

**D.R.C. SUBMITTAL FOR**  
**SERENITY OAKS WELLNESS CENTER**  
**RESIDENTIAL CARE FACILITY**  
**4200 SW 54TH COURT, DANIA BEACH,**  
**FL. 33314**

**SERENITY OAKS WELLNESS CENTER**  
**RESIDENTIAL CARE FACILITY**  
 4200 SW 54TH COURT, DANIA BEACH, FL.  
 33314

**SALTZ MICHELSON**  
ARCHITECTS

3501 Griffin Road  
 Ft. Lauderdale, FL 33312  
 (954) 266-2700 Fx: (954) 266-2701  
 sma@saltzmichelson.com

AA-0002897

Charles Michelson AR 0009976

Project No.: 2015-192  
 Drawn By: Author  
 Checked By: Checker  
 Date: 12-17-15

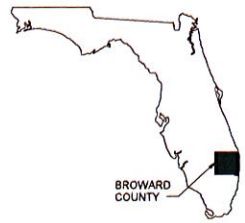
REVISIONS  
 11-25-15 ORG SUBMITTAL  
 01-07-16 ORG SUBMITTAL #2

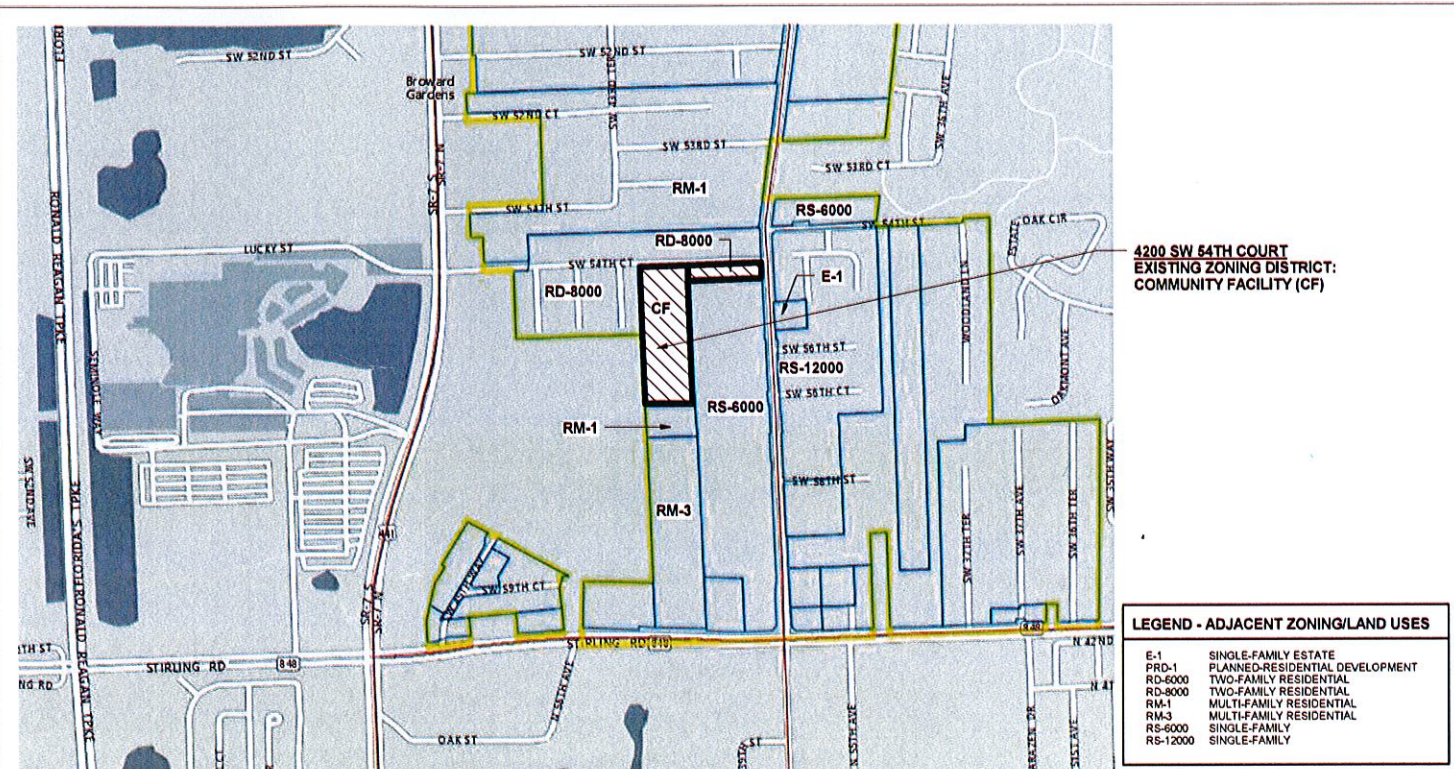
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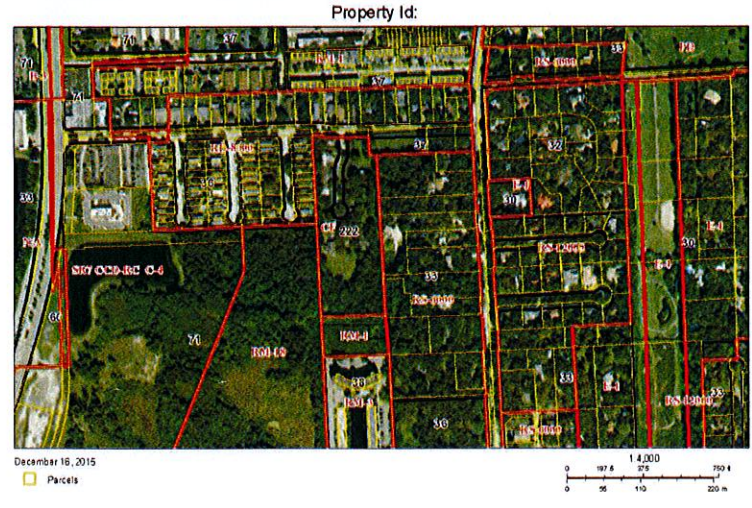
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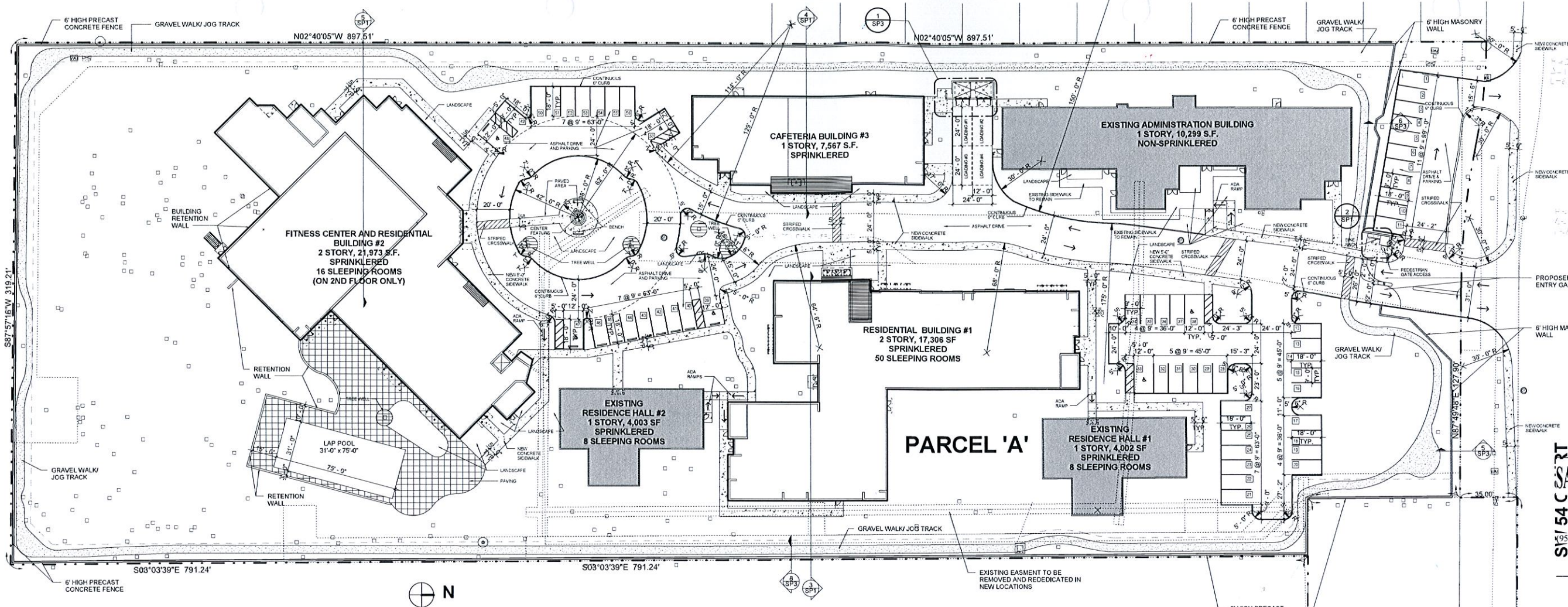
OWNER	INDEX OF DRAWINGS
<p><b>SHERIDAN HILLS BAPTIST CHURCH, INC.</b>            RICK WEBER            3751 SHERIDAN STREET            HOLLYWOOD, FLORIDA 33021            (954) 583-1552</p>	<p style="text-align: center;"><b>GENERAL AND SITE PLAN</b></p> <p>A0 COVER            SP1 SITE PLAN            SP2 SITE SETBACK PLAN            SP3 SITE PLAN DETAILS            SP4 ADJACENT LAND USE PLAN</p> <p style="text-align: center;"><b>SURVEY</b></p> <p>SH SHERIDAN HOUSE PLAT            SH-1 ALTAACSM LAND TITLE SURVEY PART 1            SH-2 ALTAACSM LAND TITLE SURVEY PART 2            SH-3 TREE INVENTORY PART 1            SH-4 TREE INVENTORY PART 2            SH-5 TREE INVENTORY PART 3</p> <p style="text-align: center;"><b>CIVIL</b></p> <p>PE-1 PRELIMINARY ENGINEERING PLAN            PM-1 PAVEMENT MARKING PLAN</p> <p style="text-align: center;"><b>FIRE SAFETY</b></p> <p>FP-1 FIRE SAFETY PLAN</p> <p style="text-align: center;"><b>LANDSCAPE</b></p> <p>LP-1 LANDSCAPE PLAN            LP-2 LANDSCAPE PLAN            LP-3 LANDSCAPE NOTES AND DETAILS            LP-4 PLANT IMAGE BOARD</p> <p style="text-align: center;"><b>TREE DISPOSITION</b></p> <p>TD-1 TREE DISPOSITION PLAN            TD-2 TREE DISPOSITION PLAN</p> <p style="text-align: center;"><b>IRRIGATION</b></p> <p>IR-1 IRRIGATION PLAN            IR-2 IRRIGATION PLAN            IR-3 IRRIGATION DETAILS AND NOTES</p> <p style="text-align: center;"><b>ARCHITECTURE</b></p> <p>A1.1 RESIDENTIAL BUILDING #1 LEVEL 1 FLOOR PLAN            A1.1.1 RESIDENTIAL BUILDING #1 LEVEL 2 FLOOR PLAN            A1.2 FITNESS CENTER AND RESIDENTIAL BUILDING #2 LEVEL 1 FLOOR PLAN            A1.2.1 FITNESS CENTER AND RESIDENTIAL BUILDING #2 LEVEL 2 FLOOR PLAN            A1.3 CAFETERIA BUILDING #3 LEVEL 1 FLOOR PLAN            A2.1 EXTERIOR ELEVATIONS RESIDENTIAL BUILDING #1            A2.2 EXTERIOR ELEVATIONS FITNESS CENTER AND RESIDENTIAL BUILDING #2            A2.3 EXTERIOR ELEVATIONS CAFETERIA BUILDING #3            A2.4 EXTERIOR 3D VIEWS</p> <p style="text-align: center;"><b>PHOTOMETRIC</b></p> <p>SL1 SITE LIGHTING AND PHOTOMETRIC PLAN</p>
PROJECT TEAM	
<p><b>ARCHITECT</b>  <b>SALTZ MICHELSON ARCHITECTS</b>            CHARLES MICHELSON, AIA            3501 GRIFFIN ROAD            FORT LAUDERDALE, FLORIDA 33312            (954) 266-2700</p> <p><b>LANDSCAPE</b>  <b>JBC PLANNING AND DESIGN</b>            JILL COHEN, RLA            1312 MAJESTY TERRACE            WESTON, FL. 33327            (954) 802-6292</p> <p><b>CIVIL ENGINEER</b>  <b>LAND PLAN ENGINEERING GROUP</b>            PETER GALLO, PE            1475 NW 126 TH DRIVE            CORAL SPRINGS, FL. 33071            (954) 341-2581</p> <p><b>LEGAL REPRESENTATION</b>  <b>GREENSPOON MARDER LAW</b>            DENNIS MELE            200 EAST BROWARD BLVD., SUITE 1800            FORT LAUDERDALE, FL 33301            (954) 491-1120</p>	
COUNTY LOCATION MAP	
 <p style="text-align: center;">BROWARD COUNTY</p>	



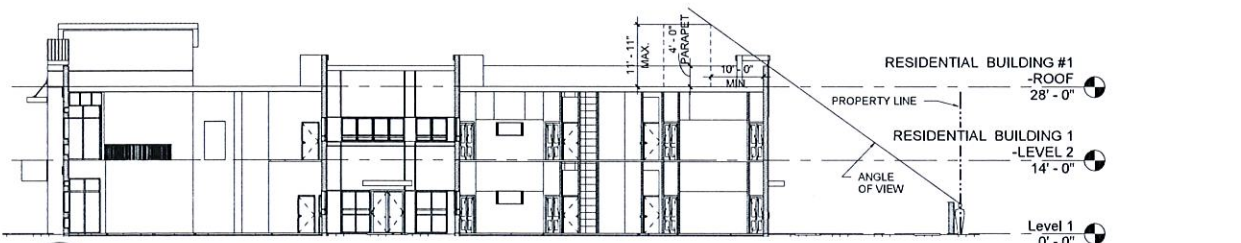
**1 SITE LOCATION AND ZONING MAP**  
 A0 N.T.S.



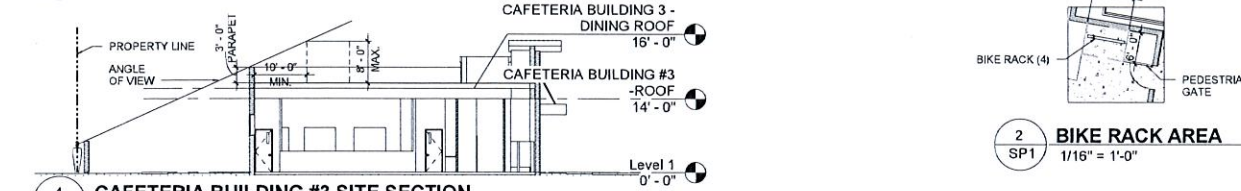
**2 ZONING AND LAND USE MAP**  
 A0 N.T.S.



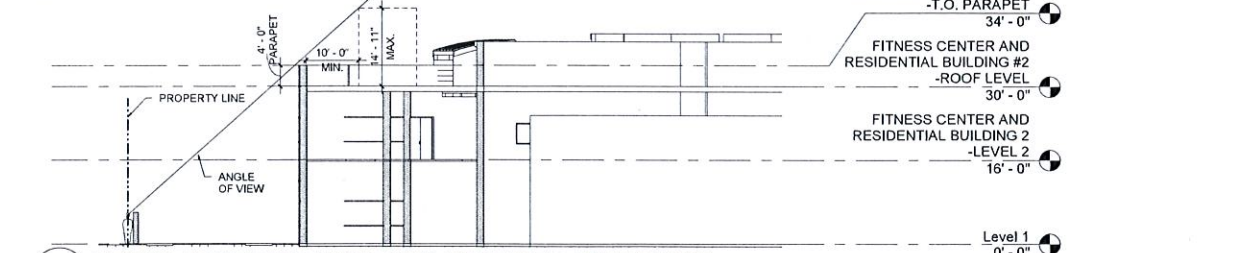
1 SITE PLAN  
SP1  
1" = 30'-0"



3 RESIDENTIAL BUILDING #1 SITE SECTION  
SP1  
1/16" = 1'-0"



4 CAFETERIA BUILDING #3 SITE SECTION  
SP1  
1/16" = 1'-0"



5 FITNESS CENTER AND RESIDENTIAL BUILDING #2 SITE SECTION  
SP1  
1/16" = 1'-0"

**SITE PLAN LEGEND**

- [Symbol] EXISTING SIDEWALK TO REMAIN
- [Symbol] NEW SIDEWALK
- [Symbol] PAVING AREA
- [Symbol] STRIPED CROSSING
- [Symbol] WALK/JOG PATH
- [Symbol] EXISTING BUILDINGS TO REMAIN
- [Symbol] BERM LINE
- [Symbol] PROPERTY LINE
- [Symbol] EXISTING EASEMENT LINE
- [Symbol] EXISTING TREES - SEE SHEETS SH-3 TO SH-5
- [Symbol] 6 FT. HIGH MASONRY WALL
- [Symbol] 6 FT. HIGH PRECAST CONCRETE FENCE

**PARKING CALCULATIONS**

**RESIDENTIAL BUILDING #1**  
50 SLEEPING ROOMS  
2 RESIDENTS PER ROOM X 50 = 100 RESIDENTS

**EXISTING RESIDENCE HALL #1 & #2**  
8 SLEEPING ROOMS / BUILDING = 16 SLEEPING ROOMS  
2 RESIDENTS PER ROOM X 16 = 32 RESIDENTS

**FITNESS CENTER AND RESIDENTIAL BUILDING #2**  
16 SLEEPING ROOMS  
1 RESIDENT PER ROOM X 16 = 16 RESIDENTS

**TOTAL = 148 RESIDENTS**  
TOTAL = 82 SLEEPING ROOMS

RESIDENTIAL CARE FACILITY - GREATER OF THE FOLLOWING:  
A. ONE-HALF (0.5) PER SLEEPING ROOM  
82 X 0.5 = 41 PARKING SPACES  
B. ONE PER TWO (2) RESIDENTS  
148/2 = 74 PARKING SPACES

74 PARKING SPACES REQUIRED  
3 OF THE 74 TO BE ACCESSIBLE PARKING SPACES  
STANDARD PARKING SPACES PROVIDED = 51  
ACCESSIBLE PARKING SPACES PROVIDED = 6  
TOTAL PARKING PROVIDED = 57 SPACES

BICYCLE PARKING = 5% REQUIRED FOR RESIDENTIAL = 4 SPACES  
BICYCLE PARKING SPACES PROVIDED = 4

**PARCEL 'A' SITE AREA SUMMARY**

NAME	AREA SF	AREA ACRES	% RATIO
EXISTING BUILDINGS (FOOTPRINT)	18,304 SF	0.42 acres	7%
NEW BUILDINGS (FOOTPRINT)	46,535 SF	1.07 acres	17%
PERVIOUS AREA/ OPEN AREA	148,884 SF	3.42 acres	54%
SIDEWALKS, PLAZA, POOL	21,040 SF	0.48 acres	8%
VEHICULAR PAVING	42,429 SF	0.97 acres	15%
TOTAL PARCEL 'A'	277,192 SF	6.36 acres	100%

**NOTE:**  
PERVIOUS AREA IS EQUIVALENT TO OPEN AREA. IT CONSISTS OF ALL LANDSCAPE AREAS, PERVIOUS JOG PATH, UNDEVELOPED AREAS. IT DOES NOT INCLUDE ANY IMPERVIOUS AREA, THE POOL OR PLAZA.

**TABULAR BUILDING AREA SUMMARY**

NAME	AREA SF
EXISTING ADMINISTRATION BUILDING	10,299 SF
EXISTING RESIDENCE HALL #1	4,002 SF
EXISTING RESIDENCE HALL #2	4,003 SF
RESIDENTIAL BUILDING #1	17,306 SF
RESIDENTIAL BUILDING #1-SECOND FLOOR	17,026 SF
FITNESS CENTER AND RESIDENTIAL BUILDING #2	21,804 SF
FITNESS CENTER AND RESIDENTIAL BUILDING #2-SECOND FLOOR	13,750 SF
CAFETERIA BUILDING #3	7,424 SF
TOTAL BUILDING AREA	95,625 SF

**LEGAL DESCRIPTION:**  
PARCEL 2: PARCEL 'A' OF SHERIDAN HOUSE ACCORDING TO PLAT THEREOF AS RECORDED IN PLAT BOOK 105, PAGE 50 OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA.

**GROSS ACREAGE = 6.67 ACRES (290,446 SF)**  
**NET ACREAGE = 6.36 ACRES (277,192 SF)**

**FLOOD ELEVATION NOTE:**  
NEW STRUCTURES SHALL BE CONSTRUCTED WITH A LOWEST FFE OF AT LEAST 1 FT ABOVE THE 100 YEAR FLOOD ELEVATION. BASE FLOOD ELEVATION FOR THE SITE IS HAVD 89.5 FT AND 9 FT. FINISH FLOOR OF NEW STRUCTURES ARE DESIGNED AT 7 FT.

**PARCEL 'B'**  
NOT PART OF THIS PROJECT

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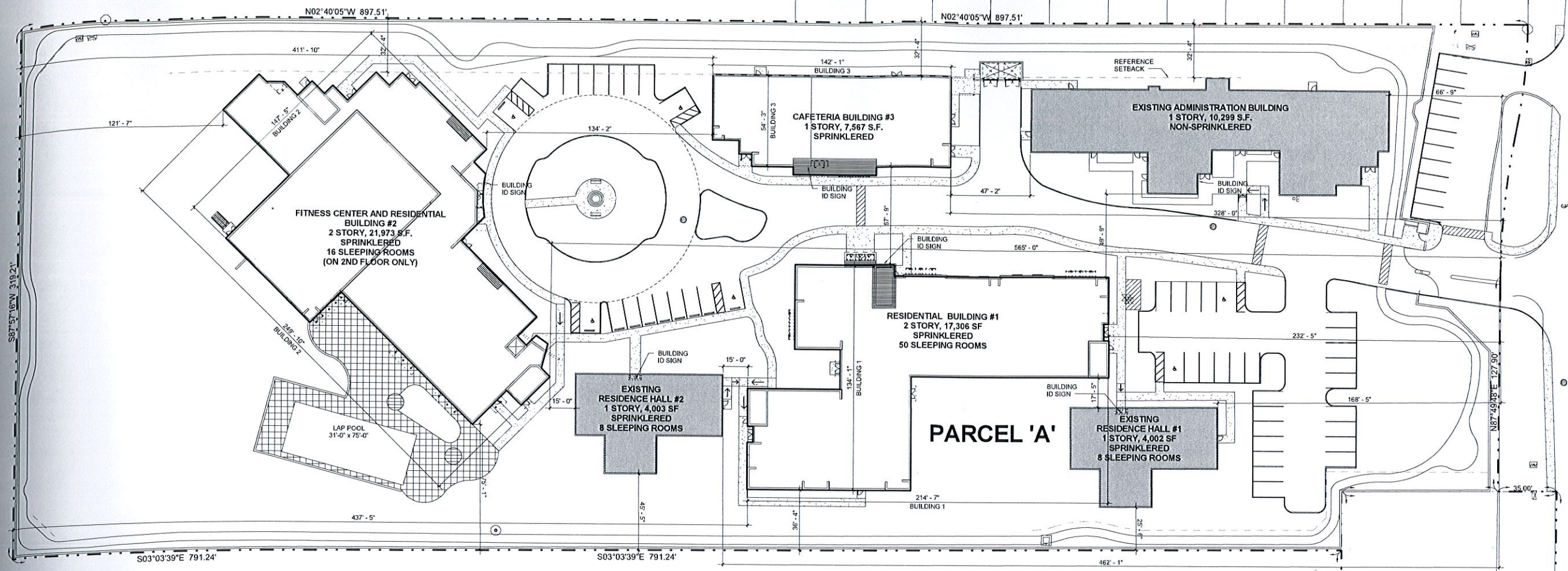
Charles Michelson AR0009976

Project No.: 2015-192  
Drawn By: AA  
Checked By: MF  
Date: 12-17-15

**REVISIONS**

11-25-15 DRC SUBMITTAL  
01-07-16 DRC SUBMITTAL #2

SP1



SERENITY OAKS WELLNESS CENTER  
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4200 SW 54TH COURT, DANIA BEACH, FL. 33314

SW 54 COURT

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AA-0002897

SW 54th COURT

Charles Michelson AR0009976

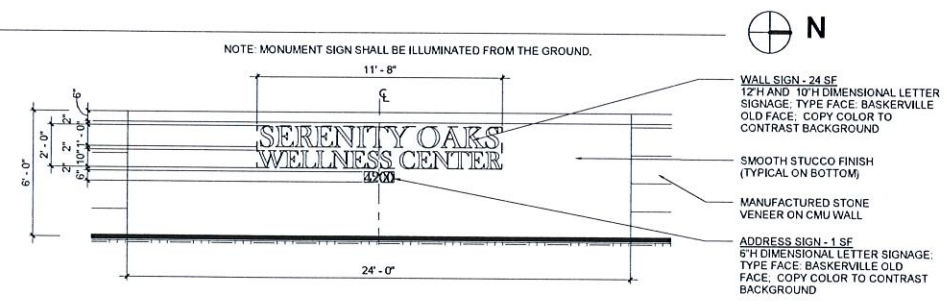
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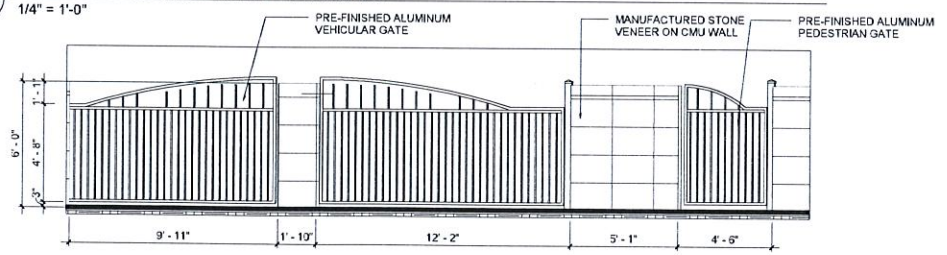
1 SITE DIMENSIONED SETBACK PLAN  
1" = 30'-0"

ZONING DISTRICT COMMUNITY FACILITY (CF) SCHEDULE OF LOT, YARD AND BULK REGULATIONS		
CF DISTRICT (NOTE 1)	REQUIRED	PROVIDED
PLOT SIZE	30,000 SF	277,192 SF (6.36 ACRES)
LOT WIDTH	150 FT	319.21 FT
DEPTH	N/A	897.51'
DENSITY	12 DU/ACRE	6.15 DU/ACRE (NOTE 2)
HEIGHT	2 STORY/40 FT	
RESIDENTIAL BLDG 1		2 STORY/40 FT
FITNESS CENTER BLDG 2		2 STORY/40 FT
CAFETERIA BLDG 3		1 STORY/26 FT
FRONT YARD	100 FT	
RESIDENTIAL BLDG 1		232'-5"
FITNESS CENTER BLDG 2		565'-0"
CAFETERIA BLDG 3		329'-0"
INTERIOR LOT SIDE	100 FT	
RESIDENTIAL BLDG 1		36'-4"
FITNESS CENTER BLDG 2		32'-4"
CAFETERIA BLDG 3		32'-4"
REAR YARD	100 FT	
RESIDENTIAL BLDG 1		437'-5"
GYMNASIUM BLDG 2		121'-7"
CAFETERIA BLDG 3		411'-10"
CORNER LOT SIDE	100 FT	N/A
INTERIOR OF LOT BETWEEN BUILDINGS	N/A	
RESIDENTIAL BLDG 1		15'-0"
GYMNASIUM BLDG 2		15'-0"
CAFETERIA BLDG 3		47'-2"

DENSITY SCHEDULE	
PER FUTURE LAND USE ELEMENT, SPECIAL RESIDENTIAL FACILITY CATEGORY (3) DEVELOPMENT SHALL COUNT AS ONE (1) DWELLING UNIT IS EQUIVALENT OF TWO (2) SLEEPING ROOMS REGARDLESS OF THE NUMBER OF KITCHENS OR BATHS.	
PER RESTRICTIVE COVENANT AMENDMENT, DENSITY IS LIMITED TO 12 DU/ACRE.	
MAXIMUM DENSITY	12 DWELLING UNITS/ACRE
ALLOWED DWELLING UNITS	6.67 GROSS ACRES x 12 = 80 DWELLING UNITS
MAXIMUM BEDS ALLOWED	80 x 2 = 160 SLEEPING ROOMS MAXIMUM ALLOWED x 2 = 320 BEDS
PROPOSED DWELLING UNITS	82 SLEEPING ROOMS/2 = 41 DWELLING UNITS
PROPOSED DENSITY	41/6.36 = 6.45 DU/ACRE
BEDS PROPOSED	82 SLEEPING ROOMS X 2 = 164 BEDS 19 SLEEPING ROOMS X 1 = 19 BEDS (VIP SUITES WITH SINGLE OCCUPANTS) 148 BEDS PROPOSED

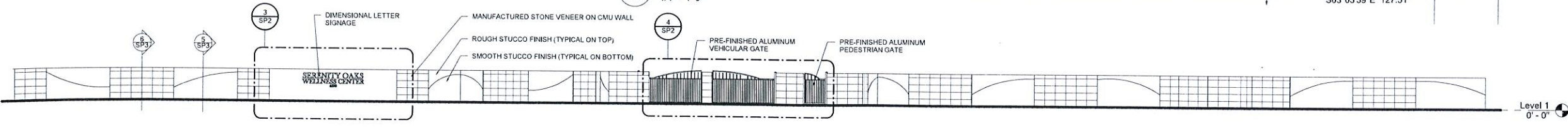


3 ENLARGED SIGNAGE WALL ELEVATION  
1/4" = 1'-0"

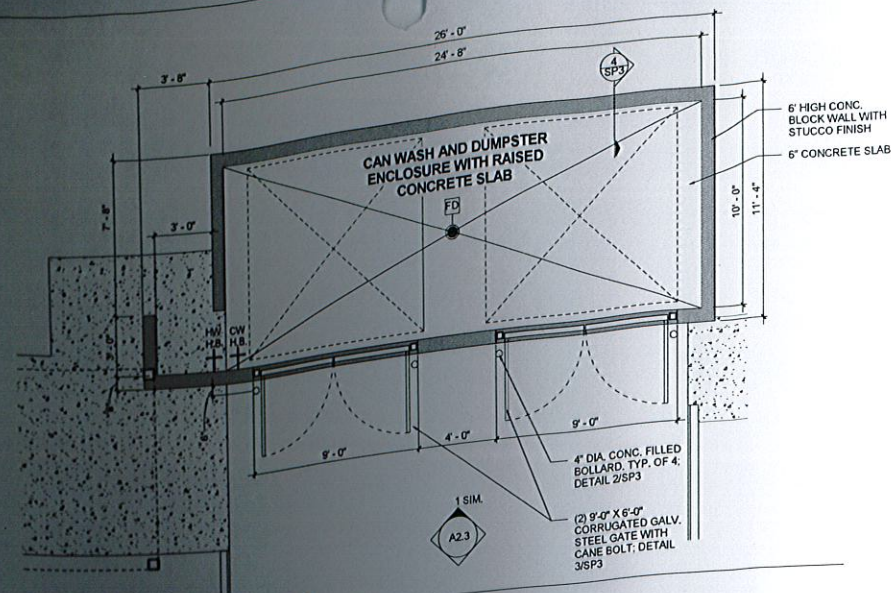


4 ENLARGED GATE ELEVATION  
1/4" = 1'-0"

2 FRONT ENTRANCE WALL ELEVATION  
1" = 10'-0"

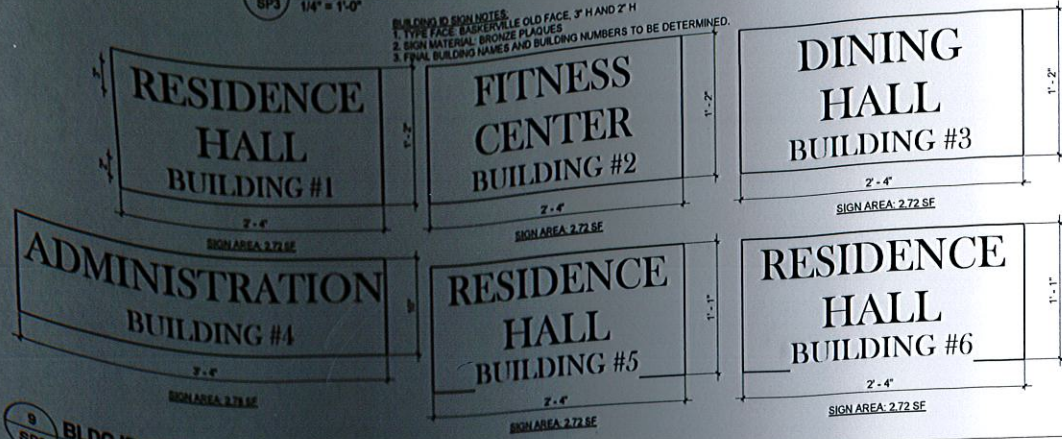


SP2

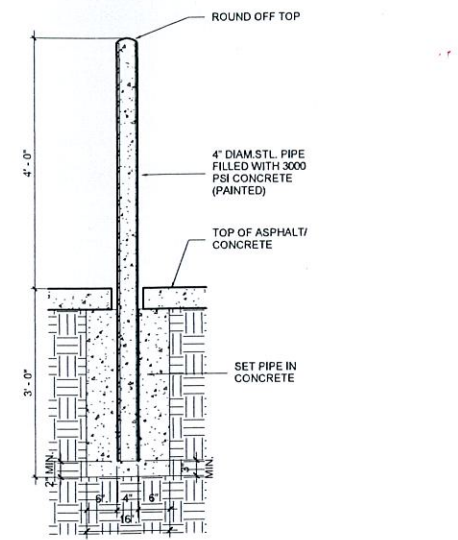


**1 ENLARGED DUMPSTER PLAN**  
SP3  
1/4" = 1'-0"

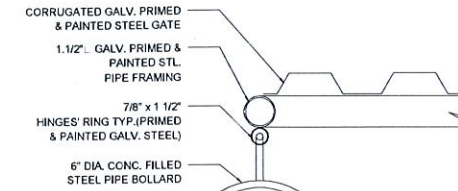
**BUILDING ID SIGN NOTES**  
1. TYPE FACE: ENGRAVE/OLD FACE, 3" H AND 2" H  
2. SIGN MATERIAL: BRONZE PLATES  
3. FINAL BUILDING NAMES AND BUILDING NUMBERS TO BE DETERMINED.



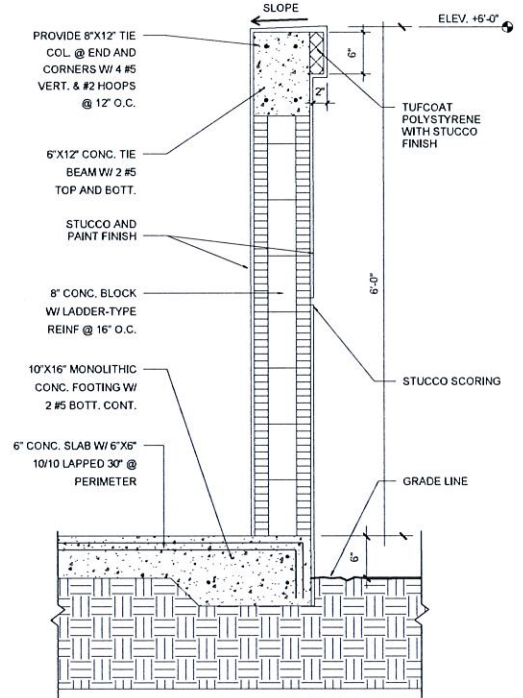
**3 BLDG ID SIGN**  
SP3  
N.T.S.



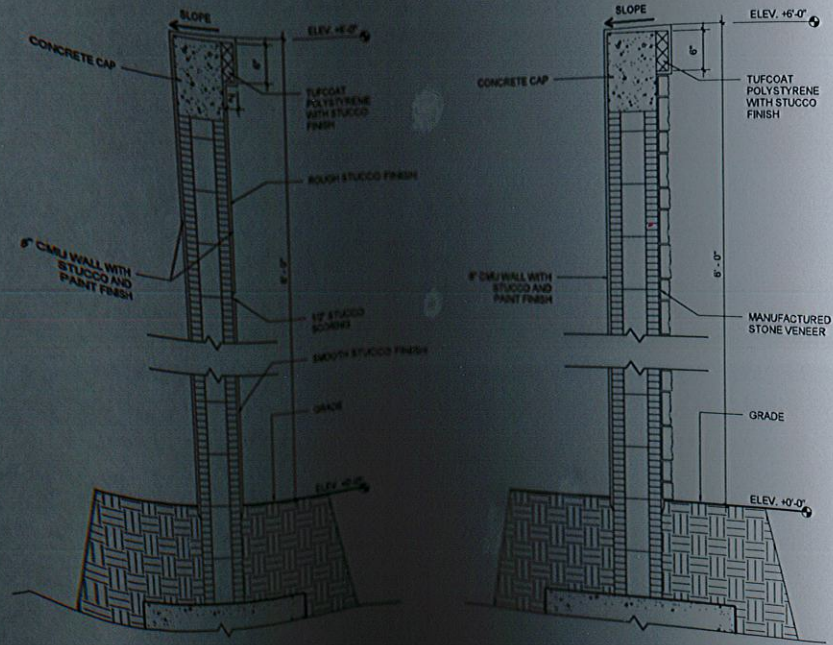
**2 BOLLARD SECTION**  
SP3  
N.T.S.



**3 DOOR HINGE DETAIL TYP.**  
SP3  
N.T.S.

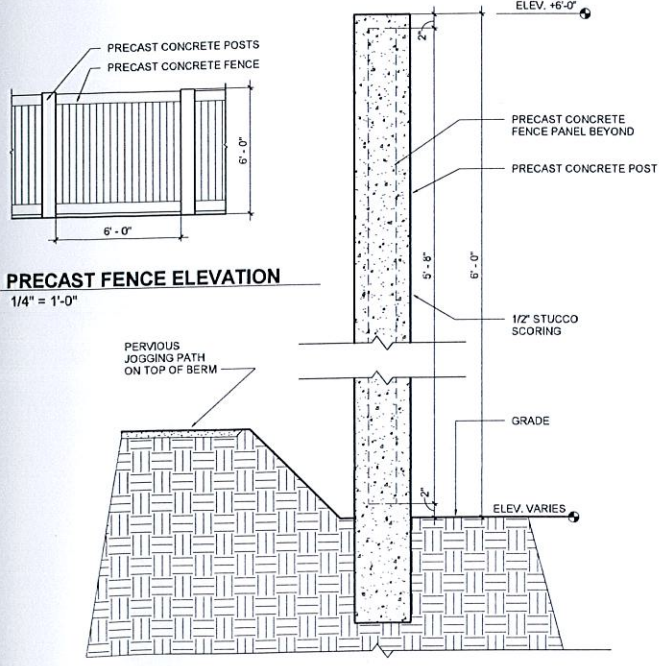


**4 DUMPSTER ENCLOSURE WALL DETAIL TYP.**  
SP3  
N.T.S.



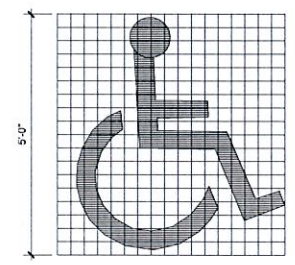
**5 PRECAST WALL SECTION**  
SP3  
N.T.S.

**6 PRECAST WALL SECTION WITH STONE**  
SP3  
N.T.S.



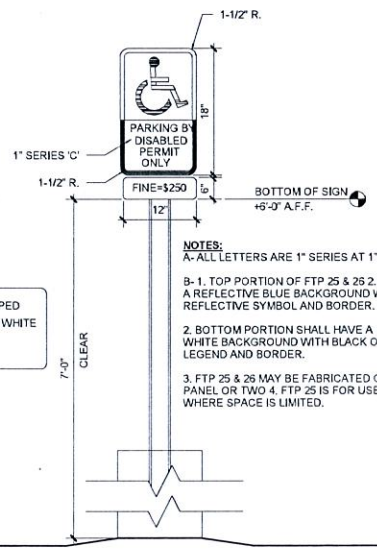
**7 PRECAST FENCE ELEVATION**  
SP3  
1/4" = 1'-0"

**8 PRECAST FENCE DETAIL**  
SP3  
N.T.S.



PROVIDE PAVEMENT SYMBOL IN HANDICAPPED PARKING SPACES. THE SYMBOL SHALL BE WHITE COLOR

**10 HANDICAPPED SIGNAGE DETAIL**  
SP3  
N.T.S.



**NOTES:**  
A- ALL LETTERS ARE 1" SERIES AT 1" SPACING.  
B- 1. TOP PORTION OF FTP 25 & 26 2. SHALL HAVE A REFLECTIVE BLUE BACKGROUND WITH WHITE REFLECTIVE SYMBOL AND BORDER.  
2. BOTTOM PORTION SHALL HAVE A REFLECTIVE WHITE BACKGROUND WITH BLACK OPAQUE LEGEND AND BORDER.  
3. FTP 25 & 26 MAY BE FABRICATED ON ONE PANEL OR TWO 4. FTP 25 IS FOR USE IN AREAS WHERE SPACE IS LIMITED.

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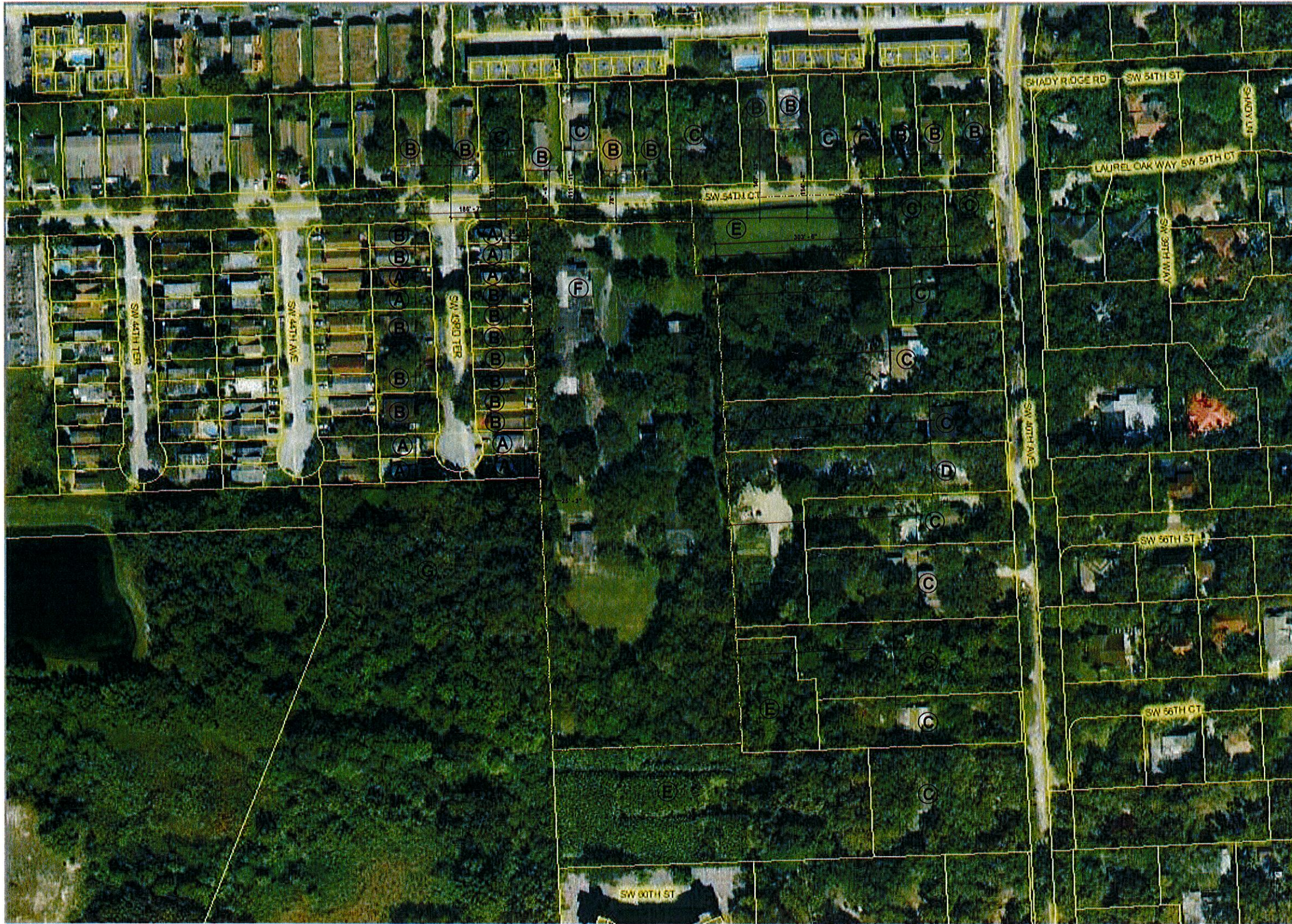
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SP3



ADJACENT LAND USES	
A	2-STORY DUPLEX
B	1-STORY DUPLEX
C	1-STORY SINGLE FAMILY RESIDENCE
D	1-STORY SINGLE FAMILY RESIDENCE WITH NURSERY
E	VACANT LOT
F	RESIDENTIAL CARE FACILITY
G	VACANT LOT CITY OF HOLLYWOOD

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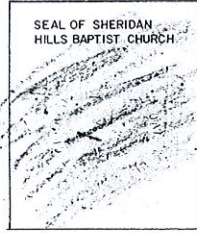
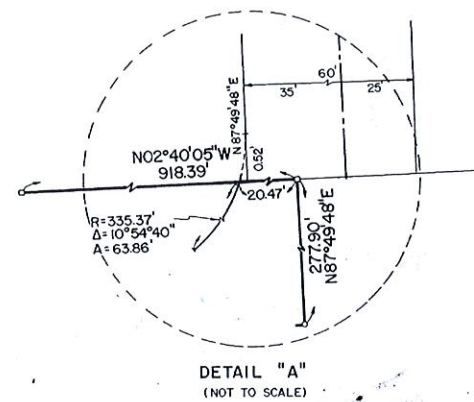
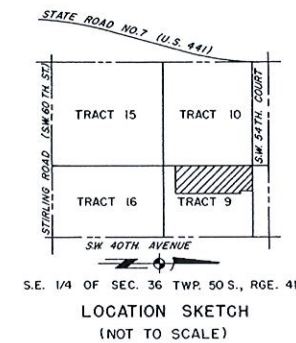
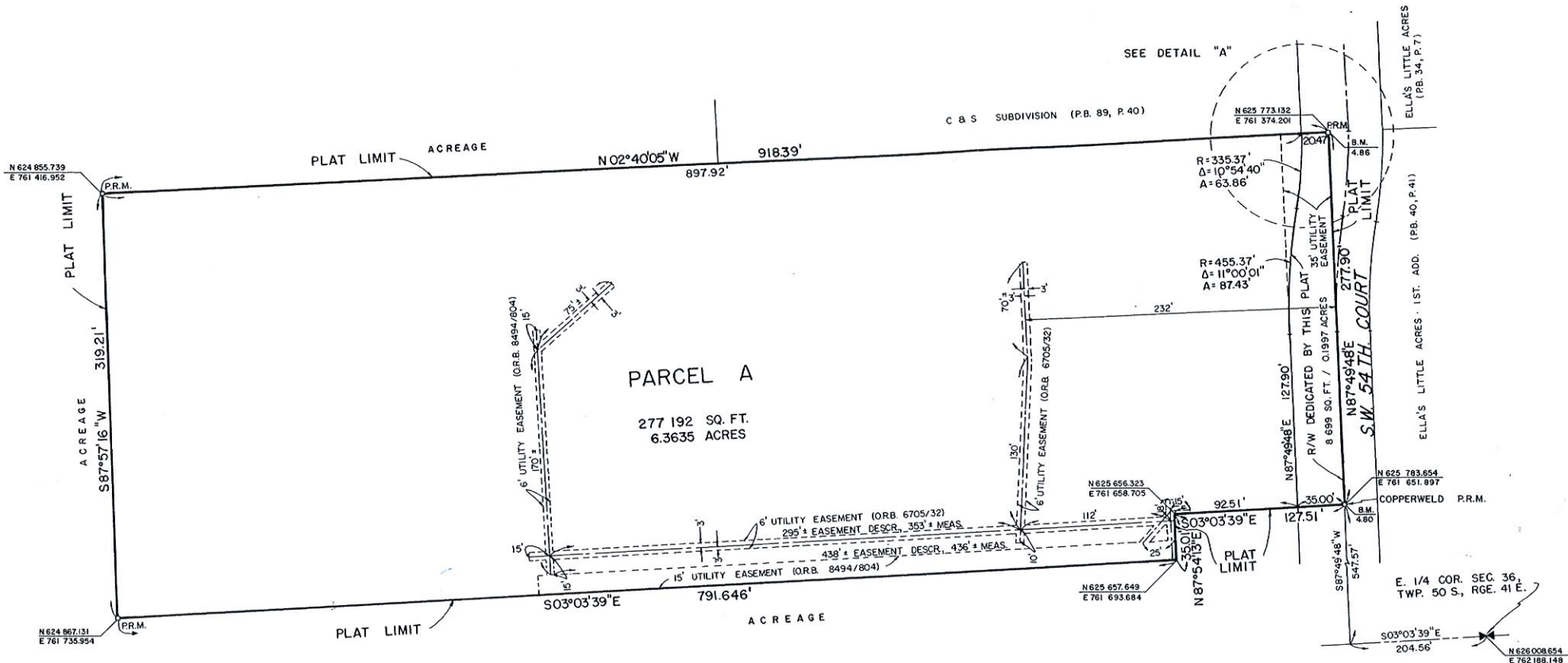
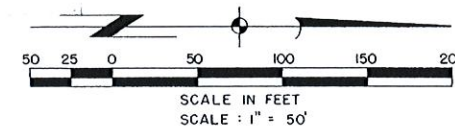
01-07-16 DRC SUBMITTAL #2

1 ADJACENT LAND USE PLAN  
 SP4 1" = 80'-0"

# SHERIDAN HOUSE PLAT

BEING A RESUBDIVISION OF A PORTION OF TRACT 9 JOHN W. NEWMAN SURVEY OF SECTION 36, TOWNSHIP 50 SOUTH, RANGE 41 EAST (P.B. 2, P. 26, DADE) BROWARD COUNTY, FLORIDA

PREPARED BY:  
KEITH AND SCHNARS, P.A.  
ENGINEERS, PLANNERS, SURVEYORS  
1115 NORTHEAST FOURTH AVENUE  
FORT LAUDERDALE, FLORIDA 33304



**LAND DESCRIPTION**  
TRACT 9, JOHN W. NEWMAN SURVEY OF SECTION 36, TOWNSHIP 50 SOUTH, RANGE 41 EAST, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 2, PAGE 26 OF THE PUBLIC RECORDS OF DADE COUNTY, FLORIDA, LESS THE NORTH 204.53 FEET THEREOF; ALSO LESS THE EAST 512.50 FEET THEREOF; ALSO LESS THE SOUTH 127.50 FEET OF THE NORTH 332.03 FEET OF THE EAST 547.50 FEET THEREOF; ALSO LESS THE SOUTH 200.00 FEET THEREOF.  
SAID LAND LYING IN BROWARD COUNTY, FLORIDA.  
**ORDINANCE 79-1**  
THIS PLAT IS EXEMPTED FROM COMPLIANCE WITH ORDINANCE 79-1. IT IS APPROVED FOR NON-RESIDENTIAL USE.  
BY: Thomas F. Schnars DATE: 5-7-80  
DIRECTOR OF BROWARD COUNTY PLANNING AND ADMINISTRATIVE SYSTEMS DIVISION

**DEDICATION**  
STATE OF FLORIDA ) SS  
COUNTY OF BROWARD )  
KNOW ALL MEN BY THESE PRESENTS: THAT SHERIDAN HILLS BAPTIST CHURCH, INC., A FLORIDA CORPORATION NOT FOR PROFIT, OWNER OF THE LANDS DESCRIBED AND SHOWN HEREON AS BEING INCLUDED WITHIN THIS PLAT, HAS CAUSED SAID LAND TO BE SURVEYED, SUBDIVIDED AND PLATTED IN THE MANNER SHOWN HEREON, TO BE KNOWN AS SHERIDAN HOUSE PLAT. EASEMENTS AND THROUGHFARES SHOWN HEREON ARE DEDICATED TO THE PUBLIC FOR THE USES INDICATED.  
IN WITNESS WHEREOF SHERIDAN HILLS BAPTIST CHURCH, INC., A FLORIDA CORPORATION NOT FOR PROFIT, HAS CAUSED THESE PRESENTS TO BE SIGNED BY ITS CHAIRMAN OF THE BOARD OF DEACONS AND ATTESTED BY ITS SECRETARY-BOARD OF DEACONS AND ITS CORPORATE SEAL TO BE AFFIXED HERETO BY AND WITH THE AUTHORITY OF ITS BOARD OF DIRECTORS ON THIS 7<sup>TH</sup> DAY OF JANUARY, A.D., 1980.

WITNESS: Greg Sorensen BY: Joseph H. Sipple  
CHAIRMAN, COUNTY COMMISSIONS BOARD OF DEACONS  
WITNESS: David E. Bricker ATTEST: David E. Bricker  
SECRETARY-BOARD OF DEACONS

**ACKNOWLEDGEMENT**  
STATE OF FLORIDA ) SS  
COUNTY OF BROWARD )  
I HEREBY CERTIFY: THAT ON THIS DAY PERSONALLY APPEARED BEFORE ME, AN OFFICER DULY AUTHORIZED BY LAW TO ADMINISTER OATHS AND TAKE ACKNOWLEDGEMENTS, JOSEPH H. SIPPLE AND DAVID E. BRICKER AND THEY ACKNOWLEDGED TO AND BEFORE ME THAT THEY EXECUTED SAID INSTRUMENT FOR THE PURPOSES THEREIN EXPRESSED.  
WITNESS MY HAND AND OFFICIAL SEAL THIS 7<sup>TH</sup> DAY OF JANUARY, A.D., 1980.  
January 10, 1980  
BY COMMISSION EXPIRES: NO NOTARY PUBLIC

**BROWARD COUNTY CENTRAL SERVICES DEPARTMENT ARCHIVES AND MINUTES DIVISION**  
THIS IS TO CERTIFY THAT THIS PLAT IS APPROVED AND ACCEPTED FOR RECORDING BY THE BOARD OF COUNTY COMMISSIONERS OF BROWARD COUNTY, FLORIDA, THIS 10 DAY OF MARCH, A.D. 1980  
BY: Graham W. Watt GRAHAM W. WATT, COUNTY ADMINISTRATOR  
DEPUTY: Margaret A. Thornton

**BROWARD COUNTY PLANNING COUNCIL**  
THIS IS TO CERTIFY THAT THE BROWARD COUNTY PLANNING COUNCIL APPROVED THIS PLAT WITH REGARD TO DEDICATION OF RIGHT-OF-WAY FOR TRAFFICWAYS BY RESOLUTION ADOPTED THIS 28<sup>TH</sup> DAY OF FEBRUARY, A.D. 1980.  
BY: Jack E. Broccano VCH 5/27/80

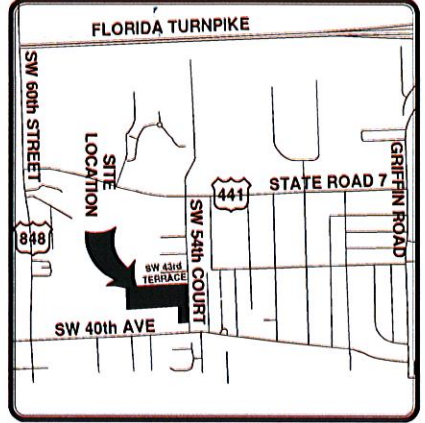
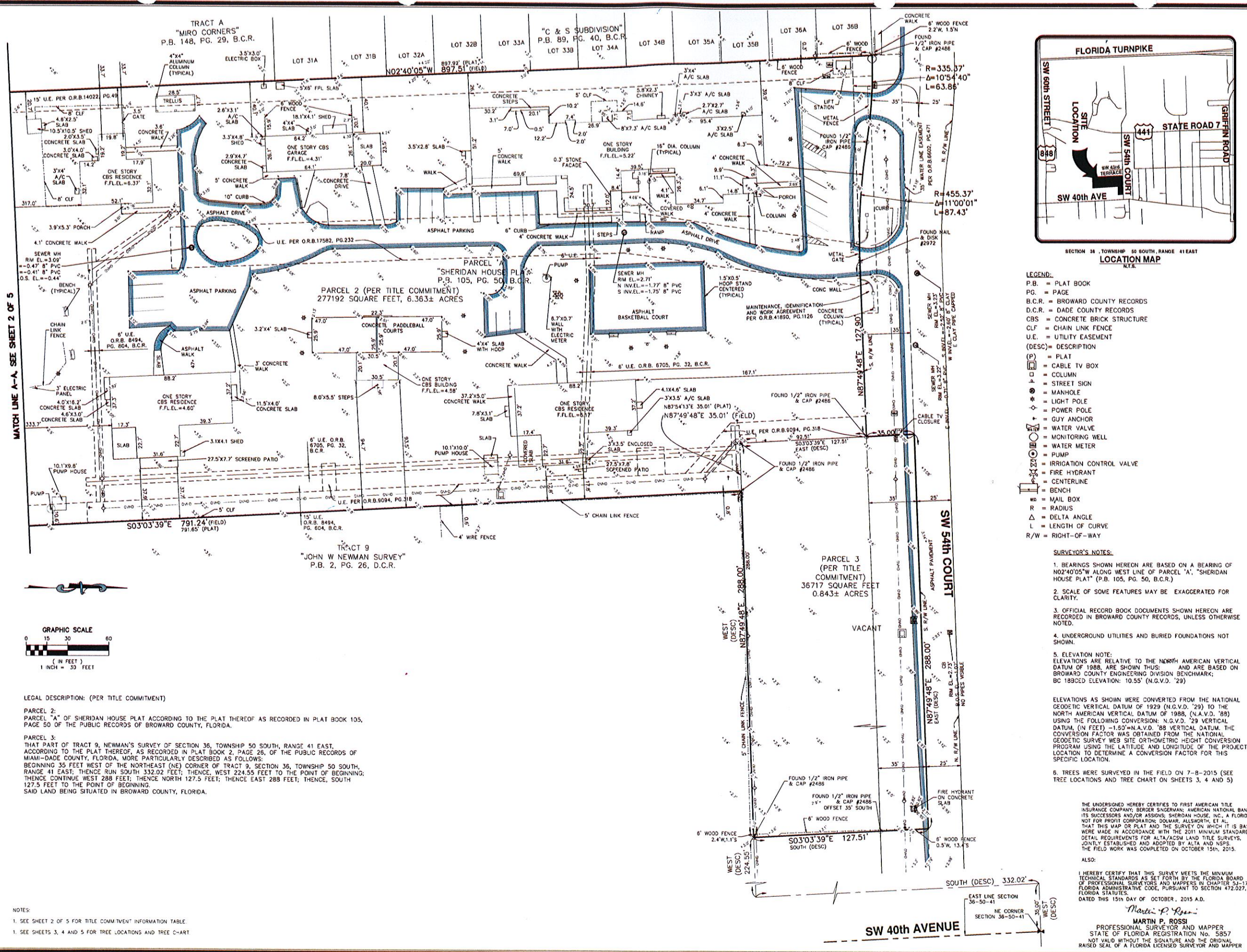
**BROWARD COUNTY PLANNING AND ADMINISTRATIVE SYSTEMS DIVISION**  
THIS PLAT IS APPROVED AND ACCEPTED FOR RECORD THIS 12<sup>TH</sup> DAY OF MAY, A.D. 1980.  
BY: Ray H. Jones BY William R. Smith  
DIRECTOR

**BROWARD COUNTY FINANCE DEPARTMENT RECORDING DIVISION**  
THIS PLAT FILED FOR RECORD THIS 30 DAY OF May, A.D. 1980 AND RECORDED IN BOOK 105 OF PLATS AT PAGE 50 RECORD VERIFIED.  
BY: Margaret A. Thornton  
DEPUTY

**BROWARD COUNTY ENGINEERING DIVISION**  
THIS PLAT IS APPROVED AND ACCEPTED FOR RECORD.  
BY: J. B. Rushing DATE: 5/27/80  
DIRECTOR  
FLA. P.E. REG. NO. 11132  
BY: Bruce Staskiewics DATE: 5-6-80  
COUNTY SURVEYOR  
FLA. P.L.S. REG. NO. 2942

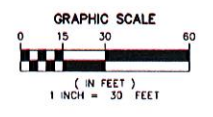
- SURVEY NOTES**
1. D INDICATES PERMANENT REFERENCE MONUMENT.
  2. SURVEY DATA IN FIELD BOOK 97, PAGE 55-57.
  3. BEARINGS SHOWN HEREON ARE RELATIVE TO THE NATIONAL-GEODETIC SURVEY TRANSVERSE MERCATOR, FLORIDA EAST ZONE, GRID NORTH.
  4. CO-ORDINATES SHOWN HEREON ARE RELATIVE TO THE FLORIDA TRANSVERSE MERCATOR, EAST ZONE.
  5. ELEVATIONS SHOWN HEREON ARE BASED ON THE NATIONAL GEODETIC VERTICAL DATUM OF 1929.

**SURVEYOR'S CERTIFICATE**  
THIS IS TO CERTIFY THAT TO THE BEST OF OUR KNOWLEDGE AND BELIEF, THE PLAT SHOWN HEREON IS A TRUE AND CORRECT REPRESENTATION OF THE LANDS SURVEYED, THAT PERMANENT REFERENCE MONUMENTS (P.R.M.'S) HAVE BEEN SET AS INDICATED HEREON; THAT THE SURVEY WAS MADE UNDER OUR RESPONSIBLE DIRECTION AND SUPERVISION, AND THAT THE SURVEY DATA COMPLIES WITH ALL THE REQUIREMENTS OF CHAPTER 177, FLORIDA STATUTES, AND BROWARD COUNTY ORDINANCE 77-43, AND THAT THIS SURVEY MEETS THE MINIMUM STANDARDS ESTABLISHED BY THE FLORIDA SOCIETY OF PROFESSIONAL LAND SURVEYORS.  
KEITH AND SCHNARS, P.A.  
ENGINEERS, PLANNERS, SURVEYORS  
BY: Thomas F. Schnars  
PROFESSIONAL LAND SURVEYOR  
FLORIDA REGISTRATION NO. 2325  
MAY 5, 1980



- LEGEND:**
- P.B. = PLAT BOOK
  - PG. = PAGE
  - B.C.R. = BROWARD COUNTY RECORDS
  - D.C.R. = DADE COUNTY RECORDS
  - CBS = CONCRETE BRICK STRUCTURE
  - CLF = CHAIN LINK FENCE
  - U.E. = UTILITY EASEMENT
  - (DESC) = DESCRIPTION
  - (P) = PLAT
  - (C) = CABLE TV BOX
  - (C) = COLUMN
  - (S) = STREET SIGN
  - (M) = MANHOLE
  - (L) = LIGHT POLE
  - (P) = POWER POLE
  - (A) = GUY ANCHOR
  - (V) = WATER VALVE
  - (M) = MONITORING WELL
  - (M) = WATER METER
  - (P) = PUMP
  - (V) = IRRIGATION CONTROL VALVE
  - (H) = FIRE HYDRANT
  - (C) = CENTERLINE
  - (B) = BENCH
  - (M) = MAIL BOX
  - (R) = RADIUS
  - (Δ) = DELTA ANGLE
  - (L) = LENGTH OF CURVE
  - R/W = RIGHT-OF-WAY

- SURVEYOR'S NOTES:**
- BEARINGS SHOWN HEREON ARE BASED ON A BEARING OF N02°40'05"W ALONG WEST LINE OF PARCEL 'A', "SHERIDAN HOUSE PLAT" (P.B. 105, PG. 50, B.C.R.)
  - SCALE OF SOME FEATURES MAY BE EXAGGERATED FOR CLARITY.
  - OFFICIAL RECORD BOOK DOCUMENTS SHOWN HEREON ARE RECORDED IN BROWARD COUNTY RECORDS, UNLESS OTHERWISE NOTED.
  - UNDERGROUND UTILITIES AND BURIED FOUNDATIONS NOT SHOWN.
  - ELEVATION NOTE: ELEVATIONS ARE RELATIVE TO THE NORTH AMERICAN VERTICAL DATUM OF 1988, ARE SHOWN THUS: AND ARE BASED ON BROWARD COUNTY ENGINEERING DIVISION BENCHMARK; BC 1880C ELEVATION: 10.55' (N.G.V.D. '29)
  - TREES WERE SURVEYED IN THE FIELD ON 7-8-2015 (SEE TREE LOCATIONS AND TREE CHART ON SHEETS 3, 4 AND 5)



**LEGAL DESCRIPTION: (PER TITLE COMMITMENT)**

**PARCEL 2:**  
PARCEL "A" OF SHERIDAN HOUSE PLAT ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 105, PAGE 50 OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA.

**PARCEL 3:**  
THAT PART OF TRACT 9, NEWMAN'S SURVEY OF SECTION 36, TOWNSHIP 50 SOUTH, RANGE 41 EAST, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 2, PAGE 26, OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:  
BEGINNING 35 FEET WEST OF THE NORTHEAST (NE) CORNER OF TRACT 9, SECTION 36, TOWNSHIP 50 SOUTH, RANGE 41 EAST; THENCE RUN SOUTH 332.02 FEET; THENCE, WEST 224.55 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE WEST 288 FEET; THENCE NORTH 127.5 FEET; THENCE EAST 288 FEET; THENCE, SOUTH 127.5 FEET TO THE POINT OF BEGINNING.  
SAID LAND BEING SITUATED IN BROWARD COUNTY, FLORIDA.

- NOTES:**
- SEE SHEET 2 OF 5 FOR TITLE COMMITMENT INFORMATION TABLE.
  - SEE SHEETS 3, 4 AND 5 FOR TREE LOCATIONS AND TREE CHART.

THE UNDERSIGNED HEREBY CERTIFIES TO FIRST AMERICAN NATIONAL BANK, ITS SUCCESSORS AND/OR ASSIGNS; SHERIDAN HOUSE, INC., A FLORIDA NOT FOR PROFIT CORPORATION; DONMAR, ALLESTREE, ET AL. THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE 2011 MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/ACSM LAND TITLE SURVEYS, JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS. THE FIELD WORK WAS COMPLETED ON OCTOBER 15th, 2015.

ALSO:  
I 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, FLORIDA ADMINISTRATIVE CODE, PURSUANT TO SECTION 472.027, FLORIDA STATUTES.  
DATED THIS 15th DAY OF OCTOBER, 2015 A.D.

*Martin P. Rossi*  
**MARTIN P. ROSSI**  
PROFESSIONAL SURVEYOR AND MAPPER  
STATE OF FLORIDA REGISTRATION NO. 5857  
NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER

NO.	DATE	REVISIONS

# SHERIDAN HOUSE EAST

FOR: HEVOA INVESTORS LLC

**MILLER LEGG**  
South Florida Office: 5747 N. Andrews Way  
FL Lauderdale, Florida 33309-2264  
954-438-7000 Fax: 954-466-8804  
www.millerlegg.com

CERTIFICATE OF AUTHORIZATION  
EB7318 LB6680 LC0337

DES.	MR.
LP	MR.

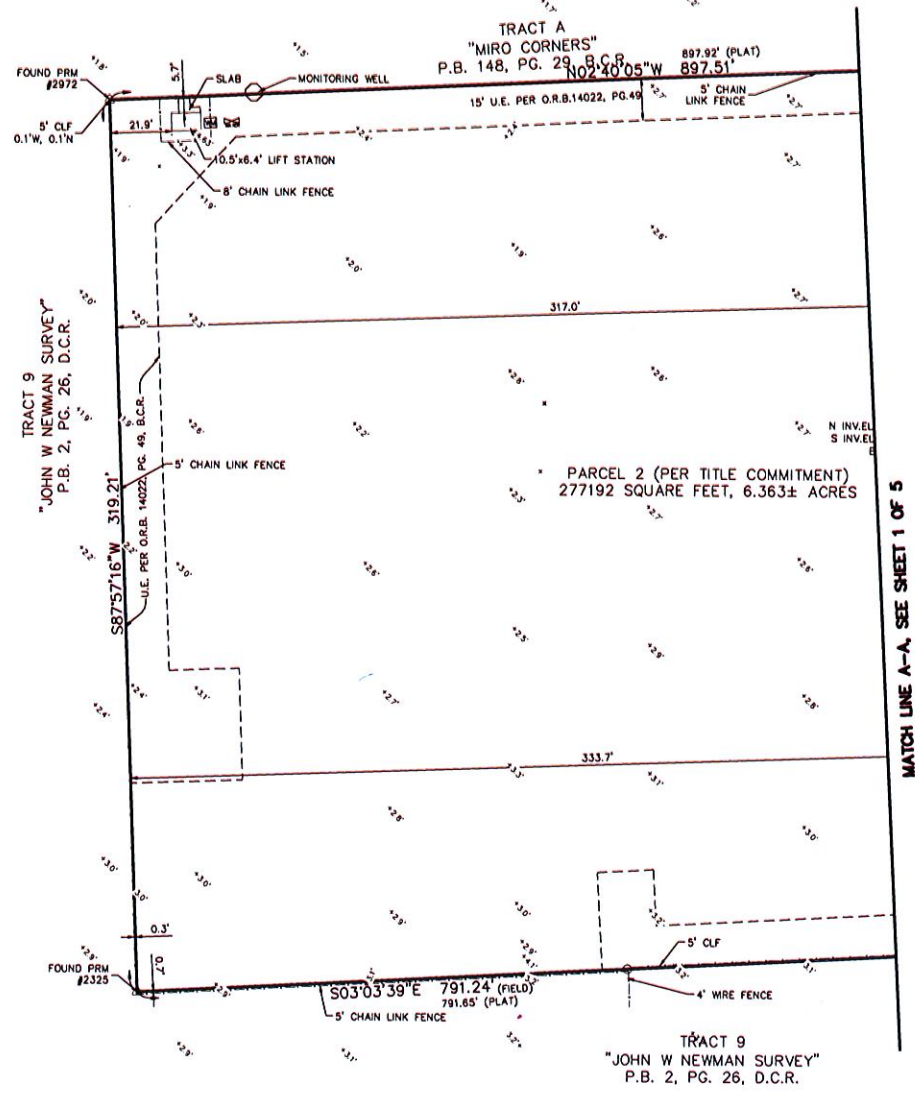
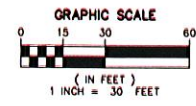
PROJECT / FILE NO  
**15-00088**

DRAWING NO  
**SH-1**

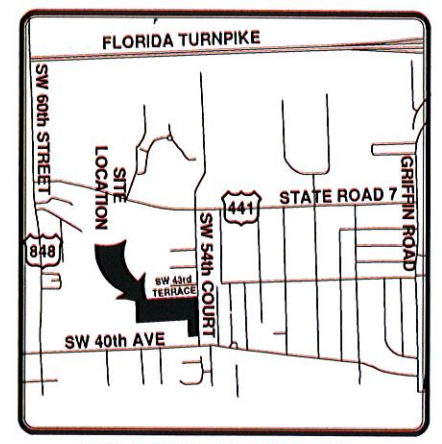
DATE DRAWN  
10/15/15

SCALE  
1" = 30'

ALTA/ACSM LAND TITLE SURVEY



- LEGEND:
- P.B. = PLAT BOOK
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  - L = LENGTH OF CURVE



TITLE COMMITMENT INFORMATION TABLE  
 FIRST AMERICAN TITLE INSURANCE COMPANY AGENT FILE NO.: 09997-0252  
 FAST FILE NO.: 1062-2593513 (REVISION B) EFFECTIVE DATE 11-16-2011 @ 11:59pm

ITEM NO.	INSTRUMENT	DESCRIPTION	RECORDING DATA	AFFECTS	PLOTTED
1-8				NOT SURVEY PERTINENT	
29	PLAT	RESTRICTIONS, DEDICATIONS, CONDITIONS, RESERVATIONS	P.B. 105 PG. 50	YES	YES (PARCEL 2)
30	RESOLUTIONS	BROWARD COUNTY WATER & SEWER SYSTEM No. 3	O.R.B. 3834, PG 410 O.R.B. 4442, PG 847	YES	NO- BLANKETS (PARCELS 2 & 3) NO- BLANKETS (PARCELS 2 & 3)
31	EASEMENT	TO BROWARD COUNTY FOR WATER LINES	O.R.B. 6602, PG 471	YES	YES (PARCEL 2)
32	AGREEMENT	TIME PAYMENT WITH BROWARD COUNTY	O.R.B. 6682, PG 564	YES	NO- BLANKETS (PARCEL 2)
33	EASEMENT	FLORIDA POWER & LIGHT CO.	O.R.B. 6705, PG 32	YES	YES (PARCEL 2)
34	EASEMENT	FLORIDA POWER & LIGHT CO.	O.R.B.8494, PG 804	YES	YES (PARCEL 2)
35	EASEMENT	TO BROWARD COUNTY FOR WATER & SEWER	O.R.B. 9094, PG 318	YES	YES (PARCEL 2)
36	AGREEMENT	EASEMENT FOR RAW WATER & WELLS	O.R.B. 14022, PG 49	YES	YES (PARCEL 2)
37	ORDINANCE	REZONING	O.R.B. 14893, PG 830	YES	NO- BLANKETS (PARCEL 2)
38	EASEMENT	TO BROWARD COUNTY FOR UTILITIES	O.R.B. 17582, PG 232	YES	YES (PARCEL 2)
39	RESOLUTION	WORK AGREEMENT WITH CITY	O.R.B. 41890, PG 1126	YES	YES (PARCEL 2)
40	DECLARATION OF RESTRICTIVE COVENANTS	TERMS AND PROVISIONS	O.R.B. 45675, PG 701	YES	NO-BLANKETS (PARCEL2)
41				NOT SURVEY PERTINENT	

NOTES:  
 1. SEE SHEET 1 OF 5 FOR DESCRIPTION AND SURVEYOR'S NOTES.  
 2. SEE SHEETS 3, 4 AND 5 FOR TREE LOCATIONS AND TREE CHART.

MILLER & LEGG SURVEYORS AND ENGINEERS, P.L.L.C. - SURVEYOR HOUSE CUSTODY - 00000 ALTA/ACSM LAND TITLE SURVEY 12/17/15 BY MJC/S

NO.	REVISIONS

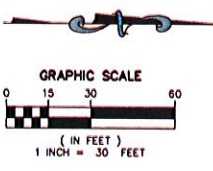
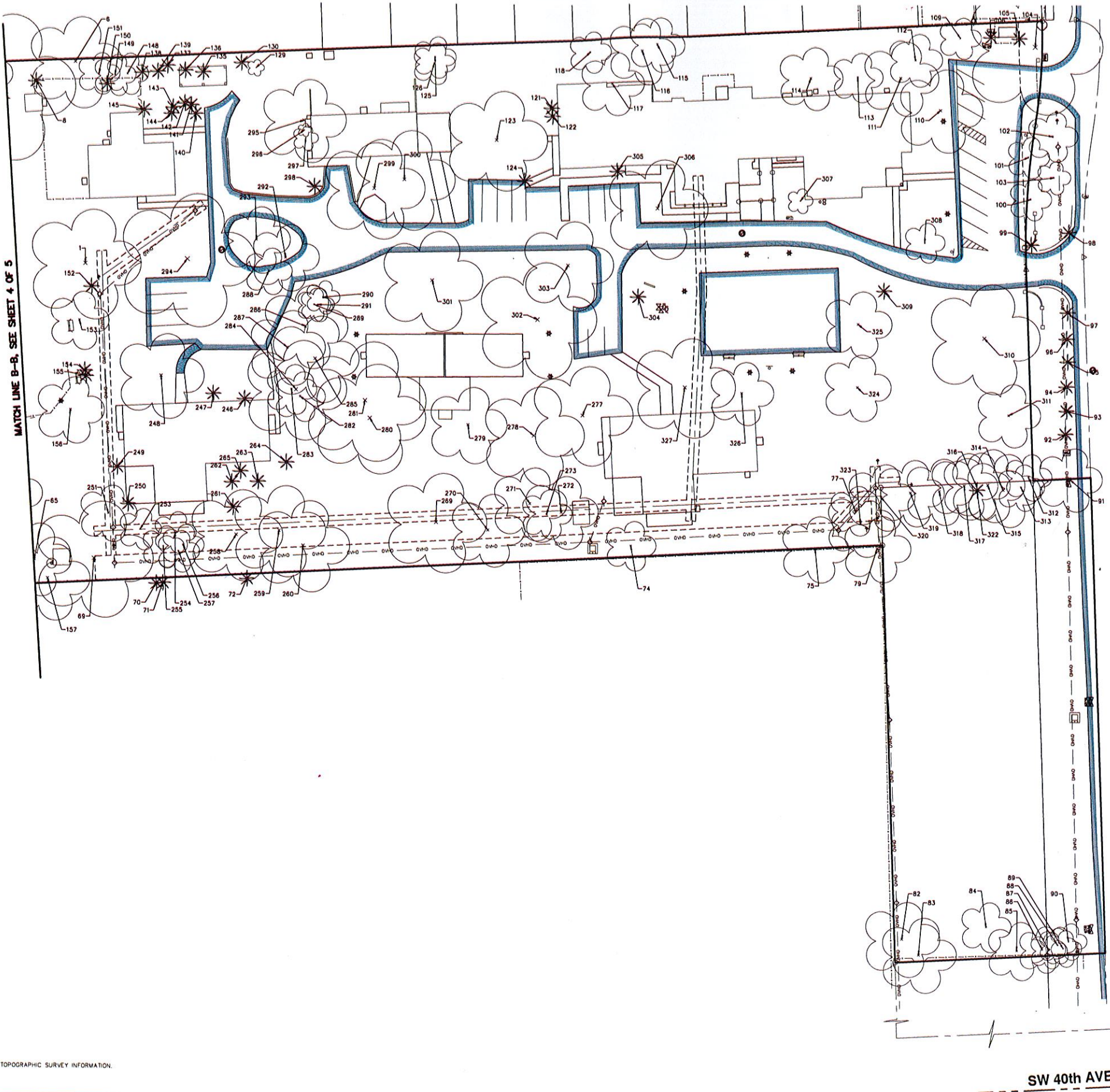
**SHERIDAN HOUSE EAST**  
FOR: HEVOA INVESTORS LLC

**MILLER & LEGG**  
 South Florida Office: 5747 N. Andrews Way  
 Ft. Lauderdale, Florida - 33309-2294  
 954-436-7000 • Fax: 954-436-8664  
 www.millerleGG.com

CERTIFICATE OF AUTHORIZATION  
 EB7318 LB6680 LC0337

LP	MR
DEL.	CHK.
PROJECT / FILE NO.	
15-00088	
SHEET NO.	
SH-2	
DATE DRAWN	
10/15/15	2
	5





NOTES:  
 1. SEE SHEETS 1 AND 2 FOR BOUNDARY AND TOPOGRAPHIC SURVEY INFORMATION.  
 2. SEE SHEETS 4 AND 5 FOR TREE CHART.

K:\PROJECTS\2015\15-00088 - SHERIDAN HOUSE EAST\15-00088\_A15.dwg 12/14/15 by HMO/SD

NO.	DATE	REVISIONS

# SHERIDAN HOUSE EAST

FOR: HEVOA INVESTORS LLC

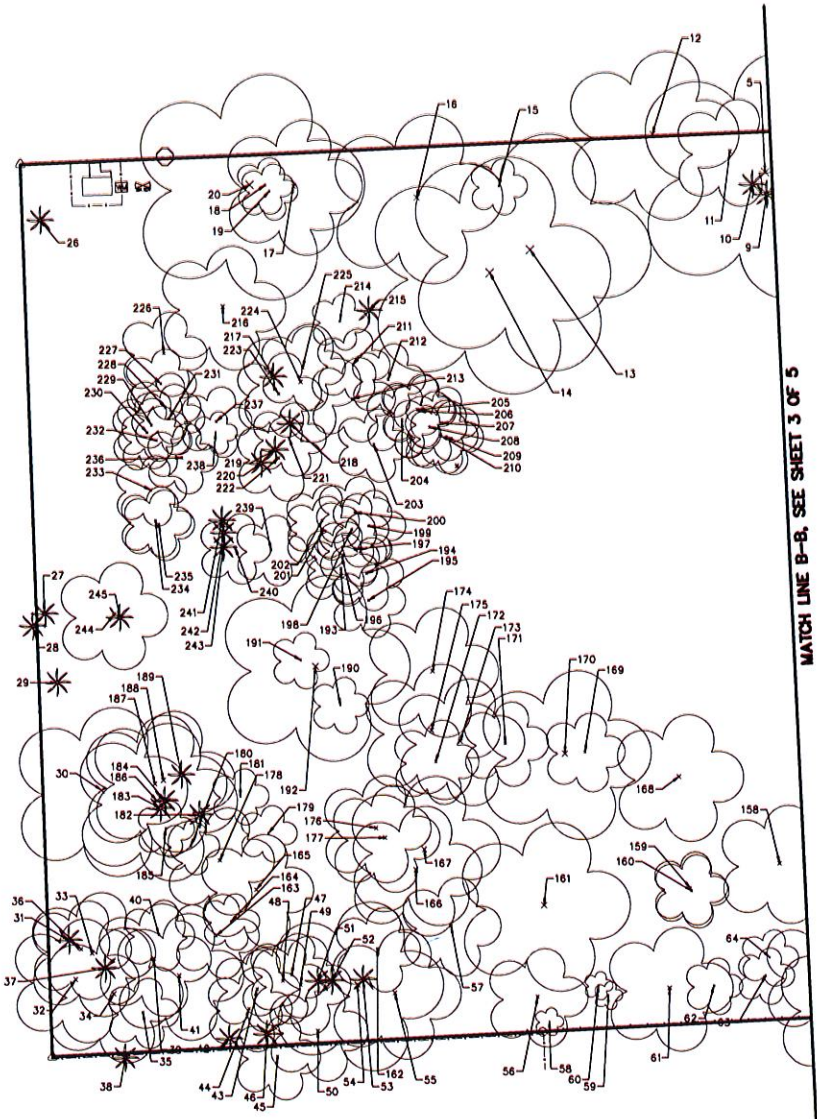
**MILLER LEGG**  
 South Florida Office: 2747 N. Andrews Way  
 Ft. Lauderdale, Florida 33309-2984  
 561-409-8000 Fax: 561-409-8664  
 www.millerlegg.com

CERTIFICATE OF AUTHORIZATION	
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DES. LP MR	
PROJECT FILE NO.	15-00088
DRAWING NO.	SH-3
DATE DRAWN	3/5
10/15/15	

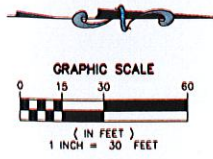
TREE INVENTORY

SW 40th AVENUE

SW 54th COURT



MATCH LINE B-B. SEE SHEET 3 OF 5



TREE #	SPECIES		DBH (in)	SPECIFICATIONS				COORDINATES		CONDITION INFORMATION			
	Common Name	Scientific Name		Mult-Trunk?	Height (ft)	Spread (ft)	Canopy %	Northing	Easting	General Condition	Condition Note 1	Condition Note 2	Condition Note 3
1	Live Oak	<i>Quercus virginiana</i>	20	No	30	58	3119	825334.3	917583	Good/Fair	Limb Damage - Minor		
2-4	Not Used												
5	Live Oak	<i>Quercus virginiana</i>	20	No	45	58	6079	825327.7	917658	Good			
6	Australian Pine	<i>Casuarina equisetifolia</i>	22	No	45	55	2195	825327.5	917641	Good			
7	Not Used												
8	Aneca Palm	<i>Dypsis lutescens</i>		Yes	20	20	314	825333.9	917653	Good			
9	Fishtail Palm	<i>Caryota mitis</i>		Yes	20	15	177	825283.2	917664	Good			
10	Fishtail Palm	<i>Caryota mitis</i>		Yes	20	15	177	825278.1	917660	Good			
11	Live Oak	<i>Quercus virginiana</i>	20	No	40	38	1134	825270.2	917649	Poor	Poor Structure	Lopsided	
12	Live Oak	<i>Quercus virginiana</i>	38	No	40	60	2828	825242.6	917642	Fair	Poor Structure	Poor Structure	Limb Damage - Major
13	Live Oak	<i>Quercus virginiana</i>	20	No	42	84	5039	825189.9	917684	Good/Fair	Slight Lean		
14	Brahiam Beauty Leaf	<i>Calophyllum brasiliense</i>	31	No	40	24	8333	825184.5	917682	Good/Fair	Can. Terminal Leaders		
15	Live Oak	<i>Quercus virginiana</i>	12	No	40	20	314	825197.8	917681	Poor	Lopsided		
16	Live Oak	<i>Quercus virginiana</i>	35	Yes	47	80	2828	825158.5	917685	Good			
17	Live Oak	<i>Quercus virginiana</i>	24	No	40	48	1609	825114.4	917681	Good			
18	Live Oak	<i>Quercus virginiana</i>	12	No	40	20	314	825104.3	917681	Poor	Trunked	Poor Structure	
19	Live Oak	<i>Quercus virginiana</i>	12	No	40	20	314	825105.8	917683	Poor	Lopsided	Poor Structure	
20	Live Oak	<i>Quercus virginiana</i>	20	No	40	80	5024	825088.7	917681	Good/Fair	Poor Structure		
21-25	Not Used												
26	Cabbage Palm	<i>Sabal palmetto</i>		Yes	18	10	79	825024.1	917624	Good			
27	MacArthur Palm	<i>Psychopalmia macarthuri</i>		Yes	14	6	28	825025.6	917874	Good			
28	MacArthur Palm	<i>Psychopalmia macarthuri</i>		Yes	14	6	28	825021.4	917879	Good			
29	MacArthur Palm	<i>Psychopalmia macarthuri</i>		Yes	22	10	19	825038.1	917830	Good			
30	Live Oak	<i>Quercus virginiana</i>	19	No	42	80	2828	825045.9	917827	Good/Fair	Poor Structure		
31	MacArthur Palm	<i>Psychopalmia macarthuri</i>		Yes	12	6	28	825034.2	917931	Good			
32	Live Oak	<i>Quercus virginiana</i>	20	No	40	44	1520	825036.7	917915	Fair	Poor Structure	Strangler Fig Trunk	
33	Live Oak	<i>Quercus virginiana</i>	20	No	40	44	1520	825042.8	917918	Fair	Poor Structure	Strangler Fig Trunk	
34	Live Oak	<i>Quercus virginiana</i>	26	No	40	48	1609	825050.3	917920	Good/Fair			
35	Live Oak	<i>Quercus virginiana</i>	20	No	40	25	491	825000.7	917927	Poor	Limb Damage - Major	Poor Structure	Best Leader
36	Pecan	<i>Ficus Spp.</i>	10	No	40	35	992	825038.7	917934	Fair	Strangler Fig Trunk	Poor Structure	
37	Aneca Palm	<i>Dypsis lutescens</i>		Yes	16	16	201	825027.2	917911	Good			
38	Aneca Palm	<i>Dypsis lutescens</i>		Yes	35	10	201	825054.3	917973	Good			
39	Live Oak	<i>Quercus virginiana</i>	13	No	38	40	1258	825054.5	917904	Fair	Strangler Fig Trunk	Lopsided	
40	Live Oak	<i>Quercus virginiana</i>	8	No	38	25	491	825086.3	917929	Fair	Strangler Fig Trunk	Lopsided	
41	Live Oak	<i>Quercus virginiana</i>	23	Yes	38	45	1955	825021.6	917944	Fair	Strangler Fig Trunk	Lopsided	
42	Queen Palm	<i>Spathoglottis rostrata</i>		No	35	20	314	825091.6	917928	Good			
43	Live Oak	<i>Quercus virginiana</i>	20	No	40	30	707	825101.4	917948	Fair	Strangler Fig Trunk	Lopsided	
44	Live Oak	<i>Quercus virginiana</i>	20	No	40	30	707	825096.6	917925	Fair	Strangler Fig Trunk	Lopsided	
45	Live Oak	<i>Quercus virginiana</i>	20	No	40	30	707	825108.7	917923	Fair	Strangler Fig Trunk	Lopsided	
46	Aneca Palm	<i>Dypsis lutescens</i>		Yes	35	20	314	825104.8	917905	Good			
47	Live Oak	<i>Quercus virginiana</i>	8	No	40	30	707	825113.7	917913	Poor	Poor Structure	Lopsided	
48	Live Oak	<i>Quercus virginiana</i>	8	No	40	30	707	825110.8	917915	Poor	Poor Structure	Lopsided	
49	Live Oak	<i>Quercus virginiana</i>	20	No	40	35	992	825117.0	917947	Good/Fair			
50	Live Oak	<i>Quercus virginiana</i>	8	No	40	35	992	825123.1	917963	Good/Fair			
51	Aneca Palm	<i>Dypsis lutescens</i>		Yes	16	20	314	825123.0	917915	Good			
52	Aneca Palm	<i>Dypsis lutescens</i>		Yes	18	20	314	825128.9	917928	Good			
53	Aneca Palm	<i>Dypsis lutescens</i>		Yes	18	20	314	825139.3	917915	Good			
54	Live Oak	<i>Quercus virginiana</i>	40	Yes	40	90	2828	825137.3	917947	Good/Fair			
55	Yellow Pipterocarp	<i>Heliconia plicocarpum</i>	6	Yes	40	48	1609	825150.7	917950	Good/Fair			
56	Live Oak	<i>Quercus virginiana</i>	20	No	40	35	992	825201.6	917951	Fair	Lopsided	Strangler Fig Trunk	
57	Live Oak	<i>Quercus virginiana</i>	20	No	40	35	992	825170.8	917926	Fair	Lopsided	Strangler Fig Trunk	
58	Live Oak	<i>Quercus virginiana</i>	10	No	25	10	79	825206.8	917930	Poor	Lopsided	Strangler Fig Trunk	Leaning - Major
59	Live Oak	<i>Quercus virginiana</i>	10	No	25	10	79	825208.9	917930	Poor	Lopsided	Strangler Fig Trunk	Leaning - Major
60	Live Oak	<i>Quercus virginiana</i>	10	No	25	10	79	825221.3	917947	Poor	Lopsided	Strangler Fig Trunk	Leaning - Major
61	Live Oak	<i>Quercus virginiana</i>	22	No	40	44	1520	825248.7	917948	Good			
62	Live Oak	<i>Quercus virginiana</i>	8	No	40	20	314	825244.5	917947	Poor	Leaning - Major	Poor Structure	
63	Live Oak	<i>Quercus virginiana</i>	12	No	40	20	314	825232.9	917943	Poor	Lopsided	Poor Structure	
64	Live Oak	<i>Quercus virginiana</i>	15	No	40	20	314	825284.3	917937	Poor	Lopsided	Poor Structure	
65	Live Oak	<i>Quercus virginiana</i>	20	No	40	44	1520	825304.7	917943	Good/Fair	Limb Damage - Minor		
66-68	Not Used												
69	Live Oak	<i>Quercus virginiana</i>	31	No	45	70	3847	825340.7	917942	Good			

SEE SHEET 5 OF 5 FOR CONTINUATION

NOTES:  
1. SEE SHEETS 1 AND 2 FOR BOUNDARY AND TOPOGRAPHIC SURVEY INFORMATION.

BY: [Signature] DATE: 10/15/15

NO.	DATE	REVISIONS

# SHERIDAN HOUSE EAST

FOR: HEVOA INVESTORS LLC

**MILLER LEGG**  
 South Florida Office: 5747 N. Andrews Way  
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CERTIFICATE OF AUTHORIZATION  
**EB7318 LB6680 LC0337**  
 PROJECT / FILE NO:  
**15-00088**  
 DRAWING NO:  
**SH-4**  
 DATE DRAWN:  
 10/15/15

TREE INVENTORY

Table with columns: TREE #, Common Name, Scientific Name, DBH (in), Multi-Trunk?, Height (ft), Spread (ft), Canopy (%), Health, Bearing, Coordinates (Easting, Northing), General Condition, Condition Note 1, Condition Note 2, Condition Note 3.

Table with columns: TREE #, Common Name, Scientific Name, DBH (in), Multi-Trunk?, Height (ft), Spread (ft), Canopy (%), Health, Bearing, Coordinates (Easting, Northing), General Condition, Condition Note 1, Condition Note 2, Condition Note 3.

SHERIDAN HOUSE EAST
FOR: HEVOA INVESTORS LLC
MILLER LEGG
South Florida Office, 5747 N. Andrews Way
FL Lauderdale, Florida - 33309-2284
954-336-7000 - Fax: 954-436-8854
www.millerlegg.com

1. SEE SHEETS 1 AND 2 FOR BOUNDARY AND TOPOGRAPHIC SURVEY INFORMATION.

Tree Inventory Summary Table with columns: TREE #, DBH, Height, Spread, Canopy, Health, Bearing, Coordinates (Easting, Northing), General Condition, Condition Note 1, Condition Note 2, Condition Note 3. Includes title 'TREE INVENTORY' and 'CERTIFICATE OF AUTHORIZATION'.

SERENITY OAKS WELLNESS CENTER  
 RESIDENTIAL CARE FACILITY  
 4200 SW 54TH COURT, DANIA BEACH, FL. 33314

**SALTZ MICHELSON**  
 ARCHITECTS

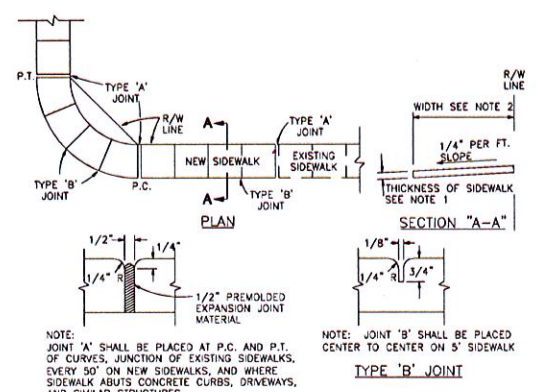
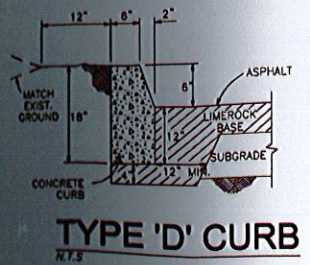
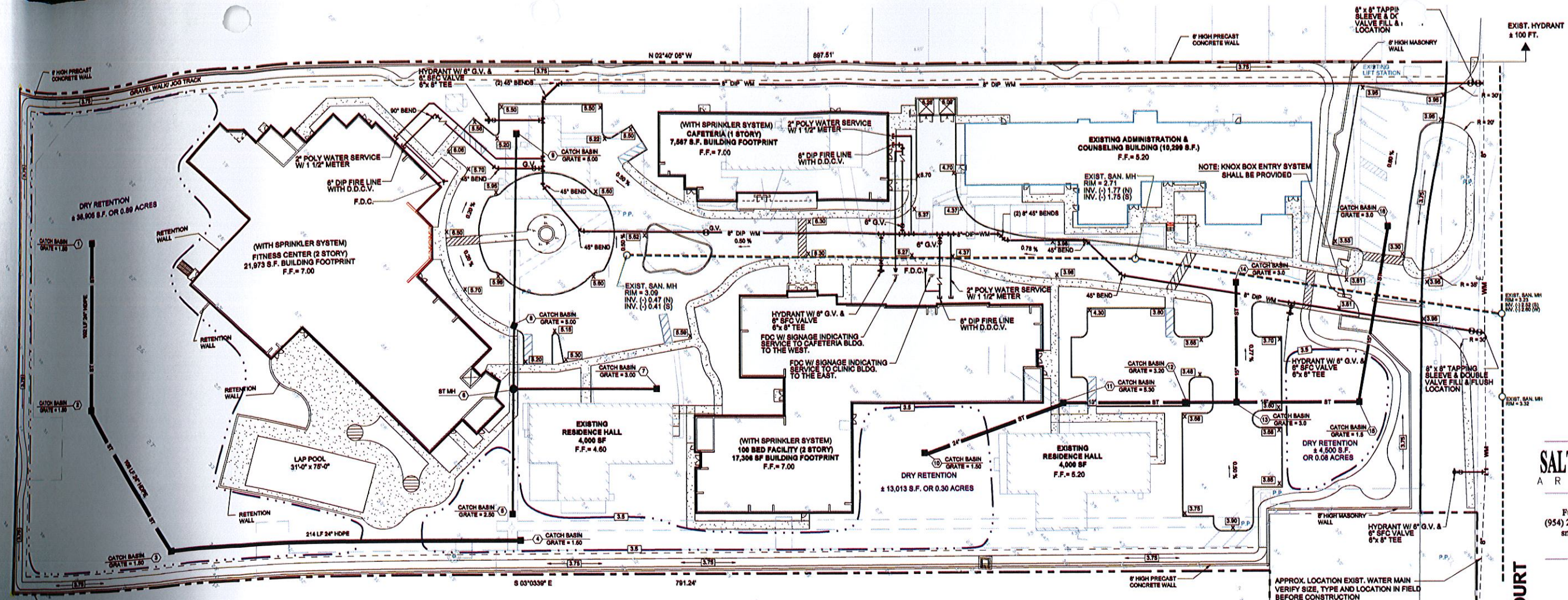
3501 Griffin Road  
 Ft. Lauderdale, FL 33312  
 (954) 266-2700 Fx: (954) 266-2701  
 sma@saltzmichelson.com  
 AA-0002897

Charles Michelson AR0009976

Project No.: 2015-192  
 Drawn By:  
 Checked By:  
 Date: 11-25-15

REVISIONS  
 11-25-15 DRC SUBMIT  
 01-29-16 REVISED AS DRC COMM

PRELIMINARY ENGINEERING PLAN

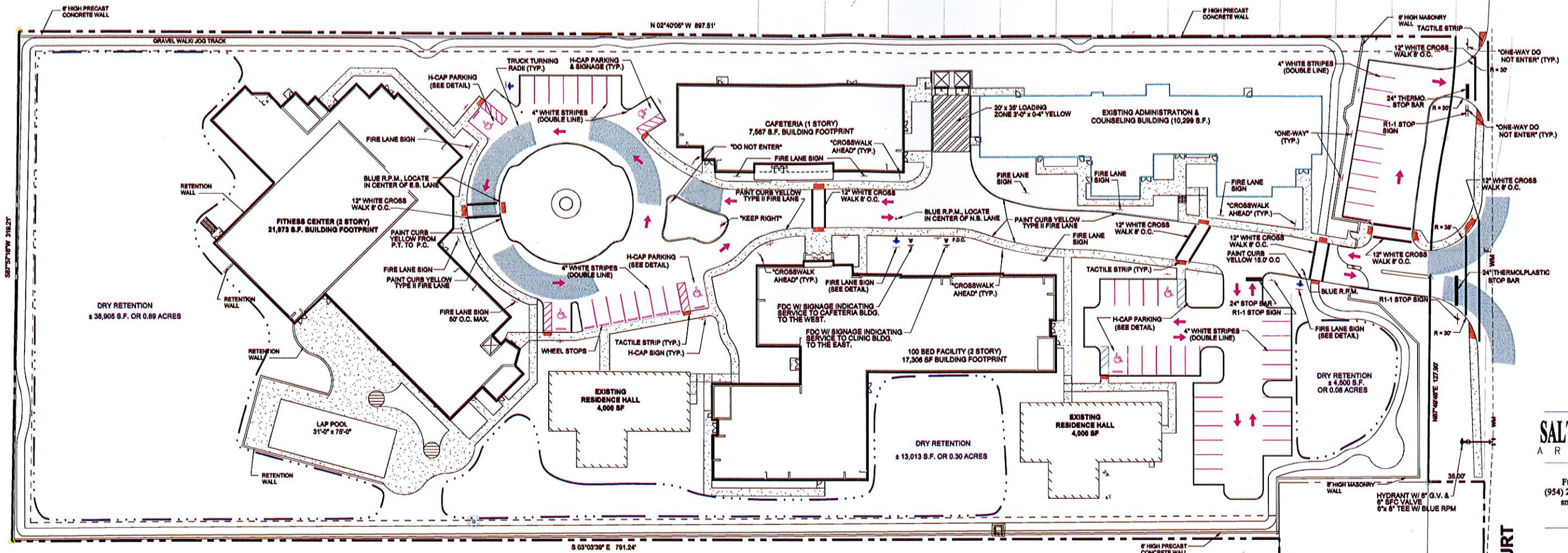


NOTES:  
 1) SIDEWALK THICKNESS IN RESIDENTIAL AREAS SHALL BE 4" THICK. THICKNESS IN COMMERCIAL AREAS AND IN DRIVEWAYS SHALL BE 6".  
 2) SIDEWALK WIDTHS SHALL BE AS SHOWN ON PLANS.

- NOTE: (1) CONTRACTOR TO VERIFY LOCATIONS OF ALL EXIST. UTILITIES AND ADVISE ENGINEER OF ANY CONFLICTS BEFORE CONSTRUCTION.  
 (2) CONTRACTOR TO RESTORE ALL DISBURBED AREAS TO THEIR ORIGINAL CONDITION.  
 (3) PROPOSED BUILDING F.F. SHALL BE 1'-0" ABOVE 100 YEAR FLOOD ELEVATION.  
 (4) SEE ARCH. PLANS FOR BUILDING TO HAVE FIRE INTERNAL SUPPRESSION SYSTEMS.  
 (5) KNOX BOX TO BE PROVIDED AT MAIN ENTRANCE GATE.

**LPE** LANDPLAN ENGINEERING GROUP, INC.  
 INNOVATION • SOLUTIONS • DESIGN  
 1475 N.W. 126th DRIVE - CORAL SPRINGS, FLORIDA 33071  
 TEL: (954) 812-5551 - E-MAIL: LPEG@bellsouth.net

PETER R. GALLO, P.E.  
 FLORIDA REG. No. 48333  
 (FOR THE FIRM)



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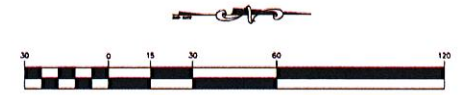
Charles Michelson AR0009976

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Checked By:  
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REVISIONS  
11-25-15 DRC SUBMIT  
01-29-16 REVISED PE  
02-03-16 REVISED TO FRONT PARI

PAVEMENT MARKING PLAN

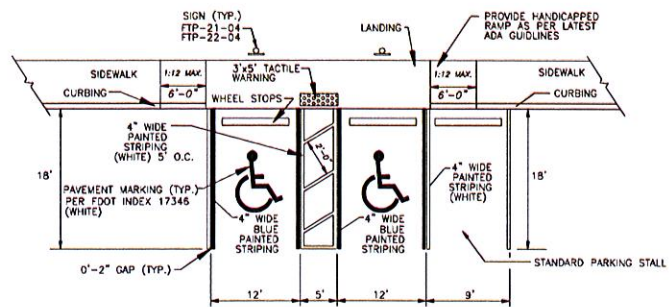
**GENERAL NOTES:**  
CONSTRUCT ALL PAVEMENT MARKINGS AND SIGNAGE IN ACCORDANCE WITH MUNICIPAL STANDARDS AND THE MANUAL OF UNIFORM TRAFFIC CONTROL DEVICES.  
ALL HANDICAP PARKING SIGNS AND PAVEMENT MARKINGS SHALL CONFORM TO THE LATEST CITY, STATE AND FEDERAL REQUIREMENTS.  
IT IS THE CONTRACTORS RESPONSIBILITY TO OBTAIN A SIGN-OFF OF THE PAVING MARKING AND SIGNAGE PLAN FROM THE CITY OF DANIA BEACH BUILDING DEPARTMENT PRIOR TO CONSTRUCTION.  
SEE DETAIL SHEET FOR PROPER SPACING OF REFLECTIVE PAVEMENT MARKERS (RPMs)  
ALL PAVEMENT MARKINGS TO BE THERMOPLASTIC PAINT, EXCLUDING PARKING STALL STRIPPING.



NOTE: ALL PAVEMENT MARKINGS TO CONFORM TO BROWARD CO. TRAFFIC ENGINEERING MINIMUM STANDARDS

**LEGEND**

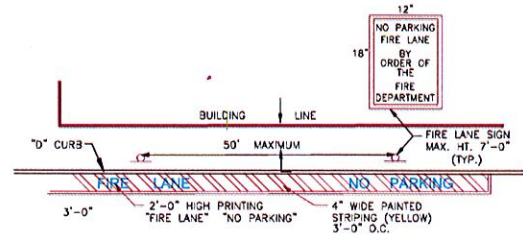
- 24" THERMOPLASTIC STOP BAR
- R1-1 30"x30" STOP SIGN
- PROPOSED HYDRANT W/ 6" G.V. & SIGN
- TRAFFIC FLOW FOR INFORMATION ONLY



**TYPICAL HANDICAPPED & STANDARD PARKING**

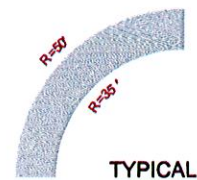
N.T.S.

NOTE: (1) PARKED VEHICLE OVER-HANGS SHALL NOT REDUCE THE CLEAR WIDTH OF AN ACCESSIBLE ROUTE.  
(2) PARKING SPACES AND ACCESS AISLES SHALL BE LEVEL WITH SURFACE SLOPES NOT EXCEED 2% IN ALL DIRECTIONS.



**TYPICAL FIRE LANE STRIPING**

N.T.S.



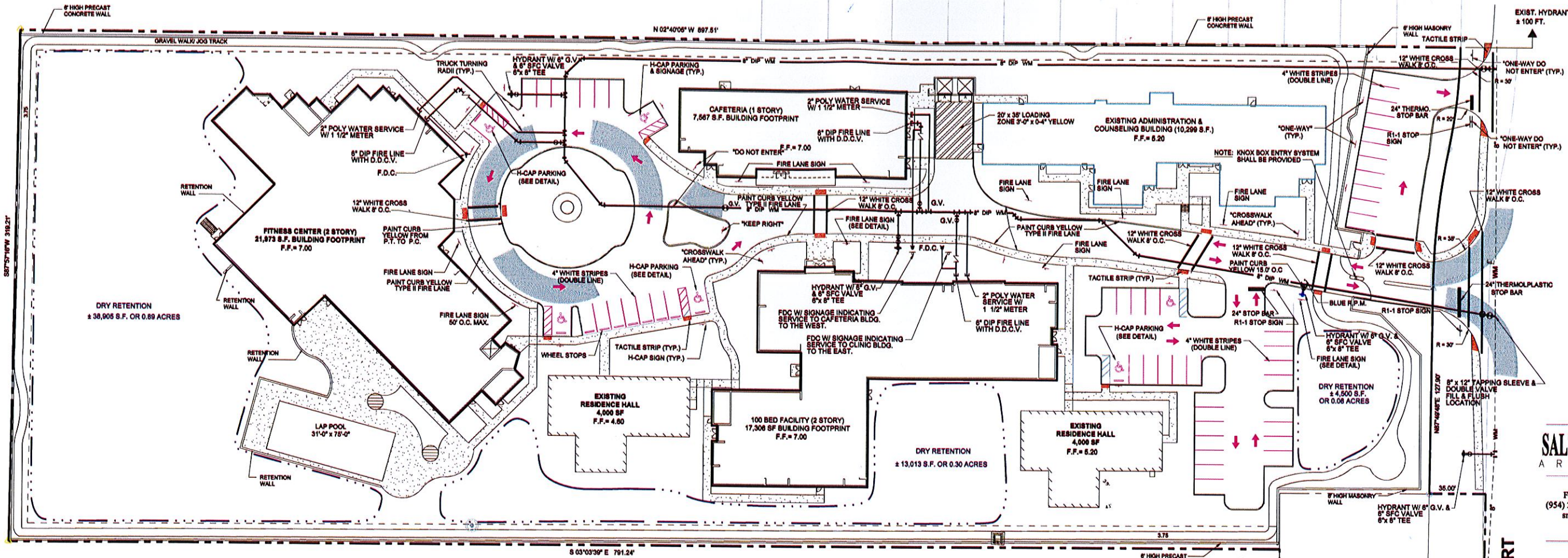
**TYPICAL TRUCK TURNING RADII**

N.T.S.

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PM-1



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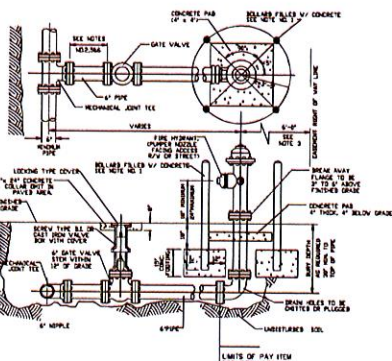
SW 54 COURT

Charles Michelson AR0009976

Project No. :  
2015-192  
Drawn By :  
Checked By :  
Date:  
11-25-15

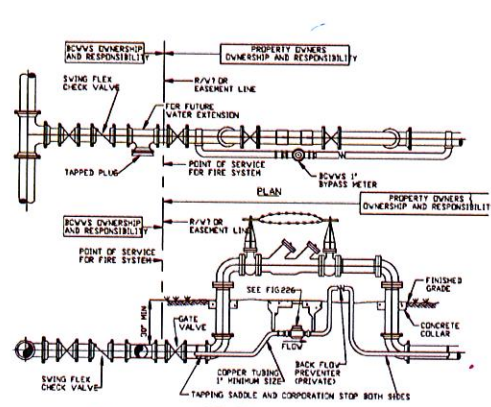
REVISIONS  
11-25-15 DRC SUBMIT  
01-29-16 REVISED PER  
DRC COMMENT  
02-03-16 REVISED TO  
FRONT PART

FIRE PROTECTION PLAN



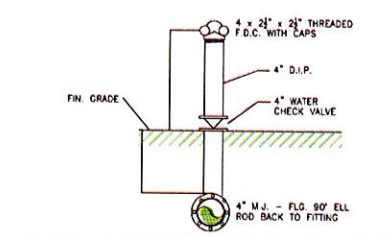
- NOTES:**
- HYDRANT BOLLARDS TO BE 4" DIAMETER GALVANIZED STEEL PIPE FILLED WITH CONCRETE
  - USE RESTRAINED ANCHORS FOR THE ENTIRE ASSEMBLY SHOWN
  - HYDRANT SET BACK SHALL CONFORM TO D.O.T. AND A.C.E.C. REQUIREMENTS WHERE APPLICABLE
  - DUCTILE IRON TO BE USED FOR FIRE HYDRANT ASSEMBLY
  - GATE VALVE IS NORMALLY LOCATED NEXT TO TEE
  - IF DISTANCE FROM MAIN LINE TO FIRE HYDRANT IS GREATER THAN 10 FEET ANOTHER GATE VALVE WILL BE PROVIDED CLOSE TO THE HYDRANT
  - PAVING FOR FIRE HYDRANT ASSEMBLY SHALL INCLUDE FIRE HYDRANT HOSE AND MATE. FIRE VALVE AND ADDITIONAL FITTINGS SHALL BE SEPARATE (SEE TECHNICAL SPECIFICATIONS SECTION BIDDING MEASUREMENT PLAN)

**FIRE HYDRANT INSTALLATION**



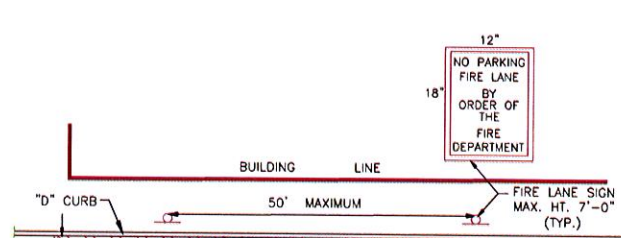
- NOTES:**
- THE DOUBLE CHECK VALVE SHALL BE PRIVATELY OWNED BY PROPERTY OWNER
  - FIRE SYSTEM TO BE CONSTRUCTED/TESTED IN ACCORDANCE WITH NFPA 25 & ALL APPLICABLE CODES
  - METER BOX AND SERVICE LINE SHALL BE IN ACCORDANCE WITH VWS STANDARDS DETAIL FOR WATER METER INSTALLATION AND MFP STD 8 CODES USE TYPE "C" COPPER TUBING AND BRASS OR COPPER FITTINGS
  - BACK FLOW PREVENTER FOLLOWING THE METER SHALL BE THE SAME TYPE DEVICE (DEGREE OF HAZARD) AS THE FIRE MAIN DEVICE THIS SHALL BE PRIVATELY OWNED BY THE PROPERTY OWNER METER AND METER BOX SHALL BE SUPPLIED BY CONTRACTOR
  - EXTENT OF VWS OWNERSHIP TO BE LIMITED TO THE BYPASS METER AND ALL PIPING PRIOR TO THE POINT OF SERVICE FOR THE FIRE SYSTEM AS SHOWN ON THIS DRAWING VIA PLAN AND PROFILE ABOVE

**DOUBLE DETECTOR CHECK VALVE**



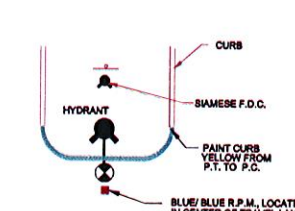
- THIS SHALL BE NO SHUT OFF VALVE IN THE FIRE DEPARTMENT CONNECTION.  
NFPA 24 2-6.3
- NOTES:**
- DEPTH OF COVER TO TOP OF PVC UNDERGROUND PIPING SHALL BE NOT LESS THAN 36" MINIMUM
  - DEPTH OF COVER TO TOP OF DIP UNDERGROUND PIPING SHALL BE NOT LESS THAN 30" MINIMUM

**SIAMESE FIRE DEPARTMENT CONNECTION**

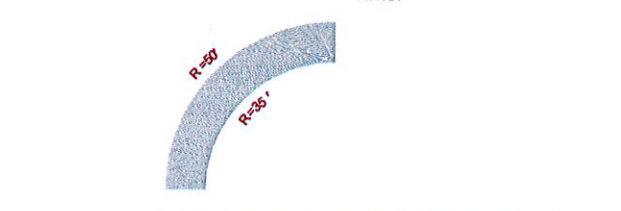


**TYPICAL FIRE LANE STRIPING**

N.T.S.



**R.P.M. PLACEMENT**



**TYPICAL TRUCK TURNING RADII**

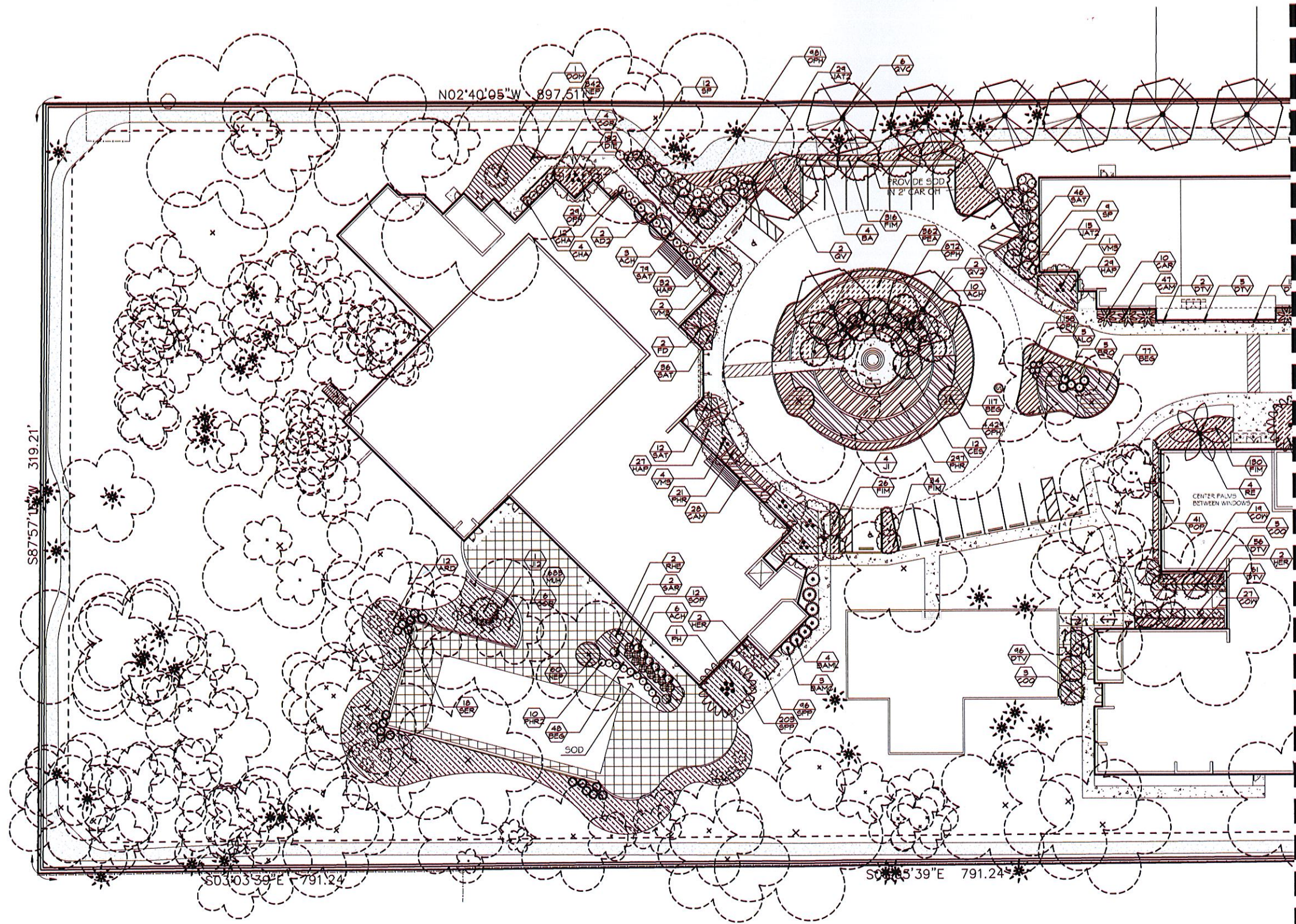
N.T.S.

NOTE: FIRE FLOW TEST CALCULATIONS AND APPLICATION FOR APPROVAL OF THE FIRE PROTECTION WATER SUPPLY DESIGN IS IN PROGRESS PENDING COMPLETION OF FIRE FLOW TEST BY BROWARD COUNTY.

**LP** **LANDPLAN ENGINEERING GROUP, INC.**  
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PETER R. GALLO, P.E.  
FLORIDA REG. NO. 48333  
(FOR THE FIRM)

FP-1



**PLANT SCHEDULE**

TREES	COMMON NAME
BA	Varanod
CES	Silver Button Hood Standard
COB	White Gauger
COO	Orange Gauger Tree
DR	Royal Palmlana
FD	Japanese Fern Tree
J12	JatrophaTree
J1	JatrophaTree
QV2	Live Oak
QV	Live Oak
QVC	Cathedral Live Oak
TA	Purple Tabebuia
TD	Bald Cypress
BAMBOOS	COMMON NAME
BANC	Tropical Blue Bamboo
BAML	Black Timber Bamboo
PALM TREES	COMMON NAME
AD	Christmas Tree Palm
AD2	Double Christmas Tree Palm
CAR	Carpentaria Palm
CAR2	Carpentaria Palm
PH	Senegal Date Palm
PS	Silver Date Palm
RE	Florida Royal Palm
SP	Sabal Palm
VM2	Double Montgomery Palm
VM3	Triple Montgomery Palm
SHRUBS	COMMON NAME
ACH	Chenille Plant
ASA	Century Plant
ALO	Dwarf Elephant Ear
ARD	Marberry
BRD	Bromeliad
CHA	Cat Palm
CLU	Small-Leaf Clusia
COR	Black Magic Cordyline
CRI	Purple Leaf Crinum Lily
DOM	Pink Dombeya
GAR	Gardenia
HER	Lobster Claw Heliconia
JAT2	Jatropha
PHR2	Raja Congo Philodendron
POD	Maki Podocarpus
RHE	Lady Palm
SER	Silver San Palmetto
SOP	Yellow Necklacepod
SHRUB AREAS	COMMON NAME
ANN	Annals
BEG	Angel King Begonia
CAM	Beauty Natal Plum
COM	Red Button Ginger
DTV	Variegated Flax Lilly
DIE	White African Iris
FIM	Green Island Ficus
HAP	Dwarf Fire Bush
MH	Pink Mhly
NEP	Kimberly Queen' Snard Fern
OPH	Dwarf Mondo Grass
PEA	White Leaved Fountain Grass
PHR	Burgandy Philodendron Burgandy Color
POP	Dwarf Podocarpus
SAT	Trinette Arbaricola
SPP	Purple Ground Orchid
TRD	Pakahatchee Grass

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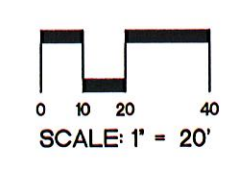
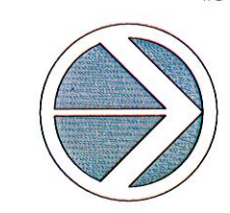
*Jill Cohen*  
JILL COHEN LA # 1600  
2/4/2016

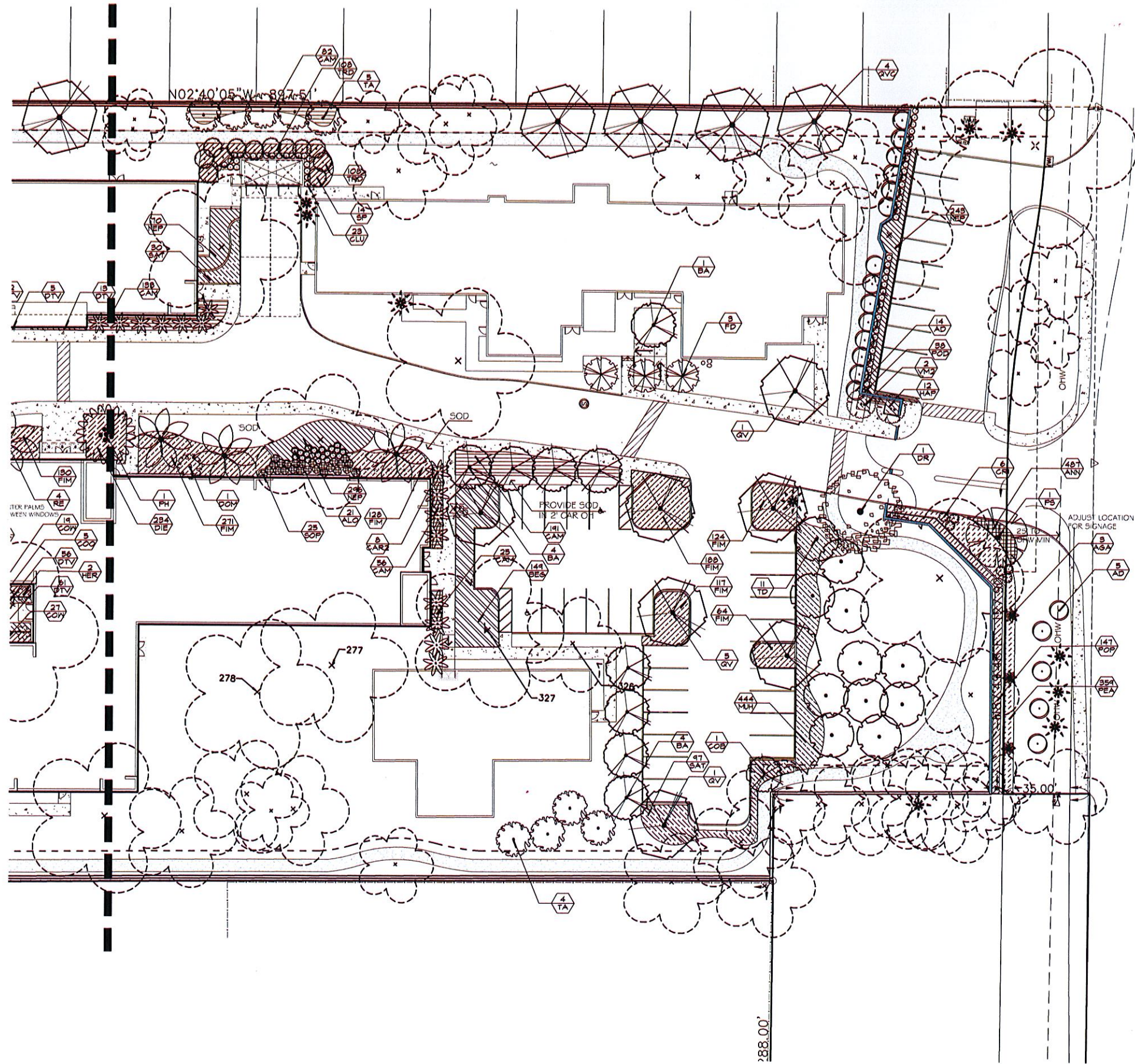
Project No.: 2015-192  
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Checked By: JBC  
Date: 11-25-15

REVISIONS  
11-25-15 DRC SUBMITTAL  
01-07-16 DRC SUBMITTAL #2  
02-04-16 CITY COMMISSION

LANDSCAPE PLAN

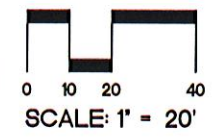
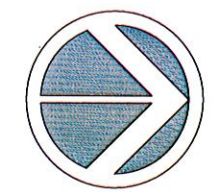
LP-1





**PLANT SCHEDULE**

TREES	COMMON NAME
BA	Veranood
CE5	Silver Button Wood Standard
COB	White Seiger
COO	Orange Seiger Tree
DR	Royal Palms
FD	Japanese Fern Tree
J12	JatrophaTree
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PALM TREES	COMMON NAME
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VM2	Double Montgomery Palm
VMS	Triple Montgomery Palm
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ACH	Chenille Plant
AGA	Century Plant
ALO	Dwarf Elephant Ear
ARD	Marberry
BRO	Bromeliad
CHA	Cat Palm
GLU	Small-Leaf Glusia
COR	Black Magic Cordyline
GRI	Purple Leaf Crinum Lily
DOM	Pink Dombeya
GAR	Gardenia
HER	Lobster Claw Heliconia
JAT2	Jatropha
PHR2	Raja Congo Philodendron
POD	Maki Podocarpus
RHE	Lady Palm
SER	Silver Sax Palmetto
SOP	Yellow Necklocepod
SHRUB AREAS	COMMON NAME
ANN	Annalis
BEG	Angel King Begonia
CAM	Beauty Natal Flim
COY	Red Button Ginger
DTV	Varigated Flax Lily
DIE	White African Iris
FIM	Green Island Ficus
HAP	Dwarf Fire Bush
MUH	Pink Muhly
NEP	Kimberly Queen' Snord Fern
OPH	Dwarf Mondo Grass
PEA	White Leaved Fountain Grass
PHR	Burgandy Philodendron Burgandy Color
POP	Dwarf Podocarpus
SAT	Trinette Arbaricola
SPP	Purple Ground Orchid
TRD	Fakahatchee Grass



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*Jill Cohen*  
JILL COHEN LA # 1600  
2/4/2016

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LANDSCAPE PLAN





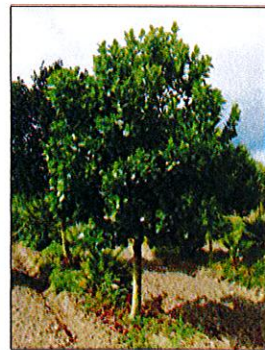
TREES



BULNESIA ARBOREA  
VERAWOOD



CLUSIA ROSEA  
CLUSIA



COCCOLOBA DIVERSIFOLIA  
PIGEON PLUM



CONOCARPUS ERECTUS SERICEUS  
SILVER BUTTWOOD



PANDINUS UTILIS  
SCREW PINE

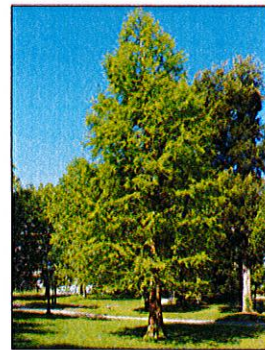


QUERCUS VIRGINIANA - LIVE OAK  
LIVE OAK

TREES



SABAL PALMETTO  
SABAL PALM



TAXODIUM DISTICHUM  
BALD CYPRESS



VEITCHIA MONTGOMERYANA  
MONTGOMERY PALM

SHRUBS



CLUSIA GUTTIFERA  
SMALL LEAF CLUSIA



CODIAEUM VARIEGATUM 'MAMMY'  
MAMMY GROTON



COSTUS WOODSII  
RED BUTTON GINGER

SHRUBS



DIANELLA TASMANICA  
BLUEBERRY FLAX LILY



DOMBEYA SEMINOLE  
PINK DOMBEYA



FIGUS MICROCARPA 'GREEN ISLAND'  
GREEN ISLAND FIGUS



GALPHIMIA GRACILIS  
THRYALLIS



HAMELIA PATENS 'COMPACTA'  
DWARF FIRE BUSH

SHRUBS



SCHEFFLERA ARBORICOLA 'TRINETTE'  
TRINETTE ARBORCOLA



SERENOA REPENS  
SAW PALMETTO



SPARTINA BAKERI  
SAND CHORD GRASS

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Jill Cohen

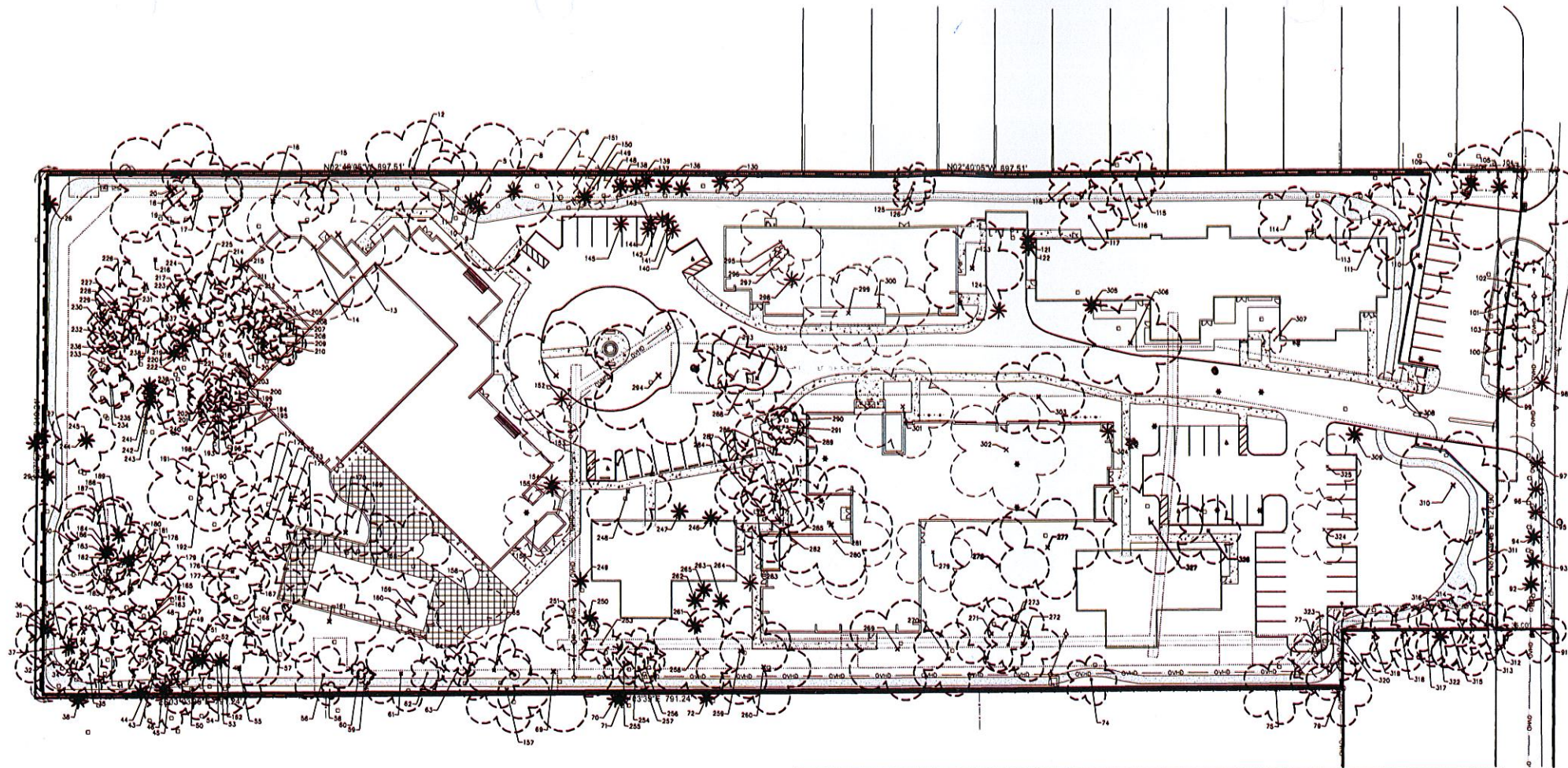
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02-04-16 CITY COMMISSION

PLANT IMAGE  
BOARD

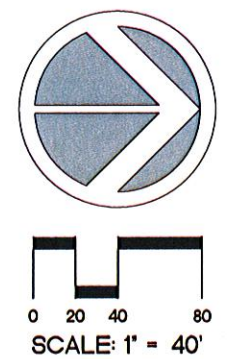
LP-4



SW 54 COURT

TREE #	SPECIES		SPECIFICATIONS				Disposition
	Common Name	Scientific Name	DBH (in.)	Height (ft.)	Spread (ft.)	Canopy (s.f.)	
1	Live Oak	<i>Quercus virginiana</i>	20	40	66	3419	Remain
2-4	Not Used						N/A
5	Live Oak	<i>Quercus virginiana</i>	20	45	88	6079	Remain
6	Australian Pine	<i>Casuarina equisetifolia</i>	22	45	55	594	148 Invasive - REMOVE *
7	Not Used						N/A
8	Areca Palm	<i>Dypsis lutescens</i>	20	20	20	314	Remain
9	Fishtail Palm	<i>Caryota mitis</i>	20	15	15	177	Remain
10	Fishtail Palm	<i>Caryota mitis</i>	20	15	15	177	Remain
11	Live Oak	<i>Quercus virginiana</i>	20	40	38	1134	Remain
12	Live Oak	<i>Quercus virginiana</i>	36	40	60	2826	Remain
13	Live Oak	<i>Quercus virginiana</i>	20	42	84	5539	Remain
14	Laurel Oak	<i>Quercus laurifolia</i>	31	40	84	5539	5539 Remove
15	Live Oak	<i>Quercus virginiana</i>	12	40	20	314	Remain
16	Live Oak	<i>Quercus virginiana</i>	35	42	60	2826	Remain
17	Live Oak	<i>Quercus virginiana</i>	24	40	48	1809	Remain
18	Live Oak	<i>Quercus virginiana</i>	12	40	20	314	Remain
19	Live Oak	<i>Quercus virginiana</i>	12	40	20	314	Remain
20	Live Oak	<i>Quercus virginiana</i>	20	40	80	5024	Remain
21-25	Not Used						N/A
26	Cabbage Palm	<i>Sabal palmetto</i>	16	10	10	79	Remain
27	MacArthur Palm	<i>Pythosperma macarthuri</i>	14	6	6	28	Remain
28	MacArthur Palm	<i>Pythosperma macarthuri</i>	14	6	6	28	Remain
29	MacArthur Palm	<i>Pythosperma macarthuri</i>	22	10	10	79	Remain
30	Live Oak	<i>Quercus virginiana</i>	49	42	80	2826	Remain
31	MacArthur Palm	<i>Pythosperma macarthuri</i>	20	12	6	28	Remain
32	Live Oak	<i>Quercus virginiana</i>	20	40	44	1520	Remain
33	Live Oak	<i>Quercus virginiana</i>	20	40	44	1520	Remain
34	Live Oak	<i>Quercus virginiana</i>	26	40	48	1809	Remain
35	Live Oak	<i>Quercus virginiana</i>	20	40	25	491	Remain
36	Ficus	<i>Ficus Spp</i>	10	40	35	962	Remain
37	Areca Palm	<i>Dypsis lutescens</i>	35	16	20	201	Remain
38	Areca Palm	<i>Dypsis lutescens</i>	35	16	20	201	Remain
39	Live Oak	<i>Quercus virginiana</i>	13	38	40	1256	Remain
40	Live Oak	<i>Quercus virginiana</i>	6	38	25	491	Remain
41	Live Oak	<i>Quercus virginiana</i>	23	38	45	1590	Remain
42	Queen Palm	<i>Syagrus romanzoffiana</i>	35	20	314	Remain	
43	Live Oak	<i>Quercus virginiana</i>	20	40	30	707	Remain
44	Live Oak	<i>Quercus virginiana</i>	20	40	30	707	Remain
45	Live Oak	<i>Quercus virginiana</i>	20	40	30	707	Remain
46	Areca Palm	<i>Dypsis lutescens</i>	35	20	314	Remain	
47	Live Oak	<i>Quercus virginiana</i>	8	40	30	707	Remain
48	Live Oak	<i>Quercus virginiana</i>	8	40	30	707	Remain
49	Live Oak	<i>Quercus virginiana</i>	20	40	35	962	Remain
50	Live Oak	<i>Quercus virginiana</i>	8	40	35	962	Remain
51	Areca Palm	<i>Dypsis lutescens</i>	16	20	314	Remain	
52	Areca Palm	<i>Dypsis lutescens</i>	16	20	314	Remain	
53	Areca Palm	<i>Dypsis lutescens</i>	16	20	314	Remain	
54	Live Oak	<i>Quercus virginiana</i>	40	40	60	2826	Remain
55	Yellow Poinciana	<i>Petalotium pterocarpum</i>	6	40	48	1661	Remain
56	Live Oak	<i>Quercus virginiana</i>	20	40	35	962	Remain
57	Live Oak	<i>Quercus virginiana</i>	20	40	35	962	Remain
58	Live Oak	<i>Quercus virginiana</i>	10	25	10	79	Remain
59	Live Oak	<i>Quercus virginiana</i>	10	25	10	79	Remain
60	Live Oak	<i>Quercus virginiana</i>	10	25	10	79	Remain
61	Live Oak	<i>Quercus virginiana</i>	22	40	44	1520	Remain
62	Live Oak	<i>Quercus virginiana</i>	8	40	20	314	Remain
63	Live Oak	<i>Quercus virginiana</i>	12	40	20	314	Remain
64	Live Oak	<i>Quercus virginiana</i>	15	40	20	314	Remain
65	Live Oak	<i>Quercus virginiana</i>	20	40	44	1520	Remain

TREE #	SPECIES		SPECIFICATIONS				Disposition
	Common Name	Scientific Name	DBH (in.)	Height (ft.)	Spread (ft.)	Canopy (s.f.)	
66-68	Not Used						N/A
69	Live Oak	<i>Quercus virginiana</i>	31	45	70	3847	Remain
70	MacArthur Palm	<i>Pythosperma macarthuri</i>	20	15	15	177	Remain
71	MacArthur Palm	<i>Pythosperma macarthuri</i>	16	8	50	50	Remain
72	MacArthur Palm	<i>Pythosperma macarthuri</i>	16	8	50	50	Remain
73	Not Used						N/A
74	Live Oak	<i>Quercus virginiana</i>	36	45	30	707	Remain
75	Live Oak	<i>Quercus virginiana</i>	28	20	40	1256	Remain
76	Not Used						N/A
77	Black Olive	<i>Bucida buceras</i>	8	20	28	615	923 Remove
78	Not Used						N/A
79	Live Oak	<i>Quercus virginiana</i>	17	20	40	1256	Remain
80-81	Not Used						N/A
82	Live Oak	<i>Quercus virginiana</i>	17	30	45	1590	Remain
83	Live Oak	<i>Quercus virginiana</i>	17	30	45	1590	Remain
84	Avocado	<i>Persea americana</i>	15	30	30	707	Remain
85	Royal Poinciana	<i>Delonix regia</i>	24	45	35	962	Remain
86	Royal Poinciana	<i>Delonix regia</i>	16	45	28	615	Remain
87	Royal Poinciana	<i>Delonix regia</i>	8	45	22	380	Remain
88	Royal Poinciana	<i>Delonix regia</i>	8	45	22	380	Remain
89	Royal Poinciana	<i>Delonix regia</i>	8	45	22	380	Remain
90	Royal Poinciana	<i>Delonix regia</i>	8	45	22	380	Remain
91	Live Oak	<i>Quercus virginiana</i>	32	30	38	1134	Remain
92	Christmas Palm	<i>Veitchia merrillii</i>	3	18	8	50	Remain
93	Christmas Palm	<i>Veitchia merrillii</i>	3	18	8	50	Remain
94	Christmas Palm	<i>Veitchia merrillii</i>	3	18	8	50	Remain
95	Christmas Palm	<i>Veitchia merrillii</i>	3	18	8	50	N/A Remove
96	Christmas Palm	<i>Veitchia merrillii</i>	3	18	8	50	N/A Remove
97	Christmas Palm	<i>Veitchia merrillii</i>	3	18	8	50	N/A Remove
98	Christmas Palm	<i>Veitchia merrillii</i>	3	18	8	50	N/A Remove
99	Fishtail Palm	<i>Caryota mitis</i>	12	6	28	28	Not a tree
100	Black Olive	<i>Bucida buceras</i>	30	38	25	491	Remain
101	Black Olive	<i>Bucida buceras</i>	14	38	25	491	Remain
102	Black Olive	<i>Bucida buceras</i>	8	38	30	707	Remain
103	Mahogany	<i>Swietenia mahagani</i>	8	28	20	314	Remain
104	Mahogany	<i>Swietenia mahagani</i>	38	40	80	5024	Remain
105	Areca Palm	<i>Dypsis lutescens</i>	18	10	79	79	Remain
106	Areca Palm	<i>Dypsis lutescens</i>	18	10	79	79	Remain
107-108	Not Used						N/A
109	Live Oak	<i>Quercus virginiana</i>	40	32	25	491	Remain
110	Live Oak	<i>Quercus virginiana</i>	32	40	50	1963	Remain
111	Live Oak	<i>Quercus virginiana</i>	32	40	45	1590	Remain
112	Black Olive	<i>Bucida buceras</i>	18	40	32	804	Remain
113	Black Olive	<i>Bucida buceras</i>	8	40	30	707	Remain
114	Black Olive	<i>Bucida buceras</i>	16	40	38	1134	Remain
115	Live Oak	<i>Quercus virginiana</i>	16	40	33	855	Remain
116	Black Olive	<i>Bucida buceras</i>	12	40	40	1256	Remain
117	Black Olive	<i>Bucida buceras</i>	20	40	38	1134	Remain
118	Black Olive	<i>Bucida buceras</i>	8	40	25	491	Remain
119-120	Not Used						N/A
121	Chinese Fan Palm	<i>Livingstonia chinensis</i>	48	20	314	314	Remain
122	Pygmy Date Palm	<i>Phoenix roebelenii</i>	10	5	20	20	Remain
123	Live Oak	<i>Quercus virginiana</i>	30	40	60	2826	Remain
124	Queen Palm	<i>Syagrus romanzoffiana</i>	3	20	16	201	N/A Remove
125	Live Oak	<i>Quercus virginiana</i>	16	40	25	491	Remain
126	Live Oak	<i>Quercus virginiana</i>	16	40	25	491	Remain
127-128	Not Used						N/A
129	Australian Pine	<i>Casuarina equisetifolia</i>	3	20	10	20	5 Invasive - REMOVE *
130	Areca Palm	<i>Dypsis lutescens</i>	40	20	314	314	Remain



SERENITY OAKS WELLNESS CENTER  
RESIDENTIAL CARE FACILITY  
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*Jill Cohen*  
JILL COHEN LA # 1600  
2/4/2016

Project No.: 2015-192  
Drawn By: JBC  
Checked By: JBC  
Date: 11-25-15

REVISIONS  
11-25-15 DRC SUBMITTAL  
01-07-16 DRC SUBMITTAL #2  
02-04-16 CITY COMMISSION

TREE DISPOSITION  
PLAN

TD-1

SERENITY OAKS TREE DISPOSITION TABLE									
TREE #	SPECIES		SPECIFICATIONS				Disposition		
	Common Name	Scientific Name	DBH (in.)	Height (ft.)	Spread (ft.)	Canopy (s.f.)			
131 - 134	Not Used						NA		
135	Areca Palm	Dypsis lutescens	40	20	314		Remain		
136	Areca Palm	Dypsis lutescens	40	20	314		Remain		
137	Areca Palm	Dypsis lutescens	40	20	314		Remain		
138	Areca Palm	Dypsis lutescens	40	20	314		Remain		
139	Areca Palm	Dypsis lutescens	40	20	314		Remain		
140	Areca Palm	Dypsis lutescens	40	20	314	NA	Remove		
141	Areca Palm	Dypsis lutescens	40	20	314	NA	Remove		
142	Areca Palm	Dypsis lutescens	40	20	314	NA	Remove		
143	Areca Palm	Dypsis lutescens	40	20	314	NA	Remove		
144	Areca Palm	Dypsis lutescens	40	20	314	NA	Remove		
145	Queen Palm	Syagrus romanzoffiana	40	20	314	NA	Remove		
146 - 147	Not Used						NA		
148	Australian Pine	Casuarina equisetifolia	28	40	22	95	24	Invasive - REMOVE *	
149	Australian Pine	Casuarina equisetifolia	28	40	22	95	24	Invasive - REMOVE *	
150	Areca Palm	Dypsis lutescens	20	10	79		Remain		
151	Australian Pine	Casuarina equisetifolia	28	40	22	95	24	Invasive - REMOVE *	
152	Christmas Palm	Veitchia merillii	3	18	10	79	NA	Remove	
153	Ficus	Ficus benjamina	15	36	35	962	1442	Remove	
154	Queen Palm	Syagrus romanzoffiana	18	10	79	118		Remove	
155	Queen Palm	Syagrus romanzoffiana	23	10	79	118		Remove	
156	Mahogany	Swietenia mahagoni	24	38	40	1256	1256	Remove	
157	Live Oak	Quercus virginiana	20	40	50	1963		Remain	
158	Live Oak	Quercus virginiana	32	40	42	1385	NA	DEAD - REMOVE	
159	Black Olive	Bucida buceras	8	28	26	531	796	Remove	
160	Black Olive	Bucida buceras	8	28	26	531	796	Remove	
161	Live Oak	Quercus virginiana	42	40	60	2826		Remain	
162	Live Oak	Quercus virginiana	38	40	30	707		Remain	
163	Live Oak	Quercus virginiana	20	40	30	707		Remain	
164	Live Oak	Quercus virginiana	8	40	20	314		Remain	
165	Live Oak	Quercus virginiana	20	40	40	1256		Remain	
166	Live Oak	Quercus virginiana	10	40	46	1661		Remain	
167	Live Oak	Quercus virginiana	20	40	53	2205		Remain	
168	Live Oak	Quercus virginiana	23	40	45	1590		Remain	
169	Live Oak	Quercus virginiana	23	40	28	615		Remain	
170	Live Oak	Quercus virginiana	42	40	60	2826		Remain	
171	Live Oak	Quercus virginiana	10	40	30	707		Remain	
172	Live Oak	Quercus virginiana	12	40	30	707		Remain	
173	Live Oak	Quercus virginiana	45	40	45	1590		Remain	
174	Live Oak	Quercus virginiana	24	40	48	1661		Remain	
175	Live Oak	Quercus virginiana	22	40	48	1809		Remain	
176	Live Oak	Quercus virginiana	24	40	38	1134		Remain	
177	Live Oak	Quercus virginiana	12	40	38	1134		Remain	
178	Live Oak	Quercus virginiana	12	40	38	1134		Remain	
179	Live Oak	Quercus virginiana	12	40	20	314		Remain	
180	Live Oak	Quercus virginiana	12	40	20	314		Remain	
181	Live Oak	Quercus virginiana	12	40	20	314		Remain	
182	Cabbage Palm	Sabal palmetto	23	10	79		Remain		
183	Cabbage Palm	Sabal palmetto	14	10	79		Remain		
184	Cabbage Palm	Sabal palmetto	13	10	79		Remain		
185	Live Oak	Quercus virginiana	20	40	20	314		Remain	
186	Live Oak	Quercus virginiana	36	40	56	2462		Remain	
187	Live Oak	Quercus virginiana	16	40	50	1963		Remain	
188	Live Oak	Quercus virginiana	16	40	50	1963		Remain	
189	Cabbage Palm	Sabal palmetto	20	10	79		Remain		
190	Live Oak	Quercus virginiana	8	35	20	314		Remain	
191	Live Oak	Quercus virginiana	16	35	20	314		Remain	
192	Live Oak	Quercus virginiana	42	40	66	3419		Remain	
193	Live Oak	Quercus virginiana	12	38	26	531		Remain	
194	Live Oak	Quercus virginiana	16	38	26	531		Remain	
195	Live Oak	Quercus virginiana	8	38	26	531		Remain	
196	Live Oak	Quercus virginiana	8	38	26	531		Remain	
197	Live Oak	Quercus virginiana	8	38	26	531		Remain	
198	Live Oak	Quercus virginiana	16	38	26	531		Remain	
199	Live Oak	Quercus virginiana	16	38	26	531		Remain	
200	Black Olive	Bucida buceras	16	38	26	531		Remain	
201	Live Oak	Quercus virginiana	12	38	26	531		Remain	
202	Live Oak	Quercus virginiana	12	38	26	531		Remain	
203	Live Oak	Quercus virginiana	16	38	26	531		Remain	
204	Live Oak	Quercus virginiana	6	38	26	531		Remain	
205	Live Oak	Quercus virginiana	12	38	26	531		Remain	
206	Live Oak	Quercus virginiana	12	38	26	531		Remain	
207	Live Oak	Quercus virginiana	16	38	26	531		Remain	
208	Live Oak	Quercus virginiana	18	38	26	531		Remain	
209	Live Oak	Quercus virginiana	20	38	26	531		Remain	
210	Live Oak	Quercus virginiana	6	38	26	531		Remain	
211	Live Oak	Quercus virginiana	6	38	26	531		Remain	
212	Live Oak	Quercus virginiana	16	38	26	531		Remain	
213	Live Oak	Quercus virginiana	22	38	30	707		Remain	
214	Black Olive	Bucida buceras	8	38	20	314		Remain	
215	Cabbage Palm	Sabal palmetto	4	20	10	79	118	Remove	
216	Live Oak	Quercus virginiana	24	38	44	1520		Remain	
217	Cabbage Palm	Sabal palmetto	20	10	79		Remain		
218	Cabbage Palm	Sabal palmetto	15	10	79		Remain		
219	Cabbage Palm	Sabal palmetto	22	10	79		Remain		
220	Cabbage Palm	Sabal palmetto	28	10	79		Remain		
221	Live Oak	Quercus virginiana	30	38	26	531		Remain	
222	Live Oak	Quercus virginiana	8	20	30	707		Remain	
223	Live Oak	Quercus virginiana	12	38	30	707		Remain	
224	Live Oak	Quercus virginiana	21	38	42	1385		Remain	
225	Live Oak	Quercus virginiana	8	38	30	707		Remain	
226	Live Oak	Quercus virginiana	12	38	30	707		Remain	
227	Live Oak	Quercus virginiana	10	38	25	491		Remain	
228	Live Oak	Quercus virginiana	8	38	25	491		Remain	
229	Live Oak	Quercus virginiana	8	38	25	491		Remain	
230	Live Oak	Quercus virginiana	8	38	25	491		Remain	
231	Live Oak	Quercus virginiana	8	38	25	491		Remain	
232	Live Oak	Quercus virginiana	18	38	25	491		Remain	
233	Live Oak	Quercus virginiana	8	30	25	491		Remain	
234	Live Oak	Quercus virginiana	6	30	25	491		Remain	
235	Live Oak	Quercus virginiana	10	38	25	491		Remain	
236	Live Oak	Quercus virginiana	8	36	25	491		Remain	
237	Live Oak	Quercus virginiana	8	36	25	491		Remain	
238	Live Oak	Quercus virginiana	6	30	15	177		Remain	
239	Live Oak	Quercus virginiana	16	30	25	491		Remain	
240	Live Oak	Quercus virginiana	20	30	25	491		Remain	
241	Cabbage Palm	Sabal palmetto	28	10	79		Remain		
242	Cabbage Palm	Sabal palmetto	28	10	79		Remain		
243	Cabbage Palm	Sabal palmetto	16	10	79		Remain		
244	Live Oak	Quercus virginiana	34	40	38	1134		Remain	
245	Areca Palm	Dypsis lutescens	20	10	79		Remain		
246	Montgomery Palm	Veitchia montgomeryana	28	10	79		Remain		
247	Areca Palm	Dypsis lutescens	28	20	314		Remain		
248	Live Oak	Quercus virginiana	24	35	51	2042		Remain	
249	Bird of Paradise	Strelitzia reginae	20	12	113		Remain		
250	Areca Palm	Dypsis lutescens	20	10	79		Remain		
251	Bald Cypress	Taxodium distichum	6	40	34	907		Remain	
252	Not Used						NA		
253	Black Olive	Bucida buceras	8	40	25	491		Remain	
254	Black Olive	Bucida buceras	20	40	25	491		Remain	
255	Black Olive	Bucida buceras	20	40	25	491		Remain	

SERENITY OAKS TREE DISPOSITION TABLE									
TREE #	SPECIES		SPECIFICATIONS				Disposition		
	Common Name	Scientific Name	DBH (in.)	Height (ft.)	Spread (ft.)	Canopy (s.f.)			
256	Black Olive	Bucida buceras	12	40	25	491		Remain	
257	Black Olive	Bucida buceras	22	40	25	491		Remain	
258	Live Oak	Quercus virginiana	50	40	55	2375		Remain	
259	Live Oak	Quercus virginiana	32	40	55	2375		Remain	
260	Live Oak	Quercus virginiana	32	40	55	2375		Remain	
261	Areca Palm	Dypsis lutescens	20	10	79		Remain		
262	Areca Palm	Dypsis lutescens	20	10	79		Remain		
263	Areca Palm	Dypsis lutescens	20	10	79		Remain		
264	Areca Palm	Dypsis lutescens	20	10	79		Remain		
265	Queen Palm	Syagrus romanzoffiana	20	10	79		Remain		
266 - 268	Not Used						NA		
269	Live Oak	Quercus virginiana	32	48	60	2826		Remain	
270	Live Oak	Quercus virginiana	20	45	44	1520		Remain	
271	Live Oak	Quercus virginiana	20	45	44	1520		Remain	
272	Live Oak	Quercus virginiana	17	45	44	1520		Remain	
273	Live Oak	Quercus virginiana	8	38	30	707		Remain	
274 - 276	Not Used						NA		
277	Live Oak	Quercus virginiana	38	45	60	2826		Remain	
278	Laurel Oak	Quercus laurifolia	50	45	60	2826	2826	Remove	
279	Laurel Oak	Quercus laurifolia	45	45	46	1661	1661	Remove	
280	Live Oak	Quercus virginiana	24	40	66	3419	3419	Remove	
281	Live Oak	Quercus virginiana	24	40	72	4069		Remain	
282	Live Oak	Quercus virginiana	20	40	30	707		Remain	
283	Live Oak	Quercus virginiana	20	40	30	707		Remain	
284	Live Oak	Quercus virginiana	24	40	60	2826		Remain	
285	Live Oak	Quercus virginiana	20	40	52	2123		Remain	
286	Live Oak	Quercus virginiana	40	40	45	1590		Remain	
287	Live Oak	Quercus virginiana	17	40	28	615	923	Remove	
288	Live Oak	Quercus virginiana	8	35	20	314		Remain	
289	Live Oak	Quercus virginiana	8	35	20	314		Remain	
290	Live Oak	Quercus virginiana	8	35	20	314		Remain	
291	Live Oak	Quercus virginiana	8	35	20	314		Remain	
292	Live Oak	Quercus virginiana	24	35	40	1256		Remain	
293	Live Oak	Quercus virginiana	20	35	40	1256		Remain	
294	Live Oak	Quercus virginiana	23	35	80	5024		Remain	
295	Carrotwood	Cupaniopsis anacardioides	12	35	50	491	123	Invasive - REMOVE *	
296	Carrotwood	Cupaniopsis anacardioides	4	15	8	13	3	Invasive - REMOVE *	
297	Umbrella Tree	Schefflera actinophylla	16	20	15	44	11	Invasive - REMOVE *	
298	Queen Palm	Syagrus romanzoffiana	3	20	10	79	NA	Remove	
299	Black Olive	Bucida buceras	20	40	60	2826	2826	Remove	
300	Black Olive	Bucida buceras	16	40	60	2826	2826	Remove	
301	Live Oak	Quercus virginiana	24	40	60	2826	2826	Remove	
302	Live Oak	Quercus virginiana	24	40	70	3847	3847	Remove	
303	Laurel Oak	Quercus laurifolia	28	40	54	2289		Remain	
304	Areca Palm	Dypsis lutescens	20	20	314	NA		Remove	
305	Montgomery Palm	Veitchia montgomeryana	20	10	79		Remain		
306	Live Oak	Quercus virginiana	23	40	60	2826		Remain	
307	Lead Tree	Leucaena leucocephala	4	20	15	177	44	Invasive - REMOVE *	
308	Black Olive	Bucida buceras	12	30	24	452		Remove	
309	Areca Palm	Dypsis lutescens	24	20	20	314		Remain	
310	Live Oak	Quercus virginiana	24	35	66	3419		Remain	
311	Black Olive	Bucida buceras	24	35	38	1134		Remain	
312	Live Oak	Quercus virginiana	10	35	28	615		Remain	
313</									

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**RECEIVED**  
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 BY: *Jill Cohen*  
 JILL COHEN LA # 1600  
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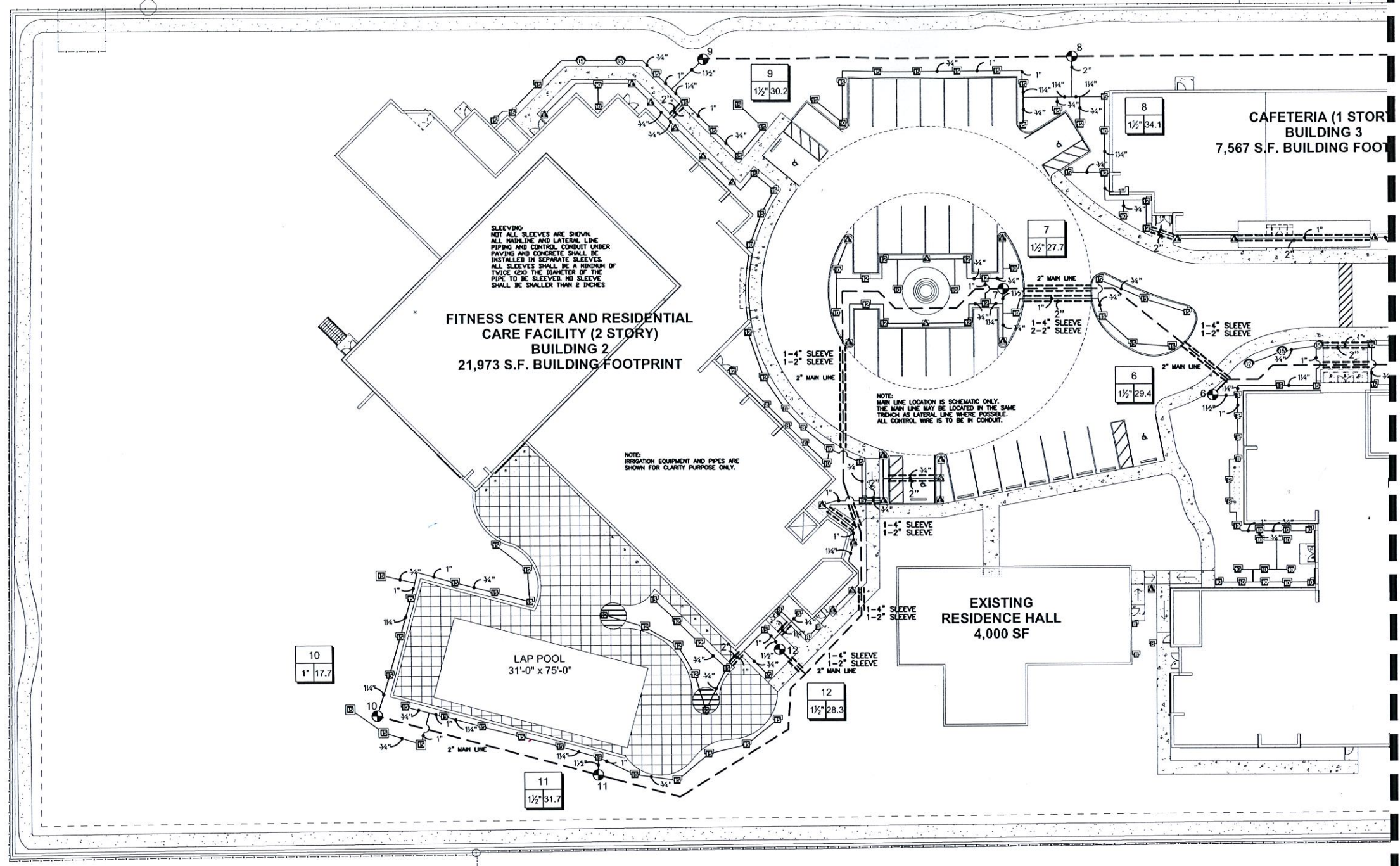
Project No.: 2015-192  
 Drawn By:

Checked By:  
 Date: 11-25-15

REVISIONS  
 11-25-15 DRC SUBMITTAL

IRRIGATION PLAN

IR-1



**SLEEVING**  
 NOT ALL SLEEVES ARE SHOWN.  
 ALL MAINLINE AND LATERAL LINE  
 PIPING AND CONTROL CONDUIT UNDER  
 PAVING AND CONCRETE SHALL BE  
 INSTALLED IN SEPARATE SLEEVES.  
 ALL SLEEVES SHALL BE A MINIMUM OF  
 TWICE (2X) THE DIAMETER OF THE  
 PIPE TO BE SLEEVED. NO SLEEVE  
 SHALL BE SMALLER THAN 2 INCHES

**FITNESS CENTER AND RESIDENTIAL  
 CARE FACILITY (2 STORY)  
 BUILDING 2  
 21,973 S.F. BUILDING FOOTPRINT**

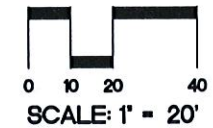
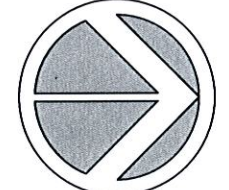
**CAFETERIA (1 STOR  
 BUILDING 3  
 7,567 S.F. BUILDING FOOTPRINT)**

**EXISTING  
 RESIDENCE HALL  
 4,000 SF**

**LAP POOL  
 31'-0" x 75'-0"**

NOTE: IRRIGATION EQUIPMENT AND PIPES ARE SHOWN FOR CLARITY PURPOSE ONLY.

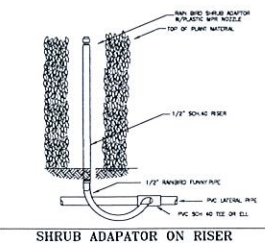
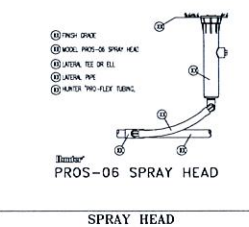
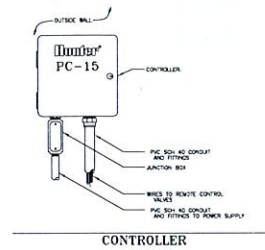
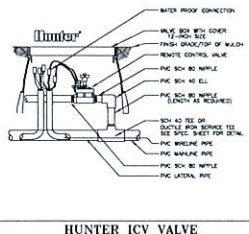
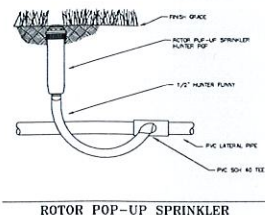
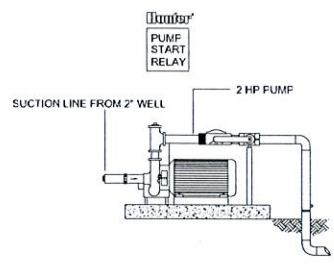
NOTE: MAIN LINE LOCATION IS SCHEMATIC ONLY. THE MAIN LINE MAY BE LOCATED IN THE SAME TRENCH AS LATERAL LINE WHERE POSSIBLE. ALL CONTROL WIRE IS TO BE IN CONDUIT.





GENERAL NOTES

- Pipe sizes shall conform to those shown on the drawings. No substitutions of smaller pipe sizes shall be permitted, but substitutions of larger sizes may be approved. All damaged and rejected pipe shall be removed from the site at the time of said rejection.
- All mainline, lateral line and control wire conduit under paving shall be installed in separate sleeves. Sleeves shall be a minimum of twice (2X) the diameter of the pipe to be sleeved.
- Install all backflow prevention devices and all piping between the point of connection and the backflow preventer as per local codes.
- Final location of the backflow preventer and automatic controller shall be approved by the owner's authorized representative.
- 120 VAC electrical power source at controller location shall be provided by others. The electrical contractor shall make the final connection from the electrical source to the controller.
- All sprinkler heads shall be set perpendicular to finish grade unless otherwise specified.
- The irrigation contractor shall flush and adjust all sprinkler heads and valves for optimum spray with minimal overspray onto walks, streets, walls, etc.
- This design is diagrammatic. All piping, valves, etc., shown within paved areas is for design clarification only and shall be installed in planting areas wherever possible. The contractor shall locate all valves in shrub areas where possible.
- It is the responsibility of the irrigation contractor to familiarize himself with all grade differences, location of walls, retaining walls, structures and utilities. The irrigation contractor shall repair or replace all items damaged by his work. He shall coordinate his work with other contractors for the location and installation of pipe sleeves through walls, under roadways and paving, etc.
- Do not willingly install the sprinkler system as shown on the drawings when it is obvious in the field that unknown obstructions, grade differences or differences in the area dimensions exist that might not have been considered in the engineering. Such obstructions or differences should be brought to the attention of the owner's authorized representative. In the event this notification is not performed, the irrigation contractor shall assume full responsibility for any revisions necessary.
- All sprinkler equipment not otherwise detailed or specified shall be installed as per manufacturer's recommendations and specifications.
- The irrigation contractor shall install check valves on all heads in areas where finish grade exceeds 4:1, where post valve shut-off draining, of the irrigation head occurs or as directed by the owner's authorized representative.
- The contractor shall provide 1800 PCS (pressure compensating screens) as necessary to reduce or eliminate overspray onto streets, walks or other areas as directed by the owner's authorized representative.
- All control wires shall be installed in PVC conduit.
- All remote control valves, gate valves, quick couplers, control wire and computer cable pull points shall be installed in approved valves boxes with covers.
- The installation devices are to be guaranteed for the period of (1) year from the date of final acceptance.



IRRIGATION SCHEDULE

SYMBOL	MANUFACTURER/MODEL/DESCRIPTION	GPM	RADIUS
ES LCS RCS CS SS	Hunter PROS-06 5' strip spray Turf Spray, 6.0" Pop-Up. Co-molded niper seal with UV Resistant Material.		
Q T H TT TQ F	Hunter PROS-06 10' radius Turf Spray, 6.0" Pop-Up. Co-molded niper seal with UV Resistant Material.		
Q T H TT TQ F	Hunter PROS-06 12' radius Turf Spray, 6.0" Pop-Up. Co-molded niper seal with UV Resistant Material.		
Q T H TT TQ F	Hunter PROS-06 15' radius Turf Spray, 6.0" Pop-Up. Co-molded niper seal with UV Resistant Material.		
ES LCS RCS CS SS	Hunter PROS-12 5' strip spray Shrub Spray, 12.0" Pop-Up. Co-molded niper seal with UV Resistant Material.		
ES LCS RCS CS SS	Hunter PROS-00 5' strip spray Shrub Spray, Fixed Riser. Co-molded niper seal with UV Resistant Material.		
Q T H F	Hunter PROS-00 8' radius Shrub Spray, Fixed Riser. Co-molded niper seal with UV Resistant Material.		
Q T H F	Hunter PROS-00 10' radius Shrub Spray, Fixed Riser. Co-molded niper seal with UV Resistant Material.		
Q T H TT TQ F	Hunter PROS-00 12' radius Shrub Spray, Fixed Riser. Co-molded niper seal with UV Resistant Material.		
Q T H TT TQ F	Hunter PROS-00 15' radius Shrub Spray, Fixed Riser. Co-molded niper seal with UV Resistant Material.		
ES LCS RCS CS SS	Hunter PROS-00 5' strip spray Shrub Spray, Fixed Riser. Co-molded niper seal with UV Resistant Material.		
↓	Hunter PGP-ADJ Turf Rotor, 4.0" Pop-Up. Adjustable and Full Circle. Standard Angle Red Nozzle. Lower Precipitation Rate.	1.00	31'
●	Hunter ICV-6 1", 1-1/2", 2", and 3" Plastic Electric Remote Control Valves, Slope Configuration, with NPT Threaded Inlet/Outlet, for Commercial/Municipal Use.		
□	Hunter PC-1500 Modular Controller, 15 stations, outdoor model, one PCM-300 & one PCM-400 included. Plastic Cabinet. Residential/Light Commercial Use.		
⊕	Hunter MINI-GLIK Rain Sensor, mount as noted		
PI	Point of Connection 2" 2 H.P. Centrifugal Pump with 2" Well		
---	Irrigation Mainline: PVC Schedule 40 PVC Schedule 40 irrigation pipe.		
=====	Pipe Sleeve: PVC Schedule 40 Typical pipe sleeve for irrigation pipe. Pipe sleeve size shall allow for irrigation piping and their related couplings to easily slide through sleeving material. Extend sleeves 18 inches beyond edges of paving or construction.		
Valve Callout			
□	Valve Number		
→	Valve Flow		
□	Valve Size		

**RECEIVED**  
FEB 26 2015

JILL COHEN LA # 1600  
11/25/2015

**SALTZ MICHELSON**  
ARCHITECTS

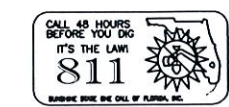
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sma@saltzmichelson.com

**lbc planning & design**  
planning, landscape architecture & sustainable design  
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SERENITY OAKS WELLNESS CENTER  
RESIDENTIAL CARE FACILITY  
4200 SW 54TH COURT, DANIA BEACH, FL. 33314

IRRIGATION DETAILS  
& NOTES

Project No.: 2015-192  
Drawn By:  
Checked By:  
Date: 11-25-15  
REVISIONS  
11-25-15 DRC SUBMITTAL



REVISIONS



1 RESIDENTIAL BUILDING #1 - LEVEL 1  
A1.1 1/8" = 1'-0"

TABULAR BUILDING AREA	AREA SF
RESIDENTIAL BUILDING #1	17,306 SF
RESIDENTIAL BUILDING #1-SECOND FLOOR	17,026 SF
TOTAL BUILDING AREA	34,332 SF

RESIDENTIAL BUILDING #1  
PROJECT/CODE DATA

**PROJECT LOCATION:**  
4200 SW 54TH COURT, DANIA BEACH, FLORIDA 33314  
RESIDENTIAL BUILDING #1  
2-STORY, 34,332 SF

**APPLICABLE CODES:**  
-FLORIDA BUILDING CODE 2014 EDITION  
-FLORIDA FIRE PREVENTION CODE (FFPC) 5TH EDITION, EFFECTIVE DECEMBER 31, 2014 WITH BROWARD COUNTY AMENDMENTS WHICH INCLUDES NFPA 101, 2012 EDITION, NFPA 1, 2012 EDITION AND STATE STATUTES, 2012 EDITION.

**CONSTRUCTION TYPE**  
TYPE II (SPRINKLERED)

**OCCUPANCY - "I-1" RESIDENTIAL CARE FACILITY**

**TRAVEL DISTANCE - AS PER TABLE 1015.2 FBC**  
250' MAX WITH SPRINKLER SYSTEM  
75' MAX COMMON PATH OF TRAVEL

**DEAD END CORRIDOR - 50' MAX FOR "I-1", SPRINKLERED BUILDING**

**OCCUPANT LOAD (FBC TABLE 1004.1.2) AND MEANS OF EGRESS**  
1ST FLOOR: 17,306 SF / 120 GROSS FOR SLEEPING AREAS = 143 OCCUPANTS  
1ST FLOOR: 143 X 0.2' = 28.6' REQUIRED, 2 EXITS  
1 DOOR @ 34' AND 3 DOORS @ 70' = 244' AND 4 EXITS PROVIDED

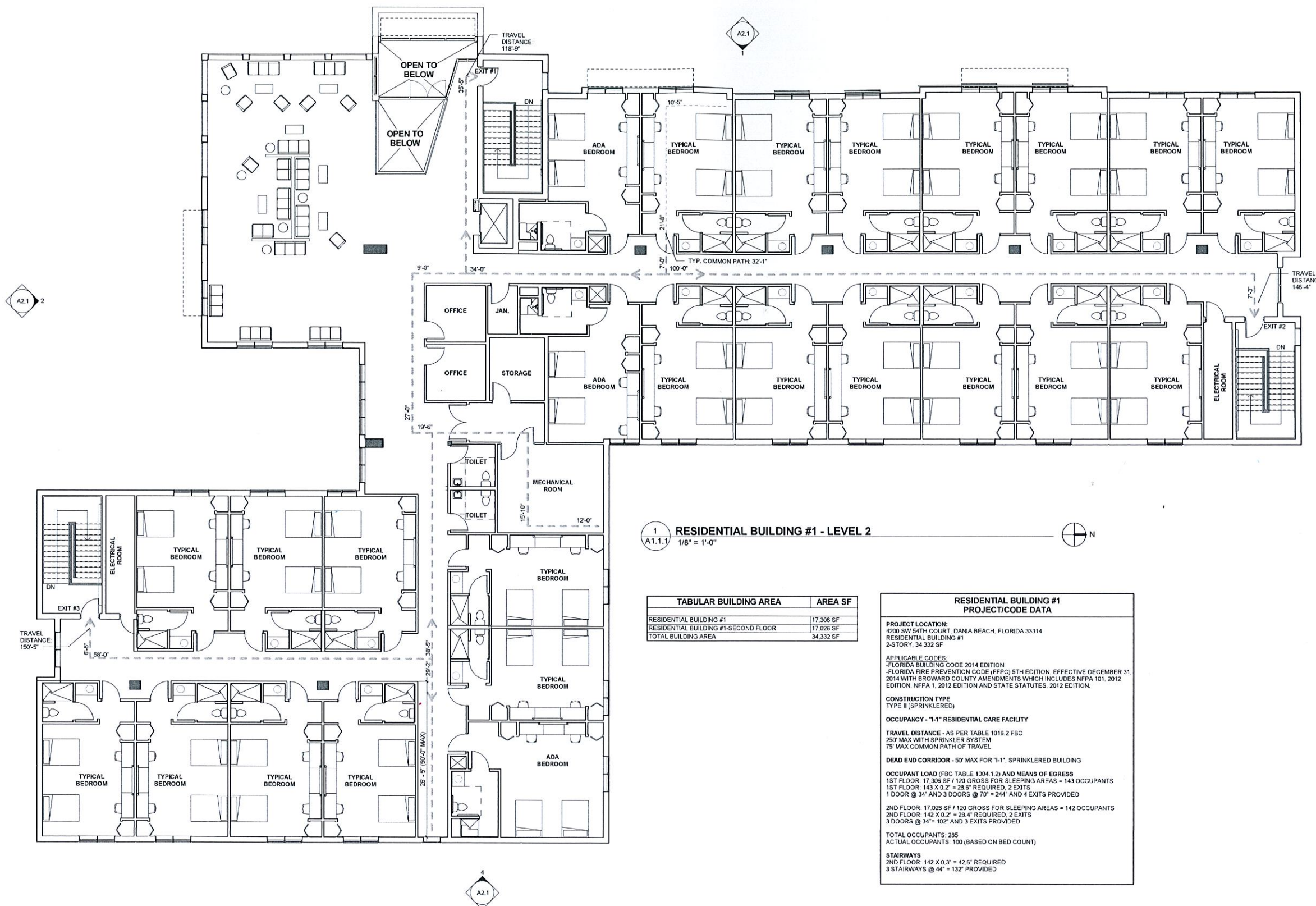
2ND FLOOR: 17,026 SF / 120 GROSS FOR SLEEPING AREAS = 142 OCCUPANTS  
2ND FLOOR: 142 X 0.2' = 28.4' REQUIRED, 2 EXITS  
3 DOORS @ 34' = 102' AND 3 EXITS PROVIDED

**TOTAL OCCUPANTS: 285**  
ACTUAL OCCUPANTS: 100 (BASED ON BED COUNT)

**STAIRWAYS**  
2ND FLOOR: 142 X 0.3' = 42.6' REQUIRED  
3 STAIRWAYS @ 44' = 132' PROVIDED

EXISTING BUILDING





1  
A1.1.1  
RESIDENTIAL BUILDING #1 - LEVEL 2  
1/8" = 1'-0"

TABULAR BUILDING AREA	AREA SF
RESIDENTIAL BUILDING #1	17,306 SF
RESIDENTIAL BUILDING #1-SECOND FLOOR	17,026 SF
TOTAL BUILDING AREA	34,332 SF

RESIDENTIAL BUILDING #1 PROJECT/CODE DATA	
<b>PROJECT LOCATION:</b> 4200 SW 54TH COURT, DANIA BEACH, FLORIDA 33314	
RESIDENTIAL BUILDING #1 2-STORY, 34,332 SF	
<b>APPLICABLE CODES:</b> -FLORIDA BUILDING CODE 2014 EDITION -FLORIDA FIRE PREVENTION CODE (FFPC) 5TH EDITION, EFFECTIVE DECEMBER 31, 2014 WITH BROWARD COUNTY AMENDMENTS WHICH INCLUDES NFPA 101, 2012 EDITION, NFPA 1, 2012 EDITION AND STATE STATUTES, 2012 EDITION.	
<b>CONSTRUCTION TYPE</b> TYPE II (SPRINKLERED)	
<b>OCCUPANCY - "I-1" RESIDENTIAL CARE FACILITY</b>	
<b>TRAVEL DISTANCE - AS PER TABLE 1018.2 FBC</b> 25' MAX WITH SPRINKLER SYSTEM 75' MAX COMMON PATH OF TRAVEL	
<b>DEAD END CORRIDOR - 50' MAX FOR "I-1", SPRINKLERED BUILDING</b>	
<b>OCCUPANT LOAD (FBC TABLE 1004.1.2) AND MEANS OF EGRESS</b> 1ST FLOOR: 17,306 SF / 120 GROSS FOR SLEEPING AREAS = 143 OCCUPANTS 1ST FLOOR: 143 X 3'2" = 28.6' REQUIRED, 2 EXITS 1 DOOR @ 34" AND 3 DOORS @ 70" = 244" AND 4 EXITS PROVIDED	
2ND FLOOR: 17,026 SF / 120 GROSS FOR SLEEPING AREAS = 142 OCCUPANTS 2ND FLOOR: 142 X 3'2" = 28.4' REQUIRED, 2 EXITS 3 DOORS @ 34" = 102" AND 3 EXITS PROVIDED	
TOTAL OCCUPANTS: 285 ACTUAL OCCUPANTS: 100 (BASED ON BED COUNT)	
<b>STAIRWAYS</b> 2ND FLOOR: 142 X 0.3' = 42.5' REQUIRED 3 STAIRWAYS @ 44" = 132' PROVIDED	

SERENITY OAKS WELLNESS CENTER  
RESIDENTIAL CARE FACILITY  
4200 SW 54TH COURT, DANIA BEACH, FL. 33314

**SALTZ MICHELSON**  
ARCHITECTS

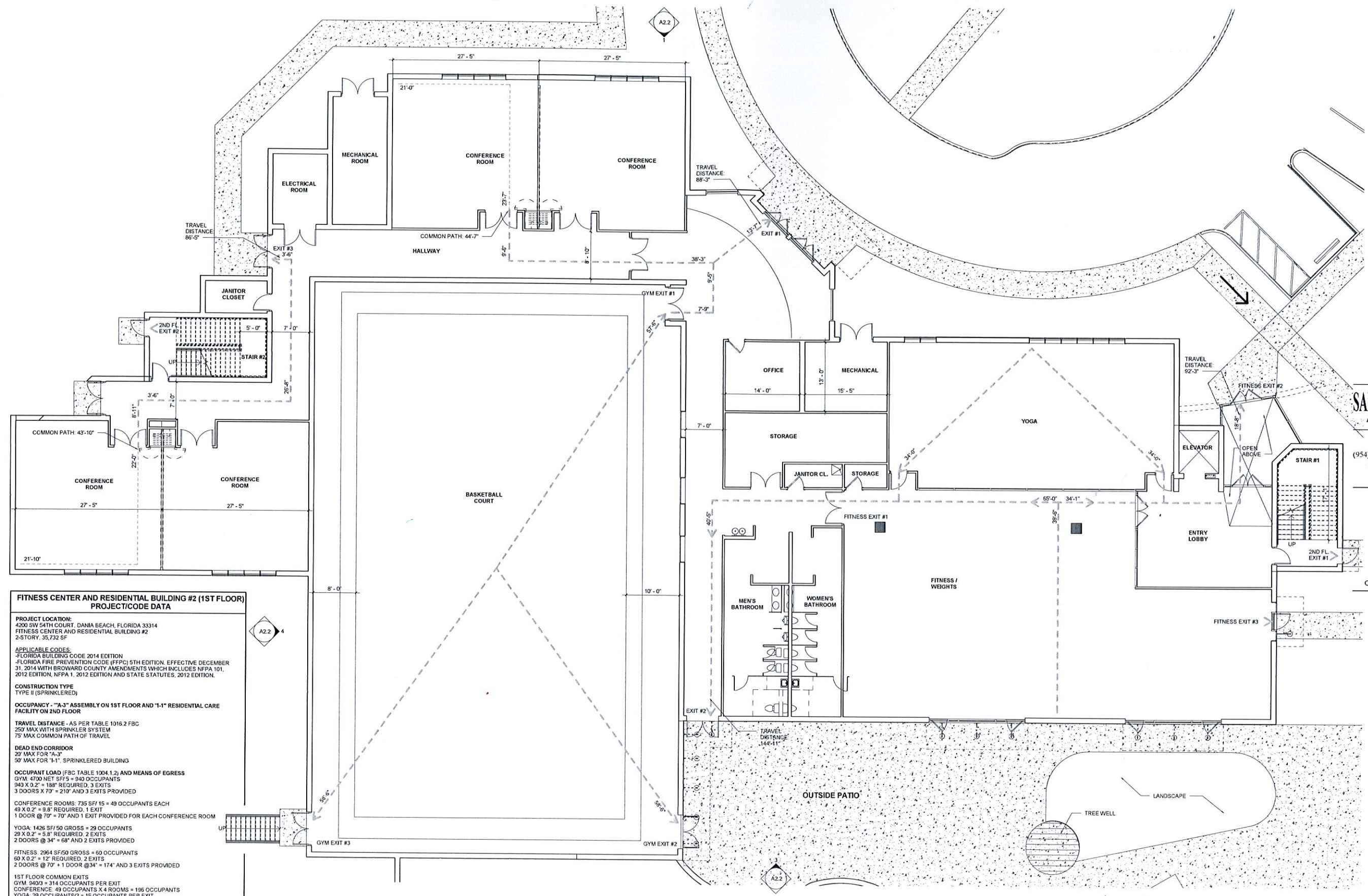
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(954) 266-2700 Fx: (954) 266-2701  
sma@saltzmichelson.com

AA-0002897

Charles Michelson AR0009976

Project No.: 2015-192  
Drawn By: AA  
Checked By: MF  
Date: 12-17-15

REVISIONS  
11-25-15 DRC SUBMITTAL  
01-07-16 DRC SUBMITTAL #2



**FITNESS CENTER AND RESIDENTIAL BUILDING #2 (1ST FLOOR)  
PROJECT/CODE DATA**

**PROJECT LOCATION:**  
4200 SW 54TH COURT, DANIA BEACH, FLORIDA 33314  
FITNESS CENTER AND RESIDENTIAL BUILDING #2  
2-STORY, 35,732 SF

**APPLICABLE CODES:**  
-FLORIDA BUILDING CODE 2014 EDITION  
-FLORIDA FIRE PREVENTION CODE (FFPC) 5TH EDITION, EFFECTIVE DECEMBER 31, 2014 WITH BROWARD COUNTY AMENDMENTS WHICH INCLUDES NFPA 101, 2012 EDITION, NFPA 1, 2012 EDITION AND STATE STATUTES, 2012 EDITION.

**CONSTRUCTION TYPE:**  
TYPE II (SPRINKLERED)

**OCCUPANCY - "A-3" ASSEMBLY ON 1ST FLOOR AND "I-1" RESIDENTIAL CARE FACILITY ON 2ND FLOOR**

**TRAVEL DISTANCE - AS PER TABLE 1016.2 FBC**  
250' MAX WITH SPRINKLER SYSTEM  
75' MAX COMMON PATH OF TRAVEL

**DEAD END CORRIDOR**  
20' MAX FOR "A-3"  
50' MAX FOR "I-1", SPRINKLERED BUILDING

**OCCUPANT LOAD (FBC TABLE 1004.1.2) AND MEANS OF EGRESS**  
GYM: 4700 NET SF/5 = 940 OCCUPANTS  
940 X 0.2' = 188" REQUIRED, 3 EXITS  
3 DOORS X 70" = 210" AND 3 EXITS PROVIDED

**CONFERENCE ROOMS: 735 SF/15 = 49 OCCUPANTS EACH**  
49 X 0.2' = 9.8" REQUIRED, 1 EXIT  
1 DOOR @ 70" = 70" AND 1 EXIT PROVIDED FOR EACH CONFERENCE ROOM

**YOGA: 1426 SF/50 GROSS = 29 OCCUPANTS**  
29 X 0.2' = 5.8" REQUIRED, 2 EXITS  
2 DOORS @ 34" = 68" AND 2 EXITS PROVIDED

**FITNESS: 2964 SF/50 GROSS = 60 OCCUPANTS**  
60 X 0.2' = 12" REQUIRED, 2 EXITS  
2 DOORS @ 70" = 140" AND 1 DOOR @ 34" = 174" AND 3 EXITS PROVIDED

**1ST FLOOR COMMON EXITS**  
GYM: 940/3 = 314 OCCUPANTS PER EXIT  
CONFERENCE: 49 OCCUPANTS X 4 ROOMS = 196 OCCUPANTS  
YOGA: 29 OCCUPANTS/2 = 15 OCCUPANTS PER EXIT  
FITNESS: 60 OCCUPANTS/3 = 20 OCCUPANTS PER EXIT  
OFFICE: 182 SF/100 = 2 OCCUPANTS  
TOTAL OCCUPANTS SHARING COMMON EXITS = 547 OCCUPANTS  
547 X 0.2' = 109.4" REQUIRED, 3 EXITS  
3 DOORS X 70" = 210" AND 3 EXITS PROVIDED

1 A1.2 **FITNESS CENTER AND RESIDENTIAL BUILDING #2 - LEVEL 1**  
1/8" = 1'-0"

TABULAR BUILDING AREA	AREA SF
FITNESS CENTER AND RESIDENTIAL BUILDING #2	21,804 SF
FITNESS CENTER AND RESIDENTIAL BUILDING #2-SECOND FLOOR	13,760 SF
TOTAL BUILDING AREA	35,564 SF

SERENITY OAKS WELLNESS CENTER  
RESIDENTIAL CARE FACILITY  
4200 SW 54TH COURT, DANIA BEACH, FL. 33314

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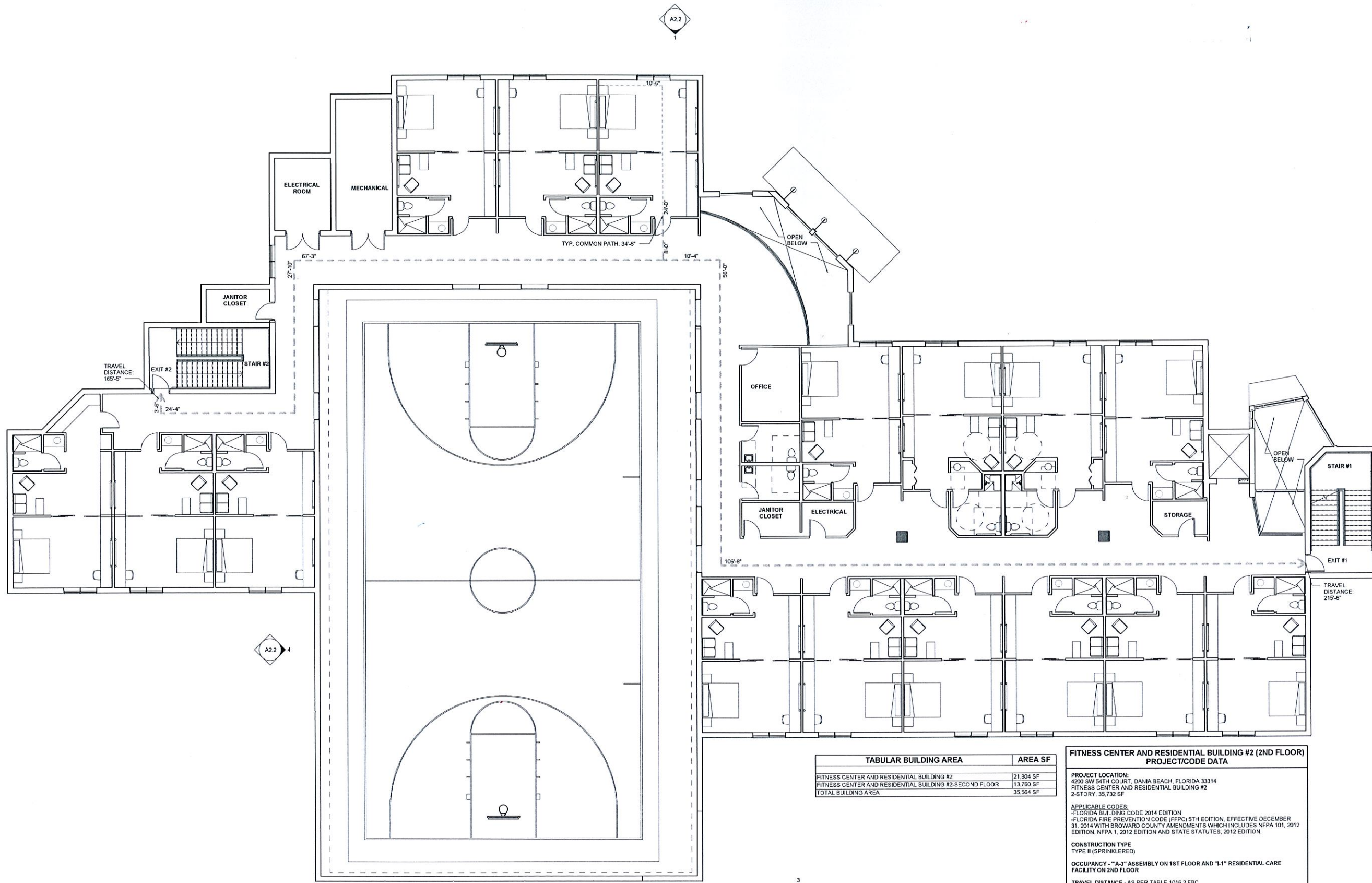
Project No :  
2015-192  
Drawn By :  
AA  
Checked By :  
MF  
Date:  
12-17-15

REVISIONS

11-25-15 DRC SUBMITTAL  
01-07-16 DRC SUBMITTAL #2

2/20/16 11:42 AM C:\PROJECTS\2015-192\DWG\2015-192-002.DWG

**A1.2.1**



TABULAR BUILDING AREA	AREA SF
FITNESS CENTER AND RESIDENTIAL BUILDING #2	21,804 SF
FITNESS CENTER AND RESIDENTIAL BUILDING #2-SECOND FLOOR	13,760 SF
TOTAL BUILDING AREA	35,564 SF

**FITNESS CENTER AND RESIDENTIAL BUILDING #2 (2ND FLOOR)  
PROJECT/CODE DATA**

**PROJECT LOCATION:**  
4200 SW 54TH COURT, DANIA BEACH, FLORIDA 33314  
FITNESS CENTER AND RESIDENTIAL BUILDING #2  
2-STORY, 35,732 SF

**APPLICABLE CODES:**  
-FLORIDA BUILDING CODE 2014 EDITION  
-FLORIDA FIRE PREVENTION CODE (FFPC) 5TH EDITION, EFFECTIVE DECEMBER 31, 2014 WITH BROWARD COUNTY AMENDMENTS WHICH INCLUDES NFPA 101, 2012 EDITION, NFPA 1, 2012 EDITION AND STATE STATUTES, 2012 EDITION.

**CONSTRUCTION TYPE**  
TYPE II (SPRINKLERED)

**OCCUPANCY - "A-3" ASSEMBLY ON 1ST FLOOR AND "I-1" RESIDENTIAL CARE FACILITY ON 2ND FLOOR**

**TRAVEL DISTANCE - AS PER TABLE 1016.2 FBC**  
250' MAX WITH SPRINKLER SYSTEM  
75' MAX COMMON PATH OF TRAVEL

**DEAD END CORRIDOR**  
20' MAX FOR "A-3"  
50' MAX FOR "I-1", SPRINKLERED BUILDING

**OCCUPANT LOAD (FBC TABLE 1004.1.2) AND MEANS OF EGRESS**  
2ND FLOOR: 13,760 SF / 120 GROSS FOR SLEEPING AREAS = 115 OCCUPANTS  
115 X 0.2' = 23' REQUIRED, 2 EXITS  
2 DOORS @ 34' = 68' AND 2 EXITS PROVIDED

**STAIRWAYS**  
2ND FLOOR: 115 X 0.3' = 34.5' REQUIRED  
2 STAIRWAYS @ 44' = 88' PROVIDED

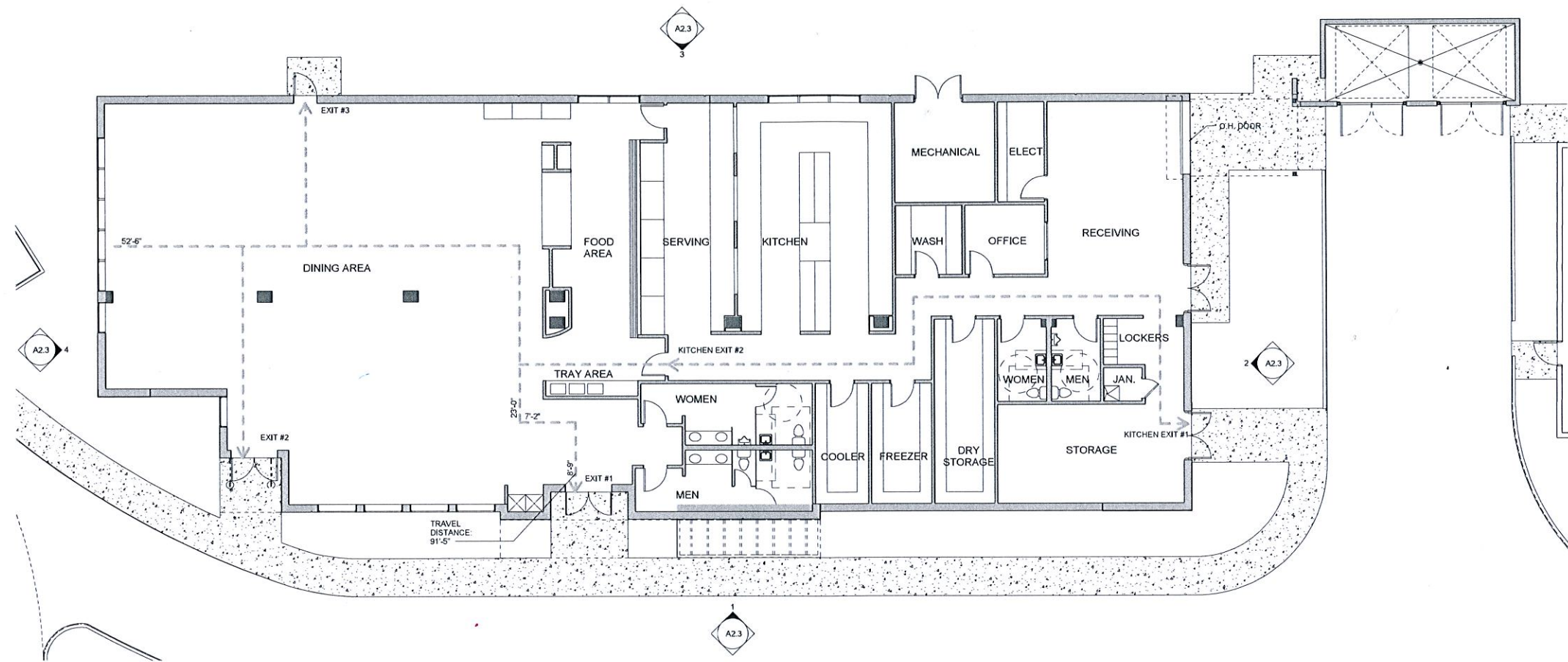
1  
A1.2.1 FITNESS CENTER AND RESIDENTIAL BUILDING #2 - LEVEL 2  
1/8" = 1'-0"



A2.2

A2.2

A2.2



1  
A1.3 CAFETERIA BUILDING #3 - LEVEL 1  
1/8" = 1'-0"

TABULAR BUILDING AREA	AREA SF
CAFETERIA BUILDING #3	7,424 SF

CAFETERIA BUILDING #3 PROJECT/CODE DATA
<b>PROJECT LOCATION:</b> 4200 SW 54TH COURT, DANIA BEACH, FLORIDA 33314 CAFETERIA BUILDING #3 1-STORY, 7,424 SF
<b>APPLICABLE CODES:</b> -FLORIDA BUILDING CODE 2014 EDITION -FLORIDA FIRE PREVENTION CODE (FFPC) 5TH EDITION, EFFECTIVE DECEMBER 31, 2014 WITH BROWARD COUNTY AMENDMENTS WHICH INCLUDES NFPA 101, 2012 EDITION, NFPA 1, 2012 EDITION AND STATE STATUTES, 2012 EDITION.
<b>CONSTRUCTION TYPE</b> TYPE II (SPRINKLERED)
<b>OCCUPANCY - "A-2"</b>
<b>TRAVEL DISTANCE - AS PER TABLE 1016.2 FBC</b> 250' MAX WITH SPRINKLER SYSTEM 75' MAX COMMON PATH OF TRAVEL
<b>DEAD END CORRIDOR - 20' MAX</b>
<b>OCCUPANT LOAD (FBC TABLE 1004.1.2) AND MEANS OF EGRESS</b> KITCHEN: 2,613 SF / 200 GROSS = 13 OCCUPANTS OFFICE: 92 SF / 100 GROSS = 1 OCCUPANT 14 X 0.2" = 2.8" REQUIRED, 1 EXIT 1 DOOR @ 70" AND 1 DOOR @ 34" = 114" AND 2 EXITS PROVIDED
<b>DINING: 2400 NET SF / 15 = 160 OCCUPANTS</b> 160 X 0.2" = 32" REQUIRED, 2 EXITS 2 DOORS @ 70" + 1 DOOR @ 34" = 174" AND 3 EXITS PROVIDED

EXISTING BUILDING

SERENITY OAKS WELLNESS CENTER  
RESIDENTIAL CARE FACILITY  
4200 SW 54TH COURT, DANIA BEACH, FL. 33314

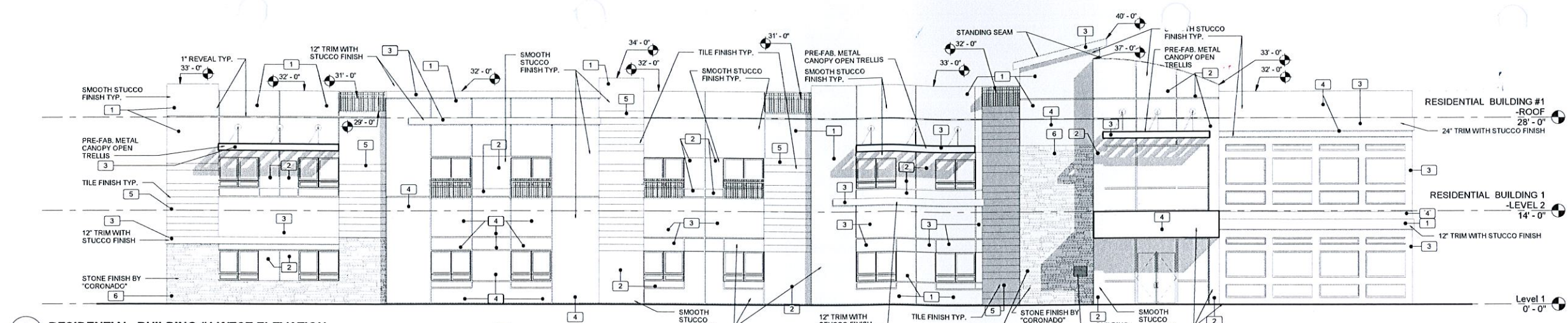
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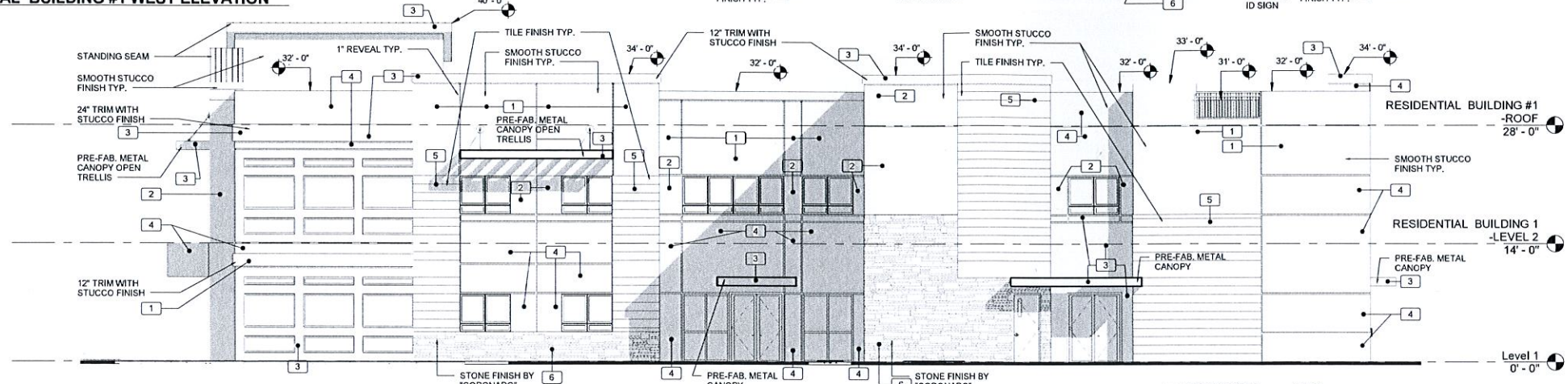
Project No.: 2015-192  
Drawn By: AA  
Checked By: MF  
Date: 12-17-15

REVISIONS  
11-25-15 DRC SUBMITTAL  
01-07-16 DRC SUBMITTAL #2

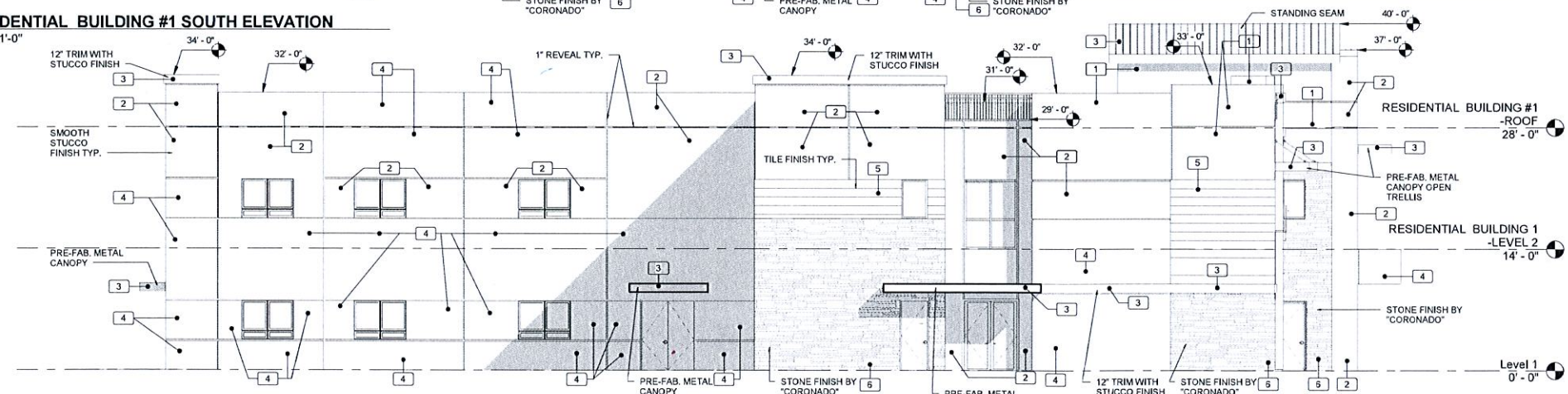
A1.3



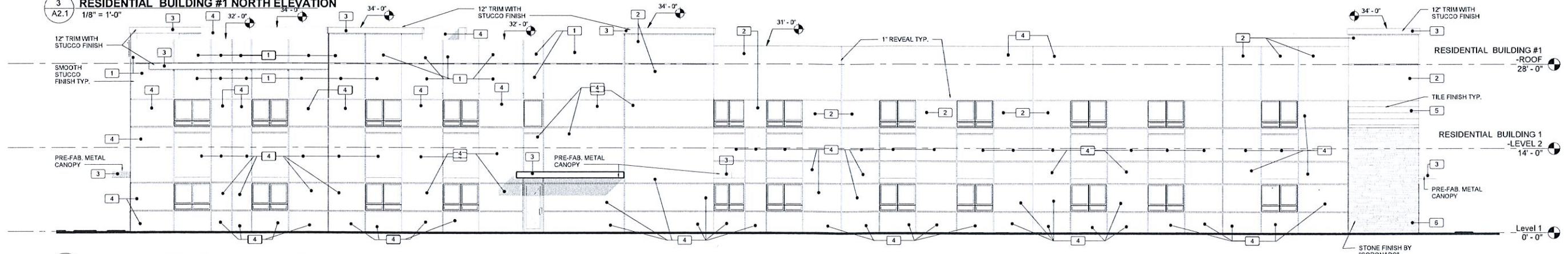
**1 RESIDENTIAL BUILDING #1 WEST ELEVATION**  
 A2.1 1/8" = 1'-0"



**2 RESIDENTIAL BUILDING #1 SOUTH ELEVATION**  
 A2.1 1/8" = 1'-0"



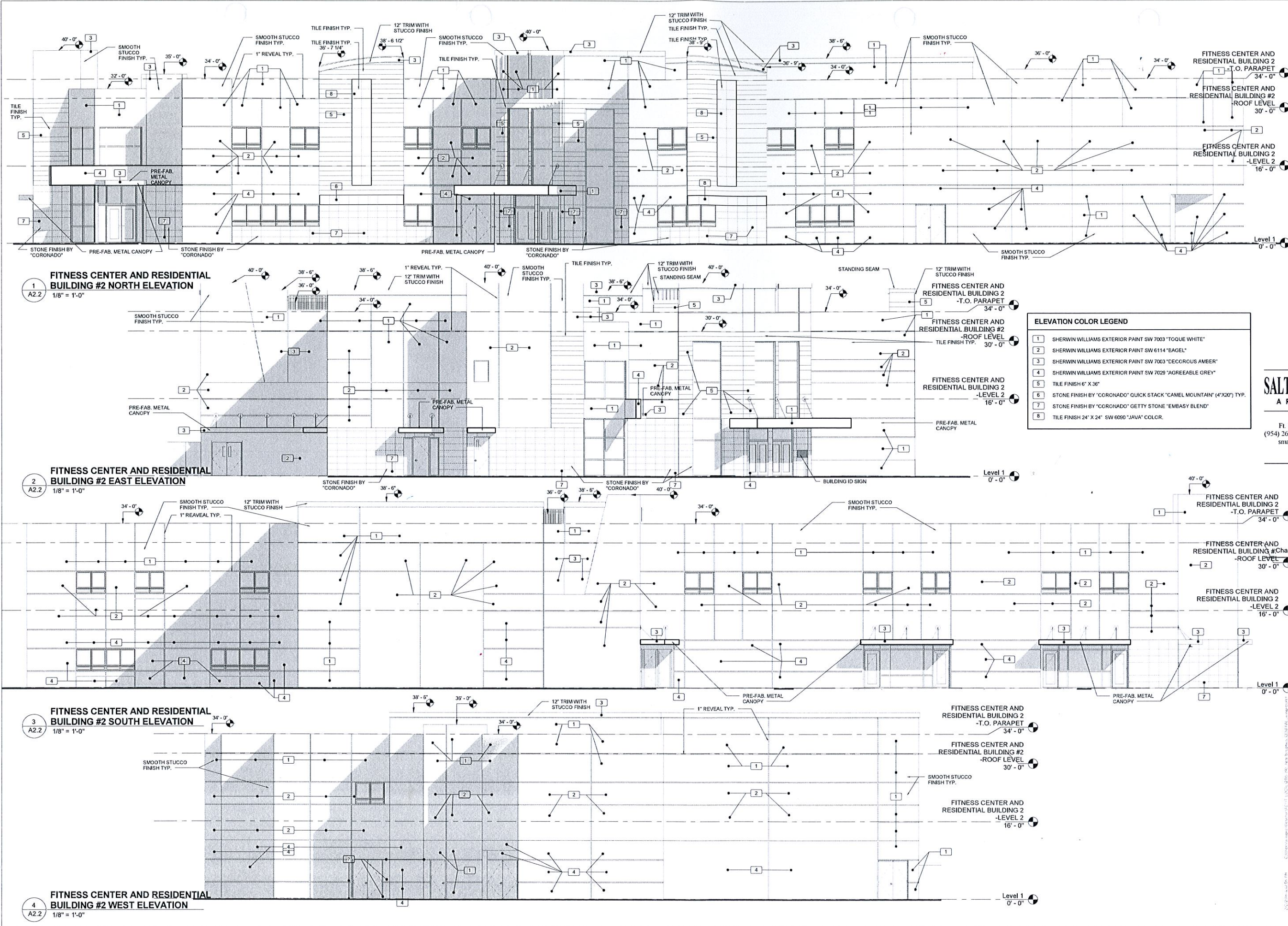
**3 RESIDENTIAL BUILDING #1 NORTH ELEVATION**  
 A2.1 1/8" = 1'-0"



**4 RESIDENTIAL BUILDING #1 EAST ELEVATION**  
 A2.1 1/8" = 1'-0"

**ELEVATION COLOR LEGEND**

1	SHERWIN WILLIAMS EXTERIOR PAINT SW 7003 "TOUQUE WHITE"
2	SHERWIN WILLIAMS EXTERIOR PAINT SW 6114 "BAGEL"
3	SHERWIN WILLIAMS EXTERIOR PAINT SW 7003 "DECOROUS AMBER"
4	SHERWIN WILLIAMS EXTERIOR PAINT SW 7029 "AGREEABLE GREY"
5	TILE FINISH 6" X 36"
6	STONE FINISH BY "CORONADO" QUICK STACK "CAMEL MOUNTAIN" (4"X20") TYP.
7	STONE FINISH BY "CORONADO" GETTY STONE "EMBASY BLEND"
8	TILE FINISH 24" X 24" SW 6090 "JAVA" COLOR.



**1**  
A2.2  
FITNESS CENTER AND RESIDENTIAL BUILDING #2 NORTH ELEVATION  
1/8" = 1'-0"

**2**  
A2.2  
FITNESS CENTER AND RESIDENTIAL BUILDING #2 EAST ELEVATION  
1/8" = 1'-0"

**3**  
A2.2  
FITNESS CENTER AND RESIDENTIAL BUILDING #2 SOUTH ELEVATION  
1/8" = 1'-0"

**4**  
A2.2  
FITNESS CENTER AND RESIDENTIAL BUILDING #2 WEST ELEVATION  
1/8" = 1'-0"

**ELEVATION COLOR LEGEND**

1	SHERWIN WILLIAMS EXTERIOR PAINT SW 7003 "TOQUE WHITE"
2	SHERWIN WILLIAMS EXTERIOR PAINT SW 6114 "BAGEL"
3	SHERWIN WILLIAMS EXTERIOR PAINT SW 7003 "DECOROUS AMBER"
4	SHERWIN WILLIAMS EXTERIOR PAINT SW 7029 "AGREEABLE GREY"
5	TILE FINISH 6" X 36"
6	STONE FINISH BY "CORONADO" QUICK STACK "CAMEL MOUNTAIN" (4'X20') TYP.
7	STONE FINISH BY "CORONADO" GETTY STONE "EMEASY BLEND"
8	TILE FINISH 24" X 24" SW 6060 "JAVA" COLOR.

**SERENITY OAKS WELLNESS CENTER  
RESIDENTIAL CARE FACILITY**  
4200 SW 54TH COURT, DANIA BEACH, FL. 33314

**SALTZ MICHELSON  
ARCHITECTS**

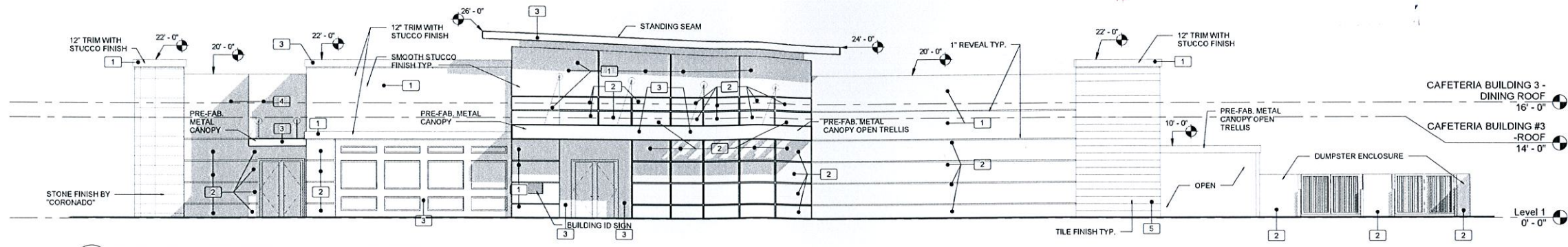
3501 Griffin Road  
Ft. Lauderdale, FL 33312  
(954) 266-2700 Fx: (954) 266-2701  
sma@saltzmichelson.com

AA-0002897

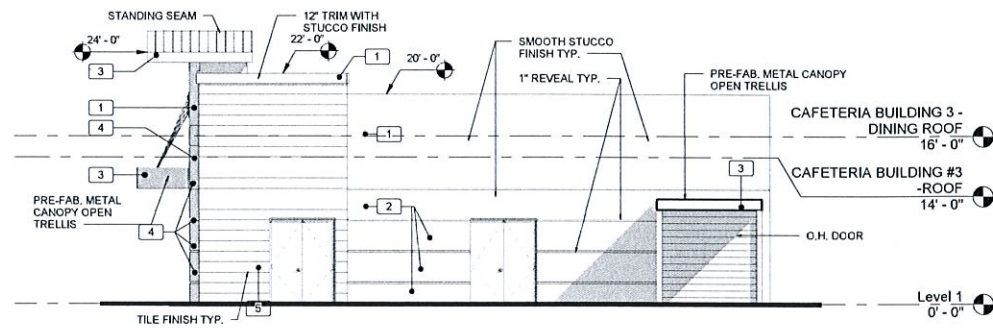
Project No.: 2015-192  
Drawn By: AA  
Checked By: MF  
Date: 12-17-15

**REVISIONS**

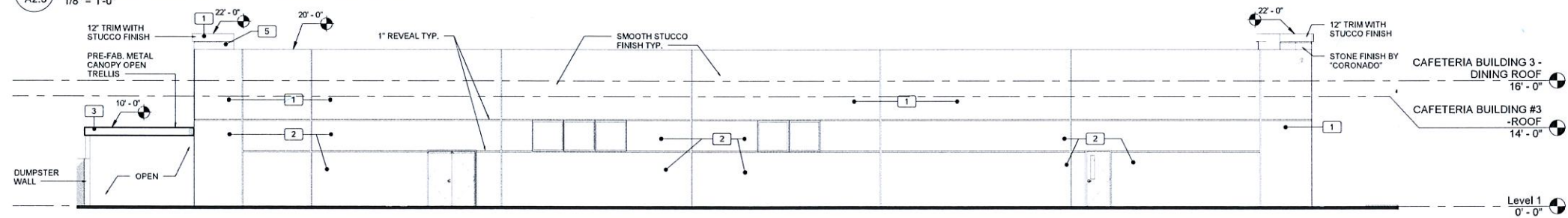
11-25-15	DRC SUBMITTAL
01-07-16	DRC SUBMITTAL #2



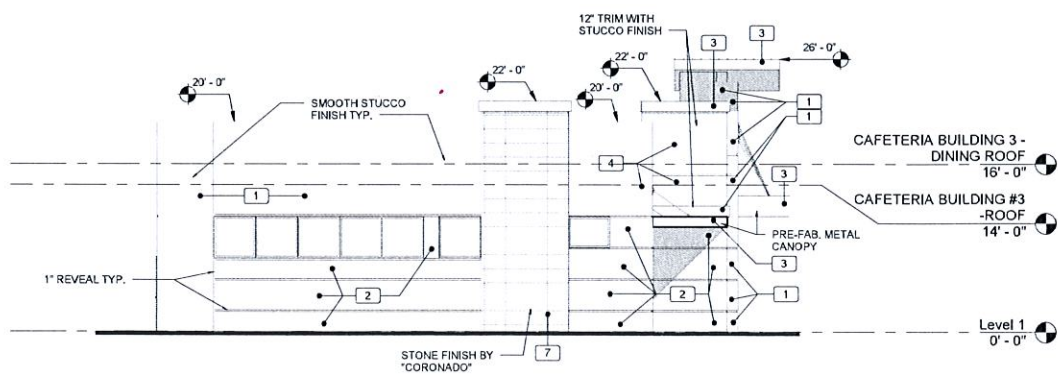
1  
A2.3 CAFETERIA BUILDING #3 EAST ELEVATION  
1/8" = 1'-0"



2  
A2.3 CAFETERIA BUILDING #3 NORTH ELEVATION  
1/8" = 1'-0"



3  
A2.3 CAFETERIA BUILDING #3 WEST ELEVATION  
1/8" = 1'-0"



4  
A2.3 CAFETERIA BUILDING #3 SOUTH ELEVATION  
1/8" = 1'-0"

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Charles Michelson AR0009976

Project No. :  
2015-192  
Drawn By :  
AA  
Checked By :  
MF

Date:  
12-17-15

REVISIONS

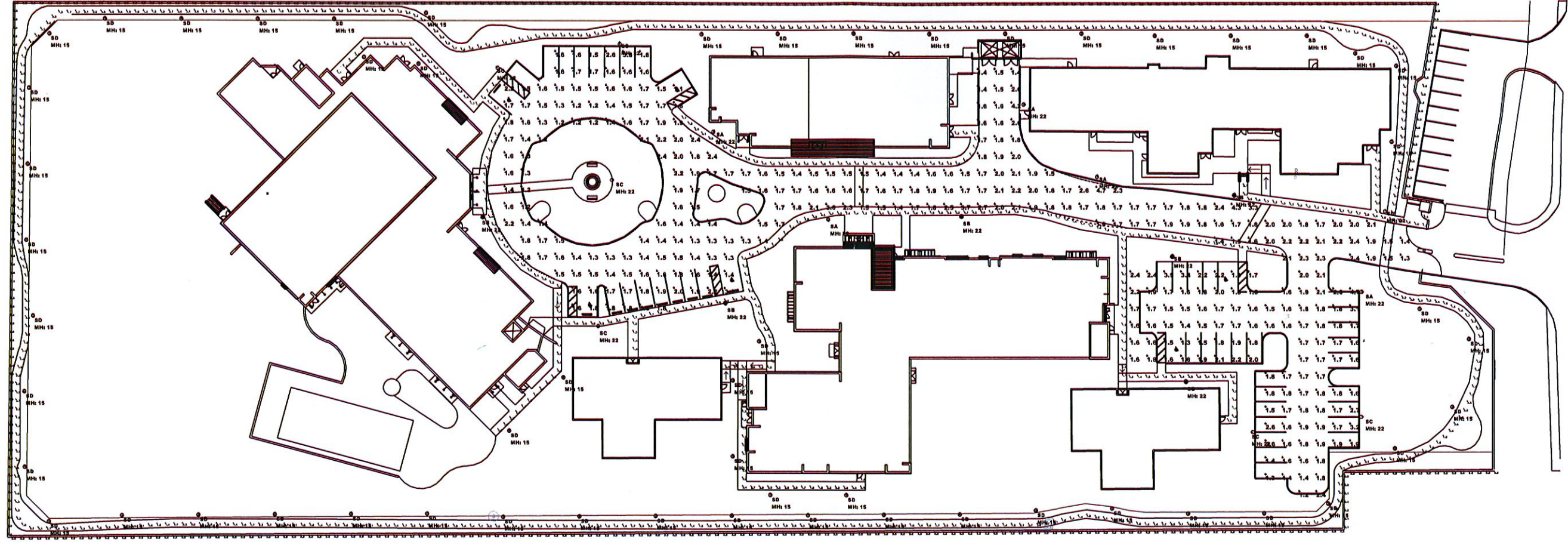
11-25-15 DRC SUBMITTAL  
01-07-16 DRC SUBMITTAL #2



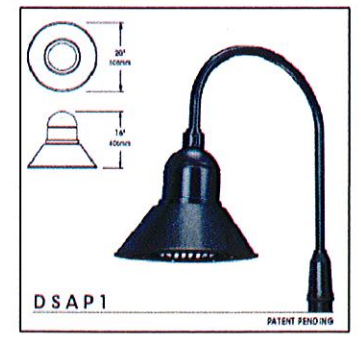


Luminaire Schedule							
Project: SERENITY OAKS WELLNESS CENTER - SITE_REV 3 DANIA BEACH, FL 02/02/2016							
Symbol	Qty	Label	Arrangement	Description	Lumens/Lamp	LLF	Total Watts
	5	SA	SINGLE	U.S. ARCHITECTURAL DSAP1-IV-80VLED-NW-525mA MH: 22' POLE MOUNT A.F.O.	N.A.	0.855	632.5
	6	SB	SINGLE	U.S. ARCHITECTURAL DSAP1-III-80VLED-525mA-NW MH: 22' POLE MOUNT A.F.O.	N.A.	0.855	758.4
	7	SC	SINGLE	U.S. ARCHITECTURAL DSAP1-VSQ-80VLED-525mA-NW MH: 22' POLE MOUNT A.F.O.	N.A.	0.855	868.3
	55	SD	SINGLE	LUMENAREA 7401-LE2-30L-NW MH: 15' POLE MOUNT A.F.O.	2848	0.855	1320

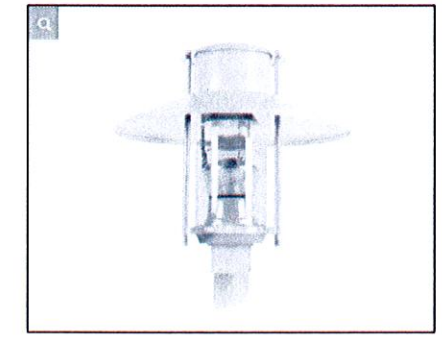
Calculation Summary							
Project: SERENITY OAKS WELLNESS CENTER - SITE_REV 3 DANIA BEACH, FL 02/02/2016							
Label	CalcType	Units	Avg	Max	Min	Avg/Min	Max/Min
PARKING LOT & ROAD	Illuminance	Fc	1.79	4.7	1.1	1.63	4.27
PROPERTY LINE	Illuminance	Fc	0.00	0.3	0.0	N.A.	N.A.
SIDEWALKS PERIMETER	Illuminance	Fc	2.26	4.4	1.2	1.88	3.67
SIDEWALKS	Illuminance	Fc	2.07	4.9	1.1	1.88	4.45



1 SL1 NTS SITE LIGHTING PHOTOMETRIC PLAN N



2 SL1 NTS DSAP LIGHT FIXTURE TYPE SA/SB/SC



3 SL1 NTS LUMENAREA LIGHT FIXTURE TYPE SD

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Project No.: 2015-192  
Drawn By:  
Checked By:  
Date: 02-02-16

REVISIONS  
11-25-15 DRC SUBMITTAL  
01-07-16 DRC SUBMITTAL #2  
02-04-16 CITY COMMISSION