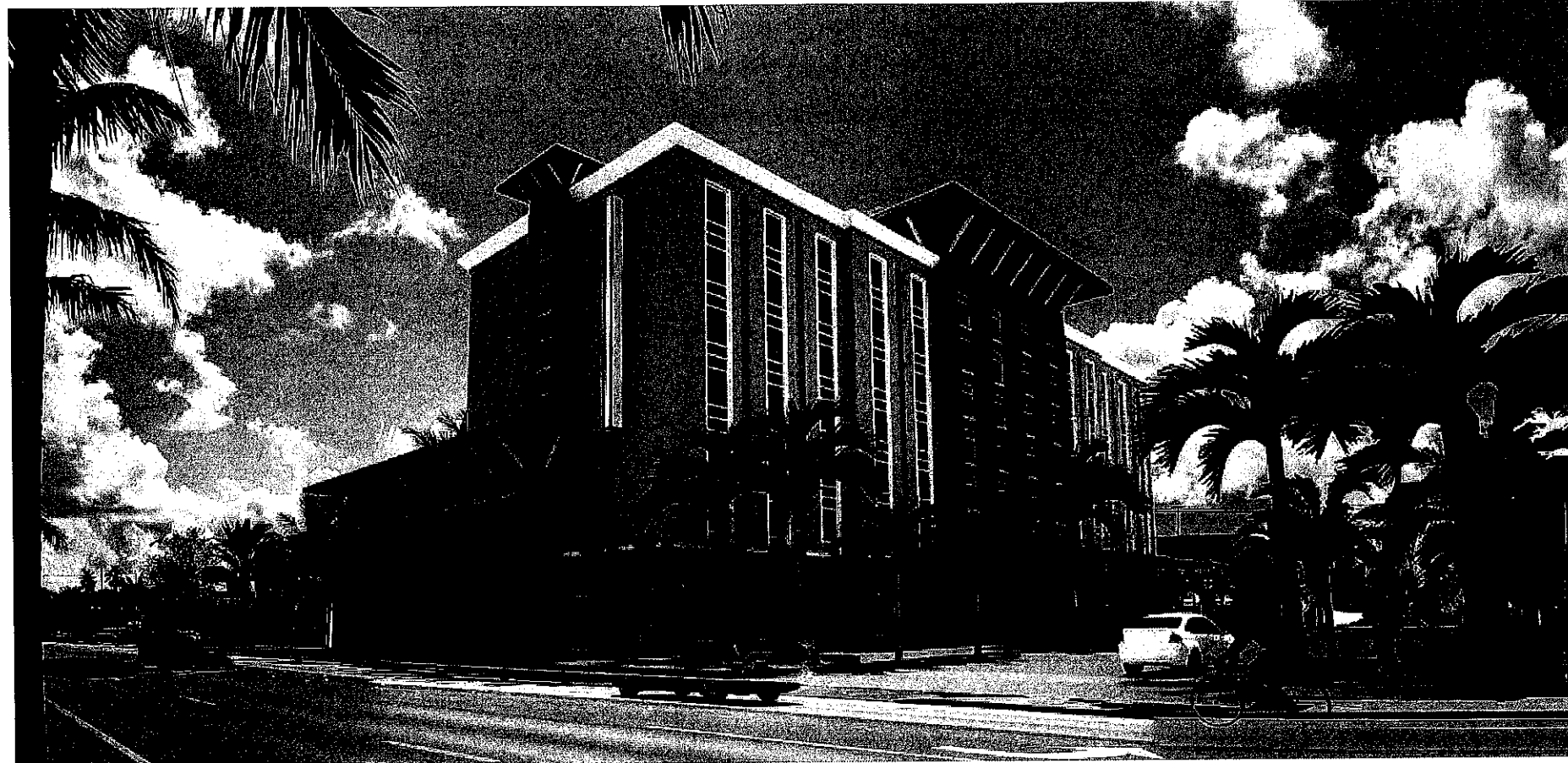


Morrison Hotel

28 South Federal Highway City of Dania Beach, Florida



Project Team

Owner
N & S Properties, LLC
 2201 North Commerce Parkway
 Weston, Florida 33326

Architect
David Miller and Associates, P.A.
 319 Clematis Street Suite 802
 West Palm Beach, Florida 33401

Landscape Architect
Studio Sprout, Inc.
 413 24th Street
 West Palm Beach, Florida 33407

Civil Engineer
Civil Design, Inc.
 312 9th Street
 West Palm Beach, Florida 33401

Drawing Index

CS-1	Cover Sheet
SP-1	Site Plan
SP-1.1	Dimensioned Site Plan
SP-2	Site Plan Analysis
A-1	Lobby Level Plan
A-2	2nd Floor Plan
A-3	3rd, 5th, & 7th Level Plan
A-3.1	4th & 6th Level Plan
A-4	Typical Guest Room Plans
A-5	Roof Level Plan
A-6	North Elevation
A-7	East Elevation
A-8	South Elevation
A-9	West Elevation
A-10	Proposed Signage Design

12.15.14

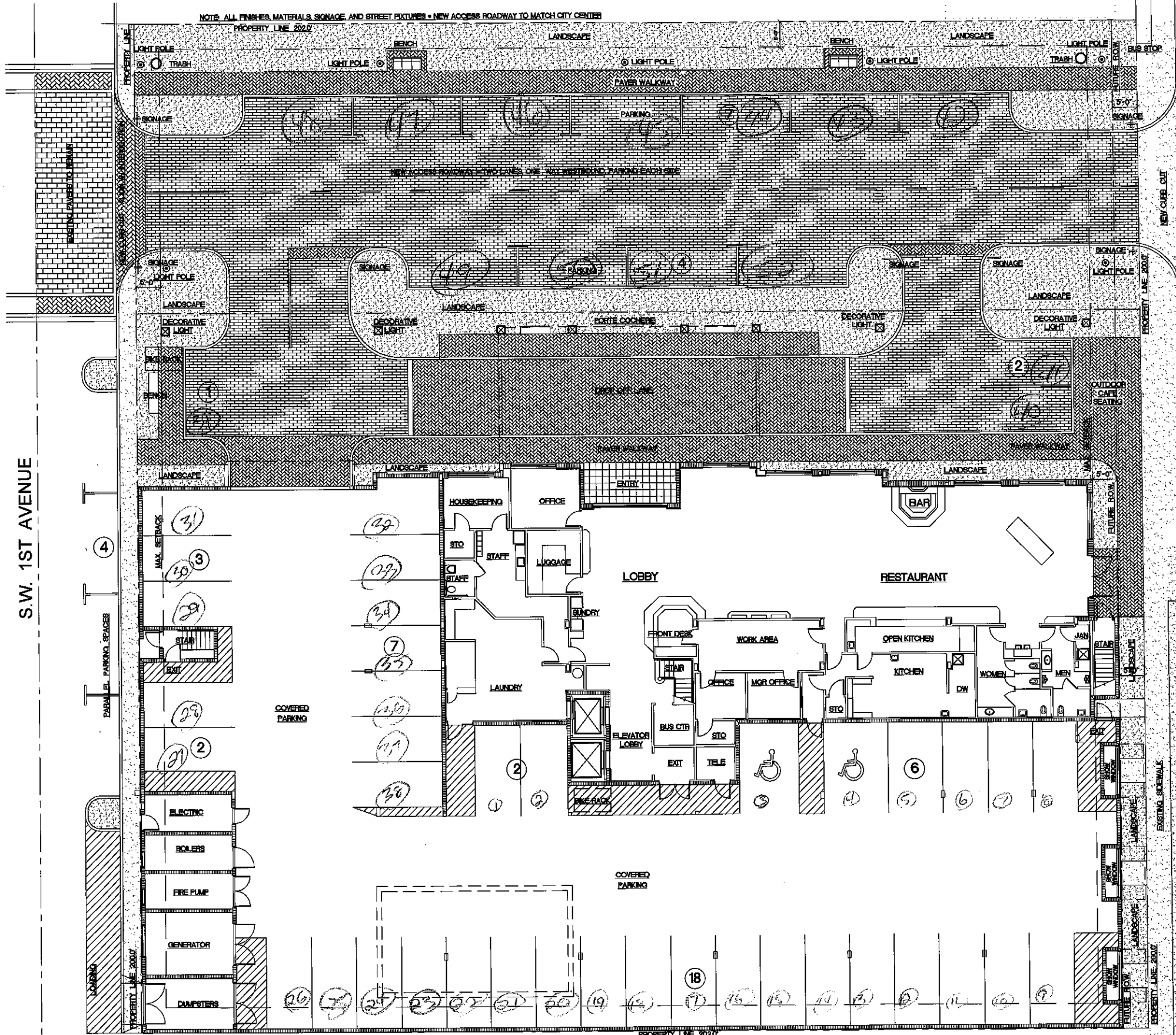
Location Map



CS-1

HOTEL MORRISON

28 South Federal Highway City of Dania Beach, Florida



SITE & BUILDING DATA:

ZONING - CC, CITY CENTER	BUILDING FRONTAGE TYPE - COMMERCIAL, MIXED USE
SITE AREA - 40,400 S.F. - .927 ACRE	
MINIMUM LOT AREA - 15,000 S.F. - .344 ACRE	
MINIMUM / MAXIMUM SETBACKS - 0'-5'	
PROJECT TYPE - HOTEL 143 GUESTROOMS	
OCCUPANCY TYPE - R-1, HOTEL AND A, ASSEMBLY	
CONSTRUCTION TYPE - TYPE II, PROTECTED, SPRINKLERED	
HEIGHT - 7 STORIES, 71'-2" TO ROOF, 82'-2" OVERALL HEIGHT	
SIZE - 1st FLOOR - 21,460 S.F.	
2nd FLOOR - 14,890 S.F.	
3rd FLOOR - 11,710 S.F. each	
TOTAL - 94,900 S.F. S.F.	

PROPOSED SITE DATA:

ITEM	AREA	REQUIRED	PROPOSED
SITE AREA	40,400 S.F.	-	-
BUILDING COVERAGE	21,460 S.F.	-	53.1 %
LANDSCAPE COVERAGE	4,610 S.F.	10 % MIN.	11.4 %
HARDSCAPE COVERAGE	14,330 S.F.	-	35.5 %

PROPOSED PARKING DATA:

ITEM	REQUIRED	PROVIDED
HOTEL - 143 ROOMS @ .8 SPACE PER ROOM	114.4 SPACES	52 SPACES
MEETING ROOMS - 1,440 S.F., 96 SEATS @ .25 SPACE/SEAT	24 SPACES	included above
LOBBY RESTAURANT & LOUNGE - 2,800 S.F. @ .5 SPACE/1,000 S.F.	1.4 SPACES	included above
STREET PARKING @ S.W. 1st AVE	-	4 SPACES
LOADING @ S.W. 1st AVE	-	1 SPACE
TOTAL PARKING SPACES	140 SPACES	56 SPACES
BICYCLE PARKING SPACES	14 SPACES	14 SPACES

N & S Properties, LLC
 2201 North Commerce Parkway
 Weston, Florida 33326
 (954) 659-8901

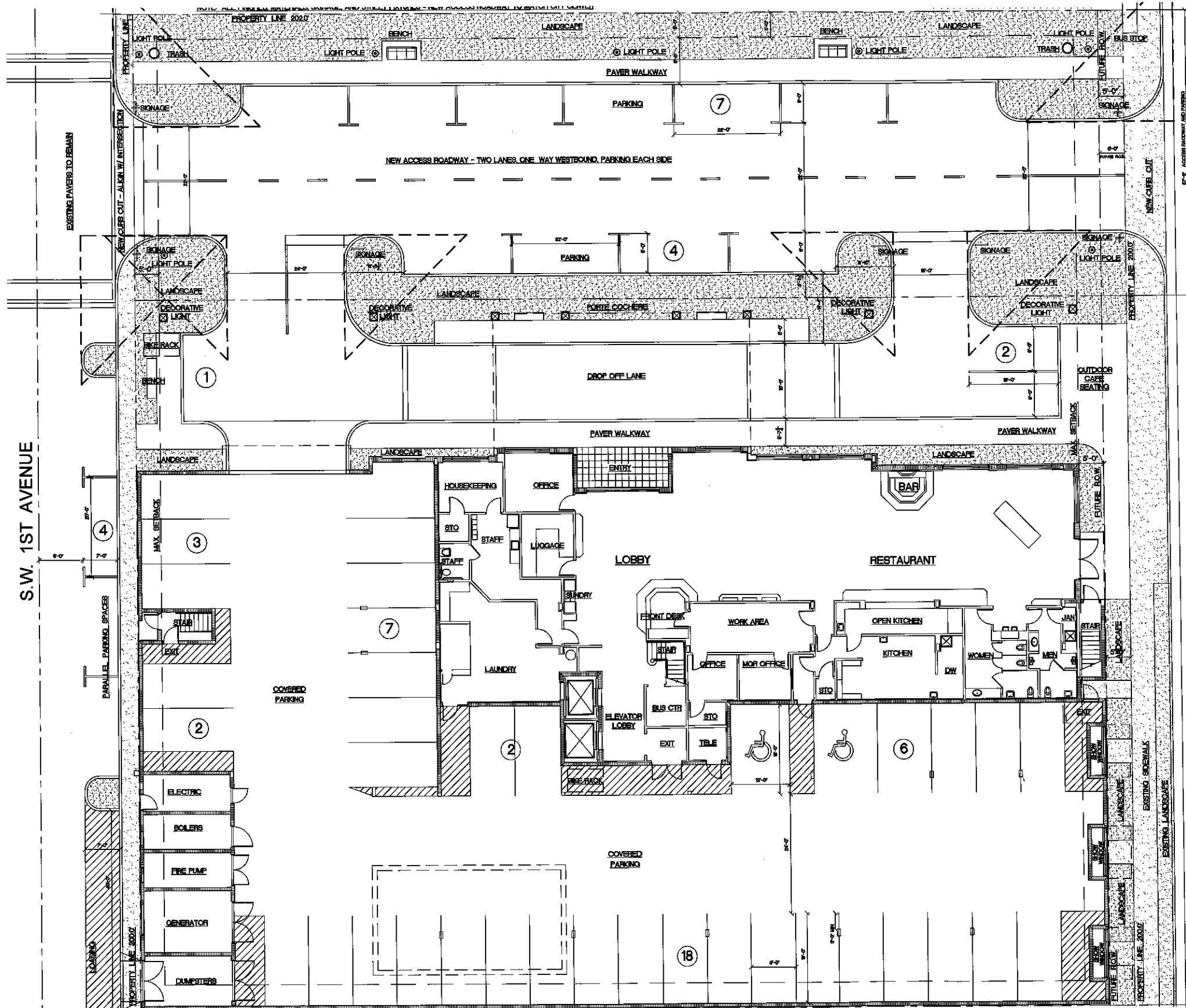
PRELIMINARY SITE PLAN
1"=10'

SP-1
 12.15.14

David Miller and Associates, P.A.
 319 Clematis Street Suite 802
 West Palm Beach, Florida 33401
 (561) 833-0164 dma@davidmillerarchitect.com

HOTEL MORRISON

28 South Federal Highway City of Dania Beach, Florida



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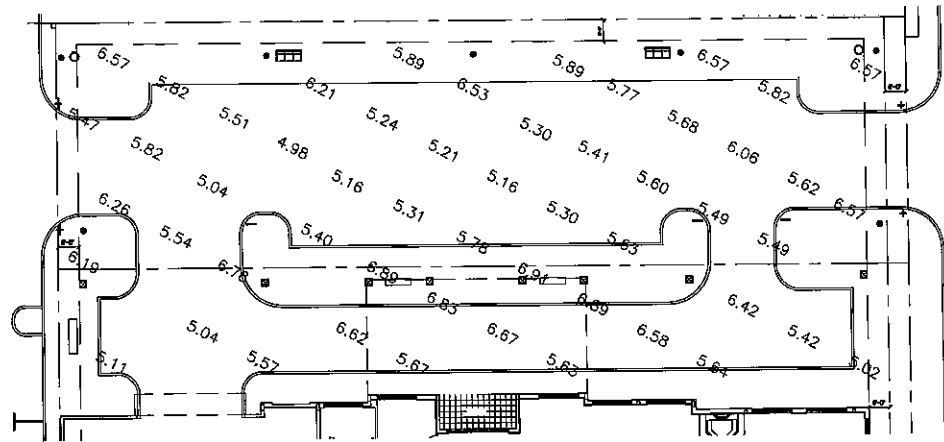
N & S Properties, LLC
 2201 North Commerce Parkway
 Weston, Florida 33326
 (954) 659-8901

DIMENSIONED SITE PLAN
 1"=20'
SP-1.1
 12.15.14

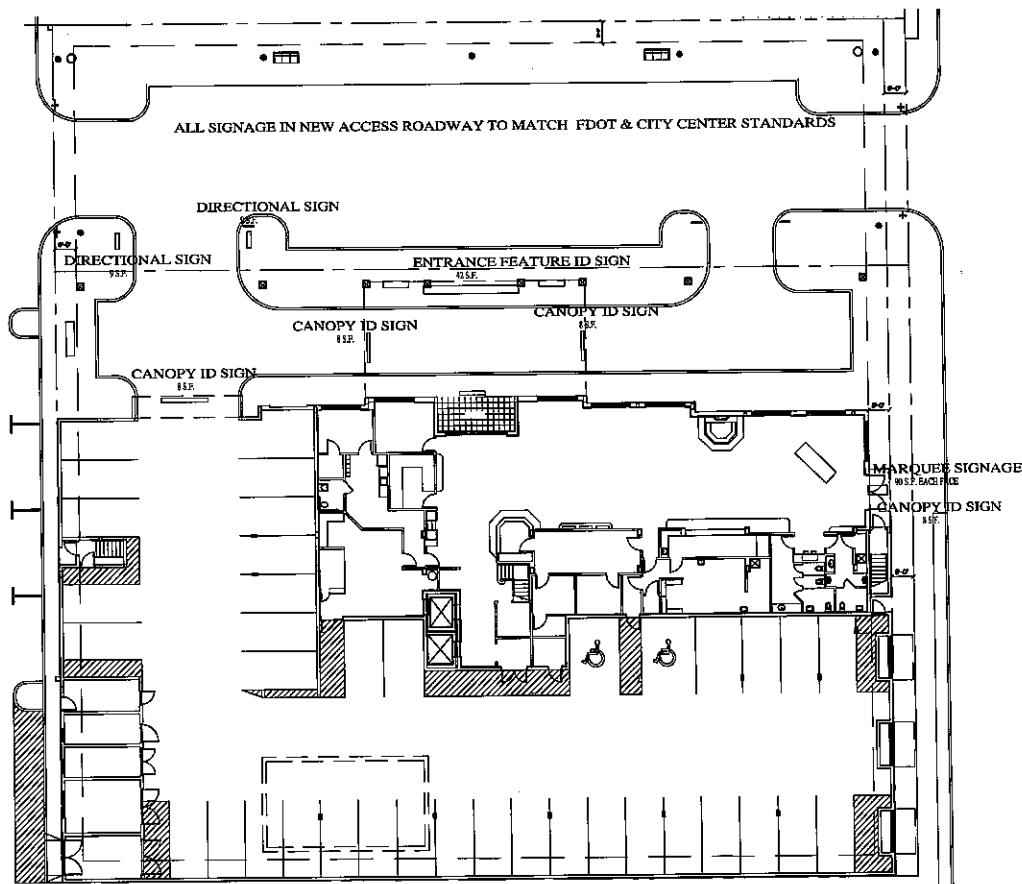
David Miller and Associates, P.A.
 319 Clematis Street Suite 802 AA 28000963
 West Palm Beach, Florida 33401
 (561) 833-0164 dma@davidmillerarchitect.com

HOTEL MORRISON

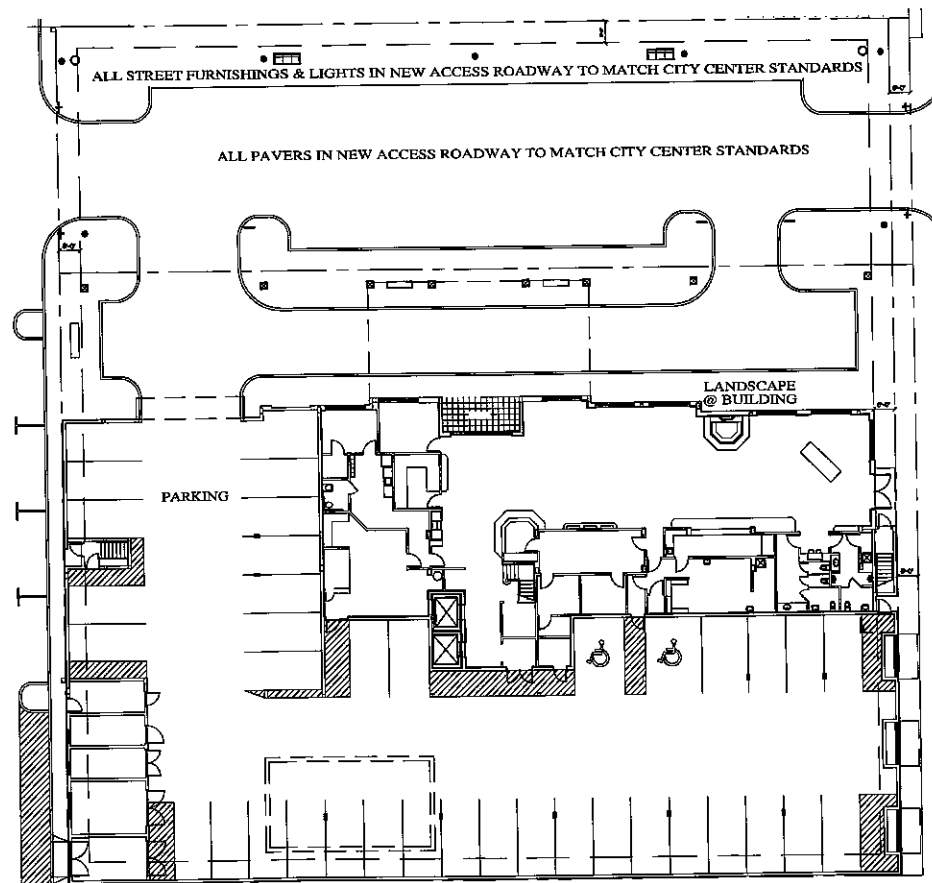
28 South Federal Highway City of Dania Beach, Florida



SITE PHOTOMETRICS
SCALE: 1"=20'



SITE & BUILDING SIGNAGE
SCALE: 1"=20'



WAIVERS TO ZONING
SCALE: 1"=20'

SITE & BUILDING DATA:

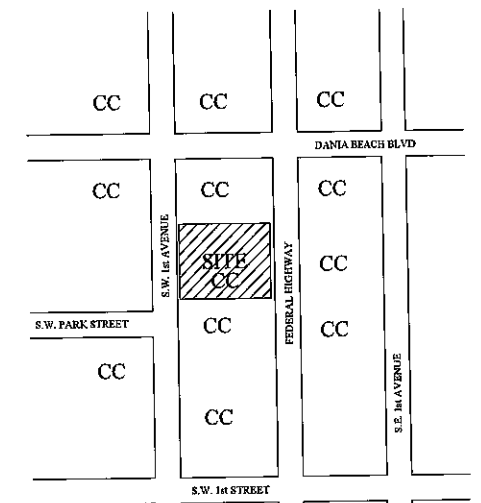
ZONING - CC, CITY CENTER	BUILDING FRONTAGE TYPE - COMMERCIAL, MIXED USE
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BICYCLE PARKING SPACES	14 SPACES	14 SPACES



ADJACENT ZONING
SCALE: 1"=20'

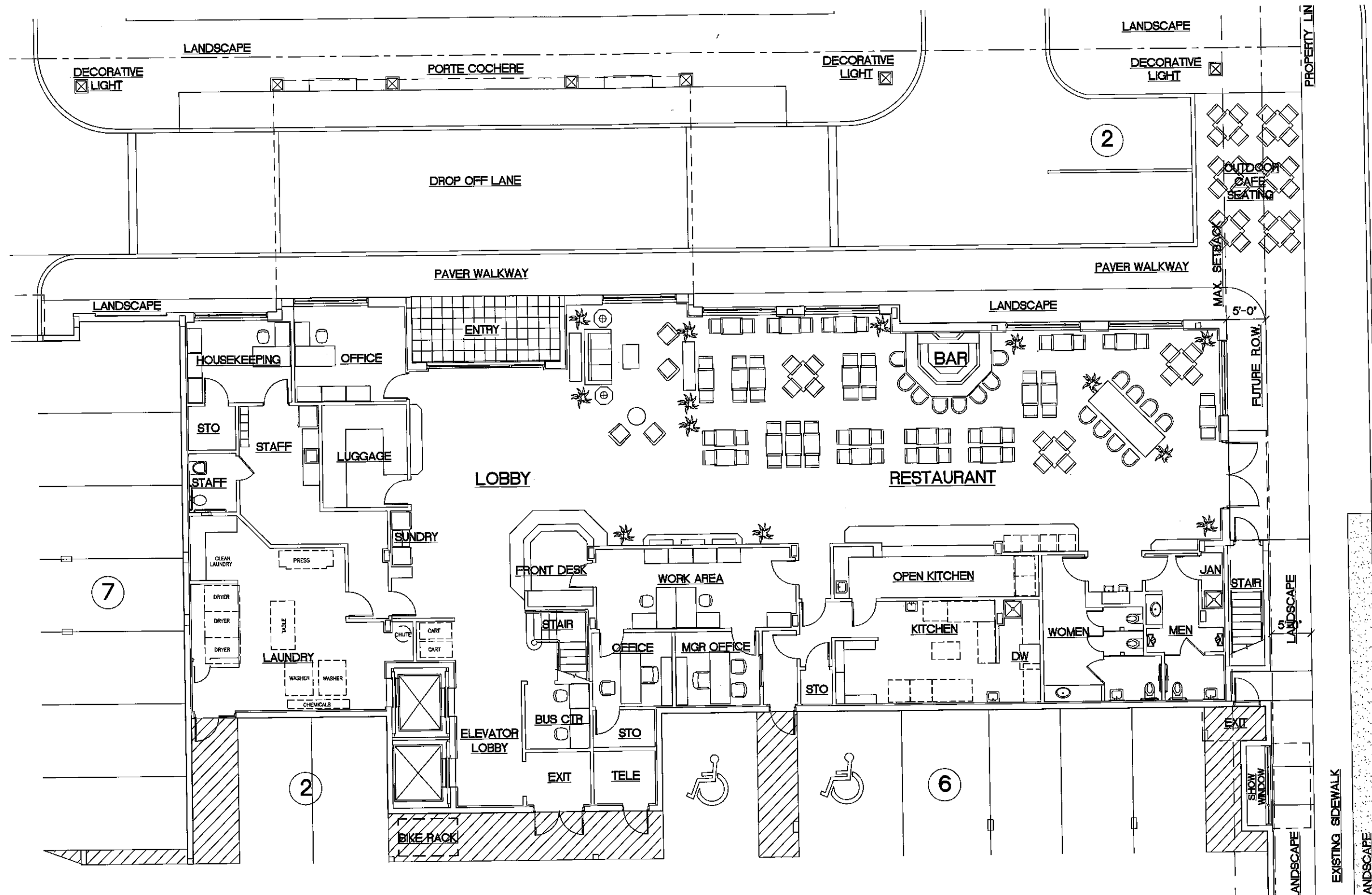
SP-2

SITE PLAN ANALYSIS

12.15.14

HOTEL MORRISON

28 South Federal Highway City of Dania Beach, Florida

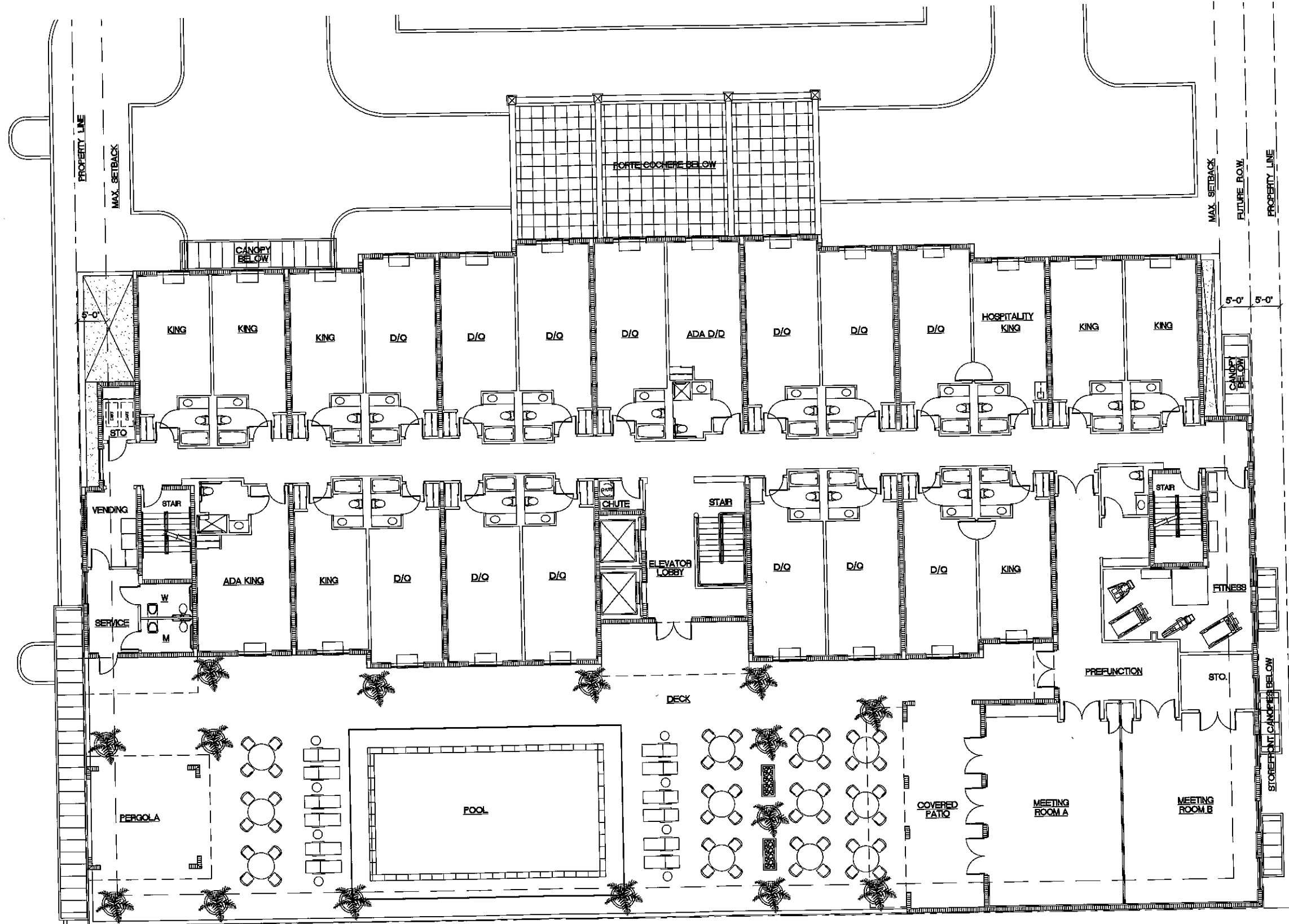


PRELIMINARY LOBBY PLAN

SCALE 1/8"=1'-0"

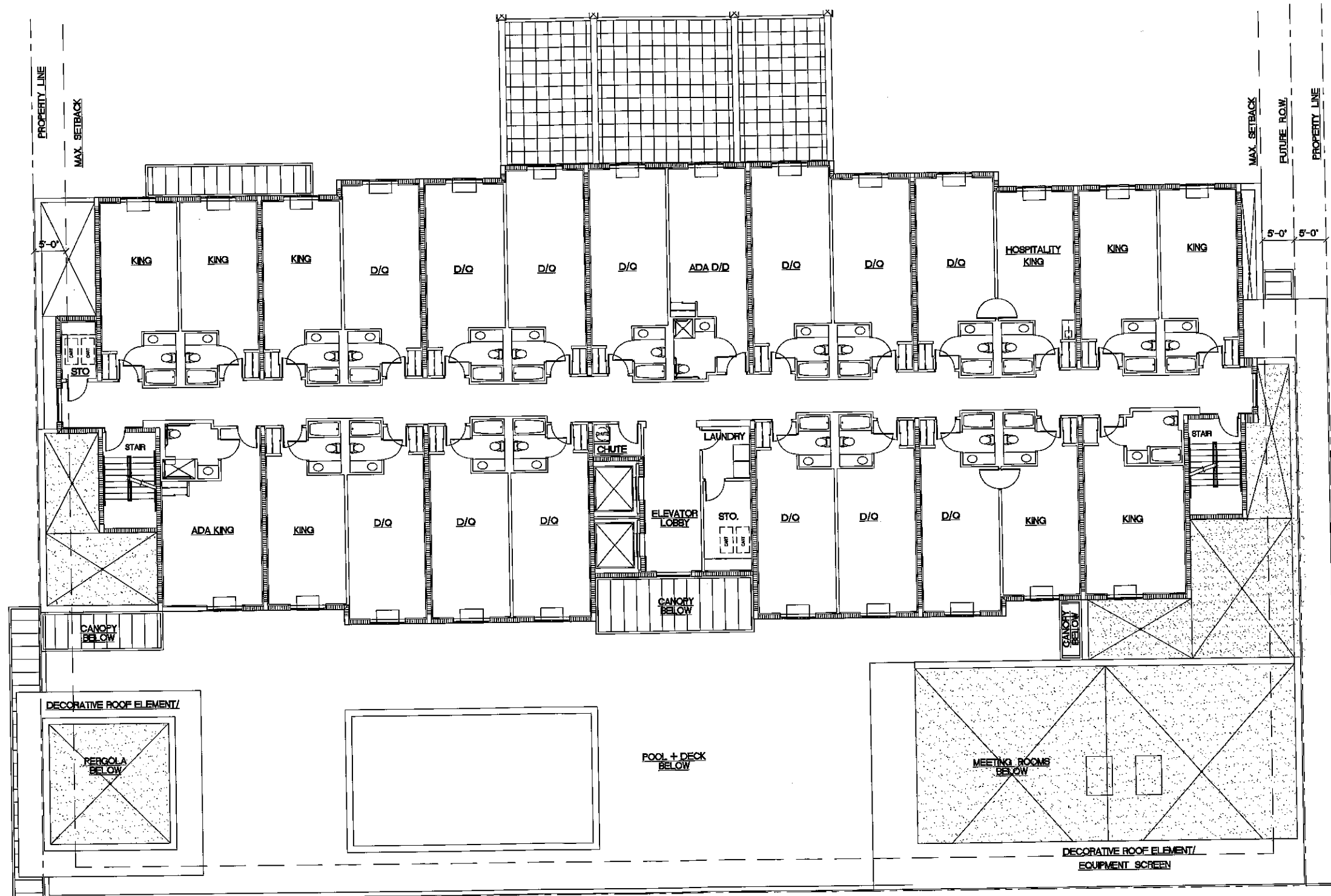
HOTEL MORRISON

28 South Federal Highway City of Dania Beach, Florida



HOTEL MORRISON

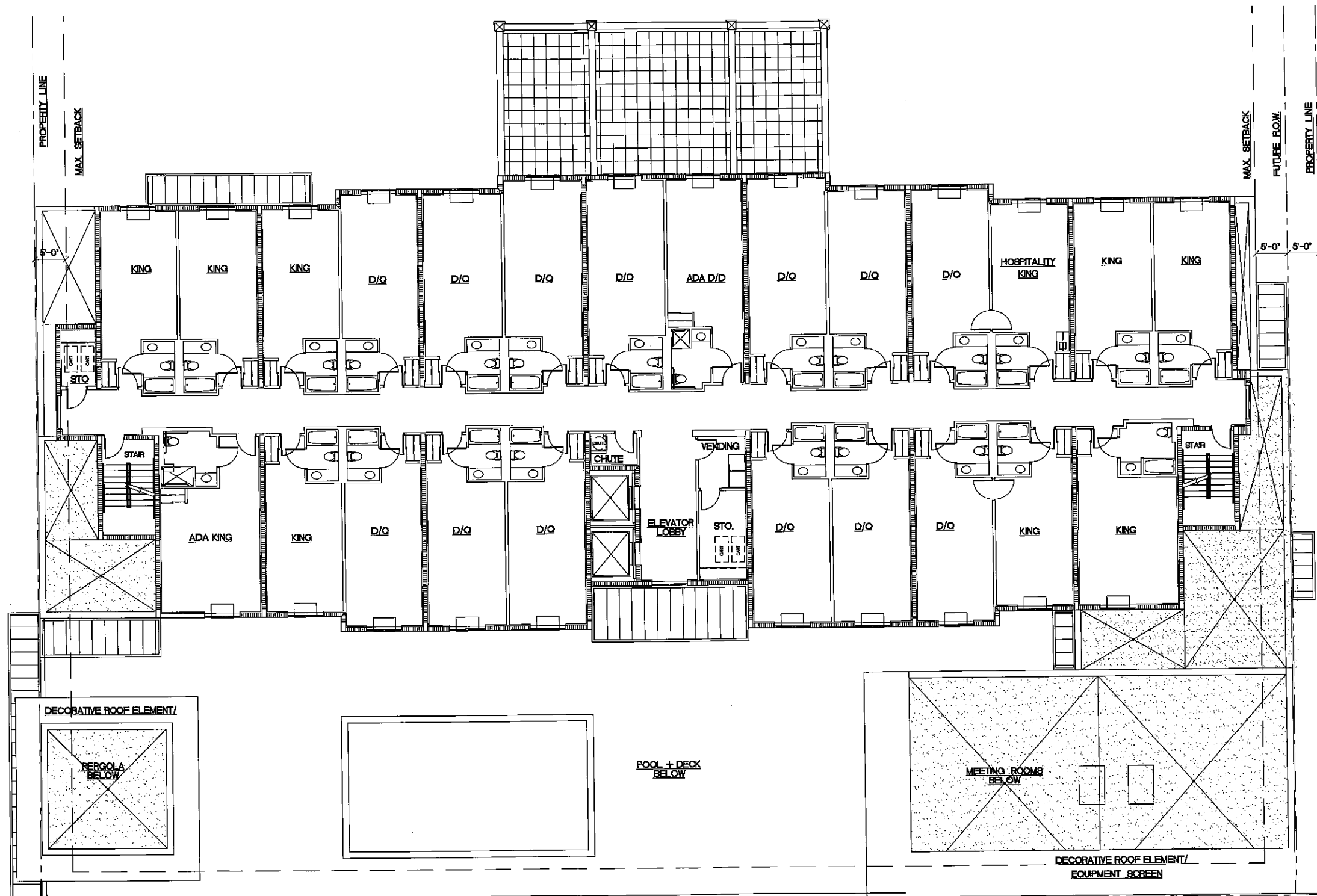
28 South Federal Highway City of Dania Beach, Florida



PRELIMINARY FLOOR PLANS - LEVELS 3, 5, & 7
SCALE 1/8"=1'-0"

HOTEL MORRISON

28 South Federal Highway City of Dania Beach, Florida



PRELIMINARY FLOOR PLANS - LEVELS 4 & 6
SCALE 1/8"=1'-0"

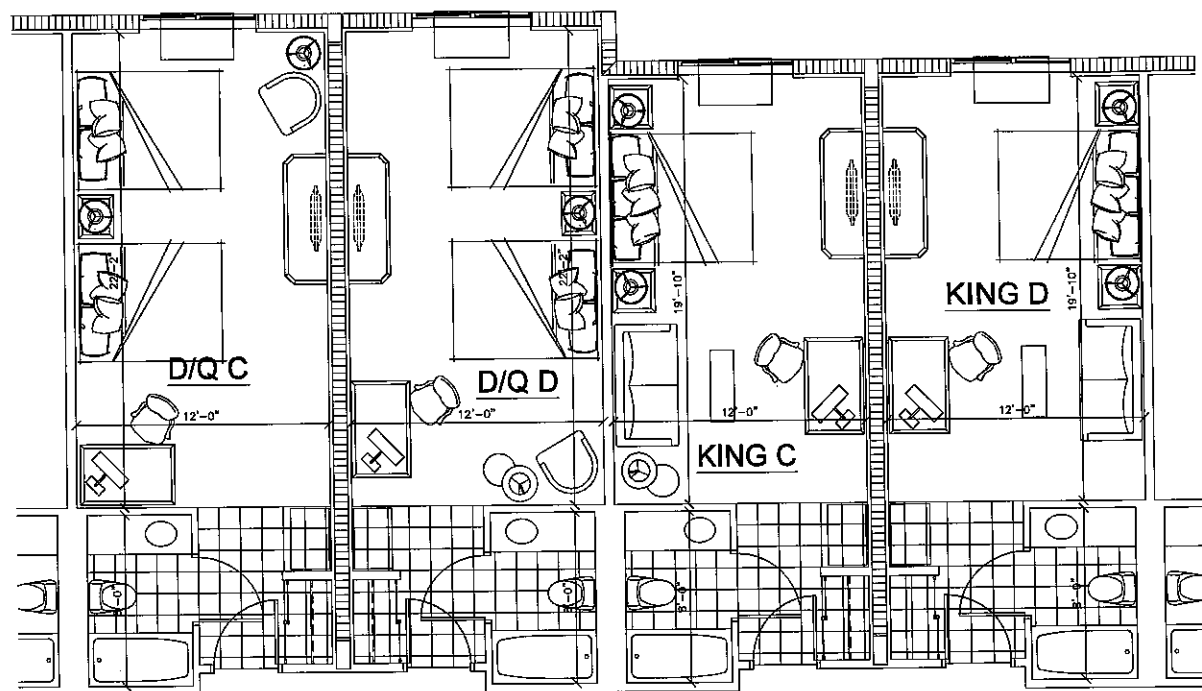
A-3.1
12.15.14

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(954) 659-8901

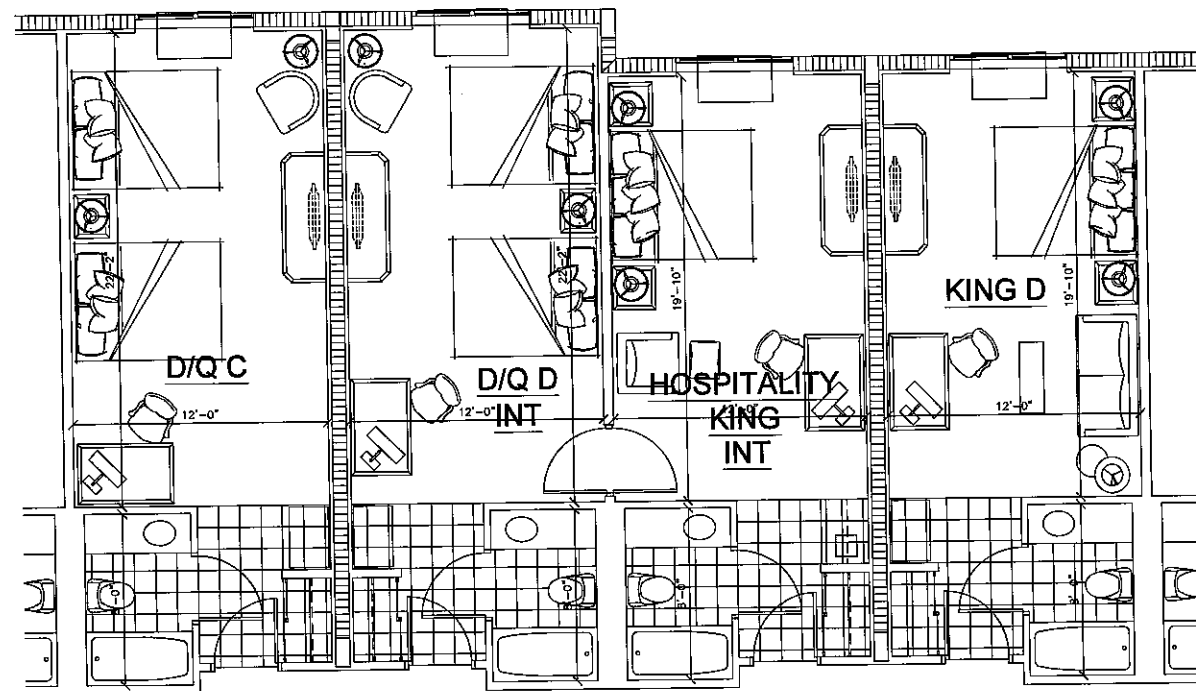
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(561) 833-0164 dma@davidmillerarchitect.com

HOTEL MORRISON

28 South Federal Highway City of Dania Beach, Florida



DOUBLE QUEEN & KING

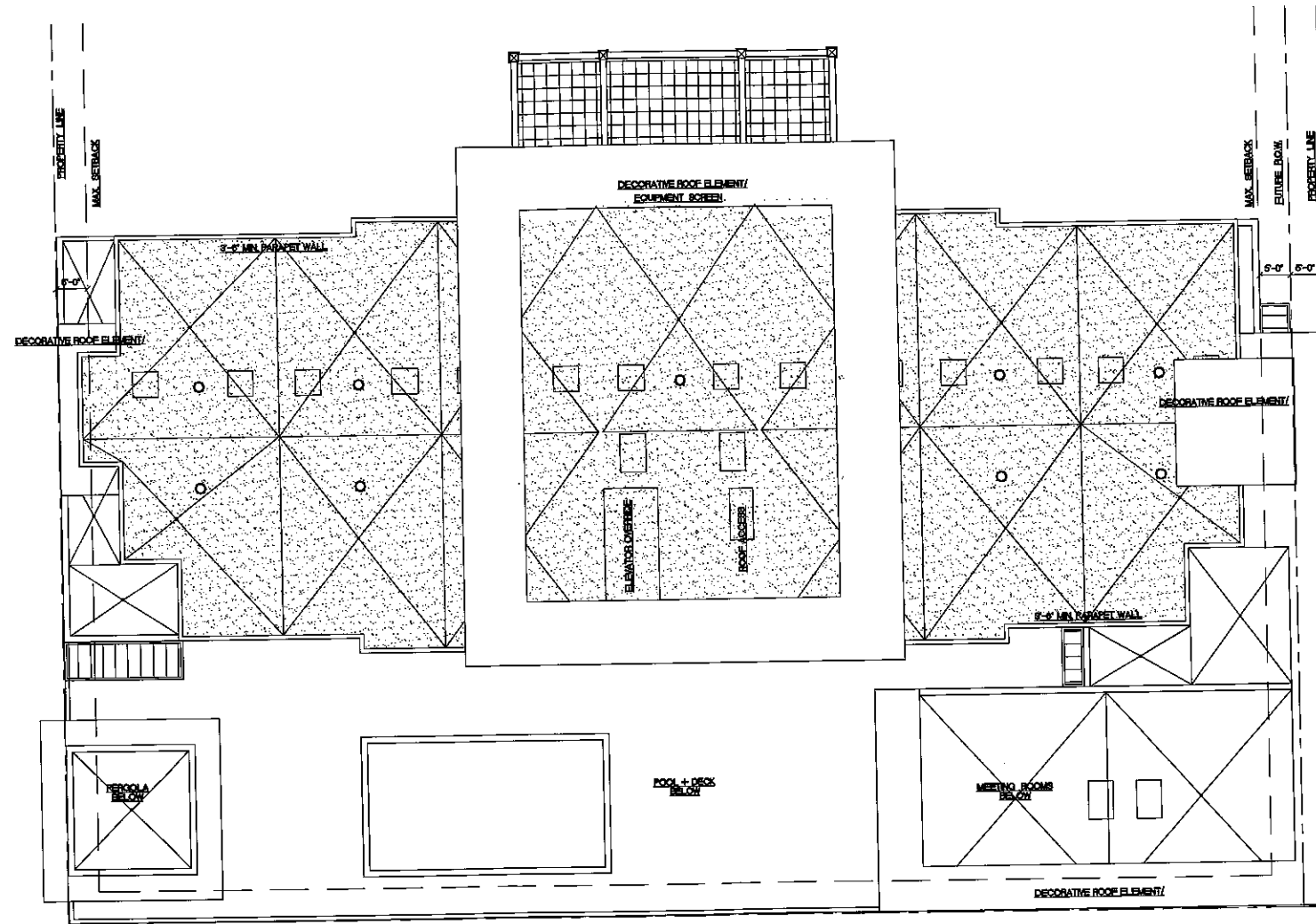


DOUBLE QUEEN & KING - INTERCONNECTING

PRELIMINARY GUEST ROOM PLANS
SCALE 1/4"=1'-0"

HOTEL MORRISON

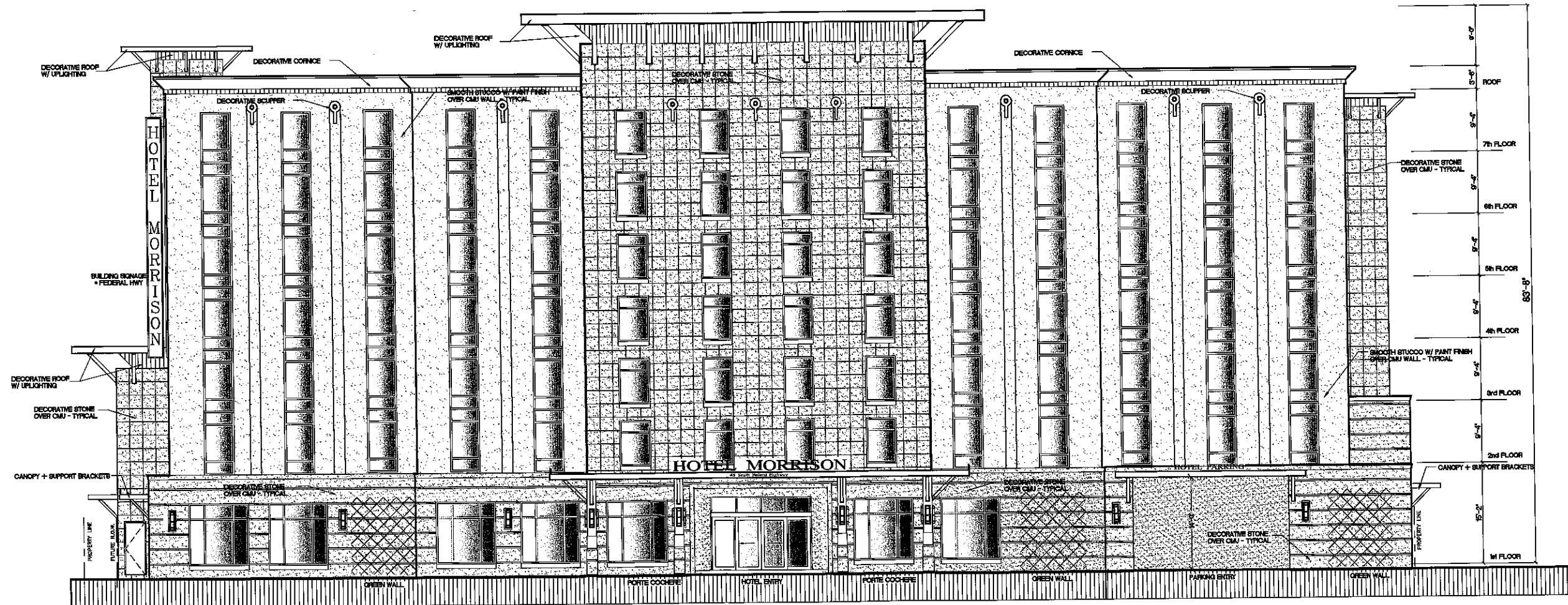
28 South Federal Highway City of Dania Beach, Florida



PRELIMINARY ROOF PLAN
SCALE: 1/8" = 1'-0"

HOTEL MORRISON

28 South Federal Highway City of Dania Beach, Florida

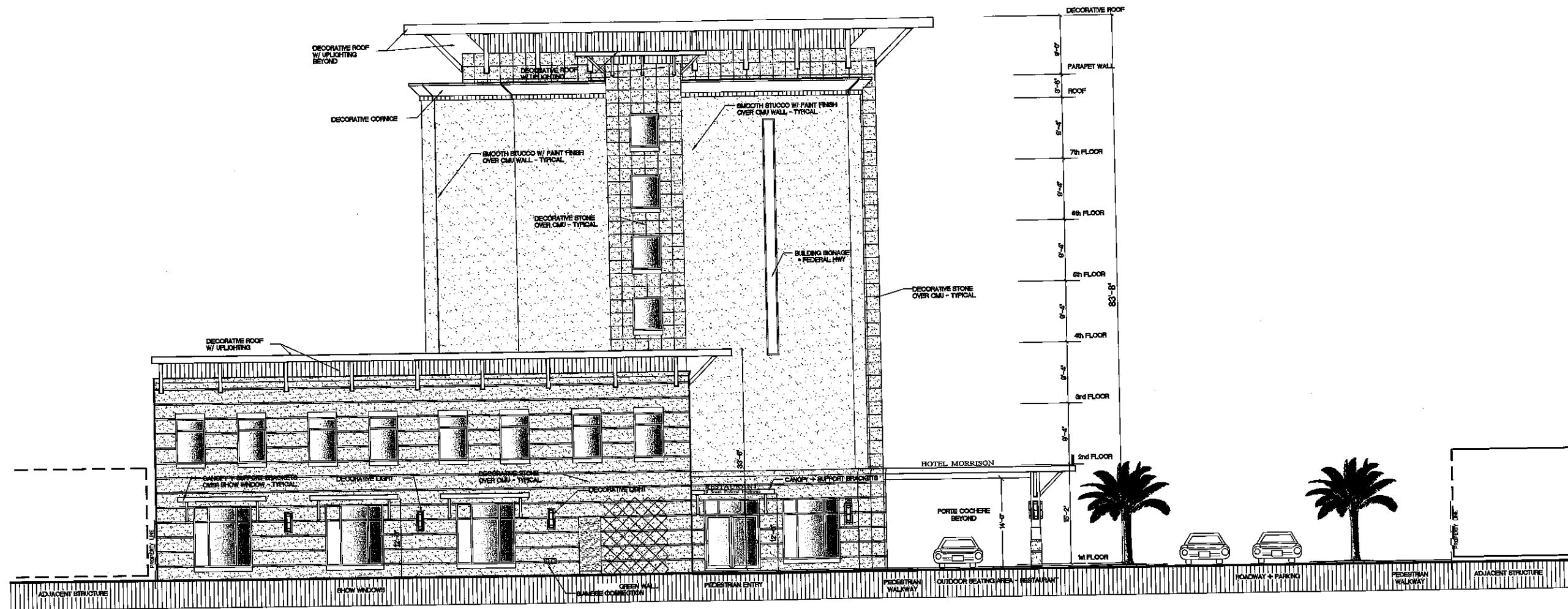


PROPOSED NORTH ELEVATION

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

HOTEL MORRISON

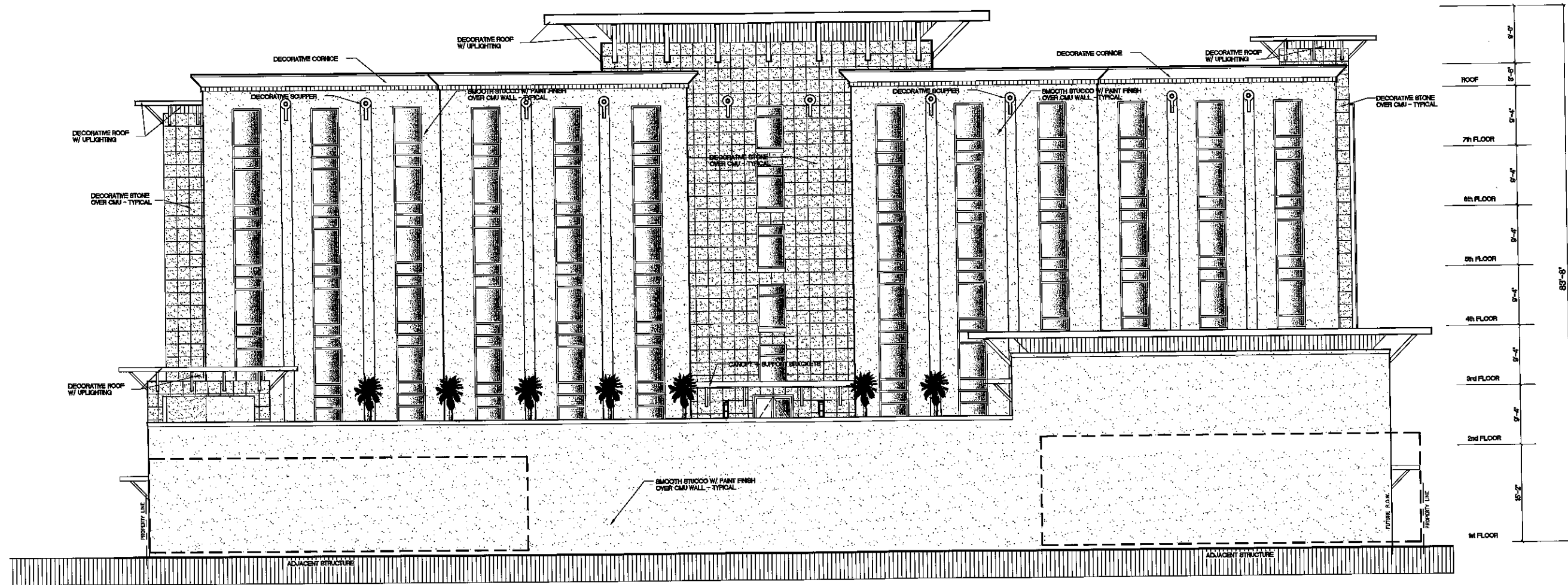
28 South Federal Highway City of Dania Beach, Florida



PROPOSED EAST ELEVATION
SCALE: 3/16" = 1'-0"

HOTEL MORRISON

28 South Federal Highway City of Dania Beach, Florida

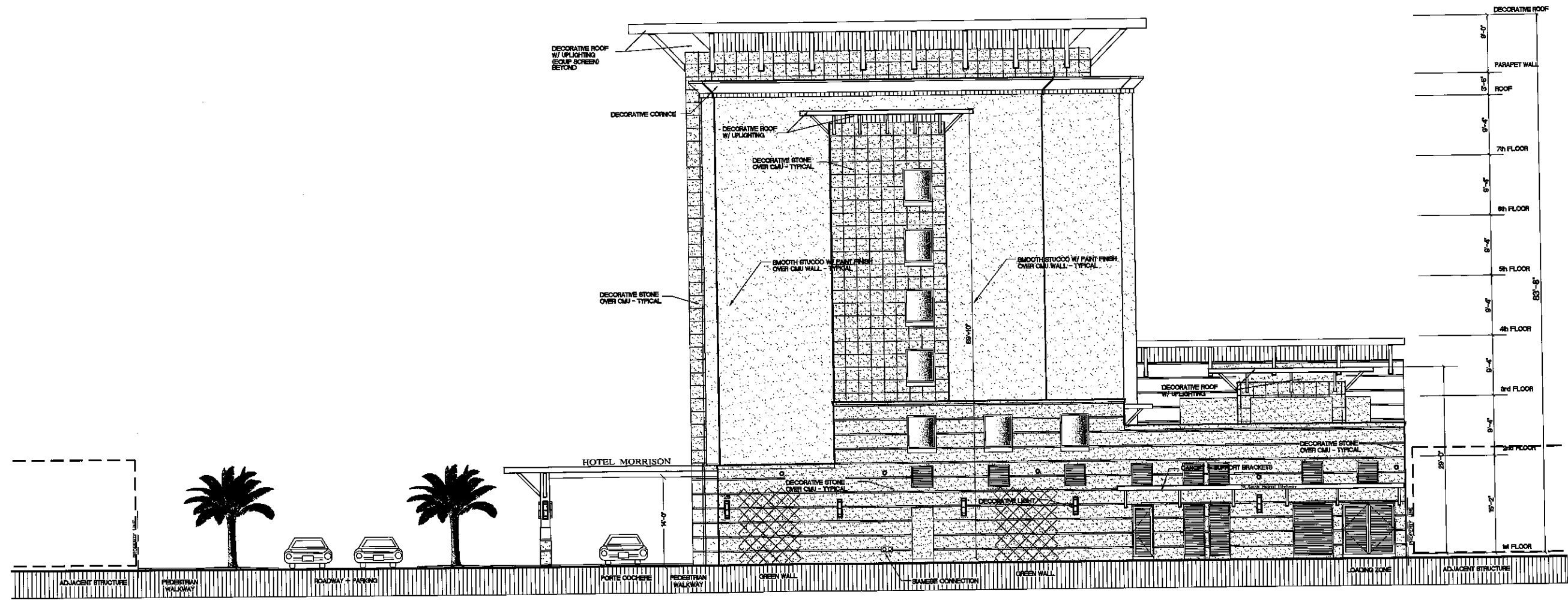


PROPOSED SOUTH ELEVATION

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

HOTEL MORRISON

28 South Federal Highway City of Dania Beach, Florida



PROPOSED WEST ELEVATION
SCALE: 1/8" = 1'-0"

A-9

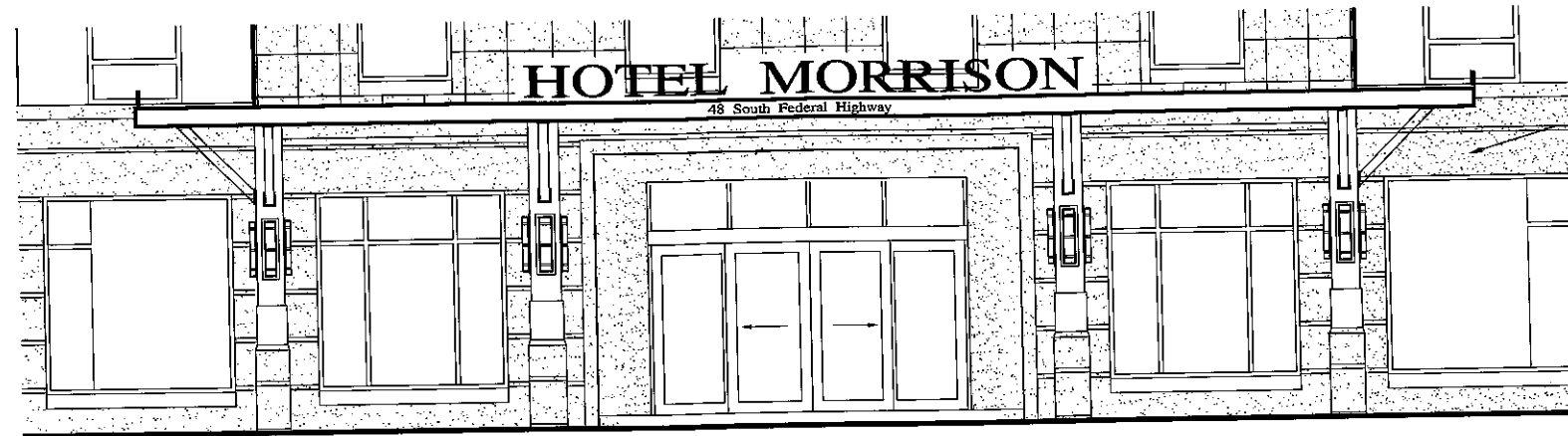
12.15.14

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319 Clematis Street Suite 802
West Palm Beach, Florida 33401
(561) 833-0164 dma@davidmillerarchitect.com
AA 26000963

HOTEL MORRISON

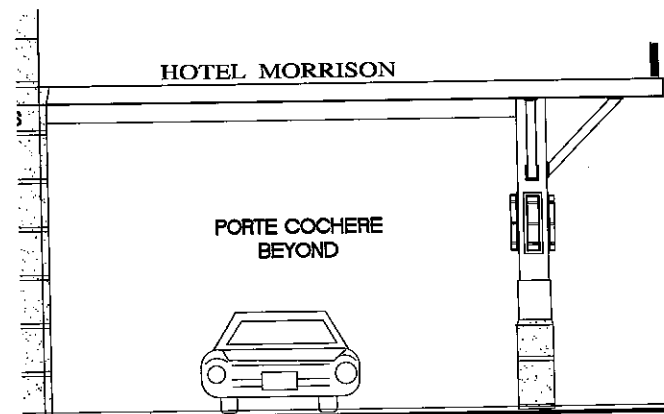
28 South Federal Highway City of Dania Beach, Florida



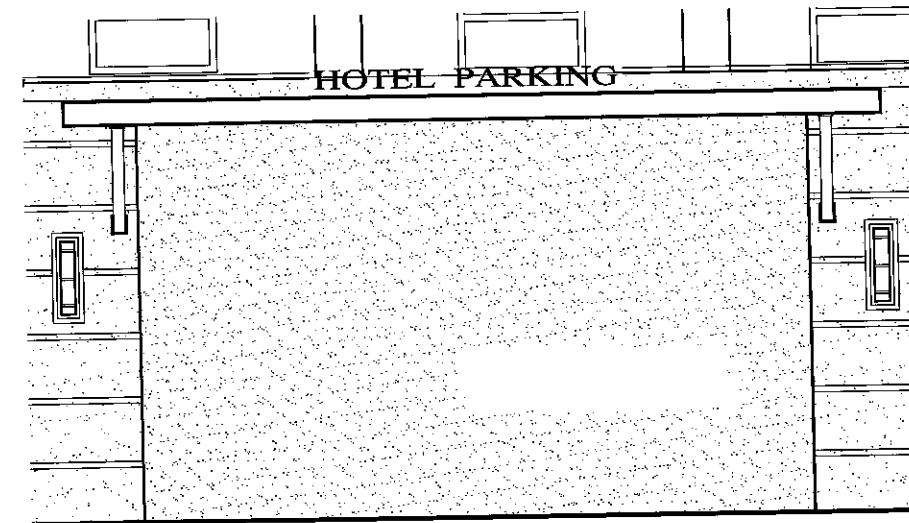
ENTRANCE FEATURE SIGNAGE



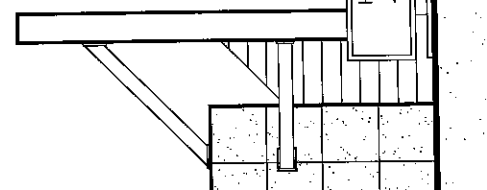
SOUTH FEDERAL HIGHWAY
ENTRANCE CANOPY SIGN



PORTE COCHERE CANOPY SIGN



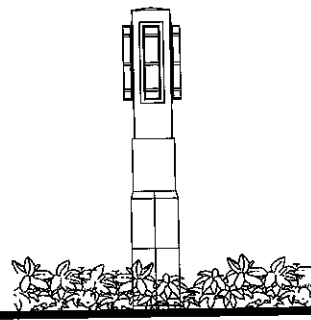
PARKING ENTRY CANOPY SIGN



MARQUEE SIGN - 2 SIDED



DIRECTIONAL SIGNS



DECORATIVE LIGHT FIXTURE

PROPOSED SIGNAGE TABULAR DATA:		
ITEM	TEXT HEIGHT	SIGNAGE AREA
ADDRESS SIGNS	6"	6 S.F. EACH
ENTRANCE FEATURE IDENTIFICATION SIGN	18"	42 S.F.
MARQUEE SIGN (2 SIDED SIGN @ FEDERAL HIGHWAY)	20"	90 S.F. EA SIDE
CANOPY SIGNS -		
@ S. FEDERAL HIGHWAY ENTRANCE	8"	8 S.F.
@ PORTE COCHERE FACING EAST	8"	8 S.F.
@ PORTE COCHERE FACING WEST	8"	8 S.F.
@ PARKING ENTRY	8"	10 S.F.
DIRECTIONAL SIGNS	4"	9 S.F. EACH
TOTAL SIGNAGE AREA		292 S.F.
TOTAL SIGNAGE AREA ALLOWED		303 S.F.

NOTE:
ALL SIGNAGE IS TO BE CONSTRUCTED AS ALUMINUM REVERSE CHANNEL LETTERS.
SIGNAGE IS TO HAVE INTERNAL ILLUMINATION (BACKLIT) IF ILLUMINATED.
ALL SIGNAGE IS TO BE SEPARATELY PERMITTED BY THE CITY OF DANIA BEACH.

A-10

12.15.14

N & S Properties, LLC
2201 North Commerce Parkway
Weston, Florida 33326
(954) 659-8901

PROPOSED SIGNAGE DESIGN

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

David Miller and Associates, P.A.
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West Palm Beach, Florida 33401
(561) 833-0164 dma@davidmillerarchitect.com
AA 28000963

**IF YOU DIG FLORIDA...
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1-800-432-4770
SUNSHINE STATE ORCALLING
OF FLORIDA, INC.
IT'S THE LAW

NOTE:
INDICATED UTILITIES ARE APPROXIMATE.
CONTRACTOR IS RESPONSIBLE FOR VERIFICATION
OF ALL UTILITIES ON SITE PRIOR TO
COMMENCEMENT OF ANY WORK.
LANDSCAPE ARCHITECT ASSUMES NO LIABILITY
FOR UTILITY DAMAGE.

**SURVEY:
08.21.2014**

EXISTING PLANTS ON ADJACENT PROPERTIES

KEY BOTANICAL NAME	COMMON	DBH	CANOPY COVER	TREE CONDITION	ACTION
1 COCCUS NAUFRERA	COCONUT PALM	4"	20%	sound	to be removed
2 PHAENIX DACTYLIFERA	SILVER DATE PALM	4"	20%	sound	to be removed
3 THORAX RADATA	TRATCH PALM	4"	20%	sound	to be removed
4 THORAX RADATA	TRATCH PALM	4"	20%	sound	to be removed
5 THORAX RADATA	TRATCH PALM	4"	20%	sound	to be removed
6 COCCUS NAUFRERA	COCONUT PALM	4"	20%	sound	to be removed
7 COCCUS NAUFRERA	COCONUT PALM	4"	20%	sound	to be removed
8 COCCUS NAUFRERA	COCONUT PALM	4"	20%	sound	to be removed
9 LAGERSTRÖMIA SP	ORANGE MYRTLE	4"	20%	sound	to be removed
10 LAGERSTRÖMIA SP	ORANGE MYRTLE	4"	20%	sound	to be removed

PLANTING PLANTS ON PROPERTY

KEY BOTANICAL NAME	COMMON	DBH	CANOPY COVER	TREE CONDITION	ACTION
11 ADONIS MICROBILY	CHRISTMAS PALM	1"	20%	wedged between building and Gumbo Limbo in confined space	to be removed
12 QUERCUS VIRGINIANA	LIVE OAK	1"	20%	included in tree in confined space	to be removed
13 SAMANUIS BARBERA	GUMBO LIMBO	2"	40%	included in tree in confined space	to be removed

P.O. Box 420
Jupiter, FL 33468
Tel (561) 747-3462
Fax (561) 747-0281
www.studio-sprout.com
LA 0000907
LCC 000213



STUDIO Sprout

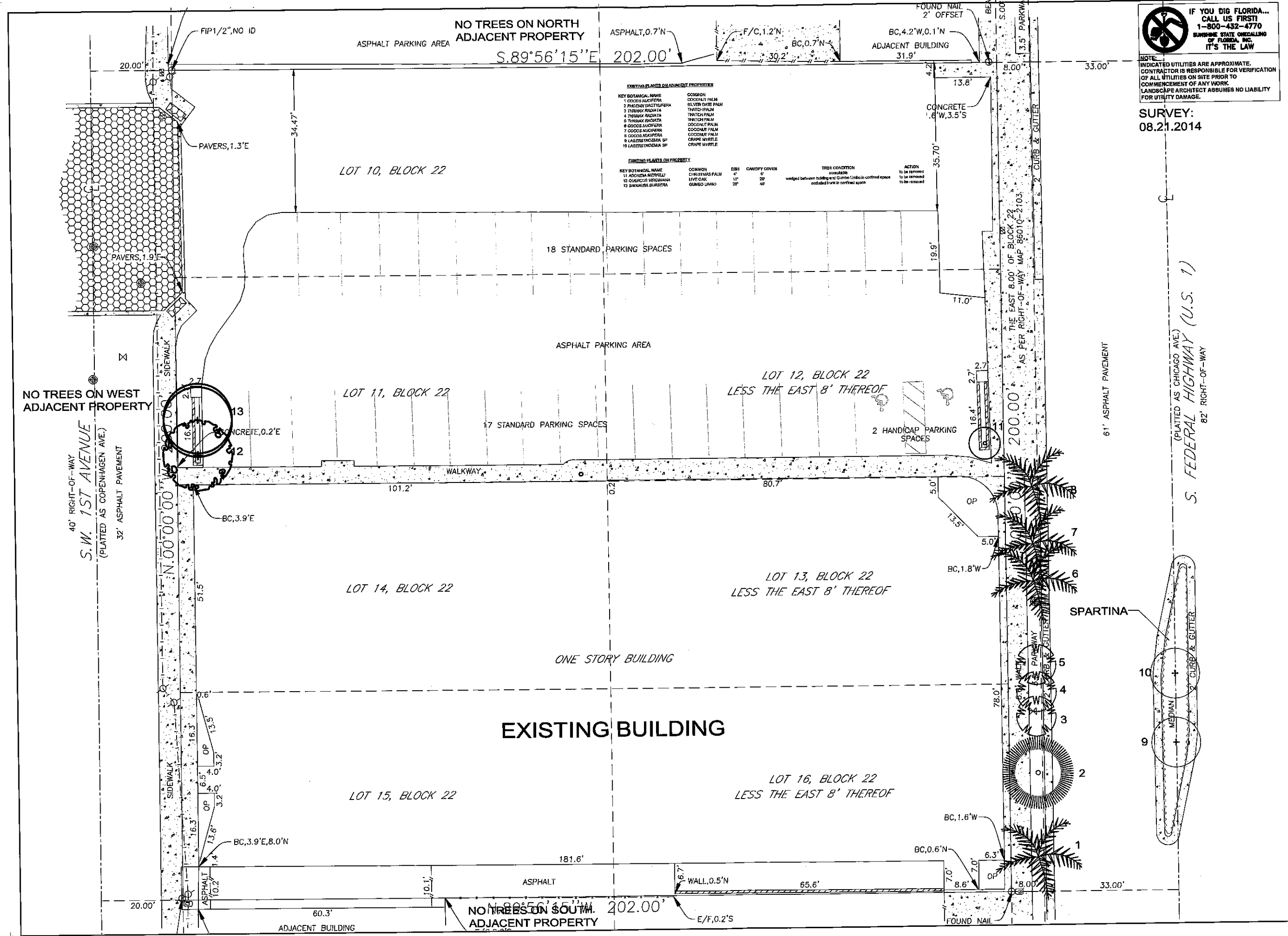


SCALE 1" = 10'-0"

DESIGNED BY	CRF
DRAWN BY	GF
CHECKED BY	CRF
CAD DWG.	
DATE	14.25.08
REVISIONS	

**MORRISON HOTEL
48 SOUTH FEDERAL HIGHWAY
CITY OF DANIA BEACH**

TREE TRANSPLANT AND REMOVAL PLAN

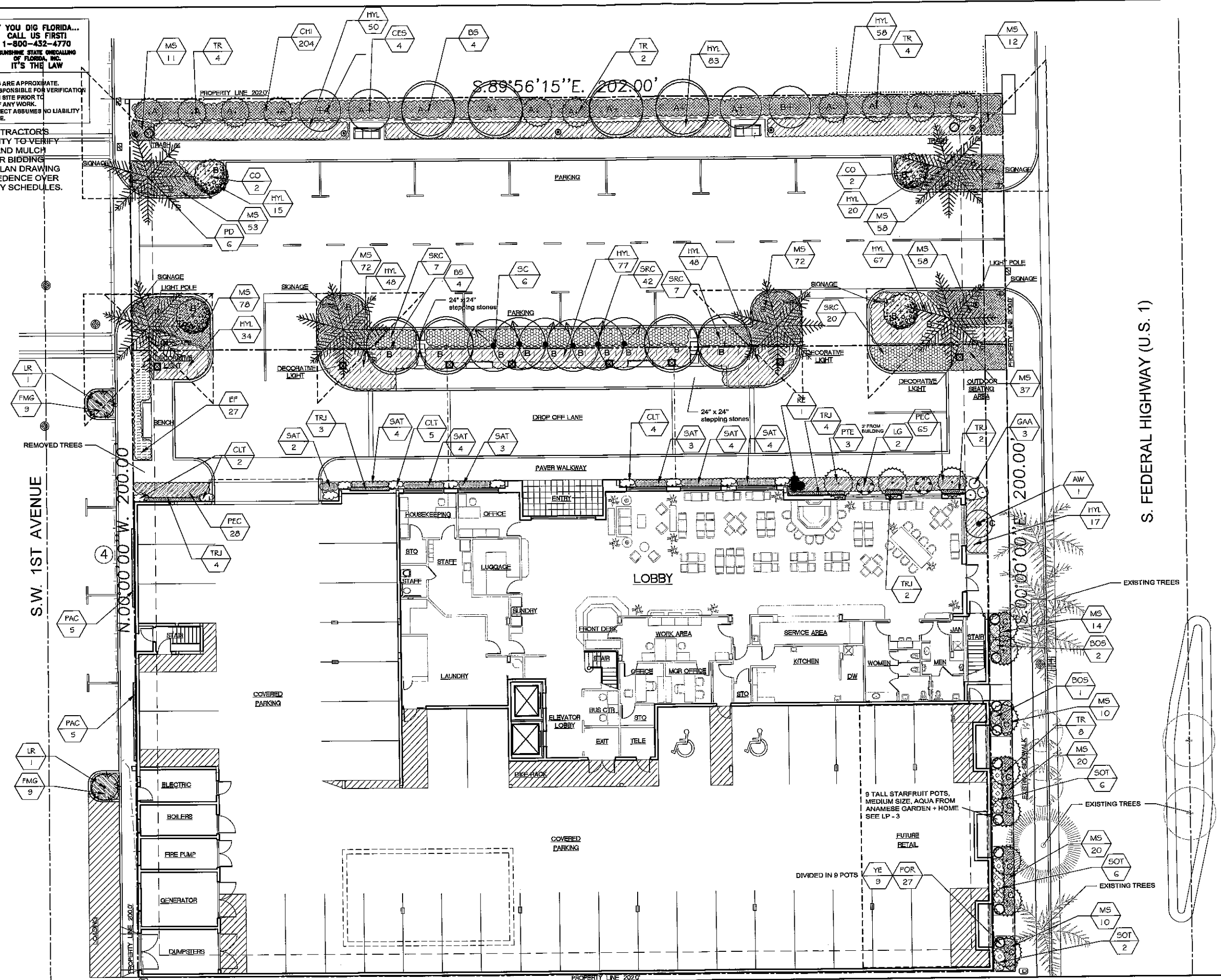




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OF FLORIDA, INC.
IT'S THE LAW**

NOTE:
INDICATED UTILITIES ARE APPROXIMATE.
CONTRACTOR IS RESPONSIBLE FOR VERIFICATION
OF ALL UTILITIES ON SITE PRIOR TO
COMMENCEMENT OF ANY WORK.
LANDSCAPE ARCHITECT ASSUMES NO LIABILITY
FOR UTILITY DAMAGE.

IT IS THE CONTRACTOR'S
RESPONSIBILITY TO VERIFY
PLANT, SOD AND MULCH
AMOUNTS FOR BIDDING
PURPOSES. PLAN DRAWING
TAKES PRECEDENCE OVER
ANY QUANTITY SCHEDULES.



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West Palm Beach
FL 33407
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Fax (561) 747-0281
www.studio-sprout.com
LA 000807
LCC 000213



SCALE	1"=10'
DESIGNED BY	CRF
DRAWN BY	GF
CHECKED BY	CRF
CAD DWG.	
DATE	09.17.14
REVISIONS	11.24.14

**HOTEL MORRISON
48 SOUTH FEDERAL HIGHWAY
CITY OF DANIA BEACH**

LANDSCAPE PLAN REVISIONS

LETTER CORRESPONDS TO LANDSCAPE CODE REQUIREMENTS REFER TO SHEET LP-3 FOR CALCULATIONS

PERIMETER BUFFER LANDSCAPE REQUIREMENTS FOR BUILDING PURPOSES. PLAN DRAWING TAKES PRECEDENCE OVER ANY QUANTITY SCHEDULES.

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 SUNSHINE STATE GECALLING OF FLORIDA, INC.
 IT'S THE LAW

NOTE: INDICATED UTILITIES ARE APPROXIMATE. CONTRACTOR IS RESPONSIBLE FOR VERIFICATION OF ALL UTILITIES ON SITE PRIOR TO COMMENCEMENT OF ANY WORK. LANDSCAPE ARCHITECT ASSUMES NO LIABILITY FOR UTILITY DAMAGE.

INTERIOR LANDSCAPE V.U.A. (B) (TERMINAL LANDSCAPE PENINSULAS) 167 sq.ft.

INTERIOR LANDSCAPE V.U.A. (B) (TERMINAL LANDSCAPE PENINSULAS) 205 sq.ft.

INTERIOR LANDSCAPE V.U.A. (B) (TERMINAL LANDSCAPE PENINSULAS) 205 sq.ft.

INTERIOR LANDSCAPE V.U.A. (B) (TERMINAL LANDSCAPE PENINSULAS) 198 sq.ft.

OTHER VEHICULAR USE LANDSCAPE AREAS (B) 398 sq.ft.

OTHER VEHICULAR USE LANDSCAPE AREAS (B) 848 sq.ft.

INTERIOR LANDSCAPE V.U.A. (B) (TERMINAL LANDSCAPE PENINSULAS) 566 sq.ft.

OTHER VEHICULAR USE LANDSCAPE AREAS (B) 76 sq.ft.

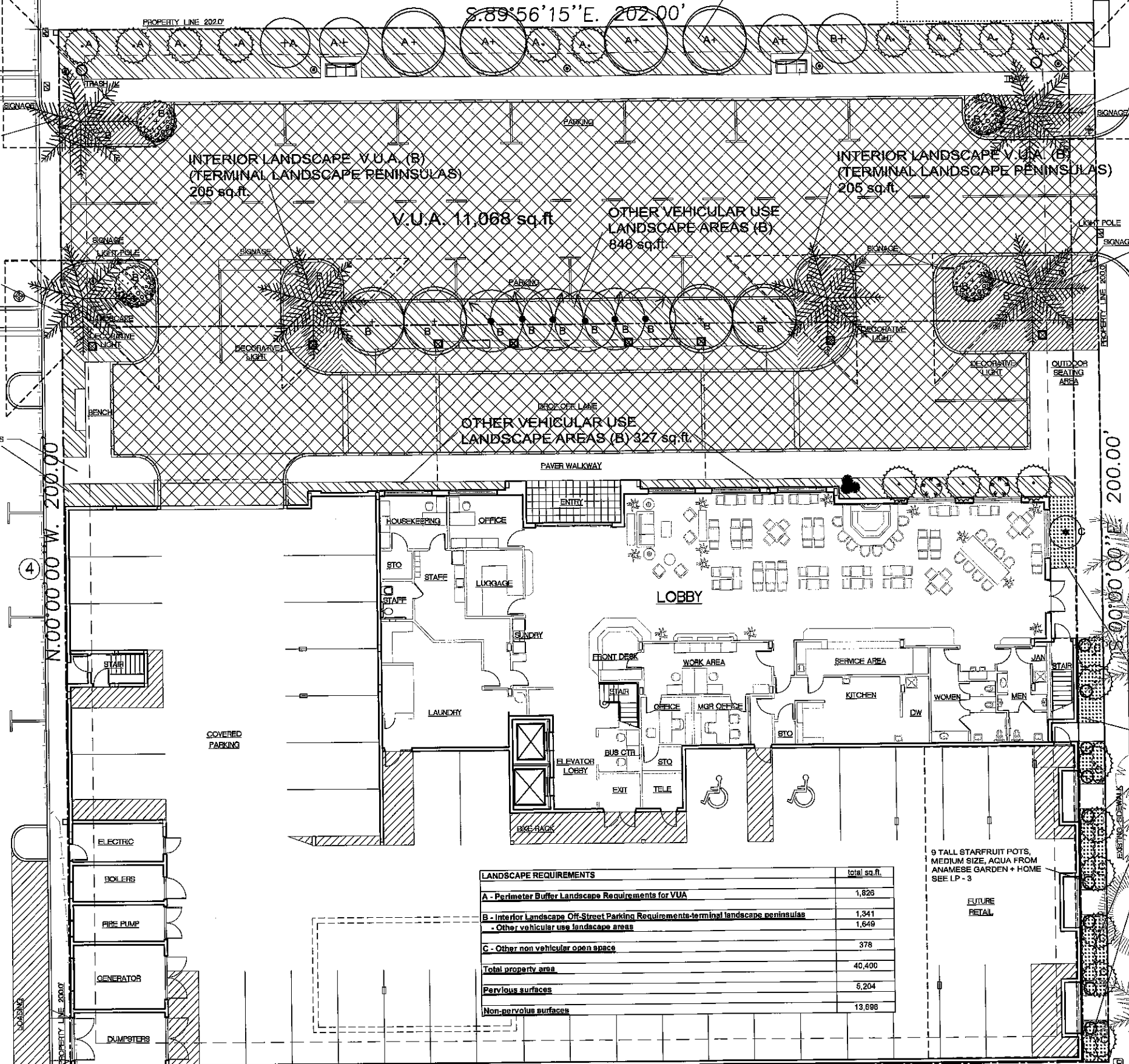
OTHER VEHICULAR USE LANDSCAPE AREAS (B) 327 sq.ft.

S. FEDERAL HIGHWAY (U.S. 1)

S.W. 1ST AVENUE

N. 00'00" W. 200.00'

S. 00'00" E. 200.00'



LANDSCAPE REQUIREMENTS	total sq.ft.
A - Perimeter Buffer Landscape Requirements for VUA	1,826
B - Interior Landscape Off-Street Parking Requirements-terminal landscape peninsulas	1,341
- Other vehicular use landscape areas	1,649
C - Other non vehicular open space	378
Total property area	40,400
Pervious surfaces	5,204
Non-pervious surfaces	13,696

9 TALL STARFRUIT POTS, MEDIUM SIZE, AQUA FROM ANAHESE GARDEN + HOME SEE LP-3

OTHER NON-VEHICULAR OPEN SPACE (C) 378 sq.ft.

413 24th St.
 West Palm Beach
 FL 33407
 Tel (561) 747-3462
 Fax (561) 747-0281
 www.studio-sprout.com
 LA 0000907
 LCC 000213

STUDIO Sprout



SCALE	1"=10'
DESIGNED BY	CRF
DRAWN BY	GF
CHECKED BY	CRF
CAD DWG.	
DATE	09.17.14
REVISIONS	11.24.14

HOTEL MORRISON
 48 SOUTH FEDERAL HIGHWAY
 CITY OF DANIA BEACH

LANDSCAPE PLAN REVISIONS

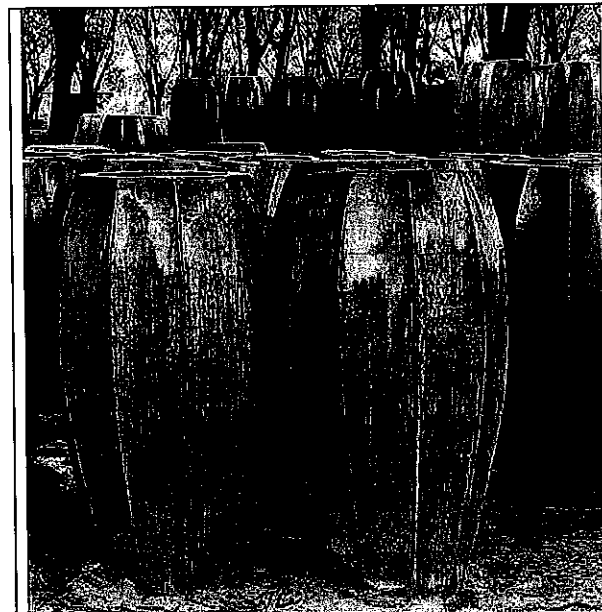
LANDSCAPE REQUIREMENTS

CODE	LANDSCAPE REQUIREMENTS	Required	Existing	Proposed	Total Provided
A	Perimeter Buffer Landscape Requirements for VUA 275-90				
	1 tree per 40 linear feet of abutting property line and right of way 384' / 40 = 10	10		8 canopy trees + 10 palms / 3 = 12 trees total	11
	Continuous hedge between the abutting property and VUA (202=204 shrubs) - provided			Continuous hedge - provided	
B	Interior Landscape VUA 275-100				
	Total area of parking lot 11088 Sq.Ft				
	Min 20% of area-landscaped 11088 x .2= 2214 Sq.Ft	5204		5204	5,204
	Terminal landscape peninsulas min 1 cal 1 trees (standard requirements reduced of 50% for CC)	5		5	5
	Other vehicular use landscape areas 1649 sq.ft. / 200 = 8	9		8 canopy trees, 6 palms counted 3/1	10
C	Other non vehicular open space 275-140				
	1% non vehicular open space - 1 tree per 2000 sq.ft.: 378/2000=1 tree	1		2 (8 palms 1/3)	2
	10 shrubs per 2000 sq.ft.: 378/2000=10 shrub	10		14	14
	TOTAL NUMBER OF TREES REQUIRED	24		29	29
	Shade/canopy trees min 40% of total trees 25 x .4=10	10 min		8	16
	Intermediate trees max 30% of total trees 25 x .3=8	8 max		4	4
	Small trees max 10% of total trees 25 x .1=3	3 max		4	4
	Palms max 20% of total trees 25 x .2=5 of required trees may be palms	5 max		22	22
	16 leafy canopy trees provided per requirement				
	TOTAL PROJECT PLANTS				
Total trees	25		32 (30 palms counted 3/1 and 6 1/1)	32	
Palms counted 3:1			30/3=10	10	
Palms counted 1:1			6	6	
50% of trees - native 25 x .5= 13	13 (50%)		24 (25 palms counted 3/1)	24	
50% of shrubs - native 214 x .5= 107	132 (60%)		214 (100%)	214	

PLANT LIST

SYM	QTY	BOTANICAL	COMMON	SIZE	SPACING	NATIVE	DRHT TOL
SHADE/CANOPY TREES							
BS	8	BURSERA SIMARUBA	GUMBO LIMBO	14' OA x 6', 4.5' CT, 2" CAL	AS SHOWN	Y	Y
INTERMEDIATE TREES							
CES	4	CONOCARPUS ERECTUS SERICEUS	SILVER BUTTWOOD	12' OA, 4' CT, 2" CAL	AS SHOWN	Y	Y
SMALL TREES							
CO	4	CORDIA SEBESTENA	ORANGE GEIGER	10' OA X4', 3' CT, 1.5" CAL	AS SHOWN	Y	Y
PALMS							
				14-16' OA, 10-12 STEMS, CLEANED OUT PROVIDE PICTURE FOR APPROVAL			
AW	1	ACOELORRHAPHE WRIGHTII	PAURTOTIS PALM		AS SHOWN	Y	
LG	2	LICUALA GRANDIS	RUFFLED FAN PALM/LICUALA PALM	#7	AS SHOWN	N	
PTE	3	PTYCHOSPERMA ELEGANS	ALEXANDER PALM	8' GW, 14' OA	AS SHOWN	N	Y
RE	1	RHAPIS EXCELSA	LADY PALM	#25	AS SHOWN	N	
TR	18	THRINAX RADIATA	FLORIDA THATCH PALM	5-7' O.A.	AS SHOWN	Y	
LR	2	LIVISTONA ROTUNDIFOLIA	ROUNDLEAF FAN PALM	14' OA	AS SHOWN	N	
SC	6	SABAL PALMETTO	SABAL PALM	18'-24' OA CURVED, SLICK TRUNK	AS SHOWN	N	Y
PD	6	PHOENIX DACTYLIFERA 'MEDJOOOL'	MEDJOOOL DATE PALM	14' WOOD INCLUDING NUT	AS SHOWN	N	
SHRUBS							
CH	204	CHRYSOBALANUS ICACO	COCOPLUM	24" HGHT	24" OC	Y	Y
EF	27	EUGENIA FOETIDA	SPANISH STOPPER	24" HGHT	24" O.C.	Y	Y
SOT	192	SOPHORA TOMENTOSA	NECKLACE POD	24" HGHT	24" OC	Y	Y
GAA	3	GARDENIA MIAMI SUPREME	MIAMI SUPREME GARDENIA	#10 FULL	AS SHOWN	N	
YE	9	YUCCA ELEPHANTIDES	SPINELESS/SOFT-TIP YUCCA	#3	AS SHOWN	N	
GROUNDCOVERS							
MS	525	MICROSORUM SCOLOPENDRIUM	WORT FERN	#1	18" O.C.	N	Y
HYL	517	HYMENOCALLIS LATIFOLIA	SPIDER LILY	24" FULL	24" O.C.	Y	Y
SRC	76	SERENOA REPENS 'CINEREA'	SILVER SAW PALMETTO	#7 30" X 30"	30" O.C.	Y	Y
SAT	24	SANSEVIERIA 'BANTEL'S SENSATION'	WHITE SANSEVIERIA	#3	30"	N	
PEC	93	PEPEROMIA CLUSIFOLIA	RED-EDGED PEPEROMIA	#1	18" O.C.	Y	
POR	27	PORTULACA	WHITE PORTULACA	#1 FULL	12" O.C.	N	
FMG	18	FICUS MICROCARPA 'GREEN ISLAND'	GREEN ISLAND FICUS	#3	24" O.C.	N	
VINES							
CLT	11	CLERODENDRUM THOMSONIAE	WHITE BLEEDING HEART VINE	#3 FULL	AS SHOWN	N	
PAC	10	PASSIFLORA CAERULEA	BLUE PASSIONFLOWER	#3	4' O.C.	Y	
BOS	3	BOUGAINVILLEA SPECTABILIS	BOUGAINVILLEA	#15 ESPALIER	5' O.C.	N	
TRJ	11	TRACHELOSPERMUM JASMINOIDES	CONFEDERATE JASMINE	#3	4' O.C.	N	

IT IS THE CONTRACTOR'S RESPONSIBILITY TO VERIFY PLANT, SOD AND MULCH AMOUNTS FOR BIDDING PURPOSES. PLAN DRAWING TAKES PRECEDENCE OVER ANY QUANTITY SCHEDULES



POT SELECTION

Tall Starfruit, medium - 45.5" Hx27"
W/13.5 Mouth in Aqua, Available
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SCALE	AS NOTED
DESIGNED BY	CRF
DRAWN BY	GF
CHECKED BY	CRF
CAD DWG.	
DATE	09.17.14
REVISIONS	11.24.14

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CITY OF DANIA BEACH
LANDSCAPE PLAN REVISIONS

JOB CONDITIONS:

Any building construction material or foreign material shall be removed from planting areas and replaced with acceptable top soil.

Care shall be taken not to disturb or damage any underground construction or utilities. Any damage to these facilities during the planting operations will be repaired at the expense of the Landscape Contractor in a manner approved by the Owner. Where underground obstructions will not permit the planting materials in accordance with the plans, new locations shall be approved by the Landscape Architect.

Landscape work shall be coordinated with the landscape irrigation work. Landscape Contractor shall ensure that no plantings will interfere with the proper coverage. Landscape Contractor shall point out situations where minor adjustments or relocation or addition of irrigation heads may be most beneficial for the landscape work as a whole.

PLANT MATERIAL:

Plant species and size shall conform to those indicated on the drawings. Nomenclature shall conform to STANDARDIZED PLANT NAMES, LATEST EDITION. All plant material shall be in accordance with GRADES AND STANDARDS FOR NURSERY PLANTS, latest edition published by the Florida Department of Agriculture and Consumer Services. All plants not otherwise specified as Florida Fancy, or Specimen, shall be Florida Grade Number 1 or better as determined by the Florida Grade Plant Industry. Specimen means an exceptionally heavy, symmetrical, highly-well plant, so trained or favored in its development that its appearance is unquestionable and outstandingly superior in form, number of branches, compactness and symmetry. All plants shall be sound, healthy, vigorous, well branched and free of disease and insect eggs and larvae and shall have adequate root systems. Trees and shrubs for planting rows shall be uniform in size and shape. All materials shall be subject to approval by the Landscape Architect. Where any requirements are omitted from the Plant List, the plants furnished shall be correct for the variety.

All container grown material shall be healthy, vigorous, well-rooted plants and established in the container. The plants shall have tops which are good quality and are in a healthy growing condition. An established container grown plant shall be transplanted into a container and grown in that container long enough for the new fibrous roots to have developed enough to hold the root mass together when removed from the container. Root bound plants will not be accepted.

Site water shall be verified by Contractor prior to submission of bids.

The use of natural material is strongly encouraged for balled and burlapped plants. All synthetic material shall be completely removed from root ball PRIOR to planting.

At time of bid, Contractor shall submit a written schedule of all sources for coconut palms as well as seed sources for coconuts. Coconuts shall be certified Malaysian Green with a certified seed source from Jamaica.

TREES:

The most critical factor for selecting a healthy Florida Number 1 tree is the structure. This consists of one central main trunk and leader. Branches are considered competing if they are 2/3 the diameter of the leader or greater. Competing branches may be acceptable if they occur above 50% of the overall height of the tree. Caliper of tree should meet specifications. Leader (center trunk) may have slight (<15 degree) bow (Tabebuia caribaea excluded), but must be intact with apical (leading) bud.

Branches should be spread evenly (staggered, alternating) through the tree branches spaced no closer than 4".

Canopy should be full to specifications with little or no openings or holes. A thinning canopy will be taken into consideration with field dug plant material.

Trees should have no open wounds or damage, flush cuts, chlorosis, shorter or taller than specified height, girdling roots, undercut loose root ball, crossing branches, smaller than normal leaves.

10% of root ball shall be above grade after planting. Root ball tying ropes removed from trunk and top of root ball.

MULTIPLE TRUNK TREES:

Trees having no distinct leader. Trunks on these trees should not be touching and free of damage and similar in size. Canopy should be full and uniform.

RELOCATED TREES:

These trees may not conform to grades and standards, yet do have quality criteria which effect the health, longevity and safety of the tree (and person which may contact tree). This is NOT meant to be a guideline for transplanting trees, but rather the criteria by which relocated trees will meet Town, County, State or governing agency guidelines. Trees which require excessive pruning should NOT be used. Damaged or dead relocated trees will be replaced with appropriate number of caliper inches and species equal to relocated or dead tree, as approved by the Landscape Architect.

No more than 20% of the foliage should be removed for any reason (excluding Sabal Palms). Trees should be corrected for any structural defects, touching branches, dead or rotting wood, V-shaped branching or branching which may affect human safety issues post relocation. Topping a relocated tree is not acceptable.

Damage to the trunk/branches will not exceed 10% of the trunk diameter and 2" in height.

Any major limb or canopy pruning will be qualified and performed by a Certified Arborist.

IRRIGATION

Provide bubblers on separate zones for all newly planted and transplanted trees unless alternate approach to provide additional water is approved by owner and Landscape Architect.

MATERIALS LIST:

Landscape Contractor shall be responsible for verifying all quantities for material shown on drawings prior to submitting a bid. Planting plan shall take precedence over the plant list. Final quantity of soil and mulch shall be verified.

SUBSTITUTIONS:

No substitutions shall be made without the approval from the Landscape Architect and/or the Owner. Intended substitutions shall be indicated on the bid.

MEASUREMENTS:

Canopy Trees- Height shall be measured from the ground to the average height of canopy. Spread shall be measured to the end of branching equally around the crown from the center of the trunk. Caliper (d.b.h.) will be measured 4'-6" above grade.

Shrub- Height shall be measured from the ground. Spread shall be measured to the end of branching equally around the shrub mass.

Palms- Clear trunk (C.T.) shall be measured from the ground to the point where the malice aged trunk joins the immature or green part of the trunk or head.

Overall height (O.A.) shall be measured from the ground to the tip of the unopened bud.

IRRIGATION:

100% irrigation coverage shall be provided. Provide bubblers on separate zones for all newly planted and transplanted trees unless alternate approach to provide additional water is approved by Owner and Landscape Architect.

GUARANTEE:

All new plant materials shall be guaranteed for one year from the time of acceptance and shall be alive and in satisfactory growth for each specific kind of plant at the end of the guarantee period. The Landscape Contractor shall not be responsible for damage caused by vandals, violent wind storms or other acts of God beyond control. Replacement shall occur within two weeks of rejection and guaranteed six months from date of installation. Landscape Contractor shall repair damage to other plants or lawns during plant replacements at no additional cost.

MULCH:

Mulch shall not contain sticks 1/4" in diameter or longer. Apply 3" of mulch except on top of tree rootballs and against woody shrubs. Rootballs will receive less than 1" mulch with no mulch touching trunk or root collar. Do not apply mulch against the trunks of woody shrubs.

SOIL:

All soil shall be installed in such a manner that there is an even surface, staggered pattern. Soil will be green in color and in good health. NO overtop, gaps, damage, insects, disease and less than 10% chlorosis will be permitted. All gaps will be filled with clean native soil.

STAKING:

Landscape Contractor to suggest alternate means of staking for approval with Landscape Architect if staking methods shown are not feasible due to site conditions.

FERTILIZER:

Manufacturer's Specification: Submit manufacturer's specification sheet(s) for approval of product. Submit tags from bags of fertilizer used on site to the Architect. Submit copies of the manufacturer's specifications or analysis of all fertilizer for approval.

Composition and Quality: All fertilizer shall be uniform in composition and dry. Granular fertilizer shall be free flowing and delivered in unopened bags. Liquid fertilizer shall be delivered in unopened containers or boxes. All bags, containers or boxes shall be fully labeled with the manufacturer's analysis.

Fertilizer shall be slow release with ratio greater than 3 to 1 nitrogen to phosphorous applied on top of burlap, per manufacturer's recommendations.

All shall comply with the State of Florida fertilizer laws.

CLEANUP:

Landscape Contractor shall at all times keep job site clean and free from accumulation of waste material, debris and rubbish.

INSPECTION:

Upon written request from the Contractor, Owner and/or Landscape Architect shall perform inspection to determine completion of Contract.

ACCEPTANCE:

Following inspection, Contractor will be notified, in writing, by Owner and/or Landscape Architect of acceptance of completion with regards to plant material and workmanship according to Contract.

City of Dania Beach Standard Landscape Plan Notes

1. A pre-construction meeting with the Dania Beach City Arborist is required prior to landscaping activities including removal of trees and/or installation of plant material. Call 954-924-4423 a minimum of 5 days prior to desired start date to schedule pre-construction meeting.

2. All existing trees proposed to remain are to be separated from the limits of disturbance of the construction area by tree protection fencing and signage. The tree protection fencing shall be located at the edge of the tree protection zone as depicted on the plan or at the edge of the drip-line (s) if a tree protection zone is not designated. No material storage or construction access is permitted within the tree protection zone.

3. All existing trees shall be pruned to ANSI A-300 standards to correct potential hazards.

4. A tree removal permit is required prior to removal or relocation of any tree or palm. Contact the Dania Beach City Arborist at 954-924-4805 to obtain permit information.

5. Landscape contractor shall notify Sunshine One Call of Florida, Inc. at 1-800-432-4770 a minimum of 2 full business days prior to digging. Landscape contractor is responsible for avoiding damage to utilities from plant installation.

6. Tree relocations:
a. Existing trees to be relocated shall be root pruned a minimum of 120 days prior to relocation.
b. Minimum root ball sizes shall be in accordance with ANSI standards as follows:
Caliper Minimum Root Ball Diameter
1 1/2 2 2 1/2 3 3 1/2 4 4 1/2 5 5 1/2 6 6 1/2 7 7 1/2 8 8 1/2
> 8 12 inches per inch of trunk diameter
Transplanted trees with undrilled root balls may be rejected by the City Arborist and replacement trees may be required.

c. A temporary irrigation system shall be provided during and for the first 40 days after root pruning.

7. All planting must follow planting specifications and details shown on the plan.

8. Substitutions of plant species or specifications must be approved in writing by the Dania Beach City Arborist prior to use.

9. All plant material planted per this landscape plan shall be Florida Grade #1 or better, as specified in the current edition of the Florida Department of Agriculture's Grades and Standards for Nursery Plants. Damaged plant material shall be rejected and replaced prior to installation.

10. All sizes shown for plant material are to be considered minimums.

11. Where quantities and/or species differ between the planting plans and plant lists, the plans shall take precedence.

12. All new plant material shall be warranted by the landscape contractor for a minimum period of one year.

The warranty period shall begin after acceptance of the plants by the City Arborist.

13. All plant beds to be treated with pre-emergent herbicide prior to planting.

14. All tree and palm staking and support shall be removed one year after installation.

15. No fertilizer shall be applied to newly planted trees and palms.

16. All landscape material shall be thoroughly watered at the time of planting, no dry planting permitted.

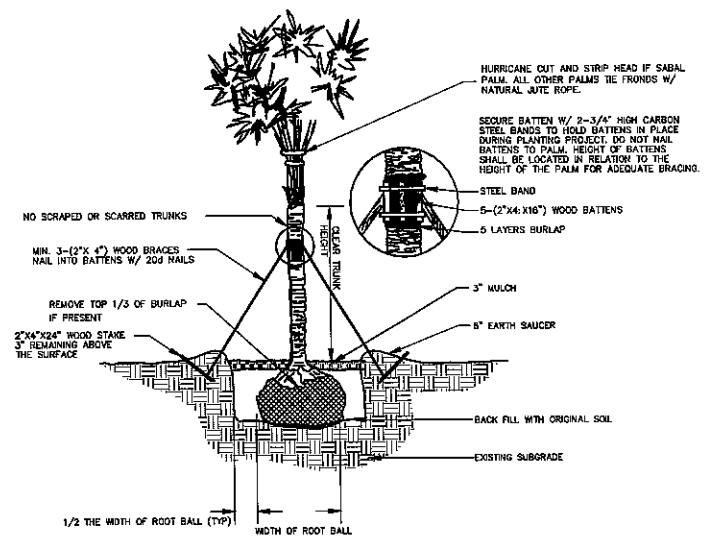
17. Landscape contractor shall be responsible for providing temporary water provisions until such time as the irrigation system is operational.

18. All wire gags and/or fabric cages shall be flagged with fluorescent colored tape.

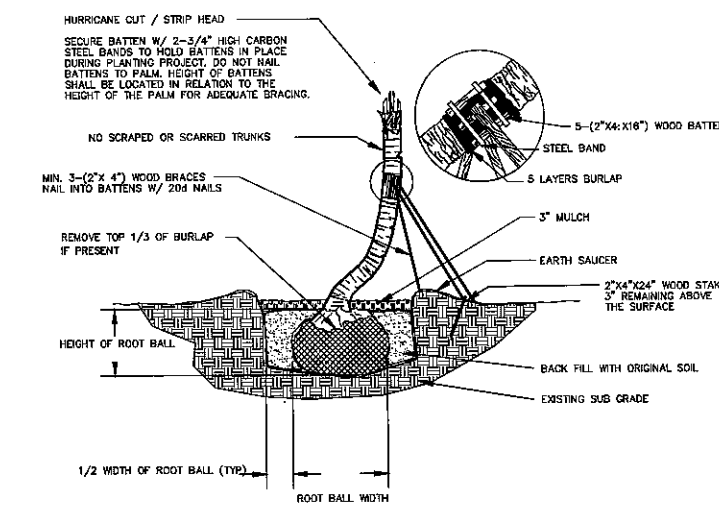
19. Mulching:
a. All landscape areas not covered by soil shall be covered by a minimum 3-inch layer of mulch.
b. A mulch ring with a minimum radius of 24 inches (48 inch diameter) is required around all newly installed trees and palms.
c. Cypress mulch shall not be used.

20. All new landscaped areas shall be excavated down to a depth of 24 inches below final grade and back filled with clean, chlorite-free soil. Construction access shall be restricted from the landscape area after excavation and backfill is complete.

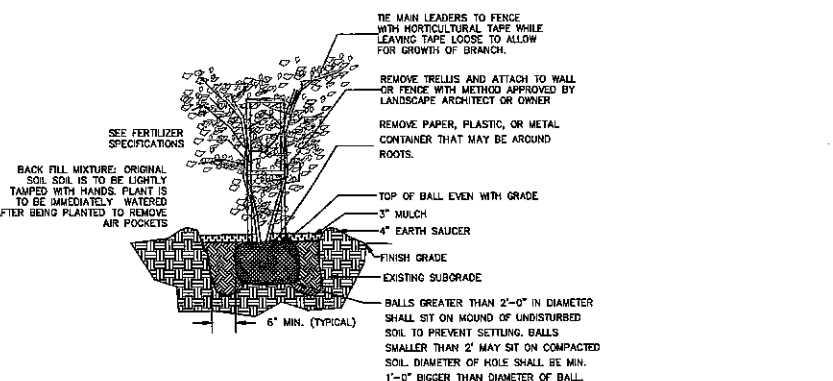
21. All landscape areas shall be finish graded such that they are a minimum of 3.5 inches below surrounding paved surfaces so as not to impede the flow of drainage into landscaped areas and to allow for a 3-inch mulch layer.



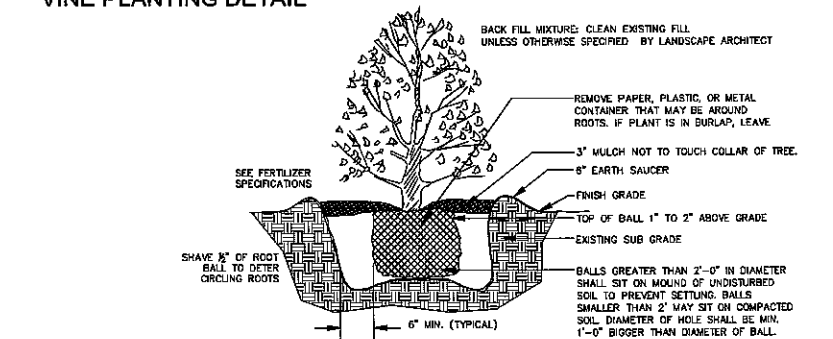
PALM PLANTING DETAIL



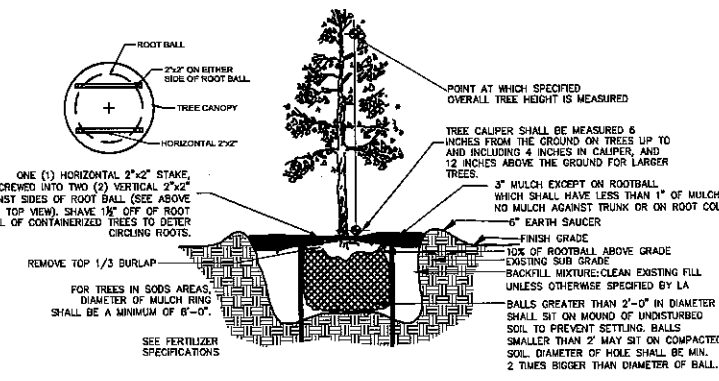
CURVED SABAL PLANTING DETAIL



VINE PLANTING DETAIL



SHRUB PLANTING DETAIL



TREE PLANTING DETAIL

IF YOU DIG FLORIDA... CALL US FIRST! 1-800-432-4770 SUNSHINE STATE (DIALING) OF FLORIDA, INC. IT'S THE LAW

NOTE: INDICATED UTILITIES ARE APPROXIMATE. CONTRACTOR IS RESPONSIBLE FOR VERIFICATION OF ALL UTILITIES ON SITE PRIOR TO COMMENCEMENT OF ANY WORK. LANDSCAPE ARCHITECT ASSUMES NO LIABILITY FOR UTILITY DAMAGE.

Landscape Architect:
Connie Roy-Fisher
413 24th St,
West Palm Beach
FL 33407
Tel (561) 747-3462
Fax (561) 747-0281
www.studio-sprout.com
LA 0000907
LCC 000213



SCALE AS NOTED

DESIGNED BY
DRAWN BY
CAD DWG.
DATE
REVISIONS

LANDSCAPE DETAILS AND NOTES

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WATER SAVING TECHNIQUE

The MP Rotator features a unique, multi-trajectory rotating stream delivery system that achieves water-conserving results. Rather than simply "spray" water onto landscapes, MP Rotators deliver multiple streams of water at a steady rate. This slower application rate allows water to gently soak into the soil, and achieves an even distribution throughout the area being irrigated. This increased efficiency results in 30% less water use when compared to traditional sprays, and significantly reduces wasteful runoff.

VALVES, MAIN AND LATERAL LINES SHOWN IN PAVING FOR CLARITY ONLY. PLACE IN PLANTING AREAS IN BEST WAY TO ACCOMMODATE MAXIMUM PLANTING AREA WHILE MAINTAINING A NEAT CLEAN APPEARANCE.

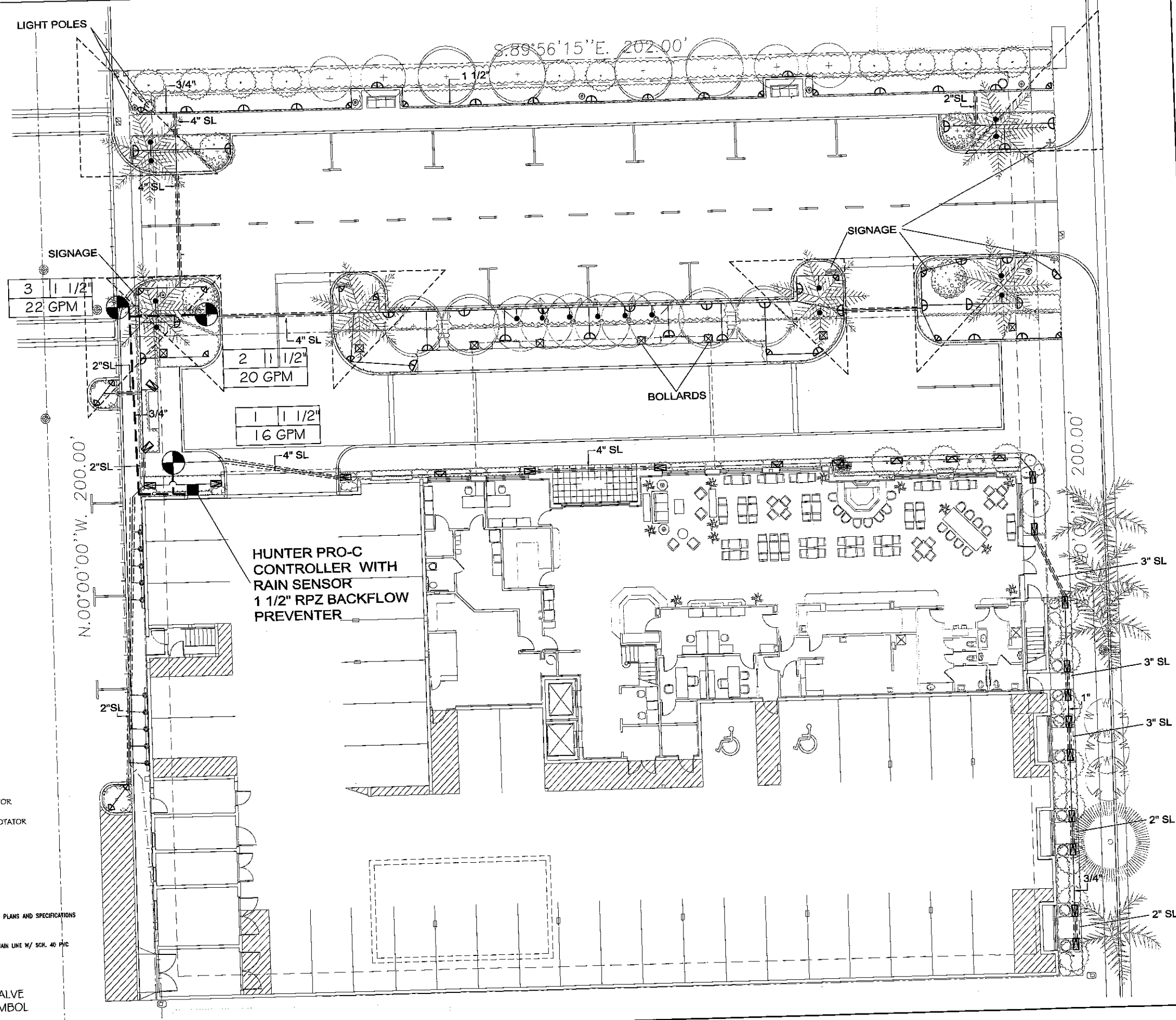
LEGEND

- HUNTER PGV 1/2" ELECTROPROPIC VALVE
- NOZZLE 10'-0" HALF CIRCLE HUNTER, MP ROTATOR
- NOZZLE 10'-0" QUARTER CIRCLE HUNTER, MP ROTATOR
- SIDE STRIP HUNTER, MP ROTATOR
- END STRIP HUNTER, MP ROTATOR
- BUBBLER HUNTER .25 GPM
- HUNTER DRIP EMITTER
- ==== SLEEVING TO BE SCH. 40 PVC SOLVENT WELD PIPE SIZED PER PLANS AND SPECIFICATIONS
- ALL LATERAL PIPE AND FITTINGS SHALL BE SCHEDULE 40
- IRRIGATION MAINLINE SHALL BE SCH.40 1/2" SOLVENT WELD PVC MAIN LINE W/ SCH. 40 PVC FITTINGS/ MIN.18" DEPTH

CIRCUIT NO. VALVE SIZE

X	XX"
XX.XX	GPM
CIRCUIT CALLOUT	

REMOTE CONTROL VALVE CHARACTERISTIC SYMBOL



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STUDIO Sprout



SCALE	1"=10'-0"
DESIGNED BY	CRF
DRAWN BY	GF
CHECKED BY	CRF
CAD DWG.	
DATE	12.08.14
REVISIONS	

HOTEL MORRISON
48 SOUTH FEDERAL HIGHWAY
CITY OF DANIA BEACH

IRRIGATION PLAN

IRRIGATION SPECIFICATIONS

A. EXTENT:

Includes furnishing all labor, materials and equipment for the proper installation of the irrigation system. The work includes, but is not limited to the following: (1) Trenching and Backfill; (2) Automatically Controlled Irrigation System; (3) Test All Systems and Make Operative; (4) "As-Built" Drawings.

B. GENERAL:

- Permits and Fees: Obtain all permits and pay required fees to any governmental agency having jurisdiction over the work. Inspections required by local ordinances during the course of construction shall be arranged as required. On completion of the work, satisfactory evidence shall be furnished to the Tenant's construction representative to show that all work has been installed in accordance with the ordinances and code requirements.
- Approval: Wherever the terms "approve" or "approved" are used in the specifications, they shall mean the approval of the tenant's construction representative in writing.
- Before any work is started, a conference shall be held between the contractor and the Tenant's construction representative concerning the work under this Contract.
- Coordination: Coordinate and cooperate with other contractors to enable the work to proceed as rapidly and efficiently as possible.
- Inspection of Site:
 - Contractor shall acquaint himself with all site conditions. Submission of his proposal shall be considered evidence that the examination has been conducted. Should utilities not shown on the plans be found during excavations, Contractor shall promptly notify the Tenant's construction representative for instructions as to further action. Failure to do so will make contractor liable for any and all damage thereto arising from his operations subsequent to discovery of such utilities not shown in plans.
 - Contractor shall make necessary adjustments in the layout as may be required to connect to existing stubouts, should such stubs not be located exactly as shown, and as may be required to work around existing work at no increase in cost to the Tenant's construction representative.
- Protection of Existing Plants and Site Conditions: The Contractor shall take necessary precautions to protect site conditions to remain. Should damage be incurred, this Contractor shall repair the damage to its original condition at his own expense.
- The owner reserves the right to substitute, add, or delete any material or work as the work progresses. Adjustments to the contract price shall be negotiated if deemed necessary by the Owner on a per diam basis.
- The Owner reserves the right to reject material or work which does not conform to the Contract Documents. Rejected work shall be removed or corrected at the earliest time possible.
- Work Schedule: Within 10 days after award of the Contract, the contractor shall submit to the Owner a work schedule.
- "As-Built" Irrigation Drawings: Prepare an "As-Built" drawing on a blueprint which shall show deviations from the bid documents made during construction affecting the main line pipe, controller locations, remote control valves and quick coupling valves. The drawings shall also indicate and show approved substitutions, material and manufacturers name and catalog name and catalog number. The drawings shall be delivered to the Tenant's construction representative before final acceptance of work.
- Final Acceptance: Final acceptance of the work may be obtained from the Tenant's construction representative upon the satisfactory completion of all work.
- Guarantee: All work shall be guaranteed for one year from date of acceptance against all defects in material, equipment and workmanship. Guarantee shall also cover repair of damage to any part of the premises resulting from leaks or other defects in material, equipment and workmanship to the satisfaction of the Tenant's construction representative. Repairs, if required, shall be done promptly at no cost to the Owner.

C. MATERIALS:

- General: All materials throughout the system shall be new and in perfect condition.
- Plastic Piping: All main lines shall be Sch. 40 Type 1120-1220 polyvinyl chloride (PVC) pipe and shall conform to CS-256-63. All lateral piping shall be class 160 Type 1120-1220 polyvinyl chloride (PVC) pipe and shall conform to CS-256-63.
- Plastic Fittings: Sch. 80 solvent weld, polyvinyl chloride (PVC) for mainline and Sch. 40 solvent weld, polyvinyl chloride (PVC) for zone laterals, as manufactured by Sloane, Lusco, or approved equal.
- Solvent Cement: Compatible with PVC pipe, of proper consistency, and color.
- Sprinkler Head Risers: Sch. 40 PVC for risers. Pipe shall be cut in a standard pipe cutting tool with sharp cutters. Ream only to full diameter of pipe and clean all rough edges or burrs. Cut all threads accurately with sharp dies. Not more than three(3) full threads shall show beyond fittings when pipe is made up. Assemblies shall be as detailed.
- Automatic Controllers: See Legend
- Remote Control Valves: See Legend
- Control Wiring: 24 volt solid UL approved for direct burial in ground. Minimum wire size: 14 gauge.
- Sleeves for Control Wiring: Under all walks and paved areas and where indicated on drawings. Minimum PVC 1220-160 psi plastic pipe.
- Sprinkler Heads: See Legend

D. WORKMANSHIP:

- Lay out work as accurately as possible to the drawings. The drawings, though carefully drawn, are generally diagrammatic to the extent that swing joints, offsets, and all fittings are not shown.
- The Contractor shall be responsible for full and complete coverage of all irrigated areas and shall make any necessary minor adjustments at no additional cost to the Tenant's construction representative.
- Any major revisions to the irrigation system must be submitted and answered in written form, along with any change in contract price.

E. INSTALLATION:

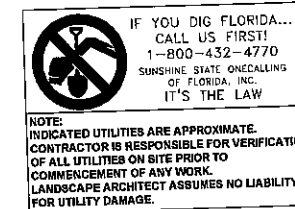
- Excavation and Trenching:
 - Perform all excavations as required for the installation of the work including under this section, including shoring of earth banks to prevent cave-ins. Restore all surfaces, existing underground installations, etc., damaged or cut as a result of the excavations to their original condition and in a manner approved by the Owner.
 - Trenches shall be made wide enough to allow a minimum of 6 inches between parallel pipe lines. Trenches for pipe lines shall be made of sufficient depths to provide the minimum cover from finish grade as follows:
 - 24" minimum cover over main lines
 - 24" minimum cover over control wiring from controller to valves.
 - 10" minimum cover over lateral lines to heads.
 - Maintain all warning signs, shoring, barricades, flares and red lanterns as required by the Safety Orders of the Division of Industrial Safety and local ordinances.

2. Pipe Line Assembly:

- Install remote control valves where shown and group together where practical; place no closer than 12 inches to walk edges, buildings and walls.
 - Plastic pipe and fittings shall be solvent welded using solvents and methods recommended by manufacturer of the pipe, except where screwed connections are required. Pipe and fittings shall be thoroughly cleaned of dirt, dust and moisture before applying solvent with a non-synthetic bristle brush.
 - Pipe may be assembled and welded on the surface. Snake pipe from side to side of trench bottom to allow for expansion and contraction.
 - Make all connections between plastic pipe and metal valves or steel pipe with threaded fittings using plastic male adapters.
- Sprinkler Heads:
 - Install all sprinklers as detailed on drawings.
 - Do not scale plans for exact head location.
 - Flushing Lines:
 - Thoroughly flush out all water lines before installing valves and sprinkler heads.
 - Upon completion of the flushing and installing valves and heads, the contractor adjust sprinkler heads for proper distribution to the landscape areas, limiting unnecessary overspray.
 - Automatic Controllers:
 - Connect remote control valves to controller in a clockwise sequence to correspond with station setting beginning with Stations 1, 2, 3, etc.
 - Automatic Control Wiring:
 - Install control wiring, sprinkler mains and laterals in common trenches wherever possible.
 - Install control wires at least 24" below finish grade and lay to the side and below the main line. Provide looped slack at valves and snake wires in trench to allow for contraction of wires. Tie wires in bundles at intervals.
 - Control wire splices will be allowed only runs over 500 ft.
 - All wiring passing under existing or future paving, construction, etc., shall be encased in plastic or galvanized steel conduit extending at least 12" beyond edges of paving or construction.
 - Backfill and Compacting:
 - After system is operating and required tests and inspections have been made, backfill excavations and trenches with clean soil, free of rubbish.
 - Backfill for all trenches, regardless of the type of pipe covered, shall be compacted to minimum 90% density.
 - Compact trenches in areas to be planted by thoroughly flooding the backfill. Jetting process may be used in those areas.
 - Dress off all areas to finish grades.
- ## F. CLEAN-UP:
- Remove from the site all debris resulting from work of this section.

NOTES

THE CONTRACTOR SHALL MAKE ALL ADJUSTMENTS TO THE IRRIGATION SYSTEM TO INSURE 100% COVERAGE.
THE CONTRACTOR SHALL NOTIFY LANDSCAPE ARCHITECT OF ANY DISCREPANCIES IMMEDIATELY.
THE CONTRACTOR SHALL PROVIDE FULL SIZE "AS BUILT" DRAWINGS AS WELL AS A REDUCED SIZE WITH COLOR CODED ZONES SHOWING ZONES AND LIMITS, IN A WATERPROOF CLEAR SHEET PROTECTOR FOR CONTROLLER.
LAWN AND PLANTING BEDS SHALL BE ON SEPERATE ZONES.
CONTRACTOR SHALL REVIEW VALVE, CONTROLLER AND RAIN SWITCH LOCATION WITH LANDSCAPE ARCHITECT PRIOR TO CONSTRUCTION.
110V ELECTRICAL POWER CONNECTIONS TO PUMP & CONTROLLER ARE TO BE DONE BY A LICENSED ELECTRICIAN.
ALL SPRAY HEADS MUST BE INSTALLED WITH THE RECOMMENDED TORO FILTER/SCREENS INSERTED BELOW NOZZLES.
WHEN LOCATING ONE VALVE BOX NEXT TO ANOTHER, THERE SHALL BE A MIN. OF 18" SEPERATION TO ALLOW SOD TO GROW BETWEEN.



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STUDIO Sprout



SCALE	AS NOTED
DESIGNED BY	CRF
DRAWN BY	GF
CHECKED BY	CRF
CAD DWG.	
DATE	12.08.14
REVISIONS	

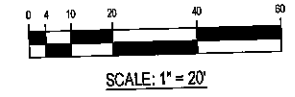
HOTEL MORRISON
48 SOUTH FEDERAL HIGHWAY
CITY OF DANIA BEACH
IRRIGATION PLAN

PRELIMINARY ENGINEERING PLAN
MORRISON HOTEL
 DANIA BEACH, FLORIDA

NO.	DATE	REVISION DESCRIPTION
1	11/20/2014	MATCH REVISED SITE PLAN

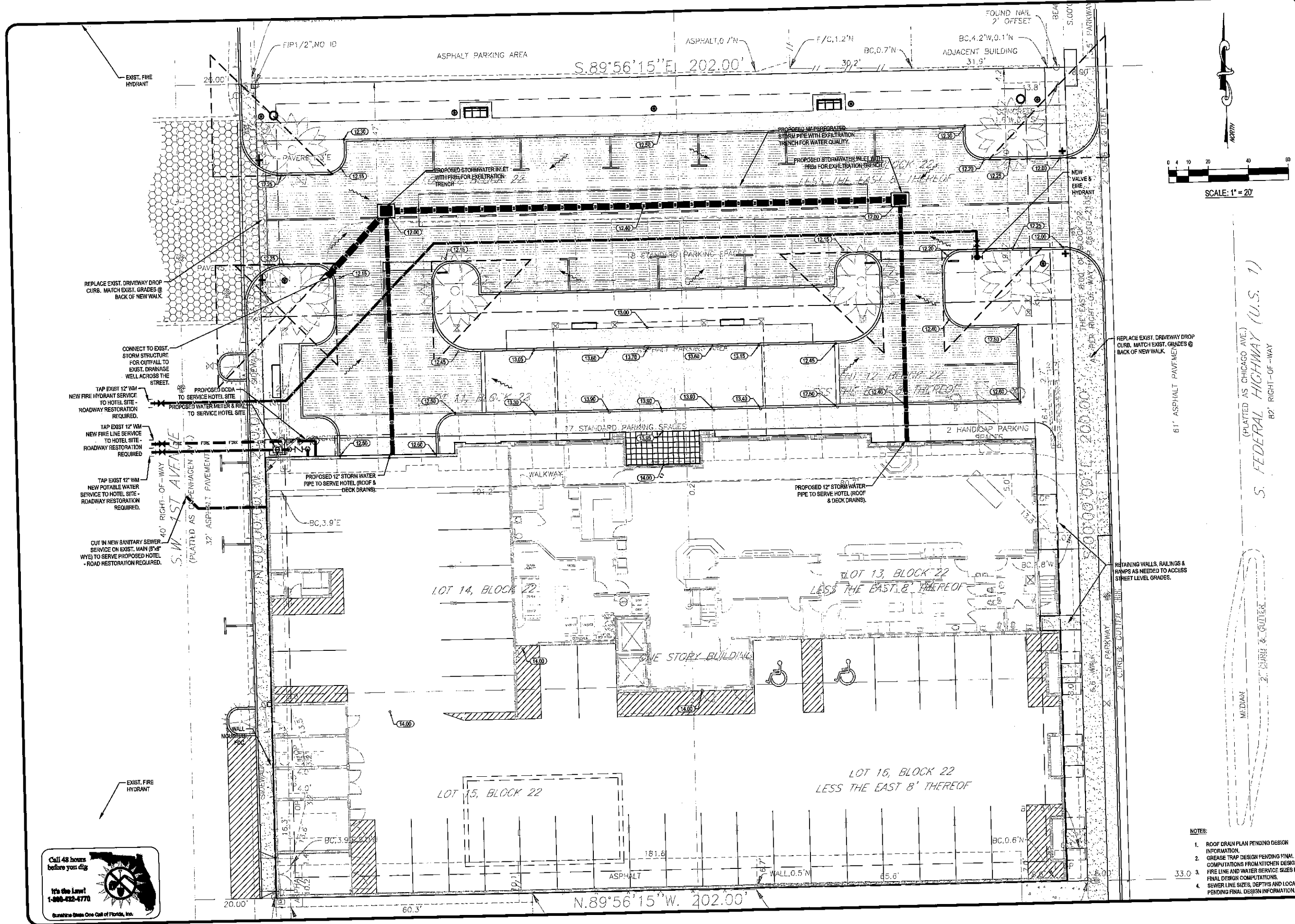
CDI PROJECT NO.
14423-01
 DATE: 9/15/2014
 DESIGNED: JT
 DRAWN: CLJ
 APPROVED BY:

F. Jeff Trampeter, P.E.
 Florida License No. 51065
PE1.1



(PLATTED AS CHICAGO AVE.)
 S. FEDERAL HIGHWAY (U.S. 1)
 R2' RIGHT-OF-WAY

- NOTES:
1. ROOF DRAIN PLAN PENDING DESIGN INFORMATION.
 2. GREASE TRAP DESIGN PENDING FINAL COMPUTATIONS FROM KITCHEN DESIGN.
 3. FIRE LINE AND WATER SERVICE SIZES PENDING FINAL DESIGN COMPUTATIONS.
 4. SEWER LINE SIZES, DEPTHS AND LOCATIONS PENDING FINAL DESIGN INFORMATION.



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