



**TECHNICAL REVIEW COMMITTEE MEETING
CITY OF ST. PETE BEACH**

**Notice of Public Meeting
Technical Review Committee
Agenda Revised Oct 20, 2022**

Downstairs Conference Room
155 Corey Avenue, 1st Fl, City Hall, St. Pete Beach, FL 33706

Wednesday, November 2, 2022
10:00 AM

Regular Meeting Agenda

This is an informal meeting between City staff and the applicant(s). The public is invited to attend, however no public comment shall be permitted.

Welcome and Introductions

Review Items

- 1. Site Plan #22063 - Ballroom Addition at 3400 Gulf Blvd (The Don CeSar)**
Applicant requests site plan review of a 12,986 GSF ballroom addition to The Don CeSar.

Next Meeting: 11/16/22



Case Number: _____

City of St. Pete Beach
Community Development Department
155 Corey Avenue
St. Pete Beach, Florida 33706
727-367-2735
www.stpetebeach.org

PROPERTY OWNER:

Name: Don CeSar TRS LLC c/o Host Hotels & Resorts

Address: 4747 Bethesda Ave., Suite 1300

City: Bethesda, MD 20814 State: MD

Zip: 20814 Telephone: (240) 744-1000

Email: _____

APPLICANT/AGENT (Attach agent authorization form):

Name: Jeff Connell

Address: 358 Roswell Street, Suite 1250

City: Marietta State: GA

Zip: 30060 Telephone: 404-266-9604

Email: jeff@designnone-studio.com

SUBJECT PROPERTY:

Address: 3400 Gulf Blvd.

Current Name of Business: The Don CeSar

Parcel: 07-32-16-21857-000-0010

Name of Project: The Don CeSar Hotel North Ballroom Addition

DETAILS OF THE REQUEST, INCLUDING APPLICABLE CODE SECTIONS AND ANY ASSOCIATED CASES (Add additional sheets if necessary):

The project consists of the construction of a ballroom addition and additional improvements to the existing Don CeSar
hotel. The proposed ballroom will be located on the second floor, with parking provided below the building as well as
modifications to the loading dock and associated parking area as well as the restriping of the el centro parking lot. We are
proposing an underground stormwater network, additional fire hydrant and sanitary connection to the existing system.

Jeffrey S Connell
Digitally signed by Jeffrey S Connell
DN: cn=Jeffrey S Connell, o=designONE
studio, ou, email=jeff@designnone-
studio.com, c=US
Date: 2022.10.05 17:58:42 -04'00'

Signature of Applicant / Agent

October 5, 2022

Date



Guide for Site Plan Submittals

Pre-application Conference. The City suggests that applicants for any nonresidential development or any residential project that will have three or more units to request a pre-application conference with staff. The purpose is to gain a clear understanding of the proposed project, identify any regulatory processes/issues that will impact the project, and answer any questions.

The materials required as part of the application are necessary to provide the city with sufficient information to ensure compliance with the requirements of the Land Development Code, Code of Ordinances, Comprehensive Plan, and any other Federal, State and County regulations. All City codes can be found at www.municode.com.

All site plans submitted for review, pursuant to Section 5.1(b) of the Land Development Code, shall include the following documents and information. Staff reserves the right to require additional information. Failure to provide the required information shall result in postponement of the review process. All site plans must be submitted in scalable PDF or JPEG format and seven (7) hard copies in either 11" x 17" size for simple site plans or 24" x 36" size for more complex plans. All supporting documents must also be submitted in PDF format and one (7) hard copies. The TRC Chair will issue a letter of sufficiency within ten (10) days of receipt of complete application. In order to be considered complete, an application must have the following:

- (1) The name, address, and telephone number of the owner of record of the land proposed for development.
- (2) The name, address, and telephone number of the developer and/or agent, if different from the owner.
- (3) The name, address, and telephone number of all land use, environmental and engineering professionals that assisted in the preparation of the application.
- (4) The street address and legal description of the land on which the development is proposed to occur, with attached copies of any legal instruments referenced, such as, but not limited to, deeds, plats, easements, covenants, and restrictions.
- (5) A reference to the zoning district designation and the future land use map designation for the land proposed for development.
- (6) Identification of all existing rights-of-way, water courses, floodplains, wetlands, and other environmentally sensitive areas on or within two hundred (200) feet of the land subject to the development plan.
- (7) Topography of the site, pre and post construction, in specified (smallest 2.0') contour intervals.
- (8) A title block denoting the type of application, tax map sheet, and lot, block and subdivision name (if applicable).
- (9) A location map of the land with reference to surrounding lands, subdivisions, streets, and municipal boundaries.

- (10) A boundary survey of the land subject to the development plan prepared by a registered land surveyor, showing the location and material of all permanent reference monuments and benchmarks, a metes and bounds description listing dimensions, bearings, curve data, length of tangents, radii, and central angles of all centerline curves of streets, and the size of the land in acres to the nearest tenth of an acre, or in square feet, the FEMA flood zone with Flood Insurance Rate Map (FIRM) reference number, and an ALTA/ACSM land title survey of the property subject to the development plan completed within the last twelve (12) months.
- (11) A site plan, with north arrow and scale, identifying:
 - a. The proposed land uses, densities, and intensities of use;
 - b. The location of proposed structures, and any existing structures proposed to be retained, showing size, and setbacks;
 - c. Common areas;
 - d. Recreational facilities;
 - e. Ingress and egress to the development, and the internal traffic circulation system and identification of street names;
 - f. Utility location;
 - g. Easements;
 - h. Off-street parking and loading facilities;
 - i. Landscaping and buffering; and
 - j. Signage.
- (12) If subdividing or combining lots of record or adjusting lot lines: the preliminary subdivision plat, which includes the subdivision name in bold legible letters under which the location of the plat by government survey lot, section, township, and range shall appear.
- (13) Location and area of all property to be dedicated for public use or reserved by deed or covenant for use by all land owners in the development and a statement of the conditions of such dedication or reservation.
- (14) A schedule showing the lot area, width, depth, pervious and impervious area (pre & post development), dimensional standards, building coverage, landscaping and parking of the development plan, and how they comply with the requirements of the Land Development Code.
- (15) A traffic study, if the development is expected to generate 100 or more new inbound or outbound trips during peak hours, prepared by a professional transportation planner or engineer. The study shall address the anticipated impact of the project upon traffic volume, intersection signalization, turning movements, internal vehicle circulation, pedestrian movement, and other significant traffic concerns.
- (16) Proposed utility infrastructure plans, including sanitary sewer, potable water, a storm water management plan with supporting data (stormwater calculations) and an electric plan with accurate indication of locations of points of connection to public systems.
- (17) Spot and finished elevations at all property corners, corners of all structures or dwellings, existing and proposed first floor elevations, and appropriate locations in and around vehicle use areas.
- (18) Site utility and construction details, including a cross-connection control plan.
- (19) Roadway and paving cross-sections and profiles if modifying the roadway.
- (20) Lighting plan and details if located in the Community Redevelopment District, including photometrics and examples of the proposed fixtures.

- (21) Provisions for solid waste management.
- (22) Locations and preliminary plans for signs.
- (23) Sight triangles at the intersections of roadways and curb cuts with roadways.
- (24) Vehicular and pedestrian circulation patterns.
- (25) Off-street parking and loading plans showing spaces, size and type, aisle widths, curb cuts, drives, driveways, and all ingress and egress areas and dimensions.
- (26) Preliminary architectural plans and elevations; full Architectural renderings of proposed structures within the Community Redevelopment District.
- (27) Preliminary Building Code Analysis, including life safety (means of egress) diagrams.
- (28) The height and number of floors/stories of all structures and number of units per floor/story.
- (29) The proposed first floor elevation for all structures and the FEMA flood zone and required base flood elevation.
- (30) Demonstration of compliance with concurrency requirements & application for certificate of concurrency.
- (31) Landscape plan and details.

All changes of use are required to bring the entire property into compliance with Division 22 of the LDC (landscape requirements). If located within the Community Redevelopment District, additional requirements apply.

The landscape plan, which shall be drawn by a Florida Registered landscape architect or other qualified/ licensed landscape professional, shall include all of the following:

- (a) The preparer's name, address, and telephone number, signature and seal.
- (b) A schedule including:
 - 1. Location, quantity, size, and type of existing and proposed vegetation and landscaping on the site.
 - 2. Separate calculations for required interior and perimeter landscaping for the vehicular use area landscaping in square feet.
 - 3. Width and square footage of all required landscape buffers.
- (c) Plant legend showing botanical and common name, size and quantity of all proposed plantings
- (d) Elevation and section drawings of any solid screen proposed.
- (e) All trees three (3) inches DBH (Diameter Breast Height) or greater and palms 8 foot in height or greater to be retained and those proposed for removal.
- (f) All proposed building footprints; drives, walks, patios, parking areas, lighting and other hardscape improvements.
- (g) Scale and north arrow.

(32) Fire Department:

- (a) The Florida Fire Prevention Code (2003 edition – RE: F.S. 633 – 69A60 F.A.C.) requires this information be provided by the applicant to the Fire Official to allow for sufficient review. 61G of the Florida Administrative Codes outlines the same requirements for the Design Professional.
- (b) Underground Utilities:
 - 1. Fire Mains Locations
 - 2. Backflow Prevention Devices Locations
 - 3. Hydrant Locations
 - 4. Fire Department Connections Locations
 - 5. Proposed Boat Docks and Associated Underground Piping
 - 6. Gas Main Location and Associated Valves
 - 7. Power Services for Gate Operations at Gated Communities
 - 8. Telephone Services
 - 9. Electrical Services
 - 10. Hydraulic Calculations for the required Fire Sprinkler Systems, Standpipe Systems and Boat Dock Standpipe Systems are necessary to assure Fire Main Pipe Size and the Water Flow required for Fire Suppression Operations.

NOTE: All new construction (buildings and structures) shall be required to be provided with an automatic fire sprinkler/standpipe system. AUTOMATIC means a Fire Pump must be provided.

Completed applications are routed to the Technical Review Staff, which is comprised of representatives of the City Staff who review and make comments on submitted applications. The Departments that will review the application are:

Fire	363-9205
Public Works	363-9254
Planning & Zoning	363-9266
Building	363-9277
Recreation	363-9274
Code Enforcement/Public Safety	363-9211



VICINITY MAP
NOT TO SCALE

SURVEYOR'S REPORT:

- BEARINGS FOR PARCELS 1 AND 2 ARE BASED ON THE EAST LINE OF LOT 1 BEING S11°07'00"E AS PER PLAT OF DON CE-SAR PLACE HOTEL REPLAT, RECORDED IN PLAT BOOK 120, PAGE 69, PUBLIC RECORDS OF PINELLAS COUNTY, FLORIDA.
- INTENTIONALLY DELETED.
- THE ACCURACY STANDARD USED FOR THIS SURVEY, AS CLASSIFIED IN THE MINIMUM TECHNICAL STANDARDS (5J-17 FAC), IS "COMMERCIAL/HIGH RISK". THE MINIMUM RELATIVE DISTANCE ACCURACY FOR THIS TYPE OF SURVEY IS 1 FOOT IN 10,000 FEET. THIS SURVEY EXCEEDS THIS STANDARD.
- SURVEY MAP AND REPORT OR THE COPIES THEREOF ARE NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER. ADDITIONS OR DELETIONS TO SURVEY MAPS OR REPORTS BY OTHER THAN THE SIGNING PARTY OR PARTIES IS PROHIBITED.
- NO EXCAVATION WAS PERFORMED TO VERIFY THE LOCATION OR EXISTENCE OF ANY UNDERGROUND UTILITIES, ENCROACHMENTS, IMPROVEMENTS, STRUCTURES OR FOUNDATIONS. UNDERGROUND UTILITY LINE LOCATIONS (IF SHOWN HEREON) ARE BASED UPON UTILITY PROVIDER ATLASES AND VISIBLE SURFACE EVIDENCE.
- RE-USE OF THIS SURVEY FOR PURPOSES OTHER THAN WHICH IT WAS INTENDED, WITHOUT WRITTEN VERIFICATION, WILL BE AT THE RE-USERS SOLE RISK AND WITHOUT LIABILITY TO THE SURVEYOR. NOTHING HEREIN SHALL BE CONSTRUED TO GIVE ANY RIGHTS OR BENEFITS TO ANYONE OTHER THAN THOSE TO WHOM CERTIFIED.
- THIS SURVEY IS NOT INTENDED TO SHOW THE LOCATION OR EXISTENCE OF ANY JURISDICTIONAL, HAZARDOUS OR ENVIRONMENTALLY SENSITIVE AREAS.
- PARCELS 1 AND 2 SITE APPEARS TO BE IN FLOOD ZONE AE (EL 12) AND ZONE VE (EL 12 & 13), ACCORDING TO THE FEDERAL EMERGENCY MANAGEMENT AGENCY, FLOOD INSURANCE RATE MAP 12103C0278G, COMMUNITY NUMBER 125149, EFFECTIVE DATE SEPTEMBER 3, 2003. FLOOD ZONE LIMITS SHOWN HEREON, IF ANY, WERE SCALED FROM SAID MAP AND ARE APPROXIMATE ONLY. DEUEL & ASSOCIATES AND THE SIGNING SURVEYOR HEREOF ASSUMES NO LIABILITY FOR THE ACCURACY OF THIS DETERMINATION. THE AUTHOR OF THE MAP, THE FEDERAL EMERGENCY MANAGEMENT AGENCY, OR THE LOCAL GOVERNMENTAL AGENCY HAVING JURISDICTION OVER SUCH MATTERS SHOULD BE CONTACTED PRIOR TO ANY JUDGMENTS BEING MADE FROM THIS INFORMATION. THE ABOVE REFERENCED MAP STATES IN THE NOTES TO THE USER THAT "THIS MAP IS FOR USE IN ADMINISTERING THE NATIONAL FLOOD INSURANCE PROGRAM" AND "THAT BASE FLOOD ELEVATIONS (BFES) SHOWN REPRESENT ROUNDED WHOLE-FOOT ELEVATIONS AND THEREFORE MAY NOT EXACTLY REFLECT THE FLOOD ELEVATION DATA PRESENTED IN THE FLOOD INSURANCE STUDY (FIS) REPORT". THE FIS REPORT WAS NOT CONSULTED FOR THIS SURVEY.
- ANY ZONING INFORMATION SHOWN OR NOTED HEREON IS BASED THE PZR REPORT NUMBER 96347-1 AND 96347-2, DATED 8/19/2016. THIS INFORMATION SHOULD BE VERIFIED WITH THE GOVERNING AUTHORITY PRIOR TO ANY DETERMINATIONS OR DESIGN.
- SHOWN ANYWHERE ON THIS SURVEY, THE WORD "CERTIFY" IS UNDERSTOOD TO BE AN EXPRESSION OF A PROFESSIONAL OPINION BASED UPON THE SURVEYOR'S BEST KNOWLEDGE, INFORMATION AND BELIEF, AND THAT IT THUS CONSTITUTES NEITHER A GUARANTEE NOR A WARRANTY.
- UNLESS OTHERWISE INDICATED, THE PROPERTY DESCRIPTION AND EASEMENTS SHOWN WERE FURNISHED TO DEUEL & ASSOCIATES AND ARE PRESUMED TO BE CORRECT. NO SEARCH OF ANY PUBLIC RECORDS, FOR EASEMENTS, DEEDS, ETC., WAS PERFORMED BY THIS FIRM FOR THE COMPLETION OF THIS SURVEY AND THERE MAY BE ADDITIONAL RESTRICTIONS THAT MAY BE FOUND IN THE PUBLIC RECORDS OF THIS COUNTY.
- DESCRIPTIONS AND EASEMENTS SHOWN HEREON WERE TAKEN FROM A COMMITMENT FOR TITLE INSURANCE, COMMITMENT FILE NO. 21500778, 3020-806071 / CUSTOMER REF: 3400 GULF BOULEVARD, EFFECTIVE DATE: NOVEMBER 30, 2016 @ 8:00 A.M., LAST AMENDED 12/15/2016, ISSUED BY FIRST AMERICAN TITLE INSURANCE COMPANY. (DEUEL RESPONSES)

THE FOLLOWING ARE SCHEDULE B II EXCEPTIONS:

ITEMS 1-2 (NOT MATTERS OF SURVEY)

ITEM 3. ANY ENCROACHMENT, ENCUMBRANCE, VIOLATION, VARIATION OR ADVERSE CIRCUMSTANCE AFFECTING THE TITLE THAT WOULD BE DISCLOSED BY AN ACCURATE AND COMPLETE LAND SURVEY OF THE LAND. (SEE MAP OF SURVEY)

ITEMS 4-6 (NOT MATTERS OF SURVEY)

ITEM 7. INTENTIONALLY DELETED

ITEM 8. (NOT A MATTER OF SURVEY)

ITEM 9. PROVISIONS OF THE PLAT OF DON CE-SAR PLACE HOTEL REPLAT, RECORDED IN PLAT BOOK 120, PAGE 69 OF THE PUBLIC RECORDS OF PINELLAS COUNTY, FLORIDA. (AS TO PARCEL 1) (SHOWN ON MAP OF SURVEY)

ITEM 10. EASEMENT GRANTED TO FLORIDA POWER & LIGHT COMPANY RECORDED IN BOOK 86, PAGE 581. (AS TO PARCEL 1) (DOCUMENT IS ILLEGIBLE, UNABLE TO GRAPHICALLY SHOW EASEMENT)

ITEM 11. RESTRICTIONS AS DISCLOSED IN QUIT CLAIM DEED, DATED MARCH 20, 1972 RECORDED IN BOOK 3748, PAGE 89. (AS TO PARCEL 1) (AFFECTS PARCEL 1, NOT A MATTER OF SURVEY)

ITEM 12. EASEMENT GRANTED TO CITY OF ST. PETERSBURG BEACH, FLORIDA, RECORDED IN BOOK 3748, PAGE 117. (AS TO PARCEL 1) (SHOWN ON MAP OF SURVEY)

ITEM 13. EASEMENT GRANTED TO BEACH RESORTS INTERNATIONAL, INC., A FLORIDA CORPORATION, ACCORDING TO PEDESTRIAN EASEMENT, RECORDED IN BOOK 3748, PAGE 119. (AS TO PARCEL 1) (SHOWN ON MAP OF SURVEY)

ITEM 14. TERMS AND CONDITIONS OF THE MEMORANDUM OF AGREEMENT BETWEEN STATE OF FLORIDA DEPARTMENT OF TRANSPORTATION, A COMPONENT AGENCY OF THE STATE OF FLORIDA AND BEACH RESORTS INTERNATIONAL, INC. RECORDED IN BOOK 4109, PAGE 21. (AS TO PARCEL 2) (RAMP OVER GULF BOULEVARD IS SHOWN ON MAP OF SURVEY. PLANS AND SPECIFICATIONS OF OVERPASS REFERENCED IN DOCUMENT AS EXHIBIT "A" WAS NOT PROVIDED)

ITEM 15. TERMS AND CONDITIONS OF THE CABLE TELEVISION SERVICE AGREEMENT, BETWEEN TELEPROMPTER SOUTHEAST, INC. AND DON CESAR RESORT HOTEL, LTD., A FLORIDA LIMITED PARTNERSHIP, DOING BUSINESS AS DON CESAR BEACH RESORT HOTEL RECORDED IN BOOK 5082, PAGE 1647. (AS TO ALL PARCELS) (APPEARS TO AFFECT PARCEL 1 ONLY. DOCUMENT DOES NOT CONTAIN A PARCEL DESCRIPTION-ONLY THE ADDRESS OF 3400 GULF BOULEVARD AND 4/b/a OF DON CESAR BEACH RESORT HOTEL, EASEMENT IS BLANKET IN NATURE AND THEREFORE CANNOT BE PLOTTED GRAPHICALLY)

ITEM 16. EASEMENT GRANTED TO THE CITY OF ST. PETERSBURG BEACH, A FLORIDA MUNICIPAL CORPORATION, RECORDED IN BOOK 6971, PAGE 1466. (AS TO PARCEL 1) (SHOWN ON MAP OF SURVEY)

ITEM 17. DEED OF CONVEYANCE OF PIPELINES, APPURTENANCES TO PINELLAS COUNTY, RECORDED IN BOOK 16387, PAGE 2467. (NOT A MATTER OF SURVEY)

ITEM 18. RIPARIAN RIGHTS ARE NOT GUARANTEED OR INSURED. TITLE TO NO PORTION OF THE HEREIN DESCRIBED LAND LYING BELOW ORDINARY HIGH WATER MARK IS HEREBY INSURED. (AS TO ALL PARCELS) (NOT A MATTER OF SURVEY)

ITEM 19. RIPARIAN AND/OR LITTORAL RIGHTS ARE NOT INSURED. (AS TO ALL PARCELS) (NOT A MATTER OF SURVEY)

ITEM 20. THE COMPANY DOES NOT INSURE TITLE TO ANY LAND LYING BETWEEN THE MEAN HIGH WATER LINE ON THE DATE OF RECORDEATION OF THE EROSION CONTROL LINE PLAT AND THE EROSION CONTROL LINE AS SHOWN THEREIN, WHICH MAY HAVE VESTED IN THE INSURED OR ITS PREDECESSORS IN TITLE PURSUANT TO CHAPTER 161, FLORIDA STATUTES. (AS TO ALL PARCELS) (NOT A MATTER OF SURVEY)

ITEM 21. THE RIGHT, TITLE OR INTEREST, IF ANY, OF THE PUBLIC TO USE A PUBLIC BEACH OR RECREATION AREA OR ANY PART OF THE LAND DESCRIBED IN SCHEDULE A HEREOF, LYING BETWEEN THE WATER ABUTTING SAID LAND AND THE MOST INLAND OF ANY OF THE FOLLOWING: (A) THE NATURAL LINE OF VEGETATION; (B) THE MOST EXTREME HIGH WATER MARK; (C) THE BULKHEAD LINE; OR (D) ANY OTHER LINE WHICH HAS BEEN OR WHICH HEREFTER MAY BE LEGALLY ESTABLISHED AS RELATING TO SUCH PUBLIC USE. (AS TO ALL PARCELS) (NOT A MATTER OF SURVEY)

ITEM 22. DUE TO ALL OR A PART OF THE LAND DESCRIBED HEREIN BEING ARTIFICIALLY FILLED IN LAND IN WHAT WAS FORMERLY NAVIGABLE WATERS, THIS POLICY IS SUBJECT TO THE RIGHT OF THE UNITED STATES GOVERNMENT, ARISING BY REASON OF THE UNITED STATES GOVERNMENT'S CONTROL OVER NAVIGABLE WATERS IN THE INTEREST OF NAVIGATION AND COMMERCE. (AS TO ALL PARCELS) (NOT A MATTER OF SURVEY)

ITEM 23. THIS POLICY DOES NOT INSURE TITLE TO ANY PART OF THE LAND LYING BELOW THE MEAN HIGH WATER LINE OF ANY ABUTTING BODY OF WATER. (NOT A MATTER OF SURVEY)

ITEM 24. RIGHTS OF PARTIES IN POSSESSION, AS TRANSIENT HOTEL GUESTS. (NOT A MATTER OF SURVEY)

ITEM 25. TERMS AND CONDITIONS OF ANY EXISTING UNRECORDED LEASE(S), AND ALL RIGHTS OF LESSEE(S) AND ANY PARTIES CLAIMING THROUGH THE LESSEE(S) UNDER THE LEASE(S). (NOT A MATTER OF SURVEY)

ITEM 26. INTENTIONALLY DELETED

ITEM 27. INTENTIONALLY DELETED

13. ELEVATIONS ARE BASED ON NGS BENCHMARK "NOAA" (PID #AG0740) HAVING AN ELEVATION OF 6.82 FEET NORTH AMERICAN VERTICAL DATUM 1988 (NAVD 88).

14. INFORMATION FOR ADJOINING PROPERTIES WAS OBTAINED FROM PINELLAS COUNTY PROPERTY APPRAISERS WEBSITE AT WWW.PCPAO.ORG. ON 1/19/2017.

15. THIS SURVEY IS BASED ON U.S. FEET.

16. BUILDING HEIGHT FOR 3400 GULF BOULEVARD AT TOP OF SOUTHERLY CUPOLA IS 149' ABOVE GROUND FLOOR, AS MEASURED AT REFERENCE POINT "A", SHOWN AT CENTER OF EAST SIDE OF BUILDING. BUILDING HEIGHT AT TOP OF NORTHERLY CUPOLA IS 154.4' ABOVE GROUND FLOOR, AS MEASURED AT REFERENCE POINT "B". BUILDING HEIGHT FOR 3860 GULF BOULEVARD WAS MEASURED AT LOCATION SHOWN NEAR SOUTHEAST CORNER OF BUILDING.

17. ON THE DATE OF THIS SURVEY THERE WAS NO OBSERVED EVIDENCE OF CURRENT EARTH MOVING WORK, BUILDING CONSTRUCTION OR BUILDING ADDITIONS.

18. ON THE DATE OF THIS SURVEY THERE ARE NO KNOWN PROPOSED CHANGES IN STREET RIGHT OF WAY LINES OR OBSERVED EVIDENCE OF RECENT STREET OR SIDEWALK CONSTRUCTION OR REPAIRS.

19. THERE WERE NO PLOTTABLE OFFSITE EASEMENTS OR SERVITUDES PROVIDED.

20. ON THE DATE OF THIS SURVEY THERE WAS NO OBSERVED EVIDENCE OF WETLAND AREAS AS DELINEATED BY APPROPRIATE AUTHORITIES.

21. PARCEL 1 ARE SUBJECT TO COASTAL CONSTRUCTION SET BACK LINE AS ESTABLISHED BY SECTION 161.052 AND SECTION 161.053, FLORIDA STATUTES. IS SHOWN ON MAP OF SURVEY. PARCEL 2 IS NOT AFFECTED.

DESCRIPTION: (PER TITLE COMMITMENT REFERENCED IN NOTE #12)

PARCEL 1:

LOT 1 AND LOT 2 OF DON CE SAR PLACE HOTEL REPLAT, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 120 AT PAGE 69 OF THE PUBLIC RECORDS OF PINELLAS COUNTY, FLORIDA.

PARCEL 2:

TOGETHER WITH THE RIGHT TO CONSTRUCT, OPERATE, MAINTAIN AND REPLACE A VEHICULAR-PEDESTRIAN OVERPASS FACILITY ON THAT PORTION OF STATE ROAD 699 AT THE FOLLOWING LOCATION: BETWEEN MARTIANA DRIVE AND 35TH AVENUE, MILE POSTS 1.740 & 1.877 AS SET FORTH IN MEMORANDUM OF AGREEMENT BY AND BETWEEN THE STATE OF FLORIDA DEPARTMENT OF TRANSPORTATION, A COMPONENT AGENCY OF THE STATE OF FLORIDA, AND BEACH RESORTS INTERNATIONAL, INC. DATED JUNE 28, 1973 AND RECORDED IN O.R. BOOK 4109, PAGE 21, PUBLIC RECORDS OF PINELLAS COUNTY, FLORIDA.

PARCEL 1 CONTAINS THE FOLLOWING AREAS:

THE SUBJECT PARCEL CONTAINS THE FOLLOWING AREAS:
LOT 1: 165,123.0 SQUARE FEET, (3.791 ACRES) MORE OR LESS
LOT 2: 110,641.8 SQUARE FEET, (2.540 ACRES) MORE OR LESS
PARCEL 1 TOTAL AREA: 275,764.8 SQUARE FEET, (6.331 ACRES) MORE OR LESS

PARCELS 2 CONTAINS: EASEMENT ONLY, UNABLE TO DETERMINE AREA

SURVEYOR'S CERTIFICATE:

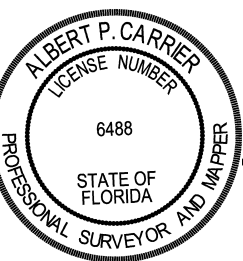
PARCELS 1 AND 2:

TO: HHR ST. PETE BEACH LLC, A DELAWARE LIMITED LIABILITY COMPANY
FIRST AMERICAN TITLE INSURANCE COMPANY
HOST HOTELS & RESORTS, L.P.
DON CE SAR RESORT HOTEL, LTD.

PARCELS 1 AND 2:

THIS IS TO CERTIFY THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE 2016 MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/NSPS LAND TITLE SURVEYS, JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS AND INCLUDES ITEMS 1, 2, 3, 4, 6(a), 6(b), 7(a), 7(b)1, 7(c) 8, 9, 10(a), 13, 14, 16, 17, 18, 19, 20 OF TABLE A THEREOF. THE FIELD WORK WAS COMPLETED ON THE SITES AS FOLLOWS:

DON CE-SAR RESORT HOTEL: 1/7/2019
DATE OF MAP: 1/26/2017



Albert P. Carrier,
PSM
2022.10.03
13:03:33 -04'00'

SEE SHEET 2 FOR PARCELS 1 AND 2

ALBERT P. CARRIER
PROFESSIONAL SURVEYOR AND MAPPER
STATE OF FLORIDA, PSM 6488

WORK ORDER NO.	2006-199-9
DRAWN BY:	EKM/MJB
FIELD DATE:	1/7/2019
SCALE:	NO SCALE
SHEET NO.	1 OF 2



565 SOUTH HERCULES AVENUE
CLEARWATER, FL 33764
PH 727.922.4151 FAX 727.921.7255
WWW.DEUELENGINEERING.COM
CERTIFICATE OF AUTHORIZATION NUMBER 26320
LICENSED BUSINESS NUMBER 107

TOPOGRAPHIC SURVEY
DON CE-SAR PROPERTIES
3400 GULF BOULEVARD

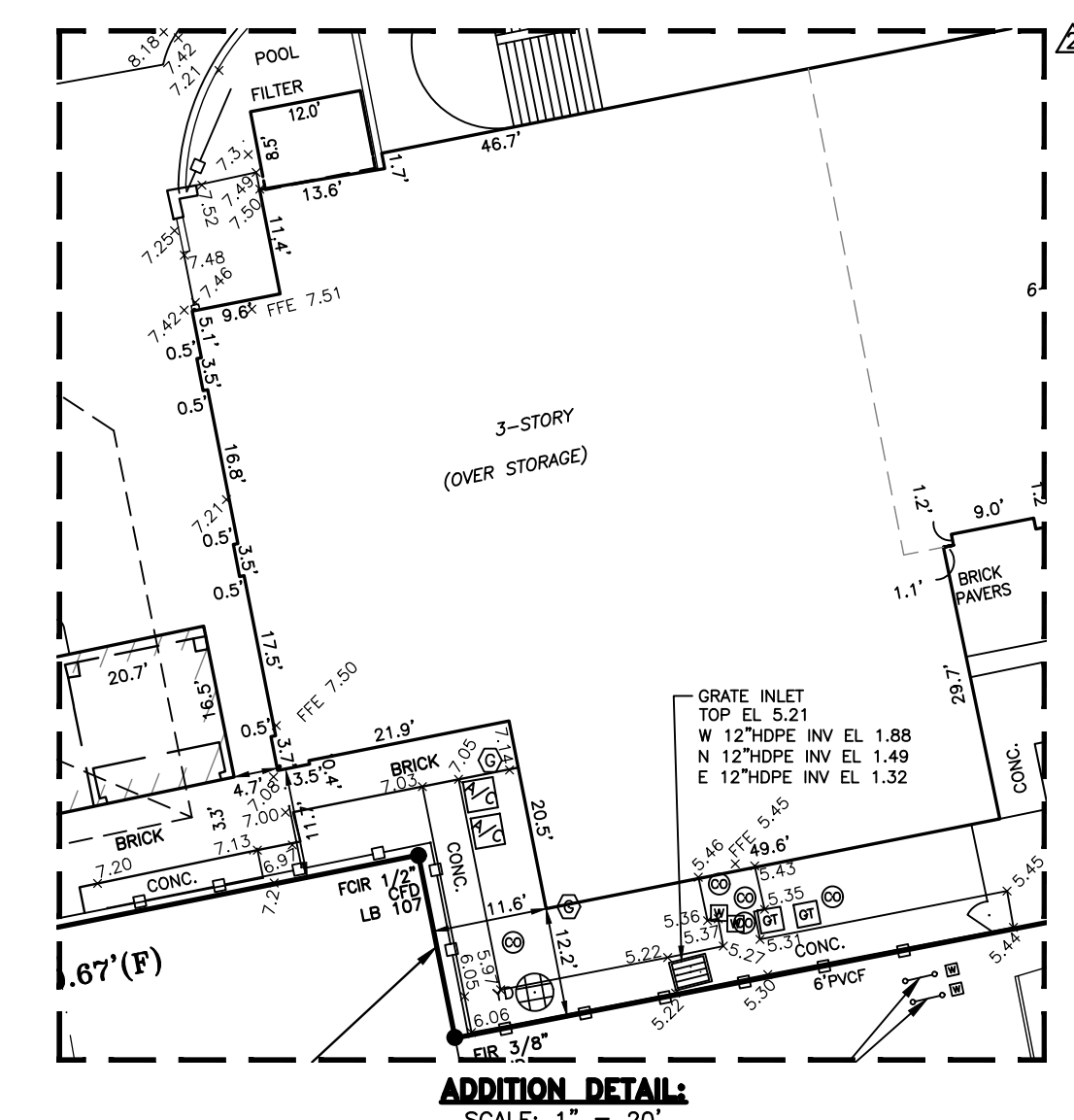
CITY OF ST. PETE BEACH

FLORIDA

PREPARED FOR:

LOEWS HOTELS
667 MADISON AVE., 6TH FLOOR
NEW YORK, NY 10065

REV.#	DESCRIPTION	DATE	BY

[illegible]

SEE SHEET 1 FOR SURVEYOR'S REPORT, DESCRIPTIONS,
CERTIFICATION AND SIGNATURE.



DEUEL & ASSOCIATES
CONSULTING ENGINEERS LAND SURVEYORS LAND PLANNERS

PREPARED FOR:

LOEWS HOTELS
667 MADISON AVE., 6TH FLOOR
NEW YORK, NY 10065

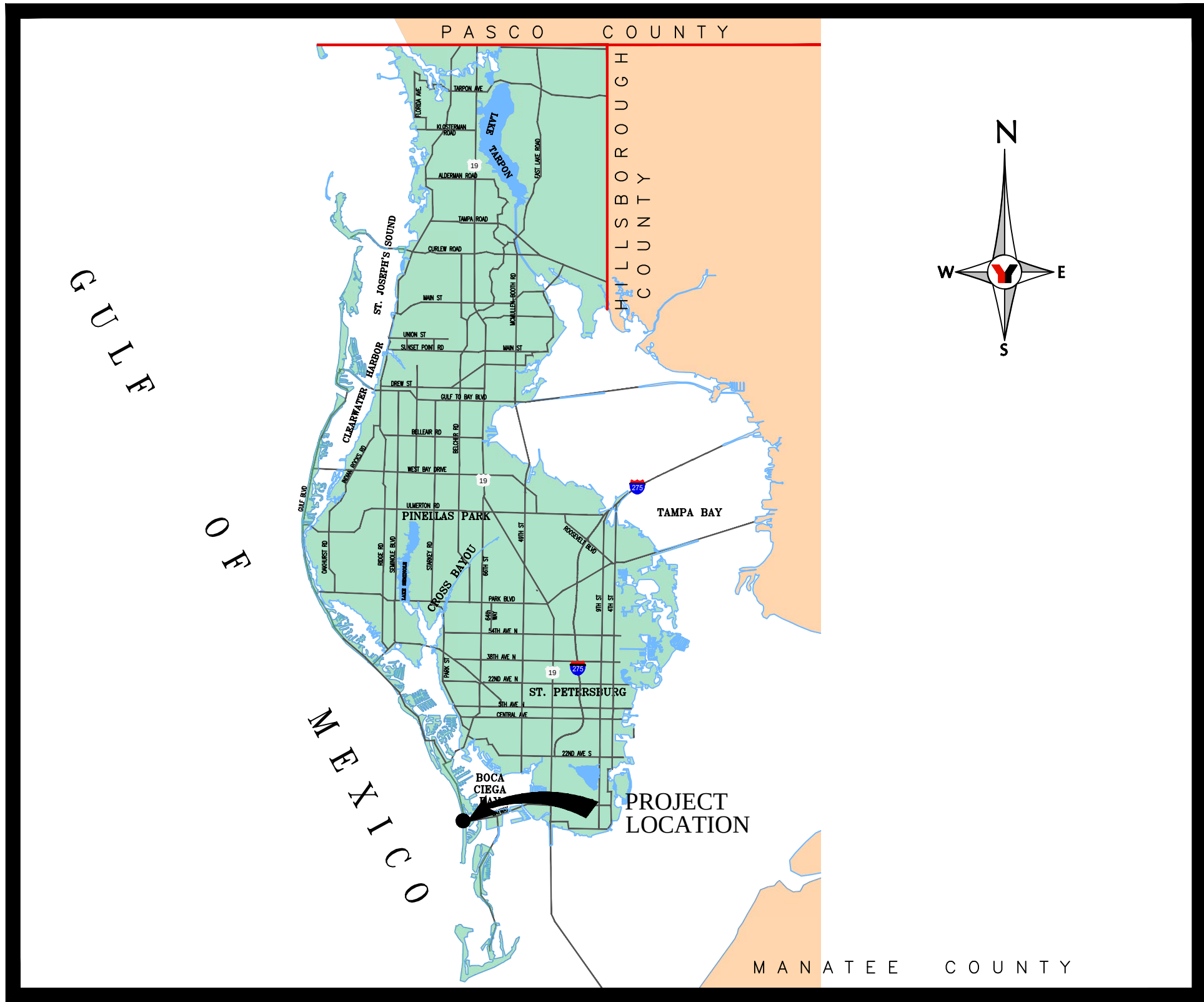
NORTH LOT BALLROOM ADDITION

3400 GULF BLVD

ST. PETE BEACH, FL 33706

PARCEL ID No: 07-32-16-21857-000-0010

CONSTRUCTION PLANS



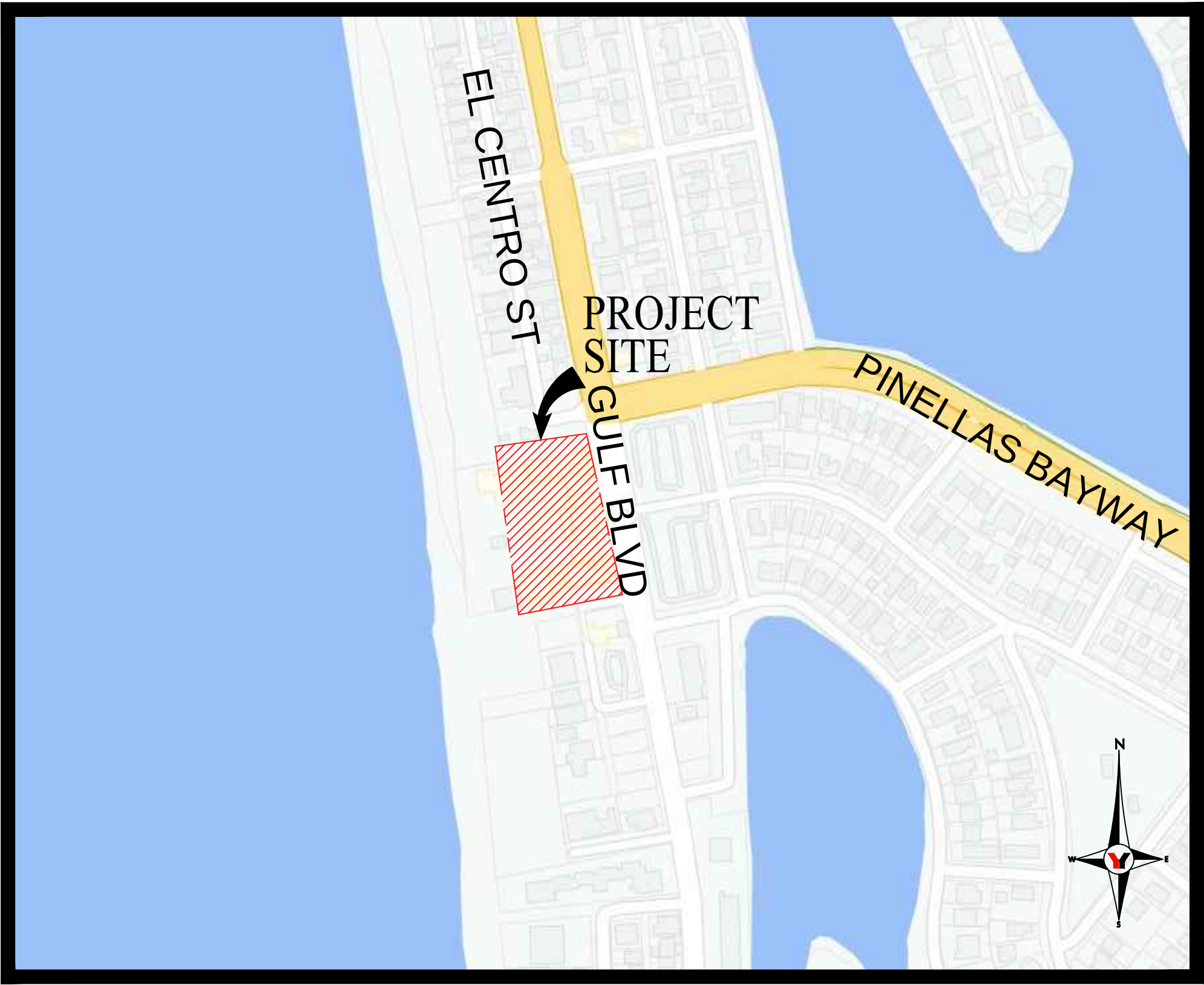
PINELLAS COUNTY LOCATION MAP

SECTION 07, TOWNSHIP 32 SOUTH, RANGE 16 EAST



George F. Young, Inc.

299 DR. MARTIN LUTHER KING JR. STREET N. ST. PETERSBURG, FLORIDA 33701
PHONE: (727) 822-4317 FAX: (727) 822-2919 WWW.GEORGEFYOUNG.COM
ENGINEERING CERTIFICATE OF AUTHORIZATION NUMBER 21
CIVIL & TRANSPORTATION ENGINEERING | ECOLOGY | GIS | LANDSCAPE ARCHITECTURE
PLANNING | SURVEYING | SUBSURFACE UTILITY ENGINEERING
GAINESVILLE • LAKEWOOD RANCH • ORLANDO • ST. PETERSBURG • TAMPA



VICINITY MAP

PREPARED FOR

DESIGN ONE STUDIO
358 ROSWELL STREET SUITE 1250
MARIETTA, GEORGIA 30060

LEGAL DESCRIPTION

LEGAL DESCRIPTION (PROPERTY APPRAISER):
DON CE-SAR PLACE HOTEL REP LOT 1

PROJECT CONTACT LIST:

ARCHITECT / LANDSCAPE ARCHITECT: DESIGN ONE STUDIO
358 ROSWELL STREET SUITE 1250
MARIETTA, GEORGIA 30060
PHONE: (404) 266-9604
JEFF CONNELL
EMAIL: jeff@designone-studio.com

CIVIL ENGINEERING: GEORGE F. YOUNG, INC.
299 DR. MARTIN LUTHER KING JR. ST. N.
ST. PETERSBURG, FLORIDA 33701
PHONE: (727) 822-4317
FAX: (727) 822-2919
JONATHAN LANGSTON
EMAIL: jlangstan@georgefyoung.com

SURVEYOR: DUEL & ASSOCIATES
565 SOUTH HERCULES AVENUE
CLEARWATER, FL 33764
PHONE: 727-822-4151
FAX: 727-821-7255
ALBERT P. CARRIER, PSM

GENERAL CONTRACTOR: TBD
CONTACT PERSON
EMAIL:



THE CONTRACTOR IS RESPONSIBLE FOR VERIFYING THE LOCATION, TYPE, MATERIAL AND DEPTH OF ALL UTILITIES IN THE AREA OF THIS PROJECT (ABOVE AND BELOW GROUND). CONTRACTOR SHALL NOTIFY UTILITY OWNER(S) 48 HOURS PRIOR TO BEGINNING WORK. CONTRACTOR TO NOTIFY ENGINEER OF RECORD OF ANY POTENTIAL UTILITY CONFLICTS PRIOR TO ANY CONSTRUCTION ACTIVITIES.

I HEREBY CERTIFY THAT TO THE BEST OF MY KNOWLEDGE AND BELIEF THE DESIGN OF THIS PROJECT, AS PREPARED UNDER MY PERSONAL DIRECTION AND CONTROL, COMPLIES WITH ALL APPLICABLE STANDARDS.

THESE PLANS ARE IN COMPLIANCE WITH THE "MANUAL OF UNIFORM MINIMUM STANDARDS FOR DESIGN, CONSTRUCTION AND MAINTENANCE FOR STREETS AND HIGHWAYS" AS ADOPTED BY THE FLORIDA DEPARTMENT OF TRANSPORTATION PURSUANT TO SUBSECTIONS 335.075(1) AND (4), FLORIDA STATUTES AND THE COUNTY LAND DEVELOPMENT REGULATIONS.

THESE PLANS ARE IN COMPLIANCE WITH THE AMERICANS WITH DISABILITIES ACT (A.D.A.) MANUAL, AT CURBS, GUTTERS, SIDEWALKS, INTERSECTIONS, ETC.

THESE PLANS ARE IN COMPLIANCE WITH THE FLORIDA ACCESSIBILITY CODE AT CURBS, GUTTERS, SIDEWALKS, INTERSECTIONS, ETC.

WATER MAINS AND HYDRANTS SHALL BE COMPLETED AND SERVICE PRIOR TO COMMENCING VERTICAL CONSTRUCTION ON ANY BUILDING OR BRINGING COMBUSTIBLE STOCK ON SITE.

VERTICAL DATUM NOTE

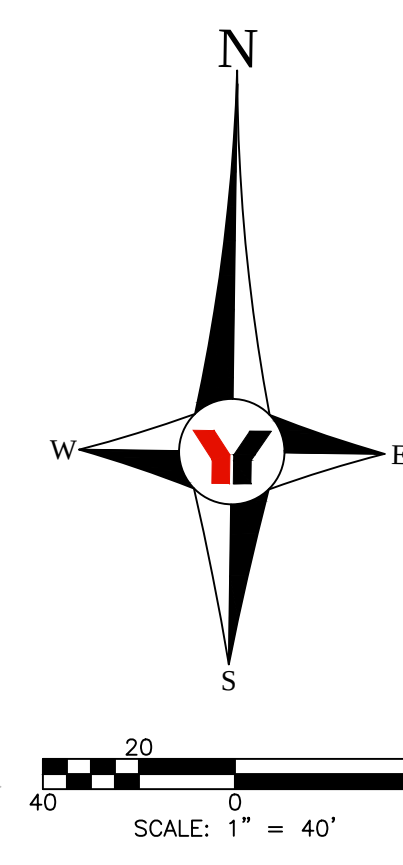
ELEVATIONS ARE BASED ON NAVD 88 AND ARE DERIVED FROM NGS BENCHMARK "NOAA" PID #AG0740, HAVING AN ELEVATION OF 6.82 FEET, NAVD 88.



Jonathan C Langston
Digitally signed by Jonathan C
Langston
Date: 2022.10.03 12:05:00 -04'00'
JONATHAN LANGSTON
No. 83488
DATE

GFY PROJECT NO. 21005900SC

FOR AGENCY USE

**CONCRETE
BRICK**

PARCEL 1 CONTAINS THE FOLLOWING AREAS:

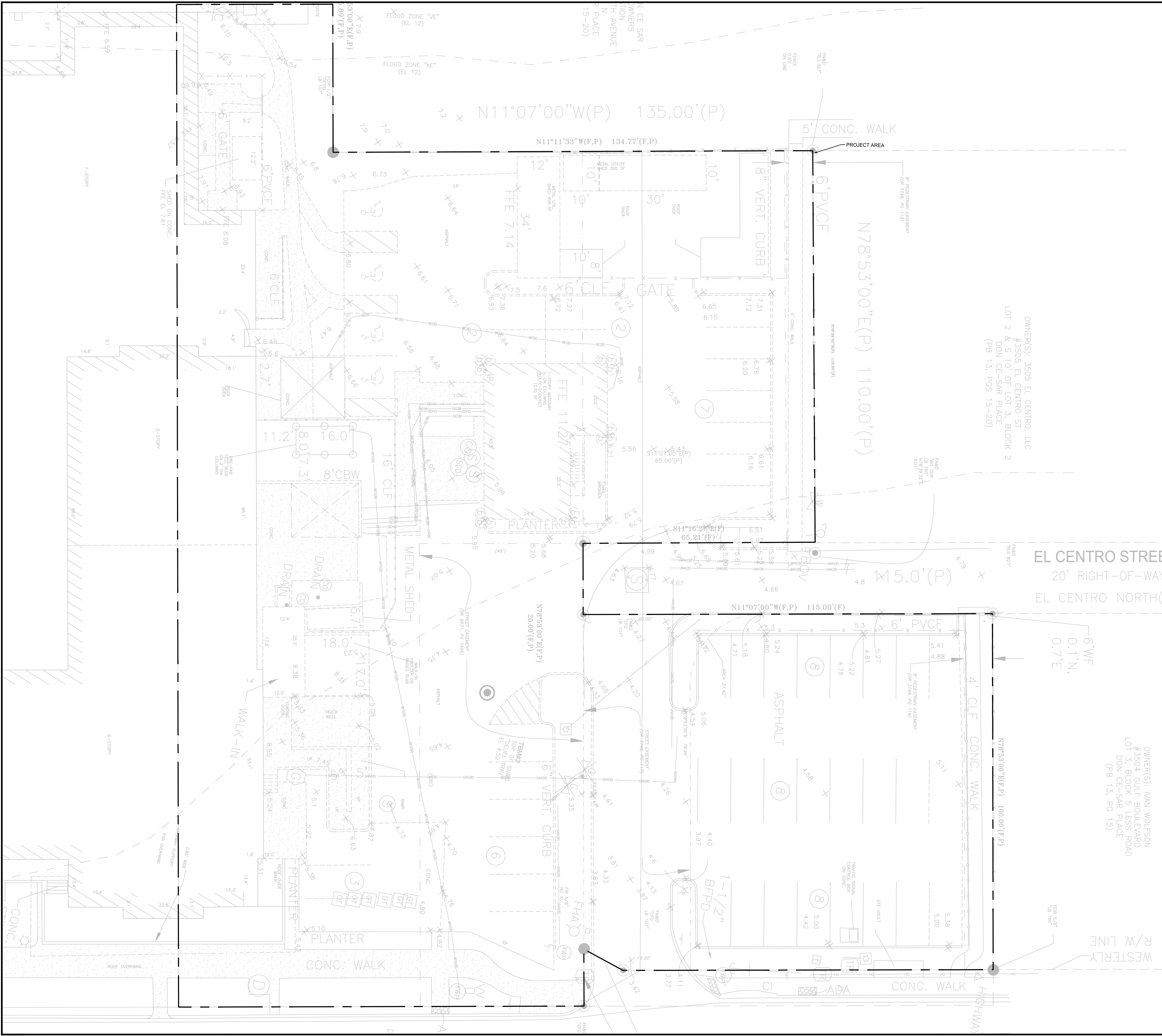
THE SUBJECT PARCEL CONTAINS THE FOLLOWING AREAS:

LOT 1:	165,123.0 SQUARE FEET, (3.791 ACRES)	MORE OR LESS
LOT 2:	110,641.8 SQUARE FEET, (2.540 ACRES)	MORE OR LESS
PARCEL 1 TOTAL AREA:	275,764.8 SQUARE FEET, (6.331 ACRES)	MORE OR LESS

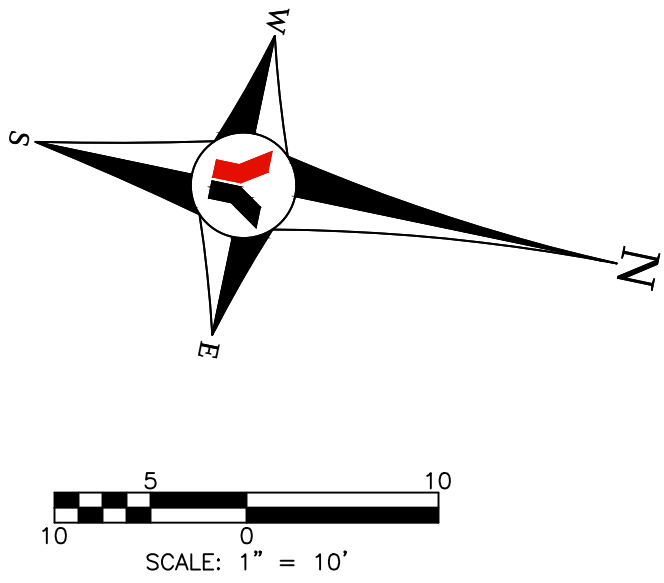
PARCELS 2 CONTAINS: EASEMENT ONLY, UNABLE TO DETERMINE AREA

SURVEYOR'S CERTIFICATE:
PARCELS 1 AND 2:
TO: HHR ST. PETE BEACH LLC, A DELAWARE LIMITED LIABILITY COMPANY
FIRST AMERICAN TITLE INSURANCE COMPANY
HOST HOTELS & RESORTS, L.P.
DON CE SAR RESORT HOTEL, LTD.

[illegible]



NOTE: REFERENCE SHEET C02.0: OVERALL EXISTING CONDITIONS FOR SURVEYOR NOTES, DESCRIPTION, CERTIFICATION, AND OTHER INFORMATION
SURVEY PROVIDED BY DEUEL AND ASSOCIATES.



George F. Young, Inc.

229 25 MARIN LUTHER AVENUE, JR. STREET, N. ST. PETERSBURG, FLORIDA 33707

PHONE (727) 822-2377 FAX (727) 822-2919 WWW.GEORGEYOUNG.COM

CIVIL & TRANSPORTATION ENGINEERING & LANDSCAPE ARCHITECTURE

GAINESVILLE • JENNIFER • ORLANDO • ST. PETERSBURG • TAMPA

DESIGN ONE STUDIO

3508 ROSWELL STREET SUITE 1250

MARIETTA, GEORGIA 30060

(404) 266-9604

THE DON CESAR HOTEL

NORTH LOT BALLROOM ADDITION

EXISTING CONDITIONS

SECTION 07, TOWNSHIP 32 S., RANGE 18 E

JOB NO. 21005900SC

SHEET NO. C02.1

PREPARED FOR:

DATE

INITIALS

DATE

DESIGN

SWAN

CHECKED

CAD/CITY

SCALE

DATE

NO. BY

DATE

DESCRIPTION

REVISED

Since 1919

George F. Young, Inc.

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Page 13 of 24

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358 ROSWELL STREET SUITE 1250
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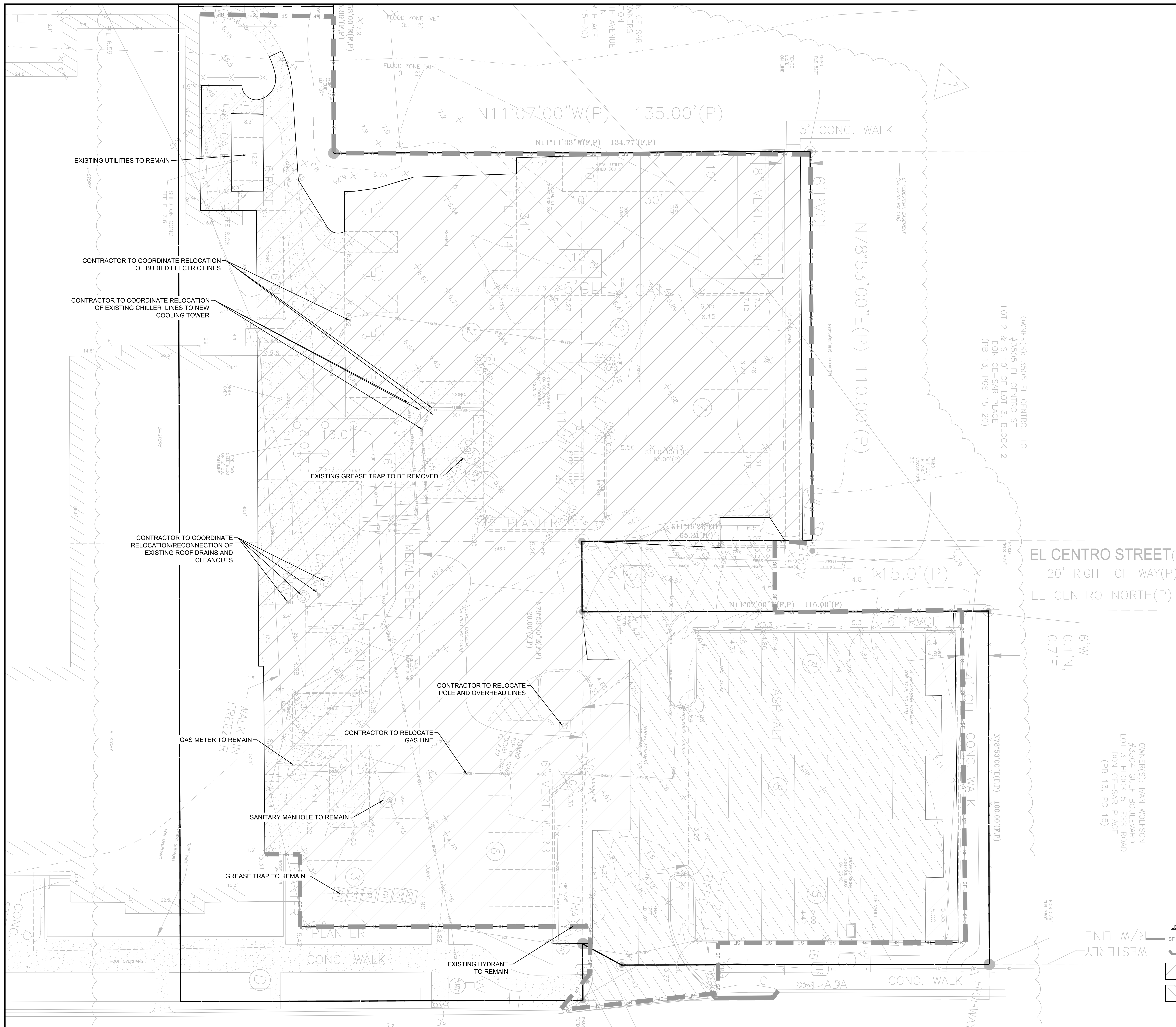
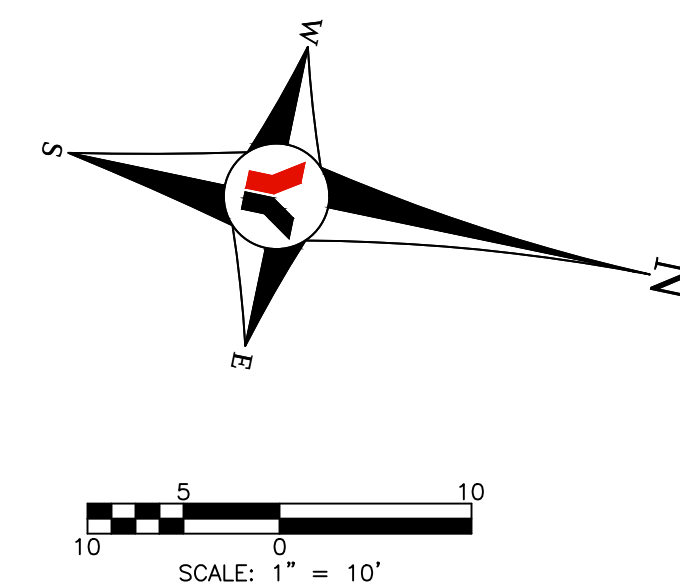
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DESIGN			
DRAWN			
CHECKED			
QUALITY CHK			

JONATHAN LANGSTON No. 83488

**THE DON CESAR HOTEL
NORTH LOT BALLROOM ADDITION
DEMOLITION PLAN**

JOB NO.
21005900

SHEET NO.
C03.



[illegible]

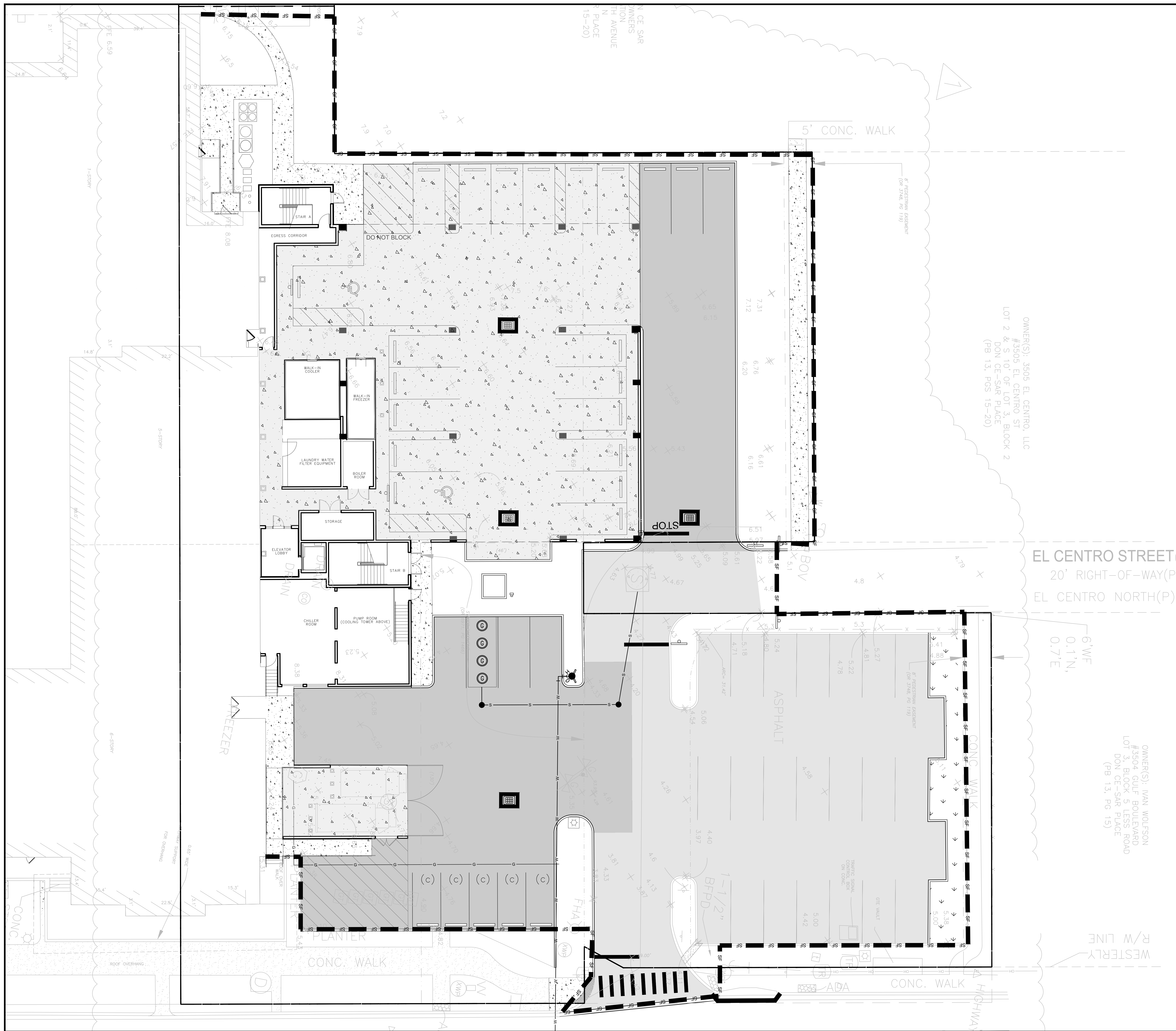
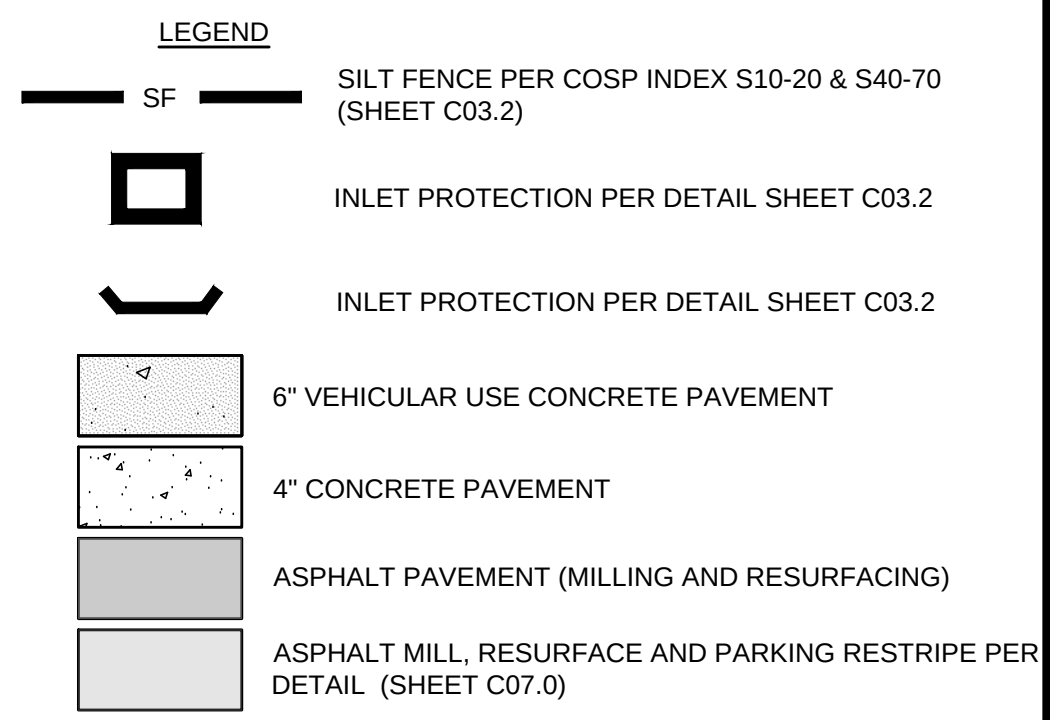
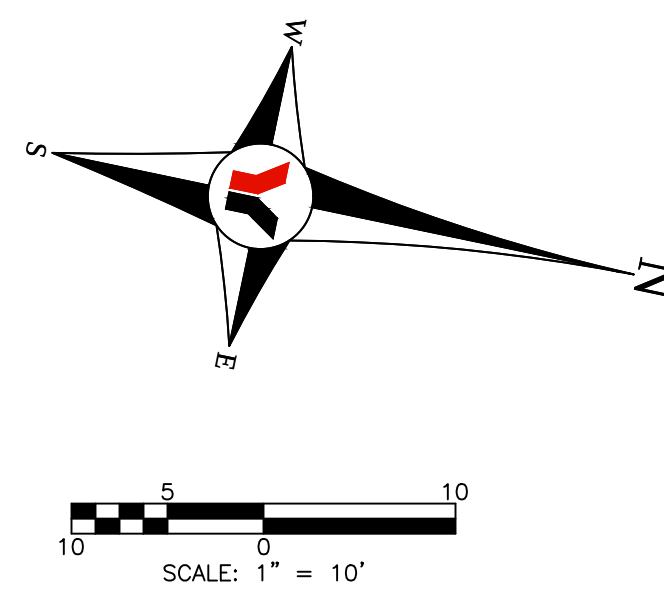
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JONATHAN LANGSTON No. 83488	DESIGN	INITIALS	DATE	PREPARED FOR
	DRAWN			
	CHECKED			
	QUALITY CHK			

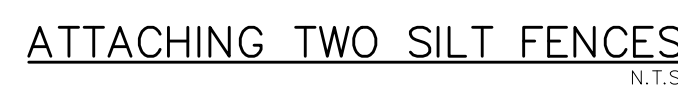
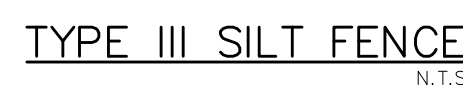
THE DON CESAR HOTEL
NORTH LOT BALLROOM ADDITION
EROSION CONTROL PLAN

JOB NO.
21005900

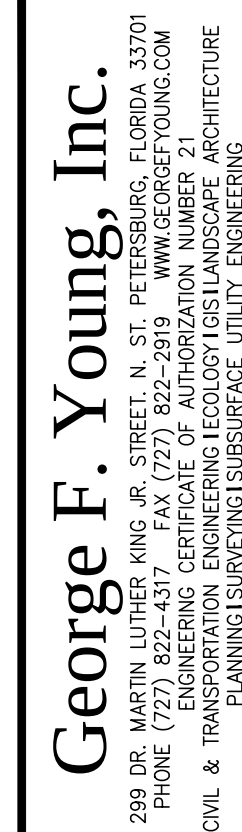
SHEET NO.
C03.



8. STONE- COVER SURFACE WITH CRUSHED STONE OR COARSE GRAVEL.



STORMWATER POLLUTION PREVENTION PLAN		STORM WATER MANAGEMENT	NON-STORM WATER DISCHARGES	SPILL CONTROL PRACTICES
PROJECT NAME: THE DON CESAR HOTEL: BALLROOM ADDITION		STORM WATER DRAINAGE WILL BE PROVIDED BY CATCH BASINS AND UNDERGROUND PIPING SYSTEM FOR THE DEVELOPED AREA. THE AREAS WHICH ARE NOT DEVELOPED WILL BE GRAZED AND HAVE PERMANENT SEEDING OR PLANTINGS. WHEN CONSTRUCTION IS COMPLETE, THE ENTIRE SITE WILL DRAIN TO THE CITY STORM STRUCTURES.	IT IS EXPECTED THAT THE FOLLOWING NON-STORM WATER DISCHARGES WILL OCCUR FROM THE SITE DURING THE CONSTRUCTION PERIOD: • WATER FROM WATER LINE FLUSHING. • PAVEMENT WASH WATERS (WHERE NO SPILL OR LEAKS OF TOXIC OR HAZARDOUS MATERIALS HAVE OCCURRED) • UNCONTAMINATED GROUNDWATER (FROM DEWATERING EXCAVATION).	IN ADDITION TO THE GOOD HOUSEKEEPING AND MATERIAL MANAGEMENT PRACTICES DISCUSSED IN THE PREVIOUS SECTIONS OF THIS PLAN, THE FOLLOWING PRACTICES WILL BE FOLLOWED FOR SPILL PREVENTION AND CLEANUP: • MANUFACTURERS' RECOMMENDED METHODS FOR SPILL CLEANUP WILL BE CLEARLY POSTED AND SITE PERSONNEL WILL BE MADE AWARE OF THE PROCEDURES AND THE LOCATION OF THE INFORMATION AND CLEANUP SUPPLIES. • MATERIALS AND EQUIPMENT NECESSARY FOR SPILL CLEANUP WILL BE KEPT IN THE MATERIAL STORAGE AREA ON-SITE. EQUIPMENT AND MATERIALS WILL INCLUDE, BUT NOT LIMITED TO: BROOMS, DUSTPANS, MOPS, RAGS, GLOVES, GOGGLES, FINE PARTICLE SEPARATION FROM PELLETED--GRANULARS, SAND, SANDUST, AND PLASTIC AND METAL TRASH CONTAINERS SPECIFICALLY FOR THIS PURPOSE. • ALL SPILLS WILL BE CLEANED UP IMMEDIATELY AFTER DISCOVERY. • THE SPILL AREA WILL BE KEPT WELL VENTILATED AND PERSONNEL WILL WEAR APPROPRIATE PROTECTIVE CLOTHING TO PREVENT INJURY FROM CONTACT WITH A HAZARDOUS SUBSTANCE. • SPILLS OF TOXIC OR HAZARDOUS MATERIAL WILL BE REPORTED TO THE APPROPRIATE STATE OR LOCAL GOVERNMENT AGENCY, REGARDLESS OF THE SIZE. • THE SPILL PREVENTION PLAN WILL BE ADJUSTED TO INCLUDE MEASURES TO PREVENT THIS TYPE OF SPILL FROM REOCCURRING AND HOW TO CLEAN UP THE SPILL IF THERE IS ANOTHER ONE. A DESCRIPTION OF THE SPILL, WHAT CAUSED IT, AND THE CLEANUP MEASURES WILL ALSO BE INCLUDED. • THE SITE SUPERINTENDENT WILL BE THE SPILL PREVENTION AND CLEANUP COORDINATOR. HE WILL DESIGNATE AT LEAST THREE OTHER SITE PERSONNEL WHO WILL RECEIVE SPILL PREVENTION AND CLEANUP TRAINING. THESE INDIVIDUALS WILL EACH BECOME RESPONSIBLE FOR A PARTICULAR PHASE OF PREVENTION AND CLEANUP. THE NAMES OF RESPONSIBLE SPILL PERSONNEL WILL BE POSTED IN THE MATERIAL STORAGE AREA AND IN THE OFFICE TRAILER ON SITE.
PROJECT ADDRESS: 3400 GULF BLVD ST. PETE BEACH, FL 33706	APPLICANT'S ADDRESS: DESIGN ONE STUDIO 358 ROSWELL STREET, SUITE 1250 MARIETTA, GA 30060 (404) 266-8604			
THE PROJECT WILL CONSIST: CONSTRUCTION OF BUILDINGS, PARKING LOT, NEW CURBING, SIDEWALKS, STORMWATER IMPROVEMENTS AND UTILITY CONNECTION.		OTHER CONTROLS		
SOIL DISTURBING ACTIVITIES WILL INCLUDE: CLEARING AND GRUBBING OF EXISTING PROPERTY AND CONSTRUCTION OF NEW BUILDINGS, PARKING LOT, CURBING, AND SIDEWALKS		WASTE DISPOSAL	INVENTORY FOR POLLUTION PREVENTION PLAN	
CONSTRUCTION ACTIVITIES WILL INCLUDE: BUILDINGS, PARKING LOT, CURBING, SIDEWALKS		HAZARDOUS WASTE – ALL HAZARDOUS WASTE MATERIALS, IF ENCOUNTERED, WILL BE DISPOSED OF IN THE MANNER SPECIFIED BY LOCAL OR STATE REGULATIONS. THE CONTRACTOR WILL BE RESPONSIBLE FOR SEEING THAT THESE PRACTICES ARE FOLLOWED.	THE MATERIALS OR SUBSTANCES LISTED BELOW ARE EXPECTED, BUT NOT LIMITED, TO BE PRESENT ON-SITE DURING CONSTRUCTION: CONCRETE DETERGENTS TAR STONE FERTILIZERS PETROLEUM BASED PRODUCTS AND FUELS CLEANING SOLVENTS WOOD	
CURVE NUMBER: PRE: 94.41 POST: 92.97		SANITARY WASTE – ALL SANITARY WASTE WILL BE COLLECTED FROM PORTABLE UNITS A MINIMUM OF THREE TIMES PER WEEK BY A LICENSED SANITARY WASTE MANAGEMENT CONTRACTOR, AS REQUIRED BY LOCAL REGULATION.	SPILL PREVENTION	
PROJECT AREA: 1.13 ACRES			MATERIAL MANAGEMENT PRACTICES	
			THE FOLLOWING ARE THE MATERIAL MANAGEMENT PRACTICES THAT WILL BE USED TO REDUCE THE RISK OF SPILLS OR OTHER ACCIDENTAL EXPOSURE OF MATERIALS AND SUBSTANCES TO STORM WATER RUNOFF.	
SEQUENCE OF MAJOR ACTIVITIES		OFFSITE VEHICLE TRACKING	GOOD HOUSEKEEPING: THE FOLLOWING GOOD HOUSEKEEPING PRACTICES SHALL BE FOLLOWED ON-SITE DURING THE CONSTRUCTION PROJECT: • AN EFFORT SHALL BE MADE TO STORE ONLY ENOUGH PRODUCT REQUIRED TO DO THE JOB. • ALL MATERIALS STORED ON-SITE SHALL BE STORED IN A NEAT, ORDERLY MANNER IN THEIR APPROPRIATE CONTAINERS AND, IF POSSIBLE, UNDER A ROOF OR OTHER CONTAINED ENCLOSURE. • PRODUCTS SHALL BE KEPT IN THEIR ORIGINAL MANUFACTURER'S LABELED CONTAINERS. • SUBSTANCES SHALL NOT BE MIXED WITH ONE ANOTHER UNLESS RECOMMENDED BY THE MANUFACTURER. • WHENEVER POSSIBLE, ALL OF A PRODUCT SHALL BE USED UP BEFORE DISPOSING OF THE CONTAINER. • MANUFACTURERS RECOMMENDATIONS FOR PROPER USE AND DISPOSAL SHALL BE FOLLOWED. • THE SITE SUPERINTENDENT SHALL INSPECT DAILY TO ENSURE PROPER USE AND DISPOSAL OF MATERIALS ON-SITE.	NOTICE OF TERMINATION A NOTICE OF TERMINATION WILL BE SUBMITTED TO EPA AFTER THE CONSTRUCTION HAS BEEN COMPLETED AND THE SITE HAS UNDERGONE FINAL STABILIZATION BY THE CONTRACTOR.
1. INSTALL EROSION CONTROL DEVICES AS SHOWN ON THE EROSION CONTROL PLANS. 2. CLEARING AND GRUBBING 3. CONSTRUCT STORMWATER FACILITIES. 4. CONSTRUCT BUILDINGS 5. CONSTRUCT ASPHALT DRIVE AND PARKING LOT. 6. RE-GRADE AND SOO / LANDSCAPE DISTURBED AREA.		STABILIZED CONSTRUCTION ENTRANCES SHALL BE PROVIDED TO HELP REDUCE VEHICLE TRACKING OF SEDIMENTS. PER FOOT INDEX NO. 106, THE PAVED STREETS ADJACENT TO THE PROJECT WILL BE CLEANED AS NEEDED TO REMOVE ANY EXCESS MUD, DIRT OR ROCK TRACKED FROM THE SITE. DUMP TRUCKS HAULING MATERIAL FROM OR TO THE SITE WILL BE COVERED WITH A TARP AT ALL TIMES.		POLLUTION PREVENTION PLAN CERTIFICATION I CERTIFY UNDER PENALTY OF LAW THAT THIS DOCUMENT AND ALL ATTACHMENTS HAVE BEEN READ BY ME OR MY DESIGNATED REPRESENTATIVE AND UNDERSTAND THAT THIS SYSTEM HAS BEEN PREPARED TO ASSURE THAT QUALIFIED PERSONNEL PROPERLY GATHER AND EVALUATE THE INFORMATION SUBMITTED. BASED ON MY INQUIRY OF THE PERSONS WHO MANAGE THE SYSTEM, OR THOSE PERSONS RESPONSIBLE FOR GATHERING THE INFORMATION, THE INFORMATION SUBMITTED IS, TO THE BEST OF MY KNOWLEDGE AND BELIEF, TRUE, ACCURATE AND COMPLETE. I AM AWARE THAT THERE ARE SIGNIFICANT PENALTIES FOR SUBMITTING FALSE INFORMATION, INCLUDING THE POSSIBILITY OF FINE AND IMPRISONMENT FOR KNOWING VIOLATIONS.
CONTROLS				
EROSION AND SEDIMENT CONTROLS STABILIZATION PRACTICES		CERTIFICATION OF COMPLIANCE WITH FEDERAL, STATE AND LOCAL REGULATIONS	THE FOLLOWING PRODUCT SPECIFIC PRACTICES WILL BE FOLLOWED ON-SITE: HAZARDOUS PRODUCTS: THESE PRACTICES ARE USED TO REDUCE THE RISKS ASSOCIATED WITH HAZARDOUS MATERIALS. PRODUCTS SHALL BE KEPT IN ORIGINAL CONTAINERS UNLESS THEY ARE NOT RESEALABLE. ORIGINAL LABELS AND MATERIAL SAFETY DATA SHALL BE RETAINED. THEY CONTAIN IMPORTANT PRODUCT INFORMATION. IF SURPLUS PRODUCT MUST BE DISPOSED OF, MANUFACTURERS OR LOCAL AND STATE RECOMMENDED METHODS OF PROPER DISPOSAL SHALL BE FOLLOWED. PETROLEUM PRODUCTS: ALL ON-SITE VEHICLES WILL BE MONITORED FOR LEAKS AND RECEIVE REGULAR PREVENTIVE MAINTENANCE TO REDUCE THE CHANCE OF A LEAKAGE. PETROLEUM PRODUCTS WILL BE STORED IN TIGHTLY SEALED CONTAINERS, WHICH ARE CLEARLY LABELED. ANY ASPHALT SUBSTANCES USED ON-SITE WILL BE USED ACCORDING TO THE MANUFACTURER'S RECOMMENDATIONS. FERTILIZERS: FERTILIZERS USED WILL BE APPLIED ONLY IN THE MINIMUM AMOUNTS RECOMMENDED BY THE MANUFACTURER. ONCE APPLIED, FERTILIZER WILL BE WORKED INTO THE SOIL TO LIMIT EXPOSURE TO STORM WATER. STORAGE WILL BE IN A SEALABLE PLASTIC BIN TO AVOID SPILLS. CONCRETE TRUCKS: CONTRACTOR SHALL DESIGNATE AN AREA FOR DISCHARGE OF SURPLUS CONCRETE OR DRUM WASH WATER AND SHALL INSTALL A CONTAINMENT BERM AROUND THIS AREA TO PREVENT RUNOFF TO THE REMAINDER OF THE SITE. HARD DEBRIS SHALL BE DISPOSED OF BY CONTRACTOR UPON COMPLETION OF THE PROJECT.	OWNER: _____ SIGNED: _____ NAME AND TITLE: _____ DEPARTMENT: _____ ADDRESS: _____ DATE: _____ CONTRACTOR'S CERTIFICATION I CERTIFY UNDER PENALTY OF LAW THAT I UNDERSTAND THE TERMS AND CONDITIONS OF THE GENERAL, NATIONAL POLLUTANT DISCHARGE ELIMINATION SYSTEM (NPDES) PERMIT THAT AUTHORIZES THE STORM WATER DISCHARGES ASSOCIATED WITH INDUSTRIAL ACTIVITY FROM THE CONSTRUCTION SITE IDENTIFIED AS PART OF THIS CERTIFICATION.
PROTECTION OF EXISTING STORM SEWER SYSTEMS – DURING CONSTRUCTION, ALL STORM SEWER INLETS IN THE VICINITY OF THE PROJECT SHALL BE PROTECTED BY SEDIMENT TRAPS SUCH AS SECURED SOO, STONE, ETC., WHICH SHALL BE MAINTAINED AND MONITORED AS REQUIRED BY THE CONSTRUCTION PROCESS. SEDIMENT TRAPPING MEASURES – SEDIMENT BASINS AND TRAPS, PERIMETER BERMS, FILTER FENCES, BERMS SEDIMENT BARRIERS, VEGETATIVE BUFFERS AND OTHER MEASURES INTENDED TO TRAP SEDIMENT AND/OR PREVENT THE TRANSPORT OF SEDIMENT ONTO ADJACENT PROPERTIES, OR INTO EXISTING WATER BODIES, MUST BE INSTALLED, CONSTRUCTED OR IN THE CASE OF VEGETATIVE BUFFERS, PROTECTED FROM DISTURBANCE, AS A FIRST STEP IN THE LAND ALTERATION PROCESS. WIND EROSION STABILIZATION – THE CONTRACTOR SHALL DENUDE ONLY AREAS WHERE IT IS EXPECTED TO BE GRADED OR ALTERED WITHIN A TWO (2) WEEK TIME – FRAME. FINAL GRADES SHALL BE PERFORMED AND TEMPORARY OR PERMANENT SOIL STABILIZATION SHALL BE APPLIED. AREAS WHERE CONSTRUCTION OPERATIONS WILL BE CONTINUOUS, FUGITIVE DUST SHALL BE MANAGED BY APPLYING A WATER SPRAY TO SATURATE THE SURFACE, SOO CONTINUOUSLY AND ADDITIONAL MEASURES MAY NEED TO BE TAKEN TO CONTROL OFF-SITE TRAFFIC PRODUCTION OF UNACCEPTABLE LEVELS OF DUST. TEMPORARY STABILIZATION – TOP OF SOIL STOCK PILES AND DISTURBED PORTIONS OF THE SITE WHERE CONSTRUCTION ACTIVITY TEMPORARILY CEASES FOR AT LEAST 21 DAYS WILL BE STABILIZED WITH TEMPORARY GRASS AND MULCH NO LATER THAN 14 DAYS FROM THE LAST CONSTRUCTION ACTIVITY. GRASS SEED SHALL BE A MIXTURE OF 20 PARTS OF BERMOUDA SEED AND 80 PARTS OF PENNCOLA BAHIA. THE SEPARATE TYPES OF SEED USED SHALL BE THOROUGHLY DRY MIXED IMMEDIATELY BEFORE SOWING. SEED WHICH HAS BECOME WET SHALL NOT BE USED. THE MULCH MATERIAL USED SHALL NORMALLY BE DRY MULCH, DRY MULCH SHALL BE STRAW OR HAY, CONSISTING OF OAT, RYE OR WHEAT STRAW, OR OF PANICOLA, PEANUT, COASTAL BERMOUDA OR BAHIA GRASS HAY. ONLY UNDERGROATED MULCH, WHICH CAN BE READILY CUT INTO THE SOO, SHALL BE USED. AREAS OF THE SITE, WHICH ARE TO BE PAVED, WILL BE TEMPORARILY STABILIZED BY APPLYING STABILIZATION AND BASE.		THE CONSTRUCTION SURFACE WATER MANAGEMENT PLAN REFLECTS THE SOUTHWEST FLORIDA WATER MANAGEMENT DISTRICT'S (SWFMD) REQUIREMENTS FOR STORMWATER MANAGEMENT AND EROSION AND SEDIMENT CONTROL, AS ESTABLISHED BY THE FLORIDA ADMINISTRATIVE CODE, CHAPTER 400-4 AND 400-40. TO DEMONSTRATE COMPLIANCE, THIS PLAN WAS PREPARED IN ACCORDANCE WITH SWFMD'S 'BASIS OF REVIEW FOR SURFACE WATER MANAGEMENT PERMIT APPLICATIONS WITHIN THE SOUTHWEST FLORIDA WATER MANAGEMENT DISTRICT'. THIS PLAN ALSO REFLECTS THE REQUIREMENTS OF THE FLORIDA DEPARTMENT OF ENVIRONMENTAL PROTECTION FOR WORK IN BRANCH 6.		
		MAINTENANCE INSPECTION PROCEDURES		
EROSION AND SEDIMENT CONTROL INSPECTION AND MAINTENANCE PRACTICES		THESE ARE THE INSPECTION AND MAINTENANCE PRACTICES THAT SHALL BE USED TO MAINTAIN EROSION AND SEDIMENT CONTROL.		
PERMANENT STABILIZATION – DISTURBED PORTIONS OF THE SITE WHERE CONSTRUCTION ACTIVITIES PERMANENTLY CEASES SHALL BE STABILIZED WITH SOO NO LATER THAN 14 DAYS AFTER THE LAST CONSTRUCTION ACTIVITY.		LESS THAN ONE HALF OF THE SITE WILL BE DENUDED AT ONE TIME PRIOR TO ESTABLISHING EROSION CONTROL MANAGEMENT. ALL CONTROL MEASURES WILL BE INSPECTED AT LEAST ONCE EACH WEEK AND FOLLOWING ANY STORM EVENT OF 0.5 INCHES OR GREATER BY A CONTRACTOR'S REPRESENTATIVE. ALL MEASURES WILL BE MAINTAINED IN GOOD WORKING ORDER. THE INSPECTION OF THE PROJECT SHALL BE INITIATED WITHIN 24 HOURS OF REPORT. BUILT UP SEDIMENT WILL BE REMOVED FROM SILT FENCE WHEN IT HAS REACHED ONE-THIRD THE HEIGHT OF THE FENCE. SILT FENCE WILL BE INSPECTED REGULARLY FOR DEPTH OF SEDIMENT, TEARS, TO SEE IF THE FABRIC IS SECURELY ATTACHED TO THE FENCE POSTS, AND TO SEE THAT THE FENCE POSTS ARE FIRMLY IN THE GROUND. THE SEDIMENT BASINS WILL BE INSPECTED FOR DEPTH OF SEDIMENT, AND BUILT UP SEDIMENT WILL BE REMOVED WHEN IT REACHES 10 PERCENT OF THE DESIGN CAPACITY OR WHEN THERE IS A LOSS OF TEMPORARY AND PERMANENT GRASSING, MULCHING AND SODDING WILL BE INSPECTED FOR BARE SPOTS, WASHOUTS, AND HEALTHY GROWTH. FLOATING TURBIDITY BARRIERS WILL BE INSPECTED REGULARLY AND ADJUSTED OR REPLACED IF NECESSARY TO MAINTAIN PROPER SEDIMENT CONTROL. A MAINTENANCE INSPECTION REPORT SHALL BE MADE AFTER EACH INSPECTION BY THE CONTRACTOR AND SHALL BE KEPT IN AN ACTIVE LOG READILY AVAILABLE AT THE JOB SITE CONSTRUCTION TRAILER. THE SITE SUPERINTENDENT WILL SELECT INDIVIDUALS WHO WILL BE RESPONSIBLE FOR MAINTENANCE AND REPAIR ACTIVITIES. FILLING OUT THE INSPECTION AND MAINTENANCE REPORT WILL BE BY THE CONTRACTOR. PERSONNEL SELECTED FOR AND MAINTENANCE RESPONSIBILITIES WILL RECEIVE TRAINING FROM THE SITE SUPERINTENDENT. THEY WILL BE TRAINED IN ALL MAINTENANCE PRACTICES NECESSARY FOR KEEPING THE EROSION AND SEDIMENT CONTROLS USED ON-SITE IN GOOD WORKING ORDER.		
STRUCTURAL PRACTICES				
STAKED SILT FENCES – THE STAKED SILT FENCES WILL BE CONSTRUCTED ALONG THE CONSTRUCTION LIMITS AS DEPICTED ON THE LAND CONSTRUCTION PLANS. THESE DEVICES WILL STOP AND DIVERT RUNOFF TO THE SEDIMENT BASINS.				
SEDIMENT BASINS – THE TEMPORARY POND AREAS WILL ACT AS SEDIMENT BASINS DURING CONSTRUCTION.				



- NOTE: PARKING UNDERNEATH THE ADDITION AND THE SPACES LOCATED IN THE SERVICE LOT SHALL BE LIMITED TO EMPLOYEES AND DELIVERIES ONLY. NO CUSTOMER PARKING SHALL BE PERMITTED. SIGNAGE SHALL BE POSTED RESTRICTING THE PARKING AREA.

- NOTE:
SEE SHEETS C05.0 AND C06.0 FOR DRAINAGE AND UTILITY
INDEX NUMBERS AND DETAIL INFORMATION

[illegible]

DESIGN ONE STUDIO
358 ROSWELL STREET SUITE 1250
MARIETTA, GEORGIA 30060
(404) 266-9604

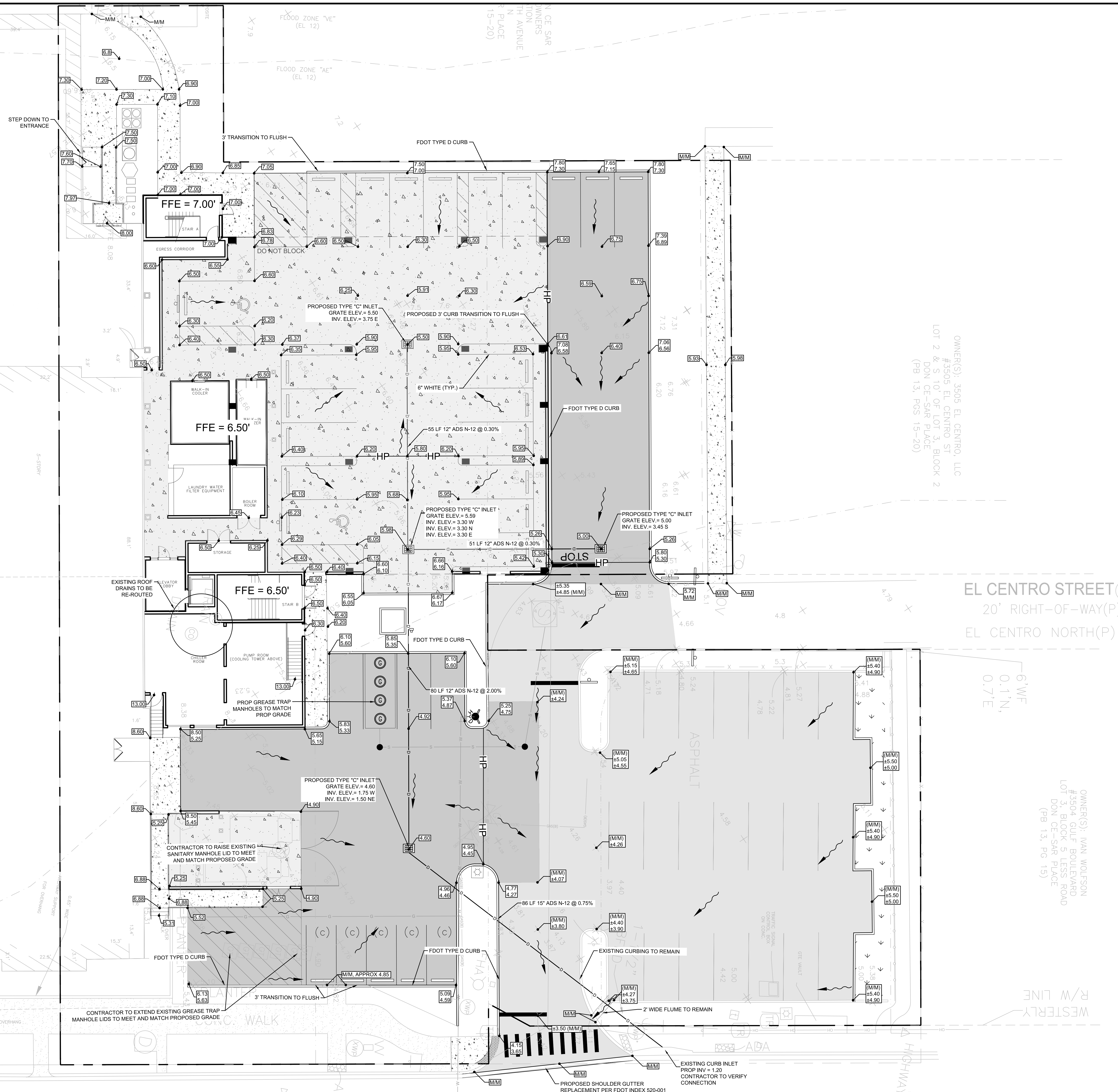
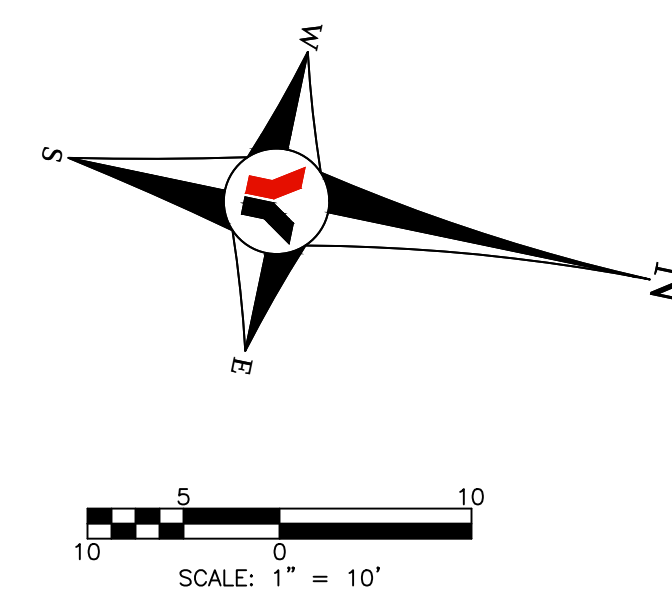
		INITIALS	DATE	PREPARED FOR:
DESIGN				
DRAWN				
CHECKED				
QUANTITY PAK				

JONATHAN LANGSTON No. 83488

THE DON CESAR HOTEL
NORTH LOT BALLROOM ADDITION
ING GRADING AND DRAINAGE P

JOB NO.
21005900

SHEET NO.
C05.

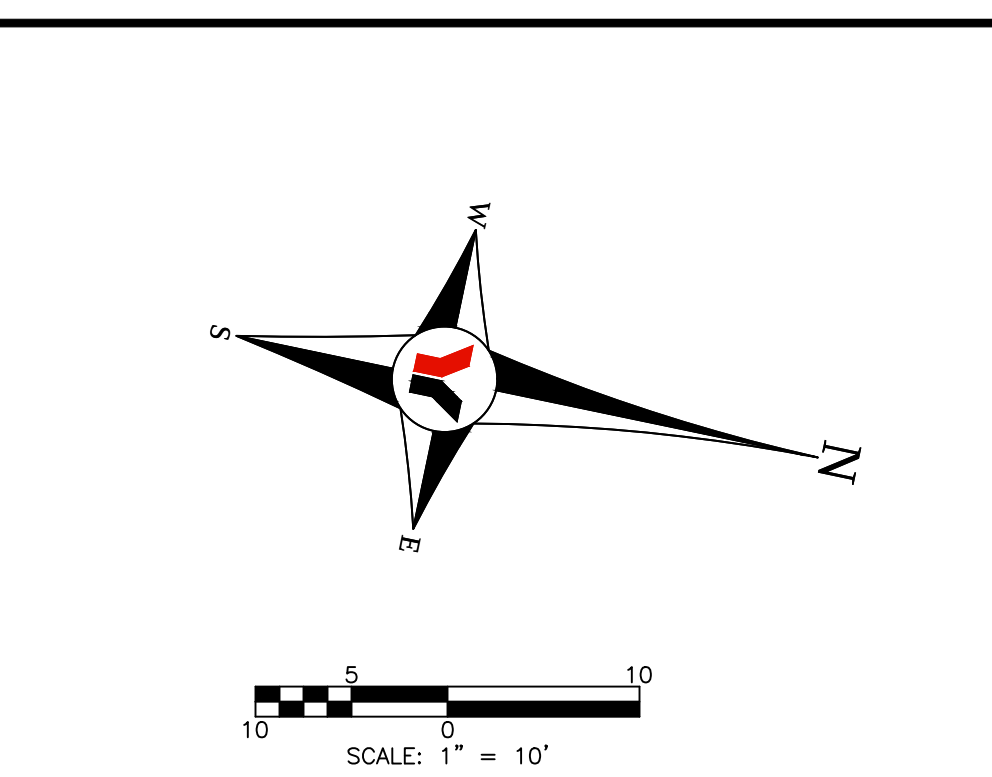


PROPOSED LEGEND

	WHEELSTOP (DETAIL SHEET C07.0)
	HANDICAP SPACE FDOT INDEX 711-001 (SHEET C07.0)
	DETECTABLE WARNING SURFACE @ ADA CURB RAMP
	GREASE TRAP MANHOLE
	CLEANOUT
	FIRE HYDRANT ASSEMBLY
	WATER VALVE
	BACKFLOW PREVENTER
	WATER METER
	DEDICATED FIRE SERVICE BACKFLOW PREVENTER
	# OF PARKING SPACES
	HANDICAP PARKING SIGN
	STOP SIGN + 24" STOP BAR
	TYPE "C" GRATE INLET
	PROPOSED GRADE
	PROPOSED CURB GRADE
	EXISTING GRADE
	6" VEHICULAR USE CONCRETE PAVEMENT
	4" CONCRETE PAVEMENT
	ASPHALT PAVEMENT (MILLING AND RESURFACING)
	ASPHALT MILL, RESURFACE AND PARKING RESTRIPE PER DETAIL (SHEET C07.0)

NOTE:
OVERHEAD FLOOR AT EL 21.50' ALLOWING OVER 14' CLEARANCE
FOR EMERGENCY VEHICLE

UNDERGROUND CONFLICTS MAY EXIST ACROSS PROPOSED STORM
SYSTEM. CONTRACTOR TO NOTIFY ALL RELEVANT UTILITY COMPANIES
BEFORE DIGGING. CONTRACTOR IS TO ALSO NOTIFY GEORGE F.
YOUNG FOR ALL UTILITY CONFLICTING WITH THE PROPOSED STORM
NETWORK IN ORDER TO FOR A RESOLUTION TO BE PROVIDED

[illegible]

GENERAL NOTES:

1. Cross Slopes and Grades:

- A. Sidewalk, ramp, and landing slopes (i.e. 0.02, 0.05, and 1:12) shown in this Index are maximums. With approval of the Engineer, provide the minimum feasible slope where the requirements cannot be met.
- B. Landings must have cross-slopes less than or equal to 0.02 in any direction.
- C. Maintain a single longitudinal slope along each side of the curb ramp. Ramp slopes are not required to exceed 15 feet in length.
- D. Joints permitted at the location of Slope Breaks. Otherwise locate joints in accordance with Index 522-001. No joints are permitted within the ramp portion of the Curb Ramp.

2. Curb, Curb and Gutter, and/or Sidewalk:

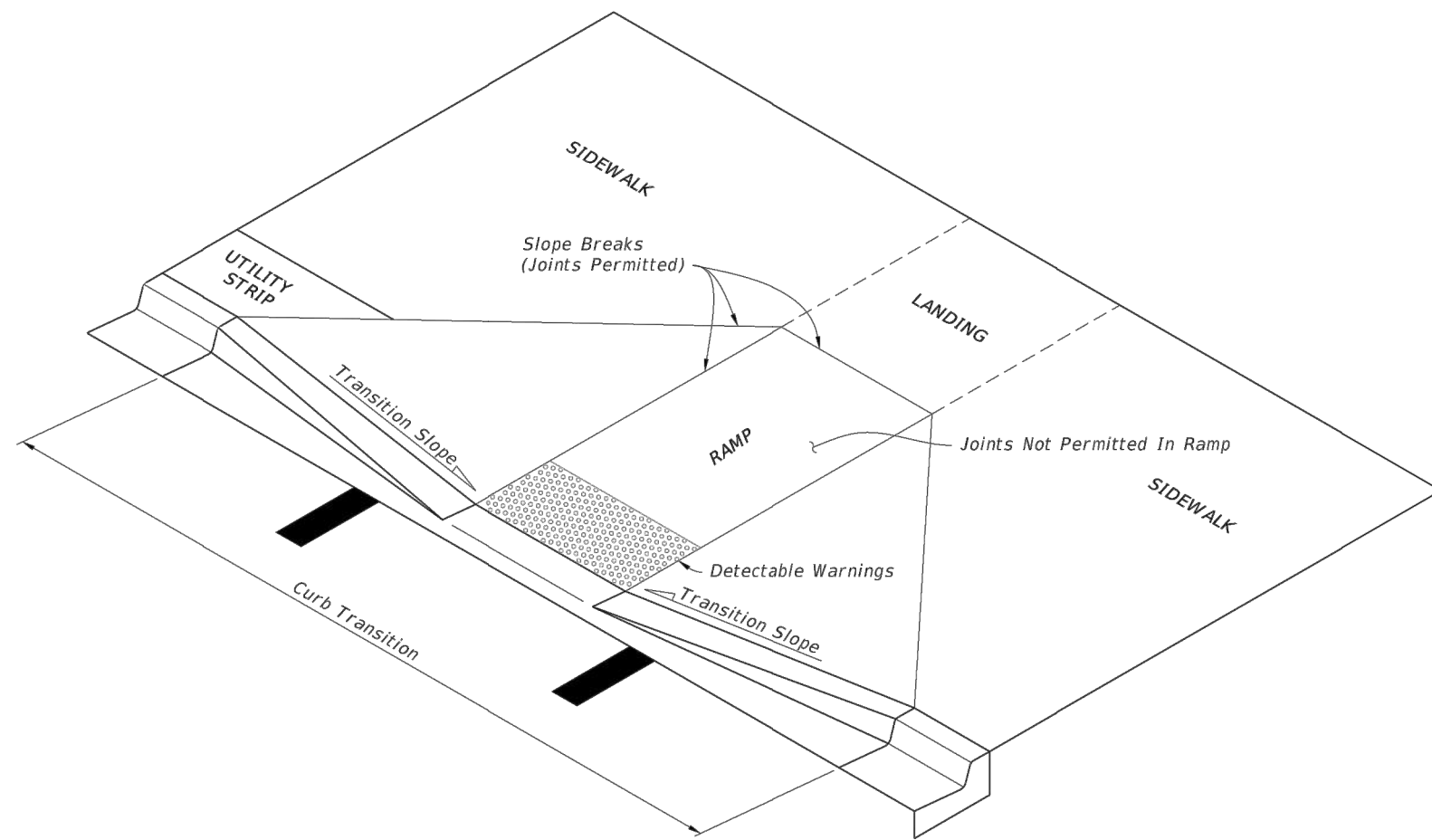
- A. Refer to Index 522-001 for concrete thickness and sidewalk details.
- B. Remove any existing curb, curb and gutter, or sidewalk to the nearest joint beyond the curb transition or to the extent that no remaining section is less than 5 feet long.
- C. Width of Curb Ramp is 4'-0" minimum. Match sidewalk or Shared Use Path width as shown in the Plans.

3. Curb Ramp Alpha-Identification:

- A. Sidewalk curb ramp alpha-identifications (e.g. CR-A) are provided for reference purposes in the Plans.
- B. Alpha-identifications CR-I and CR-J are intentionally omitted.

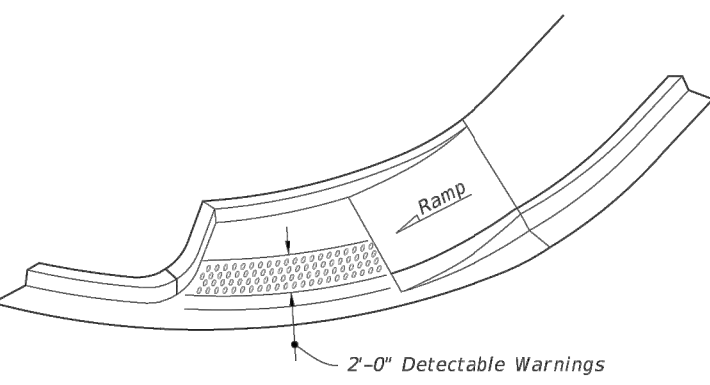
4. Detectable Warnings:

- A. Install detectable warnings in accordance with Specification 527.
- B. Place detectable warnings across the full width of the ramp or landing, to a minimum depth of 2 feet measured perpendicular to the curb line and no greater than 3 feet from the back of the curb or edge of pavement.
- C. If detectable warnings are shown in the Plans on slopes greater than 5%, align the truncated domes with the centerline of the ramp; otherwise, the truncated domes are not required to be aligned.

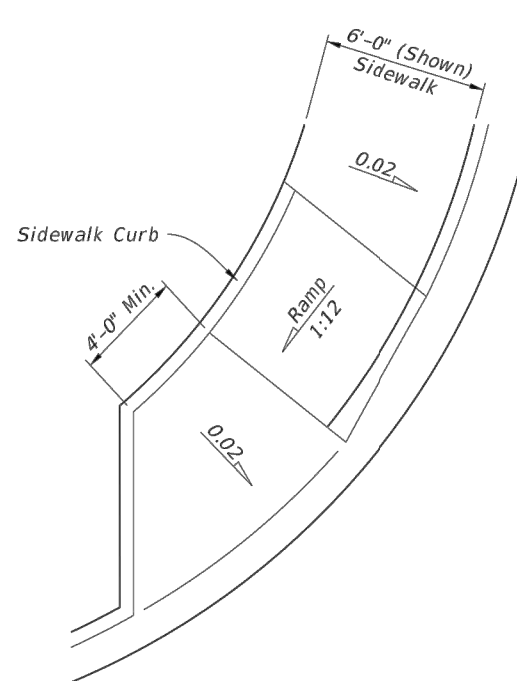


CURB RAMP NOMENCLATURE

LAST REVISION	DESCRIPTION	FY 2022-23 STANDARD PLANS	DETECTABLE WARNINGS AND SIDEWALK CURB RAMPS	INDEX	SHEET
11/01/21				522-002	1 of 7

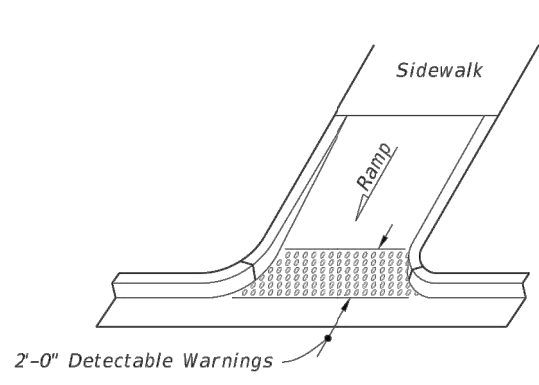


ISOMETRIC VIEW

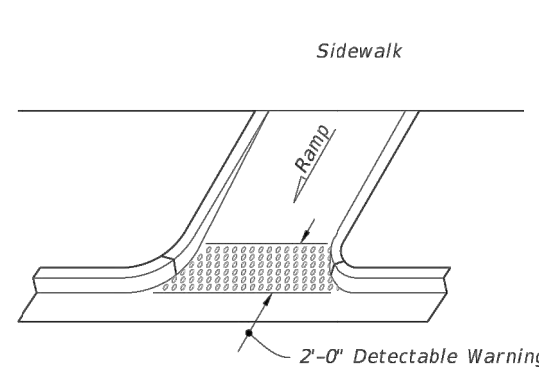


PLAN VIEW

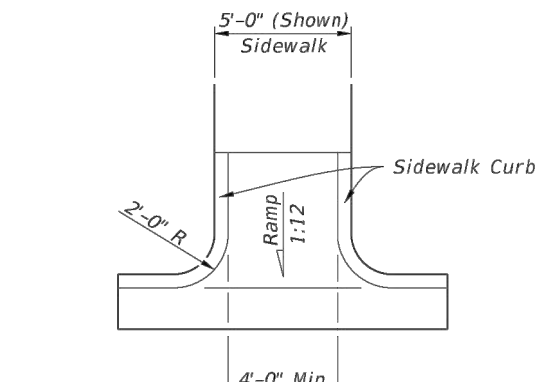
CR-D



OPTION A

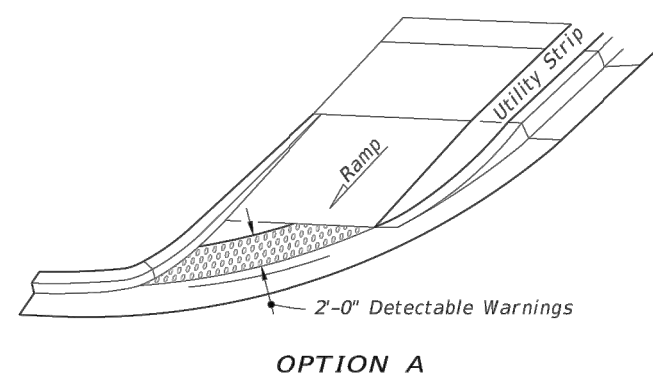


OPTION B

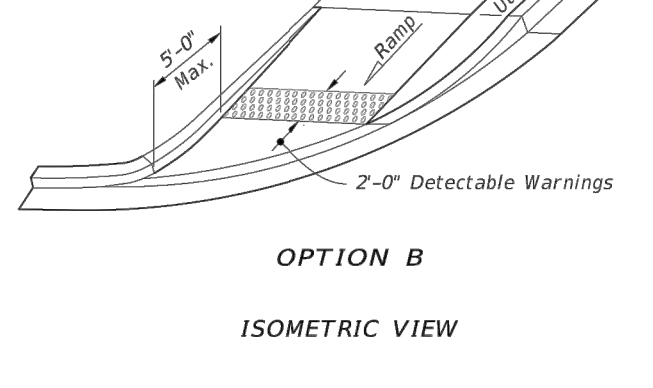


PLAN VIEW

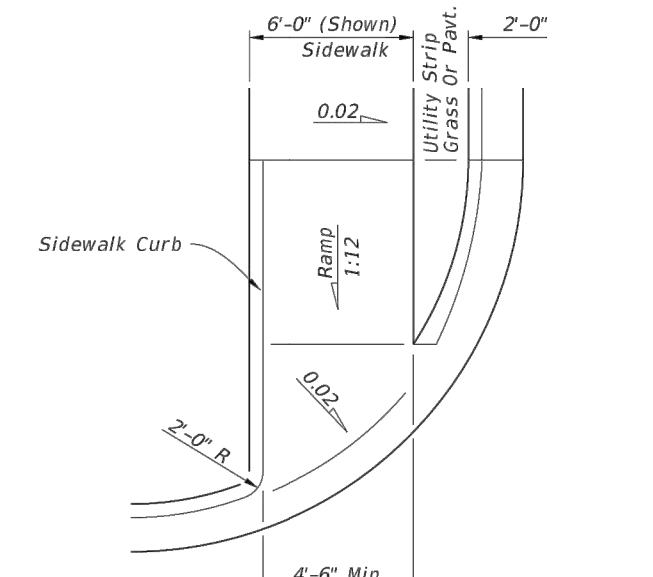
CR-E



OPTION A

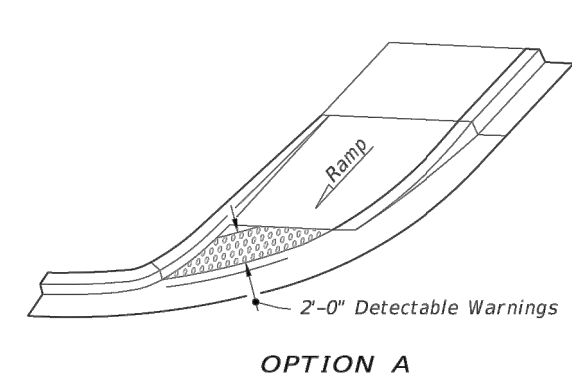


OPTION B

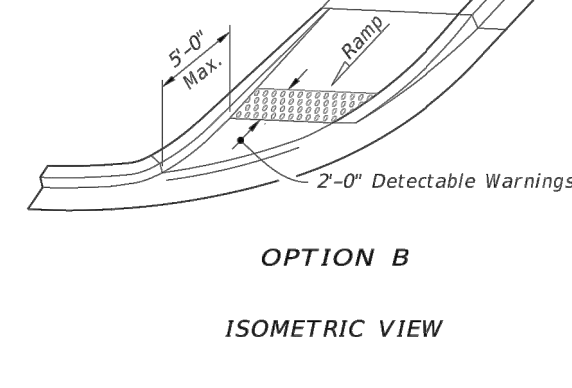


PLAN VIEW

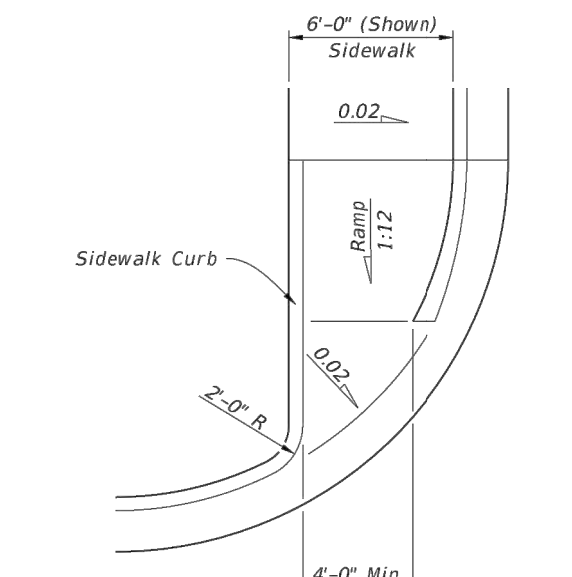
CR-F



OPTION A



OPTION B

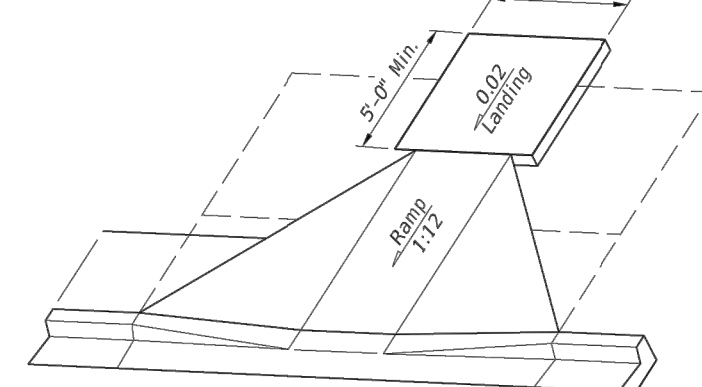
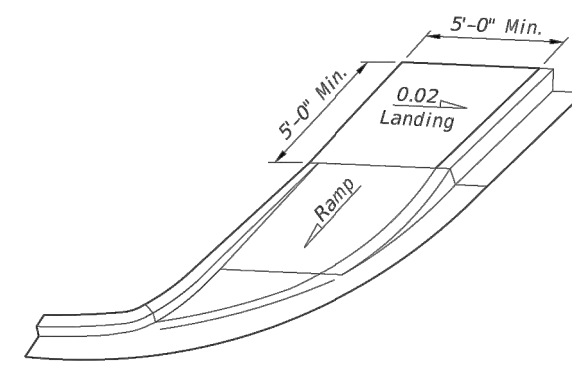
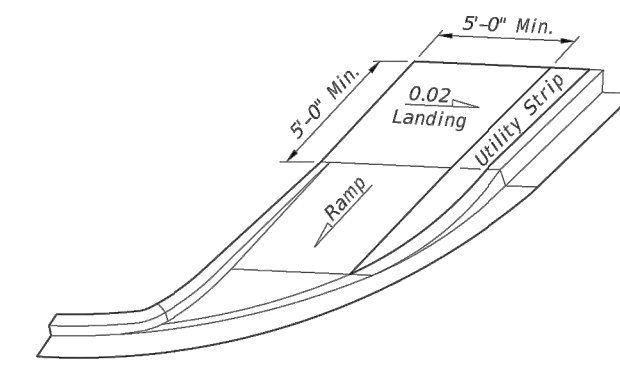


PLAN VIEW

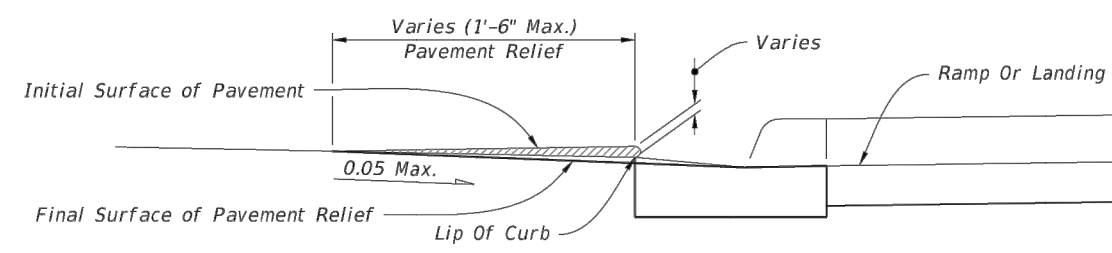
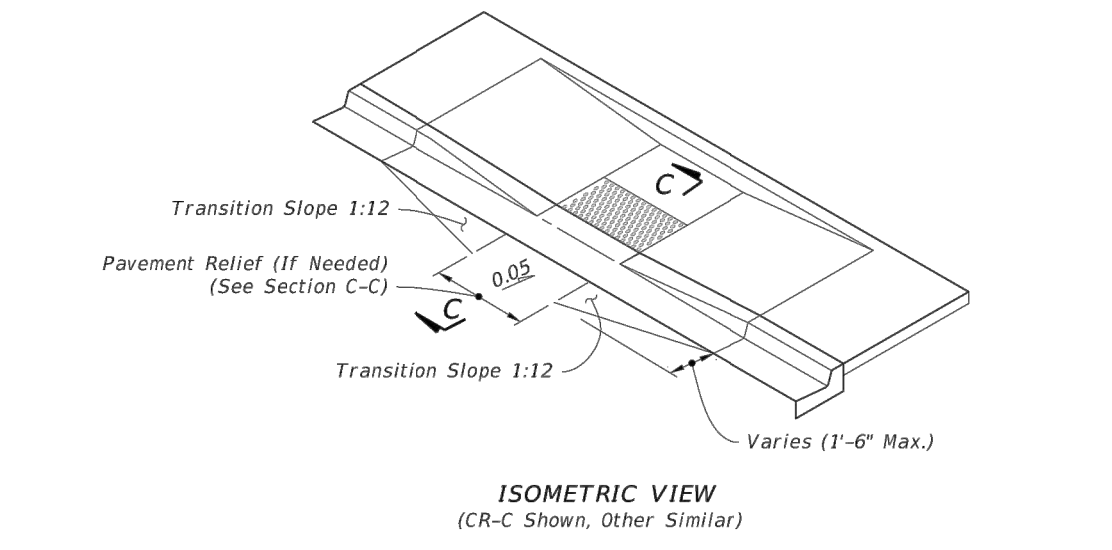
CR-G

SIDEWALK CURB RAMPS CR-D, CR-E, CR-F & CR-G

LAST REVISION	DESCRIPTION	FY 2022-23 STANDARD PLANS	DETECTABLE WARNINGS AND SIDEWALK CURB RAMPS	INDEX	SHEET
11/01/21				522-002	4 of 7



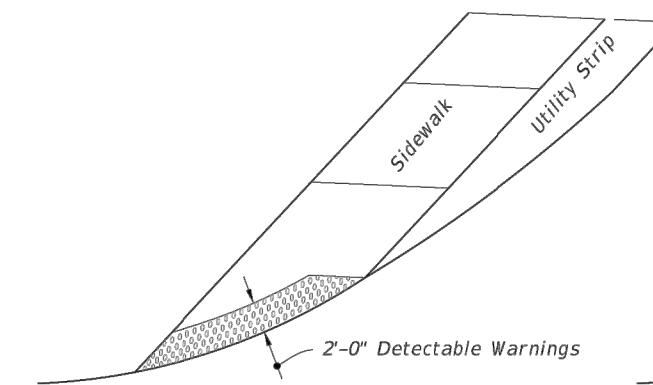
LANDINGS FOR CURB RAMPS WITHOUT SIDEWALKS
(See CR-F, CR-G & CR-H Respectively For Detectable Warning Details/Options)



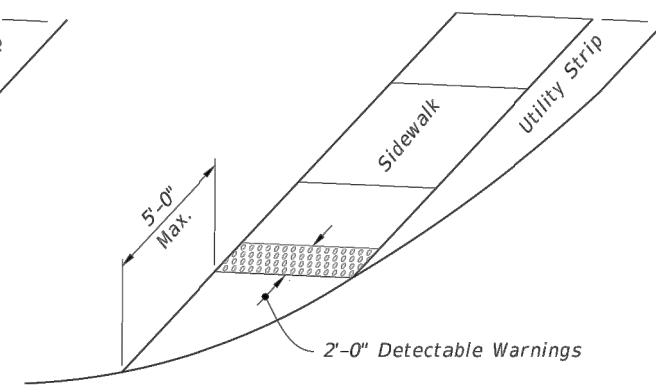
NOTE: Remove Elevated Pavement By Spading And Rolling, Smooth Milling, or Grinding.

SECTION C-C

PAVEMENT RELIEF DETAILS



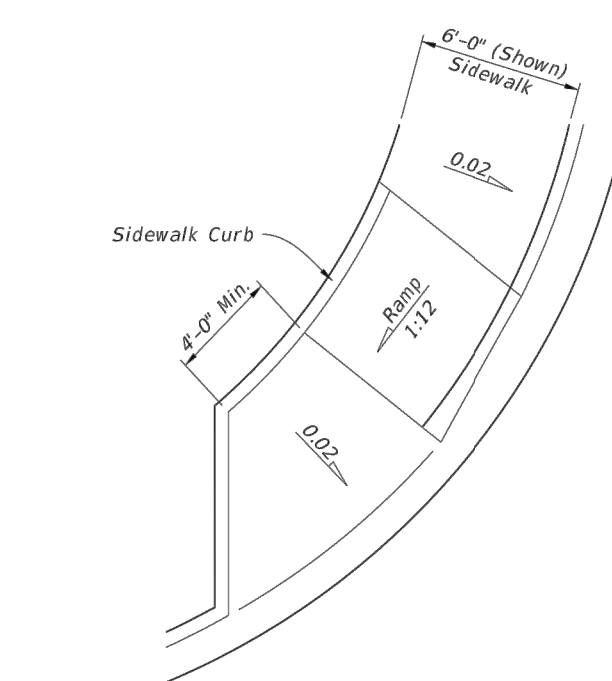
OPTION A



OPTION B

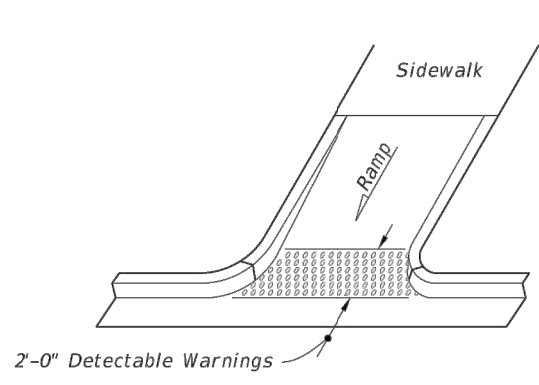
CURB RAMPS WITHOUT SIDEWALKS AND FLUSH SHOULDER SIDEWALKS

LAST REVISION	DESCRIPTION	FY 2022-23 STANDARD PLANS	DETECTABLE WARNINGS AND SIDEWALK CURB RAMPS	INDEX	SHEET
11/01/20				522-002	6 of 7

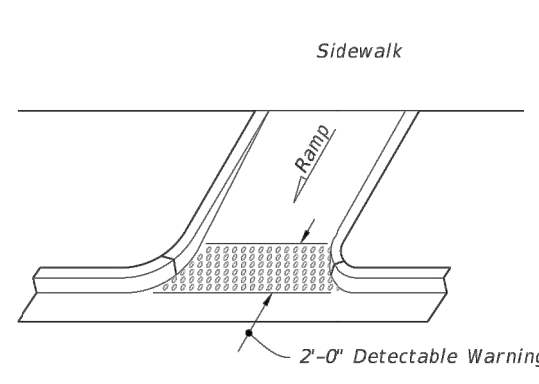


PLAN VIEW

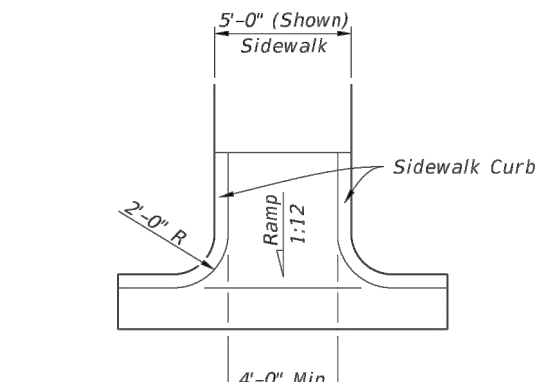
CR-D



OPTION A

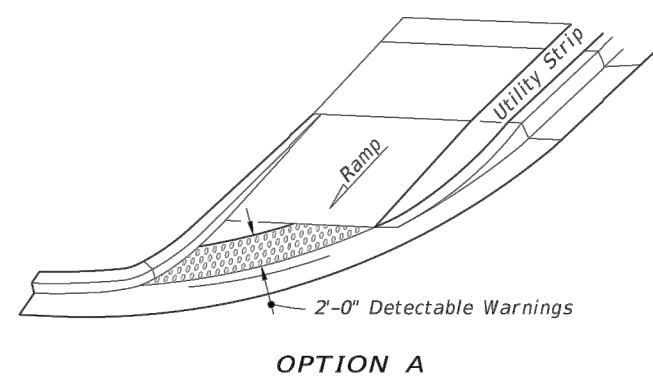


OPTION B

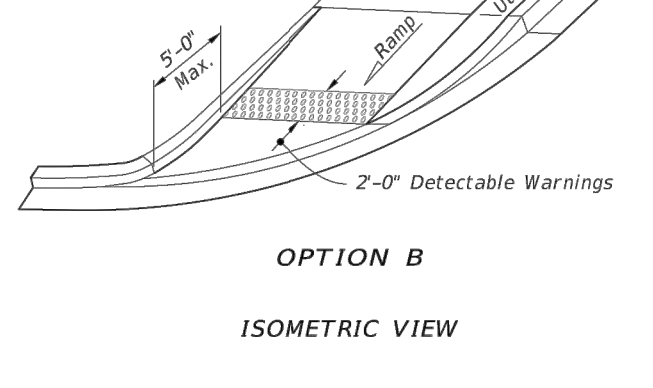


PLAN VIEW

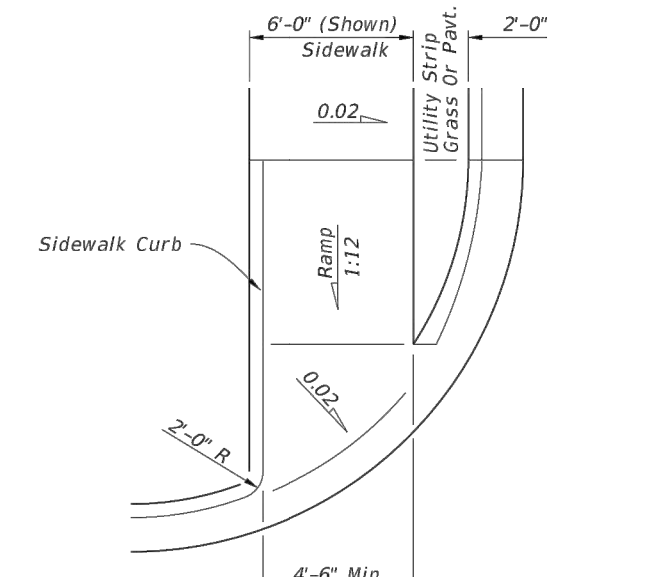
CR-E



OPTION A

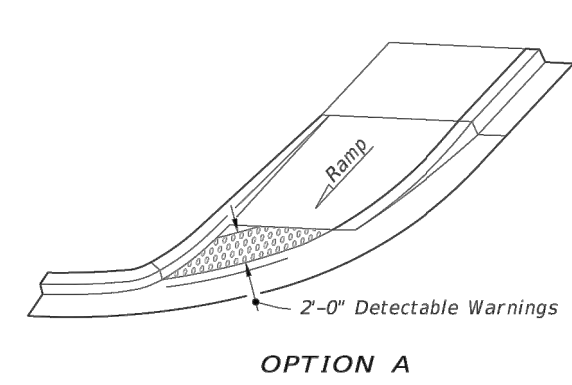


OPTION B

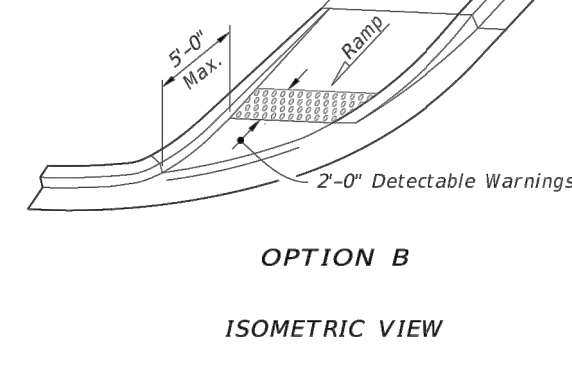


PLAN VIEW

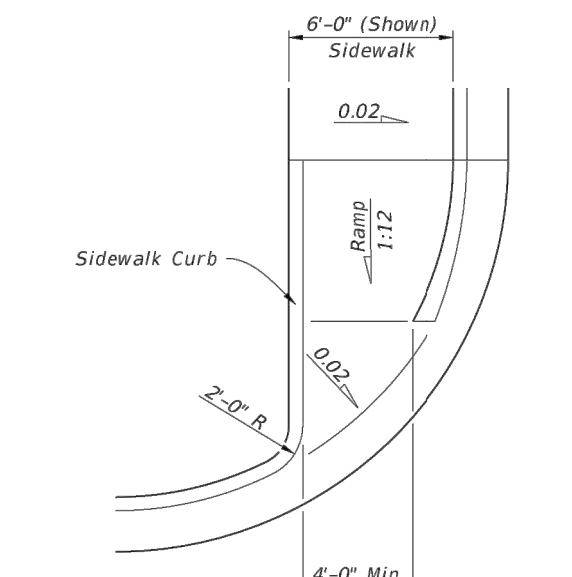
CR-F



OPTION A



OPTION B



PLAN VIEW

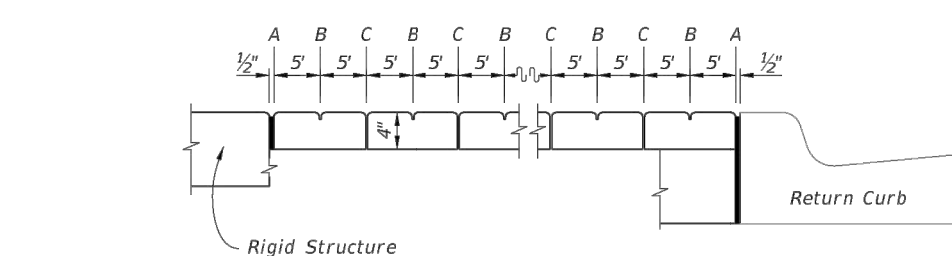
CR-G

SIDEWALK CURB RAMPS CR-D, CR-E, CR-F & CR-G

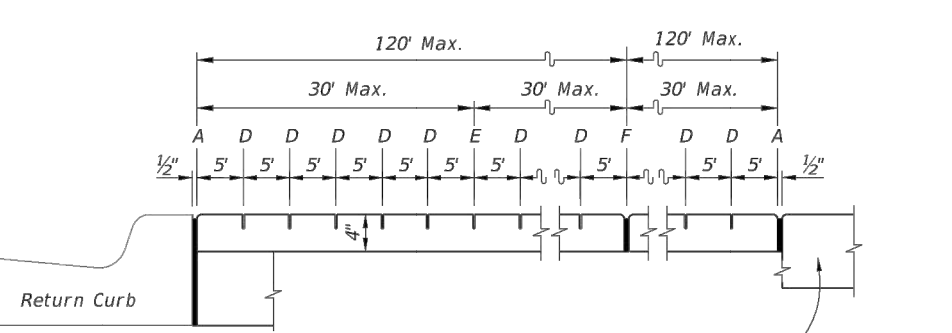
LAST REVISION	DESCRIPTION	FY 2022-23 STANDARD PLANS	DETECTABLE WARNINGS AND SIDEWALK CURB RAMPS	INDEX	SHEET
11/01/21				522-002	4 of 7

GENERAL NOTES:

1. Construct sidewalks in accordance with Specification 522. Use 6" concrete for Sidewalks and Curb Ramps Located within Curb Returns (See Plan View). Install all other concrete with thickness as shown, unless otherwise detailed in the Plans.
2. Include detectable warnings on sidewalk curb ramps in accordance with Index 522-002.
3. For Driveways see Index 522-003.
4. Bond breaker material can be any impermeable coated or sheet membrane or preformed material having a thickness of not less than 6 mils and not more than 1/8".
5. Construct sidewalks with Edge Beam through the limits of any surface mounted Pedestrian/Bicycle Railing or Pipe Guardrail shown in the plans. (See RAILING DETAIL)



OPEN JOINTS



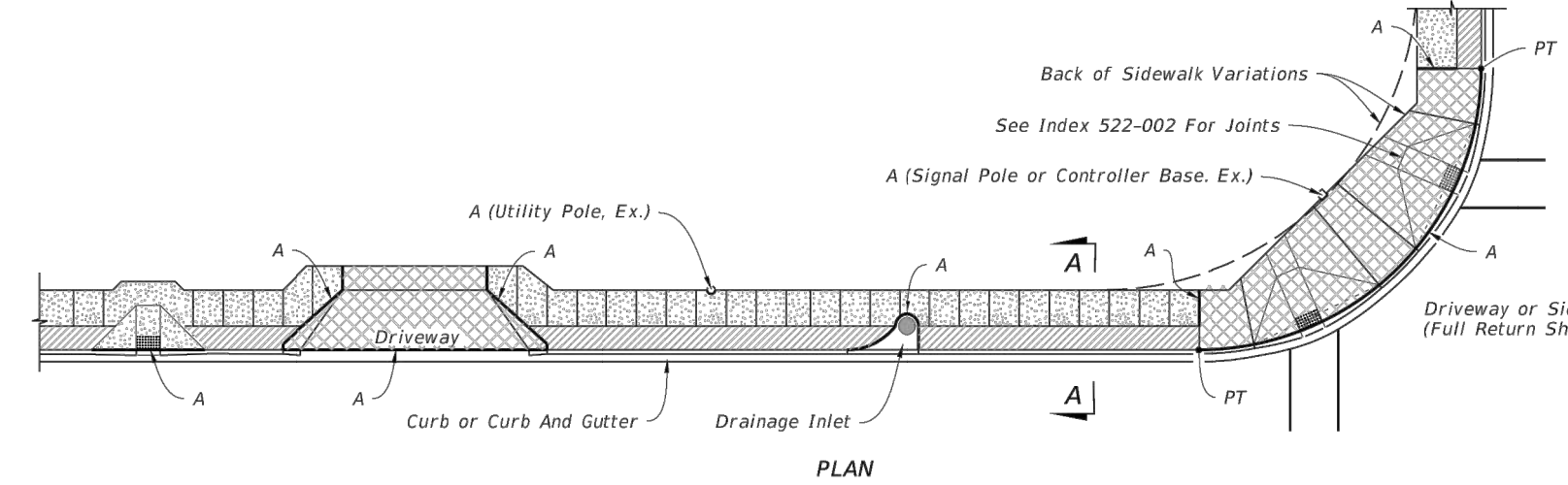
SAWED JOINTS

LONGITUDINAL SECTION

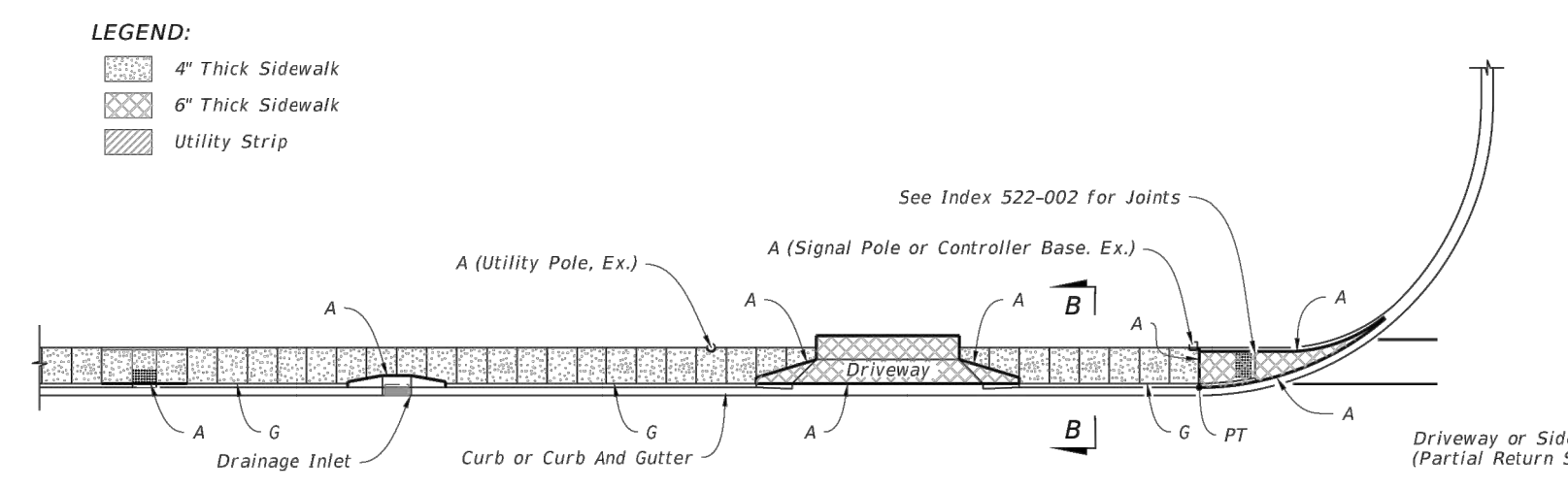
LEGEND:

- A- 1/2" Expansion Joints (Preformed Joint Filler) between the sidewalk and: driveways, sidewalk-intersections, and all other fixed objects (e.g. drainage inlets and utility poles).
- B- 1/2" Dummy Joints, Tooled
- C- 1/2" Formed Open Joints
- D- 1/2" Saw Cut Joints, 1 1/2" Deep (within 96 hours) Max. 5' Centers
- E- 1/2" Saw Cut Joints, 1 1/2" Deep (within 12 hours) Max. 30' Centers
- F- 1/2" Expansion Joint, When Run Of Sidewalk Exceeds 120'. Intermediate locations when called for in the plans or at locations as directed by the Engineer.
- G- Cold Joint With Bond Breaker, Tooled

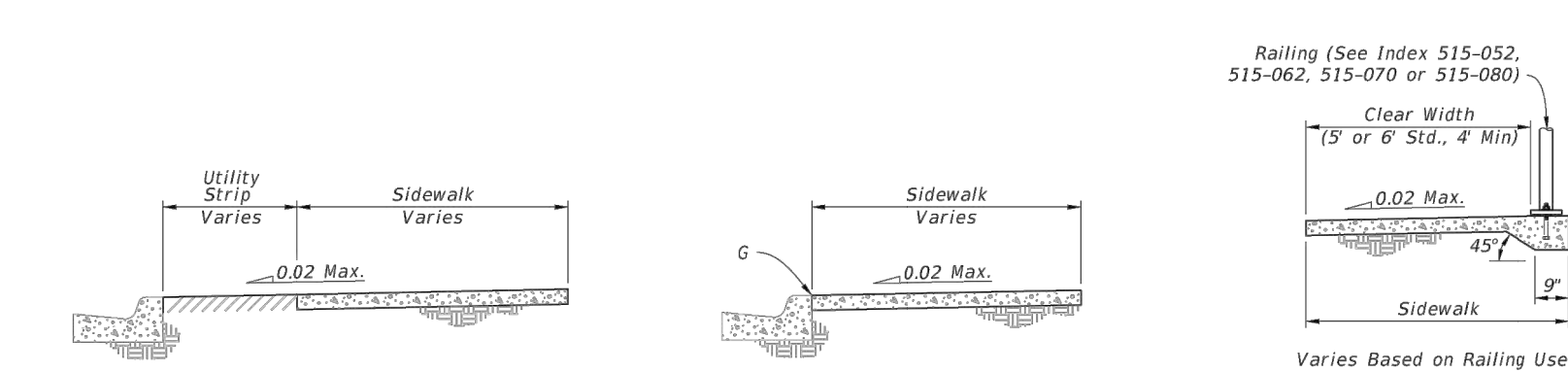
SIDEWALK JOINTS



SIDEWALK WITH UTILITY STRIP



SIDEWALK WITHOUT UTILITY STRIP



SECTION A-A

SECTION B-B

RAILING DETAIL

GENERAL NOTES AND CONCRETE SIDEWALK ON CURBED ROADWAYS

LAST REVISION	DESCRIPTION	FY 2022-23 STANDARD PLANS	CONCRETE SIDEWALK	INDEX	SHEET
11/01/18				522-001	1 of 2



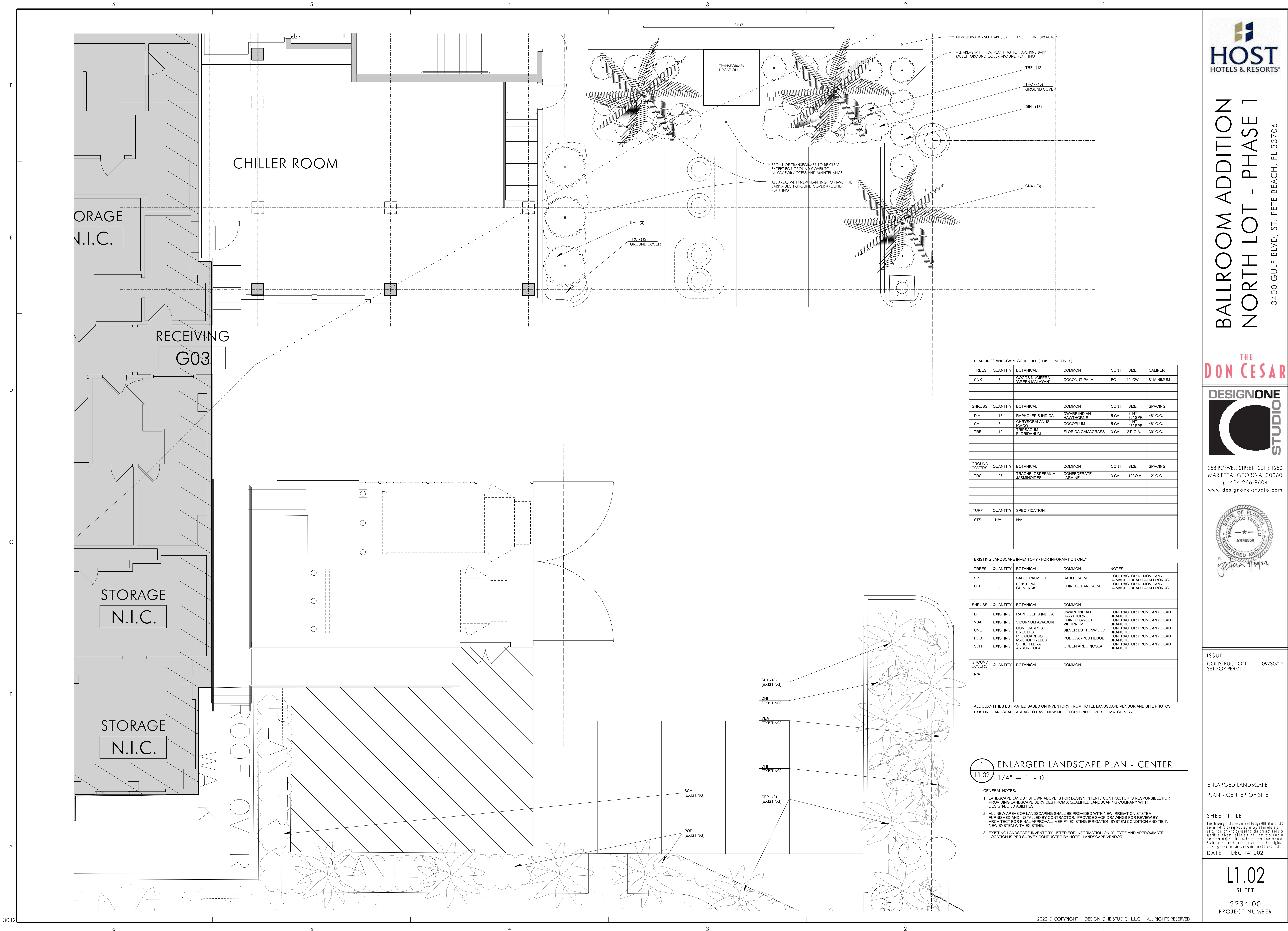
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10			

DESIGN ONE STUDIO
358 ROSWELL STREET, SUITE 1250
MARIETTA, GEORGIA 30060
(404) 266-9604

PREPARED FOR:	DATE	SCALE
JONATHAN LANGSTON No. B348B		
DESIGN		
DRAWN		
CHECKED		
CAD/CITY CHK		

THE DON CESAR HOTEL
NORTH LOT BALLROOM ADDITION
CIVIL DETAILS
SECTION 07, TOWNSHIP 32 S., RANGE 18 E.
JOB NO. 21005900SC
SHEET NO. C07.1



PLANTING/LANDSCAPE SCHEDULE (THIS ZONE ONLY)						
TREES	QUANTITY	BOTANICAL	COMMON	CONT.	SIZE	CALIPER
CNX	3	COCOS NUCIFERA 'GREEN MALAYAN'	COCONUT PALM	FG	12' CW	8" MINIMUM
SHRUBS	QUANTITY	BOTANICAL	COMMON	CONT.	SIZE	SPACING
DIH	13	RAPHOLEPIS INDICA	DWARF INDIAN HAWTHORNE	5 GAL	3' HT 36" SPR	48" O.C.
CH	3	CHRYSOBALANUS 'KACAO'	COCOPLUM	5 GAL	4' HT 48" SPR	48" O.C.
TRF	12	TRIPSACUM FLORIDANUM	FLORIDA GAMAGRASS	3 GAL	24" O.A.	30" O.C.
GROUND COVERS	QUANTITY	BOTANICAL	COMMON	CONT.	SIZE	SPACING
TRC	27	TRACHELOSPERMUM JASMINOIDES	CONFEDERATE JASMINE	3 GAL	10" O.A.	12" O.C.
TURF	QUANTITY	SPECIFICATION				
STS	N/A	N/A				

EXISTING LANDSCAPE INVENTORY - FOR INFORMATION ONLY				
TREES	QUANTITY	BOTANICAL	COMMON	NOTES
SPT	3	SABLE PALMETTO	SABLE PALM	CONTRACTOR REMOVE ANY DAMAGED/DEAD PALM FRONDS
CFP	8	LIVISTONIA CHINENSIS	CHINESE FAN PALM	CONTRACTOR REMOVE ANY DAMAGED/DEAD PALM FRONDS
SHRUBS	QUANTITY	BOTANICAL	COMMON	
DIH	EXISTING	RAPHOLEPIS INDICA	DWARF INDIAN HAWTHORNE	CONTRACTOR PRUNE ANY DEAD BRANCHES
VBA	EXISTING	VIBURNUM AWABUKI	CHINDO SWEET VIBURNUM	CONTRACTOR PRUNE ANY DEAD BRANCHES
CNE	EXISTING	CONOCARPUS ERECTUS	SILVER BUTTONWOOD	CONTRACTOR PRUNE ANY DEAD BRANCHES
POD	EXISTING	PODOCARPUS MACROPHYLLUS	PODOCARPUS HEDGE	CONTRACTOR PRUNE ANY DEAD BRANCHES
SCH	EXISTING	SCHEFFELERA ARBOREOLA	GREEN ARBOREOLA	CONTRACTOR PRUNE ANY DEAD BRANCHES
GROUND COVERS	QUANTITY	BOTANICAL	COMMON	
N/A				

ALL QUANTITIES ESTIMATED BASED ON INVENTORY FROM HOTEL LANDSCAPE VENDOR AND SITE PHOTOS.
EXISTING LANDSCAPE AREAS TO HAVE NEW MULCH GROUND COVER TO MATCH NEW.

1 ENLARGED LANDSCAPE PLAN - CENTER
1/4" = 1' - 0"

GENERAL NOTES:
1. LANDSCAPE LAYOUT SHOWN ABOVE IS FOR DESIGN INTENT. CONTRACTOR IS RESPONSIBLE FOR PROVIDING LANDSCAPE SERVICES FROM A QUALIFIED LANDSCAPING COMPANY WITH DESIGN/BUILD ABILITIES.
2. ALL NEW AREAS OF LANDSCAPING SHALL BE PROVIDED WITH NEW IRRIGATION SYSTEM FURNISHED AND INSTALLED BY CONTRACTOR. PROVIDE SHOP DRAWINGS FOR REVIEW BY ARCHITECT FOR FINAL APPROVAL. VERIFY EXISTING IRRIGATION SYSTEM CONDITION AND TIE IN NEW SYSTEM WITH EXISTING.
3. EXISTING LANDSCAPE INVENTORY LISTED FOR INFORMATION ONLY. TYPE AND APPROXIMATE LOCATION IS PER SURVEY CONDUCTED BY HOTEL LANDSCAPE VENDOR.



**BALLROOM ADDITION
NORTH LOT - PHASE 1**
3400 GULF BLVD, ST. PETE BEACH, FL 33706

**THE
DON CESAR**



358 ROSWELL STREET • SUITE 1250
MARIETTA, GEORGIA 30060
p: 404-266-9604
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ISSUE
CONSTRUCTION
SET FOR PERMIT
09/30/22
DATE

ENLARGED LANDSCAPE
PLAN - CENTER OF SITE

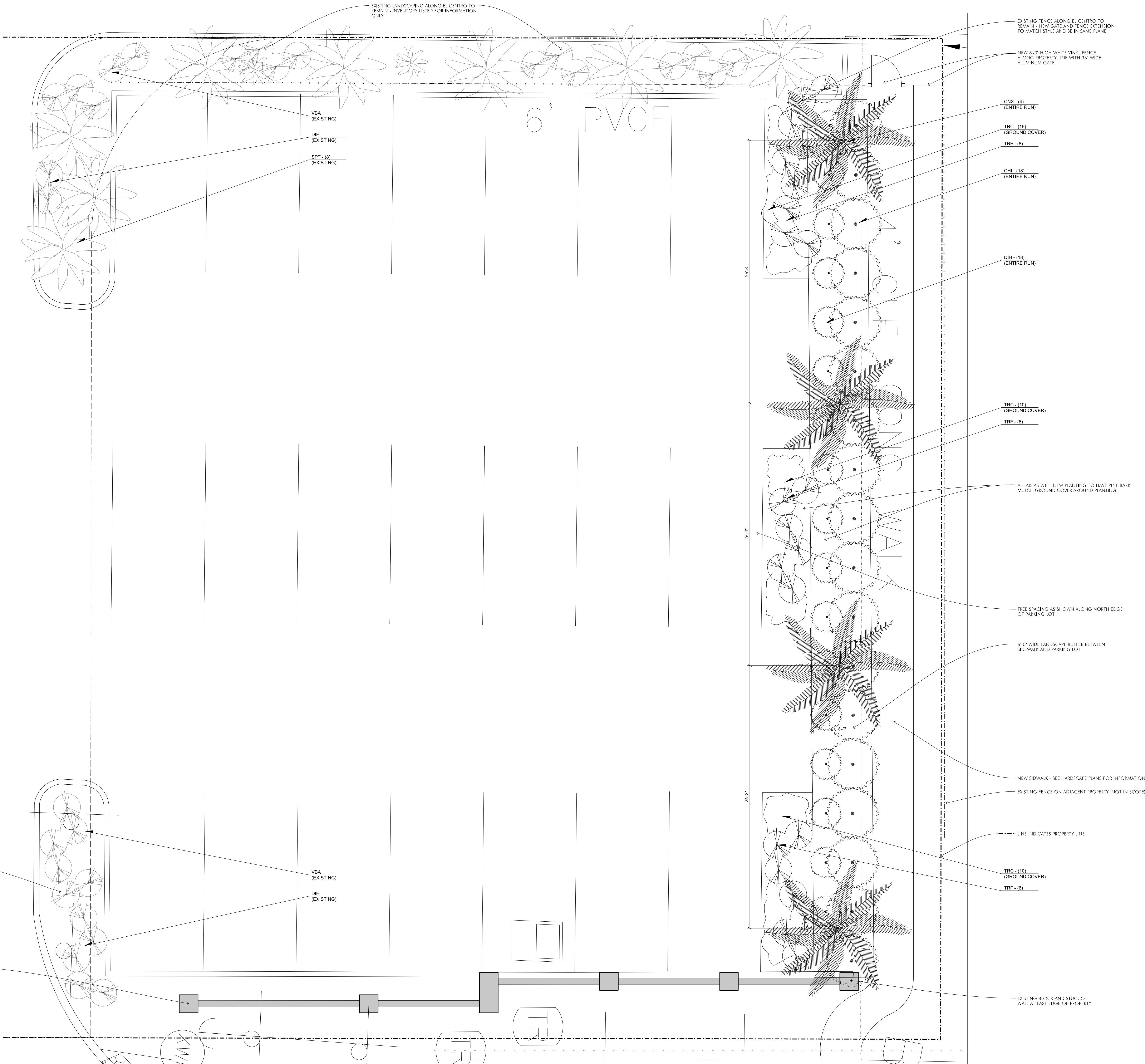
SHEET TITLE
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DATE DEC 14, 2021

L1.02
SHEET
2234.00
PROJECT NUMBER

PLANTING/LANDSCAPE SCHEDULE (THIS ZONE ONLY)					
TREES	QUANTITY	BOTANICAL	COMMON	CONT.	SIZE
CNX	4	COCOS NUCIFERA 'GREEN MALAYAN'	COCOINUT PALM	FG	12' CW
SHRUBS	QUANTITY	BOTANICAL	COMMON	CONT.	SIZE
DIH	18	RAPHIOLEPIS INDICA	DWARF INDIAN HAWTHORNE	5 GAL	3' HT 36" SPR
CHI	18	CHRYSOBALANUS ICACO	COCOPALM	5 GAL	4' HT 48" SPR
TRF	20	TRIPSACULUM FLORIDANUM	FLORIDA GAMAGRASS	3 GAL	24" O.A.
GROUND COVERS	QUANTITY	BOTANICAL	COMMON	CONT.	SIZE
TRC	35	TRACHELOSPERMUM JASMINOIDES	CONFEDERATE JASMINE	3 GAL	10" O.A.
TURF	QUANTITY	SPECIFICATION			
STS	350 SF	NEW SOD ALONG NEW CONCRETE SIDEWALK AT PEDESTRIAN EASEMENT. TO BE CYNODON DACTYLON (BERMUDA GRASS) OR APPROVED EQUAL.			

EXISTING LANDSCAPE INVENTORY - FOR INFORMATION ONLY				
TREES	QUANTITY	BOTANICAL	COMMON	NOTES
SPT	8	SABAL PALMETTO	SABAL PALM	CONTRACTOR REMOVE ANY DAMAGED/DEAD PALM FRONDS
SHRUBS	QUANTITY	BOTANICAL	COMMON	
DIH	EXISTING	RAPHIOLEPIS INDICA	DWARF INDIAN HAWTHORNE	CONTRACTOR PRUNE ANY DEAD BRANCHES
VBA	EXISTING	VIBURNUM AWABUKI	CHINDO SWEET VIBURNUM	CONTRACTOR PRUNE ANY DEAD BRANCHES
GROUND COVERS	QUANTITY	BOTANICAL	COMMON	
N/A				

ALL QUANTITIES ESTIMATED BASED ON INVENTORY FROM HOTEL LANDSCAPE VENDOR AND SITE PHOTOS.
EXISTING LANDSCAPE AREAS TO HAVE NEW MULCH GROUND COVER TO MATCH NEW.



- GENERAL NOTES:
- LANDSCAPE LAYOUT SHOWN ABOVE IS FOR DESIGN INTENT. CONTRACTOR IS RESPONSIBLE FOR PROVIDING LANDSCAPE SERVICES FROM A QUALIFIED LANDSCAPING COMPANY WITH DESIGN/BUILD ABILITIES.
 - ALL NEW AREAS OF LANDSCAPING SHALL BE PROVIDED WITH NEW IRRIGATION SYSTEM FURNISHED AND INSTALLED BY CONTRACTOR. PROVIDE SHOP DRAWINGS FOR REVIEW BY ARCHITECT FOR FINAL APPROVAL. VERIFY EXISTING IRRIGATION SYSTEM CONDITION AND TIE IN NEW SYSTEM WITH EXISTING.
 - EXISTING LANDSCAPE INVENTORY LISTED FOR INFORMATION ONLY. TYPE AND APPROXIMATE LOCATION IS PER SURVEY CONDUCTED BY HOTEL LANDSCAPE VENDOR.



BALLROOM ADDITION NORTH LOT - PHASE 1

3400 GULF BLVD, ST. PETE BEACH, FL 33706

THE
DON CESAR



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ISSUE
CONSTRUCTION
SET FOR PERMIT

09/30/22

ENLARGED LANDSCAPE
PLAN - EAST SIDE OF
SITE

SHEET TITLE
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DATE DEC 14, 2021

L1.03
SHEET

2234.00
PROJECT NUMBER