RECEIVED

AUG 14 2019

CITY OF HOLLYWOOD
PLANNING DIVISION

PLANNING DIVISION

File No. (internal use only): _____

GENERAL APPLICATION

2600 Hollywood Boulevard Room 315
Hollywood, FL 33022

CITY OF Hollywood FLORIDA

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):

- [x] Technical Advisory Committee
- [ ] Historic Preservation Board
- [ ] City Commission
- [ ] Planning and Development Board

Date of Application: 07.01.19

Location Address: 1748 Taft Street

Lot(s): A-6 Block(s): _____ Subdivision: Chattanooga Park

Folio Number(s): 5142 10 12 0011

Zoning Classification: FH2 Land Use Classification: TOD

Existing Property Use: Multi Family Sq Ft/Number of Units: 10

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

Has this property been presented to the City before? If yes, check al that apply and provide File Number(s) and Resolution(s): No

- [ ] Economic Roundtable
- [ ] Technical Advisory Committee
- [ ] Historic Preservation Board
- [ ] City Commission
- [ ] Planning and Development

Explanation of Request: _____

Number of units/rooms: 80 Sq Ft: 94,070 (Includes garage)

Value of Improvement: 7,500,000 Estimated Date of Completion: December 2020

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

Name of Current Property Owner: MANESH PATEL

Address of Property Owner: 1500 SE 5th Ave, Dania Beach, Florida 33304

Telephone: 954-771-4800 Fax: 954-771-5800 Email Address: danpatel61@gmail.com

Name of Consultant/Representative/Tenant (circle one): Eric Anderson

Address: 399 Camino Gardens Blvd. #202 Telephone: 561-362-0220

Fax: 561-362-0224 Email Address: eric@andersonarchitecture.com

Date of Purchase: 2017 Is there an option to purchase the Property? Yes ( ) No (√)

If Yes, Attach Copy of the Contract.

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

_____ Address: _____

_____ Email Address: _____

PLANNING DIVISION

2600 Hollywood Boulevard Room 315
Hollywood, FL 33022

File No. (internal use only): _____

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: 06.28.19

PRINT NAME: MANESH PATEL Date: 06.28.19

Signature of Consultant/Representativ _____ Date: 06.28.19

PRINT NAME: Eric Anderson Date: 06.28.19

Signature of Tenant: N/A Date: _____

PRINT NAME: N/A 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 Site Plan Approval to my property, which is hereby made by me or I am hereby authorizing Eric Anderson to be my legal representative before the TRC (Board and/or Committee) relative to all matters concerning this application.

Sworn to and subscribed before me
this 28 day of June 2019

Sheri M. Galante
Notary Public
State of Florida

My Commission Expires: _____ (Check One) ✓ Personally known to me; OR ___ Produced Identification _____

_____
Signature of Current Owner

Dan Patel
Print Name

Notary Public State of Florida
Sheri M Galante
My Commission GG 038935
Expires 01/15/2021

Holiday Inn Express
1748 Taft Street, Hollywood, FL

09/13/19

Proj. No. 19-23
Elevations are referenced to NAVD 1988
Preliminary Pre-Development Calculations

Prepared by Susan C Holland, P.E.
Lic. No. 41831

General Information

Total Project Area =	0.48 Acres	
Paved Area =	0.06 Acres	
Building Area =	0.07 Acres	
Lake Area =	0.00 Acres	
Recreation Area =	0.00 Acres	
Landscape Area =	0.35 Acres	
Total Impervious Area =	0.13 Acres	(27.1%)
Total Pervious Area (TPA) =	0.35 Acres	(72.9%)

Exist. Min. Floor Elevation =	7.50 '
Exist. Min. Crown of Road =	0.00 '
Exist. Average Finished Grade=	6.75 '
Lake Control Stage =	0.00 '
Flood Criteria (Dade County only) =	0.00 '
October Water Table =	1.50 '
(Wet season water table)	
Credit (Dade County only) =	0.00 "
Discharge Off-site =	

Storm Event Information

Finished Floor Elevation

100 year 3 day event =	18.35 "
100 Year 1 day event =	13.50 "

Perimeter Grade Elevation

25 year 1 day event =	10.50 "
25 year 3 day event =	14.27 "

Holiday Inn Express
1748 Taft Street, Hollywood, FL
Proj. No. 19-23
Pre-Development

9/13/2019

SCS Curve Number

Design Water Table Elevation =	1.5 '
Average Finished Grade =	6.75 '
Average Depth Water Table =	5.25 '

Compacted Water Storage - (CWS) =	6.75 "

(From Table at right for Flatwoods type)

Ground Storage Under Pervious Area (CWS/12 in/ft) x (TMPA) =	0.20 AC-FT
Soil Storage (S) =	4.92 "
SCS Curv Number (CN) =	67.02

Cumulative Soil Moisture Storage
S.F.W.M.D Vol. IV,
pg C-III-3, figure C-III-1

DWT=Depth to Water Table
NAS=Natural Available Storage
DAS=Developed Available Storage

DWT	NAS	DAS
1.0 '	0.60 "	0.45 "
2.0 '	2.50 "	1.88 "
3.0 '	5.40 "	4.05 "
4.0 '	9.00 "	6.75 "

Holiday Inn Express
1748 Taft Street, Hollywood, FL
Proj. No. 19-23
Pre-Development

9/13/2019

Stage / Storage

Area of Developed Site Grading = 0.41 Acres

Stage	*Lake*	*(Linear from 6.75-7.5')* ***Surface Storage***	**Existing** ***Trench Storage***	*Total*
1.50 '	0.00 AC-FT	0.00 AC-FT	0.00 AC-FT	0.00 AC-FT
2.50 '	0.00 AC-FT	0.00 AC-FT	0.00 AC-FT	0.00 AC-FT
3.50 '	0.00 AC-FT	0.00 AC-FT	0.00 AC-FT	0.00 AC-FT
4.50 '	0.00 AC-FT	0.00 AC-FT	0.00 AC-FT	0.00 AC-FT
5.50 '	0.00 AC-FT	0.00 AC-FT	0.00 AC-FT	0.00 AC-FT
6.50 '	0.00 AC-FT	0.00 AC-FT	0.00 AC-FT	0.00 AC-FT
7.00 '	0.00 AC-FT	0.05 AC-FT	0.00 AC-FT	0.05 AC-FT
7.50 '	0.00 AC-FT	0.15 AC-FT	0.00 AC-FT	0.15 AC-FT
8.00 '	0.00 AC-FT	0.36 AC-FT	0.00 AC-FT	0.36 AC-FT
8.50 '	0.00 AC-FT	0.56 AC-FT	0.00 AC-FT	0.56 AC-FT
9.00 '	0.00 AC-FT	0.77 AC-FT	0.00 AC-FT	0.77 AC-FT

Holiday Inn Express
1748 Taft Street, Hollywood, FL
Proj. No. 19-23
Pre-Development

9/13/2019

Finished Floor Elevation

100 Year - 1 Day Event = 13.50 "
(from SFWMD Manual)

100 year - 3 day event = 13.50 " x (1.359) = 18.35 "

$$Q = \frac{[\,18.35 \quad -- 0.20 \quad (4.92)]^2}{18.35 \quad + 0.80 \quad (4.92)} = 13.53\,''$$

13.53 " - 0.00 " *(Dade Co. Credit)* = 13.53 "

$$\text{Volume} = \frac{13.53\,''}{12 \text{ in/ft}}(0.48) = 0.54 \text{ AC-FT}$$

Corresponding Stage = 8.45 '

Perimeter Grade Elevation

25 Year - 1 Day Event = 10.50 "
(from SFWMD Manual)

25 - year - 3 day event = 10.50 " x (1.359) = 14.27 "

$$Q = \frac{[\,14.27 \quad -- 0.20 \quad (4.92)]^2}{14.27 \quad + 0.80 \quad (4.92)} = 9.69\,''$$

9.69 " - 0.00 " *(Dade Co. Credit)* = 9.69 "

$$\text{Volume} = \frac{9.69\,''}{12 \text{ in/ft}}(0.48) = 0.39 \text{ AC-FT}$$

Corresponding Stage = 8.05 '

Holiday Inn Express
1748 Taft Street, Hollywood, FL

09/13/19

Proj. No. 19-23
Elevations are referenced to NAVD 1988
Preliminary Post-Development Calculations

Prepared by Susan C Holland, P.E.
Lic. No. 41831

General Information

Total Project Area =	0.48 Acres	
Paved Area =	0.28 Acres	
Building Area =	0.11 Acres	(ground floor)
Lake Area =	0.00 Acres	
Recreation Area =	0.00 Acres	
Landscape Area =	0.09 Acres	
Total Impervious Area =	0.24 Acres	(50.0%)
Total Pervious Area (TPA) =	0.09 Acres	(18.8%)

Prop. Min. Floor Elevation =	8.40 '
Prop. Min. Crown of Road =	0.00 '
Prop. Average Finished Grade=	6.50 '
Lake Control Stage =	0.00 '
Flood Criteria (Dade County only) =	0.00 '
October Water Table =	1.50 '
(Wet season water table)	
Credit (Dade County only) =	0.00 "
Discharge Off-site =	

Storm Event Information

Finished Floor Elevation

100 year 3 day event =	18.35 "
100 Year 1 day event =	13.50 "

Perimeter Grade Elevation

25 year 1 day event =	10.50 "
25 year 3 day event =	14.27 "

1748 Taft Street, Hollywood, FL
Proj. No. 19-23
Post-Development

SCS Curve Number

Design Water Table Elevation =	1.5 '
Average Finished Grade =	6.50 '
Average Depth Water Table =	5.00 '

Compacted Water Storage - (CWS) = 6.75 "
(From Table at right for Flatwoods type)

Ground Storage Under Pervious Area
(CWS/12 in/ft) x (TMPA) = 0.05 AC-FT

Soil Storage (S) = 1.27 "

SCS Curv Number (CN) = 88.77

Cumulative Soil Moisture Storage
S.F.W.M.D Vol. IV,
pg C-III-3, figure C-III-1

DWT=Depth to Water Table
NAS=Natural Available Storage
DAS=Developed Available Storage

DWT	NAS	DAS
1.0 '	0.60 "	0.45 "
2.0 '	2.50 "	1.88 "
3.0 '	5.40 "	4.05 "
4.0 '	9.00 "	6.75 "

Holiday Inn Express
1748 Taft Street, Hollywood, FL
Proj. No. 19-23
Post-Development

9/13/2019

Stage / Storage

Area of Developed Site Grading = 0.37 Acres

(Linear from 6.00'-7.50)

Stage	*Lake*	*Surface Storage*	*Trench Storage*	*Total*
1.50 '	0.00 AC-FT	0.00 AC-FT	0.08 AC-FT	0.08 AC-FT
2.50 '	0.00 AC-FT	0.00 AC-FT	0.08 AC-FT	0.08 AC-FT
3.50 '	0.00 AC-FT	0.00 AC-FT	0.08 AC-FT	0.08 AC-FT
4.50 '	0.00 AC-FT	0.00 AC-FT	0.08 AC-FT	0.08 AC-FT
5.50 '	0.00 AC-FT	0.00 AC-FT	0.08 AC-FT	0.08 AC-FT
6.00 '	0.00 AC-FT	0.00 AC-FT	0.08 AC-FT	0.08 AC-FT
6.50 '	0.00 AC-FT	0.09 AC-FT	0.08 AC-FT	0.08 AC-FT
7.00 '	0.00 AC-FT	0.19 AC-FT	0.08 AC-FT	0.27 AC-FT
7.50 '	0.00 AC-FT	0.28 AC-FT	0.08 AC-FT	0.36 AC-FT
8.00 '	0.00 AC-FT	0.47 AC-FT	0.08 AC-FT	0.55 AC-FT
8.50 '	0.00 AC-FT	0.65 AC-FT	0.08 AC-FT	0.73 AC-FT

Retention / Detention Requirements for Water Quality

First 1" of runoff

Volume = 1" x 1ft/12" x 0.48 Acres = 0.04 AC-FT

3 Year - 1 Hour event = 2.5"

Total project area - roof area = 0.48 acres - 0.11 acres = 0.37 acres
0.37 acres - 0.09 acres (pervious area) = 0.28 acres (impervious)
0.28 acres / 0.237 acres X 100% = 76% impervious
2.5" X 0.76 = 1.790" to be treated
1.90" X 0.48 acres = 0.91 acre-inches (0.08 acre-feet)
Water quality provided in exfiltration trench.

Holiday Inn Express
1748 Taft Street, Hollywood, FL
Proj. No. 19-23
Post-Development

9/13/2019

Finished Floor Elevation

100 Year - 1 Day Event = 13.50 "
(from SFWMD Manual)

100 year - 3 day event = 13.50 " x (1.359) = 18.35 "

$$Q = \frac{[\,18.35 \quad -- 0.20 \quad (1.27)]^2}{18.35 \quad + 0.80 \quad (1.27)} = 16.91\,''$$

16.91 " - 0.00 " *(Dade Co. Credit)* = 16.91 "

$$\text{Volume} = \frac{16.91\,''}{12\ \text{in/ft}}(0.48) = 0.68\ \text{AC-FT}$$

Corresponding Stage = 8.35 '

Set FFE of proposed building to 8.4' NAVD

Perimeter Grade Elevation

25 Year - 1 Day Event = 10.50 "
(from SFWMD Manual)

25 - year - 3 day event = 10.50 " x (1.359) = 14.27 "

$$Q = \frac{[\,14.27 \quad -- 0.20 \quad (1.27)]^2}{14.27 \quad + 0.80 \quad (1.27)} = 12.86\,''$$

12.86 " - 0.00 " *(Dade Co. Credit)* = 12.86 "

$$\text{Volume} = \frac{12.86\,''}{12\ \text{in/ft}}(0.48) = 0.51\ \text{AC-FT}$$

Corresponding Stage = 7.90 '

Post development stage is below pre-development stage of 8.05'

Holiday Inn Express
1748 Taft Street, Hollywood, FL
Proj. No. 19-23
Post-Development

9/13/2019

Exfiltration Trench Length

C Pervious =	0.60
C Impervious =	0.90
Weighted C Factor =	0.56
storm event =	2.50
Trench width =	8.00
H2 (depth to water table) =	4.50
Du (non-saturated trench depth) =	3.00
Ds (saturated trench depth) =	1.00

Capacity of existing system = 0.91 AC-IN (0.08 AC-FT)

$$L = \frac{0.91}{0.000492 \times [(4.5 \times 8) + (2 \times 4.5 \times 3) - (3)^2 + (2 \times 4.5 \times 1)] + [(.000139 \times 8 \times 3]}$$

L = 26.51 '

Length of exfiltration system provided = 45 feet

Federal Engineering & Testing, Inc.

Phone: 954-784-2941
E-Fax: 954-784-7875
admin@fed-eng.com
www.fed-eng.com
3370 NE 5th Avenue Oakland Park, Florida 33334

Usual Open Hole Test

Date: Tuesday, July 2, 2019

Job Order Number 19SB395

Coastal Choice Construction, LLC.
2436 N. Federal Highway, #175
Lighthouse Pointe, FL 33064
Attn.: Robb C. Imperato

RE: **Proposed Geotechnical Services**
Proposed 8 Story Hotel
1748 Taft Street
Hollywood, FL 33020

Results of Test

Tested by: MM
Reported to: Client
Diameter of Hole: 4"
Depth of Hole: 10'
Tested Location: See Attached Site Sketch EX-1

Subsurface Investigation

Gallons/ Minutes	Elapsed Time in Minutes
10.1	1
9.7	2
9.8	3
9.6	4
9.5	5
9.5	10

Depth Below Ground Surface	Soil Description
0" - 2'	Limerock (Fill)
2' - 6'	Brown Sand
6' - 10'	Light Brown Sand with Rock

Water Table Elevation: 5'8" Below existing ground Surface

Hydraulic Conductivity: K= **4.92×10^{-4}** CFS/FT^2 - FT. HEAD

The above hydraulic conductivity represents an ultimate value. The designer should decide on the required safety factor. This value is based on the existing soils at the location of the test.

Tested By: SJ
Checked By: KL

CMEC AASHTO R18 Accredited
aci
MIAMI-DADE COUNTY Approved Laboratory
FDOT

anderson
architecture, inc.

Narrative

DATE:	09.16.19	COMM:	18-061
FROM:	Eric Anderson	REF:	Taft Hotel Hollywood **Site Plan Review (TAC)**
TO:	Alexandra Guerrero, City of Hollywood	File #	19-DP-56
CC:			

A. APPLICATION SUBMITTAL

Alexandra Guerrero, Principal Planner (aguerrero@hollywoodfl.org) 954-921-3471

1. ALTA Survey:

    a. Shall be based on O&E with a note indicating as such and vice versa.

    Response: A note has been added to the survey.

    b. Clarify if lot area is net or gross.

    Response: The area listed in note #12 is gross.

    c. Work with the Engineering Division to ensure the Survey is accurate and all easements and dedications are indicated.

    Response: Acknowledged.

2. Provide Site Data on Site Plan sheet, not the cover page.

    Response: Site data moved to Sheet A-121.

3. Correct the land use on the site tabulation chart.

    Response: Land Use RM-18 (Medium-high density) has been added to the Chart.

4. Provide an updated FAR breakdown. A breakdown of each floor shall be provided. All vertical circulation shall be counted towards FAR; i.e. elevators, stairs.

    Response: The FAR has been updated – see A-121.

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

   Response: ***A request for a meeting with the Hollywood Lakes Civic Association, the closest HOA, has been made.***

6. Additional comments may be forthcoming.

   Response: ***Acknowledged.***

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

   Response: ***A full narrative will be provided.***

8. On Sheet A121, what is the room on the right-hand corner near the drive entrance for? Not labeled.

   Response: ***The room is for storage.***

B. ZONING

Alexandra Guerrero, Principal Planner (aguerrero@hollywoodfl.org) 954-921-3471

1. On floors 4 thru 8, correct the entry doors. Plans currently depict a wall in front of the doors.

   Response: ***The plan has been adjusted (the 'wall' is a header from another layer).***

2. Work with Staff on the driveway provided off of Taft Street that leads to the mechanical rooms. This area should be incorporated with the loading area.

   Response: ***The driveway has been eliminated….a portion of the area has been converted to a patio, with access to the mechanical rooms from the rear of the site.***

3. What is the setback dimension near the loading area at the alley? A minimum of 5 feet is required.

   Response: ***The dimension (5') is shown on the plan (A-121).***

C. ARCHITECTURE AND URBAN DESIGN

Alexandra Guerrero, Principal Planner (aguerrero@hollywoodfl.org) 954-921-3471

1. Ensure that all plumbing, mechanical and electrical fixtures and equipment are indicated on Site Plan and Elevations. If visible from any right-of-way, provide screening.

   Response: ***All mechanical and electrical equipment will be screened as required by code – a note has been added to Sheet A121.***

2. Provide screening at the west elevation where areas are labeled as 'open'; could match the angled metal mesh above.

   Response: ***The mesh screening has been added to the elevation.***

3. On the north elevation, what finish is intended in the area just left of the driveway entrance?

   Response: ***The finish for the room to the east of the driveway entrance is stucco – a note has been added to the elevation on A201.***

D. SIGNAGE

Alexandra Guerrero, Principal Planner (aguerrero@hollywoodfl.org) 954-921-3471

1. For review, full signage package shall be provided.

   Response: ***Square footages for each sign have been added to the elevations. The signage package is anticipated to be code compliant such that variances will not be required. A note has been added to Sheet A121 regarding full compliance with the City's sign ordinances.***

2. Include note indicating all signage shall be in compliance with the Zoning and Land Development Regulations.

   Response: ***A note regarding compliance has been added to the elevations, and to Sheet A121.***

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: ***Acknowledged.***

E. LIGHTING

Alexandra Guerrero, Principal Planner (aguerrero@hollywoodfl.org) 954-921-3471

1. Include note on Site Plan stating the maximum foot-candle level at all property lines (maximum 0.5 allowed).

   Response: ***A note regarding lighting-spillage has been added to Sheet A121.***

F. GREEN BUILDING & ENVIRONMENTAL SUSTAINABILITY

Elaine Franklin, Environmental Sustainability Coordinator (efranklin@hollywoodfl.org) 954-921-3201

1. As per the *Green Building Ordinance*, the project will require a third-party *Green Building Certification*. Include this on the site plan.

   Response: ***Acknowledged – a note has been added to the Sheet A121, as well as adding the Green consultant (Bravo) has been added to the Project Team.***

2. Indicate on the site plan where the infrastructure necessary for an electric vehicle-charging station will be located.

   Response: ***The locations for the charging stations (2) have been added to the lower level parking – see Sheet A-121.***

3. Recycle waste materials from demolition and construction to the greatest extent possible. Florida's goal is a 75% recycling rate by 2020, which includes construction and demolition debris.

   Response: ***Acknowledged.***

4. Use sustainable building materials.

   Response: ***All efforts will be made for the use of sustainable building materials – a note has been added to Sheet A-121.***

5. Use low VOC materials.

   Response: ***Low VOC materials will be utilized where appropriate.***

6. Ensure any common areas have space for recycle bins. Include recycle bins on each floor wherever trash cans are provided.

   Response: ***Trash receptacles have been added to the First Level, as well as each parking level.***

7. Ensure that the dumpster space also accommodates a recycling bin. Indicate its location on the site plan.

   Response: ***The plan for the dumpster area has been modified to accommodate recycling – see Sheet A-121.***

8. Cluster the showers and sinks more closely so that the plumbing for hot water in the bathrooms is more efficiently laid out and less water will be wasted.

   Response: ***The locations of the showers and sinks are brand-determined. The hot-water system will be recirculating, maximizing the efficiency.***

9. All external lighting should be fully shielded and meet the requirements of the *International Dark Sky Association.*

   Response: ***A note has been added to Sheet A-121.***

10. Install energy efficient light fixtures, Energy-Star or water-sense certified appliances, and programmable thermostats.

    Response: All aspects of this request will be complied with….a note has been added to Sheet A-121.

11. The City of Hollywood Commission adopted a goal in 2017 to reduce carbon emissions city-wide by 2% per year from its baseline of 1.3 million metric tons in 2014 to reach an 80% reduction by 2050. To that effort, Staff recommends either of the following options:

    a. the installation of a true *Green Roof*, as approved by applicable divisions; or

    b. the installation of solar panels.

    Response: Both options will be considered as part of the overall Green Building strategy.

12. Capture and retain rainwater on site for irrigation and non-potable water uses.

    Response: A cistern, if feasible, will be added to support the irrigation system.

13. Replace some of the palms with pigeon plum trees (*Coccoloba diversifolia*). They require much less fertilizer and are not susceptible to the palm diseases that are spreading in South Florida.

    Response: The Carpentaria palms at the NE corner of the site have been replaced with two Pigeon Plums as requested.

14. Consider replacing some of the nonnative shrubs with Florida privet (*Forestiera segregata*).

    Response: The row of Green Schefflera along the east property line has been replace with Florida Privet as requested.

15. Install permeable concrete sidewalks to increase stormwater infiltration on the property.

    Response: The primary sidewalk leading to the entrance will be pavers, allowing water permeability.

G. ENGINEERING

Luis Lopez, City Engineer (llopez@hollywoodfl.org) 954-921-3251
Clarissa Ip, Engineering Support Services Manager (cip@hollywoodfl.org) 954-921-3915
Jose Garcia, Engineer, (jgarcia@hollywoodfl.org) 954-921-3900
Rick Mitinger, Transportation Engineer (rmitinger@hollywoodfl.org) 954-921-3990

1. Impact fees requirements will be required to be satisfied at the time of City Building permit.

   Response: Acknowledged.

2. Show on plans how ADA accessibility requirements are met. ADA accessible route is required between accessibility parking and building access as well as accessible route to the public rights-of-way.

   Response: ***The accessible path from both the street and parking is depicted with arrows on Sheet A-121.***

3. Provide plans to clearly show access to the site. Label and show all roads with lane configuration that provides the site with connectivity to the roadway network.

   Response: ***An expanded site plan has been added to Sheet CS depicting the entire ROW, extending to Federal Highway.***

4. Provide floor plans for each floor of each building. Include exterior doors and building access locations. For the parking garage, indicate location of building structural columns. Columns shall not be within 3 feet of the entrance of a parking stall.

   Response: ***Floor plans for each of the levels are now provided in the package. The columns have been shifted to be a minimum of 3' clear from the drive-aisles.***

5. Provide cross-section details for the parking, drive aisles, proposed ramps, etc. Be sure to include ramps grading slopes.

   Response: ***Preliminary building sections have been added to the package on Sheets A300 & A301, depicting the vehicular ramp slopes.***

6. Provide civil plans for the proposed work. Provide and indicate items such as but not limited to drainage improvements, curbing, all vehicle turning radii, sight triangles, pavement marking and signage plans 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 within City rights-of-way.

   Response: ***The civil drawings were included in the submission package. Locations for the connections in the ROW (water on the north side, sewer on the south) are depicted on the civil plans.***

7. Indicate location of loading areas as required by the City's Zoning and Land Development Regulations, Article 7.

   Response: ***The loading area is depicted on Sheet A-121 in the SW corner of the site.***

8. Indicate on plans and provide 14' vertical clearance at the garage entrance for the loading spaces and van accessible ADA parking.

   Response: ***The vertical clearance at the vehicular entry is 9'-6", with a minimum of 9'-0" maintained throughout the parking levels – the minimum clearance for the ADA vans is 8'-6". The 14' clearance for larger vehicles is not applicable, as the loading zone is not contained within the building.***

9. In the floor plan for each floor of the garage indicate items such as but not limited to all drive aisle dimensions, vehicle turning radii, traffic control marking and signage for vehicular traffic circulation and flow, ADA accessibility. Parking stall adjacent to a fixed structure must be 9.5' wide (column on one side) or 10.5' wide (columns on both sides).

   Response: ***Acknowledged.***

10. Provide curb ramp with detectable warnings at all accessible crossing. Provide detail for detectable warnings.

    Response: ***Acknowledged***.

11. Provide civil plans for the proposed project. Provide and indicate items such as but not limited to property line, location and dimensions of ingress/egress easements, utility easements, superimposed on plan with driveway width, curving types, all vehicle turning radii, sign triangles along with applicable details. Show any pavement restoration and details required for connections within City rights-of-way.

    Response: ***The full civil drawings, including pavement restoration (anticipated to be minimal) will be depicted on the final civil drawings.***

H. **LANDSCAPING**

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

1. As per provided tree survey convert all trees on site listed on survey to inches and provide a tree disposition plan and landscape plan by a registered professional licensed Landscape Architect in the State of Florida that compliments the building architecture and uses, provides for shade, beautifies the site, accentuates site features, and serves as a buffer where appropriate. Provide tabular data chart on plan that identifies City of Hollywood landscape requirements and how they are being met for Perimeter landscape, Species diversity requirements, Interior landscape for at grade parking lots and vehicular use areas, open space, view triangle, utility lines, lot dimensions, center line and monument line and comply with all planning and development board and historic preservation board requirements and irrigation plans. Landscape plan should comply with all the requirements according to City of Hollywood Landscape manual, chapter 155.52, Article 9 LDR and section 6 landscape Plan details and specifications for technical review process. Landscape plan set to include and clarify what is been provided as per city code requirements for landscape for project type and minimum percentage of landscape required and what is provided for tree mitigation if any. Mitigation for trees is inch by inch for hardwoods and 1:1 for all palm tree species with replacement species approved by the city of Hollywood. As per provided only LP-1 landscape plan was provided and a tree disposition plan was not included. Provide a revised LP-1 and new tree disposition plan with all existing trees on site with disposition and clear calculation for both tree mitigation for trees proposed to be removed and code required trees. Any deficiency in tree mitigation unable to be planted on site to be clearly shown on plans and explain how many inches will be compensated via tree trust fund contribution or on site. Clearly provide monetary contribution on tree mitigation data table with a dollar amount value for tree trust fund contribution.

   Response: ***A Tree Disposition Plan has been provided showing all existing trees with tabular data chart….the Landscape Plan has been revised to reflect as such. Tree Mitigation will be coordinated with staff, as the majority of the existing trees are fruit trees, and can not be relocated on site, per Code.***

2. Provide irrigation plans for an automatic underground irrigation system for the project. Irrigation plans shall be prepared, signed and sealed by a registered professional licensed to do such design under State of Florida Statute 481.303(6)(c) or as otherwise prescribed under Florida Statutes.

   Response: ***A note has been added to Sheet A-121 acknowledging that the Irrigation plans will be submitted with the Building Permit set.***

3. Additional comments may be forthcoming at Building permit submittal.

   Response: ***Acknowledged.***

4. No tree removals without a tree removal sub-permit. Supplemental arborist report might be required as needed to approve any tree removal permit. Applicant to submit a complete Broward County Uniform Building Application and separate application for tree removal and planting sub-permit. Submit approved and signed total final landscape installation estimate from Landscape contractor/installer for two separate sub-permits in separate to comply with existing pending city code tree planting and removal requirements.

   Response: ***A complete Tree-removal plan and permit will be provided at the time of permitting.***

5. According to Chapter 155.52 of the Code of Ordinances and the City of Hollywood Landscape Manual. Shade trees to be installed at a minimum size of 2" DBH/ 12' height. Existing trees meeting this criteria may be used as credit toward total requirement. Palm trees count toward tree requirements on a 3:1 basis, meaning 3 palms equal 1 broadleaf tree. The following palm species are acceptable for code or mitigation at 8' CT Royal Palm, Phoenix sylvestris/Medjool/canariensis, Bismarkia, Foxtail and Coconut. Minimum height requirements for all palms at planting is 8' of CT.

   Response: ***The landscape plans will depict the final credits relating to the requirements.***

6. Coordinate meeting with Guillermo Salazar Landscape Plan Reviewer for any further questions or clarifications at gsalar@hollywoodfl.org.

   Response: ***Acknowledged.***

I. UTILITIES

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

1. Provide additional grades in the parking area and along the perimeter swales.

   Response: ***Additional grades have been added to the plans.***

2. Provide a typical cross-section all four property lines.

   Response: ***Cross-sections have been added at the property lines.***

3. The proposed finished floor elevation is acceptable at 8.15' NAVD88 as shown.

   Response: ***Acknowledged…no plan revision required.***

4. Provide two sets of *pre vs post* development drainage calculations.

   Response: ***The calculations have been provided with the resubmittal.***

5. Water and sewer plans are acceptable for site plan approval. Prior to permit submittal, include standard details.

   Response: ***Acknowledged….no plan revision required.***

J. BUILDING

Dean Decker, Interim Chief Building Official (ddecker@hollywoodfl.org) 954-921-3482

1. As per the *Green Building Ordinance*, the project will require a third-party *Green Building Certification.* Include this on the site plan.

   Response: ***A 'Green' professional has been added to the Project Team – see Sheet CS.***

K. FIRE

Jorge Castano, Fire Prevention Officer III (jcastano@hollywoodfl.org) 954-921-3554

Technical Advisory Committee is limited to water supply for firefighting purposes and fire dept. access. A full architectural review will be completed at time of application to the building dept. However, a few other comments have been made to assist stakeholders for planning and budgetary purposes.

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., 954-9213046. 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: ***The fire-flow test has been ordered – it is anticipated that a fire pump will be required.***

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

   Response: ***A new hydrant is depicted on the civil drawings at the NW corner of the property.***

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: ***Acknowledged.***

4. A Knox box will be required at the main entrance. Please show on the next submittal.

   Response: ***See Sheet A-121 for the knox-box location (adjacent to the ADA entry).***

5. Per NFPA 1, 12.3.2* a quality assurance program for the installation of devices and systems installed to protect penetration and joints shall be prepared and monitored by the registered design professional responsible for design. Inspections of fire stop systems and fire-resistive joint systems shall be in accordance with 12.3.2.1 and 12.3.2.1. Architectural plans will be required to show this information moving forward for buildings three stories or greater in height. Provide a note on the plan regarding NFPA 1, 12.3.2*.

   Response: ***A note regarding compliance with this code section has been added to Sheet A-121.***

6. NFPA 1:11.10 requires minimum radio signal strength for fire department communications to be maintained at a level determined by the AHJ for all new and existing buildings.

   Be advised that NFPA 1 (2015 edition) Chapter 11.10 requires that minimum radio signal strength for fire department communications be maintained at a level determined by the AHJ for all new and existing buildings including complying with NFPA 72 (2013 edition).

   If at any time (including the construction phase), Fire Department personnel determine that the minimum radio signal strength is not being met, a Two-way Radio system may be required to be installed as determined by the AHJ.

   Response: ***It is anticipated that a BDA system will be required – all accommodations will be made in the building prior to testing.***

L. PUBLIC WORKS

Charles Lassiter, Assistant Public Works Director (classiter@hollywoodfl.org) 954-967-4207

1. No comments received.

   Response: ***Acknowledged.***

M. PARKS, RECREATION AND CULTURAL ARTS

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

1. Park Impact Fee application is required for PRCA sign off.

   Response: ***Acknowledged.***

N. COMMUNITY DEVELOPMENT

Liliana Beltran, Housing inspector (lbeltran@hollywoodfl.org) 954-921-2923

1. No comments received.

   Response: ***Acknowledged.***

O. ECONOMIC DEVELOPMENT

Raelin Storey, Director (rstorey@hollywoodfl.org) 954-924-2922

1. This project is larger in scale to what exists and abuts residential. Have you met with and discussed the project with the neighborhood association and/or residents?

   Response: The adjacent HOA has been contacted to schedule a meeting to review the project.

2. Will any commercial space be available on the ground floor?

   Response: No commercial space is available in the building.

3. Will meeting/conference room space be a part of this project?

   Response: Meeting room space is not part of the project.

P. POLICE DEPARTMENT

Christine Adamcik, Police (cadamcik@hollywoodfl.org) 954-967-4371
Steven Bolger, Police (sbolger@hollywoodfl.org) 954-967-4500
Doreen Avitabile, Police (davitable@hollywoodfl.org) 954-967-4371

1. Application is substantially compliant

   Note: Blueprint Crime Prevention Observations/Recommendations per ACPI (American Crime Prevention Institute) reference the addressed premises.

   Response: Acknowledged.

CPTED Strategies

2. Examples of clear border definition may include fences, shrubbery of signs in exterior areas.

   Response: Acknowledged – no plan revision required.

External Lighting

3. Parking lots, vehicle roadways, pedestrian walkways and building entryways should have "adequate" levels of illumination. The American Crime Prevention Institute recommends the following levels of external illumination:

i.	Parking lots	3-5 fc
ii.	Walking Surfaces	3 fc
iii.	Recreational Areas	2-3 fc
iv.	Building Entryways	5 fc

Response: Acknowledged.

a. These levels may be subject to reduction in specific circumstances where after hours use is restricted.

Response: ***Acknowledged.***

b. The lighting fixture identification system should enable anyone to easily report a malfunctioning fixture.

Response: ***The facility will have a full-time porter who will be tasked with maintaining the fixtures operation – since the lighting will be LED, the need for a notification system is not warranted.***

c. Exterior lighting should be controlled by automatic devices (preferably by photocell).

Response: ***The minimal exterior lighting will be controlled by time-clocks.***

d. Exterior lighting fixture lenses should be fabricated from polycarbonate, break-resistant materials.

Response: ***The light fixtures will meet the break-resistant criteria.***

e. Plant materials, particularly tree foliage, should not interfere with or obscure exterior lighting.

Response: ***The landscaping as designed does not interfere with the exterior lighting.***

f. Light fixtures below 10' in grade should be designed to make access to internal parts difficult (i.e., security screws, locked access panels).

Response: ***The specified fixtures will be vandal-resistant.***

<u>Landscaping</u>:

4. Make sure all landscaping is trimmed and well maintained.

Response: ***Acknowledged.***

5. Make sure that landscaping does not obstruct the natural surveillance (visibility) of the area.

Response: ***Acknowledged.***

6. Plant height appropriate shrubbery along walkways as to not obstruct visibility or allow individuals to hide behind.

Response: ***Acknowledged.***

7. Plants, shrubbery should not be more than 2 ft. in height.

Response: ***Accommodations will be made for plant height where code permittable.***

8. Tree canopies should not be lower than 6 ft. in height.

Response: ***Acknowledged – the plant material specified for the project complies with this requirement.***

Building(s) Perimeter Doors

9. Exterior doors not used as designated entry points, should be locked to prevent entry from the exterior.

   Response: ***Exit-only doors will be equipped with non-access hardware.***

10. Ideally, exterior doors should be equipped with electronic propped door alarms, which annunciate either locally and/or at the leasing office.

    Response: ***Application of alarmed exit doors will be addressed with the developer and the Brand.***

11. Luggage room should be kept locked.

    Response: ***The luggage room will be provided with locking hardware, accessible by staff only.***

12. Employee room should not be accessed by guests. Key Card type entry or similar.

    Response: ***The keying system prevents guestroom access to staff-only areas and rooms.***

Internal Circulation and Control

13. There should not be recessed areas in corridors that could be used for hiding or loitering.

    Response: ***Recessed areas in the upper floor corridors are limited in size to prevent hiding and loitering.***

14. Convex mirrors should be used in corner and in stairwells.

    Response: ***The use of mirrors is subject to Brand approval – to be considered.***

15. Stairwells should have closed area at first level, to prevent someone from hiding beneath stairs.

    Response: ***Barriers will be installed to prevent access to the space under the stairs.***

16. Glass elevator is recommended so residents can see out/in.

    Response: ***The elevators are internal to the building.***

17. Pool area should be locked afterhours.

    Response: ***Access to the pool area is via electronic keying system – access will be limited to open-hours only.***

18. Guest rooms should only be accessible to guests.

    Response: ***Acknowledged.***

Corridors

19. Corridors should be well-lighted with no dark areas.

    Response: ***Acknowledged.***

20. Increased light, reflective paint colors, and graphics on hallway wall surfaces should be used to increase the perception of openness and constant movement.

    Response: Acknowledged.

21. Parking garage should be well lit and have security cameras.

    Response: The parking levels will be well-lit…security cameras will be provided in these areas as part of the overall security strategy.

Fencing

22. (if used) Wrought iron fencing provides for natural surveillance within and onto the property. Ex. Parking lot and establish a defined border definition of the entire property.

    Response: Fencing has been added along the east property line, and between the property line and the building on the west side to discourage non-guests from entering the site.

Non-Pedestrian Building Entry Points

23. Sturdy fencing should enclose location where gas and electric utilities enter buildings.

    Response: Acknowledged.

24. Locations where gas and electric utilities enter buildings should be well lighted.

    Response: Acknowledged.

25. Electrical service disconnects and gas valves should be equipped with locking devices.

    Response: Acknowledged.

Signage

26. Have adequate signage posted.

    Response: Acknowledged.

27. Pool hours should be posted and 'no lifeguard on duty" signs should be posted if applicable.

    Response: Signage for pool usage will be posted at the pool area.

28. Fitness room hours should be posted, and any fitness room rules.

    Response: Signage for the usage and rules will be posted within the Fitness Room.

29. Do guests have to walk with luggage out of garage to main entrance or is there an alternate entrance.

    Response: The 'garage' entrance is available for wheeled luggage, as well as serving as the ADA entrance.

Q. DOWNTOWN AND BEACH CRA

Jorge Camejo, Executive Director (954-924-2980
Susan Goldberg, Deputy Director (sgoldberg@hollywoodfl.org) 954-924-2980

1. Not applicable.

R. PARKING

Harold King, Parking Administrator (hking@hollywoodfl.org) 954-921-3549
Tamika Bacon, Parking Operations Manager (tbacon@hollywoodfl.org) 954-921-3548

1. Application is substantially compliant.

S. ADDITIONAL COMMENTS

Alexandra Guerrero, Principal Planner (aguerrero@hollywoodfl.org) 954-921-3471

1. Additional comments may be forthcoming.

NOTIFICATION – it is acknowledged that the approval process will require notification of the surrounding property owners:

Response: ***The notification process will be handled by a consultant familiar with the City's process – an agreement will be in place in the very near future.***

End of Narrative

LOCATION SKETCH NOT TO SCALE

ACCURATE LAND SURVEYORS, INC.
L.B. #3635

1150 E. ATLANTIC BLVD.
POMPANO BEACH, FLORIDA 33060

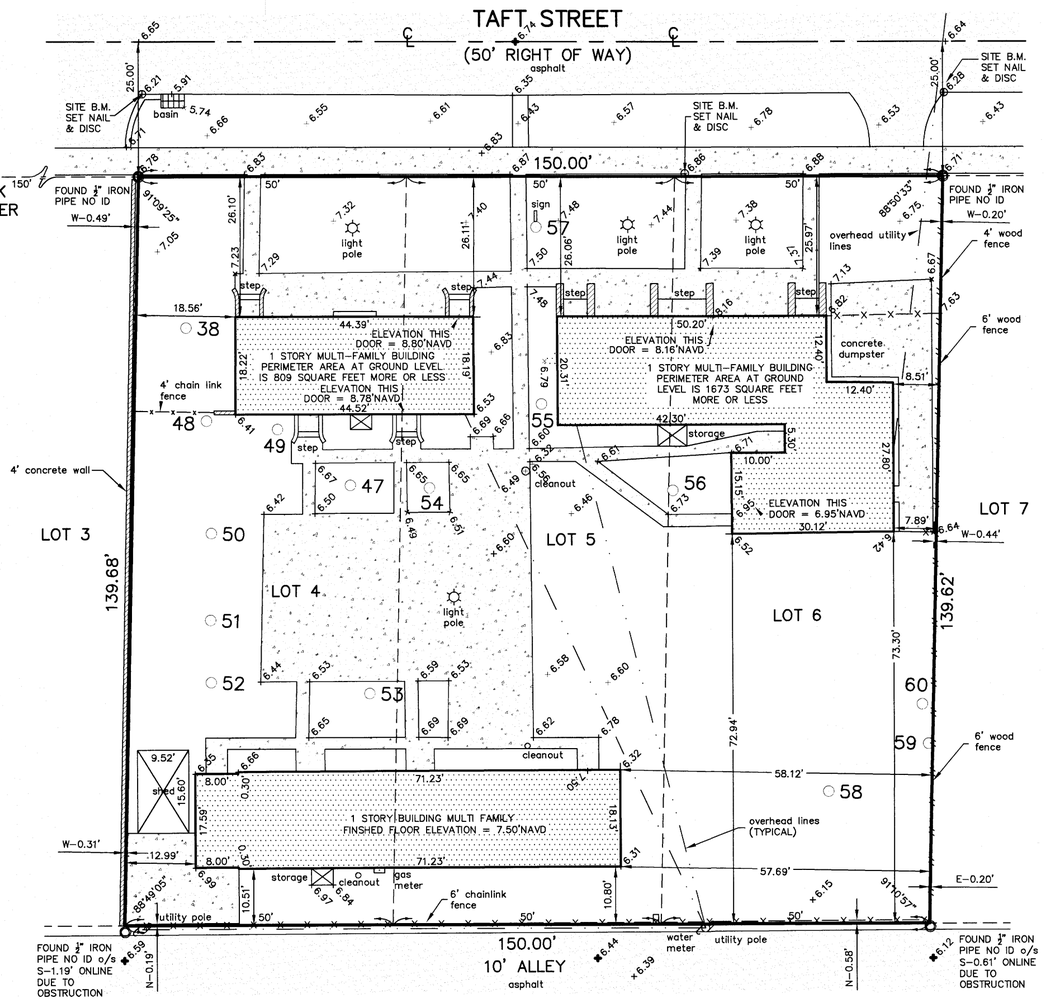
TEL. (954) 782-1441
FAX. (954) 782-1442

ALTA/NSPS LAND TITLE & TOPOGRAPHIC SURVEY

SYMBOLS & LEGEND OF ABBREVIATIONS:

R/W	=	RIGHT OF WAY	×7.00'	=	ELEVATIONS BASED ON N.A.V.D.
N	=	NORTH	SQ. FT.	=	SQUARE FEET
S	=	SOUTH	P.B.C.R.	=	PALM BEACH COUNTY RECORDS
E	=	EAST	M.D.C.R.	=	MIAMI-DADE COUNTY RECORDS
W	=	WEST	P.O.C.	=	POINT OF COMMENCEMENT
D.B.	=	DEED BOOK	P.O.B.	=	POINT OF BEGINNING
ENCH.	=	ENCROACH	CHATT.	=	CHATTAHOOCHEE
F.F.	=	FINISHED FLOOR	F.P.L.	=	FLORIDA POWER & LIGHT
GAR.	=	GARAGE	B.C.R.	=	BROWARD COUNTY RECORDS
C/L	=	CENTERLINE	O.R.B.	=	OFFICIAL RECORDS BOOK
MH	=	MANHOLE	F.D.O.T.	=	FLORIDA DEPARTMENT OF TRANSPORTATION
(M)	=	MEASURED	D.E.P.	=	DEPARTMENT OF ENVIRONMENTAL PROTECTION
P.B.	=	PLAT BOOK	D.N.R.	=	DEPARTMENT OF NATURAL RESOURCES
A/C	=	AIR CONDITIONER	P.R.M.	=	PERMANENT REFERENCE MONUMENT
P	=	PLAT	N.A.V.D.	=	NORTH AMERICAN VERTICAL DATUM

VALVE	WELL	UTILITY BOX	VAULT
MANHOLE	METER	HYDRANT	LIGHT
BASIN	MONITERING WELL	UTILITY POLE	58 TREE



TREE #	DIAMETER IN INCHES	TYPE
38	6	UNKNOWN TREE
47	10	MANGO TREE
48	12	UNKNOWN TREE
49	12	UNKNOWN TREE
50	14	MANGO TREE
51	5	UNKNOWN TREE
52	6	MANGO TREE
53	18	UNKNOWN MANGO
54	5	UNKNOWN TREE
55	5	UNKNOWN TREE
56	10	PALM TREE
57	5	PALM TREE
58	6	MANGO TREE
59	24	FICUS TREE
60	5	UNKNOWN TREE

GRAPHIC SCALE
1"=20'

STREET ADDRESS:

1748 Taft Street, Hollywood, Florida 33020

LEGAL DESCRIPTION:

Lots 4, 5 and 6, Chattanooga Park, according to the Plat thereof, as recorded in Plat Book 2, page 39, of the Public Records of Broward County, Florida.

NOTES:

1. Unless otherwise noted field measurements are in agreement with record measurements.
2. Bearings shown hereon are based on a bearing of N/A.
3. The lands shown hereon were not abstracted for ownership, rights of way, easements, or other matters of records by Accurate Land Surveyors, Inc.
4. Ownership of fences and walls if any are not determined.
5. This survey is the property of Accurate Land Surveyors, Inc. and shall not be used or reproduced in whole or in part without written authorization.
6. This survey is made for the exclusive use of the certified hereon, to be valid one year from the last date of survey as shown hereon.
7. The flood zone information shown hereon is for the dwellable structure only unless otherwise indicated.
8. The location of overhead utility lines are approximate in nature due to their proximity above ground. size, type and quantity must be verified prior to design or construction.
9. Tree note: Surveyors responsibility is to show size & location of all trees, common and scientific name to be verified by certified arborist.
10. There was no evidence of recent earth moving work, building construction, or building additions observed in the process of conducting the fieldwork.
11. There was no evidence of recent street or sidewalk construction or repairs in the process of conducting the fieldwork.
12. Perimeter area of the subject property is 20,943 square feet, or 0.4808 acres, more or less.
13. This survey reflects all obtainable, legible, plottable, recorded matters of survey per Chicago Title Insurance Company O and E report file number 7751623, dated 07-08-19.

FLOOD INFORMATION:

Community name and number: Hollywood 125113
Map and panel number: 12011C0569H
County: Broward
Revised: 08/18/2014
Flood zone: X(0.2%)

BENCHMARK INFORMATION:

City of Hollywood benchmark location nail and tab intersection of Taft Street and 17th Court
elevation = 6.35'NAVD1988

CERTIFY TO:

Dan Patel

CERTIFICATION:

This is to certify that this map or plat and the survey on which it is based were made in accordance with the "Minimum Standard Detail Requirements for ALTA/NSPS Land Title Surveys," jointly established and adopted by ALTA and NSPS in 2016, and includes Items 1, 2, 3, 4, 7a, 7b1, 8, 9, 11(obsered evidence), 13, 14, 16 and 17 of Table A thereof. Pursuant to the Accuracy Standards as adopted by ALTA and NSPS and in effect on the date of this certification, undersigned further certifies that in my professional opinion, as a land surveyor registered in the State of Florida, the Relative Positional Accuracy of this survey does not exceed that which is specified therein.
(Date of survey 07-03-19)

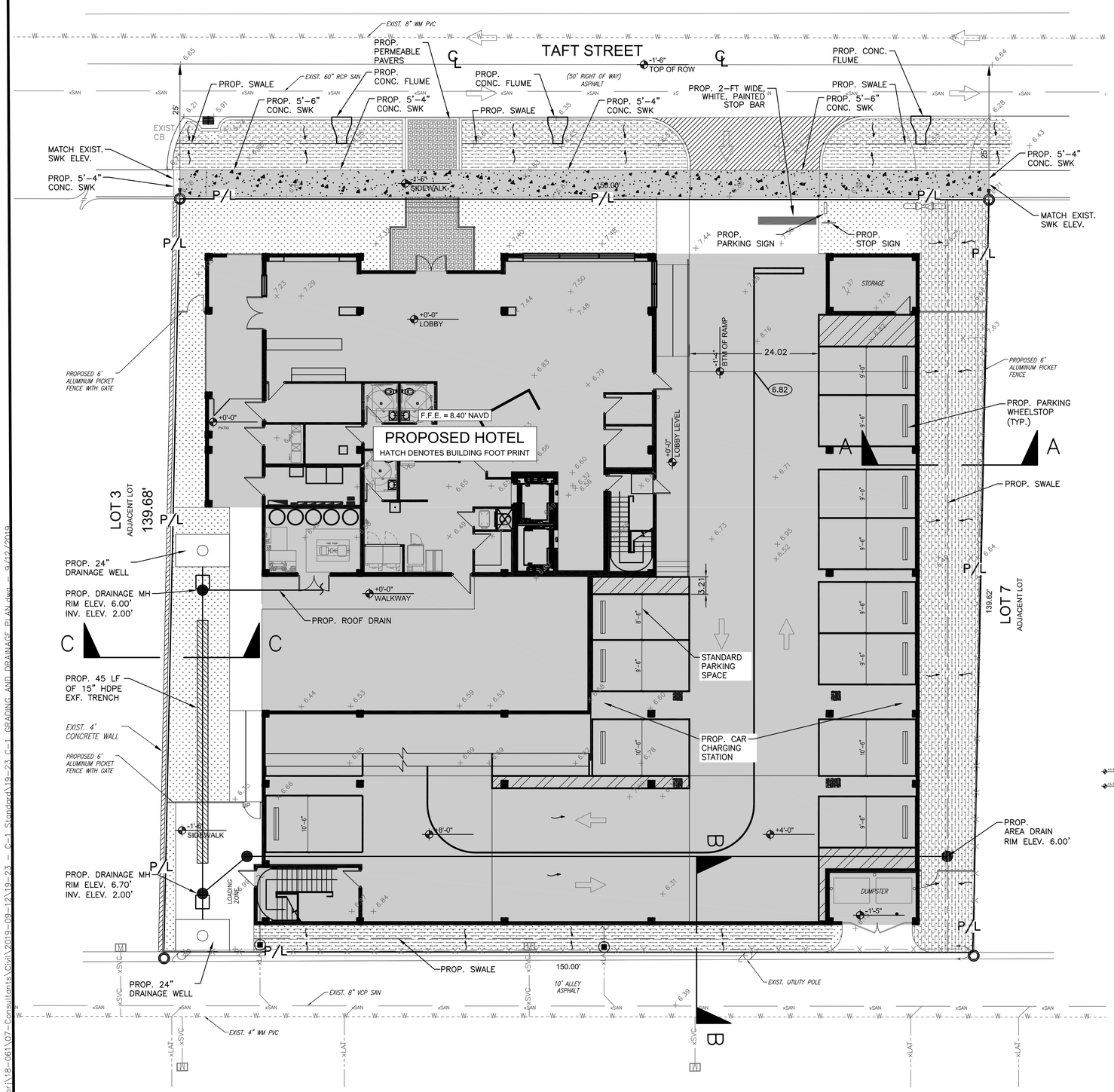
9-12-19

ROBERT L. THOMPSON (PRESIDENT)
PROFESSIONAL SURVEYOR AND MAPPER No.3869 - STATE OF FLORIDA

SEAL
Not valid without the signature and the original raised seal of a Florida Licensed Surveyor and Mapper.

DATE OF FIELD SURVEY: 06-21-08	DRAWN BY: MLW	
FIELD BOOK: 2605-35	CHECKED BY: MLW	
REVISIONS & SURVEY UPDATES	DATE OF SURVEY & REVISIONS	BY
CHANGE TREE DIAMETERS TO INCHES	09-12-19	MLW
ALTA/NSPS LAND TITLE SURVEY 19-1672	07-03-19	MLW
UPDATE/TOPO/TREE SURVEY SU-18-3495	11-16-18	AL/RLT

SHEET 1 OF 1	SCALE 1"=20'	SKETCH NUMBER SU-08-1678

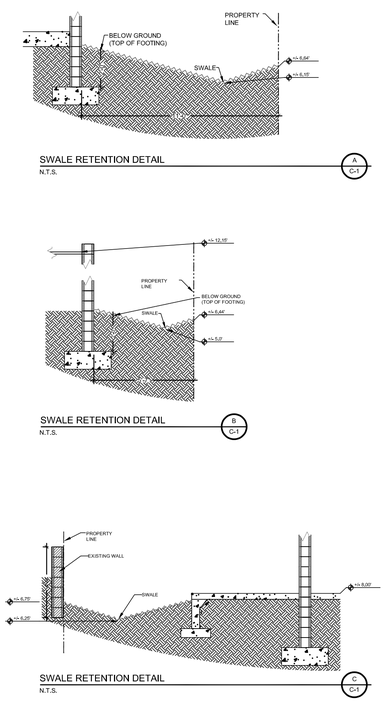


NOTE:
1. ALL ELEVATIONS ARE REFERENCED TO NAVD 1988

GRAPHIC SCALE IN FEET
0 5 10 20
SCALE 1" = 10'

LEGAL DESCRIPTION:
Lots 4, 5 and 6, Chattanooga Park, according to the Plat thereof, as recorded in Plat Book 2, page 39, of the Public Records of Broward County, Florida.

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.

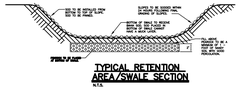


SWALE RETENTION DETAIL
N.T.S.

NOTES:

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

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.



TYPICAL RETENTION AREA/SWALE SECTION
N.T.S.

LEGEND

- EXISTING PIPING AND APPURTENANCES
- EXISTING BACKFLOW PREVENTOR
- CB EXISTING CATCH BASIN
- CO EXISTING CLEANOUT
- 7.10 EXISTING ELEVATION
- GM EXISTING GAS METER
- GT EXISTING GREASE TRAP
- LP EXISTING CONCRETE LIGHT POLE
- MH EXISTING MANHOLE (AS DESIGNATED)
- MW EXISTING MONITORING WELL
- SIGN EXISTING SIGN (AS INDICATED)
- VB EXISTING VALVE BOX
- WM EXISTING WATER METER
- WPP EXISTING WOOD POWER POLE
- X EXISTING FENCE
- W EXISTING WATER
- S EXISTING SANITARY
- PROPOSED SWALE
- PROPOSED ASPHALT PAVEMENT
- PROPOSED 4" CONCRETE SIDEWALK
- PROPOSED 6" CONCRETE SIDEWALK
- 7.10 PROPOSED ELEVATION
- PROPOSED DRAINAGE MANHOLE
- PROPOSED EXFILTRATION TRENCH
- PROPOSED PIPING
- PROPOSED CLEANOUT
- CB PROPOSED CATCH BASIN
- PROPOSED SURFACE FLOW

FINAL APPROVAL
SUSAN C. HOLLAND
STATE OF FLORIDA PROFESSIONAL ENGINEER
LICENSE No. 41831

SCALE:	DATE:	FIELD BOOK:
1"=10'	08/12/19	N/A
DRAWN BY: HS	DESIGNED BY: SCH	CHECKED BY: SCH

HOLLAND ENGINEERING
CIVIL ENGINEERING SOLUTIONS
1120 SE 3rd Avenue
Fort Lauderdale, Florida 33316
Phone: 954.367.0371
Certificate of Authorization 7325
SUSAN C. HOLLAND
STATE OF FLORIDA PROFESSIONAL ENGINEER
LICENSE No. 41831

REVISIONS

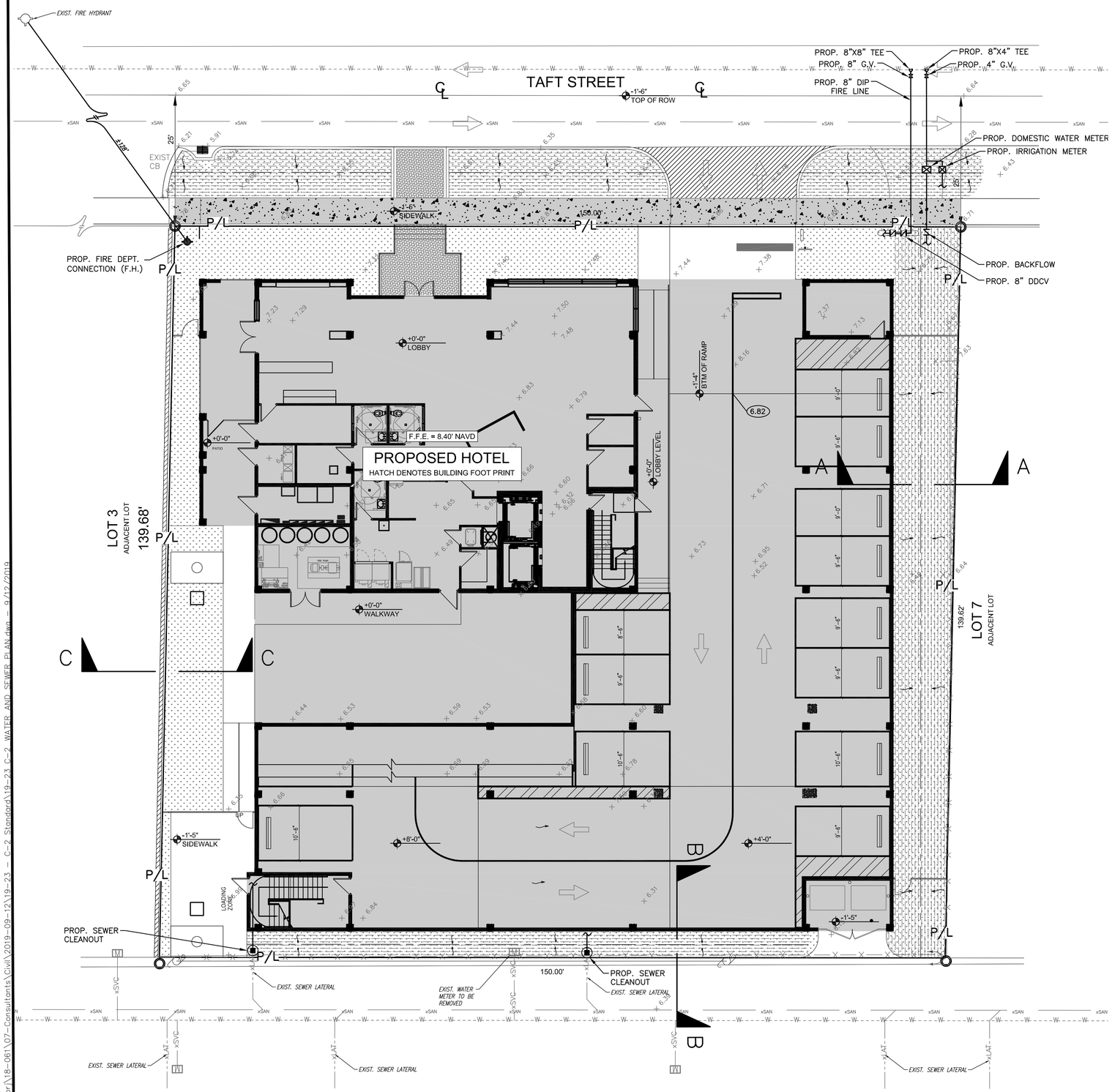
NO.	DATE	BY	CHK'D	DESCRIPTION
1	9.12.19	EA		SPA COMMENTS

GRADING AND DRAINAGE PLAN
HOLIDAY IN EXPRESS
1748 TAFT STREET
HOLLYWOOD, FL 33020

CONCEPTUAL PLANS

NO. OF SHEETS: 2
SHEET NO.: C-1
CAD FILE NO. 19-23

L:\Ac-2018pr\18-061\07-Consultants\Civil\2019-09-12\19-23 C-1 Standard\19-23 C-1 GRADING AND DRAINAGE PLAN.dwg 9/12/2019



NOTE:
1. ALL ELEVATIONS ARE REFERENCED TO NAVD 1988

GRAPHIC SCALE IN FEET
0 5 10 20
SCALE 1" = 10'

LEGAL DESCRIPTION:
Lots 4, 5 and 6, Chattanooga Park, according to the Plat thereof, as recorded in Plat Book 2, page 39, of the Public Records of Broward County, Florida.

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.

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

2. CONTRACTOR TO FIELD LOCATE EXISTING SEWER LATERAL 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.

5. UNDERGROUND FIRE MAIN WORK WILL BE COMPLETED BY A CONTRACTOR HOLDING A CLASS I, II, OR V LICENSE PER FS 633.102

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.

WATER AND SEWER DEMAND
80 HOTEL ROOMS X 150 GPD/ROOM=12,000 GPD

LEGEND

- EXISTING PIPING AND APPURTENANCES
- EXISTING BACKFLOW PREVENTOR
- CB EXISTING CATCH BASIN
- CO EXISTING CLEANOUT
- 7.10 EXISTING ELEVATION
- GM EXISTING GAS METER
- GT EXISTING GREASE TRAP
- LP EXISTING CONCRETE LIGHT POLE
- MH EXISTING MANHOLE (AS DESIGNATED)
- MW EXISTING MONITORING WELL
- SIGN EXISTING SIGN (AS INDICATED)
- VB EXISTING VALVE BOX
- WM EXISTING WATER METER
- WPP EXISTING WOOD POWER POLE
- X EXISTING FENCE
- W EXISTING WATER
- S EXISTING SANITARY
- PROPOSED SWALE
- PROPOSED ASPHALT PAVEMENT
- PROPOSED 4" CONCRETE SIDEWALK
- PROPOSED 6" CONCRETE SIDEWALK
- 7.10 PROPOSED ELEVATION
- PROPOSED PIPING
- PROPOSED FIRE HYDRANT
- WM PROPOSED WATER METER
- PROPOSED TEE
- PROPOSED DDCV
- PROPOSED VALVE
- PROPOSED BACKFLOW PREVENTER
- PROPOSED CLEANOUT
- CB PROPOSED CATCH BASIN
- PROPOSED SURFACE FLOW

FINAL APPROVAL
SUSAN C. HOLLAND
STATE OF FLORIDA PROFESSIONAL ENGINEER
LICENSE No. 41831

SCALE:	DATE:	FIELD BOOK:
1"=10'	08/12/19	N/A
DRAWN BY: HS	DESIGNED BY: SCH	CHECKED BY: SCH

HOLLAND ENGINEERING
CIVIL ENGINEERING SOLUTIONS
1120 SE 3rd Avenue
Fort Lauderdale, Florida 33316
Phone: 954.367.0371
Certificate of Authorization 7325
SUSAN C. HOLLAND
STATE OF FLORIDA PROFESSIONAL ENGINEER
LICENSE No. 41831

REVISIONS

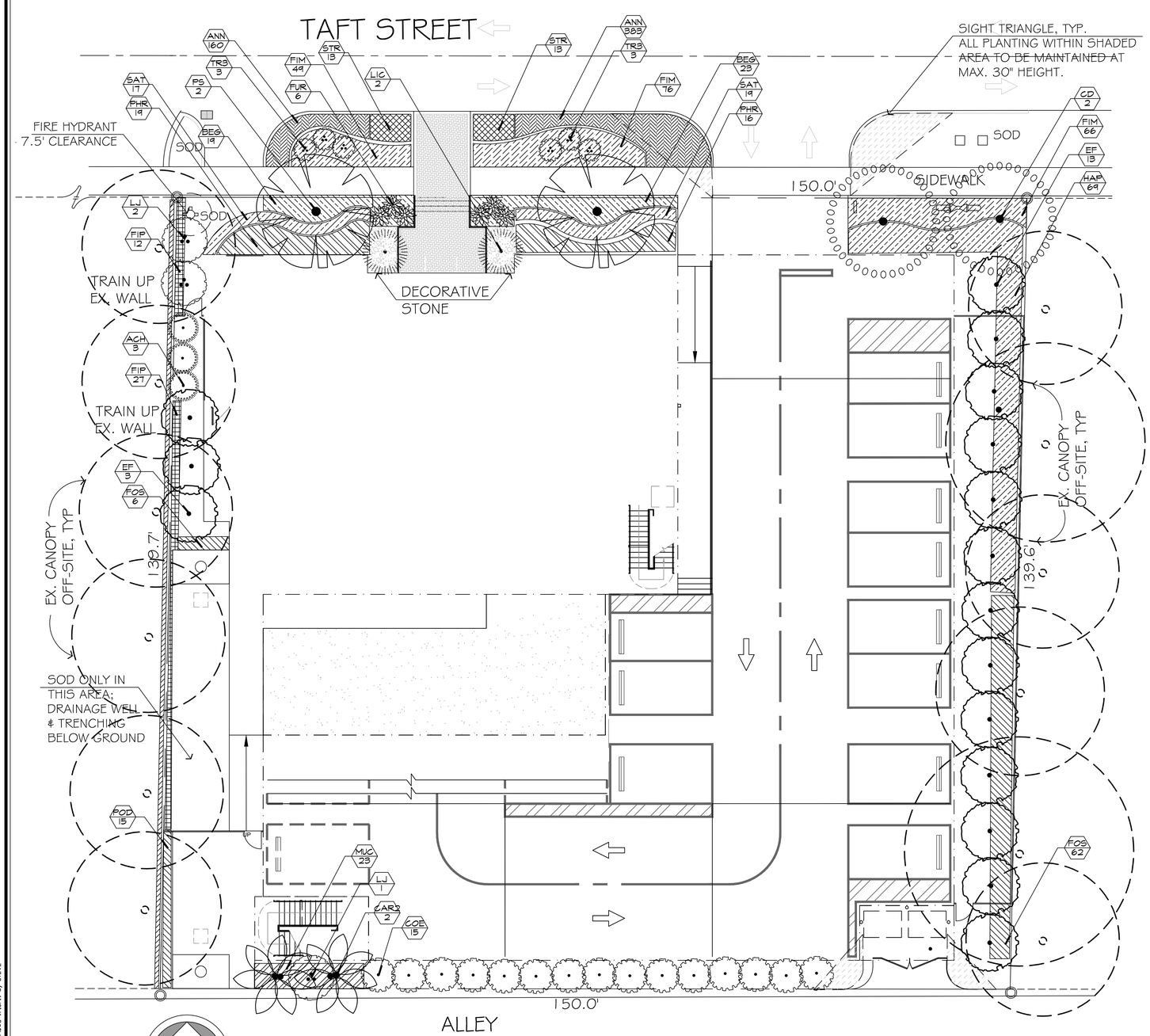
NO.	DATE	BY	CHK'D	DESCRIPTION
1	9.12.19	EA		SPA COMMENTS

WATER AND SEWER PLAN
HOLIDAY IN EXPRESS
1748 TAFT STREET
HOLLYWOOD, FL 33020

CONCEPTUAL PLANS

NO. OF SHEETS: 2
SHEET NO.: C-2
CAD FILE NO. 19-23

L:\Ao-2018pr\18-061\07-Consultants\Civil\2019-09-12\19-23 - C-2 Standard\19-23 C-2 WATER AND SEWER PLAN.dwg - 9/12/2019



CITY OF HOLLYWOOD LANDSCAPE REQUIREMENTS			
2.4 A.	PERIMETER LANDSCAPE:	REQUIRED	PROVIDED
	1. 1 STREET TREE PER 50 LINEAR FEET OF STREET FRONTAGE STREET FRONTAGE = 150 LF	3 TREES	4 TREES
	2. EAST SIDE ABUTTING RESIDENTIAL - ONE TREE EVERY 20 LINEAR FEET PERIMETER= 140 LF	7 TREES	13 UNDERSTORY TREES PLUS EX. OVERHANGING MATURE CANOPY ON ADJ. PROPERTY
	3. ALLEY ABUTTING RESIDENTIAL - ONE TREE EVERY 20 LINEAR FEET PERIMETER= 150 LF	8 TREES	2 PALMS PLUS 15 LARGE SHRUBS DUE TO SITE CONSTRAINTS
	INTERIOR LANDSCAPE FOR VUA:	NOT APPLICABLE	GARAGE PARKING
	4. TERMINAL ISLANDS AT END OF ALL ROWS OF PARKING SPACES WITH 1 TREE	NOT APPLICABLE	GARAGE PARKING
	5. NOT APPLICABLE		
	6. LOTS WITH WIDTH OF 50 FEET OR MORE, 25% OF SQUARE FOOTAGE OF INTERIOR VUA SHALL BE LANDSCAPED	NOT APPLICABLE	GARAGE PARKING
	OPEN SPACE:		
	7. ALL PERVIOUS AREAS MUST BE LANDSCAPED WITH GRASS, GROUNDCOVER OR SHRUBS. 3,833 SF PERVIOUS AREA	3,833 SF LANDSCAPE	3,833 SF LANDSCAPE
	8. MINIMUM OF 1 TREE PER 1,000 SQUARE FOOT PERVIOUS AREA	4 TREES	4 TREES
	DESIGN REVIEW BOARD & HISTORIC PRESERVATION BOARD:		
	9. NOT APPLICABLE		
	10. NOT APPLICABLE		
	VIEW TRIANGLE:		
	11. FOR CORNER LOTS, A SIGHT DISTANCE TRIANGLE MUST BE PROVIDED		SEE LP-1
	IRRIGATION:		
	12. 100% IRRIGATION COVERAGE BY AUTOMATIC SPRINKLER SYSTEM		TO BE PROVIDED IN FUTURE SUBMITTAL
	OTHER:		
	13. APPLY XERISCAPE PRINCIPLES		REQUIREMENT MET DROUGHT TOLERANT SPECIES SELECTED

3.2	MINIMUM NUMBER & SPECIES OF TREES	REQUIRED	PROVIDED
	1. REQUIRED TREES= 22	MIN. 4 SPECIES	4 SPECIES

3.4	NATIVE PLANT REQUIREMENT	REQUIRED	PROVIDED
	1. 60% OF REQUIRED TREES MUST BE NATIVE SPECIES 22 TREES PROVIDED	14 NATIVE TREES	16 NATIVE & 22 TOTAL DROUGHT TOLERANT TREES
	2. 50% OF REQUIRED SHRUBS MUST BE NATIVE SPECIES 479 SHRUBS PROVIDED (SOD & GROUNDCOVER EXCLUDED)	240 NATIVE SHRUBS	407 NATIVE & DROUGHT TOLERANT SHRUBS

3.5	USING PALMS TO FULFILL TREE REQUIREMENTS	REQUIRED	PROVIDED
	1. MAXIMUM OF 50% OF THE REQUIRED TREES MAY BE PALMS	MAX. PALMS= 11 (33 @ 3:1)	7 PALMS

PLANT SCHEDULE

TREES	CODE	COMMON NAME
	CD	Pigeon Plum
	EF	Spanish Stopper

PALMS	CODE	COMMON NAME
	CAR2	Double Carpentaria Palm
	PS	Wild Date Palm

UNDERSTORY TREE	CODE	COMMON NAME
	LJ	Japanese Ligustrum

SHRUBS	CODE	COMMON NAME
	ACH	Chenille Plant
	COE	Green Buttonwood
	FUR	Giant False Agave
	LIC	Licuala Palm
	TR3	Triple Thatch Palm

SHRUB AREAS	CODE	COMMON NAME
	ANN	Annuals
	BEG	Angel Wing Begonia
	FIM	Green Island Ficus
	FIP	Creeping Fig
	FOS	Florida Privet
	HAP	Dwarf Fire Bush
	MUC	Pink Muhly
	PHR	Burgandy Philodendron
	POD	Maki Podocarpus
	SAT	Trinette Arboricola
	STR	Dwarf Bird Of Paradise

NOTE: SEE SHEET LP-2 FOR FULL PLANT SCHEDULE

HOLIDAY INN EXPRESS

1748 TAFT ST
HOLLYWOOD, FLORIDA

jbc planning & design
planning, landscape architecture & sustainable design
1312 Majesty Terrace • Weston, Florida 33327
(954) 802-6292 • www.jbcplanning.com

Sheet Title
LANDSCAPE PLAN

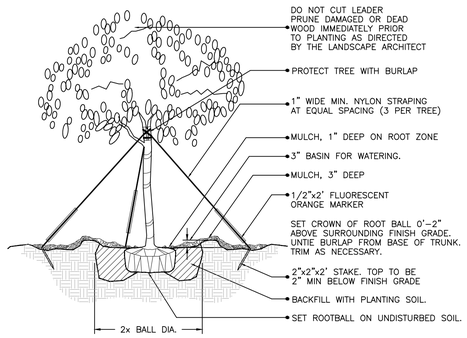
Revision Dates

Date
JUNE 2019

Sheet Number
LP-1

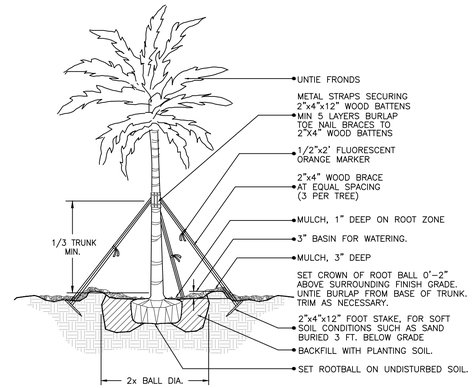
Seal
STEPHEN M FECCIA, PLA
9/15/2019
LA6667289

P19-0626 TAFT STREET HOLIDAY INN\19-0626 TAFT ST HOLIDAY INN LMP.DWG 9/13/19 by STEVE



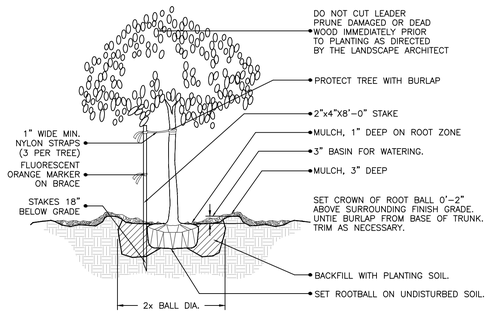
(2" cal. and over) LARGE TREE PLANTING DETAIL

N.T.S.



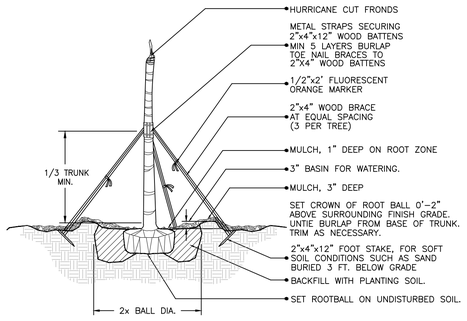
LARGE PALM PLANTING DETAIL

N.T.S.



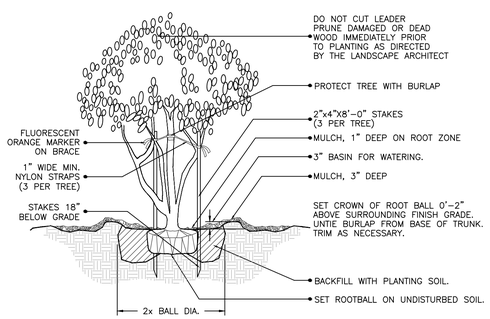
(2" cal. and under) SMALL TREE PLANTING DETAIL

N.T.S.



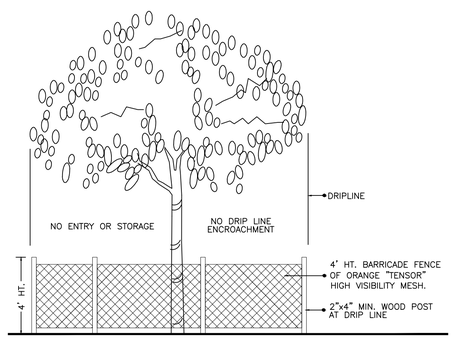
CIGARED SABAL PALM PLANTING DETAIL

N.T.S.



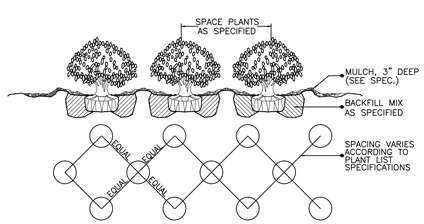
MULTI- TRUNK AND SMALL TREE (2" cal. and under) PLANTING DETAIL

N.T.S.



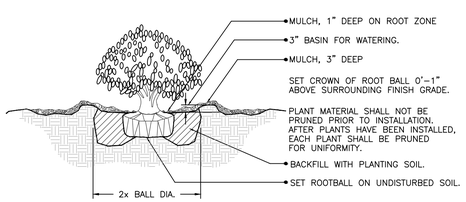
TREE PRESERVATION BARRICADE FENCING DETAIL

N.T.S.



SHRUB / GROUNDCOVER SPACING / PLANTING DETAIL

N.T.S.



SHRUB PLANTING DETAIL

N.T.S.

GENERAL NOTES:

1. PLANT MATERIAL: All plant material shall be Florida #1 or better as established by "Grades and Standards for Nursery Plants" of the state of Florida, Department of Agriculture.

2. All trees, shrubs and groundcovers shall be of the sizes as specified in the Plant List.

3. Quantities listed on the the Plant List are for estimating purposes. Contractor shall verify all quantities. Mulch, topsoil, fertilizer, etc. shall be included in the unit cost of the plants.

4. Where there is a discrepancy either in quantities, plant names, sizes or specifications between the plan or plant list, the plan takes precedence.

5. All planting beds and water basins for trees shall be covered with a 3" minimum depth of shredded eucalyptus or florimulch grade 'B' or better.

6. The Planting Plan shall be installed in compliance with all existing codes and applicable deed restrictions.

7. SOD: All areas not used for buildings, vehicular use areas, walks or planting beds shall be grassed. Grassing shall extend to any abutting street pavement edge and to the mean waterline of any abutting canal, lake or waterway.

8. PLANTING SOIL: All trees and shrubs shall be planted with a minimum of 12" topsoil around and beneath the rootball. Minimum topsoil shall be 6" for groundcover areas and 2" for sodded grass areas.

9. Planting soil to be a weed-free mixture of 50% sand, 40% muck, and 10% Canadian peat. All plant material to receive planting soil as per details.

10. Contractor is responsible for determining all utility locations and installing facilities so as to not conflict. All damage to existing utilities or improvements caused by Contractor shall be repaired at no additional cost to the Owner.

11. Contractor to notify "Sunshine State One Call of Florida, Inc." at 1-800-432-4770 Two Full Business Days prior to digging for underground utility locations.

12. Contractor shall be responsible for providing final grading of all associated planting areas.

13. After final grade, area to be raked to 6" depth and all rock and foreign inorganic materials removed and disposed of properly off-site.

14. All planting holes to be hand dug except where machine dug holes will not adversely affect or damage utilities or improvements (see note 8).

15. No plunging of any tree or palm will be accepted. All plants to be planted at the nursery grade or slightly higher.

16. Contractor shall stake & guy all trees and palms at time of planting as per the appropriate detail. Contractor is responsible for the maintenance and/or repair of all staking and guying during warranty period and removal & disposal of staking after establishment period.

17. Fertilizer for grass areas shall be NPK 16-4-8 @ 12.5 lbs/1000 s.f. or 545 lbs/acre. Nitrogen 50% slow release form & fertilizer to include secondary micronutrients.

18. SUBSTITUTIONS AND CHANGES: All substitutions and changes shall be approved in writing prior to installation. Any discrepancies between plans, site and specifications shall be brought to the immediate attention of the Landscape Architect, the owner and governing municipality.

19. WATERING: All plant material shall be watered in at time of planting in accordance with standard nursery practices. In addition, Contractor will continue watering of plant material until substantial completion and as needed thereafter for a period of 2 months.

20. All new plant material shall be guaranteed for 1 year from time of final acceptance of project. Any plant material not in a healthy growing condition will be replaced by the Contractor at no additional cost to the Owner within 10 days of notification. For all replacement plant material, the warranty period shall be extended an additional 45 days beyond the original warranty period. All trees that lean or are blown over, caused by winds less than 75 mph, will be re-set and braced by the Contractor at no additional cost to the Owner.

21. The successful bidder shall furnish to the Owner a unit price breakdown for all materials. The Owner may, at its discretion, add or delete from the materials utilizing the unit price breakdown submitted.

22. No plant material will be accepted showing evidence of cable, chain marks, equipment scars, or otherwise damaged.

23. Plant material will not be accepted when the ball of earth surrounding its roots has been cracked, broken or otherwise damaged.

24. Root-prune all trees a minimum of (8) weeks prior to planting.

25. All landscaped areas will be irrigated by an underground, automatic, rust-free irrigation system providing 100% coverage and 100% spray overlap. The system shall be maintained in good working order and designed to minimize water on impervious services and not overspray walkways. A rain sensor device shall be installed to override the irrigation cycle of the system when adequate rainfall has occurred.

26. All plant material planted within the sight distance triangle areas (see plan) shall provide unobstructed cross-visibility at a horizontal level between 30 inches and 8 feet above adjacent street grade.

27. No canopy trees shall be planted within 12 feet of a light pole. No palm species shall be planted within 6 feet of a light pole.

28. Ground cover plantings shall provide not less than 50 percent coverage immediately upon planting and 100 percent coverage within 6 months after planting.

29. Tree protection barricades shall be provided by Landscape Contractor around existing trees that may be impacted by the proposed construction. Prior to any construction a tree protection barricade inspection shall be conducted by the landscape architect, owner or governing municipality. Refer to landscape detail for tree preservation barricade fencing.

30. In all pedestrian areas, all trees and palms shall be maintained to allow for clear passage at an 8 foot clear trunk.

31. All landscape material shall be setback a minimum of 10' from any Fire Hydrant.

32. All plant material shall be watered by an automatic underground irrigation system at 100% coverage.

PLANT SCHEDULE

TREES	CODE	BOTANICAL NAME	COMMON NAME	CONT	CAL	SIZE	QTY	NATIVE	DROUGHT TOLERANT
	CD	Cocoloba diversifolia	Pigeon Plum	B & B	3" Cal.	12' HT x 5' SPR	2	X	X
	EF	Eugenia foetida Standard	Spanish Stopper	Cont.	3" Cal.	12' HT x 4' SPR	16	X	X

PALMS	CODE	BOTANICAL NAME	COMMON NAME	CONT	CAL	SIZE	QTY	NATIVE	DROUGHT TOLERANT
	CAR2	Carpentaria acuminata Double	Double Carpentaria Palm	F.G.		20-24' HT	2		X
	PS	Phoenix sylvestris Straight Trunk. Candle Cut.	Wild Date Palm	F.G.		10' HT	2		X

UNDERSTORY TREE	CODE	BOTANICAL NAME	COMMON NAME	CONT	CAL	SIZE	QTY	NATIVE	DROUGHT TOLERANT
	LJ	Ligustrum japonicum Multi Tunk. 3 Stems min. Min 3" Cal total	Japanese Ligustrum	B & B	3" Cal	4', 6', 8' OA	3		X

SHRUBS	CODE	BOTANICAL NAME	COMMON NAME	CONT	SPACING	SIZE	QTY	NATIVE	DROUGHT TOLERANT
	ACH	Acalypha hispida Clustering. Full.	Chenille Plant	7 gal.	As Shown	24"X24"	3		
	COE	Conocarpus erectus Full to base	Green Buttonwood	15 gal	As Shown	6-8' HT	15	X	X
	FUR	Furcraea foetida Full, Heavy	Giant False Agave	3' - 4' oah	As Shown	3-4' HT	6		X
	LIC	Licuala grandis Clustering. Full	Licuala Palm	15 gal	As Shown	3-4' HT	2		
	TR3	Thrinax radiata 3 Stem Min. Full, Heavy. Clustering	Triple Thatch Palm	15 gal	As Shown	4-5' HT	6	X	X

SHRUB AREAS	CODE	BOTANICAL NAME	COMMON NAME	CONT	SPACING	SIZE	QTY	NATIVE	DROUGHT TOLERANT
	ANN	Annuals	Annuals	1 gal	8" OC	8" HT	543		
	BEG	Begonia x hybrida 'Angel Wing' Full	Angel Wing Begonia	3 gal	30" OC, staggered	20"x20"	41		X
	FIM	Ficus microcarpa 'Green Island'	Green Island Ficus	3 gal	18" OC, staggered	12"x12"	191		
	FIP	Ficus pumila Full. Min 5 Runners. Train to Wall.	Creeping Fig	1 gal	20" OC	6"x9"	39		X
	FOS	Forestiera segregata Full	Florida Privet	3 gal	24" OC, staggered	20"x20"	68	X	X
	HAP	Hamelia patens 'Compacta' Full	Dwarf Fire Bush	3 gal	30" OC, staggered	20"x20"	69	X	X
	MUC	Muhlenbergia capillaris Full	Pink Muhly	3 gal	24" OC, staggered	20"x20"	23	X	X
	PHR	Philodendron x 'Rojo Congo' Full	Burgandy Philodendron	3 gal	30" OC, staggered	20"x20"	35		X
	POD	Podocarpus macrophyllus maki	Maki Podocarpus	3 gal	20" OC, staggered	24"x18"	15		X
	SAT	Schefflera arboricola 'Trinette' Full	Trinette Arboricola	3 gal	24" OC, staggered	18"X18"	36		
	STR	Strelitzia reginae 'Dwarf' Full	Dwarf Bird Of Paradise	3 gal	20" OC, staggered	24"x18"	26		X

jbcs planning & design
planning, landscape architecture & sustainable design
1312 Majesty Terrace • Weston, Florida 33327
(954) 802-6292 • www.jbcplanning.com

HOLIDAY INN EXPRESS

1748 TAFT ST
HOLLYWOOD, FLORIDA

Sheet Title
LANDSCAPE DETAILS

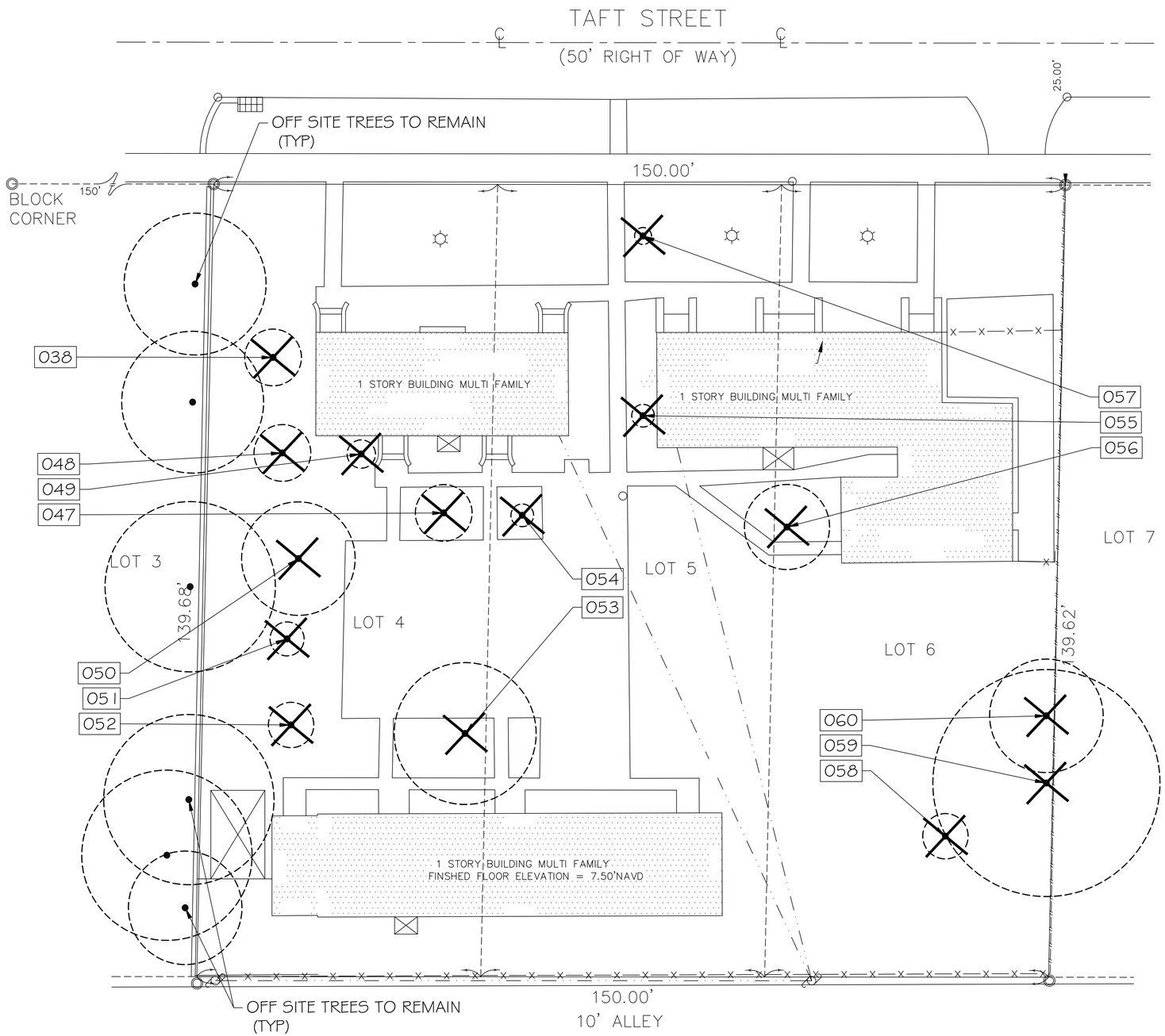
Revision Dates

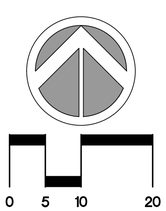
Date
JUNE 2019

Sheet Number
LP-2

Seal
STEPHEN M FECCIA, PLA
9/15/2019
LA66672789

PN19-0626 TAFT STREET HOLIDAY INN19-0626 TAFT ST HOLIDAY INN LMP.DWG 9/13/19 by STEVE





001	EXISTING TREE TO REMAIN
001	EXISTING TREE TO BE REMOVED

TAFT STREET HOLIDAY INN TREE INVENTORY

Tree	Botanical Name	Common Name	Height in feet	Spread in feet	DBH in inches	Disposition	DBH Mitigation	Condition
	ON-SITE TREES							
38	Citrus sp	Non-Grafted Citrus	20	10	5	Remove		Good, healthy shade tree
47	Magifera indica	Mango	20	10	8	Remove		Good, healthy shade tree
48	Legume sp	Legume	20	10	5	Remove		Poor * Diseased * Dying * Hazardous
49	Koelreuteris elegans	Golden Rain Tree	20	5	6+6	Remove		Poor * Diseased * Dying * Hazardous
50	Magifera indica	Mango	25	20	8+8	Remove		Fair * codominant at the base
51	Fruit sp	Fruit (unknown)	10	6	2	Remove		Poor * Diseased * Dying * Hazardous
52	Magifera indica	Mango	18	8	4	Remove		Good, healthy shade tree
53	Magifera indica	Mango	35	25	14	Remove		Good, healthy shade tree
54	Annona glabra	Annona	4	4	6	Remove		Stump with new sprouts
55	Dracaena fragrans	Corn plant	8	4	multi	Remove		Accent plant * healthy
56	Cocos nucifera	Coconut palm	25	15	8	Remove		Fair * some chlorosis
57	Dracaena maginata	Green dracaena	8	3	multi	Remove		Accent plant * healthy
58	Magifera indica	Mango	16	8	4+4	Remove		Fair * codominant * half of tree due to crowding by ficus to the east
59	Ficus benjamina	Ficus	40	40	96	Remove		Fair * large ficus growing into another ficus on the fence line
60	Ficus benjamina	Ficus	20	20	20	Remove		Fair * large ficus growing into another ficus on the fence line * entwined with a Royal
	Consulting Arborist Report * Patricia Hoot ISA SO-0761							

TREE DISPOSITION SUMMARY	
TREES TO BE REMOVED	14
DBH TO BE REMOVED	204 INCHES
PALMS TO BE REMOVED	1

TREE MITIGATION TO BE DETERMINED

jbc planning & design
planning, landscape architecture & sustainable design
1312 Majesty Terrace • Weston, Florida 33327
(954) 802-6292 • www.jbcplanning.com

HOLIDAY INN EXPRESS
1748 TAFT ST
HOLLYWOOD, FLORIDA

Sheet Title
TREE DISPOSITION PLAN

Revision Dates

Date
JUNE 2019

Sheet Number
TDP-1

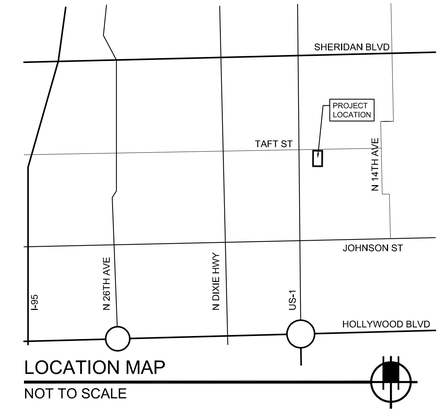
Seal
STEPHEN M FECCIA, PLA
9/15/2019
LA6667289

P:\19-0626 TAFT STREET HOLIDAY INN\19-0626 TAFT ST HOLIDAY INN TDP.DWG 9/15/19 by STEVE

A Site Plan Approval for:

Holiday Inn Express

1748 Taft Street
Hollywood, Florida



LOCATION MAP
NOT TO SCALE

PROJECT TEAM:

OWNER / DEVELOPER:

DP HOTELS

1500 SE 5TH AVENUE
DANIA BEACH, FLORIDA 33004
CONTACT: DAN PATEL
PHONE: 954.874.1800
EMAIL: DANPATE61@GMAIL.COM

ARCHITECTURE:

ANDERSON ARCHITECTURE, INC.

399 CAMINO GARDENS BOULEVARD, SUITE 202
BOCA RATON, FLORIDA 33432
CONTACT: ERIC ANDERSON
PHONE: 561.362.0220 FAX: 561.362.0224
EMAIL: ERIC@ANDERSONARCHITECTURE.COM

SURVEYOR:

ACCURATE LAND SURVEYORS, INC.

1150 E. ATLANTIC BLVD
POMPANO BEACH, FLORIDA 33064
PHONE: 954.782-1441
E-MAIL: LYNN@ACCURATELANDSURVEYORS.COM

CIVIL ENGINEERING:

HOLLAND ENGINEERING, INC.

1120 SE 3RD AVENUE
FORT LAUDERDALE, FLORIDA 33316
CONTACT: SUSAN HOLLAND
PHONE: 954.367.0371
PHONF: E-MAIL: SUSAN@HOLLANDENGINEERING.NET

LANDSCAPE:

JBC PLANNING & DESIGN

1312 MAJESTY TERRACE
WESTON, FLORIDA 33327
CONTACT: JILL COHEN
PHONE: 954-802-6292
E-MAIL: JILL@JBCPLANNING.COM

GREEN INITIATIVE CONSULTANT:

BRAVO MANAGEMENT, CONSULTING & CONSTRUCTION

9057 ABBOTT AVENUE
SURFSIDE, FLORIDA 33154
CONTACT: BRITTANY STORM
PHONE: 561.301.7946
EMAIL: BRITTANY@BRAVOMCC.COM

PROJECT SCOPE:

THE PROPOSED PROJECT INVOLVES THE CONSTRUCTION OF A NEW 8-STORY, 80-ROOM HOTEL (*HOLIDAY INN EXPRESS A IHG BRAND*) WITH 49 PARKING SPACES.

THE PROJECT WILL BE BUILT AS ONE PHASE.

UNIT TYPES BREAKDOWN:
- 30 KING GUESTROOMS (38%)
- 45 DOUBLE QUEEN GUESTROOMS (6%)
- 05 ADA MOBILITY KING GUESTROOMS (56%)

REQUIRED & PROVIDED:
(5) ACCESSIBLE MOBILITY ROOMS AND (9) COMMUNICATION ROOMS.

SHEET INDEX :

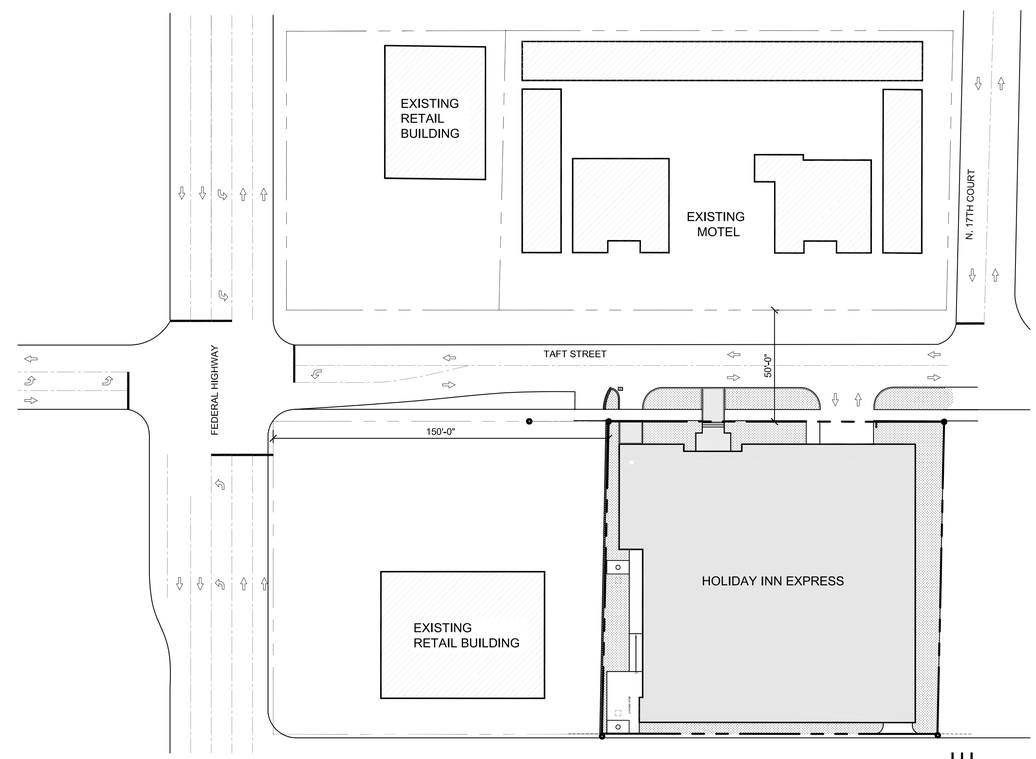
G-001 COVER SHEET

SURVEY:
BOUNDARY, TOPOGRAPHIC & TREE SURVEY

ARCHITECTURAL:
A-100 BUILDING RENDERING
A-111 DEMOLITION SITE PLAN
A-121 FIRST FLOOR PLAN
A-122 SECOND FLOOR PLAN
A-123 THIRD FLOOR PLAN
A-124 FOURTH FLOOR PLAN
A-125 FIFTH FLOOR PLAN
A-126 SIXTH FLOOR PLAN
A-127 SEVENTH FLOOR PLAN
A-128 EIGHTH FLOOR PLAN
A-141 ROOF PLAN
A-201 EXTERIOR ELEVATIONS
A-202 EXTERIOR ELEVATIONS
A-300 BUILDING SECTIONS
A-301 BUILDING SECTIONS

CIVIL:
C-1 GRADING & DRAINAGE PLAN
C-2 WATER & SEWER PLAN

LANDSCAPE:
LP-1 LANDSCAPE PLAN
LP-2 LANDSCAPE DETAILS
TDP-1 TREE DISPOSITION PLAN



OVERALL SITE KEY PLAN
1/32"=1'-0"

anderson architecture, inc.
399 CAMINO GARDENS BLVD.
SUITE 202
BOCA RATON, FLORIDA 33432
V: 561.362.0220
www.andersonarchitecture.com

consultant:

seal:
ERIC ANDERSON
AR0010628
ERIC ANDERSON

A Site Plan Approval for:
Holiday Inn Express
1748 Taft Street
Hollywood, FL

date:	revision:
1 09/12/2019	SITE PLAN REVIEW (TAC 2)

commission: 18-061
principal: ERIC ANDERSON
project manager: FRCB
file name: 8061-G-001-CS
date: 08-12-2019
title: COVER SHEET

CS

of: 16 A

AA C001997

NORTH FACADE

SOUTH-EAST FACADE

anderson
architecture, inc.

399 CAMINO GARDENS BLVD.
SUITE 202
BOCA RATON, FLORIDA 33432

V: 561.362.0220

www.andersonarchitecture.com

consultant:

seal:

STATE OF FLORIDA
ERIC ANDERSON
AR0010628

ERIC ANDERSON

A Site Plan Approval for:
Holiday Inn Express

1748 Taft Street
Hollywood, FL

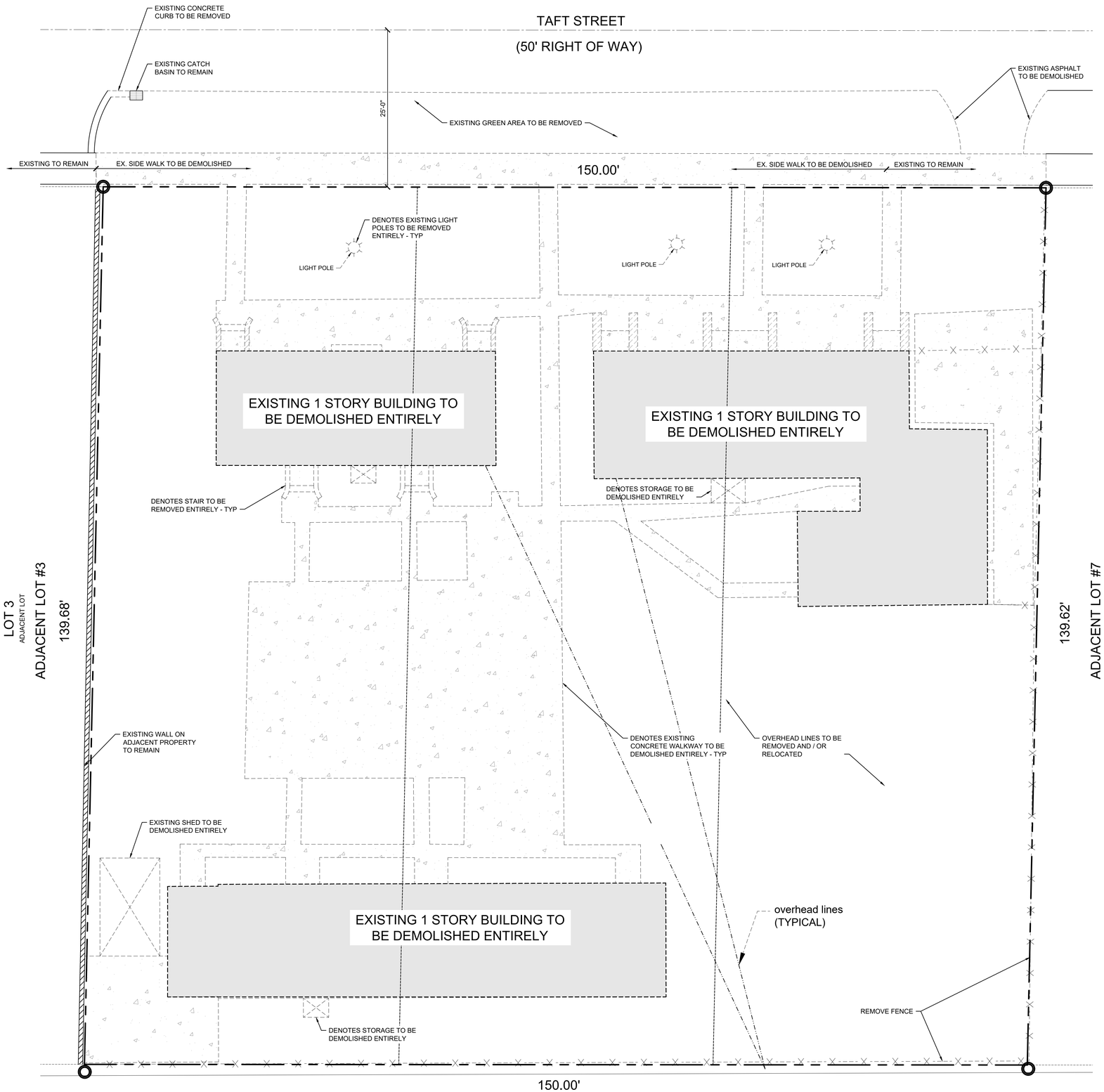
date	revision:
08/12/2019	SITE PLAN REVIEW (TAC 2)

commission: 18-061
principal: ERIC ANDERSON
project manager: FRCB
file name: 8061-A-100-RD
date: 08-12-2019
title: BUILDING RENDERINGS

100

of: 16 A

AA C001997



EXISTING SITE DEMOLITION PLAN

1/8"=1'-0"

SITE AERIAL VIEW - FIRE HYDRANT

N.T.S.

DEMO NOTES:

1. TOTAL BUILDING AREA TO BE DEMOLISHED IS 3,908 SQ/FT OF 9 UNITS.
2. ALL EXISTING TREES (SEE SURVEY) ARE TO BE DEMOLISHED.
3. FENCING ON EAST AND SOUTH OF PROPERTY LINE WILL BE DEMOLISHED.

anderson architecture, inc.

399 CAMINO GARDENS BLVD.
SUITE 202
BOCA RATON, FLORIDA 33432

V: 561.362.0220

www.andersonarchitecture.com

consultant:

seal:

ERIC ANDERSON
AR0010628
ERIC ANDERSON

A Site Plan Approval for:
Holiday Inn Express

1748 Taft Street
Hollywood, FL

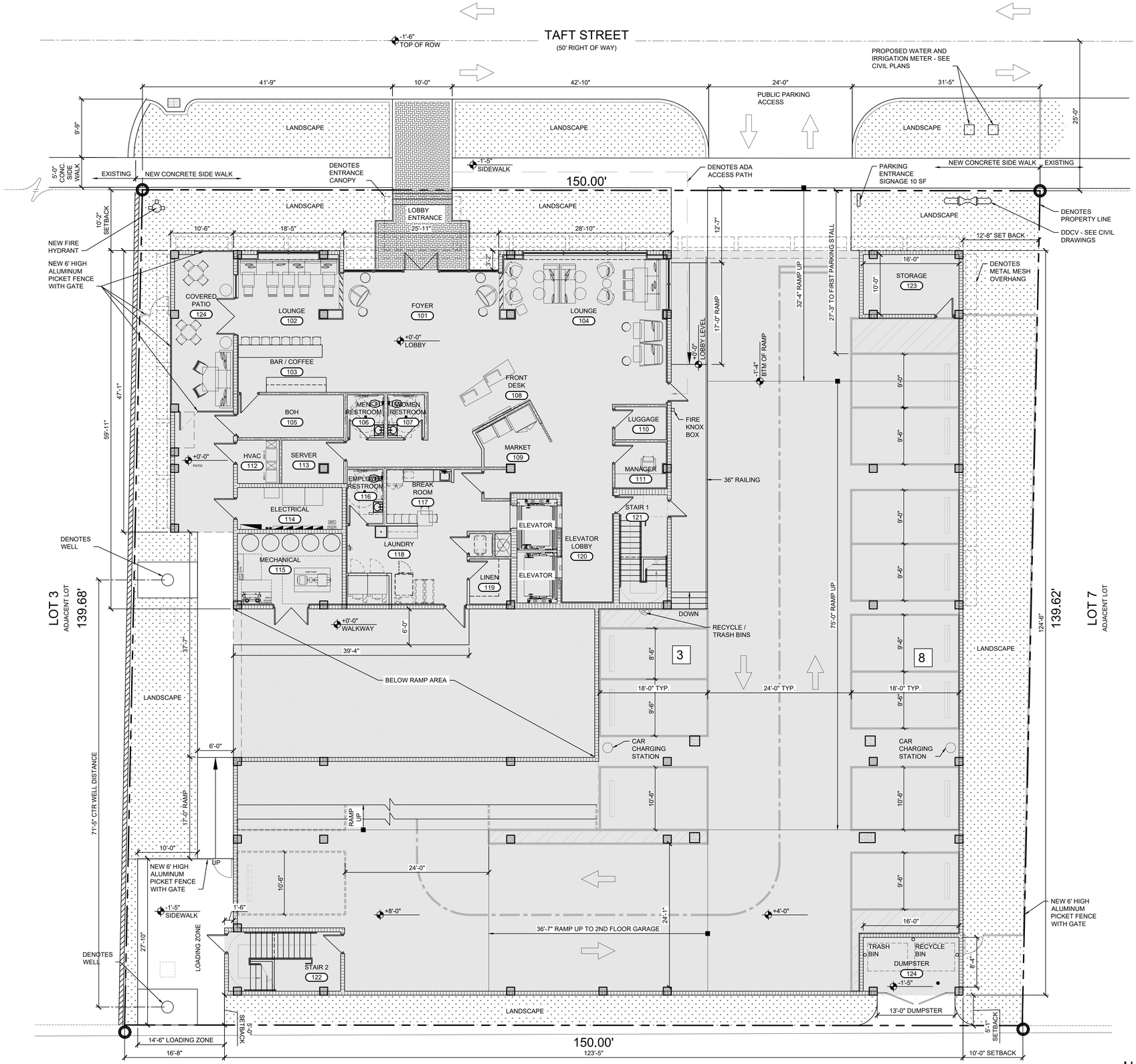
date:	revision:
09/12/2019	SITE PLAN REVIEW (TAC 2)

commission: 18-061
principal: ERIC ANDERSON
project manager: FRCB
file name: 8061-A-111-DP1
date: 08-12-2019
title: EXISTING SITE DEMOLITION PLAN

111

of: 16 A

AA C001997



FIRST FLOOR PLAN

1/8"=1'-0"

PROJECT NOTES:

1. THE LIGHTING LEVELS AT THE SITE PERIMETERS WILL BE DESIGNED IN ACCORDANCE WITH THE MAXIMUM FC LEVEL (.5 FC) PERMITTED.
2. AS NOTED ON THE EXTERIOR ELEVATIONS, THE SIGNAGE WILL BE DESIGNED FOR COMPLIANCE WITH THE CITY SIGN ORDINANCES AND WILL BE PERMITTED APPROPRIATELY.
3. A REQUEST FOR MEETING WITH THE ADJACENT HOA HAS BEEN MADE.
4. THE MECHANICAL AND ELECTRICAL EQUIPMENT WILL BE SCREENED AS REQUIRED FOR COMPLIANCE WITH CITY CODES.
5. THE BUILDING WILL BE DESIGNED AND CONSTRUCTED WITHIN THE GUIDELINES OF **FLORIDA GREEN BUILD**- THE CONSULTANT HAS BEEN ADDED TO THE PROJECT TEAM.
   - SUSTAINABLE BUILDING MATERIALS WILL BE UTILIZED WHERE FEASIBLE.
   - LOW VOC MATERIALS WILL BE UTILIZED WHERE FEASIBLE.
   - THE SITE LIGHTING, INCLUDING THE POOL DECK, WILL BE DESIGNED FOR COMPLIANCE WITH THE *INTERNATIONAL DARK SKY ASSOCIATION*.
   - ENERGY-EFFICIENT LIGHT FIXTURES AND APPLIANCES WILL BE UTILIZED THROUGHOUT THE BUILDING.
6. IRRIGATION PLANS WILL BE SUBMITTED AT THE TIME OF BUILDING PERMIT.
7. THE DESIGN DRAWINGS WILL INCLUDE ALL NECESSARY DETAILS AND SYSTEMS NECESSARY TO MAINTAIN THE INTEGRITY OF THE CONSTRUCTION FIRE-RATINGS.
8. THE BUILDING WILL INCLUDE ACCOMMODATIONS NECESSARY TO IMPLEMENT A BDA SYSTEM, SHOULD THE POST-CONSTRUCTION TESTING DEEM IT NECESSARY.

SITE PLAN NOTES:

1. ALL EXTERNAL LIGHTING SHOULD BE FULLY SHIELDED AND MEET THE REQUIREMENTS OF THE INTERNATIONAL DARK SKY ASSOCIATION.

SITE TABULATIONS:

LAND USE:	MEDIUM HIGH DENSITY MULTIPLE FAMILY (RM-18)
ZONING DISTRICT:	FH-2
TOTAL SITE AREA:	20,944 SF - 0.48 ACRES
BUILDING FOOTPRINT COVERAGE: (FIRST FLOOR FOOTPRINT / UPPER FLOORS OVERHANG)	15,689 SF
SITE AREAS:	
GROUND FLOOR: LOBBY / BOH / STAIR	4,521 SF
GARAGE	8,925 SF
DUMPSTER	161 SF
UPPER FLOORS OVERHANG	2,077 SF
SIDEWALKS / PAVED AREAS:	1,471 SF
LANDSCAPED SPACE (84 SQ/FT OF LANDSCAPE IS UNDER BUILDING OVERHANG)	3,784 SF
FLOOR RATIO AREA (FAR): (50,838 SF / 20,944 SF) (GARAGE, DUMPSTER, POOL DECK & ELEVATOR SHAFTS FROM SECOND FLOOR UP AREAS EXCLUDED)	2.43
BUILDING HEIGHT: (SEE EXTERIOR ELEVATIONS FOR ALL PARAPET HEIGHTS)	84'-0"

REQUIRED BUILDING SETBACKS:	PROVIDED
10 FT AT FRONTAGE	10'-0"
0 FT AT SIDE INTERIOR	4'-11"
5 FT ALLEY	5'-0"
60 FT AT SIDE ABOVE 55FT WHEN ADJACENT TO FH-1	60'-0"

BUILDING AREAS:

PROPOSED HOTEL FLOOR AREAS:

FIRST FLOOR:	13,612 SF	LOBBY / BOH / STAIR / GARAGE / DUMPSTER
SECOND FLOOR:	15,195 SF	GARAGE
THIRD FLOOR:	15,195 SF	GARAGE
FOURTH FLOOR:	15,666 SF	16 ROOMS / COMMON AREAS / POOL DECK
FIFTH FLOOR:	8,903 SF	16 ROOMS
SIXTH FLOOR:	8,903 SF	16 ROOMS
SEVENTH FLOOR:	8,903 SF	16 ROOMS
EIGHTH FLOOR:	8,903 SF	16 ROOMS
TOTAL:	95,280 SF	80 ROOMS

PARKING:

PARKING REQUIRED: (1 SPACE FOR THE FIRST 10 ROOMS, PLUS .25 PER ROOM FOR EACH ADDITIONAL ROOM)	28
ADA PARKING REQUIRED: (FBC - ADA 2017 - TABLE 208.2: 51 TO 75 PARKING PROVIDED)	3
PARKING PROVIDED:	
FIRST FLOOR:	11
SECOND FLOOR:	23
THIRD FLOOR:	15
TOTAL PARKING PROVIDED:	49
STANDARD PARKING:	46
ADA PARKING:	3

anderson architecture, inc.

399 CAMINO GARDENS BLVD.
SUITE 202
BOCA RATON, FLORIDA 33432

V: 561.362.0220

www.andersonarchitecture.com

consultant:

seal:

ERIC ANDERSON
AR0010628
ERIC ANDERSON

A Site Plan Approval for:
Holiday Inn Express

1748 Taft Street
Hollywood, FL

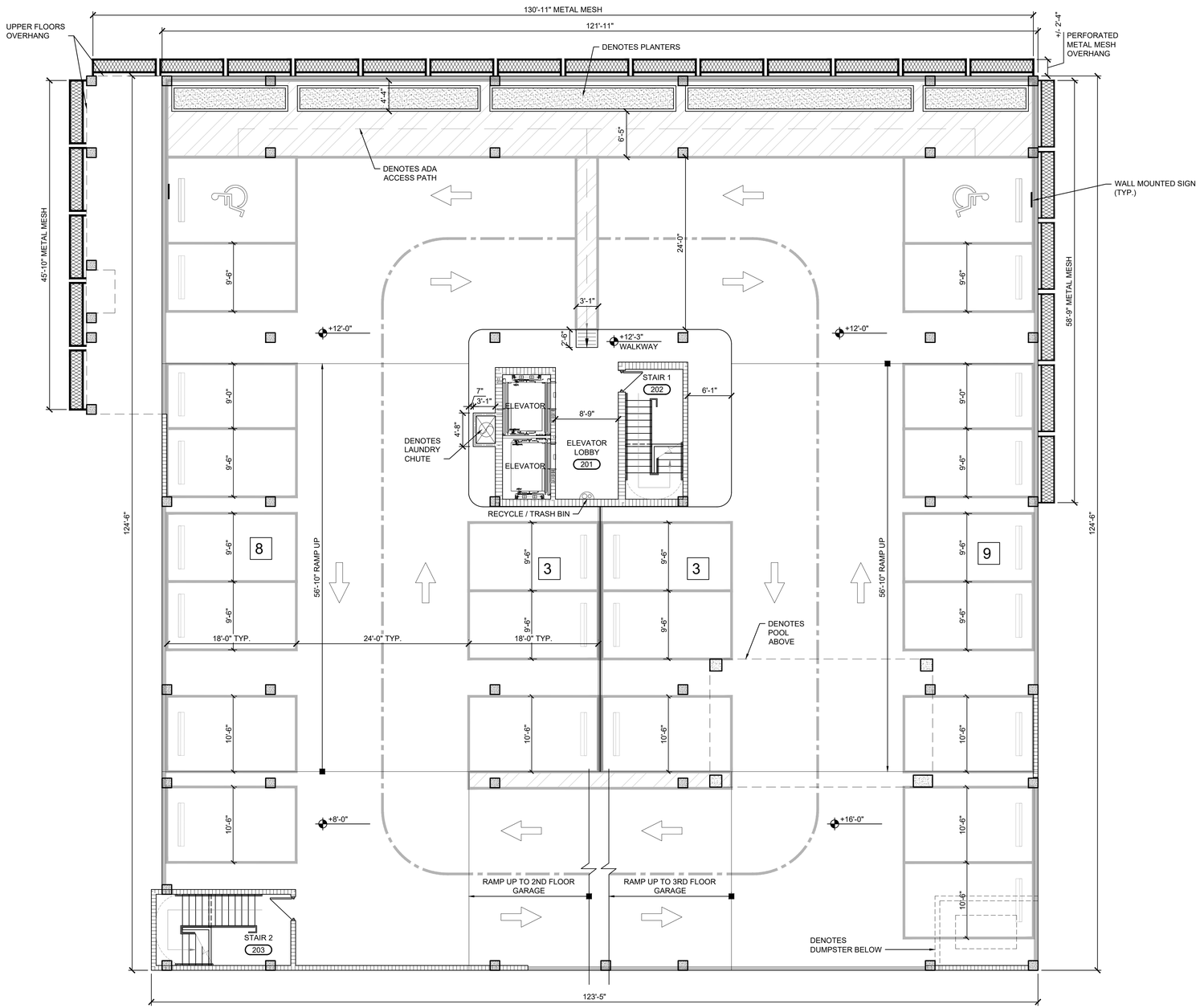
revision:	date:
1 SITE PLAN REVIEW (TAC 2)	09/12/2019

commission: 18-061
principal: ERIC ANDERSON
project manager: FRCB
file name: 8061-A-121-FP1
date: 08-12-2019
title: FIRST FLOOR PLAN

121

of: 16 A

AA C001997



TOTAL PARKING
2ND FLOOR: 23

SECOND FLOOR PLAN
1/8"=1'-0"

anderson
architecture, inc.

399 CAMINO GARDENS BLVD.
SUITE 202
BOCA RATON, FLORIDA 33432

V: 561.362.0220

www.andersonarchitecture.com

consultant:

seal:

ERIC ANDERSON
AR0010628
ERIC ANDERSON

A Site Plan Approval for:
Holiday Inn Express

1748 Taft Street
Hollywood, FL

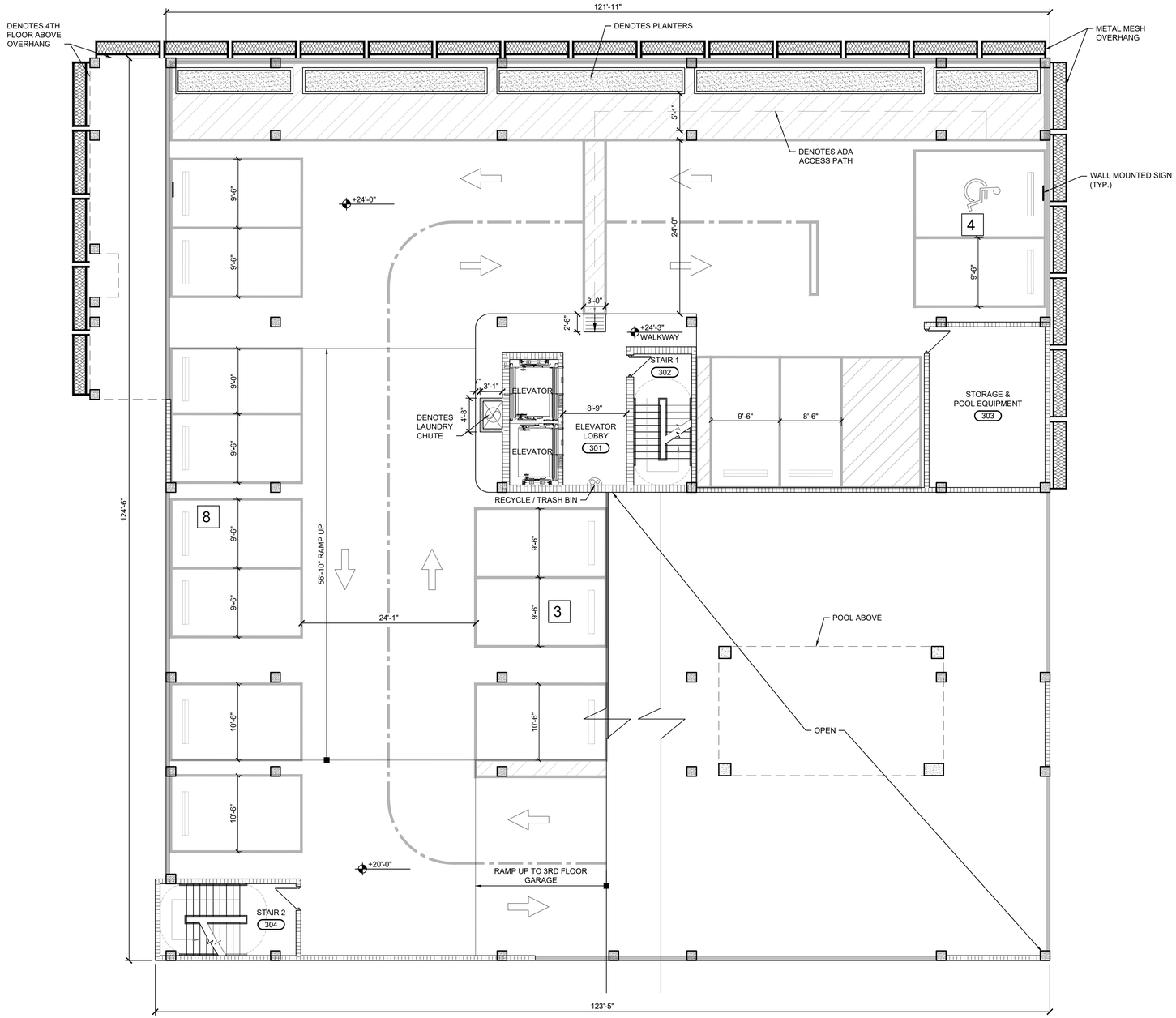
date:	revision:
1 09/12/2019	SITE PLAN REVIEW (TAC 2)

commission: 18-061
principal: ERIC ANDERSON
project manager: FRCB
file name: 8061-A-122-FP2
date: 08-12-2019
title: SECOND FLOOR PLAN

122

of: 16 A

AA C001997



TOTAL PARKING
3RD FLOOR: 15

THIRD FLOOR PLAN
1/8"=1'-0"

anderson
architecture, inc.

399 CAMINO GARDENS BLVD.
SUITE 202
BOCA RATON, FLORIDA 33432

V: 561.362.0220

www.andersonarchitecture.com

consultant:

seal:

ERIC ANDERSON
AR0010628

ERIC ANDERSON

A Site Plan Approval for:
Holiday Inn Express

1748 Taft Street
Hollywood, FL

date:	revision:
09/12/2019	SITE PLAN REVIEW (TAC 2)

commission: 18-061
principal: ERIC ANDERSON
project manager: FRCB
file name: 8061-A-123-FP3
date: 08-12-2019
title: THIRD FLOOR PLAN

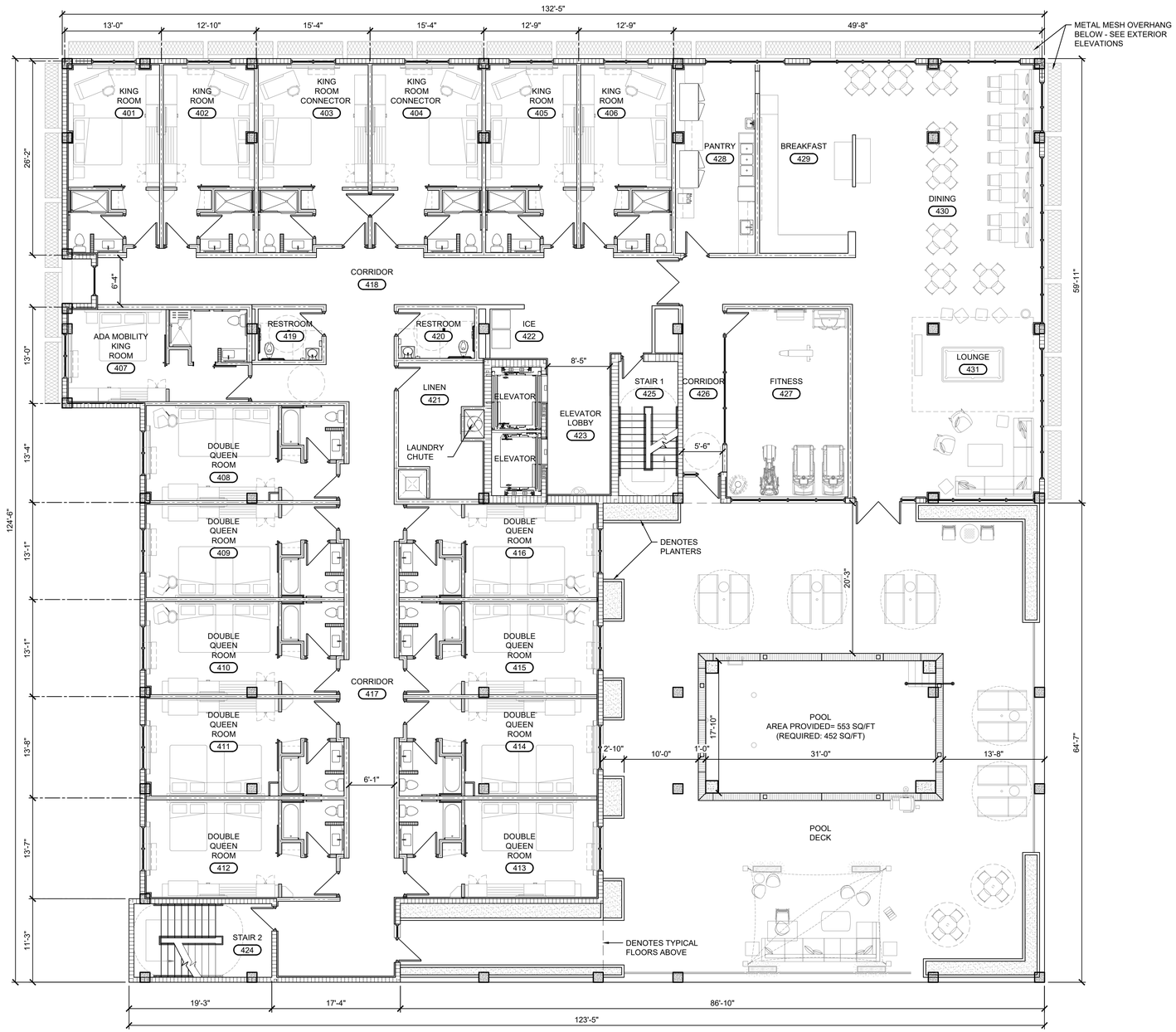
123

of: 16 A

AA C001997

TOTAL GUESTROOMS AT 4TH FLOOR: 16

- 6 KING GUESTROOM
- 1 ADA MOBILITY KING GUESTROOM
- 9 DOUBLE QUEEN GUESTROOM



FOURTH FLOOR PLAN

1/8"=1'-0"

anderson architecture, inc.

399 CAMINO GARDENS BLVD.
SUITE 202
BOCA RATON, FLORIDA 33432

V: 561.362.0220

www.andersonarchitecture.com

consultant:

seal:

ERIC ANDERSON
AR0010628
ERIC ANDERSON

A Site Plan Approval for:
Holiday Inn Express

1748 Taft Street
Hollywood, FL

date	revision:
1 09/12/2019	SITE PLAN REVIEW (TAC 2)

commission: 18-061

principal: ERIC ANDERSON

project manager: FRCB

file name: 8061-A-124-FP4

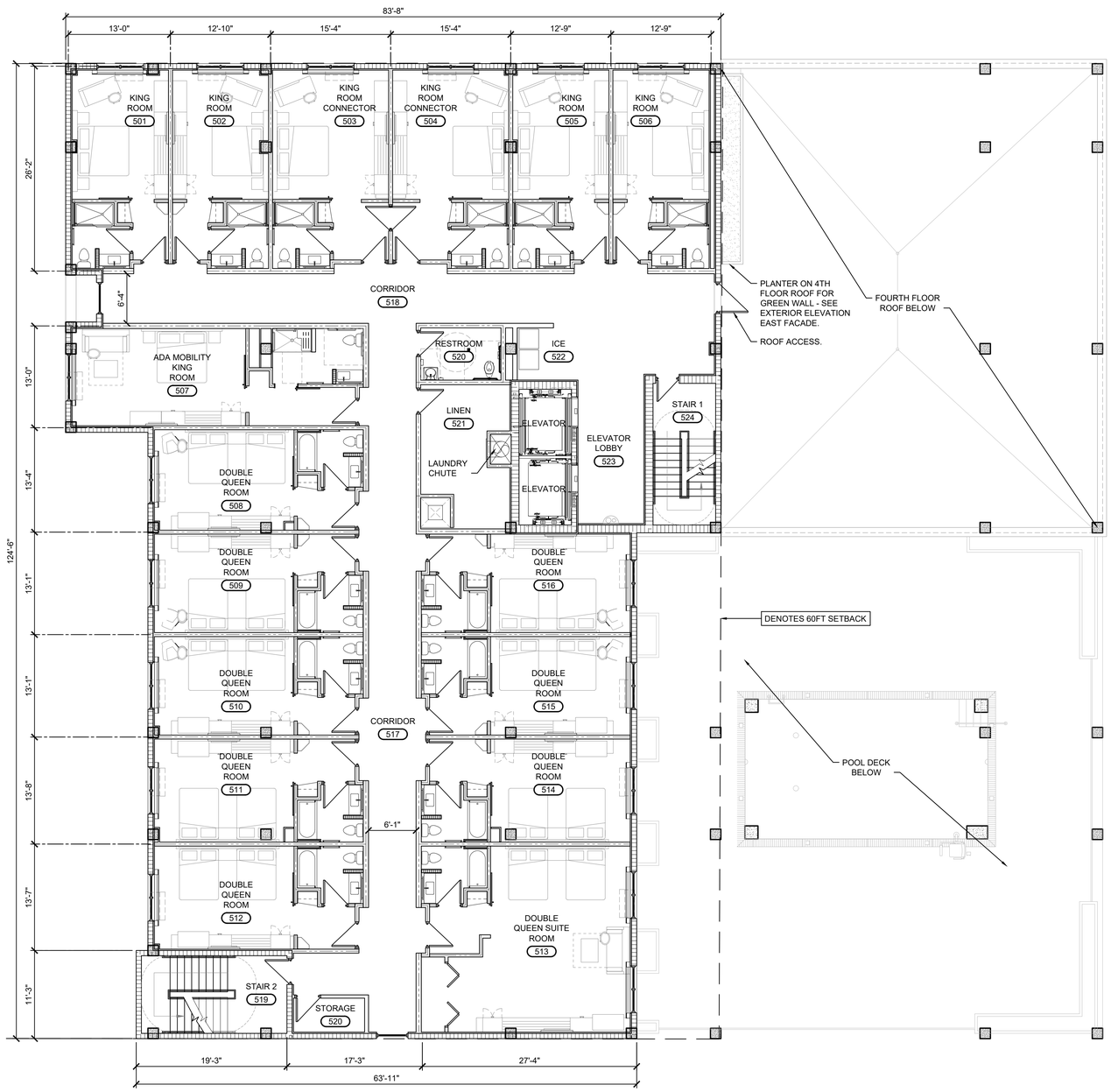
date: 08-12-2019

title: FOURTH FLOOR PLAN

124

of: 16 A

AA C001997



FIFTH FLOOR PLAN

1/8"=1'-0"

TOTAL GUESTROOMS AT TYP. FLOOR: 16

- 6 KING GUESTROOM
- 1 ADA MOBILITY KING GUESTROOM
- 8 DOUBLE QUEEN GUESTROOM
- 1 DOUBLE QUEEN SUITE GUESTROOM

anderson architecture, inc.

399 CAMINO GARDENS BLVD.
SUITE 202
BOCA RATON, FLORIDA 33432

V: 561.362.0220

www.andersonarchitecture.com

consultant:

seal:

ERIC ANDERSON
AR0010628
ERIC ANDERSON

A Site Plan Approval for:
Holiday Inn Express

1748 Taft Street
Hollywood, FL

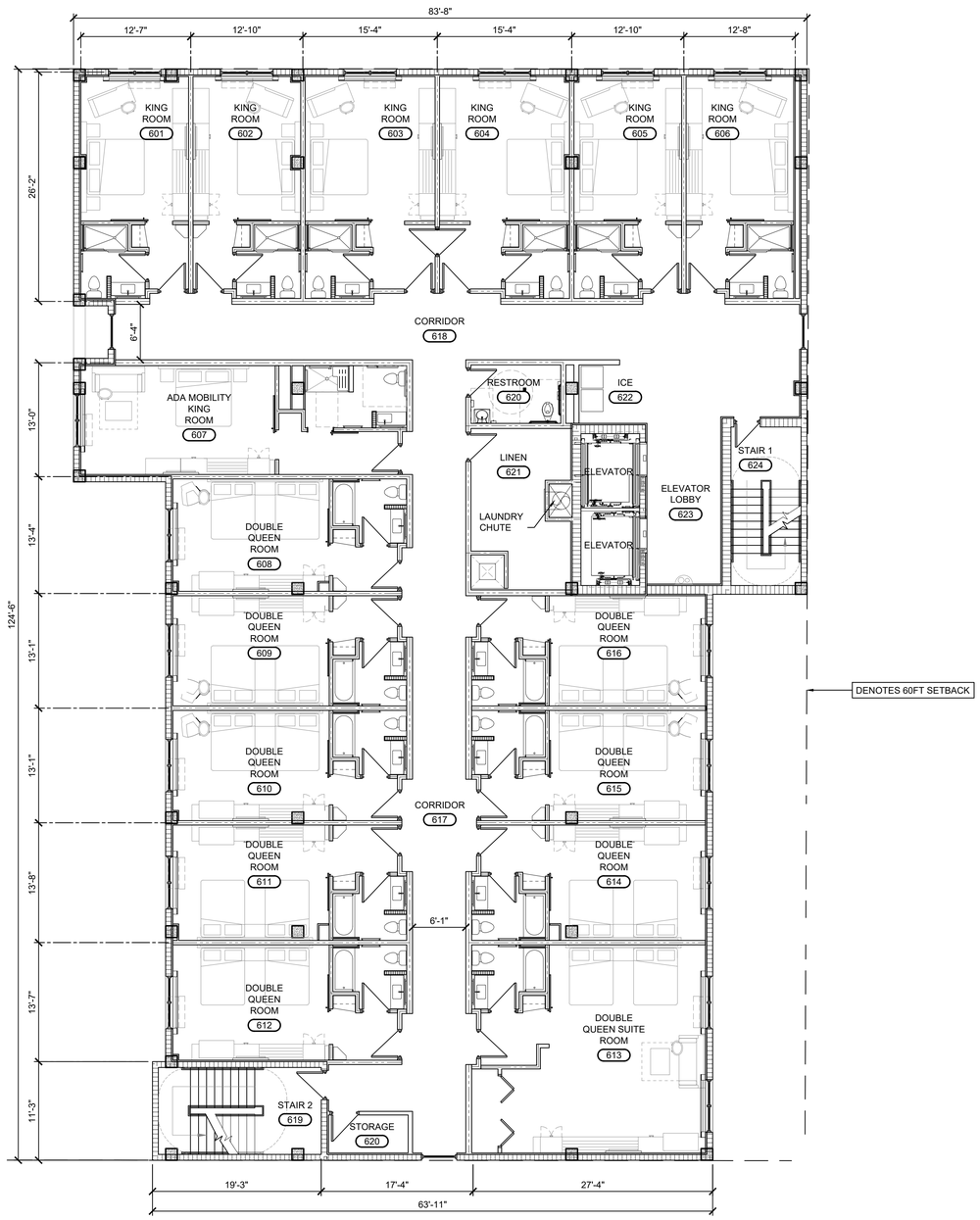
date:	revision:
1 09/12/2019	SITE PLAN REVIEW (TAC 2)

commission: 18-061
principal: ERIC ANDERSON
project manager: FRCB
file name: 8061-A-125-FP5
date: 08-12-2019
title: FIFTH FLOOR PLAN

125

of: 16 A

AA C001997



SIXTH FLOOR PLAN

1/8"=1'-0"

TOTAL GUESTROOMS AT TYP. FLOOR: 16

- 6 KING GUESTROOM
- 1 ADA MOBILITY KING GUESTROOM
- 8 DOUBLE QUEEN GUESTROOM
- 1 DOUBLE QUEEN SUITE GUESTROOM

anderson architecture, inc.

399 CAMINO GARDENS BLVD.
SUITE 202
BOCA RATON, FLORIDA 33432

V: 561.362.0220

www.andersonarchitecture.com

consultant:

seal:

ERIC ANDERSON
AR0010628

ERIC ANDERSON

A Site Plan Approval for:
Holiday Inn Express

1748 Taft Street
Hollywood, FL

revision:	date:
SITE PLAN REVIEW (TAC 2)	09/12/2019

commission: 18-061

principal: ERIC ANDERSON

project manager: FRCB

file name: 8061-A-126-FP6

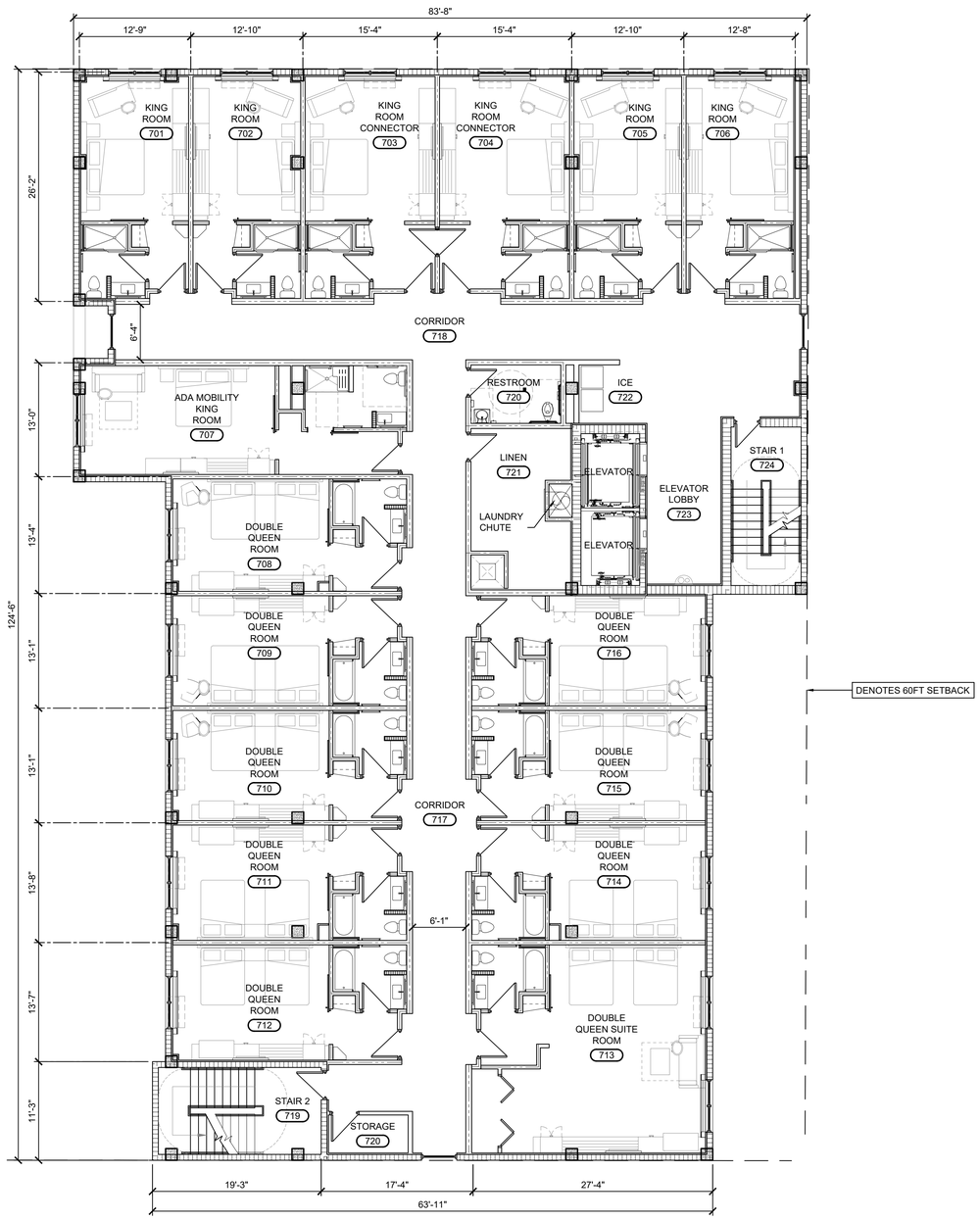
date: 08-12-2019

title: SIXTH FLOOR PLAN

126

of: 16 A

AA C001997



SEVENTH FLOOR PLAN

1/8"=1'-0"

TOTAL GUESTROOMS AT TYP. FLOOR: 16

- 6 KING GUESTROOM
- 1 ADA MOBILITY KING GUESTROOM
- 8 DOUBLE QUEEN GUESTROOM
- 1 DOUBLE QUEEN SUITE GUESTROOM

anderson architecture, inc.

399 CAMINO GARDENS BLVD.
SUITE 202
BOCA RATON, FLORIDA 33432

V: 561.362.0220

www.andersonarchitecture.com

consultant:

seal:

ERIC ANDERSON
AR0010628

ERIC ANDERSON

A Site Plan Approval for:
Holiday Inn Express

1748 Taft Street
Hollywood, FL

date	revision:
1 09/12/2019	SITE PLAN REVIEW (TAC 2)

commission: 18-061

principal: ERIC ANDERSON

project manager: FRCB

file name: 8061-A-127-FP7

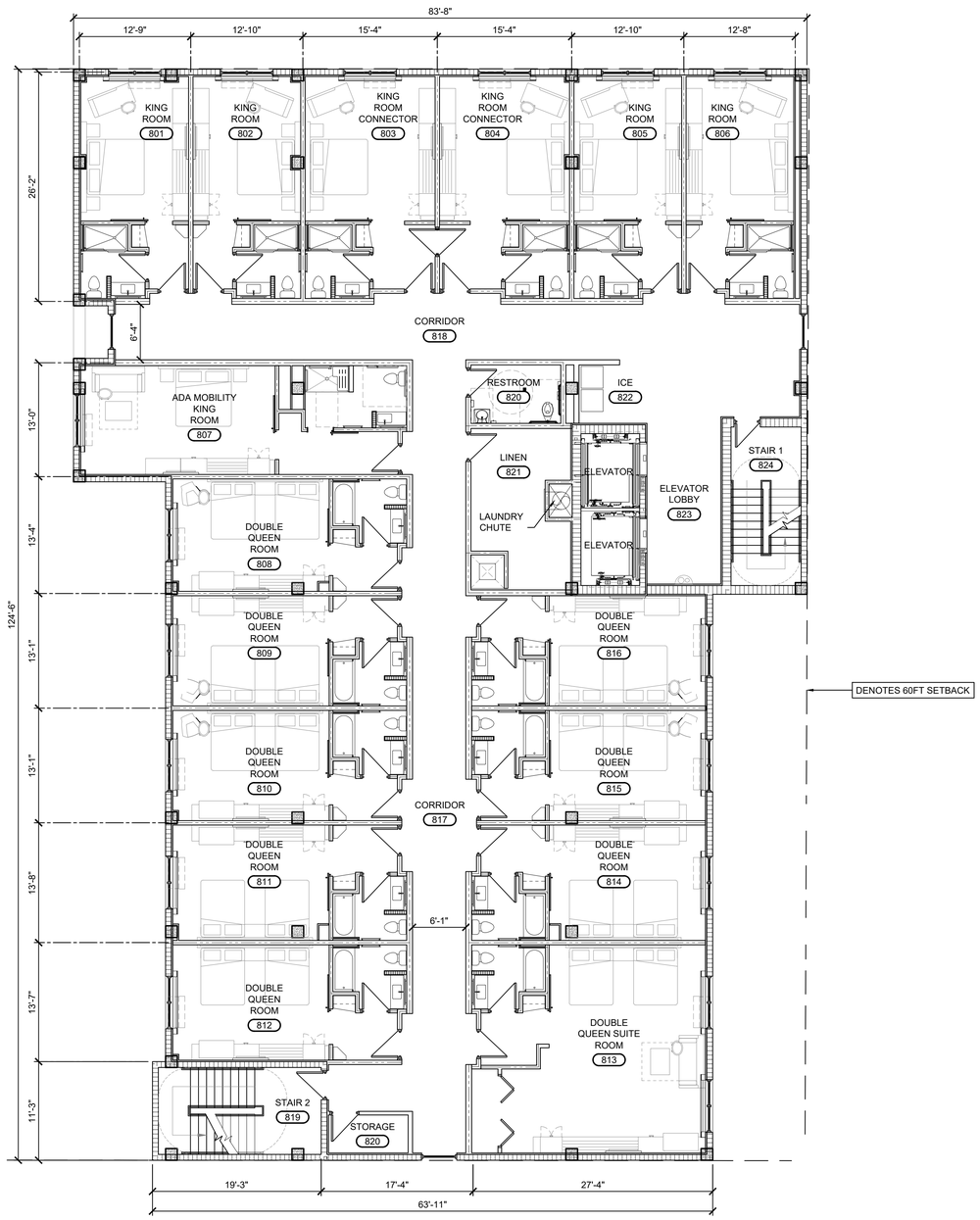
date: 08-12-2019

title: SEVENTH FLOOR PLAN

127

of: 16 A

AA C001997



EIGHTH FLOOR PLAN

1/8"=1'-0"

TOTAL GUESTROOMS AT TYP. FLOOR: 16

- 6 KING GUESTROOM
- 1 ADA MOBILITY KING GUESTROOM
- 8 DOUBLE QUEEN GUESTROOM
- 1 DOUBLE QUEEN SUITE GUESTROOM

TOTAL GUESTROOMS PER FLOOR:

4TH FLOOR: 16
5TH FLOOR: 16
6TH FLOOR: 16
7TH FLOOR: 16
8TH FLOOR: 16

TOTAL: 80 ROOMS

anderson architecture, inc.

399 CAMINO GARDENS BLVD.
SUITE 202
BOCA RATON, FLORIDA 33432

V: 561.362.0220

www.andersonarchitecture.com

consultant:

seal:

STATE OF FLORIDA
ERIC ANDERSON
AR0010628

ERIC ANDERSON

A Site Plan Approval for:
Holiday Inn Express

1748 Taft Street
Hollywood, FL

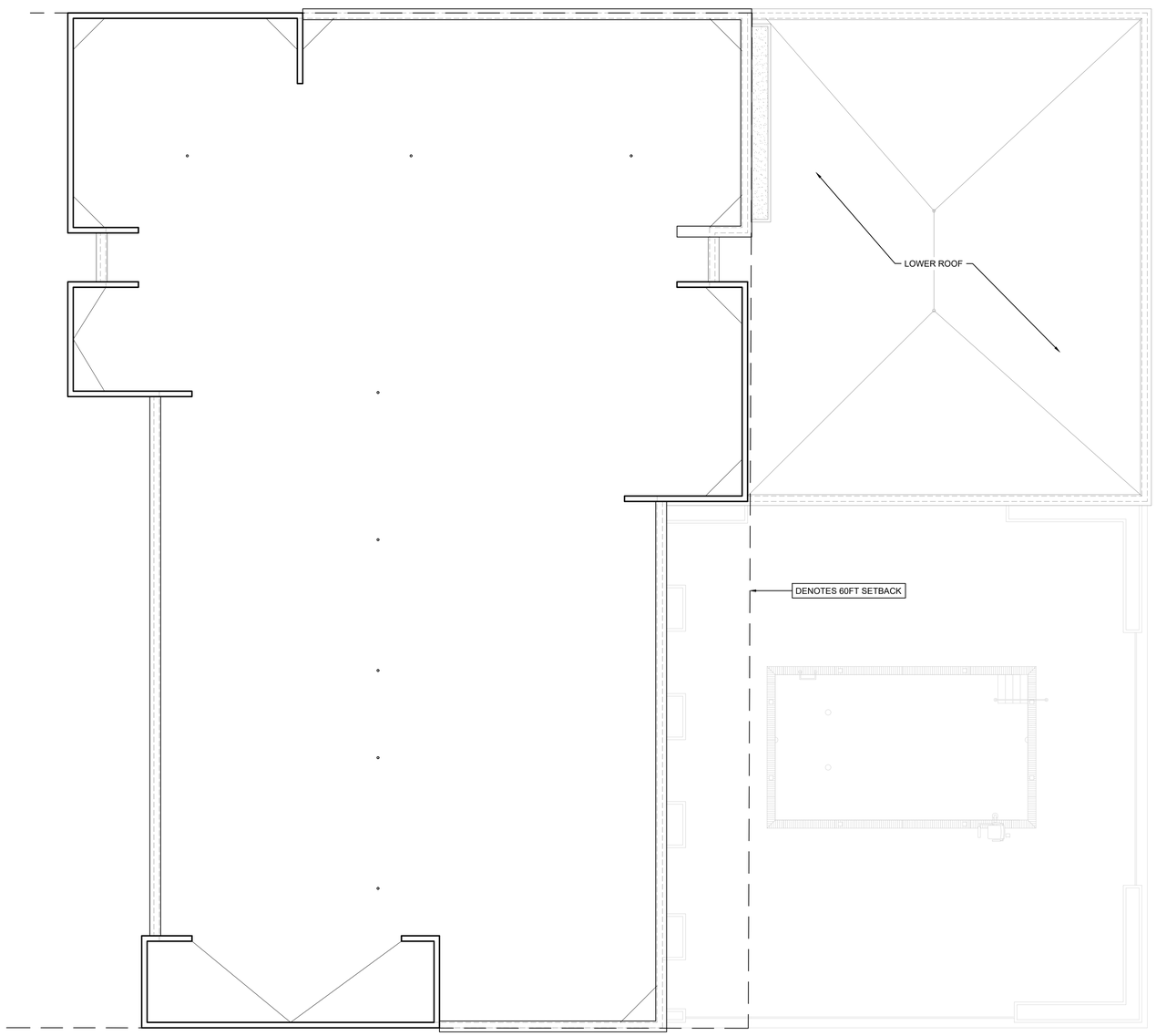
date	revision:
1 09/12/2019	SITE PLAN REVIEW (TAC 2)

commission: 18-061
principal: ERIC ANDERSON
project manager: FRCB
file name: 8061-A-128-FP8
date: 08-12-2019
title: EIGHTH FLOOR PLAN

128

of: 16 A

AA C001997



ROOF PLAN

1/8"=1'-0"

anderson
architecture, inc.

399 CAMINO GARDENS BLVD.
SUITE 202
BOCA RATON, FLORIDA 33432

V: 561.362.0220

www.andersonarchitecture.com

consultant:

seal:

STATE OF FLORIDA
ERIC ANDERSON
AR0010628

ERIC ANDERSON

A Site Plan Approval for:
Holiday Inn Express

1748 Taft Street
Hollywood, FL

date:	revision:
1. 09/12/2019	SITE PLAN REVIEW (TAC 2)

commission: 18–061

principal: ERIC ANDERSON

project manager: FRCB

file name: 8061–A–141–RP

date: 08–12–2019

title: ROOF PLAN

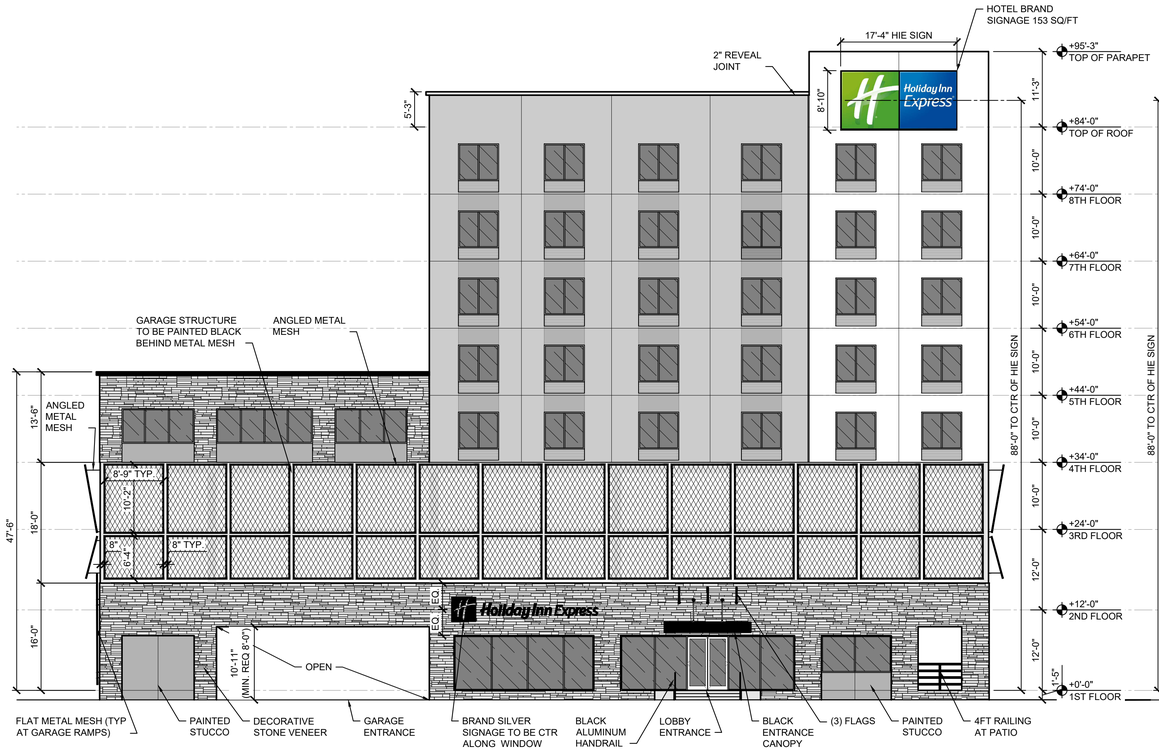
141

of: 16 A

AA C001997

NOTES:

1. ALL SIGNAGE SHALL BE IN COMPLIANCE WITH THE ZONING AND LAND DEVELOPMENT REGULATIONS.
2. 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.



NORTH EXTERIOR ELEVATION - VIEW FROM TAFT STREET

3/32"=1'-0"

1 A-201

WEST EXTERIOR ELEVATION - VIEW FROM US1

3/32"=1'-0"

2 A-201

anderson architecture, inc.

399 CAMINO GARDENS BLVD.
SUITE 202
BOCA RATON, FLORIDA 33432

V: 561.362.0220

www.andersonarchitecture.com

consultant:

seal:

ERIC ANDERSON
AR0010628
ERIC ANDERSON

A Site Plan Approval for:
Holiday Inn Express

1748 Taft Street
Hollywood, FL

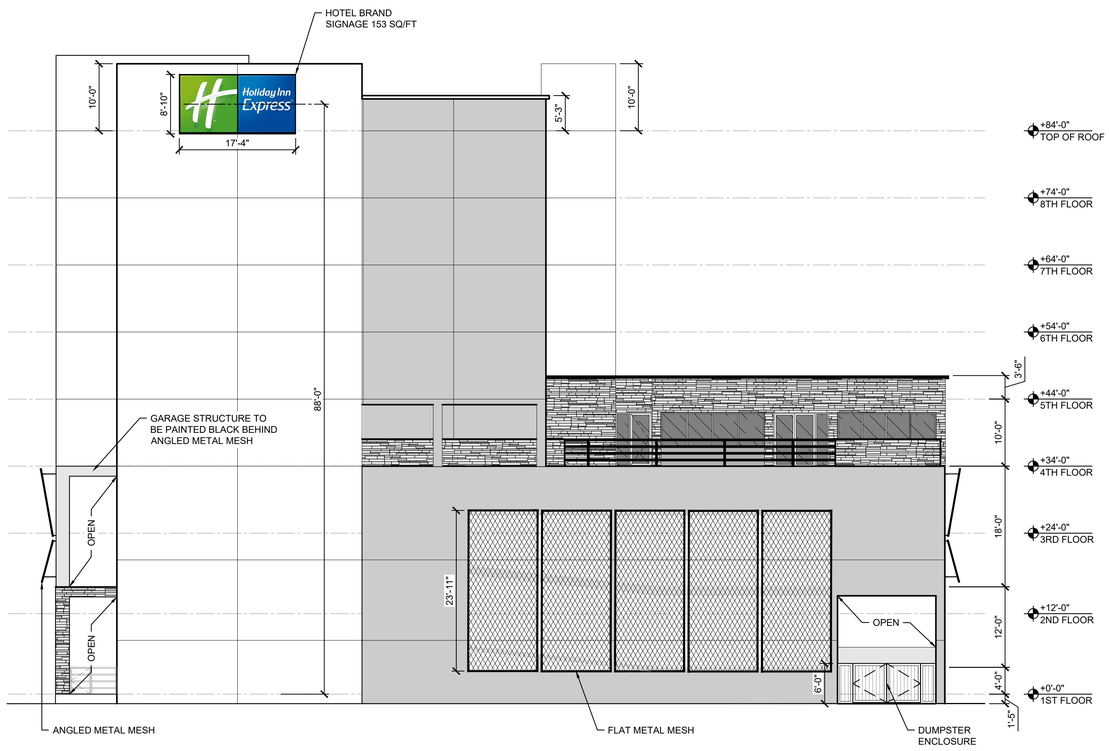
date:	revision:
1 09/12/2019	SITE PLAN REVIEW (TAC 2)

commission: 18-061
principal: ERIC ANDERSON
project manager: FRCB
file name: 8061-A-201-EE
date: 08-12-2019
title: EXTERIOR ELEVATIONS

201

of: 16 A

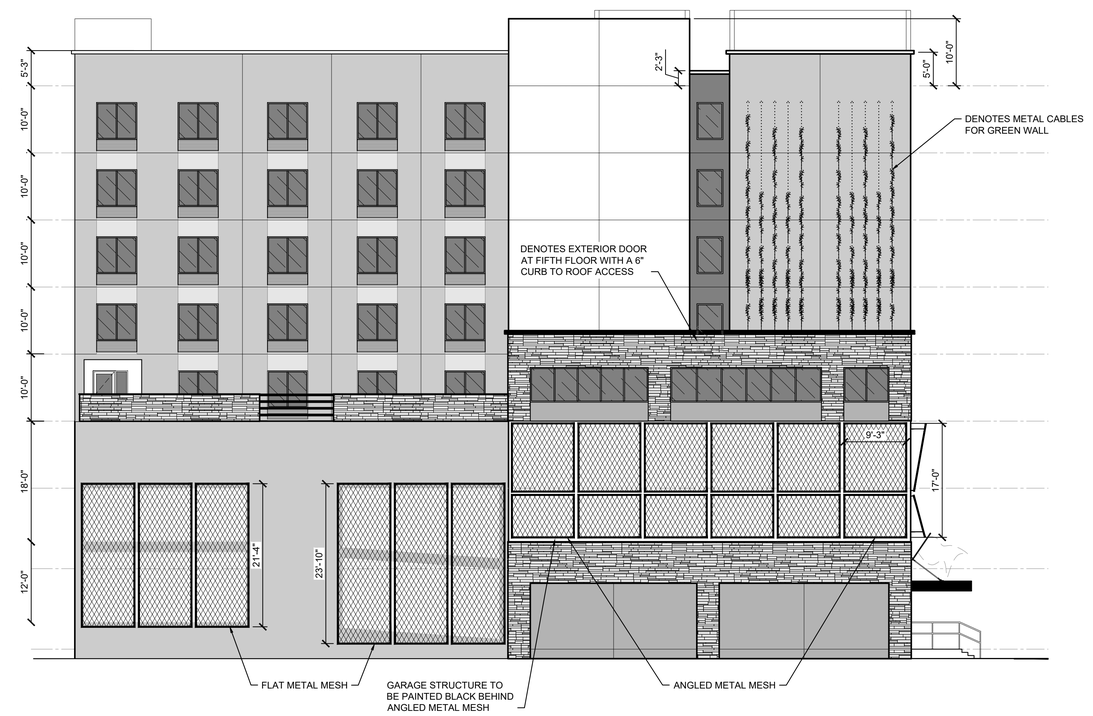
AA C001997



SOUTH EXTERIOR ELEVATION

3/32"=1'-0"

1
A-202



EAST EXTERIOR ELEVATION

3/32"=1'-0"

2
A-202

anderson
architecture, inc.

399 CAMINO GARDENS BLVD.
SUITE 202
BOCA RATON, FLORIDA 33432

V: 561.362.0220

www.andersonarchitecture.com

consultant:

seal:

STATE OF FLORIDA
ERIC ANDERSON
AR0010628

ERIC ANDERSON

A Site Plan Approval for:
Holiday Inn Express

1748 Taft Street
Hollywood, FL

date:	revision:
1 09/12/2019	SITE PLAN REVIEW (TAC 2)

commission: 18-061

principal: ERIC ANDERSON

project manager: FRCB

file name: 8061-A-202-EE

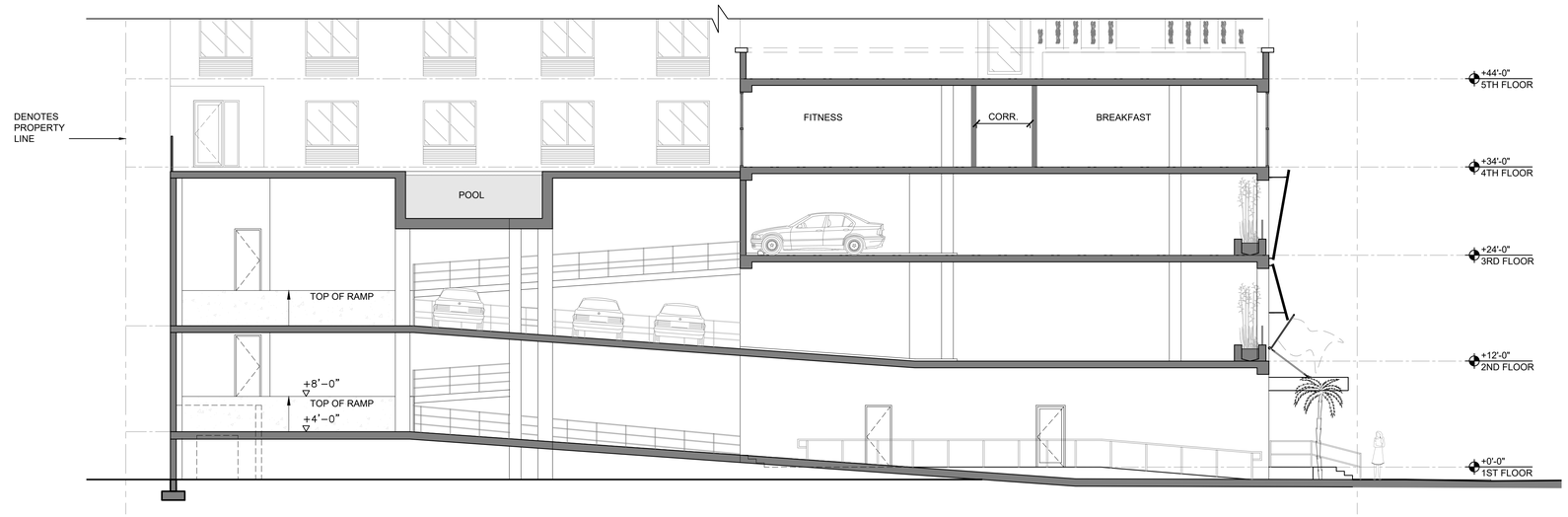
date: 08-12-2019

title: EXTERIOR ELEVATIONS

202

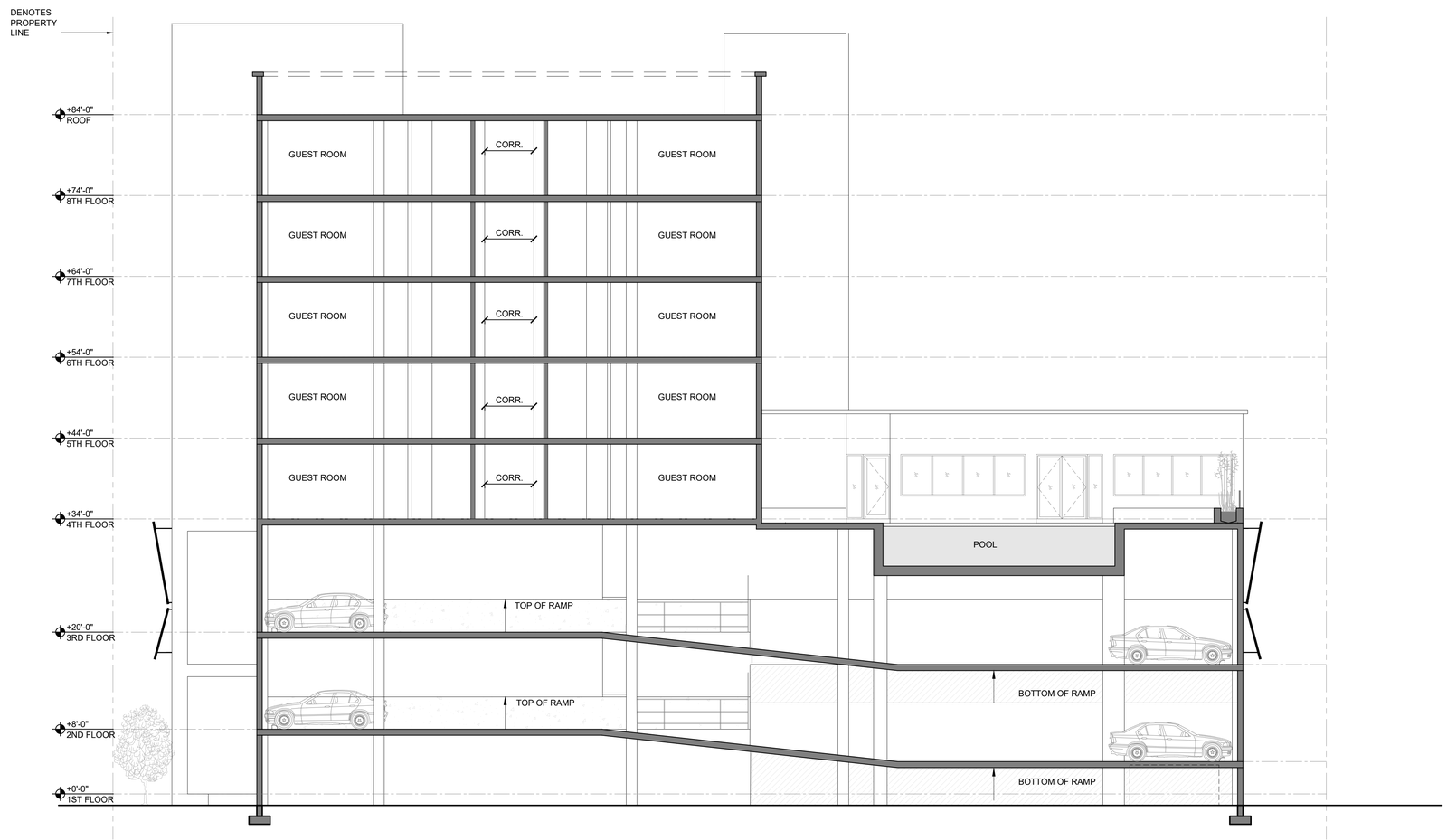
of: 16 A

AA C001997



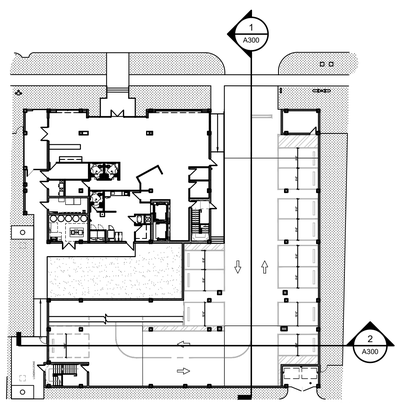
BUILDING SECTION
1/8"=1'-0"

1
A-300



BUILDING SECTION
1/8"=1'-0"

2
A-300



1ST FLOOR KEY PLAN
1/32"=1'-0"

anderson
architecture, inc.

399 CAMINO GARDENS BLVD.
SUITE 202
BOCA RATON, FLORIDA 33432

V: 561.362.0220

www.andersonarchitecture.com

consultant:

seal:

ERIC ANDERSON
AR0010628

ERIC ANDERSON

A Site Plan Approval for:
Holiday Inn Express

1748 Taft Street
Hollywood, FL

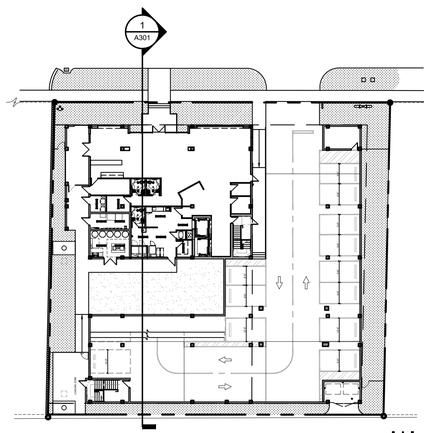
revision:	date
1 SITE PLAN REVIEW (TAC 2)	09/12/2019

commission: 18-061
principal: ERIC ANDERSON
project manager: FRCB
file name: 8061-A-300-SX
date: 08-12-2019
title: BUILDING SECTIONS

300

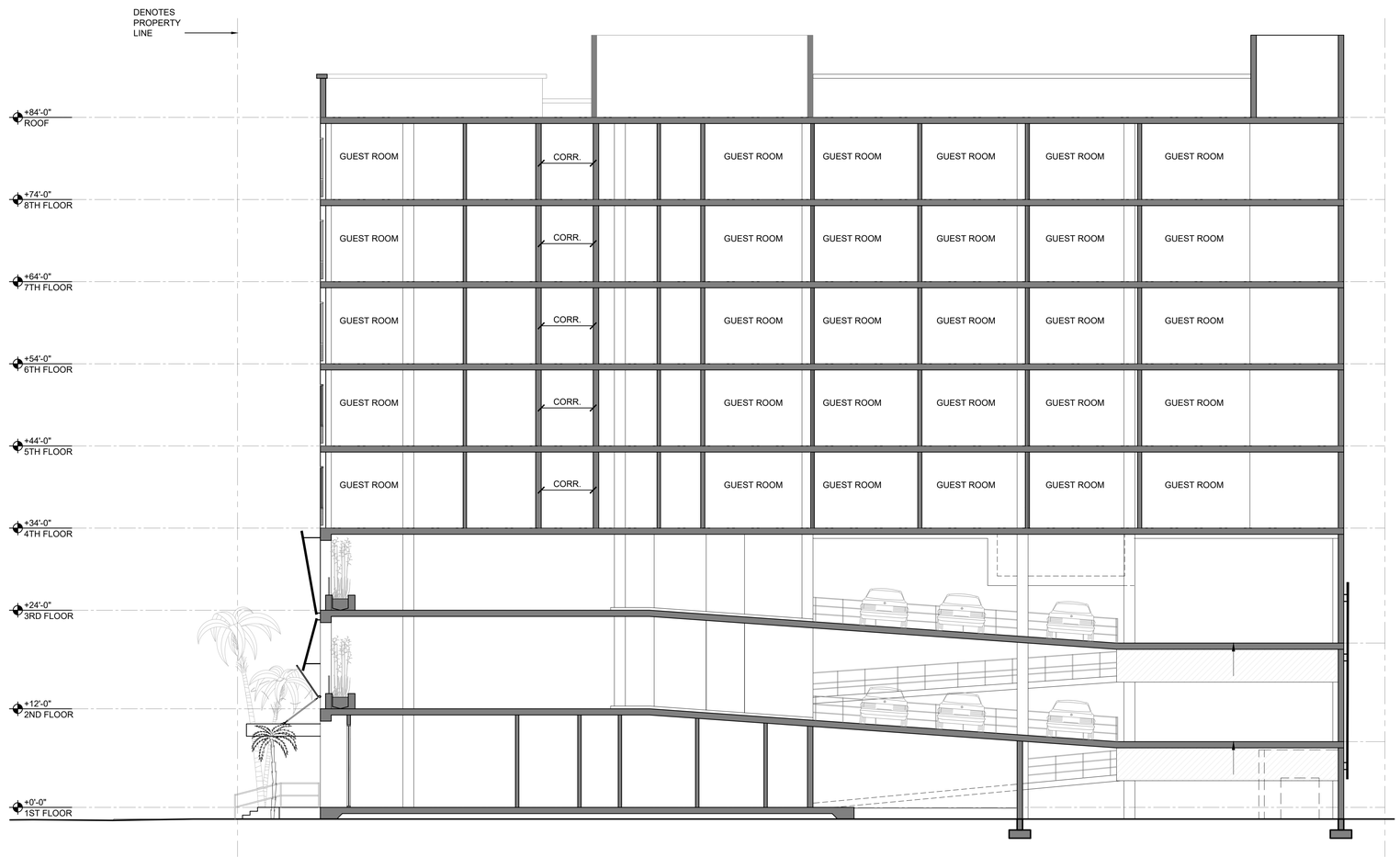
of: 16 | A

AA C001997



1ST FLOOR KEY PLAN

1/32"=1'-0"



BUILDING SECTION

1/8"=1'-0"

1
A-301

anderson
architecture, inc.

399 CAMINO GARDENS BLVD.
SUITE 202
BOCA RATON, FLORIDA 33432

V: 561.362.0220

www.andersonarchitecture.com

consultant:

seal:

STATE OF FLORIDA
ERIC ANDERSON
AR0010628

ERIC ANDERSON

A Site Plan Approval for:
Holiday Inn Express

1748 Taft Street
Hollywood, FL

date	revision:
1 09/12/2019	SITE PLAN REVIEW (TAC 2)

commission: 18-061
principal: ERIC ANDERSON
project manager: FRCB
file name: 8061-A-301-SX
date: 08-12-2019
title: BUILDING SECTIONS

301

of: 16 A

AA C001997