

# PLANNING DIVISION

File No. (internal use only): \_\_\_\_\_

## GENERAL APPLICATION

2400 Hollywood Boulevard Room 313  
Hollywood, FL 33022



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: 04/02/2018

Location Address: 1005 E. DANIA BEACH BLVD, HOLLYWOOD, FL  
Lot(s): 10 & 11 Block(s): 1 Subdivision: HOLLYWOOD CENTRAL BEACH BUS SEC 6-16.B

Folio Number(s): 504235010050

Zoning Classification: C-2 Land Use Classification: G

Existing Property Use: VACANT LAND 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: New construction hotel use building 5 story

Number of units/rooms: 19 Sq Ft: 20,691

Value of Improvement: 2,200,000 Estimated Date of Completion: JUNE 2019

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

Name of Current Property Owner: 1005 E. DANIA BEACH BLVD, LLC.

Address of Property Owner: 2885 SANFORD AVE SW # 25343 GRANDVILLE MI 49418

Telephone: 305-680-2800 Fax: \_\_\_\_\_ Email Address: maribona1000@gmail.com

Name of Consultant/Representative/Tenant (circle one): \_\_\_\_\_

Address: \_\_\_\_\_ Telephone: \_\_\_\_\_

Fax: \_\_\_\_\_ Email Address: \_\_\_\_\_

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

If Yes, Attach Copy of the Contract.

List Anyone Else Who Should Receive Notice of the Hearing: N/A

Address: \_\_\_\_\_

Email Address: \_\_\_\_\_

# PLANNING DIVISION

File No. (Internal use only): \_\_\_\_\_

200 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](http://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: 3/31/2018

PRINT NAME: Bernie Maribona

Date: 3/31/2018

Signature of Consultant/Representative: \_\_\_\_\_

Date: \_\_\_\_\_

PRINT NAME: \_\_\_\_\_

Date: \_\_\_\_\_

Signature of Tenant: \_\_\_\_\_

Date: \_\_\_\_\_

PRINT NAME: \_\_\_\_\_

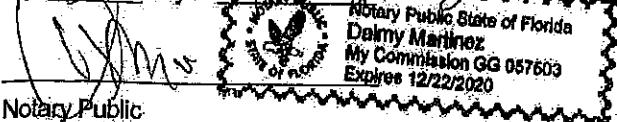
Date: \_\_\_\_\_

### 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 Bernie Maribona to my property, which is hereby made by me or I am hereby authorizing \_\_\_\_\_ to be my legal representative before the TAC (Board and/or Committee) relative to all matters concerning this application.

Sworn to and subscribed before me

this 31 day of March



Notary Public

State of Florida

My Commission Expires: \_\_\_\_\_ (Check One) ☒ Personally known to me; OR ☐ Produced Identification \_\_\_\_\_

Signature of Current Owner

B. Maribona

Print Name



Luis La Rosa Architects, Inc.

June 4, 2018

1005 E Dania Beach  
Blvd. LLC. 2885 Sanford  
Ave, SW #25343  
Grandville, MI 49418

**FILE NUMBER:** 18-DP-20

**SUBJECT:** Site Plan Review for a mixed-use development consisting of hotel and residential uses (Ocean Park View Hotel).

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#### SITE DATA

**Owner/Applicant:** 1005 E Dania Beach Blvd. LLC.  
**Address/Location:** 1005 E.. Dania Beach  
Blvd. **Gross Area of Property:** 24,172 sq. ft  
(0.55 acre) **Net Area of Property:** 13,069 sq. ft  
(0.30 acre) **Land Use:** General Business  
(GBUS)  
**Zoning:** Low/Medium Intensity Commercial District (C-2)  
**Existing Use of Land:** Vacant

#### ADJACENT LAND USE

**North:** Conservation (CONS)  
**South:** Conservation (CONS)  
**East:** Conservation (CONS)  
**West:** Conservation (CONS)

#### ADJACENT ZONING

**North:** Low/Medium Intensity Commercial District (C-2)  
**South:** Governmental Use (GU)  
**East:** Governmental Use (GU)  
**West:** Governmental Use (GU)

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**APPLICANTS MUST ADDRESS ALL COMMENTS AND FINDINGS AS IDENTIFIED BY MEMBERS OF THE TECHNICAL ADVISORY COMMITTEE BOTH IN WRITING (IDENTIFY PAGE NUMBER OF THE CORRECTION) AND ON THE SITE PLAN (ALL CHANGES MUST BE IDENTIFIED, I.E. BUBBLED).**



Luis LaRosa Architects, Inc.

**A. APPLICATION SUBMITTAL**

Alexandra Carcamo, Principal Planner ([acarcamo@hollywoodfl.org](mailto:acarcamo@hollywoodfl.org)) 954-921-3471

1. Survey shall be based on the current title work (O&E), dated within 30 days of submittal. Such date shall be noted on the survey document.

***Response: OK***

2. Work with the Engineering Division to ensure the survey includes the appropriate elements such as, abutting and internal streets and their widths, including existing curb-cuts/driveways to surrounding properties within 100 feet are included.

***Response: OK***

3. Work with Public Works and Engineering Division to ensure adequate and safe access is provided for garbage truck to access garbage and recycling area.

***Response: OK***

4. Provide details and height of all proposed walls, fences, and gates. All fencing shall be decorative. This includes balconies.

***Response: Refer to SP-1.1***

5. Staff encourages Applicant to meet with surrounding homeowner's associations prior to submitting for any Boards. Provide update with next submittal.

***Response: OK***

6. Additional comments may be forthcoming.

***Response: OK***

7. Provide written responses to all comments with next submittal.

***Response: Provided***

**B. ZONING**

Alexandra Carcamo, Principal Planner ([acarcamo@hollywoodfl.org](mailto:acarcamo@hollywoodfl.org)) 954-921-3471

1. Project is required to install electric vehicle charging station infrastructure, please see Ordinance O-2016- 02.

***Response: Refer to note on sheet SP-1.2***

2. Parking at rear shall have a 5' landscape setback. Revise accordingly.

***Response: Refer to sheet SP-1.1. Provided wall to rear setback of zero with amenities deck above. No Landscape buffer required***



Luis LaRosa Architects, Inc.

3. Revise parking count to account for 1.5 spaces per unit for the residential unit; 20 spaces required.

***Response: Refer to SP-1.2 Site Data Parking Calculation***

4. Indicate location of all mechanical equipment. Include note stating all mechanical equipment shall be screened from public view.

***Response: Refer to sheet A-1.4***

### **C. ARCHITECTURE AND URBAN DESIGN**

*Alexandra Carcamo, Principal Planner ([acarcamo@hollywoodfl.org](mailto:acarcamo@hollywoodfl.org)) 954-921-3471*

1. For the parking areas (roof and ground), consider using material with high albedo to limit absorption of sunlight and reduce urban heat island effect or consider using permeable paving material which reduces runoff and increases water penetration.

***Response: Refer to note on sheet SP-1.1***

2. Extend eyebrows to cover all portions of the balconies.

***Response: Refer to A-2.1***

3. Provide a legend and label elevations accordingly.

***Response: Refer to all elevations sheet***

*Terrence Comiskey A.I.A., Architect ([tcomiskey@hollywoodfl.org](mailto:tcomiskey@hollywoodfl.org)) 954-921-3900*

1. Sheet SP-1.1: How is recycling being done in the building? Is there a special trash chute that can switch between recycling and regular trash? Only one dumpster is shown and it does not have gates.

***Response: Refer to A-1.2 showing trash and recycling chute. Garbage and recycling containers will be wheeled out to front of property for pick up.***

2. Sheet SP-1.1: The west staircase exits in garage area not open air.

***Response: Refer to sheet A-1.1 showing both stairs exiting to open air***

3. Sheet SP-1.1: There should be a pedestrian connection to the existing sidewalk at the street.

***Response: Refer to SP-1.1.***

4. There are no employee restrooms, no janitorial closet, no mop sink and no laundry facilities. How is this hotel operated?

***Response: Refer to sheet A-1.1***



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5. Sheet A-1.3: The exit corridor from the Great Room to the door is only 3'-0" wide.  
**Response: Refer to sheet A-1.3 revised to 44"**
6. Sheet A-1.4: Where is the roof top HVAC equipment? Is it fully screened? For ADA purposes the elevator should access the Terrace level.  
**Response: Refer to sheet A-1.4 roof plan showing Condensing unit mounted and screened. Elevator has access to 2<sup>nd</sup>. Floor amenities deck.**
7. Sheet A-2.1: Stucco control joints are not shown and materials are not identified on the elevations.  
**Response: Refer to Elevation sheets**

#### **D. SIGNAGE**

Alexandra Carcamo, Principal Planner ([acarcamo@hollywoodfl.org](mailto:acarcamo@hollywoodfl.org)) 954-921-3471

1. For review, full signage package shall be provided.  
**Response: Refer to notes on SP-1.2**
2. Include note indicating all signage shall be in compliance with the Zoning and Land Development Regulations.  
**Response: Refer to notes on SP-1.2**
3. All signs, which are electrically illuminated by neon or other means, shall require a separate electrical permit and inspection. Separate permits are required for each sign.  
**Response: Refer to notes on SP-1.2**

#### **E. LIGHTING**

Alexandra Carcamo, Principal Planner ([acarcamo@hollywoodfl.org](mailto:acarcamo@hollywoodfl.org)) 954-921-3471

1. Application is substantially compliant.  
**Response: ok**

#### **F. GREEN BUILDING & ENVIRONMENTAL SUSTAINABILITY**

Alexandra Carcamo, Principal Planner ([acarcamo@hollywoodfl.org](mailto:acarcamo@hollywoodfl.org)) 954-921-3471

1. Work with Building Division to ensure compliance with Green Building Ordinance. Review and adjust drawings as necessary.  
**Response: Refer to notes on SP-1.2**



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## **G. ENGINEERING**

Luis Lopez, City Engineer ([llopez@hollywoodfl.org](mailto:llopez@hollywoodfl.org)) 954-921-3251

Clarissa Ip, Engineering Support Services Manager ([cip@hollywoodfl.org](mailto:cip@hollywoodfl.org)) 954-921-3915

1. Provide pedestrian connectivity to the public rights-of-way, Dania Beach Boulevard.

***Response: Refer to SP-1.1***

2. Provide ADA compliant parking with accessible route as per ADA Standards for Accessible Design.

***Response: Refer to SP-1.1 and A-1.1***

3. Provide civil plans for the proposed work. Include items such as drainage improvements, water and sewer connections, curbing, all vehicle turning radii (sufficient for trash trucks), signage and pavement marking plan and details as well as change in elevations to show that handicap accessibility has been met. For water and sanitary sewer connection, show any pavement restoration and details required for connections.

***Response: Refer to new Civil Plans***

4. Minimum driveway separation for non-residential properties is 50 feet, Code 155.08(E).

***Response: Revised site plan as per DOT requirements. We have provided a 15' one-way and 15' one way out (right turn only) as per DOT's request. Driveway expands to 24' as required by City of Hollywood. Refer to sheet SP-1.1 and A-1.1. We have attached DOT letter stating their requires and no objections to having two driveways.***

5. Verify parking depth code requirements for parking along the north property line has been met.

***Response: Revised accordingly, refer to sheet SP-1.1 and A-1.1.***

6. Indicate direction of traffic circulation of the parking area on plans.

***Response: Revised accordingly, refer to sheet SP-1.1 and A-1.1.***

7. Provide 25' corner chord at the southeast corner of property.

***Response: Revised accordingly, refer to sheet SP-1.1 and A-1.1.***

8. Show for existing curb cut to be removed.

***Response: Revised accordingly, refer to sheet SP-1.1 and A-1.1.***

9. Show all turning radii at all corners on plans. Minimum entering and exiting shall be 15', 5' were provided.

***Response: Revised accordingly, refer to sheet SP-1.1 and A-1.1.***

10. Provide clearance between vehicular travel lanes to columns.

***Response: Revised accordingly, refer to sheet SP-1.1 and A-1.1.***



*Luis La Rosa Architects, Inc.*

11. Park impact fees will be required prior to issuance of Building Permit.

***Response: OK***

12. All outside agency permits must be obtained prior to issuance of City building permit.

Review and approval from FDOT is required.

***Response: OK***

13. More comments may follow upon review of the requested information.

***Response: OK***

#### **H. LANDSCAPING**

*Jill Cohen, Landscape Architect ([lclark@hollywoodfl.org](mailto:lclark@hollywoodfl.org)) 954-921-3900*

1. No comments received.

***Response: Refer to new Landscape plans***

#### **I. UTILITIES**

*Wilford Zephyr, Engineer ([wzephyr@hollywoodfl.org](mailto:wzephyr@hollywoodfl.org))*

*954-924-2985 James Rusnak, Engineer*

*([jrusnak@hollywoodfl.org](mailto:jrusnak@hollywoodfl.org)) 954-921-3302*

1. Provide plans showing how water & sewer services will be provided. Plans must include water & sewer demand calculations.

***Response: Refer to new Civil Sheet***

2. Provide Paving, Grading & Drainage plans showing how stormwater storage will be provided.

***Response: Refer to new Civil Sheet***

#### **J. BUILDING**

*Dean Decker, Interim Chief Building Official ([psauer@hollywoodfl.org](mailto:psauer@hollywoodfl.org)) 954-921-3025*

1. Application is substantially compliant.

***Response: OK***





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**K. FIRE**

Janet A. Washburn, Fire Marshal/Division Chief ([jwashburn@hollywoodfl.org](mailto:jwashburn@hollywoodfl.org)) 954-921-3554

1. Water supply must meet NFPA 1, 18.4.5.2. In order to determine the minimum fire flow for firefighting purposes, a hydrant flow test will need to be scheduled through our underground utilities dept., 954-921- 3046. After the results are completed, the civil engineer shall show on civil drawings the calculations using table 18.4.5.1.2. showing that the project meets the minimum fire flow requirements.

***Response: Flow test to be performed***

2. As a result of that test, show any existing and new fire hydrants on civil drawings. A copy of the completed hydrant flow test and engineer's calculations are required at the next submittal.

***Response: Refer to Civil Plans showing proposed fire hydrant location***

3. Provide a note on civil drawings that underground fire main work will be completed by a contractor holding a Class I, II, or V license per FS 633.102.

***Response: Refer to C-1 added note as requested***

4. Show the location of the fire dept. connection, fire line and size up to the building on civil drawings.

***Response: Refer to Civil Plans***

5. If a fire pump is needed, show the location on the plan in compliance with NFPA 20.

***Response: Refer to Civil Plans***

6. A bi-directional amplifier is required per NFPA 1, chapter 11.10 and Broward Amendment 118.2.

***Response: Refer to note on SP-1.1***

**L. PUBLIC WORKS**

Charles Lassiter, Environmental Services Supervisor ([classiter@hollywoodfl.org](mailto:classiter@hollywoodfl.org)) 954-967-4207

1. No comments received.

**M. PARKS, RECREATION AND CULTURAL ARTS**

David Vazquez, Assistant Director ([dvazquez@hollywoodfl.org](mailto:dvazquez@hollywoodfl.org)) 954-921-3404

1. Park Impact Fee application is required.



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**N. COMMUNITY DEVELOPMENT**

Clay Milan, Community Development Manager ([cmilan@hollywoodfl.org](mailto:cmilan@hollywoodfl.org)) 954-921-3271

1. Sheet SP.1 – Eliminate curb stops, use curbing

***Response: Refer to SP-1.1., curb stops are used due to wall***

**O. ECONOMIC DEVELOPMENT**

Brian Rademacher, Corridor Redevelopment Manager ([brademacher@hollywoodfl.org](mailto:brademacher@hollywoodfl.org)) 954-924-2922

1. Anticipated restroom, mailroom, and amenities for registered guest?

***Response: Refer to sheet A-1.1***

2. Anticipated as independent boutique hotel? Flag? Short or long-term stay?

***Response: owner to provide***

3. Guest amenities anticipated on roof? Location of HVAC, etc?

***Response: amenities on 2<sup>nd</sup>. Floor, HVAC mounted on roof.***

**P. POLICE DEPARTMENT**

Christine Adamcik, Police ([cadamcik@hollywoodfl.org](mailto:cadamcik@hollywoodfl.org)) 954-

967-4371 Steven Bolger, Police ([sbolger@hollywoodfl.org](mailto:sbolger@hollywoodfl.org))

954-967-4500 Doreen Avitabile, Police

([davitabile@hollywoodfl.org](mailto:davitabile@hollywoodfl.org)) 954-967-4371

1. No comments received.

**Q. DOWNTOWN AND BEACH CRA**

Jorge Camejo, Executive Director ([jcamejo@hollywoodfl.org](mailto:jcamejo@hollywoodfl.org)) 954-

924-2980 Susan Goldberg, Deputy Director

([sgoldberg@hollywoodfl.org](mailto:sgoldberg@hollywoodfl.org)) 954-924-2980

1. Not applicable.

**R. PARKING**

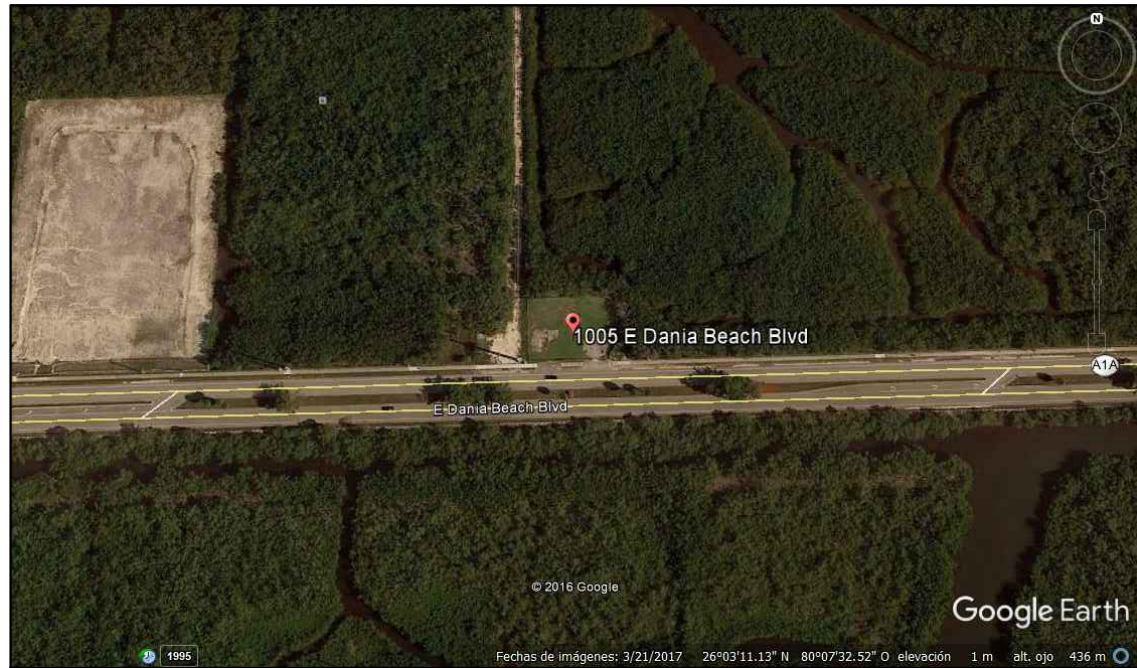
Harold King, Parking Administrator ([hking@hollywoodfl.org](mailto:hking@hollywoodfl.org)) 954-921-3549

Tamikia Bacon, Parking Operations Manager ([tbacon@hollywoodfl.org](mailto:tbacon@hollywoodfl.org)) 954-921-3548

1. Application is substantially compliant.



PROPOSED HOTEL DEVELOPMENT FOR:  
OCEAN PARK VIEW HOTEL  
1005 E. DANIA BEACH BLVD.  
HOLLYWOOD, FLORIDA.



LOCATION MAP  
JOB ADDRESS : 1005 E. DANIA BEACH BLVD.



LLR Architects, Inc.

ARCHITECTURE & PLANNING

12980 SW 52 STREET  
MIRAMAR, FLORIDA 33027

(O)– 305–403–7926  
(F)– 305–403–7928  
E–MAIL: LLAROSA@LAROSAARCHITECTS.COM

AYLWARD ENGINEERING  
CIVIL ENGINEERING

3222 RIDGE TRACE  
DAVIE,FLORIDA 33328

(O)– 954–424–5852  
E–MAIL: AYLWARDENGINEER@GMAIL.COM

MLA GROUP  
SCOTT MC CLURE RLA  
LANDSCAPE ARCHITECTURE

1016 NE 45TH STREET  
OAKLAND, FLORIDA 33334

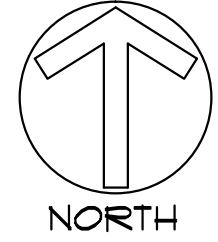
(O)– 954–763–7041  
E–MAIL: MLAGROUPINC@YAHOO.COM

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SUBMITTAL DATE: 06/04/2018  
MEETING DATE: 06/18/2018





PROPOSED AREA  
OF WORK 1005 EAST  
DANIA BEACH  
BLVD,  
HOLLYWOOD, FL.

## 1 LOCATION PLAN

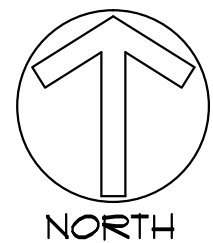
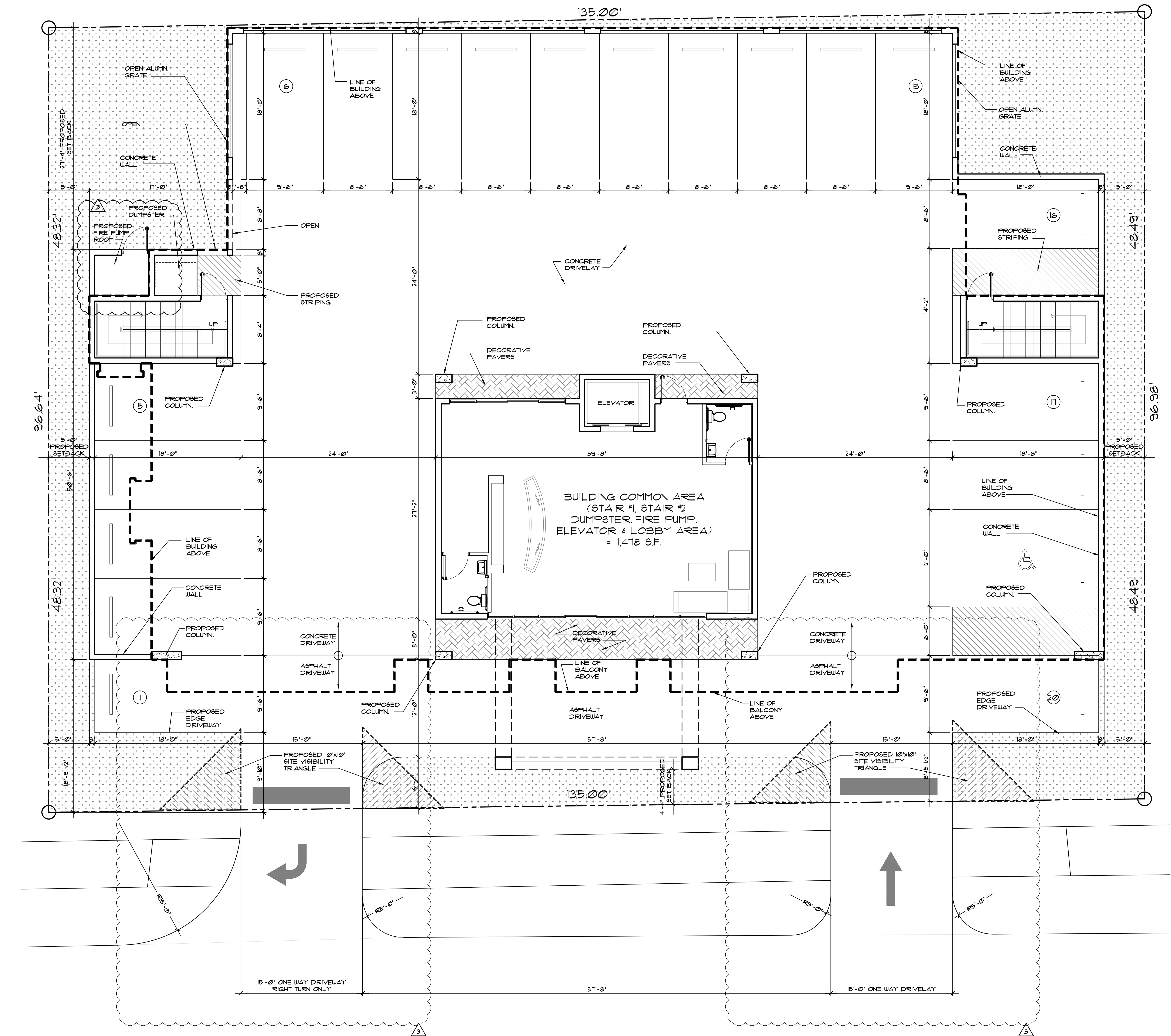
SCALE: N.T.S.

1. WORK PERFORMED SHALL COMPLY WITH THE FLORIDA BUILDING CODE 2017-EDITION, ALL APPLICABLE STATE AND LOCAL CODES, ORDINANCES AND REGULATIONS, NATIONAL.
2. THE GENERAL NOTES AND SPECIFICATIONS SHALL TAKE PRECEDENCE OVER THE GENERAL CONDITIONS IN CASE OF CONFLICT.
3. ON SITE VERIFICATION OF ALL DIMENSIONS AND CONDITIONS SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR NOTED DIMENSIONS SHALL TAKE PRECEDENCE OVER SCALED DIMENSIONS.
4. THE GENERAL NOTES AND DETAILS APPLY THROUGHOUT THE JOB UNLESS OTHERWISE NOTED OR SHOWN. ALL WORK THAT IS EITHER IMPLIED OR REASONABLY INFERABLE FROM THE CONTRACT DOCUMENTS SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR. THE CONTRACTOR IS RESPONSIBLE FOR FAMILIARIZING HIMSELF WITH EXISTING CONDITIONS.
5. TURNKEY FINISHED SPACE TO THE OWNER ANY AND ALL DISCREPANCIES AND/OR OMISSIONS SHALL BE REPORTED TO THE OWNER'S ARCHITECT PRIOR TO COMMENCEMENT. ANY WORK THAT PROCEED'S OTHERWISE SHALL BE REPLACED OR REPAIRED BY THE CONTRACTOR.
6. ALL PERMITS, INSPECTIONS, AND APPROVALS, SHALL BE APPLIED FOR AND PAID BY THE CONTRACTOR FOR ALL DISCIPLINES OF THE WORK. THE CONTRACTOR IS RESPONSIBLE FOR ALL COORDINATION OF INSPECTIONS.
7. ALL COMPLETED WORK SHALL BE PROTECTED AT ALL TIMES AS THE CONTRACTOR IS RESPONSIBLE FOR THE FULL REPLACEMENT COST OF ALL DAMAGED WORK CAUSED BY HIS OPERATIONS. CONTRACTORS SHALL FOLLOW ALL ACCEPTED METHODS OF SAFETY PRACTICE AS MAY BE NEEDED TO PROTECT LIFE AND PROPERTY.
8. BEFORE COMMENCEMENT OF THE WORK, THE CONTRACTOR SHALL FILE WITH THE OWNER'S CURRENT INSURANCE CERTIFICATION FOR WORKMAN COMPENSATION, COMPREHENSIVE GENERAL LIABILITY, BODILY INJURY AND PROPERTY DAMAGE. THE CONTRACTOR SHALL INDEMNIFY THE LANDLORD, OWNER, AND ARCHITECT FOR ANT AND ALL COSTS, CLAIMS, SUITS AND JUDGMENTS FOR PROPERTY DAMAGE AND PERSONAL INJURY, ARISING OUT OF WORK OF THE CONTRACTOR.
9. ALL MATERIALS USED SHALL BE NEW AND DELIVERED TO THE JOG IN ORIGINAL SEALED CONTAINERS BEARING ORIGINAL MANUFACTURER'S LABELS. ALL WORK SHALL BE PERFORMED IN A FIRST CLASS WORKMANLIKE MANNER MATCHING AND ALIGNING ALL SURFACED WHERE APPLICABLE TO AFFORD A FINISHED, NEAT APPEARANCE. CONTRACTOR SHALL CLEAN ALL SURFACES FREE OF ALL DIRT OR REFUSE CAUSED BY DEBRIS FROM ALL INSTALLATION TECHNIQUES OF THE TRADES. ALL ADJACENT SURFACES SHALL BE LEFT AS THEY APPEAR PRIOR TO COMMENCEMENT OR REFINISHED AS REQUIRED TO LIKE-NEW CONDITION.
10. THE CONTRACTOR SHALL GUARANTEE IN WRITING, IN FORM ACCEPTABLE TO THE OWNER, ALL LABOR AND MATERIAL INSTALLED BY HIM FOR A PERIOD OF NOT LESS THAN ONE YEAR AFTER DATE OF FINAL ACCEPTANCE. SHOULD DEFECTS OCCUR, ALL WORK SHALL BE REPLACED OR PROPERLY REPAIRED AT NO ADDITIONAL COSTS TO THE OWNER SUBSTANTIAL COMPLETION SHALL BE ATTAINED WHEN ALL PHASES OF THE WORK ARE COMPLETED AND THE SPACE CAN BE USED FOR WHAT IS INTENDED (EXCLUDING PUNCH LIST ITEMS).
11. ALL WORK AND/OR MATERIALS SHALL BE INSTALLED IN STRICT ACCORDANCE WITH MANUFACTURER'S OR INDUSTRY'S RECOMMENDATIONS OR STANDARDS.
12. CONTRACTORS SHALL BE FULLY RESPONSIBLE FOR THE COORDINATION OF ALL THE WORK OF HIS TRADES PLUS THE COORDINATION, REPAIR AND PREPARATION FOR THE WORK OF ANY OTHER TRADES THAT WILL BE SUBSEQUENTLY LET UNDER SEPARATE CONTRACT BY THE OWNER.
13. SURVEYOR TO LAY OUT ADDITION TO CONFIRM CONFORMANCE WITH SETBACKS BEFORE CONSTRUCTION STARTS.

## 2 GENERAL NOTES

LOTS 10 AND 11, BLOCK 1, HOLLYWOOD CENTRAL BEACH BEACH BUSINESS SECTION, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 6, PAGE 16 OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA.

## 3 LEGAL DESCRIPTION

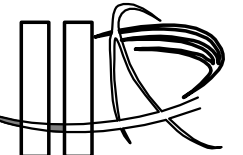


## 4 PROPOSED SITE PLAN

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

EAST DANIA BEACH BOULEVARD  
EXISTING 26.4' ASPHALT PAVEMENT

OF MEDIAN



LLR Architects, Inc.

ARCHITECTURE & PLANNING  
12880 SW 52 STREET  
MIRAMAR, FLORIDA 33027  
(954) 305-4033-7928  
(954) 305-4033-7928  
E-MAIL: LUIS@LLRARCHITECTS.COM

REVISION:	BY:
04/09/18 TAC	CC
06/18/18 TAC	CC

PROPOSED HOTEL DEVELOPMENT FOR:  
OCEAN PARK VIEW HOTEL  
1005 E DANIA BEACH BLVD.  
HOLLYWOOD, FLORIDA

SEAL: AR 0017852  
LUIS LA ROSA

DRAWN	CC
CHECKED	LLR
DATE	03/27/18
SCALE	AS NOTED
JOB NO.	011-021
SHEET	

SP-1.1

OF SHEETS



SITE CALCULATIONS:

TOTAL GROSS SITE AREA:	24,172 S.F. OR .56 ACRES
TOTAL NET SITE AREA:	13,210 S.F. OR .30 ACRES
BUILDING COMMON AREA	1,478 S.F.
DRIVEWAY	8,488 S.F.
CONC. SLAB	365 S.F.
TOTAL IMPERVIOUS AREA*	10,331 S.F. (73.1%)
TOTAL PERVIOUS AREA*	2,793 S.F. (20.9%)

TOTAL IMPERVIOUS AREA*	10,331 S.F. (73.1%)
BUILDING FOOTPRINT AREA	8,695 S.F.
TOTAL PERVIOUS AREA*	2,793 S.F. (20.9%)

F.A.R. CALCULATIONS:

TOTAL SITE AREA:	13,210 S.F. X 3.0*	39,620 S.F.
GROUND FLOOR (NOT TRASH ROOM, FIRE PUMP)		1,402 S.F.
2ND. FLOOR PLAN (NOT TRASH ROOM, SUPPLY CLOSET, JANITOR & BALCONY)		8213 S.F.
3RD. FLOOR PLAN (NOT TRASH ROOM, SUPPLY CLOSET, JANITOR & BALCONY)		4,542 S.F.
4TH. FLOOR PLAN (NOT TRASH ROOM, SUPPLY CLOSET, JANITOR & BALCONY)		4,542 S.F.
5TH. FLOOR PLAN (NOT TRASH ROOM, BALCONY & STAIRS)		4,291 S.F.
F.A.R. PROVIDED		22.936 S.F.
F.A.R. ALLOWED		39,210 S.F.

ZONING LEGEND		
DATA	REQUIRED	PROVIDED
ZONING DESIGNATION: C-2		HOTEL/ CONDO
GROSS LOT AREA:		24,172 SQFT
NET LOT AREA:		13,210 SQFT
MAXIMUM HEIGHT	5 STORIES OR 60'-0"	60'-0"

SETBACK CALCULATIONS:		
NORTH/REAR	0'-0"	21'-4"
EAST/SIDE	0'-0"	5'-0"
WEST/SIDE	0'-0"	5'-0"
SOUTH/FRONT	0'-0"	4'-4"

DENSITY: (18 UNITS/ACRE) NOTE: HOTEL* 36 UNITS PER ACRE. 36x56* 2016 UNITS 1 CONDO UNIT PER 2 HOTEL UNITS	18 HOTEL UNITS & 1 CONDO UNIT.	18 HOTEL UNITS & 1 CONDO UNIT.
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PARKING CALCULATIONS:		
PARKING: 10 SPACE/ HOTEL UNIT 18 UNITS X 10	18 P.S.	
15 SPACE PER/ RES. UNIT 1 UNIT X 15	15 P.S.	
TOTAL:	195 P.S.	20 P.S.

BUILDING CALCULATION

	LOBBY	UNIT # 1 (TWO BED.)	UNIT # 2 (ONE BED.)	UNIT # 3 (ONE BED.)	UNIT # 4 (TWO BED.)	UNIT # 5 (TWO BED.)	UNIT # 6 (ONE BED.)	CONDO (4 BED.)	
1ST. FLOOR COMMON AREA*	1,478 S.F.	-	-	-	-	-	-	-	1,478 S.F.
2ND. FLOOR LIVING AREA*	-	600 S.F.	535 S.F.	568 S.F.	452 S.F.	518 S.F.	620 S.F.	-	3,293 S.F.
BALCONY AREA*	-	56 S.F.	56 S.F.	40 S.F.	40 S.F.	56 S.F.	56 S.F.	-	304 S.F.
TOTAL UNIT AREA*	-	656 S.F.	591 S.F.	608 S.F.	492 S.F.	574 S.F.	676 S.F.	-	3,597 S.F.
COMMON AREA*	-	-	-	-	-	-	-	-	5,098 S.F.
TOTAL GROSS AREA*	-	-	-	-	-	-	-	-	8,695 S.F.
3RD. FLOOR LIVING AREA*	-	600 S.F.	535 S.F.	568 S.F.	452 S.F.	518 S.F.	620 S.F.	-	3,293 S.F.
BALCONY AREA*	-	56 S.F.	56 S.F.	40 S.F.	40 S.F.	56 S.F.	56 S.F.	-	304 S.F.
TOTAL UNIT AREA*	-	656 S.F.	591 S.F.	608 S.F.	492 S.F.	574 S.F.	676 S.F.	-	3,597 S.F.
COMMON AREA*	-	-	-	-	-	-	-	-	1,421 S.F.
TOTAL GROSS AREA*	-	-	-	-	-	-	-	-	5,024 S.F.
4TH. FLOOR LIVING AREA*	-	600 S.F.	535 S.F.	568 S.F.	452 S.F.	518 S.F.	620 S.F.	-	3,293 S.F.
BALCONY AREA*	-	56 S.F.	56 S.F.	40 S.F.	40 S.F.	56 S.F.	56 S.F.	-	304 S.F.
TOTAL UNIT AREA*	-	656 S.F.	591 S.F.	608 S.F.	492 S.F.	574 S.F.	676 S.F.	-	3,597 S.F.
COMMON AREA*	-	-	-	-	-	-	-	-	1,421 S.F.
TOTAL GROSS AREA*	-	-	-	-	-	-	-	-	5,024 S.F.
5TH. FLOOR LIVING AREA*	-	-	-	-	-	-	4,080 S.F.	4,080 S.F.	
BALCONY AREA*	-	-	-	-	-	-	144 S.F.	144 S.F.	
TOTAL UNIT AREA*	-	-	-	-	-	-	4,224 S.F.	4,224 S.F.	
COMMON AREA*	-	-	-	-	-	-	-	-	545 S.F.
TOTAL GROSS AREA*	-	-	-	-	-	-	-	-	4,769 S.F.
TOTAL GROSS AREA*									24,990 S.F.

- OWNER TO INSTALL ELECTRIC VEHICLE CHARGING STATION INFRASTRUCTURE, PLEASE SEE ORDINANCE 02016-02.
- ALL SIGNAGE SHALL BE IN COMPLIANCE WITH THE ZONING & LAND DEVELOPMENT REGULATION.
- OWNER TO PROVIDE HIGH ALBEDO MATERIALS TO LIMIT ABSORPTION OF REDUCE URBAN HEAT ISLAND EFFECT.
- MAXIMUM FOOT-CANDLE LEVEL AT ALL PROPERTY LINES (MAXIMUM 0.5 IF ADJACENT TO RESIDENTIAL).
- A BI-DIRECTIONAL AMPLIFIER IS REQUIRED FOR THIS BUILDING DEPENDING PER NFPA 1, 1110 AND BROWARD AMENDMENT 1182
- GLAZING FOR HALLWAY TO PROVIDE NATURAL LIGHT INTO COMMON AREAS.
- BIKE RACK TO BE INSTALLED AS SHOWN
- WHITE ROOF TO REFLECT LIGHT.

GREEN BUILDING PRACTICE  
(E) ENERGY EFFICIENT DOORS. ALL DOORS SHALL CONFORM TO THE ENERGY STAR RATING CRITERIA FOR SOUTH FLORIDA.  
(H) PROGRAMMABLE THERMOSTATS.  
(N) DUAL FLUSH TOILETS.  
(P) AT LEAST 80% OF PLANTS, TREES AND GRASSES PER THE SOUTH FLORIDA WATER MANAGEMENT DISTRICT RECOMMENDATIONS (LATEST EDITION).  
(Q) ALL ENERGY-EFFICIENT OUTDOOR LIGHTING.  
(R) ENERGY PERFORMANCE AT LEAST 10% MORE EFFICIENT THEN STANDARD ESTABLISHED BY ASHRAE (LATEST EDITION)  
(T) ALL HOT WATER PIPES INSULATED.  
(U) MERV OF AIR FILTERS ON ALL AIR CONDITIONING UNITS AT LEAST 8 WITH ANTI-MICROBIAL AGENT.  
(V) TANKLESS WATER HEATER IN LIEU OF A STANDARD TANK WATER HEATER.  
(W) ELECTRIC VEHICLE-CHARGING-STATION INFRASTRUCTURE.

REVISION:	BY:
04/09/18 T.A.C.	C.C.
06/18/18 T.A.C.	C.C.

PROPOSED HOTEL DEVELOPMENT FOR:  
OCEAN PARK VIEW HOTEL  
1005 E. DANIA BEACH BLVD.  
HOLLYWOOD, FLORIDA

SEAL: AR 0017852 LUIS LA ROSA
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DRAWN	C.C.
CHECKED	LLR
DATE	03/27/18
SCALE	AS NOTED
JOB. NO.	011-021
SHEET	SP-1.2
OF	3 SHEETS

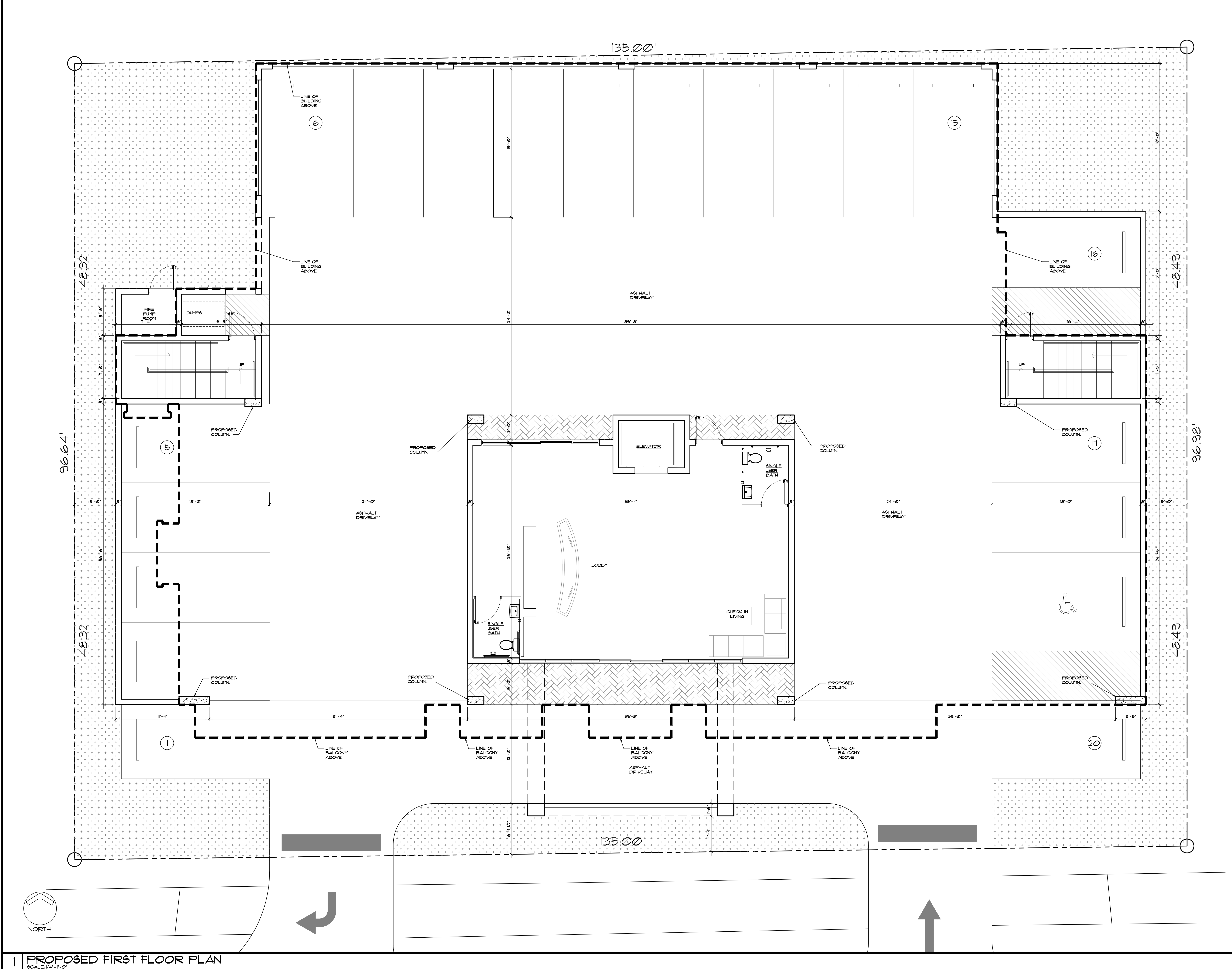
REVISION:	BY:
04/09/18 T.A.C.	C.C.
06/18/18 T.A.C.	C.C.

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HOLLYWOOD, FLORIDA

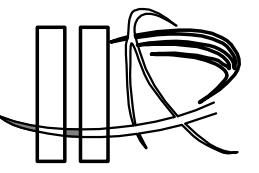
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LUIS LA ROSA

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A-1.1  
OF SHEETS



1 PROPOSED FIRST FLOOR PLAN  
SCALE: 1/4" = 1'-0"



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REVISION:

04/09/18 BY: CC

TAC

06/18/18 BY: CC

TAC

PROPOSED HOTEL DEVELOPMENT FOR:  
OCEAN PARK VIEW HOTEL  
1005 E DANIA BEACH BLVD.  
HOLLYWOOD, FLORIDA

SEAL: AR 0017852  
LUIS LA ROSA

DRAWN CC

CHECKED LLR

DATE 03/27/18

SCALE AS NOTED

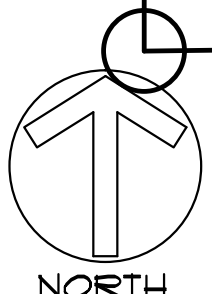
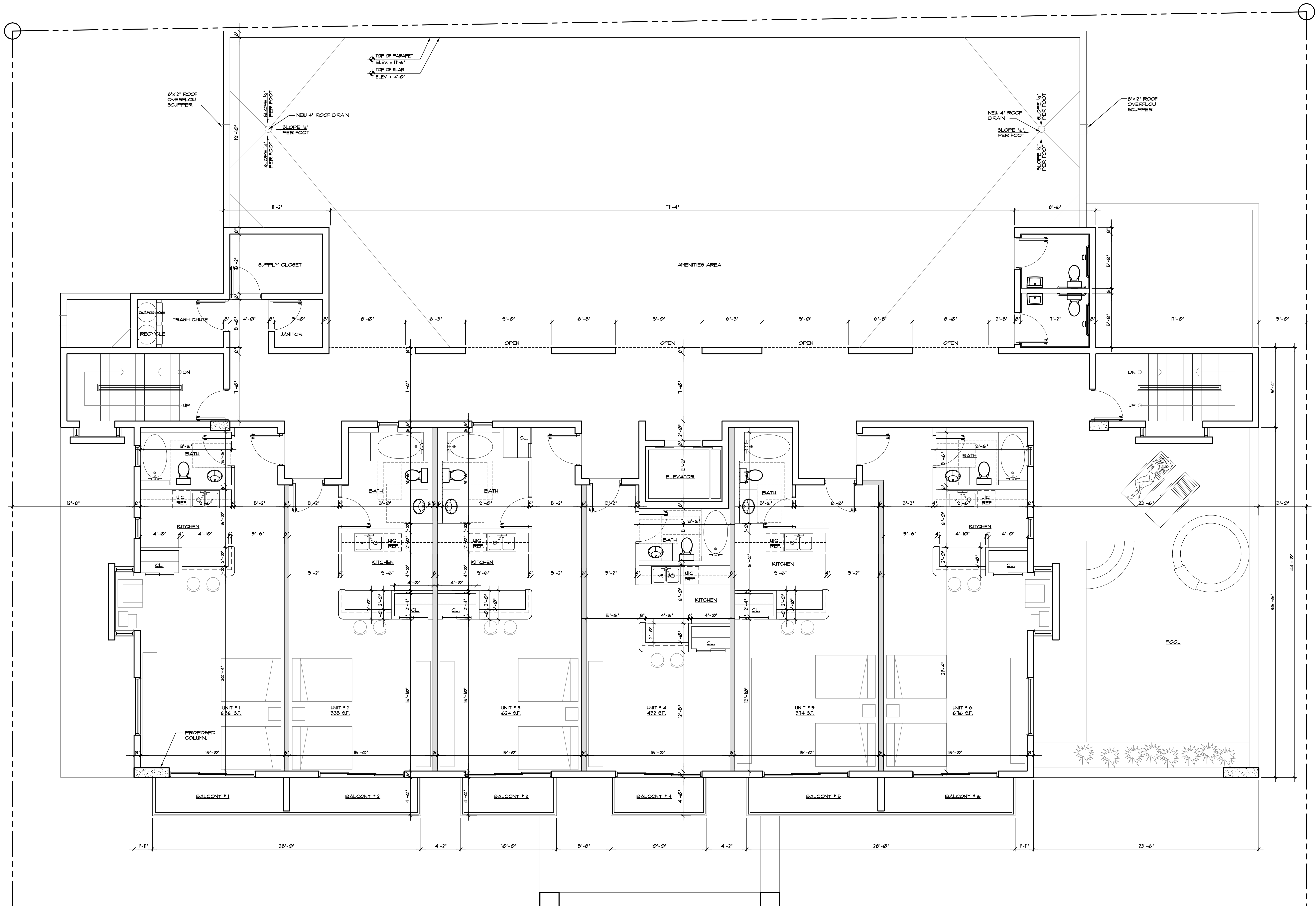
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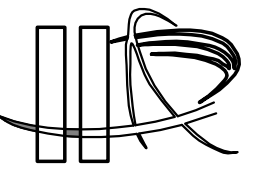
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1 PROPOSED SECOND FLOOR PLAN

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



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06/18/18 TAC	CC

PROPOSED HOTEL DEVELOPMENT FOR:  
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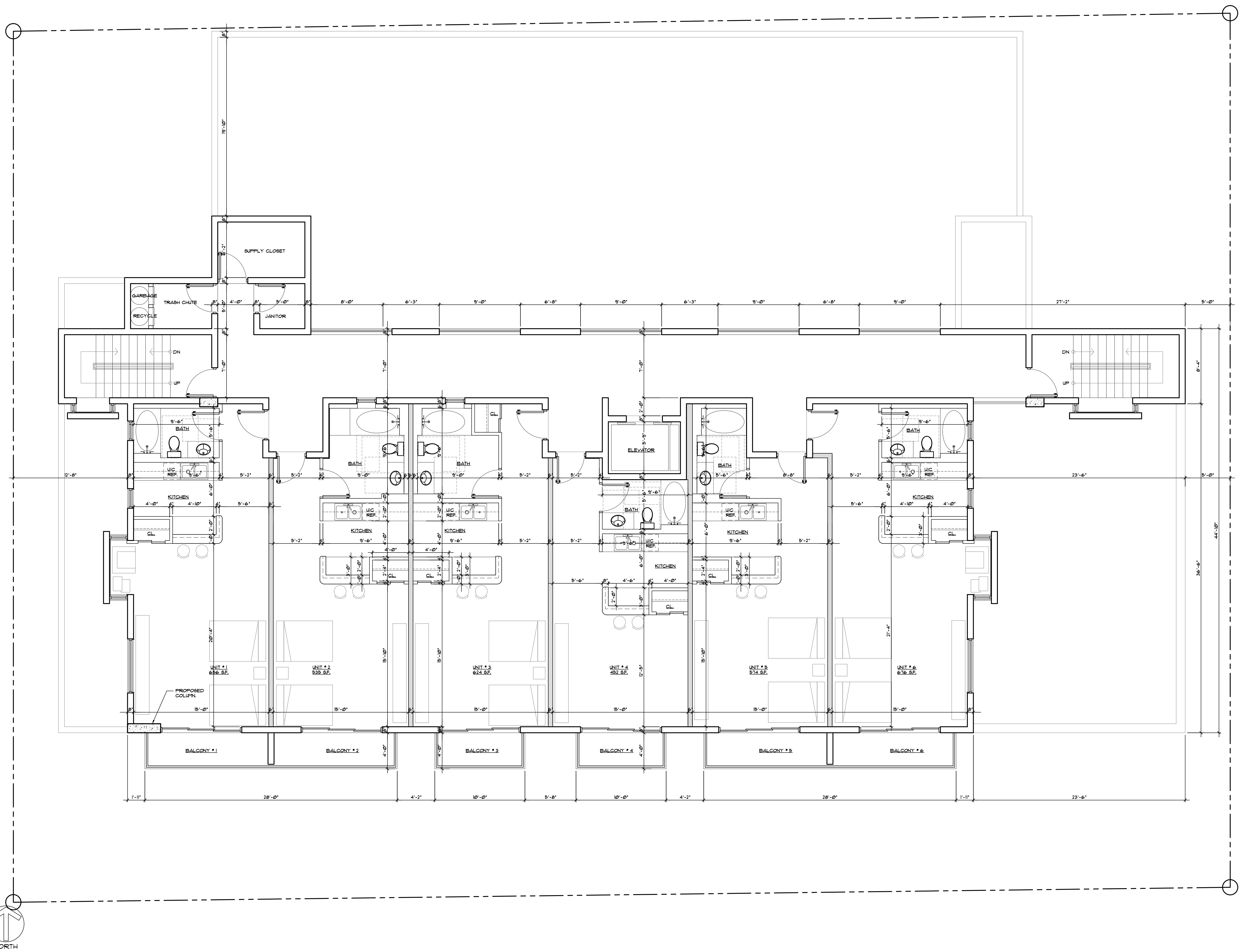
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SCALE	AS NOTED
JOB. NO.	011-021
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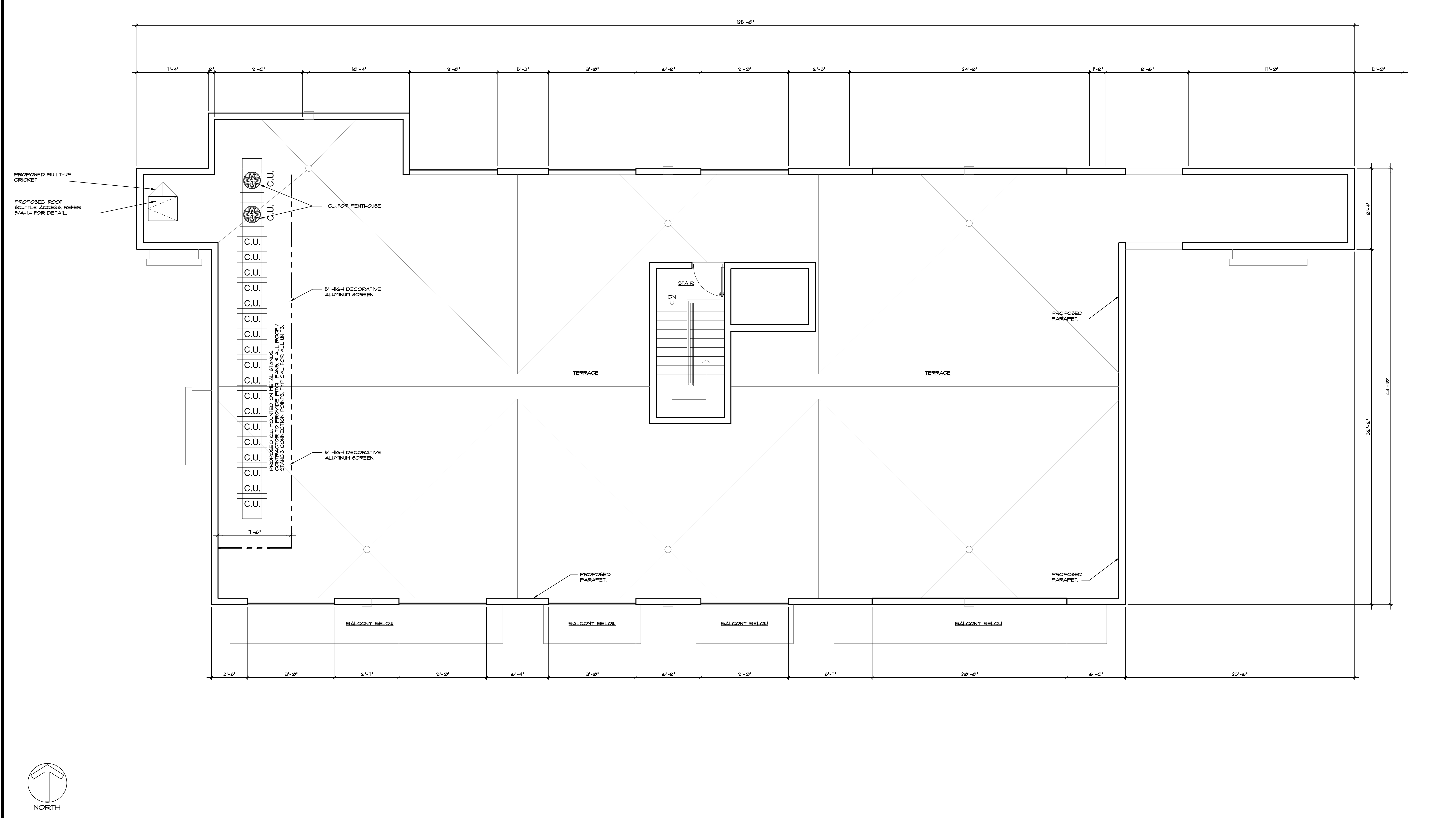
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06/18/18 T.A.C.	C.C.

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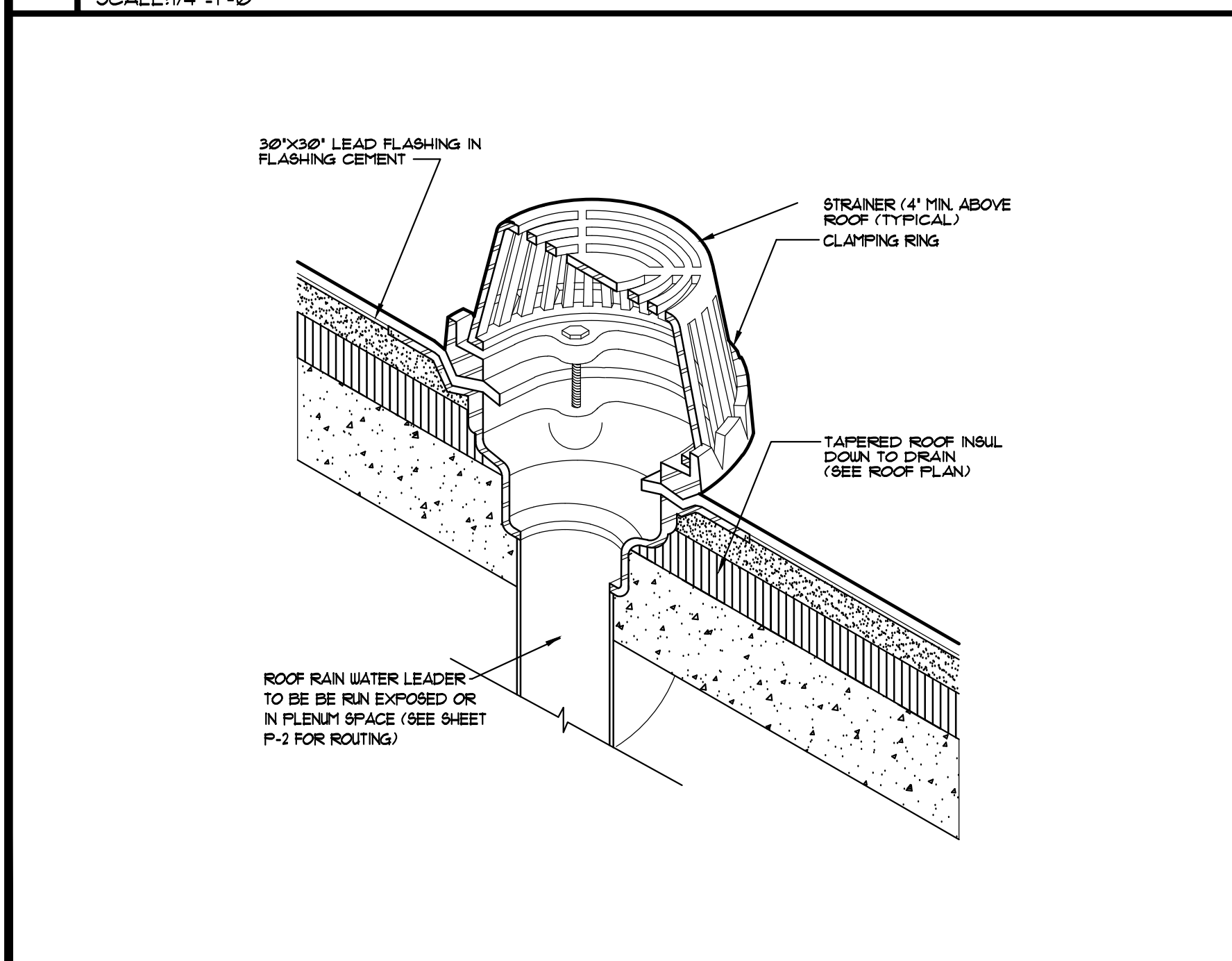
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DATE	03/27/18
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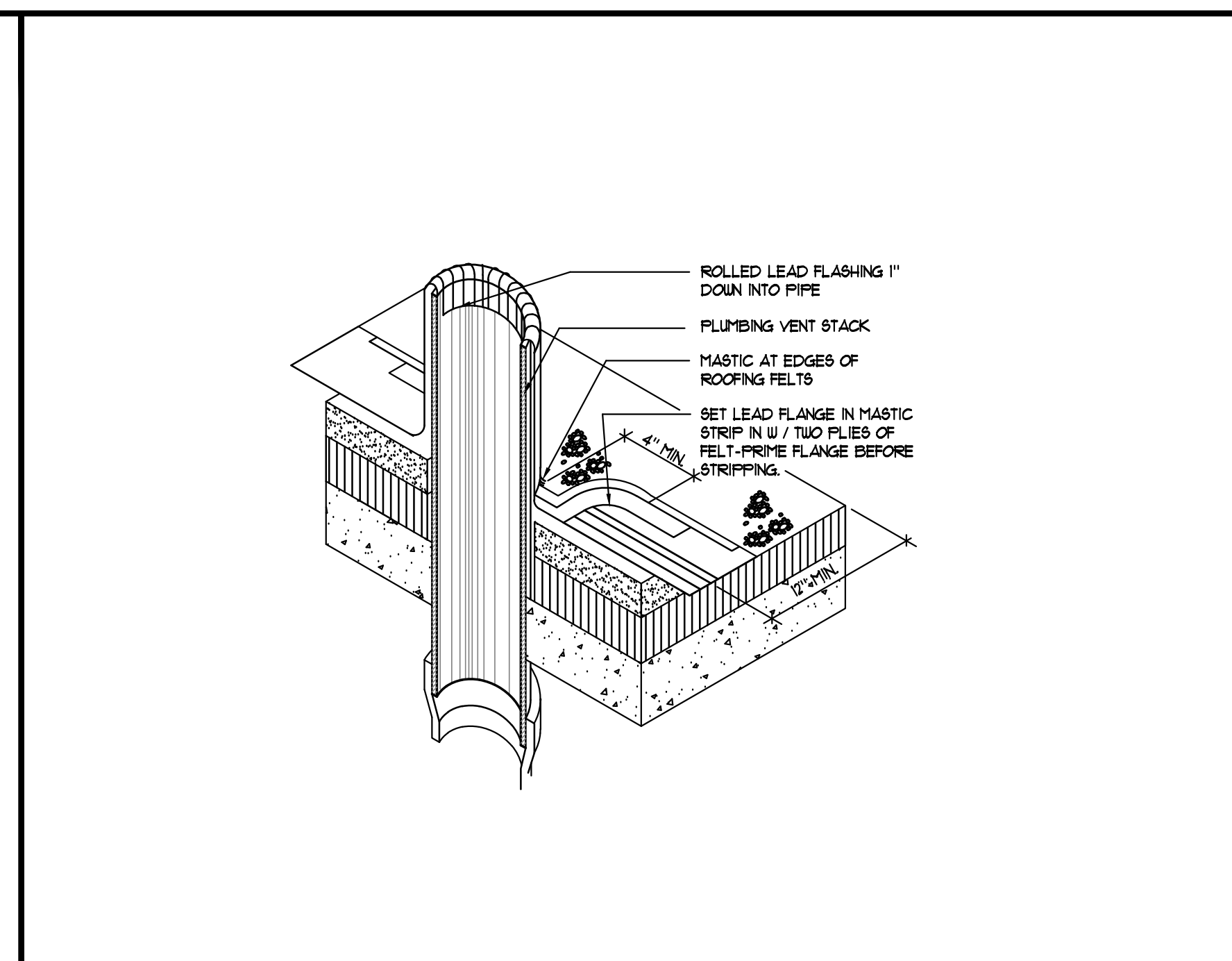
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OF SHEETS



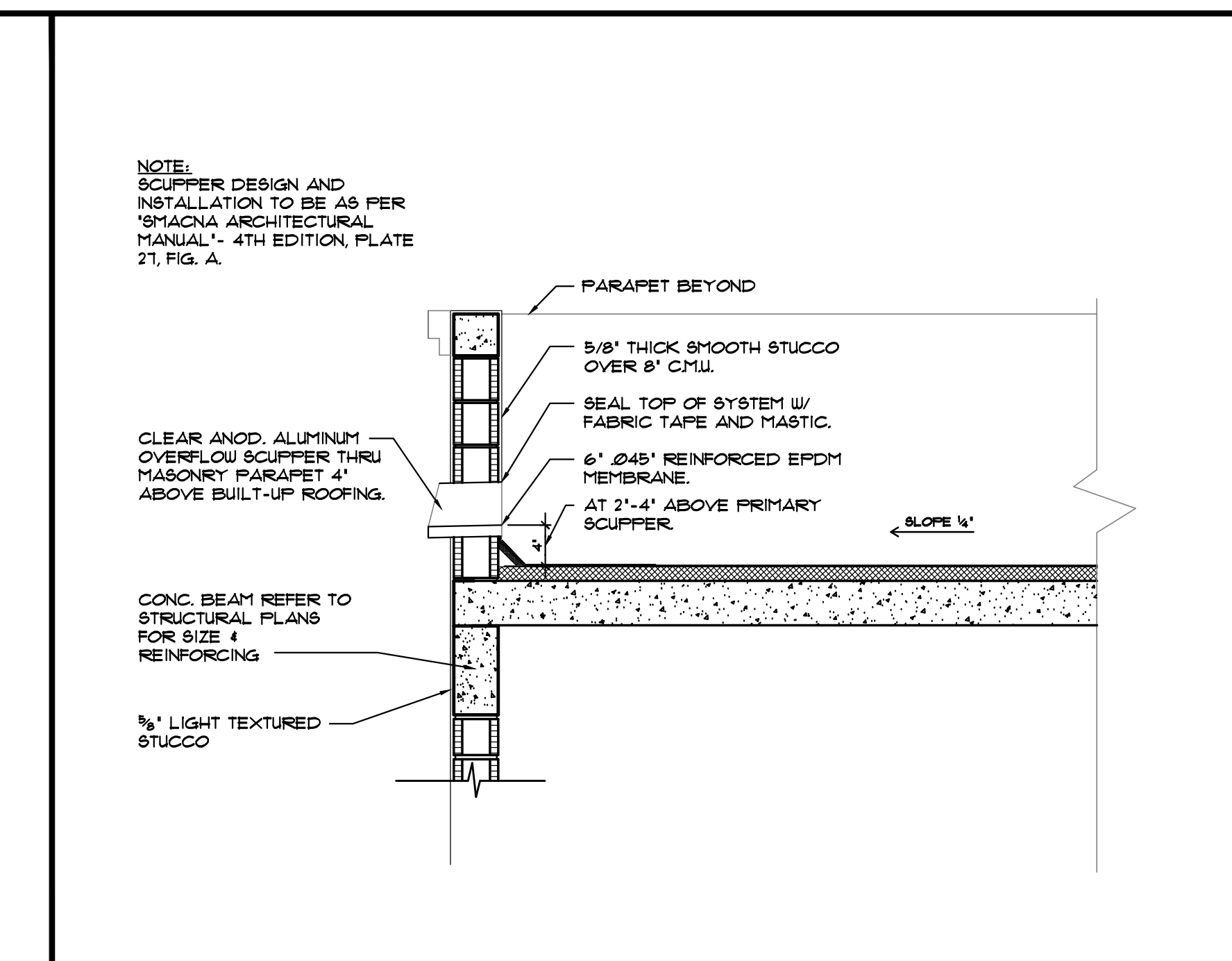
1 | PROPOSED SIXTH FLOOR PLAN (TERRACE)  
SCALE: 1/4" = 1'-0"



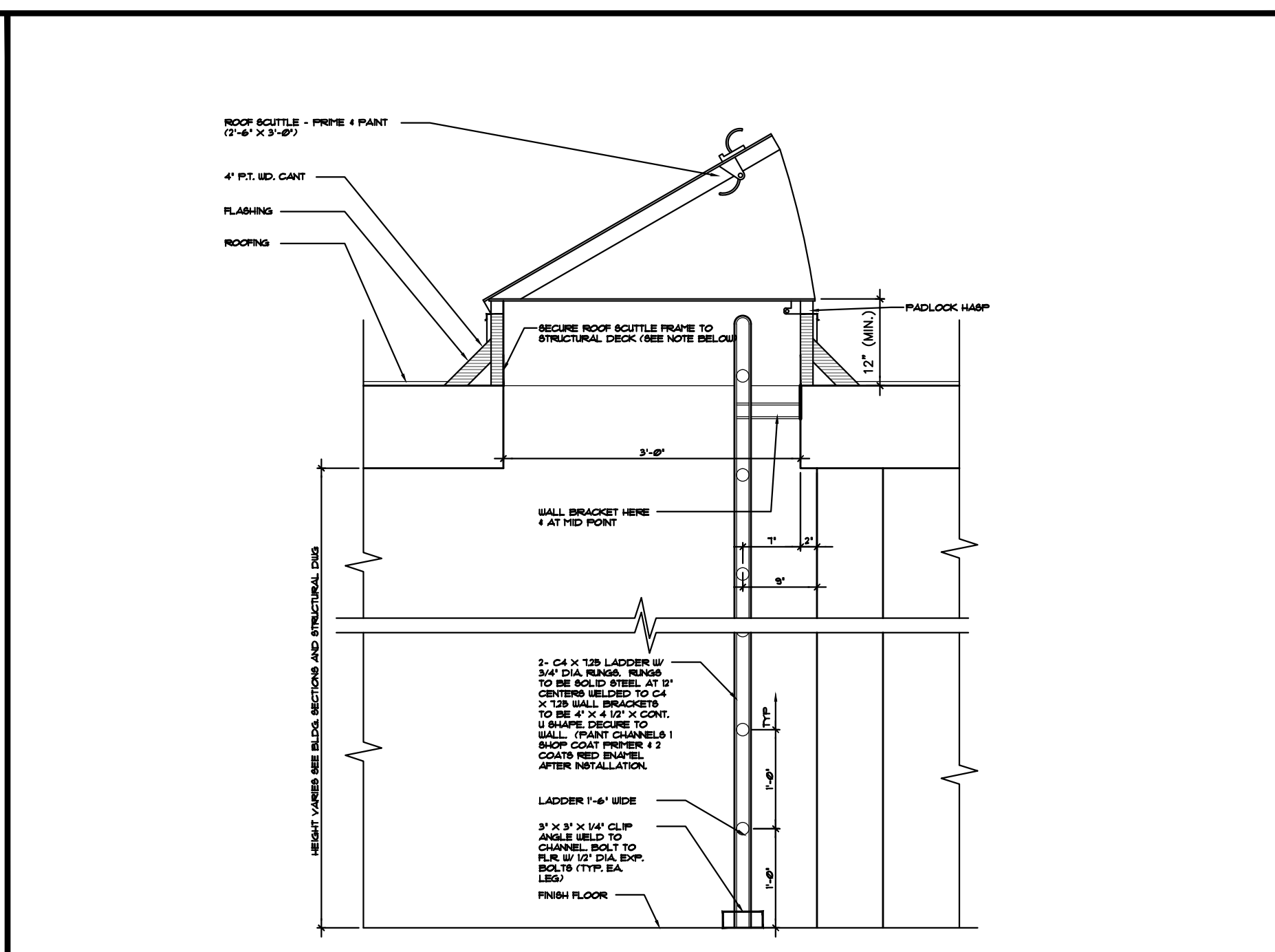
2 | DETAIL-ROOF DRAIN  
SCALE: N.T.S.



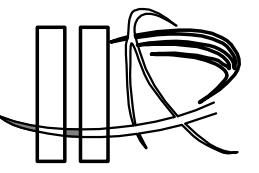
3 | DETAIL-TYP. VENT THRU ROOF  
SCALE: N.T.S.



4 | ROOF SCUTTLE DETAIL  
SCALE: 1/2" = 1'-0"



5 | ROOF SCUTTLE DETAIL  
SCALE: 1/2" = 1'-0"



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04/09/18 T.A.C.	C.C.
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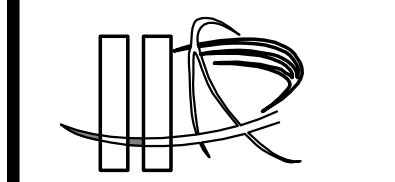
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LUIS LA ROSA

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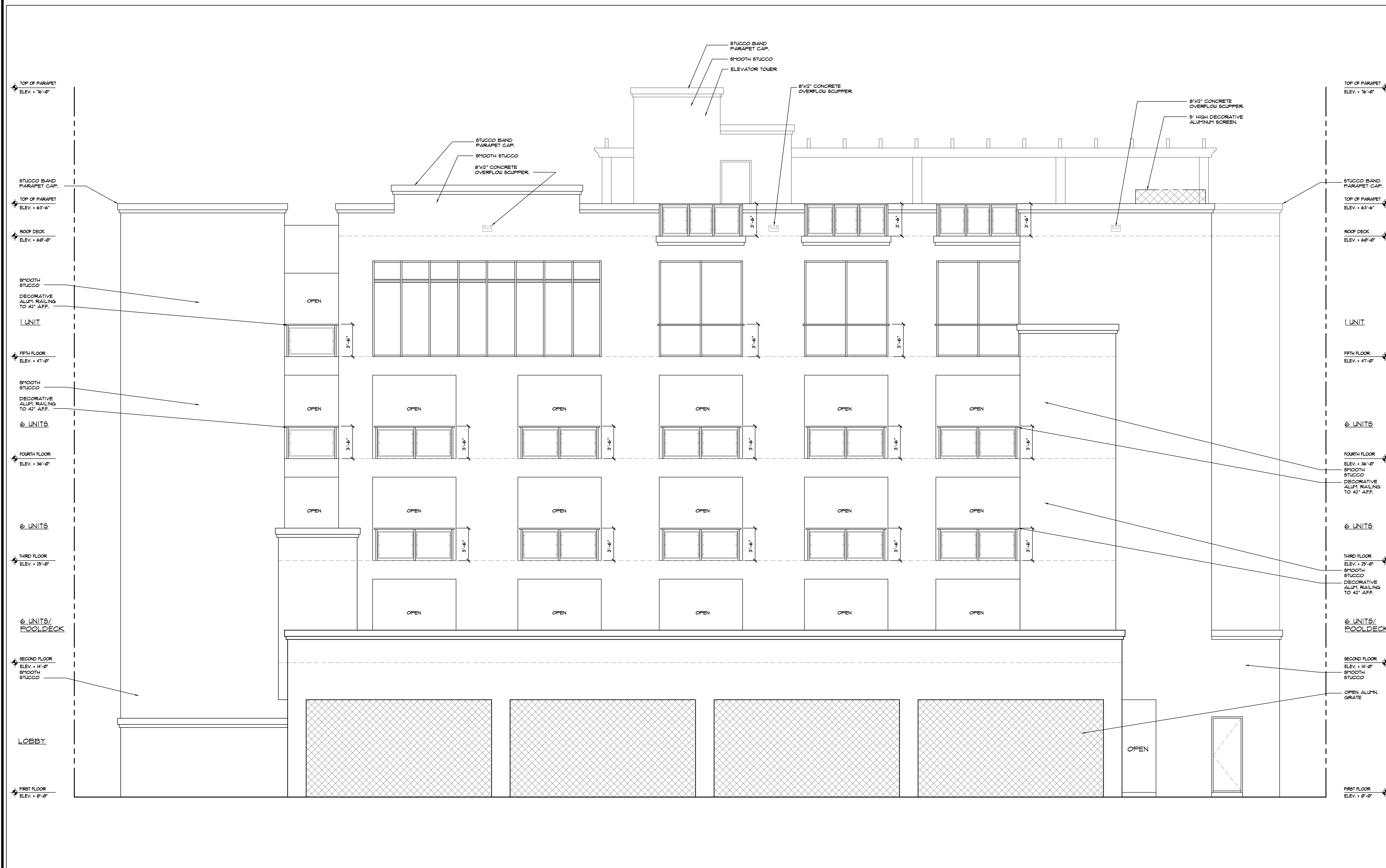
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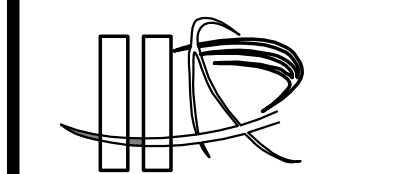
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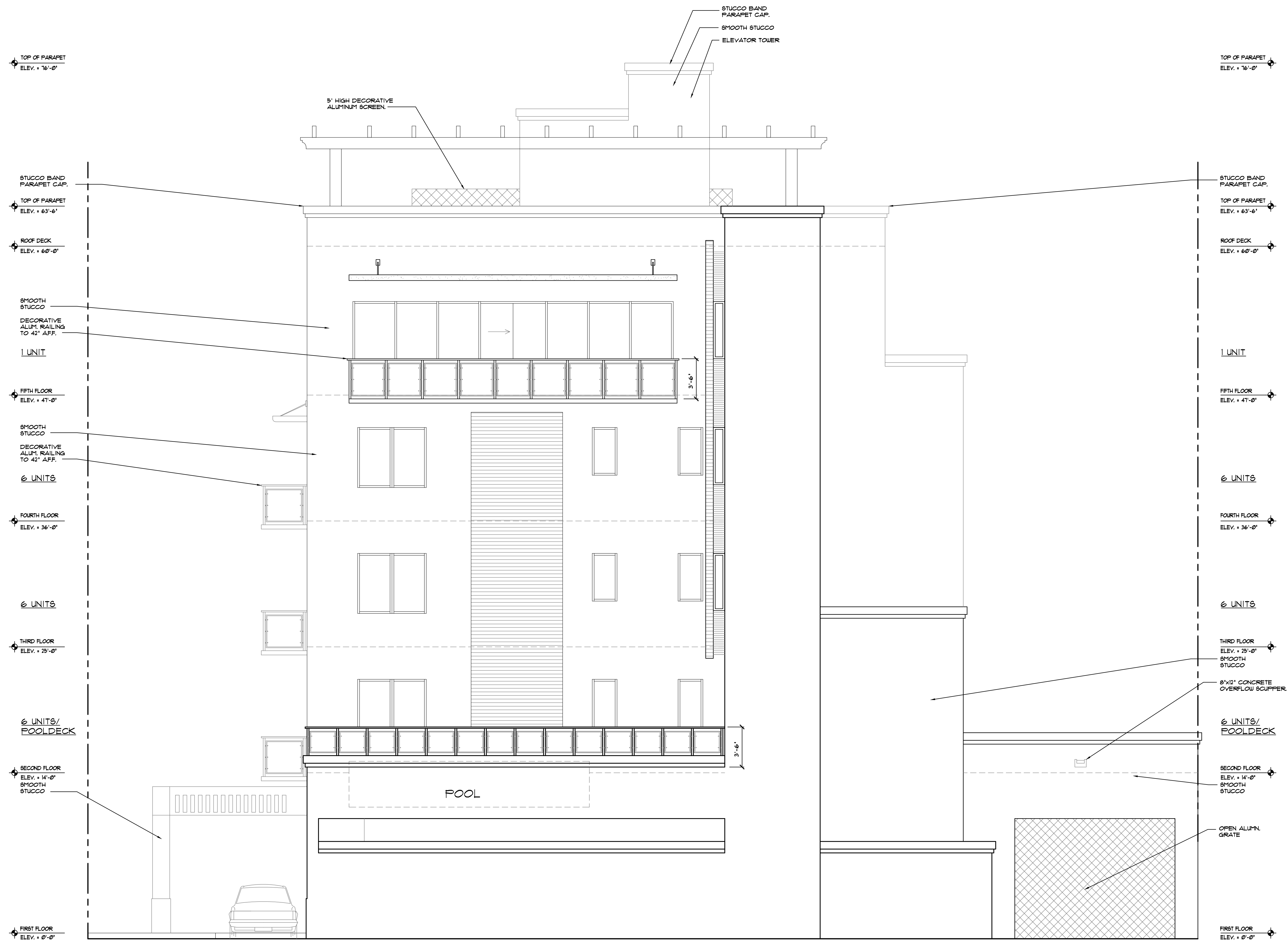
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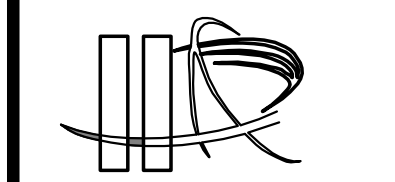
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1 PROPOSED EAST ELEVATION

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

100% CONSTRUCTION DOCUMENTS



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06/18/18 T.A.C.	C.C.

PROPOSED HOTEL DEVELOPMENT FOR:  
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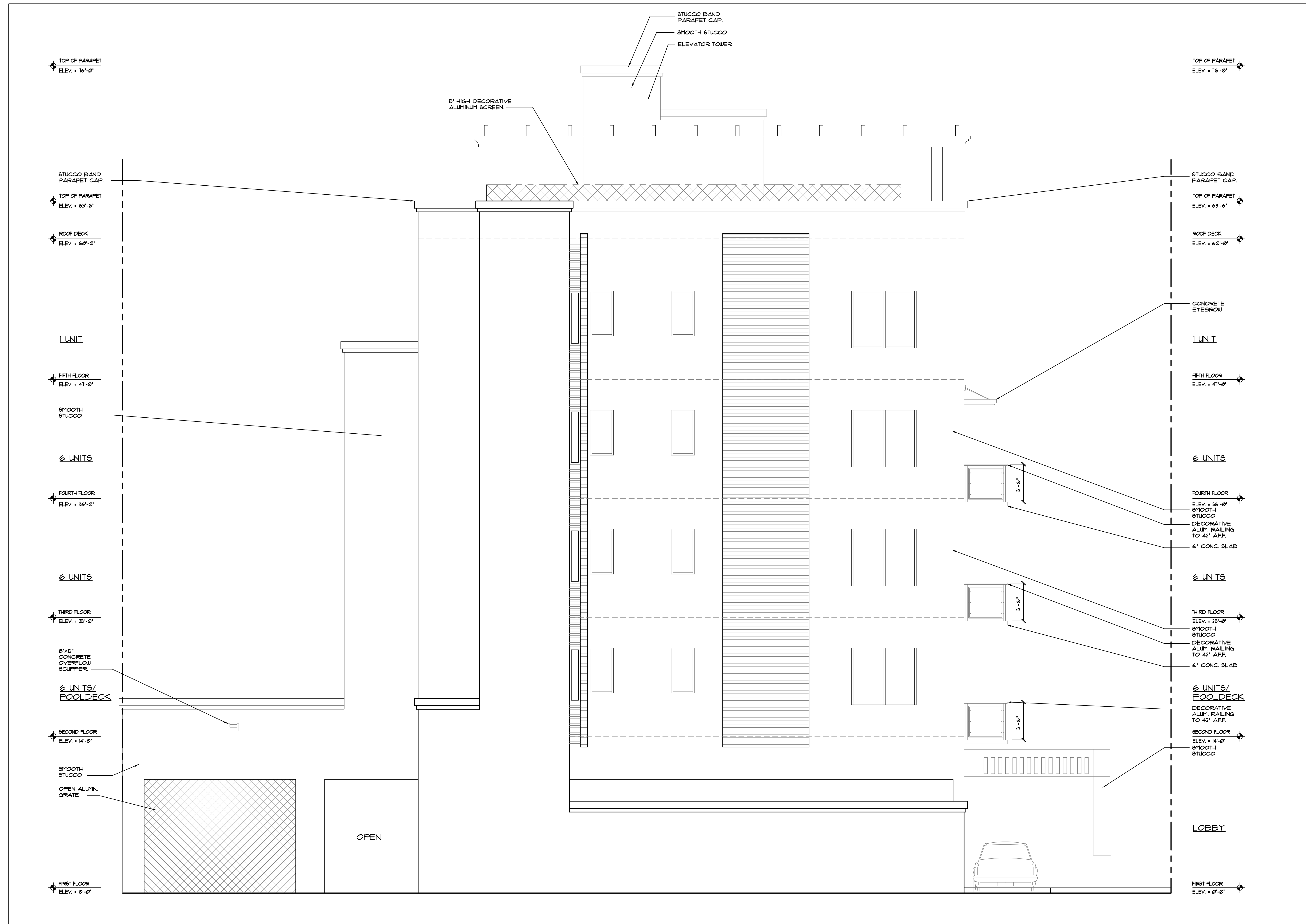
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LUIS LA ROSA

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DATE	03/27/18
SCALE	AS NOTED
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OF SHEETS

100% CONSTRUCTION DOCUMENTS



1 PROPOSED WEST ELEVATION

SCALE: 1/4\"=1\"-0"



REVISION:	
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06/18/18 T.A.C.	

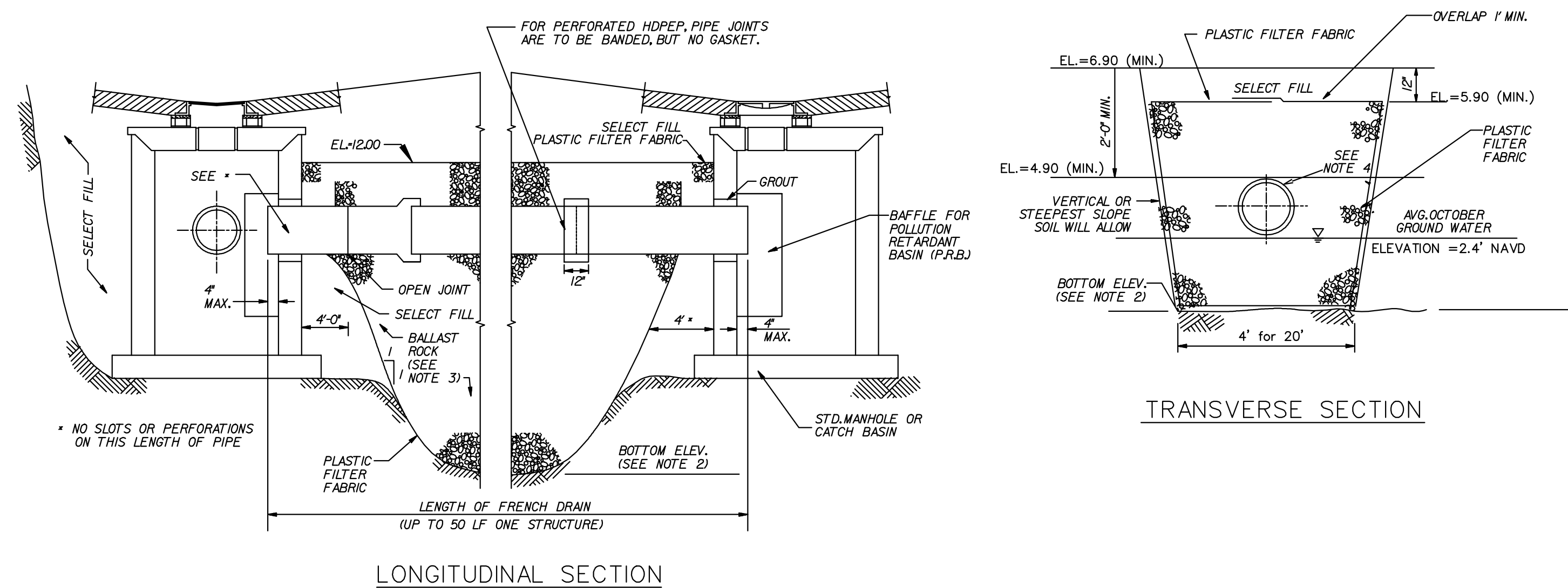

PROPOSED HOTEL DEVELOPMENT FOR:  
OCEAN PARK VIEW HOTEL  
1005 E. DANIA BEACH BLVD.

005 E. DANIA BEACH BLVD.

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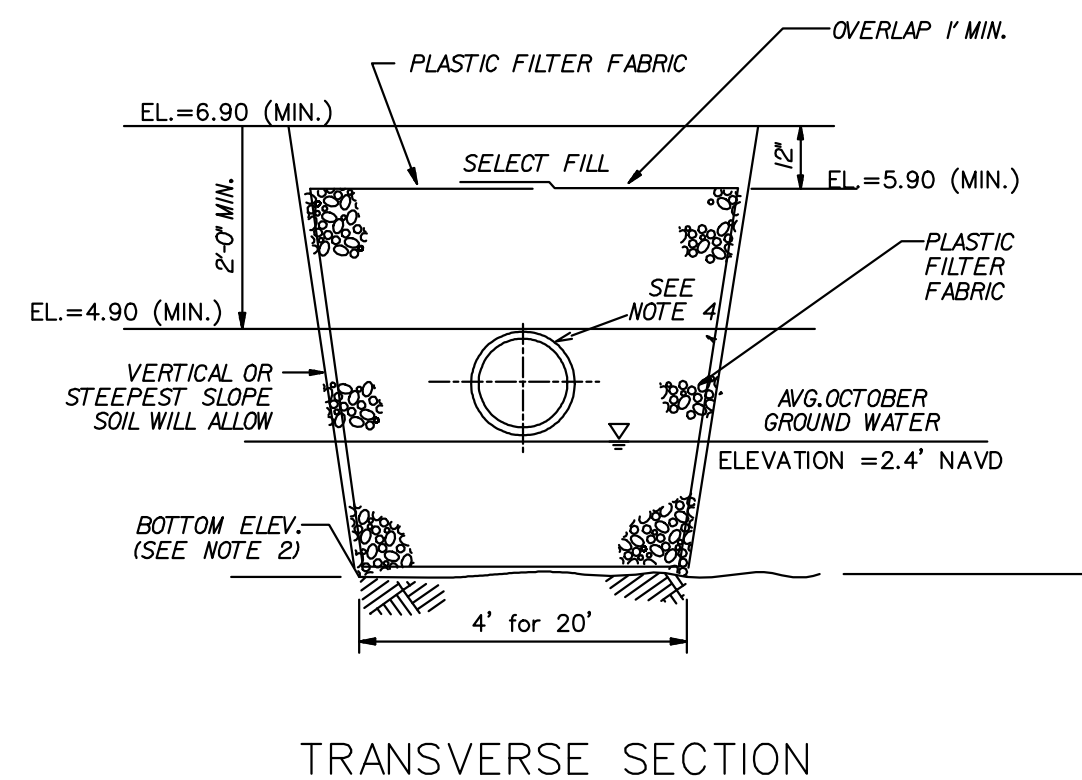


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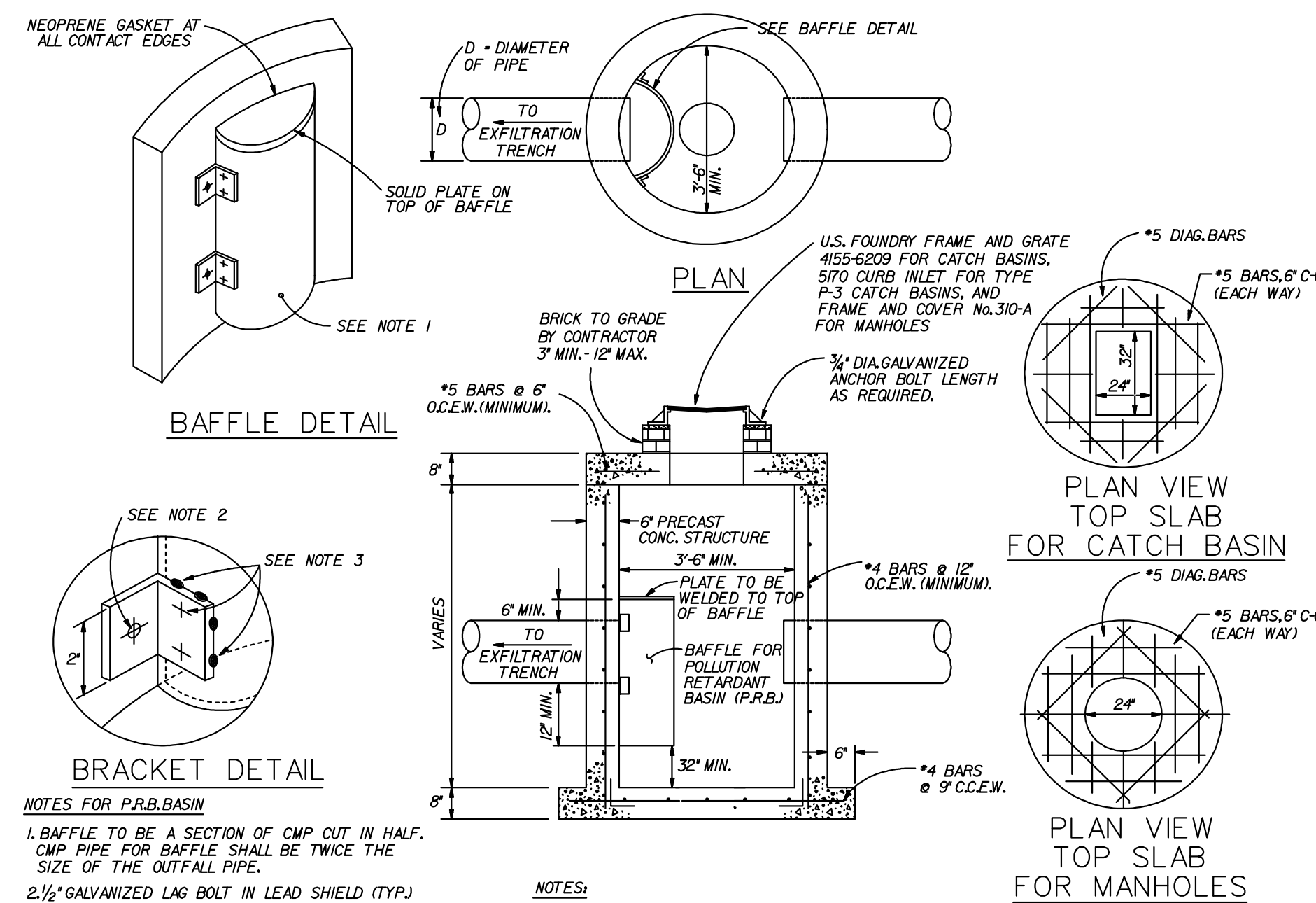
1. PLASTIC FILTER FABRIC (AT EASIDE TOP & BOTTOM) SHALL BE USED IN SANDY AREAS AS NOTED ON PLANS AND/OR AS DIRECTED BY THE ENGINEER.
2. THE BOTTOM OF THE EXFILTRATION TRENCH SHALL BE 15'-0" BELOW EXISTING GROUND ELEVATION, UNLESS FIELD CONDITIONS WARRANT OTHERWISE.
3. AFTER THE BALLAST ROCK HAS BEEN PLACED TO THE PROPER ELEVATION, IT SHALL BE CAREFULLY WASHED DOWN WITH CLEAN WATER IN ORDER TO ALLOW FOR INITIAL SETTLEMENT THAT MAY OCCUR. IF IT DOES TAKE PLACE, ADDITIONAL BALLAST ROCK WILL BE ADDED TO RESTORE THE BALLAST ROCK TO THE SAME ELEVATION. SO THAT THE EXFILTRATION TRENCH BE COMPLETED IN ACCORDANCE WITH THE DETAILS.
4. INVERT ELEVATION TO BE ABOVE AVERAGE OCTOBER GROUND WATER LEVEL OF 220' NAVD AS SHOWN IN W.C.2-2.

5. PLUG STUB PIPES WITH \*10-1"x1" GALV. STEEL MESH OR ALUM. WIRE MESH (OVER END OF PIPE)

NOTE: IF THIS DETAIL IS TO BE USED FOR PRETREATMENT OF STORMWATER RUN-OFF, THE INVERT OF PIPE TO BE AS SHOWN IN W.C. 22; IF PRETREATMENT HAS BEEN PROVIDED THRU OTHER MEANS THE INVERT OF PIPE CAN BE LOWER THAN SHOWN IN W.C. 22.



TRANSVERSE SECTION



## NOTES FOR PRB.BAS

1. BAFFLE TO BE A SECTION OF CMP CUT IN HALF. CMP PIPE FOR BAFFLE SHALL BE TWICE THE SIZE OF THE OUTFALL PIPE.
2. 1/2" GALVANIZED LAG BOLT IN LEAD SHIELD (TYP)
3. WELD OR 2 - 1/2" THRU BOLTS (S.S.)
4. GRATING SHALL BE OFFSET IF STRUCTURE IS USED AS OVERTFLOW.

**NOTES**

1. CAST TOP SLAB TO FIT WALL USED.
2. PIPES MAY EXTEND INTO CATCH BASIN A MAXIMUM OF 4'.
3. MAXIMUM OPENING FOR PIPE SHALL BE MAX. REQUIRED O.D. + 6"
4. USE 4000 PSI CONCRETE (MINIMUM)
5. FOR CATCH BASINS WITH TWO BAFFLES, USE A MINIMUM 54" ROUND OR SQUARE STRUCTURE WITH 8" THICK WALLS.

## GENERAL NOTES

1. THE LOCATION AND SIZE OF ALL EXISTING UTILITIES AND TOPOGRAPHY HAVE BEEN PREPARED FROM THE MOST RELIABLE INFORMATION AVAILABLE TO THE ENGINEER. THIS INFORMATION IS NOT GUARANTEED AND IT IS THE CONTRACTOR'S RESPONSIBILITY TO VERIFY THE EXISTENCE AND DEPTH OF ALL UTILITIES PRIOR TO CONSTRUCTION. THE CONTRACTOR SHALL VERIFY ALL UTILITIES, BY ELECTRONIC METHODS AND BY HAND EXCAVATION IN COORDINATION WITH ALL UTILITY COMPANIES, BEFORE BEGINNING CONSTRUCTION. THE CONTRACTOR'S RESPONSIBILITY FOR THE CONTRACTOR SHALL BE CONSIDERED INCIDENTAL TO THE CONTRACT AND NO ADDITIONAL COMPENSATION SHALL BE ALLOWED. ANY AND ALL CONFLICTS OF EXISTING UTILITIES DISCLOSED PRIOR TO CONSTRUCTION SHALL BE RESOLVED WITH THE ENGINEER PRIOR TO BEGINNING ANY CONSTRUCTION OPERATIONS.

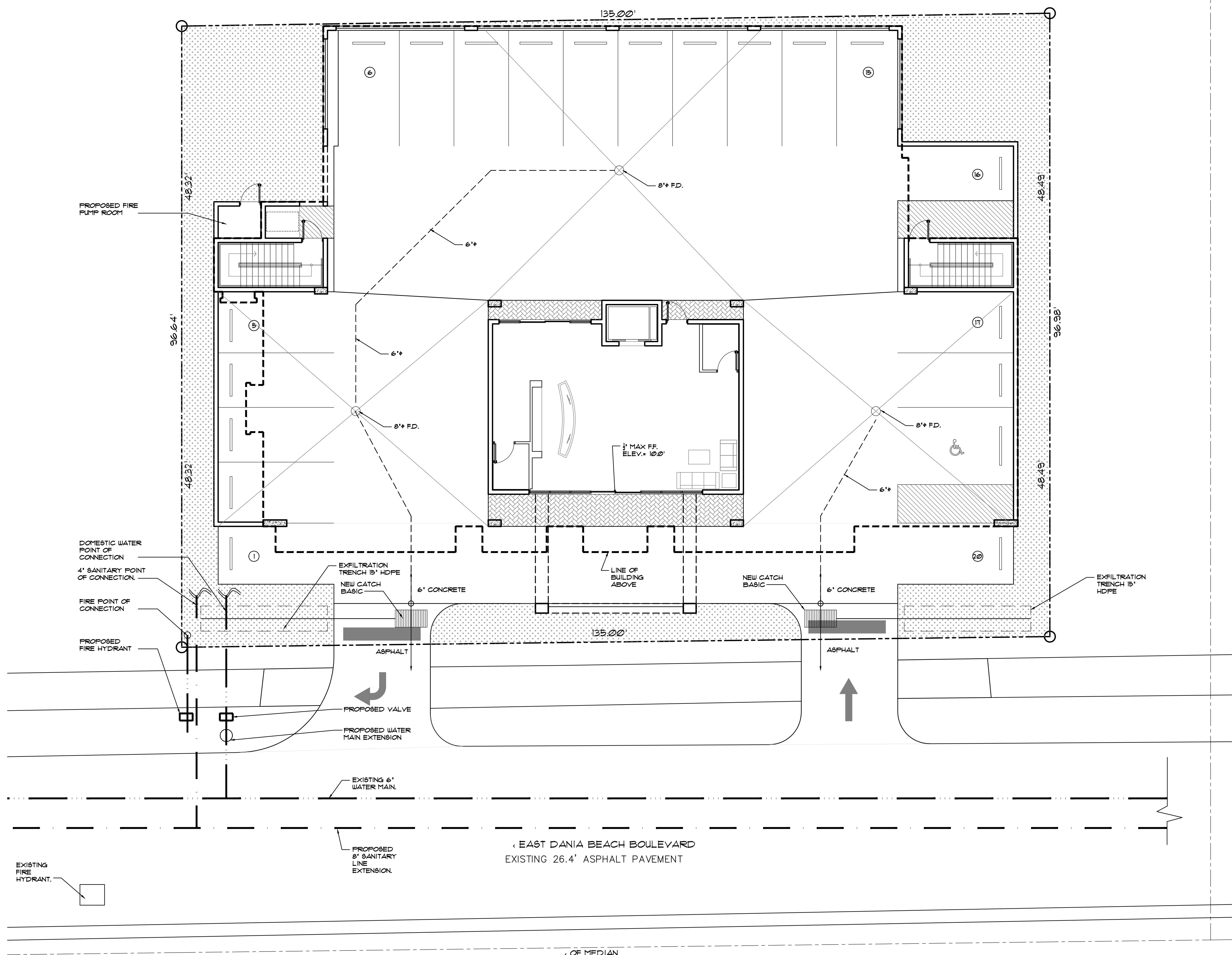
UNIVERSAL COLOR CODE FOR MAJOR  
UNDERGROUND UTILITY LINES

RED	ELECTRIC
YELLOW	GAS-OIL
ORANGE	COMMUNICATION, CATV
BLUE	WATER
GREEN	SEWER
PINK	SURVEY MARKINGS
WHITE	PROPOSED EXCAVATION

3. PRIOR TO CONSTRUCTION, THE CONTRACTOR SHALL NOTIFY THE FOLLOWING UTILITY COMPANIES:

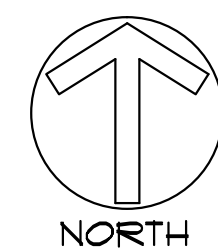
FLORIDA POWER AND LIGHT COMPANY  
BELL SOUTH  
MIAMI-DADE WATER & SEWER DEPARTMENT  
MIAMI TCI CABLEVISION  
PEOPLE'S GAS SYSTEM, INC.  
MIAMI-DADE COUNTY PUBLIC WORKS DEPARTMENT  
FLORIDA DEPARTMENT OF TRANSPORTATION

4. ALL ELEVATIONS ARE BASED UPON THE NATIONAL GEODETIC VERTICAL DATUM (NGVD) OF 1929.
5. THE CONTRACTOR SHALL SUBMIT THREE (3) SETS OF SHOP DRAWINGS FOR APPROVAL TO THE ENGINEER OF RECORD PRIOR TO FABRICATION OR CONSTRUCTION FOR ALL MATERIALS USED ON THE PROJECT. APPROVED SHOP DRAWINGS FROM THE ENGINEER SHALL THEN BE SUBMITTED TO WASSD AND DADE COUNTY FOR THEIR APPROVAL. NO CONSTRUCTION SHALL COMMENCE UNTIL APPROVED SHOP DRAWINGS HAVE BEEN OBTAINED BY THE CONTRACTOR FROM THE ENGINEER.
6. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE REPAIR AND RESTORATION OF EXISTING PAVEMENT, PIPES, CONDUITS, CABLES, ETC., AND LANDSCAPED AREAS IMMEDIATELY AS A RESULT OF ANY CONSTRUCTION OPERATIONS AND/OR THOSE OF HIS SUBCONTRACTORS, AND SHALL RESTORE THEM PROMPTLY.
7. THE CONTRACTOR SHALL COORDINATE THE WORK WITH OTHER CONTRACTORS IN THE AREA AND ALL OTHER UNDERGROUND CONDUIT REQUIRED FOR FPL&BELL, SOUTH FLORIDA GAS, AND OTHER UTILITIES. ANY RELOCATION OPERATIONS THE CONTRACTOR SHALL COORDINATE RELOCATION OF ALL EXISTING UTILITIES WITH APPLICABLE UTILITY COMPANIES.
8. ALL EXISTING UTILITIES SHALL REMAIN ACTIVE UNLESS OTHERWISE NOTED.
9. THE CONTRACTOR SHALL ADJUST ALL EXISTING UTILITY CASTINGS, INCLUDING VALVE BOXES, JUNCTION BOXES, MANHOLES, HAND HOLES, PULL BOXES, INLETS AND SIMILAR STRUCTURES IN AREAS OF CONSTRUCTION. ALL ADJUSTMENTS TO BE COORDINATED WITH THE APPLICABLE UTILITY COMPANY.
10. THE CONTRACTOR SHALL OBTAIN ANY NECESSARY TREE REMOVAL PERMITS FROM THE DADE COUNTY PRIOR TO COMMENCING WORK.
11. PRIOR TO FINAL ACCEPTANCE, THE CONTRACTOR SHALL SUPPLY THE ENGINEER OF RECORD WITH THE CERTIFICATION THAT ALL CONSTRUCTION AND MATERIALS MEET OR EXCEEDS THE DESIGN AND HAS BEEN INSTALLED PER THE DRAWINGS AND/OR AS-BUILT DRAWINGS.
12. COMPLIANCE WITH THE "TRENCH SAFETY ACT" IS REQUIRED FOR ALL EXCAVATIONS IN EXCESS OF 5 FOOT DEPTHS.



← EAST DANIA BEACH BOULEVARD  
EXISTING 26.4' ASPHALT PAVEMENT

OF MEDIAN



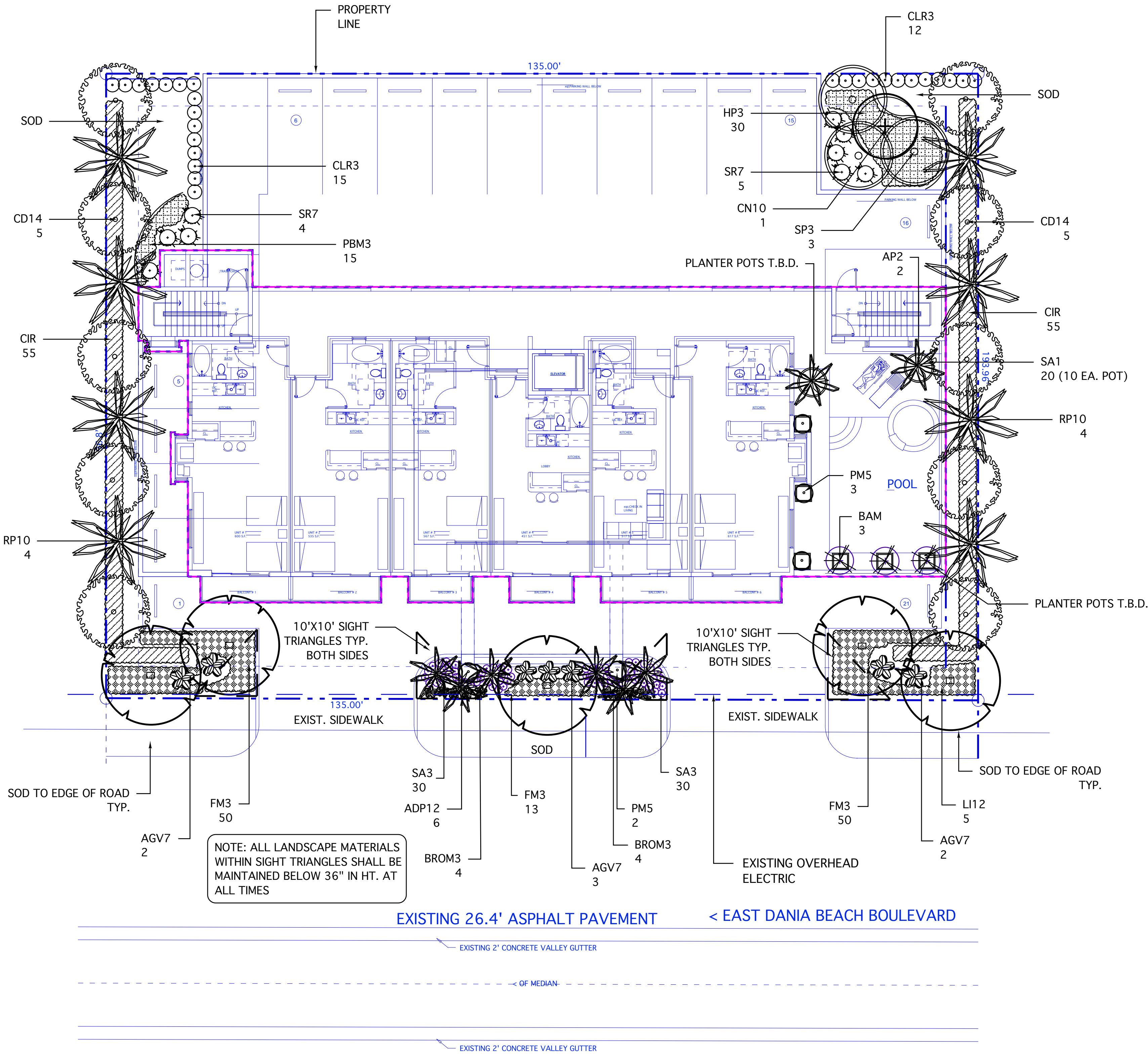


MASTER PLANT LIST			
KEY	PLANT NAME	SPECIFICATION	QUANTITY
ADP12	VEITCHIA MERILLII ADONIDIA PALM	10'-12' CT. HT SINGLE TRUNK 3" DBH. STAGGER HTS. IN GROUPS HIGH DROUGHT TOLERANCE	6
AP2	PTYCHOSPERMA ELEGANS ALEXANDER PALM	4' CT. DBL. TRUNKS HIGH DROUGHT TOLERANCE	32
CD14	COCCOLOBA DIVERSIFOLIA PIGEON PLUM TREE	14'-16' X 5' SPR. B&B, FG 2.5" DBH. 5' CT. NATIVE HIGH DROUGHT TOLERANCE	10
CN10	CASSIA NEMOPHOLIA DESERT CASSIA	10'X5' SPR. 1.5" CAL. 4' CT. HIGH DROUGHT TOLERANCE	1
LI12	LAGERSTROEMIA INDICA CREPE MYRTLE 'TUSKEGEE'	12' X 6' SPR. 3" CAL. 4.5' CT. B&B SINGLE TRUNK HIGH DROUGHT TOLERANCE	5
RP10	ROYSTONIS ELATA ROYAL PALM	8' WD. 20" OA. MATCHED NATIVE MEDIUM DROUGHT TOLERANCE	8
SP3	SABAL PALMETTO SABAL PALM	12'-16' CT. MIN. 12" DBH. SLICK TRUNK NURSERY GROWN ONLY NATIVE, HIGH DROUGHT TOLERANCE	3

MASTER PLANT LIST			
KEY	PLANT NAME	SPECIFICATION	QUANTITY
AGV7	AGAVE ATTENUATA SPINELESS AGAVE	7 GAL. SPECIMEN HIGH DROUGHT TOLERANCE	7
BAM	BAMBUSA SPP. CLUMPING BAMBOO VARIETY TIMOR BLACK	8" OA. 5 STEMS PER POT MIN. HIGH DROUGHT TOLERANCE	3
BROM3	BROMELIADS IMPERIALIS	7 GAL. (SUN OR SHADE) AS NEEDED HIGH DROUGHT TOLERANCE	8
CIR	CHRYSOBALANUS ICACO COCIOPLUM HEDGE	24"X 24" 24" O.C. NATIVE HIGH DROUGHT TOLERANCE	110
CLR3	CLUSIA ROSEA 'NANA' SMALL LEAF PITCH APPLE	24"X 24" 24" O.C. NATIVE HIGH DROUGHT TOLERANCE	27
FM3	FICUS MICROCARPA GREEN ISLAND FICUS	12" X 15" 18" O.C. HIGH DROUGHT TOLERANCE	113
HP3	HEMEILIA PATENS FIRE BUSH	24" X 24" SPR. 24" OC NATIVE MEDIUM DROUGHT TOLERANCE	30
PBM3	PHILODENDRON SELLOUM BURLE MARX	12"X15" 18" O.C. MEDIUM DROUGHT TOLERANCE	15
PM5	PODOCARPUS MACROPHYLLA YEW PODOCARPUS CONE SHAPE TOPIARY	5' X 24" SPR. FULL TO BASE HIGH DROUGHT TOLERANCE	5
SA1	SEASONAL COLOR TO BE SELECTED BY LA AT TIME OF INSTALLATION ALT: BEACH DAISY	6"-8" O.C FULL TO POT COLOR BY OWNER 1 GAL. 6-8" O.C.	20
SA3	SCHEFFLERA ARBORICOLA VARIEGATED	24"X 24" SPR. MIN. 24" OC MEDIUM DROUGHT TOLERANCE	60
SOD	ST. AUGUSTINE FLORITAM	CONTRACTOR TO VERIFY QUANTITY SHADE/SUN	
SR7	SERENOA REPENS SAW PALMETTO	24"X 24" 30" O.C. NATIVE HIGH DROUGHT TOLERANCE	9

CONTRACTOR SHALL DO TAKE OFF FROM PLANTING PLANS.  
CONTRACTOR SHALL CONTACT LANDSCAPE ARCHITECT PRIOR TO ANY  
SUBSTITUTIONS OR CHANGES IN DESIGN.

MULCH ALL LANDSCAPE AREAS WITH GRADE B OR BETTER NON CYPRESS NON COLORED BLEND MULCH. ALL EXISTING LANDSCAPE MATERIALS IN POOR CONDITION OR MISSING AT TIME OF CO SHALL BE REPLACED WITH SAME SPECIES AND SIZE.
REFER TO SHEET L-2 FOR LANDSCAPE DETAILS AND SPECIFICATIONS
CONTRACTOR SHALL DO OWN TAKE OFF FROM PLAN. PLANTING PLAN SHALL TAKE PRECEDENCE OVER PLANT LIST SHOULD A DISCREPANCY OCCUR.
CONTRACTOR SHALL NOTIFY THE CITY LANDSCAPE REVIEWER PRIOR TO ANY CHANGES IN APPROVED LANDSCAPE MATERIALS
ALL LANDSCAPE WORK SHALL MEET THE MIN. REQUIREMENTS PER THE CITY OF HOLLYWOOD LANDSCAPE CODE.
IRRIGATION DESIGN AND SPECIFICATIONS SHALL BE PROVIDED AT TIME OF PERMIT.



ZONING DISTRICTS C-2  
NET LOT AREA = 13,070 SF. .21 ACRES

PERVIOUS AREA PROVIDED = 2,972 SF. (22.8%)  
TOTAL IMPVIOUS 10,098 SF. (77.2%)

LOTS WITH A WIDTH GREATER THAN 50' SHALL PROVIDE  
25% OF THE VUA IN LANDSCAPING  
SF. OF VUA X .25 = N/A

PERIMETER LANDSCAPE:  
(1) STREET TREE PER 50LF.  
DANIA BCH. BLVD 135/50 = 3 REQUIRED  
PROPOSED = 3

BUFFERS:  
5' WIDE (1) TREE PER 20 LF.  
SOUTH: 135/20 = 7 REQUIRED  
PROPOSED = 7  
NORTH: 36/20 = 2 REQUIRED  
PROPOSED = 2  
WEST: 97/20 = 5 REQUIRED  
PROPOSED = 5  
EAST: 97/20 = 5 REQUIRED  
PROPOSED = 5

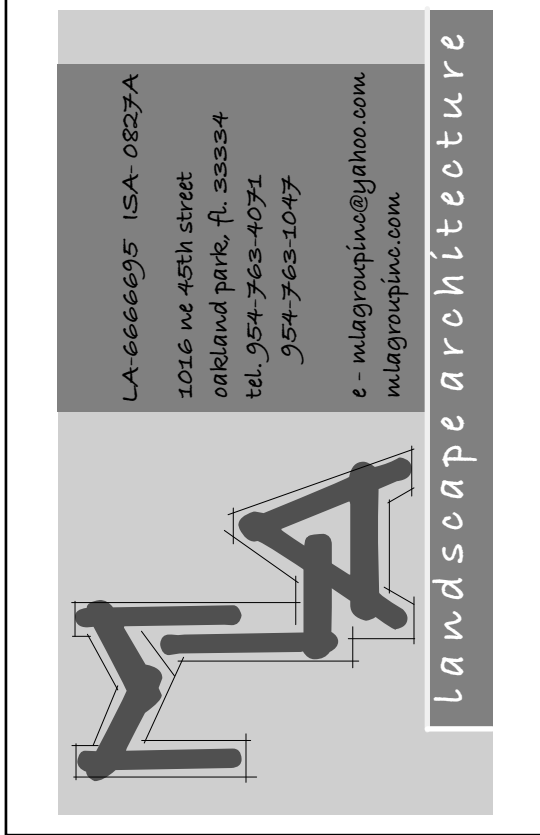
ON LOT REQUIREMENTS:  
(1) TREE PER 1,000 SF. OF PERVIOUS LOT AREA  
PERVIOUS AREA 2,972 /1,000 = 3 TREES REQUIRED  
PROPOSED = 3

TOTAL TREES REQUIRED ON SITE = 22  
PROPOSED = 22 TREES/PALMS  
NATIVES TREES REQUIRED 60% = 14  
PROPOSED NATIVES = 19

TOTAL SHRUBS PROVIDED = 409  
NATIVE SHRUBS REQUIRED 50%  
PROPOSED NATIVE SHRUBS = 146

NOTE: AN IRRIGATION PLAN SHALL BE PROVIDED AT TIME  
OF PERMIT SUBMITTAL.

THERE ARE NO TREES TO BE REMOVED, RELOCATED OR  
PRESERVED ON SITE.



REVISIONS:

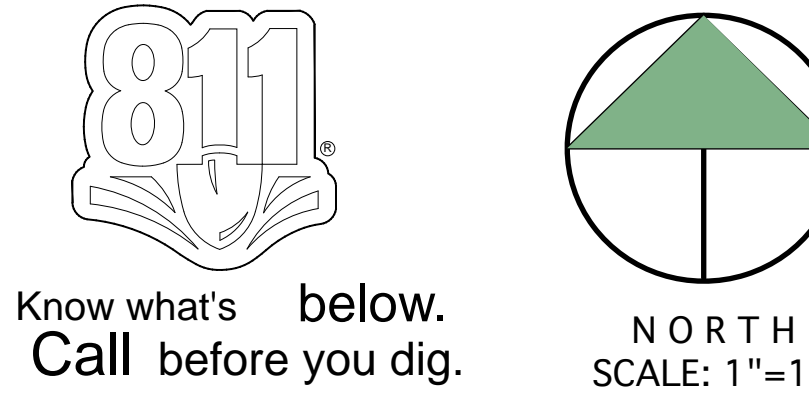
SHEET TITLE:  
**LANDSCAPE  
PLAN**

PROJECT:  
**PROPOSED HOTEL DEVELOPMENT FOR:  
OCEAN PARK VIEW HOTEL**  
1005 E. FLETCHER ST. HOLLYWOOD, FL.

TO THE BEST OF MY KNOWLEDGE THE PLANS AND  
SPECIFICATIONS SUBMITTED HERewith COMPLY WITH  
EXISTING INTERPRETATIONS AND PROVISIONS OF THE  
APPLICABLE BUILDING CODES. THIS DRAWING IS THE  
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SEAL:
SCALE: 1"=10'
DATE DRAWN: 5-12-18
SHEET NO.

**L-1**  
of-2





GENERAL LANDSCAPE NOTES

- CONTRACTOR SHOULD MAKE HIS OWN TAKE OFF TO ELIMINATE DISCREPANCIES. IN CASE THEY OCCUR, THE PLAN WILL TAKE PRECEDENCE OVER THE PLANT LIST.
- EXACT LOCATION OF PLANT MATERIAL MAY VARY SLIGHTLY. COORDINATE FIELD LOCATIONS WITH OTHER TRADES PRIOR TO COMMENCEMENT OF WORK.
- ALL PLANT MATERIAL FURNISHED BY THE LANDSCAPE CONTRACTOR SHALL BE "FLORIDA #1" OR BETTER AND SHALL BE INSTALLED AS SPECIFIED IN "FLORIDA DEPT. OF AGRICULTURAL GRADES AND STANDARDS". CURRENT EDITION RESPECTIVELY.
- ALL PLANTING TO BE DONE ACCORDING TO GOOD NURSERY PRACTICE.
- ALL PLANTING MATERIAL SHALL BE GUARANTEED 365 DAYS (1 YEAR) FROM TIME OF FINAL INSPECTION & APPROVAL.
- ALL SOD TO BE ST. AUGUSTIN FLORATAM SOLID, UNLESS OTHERWISE NOTED. SOD SHALL BE WEED AND PEST FREE. SOD SHALL BE LAID ON A SMOOTH SURFACE WITH TIGHT JOINTS CUT TO CONFORM TO PLANTERS AND CURBS.
- ALL BED AREAS TO RECEIVE A 3" LAYER OF EUCALYPTUS MULCH, FLORIMULCH, & SHALL BE A MIN. OF 1'-0" WIDER THAN PLANTS (MEASURED FROM OUTSIDE OF FOLIAGE). MULCH TYPE SHALL BE FREE OF ARSENIC BY PRODUCTS.
- ALL TREES FIELD GROWN UNLESS OTHERWISE NOTED.
- LANDSCAPE CONTRACTOR TO FURNISH ALL MATERIAL AND LABOR INCLUDING, PLANTS, MULCH, TOP DRESSING, SOIL PREPARATION, DECORATIVE ITEMS (IF SHOWN), INSPECTIONS, TRANSPORTATION, WARRANTY, PERMIT, ETC. NECESSARY FOR COMPLETION OF ALL LANDSCAPING REQUIRED HEREIN EXCEPT IF DESIGNATED TO BE PROVIDED BY OTHERS.
- LANDSCAPE ARCHITECT SHALL BE NOTIFIED OF ANY CHANGES IN THE MATERIAL OR DESIGN PRIOR TO INSTALLATION OF THE SAME.
- OWNER RESERVES THE RIGHT TO REJECT ANY OR ALL BIDS.
- LANDSCAPER SHALL HAVE A COMPETENT ENGLISH SPEAKING SUPERINTENDENT PRESENT ON THE JOB WHO SHALL BE AUTHORIZED TO REPRESENT THE LANDSCAPER IN HIS ABSENCE.
- PLANTS SHOULD BE TYPICAL FOR THEIR VARIETY AND SPECIES. PLANTS SHALL BE SOUND, HEALTHY, VIGOROUS, FREE FROM PLANT DISEASE, INSECT OR THEIR EGGS. THEY SHALL HAVE HEALTHY NORMAL ROOTS AND SHALL NOT BE ROOT BOUND. QUALITY AND SIZE: ALL PLANT MATERIALS SHALL BE NURSERY GROWN UNLESS OTHERWISE NOTED.
- ALL PLANT MATERIAL SHALL BE HANDLED IN A CAREFUL MANNER DURING TRANSPORTATION AND INSTALLATION.
- PLANTS SHALL NOT BE PRUNED OR TOPPED BEFORE DELIVERY.
- OWNER RESERVES THE RIGHT TO APPROVE ALL PLANT MATERIALS.
- LANDSCAPER SHALL REMOVE ALL TRASH AND DEBRIS FROM THE SITE DAILY. THE PREMISES SHALL BE KEPT NEAT AND ORDERLY AT ALL TIMES WHILE WORK IS IN PROGRESS.
- THE LANDSCAPE CONTRACTOR SHALL LAY OUT HIS WORK ACCORDING TO THE PLANS AND SPECIFICATIONS AND WILL BE RESPONSIBLE FOR ALL MEASUREMENTS EXERCISING SPECIAL CARE IN LAYING OUT WORK TO KEEP WITHIN PROPERTY LINES AND RECOGNIZING EASEMENTS. THE LANDSCAPE CONTRACTOR WILL BE HELD RESPONSIBLE FOR ANY ERRORS. CONTRACTOR TO NOTIFY LANDSCAPE ARCHITECT OF ANY DISCREPANCIES IN LAYOUT.
- METHODS OF PROTECTION SHALL BE MAINTAINED AT ALL TIMES, AS REQUIRED TO INSURE ALL PERSONS AND PROPERTY AGAINST INJURY, AND SHALL BE MAINTAINED UNTIL THE COMPLETION OF ALL WORK.
- PLANT MATERIAL ABBREVIATIONS ON THE PLANT LIST: FG (FIELD GROWN); CT (INDICATES CLEAR TRUNK MEASUREMENT FROM THE TOP OF BALL TO FIRST BRANCHING OR BASE OF THE LOWER PRONDS); GAL (GALLON CAN); 3 GAL (3 GALLON CAN); OA (INDICATES OVERALL HEIGHT FROM TOP OF BALL TO MID POINT OF CURRENT SEASON'S GROWTH); SPK (INDICATES SPREAD); Hvy (INDICATED HEAVY); MIN (INDICATES MINIMUM).
- SUBSTITUTIONS: PLANT SUBSTITUTION REQUESTS, FOR PLANT MATERIAL NOT OBTAINABLE IN THE TYPE AND SIZE SPECIFIED SHALL BE MADE PRIOR TO SUBMISSION OF BIDS. ALL SUBSTITUTION REQUESTS SHALL BE DIRECTED TO THE LANDSCAPE ARCHITECT AND THE GOVERNING MUNICIPALITY FOR APPROVAL. IT IS THE LANDSCAPE CONTRACTOR'S OBLIGATION TO KNOW WHERE THEY CAN OBTAIN ALL MATERIAL AT THE TIME OF BIDDING AND AT THE TIME A CONTRACT IS EXECUTED.
- THE CONTRACTOR'S GUARANTEE SHALL NOT APPLY IN THE EVENT OF FIRE, FLOOD, HURRICANE, WINDSTORM, OR OTHER "ACTS OF NATURE" OR DAMAGES TO LANDSCAPING IN PROGRESS CAUSED BY ANY PERSONS OTHER THAN THOSE PERSONS UNDER THE DOMINION AND CONTROL OF THE CONTRACTOR.
- ALL TREES, PALMS AND OTHER PLANTS SHALL BE PLANTED WITH THE TOP OF THEIR ROOTBALLS 10% ABOVE FINAL GRADE SURROUNDING THE PLANTING AREA. NO PLANT MATERIAL SHALL BE ACCEPTED IF PLANTED TOO DEEP. ALL GUYS AND STAKING SHALL BE REMOVED WITHIN ONE YEAR AFTER FINAL INSPECTION OR ESTABLISHMENT.
- DELIVERY RECEIPTS FOR TOP SOIL, PLANTING SOIL, & MULCH SHALL BE SUPPLIED TO THE INSPECTOR OR LANDSCAPE ARCHITECT UPON REQUEST.
- COMMERCIAL FERTILIZER FOR TREES, SHRUBS AND GROUND COVER  
COMMERCIAL FERTILIZER SHALL BE NUTRI PAK® 3 YR. TIME RELEASE FERTILIZER PACKET DISTRIBUTED BY HORTI- ENTERPRISES INC. EQUAL SUBSTITUTIONS MAY BE ACCEPTED NUTRI PAK FERTILIZER PACKETS ARE AVAILABLE IN SPECIAL NUTRIENT FORMULATIONS FOR SPECIFIC PLANT TYPES EG. TREES, SHRUBS, FLOWERING PLANTS, POTTED PLANTS AND PALMS.

NEW TREE AND SHRUB APPLICATIONS: PLACE PACKET 6"-8" DEEP, SPACED EVENLY AROUND OUTER EDGES OF ROOTS 12 INCHES ON CENTER.  
PERENNIALS: PLACE PACKETS 6"-8" DEEP NEAR ROOTS ESTABLISHED PLANTINGS:  
MATURE PLANTINGS:  
TREES: USE 1 PACKET PER INCH OF TRUNK DIAMETER SPACED EVENLY AROUND DRIP LINE BURY 6"-8" BELOW SOIL IN UPRIGHT POSITION, TAP HOLE CLOSED WITH HEEL OF YOUR FOOT.  
SHRUBS: USE 1 PACKET FOR EVERY 12 INCHES OF HEIGHT OR SPREAD.

GENERAL SLOW RELEASE FERTILIZERS WITH MICOR NUTRIENTS MAY BE APPLIED WITH LOW OR NO PHOSPHORUS SUCH AS A 13-0-13  
LOW PHOSPHORUS SHALL MEAN 2% OR LESS.  
APPLICATION RATES SHALL BE ADHERED TO AS WRITTEN ON THE PRODUCT LABEL. POSTPONE FERTILIZING WHEN ONE INCH OR MORE OF RAIN IS EXPECTED.

SUPER ABSORBENT POLYMER: "TERRA SORB" OR APPROVED EQUAL AS PACKAGED IN 3 OZ. HANDY PAC COMPOSED OF SYNTHETIC ACRYLAMIDE COLONYMER, POTASSIUM, AND ACRYLATE. PARTICLE SIZE OF 1.0 MM TO 3.0 MM AND ABSORPTION RATE OF 300 TIMES ITS WEIGHT IN WATER. APPLY DRY USING THE FOLLOWING AMOUNT:  
1 PAC PER TREE - 36" BALL SIZE  
2 PAC PER TREE - OVER 36" BALL SIZE  
1 PAC PER 20 GAL. CONTAINER  
0.5 PACS PER 7-10 GAL. CONTAINER  
0.25 PACS PER 3 GAL. CONTAINER  
0.12 PACS PER 1GAL. CONTAINER

LANDSCAPE CONTRACTOR WILL BE RESPONSIBLE FOR HAVING UTILITIES LOCATED. CARE SHALL BE TAKEN NOT TO DISTURB ANY UNDERGROUND CONSTRUCTION AND UTILITIES. ANY DAMAGE TO THESE FACILITIES DURING THE PLANTING OPERATIONS WILL BE REPAIRED AT THE EXPENSE OF THE LANDSCAPE CONTRACTOR IN A MANNER APPROVED BY THE OWNER.

PLANTING SOIL: PLANTING SHALL BE COMPOSED OF 50% SAND AND 50% DECOMPOSED ORGANIC MATTER. ANY VARIATIONS IN THIS COMPOSITION SHALL BE APPROVED BY THE OWNER PRIOR TO USE. PLANTING SOIL SHALL BE FREE OF STONE, PLANTS, ROOTS AND OTHER FOREIGN MATERIALS WHICH MIGHT BE HINDRANCE TO PLANTING OPERATIONS OR BE DETRIMENTAL TO GOOD PLANT GROWTH. SOIL SHALL BE DELIVERED IN A LOOSE FRIABLE CONDITION AND APPLIED IN ACCORDANCE WITH THE PLANTING SPECIFICATION

IRRIGATION: AN AUTOMATIC RUST FREE UNDERGROUND IRRIGATION SYSTEM SHALL BE PROVIDED TO ENSURE 100% COVERAGE WITH 100% OVERLAP. CONTRACTOR SHALL PROVIDE A RAIN SENSOR AND ADJUST HEADS TO AVOID OVERSPRAY ONTO BUILDING WALLS, WALKS, UTILITIES, DRIVES ECT. CONTRACTOR SHALL PAINT ALL ABOVE GROUND RISERS FLAT BLACK.

PRUNING: REMOVE DEAD AND BROKEN BRANCHES FROM ALL PLANT MATERIALS PRUNE TO RETAIN TYPICAL GROWTH HABIT OF INDIVIDUAL SPECIES, RETAINING AS MUCH HEIGHT AND SPREAD AS POSSIBLE. MAKE ALL PRUNING CUTS WITH A SHARP INSTRUMENT, FLUSH WITH THE TRUNK OR ADJACENT BRANCH IN SUCH A MANNER AS TO ENSURE ELIMINATION OF STUBS. "HEADBACK" CUTS, RIGHT ANGLE TO LINE OF GROWTH WILL NOT BE PERMITTED AND TREES WILL NOT BE POLED, TOPPED, OR HATRACKED.

SITE PREPARATION: IT SHALL BE RESPONSIBILITY OF THE LANDSCAPE CONTRACTOR TO FINISH (FINE) GRADE ALL LANDSCAPE AREAS TO BE SODDED (PRIOR TO APPLICATION OF SOD) ELIMINATING ALL BUMPS, DEPRESSIONS, STICKS, STONES AND OTHER DEBRIS TO THE SATISFACTION OF THE OWNER

MAINTENANCE: MAINTENANCE SHALL BEGIN IMMEDIATELY AFTER EACH PLANT IS PLANTED AND SHALL CONTINUE UNTIL ALL PLANTING HAS PASSED FINAL INSPECTION AND ACCEPTANCE. MAINTENANCE SHALL INCLUDE WATERING, WEEDING, CULTIVATING, REMOVAL OF DEAD MATERIALS, RESEEDING PLANTS TO PROPER GRADES OR UPRIGHT POSITION AND RESTORATION OF THE PLANTING SAUCER AND ANY OTHER NECESSARY OPERATION. PROPER PROTECTION TO LAWN AREAS SHALL BE PROVIDED AND ANY DAMAGE RESULTING FROM PLANTING OPERATIONS. SHALL BE REPAIRED PROMPTLY

(NOTE: SABAL PALMETTO/CABBAGE PALM SPECIES) THE BRANCHES TOGETHER WITH BIO-DEGRADABLE TWINE TO TIGHT BUNDLE AROUND BUD FOR PROTECTION

MULCH: MULCH MAY BE USED WITHIN PLANTING BEDS IN CONJUNCTION WITH GROUND COVER. MULCH SHALL BE RENEWED AND MAINTAINED AS REQUIRED TO MAINTAIN A THREE- INCH DEPTH AT THE TIME OF FINAL INSPECTION. MULCH AROUND TREE ROOT BALLS NOT PLANTED IN PLANTING AREA SHALL BE THREE INCHES DEEP AT THE PERIMETER OF THE ROOT BALL.

SOD: AREAS WITHIN THE LANDSCAPE EASEMENT NOT USED FOR TREES, SHRUBS, GROUND COVER, MULCH, OR OTHER LANDSCAPE ELEMENTS SHALL BE PLANTED WITH SOLID SOD OF ST. AUGUSTINE FLORATAM OR FLAMETTO AND SHALL BE IRRIGATED. ALL SOD SHALL HAVE A MIN. OF 2" OF TOPSOIL. SEE NOTE NO. 6 ABOVE.

EXCAVATION REQUIREMENT: REQUIRED: ISLANDS SHALL BE EXCAVATED TO 36 INCHES, AND FILLED WITH CLEAN FILL AND TOPSOIL TO A LEVEL 7" BELOW THE TOP OF THE CURB. MANIPULATION OF THE GRADE BEHIND THE CURBING TO CREATE SMALL SCALE MOUNDING IS ENCOURAGED. ALL LANDSCAPED PLANTING BEDS SHALL BE EXCAVATED TO A DEPTH OF 6" AND REPLACED WITH CLEAN FILL. A MIN 2" OF TOPSOIL SHALL BE INSTALLED BELOW ALL SODDED AREAS.

A LANDSCAPE PERMITS SHALL BE VERIFIED AND OBTAINED BY THE LANDSCAPE CONTRACTOR. NO TREES OR OTHER PLANT MATERIAL MAY BE PLANTED IN PUBLIC RIGHTS-OF-WAY (SWALE AREAS) WITHOUT PERMIT FROM THE CITY. NO SHRUB SPECIES WITH A MATURE HEIGHT THAT WILL BLOCK THE CLEAR SIGHT ZONE FROM 30 INCHES IN HEIGHT TO SIX FEET IN HEIGHT WILL BE APPROVED IN SWALE AREAS.

TOPSOIL SHALL BE CLEAN AND FREE OF CONSTRUCTION DEBRIS, WEEDS, ROCKS, NOXIOUS PESTS AND DISEASES, AND EXHIBIT A PH OF 6.5 TO 7.0. THE TOPSOIL FOR PLANTING AREAS SHALL BE AMENDED WITH HORTICULTURALLY ACCEPTABLE ORGANIC MATERIAL. ALL SOIL USED SHALL BE SUITABLE FOR THE INTENDED PLANT MATERIAL. THE SOURCE OF THE TOPSOIL SHALL BE KNOWN TO THE APPLICANT AND SHALL BE ACCEPTABLE TO THE GOVERNING MUNICIPALITY.

- MINIMUM SOIL DEPTH:  
REQUIRED: THE MINIMUM PLANTING SOIL DEPTH SHALL BE SIX INCHES FOR GROUND COVERS, FLOWERS, SHRUBS AND HEDGES.
- ROOTBALL SOIL:  
REQUIRED: TREES SHALL RECEIVE 12 INCHES OF PLANTING SOIL AROUND THE ROOT BALL.
- NATIVE SOIL:  
REQUIRED: NATIVE TOPSOIL ON THE SITE SHALL BE RETAINED ON-SITE AND USED WHEN THERE IS SUFFICIENT QUANTITY TO COVER AT LEAST SOME OF THE ON-SITE LANDSCAPED AREAS.
- ARID PLAMS:  
REQUIRED: CLEAN SAND SHALL BE USED TO BACKFILL ARID CLIMATE PALMS.

USE OF ORGANIC MULCHES:  
A TREE-INCH MINIMUM THICKNESS OF APPROVED ORGANIC MULCH MATERIAL, AT THE TIME OF FINAL INSPECTION, SHALL BE INSTALLED IN ALL LANDSCAPE AREAS NOT COVERED BY BUILDING, PAVEMENT, SOD, DECORATIVE STONES, PRESERVE STONES AND ANNUAL FLOWER BEDS. EACH TREE SHALL HAVE A RING OF ORGANIC MULCH AT THE PERIMETER OF THE ROOT BALL.

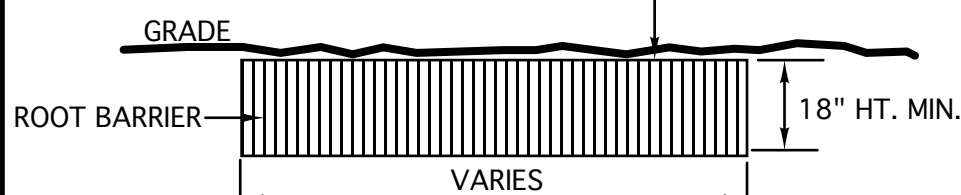
ALL SHADE TREES INSTALLED WITHIN SIX FEET OF PUBLIC INFRASTRUCTURE SHALL UTILIZE A ROOT BARRIER SYSTEM AS APPROVED BY THE CITY.

THE ERADICATION OF NUISANCE VEGETATION (EXOTICS): ALL INVASIVE AND EXOTIC VEGETATION SHALL BE REMOVED FROM SITE INCLUDING WITHIN ABUTTING RIGHTS-OF-WAY PRIOR TO THE ISSUANCE OF A CERTIFICATE OF OCCUPANCY. PRIVATELY OWNED NATURAL AREAS SHALL BE INCLUDED IN THIS REQUIREMENT. FICUS BENJAMINA AND FICUS NITIDA MAY BE USED FOR A HEDGE WITH A 5' SEPARATION FROM WATER LINES. FICUS HEDGES SHALL NOT BE PLANTED WITH UTILITY EASEMENTS.

SHRUBS SHALL BE CONSIDERED IN ACCORDANCE WITH STANDARDS SET FORTH BY THE GOVERNING MUNICIPALITY.

HEDGES: WHERE REQUIRED SHALL BE PLANTED SO AS TO BE TIP TO TIP AT TIME OF PLANTING AND MAINTAINED SO AS TO FORM A CONTINUOUS VISUAL SCREEN. SHRUBS USED AS HEDGES SHALL BE FLORIDA DEPARTMENT OF AGRICULTURE GRADE No. 1 OR BETTER WITH A MINIMUM HEIGHT OF 24 INCHES AND MINIMUM SPREAD OF 18 INCHES WHEN MEASURED IMMEDIATELY AFTER PLANTING AND SHALL BE A MINIMUM OF THREE FEET IN HEIGHT WITHIN TWO YEARS FROM THE DATE OF PLANTING. HEDGES SHALL BE PLANTED WITH BRANCHES TOUCHING, WITHIN SIX MONTHS OF PLANTING SO AS TO CREATE A SOLID SCREEN WITH NO VISUAL SPACES BETWEEN PLANTS AT THIS TIME. PLANT SPACING MAY BE ADJUSTED ACCORDING TO PLANT SIZES SO LONG AS THE PROCEEDING IS ACHIEVED

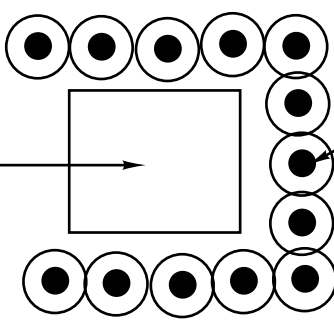
PRODUCT: DEEPROOT UB-18-2 OR EQUAL  
ASSEMBLE AND INSTALL PER MANUFACTURER  
SPECIFICATIONS



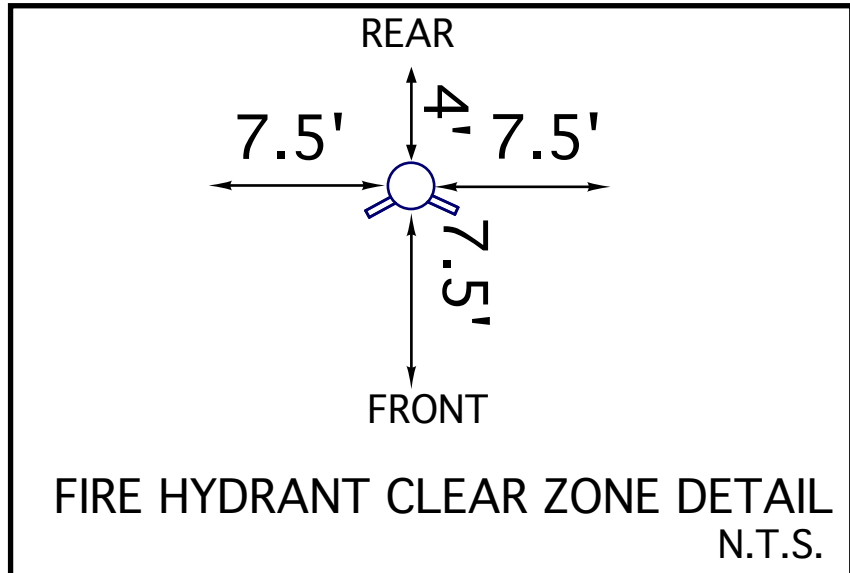
ROOT BARRIER DETAIL

N.T.S.

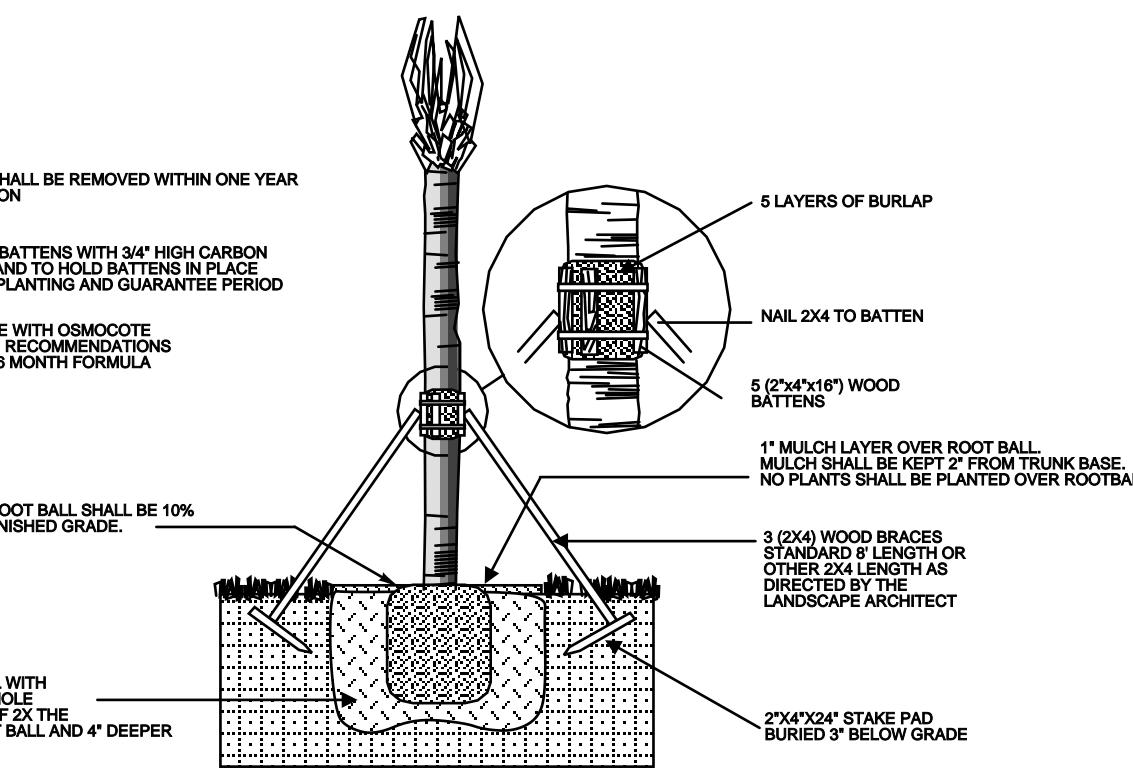
UTILITY STRUCTURE



TYPICAL UTILITY SCREENING DETAIL

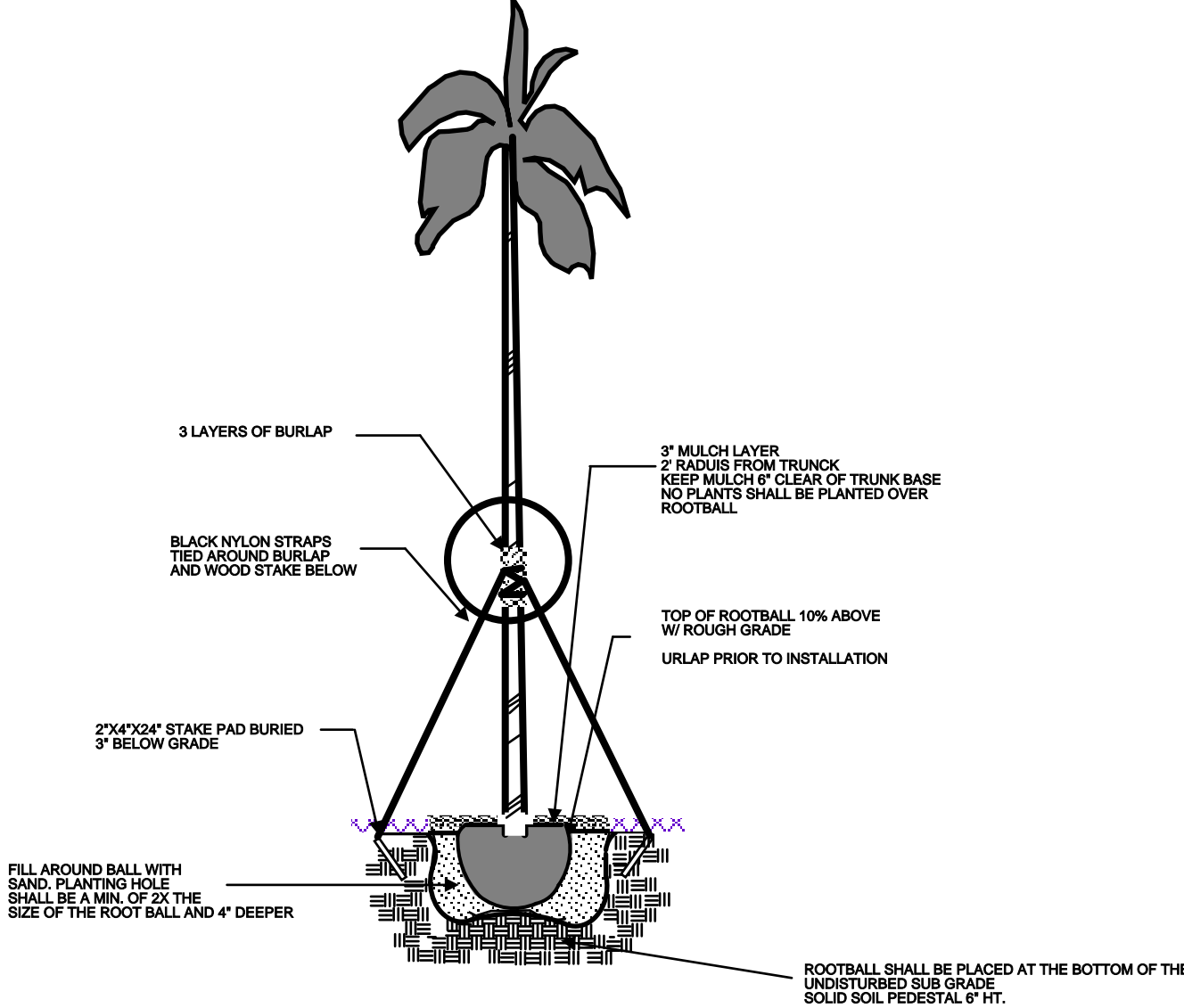


FIRE HYDRANT CLEAR ZONE DETAIL  
N.T.S.



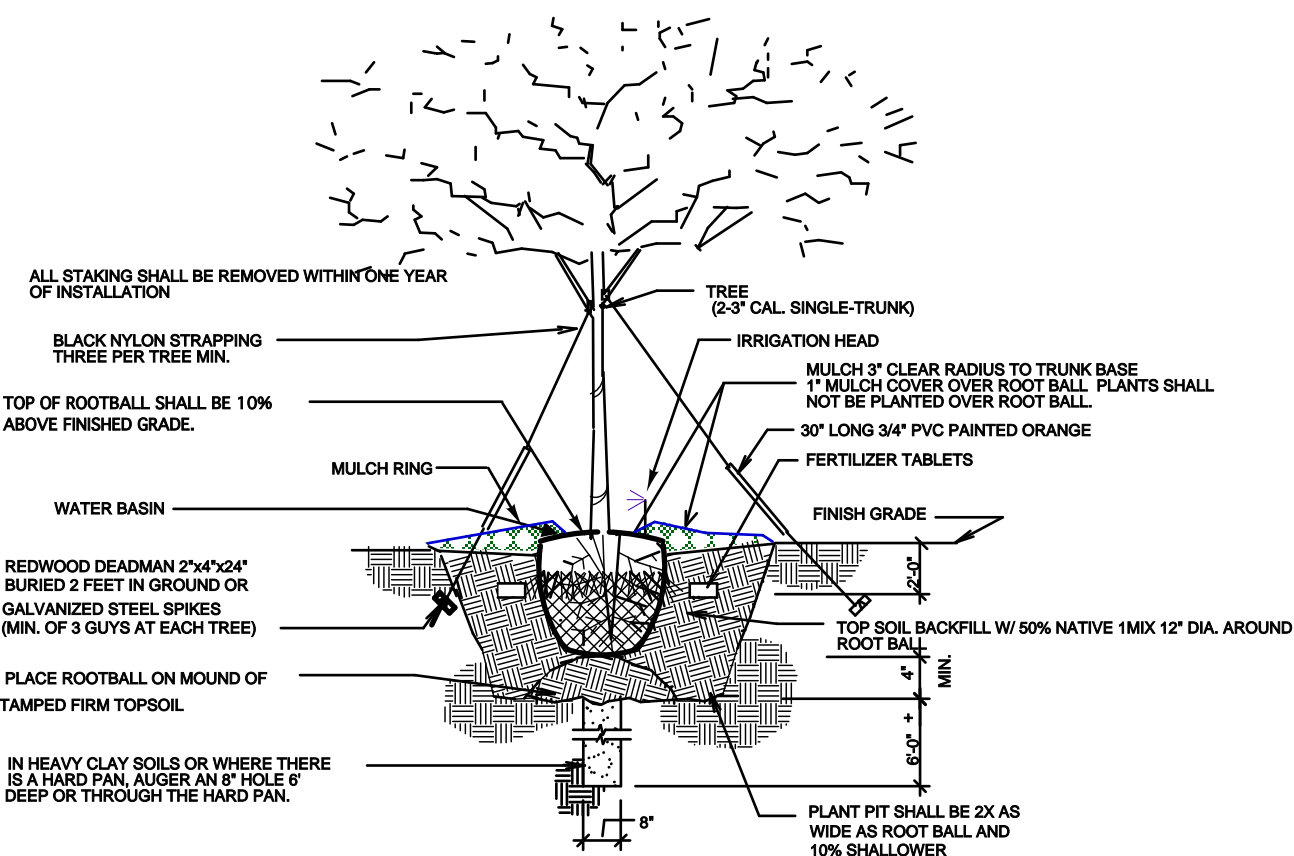
SABAL PALM PLANTING DETAIL

NOT TO SCALE



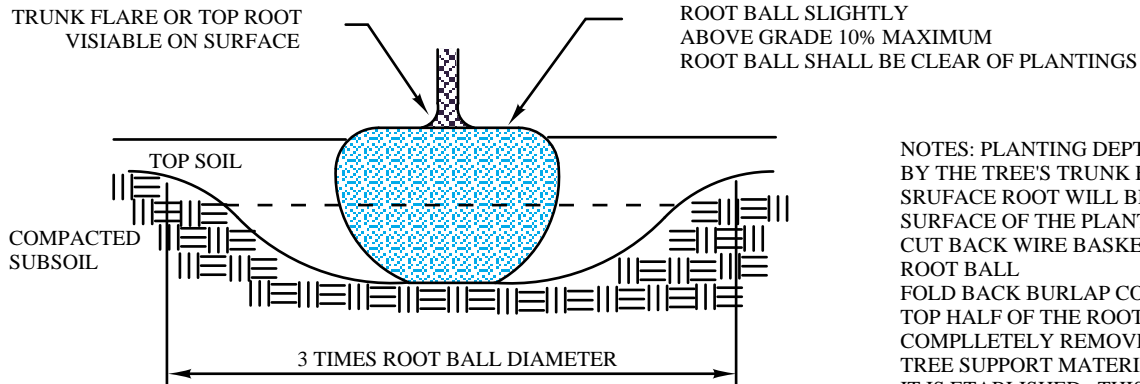
SOLITAIRE PALM PLANTING DETAIL

NOT TO SCALE



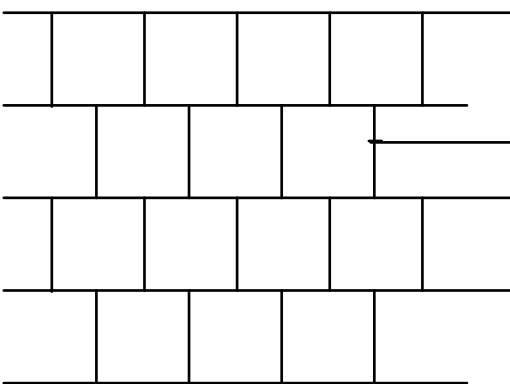
SINGLE TREE GUYING AND PLANTING DETAIL

NOT TO SCALE



ROOT BALL DETAIL

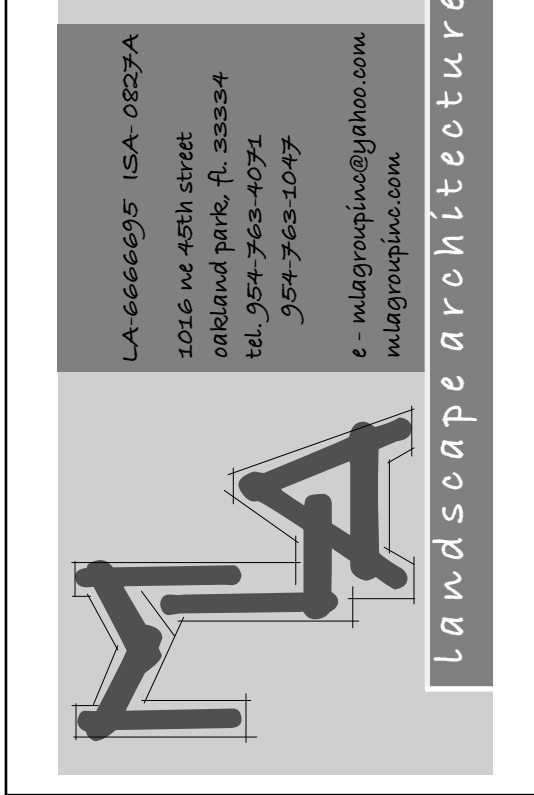
NOT TO SCALE



SOD PLANTING DETAIL

NOT TO SCALE

SOD SHALL BE LAID IN A STAGGERED MANNER. SOD STRIP SHALL BE JOINED TIGHTLY AGAINST ONE ANOTHER. SPACES MEASURING GREATER THAN 1/2" SHALL BE REJECTED. SOD SHALL BE WEED FREE INSTALLED OVER 2" OF TOP SOIL FREE OF DEBRIS AND ROCK.



REVISIONS:

NO.	DESCRIPTION

SHEET TITLE:  
LANDSCAPE  
DETAILS AND  
SPECIFICATIONS

PROPOSED HOTEL DEVELOPMENT FOR:  
OCEAN PARK VIEW HOTEL  
1005 E. FLETCHER ST. HOLLYWOOD, FL.

PROJECT:

TO THE BEST OF MY KNOWLEDGE THE PLANS AND SPECIFICATIONS SUBMITTED HEREWITH COMPLY WITH EXISTING INTERPRETATIONS AND PROVISIONS OF THE APPLICABLE BUILDING CODES. THIS DRAWING IS THE PROPERTY OF  
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SEAL:

DATE DRAWN: 5-12-18

SHEET NO.

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