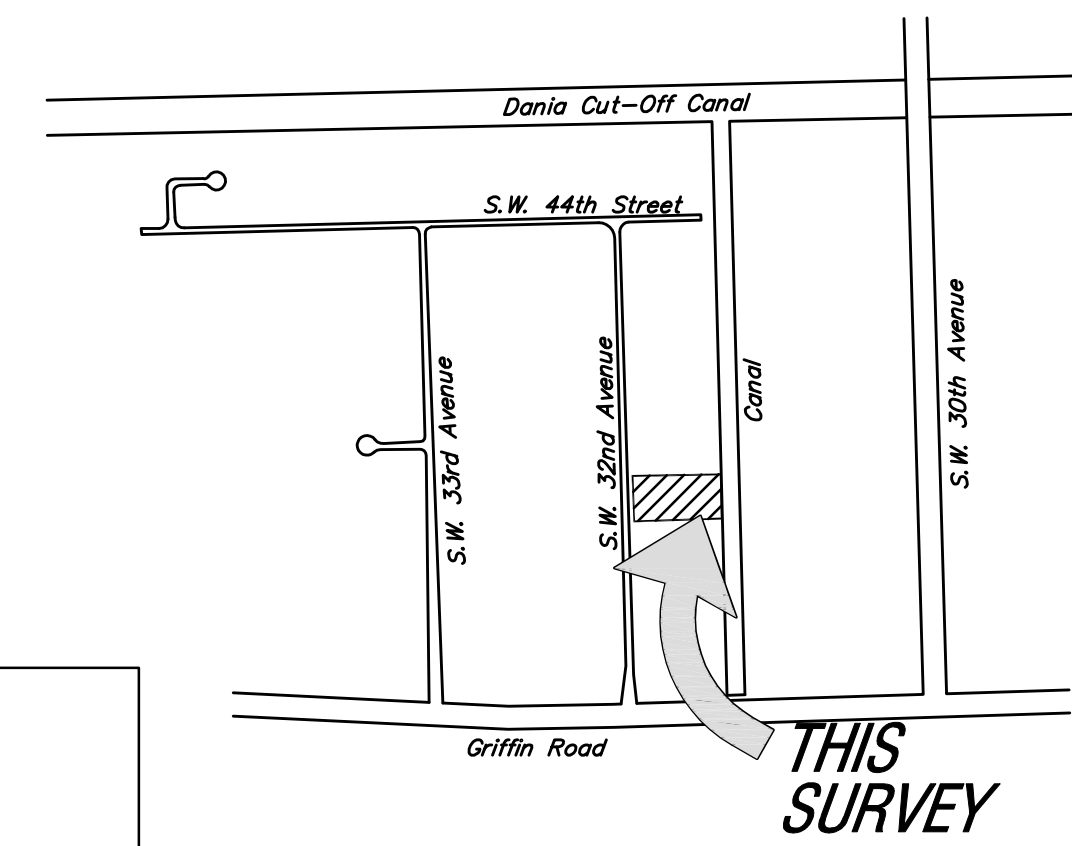
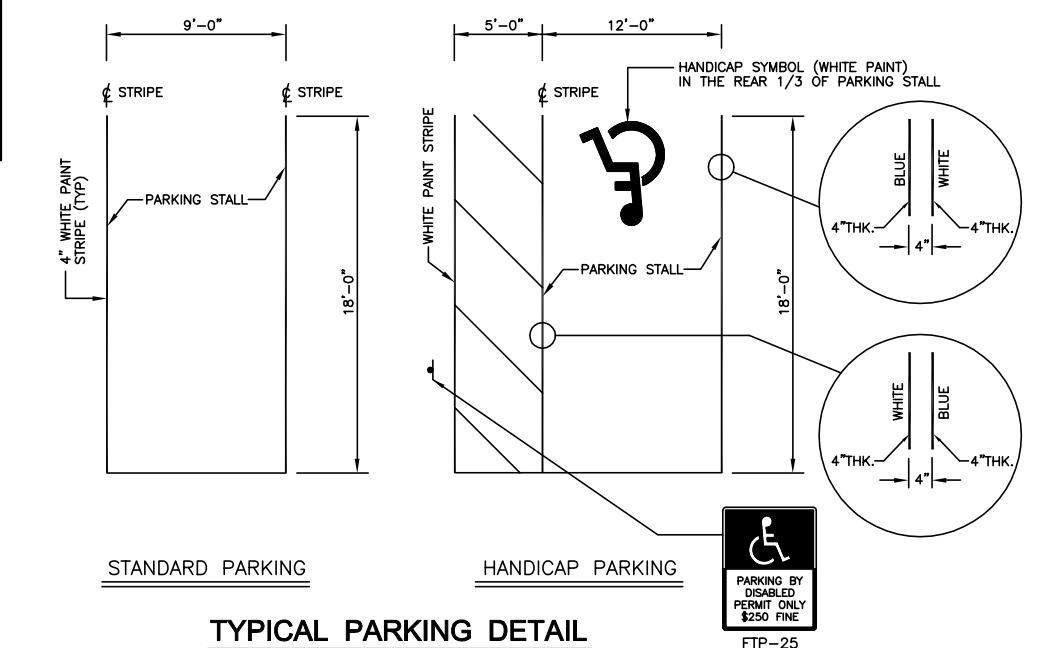
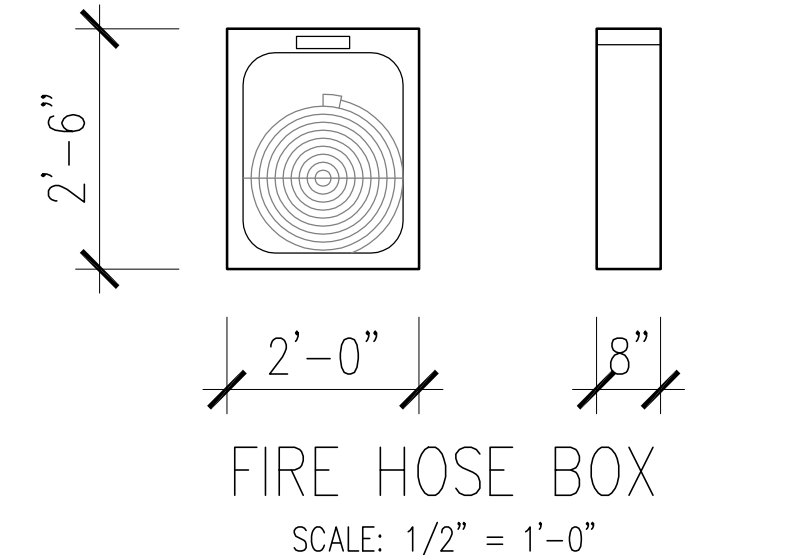
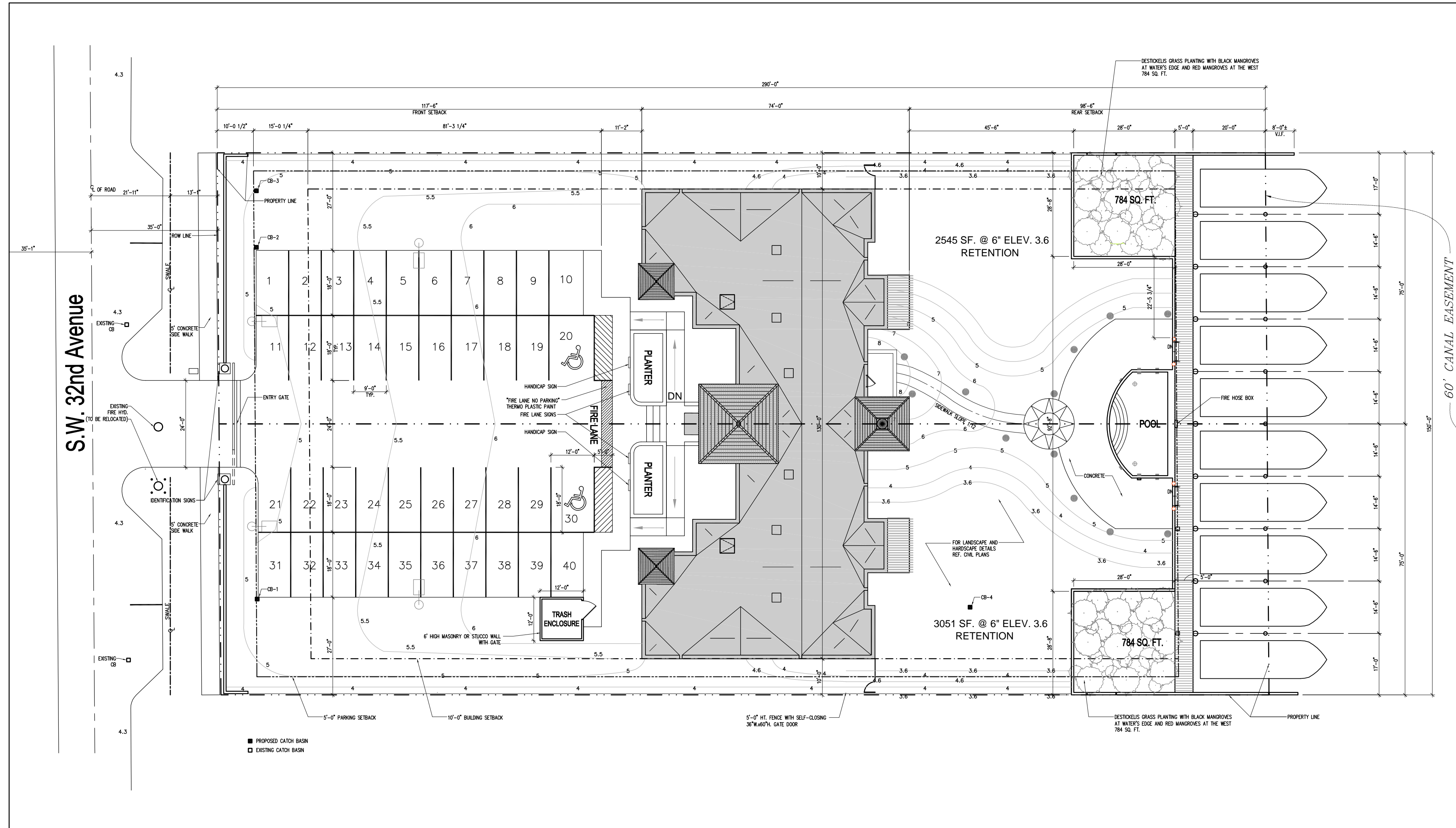
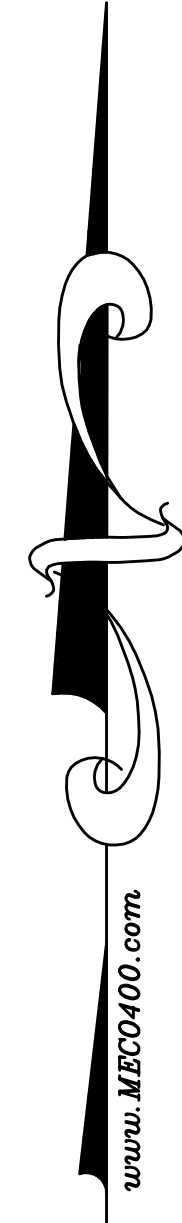


# SITE PLAN

LOTS 12 & 13, BLOCK 1,  
CANAL GROVES  
P.B. 22, Pg. 31, B.C.R.



Location Sketch  
Not To Scale

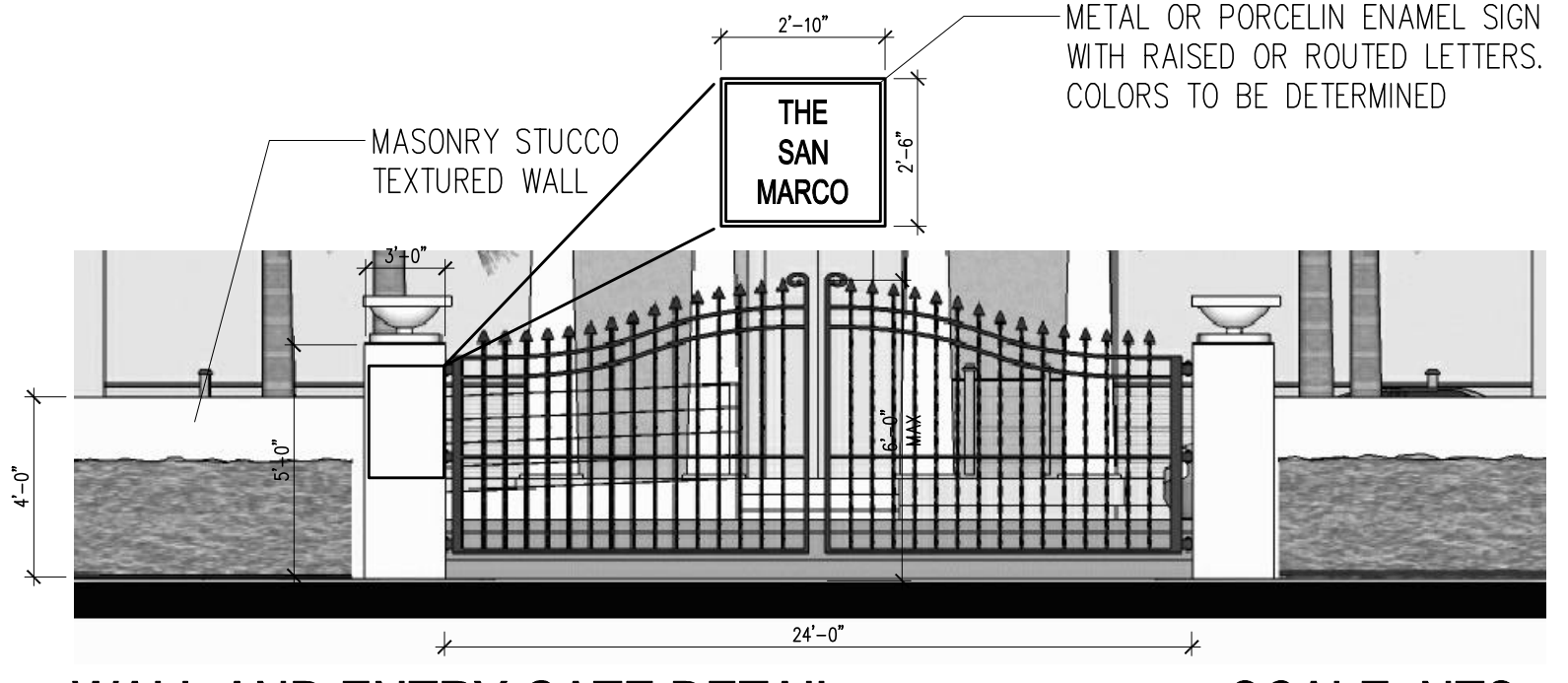
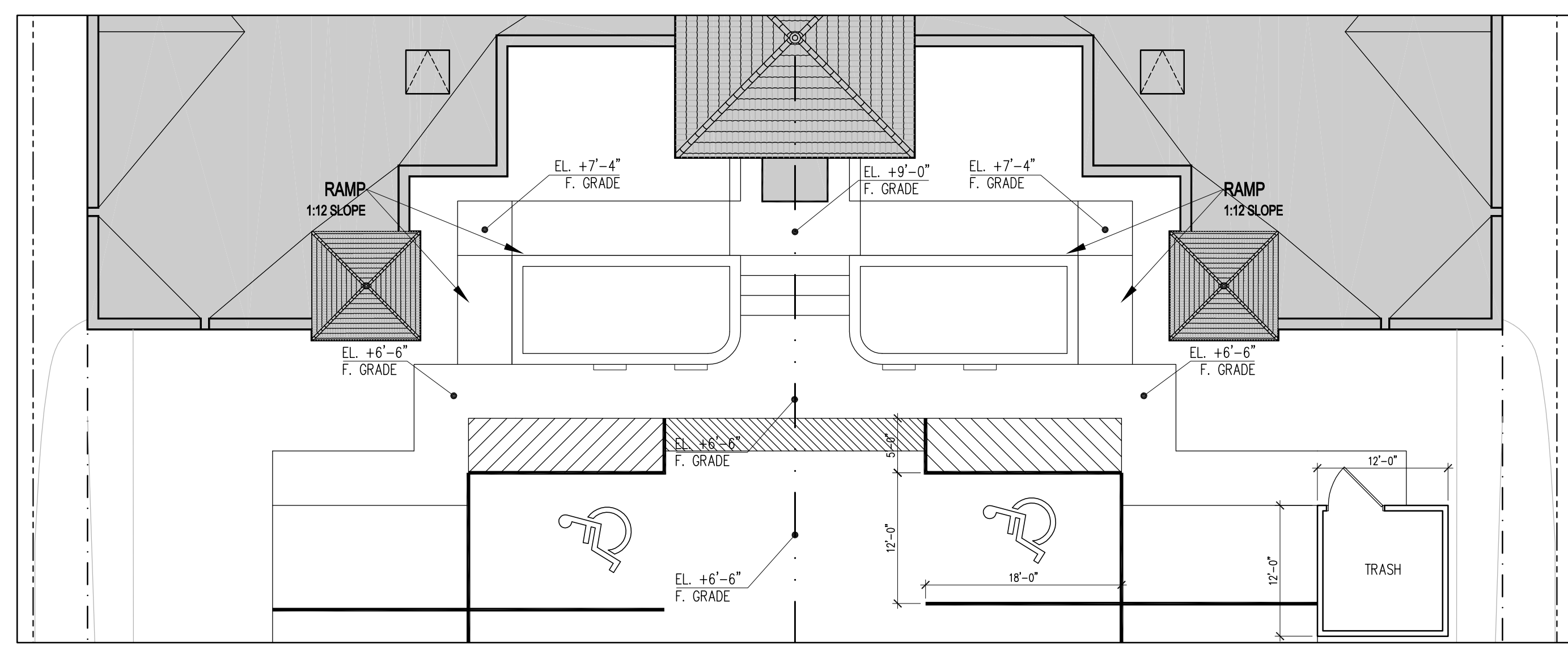


SCOTT A. McLAUGHLIN  
CARL E. ALBREKTSEM  
Professional Surveyor & Mapper No. 5842  
Registered Land Surveyor No. 4185

**Legal Description**  
Lots 12, and 13, Block 1, CANAL GROVES, according to the plat thereof, as recorded in Plat Book 22, Page 31, of the public records of Broward County, Florida.  
Said lands situate, lying and being in Broward County, Florida and containing 43,499 square feet or 0.9986 acres, more or less.

SITE DEVELOPMENT SUMMARY	
TOTAL SITE AREA (DOES NOT INCLUDE WATER AREA)	40500 SQFT
IMPERVIOUS SURFACE AREA	18134 SQFT
PERVIOUS SURFACE AREA	21616 SQFT
BUILDING SQUARE FOOTAGE	7183 SQFT PER FLOOR
X4 FLOORS =	28732 SQFT TOTAL
1 X 1 BEDROOM UNIT	767 SQFT
11 X 2 BEDROOM UNITS	1049 SQFT
8 X 3 BEDROOM UNITS	1252 SQFT
NUMBER OF DWELLING UNITS	20
PARKING SPACES PROVIDED (2 PER UNIT)	40

- NOTES:**
- HURRICANE RESISTANT GLAZING & DOORS THROUGHOUT PROJECT.
  - COMMUNITY WILL BE GATED. GATE WILL CONNECT TO FIRE ALARM AND OPEN WHEN ALARM SOUNDS.
  - LOWEST LEVEL OF NEW CONSTRUCTION IS ELEVATION 9'-0" WHICH IS 1'-0" ABOVE F.I.R.M. ELEVATION.
  - ALL MECHANICAL EQUIPMENT LOCATED ON ROOF SCREENED BY PARAPET WALL.
  - SECURITY CAMERAS, SIGNAGE AND SURVEILLANCE TO BE PROVIDED ON SITE AS REQUIRED FOR SECURITY PURPOSES.



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THE SAN MARCO  
DANIA BEACH, FL

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Released For:	Date:
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<input type="checkbox"/> Schematic Design	
<input type="checkbox"/> Design Development	
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Designed By:	JMG
Checked By:	JMG

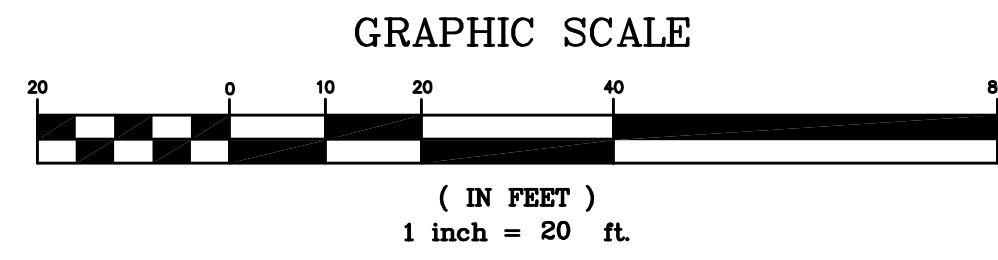
Project Number: 06443

**SITE PLAN**

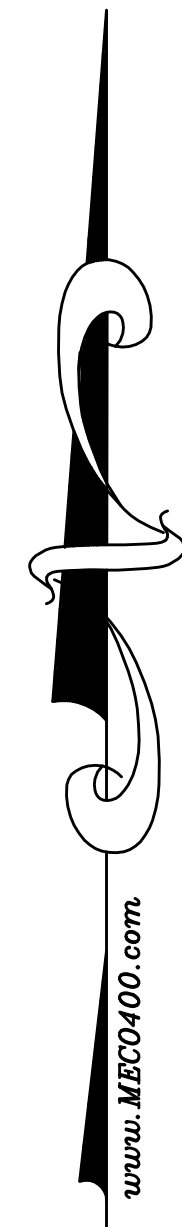
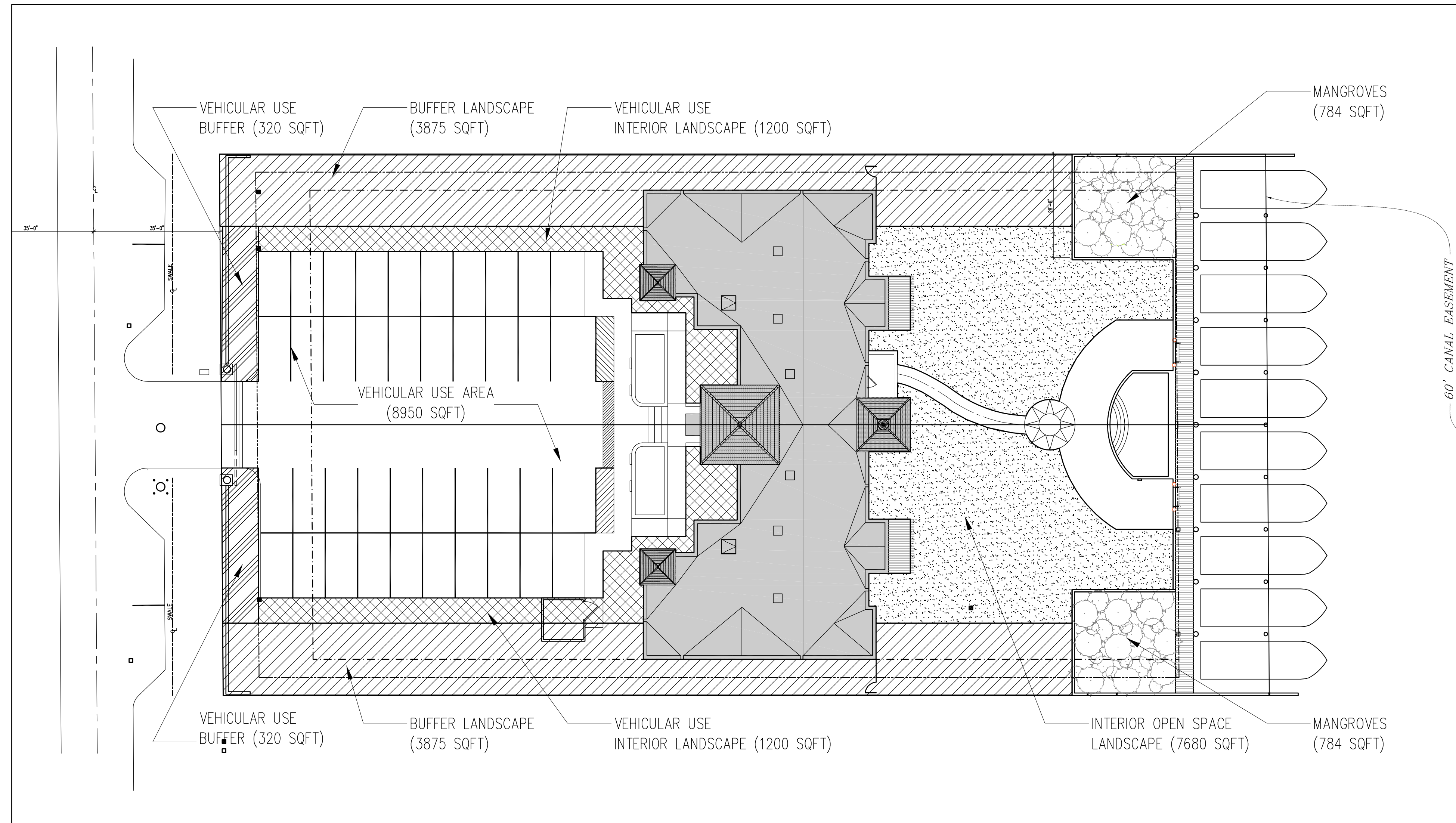
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**A001**

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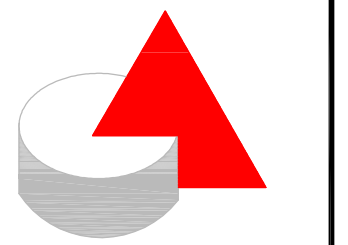


# LANDSCAPE AREA CALCULATIONS



## LANDSCAPE AREA CALCULATIONS

BUFFER LANDSCAPE	7750 SQFT
INTERIOR OPEN SPACE LANDSCAPE	7680 SQFT
VEHICULAR USE INTERIOR LANDSCAPE	2400 SQFT
VEHICULAR USE BUFFER	640 SQFT
VEHICULAR USE AREA	8950 SQFT
MANGROVES	1568 SQFT



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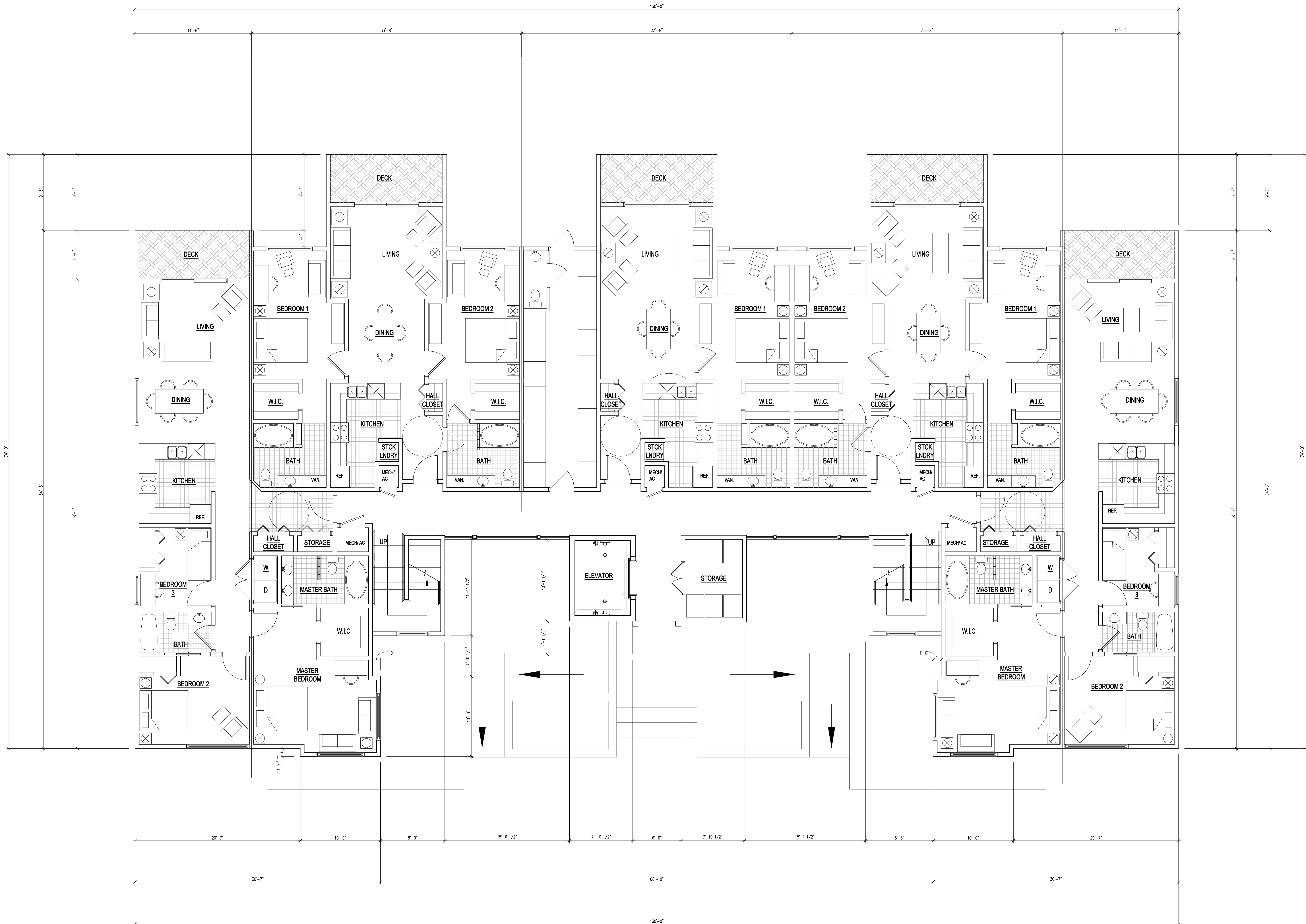
Project Number: 06443

LANDSCAPE  
 AREA  
 CALCULATIONS  
 PLAN

Scale: 1" = 20'

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A002



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Designed By:	JMG
Checked By:	JMG

Project Number: 06443

**FIRST FLOOR PLAN**

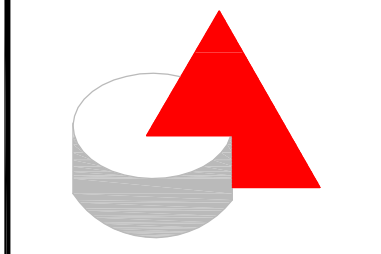
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**A101**

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1ST FLOOR PLAN DANIA BEACH, FL  
 GRANT ARCHITECTS 1/8" = 1'-0" SCALE



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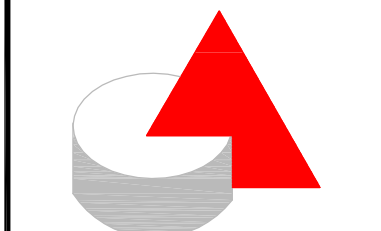
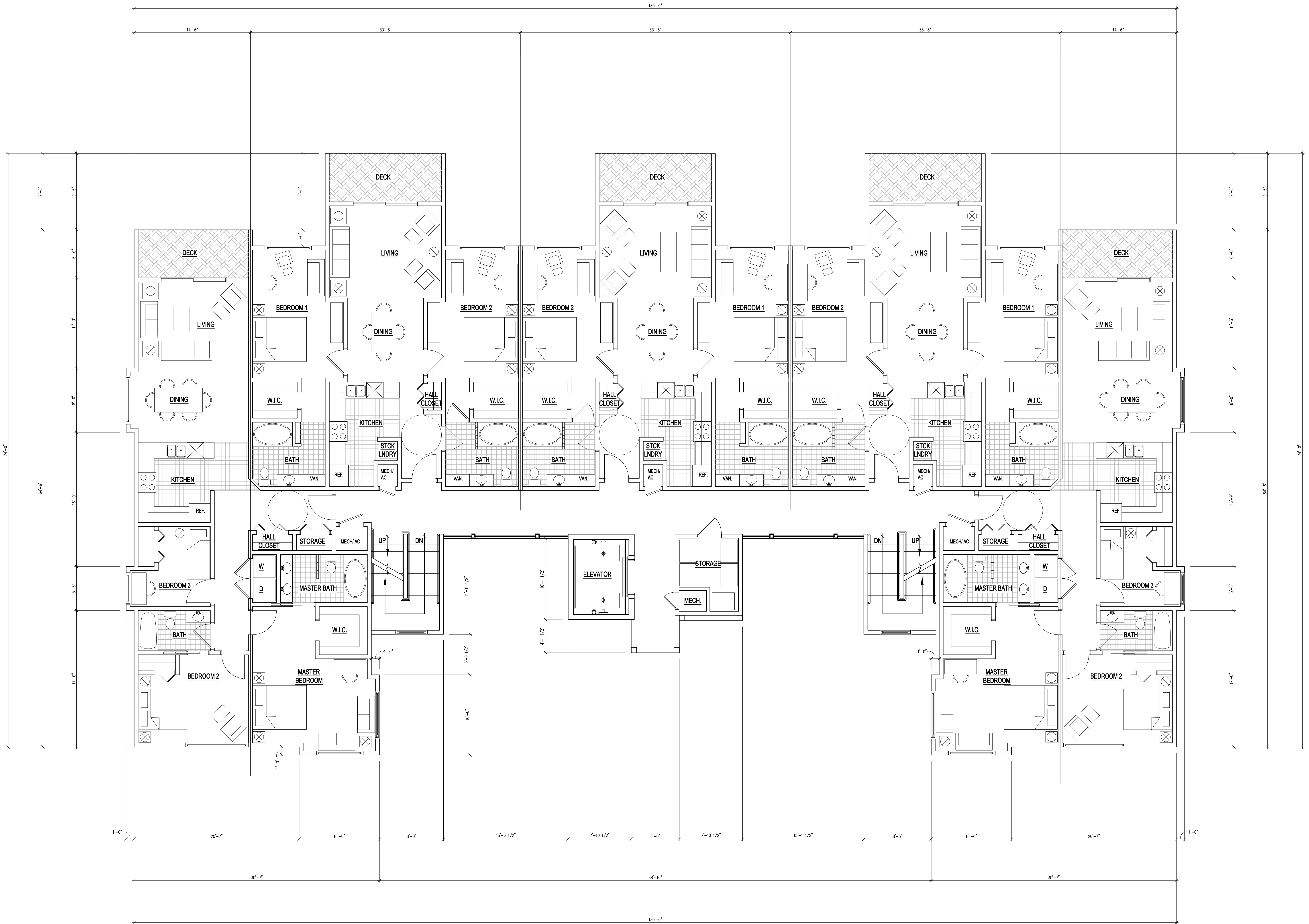
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**FIRST FLOOR PLAN**  
 Scale: 3/16" = 1'-0"

**A101.2**

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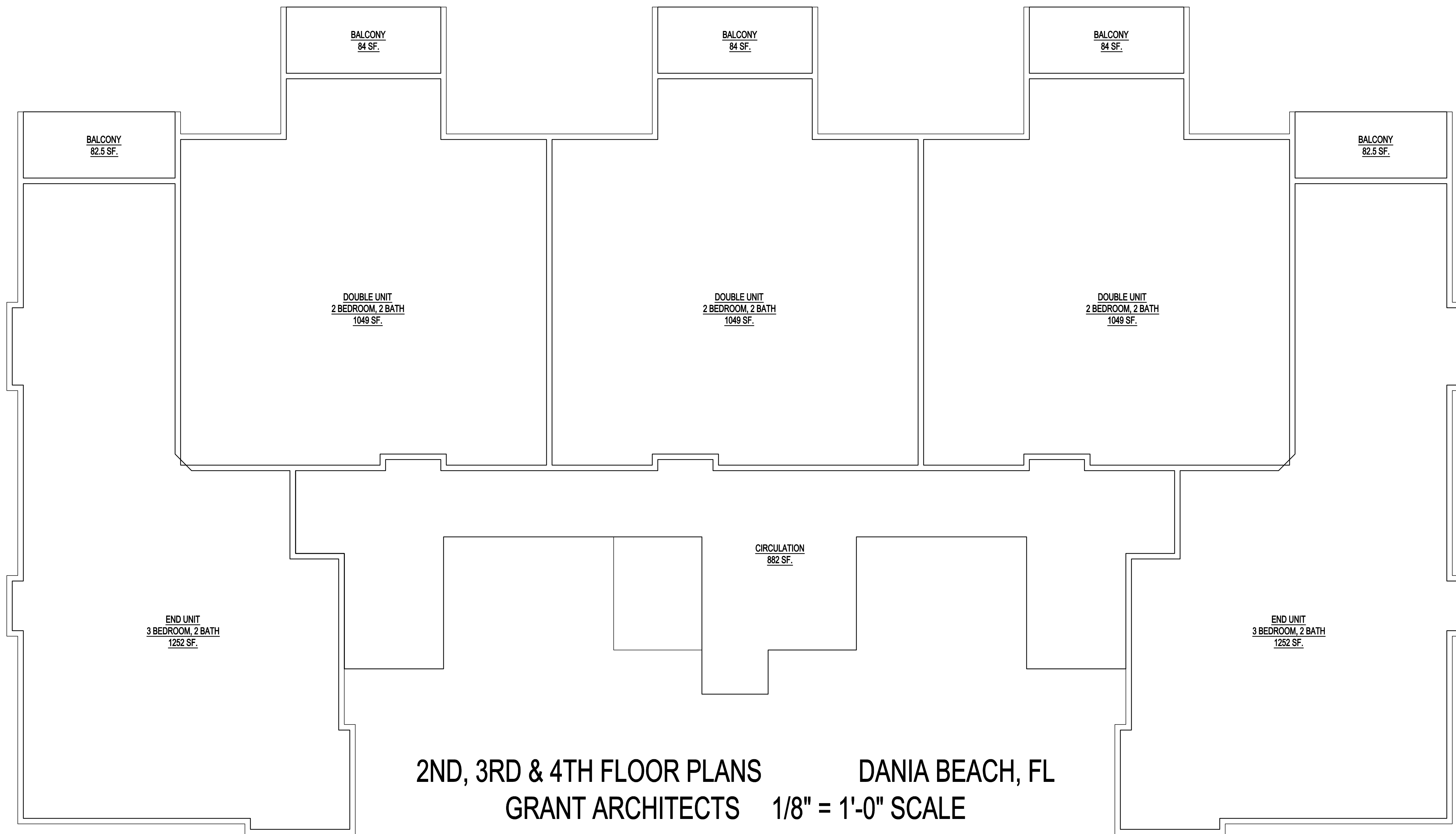
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**TYPICAL FLOOR PLAN**

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

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2ND, 3RD & 4TH FLOOR PLANS DANIA BEACH, FL  
 GRANT ARCHITECTS 1/8" = 1'-0" SCALE



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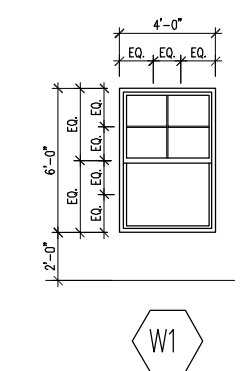
TYPICAL  
 FLOOR PLAN

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

A102.2

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WINDOW SCHEDULE:			
TYPE	FRAME	STYLE	GLAZING
W1	WHL	DOUBLE HUNG	MIN. 1/2" INSULATED UNITS



2 WEST ELEVATION

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



1 EAST ELEVATION

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

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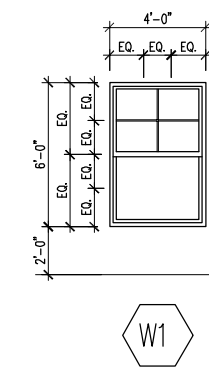
**ELEVATIONS**

Scale: 1/8" = 1'-0"

**A201**

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WINDOW SCHEDULE:			
TYPE	FRAME	STYLE	GLAZING
W1	VINYL	DOUBLE HUNG	WN. 5/8" INSULATED UNITS



MEAN OF ROOF  
EL. +56'-0"

TOP OF PARAPET WALL  
EL. +50'-0"

FOURTH FLOOR  
EL. +38'-0"

THIRD FLOOR  
EL. +28'-0"

SECOND FLOOR  
EL. +18'-0"

FIRST FLOOR  
EL. +8'-0"

GRADE  
EL. +5'-0"

48'-0"

6'-0"

12'-0"

10'-0"

10'-0"

10'-0"

3'-0"



2 | SOUTH ELEVATION

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

MEAN OF ROOF  
EL. +56'-0"

TOP OF PARAPET WALL  
EL. +50'-0"

FOURTH FLOOR  
EL. +38'-0"

THIRD FLOOR  
EL. +28'-0"

SECOND FLOOR  
EL. +18'-0"

FIRST FLOOR  
EL. +8'-0"

GRADE  
EL. +5'-0"

48'-0"

6'-0"

12'-0"

10'-0"

10'-0"

10'-0"

3'-0"



1 | NORTH ELEVATION

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

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ELEVATIONS

Scale: 1" = 20'

A202

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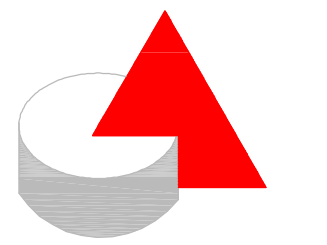
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Project Number: 06443

PERSPECTIVES

Scale: 1" = 20'

A203

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CITY OF DANIA BEACH LANDSCAPE REQUIREMENTS

SYMBOL	REQUIREMENT	CALCULATION	REQUIRED	PROVIDED
	PERVIOUS AREA (TREES) 1 TREE / 3000 SF	18,650 / 3000	6	5 - (15 PALMS) (1) TREE
	PERVIOUS AREA (SHRUBS) 10 SHRUBS / 3000 SF	18,650 / 3000 X 10	60	60 +
	LANDSCAPE ISLAND	2 TREES / ISLAND 8 ENDS OF PARKING ROWS = 2 / ROW	16	16
	BUFFER PLANTING (TREES) 1 TREE / 40 LF	579 LF / 40	14	14
	INTERIOR VEHICULAR USE AREA	1800 SQFT / 200	9	4 - (12 PALMS) (5) TREES
		Total Trees:	45	45 TREES PROVIDED
		Total Shrubs:	60	2036 SHRUBS PROVIDED
	CANOPY REPLACEMENT TREE	4720 SQFT / 300	16	16

Total Vehicular Use Area - 8950 sqft. x 20% = 1790 sqft Required, 2400 Provided

Native Requirements (@ 40% Min. for all species):

NOTE: Only the trees / palms within the Property Lines were Included in the Calculations

Total Native Trees: 45 (Palms Counted as 3:1. Additional Relocated Palms not counted towards overall tree requirement in table above and below)

% Native Trees: 22 + 11/3 = 26

% Native Shrubs: 57%

Total Shrubs: 24" Ht or > 1293

Total Native Shrubs: 639

% Native Shrubs: 49%

Plant Material and Installation Requirements:

40% SHADE TREES @ 14' min. oa ht., w/ 4-1/4' c.t. @ 2" DBH

Provided: 22 OF 45 = 49%

30% MAX. INTERMEDIATE TREES @ 12' min. oa ht., w/ 4' c.t. @ 2" DBH

Provided: 12 OF 45 = 26%

10% MAX. SMALL TREES @ 10' min. oa ht. x 5' spr., w/ 3' c.t. @ 1-1/2" DBH

Provided: 4 OF 45 = 10%

20% PALM TREES w/ 6' min. g.w.

Provided: 7 OF 45 = 15%

SHRUBS @ min. of 24" planted ht.

GROUNDCOVERS @ min. 50% coverage planted / 100% within 6 months

NOTES:

GENERAL PLANTING REQUIREMENTS

All sizes shown for plant material on the plans are to be considered Minimum. All plant material must meet or exceed these minimum requirements for both height and spread. Any other requirements for specific shape or effect as noted on the plan(s) will also be required for final acceptance.

All plant material furnished by the landscape contractor shall be Florida #1 or better as established by "Grades and Standards for Florida Nursery Plants" and "Grades and Standards for Florida Nursery Trees". All material shall be installed as per CSI specifications.

All plant material as included herein shall be warranted by the landscape contractor for a minimum period as follows: All trees and palms for 12 months, all shrubs, vines, groundcovers and miscellaneous planting materials for 90 days, and all lawn areas for 60 days after final acceptance by the owner or owner's representative.

All plant material shall be planted in planting soil that is delivered to the site in a clean loose and friable condition. All soil shall have a well drained characteristic. Soil must be free of all rocks, sticks, and objectionable material including weeds and weed seeds as per CSI specifications.

Six inches (6") of planting soil 50/50 sand/topsoil mix is required around and beneath the root ball of all trees and palms, and 1 cubic yard per 50 bedding or groundcover plants.

All landscape areas shall be covered with Eucalyptus or sterilized seed free Melaleuca mulch to a minimum depth of three inches (3") of cover when settled. Cypress bark mulch shall not be used.

All plant material shall be thoroughly watered in at the time of planting; no dry planting permitted. All plant materials shall be planted such that the top of the plant ball is flush with the surrounding grade.

All landscape and lawn areas shall be irrigated by a fully automatic sprinkler system adjusted to provide 100% coverage of all landscape areas. All heads shall be adjusted to 100% overlap as per manufacturers specifications and performance standards utilizing a rust free water source. Each system shall be installed with a rain sensor.

It is the sole responsibility of the landscape contractor to insure that all new plantings receive adequate water during the installation and during all plant warranty periods. Deep watering of all new trees and palms and any supplemental watering that may be required to augment natural rainfall and site irrigation is mandatory to insure proper plant development and shall be provided as a part of this contract.

All plant material shall be installed with fertilizer, which shall be State approved as a complete fertilizer containing the required minimum of trace elements in addition to N-P-K, of which 50% of the nitrogen shall be derived from an organic source as per CSI specifications.

Contractors are responsible for coordinating with the owners and appropriate public agencies to assist in locating and verifying all underground utilities prior to excavation.

All ideas, designs and plans indicated or represented by this drawing are owned by and are the exclusive property of Architectural Alliance.

The plan takes precedence over the plant list.

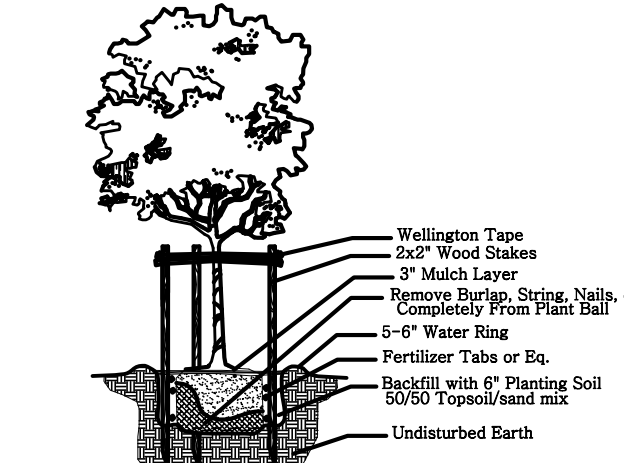
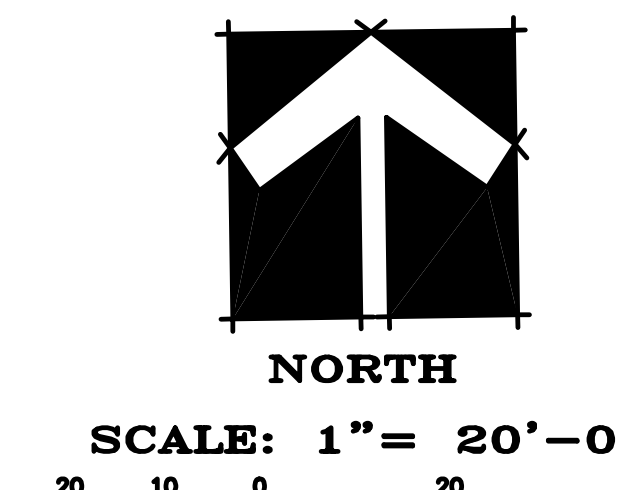
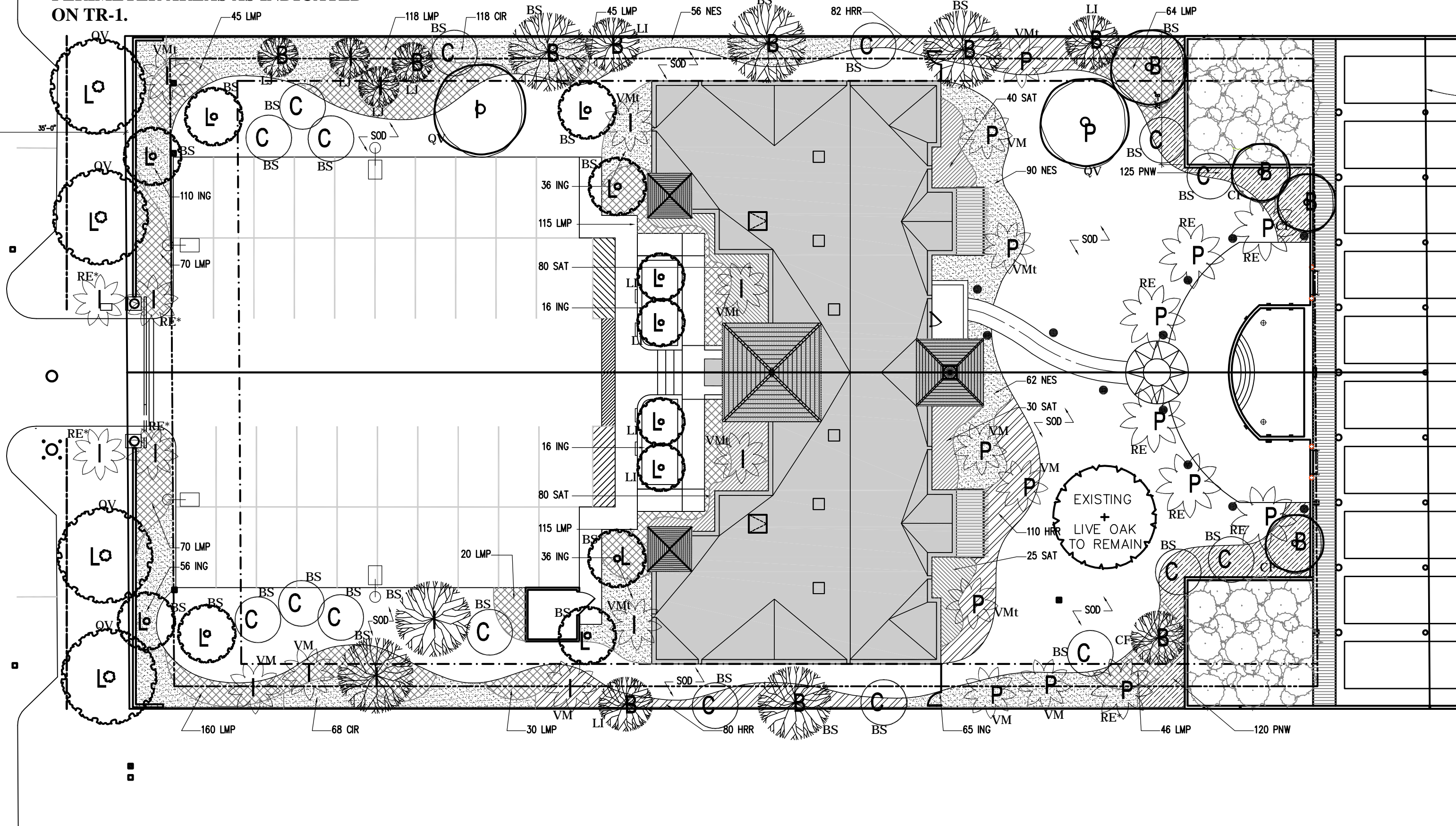
SPECIAL INSTRUCTIONS

General site and berm grading to +/- 1 inch (1") shall be provided by the general contractor. All finished site grading and final decorative berm shaping shall be provided by the landscape contractor.

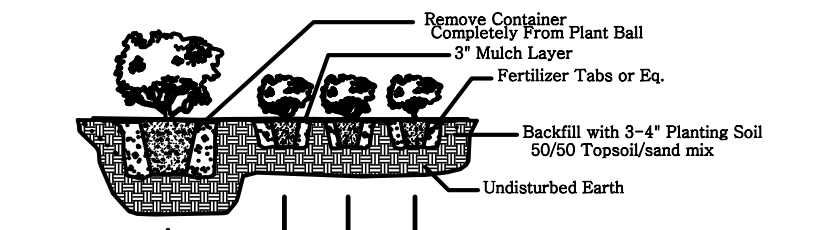
All sod areas as indicated on the planting plan shall receive Stenotaphrum secundatum, St. Augustine 'Floratum' solid sod. It shall be the responsibility of the landscape contractor to include in the bid, the repair of any sod which may be damaged from the landscape installation operations.

NOTE:

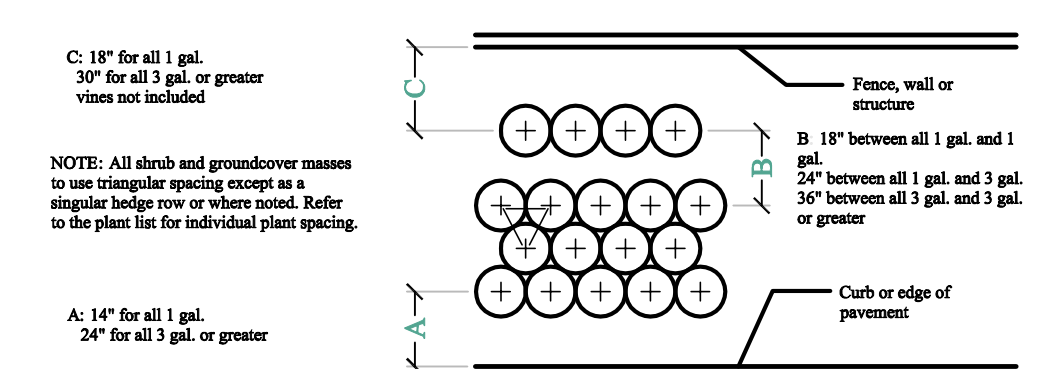
EXISTING ROYAL PALMS AND COCONUT PALMS IDENTIFIED ON TR-1 TO BE RELOCATED IN SITE PERIMETER AREAS AS INDICATED ON TR-1.



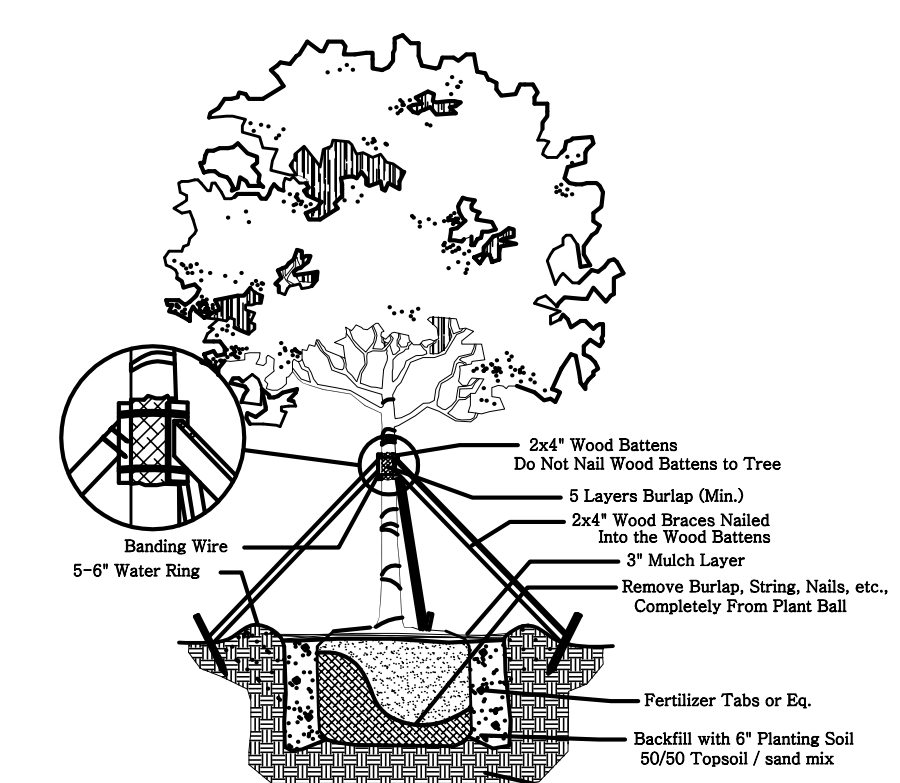
Small Tree Planting Detail NTS



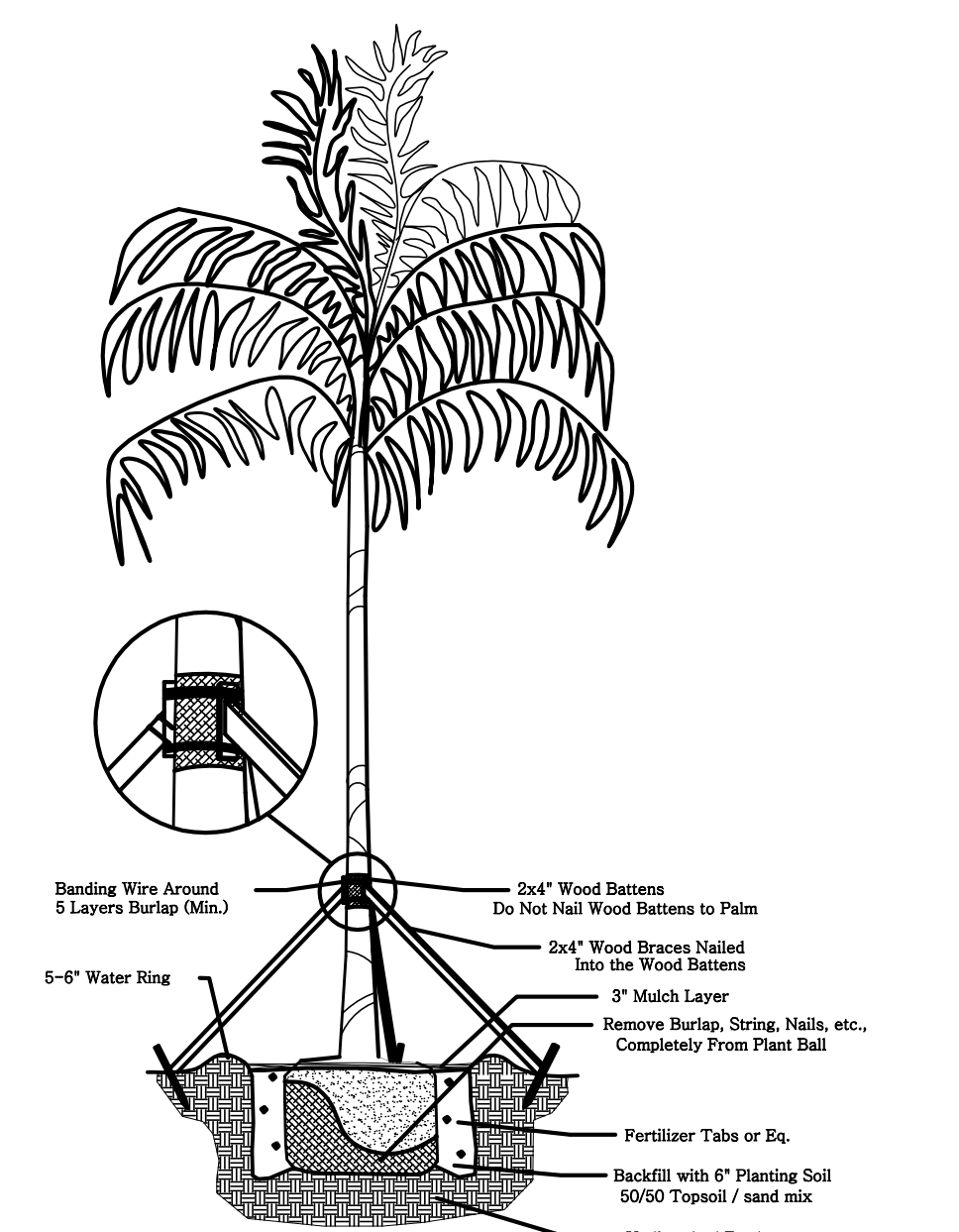
Shrub & Ground Cover Planting Detail NTS



Typical Plant Spacing NTS



Large Tree Planting Detail NTS



Palm Planting Detail NTS

PLANT LIST

Code	Drought	QTY.	Botanical Name / Common Name	Specifications
<b>TREES / PALMS</b>				
BS (N)	V	31	Bursera simaruba / Gumbo Limbo Tree	B&B Field Grown, 14' X 6-8", 4 1/2' Min. CT., 2" DBH., single straight leader.
CF	V	4	Cassia fistula / Golden Shower	25 Gal., 12' OA, 4' CT. Min.
LI	V	8	Lagerstroemia indica 'Muskoegee' / Lavender Crape Myrtle	B&B Field Grown, 12' X 5-6", 4' CT. Min., 2" DBH., single straight leader.
LJ	M	4	Ligustrum japonicum / Tree Ligustrum	B&B Field Grown, 10' X 10.3' CT. Min., 1 1/2" DBH Min., multi-trunked.
QV (N)	V	7	Quercus virginiana / Live Oak	B&B Field Grown, 14' X 6-8", 4 1/2' Min. CT., 2" DBH., single straight leader.
RE*	(N)	4	Roystonea elata / Florida Royal Palm	Relocated Tree - See Sheet TR-1 for Original Location and Size.
RE (N)	M	7	Roystonea elata / Florida Royal Palm	B&B, Field Grown, 16' OA, Single- Florida Fancy
VM	V	9	Veitchia mcdanielsii/ Sunshine Palm	B&B Field Grown, 12-16'OA Staggered Hts, where noted, Florida Fancy
VMt	V	7	Veitchia mcdanielsii/ Sunshine Palm	B&B Field Grown, 12-16'OA , Triples.*
<b>ACCENTS / SHRUBS / GROUND COVERS</b>				
CI R (N)	M	186	Chrysobalanus icaco / 'Red Tip' Cocoplum	3 Gal., 24" OA, 2' OC
HRR	M	272	Hibiscus sp. 'Red' / Red Hibiscus	3 Gal., 36" OA, 2' OC.
ING	M	335	Ixora 'Nora Grant' / Pink Nora Grant Ixora	3 Gal., 24" OA., 2' OC.
LMP	V	780	Lantana montevidensis 'Trailing Purple' / Purple Lantana	1 Gal., 16-18" OA, 18" OC.
NES (N)	L	208	Nephrolepis exaltata / Sword Fern	1 Gal., 16-18" OA, 2' OC
PNW (N)	M	245	Psychotria nervosa / Wild Coffee	3 Gal., 24" OA, 2' OC.
SAT	M	255	Schefflera arboricola 'Trinette' / Tricolor Schefflera	3 Gal., 24" OA, 2' OC.
<b>MISCELLANEOUS</b>				
SOD	M		Stenotaphrum secundatum / St. Augustine 'Floratum'	Solid application - no gaps between seams
SOIL	M		50/50 Soil Mix	Sand / Topsoil
	(N)		Florida Native Plant Species	
	L		Low Drought Tolerance	
	M		Moderate Drought Tolerance	
	V		Very Drought Tolerant	

NOTE: Upon completion of all site grading, all proposed relocated trees to be immediately transplanted to proposed locations noted on plan.

City of Dania Beach Standard Landscape Plan Notes

- A pre-construction meeting with the Dania Beach City Arborist is required prior to landscaping activities including removal of trees and/or installation of plant material. Call 954-924-0423 a minimum of 5 days prior to desired start date to schedule pre-construction meeting.
- All existing trees proposed to remain are to be separated from the limits of disturbance of the construction area by tree protection fencing and signage. The tree protection fencing shall be located at the edge of the tree protection zone as depicted on the plan or at the edge of the drip-line(s) if a tree protection zone is not designated. No material storage or construction access is permitted within the tree protection zone.
- All existing trees shall be pruned to ANSI A-300 standards to correct potential hazards.
- A tree removal permit is required prior to removal or relocation of any tree or palm. Contact the Dania Beach City Arborist at 954-924-6805 to obtain permit information.
- Landscape contractor shall notify Sunshine One Call of Florida, Inc. at 1-800-432-4770 a minimum of 2 full business days prior to digging. Landscape contractor is responsible for avoiding damage to utilities from plant installation.
- Tree relocations:
  - Existing trees to be relocated shall be root pruned a minimum of 120 days prior to relocation
  - Minimum root ball sizes shall be in accordance with ANSI standards as follows:
 

Caliper	Minimum Root Ball Diameter
1	18
2	24
3	32
4	42
5	54
6	60
7	70
8	80
> 8	12 inches per inch of trunk diameter

 Transplanted trees with undersized root balls may be rejected by the City Arborist and replacement trees may be required.
  - A temporary irrigation system shall be provided during and for the first 40 days after root pruning.
- All planting must follow planting specifications and details shown on the plan.
- Substitutions of plant species or specifications must be approved in writing by the Dania Beach City Arborist prior to use.
- All plant material planted per this landscape plan shall be Florida Grade #1 or better, as specified in the current edition of the Florida Department of Agriculture's Grades and Standards for Nursery Plants. Damaged plant material shall be rejected and replaced prior to installation.
- All sizes shown for plant material are to be considered minimums.
- Where quantities and/or species differ between the planting plans and plant lists, the plans shall take precedence.
- All new plant material shall be warranted by the landscape contractor for a minimum period of one year. The warranty period shall begin after acceptance of the plants by the City Arborist.
- Plant beds to be treated with pre-emergent herbicide prior to planting.
- All tree and palm staking and support shall be removed one year after installation.
- No fertilizer shall be applied to newly planted trees and palms.
- All landscape material shall be thoroughly watered at the time of planting, no dry planting permitted.
- Landscape contractor shall be responsible for providing temporary water provisions until such time as the irrigation system is operational.
- All wire guys and/or fabric straps shall be flagged with fluorescent colored tape.
- Mulching:
  - All landscaped areas not covered by sod shall be covered by a minimum 3-inch layer of mulch.
  - A mulch ring with a minimum radius of 24 inches (48 inch diameter), is required around all newly installed trees and palms.
  - Cypress mulch shall not be used.
  - No mulch shall be placed touching or within six inches of the trunk of a tree or palm.
- All newly landscaped areas shall be excavated down to a depth of 24 inches below final grade and back filled with clean debris-free soil. Existing soil may be re-used for backfilling if debris is removed and organic content is sufficient or soil is augmented with topsoil. Construction access shall be restricted from the landscape area after excavation and backfill is complete.
- All landscape areas shall be finish graded such that they are a minimum of 3.5 inches below surrounding paved surfaces so as not to impede the flow of drainage into landscaped areas and to allow for a 3-inch mulch layer.

**GrantArchitects**  
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 10 East Baltimore Street  
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 Phone: 410 230 0003  
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 E-mail: info@grantarchitects.com

**THE SAN MARCO**  
 DANIA BEACH, FL

Revisions:	Date:

Released For:	Date:
<input checked="" type="checkbox"/> Preliminary Only	08/27/09
<input type="checkbox"/> Schematic Design	
<input type="checkbox"/> Design Development	
<input type="checkbox"/> Bidding	
<input type="checkbox"/> Permits	
<input type="checkbox"/> Construction	
<input type="checkbox"/> As Built	

Drawn By:	HA
Designed By:	JMG
Checked By:	JMG

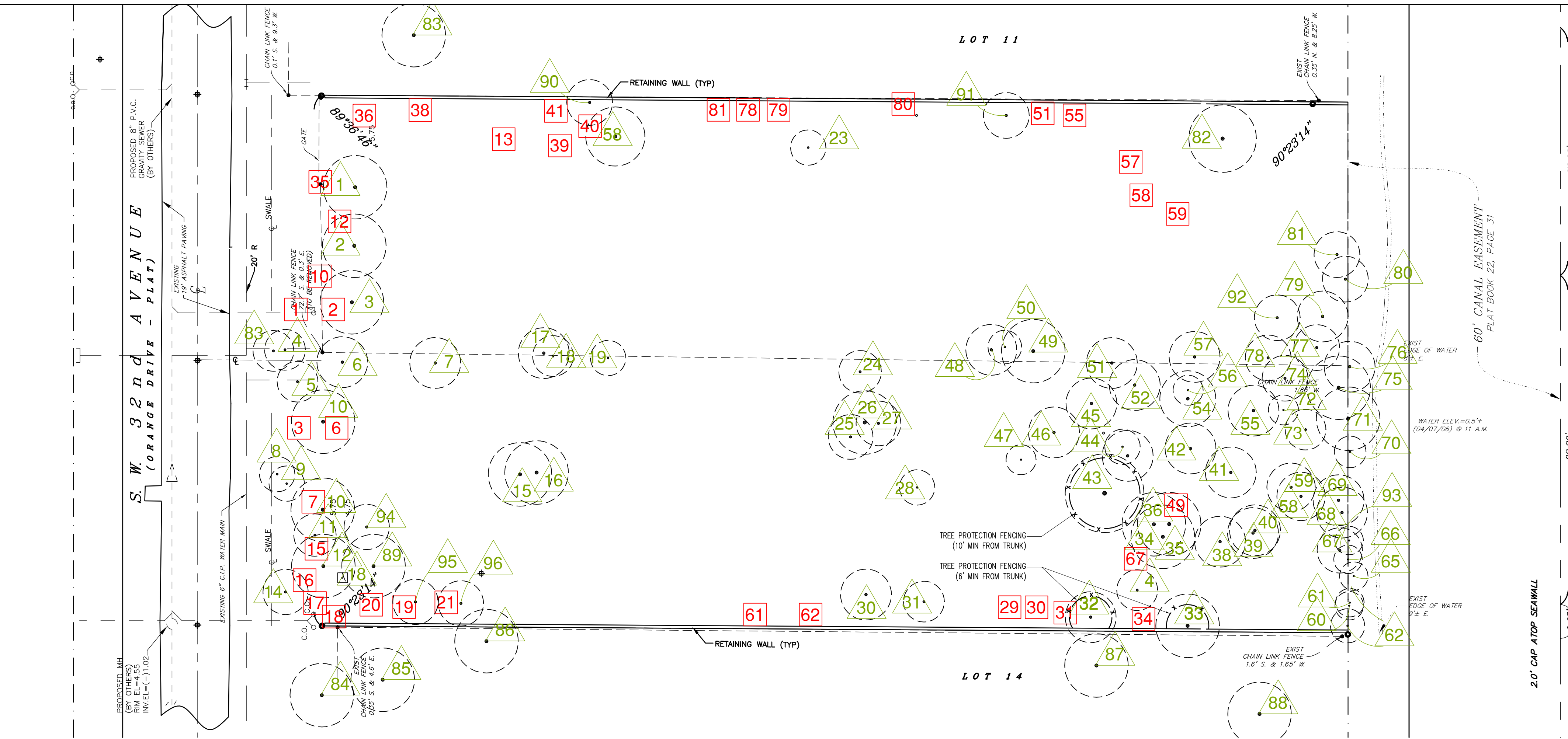
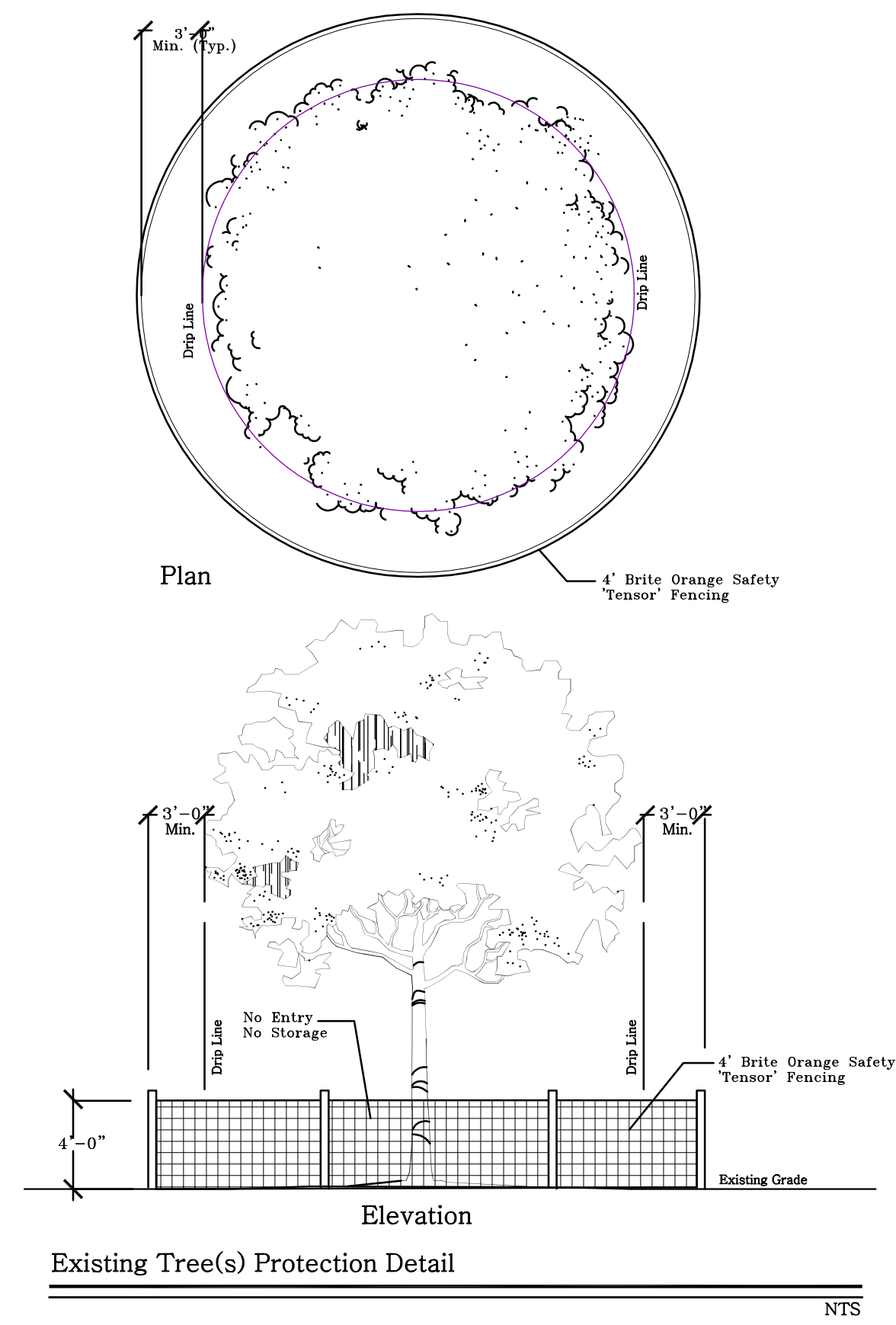
Project Number: 06443

**LANDSCAPE PLAN**

Scale: AS NOTED

**LP-1**

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TREE #	COMMON NAME	SCIENTIFIC NAME	Cal. DBH	CANOPY COVER (SQFT)	Cond.	SPECIMEN TREE (YES/NO)	\$ Value (If Specimen)	DISPOSITION (REMAIN, REMOVE, RELOCATE)	Height
1	Royal Palm	Roystonea elata	14"	250	Good	No	-	To be relocated	50'
2	Royal Palm	Roystonea elata	14"	250	Good	No	-	To be relocated	60'
3	Royal Palm	Roystonea elata	14"	250	Good	No	-	To be relocated	50'
4	Royal Palm	Roystonea elata	12"	115	Fair	No	-	To be removed	28'
5	Royal Palm	Roystonea elata	6"	115	Fair	No	-	To be removed	45'
6	Royal Palm	Roystonea elata	14"	150	Good	No	-	To be relocated	30'
7	Royal Palm	Roystonea elata	14"	150	Good	No	-	To be relocated	30'
8	Australian Pine	Casuarina equisetifolia	6"	80	Good	No	-	To be removed	18'
9	Australian Pine	Casuarina equisetifolia	6"	80	Good	No	-	To be removed	18'
10	Royal Palm	Roystonea elata	20"	250	Good	No	-	To be relocated	30'
11	Australian Pine	Casuarina equisetifolia	12"	115	Good	No	-	To be removed	50'
12	Royal Palm	Roystonea elata	14"	250	Good	No	-	To be relocated	30'
13	Royal Palm	Roystonea elata	6"	80	Good	No	-	To be relocated	19'
14	Royal Palm	Roystonea elata	10"	115	Fair	No	-	To be removed	20'
15	Royal Palm	Roystonea elata	14"	250	Good	No	-	To be relocated	30'
16	Royal Palm	Roystonea elata	14"	250	Good	No	-	To be relocated	30'
17	Royal Palm	Roystonea elata	10"	150	Good	No	-	To be relocated	30'
18	Royal Palm	Roystonea elata	10"	150	Good	No	-	To be relocated	20'
19	Royal Palm	Roystonea elata	6"	115	Good	No	-	To be relocated	12'
20	Royal Palm	Roystonea elata	12"	115	Good	No	-	To be relocated	40'
21	Royal Palm	Roystonea elata	10"	115	Good	No	-	To be relocated	32'
22	Coconut Palm	Cocos nucifera	6"	115	Fair	No	-	To be relocated	15'
23	Citrus	Actinidea deliciosa	10"	130	Dead	No	-	To be removed	15'
24	Coconut Palm	Coconut Palm	6"	115	Fair	No	-	To be removed	15'
25	Coconut Palm	Coconut Palm	8"	130	Fair	No	-	To be removed	28'
26	Royal Palm	Roystonea elata	20"	250	Fair	No	-	To be removed	55'
27	Coconut Palm	Coconut Palm	8"	130	Fair	No	-	To be removed	20'
28	Sabal Palm	Sabel palmetto	14"	80	Fair	No	-	To be removed	18'
29	Royal Palm	Roystonea elata	14"	150	Good	No	-	To be relocated	35'
30	Royal Palm	Roystonea elata	12"	130	Good	No	-	To be relocated	30'
31	Royal Palm	Roystonea elata	10"	115	Dead	No	-	To be relocated	20'
32	Royal Palm	Roystonea elata	12"	130	Good	No	-	To remain	40'
33	Royal Palm	Roystonea elata	16"	250	Fair	No	-	To remain	30'
34	Royal Palm	Roystonea elata	14"	150	Good	No	-	To be relocated	30'
35	Royal Palm	Roystonea elata	14"	150	Good	No	-	To be relocated	30'
36	Royal Palm	Roystonea elata	14"	150	Good	No	-	To be relocated	30'
38	Royal Palm	Roystonea elata	16"	250	Good	No	-	To be relocated	30'
39	Royal Palm	Roystonea elata	14"	150	Good	No	-	To be relocated	35'
40	Royal Palm	Roystonea elata	14"	150	Good	No	-	To be relocated	30'
41	Royal Palm	Roystonea elata	14"	150	Good	No	-	To be relocated	35'
42	Royal Palm	Roystonea elata	14"	150	Fair	No	-	To be removed	35'
43	Live Oak	Quercus virginia	30"	380	Fair	No	-	To remain	30'
44	Sabal Palm	Sabel palmetto	12"	80	Good	No	-	To be removed	15'
45	Royal Palm	Roystonea elata	12"	130	Fair	No	-	To be removed	35'
46	Royal Palm	Roystonea elata	14"	150	Fair	No	-	To be removed	30'
47	Wax Myrtle	Myrica cerifera	6"	40	Poor	No	-	To be removed	10'
48	Royal Poinciana	Delonix regia	10"	140	Fair	No	-	To be removed	20'

NOTE: BASE INFORMATION TAKEN FROM CDI LAND DEVELOPMENT CONSULTANTS, INC.

49	Royal Palm	Roystonea elata	14"	150	Good	No	-	To be relocated	35'
50	Australian Pine	Casuarina equisetifolia	4" (6)	50	Good	No	-	To be removed	28'
51	Royal Palm	Roystonea elata	18"	150	Good	No	-	To be relocated	45'
52	Royal Palm	Roystonea elata	12"	150	Fair	No	-	To be removed	32'
53	Australian Pine	Casuarina equisetifolia	4" (2)	50	Good	No	-	To be removed	35'
54	Royal Poinciana	Delonix regia	24"	180	Dead	No	-	To be removed	13'
55	Royal Palm	Roystonea elata	12"	130	Good	No	-	To be relocated	35'
56	Royal Palm	Roystonea elata	4"	80	Fair	No	-	To be removed	10'
57	Royal Palm	Roystonea elata	18"	180	Good	No	-	To be relocated	35'
58	Royal Palm	Roystonea elata	18"	180	Good	No	-	To be relocated	35'
59	Royal Palm	Roystonea elata	18"	150	Good	No	-	To be relocated	35'
60	Coconut Palm	Cocos nucifera	4"	50	Fair	No	-	To be removed	6'
61	Coconut Palm	Cocos nucifera	4"	50	Good	No	-	To be relocated	5'
62	Coconut Palm	Cocos nucifera	10"	80	Good	No	-	To be relocated	18'
63	Coconut Palm	Cocos nucifera	4"	50	Fair	No	-	To be relocated	6'
64	Coconut Palm	Cocos nucifera	4"	50	Good	No	-	To be relocated	6'
65	Coconut Palm	Cocos nucifera	4"	50	Fair	No	-	To be removed	6'
66	Coconut Palm	Cocos nucifera	8"	70	Fair	No	-	To be removed	8'
67	Coconut Palm	Cocos nucifera	8"	70	Good	No	-	To be relocated	18'
68	Seagrape	Coccoloba uvifera	8"	100	Fair	No	-	To be removed	10'
69	Seagrape	Coccoloba uvifera	8"	100	Fair	No	-	To be removed	10'
70	Coconut Palm	Cocos nucifera	6"	60	Fair	No	-	To be removed	12'
71	Pond Apple	Annona glabra	10"	200	Good	No	-	To be removed	15'
72	Solitaire Palm	Ptychosperma elegans	4"	50	Good	No	-	To be removed	15'
73	Royal Poinciana	Royal Poinciana	10"	115	Poor	No	-	To be removed	15'
74	Coconut Palm	Cocos nucifera	10"	80	Good	No	-	To be removed	12'
75	Pond Apple	Annona glabra	10"	200	Good	No	-	To be removed	15'
76	Coconut Palm	Cocos nucifera	18"	180	Good	No	-	To be removed	15'
77	Pond Apple	Annona glabra	6"	100	Good	No	-	To be removed	25'
78	Coconut Palm	Cocos nucifera	6"	60	Good	No	-	To be relocated	12'
79	Coconut Palm	Cocos nucifera	12"	130	Good	No	-	To be relocated	15'
80	Coconut Palm	Cocos nucifera	12"	130	Good	No	-	To be relocated	20'
81	Coconut Palm	Cocos nucifera	8"	70	Good	No	-	To be relocated	15'
82	Shortleaf Fig	Ficus citifolia	52"	250	Good	No	-	To be removed	45'
83	Seagrape	Coccoloba uvifera	6"	100	Fine	No	-	To be removed	15'

Off Site Trees Within 25' of Property Line

84	Royal Palm	Roystonea elata	12"	115	Good	No	-	Off Property	40'
85	Live Oak	Quercus virginia	6"	100	Fair	No	-	Off Property	12'
86	Royal Palm	Roystonea elata	10"	115	Fair	No	-	Off Property	20'
87	Live Oak	Quercus virginia	4"	90	Fair	No	-	Off Property	16'
88	Shortleaf Fig	Ficus citifolia	6"	60	Fair	No	-	Off Property	30'
89	Australian Pine	Casuarina equisetifolia	10"	150	Fair	No	-	Off Property	20'

Additional Trees on Site

90	Brazilian Pepper	Schinus terebinthifolius	6"	100	Fair	No	-	To be removed	15'
91	Brazilian Pepper	Schinus terebinthifolius	6"	100	Fair	No	-	To be removed	15'
92	Brazilian Pepper	Schinus terebinthifolius	6"	100	Fair	No	-	To be removed	15'
93	Brazilian Pepper	Schinus terebinthifolius	6"	100	Fair	No	-	To be removed	15'
94	Seagrape	Coccoloba uvifera	6"	100	Fair	No	-	To be removed	15'
95	Schefflera	Schefflera actinophylla	6"	100	Fair	No	-	To be removed	15'

Total Canopy Removed = 4720 sq ft.

TREE LEGEND  
 ● 37 TREES TO BE REMOVED  
 ● 54 RELOCATED TREE LOCATION  
 ▲ EXISTING TREE TAG  
 □ RELOCATED TREE TAG

Note:  
 Additional tree protection measures will be used on site to protect existing large trees on site. These measures will include root pruning and supplemental irrigation as required.

Revisions:	Date:

Released For:	Date:
<input checked="" type="checkbox"/> Preliminary Only	08/27/09
<input type="checkbox"/> Schematic Design	
<input type="checkbox"/> Design Development	
<input type="checkbox"/> Bidding	
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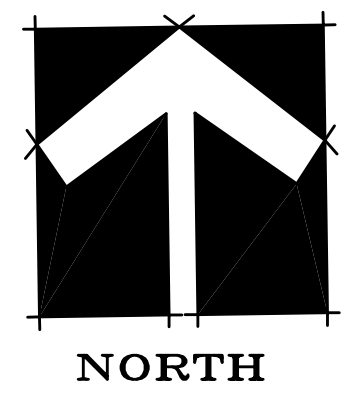
Drawn By:	CK
Designed By:	JMG
Checked By:	JMG

Project Number: 0643

EXISTING CONDITIONS

Scale: 1" = 20'



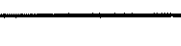

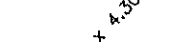
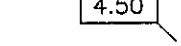

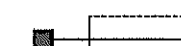


TR-1



SCALE: 1" = 20'-0"

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**LEGEND :**

-  LIMITS OF CONC. SIDEWALKS, PORCHES & PADS
-  LIMITS OF ASPH. PAVEMENT, LIMEROCK BASE & SUBGRADE
-  EXIST. PROPERTY LINE, SITE BOUNDARY
-  CENTERLINE
-  EXIST. EDGE OF PAVEMENT
-  EXIST. GRADE ELEVATION
-  PROPOSED ELEVATIONS
-  SURFACE DRAINAGE FLOW ARROW
-  TYPE "D" CONC. CURB (AS APPLICABLE)
-  CATCH BASIN W/ EXFILTRATION TRENCH

**GENERAL CONDITION NOTES :**

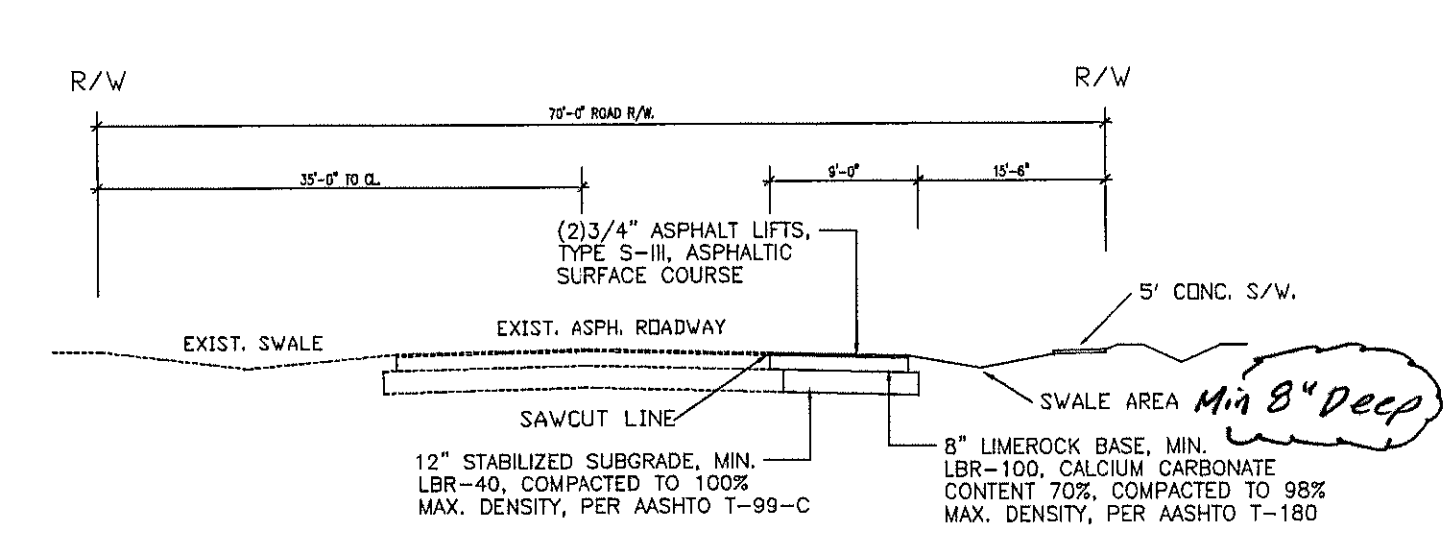
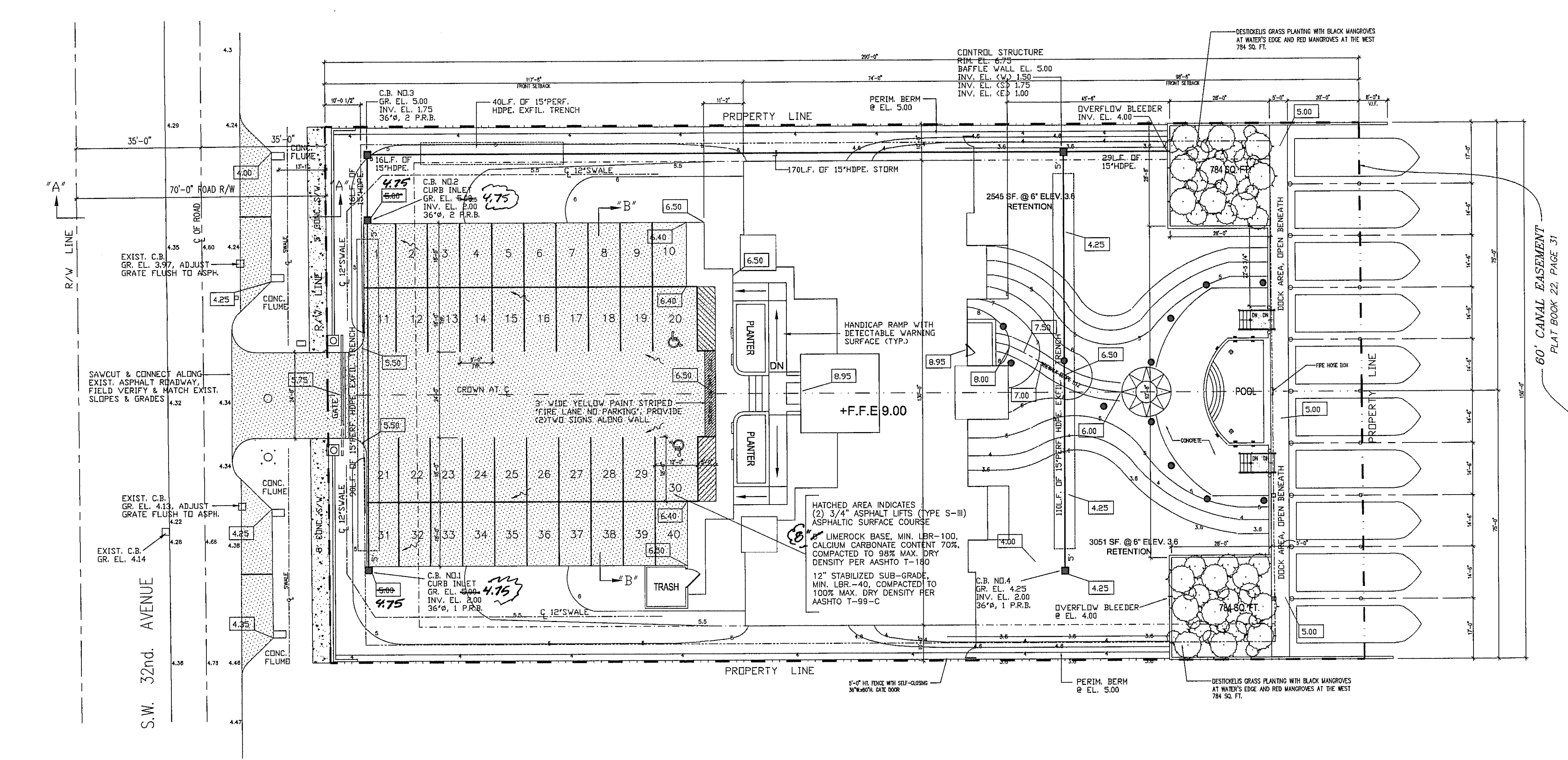
1. THE LOCATION OF EXISTING UTILITIES AND TOPOGRAPHY HAS BEEN PREPARED FROM THE MOST RELIABLE INFORMATION AVAILABLE TO THE ENGINEER. THIS INFORMATION IS NOT GUARANTEED AND IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO DETERMINE THE EXACT LOCATION OF ALL EXISTING UTILITIES AND TOPOGRAPHY PRIOR TO CONSTRUCTION.
2. PRIOR TO CONSTRUCTION THE CONTRACTOR IS TO NOTIFY THE FOLLOWING COMPANIES & AGENCIES AND ANY OTHERS SERVING THE AREA:  
 FLORIDA POWER & LIGHT CO., CONSTRUCTION  
 SOUTHERN BELL TELEPHONE & TEL. CO.  
 CABLE CONSTRUCTION BUREAU  
 LOCAL CITY / COUNTY ENGINEERING & UTILITY DEPARTMENTS  
 FLORIDA DEPARTMENT OF TRANSPORTATION (FDOT), AS APPLICABLE  
 UNDERGROUND UTILITIES NOTIFICATION CENTER OF FLORIDA (S.U.N.S.H.I.N.E.)

**PAVING, GRADING & DRAINAGE NOTES :**

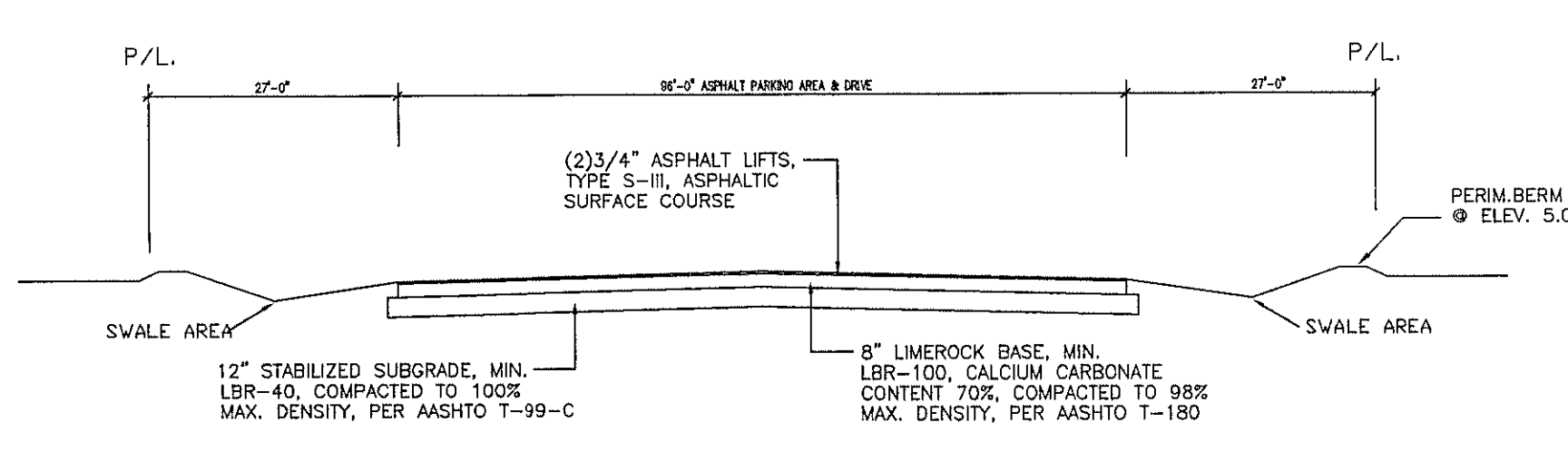
1. ALL UNSUITABLE MATERIALS, SUCH AS MUCK, HARDPAN, ORGANIC MATERIAL & OTHER DELETERIOUS MATERIAL AS CLASSIFIED BY AASHTO M-145, FOUND WITHIN THE ROAD & PARKING LOT AREAS SHALL BE REMOVED DOWN TO ROCK OR SUITABLE MATERIAL, & REPLACED W/ THE SPECIFIED FILL MATERIAL IN MAXIMUM 12" LIFTS COMPACTED TO NOT LESS THAN 100% MAXIMUM DRY DENSITY AT OPTIMUM MOISTURE IN ACCORDANCE W/ AASHTO T-99. THICKNESS OF LAYERS MAY BE INCREASED PROVIDED THE EQUIPMENT & METHODS USED ARE PROVEN BY FIELD DENSITY TESTING TO BE CAPABLE OF COMPACTING THICK LAYERS TO SPECIFIED DENSITIES.
2. ALL AREAS SHALL BE CLEARED & GRUBBED PRIOR TO CONSTRUCTION. THIS SHALL CONSIST OF THE COMPLETE REMOVAL & DISPOSAL OF ALL TREES, BRUSH, STUMPS, ROOTS, GRASS, WEEDS, RUBBISH & ALL OTHER OBSTRUCTION RESTING ON OR PROTRUDING THROUGH THE SURFACE OF THE EXIST. GROUND TO A DEPTH OF 12". ITEMS DESIGNATED TO REMAIN OR TO BE RELOCATED OR ADJUSTED SHALL BE SO DESIGNATED ON THE DWGS.
3. FILL MATERIAL SHALL BE CLASSIFIED AS A-1, A-3 OR A-2.4 IN ACCORDANCE W/ AASHTO M-145 & SHALL BE FREE FROM VEGETATION & ORGANIC MATERIAL, NOT MORE THAN 12% BY WEIGHT OF FILL MATERIAL SHALL PASS THE NO. 200 SIEVE.
4. THE CONTRACTOR SHALL BE RESPONSIBLE FOR PROVIDING CERTIFIED MATERIAL TEST RESULTS TO THE ENGINEER OF RECORD PRIOR TO THE RELEASE OF FINAL CERTIFICATION BY THE ENG. TEST RESULTS MUST INCLUDE BUT MAY NOT BE LIMITED TO, DENSITIES FOR SUBGRADE & LIME ROCK, UTILITIES, EXCAVATION, ASPHALT GRADATION REPORTS, CONC. CYLINDERS, ETC...
5. ALL INLETS & PIPE SHALL BE PROTECTED DURING CONSTRUCTION TO PREVENT SILTATION IN THE DRAINAGE SYSTEMS BY WAY OF TEMPORARY PLUGS & PLYWOOD OR PLASTIC COVERS OVER THE INLETS. THE ENTIRE DRAINAGE SYSTEM TO BE CLEAN OF DEBRIS PRIOR TO FINAL ACCEPTANCE.
6. WHERE NEW ASPHALT MEETS OR ABUTS EXIST. ASPHALT, THE EXIST. ASPHALT SHALL BE SAWCUT TO PROVIDE A STRAIGHT EVEN LINE. PRIOR TO REMOVING CURB OR GUTTER, THE ADJACENT ASPHALT SHALL ALSO BE SAWCUT TO PROVIDE A STRAIGHT EVEN LINE.
7. ALL PROPOSED GRADES (ELEVATIONS) REFER TO FINISHED GRADES (SEE PLAN DWG.)
8. SITE GRADING SHALL BE W/N 0.1' OF THE REQUIRED ELEVATION & ALL AREAS SHALL BE GRADED TO DRAIN.
9. ALL SUBGRADE SHALL HAVE AN LBR OF 40 UNLESS OTHERWISE NOTED & SHALL BE COMPACTED TO 100% MAXIMUM DRY DENSITY PER AASHTO T-99.
10. ALL LIMEROCK SHALL BE COMPACTED TO 98% PER AASHTO T-180 & HAVE NOT LESS THAN 60% OF CARBONATES OF CALCIUM & MAGNESIUM UNLESS OTHERWISE DESIGNATED. ALL LIMEROCK SHALL BE PRIMED.
11. CONCRETE & ASPHALT THICKNESS SHALL BE OF TYPE DESIGNATED ON DWGS. (SEE SECTIONS)
12. PLASTIC FILTER FABRIC SHALL BE MIRAF, TYPAR OR EQUAL CONFORMING TO SECTION 985 OF THE FDOT STANDARD SPECIFICATIONS.
13. CONC. SIDEWALKS SHALL BE 4" THICK ON COMPACTED SUBGRADE, W/ 1/2" EXPANSION JOINTS PLACED AT A MAXIMUM OF 75'. CRACK CONTROL JOINTS SHALL BE 5' ON CENTER. THE BACK OF SIDEWALK ELEVATION SHALL EQUAL THE CROWN OF ROADWAY, UNLESS SPECIFIED OTHERWISE BY LOCAL CODES OR INDICATED ON DWGS. ALL CONC. SIDEWALKS THAT CROSS DRIVEWAYS SHALL BE 6" THICK.
14. PIPE SPECIFICATIONS : THE MATERIAL TYPE IS SHOWN ON THE DRAWINGS BY ONE OF THE FOLLOWING DESIGNATIONS -  
 RCP = REINFORCED CONC. PIPE, ASTM DESIGNATION C-76, TABLE III  
 CMP = CORRUGATED METAL (ALUM.) PIPE, ASTM DESIGNATION M-196  
 CMP = (SMOOTH LINED) CORRUGATED METAL (ALUM.) PIPE, ASTM DESIGNATION M-196  
 SCP = SLOTTED CONC. PIPE, FDOT SECTIONS 941 & 942  
 PVC = POLYVINYLCHLORIDE PIPE  
 PCMP = PERFORATED CMP, FDOT SECTION 945  
 DIP = DUCTILE IRON PIPE  
 HDPE = HIGH DENSITY POLYETHYLENE PIPE
15. ASPHALT -  
 BITUMINOUS MATERIAL SHALL BE ASPHALT CEMENT, VISCOSITY GRADE AC-20, CONFORMING TO THE REQUIREMENTS OF FDOT STANDARD SPECIFICATIONS, 1986 EDITION, SECTION 916-1.  
 PRIME COAT SHALL BE CUT BACK ASPHALT, GRADE RC-70 OR RC-250 CONFORMING TO THE REQUIREMENTS SPECIFIED IN AASHTO DESIGNATION M-81-75 (1982). RATE - 0.10 GALS./S.Y.  
 TACK COAT SHALL BE EMULSIFIED ASPHALT, GRADE RS-2 CONFORMING TO THE REQUIREMENTS SPECIFIED IN AASHTO DESIGNATION M-140-82. RATE - 0.02 TO 0.08 GALS./S.Y.  
 DESIGN MIX SHALL CONFORM TO FDOT SECTION 331 UNLESS OTHERWISE SPECIFIED.

**PAVEMENT MARKING & SIGNING STANDARD NOTES :**

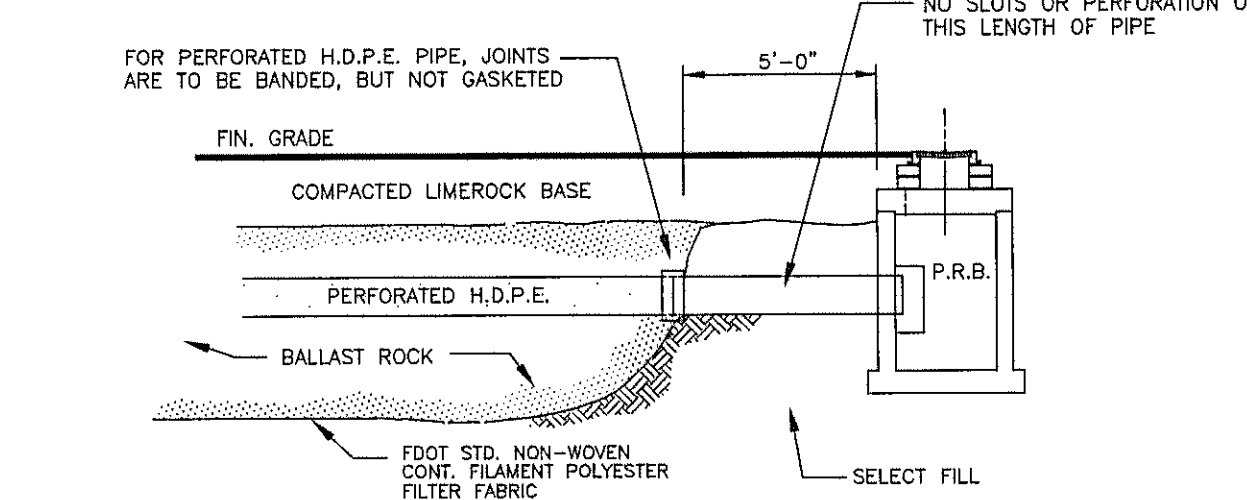
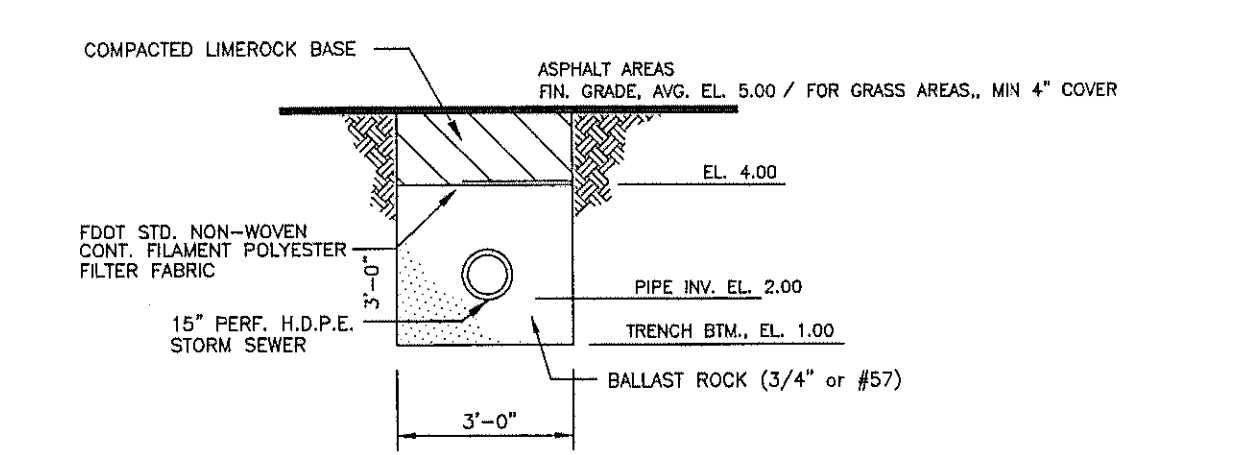
1. PAVEMENT MARKINGS SHALL BE PAINTED, UNLESS SPECIFIED OTHERWISE.



**FRONT ROADWAY SECTION "A-A"**  
SCALE: N.T.S.



**PARKING AREA SECTION "B-B"**  
SCALE: N.T.S.

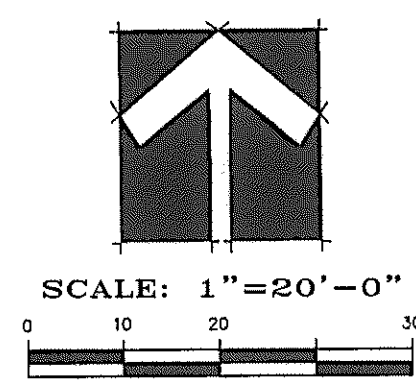


- EXFILTRATION NOTES:**
1. PLASTIC FILTER FABRIC (AT EACH SIDE, TOP & BOTTOM) SHALL BE USED IN SANDY AREAS AS NOTED ON PLANS AND/OR DIRECTED BY THE ENGINEER.
  2. THE BOTTOM OF THE EXFILTRATION TRENCH SHALL BE 4'-0" (EL. 1.00±) BELOW FINISHED GRADE ELEVATION, UNLESS FIELD CONDITIONS WARRANT OTHERWISE.
  3. AFTER THE BALLAST ROCK HAS BEEN PLACED TO THE PROPER ELEVATION IT SHALL BE CAREFULLY WASHED DOWN WITH CLEAN WATER IN ORDER TO ALLOW FOR INITIAL SETTLEMENT THAT MAY OCCUR. (BALLAST ROCK - 3/4" or #57)

**EXFILTRATION TRENCH DETAIL**  
SCALE: N.T.S.

**TYPE "D" CONC. CURB**  
SCALE: N.T.S.

- GENERAL NOTES :**
1. MINIMUM BERM ELEVATION IS 4.90, PROVIDE BERM @ ELEV. 5.00
  2. OVERFLOWS INTO WETLAND AREAS TO BE VERIFIED AT FINAL DESIGN STAGE
  3. ALL STRIPING TO BE THERMOPLASTIC



REVISIONS :  
 08-24-09, REV. PER CITY REVIEW  
 09-10-09, ABEF FRONT CONC. SIDEWALK  
 10-8-09 Per City Comments

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**SAN. MARCO APARTMENTS**  
 CITY OF DANIA BEACH, BROWARD COUNTY, FLORIDA

**PAVING, GRADING & DRAINAGE PLAN**

DATE: JULY, 2009  
 SCALE: 1"=20'-0"  
 DWG. BY: C.R.W.  
 CHK'D. BY: C.O.B.  
 JOB NO.: 09-152  
 SHEET NO.

**C-1**

CHARLES O. BUCKALEW, P.E.  
 FLORIDA REG. NO. 24842



REVISIONS :  
 08-24-09, REV. PER  
 CITY REVIEW  
 09-10-09, ADDED FRONT  
 CONC. SIDEWALK  
 10-8-09 Rev  
 City Comments

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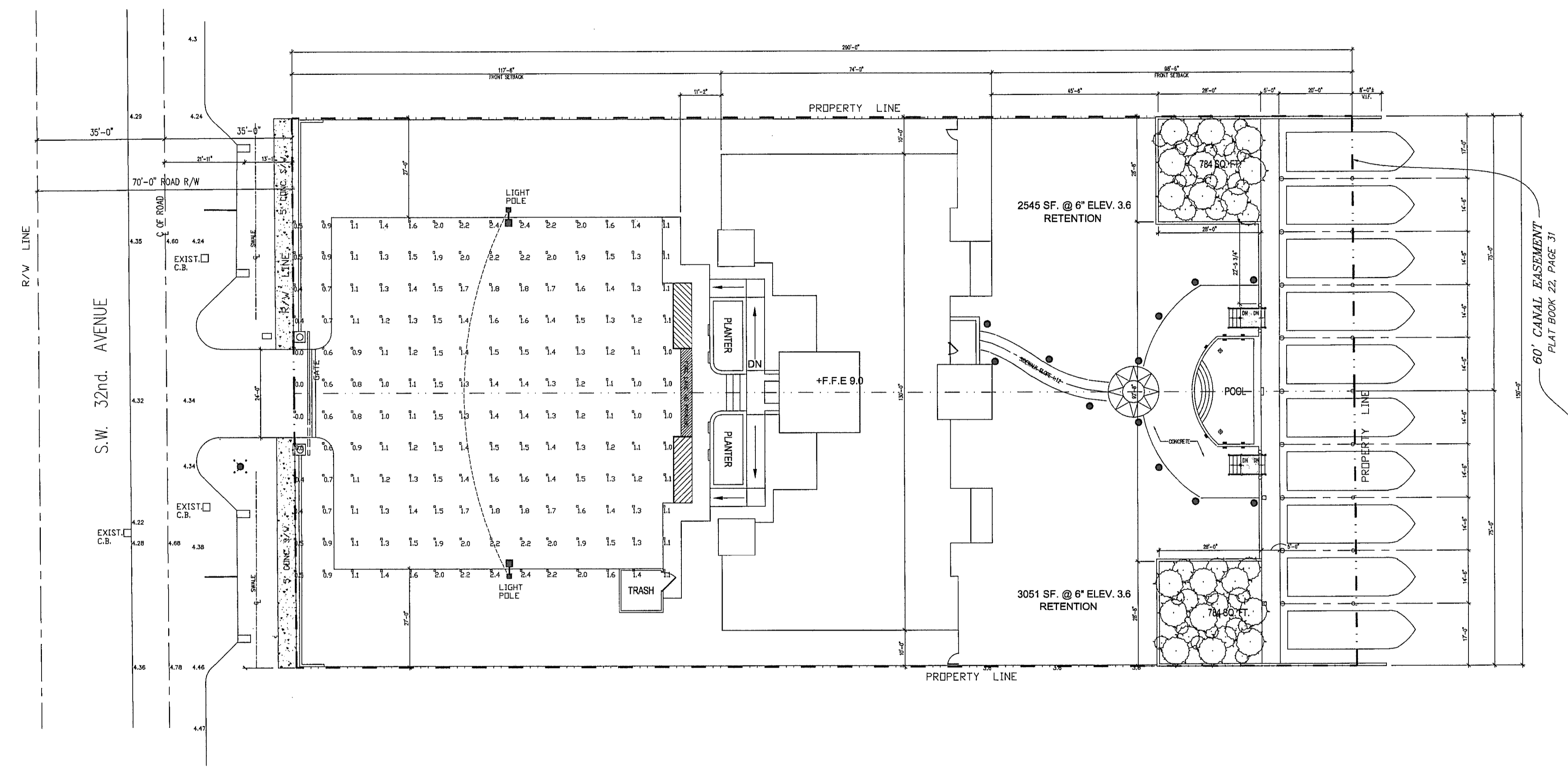
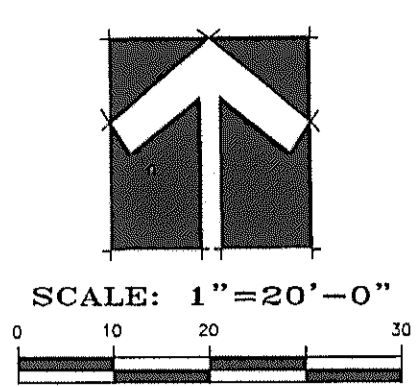
**SAN. MARCO APARTMENTS**  
 CITY OF DANIA BEACH, BROWARD COUNTY, FLORIDA

PROJECT :

DRWG. TITLE :  
**SITE LIGHTING PLAN**

DATE: JULY, 2009  
 SCALE: 1"=20'-0"  
 DWG. BY: C.R.W.  
 CHK'D. BY: C.O.B.  
 JOB NO.: 09-152  
 SHEET NO.

L-1



**SITE LIGHTING REQUIREMENTS :**

1. SITE LIGHTING SHALL PROVIDE A MINIMUM AVERAGE LIGHT-LEVEL OF ONE-FOOT CANDLE.
2. LIGHT POLES SHALL WITHSTAND A 140MPH. WIND-LOAD. FIXTURES SHALL BE OPERATED BY PHOTO-ELECT. CONTROL AND TO REMAIN ON UNTIL 2:00 A.M.
3. ADJUST TREE LOCATIONS ONLY AS NECESSARY TO PREVENT PARKING SURFACE SHADOWING AT LIGHT POLE LOCATIONS.

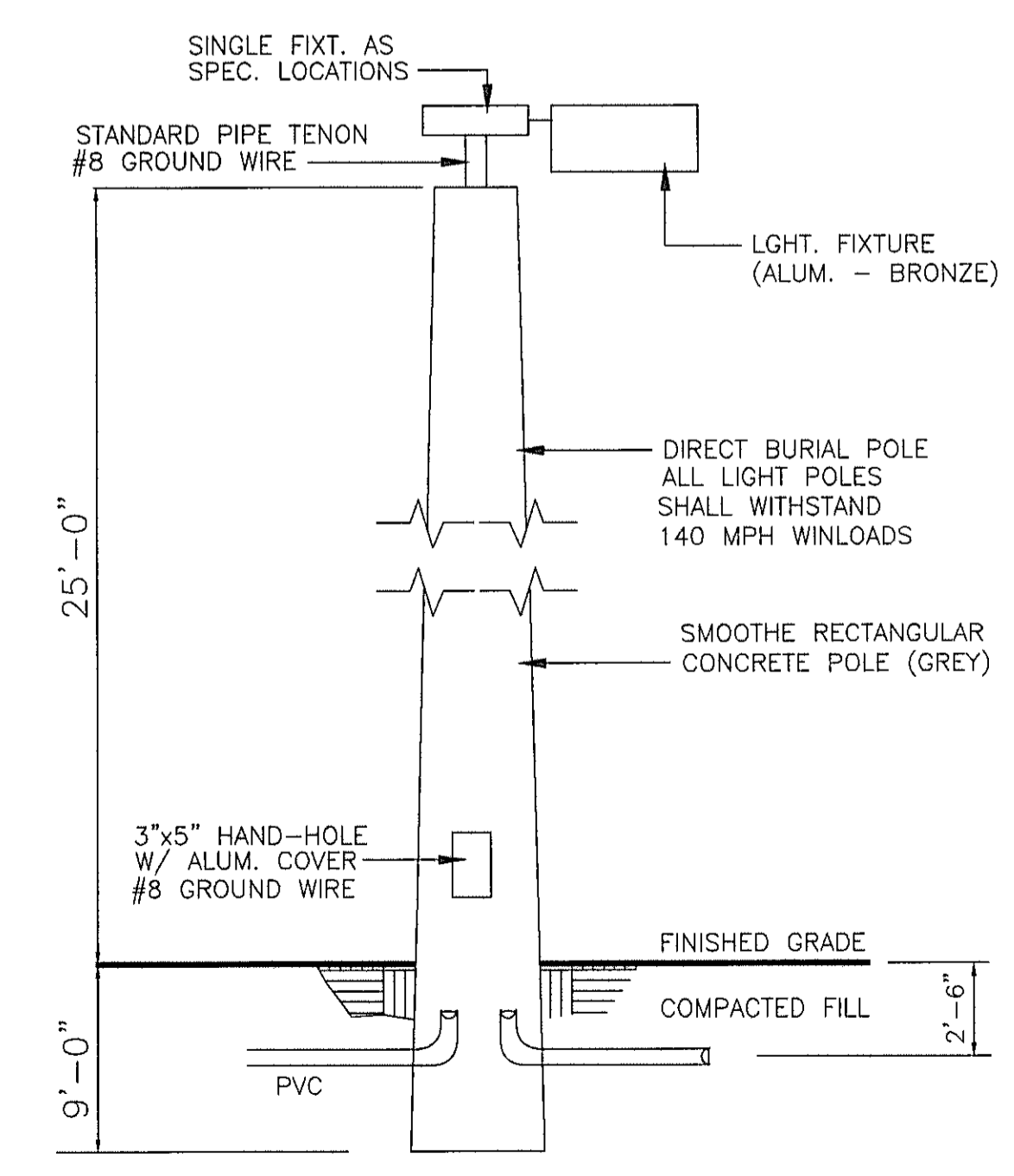
**POLE SPECS. (AS PER PRODUCT APPROVALS)**

POLE LENGTH 34'-0"  
 EMBED. SPEC. 9'-0"  
 HGT. ABOVE GRADE 25'-0"  
 WEIGHT 2840lbs.  
 WIND VELOCITY 140 mph.

NOTE: ABOVE EMBED. SHOWN IN SAND

**STANDARD PIPE TENON & POLE SPECS :**

2" DIA., 2 3/8" OUTSIDE DIA.  
 3"x5" HAND-HOLE W/ ALUM. COVER, #8 GRND. WIRE  
 PROVIDE GRND. ROD AT ALL LIGHT POLE LOCATIONS



**LIGHT POLE DETAIL**

CHARLES O. BUCKALEW, P.E.  
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