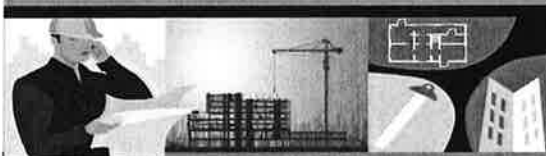


PLANNING DIVISION



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: 01.07.19

Location Address: _____

Lot(s): _____ Block(s): A Subdivision: ORANGEBROOK GOLF ESTATES

Folio Number(s): 514217020011

Zoning Classification: C-2 Land Use Classification: GBUS

Existing Property Use: COMMERCIAL Sq Ft/Number of Units: 4,500 SF

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): 18-DP-34

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

Explanation of Request: _____

Number of units/rooms: N/A Sq Ft: N/A

Value of Improvement: \$850,000 Estimated Date of Completion: August 2020

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

Name of Current Property Owner: WRI JT HOLLYWOOD HILLS I LP, Scott Henson

Address of Property Owner: 5355 TOWN CENTER ROAD, STE 802, BOCA RATON, FL 33486

Telephone: 602-217-8848 Fax: 602-263-8852 Email Address: SHenson@Weingarten.com

Name of Consultant/Representative/Tenant (circle one): Saltz Michelson Architects

Address: 3501 Griffin Rd, Ft. Lauderdale Telephone: 954-266-2700

Fax: 954-266-2701 Email Address: mazar@saltzmichelson.com

Date of Purchase: N/A Is there an option to purchase the Property? Yes () No (X)

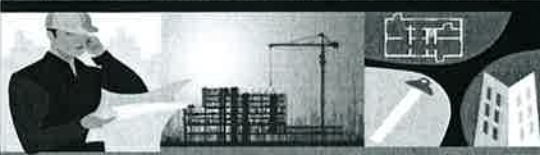
If Yes, Attach Copy of the Contract.

List Anyone Else Who Should Receive Notice of the Hearing: _____

Address: _____

Email Address: _____

PLANNING DIVISION



File No. (internal use only): _____

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: 1/4/19

PRINT NAME: MARTIN ESPESO

Date: _____

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

Sworn to and subscribed before me
this 4 day of January 2019

Notary Public
State of Florida



KAREN L. CARLSON
MY COMMISSION # FF 194735
EXPIRES: February 1, 2019
Bonded Thru Budget Notary Services

My Commission Expires: 2/1/19 (Check One) ☒ Personally known to me; OR ☐ Produced Identification _____

Signature of Current Owner

Print Name

WEINGARTEN REALTY

2600 Citadel Plaza Drive
Houston, Texas 77008
800-688-8865
713-866-6049 Fax
www.weingarten.com

March 1, 2018

To: County and City Building Departments: (including)

Cities of: Boca Raton, Clearwater, Clermont, Cooper City, Deerfield Beach, Hollywood, Jacksonville, Kendall, Largo, Miami, Oakland Park, Orlando, Palm Coast, Palm Harbor, Pembroke Pines, Plantation, Sanford, Sea Ranch Lakes, Stuart, St. Augustine, Tampa, Wellington, Winter Park; and

Counties of: Palm Beach, Pinellas, Lake, Broward, Duval, Miami-Dade, Orange, Seminole, Flagler, Martin, St. Johns, Hillsborough

RE: Approval from owner for signature acceptance

Dear City Official:

Please be advised that the following Weingarten personnel are authorized to sign the types of documentation listed below on behalf of the owners listed on Page 2.

Weingarten Personnel:

Mark Schultz – Associate Director of Property Management

Chris Oftedal – Senior Regional Property Manager

Ryan Tufts – Regional Property Manager

John Haggerty – Regional Property Manager

Karl Brinkman – Area Vice President/Leasing

Alexander Evans – Regional Leasing Director

Joel F. Kaplan – Construction Manager

Martin Espejo – Construction Manager

Gina Fongyee – Property Manager

Documentation:

Permit Applications

Sign Approval Letters

Notice of Commencement

Documents required by City Department and Code Enforcement Department (violations)

Documents regarding utility and or refuse service

Waste Water Applications

Development Orders

Development Agreements

Owners:

Weingarten Realty Investors
Weingarten Nostat Inc.
WRI JT Tamiami Trail, LP
WRI JT Pembroke Commons, LP
WRI JT Flamingo Pines LP
WRI Seminole II, LLC
WRI-TC East Lake Woodland LLC
WRI-TC Marketplace at Dr. Phillips LLC
Weingarten I-4 Clermont Landing LLC
Weingarten I-4 Clermont Landing TRS, LLC
WRI Shoppes of South Semoran LLC
Weingarten/Investments Inc.
Weingarten I-4 St. Augustine EV LLC
WRI JT Northridge, LP
WRI JT Hollywood Hills I, LP
WRI JT Hollywood Hills II, LP
WRI Seminole Marketplace, LLC
Pineapple Commons Retail LP
WS Atlantic West, LLC
WS Kernan Village, LLC
WRI Wellington Green, LLC

Sincerely,

Weingarten Realty Investors,
a Texas real estate investment trust

By:



Mark D. Stout
Senior Vice President/General Counsel

STATE OF TEXAS §
 §
COUNTY OF HARRIS §

The foregoing instrument was acknowledged before me this 2nd day of March, 2018, by Mark D. Stout, Senior Vice President/General Counsel of Weingarten Realty Investors, a Texas real estate investment trust, on behalf of the trust. He is personally known to me.



Barbara McKinney
NOTARY PUBLIC SIGNATURE

NOTARY STAMP



January 7, 2019

City of Hollywood
Development Services Planning Division
2600 Hollywood Boulevard
Hollywood, Florida 33020
Attn: Technical Advisory Committee Plans Reviewers

RE: **Hollywood Hills Plaza Outparcel – 4,500 S.F. Commercial Building**
Hollywood, Florida
File # 18-DP-34

To Whom It May Concern:

Below are our responses to the City's comments for the above referenced project:

APPLICATION SUBMITTAL – dated 5/14/18

Fitz Murphy, Planning Administrator (fmurphy@hollywoodfl.org) 954-921-3471

1. Comment: Provide plat determination letter from the County. Should platting be necessary, prior to Final TAC submittal County Plat comments are required. Plat shall be submitted for recordation prior to submitting for Planning and Development Board. Include several copies of plat documents in future submittals.

Response: ***Please refer to attached copy of email from Broward County Planning and Development Management Division stating the plat does not have a restriction limiting its level of development.***
2. Comment: Ownership & Encumbrance Report (O&E) shall:
 - a. Dated within 30 days of submittal packet.
 - b. Indicate it was searched from 1953 or time of platting (earliest of the two).
 - c. Include the legal description of the property.
 - d. Include the names of the current owners.
 - e. Include a listing and hard copy of all recorded and unrecorded encumbrances (with O.R. or plat book(s) and page number(s) provided) lying within/on the property boundaries (i.e. easements, rights-of-way, non-vehicular access line, etc.)
 - f. Include a listing and hard copy of any type of encumbrance abutting the property boundary necessary for

legal access to the property (if none, state so)

- Response:** *Please refer to attached O & E Report.*
3. **Comment:** If applicable, provide agreement(s) and supporting legal documentation for access easements, cross- access/parking, etc. with previous phases of project. Work with the Engineering Division as necessary.
- Response:** *Not applicable, it is all one property.*
4. **Comment:** ALTA Survey:
- a. No ALTA survey provided. Required for resubmittal.
 - b. Shall be based on O&E with a note indicating as such and vice versa.
 - c. Shall extend to centerline of all adjacent streets and alleys.
 - d. Shall include the widths of abutting and internal streets.
 - e. Shall include net and property size in square feet and acreage.
 - f. Work with the Engineering Division to ensure the Survey is accurate and all easements and dedications are indicated.
- Response:** *Please refer to attached survey.*
5. **Comment:** Not all sheets provided are listed on Drawing Index. Revise accordingly.
- Response:** *Revised as requested. Please refer to sheet A0.0.*
6. **Comment:** Revise the following on Site Plan:
- a. Include development address on Title Block
 - b. Include required and provided building setbacks for entire site.
 - c. Provide dimensions for building lengths and all driveways, access points, walkways, etc.
 - d. Provide distance between existing and proposed buildings.
 - e. Provide location of recycling containers.
 - f. Provide location of building projections, including but not limited to mechanical equipment, overhangs and awnings.
- Response:**
- a. *An address has been applied for and will be provided with the final TAC submittal.*
 - b. *Revised as requested. Refer to updated Site Data on sheet SP1.0.*
 - c. *Revised as requested. Refer to updated sheet SP1.0.*
 - d. *Revised as requested. Refer to updated sheet SP1.0.*
 - e. *Revised as requested. Refer to updated sheet SP1.0.*
 - f. *Revised as requested. Refer to updated sheet SP1.0.*
7. **Comment:** Revise the following on Site Data:
- a. Required and Proposed setbacks should be calculated for the entire site area.
 - b. Include existing and proposed pervious and impervious area for the entire site.
 - c. Include height of structures on site.
 - d. Include required and proposed parking counts for the entire site.
 - e. Include net size of the entire site in square feet and acres.
- Response:**
- a. *Revised as requested. Refer to updated Site Data on sheet SP1.0.*

- b. Revised as requested. Refer to updated Site Data on sheet SP1.0.**
c. Revised as requested. Refer to updated Site Data on sheet SP1.0.
d. Revised as requested. Refer to updated Site Data on sheet SP1.0.
e. Revised as requested. Refer to updated Site Data on sheet SP1.0.
8. Comment: Staff encourages Applicant to meet with surrounding homeowner's associations prior to submitting for any Boards. Provide update with next submittal.
- Response:** *The owner's representative presented the project to the Park East Civic Association and it was approved. He also appeared in front of the Hollywood Hills Civic Association and they had no objection to the proposed building and site plan.*
9. Comment: Provide written responses to all comments with next submittal.
- Response:** *Provided as requested.*

ZONING – dated 5/14/18

Fitz Murphy, Planning Administrator (fmurphy@hollywoodfl.org) 954-921-3471

1. Comment: Indicate the location of mechanical equipment. Include a Roof Plan if located on the roof. If not, include note stating that all mechanical equipment shall be properly screened from public view. Adequate landscape screening shall be provided for all equipment and parking areas.
- Response:** *The mechanical equipment shall be on the roof. Refer to Proposed Site Plan on sheet SP1.0.*
2. Comment: Off-street parking calculations shall reflect parking requirements for the entire site
- Response:** *Revised as requested. Refer to updated Site Data on sheet SP1.0.*
3. Comment: If outdoor seating is proposed, ensure the square footage for each outdoor area is included in the parking calculation.
- Response:** *Revised as requested. Refer to updated Site Data on sheet SP1.0.*
4. Comment: Landscape requirements shall be calculated for the entire site.
- Response:** *Revised as requested. Refer to updated Site Data on sheet SP1.0.*
5. Comment: 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:** *Please refer to garbage truck path sketch on Sheet SP1.0.*
6. Comment: Ensure drive-thru complies with the drive-thru regulations of the City (article 4.22.T)
- Response:** *The proposed drive-thru complies with Article 4.22.S.*
7. Comment: Work with the Engineering Department to ensure that vehicular and pedestrian access between all parcels is appropriate. Ensure that there are no pedestrian/vehicular conflicts and that adequate crossing points are provided, particularly in areas adjacent to drive-thrus.
- Response:** *Please refer to Sheet SP1.0 where new crosswalks and sidewalks are proposed to adjacent building. Also, existing sidewalks have been labeled.*

ARCHITECTURE AND URBAN DESIGN – dated 5/14/18

Fitz Murphy, Planning Administrator (fmurphy@hollywoodfl.org) 954-921-3471

1. Comment: Include Elevation marker indicating established grade
Response: *The elevation marker has been added to the floor plan on sheet A1.0.*
2. Comment: Given the outparcel's location within a shopping complex, the project should incorporate addition architectural articulation on the north and west facades
Response: *The client is studying their options internally and will address this issue at final TAC meeting.*

Terrence Comiskey A.I.A., Architect (tcomiskey@hollywoodfl.org) 954-921-3900

1. Comment: Sheet SP1.0: How is recycling being done in the building?
Response: *Recycling containers are shown by the two new proposed dumpsters.*
2. Comment: Sheet SP1.0: Detail 3 – The dumpster enclosure is incomplete and lacks a personnel door.
Response: *Revised as requested. Refer to updated Details 3 and 4 on sheet SP1.0.*
3. Comment: How are you meeting the Green Building Ordinance?
Response: *Specifying the following items:*
 1. *A bike rack*
 2. *Infrastructure for electric car vehicle charging station*
 3. *Recycling bins*
 4. *White TPO roof*
 5. *Central air conditioning of 18 SEER or higher*
 6. *Energy efficient (Low E) windows*
 7. *Energy efficient doors*
 8. *Programmable thermostats*
 9. *Occupancy / vacancy sensors*
 10. *All energy-efficient outdoor lighting*
4. Comment: Bicycle Rack should be accommodated on site.
Response: *A bike rack is now shown on the southeast side of the building. Refer to Proposed Site Plan, 1/SP1.0.*

SIGNAGE – dated 5/14/18

Fitz Murphy, Planning Administrator (fmurphy@hollywoodfl.org) 954-921-3471

1. Comment: For review, full signage package shall be provided, including signage details, signs illustrated on elevations, dimensions on Site Plan, etc
Response: *The existing shopping center's sign criteria is attached for reference.*
2. Comment: Include note indicating all signage shall be in compliance with the Zoning and Land Development Regulations.
Response: *Revised as requested. Refer to updated Site Data Notes on sheet SP1.0.*
3. Comment: 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: *Understood. Refer to updated Site Data Notes on sheet SP1.0*

GREEN BUILDING & ENVIRONMENTAL SUSTAINABILITY – dated 5/14/18

Fitz Murphy, Planning Administrator (fmurphy@hollywoodfl.org) 954-921-3471

1. Comment: Submittal shall indicate compliance with Green Building Ordinance. Review and adjust drawings as necessary. Indicate on drawings Green Building certification to be achieved.
Response: *The building shall comply with the Green Building Ordinance which requires small developments (under 20,000 s.f.) to incorporate at least 10 green building practices. Please refer to revised Notes on Sheet SP1.0. Green Building Certification is not required by Code for this size building.*
2. Comment: Provide copies of appropriate/preferred green building registration with next submittal.
Response: *Green Building Certification is not required by Code for this size building.*
3. Comment: Installation of electric vehicle infrastructure required. Show the location of equipment on Site Plan.
Response: *Electric vehicle infrastructure is now shown on the southeast side of the parking lot. Refer to Proposed Site Plan, 1/SP1.0.*

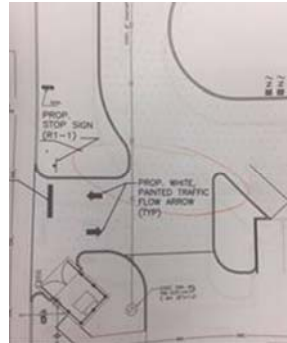
ENGINEERING – dated 5/14/18

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

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

1. Comment: Please clarify project use on Sheet SP1.0. Per Parking Calculations, proposed use is Shopping Center and per Proposed Site Plan, it appears to be a food service use with menu board at drive-thru.
Response: *Revised as requested. Refer to updated Site Data on sheet SP1.0.*
2. Comment: Indicate type of drive-thru facility on Sheet SP1.0 and provide stacking spaces as per Zoning and Land Development Regulation Article 7.6. Indicate outbound stacking space(s) on plan.
Response: *Revised as requested. Refer to updated Site Data on sheet SP1.0.*
3. Comment: The proposed outparcel development eliminates existing parking for the Hollywood Hills Plaza. Provide parking analysis to show how parking requirements/demand are being met with pre development and post development (with the new development and elimination of parking) scenarios.
Response: *Revised as requested. Refer to updated Site Data on sheet SP1.0.*
4. Comment: In the Overall Site Plan, show sidewalk network between buildings on the site.
Response: *Revised as requested. Refer to updated Site Data on sheet SP1.0.*
5. Comment: Indicate location of existing sidewalk on Hollywood Boulevard.
Response: *Revised as requested. Refer to updated Site Data on sheet SP1.0.*

6. Comment: Please review vehicular traffic flow with possible conflicting movements at the intersection shown below for necessary traffic control devices or eliminate the opening.



Response: *Pavement markings have been added for traffic control. Also, an additional stop sign and stop bar have been added to the area. Please refer to revised sheet SP1.0 and to civil drawings.*

LANDSCAPING – dated 5/14/18

Guillermo Salazar, Landscape Reviewer (gsalazar@hollywoodfl.org) 954-921-3900

1. Comment: Provide a separate sheet with a tree disposition plan in a larger scale showing the trees proposed to remain, relocate and to be removed.

Response: *A separate sheet has been provided to show the tree disposition at a larger scale. See sheet L-1.*

2. Comment: Provide separate Landscape plan sheet in a larger scale showing all proposed new trees and landscape as per city code and clarify on separate table which trees are been proposed to mitigate/compensate for removed shade trees on site.

Response: *A separate sheet has been provided to show the landscape plan at a larger scale. See sheet L-2.*

3. Comment: Explain and clarify as part of the notes on the L-1 sheet that mitigation that cannot be met on site will be mitigated via tree trust fund contribution or by providing larger trees/DBH on site.

Courtesy comment: A City of Hollywood Tree Removal/Relocation Permit and fees will be required for any tree removal or relocation according to Article 9 of the code of the LDR as part of the project; application is available online from Public Works section of City website or in RM308 of City Hall. Supplemental Arborist report may be required before tree removal application is approved. Compensation for trees via tree trust fund contribution to be calculated in separate if needed after final plans are submitted.

Response: *Mitigation calculations are shown on sheet L-2.*

UTILITIES – dated 5/14/18

Wilford Zephyr, Engineer (wzephyr@hollywoodfl.org) 954-924-2985

James Rusnak, Engineer (jrusnak@hollywoodfl.org) 954-921-3302

1. Comment: Update survey to include crown of road and edge of pavement elevations along Hollywood Blvd. Also, update survey to include FEMA flood zone

info.

- Response:** *Please refer to attached updated survey.*
2. **Comment:** The north arrow on sheets C1-C4 is pointing in the wrong direction. Adjust accordingly.
- Response:** *Revised as requested. Refer to updated sheets C1-C4.*
3. **Comment:** The hatch for the concrete walk along the south side of the building appears to be incorrect. Review and revise accordingly.
- Response:** *Revised as requested. Refer to updated drawings.*
4. **Comment:** Indicate the scale of the drawings on sheets C1-C4.
- Response:** *Revised as requested. Refer to updated drawings.*
5. **Comment:** NPDES8998 – Over 1 acre
- The construction activity on this site is regulated and required to obtain the NPDES Construction Generic Permit (CGP) from DEP. Failure to obtain permit coverage and/or maintain job site erosion and sedimentation control in accordance with permit conditions and applicable regulations may result in fines up to \$27,500.00 per day.
- Prior to issuance of building permit a Stormwater Pollution Prevention Plan (SWPPP) shall be required and CGP Notice of Intent (NOI) must be submitted to DEP. SWPPP must be maintained at the job site at all times until the project is terminated and Notice of Termination (NOT) filed with DEP. The SWPPP shall contain detailed descriptions of structures, procedures, contact names and/or control measures designed to reduce sediment and stormwater runoff.
- Construction sites and operations shall be required to maintain during and after all construction, development, excavation, dewatering, and/or alteration operations, structural and non-structural Best Management Practices (BMP's) with the intent to reduce pollutants and sediment in stormwater runoff.
- For additional information regarding NPDES regulations please contact:
Florida Department of Environmental Protection
2600 Blair Stone Road, MS #2500
Tallahassee, FL 32399-2400 (850) 245-7522
Visit DEP's Web site at: www.dep.state.fl.us/water/stormwater/npdes
- Response:** *Acknowledged.*

FIRE – dated 5/14/18

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

TAC review is limited to water supply for firefighting purposes and fire dept. access. A full architectural review will be completed when an application and plans are submitted to the third floor building dept.

1. **Comment:** Water supply for firefighting purposes must meet NFPA 1, 18.4.5.2. In order to determine the minimum fire flow, 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:** *These items will be provided.*
2. Comment: Two fire hydrants are shown, on civil drawings SP1.0 with one relocated. If more hydrants are required, please show the location including where the relocated hydrant will be placed.
- Response:** *The existing hydrant was relocated just west of its current location. Please refer to C-2.*
3. Comment: Is it possible to relocate the hydrant shown behind the dumpster? It's not the best location. Although it is the minimum 5' width from the dumpster, it's hidden by the dumpster and would be subject to vehicular damage every time the dumpster is emptied.
- Response:** *This will be reviewed to determine a better location for the hydrant.*
4. Comment: The width of the road meets the minimum 20' required by NFPA 1, 18.2.3.4.1.1 but it's unclear if this width is maintained around the building. Can the fire dept. access the front door within 50' of the access road as required by NFPA 1, 18.2.3.2.1.
- Response:** *Please refer to Overall Site Plan on SP1.0 showing the fire truck turning radii around the building.*
5. Comment: Our turning radius for fire dept. roads AutoCAD design is 28'.5" interior radius, 38' centerline of the turning radius, and 45' exterior. Please show on the plan how we navigate around the building.
- Response:** *Please refer to Overall Site Plan on SP1.0 showing the fire truck turning radii around the building.*
6. Comment: A note is on pg. C-2 stating that a restaurant is forthcoming with an occupant load of 150. Please refer to NFPA 101, 12.3.5, which states certain occupancies, dance halls, discotheques, nightclubs, or assembly occupancies with festival seating will require a fire sprinkler system. The owner needs to be made aware of this requirement as it may be cost effective to install a fire sprinkler system during the planning phase.
- Response:** *A tenant has not been determined yet, however the building is being planned for restaurant use. None of the occupancies mentioned on NFPA 101, 12.3.5 are applicable at this time. The client has decided to provide fire sprinklers for the building.*

COMMUNITY DEVELOPMENT – dated 5/14/18

- Clay Milan, Community Development Manager (cmilan@hollywoodfl.org) 954-921-3271
1. Comment: Substantially compliant.
- Response:** *Understood.*
2. Comment: CD comment: Notify Park East Civic Asso., Meetings 3rd Tuesday at 7:00 p.m., 3250 Hollywood Blvd., Tom Lander, President. bikeland@aol.com.
- Response:** *The owner's representative presented the project to the Park East Civic Association and it was approved. He also appeared in front of the*

Hollywood Hills Civic Association and they had no objection to the proposed building and site plan.

If you have any questions regarding the above, please do not hesitate to contact me.

Very truly yours,
Saltz Michelson Architects

Maday Gutierrez

Maday Gutierrez
Project Manager

HOLLYWOOD HILLS PLAZA OUTPARCEL

PRELIMINARY TAC SUBMITTAL

MEETING DATE – JANUARY 22, 2019
N.E. CORNER OF HOLLYWOOD BLVD AND S. PARK ROAD
HOLLYWOOD, FLORIDA

LEGAL DESCRIPTION

THE LAND REFERRED TO HEREIN BELOW IS SITUATED IN THE COUNTY OF BROWARD, STATE OF FL. AND IS DESCRIBED AS FOLLOWS:

BLOCK "A", ORANGEBROOK GOLF ESTATES, ACCORDING TO THE PLAT THEREOF, RECORDED IN PLAT BOOK 38, PAGE 1, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA; SAID LANDS SITUATE, LYING AND BEING IN BROWARD COUNTY, FLORIDA. LESS THE PROPERTY DESCRIBED BELOW:

A PORTION OF BLOCK "A", ORANGEBROOK GOLF ESTATES, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 38, PAGE 1 OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE SOUTHEAST CORNER OF SAID BLOCK "A"; THENCE ON THE SOUTH LINE OF SAID BLOCK A, SOUTH 90°00'00" WEST 103.34 FEET; THENCE NORTH 00°00'00" EAST, 44.37 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE NORTH 00°00'00" EAST, A DISTANCE OF 147.32 FEET TO A POINT ON THE ARC OF A TANGENT CURVE CONCAVE TO THE SOUTHEAST; THENCE NORTHEASTERLY ON THE ARC OF SAID CURVE HAVING A RADIUS OF 12.00 FEET, A CENTRAL ANGLE OF 90°05'08" AND A ARC DISTANCE OF 18.87 FEET TO A POINT OF TANGENCY; THENCE SOUTH 89°54'52" EAST 43.90 FEET; THENCE SOUTH 00°00'00" WEST 156.76 FEET TO THE BEGINNING OF A TANGENT CURVE CONCAVE TO THE NORTH; THENCE SOUTHWESTERLY, WESTERLY AND NORTHWESTERLY ON THE ARC OF SAID CURVE HAVING A RADIUS OF 2.50 FEET, A CENTRAL ANGLE OF 180°00'00" AND AN ARC DISTANCE OF 7.85 FEET TO A POINT OF TANGENCY; THENCE NORTH 00°00'00" EAST 16.50 FEET; THENCE SOUTH 90°00'00" WEST 29.00 FEET; THENCE SOUTH 00°00'00" WEST 15.04 FEET TO THE BEGINNING OF A TANGENT CURVE CONCAVE TO THE NORTHWEST; THENCE SOUTHWESTERLY ON THE ARC OF SAID CURVE HAVING A RADIUS OF 3.96 FEET, A CENTRAL ANGLE OF 90°00'00" AND AN ARC DISTANCE OF 6.22 FEET TO A POINT OF TANGENCY; THENCE SOUTH 90°00'00" WEST 17.96 FEET TO THE POINT OF BEGINNING.

AND INCLUDING ALSO:

A PORTION OF BLOCK "A", ORANGEBROOK GOLF ESTATES, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 38, PAGE 1 OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

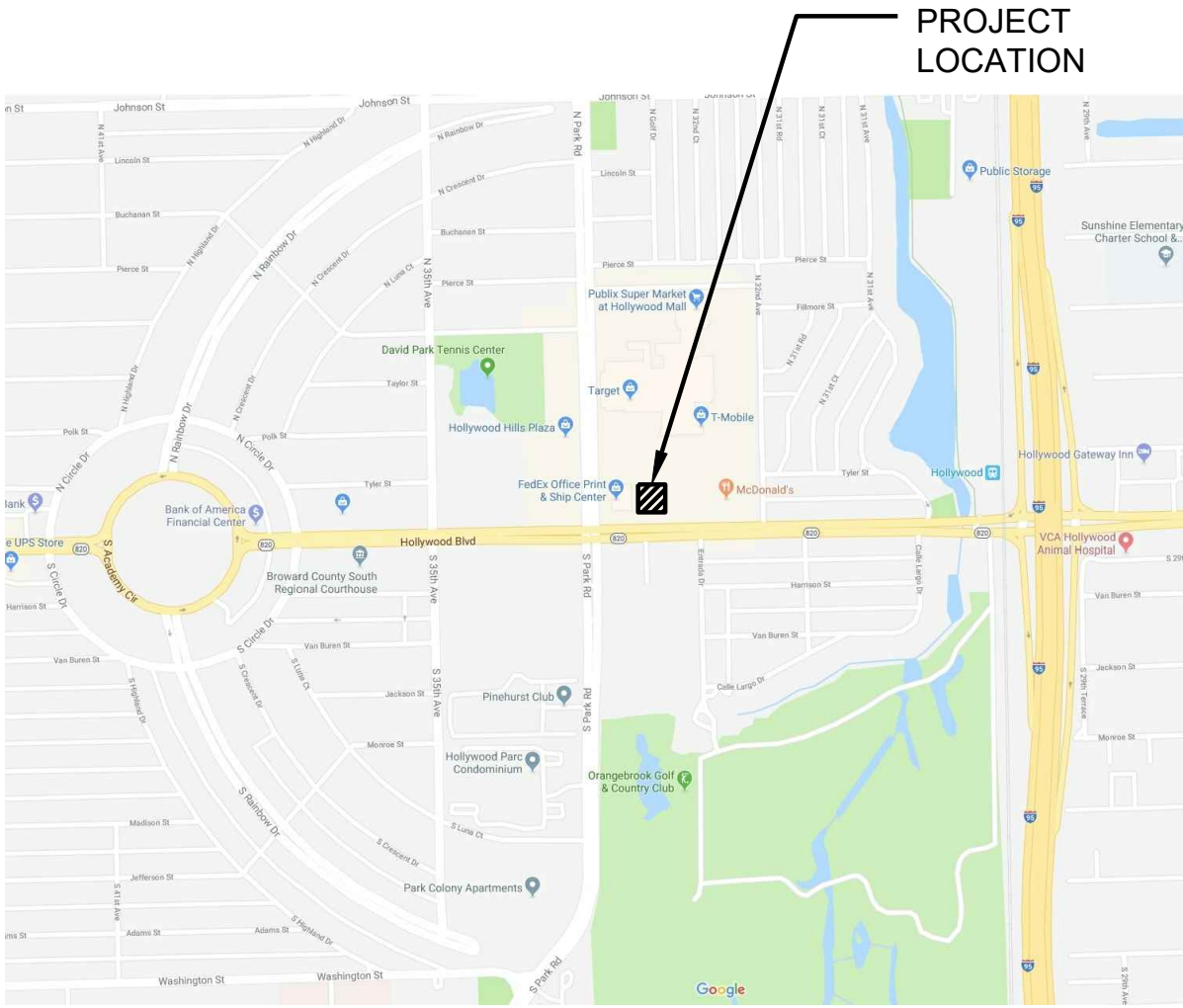
COMMENCE AT THE SOUTHEAST CORNER OF SAID BLOCK "A"; THENCE ON THE SOUTH LINE OF SAID BLOCK "A", SOUTH 90°00'00" WEST 103.34 FEET; THENCE NORTH 00°00'00" WEST 1.40 FEET TO THE POINT OF BEGINNING; THENCE NORTH 89°54'52" WEST 86.87 FEET; THENCE NORTH 00°27'02" EAST 18.91 FEET; THENCE NORTH 89°48'08" WEST 8.69 FEET; THENCE NORTH 00°09'03" EAST 39.56 FEET TO THE BEGINNING OF A TANGENT CURVE CONCAVE TO THE SOUTHWEST; THENCE SOUTH WESTERLY ON THE ARC OF SAID CURVE HAVING A RADIUS OF 9.33 FEET, A CENTRAL ANGLE OF 30°09'03" AND AN ARC DISTANCE OF 4.91 FEET TO A POINT OF TANGENCY; THENCE NORTH 30°00'00" WEST 8.69 FEET TO THE BEGINNING OF A TANGENT CURVE CONCAVE TO THE NORTHEAST; THENCE NORTHWESTERLY ON THE ARC OF SAID CURVE HAVING A RADIUS OF 10.67 FEET, A CENTRAL ANGLE OF 30°00'00" AND AN ARC DISTANCE OF 5.59 FEET TO A POINT OF TANGENCY; THENCE NORTH 00°00'00" WEST A DISTANCE OF 66.45 FEET TO THE BEGINNING OF A TANGENT CURVE CONCAVE TO THE SOUTHWEST; THENCE NORTHWESTERLY ON THE ARC OF SAID CURVE HAVING A RADIUS OF 9.33 FEET, A CENTRAL ANGLE OF 45°00'00" AND AN ARC DISTANCE OF 7.33 FEET TO A POINT OF TANGENCY; THENCE NORTH 45°00'00" WEST 7.35 FEET TO THE BEGINNING OF A TANGENT CURVE CONCAVE TO THE NORTHEAST; THENCE NORTHWESTERLY ON THE ARC OF SAID CURVE HAVING A RADIUS OF 10.67 FEET, A CENTRAL ANGLE OF 45°00'00" AND AN ARC DISTANCE OF 8.38 FEET TO A POINT OF TANGENCY; THENCE NORTH 00°00'00" EAST 36.00 FEET TO THE BEGINNING OF A TANGENT CURVE CONCAVE TO THE SOUTHEAST; THENCE NORTHEASTERLY ON THE ARC OF SAID CURVE HAVING A RADIUS OF 10.67 FEET, A CENTRAL ANGLE OF 45°00'00" AND AN ARC DISTANCE OF 8.38 FEET TO A POINT OF TANGENCY; THENCE NORTH 45°00'00" EAST 4.41 FEET TO THE BEGINNING OF A TANGENT CURVE CONCAVE TO THE NORTHWEST; THENCE NORTHEASTERLY ON THE ARC OF SAID CURVE HAVING A RADIUS OF 9.33 FEET, A CENTRAL ANGLE OF 39°14'23" AND AN ARC DISTANCE OF 6.39 FEET TO AN INTERSECTION WITH A NON-TANGENT LINE; THENCE SOUTH 90°00'00" EAST 104.46 FEET; THENCE SOUTH 00°00'00" WEST 214.30 FEET TO THE POINT OF BEGINNING.

AND INCLUDING ALSO:

A PORTION OF BLOCK "A", ORANGEBROOK GOLF ESTATES, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 38, PAGE 1 OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

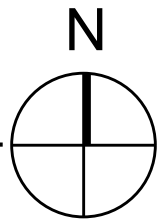
COMMENCING AT THE SOUTHERNMOST SOUTHWEST CORNER OF BLOCK "A"; THENCE EAST, ALONG THE SOUTH LINE OF SAID BLOCK "A", FOR A DISTANCE OF 390.24 FEET TO THE POINT OF BEGINNING; THENCE NORTH, FOR A DISTANCE OF 258.71 FEET; THENCE EAST, FOR A DISTANCE OF 166.46 FEET; THENCE SOUTH, FOR A DISTANCE OF 258.71 FEET TO A POINT ON SAID SOUTH LINE OF BLOCK "A"; THENCE WEST, ALONG SAID SOUTH LINE, FOR A DISTANCE OF 166.46 FEET TO THE POINT OF BEGINNING.

THE ABOVE DESCRIBED LANDS ARE THE SAME AS DESCRIBED WITHIN THE FIRST AMERICAN TITLE INSURANCE COMPANY COMMITMENT NO. NCS-490213A-HOU1 BEARING AN EFFECTIVE DATE OF JULY 19, 2011 @ 8:00 A.M.



LOCATION MAP

SCALE: N.T.S.



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COLOR ELEVATIONS

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C-3 PAVEMENT MARKING AND SIGNAGE PLAN
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L-1 EXISTING TREE PLAN
L-2 PLANTING PLAN
L-3 SPECIFICATIONS

TEAM

OWNER / DEVELOPER:

WEINGARTEN REALTY
5355 TOWN CENTER ROAD, STE 802
BOCA RATON, FL 33486
TELEPHONE: (954) 938-2583

ARCHITECT:

SALTZ MICHELSON ARCHITECTS
3501 GRIFFIN ROAD FORT
LAUDERDALE, FL 33312
TELEPHONE: (954) 266-2700

CIVIL ENGINEER:

HOLLAND ENGINEERING
3900 HOLLYWOOD BLVD, STE 303
HOLLYWOOD FL 33021
TELEPHONE: (954) 367-0371

LANDSCAPE ARCHITECT:

DAVE BODKER LANDSCAPE ARCHITECTURE, INC
601 NORTH CONGRESS AVENUE, STE 105-A
DELRAY BEACH, FL 33445
TELEPHONE: (561) 276-6311

HOLLYWOOD HILLS PLAZA OUTPARCEL
TAC SUBMITTAL
HOLLYWOOD, FLORIDA

SALTZ MICHELSON
ARCHITECTS

3501 Griffin Road
Ft. Lauderdale, FL 33312
(954) 266-2700 Fx: (954) 266-2701
sma@saltzmichelson.com

AA-0002897

Mark L. Saltz AR007171

Project No.:
2016-109
Drawn By:
MG
Checked By:
MA
Date:
03/30/18

REVISIONS

TAC COMM.
01.07.19

Drawing name: S:\Projects\2016\2016-109\Drawings\01.1 TAC Submittal\01.1 TAC Submittal.dwg User: Name: User:11 Printed on: Jan 04, 2019 - 11:58am Plotted by: mgdiaz

A0.0

ALTA/NSPS LAND TITLE SURVEY

LEGAL DESCRIPTION:

A PORTION C BLOCK 'A', ORANGEBROOK GOLF ESTATES, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 38, PAGE 1, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE SOUTHERNMOST SOUTHWEST CORNER OF SAID BLOCK 'A'; THENCE EAST (ASSUMED BEARING), ALONG THE SOUTH LINE OF SAID BLOCK 'A' AND THE NORTH RIGHT-OF-WAY LINE OF HOLLYWOOD BOULEVARD, A DISTANCE OF 163.24 FEET TO THE POINT OF BEGINNING;

THENCE NORTH, A DISTANCE OF 258.71 FEET;
THENCE EAST, A DISTANCE OF 227.00 FEET;

THENCE EAST, A DISTANCE OF 227.00 FEET;

THENCE SOUTH, A DISTANCE OF 258.71 FEET TO A POINT ON SAID SOUTH LINE OF BLOCK 'A';

THENCE WEST, ALONG SAID SOUTH LINE, A DISTANCE OF 227.00 FEET TO THE POINT OF BEGINNING.

SAID LAND SITUATED IN THE CITY OF HOLLYWOOD, BROWARD COUNTY, FLORIDA, CONTAINING 58,727 SQUARE FEET (1.35 ACRES) MORE OR LESS.

BEARINGS REFERENCED HEREON ARE BASED ON AN ASSUMED MERIDIAN OF EAST FOR THE CENTERLINE OF HOLLYWOOD BOULEVARD.

SUMMARY TABLE OF ENCUMBRANCES

FROM OWNERSHIP AND ENCUMBRANCE REPORT PREPARED BY PARAMOUNT
TITLE SERVICES, INC. - SEARCH NO. 18-837-5

CERTIFIED AUGUST 16, 1955 THROUGH AUGUST 8, 2018

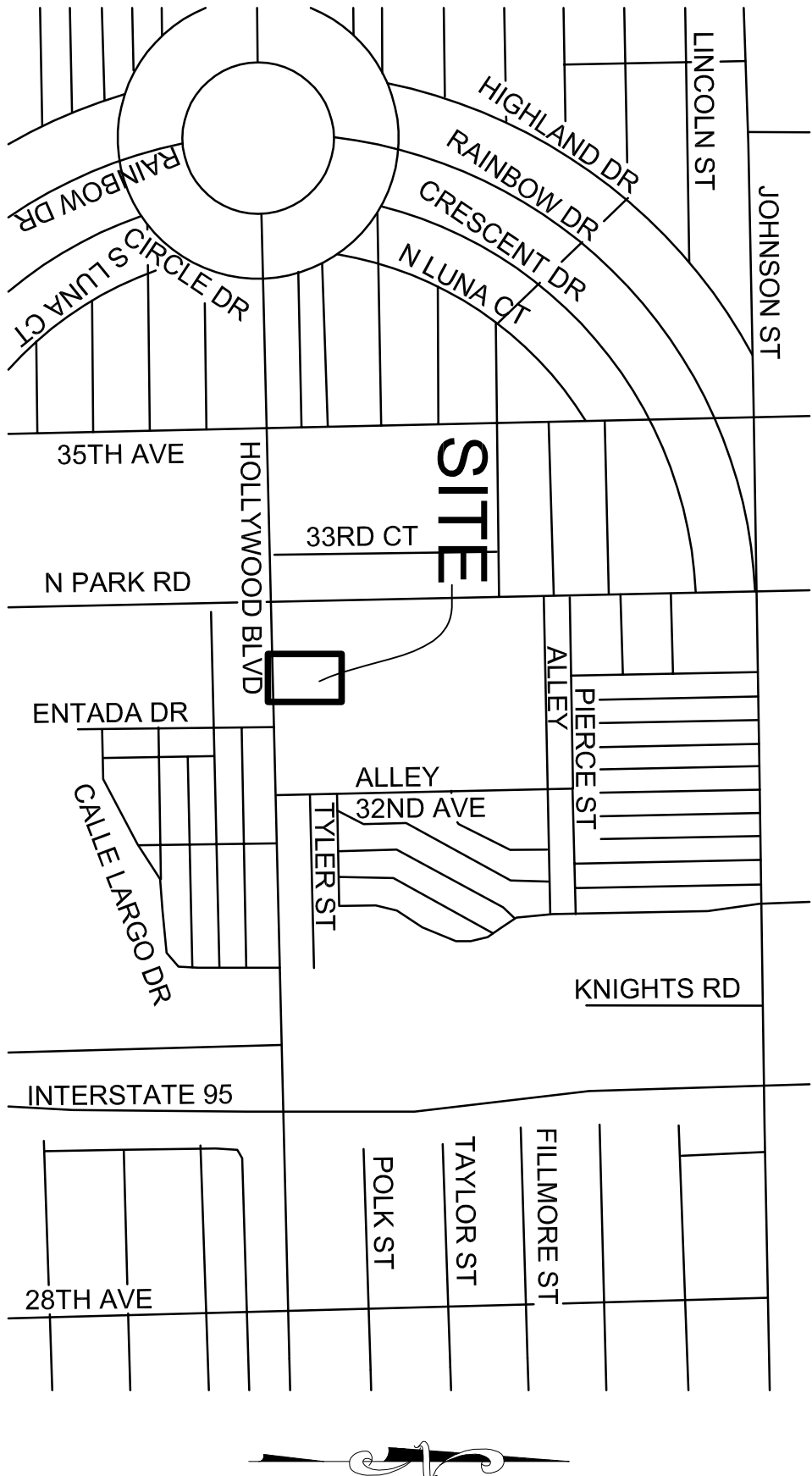
1. EASEMENTS, RESTRICTIONS - PLAT OF ORANGEBROOK GOLF ESTATES P & B, PG. 1, B.C.R.
COMMENT: PLAT CONDITIONS SHOWN HEREON.
2. EASEMENT: HOLLYWOOD MALL TO F.P.L. - ORB 2946, PG. 681
COMMENT: DOES NOT AFFECT THIS PROPERTY
3. QUIT CLAIM DEED - HOLLYWOOD, INC. TO CITY - SEWER, WATER & DRAIN SYSTEMS - ORB 3379, PG. 330, B.C.R.
COMMENT: AFFECTS THIS PROPERTY* (THIS SURVEY OPERATION/EASEMENT AGREEMENT - ORB 20330, PG. 460, B.C.R. COMMENT: AFFECTS THIS PROPERTY*)
4. NOTICE REABANDING LENS: - ORB 29725, PG. 1200, B.C.R.
COMMENT: AFFECTS THIS PROPERTY*
5. FIRST AMENDMENT TO OPERATION & EASEMENT AGREEMENT - ORB 29860, PG. 827, B.C.R.
COMMENT: DOES NOT AFFECT THIS PROPERTY*
6. EASEMENT - SREG HOLLYWOOD HILLS TO F.P.L. - ORB 30062, PG. 810, B.C.R.
COMMENT: AFFECTS THIS PROPERTY* - SHOWN HEREON SECOND AMENDMENT TO OPERATION AND EASEMENT AGREEMENT - ORB 30291, PG. 900, B.C.R.
COMMENT: DOES NOT AFFECT THIS PROPERTY*
7. RECIPROCAL ACCESS EASEMENT AGREEMENT - ORB 32358, PG. 1560
COMMENT: DOES NOT AFFECT THIS PROPERTY*
8. NOTICE OF LIEN PROHIBITION - ORB 32389 PG. 1844, B.C.R.
COMMENT: AFFECTS THIS PROPERTY*
9. NOTICE OF NON-RESPONSIBILITY - ORB 39162, PG. 934, B.C.R.
COMMENT: AFFECTS THIS PROPERTY*
10. NOTICE OF NON-RESPONSIBILITY - ORB 47013 PG. 782, B.C.R.
COMMENT: AFFECTS THIS PROPERTY*
11. NOTICE OF NON-RESPONSIBILITY - ORB 47013, PG. 785, B.C.R.
COMMENT: AFFECTS THIS PROPERTY*
12. MORTGAGE/SECURITY AGREEMENT - CFN 113602460, B.C.R.
COMMENT: AFFECTS THIS PROPERTY*
13. ASSIGNMENT OF RENTS - CFN 113602461, B.C.R.
COMMENT: AFFECTS THIS PROPERTY*
14. SUBORDINATION, NONDISTURBANCE AGREEMENT - CFN 113873331, B.C.R.
COMMENT: DOES NOT AFFECT THIS PROPERTY*

SURVEYOR'S REPORT:

- 1) THE LAND DESCRIPTION SHOWN HEREON WAS COMPOSED BY THE UNDERSIGNED, ENGINEERS AND RIGHTS-OF-WAY PER RECORD PLAT HAVING BEEN SHOWN HEREON.
- 2) THIS SURVEY IS PREPARED FOR THE SOLE AND EXCLUSIVE USE OF THE PARTIES AS SURVEYED FOR AND AS CERTIFIED TO AND SHALL NOT BE RELIED UPON BY ANY OTHER ENTITY OR INDIVIDUAL.
- 3) ENGINEERS SHOWN HEREON ARE BASED ON NORTH AMERICAN VERTICAL DATUM OF 1988. (NAVD88)
- 4) BEARINGS SHOWN HEREON ARE BASED ON AS ASSUMED MERIDIAN OF EAST FOR THE CENTRELINE OF HOLLYWOOD BOULEVARD.
- 5) ADDITIONS OR DELETIONS TO SURVEY MAPS OR REPORTS BY OTHER THAN THE SIGNING PARTY OR PARTIES IS PROHIBITED WITHOUT WRITTEN CONSENT OF THE SIGNING PARTY OR PARTIES.
- 6) BENCHMARK REFERENCE: BROWARD COUNTY ENGINEERING DEPT. BM # 20593.
BRASS DISC STAMPED BM 191 1978
- 7) ON HOLLYWOOD BLVD. 278 FEET WEST OF THE WEST RR TRACK OF THE SEABOARD COASTLINE RAILROAD IN THE NORTH SIDEWALK AT THE NW CORNER OF BRIDGE OVER CANAL. 57 FEET NORTH OF ROAD CENTRELINE. ELEVATION = 5.25 (NAVD88 DATUM)
- 8) THIS ATLANTIS' LAND TITLE SURVEY IS A BOUNDARY SURVEY. THE EXPECTED USE OF THIS SURVEY IS:
A) LEASE PARCEL CREATION AND RECONVADATION
B) CIVIL ENGINEERING DESIGN
- 9) THIS SURVEY HAS BEEN PERFORMED ACCORDING TO THE STANDARD OF CARE TO ACHIEVE AN ACCURACY OF 1 : 10,000 (COMMERCIAL HIGH RISK) FOR MAPPED FEATURES SHOWN HEREON.
- 10) THIS SURVEY IS NOT VALID WITHOUT THE SIGNATURE AND ORIGINAL RAISED SEAL OF A FLORIDA LICENSED PROFESSIONAL SURVEYOR AND MAPPER.
- 11) ALL DISTANCES AND ELEVATIONS SHOWN ARE IN ACCORD WITH THE UNITED STATES STANDARD IN FEET.
- 12) THIS SURVEY WAS PERFORMED WITH THE BENEFIT OF OWNERSHIP AND ENCUMBRANCE REPORT ISSUED BY PARAMOUNT TITLE SERVICES - SEARCH NO. 16-837-5 CERTIFIED AUGUST 16, 1995 THROUGH AUGUST 8, 2016.
- 13) EXCEPT AS SPECIFICALLY STATED OR SHOWN HEREON, THIS SURVEY DOES NOT PURPORT TO REFLECT OR REPRESENT THE ABSENCE OR EXISTENCE OF ANY OF THE FOLLOWING, WHICH MAY BE APPLICABLE TO THE PRESENT OR INTENDED USES OF THE SUBJECT PROPERTY: EASEMENTS, BUILDING SETBACK LINES, RESTRICTIVE COVENANTS, ZONING AND OTHER LAND USE REGULATIONS, THE LOCATION OF SUBSURFACE IMPROVEMENTS, STRUCTURES OR UTILITIES, SUBSURFACE WATER FLOW, BOTH ON OR BELOW THE SITE, ENVIRONMENTALLY REGULATED OR SENSITIVE LANDS, WETLANDS, ROADWAYS, STREETS, PROPOSED USES, HISTORICALLY OR ARCHEOLOGICALLY SENSITIVE LANDS OR RIGHT OF ACCESS.
- 14) NO WETLAND MARKERS WERE OBSERVED. NO FIELD DELINEATION OF WETLANDS BY A QUALIFIED SPECIALIST WAS REQUESTED BY THE UNDERSIGNED.
- 15) WITH REGARD TO TABLE A, ITEM 1 (REFERENCED IN THE SURVEYORS CERTIFICATION): THIS SURVEY REFLECTS OBSERVED EVIDENCE OF UTILITIES. LACKING EXCAVATION, THE EXACT LOCATION OF UNDERGROUND FEATURES CANNOT BE ACCURATELY AND COMPLETELY DEPICTED.
- 16) FEMA FLOOD INSURANCE RATE MAP:
FEMA FLOOD INSURANCE RATE MAP:
PANEL NUMBER 12011 C0568 H
CITY OF HOLLYWOOD 125113
- 17) FLOOD ZONE FOR THIS PROPERTY: ZONE X
MAP DATE: 8-18-2014
- 18) GROSS AREA (TO CENTERLINE) = 72.347 SQ. FT., 1.66 ACRES (+/-)
- 19) NET AREA (LESS RIGHT-OF-WAY) = 56.727 SQ. FT., 1.35 ACRES (+/-)
- 20) ALL MEASUREMENTS, ELEVATIONS AND FEATURES SHOWN WERE SURVEYED IN ACCORDANCE WITH THE STANDARDS OF PRACTICE SET FORTH IN CHAPTER 5-1.7 OF THE FLORIDA ADMINISTRATIVE CODE.
- 21) THE WORD "CERTIFY" ON THIS SURVEY IS REPRESENTED TO BE A PROFESSIONAL OPINION OF THE UNDERSIGNED, AND NOT AN EXPRESSION OF WARRANTY OR GUARANTEE.

LOCATION MAP

NOT TO SCALE



CERTIFICATION:

To:

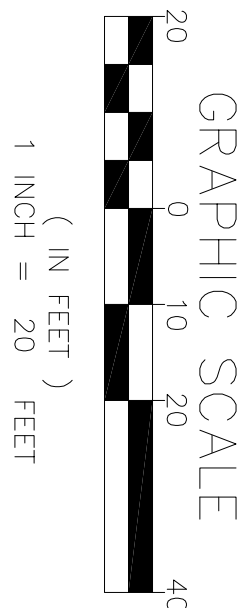
THIS IS TO CERTIFY THAT THIS MAP OR PLAN AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE 2016 MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTIMAP5, LAND TITLE SURVEYS, JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NPS5, AND INCLUDES ITEMS 1, 2, 3, 4, 8, 11 (LIMITED), 13, 14, 16 AND 18 OF TABLE A THEREOF.

THE FIELD WORK WAS COMPLETED ON AUGUST 31, 2018

[illegible]

ALT/ANSPS

LAND TITLE SURVEY



LEGAL DESCRIPTION:

A PORTION OF BLOCK "A", ORANGEBROOK GOLF ESTATES, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 38, PAGE 1, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE SOUTHERNMOST SOUTHWEST CORNER OF SAID BLOCK "A"; THENCE NORTH, A DISTANCE OF 28.71 FEET; THENCE EAST, A DISTANCE OF 27.00 FEET; THENCE SOUTH, A DISTANCE OF 28.71 FEET TO A POINT ON SAID SOUTH LINE OF THENCE WEST, ALONG SAID SOUTH LINE, A DISTANCE OF 22.00 FEET TO THE POINT OF BEGINNING.

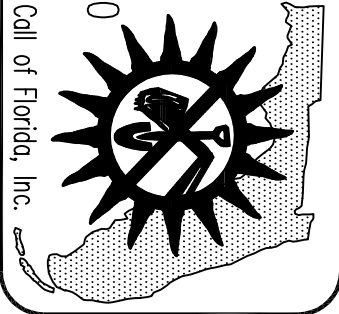
SAID LAND SITUATED IN THE CITY OF HOLLYWOOD, BROWARD COUNTY, FLORIDA, CONTAINING 38,275 SQUARE FEET (0.88 ACRES) MORE OR LESS.

BEARINGS REFERENCED HEREON ARE BASED ON AN ASSUMED MERIDIAN OF EAST FOR THE CENTERLINE OF HOLLYWOOD BOULEVARD.

ALL EXISTING UTILITIES SHOWN ON THESE PLANS ARE TO BE CONSIDERED APPROXIMATE & SHOULD BE VERIFIED BY THE CONTRACTOR PRIOR TO THE START OF WORK OPERATIONS


Call 48 hours before you dig

It's the Low!




Sunshine State One Call of Florida, Inc.


LEGEND

 EB


Electric Box




Backflow Preventor




Sewer Connection




BOLLARD




Metal Light Pole




Gate Valve




Water Meter




Fire Hydrant Assembly




Manhole - See Survey CB




Wood Power Pole




Concrete Power Pole




Anchor/Guy Wire




Concrete Light Pole




Traffic Sign Post




Cleanout




Wood Fence




Metal Hand Rail




Concrete Wall




Buried Telephone




Water Line




Sanitary Sewer




Centerline




Right-of-Way Line




Tree



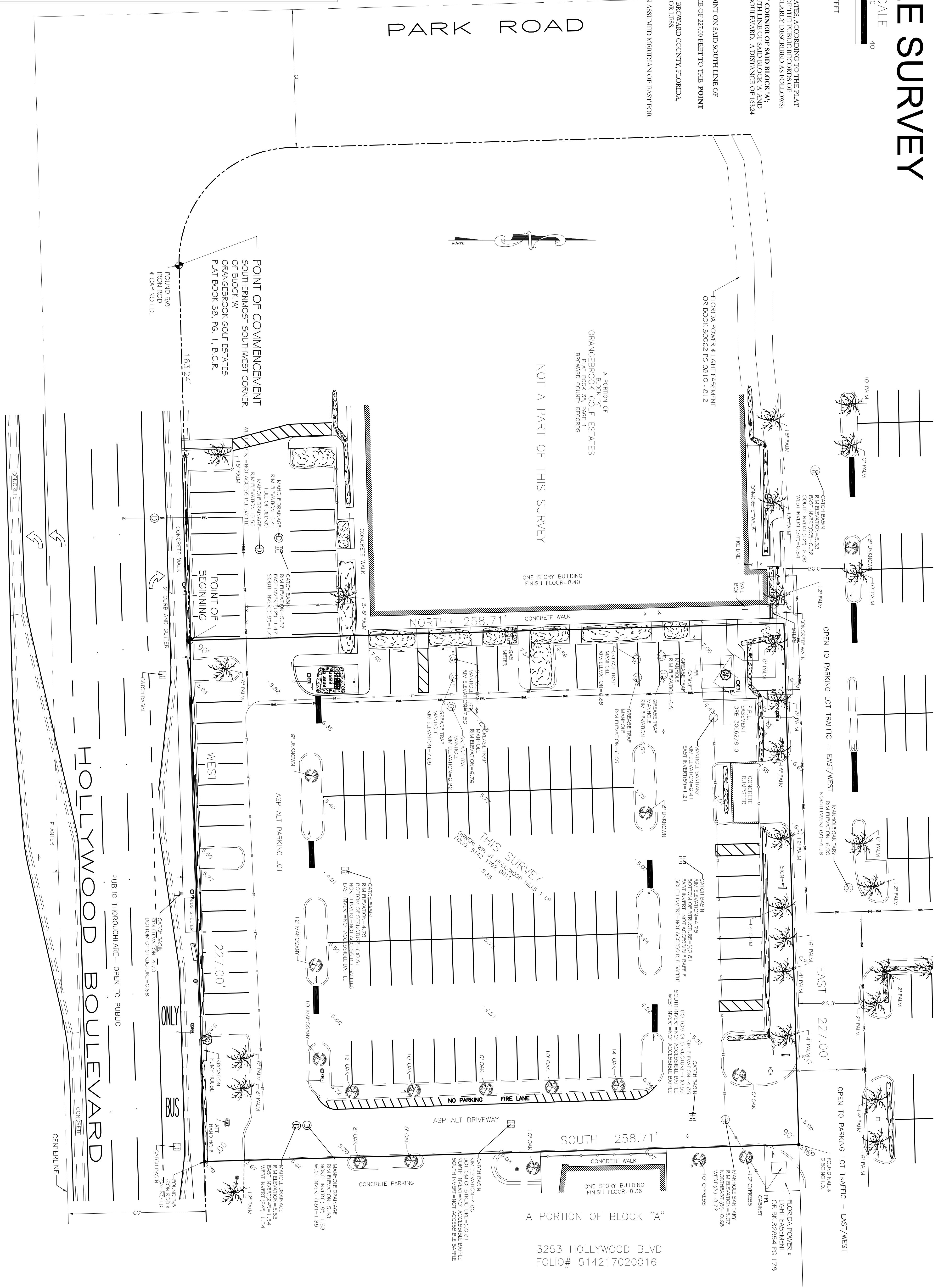
Bush

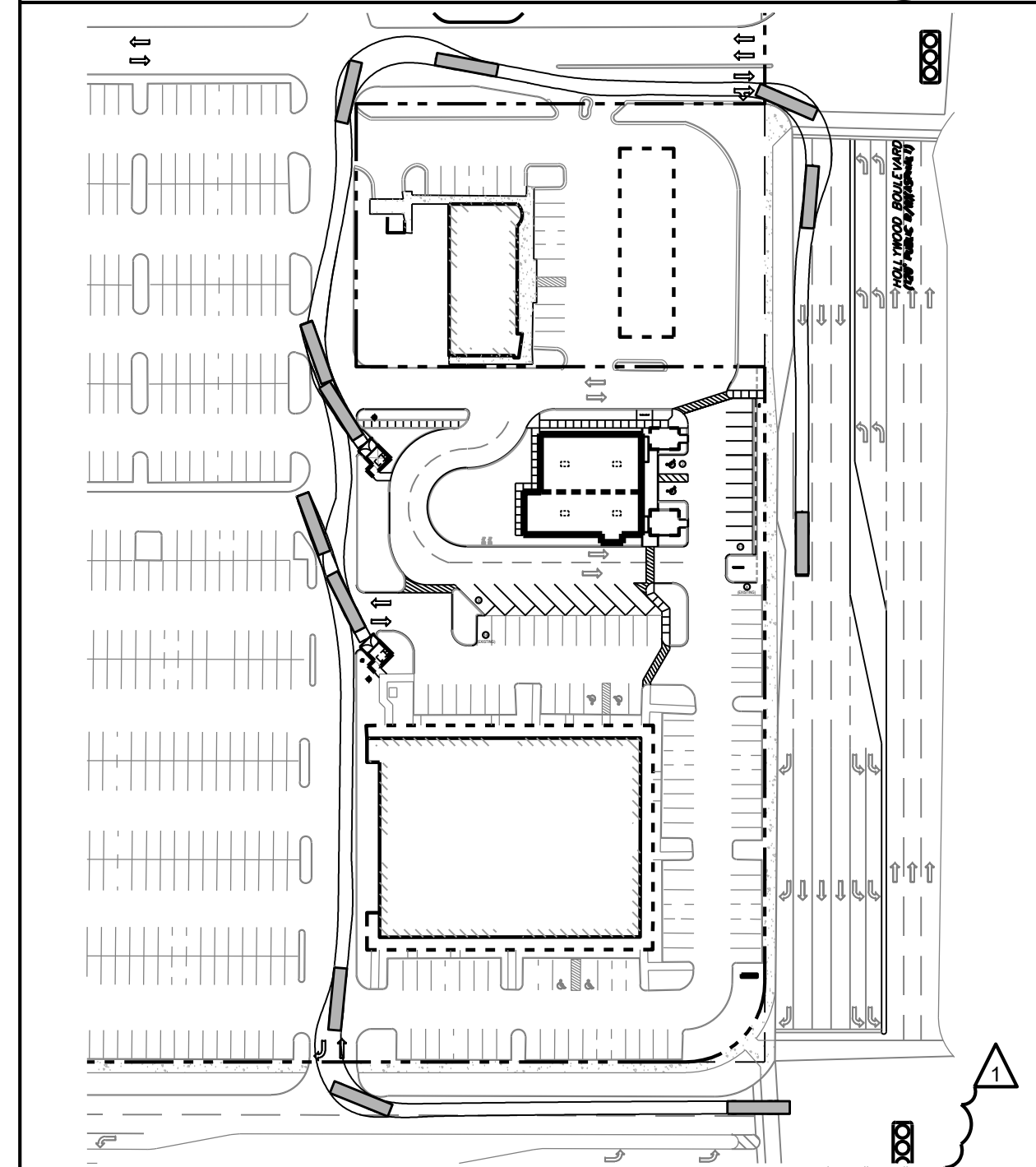


Hedge



Palm





**HOLLYWOOD HILLS PLAZA OUTPARCEL
TAC SUBMITTAL
HOLLYWOOD, FLORIDA**

SALTZ MICHELSON
ARCHITECTS

3501 Griffin Road
Ft. Lauderdale, FL 33312
(954) 266-2700 Fx: (954) 266-2701
sma@saltzmichelson.com

AA-0002897

Mark L. Saltz AR007171

Project No.:
2016-109
Drawn By:
MG
Checked By:
MA
Date:
03/30/18

REVISIONS

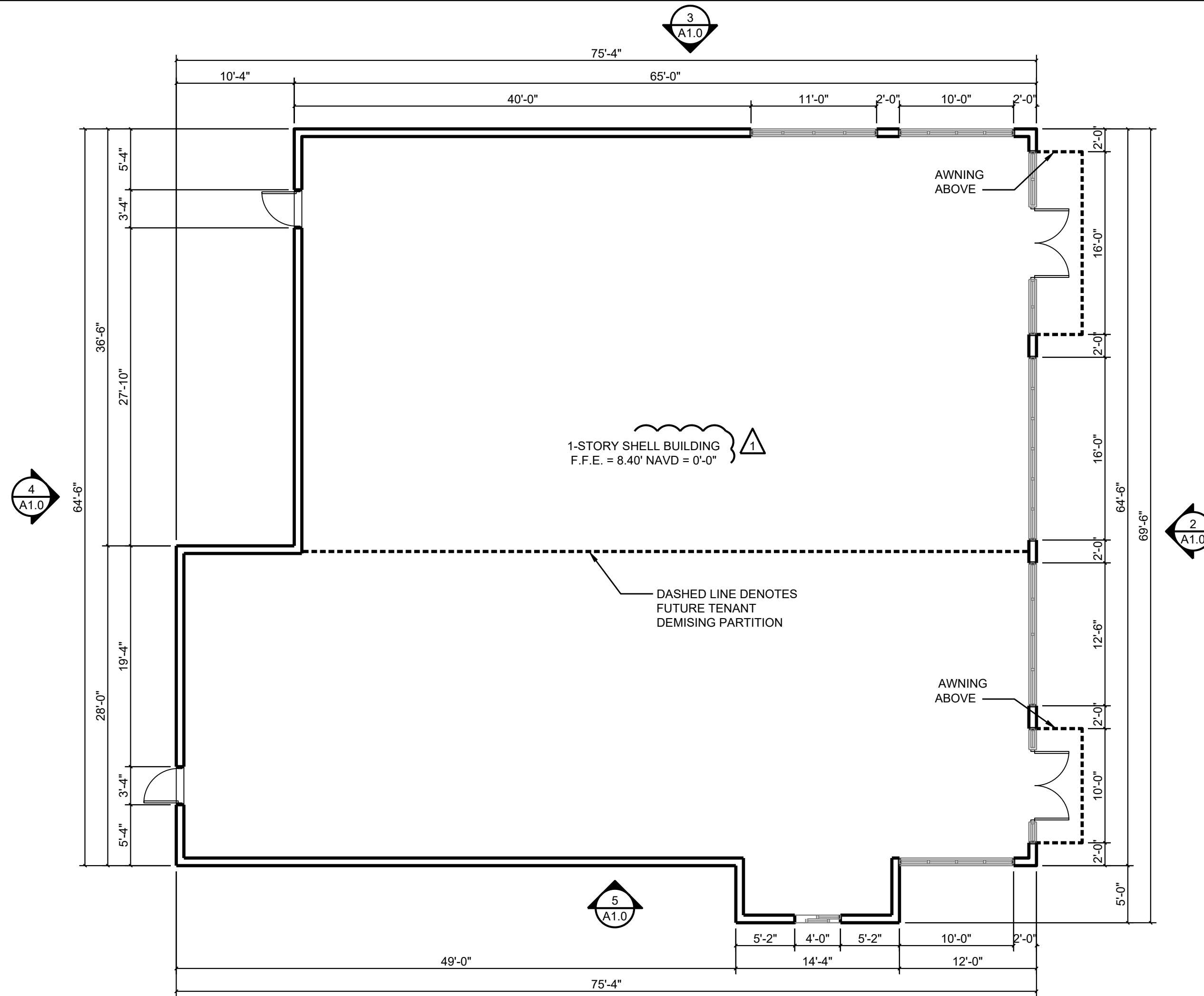
NO.	DESCRIPTION	DATE
1	TAC COMM	01.07.19

NOTE: SIGN AREA IS BASED ON 1 S.F. PER 1 L.F. OF TENANT'S FRONTAGE PER THE CITY OF HOLLYWOOD SIGN ORDINANCE, AND ONLY ONE SIGN IS ALLOWED PER STREET SIDE.

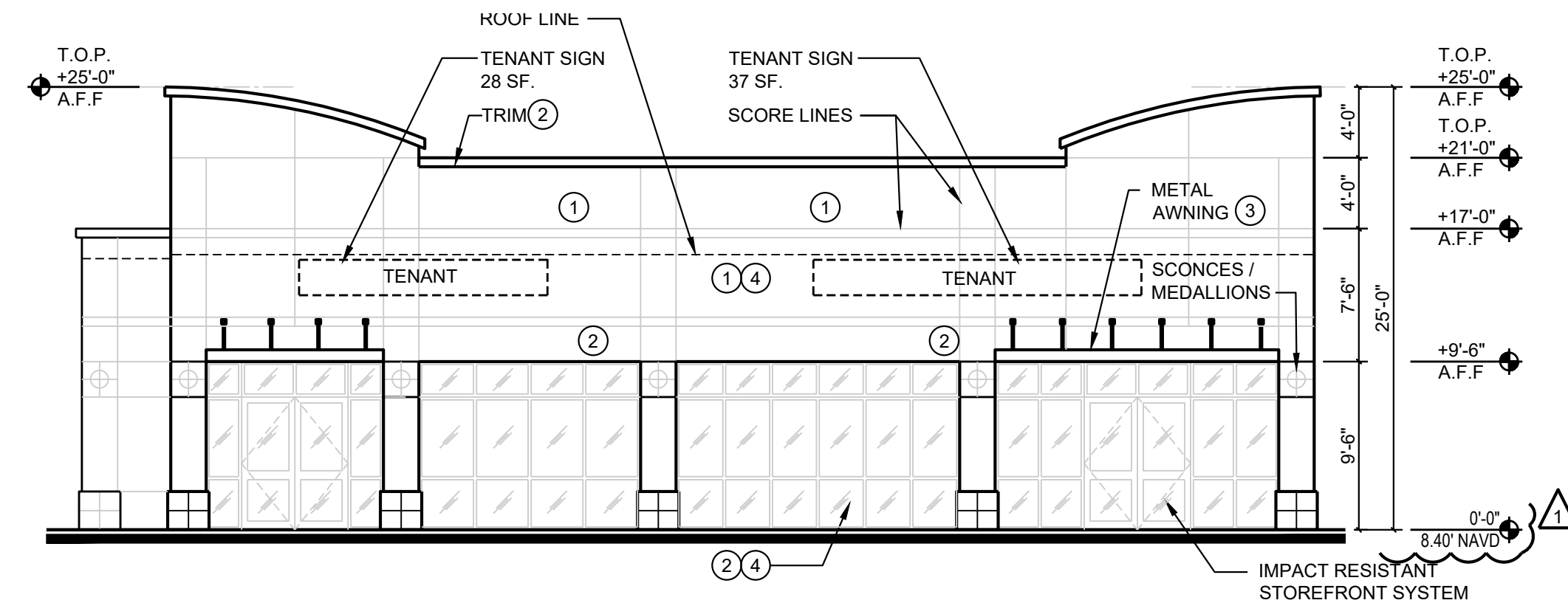
COLOR AND FINISHES LEGEND

- | | | |
|---|---------------------------------|-----------------------|
| ① | MANUFACTURER: | SHERWIN WILLIAMS |
| | NAME: | HIGH REFLECTIVE WHITE |
| | COLOR: | SW 7757 |
| ② | MANUFACTURER: | SHERWIN WILLIAMS |
| | NAME: | FAVORITE TAN |
| | COLOR: | SW 6157 |
| ③ | MANUFACTURER: | SHERWIN WILLIAMS |
| | NAME: | UNDERSEAS GREEN |
| | COLOR: | SW 6214 |
| ④ | MEDIUM SAND FLOAT STUCCO FINISH | |
| ⑤ | LIGHT LACE STUCCO FINISH | |

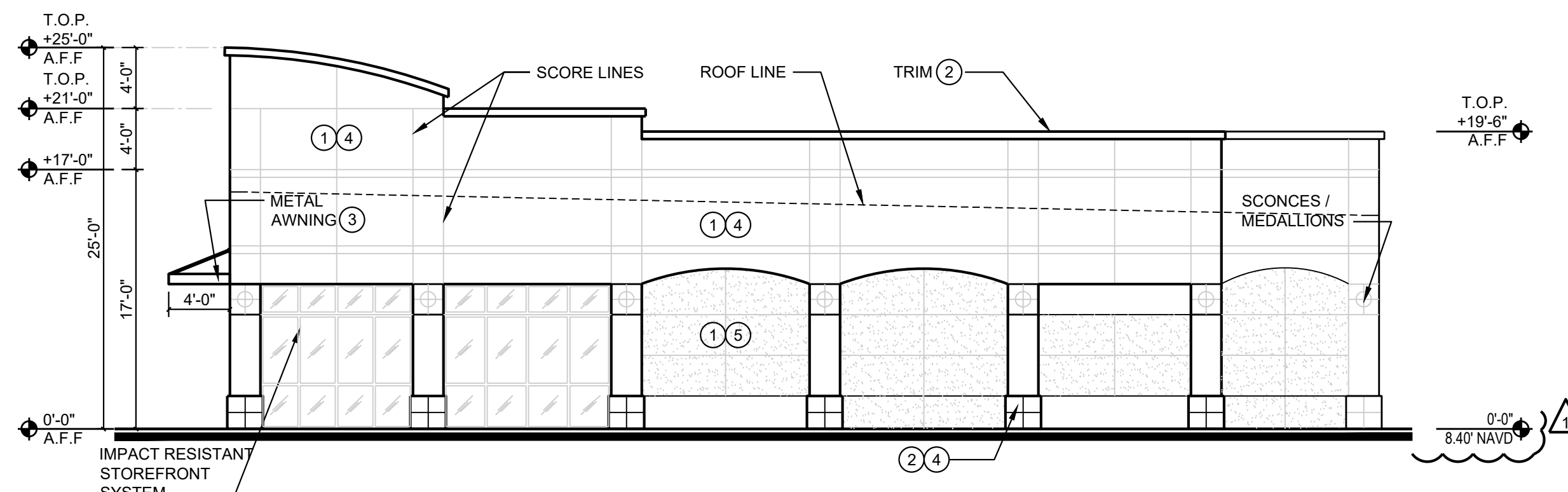
1 FLOOR PLAN
SCALE: 1/8" = 1'-0"



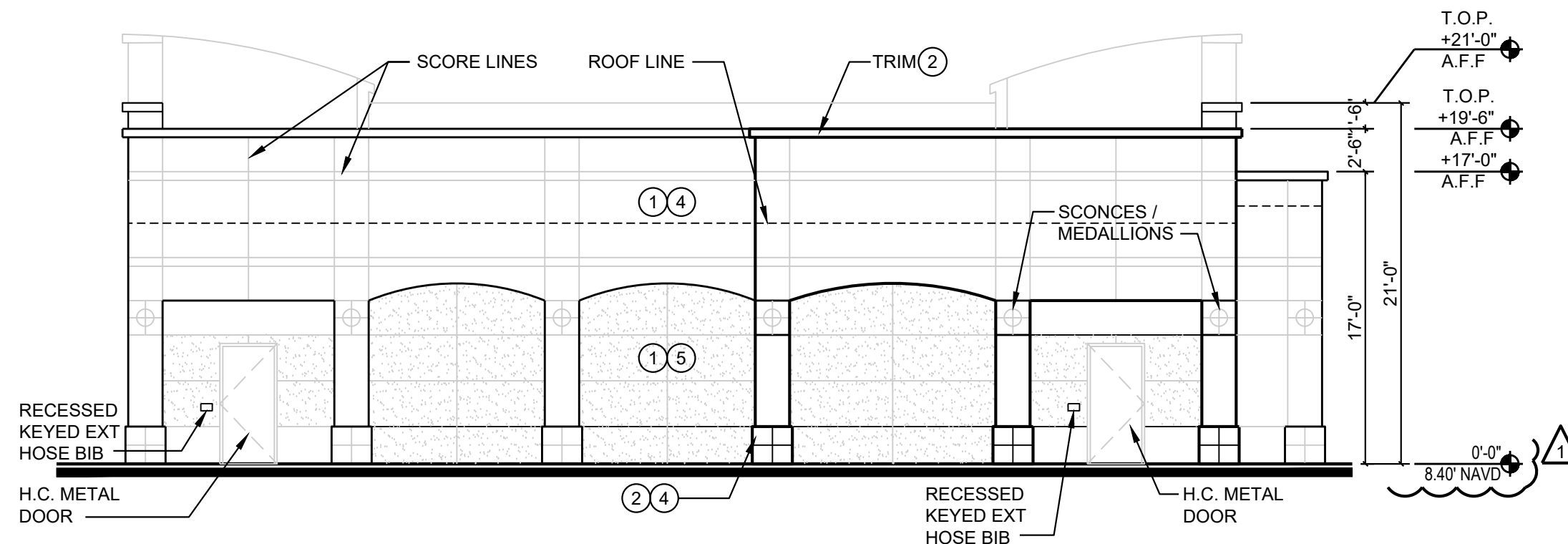
2 SOUTH ELEVATION
SCALE: 1/8" = 1'-0"



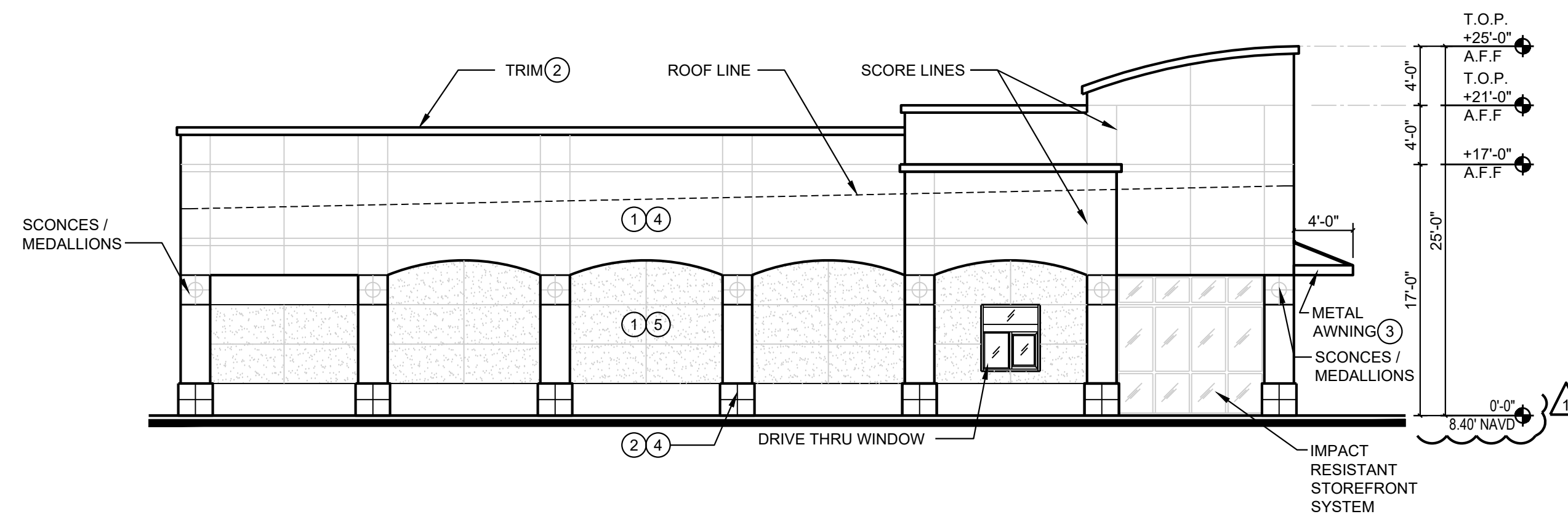
3 EAST ELEVATION
SCALE: 1/8" = 1'-0"



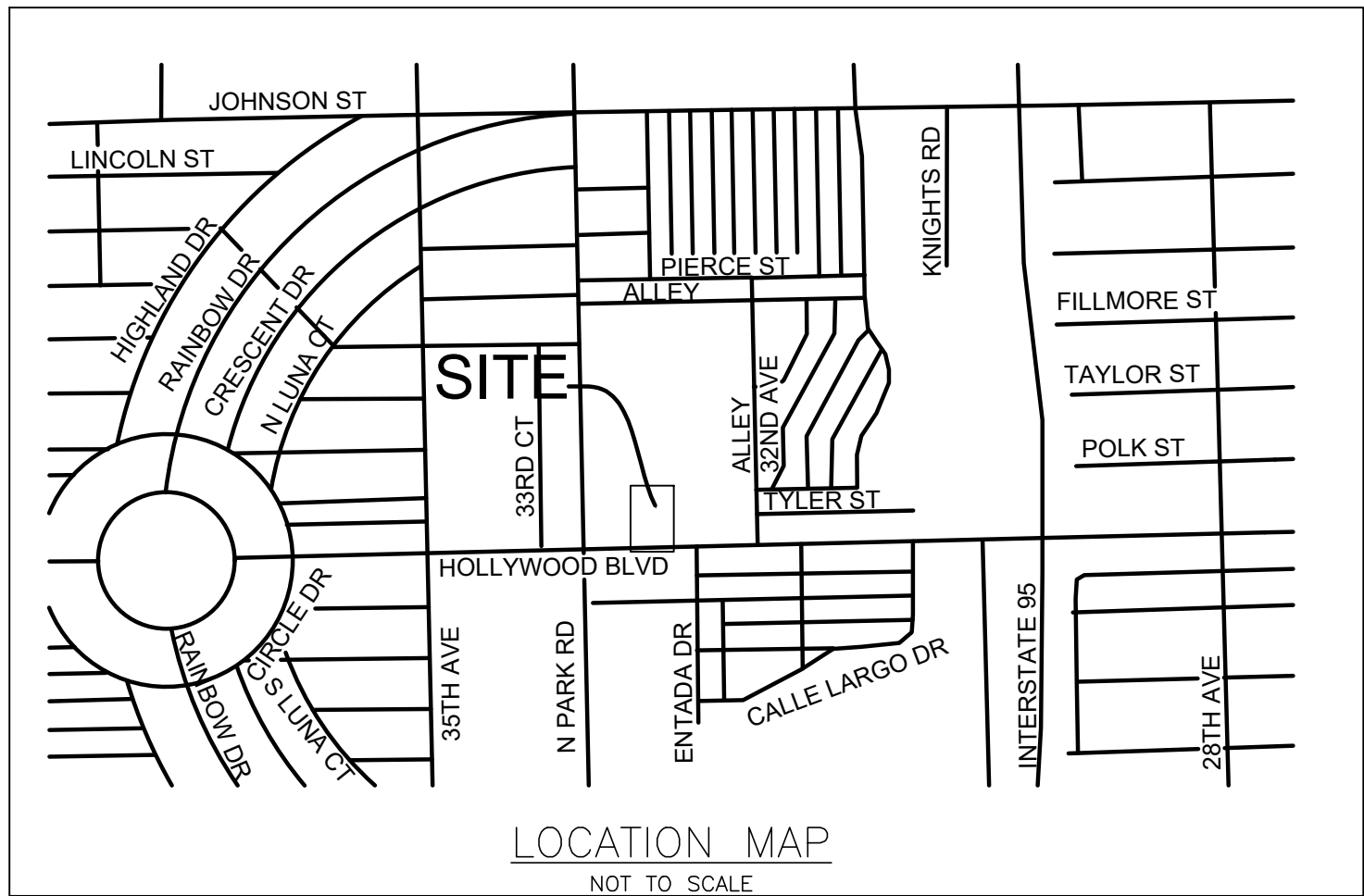
4 NORTH ELEVATION
SCALE: 1/8" = 1'-0"



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

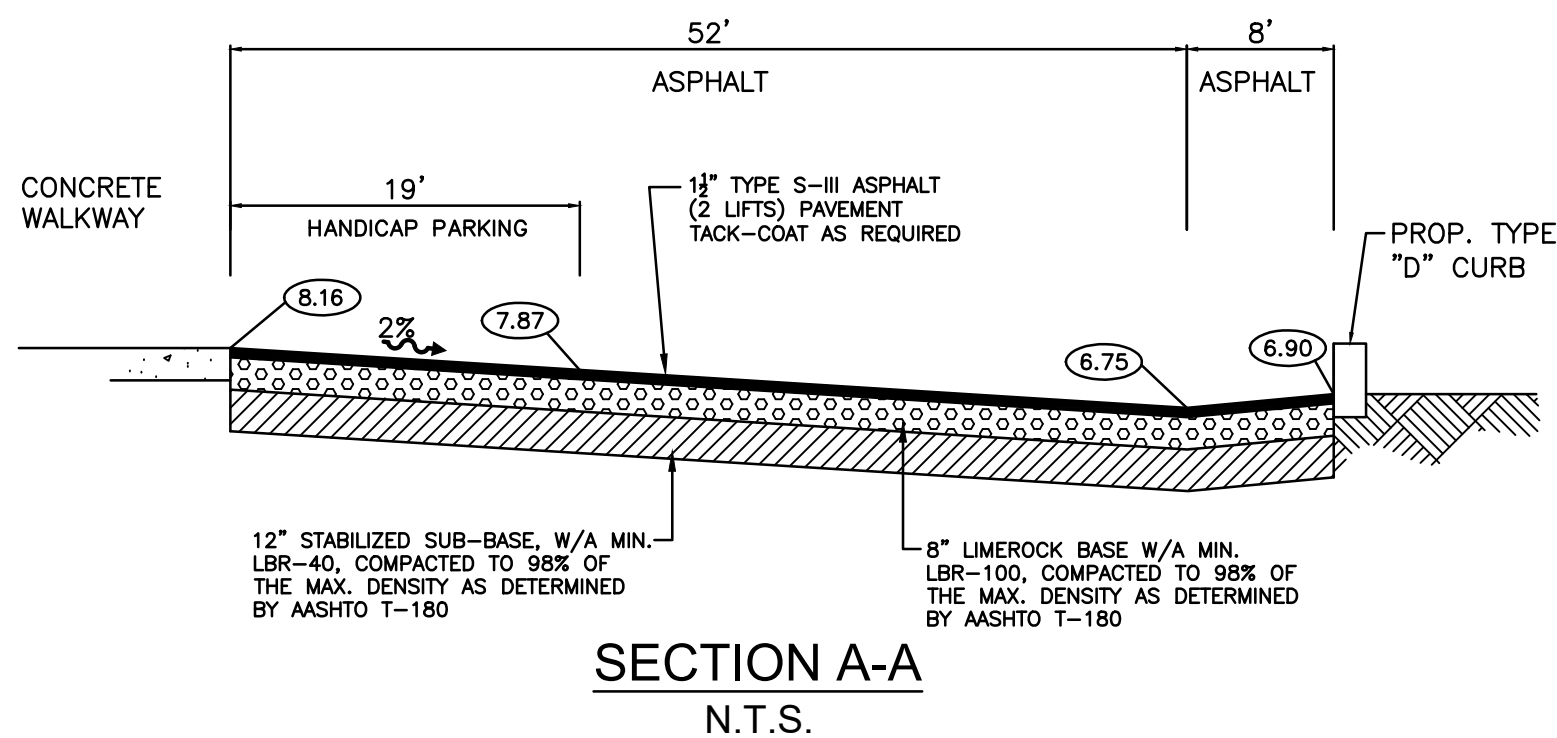


ELEVATIONS ARE BASED UPON N.A.V.D. 1988



THE LOCATION AND SIZE OF ALL EXISTING UTILITIES SHOWN ON THE PLANS ARE APPROXIMATE AND ARE BASED ON THE BEST AVAILABLE INFORMATION. ADDITIONAL UTILITIES MAY EXIST WHICH ARE NOT SHOWN ON THE PLANS. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE LOCATION OF ALL EXISTING UTILITIES. THE CONTRACTOR SHALL VERIFY ALL UTILITIES, BY ELECTRONIC METHODS AND BY HAND EXCAVATION IN COORDINATION WITH ALL UTILITY COMPANIES, PRIOR TO BEGINNING ANY CONSTRUCTION OPERATIONS. CONTRACTOR SHALL NOTIFY THE ENGINEER IN WRITING OF DISCREPANCIES PRIOR TO BEGINNING WORK. ANY AND ALL CONFLICTS OF EXISTING UTILITIES WITH PROPOSED IMPROVEMENTS SHALL BE RESOLVED BY THE ENGINEER AND THE UTILITY OWNER PRIOR TO BEGINNING ANY CONSTRUCTION OPERATIONS. THIS WORK BY THE CONTRACTOR SHALL BE CONSIDERED INCIDENTAL TO THE CONTRACT AND NO ADDITIONAL COMPENSATION SHALL BE ALLOWED.

- NOTES:
1. MINIMUM WIDTH OF DETECTABLE WARNING SURFACE TO BE 3 FEET.
 2. MAXIMUM SLOPE FOR HANDICAP PARKING SPACES & ACCESS AISLES TO BE 2%.
 3. CONTRACTOR RESPONSIBLE FOR ALL REQUIRED DEMOLITION & REMOVAL OF MATERIAL FROM SITE.
 4. CONNECT ALL ROOF DRAINS TO DRAINAGE CATCH BASINS.
 5. CONCRETE SIDEWALK TO BE COMPLIANCE WITH CITY OF HOLLYWOOD & BROWARD COUNTY REQUIREMENTS.
 6. CONCRETE FOR SIDEWALKS CROSSING DRIVEWAYS & IN THE PUBLIC RIGHT OF WAY BE 6" DEEP AND 3,000 PSI ON 12" COMPACTED SUBGRADE.
 7. ON-SITE PEDESTRIAN SIDEWALKS TO BE 4" DEEP, 3,000 PSI ON 4" COMPACTED SUBGRADE.
 8. CONTRACTOR RESPONSIBLE FOR REMOVING AND RELOCATING ANY EXISTING ITEMS IN CONFLICT WITH NEW CONSTRUCTION.
 9. CONTRACTOR TO FIELD VERIFY EXISTING GRADES PRIOR TO CONSTRUCTION.
 10. CONTRACTOR RESPONSIBLE FOR REPAIRING ALL EXISTING ITEMS DAMAGED DURING CONSTRUCTION TO THEIR ORIGINAL CONDITIONS (AT A MINIMUM).
 11. REFER TO ARCHITECT'S SITE PLAN FOR SITE LAYOUT AND DIMENSIONS.
 12. CONTRACTOR TO PROVIDE AN UNDERGROUND UTILITY LOCATE SURVEY BY A PRIVATE LOCATING SERVICE FOR THE ENTIRE PROJECT SITE.
 13. FEMA FLOOD ZONE X.



LEGEND

- | | | | |
|--|---------------------------------|--|-----------------------------------|
| | PROPOSED ASPHALT | | EXISTING PIPING AND APPURTENANCES |
| | PROPOSED CONCRETE | | EXISTING CATCH BASIN |
| | PROPOSED ELEVATION | | EXISTING ELEVATION |
| | PROPOSED SURFACE FLOW | | EXISTING WOOD POWER POLE |
| | PROPOSED WATER METER | | EXISTING MANHOLE (AS DESIGNATED) |
| | PROPOSED CATCH BASIN | | EXISTING WATER METER |
| | PROPOSED SIGN (AS INDICATED) | | EXISTING FENCE |
| | PROPOSED CLEANOUT | | |
| | PROPOSED RPZ BACKFLOW PREVENTER | | |
| | PROPOSED PIPING | | |

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PAVING, GRADING & DRAINAGE PLAN

SCALE: 1"=20'

CONTRACTOR SHALL VERIFY ALL DIMENSIONS AND SITE CONDITIONS BEFORE PROCEEDING WITH WORK. IF ANY DISCREPANCIES, ERRORS OR OMISSIONS SHOULD BE ENCOUNTERED ON PLANS, CONTRACTOR SHALL NOTIFY ARCHITECT BEFORE ANY PART OF THE WORK IS STARTED, SO THAT PROPER CORRECTIONS CAN BE MADE. IF ARCHITECT IS NOT NOTIFIED PRIOR TO COMMENCING OF THE WORK, THE CONTRACTOR SHALL BEAR FULL RESPONSIBILITY FOR ANY DISCREPANCIES, ERRORS OR OMISSIONS.

HOLLYWOOD HILLS PLAZA OUTPARCEL
TAC SUBMITTAL
HOLLYWOOD, FLORIDA

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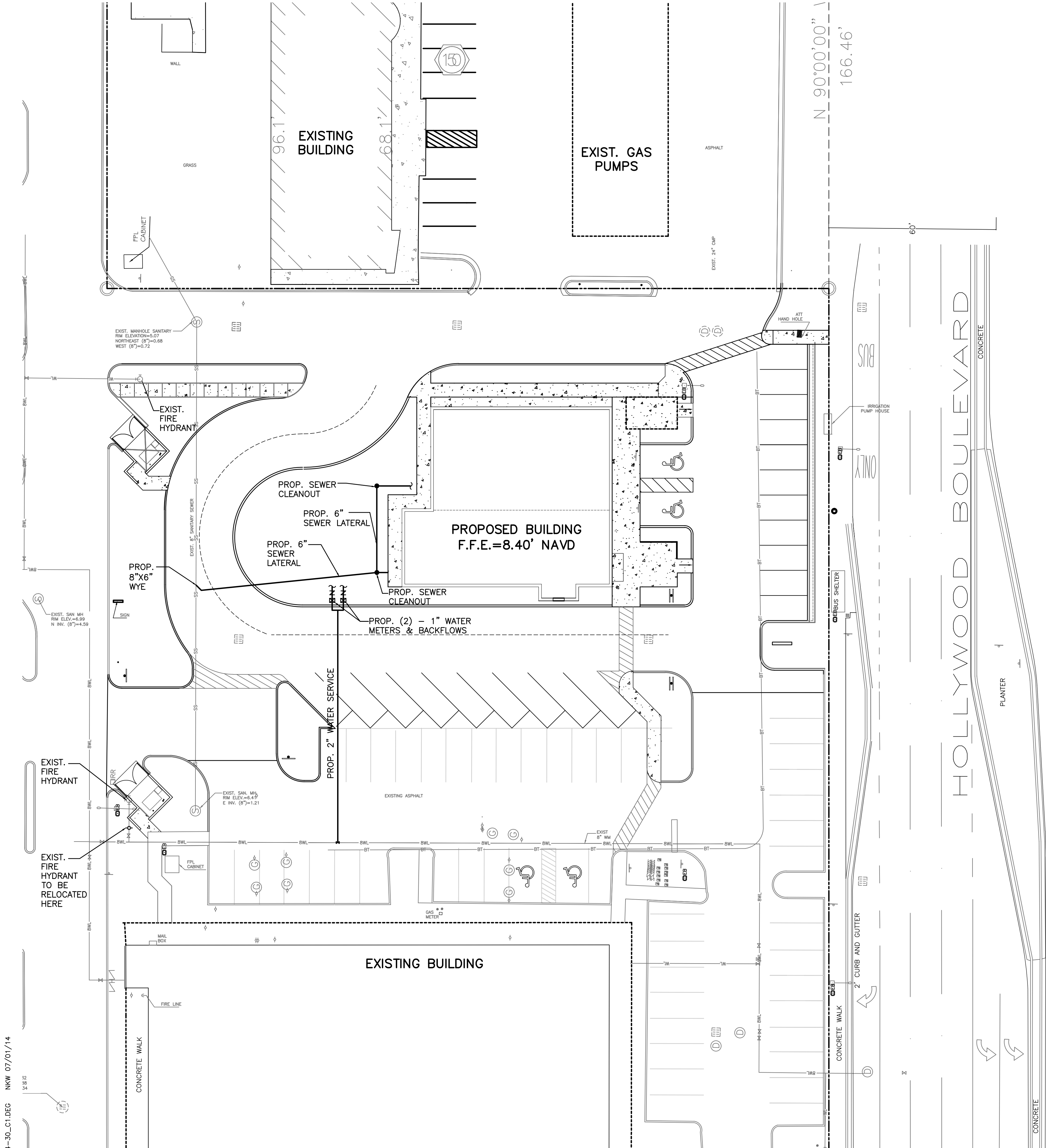
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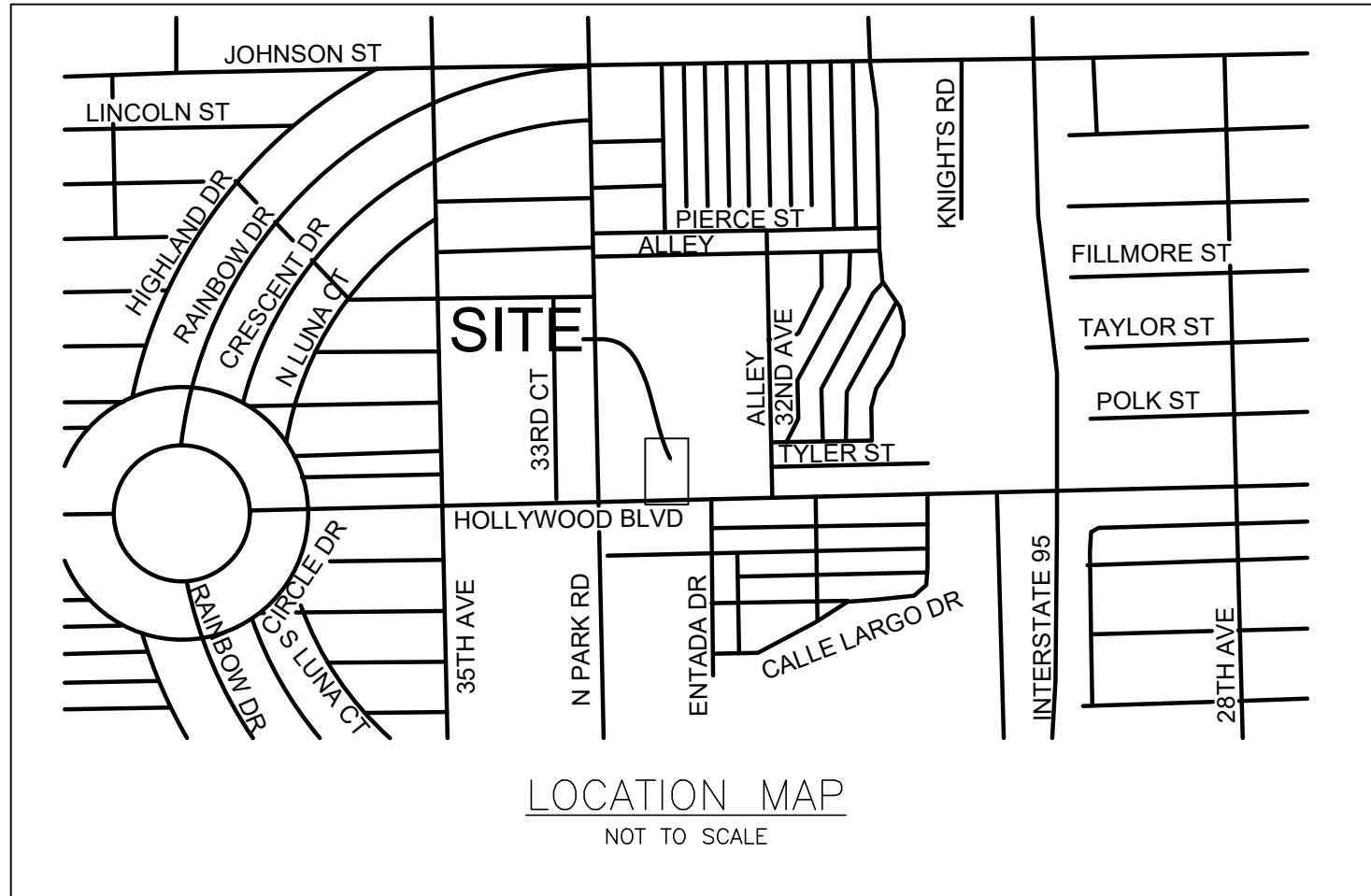
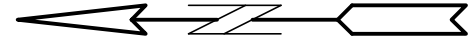
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ELEVATIONS ARE BASED UPON N.A.V.D. 1988



WATER AND SEWER DEMAND

150 SEAT RESTAURANT WITH DRIVE-THRU
150 SEATS X 35 GPD/SEAT = 5,250 GPD

WATER MAINS AND HYDRANTS SHALL BE COMPLETED AND IN SERVICE PRIOR TO COMMERCIAL VERTICAL CONSTRUCTION ON ANY BUILDING OR BRINGING IN COMBUSTIBLE STOCK ON SITE PER NFPA 1, 16.4.3.1.1.

NOTES:

1. REFER TO PLUMBING PLANS FOR COORDINATION WITH BUILDING WATER, SEWER AND FIRE SERVICES.

2. CONTRACTOR TO FIELD LOCATE EXISTING SEWER MAIN AND CONFIRM DEPTH OF PIPE.

3. CONTRACTOR TO FIELD LOCATE ALL EXISTING UNDERGROUND UTILITIES AND CONFIRM DEPTH PRIOR TO CONSTRUCTION.

4. INSTALLATION OF ALL UTILITIES TO BE COORDINATED TO PREVENT PIPE CONFLICTS

THE LOCATION AND SIZE OF ALL EXISTING UTILITIES SHOWN ON THE PLANS ARE APPROXIMATE AND ARE BASED ON THE BEST AVAILABLE INFORMATION. ADDITIONAL UTILITIES MAY EXIST WHICH ARE NOT SHOWN ON THE PLANS. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE LOCATION OF ALL EXISTING UTILITIES. THE CONTRACTOR SHALL VERIFY ALL UTILITIES, BY ELECTRONIC METHODS AND BY HAND EXCAVATION IN COORDINATION WITH ALL UTILITY COMPANIES, PRIOR TO BEGINNING ANY CONSTRUCTION OPERATIONS. CONTRACTOR SHALL NOTIFY THE ENGINEER IN WRITING OF DISCREPANCIES PRIOR TO BEGINNING WORK. ANY AND ALL CONFLICTS OF EXISTING UTILITIES WITH PROPOSED IMPROVEMENTS SHALL BE RESOLVED BY THE ENGINEER AND THE UTILITY OWNER PRIOR TO BEGINNING ANY CONSTRUCTION OPERATIONS. THIS WORK BY THE CONTRACTOR SHALL BE CONSIDERED INCIDENTAL TO THE CONTRACT AND NO ADDITIONAL COMPENSATION SHALL BE ALLOWED.

LEGEND

	PROPOSED ASPHALT		EXISTING PIPING AND APPURTENANCES
	PROPOSED CONCRETE		EXISTING CATCH BASIN
	PROPOSED ELEVATION		EXISTING ELEVATION
	PROPOSED SURFACE FLOW		EXISTING WOOD POWER POLE
	PROPOSED WATER METER		EXISTING MANHOLE (AS DESIGNATED)
	PROPOSED CATCH BASIN		EXISTING WATER METER
	PROPOSED SIGN (AS INDICATED)		EXISTING FENCE
	PROPOSED CLEANOUT		
	PROPOSED RPZ BACKFLOW PREVENTER		
	PROPOSED PIPING		

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WATER AND SEWER PLAN

SCALE: 1"=20'

HOLLYWOOD HILLS PLAZA OUTPARCEL TAC SUBMITTAL HOLLYWOOD, FLORIDA

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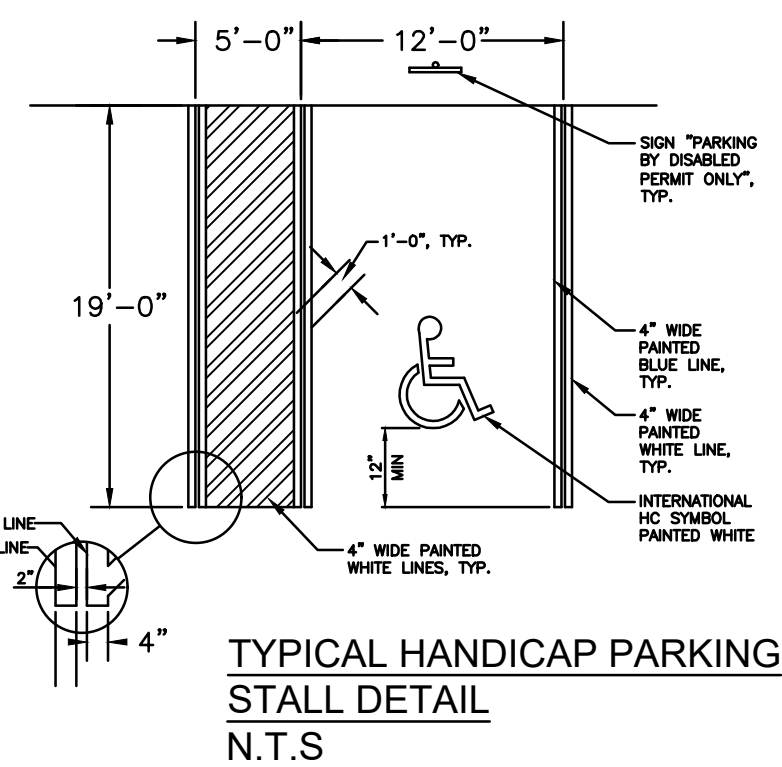
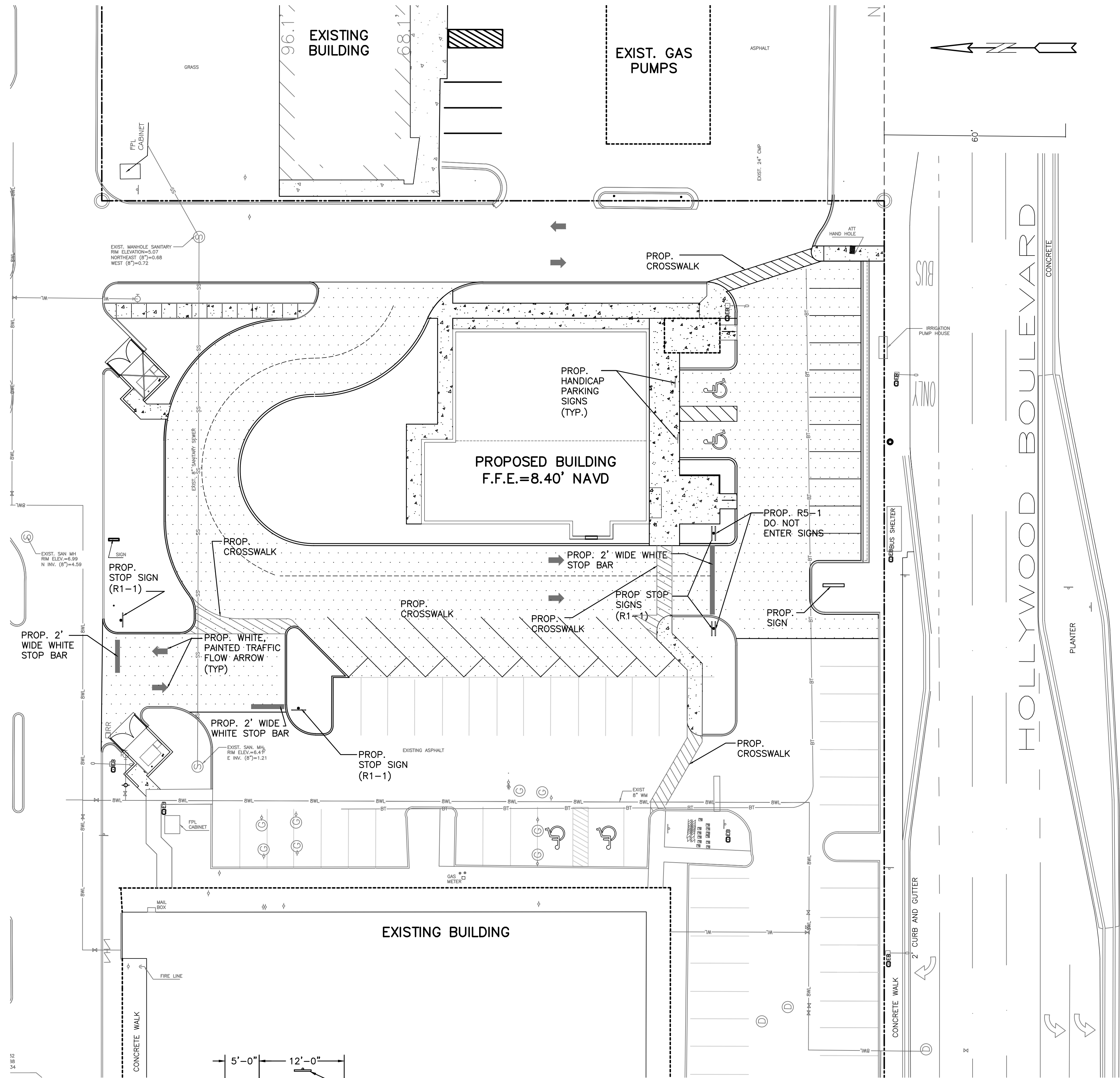
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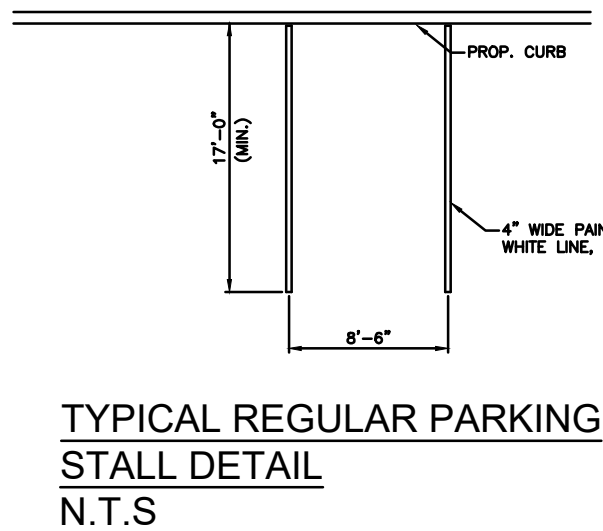
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17-39

CONTRACTOR SHALL VERIFY ALL DIMENSIONS AND SITE CONDITIONS BEFORE PROCEEDING WITH WORK. IF ANY DISCREPANCIES, ERRORS OR OMISSIONS SHOULD BE ENCOUNTERED ON PLANS, CONTRACTOR SHALL NOTIFY ARCHITECT BEFORE ANY PART OF THE WORK IS STARTED, SO THAT PROPER CORRECTIONS CAN BE MADE. IF ARCHITECT IS NOT NOTIFIED PRIOR TO COMMENCING OF THE WORK, THE CONTRACTOR SHALL BEAR FULL RESPONSIBILITY FOR ANY DISCREPANCIES, ERRORS OR OMISSIONS.



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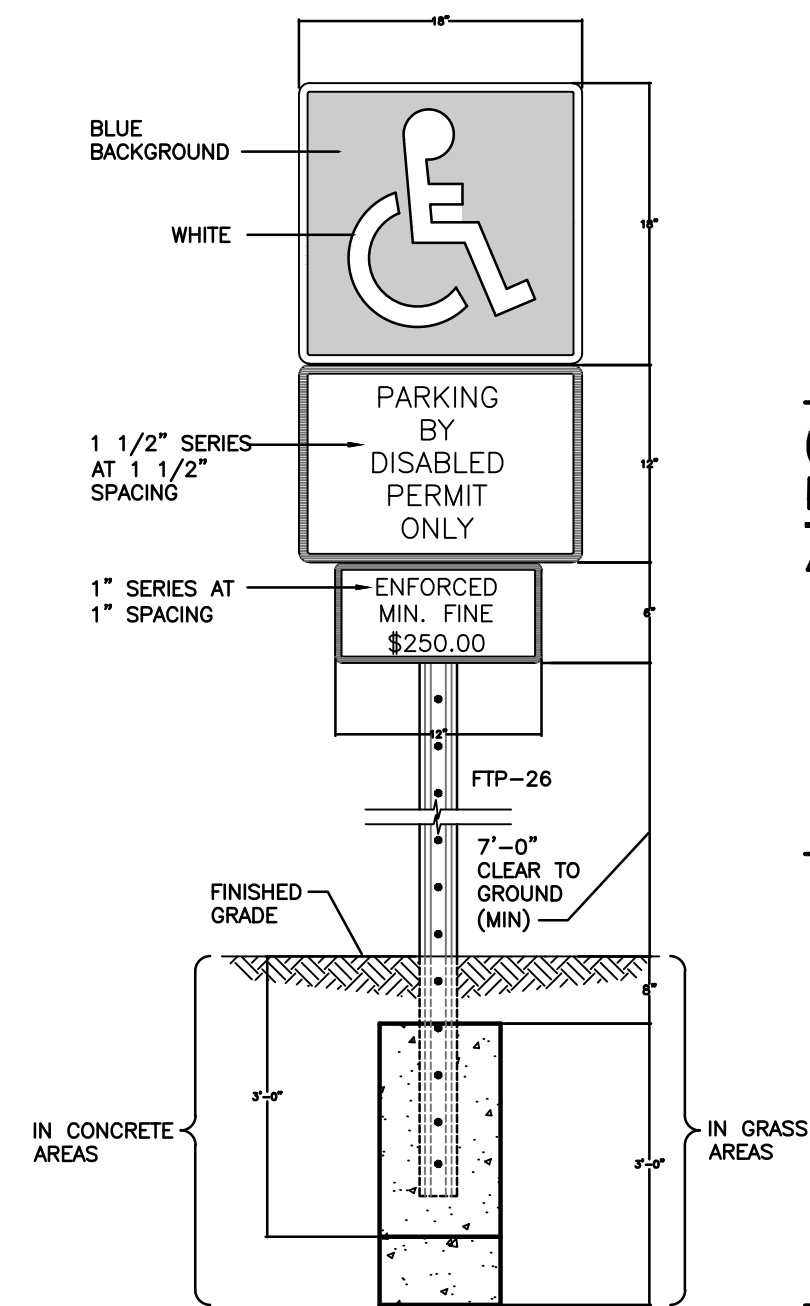
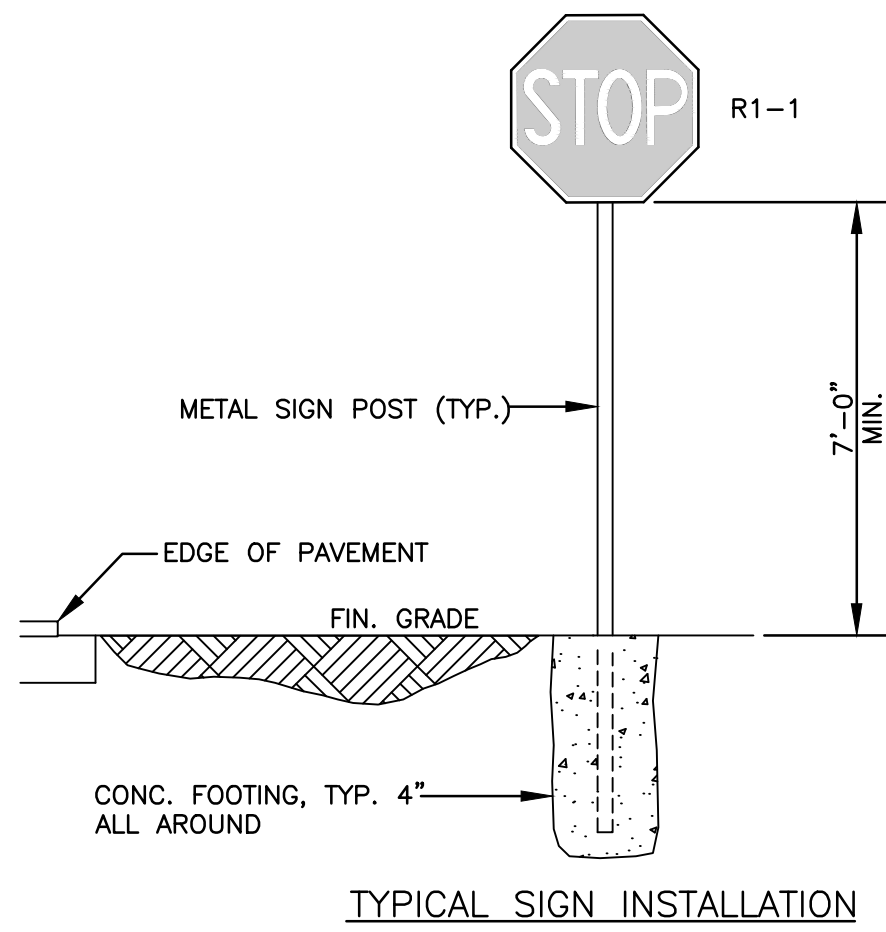
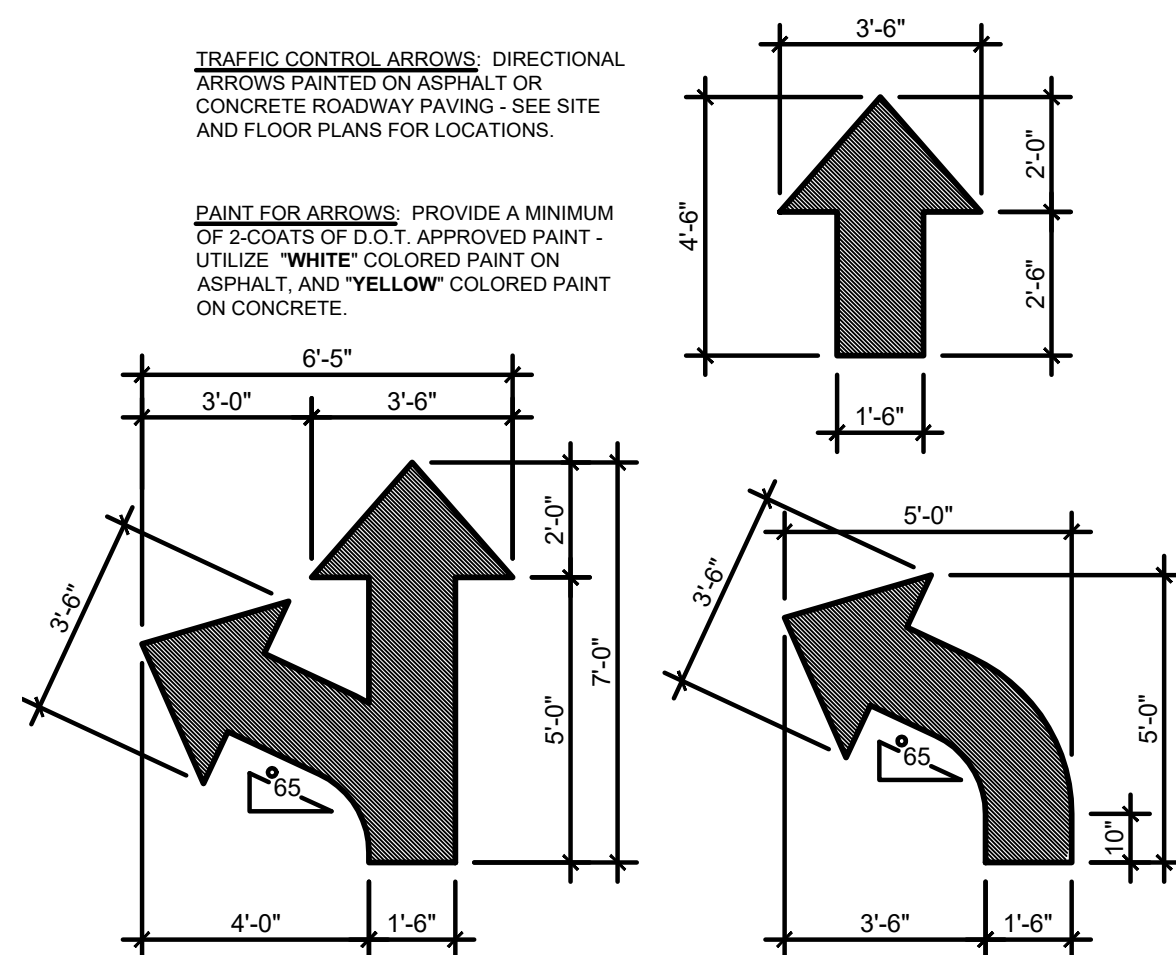
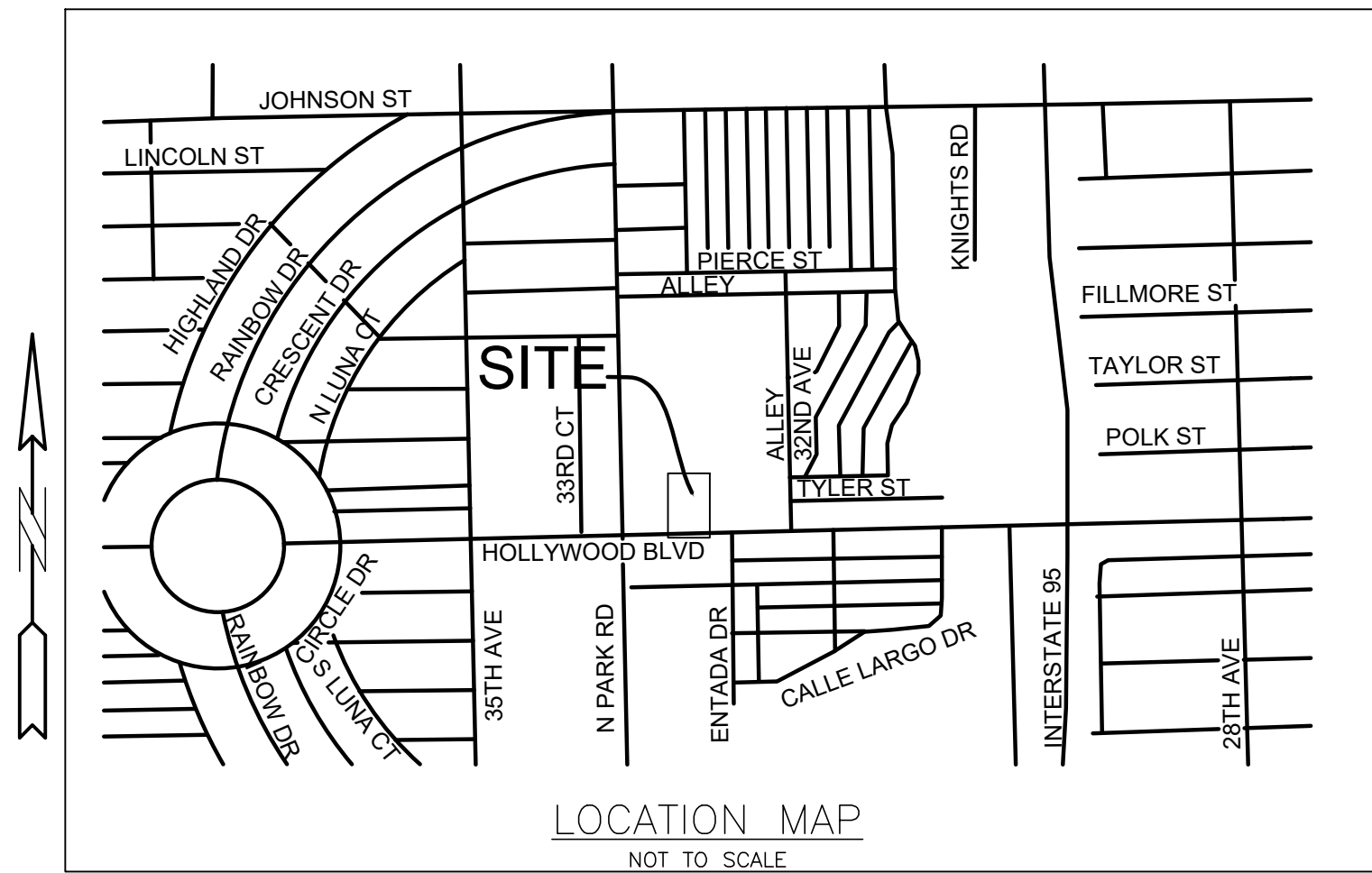


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LEGEND

- PROPOSED ASPHALT
- PROPOSED CONCRETE
- PROPOSED ELEVATION
- PROPOSED SURFACE FLOW
- PROPOSED WATER METER
- PROPOSED CATCH BASIN
- PROPOSED SIGN (AS INDICATED)
- PROPOSED CLEANOUT
- PROPOSED RPZ BACKFLOW PREVENTER
- PROPOSED PIPING
- EXISTING PIPING AND APPURTENANCES
- EXISTING CATCH BASIN
- EXISTING ELEVATION
- EXISTING WOOD POWER POLE
- EXISTING MANHOLE (AS DESIGNATED)
- EXISTING WATER METER
- EXISTING FENCE

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NOTES:

- TOP PORTION OF SIGN SHALL HAVE A REFLECTORIZED BLUE BACKGROUND.
- BOTTOM PORTION OF SIGN SHALL HAVE A REFLECTORIZED WHITE BACKGROUND WITH BLACK OPAQUE LEGEND AND BORDER.
- LOCATE SIGN AT CENTERLINE AND HEAD OF EACH HANDICAP STALL, WHERE APPLICABLE.
- SIGNS IN CONCRETE AREAS TO BE EMBEDDED FOR A DEPTH OF 3- FEET.

HANDICAP PARKING SIGN

HOLLYWOOD HILLS PLAZA OUTPARCEL
TAC SUBMITTAL
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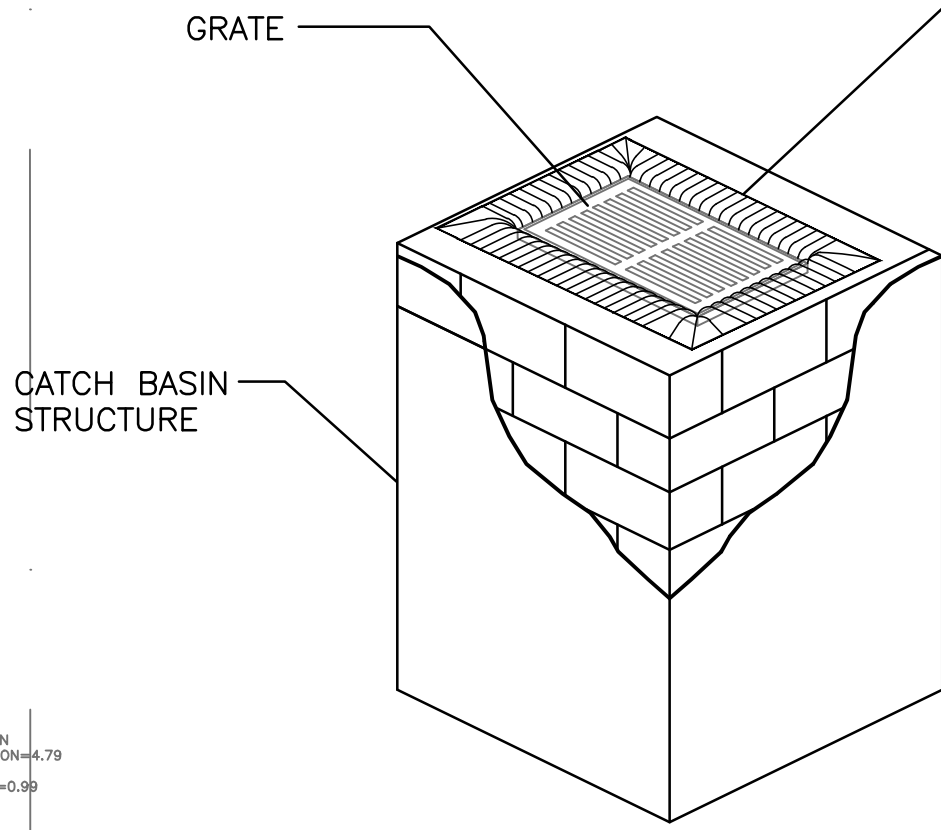
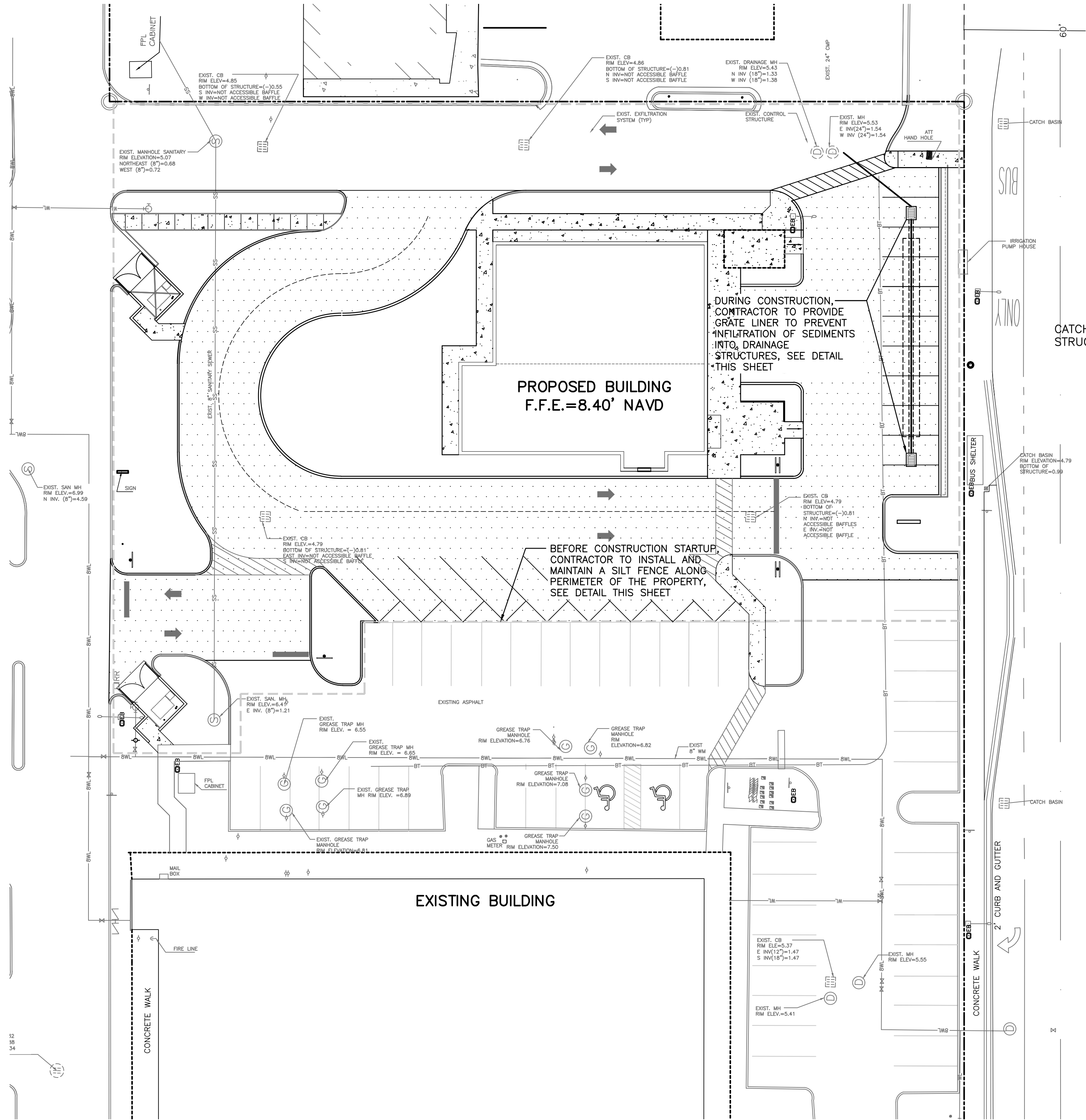
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PAVEMENT MARKING & SIGNAGE PLAN

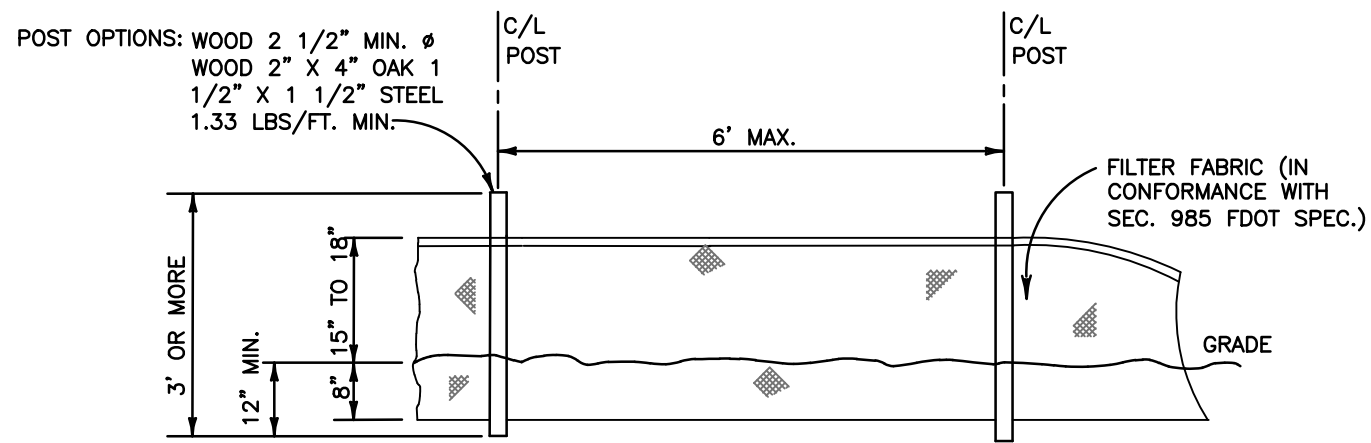
SCALE: 1"=20'



POLLUTION PREVENTION
FOR CATCH BASIN
N.T.S.

CONTRACTOR TO LIFT
GRATE OFF CATCH
BASINS AND INSTALL
FILTER FABRIC ACROSS
INLET OPENING. REPLACE
GRATE TO HOLD FABRIC
SECURELY IN PLACE

- NOTES:
1. FILTER FABRIC TO MEET
FDOT INDEX NO. 199,
280 SPECIFICATIONS AND
FDOT SECTION 985.
 2. CONTRACTOR TO REMOVE
FILTER FABRIC FROM
CATCH BASIN JUST
PRIOR TO PAVING
AND/OR SEALCOATING.



TYPE III SILT FENCE

- BMP NOTES:
1. ALL SEDIMENT CONTROL MEASURES ARE TO BE ADJUSTED TO MEET FIELD CONDITIONS AT THE TIME OF CONSTRUCTION AND BE CONSTRUCTED PRIOR TO ANY GRADING OR DISTURBANCE OF EXISTING SURFACE MATERIAL ON BALANCE OF SITE. PERIMETER SEDIMENT BARRIERS SHALL BE CONSTRUCTED TO PREVENT SEDIMENT OR TRASH FROM FLOWING OR FLOATING ON TO ADJACENT PROPERTIES.
 2. PERIODIC INSPECTION AND MAINTENANCE OF ALL SEDIMENT CONTROL STRUCTURES MUST BE PROVIDED TO ENSURE INTENDED PURPOSE IS ACCOMPLISHED. THE DEVELOPER, OWNER AND/OR CONTRACTOR SHALL BE CONTINUALLY RESPONSIBLE FOR ALL SEDIMENT CONTROLS. SEDIMENT CONTROL MEASURES SHALL BE IN WORKING CONDITION AT THE END OF EACH WORKING DAY.
 3. SEDIMENT WILL BE PREVENTED FROM ENTERING ANY STORM WATER SYSTEM, DITCH OR CHANNEL. ALL STORMWATER INLETS THAT ARE MADE OPERABLE DURING CONSTRUCTION SHALL BE PROTECTED SO THAT SEDIMENT-LADEN WATER CANNOT ENTER THE CONVEYANCE SYSTEM WITHOUT FIRST BEING FILTERED OR OTHERWISE TREATED TO REMOVE SEDIMENT.
 4. WHERE CONSTRUCTION VEHICLE ACCESS ROUTES INTERSECT PAVED PUBLIC ROADS, PROVISIONS SHALL BE MADE TO MINIMIZE THE TRANSPORT OF SEDIMENT BY TRACKING ONTO THE PAVED SURFACE. WHERE SEDIMENT IS TRANSPORTED ONTO A PUBLIC ROAD SURFACE WITH CURBS AND GUTTERS, THE ROAD SHALL BE CLEANED THOROUGHLY AT THE END OF EACH DAY. SEDIMENT SHALL BE REMOVED FROM THE ROADS BY SHOVELING OR SWEEPING AND TRANSPORTED TO A SEDIMENT CONTROL DISPOSAL AREA. STREET WASHING SHALL BE ALLOWED ONLY AFTER SEDIMENT IS REMOVED IN THIS MANNER. THIS PROVISION SHALL APPLY TO INDIVIDUAL SUBDIVISION LOTS AS WELL AS TO LARGER LAND DISTURBING ACTIVITIES.
 5. PERMANENT OR TEMPORARY SOIL STABILIZATION SHALL BE APPLIED TO DENUDDED AREAS WITHIN SEVEN (7) DAYS AFTER FINAL GRADE IS REACHED ON ANY PORTION OF THE SITE. TEMPORARY SOIL STABILIZATION SHALL BE APPLIED WITHIN SEVEN (7) DAYS TO DENUDDED AREAS THAT MAY NOT BE AT FINAL GRADE BUT WILL REMAIN UNDISTURBED FOR LONGER THAN THIRTY (30) DAYS. PERMANENT STABILIZATION SHALL BE APPLIED TO AREAS THAT ARE TO BE LEFT UNDISTURBED FOR MORE THAN ONE YEAR.
 6. DURING CONSTRUCTION OF THE PROJECT, SOIL STOCKPILES SHALL BE STABILIZED, COVERED OR CONTAINED WITH SEDIMENT TRAPPING MEASURES. THE CONTRACTOR IS RESPONSIBLE FOR THE TEMPORARY PROTECTION AND PERMANENT STABILIZATION OF ALL SOIL STOCKPILES ON SITE AS WELL AS SOIL INTENTIONALLY TRANSPORTED FROM THE PROJECT SITE.
 7. ALL TEMPORARY EROSION AND SEDIMENT CONTROL MEASURES SHALL BE REMOVED WITHIN 30 DAYS AFTER FINAL SITE STABILIZATION OR AFTER THE TEMPORARY MEASURES ARE NO LONGER NEEDED.
 8. PROPERTIES AND WATER WAYS DOWNSTREAM FROM CONSTRUCTION SITE SHALL BE PROTECTED FROM SEDIMENT DEPOSITION AND EROSION AT ALL TIMES DURING CONSTRUCTION.
 9. CONTRACTOR IS RESPONSIBLE FOR ALL SURFACE WATER DISCHARGES, RAINFALL RUN OFF OR DEWATERING ACTIVITIES.
 10. CONTRACTOR MUST INCORPORATE ALL BMP'S NECESSARY TO MEET OR EXCEED STATE WATER QUALITY AND SWPPP REQUIREMENTS.
 11. THE POLLUTION PREVENTION PLAN IS A MINIMUM GUIDELINE ONLY. ADDITIONAL BMP'S MAY BE NECESSARY AT CONTRACTOR'S EXPENSE.

LEGEND

- | | | | |
|--|---------------------------------|--|-----------------------------------|
| | PROPOSED ASPHALT | | EXISTING PIPING AND APPURTENANCES |
| | PROPOSED CONCRETE | | EXISTING CATCH BASIN |
| | PROPOSED ELEVATION | | EXISTING ELEVATION |
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| | PROPOSED CLEANOUT | | |
| | PROPOSED RPZ BACKFLOW PREVENTER | | |
| | PROPOSED PIPING | | |

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THE LOCATION OF EXISTING UTILITIES AND TOPOGRAPHY HAS BEEN PREPARED BY THE MOST RELIABLE INFORMATION AVAILABLE TO THE ENGINEER. THIS INFORMATION IS NOT GUARANTEED AND IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO DETERMINE THE EXACT LOCATION OF ALL EXISTING UTILITIES AND TOPOGRAPHY PRIOR TO CONSTRUCTION.

PRIOR TO CONSTRUCTION THE CONTRACTOR IS TO NOTIFY THE FOLLOWING COMPANIES & AGENCIES AND ANY OTHERS SERVING THE AREA:

- FLORIDA POWER & LIGHT CO., CONSTRUCTION
- SOUTHERN BELL TELEPHONE & TEL. CO.
- CABLE CONSTRUCTION BUREAU
- LOCAL CITY / COUNTY ENGINEERING & UTILITY DEPARTMENTS
- FLORIDA DEPARTMENT OF TRANSPORTATION (FDOT), AS APPLICABLE
- UNDERGROUND UTILITIES NOTIFICATION CENTER OF FLORIDA (S.U.N.S.H.I.N.E.)

ALL UNSUITABLE MATERIALS, SUCH AS MUCK, HARDPAN, ORGANIC MATERIAL & OTHER DELETERIOUS MATERIAL AS CLASSIFIED BY AASHTO M-145, FOUND WITHIN THE ROAD & PARKING LOT AREAS SHALL BE REMOVED DOWN TO ROCK OR SUITABLE MATERIAL, & REPLACED W/ THE SPECIFIED FILL MATERIAL IN MAXIMUM 12" LIFTS COMPACTED TO NOT LESS THAN 100% MAXIMUM DRY DENSITY AT OPTIMUM MOISTURE IN ACCORDANCE W/ AASHTO T-99. THICKNESS OF LAYERS MAY BE INCREASED PROVIDED THE EQUIPMENT & METHODS USED ARE PROVEN BY FIELD DENSITY TESTING TO BE CAPABLE OF COMPACTING THICK LAYERS TO SPECIFIED DENSITIES.

- ALL AREAS SHALL BE CLEARED & GRUBBED PRIOR TO CONSTRUCTION, THIS SHALL INCLUDE THE COMPLETE REMOVAL & DISPOSAL OF ALL TREES, BRUSH, STUMPS, LIMBS, GRASS, WEEDS, RUBBISH & ALL OTHER OBSTRUCTIONS RESTING ON OR PROTRUDING THROUGH THE SURFACE OF THE EXIST. GROUND TO A DEPTH OF 12". ITEMS DESIGNATED TO REMAIN OR TO BE RELOCATED OR ADJUSTED SHALL BE SO INDICATED ON THE DWGS.
- FILL MATERIAL SHALL BE CLASSIFIED AS A-1, A-3 OR A-2-4 IN ACCORDANCE W/ AASHTO M-145 & SHALL BE FREE FROM VEGETATION & ORGANIC MATERIAL NOT MORE THAN 10% FILL MATERIAL SHALL BE USED FOR THE ENTIRE SECTION.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR PROVIDING CERTIFIED MATERIAL TEST RESULTS TO THE ENGINEER OF RECORD PRIOR TO THE RELEASE OF FINAL CERTIFICATION BY THE ENG. TEST RESULTS MUST INCLUDE BUT MAY NOT BE LIMITED TO, DENSITIES FOR COMPACTION & BULK, ROCK, UTILITIES, EXCAVATION, ASPHALT GRADATION REPORTS, CONC. CYLINDERS, ETC....
- ALL INLETS & PIPE SHALL BE PROTECTED DURING CONSTRUCTION TO PREVENT SILTATION IN THE DRAINAGE SYSTEMS BY WAY OF TEMPORARY PLUGS & PLYWOOD OR PLASTIC COVERS UNDER THE INLETS. THE ENTIRE DRAINAGE SYSTEM TO BE CLEAN OF DEBRIS PRIOR TO FINAL ACCEPTANCE.
- WHERE NEW ASPHALT MEETS OR ABUTS EXIST. ASPHALT, THE EXIST. ASPHALT SHALL BE REPAIRED TO PROVIDE A STRAIGHT EDGE TO THE NEW ASPHALT OR GUTTER, THE ADJACENT ASPHALT SHALL ALSO BE SAWCUT TO PROVIDE A STRAIGHT VENE LINE.
- ALL PROPOSED GRADES (ELEVATIONS) REFER TO ASPHALT GRADES UNLESS INDICATED OTHERWISE.
- SITE GRADING SHALL BE W/IN 0.1" OF THE REQUIRED ELEVATION & ALL AREAS SHALL BE GRADED TO DRAIN.
- ALL SUBGRADE SHALL HAVE AN LBR OF 40 UNLESS OTHERWISE NOTED & SHALL BE COMPACTED TO 98% MAXIMUM DRY DENSITY PER AASHTO T-180.
- ALL LIME ROCK SHALL BE COMPACTED TO 98% PER AASHTO T-180 & HAVE NOT LESS THAN 60% OF CARBONATES OF CALCIUM & MAGNESIUM UNLESS OTHERWISE DESIGNATED. ALL LIME ROCK SHALL BE PRIMED.
- CONCRETE & ASPHALT THICKNESS SHALL BE OF TYPE DESIGNATED ON DWGS. (SEE SECTIONS)
- PLASTIC FIBER FABRIC SHALL BE MIRAFI, TYCAR OR EQUAL CONFORMING TO SECTION 985 OF THE FDOT STANDARD SPECIFICATIONS.
- CONC. SIDEWALKS SHALL BE 4" THICK ON COMPACTED SUBGRADE, W/ 1/2" EXPANSION JOINTS PLACED AT MAXIMUM OF 10' ON CENTER. JOINTS SHALL BE 5' ON CENTER. THE BACK OF SIDEWALK ELEVATION SHALL EQUAL THE CROWN OF ROADWAY, UNLESS SPECIFIED OTHERWISE BY LOCAL CODES OR INDICATED ON DWGS. ALL CONC. SIDEWALKS THAT CROSS DRIVEWAYS SHALL BE 6" THICK.
- PIPE SPECIFICATIONS & THE MATERIAL TYPE IS SHOWN ON THE DRAWINGS BY ONE OF THE FOLLOWING DESIGNATIONS:

RCP = REINFORCED CONC. PIPE, ASTM DESIGNATION C-76, TABLE III
 CMP = CORRUGATED METAL (ALUM.) PIPE, TM DESIGNATION M-196
 CMP = (SMOOTH UNED) CORRUGATED METAL (ALUM.) PIPE, ASTM DESIGNATION M-196
 SCP = SLOTTED CONC. PIPE, FDOT SECTIONS 941 & 942
 PVC = POLYVINYLCHLORIDE PIPE
 PCMP = PERFORATED CMP, FDOT SECTION 945
 DIP = DUCTILE IRON PIPE
 HDPE = HIGH DENSITY POLYETHYLENE PIPE.

STOP SIGNS SHALL BE 30"x30" (R1-1), HIGH INTENSITY.

ALL SIGNS SHALL BE PLACED AT A HEIGHT, NOT LESS THAN 5' & NOT GREATER THAN 7', THE HEIGHT IS MEASURED FROM THE BOTTOM OF THE SIGN TO THE EDGE OF NEAREST PAVEMENT. THE SIGN POST SHALL BE PLACED A MINIMUM OF 6' TO A MAXIMUM OF 12' FROM THE ADJACENT PAVEMENT, & A MINIMUM OF 6' FROM THE CROSS TRAFFIC PAVEMENT.

STOP BARS SHALL BE 24" WHITE.

ALL SITE PAVEMENT MARKINGS SHALL BE THERMOPLASTIC, EXCLUDING PARKING STALL STRIPING. ALL PAVEMENT MARKINGS AND SIGNAGE IN THE ROAD RIGHT-OF-WAY SHALL BE THERMOPLASTIC & SHALL CONFORM TO MUTCD AND PBC TYPE T-P-06-001.

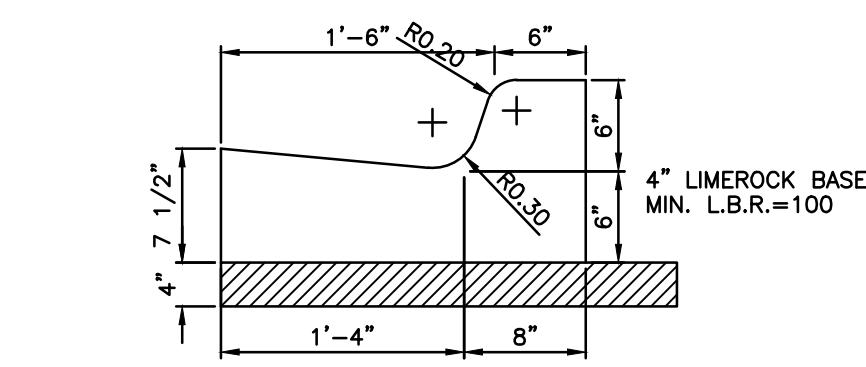
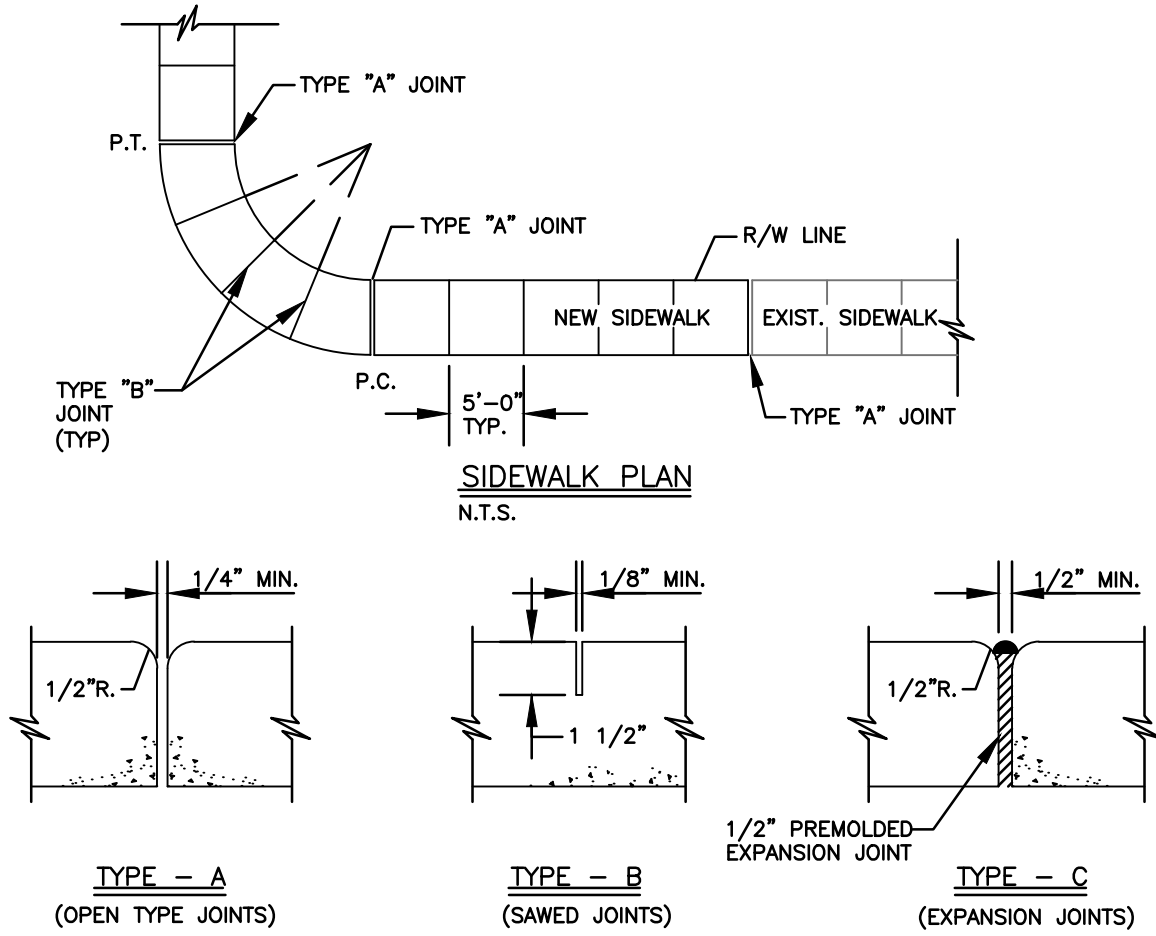


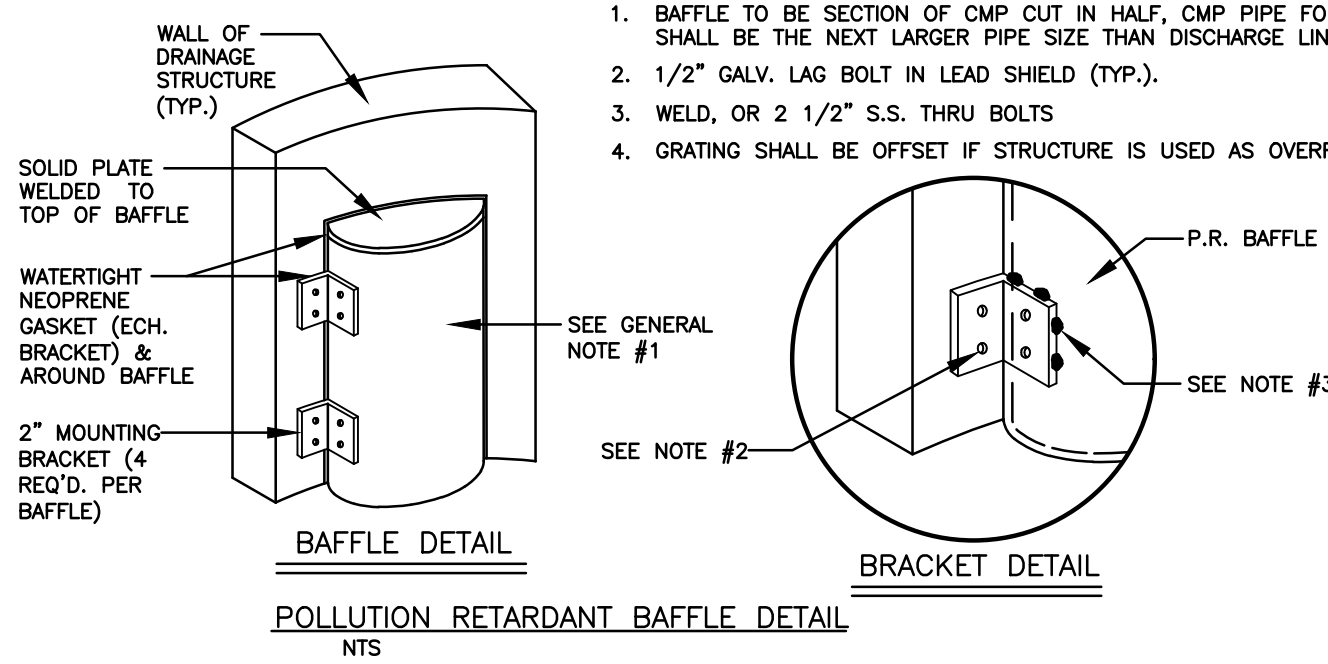
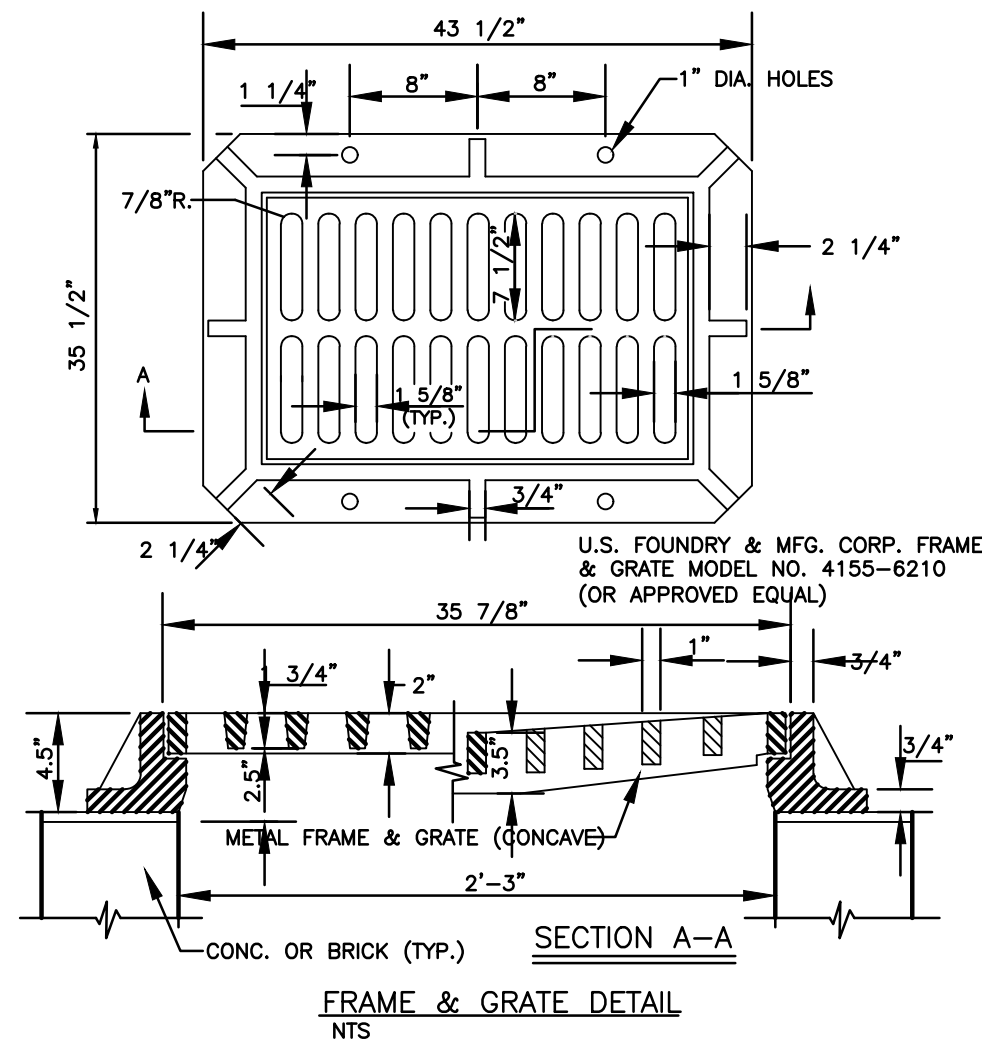
Diagram illustrating a typical sign installation. The sign is an octagon labeled "STOP". The post is labeled "R1-1 30\"". The sign is mounted on a "BROWARD CO. TRAFFIC ENGINEERING DEPT. STANDARD METAL SIGN POST (TYP.)". The post is set in a "CONC. FOOTING, TYP. 4\" ALL AROUND". The sign is positioned above the "EDGE OF PAVEMENT" and "FIN. GRADE". The height of the sign above the ground is indicated as "7'-0\" MIN.". The diagram is titled "TYPICAL SIGN INSTALLATION" and "NIS".



<u>LOCATION :</u>	<u>T</u>
PEDESTRIAN AREAS	4"
DRIVEWAYS & OTHER	6"

2. CONC. MIN. 2500 PSI, NO STEEL IN SIDEWALK
3. 6" THK. SIDEWALK ACROSS DRIVEWAYS

<u>TABLE OF SIDEWALK JOINTS</u>	
<u>TYPE</u>	<u>LOCATION</u>
"A"	P.C. & P.T. OF CURVES & TIE-IN JUNCTION OF EXIST. TO NEW SIDEWALKS.
"B"	5'-0" O.C. ON SIDEWALKS.
"C"	* WHERE SIDEWALK ABUTS CONC. CURBS & DRIVEWAYS OR SIMILAR STRUCTURES. EXPANSION JOINTS EVERY 50' O.C.
* INSTALLED AT THE DISCRETION OF THE ENGINEER	



POLLUTION RETARDANT BAFFLE DETAILS

1. BAFFLE TO BE SECTION OF CMP CUT IN HALF, CMP PIPE FOR BAFFLE SHALL BE THE NEXT LARGER PIPE SIZE THAN DISCHARGE LINE.
2. 1/2" GALV. LAG BOLT IN LEAD SHEILD (TYP.).
3. WELD, OR 2 1/2" S.S. THRU BOLTS
4. GRATING SHALL BE OFFSET IF STRUCTURE IS USED AS OVERFLOW.

AA-0002897

Mark L. Saltz AR007171

Project No.:

Drawn By:

Checked By

Date:

RELIGION

EV. 1 TAC COMMENTS 01.07.19

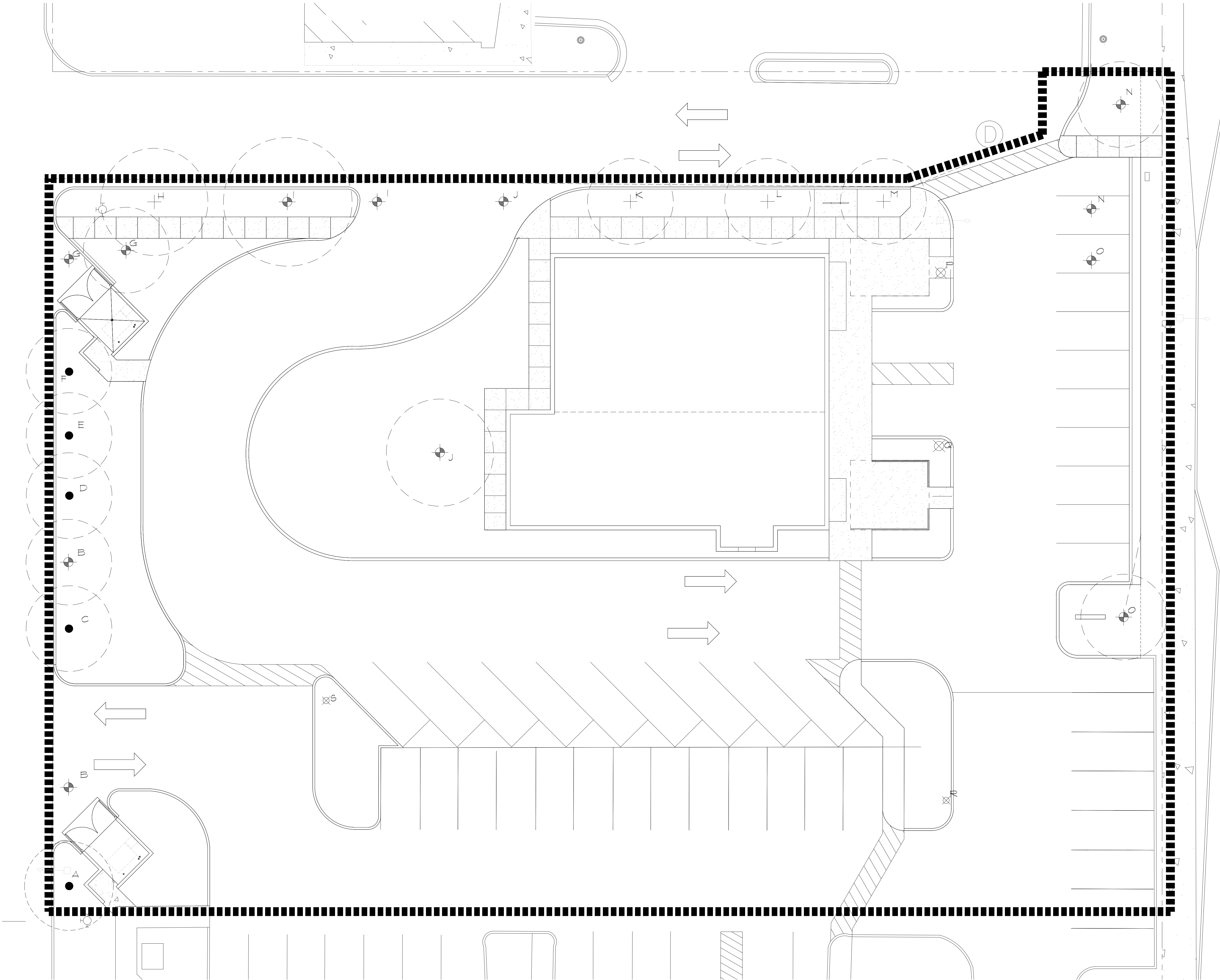
CA 7325

SUSAN C. HOLLAND, PE
Lic. no. 41831

C-5

17-39

SCALE: N.T.S.



LEGEND

EXISTING TREES TO BE REMOVED

EXISTING TREES TO REMAIN

EXISTING PALMS TO REMAIN

EXISTING TREES TO BE RELOCATED

NEW LOCATION OF RELOCATED TREES

PROPOSED PALMS

PROPOSED TREES

EXISTING TREE LIST

SYM	BOTANICAL/Common Tree Name	DESCRIPTION	D.B.H.	CONDITION	STATUS
A	Roystonia regia/Royal Palm	40' o.a. Ht.	24"	Rotted Trk.	remain
B	Roystonia regia/Royal Palm	40' o.a. Ht.	30"	Good	relocate
C	Roystonia regia/Royal Palm	40' o.a. Ht.	24"	Good	remain
D	Roystonia regia/Royal Palm	40' o.a. Ht.	30"	Good	remain
E	Roystonia regia/Royal Palm	40' o.a. Ht.	28"	Good	remain
F	Roystonia regia/Royal Palm	40' o.a. Ht.	30"	Good	remain
G	Roystonia regia/Royal Palm	40' o.a. Ht.	24"	Good	relocate
H	Quercus virginiana/Live Oak	25' Ht. x 25' spr.	15"	Good	remain
I	Quercus virginiana/Live Oak	35' Ht. x 30' spr.	18"	Good	relocate
J	Quercus virginiana/Live Oak	25' Ht. x 25' spr.	13"	Good	relocate
K	Quercus virginiana/Live Oak	20' Ht. x 20' spr.	14"	Good	relocate
L	Quercus virginiana/Live Oak	20' Ht. x 20' spr.	10"	Good	remain
M	Quercus virginiana/Live Oak	20' Ht. x 20' spr.	14"	Good	remain
N	Roystonia regia/Royal Palm	40' o.a. Ht.	36"	Good	relocate
O	Roystonia regia/Royal Palm	40' o.a. Ht.	30"	Good	relocate
P	Suaeda mahagoni/Mahogany	20' Ht. x 20' spr.	12"	Good	remove
Q	Suaeda mahagoni/Mahogany	35' Ht. x 35' spr.	24"	Good	remove
R	Lysithea bahamensis/Udd Tanarind	20' Ht. x 15' spr.	6"	Good	remove
S	Lysithea bahamensis/Udd Tanarind	20' Ht. x 15' spr.	6"	Damaged Trk.	remove

Hollywood Blvd

project:
hollywood hills plaza
out parcel
hollywood, fl

dave bodker
landscape architecture/planning inc.
601 n. congress ave., suite 105-a
delray beach, florida 33445
561-276-6311

sheet title:
existing tree
plan

project number:
118
date: 01/03/2018
scale: 1" = 10'
drawn by: lmb

revisions:
TAC Comments, 01.07.19

sheet:
L-1
1 of 3 sheets



Perimeter Landscape & Buffer

1. Street trees required /50'
Hollywood Blvd:
196' / 50' = 4 4 trees required
 4 trees provided
 (4 royal palms)

5. Terminal Islands
8 terminal islands 8 trees required
 8 trees provided
(6 christmas palms-2 groups of 3, 4 satin leaf, 2 relocated royals)

6. 25% of paved VUA shall be landscape area
(% not to include perimeters)
26,041 SF of VUA x .25 = 6511 SF required
 8125 SF provided

7. 1 Tree / 1000 SF of pervious area of property
(This is in addition to VUA)
Total pervious area = 9,384 SF
9,384 SF / 1000 = 10 trees required
 10 trees provided
 (5 existing royals, 2 relocated royals,
 4 existing live oaks, 2 relocated live oaks)
 22 Total Trees Required
 22 Total Trees Provided

Minimum number of species required = 4/5 Provided

Trees and Palm Size Requirements
Trees: 12" ht., 2" dbh
Palms: 6' clear wood

Native Plant Requirements
60% of required trees must be native
Total trees required = 22 x .60 = 14 native trees required
 25 native trees provided

Palms
50% of required trees may be palms
Total Trees required = 22 x .50 = 11 palms allowed
 11 palms provided (3 additional palms provided, not counted towards quota)

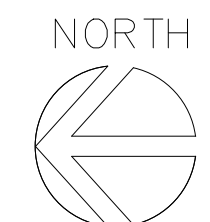
If more than 20% of trees used are palms,
all other trees must be shade trees.

Shrub Height
24" ht. except where non-residential abuts
residential where the hedge must be 48" ht.

Mitigation
48" of mitigation required
40" mitigation provided (on site)
(5" satin leaf @ 2" = 10"
(15" verawood @ 2" = 30")
40"

Mitigation cannot be met on site

2 of 3 sheets



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Tenant Sign Criteria

Hollywood Hills Plaza

Location 327

**Weingarten
Realty
Management
Company**

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Responsibilities, Limitations, Liabilities

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Site Plan

Introduction

I INTRODUCTION

INTENT

The purpose of these criteria, is to establish the standards for the configuration, fabrication, installation and operation of tenant signs at properties that are owned and operated, or managed by Weingarten Realty. Compliance with these regulations insures the tenant of a sign which meets industry standards of materials, and fabrication. It insures the centers' owners of properly installed signs and in addition, a center free of poorly designed, fabricated and installed signs.

SUBMISSION REQUIREMENTS

This booklet shall be given to your sign contractor to serve as a guide in preparing his design and cost estimates for you. Your contractor must have this booklet in order to give you a price which reflects a sign that complies with the standards as outlined in this booklet.

After your approval, your sign contractor must submit four (4) copies of your fabrication drawings to the offices of Weingarten Realty. These drawings must show: 1. The sign in elevation on the full extent of the storefront. 2. Full specifications of all materials and colors in the sign. 3. One or more section drawings as necessary to fully describe the methods of assembly and electrical components used.

These drawings should be sent to the offices of Weingarten Realty, Property Management Department, P. O. Box 924133, Houston, Texas 77292-4133. Plans may be faxed to 1-713-866-6049 or delivered to 2600 Citadel Plaza, Plaza Level, Houston, Texas 77008.

RESPONSIBILITIES, LIMITATIONS, LIABILITIES

All tenants must have a sign that conforms with these sign criteria.

No sign may be erected on the buildings or property without first securing written approval of Weingarten Realty.

All permits, as required by local building or sign codes, shall be obtained by the tenant or his sign contractor.

I INTRODUCTION

RESPONSIBILITIES, LIMITATIONS, LIABILITIES (continued)

All costs for permitting, fabrication, and installation of signs shall be borne by tenant.

Sign message shall consist of store name only. Descriptions of services, symbols, product names, or merchandise trade names are prohibited.

Landlord reserves the right to prohibit logos in conjunction with tenant signs.

Channelume construction, utilizing "Armor-Ply" plywood as letter backs is prohibited.

The use of banners, flags or pennants is prohibited.

Box signs are prohibited.

Flashing signs are prohibited.

Portable, trailer, changeable copy signs are prohibited.

Visible sign company names on tenant signs are prohibited.

The tenant and his sign contractor will be held liable for all costs required to remove and/or correct signs, sign installations and damage to buildings caused by signs or installations which do not conform to these criteria.

Any signs prohibited by these criteria, will be removed by Weingarten Realty, at tenant's expense.

Fascia Signs

II TENANT FASCIA SIGNS

CONFIGURATION

Tenant signs shall be in the form of individual channel letters, illuminated by interior mounted neon tubes. Letters shall have translucent plexiglas faces. These faces shall be secured to the letter with an acrylic trim molding. Individual letters attach directly to the center's E.I.F.S. fascia.

Tenant may use the letter style of their choice subject to design review by Weingarten Realty.

The overall maximum length of a sign shall not exceed 75% of the tenant's leased frontage.

The maximum vertical height of the sign may not exceed 24" (one line of copy) and may not exceed maximum dimensions established by local codes and ordinances.

Signs which are two lines shall have a minimum letter height of 12". The entire sign height, however, may not exceed 24".

Where possible, a single line design shall have a minimum height of 15".

Signs which are 12" to 2'0" in height will be a minimum of 4" in depth and a maximum of 6" in depth. No sign letter or logo may exceed 6" in depth.

FABRICATION

The channel letters shall be fabricated of aluminum with a minimum thickness of .040. These letters shall have the backs pop riveted to the sidewalls with the pop rivets occurring on the letter backs. The preferred construction is .063 or greater thickness with the sidewalls heli-arc welded to the letter backs.

The plexiglas faces of the letters shall be a minimum of 3/16" thick.

The acrylic trim molding shall be 1" in depth. The color of the trim molding shall match the color of the letter's sidewall.

Neon shall be 6500 K., 15mm., and utilize 30 m.a. transformers. Number of rows of neon tube depends on width of letter stroke.

II TENANT FASCIA SIGNS

FABRICATION (continued)

All fasteners shall be non-ferrous. All spacers shall be non-metal. Interiors of letters shall be white. Colors of letter faces and sidewalls are not restricted but must be approved by Weingarten Realty prior to fabrication. Neon colors should be appropriate to face color to insure the best color rendition when illuminated.

FACE
Rohm & Haas
or
Acrylite

SIDEWALLS
Wrisco Prefinished
or
Matthew's Enamel

NEON
Appropriate for
Face Color

No other color combinations other than those listed above will be allowed.

INSTALLATION

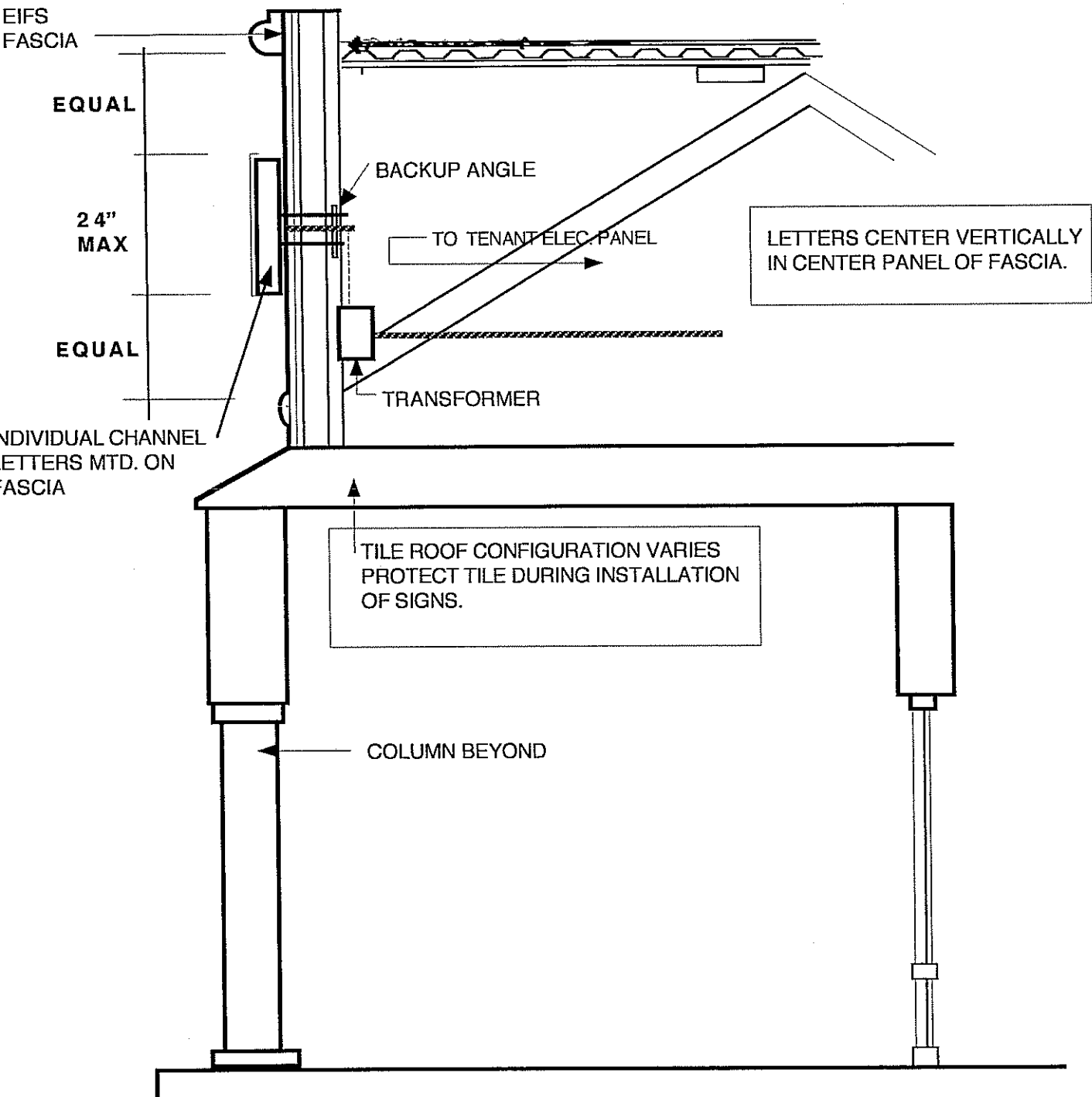
Letters shall be attached to the center's fascia band by means of bolts passing through the backs of letters, and through E.I.F.S. fascia band, to continuous angle behind fascia studs. Bolt through angle to insure stable mounting with no damage to the fascia band. Signs are to be installed in such a way as to insure permanence.

Fasteners shall have a 1/2" neoprene spacer between letters and fascia to allow water and debris to pass freely behind.

Wiring shall pass through conduit, through fascia to transformers located in the attic space. Wiring shall pass on to tenant's electrical panel.

All penetrations shall be sealed watertight.

Signs shall operate by means of a photoelectric cell, that turns signs on at dusk; and a timer that turns the sign off at 11 p.m.



A SECTION THROUGH STOREFRONT CANOPY

1/2" = 1'0"

Hollywood Hills Plaza

