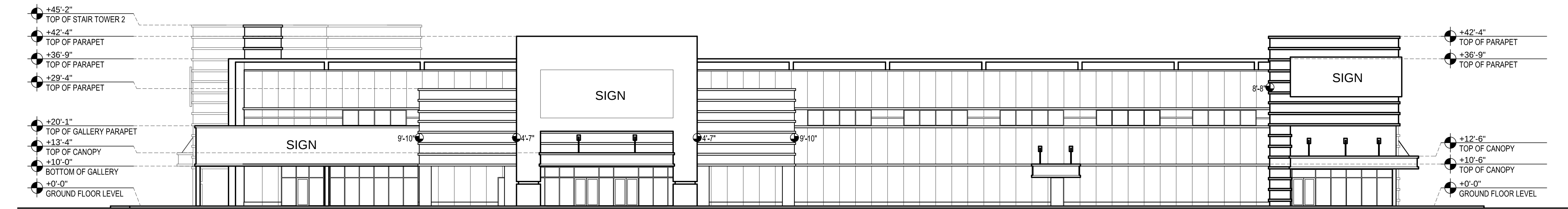
DEVELOPER:
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101 S. STATE RD 7
HOLLYWOOD, FLORIDA 33023

PROJECT:
ELI'S SHOPPING CENTER
101 S. STATE RD 7
HOLLYWOOD, FLORIDA 33023

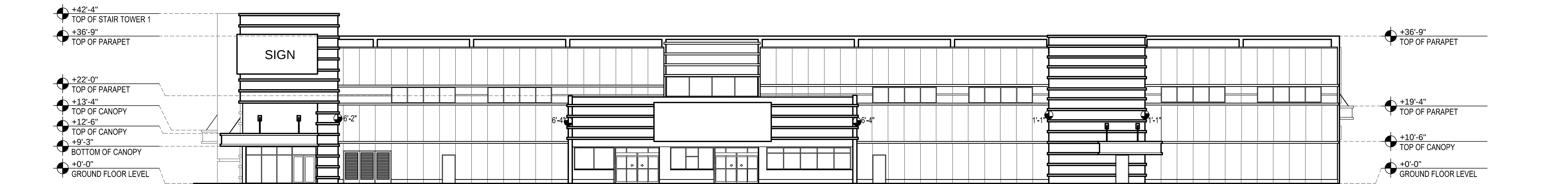
Job Number: 15087.02
File name:
Issued Date: 03/06/2017
Drawn by: J.C
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SHEET NAME
**PROPOSED
ELEVATIONS**

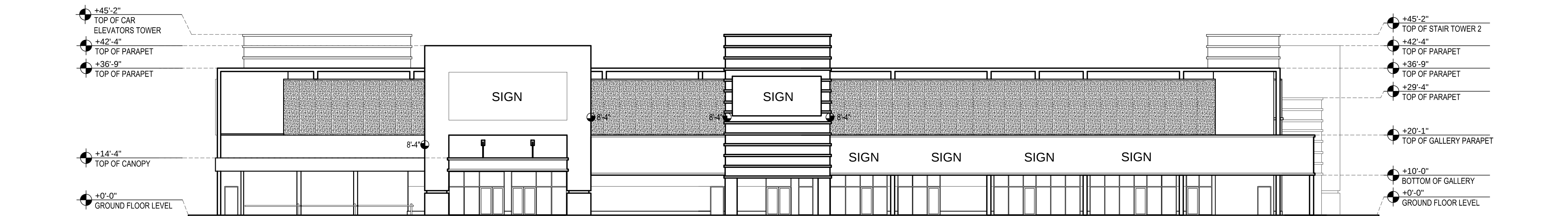
SHEET NUMBER
A-4.0



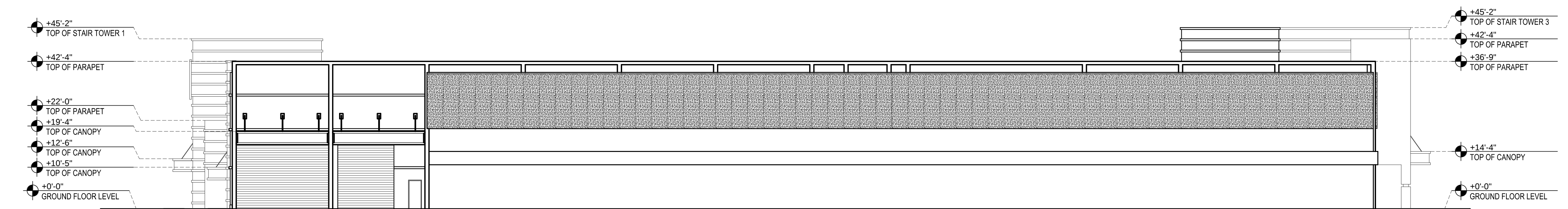
1 PROPOSED NORTH ELEVATION
SCALE: 1/16" = 1'-0"



2 PROPOSED WEST ELEVATION
SCALE: 1/16" = 1'-0"



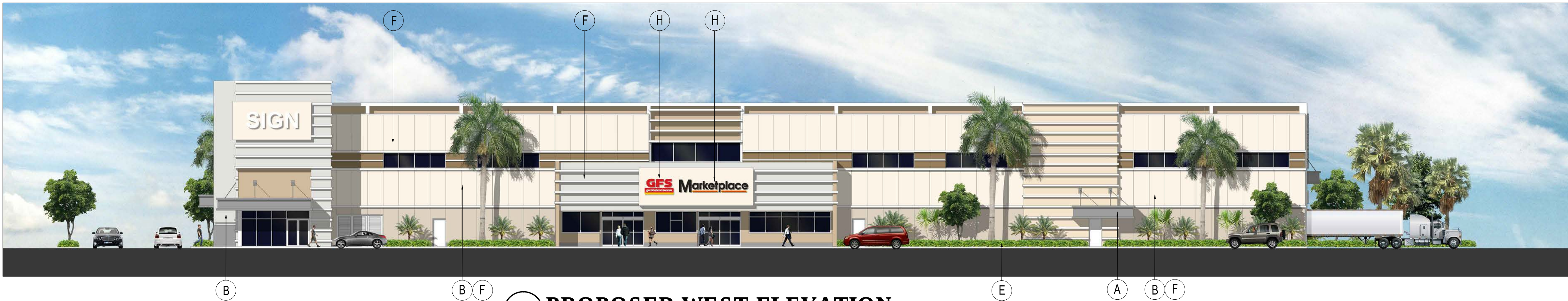
3 PROPOSED EAST ELEVATION
SCALE: 1/16" = 1'-0"



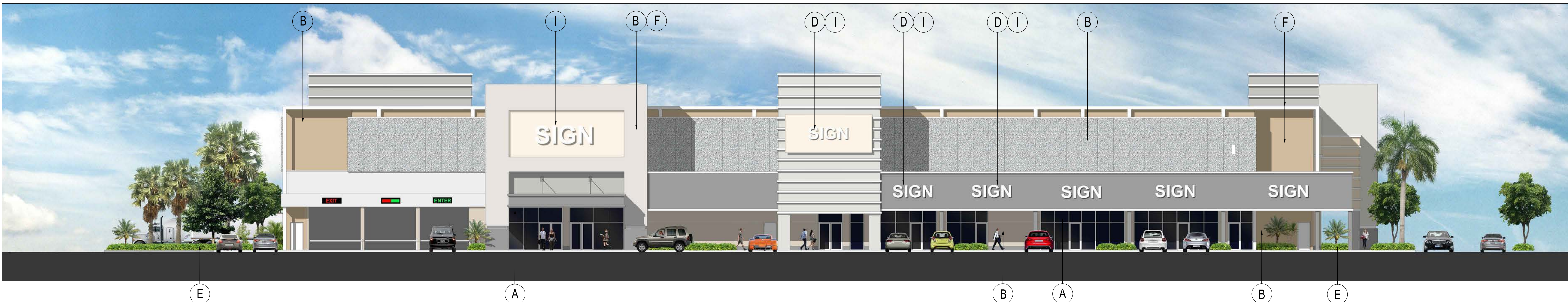
4 PROPOSED SOUTH ELEVATION
SCALE: 1/16" = 1'-0"



1 **PROPOSED NORTH ELEVATION**
SCALE: N.T.S



2 **PROPOSED WEST ELEVATION**
SCALE: N.T.S



3 **PROPOSED EAST ELEVATION**
SCALE: N.T.S



4 **PROPOSED SOUTH ELEVATION**
SCALE: N.T.S

DESIGN CRITERIA

- A** AWNINGS AND CANOPIES
- OVERHEAD PROTECTION FROM RAIN AND SUN SHOULD BE PROVIDED FOR PEDESTRIANS.
 - BUILDINGS STOREFRONTS SHOULD HAVE AWNINGS OR OTHER MEANS TO PROVIDE PEDESTRIANS WITH SUNRAIN PROTECTION UNLESS PHYSICALLY UNSUITED.
 - AWNINGS SHOULD HAVE A CONSISTENT HEIGHT AND DEPTH TO FORM A CONTINUOUS CANOPY ALONG THE SIDEWALK.
 - VARIATION AND AWNING SHAPE, FOR REASON OF COMPATIBILITY WITH ARCHITECTURAL FORM AND DETAILING, IS ACCEPTABLE AS LONG AS THE AWNING CAN BE INTEGRATED WITH THE STANDARD AWNINGS ON EITHER SIDE.
 - IN THE CASE OF A BUILDING CONTAINING MULTIPLE STOREFRONTS, IT IS PREFERABLE TO HAVE ONE CONTINUOUS AWNING THE FULL LENGTH OF THE BUILDING.
 - SOLID COLOR OR BROAD STRIPED FABRIC PATTERNS ARE PREFERRED. MULTI-COLORED FLOWERED.
 - THE AWNINGS ON CORNER BUILDINGS SHOULD CONTINUE AROUND THE CORNER FOR COMPATIBILITY WITH BUILDING FORM AND PEDESTRIAN PATTERNS, WHEREVER POSSIBLE.
 - AWNINGS MAY EXTEND OVER A PUBLIC SIDEWALK. THE AWNING SHOULD NOT EXTEND OVER SIDEWALKS, WHICH ARE 5 FT. OR LESS.
 - SIGNS ON AWNINGS / CANOPIES SHOULD BE CONSISTENT WITH THE SIGN CRITERIA.
- B** BUILDING SURFACES MATERIALS
- NEW CONSTRUCTION SHOULD UTILIZE SURFACE MATERIALS COMPATIBLE WITH THE SOUTH FLORIDA REGION INCLUDING STUCCO, TILE, CLEAR GLASS, OOLITIC LIMESTONE, ETC. AS SUCH, THE USE OF FIELDSTONE, METAL OR PLASTIC SURFACES ARE NOT RECOMMENDED.
 - EVEN THOUGH IT MAY NOT BE ORIGINAL TO THE BUILDING, PLACING STONE, MARBLE, CERAMIC TILE OR OTHER IMPERVIOUS MATERIAL ON STUCCO BULKHEADS IS RECOMMENDED TO REDUCE MAINTENANCE AND IMPROVE THE APPEARANCE OF THE BUILDINGS.
- C** BUILDING LOCATION AND SCALE
- BUILDING HEIGHTS FOR ADDITIONS AND NEW CONSTRUCTION ARE RECOMMENDED TO RELATE TO THE HEIGHT OF ABUTTING BUILDINGS.
 - NEW CONSTRUCTION SHOULD DIFFERENTIATE ITSELF FROM NEIGHBORING BUILDINGS IN TERMS OF ARCHITECTURAL STYLE WHILE THE SCALE, RHYTHM, HEIGHT AND SETBACKS, AS WELL AS THE LOCATION OF WINDOWS, DOORS AND BALCONIES BEAR SOME RELATIONSHIP TO NEIGHBORING BUILDINGS AND MAINTAIN SOME RESEMBLANCE OF COMPATIBILITY.
 - DIFFERENTIATIONS BETWEEN OFFICE/COMMERCIAL AND RESIDENTIAL ENTRANCES IN MIXED-USE BUILDINGS ARE STRONGLY RECOMMENDED.
- D** RETAIL AND STOREFRONTS
- FOR PROPERTIES WITH EXISTING OR PROPOSED RETAIL STOREFRONTS, THE FOLLOWING APPLY:
 - A. RETAIL CONSTRUCTION CONTAINING MULTIPLE STOREFRONTS SHOULD HAVE A CONSISTENT SIGN PROGRAM INCLUDING TYPE, SIZE AND LOCATIONS OF SIGNS THROUGHOUT THE DEVELOPMENT. KNEE WALLS ARE RECOMMENDED FOR NEW CONSTRUCTION AND ARE REQUIRED FOR REHABILITATION PROJECTS FOR THOSE PROPERTIES THAT ORIGINALLY INCLUDED THIS FEATURE.
 - B. NEW RETAIL CONSTRUCTION SHOULD INCLUDE A SUBSTANTIAL PERCENTAGE OF ITS STREET FRONTAGE IN SHOP WINDOWS.
 - C. REHABILITATION OF EXISTING STOREFRONTS SHOULD INCLUDE RESTORATION AND REPLACEMENT OF ORIGINAL ARCHITECTURAL FEATURES, INCLUDING THE KNEE WALL.
 - D. PEDESTRIAN ENTRANCES SHOULD BE EASILY RECOGNIZABLE IN NEW RETAIL CONSTRUCTION.
 - E. ALL STOREFRONTS WITHIN A BUILDING SHOULD BE UNIFORM AND BE CONTAINED WITHIN STRUCTURAL BAYS OR THE LINTEL OF THE BUILDING.
 - F. ALL STOREFRONTS SHOULD BE DEFINED AND SEPARATED BY UNIFORM HORIZONTAL LINTELS, VERTICAL PIERS AND KNEE WALLS.
 - G. STOREFRONT DESIGN, RELIEF FEATURES AND DECORATIVE TREATMENTS SHOULD COMPLEMENT ADJACENT STOREFRONTS AND RELATE TO THE DETAILING OF ENTIRE BUILDING OR BLOCK.
- E** CRIME PREVENTION
- THE U.S. GOVERNMENT "CRIME PREVENTION THROUGH ENVIRONMENTAL DESIGN PROGRAM" (CPTED) INCORPORATES ARCHITECTURAL SOLUTIONS TO REDUCE THE OPPORTUNITY OF CRIME.
 - 1. BUILDING MOUNTED LIGHTING SHOULD BE INSTALLED ON ALLEY FRONTAGE AND SIDE. THIS IS PARTICULARLY RECOMMENDED AT SERVICE/DELIVERY ENTRANCES.
 - 2. WINDOWS IN THE ALLEYS OR SIDES PROVIDE THE APPEARANCE OF NATURAL SURVEILLANCE AND MAY DISCOURAGE BREAK-INS. SUCH WINDOWS SHOULD NOT BE BLOCKED UP.
 - 5. SEE HURRICANE AND SECURITY SHUTTERS FOR FURTHER GUIDELINES IN CRIME PREVENTION.
 - 7. LANDSCAPING SHOULD BE DESIGNED TO DISCOURAGE CRIME. TREE HEIGHTS/SPREAD SHOULD ALLOW SUFFICIENT VISIBILITY. NOT COMPLETELY BLOCK VIEWS OF FROM DOORS AND WINDOWS. SHRUBS SHOULD NOT BE PLANTED WHERE THEY MAY BECOME HIDING PLACES.
- F** PAINT COLOR
- BUILDINGS PAINTED IN PASTEL COLORS CREATES A TROPICAL IMAGE AS WELL AS A LIVELY, CAREFREE FEELING WHICH IS CONSISTENT WITH A RESORT CITY.
 - THE FOLLOWING GUIDELINES REFER TO COMMERCIAL BUILDINGS. THERE SHOULD BE ONE PRIMARY PAINT COLOR, WHICH COVERS AT LEAST 75% OF THE SURFACES OF A BUILDING THAT CAN BE PAINTED.
 - 1. PAINT COLOR SHOULD BE USED TO HIGHLIGHT ARCHITECTURAL FORMS AND DETAILS, BUT NOT TO CREATE THEM.
 - 2. THE COLOR RELATIONSHIP BETWEEN ADJACENT BUILDINGS SHOULD BE COMPATIBLE (NOT NECESSARILY IDENTICAL).
 - 3. WHEN A COMMERCIAL BUILDING CONTAINS MORE THAN ONE STOREFRONT, THE BUILDING SHOULD HAVE INTEGRITY OF COLOR. IT SHOULD NOT BE SUBDIVIDED TO REFLECT THE STOREFRONTS.
 - 4. PASTEL COLORS ARE RECOMMENDED. DARK TONES AS WELL AS GLARING BRIGHT COLORS SHOULD BE AVOIDED.
 - 5. STONE OF TILE SURFACES SHOULD NOT BE PAINTED.
- G** REHABILITATION OF BUILDINGS
- EXISTING BUILDINGS SHOULD BE TREATED IN A MANNER CONSISTENT WITH THEIR PERIOD OF CONSTRUCTION. REHABILITATION OF CHARACTER DEFINING ARCHITECTURAL ELEMENTS AND PUBLIC/SEMI-PUBLIC INTERIORS SHOULD BE MAINTAINED, OR RESTORED IF NECESSARY, AS ORIGINAL DESIGNED.
 - EXISTING BUILDINGS SHOULD NOT BE MADE TO APPEAR OLDER (MORE HISTORIC) OR NEWER THAN THEY ARE. NEW CONSTRUCTION SHOULD BE COMPATIBLE IN SCALE, SETBACK AND ORIENTATION WITH EXISTING BUILDINGS BUT SHOULD BE CONTEMPORARY IN DESIGN.
 - BUILDINGS SHOULD BE WELL INTEGRATED WITH ADJACENT PUBLIC SIDEWALKS. BUILDING ENTRANCES SHOULD BE VISIBLE AND ACCESSIBLE TO PEDESTRIANS.
- H** SIGNS
- SIGNS SHOULD PROVIDE THE POTENTIAL CUSTOMER WITH SPECIFIC INFORMATION IN A SIMPLE, STRAIGHTFORWARD AND ATTRACTIVE MANNER.
 - EXISTING ARCHITECTURAL ELEMENTS INTENDED TO FRAME OR HIGHLIGHT SIGNS MUST BE UTILIZED.
 - EXISTING ARCHITECTURAL ELEMENTS MUST NOT OBSCURE ARCHITECTURAL FEATURES.
 - SIGN COLORS MUST NOT BE GARISSH, ELECTRIC OR DAY-GLOW COLORS AND MUST COORDINATE AND CONTRAST WITH THE BACKGROUND COLORS OF THE BUILDING OR MOUNTING SURFACE.
 - SIGNS MUST BE CONSTRUCTED OF INDIVIDUAL CHANNEL LETTERS OR NEON AND FLUSH MOUNTED TO THE BUILDING.
 - NO PORTION OF A SIGN IS PERMITTED TO EXTEND ABOVE THE PARAPET OF THE BUILDING.
- I** SIGN PROGRAMS
- MULTIPLE TENANT STRUCTURES ESTABLISH SIGN PROGRAMS.
 - TYPE OF SIGNS AND MATERIALS.
 - IN MOST INSTANCES, CHANNEL LETTERS (ILLUMINATED OR NON-ILLUMINATED) ARE RECOMMENDED. THE TYPE OF SIGN AND MATERIALS SHALL BE UNIFORM FOR ALL TENANTS IN THE PROJECT.
 - LOCATION ON BUILDING.
 - THE SIGN SHOULD BE CENTERED OVER THE BAY OR ENTRANCE TO THE IDENTIFIED BUSINESS AND AT THE SAME VERTICAL LOCATION AS OTHER SIGNS ON THE BUILDING.
 - COLOR OF SIDES AND TRIM.
 - THE SIDES AND TRIM OF CHANNEL LETTERS MUST EITHER MATCH THE FACE COLOR, BUILDING COLOR OR BE OF A UNIFORM COLOR THROUGH OUT THE PROJECT.
 - FACE COLOR.
 - CHOSEN COLORS SHOULD CONTRAST BUT NOT CLASH WITH THE BASE BUILDING COLOR. A COLOR AND XX NUMBER MUST BE LISTED IN THE PROGRAM FOR FACE COLORS.
 - FONT TYPE.
 - A CLEAR LEGIBLE FONT TYPE MUST BE CHOSEN. IF A VARIETY OF FONT TYPES ARE PERMITTED, THE FACE COLOR AND THE LETTER SIZE SHALL BE UNIFORM FOR ALL TENANTS IN THE PROJECT.
 - LETTER SIZE. LETTER SIZE MUST BE CHOSEN TO ALLOW VISIBILITY FROM THE RIGHT-OF-WAY WHILE ALLOWING FOR THE FULL HORIZONTAL DISPLAY OF THE SIGN WITHOUT RESORTING TO TWO LINES OF COPY.

Carlos Pizarro, R.A.
AR - 0013079

Revisions:

Date	Description

DEVELOPER:
CHAI DEVELOPERS LIMITED
101 S. STATE RD 7
HOLLYWOOD, FLORIDA 33023

PROJECT:
ELI'S SHOPPING CENTER
101 S. STATE RD 7
HOLLYWOOD, FLORIDA 33023

Job Number: 15087.02

File name:

Issued Date: 03/06/2017

Drawn by: J.C

Checked by: C.C / C.P

SHEET NAME

**PROPOSED
COLOR
ELEVATIONS**

SHEET NUMBER

A-5.0

Carlos Pizarro, R.A.
AR - 0013079

Revisions:	
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DEVELOPER:
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SHEET NAME
**PROPOSED
COLOR
CHIPS**

SHEET NUMBER
A-6.0



1 PROPOSED NORTH ELEVATION
SCALE: N.T.S



2 PROPOSED WEST ELEVATION
SCALE: N.T.S

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Revisions:	
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CHAI DEVELOPERS LIMITED
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ELI'S SHOPPING CENTER
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SHEET NAME
**PROPOSED
COLOR
CHIPS**

SHEET NUMBER
A-6.1



3 PROPOSED EAST ELEVATION
SCALE: N.T.S



4 PROPOSED SOUTH ELEVATION
SCALE: N.T.S

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AR - 0013079

Revisions:	
Date	Description

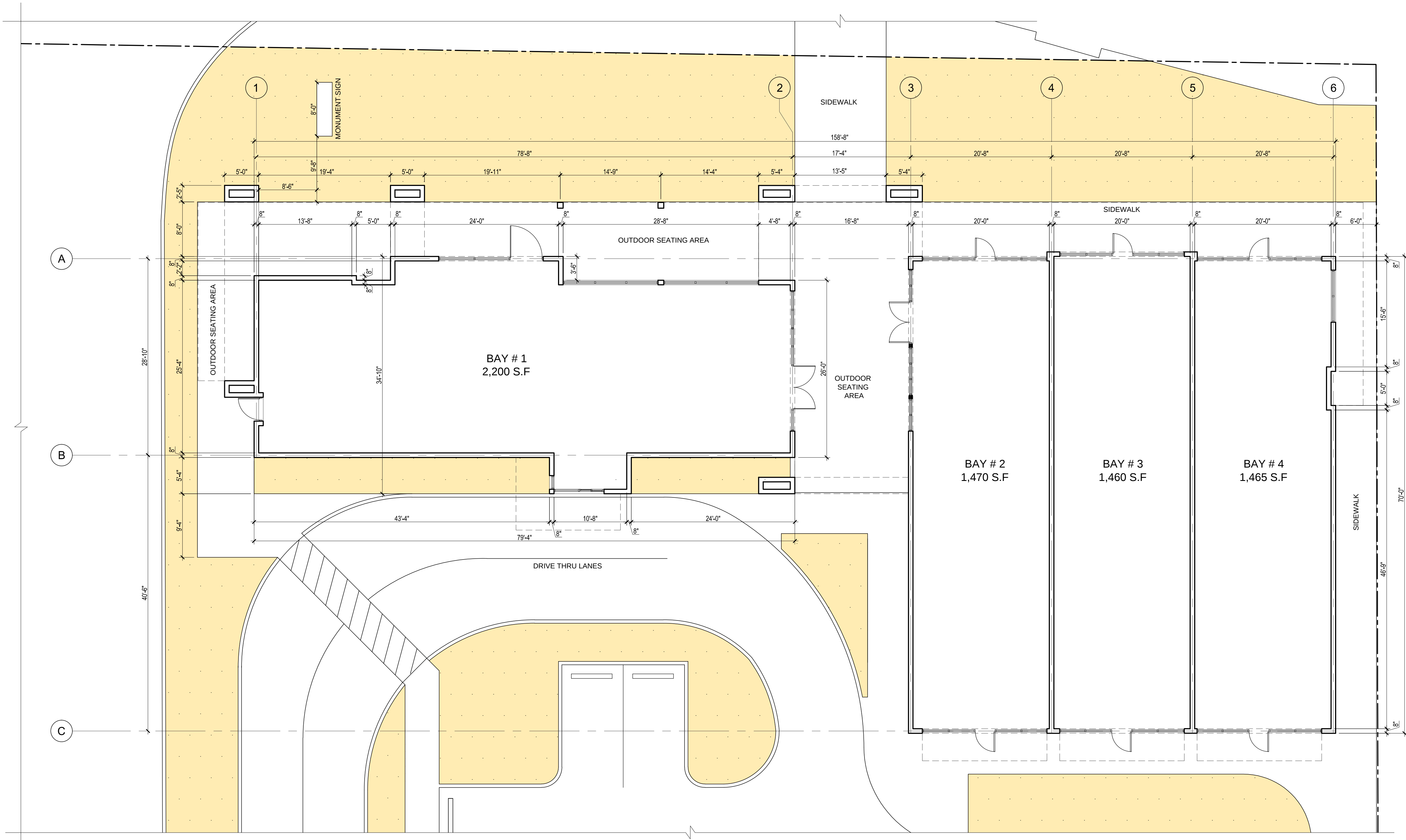
DEVELOPER:
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101 S. STATE RD 7
HOLLYWOOD, FLORIDA 33023

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101 S. STATE RD 7
HOLLYWOOD, FLORIDA 33023

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SHEET NAME
**OUTPARCEL
2
PROPOSED
FLOOR PLAN**

SHEET NUMBER
A-7.0



 **OUTPARCEL 2 PROPOSED FLOOR PLAN**
SCALE: 1/8" = 1'-0"

SHEET NUMBER
A-8.0

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AR - 0013079

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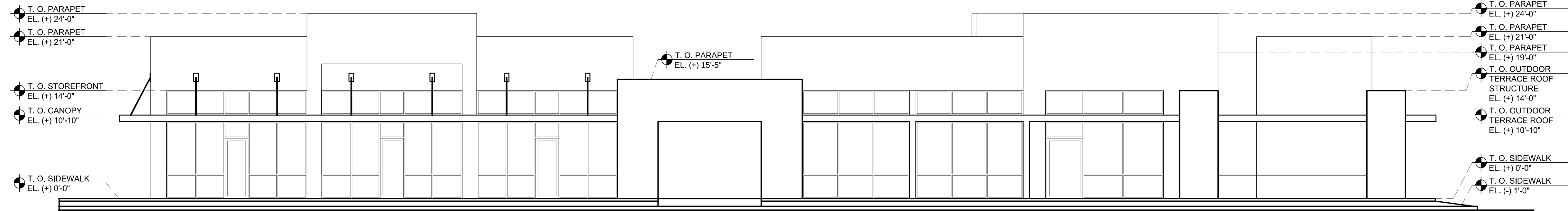
DEVELOPER:
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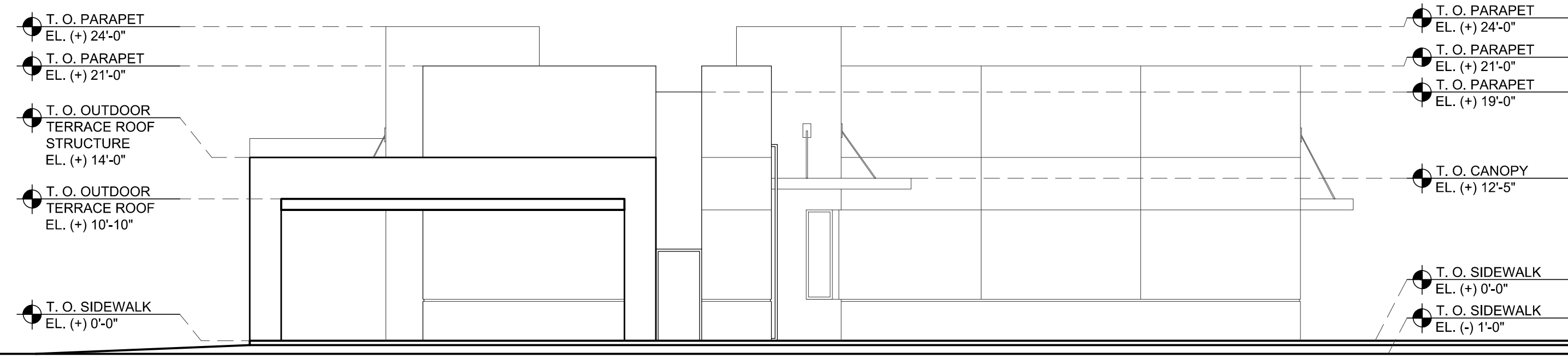
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SHEET NAME
**OUTPARCEL
2
PROPOSED
ELEVATIONS**

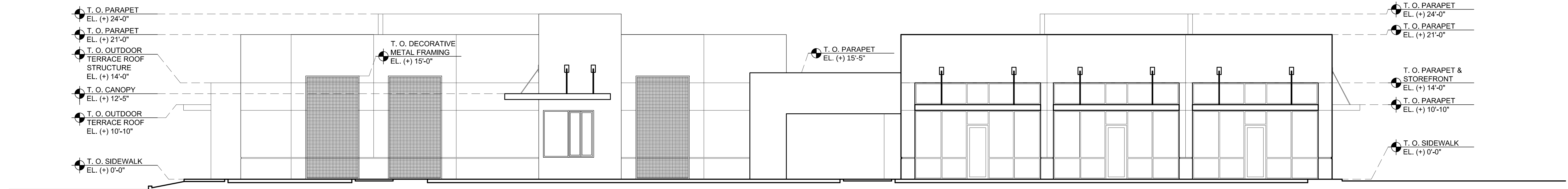
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A-9.0



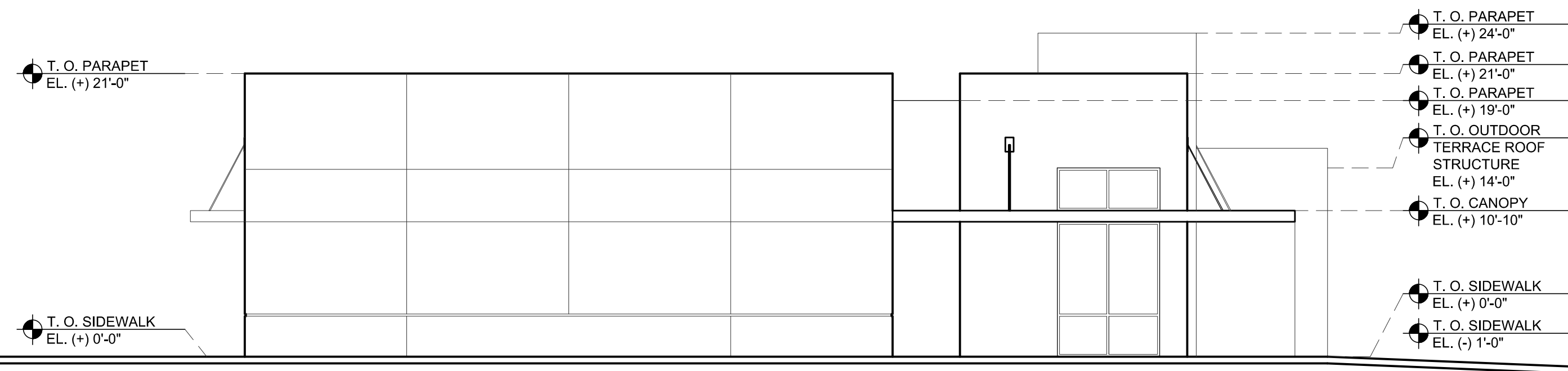
1 PROPOSED NORTH ELEVATION
SCALE: 1/8" = 1'-0"



2 PROPOSED WEST ELEVATION
SCALE: 1/8" = 1'-0"



3 PROPOSED SOUTH ELEVATION
SCALE: 1/8" = 1'-0"



4 PROPOSED EAST ELEVATION
SCALE: 1/8" = 1'-0"



1 PROPOSED NORTH ELEVATION
SCALE: 1/8" = 1'-0"



2 PROPOSED WEST ELEVATION
SCALE: 1/8" = 1'-0"



3 PROPOSED SOUTH ELEVATION
SCALE: 1/8" = 1'-0"



4 PROPOSED EAST ELEVATION
SCALE: 1/8" = 1'-0"

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SHEET NAME
**OUTPARCEL
2
COLOR
ELEVATIONS**

SHEET NUMBER
A-10.0

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AR - 0013079

Revisions:	
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SHEET NAME
**OUTPARCEL
2
COLOR
CHIPS**

SHEET NUMBER
A-11.0



1 PROPOSED NORTH ELEVATION
SCALE: N.T.S



2 PROPOSED WEST ELEVATION
SCALE: N.T.S



3 PROPOSED SOUTH ELEVATION
SCALE: 1/8" = 1'-0"



4 PROPOSED EAST ELEVATION
SCALE: 1/8" = 1'-0"

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Revisions:	
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SHEET NAME
**OUTPARCEL
2
COLOR
CHIPS**

SHEET NUMBER
A-11.1



1 HOLLYWOOD BOULEVARD PROFILE
SCALE: N.T.S



2 US 441 PROFILE
SCALE: N.T.S

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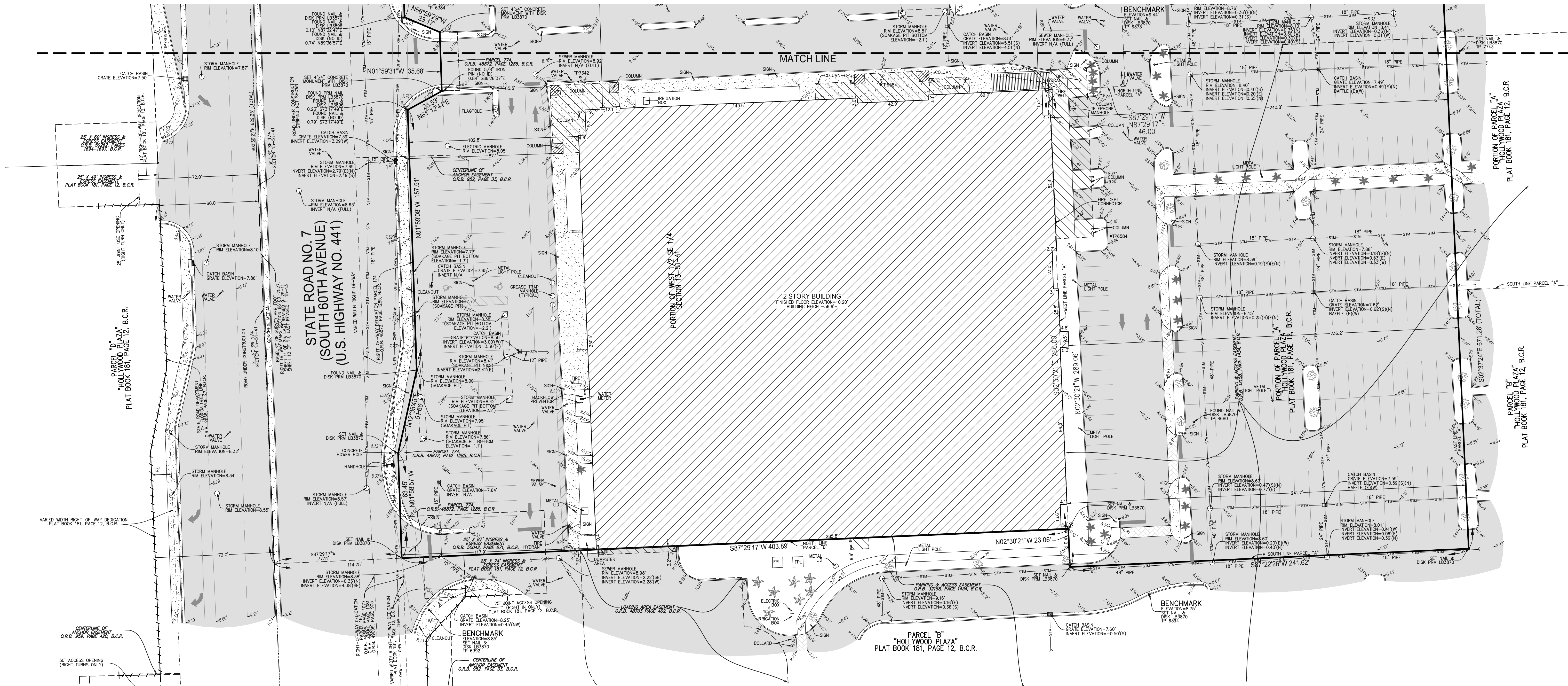
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Issued Date:	03/06/2017
Drawn by:	J.C
Checked by:	C.C / C.P

SHEET NAME
**STREET
PROFILES**

SHEET NUMBER
A-12.0



LEGAL DESCRIPTION:
A PORTION OF THE WEST 1/2 OF THE SOUTHEAST 1/4 OF SECTION 13, TOWNSHIP 51 SOUTH, RANGE 41 EAST, BROWARD COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE NORTHWEST CORNER OF SAID SOUTHEAST 1/4; THENCE SOUTH 02°30'21" EAST ON THE WEST LINE OF SAID SOUTHEAST 1/4 FOR 60.01 FEET TO THE INTERSECTION WITH THE WESTERLY EXTENSION OF THE SOUTH RIGHT-OF-WAY LINE OF HOLLYWOOD BOULEVARD AS DEDICATED BY DEED BOOK 173, PAGE 445, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA; THENCE NORTH 88°24'16" EAST ON SAID WESTERLY EXTENSION AND ON THE NORTHERLY BOUNDARY OF RIGHT-OF-WAY PARCEL 174 AS RECORDED IN OFFICIAL RECORDS BOOK 48872, PAGE 1285, OF SAID PUBLIC RECORDS, FOR 136.10 FEET TO THE NORTHEAST CORNER OF SAID RIGHT-OF-WAY PARCEL 174 AND THE POINT OF BEGINNING; THENCE CONTINUE NORTH 88°24'16" EAST ON SAID SOUTH RIGHT-OF-WAY LINE 390.97 FEET TO THE MOST NORTHERLY NORTHWEST CORNER OF "HOLLYWOOD PLAZA", ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 181, PAGE 12, OF SAID PUBLIC RECORDS; THENCE ALONG THE WESTERLY AND NORTHERLY BOUNDARY OF SAID "HOLLYWOOD PLAZA", THE FOLLOWING FOUR (4) COURSES AND DISTANCES; 1) SOUTH 02°30'21" EAST ON A WESTERLY LINE OF SAID PLAT 294.81 FEET; 2) SOUTH 87°29'17" WEST ON A NORTHERLY LINE OF SAID PLAT 46.00 FEET; 3) SOUTH 02°30'21" EAST ON A WESTERLY LINE OF SAID PLAT 266.00 FEET; 4) SOUTH 87°29'17" WEST ON A NORTH LINE OF SAID PLAT AND ITS WESTERLY EXTENSION, 403.89 FEET TO THE INTERSECTION WITH THE EASTERLY RIGHT-OF-WAY LINE OF STATE ROAD NO. 7 (U.S. HIGHWAY NO. 441) (SOUTH 60TH AVENUE); THENCE ALONG SAID EASTERLY RIGHT-OF-WAY LINE, BEING THE EASTERLY BOUNDARY OF THE AFOREMENTIONED RIGHT-OF-WAY PARCEL 174, THE FOLLOWING EIGHT (8) COURSES AND DISTANCES, 1) NORTH 01°58'57" WEST 63.45 FEET; 2) NORTH 12°35'45" EAST 51.66 FEET; 3) NORTH 01°59'08" WEST 157.51 FEET; 4) NORTH 61°12'44" EAST 23.53 FEET; 5) NORTH 01°59'31" WEST 35.68 FEET; 6) NORTH 66°59'29" WEST 23.17 FEET; 7) NORTH 01°58'51" WEST 199.78 FEET; 8) NORTH 43°01'21" EAST 57.68 FEET TO THE POINT OF BEGINNING.

TOGETHER WITH:

A PORTION OF PARCEL "A", "HOLLYWOOD PLAZA", ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 181, PAGE 12, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHWEST CORNER OF SAID PARCEL "A"; THENCE NORTH 88°25'55" EAST ALONG THE NORTH LINE OF SAID PARCEL "A", ALSO BEING THE SOUTH RIGHT-OF-WAY LINE OF HOLLYWOOD BOULEVARD 194.47 FEET; THENCE SOUTH 02°37'24" EAST ALONG THE NORTHERLY EXTENSION OF AN EAST LINE OF SAID PARCEL "A" AND ALONG SAID EAST LINE 571.28 FEET TO A POINT ON A SOUTH LINE OF SAID PARCEL "A"; THENCE SOUTH 87°22'26" WEST ALONG SAID SOUTH LINE 241.62 FEET; THENCE NORTH 02°30'21" WEST ALONG SAID WEST LINE OF SAID PARCEL "A" 289.06 FEET; THENCE NORTH 87°29'17" EAST ALONG A NORTH LINE OF SAID PARCEL "A" 46.00 FEET; THENCE NORTH 02°30'21" WEST ALONG A WEST LINE OF SAID PARCEL "A" 285.90 FEET TO THE POINT OF BEGINNING.

ALL OF THE ABOVE ALSO DESCRIBED AS:

A PORTION OF THE WEST 1/2 OF THE SOUTHEAST 1/4 OF SECTION 13, TOWNSHIP 51 SOUTH, RANGE 41 EAST, BROWARD COUNTY, FLORIDA AND A PORTION OF PARCEL "A", "HOLLYWOOD PLAZA", ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 181, PAGE 12, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE NORTHWEST CORNER OF SAID SOUTHEAST 1/4; THENCE SOUTH 02°30'21" EAST ON THE WEST LINE OF SAID SOUTHEAST 1/4 FOR 60.01 FEET TO THE INTERSECTION WITH THE WESTERLY EXTENSION OF THE SOUTH RIGHT-OF-WAY LINE OF HOLLYWOOD BOULEVARD AS DEDICATED BY DEED BOOK 173, PAGE 445, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA; THENCE NORTH 88°24'16" EAST ON SAID WESTERLY EXTENSION AND ON THE NORTHERLY BOUNDARY OF RIGHT-OF-WAY PARCEL 174 AS RECORDED IN OFFICIAL RECORDS BOOK 48872, PAGE 1285, OF SAID PUBLIC RECORDS, FOR 136.10 FEET TO THE NORTHEAST CORNER OF SAID RIGHT-OF-WAY PARCEL 174 AND THE POINT OF BEGINNING; THENCE CONTINUE NORTH 88°24'16" EAST ON SAID SOUTH RIGHT-OF-WAY LINE 390.97 FEET TO THE MOST NORTHERLY NORTHWEST CORNER OF SAID PLAT; THENCE SOUTH 02°30'21" EAST ALONG THE MOSWT NORTHERLY WEST LINE OF SAID PLAT 8.92 FEET TO THE NORTHWEST CORNER OF SAID PARCEL "A"; THENCE NORTH 88°25'55" EAST ALONG THE NORTH LINE OF SAID PARCEL "A", ALSO BEING THE SOUTH RIGHT-OF-WAY LINE OF HOLLYWOOD BOULEVARD 194.47 FEET; THENCE SOUTH 02°37'24" EAST ALONG THE NORTHERLY EXTENSION OF AN EAST LINE OF SAID PARCEL "A" AND ALONG SAID EAST LINE 571.28 FEET TO A POINT ON A SOUTH LINE OF SAID PARCEL "A"; THENCE SOUTH 87°22'26" WEST ALONG SAID SOUTH LINE 241.62 FEET; THENCE NORTH 02°30'21" WEST ALONG A WEST LINE OF SAID PARCEL "A" 23.06 FEET; THENCE SOUTH 87°29'17" WEST ON A NORTH LINE OF PARCEL "B" OF SAID PLAT AND ITS WESTERLY EXTENSION, 403.89 FEET TO THE INTERSECTION WITH THE EASTERLY RIGHT-OF-WAY LINE OF STATE ROAD NO. 7 (U.S. HIGHWAY NO. 441) (SOUTH 60TH AVENUE); THENCE ALONG SAID EASTERLY RIGHT-OF-WAY LINE, BEING THE EASTERLY BOUNDARY OF THE AFOREMENTIONED RIGHT-OF-WAY PARCEL 174, THE FOLLOWING EIGHT (8) COURSES AND DISTANCES; 1) NORTH 01°58'57" WEST 63.45 FEET; 2) NORTH 12°35'45" EAST 51.66 FEET; 3) NORTH 01°59'08" WEST 157.51 FEET; 4) NORTH 61°12'44" EAST 23.53 FEET; 5) NORTH 01°59'31" WEST 35.68 FEET; 6) NORTH 66°59'29" WEST 23.17 FEET; 7) NORTH 01°58'51" WEST 199.78 FEET; 8) NORTH 43°01'21" EAST 57.68 FEET TO THE POINT OF BEGINNING.

NOTES:

- 1) THIS SITE CONTAINS 357,240 SQUARE FEET (8.2011 ACRES), MORE OR LESS.
- 2) ELEVATIONS ARE BASED ON NORTH AMERICAN VERTICAL DATUM OF 1988. BROWARD COUNTY BENCHMARK #S2062; ELEVATION: 8.50 FEET.
- 3) FLOOD ZONE: AH; BASE FLOOD ELEVATION: 10 FEET; PANEL #125113 0564H; MAP DATE: 8/18/14.
- 4) THIS SITE LIES IN SECTION 13, TOWNSHIP 51 SOUTH, RANGE 41 EAST, BROWARD COUNTY, FLORIDA.
- 5) BEARINGS ARE BASED ON THE WEST LINE OF THE SE 1/4 OF SECTION 13-51-41 LINE BEING S02°30'21"E.
- 6) 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.
- 7) THIS SURVEY IS CERTIFIED EXCLUSIVELY TO: DESIGN TECH INTERNATIONAL.
- 8) THE HORIZONTAL POSITIONAL ACCURACY OF WELL DEFINED IMPROVEMENTS ON THIS SURVEY IS ±0.2'. THE VERTICAL ACCURACY OF ELEVATIONS OF WELL DEFINED IMPROVEMENTS ON THIS SURVEY IS ±0.1'.
- 9) THIS SITE CONTAINS 331 TOTAL STRIPED PARKING SPACES (329 REGULAR & 2 DISABLED). THERE ARE ADDITIONAL PARKING AREAS WHERE THE PAINT IS FADED AND STRIPING WAS UNABLE TO BE LOCATED OR COUNTED.
- 10) THIS SURVEY WAS PREPARED WITHOUT BENEFIT OF A COMMITMENT FOR TITLE INSURANCE. ONLY PLATTED OR KNOWN EASEMENTS ARE DEPICTED HEREON.

LEGEND

	CONCRETE
	ASPHALT PAVEMENT
	PAVERS
	ELEVATION
	OVERHEAD WIRES
	UNDERGROUND STORM SEWER LINE
	UNDERGROUND SANITARY SEWER LINE
	UNDERGROUND WATER LINE
	UNDERGROUND GAS LINE
	CENTERLINE
	OFFICIAL RECORDS BOOK
	BROWARD COUNTY RECORDS
	TRAVERSE POINT (FOR FIELD INFORMATION ONLY)
	PERMANENT REFERENCE MONUMENT
	FLORIDA POWER & LIGHT COMPANY
	UNIDENTIFIED TREE
	CABBAGE PALM TREE
	PALM TREE
	OAK TREE

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ALL RIGHTS RESERVED. NO PART OF THIS SURVEY
MAY BE REPRODUCED, IN ANY FORM OR BY ANY
MEANS, WITHOUT PERMISSION IN WRITING FROM AN
OFFICER OF PULICE LAND SURVEYORS, INC.

0' 30' 60' 90'
GRAPHIC SCALE
1"=30'

CERTIFICATION:

I HEREBY CERTIFY: THAT THIS SKETCH OF SURVEY MEETS THE STANDARDS OF PRACTICE SET FORTH BY THE FLORIDA DEPARTMENT OF AGRICULTURE AND CONSUMER SERVICES ("DOACS") CHAPTER 5J-17, FLORIDA ADMINISTRATIVE CODE, PURSUANT TO SECTION 472.027, FLORIDA STATUTES.

NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER.

JOHN F. PULICE, PROFESSIONAL SURVEYOR AND MAPPER LS2691
OBETH BURNS, PROFESSIONAL SURVEYOR AND MAPPER LS6136
OCTOR R. GILBERT, PROFESSIONAL SURVEYOR AND MAPPER LS6274
STATE OF FLORIDA

THIS DOCUMENT IS NEITHER FULL NOR COMPLETE WITHOUT SHEETS 1 AND 2

SHEET 1 OF 2

5		
4		
3		
2		
1		
NO.	REVISIONS	BY

EL'S HOLLYWOOD CENTER SITE
SE CORNER HOLLYWOOD BOULEVARD
& STATE ROAD No. 7
HOLLYWOOD, BROWARD COUNTY, FLORIDA

BOUNDARY AND TOPOGRAPHIC SURVEY

PULICE LAND SURVEYORS, INC.
5381 NOB HILL ROAD
SUNRISE, FLORIDA 33351
TELEPHONE: (954) 572-1777
FAX: (954) 572-1778
E-mail: surveys@pulicelandsurveyors.com
CERTIFICATE OF AUTHORIZATION LB23870

DRAWN BY: L.S.
CHECKED BY: J.F.P.

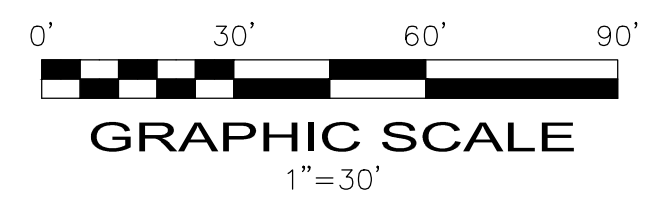
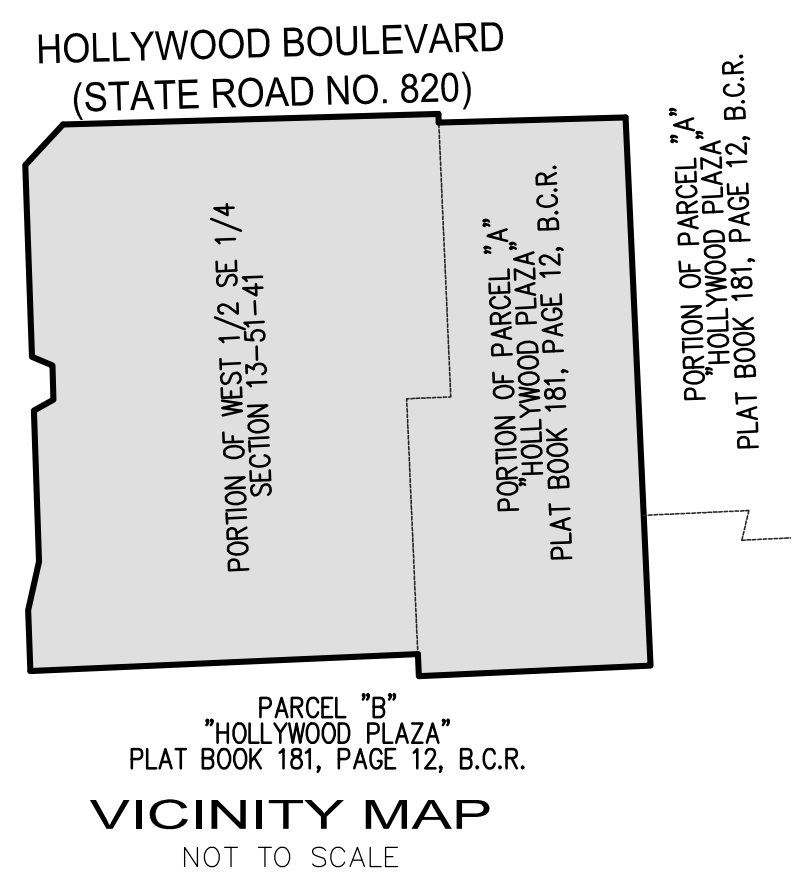
SCALE: 1" = 30'
SURVEY DATE: 1/4/16

FILE: DESIGN TECH INTERNATIONAL
ORDER NO.: 62247



- LEGEND**
- CONCRETE
 - ASPHALT PAVEMENT
 - PAVERS
 - ELEVATION
 - OVERHEAD WIRES
 - UNDERGROUND STORM SEWER LINE
 - UNDERGROUND SANITARY SEWER LINE
 - UNDERGROUND WATER LINE
 - UNDERGROUND GAS LINE
 - CENTERLINE
 - O.R.B. OFFICIAL RECORDS BOOK
 - B.C.R. BROWARD COUNTY RECORDS
 - TP TRAVERSE POINT (FOR FIELD INFORMATION ONLY)
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 - PALM TREE
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MEANS, WITHOUT PERMISSION IN WRITING FROM AN
OFFICER OF PULICE LAND SURVEYORS, INC.



SHEET 2 OF 2

THIS DOCUMENT IS NEITHER FULL NOR
COMPLETE WITHOUT SHEETS 1 AND 2

ELI'S HOLLYWOOD CENTER SITE
SE CORNER HOLLYWOOD BOULEVARD
& STATE ROAD No. 7
HOLLYWOOD, BROWARD COUNTY, FLORIDA

BOUNDARY AND TOPOGRAPHIC SURVEY

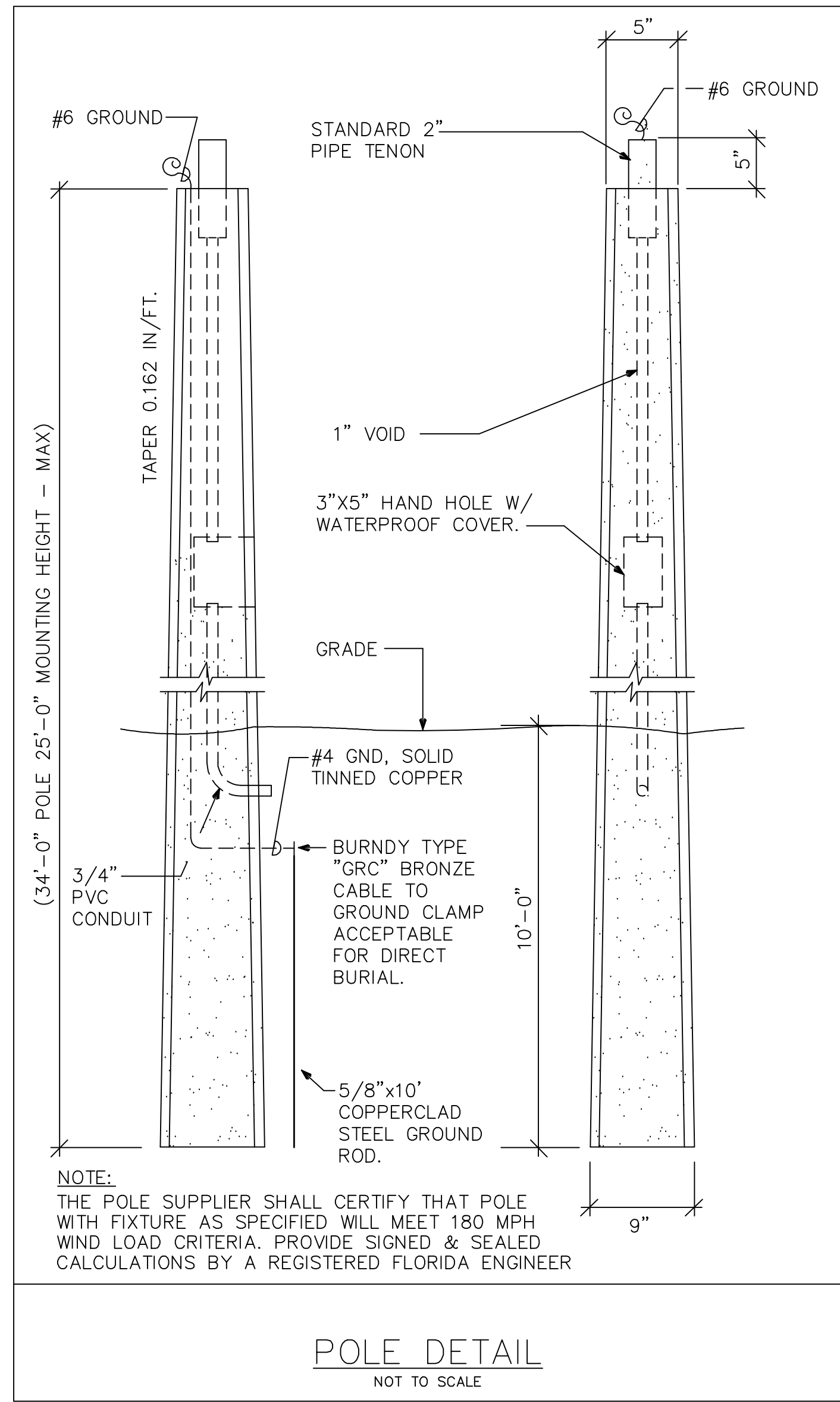
PULICE LAND SURVEYORS, INC.
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TELEPHONE: (954) 572-1777
FAX: (954) 572-1778
E-MAIL: surveys@pulicelandsurveyors.com
CERTIFICATE OF AUTHORIZATION LB#3870

PLS

DRAWN BY: L.S.
CHECKED BY: J.F.P.

SCALE: 1" = 30'
SURVEY DATE: 1/4/16

FILE: DESIGN TECH INTERNATIONAL
ORDER NO.: 62247

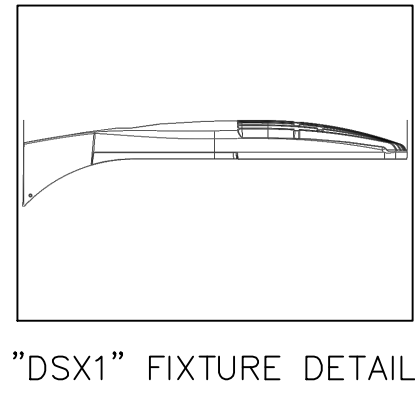


Luminaire Schedule								
Project: ELI'S SHOPPING CENTER - SITE_REV 2 HOLLYWOOD, FL 04/07/2017								
Symbol	Qty	Label	Arrangement	Manufacturer	Description	Lum. Lumens	LLF	Lum. Watts
	13	SA	BACK-BACK	Lithonia Lighting	DSX1 LED 60C 1000 50K TSW MVOLT MH: 25' POLE MOUNT A.F.G.	23117	0.855	209
	2	SA1	SINGLE	Lithonia Lighting	DSX1 LED 60C 1000 50K TSW MVOLT MH: 25' POLE MOUNT A.F.G.	23117	0.855	209
	4	SB	SINGLE	Lithonia Lighting	DSX1 LED 60C 1000 50K TSTM MVOLT HS MH: 25' POLE MOUNT A.F.G.	17707	0.855	209

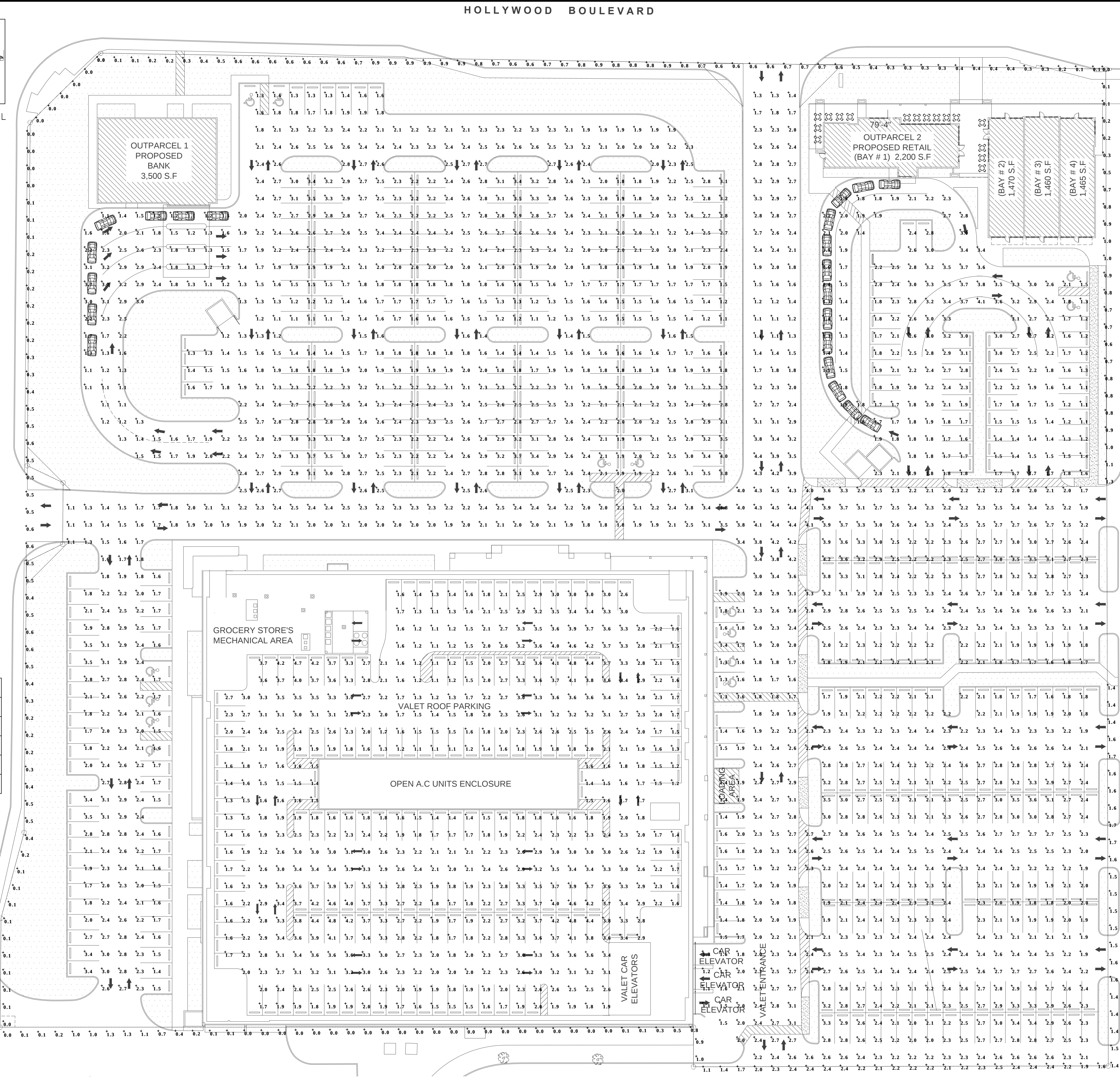
Calculation Summary							
Project: ELI'S SHOPPING CENTER - SITE_REV 2 HOLLYWOOD, FL 04/07/2017							
Label	CalcType	Units	Avg	Max	Min	AvgMin	MaxMin
PARKING LOT	Illuminance	Fc	2.26	4.5	1.1	2.05	4.09
PROPERTY LINE EAST	Illuminance	Fc	1.08	1.7	0.0	N.A.	N.A.
PROPERTY LINE NORTH	Illuminance	Fc	0.55	0.9	0.0	N.A.	N.A.
PROPERTY LINE SOUTH	Illuminance	Fc	0.93	2.5	0.0	N.A.	N.A.
PROPERTY LINE WEST	Illuminance	Fc	0.26	0.6	0.0	N.A.	N.A.

Calculation Summary						
Project: ELI'S SHOPPING CENTER - ROOF TOP_REV 1 HOLLYWOOD, FL 04/07/2017						
Label	CalcType	Units	Avg	Max	Min	MaxMin
ROOF TOP	Illuminance	Fc	2.46	4.8	1.1	4.36

Luminaire Schedule								
Project: ELI'S SHOPPING CENTER - ROOF TOP_REV 1 HOLLYWOOD, FL 04/07/2017								
Symbol	Qty	Label	Arrangement	Manufacturer	Description	Lum. Lumens	LLF	Lum. Watts
	4	SC	4 @ 90 DEGREES	Lithonia Lighting	DSX1 LED 40C 1000 50K TSW MVOLT MH: 25' POLE MOUNT A.F.G.	15708	0.855	138



"DSX1" FIXTURE DETAIL



PHOTOMETRIC PLAN

SCALE: 1" = 30'-0"



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ELECTRICAL * MECHANICAL * PLUMBING
ENGINEERING
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Ph: 954-590-3300 Fax: 954-590-2232
Email: BUCHANAN@MEPEENGINEERS.COM
CERTIFICATE OF AUTHORIZATION # 8842

RAJA BUCHANAN P.E # 48916 MAURICE LORD P.E # 72550

SEAL

DATE: _____

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dinfo@diarchitect.com
www.diarchitect.com

Carlos Pizarro, R.A.
AR - 0013079

Revisions:	
Date	Description

CHAI DEVELOPERS LIMITED
101 S STATE RD 7
HOLLYWOOD, FLORIDA 33023

ELI'S SHOPPING CENTER
101 S STATE RD 7
HOLLYWOOD, FLORIDA 33023

Job Number: 15087.02
File name:
Issued Date: 11/09/2016
Drawn by: J.C
Checked by: C.C / C.P

SHEET NAME
**SITE
PHOTOMETRIC
PLAN**

SHEET NUMBER
PH-1