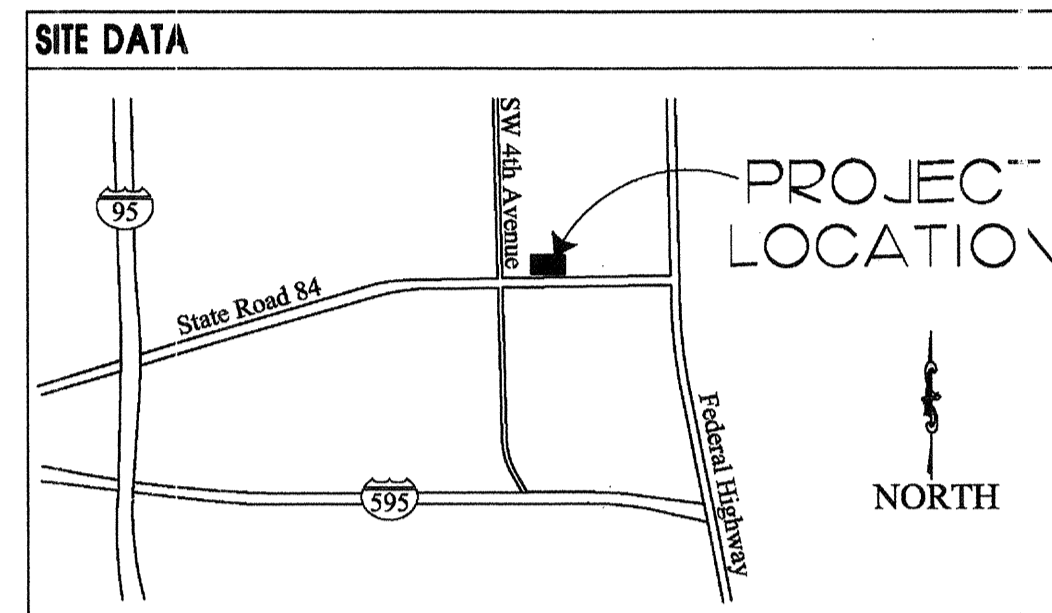


BOAT OWNERS WAREHOUSE

311 State Road 84

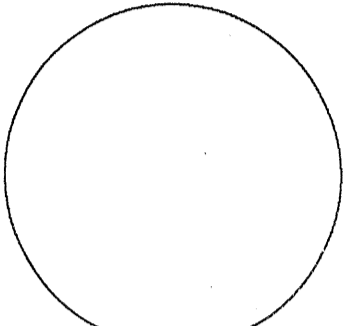
Fort Lauderdale, Florida

DESIGN TEAM	
ARCHITECT	
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CIVIL ENGINEER	
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LANDSCAPE ARCHITECT	
H. Kurt Kettlehut and Associates 221 GOOLSBY BOULEVARD DEERFIELD BEACH, FLORIDA, 33442 Phone: (954) 426-4305	



INDEX OF DRAWINGS	
ARCHITECTURAL	
COVER	COVER SHEET
A-1	SITE PLAN
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-	PHOTOMETRIC
CIVIL	
1	COVER SHEET
2	PAVING AND DRAINAGE PLAN
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Issue Date:		
Revisions		
No.	Date	Description



JOHN OBAROWSKI - ARCHITECT
2840 N.W. 2nd AVENUE SUITE 108
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561-393-7525

Boat Owners' Warehouse
311 State Road 84
Fort Lauderdale, Florida

Date	June 29, 2012
Project Number:	
Designed By:	
Drawn By:	
Checked By:	
Sheet Title:	Cover
Sheet Number:	Cover

GENERAL NOTES

A. APPLICABLE CODES

1. ALL CONSTRUCTION AND MATERIALS SHALL CONFORM TO THE STANDARDS AND SPECIFICATIONS OF THE CITY, COUNTY AND STATE.
2. CONSTRUCTION SAFETY - ALL CONSTRUCTION SHALL BE DONE IN A SAFE MANNER, SPECIFICALLY, THE RULES AND REGULATIONS OF THE OCCUPATIONAL SAFETY AND HEALTH ADMINISTRATION (OSHA), AND THE MANUAL OF UNIFORM TRAFFIC CONTROL DEVICES (MUTCD) SHALL BE STRICTLY OBSERVED.
3. THE CONTRACTOR SHALL BE REQUIRED TO COMPLY WITH CHAPTER 90-96 OF THE LAWS OF FLORIDA (THE TRENCH SAFETY ACT) AND OSHA STANDARD 29 C.F.R. SECTION 1926.650 SUBPART F. THE CONTRACTOR SHALL SUBMIT WITH HIS CONTRACT A COMPLETED, SIGNED AND NOTARIZED COPY OF THE TRENCH SAFETY ACT COMPLIANCE STATEMENT. THE CONTRACTOR SHALL ALSO SUBMIT A SEPARATE COST ITEM IDENTIFYING THE COST OF COMPLIANCE WITH THE APPLICABLE TRENCH SAFETY CODES.
4. NO CONSTRUCTION MAY COMMENCE UNTIL THE APPROPRIATE PERMITS HAVE BEEN OBTAINED FROM ALL LOCAL, STATE AND FEDERAL AGENCIES.

B. PRE CONSTRUCTION RESPONSIBILITIES

1. UPON RECEIPT OF NOTICE OF AWARD, THE CONTRACTOR SHALL ARRANGE A PRE CONSTRUCTION CONFERENCE TO INCLUDE ALL INVOLVED GOVERNMENTAL AGENCIES, ALL AFFECTED UTILITY OWNERS, THE OWNER, THE ENGINEER AND HIMSELF.
2. THE CONTRACTOR SHALL OBTAIN A SUNSHINE STATE ONE CALL OF FLORIDA CERTIFICATION NUMBER AT LEAST 48 HOURS PRIOR TO PRIOR TO BEGINNING ANY EXCAVATION.
3. PRIOR TO BEGINNING CONSTRUCTION, THE CONTRACTOR SHALL VERIFY THE SIZE, LOCATION AND MATERIAL OF ALL EXISTING UTILITIES WITHIN THE AREA OF CONSTRUCTION.
4. THE CONTRACTOR SHALL BE RESPONSIBLE FOR DAMAGE TO ANY EXISTING UTILITIES FOR WHICH HE FAILS TO REQUEST LOCATIONS FROM THE UTILITY OWNER. HE IS RESPONSIBLE AS WELL FOR DAMAGE TO ANY EXISTING UTILITIES WHICH ARE PROPERLY LOCATED.
5. IF UPON EXCAVATION, AN EXISTING UTILITY IS FOUND TO BE IN CONFLICT WITH THE PROPOSED CONSTRUCTION OR TO BE OF A SIZE OR MATERIAL DIFFERENT FROM THAT SHOWN ON THE PLANS, THE CONTRACTOR SHALL IMMEDIATELY NOTIFY THE ENGINEER.

C. INSPECTIONS

1. THE OWNER, ENGINEER, AND LOCAL PERMITTING AGENCIES MAY MAKE INSPECTIONS OF THE WORK AT ANY TIME. THE CONTRACTOR SHALL COOPERATE FULLY WITH ALL INSPECTIONS.

D. SHOP DRAWINGS

1. THE CONTRACTOR SHALL SUBMIT (5) FIVE SETS OF SHOP DRAWINGS FOR APPROVAL TO THE ENGINEER OF RECORD PRIOR TO FABRICATION OR CONSTRUCTION FOR ALL MATERIALS USED ON THE PROJECT. APPROVED SHOP DRAWINGS FROM THE ENGINEER SHALL THEN BE SUBMITTED BY THE CONTRACTOR TO THE COUNTY OR CITY FOR THEIR APPROVAL. NO CONSTRUCTION SHALL COMMENCE UNTIL THE APPROVED SHOP DRAWINGS HAVE BEEN OBTAINED BY THE CONTRACTOR FROM THE ENGINEER, CITY, AND/OR COUNTY.
2. INDIVIDUAL SHOP DRAWINGS FOR ALL PRECAST STRUCTURES ARE REQUIRED. CATALOG LITERATURE WILL NOT BE ACCEPTED FOR PRECAST STRUCTURES.

E. TEMPORARY FACILITIES

1. TEMPORARY UTILITIES - IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO ARRANGE FOR OR SUPPLY TEMPORARY WATER SERVICE, SANITARY FACILITIES AND ELECTRICITY TO HIS EMPLOYEES AND SUBCONTRACTORS FOR THEIR USE DURING CONSTRUCTION.
2. TRAFFIC REGULATION - MAINTENANCE OF TRAFFIC IN THE PUBLIC RIGHT-OF-WAY SHALL BE IN ACCORDANCE WITH THE MUTCD AND THE FDOT STANDARD SPECIFICATIONS.
3. 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. NO HOLES SHALL BE LEFT OPEN OVERNIGHT.

F. PROJECT SITE

1. DURING CONSTRUCTION THE PROJECT SITE AND ALL ADJACENT AREAS SHALL BE MAINTAINED IN A NEAT AND CLEAN MANNER. UPON FINAL CLEAN UP, THE PROJECT SITE SHALL BE LEFT CLEAR OF ALL SURPLUS MATERIAL OR TRASH. THE PAVED AREAS SHALL BE SWEEP BROOM CLEAN.
2. THE CONTRACTOR SHALL RESTORE OR REPLACE, WHEN AND AS DIRECTED BY THE ENGINEER ANY PUBLIC OR PRIVATE PROPERTY DAMAGED BY HIS WORK, EQUIPMENT, EMPLOYEES OR THOSE OF HIS SUBCONTRACTORS. A CONDITION AT LEAST EQUAL TO THAT EXISTING IMMEDIATELY PRIOR TO THE BEGINNING OF OPERATIONS. TO THIS END, THE CONTRACTOR SHALL DO AS REQUIRED ALL NECESSARY HIGHWAY OR DRIVEWAY, WALK AND LANDSCAPING WORK. SUITABLE MATERIALS AND METHODS SHALL BE USED FOR SUCH RESTORATION.
3. WHERE MATERIAL OR DEBRIS HAS WASHED OR FLOWED INTO OR BEEN PLACED IN WATER COURSES, DRAINAGE CATCH BASINS, OR ELSEWHERE AS A RESULT OF THE CONTRACTOR'S OPERATIONS, SUCH MATERIAL OR DEBRIS SHALL BE REMOVED AND SATISFACTORILY DISPOSED OF DURING PROGRESS OF THE WORK, AND THE AREA KEPT IN A CLEAN AND NEAT CONDITION.
4. PROJECT RECORD DOCUMENTS
 1. THE CONTRACTOR SHALL MAINTAIN ACCURATE AND COMPLETE RECORDS OF WORK ITEMS COMPLETED. INFORMATION RELATIVE TO MANHOLES, VALVES, SERVICES, FITTINGS, LENGTH OF PIPE, INVERT ELEVATIONS, FINISHED GRADE ELEVATIONS AND THE LIKE, SHALL BE ACCURATELY RECORDED BY THE CONTRACTOR. TOP ELEVATIONS @ 100' O.C.
 2. ALL "AS-BUILT" INFORMATION SUBMITTED TO THE ENGINEER SHALL BE SUFFICIENTLY ACCURATE, CLEAR AND LEGIBLE TO SATISFY THE ENGINEER AND ANY APPLICABLE REVIEWING AGENCY THAT THE INFORMATION PROVIDES A TRUE REPRESENTATION OF THE IMPROVEMENTS CONSTRUCTED.
 3. UPON COMPLETION OF CONSTRUCTION, THE CONTRACTOR SHALL SUBMIT TO THE ENGINEER OF RECORD FIVE COMPLETE SETS OF "AS-BUILT" CONSTRUCTION DRAWINGS (PRINTS) AND ONE MYLAR ORIGINAL. THESE DRAWINGS SHALL BE MARKED TO SHOW "AS-BUILT" CONSTRUCTION CHANGES AND DIMENSIONED LOCATIONS AND ELEVATIONS OF ALL IMPROVEMENTS AND SHALL BE SIGNED BY THE CONTRACTOR.
 4. ALL "AS-BUILT" INFORMATION ON ELEVATIONS OF PAVING, DRAINAGE, WATER, AND SEWER SHALL BE CERTIFIED BY A REGISTERED LAND SURVEYOR.
5. IT IS THE INTENT THAT THE FLORIDA DEPARTMENT OF TRANSPORTATION STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION DATED 1991 TOGETHER WITH SUPPLEMENTAL SPECIFICATIONS TO THE 1991 STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION DATED 1991 BE USED WHERE APPLICABLE FOR THE VARIOUS WORK AND THAT WHERE SUCH WORDING THEREIN REFERS TO THE STATE OF FLORIDA AND ITS DEPARTMENT OF TRANSPORTATION AND PERSONNEL, SUCH WORDING IS INTENDED TO BE REPLACED WITH THE WORDING WHICH WOULD PROVIDE PROPER TERMINOLOGY THEREBY MAKING SUCH STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION AS THE STANDARD SPECIFICATIONS FOR THIS PROJECT. IF WITHIN A PARTICULAR SECTION, ANOTHER SECTION, ARTICLE OR PARAGRAPH IS REFERRED TO, IT SHALL BE PART OF THE STANDARD SPECIFICATIONS ALSO. THE CONTRACTOR SHALL ABIDE BY ALL LOCAL AND STATE LAWS, REGULATIONS AND BUILDING CODES WHICH HAVE JURISDICTION IN THE AREA.

H. EARTHWORK AND COMPACTION

1. ALL FILL MATERIAL IN AREAS NOT TO BE PAVED SHALL BE COMPACTED TO 95% OF THE MAXIMUM DENSITY AS DETERMINED BY AASHTO T-160.
2. A 2" BLANKET OF TOP SOIL SHALL BE PLACED OVER ALL AREAS TO BE SOODED.
3. SOIL SHALL BE ST. AUGUSTINE, BITTER BLUE OR FLORATAM AND SHALL BE PLACED ON THE GRADED TOP SOIL AND WATERED TO INSURE SATISFACTORY CONDITION UPON FINAL ACCEPTANCE OF THE PROJECT.

I. STORM DRAINAGE

1. ALUMINUM:
 - A. PIPE SHALL BE ALUMINUM, MANUFACTURED IN CONFORMANCE WITH ASTM B209.
 - B. PIPE SHALL BE SPIRAL RIB DRAINAGE PIPE WITH 3/4" BY 3/4" RIBS, APPROXIMATELY 7'-1/2" ON CENTER. GAUGE THICKNESS SHALL MEET FDOT STANDARD 945-1.
 - C. PIPE COUPLING BANDS SHALL BE 12" WIDE STANDARD SPLIT BANDS OF THE SAME ALLOY AS THE PIPE AND MAY BE ONE GAUGE LIGHTER THAN THE PIPE.
2. POLYURETHANE OR OTHER SEALANT SHALL BE USED WITH COUPLING BANDS ON ALL NON-PERFORATED PIPE.
3. REINFORCED CONCRETE PIPE (RCP):
 - A. CONCRETE PIPE FOR STORM SEWERS SHALL CONFORM TO ASTM L70-79, TABLE III, WALL B, OR LATEST REVISION. ALL PIPE SHALL HAVE MODIFIED TONGUE AND GROOVE JOINTS, AND HAVE RUBBER GASKETS, UNLESS OTHERWISE SPECIFIED.
3. MISCELLANEOUS:
 - A. BEDDING AND INITIAL BACKFILL OVER DRAINAGE PIPES SHALL BE SAND WITH NO ROCK LARGER THAN 1" DIAMETER.
 - B. BACKFILL MATERIAL UNDER PAVED AREAS SHALL BE COMPACTED TO 98% OF THE MAXIMUM DENSITY AS DETERMINED BY AASHTO T-180.
 - C. BACKFILL MATERIAL UNDER AREAS NOT TO BE PAVED SHALL BE COMPACTED TO 95% OF THE MAXIMUM DENSITY AS DETERMINED BY AASHTO T-180.
 - D. CATCH BASINS SHALL BE PRECAST MINIMUM 3000 PSI CONCRETE AND GRADE 40 REINFORCED STEEL.
4. INSTALLATION:
 - A. PIPE SHALL BE PLACED ON STABLE GRANULAR MATERIAL FREE OF ROCK FORMATION OTHER FOREIGN FORMATIONS, AND CONSTRUCTED TO UNIFORM GRADE AND LINE.
 - B. BACKFILL MATERIAL SHALL BE WELL GRADED GRANULAR MATERIAL WELL TAMPED IN LAYERS NOT TO EXCEED SIX (6) INCHES.
 - C. PROVIDE A MINIMUM PROTECTIVE COVER OF 18 INCHES OVER STORM SEWER AND AVOID UNNECESSARY CROSSING BY HEAVY CONSTRUCTION VEHICLES DURING CONSTRUCTION.
 - D. THE CONTRACTOR SHALL NOTIFY THE LOCAL WATER CONTROL DISTRICT AT LEAST 24 HOURS PRIOR TO THE START OF THE CONSTRUCTION AND INSPECTION.
5. HOPE DRAINAGE PIPE SHALL CONFORM TO AASHTO M294, STANDARD SPECIFICATION FOR CORRUGATED POLYETHYLENE PIPE, 12" TO 36" DIAMETER, SMOOTH LINED INSIDE WALLS.

J. STORM DRAINAGE PRE-TREATMENT/FILTRATION SYSTEM

1. ANY CONFLICT WITH EXISTING OR PROPOSED UTILITIES SHALL IMMEDIATELY BE BROUGHT TO THE ATTENTION OF THE ENGINEER. ANY IMPERMEABLE MATERIAL ENCOUNTERED IN THE EXCAVATION FOR THE DRAIN FIELD SHALL BE REMOVED AS DIRECTED BY THE ENGINEER.
2. THE TRENCH UNDER SHALL BE TYRAX SPUN BONDED POLYPROPYLENE FILTER FABRIC AS MANUFACTURED BY THE DUPONT COMPANY OR APPROVED EQUAL. IT SHALL BE USED ON THE SIDES AND TOP OF DRAIN FIELD DITCH. THE TOP SECTION OF THE MATERIAL SHALL BE LAPPED A MINIMUM OF 24 INCHES AND THE CONTRACTOR SHALL TAKE EXTREME CARE IN BACKFILLING TO AVOID BUNCHING OF THE FABRIC.
3. PERFORATED PIPE WITHIN THE DRAIN FIELD SHALL HAVE 3/8 INCH PERFORATIONS 360° AROUND THE PIPE WITH APPROXIMATELY 120 PERFORATIONS PER FOOT OF PIPE.
4. PERFORATED PIPE SHALL TERMINATE FIVE FEET (5') FROM THE DRAINAGE STRUCTURE. THE REMAINING FIVE FEET (5') SHALL BE NON-PERFORATED PIPE.
5. PIPES SHALL TERMINATE TWO FEET (2') FROM THE END OF THE TRENCH OR CONNECT TO ADDITIONAL CATCH BASINS.

K. PAVING

1. ALL UNDERGROUND UTILITIES SHALL BE COMPLETED PRIOR TO THE CONSTRUCTION OF LIMEROCK BASE AND PRIOR TO PLACEMENT OF THE PAVEMENT.
2. ALL EXISTING PAVEMENT CUT OR DAMAGED BY CONSTRUCTION SHALL BE PROPERLY RESTORED AT THE CONTRACTOR'S EXPENSE.
3. WHERE PROPOSED PAVEMENT IS TO BE CONNECTED TO EXISTING PAVEMENT, THE EXISTING EDGE OF PAVEMENT SHALL BE SAW CUT.
4. ALL STREET CORNER PAVEMENT RADIUS SHALL BE 25 FEET UNLESS OTHERWISE NOTED ON THE PLANS.
5. UPON COMPLETION OF DRAINAGE IMPROVEMENTS AND LIMEROCK BASE CONSTRUCTION (AND BEFORE PLACING ASPHALT PAVEMENT) THE CONTRACTOR SHALL FURNISH THE ENGINEER OF RECORD AND THE CITY OF FT. LAUDERDALE "AS-BUILT" PLANS FOR THESE IMPROVEMENTS, SHOWING THE LOCATIONS AND THE PERTINENT GRADES OF ALL DRAINAGE INSTALLATIONS AND THE FINISHED ROAD GRADES OF THE ROAD CROWN AND EDGE OF PAVEMENT AT 50 FEET INTERVALS. THESE "AS-BUILTS" SHALL BE APPROVED BY THE CITY PRIOR TO THE PLACEMENT OF ASPHALT.
6. MATERIALS:
 - A. BASE COURSE SHALL BE CRUSHED LIMEROCK MIAMI OLITE WITH A MINIMUM OF 70% CARBONATES OF CALCIUM AND MAGNESIUM (E05 FOR LOCAL STREETS AND PARKING AREAS) AND A MINIMUM LIMEROCK BEARING RATIO 100.
 - B. PRIME COAT AND TACK COAT SHALL MEET F.D.O.T. STANDARDS.
 - C. SURFACE COURSE SHALL BE EQUAL TO F.D.O.T. TYPE S-3 ASPHALT.
 - D. REINFORCED CONCRETE SLABS SHALL BE CONSTRUCTED OF CLASS I CONCRETE WITH A MINIMUM STRENGTH OF 3,000 PSI AND SHALL BE REINFORCED WITH A 6" X 6" NO. 6 GAUGE WIRE MESH.
7. INSTALLATION:
 - A. LIMEROCK BASE MATERIAL SHALL BE 6 INCHES THICK AND SHALL BE COMPACTED TO 98% OF THE MAXIMUM DENSITY AS DETERMINED BY AASHTO T80-C.
 - B. LIMEROCK BASE MATERIAL SHALL BE PLACED IN MAXIMUM 6" LIFTS. BASES GREATER THAN 6" SHALL BE PLACED IN TWO OR MORE EQUAL LIFTS.
 - C. ASPHALTIC CONCRETE SHALL BE A MINIMUM OF 1" THICK.
 - D. PRIME COAT SHALL BE PLACED ON ALL LIMEROCK BASES IN ACCORDANCE WITH F.D.O.T. STANDARDS.
 - E. TACK COAT SHALL BE PLACED AS REQUIRED IN ACCORDANCE WITH F.D.O.T. STANDARDS.
8. TESTING:
 - A. ALL SUBGRADE, LIMEROCK AND ASPHALT TESTS REQUIRED SHALL BE TAKEN AT THE DIRECTION OF THE ENGINEER AND/OR THE CITY OF FT. LAUDERDALE.
 - B. THE FINISHED SURFACE OF THE BASE COURSE AND THAT OF THE WEARING SURFACE SHALL NOT VARY MORE THAN 1/4" FROM THE TEMPLATE, ANY IRREGULARITIES EXCEEDING THIS LIMIT SHALL BE CORRECTED.
 - C. DENSITY TESTS SHALL BE TAKEN BY AN INDEPENDENT TESTING LABORATORY, CERTIFIED BY THE STATE OF FLORIDA, AND TAKEN AS DIRECTED BY THE ENGINEER AND THE CITY OF FT. LAUDERDALE.
 - D. ALL TESTING COSTS (PAVING) SHALL BE PAID FOR BY THE OWNER EXCEPT THOSE TESTS FAILING TO MEET THE SPECIFIED REQUIREMENTS, WHICH ARE TO BE PAID BY THE CONTRACTOR.

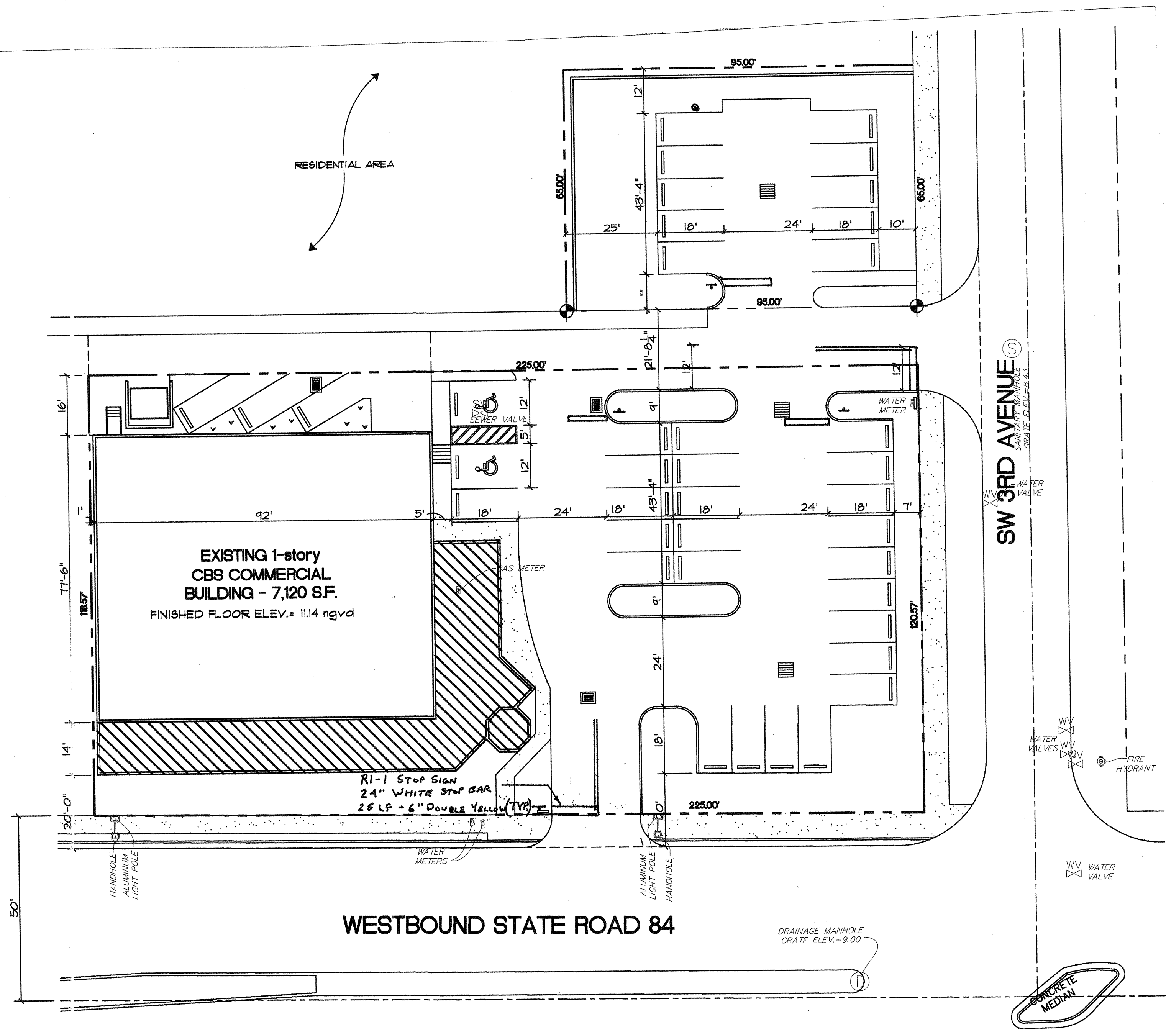
SIGNAGE AND PAVEMENT MARKINGS

1. THE ROADS AND PARKING AREAS SHALL BE STRIPED IN ACCORDANCE WITH THE PLANS. NO STRIPE SHALL BE LESS THAN THE SPECIFIED WIDTH NOR SHALL IT EXCEED THE SPECIFIED WIDTH BY MORE THAN 1/2 INCH. STRIPING SHALL BE IN ACCORDANCE WITH SECTIONS 710 AND 971 OF THE STANDARD SPECIFICATIONS. ALL STRIPING WITHIN THE PUBLIC RIGHT-OF-WAY AND AT DRIVEWAY ACCESS POINTS SHALL BE THERMOPLASTIC IN ACCORDANCE WITH THE STANDARD SPECIFICATIONS.
2. IT SHALL BE THE SOLE RESPONSIBILITY OF THE CONTRACTOR TO INSTALL AND MAINTAIN ADEQUATE TRAFFIC CONTROL DEVICES, WARNING DEVICES AND BARRIERS FOR THE PURPOSE OF PROTECTING THE TRAVELING PUBLIC, HIS WORKMEN AND THE WORK AREA IN GENERAL. SUCH TRAFFIC CONTROL SHALL BE MAINTAINED FOR THE DURATION OF THE PROJECT PERIOD, INCLUDING ANY TEMPORARY SUSPENSIONS OF THE WORK. MAINTENANCE OF TRAFFIC SHALL BE IN ACCORDANCE WITH SECTION 102 OF THE STANDARD SPECIFICATIONS AND THE STATE OF FLORIDA, MANUAL OF TRAFFIC CONTROL AND SAFE PRACTICES FOR STREET AND HIGHWAY CONSTRUCTION, MAINTENANCE AND UTILITY OPERATIONS.
3. ALL PAVEMENT MARKINGS ON-SITE SHALL BE THERMOPLASTIC UNLESS OTHERWISE NOTED.
4. ALL SIGNING AND MARKINGS SHALL CONFORM TO MUTCD AND COUNTY TRAFFIC ENGINEERING STANDARDS (LATEST EDITION).

FLORIDA BUILDING CODE 2001 - FLORIDA ACCESSIBILITY CODE - CHAPTER 11

11-4.29.2 DETECTABLE WARNINGS ON WALKING SURFACE

1. ALL DETECTABLE WARNING SURFACES REQUIRED BY THE CODE SHALL BE GOVERNED BY THE REQUIREMENTS OF AMERICAN NATIONAL STANDARDS INSTITUTE A117.1-1986.
2. DETECTABLE WARNING TEXTURES ON WALKING SURFACES SHALL CONSIST OF EXPOSED AGGREGATE CONCRETE, CUSHIONED SURFACES MADE OF RUBBER OR PLASTIC, RAISED STRIPS, OR GROOVES. TEXTURES SHALL CONTRAST WITH THAT OF THE SURROUNDING SURFACE. RAISED STRIPS OR GROOVES SHALL COMPLY WITH FIGURE 406(g) AND (b). GROOVES MAY BE USED INDOORS ON 11-4.6.3
3. PARKED VEHICLE OVERHANGS SHALL NOT REDUCE THE CLEAR WIDTH OF AN ACCESSIBLE ROUTE. PARKING SPACES AND ACCESS AISLES SHALL BE LEVEL SURFACE SLOPES NOT EXCEEDING 1:50 (2%) IN ALL DIRECTIONS.



SIGNAGE AND PAVEMENT MARKING PLAN

Designed	J.J.H.			
Drawn	E.L.H.			
Checked	J.J.H.			
	NO.	DATE	REVISION	BY

HALEY ENGINEERING, INC.
 CIVIL ENGINEERING SERVICES.
 1680 SE 4th Street - Deerfield Beach, Fla. 33441
 Phone (954) 260-6194 - Fax (954) 697-0115
 F.B.P.E. Authorization No. 9463

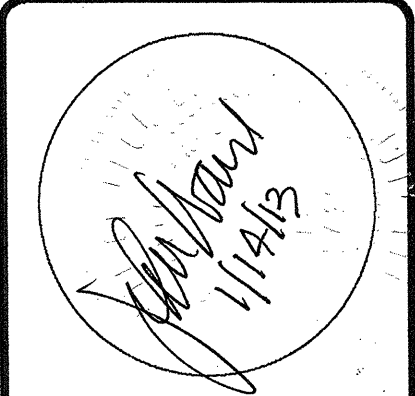
BOAT OWNERS WAREHOUSE
 311 STATE ROAD 84
 FT. LAUDERDALE, FLORIDA

NOTES and SPECIFICATIONS

APPROVED: _____
 DATE: 6/29/12
 John W. Haley, P.E.
 REGISTERED ENGINEER NO. 40023
 STATE OF FLORIDA

SCALE	PROJECT NUMBER	4
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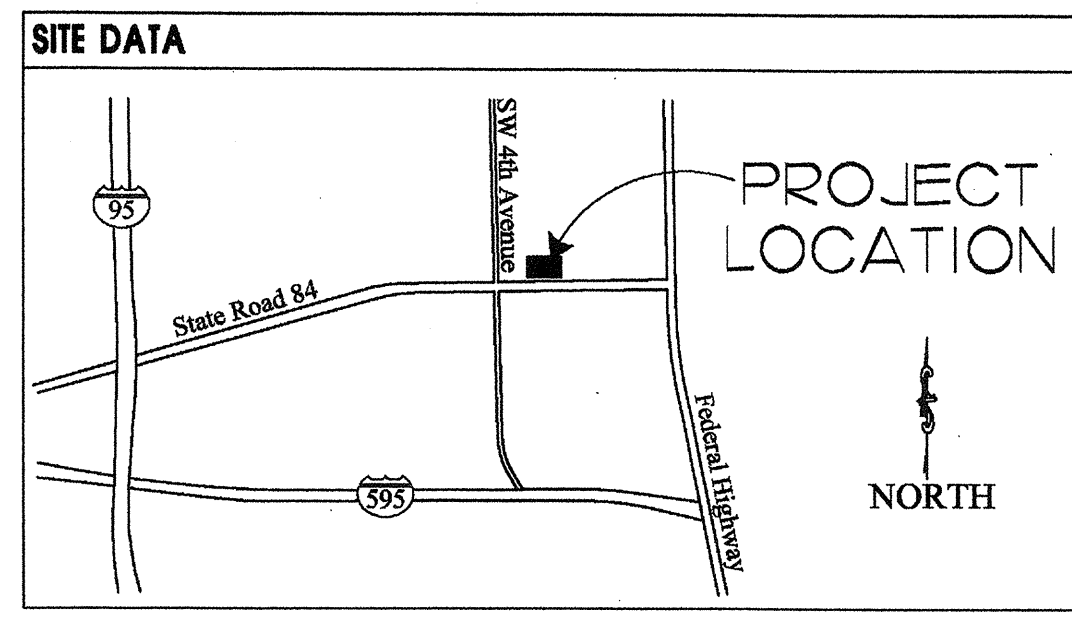
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Revisions		
No.	Date	Description
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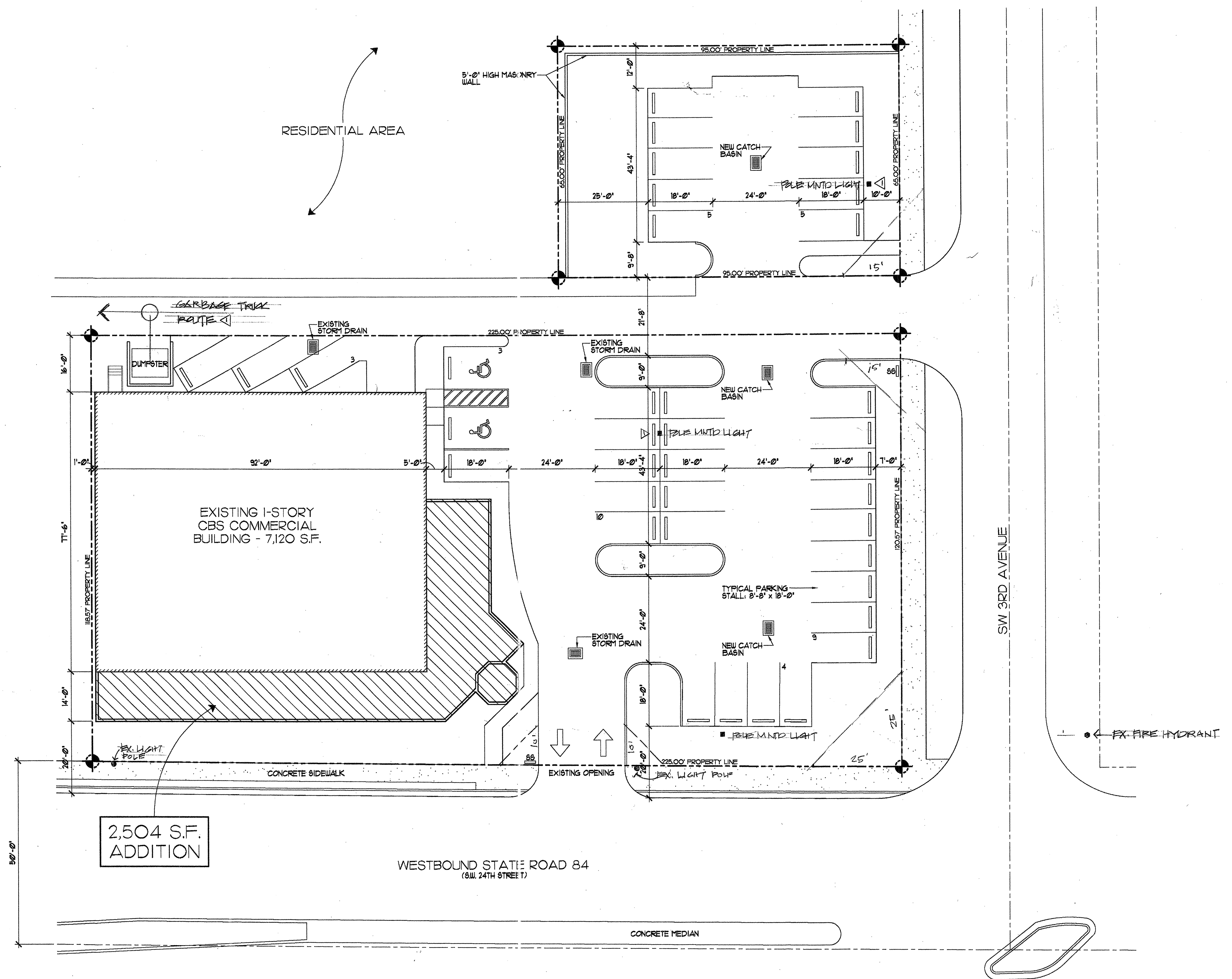
JOHN OBROWSKI - ARCHITECT
 2840 N.W. 2nd AVENUE SUITE 108
 BOCA RATON, FLORIDA 33431
 561-393-7525

Boat Owners' Warehouse
 311 State Road 84
 Fort Lauderdale, Florida

Date February 8, 2011
Project Number:
Designed By:
Drawn By:
Checked By:
Sheet Title:
Sheet Number:

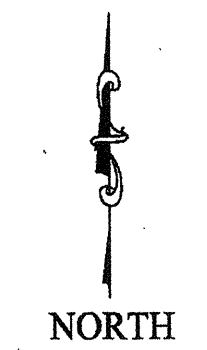


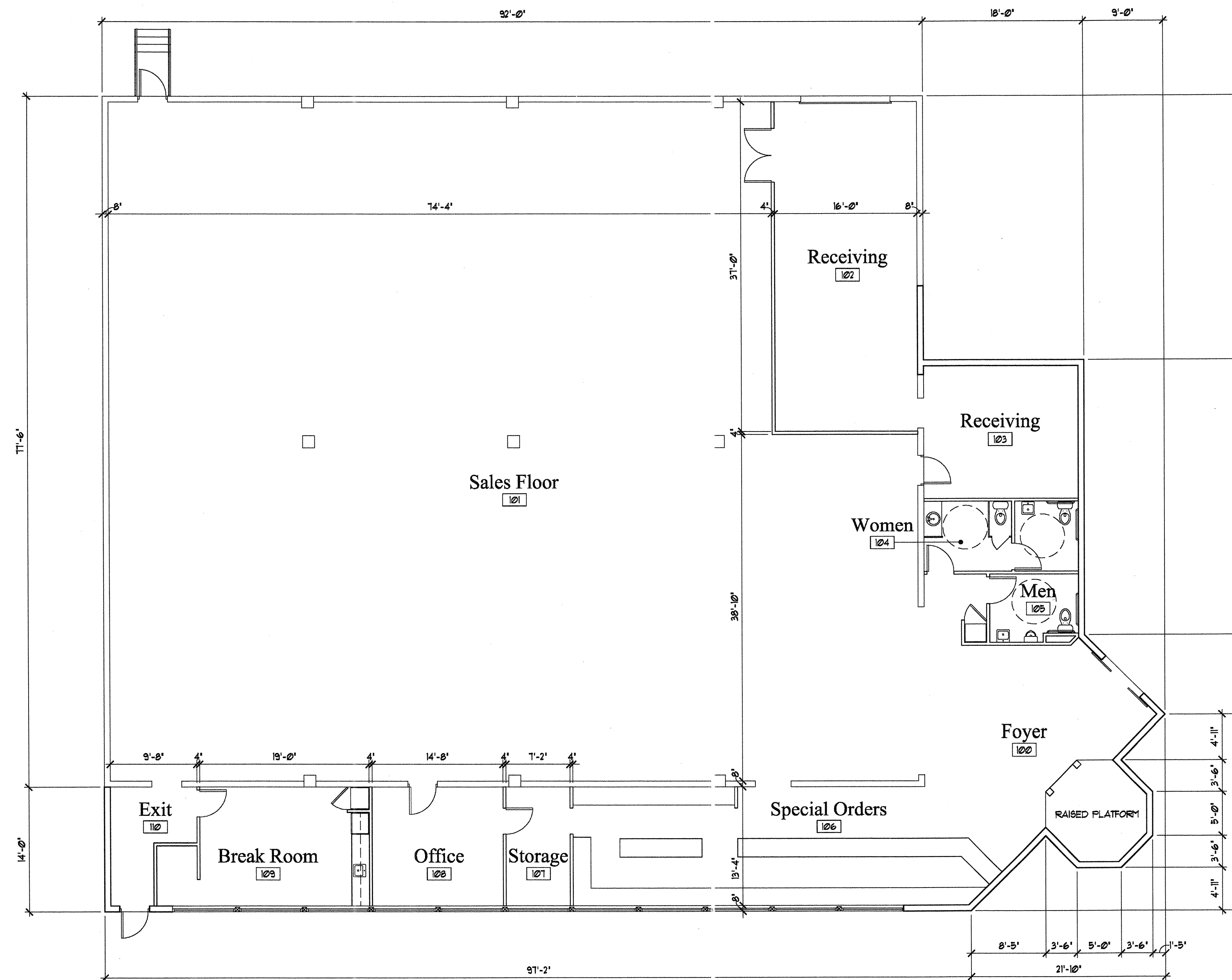
SITE DATA	
ZONING:	B-1 RETAIL
PARKING:	39 TOTAL SPACES
AREA:	1,120 SF EXISTING + 2,504 SF. ADDITION 3,624 SF. TOTAL
TOTAL LOT AREA:	33,078 SF.
OPEN AREA:	23,526 SF. = 71%
GREEN AREA:	1,295 SF. = 4-22%
BUILDING COVERAGE:	3,592 SF. = 28.9%



Site Plan

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





Floor Plan

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

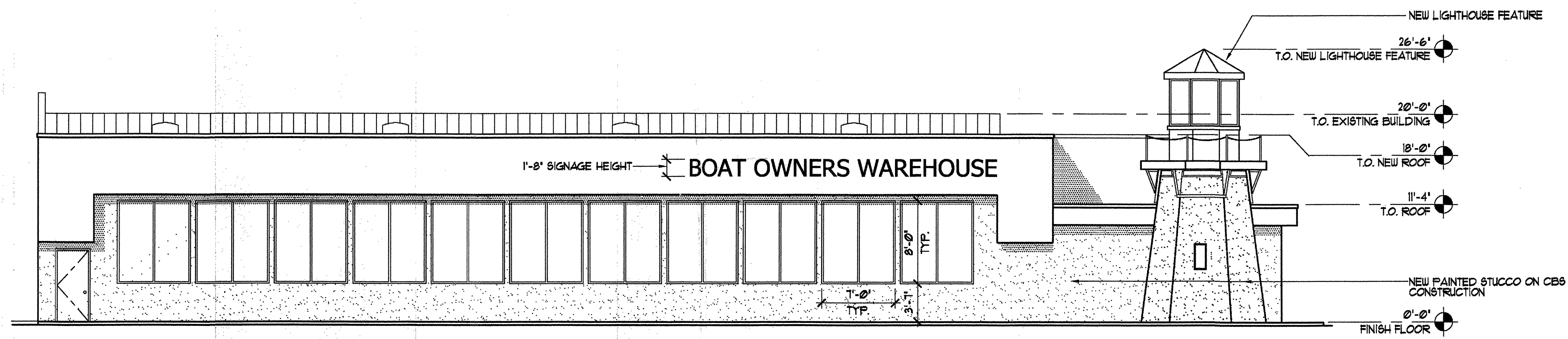
Issue Date:

Revisions		
No.	Date	Description

JOHN OBAROWSKI - ARCHITECT
 2840 N.W. 2nd AVENUE SUITE 108
 BOCA RATON, FLORIDA 33431
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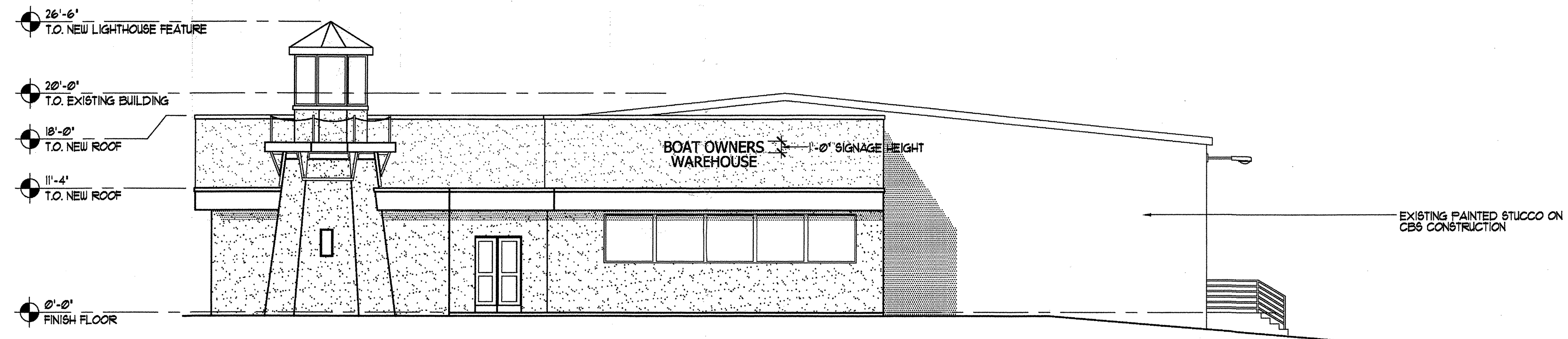
Boat Owners' Warehouse
 311 State Road 84
 Fort Lauderdale, Florida

Date	February 8, 2011
Project Number:	
Designed By:	
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Sheet Number:	



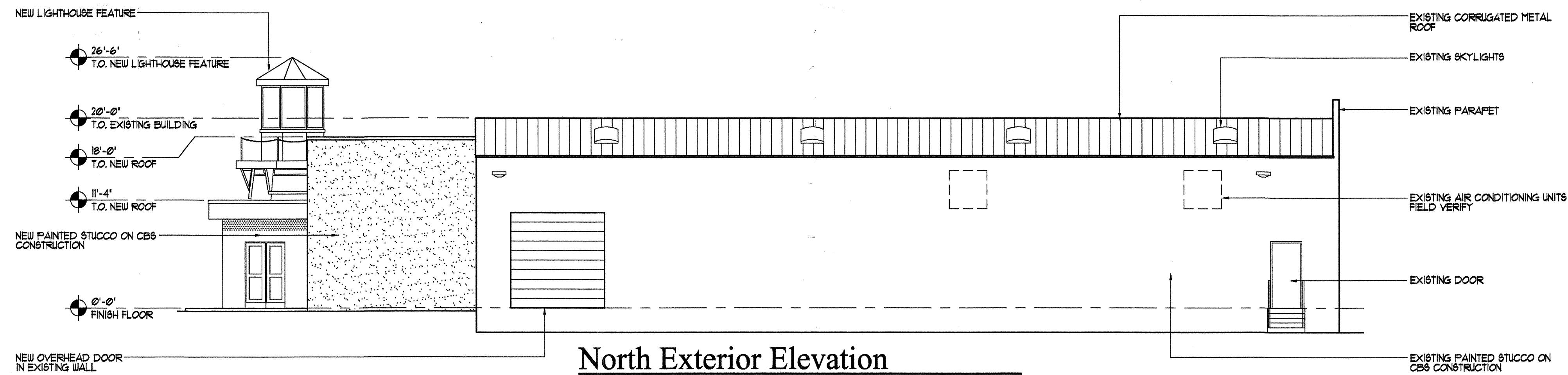
South Exterior Elevation

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



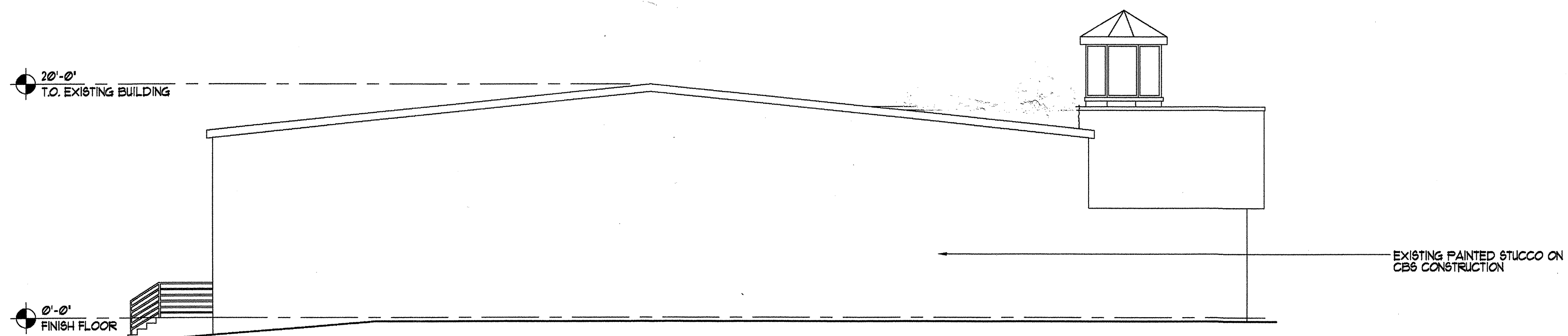
East Exterior Elevation

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North Exterior Elevation

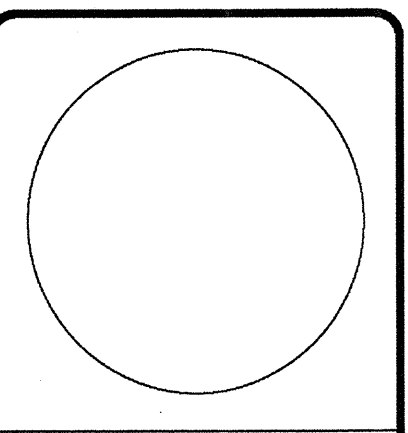
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East Exterior Elevation

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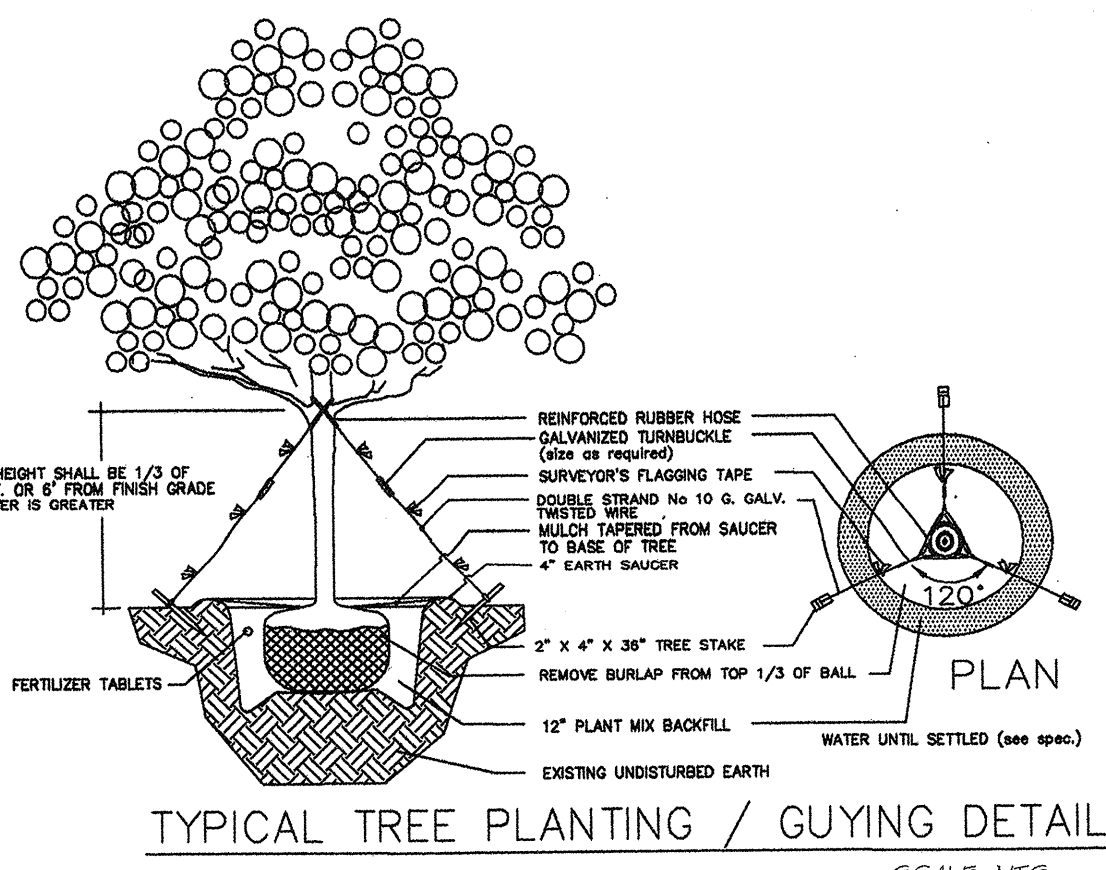
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Revisions		
No.	Date	Description



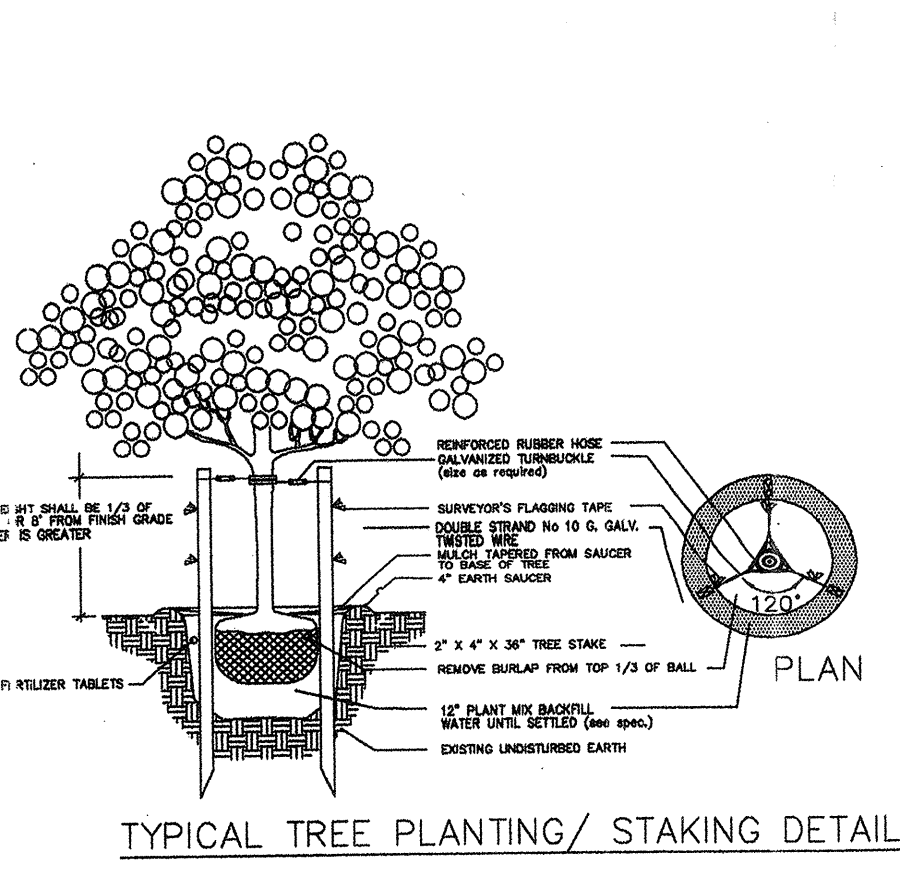
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Boat Owners' Warehouse
 311 State Road 84
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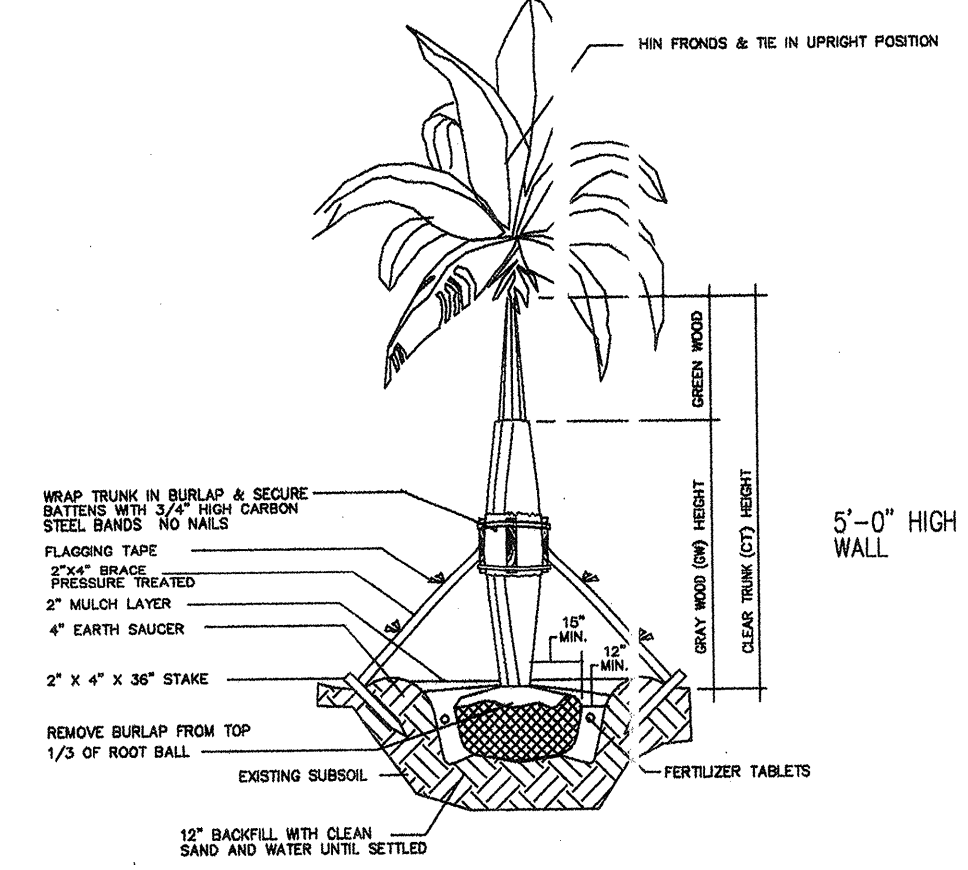
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Project Number:	
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Drawn By:	
Checked By:	
Sheet Title:	Exterior Elevations
Sheet Number:	A-3



TYPICAL TREE PLANTING / GUYING DETAIL
SCALE: NTS



TYPICAL TREE PLANTING / STAKING DETAIL
SCALE: NTS



TYPICAL PALM PLANTING DETAIL
SCALE: NTS

PROPOSED LANDSCAPE CALCULATIONS

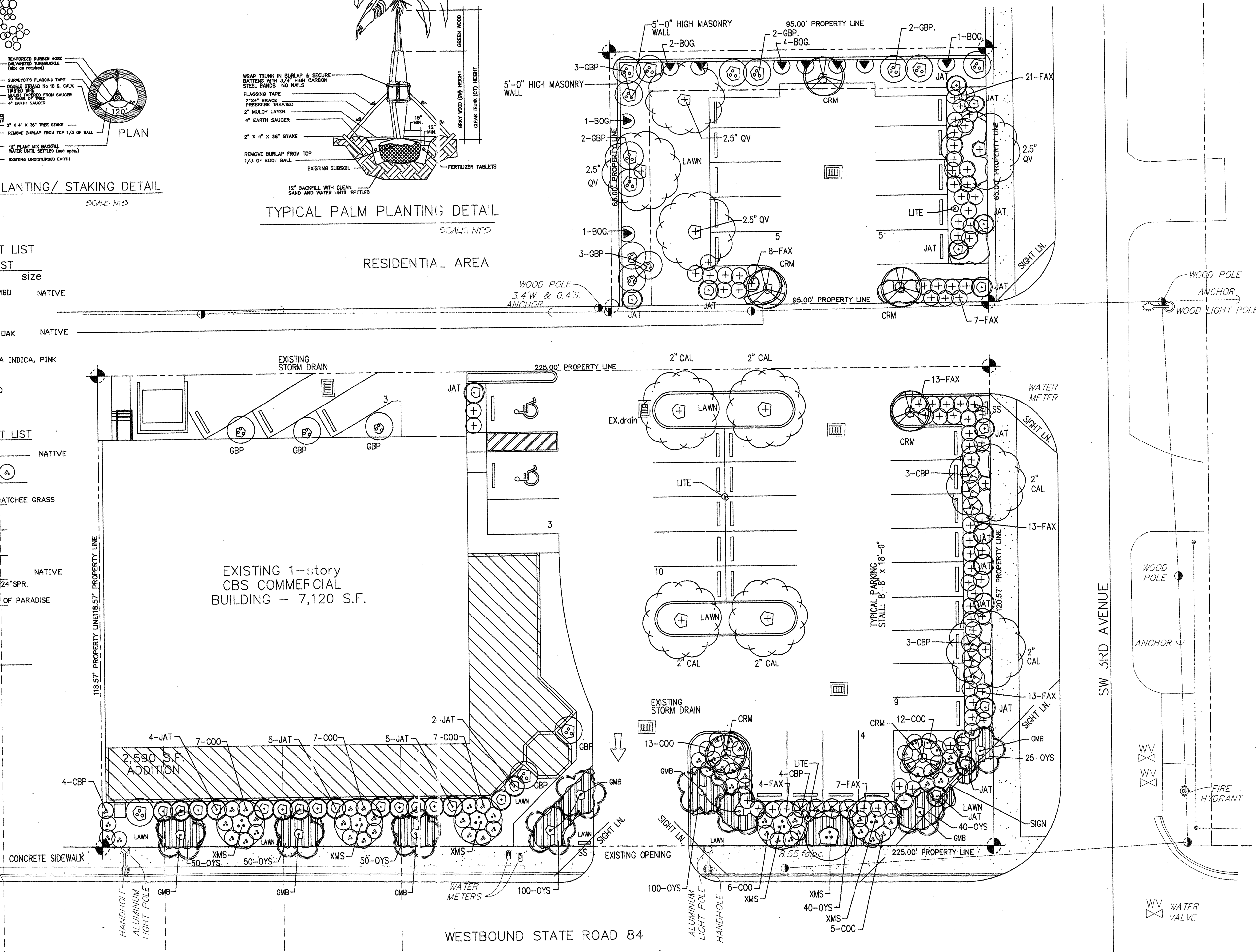
CALCULATION	REQUIRED	PROVIDED
NET LOT AREA TREES 1 PER 1,000 S.F. 9,243 S.F. NET LOT AR.	= 9	= 9
V.U.A. LANDSCAPE AREA = 9,640 S.F. (20% OF GROSS V.U.A.)	= 1,928 S.F.	
PERIMETER LANDSCAPE AREA 317 LIN. FT. @ 10' AVERAGE	= 3,170 S.F.	
INTERIOR LANDSCAPE AREA 30 SF. PER INTERIOR SPACE X 12	= 360 S.F.	
V.U.A. TOTAL TREES = 9,640 S.F. 1 PER 1,000 S.F.	= 10	= 10
STREET TREES 118 LIN. FT. OUTSIDE V.U.A. PERIMETER 200 LIN. FT. TOTAL	= 7	= 7
RES. BUFFER YARDS = 1,500 S.F. 1 PER 300 S.F.	= 5	= 5
TOTAL TREES	= 31	= 31
V.U.A. TOTAL SHRUBS = 9,640 S.F. 6 PER 1,000 S.F.	= 58	= 218
V.U.A. SHADE TREES 3' CAL.	= 3	= 3
V.U.A. SHADE TREES 2'-3' CAL.	= 2	= 2
V.U.A. FLOWERING TREES	= 2	= 2
V.U.A. PALM TREES	= 2	= 2
V.U.A. OPTIONAL TREES	= 1	= 1
STREET SHADE TREES	= 7	= 7
RES. BUFFER YARDS	= 5	= 5

PROPOSED LANDSCAPE PLANT LIST

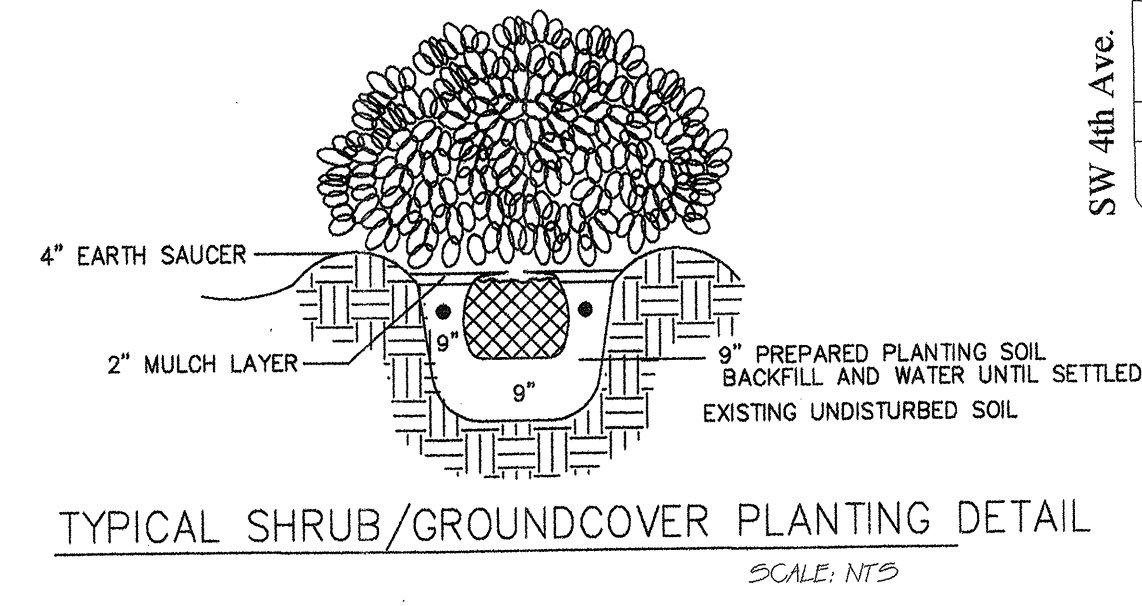
adv. sym.	qty.	botanical name	size	NATIVE
GMB	5	BURSERA SIMARUBA, GUMBO LIMBO	12' HT. X 8" SPR. 3' CAL.	
CAL	6	CALOPHYLLUM, BEAUTYLEAF	12' HT. X 7" SPR. 2" CAL.	
QV	4	QUERCUS VIRGINIANA, LIVE OAK	12' HT. X 7" SPR. 2.5" CAL.	
CRM	9	CRAPE MYRTLE, LAGERSTROEMIA INDICA, PINK	8' HT. X 5" SPR., MULTI-TRUNK	
XMS	5	XMAS PALM, Adonidia merrillii	14' OA. TRIPLE HDS. STAGGERED	
		31 PROPOSED TREES AND PALMS		
SHRUB & GROUND COVER PLANT LIST				
COO	57	ZAMIA PUMILA, COONIE	18" HT. X 18" SPR. 3 GAL.	NATIVE
JAT	31	JATROPHA CDRAL PLANT	4' HT. X 3" SPR.	
FAX	86	TRIPSACUM FLORIDANA, FAKAHATCHEE GRASS	24" OA. 3 GAL. CAN. 40" OC.	
OYS	155	VARIATED OYSTER PLANT	12" OA. 1 GAL. CAN. 15" OC.	
BOG	9	BOUGAINVILLEA VINE, "PINK"	18" OA. 3 GAL. CAN.	
CBP	14	ZAMIA FURFURACEA, CARDBOARD PALM	36" HT. X 24" SPR.	NATIVE
GBP	21	STELTZIA NICOLAI, GIANT BIRD OF PARADISE	6' HT. X 4' SPR. 15 GAL.	
LAWN	1,200 S.F.	ST. AGUSTINE BITTERBLU	SOLID SOD	
		218 TOTAL SHRUBS		

GENERAL NOTES:

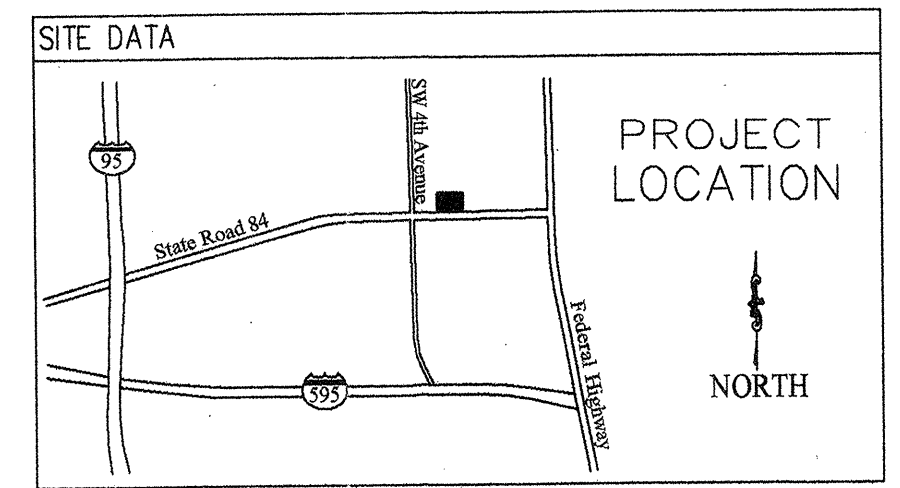
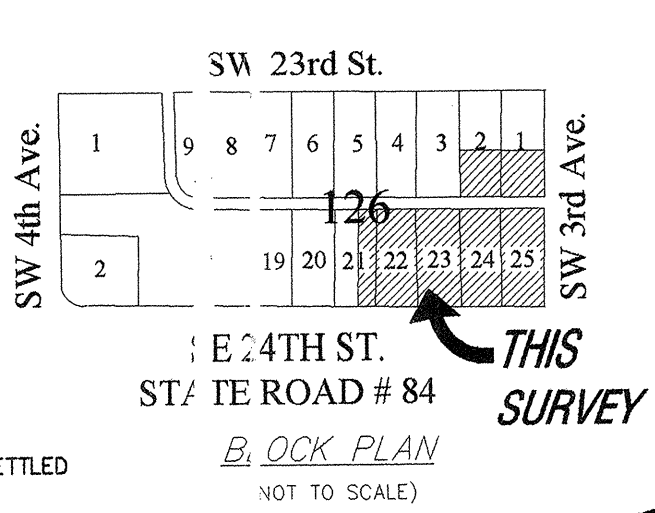
- SEE ARCHITECTURAL SITE PLAN FOR ALL SITE DIMENSIONS
- EXISTING IRRIGATION TO BE UP-GRADED TO PROVIDE 100% COVERAGE TO NEW LANDSCAPE PLANTINGS. SEE PROPOSED IRRIGATION PLANS
- IRRIGATION LAYOUT TO BE ADJUSTED TO FIELD CONDITIONS
- ALL PLANT MATERIAL SHALL BE FLORIDA NO.1 OR BETTER
- ALL PLANT MATERIAL SHALL BE INSTALLED IN ACCORDANCE WITH GOOD NURSERY PRACTICES.
- THE ZONING OF ALL ADJACENT PROPERTIES IS COMMERCIAL
- SEE ENG. PLANS FOR LOCATION OF ALL UTILITY LINES
- ALL EXISTING TREES ARE SHOWN ON THE LANDSCAPE PLAN
- PRIOR TO COMMENCEMENT OF ANY EXCAVATION, THE CONTRACTOR SHALL COMPLY WITH FLORIDA STATUTE 553.051 "PROTECTION OF UNDERGROUND GAS PIPELINES."
- NO CONSTRUCTION SHALL COMMENCE UNTIL ALL REQUIRED PERMITS AND APPROVALS HAVE BEEN SECURED AND THE CONTRACTOR IS ISSUED A NOTICE TO PROCEED.
- ALL VEGETATION DEBRIS, CONCRETE OR OTHER UNSUITABLE MATERIAL SHALL BE DISPOSED OF BY THE CONTRACTOR, IN OFF-SITE AREAS PROVIDED BY HIM.
- THE CONTRACTOR SHALL COMPLY WITH ALL STATE AND LOCAL WATER QUALITY STANDARDS.
- THE LOCATION OF UTILITIES SHOWN ON PLANS ARE APPROXIMATE ONLY. THE EXACT LOCATION SHALL BE DETERMINED BY THE CONTRACTOR AND THE UTILITY OWNER. EXPOSING THE SUBJECT FACILITY SHOULD SUCH ACTION BE DEEMED NECESSARY. THE APPROPRIATE UTILITY COMPANIES SHALL BE NOTIFIED 48 HOURS IN ADVANCE BY THE CONTRACTOR.
- UTILITY OWNERS ARE:
FLORIDA POWER AND LIGHT (ELECTRIC)
SOUTHERN BELL TELEPHONE AND TELEGRAPH COMPANY
- THE CONTRACTOR SHALL CALL UNCL.E. 1-800-432-4770 (TOLL FREE) 48 HOURS BEFORE DIGGING FOR FIELD LOCATIONS OF UNDERGROUND UTILITIES.
- THE CONTRACTOR SHALL EXERCISE EXTREME CAUTION IN AREAS OF BURIED UTILITY CABLES, SANITARY LINES, AND WATER LINES.
- CAUTION SHOULD BE EXERCISED WHILE WORKING IN OR AROUND OVERHEAD TRANSMISSION LINES, NEAR EXISTING GROUND MOUNTED AND OVERHEAD SIGNS TO PREVENT UNNECESSARY DAMAGE. SIGNS AND STRUCTURES SHALL BE REPLACED BY THE CONTRACTOR AT HIS EXPENSE IF ANY ARE DAMAGED BEYOND USE, AS DETERMINED BY THE ENGINEER.
- ALL PLANT MATERIAL SHALL BE INSTALLED A MINIMUM OF TEN FEET (10') FROM ANY UNDERGROUND UTILITIES AND NO LESS THAN TWENTY FEET (20') FROM OVERHEAD LINES AND UTILITIES, UNLESS APPROVED BY THE ENGINEER. IF THE INSTALLATION OF ANY PLANT MATERIAL DAMAGES ANY EXISTING UTILITIES, THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE REPAIR OF ALL DAMAGE RESULTING FROM THE PLANTING OPERATION.
- WHENEVER THE PLANT MATERIAL AND UTILITIES ARE IN CONFLICT, THE CONTRACTOR SHALL NOTIFY THE ENGINEER IN ORDER TO FIELD ADJUST THE PLACEMENT OF THE PLANT MATERIAL.



LANDSCAPE PLANTING PLAN
SCALE: 1/16" = 1'-0"

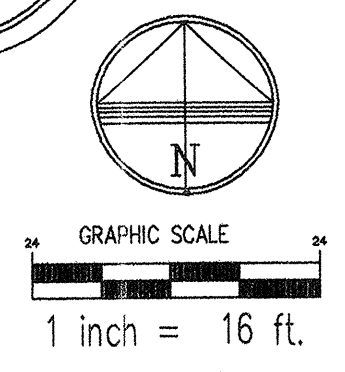


TYPICAL SHRUB/GROUND COVER PLANTING DETAIL
SCALE: NTS



SITE DATA

ZONING: B-1 RETAIL
PARKING: 38 TOTAL SPACES
AREA: 7,120 S.F. EXISTING + 2,492 S.F. ADDITION
9,612 S.F. TOTAL
TOTAL LOT AREA: 33,078 S.F.
OPEN AREA: 23,466 S.F. = 70.7%
GREEN AREA: 7,705 S.F. = 23.3%
BUILDING COVERAGE: 9,612 S.F. = 29.3%



PROPOSED LANDSCAPE PLANTING PLAN
BOAT OWNERS WAREHOUSE LANDSCAPE DEVELOPMENT PLAN
H. KURT KETTELHUT AND ASSOCIATES
227 Goolsby Blvd. Deerfield Beach, Fl. 33442, 954 426-4305

Exhibit 12
13-0843
Page 6 of 7

Issue Date:

Revisions		
No.	Date	Description

JOHN OBAROWSKI - ARCHITECT
2840 N.W. 2nd AVENUE SUITE 108
BOCA RATON, FLORIDA 33431
561-393-7525

Boat Owners' Warehouse
311 State Road 84
Fort Lauderdale, Florida

Date: JAN. 10, 2013

Project Number:

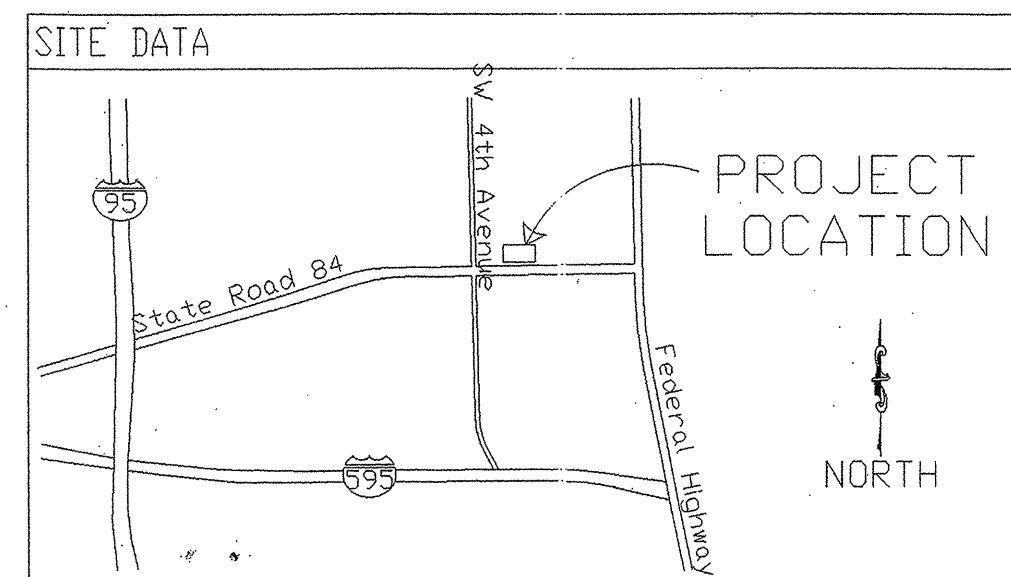
Designed By: HKK, RLA

Drawn By: HKK, RLA

Checked By: HKK, RLA, LCS

Sheet Title: LANDSCAPE PLANTING PLAN

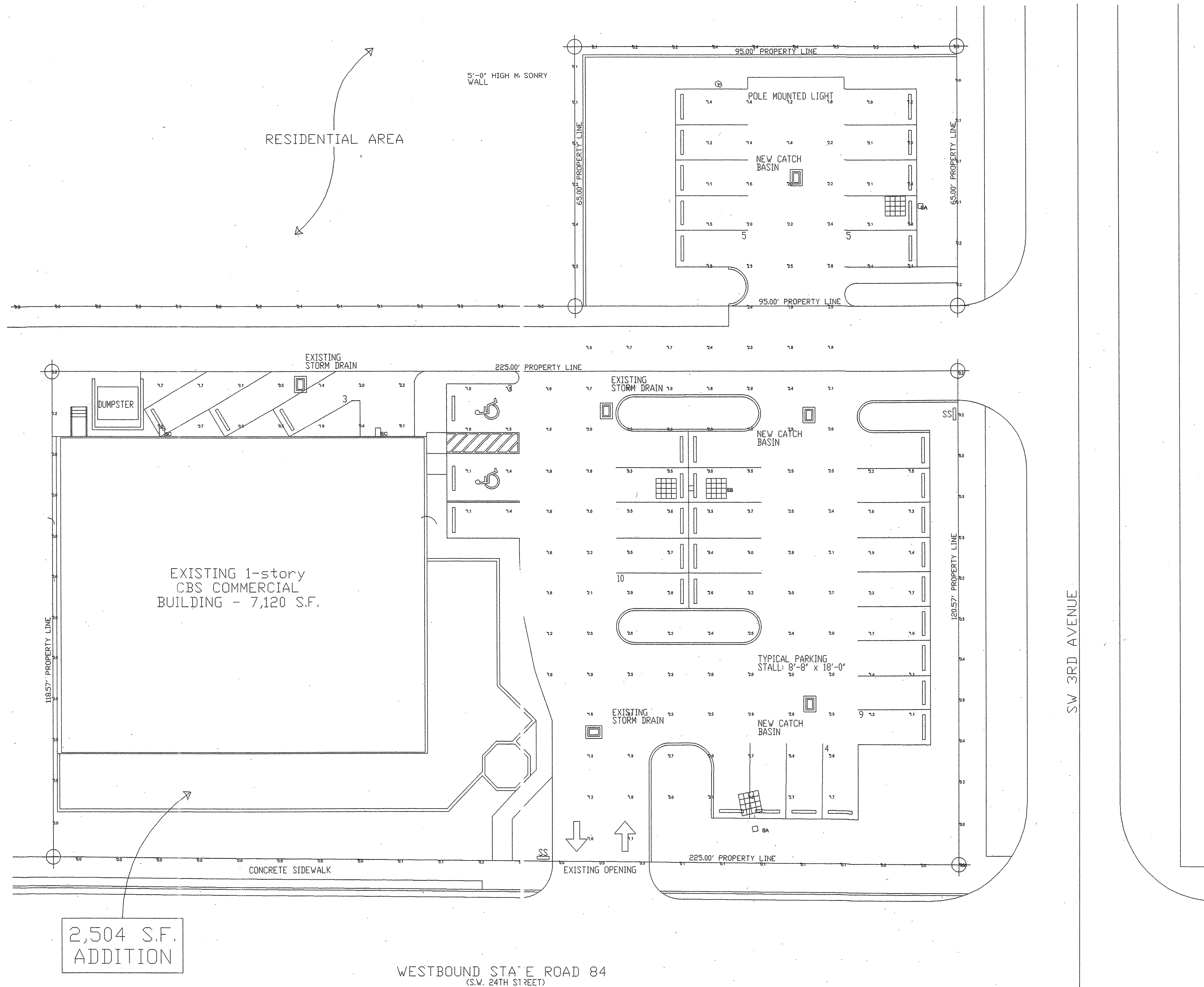
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SITE DATA

ZONING: B-1 RETAIL
 PARKING: 39 TOTAL SPACES
 AREA: 7,120 S.F. EXISTING + 2,570 S.F. ADDITION
 9,690 S.F. TOTAL

TOTAL LOT AREA: 33,078 S.F.
 OPEN AREA: 23,126 S.F. = 71.1%
 GREEN AREA: 7,295 S.F. = 22.1%
 BUILDING COVERAGE: 9,552 S.F. = 28.9%



American HID

BOAT OWNERS WAREHOUSE SA-SB

Dimensional Drawings

Fixture	A	B	C	Stripe	Max. Watts	Lbs
AME-1	14"	14"	10"	2"	175 W	35
AME-2	19"	19"	12"	2"	400 W	50
AME-3	23"	23"	13"	2"	1000 W	70
AME-4	23"	23"	15"	2"	1000 W	75

The American series features the most advanced lighting reflector system available today. Vision™ is a patented, revolutionary reflector system unlike any other. The flat lens, vertical lamp, IES full cutoff luminaire is Dark-Sky certified to restrict light trespass, glare and light pollution for neighborhood-friendly outdoor lighting. Convex glass lens is available when required.

The clean, compact housing style features a decorative reveal available in complementary or contrasting colors. Computerized precision machinery and quality materials ensure manufacturing to the highest industry standards.

American is offered in four enclosure sizes and five distribution patterns, including a special forward throw T4A reflector for auto dealership front line lighting. Vision™ Reflector System allows the use of fewer fixtures and poles with wider spacings, providing substantial equipment, installation and energy cost savings.

American is a proven performer for auto dealerships, shopping centers, parking lots and general area lighting. A wide selection of light sources from 100 through 1000 watts are offered in Metal Halide, High Pressure Sodium and Pulse Start Metal Halide lamp which provides excellent efficiency, lumen maintenance and color.

Model	Optics	Wattage	Source	Voltage	Mounting	Finish/Stripe	Options
AME-1 Flat Glass Only	Type II (T2)	100 (100) 150 (150) 175 (175)	PS, HPS PS, HPS PS (S)	120 (1) 208 (2)	Bolt-On Arm 6" (BOA6)	Bronze (BZ) Black (BK)	Photocell & Receptacle (PCR220) (PCR228) (PCR240) (PCR277) (PCR480) Photo Receptacle (PER) (PER220) (PER228) (PER240) (PER277)
AME-2 Flat Glass (Convex Glass Optional)	Type III (T3)	200 (200) 250 (250) 320 (320) 400 (400)	PS, HPS PS, HPS PS, HPS PS, HPS (P) (S)	240 (3) 277 (4)	Bolt-On Arm 10" (BOA10) Spider Mount (SM)	White (WH) Forest Green (FG) Gray (GV)	Button Type Photocell (BT) (BT220) (BT228) (BT240) (BT277) Quartz Restrike (QR)
AME-3 Convex Glass Only	Type IV (T4)	400 (400) 750 (750) 1000 (1000)	PS, HPS PS, HPS MH, PS, HPS (M) (P) (S)	480 (6) 277 (4) M-Tap Multi-Tap 277's (M-T)	Wall Mount (WM) House Side Light Shield (LS)	Silver Metallic (SL) Custom Color (CC)	Internal Light Shield (ILS) (ILS220) (ILS228) (ILS240) (ILS277) (ILS480) Convex Glass Lens (VLCG) Round Pole Plate Adaptor (RPP) Cast Wall Plate (CAWP)
AME-4 Flat Glass Only	Type V (T5)	750 (750) 1000 (1000)	PS MH, PS, HPS (M) (P) (S)	480 (6) 347 (8)	M-Tap Multi-Tap 277's (M-T)	Stripe Color (SC) Blue Metallic (B4) Red Opaque (RO) Silver Metallic (SR) Gold Metallic (G1) White Opaque (WO) Black Metallic (BM) Charcoal Metallic (CM)	Internal Light Shield (ILS) (ILS220) (ILS228) (ILS240) (ILS277) (ILS480) Convex Glass Lens (VLCG) Round Pole Plate Adaptor (RPP) Cast Wall Plate (CAWP)

AME-1 uses 4" ball arm.
 Round Pole Plate Adaptors (RPP) are to be ordered separately.

MH - Metal Halide
 PS - Pulse Start Metal Halide
 HPS - High Pressure Sodium

Issue Date:
 Revisions
 No. Date Description

JOHN OBAROWSKI - ARCHITECT
 2840 N.W. 2nd AVENUE SUITE 108
 BOCA RATON, FLORIDA 33431
 561-393-7525

Boat Owners' Warehouse
 311 State Road 84
 Fort Lauderdale, Florida.

Date: February 8, 2011

Project Number:

Designed By:

Drawn By:

Checked By:

Sheet Title:

Sheet Number: