

NEW CONSTRUCTION FOR "THE PALMS AT DANIA BEACH" 1301 SOUTH FEDERAL HIGHWAY- U.S. No.1 DANIA BEACH, FL 33004

DRAWN BY:
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Auth
SEAL

NEW CONSTRUCTION FOR
THE PALMS AT DANIA BEACH
1301 South Federal Highway
Dania Beach, FL 33004



ARCHITECT

LANDSCAPE ARCHITECT

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DANIA SQUARE INVESTMENT GROUP LLC

RECEIVED
JUN 10 2016
Planning Department

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ARCHITECTURE

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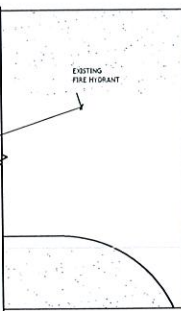
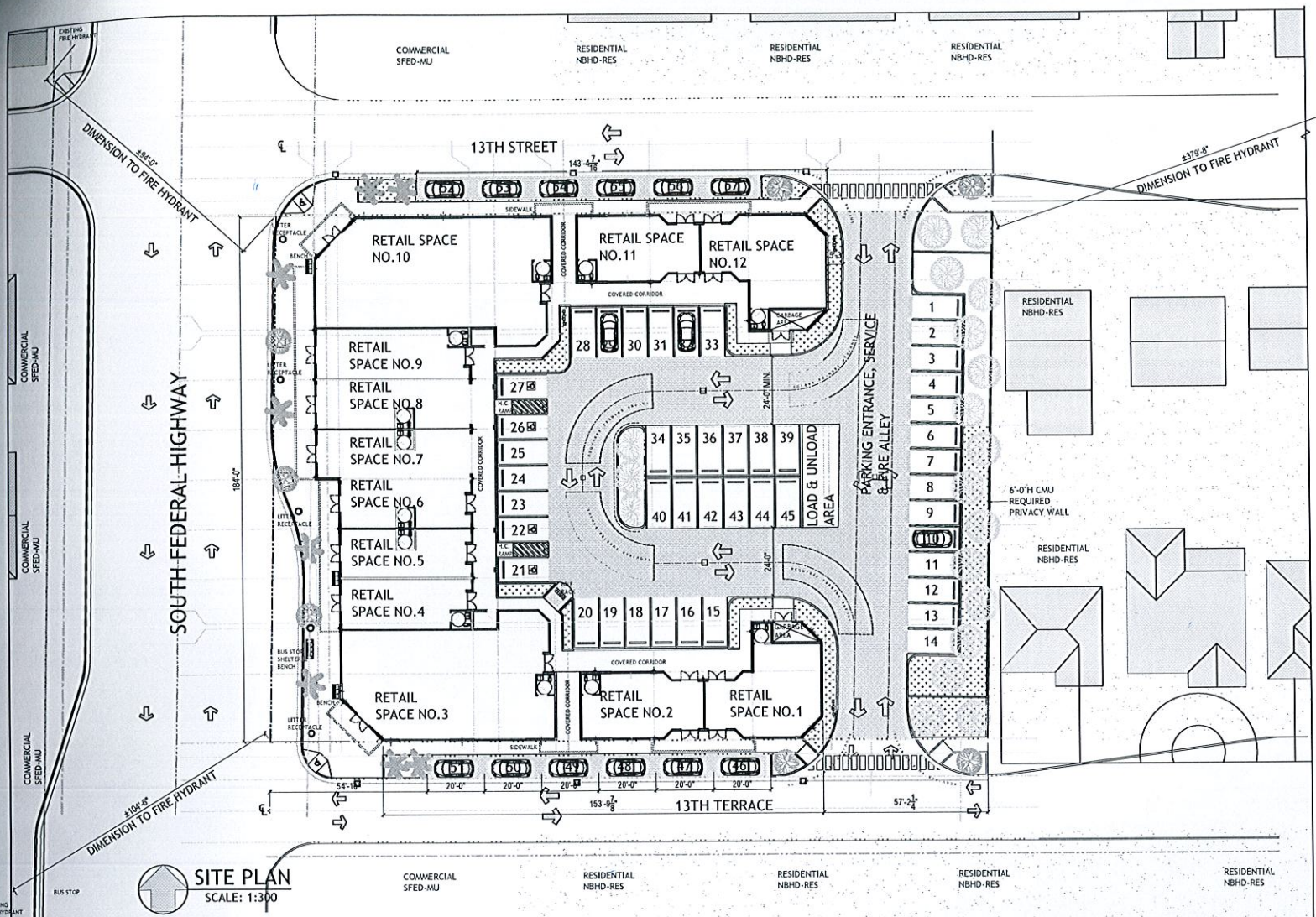
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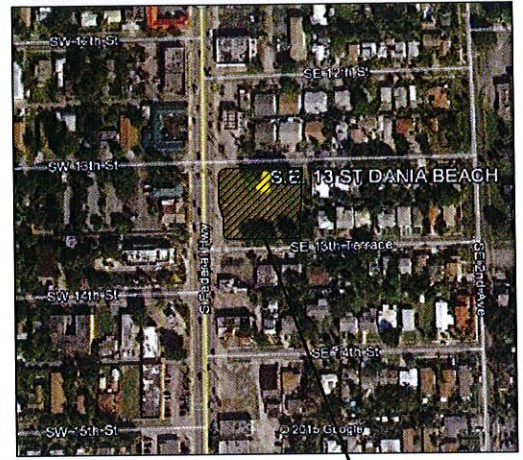
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THESE PLANS ARE FOR BUILDING DEPARTMENT REVIEW ONLY. THEY ARE NOT TO BE CONSIDERED AS CONSTRUCTION DOCUMENTS UNTIL ALL BUILDING DEPARTMENT APPROVALS ARE OBTAINED.

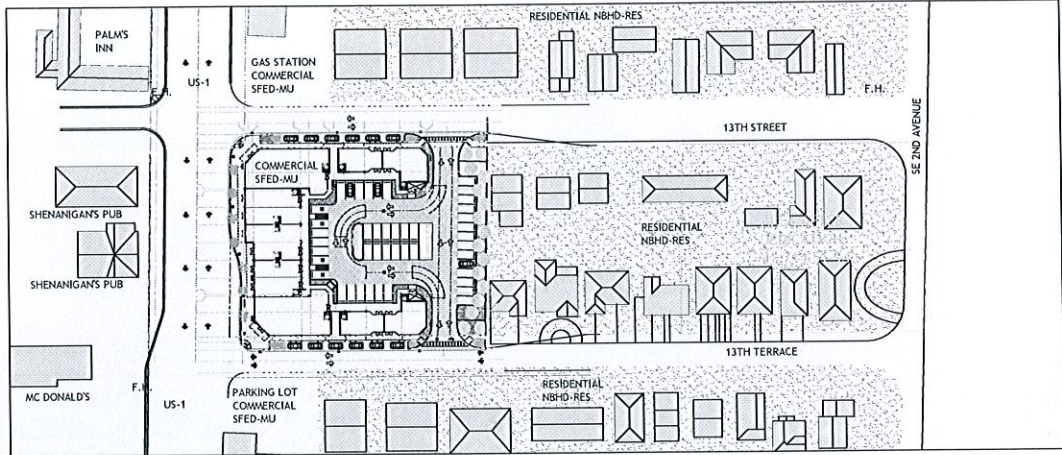
A-0.0
COVER SHEET



BICYCLE SPACES
 REQUIRED: 10% OF PARKING SPACES PROVIDED
 PARKING PROVIDED: 57
 BICYCLES RACK SPACES PROVIDED: 6



LOCATION MAP
 SCALE: N.T.S.
 SUBJECT PROPERTY



NEIGHBORHOOD MAP
 SCALE: N.T.S.

SITE PLAN
 SCALE: 1:300

CODE SUMMARY:
 APPLICABLE CODES: Florida Building Code, Existing - 2014
 City of Dania Beach Zoning Code
 Florida Fire Prevention Code - 2010 Edition

LEGAL DESCRIPTION:
 LOTS 1 TO 13, 18 TO 23, BLOCK 3 "DIXIE HIGHWAY" ACCORDING TO THE PLAT THEREFORE RECORDED IN PLAT BOOK 12, PAGE 4 OF THE PUBLIC RECORDS OF BROWARD COUNTY, FL

SITE PLAN INFORMATION:
 ZONING DESIGNATION: SFED-MU
 OCCUPANCY TYPE: RETAIL
 BUILDING TYPE: COMMERCIAL / MIXED USE
 FRONTAGE TYPE: SHOP FRONTAGE
 FLOOD ZONE: "X", ELEVATION +0.0' NGVD
 FLOOD ZONE MAP: 12011C0567H, DATE: 08/18/2014

	MIN. REQ'D.	PROPOSED
PARKING PER EACH 300 S.F. OF RETAIL SPACE PROVIDED	55	57
AREA DEVOTED TO VEHICULAR USE	18,875.39 S.F.	18,875.39 S.F.
LOT AREA:	N/A	EXISTING 44,115.50 S.F.
LOT SIZE AFTER PROPOSED DEDICATION:	N/A	41,714.51 S.F.
LOT WIDTH:	N/A	184.74 FT.
LOT DEPTH:	N/A	229.04 FT.

FRONTBACKS (Non-Oceanfront)

	MIN. REQ'D.	PROPOSED
FRONT (WEST SIDE)	0'	0'
REAR	0'	55'-11"
SOUTH SIDE	0'	0'
NORTH SIDE	0'	0'

BUILDING HEIGHT (Non-Oceanfront)/COUNTY AIRPORT ZONING ORDINANCE

	MAX. ALLOWED	PROPOSED
# OF STORIES ABOVE GRADE (F.A.A.)	1 STORY	1 STORY
MAX. BUILDING HEIGHT (F.A.A.)	26'-0"	25'-4"

BUILDING AREA

	MAX. ALLOWED	PROPOSED
FLOOR AREA RATIO	2.0	.21

UNIT SIZE

	MIN. REQ'D.	PROPOSED
400 S.F. MIN.	FROM 793.00 S.F. TO 3,183.00 S.F.	

CHANGE OF USE:
 PREVIOUS USE: EXISTING LOT MERCANTILE (GROUP 'M')
 NEW OCCUPANCY:

SCOPE OF WORK:
 ARCHITECTURAL:
 1. CONSTRUCTION FOR STRIP MALL - RETAIL SPACES NEW CONSTRUCTION

BUILDING TOTAL AREA:

BUILDING No.1 (FACING NORTH FEDERAL HIGHWAY)	11,568.63 S.F.
BUILDING No.2 (FACING NORTH)	2,279.22 S.F.
BUILDING No.3 (FACING SOUTH)	2,174.26 S.F.
TOTAL AREA FOR 12 RETAIL SPACES	16,022.11 S.F.
CONNECTING CORRIDORS	1,899.63 S.F.
RETAIL SPACES W/CORRIDORS BETWEEN BUILDINGS	17,921.63 S.F.
2 TRASH ROOMS	224.57 S.F.
GRAND TOTAL	18,146.20 S.F.

PERCENT OF LOT COVERAGE BY ROOFED STRUCTURES 43.50 %

- MISCELLANEOUS PROJECT NOTES:**
- ALL WOOD ELEMENTS IN CONTACT WITH CONCRETE OR MASONRY TO BE PRESSURE TREATED.
 - ALL MATERIALS BELOW FLOOD LEVEL TO BE FLOOD RESISTANT.
 - ALL ELECTRICAL, MECHANICAL AND PLUMBING EQUIPMENT SHALL BE AT OR ABOVE BASE FLOOD ELEVATION (B.F.E.).
 - LIGHT SWITCHES, ELECTRICAL OUTLETS, THERMOSTATS AND OTHER ENVIRONMENTAL CONTROLS SHALL BE WITHIN 15" MIN. AND 48" MAX. HIGH A.F.F.
 - THRESHOLDS AT ALL DOORS SHALL NOT EXCEED 1/2" MAXIMUM & BE LEVEL @ EA. SIDE OF DOOR.
 - COORDINATE FLOOR FINISHES WITH OWNER.
 - PAINT ALL INTERIOR WALLS AND TEXTURE ALL CEILINGS. COLORS BY OWNER.
 - DOORS SHALL BE CATEGORY II SAFETY GLASS.
 - ALL INTERIOR AREAS TO HAVE A 4" WOOD BASEBOARD EXCEPT ALL RESTROOM AREAS TO HAVE A 4" CERAMIC COVE BASE TILE.
 - WALL HUNG ACCESSORIES TO BE ANCHORED TO HORIZONTAL MEMBER (20 GA MIN.) SECURELY FASTENED TO MIN. (2) 20 GA STUDS, TYPICAL.
 - SMOOTH SURFACE, NON-ABSORBENT, SLIP-RESISTANT, CERAMIC TILED FLOOR AND WALLS 20" MIN. HIGH.

PERVIOUS & IMPERVIOUS AREAS

	LOT TOTAL AREA: 44,115.50 s.f.	LOT TOTAL AREA AFTER DEDICATION: 41,714.51 s.f.	MAXIMUM / MINIMUM	PROPOSED	%
AREA - IMPERVIOUS (85% MAX)			35,457.3365 S.F. MAXIMUM	34,164.0636 S.F.	81.90%
AREA - PERVIOUS (15% MIN.)			6,567.375 S.F. MINIMUM	7,550.45 S.F. INCLUDES 1/3 OF PAVERS AREA	18.10%

AREA DEVOTED TO VEHICULAR USE: 18,305.63 S.F. (43.88%)
 AMOUNT NOT EQUAL FOR PERVIOUS/IMPERVIOUS PERCENT

- GENERAL NOTES**
1. THESE DOCUMENTS, AS INSTRUMENTS OF SERVICE, ARE THE PROPERTY OF IDESIGN, INC. AND MAY NOT BE REPRODUCED OR REISSUED IN ANY MANNER WITHOUT EXPRESSED WRITTEN CONSENT OF IDESIGN, INC. IT IS NOT THE INTENT OF THESE PLANS TO SHOW EITHER MINOR DETAIL OF CONSTRUCTION, THE GENERAL CONTRACTOR IS EXPECTED TO FURNISH AND INSTALL ALL ITEMS REQUIRED TO COMPLETE ALL BUILDING SYSTEMS AND PROVIDE ALL NECESSARY APPURTENANCES FOR EQUIPMENT TO BE PLACED IN PROPER WORKING ORDER WITH QUALITY CRAFTSMANSHIP WITHOUT INCREASING THE CONTRACT SUM OR CONTRACT COMPLETION DATE.
 2. ALL WORK DESCRIBED BY THESE DOCUMENTS MUST BE PERFORMED BY CONSTRUCTION PROFESSIONALS LICENSED & INSURED IN THE STATE OF FLORIDA (P.E.C. REQUIRED). ALL WORK SHALL BE PERFORMED IN ACCORDANCE WITH THE NATIONAL ELECTRIC CODE AND F.P.C.
 3. THE GENERAL CONTRACTOR SHALL PROVIDE AN ITEMIZED LIST OF BRACKDOWN OF ALL ITEMS AND PHASES OF CONSTRUCTION AT THE TIME OF BIDDING.
 4. IDESIGN, INC. IS NOT RESPONSIBLE FOR CONSTRUCTION MEANS, METHODS, SEQUENCES, PROCEDURES, PRECAUTIONS, OR PROGRAMS RELATED TO THIS PROJECT'S CONSTRUCTION.
 5. ALL WORK IS TO BE PLUM, LINE, SQUARE, AND ADEQUATELY SUPPORTED. FILL ALL Voids BETWEEN COMPONENTS. ALL ITEMS THAT DO NOT MEET TRADE PRACTICES AND QUALITY CRAFTSMANSHIP WILL BE REJECTED AT THE G.C.'S EXPENSE.
 6. THE GENERAL CONTRACTOR IS TO MAINTAIN A SAFE SITE, CLEAR OF OBSTACLES AT ALL TIMES.
 7. THE GENERAL CONTRACTOR AND ALL SUBCONTRACTORS ARE TO GUARANTEE THEIR WORK FOR A MINIMUM PERIOD OF ONE YEAR IN WRITING SUBMITTED WITH THE BID.
 8. ALL DETAILS AND SECTIONS SHOWN ON THESE DRAWINGS ARE INTENDED TO BE TYPICAL AND SHALL BE CONSTRUED TO APPLY TO ANY SIMILAR SITUATION UNLESS OTHERWISE SPECIFIED. ALL ITEMS THAT DO NOT MEET TRADE PRACTICES AND QUALITY CRAFTSMANSHIP WILL BE REJECTED AT THE G.C.'S EXPENSE.
 9. THE GENERAL CONTRACTOR SHALL COORDINATE AND SCHEDULE THE WORK OF ALL TRADES TO INSURE THAT THE PROJECT IS COMPLETED BY THE CONTRACT COMPLETION DATE.
 10. PRIOR TO COMMENCING WORK, THE GENERAL CONTRACTOR SHALL VERIFY THE LOCATION OF ALL EQUIPMENT TO BE REMOVED/RELOCATED. REMOVALS SHALL BE COORDINATED WITH THE OWNER. IF SO DIRECTED, THE G.C. MAY INCLUDE AN ADDITIONAL COSTS TO THE BID.
 11. THE GENERAL CONTRACTOR SHALL PROVIDE AN ON-SITE DUMPSTER IN A LOCATION COORDINATED WITH THE OWNER FOR THE DISPOSAL OF EXCESS MATERIAL/CONSTRUCTION DEBRIS. THE DUMPSTER SHALL BE EMPTIED AT APPROPRIATE INTERVALS TO PREVENT OVERFLOW AND UNSIGHTLY CONDITIONS.
 12. IF IT IS THE INTENT OF IDESIGN, INC. THAT THIS WORK BE IN CONFORMANCE WITH ALL REQUIREMENTS OF THE BUILDING AUTHORITIES HAVING JURISDICTION OVER THIS TYPE OF CONSTRUCTION AND OCCUPANCY, THE G.C. SHALL NOTIFY THE ARCHITECT/ENGINEERS OF RECORD IMMEDIATELY IF ANY DISCREPANCIES ARE ENCOUNTERED BETWEEN THE DRAWINGS AND THESE REQUIREMENTS. ANY DISCREPANCIES WILL BE RESOLVED BY ARCHITECT / ENGINEER OF RECORD PRIOR TO PROCEEDING WITH THE WORK.
 13. THE GENERAL CONTRACTOR SHALL PROVIDE THE ARCHITECT WITH RED-LINE AS-BUILT DRAWINGS FOR ALL FIELD CHANGES/ADDITIONS TO THE WORK INCLUDED IN THE WORK.
 14. THE GENERAL CONTRACTOR SHALL PROVIDE AN ITEMIZED LIST BRACKDOWN OF ALL ITEMS AND PHASES OF CONSTRUCTION AT THE TIME OF BIDDING.
 15. IDESIGN, INC. IS NOT RESPONSIBLE FOR CONSTRUCTION MEANS, METHODS, SEQUENCES, PROCEDURES, PRECAUTIONS, OR PROGRAMS RELATED TO THIS PROJECT'S CONSTRUCTION.
 16. ALL WORK IS TO BE PLUM, LINE, SQUARE, AND ADEQUATELY SUPPORTED. FILL ALL Voids BETWEEN COMPONENTS. ALL ITEMS THAT DO NOT MEET TRADE PRACTICES AND QUALITY CRAFTSMANSHIP WILL BE REJECTED AT THE G.C.'S EXPENSE.
 17. THE GENERAL CONTRACTOR IS TO MAINTAIN A SAFE SITE, CLEAR OF OBSTACLES AT ALL TIMES.
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 25. THE GENERAL CONTRACTOR SHALL PROVIDE AN ITEMIZED LIST BRACKDOWN OF ALL ITEMS AND PHASES OF CONSTRUCTION AT THE TIME OF BIDDING.

- BURGLARY/SECURITY NOTES**
1. ALL LOCKS ON EXTERIOR DOORS AND DOORS CONNECTING GARAGE AREAS SHALL BE CAPABLE OF RESISTING A FORCE OF 300 POUNDS APPLIED IN ANY DIRECTION AND IN ACCORDANCE WITH RESISTANCE STANDARDS SET FORTH IN 3051.2 (F.B.C.)
 2. ALL SINGLE EXTERIOR SWING DOORS SHALL HAVE A LOCK TO BE KEYPERATED FROM EXTERIOR WITH A MINIMUM OF 6000 POSSIBLE KEY CHANGES OR LOCKING AUXILIARY SINGLE DEAD BOLT (MIN. 1 INCH THROW) WITH HARDENED BOLT INSERTS.
 3. THE ACTIVE LEAF OF PAIRS OF EXTERIOR SWING DOORS SHALL HAVE SAME LOCKS AS REQUIRED FOR SINGLE EXTERIOR SWING DOORS. THE INACTIVE LEAF OF THESE PAIRS OF DOORS SHALL HAVE MULTIPLE POINT LOCKS WITH 5/8 INCH MINIMUM THROW BOLTS WITH INSERTS.
 4. SLIDING GLASS DOORS SHALL BE PROVIDED WITH SLIDING DOOR DEAD BOLTS OR A BOLT OR FIN NOT REMOVABLE OR OPERABLE FROM EXTERIOR, AT THE HINGE, HEAD, SILL OR AT MEETING HULLINGS. THESE DOORS SHALL BE REINFORCED IN THE STRIKE AND LOCK AREA TO MAINTAIN BOLT STRENGTH EFFECTIVENESS, IF NECESSARY, AND SUCH DOORS SHALL HAVE NO SCREWS REMOVABLE FROM OUTSIDE WHICH WOULD FACILITATE READY ENTRY FROM OUTSIDE.
 5. HINGES SHALL BE PROVIDED WITH APPROVED REINFORCED STAYS INSTALLED WITH SCREWS AT LEAST 3" IN LENGTH AND PENETRATING SUB-RACKS AT LEAST 1"
 6. HINGES ON EXTERIOR OUT SWINGING DOORS SHALL HAVE NON-REMOVABLE PINN.
 7. EDGES OF ALL EXTERIOR OFFSET TYPE (B-SWINGING) DOORS & RABBETS, OR OF SIMILAR FABRICATION, TO PREVENT DEFEATING THE PURPOSE OF THE STRIKE AND THE INTEGRITY OF LOCKS AND LATCHES.
 8. SINGLE, SWINGING, EXTERIOR DOORS, IF WOOD SHALL BE SOLID CORE OF NOT LESS THAN 1 3/8 INCHES THICK.
 9. GLASS AND EXTERIOR DOORS SHALL COMPLY WITH THE AMERICAN NATIONAL STANDARDS INSTITUTE STANDARD 297.1
 10. VISION PANELS IN EXTERIOR DOORS OTHER THAN GLAZING WITHIN 40 INCHES OF INSIDE LOCKING ACTIVATING DEVICE OF LOOSE AND SWINGING DOORS SHALL COMPLY WITH AMERICAN NATIONAL STANDARDS INSTITUTE STANDARD 297.1.
 11. SLIDING GLASS DOORS AND WINDOWS SHALL BE INSTALLED AND CONSTRUCTED SO THAT NO PANEL CAN BE LIFTED FROM THE TRACKS WHICH IN THE LOCKED POSITION AND SO AS TO COMPLY WITH THE ARCHITECTURAL ALUMINUM MFGS. ASSOC. STANDARDS FOR FORCED ENTRY RESISTANCE, ANMA 130.3.
 12. LOCKS IN EXTERIOR WINDOWS SHALL COMPLY WITH SECTION 3104 (F.B.C.)
 13. FRONT MAIN ENTRANCE DOORS SHALL BE PROVIDED WITH A DOOR SCOPE OR VISION PANELS.

- TERMITE PROTECTION NOTES**
- TERMITE PROTECTION. TERMITE PROTECTION SHALL BE PROVIDED BY REGISTERED TERMITEKES OR OTHER APPROVED METHODS OF TERMITE PROTECTION LABELED FOR USE AS A PREVENTATIVE TREATMENT TO NEW CONSTRUCTION.
- IF SOIL TREATMENT IS USED FOR SUBTERRANEAN TERMITE PREVENTION, THE INITIAL CHEMICAL SOIL TREATMENT INSIDE THE FOUNDATION PERIMETER SHALL BE DONE AFTER ALL EXCAVATION, BACKFILLING AND CONCRETE IS COMPLETE.
- IF SOIL TREATMENT IS USED FOR SUBTERRANEAN TERMITE PREVENTION, SOIL AREA DISTURBED AFTER INITIAL CHEMICAL SOIL TREATMENT SHALL BE RETREATED WITH A CHEMICAL SOIL TREATMENT, INCLUDING SPACES BOXED OR FORCED.
- IF SOIL TREATMENT IS USED FOR SUBTERRANEAN TERMITE PREVENTION, SPACE IN CONCRETE FLOORS OR BOXED OR FORCED FOR THE SUBSEQUENT INSTALLATION OF PLUMBING TRAPS, DRAINS OR ANY OTHER PURPOSES SHALL BE CREATED BY USING PLASTIC OR METAL PERMANENTLY PLACED FOCUS OF SUFFICIENT WIDTH TO ELIMINATE ANY PLANNED SOIL DISTURBANCE AFTER INITIAL CHEMICAL SOIL TREATMENT.
- IF SOIL TREATMENT IS USED FOR SUBTERRANEAN TERMITE PREVENTION, CHEMICALLY TREATED SOIL SHALL BE PROTECTED WITH A MINIMUM 6 MIL VAPOR BARRIER TO PROTECT AGAINST RAINFALL DILUTION. IF RAINFALL OCCURS BEFORE VAPOR BARRIER PLACEMENT, RETREATMENT IS REQUIRED. ANY WORK INCLUDING PLACEMENT OF REINFORCING STEEL, DONE AFTER CHEMICAL TREATMENT UNTIL THE CONCRETE FLOOR IS POURED, SHALL BE DONE IN SUCH MANNER AS TO AVOID PENETRATING OR DISTURBING TREATED SOIL.
- IF SOIL TREATMENT IS USED FOR SUBTERRANEAN TERMITE PREVENTION, CONCRETE OVERLAP OR MORTAR ACCUMULATED ALONG THE EXTERIOR FOUNDATION PERIMETER SHALL BE REMOVED PRIOR TO EXTERIOR CHEMICAL SOIL TREATMENT, TO ENHANCE VERTICAL PENETRATION OF THE CHEMICALS.
- IF SOIL TREATMENT IS USED FOR SUBTERRANEAN TERMITE PREVENTION, CHEMICAL SOIL TREATMENTS SHALL ALSO BE APPLIED UNDER ALL EXTERIOR CONCRETE OR GRADE WITHIN 1 FOOT (305 MM) OF THE PRIMARY STRUCTURE SIDEWALKS. ALSO, A VERTICAL CHEMICAL BARRIER SHALL BE APPLIED PROMPTLY AFTER CONSTRUCTION IS COMPLETED, INCLUDING INITIAL LANDSCAPING AND IRRIGATION/SPIRIBLER INSTALLATION. ANY SOIL DISTURBED AFTER THE CHEMICAL BARRIER IS APPLIED SHALL BE PROMPTLY RETREATED.
- TERMITE PROTECTION. ALL BUILDINGS SHALL HAVE PRECONSTRUCTION TERMITE PROTECTION AGAINST SUBTERRANEAN TERMITES. THE RULES AND LAWS AS ESTABLISHED BY THE FLORIDA DEPARTMENT OF AGRICULTURE AND CONSUMER SERVICES SHALL BE DEEMED AS APPROVED WITH RESPECT TO PRE-CONSTRUCTION SOIL TREATMENT FOR PROTECTION AGAINST SUBTERRANEAN TERMITES. A CERTIFICATE OF CONFIDENCE SHALL BE ISSUED TO THE BUILDING DEPARTMENT BY THE LICENSED PEST CONTROL COMPANY THAT CONTAINS THE FOLLOWING STATEMENT:
- "THE BUILDING HAS RECEIVED A COMPLETE TREATMENT FOR THE PREVENTION OF SUBTERRANEAN TERMITES. TREATMENT IS IN ACCORDANCE WITH RULES AND LAWS ESTABLISHED BY THE FLORIDA DEPARTMENT OF AGRICULTURE AND CONSUMER SERVICES."
- PENETRATION. PROTECTIVE SLEEVES AROUND METALLIC FINISH PENETRATING CONCRETE SLAB-ON-GRADE FLOORS SHALL NOT BE OF CELLULOSE-CONTAINING MATERIALS AND SHALL RECEIVE APPLICATION OF A TERMITICIDE IN ANIMAL SPACE BETWEEN SLEEVE AND PIPE.

DRANN BY: ANTHONY LEON 016752

AA0005868

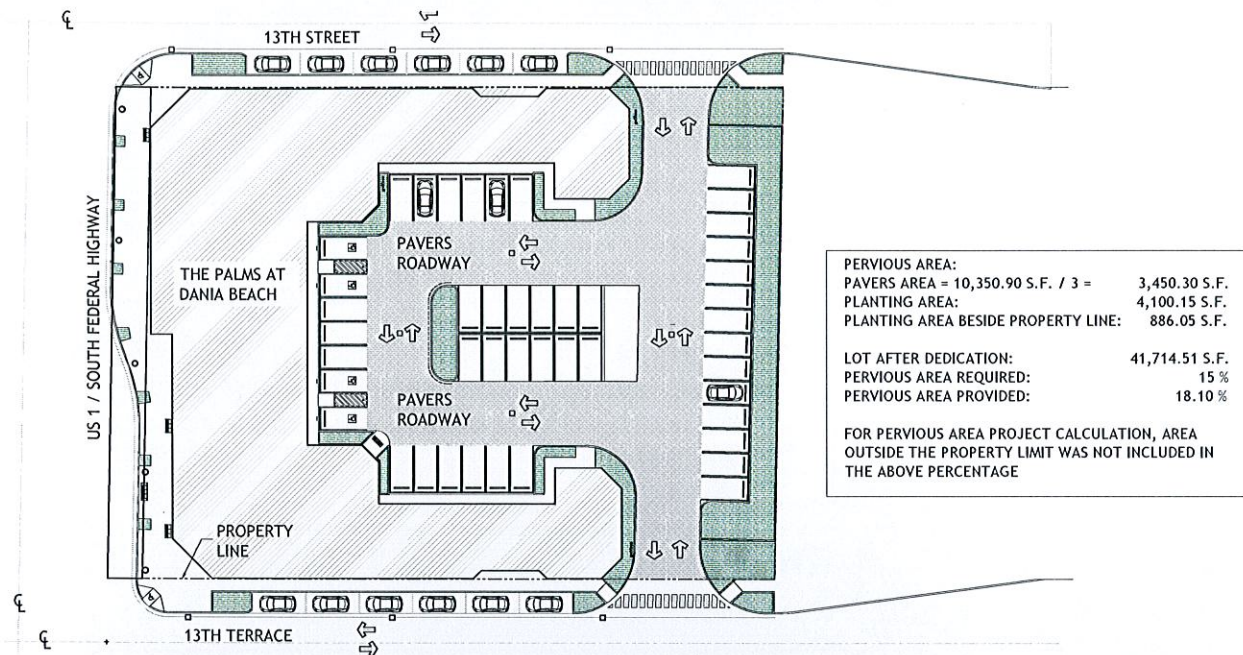
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NEW CONSTRUCTION FOR THE PALMS AT DANIA BEACH
 1301 South Federal Highway
 Dania Beach, FL 33006

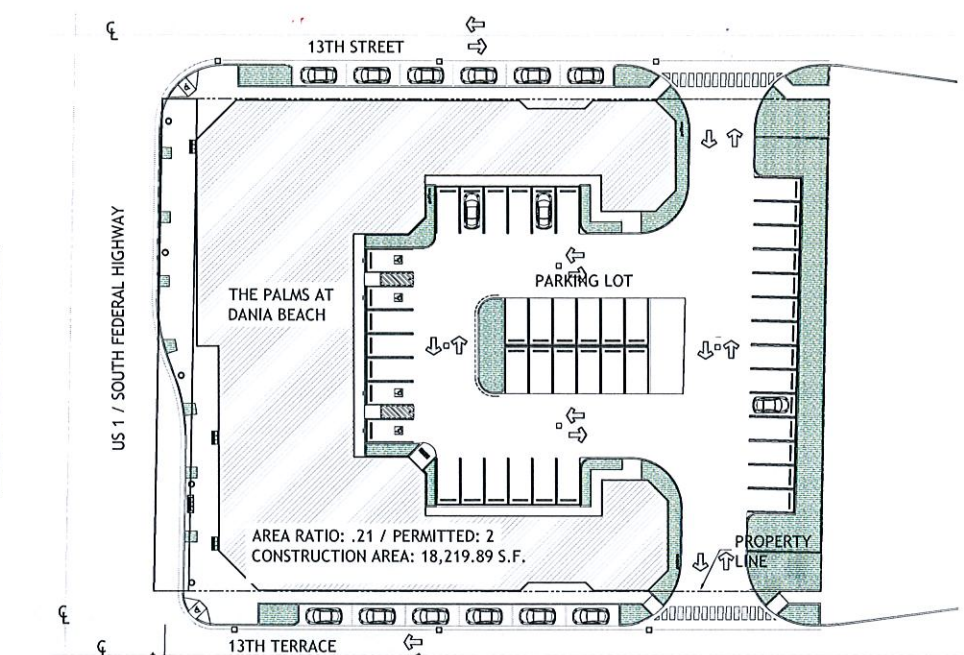
SEAL

COMMISSION HEARING MEETING - JUNE 28, 2016

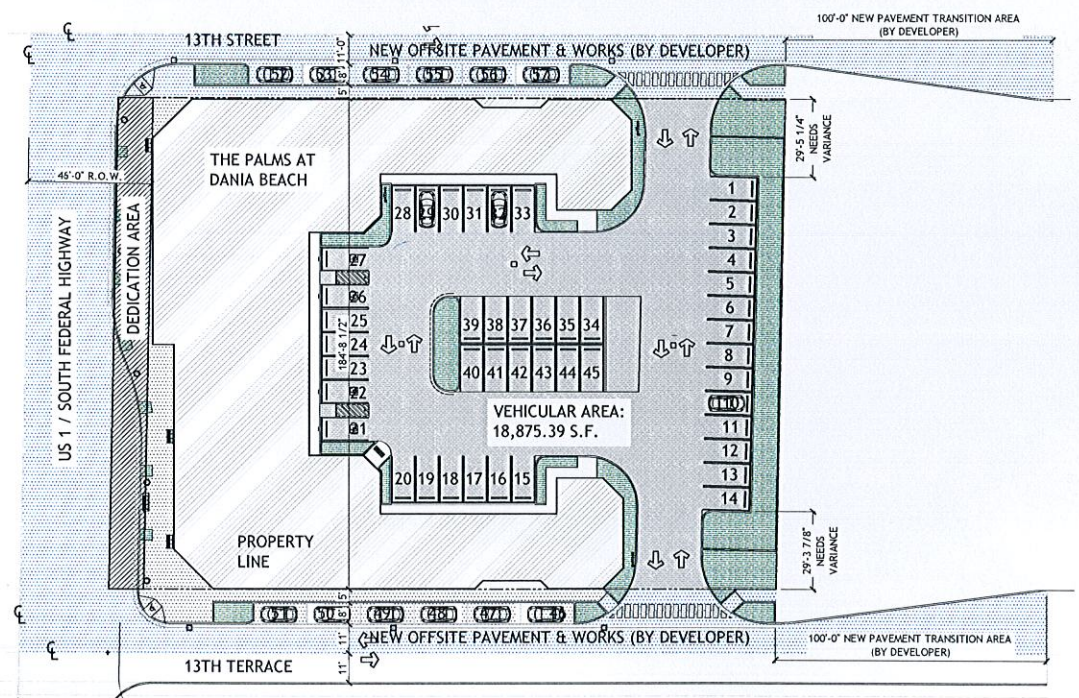
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 SITE PLAN & GEN. NOTES



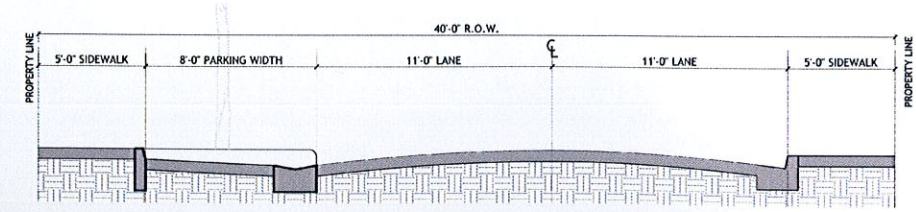
PERVIOUS / IMPERVIOUS AREA
SCALE: 1:300



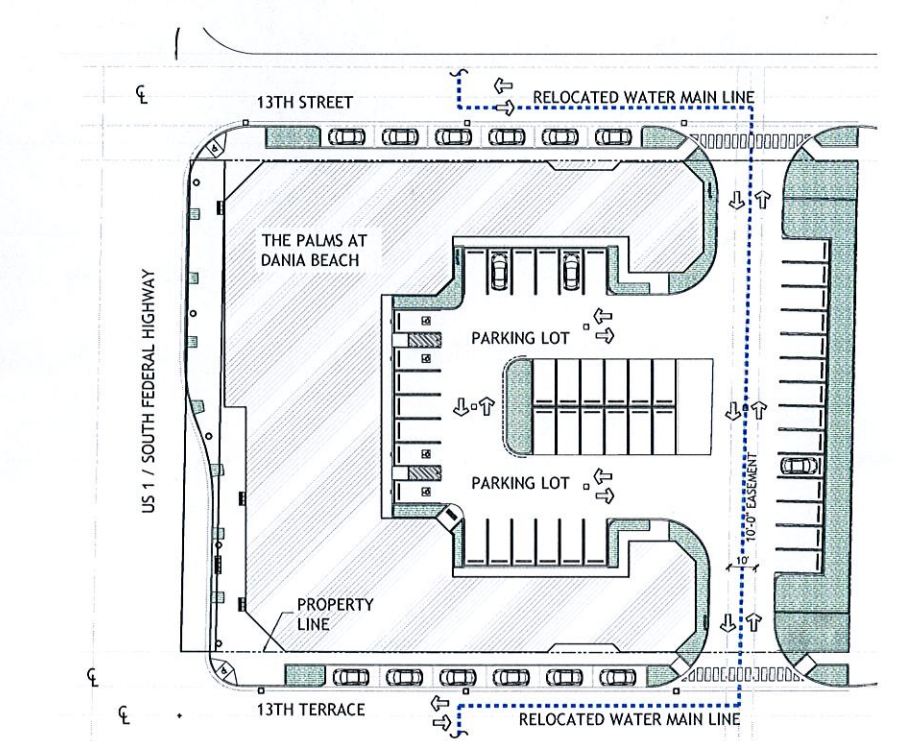
BUILDING COVERED AREA
SCALE: 1:300



DEDICATION AREA / AREA DEVOTED TO VEHICULAR USE / OFFSITE IMPROVEMENTS
SCALE: 1/32"=1'-0"



STREET CROSS SECTION @ 13th STREET & 13th TERRACE
NOT TO SCALE



8" Ø WATER MAIN LINE & 10'-0" W EASEMENT
SCALE: 1:300

DRAWN BY:
REVISED:

AA0000666
ANTHONY LEON
0076752

DESIGN
ARCHITECTURE

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Anthony Leon
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A-1.1
DATA DIAGRAMS

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March 30, 2016

Roberto Perez
3Design Inc.
4300 Biscayne Blvd. #G-04
Miami, FL 33137

RE: The Palms at Dania Beach Traffic Impact Study
Project No. 201606.01

Dear Roberto:

This is in response to the comments that you forwarded to this office from the City of Dania Beach staff. Their comments, and our responses, follow:

Comment 1: Provide intersection level of service analysis for the following intersections: US-1/13th Terrace and US-1/13 Street.

Response: Both of these intersections were analyzed in the report. They were identified as "Federal Highway at SE 13th Street" and "Federal Highway at SE 13th Terrace."

Comment 2: Provide traffic circulation plan including off-site and on-street parking, weaving action likely to occur due to on-street parallel parking.

Response: Traffic circulation and parking was discussed on page 16 of the report. We are not sure as to what is meant by the "weaving action" comment. Parallel parking will cause through traffic to wait while a vehicle is being parked, but that isn't a weaving maneuver. We are not aware of any unusual traffic maneuvers required by the parallel parking spaces proposed on the north and south sides of this project. However, we are aware that parallel parking spaces are often considered a desirable buffer between pedestrians and vehicular traffic. Parallel parking also is an effective traffic calming technique.

Should you have any questions regarding these comments and responses, please do not hesitate to contact this office.

Sincerely,



Thomas A. Hall
President

TAH:kh

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AVIATION DEPARTMENT - Fort Lauderdale/Hollywood International Airport
2200 SW 49th Street, Suite 101 • Dania Beach, Florida 33312 • 954-359-6100

March 15, 2016

Marc LaFerrier, AICP
Planning Director
City of Dania Beach
100 West Dania Beach Blvd
Dania Beach, FL 33004

RE: The Palms at Dania Beach, Dania Beach FL
Broward County Aviation Department (BCAD) Review

Dear Mr. LaFerrier:

The Broward County Aviation Department (BCAD) has reviewed the proposed The Palms at Dania Beach development located south of Fort Lauderdale-Hollywood International Airport (FLL). Since the proposed project is within 20,000 feet of FLL, its development and operation is subject to Federal Aviation Regulation (FAR) Part 77, Florida Statutes Chapter 333 and/or the Broward County Airport Zoning Ordinance. These standards seek to ensure that any proposed construction, use of high lift equipment, such as cranes, or other potential hazards will not negatively impact the safe and efficient use of the airport and surrounding airspace. Taking into consideration the proximity of this project to FLL, BCAD is providing the following comments regarding the proposed development:

- Based on the location of the proposed project, FAR Part 77, Subpart B and Section 5-182(n)(2) of the Broward County Land Development Code, require the applicant to obtain a "Determination of No Hazard to Air Navigation" from the Federal Aviation Administration (FAA). The receipt of a favorable determination is required for all critical building points and temporary construction cranes and must be received prior to any construction activity. If you have not already done so, please use the following web address to initiate the Federal Review (FAA 7460-1) process: <https://ocaaas.faa.gov/ocaaas/external/portal.jsp>.
- Following the receipt of a favorable FAA determination, the applicant may also need to obtain "airspace obstruction permits" from the Florida Department of Transportation (FDOT). This documentation is necessary to determine if the project will adversely affect public health or safety. If required, these permits must be obtained prior to the commencement of any construction. The following web address can be used to acquire

Broward County Board of County Commissioners
Mark D. Bogen • Sean Furr • Dale V.C. Hovess • Mark Kiser • Chris LaMotte • Gary Roper • Tim Ryan • Barbara Shanley • Lois Wexler
www.broward.org/www/PLnet

additional information pertaining to the FAA and FDOT airspace obstruction review and permitting process: <http://www.dot.state.fl.us/aviation/obstructions.shim>.

- No building, structure or vegetation on the site may exceed 26 feet AGL as shown on the architectural elevations and site plan, unless submitted to BCAD for additional review.
- The proposed development must not generate light, glare, smoke or other emissions that could be disorienting to pilots operating in the vicinity of the airfield.
- The proposed development must not attract wildlife that would be a potential safety hazard to aircraft operations.

Adherence to these conditions is required for BCAD approval of the proposed The Palms at Dania Beach development and is based on the Site Plan, DRC-1, dated February 25, 2016, prepared by 3 Design Architecture and Architectural Plans, Sheet DRC-4 dated February 25, 2016, prepared by 3 Design Architecture. If the proposed plans are revised substantially from those submitted for this review, BCAD requests that the revised development plans be submitted for an additional review.

This review also serves to advise the applicant of potential aircraft over-flight and noise impacts on this property due to its proximity to the Airport. Further information regarding the current and potential impacts of airport operations on the subject property may be obtained from the Broward County Aviation Department, Airport Development Planning Division. The applicant should note that the project is not eligible for federal funding to mitigate aircraft noise.

Please do not hesitate to contact me if you have questions or require additional information at 954.359.6258.

Sincerely,

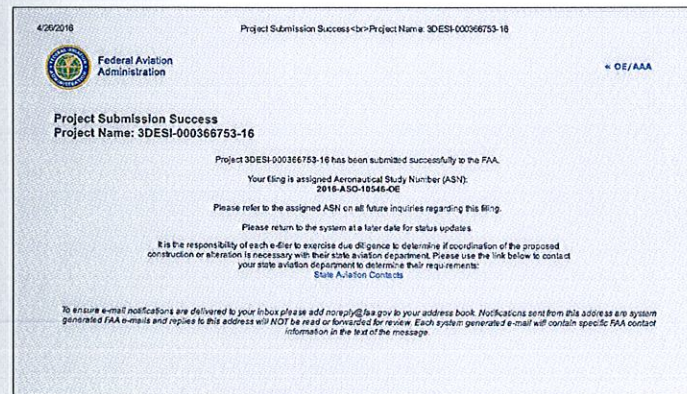


Scarlet R. Hammons, AICP
Principal Planner

cc: Michael P. Pacitto, P.G., Director Planning and Environmental

LETTER FOR TRAFFIC STUDY'S CITY COMMENTS

BROWARD AVIATION DEPARTMENT LETTER



FAA PROJECT CASE SUBMISSION STUDY No. 2016-ASO-10546-OE

DRAWN BY: REVISIONS:

AA000569
ANTHONY LEON
0016752

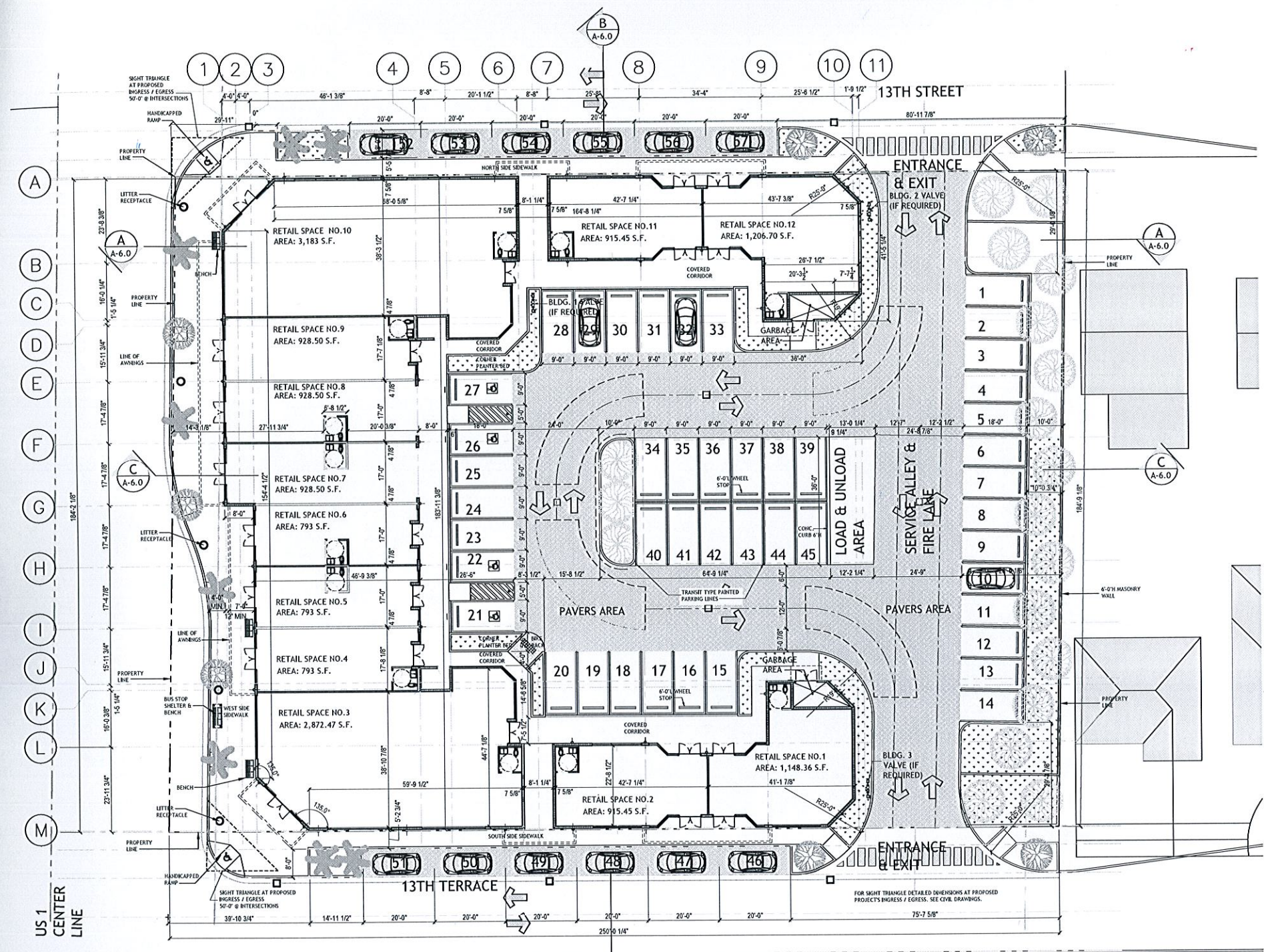
3 DESIGN ARCHITECTURE
4300 Biscayne Blvd. #G-04, Miami, FL 33137
P: 305.438.9377 | F: 305.438.9379



JUN 10 2016
NEW CONSTRUCTION FOR THE PALMS AT DANIA BEACH
1301 South Federal Highway
Dania Beach, FL 33004

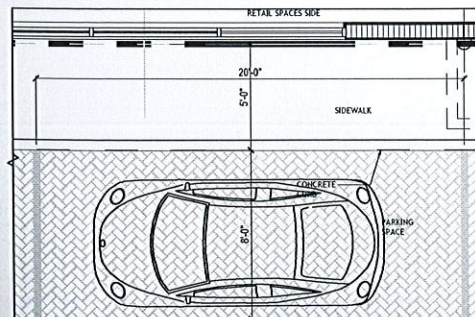
THESE PLANS ARE FOR BUILDING DEPARTMENT REVIEW ONLY. THEY ARE NOT TO BE CONSTRUCTED AS CONSTRUCTION DOCUMENTS UNTIL ALL BUILDING DEPARTMENT APPROVALS ARE OBTAINED.

A-1.2
FAA & TRAFFIC STUDY INFORMATION

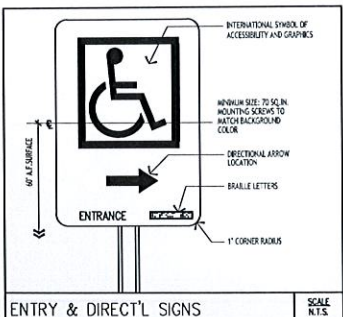


US 1 CENTER LINE

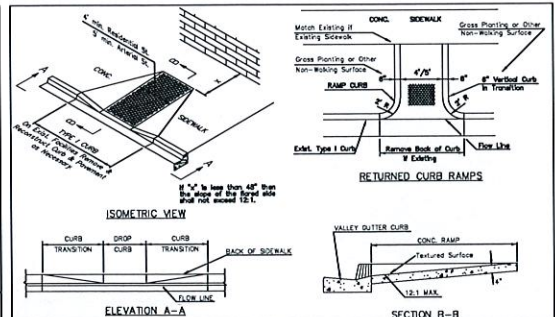
ARCHITECTURAL FLOOR PLAN
SCALE: 1/16"=1'-0"



PARALLEL PARKING DETAIL
SCALE: 1/4"=1'-0"

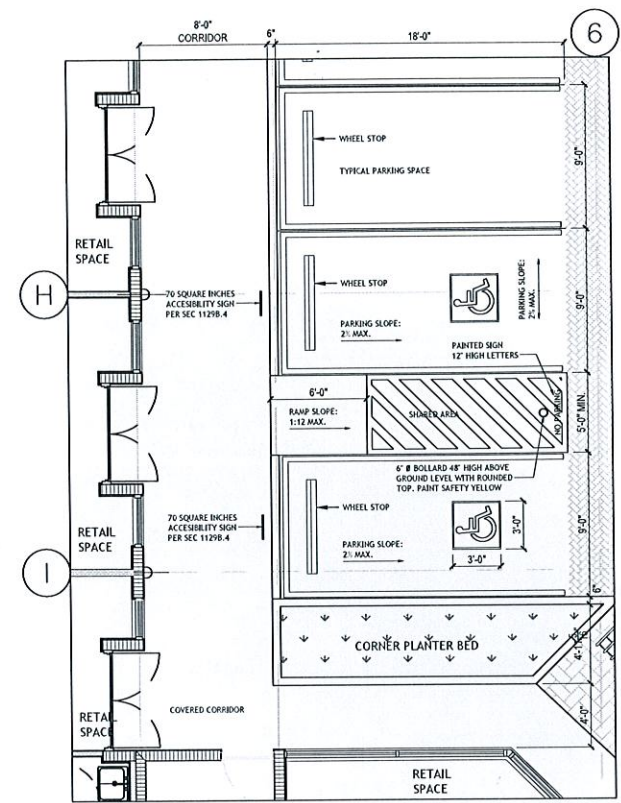


ENTRY & DIRECT'L SIGNS
SCALE N.T.S.



RAMP FOR THE HANDICAPPED
N.T.S.

NOTES:
1. Ramps are designed to the Uniform Federal Accessibility Standards to comply with the Americans with Disabilities Act.
2. Ramps Shall have a Tactile Surface, Textured to a Depth Not Exceeding 1/8" by use of Tamp or roller in Conformance with Requirements of FDOT Roadway and Traffic Design Standards, Detail 304 Or Most Recent Modifications.



SPACE PARKING FOR THE HANDICAPPED
SCALE: 3/16"=1'-0"

DRAWN BY:	
REVISIONS:	

AA0003669
ANTHONY LEON
0016752

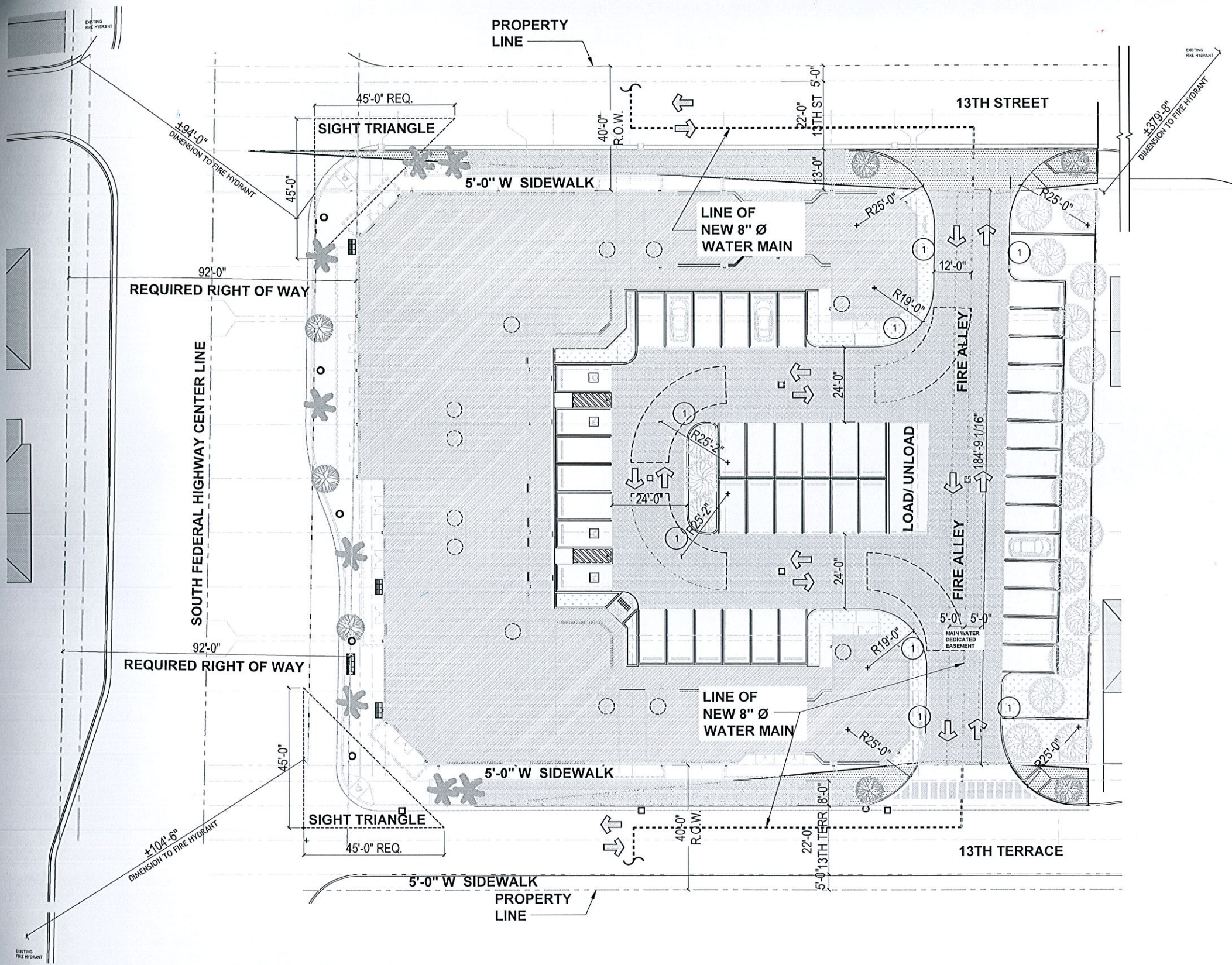
DESIGN ARCHITECTURE

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P: 305.438.9377 | F: 305.438.9379

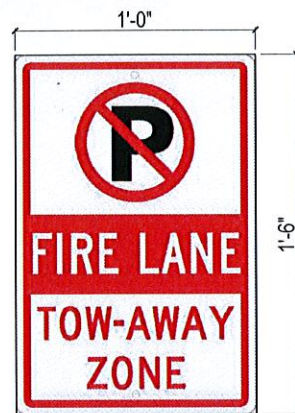


NEW CONSTRUCTION FOR
THE PALMS AT DANIA BEACH
1301 South Federal Highway
Dania Beach, FL 33009-1915

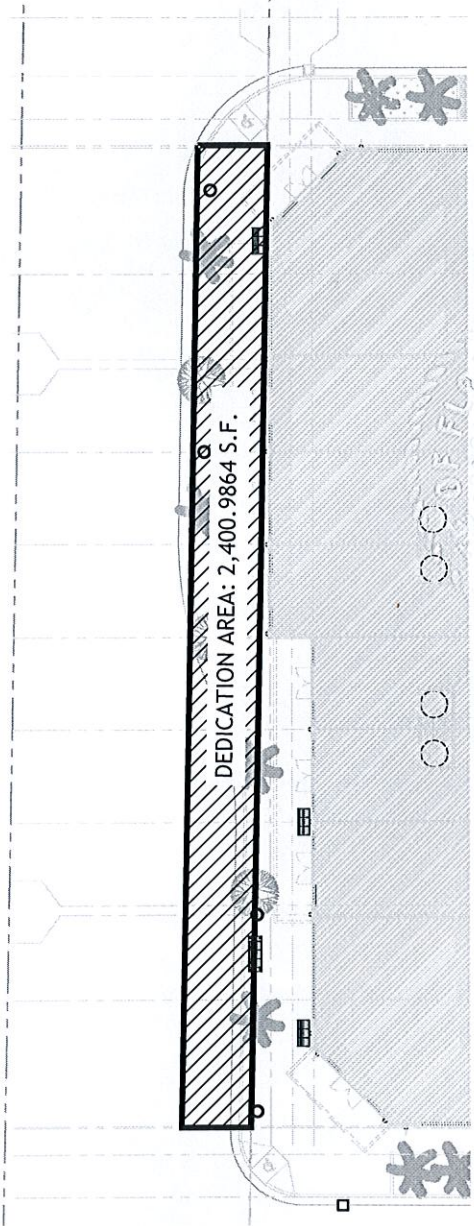
A-2.0
ARCHITECTURAL
SITE PLAN



R.O.W. & FIRE RELATED INFORMATION
SCALE: 1/16"=1'-0"



① NMC TM062H Traffic Sign, No Parking Fire Lane Tow-Away Zone, 18" X 12", White



DRAWN BY:
REVISIONS:

AA0005668
ANTHONY LEON
0016/152

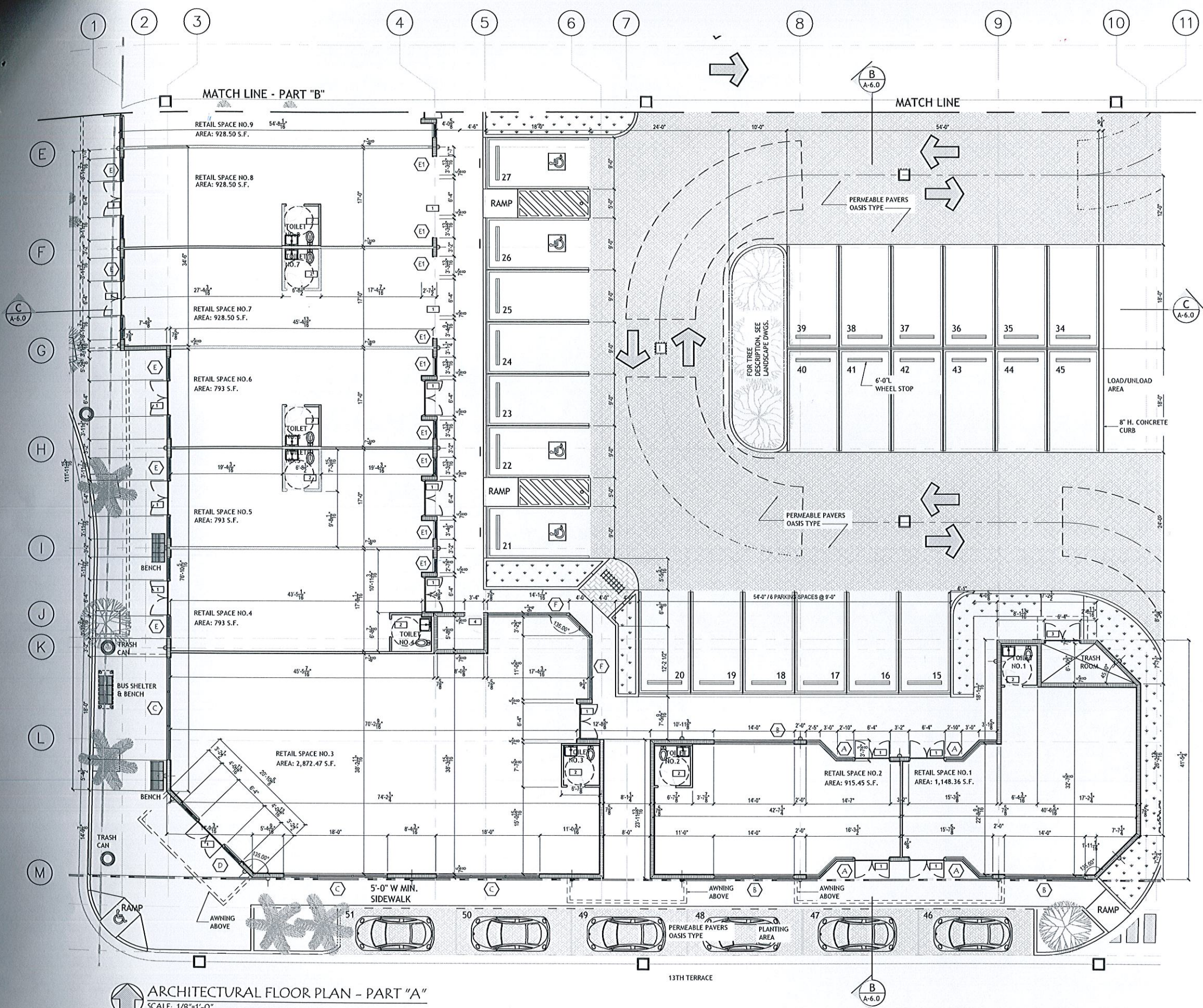
3 DESIGN
ARCHITECTURE
4300 Biscayne Blvd. #G-04, Miami, FL 33137
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Antony Leon
SEA

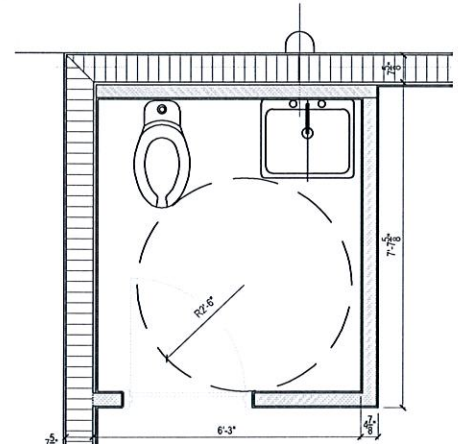
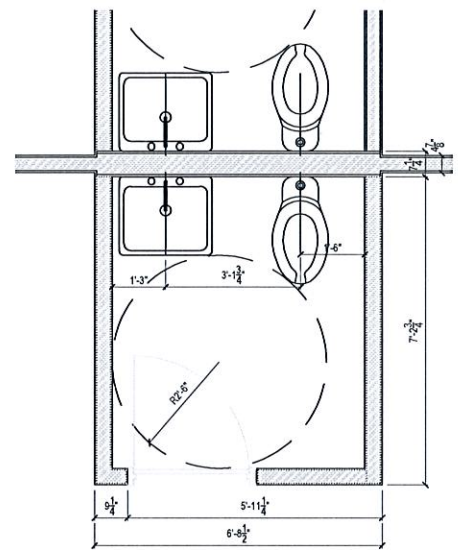
FOR:
NEW CONSTRUCTION
THE PALMS AT DANIA BEACH
1301 South Federal Highway
Dania Beach, FL 33004
2016

THESE PLANS ARE FOR BUILDING DEPARTMENT REVIEW ONLY. THEY ARE NOT TO BE CONSTRUED AS CONSTRUCTION DOCUMENTS UNTIL ALL BUILDING DEPARTMENT APPROVALS ARE OBTAINED.

A-2.1
ARCHITECTURAL SITE PLAN - FIRE RELATED INFORMATION



ARCHITECTURAL FLOOR PLAN - PART "A"
SCALE: 1/8"=1'-0"



DRAWN BY:
REVISIONS:

AA000869
ANTHONY LEON
0016752

3 DESIGN
ARCHITECTURE

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NEW CONSTRUCTION FOR
THE PALMS AT DANIA BEACH
1301 South Federal Highway
Dania Beach, FL 33009

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A-2.2
FLOOR PLAN
PART "A"

DRAIN BY:
REVISIONS:

A40003669
ANTHONY LEON
001652

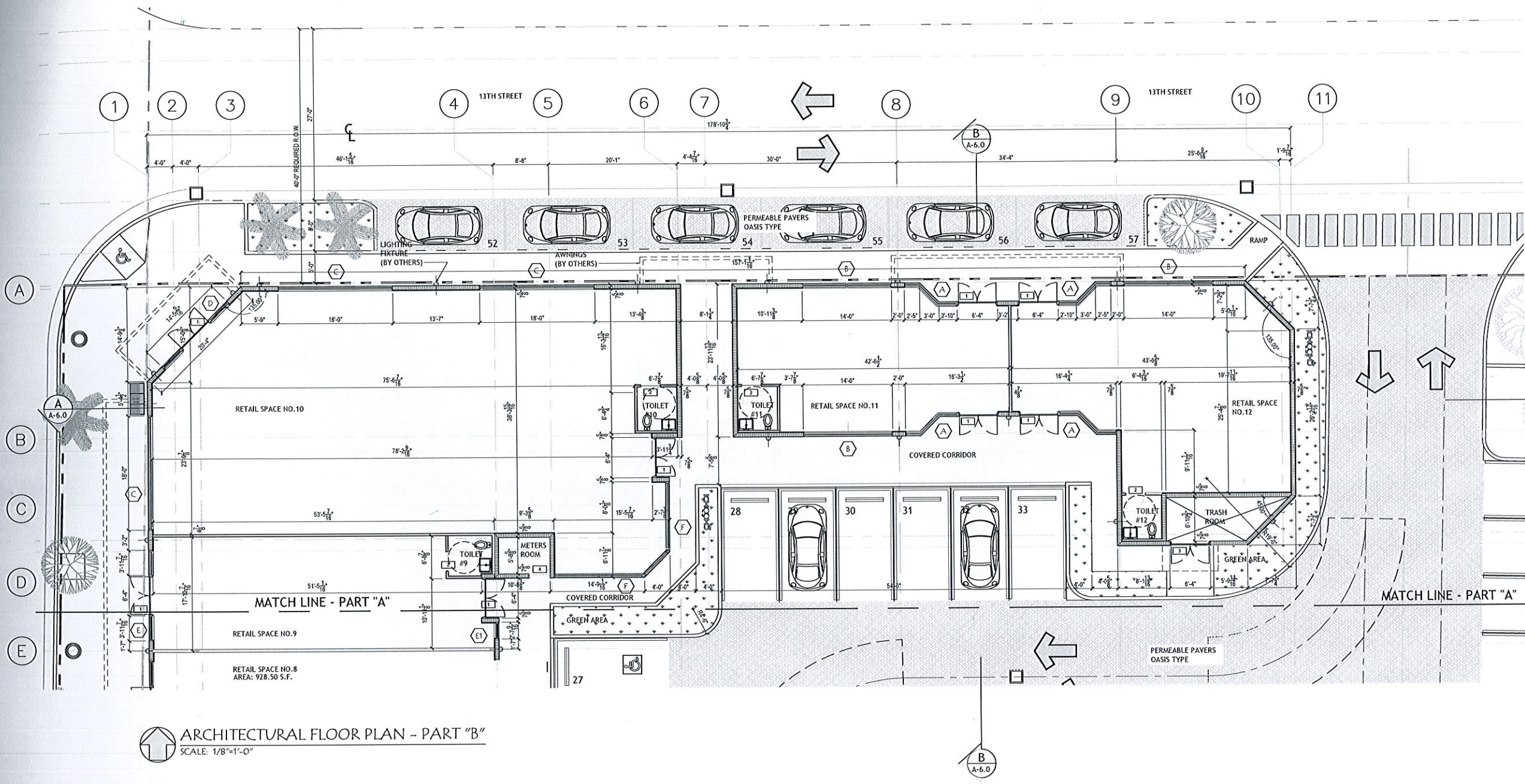
3 DESIGN ARCHITECTURE
4300 Biscayne Blvd. #G-04, Miami, FL 33137
P: 305.438.8377 | F: 305.438.9379

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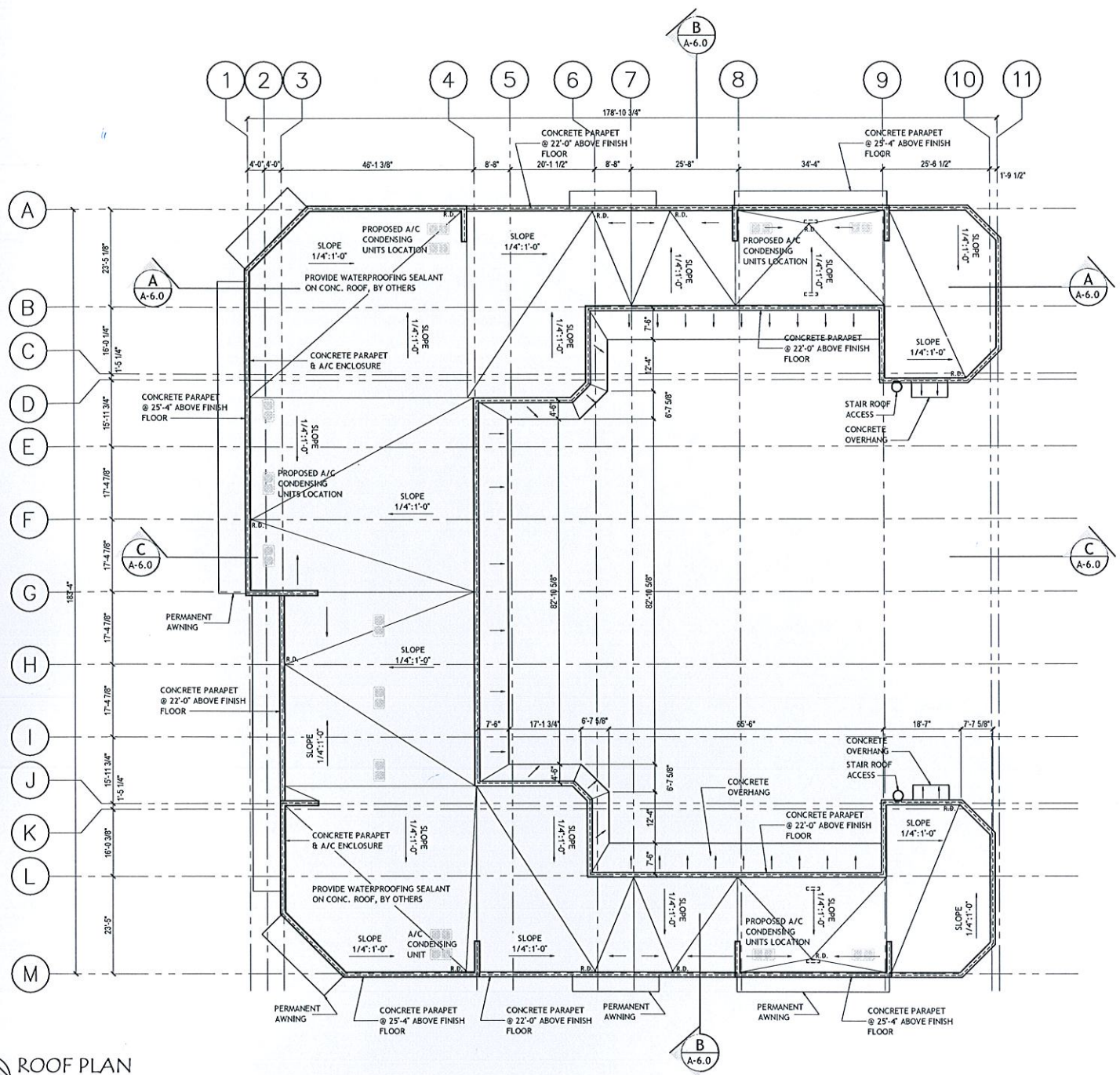
JUN 10 2016
NEW CONSTRUCTION FOR
THE PALMS AT DANIA BEACH
1301 South Federal Highway
Dania Beach, FL 33001

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A-2.3
FLOOR PLAN
PART "B"



ARCHITECTURAL FLOOR PLAN - PART "B"
SCALE: 1/8"=1'-0"



ROOF PLAN
SCALE: 1/16"=1'-0"

DRAWN BY:
REVISIONS:

A4000569
ANTHONY LEON
0016752

3 DESIGN
ARCHITECTURE
4300 Biscayne Blvd., #G-04, Miami, FL 33137
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NEW CONSTRUCTION FOR:
THE PALMS AT DANIA BEACH
1301 South Federal Highway
Dania Beach, FL 33004

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A-3.0
ROOF PLAN

DRAWN BY:
REVISIONS:

AA0003669
ANTHONY LEON
0016752

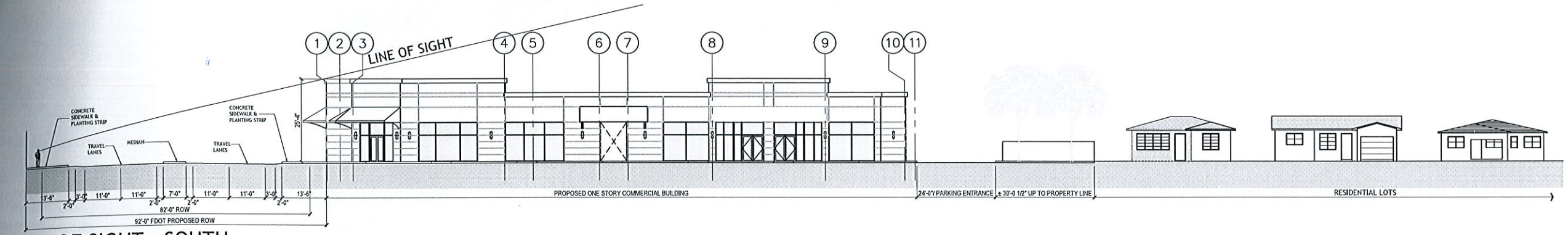
3 DESIGN ARCHITECTURE
4300 Biscayne Blvd., #G-04, Miami, FL 33137
P: 305.438.9377 | F: 305.438.9379

Anthony Leon
SEAL

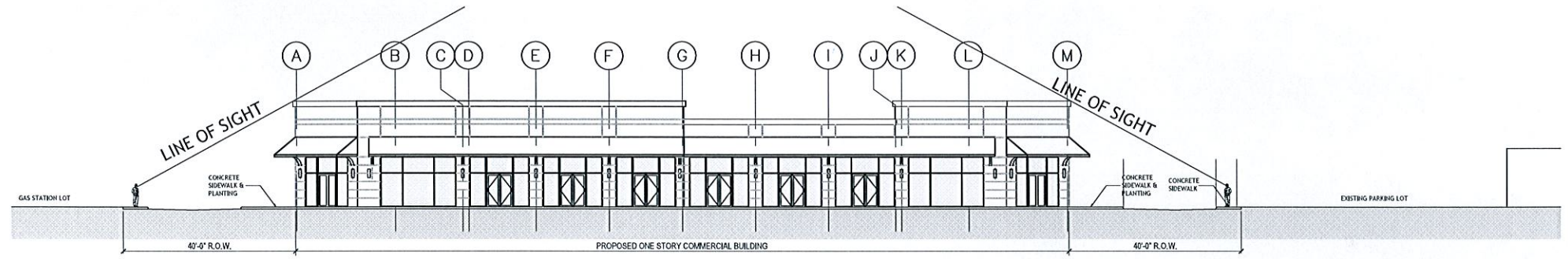
NEW CONSTRUCTION FOR
THE PALMS AT DANIA BEACH
1301 South Federal Highway
Dania Beach, FL 33004
JUN 10 2016

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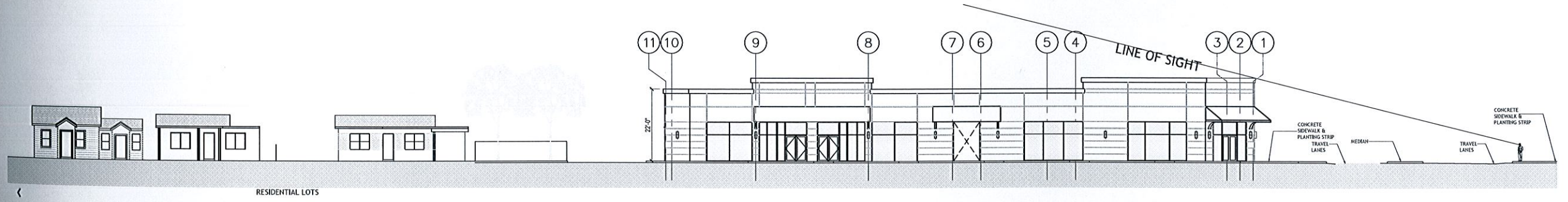
A-5.0
CONTEXT ELEVATIONS



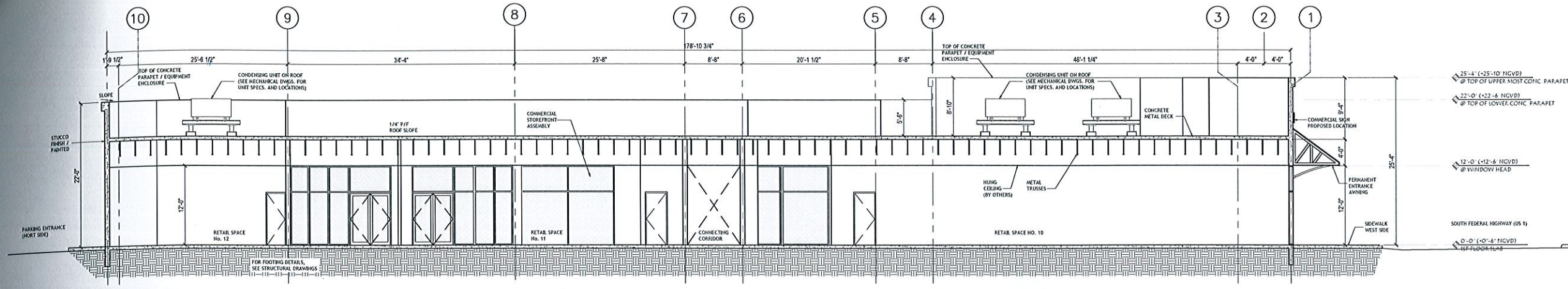
LINE OF SIGHT - SOUTH
SCALE: 1/16" = 1'-0"



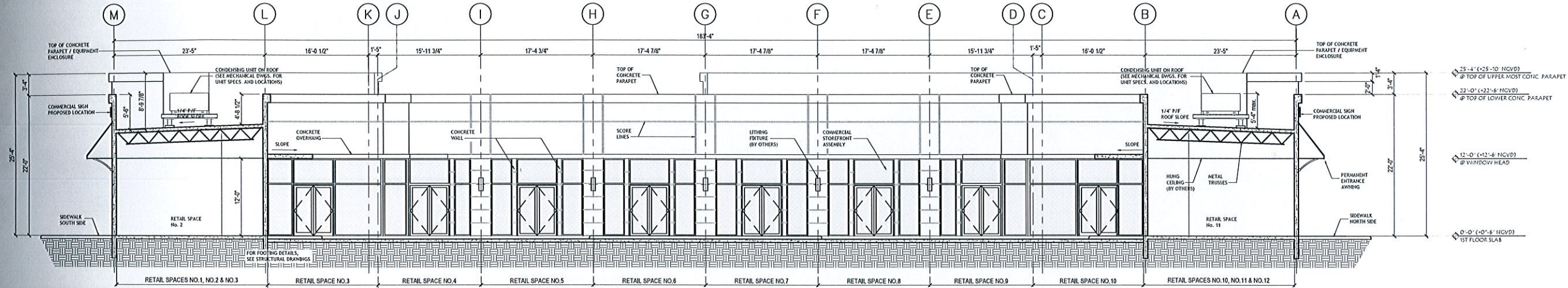
LINE OF SIGHT - WEST
SCALE: 1/16" = 1'-0"



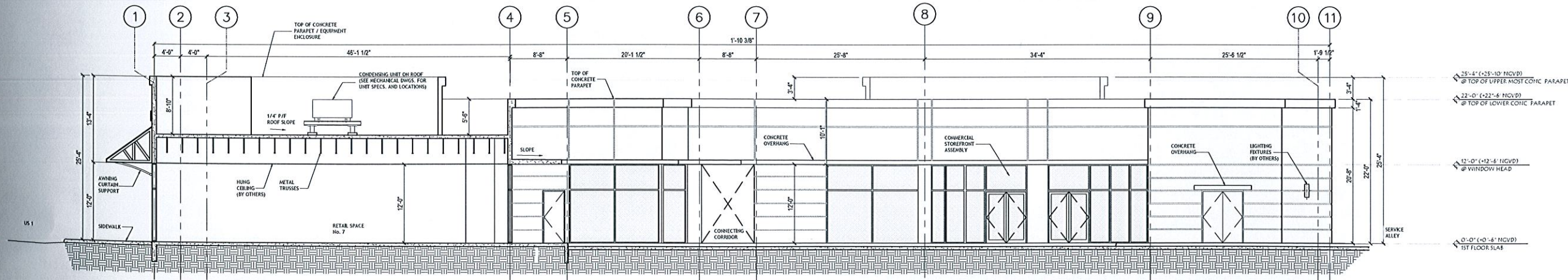
LINE OF SIGHT - NORTH
SCALE: 1/16" = 1'-0"



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



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



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

DRAWN BY
REVISIONS

AA0003669
ANTHONY LEON
0016752

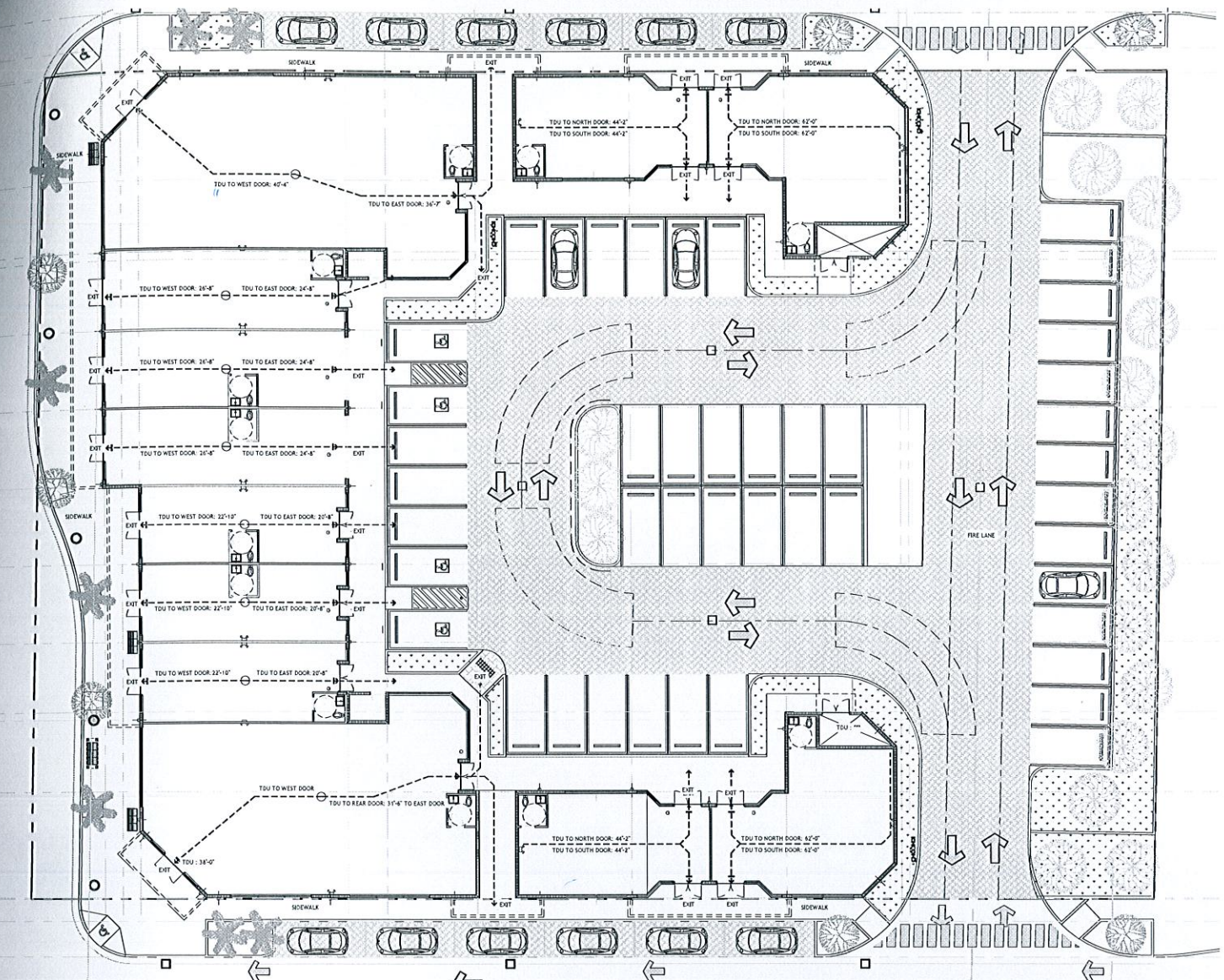
3 DESIGN ARCHITECTURE
4300 Biscayne Blvd., #G-04, Miami, FL 33137
P: 305.438.9377 | F: 305.438.9379

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NEW CONSTRUCTION FOR:
THE PALMS AT DANIA BEACH
1301 South Federal Highway
Dania Beach, FL 33004

THESE PLANS ARE FOR BUILDING DEPARTMENT REVIEW ONLY. THEY ARE NOT TO BE CONSIDERED AS CONSTRUCTION DOCUMENTS UNTIL ALL BUILDING DEPARTMENT APPROVALS ARE OBTAINED.

A-6.0
BUILDING SECTIONS



FIRST FLOOR LIFE SAFETY PLAN
SCALE 3/32" = 1'-0"

CODE REFERENCES NEW APARTMENTS

NFPA 101
30.2.6.2 (TRAVEL DIST. W/IN SPRINKLERED UNIT IS 125' TO DOOR)

NFPA 101
30.2.6.3.2
(TRAVEL IN SPRINKLERED BLDG TO NEAREST EXIT SHALL NOT EXCEED 200')

TRAVEL DISTANCE NOTE

FEET TO EGRESS COMPONENT

EGRESS COMPONENT

- #55

EF - EXIT NUMBER
EA - EXIT ACCESS
CP - COMMON PATH OF TRAVEL
TDU - TRAVEL DISTANCE W/IN UNIT

EGRESS COMPONENT NOTE

EGRESS COMPONENT IDENTIFIER

EG - #55

EF - EXIT NUMBER

GOVERNING CODE REFERENCE

NFPA 101 - NFPA 101 2010
FFPC - FLORIDA FIRE PREVENTION CODE 2012
FBC - FLORIDA BUILDING CODE 2014 (FIFTH EDITION)

LIFE SAFETY DEVICE LEGEND:

FIRE EXTINGUISHER
FIRE ALARM PULL STATION DEVICE
SIGN W/EMERGENCY LIGHT
NEW SMOKE DETECTOR-SEE REFLECTED CEILING A5.2,A5.3,A5.4
COMBINATION SMOKE DETECTOR AND CARBON MONOXIDE DETECTOR & ALARM-SEE REFLECTED CEILING A5.2,5.3,5.4
EMERGENCY LIGHT

TRAVEL DISTANCE UNIT, TRAVEL DISTANCE COMMON PATH

DRAWN BY:
REVISIONS:

AA0003669
ANTHONY LEON
0016752

DESIGN ARCHITECTURE
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P: 305-438-9377 | F: 305-438-9378

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JUN 10 2016

NEW CONSTRUCTION FOR:
THE PALMS AT DANIA BEACH
1301 South Federal Highway
Dania Beach, FL 33004

CHAPTER 6
TYPES OF CONSTRUCTION

SECTION 601 GENERAL

601.1 Scope. The provisions of this chapter shall control the classification of buildings as to type of construction.

SECTION 602 CONSTRUCTION CLASSIFICATION

602.1 General. Buildings and structures erected or to be erected, altered or extended in height or area shall be classified in one of the five construction types defined in Sections 602.2 through 602.5. The building elements shall have a fire-resistance rating not less than that specified in Table 602 and shall be constructed in accordance with the provisions of this code.

602.2 Type I and II. Type I and II construction are those types of construction in which the building elements listed in Table 602 are of noncombustible materials, except as permitted in Section 603 and elsewhere in this code.

602.3 Type III. Type III construction is that type of construction in which the exterior walls are of noncombustible materials and the interior building elements are of any material permitted by this code. Fire-retardant treated wood framing complying with Section 2303.2 shall be permitted within exterior wall assemblies of a 2-hour rating or less.

602.4 Type IV. Type IV construction (Heavy Timber, HT) is that type of construction in which the exterior walls are of noncombustible materials and the interior building elements are of solid or laminated wood without concealed spaces. The details of Type IV construction shall comply with the provisions of this section. Fire-retardant treated wood framing complying with Section 2303.2 shall be permitted within exterior wall assemblies with a 2-hour rating or less. Minimum solid sawn nominal dimensions are required for structures built using Type IV construction (HT). For glued-laminated members the equivalent net finished width and depth corresponding to the minimum nominal width and depth of solid sawn lumber are required as specified in Table 602.4.

TABLE 602.4
MINIMUM NOMINAL SIZE EQUIVALENCES

Width, inch	WOOD MEMBER SIZE EQUIVALENCES		Width, inch	WOOD MEMBER SIZE EQUIVALENCES	
	Depth, inch	SAFETY FACTOR		Depth, inch	SAFETY FACTOR
3	8	3	3	8	3
5	10	5	5	10 1/2	5
6	8	3	6	8 1/2	3
8	6	3	8	6	3
12	6	3	12	6	3

TABLE 602.5
FIRE RESISTANCE RATING REQUIREMENTS FOR BUILDING ELEMENTS (MINIMUM)

BUILDING ELEMENT	TYPE I		TYPE II		TYPE III		TYPE IV		TYPE V	
	A	B	A	B	A	B	A	B	A	B
Primary structural frame* (see Section 202)	3	2	1	0	1	0	HT	1	0	0
Beaming walls	3	2	1	0	1	0	HT	1	0	0
Exterior walls	3	2	1	0	1	0	HT	1	0	0
Interior walls	3	2	1	0	1	0	HT	1	0	0
Roofing walls and partitions	3	2	1	0	1	0	HT	1	0	0
Exterior	3	2	1	0	1	0	HT	1	0	0
Interior	3	2	1	0	1	0	HT	1	0	0
Roof construction and associated secondary members	2	2	1	0	1	0	HT	1	0	0
Floor construction and associated secondary members	2	2	1	0	1	0	HT	1	0	0
Roof construction and associated secondary members	1 1/2	1 1/2	1 1/2	0	1 1/2	0	HT	1 1/2	0	0

SECTION 603 TYPES OF CONSTRUCTION

603.1 General. Buildings and structures erected or to be erected, altered or extended in height or area shall be classified in one of the five construction types defined in Sections 602.2 through 602.5. The building elements shall have a fire-resistance rating not less than that specified in Table 602 and shall be constructed in accordance with the provisions of this code.

603.2 Type I and II. Type I and II construction are those types of construction in which the building elements listed in Table 602 are of noncombustible materials, except as permitted in Section 603 and elsewhere in this code.

603.3 Type III. Type III construction is that type of construction in which the exterior walls are of noncombustible materials and the interior building elements are of any material permitted by this code. Fire-retardant treated wood framing complying with Section 2303.2 shall be permitted within exterior wall assemblies of a 2-hour rating or less.

603.4 Type IV. Type IV construction (Heavy Timber, HT) is that type of construction in which the exterior walls are of noncombustible materials and the interior building elements are of solid or laminated wood without concealed spaces. The details of Type IV construction shall comply with the provisions of this section. Fire-retardant treated wood framing complying with Section 2303.2 shall be permitted within exterior wall assemblies with a 2-hour rating or less. Minimum solid sawn nominal dimensions are required for structures built using Type IV construction (HT). For glued-laminated members the equivalent net finished width and depth corresponding to the minimum nominal width and depth of solid sawn lumber are required as specified in Table 602.4.

SECTION 604 TYPES OF CONSTRUCTION

604.1 General. Buildings and structures erected or to be erected, altered or extended in height or area shall be classified in one of the five construction types defined in Sections 602.2 through 602.5. The building elements shall have a fire-resistance rating not less than that specified in Table 602 and shall be constructed in accordance with the provisions of this code.

604.2 Type I and II. Type I and II construction are those types of construction in which the building elements listed in Table 602 are of noncombustible materials, except as permitted in Section 603 and elsewhere in this code.

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TABLE 603.1
INTERIOR WALL AND CEILING FINISH REQUIREMENTS BY OCCUPANCY

GROUP	SPRINKLERED		NONSPRINKLERED	
	Interior walls and ceilings	Interior walls and ceilings	Interior walls and ceilings	Interior walls and ceilings
A-1, A-2, A-3, A-4, A-5	B	B	C	A
B-1, B-2, B-3	B	B	C	A
R-1	B	B	C	A
R-2	B	B	C	A
R-3	B	B	C	A
H-1	B	B	C	A
H-2	B	B	C	A
H-3	B	B	C	A
H-4	B	B	C	A
R-1	C	C	C	C
R-2	C	C	C	C
R-3	C	C	C	C
U	No restriction	No restriction	No restriction	No restriction

TABLE 603.2
INTERIOR WALL AND CEILING FINISH REQUIREMENTS BY OCCUPANCY

GROUP	SPRINKLERED		NONSPRINKLERED	
	Interior walls and ceilings	Interior walls and ceilings	Interior walls and ceilings	Interior walls and ceilings
A-1, A-2, A-3, A-4, A-5	B	B	C	A
B-1, B-2, B-3	B	B	C	A
R-1	B	B	C	A
R-2	B	B	C	A
R-3	B	B	C	A
H-1	B	B	C	A
H-2	B	B	C	A
H-3	B	B	C	A
H-4	B	B	C	A
R-1	C	C	C	C
R-2	C	C	C	C
R-3	C	C	C	C
U	No restriction	No restriction	No restriction	No restriction

TABLE 603.3
INTERIOR WALL AND CEILING FINISH REQUIREMENTS BY OCCUPANCY

GROUP	SPRINKLERED		NONSPRINKLERED	
	Interior walls and ceilings	Interior walls and ceilings	Interior walls and ceilings	Interior walls and ceilings
A-1, A-2, A-3, A-4, A-5	B	B	C	A
B-1, B-2, B-3	B	B	C	A
R-1	B	B	C	A
R-2	B	B	C	A
R-3	B	B	C	A
H-1	B	B	C	A
H-2	B	B	C	A
H-3	B	B	C	A
H-4	B	B	C	A
R-1	C	C	C	C
R-2	C	C	C	C
R-3	C	C	C	C
U	No restriction	No restriction	No restriction	No restriction

TABLE 603.4
INTERIOR WALL AND CEILING FINISH REQUIREMENTS BY OCCUPANCY

GROUP	SPRINKLERED		NONSPRINKLERED	
	Interior walls and ceilings	Interior walls and ceilings	Interior walls and ceilings	Interior walls and ceilings
A-1, A-2, A-3, A-4, A-5	B	B	C	A
B-1, B-2, B-3	B	B	C	A
R-1	B	B	C	A
R-2	B	B	C	A
R-3	B	B	C	A
H-1	B	B	C	A
H-2	B	B	C	A
H-3	B	B	C	A
H-4	B	B	C	A
R-1	C	C	C	C
R-2	C	C	C	C
R-3	C	C	C	C
U	No restriction	No restriction	No restriction	No restriction

TABLE 603.5
INTERIOR WALL AND CEILING FINISH REQUIREMENTS BY OCCUPANCY

GROUP	SPRINKLERED		NONSPRINKLERED	
	Interior walls and ceilings	Interior walls and ceilings	Interior walls and ceilings	Interior walls and ceilings
A-1, A-2, A-3, A-4, A-5	B	B	C	A
B-1, B-2, B-3	B	B	C	A
R-1	B	B	C	A
R-2	B	B	C	A
R-3	B	B	C	A
H-1	B	B	C	A
H-2	B	B	C	A
H-3	B	B	C	A
H-4	B	B	C	A
R-1	C	C	C	C
R-2	C	C	C	C
R-3	C	C	C	C
U	No restriction	No restriction	No restriction	No restriction

TABLE 603.6
INTERIOR WALL AND CEILING FINISH REQUIREMENTS BY OCCUPANCY

GROUP	SPRINKLERED		NONSPRINKLERED	
	Interior walls and ceilings	Interior walls and ceilings	Interior walls and ceilings	Interior walls and ceilings
A-1, A-2, A-3, A-4, A-5	B	B	C	A
B-1, B-2, B-3	B	B	C	A
R-1	B	B	C	A
R-2	B	B	C	A
R-3	B	B	C	A
H-1	B	B	C	A
H-2	B	B	C	A
H-3	B	B	C	A
H-4	B	B	C	A
R-1	C	C	C	C
R-2	C	C	C	C
R-3	C	C	C	C
U	No restriction	No restriction	No restriction	No restriction

TABLE 603.7
INTERIOR WALL AND CEILING FINISH REQUIREMENTS BY OCCUPANCY

GROUP	SPRINKLERED		NONSPRINKLERED	
	Interior walls and ceilings	Interior walls and ceilings	Interior walls and ceilings	Interior walls and ceilings
A-1, A-2, A-3, A-4, A-5	B	B	C	A
B-1, B-2, B-3	B	B	C	A
R-1	B	B	C	A
R-2	B	B	C	A
R-3	B	B	C	A
H-1	B	B	C	A
H-2	B	B	C	A
H-3	B	B	C	A
H-4	B	B	C	A
R-1	C	C	C	C
R-2	C	C	C	C
R-3	C	C	C	C
U	No restriction	No restriction	No restriction	No restriction

TABLE 603.8
INTERIOR WALL AND CEILING FINISH REQUIREMENTS BY OCCUPANCY

GROUP	SPRINKLERED		NONSPRINKLERED	
	Interior walls and ceilings	Interior walls and ceilings	Interior walls and ceilings	Interior walls and ceilings
A-1, A-2, A-3, A-4, A-5	B	B	C	A
B-1, B-2, B-3	B	B	C	A
R-1	B	B	C	A
R-2	B	B	C	A
R-3	B	B	C	A
H-1	B	B	C	A
H-2	B	B	C	A
H-3	B	B	C	A
H-4	B	B	C	A
R-1	C	C	C	C
R-2	C	C	C	C
R-3	C	C	C	C
U	No restriction	No restriction	No restriction	No restriction

TABLE 603.9
INTERIOR WALL AND CEILING FINISH REQUIREMENTS BY OCCUPANCY

GROUP	SPRINKLERED		NONSPRINKLERED	
	Interior walls and ceilings	Interior walls and ceilings	Interior walls and ceilings	Interior walls and ceilings
A-1, A-2, A-3, A-4, A-5	B	B	C	A
B-1, B-2, B-3	B	B	C	A
R-1	B	B	C	A
R-2	B	B	C	A
R-3	B	B	C	A
H-1	B	B	C	A
H-2	B	B	C	A
H-3	B	B	C	A
H-4	B	B	C	A
R-1	C	C	C	C
R-2	C	C	C	C
R-3	C	C	C	C
U	No restriction	No restriction	No restriction	No restriction

TABLE 603.10
INTERIOR WALL AND CEILING FINISH REQUIREMENTS BY OCCUPANCY

GROUP	SPRINKLERED		NONSPRINKLERED	
	Interior walls and ceilings	Interior walls and ceilings	Interior walls and ceilings	Interior walls and ceilings
A-1, A-2, A-3, A-4, A-5	B	B	C	A
B-1, B-2, B-3	B	B	C	A
R-1	B	B	C	A
R-2	B	B	C	A
R-3	B	B	C	A
H-1	B	B	C	A
H-2	B	B	C	A
H-3	B	B	C	A
H-4	B	B	C	A
R-1	C	C	C	C
R-2	C	C	C	C
R-3	C	C	C	C
U	No restriction	No restriction	No restriction	No restriction

TABLE 603.11
INTERIOR WALL AND CEILING FINISH REQUIREMENTS BY OCCUPANCY

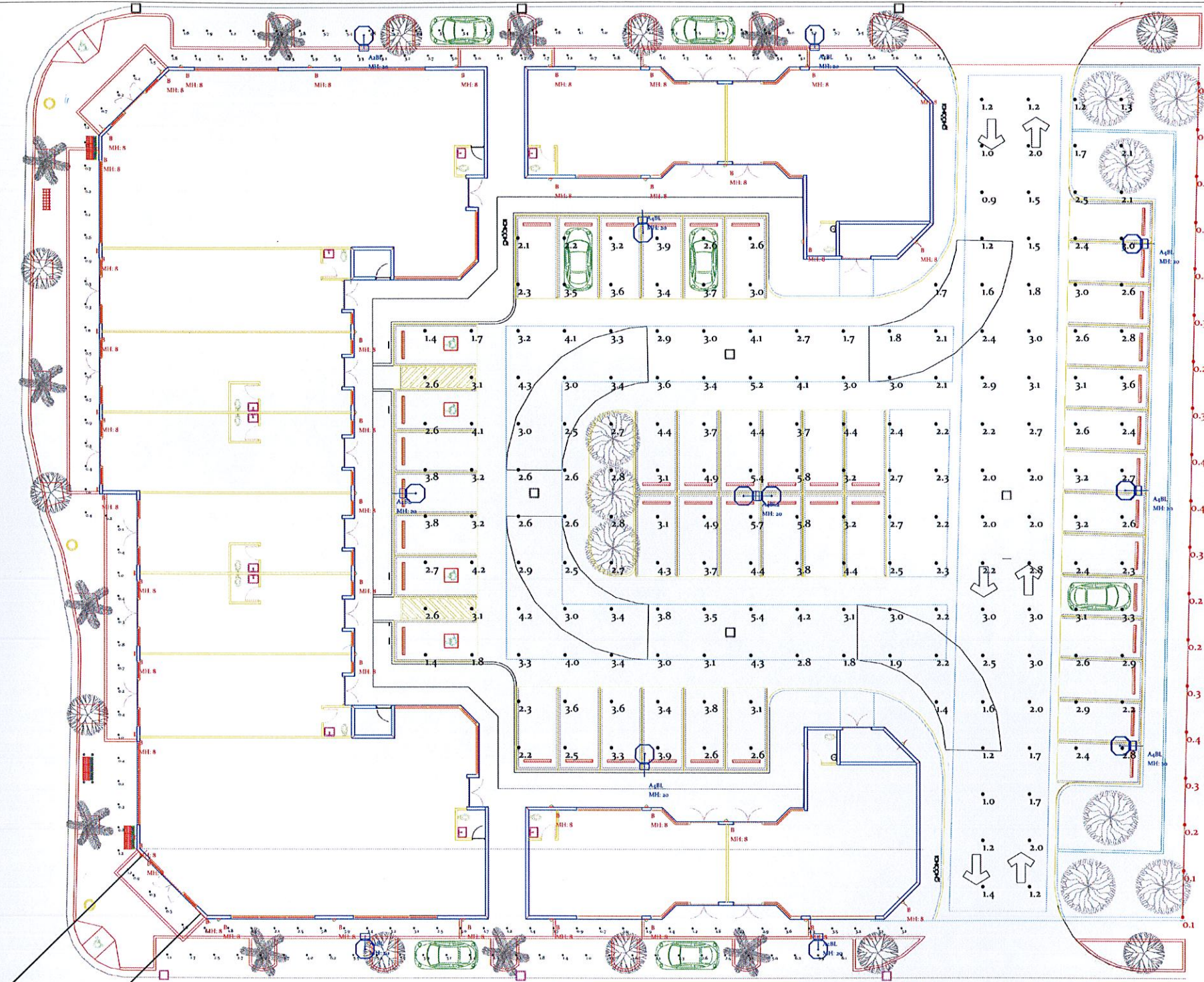
GROUP	SPRINKLERED		NONSPRINKLERED	
	Interior walls and ceilings	Interior walls and ceilings	Interior walls and ceilings	Interior walls and ceilings
A-1, A-2, A-3, A-4, A-5	B	B	C	A
B-1, B-2, B-3	B	B	C	A
R-1	B	B	C	A
R-2	B	B	C	A
R-3	B	B	C	A
H-1	B	B	C	A
H-2	B	B	C	A
H-3	B	B	C	A
H-4	B	B	C	A
R-1	C	C	C	C
R-2	C	C	C	C
R-3	C	C	C	C
U	No restriction	No restriction	No restriction	No restriction

TABLE 603.12
INTERIOR WALL AND CEILING FINISH REQUIREMENTS BY OCCUPANCY

GROUP	SPRINKLERED		NONSPRINKLERED	
	Interior walls and ceilings	Interior walls and ceilings	Interior walls and ceilings	Interior walls and ceilings
A-1, A-2, A-3, A-4, A-5	B	B	C	A
B-1, B-2, B-3	B	B	C	A
R-1	B	B	C	A
R-2	B	B	C	A
R-3	B	B	C	A
H-1	B	B	C	A
H-2	B	B	C	A
H-3	B	B	C	A
H-4	B	B	C	A
R-1	C	C	C	C
R-2	C	C	C	C
R-3	C	C	C	C
U	No restriction	No restriction	No restriction	No restriction

TABLE 603.13
INTERIOR WALL AND CEILING FINISH REQUIREMENTS BY OCCUPANCY

GROUP	SPRINKLERED		NONSPRINKLERED	
	Interior walls and ceilings	Interior walls and ceilings	Interior walls and ceilings	Interior walls and ceilings
A-1, A-2, A-3				



Symbol	Qty	Label	Arrangement	LF	Description	Lum. Watts	Total Watts	Lum. Lumens
⊖	4	A2BL	SINGLE	0.950	CREE OSQA xx 2ME A 40K-UL w. OSQ-BLSMF	112	448	9345
⊖	6	A4BL	SINGLE	0.950	CREE OSQA xx 4ME A 40K-UL w. OSQ-BLSMF	112	672	9124
⊖	1	A4BL2	BACK-BACK	0.950	CREE OSQA xx 4ME A 40K-UL w. OSQ-BLSMF	112	224	9124
⊖	40	B	SINGLE	0.950	Prisma Nikko45GLED 079662	21	840	425

Label	CalcType	Units	Avg	Max	Min	Avg/Min	Max/Min
East Property Line	Illuminance	Fc	0.26	0.4	0.1	2.60	4.00
North Sidewalk	Illuminance	Fc	2.09	4.1	0.3	10.45	20.90
North Street Parking	Illuminance	Fc	3.30	6.0	1.0	3.30	6.00
Parking	Illuminance	Fc	2.85	5.8	0.9	3.17	6.44
South Sidewalk	Illuminance	Fc	3.19	4.3	0.3	7.30	14.00
South Street Parking	Illuminance	Fc	3.26	6.2	1.0	3.26	6.20
West Sidewalk	Illuminance	Fc	0.56	1.2	0.1	3.60	12.00

Date: 2-03-16
 Prepared for: Roberto Perez / 3Design Architecture
 File name: thepalmsdania.agi
 Units: Feet / Foot-candles
 Designed by: HXC
 Page 1 of 1

Project: The Palms / Dania Beach
 Prepared for: Roberto Perez / 3Design Architecture
 File name: thepalmsdania.agi

Disclaimer: All calculations have been performed according to IESNA & CIE standards and good practice. Some differences between measured values and calculated results may occur due to tolerances in calculation methods, lighting procedures, lamp performance, or other factors. The lighting elements significantly affect the lighting calculations. If the real environment conditions do not match the input data, differences will occur between measured values and calculated values.



954-306-3931
 Sunrise, Florida

DRAWN BY:
REVISIONS:

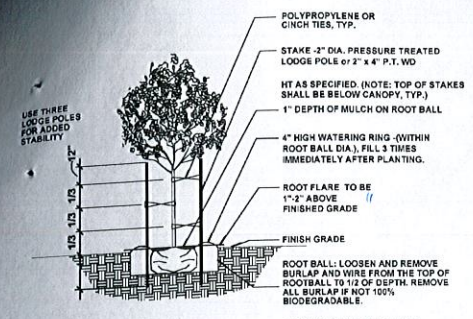
AA0003669
ANTHONY LEON
0076752

DESIGN ARCHITECTURE
4500 Biscayne Blvd. #C-04, Miami, FL 33137
P: 305.442.8277 F: 305.442.4320

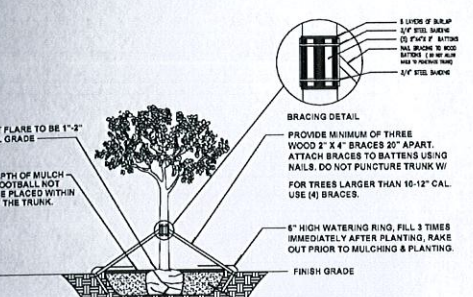
H.L. Worth, Landscape Architect, P.A.
10000 SW 28th Street, Miami, Florida 33155
305.755.4334, hworth@hworth.com
H. Worth, Landscape Architect
SEAL

NEW CONSTRUCTION FOR:
THE PALMS AT DANIA BEACH
1301 South Federal Highway
Dania Beach, FL 33004

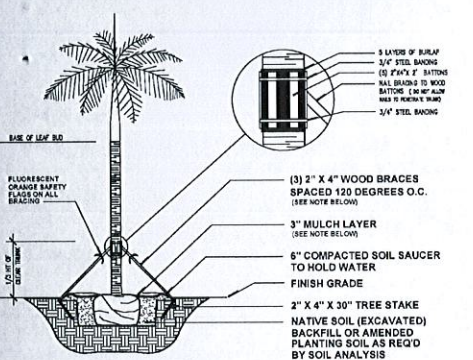
W. Smith
06.01.16



NOTE:
1. DO NOT APPLY MULCH WITHIN 6" OF THE TREE TRUNK
Tree Planting & Bracing Detail With A Caliper up to 2.5" N.T.S.

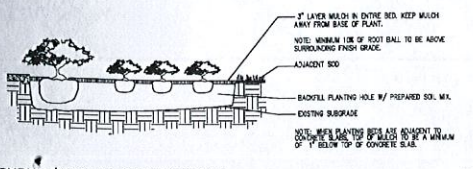


Tree Planting & Bracing Detail Caliper of 2.5" or Greater N.T.S.



NOTES:
1. PALMS OVER 30' OR HT, USE MINIMUM (4) 4" x 4" BRACING AND STAKES.
2. PRIMARY STAKES SHOULD BE PLACED PARALLEL TO WALKWAYS WHENEVER POSSIBLE.
3. RECEIVING PLANTING HOLE SHALL BE APPROXIMATELY 1/2 LARGER THAN ROOTBALL.
4. BID SHALL BE PERPENDICULAR TO THE GROUND PLANE.
5. TRUNK SHALL BE STRAIGHT AND WITHOUT CURVES.
6. NO SCARRED OR BLACKENED TRUNKS.
7. AMENDED SOIL MIX. TO BE ADDED AT THE TIME OF PLANTING, IF NEEDED. SHALL CONSIST OF A PARTIAL MIX 80% CLEAN SLUG SAND AND 20% SCREENED, FUMIGATED TOPSOIL AS NEEDED.
8. ANCHORING STAKES SHALL BE DRIVEN A MIN. OF 3" BELOW GRADE.
9. MULCH SHALL BE AMERIGROW RECYCLED FINEBARK BROWN OR CITY APPROVED EQUIVALENT.

Typical Palm Planting Detail N.T.S.



SHRUB/GROUND COVER DETAIL N.T.S.

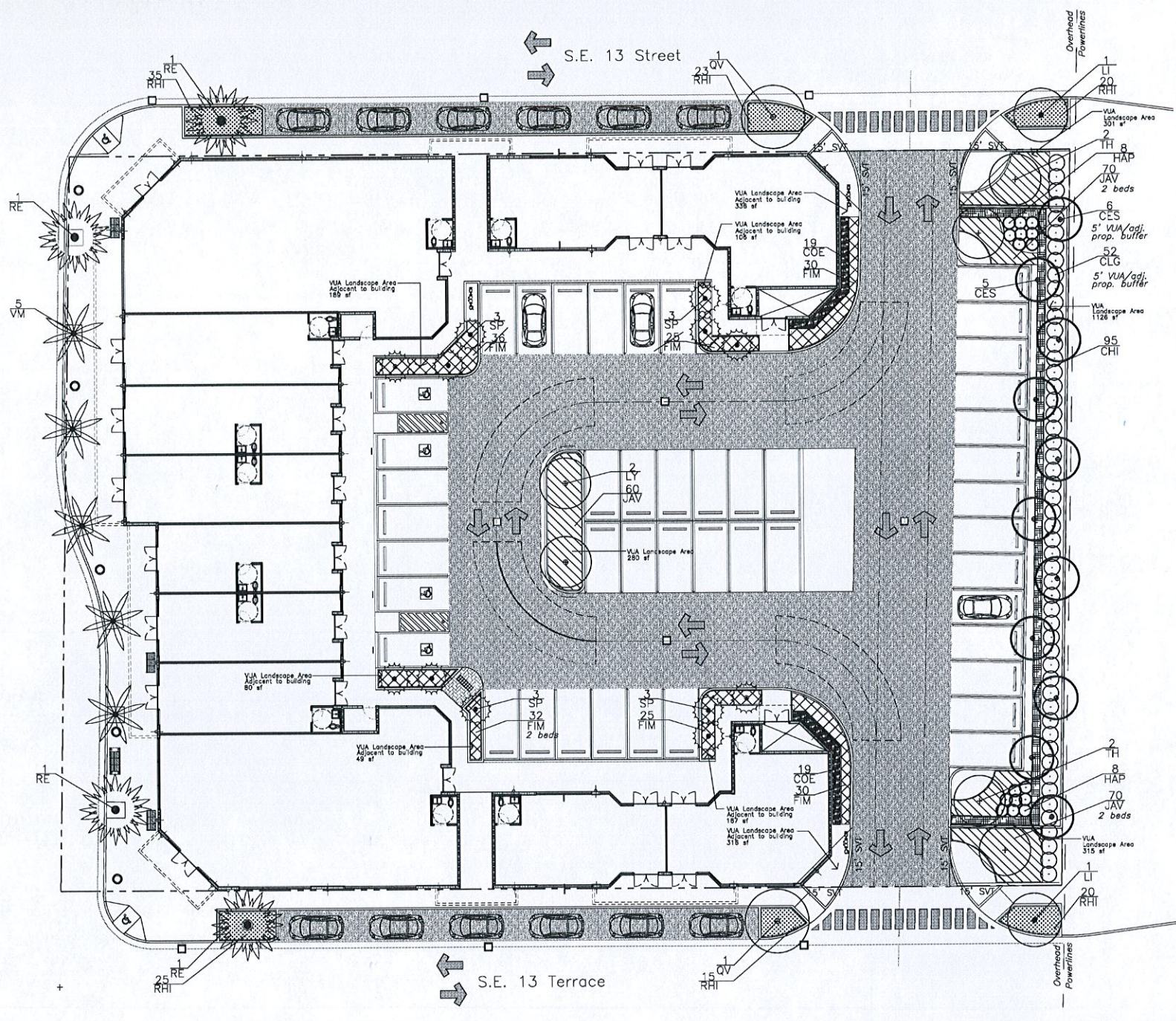
LANDSCAPE ARCHITECT'S PLANT / PLANTING NOTES

- ALL PLANT MATERIAL TO BE FLORIDA GRADE NO. 1 (70 #) OR BETTER FLORIDA DEPARTMENT OF AGRICULTURE GRADES AND STANDARDS; PARTS 1 AND II, 5th EDITION: 2015, RESPECTIVELY.
- TWO MEETINGS, PRE-INSTALLATION & SUBSTANTIAL COMPLETION, SHALL BE REQ'D DURING INSTALLATION/CONSTRUCTION PROCESS. PRE-INSTALLATION MEETING SHALL BE SCHEDULED W/ LANDSCAPE ARCHITECT, TWO WEEKS PRIOR TO INSTALLATION.
- A MUNICIPALLY APPROVED LANDSCAPE PLAN IS A LEGAL & BINDING DOCUMENT. NO CHANGES SHALL BE MADE WITHOUT PRIOR NOTIFICATION & SUBSEQUENT WRITTEN APPROVAL OF THE LANDSCAPE ARCHITECT & GOVERNING MUNICIPALITY. (IF REQ'D)
- LANDSCAPE PLAN SHALL BE INSTALLED IN COMPLIANCE WITH ALL LOCAL/PERTINENT CODES.
- LANDSCAPE CONTRACTOR SHALL REVIEW ALL DRAWINGS AND PREPARE OWN QUANTITY COUNTS (PRIOR TO BID COST AND COMPARE TO ARCHITECT'S PLANT LIST). LANDSCAPE CONTRACTOR IS RESPONSIBLE FOR ATTAINING ACCURATE COUNT OF PLANT MATERIALS SPECIFIED. IN THE EVENT OF DISCREPANCY, LANDSCAPE CONTRACTOR SHALL BRING TO THE ATTENTION OF LANDSCAPE ARCHITECT. LANDSCAPE CONTRACTOR IS RESPONSIBLE FOR INSTALLATION OF THE LANDSCAPE PLAN. LANDSCAPE PLAN SHALL TAKE PRECEDENCE OVER PLANT LIST.
- LANDSCAPE CONTRACTOR SHALL LOCATE AND VERIFY ALL UNDERGROUND UTILITIES PRIOR TO DIGGING, SUNSHINE STATE ONE CALL OF FLORIDA. (800) 432-4770.
- ALL TREES TO BE STAKED IN A GOOD WORKMANLIKE MANNER, NO NAIL STAKING IN TRUNKS PERMITTED. ALL GUYING & STAKING TO BE REMOVED WITHIN 12 MONTHS AFTER PLANTING.
- ALL PLANTING BEDS TO BE WEED AND GRASS FREE. ALL CONSTRUCTION DEBRIS SHALL BE REMOVED.
- ALL INVASIVE EXOTIC PLANTS (CAT-1) TO BE REMOVED FROM SITE, PRIOR TO LANDSCAPE ARCHITECTS' FINAL INSPECTION. REFER TO FLORIDA EXOTIC PEST PLANT CONTROL (FLEPPC) 2015 LIST OF EXOTIC PLANT SPECIES, CAT#1, ONLY.
- ALL SOIL SHALL BE ST. AUGUSTINE 'FLORATAM' SOLID SOO, (UNLESS OTHERWISE NOTED) AND LAID WITH ALTERNATING AND ABUTTING JOINTS. SOO SHALL BE LAID OVER A 2" LAYER OF TOPSOIL. LANDSCAPE CONTRACTOR SHALL NOTIFY LANDSCAPE ARCHITECT, PRIOR TO INSTALLATION.
- MULCH SHALL BE EUCALYPTUS OR PINE BARK MULCH (UNLESS OTHERWISE NOTED) APPLIED AT A MIN. DEPTH OF 3" OVER PLANTING BEDS. MULCH SHALL NOT APPLIED OVER ANNUAL PLANTING BEDS. MULCH SHALL NOT BE PLACED WITHIN 6" OF TREE & PALM TRUNKS. TOP OF MULCH SHALL NOT EXCEED HEIGHT OF ADJACENT PAVED SURFACES.
- ALL PLANTED AREAS TO RECEIVE 100% COVERAGE BY AN AUTOMATIC IRRIGATION SYSTEM, WITH A MINIMUM OF 50% OVERLAP. RAIN SENSOR TO BE PROVIDED. IRRIGATION SYSTEM TO BE INSTALLED IN COMPLIANCE W/ FLORIDA BUILDING CODE, (FBC), LATEST EDITION. BUBBLERS SHALL BE INSTALLED ON ALL NEW OR RELOCATED & INSTALLED TREES & PALMS TO AID IN THEIR ESTABLISHMENT. REFER TO IRRIGATION PLAN.

Town of Dania Beach Notes:

- A pre-construction meeting with the Dania Beach City Arborist is required prior to landscaping activities including removal of trees and/or installation of plant material. Call 954-643-0423 or 305-235-5098 a minimum of five (5) days prior to desired start date to schedule pre-construction meeting.
- All existing trees to remain are to be separate from the limits of disturbance of the construction area by tree protection fencing and signage. The tree protection fencing shall be located at the edge of the line(s) if a tree protection zone is not designated. No material storage or construction access is permitted within the tree protection zone.
- All existing trees shall be pruned to ANSI A-300 standards to correct potential hazards.
- A tree removal permit is required prior to removal or relocation of any tree or palm. Contact the Dania Beach City Arborist at 954-643-0423 or 305-235-5098 to obtain permit information.
- Landscape contractor shall notify Sunshine One Call of Florida, Inc. at 1-800-423-4770 a minimum of two (2) full business days prior to digging. Landscape Contractor is responsible for avoiding damage to utilities from plant installation.
- Tree relocations: Omitted. There are no (a) existing trees to be relocated.
- All planting must follow planting specifications and details shown on the plan.
- Substitutions of plant species or specification must be approved in writing by the Dania Beach City Arborist prior to use.
- All plant material planted per this landscape plan shall be Florida Grade #1 or better, as specified in the current edition of the Florida Department of Agriculture's Grades & Standards for Nursery Plants. Damaged plant material shall be rejected and replaced prior to installation.
- All sizes shown for plant material are to be considered minimums.
- Where quantities and/or species differ between the planting plans and plant lists, the plans shall take precedence.
- Maintenance of all new plant material shall begin after acceptance of the plants by the City Arborist.
- Plant beds to be treated with pre-emergent herbicide prior to planting.
- All tree and palm staking and support shall be removed one year after installation.
- No fertilizer shall be applied to newly planted trees and palms.
- All landscape material shall be thoroughly watered at the time of planting. No dry planting permitted.
- Landscape contractor shall be responsible for providing temporary water provisions until such time as the irrigation system is operational.
- All wire guys and/or fabric straps shall be flagged with fluorescent orange tape.
- Mulching:
 - All landscape areas, not covered by sod, shall be covered by a minimum (3) inch layer of mulch.
 - A mulch ring with a minimum radius of (24) inches (48 inch diameter), is required around all newly installed trees and palms.
 - Cypress mulch shall not be used.
 - No mulch shall be placed touching or within (6) inches of the trunk or palm.
- All newly landscaped areas shall be excavated down to a depth of twenty four (24) inches below final grade and back filled with clean debris-free soil. Existing soil may be re-used for backfilling if debris is removed and organic content is sufficient or soil is augmented with topsoil. Construction access shall be restricted from the landscape area after excavation and backfill is complete.
- All landscape areas shall be finish graded such that they are a minimum of (3.5) inches below surrounding paved surfaces as not to impede the flow of drainage into landscaped areas and to allow for a three (3) inch mulch layer.

Federal Highway, US 1



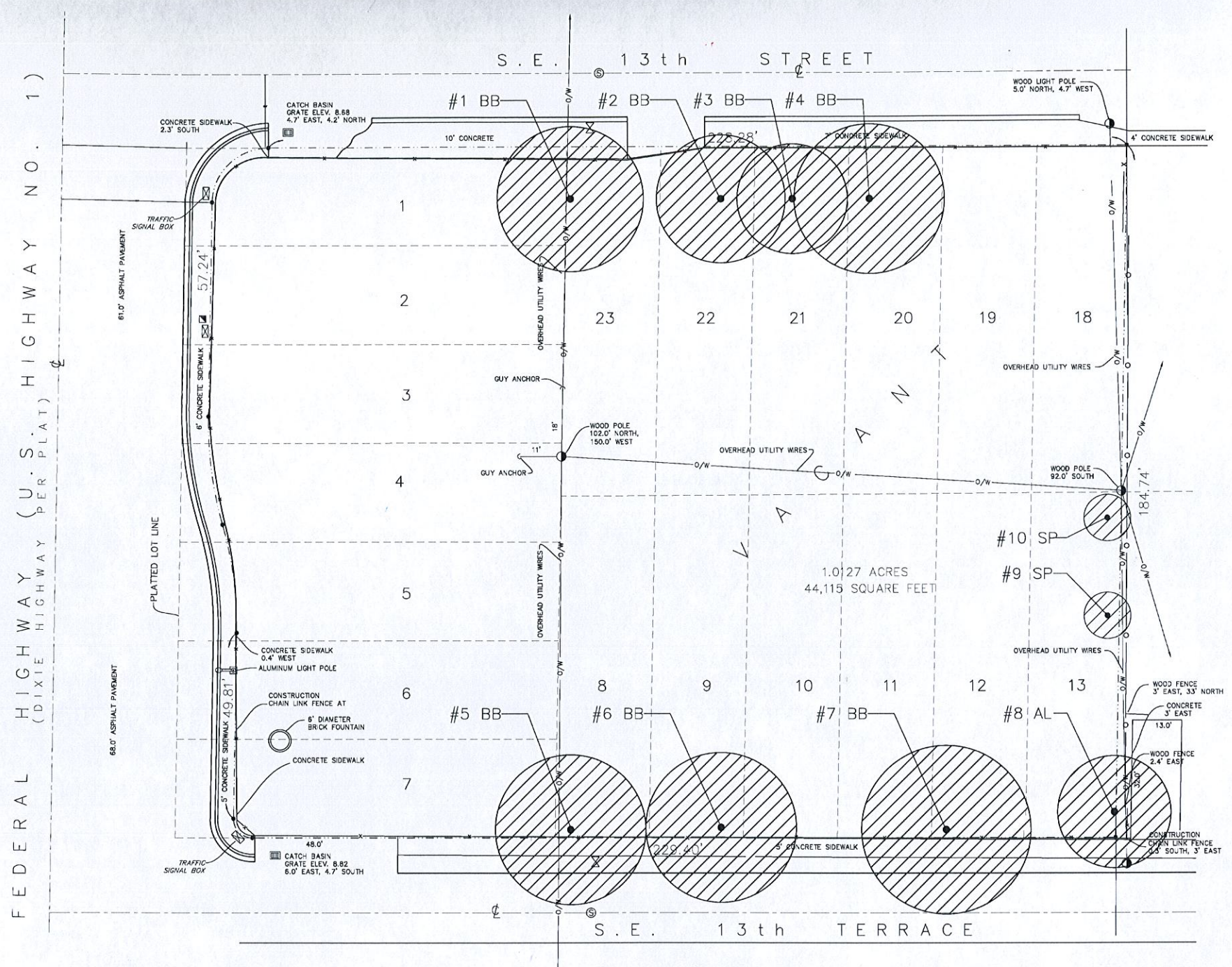
Qty	Key	Botanical / Common Name	Description	
2	QV	Quercus virginiana / Live Oak	20'-22' ea ht, 8' spr, 8' ea, 4" dbh.	Yes
2	LI	Logertronia indica / Grape Myrtle	18'-18' ea ht, 7' spr, 6.5' ea, 2" dbh.	No
2	LY	Lysiloma latifolia / Wild Tamarind	14' ea ht, 7' spr, 2" dbh.	Yes
4	TH	Tabebuia heterophylla / Pink Tabebuia	14' ea ht, 7' spr, 2" cal.	No
11	CES	Conocarpus e. sericeus / Silver Buttonwood	10'-12' ht, 6' spr, multi trunk	Yes
4	RE	Roystonia elata / Royal Palm	30' ea ht, 16" gw	Yes
12	SP	Sabal palmetto / Sabal Palm	16', 20', 24' ea ht, sick	Yes
5	VM	Veitchia montgomeryana / Veitchia Palm	20' ea ht	No
52	CLG	Clusia guttifera / Small Leaf Clusia	4'-5' ea ht, 3' spr, 15 gal, @ 3.5" o.c.	No
95	CHI	Chrysobalanus icaco / Red tip Coccolupm	30"ht x 24" spr, 7 gal.	Yes
38	COE	Conocarpus erectus / Green Buttonwood	24"ht x 18" spr, 3 gal.	Yes
16	HAP	Hamelia patens 'dwarf' / Dwarf Firebush	18"ht x 18" spr, 3 gal.	No
138	RHI	Rhaphiolepis indica / Indian Hawthorn	12"ht x 12" spr, 3 gal.	No
178	FIM	Ficus microcarpa / Green island Ficus	12"ht x 12" spr, 3 gal.	No
200	JAV	Jasminum volubile / Wax Jasmine	12"ht x 12" spr, 3 gal.	No

City of Dania Beach, Florida
Article 275 Landscape Requirements
Net Lot Area: 58,183 Acres 1.08 Zoning: SFED-MU

	Required	Provided
Sec. 275-90 (C), (a,b,c) Perimeter Buffer Landscape Requirements For Vehicular Use Areas 184'-9"	1 tree /40 ft 184'-9" / 40' = 5 (4.6)	6
Sec. 275-100 (B) Interior Landscape Requirements For Vehicular Use Areas VUA Area (Asphalt & Pavers) = 18,663 sq. - 301 sq. = 18,362	20% ldsq area 18,362 x 20 = 3672 sf	2022 sf
Sec. 275-100 (E) Interior Landscape Requirements For Vehicular Use Areas abutting buildings min. width of 5'		2152 sf
VUA Trees Provided		11 Trees 12 Palms

COMMISSION HEARING MEETING - JUNE 28, 2016

LA 2.0
LANDSCAPE PLAN



Tree Survey List

# KEY	Botanical / Common Name	Ht	Description		Condition / Notes	Disposition
			Sp	DBH		
#1 BB	Bucida buceras / Black Olive	25'	45'	25"	Fair Condition, pruned for power line	- Remove -
#2 BB	Bucida buceras / Black Olive	40'	35'	11", 12", 15", 19"	Good Condition, numerous trunks from central point	- Remove -
#3 BB	Bucida buceras / Black Olive	40'	28'	25"	Good Condition	- Remove -
#4 BB	Bucida buceras / Black Olive	40'	42'	26"	Good Condition	- Remove -
#5 BB	Bucida buceras / Black Olive	25'	45'	22"	Fair Condition, pruned for power line	- Remove -
#6 BB	Bucida buceras / Black Olive	30'	40'	23"	Good Condition	- Remove -
#7 BB	Bucida buceras / Black Olive	45'	40'	24"	Good Condition	- Remove -
#8 AL	Albizia lebbek / Albizzia	20'	30'	13"	Fair Condition. Invasive Exotic, defoliated.	- Remove -
#9 SP	Sabal palmetto / Sabal Palm	16'	10'	16"	Fair Condition, vines present	- Remove -
#10 SP	Sabal palmetto / Sabal Palm	24'	10'	16"	Fair Condition, vines present	- Remove -

Indicates existing Tree or Palm to be removed.

TREE SURVEY / DISPOSITION PLAN
SCALE: 1/16"=1'-0"

DRAWN BY:
REVISIONS:

AA000066
ANTHONY TEON
0006752

3 DESIGN ARCHITECTURE
4500 Biscayne Blvd. #C-04, Miami, FL 33137
P: 305.438.0377 F: 305.438.0376

H.L. North, Landscape Architect, P.A.
Lic. 28020402 LA 0001722
3000 SW 38th Street, Miami, Florida 33135
305.755.4336, hnorth@hl-na.com
Robert L. North, Landscape Architect

SEAL

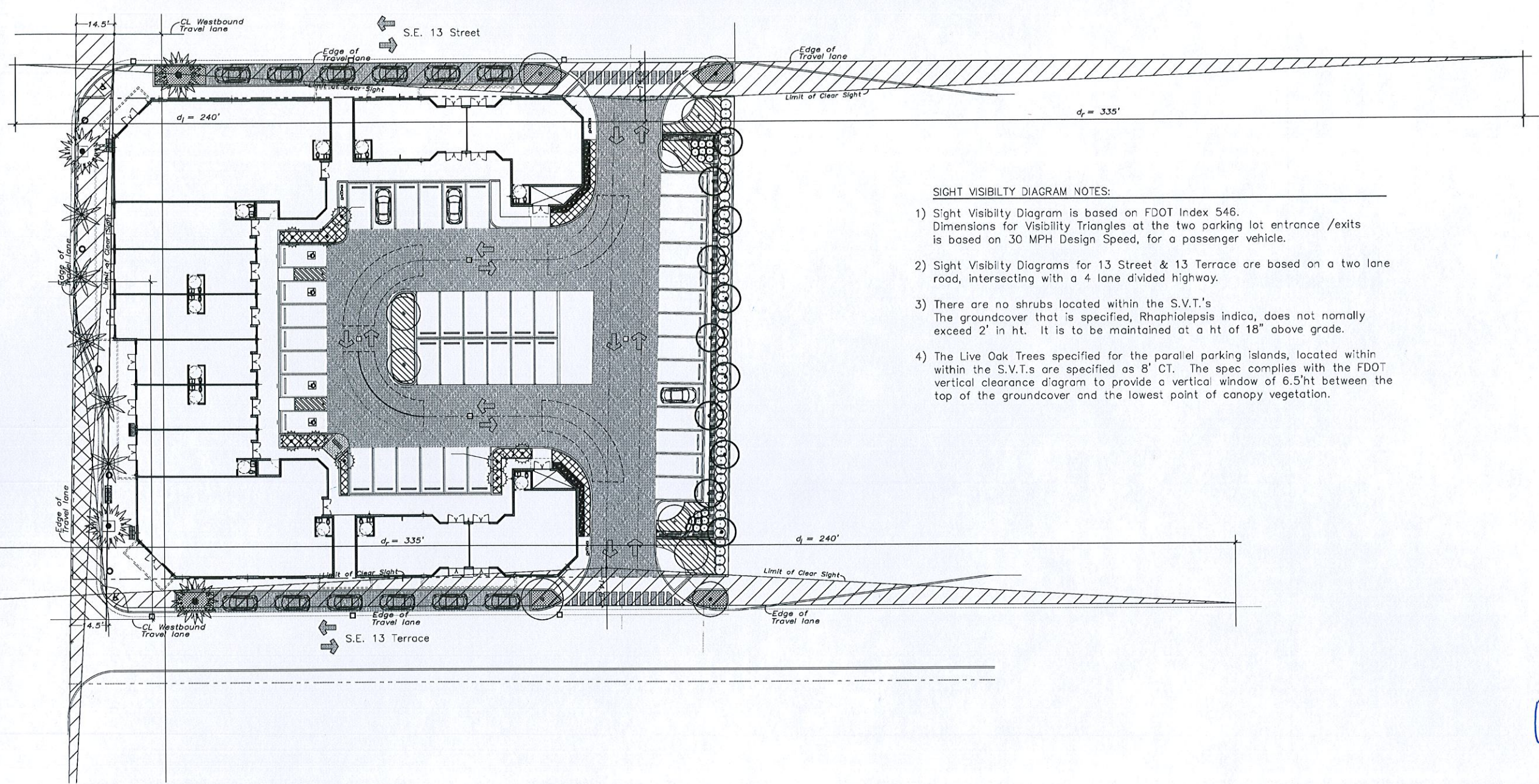
NEW CONSTRUCTION FOR:
THE PALMS AT DANIA BEACH
1301 South Federal Highway
Dania Beach, FL 33004

Anthony Teon
06.09.16

THESE PLANS ARE FOR BUILDING DEPARTMENT REVIEW ONLY. THEY ARE NOT TO BE CONSIDERED AS CONSTRUCTION DOCUMENTS UNTIL ALL BUILDING DEPARTMENT APPROVALS ARE OBTAINED.

LA 2.1
TREE SURVEY / DISPOSITION PLAN

Federal Highway, US 1



SIGHT VISIBILITY DIAGRAM NOTES:

- 1) Sight Visibility Diagram is based on FDOT Index 546. Dimensions for Visibility Triangles at the two parking lot entrance /exits is based on 30 MPH Design Speed, for a passenger vehicle.
- 2) Sight Visibility Diagrams for 13 Street & 13 Terrace are based on a two lane road, intersecting with a 4 lane divided highway.
- 3) There are no shrubs located within the S.V.T.'s. The groundcover that is specified, *Rhaphiolepis indica*, does not normally exceed 2' in ht. It is to be maintained at a ht of 18" above grade.
- 4) The Live Oak Trees specified for the parallel parking islands, located within within the S.V.T.s are specified as 8' CT. The spec complies with the FDOT vertical clearance diagram to provide a vertical window of 6.5'ht between the top of the groundcover and the lowest point of canopy vegetation.

DRAWN BY:
REVISIONS:

AA000368
ANTHONY LERN
00/07/12

3 DESIGN ARCHITECTURE
 4300 Biscayne Blvd. #G-04, Miami, FL 33137
 P. 305.438.0377 | E. 305.438.0376

H.L. Martin, Landscape Architect, P.A.
 LCP 2800404 LA #001722
 8828 SW 28th Street, Miami, Florida 33155
 305.750-1374, 305.750-1374
 Robert L. Martin, Landscape Architect

SEAL

NEW CONSTRUCTION FOR:
 THE PALMS AT DANIA BEACH
 1301 South Federal Highway
 Dania Beach, FL 33004

[Signature]
 06.09.16

FDOT SIGHT VISIBILITY DIAGRAM
 SCALE: 1"=20'-0"

THESE PLANS ARE FOR BUILDING DEPARTMENT REVIEW ONLY. THEY ARE TO BE CONTROLLED AS CONSTRUCTION DOCUMENTS UNTIL ALL BUILDING DEPARTMENT APPROVALS ARE OBTAINED.

LA 2.2
 SIGHT VISIBILITY DIAGRAM

LAYOUT

LAYOUT IRRIGATION SYSTEM MAINLINES AND LATERAL LINES. MAKE ALL NECESSARY ADJUSTMENTS AS REQUIRED TO TAKE INTO ACCOUNT ALL SITE OBSTRUCTIONS AND LIMITATIONS PRIOR TO EXCAVATING TRENCHES

FLAG ALL SPRINKLER HEAD LOCATIONS. ADJUST LOCATION AND MAKE THE NECESSARY MODIFICATIONS TO NOZZLE TYPES ETC. REQUIRED TO INSURE 100% COVERAGE.

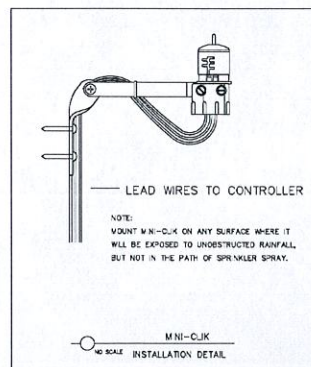
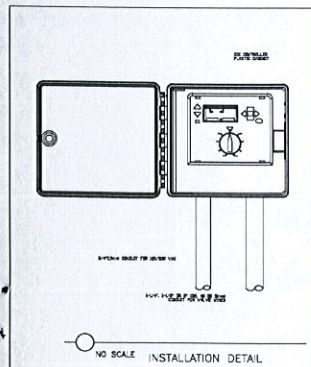
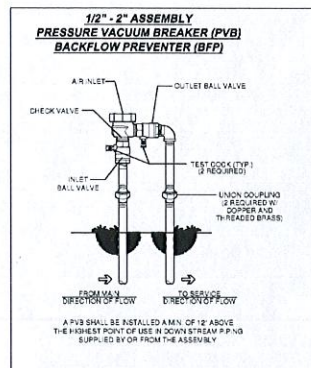
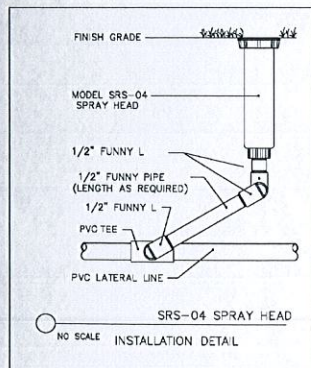
PIPE

PIPE LOCATIONS SHOWN ON PLAN ARE SCHEMATIC ONLY AND SHALL BE ADJUSTED IN THE FIELD. WHEN LAYING-OUT MAINS AND LATERALS, LOCATE PIPE NEAR EDGES OF PAVEMENT OR AGAINST BUILDINGS WHENEVER POSSIBLE TO ALLOW SPACE FOR PLANT ROOT BALLS. PIPING UNDER HARDSCAPES SUCH AS ROADS, WALKS, AND PATIOS ARE TO BE SLEEVED USING SCH. 40 PIPE.

- * SIZE ALL PIPE SO NOT TO EXCEED 5' PER SECOND
- * INSTALL RAIN SENSOR AS PER LOCAL CODE

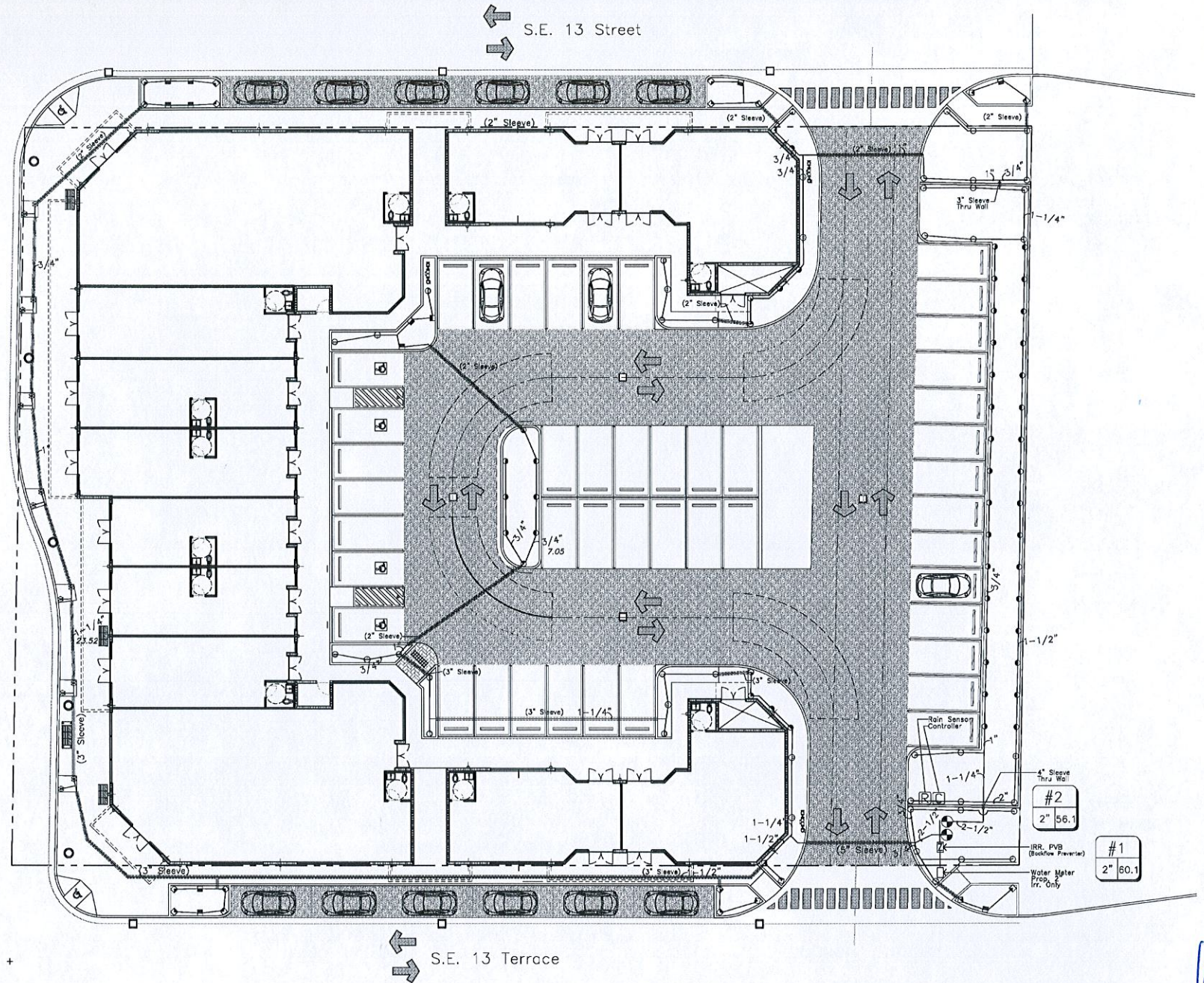
FLUSHING

PRIOR TO PLACEMENT OF HEADS FLUSH ALL LINES UNTIL LINES ARE COMPLETELY CLEAN OF DEBRIS.



IRRIGATION PLAN EQUIPMENT TABLE

⊙	6" Spray Head Rainbird 1800 Series w/ MPR Nozzle, 8' qtr.
⊙	6" Spray Head Rainbird 1800 Series w/ MPR Nozzle, 8' half
⊙	6" Spray Head Rainbird 1800 Series w/ MPR Nozzle, 10' qtr.
⊙	6" Spray Head Rainbird 1800 Series w/ MPR Nozzle, 10' half
⊙	6" Spray Head Rainbird 1800 Series w/ MPR Nozzle, 12' qtr.
⊙	6" Spray Head Rainbird 1800 Series w/ MPR Nozzle, 12' half
⊙	6" Spray Head Rainbird 1800 Series w/ MPR Nozzle, 15' qtr.
⊙	6" Spray Head Rainbird 1800 Series w/ MPR Nozzle, 15' half
⊙	6" Spray Head Rainbird 1800 Series w/ MPR Nozzle, 15' Strip Series-Center,
⊙	6" Spray Head Rainbird 1800 Series w/ MPR Nozzle, 15' Strip Series - End
⊙	Bubbler -1300AF by Rainbird
⊕	2" Valve by Irritrol, in Carson Valve Box
—	3" Mainline, Schedule 40 PVC
—	Sleeves, Schedule 40 PVC
—	Lateral Lines, Schedule 160 pvc
ⓐ	Controller, ESP Modular Series 3 Stations
ⓑ	Rain Sensor, by Minick
ⓓ	Irrigation Back Flow Preventer by Watts (#400) or Equal
Ⓜ	Proposed 2" Water Meter, Irrigation Only, as per Civil Plans.



Federal Highway, US 1

DRAWN BY:
REVISIONS:

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0016752

3 DESIGN
ARCHITECTURE

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3800 SW 30th Street, Miami, Florida 33135
305.755.4375, 305.755.4376
Herbert L. Worth, Landscape Architect

NEW CONSTRUCTION FOR:
THE PALMS AT DANIA BEACH
1301 South Federal Highway
Dania Beach, FL 33004

Handwritten signature and date: 06.09.16

IRRIGATION PLAN
SCALE: 1/16"=1'-0"

IR.2.0
IRRIGATION PLAN

GENERAL NOTES AND SPECIFICATIONS

I. APPLICABLE CODES

1. ALL WORK AND MATERIALS SHALL CONFORM TO CURRENT CITY OF DIANA BEACH AND BROWARD COUNTY STANDARDS AS WELL AS ALL LOCAL, STATE, AND NATIONAL CODES AND REGULATORY REQUIREMENTS, AS APPLICABLE.
2. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ENSURING THAT ALL CONSTRUCTION SHALL BE DONE IN A SAFE MANNER AND IN STRICT COMPLIANCE WITH ALL THE REQUIREMENTS OF FEDERAL OCCUPATIONAL SAFETY AND HEALTH ACT OF 1970, AND ALL STATE AND LOCAL SAFETY AND HEALTH REGULATIONS.
3. LOCATIONS, ELEVATIONS AND DIMENSIONS OF EXISTING UTILITIES, STRUCTURES AND OTHER SITE FEATURES SHOWN ON THE DRAWINGS WERE OBTAINED FROM A SURVEY BY OTHERS.
4. EXISTING UTILITIES TO BE ADJUSTED IN ACCORDANCE WITH PROPOSED GRADES AND REQUIREMENTS OF UTILITY OWNERS, AS REQUIRED.
5. EXISTING STRUCTURES, UTILITIES AND OTHER IMPROVEMENTS WHICH ARE TO REMAIN IN PLACE, TREES SUCH AS BUILDING SEWERS, DRAINS, WATER OR GAS PIPES, CONDUITS, POLES, WALLS, COLUMNS, ETC., WHETHER OR NOT SHOWN ON THE PLANS, ARE TO BE CAREFULLY PROTECTED FROM DAMAGE. IF DAMAGE OCCURS FROM WORK PERFORMED UNDER THIS CONTRACT, THE CONTRACTOR SHALL PROMPTLY REPAIR THE DAMAGED ITEM(S) TO THE CONDITION OF THE ITEM(S) PRIOR TO THE DAMAGE. THIS WORK SHALL BE AT NO ADDITIONAL COST TO THE OWNER.
6. THE CONTRACTOR IS TO USE CAUTION WHEN WORKING IN OR AROUND AREAS OF OVERHEAD TRANSMISSION LINES AND UNDERGROUND UTILITIES.
7. CONTRACTOR SHALL PRESERVE ALL STREET SIGNS, PARKING METERS, BENCHES, TRAFFIC CONTROL SIGNS, ETC. WHEN DIRECTED BY THE ENGINEER, THE CONTRACTOR SHALL REINSTALL OR DELIVER SAID PUBLIC PROPERTY TO THE COUNTY YARD.
8. THE CONTRACTOR SHALL COORDINATE HIS/HERS WORK WITH ANY OTHER UTILITY AND BUILDING TRADES WORKING ON THIS OR ADJACENT PROJECT.
9. ALL DITCH EXCAVATION SHALL BE PERFORMED IN FULL COMPLIANCE WITH THE PROVISIONS OF THE FLORIDA TRENCH SAFETY ACT.
10. THE CONTRACTOR SHALL TAKE SPECIAL NOTE OF SOIL CONDITIONS THROUGHOUT THIS PROJECT. ANY SPECIAL SHORING, SHEETING OR OTHER PROCEDURES NECESSARY TO PROTECT ADJACENT PROPERTY, EITHER PUBLIC OR PRIVATE, DURING EXCAVATION OF SUBSOIL MATERIAL OR DURING THE FILLING OF ANY AREA, OR FOR ANY OPERATION DURING CONSTRUCTION SHALL BE THE SOLE RESPONSIBILITY OF THE CONTRACTOR.

II. PRECONSTRUCTION RESPONSIBILITIES

1. THE INFORMATION PROVIDED IN THESE PLANS IS TO ASSIST THE CONTRACTOR IN ASSESSING THE NATURE AND EXTENT OF THE CONDITIONS WHICH MAY BE ENCOUNTERED DURING THE COURSE OF THE WORK. ALL CONTRACTORS ARE DIRECTED, PRIOR TO BIDDING, TO CONDUCT ANY INVESTIGATIONS THEY DEEM NECESSARY TO ARRIVE AT THEIR OWN CONCLUSIONS REGARDING THE ACTUAL CONDITIONS THAT WILL BE ENCOUNTERED AND UPON WHICH THEIR BIDS WILL BE BASED.
2. 48 HOURS BEFORE BEGINNING CONSTRUCTION IN THE AREA, THE CONTRACTOR SHALL NOTIFY SUNSHINE STATE CALL ONE OF FLORIDA, INC. AT 1-800-432-4770 AND ANY OTHER UTILITIES WHICH MIGHT BE AFFECTED.
3. UPON THE RECEIPT OF THE "NOTICE TO PROCEED", THE CONTRACTOR SHALL CONTACT THE ENGINEER OF RECORD AND ARRANGE A PRECONSTRUCTION CONFERENCE TO INCLUDE ALL INVOLVED GOVERNMENTAL AGENCIES, UTILITY OWNERS, THE OWNER, AND THE ENGINEER OF RECORD.
4. THE CONTRACTOR SHALL APPLY FOR AND PROCURE ALL PERMITS AND LICENSES, PAY ALL CHARGES, TAXES, ROYALTIES & FEES, AND GIVE ALL NOTICES NECESSARY TO COMPLETE THIS PROJECT. (WITH THE EXCEPTION OF DRAINAGE AND WATER & SEWER APPROVALS FROM THE FLORIDA DEPARTMENT OF ENVIRONMENTAL PROTECTION AND FDOT WHICH WILL BE OBTAINED BY THE ENGINEER OF RECORD.)
5. THE CONTRACTORS SHALL COORDINATE WITH UTILITY COMPANIES TO ARRANGE FOR ANY REMOVAL, RELOCATION AND TEMPORARY SUPPORT OF UTILITY FEATURES, ETC. AS NECESSARY TO COMPLETE THE WORK, IF APPLICABLE.
6. THE LOCATIONS OF THE UTILITIES SHOWN IN THE PLANS ARE APPROXIMATE ONLY. THE CONTRACTOR SHALL LOCATE AND EXPOSE ALL EXISTING UTILITIES TO BE CONNECTED SUFFICIENTLY AHEAD OF CONSTRUCTION TO ALLOW REDESIGN BY THE ENGINEER IF SUCH UTILITIES ARE FOUND TO BE DIFFERENT THAN THOSE SHOWN ON PLANS.

III. INSPECTION AND TESTING

THE ENGINEER SHALL REQUIRE A COLOR T.V. SURVEY AND SHALL REQUIRE AN EXFILTRATION/INFILTRATION TEST PRIOR TO ACCEPTANCE. THE SURVEY AND TESTING SHALL BE AT THE CONTRACTOR'S EXPENSE.

INSPECTIONS:

THE CONTRACTOR SHALL NOTIFY THE ENGINEER OF RECORD AT LEAST 48 HOURS PRIOR TO BEGINNING CONSTRUCTION AND PRIOR TO THE INSPECTION OF THE FOLLOWING ITEMS:

- 1.) STORM DRAINAGE
- 2.) SANITARY SEWER
- 3.) WATER SYSTEM SUBGRADE - SUBMIT AND HAVE APPROVED DENSITIES PRIOR TO PLACEMENT OF ROCK.
- 4.) LIMEROCK BASE - SUBMIT AND HAVE APPROVED DENSITIES AND AS-BUILTS PRIOR TO THE PLACEMENT OF ANY ASPHALT.
- 5.) ASPHALTIC CONCRETE
- 6.) FINAL WALK-THROUGH INSPECTION
- 7.) IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO CONTACT ALL APPLICABLE REGULATORY AGENCIES FOR INSPECTION REQUIREMENTS.

IV. SHOP DRAWINGS

1. PRIOR TO CONSTRUCTION OR INSTALLATION, SHOP DRAWINGS SHALL BE SUBMITTED TO AND APPROVED BY THE ENGINEER OF RECORD FOR THE FOLLOWING ITEMS: WATER/SEWER MAIN PIPING AND ASSOCIATED FITTINGS, CATCH BASINS AND ALL OTHER DRAINAGE STRUCTURES, DRAINAGE PIPE, BALLAST ROCK, EXFILTRATION TRENCH FILTER FABRIC. IN ADDITION, SOME CITIES, COUNTIES, STATE AND/OR NATIONAL REGULATORY AGENCIES REQUIRE THEIR OWN INDIVIDUAL REVIEW AND APPROVAL. IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO OBTAIN ALL OTHER AGENCY SHOP DRAWING APPROVALS IF REQUIRED.

V. TEMPORARY FACILITIES

1. TEMPORARY FACILITIES

- A. IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO ARRANGE FOR OR SUPPLY TEMPORARY WATER SERVICE, SANITARY FACILITIES, AND ELECTRICITY, DURING CONSTRUCTION.
- B. THE CONTRACTOR SHALL MAINTAIN AT LEAST ONE ACCESS ENTRANCE TO COMMERCIAL PROPERTIES AT ALL TIMES, IF APPLICABLE.

C. THE CONTRACTOR SHALL MAINTAIN A CLEAR PATH FOR ALL SURFACE WATER DRAINAGE STRUCTURES AND DITCHES DURING ALL PHASES OF CONSTRUCTION, IF APPLICABLE.

2. TRAFFIC REGULATION

- A. THE CONTRACTOR SHALL PROVIDE ALL WARNING SIGNALS, SIGNS, LIGHTS AND FLAG PERSONS AS NECESSARY FOR THE MAINTENANCE OF TRAFFIC WITHIN PUBLIC RIGHT-OF-WAYS IN ACCORDANCE WITH M.U.T.C.D. AND FDOT.
- B. ALL OPEN TRENCHES AND HOLES ADJACENT TO ROADWAYS OR WALKWAYS SHALL BE PROPERLY MARKED AND BARRICADED TO ASSURE THE SAFETY OF BOTH VEHICULAR AND PEDESTRIAN TRAFFIC.
- C. NO TRENCHES OR HOLES NEAR WALKWAYS, IN ROADWAYS OR THEIR SHOULDERS ARE TO BE LEFT OPEN DURING NIGHTTIME HOURS WITHOUT THE EXPRESS PERMISSION OF THE CITY OF MIAMI BEACH PUBLIC WORKS DEPARTMENT.

VI. PROJECT CLOSE OUT:

1. CLEANING UP

- A. DURING CONSTRUCTION, THE PROJECT SITE AND ALL ADJACENT AREAS SHALL BE MAINTAINED IN A NEAT AND CLEAN MANNER, AND UPON FINAL CLEANUP, THE PROJECT SITE SHALL BE LEFT CLEAR OF ALL SURPLUS MATERIAL OR TRASH. THE PAVED AREAS SHALL BE SWEEPED BROOM CLEAN.
- B. THE CONTRACTOR SHALL RESTORE OR REPLACE, WHEN AND AS DIRECTED, ANY PUBLIC OR PRIVATE PROPERTY DAMAGED BY HIS/HER WORK, EQUIPMENT AND/OR EMPLOYEES TO A CONDITION AT LEAST EQUAL TO THAT EXISTING IMMEDIATELY PRIOR TO THE BEGINNING OF OPERATIONS.
- C. THE CONTRACTOR SHALL REPLACE ALL PAVING, STABILIZED EARTH, CURBS, DRIVEWAYS, SIDEWALKS, FENCES, MAILBOXES, SIGNS AND ANY OTHER IMPROVEMENTS REMOVED DURING CONSTRUCTION WITH THE SAME TYPE OF MATERIAL AND TO THE CONDITION WHICH EXISTED PRIOR TO THE BEGINNING OF OPERATIONS.
- D. WHERE MATERIAL OR DEBRIS HAVE WASHED OR FLOWED INTO, OR HAVE BEEN PLACED IN WATER COURSES, DITCHES, DRAINS, CATCH BASINS, OR ELSEWHERE AS A RESULT OF THE CONTRACTOR'S OPERATIONS, SUCH MATERIAL OR DEBRIS SHALL BE REMOVED AND SATISFACTORILY DISPOSED OF DURING THE PROGRESS OF THE WORK, AND THE AREA KEPT IN A CLEAN AND NEAT CONDITION.
- E. ALL DISPOSAL OF EXCESS AND UNSUITABLE EXCAVATED MATERIAL, DEMOLITION, VEGETATION, RUBBISH AND DEBRIS SHALL BE MADE OUTSIDE THE LIMITS OF CONSTRUCTION AT A LEGAL DISPOSAL SITE PROVIDED BY THE CONTRACTOR AT HIS/HER OWN EXPENSE, WITH THE PRIOR APPROVAL OF THE ENGINEER. MATERIAL CLEARED FROM THE SITE SHALL NOT BE DEPOSITED ON ADJACENT AND/OR NEARBY PROPERTY.

2. ALL PROPERTY MONUMENTS OR PERMANENT REFERENCES, REMOVED OR DESTROYED BY THE CONTRACTOR DURING CONSTRUCTION SHALL BE RESTORED BY A STATE OF FLORIDA REGISTERED LAND SURVEYOR AT THE CONTRACTOR'S EXPENSE.

3. PROJECT RECORD DOCUMENTS

- A. DURING THE DAILY PROGRESS OF THE JOB, THE CONTRACTOR SHALL RECORD ON HIS SET OF CONSTRUCTION DRAWINGS THE EXACT LOCATION, LENGTH AND ELEVATION OF ANY FACILITY NOT BUILT EXACTLY ACCORDING TO PLANS.
- B. THE CONTRACTOR SHALL PROVIDE THE ENGINEER WITH AS-BUILT GRADES AND LOCATIONS OF FINISHED PAVEMENT, SIDEWALKS, CURBS, AND ALL PHYSICAL IMPROVEMENTS. SUCH GRADES SHALL BE OBTAINED BY A LICENSED SURVEYOR REGISTERED TO PRACTICE IN THE STATE OF FLORIDA, AND SHALL DOCUMENT THE INTENT OF THE PROPOSED GRADES SHOWN ON THE PLANS. THIS SHALL BE DONE AT NO COST TO THE OWNER.

4. CONTRACTOR TO REPLACE ALL FOUND PIPES WITH NAL AND DISKS.

VII. STORM DRAINAGE

GENERAL

1. THE TRENCH FILTER FABRIC SHALL BE SELECTED FROM THE MANUFACTURERS AND FABRIC TYPES APPROVED BY THE MIAMI-DADE COUNTY PUBLIC WORKS DEPARTMENT. IT SHALL BE USED TO WRAP ALL SIDES, BOTTOM AND TOP OF THE EXFILTRATION TRENCH. THE TOP SECTION OF THE MATERIAL SHALL BE LAPPED A MINIMUM OF 12 INCHES AND THE CONTRACTOR SHALL TAKE EXTREME CARE IN BACKFILLING TO AVOID BUNCHING OF THE FABRIC.
2. SOLID AND PERFORATED STORM DRAINAGE PIPE SHALL BE HIGH DENSITY POLYETHYLENE PIPE (H.D.P.E.) SELECTED FROM THE MANUFACTURERS AND TYPES APPROVED BY THE MIAMI-DADE COUNTY PUBLIC WORKS DEPARTMENT. PERFORATED PIPE SHALL TERMINATE 4'-0" FROM THE DRAINAGE STRUCTURE. THE REMAINING 4'-0" SHALL BE NON-PERFORATED PIPE.
3. PROVIDE A MINIMUM PROTECTIVE COVER OF 24 INCHES OVER STORM SEWER AND AVOID UNNECESSARY CROSSING BY HEAVY CONSTRUCTION VEHICLES DURING CONSTRUCTION.
4. THE CONTRACTOR SHALL PROTECT COMPLETED DRAINAGE STRUCTURES AND EXFILTRATION TRENCH SYSTEMS FROM CONTAMINATION OF SILT AND CONSTRUCTION DEBRIS. PLACE PLYWOOD ON, OR FILTER FABRIC BETWEEN, THE FRAME AND INLET GRATE UNTIL CONSTRUCTION OPERATIONS ARE FINISHED.

VII. PAVING

1. GENERAL

- A. ALL UNDERGROUND UTILITIES SHALL BE COMPLETED PRIOR TO CONSTRUCTION OF LIMEROCK BASE.
- B. ALL EXISTING PAVEMENT, CUT OR DAMAGED BY CONSTRUCTION SHALL BE PROPERLY RESTORED AT THE CONTRACTOR'S EXPENSE.
- C. WHERE ANY PROPOSED PAVEMENT IS TO BE CONNECTED TO EXISTING PAVEMENT, THE EXISTING EDGE OF PAVEMENT SHALL BE SAW CUT.
- D. PROPOSED ASPHALT PAVEMENT SHALL BE CONNECTED TO EXISTING AS PER CITY OF MIAMI BEACH STANDARD DETAILS. CONTRACTOR SHALL MATCH EXISTING ELEVATIONS ON NEW SIDEWALK OR NEW PAVEMENT.
- E. CONTRACTOR SHALL REMOVE AND DISPOSE OF THE EXISTING CONC. CURB, CURB & GUTTER, SIDEWALK AND ASPHALT WHERE NEW SIDEWALK, CURB & GUTTER AND MEDIAN IS PROPOSED TO BE CONSTRUCTED.
- F. NONE OF THE EXISTING LIMEROCK BASE THAT IS REMOVED IS TO BE INCORPORATED INTO THE PROPOSED LIMEROCK BASE.
- G. DENSITY TESTS SHALL BE TAKEN BY AN INDEPENDENT TESTING LABORATORY, CERTIFIED BY THE STATE OF FLORIDA, WHERE DIRECTED BY THE MIAMI-DADE COUNTY PUBLIC WORKS DEPARTMENT INSPECTOR OR THE GEOTECHNICAL ENGINEER.

VIII. PAVEMENT MARKINGS AND TRAFFIC SIGNS

1. PAVEMENT MARKINGS

- A. INSTALLATION OF ALL PAVEMENT MARKINGS SHALL BE MADE IN ACCORDANCE WITH FDOT STANDARDS.
- B. MATERIALS: (1) WHERE THE PLANS CALL FOR PAINTED PAVEMENT MARKINGS (P), INSTALLATION AND MATERIALS SHALL MEET ALL REQUIREMENTS OF SECTION 710 OF FDOT STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION. (2) WHERE THE PLANS CALL FOR THERMOPLASTIC PAVEMENT MARKINGS (T), INSTALLATION AND MATERIALS SHALL MEET ALL REQUIREMENTS OF SECTION 710 OF FDOT STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION.
- C. PROTECTION: THE CONTRACTOR SHALL NOT ALLOW TRAFFIC ONTO NEWLY APPLIED PAVEMENT STRIPING/MARKINGS UNTIL THEY ARE SUFFICIENTLY DRY TO PERMIT VEHICLES TO CROSS THEM WITHOUT DAMAGE. THE CONTRACTOR SHALL, AT HIS OWN EXPENSE, REMOVE AND REPLACE ANY PORTION OF THE PAVEMENT STRIPING/MARKINGS DAMAGED BY PASSING TRAFFIC OR FROM ANY OTHER CAUSE.

2. TRAFFIC SIGNS

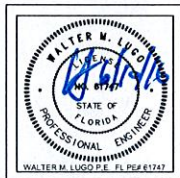
- A. INSTALLATION: TRAFFIC SIGNS SHALL BE INSTALLED IN ACCORDANCE WITH THE U.S. DEPARTMENT OF TRANSPORTATION MANUAL OF UNIFORM TRAFFIC CONTROL DEVICES (M.U.T.C.D.), PART II, IN LOCATIONS SHOWN ON PLANS.
- B. MATERIALS: FOLLOW SECTION NO. 700, HIGHWAY SIGNING, OF THE FDOT STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION, AND M.U.T.C.D.

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REVISIONS:

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DESIGN
ARCHITECTURE

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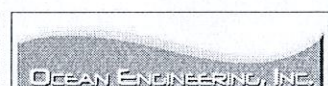


NEW CONSTRUCTION
FOR:
1301 South Federal Highway
Dania Beach, FL 33004

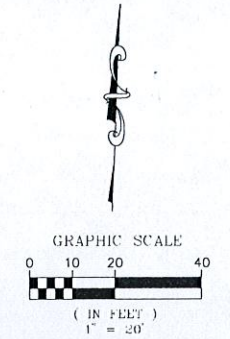
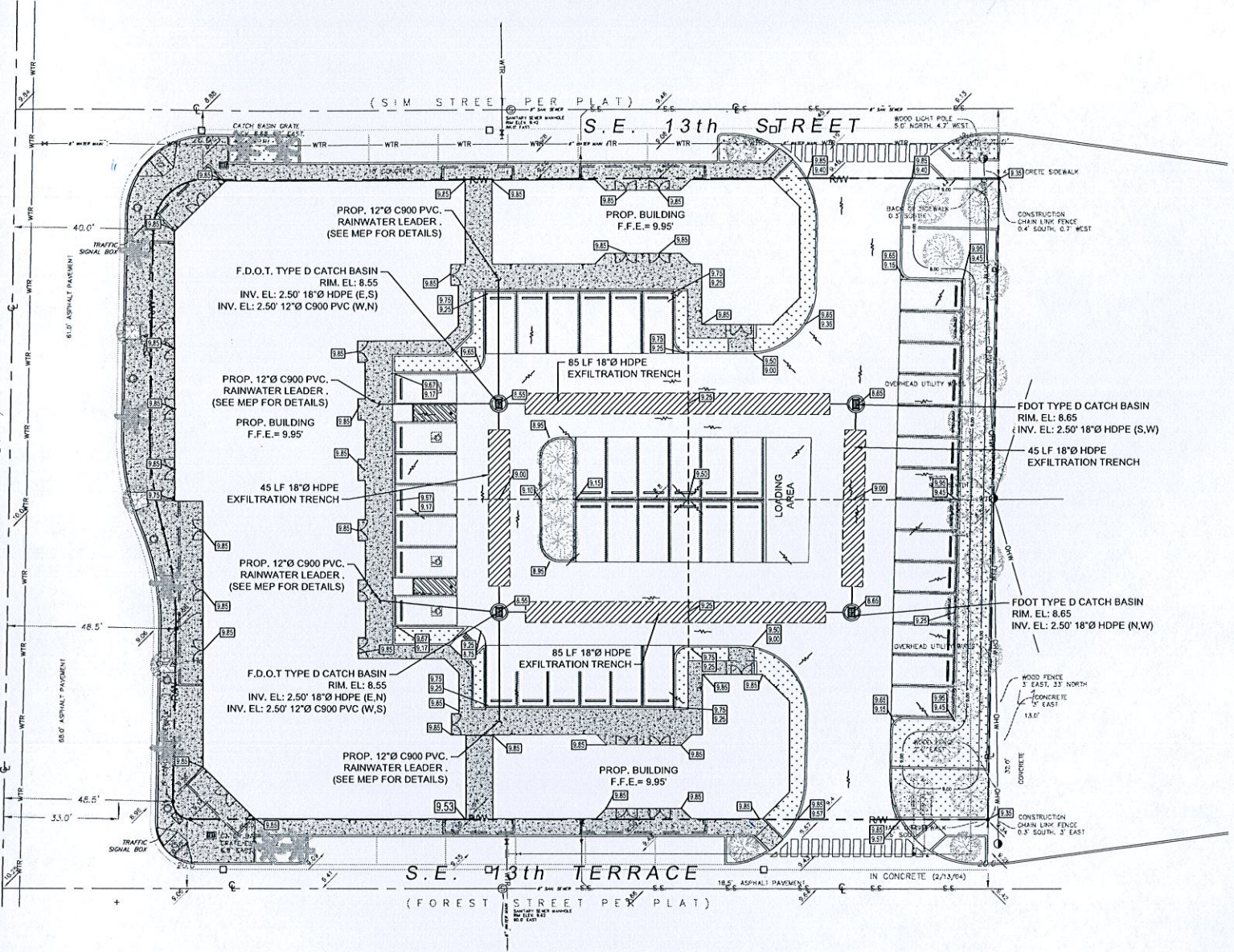
GENERAL NOTES
AND SPECIFICATIONS

THESE PLANS ARE FOR BUILDING DEPARTMENT REVIEW ONLY. THEY ARE NOT TO BE CONSIDERED AS CONSTRUCTION DOCUMENTS UNTIL ALL BUILDING DEPARTMENT APPROVALS ARE OBTAINED.

C100



FEDERAL HIGHWAY (U.S. HIGHWAY NO. 1)
(DIXIE HIGHWAY PER PLAT)



LEGEND:

- R/W- -R- CENTER LINE
- - - - - EXISTING CURBING
- EXISTING ELEVATIONS (NVAD 88)
- PROP. ELEVATIONS (NVAD 88)
- PROP. EXFILTRATION TRENCH
- DIRECTION OF SURFACE RUNOFF
- PROP. LANDSCAPE LA PLANS FOR DETAILS
- PROP. ASPHALT PAVEMENT
- PROP. CONCRETE WALKWAYS
- PROP. PERVIOUS PAVERS

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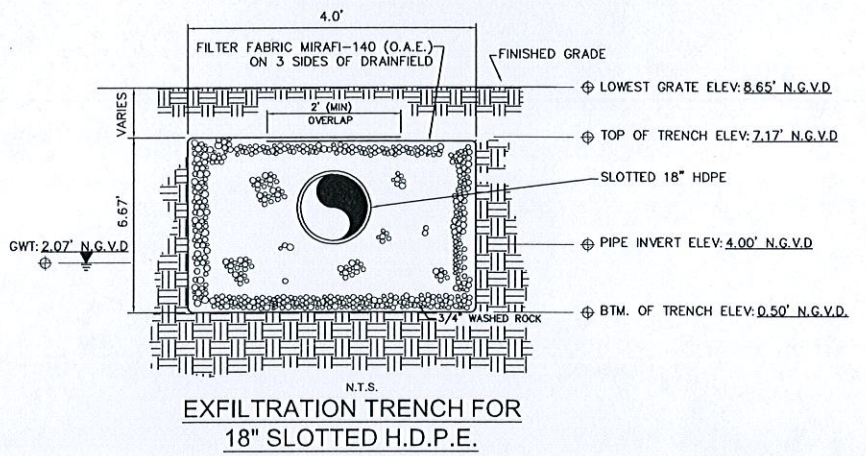
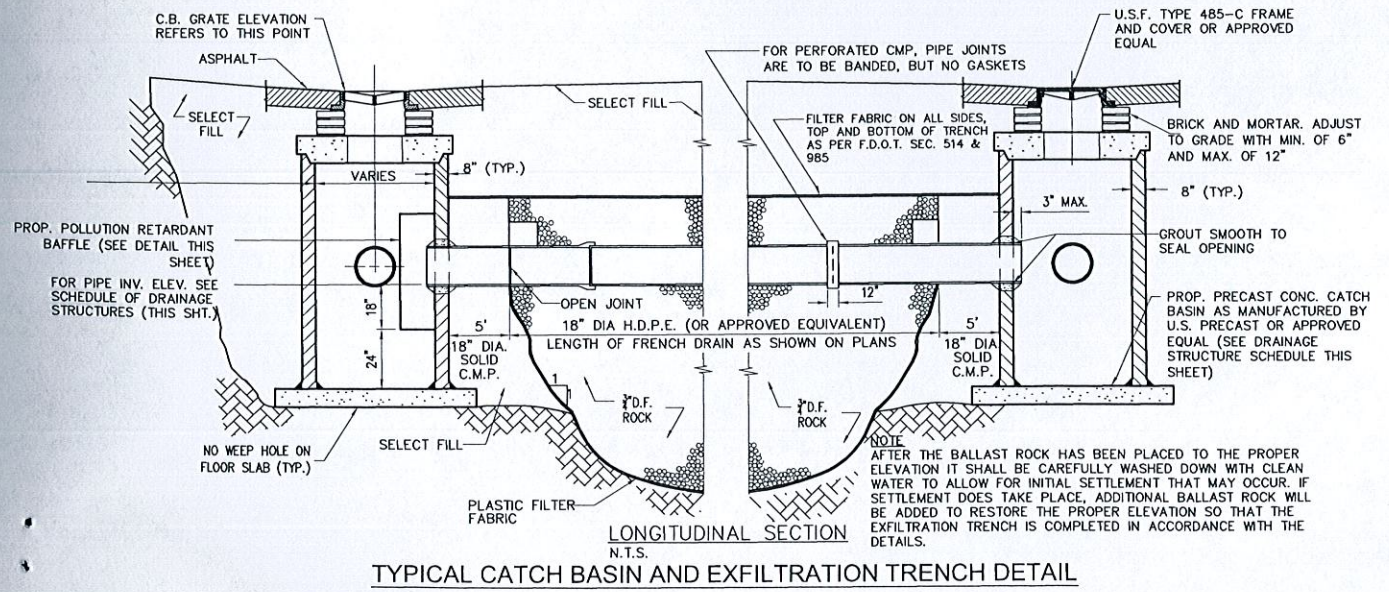


NEW CONSTRUCTION
FOR:
Federal Highway
1301 South Federal Highway
Dania Beach, FL 33004

PAVING, GRADING
AND DRAINAGE PLAN

THESE PLANS ARE FOR BUILDING DEPARTMENT REVIEW ONLY. THEY ARE NOT TO BE CONSIDERED AS CONSTRUCTION DOCUMENTS UNTIL ALL NECESSARY DEPARTMENT APPROVALS ARE OBTAINED.

C200



REVISIONS:
 CITY COMMENTS
 05/03/2016
 CITY COMMENTS
 06/10/2016

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 ANTHONY LEON
 001674Z

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3 DESIGN
 ARCHITECTURE

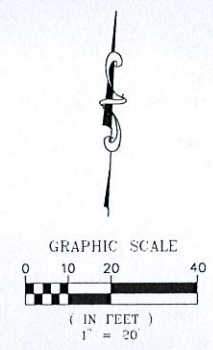


NEW CONSTRUCTION
 FOR:
 1301 South Federal Highway
 Dania Beach, FL 33004

**WATER AND SEWER
 UTILITY PLAN**

THESE PLANS ARE FOR BUILDING DEPARTMENT REVIEW ONLY. THEY ARE NOT TO BE CONSIDERED AS CONSTRUCTION DOCUMENTS UNTIL ALL BUILDING DEPARTMENT APPROVALS ARE OBTAINED.

C300



LEGEND:

- R/W
- CENTER LINE
- EXISTING CURBING
- PROPOSED UTILITY EASEMENT

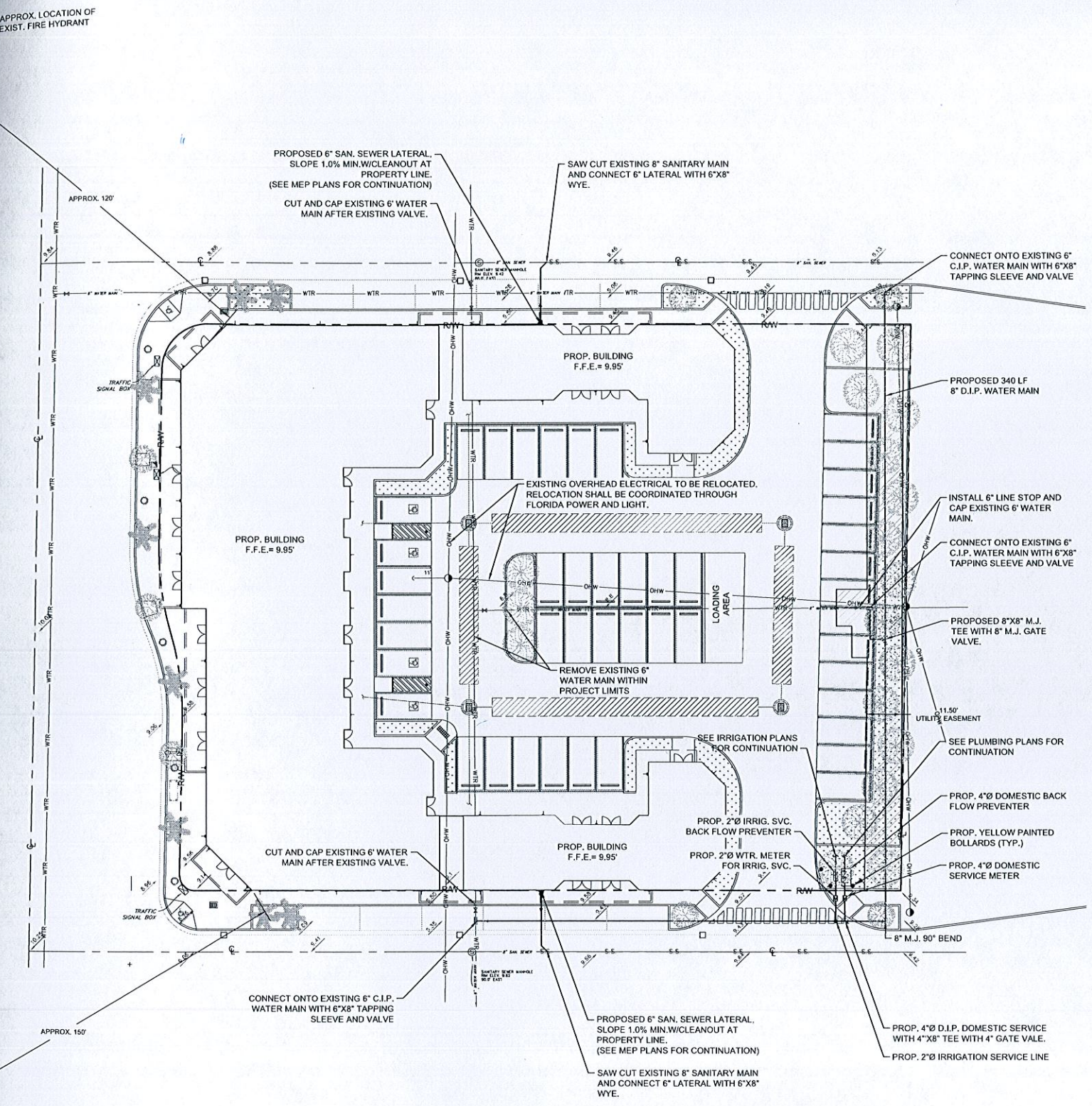


Table 1: Water Demand Generation Table

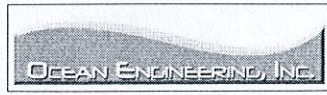
Description	Category	Area / Units	Rate*	Calculated Volume
Building 1	Retail	1,568.63	0.1 gpd/s.f	1,157 gpd
Building 2	Retail	2,279.22	0.1 gpd/s.f	228 gpd
Building 3	Retail	2,174.26	0.1 gpd/s.f	217 gpd
Total				1,602 gpd

* Rate per City of Dania Beach Code of Ordinance Ch28, part 8, sec 805-60

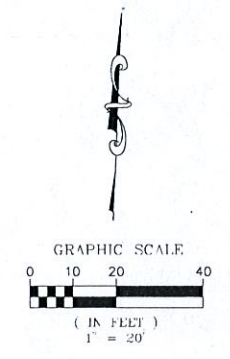
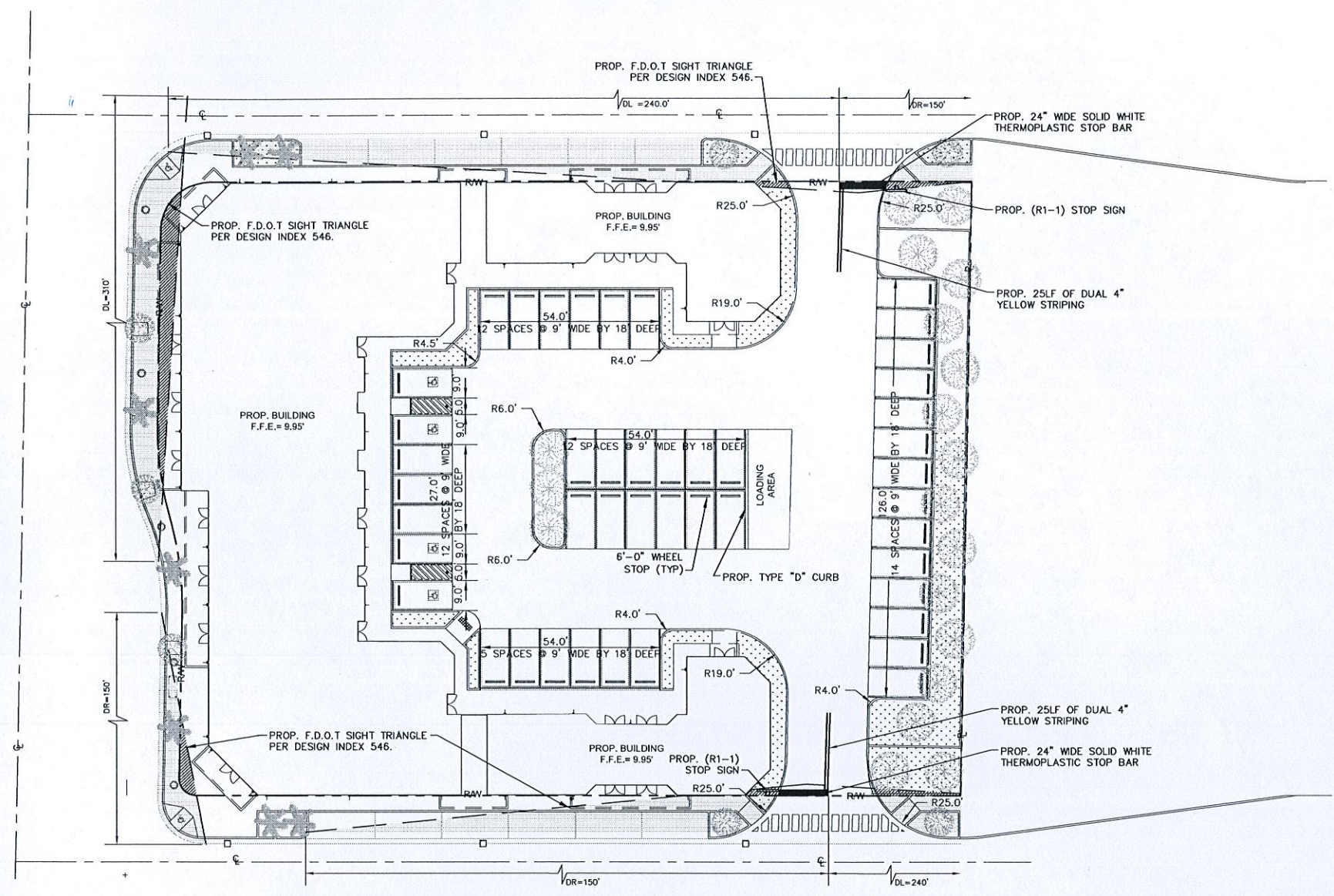
Table 2: Sewer Demand Generation Table

Description	Category	Area / Units	Rate*	Calculated Volume	Calculated ERC Equivalent
Building 1	Retail	1,568.63	0.1 gpd/s.f	1,157 gpd	4
Building 2	Retail	2,279.22	0.1 gpd/s.f	228 gpd	1
Building 3	Retail	2,174.26	0.1 gpd/s.f	217 gpd	1
Total				1,602 gpd	5 ERC

* Rate per City of Dania Beach Code of Ordinance Ch28, part 8, sec 805-70



DRAWN BY:
 REVISIONS:
 CITY COMMENTS
 05/03/2016
 CITY COMMENTS
 06/10/2016



LEGEND:

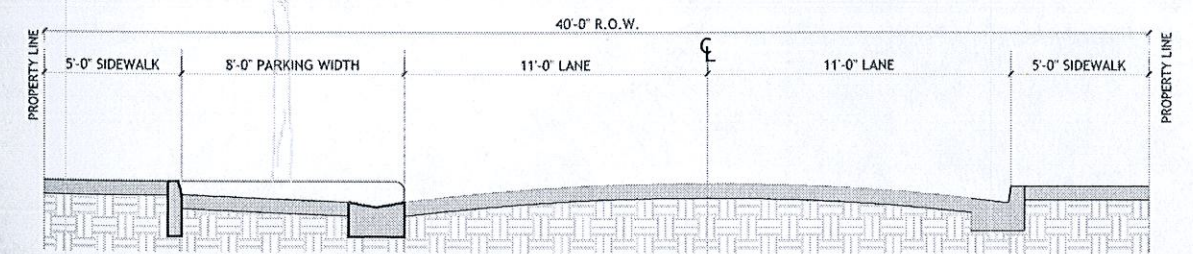
- R/W
- CENTER LINE
- EXISTING CURBING
- F.D.O.T SIGHT DISTANCE TRIANGLE PER DESIGN INDEX 546

A.A0003669
 ANTHONY LEON
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NEW CONSTRUCTION
 FOR:
 1301 South Federal Highway
 Dania Beach, FL 33004

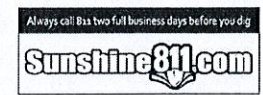


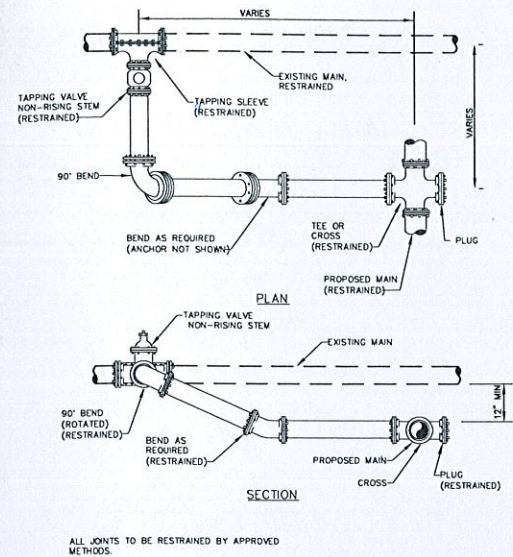
STREET CROSS SECTION @ 13th STREET & 13th TERRACE
 NOT TO SCALE

PAVEMENT MARKING PLAN

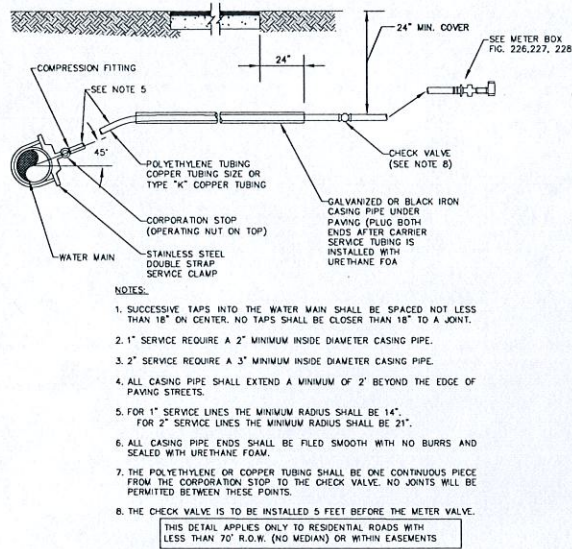
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C400

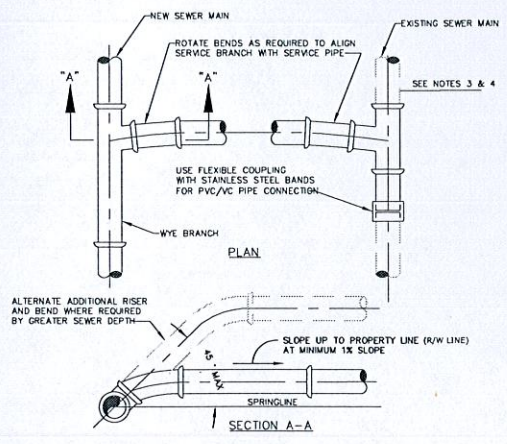




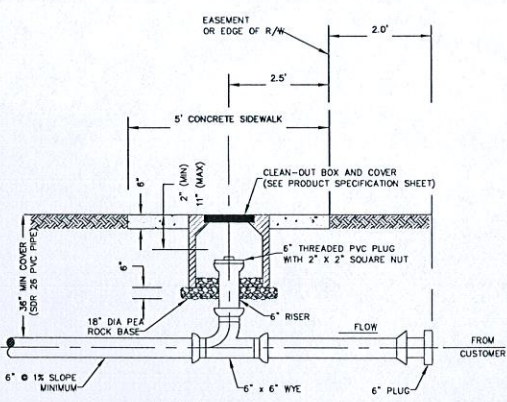
TYPICAL CONNECTION TO EXISTING MAIN
DETAIL 131
NTS



SEWER SERVICE CONNECTION AT PROPERTY
LINE OR EASEMENT LINE (PROFILE)
DETAIL 341
NTS



WYE SEWER SERVICE CONNECTION
DETAIL 331
NTS

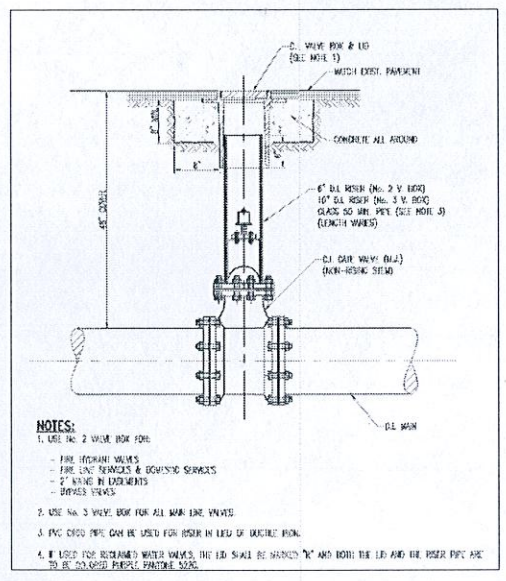


1. THE CLEAN OUT SHALL BE INSTALLED IN THE MIDDLE OF THE SIDEWALK. THIS DIMENSION WILL VARY DEPENDING UPON THE WIDTH OF THE SIDEWALK. 2.5' APPLIES TO 5' SIDEWALK WIDTH. IF SIDEWALKS DO NOT EXIST, THE CLEAN OUT SHALL BE INSTALLED 2.5' FROM THE RIGHT OF WAY LINE. A NEW SECTION OF SIDEWALK SHALL BE POURED AROUND THE CLEAN-OUT BOX WHEN WORKING IN AN AREA WITH EXISTING SIDEWALKS.
2. A NEW SECTION OF SIDEWALK SHALL BE POURED AROUND THE CLEAN-OUT BOX WHEN WORKING IN AN AREA WITH EXISTING SIDEWALKS.
3. IN GRASS AREA USE 24"x24" OR 24" DIAMETER CONCRETE COLLAR.

WATER MAIN SEPARATION IN ACCORDANCE WITH F.A.C. RULE 62-555.314

OTHER PIPE	HORIZONTAL SEPARATION	CROSSINGS (1) (4)	JOINT SPACING @ CROSSINGS (FULL JOINT CENTERED)
STORM SEWER, STORM WATER FORCE MAIN, RECLAIMED WATER (2)	Water Main 3 ft. minimum	Water Main 12 inches is the minimum, except for storm sewer, then 6 inches is the minimum and 12 inches is preferred	Alternate 3 ft. minimum
VACUUM SANITARY SEWER	Water Main 10 ft. preferred 3 ft. minimum	Water Main 12 inches preferred 6 inches min	Alternate 3 ft. minimum
GRAVITY SANITARY SEWER, SANITARY SEWER FORCE MAIN, RECLAIMED WATER	Water Main 10 ft. preferred 6 ft. minimum	Water Main 12 inches is the minimum, except for gravity sewer, then 6 inches is the minimum and 12 inches is preferred	Alternate 6 ft. minimum
ON-SITE SEWAGE TREATMENT & DISPOSAL SYSTEM	10 ft. minimum		

- (1) WATER MAIN SHOULD CROSS ABOVE OTHER PIPE. WHEN WATER MAIN MUST BE BELOW OTHER PIPE, THE MINIMUM SEPARATION IS 12 INCHES.
 (2) RECLAIMED WATER REGULATED UNDER PART II OF CHAPTER 62-610, F.A.C.
 (3) 3 FT. FOR GRAVITY SANITARY SEWER WHERE THE BOTTOM OF THE WATER MAIN IS LAID AT LEAST 6 INCHES ABOVE THE TOP OF THE GRANTY.
 (4) 18" VERTICAL MINIMUM SEPARATION REQUIRED BY WWS, UNLESS OTHERWISE APPROVED.



TYPICAL GATE
VALVE DETAIL
NTS

DRAWN BY:
REVISIONS:
CITY COMMENTS
05/03/2016

AA000369
ANTHONY LEON
0016752
DESIGN ARCHITECTURE
4300 Biscayne Blvd. #C-04, Miami, FL 33137
P: 305-438-9377 | F: 305-438-9379



NEW CONSTRUCTION
FOR:
1301 South Federal Highway
Dania Beach, FL 33004

UTILITY DETAILS

THESE PLANS ARE FOR BUILDING DEPARTMENT REVIEW ONLY. THEY ARE NOT TO BE CONSIDERED AS CONSTRUCTION DOCUMENTS UNTIL ALL BUILDING DEPARTMENT APPROVALS ARE OBTAINED.

C500

