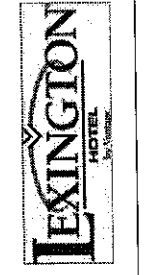
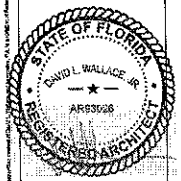
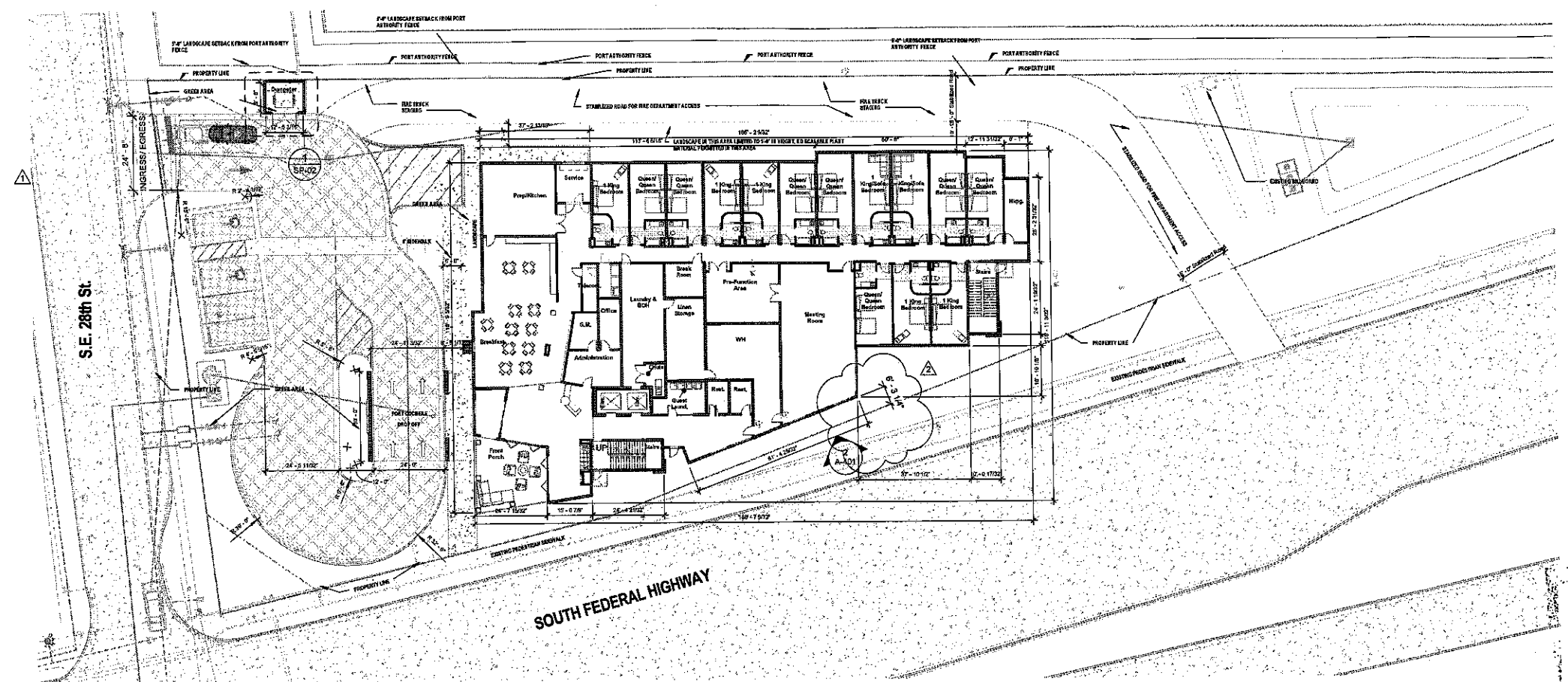


Revision Schedule		
Number	Description	Date
1	IDRC Review Comments	09/23/15
2	Variance Request	11/23/15

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



DRAWN	Author
EDIT DATE	11/23/2015 12:35:04 PM
ISSUE DATE	07/24/15
SCALE	As Indicated
JOB NUMBER	15-029
SHEET NAME	Site Plan
SHEET NUMBER	SP-01



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; A DISTANCE OF 275.22 FEET; THENCE SOUTH 04°34'28" WEST, A DISTANCE OF 10.08 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE SOUTH 04°34'28" 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 88099-240X, 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 385.60 FEET; THENCE NORTH 08°54'52" WEST, A DISTANCE OF 134.88 FEET TO THE POINT OF TERMINATION OF SAID THREE (3) COURSES AND DISTANCES; THENCE NORTH 87°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.

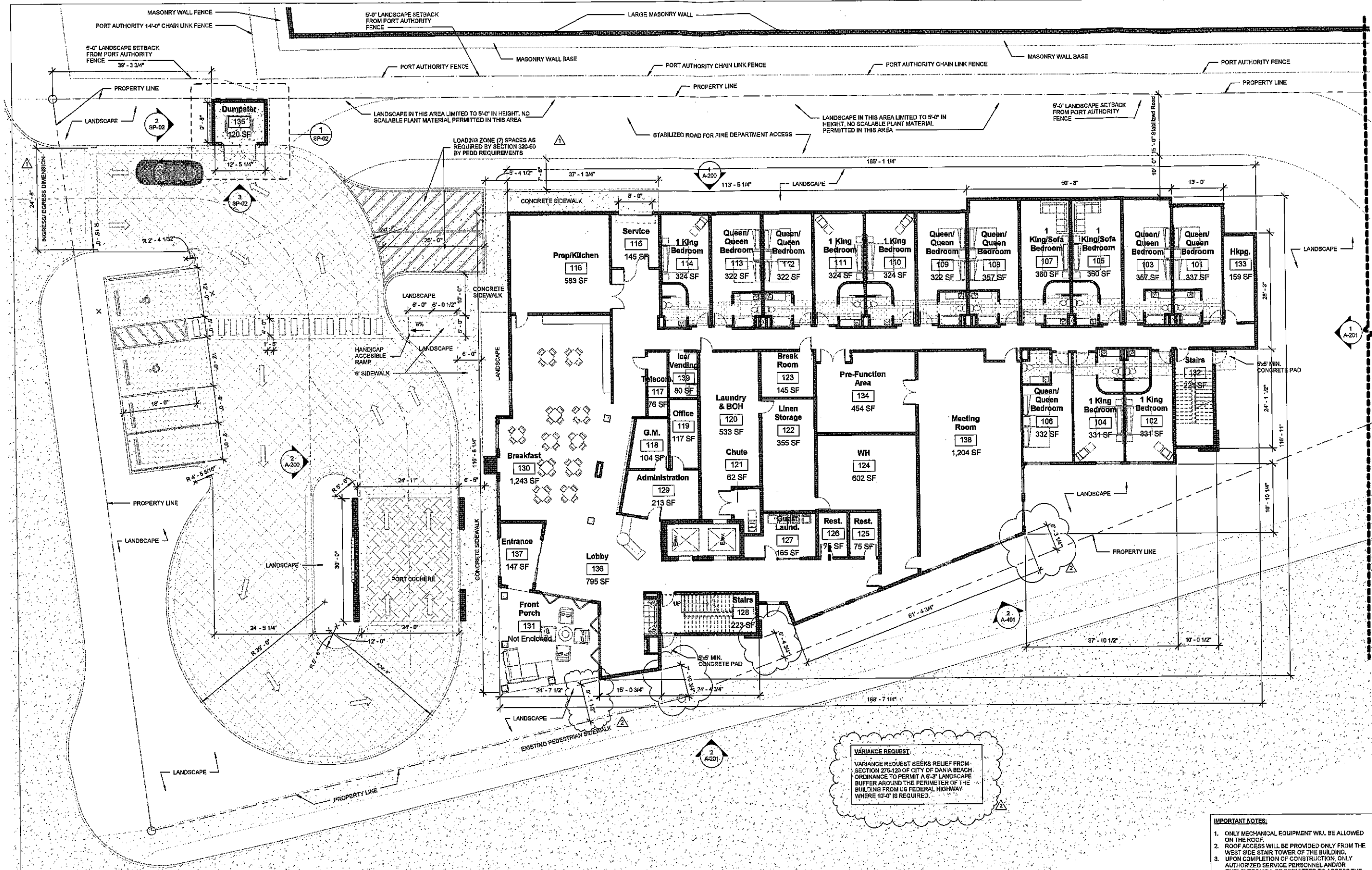
SAID LANDS SITUATE LYING AND BEING IN THE CITY OF DANIA, BROWARD COUNTY, FLORIDA AND CONTAINING 51,200 SQUARE FEET OR 1.1754 ACRES MORE OR LESS.

VARIANCE REQUEST
VARIANCE REQUEST SEEKS RELIEF FROM SECTION 275-120 OF CITY OF DANIA BEACH ORDINANCE TO PERMIT A 6'-3" LANDSCAPE BUFFER AROUND THE PERIMETER OF THE BUILDING FROM U.S. FEDERAL HIGHWAY WHERE 10'-0" IS REQUIRED.

RECEIVED
DEC 09 2015

FILE COPY

1 SITE PLAN
SP-01 SCALE: 3/4" = 1'-0"



VARIANCE REQUEST
 VARIANCE REQUEST SEEKS RELIEF FROM SECTION 275-120 OF CITY OF DANIA BEACH ORDINANCE TO PERMIT A 6'-3" LANDSCAPE BUFFER AROUND THE PERIMETER OF THE BUILDING FROM US FEDERAL HIGHWAY WHERE 10'-0" IS REQUIRED.

- 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.

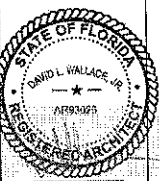
Guestroom Room Schedule Matrix - Level 1

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

Revision Schedule

Number	Description	Date
1	DRC Review	09/23/15
2	Variance Request	11/23/15

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



dlw
 architects
 542 Douglas Avenue
 Dania Beach, FL 33024
 754-736-4000
 www.danbeacharchitects.com
 51441464 (118)

DRAWN: RM
 EDIT DATE: 11/23/2015 12:33:53 PM
 ISSUE DATE: 05/04/15
 SCALE: As Indicated
 JOB NUMBER: 15-028

SHEET NAME: Ground Floor Plan
 SHEET NUMBER: A-100





DSBOCA
design studio boca

landscape architects
and planners

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

LEXINGTON HOTEL 2800 FEDERAL HIGHWAY, DANIA BEACH PLANTING PLAN

REVISIONS:

9/21/15	CITY OF DANIA BEACH
10/29/15	CITY OF DANIA BEACH

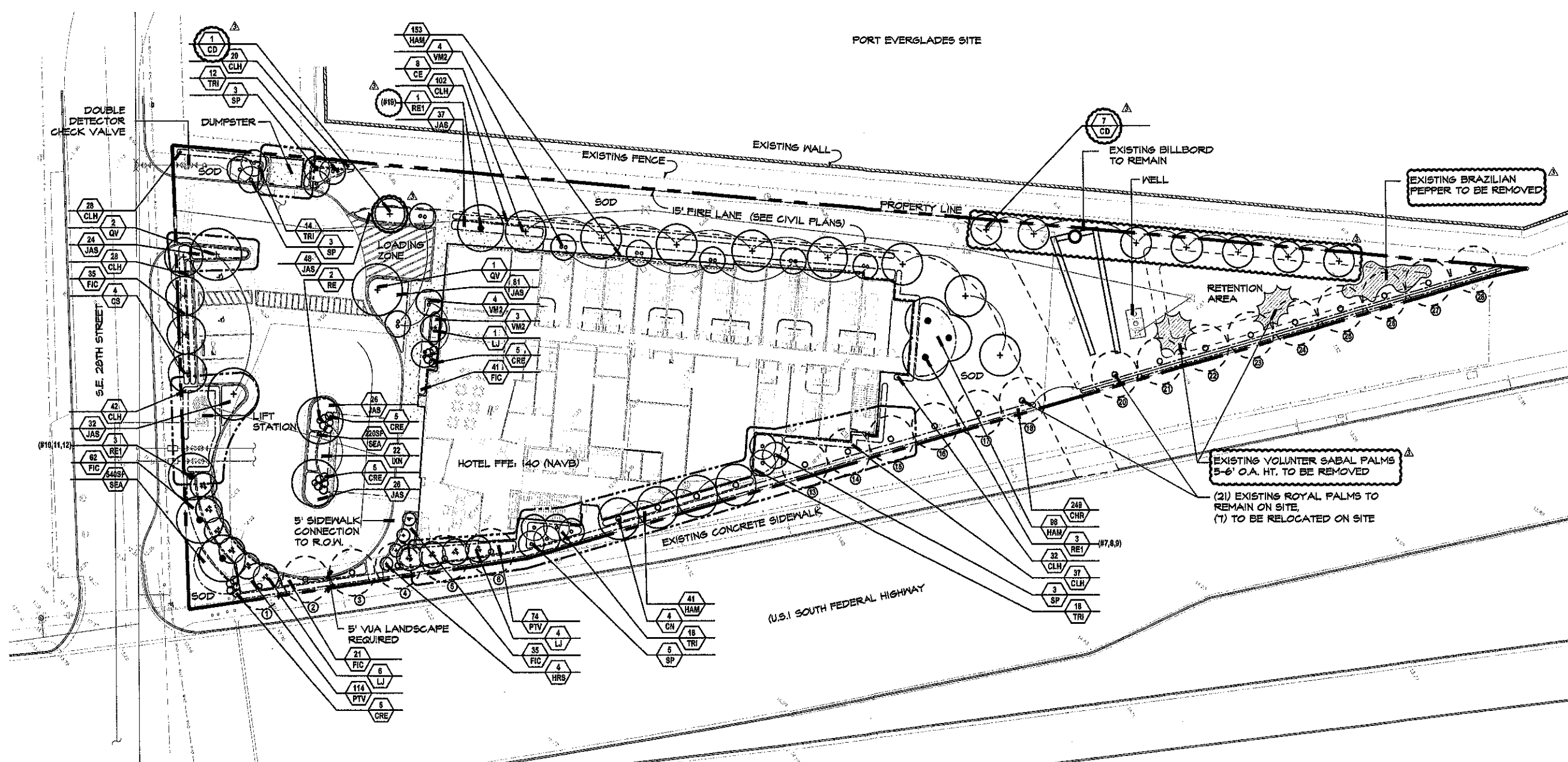
AUGUST 04, 2015
DATE
G.C.
DRAWN BY:
M.J.
APPROVED BY:

This drawing is the property of Design Studio Boca, and is an instrument of service not to be reproduced in whole or in part without the express written permission of same.

SHEET

LP-1

SITE PLAN SUBMISSION



SITE DATA

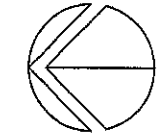
- TOTAL SITE AREA: 82,984 SF
- LANDSCAPE (GREEN SPACE): 24,392 SF (46%)

LANDSCAPE DATA TABLE:

- NON-VEHICULAR LANDSCAPE REQUIREMENT
REQUIRED: (1) TREE, (16) SHRUB PER 3000 SF (BASED ON 46% GREEN SPACE)
REQUIRED: 24,392 SF / 3000 SF = 8.13 TREES
8.13 X 6 SHRUBS = 48.78 SHRUBS
PROVIDED:
- PERIMETER TREES:
REQUIREMENTS: (1) TREE / 40 LF
A) S.E. 28TH STREET (150LF)
REQUIRED: 150 / 40 LF = 4.5 TREES
PROVIDED: 8 TREES (8 SMALL TREES)
B) SUTH FEDERAL HIGHWAY
REQUIRED: 540 / 40 LF = 13.5 TREES
PROVIDED: 15 (28 PALMS, 6 TREES)
- REQUIRED TREES: 27
SHADED TREE: 11 (40%)
INTERMEDIATE TREE: 8 (30%)
SMALL TREE: 3 (10%)
PALM TREE: 5 (20%) (15 PALMS)
PROVIDED: 27 TREES

TREE DISPOSITION LEGEND

NUMBER	COMMON NAME	BOTANICAL NAME	DBH	HEIGHT	SPREAD	CONDITION	DATE: 10/29/15	DISPOSITION
1	FLORIDA ROYAL PALM	ROYSTONEA ELATA	9-10"	25-30'	16'	FAIR		REMAIN
2	FLORIDA ROYAL PALM	ROYSTONEA ELATA	9-10"	25-30'	16'	FAIR		REMAIN
3	FLORIDA ROYAL PALM	ROYSTONEA ELATA	9-10"	25-30'	16'	FAIR		REMAIN
4	FLORIDA ROYAL PALM	ROYSTONEA ELATA	9-10"	25-30'	16'	FAIR		REMAIN
5	FLORIDA ROYAL PALM	ROYSTONEA ELATA	9-10"	25-30'	16'	FAIR		REMAIN
6	FLORIDA ROYAL PALM	ROYSTONEA ELATA	9-10"	25-30'	16'	FAIR		REMAIN
7	FLORIDA ROYAL PALM	ROYSTONEA ELATA	9-10"	25-30'	16'	FAIR		RELOCATED
8	FLORIDA ROYAL PALM	ROYSTONEA ELATA	9-10"	25-30'	16'	FAIR		RELOCATED
9	FLORIDA ROYAL PALM	ROYSTONEA ELATA	9-10"	25-30'	16'	FAIR		RELOCATED
10	FLORIDA ROYAL PALM	ROYSTONEA ELATA	9-10"	25-30'	16'	FAIR		RELOCATED
11	FLORIDA ROYAL PALM	ROYSTONEA ELATA	9-10"	25-30'	16'	FAIR		RELOCATED
12	FLORIDA ROYAL PALM	ROYSTONEA ELATA	9-10"	25-30'	16'	FAIR		RELOCATED
13	FLORIDA ROYAL PALM	ROYSTONEA ELATA	9-10"	25-30'	16'	FAIR		REMAIN
14	FLORIDA ROYAL PALM	ROYSTONEA ELATA	9-10"	25-30'	16'	FAIR		REMAIN
15	FLORIDA ROYAL PALM	ROYSTONEA ELATA	9-10"	25-30'	16'	FAIR		REMAIN
16	FLORIDA ROYAL PALM	ROYSTONEA ELATA	9-10"	25-30'	16'	FAIR		REMAIN
17	FLORIDA ROYAL PALM	ROYSTONEA ELATA	9-10"	25-30'	16'	FAIR		REMAIN
18	FLORIDA ROYAL PALM	ROYSTONEA ELATA	9-10"	25-30'	16'	FAIR		REMAIN
19	FLORIDA ROYAL PALM	ROYSTONEA ELATA	9-10"	25-30'	16'	FAIR		RELOCATED
20	FLORIDA ROYAL PALM	ROYSTONEA ELATA	9-10"	25-30'	16'	FAIR		REMAIN
21	FLORIDA ROYAL PALM	ROYSTONEA ELATA	9-10"	25-30'	16'	FAIR		REMAIN
22	FLORIDA ROYAL PALM	ROYSTONEA ELATA	9-10"	25-30'	16'	FAIR		REMAIN
23	FLORIDA ROYAL PALM	ROYSTONEA ELATA	9-10"	25-30'	16'	FAIR		REMAIN
24	FLORIDA ROYAL PALM	ROYSTONEA ELATA	9-10"	25-30'	16'	FAIR		REMAIN
25	FLORIDA ROYAL PALM	ROYSTONEA ELATA	9-10"	25-30'	16'	FAIR		REMAIN
26	FLORIDA ROYAL PALM	ROYSTONEA ELATA	9-10"	25-30'	16'	DEAD		REMOVE
27	FLORIDA ROYAL PALM	ROYSTONEA ELATA	9-10"	25-30'	16'	FAIR		REMAIN
28	FLORIDA ROYAL PALM	ROYSTONEA ELATA	9-10"	25-30'	16'	FAIR		REMAIN



SCALE: 1" = 20'-0"