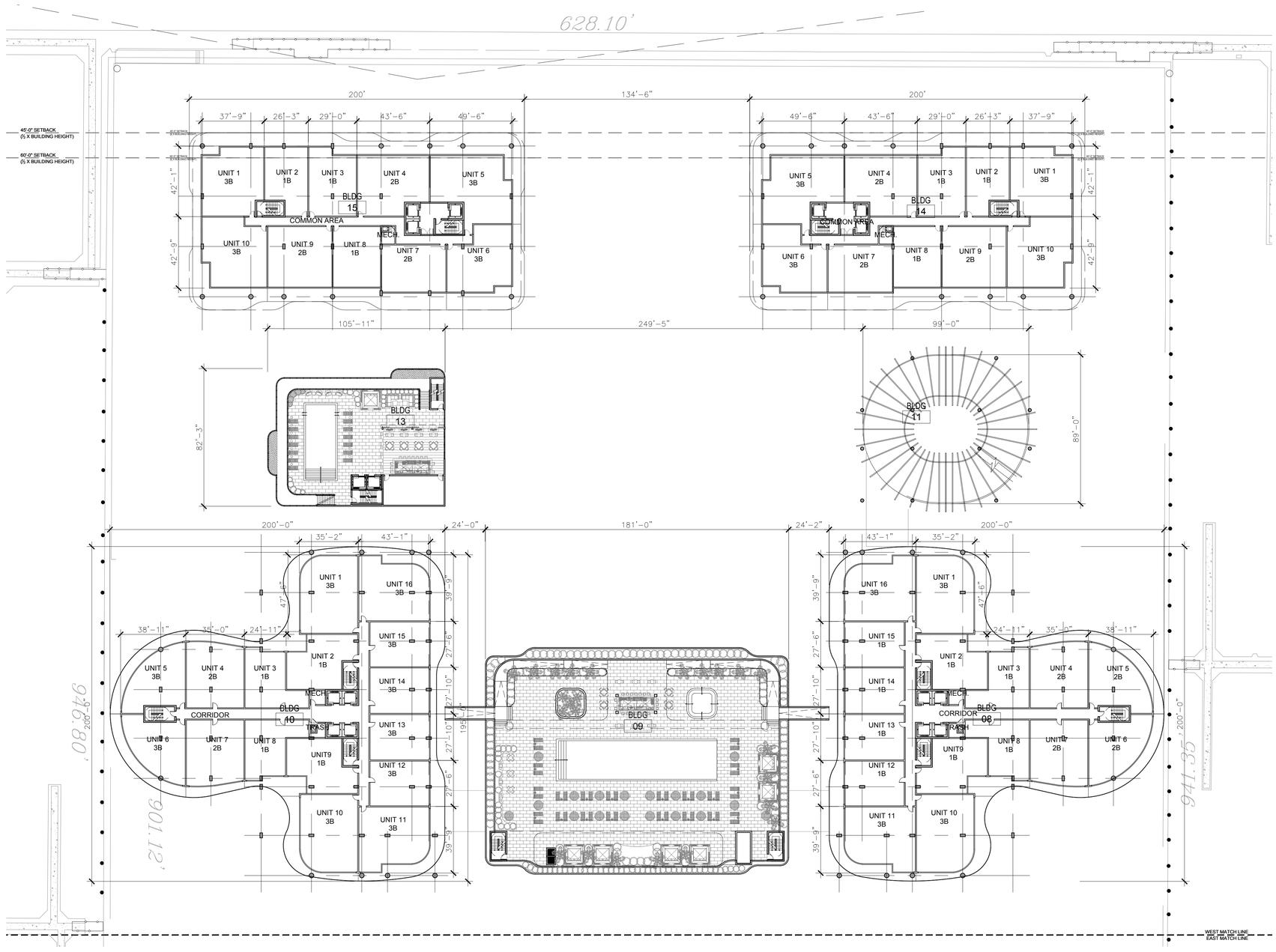
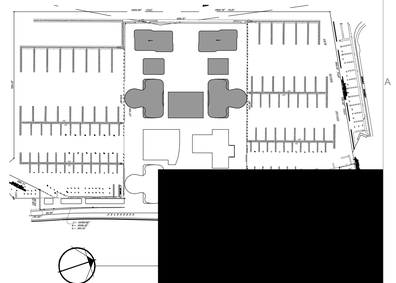


1 ENLARGED LEVEL 5 FLOOR PLAN WEST

Scale: 1/32" = 1'-0"



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ENLARGED LEVEL 5 FLOOR PLAN WEST

A3.06

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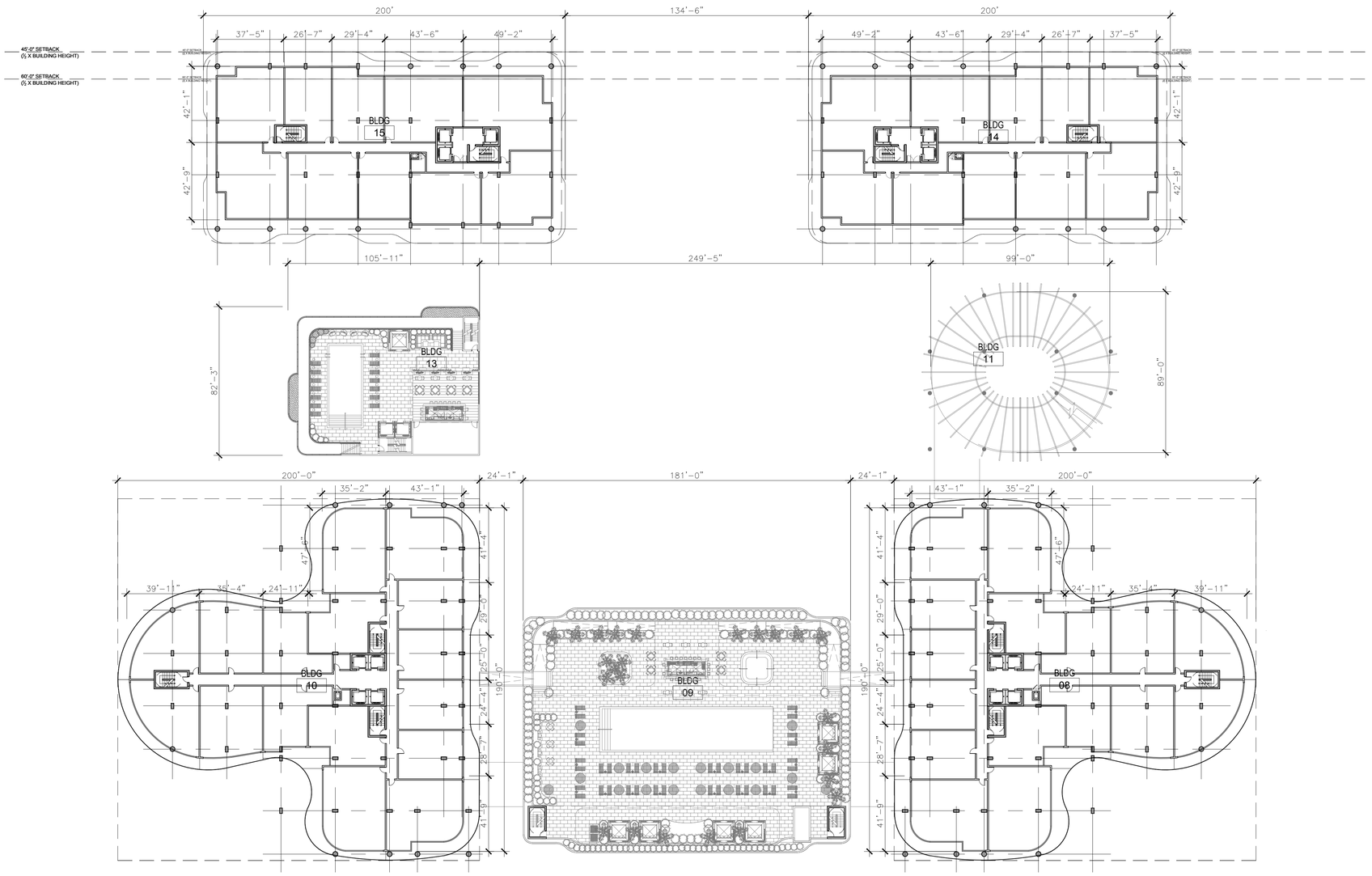

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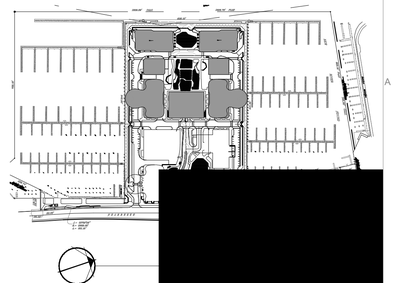
Scale: 1/32" = 1'-0"



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ENLARGED LEVEL 6-7 FLOOR PLAN WEST

A3.07

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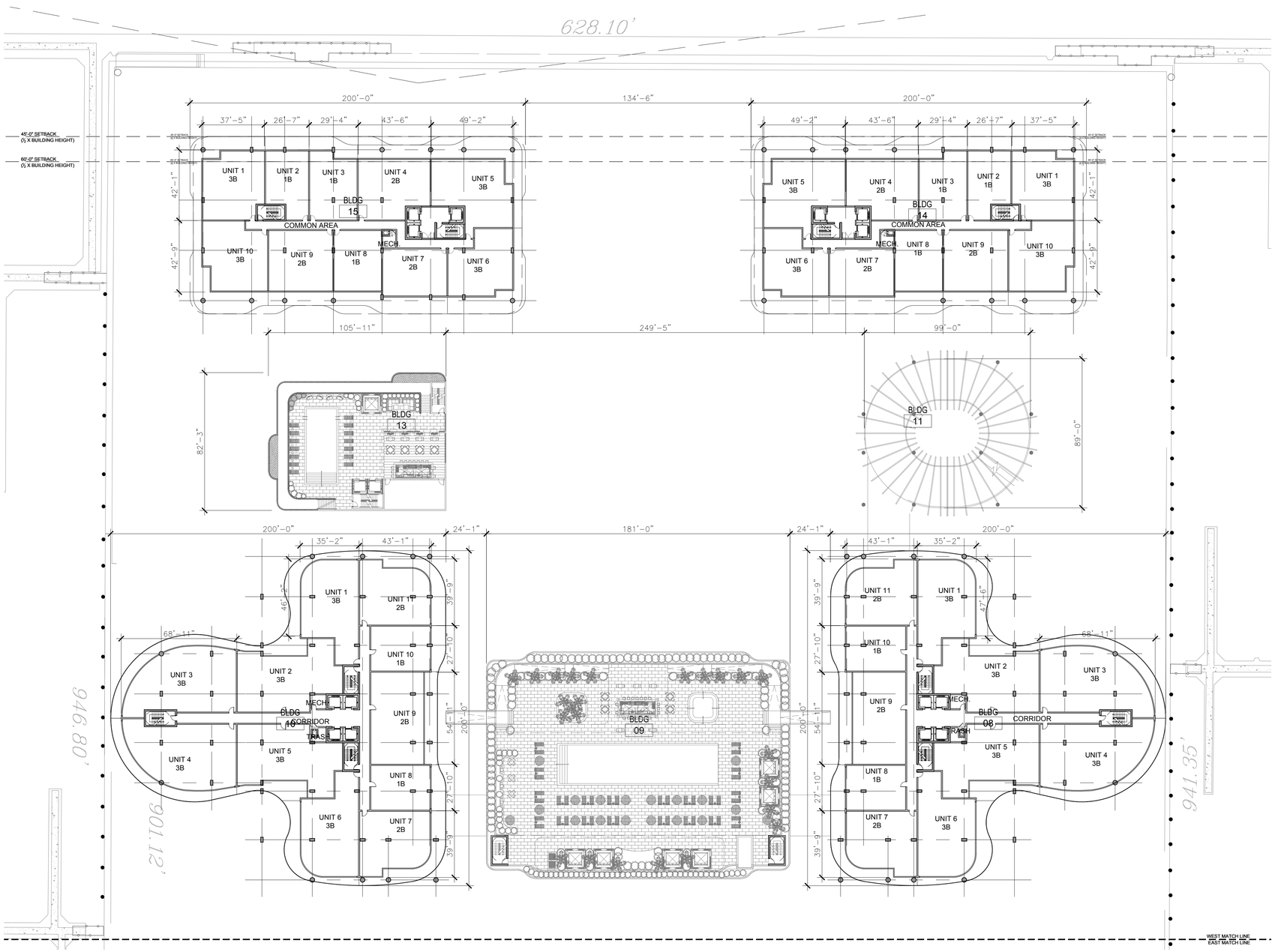

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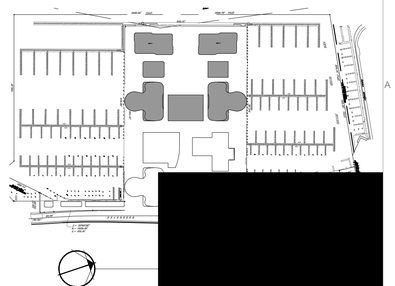

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ENLARGED LEVEL 8 FLOOR PLAN WEST

A3.08

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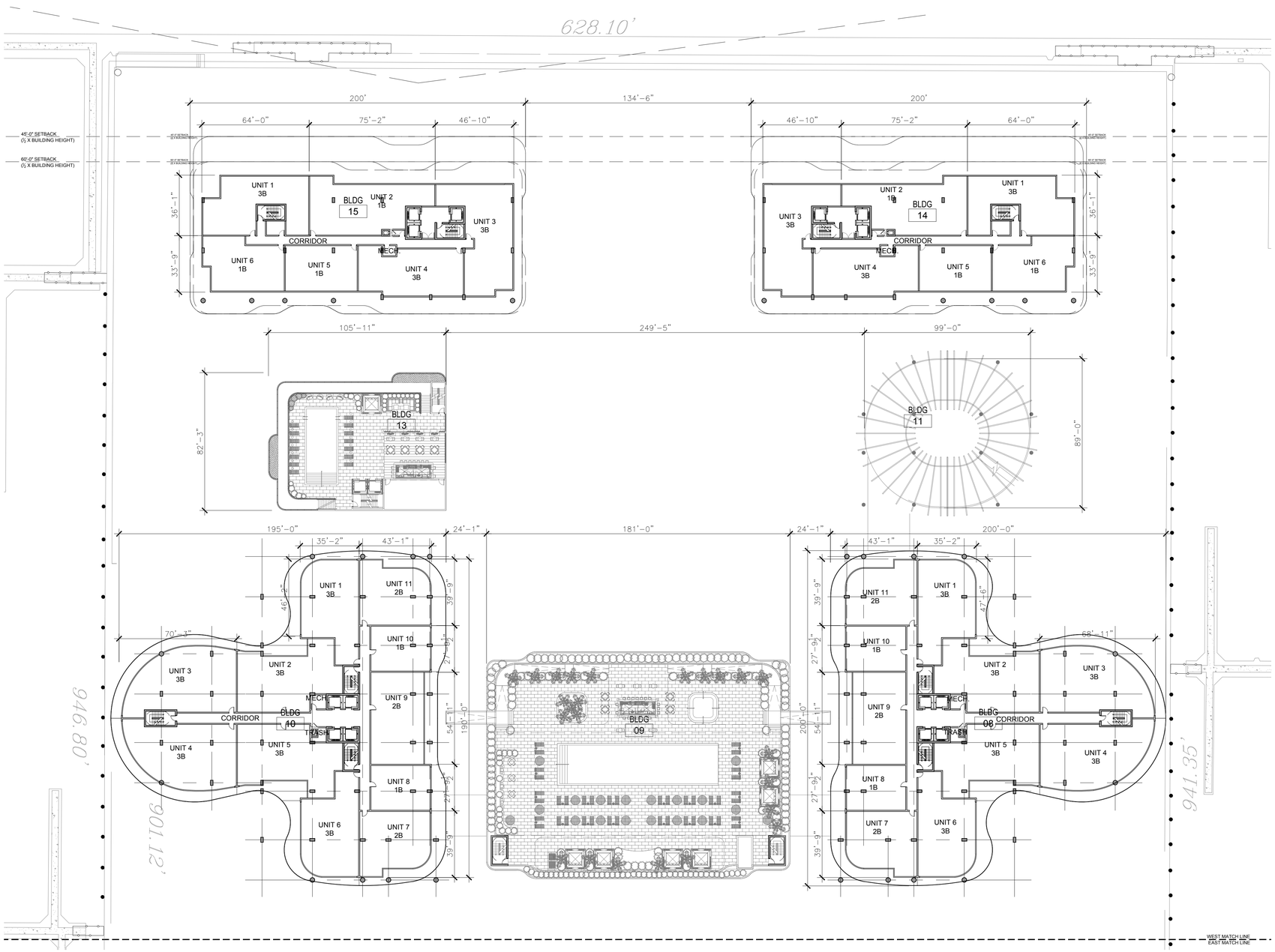

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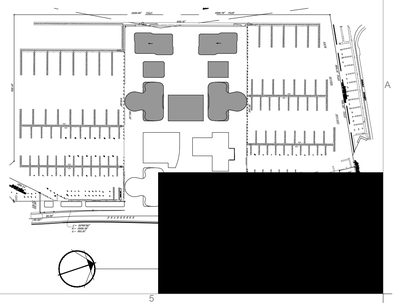

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ENLARGED LEVEL 9-10 FLOOR PLAN WEST

A3.09

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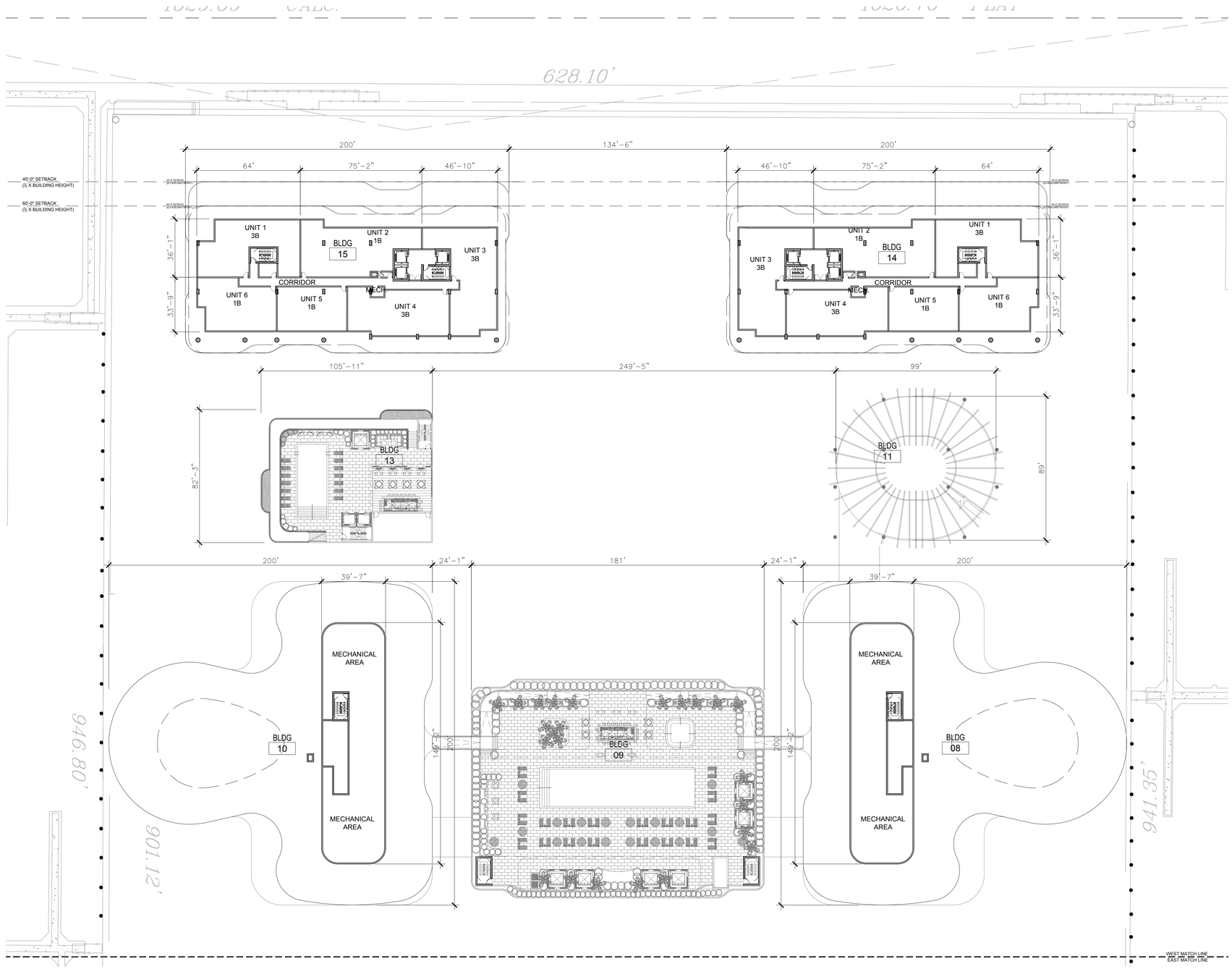

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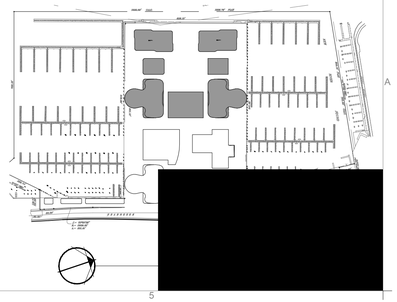

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ENLARGED LEVEL 11 FLOOR PLAN WEST

A3.10

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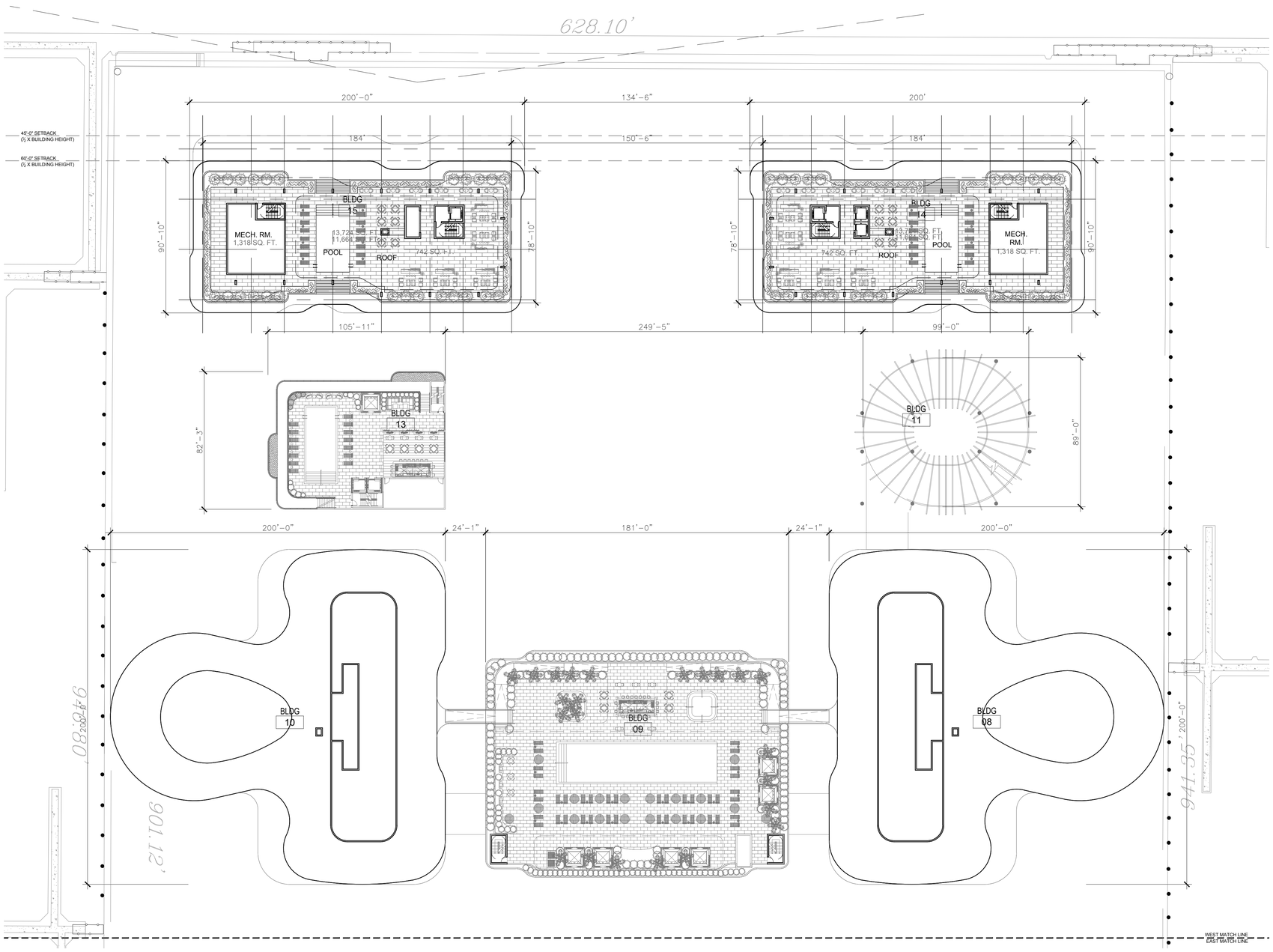

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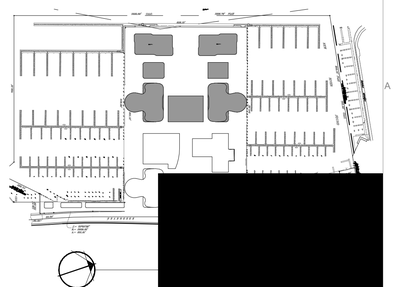

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ENLARGED ROOF PLAN WEST

A3.11

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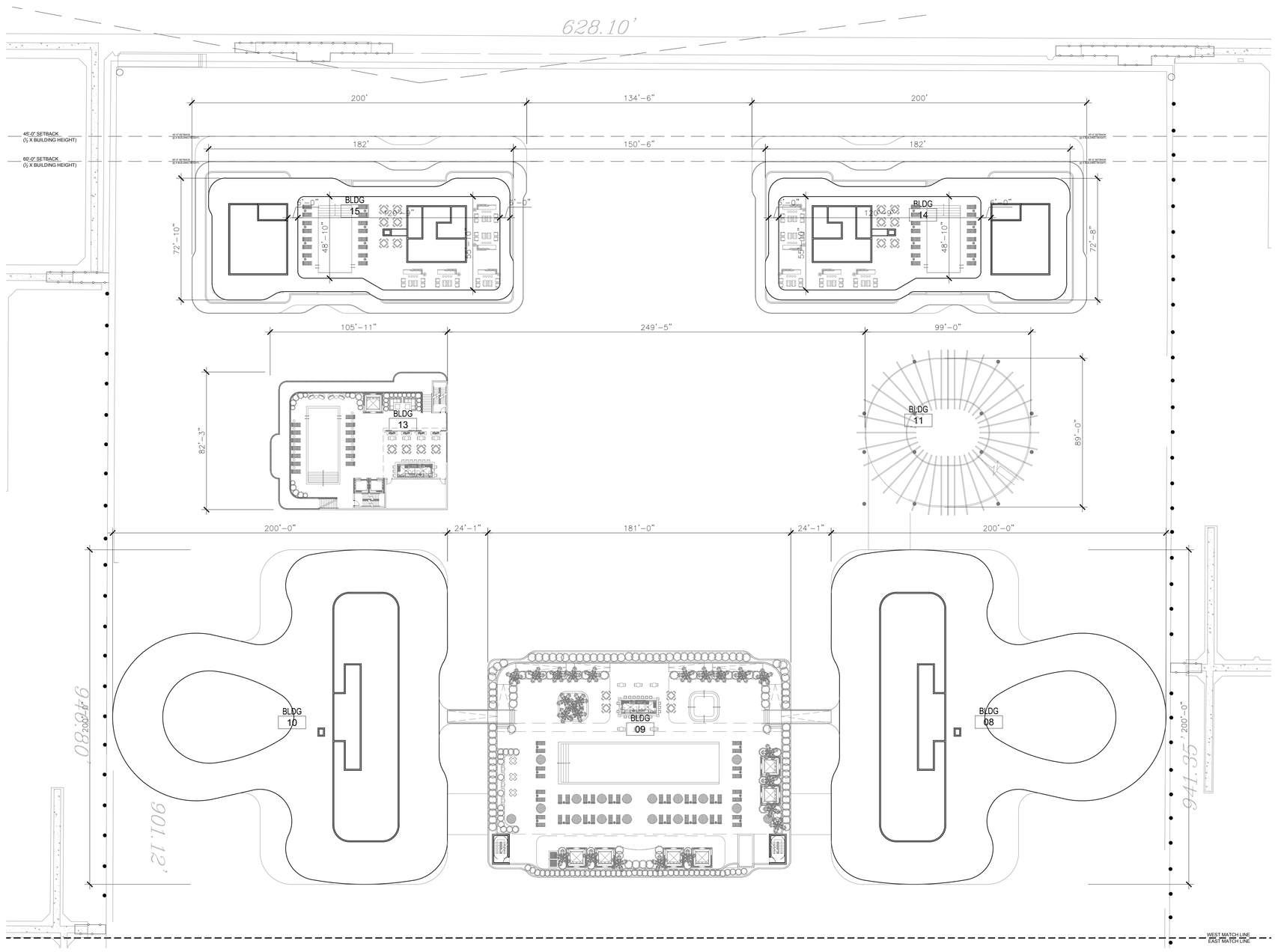

1 ENLARGED MECHANICAL ROOF PLAN WEST

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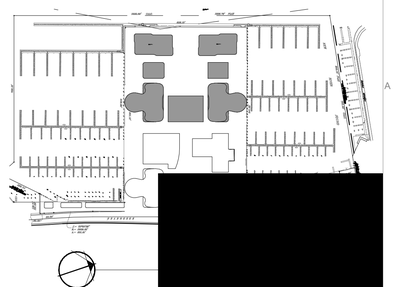

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ENLARGED MECHANICAL ROOF PLAN WEST

A3.12

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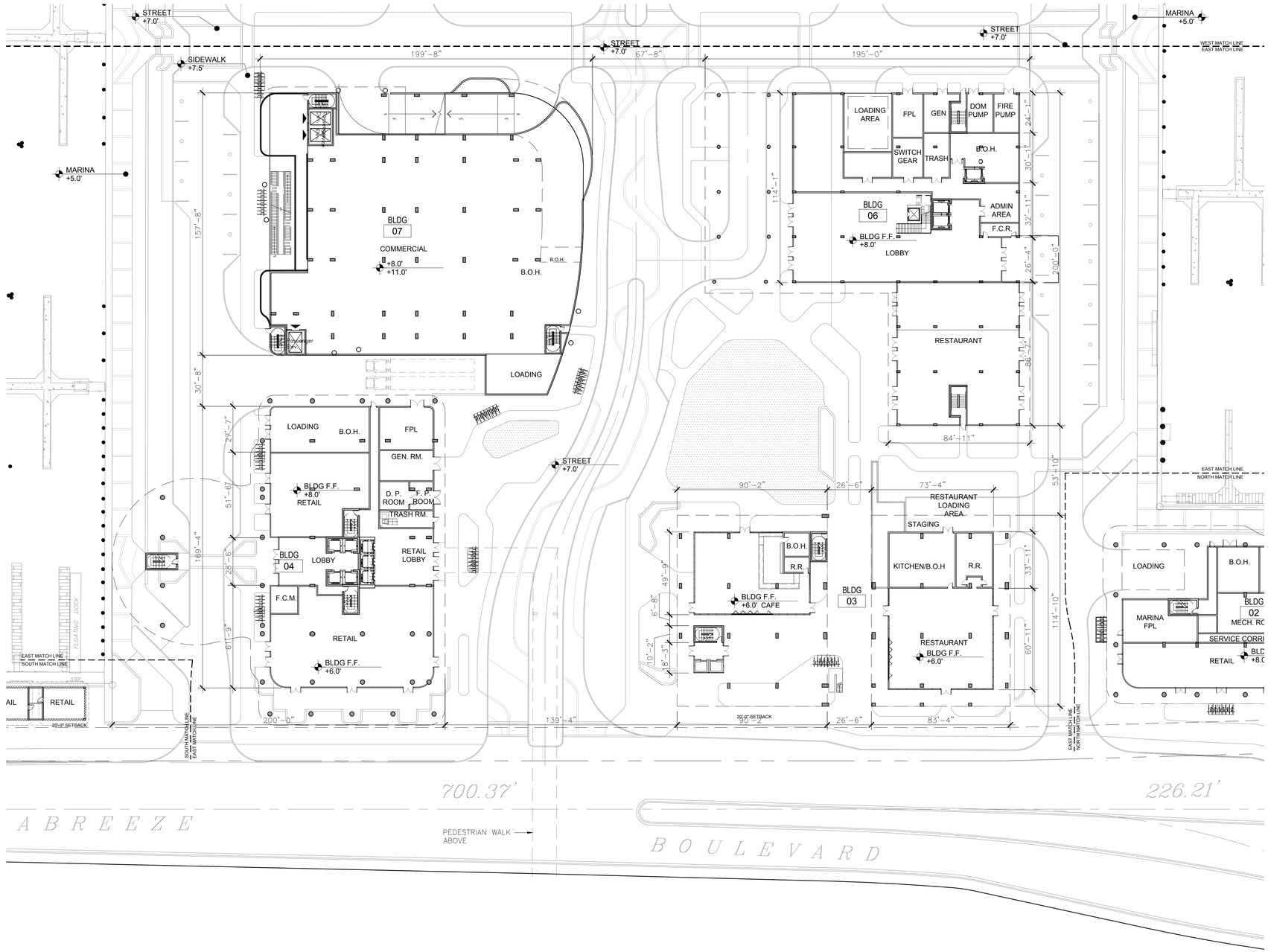

1 ENLARGED LEVEL 1 FLOOR PLAN EAST

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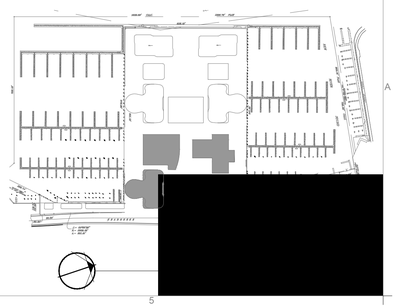

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ENLARGED LEVEL 1 FLOOR PLAN EAST

A3.22

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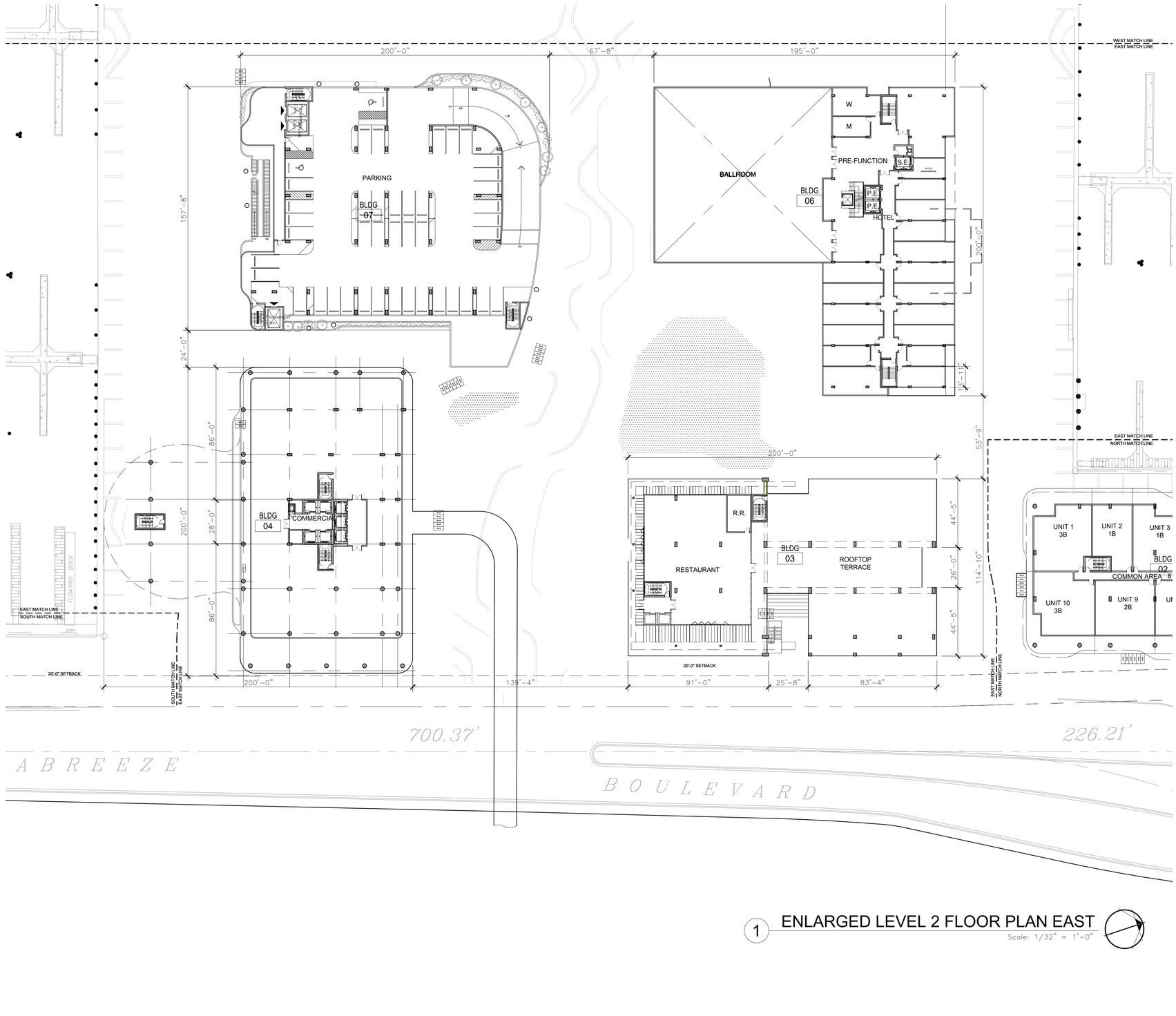

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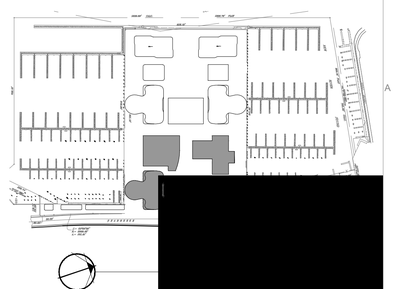

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ENLARGED LEVEL 2 FLOOR PLAN EAST

A3.23

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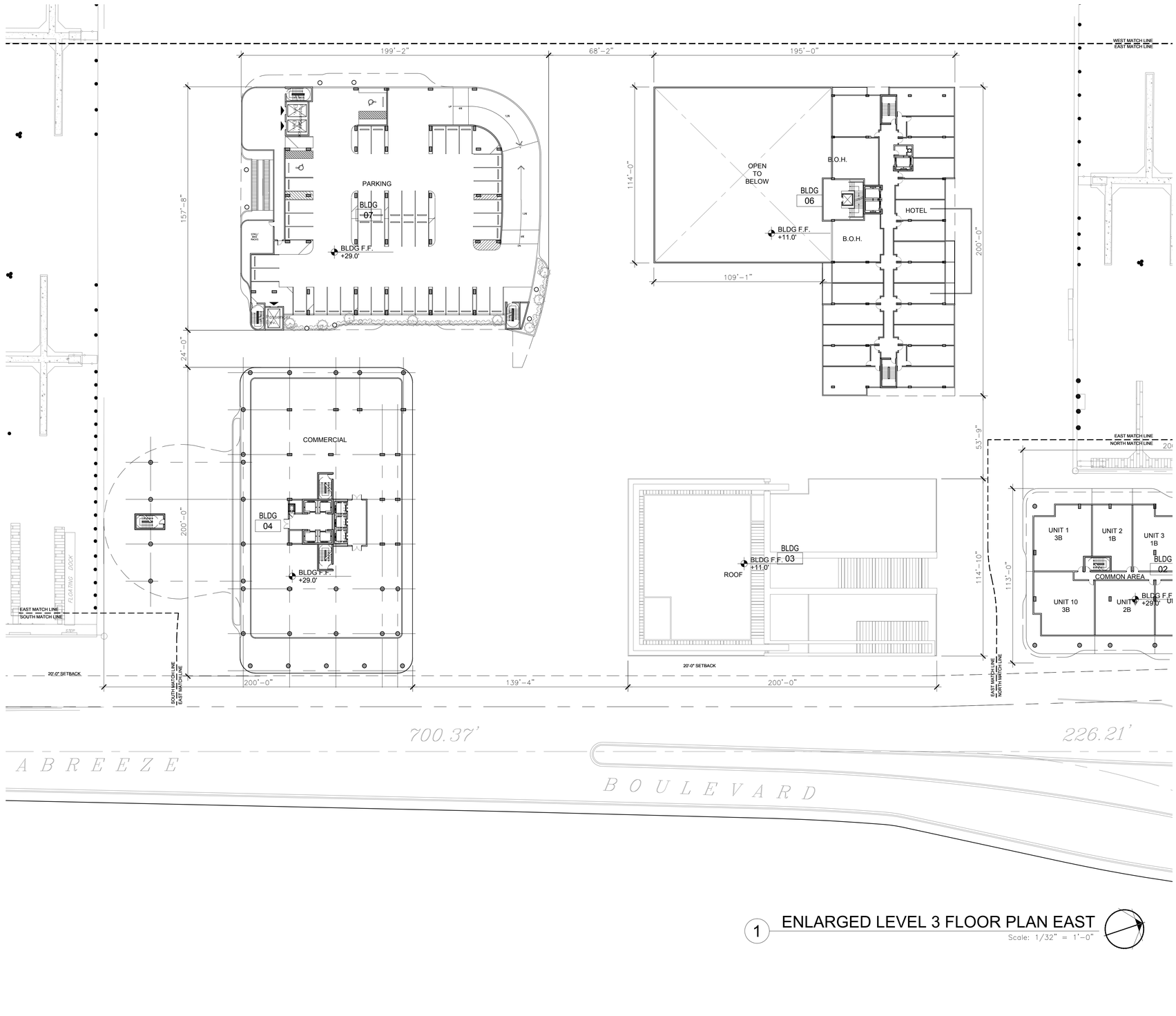

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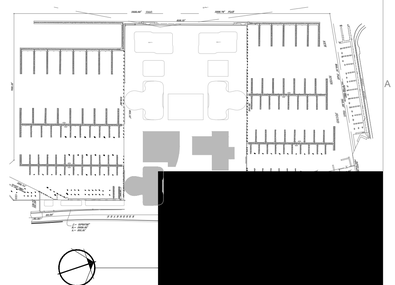

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ENLARGED LEVEL 3 FLOOR PLAN EAST

A3.24

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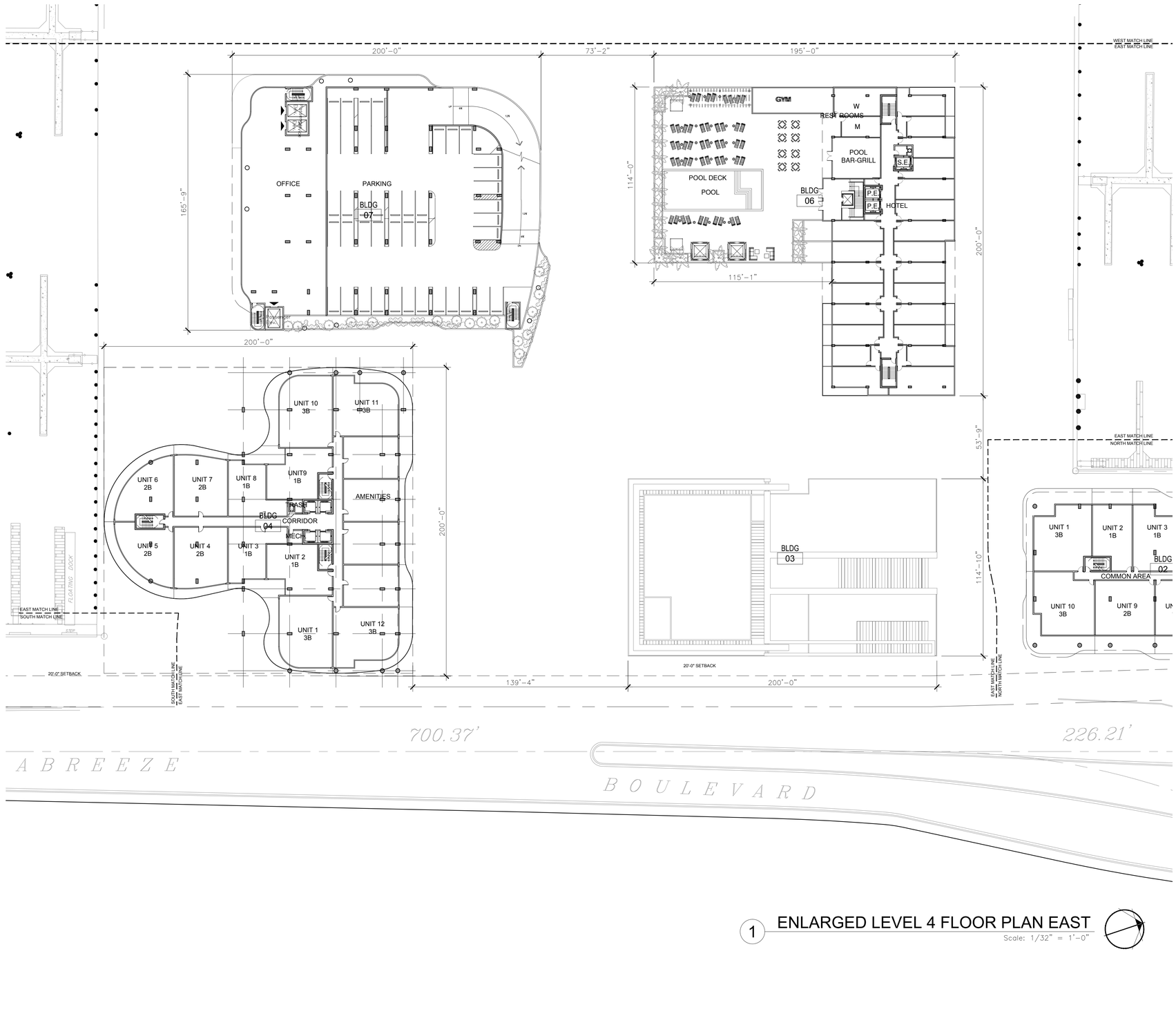

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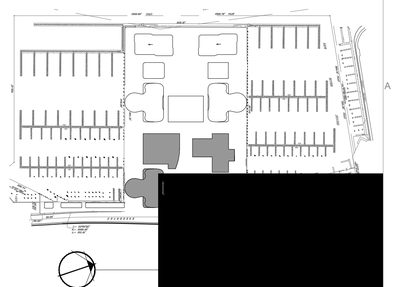

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ENLARGED LEVEL 4 FLOOR PLAN EAST

A3.25

CAM 17-0506
Exhibit 1B
Page 11 of 54

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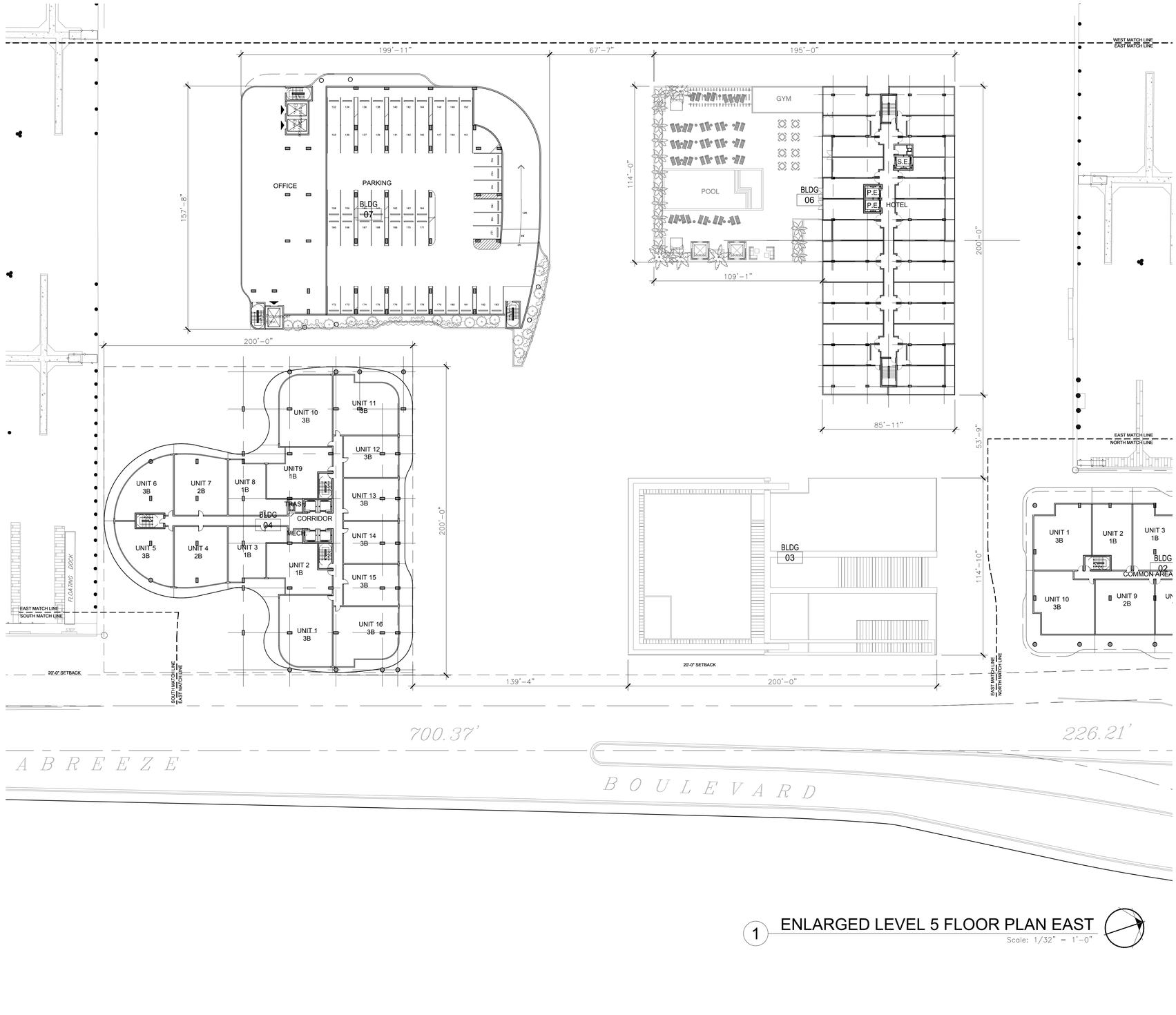
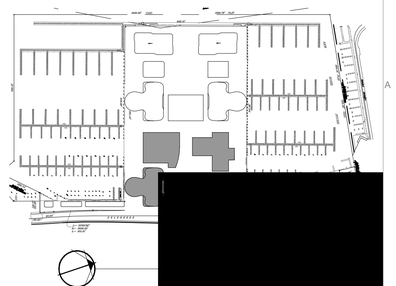


1 ENLARGED LEVEL 5 FLOOR PLAN EAST

Scale: 1/32" = 1'-0"



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ENLARGED LEVEL 5 FLOOR PLAN EAST

A3.26

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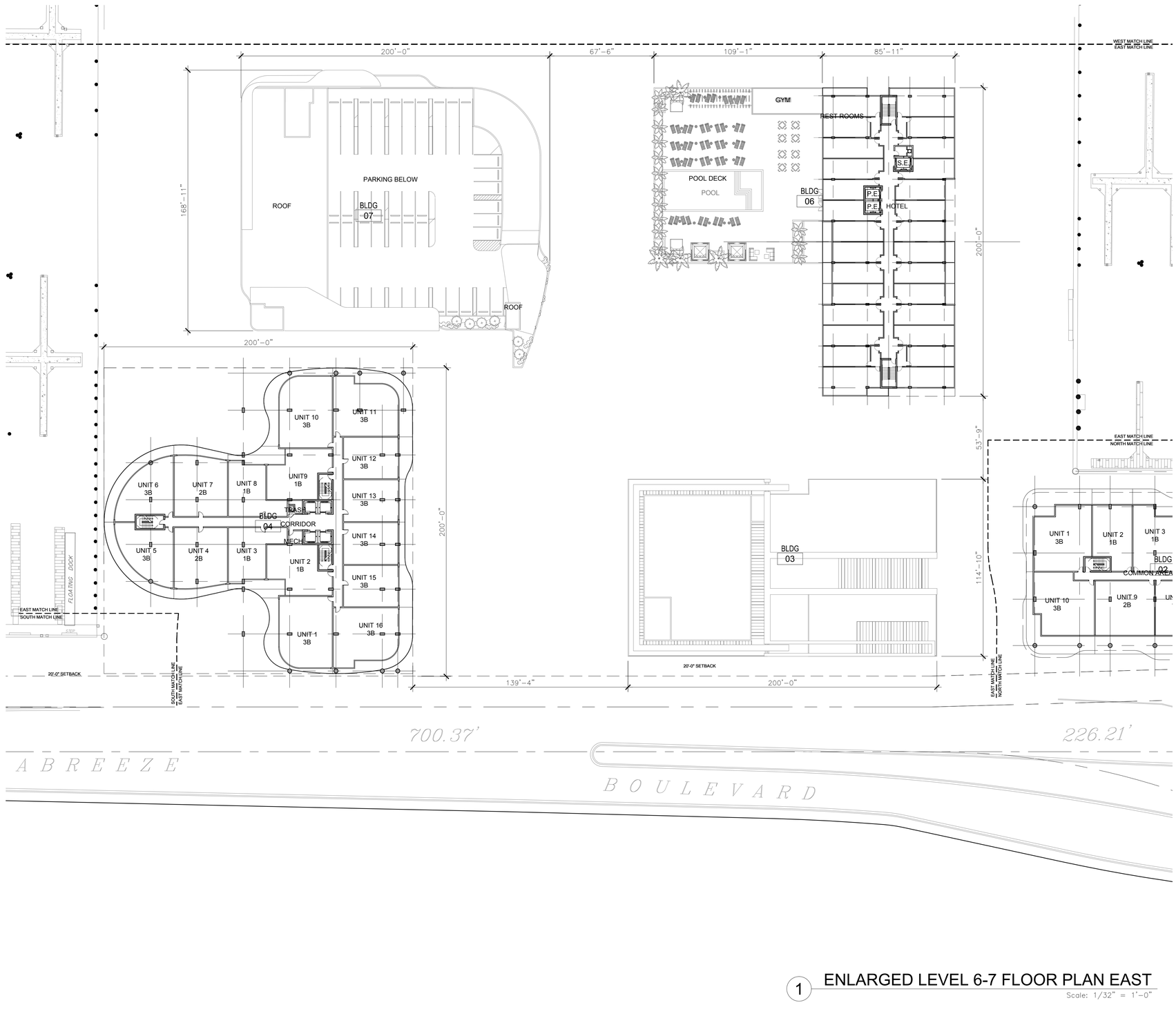
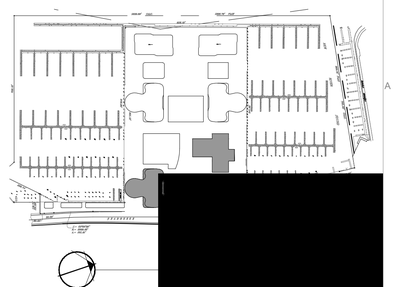


1 ENLARGED LEVEL 6-7 FLOOR PLAN EAST

Scale: 1/32" = 1'–0"



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ENLARGED LEVEL 6-7 FLOOR PLAN EAST

A3.27

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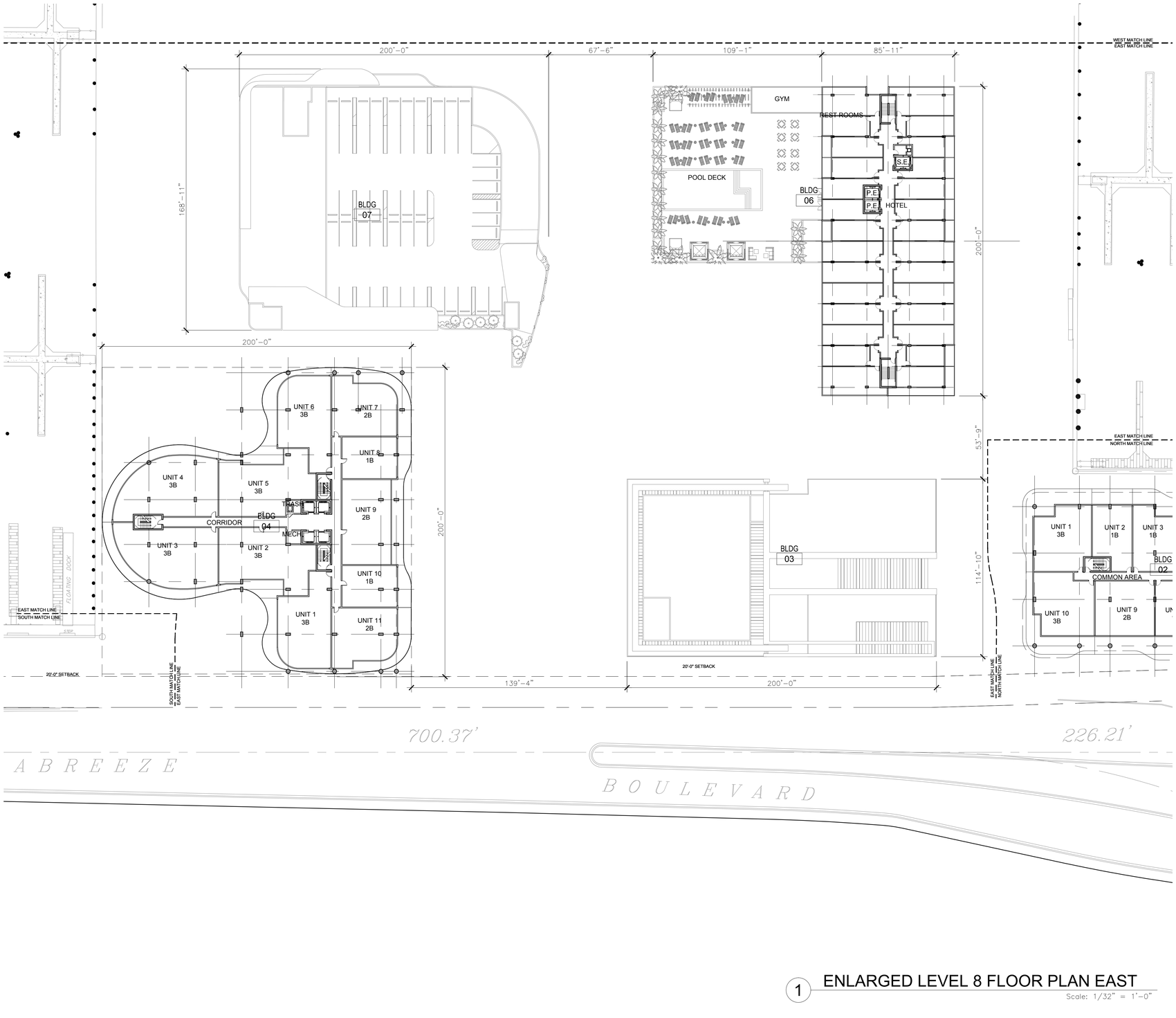

1 ENLARGED LEVEL 8 FLOOR PLAN EAST

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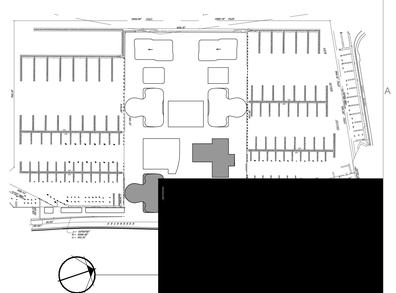

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ENLARGED LEVEL 8 FLOOR PLAN EAST

A3.28

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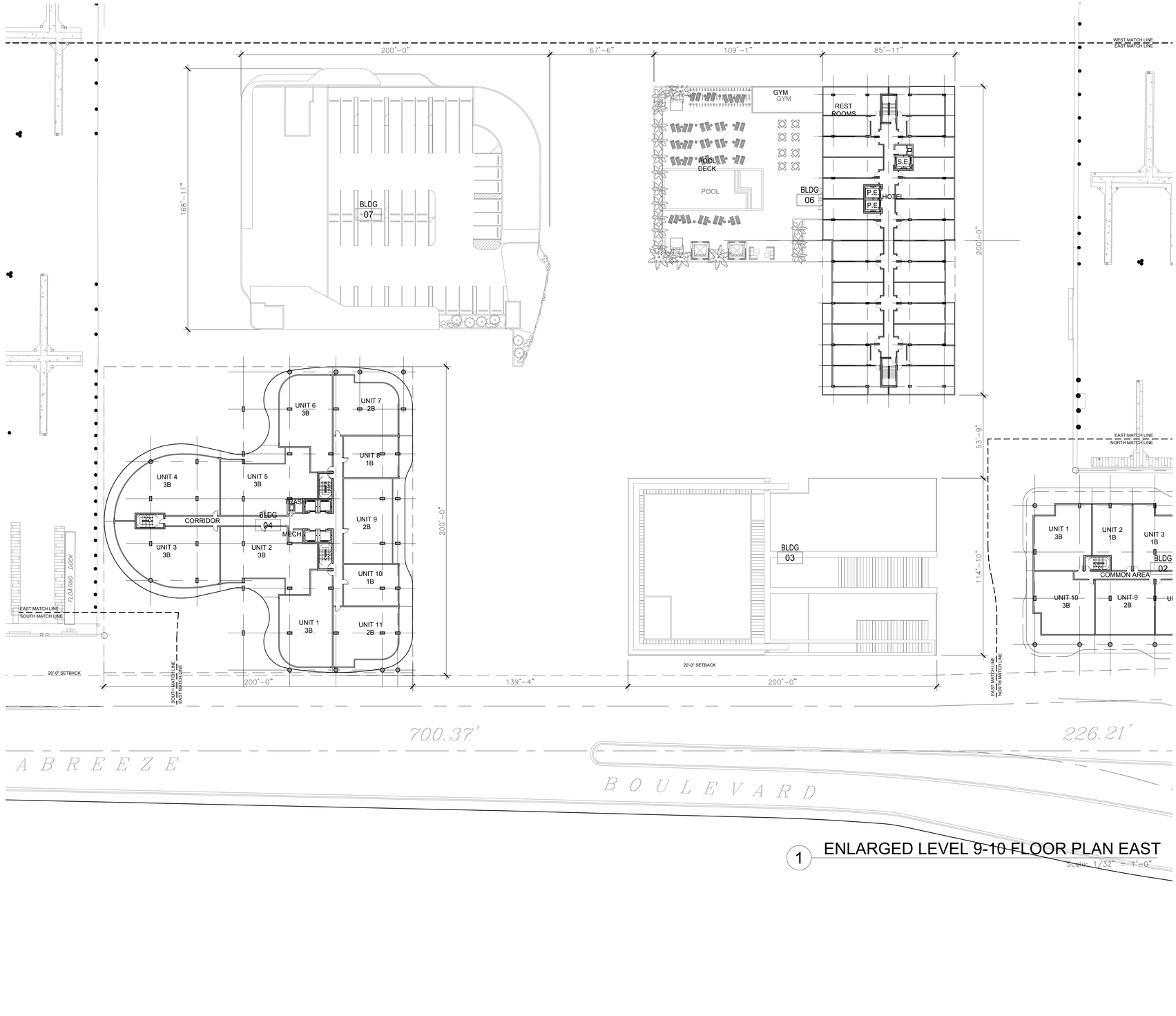
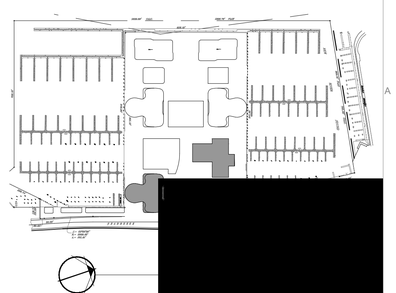


1 ENLARGED LEVEL 9-10 FLOOR PLAN EAST

SCALE: 1/32" = 1'-0"



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ENLARGED LEVEL 9-10 FLOOR PLAN EAST

A3.29

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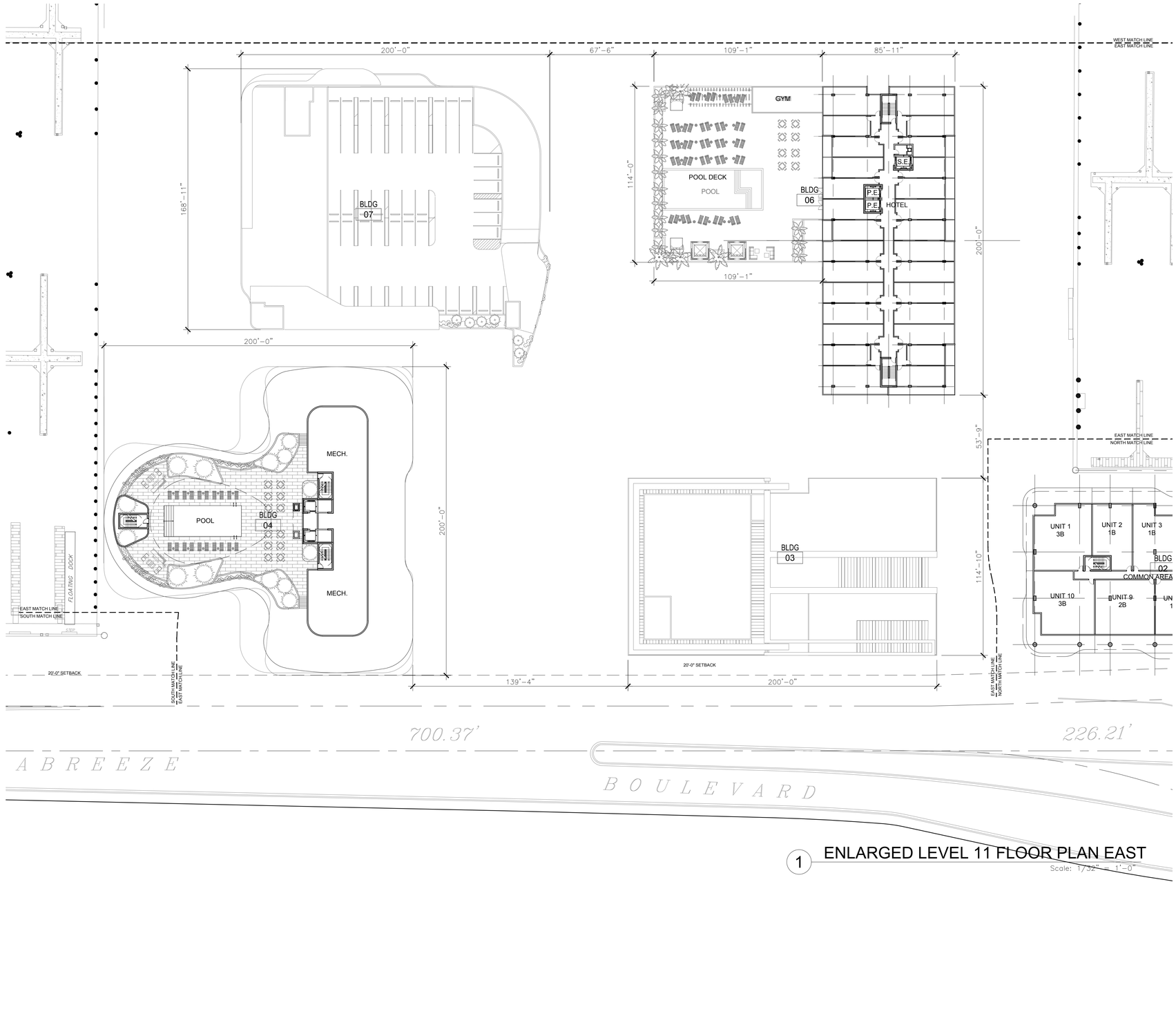
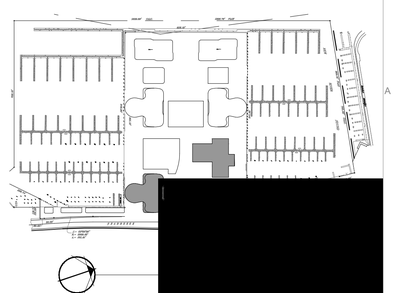


1 ENLARGED LEVEL 11 FLOOR PLAN EAST

Scale: 1/32" = 1'-0"



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ENLARGED LEVEL 11 FLOOR PLAN EAST

A3.30

CAM 17-0506
Exhibit 1B
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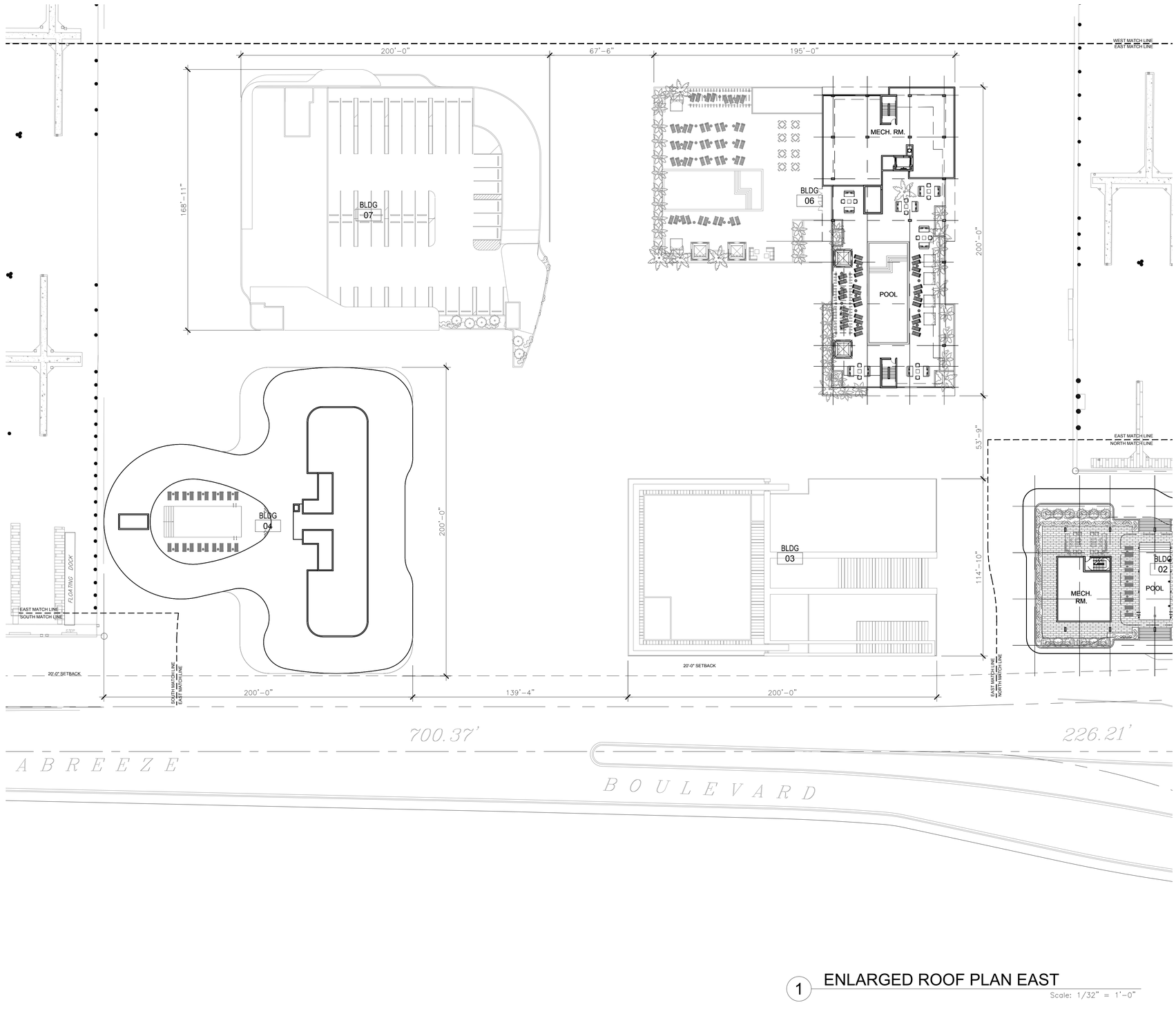

1 ENLARGED ROOF PLAN EAST

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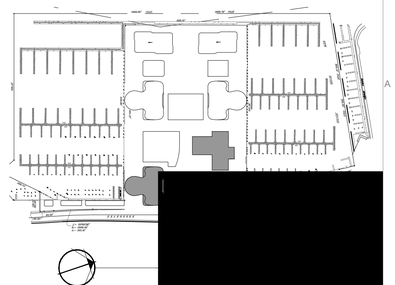

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ENLARGED ROOF PLAN EAST

A3.31

CAM 17-0506
Exhibit 1B
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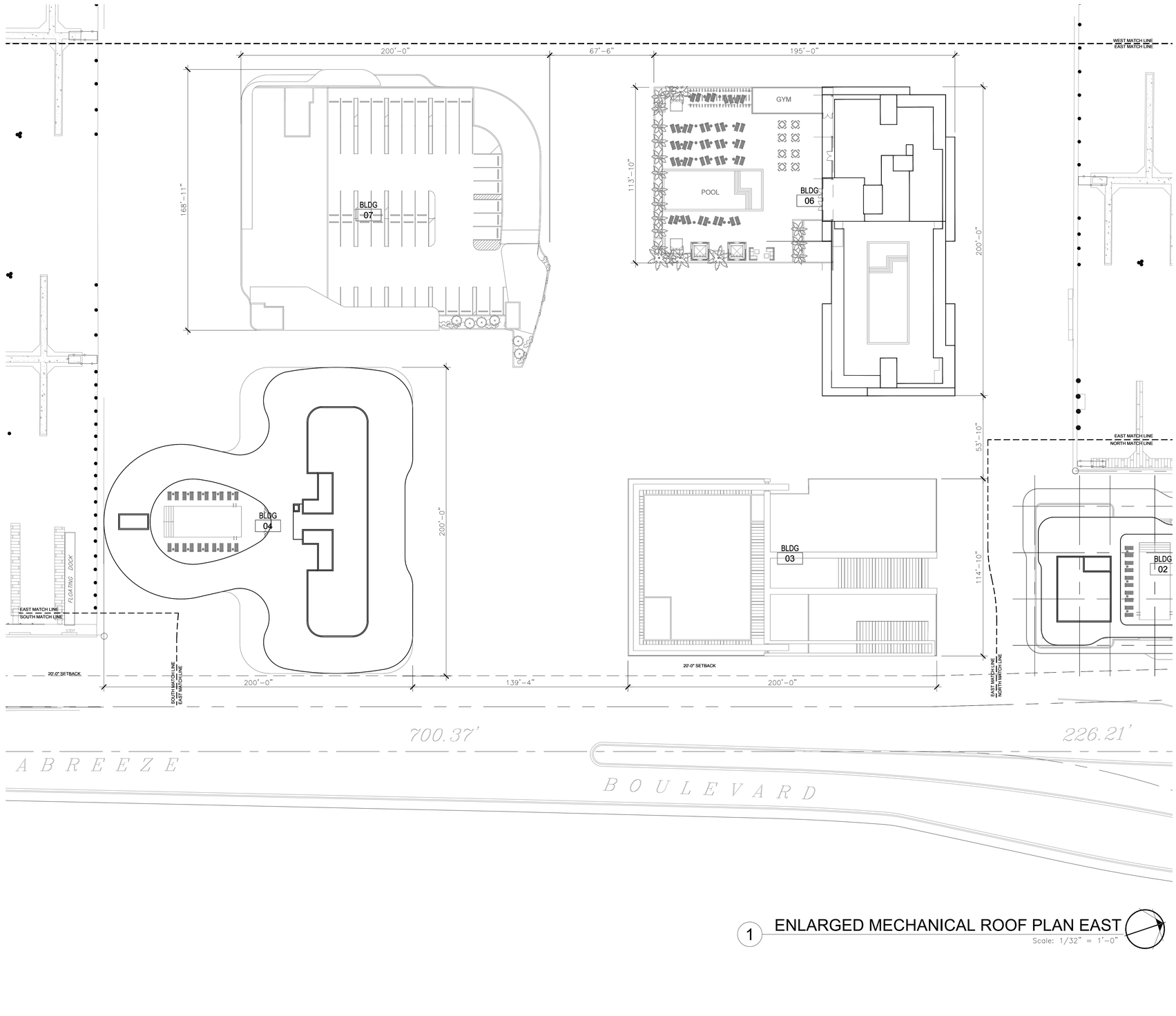
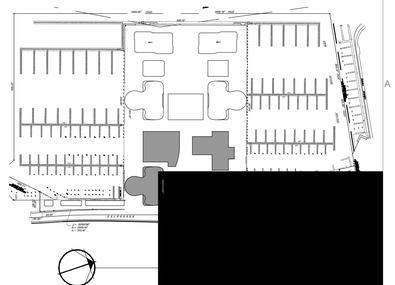


1 ENLARGED MECHANICAL ROOF PLAN EAST

Scale: 1/32" = 1'-0"



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ENLARGED MECHANICAL ROOF PLAN EAST

A3.32

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Exhibit 1B
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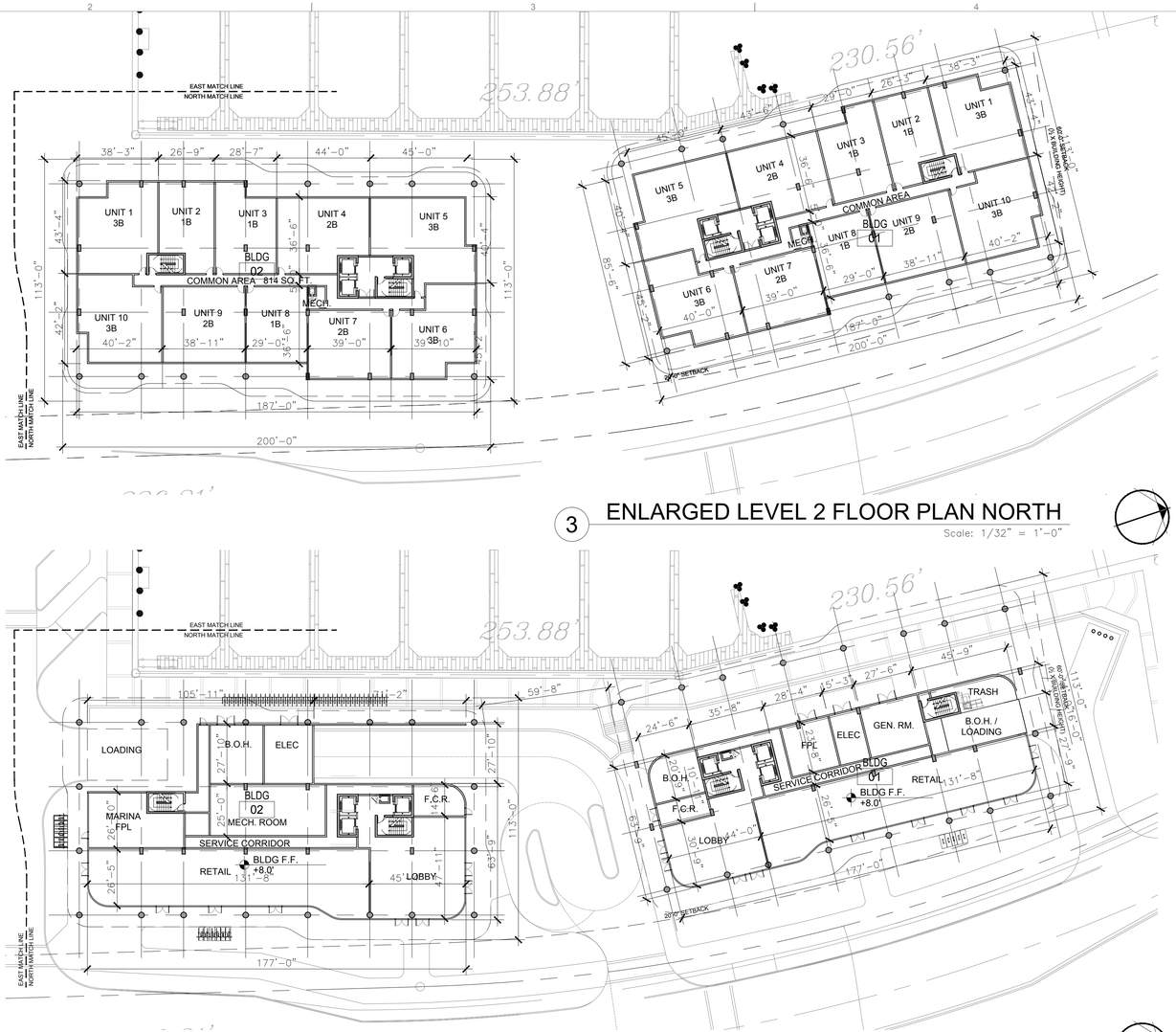
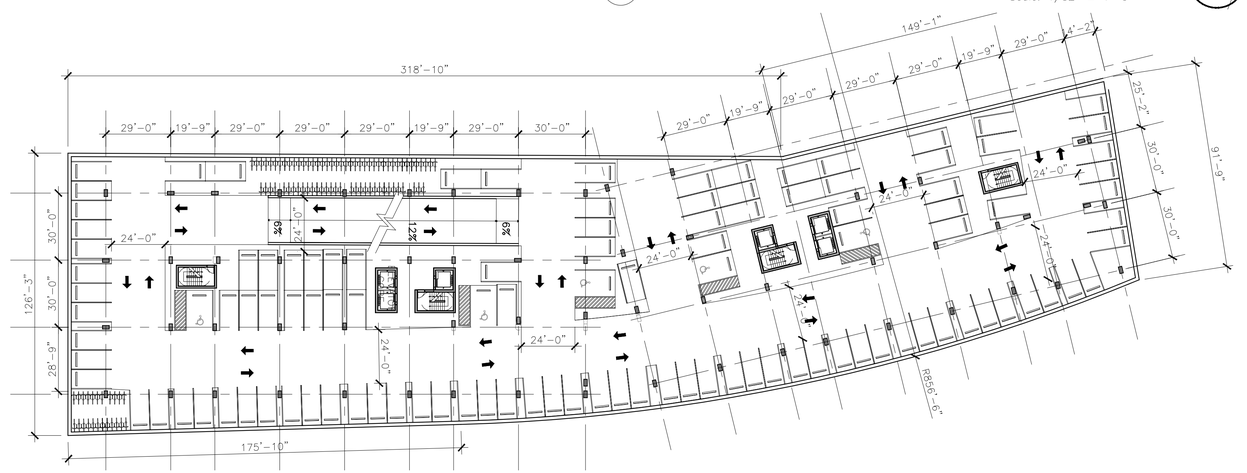


3 ENLARGED LEVEL 2 FLOOR PLAN NORTH

Scale: 1/32" = 1'-0"

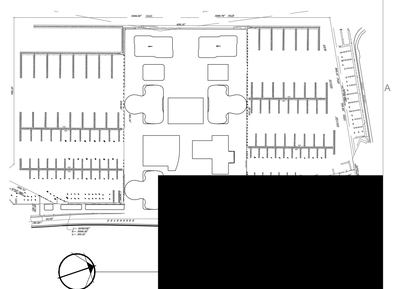
2 ENLARGED LEVEL 1 FLOOR PLAN NORTH

Scale: 1/32" = 1'-0"



1 ENLARGED BASEMENT FLOOR PLAN NORTH

Scale: 1/32" = 1'-0"



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ENLARGED LEVEL BASEMENT, 1,& 2 FLOOR PLAN NORTH

A3.41

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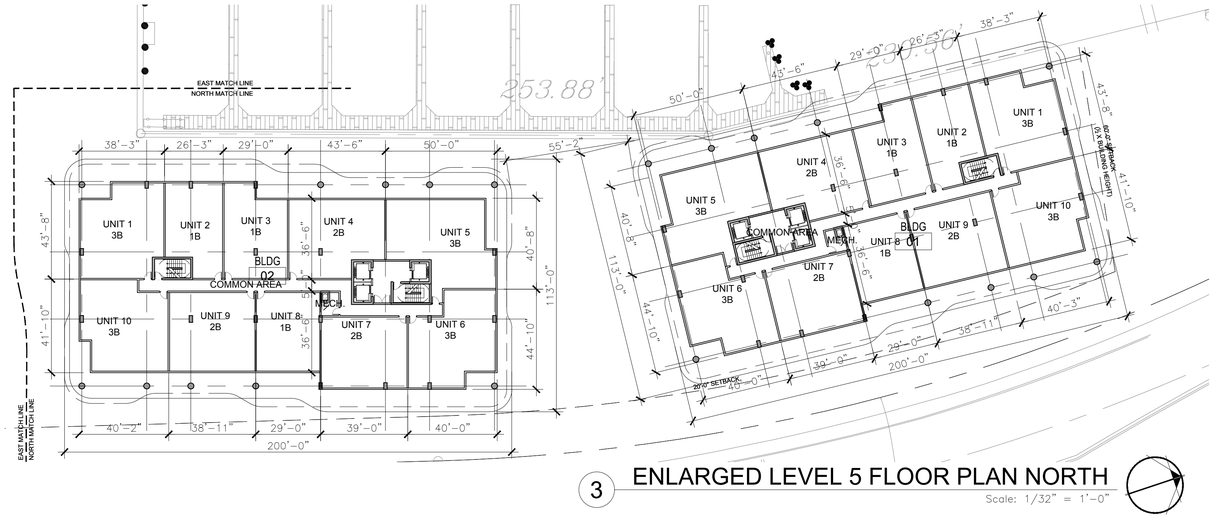

3 ENLARGED LEVEL 5 FLOOR PLAN NORTH

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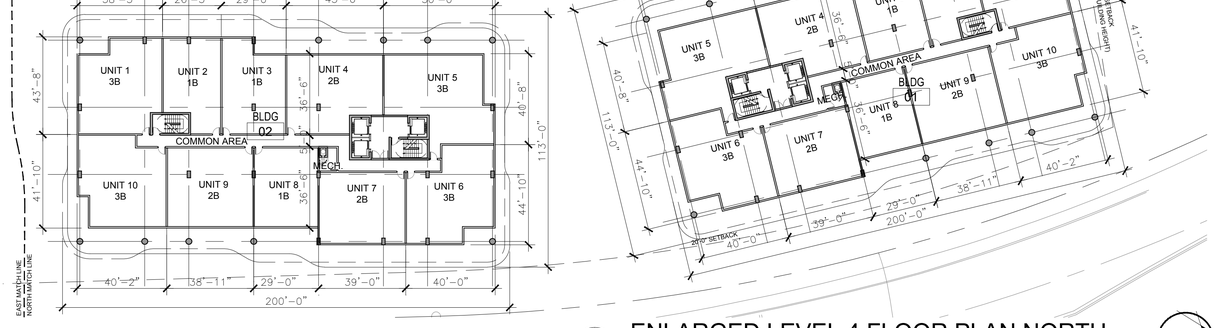
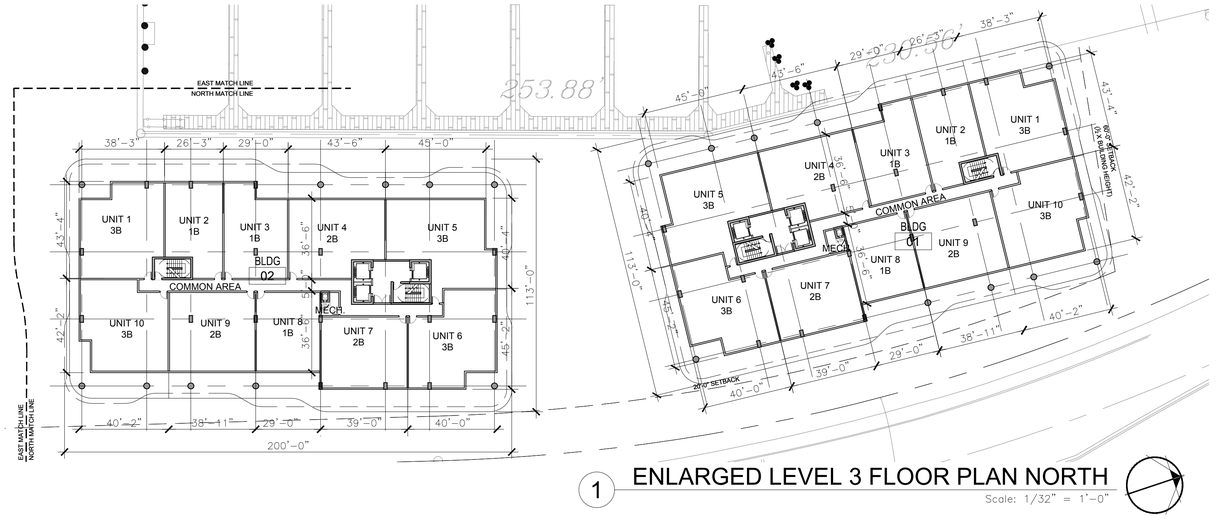


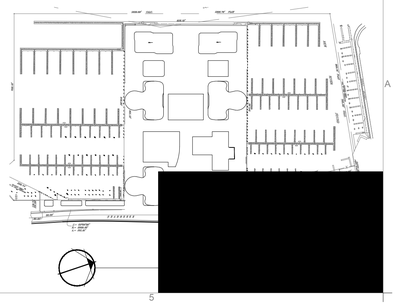
2 ENLARGED LEVEL 4 FLOOR PLAN NORTH

Scale: 1/32" = 1'-0"



1 ENLARGED LEVEL 3 FLOOR PLAN NORTH

Scale: 1/32" = 1'-0"



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ENLARGED LEVEL 3, 4, & 5 FLOOR PLAN NORTH

A3.42

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Exhibit 1B
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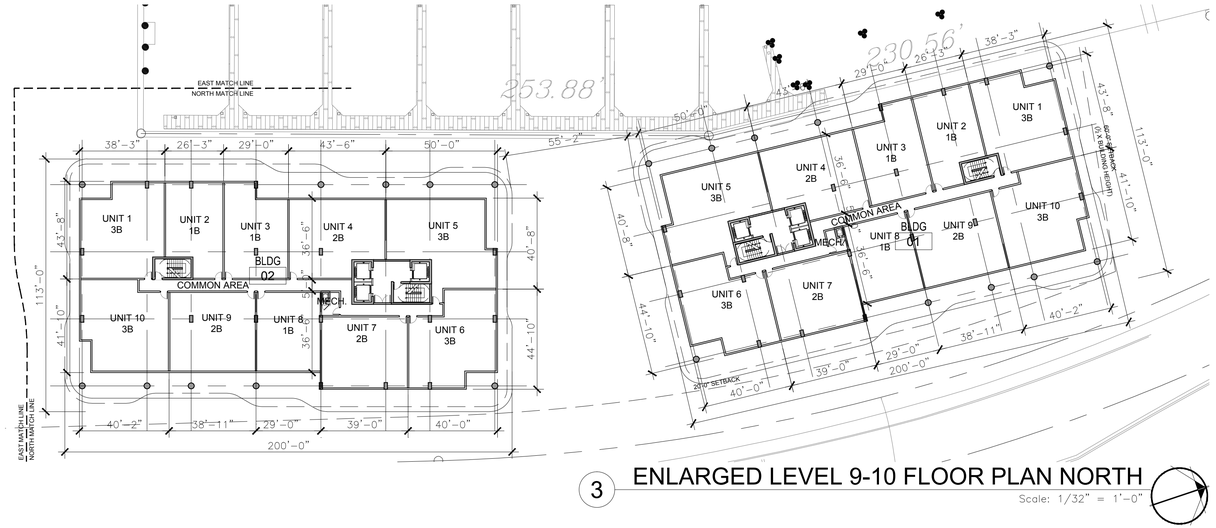
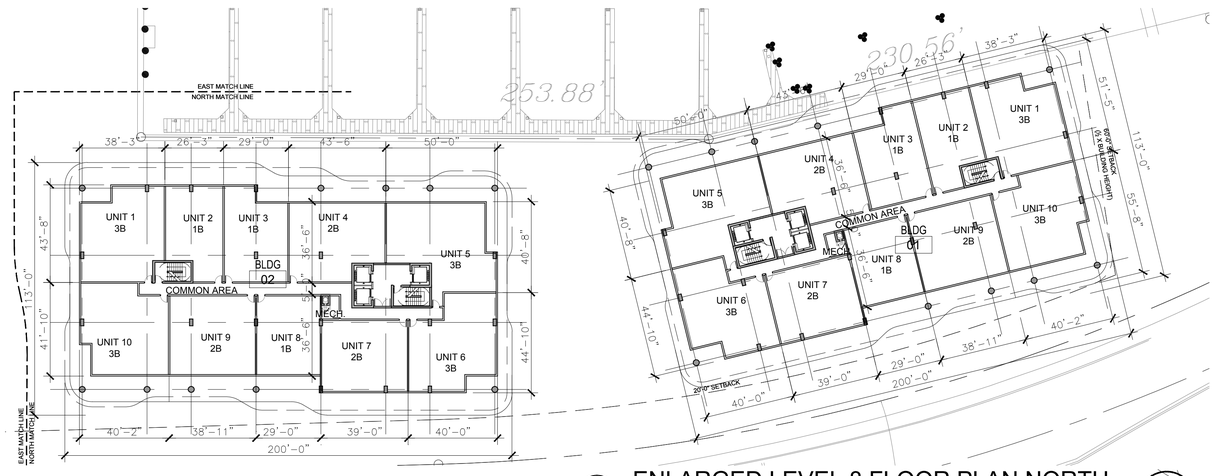


3 ENLARGED LEVEL 9-10 FLOOR PLAN NORTH

Scale: 1/32" = 1'-0"



2 ENLARGED LEVEL 8 FLOOR PLAN NORTH

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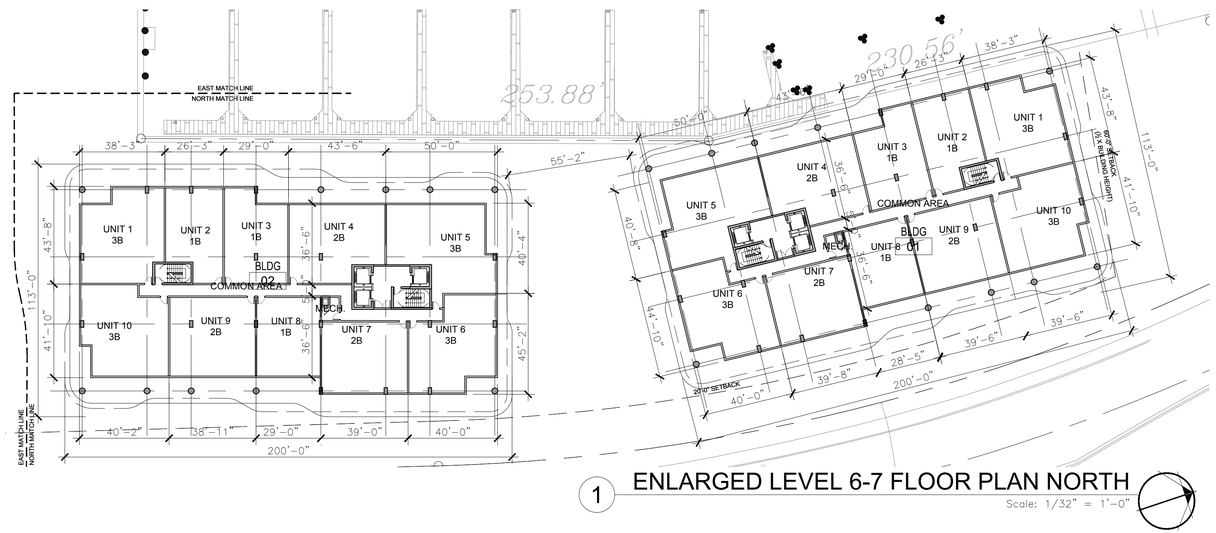
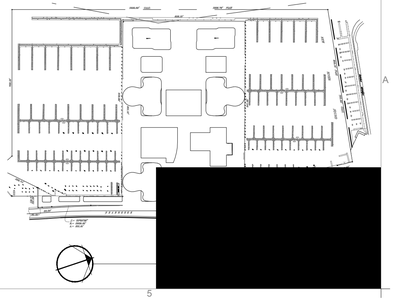


1 ENLARGED LEVEL 6-7 FLOOR PLAN NORTH

Scale: 1/32" = 1'-0"



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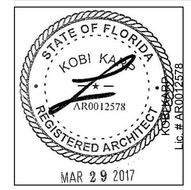

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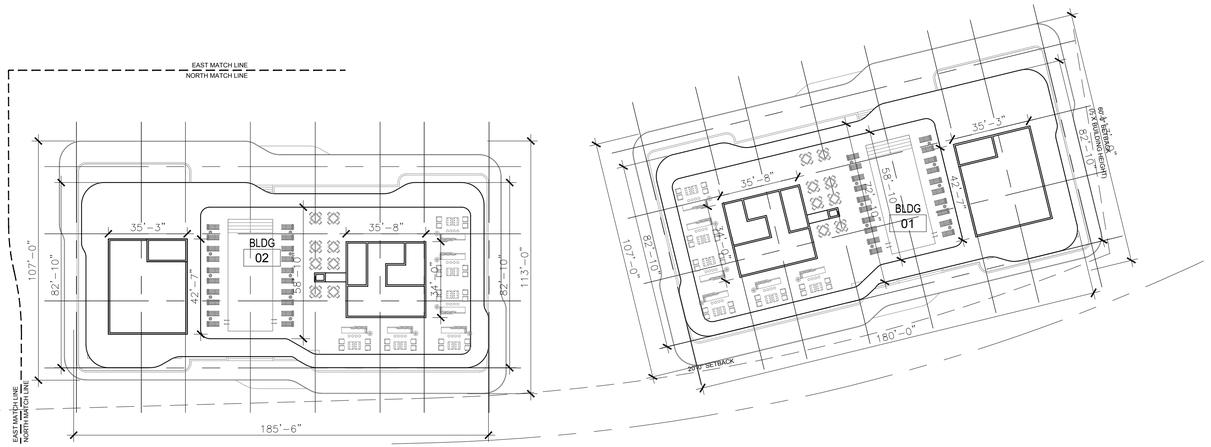
ENLARGED LEVEL 6-7, 8, 9- 10 FLOOR PLAN NORTH

A3.43

F:\Projects\1657 Bahia Mar\1657_01_Zoning_Conceptual Design* 1657-DWG\1657-A3.43 ENLARGED LEVEL 6-7 8 9-10 FLOOR PLAN NORTH.dwg, A3.43, 3/29/2017 1:57:45 PM, mcabrera, DWG To PDF.pc3



3 ENLARGED MECHANICAL ROOF PLAN NORTH

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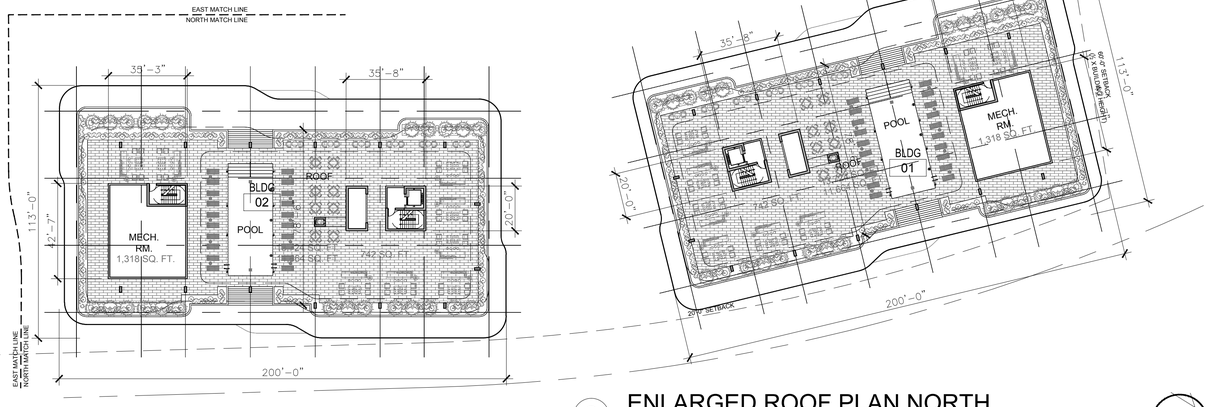

2 ENLARGED ROOF PLAN NORTH

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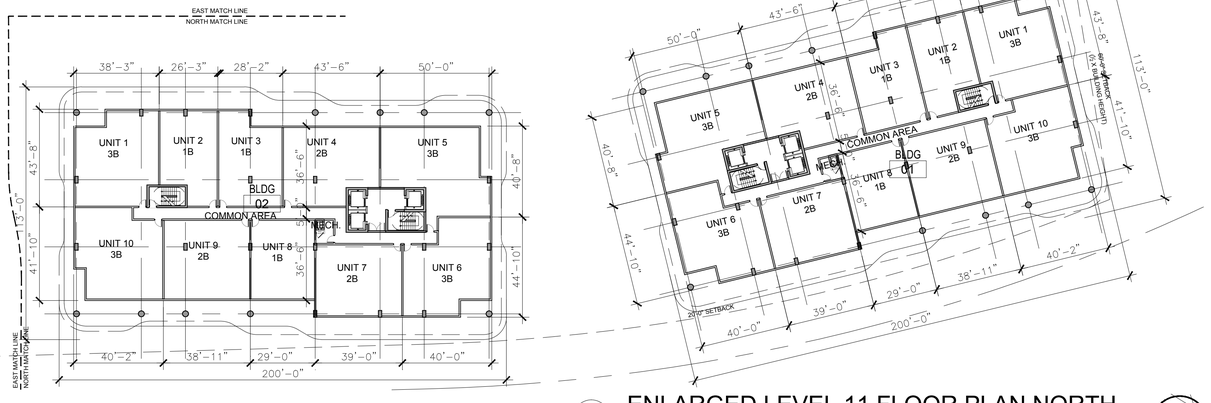

1 ENLARGED LEVEL 11 FLOOR PLAN NORTH

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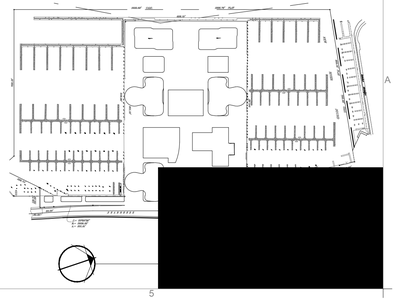

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ENLARGED LEVEL 11, ROOF & MECH. ROOF PLANS NORTH

A3.44

CAM 17-0506
Exhibit 1B
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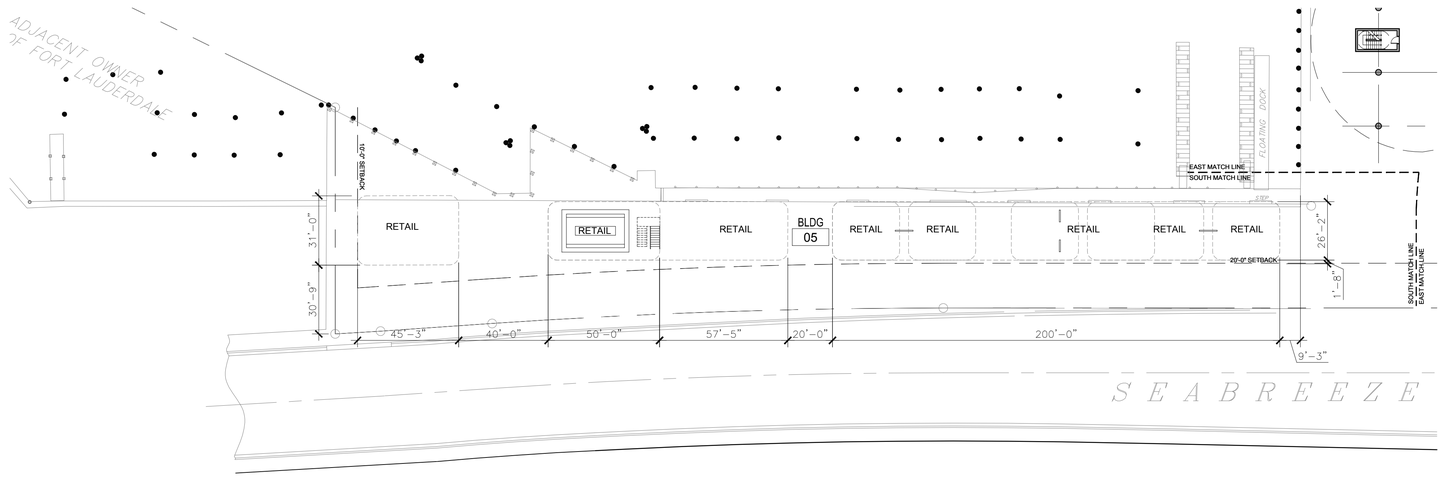
F:\Projects\1657-Bahia Mar\1657_01-Zoning_Conceptual Design*1657.01*(WS)\1657-A3.44-ENLARGED LEVEL 11-12-13 FLOOR PLAN NORTH.dwg, A3.44, 3/28/2017 1:58:30 PM, mabrera, DWG To PDF.pc3



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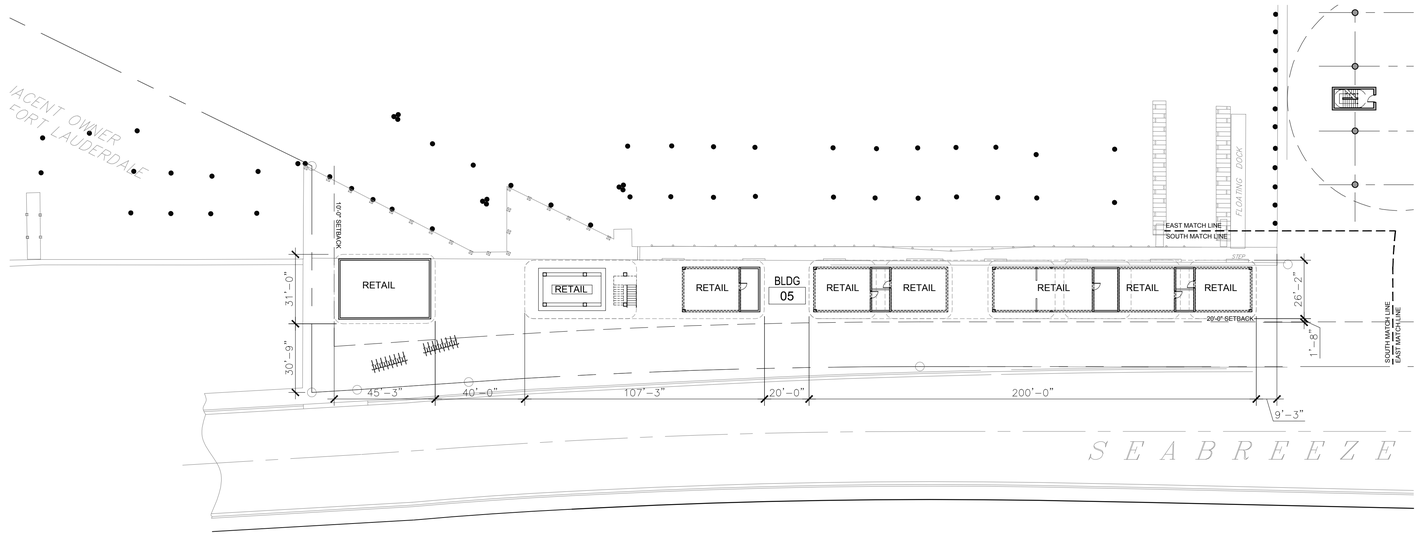
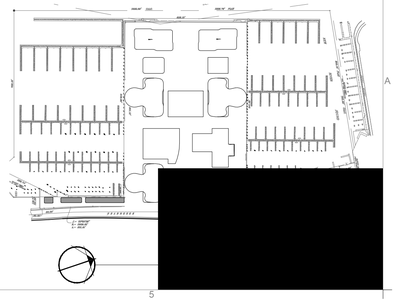


1 ENLARGED LEVEL 1 FLOOR PLAN SOUTH

Scale: 1/32" = 1'-0"



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ENLARGED LEVEL 1 & ROOF FLOOR PLAN SOUTH

A3.51

CAM 17-0506
Exhibit 1B
Page 23 of 54

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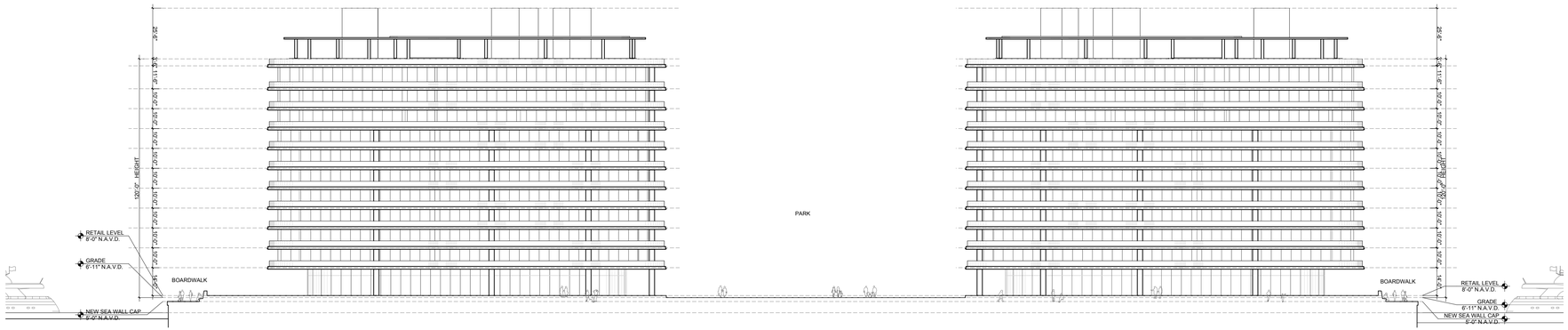

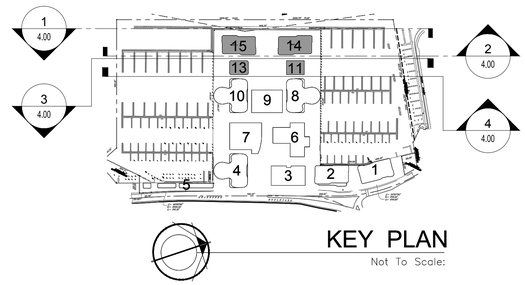

KEY PLAN

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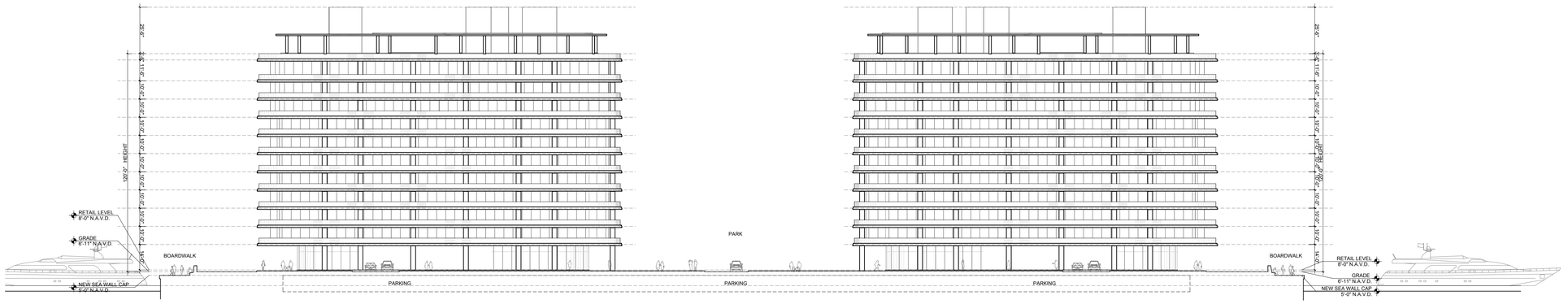

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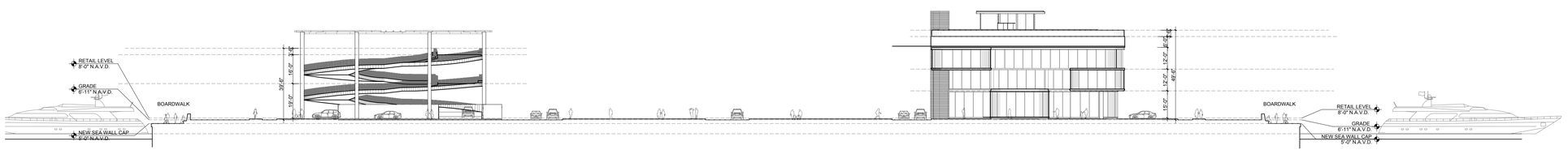

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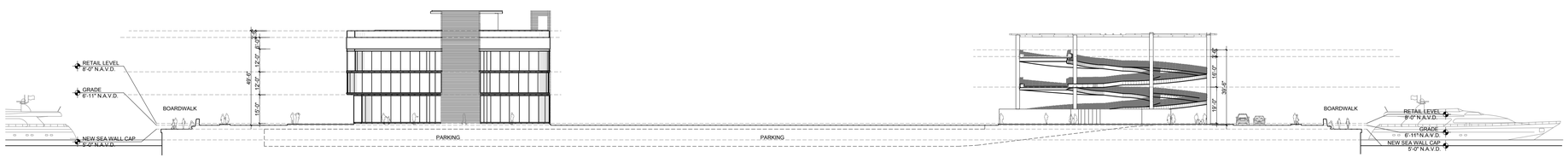

4 ELEVATIONS

Scale: 1/32"=1'-0"

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ELEVATIONS

A 4.00

CAM 17-0506
Exhibit 1B
Page 24 of 54

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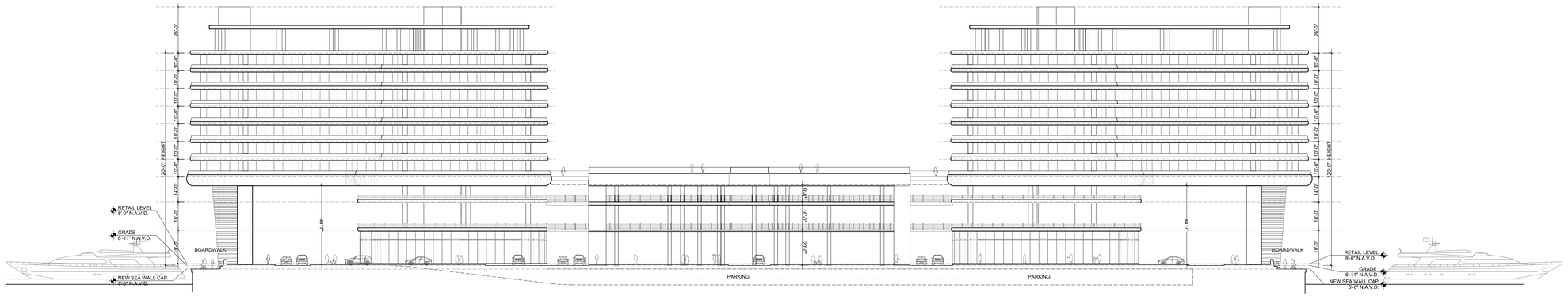

BLDG.08 BLDG.09 BLDG.10

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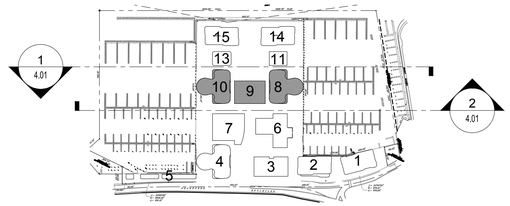

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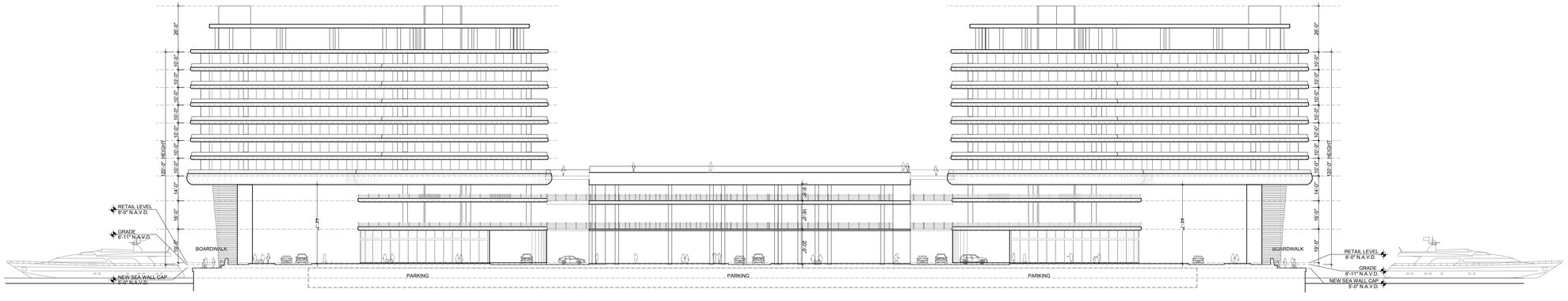

BLDG.10 BLDG.09 BLDG.08

2 ELEVATIONS

Scale: 1/32"=1'-0"

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A 4.01

CAM 17-0506
Exhibit 1B
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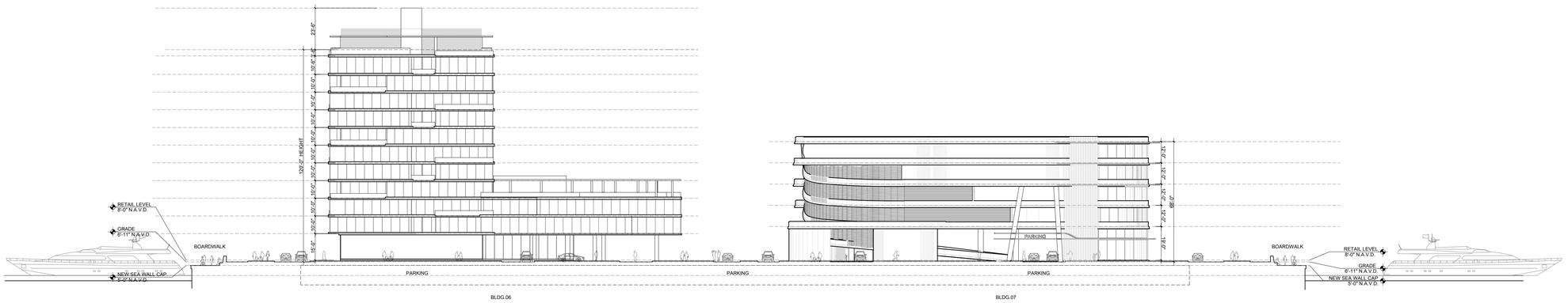

1 ELEVATIONS

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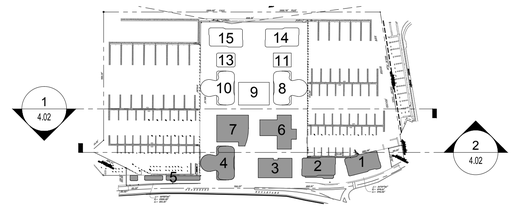

KEY PLAN

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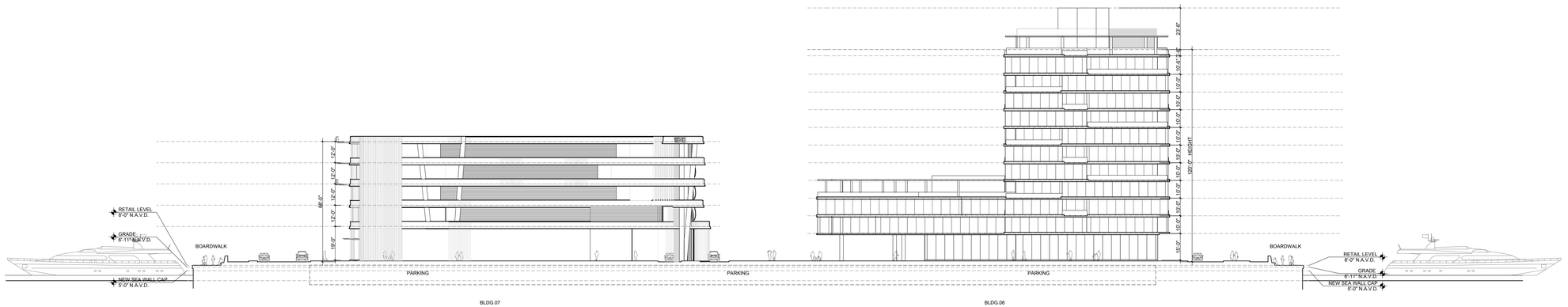

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A 4.02

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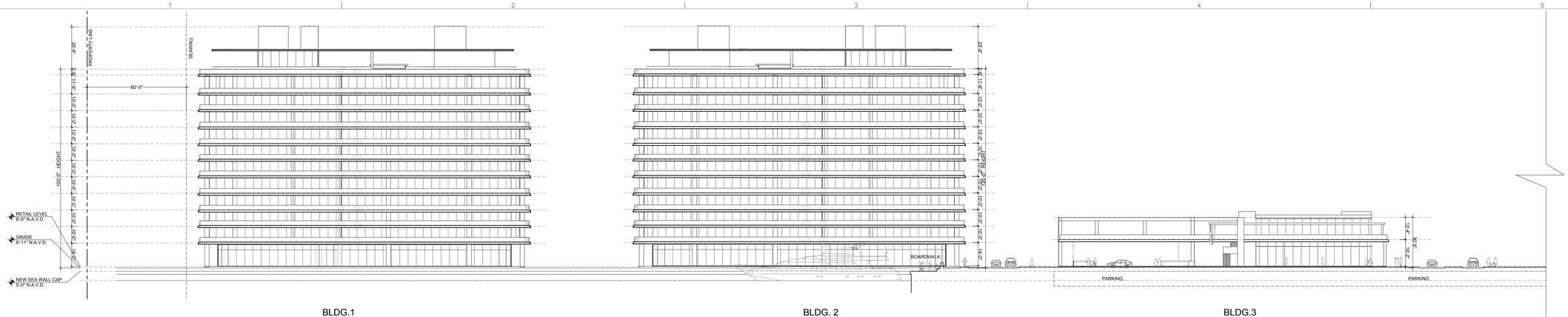
F:\Projects\1657-Bahia Mar\1657_01-Zoning_Concept\set\Design*1657-DWG\1657-A4.02 OVERALL ELEVATIONS.dwg, A4.02, 3/29/2017 2:02:01 PM, mcalleros, DWG To PDF.pc3



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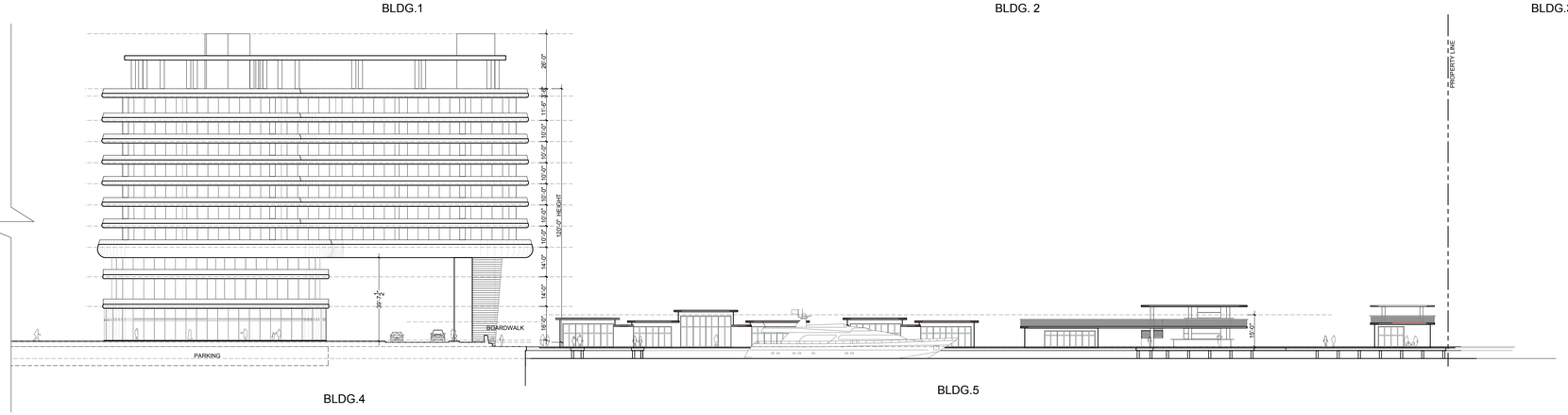

BLDG.4 BLDG.5

1 ELEVATIONS

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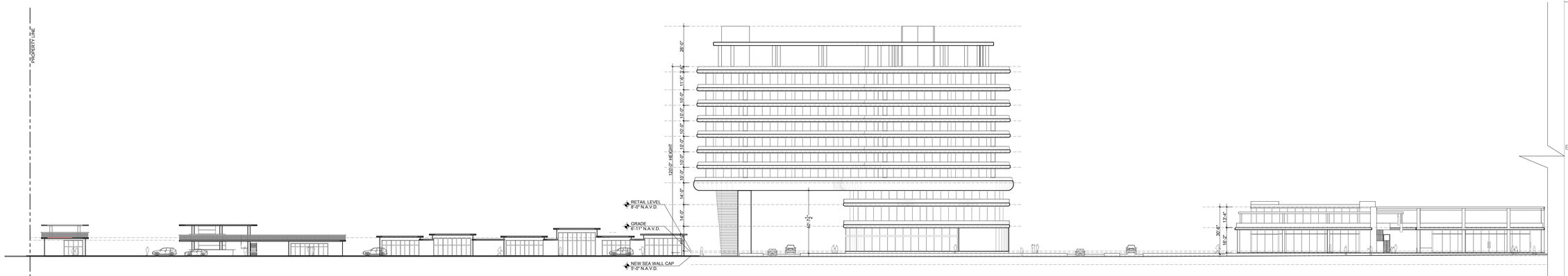
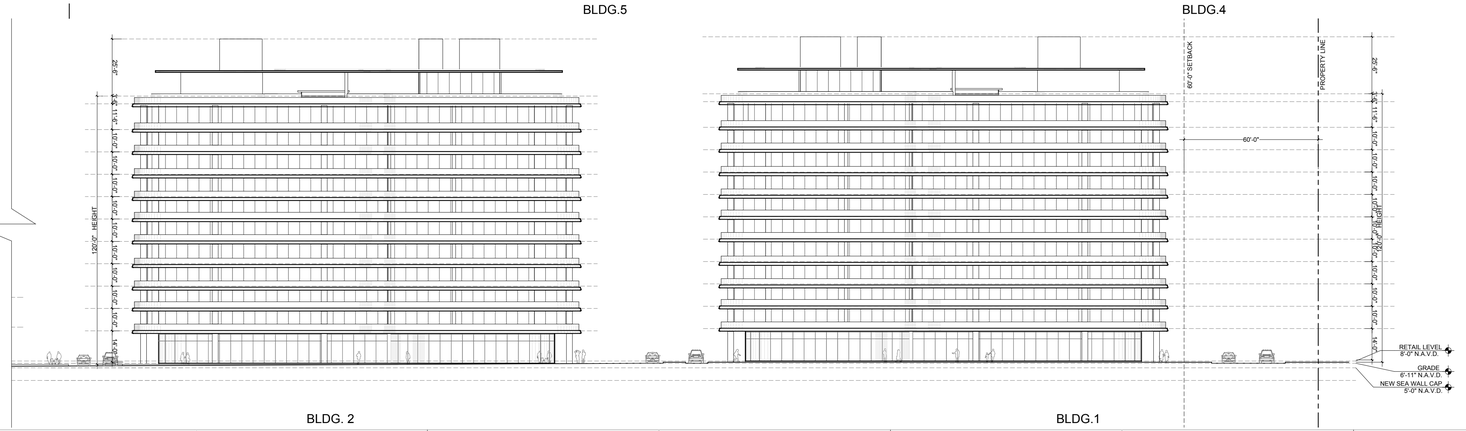


BLDG.5 BLDG.4 BLDG.3



BLDG. 2 BLDG.1

2 ELEVATIONS

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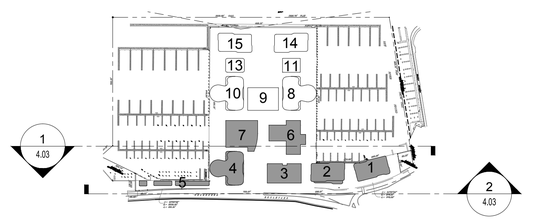

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A 4.03

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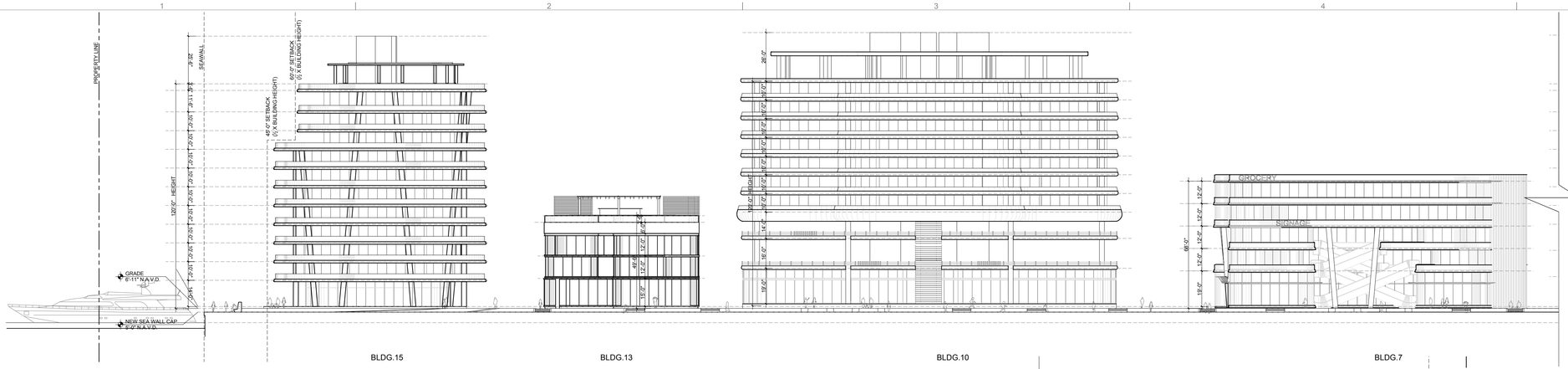

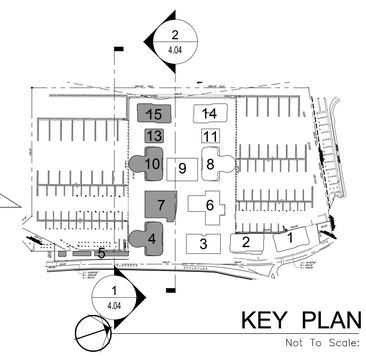

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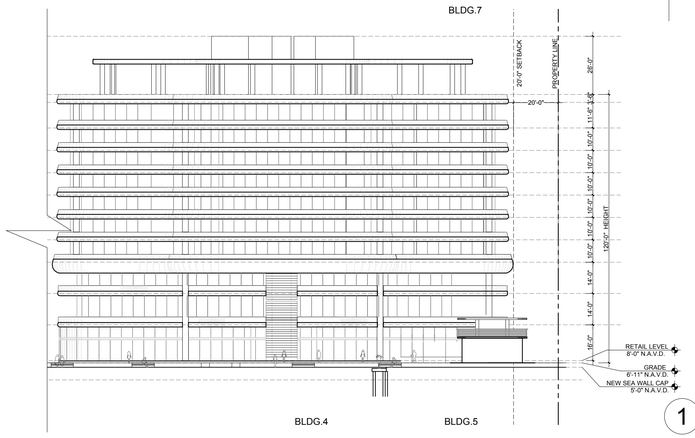

1 ELEVATIONS

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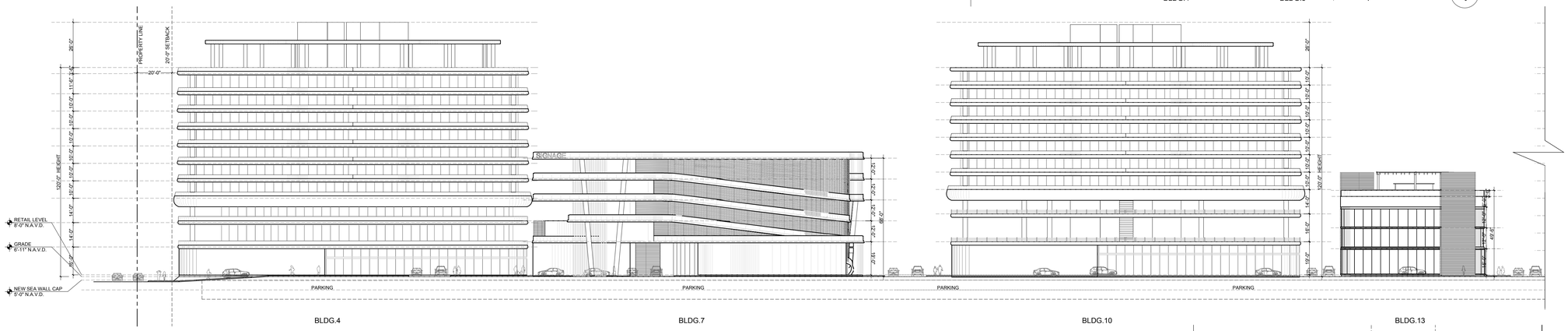

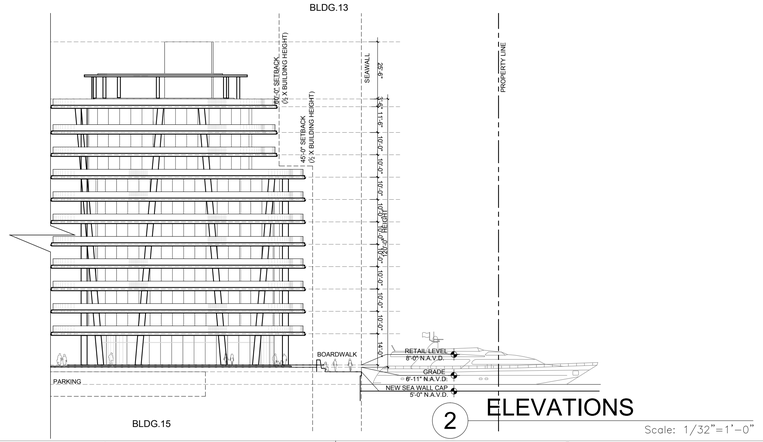

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CHECKED BY:	AR
DATE:	3.24.2017

ELEVATIONS

A 4.04

CAM 17-0506
Exhibit 1B
Page 28 of 54

F:\Projects\1657-Bahia Mar\1657_01-Zoning_Conceptual Design*1657-DWG\1657-A4.04-OVERALL ELEVATIONS.dwg, A4.04, 3/29/2017 2:03:26 PM, mcalleva, DWG To PDF.pc3

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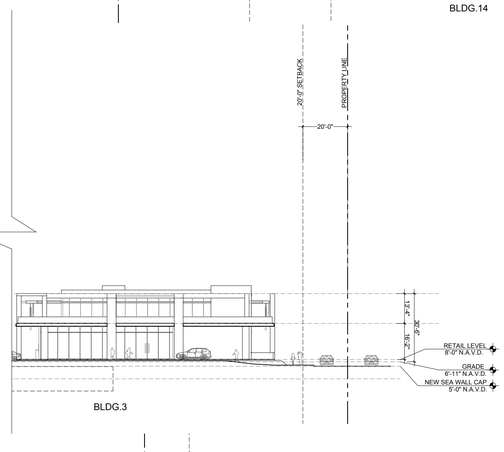

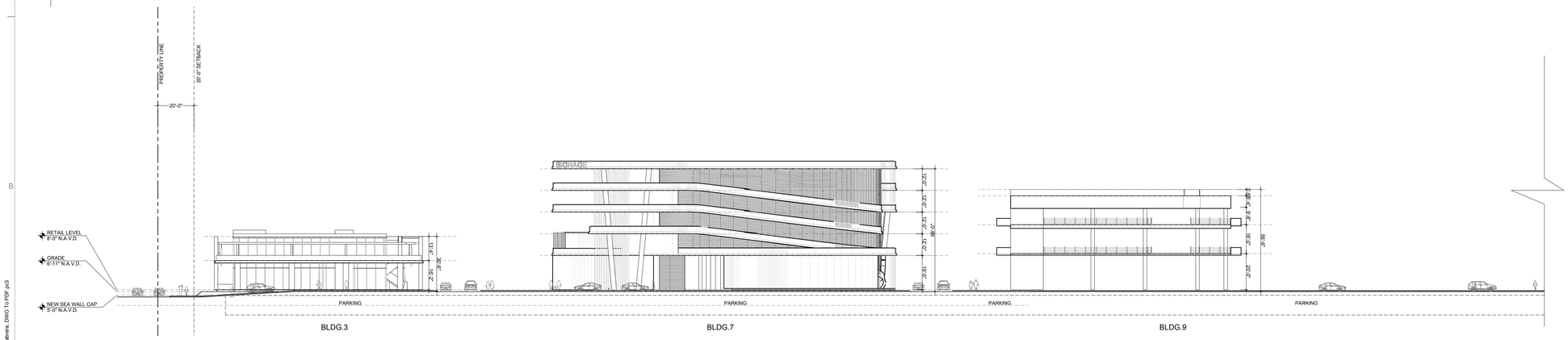

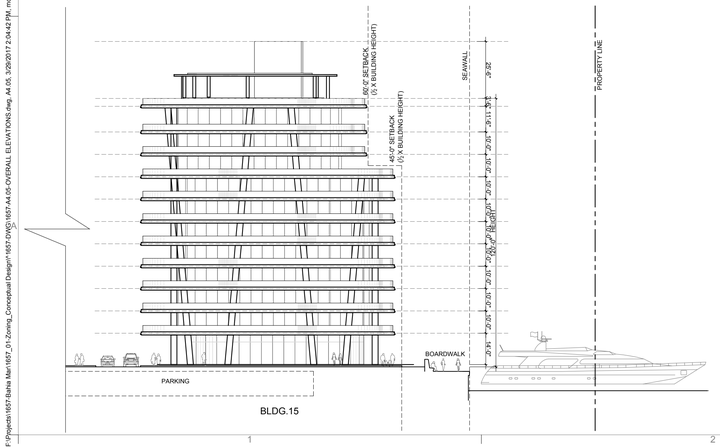

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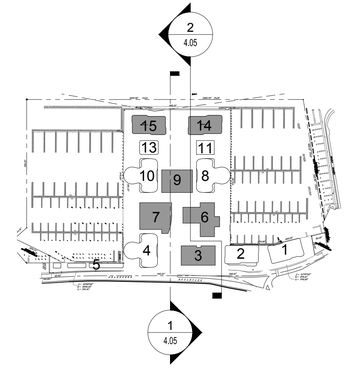

KEY PLAN

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1657

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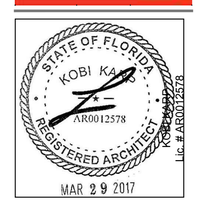

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DATE: 3.24.2017

ELEVATIONS

A 4.05

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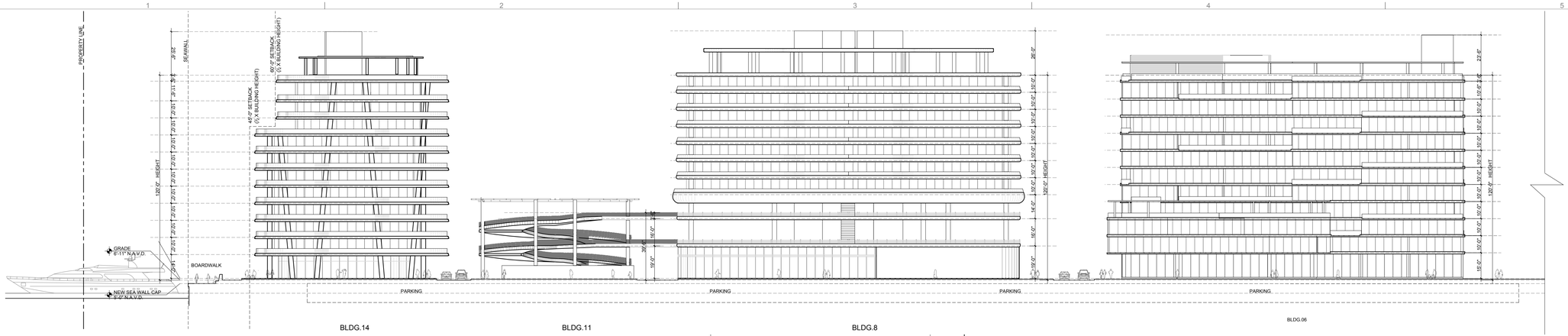

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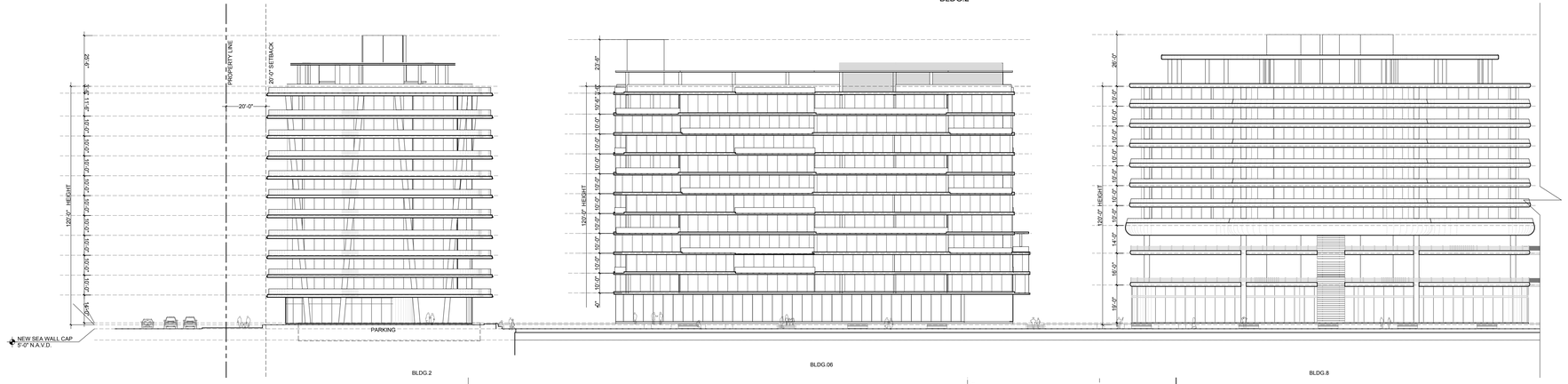

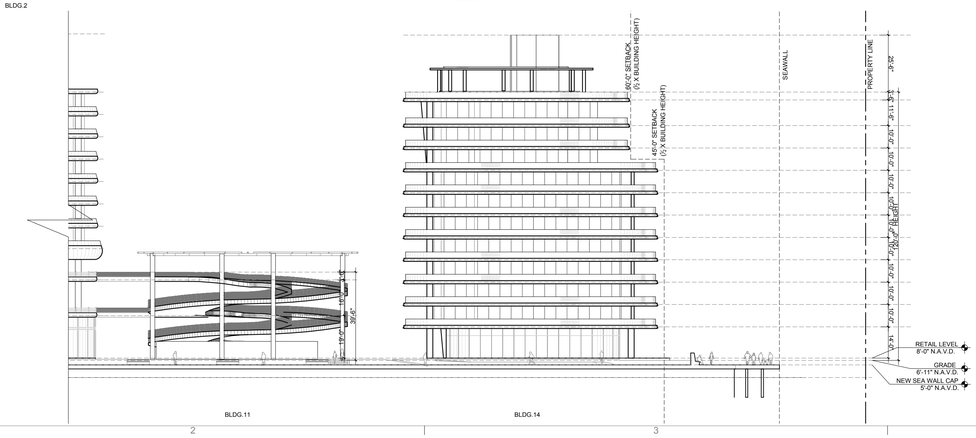

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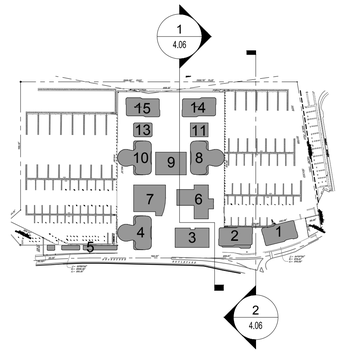

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ELEVATIONS

A 4.06

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Exhibit 1B
Page 30 of 54

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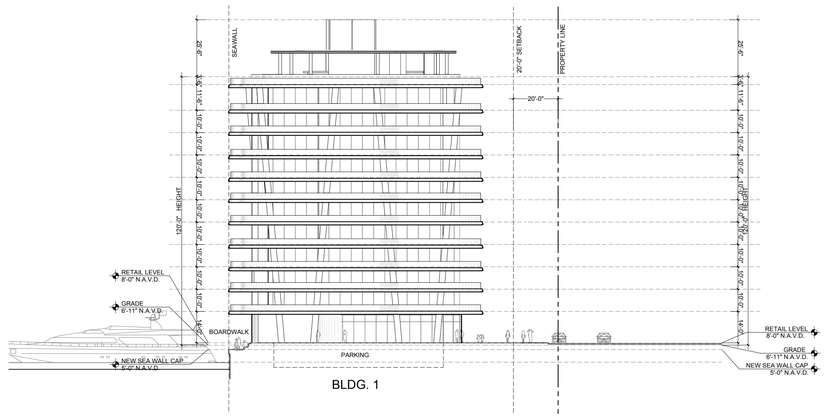
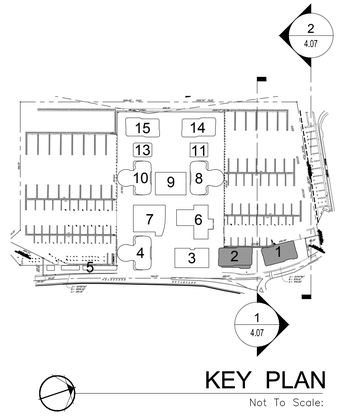


BLDG. 1



KEY PLAN

Not To Scale:

1 ELEVATIONS

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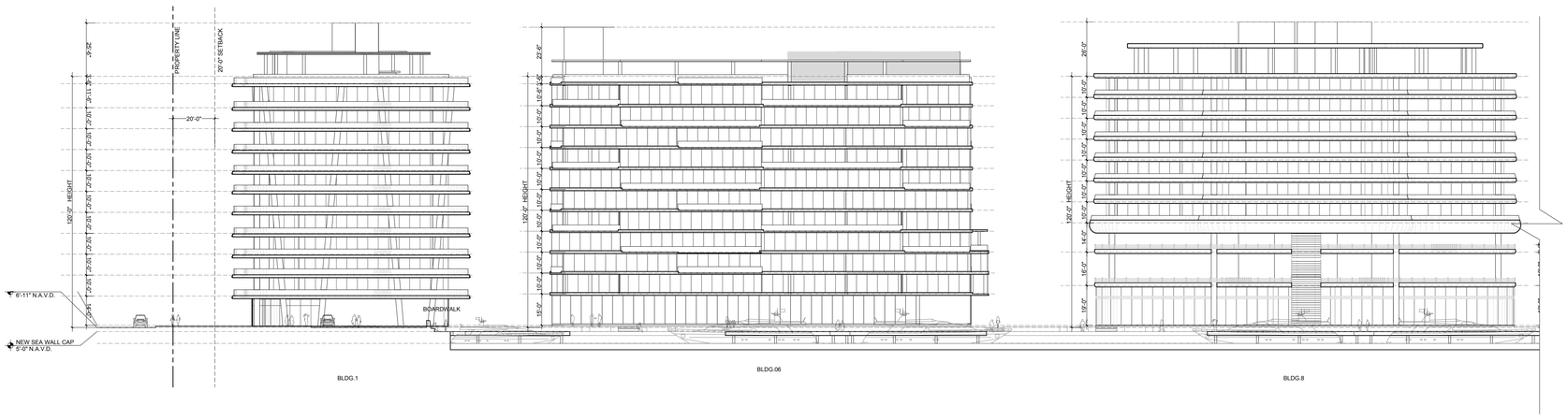

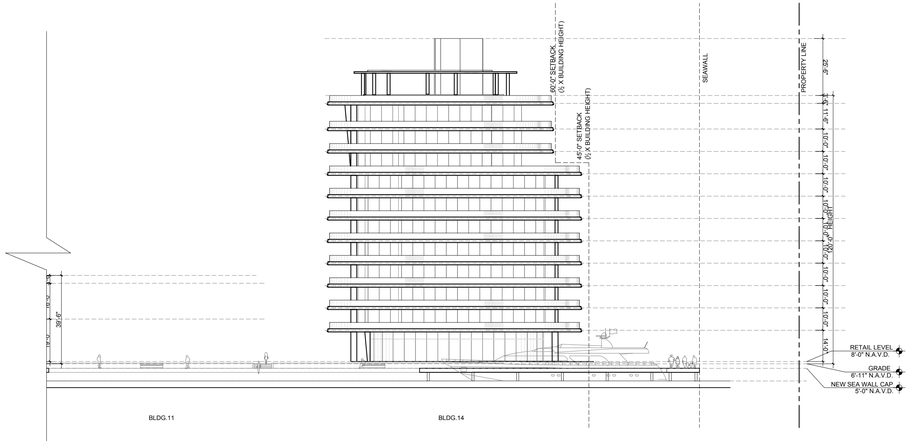

2 ELEVATIONS

Scale: 1/32"=1'-0"

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ELEVATIONS

A 4.07

CAM 17-0506
Exhibit 1B
Page 31 of 54

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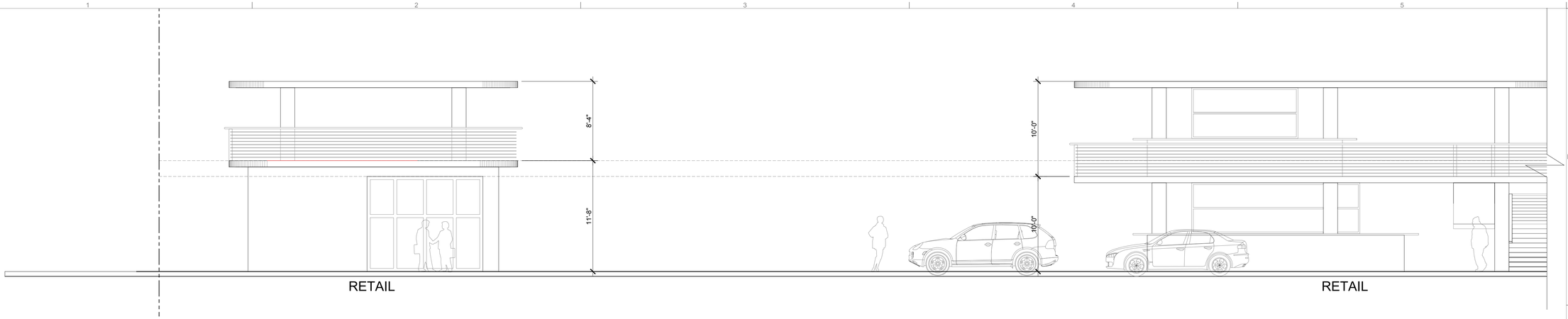

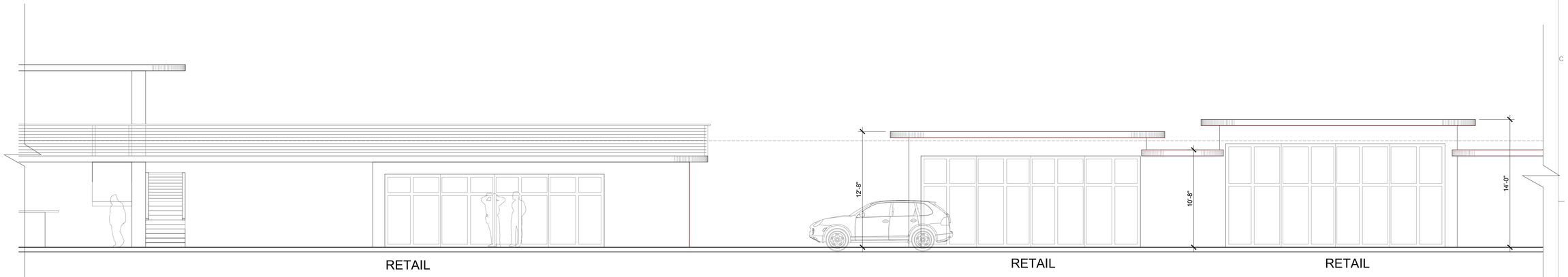

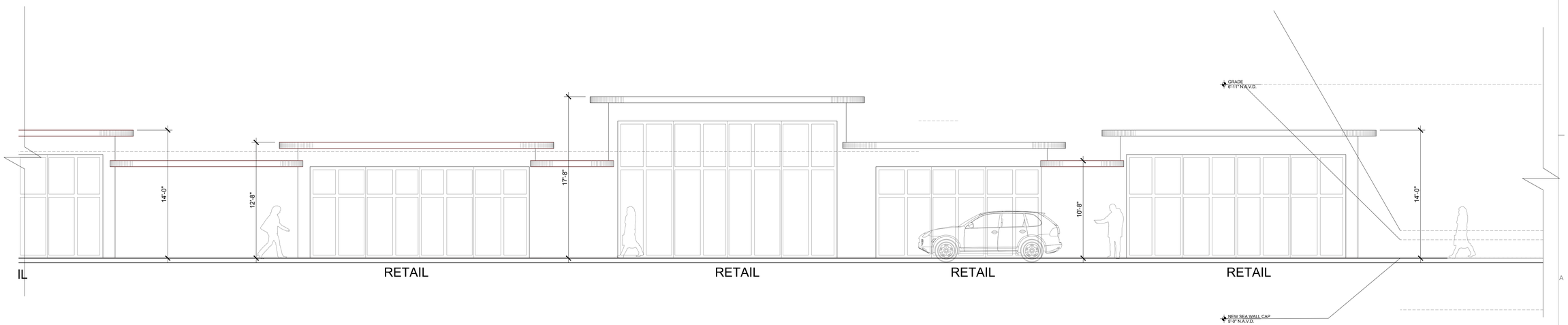

1 ELEVATIONS BLVD. 5
Scale: 3/16"=1'-0"

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ENLARGED ELEVATIONS @ A1A/ SEABREEZE

A 4.08

CAM 17-0506
Exhibit 1B
Page 32 of 54

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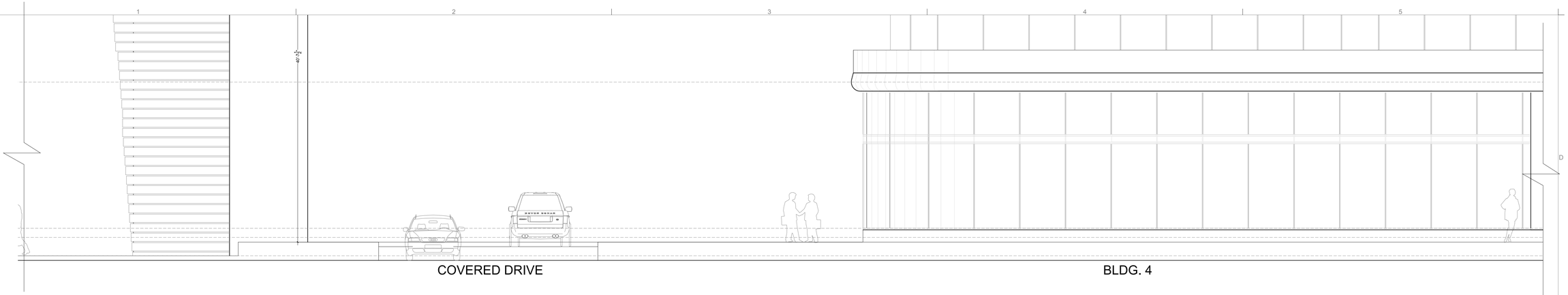
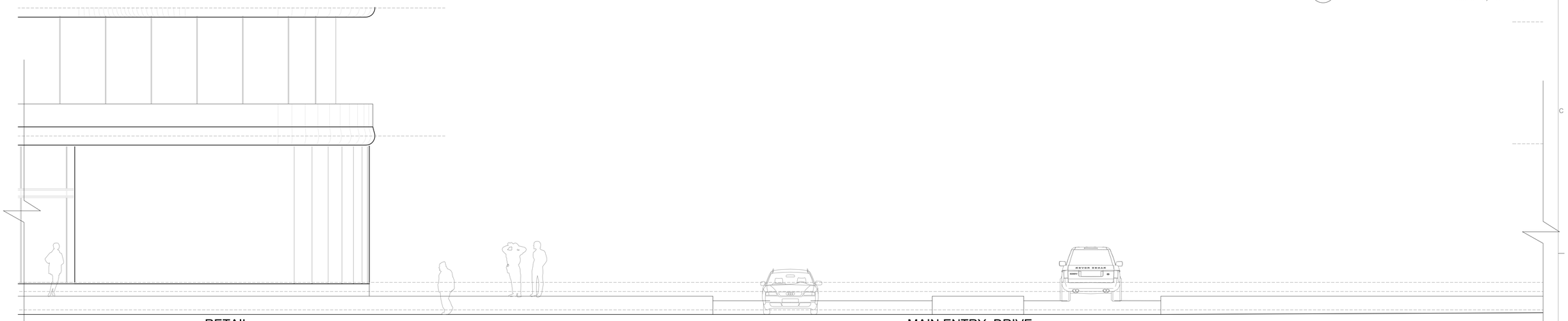


1 ELEVATIONS BLDG 5 & 4
Scale: 3/16"=1'-0"



2 ELEVATIONS BLDG 4
Scale: 3/16"=1'-0"

3 ELEVATIONS BLDG 4
Scale: 3/16"=1'-0"

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ENLARGED ELEVATIONS @ A1A/ SEABREEZE

A 4.09

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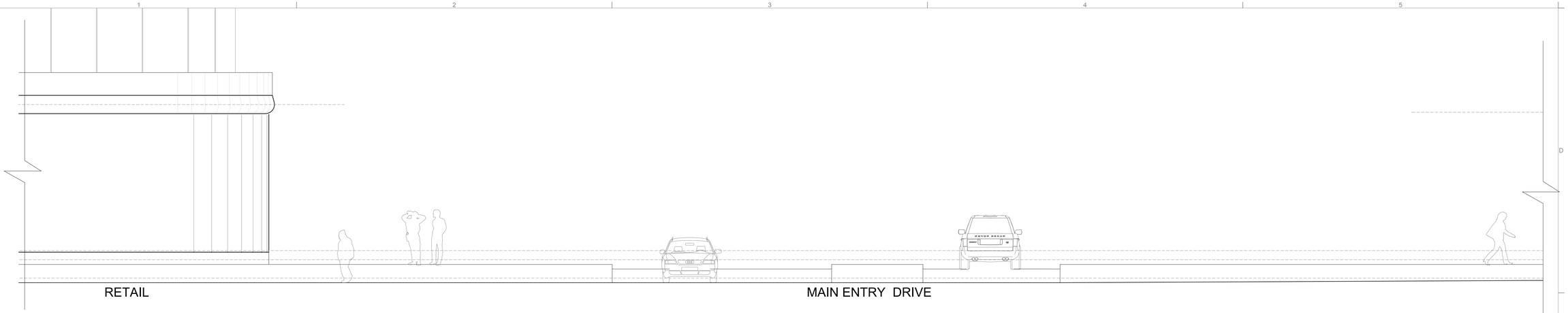

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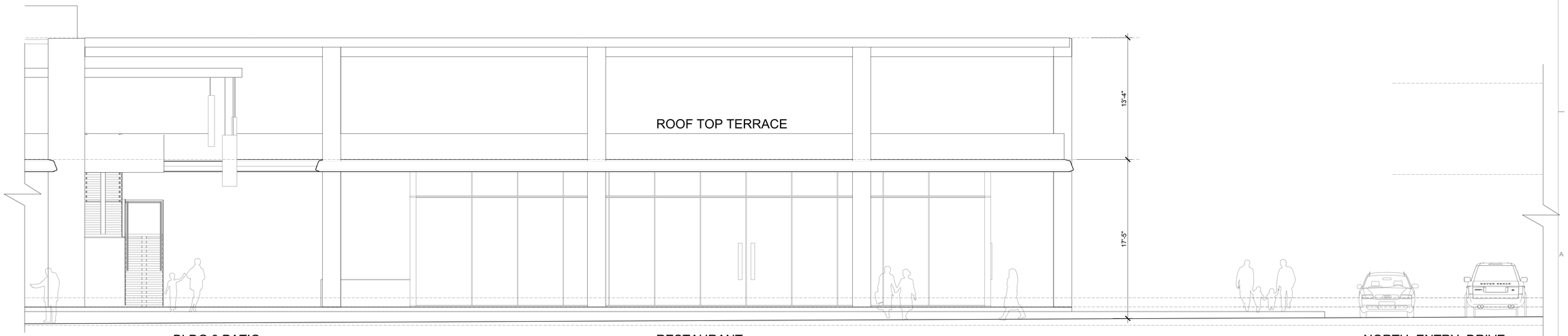
Scale: 3/16"=1'-0"

2 ELEVATIONS BLDG 3
Scale: 3/16"=1'-0"



3 ELEVATIONS BLDG 3
Scale: 3/16"=1'-0"

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ENLARGED ELEVATIONS @ A1A/ SEABREEZE

A 4.10

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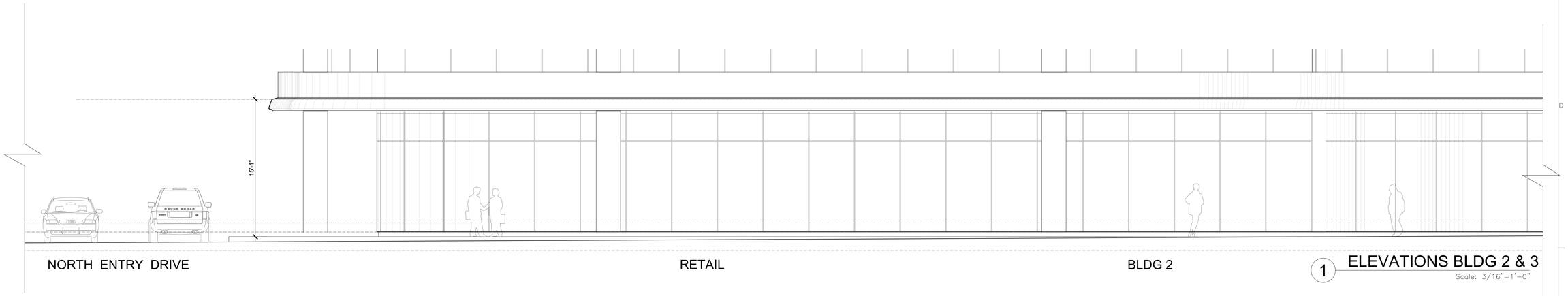

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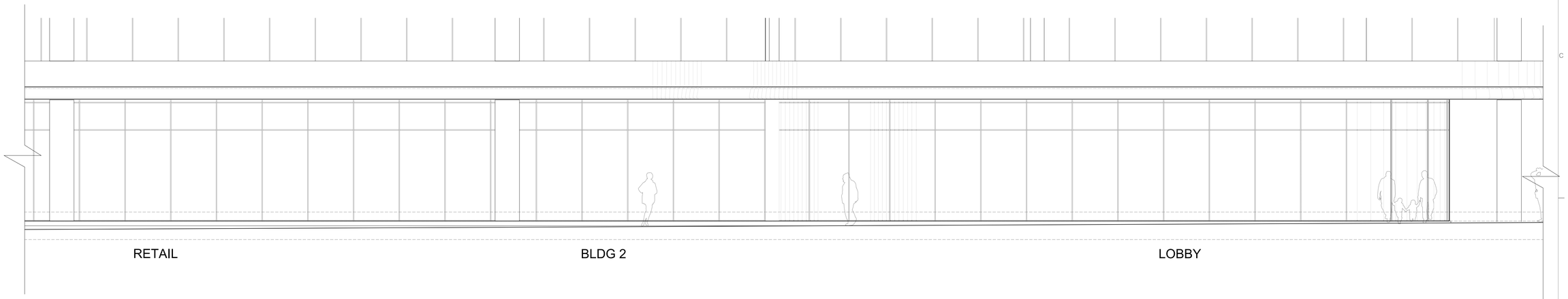

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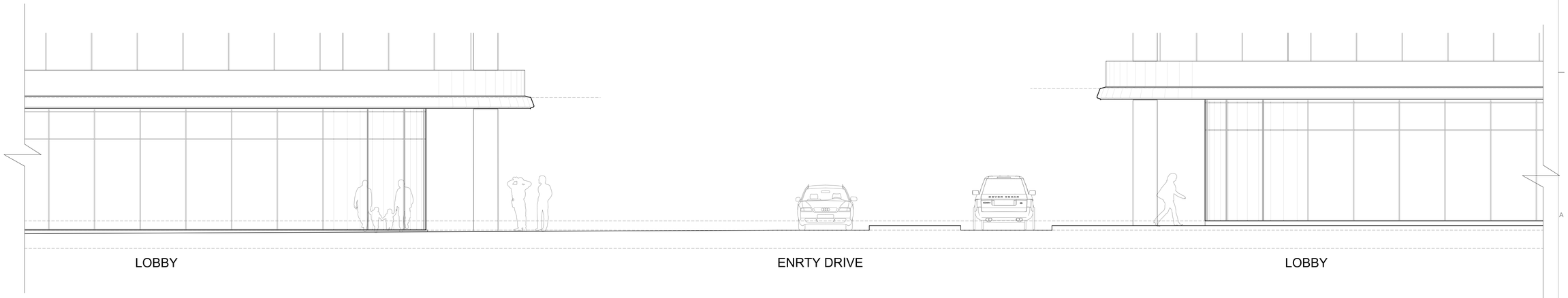

3 ELEVATIONS BLDG 1 & 2
Scale: 3/16"=1'-0"

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ENLARGED ELEVATIONS @ A1A/ SEABREEZE

A 4.11

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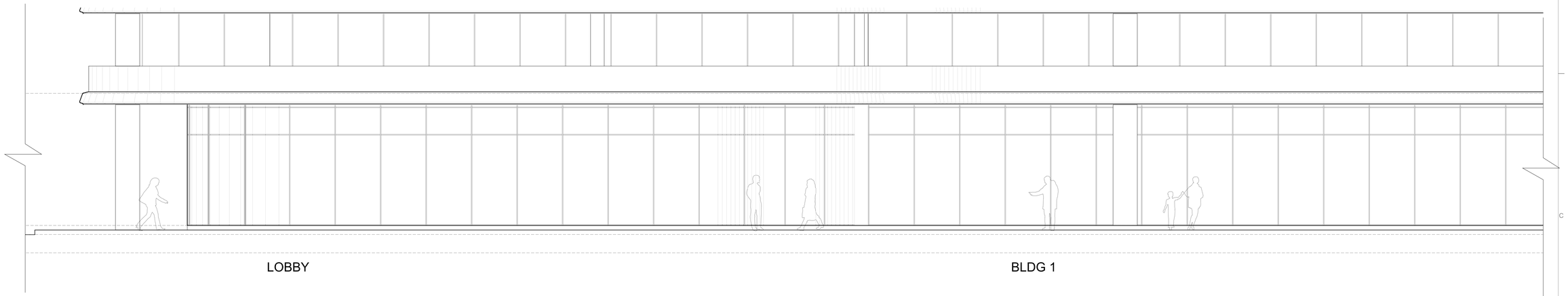

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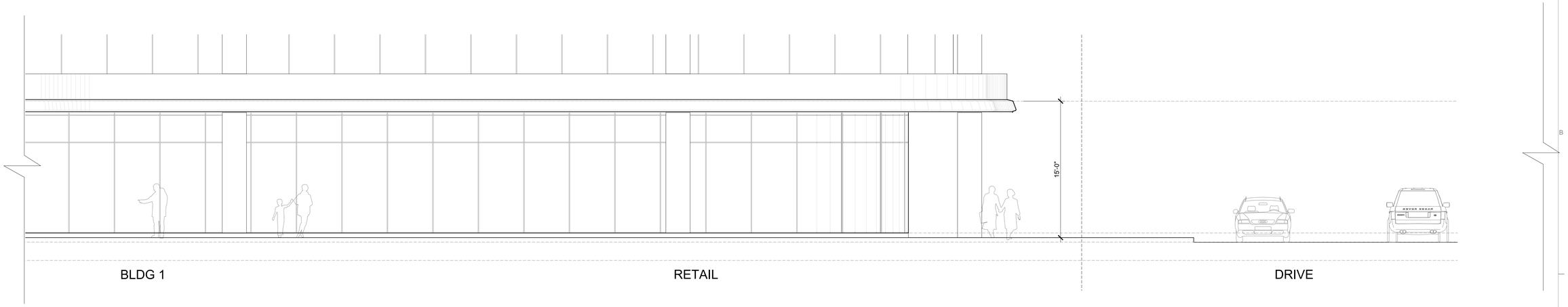

2 ELEVATIONS BLDG 1
Scale: 3/16"=1'-0"

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ENLARGED ELEVATIONS @ A1A/ SEABREEZE

A 4.12

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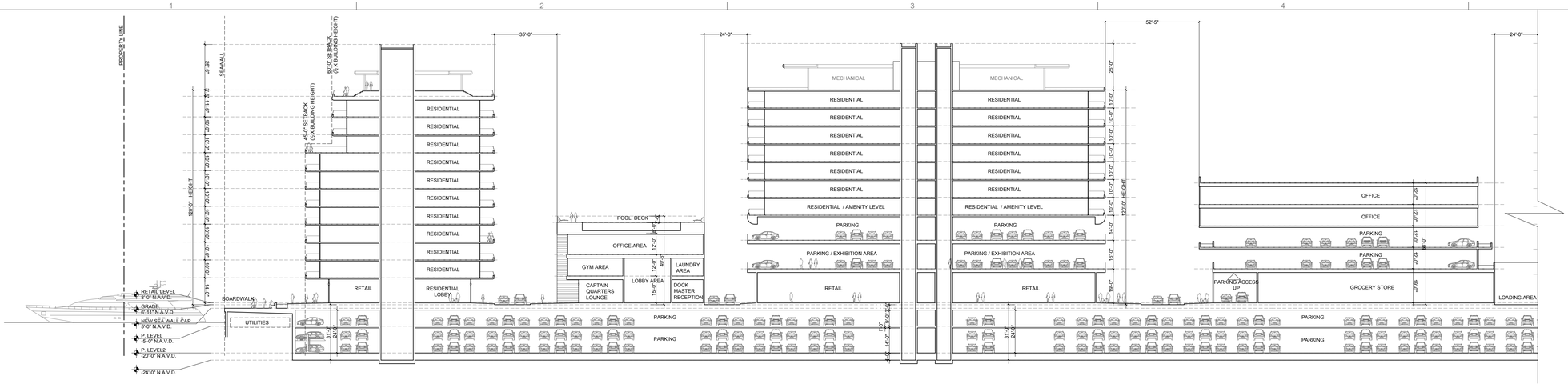
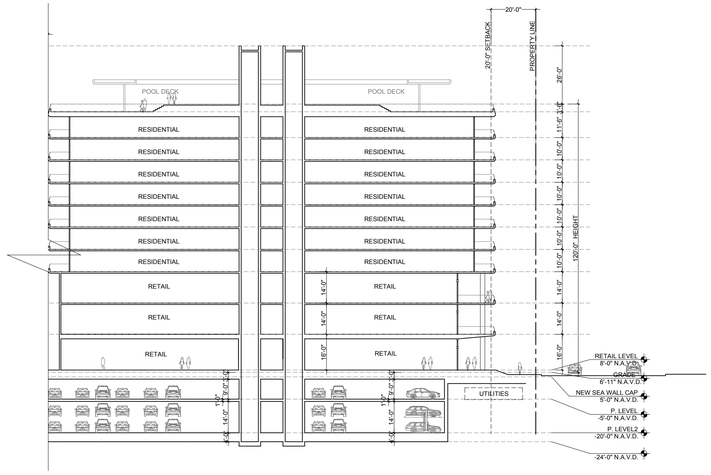


BLDG.15 BLDG.13 BLDG.10 BLDG.07



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1 SECTION

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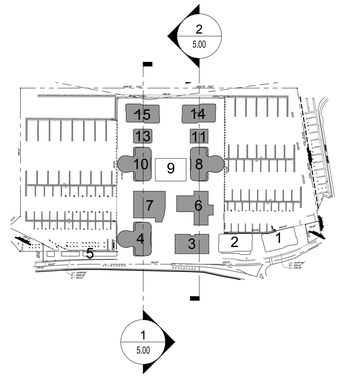
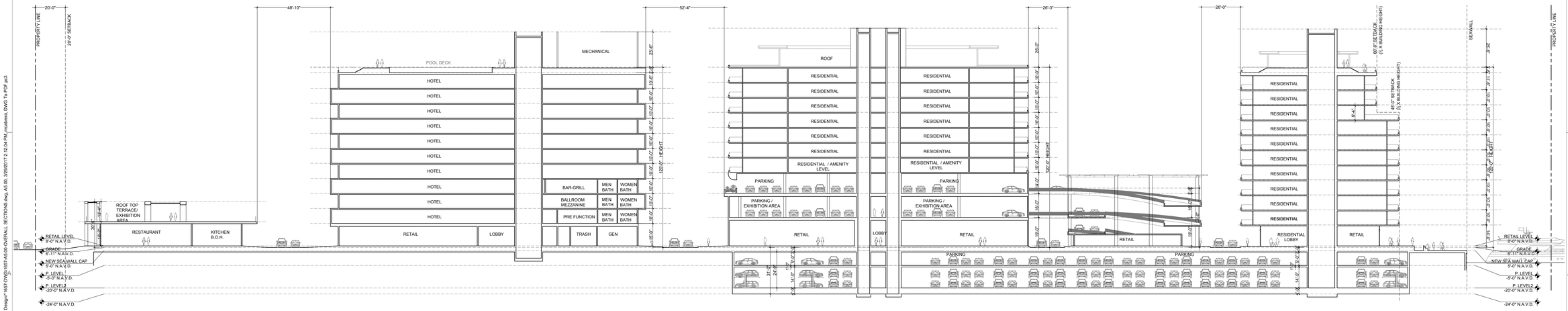


KEY PLAN

Not To Scale:



BLDG.03 BLDG.06 BLDG.08 BLDG.11 BLDG.14

2 SECTION

Scale: 1/32"=1'-0"

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SECTIONS

A 5.00

CAM 17-0506
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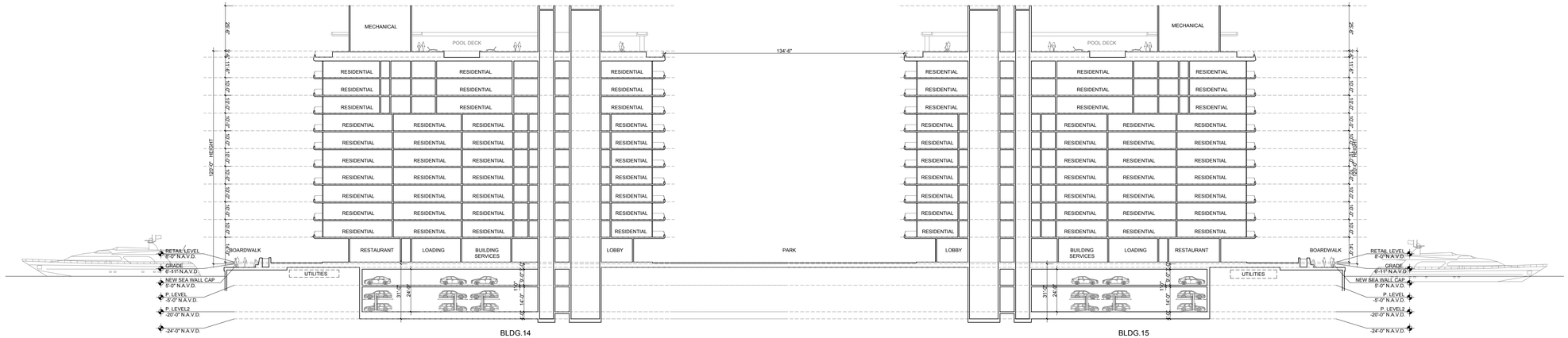
F:\Projects\1657-Bahia Mar\1657_01-Zoning_Conceptual Design\1657-SHEETS\1657-AS-00-OVERALL SECTIONS.dwg, A5.00, 3/29/2017 2:12:04 PM, mcabrera, DWG To PDF.pc3



1 SECTION

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KEY PLAN

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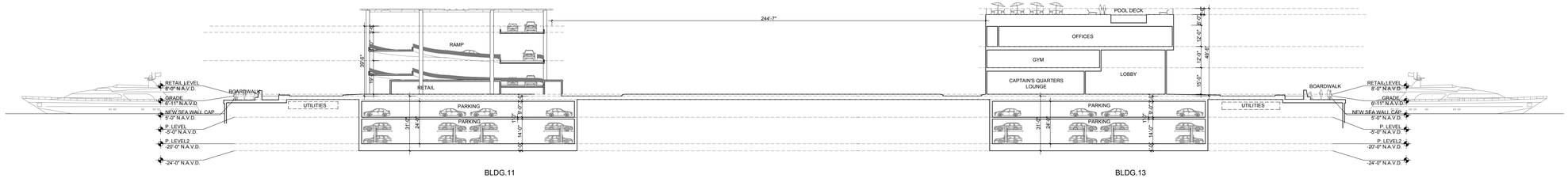

2 SECTION

Scale: 1/32"=1'-0"

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SECTIONS

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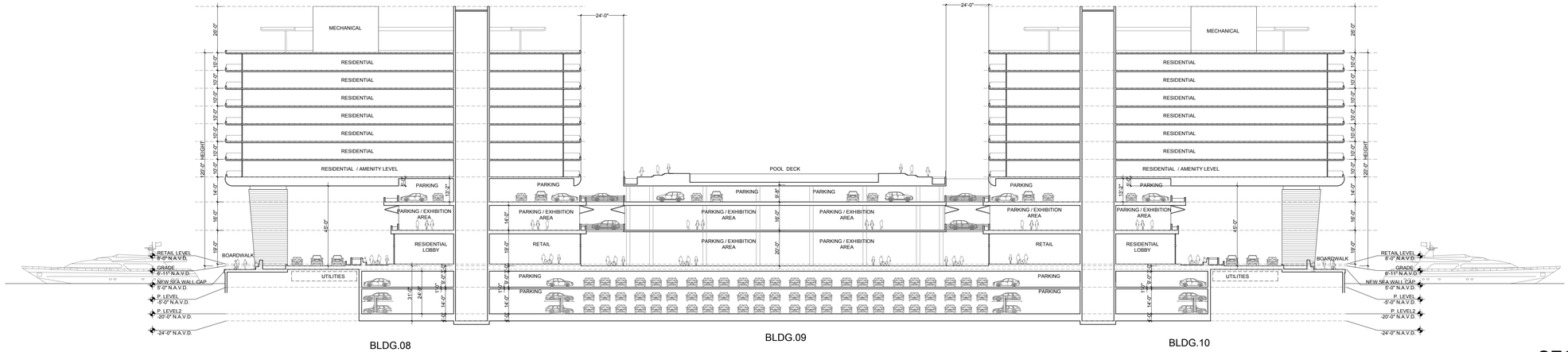

1 SECTION

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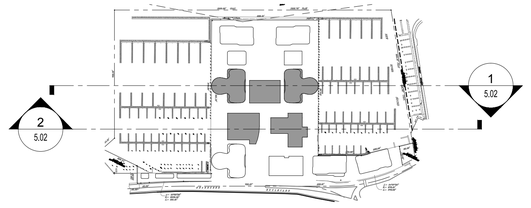

KEY PLAN

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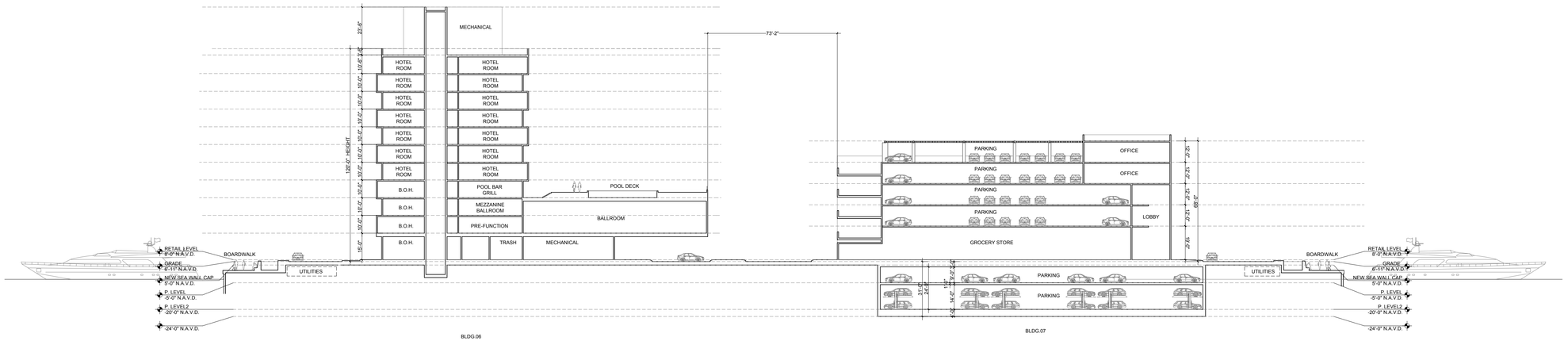

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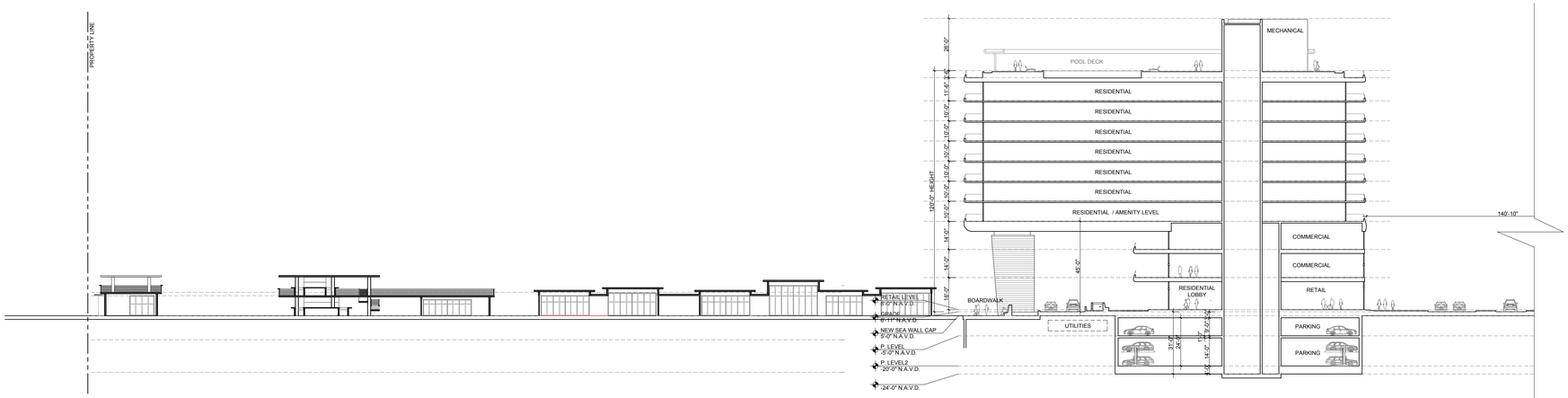

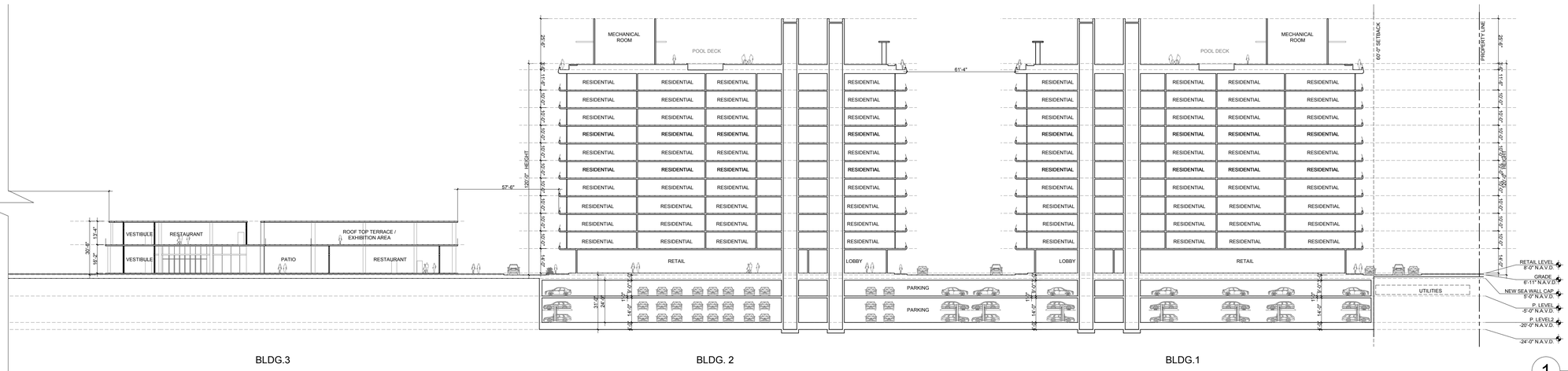

1 SECTION

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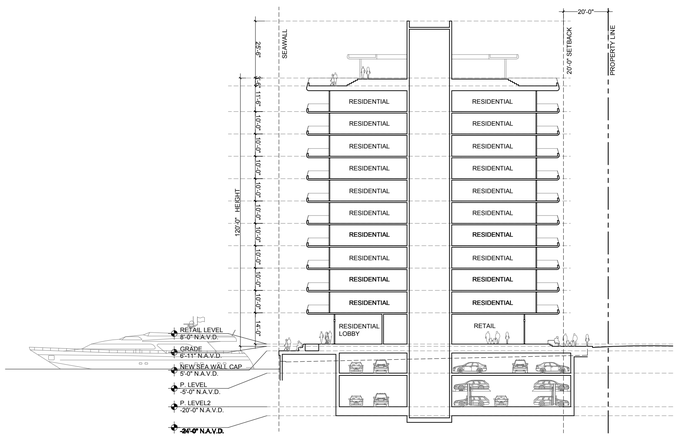

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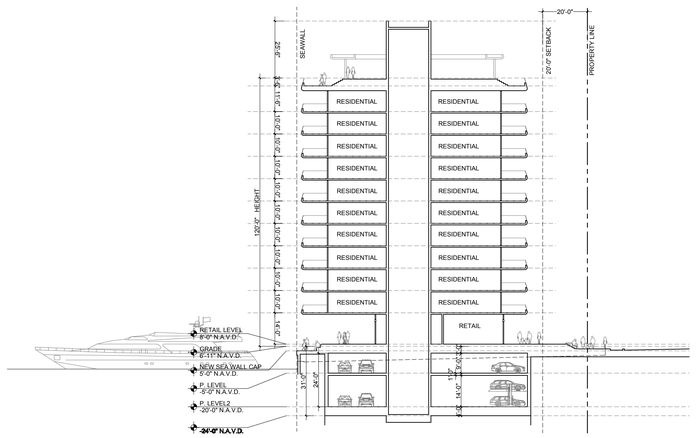

3 SECTION

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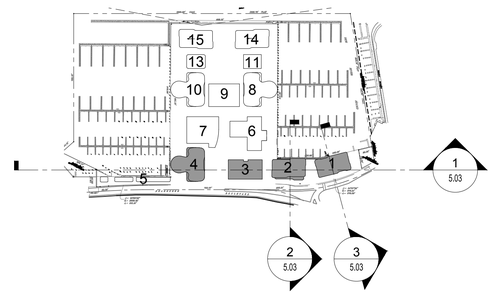

KEY PLAN

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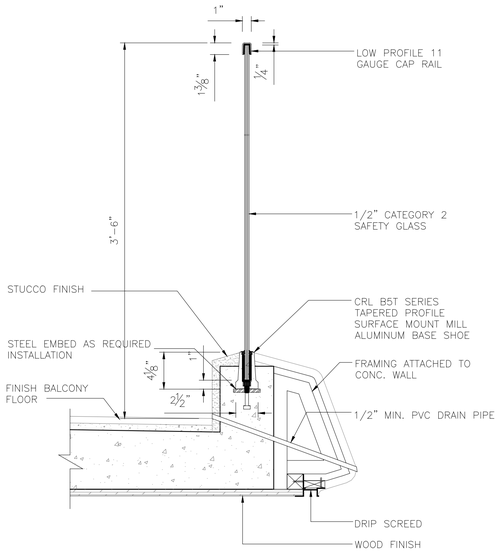
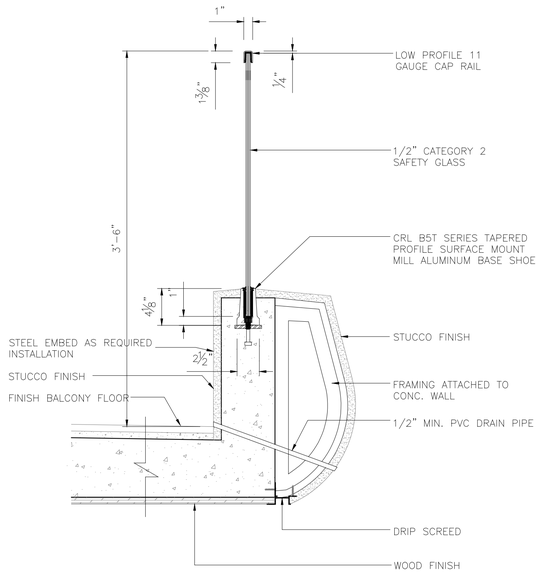
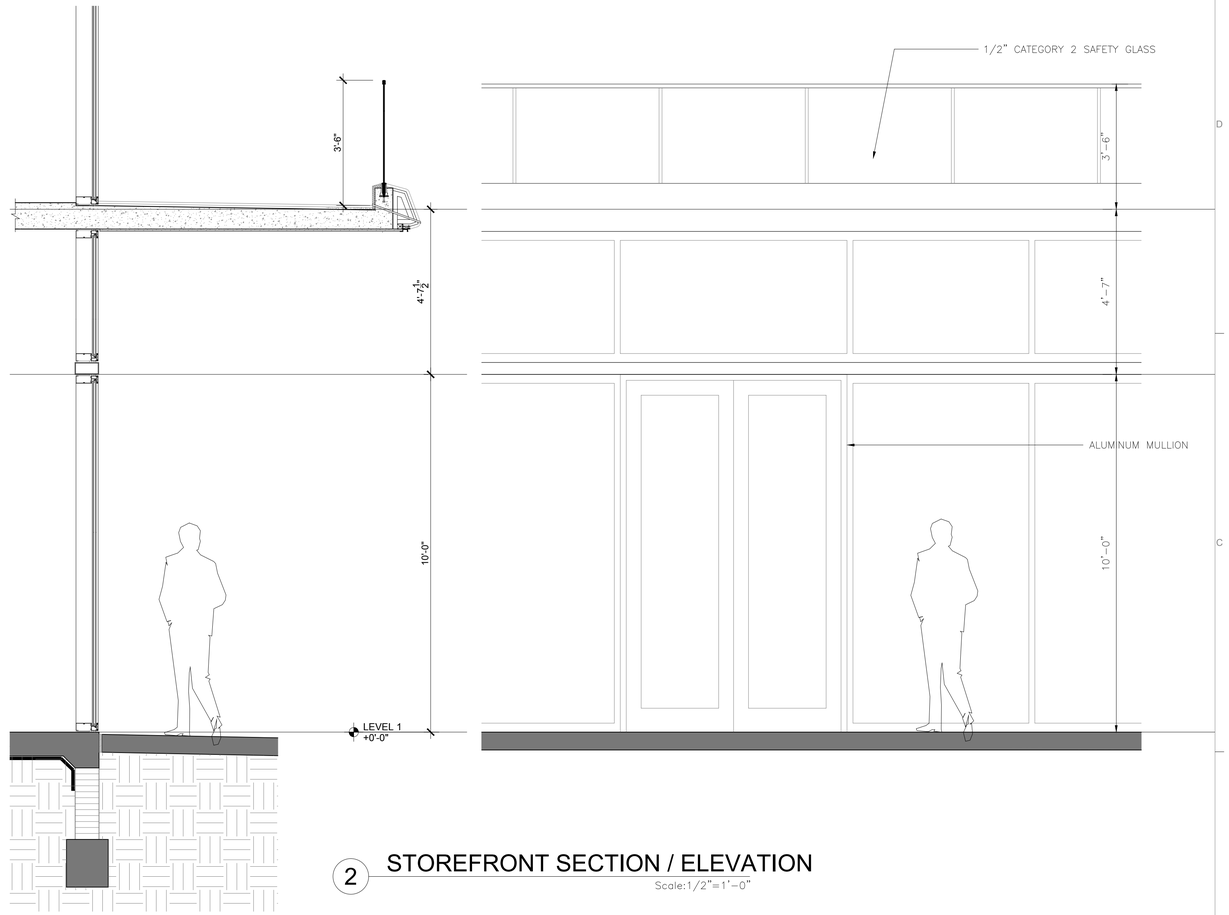




1 BALCONY GUARDRAIL DETAILS

Scale: 1 1/2"=1'-0"



2 STOREFRONT SECTION / ELEVATION

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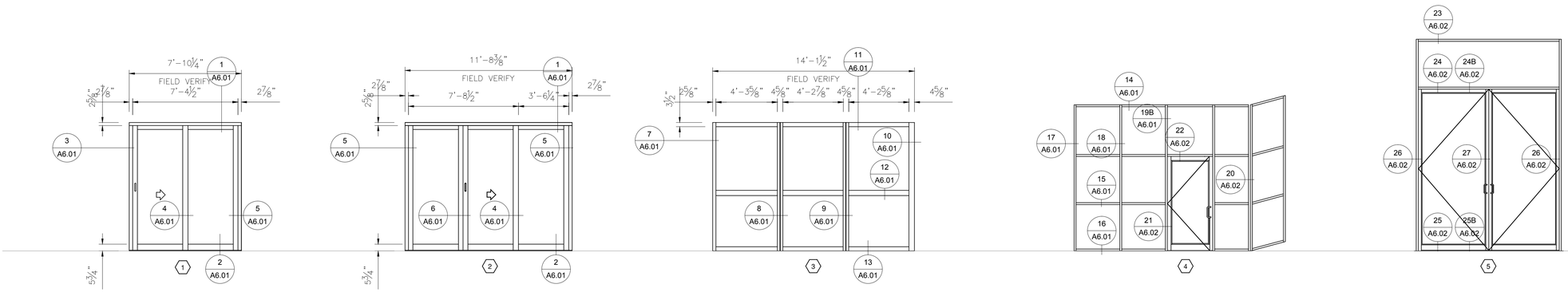

1 STOREFRONT ELEVATIONS

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

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WINDOW & GUARDRAIL DETAILS

A6.00

CAM 17-0506
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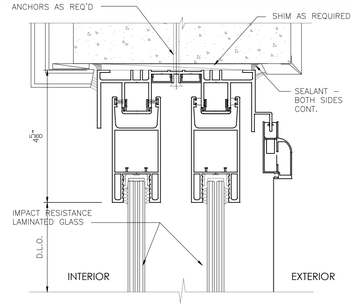
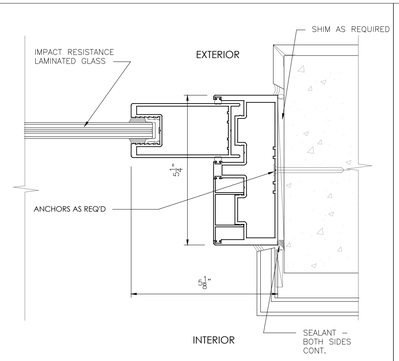


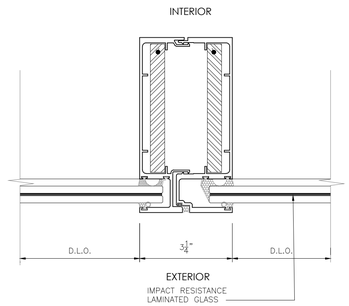
SLIDING DOOR HEAD DETAIL 1

SCALE: 6" = 1'-0" ES6500



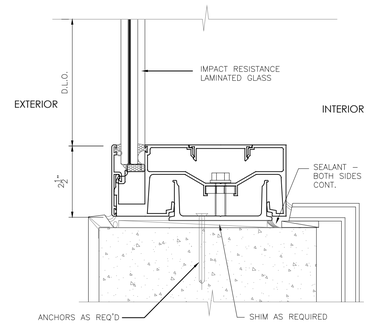
SLIDING DOOR JAMB DETAIL 5

SCALE: 6" = 1'-0" ES6500



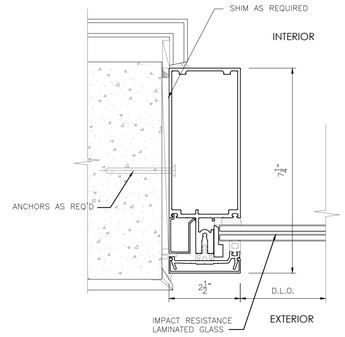
VERTICAL REINFORCED DETAIL 9

SCALE: 6" = 1'-0" ES7000



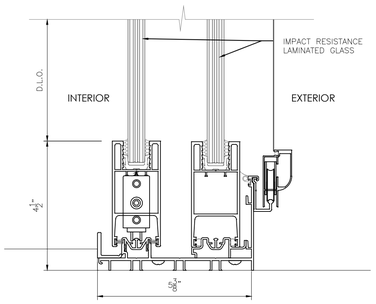
SILL DETAIL 13

SCALE: 6" = 1'-0" ES7000



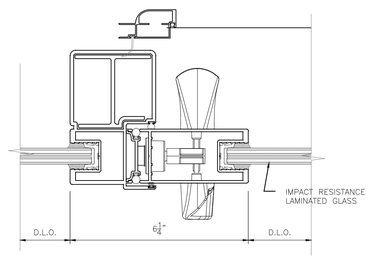
JAMB DETAIL 17

SCALE: 6" = 1'-0" ES7525



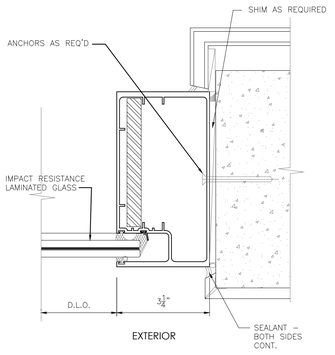
INTERMEDIATE DETAIL 2

SCALE: 6" = 1'-0" ES6500



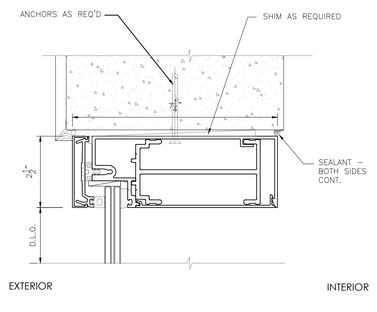
ASTRAGAL DETAIL 6

SCALE: 6" = 1'-0" ES6500



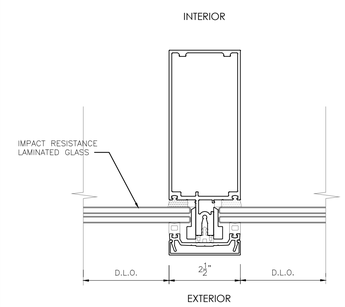
JAMB UNSECURED 10

SCALE: 6" = 1'-0" ES7000



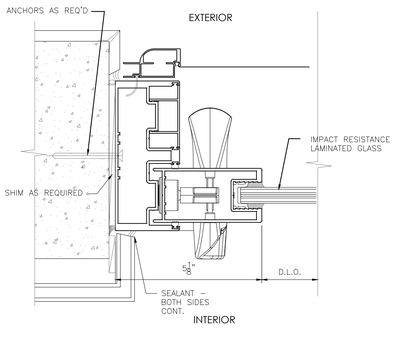
HEAD DETAIL 14

SCALE: 6" = 1'-0" ES7525



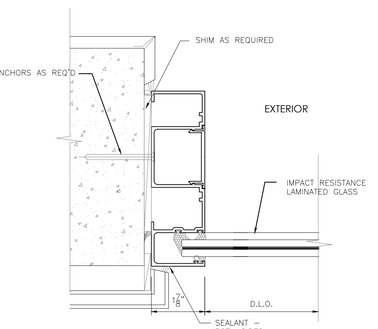
VERTICAL DETAIL 18

SCALE: 6" = 1'-0" ES7525



SLIDING DOOR JAMB DETAIL 3

SCALE: 6" = 1'-0" ES6500



JAMB - SECURED 7

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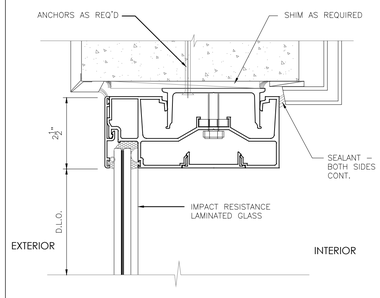
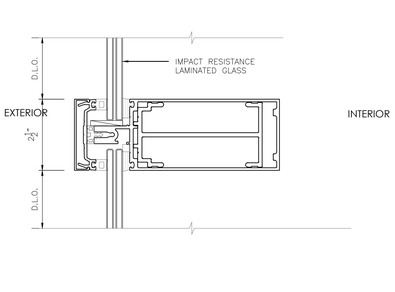


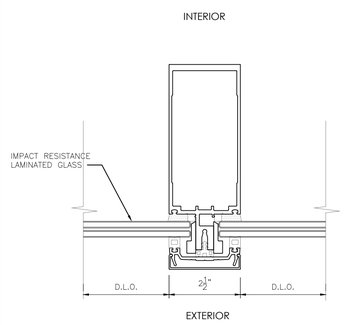
JAMB UNSECURED 11

SCALE: 6" = 1'-0" ES7000



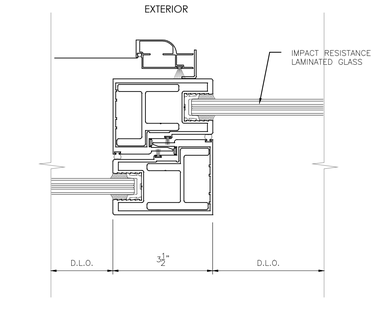
HORIZONTAL DETAIL 15

SCALE: 6" = 1'-0" ES7525



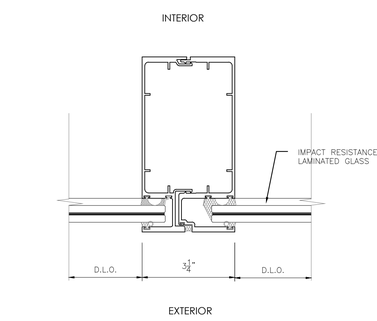
VERTICAL DETAIL 19

SCALE: 6" = 1'-0" HEAVY ES7525



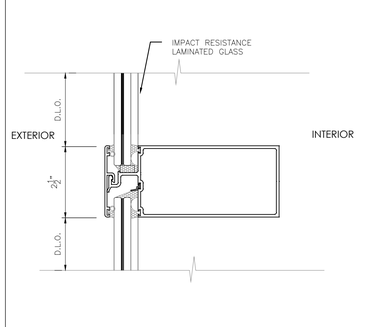
SLIDING DOOR INTERLOCK DETAIL 4

SCALE: 6" = 1'-0" ES6500



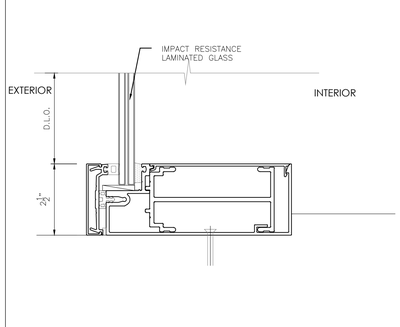
VERTICAL DETAIL 8

SCALE: 6" = 1'-0" ES7000



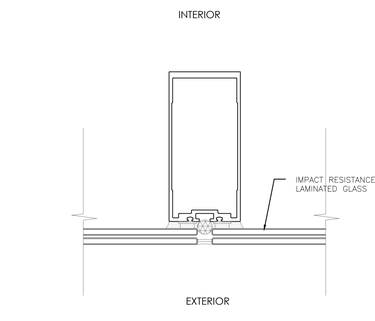
INTERMEDIATE HORIZ. DETAIL 12

SCALE: 6" = 1'-0" ES7000



SILL. DETAIL 16

SCALE: 6" = 1'-0" ES7525



VERTICAL DETAIL 19B

SCALE: 6" = 1'-0" BUTT GLASS ES7525

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DATE: 3.24.2017

WINDOW DETAILS

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CAM 17-0506
Exhibit 1B
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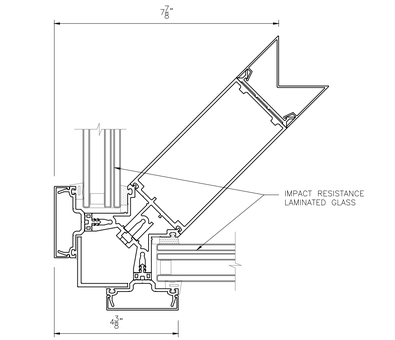
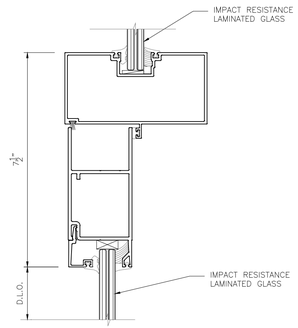
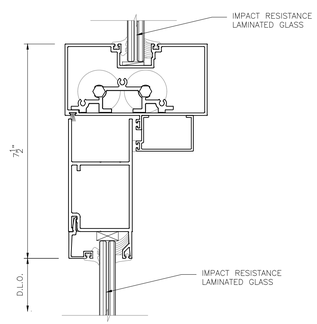


OUTSIDE CORNER DETAIL — SCALE : 6" = 1'-0" — ES7525 — 20



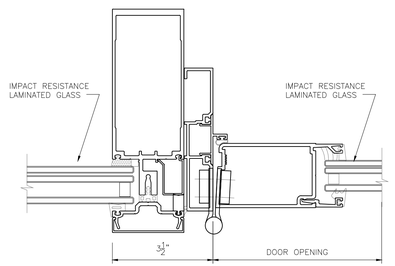
ENTRY DOOR HEAD — SCALE : 6" = 1'-0" — ES9000 — 24



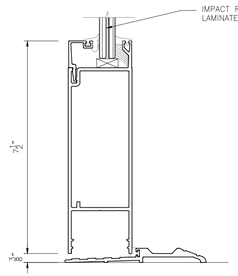
ENTRY DOOR HEAD FOR OHCC CLOSER — SCALE : 6" = 1'-0" — ES9000 — 24B

SCALE : 6" = 1'-0" — 30

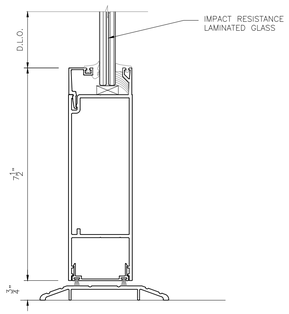
SCALE : 6" = 1'-0" — 34



VERTICAL DOOR DETAIL — SCALE : 6" = 1'-0" — ES7525 — 21



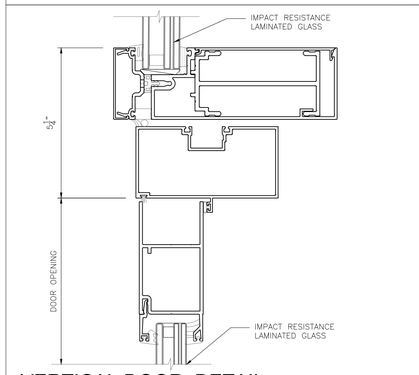
ENTRY DOOR THRESHOLD — SCALE : 6" = 1'-0" — ES9000 — 25



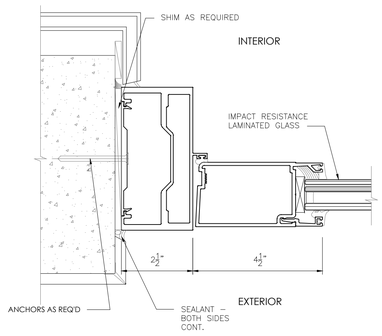
ENTRY DOOR THRESHOLD OPTIONAL — SCALE : 6" = 1'-0" — ES9000 — 25B

SCALE : 6" = 1'-0" — 31

SCALE : 6" = 1'-0" — 35



VERTICAL DOOR DETAIL — SCALE : 6" = 1'-0" — ES7525 — 22

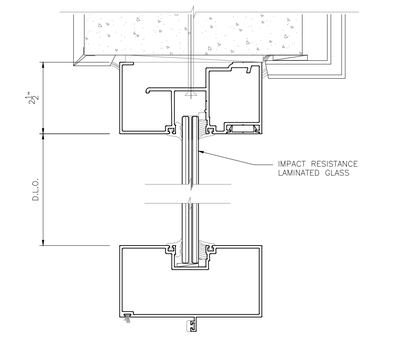


ENTRY DOOR JAMB — SCALE : 6" = 1'-0" — ES9000 — 26

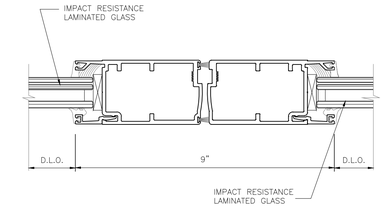
SCALE : 6" = 1'-0" — 28

SCALE : 6" = 1'-0" — 32

SCALE : 6" = 1'-0" — 36



ENTRY DOOR TRANSOM — SCALE : 6" = 1'-0" — ES9000 — 23



ENTRY DOOR MEETING STILES — SCALE : 6" = 1'-0" — ES9000 — 27

SCALE : 6" = 1'-0" — 29

SCALE : 6" = 1'-0" — 33 — 33

SCALE : 6" = 1'-0" — 37

1657

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EDSA, Inc.
1512 E Broward Blvd #110
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EDSA

STATE OF FLORIDA
KOBI KARP
AR0012578
REGISTERED ARCHITECT
MAR 29 2017

ARCHITECTURE
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KOBI KARP

DRAWN BY: MC / AR / JPR / AM
CHECKED BY: AR
DATE: 3.24.2017

WINDOW DETAILS

A6.02

CAM 17-0506
Exhibit 1B
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LEGEND

- Vehicular Use Area
- VUA Landscape
- Perimeter Landscape

LANDSCAPE CALCULATIONS FOR DEVELOPMENT AREA

		Square Feet	Acres
Site Area (Net)		1,683,574	38.65 acres
	Upland Area	695,430	15.96acres
	Marina Area	988,144	22.68 acres
Building Footprint Coverage		302,837	6.95
Vehicular Use Area		108,428	2.49
Net Lot Area		52,944	1.22
Open Space: (Total Site including Marina)			
Ground Level			
Open Space			1,272,309 76%

Landscape Area (As defined by ULDR Sec. 47-21.2)

Square Feet	Acres
173,858	3.99

VUA LANDSCAPE AREA

	Required	Provided
VUA Landscape area (25% of VUA)	21,686	21,686 +
Perimeter landscape area		11,468 +
Interior landscape area (30sf / 1 space)	2430	2430 +
Supplemental Landscape (to meet Int. Landscape Req.)		
VUA Trees (1/1,000sf of VUA)	108	108 +
VUA Native Trees (50% Total VUA Req.)	54	54 +
VUA Shrubs (5 /1,000sf of VUA)	651	651 +
VUA Native Shrubs (50% Total VUA Req.)	325	325 +
VUA Shade Trees - 3.5" caliper (25% of Total VUA trees)	27	27 +
VUA Shade Trees - 2.5" caliper (25% of Total VUA trees)	27	27 +
VUA Flowering Trees (25% of Total VUA Trees)	22	22 +
VUA Palms (25% of Total VUA Trees)	22	22 +
Street Trees (1 TREE / 40 LF)	39	39 +
Optional Tree Species (10% of Total VUA Trees)	11	11 +
NET LOT LANDSCAPE TREES (1 TREE/1,000 SF)	53	53 +
Net Lot Shade Trees (50% of total Net Lot Trees)	11	11 +
Net Lot Native Trees (50% of total Net Lot Trees)	26	26 +
Open Space (Upland Area Only)		
Ground Level		
Open Space	284,165 41%	

Pervious Area (As defined by ULDR Sec. 47-21.13)

Required	Provided
Pervious Area (25% of Upland Site) 173,858	173,858 +

FOR DRC REVIEW ONLY - NOT FOR CONSTRUCTION

Drawing name: G:\Projects\SL\116102 BM\8\EDSA\doc\00_DATA\CAD\SHEETS\L-300.dwg L-300 VUA DIAGRAM Mar 29, 2017 3:27pm by: mkulik

Client:

T.R.R. BAHIA MAR, LLC
1175 NE 125 STREET, SUITE 102
NORTH MIAMI, FL 33161

Project Name: Bahia Mar
FORT LAUDERDALE BEACH
A DOUBLETREE BY HILTON

LAND PLANNER / LANDSCAPE ARCHITECT
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PLANNING • LANDSCAPE ARCHITECTURE • URBAN DESIGN

ARCHITECT
KOBI KARP ARCHITECTURE
AND INTERIOR DESIGN, INC.
2915 BISCAYNE BLVD #200
MIAMI, FL 33137

Consultants:

CIVIL ENGINEER
FLYNN ENGINEERING SERVICES
241 COMMERCIAL BLVD.
LAUDERDALE-BY-THE-SEA
FL 33308

TRAFFIC ENGINEER
TRAF TECH ENGINEERING INC
8400 N UNIVERSITY DR # 307
POMPANO BEACH, FL 33321

Rev:	Date:	Description:	By:
1			
2			
3			
4			
5			
6			

Date:	29 MARCH 2017
Project Manager:	MPK
Drawn By:	DDB MPK MGG
Principal in Charge:	BSL
Project No:	116102

NORTH

SCALE: 1"=60' 0 60' 120'

Seal:

Project Phase:
LEVEL IV SITE PLAN SUBMITTAL

Sheet Title:
VUA DIAGRAM

Sheet Number:
L-300

CAM 17-0506
Exhibit 1B
Page 44 of 54

LANDSCAPE GENERAL NOTES

1. All existing trees to remain and all relocated plant material shall be protected from damage or injury and shall be barricaded or otherwise suitably flagged and protected from injury.
2. The Contractor shall be responsible for verifying all underground utilities prior to digging in any area. The Contractor shall notify all necessary utility companies 48 hours minimum prior to digging for verification of all underground utilities, irrigation and all other obstructions and coordinate with Owner's Representative prior to initiating operations. Drawings are prepared according to the best information available at the time of preparing these documents.
3. The Contractor is responsible to ensure proper watering and maintenance of new and relocated materials during the warranty period.
4. Contractor is to report any discrepancies between the construction drawings and field conditions to the Owner immediately.
5. NOT INCLUDED
6. Contractor shall familiarize himself/herself with existing site conditions prior to initiating planting. All existing site furnishings, paving, landscape and other elements to remain shall be protected from any damage throughout all construction phases unless otherwise noted.
7. Landscape Contractor shall coordinate all work with related contractors and with the general construction of the project in order not to impede the progress of the work of others or the Contractor's own work. Landscape contractor shall provide schedule of his/her works two weeks in advance, beginning two weeks prior to commencing landscape trade construction.
8. Contractor shall be responsible to remove existing ground cover for all planting beds as specified prior to planting relocated material. Contractor shall be responsible to replace all portions of existing landscape and hardscape areas damaged while completing planting installation with same grass or materials species to the satisfaction of the Owner.
9. The Contractor shall bear all costs of testing of soils, amendments, etc. associated with the work and included in the specifications. Prior to commencement of the landscape planting work the Contractor shall provide complete soil tests with recommendations for the installation area.
10. All plant material that may need to be replaced shall be in full and strict accordance to Florida No. 1 grade, according to the "Grades and Standards for Nursery Plants", published by the Florida Department of Agriculture and Consumer Services, the project manual and/or specifications. Plant material in some cases may exceed Florida No. 1 grade in order to meet the minimum requirements for the project.
11. Landscape Contractor shall field stake the location of all plant material prior to initiating installation for the review and approval of the Owner and/or Landscape Architect.
12. Landscape Contractor shall field adjust location of plant material as necessary to avoid damage to all existing underground utilities and/or existing above ground elements. All changes required shall be completed at the Contractor's expense and shall be coordinated with the Owner and the Landscape Architect.
13. Any substitutions in size and/or plant material must be approved by the Landscape Architect or Owner prior to modification of the contract, purchasing and delivery of plants. All plants will be subject to approval by Landscape Architect and/or Owner before planting can begin. All plant materials will not include any plants considered to be invasive to South Florida's native plant communities.
14. Contractor shall refer to the landscape planting details, general notes and the project manual and/or specifications for further and complete landscape planting instructions.
15. Landscape Contractor shall coordinate all planting work with permanent or temporary irrigation work. Landscape Contractor shall be responsible for all hand watering as required by Owner to supplement irrigation watering and rainfall. Landscape Contractor shall be responsible for hand watering in all planting areas, regardless of the status of existing or proposed irrigation.
16. Landscape Contractor shall clean the work areas at the end of each working day. Rubbish and debris shall be collected and deposited off-site daily. All materials, products and equipment shall be stored in an organized fashion as directed by the Owner.
17. Landscape Contractor shall regrade all areas disturbed by plant removal, relocation and/or installation work. Landscape Contractor shall replace (by equal size and quality) any and all existing plant material disturbed or damaged by plant removal, relocation, and/or installation work.
18. Site distance concerns must be maintained for clear site visibility from thirty (30) inches to seventy - two (72) inches, tree trunks excluded as specified
19. Guying / staking practices shall not permit nails, screws, wires etc. , to penetrate outer surface of tree or palm. Trees or palms rejected due to this practice shall be replaced at the Contractor's expense.
20. Burlap material, wire cages, plastic straps, etc. , must be cut and removed from top one - third (1/3) of root ball.
21. Trees grown in grow bags or grow bag type material are not allowed.
22. All planting materials shall meet or exceed Florida Grade # 1 as specified in Grades and Standards for Nursery Plants and Part II, Palms and Trees, current edition.
23. All landscape and specifications shall meet or exceed the minimum requirements as shown in the City of Ft. Lauderdale codes.
24. The Contractor shall not relocate or demolish any existing trees or palms on site before appropriate tree relocation and clearing and grubbing permits are obtained from the City
25. The Contractor shall be responsible for the guarantee of all plant material for a period of twelve (12) months from the date substantial completion. Substantial completion constitutes the beginning of guarantee period
26. All highly invasive exotic plants must be removed from the development area. The development area must also be maintained free from invasive exotic plants in perpetuity.
27. The following species of exotic plants are considered invasive and may not be used to fulfill any requirements of this division:

    a. Albezia lebbeck- (Woman's Tongue)
    b. Bischofia javonica- (Bishopwood)
    c. Cupianopsis anacardioides- (Carrotwood)
    d. Dalbergia sissoo- (Rosewood)
    e. Eucalyptus camaldulensis- (Murry Red Gum)
    f. Ficus Benjamina- (Benjamin Fig)
    g. Ficus retusa- (Cuban Laurel)
    h. Sapium sebiferum- (Chinese Tallow)
    I. Syzygium cumini- (Java Plum)
    j. Syzygium jambos- (Rose Apple)
    k. Thespesia populnea- (Cork Tree)
    l. Wedelia trilobata- (Wedilia)

28. All existing trees to remain that may impede construction shall be protected by installing protective barriers around the dripline of trees. The protective barriers shall be seen easily by operators of trucks and other equipment. Protective barriers shall be constructed of sturdy materials (not flagging or ribbons) and shall be installed prior to and maintenance throughout construction and/or land development:
    a. Do not store or use materials or equipment within the dripline of any tree to be relocated on site unless the activity is being done to protect trees.
    b. Do not discharge or contaminate the soil within the dripline of any tree to be relocated on site with any construction materials such as paint,oil, solvents, pet- petroleum products, asphalt, concrete, mortar, or other materials that may cause adverse impacts.
    c. Clearing of vegetation within the dripline of trees designated for preservation shall only be by hand or light rubber wheeled equipment that will not damage tree roots.
    d. Make no attachments, other than those of a protective and non-damaging nature, to any tree to be retained on the site.
    e. Do not change the natural grade above the root system within the dripline of any tree to be retained on site unless it can be demonstrated to the County that it will not damage the tree.
    f. Avoid any encroachments, excavations or severe grade changes within the dripline of preserved trees unless it can be demonstrated to the County that it will not impact any tree.
29. Plant size specifications take precedence over container size.
30. Contractor to verify quantities and report any discrepancies to Owner and/or Landscape Architect.

PLANTING SPECIFICATIONS

1. The Contractor is responsible for maintaining, in full all planting areas (including watering, spraying, mulching, mowing, fertilizing, etc.) until the job is accepted, in full, by the Owner and/or Landscape Architect.
2. All root balls shall conform to the size standards set forth in "American Standards for Nursery Stock".
3. All plant material shall be protected during transport and delivery to final location with shade cloth or other acceptable means of windburn prevention.
4. All trees must be guyed or staked as shown in the details.
5. Installation- All plant material shall be installed in a sound, workman- like manner and according to accepted good planting and tree relocation procedures with the quality of plant materials as hereinafter described. All elements of landscaping shall be installed so as to meet all applicable ordinances and code requirements.
6. There shall be no chains or cables used on trees or palms. Handle with two inch (2") minimum width nylon straps or equal.
7. Contractor shall assure drainage and percolation of all planting pits prior to installation of plant material. Contractor shall fill all tree pits with water before planting to assure that proper drainage and percolation is available. Correct if required to assure percolation. Contractor is responsible for replacement of all plants lost due to inadequate drain- age conditions.
8. Contractor to request final acceptance of project in writing. If all work is satisfactory and complete in accordance with conditions of contract documents, then the Owner and the Landscape Architect shall declare the project substantially complete.
9. Contractor to replace rejected plant material within one (1) week of written notice.
10. Contractor shall mulch all plant material throughout and completely to a three inch (3") depth of loose, weed free mulch as specified.
11. Plant Material which is not installed at the direction of the landscape architect or owner will become the property of the contractor unless it becomes relocated on site. The Contractor shall provide the owner a credit for any plant material not installed on the site.

SOIL PREPARATION AND SOIL MIX

1. All plants noted for removal shall be removed and properly disposed of off-site at contractor's expense unless otherwise noted.
2. Apply Roundup (manufactured by Monsanto Corp. or equal.) according to manufacturer's rate and specification within limits of all areas to be planted. Protect existing plants to remain from overspray or spray within root zone. Contractor to ensure total weed eradication from all areas to be planted.
3. Before replacing topsoil, rake subsoil surface clear of stones (1" diameter and larger), debris, rubbish, and remaining roots from removed plant material.
4. Scarify subsoil to a depth of six inches (6").
5. Contractor to apply "Surflan" or equal, or approved pre-emergent herbicide in accordance with manufacturer's rate and specifications.
6. See L-3.02 for soil specifications.
7. Florida peat shall be free of deleterious materials that would be harmful to plant growth, shall be free of nematodes, shall be of uniform quality, and shall have a pH value between 5.3 and 6.5 (as determined in accordance with ASTM E70). Florida peat shall be sterilized to make free of all viable nut grass and other undesirable weeds.
8. Topsoil shall be natural, fertile, agricultural soil capable of sustaining vigorous plant growth. It shall be of uniform composition throughout, with admixture of subsoil. It shall be free of stones, lumps, live plants an their roots, sticks, and other extraneous matter. Spread topsoil mixture to minimum depth of four inches (3") throughout all lawn areas and twelve inches (8") in all areas to be landscaped.
9. Remove all rocks and other objects over one inches (1") in diameter.
10. Smooth all soil mixture to five inches (5") below top of surrounding pavement edges. This allows room for 3" of mulch and 2" clear space below top of pavement.
11. Smooth topsoil mixture to two inches (2") below finish grade in areas to be sodded.
12. Topsoil shall not be extremely acid or alkaline, nor contain toxic substances which may be harmful to plant growth. The topsoil pH shall be in the range of pH 5.5 to 6.5. If necessary, the Contractor shall apply the appropriate soil amendments adjusting soil pH to assure a pH range of 5.5 to 6.5.
13. Finish grade all topsoil areas to a smooth, even surface, assuring positive drainage away from the structures and eliminate any low areas which may collect water.
14. Contractor shall assure percolation and drainage of all planting pits prior to planting. Contractor will be responsible for all plants lost due to the lack of percolation.
15. Contractor to remove debris and excess material daily from job site. Contractor shall remove all staking of trees and palms after twelve (12) months of substantial completion.

TREE PROTECTION AND RELOCATION NOTES

GENERAL NOTE:

All trees and palms will be evaluated for protection and relocation. Relocated trees will be handled in accordance with the following specifications. Trees to be removed will be mitigated as required by the City of Ft. Lauderdale.

1.1 WORK TO BE PERFORMED AND WORK INCLUDED

A. Provide the following:

Prepare and relocate trees and palms designated for relocation within the project boundaries into holding areas, to include all aspects of preparation, acclimatization, holding, relocation, protection, and maintenance.

Protection and care of existing trees and palms to remain within the project boundaries.

3. Installation and operation of temporary irrigation system and hand watering as required by these specifications.

4. Establishment of holding areas as necessary to support the phasing of the project.

4. Follow-up maintenance as required by these specifications.

5. Labor, materials, equipment and services to complete all preparation, relocations and protection work as indicated on the drawings, as specified herein, or both.

PART II - PRODUCTS

2. 1 PLANTING SOIL MIXES

A. Planting Soil Mixture A to be placed in St. Augustine sod areas, shrub and ground cover beds and in broadleaf tree pits, both new and transplanted:

* 20% Topsoil
* 10% Peat or Compost
* 70% Sand

B. Planting Soil Mixture B to be placed as backfill around the root balls of palms shall be:

* 90% native sand from on site or approved source
* 10% topsoil.

2.2 Soil Amendments

A. See written specification 02920.

PART III - EXECUTION

3.1 PREPARATION FOR RELOCATION OF TREES AND PALMS

A. Crown Pruning

1. Broadleaf Trees - All trees are to be trimmed by thinning the crown only, and not by reducing crown dimensions. Trim to conform to NAA and ISA standards, including removal of dead wood. Repair any existing injuries to trees including cavities and machinery marks.

2. Palms - Remove all seed pods and lowest fronds, leaving 9-11 youngest fronds. For Sabal Palms only, cut back all fronds in a 'hurricane cut' prior to transplanting unless specified otherwise in the field by the landscape architect.

B. Fertilization and Watering

1. Preparation

a. All Trees and Palms to be relocated shall be treated with wetting agents, fertilizers, root stimulants, and soil conditioners at the time of relocation. See specification 02920.

b. Form and maintain an earth berm 6" high outside the proposed root ball prior to watering and apply 3" approved mulch within saucer. Water application shall saturate the root ball to its entire depth.

C. Root Pruning

1. Watering

All trees and palms to be relocated are to be provided with an automatic irrigation system which provides 2 bubbler heads to each tree and palm, prior to root pruning.

Provide irrigation timer, or battery powered valve to water trees to be relocated. Hand watering in lieu of automatic system shall not be allowed, however hand watering shall be performed to avoid lapses should the automatic system be inoperable for more than 24 hours and during the initial planting period as specified.

2. Barricades

Barricade all existing trees and palms with six foot (6') chain link fence or other barricade approved by Owner.

Root Pruning Technique - All trees shall be excavated by digging a trench 36" deep, either by hand or with a trenching machine designed for this purpose. Hand cut broadleaf tree roots after trenching to produce clean cuts with no splits or tears. Trees to be root pruned shall have a minimum root ball size of 10" per 1" of caliper measured at DBH for broad leaf trees, 30" for Sabal Palms, 42" for Coconut Palms. Sabal palms shall not require root pruning.

Timing - All broadleaf trees are to be relocated shall be maintained for a minimum of ten (10) weeks after root pruning prior to relocation. All palms except Sabal Palms, shall be maintained a minimum of four (4) weeks prior to relocation.

3.2 RELOCATION OF TREES AND PALMS

A. Preparation - Trees and palms shall be thoroughly soaked to the full depth of the root ball daily for seven consecutive days prior to relocation. Accurately locate position and elevation where all trees are intended to be planted, for verification by Landscape Architect. Verify that no overhead or underground utilities, existing or proposed, conflict with proposed locations.

B. Digging and Handling

Determine line of previous root pruning and excavate around root mass to leave area outside line of root pruning undisturbed. Digging shall be accomplished so as to produce clean cuts on all roots without tearing or splitting. Trenching shall be a minimum of 48" deep.

Trees shall be handled in such a way as to avoid damage to bark and limbs subject to support cables or chains. Attach padded support cables or chains at multiple points where possible.

Root balls shall be undercut prior to lifting. Do not force tree from ground prior to undercutting. Ball depth to be determined upon assessing conditions at time of trenching, to keep intact the entire root ball.

Trees shall be properly wrapped during moving so trunks will not be scarred and damaged and to avoid broken limbs. Broken limbs or scarred trunks shall cause tree to be unacceptable and rejected at the Owner's option. Root balls and foliage shall be kept moist during all phases of relocation.

Partially backfill tree pits with 12" of approved planting soil prior to setting tree. This layer of soil to be thoroughly drenched prior to relocation to achieve a stable platform at the correct elevation so that the top of root ball is 1" above proposed grade.

Backfilling - Flood bottom foil layer to settle tree into best position and to remove air pockets. Continue to flood root ball as planting soil is deposited to insure removal of all air pockets. Produce saucer to retain water per drawings.

Bracing - Support tree with machinery until bracing is complete. Buttresses may support separate trunks on multiple trunk trees. Maintain braces until completion of project.

Irrigation - Install bubbler heads on all trees and palms. Connect each tree's system immediately to water source. Additionally, all transplanted trees and palms shall be hand watered daily for a period of six (6) weeks after transplanting. The irrigation system is designed for maintaining plant material only, and does not provide the volume of water required immediately after transplanting. Set time to run daily, to provide an equivalent of 6" of rain per week for 30 days, then reduce to equivalent of 3" per week.

C. Holding Area

A holding area shall be provided specifically designated for storage and acclimatization of relocated trees and palms that are to be relocated in later project phases, or in the current phase. The holding area shall be of sufficient size to allow for temporary planting of trees and palms without undue crowding.

Holding area shall be provided with a temporary automatic irrigation system, and shall be excavated and provided with a soil layer a minimum of 30" deep. Irrigation shall be monitored and supplemented as necessary to provide water in volumes sufficient for growth.

3.3 PROTECTION AND CARE OF EXISTING TREES AND PALMS TO REMAIN

Watering - Existing irrigation shall remain operable to the greatest extent possible during construction. All on site trees to remain shall be supplied with temporary irrigation to remain operable until permanent irrigation is operable. Existing irrigation system to be demolished may be utilized as the temporary irrigation system.

Barricading - Barricade all existing trees and palms with six foot (6') chain link fence or other barricade approved by Owner. Barricades shall be installed at an offset distance two feet (2') outside the tree drip line/edge of tree canopy to the extent practical, prior to any construction activity.

IRRIGATION NOTES

1. Contractor shall provide a complete irrigation system tied into the existing hotel system for all landscape and sodded areas.
2. the contractor shall submit the proposed irrigation products and design of the system to the landscape architect for review prior to installation.
3. The source of the proposed irrigation system shall be municipal water. contractor to field verify meter and water source location, for review by the landscape architect or owner.
4. The irrigation system shall be configured to accommodate existing trees and palms.
5. All landscape areas shall be irrigated in accordance with all local/county requirements.
6. Irrigation system shall be designed and installed in accordance with the florida irrigation society standards and specifications for turf and landscape irrigation systems. (revised june 10, 1988)
7. Irrigation coverage shall be 100 %, with 50% overlap and the system shall include an approved rain/ moisture sensor.
8. Irrigation to be electrically controlled and fully automatic from an approved water source.
9. Controller shall be expandable to accommodate 2 additional zones for lighting.
10. Sleeves shall be utilized for all irrigation under hardscape areas for all irrigation lines.
11. Remove existing irrigation equipment which interferes with any construction. this includes, but is not limited to, controllers, sprinkler heads, pipe, quick couplers, backflow preventers, control wire, and conduit. additionally, the contractor is responsible to maintain the existing system throughout the construction process.
12. Concrete thrust blocks to be utilized where main line turns. main lines shall have a depth of 24" min. lateral lines shall have a depth of 18" min.
13. Place all valve boxes and top of pop up sprinkler heads even with and vertical to the finish grade. adjacent valve boxes shall be aligned vertical and horizontal to each other for a neat and uniform appearance. backflow prevention devices shall be placed in horizontal and vertical position. alignment of all equipment is subject to owner approval before they are acceptable.
14. Landscape contractor shall coordinate all planting work with irrigation work. inspect irrigation system and ensure that adequate water is available before beginning planting operations. irrigation systems will not provide sufficient quantities of water for newly planted materials. the landscape contractor is responsible for deep root hand watering.

FOR DRC REVIEW ONLY - NOT FOR CONSTRUCTION

Client:

T.R.R. BAHIA MAR, LLC
1175 NE 125 STREET, SUITE 102
NORTH MIAMI, FL 33161

Project Name: Bahia Mar
FORT LAUDERDALE BEACH
A DOUBLETREE BY HILTON

LAND PLANNER / LANDSCAPE ARCHITECT
1512 E. BROWARD BOULEVARD, SUITE 110
FORT LAUDERDALE, FLORIDA 33301 USA
TEL: 954.524.3330
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Consultants:

CIVIL ENGINEER
FLYNN ENGINEERING SERVICES
241 COMMERCIAL BLVD.
LAUDERDALE-BY-THE-SEA
FL 33308

TRAFFIC ENGINEER
TRAF TECH ENGINEERING INC
8400 N UNIVERSITY DR # 307
POMPANO BEACH, FL 33321

Rev:	Date:	Description:	By:
1			
2			
3			
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5			
6			

Date:	29 MARCH 2017
Project Manager:	MPK
Drawn By:	DDB MPK MGG
Principal in Charge:	BSL
Project No:	116102

NORTH

SCALE:

Seal: REGISTERED LANDSCAPE ARCHITECT MICHAEL P. KARP LIC. NO. 0001017 STATE OF FLORIDA

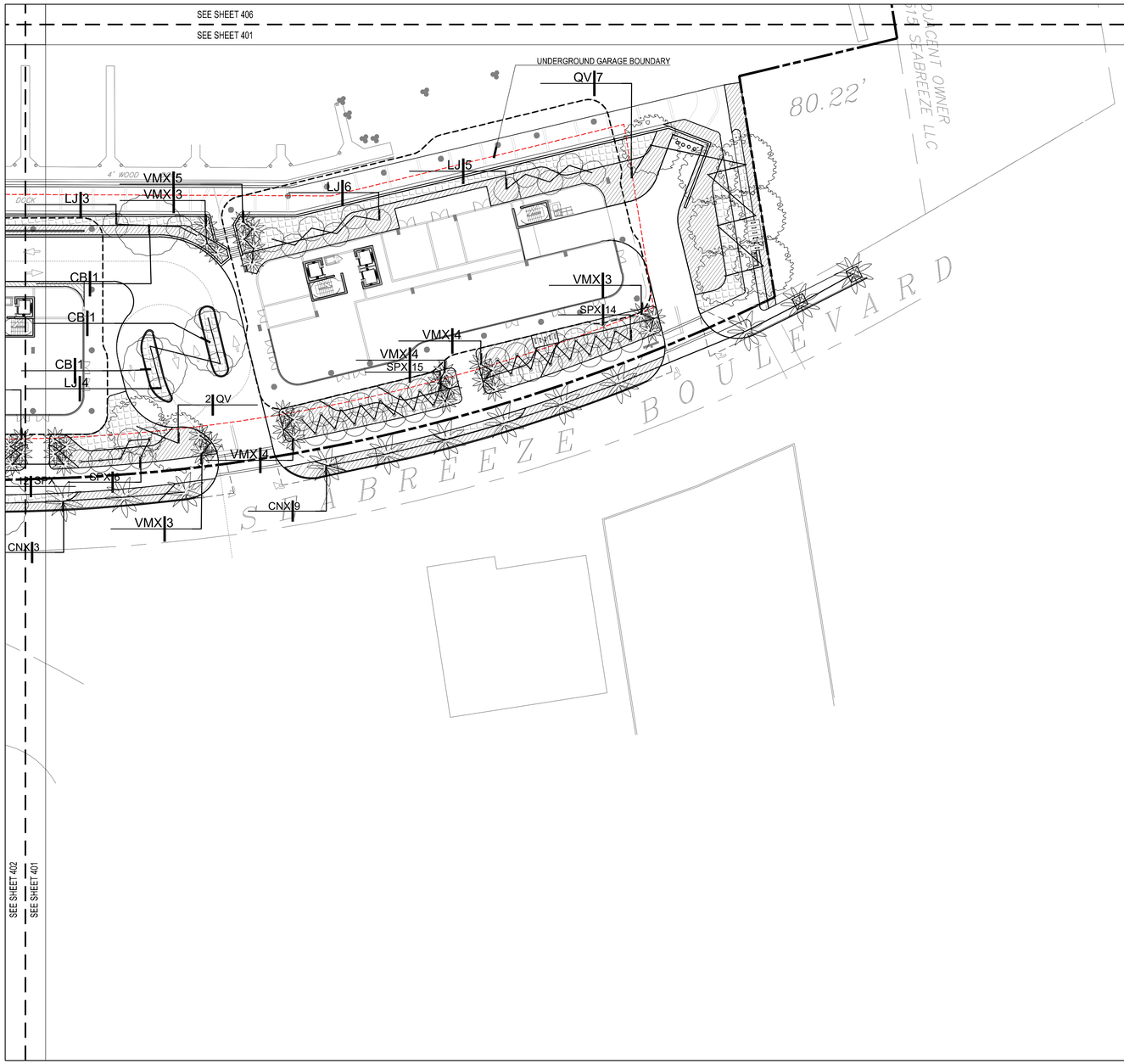
Project Phase:
LEVEL IV SITE PLAN SUBMITTAL

Sheet Title:
LANDSCAPE NOTES

Sheet Number:
L-400A

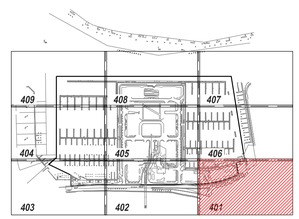
CAM 17-0506
Exhibit 1B
Page 45 of 54

Drawing name: G:\Projects\SL\116102 BM18\EDSA\doc\00_DATA\CAD\SHEETS\L-400A.dwg L-400A LANDSCAPE NOTES Mar 29, 2017 3:29pm by: mkulik



LEGEND

- GROUNDCOVER / VINES
- SHRUBS
- ANNUALS / ACCENTS
- ACCENT PLANTING
- TREE GRATES, TYP (see sheet L-211)
- DIRECTIONAL ARROWS
- PROPERTY LINE
- LIMIT OF UNDERGROUND GARAGE
- BUILDING OVERHANG
- TYPICAL SITE TRIANGLE (25' / 25')



KEY MAP NTS

FOR DRC REVIEW ONLY - NOT FOR CONSTRUCTION

Drawing name: G:\Projects\SL\116102 BM18\EDSAdoc\00_DATA\CAD\SHEETS\L-401.dwg L-401 LANDSCAPE PLAN Mar 29, 2017 3:29pm by: mkulik

Client:

T.R.R. BAHIA MAR, LLC
1175 NE 125 STREET, SUITE 102
NORTH MIAMI, FL 33161

Project Name: Bahia Mar
FORT LAUDERDALE BEACH
A DOUBLETREE BY HILTON

LAND PLANNER / LANDSCAPE ARCHITECT
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MIAMI, FL 33137

Consultants:

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FLYNN ENGINEERING SERVICES
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FL 33308

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TRAF TECH ENGINEERING INC
8400 N UNIVERSITY DR # 307
POMPANO BEACH, FL 33321

Rev:	Date:	Description:	By:
1			
2			
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4			
5			
6			

Date:	29 MARCH 2017
Project Manager:	MPK
Drawn By:	DDB MPK MGG
Principal in Charge:	BSL
Project No:	116102

NORTH

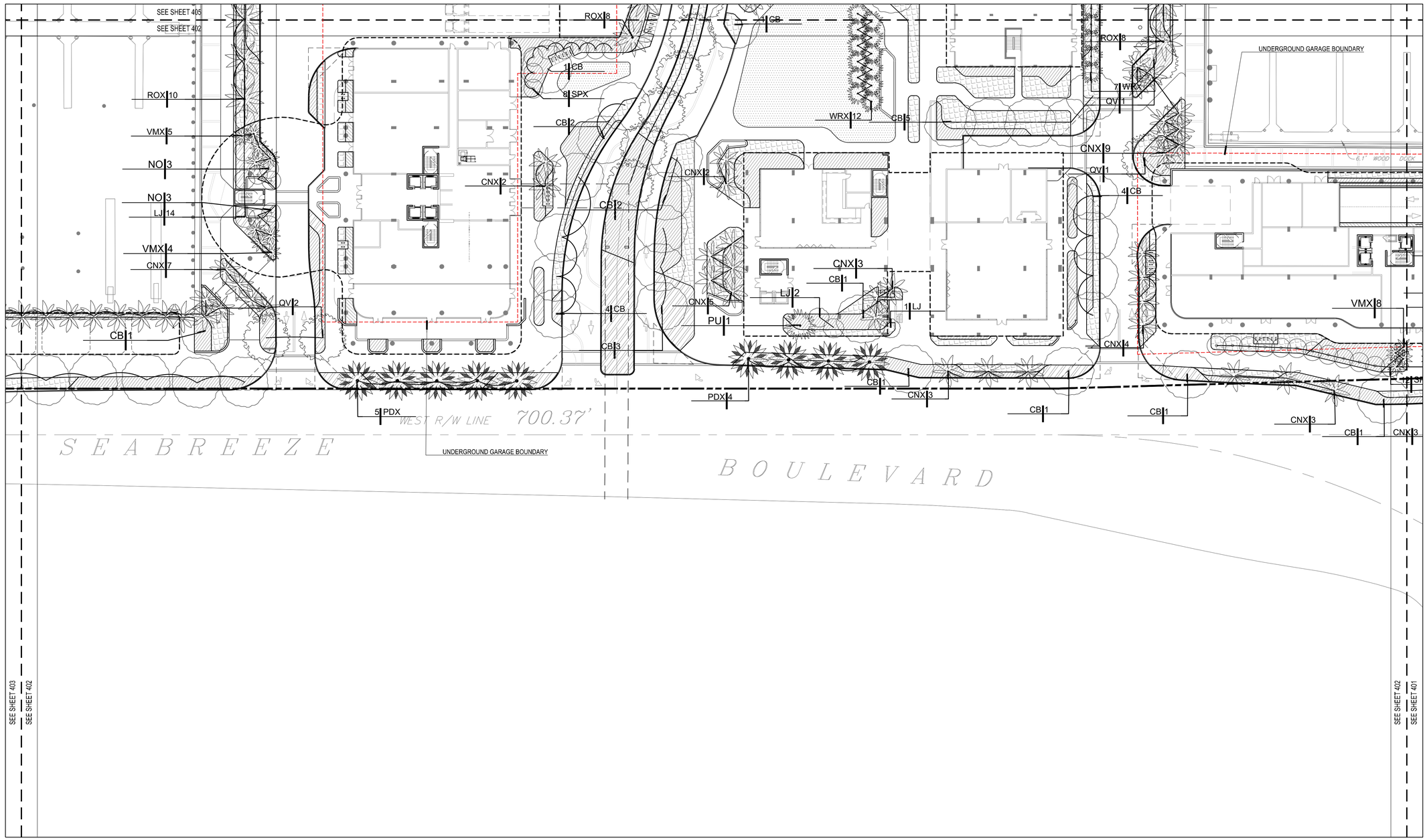
SCALE: 1"=30' (0, 30', 60')

Seal:

Project Phase:
LEVEL IV SITE PLAN SUBMITTAL

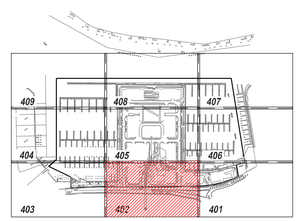
Sheet Title:
LANDSCAPE PLAN

Sheet Number:
L-401



LEGEND

- GROUNDCOVER / VINES
- SHRUBS
- ANNUALS / ACCENTS
- ACCENT PLANTING
- TREE GRATES, TYP (see sheet L-211)
- DIRECTIONAL ARROWS
- PROPERTY LINE
- LIMIT OF UNDERGROUND GARAGE
- BUILDING OVERHANG
- TYPICAL SITE TRIANGLE (25' / 25')



KEY MAP NTS

FOR DRC REVIEW ONLY - NOT FOR CONSTRUCTION

Drawing name: G:\Projects\SL\116102 BM18\EDSA\doc\00_DATA\CAD\SHEETS\L-401.dwg L-402 LANDSCAPE PLAN Mar 29, 2017 3:29pm by: mkulik

Client:

T.R.R. BAHIA MAR, LLC
1175 NE 125 STREET, SUITE 102
NORTH MIAMI, FL 33161

Project Name: Bahia Mar — FORT LAUDERDALE BEACH — A DOUBLETREE BY HILTON

LAND PLANNER / LANDSCAPE ARCHITECT
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POMPANO BEACH, FL 33321

Rev:	Date:	Description:	By:
1			
2			
3			
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7			

Date:	29 MARCH 2017
Project Manager:	MPK
Drawn By:	DDB MPK MGG
Principal in Charge:	BSL
Project No:	116102

NORTH

SCALE: 1"=30' (0, 30', 60')

Seal:

Project Phase:
LEVEL IV SITE PLAN SUBMITTAL

Sheet Title:
LANDSCAPE PLAN

Sheet Number:
L-402

CAM 17-0506
Exhibit 1B
Page 47 of 54

SEE SHEET 404

SEE SHEET 403

LOT 12

6' WOOD DOCK

4' WOOD DECK

DOLPHIIN PILING (TYPICAL)

CNX 4

CNX 16

CNX 8

CB 15

67.0'

50.00'

20.30'

SEE SHEET 403

SEE SHEET 402

LEGEND

GROUNDCOVER / VINES

SHRUBS

ANNUALS / ACCENTS

ACCENT PLANTING

TREE GRATES, TYP (see sheet L-211)

DIRECTIONAL ARROWS

PROPERTY LINE

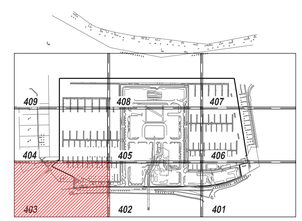
LIMIT OF UNDERGROUND GARAGE

BUILDING OVERHANG

TYPICAL SITE TRIANGLE

25'

25'



KEY MAP NTS

FOR DRC REVIEW ONLY - NOT FOR CONSTRUCTION

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1"=30'

Client:

T.R.R. BAHIA MAR, LLC
1175 NE 125 STREET, SUITE 102
NORTH MIAMI, FL 33161

Project Name: Bahia Mar
FORT LAUDERDALE BEACH
A DOUBLETREE BY HILTON

LAND PLANNER / LANDSCAPE ARCHITECT
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Rev:	Date:	Description:	By:
1			
2			
3			
4			
5			
6			

Date:	29 MARCH 2017
Project Manager:	MPK
Drawn By:	DDB MPK MGG
Principal in Charge:	BSL
Project No:	116102

NORTH

SCALE: 1"=30' 0 30' 60'

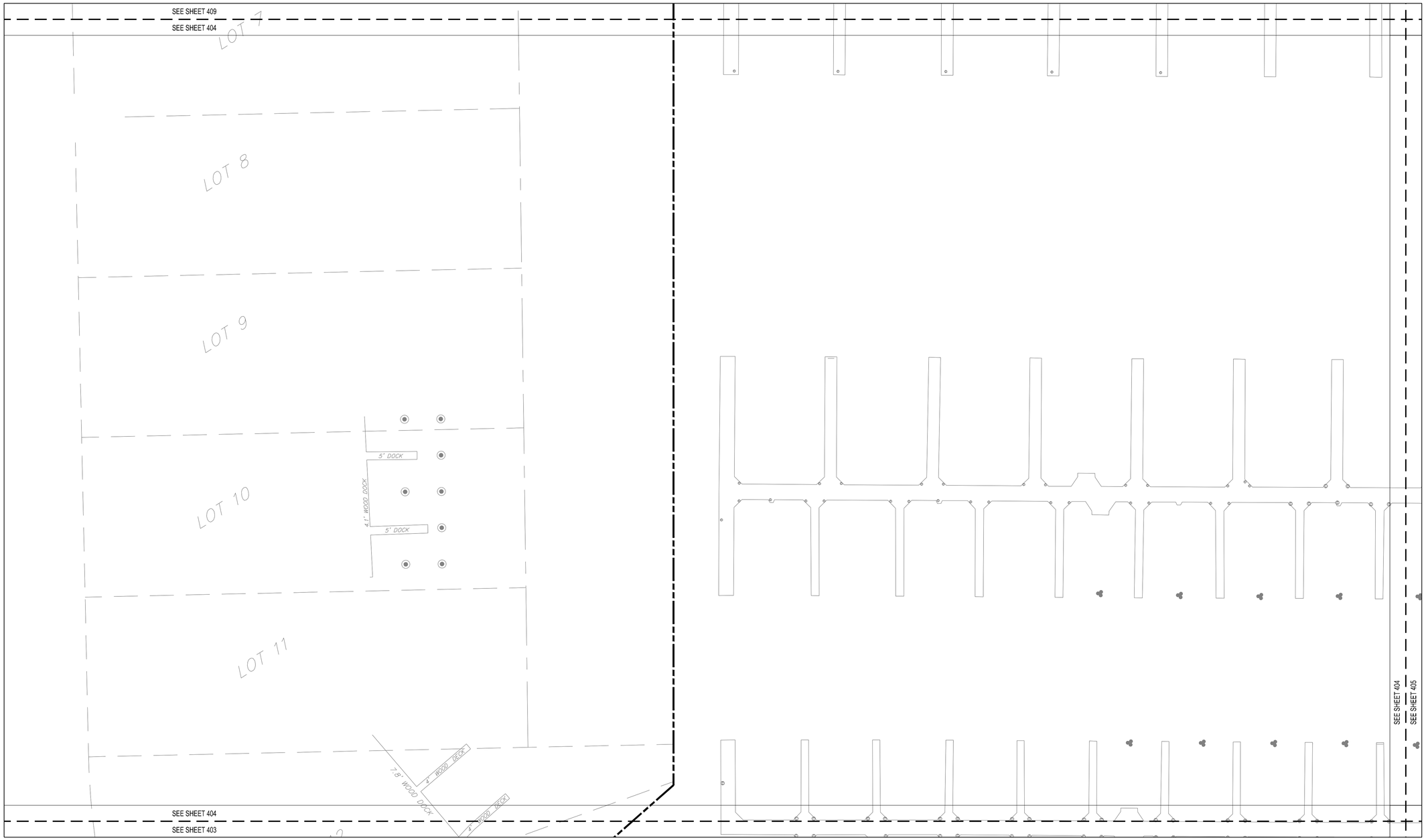
Seal:

Project Phase:
LEVEL IV SITE PLAN SUBMITTAL

Sheet Title:
LANDSCAPE PLAN

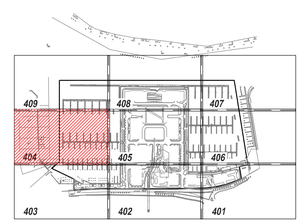
Sheet Number:
L-403

CAM 17-0506
Exhibit 1B
Page 48 of 54



LEGEND

- GROUNDCOVER / VINES
- SHRUBS
- ANNUALS / ACCENTS
- ACCENT PLANTING
- TREE GRATES, TYP (see sheet L-211)
- DIRECTIONAL ARROWS
- PROPERTY LINE
- LIMIT OF UNDERGROUND GARAGE
- BUILDING OVERHANG
- TYPICAL SITE TRIANGLE (25' / 52')



KEY MAP NTS

FOR DRC REVIEW ONLY - NOT FOR CONSTRUCTION

Drawing name: G:\Projects\SL\116102.BM18\EDSA\doc\00_DATA\CAD\SHEETS\L-401.dwg L-404 LANDSCAPE PLAN Mar 29, 2017 3:29pm by: mkulik

Client:

T.R.R. BAHIA MAR, LLC
1175 NE 125 STREET, SUITE 102
NORTH MIAMI, FL 33161

Project Name: Bahia Mar
FORT LAUDERDALE BEACH
A DOUBLETREE BY HILTON

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Rev:	Date:	Description:	By:
1			
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3			
4			
5			
6			

Date:	29 MARCH 2017
Project Manager:	MPK
Drawn By:	DDB MPK MGG
Principal in Charge:	BSL
Project No:	116102

NORTH

SCALE: 1"=30' (0, 30', 60')

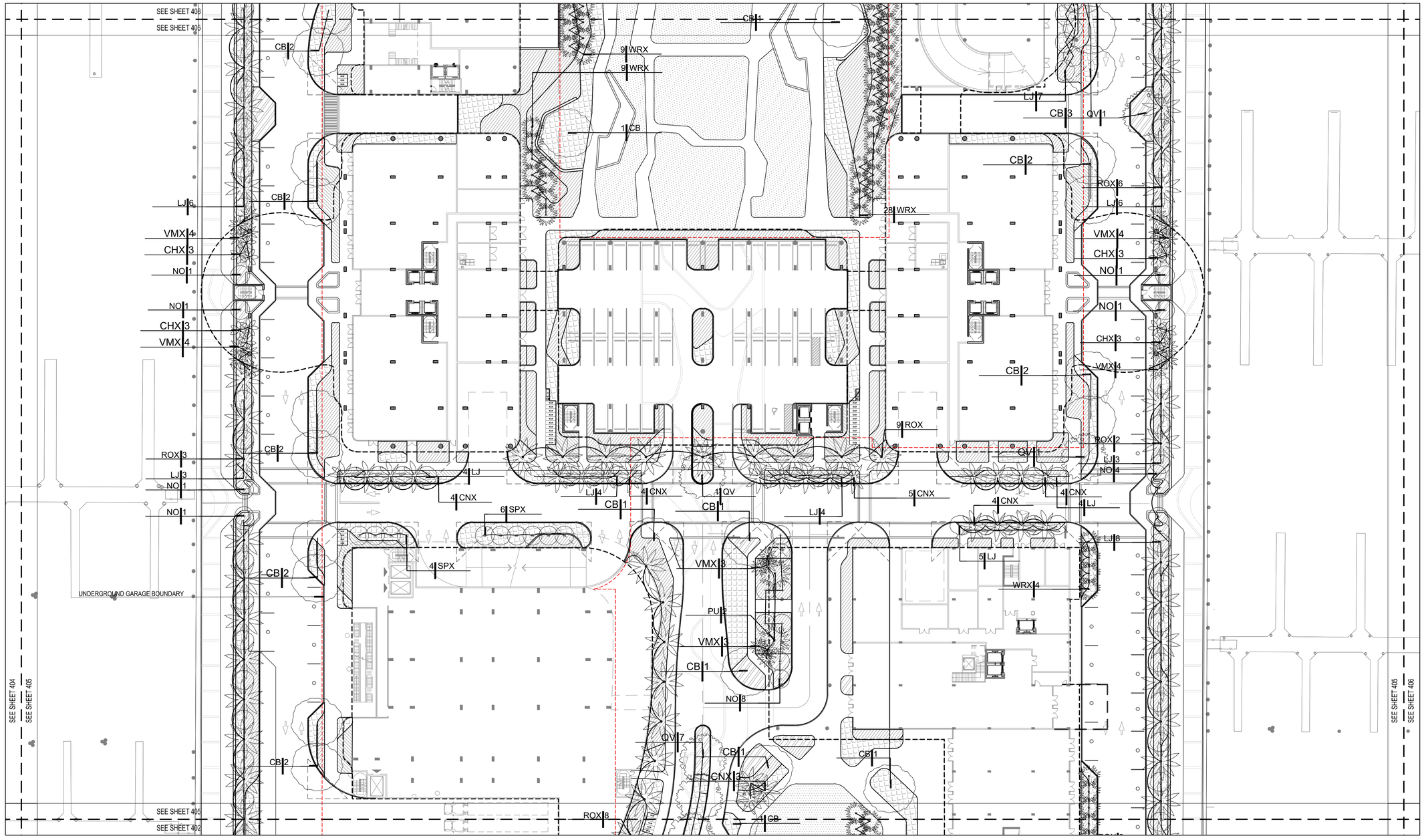
Seal:

Project Phase:
LEVEL IV SITE PLAN SUBMITTAL

Sheet Title:
LANDSCAPE PLAN

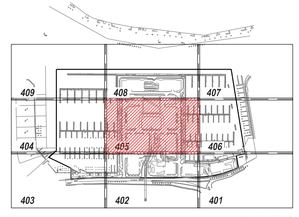
Sheet Number:
L-404

CAM 17-0506
Exhibit 1B
Page 49 of 54



LEGEND

- GROUNDCOVER / VINES
- SHRUBS
- ANNUALS / ACCENTS
- ACCENT PLANTING
- TREE GRATES, TYP (see sheet L-211)
- DIRECTIONAL ARROWS
- PROPERTY LINE
- LIMIT OF UNDERGROUND GARAGE
- BUILDING OVERHANG
- TYPICAL SITE TRIANGLE (25' / 25')



KEY MAP NTS

FOR DRC REVIEW ONLY - NOT FOR CONSTRUCTION

Client:

T.R.R. BAHIA MAR, LLC
1175 NE 125 STREET, SUITE 102
NORTH MIAMI, FL 33161

Project Name: Bahia Mar — FORT LAUDERDALE BEACH — A DOUBLETREE BY HILTON

LAND PLANNER / LANDSCAPE ARCHITECT
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FL 33308

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8400 N UNIVERSITY DR # 307
POMPANO BEACH, FL 33321

Rev:	Date:	Description:	By:
1			
2			
3			
4			
5			
6			

Date:	29 MARCH 2017
Project Manager:	MPK
Drawn By:	DDB MPK MGG
Principal in Charge:	BSL
Project No:	116102

NORTH

SCALE: 1"=30' (0, 30', 60')

Seal:

Project Phase:
LEVEL IV SITE PLAN SUBMITTAL

Sheet Title:
LANDSCAPE PLAN

Sheet Number:
L-405

CAM 17-0506
Exhibit 1B
Page 50 of 54

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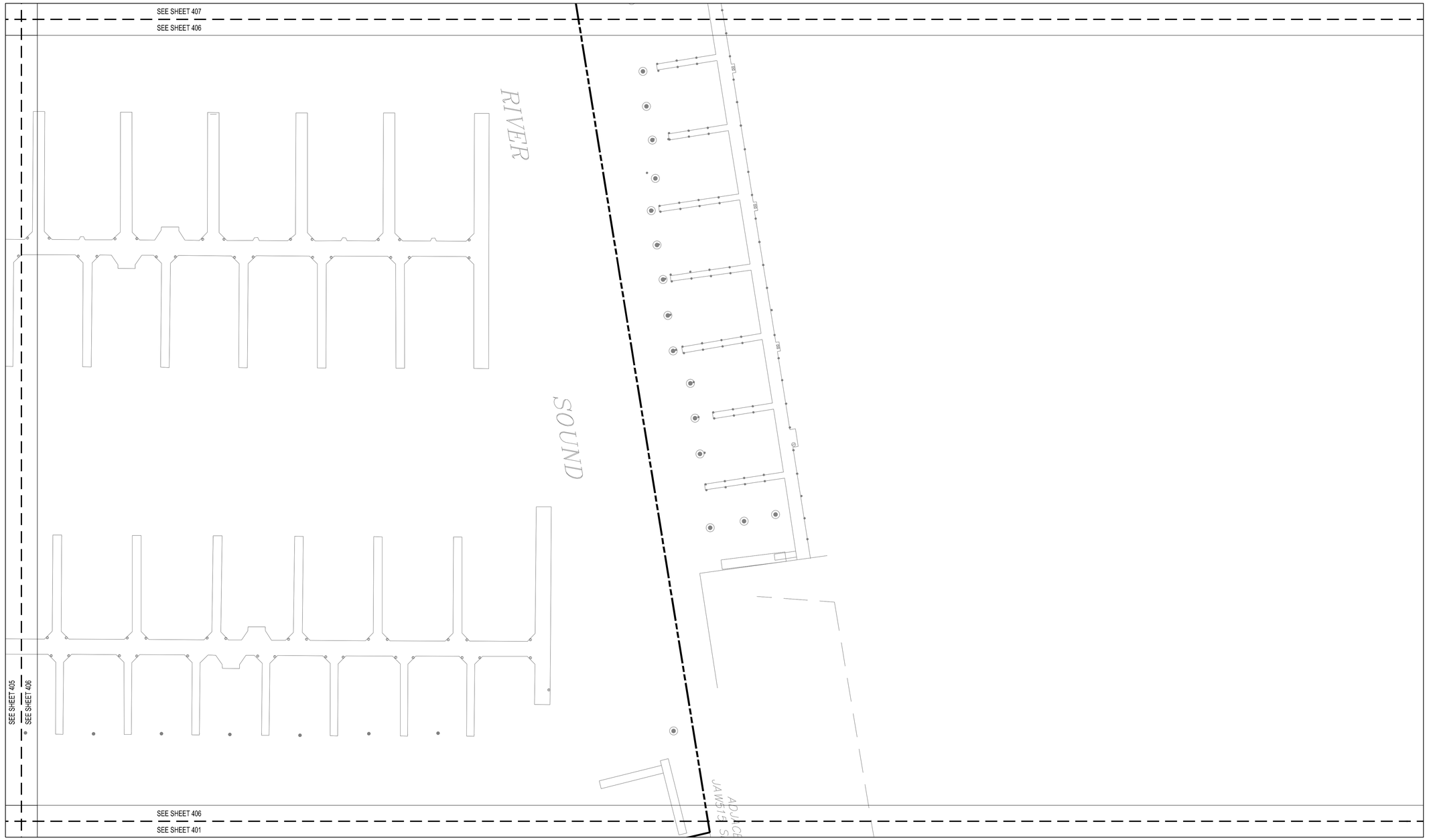
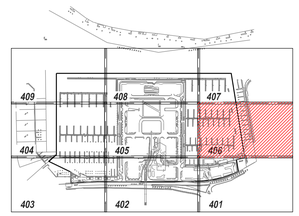


LEGEND

- GROUNDCOVER / VINES
- SHRUBS
- ANNUALS / ACCENTS
- ACCENT PLANTING
- TREE GRATES, TYP (see sheet L-211)
- DIRECTIONAL ARROWS
- PROPERTY LINE
- LIMIT OF UNDERGROUND GARAGE
- BUILDING OVERHANG
- TYPICAL SITE TRIANGLE (25' × 25')



KEY MAP NTS

FOR DRC REVIEW ONLY - NOT FOR CONSTRUCTION

Client:

T.R.R. BAHIA MAR, LLC
1175 NE 125 STREET, SUITE 102
NORTH MIAMI, FL 33161

Project Name: Bahia Mar
FORT LAUDERDALE BEACH
A DOUBLETREE BY HILTON

LAND PLANNER / LANDSCAPE ARCHITECT
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FORT LAUDERDALE, FLORIDA 33301 USA
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AND INTERIOR DESIGN, INC.
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Consultants:

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FLYNN ENGINEERING SERVICES
241 COMMERCIAL BLVD.
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FL 33308

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8400 N UNIVERSITY DR # 307
POMPANO BEACH, FL 33321

Rev:	Date:	Description:	By:
1			
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4			
5			
6			

Date:	29 MARCH 2017
Project Manager:	MPK
Drawn By:	DDB MPK MGG
Principal in Charge:	BSL
Project No:	116102

NORTH

SCALE: 1"=30'
0 30' 60'

Seal:

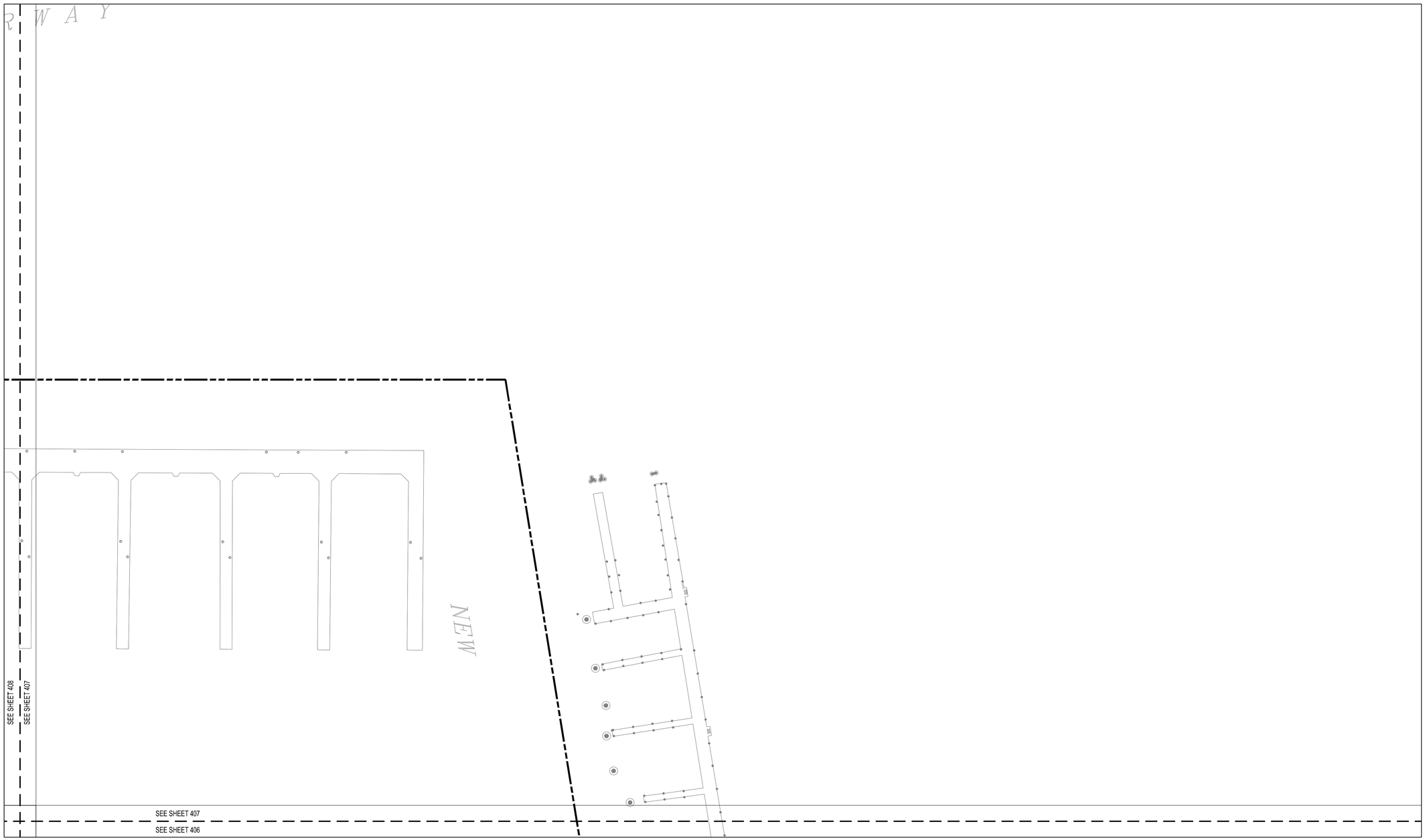
Project Phase:
LEVEL IV SITE PLAN SUBMITTAL

Sheet Title:
LANDSCAPE PLAN

Sheet Number:
L-406

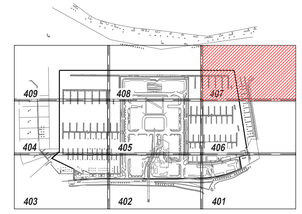
CAM 17-0506
Exhibit 1B
Page 51 of 54

Drawing name: G:\Projects\SL\116102 BM19\EDSAdoc\00_DATA\CAD\SHEETS\L-401.dwg L-406 LANDSCAPE PLAN Mar 29, 2017 3:29pm by: mkulik



LEGEND

- GROUNDCOVER / VINES
- SHRUBS
- ANNUALS / ACCENTS
- ACCENT PLANTING
- TREE GRATES, TYP (see sheet L-211)
- DIRECTIONAL ARROWS
- PROPERTY LINE
- LIMIT OF UNDERGROUND GARAGE
- BUILDING OVERHANG
- TYPICAL SITE TRIANGLE (25' × 25')



KEY MAP NTS

FOR DRC REVIEW ONLY - NOT FOR CONSTRUCTION

Client:

T.R.R. BAHIA MAR, LLC
1175 NE 125 STREET, SUITE 102
NORTH MIAMI, FL 33161

Project Name: Bahia Mar — FORT LAUDERDALE BEACH — A DOUBLETREE BY HILTON

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AND INTERIOR DESIGN, INC.
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MIAMI, FL 33137

Consultants:

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241 COMMERCIAL BLVD.
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FL 33308

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TRAF TECH ENGINEERING INC
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POMPANO BEACH, FL 33321

Rev:	Date:	Description:	By:
1			
2			
3			
4			
5			
6			

Date:	29 MARCH 2017
Project Manager:	MPK
Drawn By:	DDB MPK MGG
Principal in Charge:	BSL
Project No:	116102

NORTH

SCALE: 1"=30' 0 30' 60'

Seal:

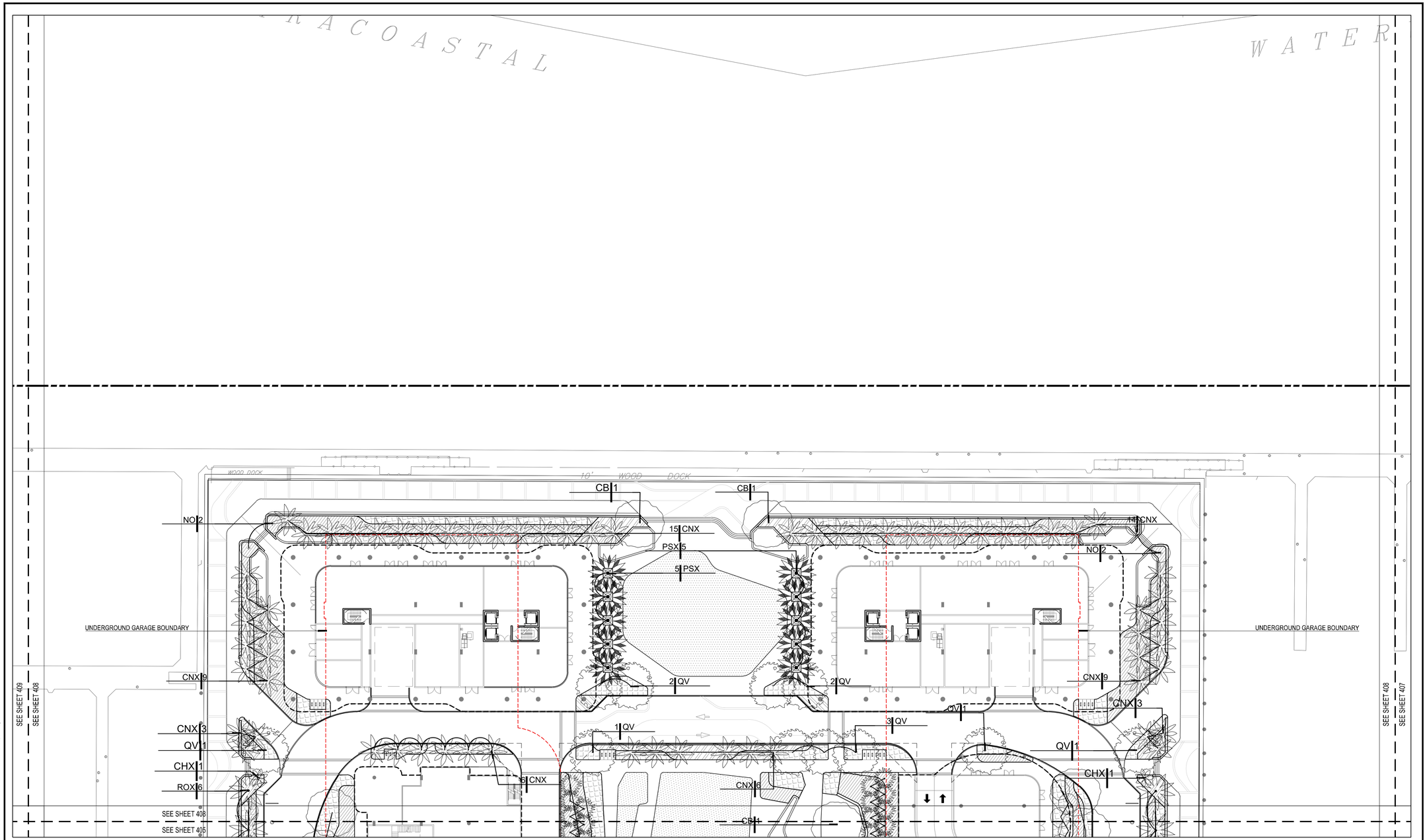
Project Phase:
LEVEL IV SITE PLAN SUBMITTAL

Sheet Title:
LANDSCAPE PLAN

Sheet Number:
L-407

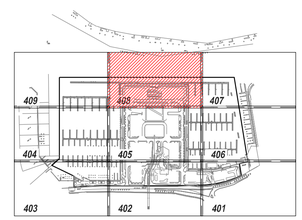
CAM 17-0506
Exhibit 1B
Page 52 of 54

Drawing name: G:\Projects\SLt\116102 BM18\EDSAdoc\00_DATA\CAD\SHEETS\L-401.dwg L-407 LANDSCAPE PLAN Mar 29, 2017 3:29pm by: mkulik



LEGEND

- GROUNDCOVER / VINES
- SHRUBS
- ANNUALS / ACCENTS
- ACCENT PLANTING
- TREE GRATES, TYP (see sheet L-211)
- DIRECTIONAL ARROWS
- PROPERTY LINE
- LIMIT OF UNDERGROUND GARAGE
- BUILDING OVERHANG
- TYPICAL SITE TRIANGLE (25' / 25')



KEY MAP NTS

FOR DRC REVIEW ONLY - NOT FOR CONSTRUCTION

Client:

T.R.R. BAHIA MAR, LLC
1175 NE 125 STREET, SUITE 102
NORTH MIAMI, FL 33161

Project Name: Bahia Mar — FORT LAUDERDALE BEACH — A DOUBLETREE BY HILTON

LAND PLANNER / LANDSCAPE ARCHITECT
1512 E. BROWARD BOULEVARD, SUITE 110
FORT LAUDERDALE, FLORIDA 33301 USA
TEL: 954.524.3330
www.edsaplan.com
LCC000001
PLANNING • LANDSCAPE ARCHITECTURE • URBAN DESIGN

ARCHITECT
KOBI KARP ARCHITECTURE
AND INTERIOR DESIGN, INC.
2915 BISCAYNE BLVD #200
MIAMI, FL 33137

Consultants:

CIVIL ENGINEER
FLYNN ENGINEERING SERVICES
241 COMMERCIAL BLVD.
LAUDERDALE-BY-THE-SEA
FL 33308

TRAFFIC ENGINEER
TRAF TECH ENGINEERING INC
8400 N UNIVERSITY DR # 307
POMPANO BEACH, FL 33321

Rev:	Date:	Description:	By:
1			
2			
3			
4			
5			
6			

Date:	29 MARCH 2017
Project Manager:	MPK
Drawn By:	DDB MPK MGG
Principal in Charge:	BSL
Project No:	116102

NORTH

SCALE: 1"=30' (0, 30', 60')

Seal:

Project Phase:
LEVEL IV SITE PLAN SUBMITTAL

Sheet Title:
LANDSCAPE PLAN

Sheet Number:
L-408

CAM 17-0506
Exhibit 1B
Page 53 of 54

Drawing name: G:\Projects\SL\116102 BM\BIDS\Adoc\00_DATA\CAD\SHEETS\L-401.dwg L-408 LANDSCAPE PLAN Mar 29, 2017 3:30pm by: mkulik

SEE SHEET 409

SEE SHEET 404

SEE SHEET 409

SEE SHEET 408

LEGEND

GROUNDCOVER / VINES

SHRUBS

ANNUALS / ACCENTS

ACCENT PLANTING

TREE GRATES, TYP
(see sheet L-211)

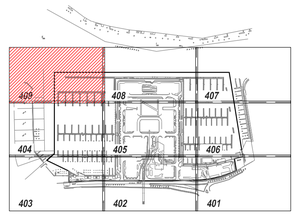
DIRECTIONAL ARROWS

PROPERTY LINE

LIMIT OF UNDERGROUND GARAGE

BUILDING OVERHANG

TYPICAL SITE TRIANGLE



KEY MAP NTS

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Drawing name: G:\Projects\SL\116102 BM18\EDSA\doc\00_DATA\CAD\SHEETS\L-401.dwg L-409 LANDSCAPE PLAN Mar 29, 2017 3:30pm by: mkulik

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A DOUBLETREE BY HILTON

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