CITY OF HOLLYWOOD, FLORIDA
INTER-OFFICE MEMORANDUM
OFFICE OF PLANNING

DATE: November 18, 2010 **FILE:** 10-DPV-59

TO: Development Review Board

VIA: Andria Wingett, Planning Manager

FROM: Leander Hamilton, Planning Administrator

SUBJECT: Margaritaville Hollywood Beach Resort, LLC requests a Variance, Design approval and a recommendation to the City Commission for Site Plan approval for a 349 room hotel including restaurant, retail, banquet hall, swimming pools, and associated public/private parking garage generally located at 300 Johnson Street/1112 N. Ocean Drive (Generally located north of Michigan Street, south of Johnson Street, east of the Intracoastal Waterway and west of the Atlantic Ocean)

APPLICANT'S REQUEST:

Design approval and a recommendation to City Commission for Site Plan approval for a 349 room hotel, public/private parking garage and other amenities.

Also included is a Variance request to waive the requirements of Article 8 of the City of Hollywood's Zoning and Land Development Regulations to approve signage for Margaritaville Hollywood Beach Resort.

STAFF'S RECOMMENDATION:

Variance: Approval, subject to any changes the City Commission may deem necessary while considering the Site Plan.

Design: Approval, subject to any changes the City Commission may deem necessary while considering the Site Plan.

Site Plan Recommendation: Approval, if Design is granted.

HISTORY

The City-Wide Master Plan describes this property as *providing potential for an anchor for Central Beach and recommending to remove free standing parking structures such as the one at Johnson Street that can be integrated into the Johnson Street Parcel to create replacement parking and a more attractive urban environment.* As seen later in the report, this development has been designed in a manner which embodies the recommendations within this document to

provide an attractive building with a layout that engages the public and enhances the beach. In 2009 the City Commission requested a Request For Proposals (RFP). This proposal was for a public private partnership to build a signature hotel including a public parking garage, ballroom, retail and restaurant space at property formally known as the "Casino Property". This development would be slated to replace the 592 space Maurice H. Connell parking garage, 208 surface parking spaces (includes on street), and a portion of the Public Works Beach Maintenance area.

As a result, on April 7, 2010 the City Commission received presentations by two bidders for redevelopment of City owned property generally located at Johnson Street and A1A. Thus, Margaritaville Hollywood Beach Resort was selected to partner with the City.

In 2005, the Comprehensive Plan was updated to include Evaluation and Appraisal Report (EAR) based amendments. Policy 7.39 references *giving priority for using shoreline properties for land uses that are water dependent, public in nature and promote tourism.* Furthermore, Policy 10.1.b. describes development of land in the context of a public/private partnership. Some goals and objectives identified specifically for the Beach Community Redevelopment Agency (BCRA) include:

- Develop the Johnson Street beach property as the village center of Hollywood Beach.
- Re-establish tourism as a vital industry.
- Enhance Hollywood Beach as a tropical destination.
- Promote redevelopment and eliminate the causes of physical and economic blight.
- Create opportunities and incentives that facilitate redevelopment of private properties.

REQUEST

The request before the Development Review Board is for Design approval and a recommendation to the City Commission for Site Plan approval for a hotel, public/private parking garage, retail, and restaurant space. Located on two plots totaling just over five acres, this project is on City owned property within the BCRA. The property spans from the Intracoastal Waterway to the Broadwalk between Johnson and Michigan Streets.

There are two plots associated with this request; east parcel (along the Intracoastal Waterway) and west parcel (ocean side). Included in the scope of work are the following:

East Parcel

- Up to 456 garage hotel parking spaces
- Up to 600 garage public parking spaces
- 349 hotel rooms
- 25,500 sq ft restaurant and retail space
- 22,604 sq ft ballroom
- 15,500 full-service spa and fitness area
- Pool deck
    - Lagoon pool and Volcano Water Slide pool
    - Ridin' In Style wave simulation pool
    - Lone Palm Bar
    - Air Stream Bar
    - Captain Tony's Pizza Shack/Tiki Treats snack bar.

- Two outdoor event lawns

West Parcel

- Dock with pavilion and public restrooms

This east parcel is lined with several hotel restaurants along A1A, Johnson Street and the Broadwalk. Results from the Florida Building Commission Meeting allow for retail, restaurant and a swimming pool to span the length of the Broadwalk at approximately the same elevation. The main entrance (including valet) to the hotel is along A1A with back-of-house operations along Michigan Street. The hotel layout includes upscale dining and a Margaritaville Restaurant on the first floor; a spa and fitness area on the second floor; a grand ballroom at the ninth level; and an outdoor event lawn overlooking the beach at the eleventh level. Guest rooms begin at the ninth level and continue to the eighteenth floor. A mix of rooms is provided and range from 428 sq ft to 3,178 sq ft in the Presidential Suite. The Planning and Zoning Board will consider allocation of 39 rooms from the Hollywood Beach Hotel Room Pool (the total number of rooms remains 349).

The garage is designed with the main entrance on Johnson Street while visitors leaving will exit directly onto Michigan Street. The applicant has worked with the Florida Department of Transportation to receive approval for a new signal in this area to help manage traffic flow. Mechanical lifts will help accommodate valet parking on the third and eighth floors with public and hotel (self) parking on levels five through seven.

A variety of setbacks have been provided at different levels of the building. For example, along A1A the building pedestal provides a setback ranging from 29' at the northwest corner to 98' at the southwest corner. Setbacks along the side streets are 20' and 27' at the closest points. As a result of integrating the beachfront atmosphere into the design, much of the building mass is contained on the western portion of the property. As such, the east setback ranges from 123'-240' on the first level. As the building gets taller, setbacks increase. For example, at the eleventh level (114') building setbacks increase to 362' on the east side. These variations continue upward creating a horseshoe shape. At the tallest point the building is 208' (17 stories). The west parcel (pavilion and public restrooms) has setbacks ranging from 10'-140' (15' north, 140' south, 10' east, 17' west) and has 5 employee parking spaces.

The Variance request is to waive the requirements of Article 8 (Signs) of the Zoning and Land Development Regulations. The Purpose of the City's Sign Regulations is to permit signs that will: 1) Not by their size, location, construction or manner of display, endanger the health, safety and general welfare of the public; 2) Be architecturally and aesthetically compatible with the buildings they are placed on and; 3) Be efficient in the transfer of information. Due to the scale and nature of this development larger signage is needed than what is typically seen. Additionally, sign regulations for the Government Use (GU) designation do not take into account the variety of uses which may be used under this category. As such, they mostly account for smaller scale development and are restrictive in nature. Additionally, this establishment has been designed to be a landmark for locals and visitors from all parts of the nation. It offers a number of private and public amenities and its success will help fuel the economic engine on the beach. As such, it is crucial proper signage is provided for identification and to welcome all patrons. It is under these special conditions, this request is made. The applicant has provided a detailed legend indicating the location, size, and design of all signs proposed for this

development (See Attachment B). These signs meet the intent of the code, are complimentary to the development, provided needed visibility of this notable establishment.

Due to the GU zoning designation, the Development Review Board will make a final decision on the Variance and Design and forward a recommendation for Site Plan approval to the City Commission. As such, staff recommends Variance and Design be approved; however, it is still subject to any changes the City Commission may deem necessary while considering the Site Plan.

SITE INFORMATION:

Owner/Applicant:	City of Hollywood/Margaritaville Hollywood Beach Resort, LLC.
Address/Location:	300 Johnson Street/1112 N. Ocean Drive
Gross Size of Property:	6.2 acres (east)/ 0.47 acres (west)
Future Land Use:	General Business
Zoning:	Government Use (GU)
Existing Use of Land:	Maurice H. Connell Parking Garage, surface parking, maintenance building and beach exercise area

ADJACENT FUTURE LAND USE

North: General Business
South: General Business
East: Open Space and Recreation
West: General Business & Intracoastal Waterway

ADJACENT ZONING

North: Beach Resort Commercial District, Broadwalk Historic District Commercial & Beach Resort A1A Commercial District (BRT-25-C, BWK-25-HD-C & BRT-25-A1A-C)
South: Beach Resort Commercial District, Broadwalk Historic District Commercial & Beach Resort A1A Commercial District (BRT-25-C, BWK-25-HD-C & BRT-25-A1A-C)
East: Broadwalk & Atlantic Ocean
West: Beach Resort A1A Commercial District (BRT-25-A1A-C & Intracoastal Waterway)

CONSISTENCY WITH THE COMPREHENSIVE PLAN

The proposed project is located in the General Business Land Use area. The overriding goal of the Land Use Element is to *provide a framework for rational decision-making regarding the uses and re-use of land in a mature community characterized by infill on previously passed over parcels and by intensification of use of land through redevelopment and rehabilitation.* Incorporated into the Comprehensive Plan in 2004 some general principles and Guiding Principles utilized to create the City-Wide Master Plan include:

- *Emphasizing the qualities of the City of Hollywood's historic urban plan and built environment.*
- *Preserve and emphasize historic resources and Joseph Young's original vision for the City of Hollywood.*

- *Identifying areas to channel public investments and actions to accomplish the City's sustainability and development goals.*
- *Promote the highest and best use of land in each sector of the City without compromising goals of the surrounding community.*

Land Use Element

Objective 3: Prohibit any increase in the number of permanent residential dwelling units on the Coastal High Hazard Area above that permitted by the adopted Comprehensive Plan.

Policy 3.1: Continue to encourage commercial and seasonal uses along Central Beach and prohibit an increase in the number of permanent residential dwelling units above the permitted by the adopted Comprehensive Plan...

Policy 5.4: Continue redevelopment of Central Beach.

Policy 7.38: Prioritize shoreline land uses based on water use and tourism.

Policy 7.39: Review and amend the Zoning and Development Regulations and the Zoning Map as needed to give priority for using shoreline properties for land uses that are water dependent, public in nature and promote tourism.

Policy 8.3: Maintain the Zoning and Development Regulations that ensure the adequate provision of public services and facilities for tourist and seasonal populations.

Policy 10.1b: Investigate and consider the acquisition and development potential of CRA-owned land in the context of private development or a public/private partnership.

Policy 10.10: Require mixed-uses on the perimeter of new parking structures with pedestrian orientation and architectural features, where appropriate. (CWMP Policy 4.6)

General Business areas are designed to facilitate commercial uses including shopping centers, offices, hotels, motels and other tourist accommodations. Central Beach has the largest distribution of this land use on the barrier island. As such, hotels are consistent with this land use. An assortment of amenities will provide additional uses such as restaurant and a wave simulation pool, thereby encouraging tourists to remain on Hollywood's Beach. Although not being considered by this Board, the allocation of additional rooms from the "Hollywood Beach Hotel Room Pool" is consistent with a General Business land use.

CONSISTENCY WITH THE CITY-WIDE MASTER PLAN (CWMP)

Located within Sub-area 4, Central Beach is bounded by Harrison Street to the south and Sherman Street to the north on the barrier island. Central Beach has a mix of uses, such as residential, commercial, hotels and motels. The subject property's existing conditions are described as *providing potential for an anchor for Central Beach...* Specific recommendations for this property are identified in two options, both of which include a hotel, parking garage, retail, and plaza/activity space:

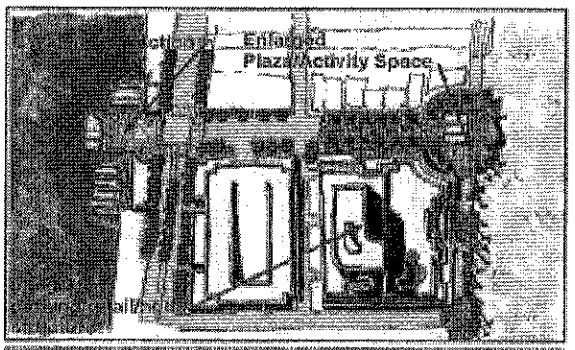


FIGURE 4.20 Johnson Street Drawing–Unified Development Option 1

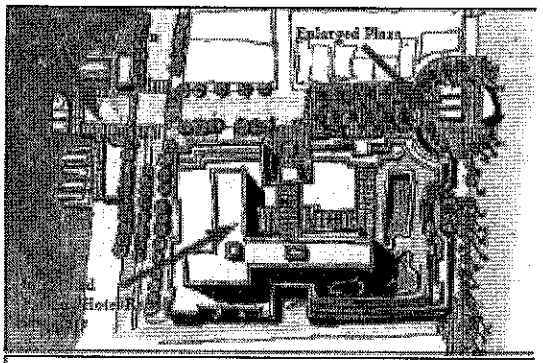


FIGURE 4.21 Johnson Street Drawing–Unified Development Option 2

Current issues identified include ensuring future development patterns of Central Beach are consistent with the character of neighborhoods, economic revitalization, public access and open space along the Intracoastal and parking for residents and visitors. Recommendations include:

- *Johnson Street Development Node should be developed as an important development node.*
- *Develop the Johnson Street/Casino Property to include within the development parcel the existing parking structure facing A1A. Require replacement of public parking for the spaces included in the present parking structure, allow the use of air rights of the existing parking deck, require people friendly uses (retail, residential, hotel) to wrap around the parking so as not to make it visible from the street and soften its appearance. This property may include residential, hotel use, ground floor tourist-oriented retail activities, office space, community or public use and general parking.*
- *Prohibit and work to remove free standing parking structures such as the one at Johnson Street that can be integrated into the Johnson Street Parcel to create replacement parking and a more attractive urban environment. To accomplish this, line parking structure with people friendly uses at ground level such as retail stores or offices, residential and or hotel uses.*
- *Designation of specific commercial and development nodes…*

Policy 4.2: Concentrate retail commercial activities in defined development centers to build critical commercial mass at appropriate locations that are compatible with neighborhoods and with beach redevelopment objectives.

Policy 4.5: Promote the development of desired commercial uses in defined sector and pockets along the Broadwalk and Ocean Drive.

Policy 4.6: Require mixed-uses on the perimeter of new parking structures with pedestrian orientation and architectural features, where appropriate.

Policy 4.7: Require the construction of replacement parking spaces in cases where existing parking structures are included as a part of an incentive.

Policy 4.16: Recognize Central Beach as a prime focus of tourist activities.

Policy 4.32: Upgrade the quality of seasonal accommodations and commercial activities by promoting the renovation and construction of higher quality lodging.

Policy 4.33: Create public spaces and development nuclei that will become areas of community focus, highlighting the uniqueness of each area of Hollywood Beach, to create a sense of place and anchors of activity, which will create opportunities and incentives for development.

Policy 4.34: Work within the framework of the Beach CRA to implement the Master Plan vision for Hollywood Beach within the CRA boundaries.

Policy 4.37: Encourage development and redevelopment of hotel and motels in an effort to increase tourism.

Policy 4.59: Create a public plaza on Johnson Street, utilizing the band shell/amphitheater as the focal point.

Policy CW.47: Focus beach redevelopment efforts to capitalize on tourist economy.

Created by the residents, the CWMP has envisioned redevelopment of this site to include a hotel, parking garage, and retail space. The City and developer both recognize the importance of creating a signature project to attract tourists. As described in this report the proposed project achieves the goals outlined in the CWMP.

VARIANCE

Waive the requirements of Article 8 of the Zoning and Land Development Regulations to approve for Margaritaville Hollywood Beach Resort.

Analysis of Criteria and Findings for Variance as stated in the City of Hollywood Zoning and Land Development Regulations Section 5.3 F (2). Approval, Approval with Conditions, or Denial will be based on the following criteria:

CRITERION 1: The Variance is not contrary to the public interest.

ANALYSIS: The proposed signage for Margaritaville will still maintain the Code's intent while adhering to a design specifically for this development. The sign legend provided in Attachment B details the location, size and style of each sign. This establishment has been designed to be a landmark for locals and visitors from all parts of the nation. It offers a number of private and public amenities and its success will act as a catalyst for future redevelopment on the beach. As such, it is crucial proper signage is provided for identification and to welcome all patrons. The overall design is compatible with the associated structures aesthetically and in scale and provides the visibility needed for this notable development.

As confirmed by the applicant, "A cohesive and comprehensive signage program will work to strengthen the design and overall public image that Margaritaville conveys to prospective guests and the public. As a key component of the development's signature design and architectural

elements, the signage program also serves to efficiently convey appropriate information about each aspect of the resort, spa and entertainment complex, and in no way serves to act in contrast to public interest."

FINDING: Consistent

CRITERION 2: The variance is required due to special conditions.

ANALYSIS: Due to the scale and nature of this development larger signage is needed than what is typically seen. Additionally, sign regulations for the Government Use (GU) designation do not take into account the unlimited assortment of uses which may be used under this category. As such, they mostly account for smaller scale development and are restrictive in nature. In this instance, more square footage is necessary to ensure proper visibility and recognition of this important development and to provide signs which are compatible with the scale of the buildings.

The applicant stated, "Given the size, importance and purpose of the project, the Applicant is seeking this variance as part of an overall plan to create a world-renowned destination resort to draw both city residents and guests alike to visit and enjoy Hollywood Beach. The resort serves to not only drive the economic engine necessary to revitalize Hollywood Beach, but also to provide an entertainment facility open for the public to use and enjoy. It is based upon these special conditions that the Applicant is requesting this variance, as it is critical that the development create presence and an identity through the use of easily recognizable signage consistent with the architectural and design elements of the resort."

FINDING: Consistent

CRITERION 3: A literal enforcement of the provisions of Article 8 may result in unnecessary hardship.

ANALYSIS: "From a branding and promotional standpoint, it is crucial that Margaritaville's proposed signage creates an easily recognizable image and identity tied into the "Margaritaville" lifestyle which encourages the public to experience the resort, spa and entertainment complex...As such, if the existing signage regulations were literally enforced, Margaritaville's design cohesiveness, image, and most importantly, presence on Hollywood Beach would be diminished (particularly when compared with other resorts of similar scope and importance) thereby creating an economic hardship," expresses the applicant.

The City of Hollywood/BCRA has worked closely with the applicant for the past six months to design a world-class establishment which will attract visitors from all parts of the nation and act as a catalyst for further redevelopment on the beach. Although this development will be well-known to locals, it is essential anyone who passes is able to easily identify

Margaritaville Hollywood Beach Resort. Limitations on the size of the signage cause unnecessary hardships and reduce the ease of identification the message the development is designed to send.

FINDING: Consistent

DESIGN REVIEW

Analysis of Criteria and Findings for Design Review as stated in the City of Hollywood Zoning and Land Development Regulations, Article 5.3(I)(6). Approval with Conditions or Denial will be based on the following criteria:

CRITERION 1: Architectural and Design Components. Architecture refers to the architectural elements of exterior building surfaces. Architectural details should be commensurate with the building mass. The use of traditional materials for new architectural details is recommended. Design of the building(s) shall consider aesthetics and functionality, including the relationship of the pedestrian with the built environment.

ANALYSIS: Well known for its festive, relaxed and inviting atmosphere, the proposed Margaritaville Hollywood Beach Resort is designed to incorporate all of these concepts. Most will recognize the exterior as having a "Key West" appearance with pastel colors and bahama shutters. The applicant describes the architectural style as "a contemporary adaptation of the Caribbean/West Indies Style which uses architectural elements to accentuate the building's elevations and planes with a complementary palate of soft colors and textures." The pavilion and public restrooms on the western parcel are consistent with this design.

An array of materials and features are used to bring forth the intent of the design and tie into the beachfront environment. These include smooth stucco lap siding, crushed shell stucco, pastel colors, decorative railings, a standing seam metal roof, and the use of vines on the east and west elevations.

The front of the hotel is emphasized with a contrasting slate blue roof color on the porte-cochere. This pulls the eye to the center of building where traditional Margaritaville colors climb toward the upper levels and also helps orient pedestrians toward the entrance. Again, the restaurant is highlighted with the blue roof emphasizing the difference in use and creating a break in the building mass. A featured lighthouse which leads to the upper restaurant level is accentuated with a coral rock finish further integrating the development with its surroundings. A series of three smaller outdoor bars/restaurants are all designed to emphasize the festive waterfront theme.

The City's Design Review Manual encourages designs which *take into account pedestrian and vehicular circulation.* As expressed by the applicant, "The design of the building allows for unencumbered

pedestrian access for all public spaces...For example, the plan provides for a seamless transition for pedestrians approaching the building from the Broadwalk, with soft fences and free-form planters running along the perimeter." The front entrance from A1A follows directly through the lobby to the rear of the building where hotel guests can access the Margaritaville restaurant and hotel amenities. Alternatively, a paved walkway wraps around the north side of the building along Johnson Street taking beachgoers to the event lawn and Broadwalk. Johnson Street also accommodates a trolley pick-up/drop-off area, public restrooms and the Great Lawn where everyone can enjoy outdoor entertainment taking place at the Beach Amphitheater. Access to the Ridin' In Style wave simulation pool can be found along the Broadwalk while a restaurant entrance is located on Michigan Street. Lush landscaping is used throughout the site to soften and compliment the architecture. The mix of colorful, native and exotic species works with the architecture to encourage pedestrian activity.

Access to the garage (1056 spaces) is from Johnson Street with exiting traffic flowing onto Michigan Street. There are two inbound ticketing booths at the third floor entrance and pay booths at each level to expedite payment and allow for appropriate stacking. Public and hotel self parking are on levels four through seven with valet parking on levels three and eight. Several elevators and stairwells are located on either side of the garage on these side streets for convenient access to on-site amenities and the beach.

FINDING: Consistent.

CRITERION 2: Compatibility. The relationship between existing architectural styles and proposed construction, including how each building along the street relates to the whole and the pattern created with adjacent structures and the surrounding neighborhood. Buildings should contain architectural details that are characteristic of the surrounding neighborhood.

ANALYSIS: The Design Guidelines indicate *new construction should differentiate itself from neighboring buildings in terms of architectural style while the scale, rhythm, height and setbacks as well as the location of windows, doors and balconies bear some relationship to neighboring buildings and maintain some resemblance of compatibility.*

"As previously noted, the architectural style of the building is Caribbean/West Indies which is relatively new and distinct in this area of the beach, thus differentiating itself from neighboring buildings. The proposed architectural elements, such as soft pastel aluminum railings, different types of stucco finishes, the use of Bahamian shutters and native landscaping are compatible with design quality of the building and consisting with adjacent and neighboring properties in the area. The proposed colors for the building consist of popular gray, snowfall white,

slate blue, beige (tabby coquina stucco) and silver – all of which are consistent with surrounding properties," expresses the applicant.

Other than the flexible nature of GU zoning, the expansive 5 acre lot gives way to room for additional plasticity in relation to scale. Additionally, the building was designed with most its massing toward the western portion of the property (123' setback) to soften its impact on the beach and buildings lining the Broadwalk. Extending active uses on smaller scale (50') toward the Broadwalk creates a higher level of compatibility that would not otherwise be achieved. This building's scale and architectural features add a break in the current pattern buildings, create a needed focal for the Broadwalk, and a point of interest for tourists and local beachgoers.

FINDING: Consistent.

CRITERION 3: Scale/Massing. Buildings shall be proportionate in scale, with a height which is consistent with the surrounding structures. Building mass shall reflect a simple composition of basic architectural details in relation to its length, width, height, lot coverage, and setting of the structure in context with adjacent buildings. Architectural details include, but are not limited to, banding, molding, and fenestration.

ANALYSIS: For buildings along the Intracoastal and other highly visible frontages, the Design Guidelines recommend *buildings be designed with a distinctive form.* They go on to say *stepped form and distinctive rooflines create a more interesting skyline and increase building recognition.* These elements form an interesting design and also help to create needed breaks in massing.

The east parcel encompasses a variety of setbacks at different levels of the building. Overall, the building will be 17 stories, 209' feet tall at its highest architectural element. Along A1A the building pedestal will be approximately 40' tall at a setback of 29'-98' where a water entry feature and porte-cochere are located. As previously mentioned, it was designed with most of its massing on the western portion of the property toward A1A. Subsequently, following a setback ranging from 123'-152' from the Broadwalk, the building continues to step back from the beach as the height increases. This softens its impact on the beach while still interacting with the environment and attracting pedestrians. Within the setback area will be a Lagoon pool, Volcano Water Slide pool, Ridin' In Style wave simulation pool, Lone Palm Bar, Air Stream Bar, and Captain Tony's Pizza Shack snack bar.

A reduction in massing is further achieved through a horse shoe shape which begins at the eleventh floor and continues upward. Though less dramatic, a similar feature is used on along A1A creating an additional setback beginning at the fourth floor. As various fluctuations vertical

plains, undulations in the building façade and contrasting materials and finishes all help to reduce the overall building mass.

The applicant further explains, "The building has been designed to avoid the appearance of a continuous sheer wall through the use of decorative surfaces and elements, multilevel decks (particularly from the east elevation with the use of the event lawn), water features, and sufficient setbacks. The project provides the City with a world class resort style hotel and convention center in a manner which is not only to scale with surrounding properties, but also minimizes any effects of massing through the building design and setbacks."

FINDING: Consistent.

CRITERION 4: Landscaping. Landscaped areas should contain a variety of native and other compatible plant types and forms, and be carefully integrated with existing buildings and paved areas. Existing mature trees and other significant plants on the site should be preserved.

ANALYSIS: The applicant states, "All plantings designed accentuate the feeling that the beach extends directly into the project, as one of the key aspects of a Margaritaville resort destination is the beach itself. Trees, shrubs and other plantings have been arranged around all pools and decks to provide for appropriate shading. Particular care has been taken to use landscaping as an effective tool to reduce the impact of the building footprint with adjacent properties, while encouraging pedestrian use."

Native and exotic plantings such as Royal Palms, Gumbo Limbo, Live Oak, Giant Bird of Paradise and Foxtail Palms along with wide array of other materials will be used to create a lush landscape design. Additionally, Bougainvillea will line the east and west elevation on the parking levels acting as a shield for this use and softening the building overall. The City's Design Review Manual recommends *highlighting architectural elements with a dark contrasting color as compared to the main color.* While the building colors are of light shades of blue, beige and grey, decorative elements such as aluminum and greenery will be used to compliment and contrast the building's features.

A variety of mostly palms and small number of trees exist on the site, some of which are in fair condition, while others are in good condition. The developer will work with the City for removal, relocation and replacement of all trees.

FINDING: Consistent.

SITE PLAN

A final site plan was reviewed by the Technical Advisory Committee (TAC) and comments were made by members of the TAC in a staff report dated October 18, 2010. The comments were addressed by the applicant, who then obtained the signature of each TAC member signifying the site plan's compliance with all regulations as set forth in Chapter 162 of the Hollywood Code of Ordinances.

Due to the Government Use zoning for this site, the task of Site Plan approval lies with the City Commission. Therefore, the Development Review Board will forward a recommendation to the City Commission for this item, if Design is granted.

RECOMMENDATION

Variance

Staff finds the requests to be consistent with all specified criteria and thereby recommends approval of the requested Variance, subject to any changes the City Commission may deem necessary while considering the Site Plan.

Design

Staff finds the request for Design Review consistent with all specified criteria and therefore recommends approval subject to any changes the City Commission may deem necessary when considering the Site Plan.

Site Plan

The Technical Advisory Committee (TAC) found the Site Plan substantially compliant with all applicable regulations and therefore recommends the ***Development Review Board forward a recommendation of approval to the City Commission if Design is granted.***

ATTACHMENTS

ATTACHMENT A: Application Package
ATTACHMENT B: Margaritaville Signage
ATTACHMENT C: Land Use & Zoning Map

Attachment A
Application Package

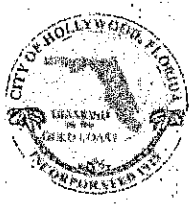
Print Form

OFFICE OF PLANNING

File No. (to be filled by the Office of Planning): _____

GENERAL APPLICATION

2600 Hollywood Boulevard Room 315
Hollywood, FL 33022



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

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

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

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

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

Documents and forms can be accessed on the City's website at http://www.hollywoodfl.org/comm_planning/appforms.htm

APPLICATION TYPE (CHECK ONE):

☑ Development Review Board ☐ Historic Preservation Board
☑ Planning and Zoning Board ☐ Technical Advisory Committee
☐ City Commission

Date of Application: October 29,2010

Location Address: 300 Johnson Street, Hollywood, Florida
Lot(s): See attached legal Block(s): See attached Subdivision: See attached legal
Folio Number(s): 541213010010, 514213010700, 514213010701
Zoning Classification: GU-Government Use Land Use Classification: Municipal Use, Other
Existing Property Use: Parking Garage/Lot Sq Ft/Number of Units: N/A
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): 10-DP-42

☑ Economic Roundtable ☑ Technical Advisory Committee ☐ Development Review Board
☐ Planning and Zoning Board ☐ Historic Preservation Board ☐ City Commission

Explanation of Request: DRB and P&Z Site Plan review for the development known as Margaritaville Hollywood Beach Resort

Number of units/rooms: 349 Sq Ft: 848,030
Value of Improvement: $100 million Estimated Date of Completion: October 2013
Will Project be Phased? ( ) Yes (✓)No If Phased, Estimated Completion of Each Phase

Name of Current Property Owner: City of Hollywood, Office of Business and Intl Trade
Address of Property Owner: 2600 Hollywood Blvd., Hollywood, Florida 33020-4807
Telephone: 954-921-3474 Fax: _____ Email Address: _____
Name of Consultant/Representative/Tenant (circle one): Margaritaville Hllywd Bch Rsrt LLC
Address: 3501 N. Ocean Drive, Hollywood, FL 33019 Telephone: 954-922-6466
Fax: 954-922-8988 Email Address: lont@lojeta.com
Date of Purchase: N/A 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: Wilson C. Atkinson, III, Esq.
Atkinson, Diner, Stone, et al. Address: 100 SE 3rd Ave, Suite 1400
Ft. Lauderdale, FL 33394 Email Address: wca@atkinson-diner.com
(Authorized Representative of Tenant)

OFFICE OF PLANNING

2600 Hollywood Boulevard Room 315
Hollywood, FL 33022

GENERAL APPLICATION

CERTIFICATION OF COMPLIANCE WITH APPLICABLE REGULATIONS

The applicant/owner(s) signature certifies that he/she has been made aware of the criteria, regulations and guidelines applicable to the request. This information can be obtained in Room 315 of City Hall or on our website at www.hollywoodfl.org. The owner(s) further certifies that when required by applicable law, including but not limited to the City's Zoning and Land Development Regulations, they will post the site with a sign provided by the Office of Planning. The owner(s) will photograph the sign the day of posting and submit photographs to the Office of Planning 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: 10/26/10

PRINT NAME: Cameron D. Benson, City Manager _____ Date: _____

Signature of Consultant/Representative: Kelly for _____ Date: 10/27/10

PRINT NAME: Wilson C. Atkinson, III, Esq. _____ Date: _____

Signature of Tenant: _____ Date: 10/27/10

PRINT NAME: Lon Tabatchnick, as Manager, Margaritaville Hollywood Beach Resort, LLC _____ Date: _____

CURRENT OWNER POWER OF ATTORNEY

I am the current owner of the described real property and that I am aware of the nature and effect the request for (project description)_____ to my property, which is hereby made by me or I am hereby authorizing (name of the representative)_____ to be my legal representative before the _____(Board and/or Committee) relative to all matters concerning this application.

Sworn to and subscribed before me
this _____ day of _____

_____
SIGNATURE OF CURRENT OWNER

_____
Notary Public State of Florida

_____
PRINT NAME

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

Legal Description
For Property to be Developed as Margaritaville Hollywood Beach Resort

Lots 2, 3, 5 and 6, LESS the East 12.50 feet thereof, of Block "A", "HOLLYWOOD BEACH", according to the plat thereof recorded in Plat Book 1, Page 27 of the Public Records of Broward County, Florida; and subject to a right-of-way reserve area unto the owner across the West 10 feet of the East 22.5 feet of said Lots;

Together with:

Lots 4, LESS the East 12.50 feet thereof of Block "A", "HOLLYWOOD BEACH", according to the pat thereof recorded in Plat Book 1, Page 27, of the Public Records of Broward County, Florida; and subject to a right-of-way reserve area unto the owner across the West 10 feet of the East 22.5 feet of said Lot 4; and subject to a utility reserve area unto owner across all of said Lot 4 LESS the East 12.5 feet thereof;

AND: Block "F"

Block "F", LESS the West 12.5 feet and LESS the North 40.00 feet thereof, "HOLLYWOOD BEACH", according to the plat thereof as recorded in Plat Book 1, Page 27 of the Public Records of Broward County, Florida and subject to a right-of-way reserve area unto the owner across the East 10 feet of the West 22.5 feet of said Block "F"; and subject to a utility reserve area unto owner across the East 20 feet of the West 32.5 feet LESS the South 60 feet of the North 100 feet thereof, and the South 20 feet of said Block "F".

Uses within the utility and right-of-way reserve areas shall be subject to specific approval from the owner and generally shall be limited to walkways, landscaping, signage, lighting and other similar elements consistent with utility and right-of-way uses.

Said lands situate, lying and being in the City of Hollywood, Broward County, Florida, and containing 223,439 square feet or 5.1295 acres more or less.

Folio Number(s): 514213010010, 514213010700, 514213010701

ATKINSON, DINER, STONE, MANKUTA & PLOUCHA, P.A.

ATTORNEYS AT LAW
ONE FINANCIAL PLAZA
100 SOUTHEAST 3RD AVENUE
SUITE 1400
FT. LAUDERDALE, FL 33394-0030
WWW.ATKINSON-DINER.COM

J. KYLE HOOPER
jkh@atkinson-diner.com

BROWARD: (954) 925-5501 ext. 1324
MIAMI-DADE: (305) 944-1882 ext. 1324
FAX: (954) 920-2711

October 29, 2010

Via Hand Delivery

Development Review Board
c/o Leander Hamilton
2600 Hollywood Boulevard, Room 315
Hollywood, Florida 33022-9045

Planning and Zoning Board
c/o Leander Hamilton
2600 Hollywood Boulevard, Room 315
Hollywood, Florida 33022-9045

Re: Project Summary for Margaritaville Hollywood Beach Resort
File No. 10-DP-42

Dear Members of the Development Review and Planning & Zoning Boards:

As part of the DRB and P&Z applications submitted by this office on behalf of our client, Margaritaville Hollywood Beach Resort, LLC, for the upcoming joint hearing scheduled to occur on November 18, 2010, we wanted to provide you with a brief project overview outlining some of the key elements of the development while you are reviewing the attached plans.

As a destination resort and entertainment center, Margaritaville consists of a 349 room resort hotel, with a marquee entrance on Ocean Drive accentuated with lush tropical plantings and a water feature. The hotel includes a convention/conference area of approximately 30,300 sq. ft. capable of seating 2,300 persons, two outdoor pools and deck areas of approximately 58,330 sq. ft., an upscale restaurant with outdoor deck of approximately 8,500 sq. ft., and the legendary Margaritaville Restaurant of approximately 17,000 sq. ft capable of seating 400 people. The resort also includes a full service spa and fitness area of approximately 15,500 sq. ft.

Margaritaville houses a parking facility of approximately 374,245 sq. ft. entirely enclosed within the center of the resort and hidden from view with decorative architectural elements, as well as live foliage. The parking facility consists of 1,056 parking spaces, of which 600 spaces are open to the public and the remaining spaces are for hotel guests and employees. Three separate elevators in the garage provide for direct access to Johnson Street and the beach. The project is specifically designed to allow patrons to walk from the garage to the beach and those strolling along the Broadwalk to take advantage of food, beverage and entertainment without having to enter the resort.

Beachgoers can eat at several of the resort's restaurants and bars located along the Broadwalk and Johnson Street, including the Lone Palm Bar, the Air Stream, and the Pizza Shack. The resort also

features a Flow-Rider surfing machine which the public can access and enjoy directly from the Broadwalk without being a hotel guest.

While this overview provides only a summary of some of the resort's design features and attractions, a careful review of the plans will demonstrate that Margaritaville creates a whole entertainment village for not only Hollywood residents, but all beach patrons, creating an entertainment village that will support local beach businesses as well as attract new vibrant commercial offerings. We welcome any comments that you may have.

Very truly yours,

KYLE HOOPER

Encls.

Design Review Criteria Statement
Margaritaville Hollywood Beach Resort
File No. 10-DP-42

General Criteria. All plans/architectural drawings shall be reviewed based upon the evaluation of compatibility with the City's Design Guidelines, including the following elements:

1. Architectural and Design Components. The applicant is proposing a contemporary adaptation of the Caribbean/West Indies Style which uses architectural elements to accentuate the building's elevations and planes with a complementary palate of soft colors and textures. A few of the architectural details include: slate blue aluminum Bahamian shutters; slate blue and bright silver standing seam metal roofs; trellises holding plant materials on the east and west side of the building; soft pastel aluminum railings; stucco covered walls having the appearance of lap siding; and stucco covered walls made of crushed shells.

   The City's Design Review Manual indicates that building footprints should take into account pedestrian and vehicular circulation. The design of the building allows for unencumbered pedestrian access for all public spaces, and the applicant has provided a footprint that takes into consideration for access to all public spaces. For example, the plan provides for a seamless transition for pedestrians approaching the building from the Broadwalk, with soft fences and free-form planters running along the perimeter. The lower levels include retail and restaurant space ideally situated for pedestrian access. To soften the appearance of the building at grade level, water features, planting materials, and other architectural elements are used which also act to encourage pedestrian activity at the base of the building.

   The City's Design Review Manual also states that buildings should have a recognizable entrance facing the public street. This entrance should be visible to pedestrians even if vehicular entrances are located elsewhere. As currently configured, the building is pedestrian oriented with retail and restaurant space on the first floor designed with recognizable entrances. The design of the main entrance to the building's hotel located on the west elevation has a dramatic port cochere, flag poles, a water feature and native plantings.

2. Compatibility. The City of Hollywood Design Guidelines states that the surface of a building is a key factor in its appearance and relationship to adjacent buildings. The proposed architectural elements, such as soft pastel aluminum railings, different types of stucco finishes, the use of Bahamian shutters and native landscaping are compatible with design quality of the building and consistent with adjacent and neighboring properties in the area. The proposed colors for the building consist of popular gray, snowfall white, slate blue, beige (tabby coquina stucco) and silver—all of which are consistent with surrounding

properties. Pedestrian walkways are conveniently arranged connecting existing pedestrian walkways, such as those extending along A-1-A and those extending from the Broadwalk along Michigan and Johnson Streets to A-1-A. The site has specifically been designed to take advantage of the use of the band shell located toward the northeast of the property and Johnson Street has been improved to take advantage of this added attraction.

The City's Design Manual also states that new construction should differentiate itself from neighboring buildings in terms of architectural style, rhythm, height and setbacks, as well as the location of windows, doors and balconies bear some relationship to neighboring buildings and maintain some resemblance of compatibility. As previously noted, the architectural style of the building is Caribbean / West Indies which is relatively new and distinct in this area of the beach, thus differentiating itself from neighboring buildings. Yet, through the use of Bahamian-style shutters, color selection, stucco materials and other architectural design elements, the building ties nicely into the surrounding neighborhood.

3. Scale/Massing. The building has been designed to avoid the appearance of a continuous sheer wall through the use of decorative surfaces and elements, multilevel decks (particularly from the east elevation with the use of the event lawn), water features, and sufficient setbacks. The use of the porte-cochere on the west side of the building and the incorporation of the pools / events area on the east side of the building create a compatible setting as they relate to building height and scale to those surrounding properties. The project provides the City with a world class resort style hotel and convention center in a manner which is not only to scale with surrounding properties, but also minimizes any effects of massing through the building design and setbacks. Given the City's desire for a distinctive design, the building, through the use of stepped form and staggered rooflines, has a unique form creating a more interesting skyline and increased building recognition.

4. Landscaping. The City's Design Manual provides that for oceanfront projects native oceanfront species which help to retain the beach character are required. Additionally, it states that pool decks should include landscaping to provide shade and a tropical image. The project is to include an assortment of palms and other hardy, salt-tolerant/native species. The applicant will be meeting the 50% native tree requirement as provided within the landscaping plans. All existing mature trees are being preserved (to the extent possible) with the relocation of 117 trees. All plantings are designed accentuate the feeling that the beach extends directly into the project, as one of the key aspects of a Margaritaville resort destination is the beach itself. Trees, shrubs and other plantings have been arranged around all pools and decks to provide for appropriate shading. Particular care has been taken to use landscaping as an effective tool to reduce the impact of the building footprint with adjacent properties, while encouraging pedestrian use.

MARGARITAVILLE HOLLYWOOD BEACH RESORT
HOLLYWOOD BEACH, FLORIDA

300 JOHNSON STREET
HOLLYWOOD, FLORIDA 33019

TAC/DRB/P&Z SET 10-29-2010

PROJECT DESIGN TEAM

OWNER
MARGARITAVILLE RESORT
HOLLYWOOD BEACH, LLC
3501 N OCEAN DRIVE
HOLLYWOOD, FLORIDA
PH:@ FAX:@
E-MAIL: LONE@LOUETA.COM

CONTRACTOR
J.W.V CONSTRUCTION, INC.
1670 W BRAND ROAD
FORT LAUDERDALE, FLORIDA
PH:(954) 970-0211 FAX: (954) 970-2322
THOMAS@JWVCONSTRUCTION.COM

CREATIVE DESIGNER
PAT MCBRIDE CO.
11 BAKER FARM RD.
MANCHESTER CENTER, VT. 05255
PH:(305) 676-2370 FAX:(305) 352-0100
E-MAIL: pat@mcbridedesign.com.com

STRUCTURAL ENGINEER
TRC WORLDWIDE ENGINEERING
3319 NW 31 STREET
FORT LAUDERDALE, FLORIDA 33309
(954) 484-7777 FAX:(954) 484-7824
E-MAIL: DHAGGIE@TRCWW.COM

CODE CONSULTANT
JAMES S. LUKE, P.E.
PO BOX 155015
WINTER SPRINGS, FLORIDA 32715
(407) 262-0793
E-MAIL: jslukepe@gmail.com

PARKING CONSULTANT
KIMLEY-HORN AND ASSOCIATES, INC.
4451 EMBARCADERO DRIVE
WEST PALM BEACH, FLORIDA 33407
(561) 845-0665
E-MAIL: CWI.Report@kimley-horn.com

ARCHITECTS
ADACHE GROUP ARCHITECTS INC.
520 SOUTH FEDERAL HIGHWAY
FT LAUDERDALE, FLORIDA 33301
PH (954) 525-8133 FAX (954) 728-8150
E-MAIL: info@adache.com

M.E.P. ENGINEER
TWR ENGINEERS
6200 A OAKLAND BLVD
MIAMI, FLORIDA 33155
PH:(305) 810-9600 FAX:(305) 670-0630
E-MAIL: bal@twrengineers.com

CIVIL ENGINEER
CONSULTING ENGINEERING & SCIENCE, INC.
10700 N. KENDALL DRIVE, SUITE 400
MIAMI, FLORIDA 33176
(305) 279-5668 FAX:(305) 279-5555
E-MAIL: mail@consulcal.com

COASTAL ENGINEER
CONSULTING ENGINEERING & SCIENCE, INC
10700 N. KENDALL DRIVE, SUITE 400
MIAMI, FLORIDA 33176
PH:(305) 279-5668 FAX:(305) 279-5555
E-MAIL: jpulaski@consulcal.com

LANDSCAPE ARCHITECT
LIFESCAPES INT'L., INC
4539 CAMPUS DRIVE
NEWPORT BEACH, CA 92660
PH:(949) 476-9999 FAX:(949) 419-8154
E-MAIL: dan@lifescapeintl.com

LIGHTING CONSULTANT
BRIAN ORTER LIGHTING DESIGN
614 W 24TH STREET #2F2
NEW YORK, NY 10011
(646) 502-7568
E-MAIL: brian@brianorterlighting

adache group architects

PROJECT DESIGN TEAM:

ARCHITECTS
ADACHE GROUP ARCHITECTS
520 SOUTH FEDERAL HIGHWAY FT. LAUDERDALE, FLORIDA 33301
PH:(954) 525-8133 / FAX:(954) 728-8150
E-MAIL: info@adache.com

CREATIVE DESIGNER
PAT MCBRIDE CO.
11 BAKER FARM RD.
MANCHESTER CENTER, VT. 05255
PH:(305) 676-2370 FAX:(305) 352-0100
E-MAIL: pat@mcbridedesign.com.com

M.E.P. ENGINEER
TWR ENGINEERS
6200 A OAKLAND BLVD
MIAMI, FLORIDA 33155
PH:(305) 810-9600 FAX:(305) 670-0630
E-MAIL: bal@twrengineers.com

STRUCTURAL ENGINEER
TRC WORLDWIDE ENGINEERING
3319 NW 31 STREET
FORT LAUDERDALE, FLORIDA 33309
(954) 484-7777 FAX:(954) 484-7824

CIVIL ENGINEER
CONSULTING ENGINEERING & SCIENCE, INC.
10700 KENDALL DRIVE, SUITE 400
MIAMI, FLORIDA 33176
(305) 279-5668 FAX:(305) 279-5555

OWNER:
MARGARITAVILLE HOLLYWOOD BEACH RESORT, LLC.
3501 N. OCEAN DRIVE
HOLLYWOOD, FLORIDA 33019

300 JOHNSON STREET
HOLLYWOOD BEACH, FLORIDA

SEAL:

ISSUED FOR: TAC FINAL
DATE: 10/29/2010

REVISIONS:

No.	DATE	REMARKS

SHEET TITLE:
COVER SHEET

ALL IDEAS, DESIGNS, ARRANGEMENTS, PLANS AND SPECIFICATIONS INDICATED OR REPRESENTED BY THIS DRAWING ARE OWNED BY, AND THE PROPERTY OF ADACHE GROUP ARCHITECTS, INC. AND WERE CREATED, EVOLVED AND DEVELOPED FOR USE ON, AND IN CONNECTION WITH, THE SPECIFIED PROJECT. NONE OF THESE IDEAS, PLANS, ARRANGEMENTS, AND SPECIFICATIONS SHALL BE USED BY OR DISCLOSED TO ANY PERSON, CORPORATION OR FIRM FOR ANY PURPOSE WHATSOEVER WITHOUT THE WRITTEN PERMISSION OF ADACHE GROUP ARCHITECTS. VISUAL CONTACT WITH THESE PLANS OR SPECIFICATIONS SHALL CONSTITUTE CONCLUSIVE EVIDENCE OF ACCEPTANCE OF THESE RESTRICTIONS. ALL RIGHTS RESERVED, © 2010

FLORIDA LICENSE # AR0007013

DATE:
SCALE: NA
DRAWN BY: JB
CHECKED BY: JB
JOB NO.: 94.08A

SHEET NO.:
A-0.0.00

ROOM MATRIX

ROOM DESIGNATION AND SQUARE FOOTAGE CHART																	
UNIT NAME	KING 1	KING 2	KING 3	KING 4	KING 5	KING 6	SUITE	PRES	VP	DBL QN 1	DBL QN 2	DBL QN 3	DBL QN 4	DBL QN 5	DBL QN 6	FLOORS	Area Total
UNIT TYPE														LOCKOUT			
A/C SF*	428.00	428.00		583.00	428.00	414.00	1144.00	3176.00	2766.00	428.00	428.00	428.00	583.00	436.00	472.00		12104.00
BALCONY SF	103.00	35.00		106.00	78.00	80.00	169.00	1353.00	1318.00	103.00	35.00	78.00	260.00	35.00	86.00		3899.00
TOTAL SF	531.00	463.00	0.00	729.00	506.00	494.00	1313.00	4531.00	4084.00	531.00	463.00	506.00	823.00	471.00	558.00		16003.00
FLOOR LEVEL	UNIT TYPE DISTRIBUTION									UNIT TYPE DISTRIBUTION							Rooms Total
18	12	2		2		2	2	1	1	8	5		2	1	2	18	40
17	16	4		2	2	2	2			12	6	2	2		2	17	62
16	16	4		2	2	2	2			12	6	2	2		2	16	62
15	16	4		2	2	2	2			12	6	2	2		2	15	62
14	16	4		2	2	2	2			12	6	2	2		2	14	62
12	16	4		2	2	2	2			12	6	2	2		2	12	52
11	15	4		2	2	2	2			10	6	2	2		2	11	49
TOTAL UNITS	107	26	0	14	12	14	14	1	1	78	41	12	14	1	14		Total Keys
						TOTAL KING ROOMS:			189			TOTAL DOUBLE QUEEN ROOMS			160		349

(ADA)-Accessible Guestroom: 8 Units Required
(HI)-Hearing Impaired Guestroom: 6 Units Required
(SA)-Florida 5% Special Accessible: 1 Unit Required
*A/C SF is *Gross* SF measured from interior of

ACCESSIBLE ROOMS REQUIRED

ACCESSIBLE ROOM REQUIREMENTS FOR HOTEL WITH 350 ROOMS
(THIS HOTEL FALLS INTO THE ROOM # CATEGORY OF XXX-XXX)

TYPE		ACCESSIBLE ELEMENTS REQUIRED	ACCESSIBLE ELEMENTS PROVIDED
HEARING IMPAIRED		X	X
ADA ACCESSIBLE (2 WITH ROLL IN SHOWERS)		X	X
SPECIAL ACCESSIBLE (FLORIDA 5%)	(177-14)x.05-8=	X	X
TOTAL REQUIRED:		X	X

NOTES FOR ADA, SPECIAL ACCESSIBLE, AND HEARING IMPAIRED ROOMS
1.) LOCATE STROBES 80" ABOVE FINISH FLOOR OVER THERMOSTAT. VERIFY WITH MEP ENGINEER
2.) PROVIDE DOOR BELL TO ACTIVATE STROBE LIGHTS AND ONE VIBRATING PILLOW AT BED.
3.) PROVIDE POWER ASSIST ENTRY DOOR OR DOOR HARDWARE TO OPEN W/ 8.5 LBS. OF PRESSURE MAXIMUM.
4.) PROVIDE "D-LOOP" DOOR HARDWARE TO SLIDING GLASS DOORS & 32" CLEAR.
5.) THESE UNITS TO COMPLY WITH FBC 11-9.2.3
6.) THESE UNITS ARE (AA) "AMBULATORY ACCESSIBLE" AND CONTAIN THE FOLLOWING:
A.) PORTABLE SEAT
B.) GRAB BARS
C.) OPEN BED FRAME WITH 6" MIN. CLEARANCE.

DENSITY CALCULATIONS

6.2070 GROSS ACRES @50 UNITS PER ACRE = 310 UNITS ALLOWED

ADDITIONAL UNITS REQUESTED 39 UNITS
TOTAL UNITS = 349

MARGARITAVILLE AREA CALCULATIONS (SQUARE FEET)

MARGARITAVILLE BUILDING	(SQUARE FEET)
FIRST FLOOR (MAIN BUILDING)	84,913 SF (INCLUDING RESTAURANT)
FIRST FLOOR (OUTBUILDINGS)	6,780 SF (MISC. BARS & RETAIL ON SITE-LONE PALM BAR, AIR STREAM, CHICKEE HUT, RESTROOM BLDG, TIKI TREATS/CAPTAIN TONY'S PIZZA SHACK)
	43,740 SF (INCLUDING RESTAURANT)
SECOND FLOOR (SPA LEVEL)	63,897 SF (INCL. STAIRS AND ELEVATORS)
THIRD FLOOR (PARKING LEVEL)	62,593 SF (INCL. STAIRS AND ELEVATORS)
FOURTH FLOOR (PARKING LEVEL)	63,964 SF (INCL. STAIRS AND ELEVATORS)
FIFTH FLOOR (PARKING LEVEL)	63,964 SF (INCL. STAIRS AND ELEVATORS)
SIXTH FLOOR (PARKING LEVEL)	63,964 SF (INCL. STAIRS AND ELEVATORS)
SEVENTH FLOOR (PARKING LEVEL)	55,917 SF (INCL. STAIRS AND ELEVATORS)
EIGHTH FLOOR (PARKING LEVEL)	63,945 SF (INCL. STAIRS, ELEV. AND TERRACES)
NINETH FLOOR (BALLROOM LEVEL)	22,604 SF (INCL. STAIRS AND ELEVATORS)
TENTH FLOOR (MEZZANINE)	35,808 SF (INCL. STAIRS, ELEV.)
ELEVENTH FLOOR (GUESTROOM/EVENT LAWN LEVEL)	35,899 SF (INCL. STAIRS, ELEVATORS)
TWELFTH FLOOR (GUESTROOM LEVEL)	35,899 SF (INCL. STAIRS, ELEVATORS)
FOURTEENTH FLOOR (GUESTROOM LEVEL)	35,899 SF (INCL. STAIRS ELEVATORS
FIFTEENTH FLOOR (GUESTROOM LEVEL)	35,899 SF (INCL. STAIRS, ELEVATORS)
SIXTEENTH FLOOR (GUESTROOM LEVEL)	35,899 SF (INCL. STAIRS, ELEVATORS)
SEVENTEENTH FLOOR (GUESTROOM LEVEL)	34,048 SF (INCL. STAIRS, ELEVATORS)
EIGHTEENTH FLOOR (GUESTROOM LEVEL)	845,630 SF-SUBTOTAL (INCLUDING RESTAURANT)

NOTE:
THERE IS NOW NO 13 TH FLOOR, FLOORS MOVE UP ACCORDINGLY

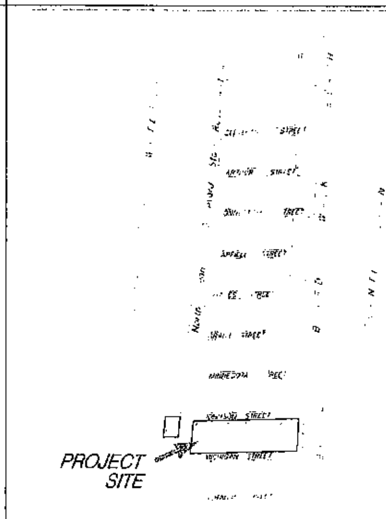
BUILDING AREA

TOTAL 845,630 SF-BUILDING TOTAL

LAND AREA

NET LOT AREA 223,439.33 SF (5.13 ACRES)-TOTAL SITE

PROJECT LOCATION/LEGAL DESCRIPTION



LOCATION PLAN

PROJECT INCLUDES THE MAIN LOT AND A SMALLER LOT ON THE WEST SIDE OF A1A

Legal Description

Lots 2, 3, 5 and 6, LESS the East 12.50 feet thereof, of Block "A", "HOLLYWOOD BEACH", according to the plat thereof recorded in Plat Book 1, Page 27 of the Public Records of Broward County, Florida; and subject to a right-of-way reserve area unto the owner across the West 10 feet of the East 22.5 feet of said Lots;

Together with:

Lots 4, LESS the East 12.50 feet thereof of Block "A", "HOLLYWOOD BEACH", according to the plat thereof recorded in Plat Book 1, Page 27, of the Public Records of Broward County, Florida, and subject to a right-of-way reserve area unto the owner across the West 10 feet of the East 22.5 feet of said Lot 4; and subject to a utility reserve area unto owner across all of said Lot 4 LESS the East 12.5 feet thereof

AND: Block "F"

Block "F", LESS the West 12.5 feet and LESS the North 40.00 feet thereof, "HOLLYWOOD BEACH", according to the plat thereof as recorded in Plat Book 1, Page 27 of the Public Records of Broward County, Florida; and subject to a right-of-way reserve area unto the owner across the East 10 feet of the West 22.5 feet of said Block "F"; and subject to a utility reserve area unto owner across the East 20 feet of the West 32.5 feet LESS the South 60 feet of the North 100 feet thereof, and the South 20 feet of said Block "F"

Uses within the utility and right-of-way reserve areas shall be subject to specific approval from the owner and generally shall be limited to walkways, landscaping, signage, lighting and other similar elements consistent with utility and right-of-way uses

Said lands situate, lying and being in the City of Hollywood, Broward County, Florida and containing 223,439 square feet or 5.1295 acres more or less.

AREA/SQUARE FOOTAGE DESCRIPTION

DESCRIPTION

Location: 6-7 Acre, City-owned oceanfront property located between Johnson Street to the north and Michigan Street to the south and between the Intracoastal Waterway to the west and the Hollywood Beach Boardwalk to the east in the City of Hollywood, FL.

Land:		Net Acres	Net SF	Gross Acres	Gross SF *
	East Parcel	4.82	209,989	6.21	270,370
	West Parcel	0.31	13,450	0.47	20,464
	Totals	5.13	223,439	6.68	290,834

Building: 17-Story Resort Hotel with Automated Parking Garage

Area	Capacity	Square Footage	
Guest Suites	349 Rooms incl. 14 suites	289,097 S.F.	(Floors 11-18 Gross SF, excluding event lawn
Lobby Reception		8,500 S.F.	
Five o'clock Somewhere Bar	80 Seats	3,500 S.F.	
Upscale Restaurant	190 Seats	8,500 S.F.	(With outdoor deck)
Margaritaville Restaurant – 2 Story	400 Seats	17,000 S.F.	(Incl. balconies, excluding main kitchen)
12 volt Bar- 2nd floor Lighthouse	Seats	1,200 S.F.	
Retail at Lobby and Spa		3,300 S.F.	(Spa Retail 300 S.F.)
Misc. Bars & Retail on site (Lone Palm Bar, Air Stream, Tiki Treats – Pizza Shack, The Dock, 12-Volt Bar, single rest room)		6,780 S.F.	
Full service Spa/Fitness		15,500 S.F.	
Conference/Pre-function	2,300 Persons	30,300 S.F.	
Event Lawn		17,607 S.F.	(Incl. Planters)
Outdoor Pool and Deck Areas		58,330 S.F.	
Support and Service Areas		47,660 S.F.	(Ground Floor)
Total Resort Area		471,385 S.F.	
Parking Garage	1,056 Spaces	374,245 S.F.	
Total Building Area		845,630 S.F.	

* Market Café/Misc. Bars seats not included.

ZONING, SITE CRITERIA, AND BUILDING DATA

CODE OF ORDINANCES, CITY OF HOLLYWOOD, FLORIDA

SITE DATA	EXISTING	PROVIDED
ZONING DISTRICT	GU(GOVERNMENT USE)	HOTEL USE
LOT AREA (TOTAL)		223,439.33 S.F. (5.13 ACRES)
FOOTPRINT:		87,410 S.F.
LOT COVERAGE	223,439.33 S.F./87,410 S.F.	39.1%
INTRACOASTAL LOT ZONING DISTRICT	GU(GOVERNMENT USE)	
INTRACOASTAL LOT LAND USE	GENERAL BUSINESS	
INTRACOASTAL LOT AREA.		13,450 S.F. (0.3088 ACRES)
FOOTPRINT		2,076 S.F.
LOT COVERAGE	13,450 S.F./2,076ED S.F.	15.4%

SETBACKS
HOTEL:

FRONT YARD		NORTHWEST CORNER 67'-7" SOUTHWEST CORNER 90'-3"
SIDE STREET		NORTH 14'-4" (FROM COLUMNS SUPPORTING ROOF OVERHANG) 20'-11" (BUILDING FACE) SOUTH 27'-1"
REAR		NORTHEAST CORNER 240'-5" SOUTHEAST CORNER 123'-0"

TONY'S PIZZA SHACK.

SIDE STREET	5'-2½"
REAR	119'-6"

	REQUIRED	PROPOSED
BUILDING HEIGHTS	N/A	194'-3" (202.25 NGVD) (Top of mean height between eaves and ridge Does not include elevator overrides and architectural projections
NUMBER OF FLOORS	N/A	17 FLOORS
MAXIMUM DENSITY	N/A	N/A
MINIMUM PLOT SIZE	N/A	5.13 ACRES

MAXIMUM FOOTCANDLE LEVELS AT ALL PROPERTY LINES SHALL BE .02 FOOTCANDLES

BUILDING HEIGHT: 183'-8" TO TOP OF ROOF DECK

PERVIOUS/IMPERVIOUS AREAS

TOTAL LOT AREA	223,439 S.F.
PERVIOUS AREA:	
SOFTSCAPE	30,513 S.F. (13.7%)
IMPERVIOUS AREA	
HARDSCAPE PAVING	61,981 S.F. (27.7%)
WATER FEATURES	4,154 S.F. (1.9%)
SWIMMING POOLS	8,879 S.F. (4.0%)
RIDIN' IN STYLE:	1,590 S.F. (0.7%)
BUILDINGS/BARS:	91,693 S.F. (41.0%)
MISC. HARDSCAPE:	24,629 S.F. (11.0%)
TOTAL IMPERVIOUS:	192,926 S.F. (86.3%)
TOTAL PERVIOUS:	30,513 S.F. (13.7%)
TOTALS	223,439 S.F. (100%)

APPLICABLE CODES

ZONING:	CODE OF ORDINANCES, CITY OF HOLLYWOOD, FLORIDA
NEW CONSTRUCTION.	FLORIDA BUILDING CODE, 2007 EDITION
PLUMBING:	FLORIDA BUILDING CODE, PLUMBING, 2007 EDITION
MECHANICAL:	FLORIDA BUILDING CODE, MECHANICAL, 2007 EDITION
ELECTRICAL:	NFPA 70 NATIONAL ELECTRICAL CODE
FIRE:	FLORIDA FIRE PREVENTION CODE, 2007 EDITION

BUILDING CODE DATA

FLORIDA BUILDING CODE, 2007 ED.

OCCUPANCY CLASSIFICATION GROUPS. — FBC CH 3
R-1 (HOTEL-TRANSIENT)
A-2 (ASSEMBLY-BALLROOM, MEETING ROOMS, RESTAURANTS)
M (MERCANTILE-RETAIL)
S-2 (PARKING GARAGE)

TYPE OF CONSTRUCTION: — FBC 602
TYPE-IA (REDUCED)
FULLY SPRINKLERED

FIRE RESISTANCE RATING REQUIREMENTS: — FBC T 601, 602
STRUCTURAL FRAME:
COLUMN, GIRDER, TRUSS — 2 HOUR
BEARING WALLS:
EXTERIOR — 4 HOUR

INTERIOR
MULTIPLE FLOORS: — 4 HOUR
ROOF OR ONE FLOOR. — 3 HOUR

FLOOR CONSTRUCTION:
SUPPORT BEAMS, JOISTS — 2 HOUR
ROOF CONSTRUCTION:
SUPPORT BEAMS, JOISTS — 1 HOUR

OPENING PROTECTIVES: — FBC T 715.4
3 HR WALL: 3 HR DOOR/FRAME
2 HR WALL: 90 MIN. DOOR/FRAME
1 HR WALL: 45 MIN. DOOR/FRAME
20 MIN. DOOR/FRAME*
* AT DOORS IN EXIT ACCESS CORRIDOR WALLS

CLASSIFICATION OF INTERIOR FINISHES: — FBC T 803.5
EXIT ACCESS CORRIDORS:
GROUP R-1: CLASS C, FLAMESPREAD INDEX: 0-200, SMOKE INDEX: 0-450
GROUP A-2: CLASS B, FLAMESPREAD INDEX: 0-75, SMOKE INDEX: 0-450
GROUP M: CLASS C, FLAMESPREAD INDEX: 0-200, SMOKE INDEX: 0-450
GROUP S-2: CLASS C, FLAMESPREAD INDEX: 0-200, SMOKE INDEX: 0-450

ROOMS/ENCLOSED SPACE:
CLASS C, FLAMESPREAD INDEX: 76-200, SMOKE INDEX: 0-450

EGRESS WIDTH/PERSON: — FBC T 1005.1
LEVEL: 0.2 INCHES
STAIR: 0.3 INCHES

MINIMUM CLEAR OPENING AT DOORS: — FBC 1008.1.1
32 INCHES

COMMON PATH OF TRAVEL: — FBC 1014.3
GROUP R-1: 50 FEET MAX
GROUP A-2: >50 PERSONS=20', ≤ 50 PERSONS=75'
GROUP M: 100 FEET MAX
GROUP S-2: NO REQUIREMENT

EXIT ACCESS TRAVEL DISTANCES. — FBC T 1016.1
GROUP R-1: 200 FEET (*275 TOTAL)
GROUP A-2: 250 FEET MAX
GROUP M: 250 FEET MAX
GROUP S-2: 400 FEET MAX.
*275' IS FOR THE TOTAL TRAVEL DISTANCE, ASSUMING INCREMENTAL PORTIONS HAVE FULLY UTILIZED THEIR PERMITTED MAXIMUM. MAXIMUM TRAVEL DISTANCE WITHIN A GUESTROOM SHALL NOT EXCEED 75'.

MINIMUM CORRIDOR WIDTH. — FBC 1017.2
44 INCHES MIN

DEAD END CORRIDORS: — FBC 1017.3
20 FEET MAX.

TABLE 1017.1 CORRIDOR FIRE-RESISTANCE RATING

OCCUPANCY	OCCUPANT LOAD SERVED BY CORRIDOR	REQUIRED FIRE-RESISTANCE RATING (hours) Without sprinkler system	With sprinkler system
H-1, H-2, H-3	All	1	1
A, H-4, H-5	Greater than 30	1	1
B, D, E, F, M, S, U	Greater than 30	1	0
R	Greater than 10	1	1
I-2a	All	Not Permitted	0
I-1, I-3	All	Not Permitted	1b

a. For requirements for occupancies in Group I-2, see Section 407.3.
b. Buildings equipped throughout with an automatic sprinkler system in accordance with Section 903.3.1.1.
c. In buildings protected throughout by an approved, supervised automatic sprinkler system in accordance with Section 903, corridor walls shall not be required to be rated, provided that such walls form smoke partitions in accordance with the *Florida Fire Prevention Code*

PARKING

SUMMARY OF PARKING PROVIDED						
SHEET	FLOOR	ELEVATION	# SPACES STD	**HC	NOTES	TOTAL
A-1.3.03	3RD-VALET RAMP	28'-0"	95 12	6	(+104 CAR LIFTS)	217
A-1.3.04	RAMP 4TH RAMP	40'-0"	27 105 5	3	(+4 CAR LIFTS)	146
A-1.3.06	RAMP 5TH RAMP	49'-0"	27 110 11	3		151
A-1.3.05	RAMP 6TH RAMP	58'-0"	27 110 11	3		151
A-1.3.05	RAMP 7TH RAMP	67'-0"	27 110 11	3		151
A-1.3.06	8TH-VALET RAMP	76'-0"	118 10	3	(+109 CAR LIFTS)	240
	TOTAL		818	21	217	1056

*NOTE: AUTOMOBILE MECHANICAL LIFTS ARE BEING USED, SEE PLAN FOR LOCATIONS, 2 SPACES FOR EVERY AUTO LIFT LOCATIONS – 217 TOTAL

**NOTE: HC = ACCESSIBLE PARKING SPACES REQUIRED FOR A PARKING LOT WITH A TOTAL OF 1001 SPACES AND OVER = 20 + 1 FOR EACH 100 OVER 1000 = 21 SPACES REQUIRED. 3 ARE VAN ACCESSIBLE PURSUANT TO 11-4.1.2(5a-M) OF THE FLORIDA ADA ACCESSIBILITY CODE.

***NOTE: THERE ARE 5 ON GRADE PARKING SPACES AT INTRACOASTAL SIDE PARKING LOT.

PUBLIC PARKING	600
EMPLOYEE AND HOTEL GUESTS	239
VALET	217

adache group architects

PROJECT DESIGN TEAM:
ARCHITECTS
ADACHE GROUP ARCHITECTS
350 SOUTH FEDERAL HIGHWAY FT. LAUDERDALE, FLORIDA 33301
PH (954) 525-6133 FAX (954) 728-6159
E-MAIL: info@adache.com

CREATIVE DESIGNER
PAT MCBRIDE CO.
15 BAKER FARM RD.
MANCHESTER CENTER, VT 05255
PH (305) 670-2370 FAX (305) 362-0700
E-MAIL: pat@mcbridedesign.com.com

M.E.P. ENGINEER
TWR ENGINEERS
9200 S. DADELAND BLVD
MIAMI, FLORIDA 33156
PH (305) 670-0820 FAX (305) 670-0830
E-MAIL: bob@twrengineers.com

STRUCTURAL ENGINEER
TRC WORLDWIDE ENGINEERING
3590 NW 56 STREET
FORT LAUDERDALE, FLORIDA 33309
(954) 484-7777 FAX (954) 484-7634

CIVIL ENGINEER
CONSULTING ENGINEERING & SCIENCE, INC.
10700 KENDALL DRIVE, SUITE 400
MIAMI, FLORIDA 33176
(305) 376-5555 FAX (305) 279-4693

OWNER: MARGARITAVILLE HOLLYWOOD BEACH RESORT, LLC.
3501 N. OCEAN DRIVE
HOLLYWOOD, FLORIDA 33019

MARGARITAVILLE HOLLYWOOD BEACH RESORT
300 JOHNSON STREET
HOLLYWOOD BEACH, FLORIDA

SEAL:

ISSUED FOR: TAC FINAL
DATE: 10/29/2010

REVISIONS:

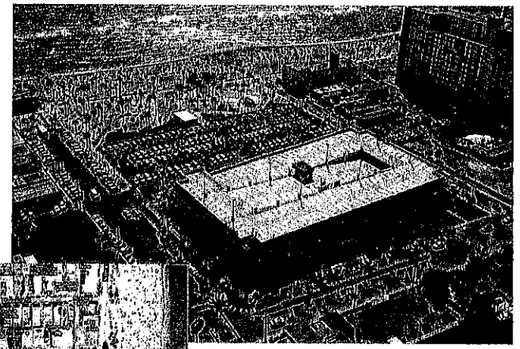
No.	DATE	REMARKS

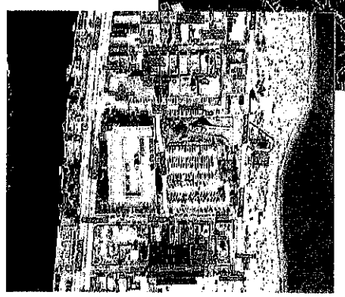
SHEET TITLE:
PROJECT DATA

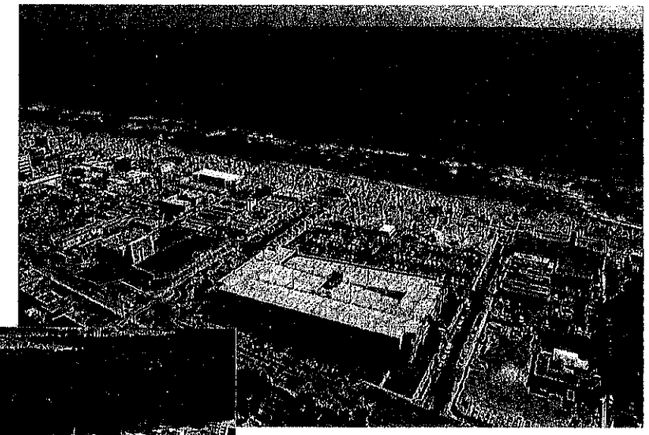
ALL IDEAS, DESIGNS, ARRANGEMENTS, PLANS AND SPECIFICATIONS INDICATED OR REPRESENTED BY THIS DRAWING ARE OWNED BY, AND THE PROPERTY OF ADACHE GROUP ARCHITECTS, INC AND WERE CREATED, EVOLVED AND DEVELOPED FOR USE ON, AND IN CONNECTION WITH, THE SPECIFIED PROJECT NONE OF THESE IDEAS, PLANS, ARRANGEMENTS, AND SPECIFICATIONS SHALL BE USED BY OR DISCLOSED TO ANY PERSON, CORPORATION OR FIRM FOR ANY PURPOSE WHATSOEVER WITHOUT THE WRITTEN PERMISSION OF ADACHE GROUP ARCHITECTS. VISUAL CONTACT WITH THESE PLANS OR SPECIFICATIONS SHALL CONSTITUTE CONCLUSIVE EVIDENCE OF ACCEPTANCE OF THESE RESTRICTIONS. ALL RIGHTS RESERVED. © 2010
FLORIDA LICENSE # AR0007073

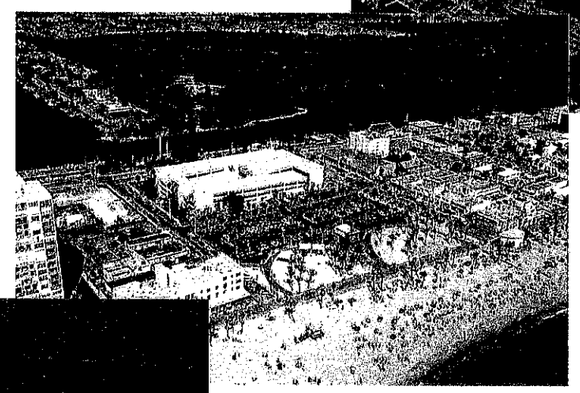
DATE:
SCALE: NA
DRAWN BY: SW
CHECKED BY: JB
JOB NO.: 94.08A

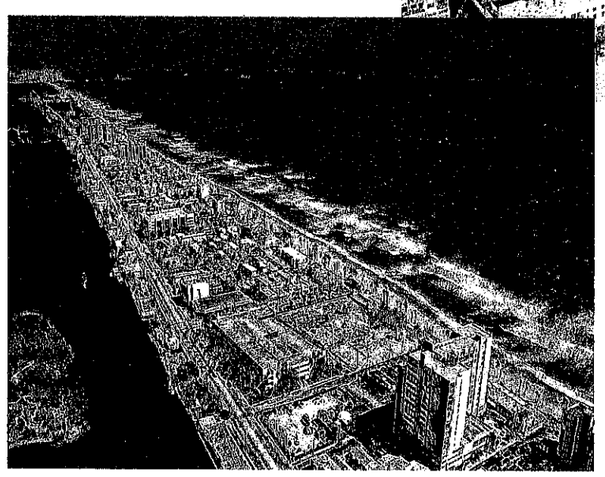
SHEET NO.:
A-0.0.02

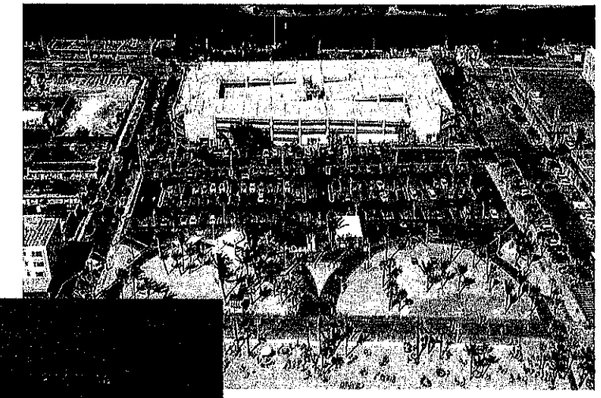


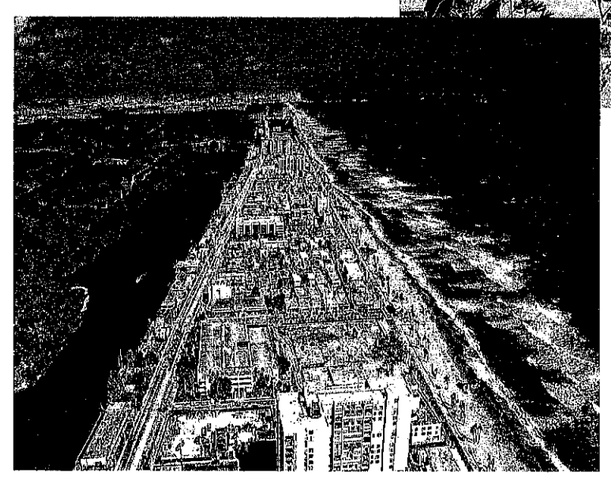












adache group architects

PROJECT DESIGN TEAM:

ARCHITECTS
ADACHE GROUP ARCHITECTS
500 SOUTH FEDERAL HIGHWAY 1E.
LAUDERDALE, FLORIDA 33301
PH(954) 525-5123 FAX (954) 726-8159
E-MAIL: info@adache.com

CREATIVE DESIGNER
PAT MCBRIDE CO.
11 BAKER FARM RD
MANCHESTER CENTER, VT. 05255
PH(802) 549-2290 FAX(802) 362-0700
E-MAIL: pat@patmcbridedesigns.com.com

M.E.P. ENGINEER
TWM ENGINEERS
8300 S. DIXIE AND BLVD
MIAMI, FLORIDA 33143
PH.(305) 670-0820 FAX.(305) 670-0830
E-MAIL: bill@twmengineers.com

STRUCTURAL ENGINEER
TRC WORLDWIDE ENGINEERING
2669 NW 56 STREET
FORT LAUDERDALE, FLORIDA 33309
(954) 984-0722 FAX.(954) 484-2334

CIVIL ENGINEER
CONSULTING ENGINEERING & SCIENCE, INC.
10700 KENDALL DRIVE, SUITE 400
MIAMI, FLORIDA 33176
(305) 378 3555 FAX.(305) 378-4593

OWNER: MARGARITAVILLE HOLLYWOOD BEACH RESORT, LLC.
3501 N. OCEAN DRIVE
HOLLYWOOD, FLORIDA 33019

MARGARITAVILLE HOLLYWOOD BEACH RESORT

300 JOHNSON STREET
HOLLYWOOD BEACH, FLORIDA

SEAL:

ISSUED FOR: TAC FINAL
DATE: 10/26/2010

REVISIONS:

No.	DATE	REMARKS

SHEET TITLE:
SITE IMAGES

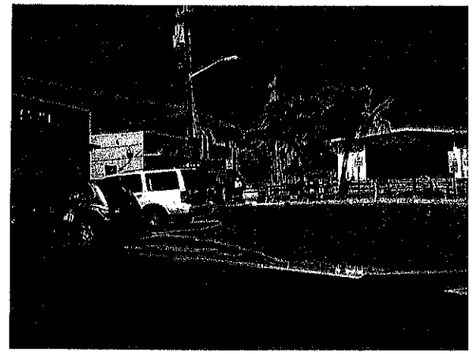
ALL IDEAS, DESIGNS, ARRANGEMENTS, PLANS AND SPECIFICATIONS INDICATED OR REPRESENTED BY THIS DRAWING ARE OWNED BY, AND THE PROPERTY OF ADACHE GROUP ARCHITECTS, INC. AND WERE CREATED, EVOLVED AND DEVELOPED FOR USE ON, AND IN CONNECTION WITH, THE SPECIFIED PROJECT. NONE OF THESE IDEAS, PLANS, ARRANGEMENTS, AND SPECIFICATIONS SHALL BE USED BY OR DISCLOSED TO ANY PERSON, CORPORATION OR FIRM FOR ANY PURPOSE WHATSOEVER WITHOUT THE WRITTEN PERMISSION OF ADACHE GROUP ARCHITECTS VISUAL CONTACT WITH THESE PLANS OR SPECIFICATIONS SHALL CONSTITUTE CONCLUSIVE EVIDENCE OF ACCEPTANCE OF THESE RESTRICTIONS
ALL RIGHTS RESERVED. © 2010

FLORIDA LICENSE # AR0007073

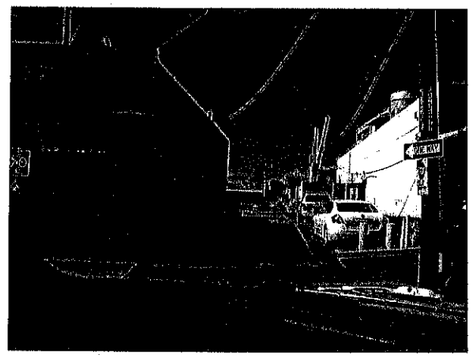
DATE:
SCALE: NA
DRAWN BY: SW
CHECKED BY: JB
JOB NO.: 94.08A

SHEET NO.:
A-0.0.03

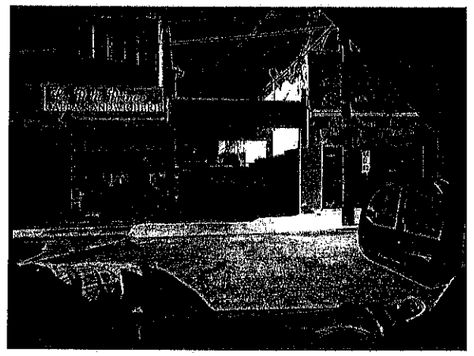
JOHNSON STREET
LOOKING EAST



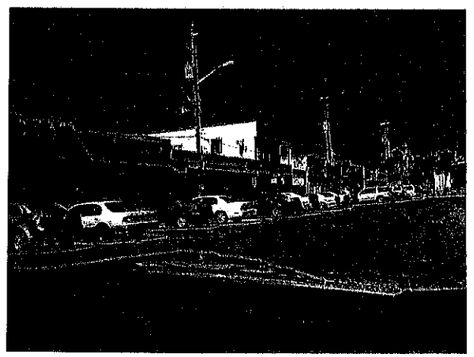
JOHNSON STREET
LOOKING NORTH



JOHNSON STREET
LOOKING NORTH
(SIDE STREET)

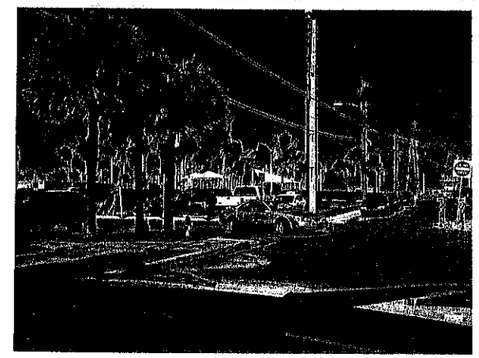


JOHNSON STREET
LOOKING NORTHEAST



MICHIGAN STREET
LOOKING EAST

MICHIGAN STREET
LOOKING EAST



adache group architects

PROJECT DESIGN TEAM:

ARCHITECTS
ADACHE GROUP ARCHITECTS
550 SOUTH FEDERAL HIGHWAY #7
LAUDERDALE, FLORIDA 33301
PH:(954) 525-5132 FAX:(954) 776-8150
E-MAIL: info@adache.com

CREATIVE DESIGNER
PAT MCBRIDE CO.
11 BAKER PARK RD.
MANCHESTER CENTER, VT. 05255
PH:(802) 824-3375 FAX:(802) 362-3020
E-MAIL: pat@mcbridedesign.com.com

M.E.P. ENGINEER
TWR ENGINEERS
5000 S. KIRKLAND BLVD.
MIAMI, FLORIDA 33156
PH:(305) 670-0020 FAX:(305) 670-0330
E-MAIL: tw@twrengineers.com

STRUCTURAL ENGINEER
TRC WORLDWIDE ENGINEERING
3500 NW 66 STREET
FORT LAUDERDALE, FLORIDA 33309
(954) 484-7777 FAX:(954) 484-7604

CIVIL ENGINEER
CONSULTING ENGINEERING & SCIENCE, INC.
10700 HIDDEN CRYSTAL, SUITE 400
MIAMI, FLORIDA 33018
(305) 378-0555 FAX:(305) 378-1563

OWNER:
MARGARITAVILLE HOLLYWOOD
BEACH RESORT, LLC.
3601 N. OCEAN DRIVE
HOLLYWOOD, FLORIDA 33019

MARGARITAVILLE
HOLLYWOOD BEACH RESORT

300 JOHNSON STREET
HOLLYWOOD BEACH, FLORIDA

SEAL:

ISSUED FOR: TAC FINAL
DATE: 10/29/2010

REVISIONS:

No.	DATE	REMARKS

SHEET TITLE:
SITE IMAGES

ALL IDEAS, DESIGNS, ARRANGEMENTS, PLANS AND SPECIFICATIONS INDICATED OR REPRESENTED BY THIS DRAWING ARE OWNED BY, AND THE PROPERTY OF ADACHE GROUP ARCHITECTS, INC. AND WERE CREATED, EVOLVED AND DEVELOPED FOR USE ON, AND IN CONNECTION WITH, THE SPECIFIED PROJECT. NONE OF THESE IDEAS, PLANS, ARRANGEMENTS, AND SPECIFICATIONS SHALL BE USED BY OR DISCLOSED TO ANY PERSON, CORPORATION OR FIRM FOR ANY PURPOSE WHATSOEVER WITHOUT THE WRITTEN PERMISSION OF ADACHE GROUP ARCHITECTS. VISUAL CONTACT WITH THESE PLANS OR SPECIFICATIONS SHALL CONSTITUTE CONCLUSIVE EVIDENCE OF ACCEPTANCE OF THESE RESTRICTIONS. ALL RIGHTS RESERVED, ©2010

FLORIDA LICENSE # AR0007073

DATE:
SCALE: NA
DRAWN BY: SW
CHECKED BY: JB
JOB NO.: 94.08A

SHEET NO.:
A-0.0.04

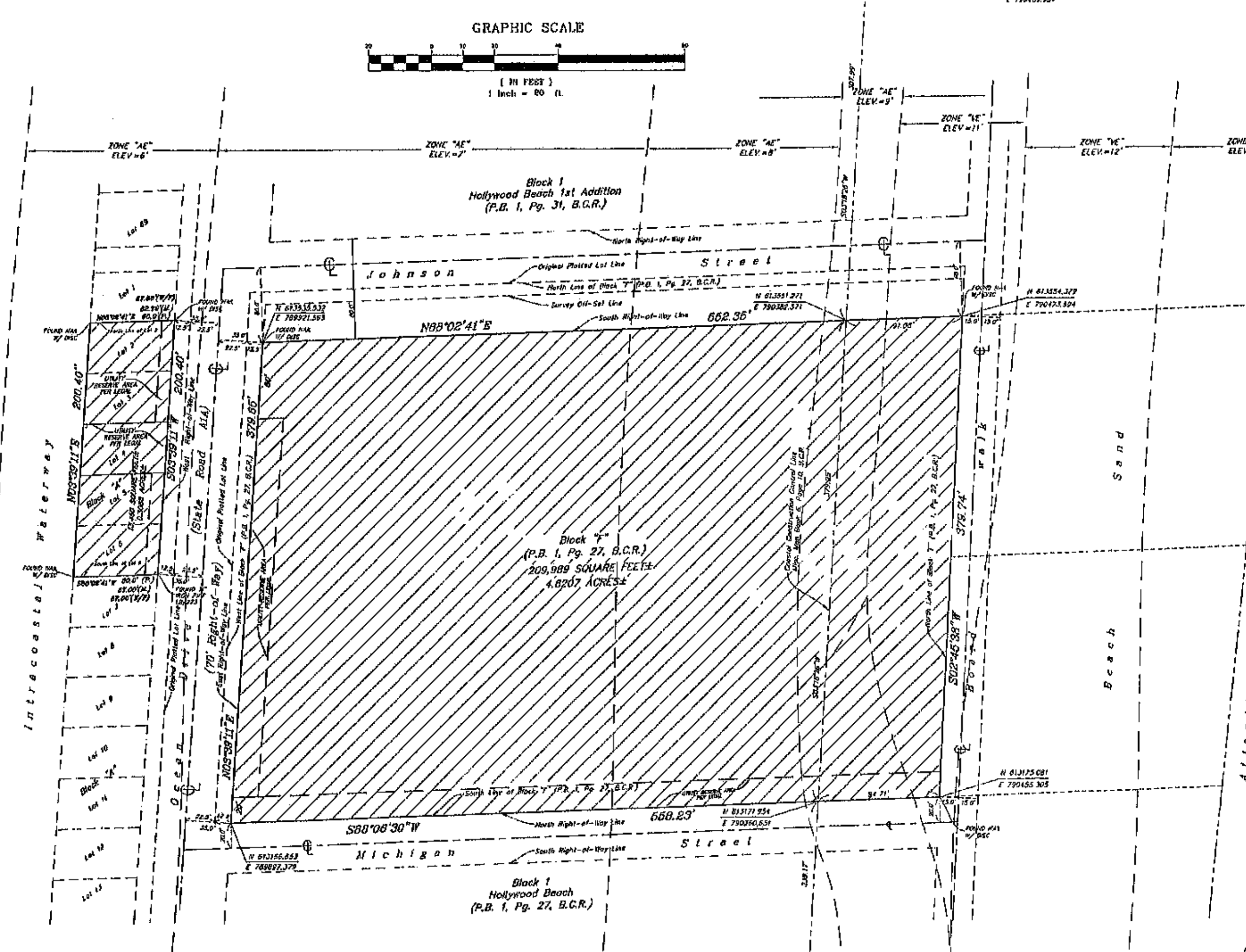
prepared by:
McLAUGHLIN ENGINEERING COMPANY (LB#285)
400 N.E. 3rd AVENUE FORT LAUDERDALE, FLORIDA 33301
PHONE: (954) 763-7611 • FAX: (954) 763-7615
www.MECO400.com • meco400@aol.com

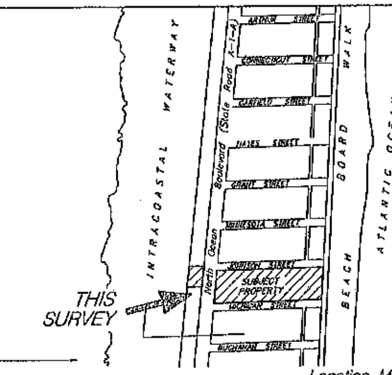
GRAPHIC SCALE

(IN FEET)
1 inch = 80 ft.

ALTA/ACSM LAND TITLE SURVEY

Lots 2, 3, 4, 5, and 6, Block "A" and Block "F"
Plat Book 1, Page 27, B.C.R.
City of Hollywood
Broward County, Florida





Location Map
Not To Scale

LEGEND

ELEV. = ELEVATION
O/S = OFFSET
A/C = AIR CONDITIONING
℄ = CENTERLINE OF RIGHT-OF-WAY
F.P.L. = FLORIDA POWER AND LIGHT CO.
S.B.T. = SOUTHERN BELL TELEPHONE
B.C.R. = BROWARD COUNTY RECORDS
O.R. = OFFICIAL RECORDS BOOK
PG. = PAGE
R/W = RIGHT-OF-WAY
C.O. = CLEAN OUT
SAN. = SANITARY
INV. = INVERT
W/McL CAP = WITH McLAUGHLIN ENGINEERING CO. CAP
P.R.M. = PERMANENT REFERENCE MONUMENT
CONC. = CONCRETE
C.B.S. = CONCRETE, BLOCK AND STUCCO
I.C.V. = IRRIGATION CONTROL VALVE
W.M. = WATER METER
B.F.P. = BACK FLOW PREVENTOR
D.B.H. = DIAMETER @ BREAST HEIGHT
W/F = WETFACE OF SEAWALL CAP
(M.) = MEASURED
(P.) = PLAT
—— = OVERHEAD POWER & UTILITY LINES
—— = CHAIN LINK FENCE
W/DISC = SURVEY BY OTHERS, UNABLE TO IDENTIFY

TREE SYMBOLS

INDICATES DIAMETER± (D.B.H.)

Gross Areas

Portion of Block "A" 20,464 Square Feet (0.4700 Acres)

Portion of Block "F" 270,370 Square Feet (6.2070 Acres)

NOTES:

1) This survey reflects all easements and rights-of-way as shown on above referenced record plat(s). The subject property was not abstracted for other easements road reservations or rights-of-way of record by McLaughlin Engineering Company.

2) Underground improvements if any not located.

3) This drawing is not valid unless sealed with an embossed surveyors seal.

4) Boundary survey information does not infer Title or Ownership.

5) All iron rods 5/8", unless otherwise noted.

6) Reference Bench Mark: BM #3942, concrete marker with brass disc on North side of East end of Harding Street & 7.6' South of Southeast corner of Tide apartment building, Elevation = 9.36

7) Elevations shown refer to National Geodetic Vertical Datum (1929), and are indicated thus: , Elev.=6.42

8) This property lies in Flood Zones "AE", Base Elev.=6', Elev.=7', Elev.=8', Elev.=9', and Elev.=10', Zone "VE", Elev.=11', Elev.=12', and Elev.=13', Per Flood Insurance Rate Map No. 12011C0317 G, Dated: July 21, 1995. Community Panel No. 125113, Index Map Dated: October 2, 1997. Flood Zones shown hereon are approximate.

9) Bearing and coordinates shown hereon refer to State Plane Miscellaneous Map Book 6, Page 10, Broward County Records, South Line of Block "F" (P.B. 1, Pg. 27, B.C.R.) as South 88°08'30" West.

10) Mean High Water and Seasonal High Water Lines based on the Department of Environment Protection Division of State Lands Point 10:812

OFFICE NOTES

FIELD BOOK NO. 705 w/Worksheets, Print, LB# 273/55, LB# 282/58, LB#300/18

JOB ORDER NO. U-4168, U-4424, U-4695(NGVD29), U-4713, U-5905, U-6197

CHECKED BY:

DRAWN BY: DRP, S.W., RDR

C:\RUDY\2010\U6197\dwg\U6197(NGVD29).dwg 10/21/2010 2:46:40 PM EDT

Title Notes:

There are no other Easements, Road Reservations of Rights-of-Ways of Record affecting this property per Chicago Title Insurance Company Owners and Encumbrance Report File No. 300805120, dated July 28, 2008 and certificate of search File No. 300805120 dated July 28th 2010.

1) Rights-of-way per O.R. Book 3024, Page 407 of the Public Records of Broward County, Florida; O.R. Book 3379, Page 317 of the Public Records of Broward County, Florida; and O.R. Book 3360, Page 98 of the Public Records of Broward County, Florida affect this property as shown.
2) Easement per O.R. Book 3409, Page 82 of the Public Records of Broward County, Florida affects this property as shown.
3) Easement per O.R. Book 3442, Page 287 of the Public Records of Broward County, Florida affects this property as shown.
4) Ordinance No. 0-72-39 per O.R. Book 7489, Page 390 of the Public Records of Broward County, Florida affects this property as to Zoning Change.
5) Easements per O.R. Book 7612, Page 681 of the Public Records of Broward County, Florida affects this property as shown.
6) Ordinance No. 86-90 per O.R. Book 14022, Page 900 of the Public Records of Broward County, Florida affects this property as to Land Use Change.

1) Resolution No. 08-DP-08 per O.R. 45876, Page 1085, Public Records of Broward County affects this property (no easements contained therein)
2) Global Termination Agreement per O.R. 46262, Page 1474, Public Records of Broward County may affect this property (No Exhibit "A" Legal description contained therein) and no easements contained within document.

FILE NO. **08 - 3 - 009(NGVD29) (10)**

Sheet 1 of 2

Legal Description

Lots 2, 3, 5 and 6, LESS the East 12.50 feet thereof, of Block "A", "HOLLYWOOD BEACH", according to the plat thereof recorded in Plat Book 1, Page 27 of the Public Records of Broward County, Florida; and subject to a right-of-way reserve area unto the owner across the West 10 feet of the East 22.5 feet of said Lots;

Together with:

Lots 4, LESS the East 12.50 feet thereof of Block "A", "HOLLYWOOD BEACH", according to the plat thereof recorded in Plat Book 1, Page 27, of the Public Records of Broward County, Florida; and subject to a right-of-way reserve area unto the owner across the West 10 feet of the East 22.5 feet of said Lot 4; and subject to a utility reserve area unto owner across all of said Lot 4 LESS the East 12.5 feet thereof.

AND: Block "F"

Block "F", LESS the West 12.5 feet and LESS the North 40.00 feet thereof, "HOLLYWOOD BEACH", according to the plat thereof as recorded in Plat Book 1, Page 27 of the Public Records of Broward County, Florida; and subject to a right-of-way reserve area unto the owner across the East 10 feet of the West 22.5 feet of said Block "F"; and subject to a utility reserve area unto owner across the East 20 feet of the West 32.5 feet LESS the South 60 feet of the North 100 feet thereof, and the South 20 feet of said Block "F".

Uses within the utility and right-of-way reserve areas shall be subject to specific approval from the owner and generally shall be limited to walkways, landscaping, signage, lighting and other similar elements consistent with utility and right-of-way uses.

Said lands situate, lying and being in the City of Hollywood, Broward County, Florida and containing 223,439 square feet or 5.1295 acres more or less.

ALTA/ACSM CERTIFICATION

TO:
Ocean Village of Hollywood Beach, LLC; Chicago Title Insurance Company and Atkinson, Diner, Stone, Mankuta & Ploucha, P.A.

This is to certify that this survey dated October 20th, 2010, was made in accordance with the "Minimum Standard Detail Requirements for ALTA/ACSM Land Title Surveys "Jointly established and adopted by ALTA and NSPS in 2005, Pursuant to the Accuracy Standards as adopted by ALTA and NSPS and in effect on the date of this certification. The 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.

The undersigned further certifies that survey meets the Minimum Technical Standards as forth by the Florida Board of Professional Land Surveyors Land Surveyors in Chapter 5J-17.05, Florida Administrative Code, pursuant to Section 472.027, Florida Statutes.

CERTIFICATION

We hereby certify that this survey meets the minimum technical standards as set forth by the Florida Board of Professional Land Surveyors in Chapter 61G17-6 Florida Administrative Code, pursuant to Section 472.027, Florida Statutes.

Dated at Fort Lauderdale, Florida, this 6th day of March, 2008.
Additional topographic elevations added this 12th day of March, 2008.
Revised to added contours line this 30th day of April, 2008.
Additional locations and elevations taken added 21st day of May, 2008.
Title Commitment information added this 26th day of August, 2008.
Revised to add Beach Profiles this 27th day of August, 2008.
Revised to identify Utility Reserve Areas this 8th day of September, 2008.
Revised to further identify Utility Reserve Areas this 17th Day of September, 2008.
Gross Areas added this 23rd day of September, 2008.
Resurveyed this 9th day of June, 2010.
Resurveyed to ALTA/ACSM Specifications this 20th day of October, 2010.

McLAUGHLIN ENGINEERING COMPANY

SCOTT A. McLAUGHLIN
Professional Surveyor & Mapper No. 5842
State of Florida.

adache group architects

PROJECT DESIGN TEAM:

ARCHITECTS
ADACHE GROUP ARCHITECTS
550 SOUTH FEDERAL HIGHWAY FT. LAUDERDALE, FLORIDA 33301
PH.(954) 525-8133 FAX.(954) 728-8159
E-MAIL: info@adache.com

CREATIVE DESIGNER
PAT MCBRIDE CO.
11 BAKER FARM RD.
MANCHESTER CENTER, VT. 05255
PH.(305) 570-2370 FAX.(305) 362-0700
E-MAIL: pat@mcbridedesign.com.com

M.E.P. ENGINEER
TWR ENGINEERS
9200 S. DADELAND BLVD
MIAMI, FLORIDA 33156
PH.(305) 670-0820 FAX.(305) 670-0830
E-MAIL: bill@twrengineers.com

STRUCTURAL ENGINEER
TRC WORLDWIDE ENGINEERING
3580 NW 56 STREET
FORT LAUDERDALE, FLORIDA 33309
(954) 484-7777 FAX.(954) 484-7934

CIVIL ENGINEER
CONSULTING ENGINEERING & SCIENCE, INC.
10700 KENDALL DRIVE, SUITE 400
MIAMI, FLORIDA 33176
(305) 378-5555 FAX.(305) 279-4663

OWNER: MARGARITAVILLE HOLLYWOOD BEACH RESORT, LLC.
3501 N. OCEAN DRIVE
HOLLYWOOD, FLORIDA 33019

MARGARITAVILLE HOLLYWOOD BEACH RESORT
300 JOHNSON STREET
HOLLYWOOD BEACH, FLORIDA

SEAL:

ISSUED FOR: TAC FINAL
DATE: 10/29/2010

REVISIONS:

No.	DATE	REMARKS

SHEET TITLE:
SURVEY

ALL IDEAS, DESIGNS, ARRANGEMENTS, PLANS AND SPECIFICATIONS INDICATED OR REPRESENTED BY THIS DRAWING ARE OWNED BY, AND THE PROPERTY OF ADACHE GROUP ARCHITECTS, INC. AND WERE CREATED, EVOLVED AND DEVELOPED FOR USE ON, AND IN CONNECTION WITH, THE SPECIFIED PROJECT. NONE OF THESE IDEAS, PLANS, ARRANGEMENTS, AND SPECIFICATIONS SHALL BE USED BY OR DISCLOSED TO ANY PERSON, CORPORATION OR FIRM FOR ANY PURPOSE WHATSOEVER WITHOUT THE WRITTEN PERMISSION OF ADACHE GROUP ARCHITECTS. VISUAL CONTACT WITH THESE PLANS OR SPECIFICATIONS SHALL CONSTITUTE CONCLUSIVE EVIDENCE OF ACCEPTANCE OF THESE RESTRICTIONS. ALL RIGHTS RESERVED, © 2010

FLORIDA LICENSE # AR0007073

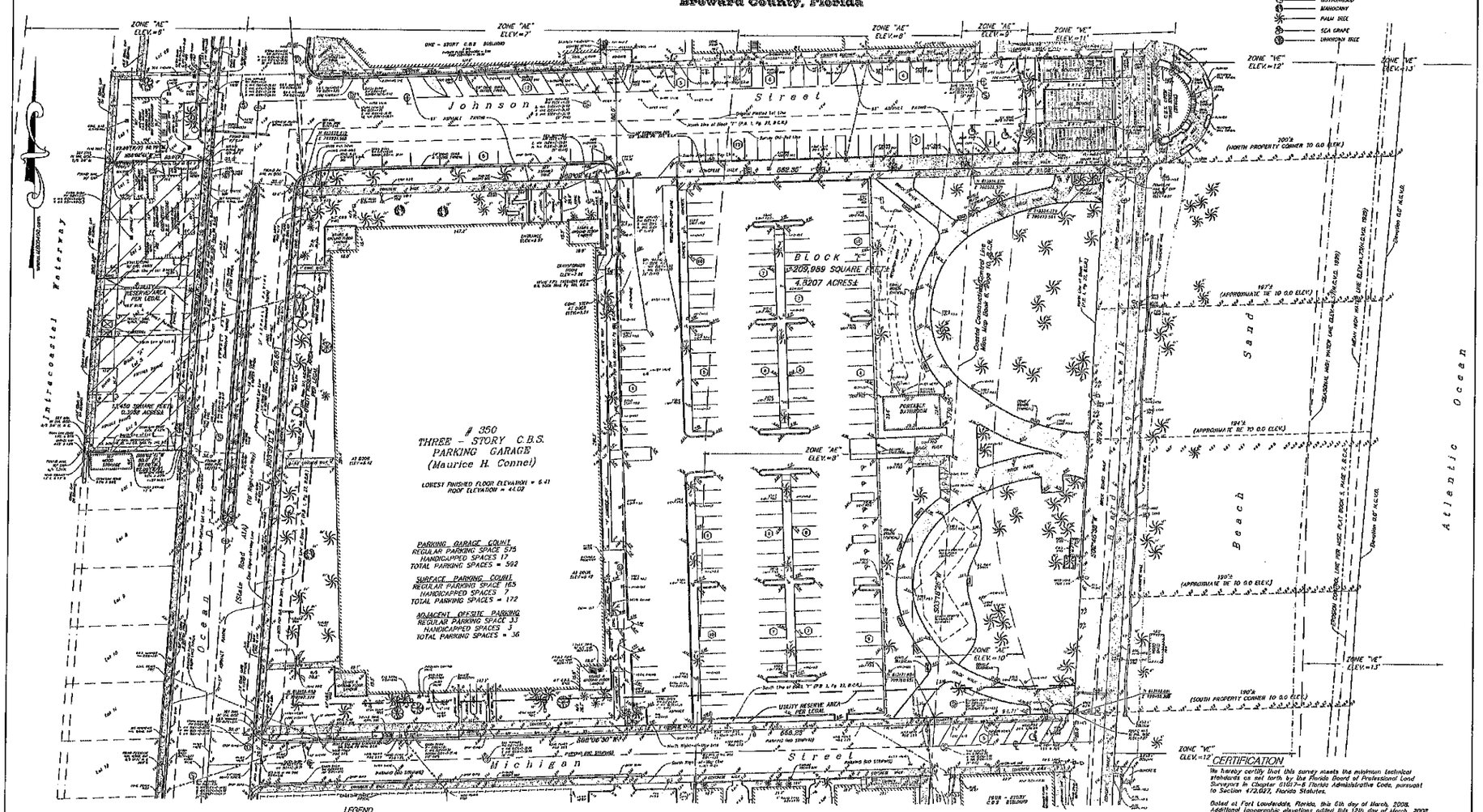
DATE:
SCALE: NA
DRAWN BY: SW
CHECKED BY: JB
JOB NO.: 94.08A

SHEET NO.:
A-0.0.05

prepared by:
McLAUGHLIN ENGINEERING COMPANY (LB#285)
400 N.E. 3rd AVENUE FORT LAUDERDALE, FLORIDA 33301
PHONE: (954) 763-7611 * FAX: (954) 763-7615
www.MECO400.com * meco400@aol.com

ALTA/ACSM LAND TITLE SURVEY

Lots 2, 3, 4, 5, and 6, Block "A" and Block "F"
Plat Book 1, Page 27, B.C.R.
City of Hollywood
Broward County, Florida



OFFICE NOTES

FIELD BOOK NO. TDS w/Worksheets, F.B.#1, LB# 273/35, LB# 782/58, LB# 300/18
JOB ORDER NO. U-4168, U-4424, U-4835(NGVD29), U-4713, U-3805, U-8197
CHECKED BY: S.A.M.
DRAWN BY: DMP, S.K., RDR
C:\RUDY\2010\U8197\dwg\U8197(NGVD29).dwg 10/21/2010 2:46:40 PM EDT

LEGEND

Δ = CENTRAL ANGLE (DELTA)
L = ARCS
L(H) = ARC LENGTH
R(R) = RADIUS (RADIAL)
R.O.C. = POINT OF CURVATURE
P.O.T. = POINT OF TANGENCY
P.O.R. = POINT OF REVERSE
NGVD, CGS = NGS (NATIONAL GEODETIC SURVEY)
(R) = RECORDED REFERENCE MONUMENT
C.B.S. = CONCRETE BLOCK AND STUCCO
W.V.V. = IRRIGATION CONTROL VALVE
W.M. = WATER METER
B.F.P. = BACK FLOW PREVENTOR
O.B.H. = OVERHEAD BREAKER HEIGHT
W.P. = METRATE OF ACTUAL CUT
(M) = MEASURED
(P) = PLAT
F.E.S. = DESKTOP
O.S. = OFFSET
A/C = AIR CONDITIONING
F.C. = COVERAGE OF FRONT-OF-HOUSE
F.P.C. = FLORIDA POWER AND LIGHT CO.
B.S.C. = BELLSOUTH CORPORATION
B.C.R. = BROWARD COUNTY RECORDS
D.C.R. = DADE COUNTY RECORDS
P.B.R. = PALM BEACH COUNTY RECORDS
O.R. = OFFICIAL RECORDS BOOK
C.O. = CLEAN OUT
F.P. = FIRE-OFF-RAIL
C.G. = GUTTER CAP
C.L.F. = CHAIN LINK FENCE
P.E.R. = PERIMETER CONTROL DEVICE
S.N. = SNOWCAP
W.C. = WHEEL
W.O.S.D. = SURVEY TIE BY OWNER, UNABLE TO IDENTIFY
= OVERHEAD POWER & UTILITY LINES
= CHAIN LINK FENCE

GRAPHIC SCALE
(IN FEET)
1 inch = 50 ft

FILE NO. 08 - 3 - 009(NGVD29) (10)

Sheet 2 of 2

CERTIFICATION

We hereby certify that this survey meets the minimum technical standards as set forth by the Florida Board of Professional Land Surveyors in Chapter 61G17-6 Florida Administrative Code, pursuant to Section 472.027, Florida Statutes.

Dated at Fort Lauderdale, Florida, this 6th day of March, 2008.
Additional topographic elevations added this 12th day of March, 2008.
Revised to added contours line this 30th day of April, 2008.
Additional locations and elevations taken added 21st day of May, 2008.
Title Commitment information added this 26th day of August, 2008.
Revised to add Beach Profiles this 27th day of August, 2008.
Revised to identify Utility Reserve Areas this 6th day of September, 2008.
Revised to further identify Utility Reserve Areas this 17th Day of September, 2008.
Gross Areas added this 23rd day of September, 2008.
Resurveyed this 9th day of June, 2010.
Resurveyed to ALTA/ACSM Specifications this 20th day of October, 2010.

McLAUGHLIN ENGINEERING COMPANY

SCOTT A. McLAUGHLIN
Professional Surveyor & Mapper No. 5842
State of Florida.

adache group architects

PROJECT DESIGN TEAM:

ARCHITECTS
ADACHE GROUP ARCHITECTS
200 SOUTH FEDERAL HIGHWAY FT. LAUDERDALE, FLORIDA 33301
PH.(954) 525-5138 FAX.(954) 728-9199
E-MAIL: info@adache.com

CREATIVE DESIGNER
PAT MCBRIDE CO.
11 BANKER FARM RD.
MANCHESTER CENTER, VT. 05255
PH.(802) 970-2370 FAX.(802) 362-0700
E-MAIL: pat@patmcbridedesign.com

M.E.P. ENGINEER
TWR ENGINEERS
2000 S. BAYSHORE BLVD
MIAMI, FLORIDA 33136
PH.(305) 670-0820 FAX.(305) 670-0890
E-MAIL: twr@twrengineers.com

STRUCTURAL ENGINEER
TRC WORLDWIDE ENGINEERING
2300 W 84 STREET
FORT LAUDERDALE, FLORIDA 33309
(954) 484-7777 FAX.(954)-484-7304

CIVIL ENGINEER
CONSULTING ENGINEERING & SCIENCE, INC.
10700 SEAGRAS DRIVE, SUITE 400
MIAMI, FLORIDA 33157
(305) 378-5555 FAX.(305) 378-5553

OWNER:
MARGARITAVILLE HOLLYWOOD BEACH RESORT, LLC.
3601 N. OCEAN DRIVE
HOLLYWOOD, FLORIDA 33019

MARGARITAVILLE HOLLYWOOD BEACH RESORT
300 JOHNSON STREET
HOLLYWOOD BEACH, FLORIDA

SEAL:

ISSUED FOR: TAC FINAL
DATE: 10/29/2010

REVISIONS:

No.	DATE	REMARKS

SHEET TITLE:
SURVEY

ALL IDEAS, DESIGNS, ARRANGEMENTS, PLANS AND SPECIFICATIONS INDICATED OR REPRESENTED BY THIS DRAWING ARE OWNED BY, AND THE PROPERTY OF ADACHE GROUP ARCHITECTS, INC. AND WERE CREATED, EVOLVED AND DEVELOPED FOR USE ON, AND IN CONNECTION WITH, THE SPECIFIED PROJECT. NONE OF THESE IDEAS, PLANS, ARRANGEMENTS, AND SPECIFICATIONS SHALL BE USED BY OR DISCLOSED TO ANY PERSON, CORPORATION OR FIRM FOR ANY PURPOSE WHATSOEVER WITHOUT THE WRITTEN PERMISSION OF ADACHE GROUP ARCHITECTS VISUAL CONTACT WITH THESE PLANS OR SPECIFICATIONS SHALL CONSTITUTE CONCLUSIVE EVIDENCE OF ACCEPTANCE OF THESE RESTRICTIONS. ALL RIGHTS RESERVED, © 2010
FLORIDA LICENSE # AR0007073

DATE:
SCALE: NA
DRAWN BY: SW
CHECKED BY: JB
JOB NO.: 94.08A

SHEET NO.:
A-0.0.06

prepared by:
McLAUGHLIN ENGINEERING COMPANY (LB#285)
400 N.E. 3rd AVENUE FORT LAUDERDALE, FLORIDA 33301
PHONE: (954) 763-7611 * FAX: (954) 763-7615
www.MCE0400.com * mces400@aol.com

TOPOGRAPHIC SURVEY

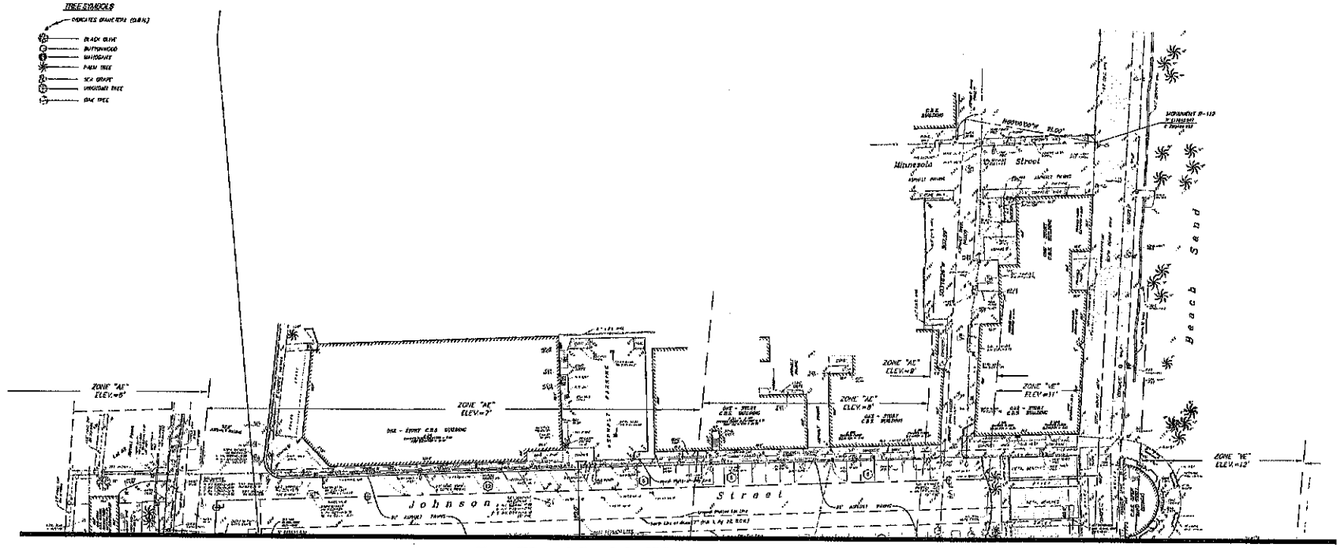
Lots 2, 3, 4, 5, and 6, Block "A" and Block "F"
Plat Book 1, Page 27, B.C.R.
City of Hollywood
Broward County, Florida

GRAPHIC SCALE

(IN FEET)
1 inch = 60 ft.

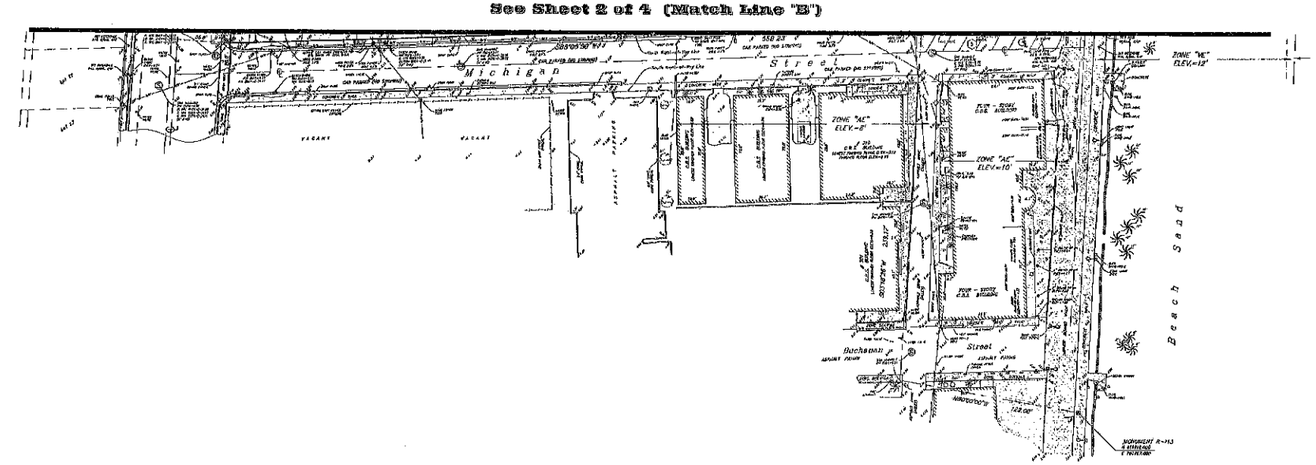
TREE SYMBOLS

- CONIFER (NAME PER PLAN) (DBH)
- BLACK OLIVE
- BUTTONWOOD
- MAHOGANY
- PALM TREE
- SEA GRAPE
- UNKNOWN TREE
- OAK TREE



See Sheet 2 of 4 (Match Line "A")

See Sheet 2 of 4 (Match Line "B")



LEGEND

A = ANGLE POINT (PK NL)
A.C. = AIR CONDITIONER
CB.MH. = CATCH BASIN
C.B.S. = CONCRETE BLOCK STRUCTURE
C.O.A. = CITY OF ATTENDANCE
C.O.H. = CITY OF HOLLYWOOD
W/MH. = CITY MAINTENANCE EQUIPMENT CO. CAP
C.P.P. = CONCRETE PROTECTIVE BOLLARD
CONC. = CONCRETE
D.B. = DEED BOOK
D.I.B. = DISPOSITION INTERNAL VALVE
F.H. = FIRE HYDRANT
G.V. = GATE VALVE
G.P.M. = GALLONS PER MINUTE
G.M.B. = GUNITE & METAL BOARD
M.P. = METALLIC PARKING CAP
(M) = MEASURED
(P) = PLAT
M.H. = MANHOLE
M.B. = METAL BOARD
N.T.S. = NOT TO SCALE
O.R.B. = OFFICIAL RECORD BOOK
P.B. = PLAT BOOK
P.B.C. = PALM BEACH COUNTY
P.C.P. = PERMANENT CONTROL POINT
P.L. = PROPERTY LINE
P.O.B. = POINT OF BEGINNING
P.O.C. = POINT OF COMMENCEMENT
R = RADIUS
R/W = RIGHT OF WAY
S.B. = SOLID BOARD
S.F. = SQUARE FEET
S.F.W. = SOUTH FLORIDA WATER MANAGEMENT DISTRICT
S.I.P. = STEEL INSERT PLATE
S.L. = SOLID LINE
S.P. = SOLID PLATE
S.R. = SOLID ROD
S.S. = SANITARY SEWER SERVICE
S.V. = SANITARY
SW. = SWEEP
W.V. = WATER VALVE
W.M. = WATER METER
W.P. = WOOD POWER & STUMP LINES
C.L.F. = CHAIN LINK FENCE

OFFICE NOTES

FIELD BOOK NO. 763 w/Book/Book's, pgs. 139 273/95, 139 292/96, 139 300/98
JOB ORDER NO. U-1165, U-1424, U-1495(07/08), U-1713, U-1805
DRAWN BY: S.A.K.
CHECKED BY: BDR, S.H., RDK
C:\MUSTY\2010\U05903\dwg\U05903(010809).dwg 8/23/2010 10:43:53 AM EDT

CERTIFICATION

We hereby certify that this survey meets the minimum technical standards as set forth by the Florida Board of Professional Land Surveyors in Chapter 61G17-6 Florida Administrative Code, pursuant to Section 472.027, Florida Statutes.

Dated at Fort Lauderdale, Florida, this 6th day of March, 2008.
Additional topographic elevations added this 12th day of March, 2008.
Revised to added contours line this 30th day of April, 2008.
Additional boulders and elevations taken dated 31st day of May, 2008.
Title Commitment information added this 30th day of August, 2008.
Revised to add Beach Profile this 29th day of August, 2008.
Revised to identify Utility Reserve Areas this 9th day of September, 2008.
Revised to further identify Utility Reserve Areas this 17th day of September, 2008.
Cross Areas added this 23rd day of September, 2008.
Reverified this 9th day of June, 2010.

McLAUGHLIN ENGINEERING COMPANY

SCOTT A. McLAUGHLIN
Professional Surveyor & Mapper No. 5247
State of Florida

FILE NO: 08 - 3 - 009(NGVD29) (10) Sheet 4 of 4

adache group architects

PROJECT DESIGN TEAM:
ARCHITECTS
ADACHE GROUP ARCHITECTS
500 SOUTH FEDERAL HIGHWAY FT. LAUDERDALE, FLORIDA 33301
PH.(954) 525-4123 FAX.(954)728-8160
E-MAIL: info@adache.net
CREATIVE DESIGNER
PAT MCBRIDE CO.
13 BAKER FARM RD.
MANCHESTER CENTER, VT. 05255
PH.(802) 670-2310 FAX.(802) 362-2600
E-MAIL: pat@patmcbridedesign.com
M.E.P. ENGINEER
TWR ENGINEERS
8300 E. EXPOSITO BLVD
MIAMI, FLORIDA 33166
PH.(305) 910-0400 FAX.(305) 676-0600
E-MAIL: info@twrengineers.com
STRUCTURAL ENGINEER
TRC WORLDWIDE ENGINEERING
3900 NW 08 STREET
FORT LAUDERDALE, FLORIDA 33309
(954) 484-7777 FAX.(954)-484-7834
CIVIL ENGINEER
CONSULTING ENGINEERING & SCIENCE, INC.
10900 HIGHWAY DRIVE, SUITE 100
MIAMI, FLORIDA 33176
(305) 378-5555 FAX.(305) 270-4333

OWNER:
MARGARITAVILLE HOLLYWOOD BEACH RESORT, LLC.
3601 N. OCEAN DRIVE
HOLLYWOOD, FLORIDA 33019

MARGARITAVILLE HOLLYWOOD BEACH RESORT
300 JOHNSON STREET
HOLLYWOOD BEACH, FLORIDA

SEAL:

ISSUED FOR: TAC FINAL
DATE: 10/29/2010

REVISIONS:

No.	DATE	REMARKS

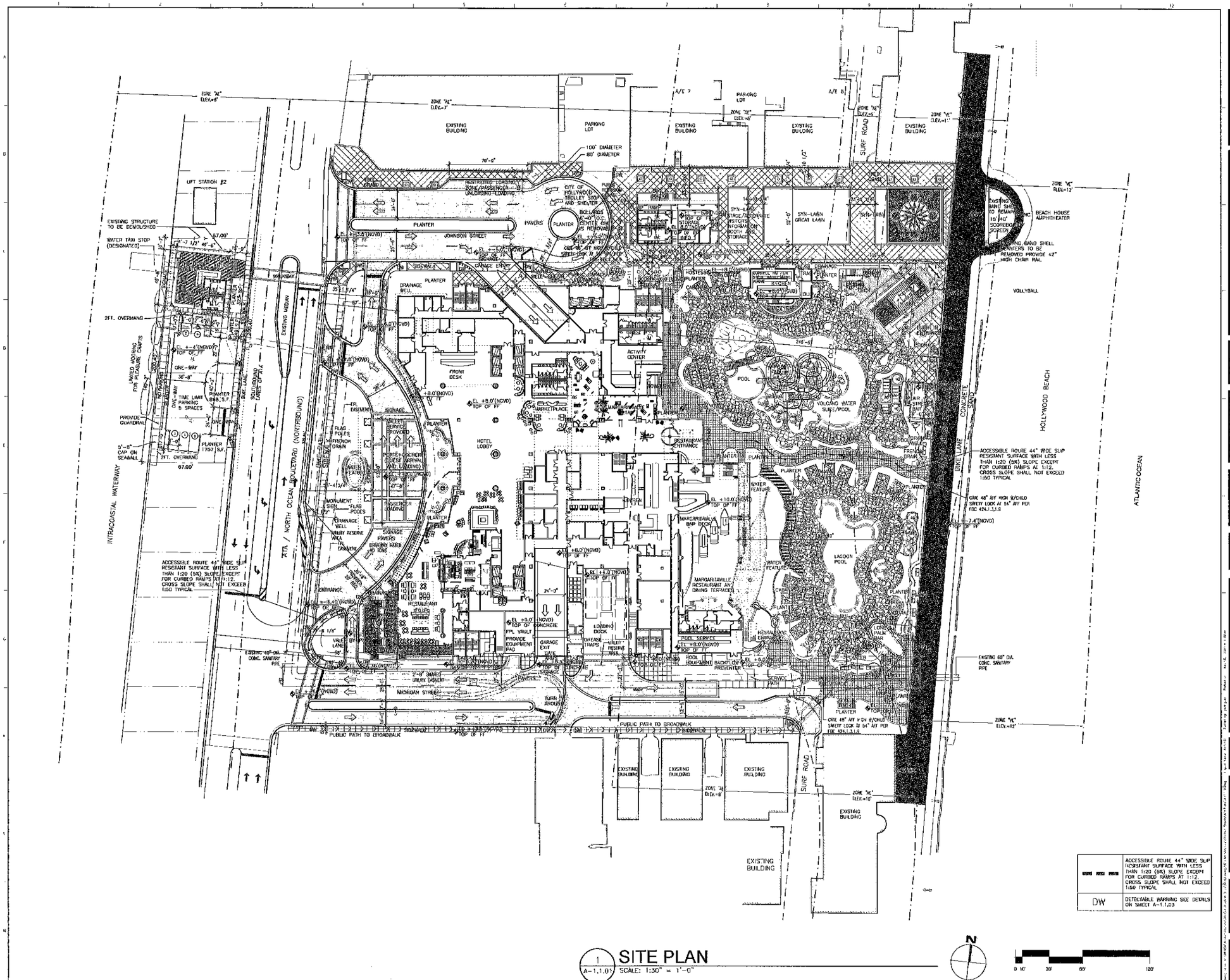
SHEET TITLE:
SURVEY

ALL IDEAS, DESIGNS, ARRANGEMENTS, PLANS AND SPECIFICATIONS INDICATED OR REPRESENTED BY THIS DRAWING ARE OWNED BY, AND THE PROPERTY OF ADACHE GROUP ARCHITECTS, INC. AND WERE CREATED, EVOLVED AND DEVELOPED FOR USE ON, AND IN CONNECTION WITH, THE SPECIFIED PROJECT. NONE OF THESE IDEAS, PLANS, ARRANGEMENTS, AND SPECIFICATIONS SHALL BE USED BY OR DISCLOSED TO ANY PERSON, CORPORATION OR FIRM FOR ANY PURPOSE WHATSOEVER WITHOUT THE WRITTEN PERMISSION OF ADACHE GROUP ARCHITECTS. VISUAL CONTACT WITH THESE PLANS OR SPECIFICATIONS SHALL CONSTITUTE CONCLUSIVE EVIDENCE OF ACCEPTANCE OF THESE RESTRICTIONS. ALL RIGHTS RESERVED, © 2010

FLORIDA LICENSE # AR0007073

DATE:
SCALE: NA
DRAWN BY: SW
CHECKED BY: JB
JOB NO.: 94.08A

SHEET NO.:
A-0.0.07



	ACCESSIBLE ROUTE 44" WIDE SLIP RESISTANT SURFACE WITH LESS THAN 1:20 (5%) SLOPE EXCEPT FOR CURBED RAMPS AT 1:12. CROSS SLOPE SHALL NOT EXCEED 1:50 TYPICAL
DW	DETECTABLE WARNING SEE DETAILS ON SHEET A-1.1.03

1 A-1.1.01 SITE PLAN
SCALE: 1:30" = 1'-0"

adache group architects

PROJECT DESIGN TEAM:

ARCHITECTS
ADACHE GROUP ARCHITECTS
500 SOUTH FEDERAL HIGHWAY FT LAUDERDALE, FLORIDA 33301
PH(954)525-9153 FAX(954) 728-0153
E-MAIL: info@adachi.com

CREATIVE DESIGNER
PAT MCBRIDE CO.
11 BAKER FARM RD.
MANCHESTER CENTER VT 05255
PH(802)870-2374 FAX(802)362-6702
E-MAIL: pat@mcbridedesign.com

M.E.P. ENGINEER
TWR ENGINEERS
9250 E. OKOLAND BLVD
MIAMI, FLORIDA 33156
PH (305) 670-5850 FAX (305) 670-5850
E-MAIL: ftc@bellsouth.net

STRUCTURAL ENGINEER
TRC WORLDWIDE ENGINEERING
3500 NW 55 STREET
FORT LAUDERDALE, FLORIDA 33309
(954) 484-2777 FAX (954) 484-7894

CIVIL ENGINEER
CONSULTING ENGINEERING & SCIENCE, INC.
18750 KENDALL DRIVE, SUITE 400
MIAMI, FLORIDA 33196
(305) 378-3355 FAX (305) 279-4603

OWNER:
MARGARITAVILLE HOLLYWOOD BEACH RESORT, LLC.
3601 N. OCEAN DRIVE
HOLLYWOOD, FLORIDA 33019

MARGARITAVILLE HOLLYWOOD BEACH RESORT
300 JOHNSON STREET
HOLLYWOOD BEACH, FLORIDA

SEAL:

ISSUED FOR: TAC FINAL
DATE: 10/29/2010

REVISIONS:

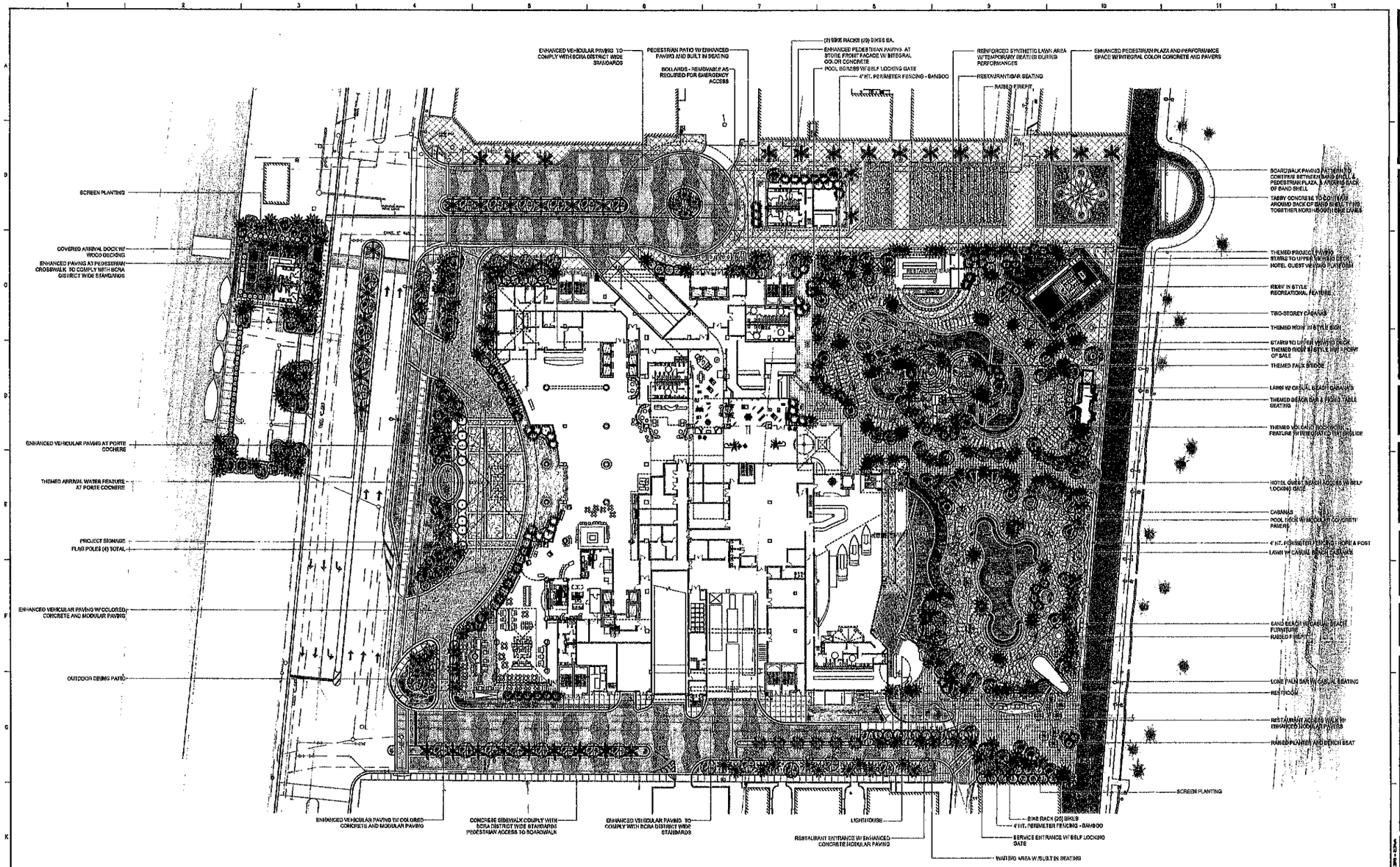
No.	DATE	REMARKS

SHEET TITLE:
SITE PLAN

ALL IDEAS, DESIGNS, ARRANGEMENTS, PLANS AND SPECIFICATIONS INDICATED OR REPRESENTED BY THIS DRAWING ARE OWNED BY, AND THE PROPERTY OF ADACHE GROUP ARCHITECTS, INC AND WERE CREATED, EVOLVED AND DEVELOPED FOR USE ON, AND IN CONNECTION WITH, THE SPECIFIED PROJECT NONE OF THESE IDEAS, PLANS, ARRANGEMENTS, AND SPECIFICATIONS SHALL BE USED BY OR DISCLOSED TO ANY PERSON, CORPORATION OR FIRM FOR ANY PURPOSE WHATSOEVER WITHOUT THE WRITTEN PERMISSION OF ADACHE GROUP ARCHITECTS
VISUAL CONTACT WITH THESE PLANS OR SPECIFICATIONS SHALL CONSTITUTE CONCLUSIVE EVIDENCE OF ACCEPTANCE OF THESE RESTRICTIONS
ALL RIGHTS RESERVED, © 2010
FLORIDA LICENSE # AR0007073

DATE:
SCALE: 1:30"=1'-0"
DRAWN BY: EJ
CHECKED BY: JD
JOB NO.: 94.08A

SHEET NO.:
A-1.1.01



This drawing is for color only please refer to L1.00 for drawing information.

NOTE:
REFER TO SHEET L1.03 FOR TREE & SHRUB LEGENDS & IRRIGATION NOTES. REFER TO SHEETS L2.00-L2.02 FOR PLANTING SPECIFICATIONS & DETAILS

0 10' 20' 30' 60'
SCALE: 1"=30'

adache group architects

PROJECT DESIGN TEAM:

ARCHITECTS
ADACHE GROUP ARCHITECTS
100 SOUTH HIGHWAY, HOLLYWOOD FL
LAUDERDALE, FLORIDA 33301
PH.(954) 876-8133 FAX(954) 728-0169
E-MAIL: info@aacite.com

CREATIVE DESIGNER
PAT MCBRIDE CO.
91 BARRE AVENUE
MANCHESTER CENTER, VT. 05255
PH.(802) 815-2300 FAX.(802) 362-0700
E-MAIL: pat@patmcbridedesigns.com

M.E.P. ENGINEER
TMR ENGINEERS
5200 S. MANDARIN RD.
MIAMI FLORIDA 33142
PH.(305) 670-0010 FAX.(305) 670-0430
E-MAIL: tmr@tmrengineers.com

STRUCTURAL ENGINEER
TRC WORLDWIDE ENGINEERING
3000 NW 66 STREET
FORT LAUDERDALE, FLORIDA 33309
(954) 484-7777 FAX (954) 484-7814

CIVIL ENGINEER
CONSULTING ENGINEERING & SCIENCE, INC.
10200 NORTHWEST DRIVE, SUITE 400
MIAMI FLORIDA 33178
(305) 970-0555 FAX (305) 970-0553

OWNER:
MARGARITAVILLE HOLLYWOOD BEACH RESORT, LLC.
3501 N. OCEAN DRIVE
HOLLYWOOD, FLORIDA 33019

MARGARITAVILLE HOLLYWOOD BEACH RESORT

300 JOHNSON STREET
HOLLYWOOD BEACH, FLORIDA

SEAL:

ISSUED FOR: TAC REVIEW
DATE: 9/03/2010

REVISIONS:

No.	DATE	REMARKS

SHEET TITLE:
LANDSCAPE SITE PLAN

ALL IDEAS, DESIGNS, ARRANGEMENTS, PLANS AND SPECIFICATIONS INDICATED OR REPRESENTED BY THIS DRAWING ARE OWNED BY, AND THE PROPERTY OF ADACHE GROUP ARCHITECTS, INC. AND WERE CREATED, EVOLVED AND DEVELOPED FOR USE ON, AND IN CONNECTION WITH, THE SPECIFIED PROJECT. NONE OF THESE IDEAS, PLANS, ARRANGEMENTS AND SPECIFICATIONS SHALL BE USED BY OR DISCLOSED TO ANY PERSON, CORPORATION OR FIRM FOR ANY PURPOSE WHATSOEVER WITHOUT THE WRITTEN PERMISSION OF ADACHE GROUP ARCHITECTS. VISUAL CONTACT WITH THESE PLANS OR SPECIFICATIONS SHALL CONSTITUTE CONCLUSIVE EVIDENCE OF ACCEPTANCE OF THESE RESTRICTIONS. ALL RIGHTS RESERVED. © 2010
FLORIDA LICENSE # AR0007073

DATE: 9/03/2010
SCALE: 1" = 30'-0"
DRAWN BY: MM
CHECKED BY: DA
JOB NO.: 10046

SHEET NO.:
L1.00 -color

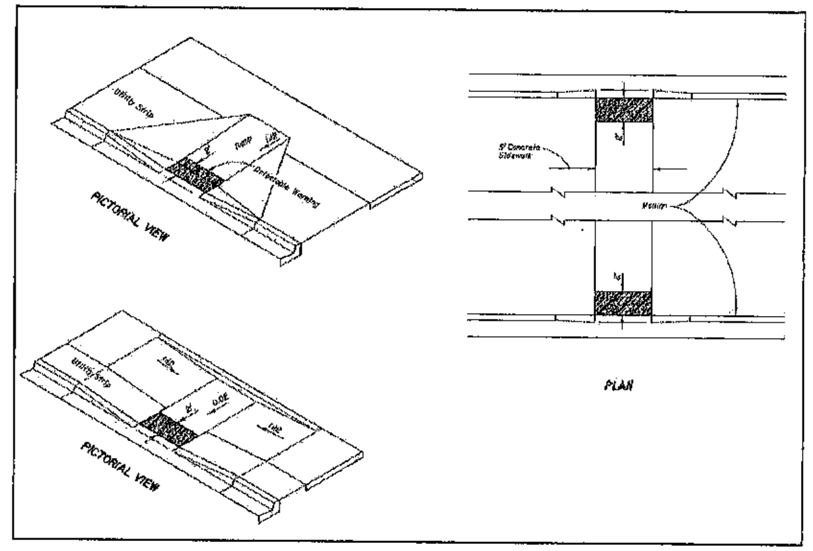
GENERAL NOTES

1. Public sidewalk curb ramps shall be constructed in the public right of way at locations that will provide continuous unobstructed pedestrian circulation paths to pedestrian areas, elements and facilities in the public right of way and to accessible pedestrian routes on adjacent sites. Curbed facilities with sidewalks and those without sidewalks are to have curb ramps constructed at all street intersections and at turnouts that have curbed returns. Partial curb returns shall extend to the limit prescribed by Index No. 515 to accommodate curb ramps. Ramps constructed at locations without sidewalks shall have a landing constructed at the top of each ramp, see Sheet 5.
2. The location and orientation of curb ramps shall be as shown in the plans.
3. Curb ramp running slopes at unrestrained sites shall not be steeper than 1:12 and cross slope shall be 0.02 or flatter. Transition slopes shall not be steeper than 1:12.

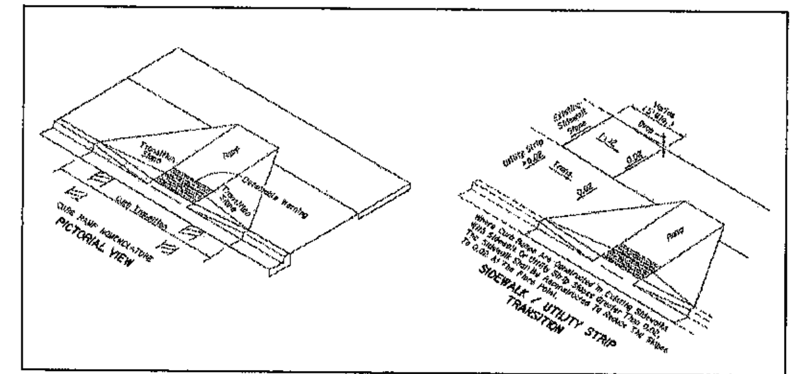
   When altering existing pedestrian facilities where existing site development precludes the accommodation of a ramp slope of 1:12, a running slope between 1:12 and 1:10 is permitted for a rise of 6" maximum and a running slope of between 1:10 and 1:8 is permitted for a rise of 3" maximum. Where compliance with the requirements for cross slope cannot be fully met, the minimum feasible cross slope shall be provided.

   Ramp running slope is not required to exceed 8' in length, except at sites where the plans specify a greater length.
4. If a curb ramp is located where pedestrians must walk across the ramp, then the walk shall have transition slopes to the ramp; the maximum slope of the transitions shall be 1:12. Ramps with curb returns may be used at locations where other improvements provide guidance away from that portion of curb perpendicular to the sidewalk. Improvements for guidance are not required at curb ramps for linear pedestrian traffic.
5. Curb ramp detectable warning surfaces shall extend the full width of the ramp and in the direction of travel 24" from the back of curb. Detectable warning surfaces shall be constructed in accordance with Specification 527. See Sheet 6 of 6 for detectable warning layouts. Transition slopes are not to have detectable warnings.
6. Where a curb ramp is constructed within existing curb, curb and gutter and/or sidewalk, the existing curb or curb and gutter shall be removed to the nearest joint beyond the curb transitions or to the extent that no remaining section of curb or curb and gutter is less than 5' long. The existing sidewalk shall be removed to the nearest joint beyond the transition slope or walk around or to the extent that no remaining section of sidewalk is less than 5' long. For details of Concrete Sidewalk See Index 310.
7. Alpha-numeric identifications are for reference (plans, permits, etc.).
8. Public sidewalk curb ramps are to be paid for as follows:
   Ramps, reconstructed sidewalks, walk around sidewalks, sidewalk landings and sidewalk curbs are to be paid for under the contract unit price for Sidewalk Concrete, (_" Thick), SY. Curb transitions and reconstructed curbs are to be paid for under the contract unit price for the parent curb, i.e., Curb Conc., (Type _), LF or Curb and Gutter Conc., (Type _), LF.

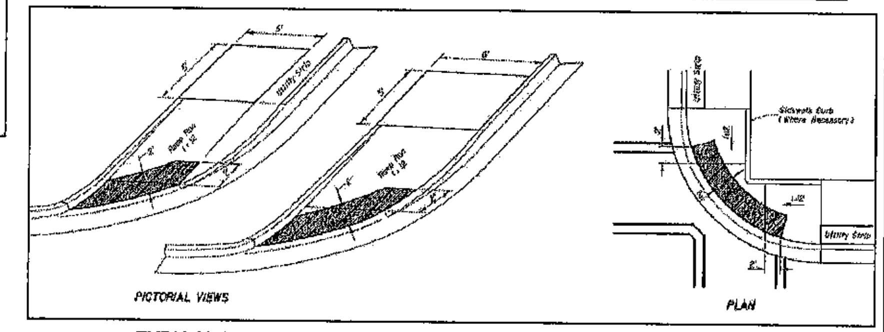
   When a separate pay item for the removal and disposal of existing curb, curb and gutter, and/or sidewalk is not provided in the plans, the cost of removal and disposal of these features shall be included in the contract unit price for new curb, curb and gutter and/or sidewalk respectively.
9. Acceptance Criteria for Detectable Warnings:
   (a) The ramp detectable warning surface shall be complete and uniform in color and texture
   (b) 90% of the individual truncated domes must comply with the design criteria
   (c) There may be no more than 4 non-complying domes in any one square foot of surface
   (d) No two adjacent domes may be non-compliant
   (e) Surface may not deviate more than 0.10" from a true plane
10. All sidewalk surfaces, ramp surfaces and landings with a cross slope shown in this index to be 0.02 shall be 0.02 maximum. All ramp surfaces and ramp transition slopes with a slope shown in this index to be 1:12 shall be 1:12 maximum.



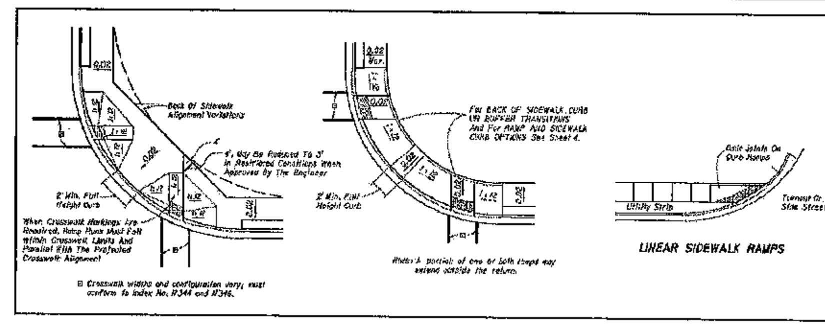
TYPICAL PLACEMENT OF DETECTABLE WARNING ON CURB RAMPS

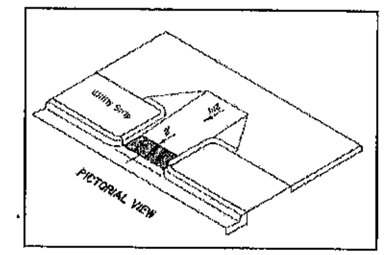


TYPICAL PLACEMENT OF PUBLIC SIDEWALK CURB RAMPS AT CURBED RETURNS

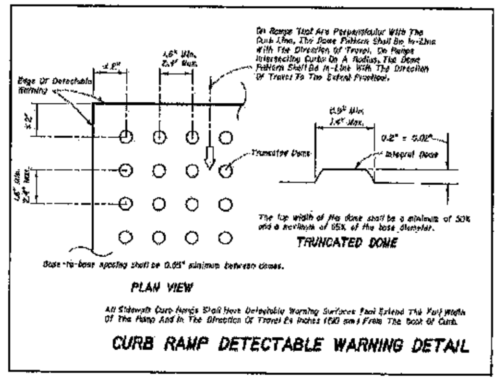


TYPICAL PLACEMENT OF DETECTABLE WARNING ON CURB RAMPS





TYPICAL PLACEMENT OF PUBLIC SIDEWALK CURB RAMPS AT CURBED RETURNS



DETECTABLE WARNINGS

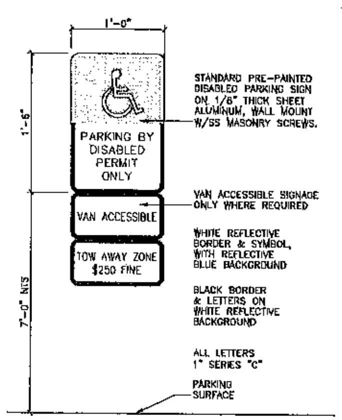
GENERAL. DETECTABLE WARNINGS SHALL CONSIST OF A SURFACE OF TRUNCATED DOMES.

DOME SIZE. TRUNCATED DOMES IN A DETECTABLE WARNING SURFACE SHALL HAVE A BASE DIAMETER OF 0.9 INCH (23 MM) MINIMUM AND 1.4 INCHES (36 MM) MAXIMUM, A TOP DIAMETER OF 50 PERCENT OF THE BASE DIAMETER MINIMUM TO 65 PERCENT OF THE BASE DIAMETER MAXIMUM, AND A HEIGHT OF 0.2 INCH (5.1 MM).

DOME SPACING. TRUNCATED DOMES IN A DETECTABLE WARNING SURFACE SHALL HAVE A CENTER-TO-CENTER SPACING OF 1.6 INCHES (41 MM) MINIMUM AND 2.4 INCHES (61 MM) MAXIMUM, AND A BASE-TO-BASE SPACING OF 0.65 INCH (17 MM) MINIMUM, MEASURED BETWEEN THE MOST ADJACENT DOMES ON A SQUARE GRID.

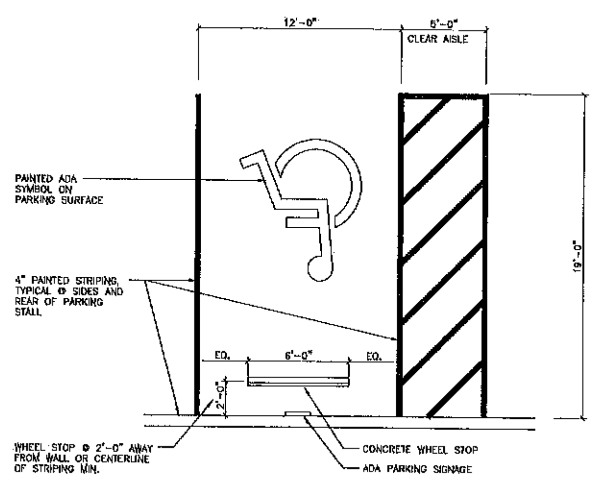
CONTRAST. DETECTABLE WARNING SURFACES SHALL CONTRAST VISUALLY WITH ADJACENT WALKING SURFACES EITHER LIGHT-ON-DARK, OR DARK-ON-LIGHT.

PLATFORM EDGES. DETECTABLE WARNING SURFACES AT PLATFORM BOARDING EDGES SHALL BE 24 INCHES (610 MM) WIDE AND SHALL EXTEND THE FULL LENGTH OF THE PUBLIC USE AREAS OF THE PLATFORM.

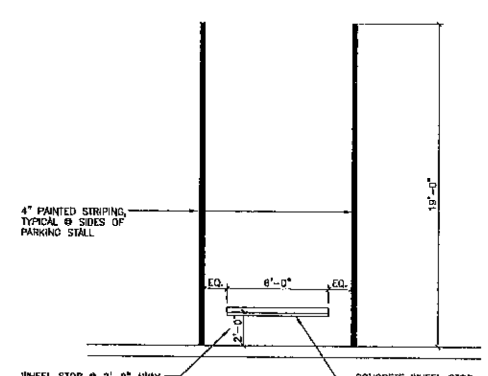


4 (A-1.1.03) **ADA STALL SIGNAGE DETAIL**
NTS

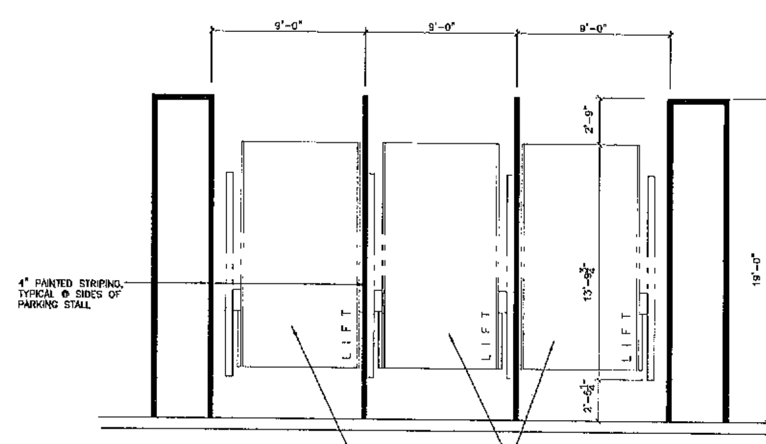
5 (A-1.1.03) **DETECTABLE WARNING DETAILS**
NTS



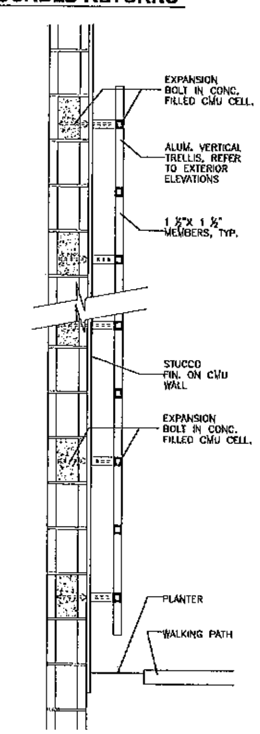
1 (A-1.1.03) **ADA PARKING STALL**
SCALE: 1/4" = 1'-0"



2 (A-1.1.03) **STANDARD PARKING STALL**
SCALE: 1/4" = 1'-0"



3 (A-1.1.03) **CAR LIFT PARKING STALL**
SCALE: 1/4" = 1'-0"



6 (A-1.1.03) **VERTICAL TRELLIS**
SCALE: 1" = 1'-0"

adache group architects

PROJECT DESIGN TEAM:

ARCHITECTS
ADACHE GROUP ARCHITECTS
550 SOUTH FEDERAL HIGHWAY FT. LAUDERDALE, FLORIDA 33301
PH.(954) 525-8133 FAX.(954) 728-8160
E-MAIL: info@adache.com

CREATIVE DESIGNER
PAT MCBRIDE CO.
11 BAKER FARM RD.
MANCHESTER CENTER, VT. 05255
PH.(305) 670-2370 FAX.(305) 362-0700
E-MAIL: pat@mcbridedesign.com

M.E.P. ENGINEER
TWR ENGINEERS
9200 S. DADELAND BLVD
MIAMI, FLORIDA 33156
PH.(305) 670-0820 FAX.(305) 670-0830
E-MAIL: bill@twrengineers.com

STRUCTURAL ENGINEER
TRC WORLDWIDE ENGINEERING
3500 NW 56 STREET
FORT LAUDERDALE, FLORIDA 33309
(954) 484-7777 FAX.(954) 484-7834

CIVIL ENGINEER
CONSULTING ENGINEERING & SCIENCE, INC.
10700 KENDALL DRIVE, SUITE 400
MIAMI, FLORIDA 33176
(305) 378-5555 FAX.(305) 279-4563

OWNER: MARGARITAVILLE HOLLYWOOD BEACH RESORT, LLC.
3501 N. OCEAN DRIVE
HOLLYWOOD, FLORIDA 33019

MARGARITAVILLE HOLLYWOOD BEACH RESORT
300 JOHNSON STREET
HOLLYWOOD BEACH, FLORIDA

SEAL:

ISSUED FOR: TAC FINAL
DATE: 10/29/2010

REVISIONS:

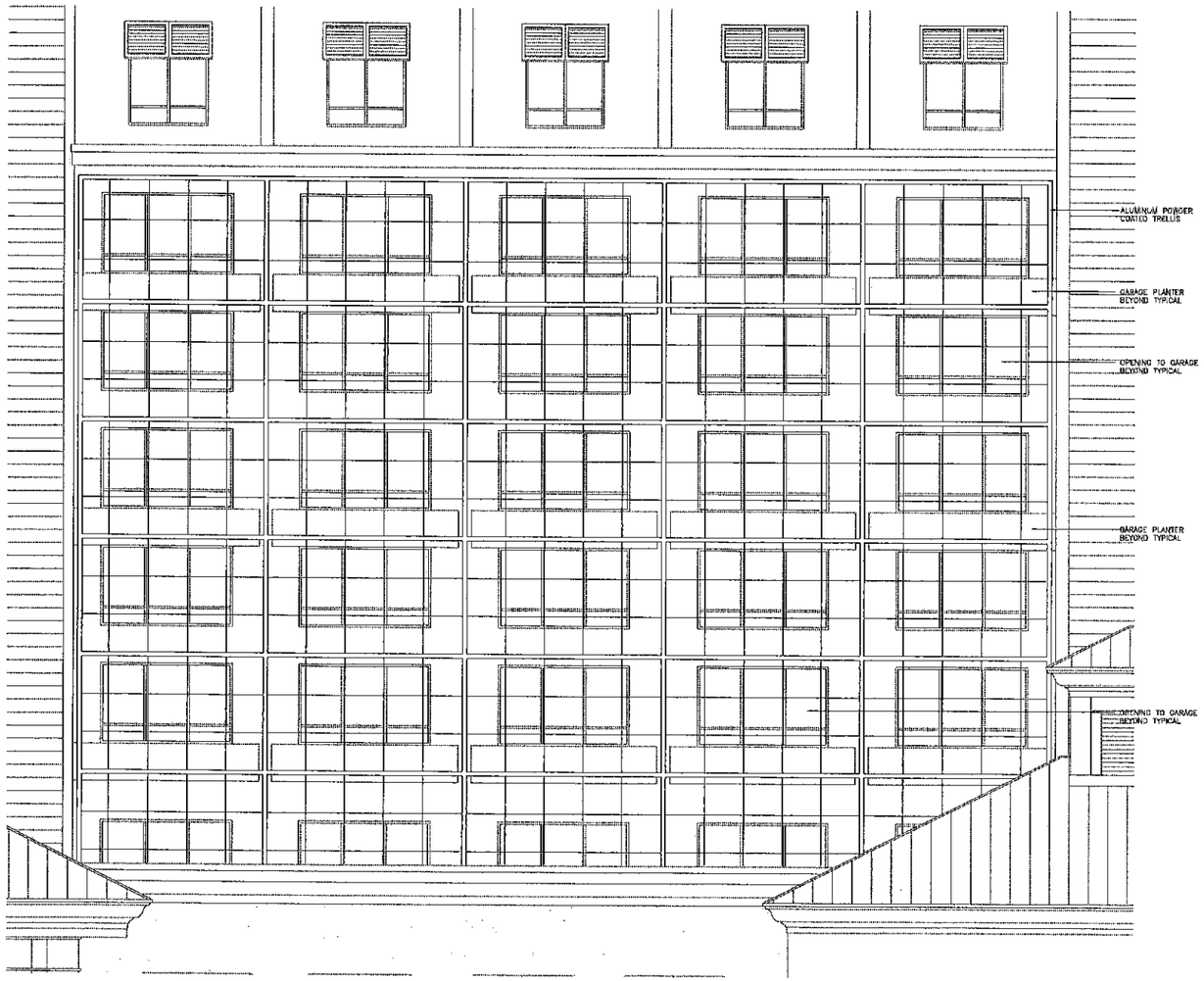
No.	DATE	REMARKS

SHEET TITLE:
PARKING STALL DETAILS

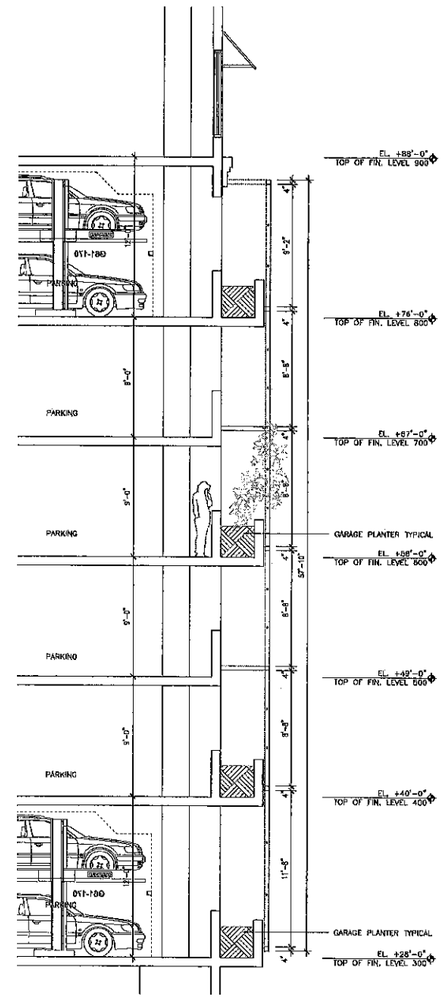
ALL IDEAS, DESIGNS, ARRANGEMENTS, PLANS AND SPECIFICATIONS INDICATED OR REPRESENTED BY THIS DRAWING ARE OWNED BY, AND THE PROPERTY OF ADACHE GROUP ARCHITECTS, INC. AND WERE CREATED, EVOLVED AND DEVELOPED FOR USE ON, AND IN CONNECTION WITH, THE SPECIFIED PROJECT. NONE OF THESE IDEAS, PLANS, ARRANGEMENTS, AND SPECIFICATIONS SHALL BE USED BY OR DISCLOSED TO ANY PERSON, CORPORATION OR FIRM FOR ANY PURPOSE WHATSOEVER WITHOUT THE WRITTEN PERMISSION OF ADACHE GROUP ARCHITECTS. VISUAL CONTACT WITH THESE PLANS OR SPECIFICATIONS SHALL CONSTITUTE CONCLUSIVE EVIDENCE OF ACCEPTANCE OF THESE RESTRICTIONS. ALL RIGHTS RESERVED, © 2010
FLORIDA LICENSE # AR0007073

DATE:
SCALE: 1:30"=1'-0"
DRAWN BY: EJ
CHECKED BY: JB
JOB NO.: 94.09A

SHEET NO.:
A-1.1.03



ELEVATION
TYPICAL PARKING GARAGE LANDSCAPE TRELLIS DETAIL - EAST AND WEST ELEVATIONS ONLY



SECTION

1 A-1.1.04 PARKING GARAGE LANDSCAPE TRELLIS
SCALE: 1/4" = 1'-0"

adache group architects

PROJECT DESIGN TEAM:

ARCHITECTS
ADACHE GROUP ARCHITECTS
330 SOUTH FEDERAL HIGHWAY FT. LAUDERDALE, FLORIDA 33301
PH.(954) 525-4184 FAX.(954) 728-8150
E-MAIL: info@adache.com

CREATIVE DESIGNER
PAT MCBRIDE CO.
11 BAKER FARM RD.
MANCHESTER CENTER, VT. 05255
PH.(305) 979-2910 FAX.(305) 962-0700
E-MAIL: pat@mcbridedesign.com.com

M.E.P. ENGINEER
TWR ENGINEERS
9200 S. DADELAND BLVD
MIAMI, FLORIDA 33156
PH.(305) 670-0420 FAX.(305) 670-0430
KAMAL: kc@twrengineers.com

STRUCTURAL ENGINEER
TRC WORLDWIDE ENGINEERING
3280 NW 62 STREET
FORT LAUDERDALE, FLORIDA 33309
(954) 484-7777 FAX (954) 484-7534

CIVIL ENGINEER
CONSULTING ENGINEERING & SCIENCE, INC.
10200 KENDALL DRIVE, SUITE 400
MIAMI, FLORIDA 33176
(305) 378-5005 FAX (305) 378-4880

OWNER:
MARGARITAVILLE HOLLYWOOD BEACH RESORT, LLC.
3501 N. OCEAN DRIVE
HOLLYWOOD, FLORIDA 33019

MARGARITAVILLE HOLLYWOOD BEACH RESORT
300 JOHNSON STREET
HOLLYWOOD BEACH, FLORIDA

SEAL:

ISSUED FOR: TAC FINAL
DATE: 10/20/2010

REVISIONS:

No.	DATE	REMARKS

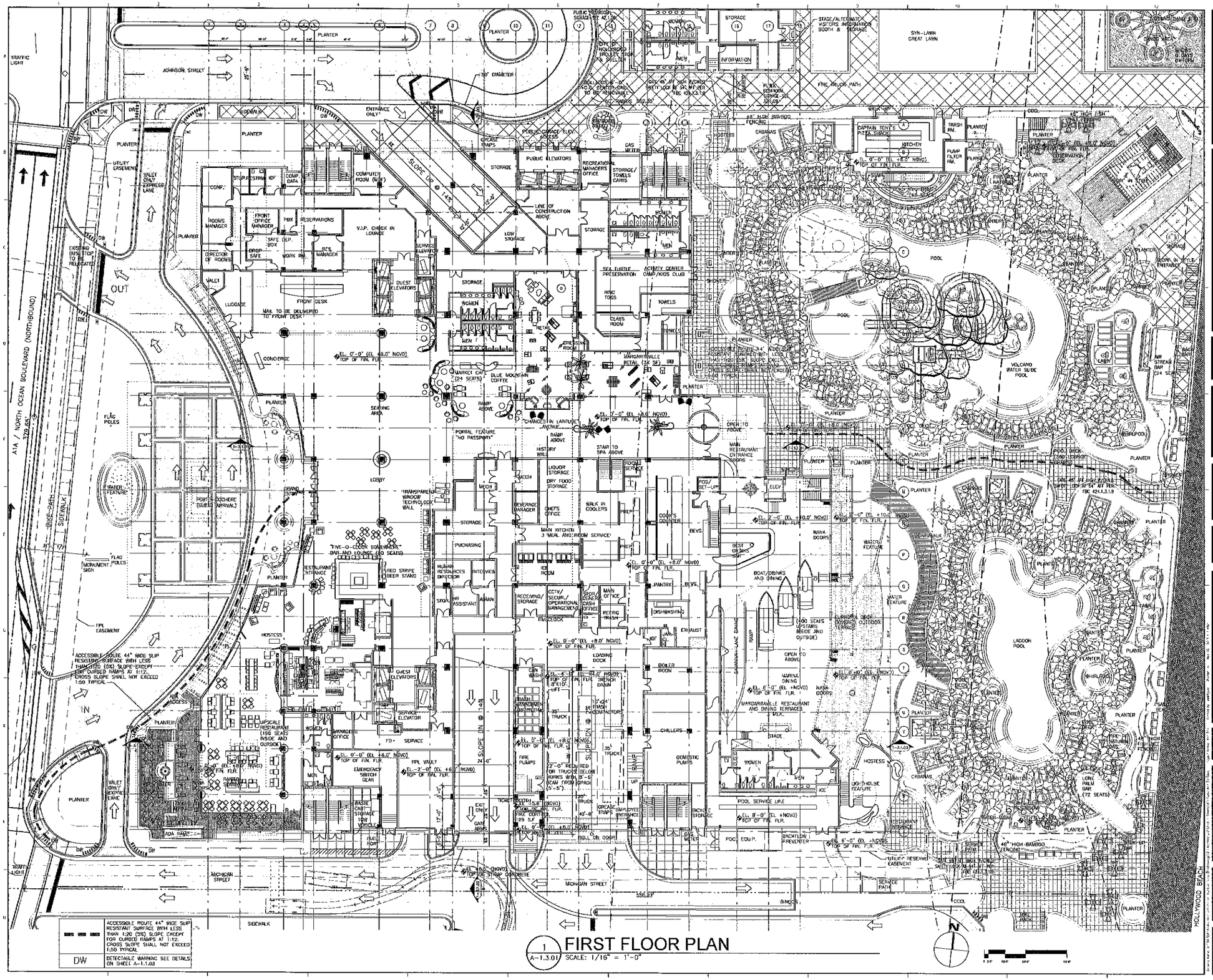
SHEET TITLE:
PARKING GARAGE LANDSCAPE TRELLIS

ALL IDEAS, DESIGNS, ARRANGEMENTS, PLANS AND SPECIFICATIONS INDICATED OR REPRESENTED BY THIS DRAWING ARE OWNED BY, AND THE PROPERTY OF ADACHE GROUP ARCHITECTS, INC. AND WERE CREATED, EVOLVED AND DEVELOPED FOR USE ON, AND IN CONNECTION WITH, THE SPECIFIED PROJECT. NONE OF THESE IDEAS, PLANS, ARRANGEMENTS, AND SPECIFICATIONS SHALL BE USED BY OR DISCLOSED TO ANY PERSON, CORPORATION OR FIRM FOR ANY PURPOSE WHATSOEVER WITHOUT THE WRITTEN PERMISSION OF ADACHE GROUP ARCHITECTS VISUAL CONTACT WITH THESE PLANS OR SPECIFICATIONS SHALL CONSTITUTE CONCLUSIVE EVIDENCE OF ACCEPTANCE OF THESE RESTRICTIONS. ALL RIGHTS RESERVED, © 2010

FLORIDA LICENSE # AR0007073

DATE:
SCALE: 1:30"=1'-0"
DRAWN BY: EJ
CHECKED BY: JB
JOB NO.: 94.08A

SHEET NO.:
A-1.1.03A



	ACCESSIBLE ROUTE 44" WIDE SLIP RESISTANT SURFACE WITH LESS THAN 1:20 (5%) SLOPE EXCEPT FOR CURBED RAMPS AT 1:12. CROSS SLOPE SHALL NOT EXCEED 1:50 TYPICAL
DW	DETECTABLE WARNING SEE DETAILS ON SHEET A-1.1.03

1 A-1.3.01 **FIRST FLOOR PLAN**
SCALE: 1/16" = 1'-0"

adache group architects

PROJECT DESIGN TEAM:

ARCHITECTS
ADACHE GROUP ARCHITECTS
550 SOUTH FEDERAL HIGHWAY FT. LAUDERDALE, FLORIDA 33301
PH (954) 525-8033 FAX (954) 735-4120
E-MAIL: info@adache.com

CREATIVE DESIGNER
PAT MCBRIDE CO
11 BAKER FARM RD
MANCHESTER CENTER, VT 05255
PH (305) 170-2376 FAX (305) 383-6766
E-MAIL: pat@patmcbridedesign.com.com

M.E.P. ENGINEER
TWR ENGINEERS
8200 S. DIXIE HIGHWAY
MIAMI, FLORIDA 33143
PH (305) 871-6200 FAX (305) 870-0630
E-MAIL: tw@twrengineers.com

STRUCTURAL ENGINEER
TRO WORLDWIDE ENGINEERING
2500 NW 66 STREET
FORT LAUDERDALE, FLORIDA 33306
(954) 486-7777 FAX (954) 484-2834

CIVIL ENGINEER
CONSULTING ENGINEERING & SCIENCE, INC.
10700 WINGATE DRIVE, SUITE 100
MIAMI, FLORIDA 33176
(305) 378-5555 FAX (305) 378-5565

OWNER:
MARGARITAVILLE HOLLYWOOD BEACH RESORT, LLC.
3501 N. OCEAN DRIVE
HOLLYWOOD, FLORIDA 33019

MARGARITAVILLE HOLLYWOOD BEACH RESORT
300 JOHNSON STREET
HOLLYWOOD BEACH, FLORIDA

SEAL:

ISSUED FOR: TAC FINAL
DATE: 10/29/2010

REVISIONS:

No.	DATE	REMARKS

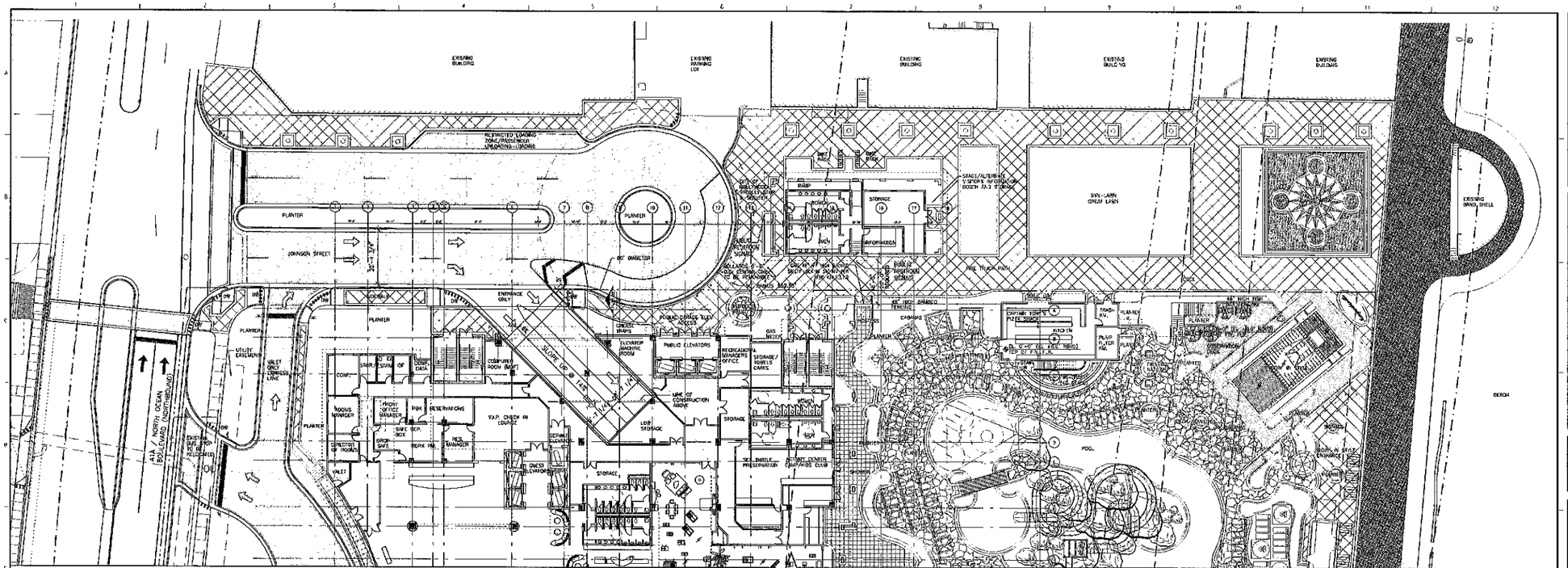
SHEET TITLE:
FIRST FLOOR PLAN

ALL IDEAS, DESIGNS, ARRANGEMENTS, PLANS AND SPECIFICATIONS INDICATED OR REPRESENTED BY THIS DRAWING ARE OWNED BY, AND THE PROPERTY OF ADACHE GROUP ARCHITECTS, INC AND WERE CREATED, EVOLVED AND DEVELOPED FOR USE ON, AND IN CONNECTION WITH, THIS SPECIFIED PROJECT. NONE OF THESE IDEAS, PLANS, ARRANGEMENTS, AND SPECIFICATIONS SHALL BE USED BY OR DISCLOSED TO ANY PERSON, CORPORATION OR FIRM FOR ANY PURPOSE WHATSOEVER WITHOUT THE WRITTEN PERMISSION OF ADACHE GROUP ARCHITECTS. VISUAL CONTACT WITH THESE PLANS OR SPECIFICATIONS SHALL CONSTITUTE CONCLUSIVE EVIDENCE OF ACCEPTANCE OF THESE RESTRICTIONS. ALL RIGHTS RESERVED. © 2010

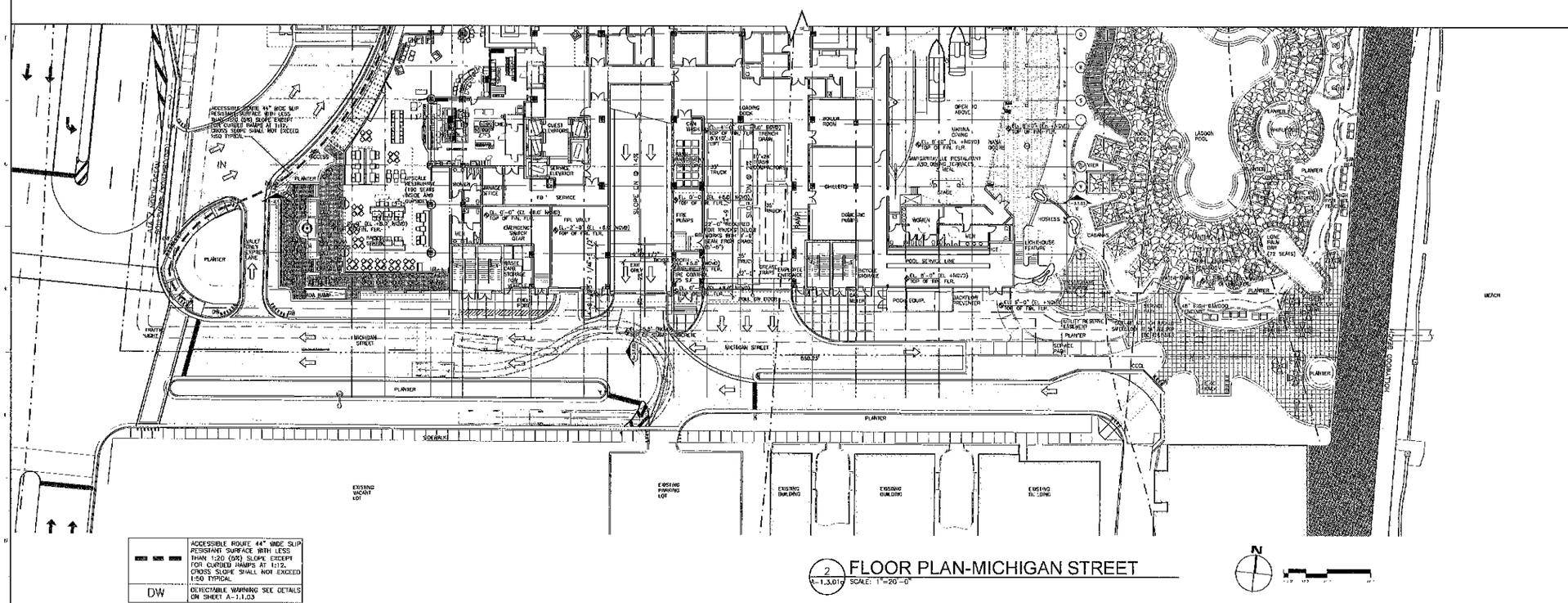
FLORIDA LICENSE: # AR0007073

DATE:
SCALE: 1/16"=1'-0"
DRAWN BY: EJ
CHECKED BY: JB
JOB NO.: 94.08A

SHEET NO.:
A-1.3.01



1 A-1.3.01a FLOOR PLAN-JOHNSON STREET SCALE: 1" = 20'-0"



	ACCESSIBLE ROUTE 44" WIDE SLIP RESISTANT SURFACE WITH LESS THAN 1:20 (5%) SLOPE EXCEPT FOR CURBED RAMPS AT 1:12. CROSS SLOPE SHALL NOT EXCEED 1:50 TYPICAL
DW	DETECTABLE WARNING SEE DETAILS ON SHEET A-1.1.03

2 A-1.3.01a FLOOR PLAN-MICHIGAN STREET SCALE: 1"=20'-0"

adache group architects

PROJECT DESIGN TEAM:

ARCHITECTS
ADACHE GROUP ARCHITECTS
610 SOUTH FEDERAL HIGHWAY FT LAUDERDALE, FLORIDA 33301
PH (954) 525-0133 FAX (954) 728-0155
E-MAIL: info@adache.com

CREATIVE DESIGNER
PAT MCBRIDE CO.
11 BAKER FARM RD.
MANCHESTER CENTER, VT. 05255
PH (203) 670-2370 FAX (802) 363-8700
E-MAIL: pat@patmcbrideinteriors.com

M.E.P. ENGINEER
TWR ENGINEERS
9000 S. DIXIE BLVD
MIAMI, FLORIDA 33156
PH (305) 670-0820 FAX (305) 670-0830
E-MAIL: info@twrengineers.com

STRUCTURAL ENGINEER
TRC WORLDWIDE ENGINEERING
3250 NW 56 STREET
FORT LAUDERDALE, FLORIDA 33309
(954) 484-7777 FAX (954) 484-7854

CIVIL ENGINEER
CONSULTING ENGINEERING & SCIENCE, INC.
10700 SOUTHBILL DRIVE SUITE 400
MIAMI, FLORIDA 33176
(305) 378-5553 FAX (305) 378-4553

OWNER:
MARGARITAVILLE HOLLYWOOD BEACH RESORT, LLC.
3501 N. OCEAN DRIVE
HOLLYWOOD, FLORIDA 33019

MARGARITAVILLE HOLLYWOOD BEACH RESORT
300 JOHNSON STREET
HOLLYWOOD BEACH, FLORIDA

SEAL:

ISSUED FOR: TAC FINAL
DATE: 10/26/2010

REVISIONS:

No.	DATE	REMARKS

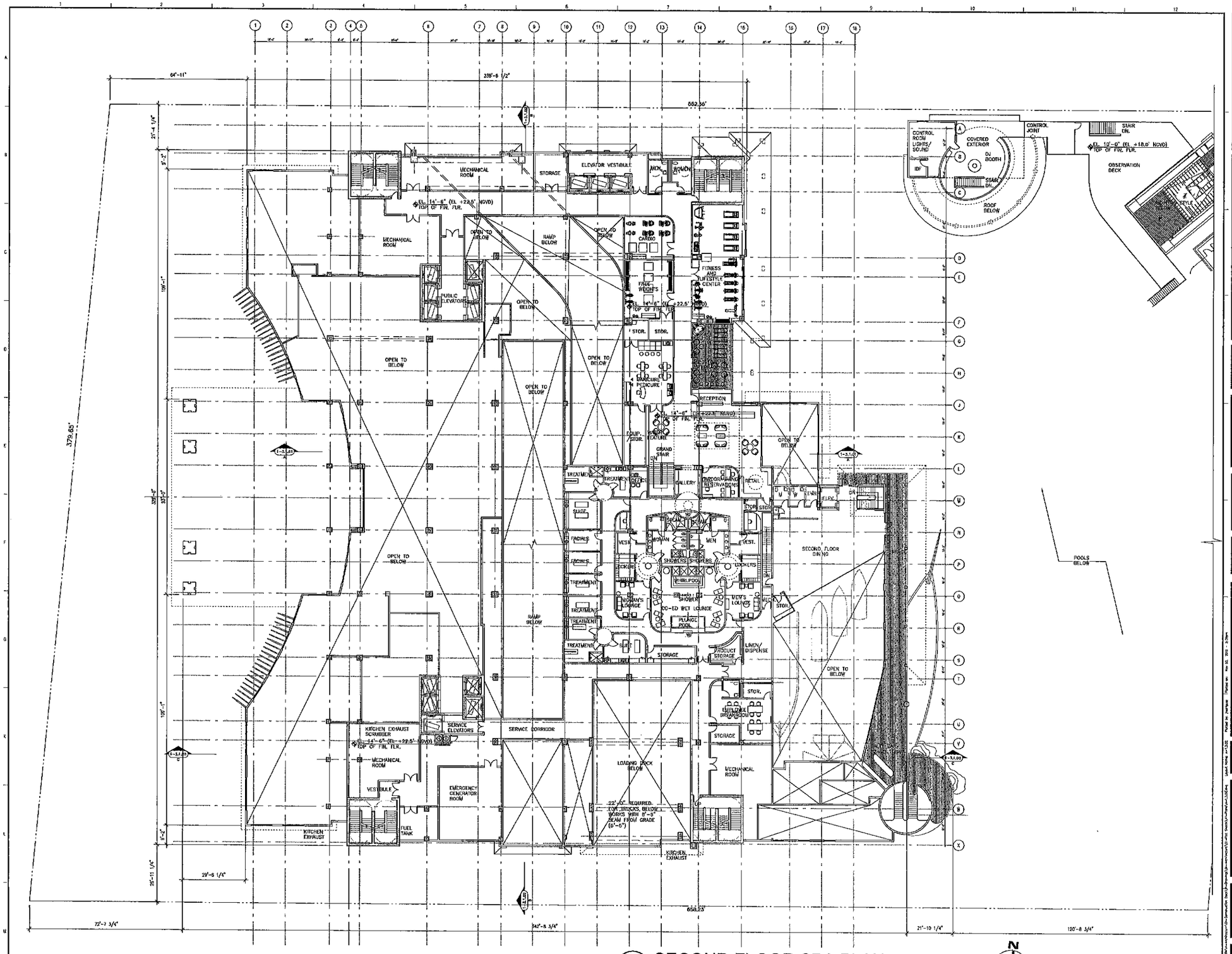
SHEET TITLE:
JOHNSON/MICHIGAN STREET FLOOR PLANS

ALL IDEAS, DESIGNS, ARRANGEMENTS, PLANS AND SPECIFICATIONS INDICATED OR REPRESENTED BY THIS DRAWING ARE OWNED BY, AND THE PROPERTY OF ADACHE GROUP ARCHITECTS, INC. AND WERE CREATED, EVOLVED AND DEVELOPED FOR USE ON, AND IN CONNECTION WITH, THE SPECIFIED PROJECT. NONE OF THESE IDEAS, PLANS, ARRANGEMENTS, AND SPECIFICATIONS SHALL BE USED BY OR DISCLOSED TO ANY PERSON, CORPORATION OR FIRM FOR ANY PURPOSE WHATSOEVER WITHOUT THE WRITTEN PERMISSION OF ADACHE GROUP ARCHITECTS. VISUAL CONTACT WITH THESE PLANS OR SPECIFICATIONS SHALL CONSTITUTE CONCLUSIVE EVIDENCE OF ACCEPTANCE OF THESE RESTRICTIONS. ALL RIGHTS RESERVED © 2010

FLORIDA LICENSE # AR0007073

DATE:
SCALE: 1"=20'-0"
DRAWN BY: EJ
CHECKED BY: JB
JOB NO.: 04.08A

SHEET NO.:
A-1.3.01a



1 A-1.3.02 SECOND FLOOR SPA PLAN
SCALE: 1/16" = 1'-0"

N

adache group architects

PROJECT DESIGN TEAM:

ARCHITECTS
ADACHE GROUP ARCHITECTS
500 SOUTH FEDERAL HIGHWAY FT. LAUDERDALE, FLORIDA 33301
PH: (954) 525-9155 FAX: (954) 728-8156
E-MAIL: info@adache.com

CREATIVE DESIGNER
PAT MCBRIDE CO.
11 BANKER FARM RD.
MANCHESTER CENTER, VT. 05255
PH: (802) 362-3295 FAX: (802) 362-0700
E-MAIL: pat@patmcbridedesign.com.com

M.E.P. ENGINEER
TVR ENGINEERS
9200 S. DADELAND BLVD
MIAMI, FLORIDA 33156
PH: (305) 670-0505 FAX: (305) 670-0530
E-MAIL: bill@tvrengineers.com

STRUCTURAL ENGINEER
TRC WORLDWIDE ENGINEERING
5500 NW 35 STREET
FORT LAUDERDALE, FLORIDA 33309
(954) 484-7777 FAX: (954) 484-7634

CIVIL ENGINEER
CONSULTING ENGINEERING & SCIENCE, INC.
10200 KENDALL DRIVE, SUITE 400
MIAMI, FLORIDA 33176
(305) 279-8008 FAX: (305) 279-4053

OWNER:
MARGARITAVILLE HOLLYWOOD BEACH RESORT, LLC.
3501 N. OCEAN DRIVE
HOLLYWOOD, FLORIDA 33019

MARGARITAVILLE HOLLYWOOD BEACH RESORT
300 JOHNSON STREET
HOLLYWOOD BEACH, FLORIDA

SEAL:

ISSUED FOR: TAC FINAL
DATE: 10/29/2010

REVISIONS:

No.	DATE	REMARKS

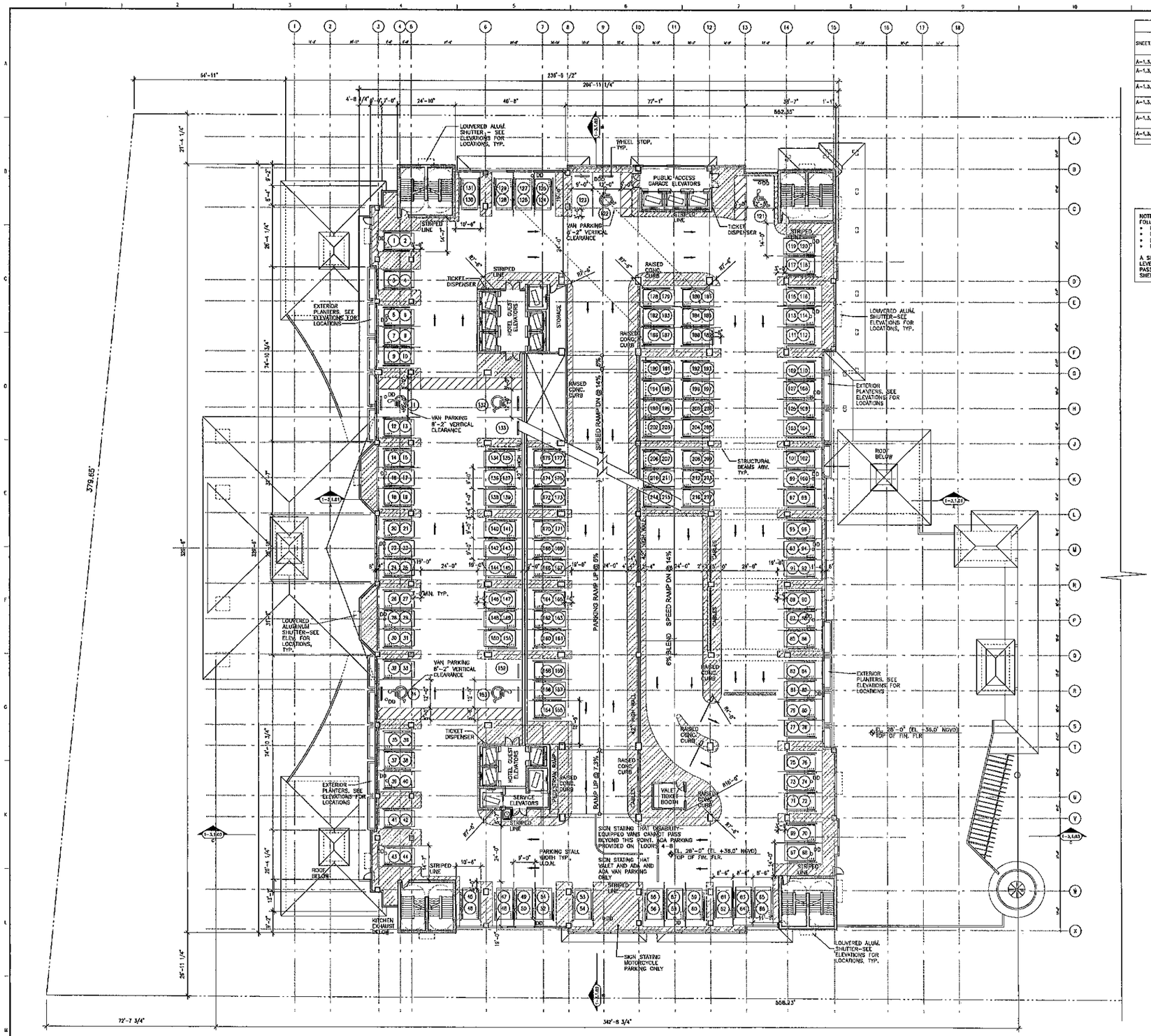
SHEET TITLE:
SECOND FLOOR SPA PLAN

ALL IDEAS, DESIGNS, ARRANGEMENTS, PLANS AND SPECIFICATIONS INDICATED OR REPRESENTED BY THIS DRAWING ARE OWNED BY, AND THE PROPERTY OF ADACHE GROUP ARCHITECTS, INC. AND WERE CREATED, EVOLVED AND DEVELOPED FOR USE ON, AND IN CONNECTION WITH, THIS SPECIFIED PROJECT. NONE OF THESE IDEAS, PLANS, ARRANGEMENTS, AND SPECIFICATIONS SHALL BE USED BY OR DISCLOSED TO ANY PERSON, CORPORATION OR FIRM FOR ANY PURPOSE WHATSOEVER WITHOUT THE WRITTEN PERMISSION OF ADACHE GROUP ARCHITECTS. VISUAL CONTACT WITH THESE PLANS OR SPECIFICATIONS SHALL CONSTITUTE CONCLUSIVE EVIDENCE OF ACCEPTANCE OF THESE RESTRICTIONS. ALL RIGHTS RESERVED, © 2010

FLORIDA LICENSE # AR0007073

DATE:
SCALE: 1/16"=1'-0"
DRAWN BY: SW
CHECKED BY: JB
JOB NO.: 94.08A

SHEET NO.:
A-1.3.02



1 A-1.3.03 THIRD FLOOR PLAN
SCALE: 1/16" = 1'-0"

SUMMARY OF PARKING PROVIDED						
SHEET	FLOOR	ELEVATION	# SPACES STD	**HC	NOTES	TOTAL
A-1.3.03	3RD-VALET	28'-0"	35	6	(+104 CAR LIFTS)	217
	RAMP		12			
A-1.3.04	4TH	40'-0"	27			149
	RAMP		12		(+4 CAR LIFTS)	
A-1.3.05	5TH	49'-0"	110	3		151
	RAMP		27			
A-1.3.06	6TH	58'-0"	110	3		151
	RAMP		27			
A-1.3.07	7TH	67'-0"	110	3		151
	RAMP		27			
A-1.3.08	8TH-VALET	76'-0"	18	3	(+108 CAR LIFTS)	240
	RAMP		19			
	TOTAL		818	21	217	1058

*NOTE: AUTOMOBILE MECHANICAL LIFTS ARE BEING USED. SEE PLAN FOR LOCATIONS, 2 SPACES FOR EVERY AUTO LIFT LOCATIONS – 217 TOTAL.

**NOTE: HC = ACCESSIBLE PARKING SPACES REQUIRED FOR A PARKING LOT WITH A TOTAL OF 1001 SPACES AND OVER = 20 + 1 FOR EACH 100 OVER 1000 = 21 SPACES REQUIRED. 3 ARE VAN ACCESSIBLE PURSUANT TO 11-4.1.2(5a-8) OF THE FLORIDA ADA ACCESSIBILITY CODE.

***NOTE: THERE ARE 5 ON GRADE PARKING SPACES AT INTRACOASTAL SIDE PARKING LOT.

NOTE: VERTICAL CLEARANCE IS REQUIRED TO BE 8'-2" AT THE FOLLOWING LOCATIONS:
- ENTRY RAMP
- DRIVE ISLE AT LEVEL 300
- DESIGNATED ACCESSIBLE VAN PARKING SPACES (AT LEVEL 300)
- EXIT RAMP

A SIGN WILL BE PLACED AT THE BASE OF THE RAMP, THAT LEADS FROM LEVEL 300 TO 400, STATING THAT DISABILITY-EQUIPPED VANS CANNOT PASS BEYOND THAT POINT DUE TO HEIGHT LIMITATIONS. SEE PLAN THIS SHEET FOR SIGN LOCATION

OPEN AIR GARAGE
VALET & ACCESSIBLE SPACES ONLY

TOTAL PARKING SPACES
THIS FLOOR =217

adache group architects

PROJECT DESIGN TEAM:

ARCHITECTS
ADACHE GROUP ARCHITECTS
500 SOUTH FEDERAL HIGHWAY FT. LAUDERDALE, FLORIDA 33301
PH (954) 525-8150 FAX (954) 728-8159
E-MAIL: info@adache.com

CREATIVE DESIGNER
PAT MORISEE CO.
11 BAKER FARM RD.
MANCHESTER CENTER, VT. 05255
PH (305) 670-0320 FAX (305) 262-0700
E-MAIL: pat@patrickmorisee.com

M.E.P. ENGINEER
TWR ENGINEERS
5200 S. DADELAND BLVD
MIAMI, FLORIDA 33156
PH (305) 670-0520 FAX (305) 670-0530
E-MAIL: twr@twrengineers.com

STRUCTURAL ENGINEER
TRC WORLDWIDE ENGINEERING
3400 NW 59 STREET
FORT LAUDERDALE, FLORIDA 33309
(954) 484-7777 FAX (954) 484-2654

CIVIL ENGINEER
CONSULTING ENGINEERING & SCIENCE, INC.
10700 KENDALL DRIVE, SUITE 401
MIAMI, FLORIDA 33176
(305) 378-5555 FAX (305) 279-4663

OWNER:
MARGARITAVILLE HOLLYWOOD BEACH RESORT, LLC.
3501 N. OCEAN DRIVE
HOLLYWOOD, FLORIDA 33019

MARGARITAVILLE HOLLYWOOD BEACH RESORT
300 JOHNSON STREET
HOLLYWOOD BEACH, FLORIDA

SEAL:

ISSUED FOR: TAC FINAL
DATE: 10/29/2010

REVISIONS:

No.	DATE	REMARKS

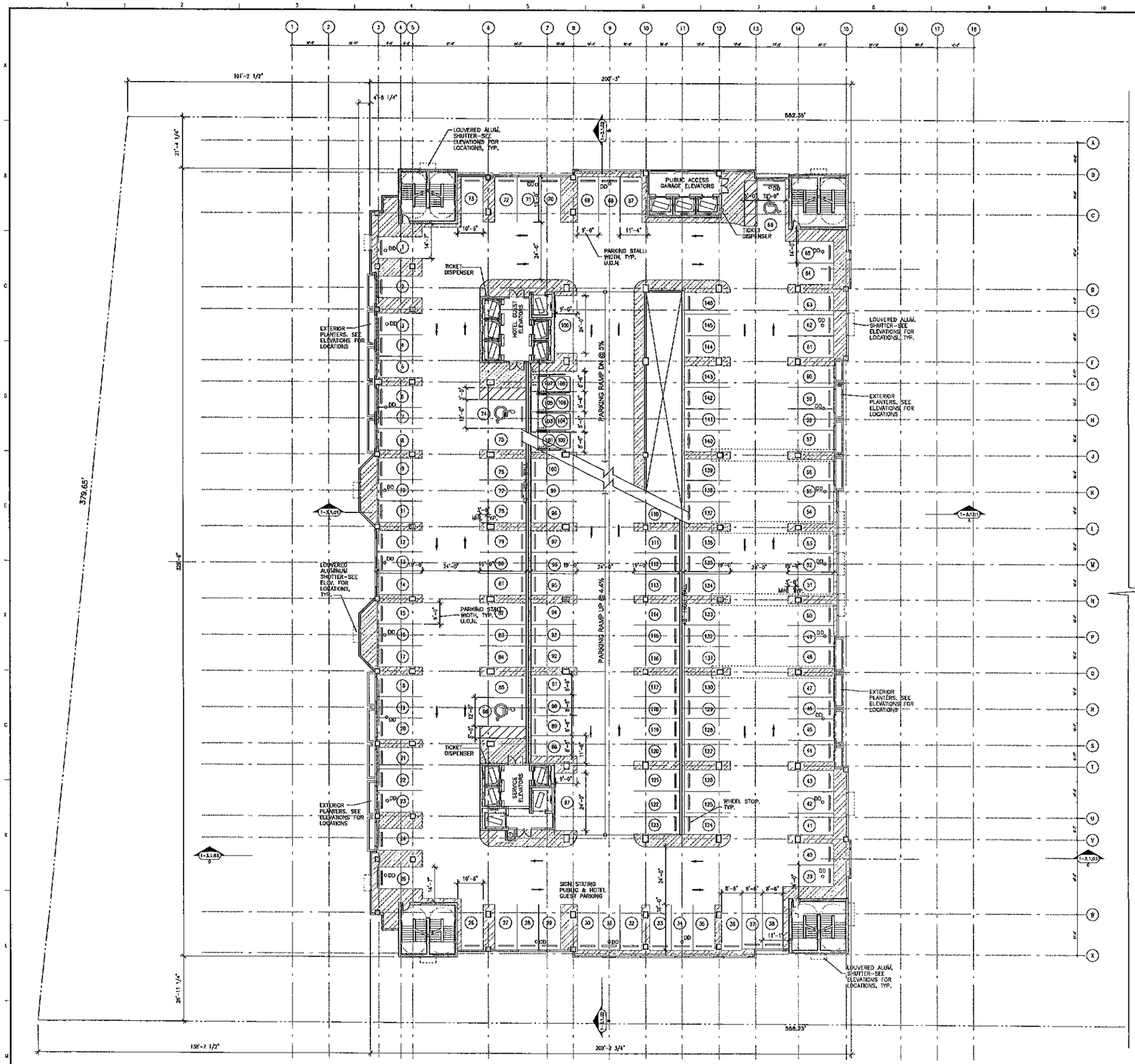
SHEET TITLE:
THIRD FLOOR PLAN

ALL IDEAS, DESIGNS, ARRANGEMENTS, PLANS AND SPECIFICATIONS INDICATED OR REPRESENTED BY THIS DRAWING ARE OWNED BY, AND THE PROPERTY OF ADACHE GROUP ARCHITECTS, INC. AND WERE CREATED, EVOLVED AND DEVELOPED FOR USE ON, AND IN CONNECTION WITH, THE SPECIFIED PROJECT. NONE OF THESE IDEAS, PLANS, ARRANGEMENTS, AND SPECIFICATIONS SHALL BE USED BY OR DISCLOSED TO ANY PERSON, CORPORATION OR FIRM FOR ANY PURPOSE WHATSOEVER WITHOUT THE WRITTEN PERMISSION OF ADACHE GROUP ARCHITECTS. VISUAL CONTACT WITH THESE PLANS OR SPECIFICATIONS SHALL CONSTITUTE CONCLUSIVE EVIDENCE OF ACCEPTANCE OF THESE RESTRICTIONS. ALL RIGHTS RESERVED, ©2010

FLORIDA LICENSE # AR0007073

DATE:
SCALE: 1/16"=1'-0"
DRAWN BY: EJ
CHECKED BY: JB
JOB NO.: 94.08A

SHEET NO.:
A-1.3.03



1 A-1.3.04 FOURTH FLOOR PLAN
SCALE: 1/16" = 1'-0"

SUMMARY OF PARKING PROVIDED

SHEET	FLOOR	ELEVATION	# SPACES STD	#HC	NOTES	TOTAL
A-1.3.03	3RD-VALET	28'-0"	85	6	(+104 CAR LIFTS)	217
	RAMP		12			
A-1.3.04	RAMP		27			146
	4TH	40'-0"	106	3		
	RAMP		3		(+4 CAR LIFTS)	
A-1.3.05	RAMP		27			151
	5TH	48'-0"	101	3		
	RAMP		11			
A-1.3.05	RAMP		27			151
	6TH	58'-0"	101	3		
	RAMP		11			
A-1.3.06	RAMP		27			151
	7TH	67'-0"	101	3		
	RAMP		11			
A-1.3.08	8TH-VALET	76'-0"	118	3	(+103 CAR LIFTS)	240
	RAMP		10			
	TOTAL		818	21	217	1035

*NOTE: AUTOMOBILE MECHANICAL LIFTS ARE BEING USED. SEE PLAN FOR LOCATIONS, 2 SPACES FOR EVERY AUTO LIFT LOCATIONS - 217 TOTAL

**NOTE: HC = ACCESSIBLE PARKING SPACES REQUIRED FOR A PARKING LOT WITH A TOTAL OF 1001 SPACES AND OVER = 20 + 1 FOR EACH 100 OVER 1000 = 21 SPACES REQUIRED. 3 ARE VAN ACCESSIBLE PURSUANT TO 11-4.8.2(5a-9) OF THE FLORIDA ADA ACCESSIBILITY CODE.

**NOTE: THERE ARE 6 ON GRADE PARKING SPACES AT INTRACOASTAL SIDE PARKING LOT.

PUBLIC PARKING, HOTEL GUEST AND EMPLOYEE PARKING

TOTAL PARKING SPACES THIS FLOOR =146

adache group architects

PROJECT DESIGN TEAM:

ARCHITECTS
ADACHE GROUP ARCHITECTS
836 SOUTH FEDERAL HIGHWAY FT.
LAUDERDALE, FLORIDA 33301
PH:(954) 525-5133 FAX:(954) 728-8159
E-MAIL: info@adache.com

CREATIVE DESIGNER
PAT MCBRIDE CO.
15 BAKER FARM RD.
MANCHESTER CENTER, VT. 05255
PH:(802) 675-2375 FAX:(802) 362-0100
E-MAIL: pat@patmcbridedesign.com.com

M.E.P. ENGINEER
TWH ENGINEERS
8202 S. DIXIE HIGHWAY
MIAMI, FLORIDA 33143
PH:(305) 519-0520 FAX:(305) 670-0330
E-MAIL: twh@twhengineers.com

STRUCTURAL ENGINEER
TRC WORLDWIDE ENGINEERING
3200 NW 36 STREET
FORT LAUDERDALE, FLORIDA 33309
(954) 484-1777 FAX:(954) 484-1334

CIVIL ENGINEER
CONSULTING ENGINEERING & SCIENCE, INC.
10700 KENDALL DRIVE, SUITE 400
MIAMI, FLORIDA 33176
(305) 273-9555 FAX:(305) 270-4503

OWNER: MARGARITAVILLE HOLLYWOOD BEACH RESORT, LLC.
3501 N. OCEAN DRIVE
HOLLYWOOD, FLORIDA 33019

MARGARITAVILLE HOLLYWOOD BEACH RESORT
300 JOHNSON STREET
HOLLYWOOD BEACH, FLORIDA

SEAL:

ISSUED FOR: TAC FINAL
DATE: 10/29/2010

REVISIONS:

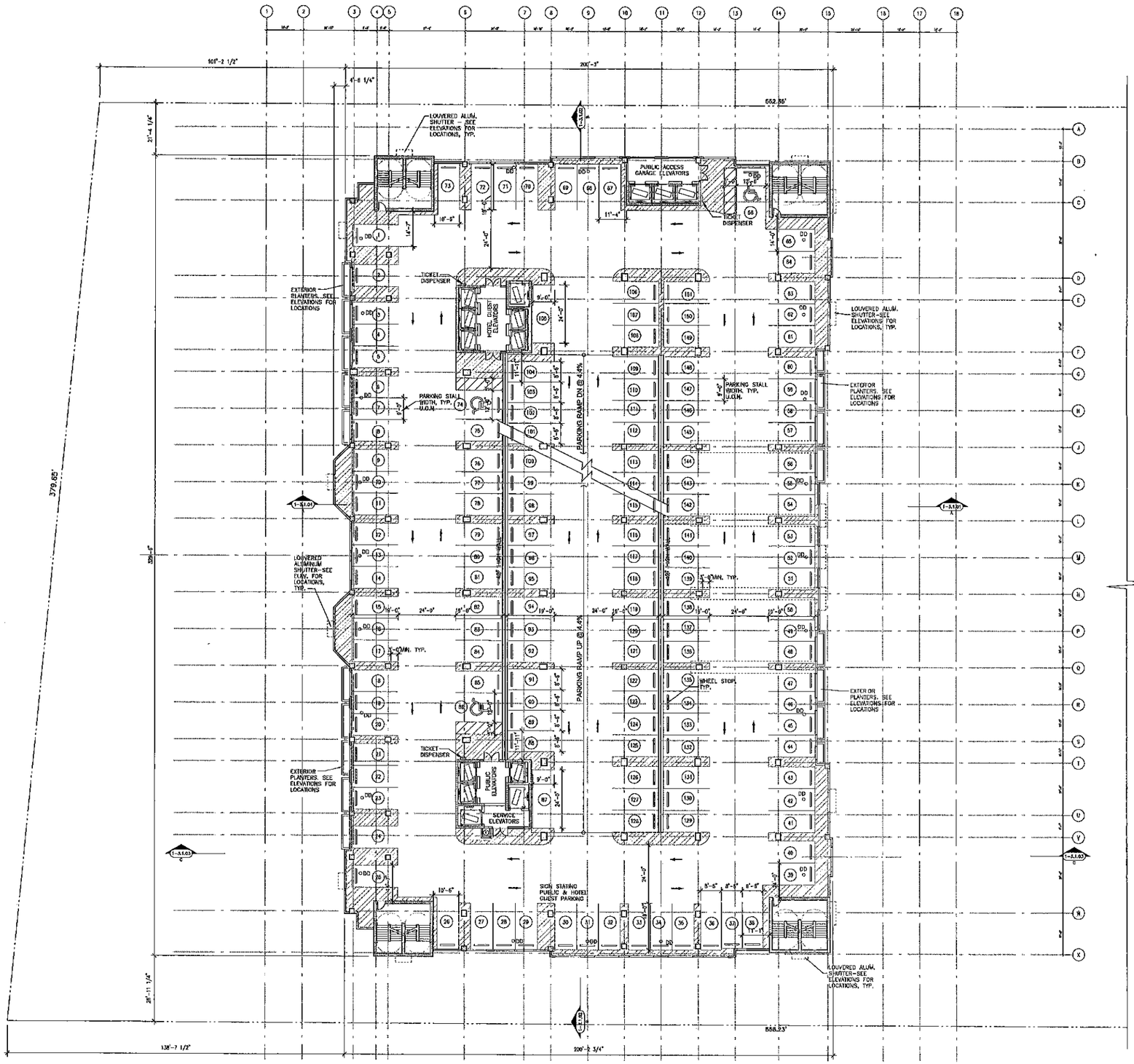
No.	DATE	REMARKS

SHEET TITLE:
FOURTH FLOOR PLAN

ALL IDEAS, DESIGNS, ARRANGEMENTS, PLANS AND SPECIFICATIONS INDICATED OR REPRESENTED BY THIS DRAWING ARE OWNED BY, AND THE PROPERTY OF ADACHE GROUP ARCHITECTS, INC. AND WERE CREATED, EVOLVED AND DEVELOPED FOR USE ON, AND IN CONNECTION WITH, THE SPECIFIED PROJECT. NONE OF THESE IDEAS, PLANS, ARRANGEMENTS, AND SPECIFICATIONS SHALL BE USED BY OR DISCLOSED TO ANY PERSON, CORPORATION OR FIRM FOR ANY PURPOSE WHATSOEVER WITHOUT THE WRITTEN PERMISSION OF ADACHE GROUP ARCHITECTS VISUAL CONTACT WITH THESE PLANS OR SPECIFICATIONS SHALL CONSTITUTE CONCLUSIVE EVIDENCE OF ACCEPTANCE OF THESE RESTRICTIONS. ALL RIGHTS RESERVED, ©2010
FLORIDA LICENSE # AR0007073

DATE:
SCALE: 1/16"=1'-0"
DRAWN BY: EJ
CHECKED BY: JB
JOB NO.: 94.08A

SHEET NO.:
A-1.3.04



SUMMARY OF PARKING PROVIDED						
SHEET	FLOOR	ELEVATION	# SPACES STD	**HC	NOTES	TOTAL
A-1.3.03	3RD-VALET	28'-0"	95	6	(+10* CAR LIFTS)	217
	RAMP		12			
A-1.3.04	RAMP	40'-6"	27			149
	4TH		108	3		
	RAMP		6		(+4 CAR LIFTS)	
A-1.3.05	RAMP	49'-0"	27			151
	5TH		110	3		
	RAMP		11			
A-1.3.05	RAMP	58'-0"	27			161
	6TH		110	3		
	RAMP		11			
A-1.3.05	RAMP	67'-0"	27			161
	7TH		110	3		
	RAMP		11			
A-1.3.06	8TH-VALET	78'-0"	116	3	(+109* CAR LIFTS)	240
	RAMP		10			
	TOTAL		818	21	217	1056

*NOTE: AUTOMOBILE MECHANICAL LIFTS ARE BEING USED. SEE PLAN FOR LOCATIONS. 2 SPACES FOR EVERY AUTO LIFT LOCATIONS = 217 TOTAL

**NOTE: HC = ACCESSIBLE PARKING SPACES REQUIRED FOR A PARKING LOT WITH A TOTAL OF 1001 SPACES AND OVER = 20 + 1 FOR EACH 100 OVER 1000 = 21 SPACES REQUIRED. 3 ARE VAN ACCESSIBLE PURSUANT TO 11-4.1.2(5)-(6) OF THE FLORIDA ADA ACCESSIBILITY CODE.

***NOTE: THERE ARE 6 ON GRADE PARKING SPACES AT INTRACOASTAL SIDE PARKING LOT.

PUBLIC PARKING, HOTEL GUEST AND EMPLOYEE PARKING

TOTAL PARKING SPACES
THIS FLOOR =151 X 3 TYP. FLRS.=453

1 / A-1.3.05 TYPICAL 5TH THROUGH 7TH FLOOR PLAN

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

N

adache group architects

PROJECT DESIGN TEAM:

ARCHITECTS
ADACHE GROUP ARCHITECTS
950 SOUTH FEDERAL HIGHWAY FT. LAUDERDALE, FLORIDA 33301
PH.(954) 522-8133 FAX.(954) 525-6104
E-MAIL: info@adache.com

CREATIVE DESIGNER
PAT MORRISSEY CO.
11 BAKER FARM RD.
MANCHESTER CENTER, VT. 05255
PH.(802) 824-3249 FAX.(802) 362-0700
E-MAIL: pat@patmorrisseydesign.com.com

M.E.P. ENGINEER
TWR ENGINEERS
8200 N. BASELINE BLVD
MIAMI, FLORIDA 33166
PH.(305) 670-0820 FAX.(305) 670-0830
E-MAIL: bu@twrengineers.com

STRUCTURAL ENGINEER
TRC WORLDWIDE ENGINEERING
3000 NW 66 STREET
FORT LAUDERDALE, FLORIDA 33309
(954) 776-7777 FAX.(954) 776-7776

CIVIL ENGINEER
CONSULTING ENGINEERING & SCIENCE, INC.
10700 KENDALL DRIVE, SUITE 400
MIAMI, FLORIDA 33176
(305) 276-5550 FAX.(305) 279-4565

OWNER:
MARGARITAVILLE HOLLYWOOD BEACH RESORT, LLC.
3501 N. OCEAN DRIVE
HOLLYWOOD, FLORIDA 33019

MARGARITAVILLE HOLLYWOOD BEACH RESORT
300 JOHNSON STREET
HOLLYWOOD BEACH, FLORIDA

SEAL:

ISSUED FOR: TAC FINAL
DATE: 10/29/2010

REVISIONS:

No.	DATE	REMARKS

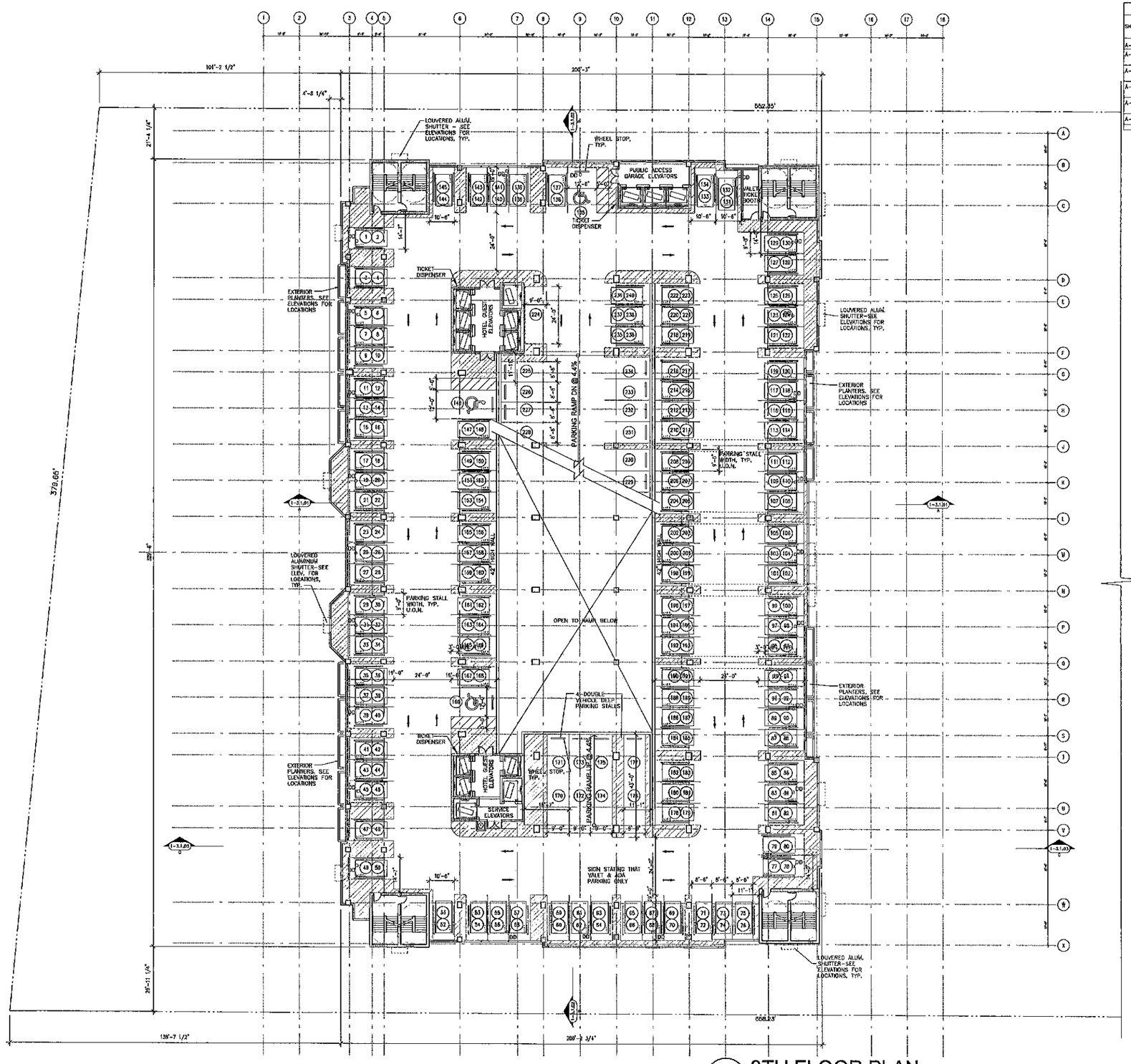
SHEET TITLE:
TYPICAL 5TH THROUGH 7TH FLOOR PLAN

ALL IDEAS, DESIGNS, ARRANGEMENTS, PLANS AND SPECIFICATIONS INDICATED OR REPRESENTED BY THIS DRAWING ARE OWNED BY, AND THE PROPERTY OF ADACHE GROUP ARCHITECTS, INC. AND WERE CREATED, EVOLVED AND DEVELOPED FOR USE ON, AND IN CONNECTION WITH, THE SPECIFIED PROJECT. NONE OF THESE IDEAS, PLANS, ARRANGEMENTS, AND SPECIFICATIONS SHALL BE USED BY OR DISCLOSED TO ANY PERSON, CORPORATION OR FIRM FOR ANY PURPOSE WHATSOEVER WITHOUT THE WRITTEN PERMISSION OF ADACHE GROUP ARCHITECTS VISUAL CONTACT WITH THESE PLANS OR SPECIFICATIONS SHALL CONSTITUTE CONCLUSIVE EVIDENCE OF ACCEPTANCE OF THESE RESTRICTIONS. ALL RIGHTS RESERVED, ©2010

FLORIDA LICENSE # AR0007073

DATE:
SCALE: 1/16"=1'-0"
DRAWN BY: EJ
CHECKED BY: JB
JOB NO.: 94.08A

SHEET NO.:
A-1.3.05



1 8TH FLOOR PLAN
A-1.3.08 SCALE: 1/16" = 1'-0"

SUMMARY OF PARKING PROVIDED

SHEET	FLOOR	ELEVATION	# SPACES STD	#HC	NOTES	TOTAL
A-1.3.03	3RD-VALET	25'-0"	35	6	(+104 CAR LIFTS)	217
	RAMP		76			
A-1.3.04	RAMP		27			148
	4TH	40'-0"	108	3		
	RAMP		5		(+4 CAR LIFTS)	
A-1.3.05	RAMP		27			151
	5TH	49'-0"	119	3		
	RAMP		11			
A-1.3.06	RAMP		27			151
	6TH	58'-0"	119	3		
	RAMP		11			
A-1.3.07	RAMP		27			151
	7TH	67'-0"	119	3		
	RAMP		11			
A-1.3.08	8TH-VALET	76'-0"	118	3	(+106 CAR LIFTS)	240
	RAMP		10			
	TOTAL		818	21	217	1056

*NOTE: AUTOMOBILE MECHANICAL LIFTS ARE BEING USED, SEE PLAN FOR LOCATIONS, 2 SPACES FOR EVERY AUTO LIFT LOCATIONS = 217 TOTAL

**NOTE: HC = ACCESSIBLE PARKING SPACES REQUIRED FOR A PARKING LOT WITH A TOTAL OF 1001 SPACES AND OVER = 20 + 1 FOR EACH 100 OVER 1000 = 21 SPACES REQUIRED. 3 ARE VAN ACCESSIBLE PURSUANT TO 11-4.1.2(5)-(8) OF THE FLORIDA ADA ACCESSIBILITY CODE.

***NOTE: THERE ARE 5 ON GRADE PARKING SPACES AT INTRACOASTAL SIDE PARKING LOT.

OPEN AIR GARAGE
VALET & ACCESSIBLE SPACES ONLY

TOTAL PARKING SPACES
THIS FLOOR =240

adache group architects

PROJECT DESIGN TEAM:

ARCHITECTS
ADACHE GROUP ARCHITECTS
820 SOUTH FEDERAL HIGHWAY ST.
LAUDERDALE, FLORIDA 33301
PH.(954) 359-4155 FAX.(954) 768-0150
E-MAIL: info@adache.com

CREATIVE DESIGNER
PAT MCBRIDE CO.
11 BAKER FARM RD.
MANCHESTER CENTER, VT. 05255
PH.(802) 824-2170 FAX.(802) 362-0230
E-MAIL: pat@patmcbridedesign.com

M.E.P. ENGINEER
TWR ENGINEERS
8300 S. DIXIELAND BLVD
MIAMI, FLORIDA 33100
PH.(305) 673-0820 FAX.(305) 670-0430
E-MAIL: bob@twrengineers.com

STRUCTURAL ENGINEER
TRC WORLDWIDE ENGINEERING
3000 NW 66 STREET
FORT LAUDERDALE, FLORIDA 33309
(954) 484-7777 FAX (954) 484-7834

CIVIL ENGINEER
CONSULTING ENGINEERING & SCIENCE, INC.
10700 HENGAL DRIVE, SUITE 400
MIAMI, FLORIDA 33190
(305) 378-9056 FAX (305) 378-1003

OWNER:
MARGARITAVILLE HOLLYWOOD BEACH RESORT, LLC.
3501 N. OCEAN DRIVE
HOLLYWOOD, FLORIDA 33019

MARGARITAVILLE HOLLYWOOD BEACH RESORT
300 JOHNSON STREET
HOLLYWOOD BEACH, FLORIDA

SEAL:

ISSUED FOR: TAC FINAL
DATE: 10/29/2010

REVISIONS:

No.	DATE	REMARKS

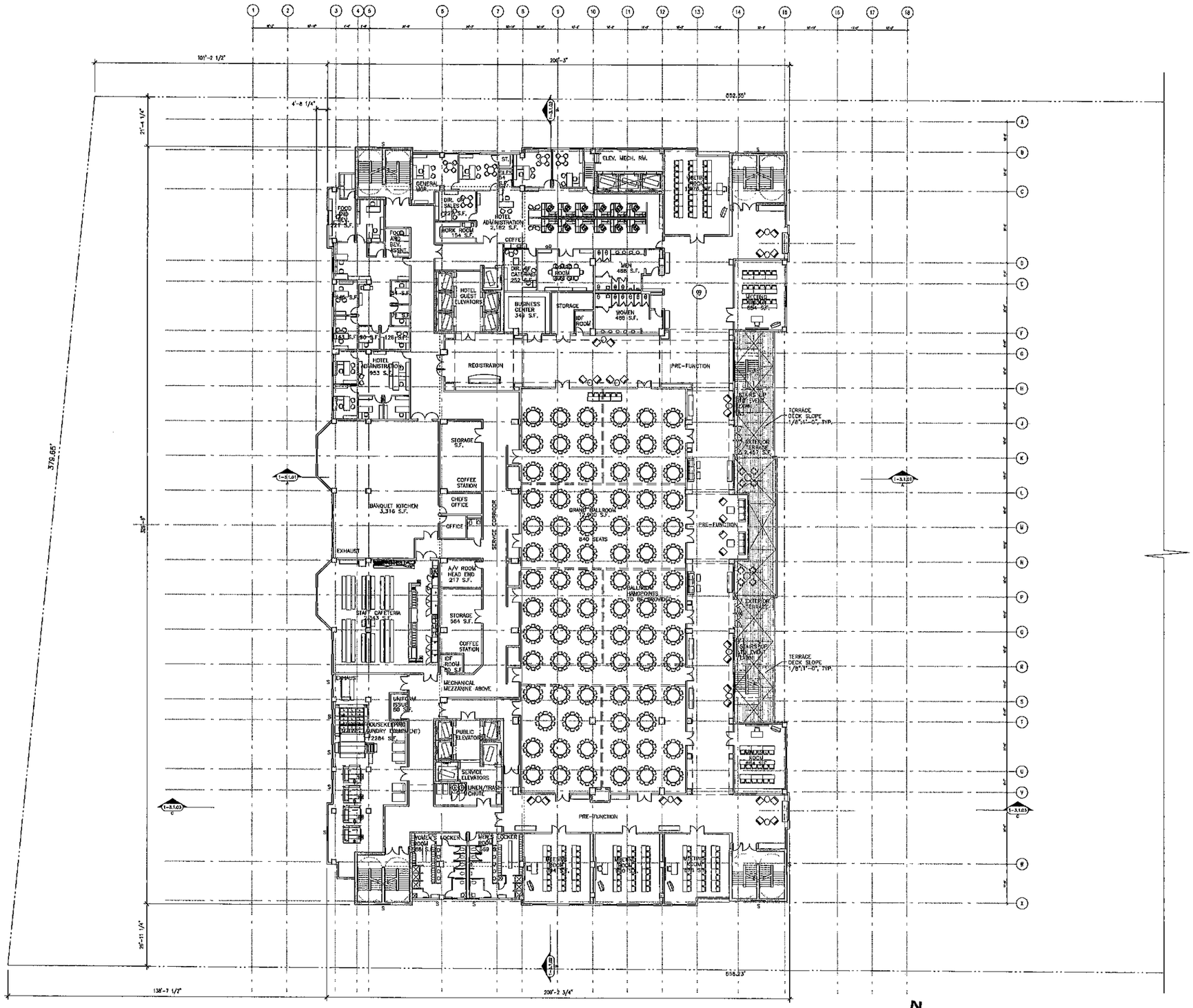
SHEET TITLE:
8TH FLOOR PLAN

ALL IDEAS, DESIGNS, ARRANGEMENTS, PLANS AND SPECIFICATIONS INDICATED OR REPRESENTED BY THIS DRAWING ARE OWNED BY, AND THE PROPERTY OF ADACHE GROUP ARCHITECTS, INC. AND WERE CREATED, EVOLVED AND DEVELOPED FOR USE ON, AND IN CONNECTION WITH, THE SPECIFIED PROJECT. NONE OF THESE IDEAS, PLANS, ARRANGEMENTS, AND SPECIFICATIONS SHALL BE USED BY OR DISCLOSED TO ANY PERSON, CORPORATION OR FIRM FOR ANY PURPOSE WHATSOEVER WITHOUT THE WRITTEN PERMISSION OF ADACHE GROUP ARCHITECTS. VISUAL CONTACT WITH THESE PLANS OR SPECIFICATIONS SHALL CONSTITUTE CONCLUSIVE EVIDENCE OF ACCEPTANCE OF THESE RESTRICTIONS. ALL RIGHTS RESERVED, © 2010

FLORIDA LICENSE # AR0007073

DATE:
SCALE: 1/16"=1'-0"
DRAWN BY: SW
CHECKED BY: JB
JOB NO.: 94.08A

SHEET NO.:
A-1.3.08



1 / A-1.3.09 9TH FLOOR PLAN

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

N

adache group architects

PROJECT DESIGN TEAM:

ARCHITECTS
ADACHE GROUP ARCHITECTS
600 SOUTH FEDERAL HIGHWAY FT. LAUDERDALE, FLORIDA 33301
PH (954) 525-4133 FAX (954) 728-4159
E-MAIL: info@adachi.com

CREATIVE DESIGNER
PAT MCBRIDE CO.
11 BANER FARM RD.
MANCHESTER CENTER, VT. 05255
PH (203) 470-2099 FAX (802) 362-0020
E-MAIL: pat@mcbrideco.com

M.E.P. ENGINEER
TWN ENGINEERS
8200 S. CARELAND BLVD
MIAMI, FLORIDA 33030
PH (305) 670-0020 FAX (305) 670-0030
E-MAIL: bo@twnengineers.com

STRUCTURAL ENGINEER
TRO WORLDWIDE ENGINEERING
3000 NW 66 STREET
FORT LAUDERDALE, FLORIDA 33309
(954) 484-7777 FAX (954) 484-7834

CIVIL ENGINEER
CONSULTING ENGINEERING & SCIENCE, INC.
10200 SEAGALL DRIVE, SUITE 400
MIAMI, FLORIDA 33176
(305) 576-5555 FAX (305) 279-4833

OWNER:
MARGARITAVILLE HOLLYWOOD BEACH RESORT, LLC.
3501 N. OCEAN DRIVE
HOLLYWOOD, FLORIDA 33019

MARGARITAVILLE HOLLYWOOD BEACH RESORT
300 JOHNSON STREET
HOLLYWOOD BEACH, FLORIDA

SEAL:

ISSUED FOR: TAC FINAL
DATE: 10/29/2010

REVISIONS:

No.	DATE	REMARKS

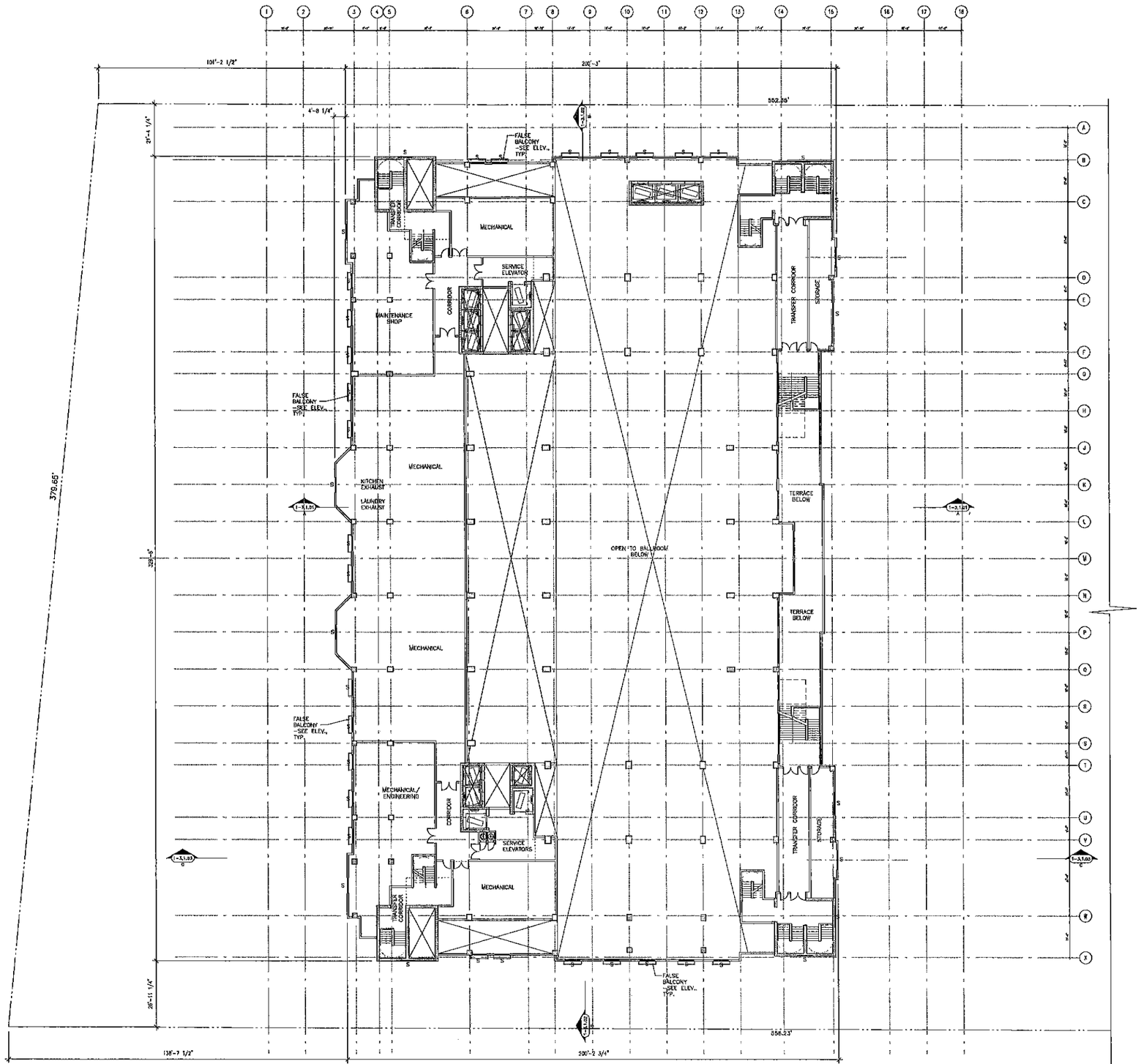
SHEET TITLE:
9TH FLOOR PLAN

ALL IDEAS, DESIGNS, ARRANGEMENTS, PLANS AND SPECIFICATIONS INDICATED OR REPRESENTED BY THIS DRAWING ARE OWNED BY, AND THE PROPERTY OF ADACHE GROUP ARCHITECTS, INC. AND WERE CREATED, EVOLVED AND DEVELOPED FOR USE ON, AND IN CONNECTION WITH, THE SPECIFIED PROJECT. NONE OF THESE IDEAS, PLANS, ARRANGEMENTS, AND SPECIFICATIONS SHALL BE USED BY OR DISCLOSED TO ANY PERSON, CORPORATION OR FIRM FOR ANY PURPOSE WHATSOEVER WITHOUT THE WRITTEN PERMISSION OF ADACHE GROUP ARCHITECTS VISUAL CONTACT WITH THESE PLANS OR SPECIFICATIONS SHALL CONSTITUTE CONCLUSIVE EVIDENCE OF ACCEPTANCE OF THESE RESTRICTIONS. ALL RIGHTS RESERVED, © 2010

FLORIDA LICENSE # AR0007073

DATE:
SCALE: 1/16"=1'-0"
DRAWN BY: JB
CHECKED BY: JB
JOB NO.: 94.06A

SHEET NO.:
A-1.3.09



1 / A-1.3.10 **10TH FLOOR PLAN**
SCALE: 1/16" = 1'-0"

adache group architects

PROJECT DESIGN TEAM:

ARCHITECTS
ADACHE GROUP ARCHITECTS
500 SOUTH FEDERAL HIGHWAY ST.
LAUDERDALE, FLORIDA 33306
PH.(954) 525-2153 FAX.(954) 728-8106
E-MAIL: info@adache.com

CREATIVE DESIGNER
PAT MCBRIDE CO.
11 BAKER FARM RD.
MANCHESTER CENTER, VT. 05255
PH.(802) 670-2228 FAX.(802) 362-0700
E-MAIL: pat@patmcbrideinc.com

M.E.P. ENGINEER
TWR ENGINEERS
8300 S. DIXIE HWY
MIAMI, FLORIDA 33143
PH.(305) 670-0430 FAX.(305) 670-0530
E-MAIL: tw@twrengineers.com

STRUCTURAL ENGINEER
TRC WORLDWIDE ENGINEERING
3500 NW 66 STREET
FORT LAUDERDALE, FLORIDA 33309
(954) 484-7777 FAX.(954) 484-7994

CIVIL ENGINEER
CONSULTING ENGINEERING & SCIENCE, INC.
10300 NORTH KENDALL DRIVE, SUITE 400
MIAMI, FLORIDA 33176
(305) 275-5555 FAX.(305) 275-4055

OWNER: MARGARITAVILLE HOLLYWOOD BEACH RESORT, LLC.
3501 N. OCEAN DRIVE
HOLLYWOOD, FLORIDA 33019

MARGARITAVILLE HOLLYWOOD BEACH RESORT
300 JOHNSON STREET
HOLLYWOOD BEACH, FLORIDA

SEAL:

ISSUED FOR: TAC FINAL
DATE: 10/29/2018

REVISIONS:

No.	DATE	REMARKS

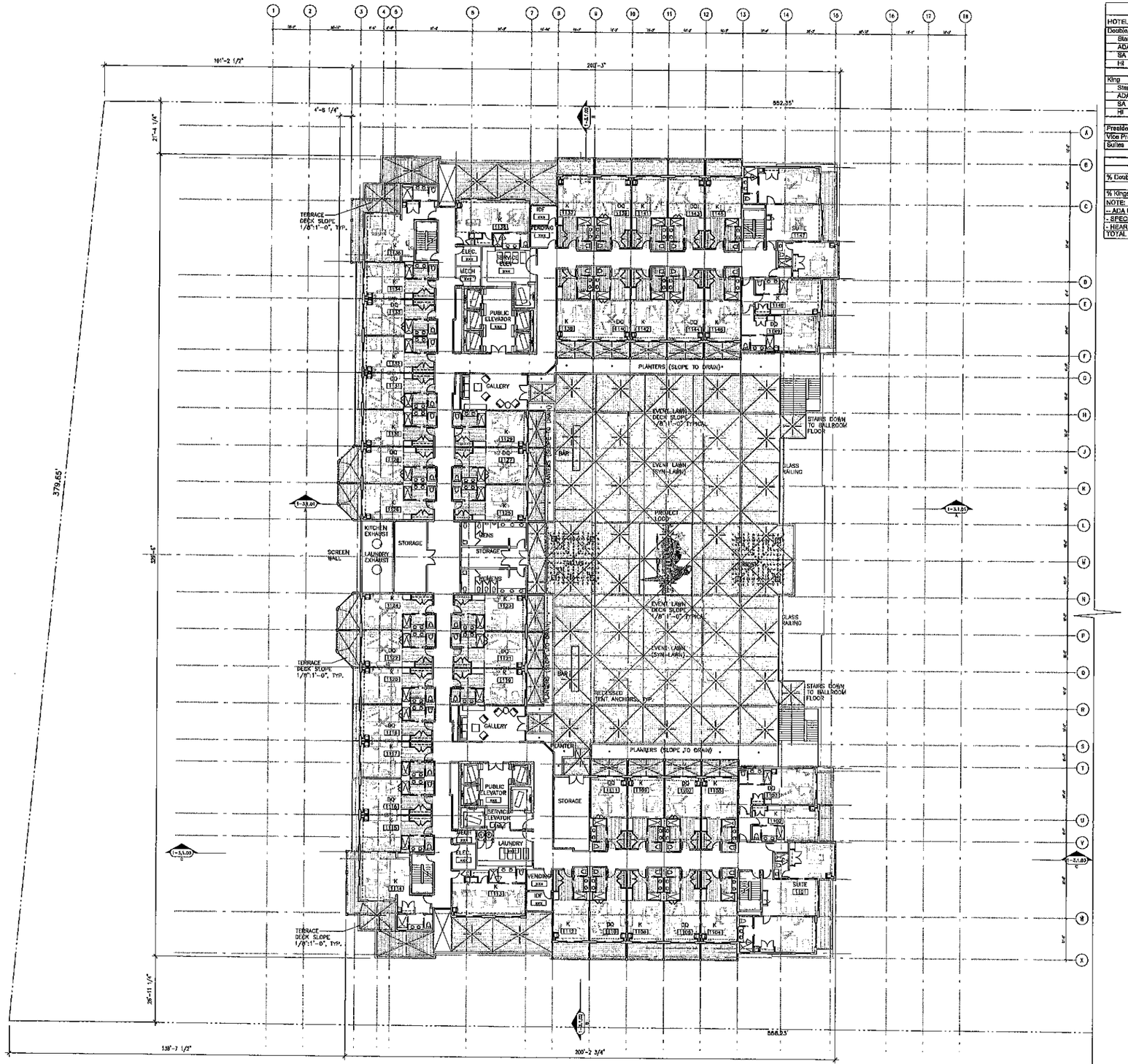
SHEET TITLE:
10TH FLOOR PLAN

ALL IDEAS, DESIGNS, ARRANGEMENTS, PLANS AND SPECIFICATIONS INDICATED OR REPRESENTED BY THIS DRAWING ARE OWNED BY, AND THE PROPERTY OF ADACHE GROUP ARCHITECTS, INC. AND WERE CREATED, EVOLVED AND DEVELOPED FOR USE ON, AND IN CONNECTION WITH, THE SPECIFIED PROJECT. NONE OF THESE IDEAS, PLANS, ARRANGEMENTS, AND SPECIFICATIONS SHALL BE USED BY OR DISCLOSED TO ANY PERSON, CORPORATION OR FIRM FOR ANY PURPOSE WHATSOEVER WITHOUT THE WRITTEN PERMISSION OF ADACHE GROUP ARCHITECTS. VERBAL CONTACT WITH THESE PLANS OR SPECIFICATIONS SHALL CONSTITUTE CONCLUSIVE EVIDENCE OF ACCEPTANCE OF THESE RESTRICTIONS. ALL RIGHTS RESERVED, © 2010

FLORIDA LICENSE # AR0007873

DATE:
SCALE: 1/16"=1'-0"
DRAWN BY: JB
CHECKED BY: JB
JOB NO.: 94.08A

SHEET NO.:
A-1.3.10



GUESTROOMS	FLOOR LEVELS							TOTALS		
HOTEL	11	12	14	15	16	17	18	TOTAL	TOTAL	TOTAL
Double/Queen										
Standard	22	24	24	24	24	24	18	160	160	349
ADA	-	-	-	-	-	-	-	-		
SA	-	-	-	-	-	-	-	-		
HI	-	-	-	-	-	-	-	-		
King										
Standard	26	26	26	26	26	25	18	173	173	
ADA	-	-	-	-	-	-	-	-		
SA	-	-	-	-	-	-	-	-		
HI	-	-	-	-	-	-	-	-		
Presidential	-	-	-	-	-	-	1	1	1	
Vice Presidential	-	-	-	-	-	-	1	1	1	
Suites	2	2	2	2	2	2	2	14	14	
	49	52	52	52	52	52	40	349		
% Double/Queen			48%					160		
% Kings			52%					173		
NOTE:										
-- ADA UNITS REQUIRED. - W/ ROLL-IN SHWR.										
- SPECIAL ACCESSIBLE UNIT REQUIRED.										
- HEARING IMPAIRED UNITS REQUIRED.										
TOTAL GUESTROOMS										349

TOTAL KEYS THIS FLOOR = 48

1 A-1.3.11 11th FLOOR PLAN
SCALE: 1/16" = 1'-0"

adache group architects

PROJECT DESIGN TEAM:

ARCHITECTS
ADACHE GROUP ARCHITECTS
630 SOUTH FEDERAL HIGHWAY FT. LAUDERDALE, FLORIDA 33301
PH.(954) 522-4133 FAX.(954)728-0150
E-MAIL: info@adache.com

CREATIVE DESIGNER
PAT MCBRIDE CO.
11 BANKER PARK RD.
MANCHESTER CENTER, VT. 05255
PH.(802) 876-3216 FAX.(802) 362-0720
E-MAIL: pat@patmcbridedesign.com

M.E.P. ENGINEER
TWR ENGINEERS
9202 S. DIXIELAND BLVD
MIAMI, FLORIDA 33156
PH.(305) 670-8020 FAX.(305) 670-0650
E-MAIL: bill@twrengineers.com

STRUCTURAL ENGINEER
TRC WORLDWIDE ENGINEERING
3490 NW 60 STREET
FORT LAUDERDALE, FLORIDA 33309
(954) 484-7777 FAX (954) 484-7804

CIVIL ENGINEER
CONSULTING ENGINEERING & SCIENCE, INC.
10700 KENDALL DRIVE, SUITE 400
MIAMI, FLORIDA 33176
(305) 378-5555 FAX (305) 270-4865

OWNER:
MARGARITAVILLE HOLLYWOOD BEACH RESORT, LLC.
3501 N. OCEAN DRIVE
HOLLYWOOD, FLORIDA 33019

MARGARITAVILLE HOLLYWOOD BEACH RESORT
300 JOHNSON STREET
HOLLYWOOD BEACH, FLORIDA

SEAL:

ISSUED FOR: TAC FINAL
DATE: 10/29/2010

REVISIONS:

No.	DATE	REMARKS

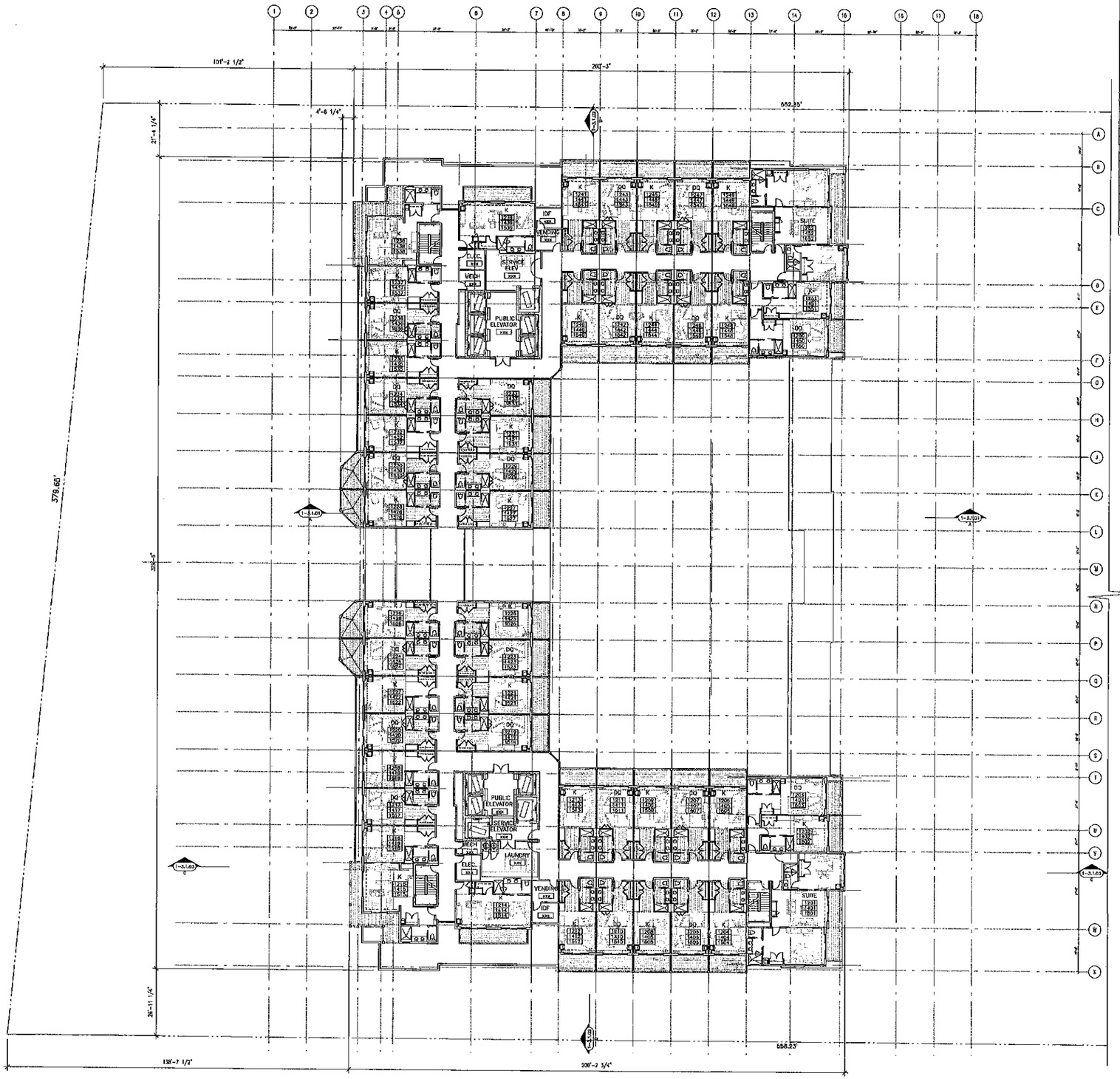
SHEET TITLE:
ELEVENTH FLOOR PLAN

ALL IDEAS, DESIGNS, ARRANGEMENTS, PLANS AND SPECIFICATIONS INDICATED OR REPRESENTED BY THIS DRAWING ARE OWNED BY, AND THE PROPERTY OF ADACHE GROUP ARCHITECTS, INC., AND WERE CREATED, EVOLVED AND DEVELOPED FOR USE ON, AND IN CONNECTION WITH, THE SPECIFIED PROJECT. NONE OF THESE IDEAS, PLANS, ARRANGEMENTS, AND SPECIFICATIONS SHALL BE USED BY OR DISCLOSED TO ANY PERSON, CORPORATION OR FIRM FOR ANY PURPOSE WHATSOEVER WITHOUT THE WRITTEN PERMISSION OF ADACHE GROUP ARCHITECTS VISUAL CONTACT WITH THESE PLANS OR SPECIFICATIONS SHALL CONSTITUTE CONCLUSIVE EVIDENCE OF ACCEPTANCE OF THESE RESTRICTIONS. ALL RIGHTS RESERVED. © 2010

FLORIDA LICENSE # AR0007073

DATE:
SCALE: 1/16"=1'-0"
DRAWN BY: EJ
CHECKED BY: JB
JOB NO.: 04.08A

SHEET NO.:
A-1.3.11



GUESTROOMS	FLOOR LEVELS							TOTALS		
HOTEL	11	12	14	15	16	17	18	TOTAL	TOTAL	TOTAL
Double/Queen										
Standard	22	24	24	24	24	24	18	180		
ADA	-	-	-	-	-	-	-	-	180	
SA	-	-	-	-	-	-	-	-		
HI	-	-	-	-	-	-	-	-		
King										
Standard	25	26	26	26	26	26	19	173		349
ADA	-	-	-	-	-	-	-	-	173	
SA	-	-	-	-	-	-	-	-		
HI	-	-	-	-	-	-	-	-		
Presidential	-	-	-	-	-	-	1	1	1	
Vice Presidential	-	-	-	-	-	-	1	1	1	
Suites	2	2	2	2	2	2	2	14	14	
	49	52	52	52	52	52	40	349		
% Double/Queen			46%					160		
% Kings			52%					173		
NOTE:										
- ADA UNITS REQUIRED. - W/ ROLL-IN SHWR.										
- SPECIAL ACCESSIBLE UNIT REQUIRED.										
- HEARING IMPAIRED UNITS REQUIRED.										
TOTAL GUESTROOMS										349

TOTAL KEYS THIS FLOOR = 52

1 A-1.3.12 TYPICAL 12TH THROUGH 15TH FLOOR PLAN
SCALE: 1/16" = 1'-0"

N

adache group architects

PROJECT DESIGN TEAM:

ARCHITECTS
APACHE GROUP ARCHITECTS
500 SOUTH FEDERAL HIGHWAY FT. LAUDERDALE, FLORIDA 33301
PH (954) 525-6150 FAX (954) 728-8106
E-MAIL: info@adache.com

CREATIVE DESIGNER
PAT MCBRIDE CO.
11 BAKER FARM RD.
MANCHESTER CENTER, VT. 05255
PH (305) 670-8370 FAX (305) 380-0700
E-MAIL: pat@patmcbridedesigns.com

M.E.P. ENGINEER
TWR ENGINEERS
9200 S. DADELAND BLVD
MIAMI, FLORIDA 33156
PH (305) 673-0620 FAX (305) 675-0650
E-MAIL: tw@twrengineers.com

STRUCTURAL ENGINEER
TRC WORLDWIDE ENGINEERING
3300 NW 9th STREET
FORT LAUDERDALE, FLORIDA 33309
(954) 484-7777 FAX (954) 484-7434

CIVIL ENGINEER
CONSULTING ENGINEERING & SCIENCE, INC.
10700 KENDALL DRIVE, SUITE 400
MIAMI, FLORIDA 33176
(305) 275-5035 FAX (305) 279-4053

OWNER:
MARGARITAVILLE HOLLYWOOD BEACH RESORT, LLC.
3501 N. OCEAN DRIVE
HOLLYWOOD, FLORIDA 33019

300 JOHNSON STREET
HOLLYWOOD BEACH, FLORIDA

SEAL:

ISSUED FOR: TAC FINAL
DATE: 10/29/2010

REVISIONS:

No.	DATE	REMARKS

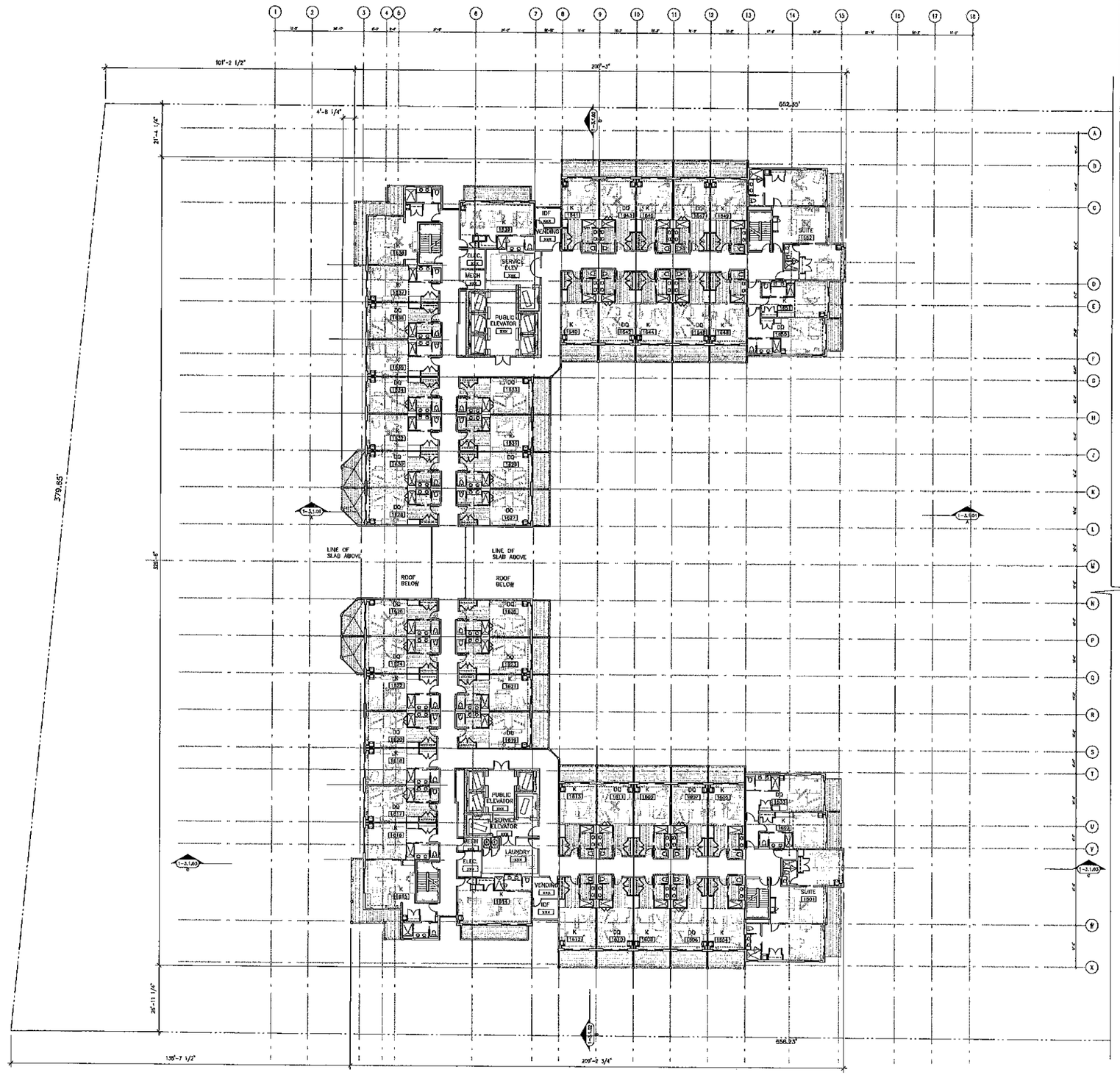
SHEET TITLE:
TYPICAL 12TH TO 15TH FLOOR

ALL IDEAS, DESIGNS, ARRANGEMENTS, PLANS AND SPECIFICATIONS INDICATED OR REPRESENTED BY THIS DRAWING ARE OWNED BY, AND THE PROPERTY OF APACHE GROUP ARCHITECTS, INC. AND WERE CREATED, EVOLVED AND DEVELOPED FOR USE ON, AND IN CONNECTION WITH, THE SPECIFIED PROJECT. NONE OF THESE IDEAS, PLANS, ARRANGEMENTS, AND SPECIFICATIONS SHALL BE USED BY OR DISCLOSED TO ANY PERSON, CORPORATION OR FIRM FOR ANY PURPOSE WHATSOEVER WITHOUT THE WRITTEN PERMISSION OF APACHE GROUP ARCHITECTS VISUAL CONTACT WITH THESE PLANS OR SPECIFICATIONS SHALL CONSTITUTE CONCLUSIVE EVIDENCE OF ACCEPTANCE OF THESE RESTRICTIONS. ALL RIGHTS RESERVED, © 2010

FLORIDA LICENSE # AR0007073

DATE:
SCALE: 1/16"=1'-0"
DRAWN BY: EJ
CHECKED BY: JS
JOB NO.: 94.08A

SHEET NO.:
A-1.3.12



GUESTROOMS	FLOOR LEVELS							TOTALS		
HOTEL	11	12	14	15	16	17	18	TOTAL	TOTAL	TOTAL
Double/Queen										
Standard	22	24	24	24	24	24	18	160		
ADA	-	-	-	-	-	-	-	-	160	
SA	-	-	-	-	-	-	-	-		
HI	-	-	-	-	-	-	-	-		
King										
Standard	26	28	26	26	26	26	18	173		340
ADA	-	-	-	-	-	-	-	-	173	
SA	-	-	-	-	-	-	-	-		
HI	-	-	-	-	-	-	-	-		
Presidential	-	-	-	-	-	-	1	1	1	
Vice Presidential	-	-	-	-	-	-	1	1	1	
Suites	2	2	2	2	2	2	2	14	14	
	48	52	52	52	52	52	40	349		
% Double/Queen			48%					160		
% Kings			52%					173		
NOTE:										
-- ADA UNITS REQUIRED. - W/ ROLL-IN SHWR.										
- SPECIAL ACCESSIBLE UNIT REQUIRED.										
- HEARING IMPAIRED UNITS REQUIRED.										
TOTAL GUESTROOMS										349

TOTAL KEYS THIS FLOOR = 52

1 / A-1.3.16 16TH FLOOR PLAN
SCALE: 1/16" = 1'-0"

adache group architects

PROJECT DESIGN TEAM:

ARCHITECTS
ADACHE GROUP ARCHITECTS
500 SOUTH FEDERAL HIGHWAY FT. LAUDERDALE, FLORIDA 33301
PH.(954) 523-5133 FAX.(954) 728-8166
E-MAIL: info@adache.com

CREATIVE DESIGNER
PAT MCGRIOE CO.
11 MAPLE FARM RD.
MANCHESTER CENTER, VT. 05255
PH.(802) 376-3270 FAX.(802) 362-0700
E-MAIL: pat@mcgrioedesign.com

M.E.P. ENGINEER
TWR ENGINEERS
9900 S. DIXIE HIGHWAY
MIAMI, FLORIDA 33156
PH.(305) 670-0020 FAX.(305) 670-0530
E-MAIL: twr@twr-engineers.com

STRUCTURAL ENGINEER
TRC WORLDWIDE ENGINEERING
3500 NW 66 STREET
FORT LAUDERDALE, FLORIDA 33309
(954) 484-7777 FAX.(954) 484-7774

CIVIL ENGINEER
CONSULTING ENGINEERING & SCIENCE, INC.
10700 SUNRISE DRIVE, SUITE 400
MIAMI, FLORIDA 33176
(305) 273-6999 FAX.(305) 273-6333

OWNER:
MARGARITAVILLE HOLLYWOOD BEACH RESORT, LLC.
3901 N. OCEAN DRIVE
HOLLYWOOD, FLORIDA 33019

MARGARITAVILLE HOLLYWOOD BEACH RESORT
300 JOHNSON STREET
HOLLYWOOD BEACH, FLORIDA

SEAL:

ISSUED FOR: TAC FINAL
DATE: 10/28/2010

REVISIONS:

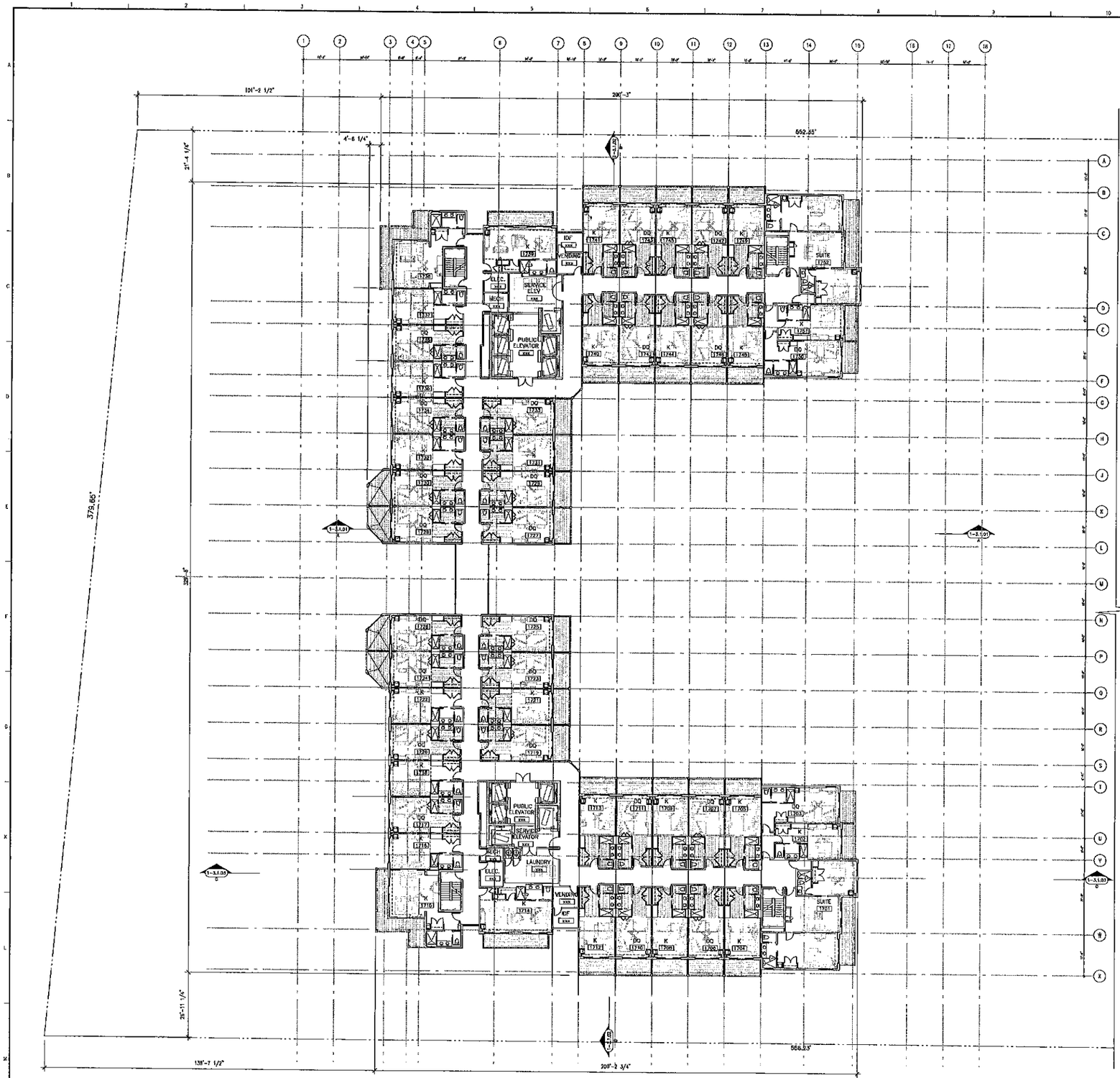
No.	DATE	REMARKS

SHEET TITLE:
16TH FLOOR

ALL IDEAS, DESIGNS, ARRANGEMENTS, PLANS AND SPECIFICATIONS INDICATED OR REPRESENTED BY THIS DRAWING ARE OWNED BY, AND THE PROPERTY OF ADACHE GROUP ARCHITECTS, INC. AND WERE CREATED, EVOLVED AND DEVELOPED FOR USE ON, AND IN CONNECTION WITH, THE SPECIFIED PROJECT. NONE OF THESE IDEAS, PLANS, ARRANGEMENTS, AND SPECIFICATIONS SHALL BE USED BY OR DISCLOSED TO ANY PERSON, CORPORATION OR FIRM FOR ANY PURPOSE WHATSOEVER WITHOUT THE WRITTEN PERMISSION OF ADACHE GROUP ARCHITECTS. VISUAL CONTACT WITH THESE PLANS OR SPECIFICATIONS SHALL CONSTITUTE CONCLUSIVE EVIDENCE OF ACCEPTANCE OF THESE RESTRICTIONS. ALL RIGHTS RESERVED, © 2010
FLORIDA LICENSE # AR0007073

DATE:
SCALE: 1/16"=1'-0"
DRAWN BY: EJ
CHECKED BY: JB
JOB NO.: 94.08A

SHEET NO.:
A-1.3.16



GUESTROOMS	FLOOR LEVELS						TOTALS		
HOTEL	11	12	14	15	16	17	18	TOTAL	TOTAL	TOTAL
Double/Queen										
Standard	22	24	24	24	24	24	18	160		
ADA	-	-	-	-	-	-	-	-	160	
SA	-	-	-	-	-	-	-	-		
HI	-	-	-	-	-	-	-	-		
King										
Standard	28	26	26	26	26	26	16	173		349
ADA	-	-	-	-	-	-	-	-	173	
SA	-	-	-	-	-	-	-	-		
HI	-	-	-	-	-	-	-	-		
Presidential	-	-	-	-	-	-	1	1	1	
Vice Presidential	-	-	-	-	-	-	1	1	1	
Suites	2	2	2	2	2	2	2	14	14	
	49	52	52	52	52	52	40	349		
% Double/Queen			48%					160		
% Kings			52%					173		
NOTE:										
-- ADA UNITS REQUIRED. - W/ ROLL-IN SHWR.										
- SPECIAL ACCESSIBLE UNIT REQUIRED.										
- HEARING IMPAIRED UNITS REQUIRED.										
TOTAL GUESTROOMS										349

TOTAL KEYS THIS FLOOR = 52

1 A-1.3.17 17TH FLOOR PLAN
SCALE: 1/16" = 1'-0"

adache group architects

PROJECT DESIGN TEAM:

ARCHITECTS
ADACHE GROUP ARCHITECTS
500 SOUTH FEDERAL HIGHWAY ST.
LAUDERDALE, FLORIDA 33301
PH.(954) 525-8133 FAX.(954) 728-8156
E-MAIL: info@adache.com

CREATIVE DESIGNER
PAT MCBRIDE DC,
11 BAKER FARM RD.
MANCHESTER CENTER, VT. 05255
PH.(802) 549-2326 FAX.(802) 362-0700
E-MAIL: pat@americdesign.com.com

M.E.P. ENGINEER
TWR ENGINEERS
8200 S. DADELAND BLVD
MIAMI, FLORIDA 33156
PH.(305) 670-0613 FAX.(305) 670-0630
E-MAIL: bill@twrengineers.com

STRUCTURAL ENGINEER
TRC WORLDWIDE ENGINEERING
3990 NW 66 STREET
FORT LAUDERDALE, FLORIDA 33309
(954) 484-7777 FAX.(954) 484-7804

CIVIL ENGINEER
CONSULTING ENGINEERING & SCIENCE, INC.
10100 RESIDENTIAL DRIVE, SUITE 400
MIAMI, FLORIDA 33176
(305) 376-5555 FAX.(305) 376-4003

OWNER:
MARGARITAVILLE HOLLYWOOD BEACH RESORT, LLC.
3501 N. OCEAN DRIVE
HOLLYWOOD, FLORIDA 33019

MARGARITAVILLE HOLLYWOOD BEACH RESORT
300 JOHNSON STREET
HOLLYWOOD BEACH, FLORIDA

SEAL:

ISSUED FOR: TAC FINAL
DATE: 10/29/2010

REVISIONS:

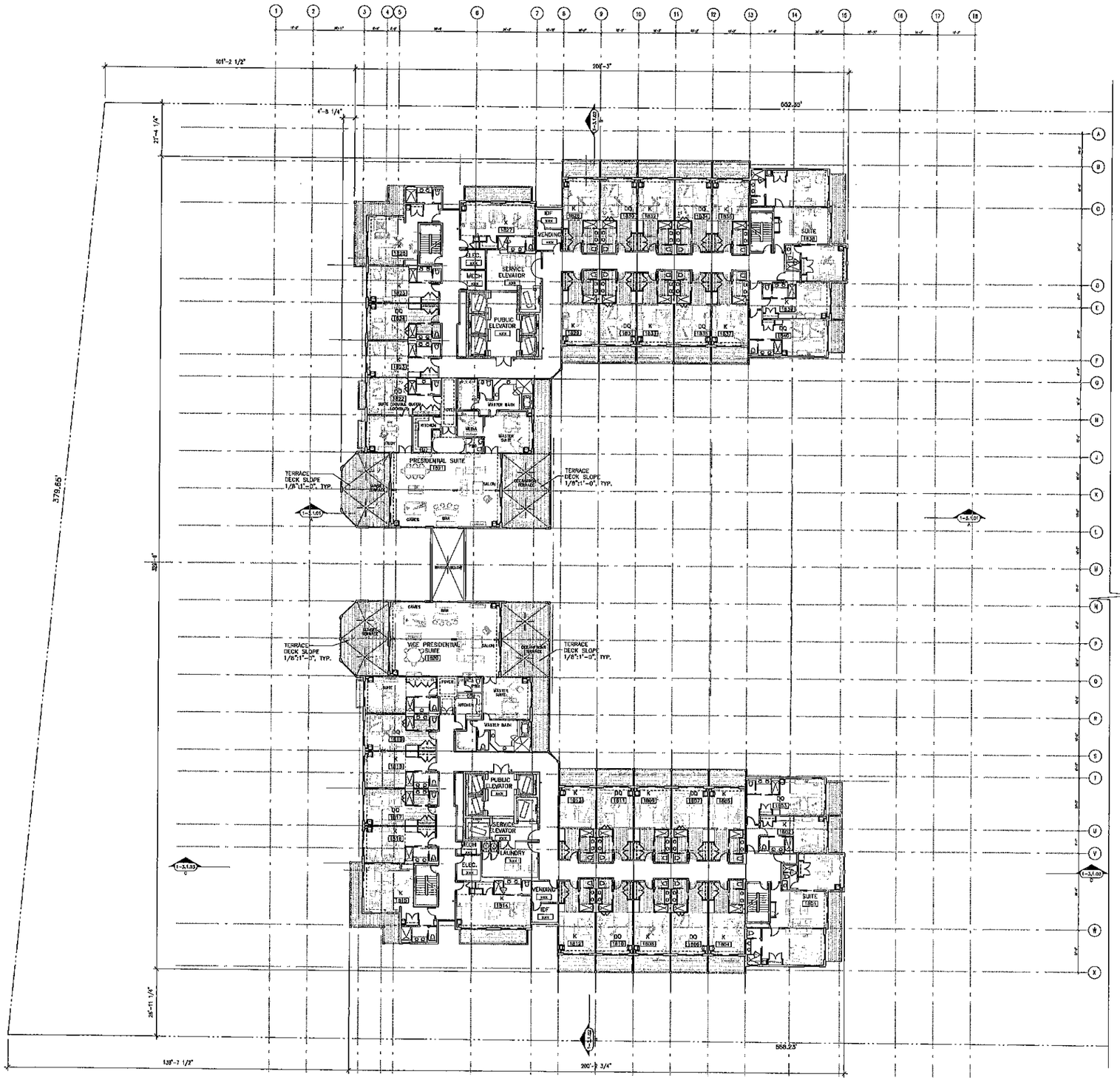
No.	DATE	REMARKS

SHEET TITLE:
17TH FLOOR PLAN

ALL IDEAS, DESIGNS, ARRANGEMENTS, PLANS AND SPECIFICATIONS INDICATED OR REPRESENTED BY THIS DRAWING ARE OWNED BY, AND THE PROPERTY OF ADACHE GROUP ARCHITECTS, INC. AND WERE CREATED, EVOLVED AND DEVELOPED FOR USE ON, AND IN CONNECTION WITH, THE SPECIFIED PROJECT. NONE OF THESE IDEAS, PLANS, ARRANGEMENTS, AND SPECIFICATIONS SHALL BE USED BY OR DISCLOSED TO ANY PERSON, CORPORATION OR FIRM FOR ANY PURPOSE WHATSOEVER WITHOUT THE WRITTEN PERMISSION OF ADACHE GROUP ARCHITECTS VISUAL CONTACT WITH THESE PLANS OR SPECIFICATIONS SHALL CONSTITUTE CONCLUSIVE EVIDENCE OF ACCEPTANCE OF THESE RESTRICTIONS. ALL RIGHTS RESERVED, ©2010
FLORIDA LICENSE # AR0007075

DATE:
SCALE: 1/16"=1'-0"
DRAWN BY: EJ
CHECKED BY: JB
JOB NO.: 94.08A

SHEET NO.:
A-1.3.17



GUESTROOMS	FLOOR LEVELS							TOTALS		
HOTEL	11	12	14	15	16	17	18	TOTAL	TOTAL	TOTAL
Double/Queen										
Standard	22	24	24	24	24	24	18	160		
ADA	-	-	-	-	-	-	-	-	160	
SA	-	-	-	-	-	-	-	-		
HI	-	-	-	-	-	-	-	-		
King										
Standard	26	26	26	26	26	26	18	173		349
ADA	-	-	-	-	-	-	-	-	173	
SA	-	-	-	-	-	-	-	-		
HI	-	-	-	-	-	-	-	-		
Presidential	-	-	-	-	-	-	1	1	1	
Vice Presidential	-	-	-	-	-	-	1	1	1	
Suites	2	2	2	2	2	2	2	14	14	
	49	52	52	52	52	52	40	349		
% Double/Queen			48%					160		
% Kings			52%					173		
NOTE:										
-- ADA UNITS REQUIRED. - W/ ROLL-IN SHWR.										
- SPECIAL ACCESSIBLE UNIT REQUIRED.										
- HEARING IMPAIRED UNITS REQUIRED.										
TOTAL GUESTROOMS										349

TOTAL KEYS THIS FLOOR =40

1 / A-1.3.18 **18TH FLOOR PLAN**
SCALE: 1/16" = 1'-0"

N

adache group architects

PROJECT DESIGN TEAM:

ARCHITECTS
ADACHE GROUP ARCHITECTS
500 SOUTH FEDERAL HIGHWAY FT. LAUDERDALE, FLORIDA 33301
PH.(954) 525-8158 FAX.(954) 728-8196
E-MAIL: info@adache.com

CREATIVE DESIGNER
PAT MCBRIDE CO.
11 BAKER FARM RD.
MANCHESTER CENTER, VT. 05255
PH.(802) 362-3370 FAX.(802) 362-0700
E-MAIL: pat@patmcbridedesign.com.com

M.E.P. ENGINEER
TWR ENGINEERS
8300 E. BAGELAND BLVD
MIAMI, FLORIDA 33166
PH.(305) 970-0929 FAX.(305) 970-0930
E-MAIL: SUE@twrengineers.com

STRUCTURAL ENGINEER
TRC WORLDWIDE ENGINEERING
3590 NW 94 ST SUITE
FORT LAUDERDALE, FLORIDA 33309
(954) 484-7777 FAX.(954) 484-7634

CIVIL ENGINEER
CONSULTING ENGINEERING & SCIENCE, INC.
10700 KENDALL DRIVE, SUITE 400
MIAMI, FLORIDA 33176
(305) 275-9535 FAX.(305) 279-4853

OWNER:
MARGARITAVILLE HOLLYWOOD BEACH RESORT, LLC.
3501 N. OCEAN DRIVE
HOLLYWOOD, FLORIDA 33019

MARGARITAVILLE HOLLYWOOD BEACH RESORT
300 JOHNSON STREET
HOLLYWOOD BEACH, FLORIDA

SEAL:

ISSUED FOR: TAC FINAL
DATE: 10/29/2010

REVISIONS:

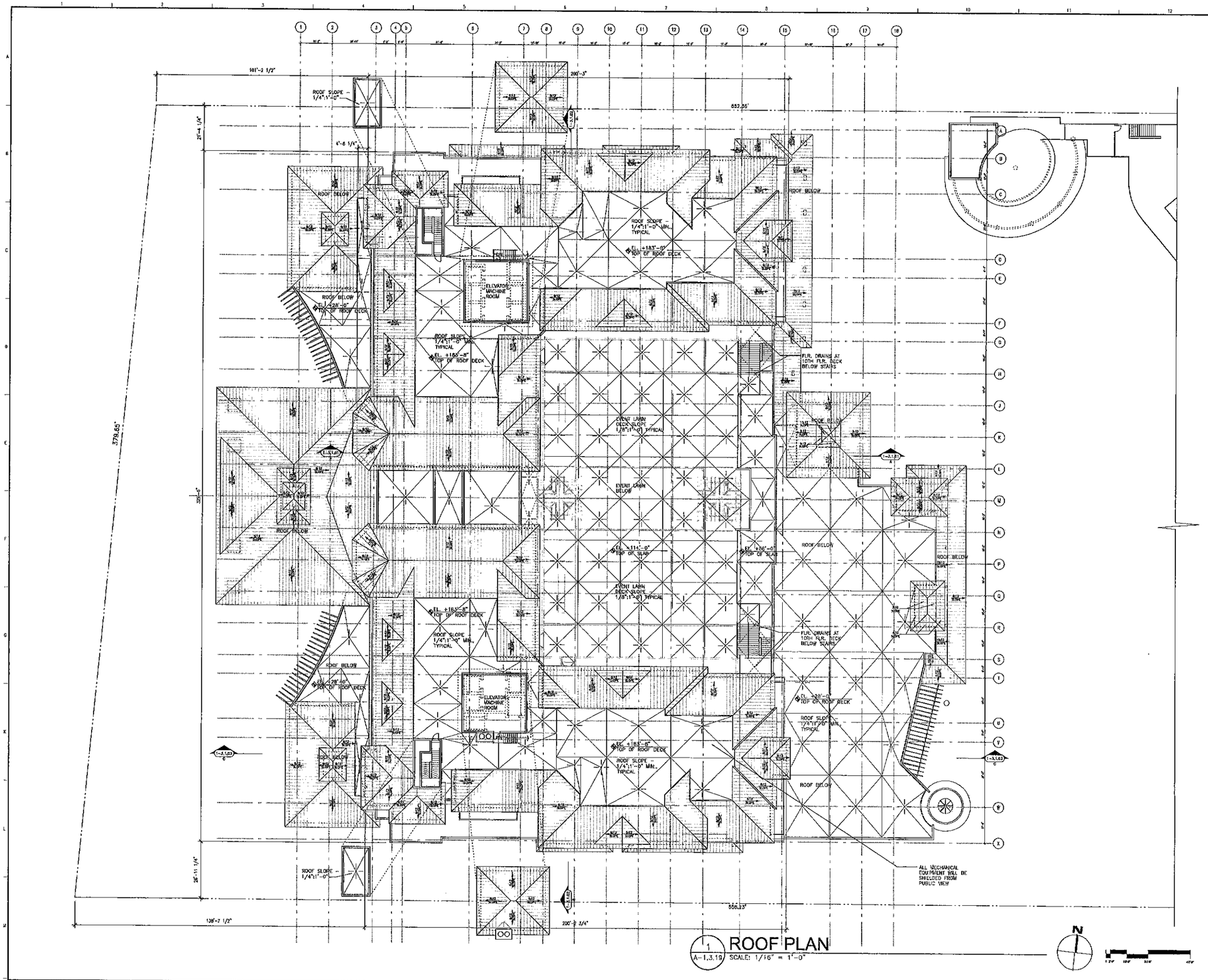
No.	DATE	REMARKS

SHEET TITLE:
18TH FLOOR PLAN

ALL IDEAS, DESIGNS, ARRANGEMENTS, PLANS AND SPECIFICATIONS INDICATED OR REPRESENTED BY THIS DRAWING ARE OWNED BY, AND THE PROPERTY OF ADACHE GROUP ARCHITECTS, INC. AND WERE CREATED, EVOLVED AND DEVELOPED FOR USE ON, AND IN CONNECTION WITH, THE SPECIFIED PROJECT. NONE OF THESE IDEAS, PLANS, ARRANGEMENTS, AND SPECIFICATIONS SHALL BE USED BY OR DISCLOSED TO ANY PERSON, CORPORATION OR FIRM FOR ANY PURPOSE WHATSOEVER WITHOUT THE WRITTEN PERMISSION OF ADACHE GROUP ARCHITECTS. VISUAL CONTACT WITH THESE PLANS OR SPECIFICATIONS SHALL CONSTITUTE CONCLUSIVE EVIDENCE OF ACCEPTANCE OF THESE RESTRICTIONS. ALL RIGHTS RESERVED, © 2010
FLORIDA LICENSE # AR0007073

DATE:
SCALE: 1/16"=1'-0"
DRAWN BY: EJ
CHECKED BY: JB
JOB NO.: 84.09A

SHEET NO.:
A-1.3.18



1 A-1.3.19 ROOF PLAN
SCALE: 1/16" = 1'-0"

adache group architects

PROJECT DESIGN TEAM:

ARCHITECTS
ADACHE GROUP ARCHITECTS
800 SOUTH FEDERAL HIGHWAY FT. LAUDERDALE, FLORIDA 33301
PH.(954) 523-6133 FAX.(954) 728-6159
E-MAIL: info@adache.com

CREATIVE DESIGNER
PAT MCBRIDE CO.
11 BANKER FARM RD.
MANCHESTER CENTER, VT. 05255
PH.(305) 672-2320 FAX.(305) 583-0100
E-MAIL: pat@pmcbrideDesign.com

M.E.P. ENGINEER
TWR ENGINEERS
3000 S. DIXIE HWY 6TH FLOOR
MIAMI, FLORIDA 33156
PH.(305) 670-0820 FAX.(305) 670-8606
E-MAIL: ivo@twrengineers.com

STRUCTURAL ENGINEER
TRC WORLDWIDE ENGINEERING
3000 NW 66 STREET
FORT LAUDERDALE, FLORIDA 33309
(954) 484-7777 FAX.(954) 484-7834

CIVIL ENGINEER
CONSULTING ENGINEERING & SCIENCE, INC.
5030 HEMPHILL DRIVE, SUITE 400
MIAMI, FLORIDA 33126
(305) 378-6388 FAX.(305) 378-4093

OWNER:
MARGARITAVILLE HOLLYWOOD BEACH RESORT, LLC.
3501 N. OCEAN DRIVE
HOLLYWOOD, FLORIDA 33019

MARGARITAVILLE HOLLYWOOD BEACH RESORT

309 JOHNSON STREET
HOLLYWOOD BEACH, FLORIDA

SEAL:

ISSUED FOR: TAC FINAL
DATE: 10/29/2010

REVISIONS:

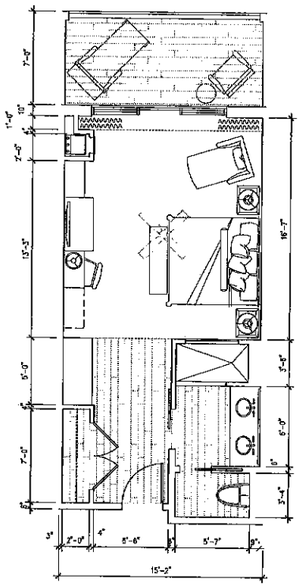
No.	DATE	REMARKS

SHEET TITLE:
ROOF PLAN

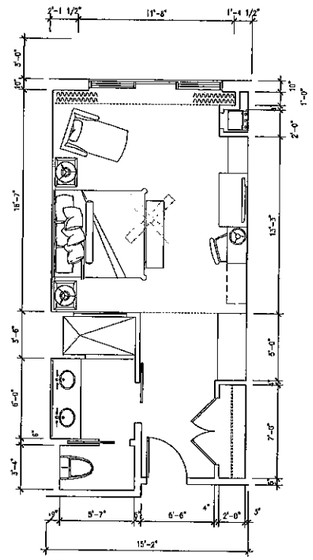
ALL IDEAS, DESIGNS, ARRANGEMENTS, PLANS AND SPECIFICATIONS INDICATED OR REPRESENTED BY THIS DRAWING ARE OWNED BY, AND THE PROPERTY OF ADACHE GROUP ARCHITECTS, INC. AND WERE CREATED, EVOLVED AND DEVELOPED FOR USE ON, AND IN CONNECTION WITH, THE SPECIFIED PROJECT. NONE OF THESE IDEAS, PLANS, ARRANGEMENTS, AND SPECIFICATIONS SHALL BE USED BY OR DISCLOSED TO ANY PERSON, CORPORATION OR FIRM FOR ANY PURPOSE WHATSOEVER WITHOUT THE WRITTEN PERMISSION OF ADACHE GROUP ARCHITECTS VISUAL CONTACT WITH THESE PLANS OR SPECIFICATIONS SHALL CONSTITUTE CONCLUSIVE EVIDENCE OF ACCEPTANCE OF THESE RESTRICTIONS. ALL RIGHTS RESERVED, © 2010
FLORIDA LICENSE # AR0007073

DATE:
SCALE: 1/16"=1'-0"
DRAWN BY: JR
CHECKED BY: JB
JOB NO.: 94.08A

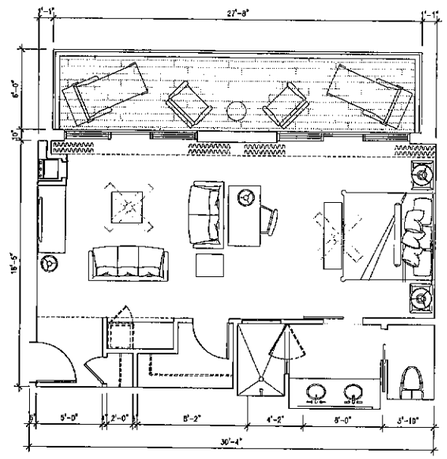
SHEET NO.:
A-1.3.19



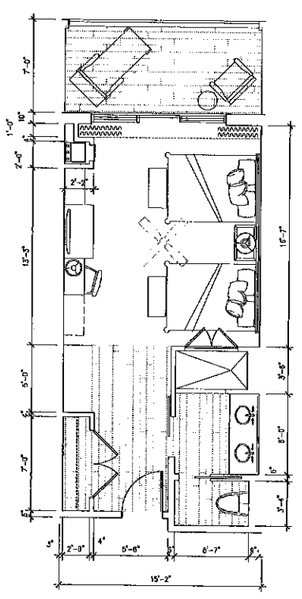
KING 1
SCALE: 1/4" = 1'-0"



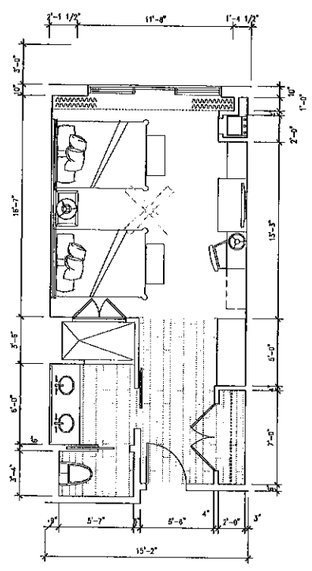
KING 2
SCALE: 1/4" = 1'-0"



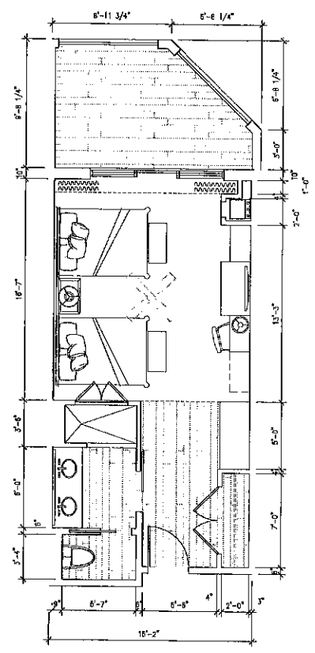
KING 4
SCALE: 1/4" = 1'-0"



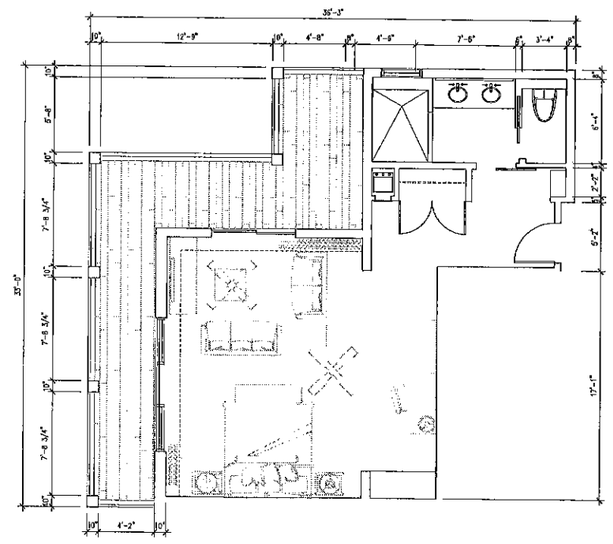
DOUBLE QUEEN 1
SCALE: 1/4" = 1'-0"



DOUBLE QUEEN 2
SCALE: 1/4" = 1'-0"



DOUBLE QUEEN 3
SCALE: 1/4" = 1'-0"



KING 6
SCALE: 1/4" = 1'-0"

adache_roup architects

PROJECT DESIGN TEAM:

ARCHITECTS
ADACHE GROUP ARCHITECTS
500 SOUTH FEDERAL HIGHWAY FT. LAUDERDALE, FLORIDA 33301
PH.(954) 525-4133 FAX (954) 728-6150
E-MAIL: info@adache.com

CREATIVE DESIGNER
PAT MCBRIDE CO.
11 BAKER FARM RD.
HANNINGTON CENTER, VT. 05262
PH.(802) 860-2329 FAX (802) 362-0190
E-MAIL: pat@mcbrideinteriors.com.com

M.E.P. ENGINEER
TWR ENGINEERS
8200 S. DADELAND BLVD
MIAMI, FLORIDA 33156
PH.(305) 670-0606 FAX (305) 670-0630
E-MAIL: bd@twrengineers.com

STRUCTURAL ENGINEER
TRD WORLDWIDE ENGINEERING
2500 NW 58 STREET
FORT LAUDERDALE, FLORIDA 33309
(954) 444-7777 FAX (954) 484-1934

CIVIL ENGINEER
CONSULTING ENGINEERING & SCIENCE, INC.
10300 RONDALL DRIVE, SUITE 400
MIAMI, FLORIDA 33176
(305) 378-5555 FAX (305) 378-4583

OWNER: MARGARITAVILLE HOLLYWOOD BEACH RESORT, LLC.
3601 N. OCEAN DRIVE
HOLLYWOOD, FLORIDA 33019

MARGARITAVILLE HOLLYWOOD BEACH RESORT
300 JOHNSON STREET
HOLLYWOOD BEACH, FLORIDA

SEAL:

ISSUED FOR: TAC FINAL
DATE: 10/29/2010

REVISIONS:

No.	DATE	REMARKS

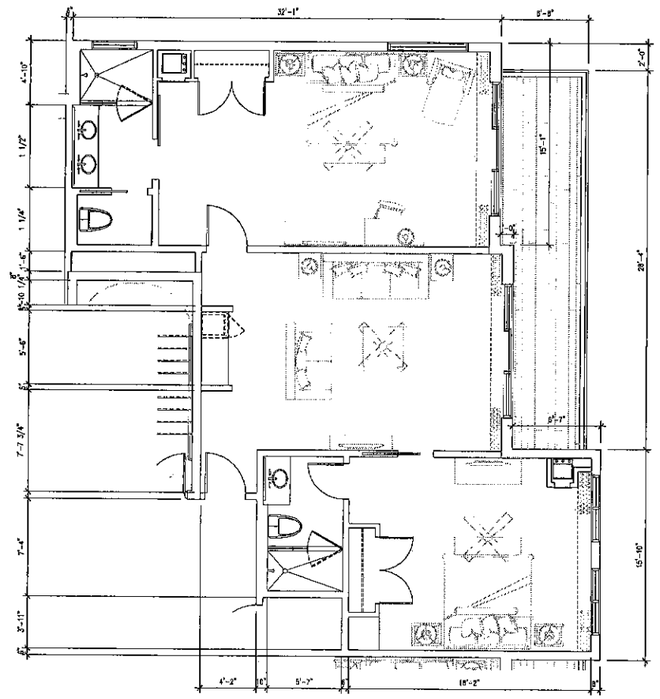
SHEET TITLE:
ENLARGED UNIT PLANS

ALL IDEAS, DESIGNS, ARRANGEMENTS, PLANS AND SPECIFICATIONS INDICATED OR REPRESENTED BY THIS DRAWING ARE OWNED BY, AND THE PROPERTY OF ADACHE GROUP ARCHITECTS, INC. AND WERE CREATED, EVOLVED AND DEVELOPED FOR USE ON, AND IN CONNECTION WITH, THE SPECIFIED PROJECT. NONE OF THESE IDEAS, PLANS, ARRANGEMENTS, AND SPECIFICATIONS SHALL BE USED BY OR DISCLOSED TO ANY PERSON, CORPORATION OR FIRM FOR ANY PURPOSE WHATSOEVER WITHOUT THE WRITTEN PERMISSION OF ADACHE GROUP ARCHITECTS VISUAL CONTACT WITH THESE PLANS OR SPECIFICATIONS SHALL CONSTITUTE CONCLUSIVE EVIDENCE OF ACCEPTANCE OF THESE RESTRICTIONS. ALL RIGHTS RESERVED, © 2010

FLORIDA LICENSE # AR0007073

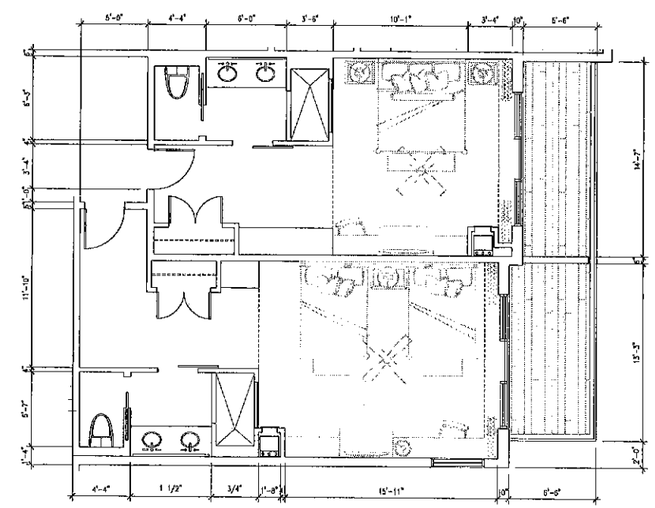
DATE:
SCALE: 1/4"=1'-0"
DRAWN BY: SW
CHECKED BY: JB
JOB NO.: 94.08A

SHEET NO.:
A-1.5.01



KING SUITE

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



KING AND DOUBLE QUEEN ROOMS

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

adache group architects

PROJECT DESIGN TEAM:

ARCHITECTS
ADACHE GROUP ARCHITECTS
600 SOUTH FEDERAL HIGHWAY FT. LAUDERDALE, FLORIDA 33301
PH.(954) 525-5150 FAX.(954) 728-8158
E-MAIL: info@adache.com

CREATIVE DESIGNER
PAT MCBRIDE CO.
11 BIRCH FARM RD.
MANCHESTER CENTER, VT. 05255
PH.(802) 549-2338 FAX.(802) 362-0108
E-MAIL: pat@worldclassdesign.com.com

M.E.P. ENGINEER
TWR ENGINEERS
8700 S. BIRDLAND BLVD
MIAMI, FLORIDA 33156
PH.(305) 373-0620 FAX.(305) 670-0870
E-MAIL: bob@twrengineers.com

STRUCTURAL ENGINEER
TAC WORLDWIDE ENGINEERING
3300 NW 66 STREET
FORT LAUDERDALE, FLORIDA 33309
(954) 484-7777 FAX.(954) 484-7464

CIVIL ENGINEER
CONSULTING ENGINEERING & SCIENCE, INC.
10700 KENDALL BIVD, SUITE 400
MIAMI, FLORIDA 33176
(305) 378-6555 FAX.(305) 279-4553

OWNER: MARGARITAVILLE HOLLYWOOD BEACH RESORT, LLC.
3501 N. OCEAN DRIVE
HOLLYWOOD, FLORIDA 33019

MARGARITAVILLE HOLLYWOOD BEACH RESORT

300 JOHNSON STREET
HOLLYWOOD BEACH, FLORIDA

SEAL:

ISSUED FOR: TAC FINAL
DATE: 10/29/2010

REVISIONS:

No.	DATE	REMARKS

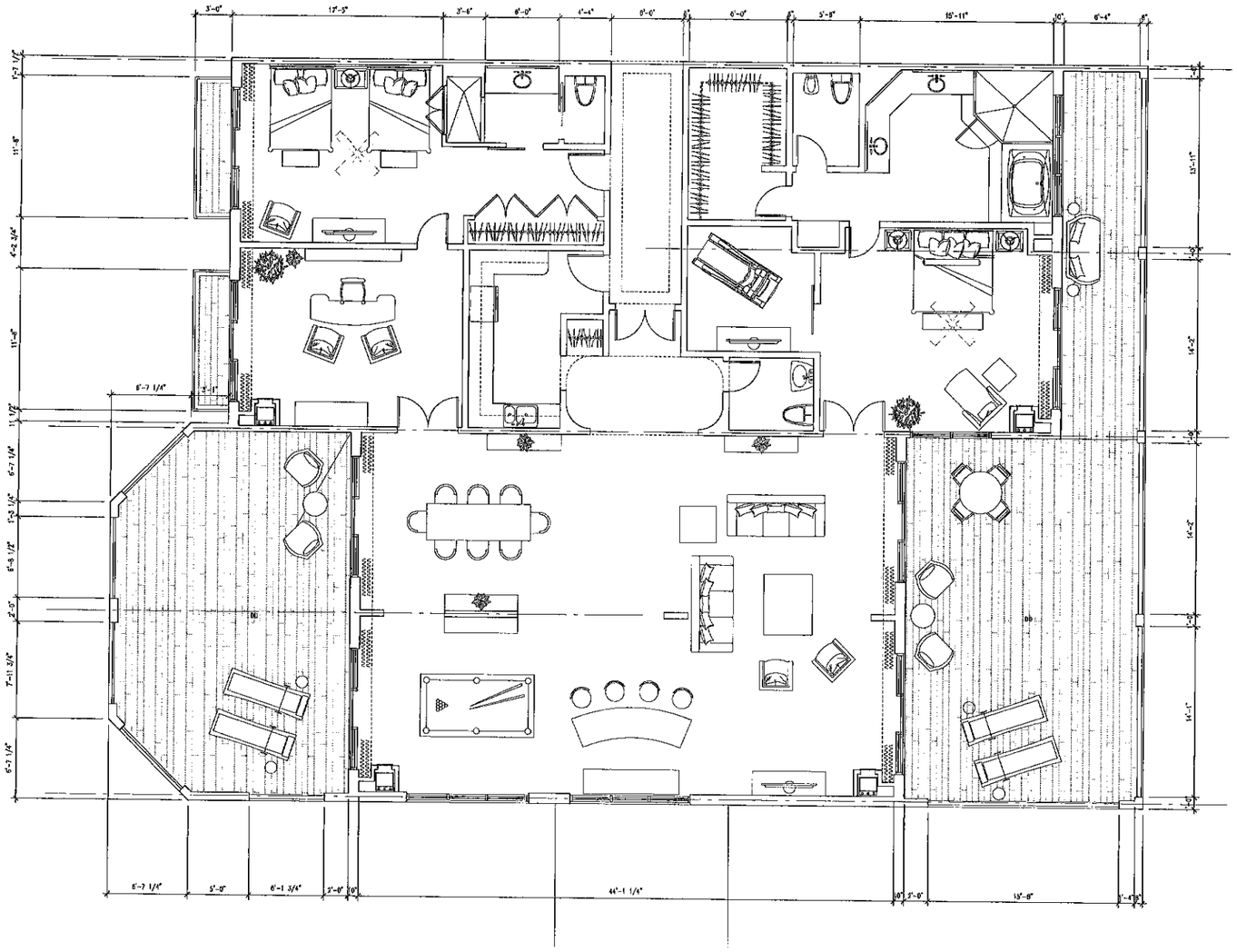
SHEET TITLE:
ENLARGED SUITE PLAN

ALL IDEAS, DESIGNS, ARRANGEMENTS, PLANS AND SPECIFICATIONS INDICATED OR REPRESENTED BY THIS DRAWING ARE OWNED BY, AND THE PROPERTY OF ADACHE GROUP ARCHITECTS, INC. AND WERE CREATED, EVOLVED AND DEVELOPED FOR USE ON, AND IN CONNECTION WITH, THE SPECIFIED PROJECT. NONE OF THESE IDEAS, PLANS, ARRANGEMENTS, AND SPECIFICATIONS SHALL BE USED BY OR DISCLOSED TO ANY PERSON, CORPORATION OR FIRM FOR ANY PURPOSE WHATSOEVER WITHOUT THE WRITTEN PERMISSION OF ADACHE GROUP ARCHITECTS VISUAL CONTACT WITH THESE PLANS OR SPECIFICATIONS SHALL CONSTITUTE CONCLUSIVE EVIDENCE OF ACCEPTANCE OF THESE RESTRICTIONS. ALL RIGHTS RESERVED, ©2010

FLORIDA LICENSE # AR0007673

DATE:
SCALE: 1/4"=1'-0"
DRAWN BY: SW
CHECKED BY: JB
JOB NO.: 04.88A

SHEET NO.:
A-1.5.02



PRESIDENTIAL SUITE

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

adache group architects

PROJECT DESIGN TEAM:

ARCHITECTS
ADACHE GROUP ARCHITECTS
800 SOUTH FEDERAL HIGHWAY 77.
LAUDERDALE, FLORIDA 33301
PH.(954) 522-3123 FAX (954) 728-8155
E-MAIL: info@adache.com

CREATIVE DESIGNER
PAT MCBRIDE CO.
11 SAMER KAHN RD.
MANCHESTER CENTER, VT. 05255
PH.(802) 672-3376 FAX (802) 362-0160
E-MAIL: pat@mcbridedesign.com

M.E.P. ENGINEER
TWN ENGINEERS
8200 S. KENDALL BLVD
MIAMI, FLORIDA 33156
PH (305) 670-0420 FAX (305) 670-0609
E-MAIL: bob@twnengineers.com

STRUCTURAL ENGINEER
TRC WORLDWIDE ENGINEERING
3000 NW 66 ST STREET
FORT LAUDERDALE, FLORIDA 33309
(954) 484-7777 FAX (954) 484-7884

CIVIL ENGINEER
CONSULTING ENGINEERING & SCIENCE, INC.
10300 KENDALL DRIVE, SUITE 400
MIAMI, FLORIDA 33176
(305) 378-6555 FAX (305) 270-4555

OWNER:
MARGARITAVILLE HOLLYWOOD BEACH RESORT, LLC.
3601 N. OCEAN DRIVE
HOLLYWOOD, FLORIDA 33019

MARGARITAVILLE HOLLYWOOD BEACH RESORT

300 JOHNSON STREET
HOLLYWOOD BEACH, FLORIDA

SEAL:

ISSUED FOR: TAC FINAL
DATE: 10/29/2010

REVISIONS:

No.	DATE	REMARKS

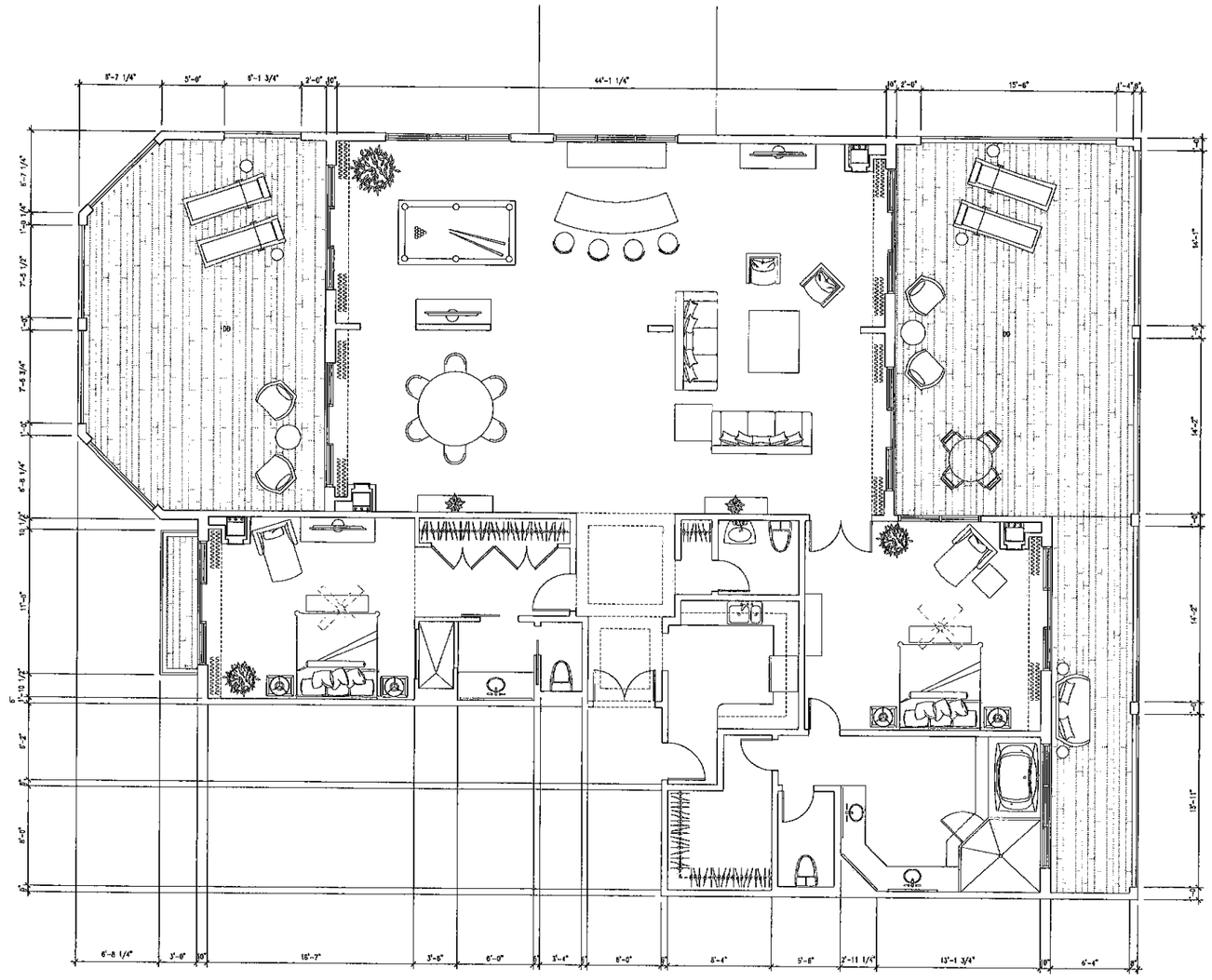
SHEET TITLE:
ENLARGED PRESIDENTIAL SUITE PLAN

ALL IDEAS, DESIGNS, ARRANGEMENTS, PLANS AND SPECIFICATIONS INDICATED OR REPRESENTED BY THIS DRAWING ARE OWNED BY, AND THE PROPERTY OF ADACHE GROUP ARCHITECTS, INC. AND WERE CREATED, EVOLVED AND DEVELOPED FOR USE ON, AND IN CONNECTION WITH, THE SPECIFIED PROJECT. NONE OF THESE IDEAS, PLANS, ARRANGEMENTS, AND SPECIFICATIONS SHALL BE USED BY OR DISCLOSED TO ANY PERSON, CORPORATION OR FIRM FOR ANY PURPOSE WHATSOEVER WITHOUT THE WRITTEN PERMISSION OF ADACHE GROUP ARCHITECTS VISUAL CONTACT WITH THESE PLANS OR SPECIFICATIONS SHALL CONSTITUTE CONCLUSIVE EVIDENCE OF ACCEPTANCE OF THESE RESTRICTIONS. ALL RIGHTS RESERVED, © 2010

FLORIDA LICENSE # AR0007073

DATE:
SCALE: 1/4"=1'-0"
DRAWN BY: SW
CHECKED BY: JB
JOB NO.: 94.86A

SHEET NO.:
A-1.5.03



VICE PRESIDENTIAL SUITE

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

adache group architects

PROJECT DESIGN TEAM:

ARCHITECTS
ADACHE GROUP ARCHITECTS
520 NORTH FEDERAL HIGHWAY #1
LAUDERDALE, FLORIDA 33301
PH: (954) 828-9133 FAX: (954) 728-0159
E-MAIL: info@adache.com

CREATIVE DESIGNER
PAT MORRISSEY CO.
11 BAKER FARM RD.
MANCHESTER CENTER, VT. 05255
PH: (508) 839-2520 FAX: (508) 362-0200
E-MAIL: pat@morrisseydesign.com

M.E.P. ENGINEER
TWH ENGINEERS
8400 S. DADELAND BLVD
MIAMI, FLORIDA 33156
PH: (305) 670-0606 FAX: (305) 670-0630
E-MAIL: twh@twhengineers.com

STRUCTURAL ENGINEER
TRO WORLDWIDE ENGINEERING
3400 NW 84 STREET
FORT LAUDERDALE, FLORIDA 33309
(954) 484-7777 FAX: (954) 484-7804

CIVIL ENGINEER
CONSULTING ENGINEERING & SCIENCE, INC.
10700 KENDALL DRIVE, SUITE 400
MIAMI, FLORIDA 33176
(305) 375-0005 FAX: (305) 279-0152

OWNER: MARGARITAVILLE HOLLYWOOD BEACH RESORT, LLC.
3501 N. OCEAN DRIVE
HOLLYWOOD, FLORIDA 33019

MARGARITAVILLE HOLLYWOOD BEACH RESORT

300 JOHNSON STREET
HOLLYWOOD BEACH, FLORIDA

SEAL:

ISSUED FOR: TAC FINAL
DATE: 10/29/2010

REVISIONS:

No.	DATE	REMARKS

SHEET TITLE:
ENLARGED VICE-PRESIDENTIAL SUITE PLAN

ALL IDEAS, DESIGNS, ARRANGEMENTS, PLANS AND SPECIFICATIONS INDICATED OR REPRESENTED BY THIS DRAWING ARE OWNED BY, AND THE PROPERTY OF ADACHE GROUP ARCHITECTS, INC. AND WERE CREATED, EVOLVED AND DEVELOPED FOR USE ON, AND IN CONNECTION WITH, THE SPECIFIED PROJECT. NONE OF THESE IDEAS, PLANS, ARRANGEMENTS, AND SPECIFICATIONS SHALL BE USED BY OR DISCLOSED TO ANY PERSON, CORPORATION OR FIRM FOR ANY PURPOSE WHATSOEVER WITHOUT THE WRITTEN PERMISSION OF ADACHE GROUP ARCHITECTS. VISUAL CONTACT WITH THESE PLANS OR SPECIFICATIONS SHALL CONSTITUTE CONCLUSIVE EVIDENCE OF ACCEPTANCE OF THESE RESTRICTIONS. ALL RIGHTS RESERVED, © 2010

FLORIDA LICENSE # AR0007073

DATE:
SCALE: 1/4"=1'-0"
DRAWN BY: SW
CHECKED BY: JB
JOB NO.: 94.08A

SHEET NO.:
A-1.5.04

1 A-2.1.01 **WEST EXTERIOR ELEVATION** 1/16"=1'-0"

GENERAL NOTES

1) CHAPTER 16B-55.002 OF THE FLORIDA STATUTES DEFINES TINTED GLASS (REGARDING TURTLE CODE) AS "GLASS TREATED TO ACHIEVE AN INDUSTRY APPROVED, INSIDE TO OUTSIDE LIGHT TRANSMITTANCE VALUE OF 45% OR LESS". THIS IS NOT THE SAME AS THE GLASS'S SHADING COEFFICIENT, - FOR EXAMPLE, PPG'S SOLARGRAY HAS A LIGHT TRANSMITTANCE OF 44%, HOWEVER ITS SHADING COEFFICIENT IS 0.68.

2) ANY EXTERIOR METAL FRAMING FOR ANY PART OF THE BUILDING ENVELOPE SHALL MEET LARGE MISSILE IMPACT LOWER THAN 30' HIGH AND SMALL MISSILE IMPACT GREATER THAN 30' HIGH.

3)PROVIDE LARGE IMPACT WINDOWS WHERE THERE IS A DROP OF MORE THAN 4'-0" ON THE FAR SIDE OF SUCH WINDOWS AND THE SILL IS LESS THAN 36" ABOVE THE NEAR SIDE WALKING SURFACE TO ACT AS A SAFEGUARD TO PREVENT THE FALL OF PERSONS WHEN SUCH WINDOWS ARE OPEN.

4)ALL OPERABLE WINDOWS TO HAVE SILLS MINIMUM 36" A.F.F.

5)ALL BALCONIES TO HAVE (SAFEGUARDS) RAILINGS 42" HIGH A.F.F.

6) "S" ON ELEVATION INDICATED SPANDREL GLASS.

ELEVATION KEY NOTES:

1. STANDING SEAM METAL ROOF, SEE A-2.1.06 FOR COLOR.
2. WHITE ARCHITECTURAL FOAM MOLDING & BRACKETS TYP. SEE COLOR SWATCH.
3. ALUMINUM BAHAMA SHUTTERS TYPICAL, COLOR: FOUNTAIN BLUE. SEE COLOR SWATCH.
4. WHITE ALUMINUM & GLASS EXTERIOR IMPACT DOORS AND STOREFRONT.
5. WHITE ALUMINUM & GLASS IMPACT FIXED WINDOWS.
6. GLASS RAILING WITH WHITE ALUMINUM POSTS AND RAILING.
7. WHITE ALUMINUM PICKET RAILINGS TYPICAL.
8. SMOOTH STUCCO EXTERIOR FINISH, COLOR: WHITE. SEE COLOR SWATCH.
9. WHITE ALUMINUM TRELLIS.
10. TOOLED SMOOTH STUCCO LAP SIDING, COLOR:WHITE. SEE COLOR SWATCH.
11. WHITE ARCHITECTURAL FOAM MOLDING.
12. WHITE ALUMINUM BRACKET.
13. WHITE ALUMINUM DECORATIVE BRACKETS TYPICAL.
14. WHITE ALUMINUM DECORATIVE OPEN LATTICE.
15. OPEN TO GARAGE WITH WHITE ALUMINUM WINDOW FRAME (NO GLASS).
16. SPANDREL GLASS.
17. EXTERIOR CONCRETE PLANTER, FINISH: WHITE SMOOTH STUCCO.
18. WHITE ALUMINUM VERTICAL TRELLIS FOR SCAEVOLA.
19. TABBY COQUINA SHELL STUCCO, COLOR: SEE COLOR SWATCH.
20. FALSE BALCONY FRENCH RAILING.
21. SIGNAGE: 23'-0"W X 16'-0"H (216 SF).
22. FOUNTAIN WATER FEATURE.
23. FLAG POLES.
24. WHITE ALUMINUM FIXED SHUTTERS.
25. WHITE ALUMINUM AND GLASS EXTERIOR FIXED GLAZING.
26. WHITE ALUMINUM DECORATIVE OPEN LATTICE, OPEN TO GARAGE BEYOND.
27. WHITE DECORATIVE COLUMNS TYPICAL.
28. WHITE ALUMINUM FASCIA.
29. GRADIENT PAINT COLOR APPLICATION

adache group architects

PROJECT DESIGN TEAM:

ARCHITECTS
ADACHE GROUP ARCHITECTS
936 SOUTH FEDERAL HIGHWAY FT. LAUDERDALE, FLORIDA 33301
PH.(954) 524-8455 FAX.(954) 728-8156
E-MAIL: info@adache.com

CREATIVE DESIGNER
PAT MCBRIDE CO.
11 BAKER FARM RD.
MANCHESTER CENTER, VT. 05255
PH.(802) 362-2570 FAX.(802) 362-0700
E-MAIL: pat@patmcbridedesign.com

M.E.P. ENGINEER
TWR ENGINEERS
3550 S. DIXIE HIGHWAY
MIAMI, FLORIDA 33133
PH.(305) 529-9420 FAX.(305) 613-0630
E-MAIL: bill@twrengineers.com

STRUCTURAL ENGINEER
TRC WORLDWIDE ENGINEERING
2000 NW 38 STREET
FORT LAUDERDALE, FLORIDA 33309
(954) 484-7777 FAX (954) 484-7814

CIVIL ENGINEER
CONSULTING ENGINEERING & SCIENCE, INC.
10700 KENDALL DRIVE, SUITE 400
MIAMI, FLORIDA 33176
(305) 378-6666 FAX (305) 378-6963

OWNER:
MARGARITAVILLE HOLLYWOOD BEACH RESORT, LLC.
3601 N. OCEAN DRIVE
HOLLYWOOD, FLORIDA 33019

300 JOHNSON STREET
HOLLYWOOD BEACH, FLORIDA

SEAL:

ISSUED FOR: TAC FINAL
DATE: 10/29/2010

REVISIONS:

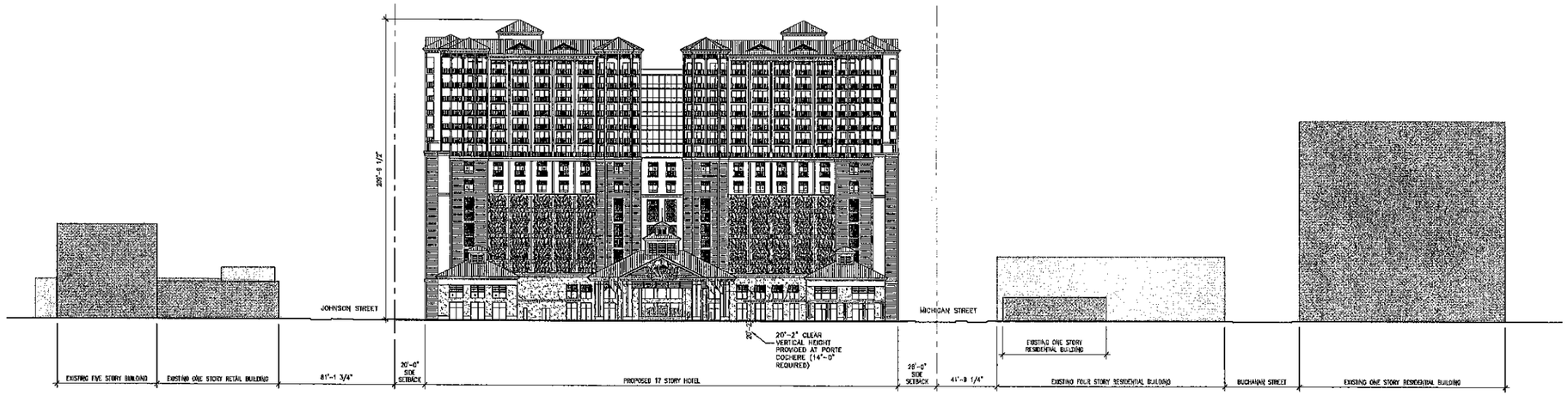
No.	DATE	REMARKS

SHEET TITLE:
EXTERIOR ELEVATION

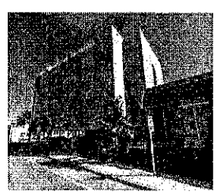
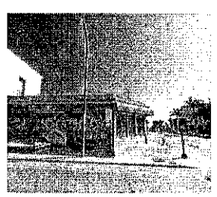
ALL IDEAS, DESIGNS, ARRANGEMENTS, PLANS AND SPECIFICATIONS INDICATED OR REPRESENTED BY THIS DRAWING ARE OWNED BY, AND THE PROPERTY OF ADACHE GROUP ARCHITECTS, INC. WHEREVER CREATED, EVOLVED AND DEVELOPED FOR USE ON, AND IN CONNECTION WITH, THE SPECIFIED PROJECT. NONE OF THESE IDEAS, PLANS, ARRANGEMENTS, AND SPECIFICATIONS SHALL BE USED BY OR DISCLOSED TO ANY PERSON, CORPORATION OR FIRM FOR ANY PURPOSE WHATSOEVER WITHOUT THE WRITTEN PERMISSION OF ADACHE GROUP ARCHITECTS VISUAL CONTACT WITH THESE PLANS OR SPECIFICATIONS SHALL CONSTITUTE CONCLUSIVE EVIDENCE OF ACCEPTANCE OF THESE RESTRICTIONS. ALL RIGHTS RESERVED, © 2010
FLORIDA LICENSE # AR0007073

DATE:
SCALE: 1/16"=1'-0"
DRAWN BY: JR
CHECKED BY: JB
JOB NO.: 94.08A

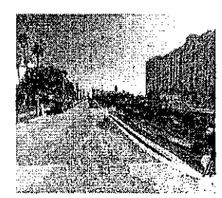
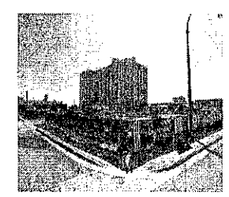
SHEET NO.:
A-2.1.01



1 A-2.1.01A **WEST STREET PROFILE ELEVATION**
1/32"=1'-0"

A1A/NORTH OCEAN BLVD. LOOKING NORTH

A1A/NORTH OCEAN BLVD. LOOKING SOUTH

adache group architects

PROJECT DESIGN TEAM:

ARCHITECTS
ADACHE GROUP ARCHITECTS
980 SOUTH FEDERAL HIGHWAY PL.
LAUDERDALE, FLORIDA 33301
PH.(954) 525-5153 FAX.(954) 728-8469
E-MAIL: info@adache.com

CREATIVE DESIGNER
PAT MCBRIDE CO.
11 BAKER FARM RD.
MANCHESTER CENTER, VT. 05255
PH.(802) 870-3370 FAX.(800) 393-0200
E-MAIL: pat@mcbrideinc.com.com

M.E.P. ENGINEER
TWR ENGINEERS
5200 N. BASELAND BLVD
MIAMI, FLORIDA 33166
PH.(305) 870-0102 FAX.(305) 870-0030
E-MAIL: info@twrengineers.com

STRUCTURAL ENGINEER
TRC WORLDWIDE ENGINEERING
2500 NW 64 STREET
FORT LAUDERDALE, FLORIDA 33309
(954) 484-7777 FAX.(954) 484-7554

CIVIL ENGINEER
CONSULTING ENGINEERING & SCIENCE, INC.
9000 BENDALL DRIVE, SUITE 400
MIAMI, FLORIDA 33176
(305) 378-3658 FAX.(305) 378-6555

OWNER: MARGARITAVILLE HOLLYWOOD BEACH RESORT, LLC.
3501 N. OCEAN DRIVE
HOLLYWOOD, FLORIDA 33019

MARGARITAVILLE HOLLYWOOD BEACH RESORT

300 JOHNSON STREET
HOLLYWOOD BEACH, FLORIDA

SEAL:

ISSUED FOR: TAC FINAL
DATE: 10/29/2010

REVISIONS:

No.	DATE	REMARKS

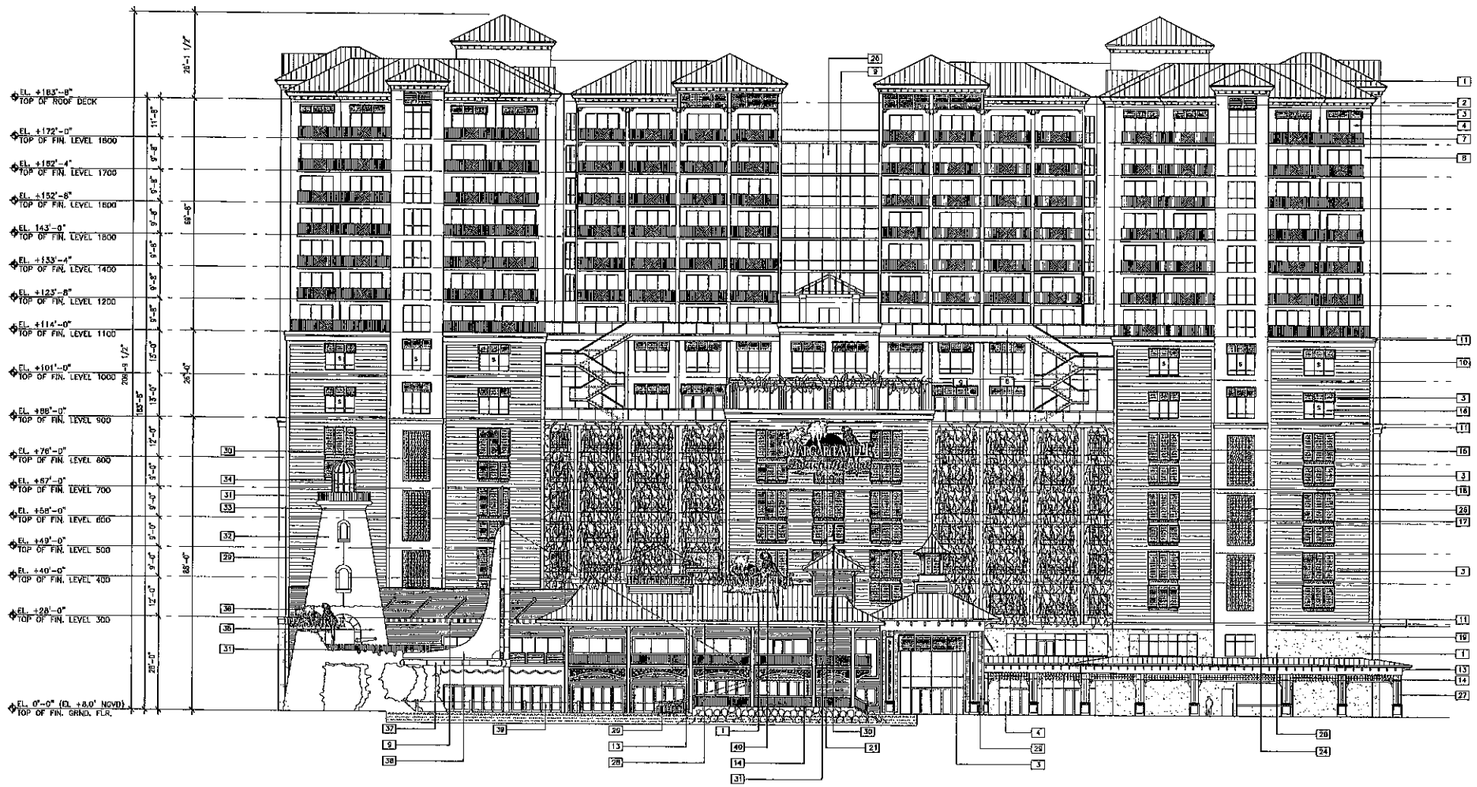
SHEET TITLE:
STREET PROFILE

ALL IDEAS, DESIGNS, ARRANGEMENTS, PLANS AND SPECIFICATIONS INDICATED OR REPRESENTED BY THIS DRAWING ARE OWNED BY, AND THE PROPERTY OF ADACHE GROUP ARCHITECTS, INC. AND WERE CREATED, EVOLVED AND DEVELOPED FOR USE ON, AND IN CONNECTION WITH, THE SPECIFIED PROJECT. NONE OF THESE IDEAS, PLANS, ARRANGEMENTS, AND SPECIFICATIONS SHALL BE USED BY OR DISCLOSED TO ANY PERSON, CORPORATION OR FIRM FOR ANY PURPOSE WHATSOEVER WITHOUT THE WRITTEN PERMISSION OF ADACHE GROUP ARCHITECTS VISUAL CONTACT WITH THESE PLANS OR SPECIFICATIONS SHALL CONSTITUTE CONCLUSIVE EVIDENCE OF ACCEPTANCE OF THESE RESTRICTIONS. ALL RIGHTS RESERVED, © 2010

FLORIDA LICENSE # AR0007073

DATE:
SCALE: 1/32"=1'-0"
DRAWN BY: JR
CHECKED BY: JB
JOB NO.: 94.08A

SHEET NO.:
A-2.1.01A



EAST EXTERIOR ELEVATION

1 / A-2.1.02 — 1/16"=1'-0"

GENERAL NOTES

1) CHAPTER 16B-55.002 OF THE FLORIDA STATUTES DEFINES TINTED GLASS (REGARDING TURTLE CODE) AS "GLASS TREATED TO ACHIEVE AN INDUSTRY APPROVED, INSIDE TO OUTSIDE LIGHT TRANSMITTANCE VALUE OF 45% OR LESS". THIS IS NOT THE SAME AS THE GLASS'S SHADING COEFFICIENT. – FOR EXAMPLE, PPG'S SOLARGRAY HAS A LIGHT TRANSMITTANCE OF 44%, HOWEVER ITS SHADING COEFFICIENT IS 0.38.

2) ANY EXTERIOR METAL FRAMING FOR ANY PART OF THE BUILDING ENVELOPE SHALL MEET LARGE MISSILE IMPACT LOWER THAN 30' HIGH AND SMALL MISSILE IMPACT GREATER THAN 30' HIGH.

3)PROVIDE LARGE IMPACT WINDOWS WHERE THERE IS A DROP OF MORE THAN 4'-0" ON THE FAR SIDE OF SUCH WINDOWS AND THE SILL IS LESS THAN 36" ABOVE THE NEAR SIDE WALKING SURFACE TO ACT AS A SAFEGUARD TO PREVENT THE FALL OF PERSONS WHEN SUCH WINDOWS ARE OPEN.

4)ALL OPERABLE WINDOWS TO HAVE SILLS MINIMUM 36" A.F.F.

5)ALL BALCONIES TO HAVE (SAFEGUARDS) RAILINGS 42" HIGH A.F.F.

6) 'S' ON ELEVATION INDICATED SPANDREL GLASS.

ELEVATION KEY NOTES:

1. STANDING SEAM METAL ROOF. SEE A-2.1.05 FOR COLOR.
2. WHITE ARCHITECTURAL FOAM MOLDING & BRACKETS TYP. SEE COLOR SWATCH.
3. ALUMINUM BAHAMA SHUTTERS TYPICAL. COLOR: FOUNTAIN BLUE. SEE COLOR SWATCH.
4. WHITE ALUMINUM & GLASS EXTERIOR IMPACT DOORS AND STOREFRONT.
5. WHITE ALUMINUM & GLASS IMPACT FIXED WINDOWS.
6. GLASS RAILING WITH WHITE ALUMINUM POSTS AND RAILING.
7. WHITE ALUMINUM PICKET RAILINGS TYPICAL.
8. SMOOTH STUCCO EXTERIOR FINISH. COLOR: WHITE. SEE COLOR SWATCH.
9. WHITE ALUMINUM TRELLIS.
10. TOOLED SMOOTH STUCCO LAP SIDING. COLOR:WHITE. SEE COLOR SWATCH.
11. WHITE ARCHITECTURAL FOAM MOLDING.
12. WHITE ALUMINUM BRACKET.
13. WHITE ALUMINUM DECORATIVE BRACKETS TYPICAL.
14. WHITE ALUMINUM DECORATIVE OPEN LATTICE.
15. OPEN TO GARAGE WITH WHITE ALUMINUM WINDOW FRAME (NO GLASS).
16. SPANDREL GLASS.
17. EXTERIOR CONCRETE PLANTER. FINISH: WHITE SMOOTH STUCCO.
18. WHITE ALUMINUM VERTICAL TRELLIS FOR SCAEVOLA.
19. TABBY COQUINA SHELL STUCCO. COLOR: SEE COLOR SWATCH.
20. FALSE BALCONY FRENCH RAILING.
21. SIGNAGE: 27'-0"W X 20'-0"H (300 SF)
22. FOUNTAIN WATER FEATURE.
23. FLAG POLES.
24. WHITE ALUMINUM FIXED SHUTTERS.
25. WHITE ALUMINUM AND GLASS EXTERIOR FIXED GLAZING.
26. WHITE ALUMINUM DECORATIVE OPEN LATTICE. OPEN TO GARAGE BEYOND.
27. WHITE DECORATIVE COLUMNS TYPICAL.
28. WHITE ALUMINUM FASCIA.
29. HARDI PLANK LAP SIDING. COLOR:WHITE. SEE COLOR SWATCH.
30. DECORATIVE FINIAL
31. DECORATIVE WHITE ALUMINUM PICKET RAILINGS.
32. CORAL ROCK FINISH
33. CAST CONCRETE CAP
34. WHITE ALUMINUM & GLASS FIXED WINDOWS.
35. ROUGH CORAL ROCK FINISH
36. SIGNAGE: 17'-0"W X 12'-0"H (100 SF).
37. CLEAR ANODIZED ALUMINUM DECORATIVE SHIP MAST.
38. DECORATIVE WHITE CANVAS SAIL.
39. OUTLINE OF DECORATIVE FEATURE SHIP IN FOREGROUND. NOT SHOWN FOR CLARITY.
40. SIGNAGE: 17'-0"W X 12'-0"H (100 SF).
41. NATURAL ROCK FORMATIONS

adache group architects

PROJECT DESIGN TEAM:

ARCHITECTS
ADACHE GROUP ARCHITECTS
900 SOUTH FEDERAL HIGHWAY FT. LAUDERDALE, FLORIDA 33301
PH.(954) 525-8133 FAX.(954) 736-8150
E-MAIL: info@adache.com

CREATIVE DESIGNER
PAT MCBRIDE CO.
11 INNER FARM RD.
MANCHESTER CENTER, VT. 05255
PH.(305) 620-2370 FAX.(305) 963-0700
E-MAIL: info@patmcbridedesign.com

M.E.P. ENGINEER
TWR ENGINEERS
5200 S. DADELAND BLVD
MIAMI, FLORIDA 33156
PH.(305) 670-0620 FAX.(305) 670-0630
E-MAIL: info@twrengineers.com

STRUCTURAL ENGINEER
TRC WORLDWIDE ENGINEERING
3200 NW 64 STREET
FORT LAUDERDALE, FLORIDA 33309
(954) 484-7777 FAX.(954) 484-7824

CIVIL ENGINEER
CONSULTING ENGINEERING & SCIENCE, INC.
10150 SUNRISE DRIVE, SUITE 400
MIAMI, FLORIDA 33176
(305) 576-5555 FAX.(305) 270-4653

OWNER:
MARGARITAVILLE HOLLYWOOD BEACH RESORT, LLC.
3591 N. OCEAN DRIVE
HOLLYWOOD, FLORIDA 33019

MARGARITAVILLE HOLLYWOOD BEACH RESORT

300 JOHNSON STREET
HOLLYWOOD BEACH, FLORIDA

SEAL:

ISSUED FOR: TAC FINAL
DATE: 10/29/2010

REVISIONS:

No.	DATE	REMARKS

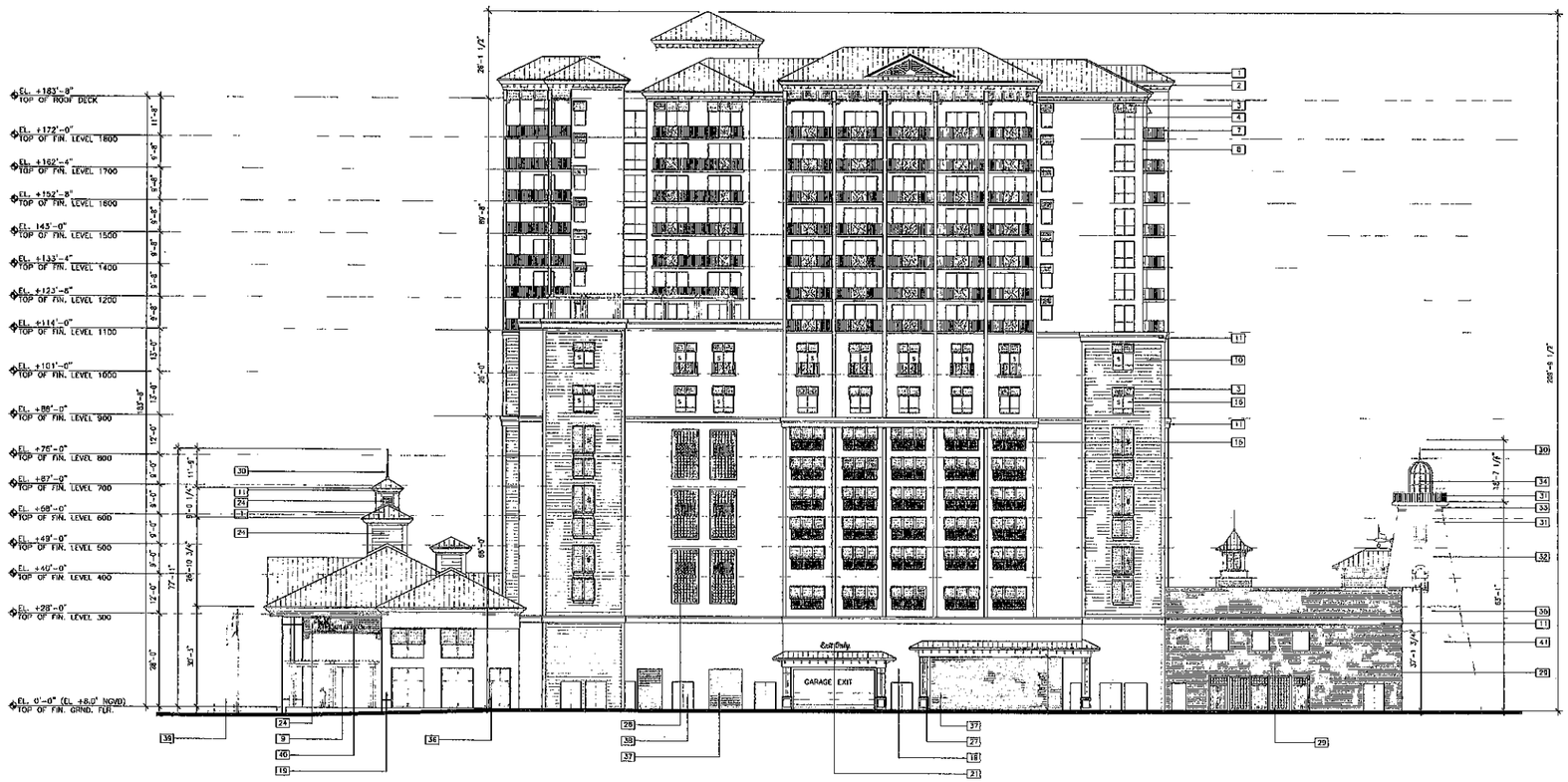
SHEET TITLE:
EXTERIOR ELEVATION

ALL IDEAS, DESIGNS, ARRANGEMENTS, PLANS AND SPECIFICATIONS INDICATED OR REPRESENTED BY THIS DRAWING ARE OWNED BY, AND THE PROPERTY OF ADACHE GROUP ARCHITECTS, INC. AND WERE CREATED, EVOLVED AND DEVELOPED FOR USE ON, AND IN CONNECTION WITH, THE SPECIFIED PROJECT. NONE OF THESE IDEAS, PLANS, ARRANGEMENTS, AND SPECIFICATIONS SHALL BE USED BY OR DISCLOSED TO ANY PERSON, CORPORATION OR FIRM FOR ANY PURPOSE WHATSOEVER WITHOUT THE WRITTEN PERMISSION OF ADACHE GROUP ARCHITECTS VISUAL CONTACT WITH THESE PLANS OR SPECIFICATIONS SHALL CONSTITUTE CONCLUSIVE EVIDENCE OF ACCEPTANCE OF THESE RESTRICTIONS. ALL RIGHTS RESERVED, © 2010

FLORIDA LICENSE # AR0007073

DATE:
SCALE: 1/16"=1'-0"
DRAWN BY: JR
CHECKED BY: JB
JOB NO.: 94.03A

SHEET NO.:
A-2.1.02



1 / A-2.1.03 SOUTH EXTERIOR ELEVATION
1/16"=1'-0"

GENERAL NOTES

1) CHAPTER 163-55.002 OF THE FLORIDA STATUTES DEFINES TINTED GLASS (REGARDING TURTLE CODE) AS "GLASS TREATED TO ACHIEVE AN INDUSTRY APPROVED, INSIDE TO OUTSIDE LIGHT TRANSMITTANCE VALUE OF 45% OR LESS". THIS IS NOT THE SAME AS THE GLASS'S SHADING COEFFICIENT. - FOR EXAMPLE, PPG'S SOLARGRAY HAS A LIGHT TRANSMITTANCE OF 44%, HOWEVER ITS SHADING COEFFICIENT IS 0.66.

2) ANY EXTERIOR METAL FRAMING FOR ANY PART OF THE BUILDING ENVELOPE SHALL MEET LARGE MISSILE IMPACT LOWER THAN 30' HIGH AND SMALL MISSILE IMPACT GREATER THAN 30' HIGH.

3)PROVIDE LARGE IMPACT WINDOWS WHERE THERE IS A DROP OF MORE THAN 4'-0" ON THE FAR SIDE OF SUCH WINDOWS AND THE SILL IS LESS THAN 36" ABOVE THE NEAR SIDE WALKING SURFACE TO ACT AS A SAFEGUARD TO PREVENT THE FALL OF PERSONS WHEN SUCH WINDOWS ARE OPEN.

4)ALL OPERABLE WINDOWS TO HAVE SILLS MINIMUM 36" A.F.F.

5)ALL BALCONIES TO HAVE (SAFEGUARDS) RAILINGS 42" HIGH A.F.F.

6) "S" ON ELEVATION INDICATED SPANDREL GLASS.

ELEVATION KEY NOTES:

1. STANDING SEAM METAL ROOF. SEE A-2.1.05 FOR COLOR.
2. WHITE ARCHITECTURAL FOAM MOLDING & BRACKETS TYP. SEE COLOR SWATCH.
3. ALUMINUM BAHAMA SHUTTERS TYPICAL. COLOR: FOUNTAIN BLUE. SEE COLOR SWATCH.
4. WHITE ALUMINUM & GLASS EXTERIOR IMPACT DOORS AND STOREFRONT.
5. WHITE ALUMINUM & GLASS IMPACT FIXED WINDOWS.
6. GLASS RAILING WITH WHITE ALUMINUM POSTS AND RAILING.
7. WHITE ALUMINUM PICKET RAILINGS TYPICAL.
8. SMOOTH STUCCO EXTERIOR FINISH. COLOR: WHITE. SEE COLOR SWATCH.
9. WHITE ALUMINUM TRELLIS.
10. TOOLED SMOOTH STUCCO LAP SIDING. COLOR:WHITE. SEE COLOR SWATCH.
11. WHITE ARCHITECTURAL FOAM MOLDING.
12. WHITE ALUMINUM BRACKET.
13. WHITE ALUMINUM DECORATIVE BRACKETS TYPICAL.
14. WHITE ALUMINUM DECORATIVE OPEN LATTICE.
15. OPEN TO GARAGE WITH WHITE ALUMINUM WINDOW FRAME (NO GLASS).
16. SPANDREL GLASS.
17. EXTERIOR CONCRETE PLANTER. FINISH: WHITE SMOOTH STUCCO.
18. WHITE ALUMINUM VERTICAL TRELLIS FOR SCAEVOLA.
19. TABBY OCQUINA SHELL STUCCO. COLOR: SEE COLOR SWATCH.
20. FALSE BALCONY FRENCH RAILING.
21. SIGNAGE: 9'-5"W x 2'-9"H (26 SF).
22. FOUNTAIN WATER FEATURE.
23. FLAG POLES.
24. WHITE ALUMINUM FIXED SHUTTERS.
25. WHITE ALUMINUM AND GLASS EXTERIOR FIXED GLAZING.
26. WHITE ALUMINUM DECORATIVE OPEN LATTICE. OPEN TO GARAGE BEYOND.
27. WHITE DECORATIVE COLUMNS TYPICAL.
28. WHITE ALUMINUM FASCIA.
29. HARDI PLANK LAP SIDING. COLOR:WHITE. SEE COLOR SWATCH.
30. DECORATIVE FINIAL
31. DECORATIVE WHITE ALUMINUM PICKET RAILINGS.
32. CORAL ROCK FINISH
33. CAST CONCRETE CAP
34. WHITE ALUMINUM & GLASS FIXED WINDOWS.
35. ROUGH CORAL ROCK FINISH
36. LANDSCAPED TRELLIS
37. ANODIZED ALUMINUM ROLL DOWN DOOR
38. HOLLOW METAL DOORS PAINTED TO MATCH TABBY STUCCO
39. MONUMENT SIGN 8'-0"W x 6'-0"H (48 SF)
40. SIGNAGE 17'-0"W x 5'-0"H (26 SF)
41. NATURAL ROCK FORMATIONS

adache group architects

PROJECT DESIGN TEAM:

ARCHITECTS
ADACHE GROUP ARCHITECTS
306 SOUTH FEDERAL HIGHWAY PT
LAUDERDALE, FLORIDA 33301
PHONE(954)525-5123 FAX(954)728-5159
E-MAIL: info@adache.com

CREATIVE DESIGNER
PAT MCBRIDE CO.
11 RIVER TOWN RD
MANCHESTER CENTER, VT. 05255
PHONE(802)362-3535 FAX(802)362-3100
E-MAIL: pat@mcbridedesign.com.com

M.E.P. ENGINEER
TWR ENGINEERS
5200 E. OAKLAND BLVD
MIAMI, FLORIDA 33166
PH (305) 670-0202 FAX (305) 670-0330
E-MAIL: bell@twrengineers.com

STRUCTURAL ENGINEER
TRG WORLDWIDE ENGINEERING
3020 NW 56 STREET
FORT LAUDERDALE, FLORIDA 33309
(954) 484-7777 FAX(954) 484-7334

CIVIL ENGINEER
CONSULTING ENGINEERING & SCIENCE, INC.
16700 KENDALL DRIVE, SUITE 600
MIAMI, FLORIDA 33170
(305) 326-0055 FAX (305) 279-0353

OWNER: MARGARITAVILLE HOLLYWOOD BEACH RESORT, L.L.C.
3501 N. OCEAN DRIVE
HOLLYWOOD, FLORIDA 33019

MARGARITAVILLE HOLLYWOOD BEACH RESORT

300 JOHNSON STREET
HOLLYWOOD BEACH, FLORIDA

SEAL:

ISSUED FOR: TAC FINAL
DATE: 10/29/2010

REVISIONS:

No.	DATE	REMARKS

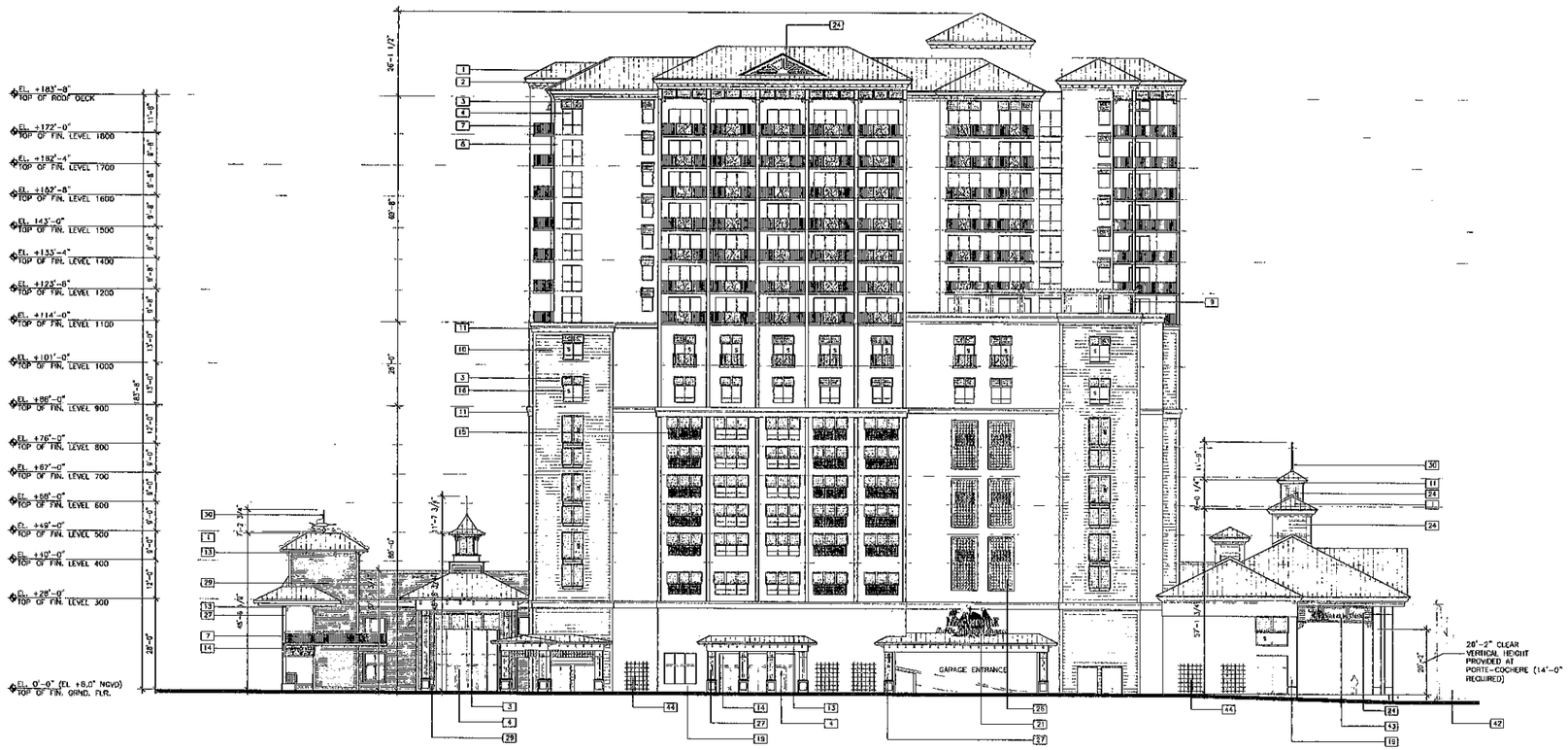
SHEET TITLE:
EXTERIOR ELEVATION

ALL IDEAS, DESIGNS, ARRANGEMENTS, PLANS AND SPECIFICATIONS INDICATED OR REPRESENTED BY THIS DRAWING ARE OWNED BY, AND THE PROPERTY OF ADACHE GROUP ARCHITECTS, INC. AND WERE CREATED, EVOLVED AND DEVELOPED FOR USE ON, AND IN CONNECTION WITH, THE SPECIFIED PROJECT. NONE OF THESE IDEAS, PLANS, ARRANGEMENTS AND SPECIFICATIONS SHALL BE USED BY OR DISCLOSED TO ANY PERSON, CORPORATION OR FIRM FOR ANY PURPOSE WHATSOEVER WITHOUT THE WRITTEN PERMISSION OF ADACHE GROUP ARCHITECTS. VISUAL CONTACT WITH THESE PLANS OR SPECIFICATIONS SHALL CONSTITUTE CONCLUSIVE EVIDENCE OF ACCEPTANCE OF THESE RESTRICTIONS. ALL RIGHTS RESERVED. © 2010

FLORIDA LICENSE # AR0007073

DATE:
SCALE: 1/16"=1'-0"
DRAWN BY: JR
CHECKED BY: JB
JOB NO.: 64.08A

SHEET NO.:
A-2.1.03



1 A-2.1.04 NORTH EXTERIOR ELEVATION 1/16"=1'-0"

GENERAL NOTES

1) CHAPTER 1606-90.002 OF THE FLORIDA STATUTES DEFINES TINTED GLASS (REGARDING TURBLE CODE) AS "GLASS TREATED TO ACHIEVE AN INDUSTRY APPROVED, INSIDE TO OUTSIDE LIGHT TRANSMITANCE VALUE OF 45% OR LESS" THIS IS NOT THE SAME AS THE GLASS'S SHADING COEFFICIENT. - FOR EXAMPLE, PPG'S SOLATCRAY HAS A LIGHT TRANSMITTANCE OF 44%, HOWEVER ITS SHADING COEFFICIENT IS 0.66.

2) ANY EXTERIOR METAL FRAMING FOR ANY PART OF THE BUILDING ENVELOPE SHALL MEET LARGE MISSILE IMPACT LONER THAN 30' HIGH AND SMALL MISSILE IMPACT GREATER THAN 30' HIGH.

3)PROVIDE LARGE IMPACT WINDOWS WHERE THERE IS A DROP OF MORE THAN 4'-0" ON THE FAR SIDE OF SUCH WINDOWS AND THE SILL IS LESS THAN 36" ABOVE THE NEAR SIDE WALKING SURFACE TO ACT AS A SAFEGUEARD TO PREVENT THE FALL OF PERSONS WHEN SUCH WINDOWS ARE OPEN.

4)ALL OPERABLE WINDOWS TO HAVE SILLS MINIMUM 36" A.F.F.

5)ALL BALCONIES TO HAVE (SAFEGUARDS) RAILINGS 42" HIGH A.F.F.

6) 'S' ON ELEVATION INDICATED SPANDREL GLASS.

ELEVATION KEY NOTES:

1. STANDING SEAM METAL ROOF. SEE A-2.1.05 FOR COLOR.
2. WHITE ARCHITECTURAL FOAM MOLDING & BRACKETS TYP. SEE COLOR SWATCH.
3. ALUMINUM BAHAMA SHUTTERS TYPICAL. COLOR: FOUNTAIN BLUE. SEE COLOR SWATCH.
4. WHITE ALUMINUM & GLASS EXTERIOR IMPACT DOORS AND SIDEFRONT.
5. WHITE ALUMINUM & GLASS IMPACT FIXED WINDOWS.
6. GLASS RAILING WITH WHITE ALUMINUM POSTS AND RAILING.
7. WHITE ALUMINUM PICKET RAILINGS TYPICAL.
8. SMOOTH STUCCO EXTERIOR FINISH. COLOR: WHITE. SEE COLOR SWATCH.
9. WHITE ALUMINUM TRELLIS.
10. TOOLED SMOOTH STUCCO LAP SIDING. COLOR:WHITE. SEE COLOR SWATCH.
11. WHITE ARCHITECTURAL FOAM MOLDING.
12. WHITE ALUMINUM BRACKET.
13. WHITE ALUMINUM DECORATIVE BRACKETS TYPICAL.
14. WHITE ALUMINUM DECORATIVE OPEN LATTICE.
15. OPEN TO GARAGE WITH WHITE ALUMINUM WINDOW FRAME (NO GLASS).
16. SPANDREL GLASS.
17. EXTERIOR CONCRETE PLANTER. FINISH: WHITE SMOOTH STUCCO.
18. WHITE ALUMINUM VERTICAL TRELLIS FOR SCAEVOLA.
19. TABBY COQUINA SHELL STUCCO. COLOR: SEE COLOR SWATCH.
20. FALSE BALCONY FRENCH RAILING.
21. SIGNAGE: 22'-2"W X 10'-2"H (230 SF).
22. FOUNTAIN WATER FEATURE.
23. FLAG POLES.
24. WHITE ALUMINUM FIXED SHUTTERS.
25. WHITE ALUMINUM AND GLASS EXTERIOR FIXED GLAZING.
26. WHITE ALUMINUM DECORATIVE OPEN LATTICE. OPEN TO GARAGE BEYOND.
27. WHITE DECORATIVE COLUMNS TYPICAL.
28. WHITE ALUMINUM FASCIA.
29. HARDI PLANK LAP SIDING. COLOR:WHITE. SEE COLOR SWATCH.
30. DECORATIVE FINIAL.
31. DECORATIVE WHITE ALUMINUM PICKET RAILINGS.
32. CORAL ROCK FINISH
33. DECORATIVE WHITE ALUMINUM BRACKET.
34. WHITE ALUMINUM & GLASS FIXED WINDOWS.
35. SILVER/TIN COLOR METAL ROOF.
36. LANDSCAPED TRELLIS
37. CLEAR ANODIZED ALUMINUM DECORATIVE SHIP MAST.
38. DECORATIVE WHITE CANVAS SAIL.
39. OUTLINE OF DECORATIVE FEATURE SHIP IN FOREGROUND. NOT SHOWN FOR CLARITY.
40. ANODIZED ALUMINUM ROLL DOWN DOOR
41. HOLLOW METAL DOORS PAINTED TO MATCH TABBY STUCCO
42. MONUMENT SIGN 8'-0"W X 6'-0"H (48 SF)
43. SIGNAGE 17'-0"W X 5'-0"H (25 SF)
44. VERTICAL ALUMINUM PLANTER TRELLIS SEE DETAIL 6/A-1.1.03

adache group architects

PROJECT DESIGN TEAM:

ARCHITECTS
ADACHE GROUP ARCHITECTS
560 SOUTH FEDERAL HIGHWAY 77
LAUDERDALE, FLORIDA 33301
PH(954) 523-6133 FAX(954) 728-8159
E-MAIL: info@adache.com

CREATIVE DESIGNER
PAT MCBRIDE CO.
51 BARBER FARM RD.
MANCHESTER CENTER, VT. 05255
PH(802) 870-3230 FAX(802) 375-0750
E-MAIL: pat@patmcbrideco.com

M.E.P. ENGINEER
TWR ENGINEERS
8200 S. DIXIE HWY ELV9
MIAMI, FLORIDA 33143
PH (305) 670-0820 / FAX (305) 670-9630
E-MAIL: bo@twrengineers.com

STRUCTURAL ENGINEER
TRC WORLDWIDE ENGINEERING
3300 AVENUE 2 SUITE
FORT LAUDERDALE, FLORIDA 33305
(954) 486-7777 FAX (954) 486-7434

CIVIL ENGINEER
CONSULTING ENGINEERING & SCIENCE, INC.
12730 KENDALL DRIVE, SUITE 400
MIAMI, FLORIDA 33176
(305) 376-0555 FAX (305) 279-4553

OWNER: MARGARITAVILLE HOLLYWOOD BEACH RESORT, LLC.
3601 N. OCEAN DRIVE
HOLLYWOOD, FLORIDA 33019

300 JOHNSON STREET
HOLLYWOOD BEACH, FLORIDA

SEAL:

ISSUED FOR: TAC FINAL
DATE: 10/29/2010

REVISIONS:

No.	DATE	REMARKS

SHEET TITLE:
EXTERIOR ELEVATION

ALL IDEAS, DESIGNS, ARRANGEMENTS, PLANS AND SPECIFICATIONS INDICATED OR REPRESENTED BY THIS DRAWING ARE OWNED BY AND THE PROPERTY OF ADACHE GROUP ARCHITECTS, INC. AND WERE CREATED, EVOLVED AND DEVELOPED FOR USE ON, AND IN CONNECTION WITH, THE SPECIFIED PROJECT. NONE OF THESE IDEAS, PLANS, ARRANGEMENTS, AND SPECIFICATIONS SHALL BE USED BY OR DISCLOSED TO ANY PERSON, CORPORATION OR FIRM, FOR ANY PURPOSE WHATSOEVER WITHOUT THE WRITTEN PERMISSION OF ADACHE GROUP ARCHITECTS. VISUAL CONTACT WITH THESE PLANS OR SPECIFICATIONS SHALL CONSTITUTE CONCLUSIVE EVIDENCE OF ACCEPTANCE OF THESE RESTRICTIONS. ALL RIGHTS RESERVED ©2010

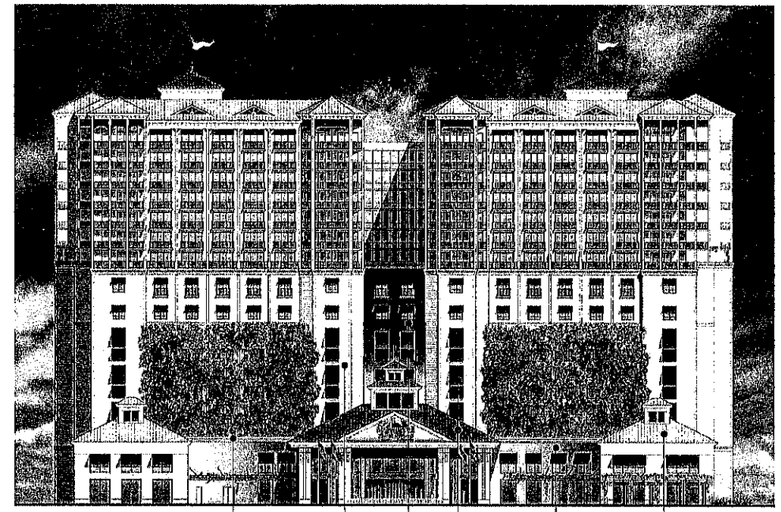
FLORIDA LICENSE # AR0007073

DATE:
SCALE: 1/16"=1'-0"
DRAWN BY: JR
CHECKED BY: JB
JOB NO.: 94.08A

SHEET NO.:
A-2.1.04

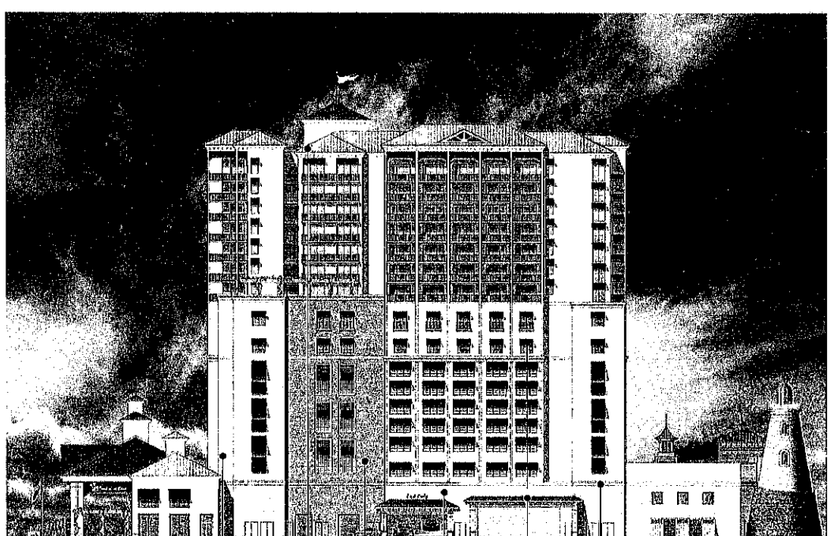
NORTH ELEVATION

BODY COLOR SW6000 WHITE: SNOWFALL LRV 74% SW 6113 | ACCENT COLOR POPULAR GRAY SW 6071 | TABBY COQUINA SHELL STUCCO. | ACCENT COLOR LIQUID BLUE SW 6779 | STANDING SEAM ROOF/SHUTTERS COLOR: SLATE BLUE | STANDING SEAM ROOF COLOR: BRIGHT SILVER



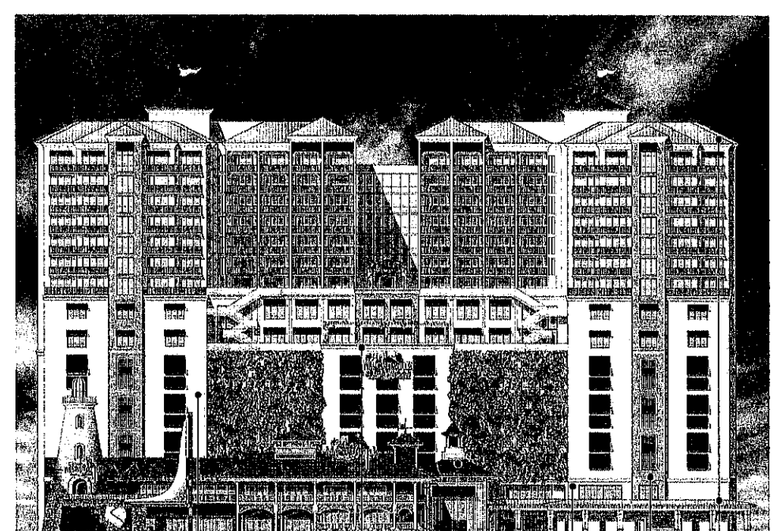
WEST ELEVATION

ACCENT COLOR POPULAR GRAY SW 6071 | BODY COLOR SW6000 WHITE: SNOWFALL LRV 74% SW 6113 | GRADIENT PAINT: PMS VIOLET, PMS YELLOW, PMS PURPLE, PMS RED 032, PMS ORANGE 021 | STANDING SEAM ROOF/SHUTTERS COLOR: SLATE BLUE | TABBY COQUINA SHELL STUCCO. | STANDING SEAM ROOF COLOR: BRIGHT SILVER



SOUTH ELEVATION

BODY COLOR SW6000 WHITE: SNOWFALL LRV 74% SW 6113 | STANDING SEAM ROOF COLOR: BRIGHT SILVER | ACCENT COLOR LIQUID BLUE SW 6779 | TABBY COQUINA SHELL STUCCO. | STANDING SEAM ROOF/SHUTTERS COLOR: SLATE BLUE | ACCENT COLOR POPULAR GRAY SW 6071



EAST ELEVATION

BODY COLOR SW6000 WHITE: SNOWFALL LRV 74% SW 6113 | ACCENT COLOR SMOKEY TOPAZ SW 6117 | ACCENT COLOR POPULAR GRAY SW 6071 | STANDING SEAM ROOF/SHUTTERS COLOR: SLATE BLUE | TABBY COQUINA SHELL STUCCO. | ACCENT COLOR LIQUID BLUE SW 6779 | STANDING SEAM ROOF COLOR: BRIGHT SILVER

adache group architects

PROJECT DESIGN TEAM:

ARCHITECTS
ADACHE GROUP ARCHITECTS
650 SOUTH FEDERAL HIGHWAY FT.
LAUDERDALE, FLORIDA 33301
PH.(954) 525-5168 FAX (954) 728-6158
E-MAIL: info@adache.com

CREATIVE DESIGNER
PAT MCBRIDE CO.
11 BRIDGE FARM RD
MANCHESTER CENTER, VT. 05255
PH.(802) 672-3767 FAX.(802) 362-0700
E-MAIL: pat@mcbridedesign.com

M.E.P. ENGINEER
TAYE ENGINEERS
8300 S. DADELAND BLVD
MIAMI, FLORIDA 33156
PH.(305) 670-0000 FAX.(305) 670-0400
E-MAIL: bob@tayeengineers.com

STRUCTURAL ENGINEER
TRC WORLDWIDE ENGINEERING
2590 NW 55 STREET
FORT LAUDERDALE, FLORIDA 33309
(954) 491-7777 FAX(954) 494-2934

CIVIL ENGINEER
CONSULTING ENGINEERING & SCIENCE, INC.
5500 KIRKLAND DRIVE, SUITE 400
MIAMI, FLORIDA 33314
(305) 378-0555 FAX(305) 378-4553

OWNER:
MARGARITAVILLE HOLLYWOOD BEACH RESORT, LLC.
3501 N. OCEAN DRIVE
HOLLYWOOD, FLORIDA 33019

300 JOHNSON STREET
HOLLYWOOD BEACH, FLORIDA

SEAL:

ISSUED FOR: TAC FINAL
DATE: 10/29/2010

REVISIONS:

No.	DATE	REMARKS

SHEET TITLE:
COLOR EXTERIOR ELEVATION

ALL IDEAS, DESIGNS, ARRANGEMENTS, PLANS AND SPECIFICATIONS INDICATED OR REPRESENTED BY THIS DRAWING ARE OWNED BY, AND THE PROPERTY OF ADACHE GROUP ARCHITECTS, INC. AND WERE CREATED, EVOLVED AND DEVELOPED FOR USE ON, AND IN CONNECTION WITH, THIS SPECIFIED PROJECT. NONE OF THESE IDEAS, PLANS, ARRANGEMENTS, AND SPECIFICATIONS SHALL BE USED BY OR DISCLOSED TO ANY PERSON, CORPORATION OR FIRM FOR ANY PURPOSE WHATSOEVER WITHOUT THE WRITTEN PERMISSION OF ADACHE GROUP ARCHITECTS. VISUAL CONTACT WITH THESE PLANS OR SPECIFICATIONS SHALL CONSTITUTE CONCLUSIVE EVIDENCE OF ACCEPTANCE OF THESE RESTRICTIONS. ALL RIGHTS RESERVED © 2010

FLORIDA LICENSE # AR0007073

DATE:
SCALE: 1/16"=1'-0"
DRAWN BY: JR
CHECKED BY: JB
JOB NO.: 04.08A

SHEET NO.:
A-2.1.05

WEST ELEVATION RENDERING

adache group architects

PROJECT DESIGN TEAM:

ARCHITECTS
ADACHE GROUP ARCHITECTS
[illegible]
LAUDERDALE, FLORIDA 33301
PH.(954) 523-9181 FAX.(954) 728-0169
E-MAIL: info@adacheaa.com

CREATIVE DESIGNER
PAT MCBRIDE CO.
[illegible]
MANCHESTER CENTER, VT. 05255
PH.(802) 870-2376 FAX.(802) 362-0700
E-MAIL: pat@mcbridedesign.com

M.E.P. ENGINEER
TWI ENGINEERS
[illegible] S. DIXIE HIGHWAY
MIAMI, FLORIDA 33156
PH.(305) 670-0020 FAX.(305) 670-0030
E-MAIL: [illegible]

STRUCTURAL ENGINEER
TRC WORLDWIDE ENGINEERING
[illegible] NW 6th STREET
FORT LAUDERDALE, FLORIDA 33309
(954) 484-7777 FAX.(954) 484-7634

CIVIL ENGINEER
CONSULTING ENGINEERING & SCIENCE, INC.
[illegible] FEDERAL [illegible]
MIAMI, FLORIDA 33178
(305) 970-9155 FAX.(305) 970-4553

OWNER:
MARGARITAVILLE HOLLYWOOD BEACH RESORT, LLC.
3001 N. OCEAN DRIVE
HOLLYWOOD, FLORIDA 33019

MARGARITAVILLE HOLLYWOOD BEACH RESORT

300 JOHNSON STREET
HOLLYWOOD BEACH, FLORIDA

SEAL:

ISSUED FOR: TAC FINAL
DATE: 10/29/2010

REVISIONS:

No.	DATE	REMARKS

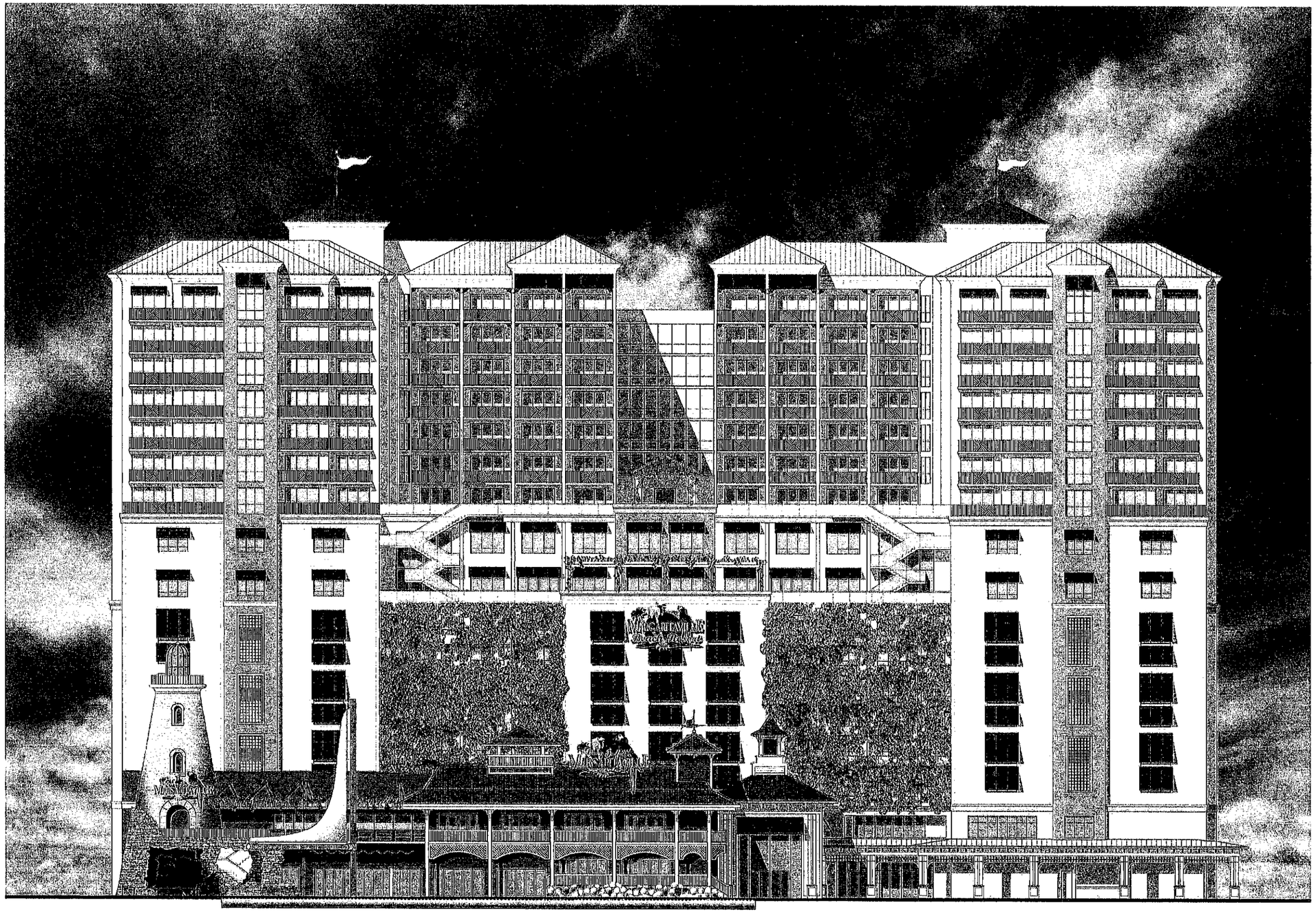
SHEET TITLE:
EXTERIOR ELEVATION RENDERING

ALL IDEAS, DESIGNS, ARRANGEMENTS, PLANS AND SPECIFICATIONS INDICATED OR REPRESENTED BY THIS DRAWING ARE OWNED BY, AND THE PROPERTY OF ADACHE GROUP ARCHITECTS, INC. AND WERE CREATED, EVOLVED AND DEVELOPED FOR USE ON, AND IN CONNECTION WITH, THE SPECIFIED PROJECT. NONE OF THESE IDEAS, PLANS, ARRANGEMENTS, AND SPECIFICATIONS SHALL BE USED BY OR DISCLOSED TO ANY PERSON, CORPORATION OR FIRM FOR ANY PURPOSE WHATSOEVER WITHOUT THE WRITTEN PERMISSION OF ADACHE GROUP ARCHITECTS VISUAL CONTACT WITH THESE PLANS OR SPECIFICATIONS SHALL CONSTITUTE CONCLUSIVE EVIDENCE OF ACCEPTANCE OF THESE RESTRICTIONS. ALL RIGHTS RESERVED. © 2010

FLORIDA LICENSE # AR0003073

DATE:
SCALE:
DRAWN BY: JR
CHECKED BY: JB
JOB NO.: 94.08A

SHEET NO.:
R-1.01



EAST ELEVATION RENDERING

adache group architects

PROJECT DESIGN TEAM:

ARCHITECTS
ADACHE GROUP ARCHITECTS
600 SOUTH FEDERAL HIGHWAY P.O.
LAUDERDALE, FLORIDA 33301
PH (954) 523-5133 FAX (954) 728-6109
E-MAIL: info@adache.com

CREATIVE DESIGNER
PAT MCREEDIE CO.
11 BARDE FARM RD
MANCHESTER CENTER, VT. 05255
PH (802) 970-2370 FAX (802) 362 0708
E-MAIL: pat@patmcfreedieco.com

M.E.P. ENGINEER
TWR ENGINEERS
8200 S. BADELAND BLVD
MIAMI, FLORIDA 33156
PH (305) 670-0600 FAX (305) 670-0630
E-MAIL: tel@twrengineers.com

STRUCTURAL ENGINEER
TRC WORLDWIDE ENGINEERING
2390 NW 55 STREET
FORT LAUDERDALE, FLORIDA 33309
(954) 484-7777 FAX (954) 484-7434

CIVIL ENGINEER
CONSULTING ENGINEERING & SCIENCE, INC.
10200 SUNRISE DRIVE, SUITE 400
MIAMI, FLORIDA 33172
(305) 378-9050 FAX (305) 378-4563

OWNER:
MARGARITAVILLE HOLLYWOOD BEACH RESORT, LLC.
3501 N. OCEAN DRIVE
HOLLYWOOD, FLORIDA 33019

MARGARITAVILLE HOLLYWOOD BEACH RESORT

300 JOHNSON STREET
HOLLYWOOD BEACH, FLORIDA

SEAL:

ISSUED FOR: TAC FINAL
DATE: 10/29/2010

REVISIONS:

No.	DATE	REMARKS

SHEET TITLE:
EXTERIOR ELEVATION RENDERING

ALL IDEAS, DESIGNS, ARRANGEMENTS, PLANS AND SPECIFICATIONS INDICATED OR REPRESENTED BY THIS DRAWING ARE OWNED BY, AND THE PROPERTY OF ADACHE GROUP ARCHITECTS, INC. AND WERE CREATED, EVOLVED AND DEVELOPED FOR USE ON, AND IN CONNECTION WITH, THE SPECIFIED PROJECT. NONE OF THESE IDEAS, PLANS, ARRANGEMENTS, AND SPECIFICATIONS SHALL BE USED BY OR DISCLOSED TO ANY PERSON, CORPORATION OR FIRM FOR ANY PURPOSE WHATSOEVER WITHOUT THE WRITTEN PERMISSION OF ADACHE GROUP ARCHITECTS. VISUAL CONTACT WITH THESE PLANS OR SPECIFICATIONS SHALL CONSTITUTE CONCLUSIVE EVIDENCE OF ACCEPTANCE OF THESE RESTRICTIONS. ALL RIGHTS RESERVED. © 2010

FLORIDA LICENSE # AR0003073

DATE:
SCALE:
DRAWN BY: JR
CHECKED BY: JB
JOB NO.: 94.00A

SHEET NO.:
R-1.02

SOUTH ELEVATION RENDERING

apache group architects

PROJECT DESIGN TEAM:

ARCHITECTS
APACHE GROUP ARCHITECTS
860 SOUTH FEDERAL HIGHWAY FT
LAUDERDALE, FLORIDA 33316
PH (954) 525-8431 FAX (954) 728-8159
E-MAIL: info@apache.com

CREATIVE DESIGNER
PAT MCBRIDE CO.
11 BAKER FARM RD.
MANCHESTER CENTER, VT. 05255
PH (802) 870-3296 FAX (802) 362-0790
E-MAIL: pat@patmcbrideinc.com

M.E.P. ENGINEER
TWR ENGINEERS
2300 E. CANDELARIA DRIVE
MIAMI, FLORIDA 33156
PH (305) 670-5930 FAX (305) 670-0850
E-MAIL: tom@twrengineers.com

STRUCTURAL ENGINEER
TRC WORLDWIDE ENGINEERING
3500 NW 66 STREET
FORT LAUDERDALE, FLORIDA 33309
(954) 484-7777 FAX (954) 484-7834

CIVIL ENGINEER
CONSULTING ENGINEERING & SCIENCE, INC.
10700 SHERIDAN STREET, SUITE 400
MIAMI, FLORIDA 33026
(305) 576-1556 FAX (305) 279-4325

OWNER:
MARGARITAVILLE HOLLYWOOD BEACH RESORT, LLC.
3801 N. OCEAN DRIVE
HOLLYWOOD, FLORIDA 33019

MARGARITAVILLE HOLLYWOOD BEACH RESORT

300 JOHNSON STREET
HOLLYWOOD BEACH, FLORIDA

SEAL:

ISSUED FOR: TAC FINAL
DATE: 10/29/2010

REVISIONS:

No.	DATE	REMARKS

SHEET TITLE:
EXTERIOR ELEVATION RENDERING

ALL IDEAS, DESIGNS, ARRANGEMENTS, PLANS AND SPECIFICATIONS INDICATED OR REPRESENTED BY THIS DRAWING ARE OWNED BY, AND THE PROPERTY OF APACHE GROUP ARCHITECTS, INC. AND WERE CREATED, EVOLVED AND DEVELOPED FOR USE ON, AND IN CONNECTION WITH, THE SPECIFIED PROJECT. NONE OF THESE IDEAS, PLANS, ARRANGEMENTS, AND SPECIFICATIONS SHALL BE USED BY OR DISCLOSED TO ANY PERSON, CORPORATION OR FIRM FOR ANY PURPOSE WHATSOEVER WITHOUT THE WRITTEN PERMISSION OF APACHE GROUP ARCHITECTS. VISUAL CONTACT WITH THESE PLANS OR SPECIFICATIONS SHALL CONSTITUTE CONCLUSIVE EVIDENCE OF ACCEPTANCE OF THESE RESTRICTIONS. ALL RIGHTS RESERVED, © 2010

FLORIDA LICENSE # AR0007013

DATE:
SCALE:
DRAWN BY: JR
CHECKED BY: JB
JOB NO.: 94.08A

SHEET NO.:
R-1.03

NORTH ELEVATION RENDERING

adache group architects

PROJECT DESIGN TEAM:

ARCHITECTS
ADACHE GROUP ARCHITECTS
540 SOUTH FEDERAL HIGHWAY FT
LAUDERDALE, FLORIDA 33301
PH.(954) 525-9133 FAX:(954) 525-6159
E-MAIL: info@adachi.com

CREATIVE DESIGNER
PAT MCBRIDE CO.
11 BANKS FARM RD
MANCHESTER CENTER, VT. 05255
PH.(802) 362-2300 FAX:(802) 362 0700
E-MAIL: pat@mcbrideartgallery.com

M.E.P. ENGINEER
TWR ENGINEERS
8000 S. DIXIE HIGHWAY
MIAMI, FLORIDA 33143
PH.(305) 670-8520 FAX:(305) 670-0630
E-MAIL: info@twr-engineers.com

STRUCTURAL ENGINEER
TRC WORLDWIDE ENGINEERING
3200 NW 55 STREET
FORT LAUDERDALE, FLORIDA 33309
(954) 484-2777 FAX:(954) 484-7834

CIVIL ENGINEER
CONSULTING ENGINEERING & SCIENCE, INC.
10140 SUNSET DRIVE, SUITE 400
MIAMI, FLORIDA 33176
(305) 576-5665 FAX:(305) 279-4553

OWNER: MARGARITAVILLE HOLLYWOOD BEACH RESORT, LLC.
3601 N. OCEAN DRIVE
HOLLYWOOD, FLORIDA 33019

MARGARITAVILLE HOLLYWOOD BEACH RESORT

300 JOHNSON STREET
HOLLYWOOD BEACH, FLORIDA

SEAL:

ISSUED FOR: TAC FINAL
DATE: 10/29/2010

REVISIONS:

No.	DATE	REMARKS

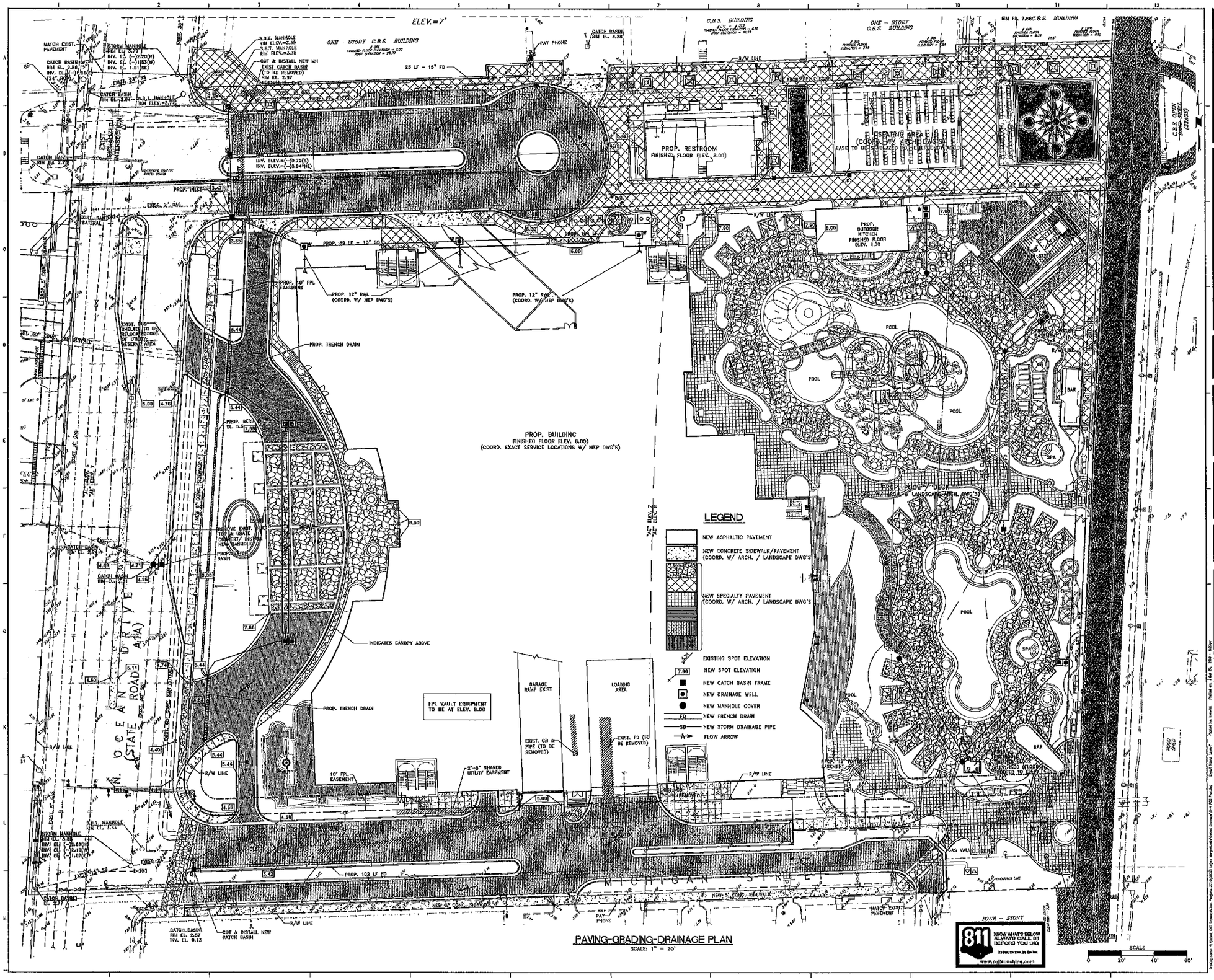
SHEET TITLE:
EXTERIOR ELEVATION RENDERING

ALL IDEAS, DESIGNS, ARRANGEMENTS, PLANS AND SPECIFICATIONS INDICATED OR REPRESENTED BY THIS DRAWING ARE OWNED BY, AND THE PROPERTY OF ADACHE GROUP ARCHITECTS, INC. AND WERE CREATED, EVOLVED AND DEVELOPED FOR USE ON, AND IN CONNECTION WITH, THE SPECIFIED PROJECT. NONE OF THESE IDEAS, PLANS, ARRANGEMENTS, AND SPECIFICATIONS SHALL BE USED BY OR DISCLOSED TO ANY PERSON, CORPORATION OR FIRM FOR ANY PURPOSE WHATSOEVER WITHOUT THE WRITTEN PERMISSION OF ADACHE GROUP ARCHITECTS VISUAL CONTACT WITH THESE PLANS OR SPECIFICATIONS SHALL CONSTITUTE CONCLUSIVE EVIDENCE OF ACCEPTANCE OF THESE RESTRICTIONS. ALL RIGHTS RESERVED, © 2010

FLORIDA LICENSE # AR0007073

DATE:
SCALE:
DRAWN BY: JR
CHECKED BY: JB
JOB NO.: 04.08A

SHEET NO.:
R-1.04



PAVING-GRADING-DRAINAGE PLAN
SCALE: 1" = 20'

811 KNOW WHAT'S BELOW ALWAYS CALL 811 BEFORE YOU DIG
It's fast. It's free. It's the law.
www.callsunshine.com

adache group architects

PROJECT DESIGN TEAM:

ARCHITECTS
ADACHE GROUP ARCHITECTS
559 SOUTH FEDERAL HIGHWAY FT. LAUDERDALE, FLORIDA 33301
PH(954) 525-5133 FAX(954) 728-5159
E-MAIL: info@adachia.com

CREATIVE DESIGNER
PAT MCBRIDE CO.
11 BAKER AVENUE,
MANCHESTER CENTER, VT. 05255
PH(802) 970-3370 FAX(203) 362-0700
E-MAIL: pat@patmcbridedesign.com

M.E.P. ENGINEER
TWR ENGINEERS
8300 S. SHORELAND BLVD
MIAMI, FLORIDA 33156
PH(305)670-0820 FAX(305)670-0830
E-MAIL: info@twrengineers.com

STRUCTURAL ENGINEER
TRC WORLDWIDE ENGINEERING
2300 NW 89 STREET
FORT LAUDERDALE, FLORIDA 33309
(954) 484-7717 FAX (954) 484-7824

CIVIL ENGINEER
CONSULTING ENGINEERING & SCIENCE, INC.
5520 NORMALE ESTATE, SUITE 460
MIAMI, FLORIDA 33178
(305) 578-5565 FAX (305) 276-4153

OWNER:
MARGARITAVILLE HOLLYWOOD BEACH RESORT, LLC.
3501 N. OCEAN DRIVE
HOLLYWOOD, FLORIDA 33019

MARGARITAVILLE HOLLYWOOD BEACH RESORT
300 JOHNSON STREET
HOLLYWOOD BEACH, FLORIDA

SEAL:
CONSULTING ENGINEERING & SCIENCE, INC.
10100 N. KENDALL DRIVE
MIAMI, FLORIDA 33176 (305) 596-4300
EB-0003255
FOR THE FIRM
C.E.S. PROJECT: 09060
DATE: 10/27/2010
PE-37258 (SNL)

ISSUED FOR: TAC PROGRESS
DATE: 10/27/2010

REVISIONS:

No.	DATE	REMARKS

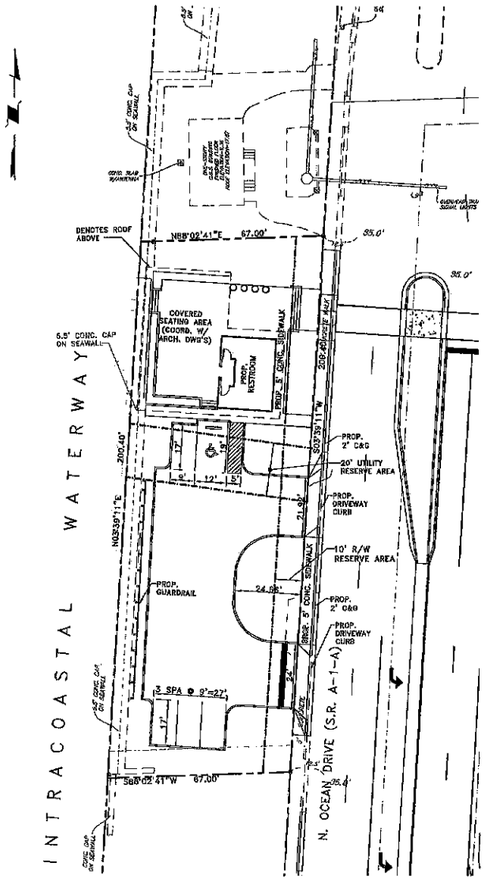
SHEET TITLE:
PAVING-GRADING-DRAINAGE PLAN

ALL IDEAS, DESIGNS, ARRANGEMENTS, PLANS AND SPECIFICATIONS INDICATED OR REPRESENTED BY THIS DRAWING ARE OWNED BY, AND THE PROPERTY OF ADACHE GROUP ARCHITECTS, INC. AND WERE CREATED, EVOLVED AND DEVELOPED FOR USE ON, AND IN CONNECTION WITH, THE SPECIFIED PROJECT. NONE OF THESE IDEAS, PLANS, ARRANGEMENTS, AND SPECIFICATIONS SHALL BE USED BY OR DISCLOSED TO ANY PERSON, CORPORATION OR FIRM FOR ANY PURPOSE WHATSOEVER WITHOUT THE WRITTEN PERMISSION OF ADACHE GROUP ARCHITECTS. VISUAL CONTACT WITH THESE PLANS OR SPECIFICATIONS SHALL CONSTITUTE CONCLUSIVE EVIDENCE OF ACCEPTANCE OF THESE RESTRICTIONS. ALL RIGHTS RESERVED. ©2010

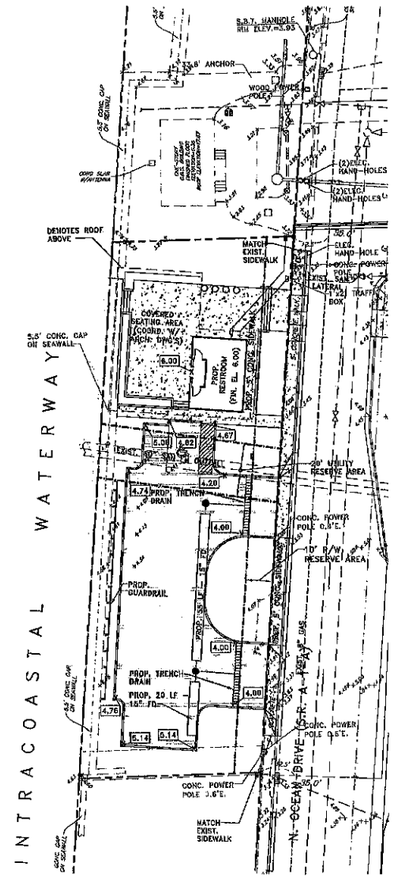
FLORIDA LICENSE # AR0007073

DATE: 09/03/2010
SCALE: AS SHOWN
DRAWN BY: S.D.
CHECKED BY: B.P.
JOB NO.: 09060

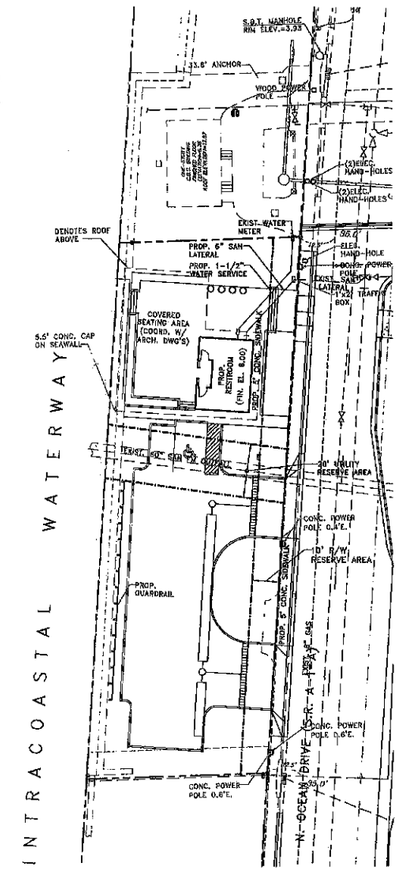
SHEET NO.: C-4



STRIPING PLAN
SCALE: 1" = 20'



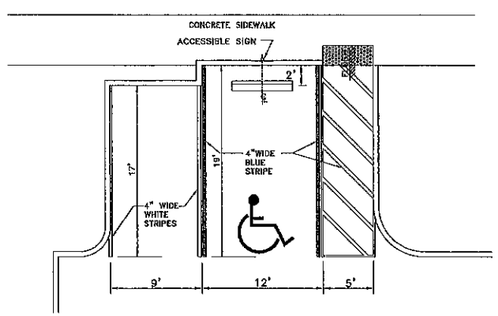
PAVING-DRAINAGE PLAN
SCALE: 1" = 20'



WATER & SEWER PLAN
SCALE: 1" = 20'

LEGEND

- NEW ASPHALTIC PAVEMENT
- NEW CONCRETE SIDEWALK/PAVEMENT (COORD. W/ ARCH. DWG'S)



STANDARD/ACCESSIBLE PARKING DETAIL
SCALE: 3/16" = 1'-0"

MARINA CIVIL PLAN

SPECIAL SANITARY FORCE MAIN OUTFALL NOTES

1. IN THE "20 FOOT UTILITY RESERVE" DEDICATED TO THE 60-INCH CITY OF HOLLYWOOD OUTFALL, ALL CONTRACTORS SHOULD BE REQUIRED TO VERIFY AND SURVEY THE TOP OF THE OUTFALL PIPE BEFORE ANY UNDERGROUND UTILITY OR OTHER WORK IS PERFORMED WITHIN THE EASEMENT.
2. ELEVATIONS OF ALL SANITARY AND STORM WATER DRAINAGE LINES, GAS LINES AND OTHER UTILITIES CROSSING THE OUTFALL SHALL BE CHECKED AGAINST THE EXISTING TOP OF OUTFALL ELEVATIONS TO ENSURE CLEARANCES. PIPES OR CONDUITS WITHIN 12 INCHES OF THE TOP OF THE OUTFALL PIPE SHALL BE CONCRETE ENCASED TO ENSURE RELIEF OF ANY SURCHARGE ON THE OUTFALL.
3. NO DRIVEN PILING ACTIVITY SHALL OCCUR WITHIN 25 FEET OF THE UTILITY EASEMENT. THIS INCLUDES SHEET PILING, PILE DRIVING OR OTHER SIMILAR CONSTRUCTION IMPACTS LOADS. ANY PILING WITHIN 25 FEET OF THE EASEMENT SHOULD BE CAST-IN-PLACE.
4. NO EXCAVATION SHALL OCCUR BEHIND BENDS OF THE OUTFALL PIPELINE. THE LINE IS NOT RESTRAINED AND RELIES ON THRUST BLOCKS FOR HYDRAULIC INTEGRITY.
5. ALL UNDERGROUND WORK WITHIN THE EASEMENT SHALL ONLY BE PERFORMED IN THE PRESENCE OF CITY OF HOLLYWOOD UTILITIES STAFF.

811 KNOW WHAT'S BELOW. ALWAYS CALL 811 BEFORE YOU DIG. It's fast. It's free. It's the law. www.call-sunshine.com

SCALE
0 20' 40' 60'

adache group architects

PROJECT DESIGN TEAM:

ARCHITECTS
ADACHE GROUP ARCHITECTS
550 SOUTH FEDERAL HIGHWAY FT. LAUDERDALE, FLORIDA 33301
PH:(954) 522-8138 FAX:(954) 728-1199
E-MAIL: info@adachi.com

CREATIVE DESIGNER
PAT MCBRIDE CO.
11 BAKER FARM RD.
MANCHESTER CENTER, VT. 05255
PH:(802)366-3325 FAX:(802) 362-0700
E-MAIL: pat@mcbrideidea@yahoo.com

M.E.P. ENGINEER
TVAR ENGINEERS
8200 S. ORDELAND BLVD
MIAMI, FLORIDA 33156
PH:(305) 670-0630 FAX:(305) 670-0630
E-MAIL: bob@tvarengineers.com

STRUCTURAL ENGINEER
TRC WORLDWIDE ENGINEERING
3200 NW 56 STREET
FORT LAUDERDALE, FLORIDA 33309
(954) 484-1777 FAX:(954) 484-7834

CIVIL ENGINEER
CONSULTING ENGINEERING & SCIENCE, INC.
10100 KENDALL DRIVE, SUITE 400
MIAMI, FLORIDA 33176
(305) 255-5255 FAX:(305) 276-4555

OWNER:
MARGARITAVILLE HOLLYWOOD BEACH RESORT, LLC.
3501 N. OCEAN DRIVE
HOLLYWOOD, FLORIDA 33019

MARGARITAVILLE HOLLYWOOD BEACH RESORT
300 JOHNSON STREET
HOLLYWOOD BEACH, FLORIDA

SEAL:
CONSULTING ENGINEERING & SCIENCE, INC.
10100 N. KENDALL DRIVE SUITE 400
MIAMI, FLORIDA 33176 (305) 255-5255
EB-0001253
EB TAC FIRM: C.E.S. PROJECT: 09060
WILLIAM E. ORTIZ PE-37366 (CIVIL)

ISSUED FOR: TAC PROGRESS
DATE: 10/25/2010

REVISIONS:

No.	DATE	REMARKS

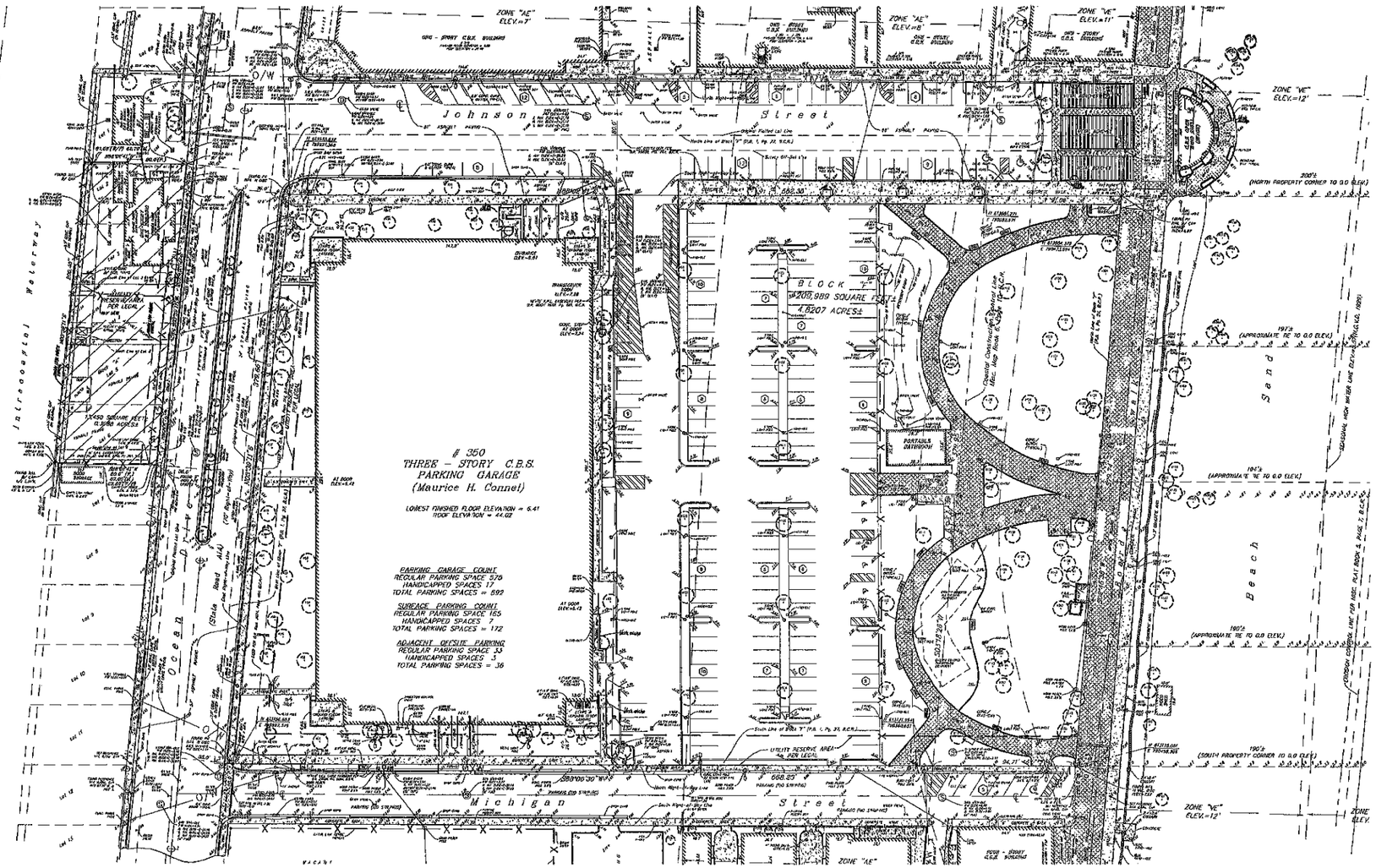
SHEET TITLE:
MARINA PLAN

ALL IDEAS, DESIGNS, ARRANGEMENTS, PLANS AND SPECIFICATIONS INDICATED OR REPRESENTED BY THIS DRAWING ARE OWNED BY, AND THE PROPERTY OF ADACHE GROUP ARCHITECTS, INC. AND WERE CREATED, EVOLVED AND DEVELOPED FOR USE ON, AND IN CONNECTION WITH, THE SPECIFIED PROJECT. NONE OF THESE IDEAS, PLANS, ARRANGEMENTS, AND SPECIFICATIONS SHALL BE USED BY OR DISCLOSED TO ANY PERSON, CORPORATION OR FIRM FOR ANY PURPOSE WHATSOEVER WITHOUT THE WRITTEN PERMISSION OF ADACHE GROUP ARCHITECTS VISUAL CONTACT WITH THESE PLANS OR SPECIFICATIONS SHALL CONSTITUTE CONCLUSIVE EVIDENCE OF ACCEPTANCE OF THESE RESTRICTIONS. ALL RIGHTS RESERVED. © 2010

FLORIDA LICENSE # AR0007073

DATE: 9/03/2010
SCALE: AS SHOWN
DRAWN BY: S.D.
CHECKED BY: R.P.
JOB NO.: 09060

SHEET NO.: C-10



NOTE:
REFER TO SHEET L0.01 FOR EXISTING TREE LEGEND.

SCALE: 1"=30'

adache group architects

PROJECT DESIGN TEAM:

ARCHITECTS
ADACHE GROUP ARCHITECTS
500 SOUTH FEDERAL HIGHWAY PT.
LAUDERDALE, FLORIDA 33316
PH.(954) 525-6123 FAX.(954) 728-0158
E.MAIL: info@adache.com

CREATIVE DESIGNER
PAT MCBRIDE CO.
11 SANDY FARM RD.
MANCHESTER CENTER, VT. 05255
PH.(305) 670-0370 FAX.(305) 381-0100
E.MAIL: pat@patmcbridedesign.com

M.E.P. ENGINEER
TWR ENGINEERS
9000 S. DADELAND BLVD
MIAMI, FLORIDA 33156
PH.(305) 670-0630 FAX.(305) 670-0639
E.MAIL: twr@twrengineers.com

STRUCTURAL ENGINEER
TRC WORLDWIDE ENGINEERING
3519 NW 64 STREET
FORT LAUDERDALE, FLORIDA 33309
(954) 484-1777 FAX.(954) 484-7434

CIVIL ENGINEER
CONSULTING ENGINEERING & SCIENCE, INC.
10700 HOWELL DRIVE, SUITE 400
MIAMI, FLORIDA 33178
(305) 378-6556 FAX.(305) 378-4553

OWNER:
MARGARITAVILLE HOLLYWOOD BEACH RESORT, LLC.
3501 N. OCEAN DRIVE
HOLLYWOOD, FLORIDA 33019

MARGARITAVILLE HOLLYWOOD BEACH RESORT

300 JOHNSON STREET
HOLLYWOOD BEACH, FLORIDA

SEAL:

ISSUED FOR: TAC REVIEW
DATE: 9/03/2010

REVISIONS:

No.	DATE	REMARKS

SHEET TITLE:
LANDSCAPE
EXISTING SITE PLAN

ALL IDEAS, DESIGNS, ARRANGEMENTS, PLANS AND SPECIFICATIONS INDICATED OR REPRESENTED BY THIS DRAWING ARE OWNED BY, AND THE PROPERTY OF ADACHE GROUP ARCHITECTS, INC. AND WERE CREATED, EVOLVED AND DEVELOPED FOR USE ON, AND IN CONNECTION WITH, THE SPECIFIED PROJECT. NONE OF THESE IDEAS, PLANS, ARRANGEMENTS, AND SPECIFICATIONS SHALL BE USED BY OR DISCLOSED TO ANY PERSON, CORPORATION OR FIRM FOR ANY PURPOSE WHATSOEVER WITHOUT THE WRITTEN PERMISSION OF ADACHE GROUP ARCHITECTS VISUAL CONTACT WITH THESE PLANS OR SPECIFICATIONS SHALL CONSTITUTE CONCLUSIVE EVIDENCE OF ACCEPTANCE OF THESE RESTRICTIONS. ALL RIGHTS RESERVED. © 2010

FLORIDA LICENSE # AR0001073

DATE: 9/03/2010
SCALE: 1" = 30'-0"
DRAWN BY: MM
CHECKED BY: DA
JOB NO.: 10046

SHEET NO.:
L0.00

EXISTING TREE LEGEND

TREE ID NUMBER	BOTANICAL NAME	COMMON NAME	DBH	REMAIN/REMOVE/RELOCATE	COMMENTS
1	BUCIDA BUCERAS	BLACK OLIVE	15"	REMAIN	-
2	ROYSTONEA REGIA	ROYAL PALM	14"	REMAIN	-
3	ROYSTONEA REGIA	ROYAL PALM	14"	REMOVED	DID NOT EXIST AT TIME OF SITE VISIT
4	WASHINGTONIA ROBUSTA	MEXICAN FAN PALM	4"	RELOCATE	-
5	WASHINGTONIA ROBUSTA	MEXICAN FAN PALM	4"	REMOVED	DID NOT EXIST AT TIME OF SITE VISIT
6	WASHINGTONIA ROBUSTA	MEXICAN FAN PALM	4"	REMOVED	DID NOT EXIST AT TIME OF SITE VISIT
7	WASHINGTONIA ROBUSTA	WASHINGTONIA ROBUSTA	4"	REMOVED	DID NOT EXIST AT TIME OF SITE VISIT
8	PINUS ELLIOTII	SLASH PINE	6"	REMOVED	DID NOT EXIST AT TIME OF SITE VISIT
9	ARCHONTOPHOENIX ALEXANDRAE	ALEXANDER PALM	6"	RELOCATE	-
10	HIBISCUS ROSA-SINENSIS	HIBISCUS	4"	REMOVED	DID NOT EXIST AT TIME OF SITE VISIT
11	TRACHYCARPUS MARTIANUS	KHASIA PALM	4"	RELOCATE	TRIPLE TRUNK
12	ARCHONTOPHOENIX ALEXANDRAE	AXEXANDER PALM	6"	RELOCATE	-
13	TRACHYCARPUS MARTIANUS	KHASIA PALM	6"	RELOCATE	-
14	ARCHONTOPHOENIX ALEXANDRAE	ALEXANDER PALM	6"	RELOCATE	-
15	TRACHYCARPUS MARTIANUS	KHASIA PALM	3"	RELOCATE	-
16	ARCHONTOPHOENIX ALEXANDRAE	ALEXANDER PALM	3"	RELOCATE	-
17	NOT USED	-	-	RELOCATE	-
18	TRACHYCARPUS MARTIANUS	KHASIA PALM	3"	RELOCATE	-
19	ARCHONTOPHOENIX ALEXANDRAE	ALEXANDER PALM	6"	RELOCATE	-
20	HIBISCUS ROSA-SINENSIS	HIBISCUS	6"	REMOVED	DID NOT EXIST AT TIME OF SITE VISIT
21	TRACHYCARPUS MARTIANUS	KHASIA PALM	6"	RELOCATE	-
22	ARCHONTOPHOENIX ALEXANDRAE	ALEXANDER PALM	6"	RELOCATE	-
23	ROYSTONEA REGIA	ROYAL PALM	14"	RELOCATE	-
24	ROYSTONEA REGIA	ROYAL PALM	14"	RELOCATE	-
25	ROYSTONEA REGIA	ROYAL PALM	14"	RELOCATE	-
26	ROYSTONEA REGIA	ROYAL PALM	12"	RELOCATE	-
27	ROYSTONEA REGIA	ROYAL PALM	16"	RELOCATE	-
28	ROYSTONEA REGIA	ROYAL PALM	20"	RELOCATE	-
29	SABAL PALMETTO	SABAL PALM	4"	REMOVED	DID NOT EXIST AT TIME OF SITE VISIT
30	SABAL PALMETTO	SABAL PALM	4"	RELOCATE	-
31	SABAL PALMETTO	SABAL PALM	6"	RELOCATE	-
32	WASHINGTONIA ROBUSTA	MEXICAN FAN PALM	24"	RELOCATE	-
33	WASHINGTONIA ROBUSTA	MEXICAN FAN PALM	14"	RELOCATE	-
34	SWIETENIA MAHOGANI	MAHOGANY	15"	RELOCATE	-
35	SWIETENIA MAHOGANI	MAHOGANY	15"	RELOCATE	-
36	COCOS NUCIFERA	COCONUT PALM	8"	RELOCATE	-
37	COCOS NUCIFERA	COCONUT PALM	8"	RELOCATE	-
38	COCOS NUCIFERA	COCONUT PALM	8"	RELOCATE	-
39	SABAL PALMETTO	SABAL PALM	4"	REMOVE	-
40	SABAL PALMETTO	SABAL PALM	8"	RELOCATE	-
41	CONOPARPUS ERECTUS	BUTTONWOOD	12"	RELOCATE	-
42	ROYSTONEA REGIA	ROYAL PALM	18"	RELOCATE	-
43	PODOCARPUS MACROPHYLLUS	PODOCARPUS	10"	REMOVE	-
44	ROYSTONEA REGIA	ROYAL PALM	24"	RELOCATE	-
45	SABAL PALMETTO	SABAL PALM	6"	RELOCATE	-
46	CONOPARPUS ERECTUS	BUTTONWOOD	14"	RELOCATE	-
47	ACOELORRHAPHE WRIGHTII	PAUROTIS PALM	24"	RELOCATE	-
48	ACOELORRHAPHE WRIGHTII	PAUROTIS PALM	15"	RELOCATE	-
49	CONOPARPUS ERECTUS	BUTTONWOOD	10"	RELOCATE	-
50	ROYSTONEA REGIA	ROYAL PALM	20"	RELOCATE	-
51	ROYSTONEA REGIA	ROYAL PALM	20"	RELOCATE	-
52	SABAL PALMETTO	SABAL PALM	20"	RELOCATE	-
53	SWIETENIA MAHOGANI	MAHOGANY	14"	RELOCATE	-
54	SABAL PALMETTO	SABAL PALM	24"	RELOCATE	-
55	ROYSTONEA REGIA	ROYAL PALM	24"	RELOCATE	-
56	ROYSTONEA REGIA	ROYAL PALM	24"	RELOCATE	-
57	ROYSTONEA REGIA	ROYAL PALM	18"	RELOCATE	-
58	ACOELORRHAPHE WRIGHTII	PAUROTIS PALM	CLUSTER	RELOCATE	-
59	SABAL PALMETTO	SABAL PALM	8"	REMOVE	-
60	CHRYSALIDOCARPUS LUTESCENS	ARECA PALM	24"	RELOCATE	-
61	WASHINGTONIA ROBUSTA	MEXICAN FAN PALM	12"	RELOCATE	-
62	WASHINGTONIA ROBUSTA	MEXICAN FAN PALM	12"	RELOCATE	-
63	WASHINGTONIA ROBUSTA	MEXICAN FAN PALM	10"	RELOCATE	-
64	BUCIDA BUCERAS	BLACK OLIVE	24"	RELOCATE	-
65	BUCIDA BUCERAS	BLACK OLIVE	30"	RELOCATE	-
66	WASHINGTONIA ROBUSTA	MEXICAN FAN PALM	12"	RELOCATE	-
67	WASHINGTONIA ROBUSTA	MEXICAN FAN PALM	12"	RELOCATE	-
68	WASHINGTONIA ROBUSTA	MEXICAN FAN PALM	12"	RELOCATE	-
69	BUCIDA BUCERAS	BLACK OLIVE	48"	REMOVE	ONE SIDED TREE - TOO CLOSE TO BUILDING
70	SABAL PALMETTO	SABAL PALM	6"	REMOVE	-
71	SABAL PALMETTO	SABAL PALM	6"	REMOVE	-
72	SABAL PALMETTO	SABAL PALM	12"	REMOVE	-
73	SABAL PALMETTO	SABAL PALM	8"	REMOVE	-
74	SABAL PALMETTO	SABAL PALM	8"	REMOVE	-
75	SABAL PALMETTO	SABAL PALM	8"	REMOVE	-
76	NOT USED	-	-	-	-
77	NOT USED	-	-	-	-
78	NOT USED	-	-	-	-
79	SABAL PALMETTO	SABAL PALM	8"	REMOVE	-
80	COCCOLOBA UVIFERA	SEA GRAPE	40"	REMOVE	ONE SIDED TREE - TOO CLOSE TO BUILDING
81	SABAL PALMETTO	SABAL PALM	8"	REMOVE	-
82	SABAL PALMETTO	SABAL PALM	8"	REMOVE	-
83	SABAL PALMETTO	SABAL PALM	8"	REMOVE	-
84	SABAL PALMETTO	SABAL PALM	6"	REMOVE	-
85	SABAL PALMETTO	SABAL PALM	6"	REMOVE	-
86	SABAL PALMETTO	SABAL PALM	8"	REMOVE	-
87	SABAL PALMETTO	SABAL PALM	6"	RELOCATE	-
88	SABAL PALMETTO	SABAL PALM	8"	RELOCATE	-
89	SABAL PALMETTO	SABAL PALM	8"	RELOCATE	-
90	SABAL PALMETTO	SABAL PALM	8"	RELOCATE	-
91	COCOS NUCIFERA	COCONUT PALM	10"	RELOCATE	-
92	COCOS NUCIFERA	COCONUT PALM	10"	RELOCATE	-
93	COCOS NUCIFERA	COCONUT PALM	6"	REMOVE	-

EXISTING TREE LEGEND

TREE ID NUMBER	BOTANICAL NAME	COMMON NAME	DBH	REMAIN/REMOVE/RELOCATE	COMMENTS
94	COCOS NUCIFERA	COCONUT PALM	12"	RELOCATE	-
95	COCCOLOBA UVIFERA	SEA GRAPE	12"	RELOCATE	-
96	CONOPARPUS ERECTUS	BUTTONWOOD	12"	RELOCATE	-
97	CONOPARPUS ERECTUS	BUTTONWOOD	12"	RELOCATE	-
98	COCOS NUCIFERA	COCONUT PALM	12"	RELOCATE	-
99	COCOS NUCIFERA	COCONUT PALM	12"	RELOCATE	-
100	COCOS NUCIFERA	COCONUT PALM	12"	RELOCATE	-
101	COCOS NUCIFERA	COCONUT PALM	12"	RELOCATE	-
102	COCOS NUCIFERA	COCONUT PALM	12"	RELOCATE	-
103	COCOS NUCIFERA	COCONUT PALM	12"	RELOCATE	-
104	COCOS NUCIFERA	COCONUT PALM	12"	RELOCATE	-
105	COCOS NUCIFERA	COCONUT PALM	12"	RELOCATE	-
106	COCOS NUCIFERA	COCONUT PALM	12"	RELOCATE	-
107	COCOS NUCIFERA	COCONUT PALM	12"	RELOCATE	-
108	COCOS NUCIFERA	COCONUT PALM	12"	RELOCATE	-
109	COCOS NUCIFERA	COCONUT PALM	12"	RELOCATE	-
110	COCOS NUCIFERA	COCONUT PALM	12"	RELOCATE	-
111	COCOS NUCIFERA	COCONUT PALM	12"	RELOCATE	-
112	COCOS NUCIFERA	COCONUT PALM	12"	RELOCATE	-
113	COCOS NUCIFERA	COCONUT PALM	12"	RELOCATE	-
114	COCOS NUCIFERA	COCONUT PALM	12"	RELOCATE	-
115	COCOS NUCIFERA	COCONUT PALM	12"	RELOCATE	-
116	COCOS NUCIFERA	COCONUT PALM	12"	RELOCATE	-
117	COCOS NUCIFERA	COCONUT PALM	12"	RELOCATE	-
118	COCOS NUCIFERA	COCONUT PALM	12"	RELOCATE	-
119	COCOS NUCIFERA	COCONUT PALM	12"	RELOCATE	-
120	COCOS NUCIFERA	COCONUT PALM	12"	RELOCATE	-
121	COCOS NUCIFERA	COCONUT PALM	12"	RELOCATE	-
122	COCOS NUCIFERA	COCONUT PALM	12"	RELOCATE	-
123	COCOS NUCIFERA	COCONUT PALM	12"	RELOCATE	-
124	COCOS NUCIFERA	COCONUT PALM	12"	RELOCATE	-
125	COCOS NUCIFERA	COCONUT PALM	12"	RELOCATE	-
126	SABAL PALMETTO	SABAL PALM	12"	RELOCATE	-
127	SABAL PALMETTO	SABAL PALM	12"	RELOCATE	-
128	SABAL PALMETTO	SABAL PALM	12"	RELOCATE	-
129	SABAL PALMETTO	SABAL PALM	12"	RELOCATE	-
130	SABAL PALMETTO	SABAL PALM	12"	RELOCATE	-
131	COCOS NUCIFERA	COCONUT PALM	12"	RELOCATE	-
132	COCOS NUCIFERA	COCONUT PALM	12"	RELOCATE	-
133	COCOS NUCIFERA	COCONUT PALM	12"	RELOCATE	-
134	COCOS NUCIFERA	COCONUT PALM	12"	RELOCATE	-
135	COCOS NUCIFERA	COCONUT PALM	12"	RELOCATE	-
136	COCOS NUCIFERA	COCONUT PALM	12"	RELOCATE	-
137	COCOS NUCIFERA	COCONUT PALM	12"	RELOCATE	-
138	COCOS NUCIFERA	COCONUT PALM	12"	RELOCATE	-
140	COCOS NUCIFERA	COCONUT PALM	12"	RELOCATE	-
141	COCOS NUCIFERA	COCONUT PALM	12"	RELOCATE	-
142	COCOS NUCIFERA	COCONUT PALM	12"	RELOCATE	-
143	COCOS NUCIFERA	COCONUT PALM	12"	RELOCATE	-
144	COCOS NUCIFERA	COCONUT PALM	12"	RELOCATE	-
145	COCOS NUCIFERA	COCONUT PALM	6"	RELOCATE	-
146	COCOS NUCIFERA	COCONUT PALM	12"	RELOCATE	-
147	COCOS NUCIFERA	COCONUT PALM	8"	RELOCATE	-
148	COCOS NUCIFERA	COCONUT PALM	12"	RELOCATE	-
149	COCOS NUCIFERA	COCONUT PALM	12"	RELOCATE	-
150	COCOS NUCIFERA	COCONUT PALM	12"	RELOCATE	-
151	COCOS NUCIFERA	COCONUT PALM	-	RELOCATE	-
152	COCOS NUCIFERA	COCONUT PALM	10"	REMAIN	-
153	COCOS NUCIFERA	COCONUT PALM	8"	REMAIN	-
154	COCOS NUCIFERA	COCONUT PALM	10"	REMAIN	-
155	COCOS NUCIFERA	COCONUT PALM	8"	REMAIN	-
156	COCOS NUCIFERA	COCONUT PALM	10"	REMAIN	-
157	COCOS NUCIFERA	COCONUT PALM	8"	REMAIN	-
158	COCOS NUCIFERA	COCONUT PALM	8"	REMAIN	-
159	COCOS NUCIFERA	COCONUT PALM	10"	REMAIN	-
160	COCOS NUCIFERA	COCONUT PALM	10"	REMAIN	-
161	COCOS NUCIFERA	COCONUT PALM	10"	REMAIN	-
162	COCOS NUCIFERA	COCONUT PALM	10"	REMAIN	-
163	COCOS NUCIFERA	COCONUT PALM	8"	REMAIN	-
164	COCOS NUCIFERA	COCONUT PALM	8"	REMOVED	DID NOT EXIST AT TIME OF SITE VISIT
165	COCOS NUCIFERA	COCONUT PALM	6"	REMAIN	-
166	COCOS NUCIFERA	COCONUT PALM	8"	REMAIN	-
167	SABAL PALMETTO	SABAL PALM	10"	REMAIN	-
168	SABAL PALMETTO	SABAL PALM	12"	REMAIN	-
169	SABAL PALMETTO	SABAL PALM	14"	REMAIN	-
170	COCOS NUCIFERA	COCONUT PALM	14"	REMAIN	-
171	SABAL PALMETTO	SABAL PALM	12"	REMAIN	-
172	COCOS NUCIFERA	COCONUT PALM	14"	REMAIN	-
173	COCOS NUCIFERA	COCONUT PALM	6"	REMOVED	DID NOT EXIST AT TIME OF SITE VISIT
174	COCOS NUCIFERA	COCONUT PALM	8"	REMAIN	-
175	SABAL PALMETTO	SABAL PALM	12"	REMAIN	-
176	SABAL PALMETTO	SABAL PALM	14"	REMAIN	-
177	SABAL PALMETTO	SABAL PALM	12"	REMAIN	-
178	COCOS NUCIFERA	COCONUT PALM	12"	REMOVED	DID NOT EXIST AT TIME OF SITE VISIT
179	COCOS NUCIFERA	COCONUT PALM	8"	REMAIN	-
180	SABAL PALMETTO	SABAL PALM	8"	REMAIN	-
181	SABAL PALMETTO	SABAL PALM	8"	REMAIN	-
182	PRUNUS CAROLINIANA	CHERRY LAUREL	8"	REMAIN	-
183	VEITCHIA MERRILLII	CHRISTMAS PALM	4"	REMAIN	-
184	VEITCHIA MERRILLII	CHRISTMAS PALM	4"	REMAIN	-
185	VEITCHIA MERRILLII	CHRISTMAS PALM	4"	REMAIN	-
186	VEITCHIA MERRILLII	CHRISTMAS PALM	4"	REMAIN	-
187	COCOS NUCIFERA	COCONUT PALM	-	REMAIN	-

NOTES:
1. LOCATION OF ALL EXISTING TREES WITH A CALIPER THAT IS TWO INCHES IN DIAMETER AT BREAST HEIGHT (DBH) OR MORE, ARE SHOWN ON PLAN.
2. REFER TO SHEET L2.00 FOR PLANTING SPECIFICATIONS.

TREELEGEND EXIST.VRG

adache group architects

PROJECT DESIGN TEAM:
ARCHITECTS
ADACHE GROUP ARCHITECTS
550 SOUTH FEDERAL HIGHWAY FT. LAUDERDALE, FLORIDA 33301
PH.(954) 525-8133 FAX.(954) 728-8152
E-MAIL: info@adache.com

CREATIVE DESIGNER
PAT MCBRIDE CO.
11 BAKER FARM RD, MANCHESTER CENTER, VT. 05255
PH.(305) 670-2370 FAX.(305) 362-0700
E-MAIL: pat@macbridedesign.com.com

M.E.P. ENGINEER
TWR ENGINEERS
9200 S. DADELAND BLVD
MIAMI, FLORIDA 33156
PH.(305) 670-0920 FAX.(305) 670-0830
E-MAIL: bill@twrengineers.com

STRUCTURAL ENGINEER
TRC WORLDWIDE ENGINEERING
3590 NW 56 STREET
FORT LAUDERDALE, FLORIDA 33309
(954) 484-7777 FAX.(954) 484-7834

CIVIL ENGINEER
CONSULTING ENGINEERING & SCIENCE, INC.
10700 KENDALL DRIVE, SUITE 400
MIAMI, FLORIDA 33176
(305) 378-5555 FAX.(305) 279-4553

OWNER: MARGARITAVILLE HOLLYWOOD BEACH RESORT, LLC.
3501 N. OCEAN DRIVE
HOLLYWOOD, FLORIDA 33019

MARGARITAVILLE HOLLYWOOD BEACH RESORT
300 JOHNSON STREET
HOLLYWOOD BEACH, FLORIDA

SEAL:

ISSUED FOR: TAC REVIEW
DATE: 9/03/2010

REVISIONS:

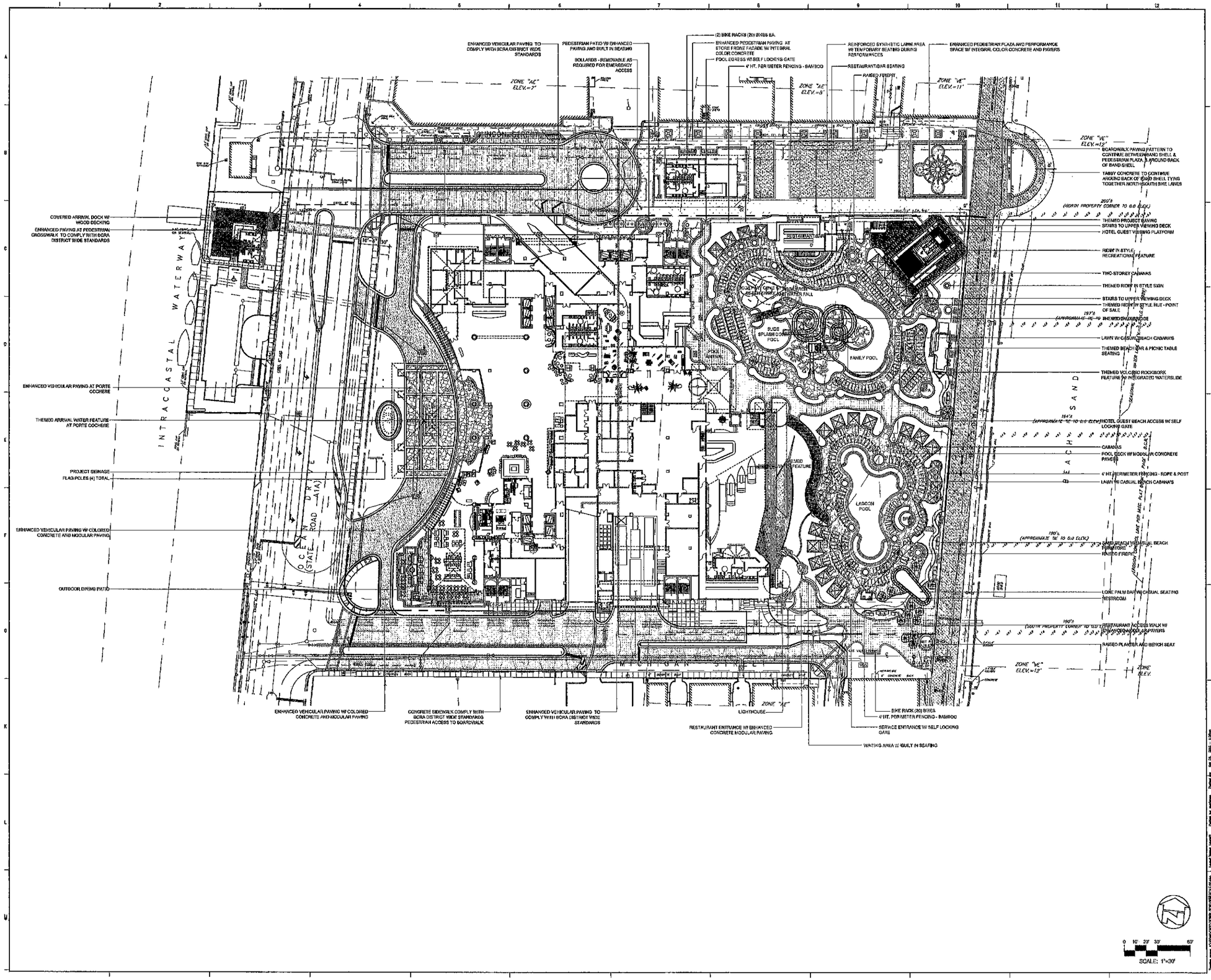
No.	DATE	REMARKS

SHEET TITLE:
LANDSCAPE
EXISTING TREE LEGEND

ALL IDEAS, DESIGNS, ARRANGEMENTS, PLANS AND SPECIFICATIONS INDICATED OR REPRESENTED BY THIS DRAWING ARE OWNED BY, AND THE PROPERTY OF ADACHE GROUP ARCHITECTS, INC. AND WERE CREATED, EVOLVED AND DEVELOPED FOR USE ON, AND IN CONNECTION WITH, THE SPECIFIED PROJECT. NONE OF THESE IDEAS, PLANS, ARRANGEMENTS, AND SPECIFICATIONS SHALL BE USED BY OR DISCLOSED TO ANY PERSON, CORPORATION OR FIRM FOR ANY PURPOSE WHATSOEVER WITHOUT THE WRITTEN PERMISSION OF ADACHE GROUP ARCHITECTS VISUAL CONTACT WITH THESE PLANS OR SPECIFICATIONS SHALL CONSTITUTE CONCLUSIVE EVIDENCE OF ACCEPTANCE OF THESE RESTRICTIONS. ALL RIGHTS RESERVED. © 2010
FLORIDA LICENSE # AR0007073

DATE: 9/03/2010
SCALE: N.T.S.
DRAWN BY: MM
CHECKED BY: DA
JOB NO.: 10046

SHEET NO.:
L0.01



adache group architects

PROJECT DESIGN TEAM:

ARCHITECTS
ADACHE GROUP ARCHITECTS
550 SOUTH FEDERAL HIGHWAY FT. LAUDERDALE, FLORIDA 33062
PH.(954) 920-9133 FAX.(954) 728-8159
E-MAIL: info@adachegroup

CREATIVE DESIGNER
PAT MCBRIDE CO.
11 BROOM FARM RD.
MANCHESTER CENTER, VT. 05255
PH.(802) 876-7339 FAX.(802) 362-4709
E-MAIL: pat@patmcbrideinc.com/vt

M.E.P. ENGINEER
TWR ENGINEERS
5200 S. OAKLAND BLVD
DAVIE, FLORIDA 33150
PH.(305) 670-6320 FAX.(305) 670-9830
E-MAIL: tim@twrengineers.com

STRUCTURAL ENGINEER
TRC WORLDWIDE ENGINEERING
2300 W/ 50 STREET
FORT LAUDERDALE, FLORIDA 33309
(954) 484-7777 FAX (954) 484-2804

CIVIL ENGINEER
CONSULTING ENGINEERING & SCIENCE, INC.
10200 HERONA DRIVE, SUITE 400
DAVIE, FLORIDA 33328
(305) 376-3355 FAX.(305) 371-4551

OWNER:
MARGARITAVILLE HOLLYWOOD BEACH RESORT, LLC.
3501 N. OCEAN DRIVE
HOLLYWOOD, FLORIDA 33019

MARGARITAVILLE HOLLYWOOD BEACH RESORT

300 JOHNSON STREET
HOLLYWOOD BEACH, FLORIDA

SEAL:

ISSUED FOR: TAC REVIEW
DATE: 9/03/2010

REVISIONS:

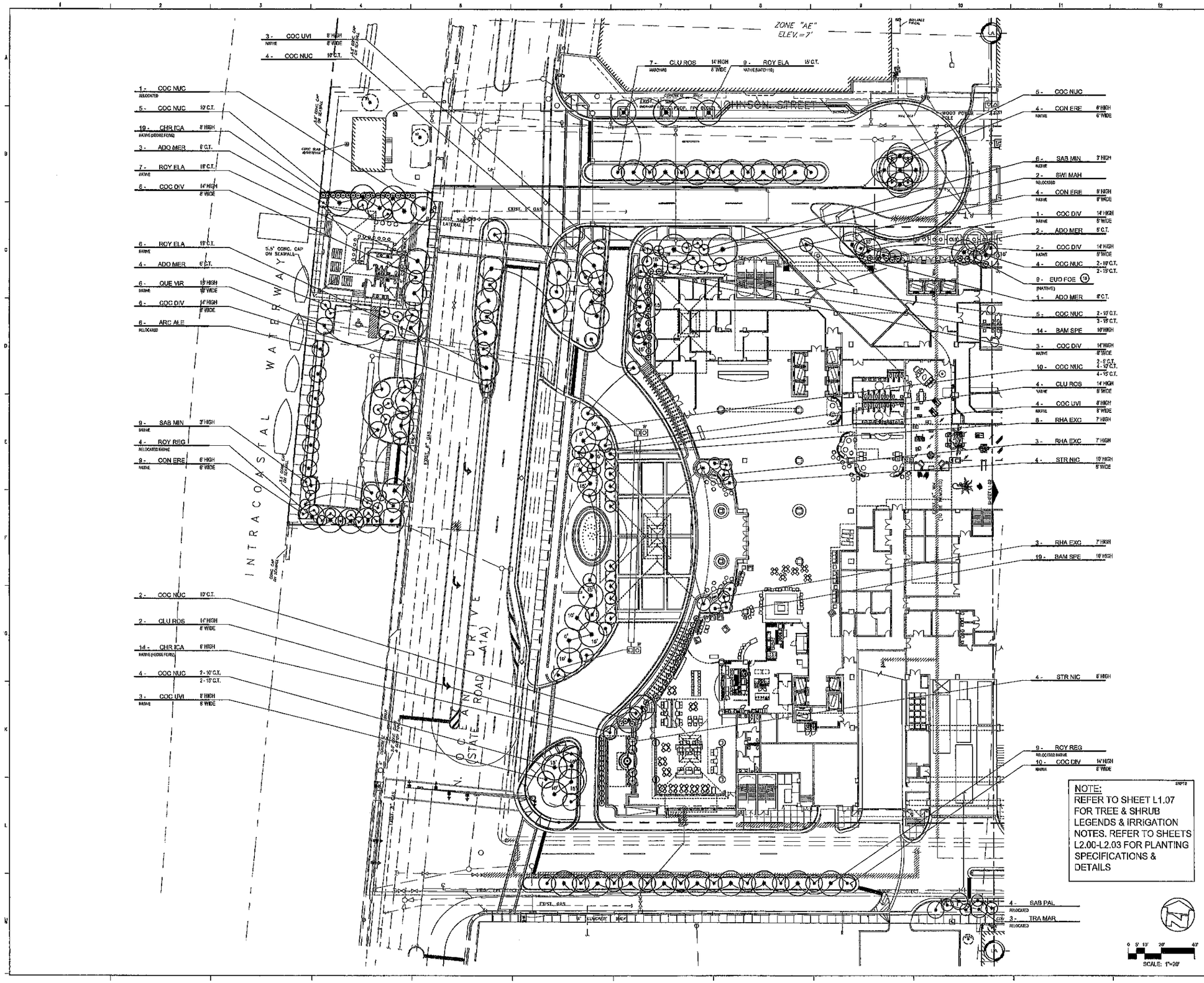
No.	DATE	REMARKS

SHEET TITLE:
LANDSCAPE SITE PLAN

ALL IDEAS, DESIGNS, ARRANGEMENTS, PLANS AND SPECIFICATIONS INDICATED OR REPRESENTED BY THIS DRAWING ARE OWNED BY, AND THE PROPERTY OF ADACHE GROUP ARCHITECTS, INC. AND WERE CREATED, EVOLVED AND DEVELOPED FOR USE ON, AND IN CONNECTION WITH, THE SPECIFIED PROJECT. NONE OF THESE IDEAS, PLANS, ARRANGEMENTS, AND SPECIFICATIONS SHALL BE USED BY OR DISCLOSED TO ANY PERSON, CORPORATION OR FIRM FOR ANY PURPOSE WHATSOEVER WITHOUT THE WRITTEN PERMISSION OF ADACHE GROUP ARCHITECTS. VISUAL CONTACT WITH THESE PLANS OR SPECIFICATIONS SHALL CONSTITUTE CONCLUSIVE EVIDENCE OF ACCEPTANCE OF THESE RESTRICTIONS. ALL RIGHTS RESERVED. © 2010
FLORIDA LICENSE # AR0007073

DATE: 9/03/2010
SCALE: 1" = 30'-0"
DRAWN BY: MM
CHECKED BY: DA
JOB NO.: 10046

SHEET NO.:
L1.00



NOTE:
REFER TO SHEET L1.07 FOR TREE & SHRUB LEGENDS & IRRIGATION NOTES. REFER TO SHEETS L2.00-L2.03 FOR PLANTING SPECIFICATIONS & DETAILS

adache group architects

PROJECT DESIGN TEAM:

ARCHITECTS
ADACHE GROUP ARCHITECTS
550 SOUTH FEDERAL HIGHWAY
FT. LAUDERDALE, FLORIDA 33301
PH: (954) 525-0133 FAX: (954) 728-0166
E-MAIL: info@adachegroup.com

CREATIVE DESIGNER
PAT MCBRIDE CO.
11 BANKER FARM RD.
MANCHESTER CENTER, VT. 05255
PH: (203) 570-9270 FAX: (203) 362-0700
E-MAIL: pat@mcbridedesign.com

M.E.P. ENGINEER
TWR ENGINEERS
5299 S. DIXIELAND BLVD
MIAMI, FLORIDA 33156
PH: (305) 530-0820 FAX: (305) 670-0830
E-MAIL: twr@twrengineering.com

STRUCTURAL ENGINEER
TRC WORLDWIDE ENGINEERING
3109 NW 19 STREET
FORT LAUDERDALE, FLORIDA 33309
(954) 484-7777 FAX: (954) 484-7634

CIVIL ENGINEER
CONSULTING ENGINEERING & SCIENCE, INC.
10200 NORDAL DRIVE, SUITE 400
MIAMI, FLORIDA 33176
(305) 378-6555 FAX: (305) 378-6573

OWNER: MARGARITAVILLE HOLLYWOOD BEACH RESORT, LLC.
3501 N. OCEAN DRIVE
HOLLYWOOD, FLORIDA 33019

MARGARITAVILLE HOLLYWOOD BEACH RESORT
300 JOHNSON STREET
HOLLYWOOD BEACH, FLORIDA

SEAL:

ISSUED FOR: TAC REVIEW
DATE: 9/03/2010

REVISIONS:

No.	DATE	REMARKS

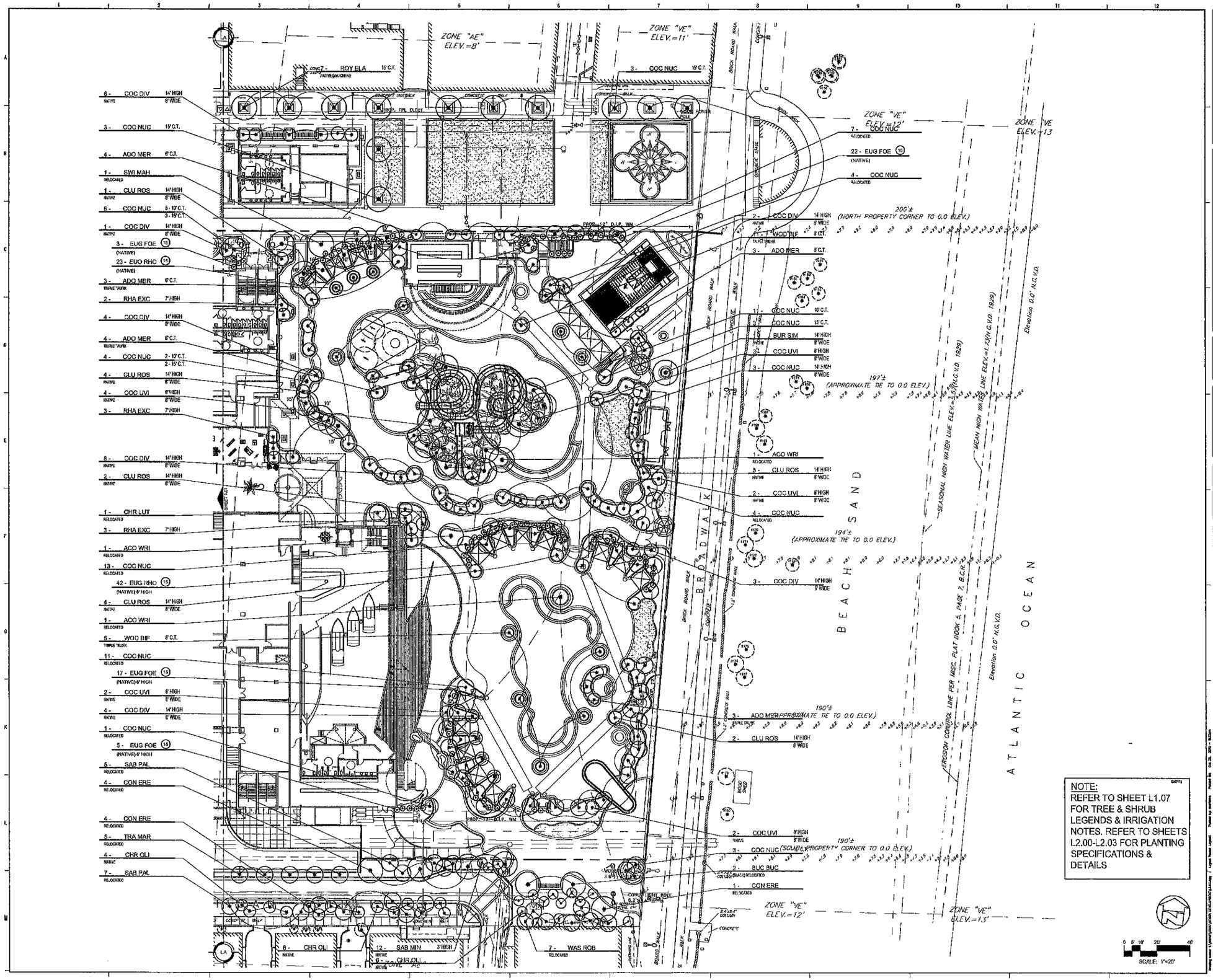
SHEET TITLE:
LANDSCAPE PLANTING PLAN - TREES

ALL IDEAS, DESIGNS, ARRANGEMENTS, PLANS AND SPECIFICATIONS INDICATED OR REPRESENTED BY THIS DRAWING ARE OWNED BY, AND THE PROPERTY OF ADACHE GROUP ARCHITECTS, INC. AND WERE CREATED, EVOLVED AND DEVELOPED FOR USE ON, AND IN CONNECTION WITH, THE SPECIFIED PROJECT. NONE OF THESE IDEAS, PLANS, ARRANGEMENTS, AND SPECIFICATIONS SHALL BE USED BY OR DISCLOSED TO ANY PERSON, CORPORATION OR FIRM FOR ANY PURPOSE WHATSOEVER WITHOUT THE WRITTEN PERMISSION OF ADACHE GROUP ARCHITECTS. VISUAL CONTACT WITH THESE PLANS OR SPECIFICATIONS SHALL CONSTITUTE CONCLUSIVE EVIDENCE OF ACCEPTANCE OF THESE RESTRICTIONS. ALL RIGHTS RESERVED. © 2010

FLORIDA LICENSE # AR0007673

DATE: 9/03/2010
SCALE: 1" = 20'-0"
DRAWN BY: MM
CHECKED BY: DA
JOB NO.: 10046

SHEET NO.:
L1.01



NOTE:
REFER TO SHEET L1.07 FOR TREE & SHRUB LEGENDS & IRRIGATION NOTES. REFER TO SHEETS L2.00-L2.03 FOR PLANTING SPECIFICATIONS & DETAILS

adache group architects

PROJECT DESIGN TEAM:

ARCHITECTS
ADACHE GROUP ARCHITECTS
800 SOUTH FEDERAL HIGHWAY FT. LAUDERDALE, FLORIDA 33316
PH.(954) 525-0133 FAX.(954) 728-8150
E-MAIL: info@adache.com

CREATIVE DESIGNER
PAT MCBRIDE CO.
11 BAKER RANCH RD.
MANCHESTER CENTER, VT. 05255
PH.(802)679-2190 FAX.(802) 362-0702
E-MAIL: pat@mcbridedesign.com

M.E.P. ENGINEER
TWR ENGINEERS
5100 E. EXPEDITO BLVD.
MIAMI, FLORIDA 33138
PH.(305) 576-0028 FAX.(305) 573-0836
E-MAIL: twr@twrengineers.com

STRUCTURAL ENGINEER
TRC WORLDWIDE ENGINEERING
1500 NW 99 STREET
FORT LAUDERDALE, FLORIDA 33309
(954) 484-7777 FAX.(954) 484-7834

CIVIL ENGINEER
CONSULTING ENGINEERING & SCIENCE, INC.
10700 NORTH DRIVE, SUITE 400
MIAMI, FLORIDA 33178
(305) 378-4555 FAX.(305) 378-4559

OWNER: MARGARITAVILLE HOLLYWOOD BEACH RESORT, LLC.
3501 N. OCEAN DRIVE
HOLLYWOOD, FLORIDA 33019

MARGARITAVILLE HOLLYWOOD BEACH RESORT
300 JOHNSON STREET
HOLLYWOOD BEACH, FLORIDA

SEAL:

ISSUED FOR: TAC REVIEW
DATE: 9/03/2010

REVISIONS:

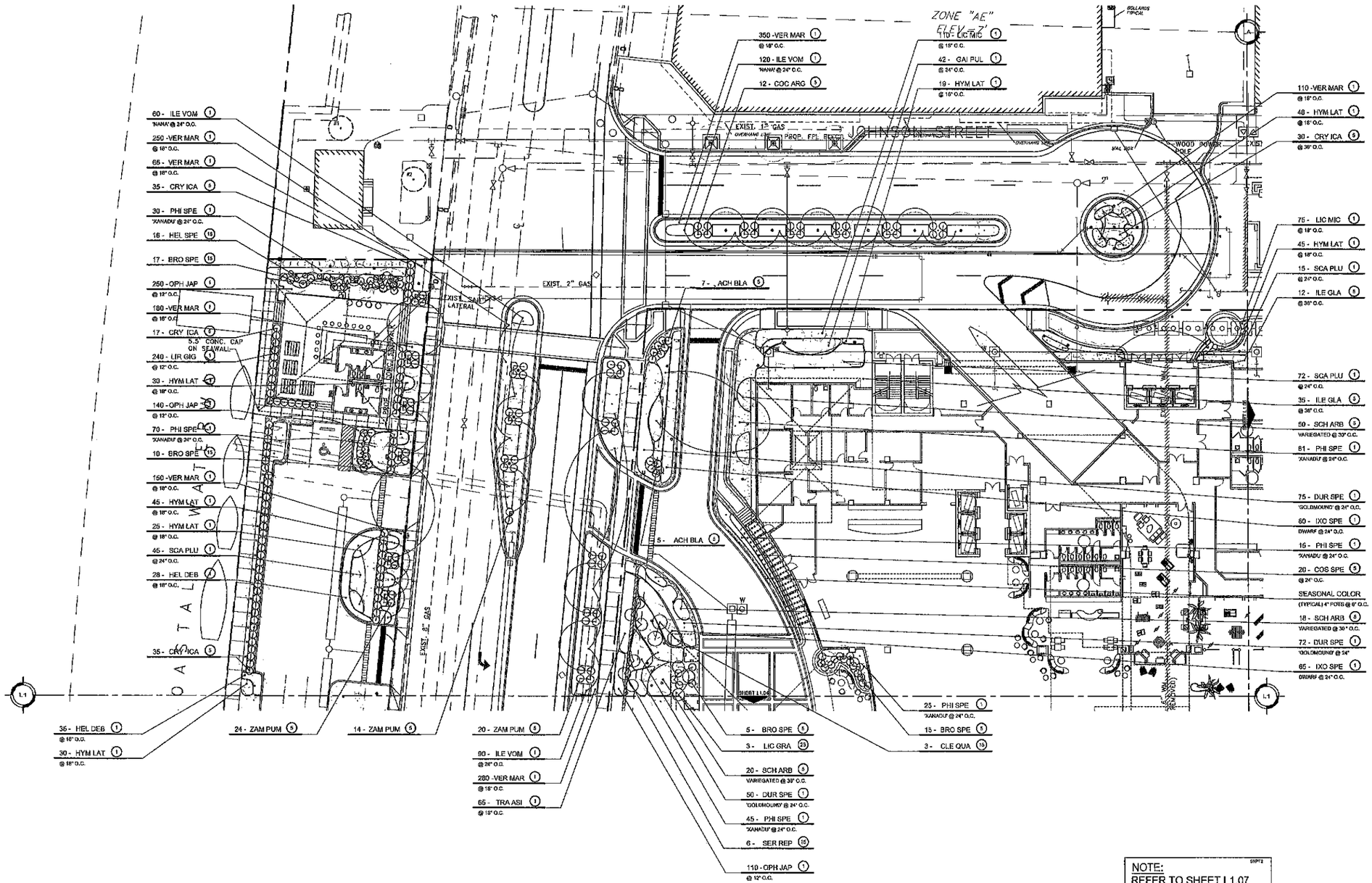
No.	DATE	REMARKS

SHEET TITLE:
LANDSCAPE PLANTING PLAN - TREES

ALL IDEAS, DESIGNS, ARRANGEMENTS, PLANS AND SPECIFICATIONS INDICATED OR REPRESENTED BY THIS DRAWING ARE OWNED BY, AND THE PROPERTY OF ADACHE GROUP ARCHITECTS, INC. AND WERE CREATED, EVOLVED AND DEVELOPED FOR USE ON, AND IN CONNECTION WITH, THE SPECIFIED PROJECT. NONE OF THESE IDEAS, PLANS, ARRANGEMENTS, AND SPECIFICATIONS SHALL BE USED BY OR DISCLOSED TO ANY PERSON, CORPORATION OR FIRM FOR ANY PURPOSE WHATSOEVER WITHOUT THE WRITTEN PERMISSION OF ADACHE GROUP ARCHITECTS. VISUAL CONTACT WITH THESE PLANS OR SPECIFICATIONS SHALL CONSTITUTE CONCLUSIVE EVIDENCE OF ACCEPTANCE OF THESE RESTRICTIONS. ALL RIGHTS RESERVED, © 2010
FLORIDA LICENSE # AR0007073

DATE: 9/03/2010
SCALE: 1" = 20'-0"
DRAWN BY: MM
CHECKED BY: DA
JOB NO.: 10046

SHEET NO.:
L1.02



NOTE:
REFER TO SHEET L1.07 FOR TREE & SHRUB LEGENDS & IRRIGATION NOTES. REFER TO SHEETS L2.00-L2.03 FOR PLANTING SPECIFICATIONS & DETAILS

0 4' 8' 16' 32'
SCALE: 1/16"=1'-0"

adache group architects

PROJECT DESIGN TEAM:

ARCHITECTS
ADACHE GROUP ARCHITECTS
650 SOUTH FEDERAL HIGHWAY FT. LAUDERDALE, FLORIDA 33301
PH (954) 526 8133 FAX (954) 726-8159
E-MAIL: info@adachegroup.com

CREATIVE DESIGNER
PAT MCBRIDE CO.
11 BANKS FARM RD.
MANCHESTER CENTER, VT. 05255
PH (203) 878-2320 FAX (802) 363-8709
E-MAIL: pat@patcbrideinsight.com.com

M.E.P. ENGINEER
TWR ENGINEERS
6599 S. DIXIE HWY BLVD
FAIRBL, FLORIDA 33155
PH (305) 670-0410 FAX (305) 670-0830
E-MAIL: tnb@twrengineers.com

STRUCTURAL ENGINEER
TRC WORLDWIDE ENGINEERING
3550 NW 50 STREET
FORT LAUDERDALE, FLORIDA 33309
(954) 484-7777 FAX (954) 484-7834

CIVIL ENGINEER
CONSULTING ENGINEERING & SCIENCE, INC.
NORTH KENDALL DRIVE, SUITE 400
MIAMI, FLORIDA 33175
(305) 378-0051 FAX (305) 378-1583

OWNER:
MARGARITAVILLE HOLLYWOOD BEACH RESORT, LLC.
3501 N. OCEAN DRIVE
HOLLYWOOD, FLORIDA 33019

MARGARITAVILLE HOLLYWOOD BEACH RESORT
300 JOHNSON STREET
HOLLYWOOD BEACH, FLORIDA

SEAL:

ISSUED FOR: TAC REVIEW
DATE: 9/03/2010

REVISIONS:

No.	DATE	REMARKS

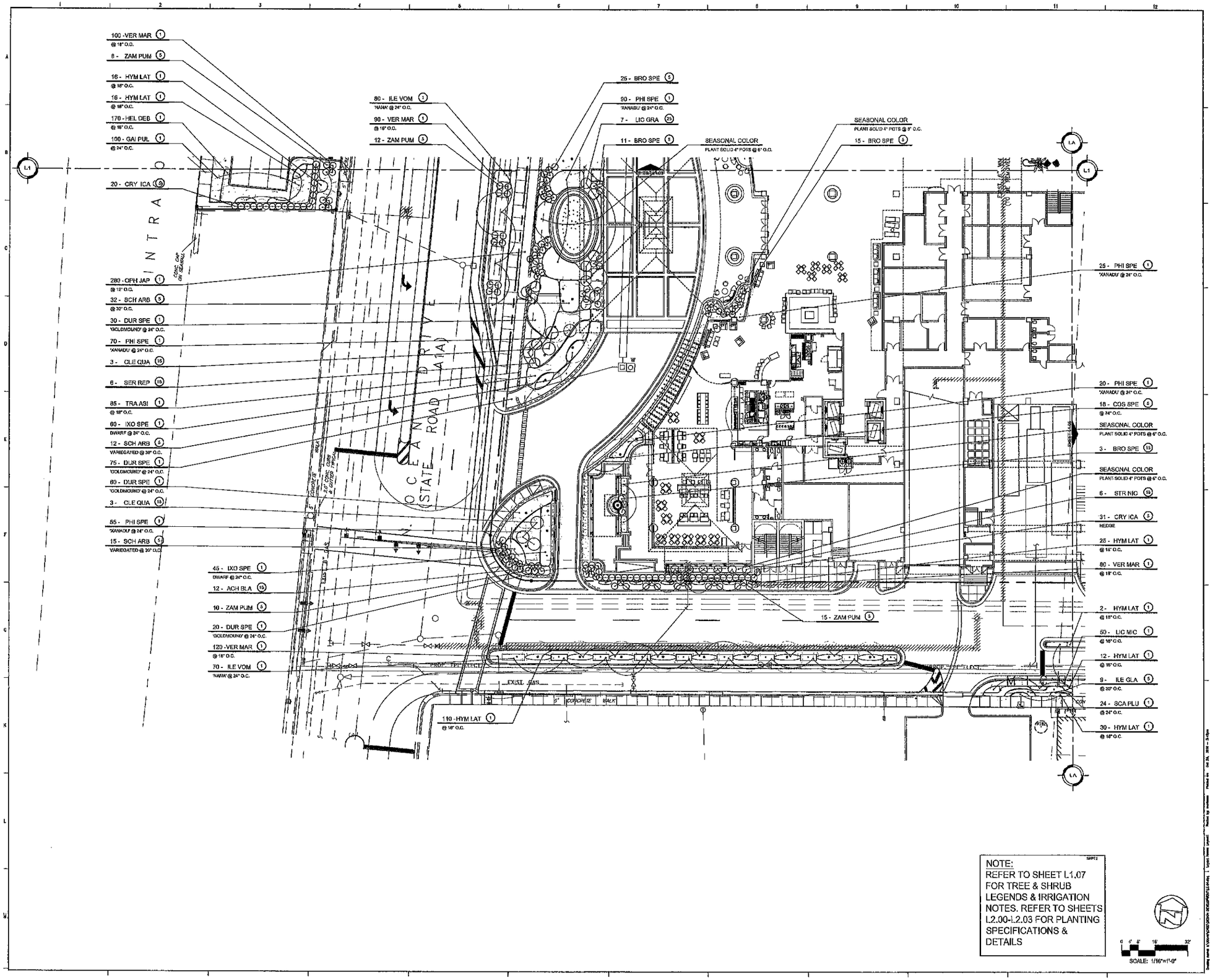
SHEET TITLE:
LANDSCAPE PLANTING PLAN - SHRUBS

ALL IDEAS, DESIGNS, ARRANGEMENTS, PLANS AND SPECIFICATIONS INDICATED OR REPRESENTED BY THIS DRAWING ARE OWNED BY, AND THE PROPERTY OF ADACHE GROUP ARCHITECTS, INC. AND WERE CREATED, EVOLVED AND DEVELOPED FOR USE ON, AND IN CONNECTION WITH, THE SPECIFIED PROJECT. NONE OF THESE IDEAS, PLANS, ARRANGEMENTS, AND SPECIFICATIONS SHALL BE USED BY OR DISCLOSED TO ANY PERSON, CORPORATION OR FIRM FOR ANY PURPOSE WHATSOEVER WITHOUT THE WRITTEN PERMISSION OF ADACHE GROUP ARCHITECTS VISUAL CONTACT WITH THESE PLANS OR SPECIFICATIONS SHALL CONSTITUTE CONCLUSIVE EVIDENCE OF ACCEPTANCE OF THESE RESTRICTIONS. ALL RIGHTS RESERVED. © 2010

FLORIDA LICENSE # AR0009073

DATE: 9/03/2010
SCALE: 1/16" = 1'-0"
DRAWN BY: MM
CHECKED BY: DA
JOB NO.: 10046

SHEET NO.:
L1.03



NOTE:
REFER TO SHEET L1.07 FOR TREE & SHRUB LEGENDS & IRRIGATION NOTES. REFER TO SHEETS L2.00-L2.03 FOR PLANTING SPECIFICATIONS & DETAILS

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

adache group architects

PROJECT DESIGN TEAM:

ARCHITECTS
ADACHE GROUP ARCHITECTS
650 SOUTH FEDERAL HIGHWAY FT. LAUDERDALE, FLORIDA 33301
PH.(954) 525-0133 FAX.(954) 726-6156
E-MAIL: info@adache.com

CREATIVE DESIGNER
PAT MCBRIDE CO.
11 BURGIE FARM RD.
MANCHESTER CENTER, VT. 05255
PH.(203)-618-7370/FAX.(203) 557-0700
E-MAIL: pat@marketdesigns.com

M.E.P. ENGINEER
TWR ENGINEERS
1200 S. RIDGELAND BLVD
MIAMI, FLORIDA 33325
PH.(305) 676-0929 FAX.(305) 893-0830
E-MAIL: bob@twrengineers.com

STRUCTURAL ENGINEER
TRC WORLDWIDE ENGINEERING
3550 NW 50 STREET
FORT LAUDERDALE, FLORIDA 33309
(954) 484-7777 FAX.(954)-484-7534

CIVIL ENGINEER
CONSULTING ENGINEERING & SCIENCE, INC.
10200 NORTH DIXIE, SUITE 100
MIAMI, FLORIDA 33175
(305) 278-0255 FAX.(305) 278-4553

OWNER:
MARGARITAVILLE HOLLYWOOD BEACH RESORT, LLC.
3601 N. OCEAN DRIVE
HOLLYWOOD, FLORIDA 33019

MARGARITAVILLE HOLLYWOOD BEACH RESORT
300 JOHNSON STREET
HOLLYWOOD BEACH, FLORIDA

SEAL:

ISSUED FOR: TAC REVIEW
DATE: 9/03/2010

REVISIONS:

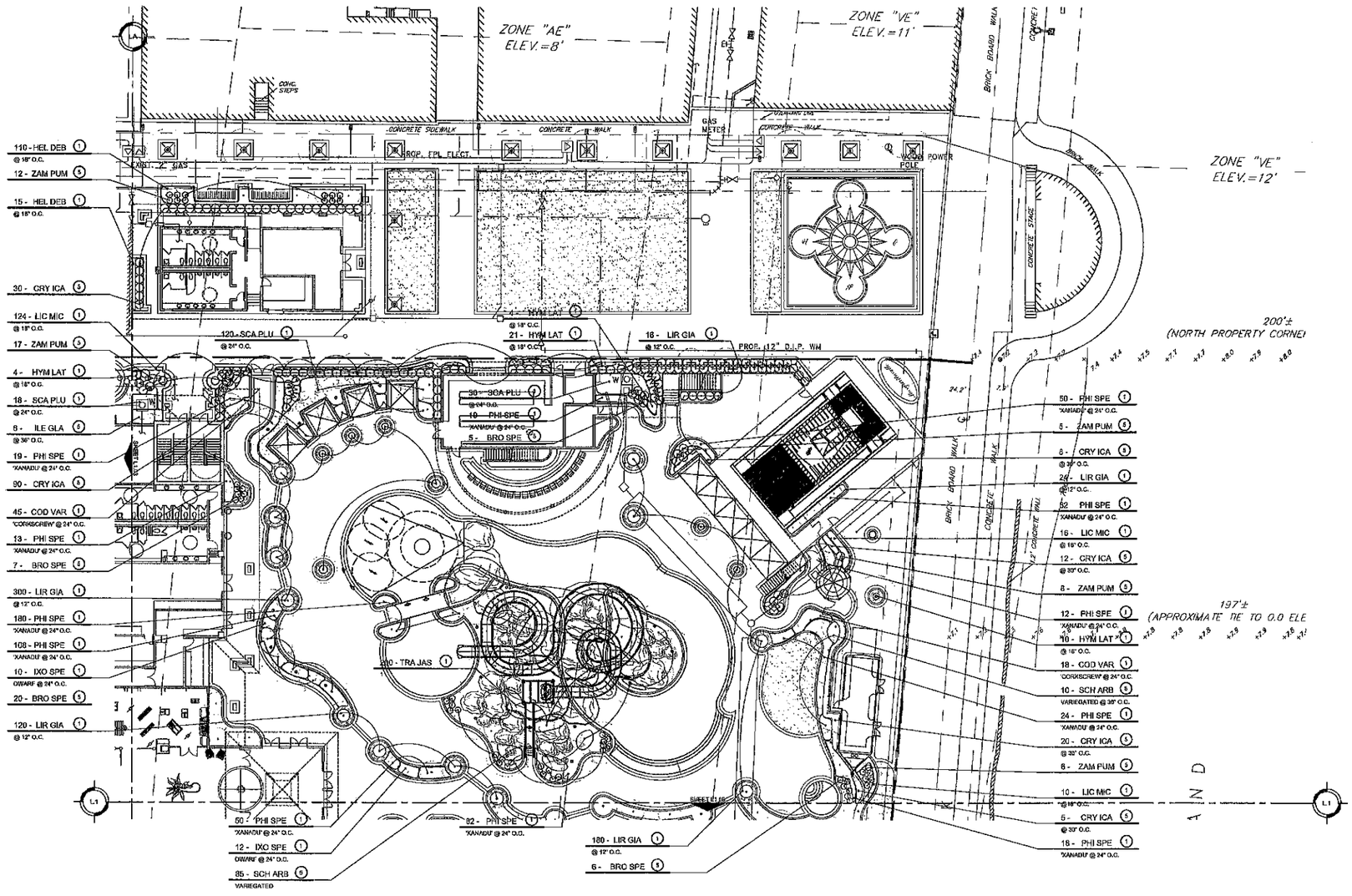
No.	DATE	REMARKS

SHEET TITLE:
LANDSCAPE
PLANTING PLAN - SHRUBS

ALL IDEAS, DESIGNS, ARRANGEMENTS, PLANS AND SPECIFICATIONS INDICATED OR REPRESENTED BY THIS DRAWING ARE OWNED BY, AND THE PROPERTY OF ADACHE GROUP ARCHITECTS, INC., AND WERE CREATED, EVOLVED AND DEVELOPED FOR USE ON, AND IN CONNECTION WITH, THE SPECIFIED PROJECT. NONE OF THESE IDEAS, PLANS, ARRANGEMENTS, AND SPECIFICATIONS SHALL BE USED BY OR DISCLOSED TO ANY PERSON, CORPORATION OR FIRM FOR ANY PURPOSE WHATSOEVER WITHOUT THE WRITTEN PERMISSION OF ADACHE GROUP ARCHITECTS. VISUAL CONTACT WITH THESE PLANS OR SPECIFICATIONS SHALL CONSTITUTE CONCLUSIVE EVIDENCE OF ACCEPTANCE OF THESE RESTRICTIONS. ALL RIGHTS RESERVED, © 2010
FLORIDA LICENSE # AR0007973

DATE: 9/03/2010
SCALE: 1/16" = 1'-0"
DRAWN BY: MM
CHECKED BY: DA
JOB NO.: 10046

SHEET NO.:
L1.04



NOTE:
REFER TO SHEET L1.07 FOR TREE & SHRUB LEGENDS & IRRIGATION NOTES. REFER TO SHEETS L2.00-L2.03 FOR PLANTING SPECIFICATIONS & DETAILS

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

adache group architects

PROJECT DESIGN TEAM:

ARCHITECTS
ADACHE GROUP ARCHITECTS
600 SOUTH FEDERAL HIGHWAY FT. LAUDERDALE, FLORIDA 33301
PH:(954) 525-5133 FAX:(954) 728-6169
E-MAIL: info@adachegroup.com

CREATIVE DESIGNER
PAT MCBRIDE CO.
11 BAKER FARM RD.
MANCHESTER CENTER, VT. 05255
PH:(305)676 2320 FAX:(305) 393-0709
E-MAIL: pat@mcbridedesign.com.com

M.E.P. ENGINEER
TWR ENGINEERS
5200 S. OADBLAND BLVD
MIAMI, FLORIDA 33166
PH: (305) 670-0520 FAX:(305) 670-0630
E-MAIL: tw@twrengineers.com

STRUCTURAL ENGINEER
TRC WORLDWIDE ENGINEERING
5000 NW 50 STREET
FORT LAUDERDALE, FLORIDA 33319
(954) 484-7777 FAX:(954)-484-7634

CIVIL ENGINEER
CONSULTING ENGINEERING & SCIENCE, INC.
10200 NEWDALL DRIVE, SUITE 100
MIAMI, FLORIDA 33176
(305) 378-0555 FAX:(305) 378-0563

OWNER:
MARGARITAVILLE HOLLYWOOD BEACH RESORT, LLC.
3501 N. OCEAN DRIVE
HOLLYWOOD, FLORIDA 33019

MARGARITAVILLE HOLLYWOOD BEACH RESORT
300 JOHNSON STREET
HOLLYWOOD BEACH, FLORIDA

SEAL:

ISSUED FOR: TAC REVIEW
DATE: 9/03/2010

REVISIONS:

No.	DATE	REMARKS

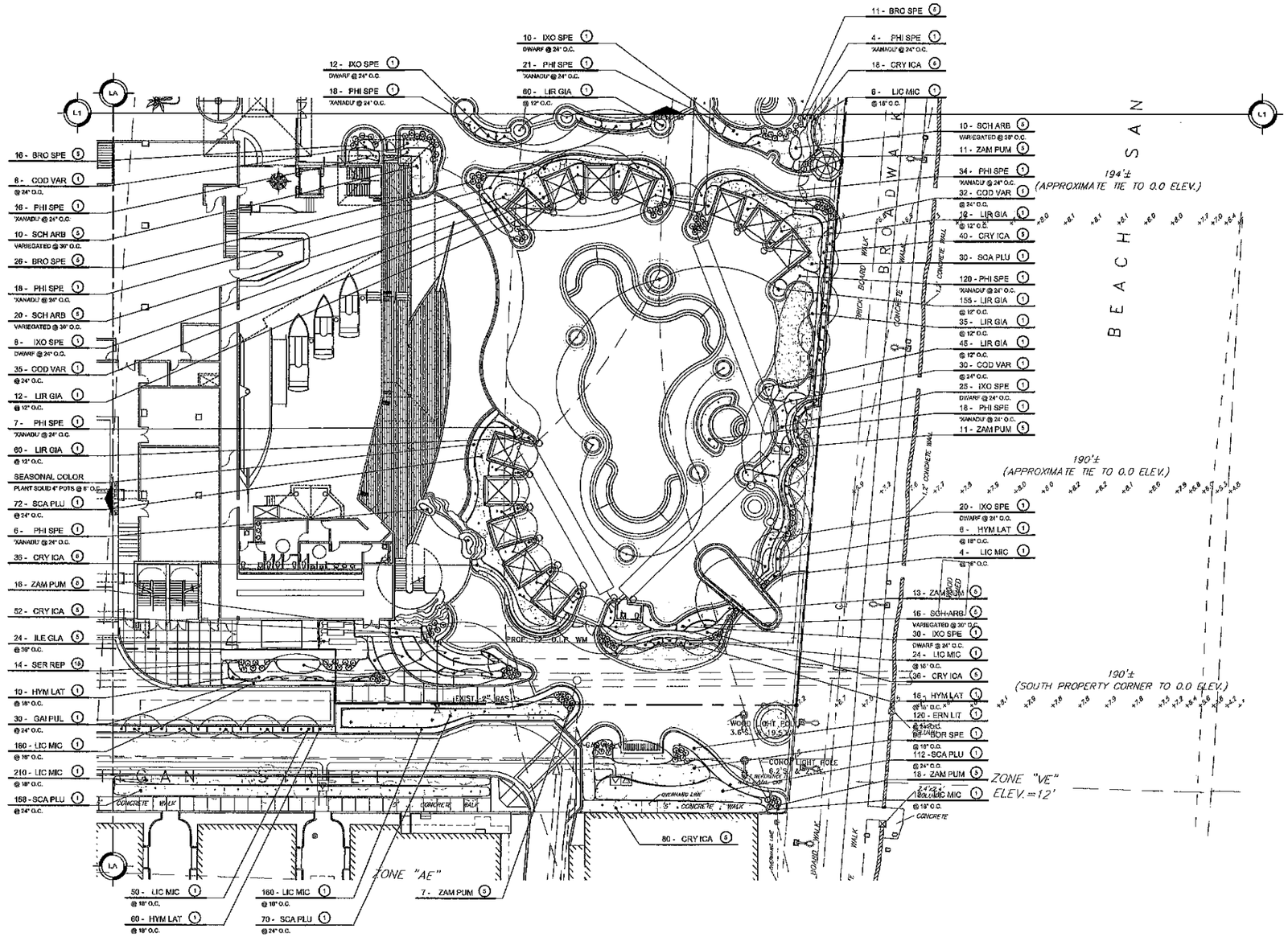
SHEET TITLE:
LANDSCAPE
PLANTING PLAN - SHRUBS

ALL IDEAS, DESIGNS, ARRANGEMENTS, PLANS AND SPECIFICATIONS INDICATED OR REPRESENTED BY THIS DRAWING ARE OWNED BY, AND THE PROPERTY OF ADACHE GROUP ARCHITECTS, INC. AND WERE CREATED, EVOLVED AND DEVELOPED FOR USE ON, AND IN CONNECTION WITH, THE SPECIFIED PROJECT. NONE OF THESE IDEAS, PLANS, ARRANGEMENTS, AND SPECIFICATIONS SHALL BE USED BY OR DISCLOSED TO ANY PERSON, CORPORATION OR FIRM FOR ANY PURPOSE WHATSOEVER WITHOUT THE WRITTEN PERMISSION OF ADACHE GROUP ARCHITECTS. VISUAL CONTACT WITH THESE PLANS OR SPECIFICATIONS SHALL CONSTITUTE CONCLUSIVE EVIDENCE OF ACCEPTANCE OF THESE RESTRICTIONS. ALL RIGHTS RESERVED, © 2010

FLORIDA LICENSE # AR0007073

DATE: 9/03/2010
SCALE: 1/16" = 1'-0"
DRAWN BY: MM
CHECKED BY: DA
JOB NO.: 10046

SHEET NO.:
L1.05



NOTE:
REFER TO SHEET L1.07 FOR TREE & SHRUB LEGENDS & IRRIGATION NOTES. REFER TO SHEETS L2.00-L2.03 FOR PLANTING SPECIFICATIONS & DETAILS

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

adache group architects

PROJECT DESIGN TEAM:

ARCHITECTS
ADACHE GROUP ARCHITECTS
501 SOUTH FEDERAL HIGHWAY FT. LAUDERDALE, FLORIDA 33301
PH.(954) 525-8183 FAX.(954) 728-8195
E-MAIL: info@adache.com

CREATIVE DESIGNER
PAT MCBRIDE CO.
11 BARGER FARM RD.
MANCHESTER CENTER, VT. 05255
PH.(802) 670-3381 FAX.(802) 362-0702
E-MAIL: pat@mcbridefordesign.com

M.E.P. ENGINEER
TWR ENGINEERS
6200 S. BOCA RATON BLVD
KENNA, FLORIDA 33155
PH.(305)670-0339 FAX.(305) 670-0630
E-MAIL: twr@twrengineers.com

STRUCTURAL ENGINEER
TRC WORLDWIDE ENGINEERING
3306 18th AVE STREET
FORT LAUDERDALE, FLORIDA 33305
(954) 484-7777 FAX.(954) 484-7434

CIVIL ENGINEER
CONSULTING ENGINEERING & SCIENCE, INC.
10200 SUNRISE DRIVE, SUITE 400
KENNA, FLORIDA 33178
(305) 378-5555 FAX.(305) 378-4553

OWNER: MARGARITAVILLE HOLLYWOOD BEACH RESORT, LLC.
3501 N. OCEAN DRIVE
HOLLYWOOD, FLORIDA 33019

MARGARITAVILLE HOLLYWOOD BEACH RESORT

300 JOHNSON STREET
HOLLYWOOD BEACH, FLORIDA

SEAL:

ISSUED FOR: TAC REVIEW
DATE: 9/03/2010

REVISIONS:

No.	DATE	REMARKS

SHEET TITLE:
LANDSCAPE PLANTING PLAN - SHRUBS

ALL IDEAS, DESIGNS, ARRANGEMENTS, PLANS AND SPECIFICATIONS INDICATED OR REPRESENTED BY THIS DRAWING ARE OWNED BY, AND THE PROPERTY OF ADACHE GROUP ARCHITECTS, INC. AND WERE CREATED, EVOLVED AND DEVELOPED FOR USE ON, AND IN CONNECTION WITH, THE SPECIFIED PROJECT. NONE OF THESE IDEAS, PLANS, ARRANGEMENTS AND SPECIFICATIONS SHALL BE USED BY OR DISCLOSED TO ANY PERSON, CORPORATION OR FIRM FOR ANY PURPOSE WHATSOEVER WITHOUT THE WRITTEN PERMISSION OF ADACHE GROUP ARCHITECTS. VISUAL CONTACT WITH THESE PLANS OR SPECIFICATIONS SHALL CONSTITUTE CONCLUSIVE EVIDENCE OF ACCEPTANCE OF THESE RESTRICTIONS. ALL RIGHTS RESERVED, © 2010

FLORIDA LICENSE # AR0007073

DATE: 9/03/2010
SCALE: 1/16" = 1'-0"
DRAWN BY: MM
CHECKED BY: DA
JOB NO.: 10046

SHEET NO.:
L1.06

TREE LEGEND

NATIVE	SYM.	BOTANICAL NAME	COMMON NAME	SIZE HEIGHT	SIZE WIDTH	QUANTITY	COMMENTS
YES	ACO WRI	ACOELORRHAPHE WRIGHTII	PAUROTIS PALM	-	-	3	RELOCATED
NO	ADO MER	ADONIDIA MERRILLII	CHRISTMAS PALM	8' C.T.	-	17	TRIPLE TRUNK - 10
NO	ADO MER	ADONIDIA MERRILLII	CHRISTMAS PALM	8' C.T.	-	6	-
NO	ARC ALE	ARCHONTOPHONIX ALEXANDRAE	ALEXANDER PALM	-	-	6	RELOCATED
NO	BAM SPE	BAMBUSA SPECIES	BAMBOO	10'	-	33	-
NO	BUC BUC	BUCIDA BUCERAS	BLACK OLIVE	-	-	2	RELOCATED
YES	BUR SIM	BURSEA SIMARUBA	GUMBO LIMBO	14'	8'	1	-
NO	CHR LUT	CHRYSALIDOCARPUS LUTESCENS	ARECA PALM	-	-	1	RELOCATED
YES	CHR ICA	CHRYSOBALANUS ICACO	COCO PLUM	8'	-	14	-
YES	CHR ICA	CHRYSOBALANUS ICACO	COCO PLUM	8'	-	19	-
YES	CHR OLI	CHRYSOPHLLUM OLIVIFORME	SATIN LEAF TREE	-	-	16	-
YES	CLU ROS	CLUSIA ROSEA	AUTOGRAPH TREE	14'	8'	31	MATCHING - 7
YES	COC DIV	COCCOLOBA DIVERSIFOLIA	PIGEON PLUM	14'	8'	56	-
YES	COC UVI	COCCOLOBA UVIFERA	SEA GRAPE	8'	6'	23	RELOCATED
NO	COC NUC	COCOS NUCIFERA	COCONUT PALM	-	-	46	RELOCATED
NO	COC NUC	COCOS NUCIFERA	COCONUT PALM	5' C.T.	-	2	-
NO	COC NUC	COCOS NUCIFERA	COCONUT PALM	10' C.T.	-	38	-
NO	COC NUC	COCOS NUCIFERA	COCONUT PALM	15' C.T.	-	15	-
NO	COC NUC	COCOS NUCIFERA	COCONUT PALM	14'	8'	3	-
YES	CON ERE	CONOCARPUS ERECTUS	SILVER BOTTONWOOD	-	-	9	RELOCATED
YES	CON ERE	CONOCARPUS ERECTUS	SILVER BOTTONWOOD	6'	6'	13	-
YES	CON ERE	CONOCARPUS ERECTUS	SILVER BOTTONWOOD	8'	6'	4	-
YES	EUG FOE	EUGENIA FOETIDA	SPANISH STOPPER	-	-	56	15 GAL.
YES	EUG RHO	EUGENIA RHOMBEA	RED STOPPER	-	-	65	15 GAL.
YES	QUE VIR	QUERCUS VIRGINIANA	LIVE OAK	10'	10'	6	-
NO	RHA EXC	RHAPIS EXCELSA	LADY PALM	7'	-	22	-
YES	ROY ELA	ROYSTONEA ELATA	FLORIDA ROYAL PALM	15' C.T.	-	22	-
YES	ROY REG	ROYSTONEA REGIA	ROYAL PALM	10'	-	13	RELOCATED
YES	SAB MIN	SABAL MINOR	DWARF/BLUE-STEM PALMETTO	3'	-	27	-
NO	SAB PAL	SABAL PALMETTO	CABAGE PALM	-	-	16	RELOCATED
NO	STR NIC	STRELITZIA NICOLAI	GIANT BIRD OF PARADISE	10'	6'	4	-
NO	STR NIC	STRELITZIA NICOLAI	GIANT BIRD OF PARADISE	8'	-	4	-
NO	SWI MAH	SWIETENIA MAHOGANI	MAHOGANI	-	-	3	RELOCATED
NO	TRA MAR	TRACHYCARPUS MARTIANUS	MARTIUS' FAN PALM	-	-	8	RELOCATED
NO	WAS ROB	WASHINGTONIA ROBUSTA	MEXICAN FAN PALM	-	-	7	RELOCATED
NO	WOD BIF	WODYETIA BIFURCATA	FOXTAIL PALM	8' C.T.	-	16	TRIPLE TRUNK
-	-	-	-	-	-	-	-
-	-	-	-	-	-	-	-

NOTES:
1. MINIMUM 60% OF TREES TO BE FLORIDA NATIVES & FLORIDA #1 OR BETTER
2. TREE QUANTITIES ARE SUBJECT TO CHANGE IN WORKING DRAWINGS

SHRUB LEGEND

NATIVE	SYM.	BOTANICAL NAME	COMMON NAME	SIZE 1G	3G	6G	15G	COMMENTS
NO	ACH BLA	ACHMEA 'BLANCHEIANA'	ORANGE BROMELIAD	-	-	24	-	-
YES	BOR SPE	BORRICHIA SPECIES	SEA-OXEYE DAISY	98 -	-	-	-	@ 18" O.C.
NO	BRO SPE	BROMELLIAD SPECIES	BROMELLIAD	-	-	182	30	-
NO	CLE QUA	CLERODENDRUM QUADDRILOCULARE	STARBURST BUSH	-	-	-	9	-
YES	COC ARG	COCCOTHRINAX ARGENTATA	SILVER PALM	-	-	12	-	-
NO	COD VAR	CODIAEUM VARIEGATUM 'CORKSCREW'	CROTON	168	-	-	-	@ 24" O.C.
NO	COS SPE	COSTUS SPECIES	N.C.N.	-	-	38	-	@ 24" O.C.
YES	CRY ICA	CRYSOBALANUS ICACO	COCOPLUM	-	-	595	-	-
NO	DUR SPE	DURANTA SPECIES 'GOLD MOUND'	GOLD MOUND DURANTA	382	-	-	-	@ 24" O.C.
YES	ERN LIT	ERNODEA LITTORALIS	GOLDEN CREEPER	120	-	-	-	@ 24" O.C.
YES	GAI PUL	GAILLARDIA PULCHELLA	YELLOWTOP	172	-	-	-	@ 24" O.C.
YES	HEL DEB	HELIANTHUS DEBILIS	DUNE SUN FLOWER	348	-	-	-	@ 18" O.C.
NO	HEL SPE	HELICONIA SPECIES	HELICONIA	-	-	-	16	-
YES	HYM LAT	HYMENOCALLIS LATIFOLIA	SPIDER LILY	545	-	-	-	@ 18" O.C.
YES	ILE GLA	ILEX GLABRA	GALLBERRY	-	-	86	-	@ 36" O.C.
YES	ILE VOM	ILEX VOMITORIA 'NANA'	DWARF YAUPON HOLLY	420	-	-	-	@ 24" O.C.
NO	IXO SPE	IXORA SPECIES 'DWARF'	DWARF IXORA	377	-	-	-	@ 24" O.C.
NO	LIC GRA	LICULA GRANDIS	N.C.N.	-	-	-	-	10 - 25G.
YES	LIC MIC	LICANIA MICHAUXII	GOPHER APPLE	881	-	-	-	@ 18" O.C.
NO	LIR GIG	LIRIOPE GIGANTEA	GIANT LILY TURF	1258	-	-	-	@ 12" O.C.
NO	OPH JAP	OPHIOPOGON JAPONICUS	MONDO GRASS	780	-	-	-	@ 12" O.C.
NO	PHI SPE	PHILIODENDRON SPECIES 'XANADU'	PHILIODENDRON	1458	-	-	-	@ 24" O.C.
YES	SCA PLU	SCAEVOLA PLUMERI	INKBERRY	778	-	-	-	@ 24" O.C.
NO	SCH ARB	SCHEFFLERA ARBORICOLA VAR.	HAWAIIAN ELF SCHEFFLERA	-	-	295	-	@ 30" O.C.
YES	SER REP	SERENOA REPENS	SAW PALMETTO	-	-	-	25	-
NO	STR NIC	STRELITZIA NICOLAI	GIANT BIRD OF PARADISE	-	-	-	6	-
NO	TRA ASI	TRACHELOSPERMUM ASIATICUM	ASIAN JASMINE	150	-	-	-	@ 18" O.C.
NO	TRA JAS	TRACHELOSERMUM JASMINOIDES	CONFEDERATE JASMINE	200	-	-	-	-
YES	VER MAR	VERBENA MARITIMA	BEACH VERBENA	1775	-	-	-	@ 18" O.C.
YES	ZAM PUR	ZAMIA PUMILA	COONTIE	-	-	227	-	-

NOTES:
1. MINIMUM 60% OF SHRUBS TO BE FLORIDA NATIVES & & FLORIDA #1 OR BETTER
2. SHRUB QUANTITIES ARE SUBJECT TO CHANGE IN WORKING DRAWINGS

IRRIGATION NOTES:

1. ALL LANDSCAPED AREAS WILL BE PROVIDED 100% IRRIGATION COVERAGE WITH AN AUTOMATIC IRRIGATION SYSTEM USING STAND - ALONE CONTROLLERS.

2. SHRUBS WILL BE CIRCUITED ON SEPARATE ZONES FROM TREES THEREBY CREATING SEPARATE HYDROZONES.

3. ALL IRRIGATED AREAS WILL BE SUPPLIED BY DOMESTIC WATER.

4. ALL CONTROL VALVES, GATE VALVES, QUICK COUPLING VALVES, AND DRIP VALVE ASSEMBLIES WILL BE INSTALLED IN SEPARATE VALVE BOXES.

5. WHERE TURF OR FLATTENED GROUND COVER IS INTRODUCED INTO THE LANDSCAPE, STANDARD SPRAY HEADS WILL BE USED WITH INTEGRAL CHECK VALVES TO PREVENT LOW HEAD DRAINAGE.

6. ALL TURF AREAS WILL BE DESIGNED USING STANDARD SPRAY HEAD ON 6" POP - UP BODIES WITH APPROPRIATE SPACING TO ACCOMMODATE THE SPECIFIC AREAS TO PREVENT OVERTHROW ONTO ADJACENT HARDSCAPE ELEMENTS.

7. GROUND COVER AREAS WILL BE DESIGNED USING A COMBINATION OF FIXED SPRAY HEAD, BOTH 12" POP - UPS ALONG WALKS, DRIVES, AND RELATED HARDSCAPE AND STANDARD RISERS WHERE THERE IS NO CONTACT WITH THE PUBLIC.

8. THE CONTROLLERS WILL BE ELECTRIC, WALL MOUNTED INSIDE A STAINLESS STEEL VANDAL RESISTANT ENCLOSURE.

9. THE CONTROLLER ENCLOSURES WILL BE LOCATED IN STRATEGIC LOCATIONS THROUGHOUT THE LANDSCAPE WITH LINE OF SIGHT OF ALL CONTROLLED AREAS.

10. ALL IRRIGATION DESIGN WILL BE CONSTRUCTED IN ACCORDANCE WITH THE CITY OF HOLLYWOOD CODE OF ORDINANCES AND THE REGULATIONS OF THE SOUTH FLORIDA WATER MANAGEMENT DISTRICT.

LANDSCAPE DATA

DESCRIPTION	PLANTING REQUIRED	PROVIDED
OPEN SPACE		
1 TREE PER 1,000 S.F. PERVIOUS AREA: (30,513 S.F.)	31	332
PERIMETER LANDSCAPE		
PERIMETER BUFFER - 1 TREE PER 20 L.F. (2404 L.F.)	60	117
STREET FRONTAGE - 1 TREE PER 50 L.F. (2054 L.F.)	41	136
INTERIOR LANDSCAPE FOR VEHICULAR USE AREA		
INTERNAL PLANTING - 1 TREE PER 5 PARKING SPACES (6 PARKING SPACES)	2	17
PERIMETER SCREEN PLANTING - 1 TREE PER 20 L.F. (129 L.F.)	7	10
TERMINAL ISLAND - 1 TREE PER 190 S.F. (628 S.F.)	4	15
INTERIOR LANDSCAPE AREA - 25% OF VEHICULAR USE AREA (3033 S.F./4863 S.F.)	1216 S.F.	3033 S.F.
TOTAL TREES	165	627
NATIVE TREES - 60% MIN. OF TOTAL TREES PROVIDED	376	378 (60%)
TOTAL SHRUBS	-	11,426
NATIVE SHRUBS - 50% MIN. OF TOTAL PROVIDED	5713	6079 (53%)

adache group architects

PROJECT DESIGN TEAM:

ARCHITECTS
ADACHE GROUP ARCHITECTS
550 SOUTH FEDERAL HIGHWAY FT. LAUDERDALE, FLORIDA 33301
PH.(954) 525-6133 FAX.(954) 726-8159
E-MAIL: info@adacha.com

CREATIVE DESIGNER
PAT MCBRIDE CO.
11 BAKER FARM RD.
MANCHESTER CENTER, VT. 05255
PH.(305) 670-2370 FAX.(305) 362-0700
E-MAIL: pat@macbridedesign.com

M.E.P. ENGINEER
TWR ENGINEERS
9200 S. DADELAND BLVD
MIAMI, FLORIDA 33156
PH.(305) 670-0520 FAX.(305) 670-0830
E-MAIL: bu@twrengineers.com

STRUCTURAL ENGINEER
TRC WORLDWIDE ENGINEERING
3500 NW 56 STREET
FORT LAUDERDALE, FLORIDA 33309
(954) 484-7777 FAX.(954) 484-7834

CIVIL ENGINEER
CONSULTING ENGINEERING & SCIENCE, INC.
10700 KENDALL DRIVE, SUITE 400
MIAMI, FLORIDA 33176
(305) 378-5555 FAX.(305) 270-4553

OWNER: MARGARITAVILLE HOLLYWOOD BEACH RESORT, LLC.
3501 N. OCEAN DRIVE
HOLLYWOOD, FLORIDA 33019

MARGARITAVILLE HOLLYWOOD BEACH RESORT
300 JOHNSON STREET
HOLLYWOOD BEACH, FLORIDA

SEAL:

ISSUED FOR: TAC REVIEW
DATE: 9/03/2010

REVISIONS:

No.	DATE	REMARKS

SHEET TITLE:
LANDSCAPE - TREE LEGEND & IRRIGATION NOTES

ALL IDEAS, DESIGNS, ARRANGEMENTS, PLANS AND SPECIFICATIONS INDICATED OR REPRESENTED BY THIS DRAWING ARE OWNED BY, AND THE PROPERTY OF ADACHE GROUP ARCHITECTS, INC. AND WERE CREATED, EVOLVED AND DEVELOPED FOR USE ON, AND IN CONNECTION WITH, THE SPECIFIED PROJECT. NONE OF THESE IDEAS, PLANS, ARRANGEMENTS, AND SPECIFICATIONS SHALL BE USED BY OR DISCLOSED TO ANY PERSON, CORPORATION OR FIRM FOR ANY PURPOSE WHATSOEVER WITHOUT THE WRITTEN PERMISSION OF ADACHE GROUP ARCHITECTS VISUAL CONTACT WITH THESE PLANS OR SPECIFICATIONS SHALL CONSTITUTE CONCLUSIVE EVIDENCE OF ACCEPTANCE OF THESE RESTRICTIONS. ALL RIGHTS RESERVED, © 2010
FLORIDA LICENSE # AR0007073

DATE: 9/03/2010
SCALE: 1" = 30'-0"
DRAWN BY: MM
CHECKED BY: DA
JOB NO.: 10046

SHEET NO.:
L1.07

LANDSCAPE PLANTING

PART 1 GENERAL

1.01 WORK COVERED:

THE WORK UNDER THIS SECTION SHALL INCLUDE ALL LABOR, MATERIALS, AND EQUIPMENT REQUIRED TO COMPLETE ALL LANDSCAPE WORK AS INDICATED ON THE DRAWINGS AND AS SPECIFIED HEREIN. WORK INCLUDES, BUT IS NOT LIMITED TO, THE FOLLOWING:

A. FINE GRADING OF ALL PLANTING AREAS.

B. SOIL PREPARATION AND FERTILIZATION.

C. FURNISHING AND INSTALLING TREES AND PALMS.

D. FURNISHING AND INSTALLING SHRUBS AND GROUND COVER.

E. FURNISHING AND INSTALLING POTTERY AND SPECIALTY PLANTS IN POTS.

F. STAKING OR GUYING OF TREES.

G. PROTECTION, MAINTENANCE AND GUARANTEE AS SPECIFIED.

H. ALL WORK OF EVERY DESCRIPTION MENTIONED IN THE SPECIFICATIONS AND/OR AMENDMENTS THERETO, AND ALL OTHER SATISFACTORY COMPLETION OF THE WORK AS DETERMINED BY THE OWNER INCLUDING CLEAN UP OF THE SITE.

I. CONTRACTOR, AND OTHER SUB-CONTRACTORS AS REQUIRED TO PROPERLY COMPLETE THE WORK.

J. PREPARATION AND SUBMITTAL OF CONSTRUCTION SCHEDULES AND PLANT MATERIAL DELIVERY SCHEDULES TO COMPLETE WORK ACCORDING TO THE GENERAL CONTRACTOR'S COMPLETION SCHEDULE.

1.02 RELATED WORK IN OTHER SECTIONS
EXAMINE ALL SECTIONS FOR WORK RELATED TO WORK OF THIS SECTION.

A. TREE SALVAGE & PRESERVATION SPECIFICATIONS, REFER TO L2.01

B. LANDSCAPE DRAINAGE, REFER TO SECTION 02905.

C. DRAWINGS AND GENERAL PROVISION OF CONTRACT, INCLUDING GENERAL AND SUPPLEMENTARY CONDITIONS AND REQUIREMENTS OF DIVISION 1 SPECIFICATIONS APPLY TO WORK OF THIS SECTION.

1.03 QUALITY ASSURANCE

A. TEST LABORATORY:

1. A SOILS ANALYSIS OF EXISTING ON-SITE SOIL IF REQUESTED WILL BE MADE AVAILABLE BY THE OWNER.

2. AN ANALYSIS OF IMPORTED TOP SOIL AND ORGANIC SOIL AMENDMENTS IS REQUIRED PRIOR TO SHIPPING AND SHALL BE PERFORMED BY A QUALIFIED SOILS LAB AND THE RESULTS GIVEN TO THE LANDSCAPE ARCHITECT FOR APPROVAL.

3. THE OWNER MAY ORDER FERTILITY TESTS OF SOIL PREPARATION AREAS, PREPARED BACKFILL MIX AREAS, AND IMPORT SOIL AREAS AFTER COMPLETION OF PLANTING TO ASSURE ALL SPECIFIED AMENDMENTS HAVE BEEN PROVIDED. TESTS SHALL BE PERFORMED BY A QUALIFIED SOILS LAB. (THE COST OF SOIL TESTS THAT FAIL SHALL BE BORNE BY THE LANDSCAPE CONTRACTOR).

4. SAMPLES OF ALL MATERIALS SHALL BE SUBMITTED TO THE LANDSCAPE ARCHITECT FOR REVIEW AND APPROVAL. DELIVERY MAY BEGIN UPON APPROVAL OF SAMPLES. SAMPLES SHALL INCLUDE BUT NOT BE LIMITED TO FERTILIZERS AND SOIL AMENDMENTS, PLANT MATERIAL AND ANY OTHER MATERIALS INDICATED HEREIN.

5. CERTIFICATES: THE LANDSCAPE CONTRACTOR SHALL FURNISH A CERTIFICATE OF DELIVERY SLIP WITH EACH DELIVERY OF MATERIAL IN CONTAINERS OR IN BULK. CERTIFICATE SHALL STATE SOURCE, QUANTITY, OR WEIGHT, TYPE AND ANALYSIS AND DATE OF DELIVERY. DELIVER ALL CERTIFICATES TO THE LANDSCAPE ARCHITECT.

6. NO SUBSTITUTIONS WILL BE PERMITTED WITHOUT THE APPROVAL OF THE OWNER OR LANDSCAPE ARCHITECT. REJECTED MATERIALS SHALL BE REMOVED FROM THE SITE BY THE LANDSCAPE CONTRACTOR.

1.04 JOB CONDITIONS

A. PROTECTION:

1. PROTECT THE OWNER'S PROPERTY FROM INJURY OR LOSS. ANY DAMAGE TO EXISTING PROPERTY (BUILDINGS, UTILITIES, ETC.) OR PLANTING (TREES, SHRUBS, LAWN OR GROUND COVER) CAUSED BY THE LANDSCAPE CONTRACTOR DURING HIS OPERATION OR AS A RESULT OF MALFUNCTION OF INSTALLED WORK DURING THE GUARANTEE PERIOD SHALL BE REPAIRED AT LANDSCAPE CONTRACTOR'S EXPENSE.

7. CAUSE MINIMUM INTERFERENCE WITH WORKMEN, MATERIALS, OR OTHER EQUIPMENT OF OTHER TRADES ON THE PROJECT.

8. LANDSCAPE WORK SHALL NOT BEGIN UNTIL ALL CONSTRUCTION ADJACENT TO THE PLANTING AREAS HAS BEEN COMPLETED UNLESS OTHERWISE DIRECTED BY OWNER OR GENERAL CONTRACTOR (GENERAL CONTRACTOR WILL PROVIDE A DETAILED SCHEDULE TO SUCCESSFUL BIDDER).

PART 2: PRODUCTS

2.01 GENERAL

IT IS THE INTENT OF THIS SPECIFICATION THAT ALL MATERIALS HEREIN SPECIFIED AND SHOWN ON THE DRAWINGS SHALL BE OF THE HIGHEST QUALITY AVAILABLE AND MEETING THE REQUIREMENTS SPECIFIED.

2.02 SOIL MATERIALS

A. ORGANIC SOIL AMENDMENT SHALL BE GROUND ORGANIC MATERIAL, BIOLOGICALLY ACTIVE, COMPOSTED, 3/8" MINUS, PATHOGEN AND WEED FREE AND ONE OF THE FOLLOWING OPTIONS OR APPROVED EQUIVALENT. LANDSCAPE CONTRACTOR SHALL SUBMIT TWO (2) - 1 QUART SAMPLES AND TWO (2) COPIES OF PRODUCT LITERATURE, LAB ANALYSIS AND REPORTS TO LANDSCAPE ARCHITECT FOR REVIEW AND APPROVAL.

B. PLANTER MULCH (TOP DRESSING) SHALL BE SHREDDED BARK MULCH. MULCH SHALL BE GROUND ORGANIC MATERIAL, BIOLOGICALLY ACTIVE, COMPOSTED AND PATHOGEN AND WEED FREE. LANDSCAPE CONTRACTOR SHALL SUBMIT TWO (2) - 1 QUART SAMPLES AND TWO (2) COPIES OF PRODUCT LITERATURE, LAB ANALYSIS AND REPORTS TO LANDSCAPE ARCHITECT FOR REVIEW AND APPROVAL.

C. PEAT MOSS SHALL BE SPHAGNUM PEAT MOSS, CANADIAN OR EUROPEAN VARIETY, FREE FROM ALKALI.

D. COMMERCIAL FERTILIZERS SHALL BE COMPLETE FERTILIZERS 16-6-8, 17-13-5 OR OTHER BREAKDOWNS AS REQUIRED.

E. FERTILIZER PLANTING TABLETS SHALL BE GRO-LIFE 7-GRAM TABLETS OR TRI-C "MYCO-PAK" FOR TREES, PALMS AND SHRUBS.

F. GRO-POWER, GROLIFE AND GRO-POWER PLUS AS MANUFACTURED BY GRO-POWER (900) 393-3744. MYCO-PAK AS MANUFACTURED BY TRI-C ENTERPRISES (800) 927-3311.

2.03 PLANT MATERIALS

A. PLANT MATERIALS INCLUDING TREES, PALMS, SHRUBS AND GROUND COVERS SHALL BE FURNISHED BY THE LANDSCAPE CONTRACTOR IN THE QUANTITIES AND/OR SPACING AS SHOWN OR NOTED FOR EACH LOCATION, AND SHALL BE OF THE SPECIES, KINDS, SIZES, ETC., AS SYMBOLIZED AND/OR DESCRIBED IN THE "PLANT MATERIAL LEGEND" AND AS INDICATED ON THE DRAWINGS. THE LANDSCAPE ARCHITECT HAS PREPARED THIS LIST ONLY AS A CONVENIENCE TO THE LANDSCAPE CONTRACTOR AND ASSUMES NO RESPONSIBILITY FOR ITS ACCURACY. THE LANDSCAPE CONTRACTOR SHALL BE RESPONSIBLE TO VERIFY ALL SIZES AND QUANTITIES DIRECTLY FROM THE PLANS.

B. ALL PLANT MATERIALS SHALL BE HEALTHY, VIGOROUS, WITH A GOOD ROOT SYSTEM, AND SHALL BE FREE FROM INSECTS, VERMIN, PESTS OR DISEASE. ALL PLANT MATERIAL SHALL HAVE BEEN REVIEWED AND RELEASED BY THE COUNTY AGRICULTURAL INSPECTOR PRIOR TO DELIVERY TO THE JOB. PLANT MATERIAL SUPPLIER SHALL BE RESPONSIBLE TO COMPLY WITH THE REQUIREMENTS OF ANY AGRICULTURAL DEPARTMENT OR OTHER AGENCIES HAVING JURISDICTION OVER THE TRANSPORTATION OR CERTIFICATION OF PLANT MATERIAL BEING SUPPLIED TO THE PROJECT.

C. CONTAINER STOCK SHALL HAVE GROWN IN CONTAINERS FOR AT LEAST 6 MONTHS, BUT NOT OVER 3 YEARS. SAMPLES SHALL BE SHOWN TO PROVE THAT NO ROOT BOUND CONDITIONS PREVAIL. NO CONTAINER PLANTS THAT HAVE CRACKED OR BROKEN BALLS OF EARTH WHEN TAKEN FROM CONTAINERS SHALL BE PLANTED EXCEPT ON SPECIAL APPROVAL OF THE LANDSCAPE ARCHITECT.

D. BALLED AND BURLAPPED STOCK IS TO BE PROVIDED WITH ROOTBALLS OF SUFFICIENT SIZE FOR THE VARIETY OF PLANT. HARVESTING SHALL OCCUR AT THE PROPER TIME OF YEAR AND ACCORDING TO BEST HORTICULTURAL PRACTICES FOR THE PARTICULAR VARIETY OF PLANT. ROOTBALLS ARE TO BE FIRM, FULLY COVERED WITH BURLAP AND SECURELY TIED. WHEN NECESSARY, WOOD PLATFORMS ARE TO BE PROVIDED TO SUPPORT ROOTBALLS.

E. IT SHALL BE THE LANDSCAPE CONTRACTOR'S RESPONSIBILITY TO COORDINATE WITH THE MATERIAL SUPPLIERS THE DELIVERY OF ALL PLANTING MATERIAL TO THE SITE AND TO TRANSPORT ALL PLANT MATERIAL TO THE FINAL LOCATION ON SITE INCLUDING ALL NECESSARY EQUIPMENT AND LABOR, PLANTS SHALL BE PROTECTED IN TRANSIT AND AFTER DELIVERY TO THE PROJECT SITE. PLANTS IN BROKEN CONTAINERS WILL NOT BE ACCEPTED, AND PLANTS WITH BROKEN BRANCHES OR INJURED TRUNKS WILL BE REJECTED.

F. IT SHALL BE THE LANDSCAPE CONTRACTOR'S RESPONSIBILITY TO MAINTAIN PLANT MATERIAL AFTER IT HAS BEEN DELIVERED TO THE SITE. REFER TO SECTION 3.14 GUARANTEE AND REPLACEMENT.

G. ALL GROUND COVERS, SHALL BE FURNISHED BY THE LANDSCAPE CONTRACTOR IN QUANTITIES AND/OR SPACING AS INDICATED ON THE PLAN OR NOTED FOR EACH LOCATION AND SHALL BE OF SPECIES, TYPES, SIZES, ETC. AS SYMBOLIZED ON THE PLAN OR DESCRIBED IN THE PLANT LIST. GROUND COVERS SHALL BE APPROVED BY THE LANDSCAPE ARCHITECT AT THEIR NURSERY SOURCES PRIOR TO SHIPPING.

H. THE LANDSCAPE CONTRACTOR SHALL SUBMIT PHOTOGRAPHS OF THE SHRUBS AND VINES REQUIRED FOR THE PROJECT TO THE LANDSCAPE ARCHITECT FOR REVIEW AND APPROVAL. ALL PLANT MATERIAL SHALL MEET OR EXCEED THE MEASUREMENTS SPECIFIED IN THE SHRUB LEGEND. PHOTOGRAPHS SHALL BE SUBMITTED PRIOR TO THE MATERIAL BEING SHIPPED TO THE SITE. AFTER APPROVAL OF THE PHOTOGRAPHS, THE LANDSCAPE ARCHITECT RESERVES THE RIGHT TO REVIEW THE PLANT MATERIAL AT THE SUPPLIER. BASED ON THESE REVIEWS, THE LANDSCAPE ARCHITECT MAY REJECT GROUPS OF PLANTS DETERMINED TO BE SUB-STANDARD.

I. ALL PLANT MATERIAL SHALL BE FLORIDA NO 1. OR BETTER

2.04 FIELD PROCURED PALMS

FOLLOWING ARE THE REQUIREMENTS FOR PROCUREMENT OF FIELD GROWN MEXICAN FAN PALMS AND "MEDJOOL" DATE PALMS BEING SUPPLIED TO THE PROJECT.

A. CERTIFICATION: PALM SUPPLIERS SHALL PROVIDE CERTIFICATION, PRIOR TO SHIPPING, THAT THE PALMS ARE HEALTHY, PEST AND DISEASE FREE (SUCH AS THE DISEASE FUSARIUM), AND REPORT ON THE NUTRITIONAL STATUS OF THE PALM. TRUNKS SHALL BE FREE FROM SCARS, STEM SPLIT, NEGATIVE STEM TAPER VARIANCE, STRESS MARKS, TRUNK CANKERS OR MECHANICAL WOUNDS. THE CERTIFICATION IS TO BE COMPLETED BY AN APPROVED PATHOLOGIST AND SHALL BE SUPPLIED PRIOR TO SHIPMENT OF PALMS. A CERTIFICATE OF QUARANTINE COMPLIANCE ISSUED BY THE APPLICABLE STATE AGRICULTURE DEPARTMENT FROM THE POINT OF ORIGIN SHALL ACCOMPANY THE PALM SHIPMENT.

B. THE LANDSCAPE CONTRACTOR SHALL SUBMIT PHOTOGRAPHS OF THE PALM TREES TO THE LANDSCAPE ARCHITECT FOR REVIEW AND APPROVAL OF THE PALMS. PHOTOGRAPHS SHALL BE SUBMITTED PRIOR TO THE MATERIAL BEING SHIPPED TO THE SITE.

C. AFTER APPROVAL OF THE PHOTOGRAPHS THE LANDSCAPE ARCHITECT RESERVES THE RIGHT TO REVIEW THE PALM TREES AT THE SUPPLIER. BASED ON THESE REVIEWS, THE LANDSCAPE ARCHITECT MAY REJECT PALMS DETERMINED TO BE SUB-STANDARD.

D. PALM TREES WILL BE INSPECTED WHEN THEY ARRIVE AT THE SITE BY THE LANDSCAPE ARCHITECT OR HIS AUTHORIZED REPRESENTATIVE. PALMS THAT HAVE BEEN DAMAGED DURING HANDLING AND SHIPPING AS DETERMINED BY THE LANDSCAPE ARCHITECT WILL BE REJECTED. IT WILL BECOME THE RESPONSIBILITY OF THE LANSCAPE CONTRACTOR TO REMOVE THE REJECTED PALM TREES FROM THE SITE. REJECTED PALMS SHALL BE REPLACED BY THE LANDSCAPE CONTRACTOR AT NO ADDITIONAL COST TO THE OWNER

E. ROOTBALL REQUIREMENTS:

1. REQUIREMENTS FOR MEXICAN FAN PALM ROOTBALLS:

MINIMUM ROOTBALL SIZE

10' - 15'	BROWN TRUNK	2 1/2' CUBED
16' - 20'	BROWN TRUNK	3' CUBED
21' - 30'	BROWN TRUNK	3 1/2' CUBED
31' - +	BROWN TRUNK	4' CUBED

2. REQUIREMENTS FOR DATE PALM ROOTBALLS:

MINIMUM ROOTBALL SIZE

15'	BROWN TRUNK	4' X 4' X 5' DEEP
16' - 20'	BROWN TRUNK	4 ½' X 4 ½' X 5' DEEP
21' - 25'	BROWN TRUNK	5' X 5' X 5' DEEP
20' - 30'	BROWN TRUNK	5½' X 5 ½' X 5' DEEP
31' +	BROWN TRUNK	6' X 6' X 6' DEEP

3. REQUIREMENTS FOR CANARY ISLAND DATE PALM ROOTBALLS:

MINIMUM ROOTBALL SIZE

15' - 20'	B.T.H.	5' X 5' X 5' DEEP
21' - 25'	B.T.H.	6' X 6' X 5' DEEP
26' - 30'	B.T.H.	7' X 7' X 5' DEEP
35'	B.T.H.	8' X 8' X 5' DEEP

WHEN CONDITIONS PERMIT, THE ROOTBALL SHALL BE DUG TO A DEPTH WHERE ROOTS END.

F. PALM TRUNKS:

1. ALLOWABLE VARIATION IN TRUNK HEIGHT OF MEXICAN: +/-1'. BROWN TRUNK HEIGHT (B.T.H.) IS DEFINED AS THE DISTANCE MEASURED FROM THE BASE OF THE PALM (SOIL LINE AT THE TRUNK) TO THE BASE OF THE LOWEST GREEN FROND.

2. THE TRUNKS OF MEXICAN FAN PALMS SHALL BE CLEAN AND SKINNED TO WITHIN 5' OF HEART LEAF, AFTER SKINNING, TRUNKS SHALL BE A MINIMUM OF 12" DIAMETER MEASURED AT 4' ABOVE ROOT CROWN AND HAVE A GENTLE TAPER UP TO THE HEAD OF THE TREE. TRUNKS OF CALIFORNIA FAN PALMS AFTER SKINNING SHALL BE A MINIMUM OF 30" DIAMETER MEASURED 4' ABOVE ROOT CROWN AND HAVE A GENTLE TAPER UP TO THE HEAD OF THE TREE. PALM TREES WITH THINNER CALIPER AND ELONGATED PETIOLES WILL NOT BE ACCEPTED. MECHANICAL SCARS WHICH PENETRATE INTO THE CONDUCTIVE TISSUE OF THE PALM TRUNK SHALL BE CAUSE FOR REJECTION OF THAT PALM TREE.

3. ALLOWABLE VARIATION IN TRUNK HEIGHT OF "MEDJOOL" DATE PALMS: +/- 2'. BROWN TRUNK HEIGHT (B.T.H.) IS DEFINED AS THE DISTANCE MEASURED FROM THE BASE OF THE PALM (SOIL LINE AT THE TRUNK) TO THE BASE OF THE LOWEST GREEN FROND.

4. THE TRUNKS OF "MEDJOOL" AND CANARY ISLAND DATE PALMS SHALL BE CLEAN STRAIGHT AND OF CONSISTENT DIAMETER. REMNANT PETIOLE BOOTS SHALL BE REMOVED FROM THE TRUNK TO WITHIN 4' OF THE HEART LEAF. THE PALM FROND PETIOLE BASES THAT ARE REMAINING AT THE TOP 4' OF TRUNK SHALL BE TRIMMED IN ORDER THAT THEY ARE UNIFORM IN LENGTH AND APPEARANCE. MECHANICAL SCARS WHICH PENETRATE INTO THE CONDUCTIVE TISSUE OF THE PALM TRUNK SHALL BE CAUSE FOR REJECTION OF THAT PALM TREE. EACH PALM SHALL HAVE A MINIMUM CALIPER OF 20 INCHES AND SHALL NOT VARY IN CALIPER MORE THAN 2 INCHES AT ANY POINT ALONG THE TRUNK.

5. THE TRUNKS OF CANARY ISLAND DATE PALMS SHALL BE CLEAN, STRAIGHT AND OF CONSISTENT DIAMETER. REMNANT PETIOLE BOOTS, SHALL BE REMOVED FROM THE TRUNK UP TO THE "PINEAPPLE". THE HEADS SHALL BE "PINEAPPLED" AND NO FRONDS SHALL BE REMOVED ABOVE A HORIZONTAL LINE. REFER ALSO TO NO. H.2 BELOW FOR ADDITIONAL INFORMATION REGARDING PRUNING. MECHANICAL SCARS WHICH PENETRATE INTO THE CONDUCTIVE TISSUE OF THE PALM TRUNK SHALL BE CAUSE FOR REJECTION OF THAT PALM TREE. EACH PALM SHALL HAVE A MINIMUM CALIPER OF 26 INCHES AND SHALL NOT VARY IN CALIPER MORE THAN 2 INCHES AT ANY POINT ALONG THE TRUNK.

G. HARVESTING:

1. ALL PALMS SHALL BE DUG BY HAND WITH A SHARP SPADE OR BY MACHINERY (TRENCHER SUCH AS A DITCH WITH RF40), ETC. TRENCHING WITH A BACKHOE IS NOT ACCEPTABLE. WHENEVER POSSIBLE AND ESPECIALLY IN HARDPAN AREAS, TREES SHALL BE DUG TO WHERE THEIR ROOTS END. DEAD AND OR ROOTS HANGING FROM THE ROOT BALL SHALL BE "SHAVED OFF" BY USE OF A SHARPENED SHOVEL. ANY TOOLS USED IN THE HARVESTING PROCESS, INCLUDING TRENCHERS, SHALL BE STERILIZED BETWEEN EACH PALM TREE VIA IMMERSION IN A SOLUTION OF 50% WATER AND 50% BLEACH.

2. NO TREES SHALL BE REMOVED FROM ANY GIVEN FIELD LOCATION WITHOUT FOLLOWING THE PRESCRIBED ROOT BALL SIZE OR BY ANY OTHER MEANS OF EXCAVATION NOT OUTLINED IN THIS SECTION AND MUST BE CERTIFIED BY THE PLANT PATHOLOGIST BEFORE REMOVING/PRUNING ANY FRONDS.

3. WHILE EXCAVATING ROOT BALLS, ALL CONSIDERATION SHALL BE GIVEN IN KEEPING THE ROOT MASS INTACT AND IN A RELATIVELY MOIST CONDITION. ALL TREES SHALL BE THOROUGHLY WATERED PRIOR TO HARVEST. BURLAPPING OF THE ROOT MASS IS REQUIRED DURING TRANSPORT ON HAULS GREATER THAN 200 MILES OR ON ANY PALM PROCURED FROM A SANDY SOIL CONDITION. FOR LOADS TRAVELING GREATER THAN 200 MILES, IT IS REQUIRED THAT BURLAP, SHADE CLOTH OR SARAN CLOTH (80% - 90% SHADE) SHALL BE WRAPPED AROUND THE CROWN FRONDS AND COVER THE ENTIRE ROOTBALL OF ALL PALM TREES.

H. PRUNING PROCEDURE:

1. WHEN HARVESTING MEXICAN FAN PALMS FROM THEIR NATIVE LOCATION, PRUNE THE FRONDS AS FOLLOWS:

WITH THE USE OF HAND LOPPERS AND HAND PRUNING SAWS, 30% (MAXIMUM) OF PALM FRONDS SHALL BE REMOVED DURING THE EXCAVATION PERIOD. NO TREE SHOULD HAVE ANY FROND CUT HIGHER THAN PARALLEL TO THE GROUND. ALL PALM FRONDS SHALL BE TIED IN AN UPRIGHT POSITION WITH 2-PLY TWINE. TWINE SHALL BE TIED HORIZONTALLY ACROSS PALM FRONDS. TWINE IS TO BE APPLIED TIGHT ENOUGH TO REMAIN TIED DURING ALL TRANSPORTING AND PLANTING PHASES OF WORK. PRUNING TOOLS (INCLUDING, BUT NOT LIMITED TO, CHAINSAWS, LOPPERS, PRUNING SAWS, SHOVELS, GLOVES) SHALL BE STERILIZED WITH A SOLUTION OF 50% WATER AND 50% BLEACH BETWEEN EACH PALM. IMMERSE CUTTING SURFACES IN THE CLOROX SOLUTION AND AGITATE AFTER IMMERSION. RINSE TOOL WITH WATER THOROUGHLY. NO PALMS WITH CLIPPED FROND TIPS WILL BE ACCEPTED. REMOVE ANY FRUIT/FLOWER STEMS EXISTING ON THE PALM.

2. WHEN HARVESTING "MEDJOOL" DATE PALMS FROM THEIR NATIVE LOCATION, PRUNE THE FRONDS AS FOLLOWS:
WITH THE USE OF HAND LOPPERS AND HAND PRUNING SAWS, 30% (MAXIMUM) OF PALM FRONDS SHALL BE REMOVED DURING THE EXCAVATION PERIOD. NO TREE SHOULD HAVE ANY FROND CUT HIGHER THAN 30 DEGREES ABOVE PARALLEL TO THE GROUND ("10:00\2:00"). A MINIMUM OF THREE (3) ROWS OF FRONDS BELOW THE CURRENT INFLORESCENCE (FRUIT/FLOWER) POSITION SHALL REMAIN ON THE TREE. REMOVAL OF RANDOM FRONDS TO FACILITATE CROWN TYING IS UNACCEPTABLE. FRONDS FROM PHOENIX GENUS PALMS SHALL BE REMOVED AFTER PALMS ARE APPROVED AND CERTIFIED TO BE FREE OF DISEASE BY THE PATHOLOGIST. ALL PALM FRONDS SHALL BE TIED IN AN UPRIGHT POSITION WITH 2-PLY TWINE. TWINE SHALL BE TIED HORIZONTALLY ACROSS PALM FRONDS. TWINE IS TO BE APPLIED TIGHT ENOUGH TO REMAIN TIED DURING ALL TRANSPORTING AND PLANTING PHASES OF WORK. PRUNING TOOLS (INCLUDING, BUT NOT LIMITED TO, CHAINSAWS, LOPPERS, PRUNING SAWS, SHOVELS, GLOVES) SHALL BE STERILIZED WITH A SOLUTION OF 50% WATER AND 50% CLOROX BLEACH BETWEEN EACH PALM. IMMERSE CUTTING SURFACES IN THE CLOROX SOLUTION AND AGITATE AFTER IMMERSION, RINSE TOOL WITH WATER THOROUGHLY. NO PALMS WITH CLIPPED FROND TIPS WILL BE ACCEPTED. REMOVE ANY FRUIT/FLOWER STEMS EXISTING ON THE PALM.

I. DISEASE CONTROL:

ALL PALM FRONDS REMAINING OF THE TREE SHALL BE SPRAYED WITH CLEARY'S 3336 AT THE RECOMMENDED RATE (OR AN APPROVED EQUIVALENT PRODUCT RECOMMENDED BY THE PALM SPECIALIST) PRIOR TO LOADING OF TREES FOR TRANSPORT TO THE SITE.

J. LOADING AND HANDLING OF PALMS:

1. ALL TREES SHALL BE LOADED WITH BOOMS, HYDRAULIC OR CONVENTIONAL CRANES. FRONT LOADERS, BUCKETS, FORKLIFTS, OR TRACTORS SHALL NOT BE USED TO LOAD OR UNLOAD ANY PALM OVER EIGHT FEET OF BROWN TRUNK. NO CHAINS OR BRAIDED STEEL CHOKERS SHALL BE CONSIDERED IN THE LOADING OR IN THE UNLOADING OF PALM TREES. ALL RIGGING SHALL CONSIST OF THE HIGHEST QUALITY NYLON OR FABRIC RIGGING MATERIAL MINIMUM 5" WIDE. THE USE OF SOFTENERS, SHACKLES, CLEVACES, ETC. TO PREVENT DAMAGE TO STEM, BALL, OR RIGGING IS RECOMMENDED. PALMS SHALL BE PICKED HORIZONTALLY, RIGGED AT TWO POINTS, AND HANDLED IN SUCH A MANNER AS TO AVOID DYNAMIC (SHOCK) LOADS. ALL CONSIDERATION SHALL BE GIVEN IN THE SELECTION OF A LARGER CRANE TO FACILITATE LOADING, UNLOADING, AND SETTING. THIS CONSIDERATION SHALL VARY BASED ON ANY GIVEN SITE SITUATION AND IS SOLELY THE LIABILITY AND RESPONSIBILITY OF THE SUPPLIER AND HIS SUBCONTRACTORS.

BEFORE OFF-LOADING AND PLANTING PALMS, AFFIX FLAGGING TAPE TO THE NEWEST EMERGING LEAF (SPEAR LEAF) IN ORDER TO BETTER TRACK THE GROWTH OF THE PALM AFTER IT IS PLANTED.

K. TRANSPORTING OF PALMS:

1. ANY PALMS BEING TRANSPORTED ON STATE HIGHWAY SHALL MEET ALL LICENSING REQUIREMENTS AND ABIDE BY REGULATIONS GOVERNING ANY PARTICULAR REGION WHERE WORK IS BEING PERFORMED, INCLUDING, BUT NOT LIMITED TO, OVERLOAD PERMITS, OVER LENGTH PERMITS AND WIDE LOAD PERMITS. WATER PALMS AND ROOTBALLS THOROUGHLY BEFORE TRANSPORTING, AND IF TRANSPORT IS GREATER THAN 6 HOURS THE TRUCK DRIVER SHALL SYRINGE THE LEAVES AND ROOTBALL AT 4-HOUR INTERVALS DURING THE TRANSPORT.

2. DOUBLE OR TRIPLE STACKING OF MEXICAN FAN PALMS FOR TRANSPORT IS ACCEPTABLE, HOWEVER, EACH PALM HEAD/CROWN SHALL BE ADEQUATELY SUPPORTED FROM BENEATH AND PROTECTED FROM BEING CRUSHED FROM ABOVE. ANY TREE HEAD THAT IS EXTENDED BEYOND THE TRAILER BED SHALL BE SUPPORTED WITH 2- 2" X 6" BOARDS, 20' LENGTHS, ONE BELOW AND ONE ON TOP OF THE TRUNK. THIS IS TO INSURE THAT THE TRUNK AND PALM HEAD DOES NOT BOUNCE AND CAUSE DAMAGE TO THE CROWN (STEM APEX).

L. PLANTING OR "HEALED IN" PALMS:

1. PALMS MAY BE STORED AT A TEMPORARY SITE. HARVESTING, HANDLING AND TRANSPORTING SHALL BE AS SPECIFIED ABOVE.

2. HARVESTED PALMS SHALL BE PLANTED IN THEIR PERMANENT LOCATION AT THE JOB SITE WITHIN 24 HOURS OF BEING HARVESTED. BACKFILL AROUND PALM ROOTBALL AS NOTED UNDER PART 3: EXECUTION. IF IT IS NOT POSSIBLE TO PLANT PALMS WHEN THEY ARE DELIVERED TO THE SITE, THEY SHALL BE "HEALED IN": UNLOADED AND PLANTED IN A PERPENDICULAR POSITION AND SPACED A MINIMUM OF 15' ON CENTER. FOR ANY PALMS "HEALED-IN" AT A STORAGE FACILITY, PROVIDE DOCUMENTATION ON ORIGINAL DATE THE PALM WAS HARVESTED.

BOXED TREES:

A. BOXED TREES ARE TO BE OF FIRST QUALITY, BOXED WITH APPROPRIATE SOIL MIXTURE TO INSURE SUCCESSFUL GROWTH. TREES SHALL HAVE BEEN HARDENED OFF IN THEIR BOXES FOR A MINIMUM OF 6 MONTHS. NO TREES WITH LOOSE OR BROKEN ROOTBALLS WILL BE ACCEPTED. TREES SHALL NOT HAVE BEEN GROWN IN THEIR BOXES SO LONG THAT ROOTS ARE GIRDLED OR ROOT BOUND. IF ROOTS HAVE GROWN OUT THROUGH THE BOTTOM OF THE BOX; NO TREES WITH SEVERED ROOTS GREATER THAN 1" IN DIAMETER WILL BE ACCEPTED.

B. TREES WILL BE INSPECTED WHEN THEY ARRIVE AT THE SITE BY THE LANDSCAPE ARCHITECT OR HIS AUTHORIZED REPRESENTATIVE. TREES THAT HAVE BEEN DAMAGED DURING HANDLING AND SHIPPING AS DETERMINED BY THE LANDSCAPE ARCHITECT WILL BE REJECTED. IT WILL BECOME THE RESPONSIBILITY OF THE CONTRACTOR TO REMOVE THE REJECTED TREES FROM THE SITE. REJECTED TREES SHALL BE REPLACED BY THE LANDSCAPE CONTRACTOR AT NO ADDITIONAL COST TO THE OWNER.

C. ALL TREES SHALL BE LOADED WITH BOOMS, HYDRAULIC OR CONVENTIONAL CRANES. FRONT LOADER BUCKETS, FORK LIFTS OR TRACTORS CAN ONLY BE USED WHEN LOADING TREES IN BOXES AND SHALL NOT COME IN CONTACT WITH TREE TRUNK. ALL CONSIDERATION SHALL BE GIVEN FOR THE USE OF NYLON OR FABRIC RIGGING WHILE LOADING TREES. IF CHAINS ARE USED, THEY SHALL NOT COME IN CONTACT WITH THE TREE TRUNK. ANY TREES BEING TRANSPORTED ON STATE HIGHWAYS SHALL MEET THE LICENSING REQUIREMENTS AND ABIDE BY REGULATIONS GOVERNING ANY PARTICULAR REGION WHERE WORK IS BEING PERFORMED, INCLUDING, BUT NOT LIMITED TO, OVERLOAD PERMITS, OVER LENGTH AND WIDE LOAD PERMITS. WATER ROOTBALLS THOROUGHLY BEFORE TRANSPORTING, AND IF TRANSPORT IS GREATER THAN 6 HOURS. THE TRUCK DRIVER SHALL SYRINGE THE FOLIAGE AND ROOTBALLS AT 4 HOUR INTERVALS DURING THE TRANSPORT. TREES SHALL BE PROTECTED DURING TRANSIT. TREES SHALL BE FULLY TARPED AND PROTECTED INCLUDING BLOCKING AND SUPPORTS FOR HEADS, TRUNKS AND ROOTBALLS. NO STACKING OF TREE ROOTBALLS OR BOXES WILL BE PERMITTED. TREES IN BOXES SHALL HAVE THE TOPS OF THE ROOTBALLS PROTECTED BY MEANS OF INSTALLING TOP PADDING.

D. BOXED TREES SHALL BE OF THE SIZES, DIMENSION, FORM ETCETERA AS NOTED IN THE TREE LEGEND ON THE PLANTING PLANS.

E. THE LANDSCAPE CONTRACTOR SHALL SUBMIT PHOTOGRAPHS OF THE TREES TO THE LANDSCAPE ARCHITECT FOR REVIEW AND APPROVAL OF THE TREES. PHOTOGRAPHS SHALL BE SUBMITTED PRIOR TO THE MATERIAL BEING SHIPPED TO THE SITE.

F. AFTER APPROVAL OF THE PHOTOGRAPHS THE LANDSCAPE ARCHITECT RESERVES THE RIGHT TO REVIEW THE TREES AT THE SUPPLIER. BASED ON THESE REVIEWS, THE LANDSCAPE ARCHITECT MAY REJECT TREES DETERMINED TO BE SUB-STANDARD.

2.05 MISC. LANDSCAPE MATERIALS

H. TREE STAKING AND GUYING MATERIALS:

1. WOODEN TREE STAKES SHALL BE ROUGH CONSTRUCTION HEART REDWOOD OR WATERPROOF LODGE POLE PINE, AT LEAST 2" X 2" REDWOOD, 2" DIAMETER LODGE POLE, ACTUAL DIMENSION AND NOT LESS THAN 8' LONG, FREE FROM LOOSE KNOTS, SPLITS OR BENDS, POINTED AT ONE END. LODGE POLE PINE TREE STAKES ARE TO BE FULL LENGTH DIP-TREATED WITH COPPER NAPHTHANATE IN ACCORDANCE WITH FEDERAL SPECIFICATION TT-W-572, TYPE I, COMPOSITION B.

2. GUY WIRES FOR GUYING TREES SHALL BE 12-GAUGE GALVANIZED, ANNEALED WIRE. COVER FOR WIRE SHALL BE REINFORCED GREEN RUBBER GARDEN HOSE, ½" DIAMETER. STAKES FOR ANCHORING GUY WIRES SHALL BE REDWOOD 2" X 2" X 18" OR STEEL CORE DEADMAN STAKES AVAILABLE FROM J.C.T. COMPANY, INC. (661) 269-4483.

3. STRAPS FOR USE IN TREE STAKING SHALL BE "TREESTRAPS" NO. 1018 AVAILABLE FROM GCS, INC. (800) 360-3584. STRAPS FOR USE IN TREE GUYING SHALL BE "TREESTRAPS" NO. 2024 AVAILABLE FROM GCS, INC. (800) 360-3584.

B. ROOT BARRIERS: ROOT BARRIERS SHALL BE POLYETHYLENE PLASTIC, .086 THICK NO. CP 24-2 AND CP 18-2 AS MANUFACTURED BY CENTURY PRODUCTS (800) 480-8084 (OR APPROVED EQUIVALENT). INSTALL BARRIERS PER MANUFACTURER'S DETAILS AND SPECIFICATIONS, INSTALL ROOT BARRIERS WITH NATIVE SOIL BACKFILL.

C. ALUMINUM HEADER: ALUMINUM EDGING SHALL BE 4" X 3/16" MILL FINISH AS MANUFACTURED BY PERMALOC (800) 359-9580 (OR APPROVED EQUIVALENT). INSTALL EDGING PER MANUFACTURER'S DETAILS AND SPECIFICATIONS AND AS DETAILED ON THE PLANS.

D. TURF BLOCK: TURF BLOCK SHALL BE "TUFFTRACK" GRASS PAVERS AS MANUFACTURED BY N.D.S. (800) 726-1994 (OR APPROVED EQUIVALENT). INSTALL TURF BLOCK PER MANUFACTURER'S DETAILS AND SPECIFICATIONS AND AS DETAILED ON THE PLANS.

E. PLASTIC HEADER: PLASTIC HEADER SHALL BE "BEND-A-BOARD" 1" X 4" PLASTIC HEADER BOARD, REDWOOD BROWN COLOR, AS MANUFACTURED BY EPIC PLASTICS (510) 235-8339 OR APPROVED EQUIVALENT. INSTALL PLASTIC HEADER BOARD PER MANUFACTURER'S DETAILS, SPECIFICATIONS AND AS DETAILED ON THE PLANS.

F. POTTERY: POTTERY SHALL BE AS SPECIFIED ON THE PLANS INCLUDING THE STYLE, SIZE, COLOR AND FINISH. THE CONTRACTOR SHALL SUBMIT SAMPLES OF EACH COLOR AND FINISH CALLED FOR AND CUT SHEETS FOR EACH STYLE OF POT. SUBMIT 2 SETS OF SAMPLES AND CUT SHEETS TO LANDSCAPE ARCHITECT FOR REVIEW AND APPROVAL PRIOR TO ORDERING POTS.

G. DRY GROUND COVERS: DRY GROUND COVERS INCLUDING DECOMPOSED GRANITE (D.G.) ROCK MULCH AND COBBLE SHALL BE AS SPECIFIED ON THE PLANS. THE CONTRACTOR SHALL SUBMIT SAMPLES OF EACH TYPE OF D.G., ROCK AND COBBLE. SUBMIT 2-1 QUART SAMPLES OF EACH TYPE TO LANDSCAPE ARCHITECT FOR REVIEW AND APPOVAL.

PART 3: EXECUTION

3.01 SOIL PREPARATION
ALL PLANTING AREAS, INCLUDING AREAS WITH IMPORTED SOIL (EXCLUDING PLANTERS FILLED WITH LIGHTWEIGHT SOIL) SHALL RECEIVE PER 1,000 SQUARE FEET OF AREA THE FOLLOWING:

ORGANIC SOIL AMENDMENT - 4 CUBIC YARDS.
GRO POWER PLUS - 150 LBS.

A. BROADCAST UNIFORMLY AND ROTOTILL INTO UPPER 6" OF SOIL.

B. ON RECEIPT OF SOILS ANALYSIS REPORT, A BULLETIN TO THESE SPECIFICATIONS WILL BE ISSUED IF REVISION TO THE SOIL TREATMENT IS NECESSARY.

C. TURF AREAS: AFTER SOIL PREPARATION HAS BEEN COMPLETED BUT PRIOR TO INSTALLATION OF TURF, APPLY GROLIFE TO THE TURF AREA AT THE RATE OF 20 LBS. PER 1,000 SQUARE FEET. INCORPORATE GROLIFE INTO THE TOP 4" OF SOIL.

3.02 LIGHTWEIGHT PLANTER SOIL

LIGHTWEIGHT PLANTER SOIL FOR ALL PLANTING AREAS ON STRUCTURAL DECK SHALL BE OF THE FOLLOWING MIX:

AMOUNT PER CUBIC YARD:

1/3 CU. YD.	PEAT MOSS
1/3 CU. YD.	NO. 16 SAND
1/3 CU. YD.	VERMICULITE

½ LB. UNREAFORMALDEHYDE (30-0-0)
½ LB. POTASSIUM SULFATE (0-0-50)
½ LB. SINGLE SUPER PHOSPHATE (0-20-0)
5 LB. GROUND OYSTER SHELLS (CALCIUM CARBONATE)

UNIFORMLY BLEND THE MIX PRIOR TO PLACING IN THE PLANTER.

B. INSTALL LIGHWEIGHT PLANTER SOIL MIX IN THE TOP 12" OF ALL PLANTERS ON STRUCTURAL DECK.

C. PLANTERS ON STRUCTURAL DECK DEEPER THAN 12" SHALL BE FILLED WITH NO. 16 SAND FROM THE BOTTOM OF THE PLANTER UP TO THE 12" LAYER OF LIGHTWEIGHT PLANTER SOIL MIX.

D. ALL PLANTING PITS FOR TREES, PALMS AND SHRUBS INSTALLED IN PLANTERS ON STRUCTURAL DECK SHALL BE BACKFILLED USING THE ABOVE SPECIFIED LIGHTWEIGHT PLANTER SOIL.

3.03 PREPARED BACKFILL MIX

A. BACKFILL MIX FOR TREE AND SHRUB PLANTING PITS AT ALL IN GRADE AREAS SHALL BE OF THE FOLLOWING MATERIAL PER TEN CUBIC YARDS:

ON-SITE SOIL ---------------------------------7 CUBIC YARDS
ORGANIC SOIL AMENDMENT-------------------3 CUBIC YARDS
GRO-POWER PLUS-----------------------------10 LBS.

B. THE ABOVE MATERIAL SHALL BE UNIFORMLY BLENDED PRIOR TO USE. INCORPORATE AS SPECIFIED UNDER "TREE, SHRUB AND VINE PLANTING" HEREIN.

C. ON RECEIPT OF SOILS ANALYSIS REPORT, A BULLETIN TO THESE SPECIFICATIONS WILL BE ISSUED IF REVISION TO THE SOIL TREATMENT IS NECESSARY.

3.04 FINE GRADING

A. REMOVE AND DISPOSE OF ANY SOIL IN THE SUB-GRADE OF PLANTING AREAS THAT CONTAIN ANY DELETERIOUS SUBSTANCES, SUCH AS OIL, PLASTER, CONCRETE, GASOLINE, PAINT, SOLVENTS, ETC., REMOVING THE SOIL TO A MINIMUM DEPTH OF 6" OR TO THE LEVEL OF DRYNESS IN THE AFFECTED AREAS. CONTRACTOR SHALL BE RESPONSIBLE FOR ANY DAMAGE TO INSTALLED PLANTS CAUSED BY SUCH SUBSTANCES.

B. IF AN AREA TO BE LANDSCAPED IS NOT ACCEPTABLE TO THE CONTRACTOR, HE SHALL NOTIFY IN WRITING BOTH THE OWNER AND THE LANDSCAPE ARCHITECT.

LOOSEN SUB-GRADE SOIL IN PLANTING AREAS THAT HAVE BEEN COMPACTED EITHER BY GRADING OPERATIONS OR OPERATIONS OF OTHER CONTRACTORS TO A DEPTH OF 4" BY APPROVED METHOD OF SCARIFICATION AND GRADE TO REMOVE RIDGES AND DEPRESSIONS. GRADE PLANTING AREAS TO FINISH GRADE, FILLING AS NEEDED OR REMOVING SURPLUS DIRT AND FLOATING AREAS TO A SMOOTH, UNIFORM GRADE AS INDICATED ON PLANS. ALL PLANTING AREAS SHALL SLOPE TO DRAIN. FINISH GRADE IN SHRUB AREAS TO 1 1/2" BELOW TOP OF ADJACENT WALKS, CURBS, AND HEADERS.

D. WHERE NO GRADES ARE SHOWN, AREAS SHALL HAVE A SMOOTH AND CONTINUOUS GRADE BETWEEN EXISTING OR FIXED CONTROLS SUCH AS WALKS, CURBS, CATCH BASINS, ELEVATIONS AT STEPS OR BUILDINGS, AND ELEVATIONS SHOWN ON PLANS. ROLL, SCARIFY, RAKE, AND LEVEL NECESSARY TO OBTAIN TRUE, EVEN SURFACES.

E. IF, FOR ANY REASON, THE MOISTURE CONTENT OF THE SOIL SHOULD REACH SUCH A LEVEL THAT WORKING IT WOULD DESTROY SOIL STRUCTURE, SPREADING AND GRADING OPERATIONS SHALL BE SUSPENDED UNTIL, IN THE OPINION OF THE OWNER'S REPRESENTATIVE, MOISTURE CONTENT IS REDUCED TO ACCEPTABLE LEVELS.

3.05 GENERAL PLANTING

A. FINISH GRADE SHALL BE AS SPECIFIED ABOVE.

B. THE LANDSCAPE ARCHITECT SHALL APPROVE ALL PLANTING AREAS PRIOR TO THE INSTALLATION OF ANY MATERIALS. THE LANDSCAPE CONTRACTOR SHALL LAYOUT ALL PLANT MATERIAL IN THE FIELD PER THE PLANTING PLANS FOR REVIEW AND APPROVAL BY THE LANDSCAPE ARCHITECT. SECURE APPROVAL FROM LANDSCAPE ARCHITECT BEFORE EXCAVATING PITS, MAKING NECESSARY ADJUSTMENTS AS DIRECTED.

C. SPECIMEN TREES SHALL BE LOCATED AS DIRECTED BY LANDSCAPE ARCHITECT PRIOR TO INSTALLATION OF IRRIGATION SYSTEM. REFER TO SECTION 3.06, A.

D. ALL PLANT PITS FOR TREES AND PALMS 24" BOX SIZE AND LARGER SHALL BE EXCAVATED TO A MINIMUM OF 2'-0" LARGER THAN THE SIDE OF THE CONTAINER OR ROOTBALL AND 1'0" DEEPER THAN THE HEIGHT OF THE CONTAINER OR ROOTBALL TO PERMIT HANDLING. EXCAVATE PITS WITH VERTICAL SIDES FOR ALL PLANTS AND ROUGHEN THE SURFACE OF THE SIDES. PLANT PITS FOR 1 GALLON TO 15-GALLON PLANT MATERIAL SHALL BE A MINIMUM OF 6" LARGER THAN THE DIAMETER AND 6" DEEPER THAN THE HEIGHT OF THE CONTAINER. PLANTS SHALL NOT BE PLANTED IN DRY SOIL. SOIL SHALL BE MOIST AT LEAST EIGHTEEN INCHES DEEP. THE LANDSCAPE CONTRACTOR SHALL BE RESPONSIBLE TO DISPOSE OF THE SOIL FROM ALL PLANTING PITS. BACKFILL SHALL BE MADE AS SPECIFIED UNDER SECTION 3.03 "PREPARED BACKFILL MIX".

E. PERCOLATION TEST: PRIOR TO PLANTING OF TREES OR PALMS, THE LANDSCAPE CONTRACTOR SHALL PERFORM A SOIL PERCOLATION TEST TO DETERMINE IF THERE IS ANY DRAINAGE PROBLEMS. THE LANDSCAPE CONTRACTOR SHALL DIG PLANTING PIT HOLES AT ONE LOCATION PER 1,000 S.F. OF PLANTING AREA WHERE TREES OR PALMS OCCUR, AT VARIOUS LOCATIONS AROUND THE SITE. THE HOLES SHALL BE EQUAL IN SIZE TO THE LARGEST TREE-PLANTING PIT REQUIRED FOR EACH PARTICULAR PLANTING AREA. ADDITIONAL LOCATIONS WILL BE REQUIRED IF IT IS DETERMINED BY THE OWNER'S REPRESENTATIVE THAT THERE IS A MAJOR DIFFERENCE IN SOIL TYPE AROUND THE SITE. THE LANDSCAPE CONTRACTOR SHALL VERIFY PERCOLATION TEST PIT LOCATIONS, QUANTITY, AND SIZES WITH LANDSCAPE ARCHITECT PRIOR TO EXECUTING THE TESTS. FILL EACH HOLE WITH WATER AND MONITOR HOW MUCH WATER IS REMAINING IN THE HOLE AFTER 24 HOURS. MAKE A WRITTEN REPORT TO THE OWNER. IF IT IS DETERMINED THAT SOIL DRAINAGE IS A PROBLEM A RESOLUTION WILL BE WORKED OUT BY THE OWNER AND LANDSCAPE ARCHITECT IF NECESSARY A CHANGE ORDER WILL BE INITIATED.

F. ALL PLANTS SHALL BE PLANTED IMMEDIATELY AFTER THEY ARE REMOVED FROM CONTAINERS AND CONTAINERS SHALL BE REGULARLY REMOVED FROM THE AREA OF WORK AND DISPOSED OF SO AS NOT TO PRESENT A HAZARD TO THOSE PERSONS USING THE AREAS.

G. SET PLANTS IN CENTER OF PITS, IN A VERTICAL POSITION SO THAT THE CROWN OF THE PLANT WILL BEAR THE SAME RELATIONSHIP TO THE FINISH GRADES THAT IT DID TO SOIL SURFACE IN PLACE OF GROWTH, ALLOWING FOR WATERING AND SETTLING OF SOIL.

H. BACKFILL WITH SPECIFIED SOIL MIX. INSTALL FERTILIZER-PLANTING TABLETS IN PLANTING PIT AS SHOWN IN PLANTING DETAILS. QUANTITY OF TABLETS SHALL BE PER MANUFACTURER'S SPECIFICATIONS. NO SOIL IN A MUDDY CONDITION SHALL BE USED FOR BACKFILL. NO FILLING SHALL BE PERMITTED AROUND THE TRUNK OF THE PLANTS.

I. PLANTS SHALL BE WATERED AS THEY ARE PLANTED AND BASINS SHALL BE BUILT AROUND EACH PLANT TO RETAIN WATER. REMOVE BASINS PRIOR TO TOP DRESSING.

J. GRADE AREAS AROUND PLANTS TO FINISH GRADES AND DISPOSE OF EXCESS SOIL.

K. ANY PLANT MATERIAL DAMAGED IN PLANTING OPERATION AS DETERMINED BY THE LANDSCAPE ARCHITECT SHALL BE REPLACED AT ONCE.

L. PRUNE PLANTS ACCORDING TO STANDARD HORTICULTURAL PRACTICE AS DIRECTED BY LANDSCAPE ARCHITECT.

M. UPON COMPLETION OF ALL PLANTING OPERATIONS AND AGAIN AS A REQUIREMENT JUST PRIOR TO FINAL CONSTRUCTION REVIEW, ALL SOIL BETWEEN PLANTS SHALL BE LIGHTLY CULTIVATED, WEEDED, AND NEATLY RAKED.

3.06 PLANTING TREES AND PALMS

A. EACH TREE AND PALM LOCATION SHALL BE STAKED IN THE FIELD PER THE TREE PLANS BY THE LANDSCAPE CONTRACTOR USING MINIMUM 6' LONG STAKES. THE TOP 2' OF EACH STAKE SHALL BE PAINTED WITH A DIFFERENT COLOR OF PAINT FOR EACH TREE OR PALM SPECIE. STAKE LOCATIONS SHALL BE APPROVED BY THE LANDSCAPE ARCHITECT PRIOR TO EXCAVATION OF PLANTING PITS. STAKES SHALL BE LOCATED IN THE FIELD BY THE LANDSCAPE CONTRACTOR FOR REVIEW AND APPROVAL BY LANDSCAPE ARCHITECT PRIOR TO ARRIVAL OF LANDSCAPE ARCHITECT AT THE SITE. REFER TO "CONSTRUCTION REVIEWS" SECTION 3.14.

B. PREPARE PLANTING PITS AS SPECIFIED ABOVE, UNLESS OTHERWISE NOTED IN DETAILS.

C. TREES PLANTED IN PLANTERS ON STRUCTURAL DECK SHALL BE BACKFILLED WITH LIGHTWEIGHT SOIL MIX AND THOROUGHLY WATER SETTLED.

D. PLACE THE TREE AND BACKFILL WITH PREPARED BACKFILL MIX AS SPECIFIED ABOVE; THOROUGHLY WATER SETTLED.

E. STAKE TREES AS DETAILED ON THE DRAWINGS.

F. KEEP GUY WIRES OUT OF GENERAL PEDESTRIAN TRAFFIC AREAS WHENEVER POSSIBLE.

G. FIELD PROCURED PALM TREES:

1. ALL TREES SHALL BE LOADED WITH BOOMS, HYDRAULIC OR CONVENTIONAL CRANES. FRONT LOADERS, BUCKETS, FORKLIFTS, OR TRACTORS SHALL NOT BE USED TO LOAD OR UNLOAD ANY PALM OVER EIGHT FEET OF BROWN TRUNK. NO CHAINS OR BRAIDED STEEL CHOKERS SHALL BE CONSIDERED IN THE LOADING OR IN THE UNLOADING OF PALM TREES. ALL RIGGING SHALL CONSIST OF THE HIGHEST QUALITY NYLON OR FABRIC RIGGING MATERIAL MINIMUM 5" WIDE. THE USE OF SOFTENERS, SHACKLES, CLEVACES, ETC. TO PREVENT DAMAGE TO STEM, BALL, OR RIGGING IS RECOMMENDED. PALMS SHALL BE PICKED HORIZONTALLY, RIGGED AT TWO POINTS, AND HANDLED IN SUCH A MANNER AS TO AVOID DYNAMIC (SHOCK) LOADS. ALL CONSIDERATION SHALL BE GIVEN IN THE SELECTION OF A LARGER CRANE TO FACILITATE LOADING, UNLOADING, AND SETTING. THIS CONSIDERATION SHALL VARY BASED ON ANY GIVEN SITE SITUATION AND IS SOLELY THE LIABILITY AND RESPONSIBILITY OF THE SUPPLIER AND HIS SUBCONTRACTORS.

2. BEFORE OFF-LOADING AND PLANTING PALMS, AFFIX FLAGGING TAPE TO THE NEWEST EMERGING LEAF (SPEAR LEAF) IN ORDER TO BETTER TRACK THE GROWTH OF THE PALM AFTER IT IS PLANTED.

3. PLANTING REQUIREMENTS FOR PALMS: ALL PLANTING PITS FOR PALM TREES SHALL BE A MINIMUM OF TWO FEET GREATER THAN ANY SIDE OF THE ROOT BALL AND ONE FOOT DEEPER. AUGER A 12" DIAMETER BY 10' DEEP DRAINAGE HOLE IN THE BOTTOM OF THE PLANTING PIT AND BACKFILL WITH WASHED COARSE GRAVEL. REFER TO PALM PLANTING DETAIL FOR ADDITIONAL INFORMATION REGARDING DRAIN HOLE AND INSPECTION PIPES. A MIXTURE OF 100% WASHED CONCRETE SAND SHALL BE USED AS BACKFILL. TREES SHALL BE PLANTED PERPENDICULAR TO GRADE AND PLUMBED UNDER THE DIRECTION OF THE LANDSCAPE ARCHITECT AFTER PLANTING. IN FINISHED GRADES OTHER THAN A LEVEL CONDITION, TREES SHALL BE SET IN ORDER THAT THE ROOT CROWNS ARE AT DIFFERENT ELEVATIONS. THE SAND BACKFILL SHALL BE APPLIED IN LAYERS AND JETTED WITH WATER AND THE USE OF A HIGH-PRESSURE NOZZLE AND HOSE. AT LEAST 90% COMPACTION MAY BE ACHIEVED WITH THE ASSISTANCE OF PNEUMATIC TAMPERS. THOROUGHLY WATER PALM PLANTING PIT IMMEDIATELY AFTER PLANTING AND ENSURE THAT PALM ROOTBALL IS SATURATED WITH WATER. ANY ADJUSTMENTS NECESSARY TO STRAIGHTEN PALMS DUE TO POOR COMPACTING WITHIN 12 MONTHS AFTER FINAL ACCEPTANCE OF PROJECT SHALL BE MADE BY THE LANDSCAPE CONTRACTOR AT NO CHARGE TO THE OWNER.

4. PLANTING OR "HEALING-IN" PALMS: FIELD PROCURED PALMS SHALL BE PLANTED IN THEIR PERMANENT LOCATION AT THE JOB SITE WITHIN 12 HOURS OF BEING DELIVERED TO THE JOB SITE. IF THIS IS ONT POSSIBLE THEN ANY PALM HELD AT THE JOB SITE FOR MORE THAN 12 HOURS SHALL BE "HEALED-IN": STORED IN A VERTICAL POSITION AND BACK FILLED AROUND THE ROOTBALL WITH WASHED CONCRETE SAND. THOROUGHLY WATER PALM ROOTBALLS DURING THE TIME THEY ARE "HEALED-IN".

5. SPECIAL PLANTING REQUIREMENTS FOR CANARY ISLAND DATE PALMS: IMMEDIATELY AFTER BACKFILLING, THE LANDSCAPE CONTRACTOR SHALL APPLY 200 - 300 GALLONS OF WATER TO EACH CANARY PALM PLANTING PIT IN ORDER TO ENSURE THAT THE BACKFILL IS THOROUGHLY SETTLED IN. AFTER THIS OPERATION, MAKE 4 APPLICATIONS OF THE FOLLOWING MIXTURE TO EACH PALM:

1 OZ. "BASIC H" (SHAKLEE OR APPROVED EQUIVALENT)
2 TBL. PETER'S SOLUBLE FERTILIZER
1 CAPFUL "ROOTS"
5 GAL. WATER

6. APPLY 200 - 300 GALLONS OF WATER TO EACH CANARY PALM EVERY 2 - 3 DAYS UNTIL THE DRIP IRRIGATION SYSTEM IS INSTALLED. THE LANDSCAPE CONTRACTOR SHALL BE RESPONSIBLE TO MONITOR THE AMOUNT OF WATER APPLIED TO EACH PALM AND ENSURE THAT THE PALM IS NOT OVER OR UNDER WATERED.

7. INSTALL FERTILIZER-PLANTING TABLETS IN PLANTING PIT. QUANTITY OF TABLETS SHALL BE PER MANUFACTURER'S SPECIFICATIONS.

8. IT IS THE INTENT OF THE OWNER THAT ALL PALM FRONDS/HEADS BE OPEN (UNTIED) WHEN THE DEVELOPMENT AREA IS COMPLETED. THEREFORE ALL PALM FRONDS THAT ARE STILL TIED IN AN UPRIGHT POSITION AT THE COMPLETION OF THE INSTALLATION, SHALL BE UNTIED IMMEDIATELY PRIOR TO THE OPENING OF THE DEVELOPMENT AREA UNLESS OTHERWISE DETERMINED BY THE OWNER. ANY PALMS THAT ARE REPLACED DURING THE WARRANTY PERIOD SHALL HAVE THEIR FRONDS UNTIED BY THE CONTRACTOR, AT NO COST TO THE OWNER, 30 DAYS AFTER BEING PLANTED.

adache group architects

PROJECT DESIGN TEAM:

ARCHITECTS
ADACHE GROUP ARCHITECTS
550 SOUTH FEDERAL HIGHWAY FT. LAUDERDALE, FLORIDA 33301
PH.(954) 525-8133 FAX.(954) 728-8150
E-MAIL: info@adache.com

CREATIVE DESIGNER
PAT MCBRIDE CO.
11 BAKER FARM RD.
MANCHESTER CENTER, VT. 05255
PH.(305) 670-3370 FAX.(305) 352-0700
E-MAIL: pat@mcbridedesign.com.com

M.E.P. ENGINEER
TWR ENGINEERS
9200 S. DADELAND BLVD
MIAMI, FLORIDA 33156
PH.(305) 670-0820 FAX.(305) 670-0830
E-MAIL: bull@twrengineers.com

STRUCTURAL ENGINEER
TRC WORLDWIDE ENGINEERING
3500 NW 50 STREET
FORT LAUDERDALE, FLORIDA 33309
(954) 484-7777 FAX.(954) 484-7834

CIVIL ENGINEER
CONSULTING ENGINEERING & SCIENCE, INC.
10700 KENDALL DRIVE, SUITE 400
MIAMI, FLORIDA 33176
(305) 378-5555 FAX.(305) 279-4553

OWNER: MARGARITAVILLE HOLLYWOOD BEACH RESORT, LLC.
3501 N. OCEAN DRIVE
HOLLYWOOD, FLORIDA 33019

MARGARITAVILLE HOLLYWOOD BEACH RESORT
300 JOHNSON STREET
HOLLYWOOD BEACH, FLORIDA

SEAL:

ISSUED FOR: TAC REVIEW
DATE: 9/03/2010

REVISIONS:

No.	DATE	REMARKS

SHEET TITLE:
LANDSCAPE PLANT SPECIFICATIONS

ALL IDEAS, DESIGNS, ARRANGEMENTS, PLANS AND SPECIFICATIONS INDICATED OR REPRESENTED BY THIS DRAWING ARE OWNED BY, AND THE PROPERTY OF ADACHE GROUP ARCHITECTS, INC. AND WERE CREATED, EVOLVED AND DEVELOPED FOR USE ON, AND IN CONNECTION WITH, THE SPECIFIED PROJECT. NONE OF THESE IDEAS, PLANS, ARRANGEMENTS, AND SPECIFICATIONS SHALL BE USED BY OR DISCLOSED TO ANY PERSON, CORPORATION OR FIRM FOR ANY PURPOSE WHATSOEVER WITHOUT THE WRITTEN PERMISSION OF ADACHE GROUP ARCHITECTS VISUAL CONTACT WITH THESE PLANS OR SPECIFICATIONS SHALL CONSTITUTE CONCLUSIVE EVIDENCE OF ACCEPTANCE OF THESE RESTRICTIONS. ALL RIGHTS RESERVED, © 2010
FLORIDA LICENSE # AR0007073

DATE: 9/03/2010
SCALE: N.T.S.
DRAWN BY: MM
CHECKED BY: DA
JOB NO.: 10046

SHEET NO.:
L2.00

3.07 PLANTING SHRUBS AND VINES

A. PREPARE SHRUB PITS AS SPECIFIED UNDER SECTION 3.05 ABOVE, "GENERAL PLANTING".

B. PLANTING PROCEDURES AND PRACTICES SHALL GENERALLY BE THE SAME AS THOSE INDICATED UNDER SECTION 3.06 ABOVE, "PLANTING TREES".

C. ALL TRELLISES AND STAKES SHALL BE REMOVED FROM VINE AND ESPALIER PLANTS AND THE PLANTS SHALL BE FASTENED AND TRAINED AGAINST FENCES OR WALLS AS CALLED FOR ON THE PLAN, SHOWN IN PLANTING DETAILS OR DIRECTED BY THE LANDSCAPE ARCHITECT.

D. TRIM ALL HEDGE TYPE PLANTINGS AS SHOWN IN PLANTING DETAILS.

3.08 GROUND COVER, TURF AND SEASONAL COLOR PLANTING

A. GRADE GROUND COVER AREAS TO FINISH GRADES SPECIFIED UNDER SECTION 3.04 ABOVE. FINISH GRADES SHALL MEET APPROVAL OF LANDSCAPE ARCHITECT PRIOR TO SOIL PREPARATION.

B. PREPARE GROUND COVER AREAS AS SPECIFIED UNDER "SOIL PREPARATION" SECTION 3.01.

C. GROUND COVER AREAS SHALL BE MULCHED IN CONFORMANCE WITH SPECIFICATIONS AND WATERED WITH A LIGHT SPRAY.

D. SMOOTH SOIL ABOUT PLANTS AND LEAVE AREAS IN NEAT AND CLEAN CONDITION. DO NOT PILE SOIL OR MULCH AROUND CROWN OF ANY PLANTS.

E. INSTALL TURF (SOD) PER SOD GROWER'S SPECIFICATIONS.

3.09 POTTERY

A. INSTALL POTTERY AT LOCATIONS SHOWN ON THE CONSTRUCTION PLANS INCLUDING THE INSTALLATION OF DRAINAGE, SOIL, PLANT MATERIAL AND IRRIGATION. REFER TO CONSTRUCTION PLANS FOR INSTALLATION DETAILS AND OTHER INFORMATION PERTAINING TO POTTERY.

B. THE LANDSCAPE CONTRACTOR SHALL BE RESPONSIBLE TO COORDINATE WITH THE WORK OF OTHER TRADES INCLUDING BUT NOT LIMITED TO LIGHTING, PAINTING, FABRICS, CONCRETE, ELECTRICAL AND ORNAMENTAL IRON.

3.10 FERTILIZING AFTER PLANTING

A. ALL PLANTING AREAS SHALL RECEIVE AN APPLICATION OF GRO-POWER AT THE RATE OF TWENTY-FIVE LBS. PER 1,000 SQUARE FEET THIRTY DAYS AFTER PLANTING.

B. FERTILIZER APPLICATION SHALL BE REPEATED AT THIRTY-DAY INTERVALS UNTIL THE END OF MAINTENANCE PERIOD.

C. SHRUBS/GROUND COVER - APPLY SUPPLEMENTAL FERTILIZER TO PROVIDE A HEALTHY COLOR IN ALL SHRUBS AND GROUND COVER. SUPPLEMENTAL FERTILIZER SHOULD BE INORGANIC AND GRANULAR IN FORM WITH MICRONUTRIENTS.

D. ALL SEASONAL COLOR BEDS/AREAS SHALL BE FERTILIZED IMMEDIATELY AFTER PLANTING. APPLY 'FLOWER'N'BLOOM' (AS MANUFACTURED BY GRO-POWER) AT THE RATE OF 20 LBS. PER 1,000 S.F.

3.11 MULCHING: ALL SHRUB PLANTING AREAS (IN GRADE PLANTERS ONLY) SHALL RECEIVE A LAYER OF PREPARED TOP DRESSING SPREAD EVENLY OVER THE SURFACE TO A MINIMUM DEPTH OF TWO INCHES (2"). PREPARED TOP DRESSING SHALL BE SHREDDED BARK MULCH OR APPROVED EQUIVALENT. LANDSCAPE CONTRACTOR SHALL SUBMIT SAMPLE TO LANDSCAPE ARCHITECT FOR REVIEW AND APPROVAL.

3.12 MAINTENANCE PERIOD

A. CONTINUOUSLY MAINTAIN ALL AREAS INCLUDED UNDER THIS SECTION AND "IRRIGATION SYSTEM", SECTION 02810, DURING THE PROGRESS OF THE WORK, THE MAINTENANCE PERIOD, AND UNTIL FINAL ACCEPTANCE OF THIS WORK. MAINTENANCE SHALL CONTINUE FOR NINETY (90) DAYS OR UNTIL FINAL ACCEPTANCE OF THE WORK.

B. IF PLANTINGS ARE NOT ACCEPTABLE AS DETERMINED BY THE LANDSCAPE ARCHITECT OR OWNER AT THE COMPLETION OF THIS WORK, DUE TO DEFECTIVE MAINTENANCE, MAINTENANCE SHALL BE CONTINUED UNTIL ALL WORK MEETS SPECIFICATIONS AND CAN BE APPROVED.

C. MAINTENANCE SHALL INCLUDE CONTINUOUS OPERATIONS OF WATERING, WEEDING, MOWING, ROLLING, TRIMMING, EDGING, CULTIVATION, FERTILIZING, SPRAYING FOR INSECT AND PEST CONTROL, RESEEDING, REPLACEMENT AND/OR ANY OTHER OPERATIONS NECESSARY TO ASSURE GOOD NORMAL GROWTH. APPLY LAWN MOTH CONTROL SPRAYS OR OTHER MATERIALS, AS OFTEN AS MAY BE REQUIRED TO PROTECT LAWNS AND TURF UNTIL FINAL ACCEPTANCE OF THIS WORK.

D. ALL PLANTED AREAS SHALL BE KEPT FREE OF DEBRIS AND SHALL BE CULTIVATED AND WEEDED AT NO MORE THAN TEN-DAY INTERVALS.
E. WATERING - SINCE WATER REQUIREMENTS FOR PLANTS VARY ACCORDING TO THE SEASON AND A PARTICULAR YEAR, EXTREMELY CLOSE ATTENTION SHALL BE PAID TO THE DEMANDS OF THE PLANTS AS INFLUENCED BY THEIR EXPOSURE TO SUN, WIND, SHADE, AND LOCATION IN THE INDIVIDUAL PLANTERS. THE VARIATION IN THE SIZE OF PLANTS INSTALLED, AS WELL AS THE VARIETIES, SHALL BE TAKEN INTO CONSIDERATION. ALL LANDSCAPED AND TURF AREAS SHALL BE IRRIGATED AS REQUIRED TO MAINTAIN ADEQUATE GROWTH AND APPEARANCE WITH A SCHEDULE MOST CONDUCIVE TO PLANT GROWTH. THE DELIVERY OF ADEQUATE MOISTURE TO THE LANDSCAPED AREAS SHALL INCLUDE, BUT NOT BE LIMITED TO, HAND WATERING, PROPER UTILIZATION OF AUTOMATIC CONTROLLERS, AND THE BLEEDING OF VALVES.CONTRACTOR SHALL PHYSICALLY CHECK FOR ADEQUATE SOIL MOISTURE ONE TIME PER WEEK WITH A SOIL PROBE. CHECK SOIL MOISTURE AT A MINIMUM OF ONE LOCATION PER IRRIGATION VALVE SYSTEM AND SUPPLEMENT WATER AS REQUIRED.

F. DURING INSTALLATION PERIOD AND DURING MAINTENANCE PERIOD, THE LANDSCAPE CONTRACTOR SHALL BE RESPONSIBLE FOR MAINTAINING ADEQUATE PROTECTION OF ALL AREAS. ANY DAMAGED PLANTINGS SHALL BE REPAIRED AT THE LANDSCAPE CONTRACTOR'S EXPENSE.

G. AT THE COMPLETION OF LANDSCAPE INSTALLATION AND MAINTENANCE PERIOD, ALL PLANT MATERIALS SHALL BE LIVE, HEALTHY, UNDAMAGED AND FREE OF INFESTATIONS AS DETERMINED BY THE LANDSCAPE ARCHITECT. INFERIOR PLANTING SHALL BE REPLACED AND BROUGHT TO A SATISFACTORY CONDITION BEFORE FINAL ACCEPTANCE OF WORK WILL BE MADE. ALL AREAS SHALL BE NEATLY RAKED AND FREE OF WEEDS.

H. REPLACEMENTS: IMMEDIATELY REPLACE ANY AND ALL PLANT MATERIALS AND GRASS THAT DIE OR ARE DAMAGED. REPLACEMENTS SHALL BE MADE TO SAME SPECIFICATIONS AS REQUIRED FOR ORIGINAL PLANT.

I. TWO (2) CONSTRUCTION REVIEWS SHALL BE MADE THAT AFFECT THE MAINTENANCE PERIOD. THE FIRST AFTER ALL PLANTING HAS BEEN COMPLETELY INSTALLED IN ORDER TO APPROVE THE BEGINNING OF THE MAINTENANCE PERIOD OF NOT LESS THAN NINETY (90) CALENDAR DAYS AND THE SECOND AT THE END OF THE NINETY-DAY MAINTENANCE PERIOD. IF PLANTINGS ARE NOT ACCEPTABLE AT THE END OF THE NINETY-DAY PERIOD, DUE TO DEFECTIVE MAINTENANCE, THEN MAINTENANCE SHALL BE CONTINUED BY THE LANDSCAPE CONTRACTOR UNTIL ALL WORK MEETS WITH THE SPECIFICATIONS AND CAN BE APPROVED. WRITTEN NOTICE, REQUESTING THE FIRST REVIEW SHALL BE SUBMITTED BY THE LANDSCAPE CONTRACTOR AT LEAST SEVEN (7) CALENDAR DAYS BEFORE THE ANTICIPATED DATE OF REVIEW.

3.13 CONSTRUCTION REVIEWS: ALL REVIEWS HEREIN SPECIFIED SHALL BE MADE BY THE LANDSCAPE ARCHITECT. THE LANDSCAPE CONTRACTOR SHALL REQUEST THE REVIEW AT LEAST 48 HOURS IN ADVANCE OF THE TIME THE REVIEW IS DESIRED. REVIEWS ARE REQUIRED AS FOLLOWS:

A. CONTRACTOR ORIENTATION/PRECONSTRUCTION MEETING: THIS MEETING SHALL BE CONDUCTED TO DISCUSS THE PLANS AND SPECIFICATIONS, POSSIBLE DISCREPANCIES, SITE CONDITIONS AND OTHER ASPECTS OF THE PROJECT LANDSCAPE WORK SUCH AS PERSONALITIES, SCHEDULE AND REQUIREMENTS FOR STARTING WORK. PRIOR TO MEETING, THE LANDSCAPE CONTRACTOR SHALL THOROUGHLY ACQUAINT HIMSELF WITH SITE CONDITIONS AND THE PLANS, DETAILS AND SPECIFICATIONS.

THE MEETING SHALL BE ATTENDED BY, AS A MINIMUM, THE PROJECT MANAGER AND FIELD FOREMAN FOR THIS PROJECT FROM THE LANDSCAPE CONTRACTOR.

B. WHEN TREE AND PALM LOCATIONS HAVE BEEN STAKED PER 3.00A.

C. WHEN PLANT MATERIAL (SHRUBS, VINES AND SEASONAL COLOR) HAS BEEN SPOTTED FOR PLANTING BUT BEFORE PLANTING PITS ARE EXCAVATED.

D. THE LANDSCAPE CONTRACTOR SHALL BE REQUIRED TO HAVE A COMPLETE REVIEW AND APPROVAL OF ALL LANDSCAPE CONSTRUCTION ITEMS AT THE END OF THE LANDSCAPE CONSTRUCTION PERIOD, TO ESTABLISH THE TIME FOR BEGINNING OF THE MAINTENANCE PERIOD. NOTIFY LANDSCAPE ARCHITECT AT LEAST SEVEN (7) DAYS IN ADVANCE OF REVIEW.

E. IN ORDER TO OBTAIN FINAL APPROVAL AT THE COMPLETION OF THE MAINTENANCE PERIOD, A REVIEW BY THE LANDSCAPE ARCHITECT SHALL BE REQUIRED. NOTIFY THE LANDSCAPE ARCHITECT AT LEAST 24 HOURS IN ADVANCE OF REVIEW.

F. IN THE EVENT THE LANDSCAPE CONTRACTOR CALLS FOR A REVIEW WITHOUT COMPLETING PREVIOUSLY NOTED CORRECTIONS, OR WITHOUT PREPARING THE WORK FOR REVIEW, HE SHALL BE RESPONSIBLE FOR REIMBURSING THE LANDSCAPE ARCHITECT AT THE NORMAL OFFICE HOURLY RATE PER HOUR PORTAL TO PORTAL (PLUS TRANSPORTATION COSTS) FOR THE INCONVENIENCE. NO FURTHER REVIEWS WILL BE SCHEDULED UNTIL THIS CHARGE HAS BEEN PAID.

3.14 GUARANTEE AND REPLACEMENT: SUBMIT A WRITTEN GUARANTEE IN AN APPROVED FORM IN COMPLIANCE WITH THE RELATED REQUIREMENTS OF GENERAL CONDITIONS GUARANTEEING THE WORK OF THE SECTION AGAINST ANY DEFECTIVE MATERIALS AND WORKMANSHIP IN COMPLIANCE WITH THE FOLLOWING TERMS, AGREEING TO REPLACE ANY DEFECTIVE MATERIALS AND/OR WORKMANSHIP AT NO ADDITIONAL COST TO THE OWNER.

A. TREES AND PALMS SHALL BE GUARANTEED FOR A PERIOD OF TWO YEARS AND SHRUBS, VINES, AND GROUND COVER FOR A PERIOD OF SIX MONTHS AFTER FINAL APPROVAL AND ACCEPTANCE. (FINAL APPROVAL AND ACCEPTANCE SHALL BE THE SAME AS THE END OF THE MAINTENANCE PERIOD).

B. ANY PLANT MATERIAL WHICH DIES OR WHICH IS NOT HEALTHY OR VIGOROUS WHEN IT HAS RECEIVED NORMAL CARE AND MAINTENANCE AS DETERMINED BY THE LANDSCAPE ARCHITECT SHALL BE REPLACED WITHIN OR AT THE END OF THE GUARANTEE PERIOD WITH PLANTS EQUAL IN SIZE TO THE ORIGINAL.

C. ANY TREES OR OTHER PLANT MATERIALS THAT DIE-BACK AND LOSE THE FORM AND SIZE AS ORIGINALLY SPECIFIED AS DETERMINED BY THE LANDSCAPE ARCHITECT SHALL BE REPLACED EVEN THOUGH THEY HAVE TAKEN ROOT AND ARE GROWING AFTER THE DIE-BACK.

D. THE LANDSCAPE CONTRACTOR, WHEN NOTIFIED BY THE OWNER SHALL REMOVE AND REPLACE ALL GUARANTEED PLANT MATERIALS, WHICH FOR ANY REASON FAIL TO MEET THE REQUIREMENTS OF THE GUARANTEE. REPLACEMENT OF MATERIAL AND PLANTS SHALL BE MADE TO SAME SPECIFICATIONS AS REQUIRED FOR ORIGINAL PLANTING, AND ALL REPLACEMENTS SHALL BE GUARANTEED AS SPECIFIED FOR ORIGINAL MATERIALS.

3.15 CLEAN UP: UPON COMPLETION OF LANDSCAPE CONSTRUCTION AND BEFORE FINAL ACCEPTANCE, REMOVE RUBBISH, TRASH AND DEBRIS RESULTING FROM LANDSCAPE CONSTRUCTION OPERATION. THE SITE SHALL BE LEFT IN A NEAT AND ACCEPTABLE CONDITION SUCH AS TO MEET APPROVAL OF THE LANDSCAPE ARCHITECT.

TREE SALVAGE AND PRESERVATION SPECIFICATIONS

PART 1 - GENERAL

1.01 WORK COVERED

THE WORK UNDER THIS SECTION SHALL INCLUDE ALL LABOR, MATERIALS, AND EQUIPMENT REQUIRED TO COMPLETE ALL THE TREE AND PALM SALVAGE AND PRESERVATION WORK AS INDICATED ON THE DRAWINGS AND AS SPECIFIED HEREIN. WORK INCLUDES, BUT IS NOT LIMITED TO, THE FOLLOWING:

A. PROTECTION OF EXISTING TREES AND PALMS CALLED OUT TO REMAIN IN PLACE.

B. SALVAGE OF EXISTING TREES AND PALMS CALLED OUT TO BE RELOCATED.

C. REMOVAL AND DISPOSAL OF EXISTING TREES AND PALMS CALLED OUT TO BE DEMOLISHED.

D. SET-UP AND MAINTENANCE OF HOLDING NURSERY.

E. PREPARATION OF PROGRAM FOR ALL PHASES OF SALVAGE OPERATION.

F. TEMPORARY STAKING OR GUYING OF TREES AND PALMS.

G. PROTECTION, MAINTENANCE AND GUARANTEE AS SPECIFIED.

H. ALL WORK OF EVERY DESCRIPTION MENTIONED IN THE SPECIFICATIONS AND/OR AMENDMENTS THERETO, AND ALL OTHER SATISFACTORY COMPLETION OF THE WORK AS DETERMINED BY THE OWNER INCLUDING CLEAN UP OF THE SITE.

I. THE TREE SALVAGE CONTRACTOR SHALL COORDINATE WITH THE GENERAL CONTRACTOR, AND OTHER SUB-CONTRACTORS AS REQUIRED TO PROPERLY COMPLETE THEIR WORK.

J. PREPARATION AND SUBMITTAL OF SCHEDULES FOR ALL PHASES OF WORK IN ORDER TO COMPLETE TO COMPLETE WORK ACCORDING TO THE GENERAL CONTRACTOR'S COMPLETION SCHEDULE.

1.02 RELATED WORK IN OTHER SECTIONS

EXAMINE ALL SECTIONS FOR WORK RELATED TO WORK OF THIS SECTION.

LANDSCAPE PLANTING, REFER TO SHEET L2.00

A. DRAWINGS AND GENERAL PROVISIONS OF CONTRACT, INCLUDING GENERAL AND SUPPLEMENTARY CONDITIONS AND REQUIREMENTS OF DIVISION 1 SPECIFICATIONS APPLY TO WORK OF THIS SECTION.

1.03 QUALITY ASSURANCE

A. THE TREE SALVAGE CONTRACTOR SHALL HAVE A MINIMUM OF FIVE- (5) YEARS EXPERIENCE IN TRANSPLANTING TREES SUCCESSFULLY. EXPERIENCE SHALL INCLUDE SALVAGING TREES SIMILAR IN SIZE TO THOSE ON THIS PROJECT AND EXPERIENCE WITH PROJECTS OF SIMILAR SIZE AND SCOPE.

B. THE TREE SALVAGE CONTRACTOR SHALL PROVIDE REFERENCES FROM AT LEAST TWO (2) PREVIOUS CLIENTS WHERE WORK SIMILAR IN SIZE AND SCOPE TO THIS PROJECT HAVE BEEN PERFORMED. THE CONTRACTOR SHALL PROVIDE PHOTOGRAPHS OF VARIOUS STAGES OF WORK PROJECTS SIMILAR TO THIS.

C. THE TREE SALVAGE CONTRACTOR SHALL PROVIDE A LIST OF COMPLETED PROJECTS INCLUDING REPORTS AND PHOTOGRAPHS OF THE CURRENT CONDITIONS OF THE TREES ON AT LEAST TWO (2) PROJECTS.

D. THE OWNER HAS PROVIDED A LIST OF THE EXISTING TREES AND PALMS INCLUDED WITHIN THIS SCOPE OF WORK. IT SHALL BE THE TREE SALVAGE CONTRACTOR'S RESPONSIBILITY TO NOTIFY THE OWNER OF ANY DISCREPANCIES BETWEEN THE LISTS AND KNOWN CONDITIONS IN THE FIELD..

E. THE TREE SALVAGE CONTRACTOR SHALL EMPLOY A CERTIFIED ARBORIST WHO WILL BE RESPONSIBLE FOR THE INSPECTION OF THE TREES AND PALMS PRIOR TO HARVESTING, REVIEW OF THE TREES AND PALMS DURING HARVESTING AND TRANSPORTING AND PERIODIC REVIEWS OF THE TREES AND PALMS IN THE HOLDING NURSERY. THE ARBORIST SHALL BE RESPONSIBLE TO MAINTAIN THE DATABASE AS SPECIFIED IN 1.05, C, BELOW.

1.04 JOB CONDITIONS

A. PROTECTION:

1. PROTECT THE OWNER'S PROPERTY FROM INJURY OR LOSS. ANY DAMAGE TO EXISTING PROPERTY (BUILDINGS, UTILITIES, ETC.) OR PLANTING (TREES, SHRUBS, LAWN OR GROUND COVER) CAUSED BY THE TREE SALVAGE CONTRACTOR DURING HIS OPERATION SHALL BE REPAIRED AT THE CONTRACTOR'S EXPENSE.

2. CAUSE MINIMUM INTERFERENCE WITH WORKMEN, MATERIALS, OR OTHER EQUIPMENT OF OTHER TRADES ON THE PROJECT.

B. LANDSCAPE WORK SHALL NOT BEGIN UNTIL ALL CONSTRUCTION ADJACENT TO THE PLANTING AREAS HAS BEEN COMPLETED UNLESS OTHERWISE DIRECTED BY OWNER OR GENERAL CONTRACTOR (GENERAL CONTRACTOR WILL PROVIDE A DETAILED SCHEDULE TO SUCCESSFUL BIDDER).
C. INSPECTION OF SITE

1. THE TREE SALVAGE CONTRACTOR SHALL BE REQUIRED TO VISIT THE SITE IN ORDER TO FAMILIARIZE HIMSELF WITH THE EXISTING CONDITIONS, INCLUDING BUT NOT LIMITED TO SOIL, DRAINAGE, TOPOGRAPHY, EXISTING STRUCTURES, TOWERS, POLES, OVERHEAD AND UNDERGROUND UTILITIES AND SERVICES.

2. IF THE CONTRACTOR FINDS ANY SITE CONDITION AT VARIANCE WITH THE PLANS OR SPECIFICATIONS, HE SHALL NOTIFY THE LANDSCAPE ARCHITECT AND OWNER AND OBTAIN CLARIFICATION.

3. THE TREE SALVAGE CONTRACTOR SHALL REVIEW THE CONDITION OF EACH TREE AND PALM TO BE RELOCATED PRIOR TO PREPARING THE TREE OR PALM FOR REMOVAL. THE CONTRACTOR SHALL NOTIFY THE OWNER AND LANDSCAPE ARCHITECT IF IN THEIR OPINION ANY TREE OR PALM IS NOT ACCEPTABLE FOR RELOCATION DUE TO ANY REASON. (SUCH AS, A RECENT DECLINE IN HEALTH, STRUCTURAL DEFECTS, OR POSSIBLE PROBLEMS WITH PESTS OR DISEASE). PRE-EXISTING CONDITIONS WILL NOT RELIEVE THE CONTRACTOR FROM THE WARRANTY.

1.05 SUBMITTALS

A. THE TREE SALVAGE CONTRACTOR SHALL PREPARE AND SUBMIT FOR REVIEW AND APPROVAL THEIR PROGRAM FOR THE TREE SALVAGE OPERATION. PROGRAM ELEMENTS SHALL INCLUDE BUT NOT BE LIMITED TO:

1. METHOD(S) OF HARVESTING TREES AND PALMS BASED ON THE VARIETY AND SIZES OF THE TREES AND PALMS.
2. PREPARATION OF TREES AND PALMS REQUIRED BEFORE HARVESTING: PRUNING, ROOT PRUNING, HYDRATION AND CHEMICAL TREATMENTS.
3. MATERIALS AND EQUIPMENT PROPOSED FOR USE IN HARVESTING TREES AND PALMS.
4. SIZE OF ROOT-BALL BASED ON VARIETY AND SIZE OF TREE AND PALM.
5. SPECIAL REQUIREMENTS FOR HARVESTING TREES AND PALMS AT VARIOUS SEASONS OF THE YEAR.

B. THE TREE SALVAGE CONTRACTOR SHALL PREPARE AND SUBMIT FOR REVIEW AND APPROVAL THEIR PLAN AND PROGRAM FOR THE HOLDING NURSERY. PROGRAM ELEMENTS SHALL INCLUDE BUT NOT BE LIMITED TO:

1. LAYOUT OF NURSERY; TREES SHOULD BE GROUPED BY VARIETY AND SIZE AND ALLOW ACCESS TO EACH GROUP. PALMS SHOULD BE GROUPED BY VARIETY AND HEIGHT AND ALLOW ACCESS TO EACH GROUP.
2. LAYOUT OF AUTOMATIC IRRIGATION SYSTEM. THE OWNER WILL PROVIDE A POINT OF CONNECTION FOR WATER AND ELECTRIC POWER.
3. PROGRAM FOR MAINTENANCE AND PROTECTION OF THE TREES AND PALMS INCLUDING PRUNING, WEED CONTROL, WATERING, FERTILIZATION, GUYING (WIND PROTECTION), INSECT AND DISEASE CONTROL, PROTECTION FENCING ETCETERA.
4. AMOUNT OF AREA REQUIRED FOR THE NURSERY AND ANY OTHER FACILITIES OR INFRASTRUCTURE SUPPLIED BY THE CONTRACTOR OR REQUIRED OF THE OWNER.
5. PROPOSED METHOD FOR STORING THE TREES AND PALMS BASED ON THE TYPE OF ROOTBALL/METHOD OF HARVESTING.

C. THE TREE SALVAGE CONTRACTOR SHALL BE REQUIRED TO MAINTAIN A DATABASE ON ALL TREES AND PALMS INCLUDED WITHIN THIS PROJECT. INFORMATION REQUIRED TO BE MAINTAINED SHALL INCLUDE, BUT IS NOT LIMITED TO:

1. TREE OR PALM TAG NUMBER, VARIETY AND SIZE
2. TASK PERFORMED AND DATE
3. DATE AND METHOD OF HARVESTING AND ROOTBALL SIZE
4. LOCATION IN NURSERY
5. MAINTENANCE PERFORMED AND DATE

PART 2 - PRODUCTS

2.01 GENERAL

IT IS THE INTENT OF THIS SPECIFICATION THAT ALL MATERIALS HEREIN SPECIFIED AND SHOWN ON THE DRAWINGS SHALL BE OF THE HIGHEST QUALITY AVAILABLE AND MEETING THE REQUIREMENTS SPECIFIED.

2.02 MISC. MATERIALS

A. PALM FERTILIZER SHALL BE "MYCOR PALM SAVER" AVAILABLE FROM WWW.PLANTHEALTHCARE.COM <HTTP://WWW.PLANTHEALTHCARE.COM> (OR APPROVED EQUIVALENT).

B. TREE FERTILIZER SHALL BE DR. BENSON'S NATURAL MIX AVAILABLE FROM WWW.DRBENSONSNATURALMIX.COM <HTTP://WWW.DRBENSONSNATURALMIX.COM> (OR APPROVED EQUIVALENT).

PART 3 - EXECUTION

3.01 PREPARATION OF TREES

PRIOR TO HARVESTING TREES FROM THEIR EXISTING LOCATION THEY SHALL BE PREPARED UTILIZING THE FOLLOWING TREATMENTS AND OR PROCEDURES.

A. PRUNING - REMOVE ANY DEAD OR DAMAGED BRANCHES AND SHALL COMPLY WITH THE " AMERICAN NATIONAL STANDARDS INSTITUTE, (ANSI), A300-1995", CURRENT EDITION RESPECTIVELY; THIN OUT OVERALL CANOPY OF TREE TO COMPENSATE FOR REDUCTION OF ROOT SYSTEM. TIE-UP BRANCHING AS REQUIRED TO ALLOW ACCESS TO ROOT BALL AND TRANSPORTING.

B. ROOT PRUNING - DETERMINE SIZE OF ROOT BALL REQUIRED BASED ON DBH OF TREE ACCORDING TO ANSI AMERICAN STANDARD FOR NURSERY STOCK Z.60.1-1996. ROOT BALLS SHALL BE DUG BY HAND EXCAVATION USING A SHARP SPADE. TRENCHING WITH A TRENCHER OR BACKHOE IS NOT ACCEPTABLE. ROOT PRUNING SHALL BE DONE TO A MINIMUM DEPTH OF 30" USING HAND PRUNERS OR PRUNING SAW.

C. PRE-WATERING - PRIOR TO ANY EXCAVATION, ALL TREES SHALL BE THOROUGHLY WATERED TO A MINIMUM DEPTH OF 30" AND BEYOND THE AREA OF THE ROOT BALL.

D. INSPECTION OF TREES - ALL TREES SHALL BE INSPECTED BY THE SALVAGE CONTRACTOR'S ARBORIST PRIOR TO EXCAVATING ROOT BALLS. ANY FINDINGS OF INSECTS, DISEASE OR STRUCTURAL DAMAGE SHALL BE NOTED IN THE TREE DATABASE. INSECTS OR DISEASE SHALL BE REMEDIED PRIOR TO EXCAVATING ROOT BALLS AS WELL AS SUPPORTING OR CORRECTING ANY STRUCTURAL PROBLEMS.

E. CHEMICAL TREATMENT - ALL TREES SHALL BE INOCULATED WITH MYCORRHIZAE AFTER THEY HAVE BEEN HARVESTED. ANY TREES FOUND TO HAVE PESTS OR DISEASE SHALL BE TREATED PRIOR TO EXCAVATING ROOT BALL. PINE TREES SHALL BE TREATED WITH A PREVENTATIVE BORER INSECTICIDE.

F. ROOT BALLS SHALL BE MINIMUM 30" DEEP. PROTECT ROOT BALLS WITH WOOD BOXES. ROOT BALLS 10 FT. AND LARGER SHALL HAVE A STRUCTURAL BOTTOM INSTALLED UNDER ROOT BALL PRIOR TO BEING LIFTED FROM THE HOLE.

G. EXISTING TREES TO BARRICADED PRIOR TO BEGINNING OF CONSTRUCTION AND SHALL REMAIN IN PLACE DURING CONSTRUCTION, AS PER CITY OF HOLLYWOOD.

H. NO HEAVY EQUIPMENT, CONSTRUCTION MATERIALS OR SOIL DEPOSITS ARE TO BE ALLOWED INSIDE TREE BARRIERS.

I. TREE REMOVAL PERMIT SHALL BE REQUIRED PRIOR TO CONSTRUCTION AND ANY CLEARING OPERATIONS AS REQUIRED.

J. TREE BARRICADE NOTES:

1. ALL PROPOSED TREES TO BE RELOCATED SHALL BE ROOT PRUNED 8 WEEKS PRIOR TO CONSTRUCTION AND DONE ACCORDING TO GOOD NURSERY PRACTICE AS REQUIRED. TRENCH DEPTH SHALL BE 18" - 36"; ROOT BALL SHALL BE MINIMUM OF 60" WHEN ROOT PRUNED. FILL TRENCH WITH FIBROUS-MATERIAL SUCH AS LEAVES OR WOOD SHAVINGS. WATERING SHALL BE ONCE A WEEK DURING ROOT PRUNING. TORN ROOTS SHALL BE TRIMMED TO SOLID WOOD. RELOCATED TREE SHALL BE LIGHTLY PRUNED BY HAND.

2. ALL EXISTING TREES SHALL COMPLY WITH THE "AMERICAN NATIONAL STANDARD INSTITUTE, (ANSI), A300-1995" .CURRENT EDITION RESPECTIVELY.

3. LANDSCAPE CONTRACTOR SHALL WATER RELOCATED TREES WITH TEMPORARY IRRIGATION EVERYDAY FOR THE FIRST MONTH THEN 2-3 TIMES WEEK UNTIL SYSTEM IS FULLY AUTOMATIC: OWNER TO SUPPLY WATER ON SITE.

4. EXISTING TREES TO BE BARRICADED PRIOR TO BEGINNING OF CONSTRUCTION AND SHALL REMAIN IN PLACE DURING CONSTRUCTION.

5. NO HEAVY EQUIPMENT, CONSTRUCTION MATERIALS OR SOIL DEPOSITS ARE TO BE ALLOWED INSIDE TREE BARRIERS.

6. TOPSOIL SHALL BE CLEAN AND REASONABLY FREE OF CONSTRUCTION DEBRIS, WEEDS, ROCKS, AND NOXIOUS PESTS AND DISEASE (SEE SOIL PLANTING (SEE SOIL SPECIFICATIONS).

7. TREE REMOVAL PERMIT SHALL BE REQUIRED PRIOR TO CONSTRUCTION AND ANY CLEARING OPERATIONS AS REQUIRED.

8. TRANSPLANT TREE WITH 60" TREE SPADE, TRANSPLANTING HOLE SHALL BE AT LEAST ½ BIGGER THAN THE AREA THAT WAS TRENCHED FOR TRANSPLANTING.

9. SET TREES NO DEEPER THAN IT WAS IN IT'S ORIGINAL GROWING WITH THE ROOT BALLS EVEN WITH, OR SLIGHTY HIGHER (+ - 1") THAN THE FINISHED GRADE.

3.02 TRANSPORTING AND HANDLING OF TREES

THE FOLLOWING GUIDELINES APPLY TO TRANSPORTING TREES DURING THE SALVAGE AND STORAGE OPERATION:

A. EMPLOY METHODS THAT ASSURE THAT THE ROOTBALLS ARE PROTECTED WHILE BEING HANDLED, TRANSPORTED OR STORED. ROOTBALLS SHALL REMAIN IN TACT AND STRUCTURALLY SOUND

B. TREES HARVESTED UTILIZING WOOD BOXES SHALL BE RIGGED PRIMARILY BY THE BOX. FOR ANY SALVAGED TREE, ANY SUPPORT RIGGING THAT COMES IN CONTACT WITH THE TREE SHALL BE NYLON STRAP; NO CABLE OR CHAINS SHALL BE USED.

C. TREE BRANCHING AND LIMBS SHALL BE PROTECTED DURING HANDLING, TRANSPORTING OR STORAGE. INSTALL CABLING AS REQUIRED TO SUPPORT BRANCHING STRUCTURE.

D. ANY TREES THAT ARE SEVERELY DAMAGED OR DIE DURING HARVESTING, TRANSPORTING OR STORAGE SHALL BE REPLACED AS NOTED UNDER SECTION 3.10 GUARANTEE AND REPLACEMENT.

E. TREES IN THE STORAGE AREA SHALL BE GUYED AND OR BRACED BY THE TREE SALVAGE CONTRACTOR AS REQUIRED TO MAINTAIN TREES UPRIGHT.

3.03 PREPARATION OF PALM TREES

PRIOR TO HARVESTING PALMS FROM THEIR EXISTING LOCATION THEY SHALL BE PREPARED UTILIZING THE FOLLOWING TREATMENTS AND OR PROCEDURES.

A. PRUNING PROCEDURE:

1. WHEN HARVESTING MEXICAN FAN, TEXAS PALMETTO AND OTHER FAN PALMS FROM THEIR EXISTING LOCATION, PRUNE THE FRONDS AS FOLLOWS:

WITH THE USE OF HAND LOPPERS AND HAND PRUNING SAWS, 30% (MAXIMUM) OF PALM FRONDS SHALL BE REMOVED DURING THE EXCAVATION PERIOD. NO TREE SHOULD HAVE ANY FROND CUT HIGHER THAN PARALLEL TO THE GROUND. ALL PALM FRONDS SHALL BE TIED IN AN UPRIGHT POSITION WITH 2-PLY TWINE. TWINE SHALL BE TIED HORIZONTALLY ACROSS PALM FRONDS. TWINE IS TO BE APPLIED TIGHT ENOUGH TO REMAIN TIED DURING ALL TRANSPORTING AND PLANTING PHASES OF WORK. PRUNING TOOLS (INCLUDING, BUT NOT LIMITED TO, CHAINSAWS, LOPPERS, PRUNING SAWS, SHOVELS, GLOVES) SHALL BE STERILIZED WITH A SOLUTION OF 50% WATER AND 50% BLEACH BETWEEN EACH PALM. IMMERSE CUTTING SURFACES IN THE CLOROX SOLUTION AND AGITATE AFTER IMMERSION, RINSE TOOL WITH WATER THOROUGHLY. NO PALMS WITH CLIPPED FROND TIPS WILL BE ACCEPTED. REMOVE ANY FRUIT/FLOWER STEMS EXISTING ON THE PALM.

2. WHEN HARVESTING COCONUT, CANARY ISLAND, DATE AND OTHER FEATHER PALMS FROM THEIR EXISTING LOCATION, PRUNE THE FRONDS AS FOLLOWS:
WITH THE USE OF HAND LOPPERS AND HAND PRUNING SAWS, 30% (MAXIMUM) OF PALM FRONDS SHALL BE REMOVED DURING THE EXCAVATION PERIOD. NO TREE SHOULD HAVE ANY FROND CUT HIGHER THAN 30 DEGREES ABOVE PARALLEL TO THE GROUND ("10:00\2:00"). A MINIMUM OF THREE (3) ROWS OF FRONDS BELOW THE CURRENT INFLORESCENCE (FRUIT/FLOWER) POSITION SHALL REMAIN ON THE TREE. REMOVAL OF RANDOM FRONDS TO FACILITATE CROWN TYING IS UNACCEPTABLE. FRONDS FROM PHOENIX GENUS PALMS SHALL BE REMOVED AFTER PALMS ARE APPROVED AND CERTIFIED TO BE FREE OF DISEASE BY THE PATHOLOGIST. ALL PALM FRONDS SHALL BE TIED IN AN UPRIGHT POSITION WITH 2-PLY TWINE. TWINE SHALL BE TIED HORIZONTALLY ACROSS PALM FRONDS. TWINE IS TO BE APPLIED TIGHT ENOUGH TO REMAIN TIED DURING ALL TRANSPORTING AND PLANTING PHASES OF WORK. PRUNING TOOLS (INCLUDING, BUT NOT LIMITED TO, CHAINSAWS, LOPPERS, PRUNING SAWS, SHOVELS, GLOVES) SHALL BE STERILIZED WITH A SOLUTION OF 50% WATER AND 50% CLOROX BLEACH BETWEEN EACH PALM. IMMERSE CUTTING SURFACES IN THE CLOROX SOLUTION AND AGITATE AFTER IMMERSION. RINSE TOOL WITH WATER THOROUGHLY. NO PALMS WITH CLIPPED FROND TIPS WILL BE ACCEPTED. REMOVE ANY FRUIT/FLOWER STEMS EXISTING ON THE PALM.

B. PALM TRUNKS:

1. THE TRUNKS OF TEXAS PALMETTO AND MEXICAN FAN PALMS SHALL BE CLEAN AND SKINNED TO WITHIN 6' OF HEART LEAF.

2. THE TRUNKS OF DATE PALMS SHALL BE CLEANED. REMOVE REMNANT PETIOLE BOOTS FROM THE TRUNK TO WITHIN 4' OF THE HEART LEAF. THE PALM FROND PETIOLE BASES THAT ARE REMAINING AT THE TOP 4' OF TRUNK SHALL BE TRIMMED IN ORDER THAT THEY ARE UNIFORM IN LENGTH AND APPEARANCE.

3. THE TRUNKS OF CANARY ISLAND DATE PALMS SHALL BE CLEANED-REMOVE REMNANT PETIOLE BOOTS, FROM THE TRUNK UP TO THE "PINEAPPLE". THE HEADS SHALL BE "PINEAPPLED" AND NO FRONDS SHALL BE REMOVED ABOVE A HORIZONTAL LINE.

C. ROOTBALL REQUIREMENTS:

1. REQUIREMENTS FOR TEXAS PALMETTO, MEXICAN FAN AND OTHER FAN PALM ROOTBALLS:
MINIMUM ROOTBALL SIZE

10' - 15'	BROWN TRUNK	2 1/2' CUBED
16' - 20'	BROWN TRUNK	3' CUBED
21' - 30'	BROWN TRUNK	3 1/2' CUBED
31' - +	BROWN TRUNK	4' CUBED

2. REQUIREMENTS FOR DATE PALM ROOTBALLS:
MINIMUM ROOTBALL SIZE

15'	BROWN TRUNK	4' X 4' X 5' DEEP
16' - 20'	BROWN TRUNK	4 ½ ' X 4 ½' X 5' DEEP
21' - 25'	BROWN TRUNK	5' X 5' X 5' DEEP
26' - 30'	BROWN TRUNK	5½ ' X 5 ½ ' X 5' DEEP
31' +	BROWN TRUNK	6' X 6' X 5' DEEP

3. REQUIREMENTS FOR CANARY ISLAND DATE PALM ROOTBALLS:
MINIMUM ROOTBALL SIZE

15' - 20' B.T.H.	5' X 5' X 5' DEEP
21' - 25' B.T.H.	6' X 6' X 5' DEEP
26' - 30' B.T.H.	7' X 7' X 5' DEEP
35' B.T.H.	8' X 8' X 5' DEEP

4. REQUIREMENTS FOR COCONUT PALM ROOTBALLS:
MINIMUM ROTBALL SIZE

15' - 20'	BROWN TRUNK	3-1/2' CUBED
21' - 25'	BROWN TRUNK	4' CUBED
26' - 30'	BROWN TRUNK	4-1/2' CUBED
31' - 35'	BROWN TRUNK	4-1/2' CUBED
36' - +	BROWN TRUNK	5' CUBED

5. REQUIREMENTS FOR ALL OTHER PALM ROOTBALLS SHALL BE PROPOSED BY THE SALVAGE CONTRACTOR. PROPOSED SIZES SHALL BE BASED ON VARIETY, SIZE AND CHARACTER OF PALM. PROPOSALS SHALL BE REVIEWED AND APPROVED BY LANDSCAPE ARCHITECT.

6. WHEN CONDITIONS PERMIT, THE ROOTBALL SHALL BE DUG TO A DEPTH WHERE ROOTS END.

D. HARVESTING:

1. ALL PALMS SHALL BE DUG BY HAND WITH A SHARP SPADE OR BY MACHINERY (TRENCHER SUCH AS A DITCH WITH RF40), ETC. TRENCHING WITH A BACKHOE IS NOT ACCEPTABLE. WHENEVER POSSIBLE AND ESPECIALLY IN HARDPAN AREAS, TREES SHALL BE DUG TO WHERE THEIR ROOTS END. DEAD AND OR ROOTS HANGING FROM THE ROOT BALL SHALL BE "SHAVED OFF" BY USE OF A SHARPENED SHOVEL. ANY TOOLS USED IN THE HARVESTING PROCESS, INCLUDING TRENCHERS, SHALL BE STERILIZED BETWEEN EACH PALM TREE VIA IMMERSION IN A SOLUTION OF 50% WATER AND 50% BLEACH.

2. NO TREES SHALL BE REMOVED FROM ANY GIVEN FIELD LOCATION WITHOUT FOLLOWING THE PRESCRIBED ROOT BALL SIZE OR BY ANY OTHER MEANS OF EXCAVATION NOT OUTLINED IN THIS SECTION AND MUST BE CERTIFIED BY THE PLANT PATHOLOGIST BEFORE REMOVING/PRUNING ANY FRONDS.

3. WHILE EXCAVATING ROOT BALLS, ALL CONSIDERATION SHALL BE GIVEN IN KEEPING THE ROOT MASS INTACT AND IN A RELATIVELY MOIST CONDITION. ALL TREES SHALL BE THOROUGHLY WATERED PRIOR TO HARVEST. BURLAPPING OF THE ROOT MASS IS REQUIRED DURING TRANSPORT OR ON ANY PALM PROCURED FROM A SANDY SOIL CONDITION.

E. LOADING AND HANDLING OF PALMS:

1. ALL PALM TREES SHALL BE LOADED WITH BOOMS, HYDRAULIC OR CONVENTIONAL CRANES. FRONT LOADERS, BUCKETS, FORKLIFTS, OR TRACTORS SHALL NOT BE USED TO LOAD OR UNLOAD ANY PALM OVER EIGHT FEET OF BROWN TRUNK. NO CHAINS OR BRAIDED STEEL CHOKERS SHALL BE CONSIDERED IN THE LOADING OR IN THE UNLOADING OF PALM TREES. ALL RIGGING SHALL CONSIST OF THE HIGHEST QUALITY NYLON OR FABRIC RIGGING MATERIAL MINIMUM 5" WIDE. THE USE OF SOFTENERS, SHACKLES, CLEVACES, ETC. TO PREVENT DAMAGE TO STERN, BALL OR RIGGING IS RECOMMENDED. PALMS SHALL BE PICKED HORIZONTALLY, RIGGED AT TWO POINTS, AND HANDLED IN SUCH A MANNER AS TO AVOID DYNAMIC (SHOCK) LOADS. ALL CONSIDERATION SHALL BE GIVEN IN THE SELECTION OF A LARGER CRANE TO FACILITATE LOADING, UNLOADING, AND SETTING. THIS CONSIDERATION SHALL VARY BASED ON ANY GIVEN SITE SITUATION AND IS SOLELY THE LIABILITY AND RESPONSIBILITY OF THE SUPPLIER AND HIS SUBCONTRACTORS.

2. BEFORE OFF-LOADING AND PLANTING PALMS, AFFIX FLAGGING TAPE TO THE NEWEST EMERGING LEAF (SPEAR LEAF) IN ORDER TO BETTER TRACK THE GROWTH OF THE PALM AFTER IT IS PLANTED.

F. "HEALED IN" PALMS

1. HARVESTED PALMS SHALL BE "HEALED-IN" AT THE HOLDING NURSERY WITHIN 24 HOURS OF BEING HARVESTED. BACKFILL AROUND PALM ROOTBALL WITH 100% WASHED CONCRETE SAND. INSTALL PALMS IN A PERPENDICULAR POSITION AND SPACED A MINIMUM OF 15' ON CENTER.

2. HEALED-IN PALMS SHALL BE GUYED AND OR BRACED BY THE SALVAGE CONTRACTOR AS REQUIRED TO MAINTAIN PALMS IN A UPRIGHT POSITION.

3.04 POST TRANSPLANT MAINTENANCE

A. TREES AND PALMS SHALL BE PRUNED TO REMOVE ANY DEAD OR DAMAGED BRANCHES AND FOLIAGE. PRUNE TREES, AS DIRECTED BY THE LANDSCAPE ARCHITECT, TO ENHANCE AESTHETIC CHARACTER OF THE TREE.

B. PROTECT TREES AND PALMS (ROOTBALLS AND CANOPY) FROM DAMAGE BY WORK OF OTHER TRADES.

C. MAINTAIN THE TREES AND PALMS THROUGHOUT THE COURSE OF THE WORK UNTIL FINAL ACCEPTANCE BY THE OWNER. MAINTENANCE SHALL INCLUDE BUT NOT LIMITED TO WATERING, WEED CONTROL, FERTILIZING / FEEDING, INSECT AND DISEASE CONTROL, MULCHING, PROTECTION AND GUYING.

D. CONTRACTOR SHALL WATER TREES IN SUCH A WAY AS TO INSURE THAT TREE ROOTBALL IS MOIST AND MONITOR WATER IN PLANTING PIT; CARE BEING TAKEN THAT TREE IS NOT GETTING OVER WATERED.

E. INSTALL AUTOMATIC DRIP IRRIGATION TO EACH TREE AND PALM.

3.05 TREES TO BE PRESERVED AND PROTECTED IN PLACE

TREES DESIGNATED TO REMAIN IN PLACE SHALL HAVE THE FOLLOWING WORK PERFORMED:

A. INSTALL AND MAINTAIN PROTECTIVE FENCING (4' HIGH ORANGE PLASTIC GUARDIAN SAFETY FENCE) AROUND THE TREE AT APPROXIMATELY AT THE DRIP LINE. SUPPORT THE FENCE WITH LODGE POLES OR "T" BAR FENCE STAKES.

B. PRUNE TREE TO REMOVE ANY DEAD OR DAMAGED BRANCHING.

C. MONITOR AND MAINTAIN TREES DURING THE COURSE OF DEMOLITION AND CONSTRUCTION; LOG ACTIVITY IN DATABASE AS NOTED ABOVE IN SECTION 1.05, "C". TREAT FOR ANY DISEASES OR PESTS THAT APPEAR ON TREES.

D. IRRIGATE TREES DURING THE COURSE OF DEMOLITION AND CONSTRUCTION. THE CONTRACTOR SHALL BE RESPONSIBLE FOR TRANSPORTING WATER TO THE TREES.

E. REMOVE PROTECTIVE FENCING AT THE END OF CONSTRUCTION.

3.06 DEMOLISH EXISTING TREES AND PALMS

A. TREES AND PALMS DESIGNATED TO BE DEMOLISHED SHALL BE REMOVED INCLUDING THE ROOTBALL SYSTEM.

B. ALL DEBRIS GENERATED FROM TREE REMOVAL SHALL BE REMOVED FROM THE PROPERTY AND DISPOSED OF LEGALLY.

D. THE CONTRACTOR SHALL BACK-FILL THE TREE PIT WITH SITE SOIL AND LIGHTLY COMPACT IT IN PLACE.

3.07 CONSTRUCTION REVIEWS

ALL REVIEWS HEREIN SPECIFIED SHALL BE MADE BY THE OWNER OR THE LANDSCAPE ARCHITECT. REVIEWS ARE AS FOLLOWS:

A. CONTRACTOR ORIENTATION/PRECONSTRUCTION MEETING: THIS MEETING SHALL BE CONDUCTED TO DISCUSS THE SCOPE OF WORK, PLANS AND SPECIFICATIONS, POSSIBLE DISCREPANCIES, SITE CONDITIONS AND OTHER ASPECTS OF THE TREE SALVAGE WORK SUCH AS PERSONALITIES, SCHEDULE AND REQUIREMENTS FOR STARTING WORK. PRIOR TO MEETING, THE SALVAGE CONTRACTOR SHALL THOROUGHLY ACQUAINT HIMSELF WITH SITE CONDITIONS AND THE PLANS, DETAILS AND SPECIFICATIONS.

THE MEETING SHALL BE ATTENDED BY, AS A MINIMUM, THE PROJECT MANAGER AND FIELD FOREMAN FOR THIS PROJECT FROM THE SALVAGE CONTRACTOR.

B. WHEN TREES DESIGNATED TO REMAIN IN PLACE HAVE PROTECTIVE FENCING INSTALLED.

C. WHEN HOLDING NURSERY HAS BEEN SET-UP.

D. PERIODIC REVIEWS WILL BE MADE DURING THE COURSE OF SALVAGE AND DEMOLITION WORK. THE SALVAGE CONTRACTOR SHALL HAVE THE DATABASE FOR ALL WORK AVAILABLE FOR REVIEW AT ALL TIMES.

E. THE SALVAGE CONTRACTOR SHALL BE REQUIRED TO HAVE A COMPLETE REVIEW AND APPROVAL OF ALL TREE PROTECTION, DEMOLITION, SALVAGE / STORAGE AND WORK AT THE COMPLETION OF CONSTRUCTION. THIS REVIEW WILL ESTABLISH THE TIME FOR THE BEGINNING OF THE GUARANTEE PERIOD. NOTIFY THE OWNER AND LANDSCAPE ARCHITECT AT LEAST SEVEN (7) DAYS IN ADVANCE.

3.10 GUARANTEE AND REPLACEMENT

SUBMIT A WRITTEN GUARANTEE IN AN APPROVED FORM IN COMPLIANCE WITH THE RELATED REQUIREMENTS OF GENERAL CONDITIONS GUARANTEEING THE WORK OF THE SECTION AGAINST ANY DEFECTIVE MATERIALS AND WORKMANSHIP IN COMPLIANCE WITH THE FOLLOWING TERMS, AGREEING TO REPLACE ANY DEFECTIVE MATERIALS AND/OR WORKMANSHIP AT NO ADDITIONAL COST TO THE OWNER.

A. TREES AND PALMS SALVAGED AND STORED FOR USE AT THE HOTEL SHALL BE GUARANTEED TO BE ALIVE AND HEALTHY UP TO THE TIME THEY ARE READY TO BE RELOCATED TO THE HOTEL.

B. ANY TREES THAT DIE-BACK AND LOSE THEIR ORIGINAL FORM AND SIZE, AS DETERMINED BY THE LANDSCAPE ARCHITECT, SHALL BE REPLACED EVEN THOUGH THEY HAVE TAKEN ROOT AND ARE GROWING AFTER THE DIE-BACK. REPLACEMENT TREES SHALL BE OF LIKE SPECIES AND SIZE; SIZE IS DETERMINED BY CALIPER INCH BASIS DBH. TREES UP TO 14" DBH WILL BE REPLACED WITH LIKE SPECIES AND SIZE. HOWEVER, DUE TO AVAILABILITY AND LOGISTICS, TREES LARGER THAN 14" DBH CAN BE REPLACED WITH TREES OF SMALLER DBH, 7" DBH MINIMUM, WHOSE SUM EQUAL OR EXCEED THE TREE BEING REPLACED. THE OWNER WILL DETERMINE THE LOCATION FOR REPLACEMENT TREES.

C. ANY PALMS THAT DIE-BACK AND LOSE THEIR ORIGINAL FORM AND SIZE, AS DETERMINED BY THE LANDSCAPE ARCHITECT, SHALL BE REPLACED EVEN THOUGH THEY HAVE TAKEN ROOT. REPLACEMENT PALMS SHALL BE OF LIKE SPECIES, SIZE AND QUALITY.

D. THE TREE SALVAGE CONTRACTOR, WHEN NOTIFIED BY THE OWNER SHALL REMOVE AND REPLACE ALL GUARANTEED TREES, WHICH FOR ANY REASON FAIL TO MEET THE REQUIREMENTS OF THE GUARANTEE. REPLACEMENT OF TREES SHALL BE MADE TO SAME SPECIFICATIONS AS REQUIRED FOR ORIGINAL PLANTING, AND ALL REPLACEMENTS SHALL BE GUARANTEED AS SPECIFIED FOR ORIGINAL MATERIALS.

E. THE WARRANTY PERTAINS TO FACTORS WITHIN THE TREE SALVAGE CONTRACTOR'S CONTROL SUCH AS, BUT NOT LIMITED TO, PROPER SALVAGE PROCEDURES, MAINTENANCE DURING STORAGE, TRANSPORTING, AND IRRIGATION WHILE BEING STORED. ACTS OF GOD AND CIRCUMSTANCES BEYOND THE CONTRACTOR'S CONTROL SHALL NOT BE INCLUDED.

F. DURING THE TERM OF THE WARRANTY, THE CONTRACTOR SHALL BE RESPONSIBLE TO MAKE, AS A MINIMUM, MONTHLY REVIEWS OF TREES UNDER WARRANTY. HE SHALL BE RESPONSIBLE TO REPORT ANY PROBLEMS TO THE OWNER AND BE ALLOWED TO TRY TO REMEDY THE PROBLEM. THE CONTRACTOR SHALL UPDATE THE TREE DATABASE AFTER EACH SITE VISIT.

3.11 CLEAN UP

UPON COMPLETION OF TREE SALVAGE, DEMOLITION; AND CONSTRUCTION AND BEFORE FINAL ACCEPTANCE, REMOVE RUBBISH, TRASH AND DEBRIS RESULTING FROM TREE SALVAGE OPERATION. THE SITE SHALL BE LEFT IN A NEAT AND ACCEPTABLE CONDITION SUCH AS TO MEET APPROVAL OF THE LANDSCAPE ARCHITECT.

adache group architects

PROJECT DESIGN TEAM:
ARCHITECTS
ADACHE GROUP ARCHITECTS
550 SOUTH FEDERAL HIGHWAY FT. LAUDERDALE, FLORIDA 33301
PH.(954) 525-8133 FAX.(954) 728-8159
E-MAIL: info@adache.com
CREATIVE DESIGNER
PAT MCBRIDE CO.
11 BAKER FARM RD.
MANCHESTER CENTER, VT. 05255
PH.(305) 670-2370 FAX.(305) 302-0700
E-MAIL: pat@mcbridedesignco.com
M.E.P. ENGINEER
TWR ENGINEERS
9200 S. DADELAND BLVD
MIAMI, FLORIDA 33156
PH.(305) 670-0820 FAX.(305) 670-0835
E-MAIL: twr@twrengineers.com
STRUCTURAL ENGINEER
TRC WORLDWIDE ENGINEERING
3590 NW 56 STREET
FORT LAUDERDALE, FLORIDA 33309
(954) 484-7777 FAX.(954) 484-7834
CIVIL ENGINEER
CONSULTING ENGINEERING & SCIENCE, INC.
10700 KENDALL DRIVE, SUITE 400
MIAMI, FLORIDA 33176
(305) 378-5555 FAX.(305) 279-4553

OWNER: MARGARITAVILLE HOLLYWOOD BEACH RESORT, LLC.
3501 N. OCEAN DRIVE
HOLLYWOOD, FLORIDA 33019

MARGARITAVILLE HOLLYWOOD BEACH RESORT
300 JOHNSON STREET
HOLLYWOOD BEACH, FLORIDA

SEAL:

ISSUED FOR: TAC REVIEW
DATE: 9/03/2010

REVISIONS:

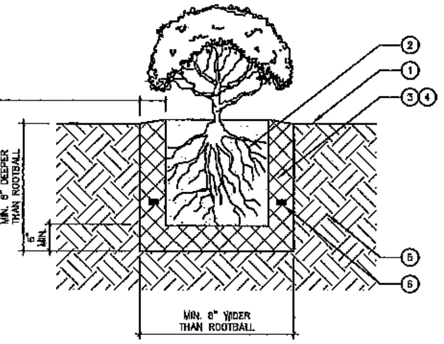
No.	DATE	REMARKS

SHEET TITLE:
LANDSCAPE
PLANT SPECIFICATIONS

ALL IDEAS, DESIGNS, ARRANGEMENTS, PLANS AND SPECIFICATIONS INDICATED OR REPRESENTED BY THIS DRAWING ARE OWNED BY, AND THE PROPERTY OF ADACHE GROUP ARCHITECTS, INC. AND WERE CREATED, EVOLVED AND DEVELOPED FOR USE ON, AND IN CONNECTION WITH, THE SPECIFIED PROJECT. NONE OF THESE IDEAS, PLANS, ARRANGEMENTS, AND SPECIFICATIONS SHALL BE USED BY OR DISCLOSED TO ANY PERSON, CORPORATION OR FIRM FOR ANY PURPOSE WHATSOEVER WITHOUT THE WRITTEN PERMISSION OF ADACHE GROUP ARCHITECTS. VISUAL CONTACT WITH THESE PLANS OR SPECIFICATIONS SHALL CONSTITUTE CONCLUSIVE EVIDENCE OF ACCEPTANCE OF THESE RESTRICTIONS. ALL RIGHTS RESERVED, © 2010
FLORIDA LICENSE # AR0007073

DATE: 9/03/2010
SCALE: N.T.S.
DRAWN BY: MM
CHECKED BY: OA
JOB NO.: 10046

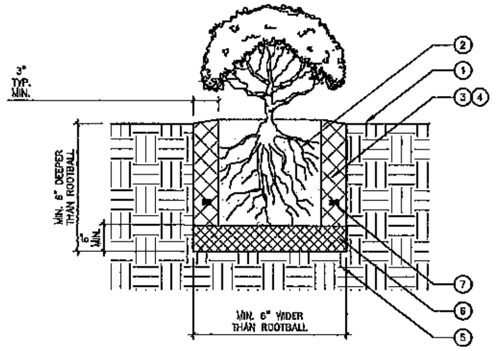
SHEET NO.:
L2.01



1. FINISH GRADE IN PLANTING AREA
2. PLANT ROOTBALL
3. BACKFILL PLANTING PIT WITH 'LIGHTWEIGHT' PLANTING MIX PER PLANTING SPECIFICATIONS
4. JET BACKFILL PLANTING MIX WITH WATER TO ELIMINATE VOIDS
5. 'LIGHTWEIGHT' PLANTING MIX PER PLANTING SPECIFICATIONS
6. PLANT FERTILIZER TABS - QUANTITY PER MANUFACTURER'S SPECIFICATIONS. PLACE TABS IN PLANT CONTAINER PRIOR TO PLANTING FOR REVIEW BY LANDSCAPE ARCHITECT.

DPS PLANTING PIT STR | SHRUB PLANTING PIT (ON STRUCTURE) | SCALE: 1-1/2" = 1'-0"

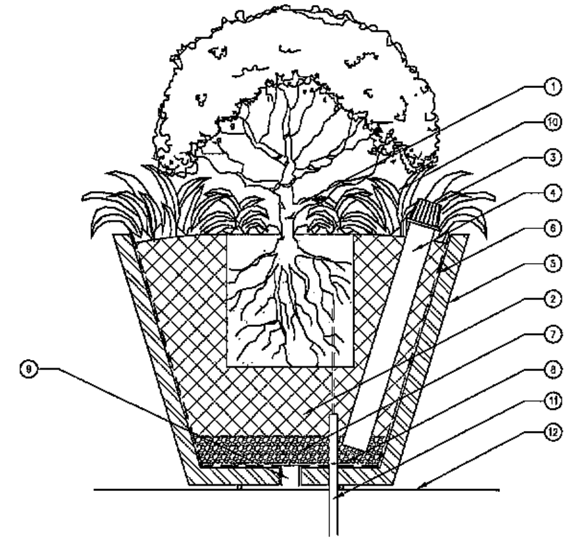
SHRUB PLANTING ON STRUCTURE — SCALE: 1-1/2" = 1'-0" — C



1. FINISH GRADE IN PLANTING AREA
2. PLANT ROOTBALL
3. BACKFILL PLANTING MIX PER PLANTING SPECIFICATIONS
4. JET BACKFILL PLANTING MIX WITH WATER TO ELIMINATE VOIDS
5. NATIVE SOIL
6. COMPACTED BACKFILL PLANTING MIX PER PLANTING SPECIFICATIONS
7. PLANT FERTILIZER TABS - QUANTITY PER MANUFACTURER'S SPECIFICATIONS. PLACE TABS IN PLANT CONTAINER PRIOR TO PLANTING FOR REVIEW BY LANDSCAPE ARCHITECT.

DPSPLANTINGPITGR | SHRUB PLANTING (ON GRADE) | SCALE: 1-1/2" = 1'-0"

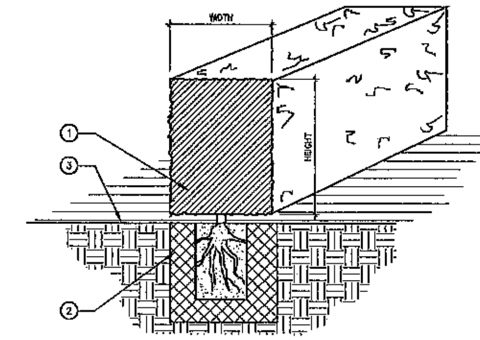
SHRUB PLANTING ON GRADE — SCALE: 1-1/2" = 1'-0" — B



1. PRIMARY PLANT - INSTALL ROOTCROWN 1" ABOVE RIM OF POT
2. PLANTING BACKFILL MIX - EQUAL PARTS WOOD SHAVINGS & WASHED CONCRETE SAND
3. INSTALL ATRIUM GRATE OR P.V.C. SLIP CAP ON TOP OF INSPECTION PIPE
4. INSTALL 3" DIA. PERFORATED INSPECTION DRAINPIPE (ASTM D2729) TO EXTEND FROM TOP OF POT INTO PEA GRAVEL AS SHOWN. WRAP W/ FILTER FABRIC
5. POTTERY - REFER TO CONSTRUCTION PLANS
6. WATERPROOFING ON INSIDE OF POTTERY - AS REQUIRED
7. 3" DEEP LAYER OF CLEAN PEA GRAVEL (3/8") ON BOTTOM OF POT
8. INSTALL FILTER FABRIC ON BOTTOM OF POT
9. 2" DIA. HOLE IN BOTTOM OF POT - INSTALLED BY LANDSCAPE CONTRACTOR. CONTRACTOR TO CAULK BASE OF POT TO PREVENT DRAIN WATER FROM SPILLING ONTO DECK SURFACE
10. SECONDARY PLANTING OR COBBLE - REFER TO PLANTING PLANS - SHRUBS
11. IRRIGATION CONDUIT TO POT - REFER TO IRRIGATION PLANS & DETAILS. SEAL OPENING AROUND PIPE
12. ADJACENT FINISH SURFACE - REFER TO CONSTRUCTION PLANS

DPOT PLANTING | SCALE: 1-1/2" = 1'-0"

POTTERY PLANTING — SCALE: 1-1/2" = 1'-0" — A



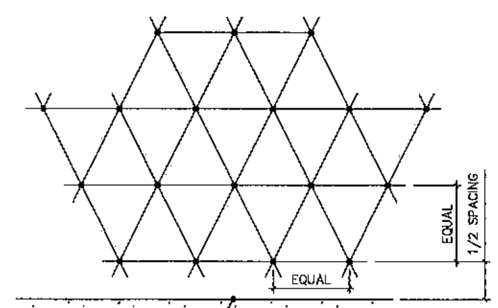
1. INSTALL SHRUBS FOR HEDGE IN A STRAIGHT LINE -REFER TO SHRUB LEGEND ON PLANTING PLANS - SHRUBS FOR SPACING AT THE SPACING
2. SHRUB PLANTING PIT
3. FINISH GRADE IN PLANTING AREA

NOTES:
1. LANDSCAPE CONTRACTOR SHALL CLIP SHRUBS INTO A CONTINUOUS FORMAL HEDGE: STRAIGHT LINES, CRISP CORNERS, FLAT TOP & SIDES. PREPARE A SAMPLE HEDGE 4' LONG FOR REVIEW & APPROVAL BY LANDSCAPE ARCHITECT. ALL HEDGES SHALL BE TRIMMED PRIOR TO COMPLETION OF LANDSCAPE CONSTRUCTION.
2. VERIFY FINAL DIMENSIONS WITH LANDSCAPE ARCHITECT PRIOR TO PREPARING SAMPLE - DIMENSIONS NOTED ARE APPROXIMATE

DIMENSION SCHEDULE
1 GAL. - 6"W X 8"H
5 GAL. - 12"W X 18"H
15 GAL. - 18"W X 30"H

DPS.HEDGE | SCALE: 1-1/2" = 1'-0"

HEDGE PLANTING — SCALE: 1-1/2" = 1'-0" — G

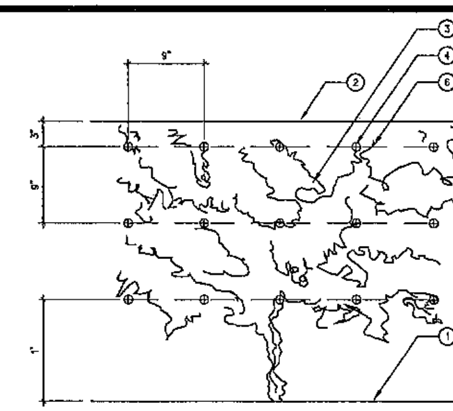


EDGE OF PLANTING AREA (HEADER, WALKWAY)

NOTE:
ALL SHRUBS/GROUNDCOVERS TO BE PLANTED AT EQUAL TRIANGULAR SPACING - REFER TO SHRUB LEGEND FOR SPACING.

DPSSPACING | SCALE: 3/4" = 1'

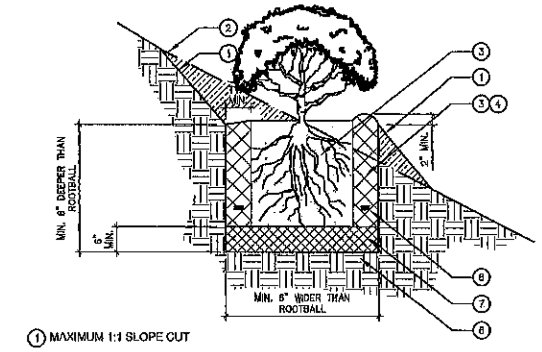
SHRUB / GROUNDCOVER SPACING — SCALE: 3/4" = 1'-0" — F



1. ADAJCENT FINISH GRADE - REFER TO CONSTRUCTION PLANS
2. MASONRY WALL
3. VINE - REFER TO PLANTING PLANS
4. 1" DIA EYE HOOK (PLATED, 'REDHEAD' OR EQUAL)
5. REMOVE NURSERY STOCK FROM FRAME AND ATTACHED TO HOOK OR WIRE WITH 1" PLASTIC NURSERY TIE, COLOR TO BE GREEN.
6. 9 GAUGE GALVANIZED WIRE-TIRE FROM EYE HOOK TO EYE HOOK

OPS VINE | SCALE: 1-1/2" = 1'-0"

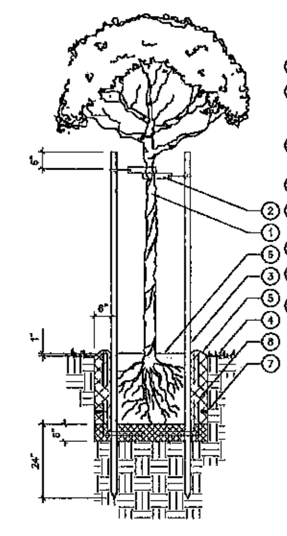
VINE PLANTING — SCALE: 1-1/2" = 1'-0" — E



1. MAXIMUM 1:1 SLOPE CUT
2. ORGINAL GRADE
3. PLANT ROOTBALL
4. BACKFILL PLANTING MIX PER PLANTING SPECIFICATIONS
5. JET BACKFILL PLANTING MIX WITH WATER TO ELIMINATE VOIDS
6. NATIVE SOIL
7. COMPACTED BACKFILL PLANTING MIX PER PLANTING SPECIFICATIONS
8. PLANT FERTILIZER TABS - QUANTITY PER MANUFACTURER'S SPECIFICATIONS. PLACE TABS IN PLANT CONTAINER PRIOR TO PLANTING FOR REVIEW BY LANDSCAPE ARCHITECT.

DPS PLANTING PIT SLOPE | SHRUB PLANTING (SLOPE) | SCALE: 1-1/2" = 1'-0"

SHRUB PLANTING (ON SLOPE) — SCALE: 1-1/2" = 1'-0" — D



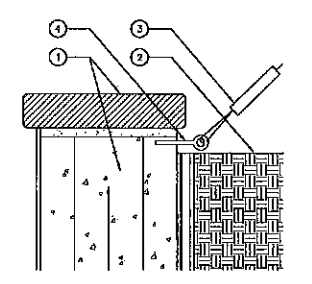
1. MAIN TRUNK
2. INSTALL TWO (2) "TREESTRAPS" (NO. 1018) TO SUPPORT TREE TRUNK. (800) 300-3584 TIE BACK TO STAKE WITH 12 GAUAGE GALVANIZED ANNEALED WIRE. FASTEN TO THE STAKE WITH GALVANIZED SHINGLE NAIL AS REQUIRED.
3. 2" DIA. ROUND TREATED LODGE POLE TREE STAKES. TWO 10' POLES PER TREE. INSTALL STAKES OUTSIDE ROOTBALL. SEE NOTE 'D' BELOW FOR TREES IN POTS WITHIN PLANTER AREAS.
4. FINISH GRADE IN PLANTING AREA.
5. PLANTING BACKFILL MIX PER PLANTING SPECIFICATIONS. BERM SOIL TO FORM A WATERING BASIN. REMOVE BERM DURING FINAL GRADING OPERATION.
6. TREE ROOTBALL
7. PLANT FERTILIZER TABS, QUANTITY PER MANUFACTURERS SPECIFICATIONS.
8. INSTALL "U" SHAPED DRAIN PIPE SYSTEM (WITHOUT AUGERED HOLE) AT ALL 24" BOX TREES. REFER TO TREE PLANTING PIT DETAIL THIS SHEET FOR ADDITIONAL INFORMATION.

NOTES:
1. STAKE TREE PERPENDICULAR TO PREVAILING WIND
2. PLACE PLANT TABS IN PLANT CONTAINER PRIOR TO PLANTING FOR REVIEW BY LANDSCAPE ARCHITECT
3. REMOVE NURSERY TREE STAKES
4. INSTEAD OF TREATED LODGE POLE TREE STAKES, USE 2" DIA. ROUND STEEL STAKES. TWO 10' POLES PER TREE. INSTALL STAKES OUTSIDE OF POT, INSIDE THE PLANTER.

TREE PLANTING/STAKING
5 GAL., 15 GAL. 24" BOX TREE
(STANDARD, SINGLE TRUNK TREE FORM)

DPT STAKE 1 | SCALE: 1" = 1'-0"

TREE STAKING - 5G., 15G., 24" BOX — SCALE: 1" = 1'-0" — K

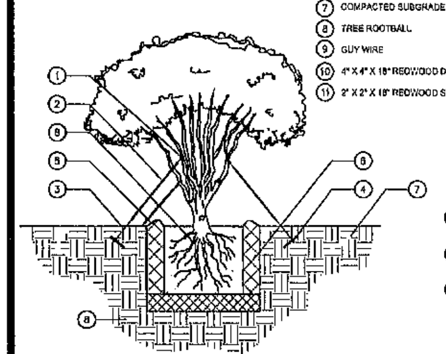


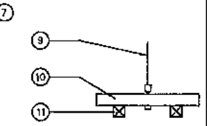
1. RAISED PLANTER WALL - REFER TO CONSTRUCTION PLANS
2. PLANTING AREA ON STRUCTURE - REFER TO DETAIL 'X', SHEET L7.XX
3. GUY WIRES - 12 GAUGE GALVANIZED, ANNEALED WIRE COVERED WITH REENFORCED GREEN RUBBER GARDEN HOSE (3) GUY SETS SPACED 180 DEGREES AROUND TREE - REFER TO DETAILS 'F & G', SHEET L13.01 FOR ATTACHEMENT TO TREE
4. INSTALL (3) ANCHOR EYE-BOLTS AT TOP OF WALL FOR GUY WIRE TIEBACK. CORE-DRILL WALL TO RECEIVE EYE-BOLT - GROUT FILL SOLID

DPTGUY3 | TREE GUYING (ON STRUCTURE) | SCALE 3" = 1'-0"

TREE GUYING - ON STRUCTURE — SCALE: 3" = 1'-0" — J

1. (3) 'TREESTRAP' TREE TIES (NO. 2024), INSTALL AT END OF WIRES AT POINT OF CONTACT WITH TREE TRUNK. (800) 300-3584.
2. GUY WIRES - 12 GAUGE GALVANIZED, ANNEALED WIRE COVERED WITH REENFORCED GREEN RUBBER GARDEN HOSE. (3) GUY SETS SPACED 180 DEGREES AROUND TREE.
3. FINISH GRADE IN PLANTING AREA
4. REDWOOD DEADMAN (SEE DETAIL BELOW)
5. BERM TO FORM WATERING BASIN (TO BE REMOVED PRIOR TO END OF MAINTENANCE)
6. BACKFILL MIX PER SPECIFICATIONS - REFER TO TREE PLANTING PIT DETAIL.
7. COMPACTED SUBGRADE
8. TREE ROOTBALL
9. GUY WIRE
10. 4" X 4" X 18" REDWOOD DEADMAN
11. 2" X 2" X 18" REDWOOD STAKES (2 PLACES)



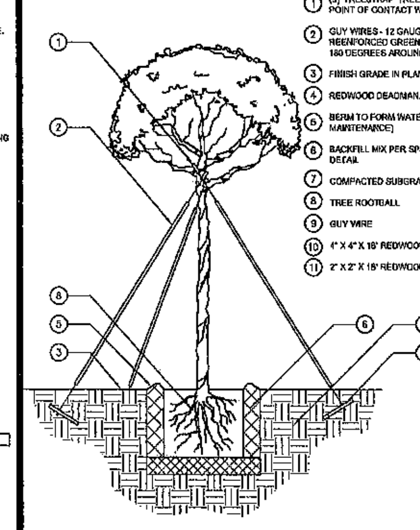


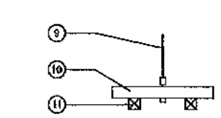
DEADMAN DETAIL

DPTGUY2 | MULTI-TRUNK TREE GUYING (36" BOX AND LARGER) | SCALE: 1" = 1'-0"

MULTI-TRUNK TREE GUYING - 36" BOX & LARGER — SCALE: 1" = 1'-0" — I

1. (3) 'TREESTRAP' TREE TIES (NO. 2024), INSTALL AT END OF WIRES AT POINT OF CONTACT WITH TREE TRUNK. (800) 300-3584.
2. GUY WIRES - 12 GAUGE GALVANIZED, ANNEALED WIRE COVERED WITH REENFORCED GREEN RUBBER GARDEN HOSE. (3) GUY SETS SPACED 180 DEGREES AROUND TREE.
3. FINISH GRADE IN PLANTING AREA.
4. REDWOOD DEADMAN. (SEE DETAIL BLOW).
5. BERM TO FORM WATERING BASIN (TO BE REMOVED PRIOR TO END OF MAINTENANCE)
6. BACKFILL MIX PER SPECIFICATIONS - REFER TO TREE PLANTING PIT DETAIL
7. COMPACTED SUBGRADE
8. TREE ROOTBALL
9. GUY WIRE
10. 4" X 4" X 18" REDWOOD DEADMAN
11. 2" X 2" X 18" REDWOOD STAKES (2 PLACES)





DEADMAN DETAIL

DPTGUY1 | TREE GUYING (36" BOX AND LARGER) | SCALE 1" = 1'-0"

TREE GUYING - 36" BOX & LARGER — SCALE: 1" = 1'-0" — H

adache group architects

PROJECT DESIGN TEAM:

ARCHITECTS
ADACHE GROUP ARCHITECTS
550 SOUTH FEDERAL HIGHWAY FT. LAUDERDALE, FLORIDA 33301
PH.(954) 525-8133 FAX (954) 728-8158
E-MAIL: info@adache.com

CREATIVE DESIGNER
PAT MCBRIDE CO.
11 BAKER FARM RD.
MANCHESTER CENTER, VT. 05255
PH.(305) 670-2370 FAX (305) 362-0700
E-MAIL: pnt@macbridedesign.com.com

M.E.P. ENGINEER
TWR ENGINEERS
9200 S. DADELAND BLVD
MIAMI, FLORIDA 33156
PH.(305) 670-0820 FAX (305) 670-0830
E-MAIL: bul@twrengineers.com

STRUCTURAL ENGINEER
TRC WORLDWIDE ENGINEERING
3500 NW 53 STREET
FORT LAUDERDALE, FLORIDA 33309
(954) 484-7777 FAX (954) 484-7834

CIVIL ENGINEER
CONSULTING ENGINEERING & SCIENCE, INC.
10700 KENDALL DRIVE, SUITE 400
MIAMI, FLORIDA 33176
(305) 378-5555 FAX (305) 279-4653

OWNER: MARGARITAVILLE HOLLYWOOD BEACH RESORT, LLC.
3501 N. OCEAN DRIVE
HOLLYWOOD, FLORIDA 33019

300 JOHNSON STREET
HOLLYWOOD BEACH, FLORIDA

SEAL:

ISSUED FOR: TAC REVIEW
DATE: 9/03/2010

REVISIONS:

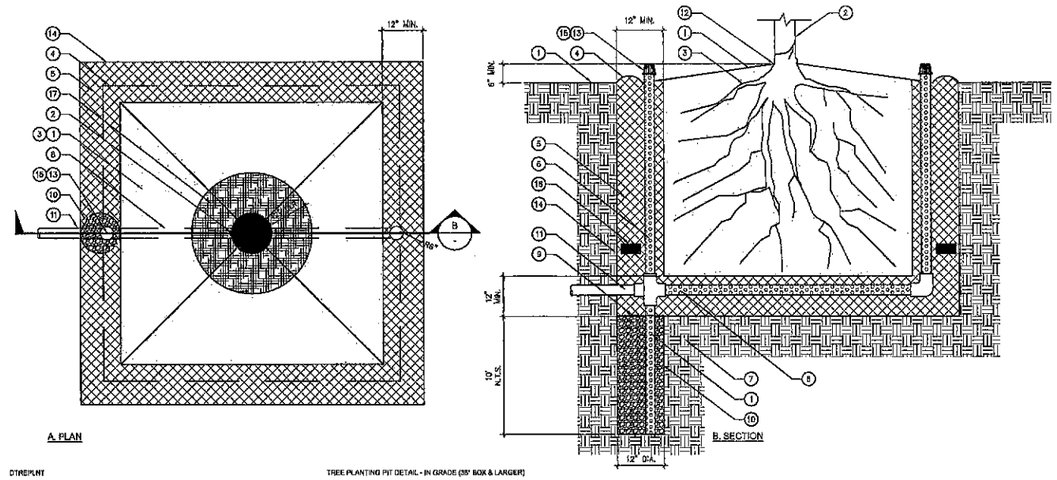
No.	DATE	REMARKS

SHEET TITLE:
LANDSCAPE
PLANT MATERIAL DETAILS

ALL IDEAS, DESIGNS, ARRANGEMENTS, PLANS AND SPECIFICATIONS INDICATED OR REPRESENTED BY THIS DRAWING ARE OWNED BY, AND THE PROPERTY OF ADACHE GROUP ARCHITECTS, INC. AND WERE CREATED, EVOLVED AND DEVELOPED FOR USE ON, AND IN CONNECTION WITH, THE SPECIFIED PROJECT. NONE OF THESE IDEAS, PLANS, ARRANGEMENTS, AND SPECIFICATIONS SHALL BE USED BY OR DISCLOSED TO ANY PERSON, CORPORATION OR FIRM FOR ANY PURPOSE WHATSOEVER WITHOUT THE WRITTEN PERMISSION OF ADACHE GROUP ARCHITECTS. VISUAL CONTACT WITH THESE PLANS OR SPECIFICATIONS SHALL CONSTITUTE CONCLUSIVE EVIDENCE OF ACCEPTANCE OF THESE RESTRICTIONS. ALL RIGHTS RESERVED. © 2010
FLORIDA LICENSE # AR0007073

DATE: 9/03/2010
SCALE: AS NOTED
DRAWN BY: MM
CHECKED BY: DA
JOB NO.: 10046

SHEET NO.:
L2.02



1. FINISH GRADE IN PLANTING AREA
2. TREE TRUNK
3. TREE ROOTBALL
4. BERM TO FORM WATERING BASIN ON TOP OF TREE ROOTBALL. REMOVE PRIOR TO END OF MAINTENANCE PERIOD.
5. PREPARED BACKFILL PLANTING MIX PER PLANTING SPECIFICATIONS
6. 4" DIA. PERFORATED PIPE VERITCAL ON 2 SIDES OF TREE ROOTBALL, WRAPPED IN FILTER FABRIC
7. NATIVE SOIL
8. 4" PERFORATED PIPE WRAPPED WITH FILTER FABRIC UNDER TREE ROOTBALL AND DOWN AUGERED HOLE
9. INSTALL FILTER FABRIC ON TOP OF AUGERED HOLE
10. 12" DIA. X 10' DEEP AUGERED HOLE UNDER TREE PLANTING PIT. FILL WITH COURSE GRAVEL AND PERFORATED PIPE DOWN TO BOTTOM - MAX. 3 TREES CONNECTED TO ONE AUGERED HOLE
11. 4" DIA. SOLID DRAIN PIPE TO ADJACENT TREE - MAX. 3 TREES CONNECTED TO ONE AUGERED HOLE
12. PLANT TREE IN ORDER THAT ROOTCROWN IS 6" ABOVE FINISH GRADE ADJACENT TO PLANTING PIT
13. INSTALL ATRIUM GRATE (NOS 7&) ON TOP OF VERTICAL PIPES (2 PLACES) FOR TREES IN PLANTING AREA. INSTALL FLAT GRATE (NOS 13) ON TOP OF VERTICAL PIPES (2 PLACES) FOR TREES IN TURF AREAS.
14. SIDES OF PLANTING PIT'S SHALL BE MADE ROUGH
15. EXTEND FILTER FABRIC BEYOND TOP OF PIPE, TIE IN KNOT, PUSH KNOT INTO PIPE
16. PLANT FERTILIZER TABS - QUANTITY PER THE MANUFACTURER'S SPECIFICATIONS. PLACE TABS IN PLANT CONTAINER PRIOR TO PLANTING FOR REVIEW BY LANDSCAPE ARCHITECT.
17. TREE PLANTED IN TURF TO RECEIVE MULCH PER SPECIFICATION 12" CLR. FROM TRUNK

NOTES:
1. REFER TO GENERAL CONSTRUCTION NOTES - PLANTING NOTES, SHEET L0.01
2. REFER TO IRRIGATION PLANS FOR INFORMATION REGARDING DRIP IRRIGATION AT EACH TREE
3. PALMS WITH CLIPPED TIPS AND NOT PER TO WRITTEN SPECIFICATIONS SHALL NOT BE ACCEPTED AND SHALL BE REJECTED ONSITE, REPLACEMENT SHALL BE THE RESPONSIBILITY OF THE LANDSCAPE CONTRACTOR.

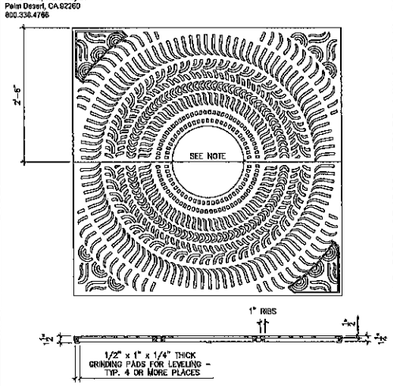
DTREPLNT

TREE PLANTING PIT DETAIL - IN GRADE (35" BOX & LARGER)

SCALE: 3/4" = 1'-0"

TREE PLANTING PIT — SCALE: 3/4" = 1'-0" — A

DETAIL TITLE — SCALE: 1" = 1'-0" — C



6014-2
CONQUISTADOR TREE GRATE

60" X 60" TREE GRATE IN TWO SECTIONS. TWO LIGHTWELLS WITH BOLTED COVER AS SHOWN.

1/2 MAXIMUM SLOT OPENING FOR PEDESTRIAN SAFETY AND ADA COMPLIANCE.

CAST FROM 100% RECYCLED IRON, ALUMINUM OR BRONZE FOR PEDESTRIAN LOADS ONLY.

TREE OPENING: 18",20",30" GRATES CAN BE ORDERED WITH OR LATER EXPANDED TO THESE OPENINGS. PLEASE SPECIFY WHEN ORDERING.

FINISH: UNFINISHED OR BLACK DIP OR ENAMEL PAINT OR POLYURETHANE PAINT OR POWDER COAT SPECIFY FINISH AND COLOR

USE FRAME MODEL: 6000F

WEIGHT: IRON=514 LB/234 KG ALUMINUM=171 LB/78 KG

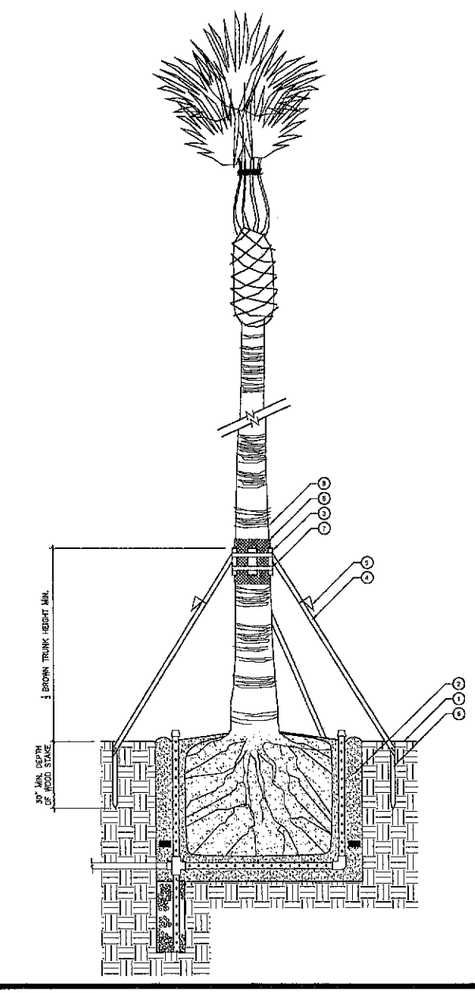
This drawing embodies a confidential proprietary design of IRONSMITH, INC. Palm Desert, Ca. All design, manufacturing, reproduction, use, sale, and other rights regarding the same are expressly reserved. This drawing is submitted under confidential relationship for a specific purpose and the recipient agrees by accepting this drawing not to supply or disclose any information regarding it to any unauthorized person or to incorporate any special feature peculiar to this design in other projects. The information in this drawing may be covered completely or in part by patents pending.

DGRATE

SCALE: 1" = 1'-0"

TREE GRATE (SUBJECT TO CHANGE IN WORKING DWGS.) — SCALE: 1" = 1'-0" — C

DETAIL TITLE — SCALE: 1" = 1'-0" — F



1. FINISHED GRADE OF PLANTING AREA
2. PALM TREE PLANTING PIT - REFER TO DETAIL 1", SHEET L16.01
3. 2" X 4" X 12' WOOD BATTEN/CLEAT SECURED AT TWO POINTS TO THE PALM AT A POINT EQUAL TO ⅓ OF THE BROWN TRUNK HEIGHT OF THE PALM.
4. 2" X 4" WOOD BRACES (MIN. OF 3 TOTAL) SPACED AT 120 DEGREES APART OR EQUALLY AROUND TREE TRUNK. SAW CUT ENDS AT PROPER ANGLE TO ALLOW FOR FLUSH CONNECTION TO WOOD BATTEN/CLEAT. NAIL WOOD BRACES SECURELY TO WOOD BATTEN/CLEAT.
5. WRAP THE TRUNK W/ A 16" WIDE MIN. PIECE OF BURLAP (3) LAYERS THICK MIN. TO PREVENT BRACING BOARD CLEATS FROM CHAFFING THE BARK
6. 2" X 4" WOOD STAKE, WITH BOARDS POSITIONED FACE TO FACE, NAIL BRACE SECURELY TO WOOD STAKE BELOW FINISHED GRADE.
7. BANDS OR STRAPS
8. PALM TREE TRUNK
9. SAFETY FLAGS

DPALMSTAKING

SCALE: 1/2" = 1'-0"

PALM TREE STAKING — SCALE: 1" = 1'-0" — B

DETAIL TITLE — SCALE: 1" = 1'-0" — J

DETAIL TITLE — SCALE: 1" = 1'-0" — I

adache group architects

PROJECT DESIGN TEAM:
ARCHITECTS
ADACHE GROUP ARCHITECTS
600 SOUTH REGIONAL HIGHWAY #1
LANDERHILL, FLORIDA 33301
PH:(954) 525-9133 FAX:(954) 732-9155
E-MAIL: info@adache.com
CREATIVE DESIGNER
PAT MCBRIDE CO.
11 BAKER FARM RD.
MANCHESTER CENTER, VT. 05255
PH:(802) 375-2372 FAX:(802) 362-0700
E-MAIL: pat@mcbridedesign.com.com
M.E.P. ENGINEER
TWR ENGINEERS
8200 S. DADELAND BLVD
MIAMI, FLORIDA 33156
PH:(305) 670-0820 FAX:(305) 670-0830
E-MAIL: bob@twrengineers.com
STRUCTURAL ENGINEER
TRC WORLDWIDE ENGINEERING
3250 SW 3RD STREET
FORT LAUDERDALE, FLORIDA 33315
(954) 464-2277 FAX (954) 464-7934
CIVIL ENGINEER
CONSULTING ENGINEERING & SCIENCE, INC.
5200 SENDALL DRIVE SUITE 400
MIAMI, FLORIDA 33176
(305) 378-5555 FAX (305) 278-4553

OWNER: MARGARITAVILLE HOLLYWOOD BEACH RESORT, LLC.
3501 N. OCEAN DRIVE
HOLLYWOOD, FLORIDA 33019

MARGARITAVILLE HOLLYWOOD BEACH RESORT
300 JOHNSON STREET
HOLLYWOOD BEACH, FLORIDA

SEAL:

ISSUED FOR: TAC REVIEW
DATE: 9/03/2010

REVISIONS:

No.	DATE	REMARKS

SHEET TITLE:
LANDSCAPE
PLANT MATERIAL DETAILS

ALL IDEAS, DESIGNS, ARRANGEMENTS, PLANS AND SPECIFICATIONS INDICATED OR REPRESENTED BY THIS DRAWING ARE OWNED BY, AND THE PROPERTY OF ADACHE GROUP ARCHITECTS, INC. AND WERE CREATED, EVOLVED AND DEVELOPED FOR USE ON, AND IN CONNECTION WITH, THE SPECIFIED PROJECT. NONE OF THESE IDEAS, PLANS, ARRANGEMENTS, AND SPECIFICATIONS SHALL BE USED BY OR DISCLOSED TO ANY PERSON, CORPORATION OR FIRM FOR ANY PURPOSE WHATSOEVER WITHOUT THE WRITTEN PERMISSION OF ADACHE GROUP ARCHITECTS. VISUAL CONTACT WITH THESE PLANS OR SPECIFICATIONS SHALL CONSTITUTE CONCLUSIVE EVIDENCE OF ACCEPTANCE OF THESE RESTRICTIONS. ALL RIGHTS RESERVED, © 2010

FLORIDA LICENSE # AR0007073

DATE: 9/03/2010
SCALE: AS NOTED
DRAWN BY: MM
CHECKED BY: DA
JOB NO.: 10046

SHEET NO.:
L2.03

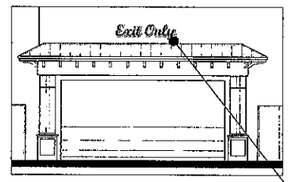
Attachment B
Margaritaville Signage

Sign Variance Criteria Statement
For
Margaritaville Hollywood Beach Resort

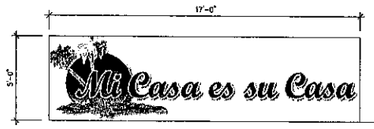
a. **The variance is not contrary to the public interest**. The Applicant is seeking a variance to waive the signage regulations set forth within Section 8.5(b)(9) of the City's Zoning and Land Development Regulations which govern sign size, number and height within the Johnson Street property zoned "GU" (Government Use). In lieu of same, the Applicant is proposing a signage program specifically designed for the Margaritaville Hollywood Beach Resort, as set forth within the proposed site plans under review, so that all proposed signage will be architecturally and aesthetically compatible with the buildings that they are placed upon. A cohesive and comprehensive signage program will work to strengthen the design and overall public image that Margaritaville conveys to prospective guests and the public. As a key component of the development's signature design and architectural elements, the signage program also serves to efficiently convey appropriate information about each aspect of the resort, spa and entertainment complex, and in no way serves to act in contrast to public interest.

b. **The variance is required due to special conditions**. As part of the City's desire to develop the Johnson Street location into a world class hotel resort, spa and public entertainment hub and parking facility, the Applicant has diligently worked with the City to accomplish this task by designing the proposed Margaritaville Hollywood Beach Resort. Given the size, importance and purpose of the project, the Applicant is seeking this variance as part of an overall plan to create a world-renowned destination resort to draw both city residents and guests alike to visit and enjoy Hollywood Beach. The resort serves to not only drive the economic engine necessary to revitalize Hollywood Beach, but also to provide an entertainment facility open for the public to use and enjoy. It is based upon these special conditions that the Applicant is requesting this variance, as it is critical that the development create presence and an identity through the use of easily recognizable signage consistent with the architectural and design elements of the resort.

c. **A literal enforcement of the provisions of Article 8 may result in an unnecessary hardship**. From a branding and promotional standpoint, it is crucial that Margaritaville's proposed signage creates an easily recognizable image and identity tied into the "Margaritaville" lifestyle which encourages the public to experience the resort, spa and entertainment complex. The proposed signage program gives the resort "presence" no matter what direction you approach the resort from—a key aspect of fostering interest in the resort and driving business to the beach. Under the City's Zoning and Land Development Regulations, the existing signage regulations arguably did not contemplate the use of GU-zoned property for the development of a world-class hotel and public entertainment facility which have special architectural design elements associated with it. As such, if the existing signage regulations were literally enforced, Margaritaville's design cohesiveness, image, and most importantly, presence on Hollywood Beach would be diminished (particularly when compared with other resorts of similar scope and importance) thereby creating an economic hardship to the Applicant.

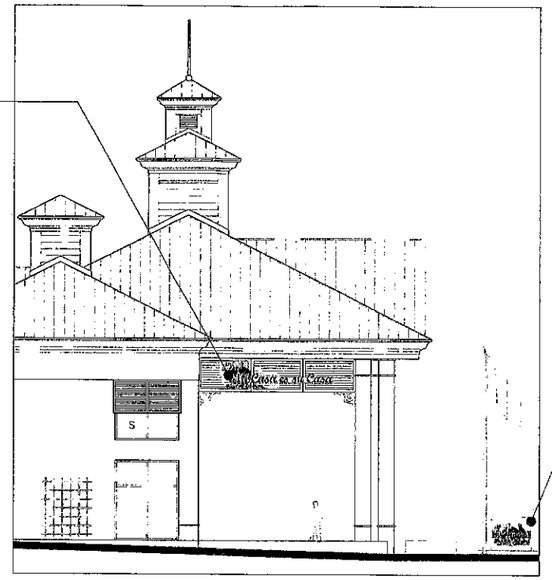


14 PARKING EXIT
1/8"=1'-0"



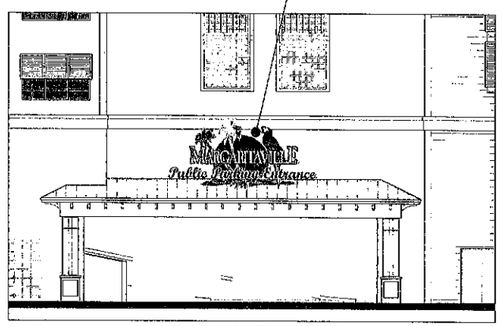
1A 85 S.F.

26 S.F.



1 PORTE COCHERE
1/8"=1'-0"

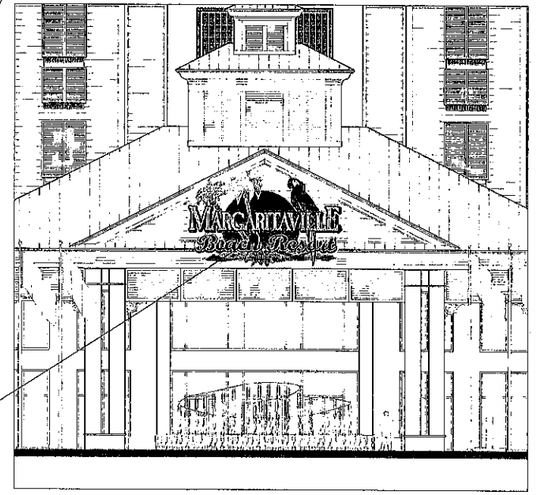
230 S.F.



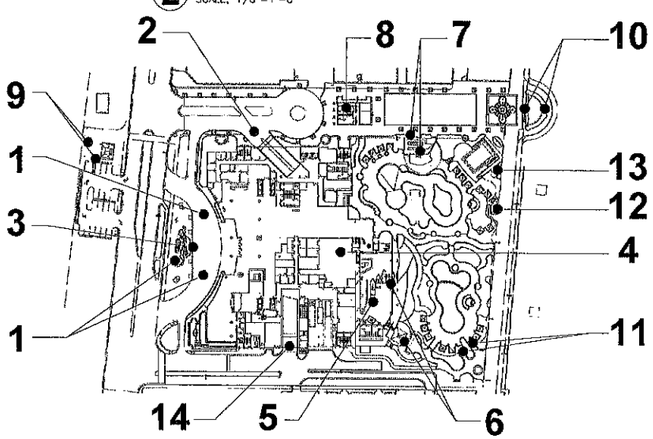
2 HOTEL NORTH ELEVATION SIGN
SCALE: 1/8"=1'-0"

345 S.F.

1B 48 S.F.

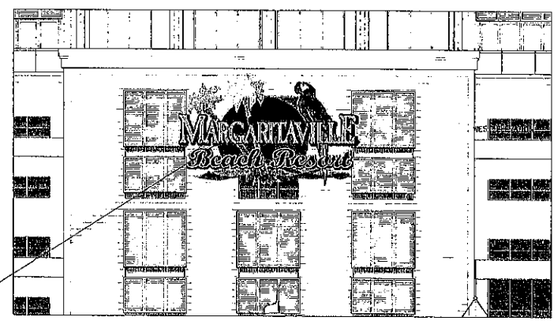


3 HOTEL WEST ELEVATION SIGN
SCALE: 1/8"=1'-0"



SIGNAGE, OUTBLDG. LOCATION MAP
N.T.S.

540 S.F.



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

adache group architects

PROJECT DESIGN TEAM:

ARCHITECTS
ADACHE GROUP ARCHITECTS
[illegible]
FL(954) 525-3133 FAX (954) 728-8559
E-MAIL: info@adache.com

CREATIVE DESIGNER
PAT MCBRIDE CO.
11 BAKER FARM RD
MANCHESTER CENTER, VT 05255
FL(802) 576-2290 FAX (802) 362-0009
E-MAIL: pat@mcbrideco.com

M.E.P. ENGINEER
TWR ENGINEERS
5200 S. DIXIE BLVD
MIAMI, FLORIDA 33156
FL(305) 670-0033 FAX (305) 670-0630
E-MAIL: [illegible]

STRUCTURAL ENGINEER
TRC WORLDWIDE ENGINEERING
[illegible]
FORT LAUDERDALE, FLORIDA 33309
(954) 494-7772 FAX (954) 494-7234

CIVIL ENGINEER
CONSULTING ENGINEERING & SCIENCE, INC.
10750 NORTHWEST DRIVE, SUITE 400
MIAMI, FLORIDA 33178
(305) 238-2355 FAX (305) 279-4353

OWNER:
MARGARITAVILLE HOLLYWOOD BEACH RESORT, LLC.
3501 N. OCEAN DRIVE
HOLLYWOOD, FLORIDA 33019

300 JOHNSON STREET
HOLLYWOOD BEACH, FLORIDA

SEAL:

ISSUED FOR: TAC FINAL
DATE: 10/29/2010

REVISIONS:

No.	DATE	REMARKS

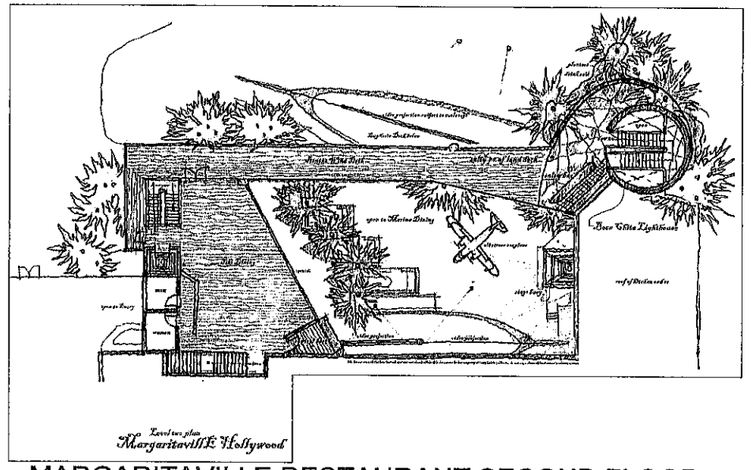
SHEET TITLE:
SIGNAGE, OUTBUILDING PLANS AND ELEVATIONS

ALL IDEAS, DESIGNS, ARRANGEMENTS, PLANS AND SPECIFICATIONS INDICATED OR REPRESENTED BY THIS DRAWING ARE OWNED BY, AND THE PROPERTY OF ADACHE GROUP ARCHITECTS, INC. AND WERE CREATED, EVOLVED AND DEVELOPED FOR USE ON, AND IN CONNECTION WITH, THE SPECIFIED PROJECT. NONE OF THESE IDEAS, PLANS, ARRANGEMENTS AND SPECIFICATIONS SHALL BE USED BY OR DISCLOSED TO ANY PERSON, CORPORATION OR FIRM FOR ANY PURPOSE WHATSOEVER WITHOUT THE WRITTEN PERMISSION OF ADACHE GROUP ARCHITECTS. VISUAL CONTACT WITH THESE PLANS OR SPECIFICATIONS SHALL CONSTITUTE CONCLUSIVE EVIDENCE OF ACCEPTANCE OF THESE RESTRICTIONS. ALL RIGHTS RESERVED. © 2010

FLORIDA LICENSE # AR0007073

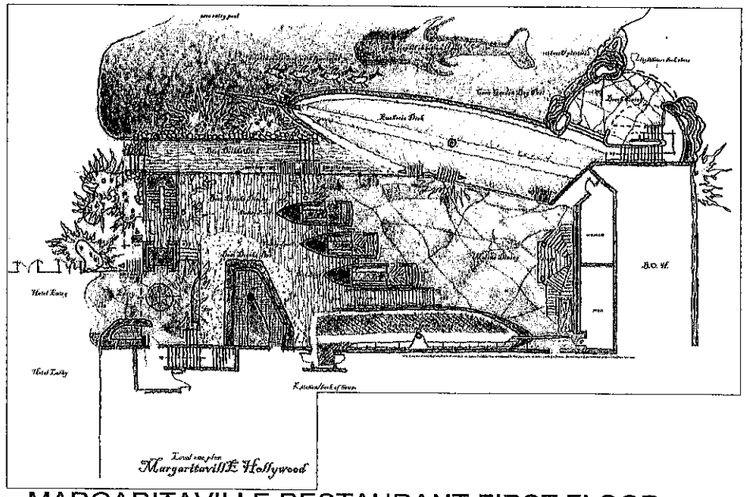
DATE:
SCALE: --
DRAWN BY: JR
CHECKED BY: JB
JOB NO.: 94.08A

SHEET NO.:
A-2.1.07



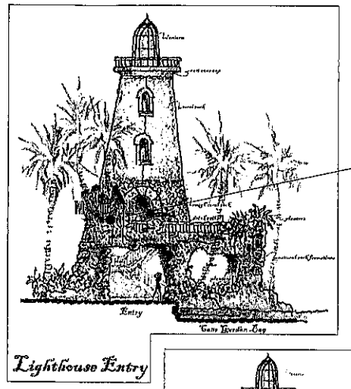
MARGARITAVILLE RESTAURANT SECOND FLOOR

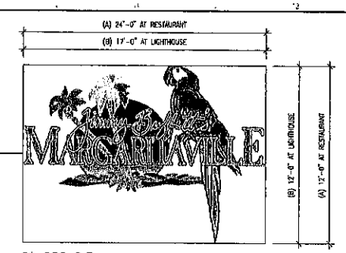
SCALE: 3/32"=1'-0"



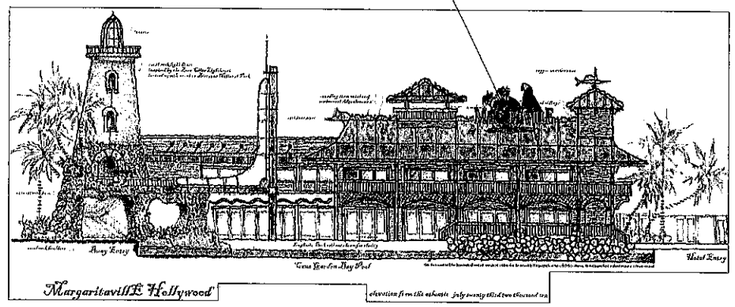
5 MARGARITAVILLE RESTAURANT FIRST FLOOR

SCALE: 3/32"=1'-0"





6A 288 S.F.
6B 204 S.F.

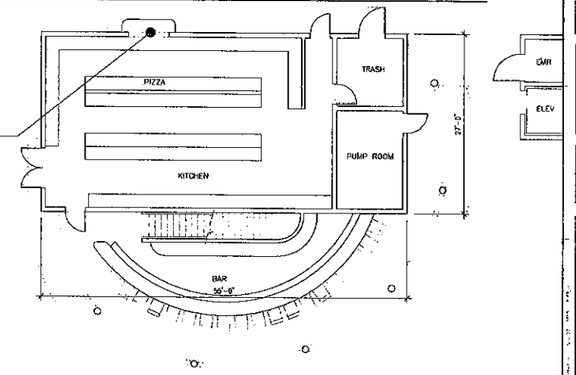


6 MARGARITAVILLE RESTAURANT EAST ELEVATION

SCALE: 3/32"=1'-0"

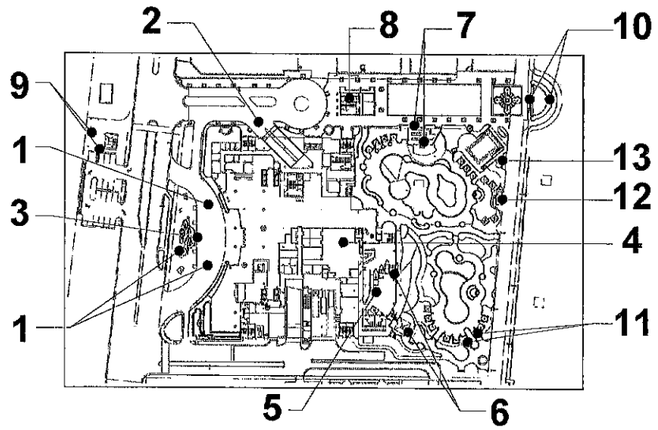
FISH NET FENCING

7B 39.5 S.F.



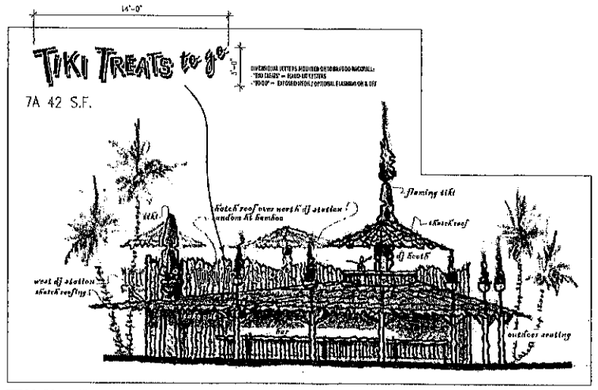
7 TIKI TREAT/PIZZA SHACK 1ST FL PLAN

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



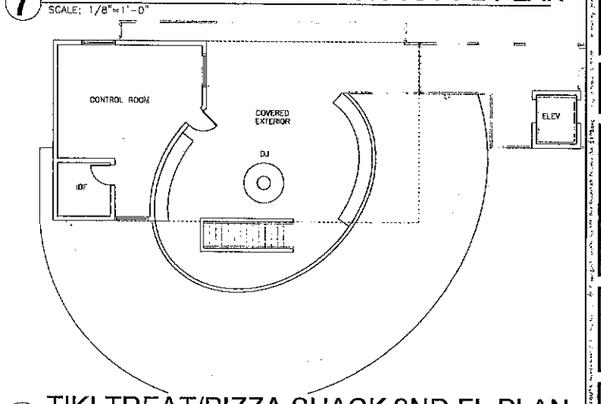
SIGNAGE,OUTBLDG. LOCATION MAP

N.T.S.



TIKI TREATS/PIZZA SHACK ELEVATION

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



7 TIKI TREAT/PIZZA SHACK 2ND FL PLAN

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

adache group architects

PROJECT DESIGN TEAM:

ARCHITECTS
ADACHE GROUP ARCHITECTS
[illegible]
LAUDERDALE, FLORIDA 33301
PH:(954) 525-4433 FAX:(954) 728-8139
E-MAIL: info@adache.com

CREATIVE DESIGNER
PAT MCBRIDE CO.
[illegible]
MANCHESTER CENTER, VT. 05255
PH:(802) 375-2376 FAX:(802) 362-3700
E-MAIL: pat@patmcbridedesign.com.com

M.E.P. ENGINEER
TWR ENGINEERS
[illegible]
MIAMI, FLORIDA 33156
PH:(305)670-0020 FAX:(305)670-0030
E-MAIL: bo@twrengineers.com

STRUCTURAL ENGINEER
TRC WORLDWIDE ENGINEERING
[illegible]
FORT LAUDERDALE, FLORIDA 33309
(954) 484-7777 FAX:(954) 484-7854

CIVIL ENGINEER
CONSULTING ENGINEERING & SCIENCE, INC.
[illegible]
MIAMI, FLORIDA 33126
(305) 326-0065 FAX:(305) 326-0066

OWNER: MARGARITAVILLE HOLLYWOOD BEACH RESORT, LLC.
3501 N. OCEAN DRIVE
HOLLYWOOD, FLORIDA 33019

MARGARITAVILLE HOLLYWOOD BEACH RESORT

300 JOHNSON STREET
HOLLYWOOD BEACH, FLORIDA

SEAL:

ISSUED FOR: TAC FINAL
DATE: 10/20/2010

REVISIONS:

No.	DATE	REMARKS

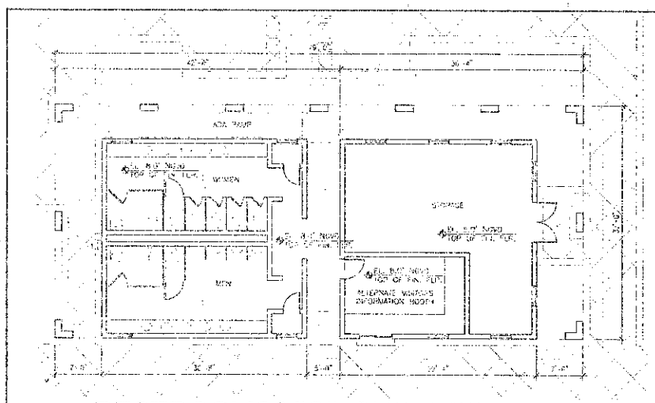
SHEET TITLE:
SIGNAGE, OUTBUILDING PLANS AND ELEVATIONS

ALL IDEAS, DESIGNS, ARRANGEMENTS, PLANS AND SPECIFICATIONS INDICATED OR REPRESENTED BY THIS DRAWING ARE OWNED BY, AND THE PROPERTY OF ADACHE GROUP ARCHITECTS, INC. AND WERE CREATED, EVOLVED AND DEVELOPED FOR USE ON, AND IN CONNECTION WITH, THE SPECIFIED PROJECT. NONE OF THESE IDEAS, PLANS, ARRANGEMENTS, AND SPECIFICATIONS SHALL BE USED BY OR DISCLOSED TO ANY PERSON, CORPORATION OR FIRM FOR ANY PURPOSE WHATSOEVER WITHOUT THE WRITTEN PERMISSION OF ADACHE GROUP ARCHITECTS. VISUAL CONTACT WITH THESE PLANS OR SPECIFICATIONS SHALL CONSTITUTE CONCLUSIVE EVIDENCE OF ACCEPTANCE OF THESE RESTRICTIONS. ALL RIGHTS RESERVED © 2010

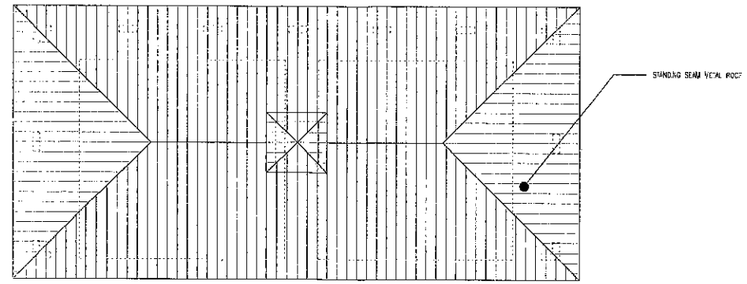
FLORIDA LICENSE # AR0097073

DATE:
SCALE:
DRAWN BY: JR
CHECKED BY: JB
JOB NO.: 94.08A

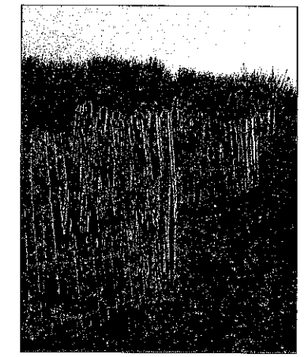
SHEET NO.:
A-2.1.08



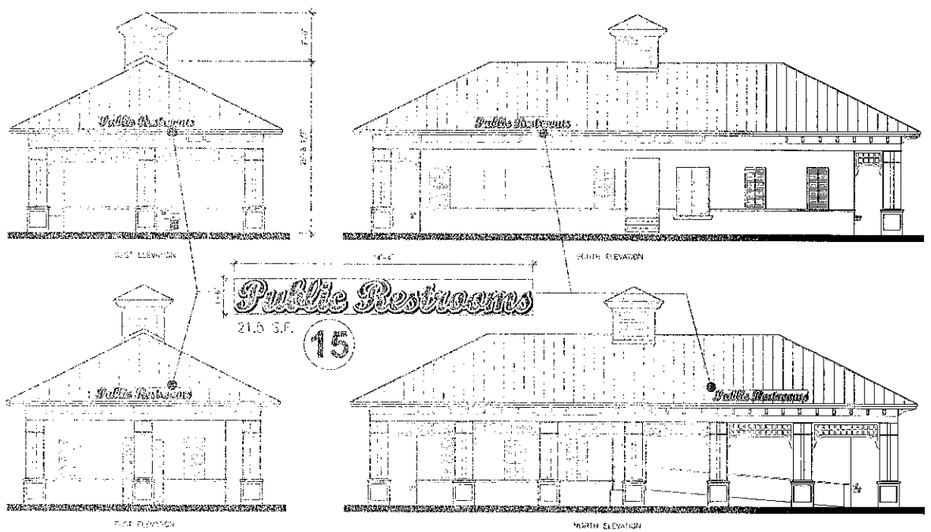
8 RESTROOMS/VISITORS INFO.
SCALE: 1/8"=1'-0"



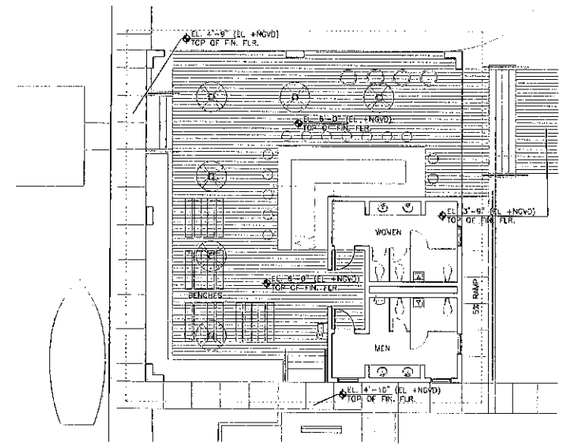
RESTROOMS/VISITORS INFO. ROOF PLAN
SCALE: 1/8"=1'-0"



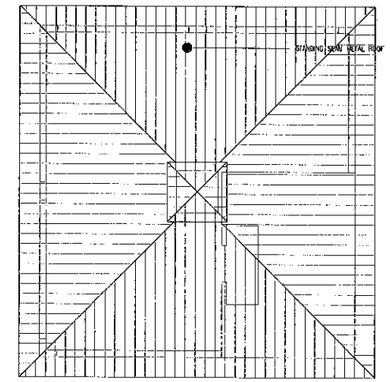
MOOD SHOT IMAGE



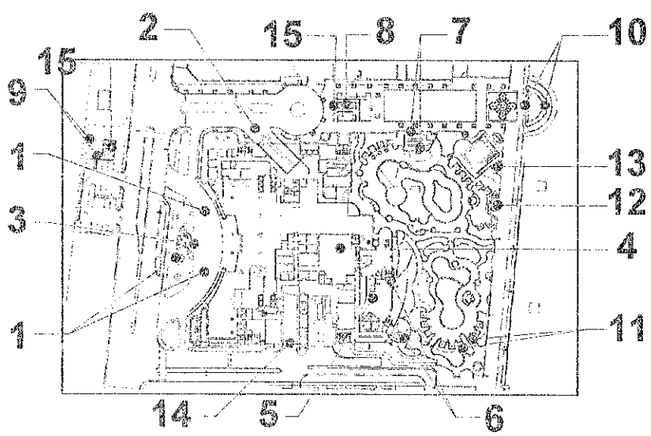
RESTROOMS/VISITORS INFO. ELEVATIONS
SCALE: 1/8"=1'-0"



"THE DOCK"/RESTROOMS
SCALE: 1/8"=1'-0"



"THE DOCK"/RESTROOM ROOF PL.
SCALE: 1/8"=1'-0"



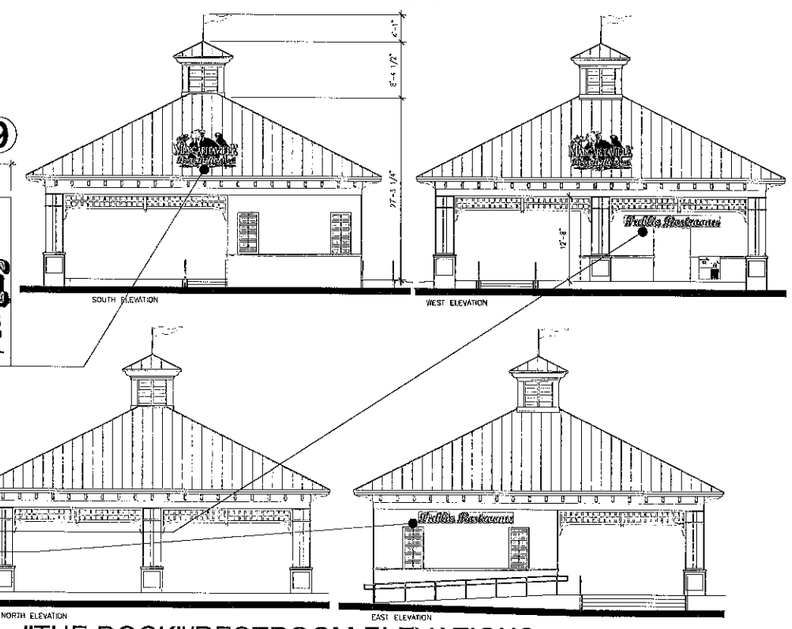
SIGNAGE,OUTBLDG. LOCATION MAP
NTS

58 S.F.

9

21.5 S.F.

15



"THE DOCK"/RESTROOM ELEVATIONS
SCALE: 1/8"=1'-0"

adache group architects

PROJECT DESIGN TEAM:

ARCHITECTS
ADACHE GROUP ARCHITECTS
[illegible]

CREATIVE DESIGNER
PAT MCBRIDE CO.
[illegible]

M.E.P. ENGINEER
TWR ENGINEERS
[illegible]

STRUCTURAL ENGINEER
TRO WORLDWIDE ENGINEERING
[illegible]

CIVIL ENGINEER
CONSULTING ENGINEERING & SCIENCE, INC.
[illegible]

OWNER: MARGARITAVILLE HOLLYWOOD BEACH RESORT, LLC.
3501 N. OCEAN DRIVE
HOLLYWOOD, FLORIDA 33019

MARGARITAVILLE HOLLYWOOD BEACH RESORT
300 JOHNSON STREET
HOLLYWOOD BEACH, FLORIDA

SEAL:

ISSUED FOR: TAC FINAL
DATE: 10/28/2010

REVISIONS:

No.	DATE	REMARKS

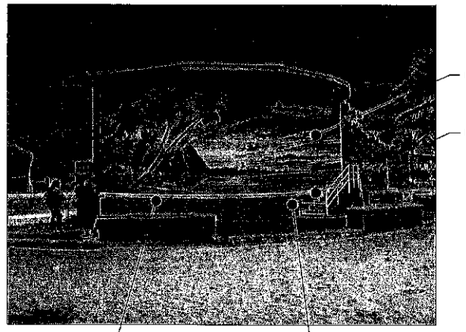
SHEET TITLE:
SIGNAGE, OUTBUILDING PLANS AND ELEVATIONS

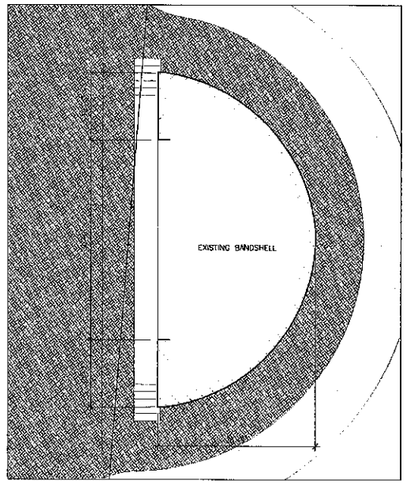
ALL IDEAS, DESIGNS, ARRANGEMENTS, PLANS AND SPECIFICATIONS INDICATED OR REPRESENTED BY THIS DRAWING ARE OWNED BY, AND THE PROPERTY OF ADACHE GROUP ARCHITECTS, INC AND WERE CREATED, EVOLVED AND DEVELOPED FOR USE ON, AND IN CONNECTION WITH, THE SPECIFIED PROJECT. NONE OF THESE IDEAS, PLANS, ARRANGEMENTS, AND SPECIFICATIONS SHALL BE USED BY OR DISCLOSED TO ANY PERSON, CORPORATION OR FIRM FOR ANY PURPOSE WHATSOEVER WITHOUT THE WRITTEN PERMISSION OF ADACHE GROUP ARCHITECTS. VISUAL CONTACT WITH THESE PLANS OR SPECIFICATIONS SHALL CONSTITUTE CONCLUSIVE EVIDENCE OF ACCEPTANCE OF THESE RESTRICTIONS. ALL RIGHTS RESERVED, © 2010

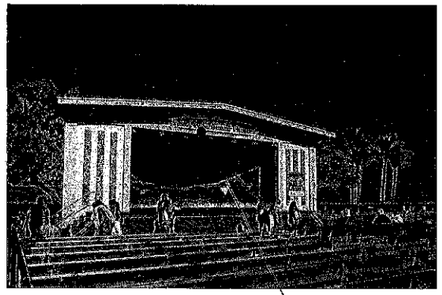
FLORIDA LICENSE # AR0007073

DATE:
SCALE:
DRAWN BY: JR
CHECKED BY: JB
JOB NO.: 94.08A

SHEET NO.:
A-2.1.09

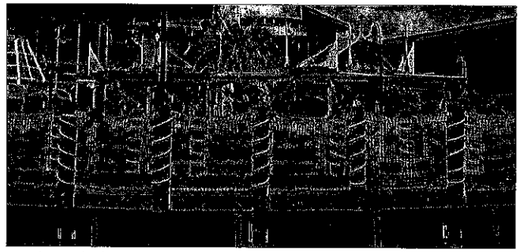






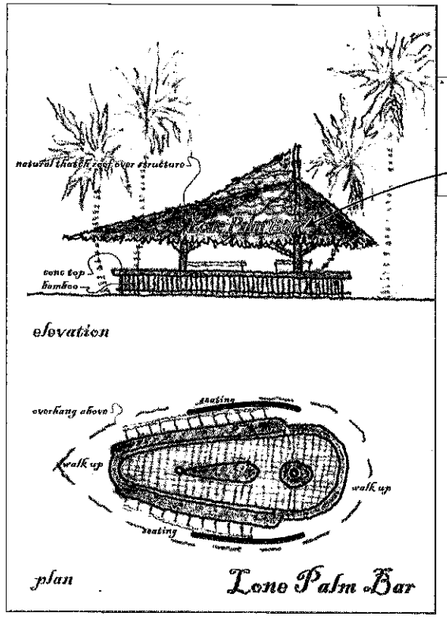
10 EXISTING BANDSHELL

APPROX. 60 S.F.



FISH NET FENCING

BAMBOO FENCING

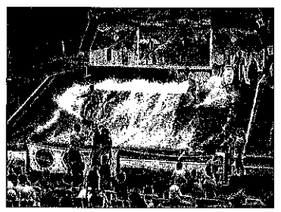


11 LONE PALM BAR
SCALE: 1/8"=1'-0"

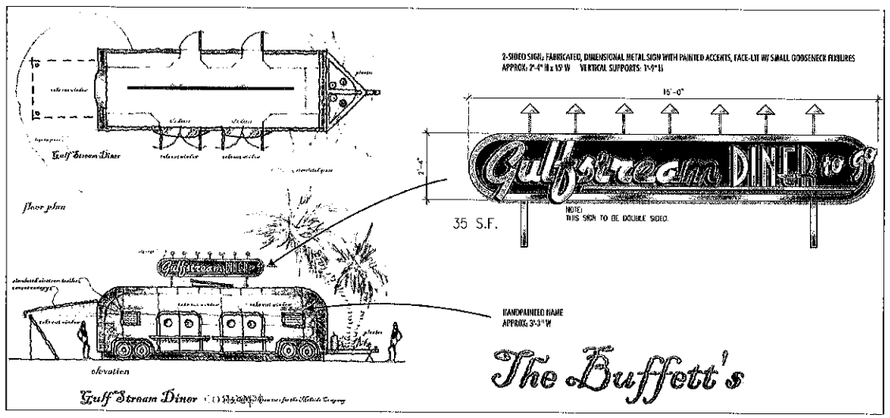
16.5 S.F.

FISH NET FENCING

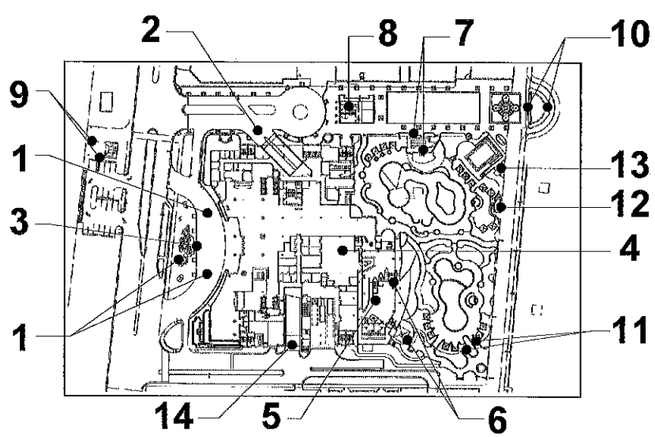
APPROX. 22.5 S.F.



13 RIDIN' IN STYLE



12 AIRSTREAM DINER
SCALE: 1/8"=1'-0"



SIGNAGE,OUTBLDG. LOCATION MAP
N.T.S.

adache group architects

PROJECT DESIGN TEAM:
ARCHITECTS
ADACHE GROUP ARCHITECTS
650 SOUTH FEDERAL HIGHWAY #7
LAUDERDALE, FLORIDA 33304
PH.(954) 525-9133 FAX (954) 728-0185
E-MAIL: info@adache.com

CREATIVE DESIGNER
PAT MCBRIDE CO.
11 SAWER FARM RD.
MANCHESTER CENTER, VT. 05255
PH.(802) 824-3318 FAX.(802) 362-0766
E-MAIL: pat@patmcbridedesign.com.com

M.E.P. ENGINEER
TWR ENGINEERS
8200 S. DIXIE HIGHWAY
MIAMI, FLORIDA 33143
PH.(305) 670-0508 FAX.(305) 670-0630
E-MAIL: bill@twrengineers.com

STRUCTURAL ENGINEER
TRC WORLDWIDE ENGINEERING
2500 NW 79 STREET
FORT LAUDERDALE, FLORIDA 33309
(954) 474-7777 FAX.(954) 474-2624

CIVIL ENGINEER
CONSULTING ENGINEERING & SCIENCE, INC.
10200 SUNRISE DRIVE, SUITE 110
MIAMI, FLORIDA 33176
(305) 378-0051 FAX.(305) 378-0053

OWNER:
MARGARITAVILLE HOLLYWOOD BEACH RESORT, LLC.
3601 N. OCEAN DRIVE
HOLLYWOOD, FLORIDA 33019

MARGARITAVILLE HOLLYWOOD BEACH RESORT
300 JOHNSON STREET
HOLLYWOOD BEACH, FLORIDA

SEAL:

ISSUED FOR: TAC FINAL
DATE: 10/26/2010

REVISIONS:

No.	DATE	REMARKS

SHEET TITLE:
SIGNAGE, OUTBUILDING PLANS AND ELEVATIONS

ALL IDEAS, DESIGNS, ARRANGEMENTS, PLANS AND SPECIFICATIONS INDICATED OR REPRESENTED BY THIS DRAWING ARE OWNED BY, AND THE PROPERTY OF ADACHE GROUP ARCHITECTS, INC. AND WERE CREATED, EVOLVED AND DEVELOPED FOR USE ON, AND IN CONNECTION WITH, THE SPECIFIED PROJECT. NONE OF THESE IDEAS, PLANS, ARRANGEMENTS, AND SPECIFICATIONS SHALL BE USED BY OR DISCLOSED TO ANY PERSON, CORPORATION OR FIRM FOR ANY PURPOSE WHATSOEVER WITHOUT THE WRITTEN PERMISSION OF ADACHE GROUP ARCHITECTS. VISUAL CONTACT WITH THESE PLANS OR SPECIFICATIONS SHALL CONSTITUTE CONCLUSIVE EVIDENCE OF ACCEPTANCE OF THESE RESTRICTIONS. ALL RIGHTS RESERVED, © 2010

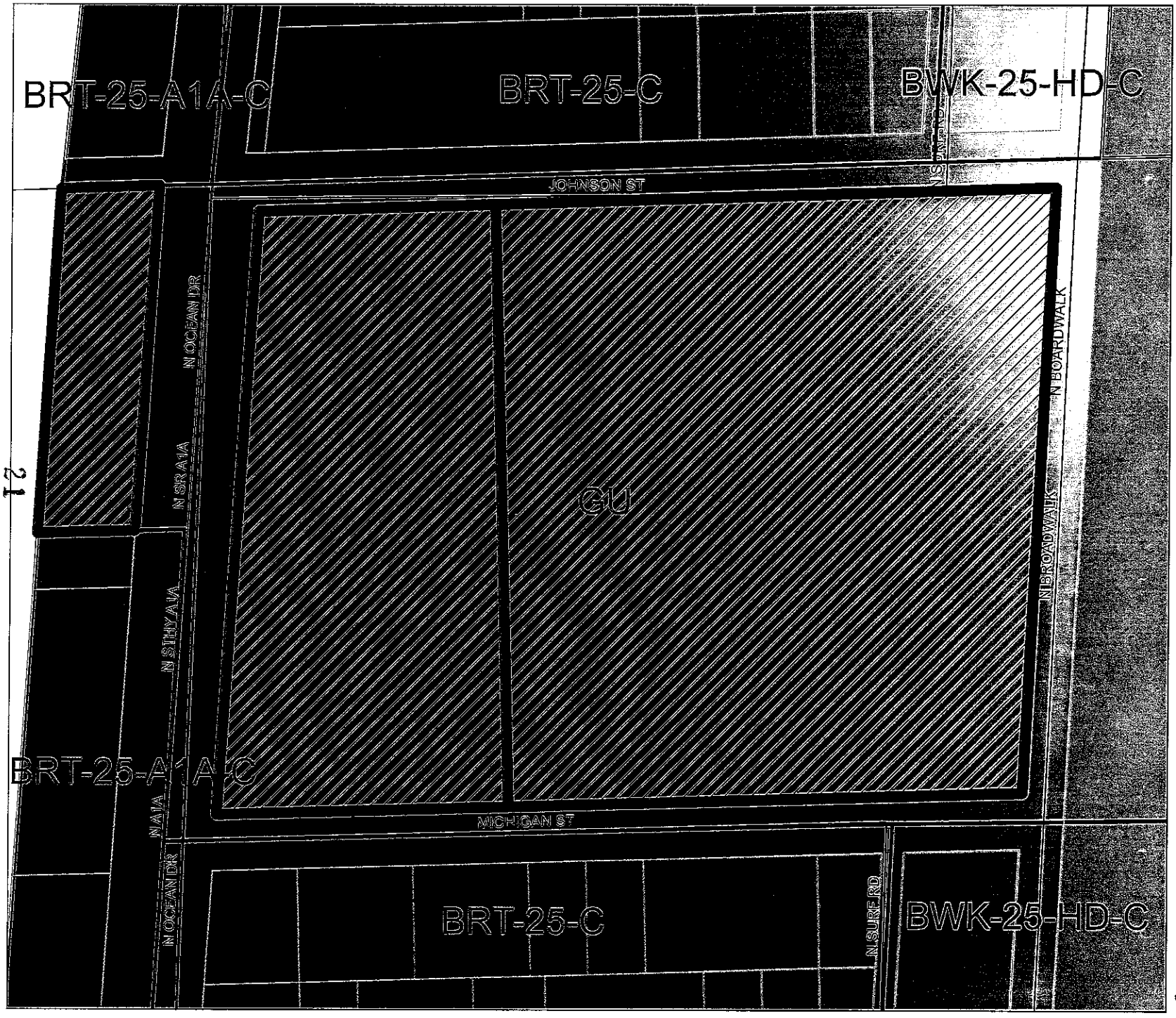
FLORIDA LICENSE # AR0007073

DATE:
SCALE:
DRAWN BY: JR
CHECKED BY: JB
JOB NO.: 94.08A

SHEET NO.:
A-2.1.10

Attachment C
Land Use & Zoning Map

Margaritaville Hollywood Beach Resort



PLANNING AND DEVELOPMENT SERVICES

Legend

- Subjet Property
- Streets
- Major Roads

Zoning

- BRT-25-A1A-C
- BRT-25-C
- BWK-25-HD-C
- GU

Land Use

- GBUS
- OSR
- ICW

0 30 60 120 Feet

N W E S