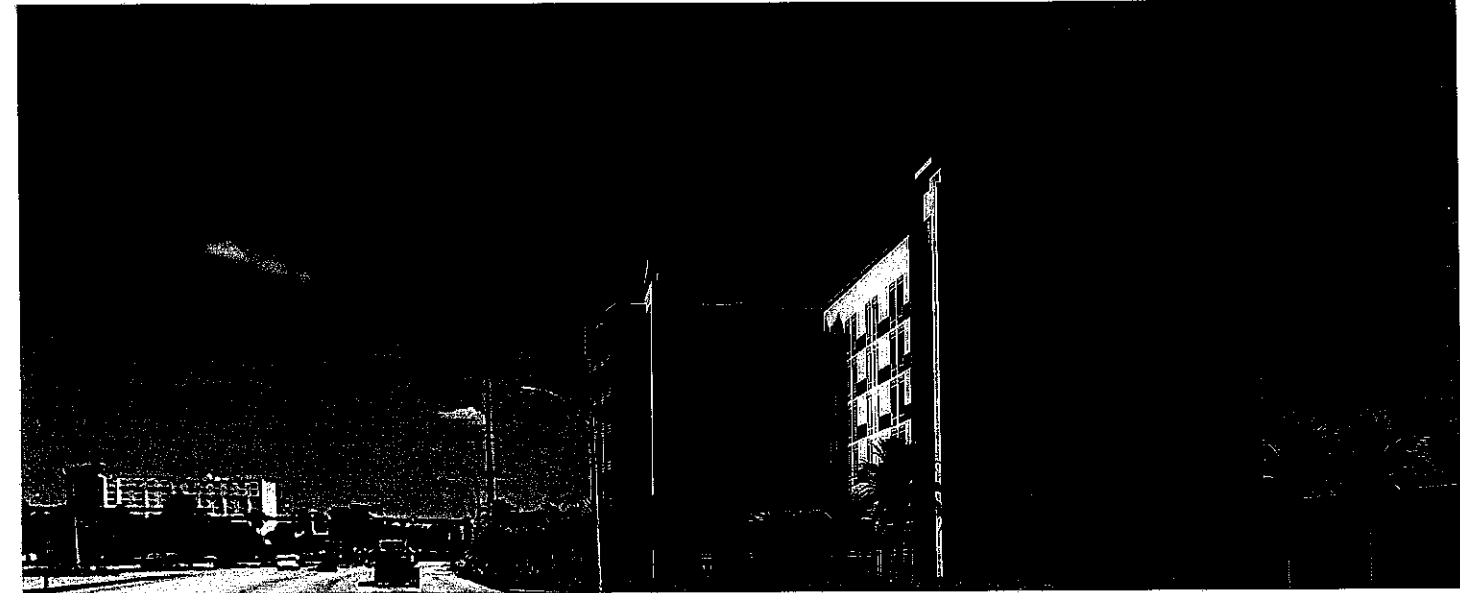


LEXINGTON INN & SUITES, CITY OF DANIA BEACH, FL.

ARCHITECTURE

David L. Wallace & Associates, P.A.
542 Douglas Avenue
Dunedin, Florida 34698

Javier Negroni, Project Manager
PHONE: Dunedin, Florida 34698, x 305
FAX: 727 738 8343
EMAIL: dlw2@dlwarchitects.com
LIC. # 6837579-0301



PROJECT LOCATION

BUILDING CODES	
CODES	EDITION
BUILDING	2014 FLORIDA BUILDING CODE
MECHANICAL	2014 FLORIDA MECHANICAL CODE
PLUMBING	2014 FLORIDA PLUMBING CODE
ELECTRICAL	2014 NATIONAL ELECTRIC CODE
GAS	2014 FLORIDA BUILDING CODE
ENERGY CONSERVATION	2014 ENERGY CONSERVATION CODE
ACCESSIBILITY	2014 FLORIDA ACCESSIBILITY CODE
FIRE CODE	2015 FIRE CODE N.F.P.A 1
LIFE SAFETY	2015 N.F.P.A 101

Drawing Index	
Sheet Number	Sheet Name
COV	Cover Sheet
PLAT	Proposed Plat
SUR	Survey
C-1	Conceptual Water & Sewer Plan
C-2	Conceptual Paving & Drainage Plan
C-3	Paving & Drainage Details
LP-1	Planting Plan
LP-2	Plant List, Notes
SP-01	Site Plan
SP-02	Dumpster Details
A-100	Ground Floor Plan
A-102	Second Floor Plan
A-103	Typical Floor Plan (Level 3 to 6)
A-200	Exterior Elevations
A-201	Exterior Elevations
A-400	Hotel Signage Details
R-100	Renderings
R-101	Renderings

SITE DATA		
DESCRIPTION	KEY	
3A OCCUPANCY GROUP	B-1	
3B TYPE OF CONSTRUCTION	II	
3C ZONING	PEDD	
3D NUMBER OF STORIES	6	
6 ZONING (ADJACENT STRUCTURES)	SUB PART 5 PORT EVERGLADES (CITY OF HOLLYWOOD)	

DESCRIPTION	PROPOSED	REQUIRED
3 BUILDING SETBACKS		NONE
3A FRONT SETBACK	104' - 0 3/4"	NONE
3B REAR SETBACK	239' - 4 1/2"	NONE
3C SIDE SETBACK	25' - 0"	NONE
3D SIDE SETBACK	5' - 9"	NONE
3E MAX FAR	1.33	NONE
4 MAXIMUM BUILDING HEIGHT	79' - 5 1/2"	NONE
5 BUILDING LENGTH	188' - 6"	NONE
8 MINIMUM LOT SIZE	52,984 SF	NONE

PROPERTY DATA		
DESCRIPTION	AREA (SQ.FT)	ACRES
2 SITE AREA	52,975 SF	1.21 acres

SITE CALCULATIONS		
DESCRIPTION	AREA	AREA RATIO
BUILDING FOOTPRINT	16,282 SF	30.7%
DRIVEWAY/ACCESSWAY	10,071 SF	19.0%
DUMPSTER ENCLOSURE	156 SF	0.3%
LANDSCAPE	24,470 SF	46.2%
PARKING	853 SF	1.6%
SIDEWALK/WALKWAY	1,191 SF	2.2%
	52,984 SF	100.0%

OPEN SPACE		
Name	Area	RATIO
LANDSCAPE	17,641 SF	87%
POOL AREA	1,614 SF	8%
SIDEWALK/WALKWAY	1,100 SF	5%
Grand total:	20,355 SF	100%

IMPERVIOUS AREAS		
DESCRIPTION	PROPOSED	PERCENTAGE
BUILDING FOOTPRINT	16,282 SF	57%
DRIVEWAY/ACCESSWAY	10,071 SF	35%
DUMPSTER ENCLOSURE	156 SF	1%
PARKING	853 SF	3%
SIDEWALK/WALKWAY	1,191 SF	4%
	28,513 SF	

ROOF STRUCTURES	
Name	Area
ROOFED STRUCTURE	17,086 SF

PERVIOUS AREAS		
DESCRIPTION	PROPOSED	PERCENTAGE
LANDSCAPE	24,470 SF	100%

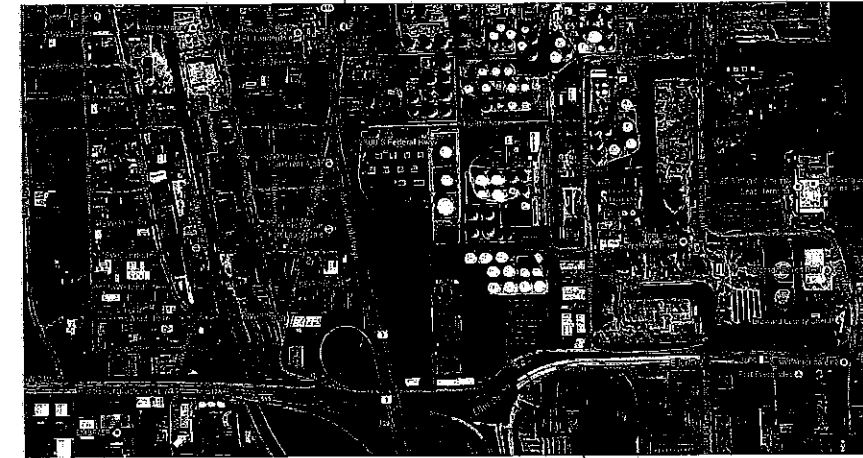
PROPOSED DENSITY AND NUMBER OF ROOMS			
Occupancy	Count	LOT SIZE (ACRES)	DENSITY
Guestroom	158	1.21	130.576512

PARKING CALCULATIONS			
Occupancy	Count	Parking Spaces	Total Parking Spaces Required
Guestroom	158	1	158

BUILDING NET AREA	
AREA	Level
12,603 SF	Level 1
14,622 SF	Level 2
12,761 SF	Level 3
12,761 SF	Level 4
12,761 SF	Level 5
12,989 SF	Level 6
78,498 SF	

PARKING SPACES PROVIDED ON SITE		
DESCRIPTION	QTY	
PARKING SPACE 9' x 18'	2	
PARKING W 2' OH	2	
PARKING W 2' OH	2	
Stop wheel	0	
	6	

NOTE: PARKING STALLS ARE GOING TO BE PROVIDED IN A PRIVATE PARKING GARAGE ACROSS THE STREET WITH A VALET PARKING SERVICE AVAILABLE. A DEVELOPERS AGREEMENT IS GOING TO BE PROVIDED AS REQUIRED TO FORMALLY DEDICATE THE REQUIRED AMOUNT OF STALLS TO THE HOTEL USE.



FLORIDA MAP



PROJECT SITE ZONING: PEDD PORT EVERGLADES DEVELOPMENT DISTRICT

Revision Schedule	
Number	Date

LEXINGTON INN & SUITES
CITY OF DANIA BEACH, FL
2800 SOUTH FEDERAL HIGHWAY

LEXINGTON HOTEL
By Hospitality

dlw
architects
542 Douglas Avenue
Dunedin, FL 34698
727.738.8343
www.dlwarchitects.com
established 1981

DRAWN
EDIT DATE 9/3/2015 6:28:44 PM
ISSUE DATE 10/1/15
SCALE 1/2" = 1'-0"
JOB NUMBER 15-429
SHEET NAME Cover Sheet
SHEET NUMBER COV

DEDICATION

STATE OF FLORIDA SS KNOW ALL MEN BY THESE PRESENTS: That DS REALTY, INC. a Florida corporation owner of the lands described in and shown as included in this plat, has caused said lands to be subdivided and platted as shown hereon, said plat to be known as "ALEXANDRA DAIAGI PLAT", being a plat of a portion of the Northwest one-quarter (NW 1/4) of Section 23, Township 50 South, Range 42 East, City of Dania Beach, Broward County Florida.

Easements are hereby dedicated to the public for proper purposes as stated.

IN WITNESS WHEREOF: We hereunto set our hands and affix the corporate seal in the City of Hollywood, County of Broward, State of Florida, this ____ day of _____, 2015.

DS REALTY, INC. a Florida corporation

Officer: _____ Name printed: Scott Daiagi Title: President

Witness: _____ Name printed: _____

Witness: _____ Name printed: _____

ACKNOWLEDGMENT

STATE OF FLORIDA SS I hereby certify that on this day personally appeared before me Scott Daiagi, being the President of DS REALTY, INC. a Florida corporation to me well known to be the person described who executed the foregoing Plat and instrument of Dedication and he acknowledged the execution thereof to be his free act and deed as such officer; and that he affixed thereto the official seal of said corporation and that said instrument is the act and deed of said corporation.

Witness my signature and official seal at the City of Hollywood, Broward County, Florida this ____ day of _____, 2015.

NOTARY PUBLIC

Name of Notary printed _____ STATE OF FLORIDA

My Commission Expires: _____

SEAL

DEDICATION OF MORTGAGE HOLDER

STATE OF FLORIDA SS BANK LEUMI USA, a New York banking corporation, owner and holder of a mortgage on this property, recorded in Official Records Book 50817, Page 904, Broward County Records, and does hereby join in the dedications shown hereon. IN WITNESS WHEREOF: We hereunto set our hands and affix the corporate seal in the City of Aventura, County of Miami-Dade, State of Florida, this ____ day of _____, 2015.

BANK LEUMI USA a New York banking corporation

Officer: _____ Name printed: _____ Title: _____

Witness: _____ Name printed: _____

Witness: _____ Name printed: _____

ACKNOWLEDGMENT

STATE OF FLORIDA SS The foregoing instrument was acknowledged before me this ____ day of _____, 2015, by _____, being the _____ of BANK LEUMI USA, a New York banking corporation, on behalf of the Corporation.

He/She is

[] personally known to me

[] or has produced _____, as identification, and

[] did take an oath.

[] did not take an oath

NOTARY PUBLIC _____ STATE OF FLORIDA

Name of Notary printed _____

SEAL

"ALEXANDRA DAIAGI PLAT"
A PLAT OF A PORTION OF
THE NORTHWEST ONE-QUARTER (NW 1/4)
IN SECTION 23, TOWNSHIP 50 SOUTH, RANGE 42 EAST
CITY OF DANIA BEACH, BROWARD COUNTY, FLORIDA
MARCH 2015



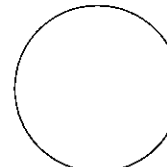
PREPARED BY:
McLAUGHLIN ENGINEERING COMPANY
400 N.E. 3rd AVENUE
FORT LAUDERDALE, FLORIDA 33301
TEL. (954) 763-7611 FAX (954) 763-7615



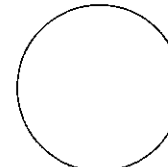
Bank Leumi, USA
Corporate Seal



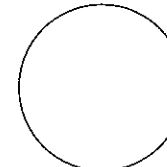
DS REALTY, INC
Corporate Seal



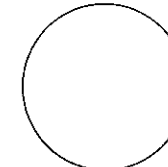
City Engineer's
Seal



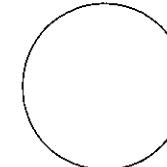
City of Dania Beach
Corporate Seal



Robert P. Legg, Jr.
Surveyor's Seal



Richard Tornese
Engineer's Seal



James M. McLaughlin Jr.
Surveyor's Seal

James M. McLaughlin Jr.
Registered Land Surveyor No. 4497
State of Florida,
for McLAUGHLIN ENGINEERING COMPANY
Certificate of Authorization Number 285
400 Northeast 3rd Avenue
Fort Lauderdale, Florida 33301

CITY OF DANIA BEACH PLANNING AND ZONING BOARD

THIS IS TO CERTIFY: That this plat was approved and accepted by the Planning and Zoning Board of the City of Dania Beach, Florida, this ____ day of _____, 2015.

By: _____ Timothy Pribisco Chairman, this ____ day of _____, 2015.

CITY COMMISSION

STATE OF FLORIDA SS THIS IS TO CERTIFY: That this plat of "ALEXANDRA DAIAGI PLAT" was approved and accepted by the CITY COMMISSION OF THE CITY OF DANIA BEACH, FLORIDA by ORDINANCE NO. 2015-_____, adopted this ____ day of _____, 2015, A.D.

No building permits shall be issued for the construction, expansion, and/or conversion of a building within this plat until such time as the developer provides this municipality with written confirmation from Broward County that all applicable impact fees have been paid or are not due.

By: _____ Marco Salvino, Sr. Mayor, this ____ day of _____, 2015.

Attest: _____ Louise Stilson City Clerk, this ____ day of _____, 2015.

CITY ENGINEER

This plat is approved and accepted for record this ____ day of _____, 2015.

By: _____ Ronnie Navarro City Engineer, Florida P.E. Registration #67642

BROWARD COUNTY ENVIRONMENTAL PROTECTION AND GROWTH MANAGEMENT DEPARTMENT

This plat is approved and accepted for record this ____ day of _____, 2015.

By: _____ Director / Designee

BROWARD COUNTY HIGHWAY CONSTRUCTION AND ENGINEERING DIVISION

This plat has been reviewed for conformity with Chapter 177, Part 1, Florida Statutes.

This plat has been approved and accepted for record.

By: _____

Robert P. Legg, Jr. (date)
Professional Surveyor and Mapper
Florida Registration Number: 4030

By: _____

Richard Tornese (date)
Director
Professional Engineer
Florida Registration Number 40263

BROWARD COUNTY PLANNING COUNCIL

THIS IS TO CERTIFY: That the Broward County Planning Council approved this plat subject to its compliance with dedication of right-of-way

for trafficways this ____ day of _____, 2015. By: _____ Chairperson This plat complies with the approval of the Broward County Planning Council of the above date and is approved and accepted for record

this ____ day of _____, 2015. By: _____ Executive Director or Designee

BROWARD COUNTY FINANCE AND ADMINISTRATIVE SERVICES DEPARTMENT - COUNTY RECORDS DIVISION - MINUTES SECTION

THIS IS TO CERTIFY: That this plat complies with the provisions of Chapter 177, FLORIDA STATUTES, and was accepted for record by the Board of County Commissioners of Broward County, Florida, this ____ day of _____, 2015. ATTEST: BERTHA HENRY - COUNTY ADMINISTRATOR

By: _____ Deputy By: _____ Mayor - County Commission

BROWARD COUNTY FINANCE AND ADMINISTRATIVE SERVICES DEPARTMENT - COUNTY RECORDS DIVISION - RECORDING SECTION

This plat filed for record this ____ day of _____, 2015, in BOOK _____ of PLATS, at Page _____, record verified.

ATTEST: BERTHA HENRY - COUNTY ADMINISTRATOR By: _____ Deputy

SURVEYOR'S CERTIFICATE

STATE OF FLORIDA SS I HEREBY CERTIFY: That the attached plat is a true and correct representation of the lands recently surveyed, subdivided and platted under my responsible direction and supervision, that the survey data shown complies with the applicable requirements of Chapter 177, Part 1, FLORIDA STATUTES, and further that the PERMANENT REFERENCE MONUMENTS (P.R.M.'S) were set in accordance with Section 177.091 of said Chapter 177, on this ____ day of _____, 2015. This plat conforms to all applicable sections of Chapter 5J-17.05, FLORIDA ADMINISTRATIVE CODE. This plat dated at Fort Lauderdale, Florida, this 7th day of March, 2015.

SURVEYOR'S NOTES:

NOTICE: This plat, as recorded in its graphic form, is the official depiction of the subdivided lands described herein and will in no circumstances be supplanted in authority by any other graphic or digital form of the plat. There may be additional restrictions that are not recorded on this plat that may be found in the public records of Broward County, Florida.

Bearings shown hereon refer to F.D.O.T. Right-of-Way Map (Right of Way Map Book 4, Page 41, B.C.R.), and assume the 395.80 feet portion of the East right-of-way line of South Federal Highway, as North 16°27'07" West, as field monumented and shown hereon.

If a building permit for a principal building (excluding dry models, sales and construction offices) and first inspection approval are not issued by _____ 2020, then the County's finding of adequacy shall expire and no additional building permits shall be issued until such time as Broward County shall make a subsequent finding that the application satisfies the adequacy requirements set forth within the Broward County Land Development Code. The owner of the property or the agent of the owner shall be responsible for providing evidence to Broward County from the appropriate governmental entity, documenting compliance with this requirement within the above referenced time frame;

and/or If construction of project water lines, sewer lines, drainage and the rock base for internal roads have not been substantially completed by _____ 2020, then the County's finding of adequacy shall expire and no additional building permits shall be issued until such time as Broward County shall make a subsequent finding that the application satisfies the adequacy requirements set forth within the Broward County Land Development Code. The owner of the property or the agent of the owner shall be responsible for providing evidence to Broward County from the appropriate governmental entity, documenting compliance with this requirement within the above referenced time frame.

THE FOLLOWING NOTE IS REQUIRED BY THE BROWARD COUNTY SURVEYOR PURSUANT TO CHAPTER 177.091, SUBSECTION(28), FLORIDA STATUTES:

Platted utility easements are also easements for the construction, installation, maintenance, and operation of cable television services; provided, however, no such construction, installation, maintenance, and operation of cable television services shall interfere with the facilities and services of an electric, telephone, gas, or other public utility. In the event a cable television company damages the facilities of a public utility, it shall be solely responsible for the damages. This note does not apply to private easements granted to or obtained by a particular electric, telephone, gas or other public utility. Such construction, installation, maintenance, and operation shall comply with the National Electric Safety Code as adopted by the Florida Public Service Commission.

PLAT RESTRICTION

THIS PLAT IS RESTRICTED TO A 210 ROOM HOTEL.

This note is required by Chapter 5, Article IX, Broward County Code of Ordinances, and may be amended by approval of the Broward County Board of County Commissioners. The notation and any amendments thereto are solely indicating the approved development level for property located within the plat and do not operate as a restriction in favor of property owner including an owner or owners of property within this plat who took title to the property with reference to this plat.

Any structure within this plat must comply with Section IV D.1.f., Development Review Requirements, of the Broward County Land Use Plan, regarding hazards to air navigation.

LEGAL DESCRIPTION:

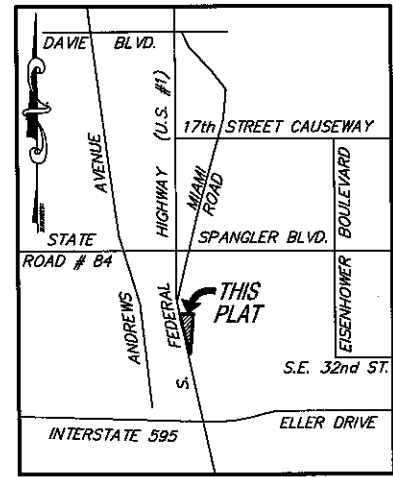
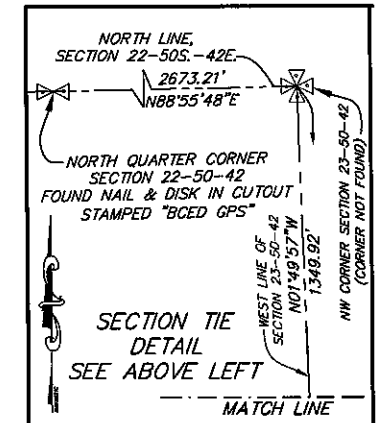
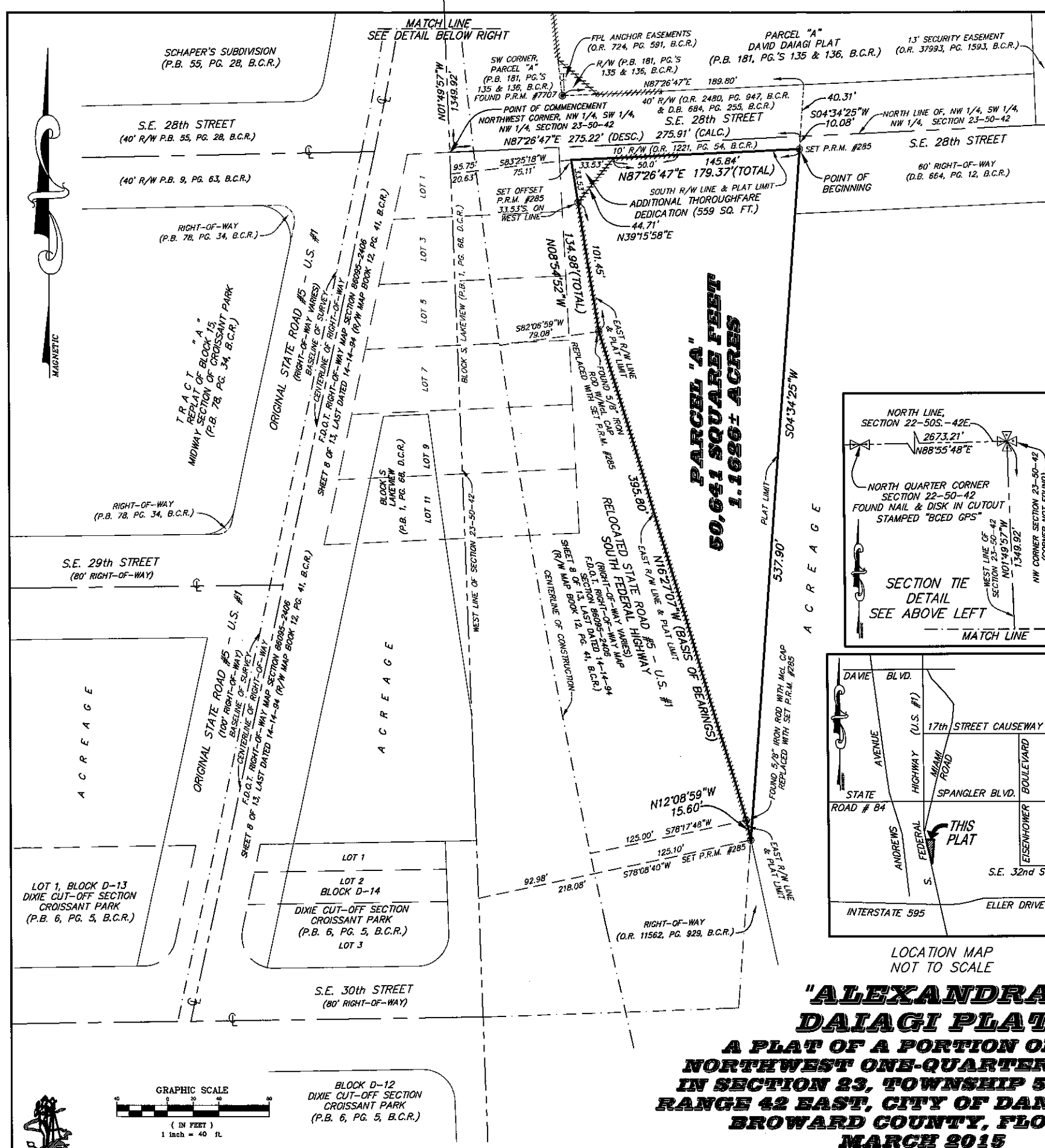
A portion of the Northwest one-quarter (NW 1/4), of the Southwest one-quarter (SW 1/4), of the Northwest one-quarter (NW 1/4), of Section 23, Township 50 South, Range 42 East, Broward County, Florida and being more fully described as follows:

Commencing at the Northwest corner of the said Northwest one-quarter (NW 1/4), of the Southwest one-quarter (SW 1/4), of the Northwest one-quarter (NW 1/4), of said Section 23; thence North 87°26'47" East, on the North line of the said Northwest one-quarter (NW 1/4), of the Southwest one-quarter (SW 1/4), of the Northwest one-quarter (NW 1/4), of said Section 23, a distance of 275.22 feet; thence South 04°34'25" West, a distance of 10.08 feet to the Point of Beginning; thence continue South 04°34'25" West, a distance of 537.90 feet, to a point on the East Right-of-Way line of U.S. Highway No. 1 (Federal Highway) as shown on the Florida Department of Transportation Right-of-Way Map Section 86095-2406, Sheet 8 of 13; thence Northwesterly on the said East Right-of-Way line of the following three (3) courses and distances; North 12°08'59" West, a distance of 15.60 feet; thence North 16°27'07" West, a distance of 395.80 feet; thence North 08°54'52" West, a distance of 134.98 feet to the Point of Termination of said three (3) courses and distances; thence North 87°26'47" East, on a line 10.00 feet South of (as measured at right angles) and parallel to the said North line of the Northwest one-quarter (NW 1/4), of the Southwest one-quarter (SW 1/4), of the Northwest one-quarter (NW 1/4), of said Section 23, a distance of 179.37 feet to the Point of Beginning.

Said lands situate, lying and being in the City of Dania Beach, Broward County, Florida, and containing 51,200 square feet, or 1.1754 acres more or less.

LEGEND

- P.R.M. #285 - indicates Permanent Reference Monument (4x4x24" concrete post w/metal rod and brass cap stamped L.B. 285)
- McL CAP - indicated McLaughlin Engineering Company Cap
- B.C.R. - indicates Broward County Records
- D.C.R. - indicates Dade County Records
- O.R., PG. - indicates Official Record Book and Page
- P.B., PG. - indicates Plat Book and Page
- D.B., PG. - indicates Deed Book and Page
- F.D.O.T. - Florida Department of Transportation
- BCED - Broward County Engineering Department
- GPS - Global Positioning System
- indicates Non-Vehicular Access Line
- DESC. - Description
- CALC. - Calculated

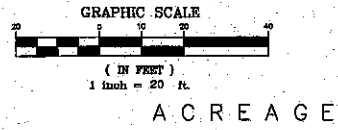


"ALEXANDRA DAIAGI PLAT"
A PLAT OF A PORTION OF THE NORTHWEST ONE-QUARTER (NW 1/4) IN SECTION 23, TOWNSHIP 50 SOUTH, RANGE 42 EAST, CITY OF DANIA BEACH, BROWARD COUNTY, FLORIDA
MARCH 2015

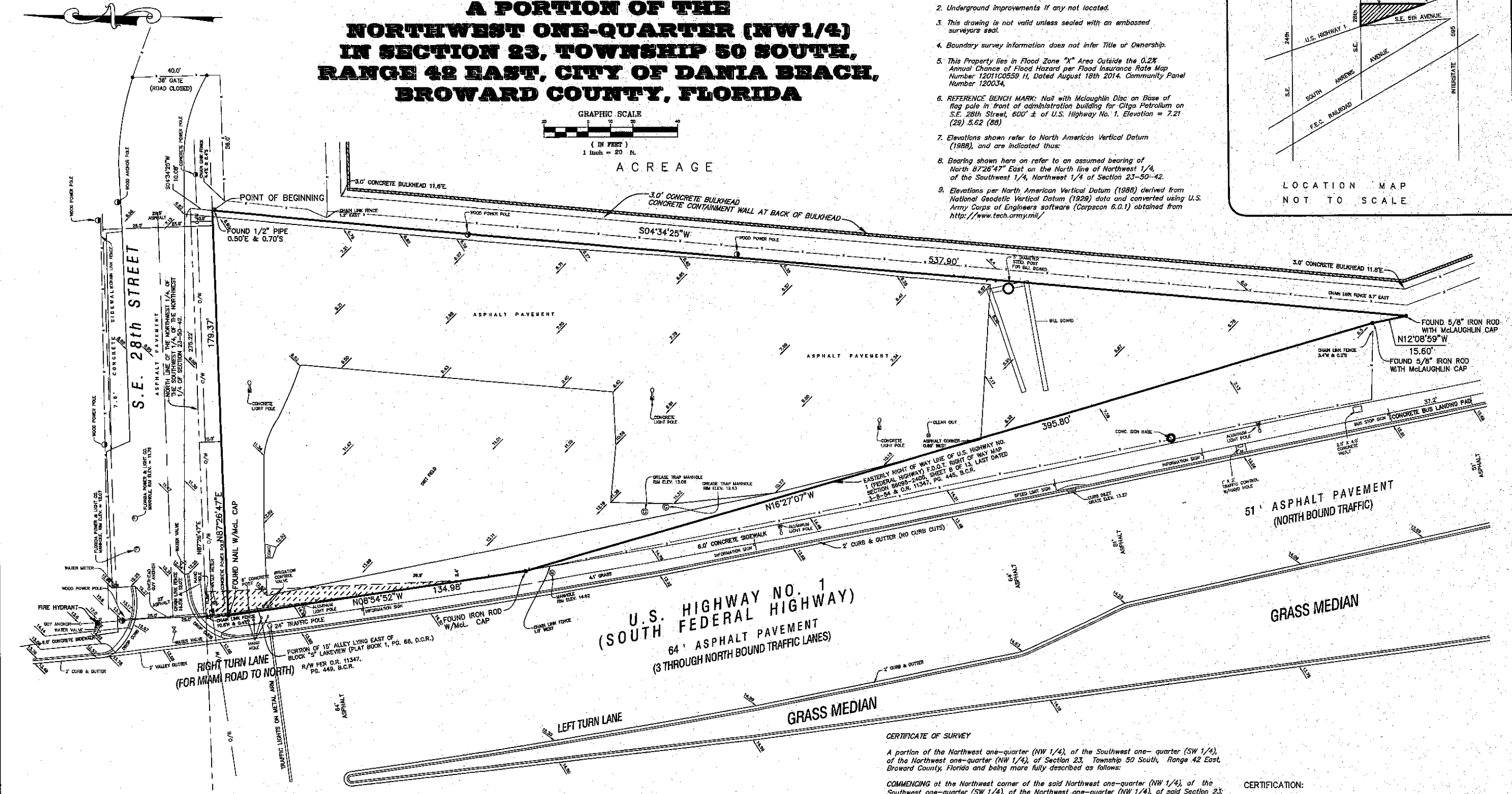
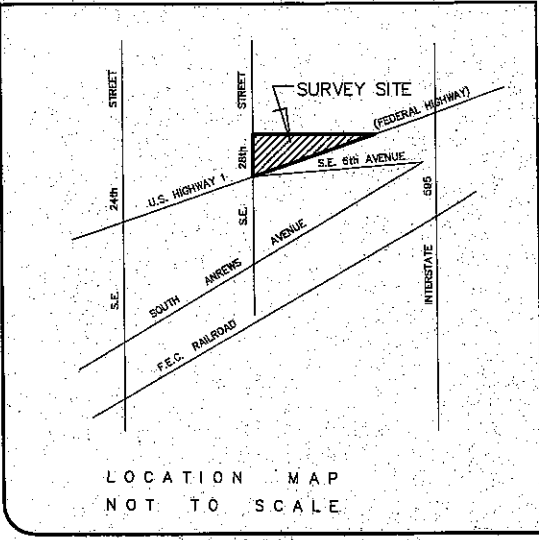
prepared by:
McLAUGHLIN ENGINEERING COMPANY
 400 N.E. 3rd Avenue FORT LAUDERDALE, FLORIDA
 PHONE: (305) 763-7611

RECORD LAND SURVEY

A PORTION OF THE NORTHWEST ONE-QUARTER (NW 1/4) IN SECTION 23, TOWNSHIP 50 SOUTH, RANGE 42 EAST, CITY OF DANIA BEACH, BROWARD COUNTY, FLORIDA



- NOTES:
- The subject property was not abstracted for Easements Road reservations or Rights-of-Way of record by McLaughlin Engineering Company.
 - Underground improvements if any not located.
 - This drawing is not valid unless sealed with an embossed surveyor's seal.
 - Boundary survey information does not infer Title of Ownership.
 - This Property lies in Flood Zone "X" Area Outside the 0.2% Annual Chance of Flood Hazard per Flood Insurance Rate Map Number 1201C0559 H, Dated August 18th 2014. Community Panel Number 120034.
 - REFERENCE BENCH MARK: Nail with McLaughlin Disc on Base of flag pole in front of administration building for Citgo Petroleum on S.E. 28th Street, 600' ± of U.S. Highway No. 1. Elevation = 7.21 (29) 5.62 (86)
 - Elevations shown refer to North American Vertical Datum (1988), and are indicated thus:
 - Bearing shown here on refer to an assumed bearing of North 87°26'47" East on the North line of Northwest 1/4, of the Southwest 1/4, Northwest 1/4 of Section 23-50-42.
 - 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/>



LEGEND:

ELEV.	=	ELEVATION
B.C.R.	=	BROWARD COUNTY RECORDS
C.B.S.	=	CONCRETE BLOCK STUCCO
O/W	=	OVERHEAD UTILITY LINES
D.C.R.	=	DADE COUNTY RECORDS
P.R.	=	FACE
F.D.O.T.	=	FLORIDA DEPARTMENT OF TRANSPORTATION

**U.S. HIGHWAY NO. 1
 (SOUTH FEDERAL HIGHWAY)**
 64' ASPHALT PAVEMENT
 (3 THROUGH NORTH BOUND TRAFFIC LANES)

CERTIFICATE OF SURVEY

A portion of the Northwest one-quarter (NW 1/4), of the Southwest one-quarter (SW 1/4), of the Northwest one-quarter (NW 1/4), of Section 23, Township 50 South, Range 42 East, Broward County, Florida and being more fully described as follows:

COMMENCING at the Northwest corner of the said Northwest one-quarter (NW 1/4), of the Southwest one-quarter (SW 1/4), of the Northwest one-quarter (NW 1/4), of said Section 23, thence North 87°26'47" East, on the North line of the said Northwest one-quarter (NW 1/4), of the Southwest one-quarter (SW 1/4), of the Northwest one-quarter (NW 1/4), of said Section 23, a distance of 275.22 feet; thence South 04°34'25" West, a distance of 10.08 feet to the POINT OF BEGINNING; thence continue South 04°34'25" West, a distance of 537.90 feet, to a point on the East Right-of-Way line of U.S. Highway No. 1 (Federal Highway) as shown on the Florida Department of Transportation Right-of-Way Map Section 86095-2406, Sheet 8 of 13; thence Northwest on the said East Right-of-Way line of the following three (3) courses and distances; North 12°08'59" West, a distance of 13.60 feet; thence North 16°27'07" West, a distance of 395.80 feet; thence North 08°54'52" West, a distance of 134.98 feet to the Point of Termination of said three (3) courses and distances; thence North 87°26'47" East, on a line 10.00 feet South of (as measured at right angles) and parallel with the said North line of the Northwest one-quarter (NW 1/4), of the Southwest one-quarter (SW 1/4), of the Northwest one-quarter (NW 1/4), of said Section 23, a distance of 179.37 feet to the POINT OF BEGINNING.

Said lands situate, lying and being in the City of Dania, Broward County, Florida, and containing 51,200 square feet, or 1.1754 acres more or less.

CERTIFICATION:

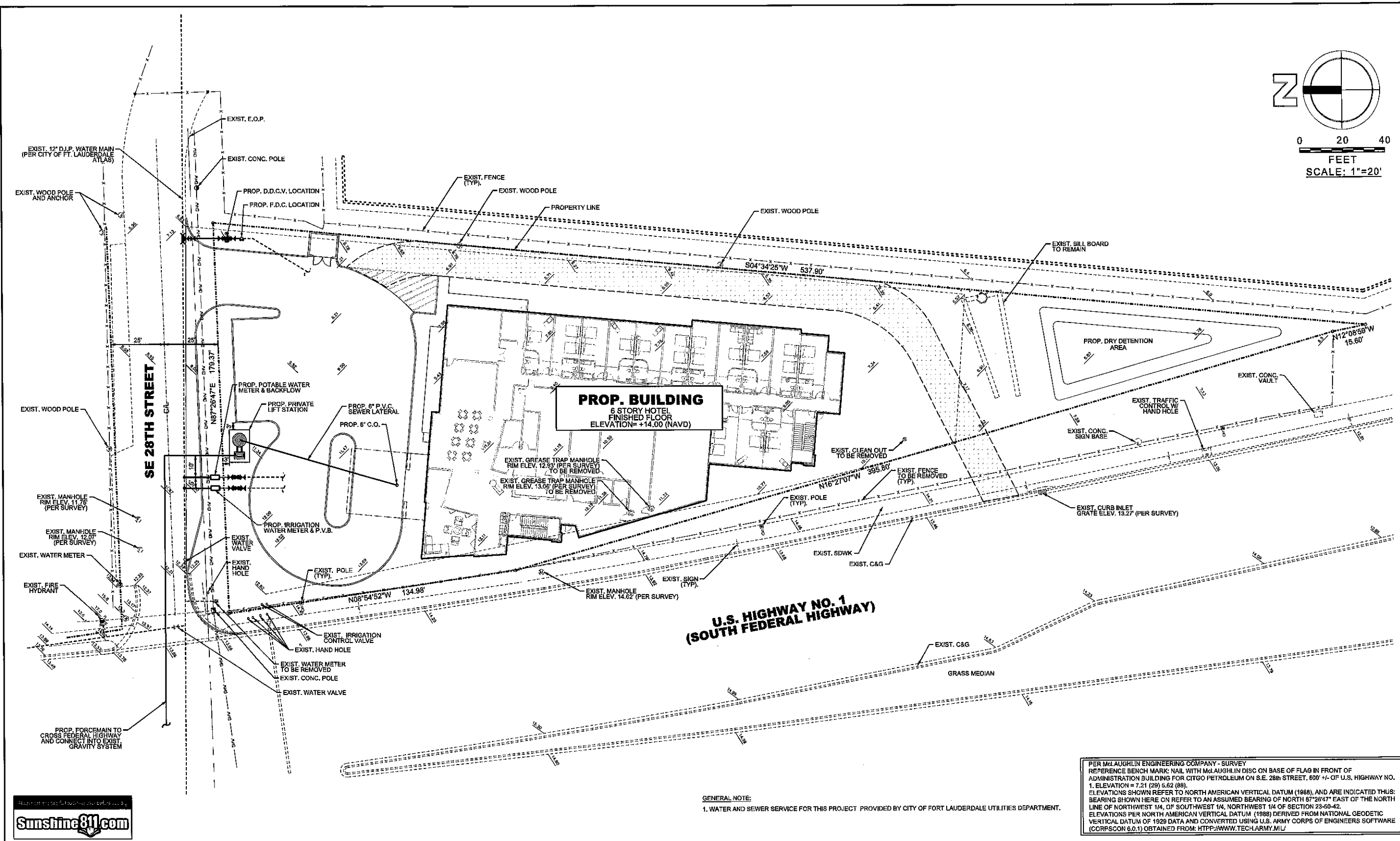
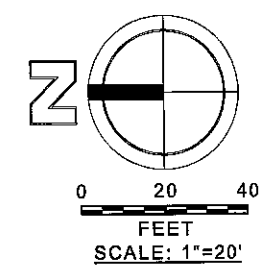
We hereby certify that this survey meets the Standards of Practice as set forth by the Florida Board of Professional Land Surveyors in Chapter 5J-17.05 Florida Administrative Code, pursuant to Section 472.027, Florida Statutes.

Dated at Fort Lauderdale, Florida, this 19th day of June, 1998.
 Resurveyed this 4th day of January, 2001.
 Resurveyed this 3rd day of March, 2015.
 Additional adjacent improvements added this 8th day of May, 2015.

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

OFFICE NOTES:
 FIELD BOOK NO. FLD. SHY., PRINT, Ref. Dwg. F-1-112
 JOB ORDER NO. S-8874, T-4548, V-0058
 CHECKED BY: JKB, EAJ, JST, JMM
 DRAWN BY: JKB, EAJ, JST, JMM

FILE NO.: 98 - 3 - 076 (15)



GENERAL NOTE:
 1. WATER AND SEWER SERVICE FOR THIS PROJECT PROVIDED BY CITY OF FORT LAUDERDALE UTILITIES DEPARTMENT.

PER McLAUGHLIN ENGINEERING COMPANY - SURVEY
 REFERENCE BENCH MARK: NAIL WITH McLAUGHLIN DISC ON BASE OF FLAG IN FRONT OF
 ADMINISTRATION BUILDING FOR CITGO PETROLEUM ON S.E. 28th STREET, 600' +/- OF U.S. HIGHWAY NO.
 1. ELEVATION = 7.21 (29) 5.62 (88).
 ELEVATIONS SHOWN REFER TO NORTH AMERICAN VERTICAL DATUM (1988), AND ARE INDICATED THUS:
 BEARING SHOWN HERE ON REFER TO AN ASSUMED BEARING OF NORTH 87°28'47" EAST OF THE NORTH
 LINE OF NORTHWEST 1/4, OF SOUTHWEST 1/4, NORTHWEST 1/4 OF SECTION 23-60-42.
 ELEVATIONS PER NORTH AMERICAN VERTICAL DATUM (1988) DERIVED FROM NATIONAL GEODETIC
 VERTICAL DATUM OF 1929 DATA AND CONVERTED USING U.S. ARMY CORPS OF ENGINEERS SOFTWARE
 (CCRFSCON 6.0.1) OBTAINED FROM: HTTP://WWW.TECH.ARMY.MIL/



NO.	DATE	BY	REVISION

Designed by: A.G. Date: 08/15
 Drawn by: G.H. Date: 08/15
 Checked by: N.S. Date: 08/15

Approved by: ANTONIO QUEVEDO Date: 03/2016
 Registered Engineer Number 59471
 State of Florida



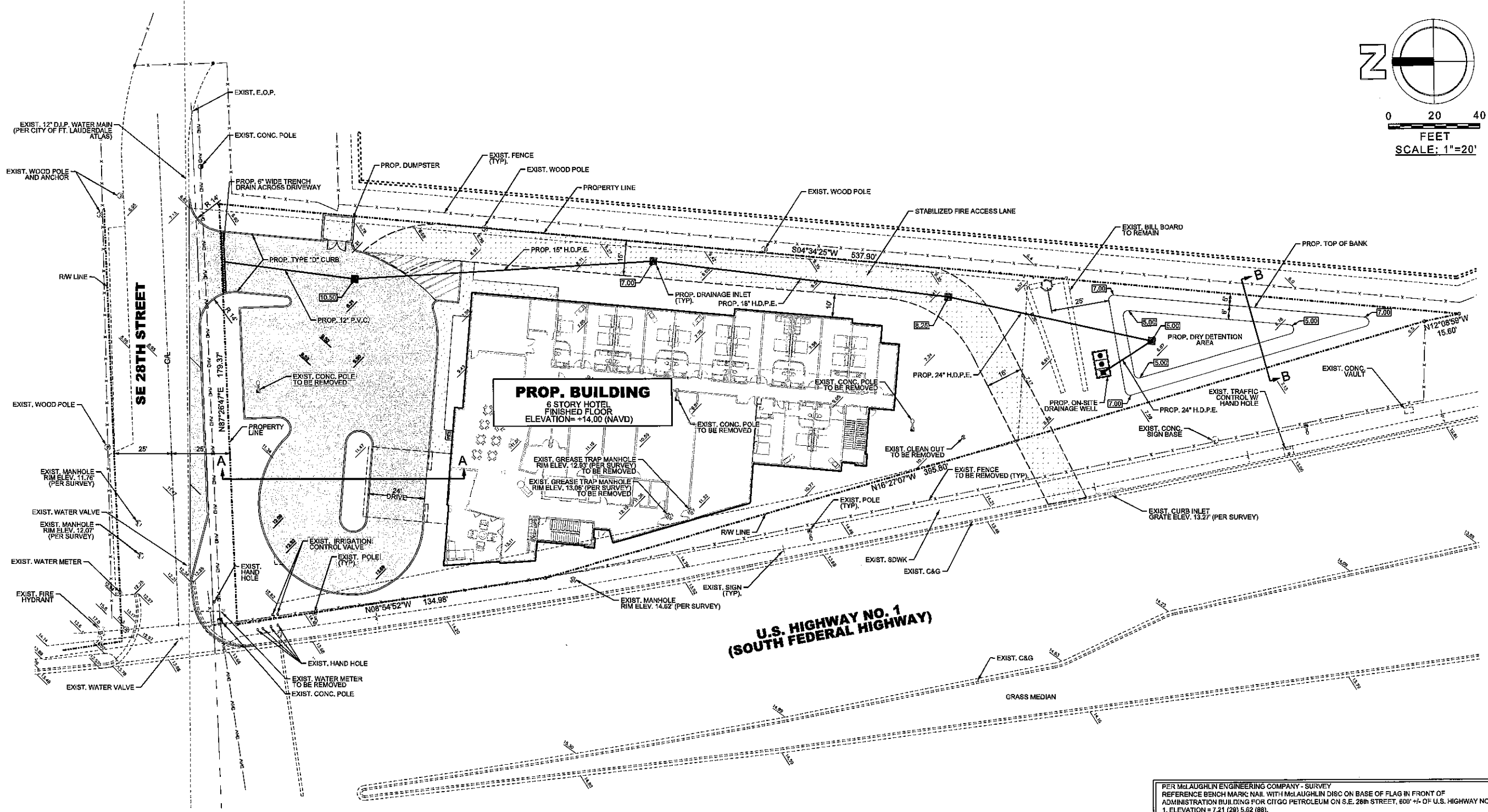
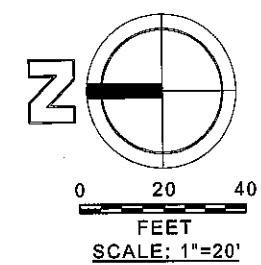
HSQ GROUP, INC.
 Engineers · Planners · Surveyors
 5951 Northwest 173rd Drive, Suite 4
 Miami, Florida 33015 · 788.534.3621
 C2&258 · LB7924

LEXINGTON HOTEL
 CONCEPTUAL WATER AND SEWER PLAN

PROJECT NUMBER
1506-46

SHEET NUMBER
C-1

24-500-01-001.dwg 1506-46-C1R01.dgn



PROP. BUILDING
6 STORY HOTEL
FINISHED FLOOR
ELEVATION = +14.00 (NAVD)

U.S. HIGHWAY NO. 1
(SOUTH FEDERAL HIGHWAY)

GENERAL NOTE:
1. WATER AND SEWER SERVICE FOR THIS PROJECT PROVIDED BY CITY OF FORT LAUDERDALE UTILITIES DEPARTMENT.

PER McLAUGHLIN ENGINEERING COMPANY - SURVEY
REFERENCE BENCH MARK: NAIL WITH McLAUGHLIN DISC ON BASE OF FLAG IN FRONT OF
ADMINISTRATION BUILDING FOR CITGO PETROLEUM ON S.E. 28th STREET, 600' +/- OF U.S. HIGHWAY NO.
1. ELEVATION = 7.21 (28) 5.62 (88).
ELEVATIONS SHOWN REFER TO NORTH AMERICAN VERTICAL DATUM (1988), AND ARE INDICATED THUS:
BEARING SHOWN HERE ON REFER TO AN ASSUMED BEARING OF NORTH 87°28'47" EAST OF THE NORTH
LINE OF NORTHWEST 1/4, OF SOUTHWEST 1/4, NORTHWEST 1/4 OF SECTION 25-50-42.
ELEVATIONS PER NORTH AMERICAN VERTICAL DATUM (1988) DERIVED FROM NATIONAL GEODETIC
VERTICAL DATUM OF 1929 DATA AND CONVERTED USING U.S. ARMY CORPS OF ENGINEERS SOFTWARE
(CORPSCON 6.0.1) OBTAINED FROM: HTTP://WWW.TECH.ARMY.MIL/



NO.	DATE	BY	REVISION

Designed by: A.Q.	Date: 08/15	Approved by: ANTONIO QUEVEDO	Date: 08/2015
Drawn by: G.H.	Date: 08/15	Registered Engineer Number: 59471	State of Florida
Checked by: N.S.	Date: 08/15		

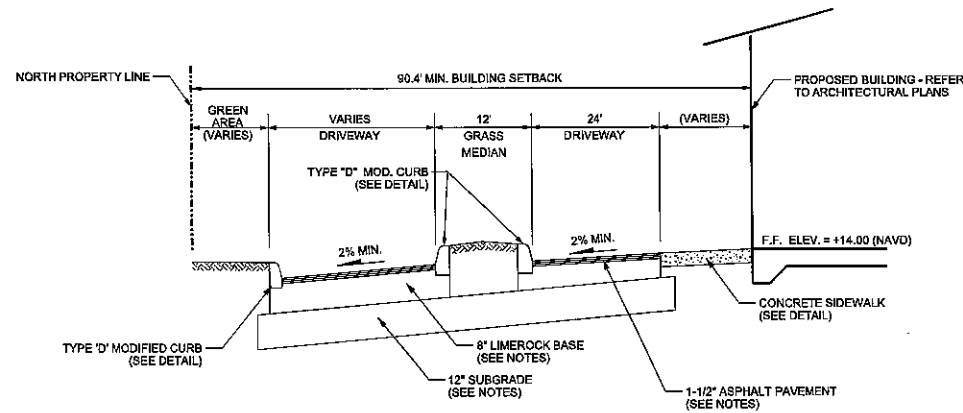


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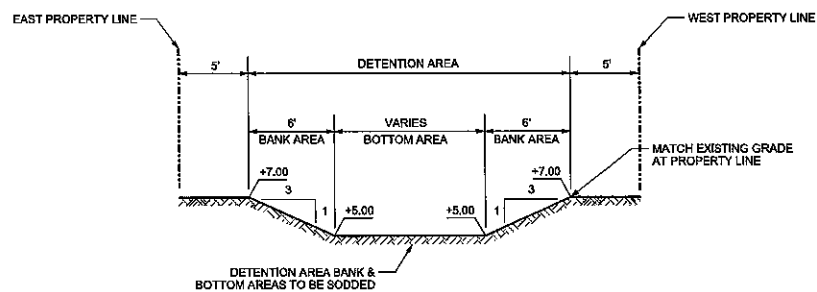
LEXINGTON HOTEL
CONCEPTUAL PAVING AND DRAINAGE PLAN

PROJECT NUMBER	1506-46
SHEET NUMBER	C-2

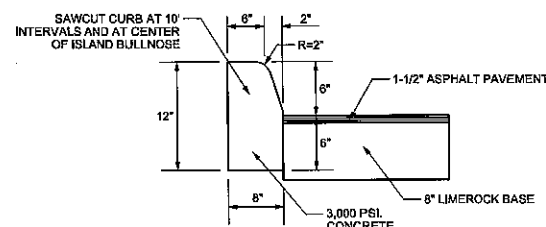
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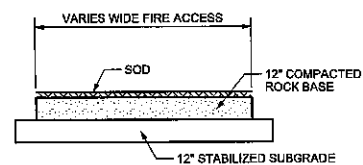
SECTION A-A
N.T.S.



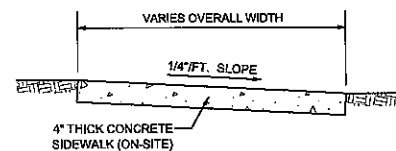
SECTION B-B
N.T.S.



TYPE "D" MODIFIED CURB DETAIL
N.T.S.



EMERGENCY FIRE ACCESS
N.T.S.

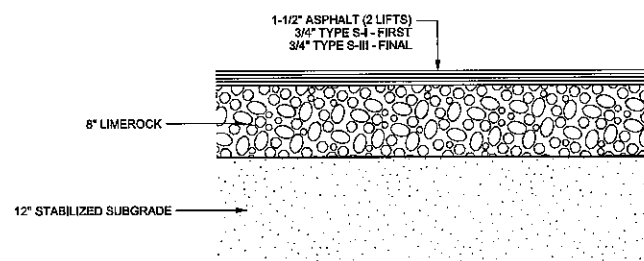


NOTES

1. PROVIDE 1/8" CONSTRUCTION JOINTS AT 5' O/C, MINIMUM DEPTH 1/2".
2. PROVIDE 1/2" EXPANSION JOINTS WITH NON-RISE FILLER AT 20' O/C, TO RUN FULL DEPTH OF SLAB.
3. CONCRETE TO BE 3,000 P.S.I. IN 28 DAYS.
4. CURE ALL CONCRETE WITH CLEAN SAND, PLASTIC MEMBRANE, OR OTHER APPROVED METHOD.

CONCRETE SIDEWALK DETAILS

N.T.S.

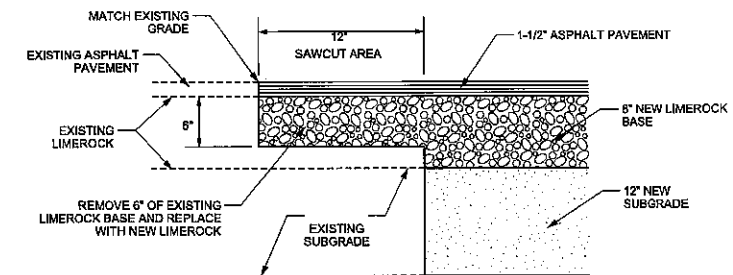


ON-SITE ASPHALT SECTION

N.T.S.

PAVEMENT NOTES

1. THE PAVEMENT SURFACE SHALL BE TYPE S-3 ASPHALTIC CONCRETE. THE SURFACE SHALL BE 1-1/2 INCHES THICK, APPLIED IN TWO (2) SEPARATE LIFTS OF 3/4 INCHES EACH. A TACK COAT SHALL BE APPLIED BETWEEN BOTH PAVEMENT COURSES.
2. THE LIMEROCK BASE SHALL BE 8 INCHES THICK. THE LIMEROCK MATERIAL SHALL HAVE A MINIMUM LIMEROCK BEARING RATIO (L.B.R.) VALUE OF 100. THE LIMEROCK MATERIAL SHALL BE COMPACTED TO A DENSITY EQUAL TO OR GREATER THAN 98% OF THE MAXIMUM DRY DENSITY PER A.A.S.H.T.O. T-180 SPECIFICATIONS.
3. THE SUBGRADE SHALL BE 12 INCHES THICK. THE SUBGRADE MATERIAL SHALL HAVE A MINIMUM LIMEROCK BEARING RATIO (L.B.R.) VALUE OF 40. THE SUBGRADE MATERIAL SHALL BE COMPACTED TO A DENSITY EQUAL TO OR GREATER THAN 98% OF THE MAXIMUM DRY DENSITY PER A.A.S.H.T.O. T-180 SPECIFICATIONS.
4. THE LIMEROCK AND SUBGRADE COURSES SHALL NOT BE CONSTRUCTED UNTIL ALL UTILITY INSTALLATIONS UNDER PAVEMENT AREAS HAVE BEEN COMPLETED, TESTED AND ACCEPTED. ANY PAVEMENT CONSTRUCTION PRIOR TO THIS REQUIREMENT SHALL BE CONDUCTED AT THE CONTRACTOR'S OWN RISK AND ANY REQUIRED REPAIRS WILL BE THE CONTRACTOR'S SOLE RESPONSIBILITY AND EXPENSE.
5. THE PRIME AND TACK COATS SHALL CONFORM TO THE FLORIDA DEPARTMENT OF TRANSPORTATION (SECTIONS 300-1 THRU 300-7) SPECIFICATIONS. THE PRIME COAT SHALL BE APPLIED AT A RATE OF 0.25 GALLONS PER SQUARE YARD OF PAVEMENT.
6. PERIODIC DENSITY TESTING SHALL BE CONDUCTED AFTER BOTH SUBGRADE AND LIMEROCK BASE COURSES HAVE BEEN COMPLETED. THE TOTAL NUMBER AND EXACT LOCATIONS OF THE TESTS SHALL BE DETERMINED BY EITHER THE ENGINEER-OF-RECORD OR GOVERNMENT INSPECTOR. THE MINIMUM AMOUNT OF TESTING SHALL BE BASED ON ONE (1) DENSITY TEST PER 5,000 SQUARE FEET OF PAVEMENT AREA.
7. THE FIRST LIFT OF THE ASPHALTIC CONCRETE PAVEMENT SHALL BE APPLIED 1/2 INCH BELOW THE LIP OF CURB, WHERE APPLICABLE. THE SECOND (FINAL) LIFT SHALL EXTEND 1/4 INCH ABOVE THE LIP OF CURB. THE FINAL LIFT OF ASPHALT SHALL NOT BE APPLIED UNTIL EITHER THE CLIENT, ENGINEER-OF-RECORD AND/OR GOVERNMENT AGENCY DETERMINES THAT SUBSTANTIAL PROJECT CONSTRUCTION HAS BEEN COMPLETED.
8. ALL EXISTING ORGANIC AND DELETERIOUS MATERIALS WITHIN THE RIGHT-OF-WAY AND ON-SITE PAVEMENT AREAS ARE TO BE REMOVED TO THEIR FULL DEPTH AND REPLACED WITH APPROVED SUITABLE MATERIAL, UNLESS AN ALTERNATIVE METHOD IS RECOMMENDED BY A CERTIFIED GEOTECHNICAL ENGINEER. THE DETERMINATION OF ORGANIC AND UNSUITABLE MATERIALS SHALL BE BASED ON F.D.O.T. STANDARDS.
9. ALL EXISTING PAVEMENT CONNECTIONS AND REPAIRS SHALL HAVE A STRAIGHT SAW-CUT EDGE PRIOR TO APPLYING NEW ASPHALT PAVEMENT.
10. ONCE FINAL LIFT OF ASPHALT HAS BEEN APPLIED, ALL PERMANENT CONTROL POINTS, REFERENCE MARKERS, VALVES, INLET AND MANHOLE RIMS SHALL BE FIELD ADJUSTED TO BE FLUSH WITH FINAL ASPHALT GRADES.



PAVEMENT CONNECTION DETAIL

N.T.S.

NO.	DATE	BY	REVISION

Designed by: A.Q. Date: 8/15
 Drawn by: G.H. Date: 8/15
 Checked by: N.S. Date: 8/15

Approved by: ANTONIO QUEVEDO Date: 8/3/2015
 Registered Engineer Number 59471
 State of Florida

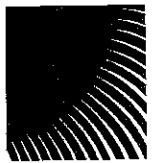


HSQ GROUP, INC.
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 1489 West Palmetto Park Road, Suite 340
 Boca Raton, Florida 33486 · 561.392.0221
 C26258 · LB7324

LEXINGTON HOTEL
 PAVING AND DRAINAGE DETAILS

PROJECT NUMBER
1506-46
 SHEET NUMBER
C-3

24/652 D:\archival\Projects\2015\1506-46 Lexington Hotel\Drawings\Site\Plan\150646-CPD001.dwg 8/2/2015



DSBOCA
design studio bosca

landscape architects
and planners

LC - 0000396
2300 Corporate Blvd., Suite 214
Boca Raton, Florida 33431
Ph: 561.955.8623
Fax: 561.362.4749
email: landscapearch@dsboca.com

LEXINGTON HOTEL
2800 FEDERAL HIGHWAY, DANIA BEACH
PLANTING PLAN

REVISIONS:

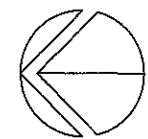
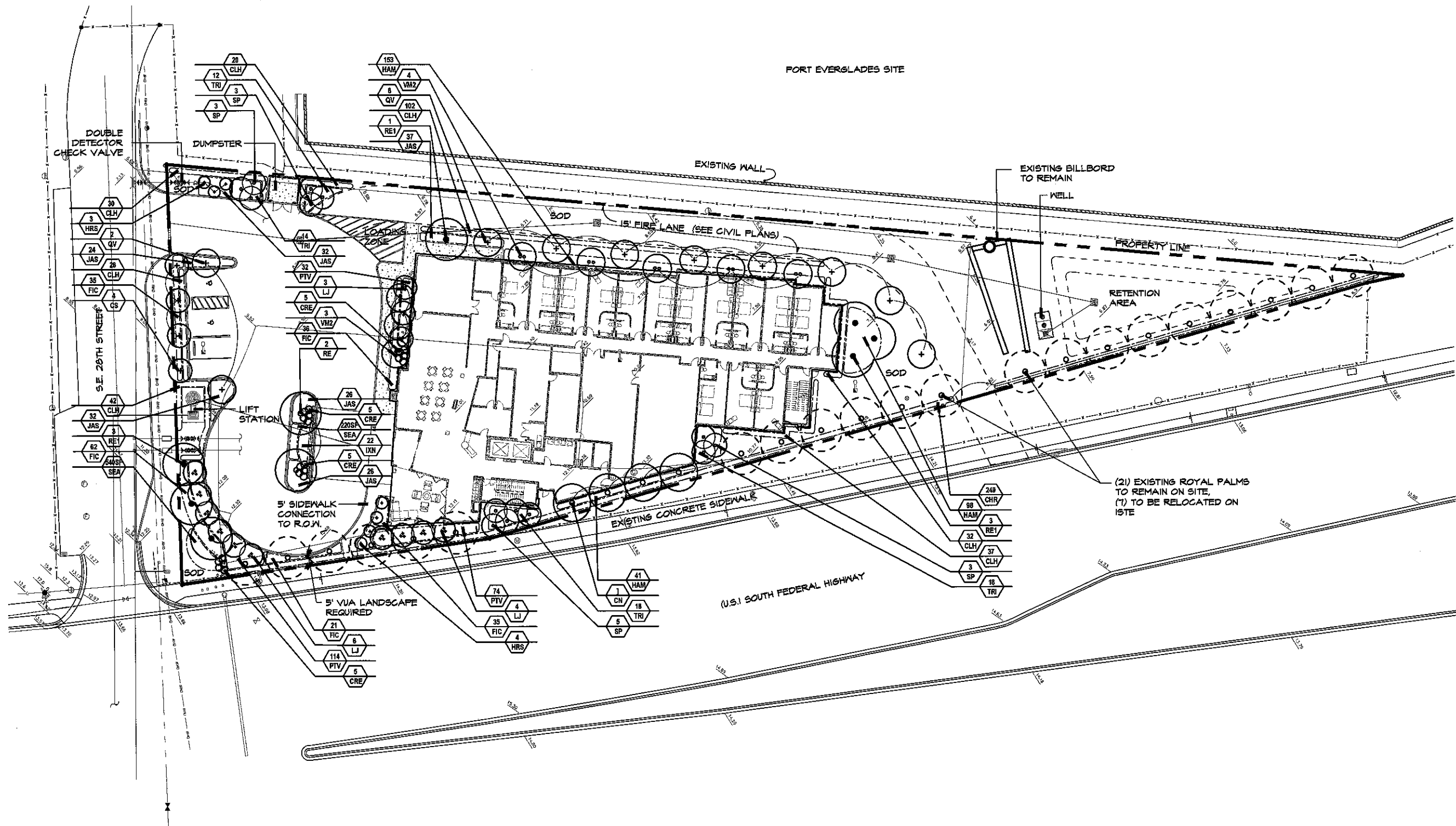
AUGUST 04, 2015
DATE
G.C.
DRAWN BY:
M.J.
APPROVED BY:

This drawing is the property of Design Studio Bosca, and in no instrument of service shall be reproduced in whole or in part without the express written permission of same.

SHEET

L-1

SITE PLAN SUBMISSION



SCALE: 1" = 20'-0"

General Planting Specifications:

1. Scope:
The work includes furnishing all plants, materials, equipment and labor necessary for planting of plants indicated on the drawings and in these specifications. A list of plants is attached to these specifications.

2. Plant Materials & Protection:
A. All plant materials shall be nursery grown unless otherwise noted.
B. Spaced for 9" indicates average spread to midpoint of current season's growth.
C. Height for 6'-0" indicates overall height from top of ball to support of current season's growth.
D. Indicate clear trunk measurement from top of ball to first branching.
(See Tree & Palm Planting Diagrams)E. Meter of Head (or Meter of Hand Arms Head) indicates measurement on Palms from top of ball to top of solid trunk before start of fronds stalks or green "boots".
(See Palm Planting Diagram)F. All quantities indicated on the plant list are intended as a guide for the bidder and does not relieve the bidder of his responsibility to do a comprehensive field check. Should a discrepancy occur between the bidder's take off and the plant list quantity, the Architect/Landscape Architect is to be notified for clarification prior to the submission of bids.
G. Quality and Site: Plants shall have a habit of growth that is normal for the species and shall be healthy, vigorous and equal or exceeds the measurements specified in the plant list, which are the minimum acceptable sizes. Plants shall be measured with branches, normal position. Pruned Caecum (L) should not reduce acceptable size and shape of tree, and shall be done at acceptance of Architect/Landscape Architect.
H. Requirements for measurements, branching, grading, quality, baling and bur-lapping of plants in the plant list generally follow the standards currently recommended by the American Association of Nurserymen, Inc. in the American Standard for Nursery Plants, 24th Edition, published under U.S. Grades & Standards for Nursery Plants. Plants that meet the requirements specified but do not have the normal habit of growth or spread for the respective plant, shall not be accepted. All plant materials to be healthy, pest and disease free.
I. Substitution: Plant substitution requests by the Contractor will be considered by the Architect/Landscape Architect and any substitution of a plant that is not obtainable in the type or size specified, the Landscape Architect shall determine the nearest equivalent replacement in an appropriate size and variety. The unit price of the substitute plant shall not exceed the bid item replacement without approval of the Owner.
J. Protection of Plants:
K. Protection During Transportation:
L. Protection After Delivery:
M. Protection of Plants:
N. Materials:
O. Commercial Fertilizer:
P. Bagged Fertilizer:
Q. Electric Soil:
R. Mulch:
S. Drainage:
T. Filter Fabric:
U. Planting Operations:
V. Inspection and Acceptance:
W. Acceptance:
X. Guarantee and Replacement:
Y. Guarantees:
Z. Replacement:
AA. Materials and Operation:
AB. Care and Maintenance Schedule:
AC. Permits and Regulations:
AD. Protection of Work and Property:
AE. Changes in the Work:
AF. Landscape Architect:
AG. Obstructions:
AH. Maintenance:

3. Protection of Plants:
A. Balled and Burlapped Plants (B & B) shall be dug with natural balls of earth of sufficient diameter and depth to ensure adequate fiber and feeding root system necessary for full recovery of the plant. Balls shall be firmly wrapped with burlap or similar material and bound with wire, cord, or wire mesh. All collected plants shall be balled and burlapped.
B. Container Grown Plants - Plants to be accepted as B & B, providing that of other specified requirements are met. Container grown plants shall be planted in the container as specified on the plant list and on the plants, and shall not be governed by container sizes. Minimum root ball diameter (measured from the outside of the container) shall be equal to the diameter of the container. All plants shall be inspected by the Contractor for a maximum of two weeks prior to planting to ensure that they exhibit a fully developed root system when removed from the container.
C. Protection During Transportation:
D. Protection After Delivery:
E. Protection of Plants:
F. Materials:
G. Commercial Fertilizer:
H. Bagged Fertilizer:
I. Electric Soil:
J. Mulch:
K. Drainage:
L. Filter Fabric:
M. Planting Operations:
N. Inspection and Acceptance:
O. Acceptance:
P. Guarantee and Replacement:
Q. Guarantees:
R. Replacement:
S. Materials and Operation:
T. Care and Maintenance Schedule:
U. Permits and Regulations:
V. Protection of Work and Property:
W. Changes in the Work:
X. Landscape Architect:
Y. Obstructions:
Z. Maintenance:

4. Inspection and Acceptance:
A. Inspection:
B. Acceptance:
C. Guarantee and Replacement:
D. Guarantees:
E. Replacement:
F. Materials and Operation:
G. Care and Maintenance Schedule:
H. Permits and Regulations:
I. Protection of Work and Property:
J. Changes in the Work:
K. Landscape Architect:
L. Obstructions:
M. Maintenance:

5. Maintenance:
A. Maintenance shall begin immediately after each plant is planted and shall continue until planting inspection and acceptance by the Owner. Maintenance shall include watering, weeding, watering, removal of dead material, re-planting plants to proper grades or upright position and relocation of the new grade and existing plant materials shall be provided and any damage resulting from planting operations shall be repaired promptly.
B. The Contractor shall clean-water all trees and shrubs for a period of ninety (90) days after planting. In the event an irrigation system is operable, Contractor shall see that adequate water is supplied for that period.

6. Materials:
A. Commercial Fertilizer:
B. Bagged Fertilizer:
C. Electric Soil:
D. Mulch:
E. Drainage:
F. Filter Fabric:
G. Planting Operations:
H. Inspection and Acceptance:
I. Acceptance:
J. Guarantee and Replacement:
K. Guarantees:
L. Replacement:
M. Materials and Operation:
N. Care and Maintenance Schedule:
O. Permits and Regulations:
P. Protection of Work and Property:
Q. Changes in the Work:
R. Landscape Architect:
S. Obstructions:
T. Maintenance:

7. Inspection and Acceptance:
A. Inspection:
B. Acceptance:
C. Guarantee and Replacement:
D. Guarantees:
E. Replacement:
F. Materials and Operation:
G. Care and Maintenance Schedule:
H. Permits and Regulations:
I. Protection of Work and Property:
J. Changes in the Work:
K. Landscape Architect:
L. Obstructions:
M. Maintenance:

8. Materials:
A. Commercial Fertilizer:
B. Bagged Fertilizer:
C. Electric Soil:
D. Mulch:
E. Drainage:
F. Filter Fabric:
G. Planting Operations:
H. Inspection and Acceptance:
I. Acceptance:
J. Guarantee and Replacement:
K. Guarantees:
L. Replacement:
M. Materials and Operation:
N. Care and Maintenance Schedule:
O. Permits and Regulations:
P. Protection of Work and Property:
Q. Changes in the Work:
R. Landscape Architect:
S. Obstructions:
T. Maintenance:

9. Maintenance:
A. Maintenance shall begin immediately after each plant is planted and shall continue until planting inspection and acceptance by the Owner. Maintenance shall include watering, weeding, watering, removal of dead material, re-planting plants to proper grades or upright position and relocation of the new grade and existing plant materials shall be provided and any damage resulting from planting operations shall be repaired promptly.
B. The Contractor shall clean-water all trees and shrubs for a period of ninety (90) days after planting. In the event an irrigation system is operable, Contractor shall see that adequate water is supplied for that period.

10. Materials:
A. Commercial Fertilizer:
B. Bagged Fertilizer:
C. Electric Soil:
D. Mulch:
E. Drainage:
F. Filter Fabric:
G. Planting Operations:
H. Inspection and Acceptance:
I. Acceptance:
J. Guarantee and Replacement:
K. Guarantees:
L. Replacement:
M. Materials and Operation:
N. Care and Maintenance Schedule:
O. Permits and Regulations:
P. Protection of Work and Property:
Q. Changes in the Work:
R. Landscape Architect:
S. Obstructions:
T. Maintenance:

11. Maintenance:
A. Maintenance shall begin immediately after each plant is planted and shall continue until planting inspection and acceptance by the Owner. Maintenance shall include watering, weeding, watering, removal of dead material, re-planting plants to proper grades or upright position and relocation of the new grade and existing plant materials shall be provided and any damage resulting from planting operations shall be repaired promptly.
B. The Contractor shall clean-water all trees and shrubs for a period of ninety (90) days after planting. In the event an irrigation system is operable, Contractor shall see that adequate water is supplied for that period.

12. Materials:
A. Commercial Fertilizer:
B. Bagged Fertilizer:
C. Electric Soil:
D. Mulch:
E. Drainage:
F. Filter Fabric:
G. Planting Operations:
H. Inspection and Acceptance:
I. Acceptance:
J. Guarantee and Replacement:
K. Guarantees:
L. Replacement:
M. Materials and Operation:
N. Care and Maintenance Schedule:
O. Permits and Regulations:
P. Protection of Work and Property:
Q. Changes in the Work:
R. Landscape Architect:
S. Obstructions:
T. Maintenance:

13. Maintenance:
A. Maintenance shall begin immediately after each plant is planted and shall continue until planting inspection and acceptance by the Owner. Maintenance shall include watering, weeding, watering, removal of dead material, re-planting plants to proper grades or upright position and relocation of the new grade and existing plant materials shall be provided and any damage resulting from planting operations shall be repaired promptly.
B. The Contractor shall clean-water all trees and shrubs for a period of ninety (90) days after planting. In the event an irrigation system is operable, Contractor shall see that adequate water is supplied for that period.

14. Materials:
A. Commercial Fertilizer:
B. Bagged Fertilizer:
C. Electric Soil:
D. Mulch:
E. Drainage:
F. Filter Fabric:
G. Planting Operations:
H. Inspection and Acceptance:
I. Acceptance:
J. Guarantee and Replacement:
K. Guarantees:
L. Replacement:
M. Materials and Operation:
N. Care and Maintenance Schedule:
O. Permits and Regulations:
P. Protection of Work and Property:
Q. Changes in the Work:
R. Landscape Architect:
S. Obstructions:
T. Maintenance:

15. Maintenance:
A. Maintenance shall begin immediately after each plant is planted and shall continue until planting inspection and acceptance by the Owner. Maintenance shall include watering, weeding, watering, removal of dead material, re-planting plants to proper grades or upright position and relocation of the new grade and existing plant materials shall be provided and any damage resulting from planting operations shall be repaired promptly.
B. The Contractor shall clean-water all trees and shrubs for a period of ninety (90) days after planting. In the event an irrigation system is operable, Contractor shall see that adequate water is supplied for that period.

16. Materials:
A. Commercial Fertilizer:
B. Bagged Fertilizer:
C. Electric Soil:
D. Mulch:
E. Drainage:
F. Filter Fabric:
G. Planting Operations:
H. Inspection and Acceptance:
I. Acceptance:
J. Guarantee and Replacement:
K. Guarantees:
L. Replacement:
M. Materials and Operation:
N. Care and Maintenance Schedule:
O. Permits and Regulations:
P. Protection of Work and Property:
Q. Changes in the Work:
R. Landscape Architect:
S. Obstructions:
T. Maintenance:

17. Maintenance:
A. Maintenance shall begin immediately after each plant is planted and shall continue until planting inspection and acceptance by the Owner. Maintenance shall include watering, weeding, watering, removal of dead material, re-planting plants to proper grades or upright position and relocation of the new grade and existing plant materials shall be provided and any damage resulting from planting operations shall be repaired promptly.
B. The Contractor shall clean-water all trees and shrubs for a period of ninety (90) days after planting. In the event an irrigation system is operable, Contractor shall see that adequate water is supplied for that period.

18. Materials:
A. Commercial Fertilizer:
B. Bagged Fertilizer:
C. Electric Soil:
D. Mulch:
E. Drainage:
F. Filter Fabric:
G. Planting Operations:
H. Inspection and Acceptance:
I. Acceptance:
J. Guarantee and Replacement:
K. Guarantees:
L. Replacement:
M. Materials and Operation:
N. Care and Maintenance Schedule:
O. Permits and Regulations:
P. Protection of Work and Property:
Q. Changes in the Work:
R. Landscape Architect:
S. Obstructions:
T. Maintenance:

19. Maintenance:
A. Maintenance shall begin immediately after each plant is planted and shall continue until planting inspection and acceptance by the Owner. Maintenance shall include watering, weeding, watering, removal of dead material, re-planting plants to proper grades or upright position and relocation of the new grade and existing plant materials shall be provided and any damage resulting from planting operations shall be repaired promptly.
B. The Contractor shall clean-water all trees and shrubs for a period of ninety (90) days after planting. In the event an irrigation system is operable, Contractor shall see that adequate water is supplied for that period.

20. Materials:
A. Commercial Fertilizer:
B. Bagged Fertilizer:
C. Electric Soil:
D. Mulch:
E. Drainage:
F. Filter Fabric:
G. Planting Operations:
H. Inspection and Acceptance:
I. Acceptance:
J. Guarantee and Replacement:
K. Guarantees:
L. Replacement:
M. Materials and Operation:
N. Care and Maintenance Schedule:
O. Permits and Regulations:
P. Protection of Work and Property:
Q. Changes in the Work:
R. Landscape Architect:
S. Obstructions:
T. Maintenance:

21. Maintenance:
A. Maintenance shall begin immediately after each plant is planted and shall continue until planting inspection and acceptance by the Owner. Maintenance shall include watering, weeding, watering, removal of dead material, re-planting plants to proper grades or upright position and relocation of the new grade and existing plant materials shall be provided and any damage resulting from planting operations shall be repaired promptly.
B. The Contractor shall clean-water all trees and shrubs for a period of ninety (90) days after planting. In the event an irrigation system is operable, Contractor shall see that adequate water is supplied for that period.

22. Materials:
A. Commercial Fertilizer:
B. Bagged Fertilizer:
C. Electric Soil:
D. Mulch:
E. Drainage:
F. Filter Fabric:
G. Planting Operations:
H. Inspection and Acceptance:
I. Acceptance:
J. Guarantee and Replacement:
K. Guarantees:
L. Replacement:
M. Materials and Operation:
N. Care and Maintenance Schedule:
O. Permits and Regulations:
P. Protection of Work and Property:
Q. Changes in the Work:
R. Landscape Architect:
S. Obstructions:
T. Maintenance:

B. Location: Location for plants and outlines of areas to be planted are indicated on the drawings. All plant locations shall be staked in the field by the Contractor, to the satisfaction of the Architect/Landscape Architect. Any construction or violation below ground or overhead are encroached or where change have been made for the location, necessary adjustments will be approved by the Architect/Landscape Architect.

C. Excavation for Planting: Excavation of holes shall extend to the required sub-grade or specified depth. Plant pits shall be excavated to a depth and width that will accommodate the plant roots. The minimum depth of plant pits shall be measured from the finished grade. A 6" diameter hole shall be excavated for plants and not less than 12" deep.

D. Balled and Burlapped Plants: After final setting, loose wrapping of balled and burlapped plants shall be removed immediately. The ball of balled plants shall be wrapped with burlap and secured with wire. The burlap shall be removed from the ball of plants immediately after planting. Do not use burlap to wrap plants. Do not use burlap to wrap plants. Do not use burlap to wrap plants. Do not use burlap to wrap plants.

E. Container Grown Plants: Container grown plants shall be delivered with sufficient root growth to hold earth when removed from container. They shall not be root bound. Containers shall be removed to prevent damage to plant or root system according to diagrams (attached). Plant pits for container plants shall be formed face on the bottom to avoid air pockets at the bottom of root ball.

F. Pit Size: Minimum diameter (width) and depth of planting pits for balled and burlapped and container grown plants shall be as follows:
Diameter - 1/2' greater than diameter of ball or spread of roots.
Depth - 3" greater than depth of ball or spread of roots.
Diameter - 1/2' greater than diameter of ball or spread of roots.
Depth - 3" greater than depth of ball or spread of roots.
If a topsoil bank is under the root ball, (large, heavy trees and shrubs shall sit directly on excavated pit bottom to prevent settlement).
Depth - 1/2' greater than depth of ball or spread of roots.
Planting - When pit has been excavated as specified in Paragraph F, G, H, I, J, K, L, M, N and O shown in the Typical Tree and Shrub Diagrams (attached).

H. Setting Trees and Shrubs: Unless otherwise specified, all trees and shrubs shall be planted in pits centered and set on (one inch (2) of compacted topsoil to a depth that has been tested grade level. The placement shall be the same as that at which the plants were grown. They shall be planted upright and shall be set on the root ball. The root ball shall be placed on topsoil. The burlap shall be pulled out from under the ball. Platforms, wire and surplus burlap, twine and stakes shall be removed. In case of trees, all burlap and twine shall be cut off cleanly. Soil shall be placed and compacted thoroughly. Soil shall be set on top of root ball. The topsoil shall be filled in to the level of the finished grade, allowing for two inches (2) of mulch. Cover a shallow saucer ground each plant by digging a ridge of soil along the edge of the plant pit.

I. Setting Palms: All palms shall be planted in sand, thoroughly washed in during planting operations and with a shallow saucer depression left at the soil line for water retention. Pits shall be dug for palms as shown in the Typical Palm Diagram (attached).

J. Pruning - New Plant Materials: Remove dead and broken branches from all plant materials. Remove terminal growth of all individual plant materials. Pruning shall be done in a way that will not harm the plant. Pruning shall be done in a way that will not harm the plant. Pruning shall be done in a way that will not harm the plant. Pruning shall be done in a way that will not harm the plant.

K. Setting Trees (See "Typical Tree Planting Diagram" included herein): All trees shall be set on a 1/2" layer of compacted topsoil. The tree shall be set on a 1/2" layer of compacted topsoil. The tree shall be set on a 1/2" layer of compacted topsoil. The tree shall be set on a 1/2" layer of compacted topsoil. The tree shall be set on a 1/2" layer of compacted topsoil.

L. Staking: All trees and shrubs shall be staked immediately after planting to a depth of two inches (2) deep. Prevent wind displacement of staking by thorough setting down.

M. Excavated Material: Excavated soil shall be disposed of by the Contractor at no additional expense to the Owner, at Owner's discretion.
N. Relocated Material (when applicable): Existing material shown on the plan to be relocated shall be re-located on the same day as necessary to move them to their original position. Existing material shown on the plan, as previously specified, planting shall be in accordance with these specifications.
O. Disposition of Existing Material: All existing plant material not shown as re-locating or relocated shall be removed from the site at no additional cost to the Owner at Owner's discretion.

5. Sod:
A. All 1/2" : The Landscape Contractor shall submit a unit price per cubic yard for the supply and distribution of planting soil or plain before specified, to be applied to a depth of one inch (1") to all areas receiving sod. (The use of sod shall be at the discretion of the Architect/Landscape Architect after evaluation of the existing soil on the site.)
B. Grades: It shall be the responsibility of the Landscape Contractor to finish final grades all landscape areas, eliminating all bumps, depressions, sticks, stones and other debris to the satisfaction of the Architect/Landscape Architect.
C. The sod shall be set as called for on the landscape plans. Sod shall be of firm tough texture, having a good root system and shall contain no weeds or any other objectionable vegetation. The soil underneath the sod shall be exposed to the sun and air and shall be free from fungi, vermin and other diseases.
D. Before being cut and lifted, the sod shall be laid on for at least three times with a lawn mower with the final mowing not more than seven days before the sod is cut. The sod shall be cut to uniform dimensions.
E. Sod shall be laid with closely abutting joints with a tamped or rolled, even surface. It shall be the responsibility of the Contractor to bring the sod edge in a neat, clean manner to the edges of all paving and shrub areas. In the opinion of the Architect/Landscape Architect, top-dressing is necessary after rolling, clean soil will be evenly applied over the entire surface and thoroughly watered in.
F. Cleanup:
G. Any soil, peat or similar material which has been brought onto any paved areas shall be removed promptly leaving these areas clean as the work progresses. Upon completion of the planting, all excess soil, stones and debris which has not been previously cleaned up shall be removed from the site or disposed of as directed by the Architect/Landscape Architect.

6. Maintenance:
A. Maintenance shall begin immediately after each plant is planted and shall continue until planting inspection and acceptance by the Owner. Maintenance shall include watering, weeding, watering, removal of dead material, re-planting plants to proper grades or upright position and relocation of the new grade and existing plant materials shall be provided and any damage resulting from planting operations shall be repaired promptly.
B. The Contractor shall clean-water all trees and shrubs for a period of ninety (90) days after planting. In the event an irrigation system is operable, Contractor shall see that adequate water is supplied for that period.

7. Inspection and Acceptance:
A. Inspection:
B. Acceptance:
C. Guarantee and Replacement:
D. Guarantees:
E. Replacement:
F. Materials and Operation:
G. Care and Maintenance Schedule:
H. Permits and Regulations:
I. Protection of Work and Property:
J. Changes in the Work:
K. Landscape Architect:
L. Obstructions:
M. Maintenance:

8. Materials:
A. Commercial Fertilizer:
B. Bagged Fertilizer:
C. Electric Soil:
D. Mulch:
E. Drainage:
F. Filter Fabric:
G. Planting Operations:
H. Inspection and Acceptance:
I. Acceptance:
J. Guarantee and Replacement:
K. Guarantees:
L. Replacement:
M. Materials and Operation:
N. Care and Maintenance Schedule:
O. Permits and Regulations:
P. Protection of Work and Property:
Q. Changes in the Work:
R. Landscape Architect:
S. Obstructions:
T. Maintenance:

9. Maintenance:
A. Maintenance shall begin immediately after each plant is planted and shall continue until planting inspection and acceptance by the Owner. Maintenance shall include watering, weeding, watering, removal of dead material, re-planting plants to proper grades or upright position and relocation of the new grade and existing plant materials shall be provided and any damage resulting from planting operations shall be repaired promptly.
B. The Contractor shall clean-water all trees and shrubs for a period of ninety (90) days after planting. In the event an irrigation system is operable, Contractor shall see that adequate water is supplied for that period.

10. Materials:
A. Commercial Fertilizer:
B. Bagged Fertilizer:
C. Electric Soil:
D. Mulch:
E. Drainage:
F. Filter Fabric:
G. Planting Operations:
H. Inspection and Acceptance:
I. Acceptance:
J. Guarantee and Replacement:
K. Guarantees:
L. Replacement:
M. Materials and Operation:
N. Care and Maintenance Schedule:
O. Permits and Regulations:
P. Protection of Work and Property:
Q. Changes in the Work:
R. Landscape Architect:
S. Obstructions:
T. Maintenance:

11. Maintenance:
A. Maintenance shall begin immediately after each plant is planted and shall continue until planting inspection and acceptance by the Owner. Maintenance shall include watering, weeding, watering, removal of dead material, re-planting plants to proper grades or upright position and relocation of the new grade and existing plant materials shall be provided and any damage resulting from planting operations shall be repaired promptly.
B. The Contractor shall clean-water all trees and shrubs for a period of ninety (90) days after planting. In the event an irrigation system is operable, Contractor shall see that adequate water is supplied for that period.

12. Materials:
A. Commercial Fertilizer:
B. Bagged Fertilizer:
C. Electric Soil:
D. Mulch:
E. Drainage:
F. Filter Fabric:
G. Planting Operations:
H. Inspection and Acceptance:
I. Acceptance:
J. Guarantee and Replacement:
K. Guarantees:
L. Replacement:
M. Materials and Operation:
N. Care and Maintenance Schedule:
O. Permits and Regulations:
P. Protection of Work and Property:
Q. Changes in the Work:
R. Landscape Architect:
S. Obstructions:
T. Maintenance:

13. Maintenance:
A. Maintenance shall begin immediately after each plant is planted and shall continue until planting inspection and acceptance by the Owner. Maintenance shall include watering, weeding, watering, removal of dead material, re-planting plants to proper grades or upright position and relocation of the new grade and existing plant materials shall be provided and any damage resulting from planting operations shall be repaired promptly.
B. The Contractor shall clean-water all trees and shrubs for a period of ninety (90) days after planting. In the event an irrigation system is operable, Contractor shall see that adequate water is supplied for that period.

14. Materials:
A. Commercial Fertilizer:
B. Bagged Fertilizer:
C. Electric Soil:
D. Mulch:
E. Drainage:
F. Filter Fabric:
G. Planting Operations:
H. Inspection and Acceptance:
I. Acceptance:
J. Guarantee and Replacement:
K. Guarantees:
L. Replacement:
M. Materials and Operation:
N. Care and Maintenance Schedule:
O. Permits and Regulations:
P. Protection of Work and Property:
Q. Changes in the Work:
R. Landscape Architect:
S. Obstructions:
T. Maintenance:

15. Maintenance:
A. Maintenance shall begin immediately after each plant is planted and shall continue until planting inspection and acceptance by the Owner. Maintenance shall include watering, weeding, watering, removal of dead material, re-planting plants to proper grades or upright position and relocation of the new grade and existing plant materials shall be provided and any damage resulting from planting operations shall be repaired promptly.
B. The Contractor shall clean-water all trees and shrubs for a period of ninety (90) days after planting. In the event an irrigation system is operable, Contractor shall see that adequate water is supplied for that period.

16. Materials:
A. Commercial Fertilizer:
B. Bagged Fertilizer:
C. Electric Soil:
D. Mulch:
E. Drainage:
F. Filter Fabric:
G. Planting Operations:
H. Inspection and Acceptance:
I. Acceptance:
J. Guarantee and Replacement:
K. Guarantees:
L. Replacement:
M. Materials and Operation:
N. Care and Maintenance Schedule:
O. Permits and Regulations:
P. Protection of Work and Property:
Q. Changes in the Work:
R. Landscape Architect:
S. Obstructions:
T. Maintenance:

17. Maintenance:
A. Maintenance shall begin immediately after each plant is planted and shall continue until planting inspection and acceptance by the Owner. Maintenance shall include watering, weeding, watering, removal of dead material, re-planting plants to proper grades or upright position and relocation of the new grade and existing plant materials shall be provided and any damage resulting from planting operations shall be repaired promptly.
B. The Contractor shall clean-water all trees and shrubs for a period of ninety (90) days after planting. In the event an irrigation system is operable, Contractor shall see that adequate water is supplied for that period.

18. Materials:
A. Commercial Fertilizer:
B. Bagged Fertilizer:
C. Electric Soil:
D. Mulch:
E. Drainage:
F. Filter Fabric:
G. Planting Operations:
H. Inspection and Acceptance:
I. Acceptance:
J. Guarantee and Replacement:
K. Guarantees:
L. Replacement:
M. Materials and Operation:
N. Care and Maintenance Schedule:
O. Permits and Regulations:
P. Protection of Work and Property:
Q. Changes in the Work:
R. Landscape Architect:
S. Obstructions:
T. Maintenance:

19. Maintenance:
A. Maintenance shall begin immediately after each plant is planted and shall continue until planting inspection and acceptance by the Owner. Maintenance shall include watering, weeding, watering, removal of dead material, re-planting plants to proper grades or upright position and relocation of the new grade and existing plant materials shall be provided and any damage resulting from planting operations shall be repaired promptly.
B. The Contractor shall clean-water all trees and shrubs for a period of ninety (90) days after planting. In the event an irrigation system is operable, Contractor shall see that adequate water is supplied for that period.

20. Materials:
A. Commercial Fertilizer:
B. Bagged Fertilizer:
C. Electric Soil:
D. Mulch:
E. Drainage:
F. Filter Fabric:
G. Planting Operations:
H. Inspection and Acceptance:
I. Acceptance:
J. Guarantee and Replacement:
K. Guarantees:
L. Replacement:
M. Materials and Operation:
N. Care and Maintenance Schedule:
O. Permits and Regulations:
P. Protection of Work and Property:
Q. Changes in the Work:
R. Landscape Architect:
S. Obstructions:
T. Maintenance:

21. Maintenance:
A. Maintenance shall begin immediately after each plant is planted and shall continue until planting inspection and acceptance by the Owner. Maintenance shall include watering, weeding, watering, removal of dead material, re-planting plants to proper grades or upright position and relocation of the new grade and existing plant materials shall be provided and any damage resulting from planting operations shall be repaired promptly.
B. The Contractor shall clean-water all trees and shrubs for a period of ninety (90) days after planting. In the event an irrigation system is operable, Contractor shall see that adequate water is supplied for that period.

22. Materials:
A. Commercial Fertilizer:
B. Bagged Fertilizer:
C. Electric Soil:
D. Mulch:
E. Drainage:
F. Filter Fabric:
G. Planting Operations:
H. Inspection and Acceptance:
I. Acceptance:
J. Guarantee and Replacement:
K. Guarantees:
L. Replacement:
M. Materials and Operation:
N. Care and Maintenance Schedule:
O. Permits and Regulations:
P. Protection of Work and Property:
Q. Changes in the Work:
R. Landscape Architect:
S. Obstructions:
T. Maintenance:

23. Maintenance:
A. Maintenance shall begin immediately after each plant is planted and shall continue until planting inspection and acceptance by the Owner. Maintenance shall include watering, weeding, watering, removal of dead material, re-planting plants to proper grades or upright position and relocation of the new grade and existing plant materials shall be provided and any damage resulting from planting operations shall be repaired promptly.
B. The Contractor shall clean-water all trees and shrubs for a period of ninety (90) days after planting. In the event an irrigation system is operable, Contractor shall see that adequate water is supplied for that period.

24. Materials:
A. Commercial Fertilizer:
B. Bagged Fertilizer:
C. Electric Soil:
D. Mulch:
E. Drainage:
F. Filter Fabric:
G. Planting Operations:
H. Inspection and Acceptance:
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K. Guarantees:
L. Replacement:
M. Materials and Operation:
N. Care and Maintenance Schedule:
O. Permits and Regulations:
P. Protection of Work and Property:
Q. Changes in the Work:
R. Landscape Architect:
S. Obstructions:
T. Maintenance:

B. Inspection and Acceptance:

A. Inspection:
Inspection of work to determine completion of contract, exclusive of the possible replacement of plants, will be made by the Owner and/or Landscape Architect at the conclusion of all planting and of the written report of the Contractor.

B. Acceptance:
After inspection, the Contractor will be notified by the Owner of the acceptance of all plant material and non-acceptance, exclusive of the possible replacement of plants subject to guarantee.

C. Guarantee and Replacement:
A. Guarantees:
The Contractor shall furnish a written guarantee warranting all materials, workmanship and plant materials, for a period specified in the General Conditions of Project Specifications. All plant materials shall be alive and in satisfactory condition and growth for each specific kind of plant at the end of guarantee period. Where substitution is approved by the Architect/Landscape Architect as the cause for replacement, the Contractor shall not be responsible for replacement during the guarantee period. See General Conditions of Project Specifications for additional guarantee information.

B. Replacement:
During guarantee period, any plant required under this contract that is dead or not in satisfactory condition, as determined by the Architect/Landscape Architect, shall be replaced within two weeks of notification by the Architect/Landscape Architect. The Contractor shall be responsible for the full replacement cost of plant materials.

C. Materials and Operation:
All replacements shall be plants of the same kind and size as specified in the plant list. They shall be balled and planted as specified herein.

10. Care and Maintenance Schedule:
The Contractor shall furnish the Owner's Maintenance staff with a written and detailed description for the care and maintenance of all plant materials and irrigation systems at the time of final inspection. Contractor will also provide a one year Landscape Maintenance Contract, to take effect after substantial completion of the project. It will be in the Owner's discretion to accept or reject the contract.

11. Permits and Regulations:
A. The Contractor shall give all notices and comply with all laws, ordinances, rules and regulations bearing on the conduct of this work as shown and specified.

12. Protection of Work and Property:
A. The Contractor shall continuously maintain adequate protection of all his work from damage and theft and shall protect the Owner's property from injury and loss arising in connection with this contract, making good any such loss or injury or damage except where caused by Owner of his agents. He shall adequately provide and maintain possession, guard fences, lights and other protections required by public authority according to state, Federal and local ordinances.
B. The Contractor shall provide protection for existing trees and other plant material as designated by drawings, by Owner's representative or by local authorities. Such protection shall consist of fencing or such devices as will prevent harm to material from excavation, breakage, chemical or other types of damage.
C. A competent superintendent, foreman or workman capable of reading drawings and acting on behalf of the Contractor shall be kept on the work during its progress.

13. Changes in the Work:
A. The Contractor shall conduct a soil survey of the site to determine the need for any additives to overcome severe conditions not met by normal planting soil requirements. A report of any problems shall be submitted to the Owner and the Architect/Landscape Architect for approval prior to installation, along with a cost break-down of additional services needed.
B. The Contractor shall advise the Owner and Landscape Architect of any special site conditions (high water table, light or soil conditions, etc.) that might require relocation of plant material or adjustments to finish elevations shown. The Owner will approve any changes thus determined.

14. Landscape Architect:
A. The Landscape Architect is the author of the design and agent for its execution. His services are used by the Owner for supervision, he shall act impartially between the Owner and Contractor and shall have authority to reject all work and materials which do not conform to the contract. All decisions of the Landscape Architect shall be final. The Contractor shall remove from the site all materials considered not up to specifications by the Landscape Architect and replace with suitable materials.
B. Obstructions:
A. The Contractor shall acquaint himself with the existence and location of all surface and subsurface structures, utilities and installations before commencing any work, and shall avoid any disturbance or damage to them throughout the course of the work. Repairs to any utilities, subsurface structures and installations and surface obstructions damaged by the Contractor shall be at the Contractor's own time and expense.

15. Obstructions:
A. The Contractor shall acquaint himself with the existence and location of all surface and subsurface structures, utilities and installations before commencing any work, and shall avoid any disturbance or damage to them throughout the course of the work. Repairs to any utilities, subsurface structures and installations and surface obstructions damaged by the Contractor shall be at the Contractor's own time and expense.

16. Maintenance:
A. Maintenance shall begin immediately after each plant is planted and shall continue until planting inspection and acceptance by the Owner. Maintenance shall include watering, weeding, watering, removal of dead material, re-planting plants to proper grades or upright position and relocation of the new grade and existing plant materials shall be provided and any damage resulting from planting operations shall be repaired promptly.
B. The Contractor shall clean-water all trees and shrubs for a period of ninety (90) days after planting. In the event an irrigation system is operable, Contractor shall see that adequate water is supplied for that period.

17. Inspection and Acceptance:
A. Inspection:
B. Acceptance:
C. Guarantee and Replacement:
D. Guarantees:
E. Replacement:
F. Materials and Operation:
G. Care and Maintenance Schedule:
H. Permits and Regulations:
I. Protection of Work and Property:
J. Changes in the Work:
K. Landscape Architect:
L. Obstructions:
M. Maintenance:

18. Materials:
A. Commercial Fertilizer:
B. Bagged Fertilizer:
C. Electric Soil:
D. Mulch:
E. Drainage:
F. Filter Fabric:
G. Planting Operations:
H. Inspection and Acceptance:
I. Acceptance:
J. Guarantee and Replacement:
K. Guarantees:
L. Replacement:
M. Materials and Operation:
N. Care and Maintenance Schedule:
O. Permits and Regulations:
P. Protection of Work and Property:
Q. Changes in the Work:
R. Landscape Architect:
S. Obstructions:
T. Maintenance:

19. Maintenance:
A. Maintenance shall begin immediately after each

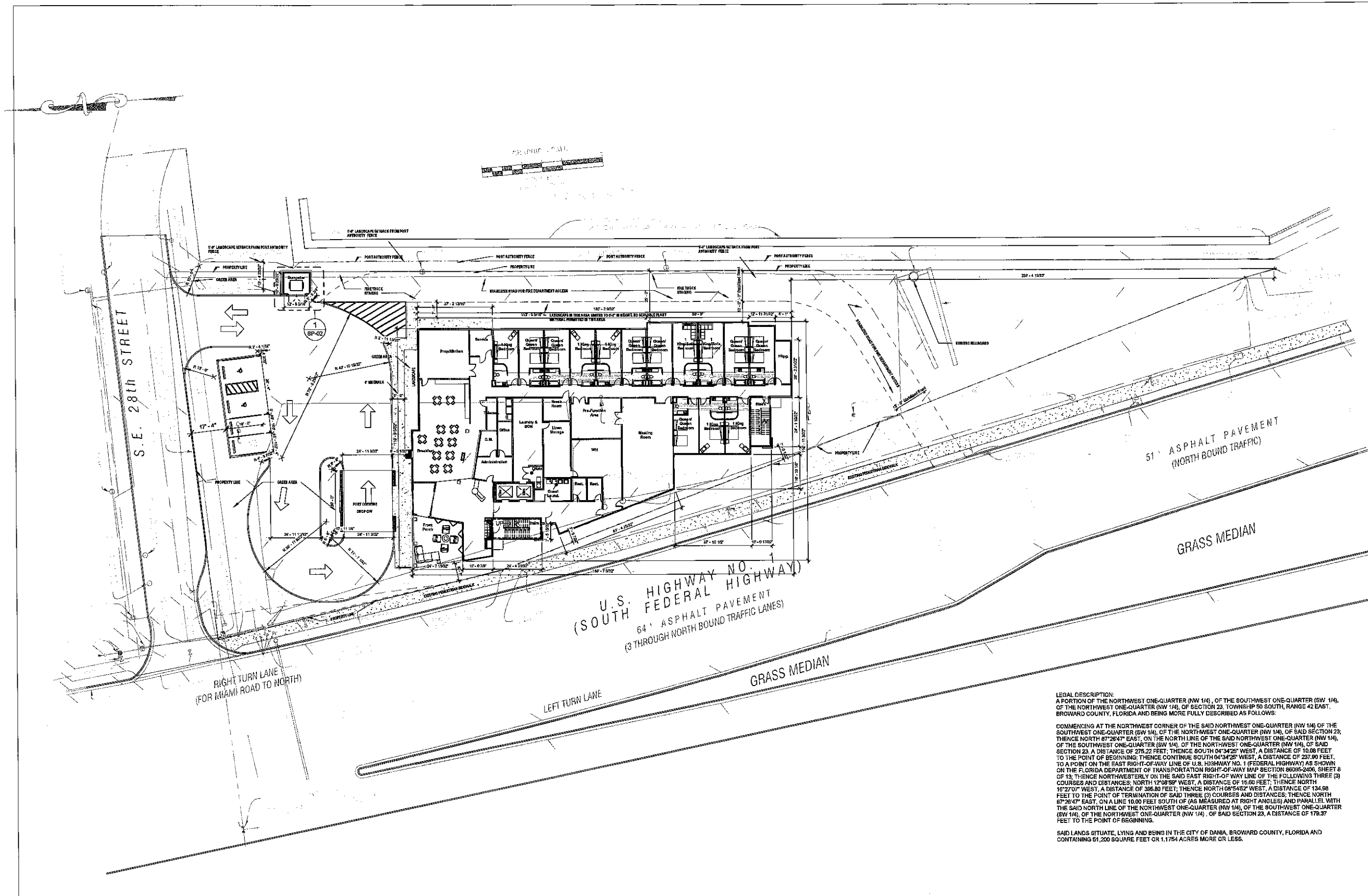
Revision Schedule	
Number	Date

LEXINGTON INN & SUITES
CITY OF DANIA BEACH, FL
2800 SOUTH FEDERAL HIGHWAY



DRAWN	Author
EDIT DATE	8/26/15 8:28:59 PM
ISSUE DATE	07/01/15
SCALE	3/8" = 1'-0"
JOB NUMBER	15-023

SHEET NAME	Site Plan
SHEET NUMBER	SP-01



U.S. HIGHWAY NO. 1
(SOUTH FEDERAL HIGHWAY)
64' ASPHALT PAVEMENT
(3 THROUGH NORTH BOUND TRAFFIC LANES)

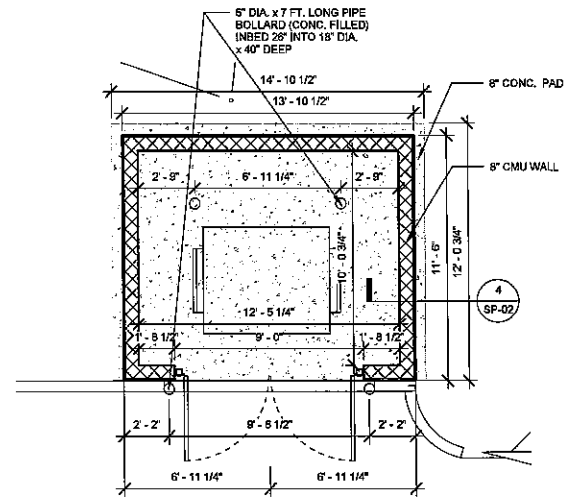
51' ASPHALT PAVEMENT
(NORTH BOUND TRAFFIC)

LEGAL DESCRIPTION:
A PORTION OF THE NORTHWEST ONE-QUARTER (NW 1/4), OF THE SOUTHWEST ONE-QUARTER (SW 1/4), OF THE NORTHWEST ONE-QUARTER (NW 1/4), OF SECTION 23, TOWNSHIP 53 SOUTH, RANGE 42 EAST, BROWARD COUNTY, FLORIDA AND BEING MORE FULLY DESCRIBED AS FOLLOWS:

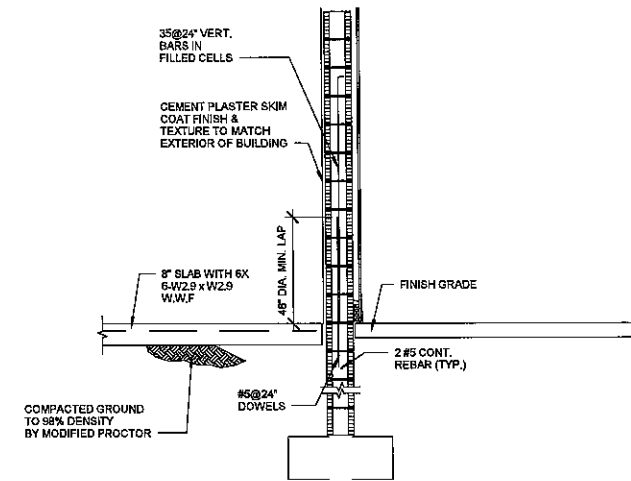
COMMENCING AT THE NORTHWEST CORNER OF THE SAID NORTHWEST ONE-QUARTER (NW 1/4), OF THE SOUTHWEST ONE-QUARTER (SW 1/4), OF THE NORTHWEST ONE-QUARTER (NW 1/4), OF SAID SECTION 23; THENCE NORTH 87°26'47" EAST, ON THE NORTH LINE OF THE SAID NORTHWEST ONE-QUARTER (NW 1/4), OF THE SOUTHWEST ONE-QUARTER (SW 1/4), OF THE NORTHWEST ONE-QUARTER (NW 1/4), OF SAID SECTION 23, A DISTANCE OF 275.22 FEET; THENCE SOUTH 04°34'25" WEST, A DISTANCE OF 10.88 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE SOUTH 04°34'25" WEST, A DISTANCE OF 237.80 FEET, TO A POINT ON THE EAST RIGHT-OF-WAY LINE OF U.S. HIGHWAY NO. 1 (FEDERAL HIGHWAY) AS SHOWN ON THE FLORIDA DEPARTMENT OF TRANSPORTATION RIGHT-OF-WAY MAP SECTION 86295-2406, SHEET 8 OF 13; THENCE NORTHWESTERLY ON THE SAID EAST RIGHT-OF-WAY LINE OF THE FOLLOWING THREE (3) COURSES AND DISTANCES: NORTH 1°08'52" WEST, A DISTANCE OF 15.60 FEET; THENCE NORTH 16°27'07" WEST, A DISTANCE OF 396.80 FEET; THENCE NORTH 08°54'52" WEST, A DISTANCE OF 134.98 FEET TO THE POINT OF TERMINATION OF SAID THREE (3) COURSES AND DISTANCES; THENCE NORTH 67°28'47" EAST, ON A LINE 10.00 FEET SOUTH OF (AS MEASURED AT RIGHT ANGLES) AND PARALLEL WITH THE SAID NORTH LINE OF THE NORTHWEST ONE-QUARTER (NW 1/4), OF THE SOUTHWEST ONE-QUARTER (SW 1/4), OF THE NORTHWEST ONE-QUARTER (NW 1/4), OF SAID SECTION 23, A DISTANCE OF 179.37 FEET TO THE POINT OF BEGINNING.

SAID LANDS SITUATE, LYING AND BEING IN THE CITY OF DANIA, BROWARD COUNTY, FLORIDA AND CONTAINING 51,200 SQUARE FEET OR 1.1754 ACRES MORE OR LESS.

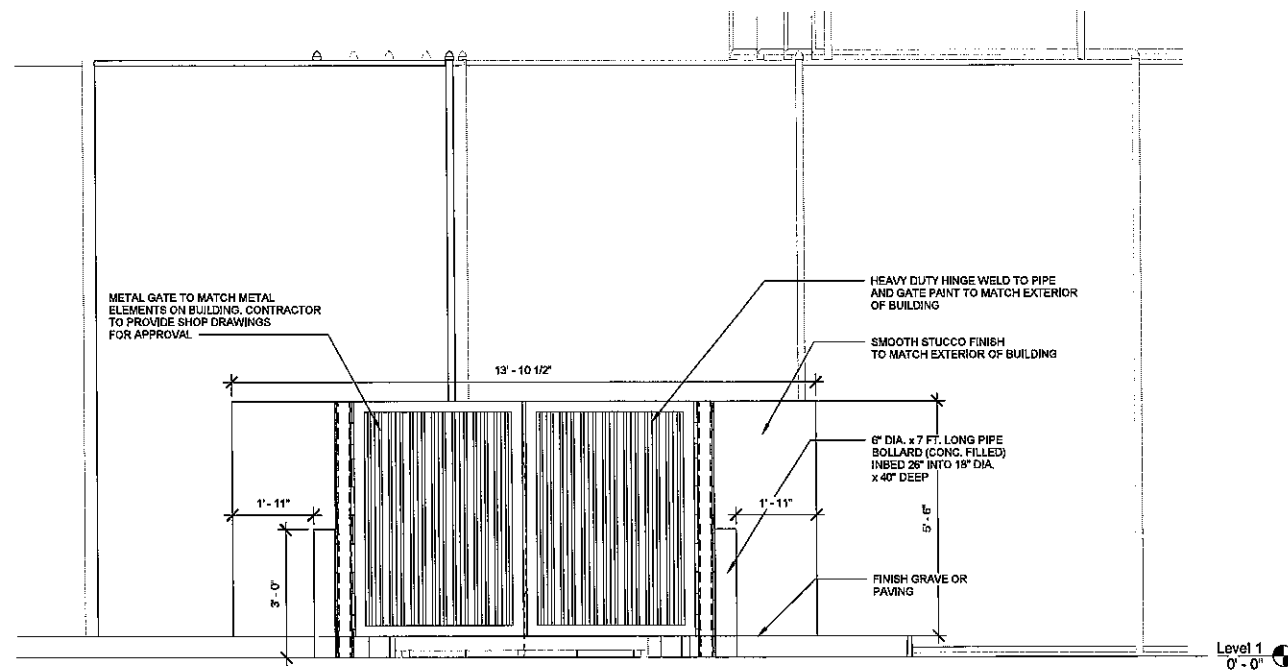
1 SITE PLAN
SP-01 SCALE: 3/8" = 1'-0"



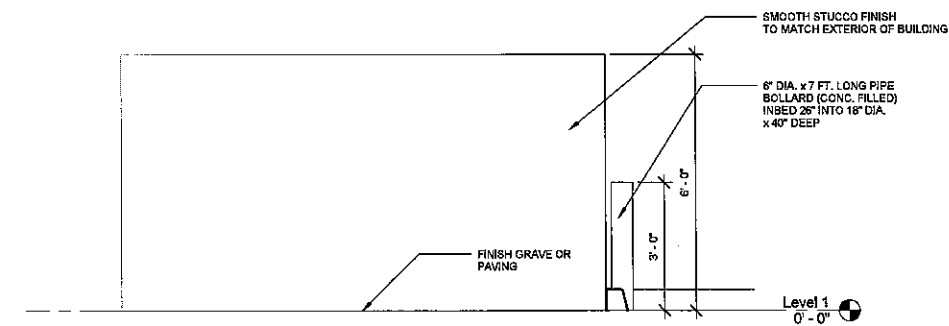
1 Dumpster Plan View
SP-02 SCALE: 1/8" = 1'-0"



4 Dumpster Detail 1
SP-02 SCALE: 1/2" = 1'-0"



3 Dumpster Front Elevation
SP-02 SCALE: 1/2" = 1'-0"



2 Dumpster Side Elevation
SP-02 SCALE: 1/2" = 1'-0"

Revision Schedule		
Number	Description	Date

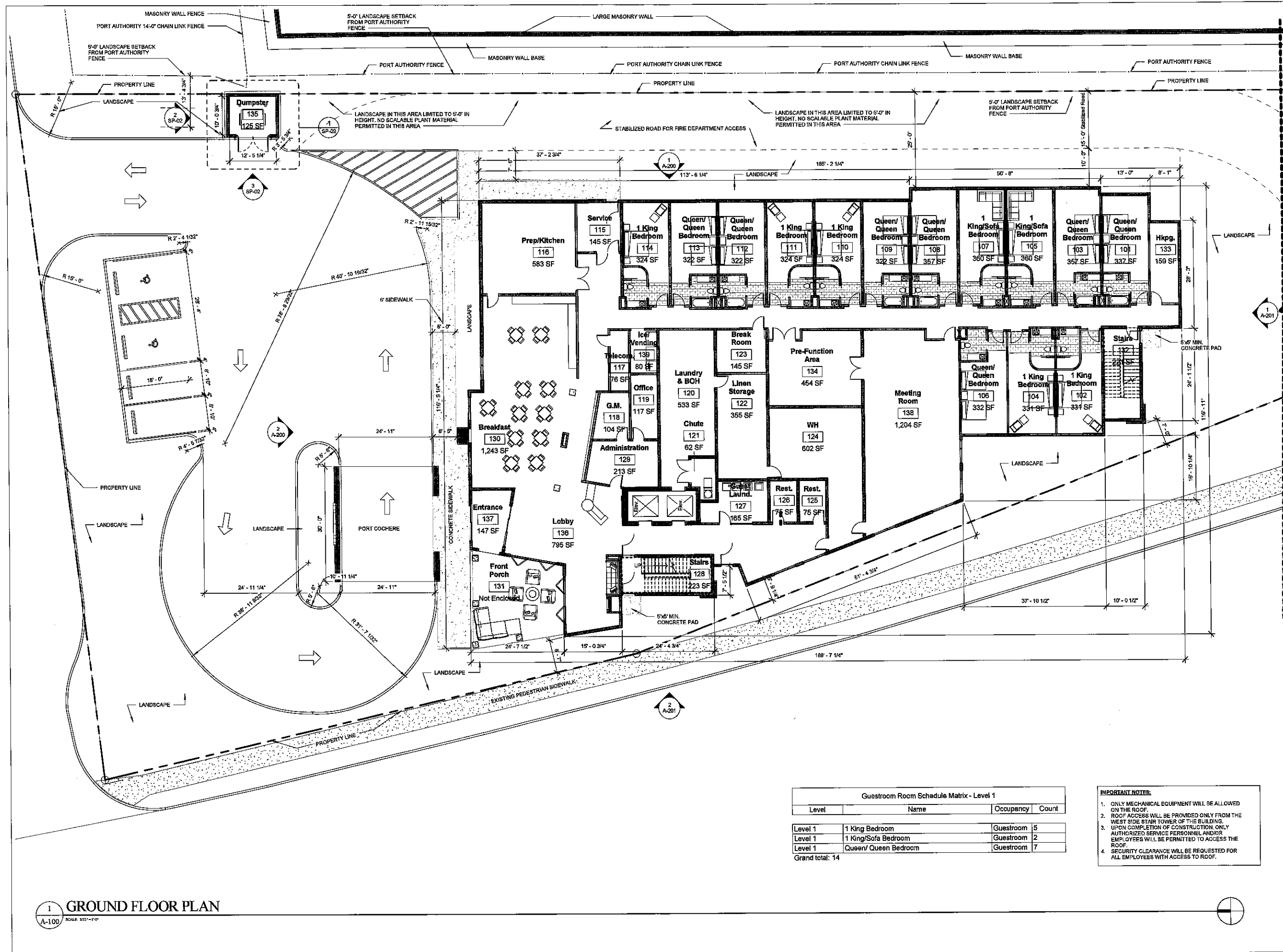
LEXINGTON INN & SUITES
CITY OF DANIA BEACH, FL
2800 SOUTH FEDERAL HIGHWAY

LEXINGTON HOTEL
By Starline

dllw
architects
542 Douglas Avenue
Dania Beach, FL 33138
757.738.0000
www.dllwarchitects.com
established 1981

DRAWN	Author
EDIT DATE	8/26/15 8:28:00 PM
ISSUE DATE	07/2/15
SCALE	As Indicated
JOB NUMBER	15-029
SHEET NAME	Dumpster Details
SHEET NUMBER	SP-02

Revision Schedule	
NO.	DATE



LEXINGTON INN & SUITES
 CITY OF DANIA BEACH, FL
 2800 SOUTH FEDERAL HIGHWAY

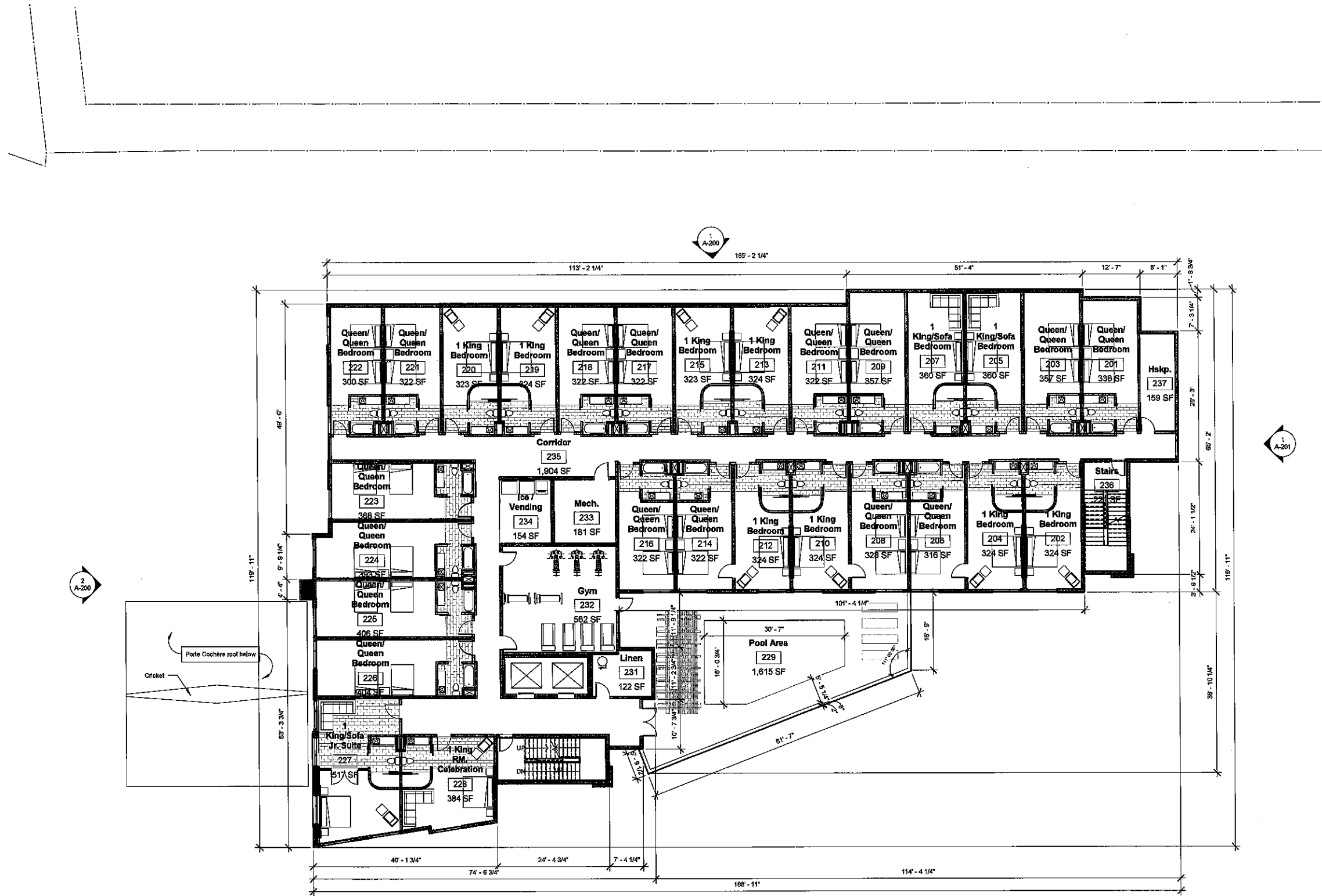


Level	Name	Occupancy	Count
Level 1	1 King Bedroom	Guestroom	5
Level 1	1 King/Sofa Bedroom	Guestroom	2
Level 1	Queen/ Queen Bedroom	Guestroom	7
Grand total: 14			

- IMPORTANT NOTES:**
- ONLY MECHANICAL EQUIPMENT WILL BE ALLOWED ON THE ROOF.
 - ROOF ACCESS WILL BE PROVIDED ONLY FROM THE WEST SIDE STAIR TOWER OF THE BUILDING.
 - UPON COMPLETION OF CONSTRUCTION ONLY AUTHORIZED SERVICE PERSONNEL AND/OR EMPLOYEES WILL BE PERMITTED TO ACCESS THE ROOF.
 - SECURITY CLEARANCE WILL BE REQUESTED FOR ALL EMPLOYEES WITH ACCESS TO ROOF.

1 GROUND FLOOR PLAN
 A-100 SCALE: 3/32" = 1'-0"

DRAWN	RAM
EDIT DATE	8/20/15 6:28:25 PM
ISSUE DATE	8/20/15
SCALE	3/32" = 1'-0"
JOB NUMBER	15-029
SHEET NAME	Ground Floor Plan
SHEET NUMBER	A-100



1 Level 2
A-102 SCALE: 3/32" = 1'-0"

Guestroom Room Schedule Matrix - Level 2			
Level	Name	Occupancy	Count
Level 2	1 King Bedroom	Guestroom	8
Level 2	1 King RM. Celebration	Guestroom	1
Level 2	1 King/Sofa Bedroom	Guestroom	2
Level 2	1 King/Sofa Jr. Suite	Guestroom	1
Level 2	Queen/ Queen Bedroom	Guestroom	16
Grand total: 28			

Revision Schedule		
Number	Description	Date

LEXINGTON INN & SUITES
CITY OF DANIA BEACH, FL
2800 SOUTH FEDERAL HIGHWAY

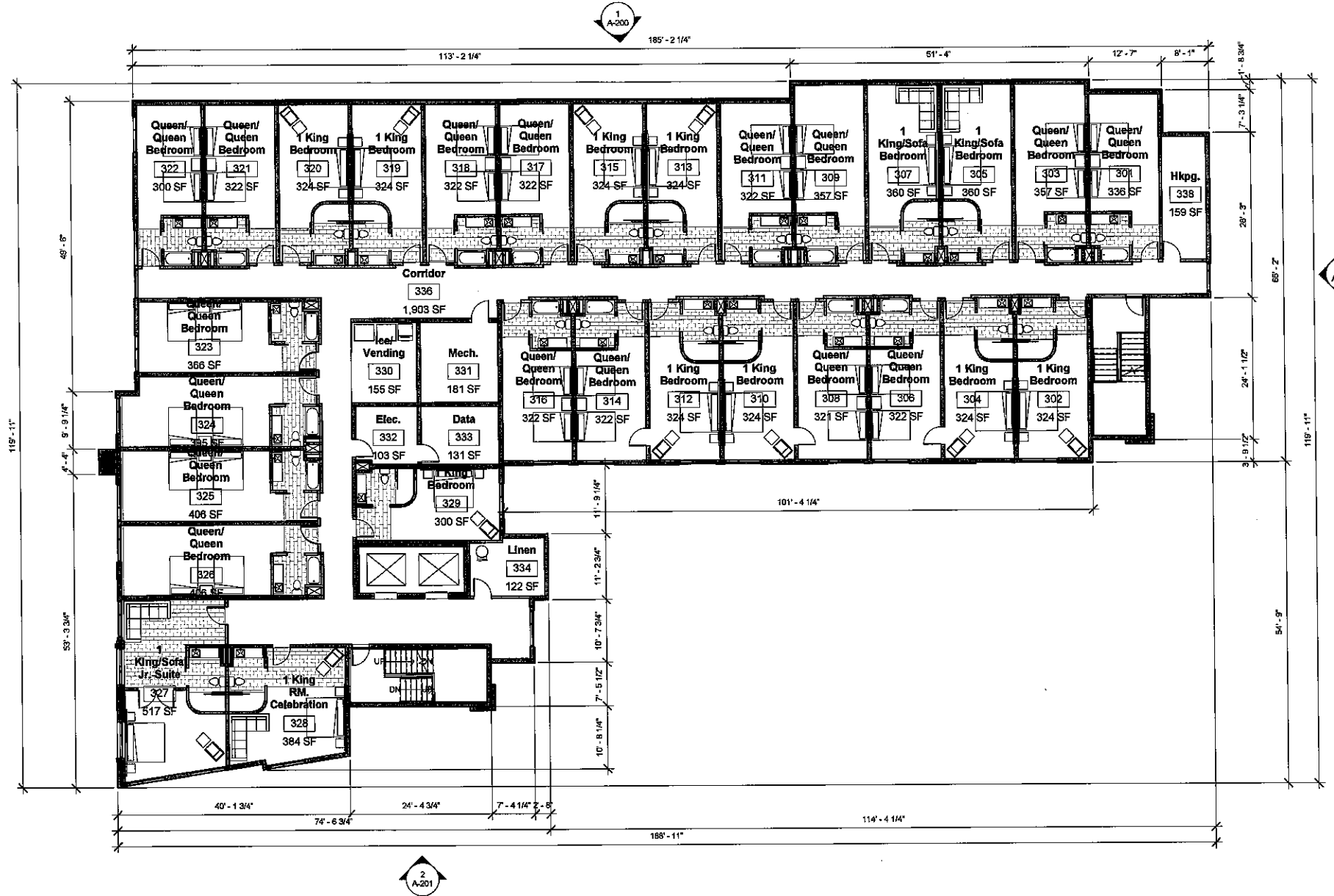


dlw
architects
642 Douglas Avenue
Dania Beach, FL 33496
727.734.6500
www.dlwarchitects.com
established 1981

DRAWN
Author
EDIT DATE
8/20/15 8:28:31 PM
ISSUE DATE
8/17/15
SCALE
3/32" = 1'-0"
JOB NUMBER
15-029

SHEET NAME
Second Floor Plan

SHEET NUMBER
A-102



1 Typical Floor Plan, Levels 3 to 6
A-103 SCALE: 3/32" = 1'-0"

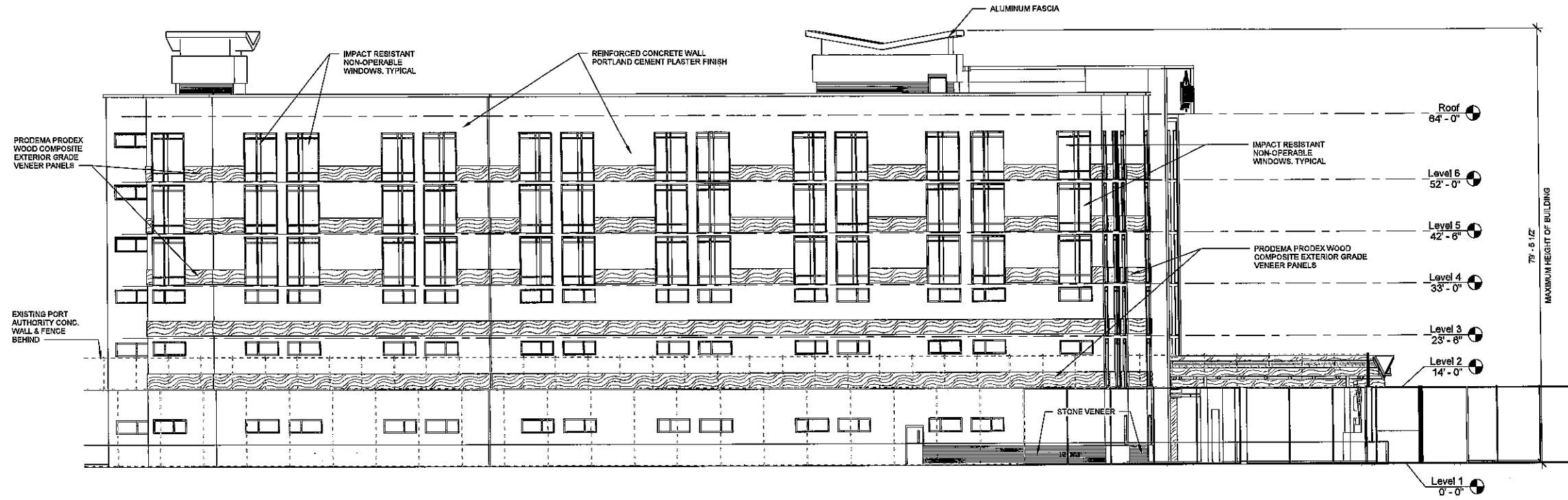
Guestroom Room Schedule Matrix - Level 3			
Level	Name	Occupancy	Count
Level 3	1 King Bedroom	Guestroom	9
Level 3	1 King RM. Celebration	Guestroom	1
Level 3	1 King/Sofa Bedroom	Guestroom	2
Level 3	1 King/Sofa Jr. Suite	Guestroom	1
Level 3	Queen/ Queen Bedroom	Guestroom	16
Grand total: 29			

Revision Schedule		
Number	Description	Date

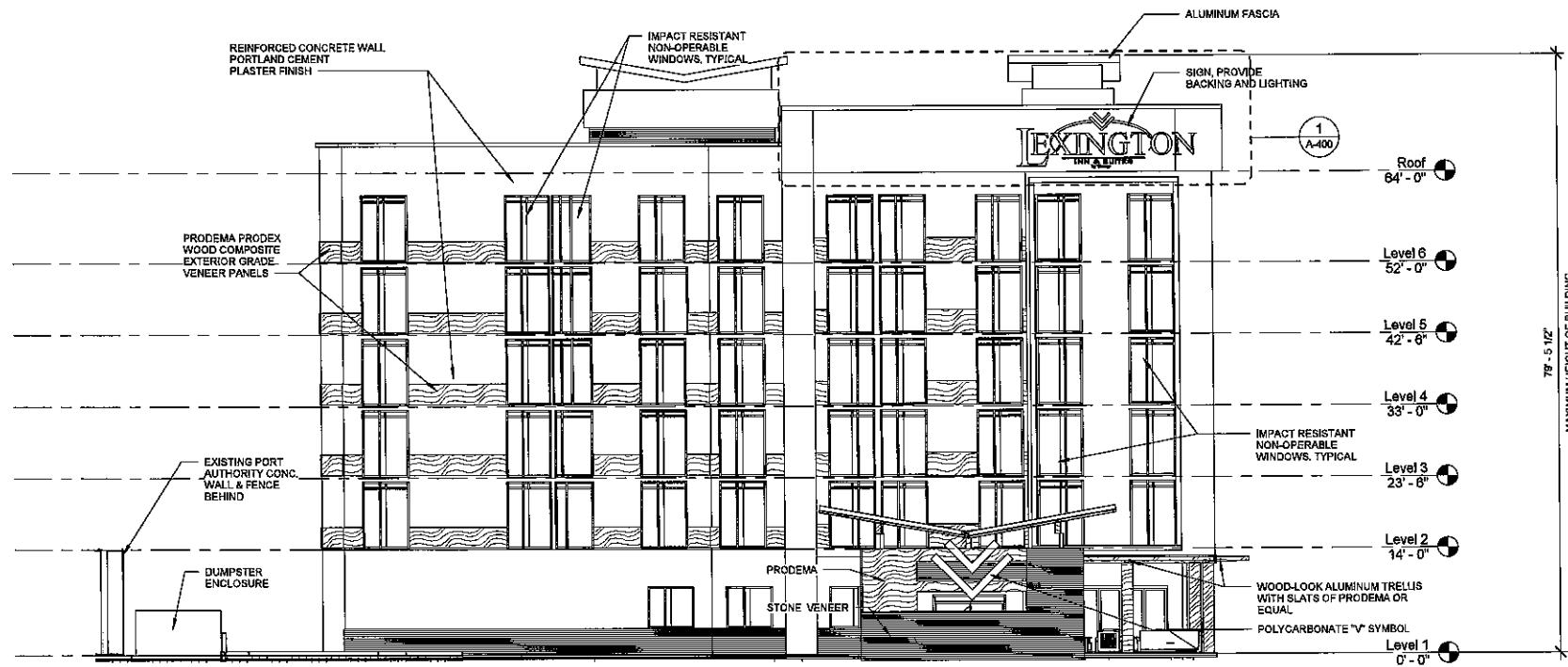
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DRAWN	Author
EDIT DATE	8/20/15 2:28:55 PM
ISSUE DATE	8/20/15
SCALE	3/32" = 1'-0"
JOB NUMBER	15-029
SHEET NAME	Typical Floor Plan (Level 3 to 6)
SHEET NUMBER	A-103



1 East Elevation
A-200 SCALE: 3/32" = 1'-0"



2 North Elevation
A-200 SCALE: 3/32" = 1'-0"

Revision Schedule		
Number	Description	Date

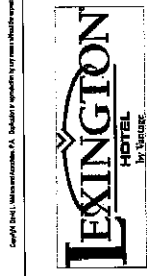
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542 Douglas Avenue
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DRAWN	RJM
EDIT DATE	8/20/15 4:28:39 PM
ISSUE DATE	12/1/15
SCALE	3/32" = 1'-0"
JOB NUMBER	15-029
SHEET NAME	Exterior Elevations
SHEET NUMBER	A-200

Revision Schedule	
NO.	DATE

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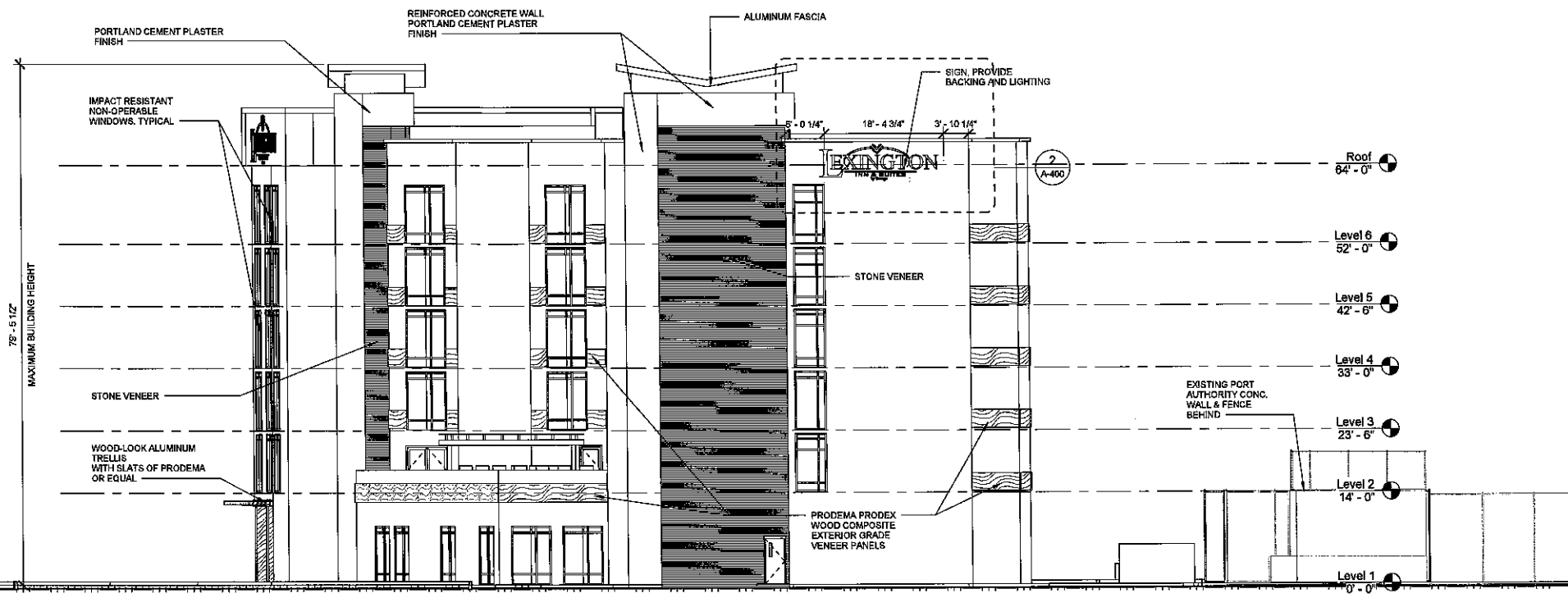


dhw
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 www.dhwarchitects.com
 established 1981

DRAWN
 Author
 EDIT DATE
 8/3/2015 6:28:42 PM
 ISSUE DATE
 8/11/15
 SCALE
 1/8" = 1'-0"
 JOB NUMBER
 15-029

SHEET NAME
 Exterior Elevations

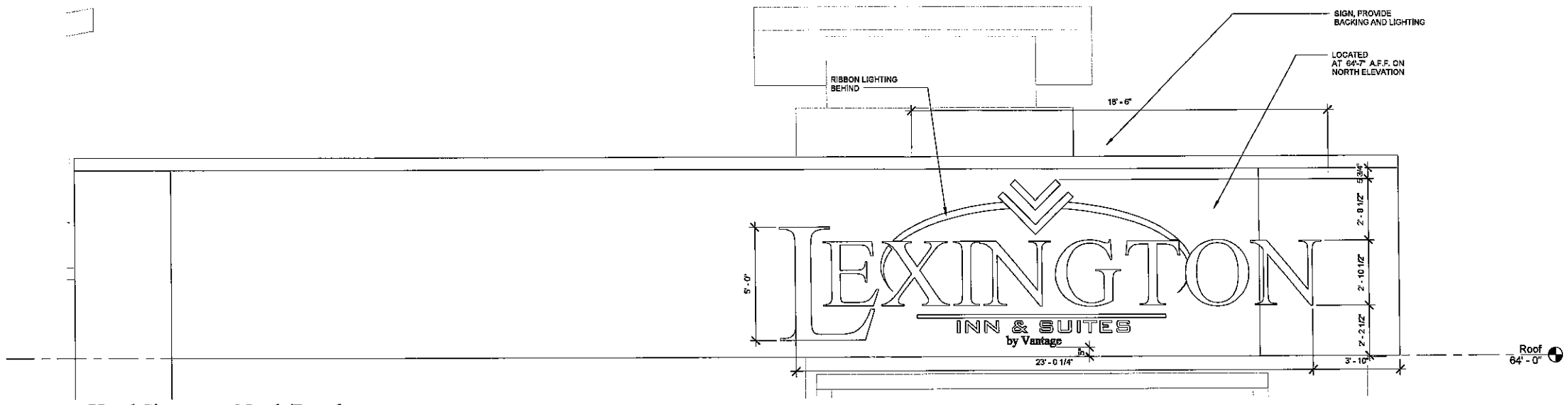
SHEET NUMBER
 A-201



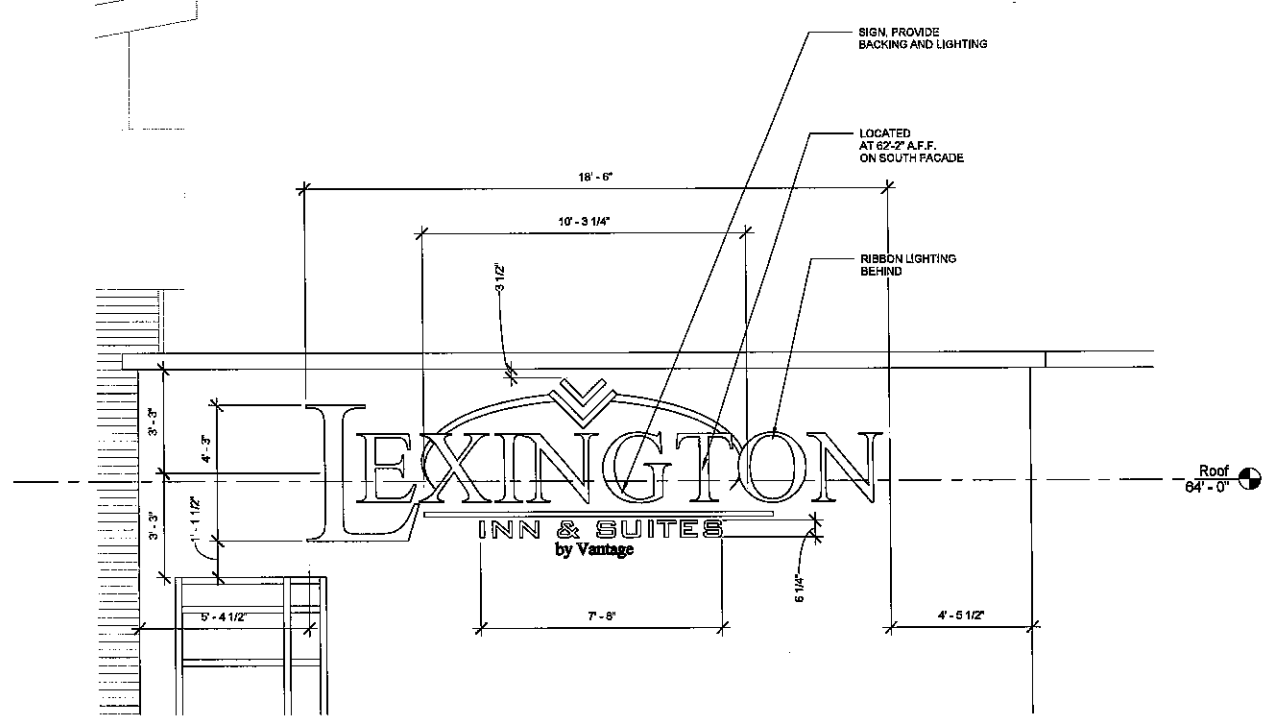
1 South Elevation
 A-201 SCALE: 1/8" = 1'-0"



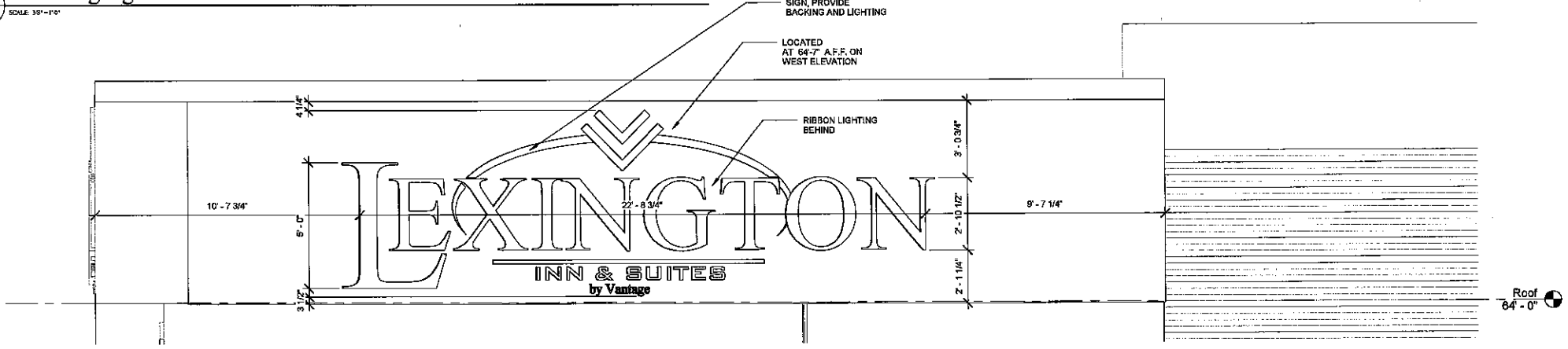
2 West Elevation
 A-201 SCALE: 1/8" = 1'-0"



1 Hotel Signage at North Facade
A-400 SCALE: 3/8"=1'-0"



2 Hotel Signage at South Facade
A-400 SCALE: 3/8"=1'-0"



3 Hotel Signage at West Facade
A-400 SCALE: 3/8"=1'-0"

Revision Schedule	
Number	Date

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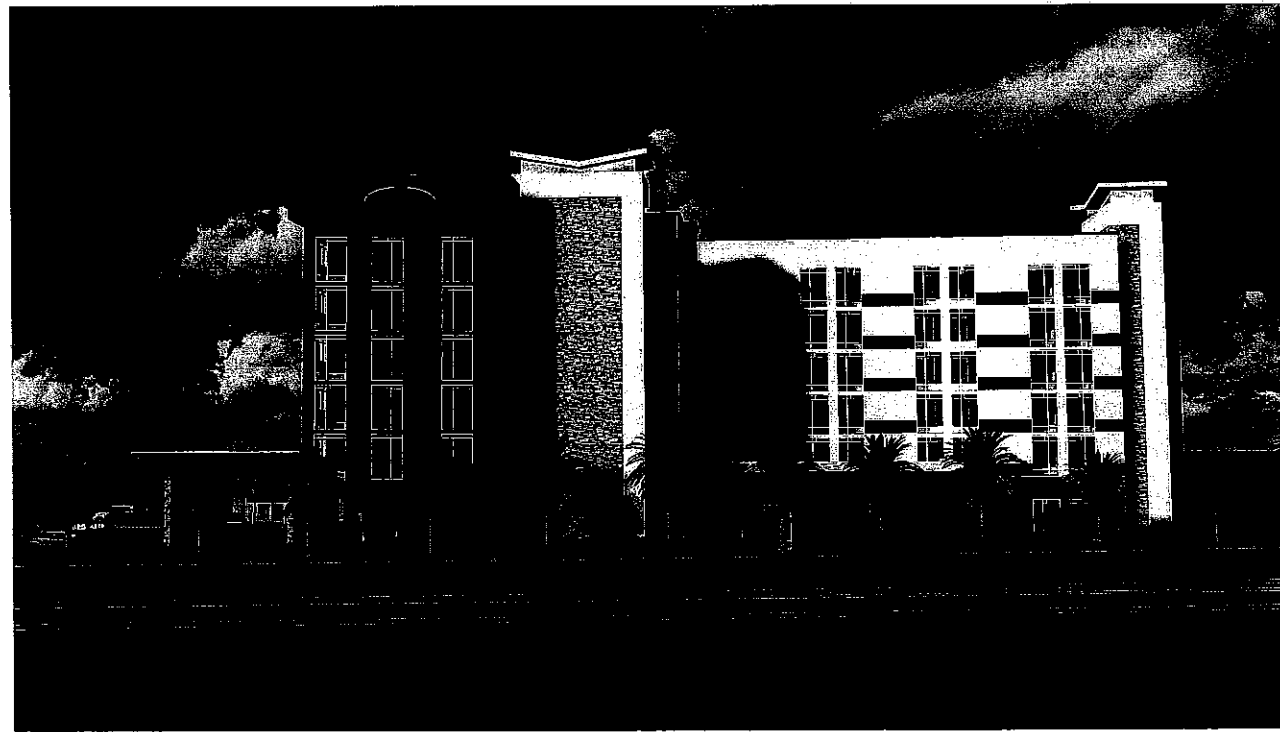
DRAWN	Author
EDIT DATE	8/20/15 2:28:43 PM
ISSUE DATE	07/20/15
SCALE	3/8" = 1'-0"
JOB NUMBER	15-029
SHEET NAME	Hotel Signage Details
SHEET NUMBER	A-400



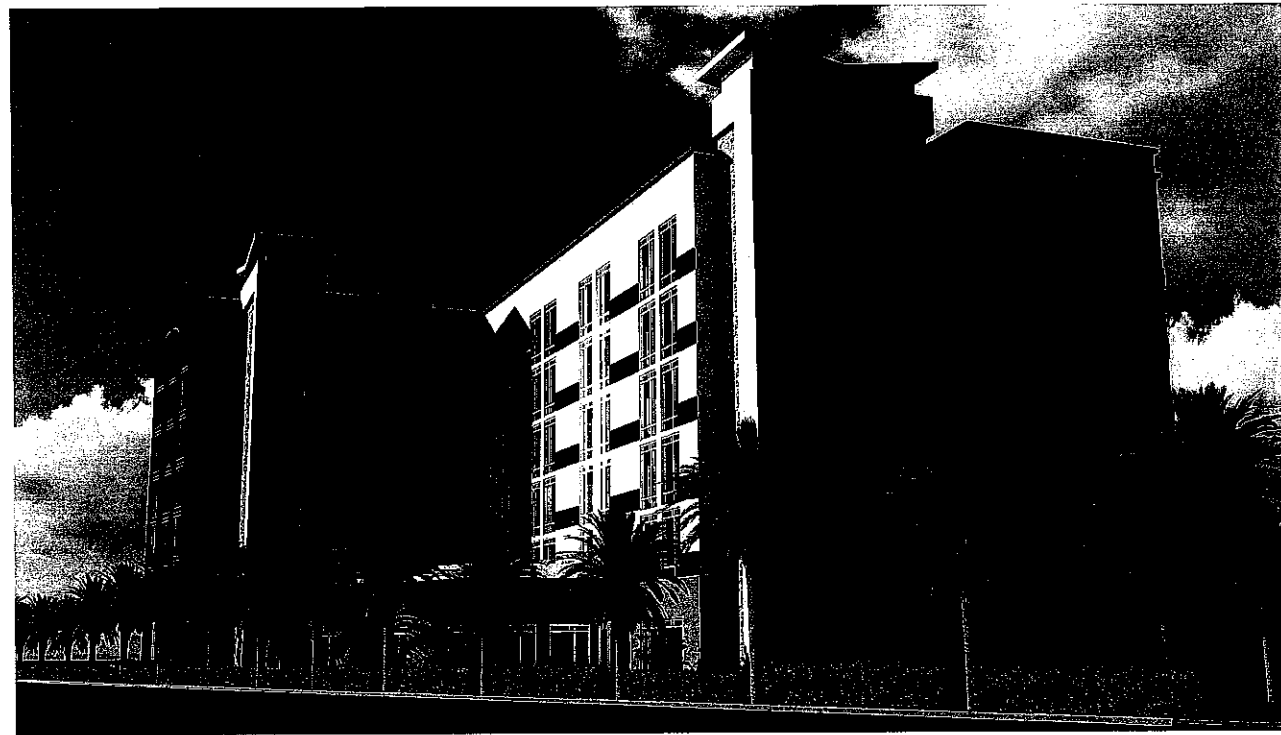
2 View from South Federal Highway looking South
R-100 SCALE: 1/2" = 1'-0"



3 View from South Federal Highway looking South East
R-100 SCALE: 1/2" = 1'-0"



1 View from US-1 looking East
R-100 SCALE: 1/2" = 1'-0"



4 View from US 1 looking North East
R-100 SCALE: 1/2" = 1'-0"

Revision Schedule		
Number	Description	Date

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RJM
EDIT DATE
05/20/15 9:25:47 PM
ISSUE DATE
05/20/15
SCALE
1/2" = 1'-0"
JOB NUMBER
15-029

SHEET NAME
Rendings

SHEET NUMBER
R-100

Revision Schedule

Number	Description	Date

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DRAWN
Author
EDIT DATE
8/30/15 2:28:46 PM
ISSUE DATE
07/31/15
SCALE
1/2" = 1'-0"
JOB NUMBER
15-028
SHEET NAME
Rendings
SHEET NUMBER
R-101



1 View from US 1 looking North East
 R-101 10/22 17'-0"