

PROPOSED AIR-PORT CORPORATE PARK

CITY OF DANIA BEACH
BROWARD COUNTY, FLORIDA

DEVELOPMENT TEAM:

OWNER/DEVELOPER:

Griffin Pointe Partners LLLP
1800 S.E. 10th Avenue, Suite 300
Fort Lauderdale, Florida 33316-2907
(954) 767-0700

CIVIL ENGINEER/SURVEYOR:



McLaughlin Engineering Company
400 N.E. 3rd Avenue
Fort Lauderdale, Florida 33301-3234
(954) 763-7611



LANDSCAPE ARCHITECT:

Landscape Architect Consultants, Inc.
5215 West Broward Boulevard
Plantation, Florida 33317-2635
(954) 581-1110

ARCHITECT:

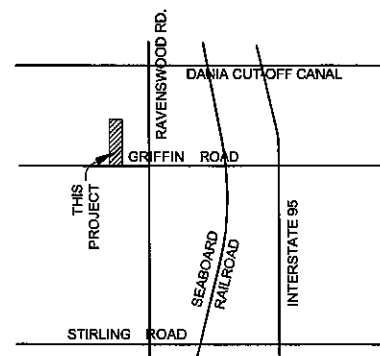
Perez & Associates, Architects
3045 North Federal Highway, Suite 46
Fort Lauderdale, Florida 33306
(954) 567-2062

ATTORNEY:

Coker & Feiner
1404 South Andrews Avenue
Fort Lauderdale, Florida 33316-1840
(954) 761-3636

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LOCATION PLAN

NTS



McLAUGHLIN ENGINEERING COMPANY
400 N.E. 3rd Avenue, Fort Lauderdale, Florida 33301-3234
PHONE: (954) 763-7611
FAX: (954) 763-7615
EB & LB #285



2015
Lyn Compton, Jr.
Professional Surveyor and Mapper No. 42307
State of Florida

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for
GRIFFIN POINTE PARTNERS LLLP

AIR-PORT CORPORATE PARK
CITY OF DANIA BEACH
BROWARD COUNTY, FLORIDA

TITLE SHEET

PROJECT NO. U8215

DATE 11/26/14

REVISION

1/8/15

DRAWING

TL

SHEET

1 OF 28

LEGEND

- EXISTING CONCRETE
- PROPOSED CONCRETE
- EXISTING ASPHALT PAVEMENT (TO REMAIN)
- PROPOSED ASPHALT PAVEMENT
- PROPOSED FIRE LANE PAINTED CURB
- PROPOSED STOP SIGN
- PROPOSED DO NOT ENTER SIGN
- PROPOSED DUMPSTER ENCLOSURE
-
-
- PROPOSED TYPE D CONCRETE CURB
- PROPOSED TYPE F CONCRETE CURB & GUTTER
- PROPOSED BLUE RPM (FH LOCATOR)
- PROPOSED SITE LIGHT
- NUMBER OF PARKING SPACES
- PROPOSED NO PARKING FIRE LANE SIGN

FIRE DEPARTMENT NOTES:

1. FIRE FLOW TEST MAY HAVE TO BE PERFORMED BEFORE PREVENTION BUREAU.
2. FIRE FLOW CALCULATIONS TO BE PROVIDED WITH SPRINKLER PLAN FOR PERMIT SUBMITTAL.
3. FIRE SPRINKLER DRAWING SHOWING ALL COMPONENTS OF THE SYSTEM, INCLUDING STANDPIPES LOCATION & REQUIRED BACK-FLOW PREVENTION TO BE SUBMITTED WITH PERMIT DRAWINGS.
4. FIRE ACCESS ROUTE DURING CONSTRUCTION TO BE DRAWN ON SITE PLAN & SUBMITTED WITH PERMIT DRAWING SUBMITTAL.
5. FIRE SAFETY & PREVENTION PROGRAM (NFPA 241, CHAP. 7) FOR CONSTRUCTION SITE DURING CONSTRUCTION PHASE TO BE SUBMITTED WITH PERMIT DRAWINGS.
6. PLANS SHALL COMPLY WITH ALL REQUIREMENTS OF THE FLORIDA FIRE PREVENTION CODE, 2010 EDITION, THE BROWARD COUNTY AMENDMENTS TO THE FLORIDA FIRE PREVENTION CODE 2012 EDITION, NFPA 101 (LIFE SAFETY CODE), 2009 EDITION, AND NFPA 1 (UNIFORM FIRE CODE), 2009 EDITION. IT IS UNDERSTOOD THAT, IF ANY ITEMS IS OVERLOOKED IN THE PLAN REVIEW PROCESS AND DISCOVERED DURING THE FIELD INSPECTION IT MUST BE CORRECTED TO MEET THE ACTUAL CODE REQUIREMENTS.
7. REQUIRED FIRE LANES AND FIRE ACCESS ROADS SHALL HAVE A SURFACE DESIGNED TO ACCOMMODATE FIRE APPARATUS WITH A MINIMUM HEIGHT OF 32 TONS, SUITABLE FOR ALL-WEATHER DRIVING CAPABILITIES.
8. SIGNAGE FOR FIRE DEPARTMENT CONNECTIONS:
 - a. THE FDC MUST BE IDENTIFIED AS TO THE BUILDING (COMPLETE ADDRESS) OR PORTION OF THE BUILDING IT SERVES. PROVIDE A PERMANENT TACTILE SIGN AT THE FDC TO MEET THE ABOVE REQUIREMENT. (148.3.6.3)
 - b. EACH FIRE DEPARTMENT CONNECTION SHALL BE DESIGNATED BY A SIGN HAVING RAISED LETTERS, AT LEAST 1 INCH IN HEIGHT, CAST ON A PLATE OR FITTING THAT READS "STANDPIPE", "STANDPIPE AND AUTOSPRINK", "AUTOSPRINK AND STANDPIPE". (148.3.6.2)
 - c. A SIGN ALSO SHALL INDICATE THE PRESSURE REQUIRED AT THE INLETS TO DELIVER THE SYSTEM DEMAND. (148.3.6.2.2)

CONSTRUCTION INFORMATION:

TYPE OF OCCUPANCY:	"B"
TYPE OF CONSTRUCTION:	BUILDING 1 "3-B"
	BUILDING 2 "3-B"
	BUILDING 3 "3-B"
	OUTPARCEL "3-B"
BUILDING HEIGHT:	BUILDING 1 MAX. HGT. 25'
	BUILDING 2 MAX. HGT. 25'
	BUILDING 3 MAX. HGT. 25'
	OUTPARCEL MAX. HGT. 25'
NUMBER OF STORIES:	BUILDING 1 1
	BUILDING 2 1
	BUILDING 3 1
	OUTPARCEL 1
BUILDING SETBACKS:	REQUIRED: PROVIDED:
EAST (SIDE):	10 FT 59.4 FT MIN.
SOUTH (FRONT):	25 FT 74.8 FT MIN.
WEST (SIDE):	10 FT 68.9 FT MIN.
NORTH (REAR):	15 FT 65.1 FT MIN.
OUTPARCEL BUILDING SETBACKS:	REQUIRED: PROVIDED:
EAST (SIDE):	10 FT 84.0 FT MIN.
SOUTH (FRONT):	25 FT 112.7 FT MIN.
WEST (SIDE):	10 FT 20.1 FT MIN.
NORTH (REAR):	15 FT 20.1 FT MIN.

PROJECT SITE INFORMATION:

CURRENT USE:	VACANT LAND
USE DESIGNATION:	COMMERCIAL & OFFICE PARK
SITE ZONING EXISTING:	C-1
SITE ZONING PROPOSED:	C-3 & C-3 (SEE DEMARCATION LINE SHOWN BELOW)
UTILITIES PROVIDER:	BROWARD COUNTY WATER & WASTEWATER SERVICES
TOTAL GROSS SITE AREA:	(0.39± ACRES) 408,048 S.F.
LESS OUTPARCEL:	(0.90± ACRES) 38,142 S.F.
TOTAL NET SITE AREA:	(0.49± ACRES) 369,907 S.F. 100.0 %
BUILDING COVERAGE:	51,610 S.F. 13.95 %
PAVED (HARDSCAPE) AREA:	111,024 S.F. 30.01 %
GREEN (LANDSCAPE) AREA:	257,273 S.F. 69.93 %
TOTAL BUILDING FLOOR AREA:	51,610 S.F.
FLR/AREA RATIO:	0.140
OUTPARCEL (PHASE 3):	TOTAL NET SITE AREA: (0.00± ACRES) 39,142 S.F. 100.0 %
	BUILDING COVERAGE: 3,330 S.F. 8.56 %
	PAVED (HARDSCAPE) AREA: 21,065 S.F. 53.62 %
	GREEN (LANDSCAPE) AREA: 14,727 S.F. 37.62 %
TOTAL BUILDING FLOOR AREA:	3,330 S.F.
FLR/AREA RATIO:	0.0856

PARKING CALCULATIONS:

VEHICLES:	
BUILDINGS:	77.6 SPACES
1, 2 & 3 (23,259 SF OFFICE @ 1/800 SF)	
1, 2 & 3 (28,352 SF MEDICAL @ 1/200 SF)	141.8 SPACES
TOTAL PARKING SPACES REQUIRED:	220 SPACES
TOTAL PARKING SPACES PROVIDED:	253 SPACES @ HANDICAP)
TYPICAL PARKING SPACE:	9'W & 18'L
HANDICAP PARKING SPACE:	12'W & 18'L
BICYCLES:	
10% OF REQUIRED VEHICULAR PARKING, 220 X 10% =	22 SPACES REQ./22 SPACES PROV.
LOADING ZONES:	
REQUIRED (SEC. 270-20(C)(3)):	2
PROVIDED:	1

PARKING CALCULATIONS (OUTPARCEL - PHASE 3):

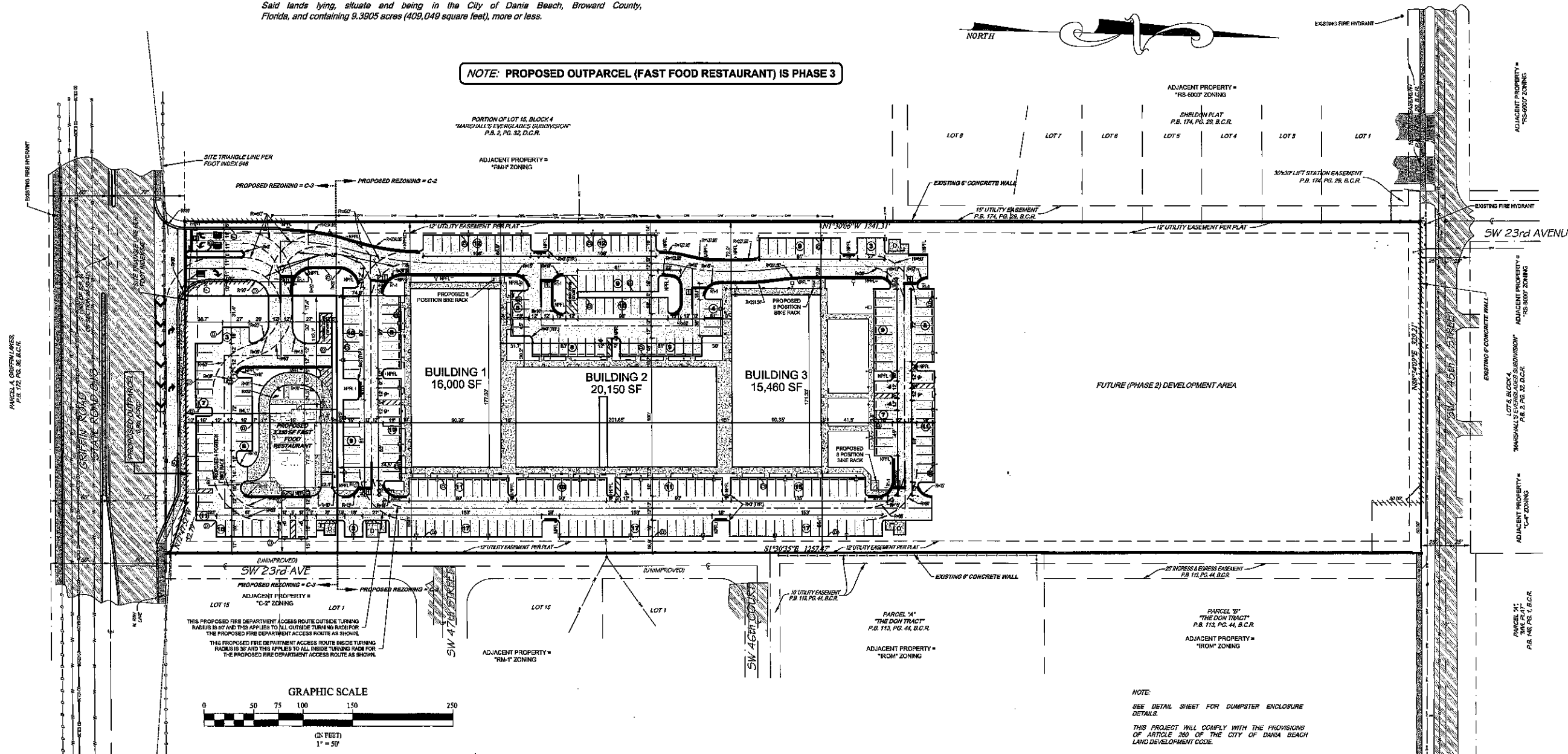
VEHICLES:	
OUTPARCEL BUILDING (5,350 SF GFA RESTAURANT W/DRIVE THRU):	29.5 SPACES
1,477 SF CUSTOMER SERVICE AREA @ 1/50 SF	9.4 SPACES
1,873 SF REMAINING GFA @ 1/200 SF	
TOTAL PARKING SPACES REQUIRED:	39 SPACES
TOTAL PARKING SPACES PROVIDED:	39 SPACES @ HANDICAP)
TYPICAL PARKING SPACE:	9'W & 18'L
HANDICAP PARKING SPACE:	12'W & 18'L
BICYCLES:	
10% OF REQUIRED VEHICULAR PARKING, 39 X 10% =	4 SPACES REQ./4 SPACES PROV.
LOADING ZONES:	
REQUIRED (SEC. 270-20(C)(3)):	
PROVIDED:	

LEGAL DESCRIPTION:

Parcel "A", GRIFFIN POINTE, according to the Plat thereof, as recorded in Plat Book 178, at Pages 19 and 20, of the Public Records of Broward County, Florida.

Said lands lying, situate and being in the City of Dania Beach, Broward County, Florida, and containing 9.3905 acres (409,049 square feet), more or less.

NOTE: PROPOSED OUTPARCEL (FAST FOOD RESTAURANT) IS PHASE 3



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 409 N.E. 36th AVENUE, FORT LAUDERDALE, FLORIDA 33301-3234
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 FAX: (954) 763-9176
 E-MAIL: MEG@MEC.COM

for
AIR-PORT CORPORATE PARK
 CITY OF DANIA BEACH
 BROWARD COUNTY, FLORIDA
SITE PLAN - PHASE 1

PROJECT NO.:	08215
DATE:	11/26/14
REVISION:	
1/8/15	
DRAWING:	SP-1
SHEET:	1 OF 1

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LEGEND

- EXISTING CONCRETE
- PROPOSED CONCRETE
- EXISTING ASPHALT PAVEMENT (TO REMAIN)
- PROPOSED ASPHALT PAVEMENT
- PROPOSED FIRE LANE PAINTED CURB
- PROPOSED STOP SIGN
- PROPOSED DO NOT ENTER SIGN
- PROPOSED DUMPSTER ENCLOSURE
-
-
- PROPOSED TYPE D CONCRETE CURB
- PROPOSED TYPE F CONCRETE CURB & GUTTER
- PROPOSED BLUE RPM (FH LOCATOR)
- PROPOSED SITE LIGHT
- NUMBER OF PARKING SPACES
- PROPOSED NO PARKING FIRE LANE SIGN

FIRE DEPARTMENT NOTES:

1. FIRE FLOW TEST MAY HAVE TO BE PERFORMED BEFORE PREVENTION BUREAU.
2. FIRE FLOW CALCULATIONS TO BE PROVIDED WITH SPRINKLER PLAN FOR PERMIT SUBMITTAL.
3. FIRE SPRINKLER DRAWING SHOWING ALL COMPONENTS OF THE SYSTEM, INCLUDING STANDPIPES LOCATION & REQUIRED BACK-FLOW PREVENTION TO BE SUBMITTED WITH PERMIT DRAWINGS.
4. FIRE ACCESS ROUTE DURING CONSTRUCTION TO BE DRAWN ON SITE PLAN & SUBMITTED WITH PERMIT DRAWING SUBMITTAL.
5. FIRE SAFETY & PREVENTION PROGRAM (NFPA 704, CHAP. 7) FOR CONSTRUCTION SITE DURING CONSTRUCTION PHASE TO BE SUBMITTED WITH PERMIT DRAWINGS.
6. PLANS SHALL COMPLY WITH ALL REQUIREMENTS OF THE FLORIDA FIRE PREVENTION CODE, 2010 EDITION, THE BROWARD COUNTY AMENDMENTS TO THE FLORIDA FIRE PREVENTION CODE 2012 EDITION, N.F.P.A. 101 (LIFE SAFETY CODE), 2009 EDITION, AND N.F.P.A. 1 (UNIFORM FIRE CODE), 2009 EDITION. IT IS UNDERSTOOD THAT, IF ANY ITEMS IS OVERLOOKED IN THE PLAN REVIEW PROCESS AND DISCOVERED DURING THE FIELD INSPECTION IT MUST BE CORRECTED TO MEET THE ACTUAL CODE REQUIREMENTS.
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 - c. A SIGN ALSO SHALL INDICATE THE PRESSURE REQUIRED AT THE INLETS TO DELIVER THE SYSTEM DEMAND (148.3.5.3.2)

CONSTRUCTION INFORMATION:

TYPE OF OCCUPANCY:		REQUIRED:		PROVIDED:	
BUILDING 1	"B"	10 FT	59.4 FT MIN.	10 FT	59.4 FT MIN.
BUILDING 2	"B"	25 FT	74.8 FT MIN.	25 FT	74.8 FT MIN.
BUILDING 3	"B"	10 FT	66.9 FT MIN.	10 FT	66.9 FT MIN.
BUILDING 4	"B"	15 FT	66.1 FT MIN.	15 FT	66.1 FT MIN.
BUILDING 5	"B"				
BUILDING 6	"B"				
OUTPARCEL	"B"				

PROJECT SITE INFORMATION:

CURRENT USE:		VACANT LAND	
USE DESIGNATION:	COMMERCIAL & OFFICE PARK		
SITE ZONING EXISTING:	C-1		
SITE ZONING PROPOSED:	C-2 & C-3 (SEE DEMARCATION LINE SHOWN BELOW)		
UTILITIES PROVIDER:	BROWARD COUNTY WATER & WASTEWATER SERVICES		
TOTAL GROSS SITE AREA:	(0.392 ACRES) 408,049 S.F.		
LESS OUTPARCEL:			
TOTAL NET SITE AREA:	(0.492 ACRES) 508,907 S.F.	100.0 %	
BUILDING COVERAGE:	103,790 S.F.	20.43 %	
PAVED (LANDSCAPE) AREA:	190,235 S.F.	37.41 %	
GREEN (LANDSCAPE) AREA:	75,912 S.F.	14.93 %	
TOTAL BUILDING FLOOR AREA:	103,790 S.F.		
FLOOR AREA RATIO:	0.201		

PARKING CALCULATIONS:

VEHICLES:		77.5 SPACES	
BUILDINGS:			
1, 2 & 3 (23,258 SF OFFICE @ 1300 SF)		141.6 SPACES	
1, 2 & 3 (28,352 SF MEDICAL @ 1200 SF)		78.3 SPACES	
4, 5 & 6 (23,502 SF OFFICE @ 1300 SF)		143.2 SPACES	
4, 5 & 6 (28,646 SF MEDICAL @ 1200 SF)			
TOTAL PARKING SPACES REQUIRED:		441 SPACES	
TOTAL PARKING SPACES PROVIDED:		441 SPACES (12 HANDICAP)	
TYPICAL PARKING SPACE:	8'W & 18'L		
HANDICAP PARKING SPACE:	12'W & 18'L		

PARKING CALCULATIONS (OUTPARCEL - PHASE 3):

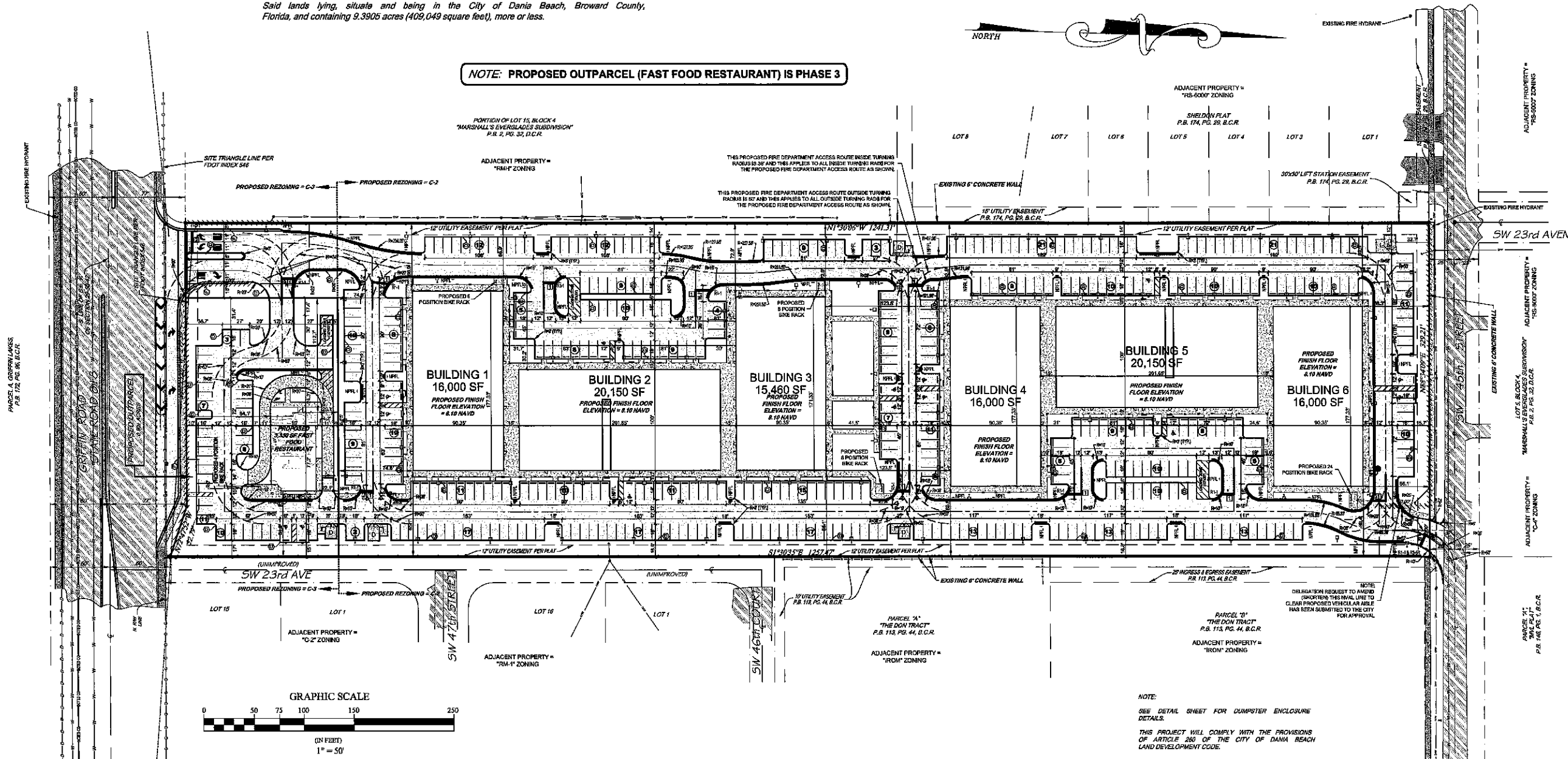
VEHICLES:		29.6 SPACES	
OUTPARCEL BUILDING (3,350 SF GFA RESTAURANT W/DRIVE THRU):		29.6 SPACES	
1,477 SF CUSTOMER SERVICE AREA @ 1500 SF		9.8 SPACES	
1,873 SF REMAINING GFA @ 1200 SF			
TOTAL PARKING SPACES REQUIRED:		39 SPACES	
TOTAL PARKING SPACES PROVIDED:		39 SPACES (2 HANDICAP)	
TYPICAL PARKING SPACE:	9'W & 18'L		
HANDICAP PARKING SPACE:	12'W & 18'L		

LEGAL DESCRIPTION:

Parcel "A", GRIFFIN POINTE, according to the Plat thereof, as recorded in Plat Book 178, at Pages 19 and 20, of the Public Records of Broward County, Florida.

Said lands lying, situate and being in the City of Dania Beach, Broward County, Florida, and containing 9.3905 acres (409,049 square feet), more or less.

NOTE: PROPOSED OUTPARCEL (FAST FOOD RESTAURANT) IS PHASE 3



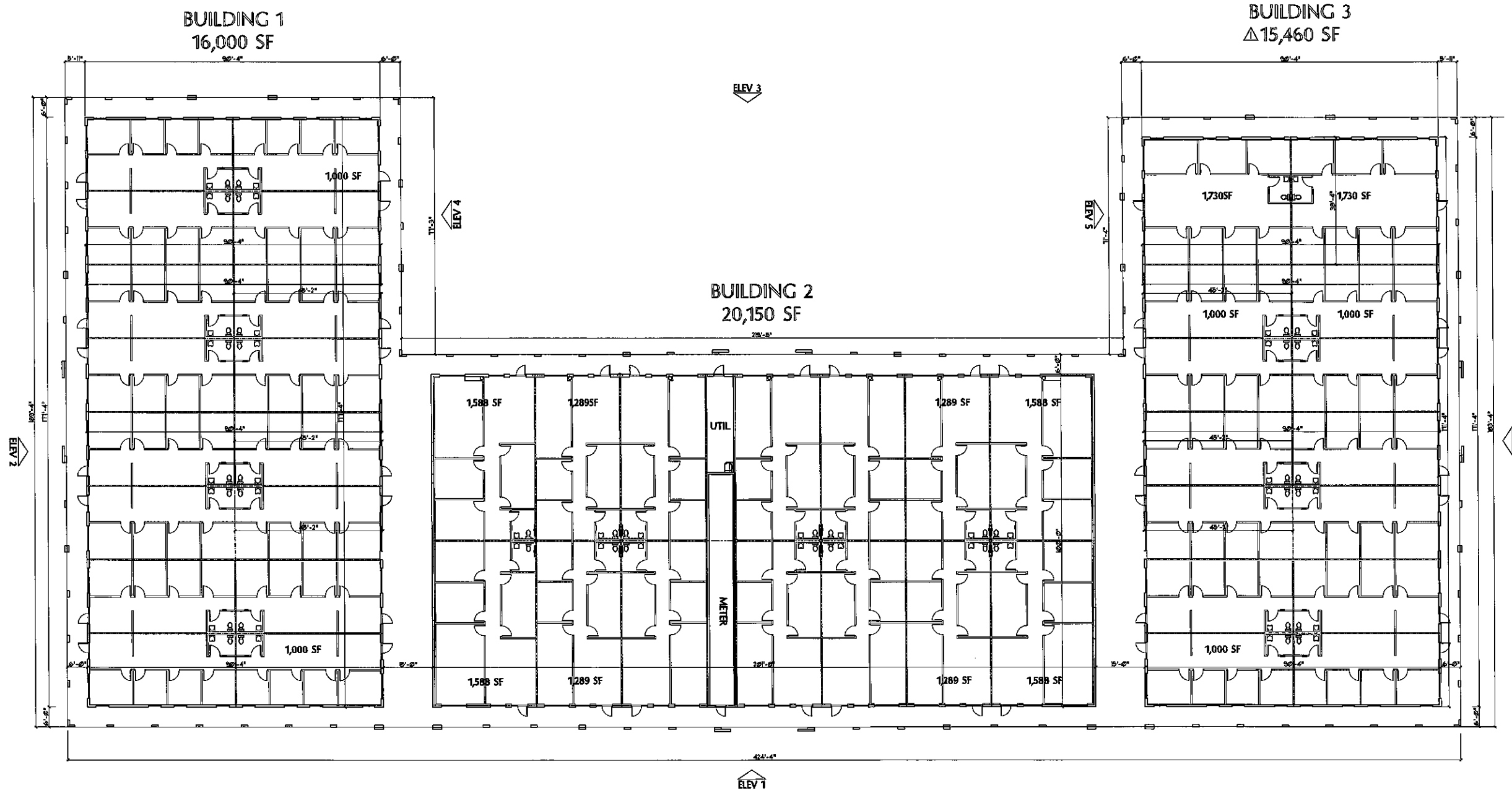
McLAUGHLIN ENGINEERING COMPANY
 400 N.E. 36th AVENUE, FORT LAUDERDALE, FLORIDA 33307-3234
 PHONE: (954) 763-7911
 FAX: (954) 763-7914
 E.O. 119 208

GRIFFIN POINTE PARTNERS LLLP

AIR-PORT CORPORATE PARK
 CITY OF DANIA BEACH
 BROWARD COUNTY, FLORIDA
SITE PLAN - PHASE 2

PROJECT NO.:	UB215
DATE:	11/26/14
REVISION:	
1/8/15	
2/2/15	
DRAWING:	SP-2
SHEET:	1 OF 1

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BUILDINGS 1, 2 & 3 FLOOR PLAN

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

TOTAL AREA: 51,610 SF



REVISIONS	
Δ	02/22/05 DRC REV'S

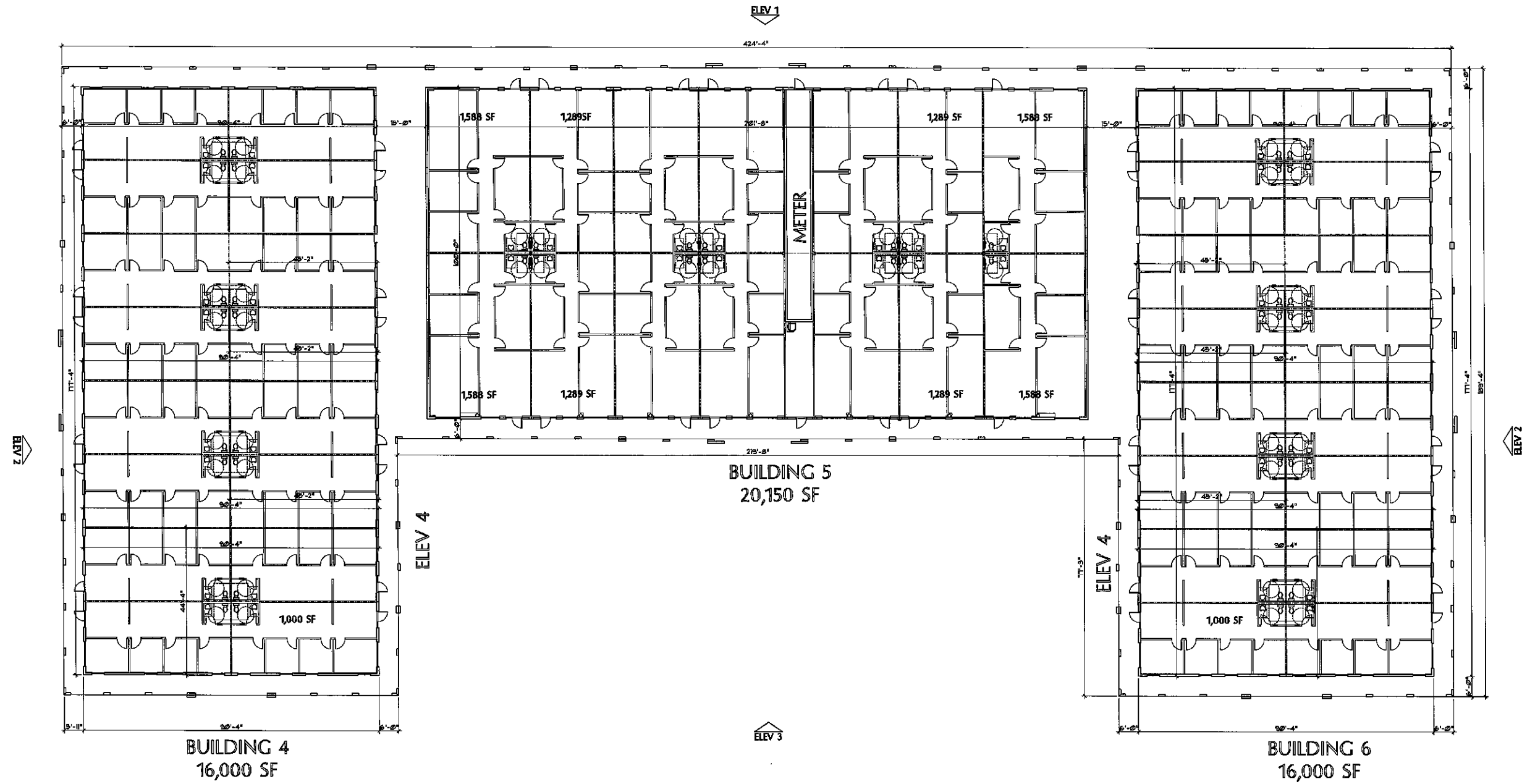


3045 N. FEDERAL HIGHWAY
SUITE 46
FORT LAUDERDALE, FL 33308
TELEPHONE 954 567-2082
FAX 954 567-2063

Reg. No. A20000581
FRANCISCO J. PEREZ
ARCHITECT

AIR-PORT CORPORATE PARK
HALLIDAY GROUP REALTY DEVELOPMENT
FLORIDA
DANIA BEACH

DATE	11/4/2014
SCALE	
JOB NO.	2013 05
FILE	APCP2
SHEET NO.	A-1 of 7



BUILDINGS 4, 5 & 6 FLOOR PLAN
SCALE: 1/8"=1'-0"
TOTAL AREA : 52,150 SF

REVISIONS	
1	1/14/2014 DRC REV'S

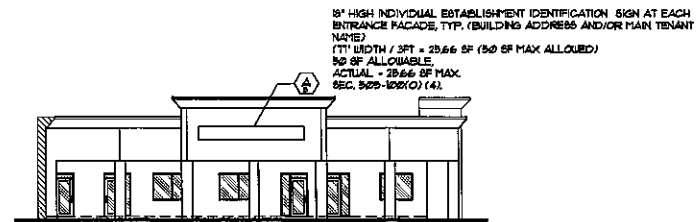


3045 N. FEDERAL HIGHWAY
SUITE 40
FORT LAUDERDALE, FL 33308
TELEPHONE 954 567-2082
FAX 954 567-2083

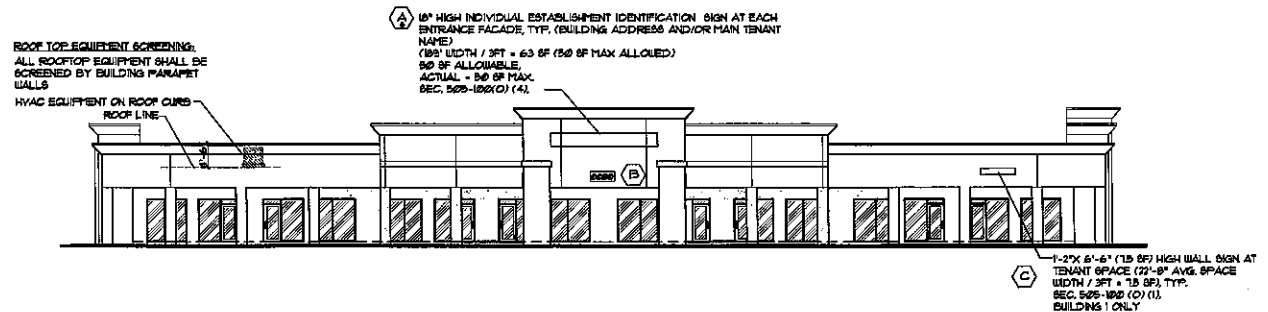
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FRANCISCO J. PEREZ
ARCHITECT

AIR-PORT CORPORATE PARK
HALLIDAY GROUP REALTY DEVELOPMENT
DANIA BEACH, FLORIDA

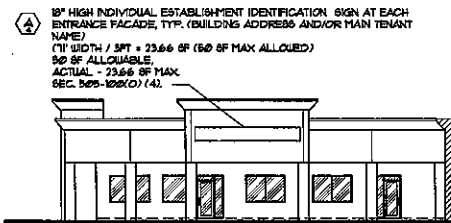
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FILE	APCP2
SHEET NO.	A-2 of 7



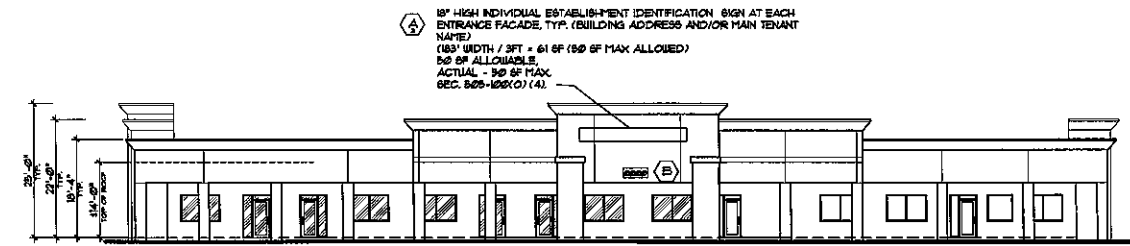
**BUILDING 1 NORTH ELEVATION
INTERIOR ELEVATION
ELEV 4**



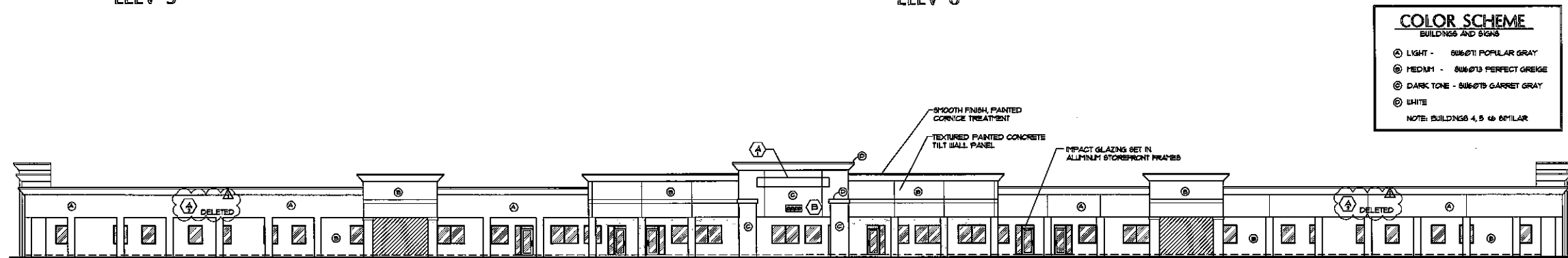
**BUILDING 1, SOUTH ELEVATION
ELEV 2**



**BUILDING 3 SOUTH ELEVATION,
INTERIOR ELEVATION
ELEV 5**



**BUILDING 3 NORTH ELEVATION
ELEV 6**

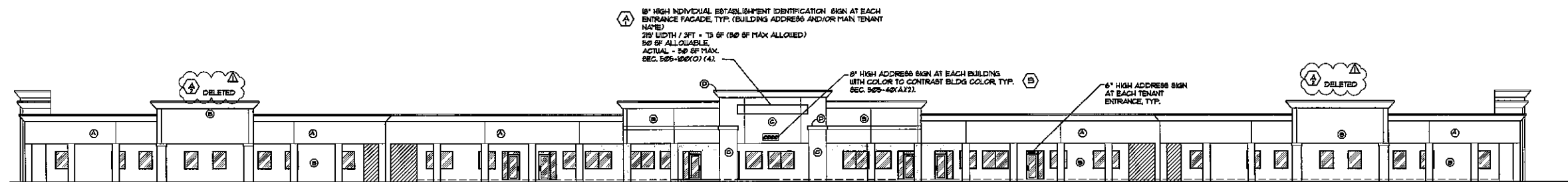


**BUILDING 1, 2 & 3 EAST ELEVATION
ELEV 1**

COLOR SCHEME
BUILDINGS AND SIGNS

- Ⓐ LIGHT - SUG671 POPULAR GRAY
- Ⓑ MEDIUM - SUG673 PERFECT GREIGE
- Ⓒ DARK TONE - SUG675 GARRET GRAY
- Ⓓ WHITE

NOTE: BUILDINGS 4, 5 & 6 SIMILAR



**BUILDING 1, 2 & 3 WEST ELEVATION
ELEV 3**

REVISIONS

1/22/08	DRC REV#

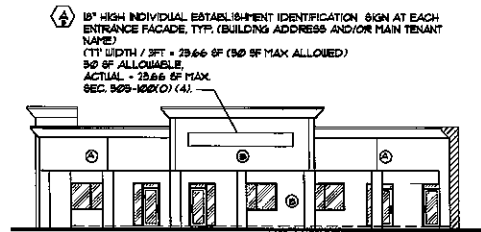
PEREZ ASSOCIATES
ARCHITECTURE PLANNING

3045 N. FEDERAL HIGHWAY
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FORT LAUDERDALE, FL 33308
TELEPHONE 954 567-2082
FAX 954 567-2083

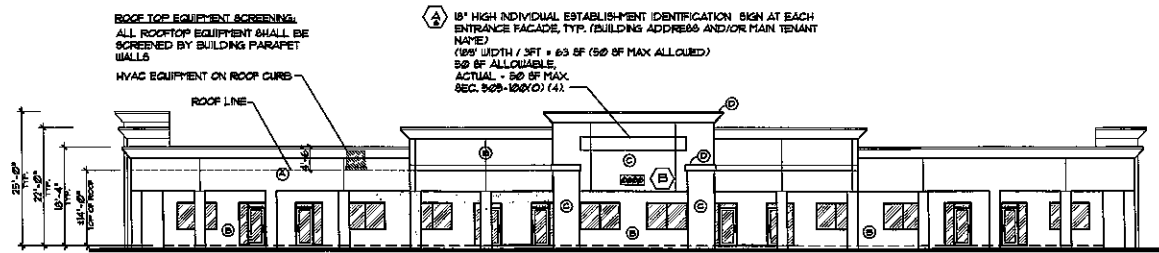
Reg. No. A03000681
FRANCISCO J. PEREZ
ARCHITECT

AIRPORT CORPORATE PARK
HALLIDAY GROUP REALTY DEVELOPMENT
 FLORIDA
 DANIA BEACH

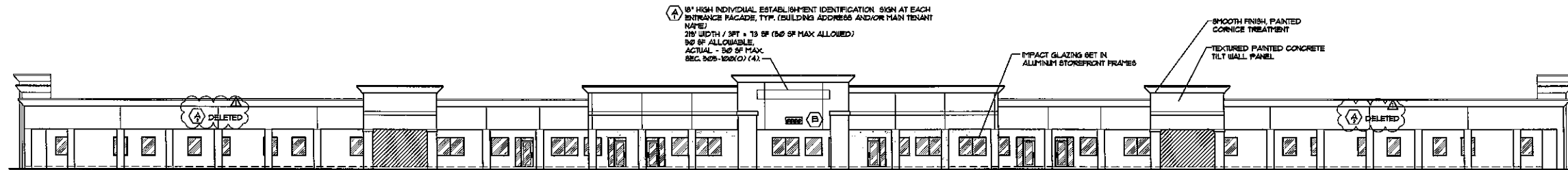
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SCALE	
JOB NO.	2013 05
FILE	APCP2
SHEET NO.	A-3 of 7



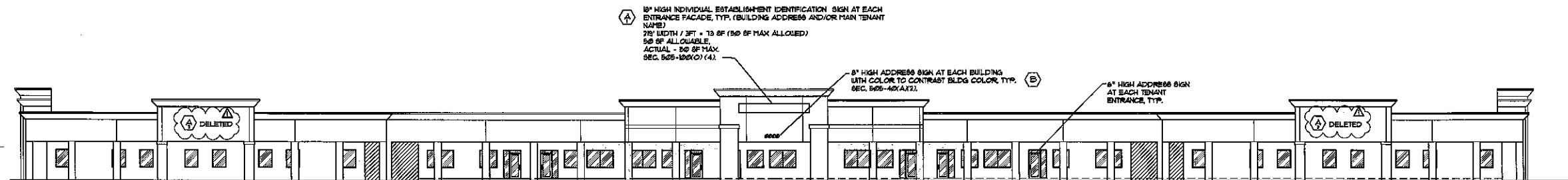
INTERIOR ELEVATION BUILDING 4 NORTH ELEVATION
 INTERIOR ELEVATION BUILDING 6 SOUTH ELEVATION
 ELEV 4



BUILDING 4 SOUTH ELEVATION
 BUILDING 6 NORTH ELEVATION
 ELEV 2



BUILDINGS 4,5,&6 WEST ELEVATION
 ELEV 1



BUILDINGS 4,5,&6 EAST ELEVATION
 ELEV 3

REVISIONS
1. 02/20/16 DRC REV'S

PEREZ ASSOCIATES
 ARCHITECTURE & PLANNING

3045 N. FEDERAL HIGHWAY
 SUITE 40
 FORT LAUDERDALE, FL 33306
 TELEPHONE 954 567-2082
 FAX 954 567-2083

Reg. No. A25000881
 FRANCISCO J. PEREZ
 ARCHITECT

AIR-PORT CORPORATE PARK
 HALLIDAY GROUP REALTY DEVELOPMENT
 DANIA BEACH, FLORIDA

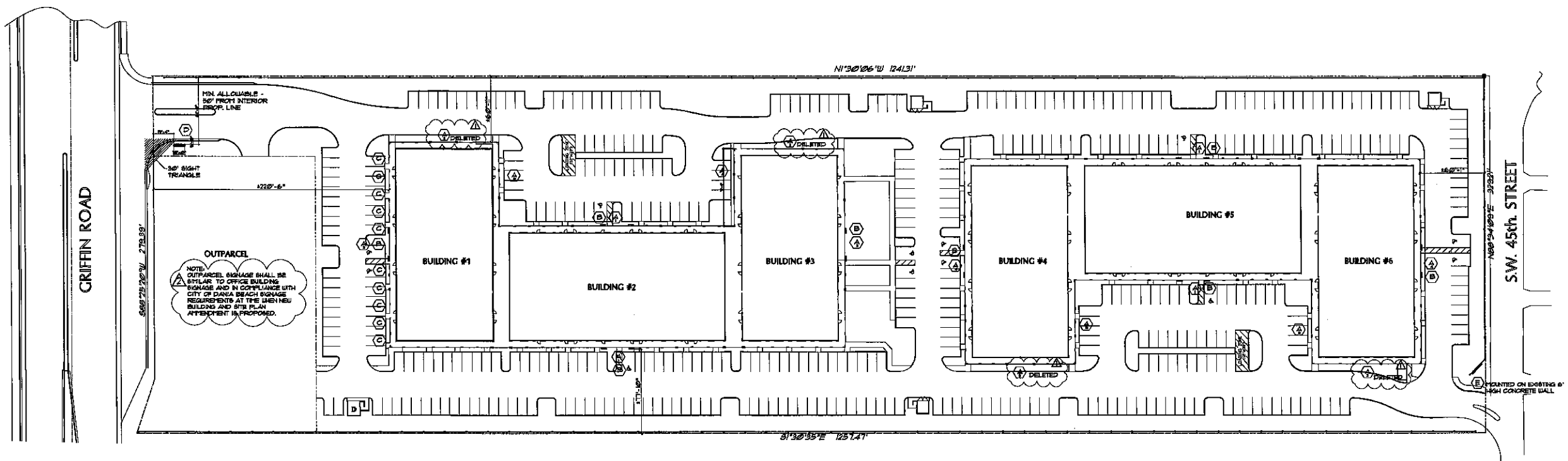
DATE	11/14/2014
SCALE	
JOB NO.	2013 03
FILE	APCP2
SHEET NO.	A-4 of 7

REVISIONS	
1	1/27/15 DRC REVS
2	1/30/15 DRC REVS

PEREZ ASSOCIATES
ARCHITECTURE & PLANNING

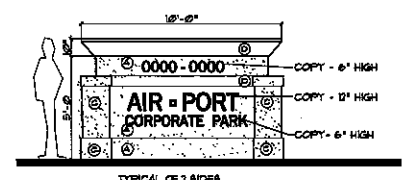
3045 N. FEDERAL HIGHWAY
SUITE 46
FORT LAUDERDALE, FL 33308
TELEPHONE 954 587-2082
FAX 954 587-2083
E-mail: frank@perezandassociates.com

Reg. No. A0200661
FRANK PEREZ
ARCHITECT



SITE SIGNAGE PLAN

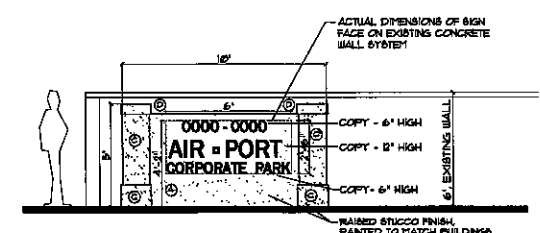
SCALE: 1"=80'-0"
NORTH



ENTRANCE FEATURE IDENTIFICATION MONUMENT SIGN
SCALE: 1/4"=1'-0"
GRIFFON ROAD ENTRANCE

ENTRANCE FEATURE IDENTIFICATION SIGN
HEIGHT:
ALLOWABLE HEIGHT - 7'-0"
ACTUAL HEIGHT: 5'-10"
AREA:
ALLOWABLE AREA - 49 SF
ACTUAL AREA: 48.66 SF
(SEC 565-100 (J) (2))

SIGN DESCRIPTION
4866 SF DOUBLE FACE EXTERIOR ILLUMINATED (FLOOD LIGHT) MONUMENT STYLE SIGN SHALL BE CONSTRUCTED OF PREFABRICATED METAL CABINET WITH TEXTURE AND COLORS TO MATCH BUILDING FACADES. LETTERS TO BE NON-ILLUMINATED, BRONZE COLOR.



ENTRANCE FEATURE IDENTIFICATION MONUMENT SIGN #2
SCALE: 1/4"=1'-0"
S.W. 45th STREET ENTRANCE

WALL SIGN FOR BUSINESS PKG
HEIGHT:
ALLOWABLE HEIGHT - 6' - 0"
ACTUAL HEIGHT: 4'-2"
AREA:
ALLOWABLE AREA - 32 SF
ACTUAL AREA: 15 SF

SIGN DESCRIPTION
32 SF EXTERIOR ILLUMINATED (FLOOD LIGHT) MONUMENT STYLE SIGN SHALL BE CONSTRUCTED OF PREFABRICATED METAL CABINET WITH TEXTURE AND COLORS TO MATCH BUILDING FACADES. LETTERS TO BE NON-ILLUMINATED, BRONZE COLOR.

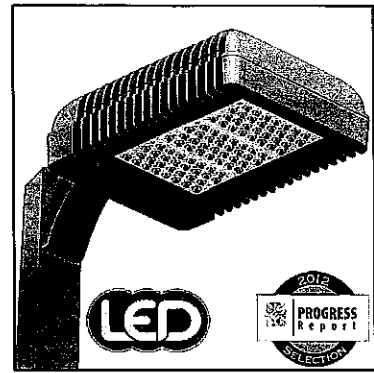
SIGN TYPES		
MARK	REQUIREMENTS	DESCRIPTION
A	18" HIGH INDIVIDUAL ESTABLISHMENT IDENTIFICATION SIGN AT EACH ENTRANCE FACADE, TYP. (BUILDING ADDRESS AND/OR MAIN TENANT NAME) BLDG WIDTH WIDTH (FT) / 3 + MAX SIGN SIZE 36 SF MAX ALLOWABLE. SEC. 565-100(D) (4). SEE BUILDING ELEVATIONS FOR SIGN LOCATIONS AND BUILDING SPECIFIC SIZE	18" BRONZE COLOR, REVERSE ILLUMINATED CHANNEL LETTERS WITH NO EXPOSED ELECTRICAL OR MECHANICAL CONNECTIONS. NOTE: RECOGNIZED TRADEMARK LOGO MAY BE SUBSTITUTED FOR TENANT SIGN COPY.
B	6" HIGH ADDRESS SIGN ABOVE EACH BUILDING ENTRANCE WITH COLOR TO CONTRAST BLDG COLOR, TYP. SEC. 565-100(A)(2)	6" BRONZE COLOR, REVERSE ILLUMINATED CHANNEL LETTERS WITH NO EXPOSED ELECTRICAL OR MECHANICAL CONNECTIONS.
C	1'-2"X 6'-6" (15 SF) HIGH WALL SIGN AT TENANT SPACE (22'-0" AVG. SPACE WIDTH / 3FT + 15 SF), TYP. SEC. 565-100 (D) (1)	12" BRONZE COLOR, REVERSE ILLUMINATED CHANNEL LETTERS WITH NO EXPOSED ELECTRICAL OR MECHANICAL CONNECTIONS. NOTE: RECOGNIZED TRADEMARK LOGO MAY BE SUBSTITUTED FOR TENANT SIGN COPY.
D	ENTRANCE FEATURE IDENTIFICATION SIGN HEIGHT: ALLOWABLE HEIGHT - 6' - 0" ACTUAL HEIGHT: 5'-10" AREA: ALLOWABLE AREA - 49 SF ACTUAL AREA: 48.66 SF (SEC 565-100 (J) (2))	4866 SF DOUBLE FACE EXTERIOR ILLUMINATED (FLOOD LIGHT) MONUMENT STYLE SIGN SHALL BE CONSTRUCTED OF PREFABRICATED METAL CABINET WITH TEXTURE AND COLORS TO MATCH BUILDING FACADES. LETTERS TO BE NON-ILLUMINATED, BRONZE COLOR.
E	WALL SIGN FOR BUSINESS PKG HEIGHT: ALLOWABLE HEIGHT - 6' - 0" ACTUAL HEIGHT: 4'-2" AREA: ALLOWABLE AREA - 32 SF ACTUAL AREA: 15 SF (SEC 565-100(D) (1))	32 SF EXTERIOR ILLUMINATED (FLOOD LIGHT) MONUMENT STYLE SIGN SHALL BE CONSTRUCTED OF PREFABRICATED METAL CABINET WITH TEXTURE AND COLORS TO MATCH BUILDING FACADES. LETTERS TO BE NON-ILLUMINATED, BRONZE COLOR.
F	6" HIGH ADDRESS SIGN AT EACH TENANT ENTRANCE, TYP.	VINYL ADHESIVE MOUNTED TO GLASS

FIRE DEPARTMENT ADDRESS SIGN:
BUILDING ADDRESS SIGN TYPE 'B', 6" HIGH
TENANT ADDRESS - SIGN TYPE 'F', 6" HIGH

SIGNAGE SITE PLAN

AIR-PORT CORPORATE PARK
HALLIDAY GROUP REALTY DEVELOPMENT
FLORIDA
DANA BEACH

DATE	11/4/2014
SCALE	
JOB NO.	2015 05
FILE	APCP2
SHEET NO.	A-5 of 7



TYPICAL LIGHT FIXTURE

LUMINAIRE SCHEDULE						
Symbol	Label	Qty	Catalog Number	File	LLF	Watts
□	BA	8	SPALDING LIGHTING CL-1 A BOLL BK 4 OCCLR POLE MT @ 14 FT AFD	CL-1-02L-06-4 102lm	0.75	145
□	BB	79	SPALDING LIGHTING CL-1 A BOLL BK 4 OCCLR POLE MT @ 14 FT AFD	CL-1-02L-06-4-BO 102lm	0.75	145
□	BC	4	SPALDING LIGHTING CL-1 A BOLL BK 8M OCCLR POLE MT @ 14 FT AFD	CL-1-02L-06-8M 102lm	0.75	145

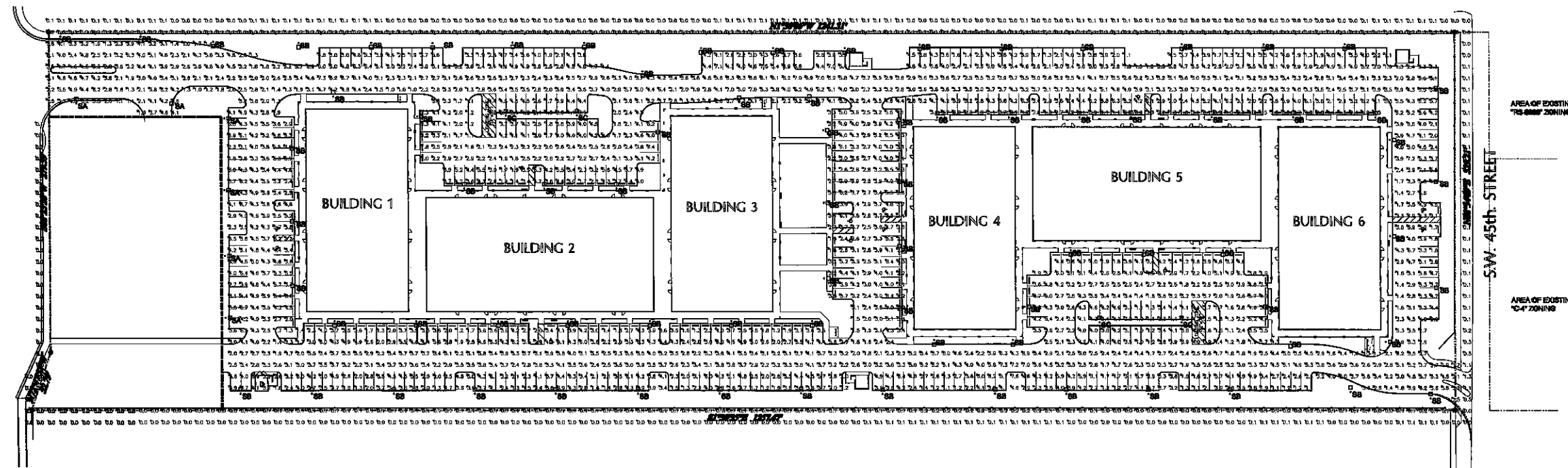
STATISTICS					
Description	Avg	Max	Min	Max/Min	Avg/Min
Parking Lot	3.6%	11.2%	1.8%	11.2/1	3.6/1

REVISIONS
△

PEREZ ASSOCIATES
ARCHITECTURE & PLANNING

3045 N. FEDERAL HIGHWAY
SUITE 46
FORT LAUDERDALE, FL 33306
TELEPHONE 564 557-2052
FAX 564 557-2083
E-mail: frank@perezassociates.com

Reg. No. AG6000551
FRANK PEREZ
ARCHITECT



PHOTOMETRIC PLAN

SCALE: 1"=50'-0"

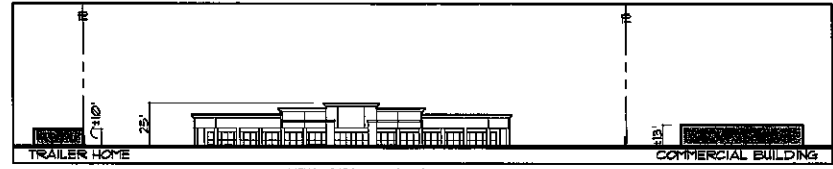


AIR-PORT CORPORATE PARK
HALLIDAY GROUP REALTY DEVELOPMENT

DANIA BEACH, FLORIDA

DATE	1/14/2014
SCALE	
JOB NO.	2013 05
FILE	APCP2
SHEET NO.	A-6 of 7

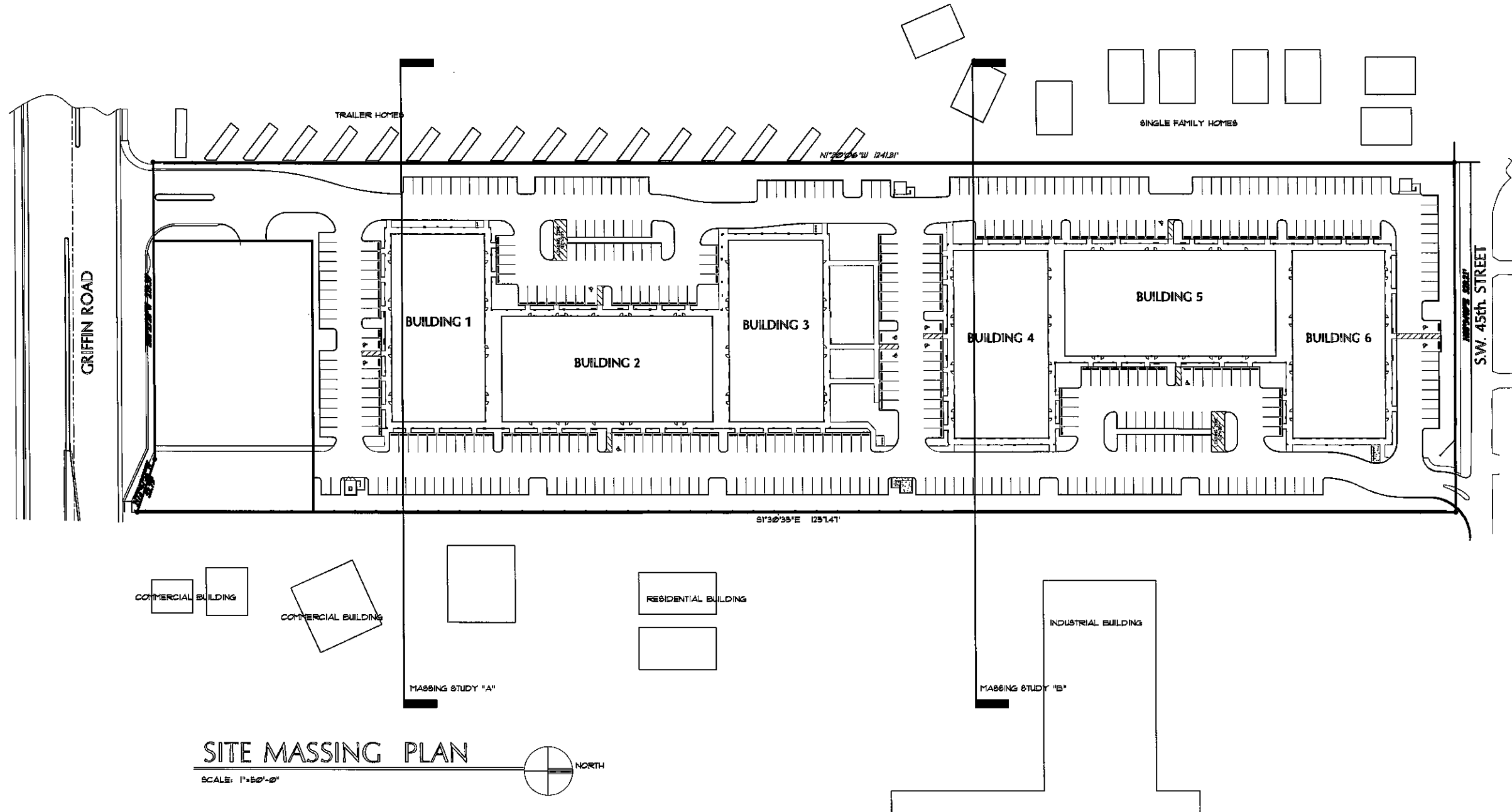
1/5/2016 4:27:17 PM



MASSING STUDY "A" NEW 1-STORY BUILDING BUILDING 1, SOUTH ELEVATION



MASSING STUDY "B" NEW 1-STORY BUILDING BUILDINGS 4, SOUTH ELEVATION



SITE MASSING PLAN

SCALE: 1"=50'-0"



REVISIONS
Δ



3045 N. FEDERAL HIGHWAY
SUITE 45
FORT LAUDERDALE, FL 33308
TELEPHONE 954 567-2092
FAX 954 567-2083
E-mail: frank@perezassociates.com






















Reg. No. AK25000581
FRANK PÉREZ
ARCHITECT

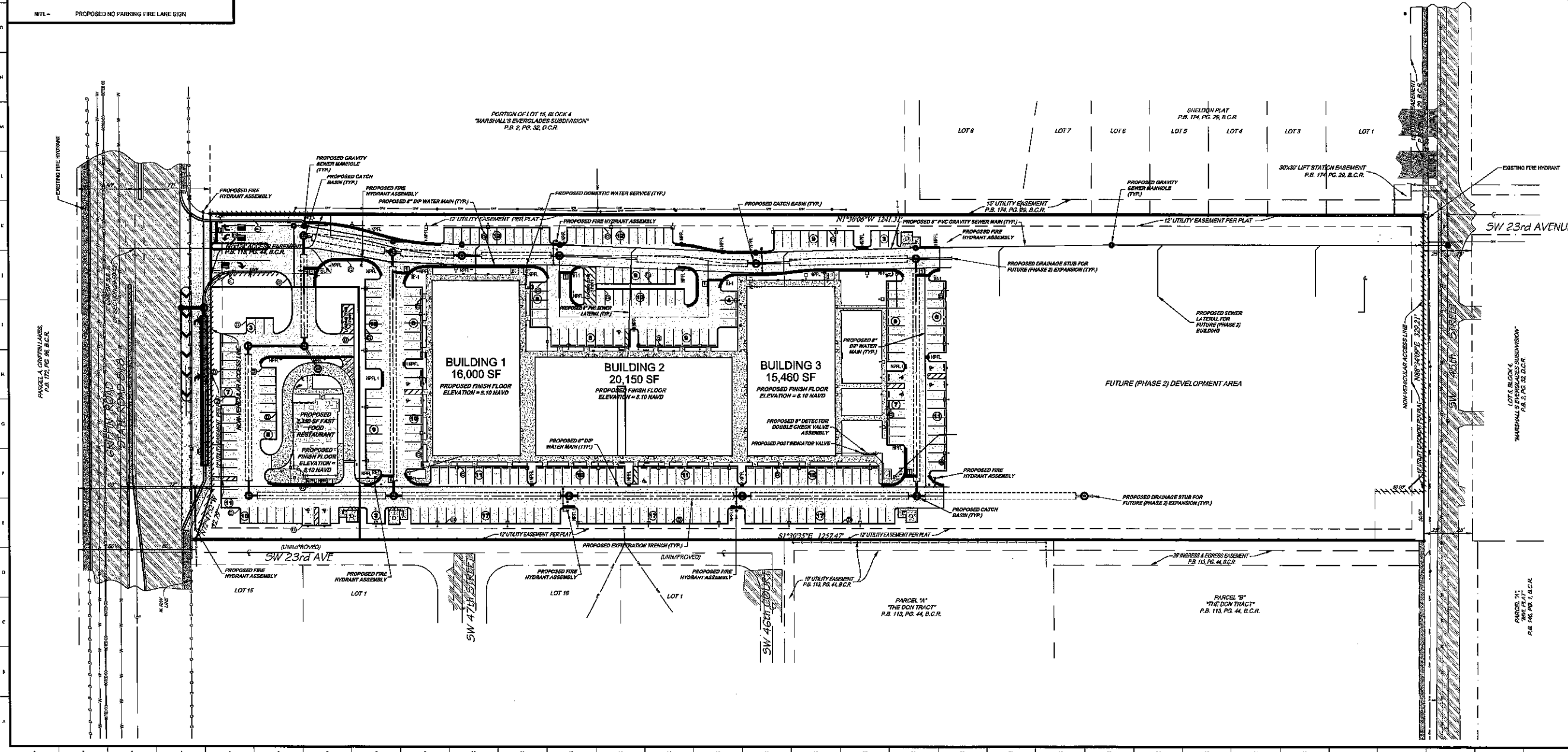
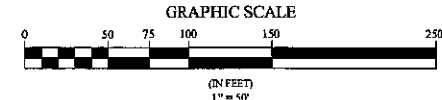
AIR-PORT CORPORATE PARK HALLIDAY GROUP REALTY DEVELOPMENT

DANIA BEACH, FLORIDA

DATE	1/14/2014
SCALE	
JOB NO.	2013 05
FILE	AFCP2
SHEET NO.	A7 of 7

LEGEND

-  EXISTING CONCRETE
-  PROPOSED CONCRETE
-  EXISTING ASPHALT PAVEMENT (TO REMAIN)
-  PROPOSED ASPHALT PAVEMENT
-  PROPOSED FIRE LANE PAINTED CURB
-  PROPOSED STOP SIGN
-  PROPOSED DO NOT ENTER SIGN
-  PROPOSED DUMPSTER ENCLOSURE
-  PROPOSED 24" STOP BAR & 25 LF 4" DOUBLE YELLOW
-  PROPOSED 24" STOP BAR
-  PROPOSED 24" STOP BAR & 18 LF 4" DOUBLE YELLOW
-  PROPOSED TYPE D CONCRETE CURB
-  PROPOSED TYPE F CONCRETE CURB & GUTTER
-  PROPOSED BLUE FPM (FH LOCATOR)
-  PROPOSED SITE LIGHT
-  NUMBER OF PARKING SPACES
-  EXISTING ELEVATION (NAVD)
-  PROPOSED CATCH BASIN & INFILTRATION TRENCH
-  PROPOSED FIRE HYDRANT ASSEMBLY
-  PROPOSED DRAINAGE FLOW ARROW
-  PROPOSED NO PARKING FIRE LANE SIGN



McLAUGHLIN ENGINEERING COMPANY
 400 N.E. 36th AVENUE, FORT LAUDERDALE, FLORIDA 33301-3324
 PHONE: (954) 763-2571
 FAX: (954) 763-2572
 E.B. & L.B. PERD

GRIFFIN POINTE PARTNERS LLLP

AIR-PORT CORPORATE PARK
 CITY OF DANIA BEACH
 BROWARD COUNTY, FLORIDA
 MASTER CONCEPTUAL CIVIL PLAN - PHASE I

PROJECT NO. US215	DATE 11/26/14
REVISION	REVISION
1/8/15	
2/2/15	

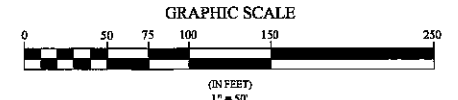
MCCP-1

SHEET 1 OF 1

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LEGEND

- EXISTING CONCRETE
- PROPOSED CONCRETE
- EXISTING ASPHALT PAVEMENT (TO REMAIN)
- PROPOSED ASPHALT PAVEMENT
- PROPOSED FIRE LANE PAINTED CURB
- PROPOSED STOP SIGN
- PROPOSED DO NOT ENTER SIGN
- PROPOSED DUMPSTER ENCLOSURE
- PROPOSED 24" STOP BAR & 35 LF 4" DOUBLE YELLOW
- PROPOSED 24" STOP BAR
- PROPOSED 24" STOP BAR & 18 LF 4" DOUBLE YELLOW
- PROPOSED TYPE C CONCRETE CURB
- PROPOSED TYPE F CONCRETE CURB & GUTTER
- PROPOSED BLUE RPM (FH LOCATOR)
- PROPOSED SITE LIGHT
- NUMBER OF PARKING SPACES
- EXISTING ELEVATION (NAVD)
- PROPOSED CATCH BASIN & INFILTRATION TRENCH
- PROPOSED FIRE HYDRANT ASSEMBLY
- PROPOSED DRAINAGE FLOW ARROW
- PROPOSED NO PARKING FIRE LANE SIGN

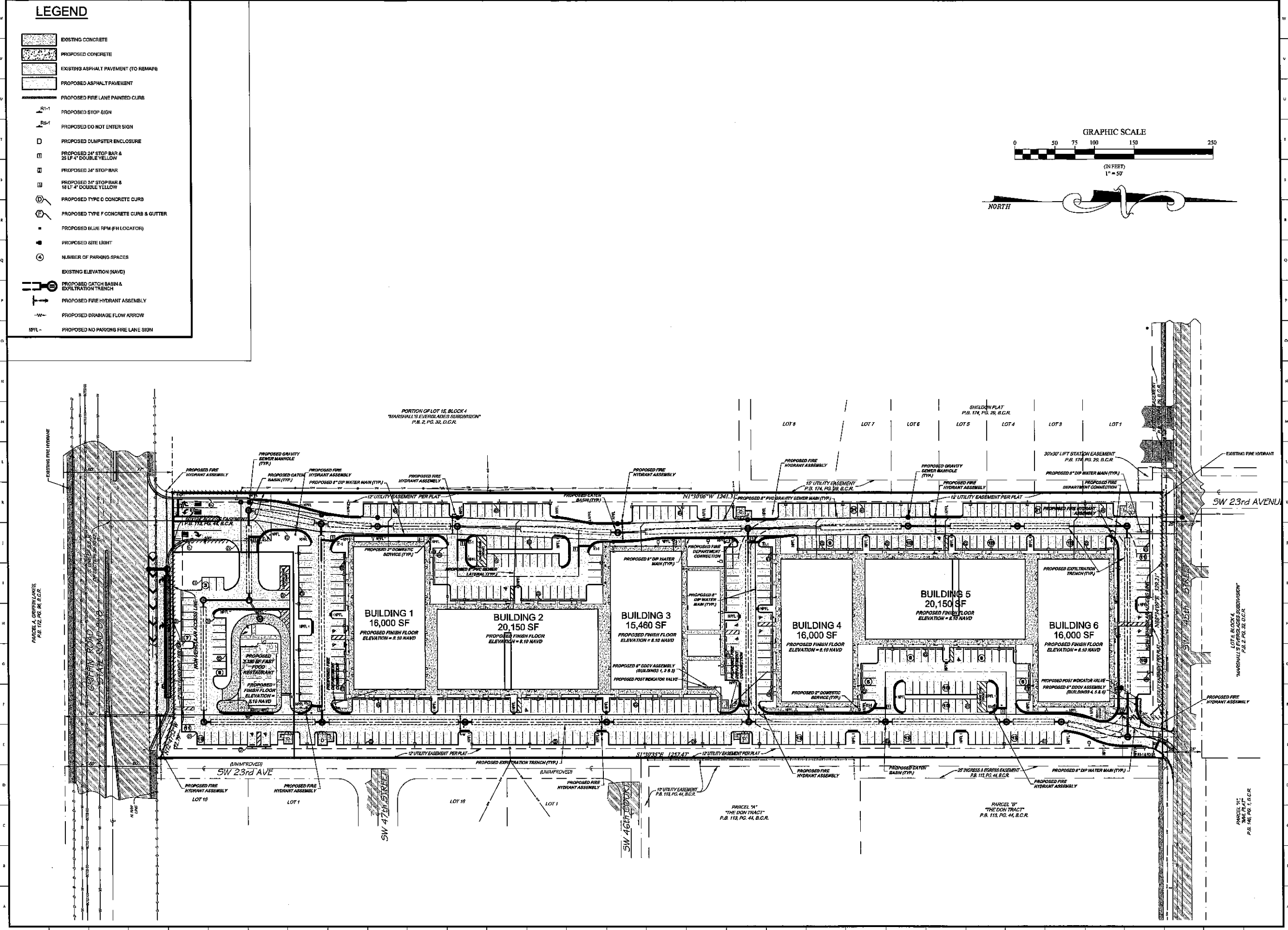


McLAUGHLIN ENGINEERING COMPANY
 400 N.E. 36th AVENUE, FORT LAUDERDALE, FLORIDA 33301-3834
 PHONE (954) 763-2671
 FAX (954) 763-0916
 E.O. 12812

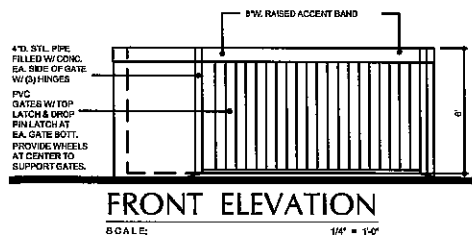
for
GRIFFIN POINTE PARTNERS LLLP

AIR-PORT CORPORATE PARK
 CITY OF DANIA BEACH
 BROWARD COUNTY, FLORIDA
 MASTER CONCEPTUAL CIVIL PLAN - PHASE 2

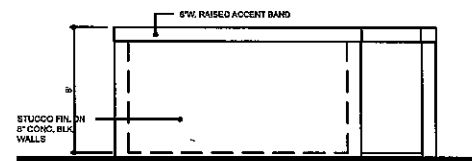
PROJECT NO.	U8215
DATE	11/26/14
REVISION	
1/8/15	
2/2/15	
DRAWING	
MCCP-2	
SHEET	1 OF 1



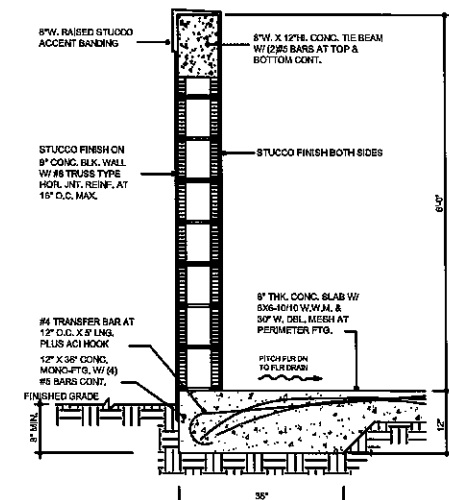
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FRONT ELEVATION
SCALE: 1/4" = 1'-0"



REAR & SIDE ELEVATION
SCALE: 1/4" = 1'-0"

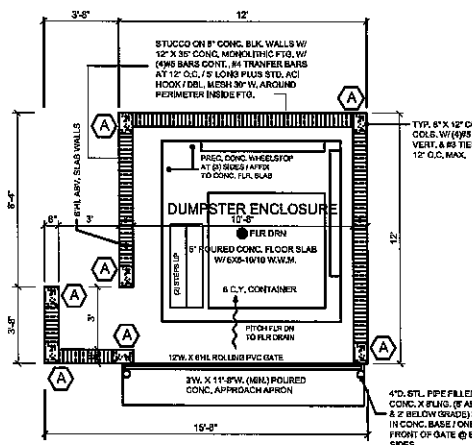


WALL SECTION
SCALE: 3/4" = 1'-0"

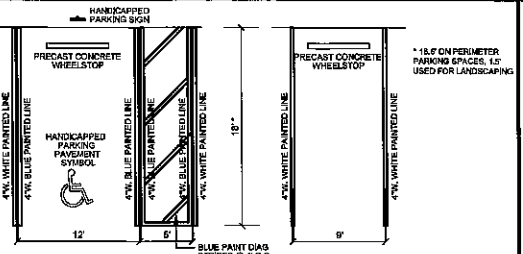
FOUNDATION NOTES:

FLOOR SLAB: 8" CONCRETE SLAB WITH 10#10 W/M ON 1" MIN. POLY. VAPOR BARRIER ON COMPACTED TYPIC POISONED CLEAN FILL W/ SO. SEATING: 200PSF.
MIN. CONG. STRENGTH: 2500 P.S.I. AT 28 DAYS. USE FIBER REINFORCED CONCRETE.

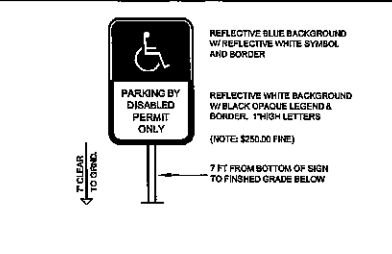
A SPECIAL 6" X 12" POURED CONG. THE COLUMN W/ #4 REINF. BARS VERT. & #2 TIE BARS AT 12" O.C. MAX.



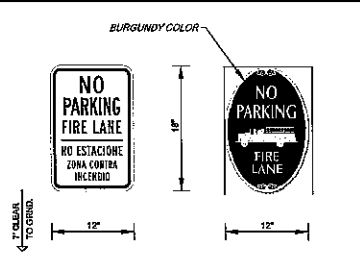
DUMPSTER ENCLOSURE PLAN
SCALE: 1" = 4'



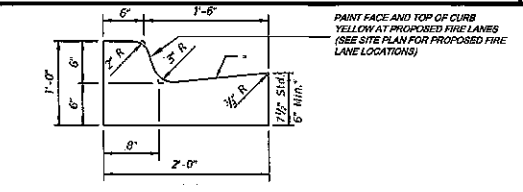
PARKING STALL DETAILS
SCALE: 1/8" = 1'-0"



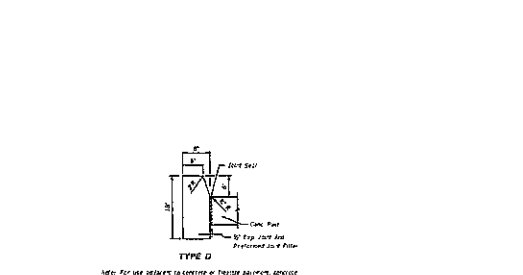
HANDICAP PARKING SIGN
SCALE: 2" = 1'-0"



NO PARKING FIRE LANE SIGN
SCALE: NTS

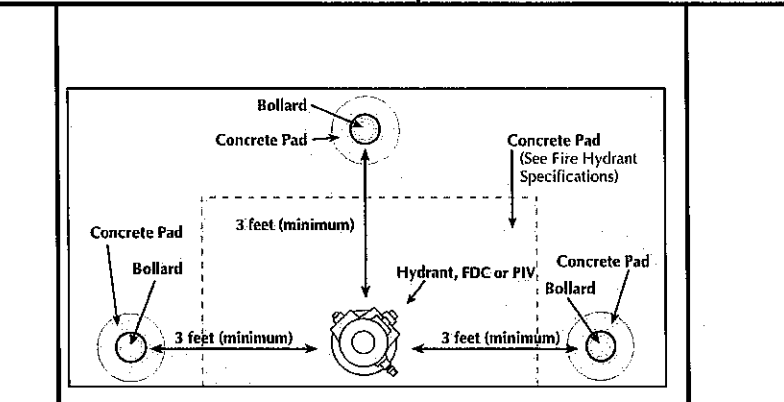


TYPE F CONCRETE CURB & GUTTER
NTS



TYPE D CONCRETE CURB
NTS

CURB DETAILS



BOLLARD LOCATION DETAIL
SCALE: NTS

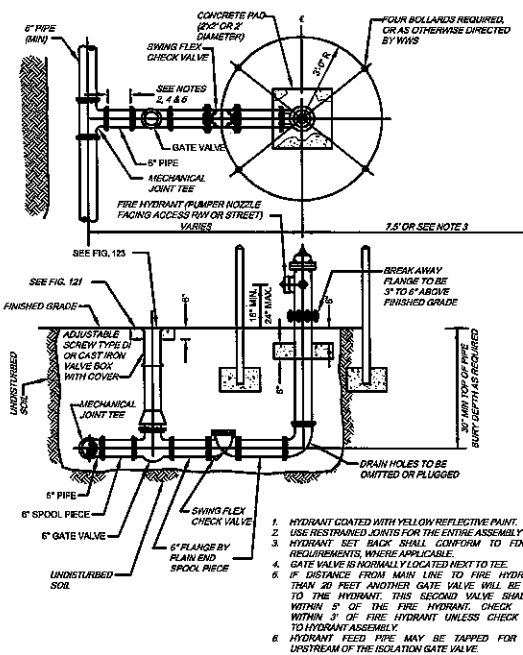
- Bollard Specifications**
1. Measurements MUST be exact and will be subject to a field inspection
 2. Bollards must be 6-inch diameter galvanized steel post (1/4" wall) filled with concrete
 3. A blue reflective marker must be in place to identify fire hydrant location
 4. Bollards must be coated using safety yellow paint.

BROWARD COUNTY PUBLIC WORKS DEPARTMENT
WATER & WASTEWATER SERVICES
ENGINEERING DIVISION
3333 WEST CENTRAL ROAD
PORTLAND, FL 32668
PHONE NO. 561-581-8711
FAX: 561-581-0925

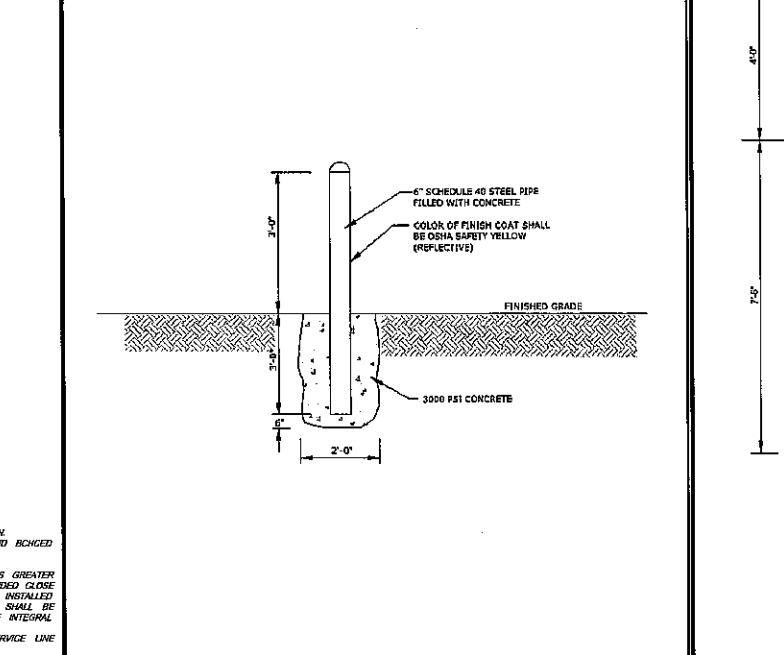
STANDARD DETAIL

BROWARD COUNTY PUBLIC WORKS DEPARTMENT
WATER & WASTEWATER SERVICES
ENGINEERING DIVISION
3333 WEST CENTRAL ROAD
PORTLAND, FL 32668
PHONE NO. 561-581-8711
FAX: 561-581-0925

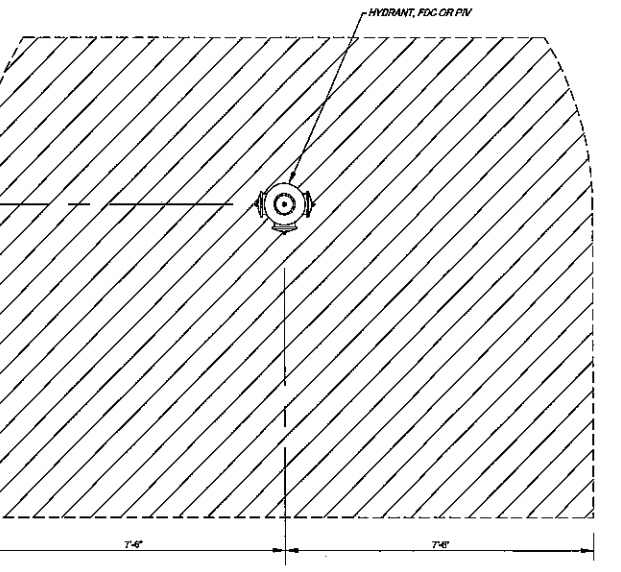
STANDARD DETAIL



FIRE HYDRANT INSTALLATION
REPLACES FORMER DWG NO. 8
REVISED 2/23/2011



BOLLARD
REPLACES FORMER DWG NO. 194
REVISED 2/23/2011



FIRE APPLIANCE CLEARANCE DETAIL
SCALE: NTS

McLAUGHLIN ENGINEERING COMPANY
400 N.E. 36 AVENUE, FORT LAUDERDALE, FLORIDA 33301-3304
PHONE: (954) 782-7011
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E.O. 11286

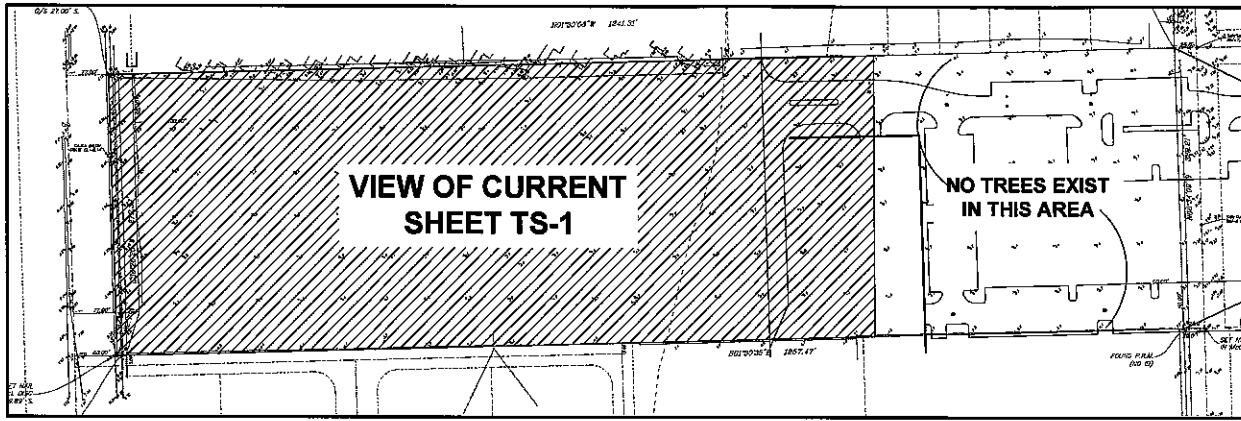
McLAUGHLIN ENGINEERING COMPANY
2721 E.
Lynn Community, Jr.
Professional Engineer No. 36782
Professional Surveyor and Mapper No. 4239
State of Florida

GRIFFIN POINTE PARTNERS LLLP

AIR-PORT CORPORATE PARK
CITY OF DANIA BEACH
BROWARD COUNTY, FLORIDA
DETAIL SHEET

PROJECT NO. U8215
DATE 11/28/14
REVISION
3/8/15
DRAWING
DS
SHEET 14 OF 28

KEY PLAN:



*SEE SHEET TS-2 FOR TREE INVENTORY LIST

ALL EXISTING TREES PREVIOUSLY APPROVED FOR REMOVAL HAVE ALREADY BEEN REMOVED AND ARE NOT SHOWN ON THIS PLAN.

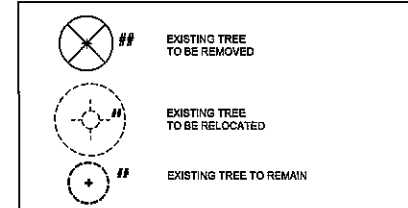
ALL EXISTING TREES TO BE RELOCATED HAVE ALREADY BEEN APPROVED FOR RELOCATION AND HAVE ALREADY BEEN ROOT-PRUNED.

THERE ARE 19 TREES TO BE RELOCATED THAT WERE ORIGINALLY APPROVED TO REMAIN, BUT ARE NOW IN CONFLICT WITH THE NEW SITE PLAN LAYOUT. THEY WILL NEED TO BE ROOT-PRUNED IN ADVANCE WITH A NEW PERMIT. THESE TREES HAVE BEEN CLOUDED IN THE TREE LIST (SHEET TS-2) FOR EASY IDENTIFICATION.

THERE ARE ONLY 4 TREES TO BE REMOVED DUE TO CONFLICT WITH THE NEW SITE PLAN LAYOUT. THREE (3) TREES HAVE BEEN IDENTIFIED AS POOR CONDITION AND SHALL BE REMOVED WITH A NEW PERMIT. ONE (1) TREE IS AN EXISTING PINE THAT IS AFFECTED BY THE NEW SITE PLAN LAYOUT & CANNOT BE MOVED. MITIGATION REQUIREMENTS HAVE BEEN DETERMINED. A NEW PERMIT WILL BE APPLIED FOR PRIOR TO REMOVAL/RELOCATION.

EXISTING PERMIT # 13-1674-TR HAS BEEN EXTENDED THROUGH THE COMMUNITY DEVELOPMENT OFFICE AS OF JANUARY 2015.

GRAPHIC KEY:



SEE SHEET TS-2 FOR EXISTING TREE LIST.

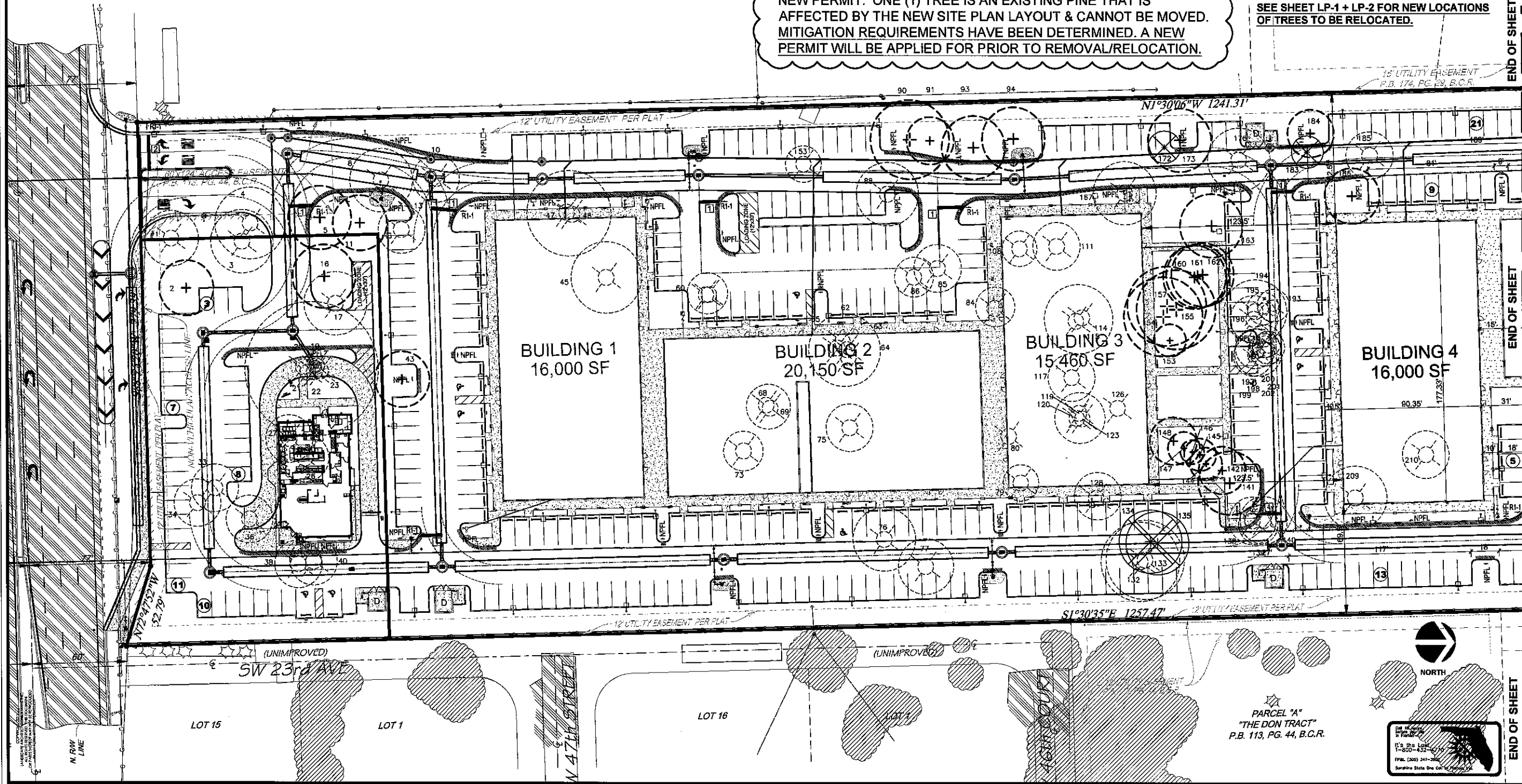
SEE SHEET LP-1 + LP-2 FOR NEW LOCATIONS OF TREES TO BE RELOCATED.



LANDSCAPE ARCHITECT CONSULTANTS
 6215 W. Broward Boulevard
 Plantation, Florida 33317
 P (954) 581-1110 F (954) 581-7114
 KATY M. GALLEGLY
 KATY@LACFL.COM
 LC-26000422
 LA-6967175

DATE	REVISIONS:
1-8-15	REV. PER CITY COMMENTS
2-1-15	REV. PER CITY COMMENTS

DATE:	11-26-14
SCALE:	1" = 30'
DRAWING BY:	KMG
DESIGNED BY:	KMG



PROJECT: AIR-PORT CORPORATE PARK
 BROWARD COUNTY
 DANIA BEACH, FLORIDA
OVERALL TREE INVENTORY PLAN:

PROJECT NO.
14-068

SHEET:
TS-1 of 2

DATE:
 KATY M. GALLEGLY
 LA-6967175 LC-26000422

EXISTING TREE INVENTORY LIST

Table with columns: NUMBER, CALIPER D.B.H. IN INCHES, BOTANICAL NAME, COMMON NAME, APPROXIMATE HEIGHT IN FEET, APPROXIMATE CANOPY DIAMETER IN FEET, CONDITION (Good 100%, Fair 75%, Poor 50%), PLAN ACTION, DOLLAR VALUE OF ALL SPECIMEN TREES TO BE REMOVED, EXISTING CANOPY (SF), TREE (SF)

Table with columns: NUMBER, CALIPER D.B.H. IN INCHES, BOTANICAL NAME, COMMON NAME, APPROXIMATE HEIGHT IN FEET, APPROXIMATE CANOPY DIAMETER IN FEET, CONDITION (Good 100%, Fair 75%, Poor 50%), PLAN ACTION, DOLLAR VALUE OF ALL SPECIMEN TREES TO BE REMOVED, EXISTING CANOPY (SF), TREE (SF)

The S.F. shown is not the actual canopy, it is 150% of the existing canopy.

The S.F. shown is not the actual canopy, it is 150% of the existing canopy.

The S.F. shown is not the actual canopy, it is 150% of the existing canopy.



LANDSCAPE ARCHITECT CONSULTANTS 6215 W. Broward Boulevard Ft. Lauderdale, Florida 33317 P: (954) 881-1110 F: (954) 881-7178 Kay M. Gallegly KATY@LACFL.COM

Table with columns: DATE, REVISIONS. 1-8-15 REV. PER CITY COMMENTS 2-14-15 REV. PER CITY COMMENTS

DATE: 11-26-14 SCALE: N.T.S. DRAWING BY: KMG DESIGNED BY: KMG

PROJECT: AIR-PORT CORPORATE PARK BROWARD COUNTY DANIA BEACH, FLORIDA

OVERALL TREE INVENTORY LIST:

PROJECT NO. 14-068 SHEET: TS-2 of 2

DATE: KAY M. GALLEGLY #LA-6667175 #LC-28000422

Table with columns: ORIGINAL APPROVED TREE VALUES UNDER PERMIT # 13-1674-TR, UPDATED/REVISED TREE VALUE BREAKDOWN FOR ENTIRE SITE

Table with columns: ORIGINAL MITIGATION UNDER NEW PERMIT, NEW REQUIRED MITIGATION UNDER NEW PERMIT

Table with columns: TOTAL MITIGATION FOR ENTIRE SITE, ORIGINAL APPROVED MITIGATION + NEW REQUIRED MITIGATION

THIS SYMBOL REFERS TO THE EXISTING TREES GROUPED TOGETHER THAT SHOULD NOT BE REMOVED DURING RELOCATION.

*TREE VALUES HAVE BEEN DETERMINED BY USING THE ISA TRUNK FORMULA METHOD. *SEE SEPARATE 8.5"x11" DOCUMENT FOR INDIVIDUAL BREAKDOWN OF VALUES.

HIGH-LIGHTED = REVISED FOR NEW SEPARATE PERMIT

ORIGINAL APPROVED TREE VALUES UNDER PERMIT # 13-1674-TR

NEW REQUIRED MITIGATION UNDER NEW PERMIT

TOTAL MITIGATION FOR ENTIRE SITE

ORIGINAL APPROVED MITIGATION + NEW REQUIRED MITIGATION

REPLACEMENT TREE / MITIGATION CHART

REQUIRED MITIGATION:

- 20,557.65 SF of TOTAL CANOPY shall be replaced / 300 SF = 68.52 = MINIMUM 68 TREES (CATEGORY 1 @ MIN 12" HT)
- 68 TREES x \$250 = \$17,000 (MINIMUM SIZE) or
- 68 TREES x average \$500 = \$34,000 (UPSIZED)
- \$29,092.84 of TOTAL SPECIMEN TREES shall be replaced
- \$29,092.84 / 68 = \$427.84 = average price of each mitigation tree in order to meet SF canopy requirements
- 68 MITIGATION TREES ARE REQUIRED (UPSIZED CATEGORY 1 TREES)

(SEE SHEET TS-1 & TS-2 FOR EXISTING TREE LIST & VALUES)
(SEE SHEET LP-2 FOR REQUIRED + PROVIDED MITIGATION - PLANT LIST)

REQUIRED : 68 TREES (UPSIZED CATEGORY 1 TREES)
PROVIDED : 87 TREES

Amount owed after applying credit = Total value of specimen trees - Credit (value of mitigation trees upsized)

Value of specimen trees: \$29,297.97

Value of mitigation trees upsized: \$29,354.40

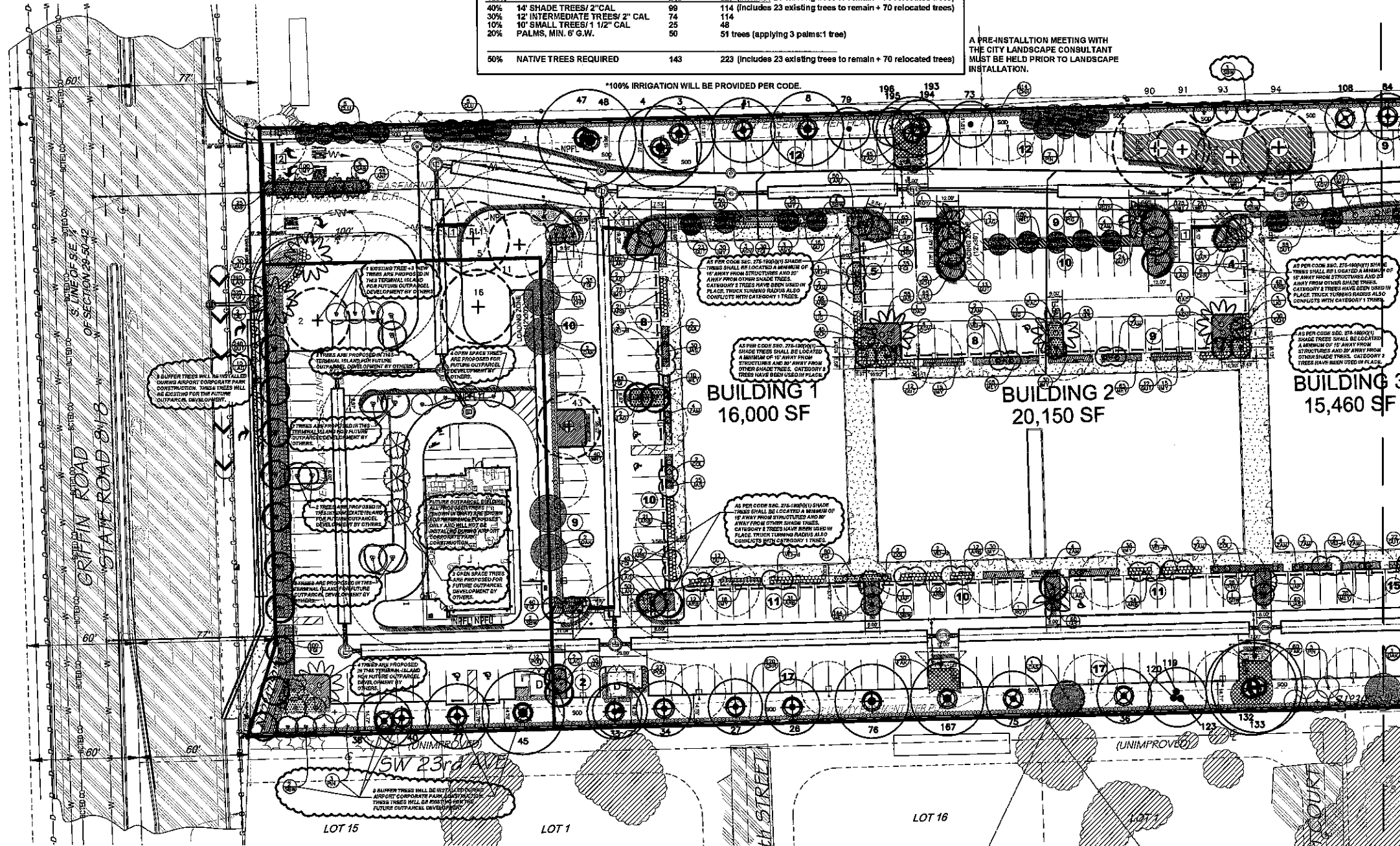
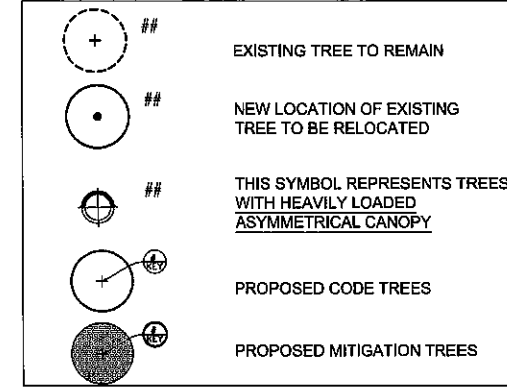
\$29,298 - (\$29,354.40) = \$50 amount owed to the City

LANDSCAPE CODE FOR CITY OF DANIA

TOTAL GROSS SITE AREA: 406,049 SF		TOTAL NET SITE AREA: 368,907 SF (100.00%)	
BUILDING: 103,780 SF (28.06%)		GREEN (LANDSCAPE) AREA: 75,912 SF (20.52%)	
VUA (HARDSCAPE) AREA: 157,889 SF (42.68%)		NON-VUA (HARDSCAPE) AREA: 32,326 SF (8.74%)	
SEC. 275-90	REQUIRED LANDSCAPING FOR VEHICLE USE AREAS	REQUIRED	NEW TREES PROVIDED
between abutting right-of-way and V.U.A. = 1 TREE / 30 LF			
SOUTH BUFFER (Ravenswood Road)		288.25 LF/30=9.64	9
NORTH BUFFER (SW 45th Street)		292.13 LF/30=9.74	10
between abutting property and V.U.A. = 2 TREES / 40 LF			
WEST BUFFER		1241.31 LF/40=31.03x2=62.06	62
EAST BUFFER		1257.47 LF/40=31.43	32
SEC. 275-100	INTERIOR LANDSCAPING FOR ALL V.U.A. (VUA ISLAND TREES)		
TERMINAL ISLAND REQUIREMENT = 2 (CAT 1) TREES REQ.			
37 TERMINAL ISLANDS PROVIDED x 2 (cat 1) TREES =		74	74
INTERMEDIATE ISLAND REQ = 1 (CAT 1) TREE or 2 (CAT 2 or 3) TREES REQ.			
24 INTERMEDIATE ISLANDS PROVIDED			
13 islands > 10' wide = 1 (CAT 1) TREE per island =		13	21
11 islands < 10' wide = 2 (CAT 2 or 3) TREES per island =		22	22
SEC. 275-140	LANDSC. REQ. FOR ALL NON-VEHICULAR OPEN SPACE (OPEN SPACE TREES)		
SEC. 275-140(c)	1 TREE + 6 SHRUBS / 3000 SF	75,912 / 3000 = 25.30	26
ART. 4	DANIA CODE/ WILDLIFE PROTECTION	YES	YES
TOTAL CODE TREES REQUIRED/PROVIDED		248	248
TOTAL MITIGATION TREES REQUIRED/PROVIDED		68	87
TOTAL TREES REQUIRED/PROVIDED		316	335

PERCENT REQUIRED	TREES REQUIRED	TREES PROVIDED
100%	248	327 (includes 23 existing trees to remain + 70 relocated trees)
40% 14' SHADE TREES/ 2" CAL	99	114 (includes 23 existing trees to remain + 70 relocated trees)
30% 12' INTERMEDIATE TREES/ 2" CAL	74	114
10% 10' SMALL TREES/ 1 1/2" CAL	25	48
20% PALMS, MIN. 6' G.W.	50	51 trees (applying 3 palms: 1 tree)
50% NATIVE TREES REQUIRED	143	223 (includes 23 existing trees to remain + 70 relocated trees)

GRAPHIC KEY



A PRE-INSTALLATION MEETING WITH THE CITY LANDSCAPE CONSULTANT MUST BE HELD PRIOR TO LANDSCAPE INSTALLATION.

MATCHLINE - (SEE SHEET LP-2)

L.A.C.
LANDSCAPE ARCHITECT CONSULTANTS
5215 W. Broward Boulevard
Plantation, Florida 33317
P (954) 581-1110 F (954) 561-7118
Katy M. Galleghy
KATY@LACFL.COM
LC-2600422
LA-6667175

DATE	REVISIONS:
1-8-15	REV. PER CITY COMMENTS
2-1-15	REV. PER CITY COMMENTS
DATE	11-26-14
SCALE	1" = 30'
DRAWING BY:	KMG
DESIGNED BY:	KMG

PROJECT: AIR-PORT CORPORATE PARK
BROWARD COUNTY
DANIA BEACH, FLORIDA
LANDSCAPE PLAN:

PROJECT NO. 14-068
SHEET LP-1 of 3



Call us today!
We have you covered!
Tel: 954-581-4770
FPM: (954) 347-3800
Sunshine State One Call of Florida, Inc.

DATE: KATY M. GALLEGHY
LA-6667175 LC-2600422

REQUIRED / PROVIDED MITIGATION:

TREE LIST OF REPLACEMENT TREES PROVIDED

KEY	PLANT DESCRIPTION	SPECIFICATIONS	QTY	(\$144 x 2.7)	total cost provided
CAS	Casuela flouida Golden Shower (CAT 1 = 300 SF x 4 = 1200 SF)	12" ht. x 8" Spr. 6" CT, 3" caliper	4	\$588.00	\$1,555.20
CLU	Clusia guttifera Small Leaf Clusia Tree (CAT 1 = 300 SF x 12 = 3600 SF)	12" ht. x 8" Spr. 5" C.T., tree standard single trunk, 2.5" cal.	12	\$388.80	\$4,665.60
OAK	Quercus virginiana 'QVITA' pp11219 High-Rise Oak (CAT 1 = 300 SF x 21 = 6300 SF)	14" ht. x 8" Spr. 6" CT, 3" caliper	21	\$385.80	\$8,164.80
PIG	Coccoloba diversifolia Pigeon Plum (CAT 2 = 150 SF x 11 = 1650 SF)	12" ht. x 6" Spr. 5" CT, 3" caliper	11	\$388.80	\$4,276.80
PIN	Pinus elliotii Slash Pine (CAT 1 = 300 SF x 12 = 3600 SF)	12" ht. x 5" Spr. 6" CT, 3" caliper Well formed shape	12	\$270.00	\$3,240.00
SBW	Conocarpus erectus sericeus Silver Buttonwood (CAT 2 = 150 SF x 25 = 3750 SF)	10" ht. x 5" Spr. 5" CT, 2" caliper, Multi-6 trunks min.	25	\$243.00	\$6,075.00
SAB	Sabal palmetto Cabbage Palm (CAT 3 = 120 SF x 6 = 720 SF)	12" 24" OA HT. Boated, Slagground Heights see plan for heights (8-M-)	6	\$229.50	\$1,377.00

TOTAL QTY REQUIRED = 68 TREES
TOTAL QTY PROVIDED = 87 TREES

TOTAL CANOPY SF REQUIRED: 29,537.85 SF
PROVIDED: 20,700.00 SF

TOTAL REQUIRED \$29,092.84
PROVIDED \$29,354.40

CODE REQUIRED PLANT LIST:

TREES	KEY	PLANT DESCRIPTION	SPECIFICATIONS	QTY
JAP	Elaeocarpus decipiens Japanese Blueberry	12" OA ht x 8" spr. Well form	10	
LIG	Ligustrum japonicum Japanese Privet	10" OA ht x 8" spr, matching. B&B, multi-stem	16	
LAG	Lagerstroemia indica 'Patonic Pink' Patonic Pink Crape Myrtle	12" ht. x 8" Spr. / Matched 6" CT, 5 main stems 2" cal. per trunk stem	47	
SBW	Conocarpus erectus sericeus Silver Buttonwood	10" ht. x 5" Spr., 5" CT, 2" caliper, Multi-6 trunks min.	18	
PN	Pinus elliotii Slash Pine	12" ht. x 5" Spr. 6" CT, 3" caliper Well formed shape	17	

PALMS	KEY	PLANT DESCRIPTION	SPECIFICATIONS	QTY
VEI-d	Veitohia montgomeryana Montgomery Palm - DOUBLE	8-12" CT., 16-20" OA ht., staggered heights	30	
CID	Phoenix canariensis Canary Island Date Palm	8" CW, full head matched.	3	
DAC	Phoenix dactylifera 'Medjool' Medjool Date Palm	8" CW, full head, matched.	5	
ROY	Roystonea elata Florida Royal Palm	min. 6" GW, full heads 20"-25" OA ht., matching	20	

SHRUBS	KEY	PLANT DESCRIPTION	SPECIFICATIONS	QTY
ARB	Schefflera arborescens Green Schefflera	24" ht x 24" spr. 24" O.C. spacing	531	
CHR	Chrysobalanus icaco 'Red Tip' Red Tip Coccoloba	24" Ht X 24" Spr. 24" O.C. sp.	1438	
GUT	Clusia guttifera Small Leaf Clusia hedge	24" Ht X 24" Spr. 24" O.C. sp.	925	
PAK	Tripsacum dactyloides Dwarf Fakahatchee Grass	24" Ht X 24" Spr. 3" O.C. sp. as shown on plan	425	
IMY	Ilex 'Maid Yellow' Maid Yellow Ilex	18" Ht X 18" Spr. 18" O.C. sp.	1500	
POD	Podocarpus macrophyllus 'Maki' Maki Podocarpus	24" ht. x 18" Spr. Full, Well formed shape 18" O.C. sp.	120	
PTV	Pittosporum tobira 'variegata' Variegated Pittosporum	18" Ht X 18" Spr. 18" O.C. sp.	25	
SCH	Schefflera arborescens 'Gold Capella' Gold Capella Schefflera	24" Ht X 24" Spr. 24" O.C. sp.	210	

GROUND COVER	KEY	PLANT DESCRIPTION	SPECIFICATIONS	QTY
ANF	Annual Flowers (Seasonal)	4" pots, 6"-12" O.C. sp. Verify with Owner	50	
DCJ	Trecheilospermum jessminoides Confederate Jasmine	12" Ht X 12" Spr. 12" O.C. sp.	520	
FGI	Ficus microcarpa 'Green Island' Green Island Ficus	18" Ht X 16" Spr. 18" O.C. sp.	1644	
JAB	Jasminum volubile Waxy Jasmine	18" Ht X 18" Spr. 18" O.C. sp.	230	
LAN	Lantana camara Lantana	1 gal., full to pot 12" OC spacing	910	
MEY	Asparagus densiflorus 'Meyerii' Meyers Foxtail Fern	1 gal., full to pot 12" OC spacing	859	
WRT	Microsorium scolopendrium Wart Fern	14" Ht X 14" Spr. 18" O.C. sp.	1310	

ACCENTS	KEY	PLANT DESCRIPTION	SPECIFICATIONS	QTY
AGV	Furcraea foetida Giant False Agave	36" ht x 36" spr 10 gal.	34	
COL	Podocarpus macrophyllus 'Column' Podocarpus Round Column	5' ht. x 3" Spr., Specimen FG. Full to Ground, Matched	9	
RHA	Rhapis excelsa Lady Palm	4' OA ht x 3" spr min 7" stems	9	
ZAM	Zamia floridana Coontie	24" ht x 24" spr 7 gal., sp. as shown on plan	50	

*PLANS TAKE PRECEDENCE OVER PLANT LIST

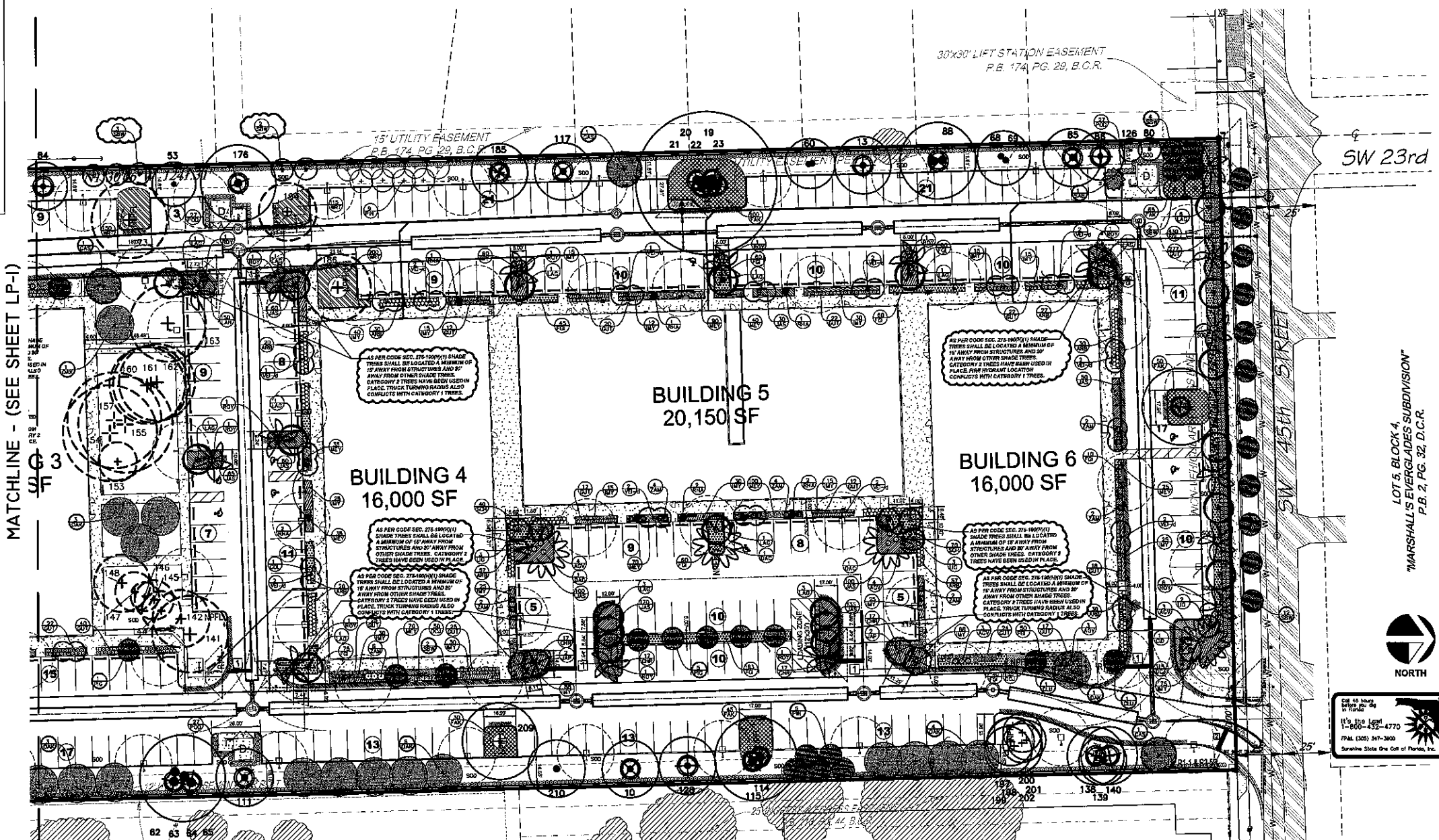
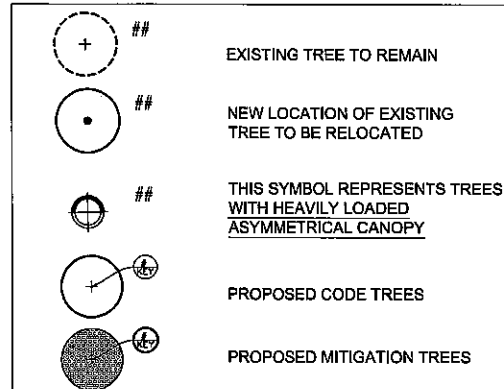
NATIVE TREES REQUIRED = 58% PROVIDED = 68%

NATIVE SHRUBS REQUIRED = 60% PROVIDED = 50%

NOTES:

- * WHERE HEDGES ARE UTILIZED AND ADEQUATE SPACE EXISTS, A TIERED LANDSCAPE EFFECT HAS BEEN PROVIDED.
- * EXISTING PERMIT #13-1674-TR HAS BEEN RENEWED AS OF JANUARY 2015.
- * DIMENSIONS HAVE BEEN ADDED TO ALL PARKING ISLANDS.
- * MINIMUM 3' WIDE LANDSCAPE STRIPS HAVE BEEN PROVIDED BETWEEN THE FRONT OF BUILDINGS AND THE PARKING AREA. DIMENSIONS HAVE BEEN ADDED.
- * LANDSCAPE ACCENTS HAVE BEEN INCORPORATED INTO THE OVERALL LANDSCAPE DESIGN OF THE BUILDING AND THE SITE.
- * 100% IRRIGATION COVERAGE WILL BE PROVIDED PER CODE.

GRAPHIC KEY



L.A.C. LANDSCAPE ARCHITECT CONSULTANTS
5215 W. Broward Boulevard
Plantation, Florida 33317
P (954) 581-1110 F (954) 581-7119
Katy M. Gallely
KATY@LACL.COM
LC-2600422
LA-6067175

DATE: 11-26-14
SCALE: 1" = 30'
DRAWING BY: KMG
DESIGNED BY: KMG

PROJECT: AIR-PORT CORPORATE PARK
BROWARD COUNTY
DANIA BEACH, FLORIDA

PROJECT NO. 14-068
SHEET: LP-2 of 3

DATE: KATY M. GALLELY
LA-6067175 LC-2600422

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 561-924-0423 a minimum of 5 days prior to derive 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 activity 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 561-924-6805 to obtain permit information.
5. Landscape contractor shall notify Sunshin 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	16
2	24
3	32
4	42
5	54
6	60
7	70
8	80

 +8 12 inches per inch of trunk diameter
 Transplanted trees with undensated 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 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. 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 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.
19. Mulching:
 - a. All landscape areas not covered by sod 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.
 - d. No mulch shall be placed touching or within 6 inches of the trunk of a tree or palm.
20. All newly landscaped areas shall be excavated down to a depth of 24 inches below final grade and back filled with clean debris-free soil. Existing soil may be re-used for landscaping if debris is removed and organic content is sufficient or soil is augmented with topsoil. Construction access shall be relocated from the landscape area after excavation and backfill is complete.
21. All landscape areas shall be finished 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.

- PLANTING NOTES:**
1. All sizes shown for plant material shown on plan are to be considered as minimums. All plant material must meet or exceed these minimum requirements for both height and spread. Any other requirements for specific shape or effect as noted on the plan will also be required by final acceptor.
 2. All plant material furnished by the Landscape Contractor shall be Florida No. 1 or better, unless otherwise specified, and shall be installed as specified in the most current edition of Grades and Standards for Nursery Plants, Part I by the Florida Department of Agriculture, Consumer Services Division, State Plant Board of Florida.
 3. Landscape Design and Installation shall conform to xeriscape landscape principles as included in the South Florida Water Management District's xeriscape Principle Guide II, updated or revised. Xeriscape principles apply to all materials required by code. Additional plantings over and above codes are provided to develop a higher aesthetic than code requires, and are not required by these minimum standards.
 4. In addition to these requirements all local landscape codes and requirements shall be met as a part of this base bid and contract in order to satisfy the review and approval of the governing municipality.
 5. Quantities for landscape materials as noted on plans supersede any quantities as listed in summary tables or lists.
 6. All landscaping scheduled to occur in vehicular use areas shall be protected from vehicular encroachment by curbing or other durable barriers.
 7. All planting holes shall be a minimum of 2 1/2 times greater than the diameter of the plant ball or a minimum of 12" of soil on all sides of the plant ball, whichever is greater. All planting holes shall be excavated to remove all obstructions to materials, such as asphalt, sub-base, concrete, rock, caustic materials with an excessive soil pH, or similar materials not suited for landscape planting. Planting holes shall be dug to a depth that is 10% the height of the root ball with the root ball resting on undisturbed soil. Top of root ball to be 10% above final grade. For small caliper trees of 4" or less, plant the root ball above grade 1" for every 1" caliper. (i.e. if you have a 3" caliper tree plant the rootball 3" above grade. For all shrubs and ground cover plant the rootball minimum 2" above grade.
 8. All plant material shall be planted in planting soil that is delivered to the site in a clean, loose and stable condition. All soil shall have well drained characteristics. Soil must be free of all rocks, sticks, objectionable debris including weeds and weed seed. Minimum soil depth requirements may vary with each municipality. See details and local codes for clarification.
 9. All plant materials shall be thoroughly watered in at the time of planting. No dry planting shall be permitted.
 10. Local codes require specific formulas for the use of native plants, as well as calculations for required number of code size trees by type and caliper inch. See code calculation tables provided with plan drawings.
 11. Plans and new plantings shall be required to provide for safe sight lines at all access and egress points from the site, as well as intersections. All emergency equipment such as fire hydrants shall be maintained as visible and accessible, free of obstruction by new plantings. Trees require setbacks from lighting poles and fixtures. The contractor is required to adjust the location of plant materials to meet these standards as well as work in contract.
 12. Fertilizer shall be applied directly to the surface of the plant bed immediately after installation and prior to mulching.
 - Shrub Areas - Sureland Fertilizer 18-4-8, applied per mg. recommendation noted on the bag.
 - Shrub Areas - Atlantic Fertilizer 12-6-8 plus Minors, applied per mg. recommendation noted on the bag.
 - Canopy Trees - Atlantic Fertilizer 12-6-8 plus Minors, applied per mg. recommendation noted on the bag.
 - Palm Trees - Atlantic Fertilizer Palm Mix 8-4-12 plus Minors, applied per mg. recommendation noted on the bag.
 13. All landscape areas not covered by shrubs or ground cover shall be planted with sod, and conversely all areas not covered by sod shall be covered with mulch to a minimum depth of (3) three inches of cover without soil. Mulch shall be kept 3" away from the base of the trunk (tree or palm). Eco-Cypress mulch or Eco-Melaleuca mulch shall be used; see natural mulch products at www.mulchingsolutions.com for product information or call 561-499-8148.
 14. Sod shall be (as noted) sod and shall be laid on a smooth planting base which has been graded to meet the drainage characteristics of the site. All sod shall be laid with closely fitted joints, and shall be in a green and healthy growing condition at planting. Sod shall be free of disease, debris, sticks, rocks and weeds. Variety as specified in plans. Where sod is abutting shrub and/or ground cover beds, the sod line shall be cut in a clean smooth line (radial or straight) free of any jagged or crooked edges.
 15. All landscape areas shall be finished graded such that they are flush and level with the surrounding paved surfaces so as not to impede the flow of drainage into landscape areas and to prevent the back wash of mulch and debris onto paved areas.
 16. All new landscaped areas shall be excavated of all road rock, existing etc. fill down to a depth of 12" minimum from top of curb. SEE DETAIL THIS SHEET FOR SPECIFICS.
 17. All landscape areas shall be irrigated by a fully automatic system adjusted to provide 100% coverage of all landscape areas. All heads shall be adjusted to minimum 100% overlap.
 18. The irrigation system shall be equipped with a rain sensor shutoff device, hard wired to override the time clock, controller or pump station in the event of rain or equally wet conditions. This requirement conforms to the County and SFVMD ordinance.
 19. Any existing trees on site shall be protected from damage including the root zones during construction. Any and all trees/palms to be removed or relocated shall require proper permitting and documentation of size, species, condition and proposed action as well as established values for mitigation in the case of removals. Trees to be relocated shall be free of any hazardous defects and/or chronic diseases before being relocated. Cutting and/or removing leaders with bark infections, active trunk decay, stub cuts, open trunk wounds and broken leader(s). All permitting and review processes must be complete prior to work being done. Any relocation(s) shall be root pruned in advance except for palm species.
 20. All selective thinning of existing or relocated trees on site, shall be done applying the standards of the American National Standards Institute, ANSI 300, 2001.
 21. All new trees and relocated trees shall be guyed and braced applying the Standards of the National Arborist Association Guide Lines 1988 edition or most current.
 22. All trees and palms shall be setback from roadways, walls and utility clear zones as required to conform to safety standards of the local municipality, FDOT and/or the utility companies, whether the plans show dimensions or not. These standards shall supersede all plan documents and are included in the work required by the contractor to complete the project.
 23. Any substitutions to plant materials for areas and items addressed on the plans shall be approved by the governing municipality prior to work performed.
 24. Landscape materials shall be maintained during construction as part of this base contract and any materials that die or decline below grades and standards shall be replaced immediately and prior to final acceptance.
 25. All landscape materials are guaranteed for full replacement including the material and labor for a period of one year from the time of final acceptance. This applies to any materials which are dead or declined beyond grades and standards. The guarantee is void only in cases of 75 mph hurricane force winds at the site and/or freeze below 35 degrees when established by the weather bureau as affecting the project location.
 26. Medium and large maturing palms shall be planted at least 3' (feet) from all landscapes and at least their typical frond length from a building or light pole.
 27. Medium and large maturing trees shall be planted at least 5' (feet) from all landscapes (e.g. sidewalks, driveways, pavers, curbs, etc.) They shall be planted a minimum of 10' (feet) from a building or light pole.

LAC

LANDSCAPE ARCHITECT CONSULTANTS

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 Plantation, Florida 33317
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Katy M. Gallegly
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 LA-887176

DATE	REVISIONS:
1-8-15	REV. PER CITY COMMENTS
2-1-15	REV. PER CITY COMMENTS

DATE: 11-26-14
 SCALE: N.T.S.
 DRAWING BY: KMG
 DESIGNED BY: KMG

PROJECT: AIR-PORT CORPORATE PARK

BROWARD COUNTY

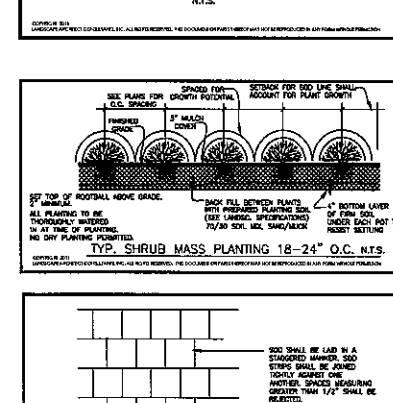
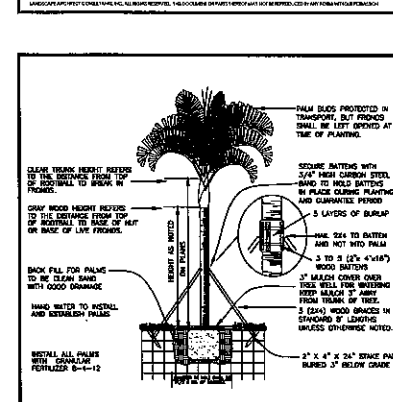
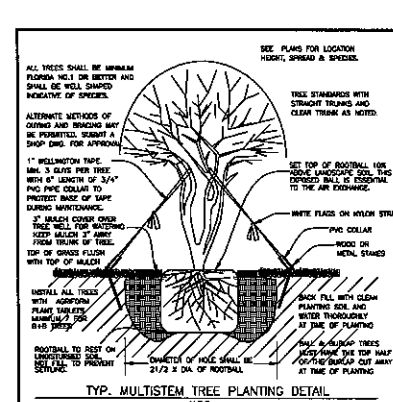
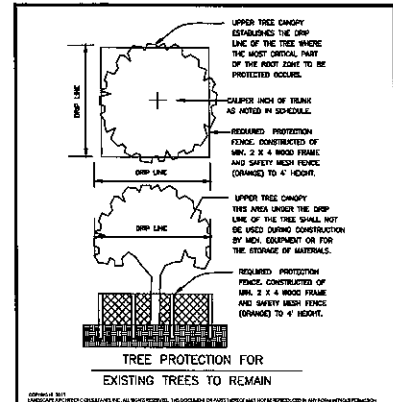
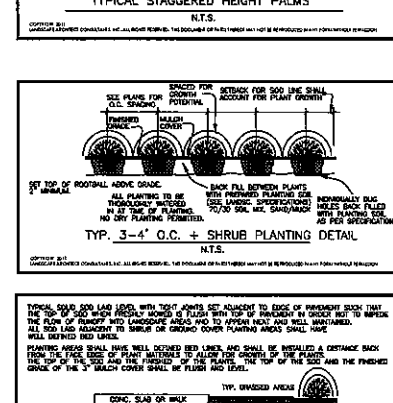
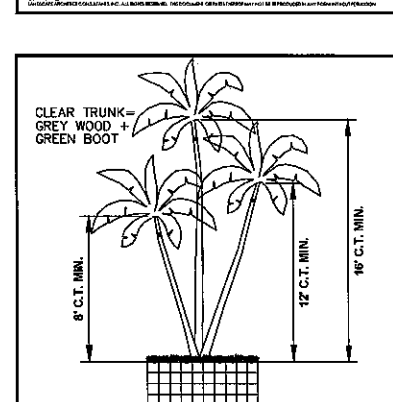
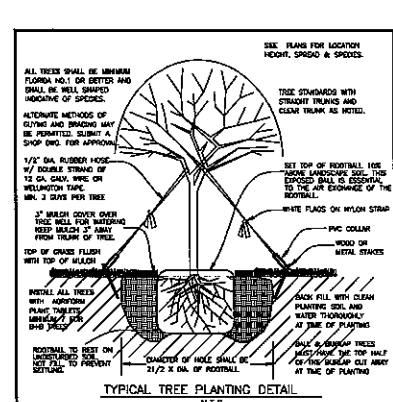
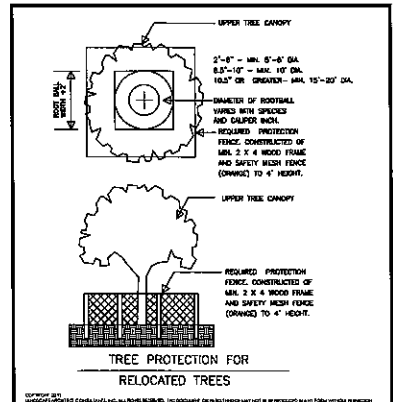
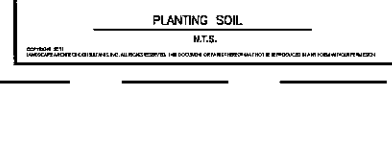
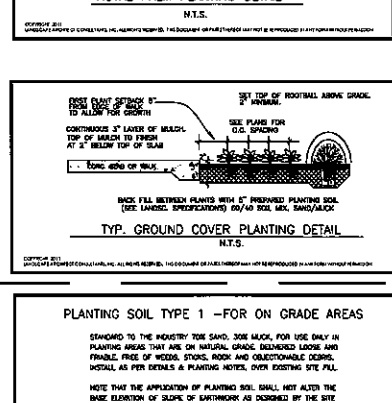
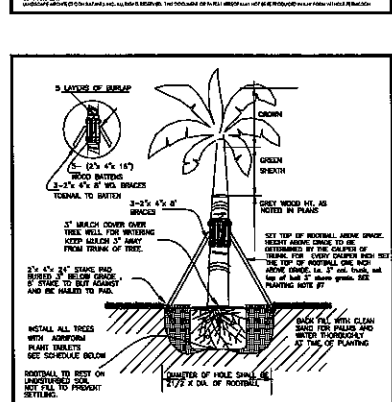
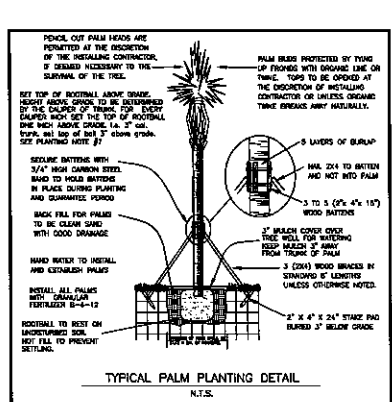
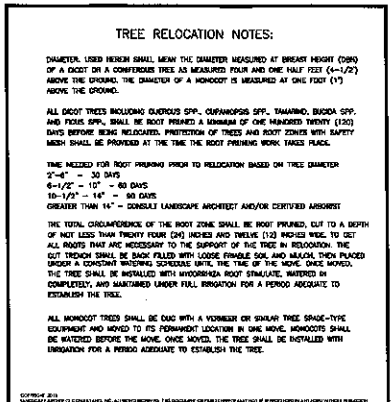
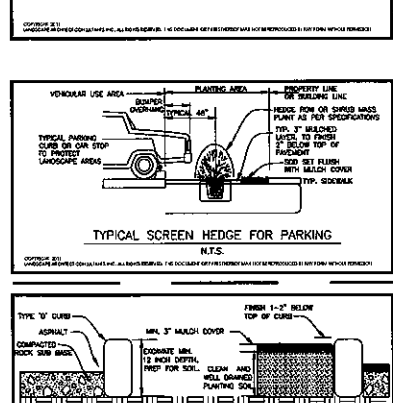
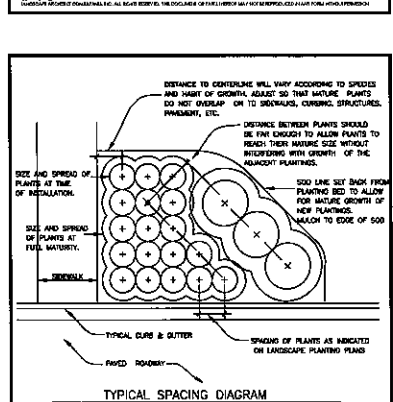
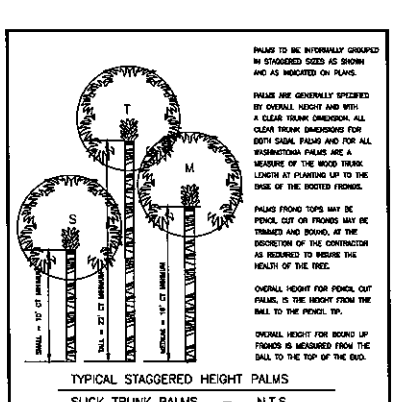
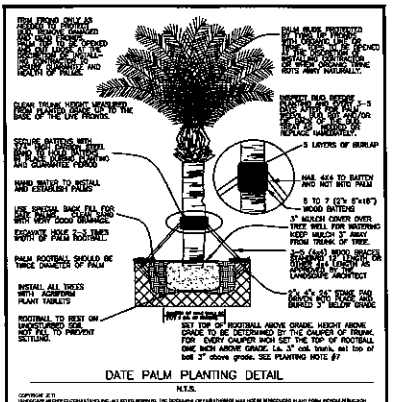
DANIA BEACH, FLORIDA

LANDSCAPE NOTES & DETAILS:

PROJECT NO. 14-068

SHEET: LP-3 of 3

DATE: WAYNE M. GALLEGLY
 561-987176 561-924-0422





LANDSCAPE ARCHITECT CONSULTANTS
 5215 W. Broward Boulevard
 Plantation, Florida 33317
 P (954) 581-1110 F (954) 581-7110
 Katy M. Gallely
 KATY@LACFL.COM
 LC-28000422
 LA-6867175

DATE	REVISIONS:
1-8-15	REV. PER CITY COMMENTS
2-1-15	REV. PER CITY COMMENTS

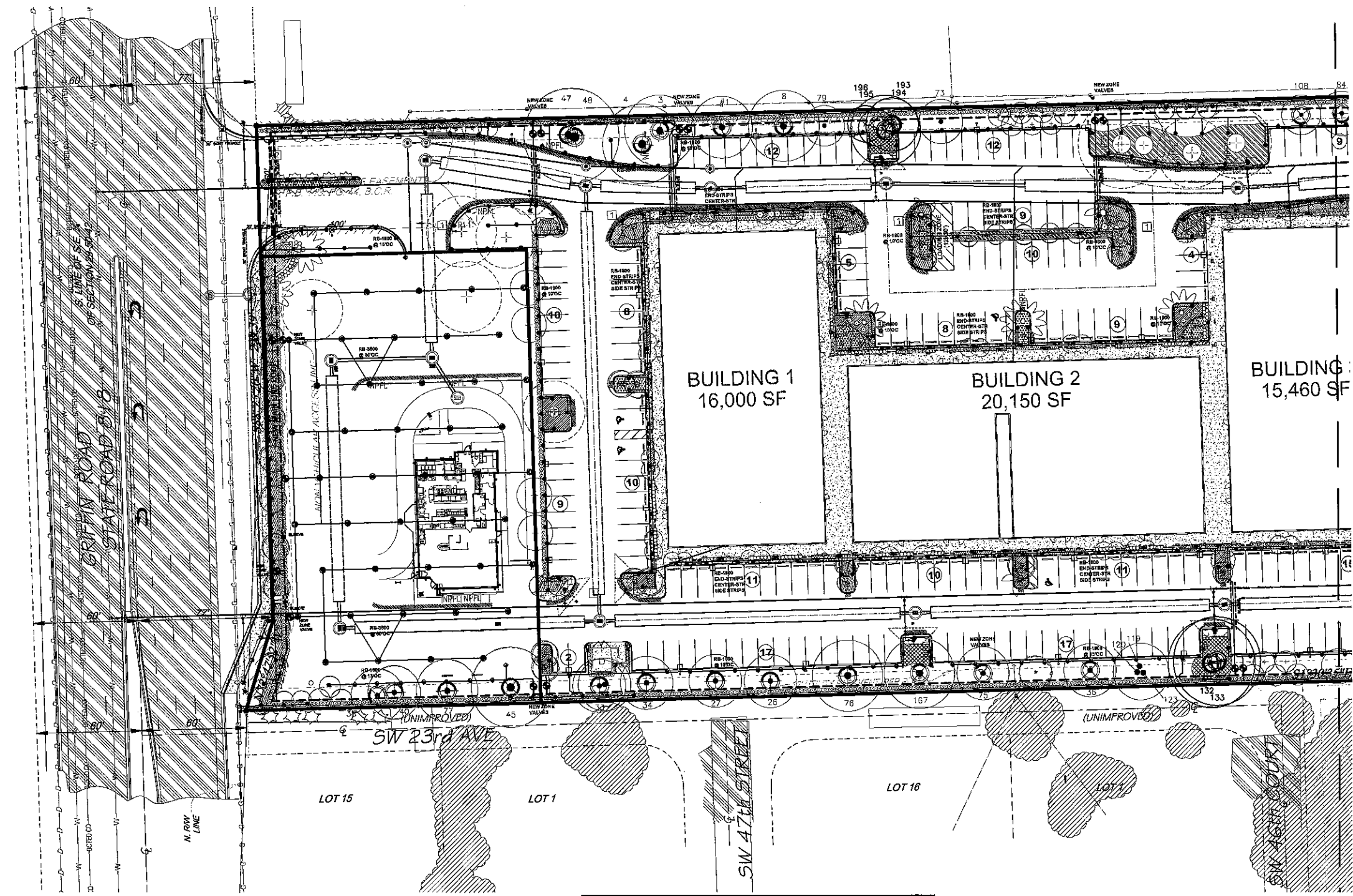
DATE: 11-26-14
 SCALE: 1" = 30'
 DRAWING BY: KMG
 DESIGNED BY: KMG

PROJECT: AIR-PORT CORPORATE PARK
 BROWARD COUNTY
 DANIA BEACH, FLORIDA

IRRIGATION PLAN:

PROJECT NO. 14-068
 SHEET: IR-1 of 3

DATE: KATY M. GALLELY
 R.A. 6867175 I.L.C. 28000422



PARCEL A, GRIFFIN LAKES,
 P.B. 172, PG. 98, B.C.R.

MATCHLINE - (SEE SHEET IR-2)

FUTURE WELL SITE.
 LOCATION OF THE WELL TO BE DETERMINED

IRRIGATION EQUIPMENT GRAPHIC KEY:

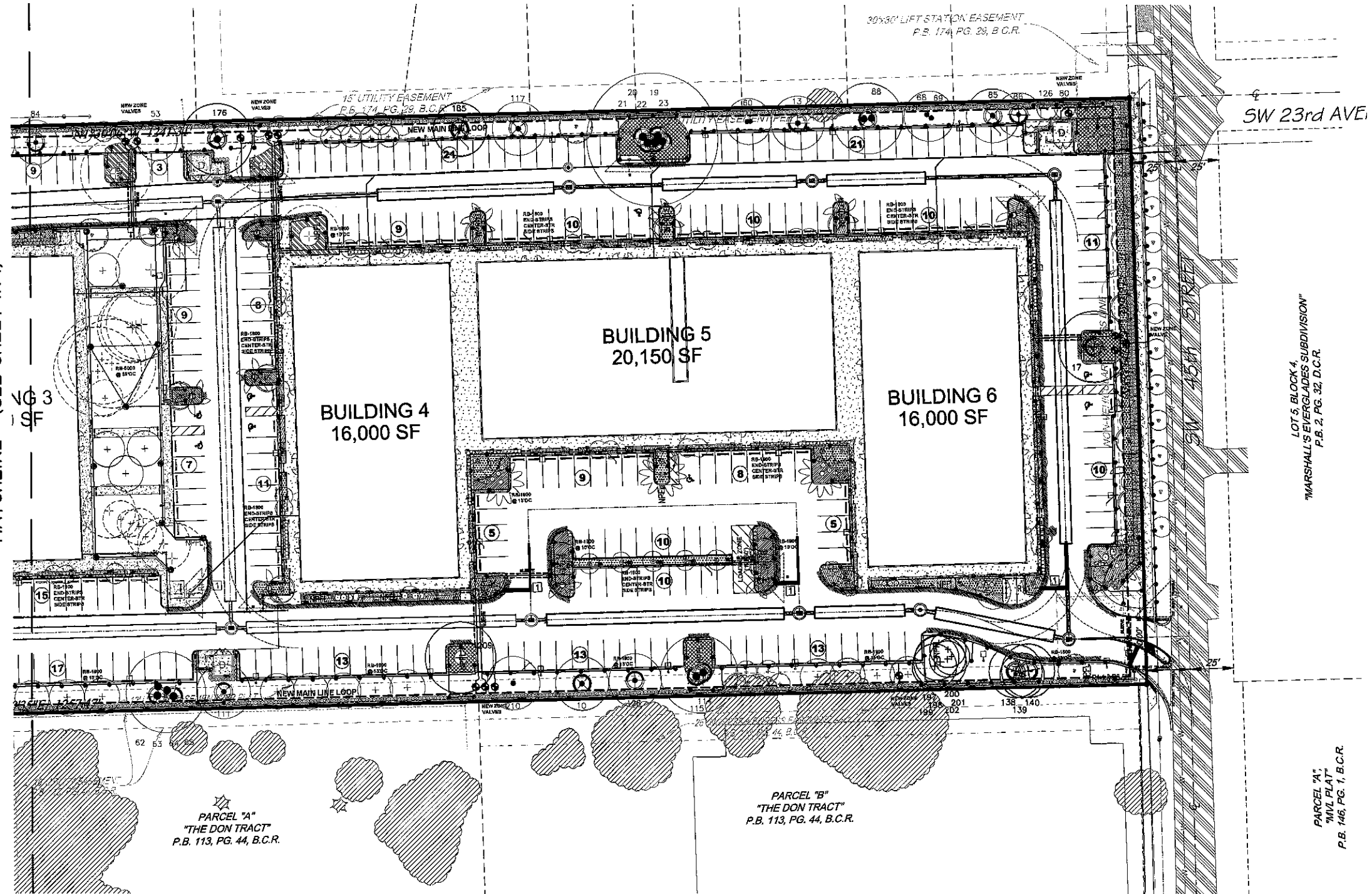
- RAINBIRD 3504 SERIES & 5000 SERIES F, H, O, 5" OR 12" COMMERCIAL ROTOR BODY, w/ SCREEN AND NOZZLES TO TIP. SPACING, UTILIZE FULL SPECTRUM OF NOZZLES AVAILABLE BY MANUFACTURER TO PROVIDE FULL COVERAGE WITHOUT OVERSPRAY ONTO PAVEMENT. NOZZLES w/ SEAL-A-MATIC INTERCHANGEABLE NOZZLES. OPERATING POUNDS PER SQUARE INCH (PSI) AT 40.
- RAINBIRD PFS - 1800 SERIES F, TO, H, O, 5" OR 12" COMMERCIAL POP-UP BODY, w/ SCREEN AND NOZZLES TO TIP. SPACING, UTILIZE FULL SPECTRUM OF NOZZLES AVAILABLE BY MANUFACTURER TO PROVIDE FULL COVERAGE WITHOUT OVERSPRAY ONTO PAVEMENT. NOZZLES w/ SEAL-A-MATIC INTERCHANGEABLE NOZZLES. OPERATING POUNDS PER SQUARE INCH (PSI) AT 40.
- RAINBIRD 155ST, 15' EXT. 6" COMMERCIAL POP-UP BODY, w/ SCREENS AND NOZZLES TO TIP. SPACING, UTILIZE FULL SPECTRUM OF NOZZLES AVAILABLE BY MANUFACTURER TO PROVIDE FULL COVERAGE WITHOUT OVERSPRAY ONTO PAVEMENT. NOZZLES SERIES 9 SIDE STRIPS.

DEPTH OF COVER FOR PIPING TO COMPLY WITH F.P.C. APPENDIX F PART V (A)(6).
 TESTING AND INSPECTIONS ARE REQUIRED AS PER F.P.C. APPENDIX F PART V.



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 PLANTATION, FLORIDA 33317
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MATCHLINE - (SEE SHEET IR-1)



LAC

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 LA-9887175

DATE	REVISIONS:
1-8-15	REV. PER CITY COMMENTS
2-1-15	REV. PER CITY COMMENTS

DATE: 11-26-14
 SCALE: 1" = 30'
 DRAWING BY: KMG
 DESIGNED BY: KMG

PROJECT: AIR-PORT CORPORATE PARK
 BROWARD COUNTY
 DANIA BEACH, FLORIDA
 IRRIGATION PLAN:

PROJECT NO.
14-068
 SHEET:
IR-2 of 3

DATE:
 KATY M. GALLEGHY
 LA-9887175 LC-2600422



Call 48 hours
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 Sunshine State One Call of Florida, Inc.

LANDSCAPE ARCHITECTS, INC.
 A PROFESSIONAL CORPORATION
 FLORIDA STATE BOARD OF PROFESSIONAL ENGINEERS AND ARCHITECTS
 LICENSE NO. LA-9887175

DATE	REVISIONS:
1-8-15	REV. PER CITY COMMENTS
2-1-15	REV. PER CITY COMMENTS
DATE	II-26-14
SCALE:	N.T.S.
DRAWING BY:	KMG
DESIGNED BY:	KMG

PROJECT: AIR-PORT CORPORATE PARK
 BROWARD COUNTY
 DANIA BEACH, FLORIDA
IRRIGATION NOTES & DETAILS:

PROJECT NO. 14-068
 SHEET: IR-3 of 3
 DATE: KATY M. GALLELY
 K.A. 6667175 I.L.C. 2600422

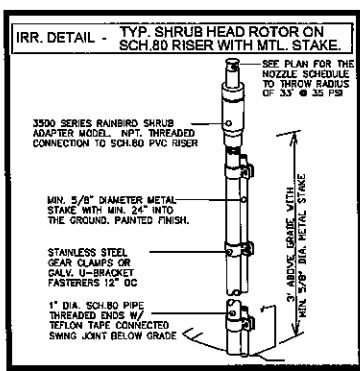
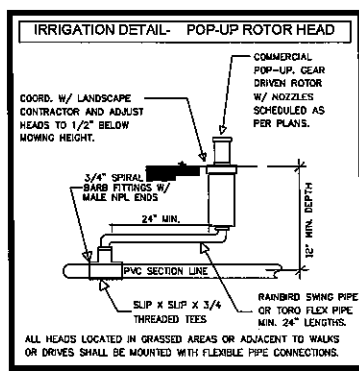
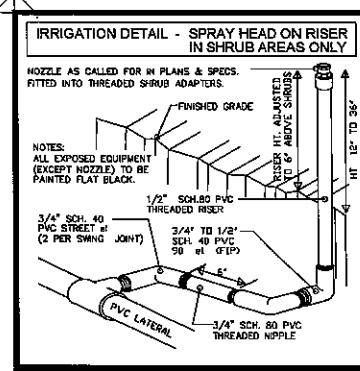
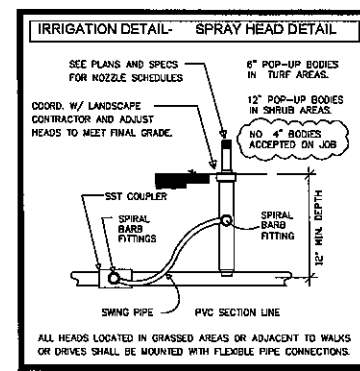
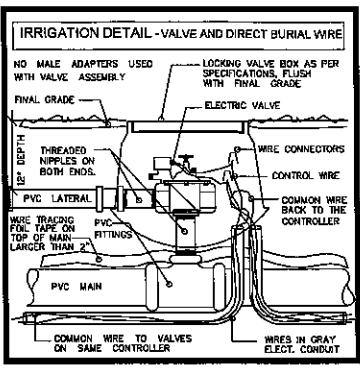
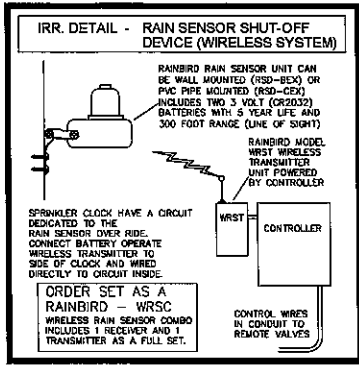
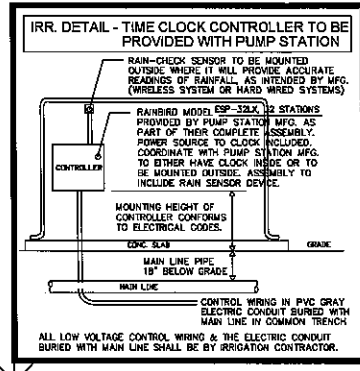
GENERAL SPRINKLER NOTES:

- IRRIGATION CONTRACTOR IS RESPONSIBLE TO COORDINATE WITH ALL OTHER DRAWINGS OF THE PROJECT TO RESOLVE COORDINATION AND POTENTIAL CONFLICTS WITH EXISTING UNDERGROUND PIPES AND UTILITIES OR WORK BY OTHERS, PRIOR TO ANY WORK BEING DONE. MOST MAIN LINES SHARE ALIGNMENT WITH PERIMETER UTILITY EASEMENTS & SIGNIFICANT LANDSCAPE BUFFER PLANTINGS. AVOID CONFLICTS WITH ROOTBALL AREA OF TREES.
- THE IRRIGATION CONTRACTOR IS RESPONSIBLE TO CALL FOR LOCATIONS AND TO COORDINATE WITH LOCAL AGENCIES TO IDENTIFY LINES, PIPES, CABLES OF EASEMENTS WITHIN THE EFFECTED AREAS, PRIOR TO WORK.
- THE INSTALLING CONTRACTORS ARE RESPONSIBLE FOR THEIR OWN LICENSE, AND PERMITS WITHIN THE MUNICIPALITY AND BROWARD COUNTY AS WELL AS THE RELATED FEES WITHIN THE CONTRACT PRICE. PERMITS FOR SOUTH FLORIDA WATER MANAGEMENT DISTRICT ARE PULLED BY THE OWNER. (QUALIFIED APPLICANT 104.6.1.2) PERMITS WILL ONLY BE ISSUED TO QUALIFIED PEOPLE OR FIRMS. QUALIFICATION SHALL BE IN ACCORDANCE WITH; THE RULES OF THE BROWARD COUNTY CENTRAL EXAMINING BOARD, ORDINANCE 78-9 AND CHAPTER 9 OF THE COUNTY CODES; STATE DBPR, CHAPTER 489, PART 1 OF FLORIDA STATE STATUTES; OR OTHER EXAMINING BOARDS APPROVED BY THE BROWARD BOARD OF RULES AND APPEALS.
- THE HORIZONTAL CONTROL FOR THE PROJECT WILL BE ESTABLISHED BY THE GENERAL CONTRACTOR WHO WILL LOCATE AND STAKE PROPERTY LINES, ALL RECORDED EASEMENTS, LIMIT OF WORK LINE, LIGHT POLES, PAVED AREAS, PARKING ISLANDS, DRAINAGE STRUCTURES AND RELATED FEATURES.
- ALL MAINS AND SECTION LINES ARE SHOWN SCHEMATICALLY. LINES WHERE EVER POSSIBLE SHALL BE CONSOLIDATED INTO COMMON TRENCHES. THE CONTROL WIRES IN GRAY ELECTRICAL CONDUIT SHALL BE LOCATED UNDER THE MAIN FOR PROTECTION.
- ALL MAIN LINES SHALL BE BURIED A UNIFORM 24" BELOW GRADE. ALL SECTION LINES SHALL BE INSTALLED A MINIMUM OF 12" BELOW GRADE.
- SLEEVES UNDER ROADWAYS MAY BE DEEPER THAN 24" TO COORDINATE WITH ROADWAY CONSTRUCTION REQUIREMENTS OR TO COORDINATE WITH UTILITIES. SLEEVES UNDER PAVED PARKING AREAS WILL TYPICALLY MAINTAIN A 24" DEPTH TO ALIGN WITH MAIN LINE INSTALLATION DEPTHS.
- ALL MAIN LINE PIPE SHALL BE SCHEDULE 40 PVC NEW PIPE ONLY. TYPE 1, PIPE, ASTM D-2241.
- ALL SECTION LINE PIPE FROM 3/4" TO 2" I.D. SHALL BE SCHEDULE 40 PVC NEW PIPE ONLY. TYPE 1, PIPE, ASTM D-2241. ALL SECTION LINE PIPE FROM 2.5" TO 6" SHALL BE SDR-26 (160 PSI) PVC 1120 TYPE 1 PIPE.
- ALL PIPING IS SIZED TO MEET DESIGN CALCULATIONS FOR GPM FLOW AND FOR A PRE-DESIGNED CUSHION TO ALLOW FOR NOMINAL REPAIRS AND FOR MODIFICATIONS TO THE SYSTEM WHICH OCCUR OVER TIME IN NORMAL OPERATION OF SYSTEM. LINE SHALL BE INSTALLED TO THE SIZE AS SHOWN IN PLANS. DOWN SIZING LINES IS NOT PERMITTED WITHOUT A CHANGE ORDER AND A REVISION OF THE DRAWING. THE CONTRACTOR MAY SUGGEST REVISION OR VALUE ENGINEERING WITH THE LANDSCAPE ARCHITECT FOR REVIEW AND WRITTEN APPROVALS PRIOR TO IMPLEMENTATION.
- ALL PVC SOLVENT WELDED ASSEMBLY SHALL BE CLEANED AND PRIMED PRIOR TO THE SOLVENT WELD. ALL PVC CEMENT SHALL CONFORM TO ASTM D-2564. ALL PVC PIPE CLEANER SHALL CONFORM TO ASTM F-656.
- ALL WORK SHALL BE DONE IN A GOOD WORKMAN-LIKE MANNER AND IN ACCORDANCE WITH THE MANUFACTURERS RECOMMENDATIONS AND STANDARDS OF THE FLORIDA IRRIGATION SOCIETY, BROWARD CHAPTER AND FLORIDA BUILDING CODE APPENDIX F.
- ALL CONTROL WIRES SHALL BE U.L. APPROVED DIRECT BURIAL TYPE PLASTIC COATED WIRE, AWG SIZE MINIMUM 14 GAUGE SOLID OR 12 STRAND WIRE. ALL SPLICES SHALL BE MADE WITH RAINBIRD ST-03 SNAP TIGHT WATERPROOF CONNECTORS. ALL WIRES SHALL BE MARKED WITH DURABLE TAGS IDENTIFYING EACH AND ALL WIRES.
- ALL CONTROL WIRES SHALL BE INSTALLED IN U.L. APPROVED SIZE OF CLASS 160 GRAY ELECTRICAL CONDUIT WITH SWEEPS UP INTO A PULL BOX OR VALVE BOX ASSEMBLY.
- THE IRRIGATION CONTRACTOR SHALL BRING THE CONTROL WIRES TO THE TIMECLOCK/CONTROLLER AND CONNECT ALL WIRING ON THE LOW VOLTAGE SIDE OF THE PANEL. ALL HIGH VOLTAGE WIRING AND POWER IS PROVIDED BY THE PUMP MANUFACTURER AND THE OWNER. LABEL ALL CONTROL WIRES AT THE PANEL TO CONFORM TO THOSE IN THE FIELD.
- ALL VALVE BOXES AND PULL BOXES FOR CONTROL WIRES SHALL BE AN AMETEX BOX, MINIMUM 10" DIAMETER ROUND BOX. ONE PER EACH VALVE.
- EACH LENGTH OF MAIN LINE BETWEEN THE PUMP STATION AND EACH ISOLATION VALVE SHALL BE PRESSURE CHECKED AND INSPECTED BY THE DESIGN PROFESSIONAL. PRESSURE MUST MAINTAIN A MINIMUM OF 5 PSI LOSS IN 24 HOURS FROM A 100 PSI PRIMING FOR ANY GIVEN TEST LENGTH.
- THE SPRINKLER CONTRACTOR SHALL COORDINATE WITH THE WATER DEPARTMENT TO INSTALL THE BACK FLOW PREVENTOR ACCORDING TO LOCAL CODES & STANDARDS ADJUSTING TO SCHEDULES OF EQUIPMENT, PIPING, MATERIALS FOR SIGN OFF AND APPROVALS. CODE REQUIREMENTS TAKE PRECEDENT OVER DETAILS & SPECIFICATIONS.
- THE FULL SPECTRUM OF NOZZLES, NOZZLE ANGLES, FULL CIRCLE, PART CIRCLE & ADJUSTABLE PATTERN HEADS IS TO BE EMPLOYED IN THIS CONSTRUCTION. THE CONTRACTOR SHALL ADJUST THE SYSTEM FOR COMPLETE COVERAGE WITH THE MANUFACTURERS RECOMMENDED 100% OVERLAP, AND UTILIZE THE ADJUSTABLE PATTERN HEADS TO AVOID OVERSPRAY TO PAVED SURFACES. THE CONTRACTOR IS ALSO TO INCLUDE IN HIS BID AND PROVIDE FOR THE INSTALLATION OF ANY ADDITIONAL HEADS REQUIRED TO BE ADDED TO INSURE COVERAGE FOR THE PROJECT.
- ALL HEADS SHALL BE SET USING THE MANUFACTURES RECOMMENDED SWING JOINT ASSEMBLIES INCLUDING SPIRAL BARB FITTINGS AND THICK WALL PIPE OR SUBMIT SHOP DRAWINGS FOR APPROVAL.
- ALL MATERIALS ARE GUARANTEED FREE FROM DEFECTS AND ALL WORKMANSHIP AND INSTALLATION ARE GUARANTEED FOR THE COST OF FULL REPLACEMENT FOR A PERIOD OF ONE YEAR FROM THE TIME OF COMPLETION AND FINAL ACCEPTANCE OF EACH SEPARATE, COMPLETED, AND FULLY OPERATIONAL SYSTEM.

IRR. DETAIL - TIME CLOCK CONTROLLER MINIMUM REQUIREMENTS

RAINBIRD MFG. # MODEL ESP-LX-32

- 32 STATION CLOCK WITH MULTIPLE PROGRAMMABLE FEATURES FOR A, B, C AND D (DRIP CYCLES)
- INDIVIDUAL ZONE SETTINGS IN 1-120 MINUTE INCREMENTS, WITH TIME OF DAY, MULTIPLE START TIMES, 365 DAY CALENDAR, PLUS ODD-EVEN DAY WATERING OPTIONS.
- WATER BUDGET AND SEASONAL PROGRAM ADJUSTMENTS WITHIN 1% TO 300% ADJUSTMENT RANGE
- DEFAULT PROGRAM SETTING TO RETAIN MEMORY IN CASE OF POWER LOSS.
- BATTERY BACK UP RESERVE POWER FOR MINIMUM 3 DAYS.
- RAIN AND MOISTURE SENSOR BYPASS TO OVER RIDE SYSTEM
- EASY PROGRAMMING GUIDE IN FACE PANEL OF UNIT.
- DIAGNOSTIC SELF TEST CIRCUIT BREAKER FOR WIRE FAULTS
- 120VAC +10%, 60 HZ WITH 20.5 VAC, 1.8 AMP OUTPUT



IRRIGATION DETAIL - PRESSURE TESTING MAIN LINES

MAIN LINE PIPE SHALL BE INSTALLED WITH A MINIMUM OF 18" OF COVER. NO ROCK SHALL BE IN CONTACT WITH PIPE.

MAIN LINE PIPE SHALL BE SCHEDULE 40 PVC PIPE ONLY, WITH SOLVENT WELDED FITTINGS, INSTALLED AS PER THE MANUFACTURERS RECOMMENDATIONS INCLUDING PIPE CLEANER AND SOLVENT WELDING.

ALL NEW CONSTRUCTED MAIN LINES MUST BE PRESSURE CHECKED PRIOR TO BACK FILLING. PRESSURE CHECKS SHALL INCLUDE INSTALLED VALVE ASSEMBLIES, WITH TEMPORARY CAPS TO CLOSE THE SYSTEM. PRESSURE SHALL BE BROUGHT UP TO 100 PSI, WITH A PRESSURE GAUGE IN PLACE, AND LEFT AT THAT PRESSURE FOR 24 HOURS. ANY PRESSURE LOSS OF GREATER THAN 5 PSI IN 24 HOURS IS A FAILURE OF THE MAIN.

ANY LEAKS OR BREAKS IN THE MAIN SHALL BE LOCATED AND REPAIRED, THEN THE MAIN LINE SHALL BE RETESTED BY THE SAME PROCEDURE, FOR FINAL APPROVAL AND ACCEPTANCE.

IRRIGATION DETAIL - PIPE SIZING NOTES

PIPES ARE SIZED SPECIFICALLY TO THE ANTICIPATE THE USE OF THE APPROPRIATE NOZZLE REQUIRED FOR ADEQUATE COVERAGE WITHOUT OVERSPRAY. THE PIPE SIZE IS DESIGNED WITH A REASONABLE MINIMUM CUSHION IN THE LINE SIZE THAT WILL ALLOW THE OWNER THE LATITUDE TO EFFECT NORMAL REPAIRS AND CHANGES OVER COMING YEARS. DO NOT REDUCE THE LINE SIZES FROM THE SCHEDULE SHOWN.

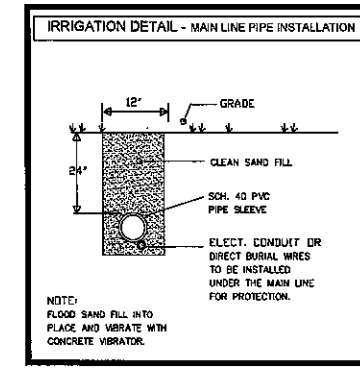
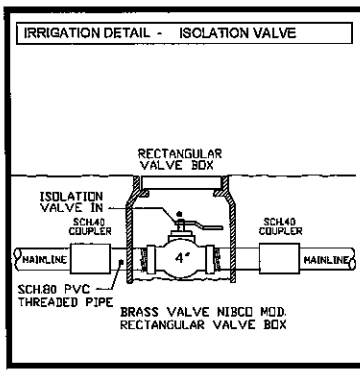
NO PVC PIPE AND FITTINGS SMALLER THAN 3/4" PIPE SHALL BE PERMITTED, EXCEPT FOR SWING JOINT ADAPTERS TO FLEX PIPE FITTINGS. ALL SECTION LINE PIPE SHALL BE STANDARD INDUSTRY PIPE SIZES 3/4", 1", 1 1/4", 1 1/2", 2", 2 1/2", 3", AND 4" PIPE, WITH APPROPRIATE NEW SCH. 40 PVC FITTINGS FOR SOLVENT WELDED ASSEMBLY USING CLEANERS/PRIMERS.

IT IS THE INTENT OF THE LANDSCAPE ARCHITECT / DESIGNER TO PROVIDE A SCHEMATIC DRAWING DEMONSTRATING THE RECOMMENDED PIPING LAYOUT. THE CONTRACTOR SHALL CONFORM TO THAT PLAN DIAGRAM WHEREVER POSSIBLE. WHEN A CHANGE IN THE LAYOUT IS DEEMED NECESSARY DUE TO A CONFLICT, ADJUST PIPE AS NEEDED AND PROVIDE AS-BUILT DATA.

IRRIGATION DETAIL - PIPE SIZING & NOZZLE NOTES

CONTRACTORS SHALL EMPLOY THE FULL SPECTRUM OF NOZZLE PATTERNS AVAILABLE FROM THE MANUFACTURER TO PROVIDE THE CORRECT NOZZLES TO COVER THE LANDSCAPE AREAS AND AVOID OVERSPRAY ONTO PAVED AREAS. THIS WOULD INCLUDE BUT NOT BE LIMITED TO, ADJUSTABLE ARC NOZZLES, CENTER STRIP, END STRIP & SIDE STRIP NOZZLES, AND OTHER BASIC NOZZLES DESIGNED TO CONTROL OVERSPRAY ONTO AREAS NOT INTENDED TO GET WET OR REQUIRED COVERAGE. THE USE OF THESE NOZZLE TYPES IS IMPLIED AS PART OF THE BASE BID PRICE AND REPRESENTS A SYSTEM INSTALLATION THAT IS STANDARD TO THE INDUSTRY AND REQUIRED BY LOCAL CODES FOR WATER CONSERVATION AND SAFETY PROTECTION AGAINST WET SURFACES, SLIP & FALL SITUATIONS OR SKID ACCIDENT.

PIPES ARE SIZED SPECIFICALLY TO THE ANTICIPATE THE USE OF THE APPROPRIATE NOZZLE REQUIRED FOR ADEQUATE COVERAGE WITHOUT OVERSPRAY. THE PIPE SIZE IS DESIGNED WITH A REASONABLE MINIMUM CUSHION IN THE LINE SIZE THAT WILL ALLOW THE OWNER THE LATITUDE TO EFFECT NORMAL REPAIRS AND CHANGES OVER COMING YEARS. DO NOT REDUCE THE LINE SIZES FROM THE SCHEDULE SHOWN.



IRRIGATION DETAIL - PIPE SLEEVE SCHEDULE

NOTE: SEE PIPE SLEEVING SCHEDULE FOR SLEEVE SIZES. FOR PIPES 2 1/2" AND OVER THERE SHOULD BE A 2" MINIMUM BETWEEN THE INSIDE WALL OF THE SLEEVE AND THE OUTSIDE WALL OF THE PIPE.

PIPE SIZE	SLEEVE SIZE
1"	2"
1 1/4"	2 1/2"
1 1/2"	3"
2"	4"
2 1/2"	6"

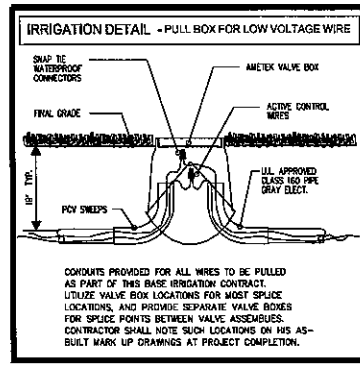
SLEEVES THAT PROTECT TWO OR MORE LATERALS AND/OR MAINS IN THE SAME SLEEVE SHALL BE SIZED BY THE CONTRACTOR WITH THE SAME MINIMUM 2" CLEARANCE STANDARD FOR ALL PIPES.

IRRIGATION DETAIL - WIRES IN CONDUIT

NOTE: THIS CHART IS BASED ON U.L. APPROVED ELECTRICAL CONDUIT FOR IN GROUND USE WITH A MAXIMUM PULL LENGTH OF 100 FEET.

CONDUIT SIZE	NUMBER OF WIRES
3/4"	3
1"	7
1 1/4"	14
1 1/2"	19
2"	23
2 1/2"	30
3"	42

APPENDIX F OF THE UNIFORM BUILDING CODES, AND SECTION 800 & CHAPTER 9 TABLES OF THE N.E.C., LIMIT THE NUMBER OF WIRES IN A CONDUIT NOT TO EXCEED 40% OF THE INTERIOR DIAMETER OF THE PIPE. THE TOTAL NUMBER OF WIRES VARIES BASED ON THE OUTSIDE DIAMETER OF THE COATED WIRE. THIS CHART IS BASED ON DIRECT BURIAL SOLID COPPER 12 GAUGE WIRE.



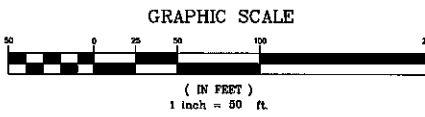
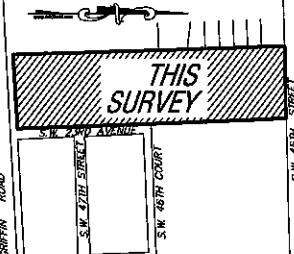


prepared by
McLAUGHLIN ENGINEERING COMPANY (LB#285)
 400 J.W. McLaughlin AVENUE (N.E. 3rd AVENUE),
 FORT LAUDERDALE, FLORIDA, 33301
 PHONE: (954) 763-7611 FAX: (954) 763-7615

TOPOGRAPHIC SURVEY

Parcel "A", GRIFFIN POINTE

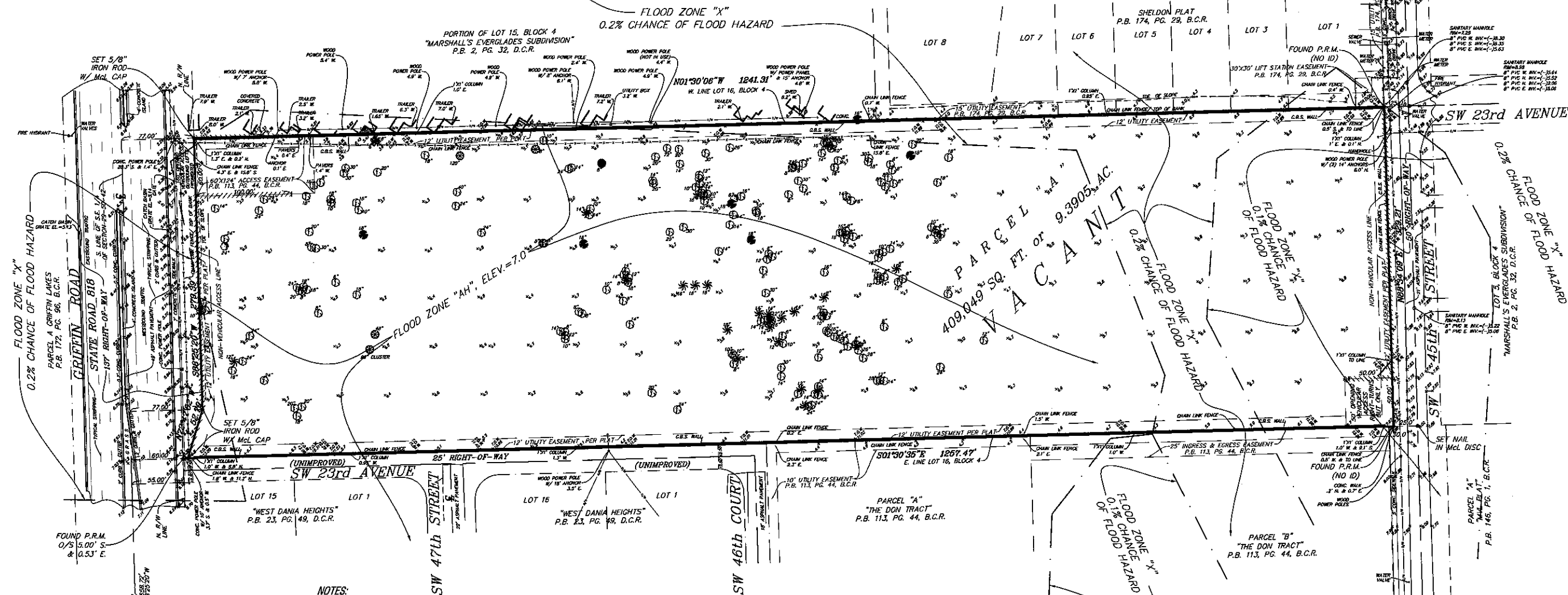
P.B. 178, PGS. 19 AND 20, B.C.R.



Legal Description

Parcel "A", GRIFFIN POINTE, according to the plat thereof as recorded in Plat Book 178, Pages 19 and 20 of the public records of Broward County, Florida.

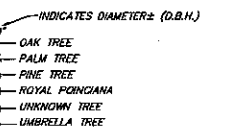
Said lands lying, situate and being in the City of Dania Beach, Broward County, Florida, and containing 9.3905 acres 409,049 square feet more or less.



NOTES:

- 1) This survey reflects all easements and rights-of-way, as shown on above referenced record plat(s). The subject property was not abstracted for other easements road reservations or rights-of-way of record by McLaughlin Engineering Company.
- 2) Underground improvements if any not located.
- 3) This drawing is not valid unless sealed with an embossed surveyors seal.
- 4) Boundary survey information does not infer Title or Ownership.
- 5) All iron rods 5/8", unless otherwise noted.
- 6) Reference Bench Mark: Broward County Engineering Dept. Benchmark # 3964. Elevation= 8.807 (NAVD 88) or 10.40 (NGVD 29).
- 7) Elevations shown refer to North American Vertical Datum (1988), and are indicated thus: Elev. = 8.97.
- 8) This property lies in Flood Zones "X", 0.2% chance of Flood Hazard, and "AH", Elev=7.0, Flat Flood Insurance Rate Map No. 12011C0558 M, Dated: August 15, 2014, Community Panel No. 120034.
- 9) Bearings shown hereon refer to record plat (178/20) and assume the centerline of Griffin Road as South 88°25'30" West.
- 10) Elevations per North American Vertical Datum (1988) derived from National Geodetic Vertical Datum (1929) data and converted using U.S. Army Corps of Engineers software (Corpscon 6.0.1) obtained from <http://www.tech.army.mil/>

TREE SYMBOLS



LEGEND

- Δ = CENTRAL ANGLE (DELTA)
- R = RADIUS
- A OR L = ARC LENGTH
- CH.BRG. = CHORD BEARING
- TAN.BRG. = TANGENT BEARING
- P.O.C. = POINT OF COMMENCEMENT
- P.O.B. = POINT OF BEGINNING
- W/MCL CAP = WITH McLAUGHLIN ENGINEERING CO. CAP
- P.R.M. = PERMANENT REFERENCE MONUMENT
- CONC. = CONCRETE
- C.B.S. = CONCRETE, BLOCK AND STUCCO
- I.C.V. = IRRIGATION CONTROL VALVE
- W.M. = WATER METER
- B.F.P. = BACK FLOW PREVENTOR
- P.B. = PLAT BOOK
- D.B.H. = DIAMETER AT BREAST HEIGHT
- T.O.W. = TOP OF WALL ELEVATION
- ELEV. = ELEVATION
- O/S = OFFSET
- A/C = AIR CONDITIONING
- C = CENTERLINE OF RIGHT-OF-WAY
- F.P.L. = FLORIDA POWER AND LIGHT CO.
- S.B.T. = SOUTHERN BELL TELEPHONE
- B.C.R. = BROWARD COUNTY RECORDS
- M-D.C.R. = MIAMI-DADE COUNTY RECORDS
- P.B.R. = PALM BEACH COUNTY RECORDS
- O.R. = ORIGINAL RECORDS BOOK
- P.G. = PAGE
- R/W = RIGHT-OF-WAY
- C.O. = CLEAN OUT
- C.L.F. = CHAIN LINK FENCE
- P.C.D. = POLLUTION CONTROL DEVICE
- N/A = NOT APPLICABLE
- ID = IDENTIFICATION

S.E. CORNER, S.E. 1/4 SECTION 29-50-42 (O.R.B. 9612, PG. 553, B.C.R.)

OFFICE NOTES

FIELD BOOK NO. TDS, LB# 320/61, TDS
 JOB ORDER NO. U-8216, U-9734
 CHECKED BY: LRC jr.
 DRAWN BY: RDR jr.
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CERTIFICATION

We hereby certify that this survey meets the minimum technical standards as set forth by the Florida Board of Professional Surveyors and Mappers in Chapter 5J-17.05 Florida Administrative Code, pursuant to Section 472.027, Florida Statutes.

Dated at Fort Lauderdale, Florida, this 28th day of May, 2013. Additional locations made & elevations taken this 17th day of November, 2014.
McLAUGHLIN ENGINEERING COMPANY

JERALD A. McLAUGHLIN
 Registered Land Surveyor No. 5269
 State of Florida.

FILE NO. 13-3-37 (NAVD 88)(14)