LOCATION MAP

SCALE: N.T.S

PROPERTY DESCRIPTION

ALL OF BLOCK 1, OF "DANIA BEACH SUBDIVISION", ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 8, AT PAGE 1 OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA, LESS AND EXCEPT THE NORTH 5 FEET THEREOF.
A.K.A.
ALL OF BLOCK 1, INCLUDING BUT NOT LIMITED TO THOSE AREAS SHOWN AS PRIVATE DRIVE AND HOTEL PARK, LYING EAST OF AND ADJACENT TO SAID BLOCK 1, ALL LYING IN THE PLAT OF DANIA BEACH SUBDIVISION, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 8, PAGE 1, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA, LESS THEREFROM THE NORTH 5 FEET THEREOF FOR ROADWAY PURPOSES.

LIST OF DRAWINGS

TITLE SHEET
PLAT
SURVEY

C-1 CONCEPTUAL ENGINEER PLAN
C-2 CIVIL ENGINEERING DETAILS
C-3 DRAINAGE WELL DETAILS
C-4 STORMWATER POLLUTION PREVENTION
C-5 CIVIL ENGINEERING DETAILS
C-6 CIVIL ENGINEERING SPECS.

SP-1 SITE PLAN
SP-2 SITE PLAN DETAILS
SP-3 SITE PLAN DETAILS
MASTER SIGN PLAN

LSP-1 LIFE SAFETY PLAN 1st FLOOR
LSP-2 LIFE SAFETY PLAN 3rd FLOOR (TYPICAL)
LSP-3 LIFE SAFETY PLAN ROOF TERRACE
LSP-4 FIRE TRUCK PATH

TD-1 TREE DISPOSITION
L-1 PROPOSED FIRST FLOOR LANDSCAPE PLAN
L-2 PROPOSED THIRD FLOOR LANDSCAPE PLAN
L-3 PROPOSED ROOF LANDSCAPE PLAN
L-4 PROPOSED TREE ELEVATION @ 5 YEARS

IR-1 PROPOSED FIRST FLOOR IRRIGATION PLAN
IR-2 PROPOSED THIRD FLOOR IRRIGATION PLAN

PH-1 PHOTOMETRIC SITE PLAN
PH-2 PHOTOMETRIC THIRD FLOOR PLAN

A-1 1st FLOOR PLAN
A-2 2nd FLOOR PLAN
A-3 3rd FLOOR PLAN
A-4 4th FLOOR PLAN
A-5 5th FLOOR PLAN
A-6 6th FLOOR PLAN
A-7 7th FLOOR PLAN
A-8 TERRACE FLOOR PLAN
A-9 ELEVATIONS
A-10 ELEVATIONS
A-11 SECTIONS
A-12 BLOW UP UNITS
A-13 BLOW UP COMMERCE

" DANIA PLACE " @ Dania Beach

180 E. DANIA BEACH BLVD, DANIA BEACH , FL.33004

OWNER:

VILLAGE AT DANIA BEACH LLC
12895 S.W. 132nd STREET , suite 202
MIAMI , FL. 33186
PHONE: 305-255-5527
E-MAIL: elopes@ahsolutionsllc.com

ARCHITECT:

SOUTHEAST ARCHITECTS SERVICES, INC.

4310 W. BROWARD Blvd. - PLANTATION, FL - 33317
Tel.(954)797-2821 Fax. (954)797-2847
E-mail : kiki@search-tecs.com

QuEST

Quest Engineering Services & Testing, Inc.

2737 NW 19th Street -Pompano Beach, FL - 33069
PH:(954)582-9800 Fax: (954)582-9836
sal@questengg.com

MARTIN PILOTE

GLOBE ENGINEERING,INC.

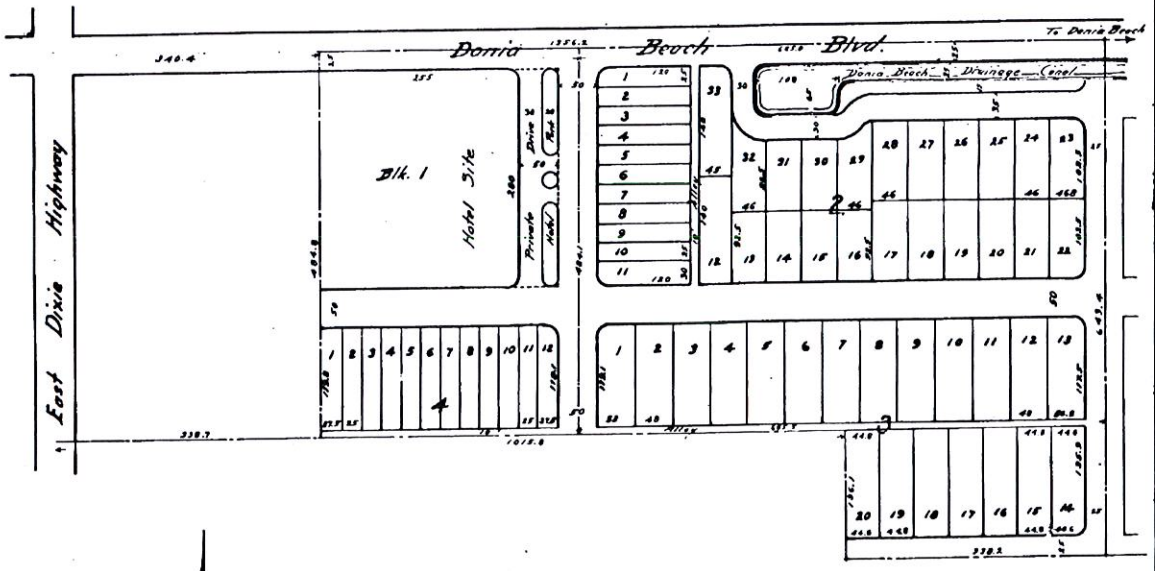
CIVIL ENGINEERING CONSULTANT

4839 SW 148 Av. Ste 507-Ft Lauderdale FL-33330
PH:(954)316-7628 Fax: (888)566-7740
martin@civil-engineer.us

KIM MOYERS

Landscape Architect

4808 NE 16th Av. - Oakland Park , FL - 33334
PH.(954)492-9609 kmoyer@gmail.com



STATE OF FLORIDA
COUNTY OF BROWARD
I HEREBY CERTIFY that this is a true and correct copy of a map or plat as the same appears of record in Plat Book 8 at Page 1 of the public record of Broward County, Florida. WITNESS my hand and official seal at Fort Lauderdale FL this 24 FEB 19 89
A. VESTER

DANIA BEACH SUBDIVISION

DANIA - FLORIDA
FOR
A.J. RYAN - WILLIAM BECKER - M.E. HOFFMAN
TITLE IN
FORT LAUDERDALE BANK AND TRUST CO. TRUSTEE.

Know All Men By These Presents:-

That the Fort Lauderdale Bank and Trust Company a corporation existing under the laws of the State of Florida, acting as trustee, has caused the herewith described lands to be subdivided in the manner shown on the attached plat, to be known as Dania Beach Subdivision.

All streets, excepting those marked private drive, and all alleys, or parts thereof, are hereby dedicated to the perpetual use of the public as thoroughfares, reserving to ourselves, our legal representatives, or assigns, owners of abutting property, the reversion or reversions thereof, whenever discontinued by law.

In Testimony Whereof, The Fort Lauderdale Bank and Trust Company, by authority of its Board of Directors, has caused these presents to be signed by its President and attested by its Asst. Cashier, and the corporate seal of the said company affixed all on this 7 day of May, A.D. 1925.

ATTEST: ASST. CASHIER

W.C. Kyle
PRESIDENT

Description of Land:-

East ¼ of N.E. ¼ of S.W. ¼ of S.E. ¼
North ½ of S.W. ¼ of N.E. ¼ of S.W. ¼ of S.E. ¼; and North ½ of S.E. ¼ of N.W. ¼ of S.W. ¼ of S.E. ¼.
N.E. ¼ of N.W. ¼ of S.W. ¼ of S.E. ¼; and N.W. ¼ of N.E. ¼ of S.W. ¼ of S.E. ¼ all in Sec. 34-T50S-R42E in Broward County, Florida

State of Florida
County of Broward

This day personally appeared before me, a Notary Public W.C. Kyle and V.C. Sherwin, to me well known, and acknowledged that they are president and asst cashier respectively, of The Fort Lauderdale Bank and Trust Company, that they executed and signed the above instrument of dedication, as trustee, by authority of its Board of Directors, for the purpose and intentions therein set forth.

In Witness Whereof, I have hereunto set my hand and affixed my seal this 7 day of May, A.D. 1925.

State of Florida
County of Broward

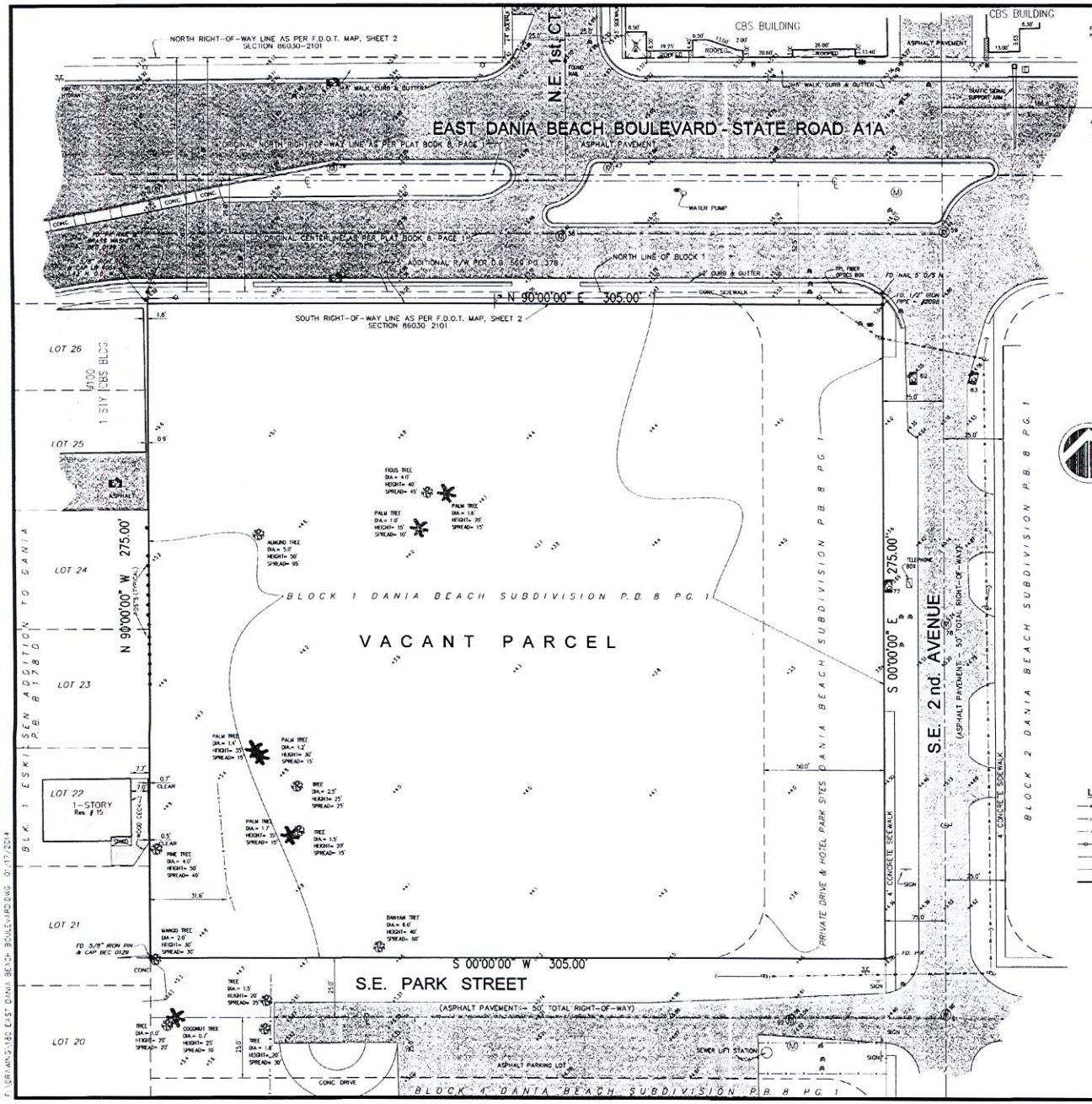
I hereby certify that the attached plat is a true and correct plat of Dania Beach Subdivision to the best of my knowledge and belief.

In Witness Whereof, I have hereunto set my hand and affixed my seal this 28 day of May A.D. 1925

FLA. STATE REG. No. 48.

STATE OF FLORIDA, COUNTY OF BROWARD. } This instrument was filed for record 28th day of May A.D. 1925 and recorded in book 8 of Plats on page 1
RECORD VERIFIED.
Clerk of Circuit Court
Deputy Clerk

H.C. Davis - C.E.
FORT LAUDERDALE FLORIDA.
SCALE 1" = 100'
MAY 1925.
DRAWN BY E.C. BROWN



GRAPHIC SCALE

(IN FEET)
1 inch = 20 ft.

LOCATION MAP
NOT TO SCALE

PROPERTY ADDRESS:

Property Address: 180 EAST DANIA BEACH BOULEVARD, DANIA BEACH, FL
Tax Folio #: 5042-34-10-0010

LEGAL DESCRIPTION:

All of Block 1, of "DANIA BEACH SUBDIVISION", according to the plat thereof as recorded in Plat Book 8, at Page 1 of the public records of Broward County, Florida, LESS and EXCEPT the North 5 feet thereof
A.K.A.
All of Block 1, including but not limited to those areas shown as Private Drive and Hotel Park, lying east of and adjacent to said Block 1, all lying in the Plat of DANIA BEACH SUBDIVISION, according to the Plat thereof as recorded in Plat Book 8, Page 1, of the Public Records of Broward County, Florida, less therefrom the North 5 feet thereof for roadway purposes.

BOUNDARY SURVEY

SURVEYOR'S NOTES:

1) The Legal Description to the Property was obtained from OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY, Commitment for Title Insurance dated May 1, 2013.
2) This Certification is only for the lands as described. It is not a certification of Title, Zoning, Easements, or Freedom of Encumbrances. OPINION OF TITLE
3) An examination of Commitment issued by OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY, Commitment Order Number: 10-2012-008546-AB, effective date: May 1, 2013 @ 11:00 PM, was made to determine recorded instruments, if any affecting this property. However, there may be additional Restrictions not shown on this survey that may be found in the Public Records of this County.
4) Accuracy
   The expected use of the land, as classified in the Minimum Technical Standards (5J-17 FAC), is "Residential High Risk". The minimum relative distance accuracy for this type of boundary survey is 1 foot in 10,000 feet. The accuracy obtained by measurement and calculation of a closed geometric figure was found to exceed this requirement.
5) Foundations and/or footings that may cross beyond the boundary lines of the parcel herein described are not shown hereon.
6) 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 are prohibited without written consent of the signing party or parties
7) Underground utilities are not depicted hereon, contact the appropriate authority prior to any design work or construction on the property herein described. Surveyor shall be notified as to any deviation from utilities shown hereon.
8) The surveyor does not determine fence and/or wall ownership.
9) Ownership subjects to: OPINION OF TITLE.
10) Type of Survey: BOUNDARY SURVEY
11) The North shown hereon are based on recorded plat of "DANIA BEACH SUBDIVISION" according to the Plat thereof as recorded in Plat Book 8, at Page 1, of the Public Records of Broward County, Florida.
12) Flood Zone Data: Community/ Panel #120034/0309/F Dated: August 18, 1992
    Flood Zone: "AE" Base Flood Elevation = +7.0'
13) Elevations shown hereon are relative to National Geodetic Vertical Datum (1929 Mean Sea Level)
14) Benchmark Used: Broward County Benchmark #1893. Elevation = +17.382'
14) Area of Site: 63,875 Square feet (1.934+/- Acres)
15) ZONING INFORMATION: Zoning Classification: EDMU-MU (East Dania Beach Boulevard Corridor Mixed-Use District)
    Source: City of Dania Beach Zoning Department
    Building Setbacks are determined by Site Plan Approval under Section 303-60 Land Development Code
16) This PLAN OF SURVEY has been prepared for the exclusive use of the entities named hereon.
    The Certificate does not extend to any unnamed party.

STRUCTURE TABULATION CHART:

STRUCTURE #	RIM ELEVATION	NORTH INVERT EL/ PIPE SIZE	SOUTH INVERT EL/ PIPE SIZE	EAST INVERT EL/ PIPE SIZE	WEST INVERT EL/ PIPE SIZE
92	+5.04	N/A	-12.30 / 18"	-12.30 / 18"	-11.20 / 18"
91	+4.98	-12.22 / 18"	-11.22 / 18"	-3.22 / 8"	-12.42 / 18"
77	+5.00	-12.30 / 4"	N/A	N/A	N/A
78	+5.24	-12.11 / 18"	-12.11 / 18"	-10.80 / 18"	N/A
62	+4.55	N/A	N/A	-11.91 / 22"	-11.95 / 8"
63	+4.06	+0.94 / 18"	+1.94 / 18"	N/A	N/A
79	+5.00	N/A	-11.85 / 18"	-11.01 / 18"	-11.21 / 18"
47	+6.25	-0.01 / 15"	N/A	+0.25 / 30"	+0.30 / 30"
38	+6.42	-7.53 / 10" & -1.28 / 8"	N/A	-7.93 / 18"	-7.83 / 18"
39	+6.33	+0.08 / 54"	+0.83 / 18"	+0.83 / 30"	+0.93 / 30"
7	+6.51	N/A	+1.31 / 18"	+1.31 / 24"	+1.71 / 18"

LEGEND

- Overhead Wire Line
- Wood Fence
- Chain Link Fence
- Iron Fence
- Monument Line
- Centerline
- Property Line

A/C=Air Conditioner
Conc. =Concrete
C.B.S. =Concrete Block & Stucco
D.E. =Drainage Easement
D.M.E. =Drainage Maintenance Easement
F.O.N. =Found Drill Hole
F.F.E. =Finish Floor Elevation
F.I.P. =Found Iron Pipe/Pin
F.I.R. =Found Iron Rebar
F.N. =Found Nail
F.N.&D =Found Nail & Disc
F.P.L. =Florida Power Light Transformer
H =Height
L.M.E. =Lake Maintenance Easement
(M) =Measured
(P) =Platted
P.O.B. =Point of Beginning
P.O.C. =Point of Commencement
(R) =Record
Res. =Resistance
SP/R =Set Iron Pin/Rebar
S. =Spread
U.E. =Utility Easement
A=Arc
BRG=Bearing
CH=Chord
Δ=Delta
L=Length
R=Radius
T=Tangent
Ø=Diameter

- Existing Elevations
- Catch Basin
- Water Meter
- Electric Box
- Sanitary Manhole
- Sprinkler Pump
- Wood Pole
- Conc. Pole
- Light Pole
- Fire Hydrant
- Water Valve
- Inlet
- Cable Tv Box
- Electric Meter Box
- Traffic Signal Box
- Gas Valve
- Monitoring Valve
- Manhole

SURVEYOR'S CERTIFICATION:

I HEREBY CERTIFY THAT: in the professional opinion of the undersigned Professional Surveyor and Mapper in the State of Florida, the following Boundary Survey meets the requirements of the Minimum Technical Standards as set forth by the Florida Board of Professional Surveyors and Mappers in Chapter 5J-17, Florida Administrative Code, pursuant to Section 472.027, Florida Statutes. Further, this certificate is based on observations of field measurements performed on 01/17/2014 and other information available to the undersigned at the time the services were rendered.

Copies of this Boundary Survey are not valid without the seal and the original raised seal of a Florida licensed surveyor and mapper, and embossed copies are for the specific use of those entities that the Boundary Survey have been certified to.

Pablo J. Alfonso P.S.M.
Professional Surveyor & Mapper
State of Florida Reg. No.5060

NO.	DATE	DESCRIPTION	BY	NO.	DATE	DESCRIPTION	BY

RECORD OF REVISION

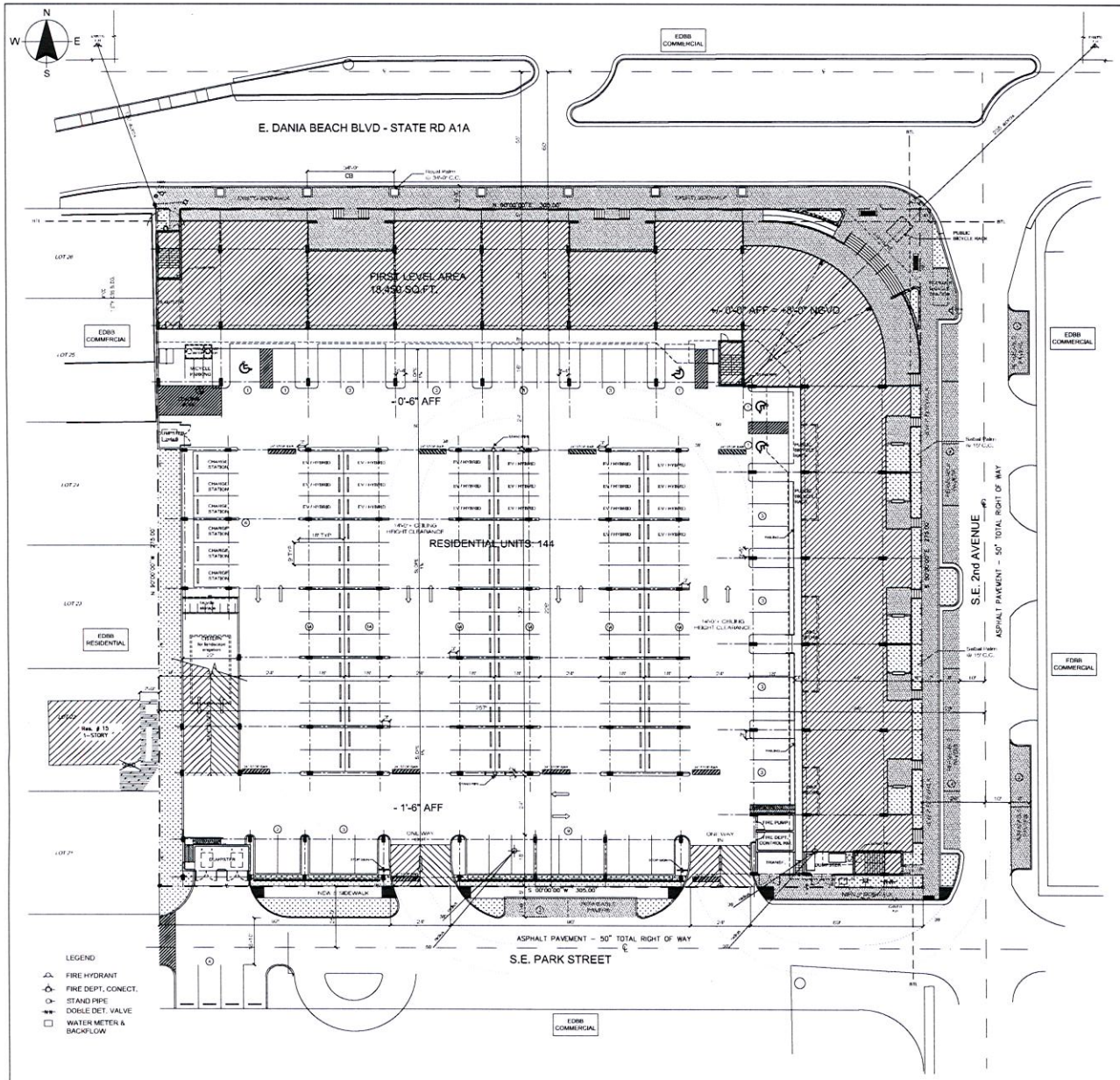
ROYAL POINT
LAND SURVEYORS, INC.
L.B.# 7282
6175 NW 153 ST., SUITE 321, MIAMI LAKES, FL. 33014 * TEL. 305-822-6062 * FAX.305-827-9669

TYPE OF PROJECT: BOUNDARY SURVEY

PREPARED FOR: ASSET RECOVERY X, LLC
180 EAST DANIA BEACH BOULEVARD, DANIA BEACH, FL.

DRAWN: J.C.
CHECKED: P.J.A.
SCALE: 1" = 20'
FIELD DATE: 01/17/2014
JOB No. RP 14-029
SHEET: 1 OF 1 SHEET

F:\DRAWINGS\180 EAST DANIA BEACH BOULEVARD.DWG 01/17/2014



LOCATION MAP

SCALE N.T.S.

LEGAL DESCRIPTION

ALL OF BLOCK 1, OF "DANIA BEACH SUBDIVISION", ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 8, AT PAGE 1 OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA, LESS AND EXCEPT THE NORTH 5 FEET THEREOF.
A.K.A.
ALL OF BLOCK 1, INCLUDING BUT NOT LIMITED TO THOSE AREAS SHOWN AS PRIVATE DRIVE AND HOTEL PARK, LYING EAST OF AND ADJACENT TO SAID BLOCK 1, ALL LYING IN THE PLAT OF DANIA BEACH SUBDIVISION, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 8, PAGE 1, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA, LESS THEREFROM THE NORTH 5 FEET THEREOF FOR ROADWAY PURPOSES.

180 EAST DANIA BEACH BLVD.
ZONE-1 EDBB-MU
CATEGORY: TRANSIT ORIENTED CORRIDOR
SITE: NET ACRE: 1.9255 ACRES 83,875 SQ. FT
GROSS ACRE.: 2.6935 ACRES 117,328 SQ. FT

SITE STATISTICS:

SITE COVERAGE		
BUILDING FOOTPRINT	18,450 SQ.FT.	22%
PARKING & DRIVES	51,845 SQ.FT.	62%
WALKS & PATIOS	9,699 SQ.FT.	11%
LANDSCAPE	3,881 SQ.FT.	5%
TOTAL	**83,875 SQ.FT.**	**100%**

IMPERVIOUS AREA:	79,994 SQ.FT.	95%
PERVIOUS AREA:	3,881 SQ.FT.	5%

FLOOR AREA RATIO(F.A.R.) = 254,130.6 / 117,328 = 2.17

F.A.R. MAX PERMIT = 8

NUMBER OF RESIDENTIAL UNITS: 144 53.46 UNITS PER ACRE

UNIT DENSITY DETAILS:

2.69 x 35 = 89 MARKET RATE
WORKFORCE HOUSING = 55 WORKFORCE

PROVIDED = **144 UNITS**

1 SP-1 PROPOSED SITE PLAN

SCALE 1" = 20'-0"

REVISIONS

SOUTHEAST ARCHITECTS SERVICES, INC.

"DANIA PLACE" at Dania Beach
180 E. Dania Beach Blvd
DANIA BEACH, FL
33004

DRAWN JCP
DATE 9-18-13
PROJECT NUMBER 11-13
SHEET NUMBER SP-1

BUILDING STATICS IN SQ.FT.								
	CONDITIONED SPACES				UNCONDITIONED SPACES			PARKING
LEVEL	RESIDENTIAL	COMMERCIAL	ACCESSORY	RECREATIONAL	BALCONY / PATIO	ACCESSORY	RECREATIONAL	
1ST	6,297.9	6,650	4,690.6	-	1,233.5	8,427	-	51,845.1
2ND	5,785.4	1,682* (mezz.)	460.9	5,119.8	728.8	3,458.8	-	-
3RD	23,126.3	-	3,563.6	-	9,366.1	2,357.7	-	36,391.7
4TH	23,799.7	-	3,387.3	-	2,357.5	340.2	-	-
5TH	23,799.7	-	3,387.3	-	2,357.5	340.2	-	-
6TH	23,799.7	-	3,387.3	-	2,357.5	340.2	-	-
7TH	22,896.2	-	3,387.3	-	2,363.5	1,243.7	-	-
TERRACE	-	-	672.8	-	-	18,583.8	9,447.6	-
TOTAL	**129,504.9**	**6,650 + 1,682***	**22,937.1**	**5,119.8**	**20,764.4**	**35,091.6**	**9,447.6**	**88,236.8**

RESIDENTIAL			
TYPE	DESCRIPTION	AREA	
A	TOWNHOUSE 3 BR	2123.3	
B	TOWNHOUSE 1 BR	1137	
C	1 BD	624	
D	1 BD	665.2	
E	2 BD	903.5	
F	2 BD	986.6	

	A	B	C	D	E	F	TOTAL
1ST FLOOR	5	1	-	-	-	-	
2ND FLOOR	-	-	-	-	-	-	
3RD FLOOR	-	-	4	2	19	2	
4TH FLOOR	-	-	4	3	19	2	
5TH FLOOR	-	-	4	3	19	2	
6TH FLOOR	-	-	4	3	19	2	
7TH FLOOR	-	-	4	3	18	2	
	5	1	20	14	94	10	144

BICYCLE PARK'G REQUIRED:
* RESIDENTIAL 264X5% =13.2
* COMM/OFFICE 44X10% = 4.4
TOTAL =17.6=18

BICYCLE PARK'G PROVIDED: =20

NOTE:
(-) BICYCLE PARK'G, BICYCLE STORAGE AND MOTORCYCLE PARK'G ARE IN ADDITION TO THE MINIMUM PARK'G SPACES REQ'.

NET TOTALS
(EXCLUDING UNCONDITIONED SPACES)

1st	FLOOR	69,483.6
2nd	FLOOR	13,048.1
3rd	FLOOR	63,081.6
4th	FLOOR	27,187
5th	FLOOR	27,187
6th	FLOOR	27,187
7th	FLOOR	26,283.5
TERRACE		672.8
TOTAL		**254,130.6**

TOTAL PARKING PROVIDED PARK'G RATIO = 1.8

PARKING	REGULAR	HYBRID & EV	HANDICAP	CHARG. EV STATIONS	MOTORCYCLE	BICYCLE PARK'G.	BICYCLE STORG.
GARAGE	103	20	4	6	3	20	38
DECK	107	0	3	0	0	0	0
TOTAL	243				0	0	0
ON STREET	17	0	0	0	0	0	0
GRND.TOTAL	260				3	20	38

REQUIRED PARKING

RESIDENTIAL
1 BR, 1,25/unit 35 units = 43.75
2 & 3 BR. 1,75/unit 109 units = 190.75
= 235 spaces
GUEST PARKING 1/5 UNITS = 29 spaces
RESIDENTIAL = 264 spaces

*TOTAL COMMERCIAL AREA = 1st 6650 + mezz. 1682
OFFICE 1000 sq.ft.
RETAIL 3906 sq.ft.
RESTAURANT 1644 sq.ft. - C.S.A. 60% 986 sq.ft.
COFFEE SHOP 1100 sq.ft. - C.S.A. 70% 770 sq.ft.

RETAIL MEZZ. 814 sq.ft. - 33% office 66% storage
OFFICE & STORG.
COFFEE SHOP MEZZ. 363 sq.ft.
RESTAURANT MEZZ. 505 sq.ft. used only by tenant of Dania Place

OFFICE	286 sq.ft.	@	1 space / 400 * *	=1
RETAIL	3906 sq.ft.	@	1 space / 300 * *	=13
RESTAURANT	1644 sq.ft.	@	1 space / 60 * *@.S.A. 986 sq.ft.	=17
COFFEE SHOP	1100 sq.ft.	@	1 space / 60 * *@.S.A. 770 sq.ft.	=13

REQUIRED PARKING	WEEKDAY						WEEKEND			
	12:00pm to 6:00am		7:00am to 6:00pm		6:00pm to 12:00pm		7:00am to 6:00pm		6:00pm to 12:00pm	
RESIDENTIAL	100%	235	60%	141	90%	211,5	80%	188	90%	211,5
GUEST	100%	29	60%	17.4	90%	26.1	80%	23.2	90%	26.1
OFFICE	5%	0	100%	1	5%	0	5%	0	5%	0
RETAIL	5%	.65	70%	9.1	70%	9.1	100%	13	70%	9.1
RESTAURANT	10%	3	70%	21	100%	30	70%	21	100%	30
	267.65		189.5		276.7		245.2		276.7	

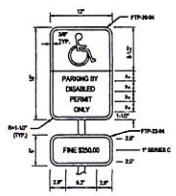
NOTE: Mezzanines @ Coffee Shop & Restaurant Reserved for Tenants at Dania Place as an Amenity
MINIMUM TOTAL REQUIRED PARK'G PER SECTION 265-50=308.
MINIMUM TOTAL REQUIRED PARK'G PER SECTION 265-90=277.

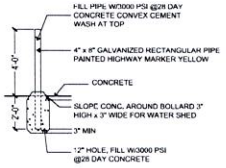
MOTORCYCLE PARKING 3*

SUSTAINABLE BLDG PRACTICES
BICYCLE PARKING 20*
BICYCLE STORAGE SPACES 38*
CHARGING STATIONS 6
HYBRID & E.V. SPACES 20 - 8%

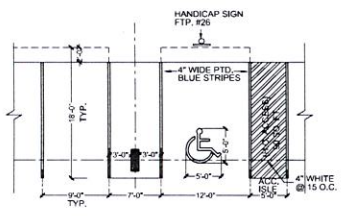
		REQUIRED	PROVIDED
Density		35 du / AC 75 du / Density Bonus	75 du / Density Bonus
FAR		Max 8.0	3.04
Previous Area		10% Reduced to zero with Bonuses Article 305-20	5% & claims Bonuses per Article 305-20
Parking		Permitted in Second Layer	Provided in Second Layer
Landscaper		Article 307	Article 307
Front Street Set Back			
	Shop Front	0 - 5' BTC	10' per response # 12
	Stoop	4' - 8'	4'
Corner Set Back		0 - 5'	0'
Interior 1st Layer		0'	0'
Interior 2nd Layer		0'	9'
Rear Set Back		0'	3'
Min. Depth of Bld.			
	Primary Street	30' Min.	49'
	Secondary Street	30' Min.	51'
% of Lot width for which Facade must be on BTL			
	Primary Street	70%	58%
	Secondary Street	50%	50%
Max. Recess From BTL			
	Primary Street	10'	7'
	Secondary Street	15'	10'
Allowable Building Type	Frontage Type		
Apartment			
	Stoop	S	S
Commercial / Mixed Use			
	Shop Front / Porch	P, S	P
Max. Height		6 stories - 70 max.	7 stories - 70 max.
	Height at set back	3-stories / 35' Max.	2-stories / 22'
	Min. upper Story Recess	20'	10'

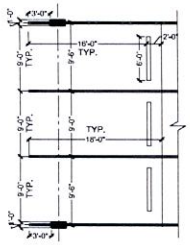
1 SP-2 COMPARATIVE STATISTIC



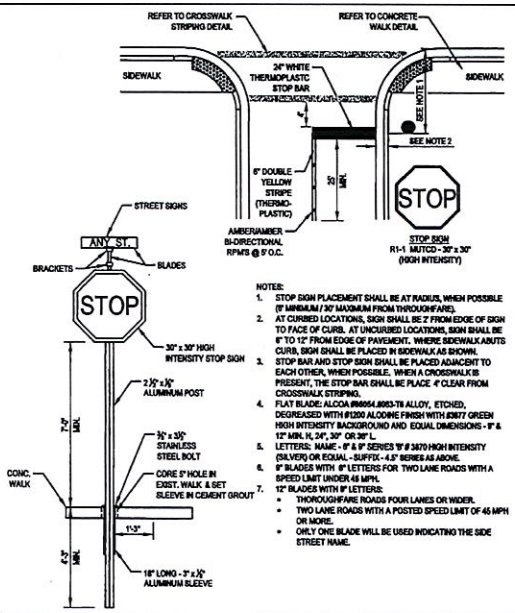


STAND PIPE BOLLARDS
SCALE: N.T.S.



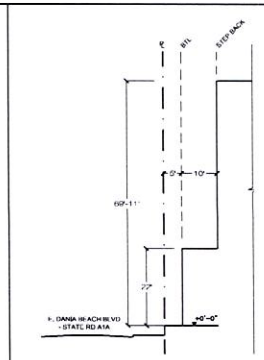


2 SP-2 ACC. PARK'G. SIGN. & PAV. MARKINGS

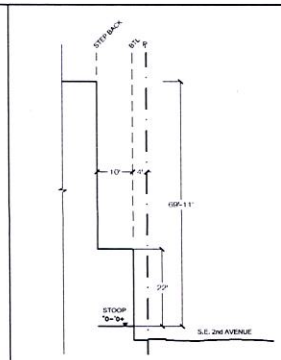


NOTES:
1. STOP SIGN PLACEMENT SHALL BE AT RADIUS, WHEN POSSIBLE (8' MINIMUM / 30' MAXIMUM FROM THROUGHFARE).
2. AT CURBED LOCATIONS, SIGN SHALL BE 2' FROM EDGE OF SIGN TO FACE OF CURB. AT UNCURBED LOCATIONS, SIGN SHALL BE 6' TO 12' FROM EDGE OF PAVEMENT. WHERE SIDEWALK ABUTS CURB, SIGN SHALL BE PLACED IN SIDEWALK AS SHOWN.
3. STOP BAR AND STOP SIGN SHALL BE PLACED ADJACENT TO EACH OTHER, WHEN POSSIBLE. WHEN A CROSSWALK IS PRESENT, THE STOP BAR SHALL BE PLACE 4' CLEAR FROM CROSSWALK STRIPING.
4. FLAT BLADE: ALCOA #66054.6063-T6 ALLOY, ETCHED, DEGREASED WITH #1200 ALODINE FINISH WITH #3877 GREEN HIGH INTENSITY BACKGROUND AND EQUAL DIMENSIONS - 9" & 12" MIN. H, 24", 30" OR 36" L.
5. LETTERS: NAME - 6" & 9" SERIES 'B' # 3870 HIGH INTENSITY (SILVER) OR EQUAL - SUFFIX - 4.5" SERIES AS ABOVE.
6. 9" BLADES WITH 6" LETTERS FOR TWO LANE ROADS WITH A SPEED LIMIT UNDER 45 MPH.
7. 12" BLADES WITH 9" LETTERS:
   - THOROUGHFARE ROADS FOUR LANES OR WIDER.
   - TWO LANE ROADS WITH A POSTED SPEED LIMIT OF 45 MPH OR MORE.
   - ONLY ONE BLADE WILL BE USED INDICATING THE SIDE STREET NAME.

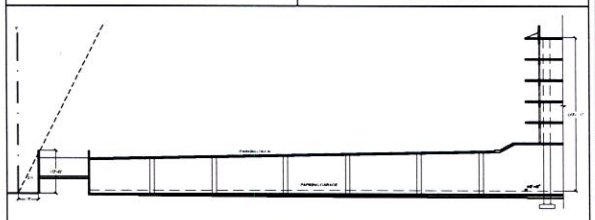
3 SP-2 STOP SIGN & STOP BAR SCALE: N.T.S.



E. DANIA BEACH BLVD.



S.E. 2nd AVENUE



WEST SIDE @ PARKING GARAGE

4 SP-2

REVISIONS

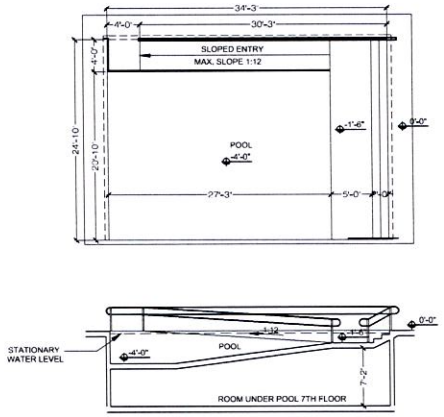
SOUTHEAST ARCHITECTS SERVICES, INC.

"DANIA PLACE" at Dania Beach
180 E. Dania Beach Blvd
DANIA BEACH, FL
33004

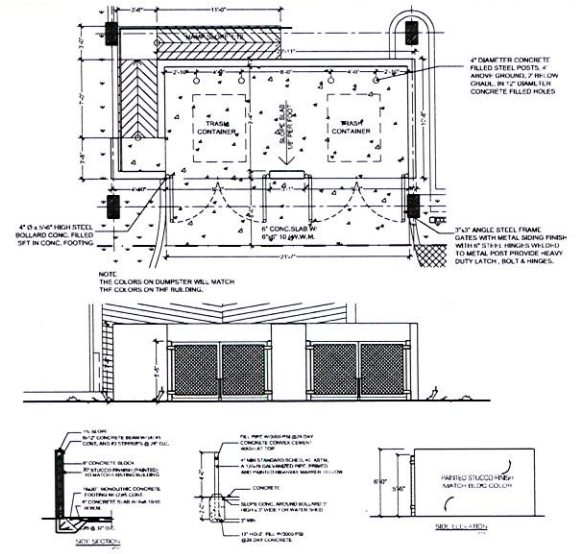
DRAWN JCP
DATE 9-18-13
PROJECT NUMBER 11-13
SHEET NUMBER
SP-2

SP-3 B-CYCLE - STATION

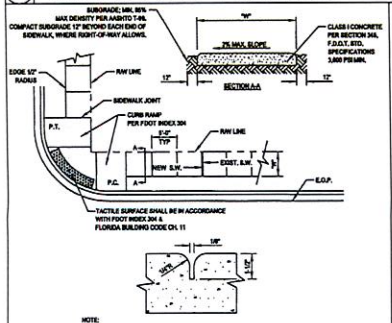
7 SP-3 CHARGE POINT - EV STATION



3 SP-3 POOL ACCESSIBILITY SCALE: N.T.S.



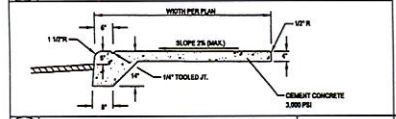
4 SP-3 DUMPSTER DETAILS SCALE: N.T.S.



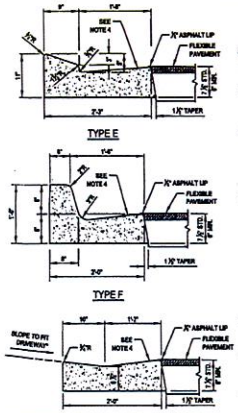
NOTE:
1. ALL SIDEWALKS SHALL BE CONSTRUCTED THROUGH DRIVEWAYS.
2. ALL SIDEWALKS SHALL INCLUDE ADA COMPLIANT RAMPS @ INTERSECTIONS.
3. CONCRETE SHALL BE BROOM FINISHED WITH EVEN DUETLESS SURFACE.

TABLE OF SIDEWALK THICKNESS - "T"	
RESIDENTIAL AREAS	4"
WITHIN 18' OF CROSS-STREETS, AT DRIVEWAYS & OTHER AREAS	6"
TABLE OF SIDEWALK WIDTHS - "W"	
STANDARD WIDTH	5'
OTHER AREAS AS SPECIFIED BY THE CITY ENGINEER.	

5 SP-3 CONCRETE WALK SCALE: N.T.S.

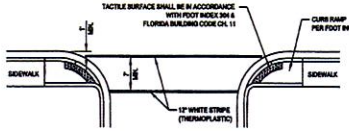


6 SP-3 MON. CURB & WALK. SCALE: N.T.S.



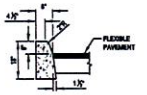
VALLEY GUTTER (DROP CURB)

NOTES:
1. ULTIMATE STRENGTH OF CONCRETE FOR CURBS AND GUTTERS SHALL BE 3,000 P.S.I. @ 28 DAYS.
2. 1/8"-1/4" CONTRACTION JOINTS IN CURB AND GUTTER SHALL BE CUT AS SHOWN AND AT 10 FT. MAXIMUM SPACING. NO SECTION SHALL BE LESS THAN 4 FT.
3. WHEN PAVEMENT IS CONCRETE, PROVIDE A 1/2" EXPANSION JOINT WITH PRE-FORMED JOINT FILLER & JOINT SEAL BETWEEN CURB AND CONCRETE PAVEMENT. (1-1/2" TAPER ON CURB FACE NOT REQUIRED AT CONCRETE PAVEMENT.)
4. WHEN USED ON HIGH EDGE OF PAVEMENT, THE CROSS SLOPE OF TYPES "E", "F", AND VALLEY GUTTER SHALL MATCH THE CROSS SLOPE OF THE ADJACENT EDGE OF PAVEMENT. THE THICKNESS OF THE LIP SHALL BE 3" MINIMUM UNLESS OTHERWISE SHOWN ON PLANS. THE SURFACE ON THE LOW EDGE OF PAVEMENT TO BE 1/8" ABOVE LIP OF GUTTER. SURFACE ON HIGH EDGE OF PAVEMENT TO BE FLUSH WITH LIP OF CURB AND GUTTER. IF BOTH EDGES ARE AT SAME ELEVATION, SURFACE SHALL BE FLUSH.
5. ENDS OF TYPE "E" & "F" CURBING SHALL TRANSITION FROM FULL HEIGHT TO FLUSH IN 3 FEET.
6. THE MINIMUM CONSTRUCTED FLOW-LINE GRADIENT FOR STREET DRAINAGE UTILIZING CURB & GUTTER OR VALLEY GUTTER SHALL BE 0.30%.
7. REFER TO FDOT INDEX 300 FOR ADDITIONAL INFORMATION.

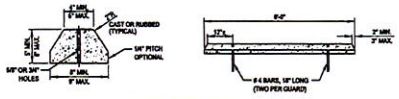


- STANDARD CROSSWALK STRIPING TO BE INSTALLED IN THE FOLLOWING LOCATIONS:
  - ALONG COLLECTORS OR ARTERIALS
  - BIKE PATH CROSSINGS
  - CROSS WALKS WITH HIGH EXPECTED PEDESTRIAN VOLUME
  - SCHOOL ACCESS ROUTES
- SIGNING REQUIRED AS PER FDOT STANDARDS

STANDARD CROSSWALK

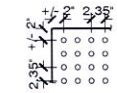


NOTES:
1. ULTIMATE STRENGTH OF CONCRETE FOR CURBS SHALL BE 3,000 P.S.I. @ 28 DAYS.
2. 1/8"-1/4" CONTRACTION JOINTS IN CURBS SHALL BE 3 1/2" MIN. DEPTH (AS MEASURED FROM TOP OF ADJACENT PAVEMENT) AND AT 10-FOOT CENTERS. NO SECTION SHALL BE LESS THAN 4 FEET.
3. WHEN PAVEMENT IS CONCRETE, PROVIDE A 1/2" EXPANSION JOINT WITH PRE-FORMED JOINT FILLER & JOINT SEAL BETWEEN CURB AND CONCRETE PAVEMENT. (1-1/2" TAPER ON CURB FACE NOT REQUIRED AT CONCRETE PAVEMENT.)
4. ENDS OF ALL CURBING SHALL TRANSITION FROM FULL HEIGHT TO FLUSH IN 3 FEET.
5. THE MINIMUM CONSTRUCTED FLOW-LINE GRADIENT FOR STREET DRAINAGE UTILIZING CURB & GUTTER OR VALLEY GUTTER SHALL BE 0.30%.
6. REFER TO FDOT INDEX 300 FOR ADDITIONAL INFORMATION.



CONCRETE BUMPER GUARD

7 SP-3 CONC. CURB,GUTTER,STD CROSSWALK & HEADER CURB DETAILS SCALE: N.T.S.



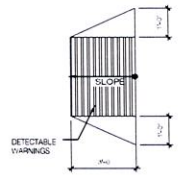
NOTE:

CURB RAMP RUNNING SLOPES SHALL NOT BE STEEPER THAN 1:12 AND CROSS SLOPE SHALL BE 2% OR LESS.

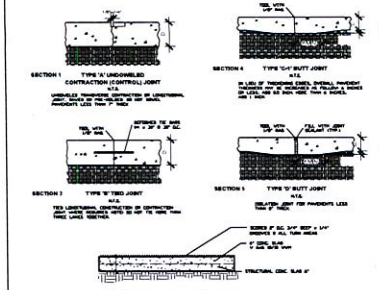
DETECTABLE WARNING SURFACES SHALL BE CONSTRUCTED BY TEMPLATING OR APPLYING A TRUNCATED DOME PATTERN IN COMPLIANCE WITH US DEPARTMENT OF JUSTICE ADA STANDARDS FOR ACCESSIBLE DESIGN. ADA ACCESSIBILITY GUIDELINES, SECTION 4.29.2 TRANSITION SLOPES ARE NOT TO HAVE DETECTABLE WARNINGS.

WHERE A CURB RAMP IS CONSTRUCTED WITHIN EXISTING CURB, CURB AND GUTTER AND/OR SIDEWALK, THE EXISTING CURB OR GUTTER SHALL BE REMOVED TO THE NEAREST JOINT BEYOND THE CURB TRANSITION TO THE EXTENT THAT NO REMAINING SECTION OF CURB AND GUTTER IS LESS THAN 3 FEET. THE EXISTING SIDEWALK SHALL BE REMOVED TO THE NEAREST JOINT BEYOND THE TRANSITION SLOPE WALK AROUND OR TO THE EXTENT THAT NO REMAINING SECTION OF SIDEWALK IS LESS THAN 3 FEET.

WHERE ADJACENT WALKING SURFACES ARE COLORED OR ARE CONSTRUCTED WITH MATERIALS OTHER THAN STANDARD GRAY NON-FRICTION CONCRETE, THE FLOW MUST PROVIDE FOR DETECTABLE WARNING SURFACE COLORS OR MATERIALS THAT PROVIDE THE NECESSARY CONTRAST (EITHER DARK ON LIGHT OR LIGHT ON DARK).



8 SP-3 DETECT. WARN'G SCALE: N.T.S.



GENERAL NOTES:

9 SP-3 STAMPED CONC. SCALE: N.T.S.

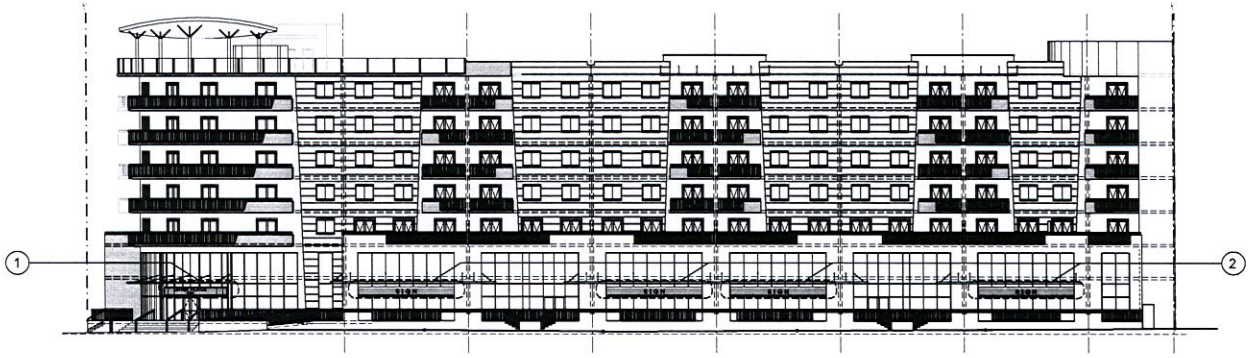
REVISIONS

SOUTHEAST ARCHITECTS SERVICES, INC.

"DANIA PLACE" at Dania Beach
180 E. Dania Beach Blvd
DANIA BEACH, FL

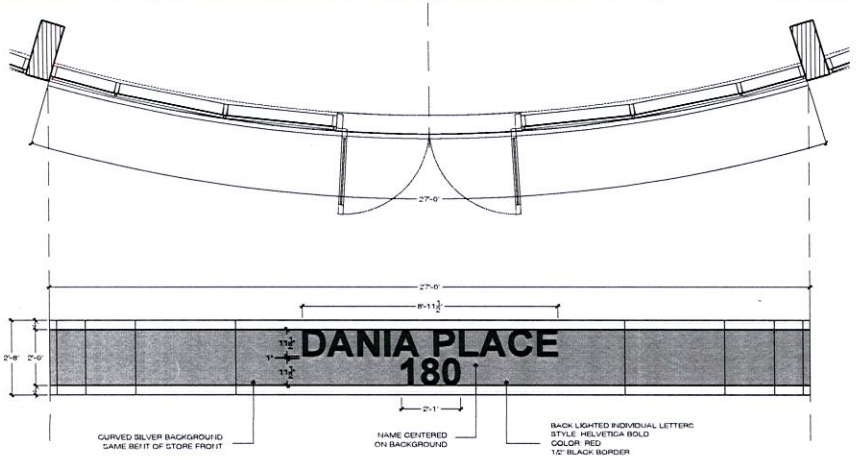
33004

DRAWN	JCP
DATE	9-18-13
PROJECT NUMBER	11-13
SHEET NUMBER	SP-3



KEY ELEVATION - NORTH ELEVATION / E. DANIA BEACH BLVD

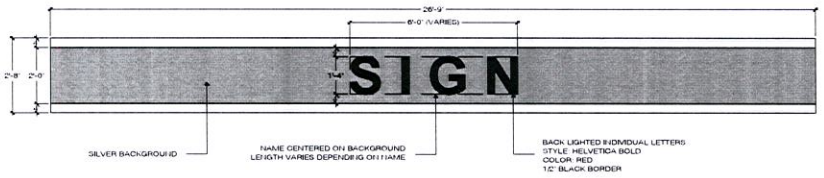
SCALE: 1/16" = 1'-0"



REQUIRED: 1 LIN.FT. OF OF BLDG. = 1 SQ.FT. SIGN (PRIMARY STREET)
PER SEC. 500-200 (D) (2)
PROVIDED: 27'-0" LIN.FT. = 18 SQ.FT.

1 SIGN CRITERIA - BUILDING NAME

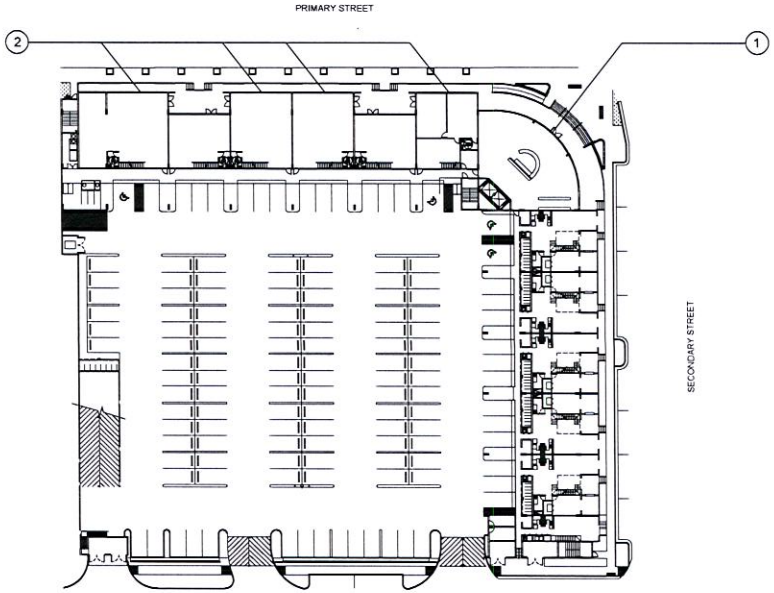
SCALE: 1/2" = 1'-0"



REQUIRED: 1 LIN.FT. OF OF BLDG. = 1 SQ.FT. SIGN (PRIMARY STREET)
PER SEC. 500-200 (D) (2)
PROVIDED: 26'-9" LIN.FT. = 7.5 SQ.FT. (VARIES DEPENDING ON TENANT UP TO 26.75 SQ.FT.)

2 SIGN CRITERIA - RETAIL / RESTAURANT

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



KEY FLOOR PLAN

SCALE: 1/32" = 1'-0"

REVISIONS:

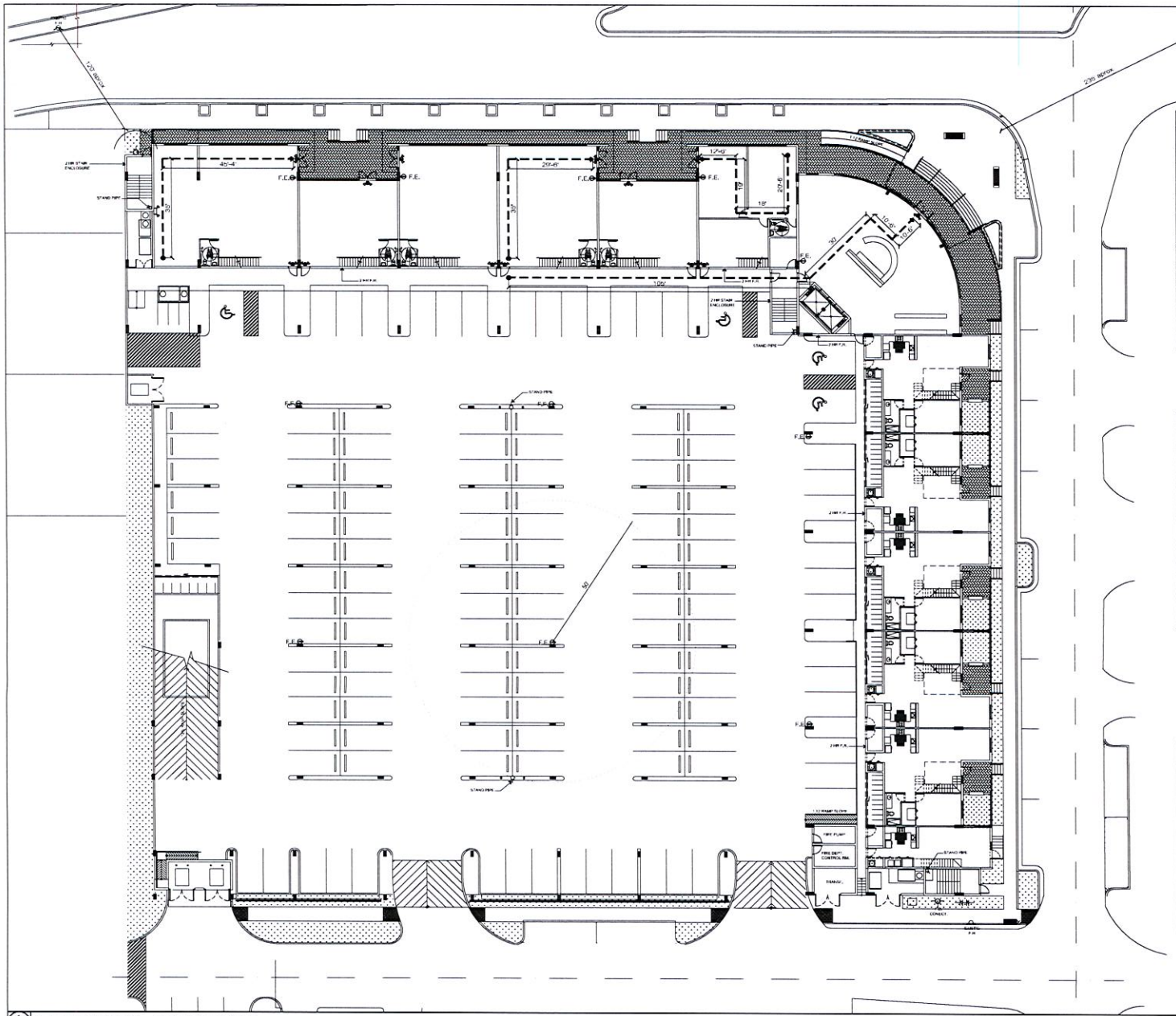
SOUTHEAST ARCHITECTS SERVICES, INC.

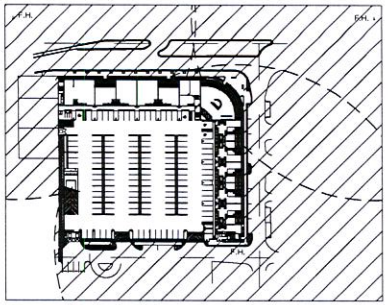
"DANIA PLACE" at Dania Beach

180 E. Dania Beach Blvd.
DANIA BEACH, FL

33004

DRAWN	JCP
DATE	9-18-13
PROJECT NUMBER	11-13
SHEET NUMBER	MASTER SIGN PLAN





KEY PLAN
EXISTING FIRE HYDRANTS 300' IMPACT RADIUS

SCALE N.T.S.

CODE SUMMARY

GROSS AREA		254,130.6 SQ.FT.
OCCUPANCY		MIXED USE, GROUP "R-2", "S-2", "M" CONSTRUCTION TYPE I-B, SPRINKLED
MAX. TRAVEL DISTANCE		R OCC. 200' SRPINKLED M OCC. 250' SRPINKLED S OCC. 400' SPRINKLED
PRIMARY STRUCT. F.R.	2 HRS.	REDUCED TO 1 HR. (SPRINK.)
EXTERIOR F.R. BEARING WALL	3 HRS.	2 HRS.
INTERIOR F.R. BEARING WALL	3 HRS.	2 HRS.
NON BEARING WALLS	0	0
FLOOR	2 HRS.	1 HR.
ROOF	1 HR.	-
F.R. CORRIDOR	1 HR.	-
FIRE TRUCK CLEARANCE		14'-0"+
CEILING HEIGHT		MEANS OF EGRESS SHALL HAVE A CLG. HGT. OF NOT LESS THAN 7'-6" (FBC 2010 1003.2)
SIZE OF DOORS		CLEAR WIDTH OF NOT LESS THAN 32" (DOOR MIN. 3'-0") (FBC 2010 1008.1.1)

NOTES:

FIRE DEPARTMENT: AUTOMATIC FIRE SPRINKLER SYSTEM, STAND PIPE TO UPPER PARKING DECK AND ROOF, FIRE ALARM WITH ENUNCIATOR PANEL AT LOBBY. FIRE EXTINGUISHERS, EMERGENCY LIGHTING, EXIT SIGNS, HORNS AND STROBE LIGHTS ALL AS REQUIRED BY CODE.

LIFE SAFETY SYMBOLS LEGEND

- FIRE EXTINGUISHER - CLASS B EVERY 50'
- COMBINATION EMERGENCY EXIT SIGN W/BATT BACKUP
- EMERGENCY LIGHT W/BATT BACKUP
- EMERGENCY EXIT SIGN W/BATT BACKUP
- EMERGENCY EXIT SIGN W/BATT BACKUP
- FIRE HYDRANT
- FIRE DEPT. CONECT.
- STAND PIPE
- DOBLE DET. VALVE
- WATER METER & BACKFLOW

1 SP-1 LIFE SAFETY - FIRST FLOOR

SCALE 1/16" = 1'-0"

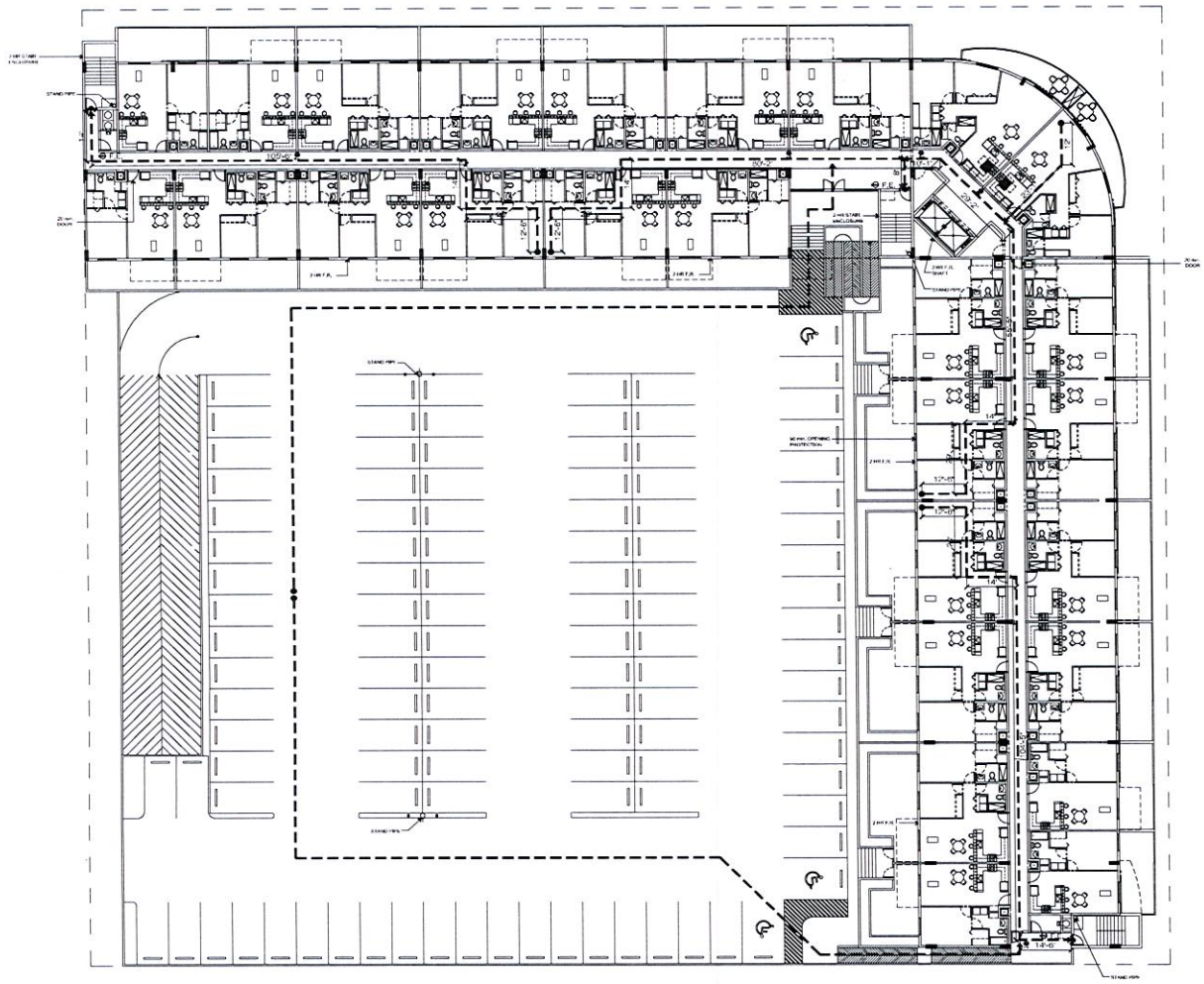
REVISIONS

SOUTHEAST ARCHITECTS SERVICES, INC.
4311 WEST BROWARD Blvd. Ste. 3 ▲ Plantation, FL 33317
954. 797-7767 FAX 954. 797-7547
LIC. # AA-C001950

"DANIA PLACE" at Dania Beach
180 E. Dania Beach Blvd.
DANIA BEACH, FL

33004

DRAWN: JCP
DATE: 9-18-13
PROJECT NUMBER: 11-13
SHEET NUMBER: LSP-1



LIFE SAFETY SYMBOLS LEGEND

- FIRE EXTINGUISHER
- COMBINATION EMERGENCY EXIT SIGN W/BATT BACKUP
- EMERGENCY LIGHT W/BATT BACKUP
- EMERGENCY EXIT SIGN W/BATT BACKUP
- EMERGENCY EXIT SIGN W/BATT BACKUP
- FIRE HYDRANT
- FIRE DEPT. CONECT.
- STAND PIPE
- DOBLE DET. VALVE
- WATER METER & BACKFLOW

NOTES:

FIRE DEPARTMENT; AUTOMATIC FIRE SPRINKLER SYSTEM, STAND PIPE TO UPPER PARKING DECK AND ROOF, FIRE ALARM WITH ENUNCIATOR PANEL AT LOBBY, FIRE EXTINGUISHERS, EMERGENCY LIGHTING, EXIT SIGNS, HORNS AND STROBE LIGHTS ALL AS REQUIRED BY CODE.

1 LSP-2 LIFE SAFETY - THIRD FLOOR (TYPICAL)

SCALE 1/16" = 1'-0"

REVISIONS

SOUTHEAST ARCHITECTS SERVICES, INC.

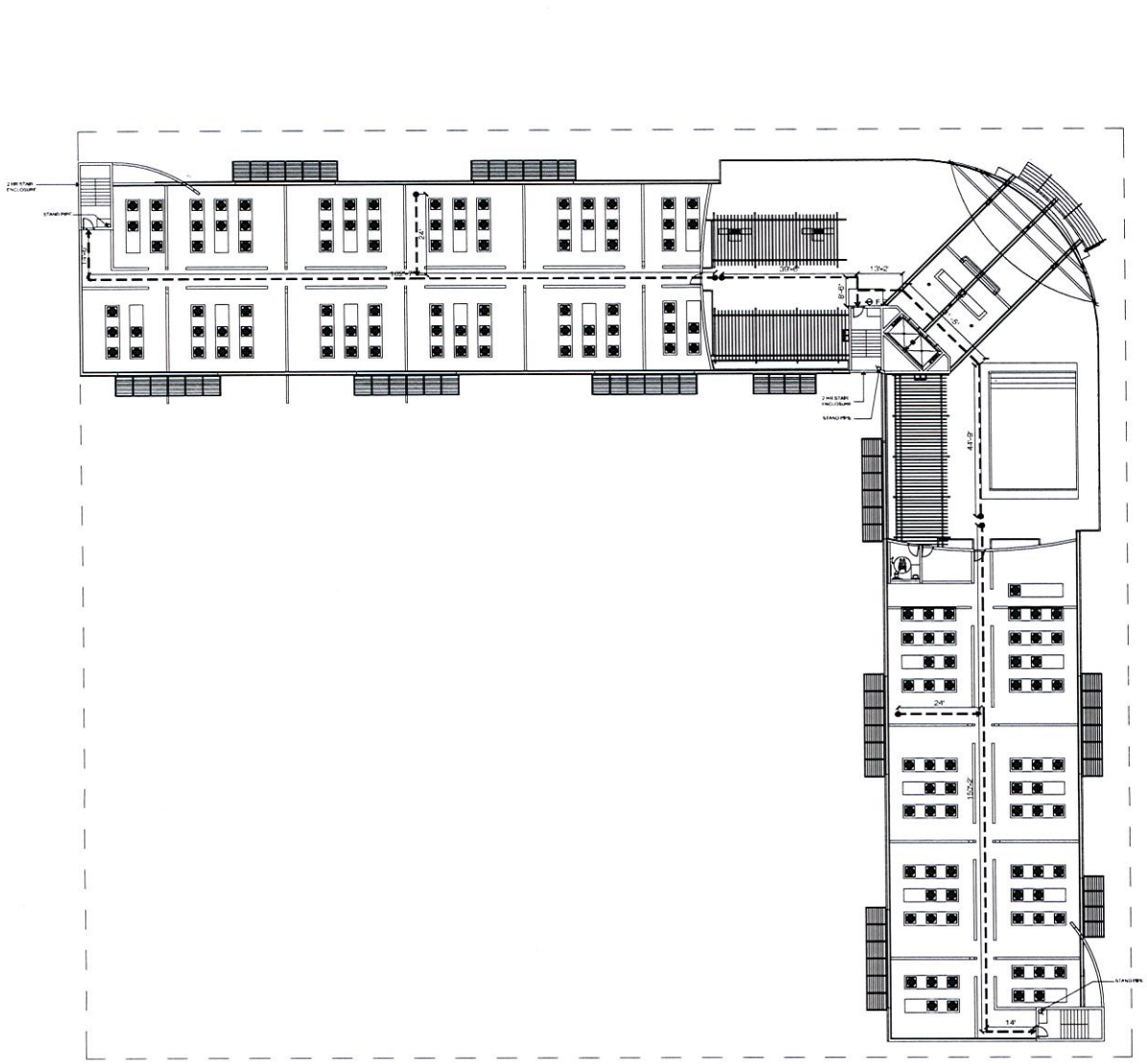
"DANIA PLACE" at Dania Beach

180 E. Dania Beach Blvd

DANIA BEACH, FL

33004

DRAWN	JCP
DATE	9-18-13
PROJECT NUMBER	11-13
SHEET NUMBER	LSP-2



N
W E
S

LIFE SAFETY SYMBOLS LEGEND

- FIRE EXTINGUISHER
- COMBINATION EMERGENCY EXIT SIGN W/BATT BACKUP
- EMERGENCY LIGHT W/BATT BACKUP
- EMERGENCY EXIT SIGN W/BATT BACKUP
- EMERGENCY EXIT SIGN W/BATT BACKUP
- FIRE HYDRANT
- FIRE DEPT. CONECT.
- STAND PIPE
- DOBLE DET. VALVE
- WATER METER & BACKFLOW

NOTES:

FIRE DEPARTMENT: AUTOMATIC FIRE SPRINKLER SYSTEM, STAND PIPE TO UPPER PARKING DECK AND ROOF, FIRE ALARM WITH ENUNCIATOR PANEL AT LOBBY, FIRE EXTINGUISHERS, EMERGENCY LIGHTING, EXIT SIGNS, HORNS AND STROBE LIGHTS ALL AS REQUIRED BY CODE.

1 LSP-3 LIFE SAFETY - ROOF TERRACE

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

REVISIONS

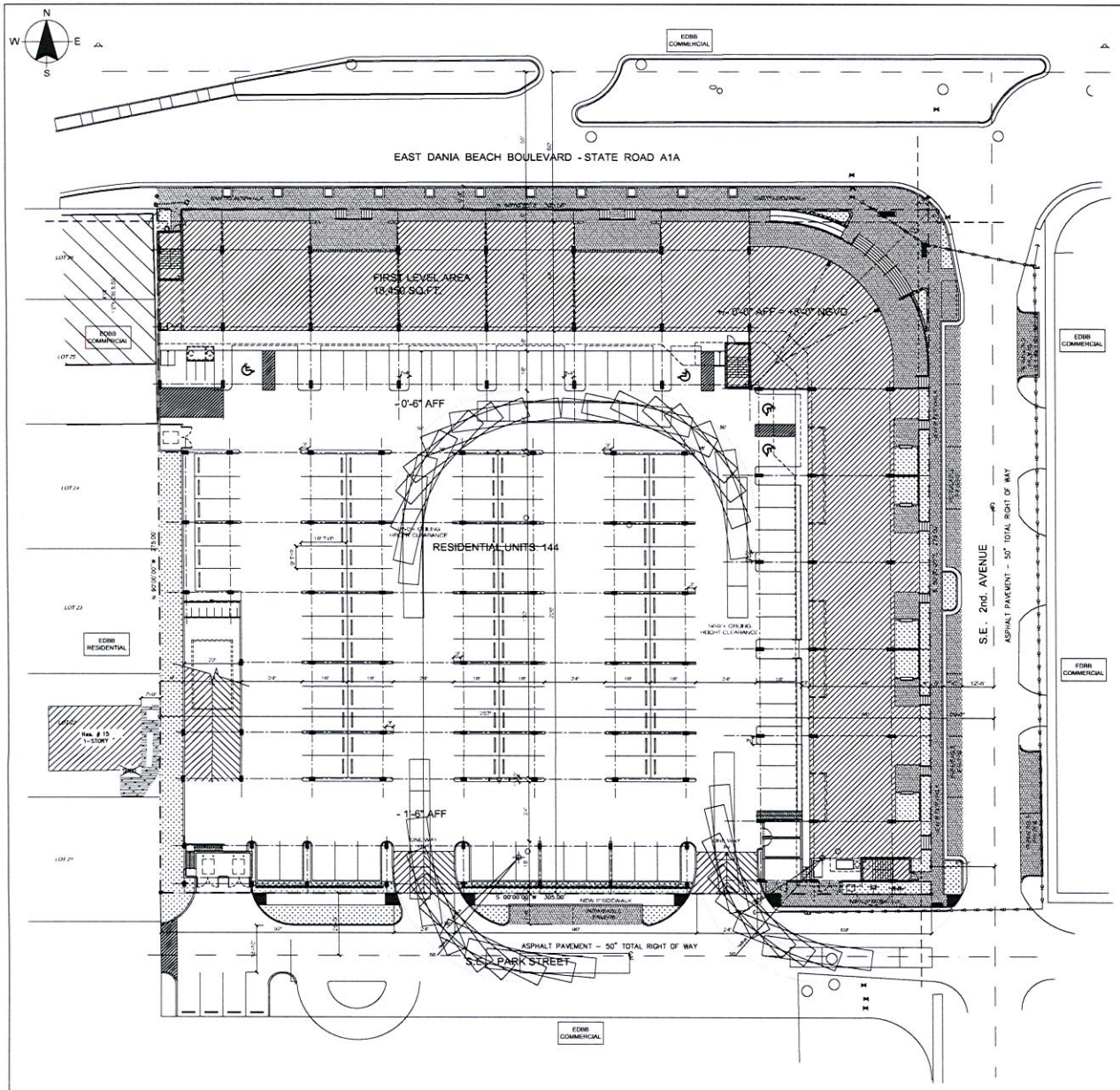
SOUTHEAST ARCHITECTS SERVICES, INC.
431 WEST BROWARD Blvd. Ste. 3 • Fort Lauderdale, FL 33312
(954) 797-4100 FAX (954) 797-4247
AA C 0 0 4 0 0 7 • AE C 0 0 1 7 0 0

"DANIA PLACE" at Dania Beach

180 E. Dania Beach Blvd.
DANIA BEACH, FL

33004

DRAWN	JCP
DATE	9-18-13
PROJECT NUMBER	11-13
SHEET NUMBER	LSP-3



SP-3 FIRE TRUCK PATH

SCALE 1" = 20'-0"

REVISIONS

SOUTHEAST ARCHITECTS SERVICES, INC.

"DANIA PLACE" at Dania Beach

180 E. Dania Beach Blvd

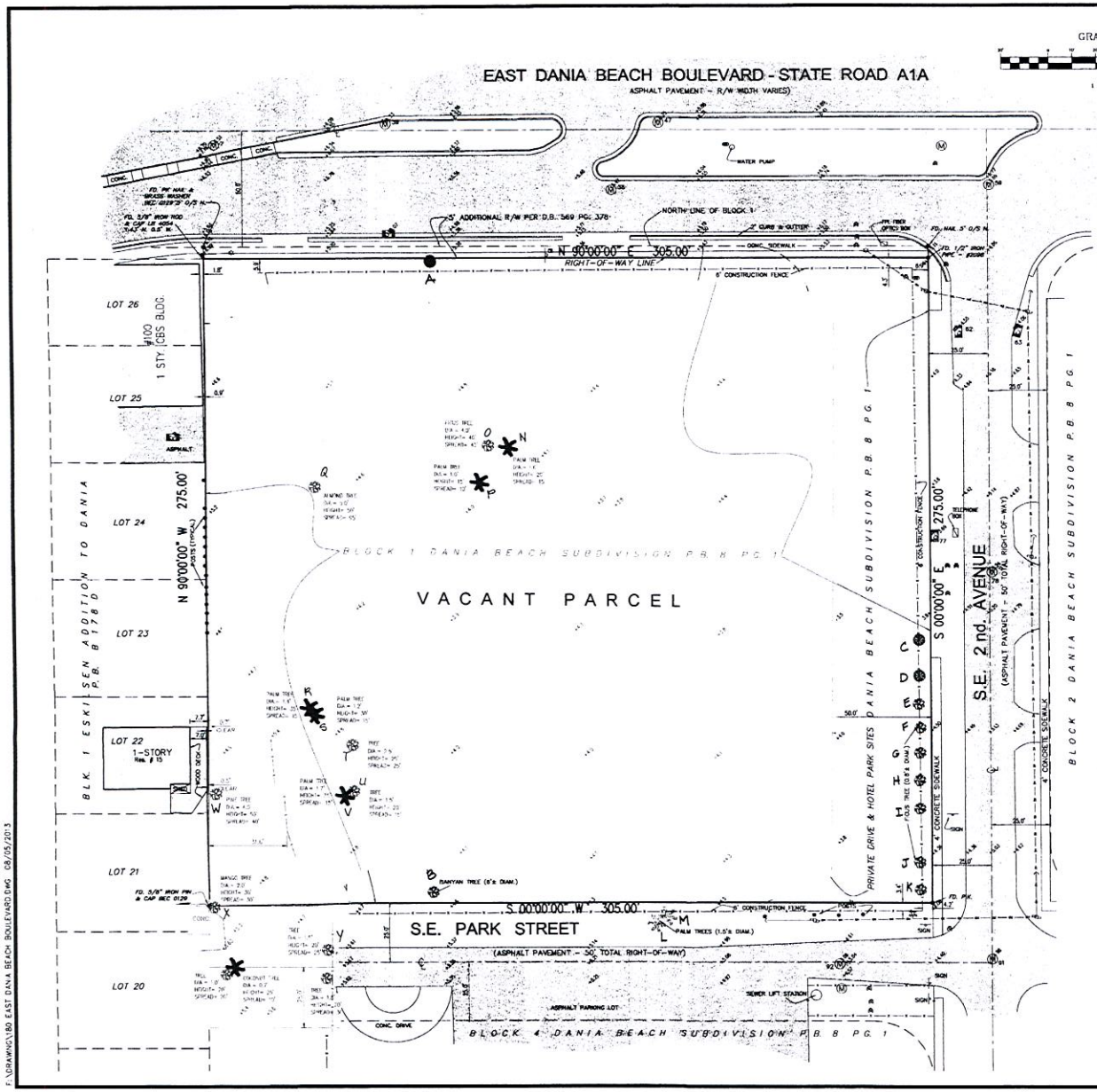
DANIA BEACH, FL 33004

DRAWN JCP

DATE 9-16-13

PROJECT NUMBER 11-13

SHEET NUMBER LSP-4



GRAPHIC SCALE

(IN FEET)
1 inch = 20 ft.

PROPERTY ADDRESS:

Property Address: 180 EAST DANIA BEACH BOULEVARD, DANIA BEACH, FL
Tax Folio # 5042-34-10-0010

LEGAL DESCRIPTION:

All of Block 1, of "DANIA BEACH SUBDIVISION", according to the plat thereof as recorded in Plat Book 8, at Page 1 of the public records of Broward County, Florida, LESS and EXCEPT the North 5 feet thereof.
A.K.A.
All of Block 1, including but not limited to those areas shown as Private Drive and Hotel Park, lying east of and adjacent to said Block 1, all lying in the Plat of DANIA BEACH SUBDIVISION, according to the Plat thereof as recorded in Plat Book 8, Page 1, of the Public Records of Broward County, Florida, less therefrom the North 5 feet thereof for roadway purposes

LOCATION MAP
NOT TO SCALE

SURVEYOR'S NOTES:

1) The Legal Description for the Property was obtained from OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY, Commitment for Title Insurance dated May 1, 2013.
2) This Certification is only for the lands as described. It is not a certification of Title, Zoning, Easements, or Freedom of Encumbrances. OPINION OF TITLE
3) An memorandum of Commitment issued by OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY, Commitment Order Number: 10-2012-008546-AB, effective date: May 1, 2013 @ 11:00 AM, was made to determine recorded instruments, if any affecting this property. However, there may be additional Restrictions not shown on this survey that may be found in the Public Records of this County.
4) Accuracy:
The expected use of the land, as classified in the Minimum Technical Standards (5J-17 FAC), is "Residential High Risk". The minimum relative distance accuracy for this type of boundary survey is 1 foot in 10,000 feet. The accuracy obtained by measurement and calculation of a closed geometric figure was found to exceed this requirement.
5) Foundations and/or footings that may cross beyond the boundary lines of the parcel herein described are not shown hereon
6) 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 are prohibited without written consent of the signing party or parties.
7) Underground utilities are not depicted hereon, contact the appropriate authority prior to any design work or construction on the property herein described. Surveyor shall be notified as to any deviation from utilities shown hereon.
8) The surveyor does not determine fence and/or wall ownership.
9) Ownership subjects to: OPINION OF TITLE
10) Type of Survey: BOUNDARY SURVEY
11) The North shown hereon are based on recorded plat of "DANIA BEACH SUBDIVISION" according to the Plat thereof as recorded in Plat Book 8, at Page 1, of the Public Records of Broward County, Florida.
12) Flood Zone Data: Community/ Panel #120034/0301/F Dated: August 18, 1992
Flood Zone: "AE" Base Flood Elevation = +7.0'
13) Elevations shown hereon are relative to National Geodetic Vertical Datum (1929 Mean Sea Level)
14) Benchmark Used: Broward County Benchmark #1893. Elevation = +17.382'
14) Area of Site: 83,875 Square feet (1.934+/- Acres)
15) ZONING INFORMATION: Zoning Classification: D3B(-MA) [East Dania Beach Boulevard Corridor Mixed-Use District]
Source: City of Dania Beach Zoning Department
Building Setbacks are determined by Site Plan Approval under Section 303-60 Land Development Code.
16) This PLAN OF SURVEY has been prepared for the exclusive use of the entities named hereon.
The Certificate does not extend to any unnamed party.

Existing Trees

Tree	Common Name	Size	Condition	Value	Disposition
A	Ficus bush	6' Ht	Fair	$0	To be removed
B	Ficus sp / Strangler Fig	25' Ht	Poor-Fair	$300	To be removed
C-K	Ficus bush	6' Ht	Poor	$0	To be removed
L-M	Veitchia sp / Palm	12' Ht	Fair	$200 ea	To be removed
N	Sabal palmetto/ Sabal Palm	20'	Fair	$200	To be removed
O	Ficus sp/ Ficus	40'	Fair	$3000	To be removed
P	Sabal palmetto/ Sabal Palm	15'	Fair	$200	To be removed
Q	Terminalia catappa/ Tropical Almond	50'	Fair	$0	To be removed
R	Sabal palmetto/ Sabal Palm	35'	Fair	$200	To be removed
S	Sabal palmetto/ Sabal Palm	30'	Fair	$200	To be removed
T	Unidentified	25'			To be removed
U	Unidentified	20'			To be removed
V	Sabal palmetto/ Sabal Palm	35'	Fair	$200	To be removed
W	Norfolk Island Pine	50'	Poor	$0	To be removed
X	Mangifera sp./ Mango	30'	Fair	$1000	To be removed
Y	Unidentified	20'	Fair		To be removed

Note: A tree removal permit is required prior to removal of any trees on site.
Note: Tree info taken from tree survey by RoyalPoint 1/17/14.
Tree species and condition to be verified on site prior to tree removal permit.

Tree Disposition Plan
Scale 1"=20 -0"

PEVISIONS
1 2/22/14

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4315 WEST BROWARD BLVD. Ste. 3 • Plantation, FL 33317
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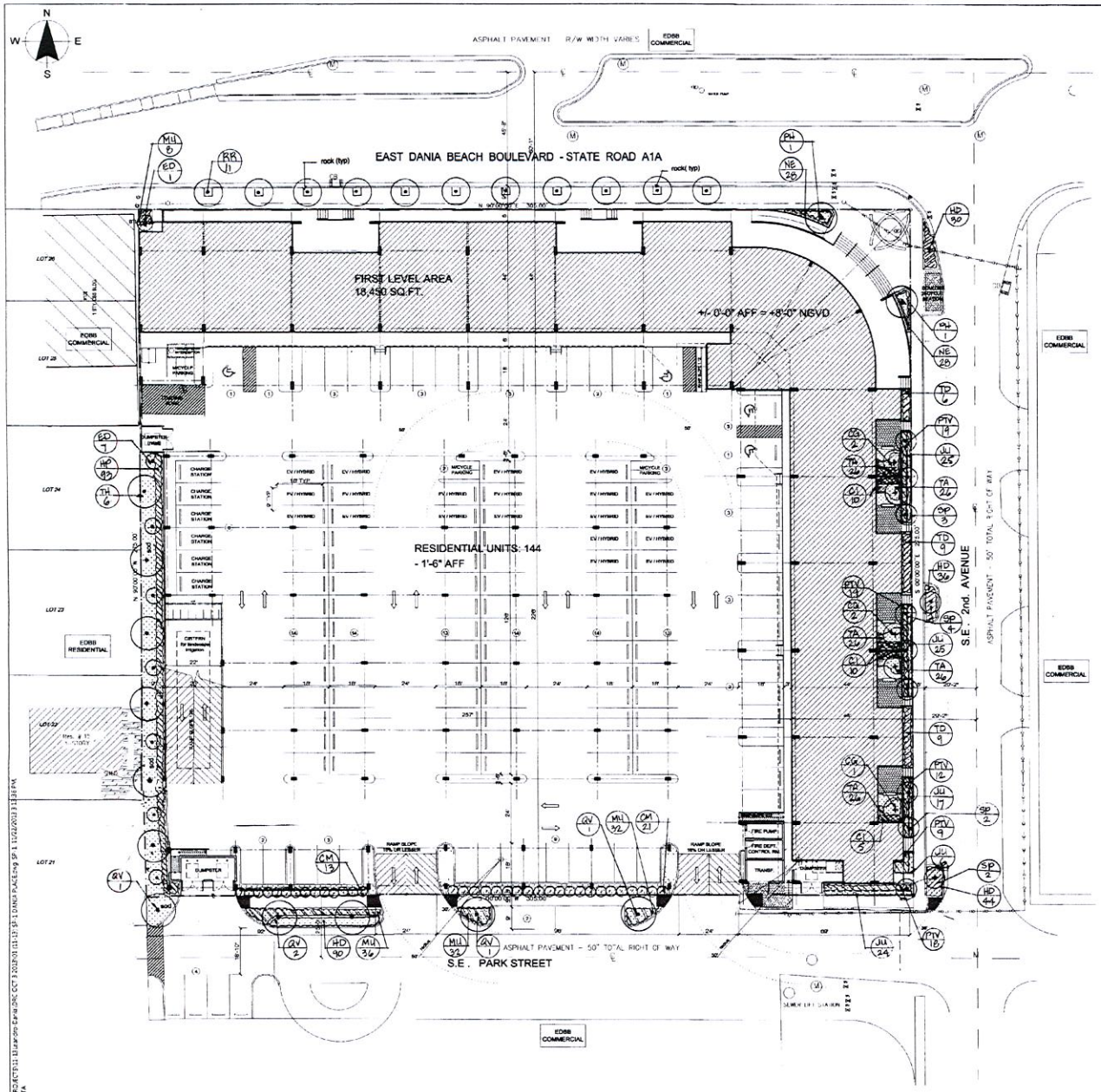
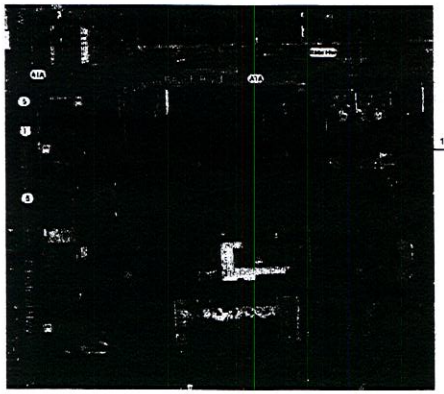
LIC. # AA-C001963

"DANIA PLACE" at Dania Beach
180 E. Dania Beach Blvd.
DANIA BEACH, FL
33004

DRAWN
DATE 1/17/14
PROJECT NUMBER 11-13
SHEET NUMBER: TD-1

F:\DRAWINGS\180 EAST DANIA BEACH BOULEVARD.DWG 03/05/2013





LOCATION MAP

SCALE: N.T.S.

PROPERTY DESCRIPTION

ALL OF BLOCK 1, OF "DANIA BEACH SUBDIVISION", ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 8, AT PAGE 1 OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA, LESS AND EXCEPT THE NORTH 5 FEET THEREOF.
A.K.A.
ALL OF BLOCK 1, INCLUDING BUT NOT LIMITED TO THOSE AREAS SHOWN AS PRIVATE DRIVE AND HOTEL PARK, LYING EAST OF AND ADJACENT TO SAID BLOCK 1, ALL LYING IN THE PLAT OF DANIA BEACH SUBDIVISION, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 8, PAGE 1, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA. LESS THEREFROM THE NORTH 5 FEET THEREOF FOR ROADWAY PURPOSES.

Plant List Sheet L-1

Sym	Qty	Native	Botanical/ Common Name	Size
TH	6	No	Tabebuia heterochylla/ Pink Tabebuia	12' Ht.x 4' Spr, 2" Cal
QV	5	Yes	Quercus virginiana/ Live Oak	12' Ht.x 4' Spr, 2" Cal
SP	11	Yes	Sabal palmetto/ Sabal Palm	18' CT, matched
RR	11	Yes	Roystonea regia/ Royal Palm	16' CT, matched
CQ	5	No	Caesalpinia granadilla/ tinsiawal	10' Ht.x 4' Spr 2" Cal Single trunk
PH	2	No	Phoenix sylvestris/ Wild Date Palm	10' CT matched
ED	8	No	Elaeocarpus decipiens/ Japanese Blueberry	8' Ht x 3' Spr
MU	108	Yes	Muhlenbergia capillaris/ Muhly Grass	18" x 18", 24" O.C.
TA	130	No	Trachelospermum asiaticum 'Minima'/ Dwf Conf Jasmine	12" x 14", 18" O.C.
NE	56	No	Neoregelia 'Bossa Nova'/ Bromeliad	14" x 14", 18" O.C.
HP	93	Yes	Hamelia patens 'Compacta'/ Firebush	24" x 24", 24" O.C.
CM	34	No	Caryota mitis/ Fishtail Palm	8' Ht, 5 stem min full
JU	97	No	Juniperus conferta 'Blue Pacific'/ Shore Juniper	12" x 14", 18" O.C.
PTV	77	No	Pittosporum tobira 'Variegata'/ Variegated Pittosporum	20" x 20", 24" O.C.
CI	25	Yes	Chrysobalanus icaco/ Cocoplum	24" x 24", 24" O.C.
TD	24	Yes	Tripsacum dactyloides/ Fakahatchee Grass	24" x 24", 24" O.C.
HD	200	Yes	Helianthus debilis/ Dune Sunflower	12" x 14", 18" O.C
Sod			St Augustine	
Mulch			Shredded Eucalyptus, Melaleuca or recycled mulch	

See sheet L-2 for planting notes.
See sheet L-3 for planting details.

LANDSCAPE PLAN

SCALE: 1" = 20'-0"

REVISIONS:
1/16/14

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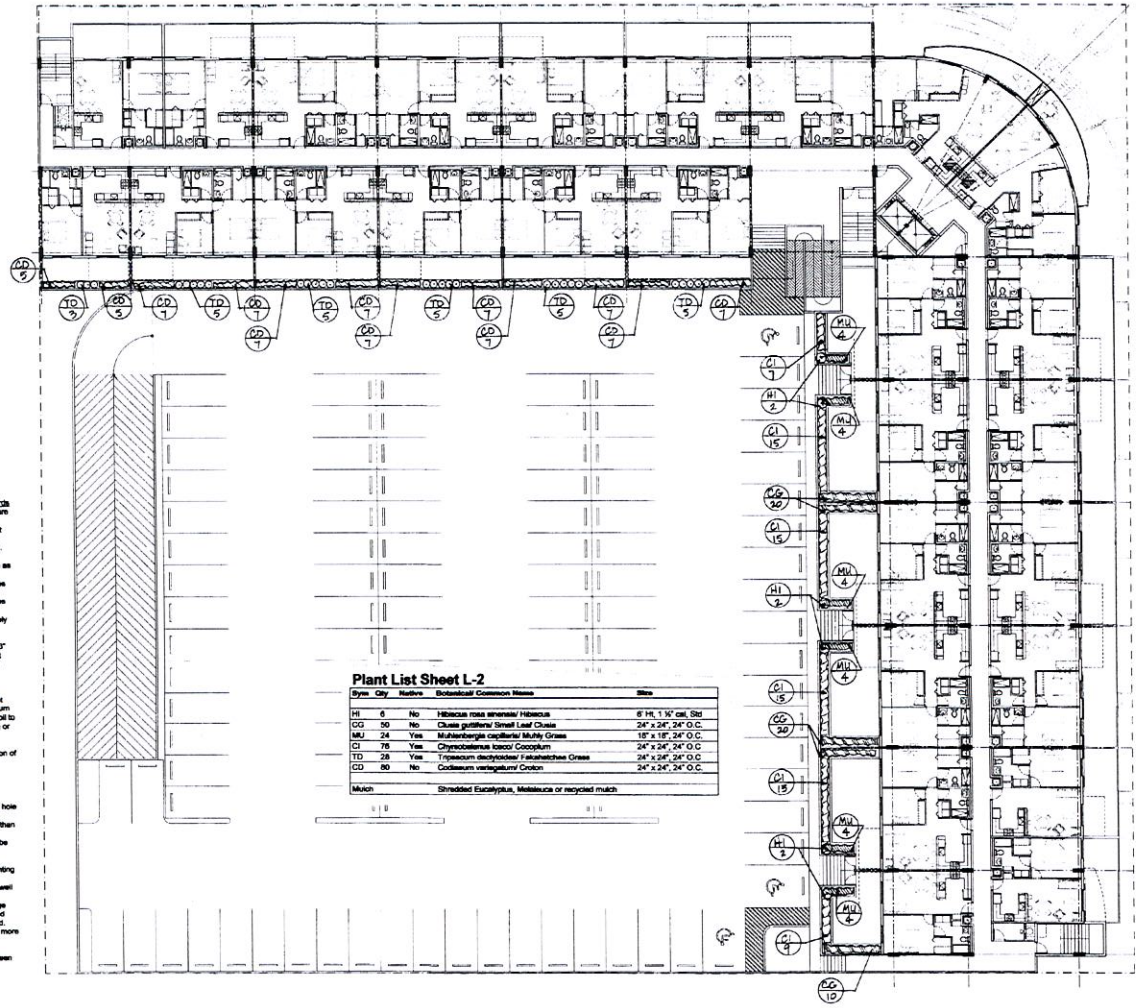
"DANIA PLACE" at Dania Beach
180 E. Dania Beach Blvd.
DANIA BEACH, FL
33004

DRAWN:
DATE: 11/26/13
PROJECT NUMBER: 11-13
SHEET NUMBER: L-1



Plant List Sheet L-2

Sym	Qty	Native	Botanical/ Common Name	Size
HI	6	No	Hibiscus rosa sinensis/ Hibiscus	6' Ht, 1 ½" cal, Std
CG	50	No	Clusia guttifera/ Small Leaf Clusia	24" x 24", 24" O.C.
MU	24	Yes	Muhlenbergia capillaris/ Muhly Grass	18" x 18", 24" O.C.
CI	76	Yes	Chrysobalanus icaco/ Cocoplum	24" x 24", 24" O.C.
TD	28	Yes	Tripsacum dactyloides/ Fakahatchee Grass	24" x 24", 24" O.C.
CD	80	No	Codiaeum variegatum/ Croton	24" x 24", 24" O.C.
Mulch			Shredded Eucalyptus, Melaleuca or recycled mulch	

General Notes:

1. All plant material shall be Florida No. 1 or better as given in the current Grades and Standards for Nursery Plants, 2nd Edition 1998, (w/ updates May 2006) Florida Department of Agriculture and Consumer Services, Division of Plant Industry.
2. All plant materials shall be subject to inspection and approval by the Landscape Architect at place of growth and upon delivery for conformity to specification.
3. All plants shall be true to species and variety and shall conform to measurements specified. All substitutions shall be submitted to the City and Landscape Architect for final approval.
4. All plants shall be exceptionally heavy, symmetrical, tight knit and so trained in appearance as to be superior to form, branching and symmetry.
5. Contractor shall notify S.U.N.S.H.I.N.E. (1-800-432-4770) for locations of existing utility lines 48 hours prior to beginning work. Contractor shall verify location of all utility lines and easements prior to commencing any work. Excavation in the vicinity of underground utilities shall be undertaken with care and by hand, if necessary. The Contractor bears full responsibility for this work and disruption or damage to utilities shall be repaired immediately at no expense to Owner.
6. Grade B+, shredded sterilized Melaleuca or Eucalyptus mulch shall be used in all mass planting beds and for individual tree pits. All trees shall have a mulch ring with a depth of 3" and a diameter of 3' - 4' around their base. All mulch shall be kept 4" from base of all plant material. Mulch beds shall be a minimum of 12" wider than plants measured from outside edge of foliage.
7. Sod shall be St Augustine and free of weeds, insects, fungus and disease, laid with alternating and abutting joints.
8. All trees and shrubs shall be backfilled with a suitable planting soil consisting of 50 percent sand and 50 percent approved compost. All plant materials shall be planted with a minimum of 6 to 18 inches of planting soil around the root ball. Refer to planting details. Planting soil to be backfilled into plant pits by washing in. Planting beds shall be free from rocks, pea, egg or colored rock, building materials, debris, weeds, noxious pests and diseases.
9. All sodded areas to have a minimum of 2" of planting soil as described in note #8.
10. All trees shall be warranted by the Contractor and will be healthy and in flourishing condition of active growth one year from date of final acceptance.
11. All shrubs, groundcovers, vines and sod shall be fully warranted for 90 days under same condition as above.
12. All synthetic burlap, synthetic string or cords or wire baskets shall be removed before any trees are planted. All synthetic tape shall be removed from trunks, branches, etc before inspection. The top 1/3 of any natural burlap shall be removed or tucked into the planting hole before trees are backfilled. Planting soil to be backfilled into pits by washing in.
13. All trees, palms and other plants shall be planted with the top of their rootballs no deeper than the final grade surrounding the planting area.
14. In areas where paved surfaces abut sod or mulch, the final level of both surfaces should be even.
15. All planting shall be installed with fertilizer at time of planting.
16. All planting shall be installed in a sound, workmanlike manner and according to good planting procedures. Installation shall include watering, weeding, fertilizing, mulching, selective pruning and removal of refuse and debris on a regular basis so as to present a neat and well kept appearance at all times.
17. All landscape and sod areas shall have an automatic irrigation system installed. Coverage should be 100% with 50% minimum overlap using rust free water to all landscape and sod areas. Spray upon public sidewalks, streets and adjacent properties should be minimized. Sodded areas and shrub/ groundcover beds should be on separate irrigation zones for a more efficient system. Irrigation system shall be installed with a rainswitch device.
18. All landscape and irrigation shall be installed in compliance with all local codes.
19. The plan shall take precedence over the plant list, should there be any discrepancy between the two.

See sheet L-3 for planting details.

2nd LEVEL LANDSCAPE PLAN

Scale 1"-20'-0"

1-21-14

REVISIONS:

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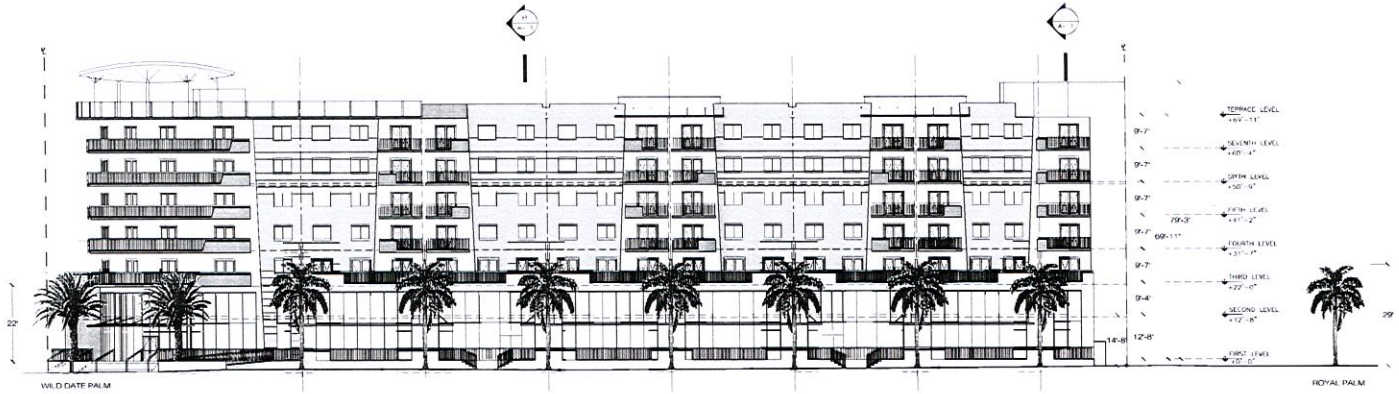
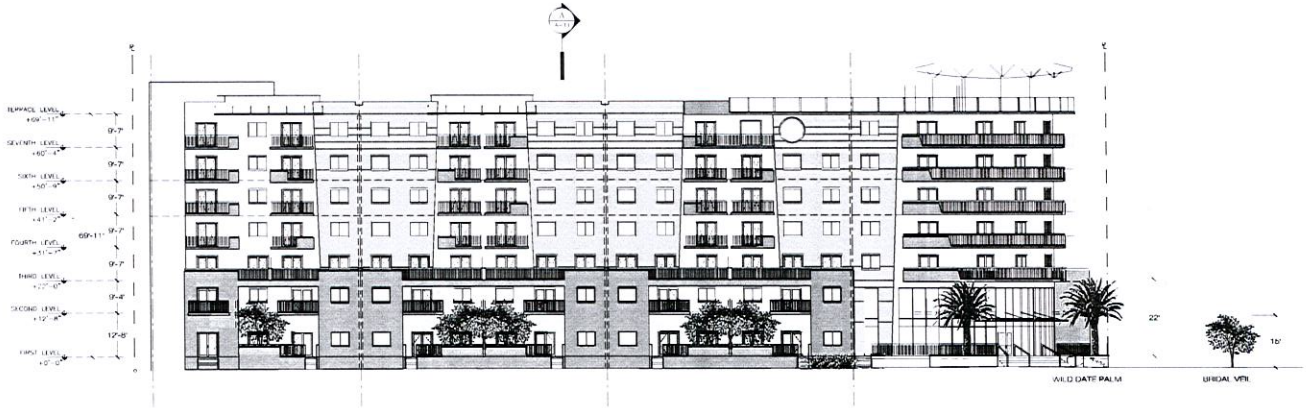
"DANIA PLACE" at Dania Beach
180 E. Dania Beach Blvd.
DANIA BEACH, FL
33004

DRAWN:
DATE: 11/26/13
PROJECT NUMBER: 11-13
SHEET NUMBER: L-2



1 L-4 PROPOSED TREE @ FIVE YEARS - NORTH ELEVATION - E DANIA BEACH BLVD

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



SIZE OF PROPOSED TREE IN FIVE YEARS		
TREE	HEIGHT	SPREAD
PINK TABEBUIA	16'-0"	8'-0"
LIVE OAK	10'-0"	10'-0"
SABLE PALM	10'-0"	–
ROYAL PALM	20'-0"	–
BRIDAL VEIL	15'-0"	8'-0"
WILD DATE PALM	22'-0"	–

1 L-4 PROPOSED TREE@ FIVE YEARS - EAST ELEVATION - SE 2nd AVENUE

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

REVISIONS:

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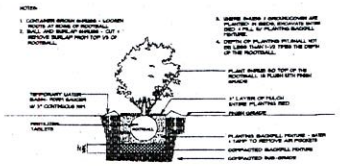
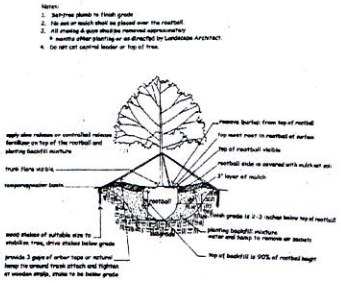
"DANIA PLACE" at Dania Beach
180 E. Dania Beach Blvd.
DANIA BEACH, FL
33004

DRAWN	JCP
DATE	9-18-13
PROJECT NUMBER	11-13
SHEET NUMBER	L-4

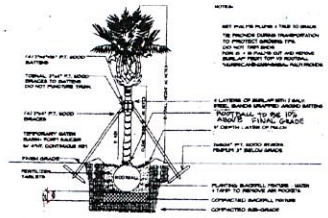


SHRUB PLANTING DETAIL
NTS

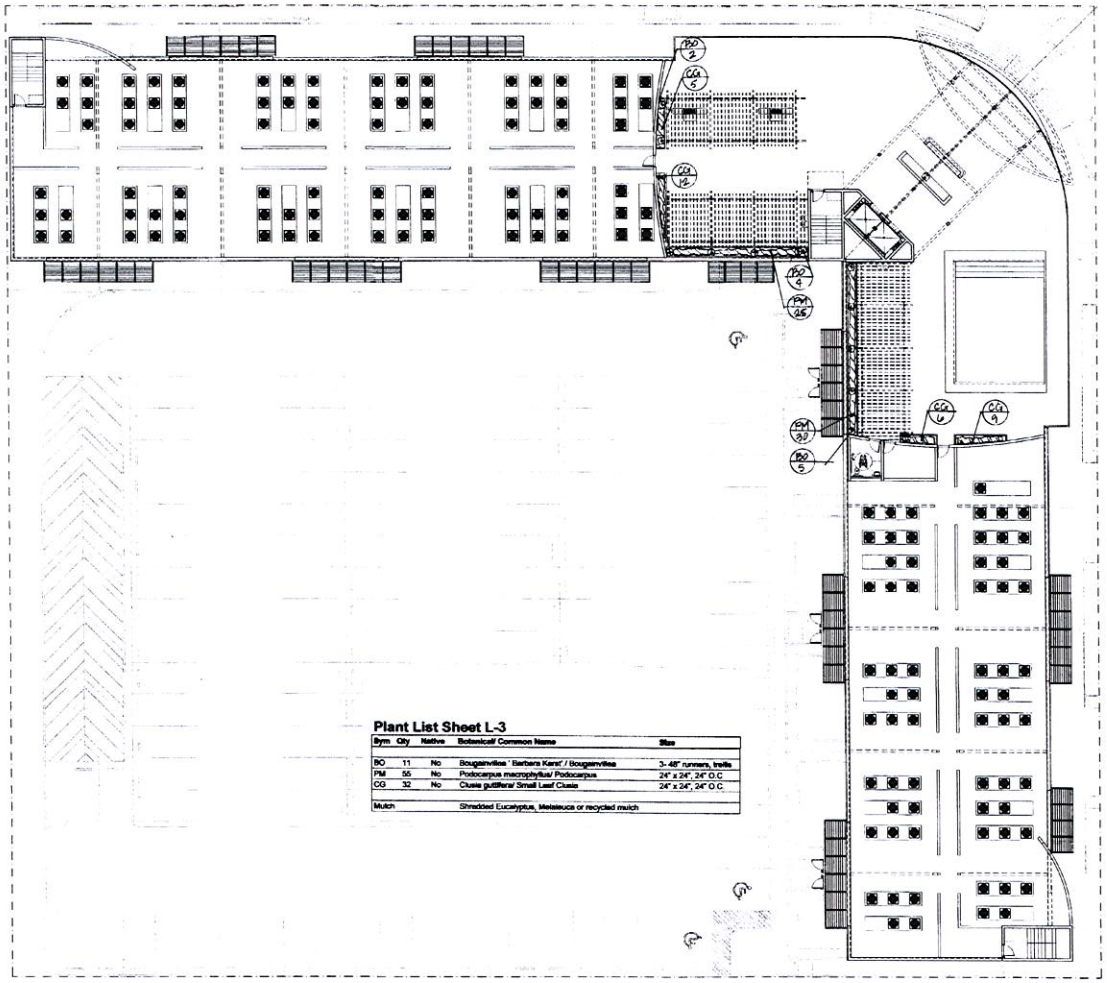


TREE PLANTING & STAKING DETAIL
NTS

Note: All trees and palms to be set so that rootballs are 10% above final grade.



PALM PLANTING DETAIL
NTS



Plant List Sheet L-3

Sym	Qty	Native	Botanical/ Common Name	Size
BO	11	No	Bougainvillea ' Barbara Karst' / Bougainvillea	3- 48" runners, trelis
PM	55	No	Podocarpus macrophyllus/ Podocarpus	24" x 24", 24" O.C
CG	32	No	Clusia guttifera/ Small Leaf Clusia	24" x 24", 24" O.C
Mulch			Shredded Eucalyptus, Melaleuca or recycled mulch	

See sheet L-2 for planting notes.

ROOF LANDSCAPE PLAN
Scale 1"-20'-0"

REVISIONS:

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LC No. #LA0000062

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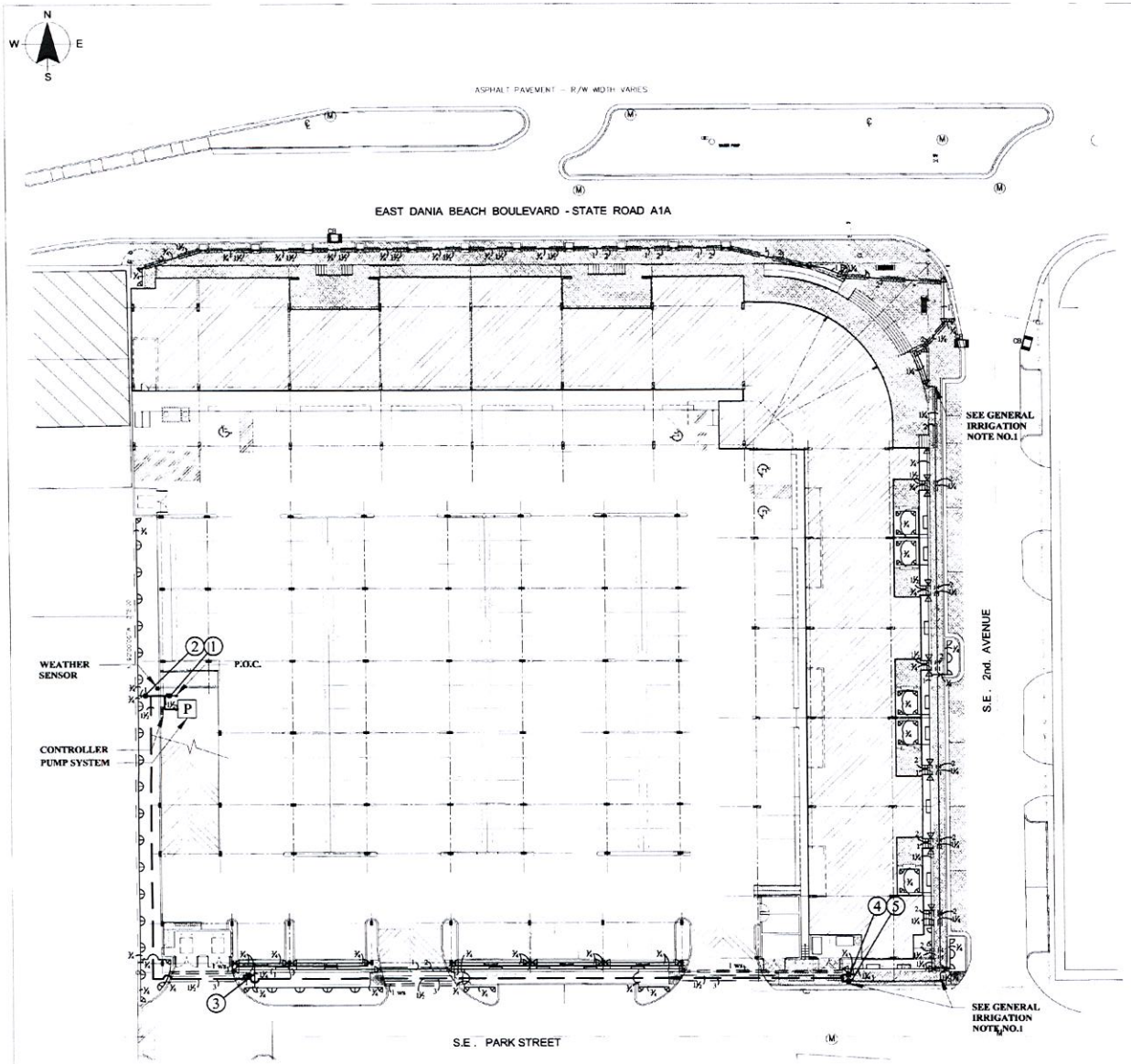
LIC. # AA0001263

"DANIA PLACE" at Dania Beach
180 E. Dania Beach Blvd.
DANIA BEACH, FL
33004

DRAWN:
DATE: 11/05/13
PROJECT NUMBER: 11-13
SHEET NUMBER:
L-3



THIS SYSTEM HAS BEEN DESIGNED USING WATER SAVING COMPONENTS INCLUDING A WEATHER SENSOR AND HIGH EFFICENCY SPRINKLER HEADS.

1 IR-1 PROPOSED IRRIGATION PLAN

GENERAL IRRIGATION NOTES

1. This design is diagrammatic. All piping, valves, etc., shown within paved areas or outside property lines is for design clarification only and shall be installed in landscaped areas within the property boundaries where possible. No irrigation equipment may be installed outside property lines unless otherwise directed.

2. This system has been designed to conform with the requirements of the applicable codes. Should any conflict exist, the requirements of the codes shall prevail.

3. All sprinkler equipment not otherwise detailed or specified shall be installed as per the manufacturer's recommendations and specifications.

4. Pipe sizes shall conform to those shown on the drawings. No substitutions of smaller pipe sizes shall be permitted, but substitutions of the larger sizes may be approved. All damaged and rejected pipe shall be removed from the site at the time of said rejection.

5. It is the responsibility of the Irrigation Contractor to familiarize himself with all grade differences, location of walls, retaining walls, structures and utilities. The Irrigation Contractor shall repair or replace all items damaged by his work. He shall coordinate his work with other contractors for the location and installation of pipe sleeves and laterals through walls, under roadways and paving, etc. The Irrigation Contractor shall also familiarize himself with the landscape plans and coordinate the installation with the Landscape Contractor.

6. Do not willfully install the sprinkler system as shown on the drawings when it is obvious in the field that unknown obstructions, grade differences or differences in the area dimensions exist that might not have been considered in the engineering. Such obstructions or differences should be brought to the attention of the owner's authorized representative. In the event this notification is not performed, the Irrigation Contractor shall assume full responsibility for any changes necessary.

7. The Irrigation Contractor shall flush and adjust all sprinkler heads and valves for optimum coverage with no overspray on to walks, streets, walls, etc. To eliminate overspray, low angle and variable arc nozzles may be substituted for standard spray nozzles.

8. All pipe and wire installed beneath paving shall be sleeved in Schedule 40 PVC pipe.

9. All threaded PVC joints shall be made using Schedule 80 PVC nipple stubs and solvent weld couplings. No threaded adaptors will be allowed. All other PVC joints shall be of the same type as the specified pipe, i.e., 'O' ring or solvent weld.

10. All above ground piping shall be schedule 40PVC, unless other wise specified.

11. All sprinkler heads with flow rates of 7 GPM or less shall be mounted on flex type swing joints. Flex type pipe shall be used for swing joints only and not lateral lines. All sprinkler heads with flow rates greater than 7 GPM shall be mounted on PVC swing joints of the same size as the sprinkler head inlet.

12. All sprinkler heads shown as solid symbols may be mounted on schedule 40 PVC risers. Unless otherwise specified shrub type heads may be substituted for 4" (or less) pop-up heads. Riser height to be determined by plant material. Riser extenders may be used on pop-up heads. All shrub risers shall be Schedule 40 PVC and painted flat or satin black. Risers shall be supported with rebar or angle iron secured by stainless steel clamps. All sprinkler heads shown on risers adjacent to public thoroughfares shall be installed 12" (min) from edge of pavement.

13. This system has been designed to provide a 100% coverage with 100% overlap. All water used for irrigation shall be rust free. If a chemical injection system is used in a well water system, the well shall be protected in accordance with Florida state law.

LEGEND

Symbol	Manufacturer	Part No.	Description
P			Cistern pump system (by others).
	Toro	CC-P9	Controller - equip with Climatic Logic Kit, Irritrol P/N CL-100-Wireless, weather sensor - mount at locations shown or as directed.
●	Toro	P220-26-04	1" solenoid valve with valve box.
— —		Schedule 40	PVC main below deck suspended pipe.
—		SDR26 / Class160	PVC pipe
= =		Schedule 40	PVC sleeves
Not Shown		14AWG Type UF	Direct burial irrigation wire - install in conduit.
○ P.O.C.			Point of connection to header pipe in second level.

SPRINKLER HEAD SCHEDULE

Symbol	Toro Part No.	Type	PSI	GPM	Rad.
	570Z-6P-O-T-8-Q	6" pop-up spray	30	.17	8'
	570Z-6P-O-T-8-H	6" pop-up spray	30	.33	8'
	570Z-6P-O-T-10-Q	6" pop-up spray	30	.23	10'
	570Z-6P-O-T-10-H-PC	6" pop-up spray	30	.51	10'
	570Z-6P-O-T-4X15-RCS	6" pop-up spray	30	.33	4' X 15'
	570Z-6P-O-T-4X15-LCS	6" pop-up spray	30	.33	4' X 15'
	570Z-6P-O-T-4X15-SST	6" pop-up spray	30	.66	4' X 30'
	570S-O-T-4X18-SST	6" Shrub spray	30	.37	4' X 18'
	570S-O-T-4X9-RCS	6" Shrub spray	30	.19	4' X 9'
	570S-O-T-4X9-4-LCS	6" Shrub spray	30	.19	4' X 9'
Symbol	Raindrip Part No.	Type	PSI	GPM	Rad.
o	RWS-M-B-1402*	Root watering system	30	.5	-

* 2 PER TREE.

SPRINKLER ZONE SUMMARY

Zone No.	Head Type	GPM	Valve Size
1	Spray	18	1"
2	Spray	18	1"
3	Spray	15	1"
4	Spray	17	1"
5	Spray	14	1"

Total head count: 207 Sprays
22 Root Water System

BILL LENZ IRRIGATION DESIGN, INC.
010334
9912 N.W. 52nd Street
Sunrise, Florida 33351
(954) 742-0755
Email: blenz@mindspring.com

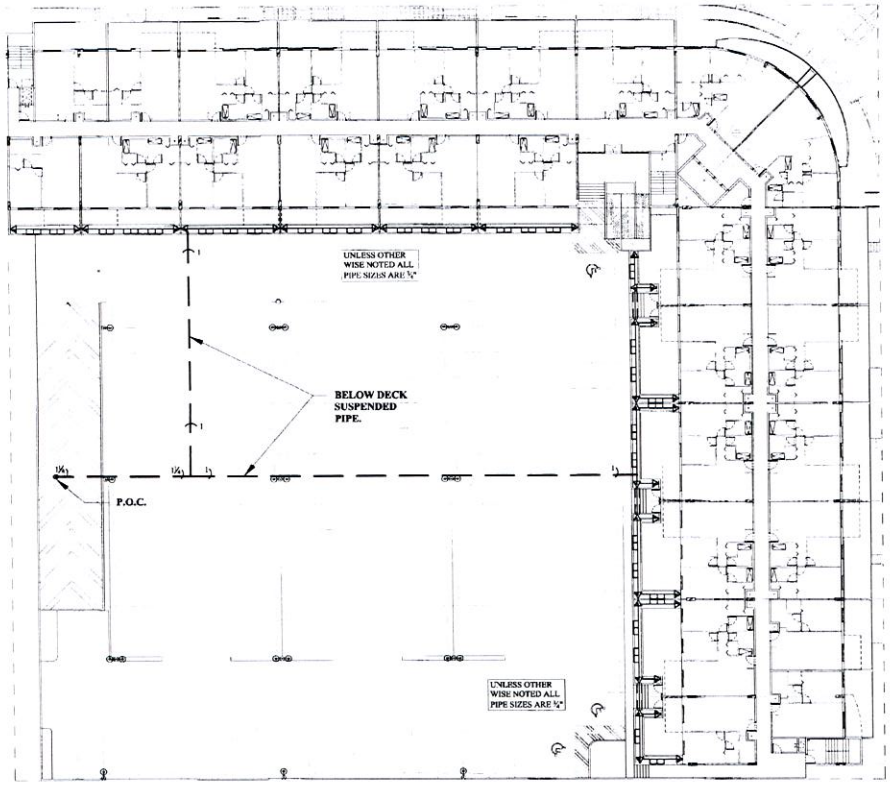
SCALE: 1" = 20'-0"

REVISIONS:

SOUTHEAST ARCHITECTS SERVICES, INC.
4310 WEST BROWARD BLVD. Ste. 3 & 4 Plantation, FL 33317
(954) 797-7871 - FAX (954) 797-7847
LIC. # AA-C001853

"DANIA PLACE" at Dania Beach
180 E. Dania Beach Blvd.
DANIA BEACH, FL
33004

DRAWN: MN/SL
DATE: 1-16-14
PROJECT NUMBER: 11-13
SHEET NUMBER: IR-1



LEGEND

Symbol	Manufacturer	Part No.	Description
P			Cistern pump system (by others).
	Toro	CC-P9	Controller - equip with Climate Logic Kit, Irritrol P/N CL-100-Wireless, weather sensor - mount at locations shown or as directed.
	Toro	P220-26-04	1" solenoid valve with valve box.
		Schedule 40	PVC main below deck suspended pipe.
		SDR26 / Class160	PVC pipe
		Schedule 40	PVC sleeves
Not Shown		14AWG Type UF	Direct burial irrigation wire - install in conduit.
P.O.C.			Point of connection to header pipe to second level.

SPRINKLER HEAD SCHEDULE

Symbol	Toro Part No.	Type	PSI	GPM	Rad.
	570Z-6P-O-T-8-Q	6" pop-up spray	30	.17	8'
	570Z-6P-O-T-8-H	6" pop-up spray	30	.33	8'
	570Z-6P-O-T-10-Q	6" pop-up spray	30	.23	10'
	570Z-6P-O-T-10-H-PC	6" pop-up spray	30	.51	10'
	570Z-6P-O-T-4X15-RCS	6" pop-up spray	30	.33	4' X 15'
	570Z-6P-O-T-4X15-LCS	6" pop-up spray	30	.33	4' X 15'
	570Z-6P-O-T-4X15-SST	6" pop-up spray	30	.66	4' X 30'
	570S-O-T-4X18-SST	6" Shrub spray	30	.37	4' X 18'
	570S-O-T-4X9-RCS	6" Shrub spray	30	.19	4' X 9'
	570S-O-T-4X9-4-LCS	6" Shrub spray	30	.19	4' X 9'
Symbol	**Rainbird Part No.**	**Type**	**PSI**	**GPM**	**Rad.**
	RWS-M-16-1402*	Root watering system	30	.5	-

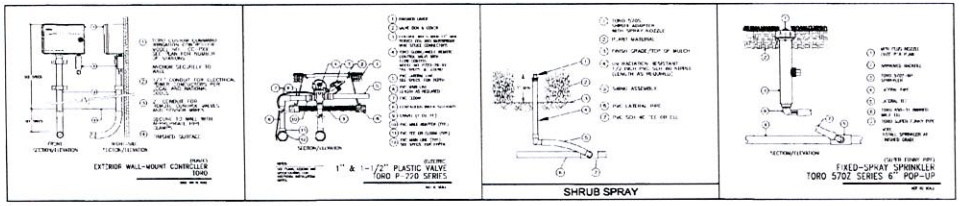
* 2 PER TREE.

SPRINKLER ZONE SUMMARY

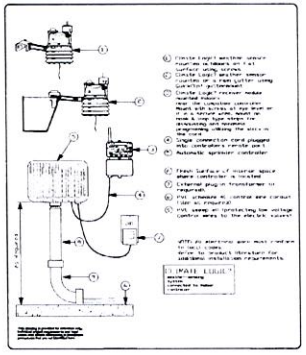
Zone No.	Head Type	GPM	Valve Size
1	Spray	18	1"
2	Spray	18	1"
3	Spray	15	1"
4	Spray	17	1"
5	Spray	14	1"

Total head count: 207 Sprays
22 Root Water System

THIS SYSTEM HAS BEEN DESIGNED USING WATER SAVING COMPONENTS INCLUDING A WEATHER SENSOR AND HIGH EFFICENCY SPRINKLER HEADS.



THIS SYSTEM HAS BEEN DESIGNED AND SHALL BE INSTALLED IN ACCORDANCE WITH ALL THE REQUIREMENTS OF APPENDIX F, CONSTRUCTION AND BUILDING CODES FOR TURF AND LANDSCAPE IRRIGATION SYSTEMS, OF THE FLORIDA BUILDING CODE.



NOTE:

1. **ALL DECK CORING AND SEALING BY OTHERS.**
2. **ALL DECK PENETRATION AND SUSPENDED PIPE LOCATIONS ARE APPROXIMATE AND FOR THE PIPE SIZES SHOWN. EXACT LOCATIONS SHALL BE DETERMINED ON SITE TO FACILITATE EASE OF CONSTRUCTION. EXISTING PENETRATIONS MAY BE USED WHERE PRACTICAL WITH THE APPROVAL BY THE OWNER/ENGINEER.**
3. **ALL PIPE INSTALLED BENEATH THE DECK SHALL BE SUSPENDED IN GRINELLE ADJUSTABLE RINGS, FIG. 70. SECURE WITH 3/8" ALL THREAD FASTENERS AND ANCHORS WITH DOUBLE NUTS - 12' O.C. ALL FASTENERS, RINGS AND ANCHORS SHALL BE STAINLESS STEEL.**

BILL LENZ
IRRIGATION DESIGN, INC.
010334
8922 N.W. 52nd Street
Sunrise, Florida 33351
(954) 742-1375
Email: info@billlenzirr.net

SCALE: 1" = 20'-0"

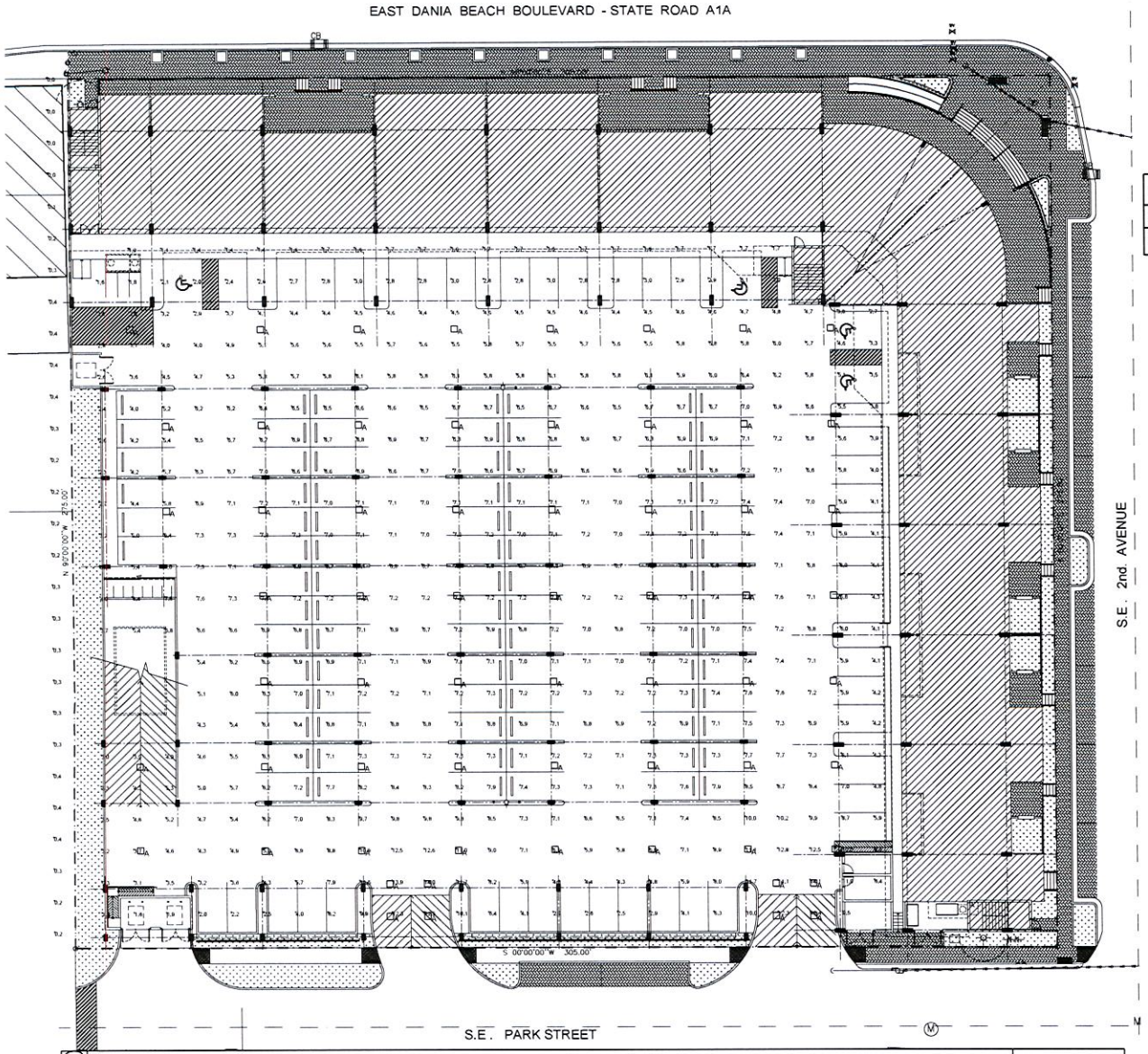
2 IR-2 PROPOSED 2nd LEVEL IRRIGATION PLAN

REVISIONS:

SOUTHEAST ARCHITECTS SERVICES, INC.
4310 WEST BROWARD Blvd. Ste 3 # Plantation FL 33317
(954) 797-2821 - FAX (954) 797-2847
LIC. # AA-C001953

"DANIA PLACE" at Dania Beach
180 E. Dania Beach Blvd.
DANIA BEACH, FL
33004

DRAWN: MN/BL
DATE: 1-16-14
PROJECT NUMBER: 11-13
SHEET NUMBER: IR-2



1 PH1 PHOTOMETRIC PLAN

SCALE: 1'-0 = 1/16"

LUMINAIRE SCHEDULE

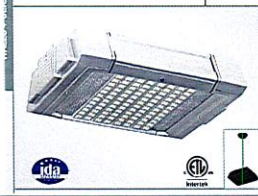
Symbol	Label	Qty	Catalog Number	File	Lumens	LLF	Watts
	A	66	VISIONAIRE LIGHTING EL2-1 T5W 72LC 3 55K UNV CM COLOR (SURFACE MOUNT)	el2-1_T5W_72LC_350ma_55k.ies	Absolute	0.75	84

STATISTICS

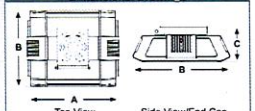
Description	Avg	Max	Min	Max/Min	Avg/Min
Garage - Ground Floor	5.8 fc	13.2 fc	1.4 fc	9.4:1	4.1:1

Element II - Garage/Canopy

Project Name: | Catalog Number: | Type:



Dimensional Drawings



Fixture	A	B	C	Max. LEDs	Lbs
EL2-S	14"	14½"	5½"	72	24
EL2-1	18"	14½"	5½"	96	34
EL2-2	24"	14½"	5½"	144	38

LED Data Chart for 5500K*

# Bars	# LEDs	Output mA	Initial Lumens T1	Initial Lumens T2	Initial Lumens T3	Initial Lumens T4	Initial Lumens T5	Initial Lumens T5W	System Watts 120-277	L70 Hours @ 25° C
1 EL2-S EL2-1	24	350	1,241	2,362	2,750	2,912	2,375	2,386	29	150,000
		500	2,525	2,841	2,775	2,944	2,930	1,947	38	150,000
2 EL2-S EL2-1	48	350	4,828	4,724	4,801	4,823	4,750	4,760	58	150,000
		500	5,042	5,683	5,553	5,906	5,857	5,894	76	150,000
3 EL2-S EL2-1	72	350	6,703	7,085	6,443	6,705	7,125	7,140	84	150,000
		533**	7,963	8,524	8,330	8,852	9,129	9,141	114	150,000
4 EL2-1	96	350	9,652	9,448	8,845	9,048	9,500	9,520	112	150,000
		530	9,903	11,366	11,107	10,736	12,174	12,188	152	150,000
6 EL2-2	144	350	14,478	14,172	13,268	13,572	14,250	14,280	168	150,000
		530	13,549	14,172	12,255	13,572	14,250	14,280	168	150,000

Visit www.visionaire-light.com for up-to-the-minute chart information, including types not listed here

* For 4000K multiply values by 0.97 ** Not available for EL2-S

Parking Garage Typical - Open Ceiling

76 Nominal Watts Driven at 530 mA – 6,087 Lumens

EL2 - 1 - T5 - 48LC - 5 - 55K

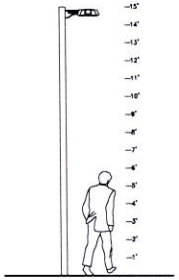
6.4	6.6	7.5	6.0	6.0	7.5	6.6
6.6	6.8	7.8	6.3	6.3	7.8	6.8
7.6	7.8	8.1	5.8	5.8	8.1	7.8
5.9	6.1	5.8	5.2	5.2	5.8	6.1
5.9	6.1	5.8	5.2	5.2	5.8	6.1
7.6	7.8	8.1	5.8	5.8	8.1	7.8
6.6	6.8	7.8	6.3	6.3	7.8	6.8

Mounting Height: 10 feet
30' Spacing - Center to Center

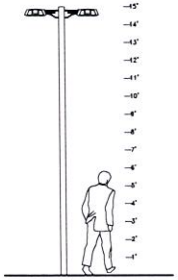
Average FC: 6.65
Max FC: 8.1
Min FC: 5.2
Max/Min: 1.56

Installation Instructions

Metal Column



Metal Column



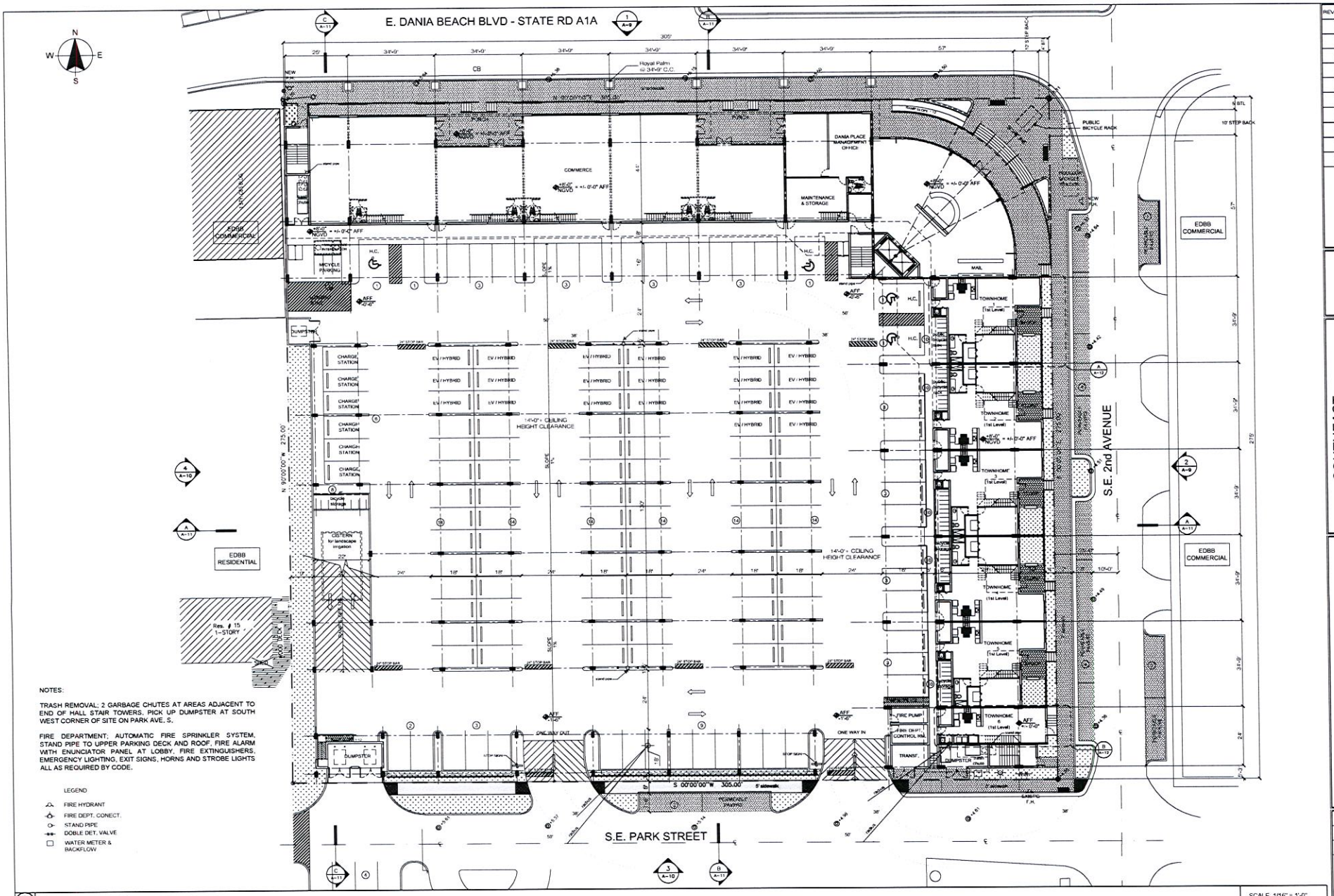
REVISIONS

SOUTHEAST ARCHITECTS SERVICES, INC.

"DANIA PLACE" at Dania Beach
180 E. Dania Beach Blvd.
DANIA BEACH, FL

33004

DRAWN: J.M.
DATE: 11-25-13
PROJECT NUMBER: 15-13
SHEET NUMBER: PH-1
1 OF 2



NOTES:

TRASH REMOVAL; 2 GARBAGE CHUTES AT AREAS ADJACENT TO END OF HALL STAIR TOWERS. PICK UP DUMPSTER AT SOUTH WEST CORNER OF SITE ON PARK AVE. S.

FIRE DEPARTMENT; AUTOMATIC FIRE SPRINKLER SYSTEM, STAND PIPE TO UPPER PARKING DECK AND ROOF, FIRE ALARM WITH ENUNCIATOR PANEL AT LOBBY, FIRE EXTINGUISHERS, EMERGENCY LIGHTING, EXIT SIGNS, HORNS AND STROBE LIGHTS ALL AS REQUIRED BY CODE.

LEGEND

- FIRE HYDRANT
- FIRE DEPT. CONECT.
- STAND PIPE
- DOBLE DET. VALVE
- WATER METER & BACKFLOW

1 A-1 FIRST FLOOR

SCALE 1/16" = 1'-0"

REVISIONS

SOUTHEAST ARCHITECTS SERVICES, INC.

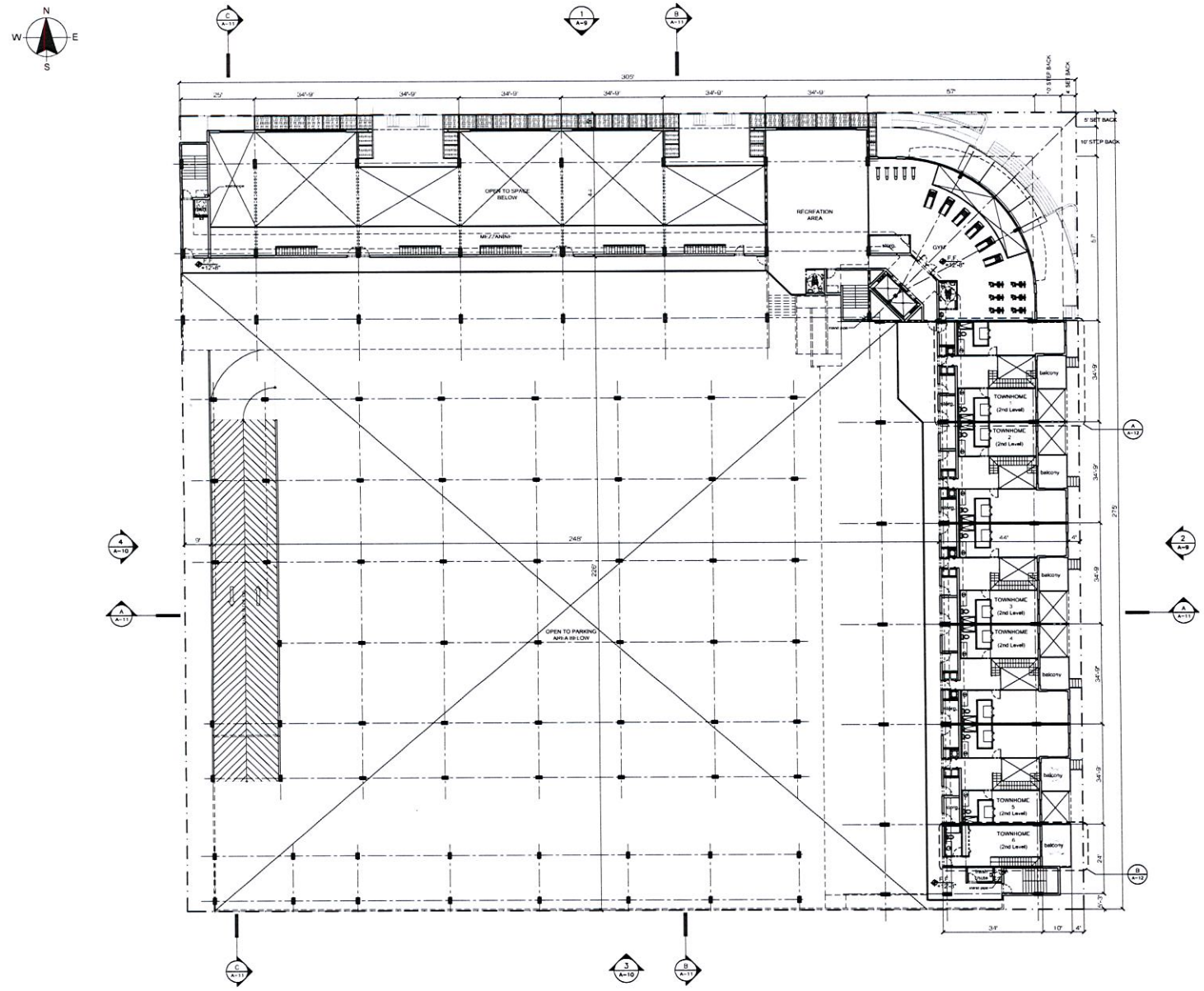
4311 WEST BROWARD BLVD. # 2 PLANTATION, FL 33317
PH. 954 792 7000 FAX 954 792 7047
LIC. # AR 0017950

"DANIA PLACE" at Dania Beach

180 E. Dania Beach Blvd.
DANIA BEACH, FL

33004

DRAWN	JCP
DATE	9-16-13
PROJECT NUMBER	11-13
SHEET NUMBER	A-1



1 A-2 SECOND FLOOR

SCALE 1/16" = 1'-0"

REVISIONS

SOUTHEAST ARCHITECTS SERVICES, INC.

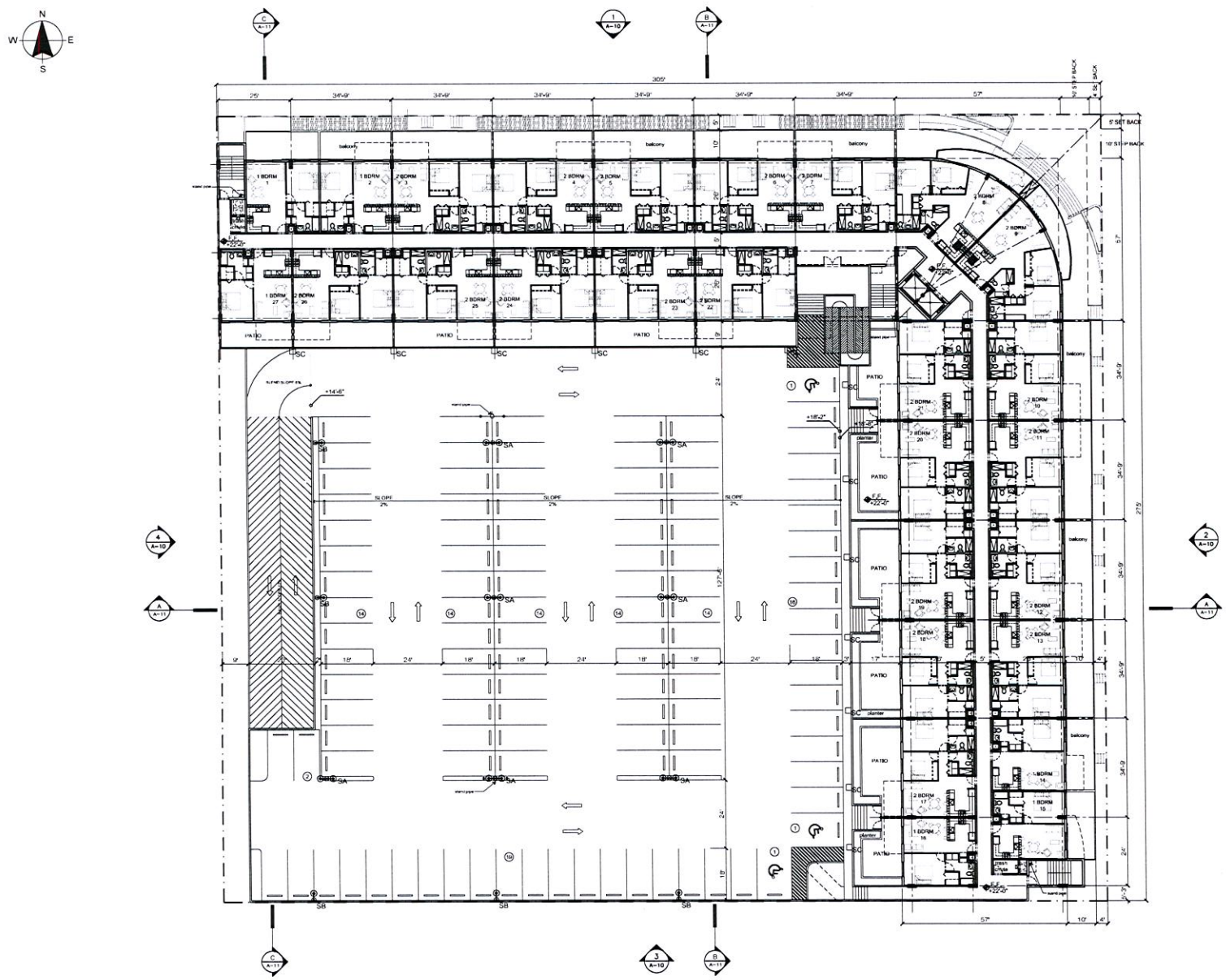
"DANIA PLACE" at Dania Beach

180 E. Dania Beach Blvd.

DANIA BEACH, FL

33004

DRAWN	JCP
DATE	9-13-13
PROJECT NUMBER	11-13
SHEET NUMBER	A-2



1 A-3 THIRD FLOOR

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

REVISIONS

SOUTHEAST ARCHITECTS SERVICES, INC.

"DANIA PLACE" at Dania Beach

180 E. Dania Beach Blvd

DANIA BEACH, FL

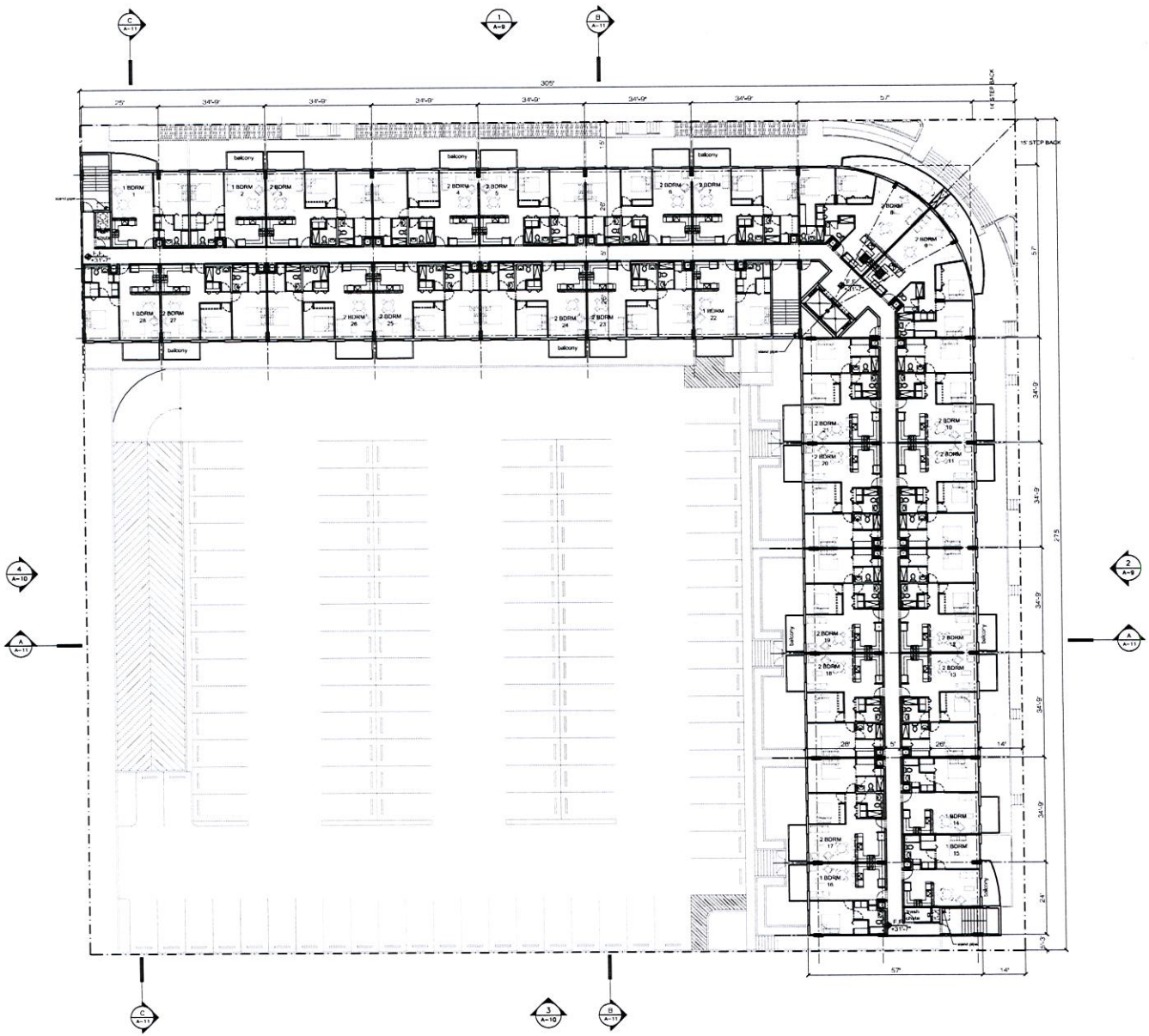
33004

DRAWN: JCP

DATE: 9-16-13

PROJECT NUMBER: 11-13

SHEET NUMBER: A-3



1 FOURTH FLOOR

SCALE 1/16" = 1'-0"

REVISIONS

SOUTHEAST ARCHITECTS SERVICES, INC.

"DANIA PLACE" at Dania Beach

180 E. Dania Beach Blvd.

DANIA BEACH, FL

33004

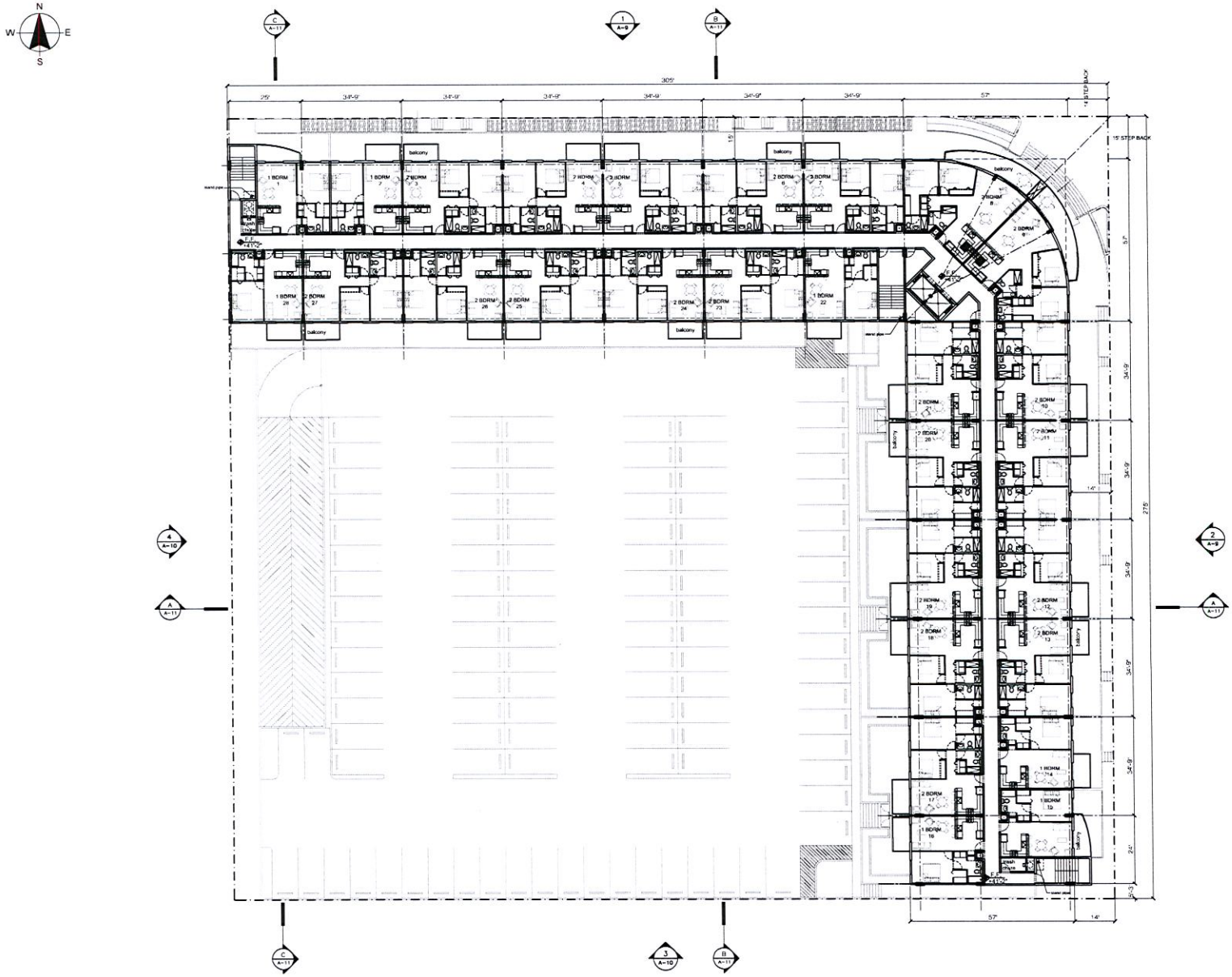
DRAWN JCP

DATE 9-18-13

PROJECT NUMBER 11-13

SHEET NUMBER

A-4



1 A-5 FIFTH FLOOR

SCALE 1/16" = 1'-0"

REVISIONS

SOUTHEAST ARCHITECTS SERVICES, INC.

"DANIA PLACE" at Dania Beach

180 E. Dania Beach Blvd.

DANIA BEACH, FL

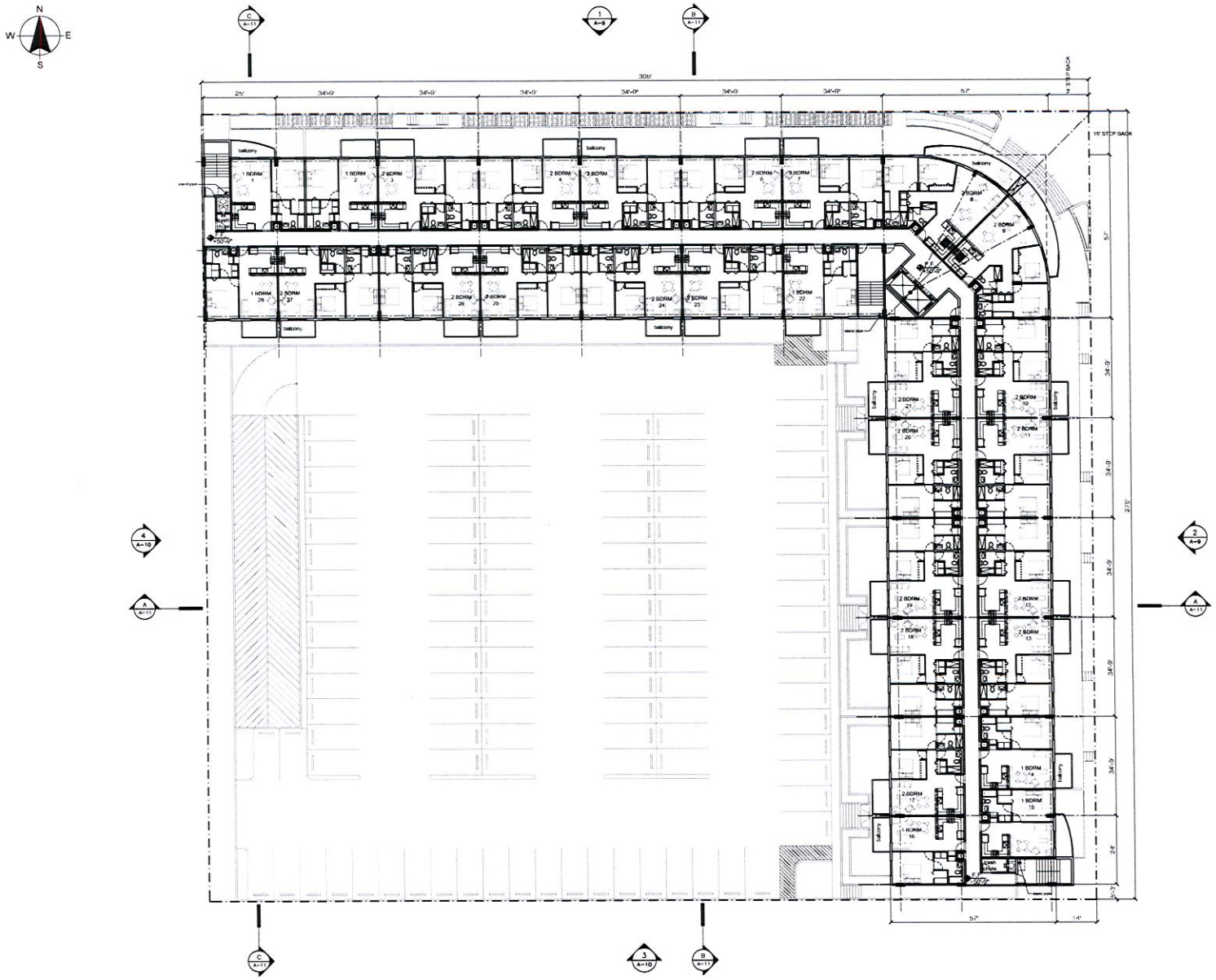
33004

DRAWN JCP

DATE 9-18-13

PROJECT NUMBER 11-13

SHEET NUMBER A-5



1 A-6 SIXTH FLOOR

SCALE 1/16" = 1'-0"

REVISIONS

SOUTHEAST ARCHITECTS SERVICES, INC.

"DANIA PLACE" at Dania Beach

180 E. Dania Beach Blvd.

DANIA BEACH, FL

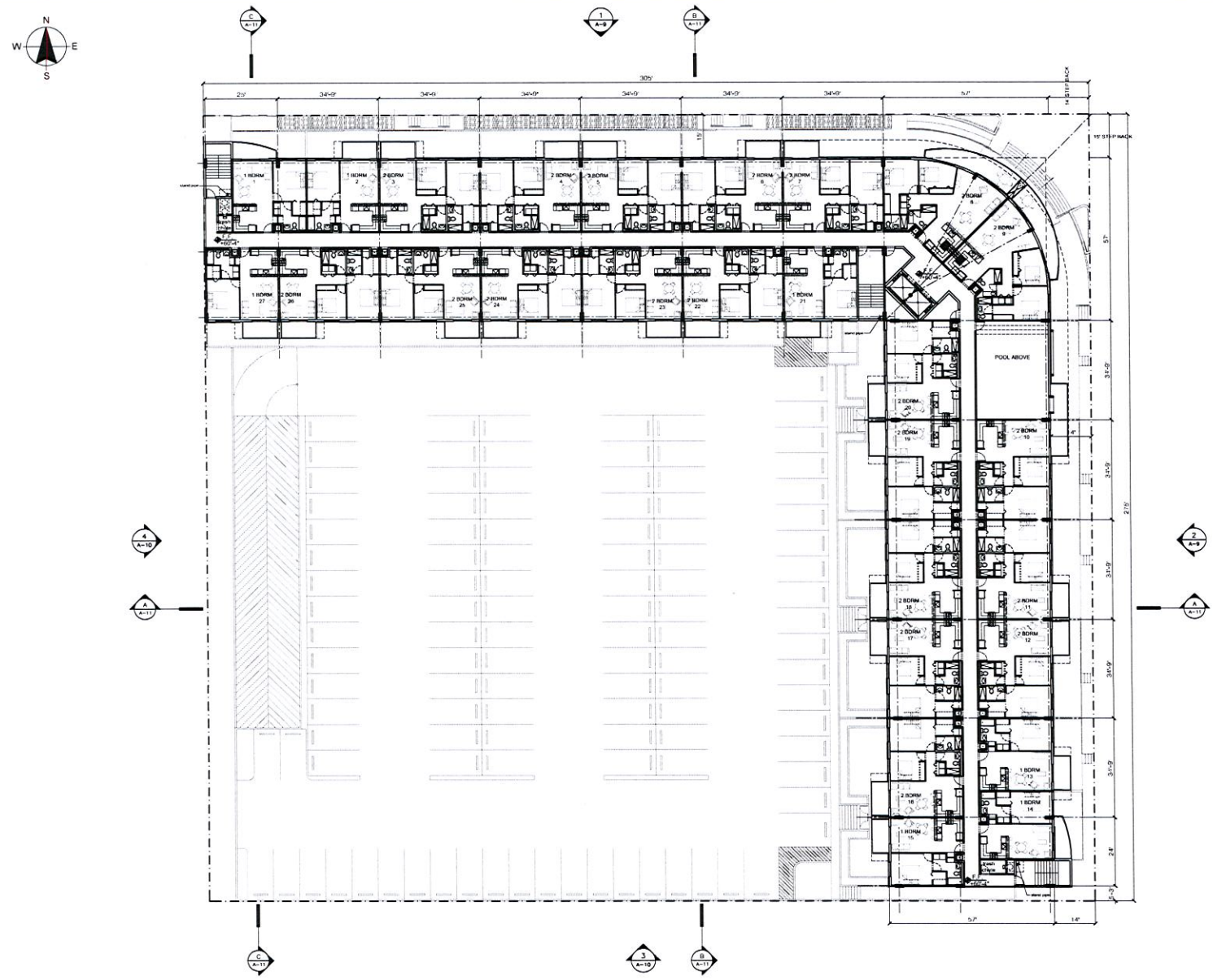
33004

DRAWN: JCP

DATE: 9-18-13

PROJECT NUMBER: 11-13

SHEET NUMBER: A-6



1 A-7 SEVENTH FLOOR

SCALE 1/16" = 1'-0"

REVISIONS

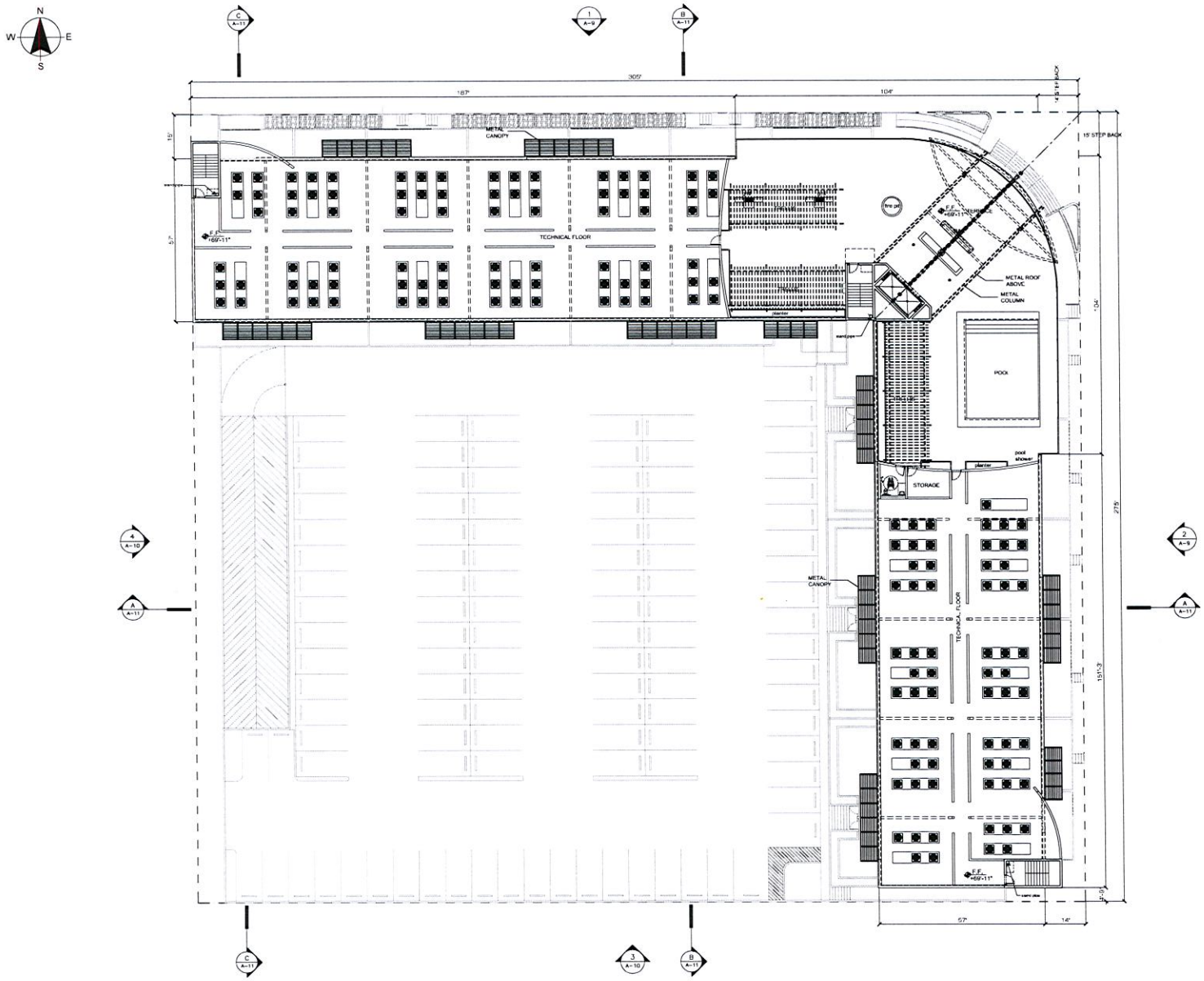
SOUTHEAST ARCHITECTS SERVICES, INC.

"DANIA PLACE" at Dania Beach

180 E. Dania Beach Blvd.
DANIA BEACH, FL

33004

DRAWN	JCP
DATE	9-18-13
PROJECT NUMBER	11-13
SHEET NUMBER	A-7



1 A-8 ROOF PLAN

SCALE 1/16" = 1'-0"

REVISIONS

SOUTHEAST ARCHITECTS SERVICES, INC.

"DANIA PLACE" at Dania Beach

180 E. Dania Beach Blvd.

DANIA BEACH, FL

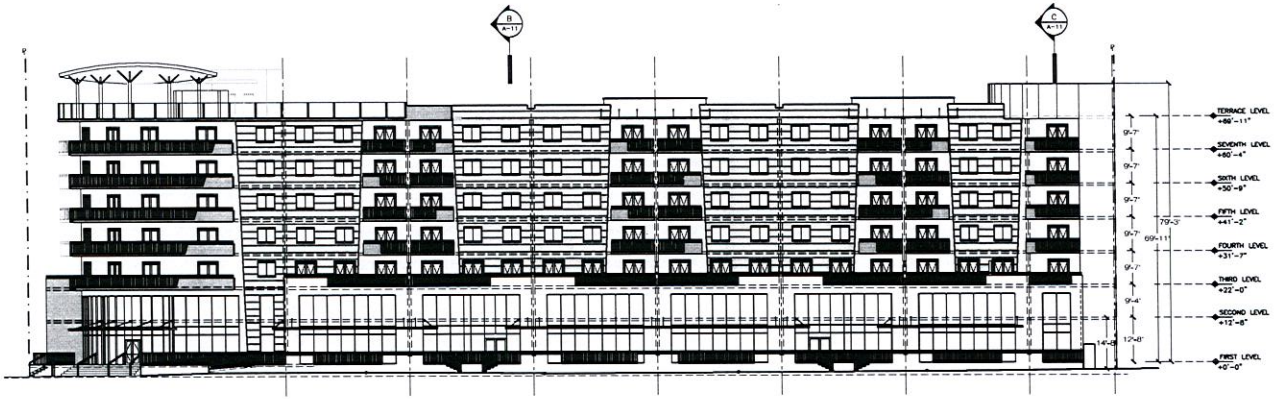
33004

DRAWN JCP

DATE 9-18-13

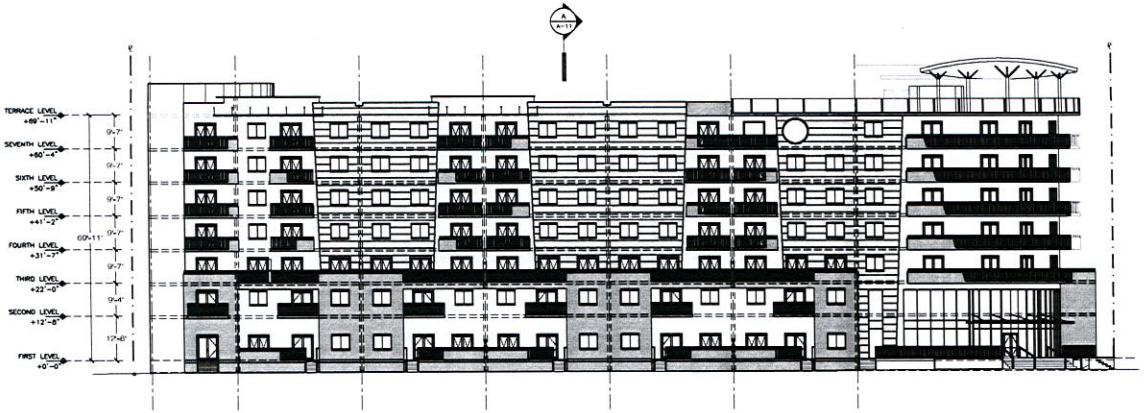
PROJECT NUMBER 11-13

SHEET NUMBER A-8



1 A-9 NORTH ELEVATION - E DANIA BEACH BLVD

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



1 A-9 EAST ELEVATION - SE 2nd AVENUE

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

REVISIONS

SOUTHEAST ARCHITECTS SERVICES, INC.

"DANIA PLACE" at Dania Beach

180 E. Dania Beach Blvd.

DANIA BEACH, FL

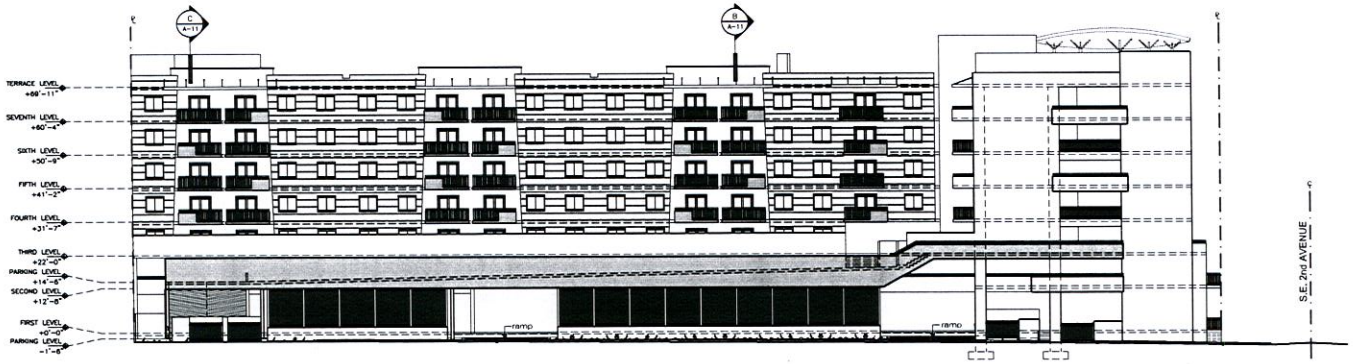
33004

DRAWN: JCP

DATE: 9-18-13

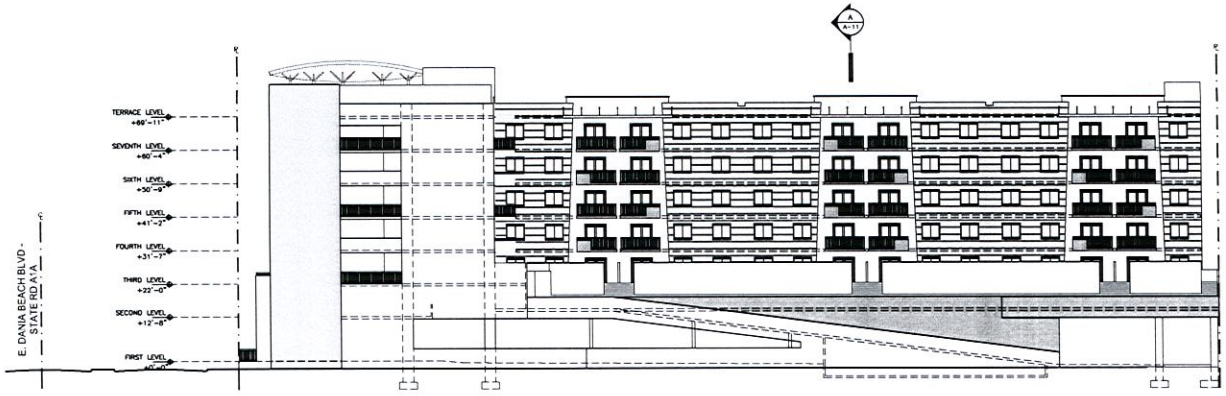
PROJECT NUMBER: 11-13

SHEET NUMBER: A-9



1 A-10 SOUTH ELEVATION - SE PARK STREET

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



1 A-10 WEST ELEVATION

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

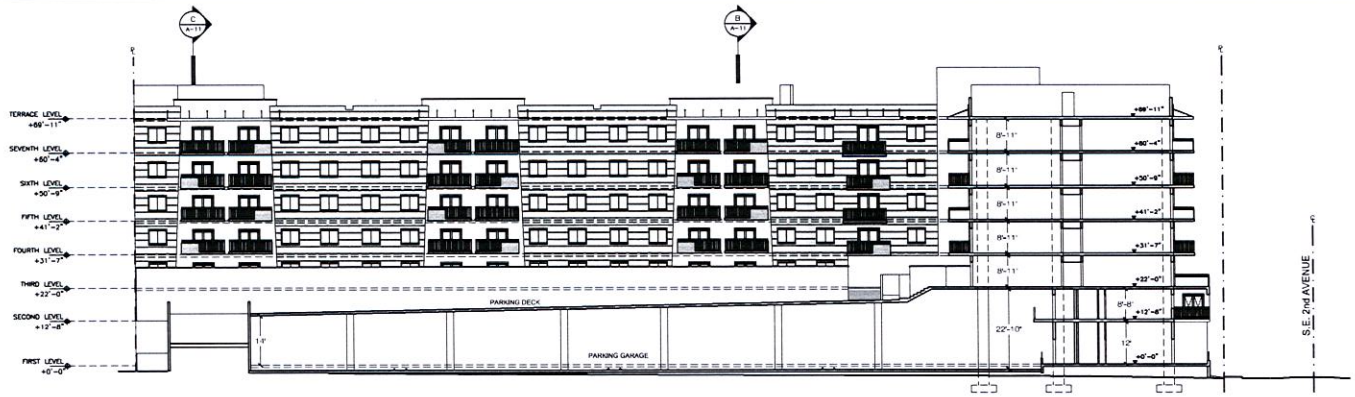
REVISIONS

SOUTHEAST
ARCHITECTS SERVICES, INC.

"DANIA PLACE" at Dania Beach
180 E. Dania Beach Blvd.
DANIA BEACH, FL

33004

DRAWN JCP
DATE 9-18-13
PROJECT NUMBER 11-13
SHEET NUMBER
A-10

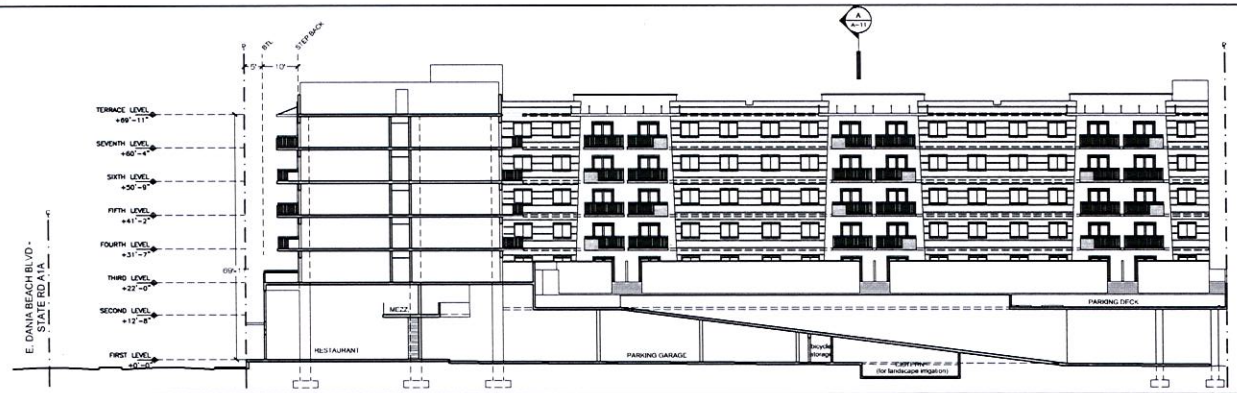


A A-11 SECTION A-A

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

B B-11 SECTION B-B

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



C A-11 SECTION C-C

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

REVISION #5

SOUTHEAST ARCHITECTS SERVICES, INC.

"DANIA PLACE" at Dania Beach

180 E. Dania Beach Blvd.

DANIA BEACH, FL

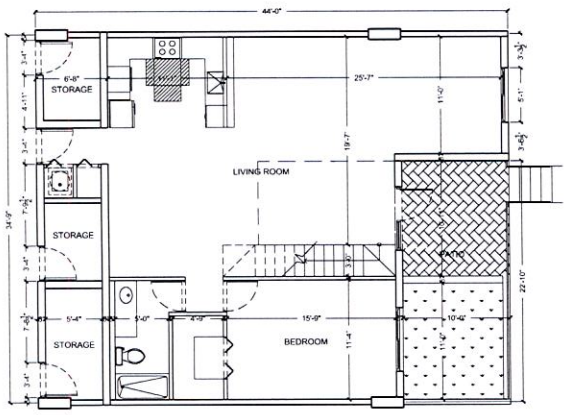
33004

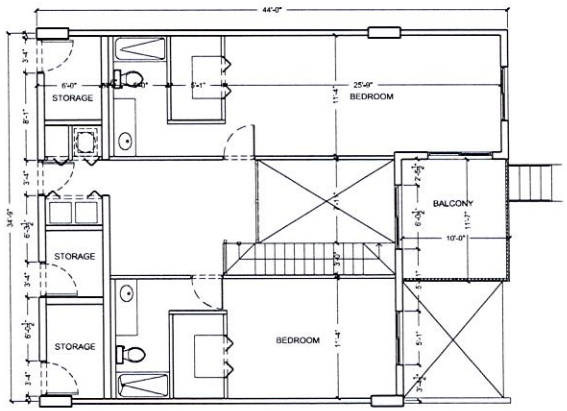
DRAWN: JCP

DATE: 9-18-13

PROJECT NUMBER: 11-13

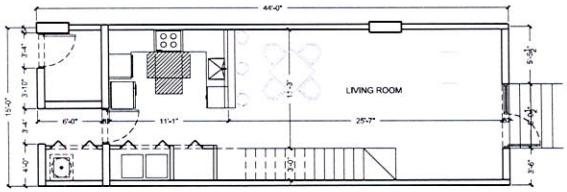
SHEET NUMBER: A-11

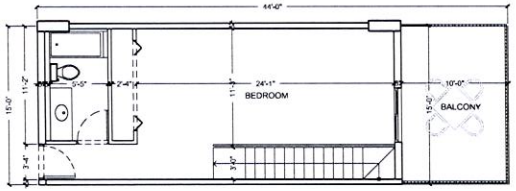




A TOWNHOME UNIT - 1st & 2nd FLOOR - (2123.3 SQ.FT. + PATIO 230.8 SQ.F.T. + BALCONY 115.8 SQ.FT.)

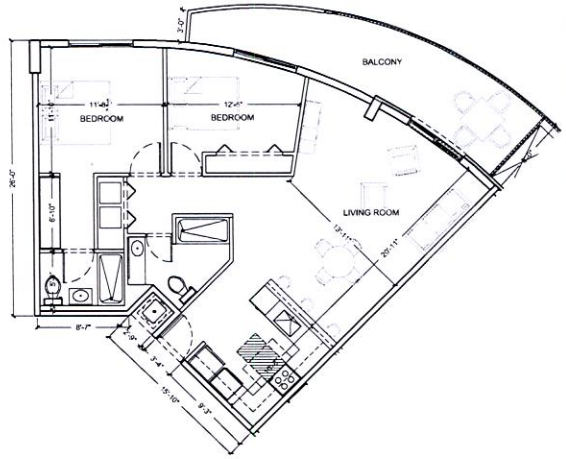
SCALE: 3/16" = 1'-0"



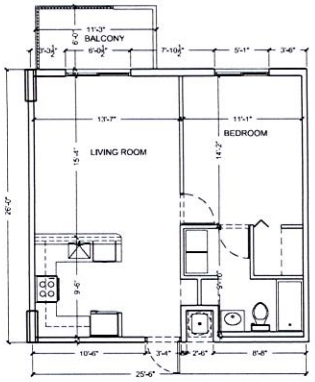


B TOWNHOME UNIT - 1st & 2nd FLOOR - (1137 SQ.FT. + BALCONY 150 SQ.FT.)

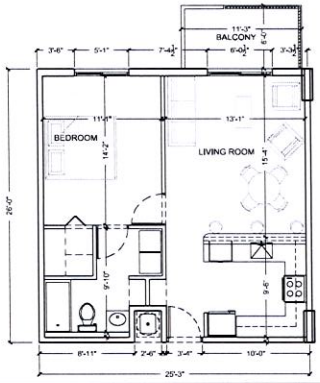
SCALE: 3/16" = 1'-0"



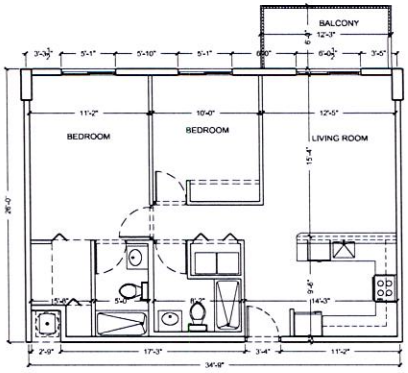
F 2 BEDROOMS UNIT (CORNER) - (986.6 SQ.FT. + BALCONY 211.7 SQ.FT.)



C 1 BEDROOM UNIT - (624 SQ.FT. + BALCONY 67.5 SQ.FT.)



D 1 BEDROOM UNIT - (665.2 SQ.FT. + BALCONY 67.5 SQ.FT.)



E 2 BEDROOMS UNIT - (903.5 SQ.FT. + BALCONY 67.5 SQ.FT.)

REVISION #S:

SOUTHEAST ARCHITECTS SERVICES, INC.

"DANIA PLACE" at Dania Beach

180 E. Dania Beach Blvd

DANIA BEACH, FL

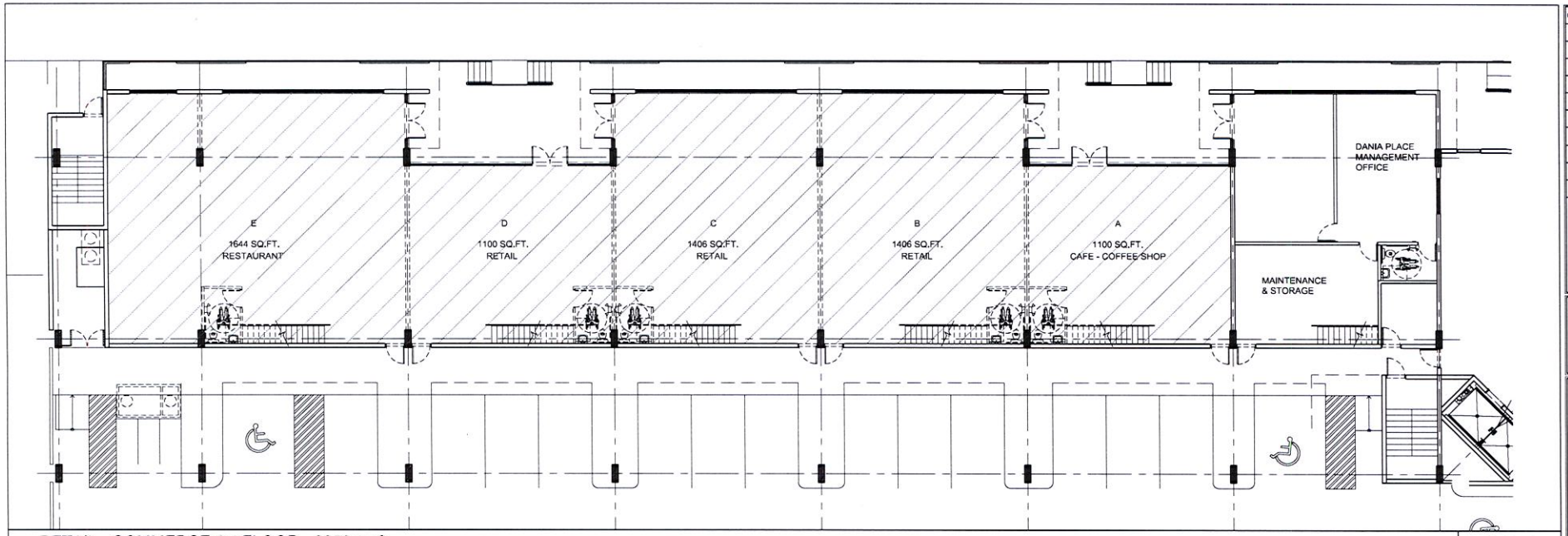
33004

DRAWN: JCP

DATE: 9-18-13

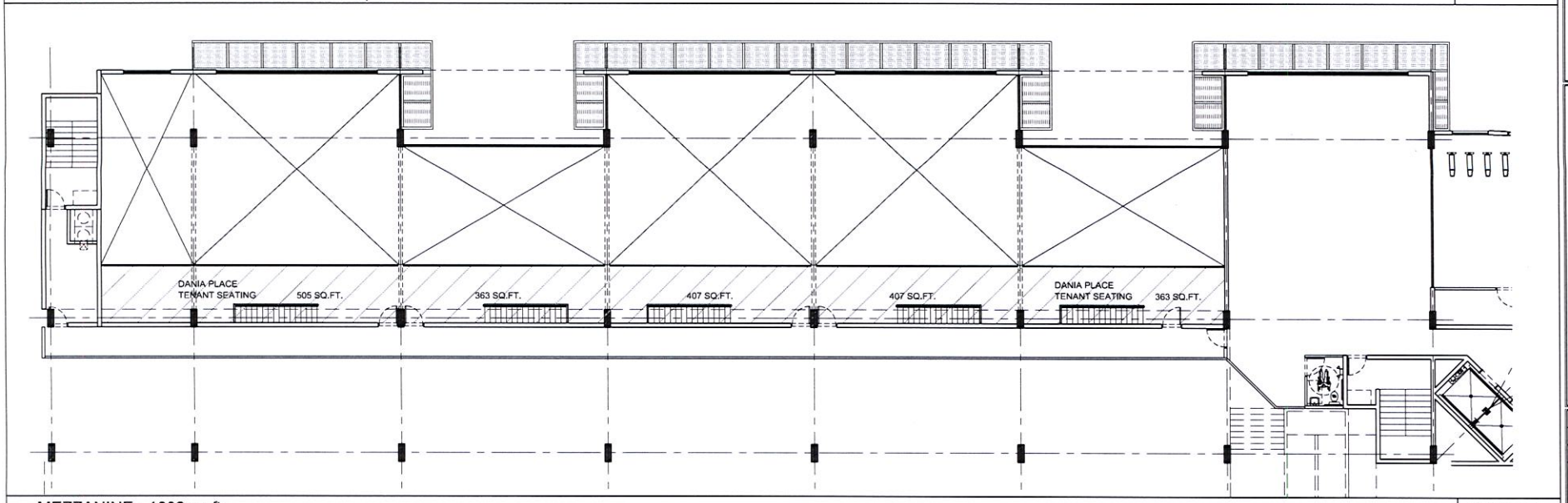
PROJECT NUMBER: 11-13

SHEET NUMBER: A-12



RETAIL - COMMERCE 1st FLOOR - 6650 sq.ft.

SCALE 1/8" = 1'-0"



MEZZANINE - 1682 sq.ft.

SCALE 1/8" = 1'-0"

REVISIONS

SOUTHEAST
ARCHITECTS SERVICES, INC.

"DANIA PLACE" at Dania Beach

180 E. Dania Beach Blvd.

DANIA BEACH, FL

33004

DRAWN: JCP

DATE: 9-18-13

PROJECT NUMBER: 11-13

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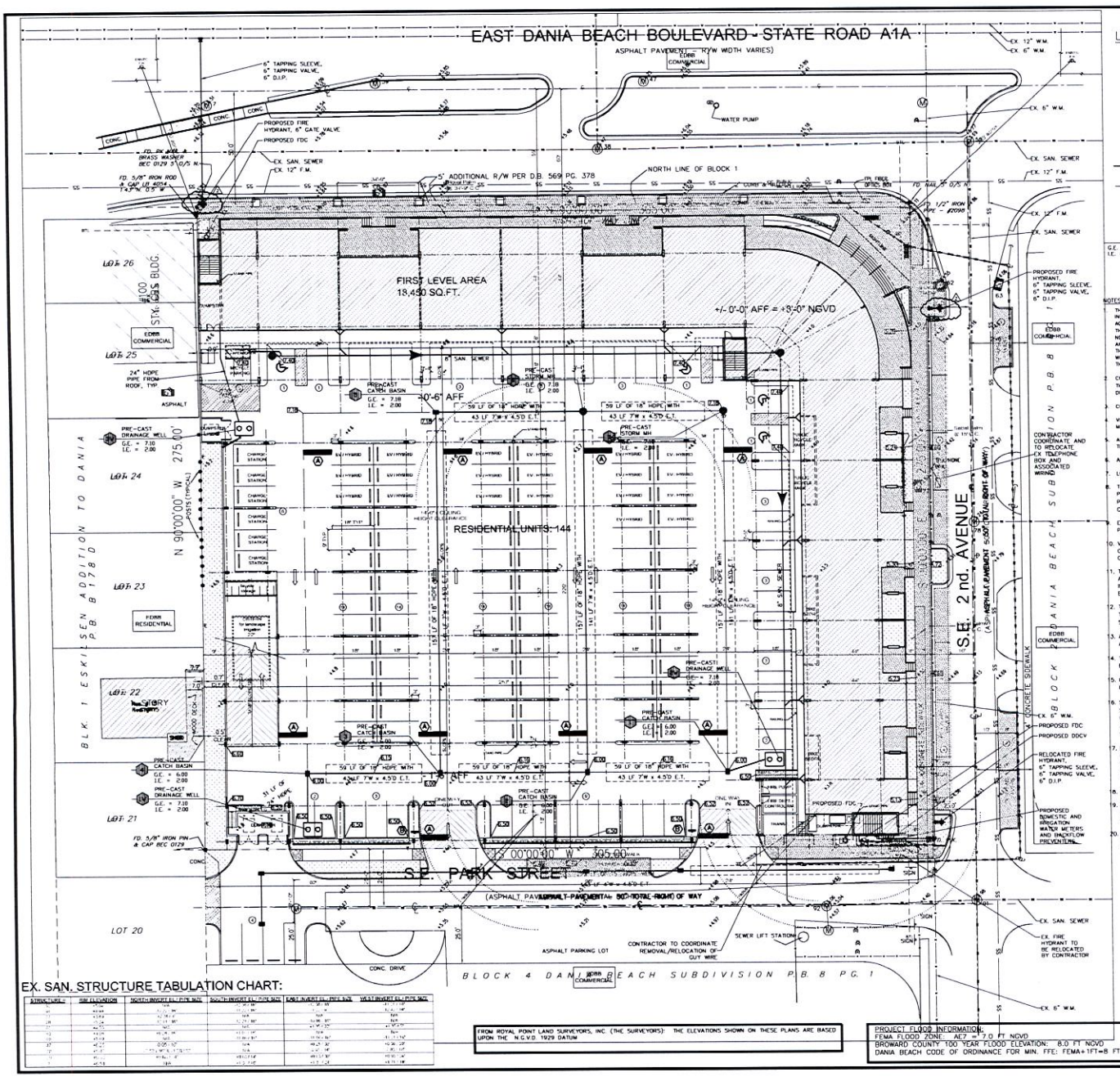

STRUCTURE #	RIM ELEVATION	NORTH INVERT EL. / PIPE SIZE	SOUTH INVERT EL. / PIPE SIZE	EAST INVERT EL. / PIPE SIZE	WEST INVERT EL. / PIPE SIZE
[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]

FROM ROYAL POINT LAND SURVEYORS, INC. (THE SURVEYORS): THE ELEVATIONS SHOWN ON THESE PLANS ARE BASED UPON THE N.G.V.D. 1929 DATUM

PROJECT FLOOD INFORMATION:
FEMA FLOOD ZONE: AE7 = 7.0 FT NGVD
BROWARD COUNTY 100 YEAR FLOOD ELEVATION: 8.0 FT NGVD
DANIA BEACH CODE OF ORDINANCE FOR MIN. FFE: FEMA+1FT=8 FT NGVD

LEGEND:

SPECIFICATIONS FOR ASPHALT SURFACE: PAVEMENT SECTION SHALL BE 1-1/2" THICK S-3 ASPHALT IN 2 LIFTS, OVER 8" THICK LIMEROCK BASE, OVER 12" THICK SUBGRADE (LBR 40). SUBGRADE AND LIMEROCK BASE SHALL BE COMPACTED TO 98% OF MAXIMUM DENSITY PER AASHTO T-180. APPLY TACK COAT OVER LIMEROCK BASE PRIOR TO FIRST ASPHALT LIFT, AND BETWEEN ASPHALT LIFTS.

ON-SITE: PAVEMENT=CONCRETE. REFER TO STRUCTURAL PLANS (BY OTHERS)

PROPERTY LINE

RIDGE LINE

11.32 EXISTING ELEVATION

21.50 PROPOSED ELEVATION

DRAINAGE FLOW ARROW

G.E. = I.E. = PROPOSED PRE-CAST CATCH BASIN/STORM M.H. AND STRUCTURE NUMBER

(A) 24" STOP BAR

(B) STOP SIGN (R1-1)

DRA	DRY RETENTION AREA
E.T.	EXFILTRATION TRENCH
M.H.	MANHOLE
EXIST.	EXISTING
SAN	SANITARY
TC	TOP OF CONCRETE/ TOP OF CURB
TP	TOP OF PAVEMENT
T.O.P.	TOP OF PIPE
C.O.	CLEAN OUT
E.T.	EXFILTRATION TRENCH
I.E.	INVERT ELEVATION
R.E.	RIM ELEVATION
W	WIDE
D	DEEP

NOTES:

1. THE LOCATION, SIZE AND MATERIAL OF THE EXISTING FACILITIES, UTILITIES, AND TOPOGRAPHY HAVE BEEN RECORDED FROM THE MOST RELIABLE INFORMATION AVAILABLE TO THE ENGINEER. THIS INFORMATION IS NOT GUARANTEED. THE ENGINEER ASSUMES NO RESPONSIBILITY FOR THE ACCURACY OF THE FACILITIES, UTILITIES, AND TOPOGRAPHY SHOWN OR NOT SHOWN. IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO VERIFY THROUGH VACUUM EXTRACTION AND TEST HOLE (POT HOLE) METHODS, THE ELEVATIONS AND LOCATIONS OF ALL EXISTING FACILITIES SHOWN OR NOT SHOWN PRIOR TO ORDERING MATERIAL AND PRIOR TO BEGINNING CONSTRUCTION, SUFFICIENTLY AHEAD OF HIS CONSTRUCTION SCHEDULE. ANY AND ALL CONFLICTS WITH EXISTING FACILITIES SHALL BE REPORTED TO THE ENGINEER SUFFICIENTLY AHEAD OF CONSTRUCTION, TO ALLOW THE ENGINEER AMPLE RE-DESIGN TIME AND RE-PERMITTING TIME. THIS WORK BY THE CONTRACTOR SHALL BE CONSIDERED INCIDENTAL TO THE WORK AND NO ADDITIONAL COMPENSATION SHALL BE ALLOWED. CONTRACTOR TO SPOT-DIG AND LOCATE EXISTING UTILITIES AS DIRECTED BY THE ENGINEER, AT NO ADDITIONAL COST
2. CONTRACTOR SHALL COMPLY WITH ALL CONTRACT REQUIREMENTS OF THE "CIVIL ENGINEERING SPECIFICATIONS SHEET" WHICH ARE PART OF THESE CIVIL ENGINEERING PLANS. NO EXCEPTION ALLOWED WHEN BIDDING AND/OR DURING CONSTRUCTION. SPECIFICATIONS MAY EVOLVED DURING PERMITTING, AND CONTRACTOR SHALL MEET ALL OF THEM WITHOUT EXCEPTION.
3. CONTRACTOR TO COORDINATE RELOCATION/HOLDING OF EXISTING UTILITIES AND/OR UTILITY POLES AT HIS OWN COST.
4. VEGETATION, MUCK AND ANY DELETERIOUS MATERIAL UNDER PROPOSED PAVEMENT MUST BE REMOVED AND REPLACED WITH CLEAN FILL MATERIAL, FREE OF STUMPS, LARGE ROOTS OR OTHER MATTER NOT SUITABLE FOR INCLUSION IN ROADWAY FILL.
5. ALL DRAINAGE INLETS SHALL BE PROTECTED FROM SEDIMENT LADEN STORM RUNOFF UNTIL COMPLETION OF ALL CONSTRUCTION OPERATIONS THAT MAY CONTRIBUTE SEDIMENT TO THE INLET.
6. ALL ELEVATIONS SHOWN IN LANDSCAPE AREAS ARE TO THE TOP OF SOD.
7. LOCATION OF STORM DRAINAGE STRUCTURES CONTROL, ADJUST PIPE LENGHTS ACCORDINGLY.
8. THE CONTRACTOR SHALL CONSTRUCT THE MINIMUM AMOUNT OF EXFILTRATION TRENCHES AND PIPE DIAMETERS AS SHOWN ON THESE PLANS, TO MEET THE DRAINAGE PERMIT REQUIREMENTS FROM THE DRAINAGE PERMITTING AGENCIES. FAILURE TO DO SO WILL PREVENT ACCEPTANCE BY THE ENGINEER AND/OR THE DRAINAGE PERMITTING AGENCIES, WHICH WILL IN TURN PREVENT OBTAINING CERTIFICATES OF OCCUPANCY FOR THIS PROJECT.
9. EXISTING AND PROPOSED GRADES ARE GIVEN, HOWEVER IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO INSURE FLOW WITHOUT PONDING TO THE PROPOSED INLETS.
10. VEGETATION, MUCK AND ANY DELETERIOUS MATERIAL WITHIN THE RIGHT-OF-WAY LIMITS OF ALL STREETS AND ALLEYS AND REQUIRED OFF-STREET PARKING AREAS MUST BE REMOVED AND REPLACED WITH CLEAN FILL MATERIAL, FREE OF STUMPS, LARGE ROOTS OR OTHER MATTER NOT SUITABLE FOR INCLUSION IN ROADWAY FILL.
11. THE ASPHALT SURFACE COURSE SHALL NOT BE PLACED UNTIL AS-BUILT DRAWINGS OF THE LIMEROCK BASE HAVE BEEN SUBMITTED AND APPROVED BY THE ENGINEER-OF-RECORD AND THE CITY ENGINEER OR DESIGNEE. IF CONSTRUCTING A CONCRETE PAVEMENT IN VEHICULAR AREAS, HAVE FORM BOARDS INSPECTED AND HAVE THE PROPOSED DEPTH OF CONCRETE INSPECTED BY STRING LINE BY THE ENGINEER OF RECORD AND CITY ENGINER PRIOR TO POURING CONCRETE.
12. THE FINISHED SURFACE OF THE BASE COURSE AND THAT OF THE WEARING SURFACE SHALL NOT VARY MORE THAN 0.04 FOOT FROM THE APPROVED GRADING PLAN (TEMPLATE) AND ALL AREAS SHALL BE GRADED TO DRAIN. ANY IRREGULARITIES EXCEEDING THIS LIMIT SHALL BE CORRECTED PRIOR TO PAVING.
13. ALL DRAINAGE STRUCTURES HAVING A LID OR GRATE LOCATED IN A GRASSY AREA SHALL HAVE A TWO (2') FOOT CONCRETE APRON ALL AROUND TO PREVENT THE GRASS FROM COVERING THE TOP.
14. THE CROSS-SLOPE OF ANY SIDEWALKS SHALL NOT EXCEED 2% AND THE GRADE DIFFERENTIAL FROM THE SIDEWALK TO THE BUILDING ENTRANCE SHALL NOT EXCEED 0.25 INCHES PER ADA REQUIREMENTS.
15. CONCRETE SHALL BE A MINIMUM OF 6" THICK IN PEDESTRIAN AREAS AND 8" THICK IN VEHICULAR AREAS AND SHALL BE 3000 PSI MINIMUM.
16. SPECIFICATION FOR CONCRETE SURFACE: PAVEMENT SHALL BE 6" THICK 3000 PSI CONCRETE WITH WWF OVER 12" THICK STABILIZED SUBGRADE (LBR 40) COMPACTED TO 98% OF MAXIMUM DENSITY, PER AASHTO T-180. THE CONCRETE PAVEMENT SHALL HAVE CONTRACTION JOINTS AT A MINIMUM OF 10' O.C. AND A MAXIMUM OF 15' O.C. EACH WAY. THE JOINTS SHALL BE SAW CUT AT A MINIMUM OF 2" DEPTH. PROVIDE EXPANSION JOINTS WHERE PAVEMENT MEETS CATCH BASINS, AND WHERE PAVEMENT MEETS SIDEWALKS, CATCH BASINS, CURBING, CURB & GUTTERS, ETC. PER FDOT SPECS.
17. LOCATION OF SANITARY SEWER SERVICES AND WATER SERVICES ON PRIVATE PROPERTY ARE TO BE CONSIDERED DIAGRAMMATIC. CONTRACTOR SHALL, WITHOUT EXTRA CHARGE, MAKE FIELD MODIFICATION IN LAYOUT AS NEEDED TO PREVENT CONFLICT WITH WORK OF VARIOUS TRADES OR FOR PROPER EXECUTION OF THE WORK. FOR THE PROPOSED SANITARY SEWER LATERALS, PROVIDE A MINIMUM COVER OF 36" OF COVER UNDER PAVEMENT. CONTRACTOR SHALL INSTALL THE PROPOSED SANITARY SEWER LATERALS TO HAVE THIS REQUIRED MINIMUM COVER AND ALSO AT THE CORRECT ELEVATION AT TIE-IN TO MAIN CITY SEWER LINE.
18. RESTORE ALL DISTURBED AREAS TO MATCH EXISTING AS PER FDOT SPECS.
19. IN AREAS TO BE DEMOLISHED: REMOVE EXISTING CONCRETE, EXISTING FACILITIES, EXISTING DRAINAGE SYSTEMS, EXISTING PIPING, EXISTING IMPROVEMENTS, EXISTING ASPHALT PAVEMENT AND EXISTING LIMEROCK BASE, ETC. AND REPLACE WITH CLEAN FILL PER GRADING SHOWN. GROUT ALL PIPES TO BE ABANDONNED IF DEEPER THAN 36".
20. THESE CIVIL ENGINEERING PLANS ARE FOR PAVING, STORM DRAINAGE, GRADING, WATER DISTRIBUTION, SANITARY SEWER COLLECTION, PAVEMENT MARKINGS AND SIGNAGE, AND CIVIL ENGINEERING DETAILS ONLY, BASED UPON PLANS PROVIDED BY THE ARCHITECT. FOR EXACT LAY-OUT, SETBACKS, ZONING INFORMATION, ZONING SETBACKS, ETC., SEE PLANS PREPARED BY THE ARCHITECT.

ATTENTION IS DIRECTED TO THE FACT THAT THESE PLANS MAY HAVE BEEN REDUCED IN SIZE BY REPRODUCTION. THIS MUST BE CONSIDERED WHEN OBTAINING SCALED DATA.

GRAPHIC SCALE
0 10 20 40
(IN FEET)
1 INCH = 20 FEET

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Sunshine State One Call of Florida, Inc.

CONCEPTUAL PLANS- NOT FOR CONSTRUCTION-NOT FOR BID- FOR SITE PLAN SUBMITTAL/ DRC REVIEW ONLY-SUBJECT TO GOVERNMENTAL AGENCIES APPROVAL

NO.	DATE	DESCRIPTION
2	02-03-14	CITY COMMENTS
1	01-20-14	CITY COMMENTS

REVISIONS

DANIA PLACE

180 EAST DANIA BOULEVARD
DANIA BEACH, Florida

CONCEPTUAL CIVIL ENGINEERING PLAN

Globe Engineering, Inc.
Civil Engineering - Land Planning - Construction Management
Phone 954-316-7628
www.civil-engineer.us
4639 SW 148 Avenue, Suite 502
Fort Lauderdale, FL 33330
Certificate of Authorization No. 8634

MARTIN PLOTE
FLORIDA PE LICENCE # 53593

DESIGNED: MP	DATE:
DRAWN: KLC	10-29-2013
PROJECT NO: 2013-039	
DRAWING NAME: C-1	
SHEET NO: C-1 OF 6	

DRAINAGE WELL(S) NOTE:

1. THE DRAINAGE WELLS SHOWN HEREON SHALL BE CASED TO THE DEPTH NECESSARY TO DEVELOP THE REQUIRED DISCHARGE AND SUFFICIENT TO ACHIEVE A MINIMUM OF 10,000 PPM OF TOTAL DISSOLVED SOLIDS. AN OPEN HOLE SHALL BE DEVELOPED BELOW CASING AS REQUIRED TO ACHIEVE REQUIRED MINIMUM CAPACITY OF 250 GPM PER FOOT OF HEAD.

2. WELLS ARE TO BE AS PLUMB AND TRUE TO LINE AS GOOD WORKMANSHIP PERMITS.

3. COMPLETED WELLS ARE TO BE THOROUGHLY DEVELOPED.

4. EACH COMPLETED WELL SHALL MEET OR EXCEED THE REQUIREMENTS OF THE FLORIDA DEPARTMENT OF ENVIRONMENTAL PROTECTION (FDEP) REGULATIONS, INCLUDING ANY OTHER REGULATORTY AGENCY HAVING JURISDICTION AND/OR THE ENGINEER OR RECORDS REQUIREMENTS.

5. THE CONTRACTOR SHALL PROVIDE ALL NECESSARY EQUIPMENT FOR CONDUCTING WELL TESTS AND PROPERLY DISPOSING OF THE WATER PUMPED FROM THE WELL. THE CONTRACTOR SHALL NOTIFY THE OWNER'S REPRESENTATIVE AND THE ENGINEER OF RECORD A MINIMUM OF 72 HOURS, NOT INCLUDING WEEKENDS, PRIOR TO THE INITIATION OF SUCH TESTING PLEASE REFER TO NOTE #8 FOR FINAL TESTING PRIOR TO ENGINEER'S ACCEPTANCE.

6. IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO SECURE ALL NECESSARY PERMITS AND TO COMPLY WITH THE PROVISIONS THEREOF. THE WELL CONTRACTOR SHALL PROVIDE THE PERMITTING AGENCIES WITH GEOTECHNICAL/SOIL REPORTS BY A LICENCED PROFESSIONAL GEOLOGIST LICENSED IN THE STATED OF FLORIDA AS WELL AS ANY STUDIES REQUIRED BY THEM AS PART OF PERMITTING PROCESS. (REASONABLE ASSURANCE REPORT REGARDING IMPACTS TO UNDERGROUND SOURCES OF DRINKING WATER "USDW", AND SURFACE WATER BODIES). WELL CONTRACTOR SHALL INCLUDE IN HIS PRICE ANY FEES TO BE PAID TO A PROFESSIONAL GEOLOGIST. THERE WILL BE NO EXTRAS ALLOWED FOR COMPLIANCE WITH PERMITING AGENCIES REQUIREMENTS.

7. TEMPORARY SOLID LIDS SHALL BE WELDED ON THE TOP OF EACH COMPLETED WELL TO PREVENT LIQUID, AND/OR FOREIGN MATERIALS AND/OR CONSTRUCTION WASTE FROM ENTERING THE WELL(S). THESE LIDS SHALL BE REMOVED ONLY AFTER OBTAINING WRITTEN APPROVAL FROM THE ENGINEER OF RECORD. DO NOT USE THE WELLS FOR DEWATERING. THE WELL SHALLS HAVE A WELDED PLATE TO PREVENT DEWATERING TO IT. THE TOP PLAN SHALL BE REMOVED ONCE DEWATERING IS NO LONGER NEEDED, PER THE WRITTEN APPROVAL OF THE ENGINEER OF RECORD.

8. ONCE THE WELL IS CERTIFIED AND ACCEPTED BY ALL PERMITTING AGENCIES AND THE ENGINEER OF RECORD, THE CONTRACTOR SHALL TEST EACH WELL BY PUMPING WATER A MINIMUM RATE OF 2,000 G.P.M. THE CONTRACTOR SHALL PROVIDE ALL OF THE EQUIPMENT REQUIRED FOR SAID TEST INCLUDING FLOW METER DEVICE, PUMPS AND HOSES. THE WATER SOURCE SHALL ALSO BE PROVIDED BY THE CONTRACTOR.

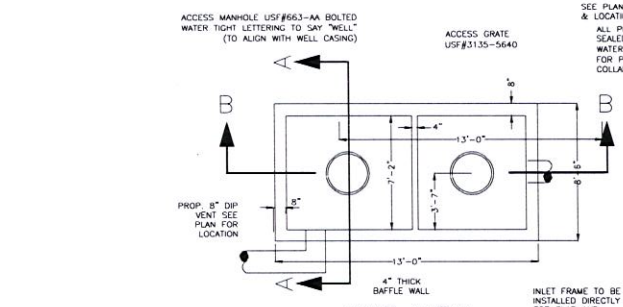
9. ALL PIPE PENETRATIONS IN AND OUT OF THE WELL BOXES SHALL BE WATER TIGHT TO THE STATIC PRESSURE INDUCED BY THE WATER LEVEL REACHING THE RIM ELEVATION OF THE WELL BOXES OR ELEVATION 8.0' NGVD, WHICHEVER IS HIGHER.

10. THE WELL BOX SHALL BE TESTED FOR LEAKAGE BY PLUGGING ALL PENETRATIONS, WITH THE EXCEPTION OF THE GOOSE NECK, AND FILLING EACH BOX WITH WATER TO ITS MINIMUM RIM ELEVATION OR ELEVATION 8.0' NGVD, WHICHEVER IS HIGHER PRIOR TO TESTING. EACH BOX SHALL BE SATURATED. SATURATION SHALL BE ACCOMPLISHED BY KEEPING A CONSTANT HEAD ON THE WELL BOXES TO ITS RIM OR ELEVATION 8.0' NGVD, WHICHEVER IS HIGHER FOR A PERIOD OF NO LESS THAN TWO HOURS PRIOR TO THE LEAKAGE TEST). THE LEAKAGE TEST SHALL BE CONDUCTED AFTER ATTAINING SATURATION FOR AN ADDITIONAL TWO HOURS. THE MAXIMUM ALLOWABLE LEAKAGE SHALL NOT EXCEED 2 GALLONS IN 2 HOURS.

11. FOR THOSE DEWATERING WELLS THAT WILL BE USED LATER PERMANENTLY: IT WILL BE THE RESPONSIBILITY OF THE CONTRACTOR TO REDEVELOP THE WELL(S), RETEST AND CERTIFY TO THE ENGINEER OF RECORD THAT THE WELL(S) IS/ARE BACTERIA FREE AFTER THE DEWATERING OPERATION. CONTRACTOR SHALL PROVIDE LABORATORY TESTING INDICATING THAT THE WELL IS FREE OF SULFUR BACTERIA, OR ANY OTHER ORGANIC ORGANISM THAT WILL HINDER THE PERFORMANCE OF THE WELL. IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO DELIVER ALL WELLS WITH A MINIMUM CAPACITY OF 250 G.P.M PER FOOT OF HEAD.

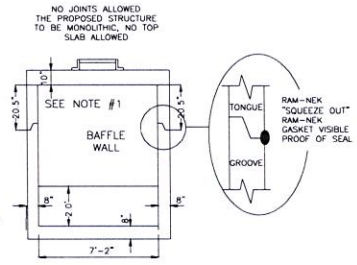
DRAINAGE WELL & INLET

N.T.S.



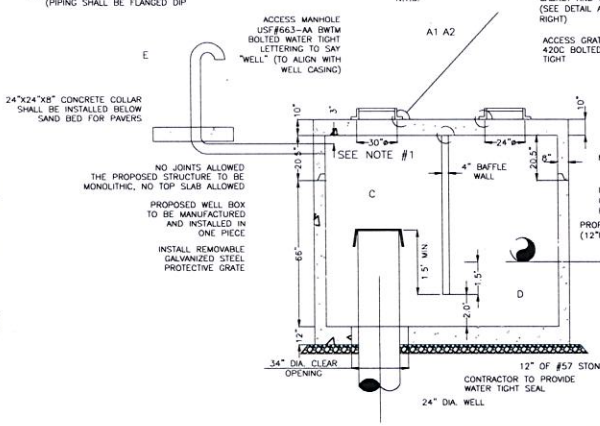
TOP VIEW

N.T.S.



SECTION A-A

N.T.S.

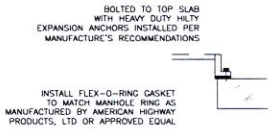


SECTION B-B

NOTES

1. CONTRACTOR SHALL GROUT BETWEEN 4" CONC. BAFFLE AND LID OF STRUCTURE TO ENSURE WATER
2. PROOF SEAL WELL BOX REINFORCEMENT SHALL BE DESIGNEDBY PRE-CASTER TO MEET FDOT STANDARDS AND SPECIFICATIONS.

WELL #	LAT.	LON.
#1		
#2		
#3		



DETAIL A

N.T.S.

WELL #	A1	A2	B	C	D	E
#1			2.0	4.5	(-)1.5	10.0
#2			2.0	4.5	(-)1.5	10.0
#3						

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NO.	DATE	DESCRIPTION
		REVISIONS

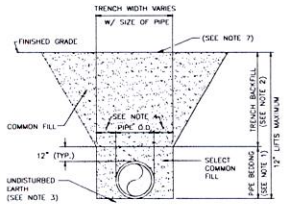
DANIA PLACE
180 EAST DANIA BOULEVARD
DANIA BEACH, Florida

DRAINAGE WELL DETAILS

Globe Engineering, Inc.
Civil Engineering - Land Planning - Construction Management
Phone 954-316-7828 4039 SW 148 Avenue, Suite 307
www.civil-engineer.us Fort Lauderdale, FL 33330
Certificate of Authorization No. 8604

MATTHEW PILOTE
FLORIDA PE LICENCE # 53992

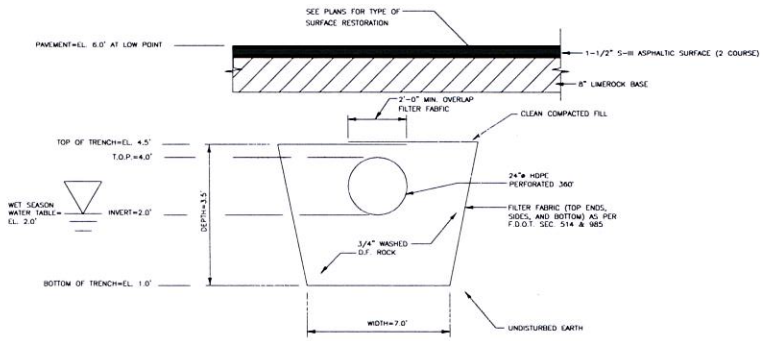
DESIGNED: MP	DATE:
DRAWN: KLC	10-29-2013
PROJECT NO.	2013-039
DRAWING NAME:	C-3-DRAINAGE-WELLS
SHEET NO.	C-3 OF 6



NOTES:
1. PIPE BEDDING: SELECT COMMON FILL COMPACTED TO 98% OF THE MAXIMUM DENSITY AS PER AASHTO T-180.
2. TRENCH BACKFILL: COMMON FILL COMPACTED TO 98% OF THE MAXIMUM DENSITY AS PER AASHTO T-180.
3. PIPE BEDDING UTILIZING SELECT COMMON FILL OR BEDDING ROCK IN ACCORDANCE WITH TYPE A BEDDING AND TRENCHING DETAIL MAY BE REQUIRED AS DIRECTED BY THE CITY.
4. (+) 15" MAX. FOR PIPE DIAMETER LESS THAN 24", AND 24" MAX FOR PIPE DIAMETER 24" AND LARGER.
5. WATER SHALL NOT BE PERMITTED IN THE TRENCH DURING CONSTRUCTION.
6. ALL PIPE TO BE INSTALLED WITH BELL FACING UPSTREAM TO THE DIRECTION OF THE FLOW.
7. SEE PLAN FOR TYPE SURFACE RESTORATION

BEDDING AND TRENCHING DETAIL

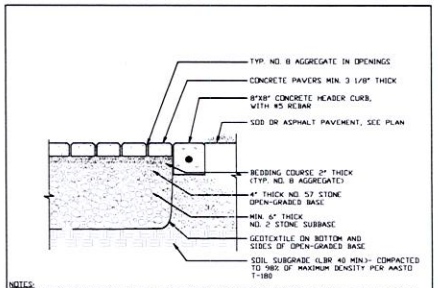
N.T.S.



TYPICAL EXFILTRATION TRENCH SECTION

N.T.S.

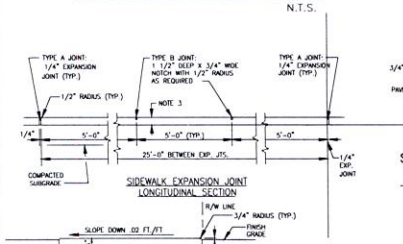
1. BASED ON EXISTING SOIL CONDITIONS TRENCH BOX OR OTHER SHORING METHOD MAY BE REQUIRED



NOTES:
1. PERVIOUS PAVERS SHALL BE TRAFFIC BEARING AS MANUFACTURED PAVER SYSTEMS OF FLORIDA, AN OLDCASTLE COMPANY, OR ENGINEER'S APPROVED EQUAL.
2. PERVIOUS PAVERS SHALL BE AQUA-BRIC, ECO-DUBLIN, OR ECO-HOLLAND OR ENGINEER'S APPROVED EQUAL.
3. COLOR SELECTION SHALL BE PER ENGINEER.

PERVIOUS PAVERS WITH FULL EXFILTRATION TO SOIL SUBGRADE

DRAWING NO. ICPI-68
SCALE NO SCALE



SIDEWALK EXPANSION JOINT LONGITUDINAL SECTION

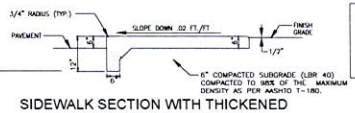
SIDEWALK SECTION

NOTES:
1. CONCRETE TO BE CLASS 1, 3,000 P.S.I.
2. USE OF REINFORCED CEMENT IS PROHIBITED
3. 6" THICK SIDEWALK THROUGHOUT (TYP.), PER CITY STANDARDS
4. SIDEWALK SLOPES SHALL MEET THE REQUIREMENTS OF THE AMERICAN WITH DISABILITES ACT.
5. CONSTRUCT EXPANSION JOINTS AT SPACINGS SHOWN ABOVE, AT POINT OF CURVATURE, AT ADJOINING STRUCTURES; AND, AT THE END OF DAYS WORK.

SIDEWALK JOINTS	
TYPE	LOCATION
"A"	P.C. P.T. OF CURVES
"B"	5'-0" CENTER TO CENTER ON SIDEWALKS

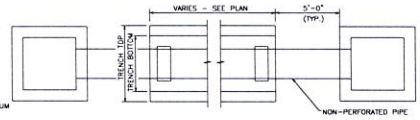
SIDEWALK DETAIL

N.T.S.

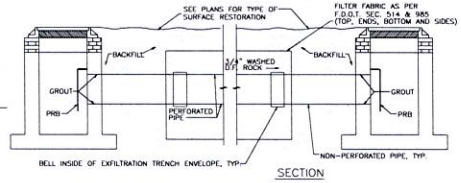


SIDEWALK SECTION WITH THICKENED EDGE, ON PRIVATE PROPERTY

N.T.S.

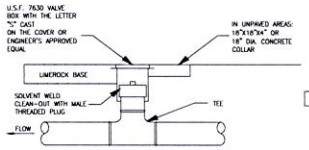


PLAN



SECTION

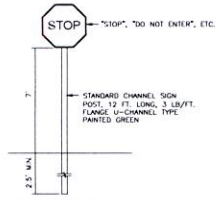
TYPICAL EXFILTRATION TRENCH



SANITARY SEWER CLEAN-OUT DETAIL ON PRIVATE PROPERTY

N.T.S.

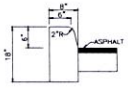
NOTES:
1. ROUGH IN INSER TO 1 FOOT ABOVE FINISHED GRADE AND CAP. CUT BACK TO FINISHED GRADE UPON COMPLETING THE PROJECT.
2. ALL CLEANOUTS SHALL BE TWO-WAY CLEANOUTS



SIGN DETAIL

N.T.S.

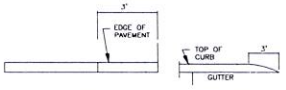
NOTES:
1. STOP SIGN SHALL BE HIGH INTENSITY, 30" X 30"



TYPE D CURB

CURB AND GUTTER DETAIL

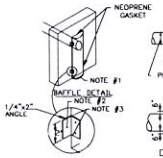
NOTES:
1. CONTRACTION JOINTS SHALL BE AS PER FDOT INDEX 300
2. EXPANSION JOINTS SHALL BE AS PER SECTION 520 OF THE FDOT STANDARD SPECIFICATIONS



PLAN PROFILE

STANDARD CURB ENDING DETAIL

N.T.S.



BRACKET DETAIL

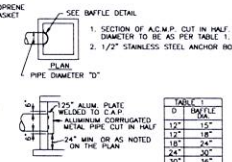


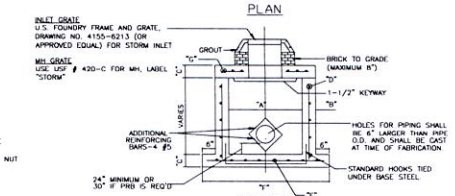
TABLE 1	
D	BAFFLE
12"	12"
12"	18"
18"	24"
24"	30"
30"	36"
36"	42"

ELEVATION

POLLUTION RETARDANT BAFFLE

N.T.S.

NOTES:
1. CONTRACTOR TO VERIFY THAT BAFFLE WILL FIT STRUCTURE I.D.
2. BAFFLE REQUIRED AT CATCH BASIN CONNECTED DIRECTLY TO PROPOSED DRAINFIELD.
3. PROVIDE NEOPRENE GASKET ON SIDES AND TOP.
4. PROVIDE SHOP DRAWINGS PRIOR TO ORDERING.



PLAN

SECTION

"A"	"B"	"C"	"D"	"E"	"F"	"G"
4' X 4'	8"	8"	#5@12"CCEW	#5@12"CCEW	6'-4"	#5@8"CCEW

PRECAST CATCH BASIN - TYPE "C"

NOTES:
1. REIFORCING STEEL TO BE PER ASTM C-478
2. GRADE 40 STEEL OR GREATER
3. CONCRETE SHALL BE 4000 PSI
4. GROUT INSIDE STRUCTURE BETWEEN TOP SLAB AND WALLS INCLUDING ALL BRICK WORK.

ATTENTION IS DIRECTED TO THE FACT THAT THESE PLANS MAY HAVE BEEN REDUCED IN SIZE BY REPRODUCTION. THIS MUST BE CONSIDERED WHEN OBTAINING SCALED DATA.

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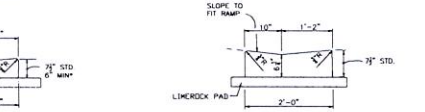
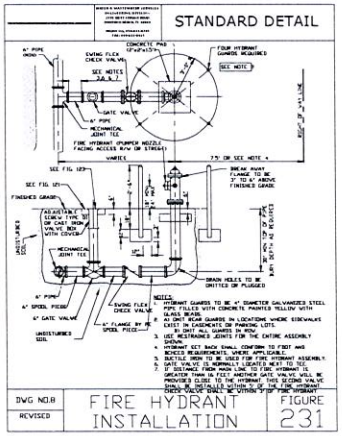
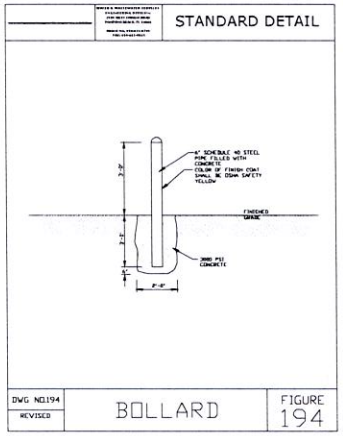
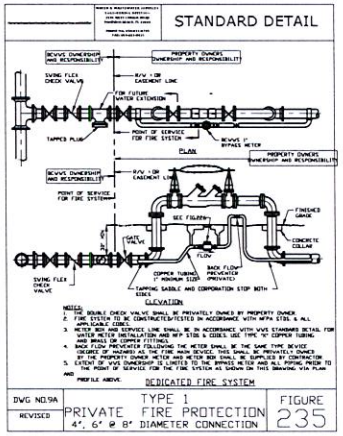
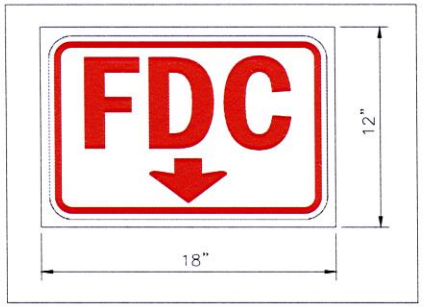
Sunshine State One Call of Florida, Inc.


6"
1'-6"
7:1
7:1
7:1









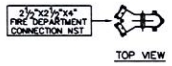
FIRE DEPT CONNECTION SIGN

N.T.S.

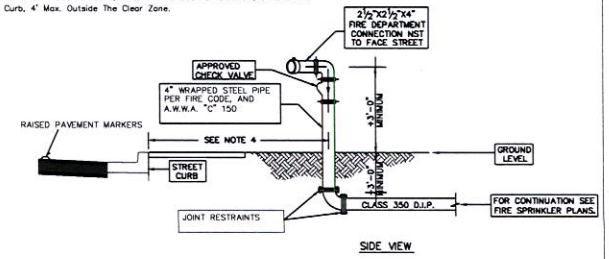
NOTES:
1. LETTERING, ARROW, AND BORDER SHALL BE RED ON WHITE BACKGROUND.
2. SIGN SHALL BE HIGH INTENSITY AND REFLECTIVE.
3. SIGN SHALL BE ALUMINUM AND SAME THICKNESS AS FDOT STOP SIGN.
4. SIGN SHALL BE INSTALLED IN THE SAME MANNER AND HEIGHT AS FDOT STOP SIGN.

GENERAL NOTES

1. Provide Building I.D. On Remote Fire Dept. Connection.
2. No Trees, Bushes Or Walls Within 5' Radius Of Fire Dept. Connection
3. If Fire Sprinkler Design Indicates Demand Of 1000 GPM Or Greater, The Underground Fire Dept. Connection Line Shall Be Increased To 6" Diameter With A Three Way 2½" Fire Dept. Hose Connection
4. 4' Min. To Back Of Curb, or 2' Min To Back Of Sidewalk, or When No Curb, 4' Max. Outside The Clear Zone.



TOP VIEW



SIDE VIEW

FIRE DEPT CONNECTION DETAIL

N.T.S.

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CONCEPTUAL PLANS– NOT FOR CONSTRUCTION–NOT FOR BID– FOR SITE PLAN SUBMITTAL/ DRC REVIEW ONLY–SUBJECT TO GOVERNMENTAL AGENCIES APPROVAL

NO.	DATE	DESCRIPTION
		REVISIONS

DANIA PLACE
180 EAST DANIA BOULEVARD
DANIA BEACH, Florida

CIVIL ENGINEERING DETAILS

Globe Engineering, Inc.
Civil Engineering - Land Planning - Construction Management
Phone: 954-315-7828
www.civil-engineer.us
4830 SW 148 Avenue, Suite 507
Fort Lauderdale FL 33330
Certificate of Authorization No. 8604
MARTIN PLOTE
FLORIDA PE LICENSE # 65992

DESIGNED: MP	DATE:
DRAWN: KLC	10-29-2013
PROJECT NO.	2013-039
DRAWING NAME:	C-5-WATER-DETAILS
SHEET NO.	C-5 OF 6

I. GENERAL NOTES
A. APPLICABLE CODES:

1. ALL CONSTRUCTION AND MATERIALS SHALL CONFORM TO THE STANDARDS AND SPECIFICATIONS OF THE CITY, COUNTY STATE, AND THE U.S.

2. CONSTRUCTION SAFETY - ALL CONSTRUCTION SHALL BE DONE IN A SAFE MANNER, SPECIFICALLY, THE RULES AND REGULATIONS OF THE OCCUPATIONAL SAFETY AND HEALTH ADMINISTRATION OSHA), AND THE MANUAL OF UNIFORM TRAFFIC CONTROL DEVICES (MUTCD) SHALL BE STRICTLY OBSERVED.

3. THE CONTRACTOR SHALL BE REQUIRED TO COMPLY WITH CHAPTER 90-96 OF THE LAWS OF FLORIDA (THE TRENCH SAFETY ACT) AND OSHA STANDARD 29 C. F. R. SECTION 1926.650 SUBPART P. THE CONTRACTOR SHALL SUBMIT WITH HIS CONTRACT A COMPLETED, SIGNED, AND NOTARIZED COPY OF THE TRENCH SAFETY ACT COMPLIANCE STATEMENT. THE CONTRACTOR SHALL ALSO SUBMIT A SEPARATE COST ITEM IDENTIFYING THE COST OF COMPLIANCE WITH THE APPLICABLE TRENCH SAFETY CODES.

4. NO CONSTRUCTION MAY COMMENCE UNTIL THE APPROPRIATE PERMITS HAVE BEEN OBTAINED FROM ALL LOCAL, STATE AND FEDERAL AGENCIES.

B. PRECONSTRUCTION RESPONSIBILITIES:

1. UPON RECEIPT OF NOTICE OF AWARD, THE CONTRACTOR SHALL ARRANGE A PRECONSTRUCTION CONFERENCE TO INCLUDE ALL INVOLVED GOVERNMENTAL AGENCIES, ALL AFFECTED UTILITY OWNERS, THE OWNER, THE ENGINEER AND HIMSELF.

2. THE CONTRACTOR SHALL OBTAIN A SUNSHINE STATE ONE CALL OF FLORIDA CERTIFICATION NUMBER AT LEAST 48 HOURS PRIOR TO PRIOR TO BEGINNING ANY EXCAVATION.

3. PRIOR TO BEGINNING CONSTRUCTION, THE CONTRACTOR SHALL VERIFY THE SIZE, CONDITION, LOCATION, ELEVATIONS, AND MATERIAL OF ALL EXISTING UTILITIES WITHIN THE AREA OF CONSTRUCTION.

4. THE CONTRACTOR SHALL BE RESPONSIBLE FOR DAMAGE TO ANY EXISTING UTILITIES FOR WHICH HE FAILS TO REQUEST LOCATIONS FROM THE UTILITY OWNER. THE CONTRACTOR IS RESPONSIBLE AS WELL FOR DAMAGE TO ANY EXISTING UTILITIES WHICH ARE PROPERLY LOCATED.

5. IF UPON EXCAVATION, AN EXISTING UTILITY IS FOUND TO BE IN CONFLICT WITH THE PROPOSED CONSTRUCTION OR TO BE OF A SIZE OR MATERIAL DIFFERENT FROM THAT SHOWN ON THE PLANS, THE CONTRACTOR SHALL IMMEDIATELY NOTIFY THE ENGINEER.

6. PRIOR TO COMMENCEMENT FOR CONSTRUCTION, THE CONTRACTOR SHALL DEVELOP AND SUBMIT FOR APPROVAL BY THE OWNER AND ENGINEER A PROGRESS SCHEDULE AND PHASING PLAN DEMONSTRATING COMPLETE FULFILLMENT OF ALL CONTRACT REQUIREMENTS INCLUDING ALL ACTIVITIES OF SUBCONTRACTORS, EQUIPMENT VENDORS AND SUPPLIERS. THE SCHEDULE SHALL BE IN THE FORM OF A BAR CHART AND ARROW DIAGRAM, SHOWING START AND END DATES FOR ALL PORTION OF THE WORK. THE CONTRACTOR SHALL UPDATE THIS SCHEDULE ON A WEEKLY BASIS AND SUBMIT IT FOR APPROVAL TO THE OWNER AND ENGINEER.

C. INSPECTIONS:

1. THE OWNER, ENGINEER, AND LOCAL PERMITTING AGENCIES MAY MAKE INSPECTIONS OF THE WORK AT ANY TIME. THE CONTRACTOR SHALL COOPERATE FULLY WITH ALL INSPECTIONS. INSPECTIONS WILL BE DONE BY THE ENGINEER, DURING NORMAL WORKING HOURS, BETWEEN 8:00 A.M. AND 5:00 P.M., EXCLUDING WEEKENDS, HOLIDAYS, AND VACATIONS. CONTRACTOR SHALL PROVIDE ALL LABOR, COORDINATION AND ASSISTANCE, TOOLS, AND MATERIALS TO FACILITATE ALL INSPECTIONS, AS REQUIRED AND AS DIRECTED BY THE ENGINEER. NO SEPARATE COST ITEM IS PROVIDED FOR THIS WORK, THE COST OF WHICH SHALL BE CONSIDERED INCIDENTAL AND INCLUDED IN THE BID PRICE.

2. ALL UTILITIES AND DRAINAGE INSTALLATION UNDER THE PROPOSED PAVEMENT SHALL BE COMPLETED PRIOR TO COMMENCING SUB-GRADE CONSTRUCTION.

3. AT A MINIMUM, THE CONTRACTOR IS REQUIRED TO HAVE INSPECTIONS MADE ON EACH OF THE FOLLOWING ITEMS BY THE ENGINEER AND THE RESPECTIVE GOVERNMENTAL AGENCY HAVING JURISDICTION. CONTRACTOR TO NOTIFY AND COORDINATE WITH THE ENGINEER'S SCHEDULE AT LEAST 72 HOURS IN WRITING, PRIOR TO SCHEDULING WITH ANY AGENCY.
A. UTILITIES AND DRAINAGE (INCLUDING SWALES AND DRY RETENTIONS, BEFORE AND AFTER SODDING)
B. WET CONNECTIONS C. PRESSURE TESTS D. FILLING/FLUSHING E. CHLORINATION
F. BACTERIOLOGICAL SAMPLES
G. STORM DRAINAGE, INCLUDING LAMPING, CONNECTIONS AT CATCH BASINS, BAFFLE CONNECTION, ETC.
H. SANITARY SEWER I. ALL MUD WORKS J. SUBGRADE K. LIMEROCK BASE
L. PRIME COAT M. ASPHALT N. CONCRETE FORMS O. PAVEMENT MARKINGS
P. FINAL

4. THE ENGINEER WILL NOT CERTIFY ANY PART OF THE PROJECT THAT HE HAS NOT INSPECTED. THIS WILL RESULT IN THE DELAY OF OBTAINING ANY CERTIFICATE OF OCCUPANCY IF INSPECTIONS ARE NOT COORDINATED BY THE CONTRACTOR.

5. FOR ALL INSPECTIONS THAT FAIL: THE CONTRACTOR SHALL PAY THE ENGINEER $150.00 PER HOUR, CALCULATED DOOR TO DOOR FOR ALL FAILED INSPECTIONS. FAILURE TO PAY THE ENGINEER WILL RESULT IN THE ENGINEER NOT RE-INSPECTING THE PORTION OF THE PROJECT, AND IF NEEDED, THE ENGINEER SHALL NOT CERTIFY THE CLOSING DOCUMENTS REQUIRED BY THE PERMITTING AGENCIES.

D. SHOP DRAWINGS:
1. THE CONTRACTOR SHALL SUBMIT (2) TWO SETS OF SHOP DRAWINGS FOR APPROVAL TO THE ENGINEER OF RECORD PRIOR TO ORDERING, FABRICATION, OR CONSTRUCTION FOR ALL MATERIALS USED ON THE PROJECT. 1 SET WILL BE RETURNED TO THE CONTRACTOR. CONTRACTOR SHALL MAKE ANY COPIES NEEDED. APPROVED [illegible]

[illegible]

... CONSTRUCTION, TO ALLOW THE ENGINEER AMPLE RE-DESIGN TIME. THIS WORK BY THE CONTRACTOR SHALL BE CONSIDERED INCIDENTAL TO THE CONTRACT AND NO ADDITIONAL COMPENSATION SHALL BE ALLOWED.

4. CONTRACTOR TO SPOT-DIG AND LOCATE EXISTING UTILITIES AS DIRECTED BY THE ENGINEER, AT NO ADDITIONAL COST.

5. PRIOR TO CONSTRUCTION, THE CONTRACTOR SHALL NOTIFY THE FOLLOWING UTILITY COMPANIES IF APPLICABLE:
ELECTRIC POWER COMPANY
PHONE AND CABLE COMPANIES
LOCAL WATER AND SEWER UTILITY COMPANIES
LOCAL ENGINEERING DEPARTMENT(S)
FLORIDA DEPARTMENT OF TRANSPORTATION
SUNSHINE STATE ONE CALL OF FLORIDA
FOR STREET EXCAVATION OR CLOSING.
TRAFFIC SARGEANT
FIRE DISPATCH

6. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ESTABLISHING ALL LINES AND GRADES TOGETHER WITH ALL REFERENCE POINTS AS REQUIRED TO CONSTRUCT THE ITEMS SHOWN ON THESE CIVIL ENGINEERING PLANS AND UNDER THIS CONTRACT. ALL REQUIRED LAYOUT SHALL BE DONE USING A LAND SURVEYOR REGISTERED IN THE STATE OF FLORIDA. THE CONTRACTOR SHALL PROVIDE ALL LABOR AND INSTRUMENTS AND STAKES, TEMPLATES AND OTHER MATERIAL NECESSARY FOR MARKING AND MAINTAINING ALL LINES AND GRADES. THE LINES AND GRADES SHALL BE SUBJECT TO ANY CHECKING THE OWNER OR ENGINEER OR PERMITTING AGENCY MAY DECIDE NECESSARY. NO SEPARATE COST ITEM IS PROVIDED FOR THIS WORK, THE COST OF WHICH SHALL BE CONSIDERED INCIDENTAL AND INCLUDED IN THE BID PRICE.

7. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE REPAIR AND RESTORATION OF EXISTING PAVEMENT, PIPES, CONDUITS, CABLES, ETC., AND LANDSCAPED AREAS DAMAGED AS A RESULT OF THE CONTRACTOR'S OPERATIONS AND/OR THOSE OF HIS SUBCONTRACTORS, AND SHALL RESTORE THEM PROMPTLY. THIS REPAIR SHALL BE DONE AT NO EXPENSE TO THE OWNER OF THE DAMAGED UTILITY OR PROPERTY.

8. COORDINATE CONSTRUCTION SCHEDULING FOR CONNECTION TO THE EXISTING WATER AND SEWER LINES WITH THE GOVERNING UTILITY DEPARTMENT.

9. ALL PAVEMENT RESTORATION TO BE MADE IN ACCORDANCE WITH THE CITY, COUNTY OR STATE OF FLORIDA D.O.T. STANDARD SPECIFICATIONS WHERE APPLICABLE.

10. PRIOR TO FINAL ACCEPTANCE, THE CONTRACTOR SHALL SUPPLY THE ENGINEER OF RECORD WITH THE CERTIFICATION THAT ALL CONSTRUCTION AND MATERIALS MEET OR EXCEEDS THE DESIGN AND HAS BEEN INSTALLED PER THE DRAWINGS AND/OR AS-BUILT DRAWINGS.

11. THE CONTRACTOR SHALL COORDINATE THE WORK WITH OTHER CONTRACTORS IN THE AREA AND ANY OTHER UNDERGROUND CONDUIT REQUIRED FOR POWER COMPANY, PHONE AND CABLE COMPANIES, IRRIGATION SYSTEM. ETC., PRIOR TO BEGINNING SUBGRADE. THE CONTRACTOR SHALL COORDINATE INSTALLATION AND/OR RELOCATION OF ALL EXISTING UTILITIES WITH APPLICABLE UTILITY COMPANIES.

12. NO TRENCHES OR HOLES NEAR WALKWAYS, IN ROADWAYS OR THEIR SHOULDERS ARE TO BE LEFT OPEN OVERNIGHT WITHOUT WRITTEN PERMISSION OF THE CITY OR OWNER.

13. THE CONTRACTOR MUST NOTIFY THE ENGINEER AT LEAST 72 HOURS IN ADVANCE, PRIOR TO STARTING EACH PHASE OF ANY UNDERGROUNG UTILITY WORK OR PAVING AND GRADING OPERATIONS SO THAT THE PROPER INSPECTIONS MAY BE SCHEDULED.

14. THE CONTRACTOR SHALL PROVIDE EASEMENT DOCUMENTATION AROUND MANHOLES, MAINLINES, METERS, BACKFLOW PREVENTERS, ETC., AS REQUIRED BY THE CITY/UTILITY SO THAT THE OWNER MAY RECORD ANY EASEMENTS WITH THE CITY/UTILITY. THE CONTRACTOR'S REGISTERED SURVEYOR SHALL COORDINATE WITH THE CITY/UTILITY AND PROVIDE ALL NECESSARY EASEMENT DOCUMENTATION TO THE OWNER.

15. DURING ALL UNDERGROUND CONSTRUCTION, THE CONTRACTOR SHALL BE RESPONSIBLE FOR PROVIDING THE APPROPRIATE CLEARANCES FROM ANY PROPOSED OR EXISTING UTILITIES OR STRUCTURES, AS REQUIRED BY THE PLANS, SPECIFICATIONS, UTILITY AUTHORITY, AND ANY GOVERNING AGENCY. THE CONTRACTOR SHALL NOTIFY THE ENGINEER IMMEDIATELY IF THE APPROPRIATE CLEARANCES ARE NOT AVAILABLE.

16. THE CONTRACTOR SHALL ADJUST THE ELEVATION OF ALL EXISTING AND PROPOSED MANHOLE RIMS, CATCH BASIN RIMS, UTILITY VAULT ACCESS RIMS, VALVE BOXES AND METER EQUIPMENT VAULT RIMS TO BE FLUSH WITH THE PROPOSED FINISH GRADE.

17. EXCAVATIONS SHALL BE FREE OF WATER BEFORE PIPES ARE INSTALLED.

18. IF IT IS DETERMINED THAT UTILITY POLES REQUIRE HOLDING OR RELOCATION, THE CONTRACTOR SHALL BE RESPONSIBLE FOR ALL EXPENSES ASSOCIATED WITH THEIR HOLDING AND/OR RELOCATION.

19. IN THE EVENT UNSUITABLE MATERIAL IS ENCOUNTERED AT THE DEPTH OF THE PROPOSED FACILITIES, THE CONTRACTOR SHALL CONTACT THE ENGINEER OF RECORD FOR PROPER DIRECTION PRIOR TO CONTINUANCE OF CONSTRUCTION.

20. EXCAVATION BY HAND IS REQUIRED FOR AREAS INACCESSIBLE TO THE MACHINE. REPAIR, REPLACEMENT, OR PROTECTION OF EXISTING UTILITIES, STRUCTURES, SIDEWALK, ETC., BY SHORING OR OTHER METHODS SHALL BE INCLUDED IN BID PRICE.

21. SURFACE MATERIAL RESTORATION SHALL BE CONSISTENT WITH THE EXISTING SURFACE. COORDINATE WITH THE ENGINEER.

22. THE EXFILTRATIONS TRENCHES MAY VARY IN LENGTH AND SIZE, OTHER THAN SHOWN ON THE PLANS, DUE TO UNFORESEEN UNDERGROUND FACILITIES.

23. SHORING MAY BE REQUIRED TO INSTALL THE PROPOSED UTILITIES, STORM DRAINAGE SYSTEM, EXFILTRATION SYSTEM, ETC. CONTRACTOR TO INCLUDE COST IN HIS BID.

M. SURVEY INFORMATION

1. SURVEY DATA - ALL ELEVATIONS ON THE PLANS OR REFERENCED IN THE SPECIFICATIONS ARE BASED ON NATIONAL GEODETIC VERTICAL DATUM OF [illegible]

2. SURVEY INFORMATION BASED ON SURVEY BY: [illegible]

3. ALL EXISTING CONTROL POINTS AND/OR REFERENCE MARKERS SHALL BE RAISED TO FINAL GRADE. THESE POINTS AND REFERENCE MARKERS SHALL BE LOCATED AND NOTED ON THE "AS-BUILTS".

4. ALL PROPERTY MONUMENTS OR PERMANENT REFERENCES, REMOVED OR DESTROYED BY THE CONTRACTOR DURING CONSTRUCTION SHALL BE RESTORED BY A STATE REGISTERED LAND SURVEYOR AT THE CONTRACTOR'S EXPENSE.

II. CONSTRUCTION SPECIFICATIONS

A. GENERAL
1. IT IS THE INTENT OF THESE SPECIFICATIONS TO DESCRIBE THE MINIMUM ACCEPTABLE TECHNICAL REQUIREMENTS FOR THE MATERIALS AND WORKMANSHIP FOR CONSTRUCTION OF SITE IMPROVEMENTS FOR THIS PROJECT. SUCH IMPROVEMENTS SHALL GENERALLY INCLUDE, BUT NOT TO BE LIMITED TO, CLEARING, GRADING, PAVING, REMOVAL OF EXISTING PAVEMENT, AND STORM DRAINAGE.

2. IT IS THE INTENT THAT ALL OF THE FLORIDA DEPARTMENT OF TRANSPORTATION "STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION" LATEST EDITION, TOGETHER WITH THE SUPPLEMENTAL SPECIFICATIONS TO THE STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION" AND "FDOT STANDARD INDEXES" BE USED AND IMPLEMENTED WHERE APPLICABLE FOR THE VARIOUS WORK, AND THAT WHERE SUCH WORDING THEREIN REFERS TO THE STATE OF FLORIDA AND ITS DEPARTMENT OF TRANSPORTATION AND PERSONNEL, SUCH WORDING IS INTENDED TO BE REPLACED WITH THE WORDING WHICH WOULD PROVIDE PROPER TERMINOLOGY, THEREBY MAKING SUCH FDOT'S "STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION" INCLUDING ALL OTHER FDOT INDEXES AND ALL OTHER FDOT SPECIFICATIONS AS THE "STANDARD SPECIFICATIONS" AND DETAILS TO BE USED FOR THE IMPLEMENTATION AND CONSTRUCTION OF THIS PROJECT, UNLESS THERE ARE STRICTER REQUIREMENTS FROM A PERMITTING AGENCY HAVING JURISDICTION OVER THIS PROJECT. SINCE IT IS IMPOSSIBLE TO PLACE AND/OR SHOW ALL OF THE FDOT DETAILS, FDOT SPECIFICATIONS, AND FDOT INDEXES ONTO THESE PLANS, THE CONTRACTOR SHALL COMPLY WITH SECTION I.F. OF THIS SHEET. IF WITHIN A PARTICULAR SECTION, ANOTHER SECTION, ARTICLE OR PARAGRAPH IS REFERRED TO, IT SHALL BE PART OF THE STANDARD SPECIFICATIONS ALSO FOR THIS PROJECT. THE CONTRACTOR SHALL ABIDE BY ALL LOCAL AND STATE LAWS, REGULATIONS AND BUILDING CODES WHICH HAVE JURISDICTION OVER THIS PROJECT.

3. THE CONTRACTOR SHALL FURNISH ALL LABOR, MATERIALS AND EQUIPMENT AND PERFORM ALL OPERATIONS REQUIRED TO COMPLETE THE CONSTRUCTION OF A PAVING, DRAINAGE, WATER AND SEWER SYSTEMS AS SHOWN ON THE PLANS, SPECIFIED HEREIN, OR BOTH. IT IS THE INTENT TO PROVIDE A COMPLETE AND OPERATING FACILITY IN ACCORDANCE WITH THESE SPECIFICATIONS AND THE CONSTRUCTION DRAWINGS. THE MATERIAL AND EQUIPMENT SHOWN OR SPECIFIED SHALL NOT BE TAKEN TO EXCLUDE ANY OTHER INCIDENTALS NECESSARY TO COMPLETE THE WORK.

4. ALL LABOR, MATERIALS, AND METHODS OF CONSTRUCTION SHALL BE IN STRICT ACCORDANCE WITH THE PLANS AND CONSTRUCTION SPECIFICATIONS AND THE MINIMUM ENGINEERING AND CONSTRUCTION STANDARDS ADOPTED BY THE UNIT OF GOVERNMENT WHICH HAS JURISDICTION AND RESPONSIBILITY FOR THE CONSTRUCTION. WHERE CONFLICTS OR OMISSIONS EXIST, THE JURISDICTIONAL GOVERNMENT ENGINEERING DEPARTMENT'S STANDARDS SHALL GOVERN, SUBSTITUTIONS AND DEVIATIONS FROM PLANS AND SPECIFICATIONS SHALL BE PERMITTED ONLY WHEN WRITTEN APPROVAL HAS BEEN ISSUED BY THE ENGINEER.

[illegible]

ATTENTION IS DIRECTED TO THE FACT THAT THESE PLANS MAY HAVE BEEN REDUCED IN SIZE BY REPRODUCTION. THIS MUST BE CONSIDERED WHEN OBTAINING SCALED DATA.

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It's the Law! 1-800-432-4770

CONCEPTUAL PLANS- NOT FOR CONSTRUCTION-NOT FOR BID- FOR SITE PLAN SUBMITTAL/ DRC REVIEW ONLY-SUBJECT TO GOVERNMENTAL AGENCIES APPROVAL

NO.	DATE	DESCRIPTION
1	01-20-14	CITY COMMENTS

REVISIONS

DANIA PLACE
180 EAST DANIA BOULEVARD
DANIA BEACH, Florida

CIVIL ENGINEERING SPECIFICATIONS

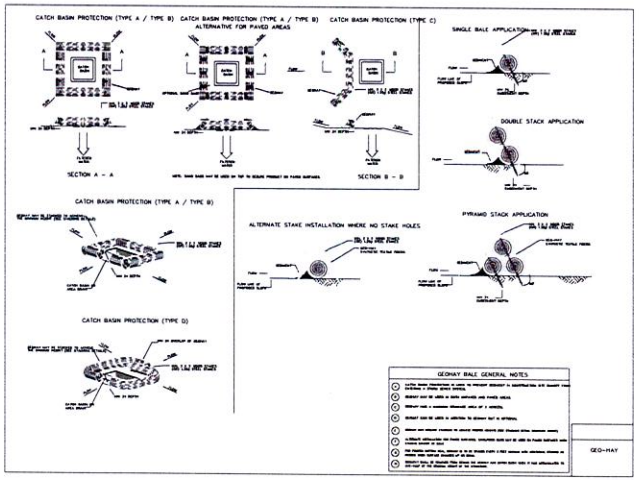
Globe Engineering, Inc.
Civil Engineering - Land Planning - Construction Management
Phone 954-318-7828 www.civil-engineer.us
4839 SW 148 Avenue, Suite 507 Fort Lauderdale, FL 33330
Certificate of Authorization No. 8604
MARTIN PILOTE FLORIDA PE LICENCE # 55992

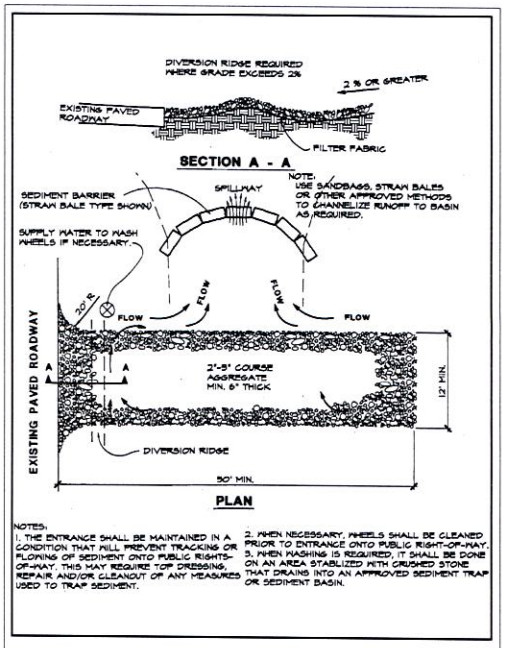
DESIGNED: MP DATE: 10-29-2013
DRAWN: KLC
PROJECT NO: 2013-039
DRAWING NAME: C-6-SPECS
SHEET NO: C-6 OF 6

LEGEND:

SILT FENCE

TRUCK WHEEL CLEANING AREA



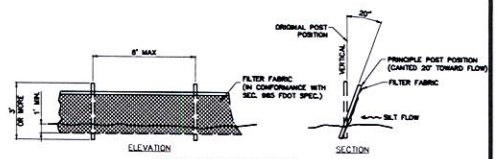


NOTES:
1. THE ENTRANCE SHALL BE MAINTAINED IN A CONDITION THAT WILL PREVENT TRACKING OR FLOWING OF SEDIMENT ONTO PUBLIC RIGHTS-OF-WAY. THIS MAY REQUIRE TOP DRESSING, REPAIR AND/OR CLEANOUT OF ANY MEASURES USED TO TRAP SEDIMENT.
2. WHEN NECESSARY, WHEELS SHALL BE CLEANED PRIOR TO ENTRANCE ONTO PUBLIC RIGHT-OF-WAY.
3. WHEN WASHING IS REQUIRED, IT SHALL BE DONE ON AN AREA STABILIZED WITH CRUSHED STONE THAT DRAINS INTO AN APPROVED SEDIMENT TRAP OR SEDIMENT BASIN.

Figure 4.3a. Temporary Gravel Construction Entrance

NOTES TO OWNER AND/OR CONTRACTOR

1. THE CITY AND THE STATE HAVE AN ORDINANCE CONCERNING EROSION AND SEDIMENT CONTROL ON CONSTRUCTION SITES. ALL PROPOSED CONSTRUCTION SITES ARE REQUIRED TO SUBMIT AN EROSION AND SEDIMENTATION CONTROL/SWPPP PLAN INCORPORATING BEST MANAGEMENT PRACTICES (BMP) WHEN GETTING A BUILDING PERMIT. ALL SITES MAY BE PERIODICALLY INSPECTED BY THE CITY AND/OR STATE AND IF BMP ARE NOT IN PLACE, FINES WILL BE IMPOSED UPON THE OWNER AND/OR CONTRACTOR.
2. AT EACH CATCH BASIN/MANHOLE (M.H.), PLACE FILTER FABRIC BETWEEN GRATE/M.H. COVER AND FRAME TO PREVENT SEDIMENT ENTERING THE DRAINAGE SYSTEM.
3. THE MINIMUM BMP SHOWN ON THIS SHEET MAY NEED TO BE MODIFIED AND/OR INCREASED BY THE OWNER/CONTRACTOR TO COMPLY WITH CITY AND/OR STATE REQUIREMENTS. THE OWNER AND/OR CONTRACTOR SHALL TAKE ANY ACTION NECESSARY TO PREVENT ANY SEDIMENTATION RUNNOFF OFF-SITE.
4. THE OWNER AND/OR CONTRACTOR SHALL BE RESPONSIBLE FOR THE DAY TO DAY MANAGEMENT OF THE BMP FOR THIS PROJECT.
5. THERE ARE SIGNIFICANT PENALTIES FOR NOT IMPLEMENTING A SWPPP AND/OR SUBMITTING FALSE INFORMATION, INCLUDING THE POSSIBILITY OF FINE AND IMPRISONMENT FOR KNOWING VIOLATIONS.
6. TOP WAYS FOR THE OWNER AND/OR CONTRACTOR TO AVOID NPDES PHASE II FINES FROM THE FDEP
   - A. SUBMIT A NOTICE OF INTENT TO THE FDEP BEFORE STARTING WORK.
   - B. OBTAIN AN NPDES PERMIT FROM THE FDEP BEFORE STARTING WORK.
   - C. PREPARE A STORM WATER POLLUTION PREVENTION PLAN (SWPPP) BEFORE STARTING WORK.
   - D. KEEP A SIGNED COPY OF YOUR SWPPP ON SITE AND UPDATE IT REGULARLY.
   - E. IMPLEMENT ALL PARTS OF YOUR SWPPP THROUGHOUT THE PROJECT.
   - F. PROPERLY TRAIN ALL INVOLVED CONTRACTORS.
   - G. CORRECTLY INSTALL AND MAINTAIN BEST MANAGEMENT PRACTICES.
   - H. INSPECTIONS AND INSPECTION REPORTS MUST OCCUR AT LEAST ONCE A WEEK AND WITHIN 24 HOURS OF THE END OF A STORM EVENT THAT IS 0.50 INCHES OR GREATER.
   - I. PERFORM TIMELY INSPECTIONS AND CORRECT PROBLEMS WITHIN 24 HOURS.
   - J. MAINTAIN COMPLETE RECORDS OF ALL SWPPP ACTIVITIES.
   - K. NEVER DISCHARGE SEDIMENT AND/OR MUDDY WATER OR OTHER POLLUTANTS FROM THE SITE.
7. REAPPLY FOR COVERAGE EVERY FIVE YEARS (IF THE CONSTRUCTION ACTIVITY EXTENDS BEYOND A 5-YEAR PERIOD) OR SUBMIT AN N.O.T. (NOTICE OF TERMINATION) TO THE FDEP TO TERMINATE COVERAGE.
8. RETENTION OF RECORDS.
   - A. THE PERMITTEE SHALL RETAIN COPIES OF STORMWATER POLLUTION PREVENTION PLANS AND ALL REPORTS REQUIRED BY THIS PERMIT, AND RECORDS OF ALL DATA USED TO COMPLETE THE NOTICE OF INTENT TO BE COVERED BY THIS PERMIT, FOR A PERIOD OF AT LEAST THREE YEARS FROM THE DATE THAT THE SITE IS FINALLY STABILIZED. THIS PERIOD MAY BE EXTENDED BY REQUEST OF THE FDEP AT ANY TIME.
   - B. THE PERMITTEE SHALL RETAIN A COPY OF THE STORMWATER POLLUTION PREVENTION PLAN REQUIRED BY THIS PERMIT AT THE CONSTRUCTION SITE FROM THE DATE OF PROJECT INITIATION TO THE DATE OF FINAL STABILIZATION.



SILT FENCE DETAIL

GRAPHIC SCALE
0 15 30 60
(IN FEET)
1 INCH = 30 FEET

ATTENTION IS DIRECTED TO THE FACT THAT THESE PLANS MAY HAVE BEEN REDUCED IN SIZE BY REPRODUCTION. THIS MUST BE CONSIDERED WHEN OBTAINING SCALED DATA.

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8 a.m. Time Line
1-800-432-4770

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NO	DATE	DESCRIPTION

DANIA PLACE
180 EAST DANIA BOULEVARD
DANIA BEACH, Florida

STORMWATER POLLUTION PREVENTION DETAILS

Globe Engineering, Inc.
Civil Engineering - Land Planning - Construction Management
Phone 954-318-7938 4639 SW 148 Avenue Suite 507
www.civil-engineer.us Fort Lauderdale FL 33330
Certificate of authorization No. 8604

MARTIN PLOTE
FLORIDA PE LICENCE # 53992

DESIGNED: MP	DATE:
DRAWN: KLC	10-29-2013
PROJECT NO:	2013-039
DRAWING NAME:	C-4-SWPPP
SHEET NO	C-4 OF 6