



TREE TRIMMING / ROOT PRUNING SCOPE OF WORK

TRIMMING: Selectively trim the canopy removing dead limbs, cross branching over crowned areas, lower undesirable limbs and open up any unusually thick canopies. Tree crew must have at least one ISA Certified Arborist at the job site present at all times and supervising all non-certified tree trimmers. All trimming as per ISA and National Arborist Association pruning standards.

ROOT PRUNING: Water trees before the root pruning process. Root prune all canopy trees in whose root system may be effected by the new construction. Root prune to approximately 18" to 2' deep. This is to be done by hand with very sharp hand tools or a root pruning saw, depending on subsol conditions. Back fill with existing soil and peat moss. Water in thoroughly and treat with mycorrhizae and a low nitrogen fertilizer. Fill in the holes and clean the surrounding areas daily. Barricade all existing trees as per Existing Tree Protection Detail this sheet. Create a 5-6" much water ring as per Tree/Palm Planting Detail this sheet.

The water ring shall be hand watered and completely filled 4 times per week for 6 weeks depending on the ground percolation and rainfall. After six weeks, water ring can be filled 2 times per week for the remaining length of the construction project.

Contractor is responsible for acquiring and paying for all tree permits.

The contractor is responsible for locating all underground utilities 48 hours prior to the landscape contractor's work start date, and to schedule a review meeting to discuss the utility locations. Call Sunshine State One Call at 1-800-432-4770.

TREE TRANSPLANTING SCOPE OF WORK

Supply the necessary equipment and labor to transplant all trees and palms per plans and specifications to the designated on site areas to be determined by Project Manager (PM) and/or Landscape Architect (LA).

Hours of work operation for the root pruning and tree relocations portion of this project shall be anytime during regular daylight hours between 7:00 AM to 5:00 PM, Monday to Saturday.

Extreme care should be exercised so as not to damage the root system.

Selectively trim the canopy removing dead limbs, cross branching over crowned areas, lower undesirable limbs and open up any unusually thick canopies as per National Arborist Association pruning standards.

Water trees before the root pruning process. Root prune all canopy trees to 90 to 95% of the root system approximately 18" to 2' deep. This is to be done by hand with very sharp hand tools or a root pruning saw, depending on subsol conditions. Trees are to be root pruned approximately 8" from the center of the tree per every one inch of caliper (measured 4-1/2" from top of root ball). Back fill with existing soil and peat moss. Water in thoroughly and treat with mycorrhizae and a low nitrogen fertilizer and brace using 5 layers of burlap minimum. No nail holes will be permitted directly into the tree bark. See bracing detail on the landscape plans. Fill in the holes and clean the surrounding areas daily. Check the irrigation system for breaks and repair. The existing irrigation system shall be kept in good daily working condition throughout the tree transplanting scope of work.

Trees should be hand watered 4-5 times per week depending on the ground percolation and rainfall. After six to seven weeks, lift the tree using the proper sized equipment. Transport and transplant the tree directly to the transplant area as designated by the PM or LA, carrying it vertically when possible using nylon tree straps with heavily wrapped burlap around the boom. Lifting the trees with steel chains is not allowed and will be just cause to terminate the contract. Water in the transplanted trees to remove all potential air pockets, provide a 6" water ring around each tree, back fill with existing soil and peat moss, fertilize, re-brace and mulch. Again, check the irrigation system for breaks and repair. The existing irrigation system shall be kept in good daily working condition throughout this tree transplanting scope of work.

Holes created from the existing tree removals shall be filled in with a 50/50 topsoil / sand mixture and sod added to match existing sod. All surrounding damaged plant material shall be trimmed to remove all broken branches and disposed of daily off site and in a lawful manner.

Any relocated material that has been declared as dead, dying or badly damaged shall be removed within 48 hours from the time of notice from the PM. Fill in the hole, grade to existing topography and clean the surrounding area.

DPEP personnel shall remove all staking of trees twelve (12) months after final date of transplanting completion.

Contractor is responsible for acquiring and paying for all tree removal and relocation permits.

The contractor is responsible for locating all underground utilities 48 hours prior to the landscape contractor's work start date, and to schedule a review meeting to discuss the utility locations. Call Sunshine State One Call at 1-800-432-4770.

Submit tree removal and relocation plans and specifications to the permitting agency.

Existing Tree List

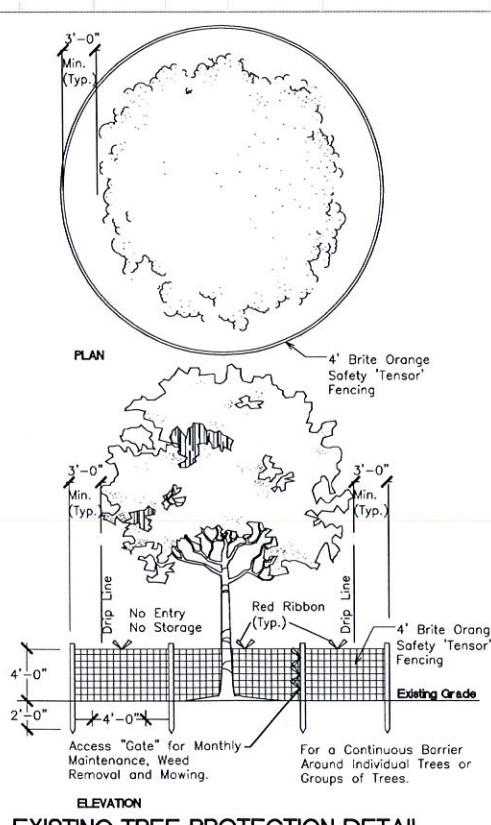
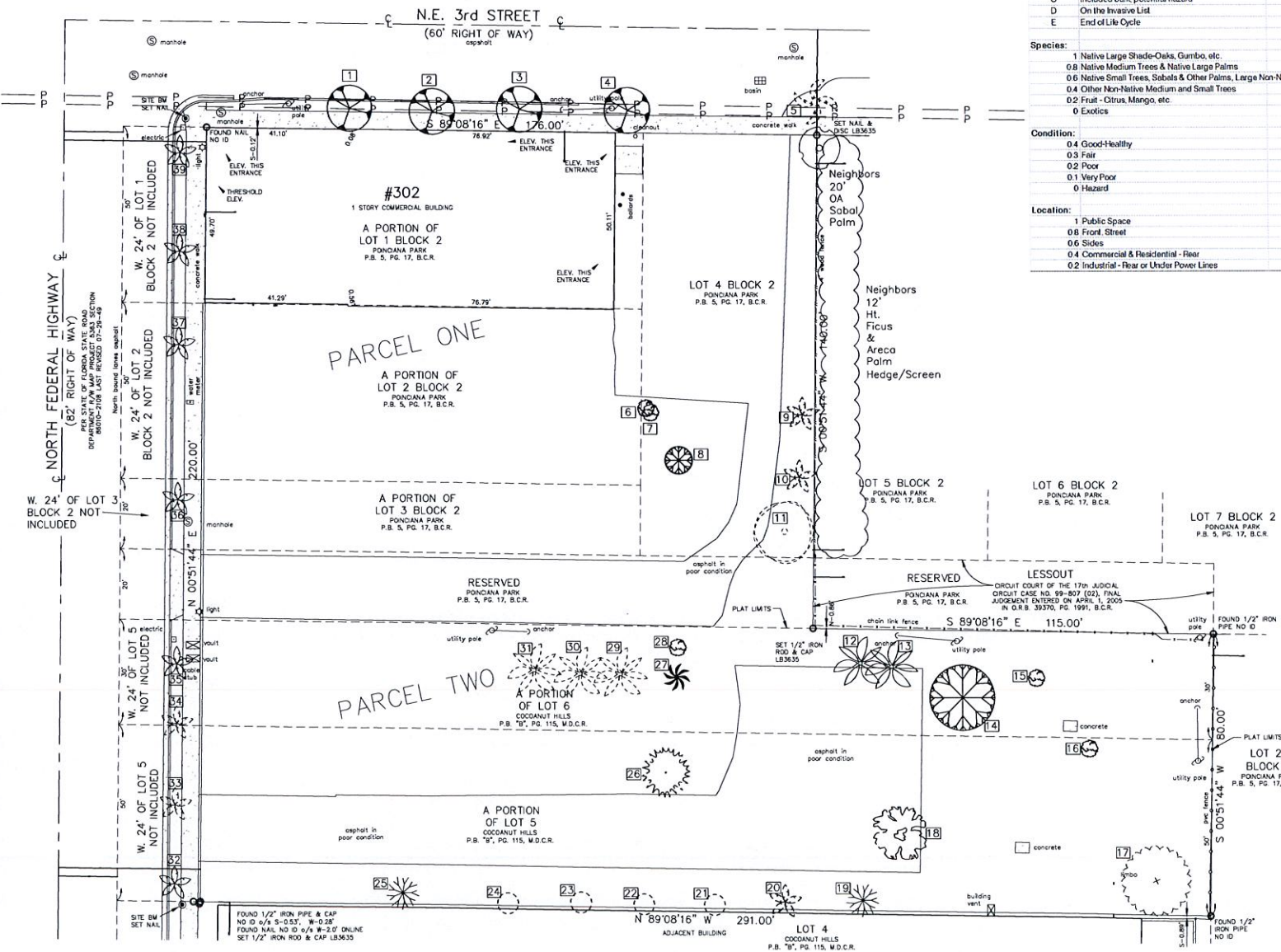
Tree #	Species (Botanical Name / Common Name)	Height (OA in Feet)	Spread (in Feet)	Canopy Removed (in SF)	Canopy Remain (in SF)	Cal. (in Inches)	Condition	Recommendation	Crass Section (in Inches)	Base Value (\$48/Sq. In.)	Species Class Rating	Condition Rating	Location Rating	Final Value			
1	Filicium decipiens / Japanese Fern Tree	15	12	113.0		3	Fair	A. To Be Removed		7.1	\$339	0.4	0.3	0.2	\$8		
2	Filicium decipiens / Japanese Fern Tree	15	12	113.0		3	Fair	A. To Be Removed		7.1	\$339	0.4	0.3	0.2	\$8		
3	Filicium decipiens / Japanese Fern Tree	15	12	113.0		3	Fair	A. To Be Removed		7.1	\$339	0.4	0.3	0.2	\$8		
4	Filicium decipiens / Japanese Fern Tree	15	12	113.0		3	Fair	A. To Be Removed		7.1	\$339	0.4	0.3	0.2	\$8		
5	Syngnathus romanzoffiana / Queen Palm	14	14	153.9		10	Fair	D. To Be Removed		7.1	\$339	0.4	0.3	0.2	\$8		
6	Thrinax radiata / Florida Thatch Palm	12	12	113.0		3	Poor	To Be Removed		7.1	\$339	0.6	0.2	0.4	\$16		
7	Thrinax radiata / Florida Thatch Palm	20	6	29.3		4	Poor	E. To Be Removed		12.6	\$603	0.6	0.2	0.4	\$39		
8	Clusia guineensis / Small Leaf Clusia	12	10	78.5		6	Very Poor	To Be Removed		50.2	\$2,412	0.6	0.1	0.4	\$58		
9	Veitchia montgomeryana / Montgomery Palm	20	6	50.2		8	Very Poor	B. To Be Removed		28.3	\$1,356	0.6	0.1	0.4	\$33		
10	Veitchia montgomeryana / Montgomery Palm	30	8	50.2		6	Poor	To Be Removed		28.3	\$1,356	0.6	0.2	0.4	\$65		
11	Phoenix canariensis & reclinata / Canary-Redcane Cross	20			314.0	16	Good	To Be Relocated On-Site		201.0	\$9,646	0.8	0.4	0.4	\$1,235		
12	Cocos nucifera / Coconut Palm	20	15		176.6	10	Fair	To Remain		78.5	\$3,768	0.6	0.3	0.4	\$371		
13	Cocos nucifera / Coconut Palm	20	15		176.6	10	Fair	To Remain		78.5	\$3,768	0.6	0.3	0.4	\$371		
14	Clusia rosea / Patch Apple	18	20	314.0		6	Poor	To Be Relocated On-Site		28.3	\$1,356	0.6	0.2	0.4	\$65		
15	Thrinax radiata / Florida Thatch Palm	7	5	19.6		3	Poor	To Be Relocated On-Site		7.1	\$339	0.6	0.2	0.4	\$16		
16	Thrinax radiata / Florida Thatch Palm	7	5	19.6		3	Poor	To Be Relocated On-Site		7.1	\$339	0.6	0.2	0.4	\$16		
17	Bursera simaruba / Gumbo Limbo	20	20		314.0	13	Fair	To Be Relocated On-Site		132.7	\$6,368	1	0.3	0.4	\$764		
18	Ficus rubiginosa / Rusty Fig	15	15		176.6	6	Very Poor	To Be Relocated On-Site		28.3	\$1,356	0.4	0.1	0.4	\$32		
19	Trachycarpus fortunei / Windmill Palm	18	6		28.3	8	Fair	To Remain		50.2	\$2,412	0.6	0.3	0.4	\$174		
20	Veitchia montgomeryana / Montgomery Palm	25	6	28.3		3	Very Poor	To Be Relocated On-Site		7.1	\$339	0.6	0.1	0.4	\$8		
21	Psychopoma elegans / Solitaire Palm	18	5	19.6		3	Very Poor	D. To Be Removed		7.1	\$339	0	0.1	0.4	\$0		
22	Psychopoma elegans / Solitaire Palm	18	5	19.6		2	Very Poor	D. To Be Removed		7.1	\$339	0	0.1	0.4	\$0		
23	Psychopoma elegans / Solitaire Palm	18	5	19.6		2	Very Poor	D. To Be Removed		3.1	\$151	0	0.1	0.4	\$0		
24	Psychopoma elegans / Solitaire Palm	18	5	19.6		2	Very Poor	D. To Be Removed		3.1	\$151	0	0.1	0.4	\$0		
25	Trachycarpus fortunei / Windmill Palm	18	6		28.3	5	Fair	To Remain		19.6	\$942	0.6	0.3	0.4	\$68		
26	Bauhinia blakeana / Hong Kong Orchid	16	12	113.0		8	Very Poor	To Be Relocated On-Site		50.2	\$2,412	0.4	0.1	0.4	\$39		
27	Dypsis lutescens / Areca Palm	10	6	28.3		3	Very Poor	To Be Relocated On-Site		28.3	\$1,356	0.6	0.1	0.4	\$33		
28	Thrinax radiata / Florida Thatch Palm	15	6	28.3		3	Very Poor	To Be Relocated On-Site		7.1	\$339	0.6	0.2	0.4	\$16		
29	Cocos nucifera / Coconut Palm	18	15		176.6	7	Fair	To Be Relocated On-Site		38.5	\$1,846	0.6	0.3	0.4	\$133		
30	Cocos nucifera / Coconut Palm	18	15		176.6	7	Fair	To Be Relocated On-Site		38.5	\$1,846	0.6	0.3	0.4	\$133		
31	Cocos nucifera / Coconut Palm	18	15		176.6	7	Fair	To Be Relocated On-Site		38.5	\$1,846	0.6	0.3	0.4	\$133		
32	Veitchia montgomeryana / Montgomery Palm	18	12	113.0		4	Fair	To Remain		12.6	\$603	0.6	0.3	0.8	\$87		
33	Veitchia montgomeryana / Montgomery Palm	18	12	113.0		4	Fair	To Be Relocated On-Site		12.6	\$603	0.6	0.3	0.8	\$87		
34	Veitchia montgomeryana / Montgomery Palm	18	12	113.0		4	Fair	To Be Relocated On-Site		12.6	\$603	0.6	0.3	0.8	\$87		
35	Veitchia montgomeryana / Montgomery Palm	18	12	113.0		4	Fair	To Remain		12.6	\$603	0.6	0.3	0.8	\$87		
36	Veitchia montgomeryana / Montgomery Palm	18	12	113.0		4	Fair	To Remain		12.6	\$603	0.6	0.3	0.8	\$87		
37	Veitchia montgomeryana / Montgomery Palm	18	12	113.0		4	Fair	To Remain		12.6	\$603	0.6	0.3	0.8	\$87		
38	Veitchia montgomeryana / Montgomery Palm	18	12	113.0		4	Fair	To Remain		12.6	\$603	0.6	0.3	0.8	\$87		
39	Veitchia montgomeryana / Montgomery Palm	18	12	113.0		4	Fair	To Remain		12.6	\$603	0.6	0.3	0.8	\$87		
				TOTAL + 50%	1,732	2,472									TOTAL:	\$448	\$3,876

- A Included bark, incorrect species under power lines
- B Trunk in Stressed Cond., potential hazard.
- C Included bark, potential hazard
- D On the Invasive List
- E End of Life Cycle

- Species:**
- 1 Native Large Shade-Trees, Gumbo, etc.
 - 0.8 Native Medium Trees & Native Large Palms
 - 0.6 Native Small Trees, Sabals & Other Palms, Large Non-Native Shade Trees
 - 0.4 Other Non-Native Medium and Small Trees
 - 0.2 Fruit - Citrus, Mango, etc.
 - 0 Exotics

- Condition:**
- 0.4 Good-Healthy
 - 0.3 Fair
 - 0.2 Poor
 - 0.1 Very Poor
 - 0 Hazard

- Location:**
- 1 Public Space
 - 0.8 Front Street
 - 0.6 Sides
 - 0.4 Commercial & Residential - Rear
 - 0.2 Industrial - Rear or Under Power Lines



TREE #11

Tree Survey
Comfort Suites Hotel
302 North Federal Hwy.
Dania Beach, Florida

Sheet Description	Tree Survey
Release Date	4-5-2016
Project Number	
Drawing Number	

SCALE: 1"=20'-0"

GENERAL PLANTING REQUIREMENTS

The plan takes precedence over the plant list.

2 Full business days before digging, call toll free 1-800-432-4770 Sunshine State One Call of Florida, Inc. Notification Center. For City of Fort Lauderdale Utilities call 1-954-828-8000. Contractors are responsible for coordinating with the owners and appropriate public agencies to assist in locating and verifying all underground utilities prior to excavation. All existing utilities shown on the plans are to be considered approximate and should be verified by the contractor prior to the start of work operations.

General site and berm grading to +/- 1 inch (1") shall be provided by the general contractor. All finished site grading and final decorative berm shaping shall be provided by the landscape contractor.

All sizes shown for plant material on the plans are to be considered Minimum. All plant material must meet or exceed these minimum requirements for both height and spread. Any other requirements for specific slope or effect as noted on the plan(s) will also be required for final acceptance.

All plant material furnished by the landscape contractor shall be Florida #1 or better as established by Grades and Standards for Florida Nursery Trees and Plants.

All trees designated as single trunk shall have a single, relatively straight, dominant leader, proper structural branching and even branch distribution. Trees with bark inclusion, tipped branches, and co-dominant trunks will not be accepted. Trees with girdling, circling and/or plunging roots will be rejected.

All planting beds shall be free of all rocks 1/2" or larger, sticks, and objectionable material including weeds, weed seeds. All limerock shall be removed/cleaned down to the native soils. Planting soil 50/50 sand/topsoil mix shall be delivered to the site in a clean loose and friable condition and is required around the root ball of all trees and palms, the top 6" of all shrubs and ground cover beds. This soil can be tilled into the existing soil after the existing soil has been cleaned of all rocks, limestone and sticks. Recycled compost is encouraged as a soil amendment alternative. Sod 1.5"-2" topsoil comes furnished.

All burlap, string, cords, wire baskets, plastic or metal containers shall be removed from the rootballs before planting. Remove all bamboo and metal nursery stakes. Remove all tagging tape.

All trees/palms shall be planted so the top of the root ball, root flare are slightly above final grade. Shrub material shall be planted such that the top of the root ball is flush with the surrounding grade. It is the sole responsibility of the landscape contractor to insure that all new plantings receive adequate water during the installation and during all plant warranty periods. Deep watering of all new trees and palms and any supplemental watering that may be required to augment natural rainfall and site irrigation is mandatory to insure proper plant development and shall be provided as a part of this contract.

All trees/palms shall be staked using biodegradable material. No wire, black strapping, or other synthetic material shall be used. Nailing into trees and palms for any reason is prohibited and the material will be rejected. Please refer to the planting details.

All landscape and lawn areas shall be irrigated by a fully automatic sprinkler system with a minimum 100% coverage with all heads adjusted to 50% overlap. Each system shall be installed with an operational rain sensor and rust inhibitor.

No fertilizers are required.

All landscape areas shall be covered with Pine Straw, Pine Bark, Eucalyptus or sterilized seed free Melaleuca mulch to a minimum depth of two inches (2") of cover when settled. Spread mulch to 1" thickness 3" away from the trunks/stems of all plant material. All trees in sodded areas shall have a clean cut 4" diameter mulch ring. The 5-6" height water ring shall be made from mulch, not soil. Certain areas may receive a thicker mulch cover where noted on plans. Cypress, red, gold and green mulch is prohibited.

All open areas not covered by trees, palms, shrubs, vines or ground covers shall receive Stenotaphrum secundatum, St. Augustine Palmetto sod, whether labeled on the plans or not, unless a different species is indicated on the planting plan. All noted s.f. shall be approximate; it is the contractor's responsibility to do his or her take off and sod all open areas. It shall be the responsibility of the contractor to include in the bid, the repair of any existing sod which may be damaged during construction.

Please refer to the planting details for a graphic representation of the above notes.

All ideas, designs and plans indicated or represented by this drawing are owned by and are the exclusive property of the Thomas White, ASLA-ISA.

All plant material as included herein shall be warranted by the landscape contractor for a minimum period as follows: All trees and palms for 12 months, all shrubs, vines, groundcovers and miscellaneous planting materials for 90 days, and all lawn areas for 60 days after final acceptance by the owner or owner's representative.

CITY OF DANIA LANDSCAPE REQUIREMENTS

Zoning:	CC	
Land Use:	Industrial, Research, Office & Commercial	
Site Computations:		
Gross Site Area (Land)	= 47,920 / 1.10 = Acres	
Pervious / Impervious Calculations:		
Building Area (Grd Fl)	= 10,796 S.F.	22.5%
Drive-Thru Canopy & Patio	= 570 S.F.	1.2%
Asphalt (VUA) Road, Driveways	= 21,470 S.F.	44.8%
Pool & Pool Deck	= 2,370 S.F.	4.9%
Total Impervious Area	= 34,906 S.F.	72.8%
Total Pervious Landscape Area	= 13,014 S.F.	27.2%

VUA Landscape Requirements:		
TOTAL SITE AREA	= 47,920 S.F.	1.1 Acres
Interior Landscape Required for VUA	= 4,294 S.F.	20.00% (20% VUA)
Interior Landscape Provided	= 7,896 S.F.	36.78%
Sec 275-100		
Perimeter Buffer Req. for VUA	= 4,294 S.F.	20.00% (20% VUA)
Perimeter Buffer Provided	= 5,118 S.F.	23.84%
	13,014	

Interior Landscape Requirements for all VUA:	
4,294 / 200	= 21.5 Required VUA Trees
Total Islands	= 11
Total Trees Required	= 22
(2 Trees per Island)	
Total VUA Trees Required	= 21.5
Total Trees Provided	= 22

Landscape Requirements for all Non-VUA:		
Total Trees Required	= 5	13,014
1 Tree per ea. 2,500 s.f.		
Total Trees Provided	= 5	
Total Shrubs Required	= 42	
8 Shrubs per ea. 2,500 s.f.		
Total Shrubs Provided	= 647	

Perimeter Tree Requirements:		
One Tree per ea. 40 L.F.		
Trees Required North PL	= 7	291
Trees Provided North PL	= 7	
Trees Required East PL	= 6	220
Trees Provided East PL	= 6	
Trees Required South PL	= 7	291
Trees Provided South PL	= 7	
Trees Required West PL	= 6	220
Trees Provided West PL	= 6	

Plant Material and Installation Requirements:		
40% SHADE TREES @ 14 min. ca.H. w/ 4-1/4" c.t. @ 2" DBH	21 OF 52 = 40.21%	
30% INTERMEDIATE TREES @ 12 min. ca.H. w/ 4" c.t. @ 2" DBH	14 OF 52 = 26.81%	
10% SMALL TREES @ 10 min. ca.H. w/ 4" c.t. @ 1-1/2" DBH	9 OF 52 = 17.31%	
20% PALM TREES w/ 6 min. g.w.	11 OF 52 = 21.06%	
	52	99.57%

SHRUBS @ min. of 24" planted ht.	
GROUNDCOVERS @ min. 50% cover planted / 100% within 6 months	
Native Requirements (@ 50% Min. for all species):	
Total Trees Provided:	65 (Palms Counted as 3:1)
Total Native Trees Provided:	50
% Native Trees:	77%

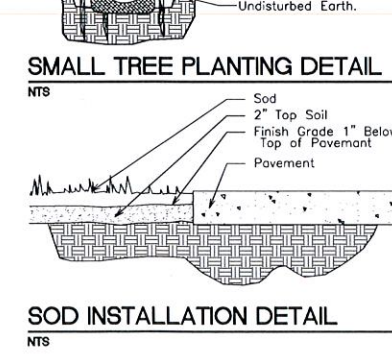
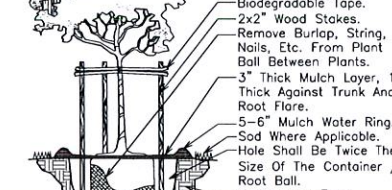
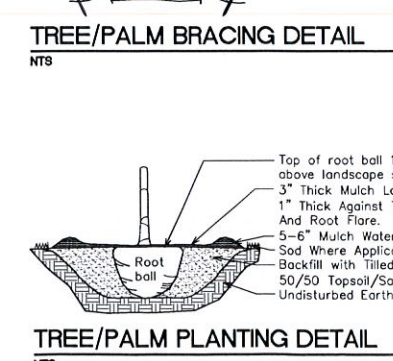
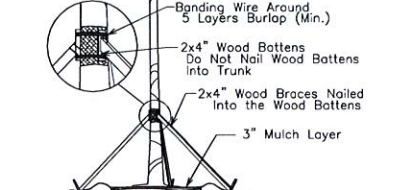
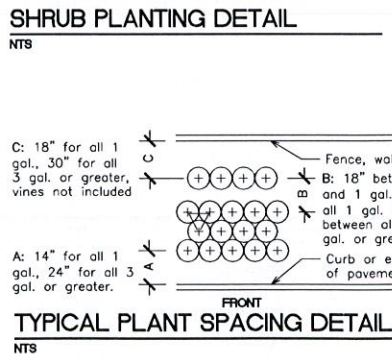
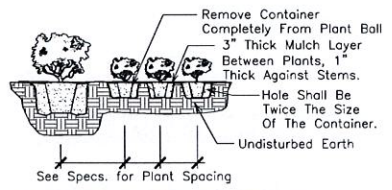
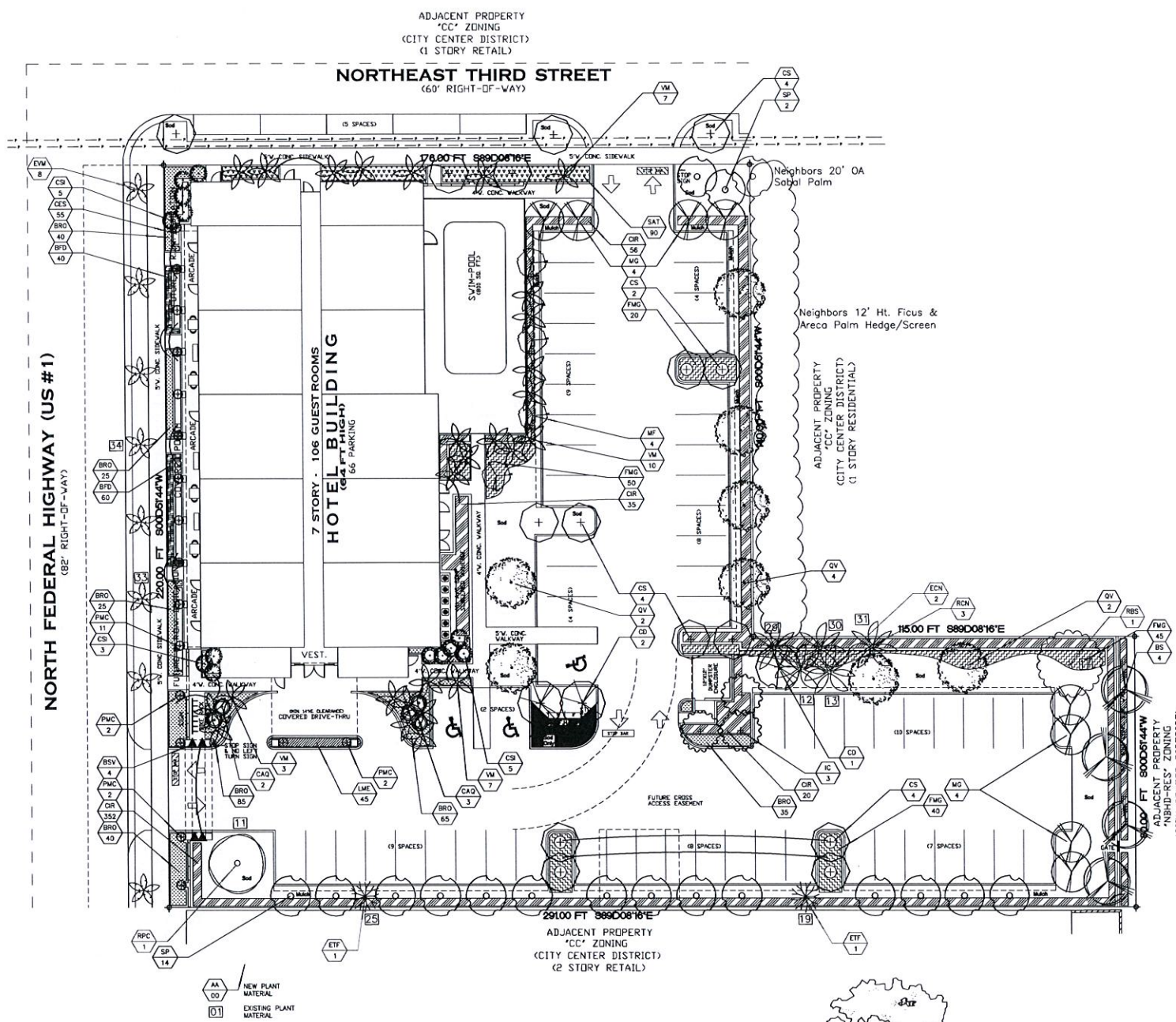
Total Shrubs Provided:	647
Total Native Shrubs Provided:	523
% Native Shrubs:	81%

52 Total Trees Required	15,000
65 Total Trees Provided	3,400
647 Shrubs Provided	

Mitigation:	
Canopy Removed + 50%	2,599 S.F. (See Existing Tree List)
Canopy Replaced over Required:	3,400 S.F. (See Plant List)
13 Trees/Palms over required and sized above min. hts.	
Existing Canopy S.F. Preserved not included in Mitigation S.F.	

PLANT LIST

Code	Drought	Qty.	Botanical Name / Common Name	Specifications	Category	SF	Totals	Mitigation
						Each	SF	SF
EXISTING & RELOCATED TREES / PALMS								
ECN	V	2	Existing Coccoloba / Coconut Palm	18-20 OA, 6 CT				
ETP	V	2	Existing Trachycarpus Fortunei / Windmill Palm	18 OA, 6 CT				
EMM	V	6	Existing Velechia montgomeryana / Montgomery Palm	18 OA, 10 CT				
RIS	R	1	Relocated Burretia simarubina / Gumbo Limbo	29-30" 19" Cal. DBH				
RCH	V	3	Relocated Coccoloba / Coconut Palm	18-20 OA, 6 CT				
RPC	V	1	Relocated Phoenix carolinensis grass / Canary Island Date Palm	30 OA, 6 CT				
PROPOSED TREES / PALMS								
BS	R	V	4 Burretia simarubina / Gumbo Limbo	8-8B Field Grown, 14 Ht. 6-7 spr., 2" Cal., single main leader	1	350	1400	200 (-2)
CD	R	V	3 Coccoloba diversifolia / Pigeon Plum	8-8B Field Grown, 10 Ht. 5-6 spr., 2" Cal., single main leader	2	200	800	150 (-2)
CS	R	V	14 Cordia alliodora / Orange Mango	8-8B Field Grown, 12 Ht. 5-6 spr., 2" Cal., single main leader	2	250	2500	1400 (-4)
CC	R	V	3 Red Curatella / Ebeneze Holly	8-8B Field Grown, 10 Ht. 5-6 spr., 2" Cal., single main leader	2	200	800	150 (-2)
MF	R	V	4 Myrsine fragrans / Singapore Strapper	8-8B Field Grown, 6 Ht. 2-3 spr., 1" Cal., single main leader	3	150	450	450 (A&E)
MG	R	V	6 Magnolia grandiflora / Magnolia DD Blanchard	8-8B Field Grown, 14 Ht. 6-7 spr., 2" Cal., single main leader	1	350	2800	400 (-2)
GV	R	V	8 Guavea virginiana / Caribbean Live Oak	8-8B Field Grown, 14 Ht. 6-7 spr., 2" Cal., single main leader	1	350	2800	400 (-2)
SP	R	V	16 Sabal palmetto / Cabbage Palm	8-8B Field Grown, Staggered Hts. 18-24 OA	3	150	1600	300 (0 over Min. Req.)
VLI	V	27	Velechia montgomeryana / Montgomery Palm	8-8B Field Grown, 16 OA, 8' GV Min., 3 cal., single trunks	4	50	1300	
				60 Total Trees / Palms (Palms Counted 3 to 1 except RPC)			15,000	3,400
				50 Total Native Trees / Palms				
				77% Total Native Trees / Palms			11,650	
SHRUBS								
BSV	V	4	Bougainvillea spp. / Bougainvillea Vine	7 Gal., Trellis, Red				
CAO	R	V	5 Citrus aurantium / Quince Enina	7 Gal., 30-30 OA				
CSF	R	V	55 Conocarpus endlicheri var. / Silver Batonwood	3 Gal., 24x24 OA, 2' OC				
CR	R	V	493 Chrysidobalanus koala / Red Tip Coccoloba	3 Gal., 24x24 OA, 2' OC				
CSI	V	13	Cupressus tomentosa / Italian Cypress	15 Gal., 7-8 OA Ht.				
PAC	V	17	Palisotia maritima / Podocarpus Column	15 Gal., 4-5 OA Ht., Column				
SAT	V	20	Scaevola taccada / Tropic	3 Gal., 24x24 OA, 2' OC				
				647 Total Shrubs				
				523 Native Shrubs				
				81% Native Shrubs				
GROUND COVERS								
BPD	V	100	Bulbine bulbifera / Desert Candies	1 Gal., 12 Spr., 2' OC				
BPD	V	215	Bromelia sp. / Bromeliads	3 Gal., 3' Ht. OA, 20-24 OC, Sun Gram., 3 Mixed Varieties				
RMS	V	155	Rhus microcarpa / Green Island Ficus	3 Gal., 12 Spr., 24-30" OC				
LME	V	45	Lantana miscana / Evergreen Giant Lincee	1 Gal., 12 OA, 1' OC				
SOD	M	5.1	Stenotaphrum secundatum / St. Augustine Palmetto	Sod application - no gaps between seams				
R	V		Florida Native Plant Species					
V	V		Very Drought Tolerant					
M	V		Medium Drought Tolerance					



THOMAS WHITE, ASLA-ISA
LANDSCAPE ARCHITECT, LEED GREEN ASSOCIATE, CERTIFIED ARBORIST, MASTER GARDENER
2600 NE 27th AVENUE
FORT LAUDERDALE, FLORIDA 33306
954-253-2265

THOMAS WHITE, ASLA-ISA
LANDSCAPE ARCHITECT, LEED GREEN ASSOCIATE, CERTIFIED ARBORIST, MASTER GARDENER
2600 NE 27th AVENUE
FORT LAUDERDALE, FLORIDA 33306
954-253-2265

Thomas White, ASLA-ISA
Landscape Plan
Comfort Suites Hotel
302 North Federal Hwy.
Dania Beach, Florida

Sheet Description
Landscape Plan
Release Date
4-5-2016
Project Number
Drawing Number
L-2
SHEET 2 OF 3

SCALE: 1"=20'-0"

IRRIGATION NOTES:

Piping:
 Main Lines: PVC SCH 40 Solvent Weld.
 Zone Lines: PVC SCH 40 Solvent Weld, 1/2 in. and 3/4 in. are not used. Min. pipe is 1 in. All end of the line unmarked pipe = 1 in. (min).
 Sleeves and suction Line: PVC SCH 40.

Fittings: SCH 40 PVC

Fabrication: To manufacturers specifications. Use blue or grey PVC cement, square cut, clean and prime all joints.

Allow all main lines to cure for 24 hours before pressuring.

All pipe, fittings, and solvents to conform to latest ASTM specs.

Depth of Lines: Main Line and wiring = 18 in. depth, min.
 Sleeving under pavement = 24 in. depth, min.
 Suction Line = 24 in. depth, nominal.
 Zone Lines 1-1/2 in. and smaller = 10 in. depth, min.

Control Wires: AWG 14 for all hot wires and AWG 12 for common.
 Solid copper type UF UL listed for direct burial.
 Run wires under main.
 Run spares, two min.
 Splice wires only in a valve box. All splices shall be moisture proof using Snap tie or DBV UL connectors.
 Common shall be white, hot shall be red or color coded.
 Spare shall be black. Run all wires in Grey Electrical SCH 40 conduit.

Backfill all trenches free of debris, compact to original density, flush all lines, use screens in all heads, adjust heads for proper coverage avoiding excess water on walls, walks, etc.

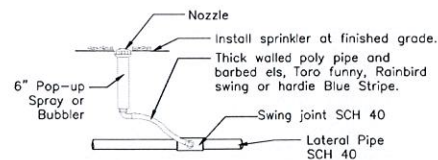
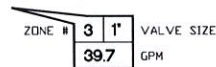
All details are graphically shown only. All quantities shall be verified by the contractor prior to installation. It shall be the contractor's responsibility to assure complete overlapping coverage. Any discrepancies shall be reported to the owner and landscape architect before proceeding. Codes and local regulations shall take precedence over these plans. It is the contractor's responsibility to comply. The landscape architect reserves the right to make minor field changes, the contractor may field adjust spray nozzle selection to provide for proper 100% min. coverage.

Provide owner with an accurate as installed plan(s) at completion showing main lines, wiring, valves, crossings, etc. using dimensions from fixed datums.

Contractor shall verify all underground utilities prior to commencement of work.

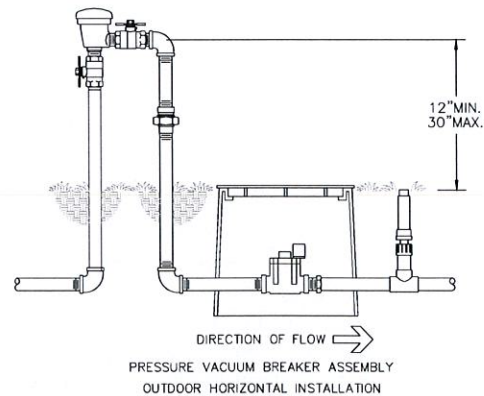
IRRIGATION LEGEND:

- 1" MAIN LINE
 - LATERAL ZONE LINES.
 - ZONE BOUNDARIES
 - ▽ 1" VACUUM BREAKER: Wilkins WK720A-100.
 - ⊠ CONTROLLER - Hunter ICC-800-PL Electric 8 station controller mounted just inside the door to the Electric Meter Room.
 - △ Mini Klik automatic rain sensor shutoff switch mounted outside on eave of structure.
 - ⊙ ZONE VALVES - Hunter PGV Series.
 - Ⓜ 1" WATER METER (See Civil V&S Sheet).
 - Ⓢ SLEEVES - Sch. 40, 2 Sizes Larger. NOTE - Pipe Size Shown is the Lateral Size, NOT the Sleeve Size
 - ⊙ 6" POP-UP SPRAY - Hunter Pro-Spray Series: Fixed or Adjustable Arc Nozzles as Required. NOTE - All of the below may not be used
- | | 15R | 12R | 10R | 8R |
|--------|-----|-----|-----|----|
| 90 Q | ⊙ | ⊙ | ⊙ | ⊙ |
| 120 T | ⊙ | ⊙ | ⊙ | ⊙ |
| 180 H | ⊙ | ⊙ | ⊙ | ⊙ |
| 240 TT | ⊙ | ⊙ | ⊙ | ⊙ |
| 270 TQ | ⊙ | ⊙ | ⊙ | ⊙ |
| 360 F | ⊙ | ⊙ | ⊙ | ⊙ |
- ⊙ 6" POP-UP FLOOD BUBBLER - Hunter MSBN-10F.
 - ⊙ 6" Hunter PDP-UP STREAM BUBBLER - B'R.
 - ⊙ SS-530 5 x 30'
 - ⊙ ES-515 5 x 15'



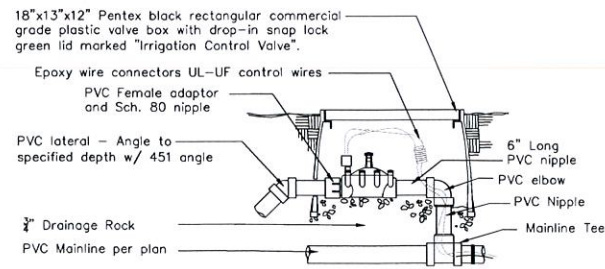
6" Pop-up Spray / Bubbler Detail

NTS



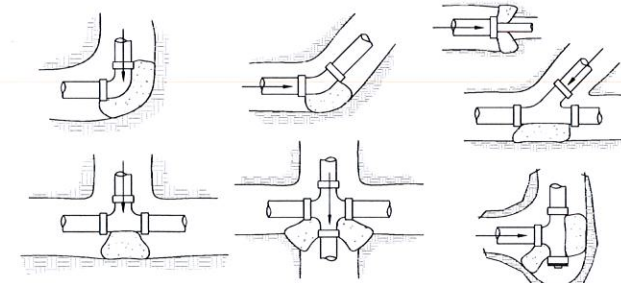
WILKINS MODEL 720A

NTS



Zone Valve Detail

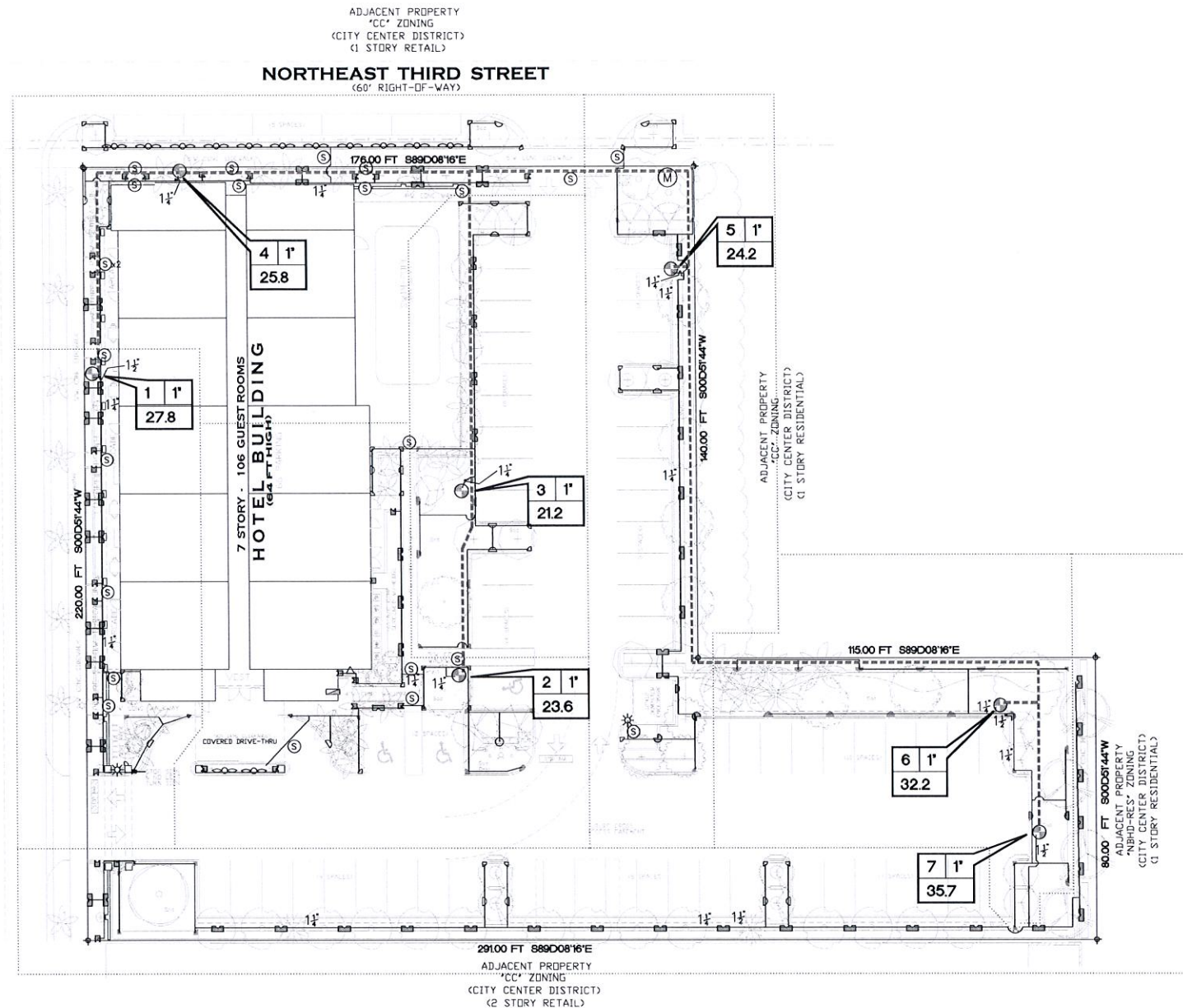
NTS



Main Line Thrust Blocks

NTS

NORTH FEDERAL HIGHWAY (US #1)
(82' RIGHT-OF-WAY)



ADJACENT PROPERTY
 "CC" ZONING
 (CITY CENTER DISTRICT)
 (1 STORY RETAIL)

ADJACENT PROPERTY
 "CC" ZONING
 (CITY CENTER DISTRICT)
 (1 STORY MUSEUM)

ADJACENT PROPERTY
 "CC" ZONING
 (CITY CENTER DISTRICT)
 (1 STORY RESIDENTIAL)

ADJACENT PROPERTY
 "CC" ZONING
 (CITY CENTER DISTRICT)
 (1 STORY RESIDENTIAL)

Irrigation Plan
Comfort Suites Hotel
 302 North Federal Hwy.
 Dania Beach, Florida

Sheet Description

Irrigation Plan

Release Date
 4-5-2016

Project Number

Drawing Number

L-3
 SHEET 3 OF 3

THOMAS WHITE, ASLA-ISA
 LANDSCAPE ARCHITECT, LEED GREEN
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Revision Dates





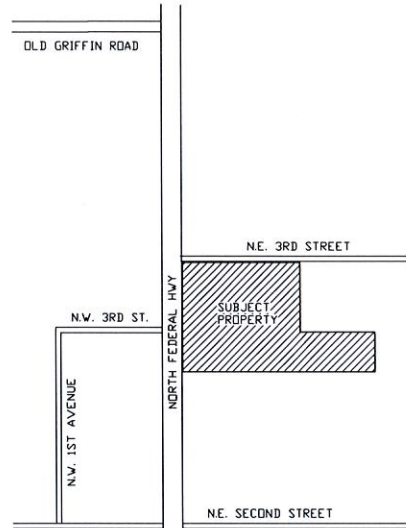
LEGAL DESCRIPTION:

PARCEL 1: LOTS 1, 2, 3, & 4, BLOCK 2, POINCIANA PARK, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 5, PAGE 17, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA, LESS THE WEST 24 FT OF SAID LOTS 1, 2, AND 3, FOR STATE ROAD RIGHT-OF-WAY.

TOGETHER WITH THAT EXIST. 20 FT. STRIP OF LAND MARKED 'RESERVED' IN BLK 2, OF POINCIANA PARK, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 5, PAGE 17, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA, LESS THE WEST 24 FT THEREOF FOR STATE ROAD RIGHT-OF-WAY, THE SOUTHERN BOUNDARY LINE OF SAID PROPERTY BEING COTERMINOUS WITH A LINE 30 FT NORTH OF THE COMMON BOUNDARY LINE OF LOTS 5 AND 6, OF THE COCONUT HILLS PLAT, RECORDED IN PLAT BOOK B, PAGE 115, OF THE PUBLIC RECORDS OF MIAMI DADE COUNTY, FLORIDA, NOW LAYING & BEING IN BROWARD COUNTY, FLORIDA, & CONTIGUOUS WITH THE BOUNDARY LINE OF LOTS 3 & 4, BLOCK 2, OF SAID POINCIANA PARK ON THE NORTH OF SAID STRIP.

PARCEL 2: LOT 5, LESS THE WEST 24 FT THEREOF, AND LOT 6, LESS THE WEST 24 FT THEREOF, OF COCONUT HILLS, ACCORDING TO THE PLAT THEREOF, RECORDED IN PLAT THEREOF, RECORDED IN PLAT BOOK 'B', PAGE 115, OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA; SAID LAND NOW LYING AND BEING IN BROWARD COUNTY, FLORIDA.

ALSO LESS THE NORTH 20 FT OF LOT 6 THEREOF, PER CIRCUIT COURT OF THE 17TH JUDICIAL CIRCUIT CASE NO. 99-807 (02), FINAL JUDGEMENT ENTERED ON APRIL 1, 2005 & RECORDED IN D.R. BOOK 39370, PAGE 1991, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA.

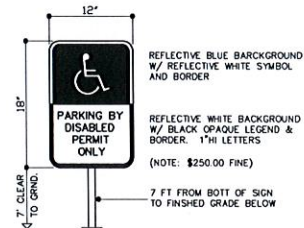


LOCATION PLAN

NO SCALE

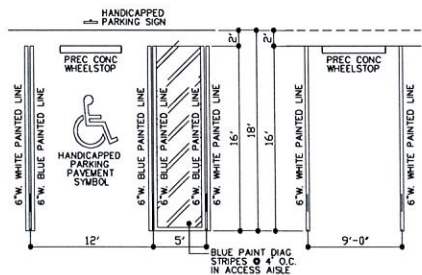
PROPERTY ADDRESS:

302 NORTH FEDERAL HWY
DANIA BEACH, BROWARD COUNTY, FLORIDA



HANDICAP PARKING SIGN

SCALE: 2" = 1'-0"

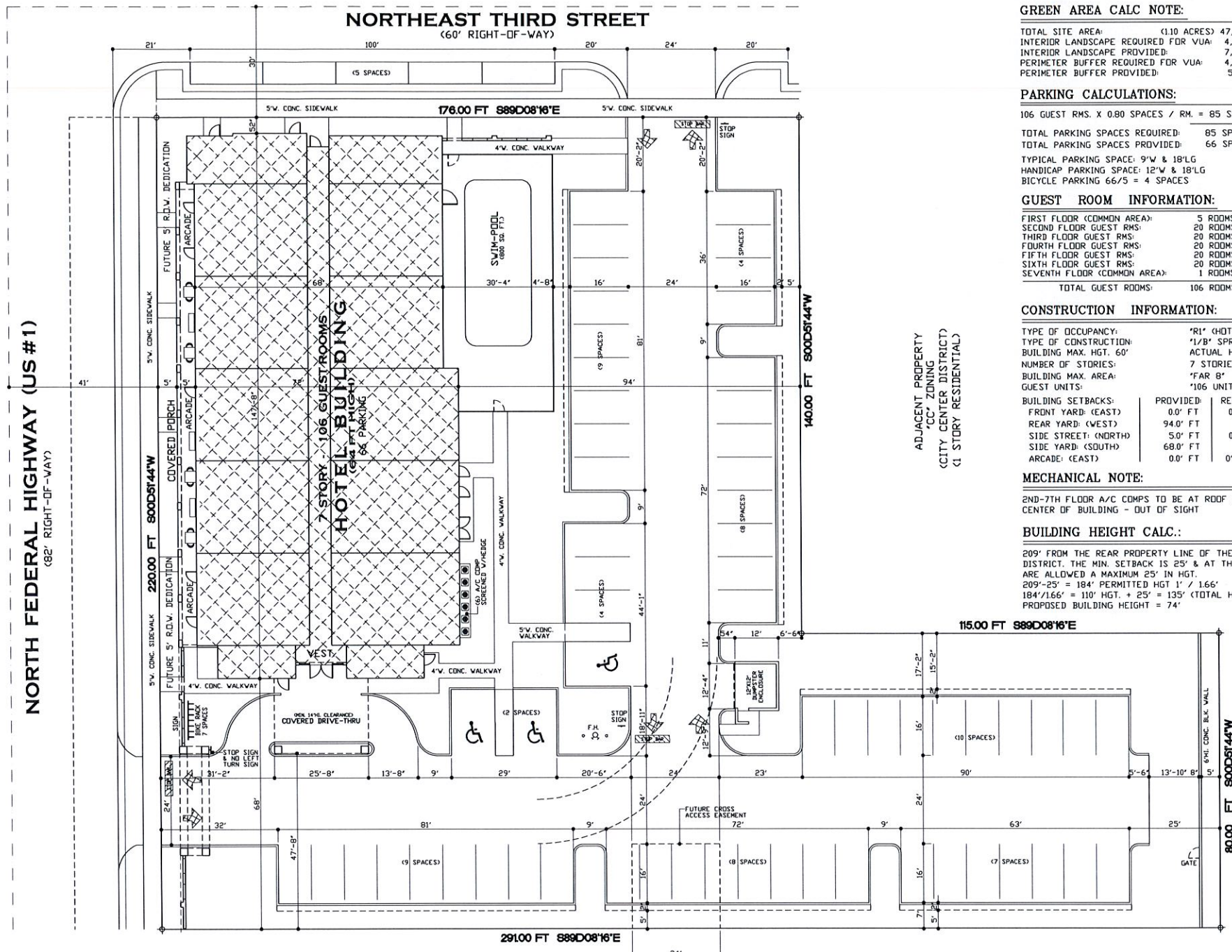


HNDCP PARKING TYP PARKING PARKING STALL PLANS

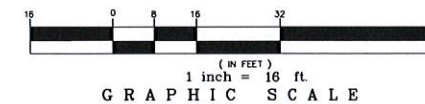
SCALE: 1/4" = 1'-0"

ADJACENT PROPERTY
'CC' ZONING
(CITY CENTER DISTRICT)
(1 STORY RETAIL)

NORTHEAST THIRD STREET
(60' RIGHT-OF-WAY)



ADJACENT PROPERTY
'CC' ZONING
(CITY CENTER DISTRICT)
(2 STORY RETAIL)



X STORY / XXX GUEST ROOM HOTEL BUILDING

SITE PLAN

SCALE: 1" = 16'-0"

PROJECT SITE INFORMATION:

CURRENT USE:	VACANT LAND
USE DESIGNATION:	INDUSTRIAL, RESEARCH, OFFICE & COMMERCIAL
SITE ZONING:	'CC'
UTILITIES PROVIDER:	CITY OF DANIA BEACH
GROSS SITE AREA:	(1.46 ACRES) 63,452 S.F.
NET SITE AREA:	(1.10 ACRES) 47,920 S.F.
BUILDING COVERAGE:	10,796 S.F. 22.5 %
DRIVE-THRU (LANDSCAPE & PATIO):	570 S.F. 1.2 %
PAVED (HARDSCAPE) AREA:	21,470 S.F. 44.8 %
GREEN (LANDSCAPE) AREA:	13,014 S.F. 27.2 %
POOL & DECK:	2,070 S.F. 4.3 %
BUILDING AREA:	67,508 S.F.
FLR/AREA RATIO:	67,508 S.F./47,920 S.F. = 1.41

GREEN AREA CALC NOTE:

TOTAL SITE AREA:	(1.10 ACRES) 47,920 S.F.	100.0 %
INTERIOR LANDSCAPE REQUIRED FOR VUA:	4,294 S.F.	20.0 %
INTERIOR LANDSCAPE PROVIDED:	7,896 S.F.	36.78 %
PERIMETER BUFFER REQUIRED FOR VUA:	4,294 S.F.	20.0 %
PERIMETER BUFFER PROVIDED:	5,118 S.F.	23.84 %

PARKING CALCULATIONS:

106 GUEST RMS. X 0.80 SPACES / RM. = 85 SPACES REQUIRED	
TOTAL PARKING SPACES REQUIRED:	85 SPACES (4 HNDCP)
TOTAL PARKING SPACES PROVIDED:	66 SPACES (3 HNDCP)
TYPICAL PARKING SPACE: 9'W & 18'LG	
HANDICAP PARKING SPACE: 12'W & 18'LG	
BICYCLE PARKING 66/5 = 4 SPACES	

GUEST ROOM INFORMATION:

FIRST FLOOR (COMMON AREA):	5 ROOMS
SECOND FLOOR GUEST RMS:	20 ROOMS
THIRD FLOOR GUEST RMS:	20 ROOMS
FOURTH FLOOR GUEST RMS:	20 ROOMS
FIFTH FLOOR GUEST RMS:	20 ROOMS
SIXTH FLOOR GUEST RMS:	20 ROOMS
SEVENTH FLOOR (COMMON AREA):	1 ROOMS
TOTAL GUEST ROOMS:	106 ROOMS

CONSTRUCTION INFORMATION:

TYPE OF OCCUPANCY:	'R1' (HOTEL)
TYPE OF CONSTRUCTION:	1/1'B' SPRINKLED
BUILDING MAX. HGT. 60'	ACTUAL HGT. 74'
NUMBER OF STORIES:	7 STORIES
BUILDING MAX. AREA:	'FAR 8'
GUEST UNITS:	'106 UNITS'
BUILDING SETBACKS:	PROVIDED: REQUIRED:
FRONT YARD: (EAST)	0.0' FT 0'-5' FT
REAR YARD: (WEST)	94.0' FT 0.0' FT
SIDE STREET: (NORTH)	5.0' FT 0'-5' FT
SIDE YARD: (SOUTH)	68.0' FT 0.0' FT
ARCADE: (EAST)	0.0' FT 0'-10' FT

MECHANICAL NOTE:

2ND-7TH FLOOR A/C COMPS TO BE AT ROOF DECK AT CENTER OF BUILDING - OUT OF SIGHT

BUILDING HEIGHT CALC.:

209' FROM THE REAR PROPERTY LINE OF THE RESIDENTIAL DISTRICT. THE MIN. SETBACK IS 25' & AT THE POINT WE ARE ALLOWED A MAXIMUM 25' IN HGT.
209'-25' = 184' PERMITTED HGT 1' / 1.66'
184'/1.66' = 110' HGT. + 25' = 135' (TOTAL HGT. PERMITTED)
PROPOSED BUILDING HEIGHT = 74'



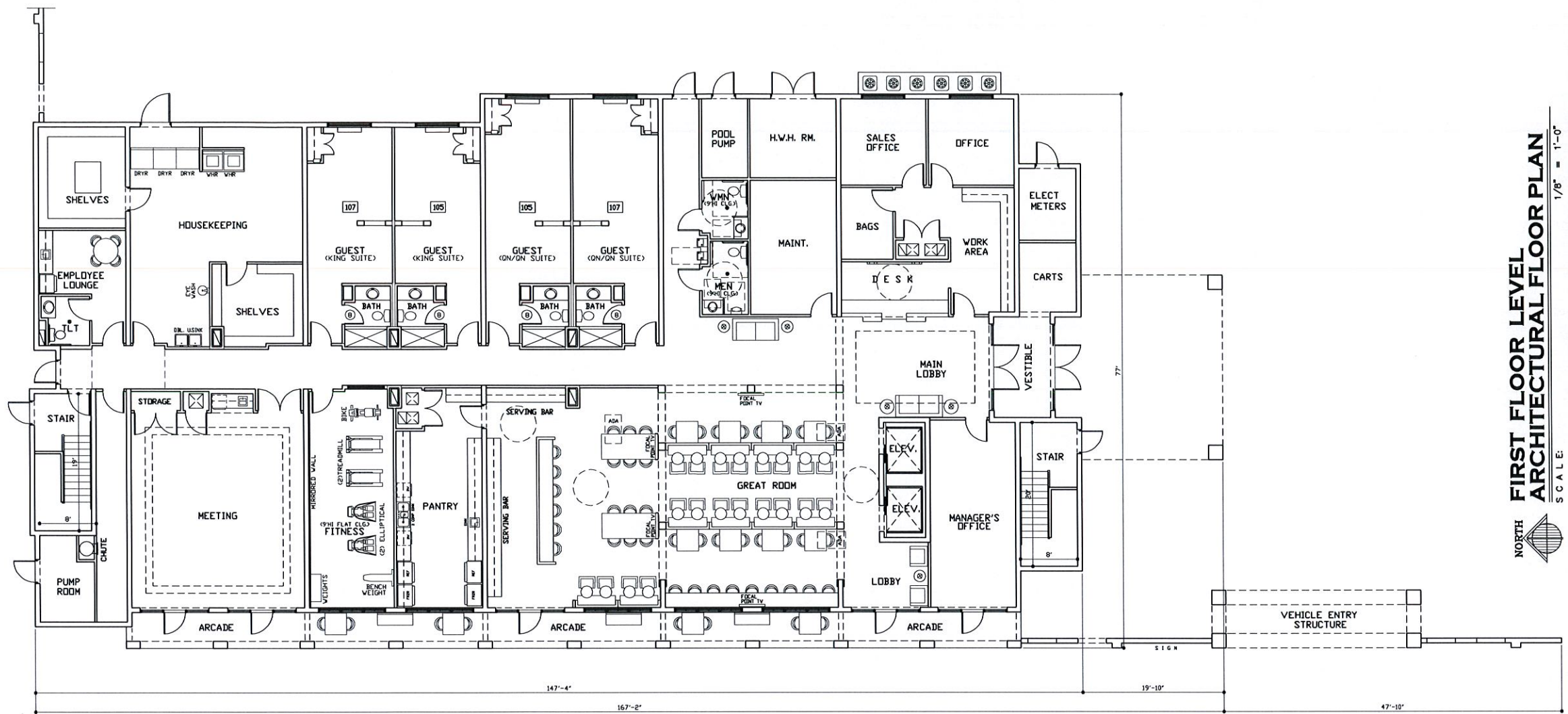
JAMES E. GILGENBACH ARCHITECTURE & PLANNING
SUITE 107 NEWPORT COMMERCE CENTER
1239 E NEWPORT CENTER DR DEERFIELD BEACH FLORIDA 33442

ARCHITECT
AR-7437

REVISIONS:

COMFORT SUITES DOWNTOWN DANIA
NEW 7 STORY HOTEL BUILDING
NORTH FEDERAL HWY & NE 3RD ST., BROWARD COUNTY, FLORIDA
DANIA BEACH, FLORIDA

DATE: 08 APR '16
PROJECT NO: 16 - A140
SHEET: of 16 A1



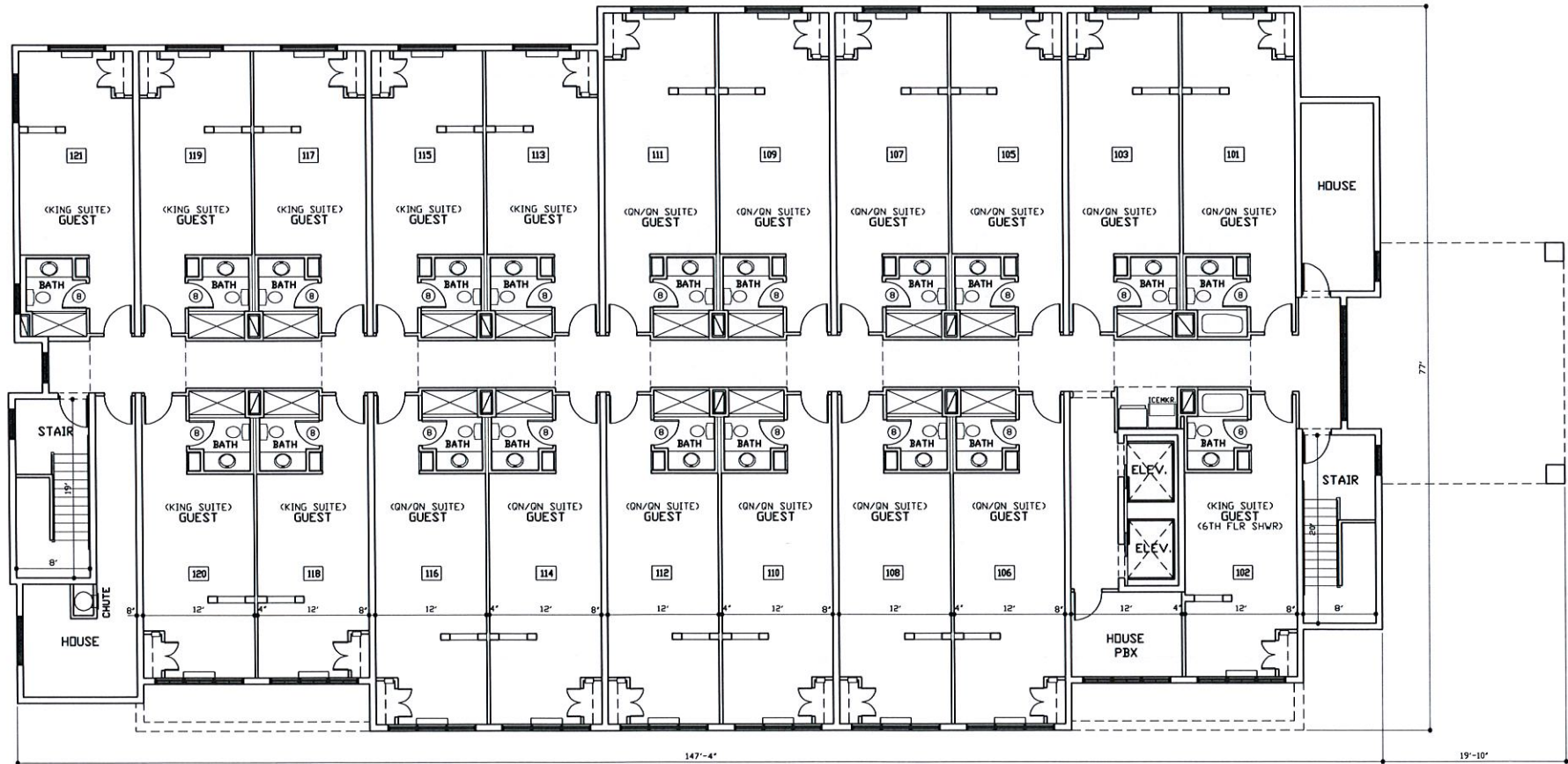
NORTH
**FIRST FLOOR LEVEL
 ARCHITECTURAL FLOOR PLAN**
 SCALE: 1/8" = 1'-0"

**JAMES E. GILGENBACH
 ARCHITECTURE & PLANNING**
 SUITE 107 NEWPORT COMMERCE CENTER
 1239 E NEWPORT CENTER DR FLORIDA 33442
 (954) 426 - 1652

ARCHITECT
 AR-7457

REVISIONS:

1. DRAWINGS ARE NOT TO BE USED FOR CONSTRUCTION UNLESS THEY HAVE BEEN REVIEWED AND APPROVED BY THE ARCHITECT. THE CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING ALL DIMENSIONS AND CONDITIONS OF ANY DISCREPANCIES. THE CONTRACTOR SHALL NOT BE RESPONSIBLE FOR ANY DISCREPANCIES OR OMISSIONS THAT MAY BE REVEALED BY THE CONTRACTOR. ALL DIMENSIONS HAVE BEEN VERIFIED BY THE CONTRACTOR. ALL DIMENSIONS HAVE BEEN REVIEWED AND ACCEPTED BY THE ARCHITECT.



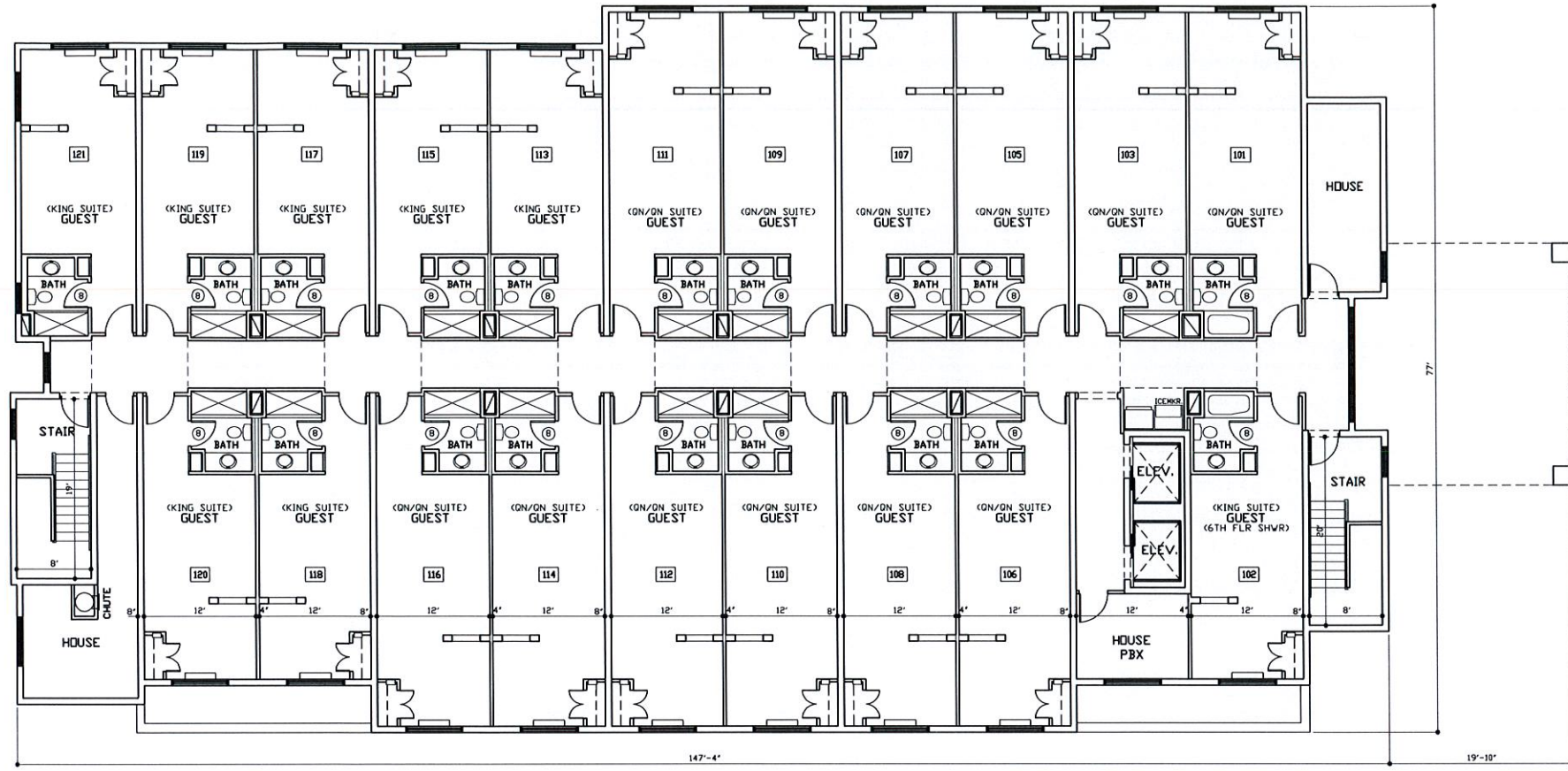
NORTH
**2ND FLOOR LEVEL
 ARCHITECTURAL FLOOR PLAN**
 SCALE: 1/8" = 1'-0"

NEW 7 STORY HOTEL BUILDING
COMFORT INN & SUITES
 302 NO FEDERAL HWY FLORIDA
 NORTH FEDERAL HWY & NE 3RD ST. DANIA BEACH, BROWARD COUNTY, FLORIDA

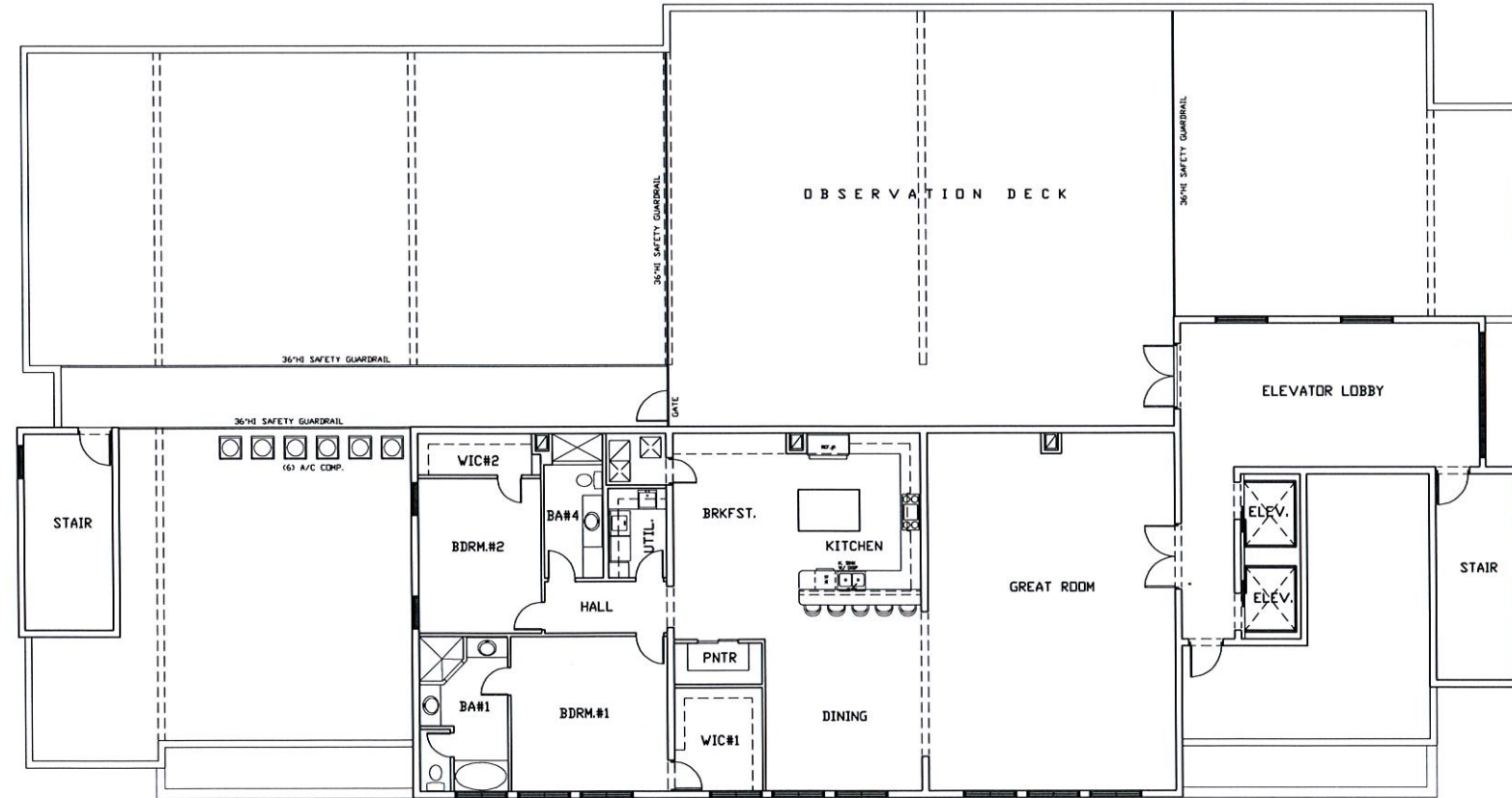
DATE: 08 APR 16
 PROJECT NO: 15 - 1140
 SHEET: 1
 of 5 **A2**

GUEST ROOM INFORMATION:

FIRST FLOOR GUEST RMS	5 ROOMS
SECOND FLOOR GUEST RMS	20 ROOMS
THIRD FLOOR GUEST RMS	20 ROOMS
FOURTH FLOOR GUEST RMS	20 ROOMS
FIFTH FLOOR GUEST RMS	20 ROOMS
SIXTH FLOOR GUEST RMS	20 ROOMS
SEVENTH FLOOR GUEST RMS	1 ROOMS
TOTAL GUEST ROOMS	106 ROOMS



3RD-6TH FLOOR LEVEL ARCHITECTURAL FLOOR PLAN
 NORTH
 SCALE: 1/8" = 1'-0"



7TH FLR LEVEL/PENTHOUSE ARCHITECTURAL FLOOR PLAN
 SCALE: 1/8" = 1'-0"

JAMES E. GILGENBACH ARCHITECTURE & PLANNING
 SUITE 107 NEWPORT COMMERCE CENTER
 1239 E NEWPORT CENTER DR DEERFIELD BEACH FLORIDA 33442
 (954) 428-1652

ARCHITECT
 AR-7457

REVISIONS:

1. DRAWINGS ARE NOT TO BE SCALED. WRITTEN DIMENSIONS HAVE PRECEDENCE OVER ALL SCALED DIMENSIONS.
 2. CONTRACTOR TO VERIFY ALL DIMENSIONS & VERIFY ACCURACY OF ANY DISCREPANCIES. CONTRACTOR SHALL BE PROTECTED WITH SAID DISCREPANCIES HAVE BEEN REVIEWED BY ARCHITECT.
 3. NO MATERIALS OR SYSTEMS ARE TO BE FABRICATED UNTIL ALL DIMENSIONS HAVE BEEN VERIFIED BY THE CONTRACTOR & SHOP DRAWINGS HAVE BEEN REVIEWED & ACCEPTED BY THE ARCHITECT.

COMFORT INN & SUITES
 NEW 7 STORY HOTEL BUILDING
 302 NO FEDERAL HWY DANIA BEACH, FLORIDA
 NORTH FEDERAL HWY & NE 3RD ST, BROWARD COUNTY, FLORIDA

DATE: 08 APR '16
 PROJECT NO: 15 - A140
 SHEET: of 5 **A3**



JAMES E. GILGENBACH
ARCHITECTURE & PLANNING
 SUITE 107 NEWPORT COMMERCE CENTER
 1239 E NEWPORT CENTER DR DEERFIELD BEACH
 FLORIDA 33442
 (954) 426-1852

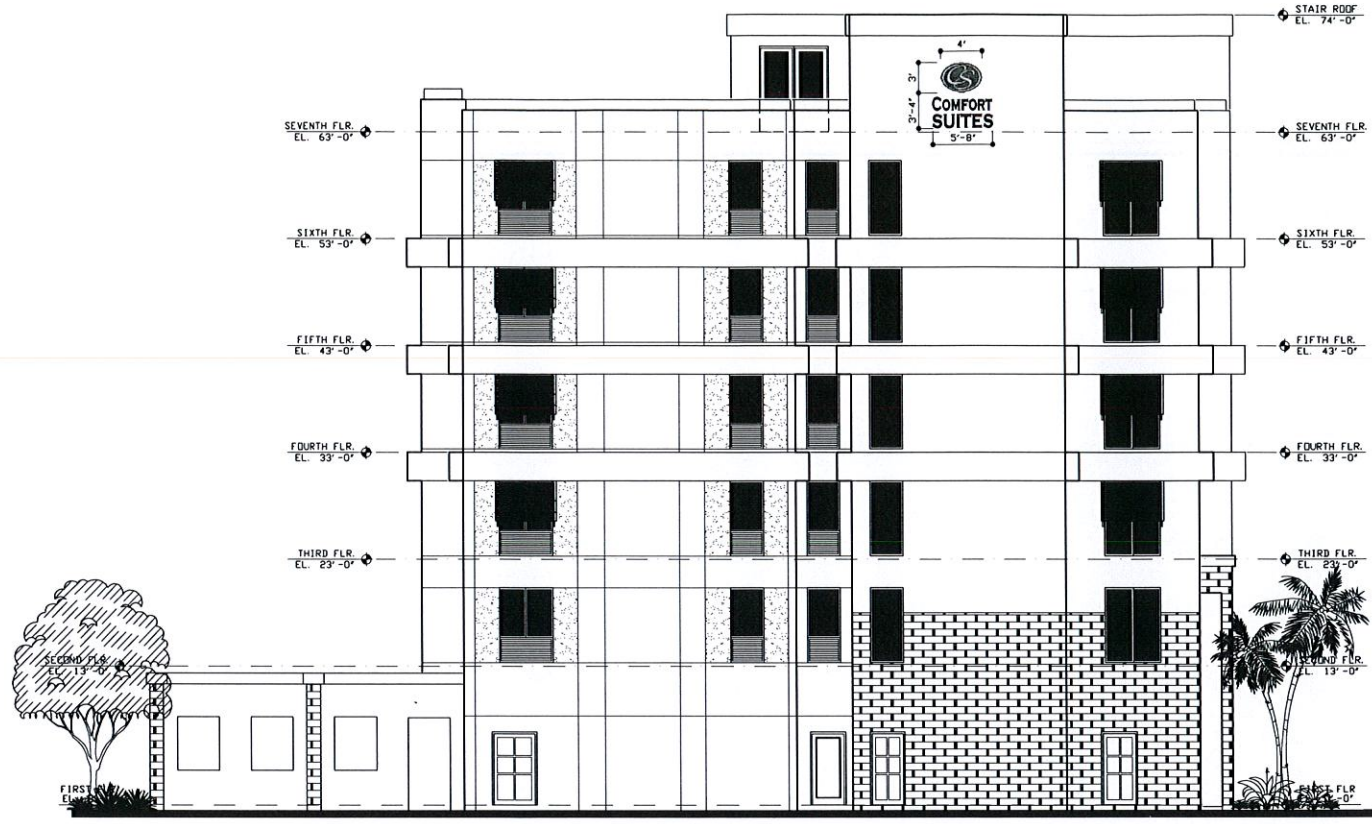
ARCHITECT
 AR-7457

REVISIONS:

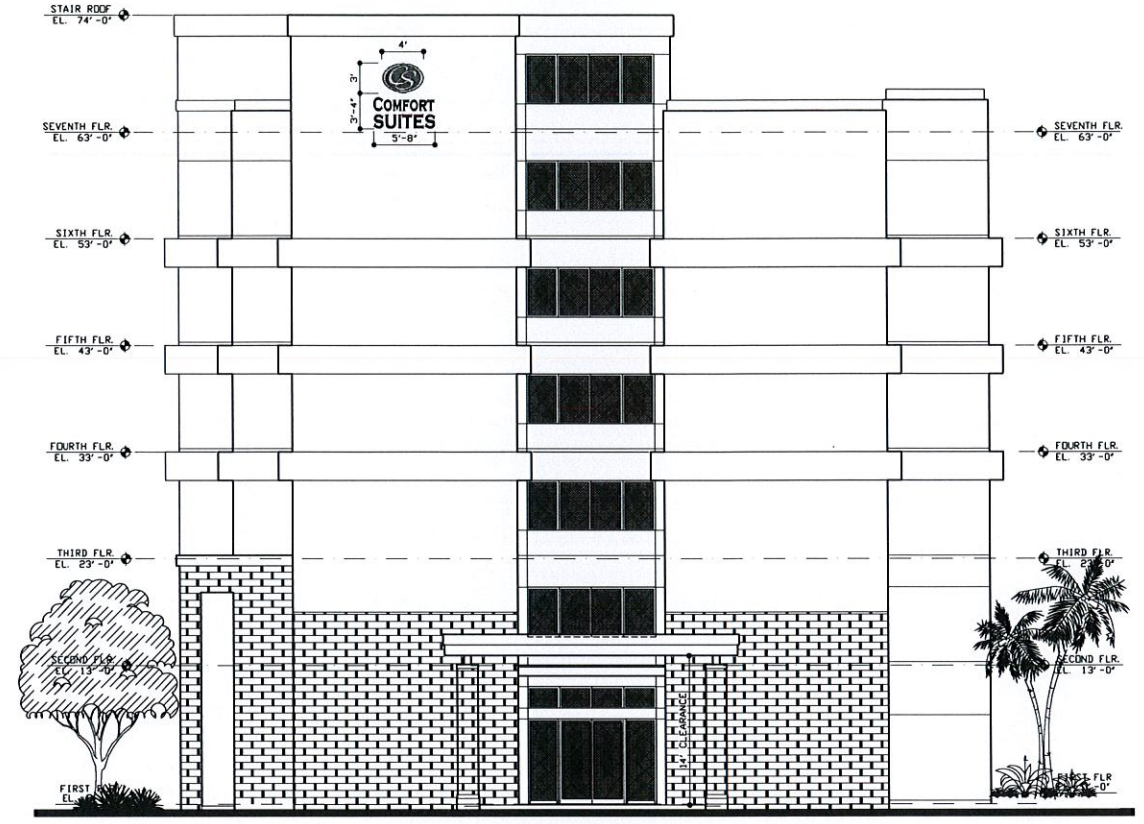
1. DRAWINGS ARE NOT TO BE SCALED. LISTED DIMENSIONS HAVE PRECEDENCE OVER ALL SCALED DIMENSIONS.
 2. CONTINUOUS TO VERIFY DIMENSIONS & HAVE ARCHITECT OF ANY DISCREPANCIES. DIMENSIONS SHALL BE PRECEDENCE OVER ALL SCALED DIMENSIONS.
 3. ALL DIMENSIONS HAVE BEEN VERIFIED BY THE CONTRACTOR & SHOP DRAWINGS HAVE BEEN REVIEWED & ACCEPTED BY THE ARCHITECT.

NEW 7 STORY HOTEL BUILDING
COMFORT SUITES DOWNTOWN DANIA
 NORTH FEDERAL HWY & NE 3RD ST, DANIA BEACH, BROWARD COUNTY, FLORIDA
 302 NO FEDERAL HWY

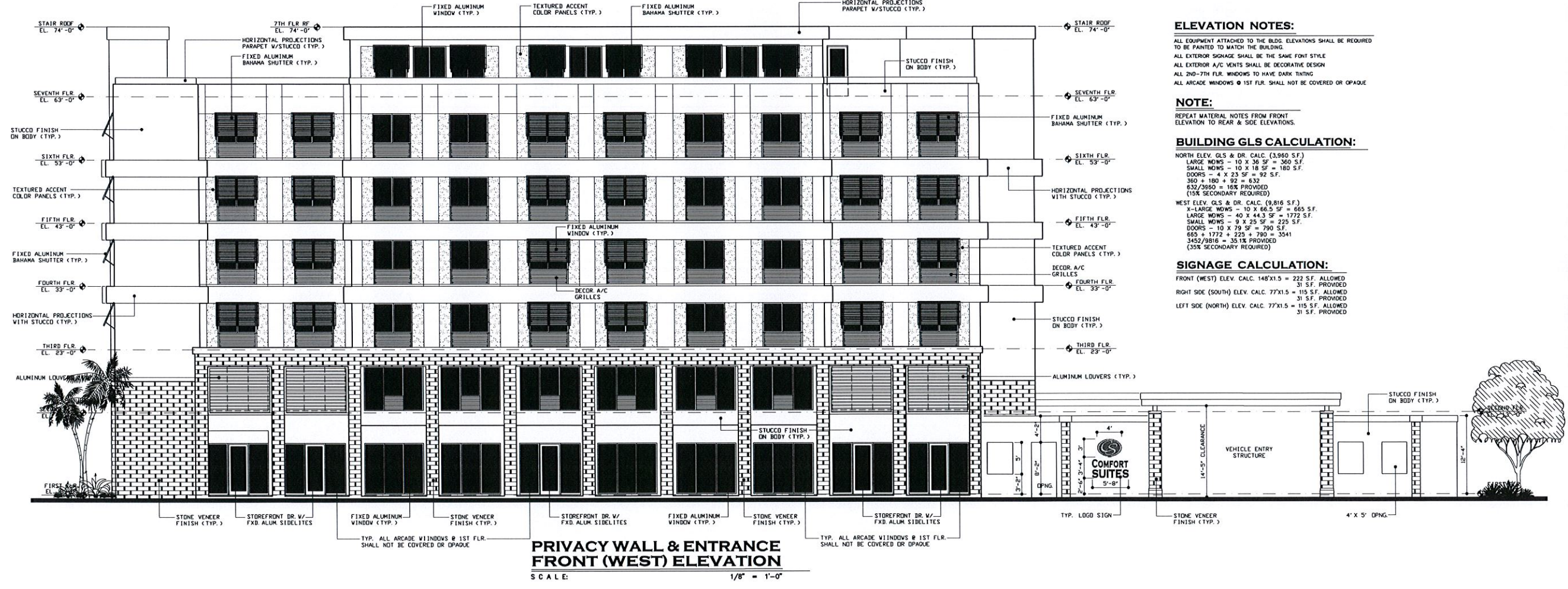
DATE: 08 APR '18
 PROJECT NO: 15 - A140
 SHEET: of 5 **A4**



LEFT SIDE (NORTH) ELEVATION
 SCALE: 1/8" = 1'-0"



RIGHT SIDE (SOUTH) ELEVATION
 SCALE: 1/8" = 1'-0"



PRIVACY WALL & ENTRANCE FRONT (WEST) ELEVATION
 SCALE: 1/8" = 1'-0"

ELEVATION NOTES:

ALL EQUIPMENT ATTACHED TO THE BLDG. ELEVATIONS SHALL BE REQUIRED TO BE PAINTED TO MATCH THE BUILDING.
 ALL EXTERIOR SIGNAGE SHALL BE THE SAME FONT STYLE
 ALL EXTERIOR A/C VENTS SHALL BE DECORATIVE DESIGN
 ALL 2ND-7TH FLR. WINDOWS TO HAVE DARK TINTING
 ALL ARCADE WINDOWS @ 1ST FLR. SHALL NOT BE COVERED OR OPAQUE

NOTE:

REPEAT MATERIAL NOTES FROM FRONT ELEVATION TO REAR & SIDE ELEVATIONS.

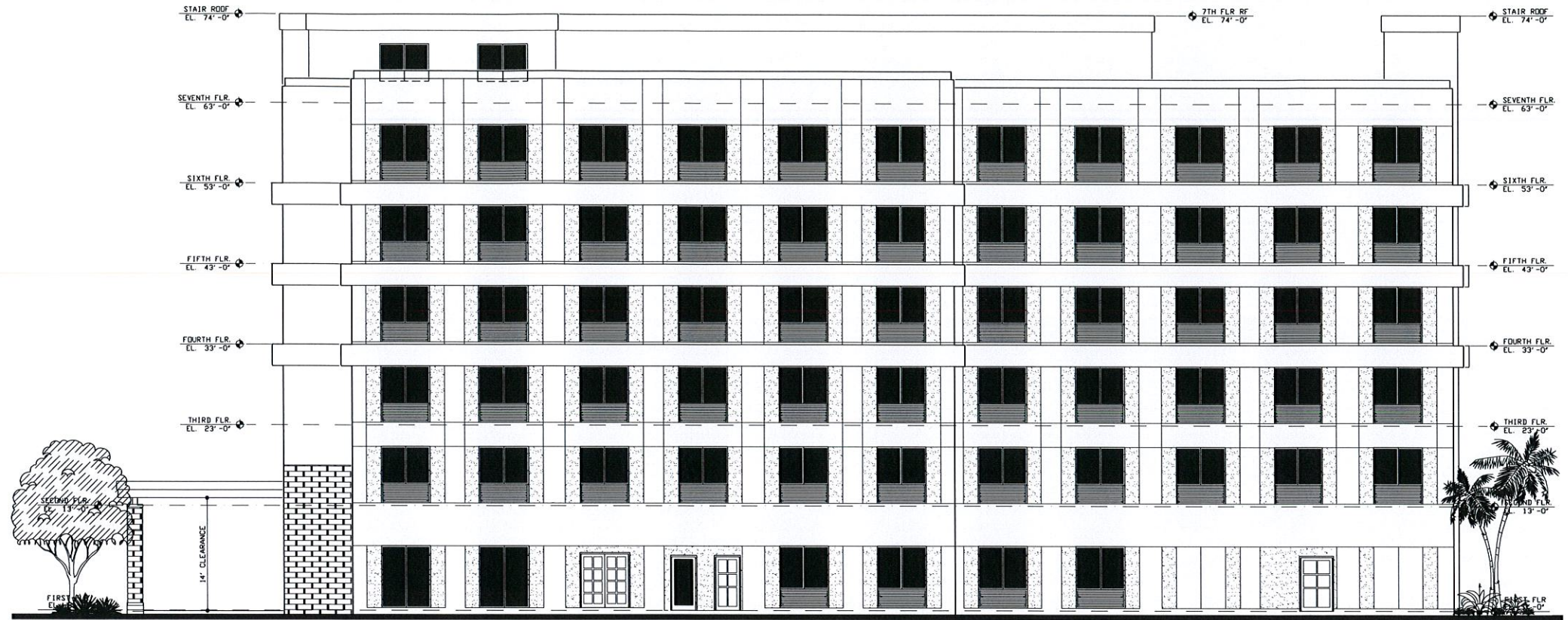
BUILDING GLS CALCULATION:

NORTH ELEV. GLS & DR. CALC. (3,960 S.F.)
 LARGE WOMS - 10 X 36 SF = 360 S.F.
 SMALL WOMS - 10 X 18 SF = 180 S.F.
 DOORS - 4 X 23 SF = 92 S.F.
 360 + 180 + 92 = 632
 632/360 = 18% PROVIDED
 (15% SECONDARY REQUIRED)
 WEST ELEV. GLS & DR. CALC. (9,816 S.F.)
 X-LARGE WOMS - 10 X 66.5 SF = 665 S.F.
 LARGE WOMS - 40 X 44.3 SF = 1772 S.F.
 SMALL WOMS - 9 X 25 SF = 225 S.F.
 DOORS - 10 X 29 SF = 290 S.F.
 665 + 1772 + 225 + 290 = 3552
 3552/9816 = 35.1% PROVIDED
 (35% SECONDARY REQUIRED)

SIGNAGE CALCULATION:

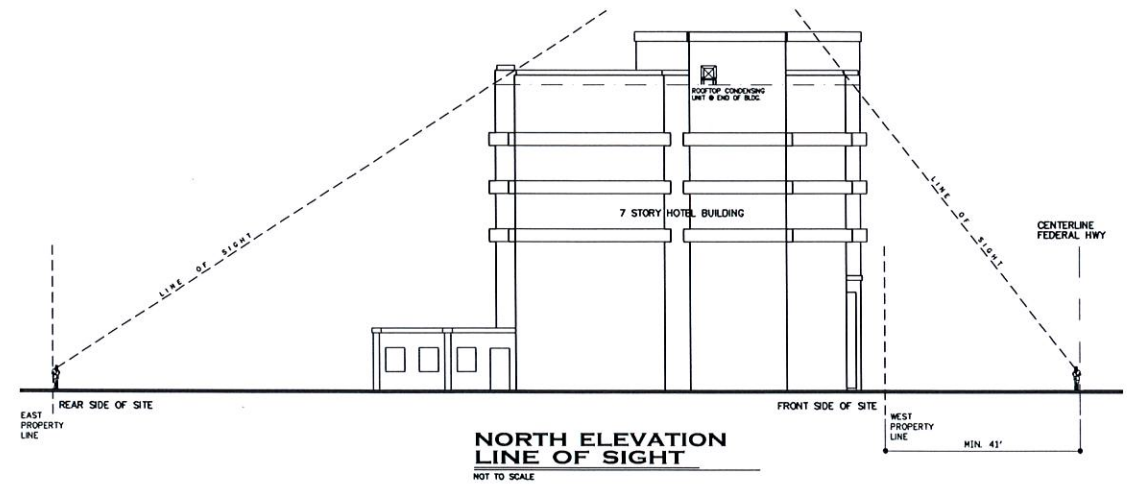
FRONT (WEST) ELEV. CALC. 148'X1.5 = 222 S.F. ALLOWED 31 S.F. PROVIDED
 RIGHT SIDE (SOUTH) ELEV. CALC. 77'X1.5 = 115 S.F. ALLOWED 31 S.F. PROVIDED
 LEFT SIDE (NORTH) ELEV. CALC. 77'X1.5 = 115 S.F. ALLOWED 31 S.F. PROVIDED

15A140-L1



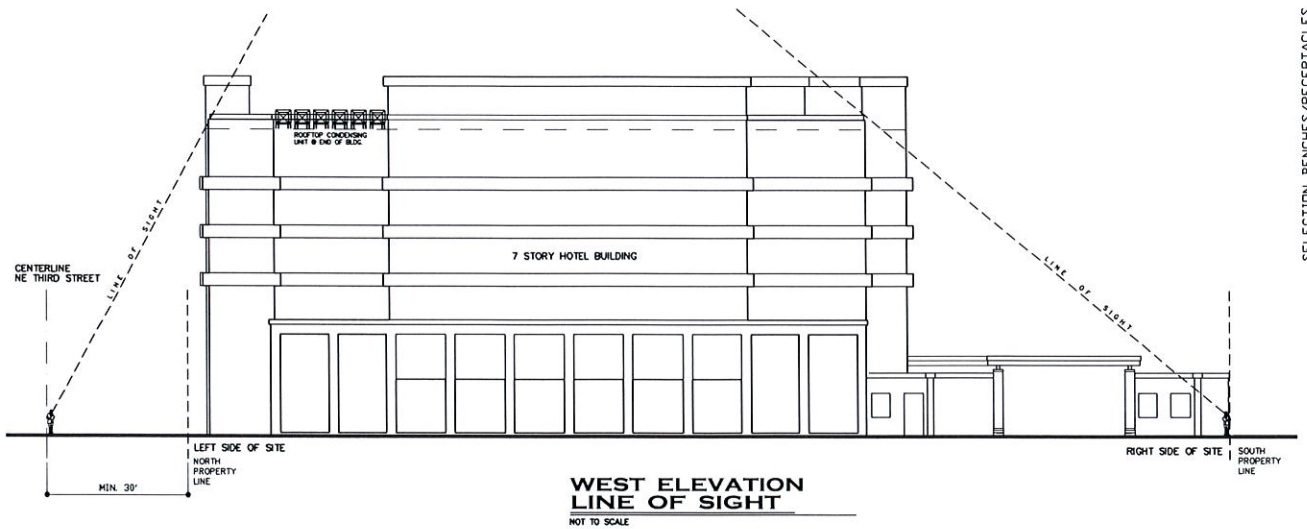
REAR (EAST) ELEVATION

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



NORTH ELEVATION LINE OF SIGHT

NOT TO SCALE



WEST ELEVATION LINE OF SIGHT

NOT TO SCALE

CITY OF DANIA BEACH COMMUNITY REDEVELOPMENT AGENCY REDEVELOPMENT PLAN

CONCEPTUAL LANDSCAPE PLAN BENCHES/TRASH RECEPTACLES

	HARDSCAPE TYPE	MANUFACTURER	COLOR/SPECS	LOCATION (Subarea)
	Bench	Landscape Forms	Lakeland Bench Backed/Padded Fenestration/Olive	Bus Stops Along Massive Corridors & Public Plaza
	Bench	Victor Stanley	GreenSita Series CM-138/Green	Bus Stops Along Massive Corridors & Public Plaza
	Receptacle	Landscape Forms	Lakeland 90 Gall./Side Opening/Plain Panel/Free Standing/Olive	Bus Stops Along Massive Corridors & Public Plaza
	Receptacles	Victor Stanley	Iron Sites Series S-42 Receptacle S-20 Ash Um	Bus Stops Along Massive Corridors & Public Plaza
	Lighted Bollard	Bevans	Brass Park	

CITY OF DANIA BEACH COMMUNITY REDEVELOPMENT AGENCY REDEVELOPMENT PLAN

CONCEPTUAL LANDSCAPE PLAN HARDSCAPE MATERIALS

	HARDSCAPE TYPE	MANUFACTURER	COLOR/SPECS	LOCATION (Subarea)
	Concrete Pavers		Coyote Aggregate Sand/Black Finish	Sidewalk
	Concrete Pavers		Rock Top Finish	Sidewalk & Plaza
	Concrete Pavers	Hansen	Red/Tan Plain Series	Corridors & Urban Plaza
	Concrete Pavers	Hansen	Red/Yellow/Charcoal Plain Series	Corridors & Urban Plaza
	Concrete Pavers	Hansen	Sandstone Shell Stone Plaza Series	Colored Paving Accents
	Concrete Pavers	Hansen	Ocean Blue	Colored Paving Accents

15A140-L2



JAMES E. GILGENBACH ARCHITECTURE & PLANNING
 SUITE 107 NEWPORT COMMERCE CENTER
 1239 E NEWPORT CENTER DR DEERFIELD BEACH FLORIDA 33442
 (954) 426 - 1652

ARCHITECT AR-7457

REVISIONS:

1. DRAWINGS ARE NOT TO BE SCALED. WRITTEN DIMENSIONS HAVE PRECEDENCE OVER ALL SCALED DIMENSIONS. 2. CONTRACTOR TO VERIFY ALL DIMENSIONS & FINISHES. 3. CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING ALL DIMENSIONS & FINISHES. 4. ALL DIMENSIONS & FINISHES TO BE FABRICATED UNLESS OTHERWISE NOTED. 5. ALL DIMENSIONS & FINISHES TO BE REVIEWED & ACCEPTED BY THE ARCHITECT.

COMFORT INN & SUITES
 NEW 7 STORY HOTEL BUILDING
 NORTH FEDERAL HWY & NE 3RD ST. 302 NO FEDERAL HWY
 DANIA BEACH, BROWARD COUNTY, FLORIDA

DATE: 08 APR '18
 PROJECT NO: 15 A140
 SHEET: 5 A5

BOUNDARY, TOPOGRAPHIC & TREE SURVEY

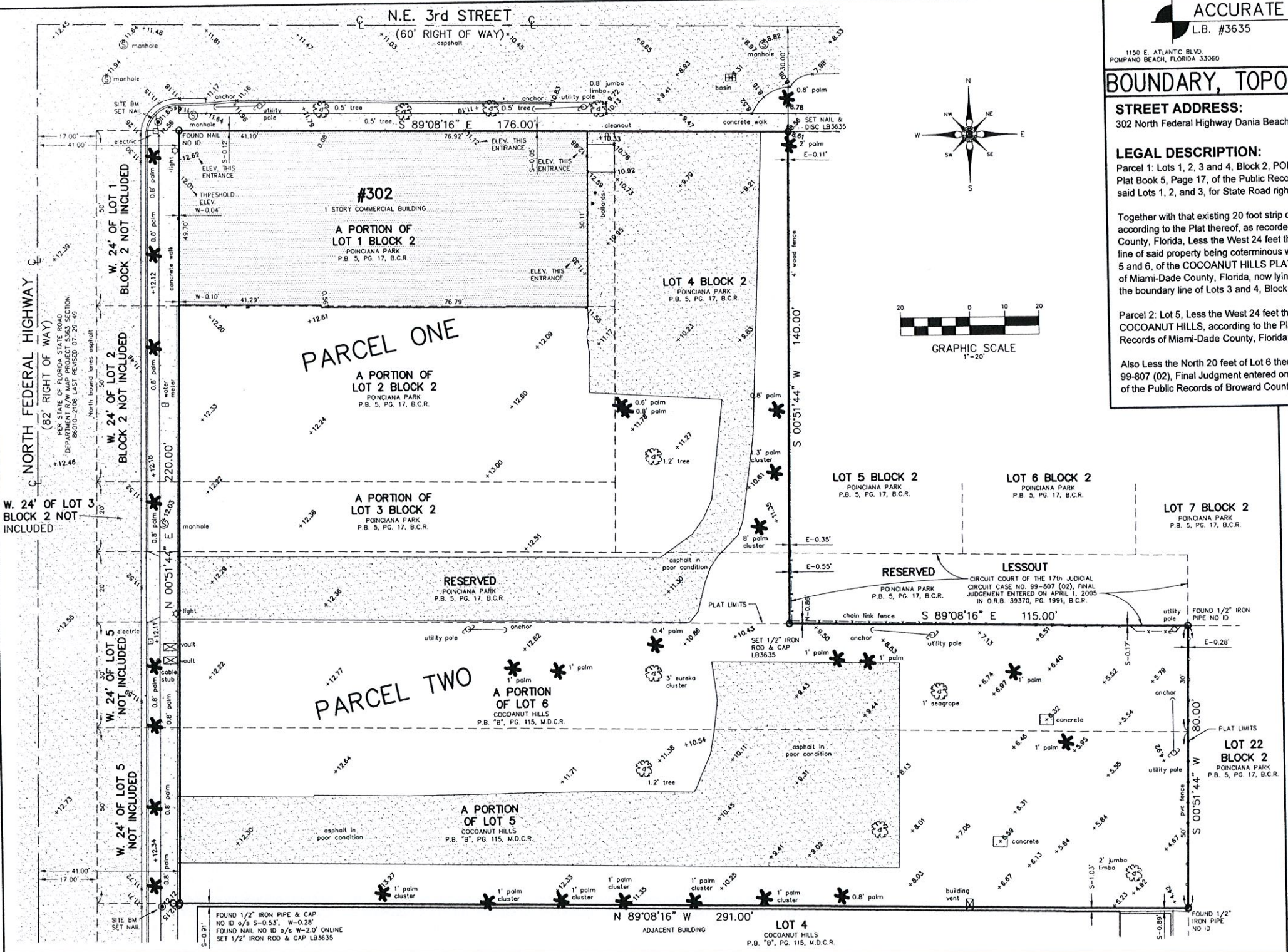
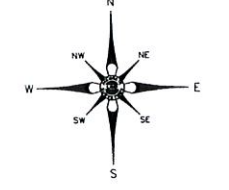
STREET ADDRESS:
302 North Federal Highway Dania Beach, Florida 33004

LEGAL DESCRIPTION:
Parcel 1: Lots 1, 2, 3 and 4, Block 2, POINCIANA PARK, according to the Plat thereof, as recorded in Plat Book 5, Page 17, of the Public Records of Broward County, Florida, Less the West 24 feet of said Lots 1, 2, and 3, for State Road right-of-way.

Together with that existing 20 foot strip of land marked "Reserved" in Block 2, of POINCIANA PARK, according to the Plat thereof, as recorded in Plat Book 5, Page 17, of the Public Records of Broward County, Florida, Less the West 24 feet thereof for State Road right-of-way, the Southern boundary line of said property being coterminous with a line 30 feet North of the common boundary line of Lots 5 and 6, of the COCOANUT HILLS PLAT, recorded in Plat Book B, Page 115, of the Public Records of Miami-Dade County, Florida, now lying and being in Broward County, Florida, and contiguous with the boundary line of Lots 3 and 4, Block 2, of said POINCIANA PARK on the North of said strip.

Parcel 2: Lot 5, Less the West 24 feet thereof, and Lot 6, Less the West 24 feet thereof, of COCOANUT HILLS, according to the Plat thereof, recorded in Plat Book "B", Page 115, of the Public Records of Miami-Dade County, Florida; said land now lying and being in Broward County, Florida.

Also Less the North 20 feet of Lot 6 thereof, per Circuit Court of the 17th Judicial Case No. 99-807 (02), Final Judgment entered on April 1, 2005 and recorded in O.R. Book 39370, Page 1991, of the Public Records of Broward County, Florida.



LEGEND OF ABBREVIATIONS:

- Δ = CENTRAL ANGLE
- A = ARC LENGTH
- CB = CHORD BEARING
- R = RADIUS
- RW = RIGHT OF WAY
- P.C. = POINT OF CURVATURE
- P.T. = POINT OF TANGENCY
- WM = WATER METER
- OH = OVERHANG
- N = NORTH
- S = SOUTH
- E = EAST
- W = WEST
- CONC. = CONCRETE
- D.B. = DEED BOOK
- CLF = CHAIN LINK FENCE
- BLVD. = BOULEVARD
- ENCH. = ENCH.
- I.P. = IRON PIPE
- I.R. = IRON ROD
- P.R.M. = PERMANENT REFERENCE MONUMENT
- N.A.V.D. = NORTH AMERICAN VERTICAL DATUM
- U.E. = UTILITY EASEMENT
- D.E. = DRAINAGE EASEMENT
- A.E. = ANCHOR EASEMENT
- MAINT. = MAINTENANCE
- ESMT. = EASEMENT
- ELEV. = ELEVATION
- B.M. = BENCHMARK
- +100' = ELEVATIONS BASED ON N.A.V.D.
- SQ. FT. = SQUARE FEET
- P.C.P. = PERMANENT CONTROL POINT
- P.B.C.R. = PALM BEACH COUNTY RECORDS
- P. = PLAT
- N&D = NAIL & DISC
- P.O.C. = POINT OF COMMENCEMENT
- P.O.B. = POINT OF BEGINNING
- A/C = AIR CONDITIONER
- FND. = FOUND
- CHATT. = CHATTAHOOCHEE
- F.P.L. = FLORIDA POWER & LIGHT
- B.C.R. = BROWARD COUNTY RECORDS
- D.C.S. = DADE COUNTY RECORDS
- P.B. = PLAT BOOK
- O.R.B. = OFFICIAL RECORDS BOOK
- F.F. = FINISHED FLOOR
- GAR. = GARAGE
- C/L = CENTERLINE
- MH = MANHOLE

CERTIFY TO:
Dania Investment Group, LLC, a Florida limited liability company

This survey supercedes all previous surveys. All surveys of this property prior to 12-01-15 are hereby null and void and should not be used for design or construction.

NOTES:

- Unless otherwise noted field measurements are in agreement with record measurements.
- Bearings shown hereon are based on an assumed bearing of South 89°08'16" East along the centerline of N.E. 3rd Street.
- The lands shown hereon were not abstracted for ownership, rights of way, easements, or other matters of records by Accurate Land Surveyors, Inc.
- Ownership of fences and walls if any are not determined.
- This survey is the property of Accurate Land Surveyors, Inc. and shall not be used or reproduced in whole or in part without written authorization.
- This survey is made for the exclusive use of the certified hereon, to be valid one year from the date of survey as shown hereon.

FLOOD INFORMATION:
Community name and number: Dania Beach 120034
Map and parcel number: 12011C0567H
Panel date: 08-18-14
Index date: 08-18-14
Flood zone: "X"
Base flood elevation: N/A

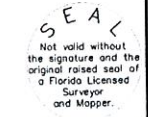
BENCHMARK INFORMATION:
NGS Station D 239
Elevation = 15.78' NAVD1988

DATE OF FIELD SURVEY: 02-28-06	DRAWN BY: TW	
FIELD BOOK: 2272-50	CHECKED BY: JDS	
REVISIONS	DATE	BY
BOUNDARY, TOPOGRAPHIC & TREE RESURVEY 15-4370	12-01-15	MLW

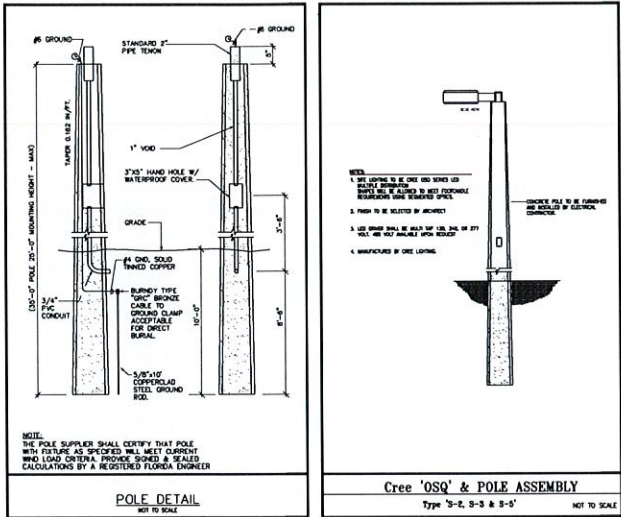
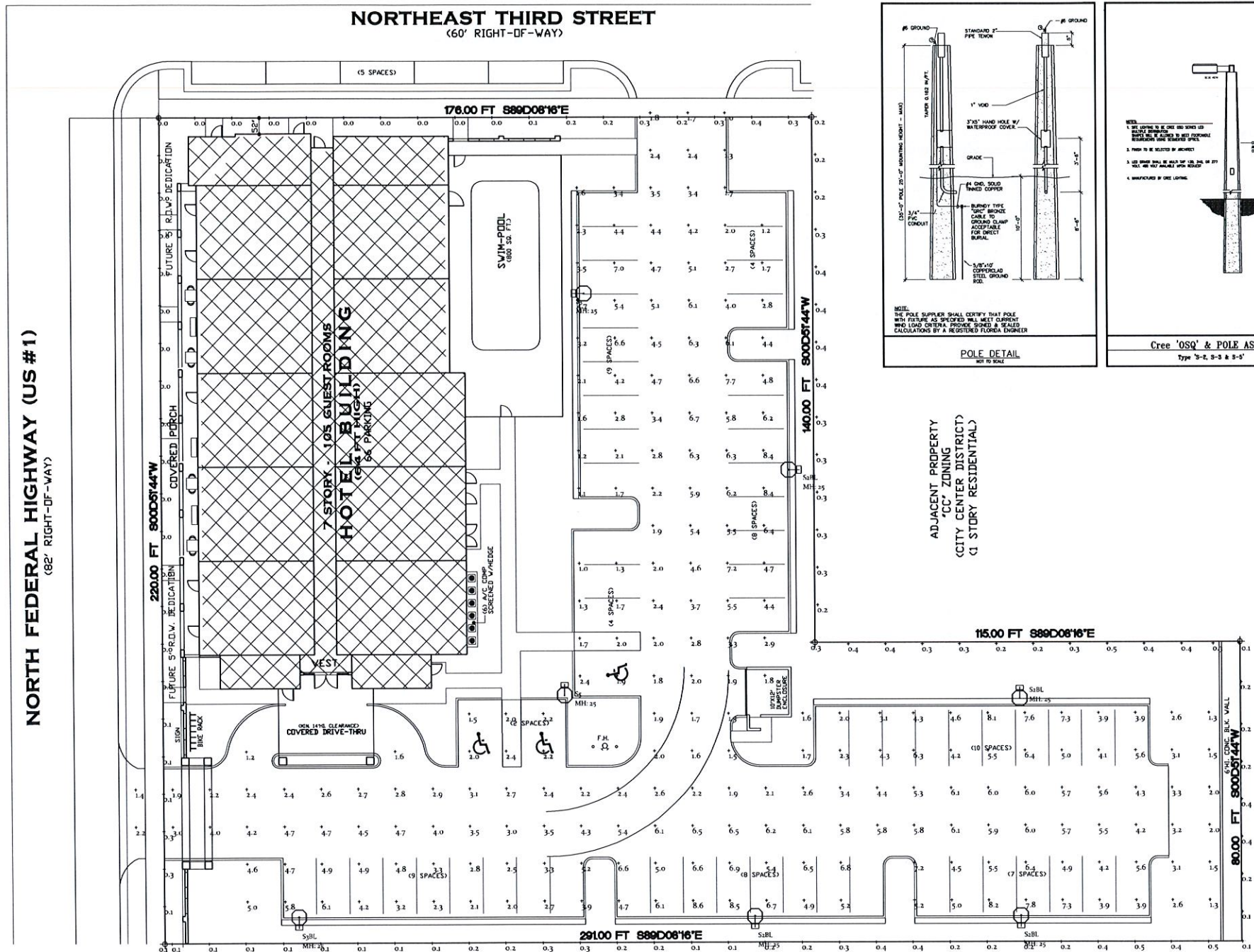
CERTIFICATION:
This is to certify that I have recently surveyed the property described in the foregoing title caption and have set or found monuments as indicated on this sketch and that said above ground survey and sketch are accurate and correct to the best of my knowledge and belief. I further certify that this survey meets Minimum Technical Standards under Rule 5J-17.052 adopted by the Florida Board of Land Surveyors, January 11, 2010.

Robert L. Thompson
ROBERT L. THOMPSON (PRESIDENT)
PROFESSIONAL SURVEYOR AND MAPPER No. 3869 - STATE OF FLORIDA

SHEET 1 OF 1 SCALE 1"=20' SKETCH NUMBER SU-15-06-1000



ADJACENT PROPERTY
 "CC" ZONING
 (CITY CENTER DISTRICT)
 (1 STORY RETAIL)



ADJACENT PROPERTY
 "CC" ZONING
 (CITY CENTER DISTRICT)
 (1 STORY RESIDENTIAL)

ADJACENT PROPERTY
 "NBHD-RES" ZONING
 (CITY CENTER DISTRICT)
 (1 STORY RESIDENTIAL)

ADJACENT PROPERTY
 "CC" ZONING
 (CITY CENTER DISTRICT)
 (2 STORY RETAIL)

Symbol	Qty	Label	LLF	Description	Lum. Watts	Total Watts	Lum. Lumens
S2BL	4	S2BL	0.950	CREE OSQ A xx 2ME S 57K-UL w OSQ-BLSLF	223	892	19867
S3	1	S3	0.950	CREE OSQ A xx 3ME S 57K	223	223	22942
S3BL	1	S3BL	0.950	CREE OSQ A xx 3ME S 57K-UL w OSQ-BLSLF	223	223	19631
S5	1	S5	0.950	CREE OSQ A xx 5ME S 57K	223	223	20634

Calculation Summary							
Label	CalcType	Units	Avg	Max	Min	Avg/Min	Max/Min
Parking	Illuminance	Fc	3.98	8.6	1.0	3.98	8.60

PHOTOMETRIC SITE PLAN

SCALE: 1" = 16'-0"



JAMES E. GILGENBACH
 ARCHITECTURE & PLANNING
 SUITE 107 NEWPORT COMMERCE CENTER
 1239 E NEWPORT CENTER DR DEERFIELD BEACH
 FLORIDA 33442
 (954) 426-1852

ARCHITECT
 AR-7457

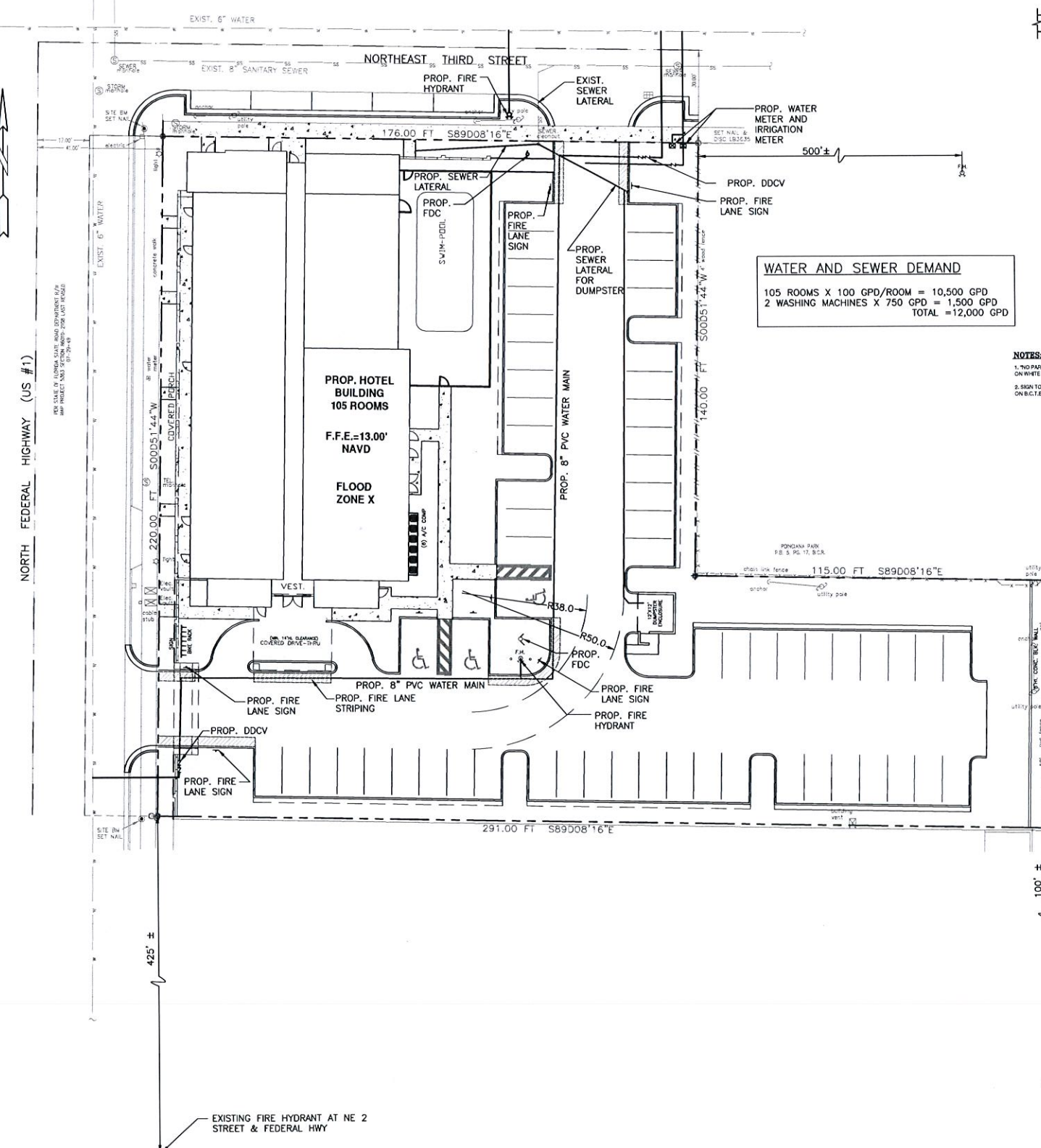
REVISIONS:

1. DRAWINGS ARE NOT TO BE
 SCALE. WRITER PROCEEDS
 WITH PROCEEDING OVER ALL
 SCALED DRAWINGS.
 2. CONTRACTOR TO VERIFY ALL
 DIMENSIONS AND MAKE ADJUSTMENTS
 OF ANY DIMENSIONS.
 CONTRACTOR SHALL BE RESPONSIBLE
 FOR ALL DIMENSIONS AND SHALL
 VERIFY ALL DIMENSIONS WITH
 THE ARCHITECT. ALL DIMENSIONS
 SHALL BE VERIFIED BY THE CONTRACTOR
 & SHIP DRAWINGS HAVE BEEN
 REVIEWED & ACCEPTED BY
 THE ARCHITECT.

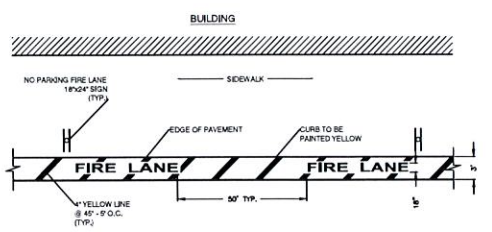
COMFORT SUITES DOWNTOWN DANIA
 NEW 7 STORY HOTEL BUILDING
 NORTH FEDERAL HWY & BROWARD COUNTY,
 DANIA BEACH, FLORIDA
 302 NO FEDERAL HWY

DATE: 08 APR '16
 PROJECT NO: 16 - A140
 SHEET: PH
 of 1

1/20/14-20/14-30-CL.DWG NKW 07/07/14

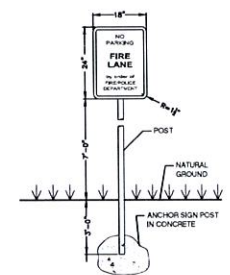


WATER AND SEWER DEMAND
 105 ROOMS X 100 GPD/ROOM = 10,500 GPD
 2 WASHING MACHINES X 750 GPD = 1,500 GPD
 TOTAL = 12,000 GPD



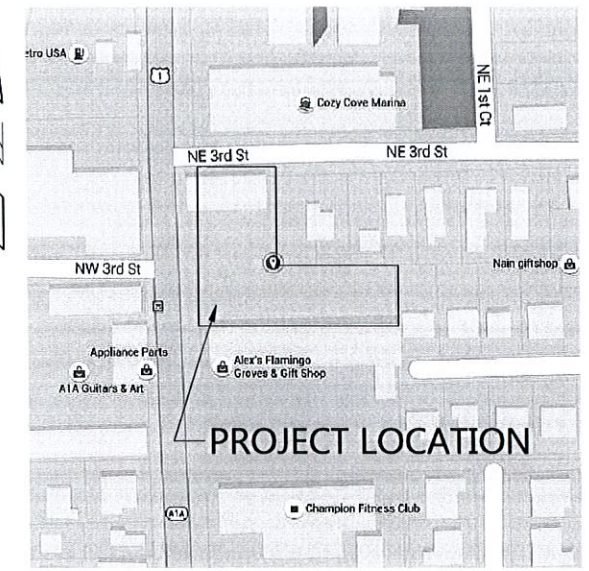
NOTES:
 1. ALL PAVEMENT MARKING SHALL BE OF THERMOPLASTIC PAINT.

FIRE LANE STRIPING DETAIL
 N.T.S.



NOTES:
 1. NO PARKING FIRE LANE BY ORDER OF FIRE/POLICE DEPARTMENT SIGN AT MAX 12\"/>

FIRE LANE DETAIL
 N.T.S.



LOCATION MAP
 NOT TO SCALE

LEGAL DESCRIPTION:

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LEGEND

- EXISTING PIPING AND APPURTENANCES
- EXISTING BACKFLOW PREVENTOR
- CB EXISTING CATCH BASIN
- CO EXISTING CLEANOUT
- 7.10 EXISTING ELEVATION
- GM EXISTING GAS METER
- GT EXISTING GREASE TRAP
- LP EXISTING CONCRETE LIGHT POLE
- MH EXISTING MANHOLE (AS DESIGNATED)
- MW EXISTING MONITORING WELL
- SIGN EXISTING SIGN (AS INDICATED)
- VB EXISTING VALVE BOX
- WM EXISTING WATER METER
- WPP EXISTING WOOD POWER POLE
- X - EXISTING FENCE

CONCEPTUAL WATER AND SEWER
 SCALE: 1" = 20'

FINAL APPROVAL		P.L.A. REG. ENG. NO. 41831	
DRAWN BY: NKW	DESIGNED BY: SCH	DATE: 03/07/16	FIELD BOOK: N.A.
HOLLAND ENGINEERING INC. engineers civil 3000 HOLLYWOOD BLVD., STE. 303 - HOLLYWOOD - FL - 33021 (954)367-0371 • (954)367-0372 Fax			
SUSAN C. HOLLAND, PE Reg. no. 41831			
REVISIONS		DESCRIPTION	
NO.	DATE	CHK'D	DESCRIPTION
CONCEPTUAL WATER AND SEWER FOR COMFORT SUITES DOWNTOWN DANIA 302 North Federal Highway Dania Beach, Florida 33004			
NO. OF SHEETS: 2		SHEET NO.: C-2	
CAD FILE NO. 15-92			