

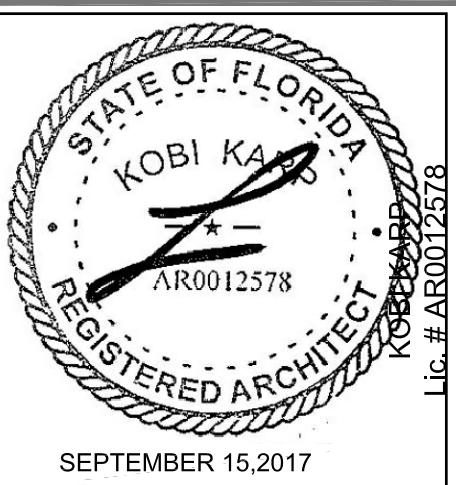
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801 SEABREEZE BLVD.
FORT LAUDERDALE, FL 33316

**LANDSCAPE
ARCHITECT**

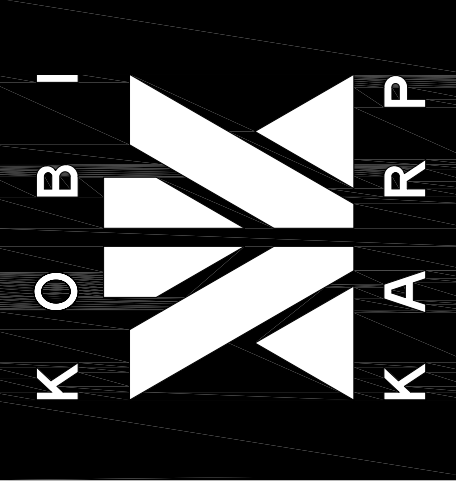
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Tel: 954.524.3330



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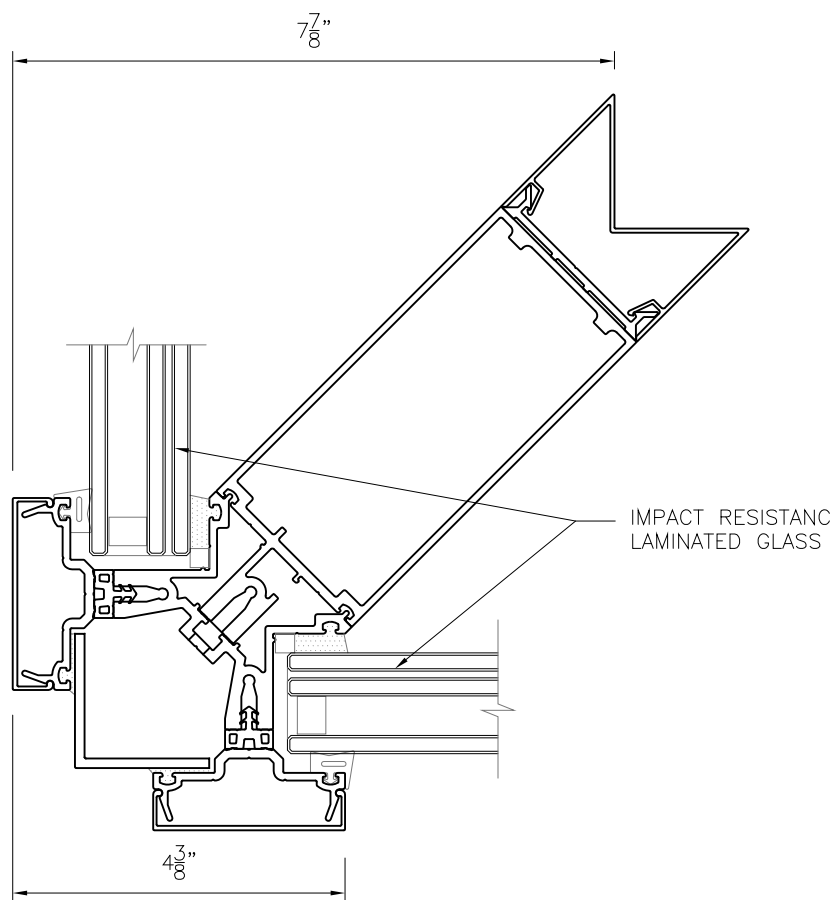
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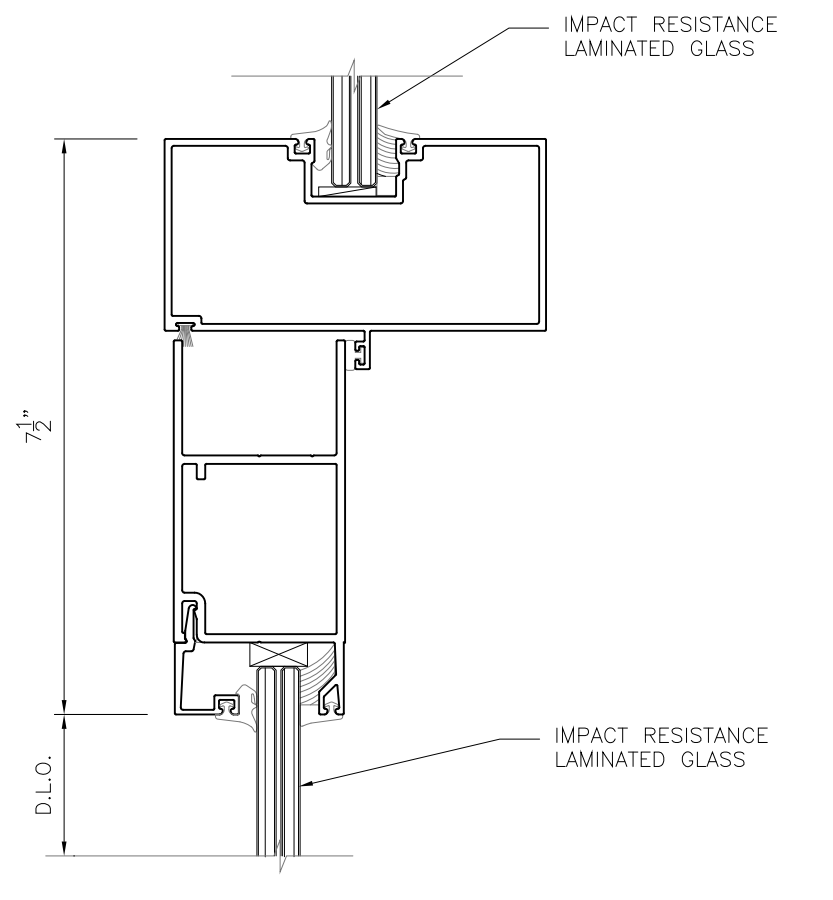
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DATE: 09/15/2017

**WINDOW
DETAILS**

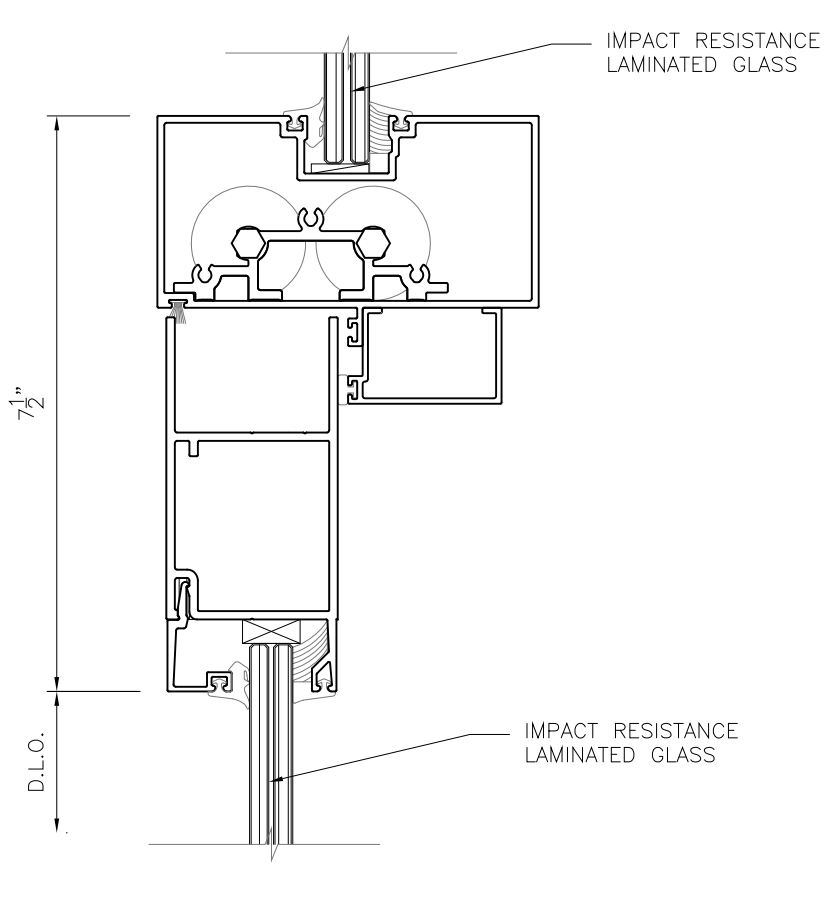
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OUTSIDE CORNER DETAIL
SCALE : 6" = 1'-0"
ES7525 **20**



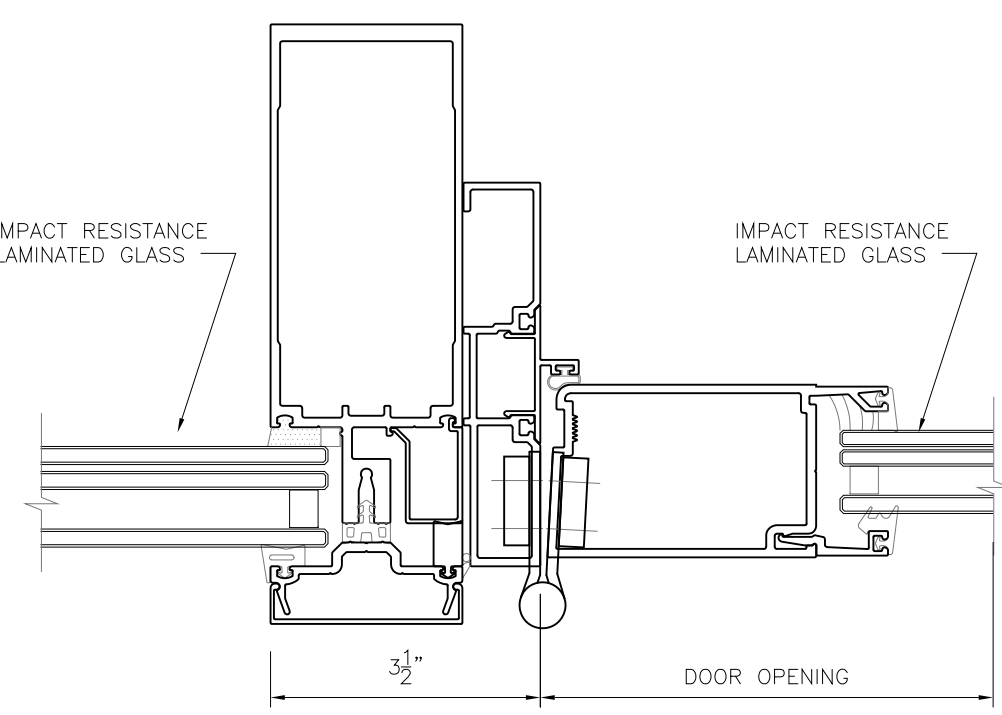
ENTRY DOOR HEAD
SCALE : 6" = 1'-0"
ES9000 **24**



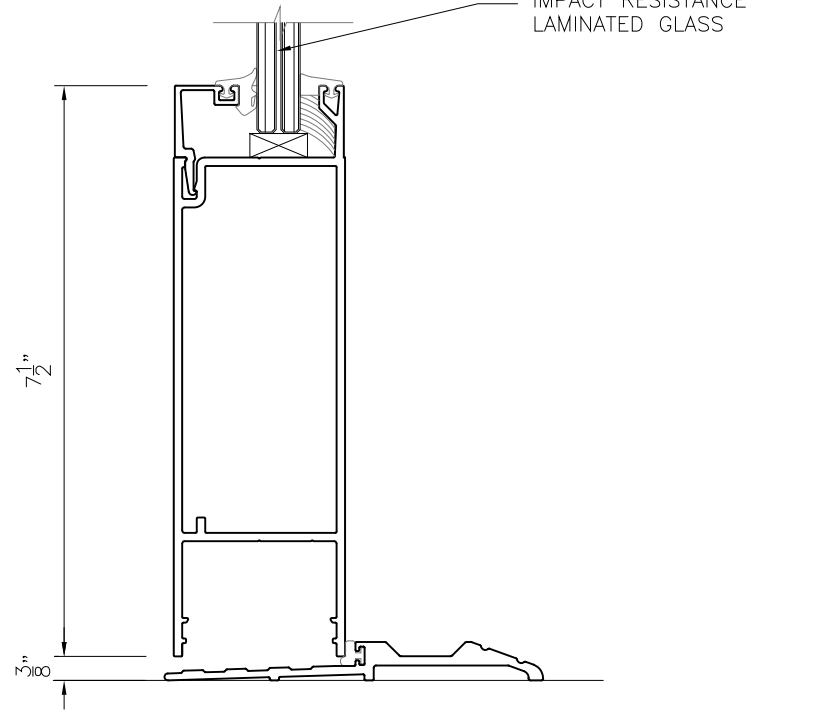
ENTRY DOOR HEAD FOR OHCC CLOSER
SCALE : 6" = 1'-0"
ES9000 **24B**

SCALE : 6" = 1'-0" **30**

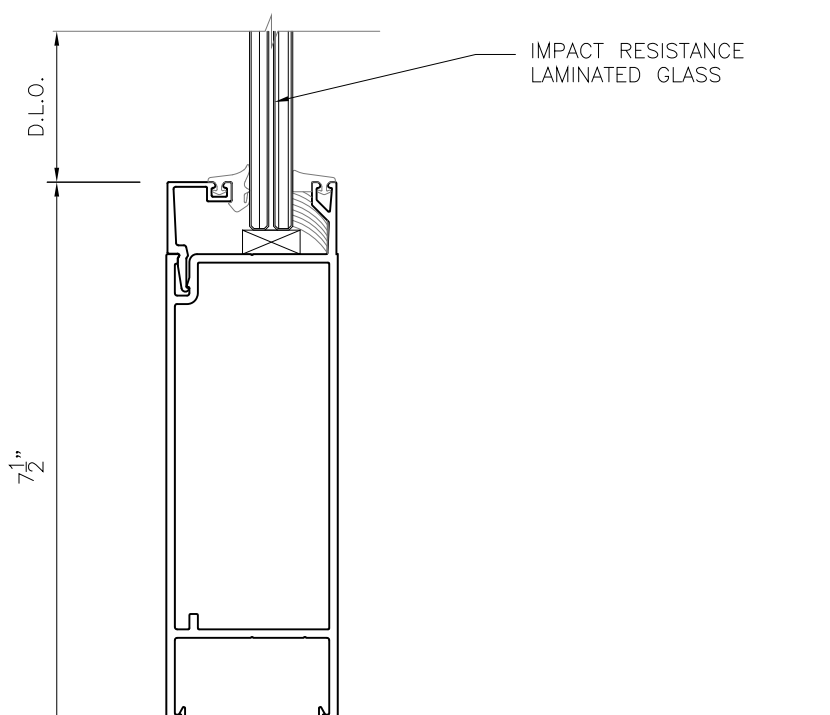
SCALE : 6" = 1'-0" **34**



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



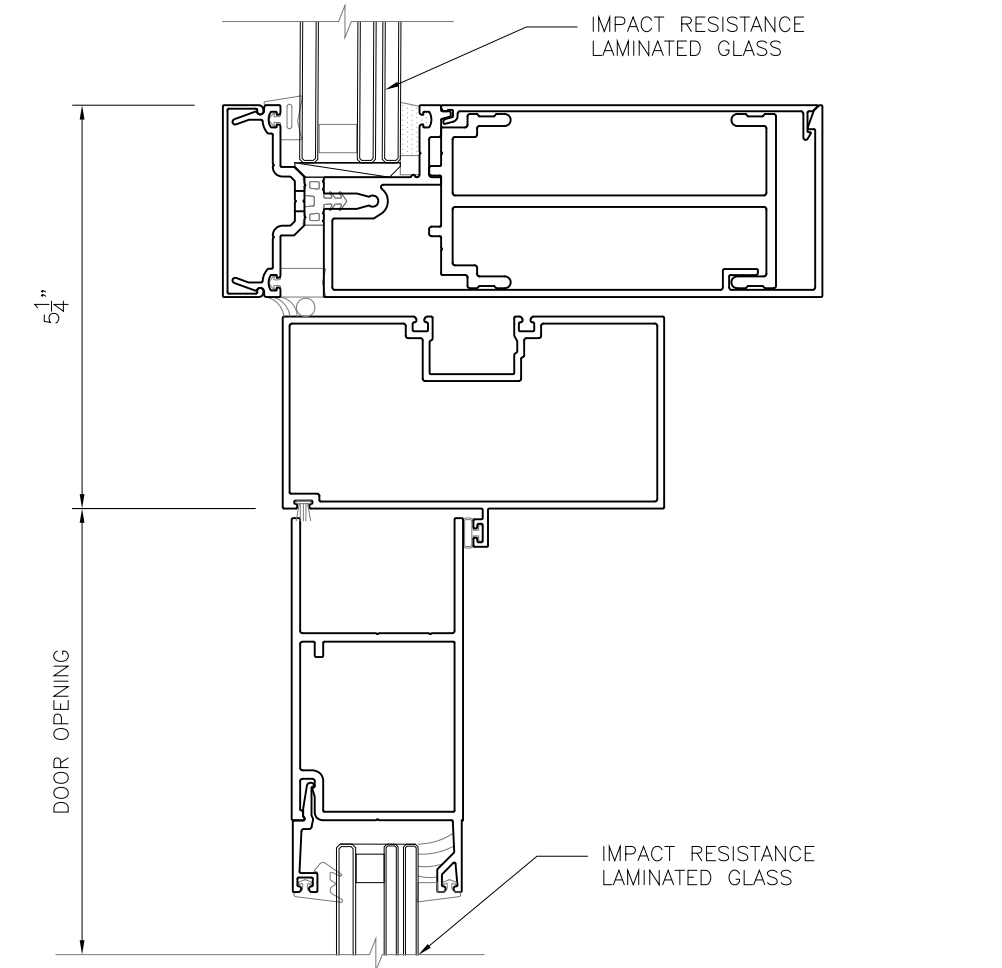
ENTRY DOOR THRESHOLD
SCALE : 6" = 1'-0"
ES9000 **25**



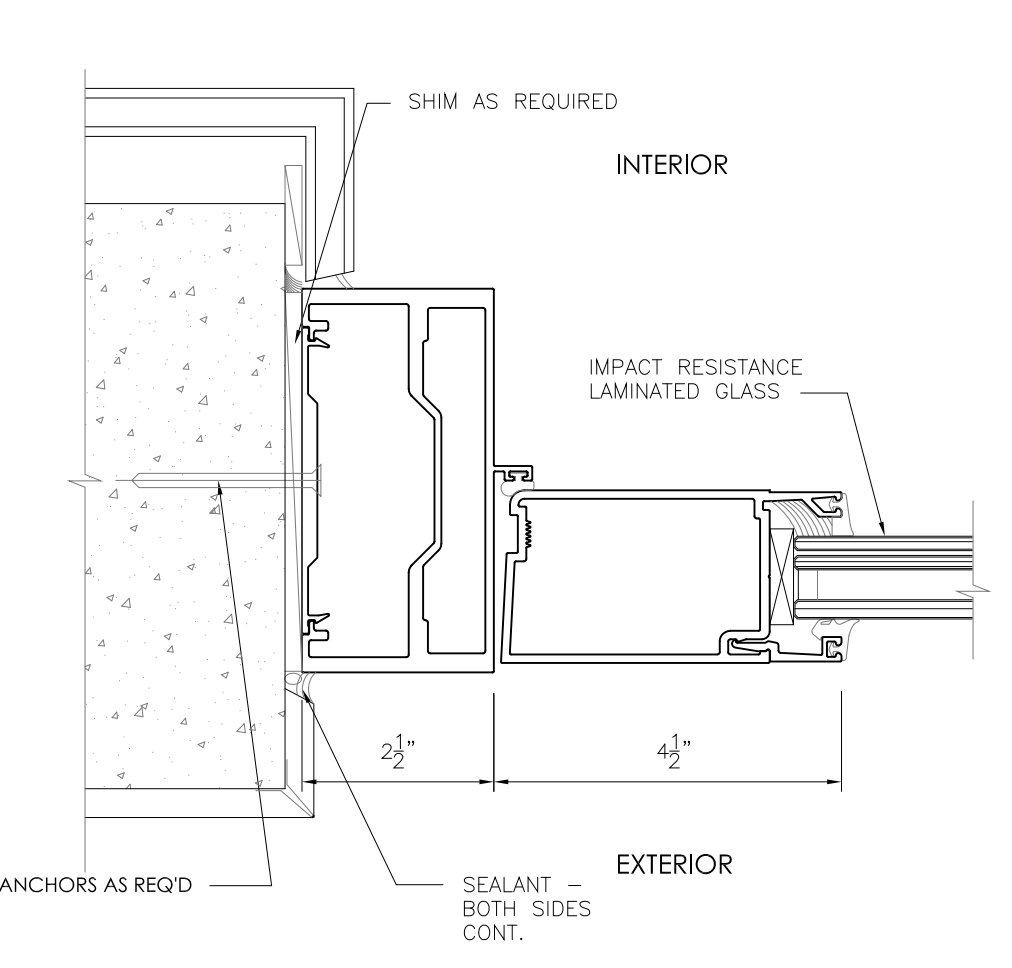
ENTRY DOOR THRESHOLD OPTIONAL
SCALE : 6" = 1'-0"
ES9000 **25B**

SCALE : 6" = 1'-0" **31**

SCALE : 6" = 1'-0" **35**



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

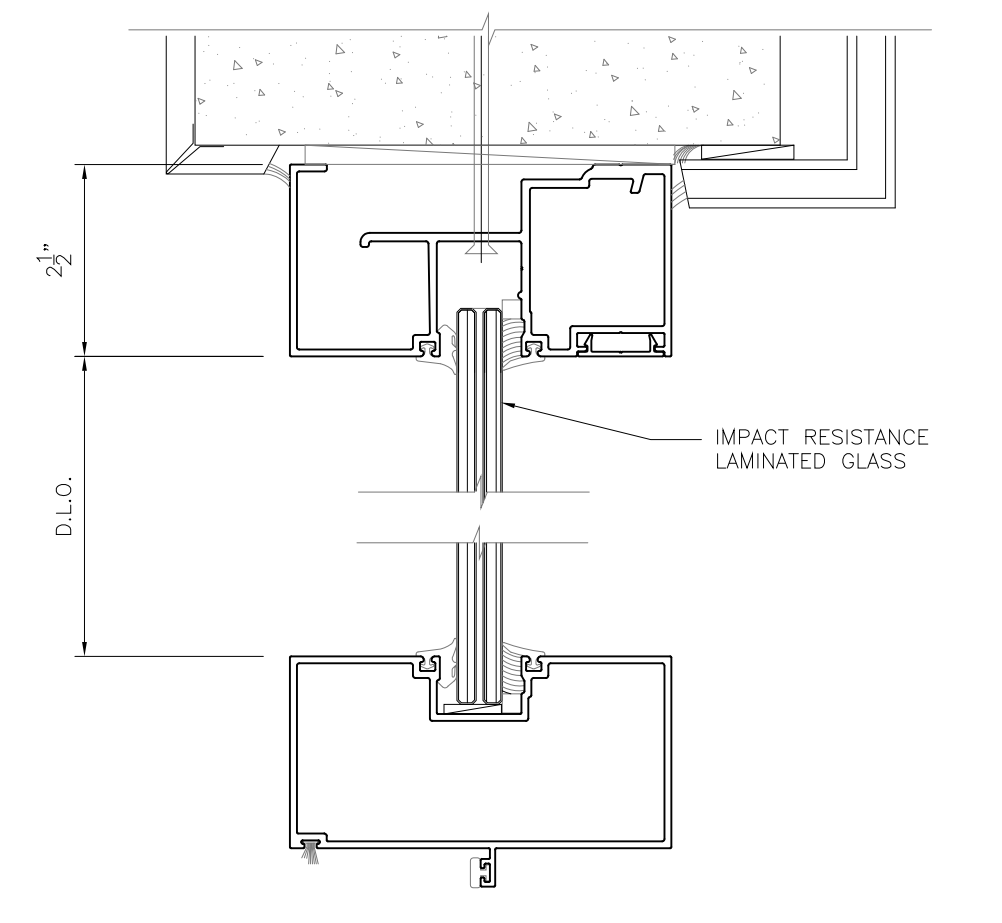


ENTRY DOOR JAMB
SCALE : 6" = 1'-0"
ES9000 **26**

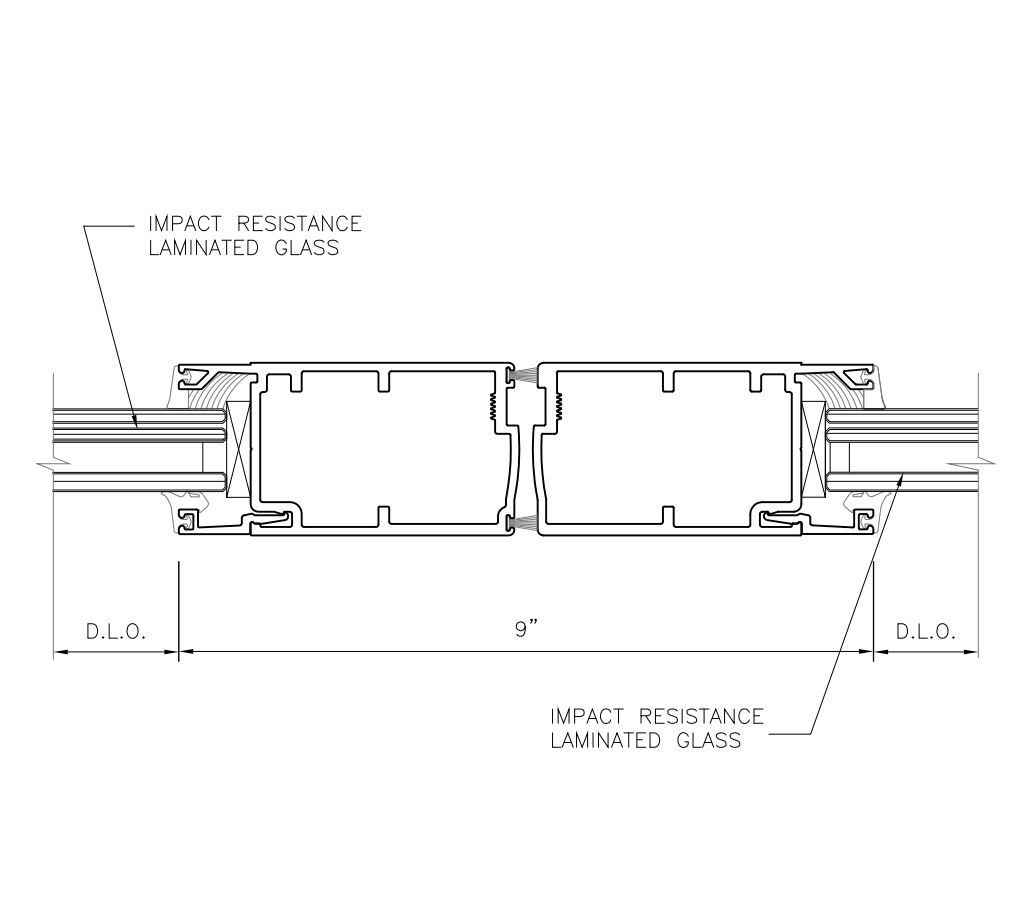
SCALE : 6" = 1'-0" **28**

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**

SCALE : 6" = 1'-0" **37**



1 SHADOW STUDY
03.21.2017 - 9AM



2 SHADOW STUDY
03.21.2017 - 10AM



3 SHADOW STUDY
03.21.2017 - 11AM



4 SHADOW STUDY
03.21.2017 - 12PM



4 SHADOW STUDY
03.21.2017 - 1PM



5 SHADOW STUDY
03.21.2017 - 2PM



7 SHADOW STUDY
03.21.2017 - 3PM



8 SHADOW STUDY
03.21.2017 - 4PM



9 SHADOW STUDY
03.21.2017 - 5PM

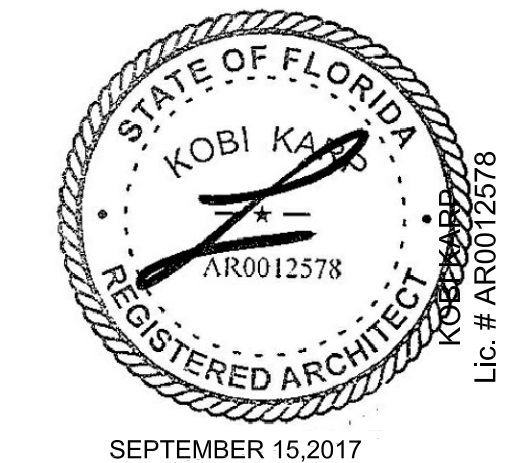
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BAHIA MAR
801 SEABREEZE BLVD.
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LANDSCAPE
ARCHITECT

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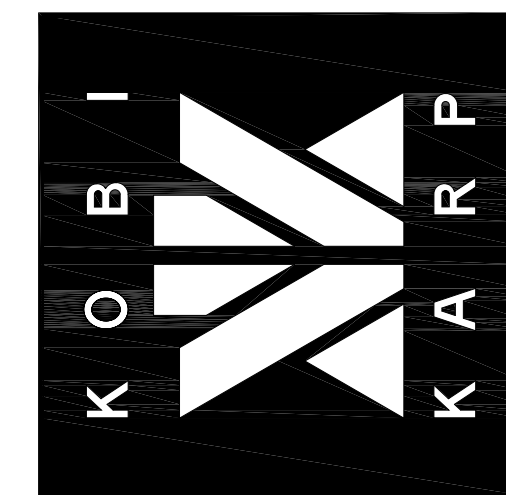


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DATE: 09/15/2017

SHADOW
STUDY
03.21.2017

SH0.01



1 SHADOW STUDY
6.21.2017 — 9AM



2 SHADOW STUDY
6.21.2017 — 10AM



3 SHADOW STUDY
6.21.2017 — 11AM



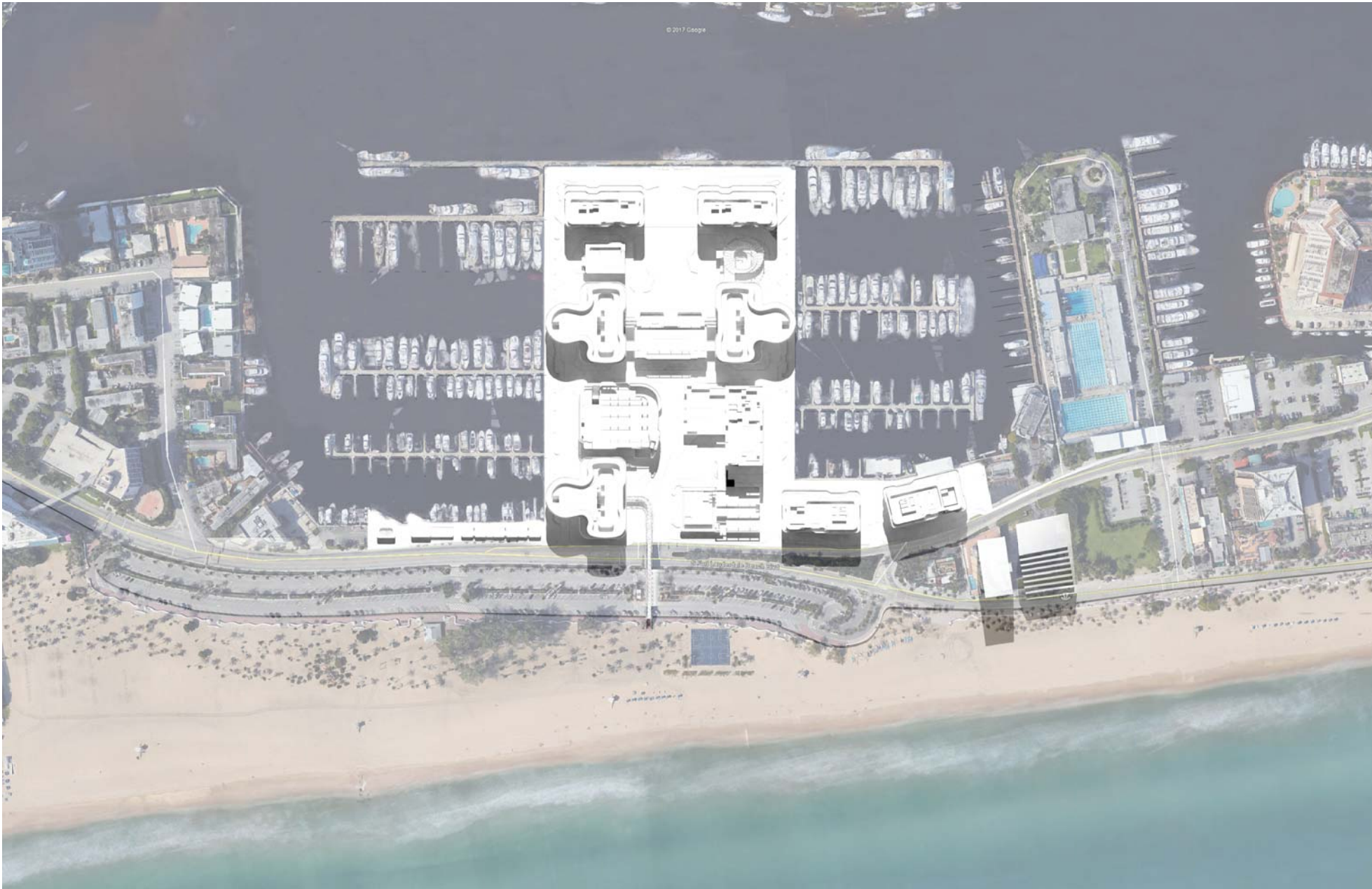
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6.21.2017 — 12PM



4 SHADOW STUDY
6.21.2017 — 1PM



5 SHADOW STUDY
6.21.2017 — 2PM



7 SHADOW STUDY
6.21.2017 — 3PM



8 SHADOW STUDY
6.21.2017 — 4PM

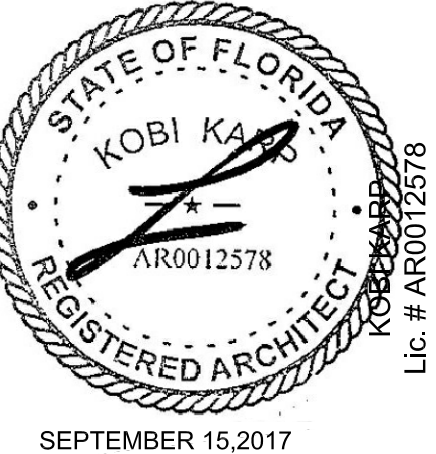


9 SHADOW STUDY
6.21.2017 — 5PM

BAHIA MAR
801 SEABREEZE BLVD.
FORT LAUDERDALE, FL 33316

LANDSCAPE
ARCHITECT

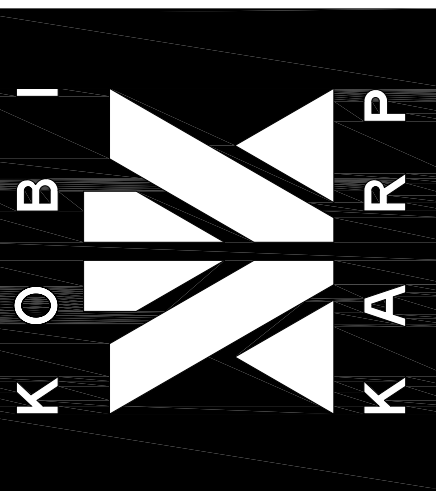
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SHADOW
STUDY
6.21.2017

SH0.02



1 SHADOW STUDY
12.22.2017 - 9AM



2 SHADOW STUDY
12.22.2017 - 10AM



3 SHADOW STUDY
12.22.2017 - 11AM



4 SHADOW STUDY
12.22.2017 - 12PM



4 SHADOW STUDY
12.22.2017 - 1PM



5 SHADOW STUDY
12.22.2017 - 2PM



7 SHADOW STUDY
12.22.2017 - 3PM



8 SHADOW STUDY
12.22.2017 - 4PM



9 SHADOW STUDY
12.22.2017 - 5PM

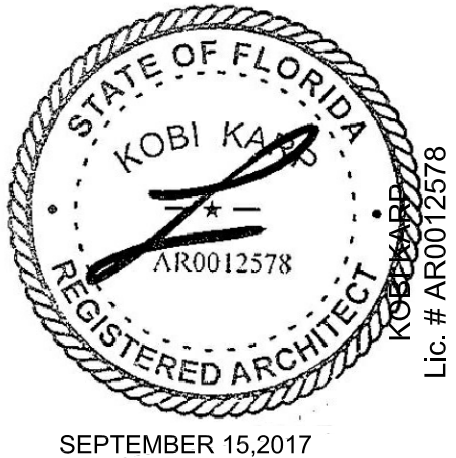
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LANDSCAPE
ARCHITECT

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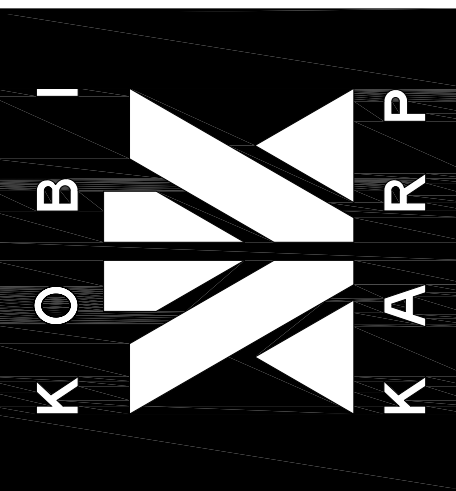


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INTERIOR DESIGN
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SHADOW
STUDY
12.22.2017

SH0.03

Drawing name: G:\Projects\SL116102\BMD\EDS\ac0400_DATA\ACAD\SHEETS\L-300.dwg L-300 VUA DIAGRAM Sep 15, 2017 12:59pm by: dblemore



- LEGEND
- Vehicular Use Area
 - VUA Landscape
 - Perimeter Landscape

LANDSCAPE CALCULATIONS FOR DEVELOPMENT AREA				VUA LANDSCAPE AREA	
	Square Feet	Acres		Required	Provided
Site Area (Net)	1,683,574	38.65 acres	VUA Landscape area (0.0% of VUA)	21,631	21,631 +
Upland Area	695,430	15.95 acres	Perimeter landscape area	12,000	12,000 +
Marina Area	988,144	22.68 acres	Interior landscape area (0.0% of VUA)	2430	2430 +
			Supplemental Landscape (to meet Int. Landscape Req.)		
			VUA Trees (1.0000 of VUA)	108	108 +
			VUA Native Trees (0.0% of Total VUA Req.)	64	64 +
			VUA Shrubs @ 1.0000 of VUA	649	649 +
			VUA Native Shrubs (0.0% of Total VUA Req.)	324	324 +
Building Footprint Coverage	209,745	4.82	VUA Shade Trees - 3" caliper (0.0% of Total VUA Req.)	27	27 +
			VUA Shade Trees - 2.5" caliper (0.0% of Total VUA Req.)	22	22 +
Vehicular Use Area	108,157	2.48	VUA Flowering Trees (0.0% of Total VUA Req.)	22	22 +
			VUA Palms (0.0% of Total VUA Req.)	22	22 +
			Street Trees (1.0000 of VUA)	39	39 +
			Optional Tree Species (0.0% of Total VUA Req.)	11	11 +
Net Lot Area	134,902	3.10	NET LOT LANDSCAPE TREES (1 TREE/1,000 SQ. FT.)	135	135 +
			Net Lot Shade Trees (0.0% of total Net Lot Trees)	27	27 +
			Net Lot Native Trees (0.0% of total Net Lot Trees)	67	67 +
Open Space (Total Site Including Marina)			Open Space (Upland Area Only)		
Ground Level			Ground Level		
Open Space		1,365,672	Open Space	377,528	54%
Landscape Area (as determined by ULDR Sec. 47-21.2)				Pervious Area (as determined by ULDR Sec. 47-21.3)	
	Square Feet	Acres		Required	Provided
	173,659	3.99	Pervious Area (0.0% of Upland Area)	173,858	173,858 +

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Client:

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

Project Name:

BahiaMar
FORT LAUDERDALE BEACH
A DOUBLETREE BY HILTON

LAND PLANNER / LANDSCAPE ARCHITECT

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FORT LAUDERDALE, FLORIDA 33301 USA
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KOBI KARP

Consultants:

CIVIL ENGINEER

FLYNN ENGINEERING SERVICES
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LAUDERDALE-BY-THE-SEA
FL 33308

FLYNN ENGINEERING SERVICES

TRAFFIC ENGINEER

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

TRAF TECH ENGINEERING, INC.

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

Date: 15 SEPTEMBER 2017

Project Manager: MPK

Drawn By: DOB MPK MGG

Principal in Charge: BSL

Project No: 116102

NORTH

SCALE: 1"=60'

0 60' 120'

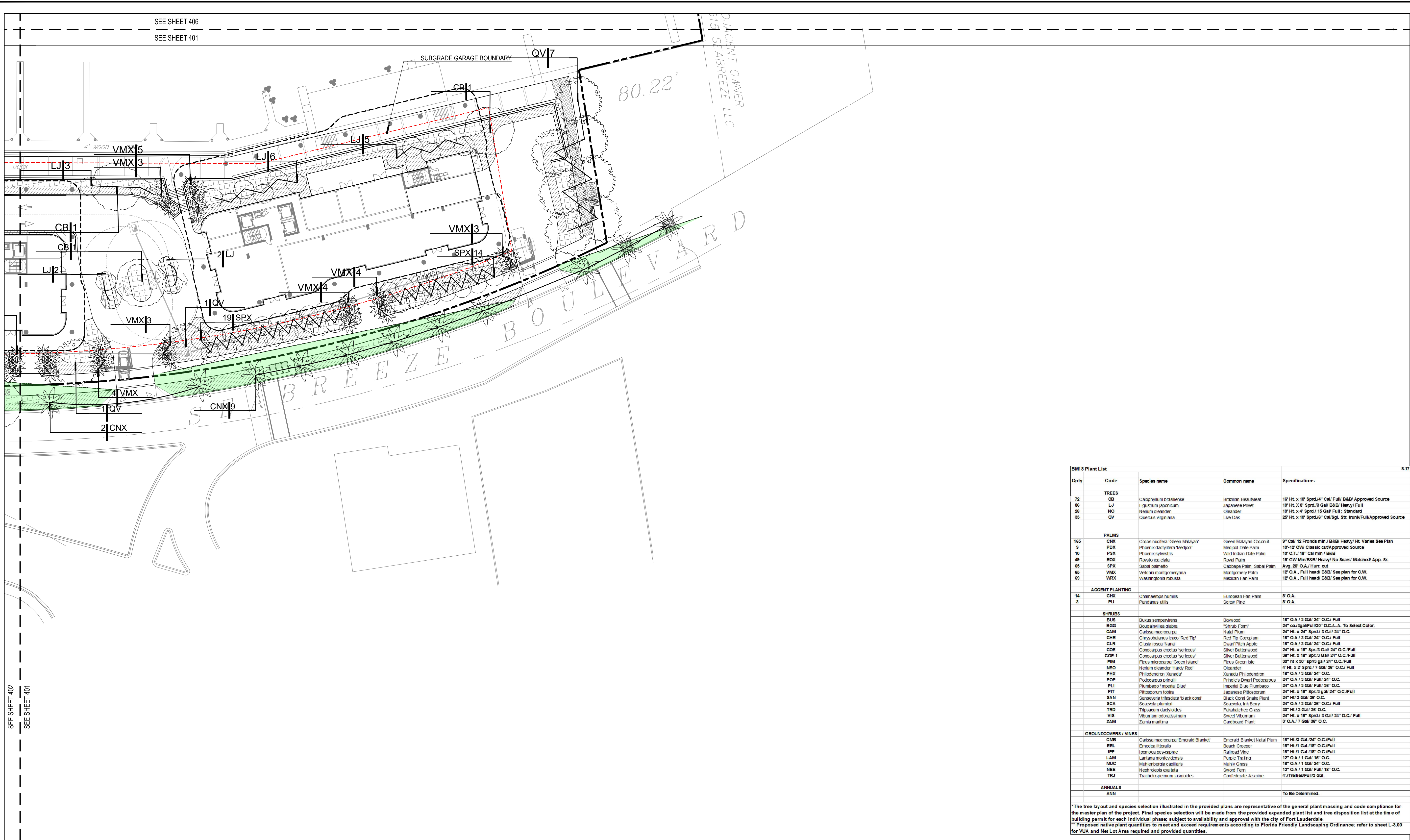
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Project Phase:
LEVEL IV SITE PLAN SUBMITTAL

Sheet Title:
VUA DIAGRAM

Sheet Number:
L-300

Drawing name: G:\Projects\SL116102\BM18\EDS\40102\DATA\CAD\SHETS\SL116102.dwg L-401 LANDSCAPE PLAN Sep 15 2017 12:59pm by: adulenore



BM18 Plant List					8.17
Qty	Code	Species name	Common name	Specifications	
TREES					
72	CB	Calophyllum brasiliense	Brazilian Beautyleaf	16' Ht. x 10' Sprd./4" Cal/ Full/ B&B/ Approved Source	
86	LJ	Liquidum japonicum	Japanese Privet	10' Ht. x 6' Sprd./3 Gal/ B&B/ Heavy/ Full	
28	NO	Nerium oleander	Oleander	10' Ht. x 4' Sprd./ 15 Gal/ Full/ Standard	
35	QV	Quercus virginiana	Live Oak	25' Ht. x 10' Sprd./6" Cal/Sgt. Str. trunk/Full/Approved Source	
PALMS					
165	CHX	Cocos nucifera 'Green Malay'	Green Malaysian Coconut	9" Cal/ 12 Fronds min./ B&B/ Heavy/ Ht. Varies See Plan	
9	PDX	Phoenix dactylopera 'Redsp'	Medjool Date Palm	10-12' O.A./ Classic cut/Aproved Source	
10	PSX	Phoenix sylvestris	Wild Indian Date Palm	10' C.T./ 18" Cal min./ B&B	
49	ROX	Rondeletia elata	Royal Palm	15' GW Min/B&B/ Heavy/ No Scars/ Matched/ App. Sr.	
65	SPX	Sabal palmetto	Cabbage Palm, Sabal Palm	Avg. 20' O.A./ Hum. cut	
65	VMX	Veltheia montgomeryana	Montgomery Palm	12" O.A., Full head/ B&B/ See plan for C.W.	
69	WRX	Washingtonia robusta	Mexican Fan Palm	12" O.A., Full head/ B&B/ See plan for C.W.	
ACCENT PLANTING					
14	CHX	Chamaecyparis humilis	European Fan Palm	8' O.A.	
3	PU	Pandanus utilis	Screw Pine	8' O.A.	
SHRUBS					
	BUS	Bauhinia variegata	Banwood	18" O.A./ 3 Gal/ 24" O.C./ Full	
	BGG	Bougainvillea glabra	"Shrub Form"	24" ea./3Gal/Full/20" O.C./A.A. To Select Color.	
	CAM	Carissa macrocarpa	Natal Plum	24" Ht. x 24" Sprd./ 3 Gal/ 24" O.C.	
	CHR	Chrysobalanus ikao 'Red Tip'	Red Tip Coccolup	18" O.A./ 3 Gal/ 24" O.C./ Full	
	CLR	Cissia rosea 'Hear'	Dwarf Fitch Apple	18" O.A./ 3 Gal/ 24" O.C./ Full	
	COE	Conocarpus erectus 'sericeus'	Silver Buttonwood	24" Ht. x 18" Sprd./3 Gal/ 24" O.C./ Full	
	COE-1	Conocarpus erectus 'sericeus'	Silver Buttonwood	30" Ht. x 18" Sprd./3 Gal/ 24" O.C./ Full	
	FLM	Ficus microcarpa 'Green Island'	Ficus Green Isle	20" Ht. x 20" Sprd./3 Gal/ 24" O.C./ Full	
	NEO	Nerium oleander 'Hardy Red'	Oleander	4' Ht. x 2' Sprd./ 7 Gal/ 36" O.C./ Full	
	PHK	Philodendron 'Xanadu'	Xanadu Philodendron	18" O.A./ 3 Gal/ 24" O.C.	
	POP	Photocarpus ornati	Proper Dwarf Photocarpus	24" O.A./ 3 Gal/ Full/ 36" O.C.	
	PLI	Plumbago 'Imperial Blue'	Imperial Blue Plumbago	24" O.A./ 3 Gal/ Full/ 36" O.C.	
	PIT	Philodendron 'Idris'	Japanese Philodendron	24" Ht. x 18" Sprd./3 Gal/ 24" O.C./ Full	
	SAN	Scaevola taccada 'black coral'	Black Coral Scaevola Plant	24" Ht. x 3 Gal/ 36" O.C.	
	SCA	Scaevola plumieri	Scaevola, Ink Berry	24" O.A./ 3 Gal/ 36" O.C./ Full	
	TRD	Tripsacum dactyloides	Falcatifolius Grass	30" Ht. x 3 Gal/ 36" O.C.	
	VIS	Viburnum odoratissimum	Sweet Viburnum	24" Ht. x 18" Sprd./ 3 Gal/ 24" O.C./ Full	
	ZAM	Zamia maritima	Cardboard Plant	2' O.A./ 7 Gal/ 36" O.C.	
GROUNDCOVERS / VINES					
	CMB	Carissa macrocarpa 'Emerald Blanket'	Emerald Blanket Natal Plum	18" Ht./3 Gal/24" O.C./Full	
	ERL	Erodia littoralis	Beach Creeper	18" Ht./3 Gal/18" O.C./Full	
	IPP	Ipomoea pes-caprae	Rainbow Vine	18" Ht./3 Gal/18" O.C./Full	
	LAM	Lantana montevidensis	Purple Trailing	12" O.A./ 1 Gal/ 18" O.C.	
	MUC	Muhlenbergia capillaris	Murphy Grass	18" O.A./ 1 Gal/ 24" O.C.	
	NIE	Nephrolepis exaltata	Sword Fern	12" O.A./ 1 Gal/ Full/ 18" O.C.	
	TRJ	Trachelospermum jasminoides	Confederate Jasmine	4' Trellise/Full/3 Gal.	
ANNUALS					
	ANN			To Be Determined.	
*The tree layout and species selection illustrated in the provided plans are representative of the general plant massing and code compliance for the master plan of the project. Final species selection will be made from the provided expanded plant list and tree disposition list at the time of building permit for each individual phase; subject to availability and approval with the city of Fort Lauderdale.					
*Proposed native plant quantities to meet and exceed requirements according to Florida Friendly Landscaping Ordinance; refer to sheet L-3.00 for VMA and Net Lot Area required and provided quantities.					

LEGEND			
	GROUNDCOVER / VINES		PROPERTY LINE
	SHRUBS		LIMIT OF SUBGRADE GARAGE
	ANNUALS / ACCENTS		BUILDING OVERHANG
	ACCENT PLANTING		STRUCTURAL SOIL*
	TREE GRATES, TYP (see sheet L-211)		SILVA CELLS*
	DIRECTIONAL ARROWS		TYPICAL SITE TRIANGLE (PER ULDR SECTION 47-2.2.Q)
	BRASCO BCT INTERLUDE BUS SHELTER		TYPICAL SITE TRIANGLE (PER ULDR SECTION 47-2.2.Q)
			ADA ACCESSIBLE SPACE

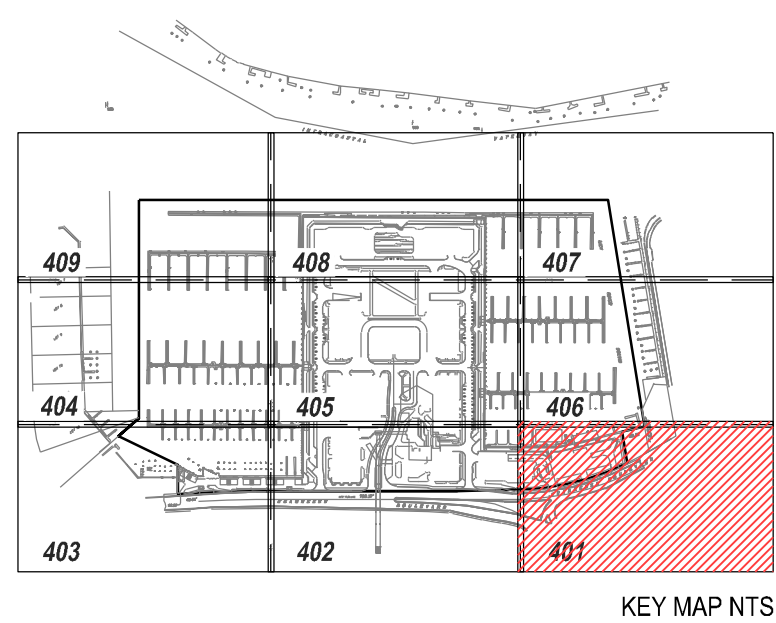
FDOT SIGHT TRIANGLE PER INDEX 546 (SEE SHEET SI-006)

PROJECT AREA WITHIN FDOT SIGHT TRIANGLE

STRUCTURAL SOIL*

SILVA CELLS*

*SILVA CELL AND STRUCTURAL SOIL LOCATIONS SUBJECT TO UTILITY CONFIGURATIONS AND ON-SITE CONDITIONS



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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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8400 N UNIVERSITY DR # 307
POMPANO BEACH, FL 33321

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

Date:	15 SEPTEMBER 2017	
Project Manager:	MPK	
Drawn By:	DOB MPK MGG	
Principal in Charge:	BSL	
Project No:	116102	NORTH

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

Seal:



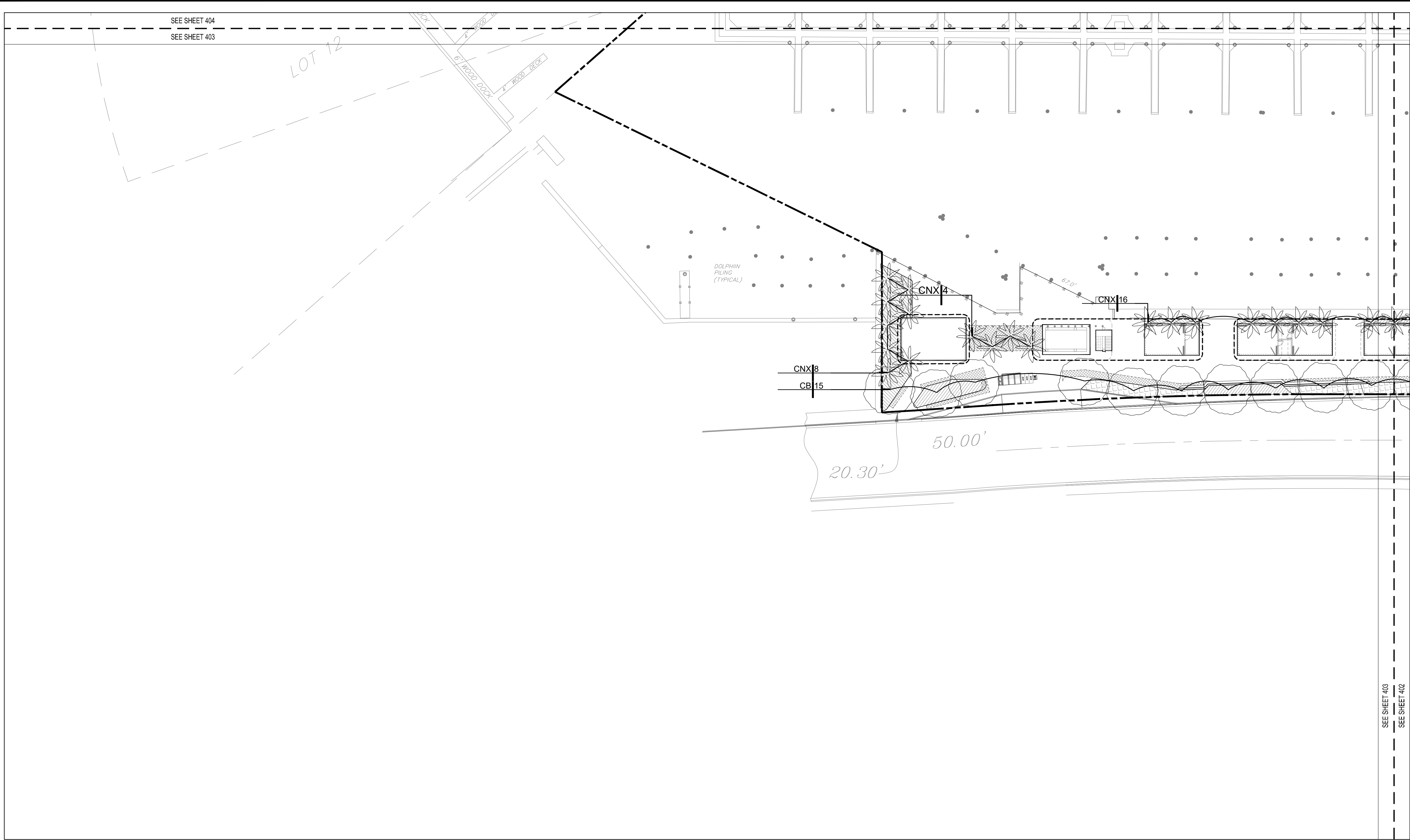
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Sheet Title: LANDSCAPE PLAN

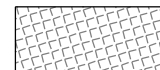
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L-401

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LEGEND



GROUNDCOVER / VINES



SHRUBS



ANNUALS / ACCENTS



ACCENT PLANTING



TREE GRATES, TYP
(see sheet L-211)



DIRECTIONAL ARROWS



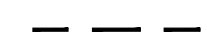
BRASCO BCT INTERLUDE BUS
SHELTER



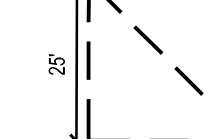
PROPERTY LINE



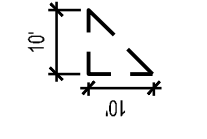
LIMIT OF SUBGRADE
GARAGE



BUILDING OVERHANG



TYPICAL SITE TRIANGLE* (PER ULDR SECTION 47-2.2.Q)



TYPICAL SITE TRIANGLE* (PER ULDR SECTION 47-2.2.Q)



ADA ACCESSIBLE SPACE



FDOT SIGHT TRIANGLE PER
INDEX 546 (SEE SHEET SI-006)



PROJECT AREA WITHIN FDOT
SIGHT TRIANGLE



STRUCTURAL SOIL*



SILVA CELLS*

*SILVA CELL AND STRUCTURAL
SOIL LOCATIONS SUBJECT TO
UTILITY CONFIGURATIONS AND
ON-SITE CONDITIONS

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:

BahiaMar
FORT LAUDERDALE BEACH
A DOUBLETREE BY HILTON

LAND PLANNER / LANDSCAPE ARCHITECT
1512 E. BROWARD BOULEVARD, SUITE 110
FORT LAUDERDALE, FLORIDA 33301 USA
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KOB I KARP

Consultants:



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

CIVIL ENGINEER



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

ENGINEERING, INC.

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

Date: 15 SEPTEMBER 2017

Project Manager: MPK

Drawn By: DOB MPK MGG

Principal in Charge: BSL

Project No: 116102



NORTH

SCALE: 1"=30'

0 30' 60'

Seal:



Project Phase:

LEVEL IV SITE PLAN SUBMITTAL

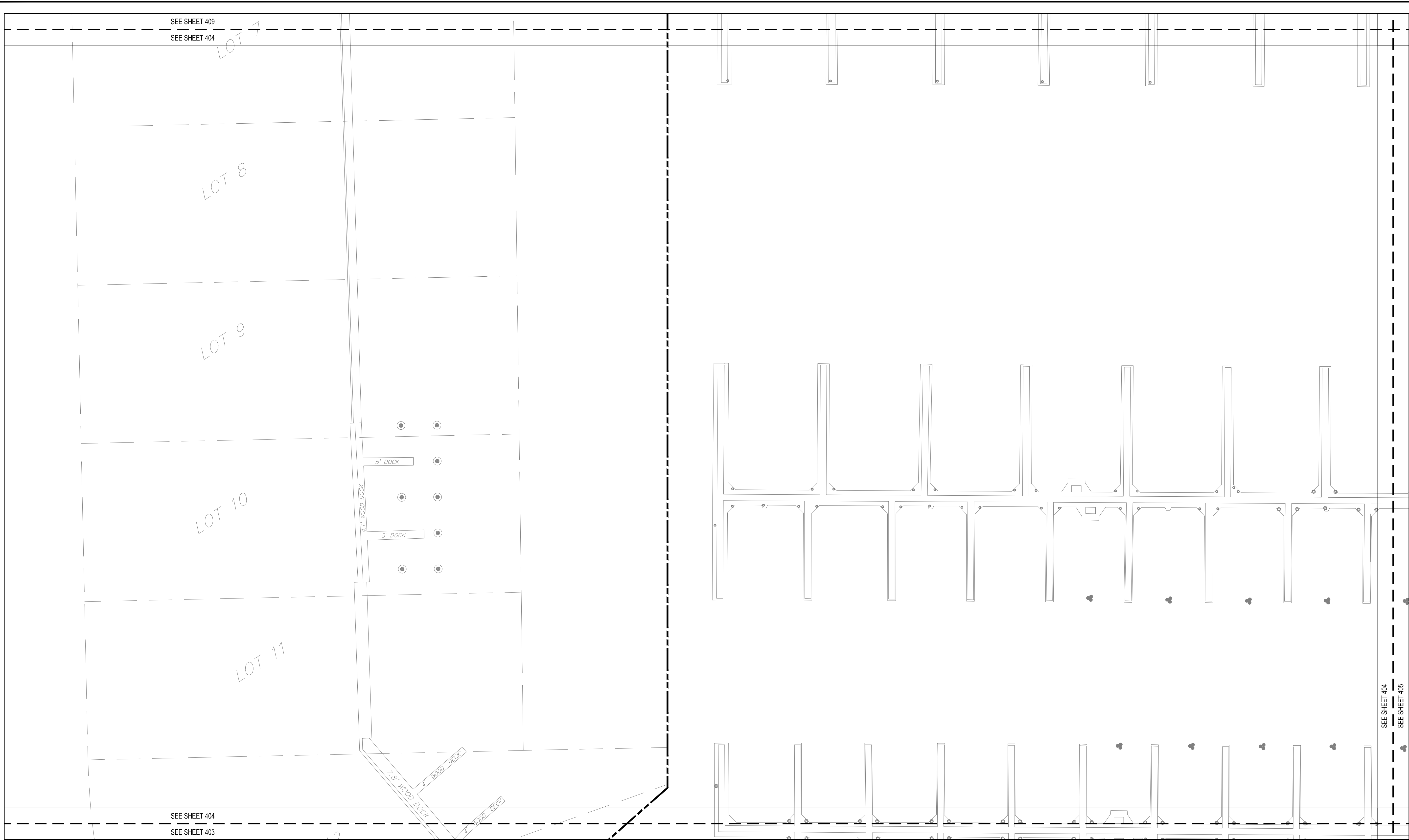
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LANDSCAPE PLAN

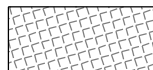
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L-403

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LEGEND



GROUNDCOVER / VINES



SHRUBS



ANNUALS / ACCENTS



ACCENT PLANTING



TREE GRATES, TYP
(see sheet L-211)



DIRECTIONAL ARROWS



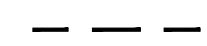
BRASCO BCT INTERLUDE BUS
SHELTER



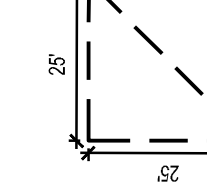
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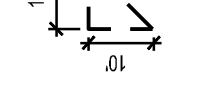
LIMIT OF SUBGRADE
GARAGE



BUILDING OVERHANG



TYPICAL SITE TRIANGLE (PER ULDR SECTION 47-2.2.Q)



TYPICAL SITE TRIANGLE (PER ULDR SECTION 47-2.2.Q)



ADA ACCESSIBLE SPACE



FDOT SIGHT TRIANGLE PER
INDEX 546 (SEE SHEET SI-006)



PROJECT AREA WITHIN FDOT
SIGHT TRIANGLE

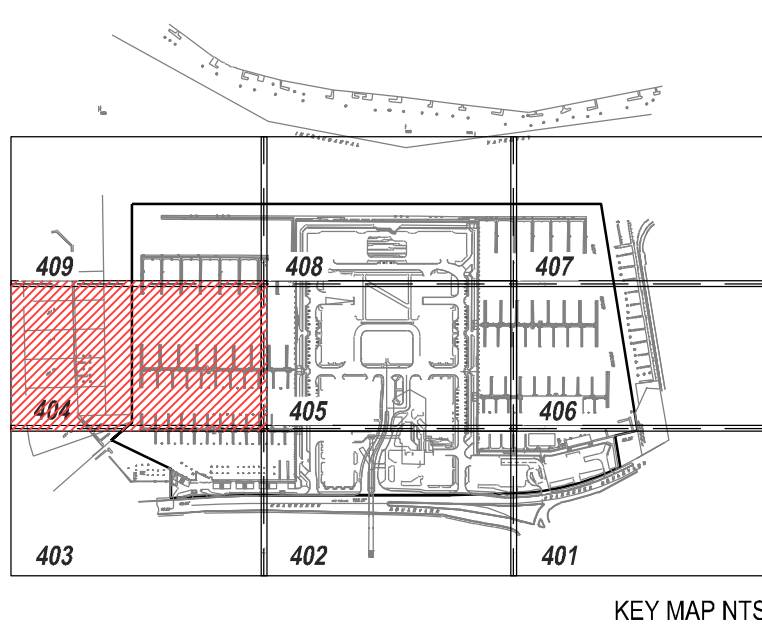


STRUCTURAL SOIL*



SILVA CELLS*

*SILVA CELL AND STRUCTURAL
SOIL LOCATIONS SUBJECT TO
UTILITY CONFIGURATIONS AND
ON-SITE CONDITIONS



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:

BahiaMar
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A DOUBLETREE BY HILTON

LAND PLANNER / LANDSCAPE ARCHITECT
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FORT LAUDERDALE, FLORIDA 33301 USA
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KOBI
KARP

Consultants:

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

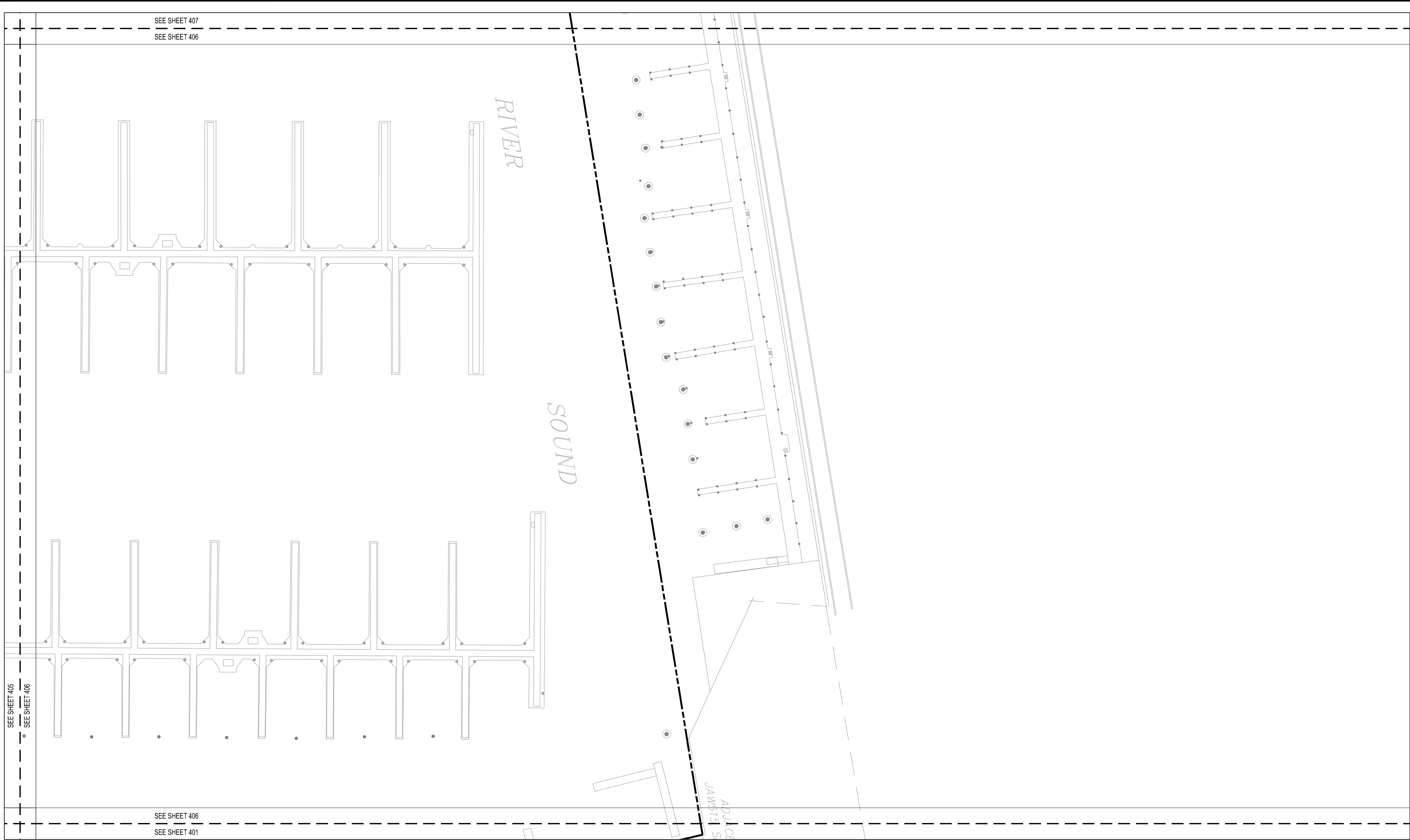
FLYNN ENGINEERING SERVICES
241 COMMERCIAL BLVD.
LAUDERDALE-BY-THE-SEA
FL 33308

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

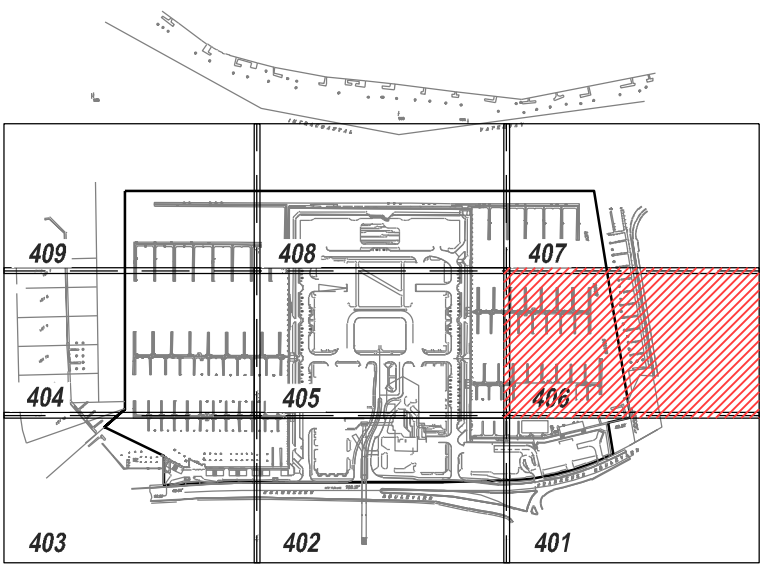
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TRAF TECH ENGINEERING INC
8400 N UNIVERSITY DR # 307
POMPANO BEACH, FL 33321

Rev:	Date:	Description:	By:
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Date: 15 SEPTEMBER 2017		 NORTH	
Project Manager: MPK			
Drawn By: DOB MPK MGG			
Principal in Charge: BSL			
Project No: 116102			
SCALE: 1"=30' 			

Drawing name: G:\Projects\SL116102\BM18\EDS\4000_DATA\CAD\SHEETS\L-401.dwg L-408 LANDSCAPE PLAN Sep 15 2017 10:0pm by: dbulemore



- LEGEND
- | | | | | | |
|--|------------------------------------|--|---|--|--|
| | GROUNDCOVER / VINES | | PROPERTY LINE | | FDOT SIGHT TRIANGLE PER INDEX 546 (SEE SHEET SI-006) |
| | SHRUBS | | LIMIT OF SUBGRADE GARAGE | | PROJECT AREA WITHIN FDOT SIGHT TRIANGLE |
| | ANNUALS / ACCENTS | | BUILDING OVERHANG | | STRUCTURAL SOIL* |
| | ACCENT PLANTING | | TYPICAL SITE TRIANGLE (PER ULDR SECTION 47-2.2.Q) | | SILVA CELLS* |
| | TREE GRATES, TYP (see sheet L-211) | | TYPICAL SITE TRIANGLE (PER ULDR SECTION 47-2.2.Q) | | *SILVA CELL AND STRUCTURAL SOIL LOCATIONS SUBJECT TO UTILITY CONFIGURATIONS AND ON-SITE CONDITIONS |
| | DIRECTIONAL ARROWS | | ADA ACCESSIBLE SPACE | | |
| | BRASCO BCT INTERLUDE BUS SHELTER | | | | |



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: **BahiaMar**
FORT LAUDERDALE BEACH
A DOUBLETREE BY HILTON

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Consultants: **FES**
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FL 33308
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ENGINEERING, INC.
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TRAF TECH ENGINEERING INC
8400 N UNIVERSITY DR # 307
POMPANO BEACH, FL 33321

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

Date:	15 SEPTEMBER 2017	
Project Manager:	MPK	
Drawn By:	DOB MPK MGG	
Principal in Charge:	BSL	
Project No:	116102	

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

Seal:



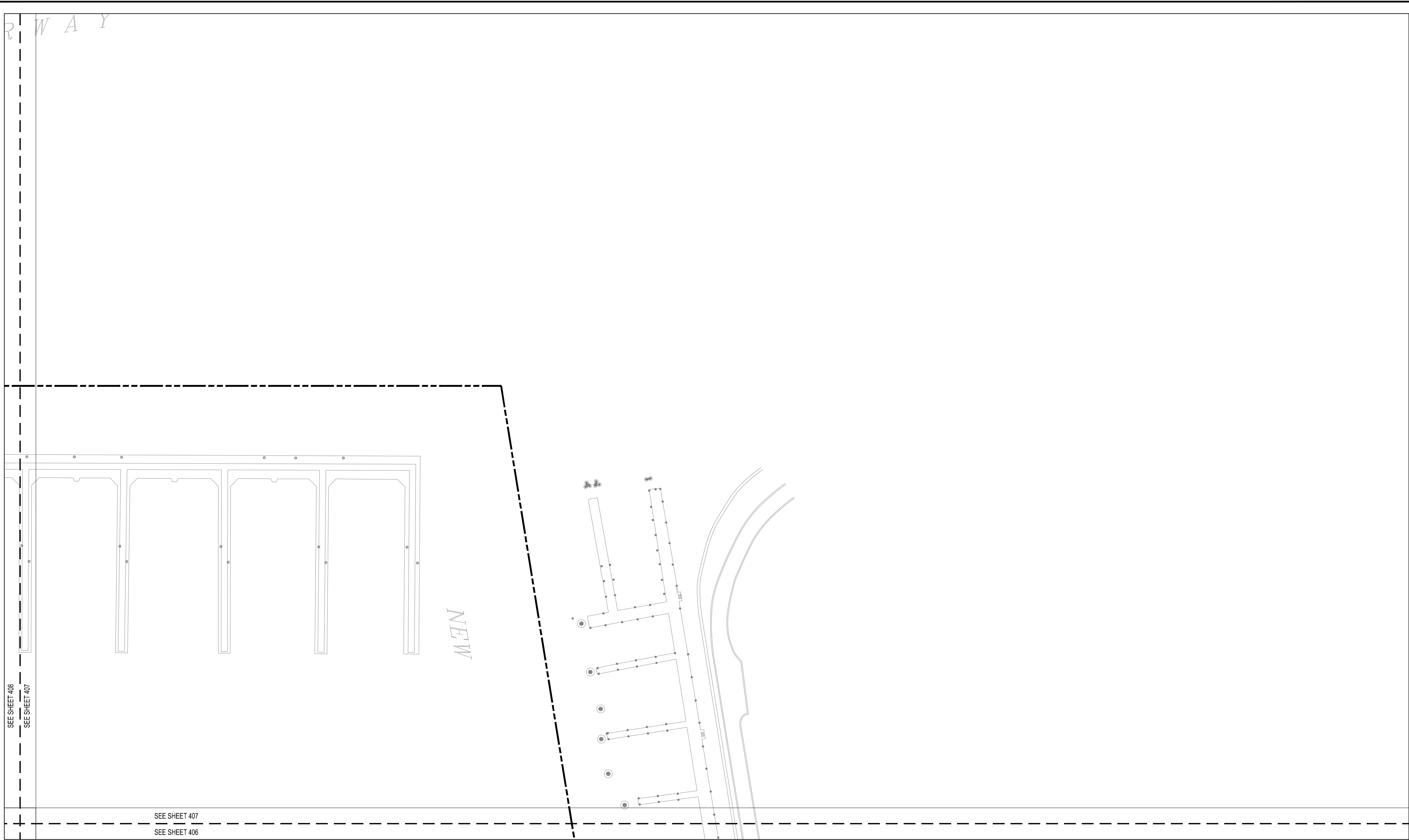
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Sheet Title: **LANDSCAPE PLAN**

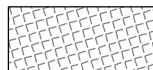
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LEGEND



GROUNDCOVER / VINES



SHRUBS



ANNUALS / ACCENTS



ACCENT PLANTING



TREE GRATES, TYP
(see sheet L-211)



DIRECTIONAL ARROWS



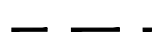
BRASCO BCT INTERLUDE BUS
SHELTER



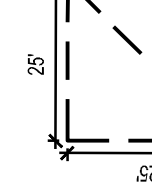
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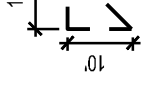
LIMIT OF SUBGRADE
GARAGE



BUILDING OVERHANG



TYPICAL SITE TRIANGLE (PER ULDR SECTION 47-2.2.Q)



TYPICAL SITE TRIANGLE (PER ULDR SECTION 47-2.2.Q)



ADA ACCESSIBLE SPACE



FDOT SIGHT TRIANGLE PER
INDEX 546 (SEE SHEET SI-006)



PROJECT AREA WITHIN FDOT
SIGHT TRIANGLE

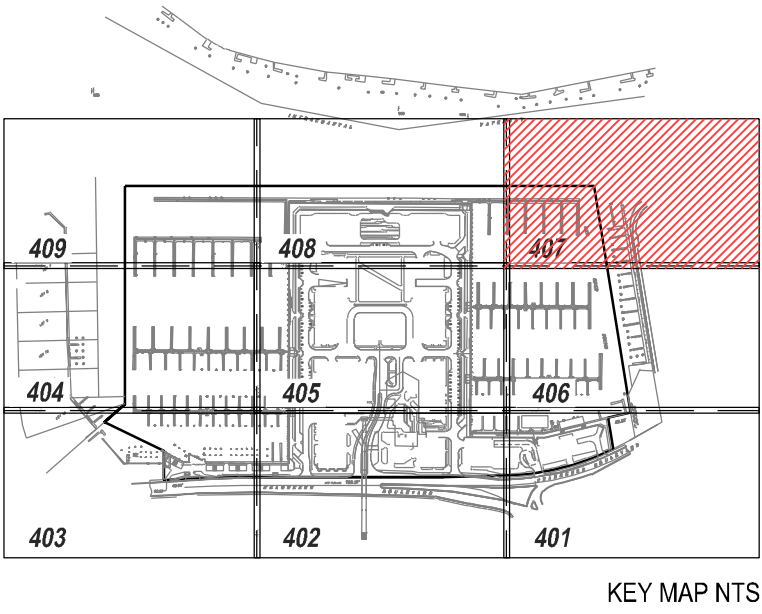


STRUCTURAL SOIL*



SILVA CELLS*

*SILVA CELL AND STRUCTURAL
SOIL LOCATIONS SUBJECT TO
UTILITY CONFIGURATIONS AND
ON-SITE CONDITIONS



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:

BahiaMar
FORT LAUDERDALE BEACH
A DOUBLETREE BY HILTON



LAND PLANNER / LANDSCAPE ARCHITECT
1512 E. BROWARD BOULEVARD, SUITE 110
FORT LAUDERDALE, FLORIDA 33301 USA
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AND INTERIOR DESIGN, INC.
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MIAMI, FL 33137

Consultants:

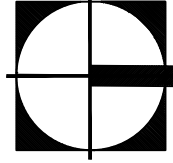


FLYNN ENGINEERING SERVICES
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FL 33308



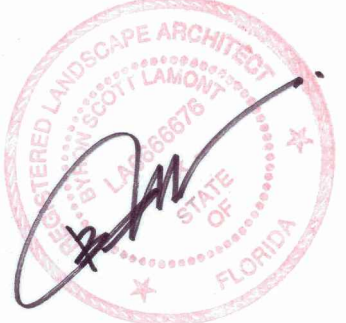
TRAFFIC ENGINEER
TRAF TECH ENGINEERING INC
8400 N UNIVERSITY DR # 307
POMPANO BEACH, FL 33321

Rev:	Date:	Description:	By:
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Date:	15 SEPTEMBER 2017	 NORTH
Project Manager:	MPK	
Drawn By:	DOB MPK MGG	
Principal in Charge:	BSL	
Project No:	116102	

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



Project Phase:
LEVEL IV SITE PLAN SUBMITTAL

Sheet Title:
LANDSCAPE PLAN

Sheet Number:
L-407

COASTAL

W A T E R

Client:

T.R.R. BAHIA MAR, LLC

1175 NE 125 STREET, SUITE 102
NORTH MIAMI, FL 33161

Project Name: **BahiaMar**


FORT LAUDERDALE BEACH
 A DOUBLETREE BY HILTON

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Consultants:



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CIVIL ENGINEERS

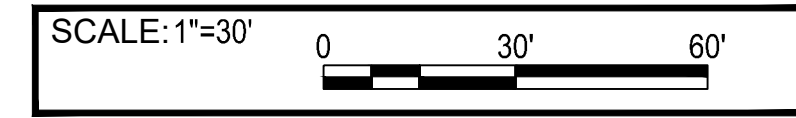
CIVIL ENGINEER
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 FL 33308

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ENGINEERING, INC.

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POMPANO BEACH, FL 33321

Rev:	Date:	Description:	By:
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Date:	15 SEPTEMBER 2017	 NORTH
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Drawn By:	DDB MPK MGG	
Principal in Charge:	BSL	
Project No:	116102	



Seal:

Project Phase:
LEVEL IV SITE PLAN SUBMITTAL

Sheet Title:

LANDSCAPE PLAN

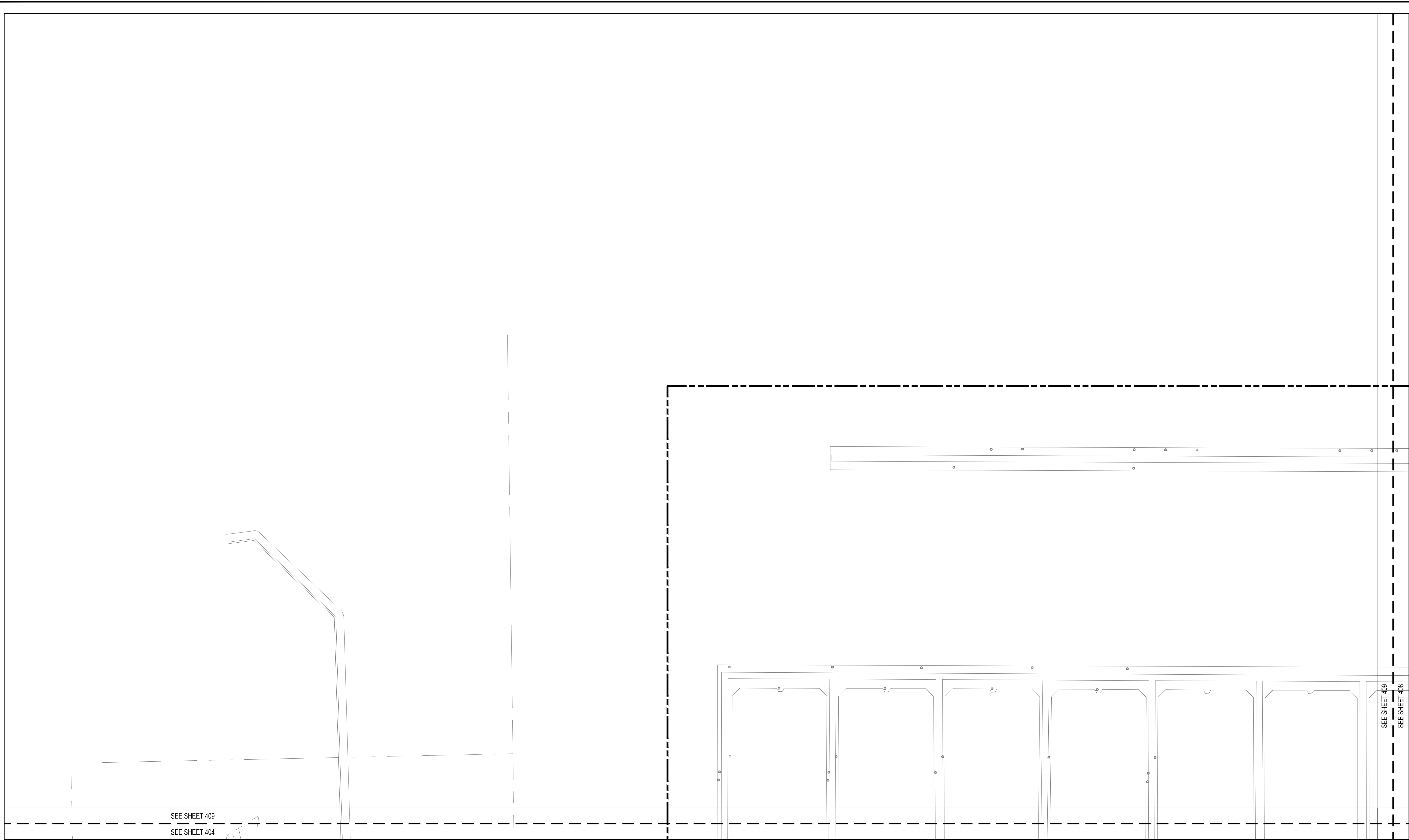
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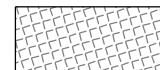
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Exhibit 1f

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LEGEND



GROUNDCOVER / VINES



SHRUBS



ANNUALS / ACCENTS



ACCENT PLANTING



TREE GRATES, TYP
(see sheet L-211)



DIRECTIONAL ARROWS



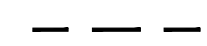
BRASCO BCT INTERLUDE BUS
SHELTER



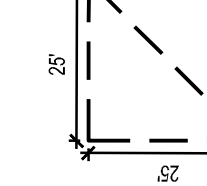
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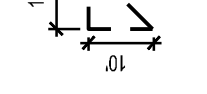
LIMIT OF SUBGRADE
GARAGE



BUILDING OVERHANG



TYPICAL SITE TRIANGLE (PER ULDR SECTION 47-2.2.Q)



TYPICAL SITE TRIANGLE (PER ULDR SECTION 47-2.2.Q)



ADA ACCESSIBLE SPACE



FDOT SIGHT TRIANGLE PER
INDEX 546 (SEE SHEET SI-006)



PROJECT AREA WITHIN FDOT
SIGHT TRIANGLE

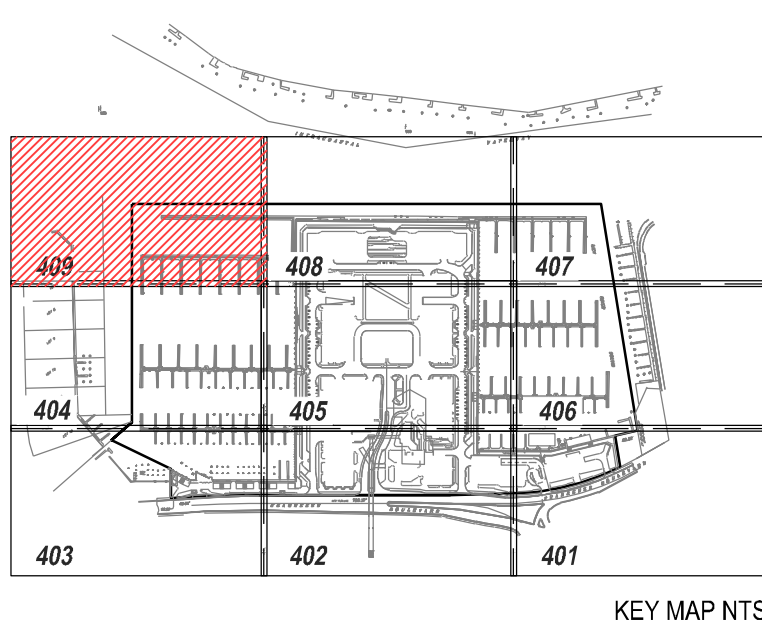


STRUCTURAL SOIL*



SILVA CELLS*

*SILVA CELL AND STRUCTURAL
SOIL LOCATIONS SUBJECT TO
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Consultants: **FES**
CIVIL ENGINEER
FLYNN ENGINEERING SERVICES
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FL 33308

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

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

Date:	15 SEPTEMBER 2017	 NORTH
Project Manager:	MPK	
Drawn By:	DOB MPK MGG	
Principal in Charge:	BSL	
Project No:	116102	

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

Seal:



Project Phase:
LEVEL IV SITE PLAN SUBMITTAL

Sheet Title:
LANDSCAPE PLAN

Sheet Number:
L-409

Drawing name: G:\Projects\SL116102\BM18\EDSA\Sub000_DATA\CAD\SHEETS\L-400A.dwg L-400A LANDSCAPE NOTES Sep 15, 2017 8:35am by: dbilenore

LANDSCAPE GENERAL NOTES

- 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.
- 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.
- The Contractor is responsible to ensure proper watering and maintenance of new and relocated materials during the warranty period.
- Contractor is to report any discrepancies between the construction drawings and field conditions to the Owner immediately.
- NOT INCLUDED

- 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.
- 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.
- 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.
- 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.
- 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.
- 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.
- 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.
- Any substitutions in size and 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.
- Contractor shall refer to the landscape planting details, general notes and the project manual and/or specifications for further and complete landscape planting instructions.
- 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.
- 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.
- 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.
- Site distance concerns must be maintained for clear site visibility from thirty (30) inches to seventy - two (72) inches, tree trunks excluded as specified
- 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.
- Burlap material, wire cages, plastic straps, etc. , must be cut and removed from top one - third (1/3) of root ball.
- Trees grown in grow bags or grow bag type material are not allowed.
- 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.
- All landscape and specifications shall meet or exceed the minimum requirements as shown in the City of Ft. Lauderdale codes.
- 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
- 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
- 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.

- The following species of exotic plants are considered invasive and may not be used to fulfill any requirements of this division:
 - Albezia lebeck- (Woman's Tongue)
 - Bischofia javonica- (Bishopwood)
 - Cupianopsis anacardioides- (Carrotwood)
 - Dalbergia sissoo- (Rosewood)
 - Eucalyptus camaldulensis- (Murry Red Gum)
 - Ficus Benjamina- (Benjamin Fig)
 - Ficus retusa- (Cuban Laurel)
 - Sapium sebiferum- (Chinese Tallow)
 - Syzygium cumini- (Java Plum)
 - Syzygium jambos- (Rose Apple)
 - Thespesia populnea- (Cork Tree)
 - Wedelia trilobata- (Wedilia)
- 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.
 - 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.
 - 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.
 - 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.
 - Make no attachments, other than those of a protective and non-damaging nature, to any tree to be retained on the site.
 - 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.
 - 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.
- Plant size specifications take precedence over container size.
- Contractor to verify quantities and report any discrepancies to Owner and/or Landscape Architect.

PLANTING SPECIFICATIONS

- The Contractor is responsible for maintaining, in full all planting areas (including watering, spraying, mulching, moving, fertilizing, etc.) until the job is accepted, in full, by the Owner and/or Landscape Architect.
- All root balls shall conform to the size standards set forth in "American Standards for Nursery Stock".
- All plant material shall be protected during transport and delivery to final location with shade cloth or other acceptable means of windburn prevention.
- All trees must be guyed or staked as shown in the details.
- 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.
- There shall be no chains or cables used on trees or palms. Handle with two inch (2") minimum width nylon straps or equal.
- 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.
- 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.
- Contractor to replace rejected plant material within one (1) week of written notice.
- Contractor shall mulch all plant material throughout and completely to a three inch (3") depth of loose, weed free mulch as specified.
- 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

- All plants noted for removal shall be removed and properly disposed of off-site at contractor's expense unless otherwise noted.
- 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.
- Before replacing topsoil, rake subsoil surface clear of stones (1" diameter and larger), debris, rubbish, and remaining roots from removed plant material.
- Scarify subsoil to a depth of six inches (6").
- Contractor to apply "Surflan" or equal, or approved pre-emergent herbicide in accordance with manufacturer's rate and specifications.
- See L-3.02 for soil specifications.
- 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.
- 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.
- Remove all rocks and other objects over one inches (1") in diameter.
- 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.
- Smooth topsoil mixture to two inches (2") below finish grade in areas to be sodded.
- 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.
- 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.
- 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.
- 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 boundanes 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.
- Installation and operation of temporary irrigation system and hand watering as required by these specifications.
- Establishment of holding areas as necessary to support the phasing of the project.
- Follow-up maintenance as required by these specifications.
- 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

- 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

- 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

- See written specification 02920.

PART III - EXECUTION

3.1 PREPARATION FOR RELOCATION OF TREES AND PALMS

A. Crown Pruning

- 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.
- 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

- 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.
- 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

- 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 edge/edge of tree canopy to the extent practical, prior to any construction activity.

IRRIGATION NOTES

- Contractor shall provide a complete irrigation system tied into the existing hotel system for all landscape and sodded areas.
- the contractor shall submit the proposed irrigation products and design of the system to the landscape architect for review prior to installation.
- 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.
- The irrigation system shall be configured to accommodate existing trees and palms.
- All landscape areas shall be irrigated in accordance with all local/county requirements.
- 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)
- Irrigation coverage shall be 100 %, with 50% overlap and the system shall include an approved rain/ moisture sensor.
- Irrigation to be electrically controlled and fully automatic from an approved water source.
- Controller shall be expandable to accommodate 2 additional zones for lighting.
- Sleeves shall be utilized for all irrigation under hardscape areas for all irrigation lines.
- 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.
- 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.
- 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.

Client:

T.R.R. BAHIA MAR, LLC

1175 NE 125 STREET, SUITE 102
NORTH MIAMI, FL 33161

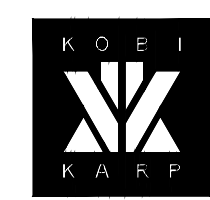
Project Name:

BahiaMar
FORT LAUDERDALE BEACH
A DOUBLETREE BY HILTON



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Rev:	Date:	Description:	By:
1			
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Date:	15 SEPTEMBER 2017	
Project Manager:	MPK	
Drawn By:	DOB MPK MGG	
Principal in Charge:	BSL	
Project No:	116102	NORTH

SCALE:

Seal:



Project Phase:

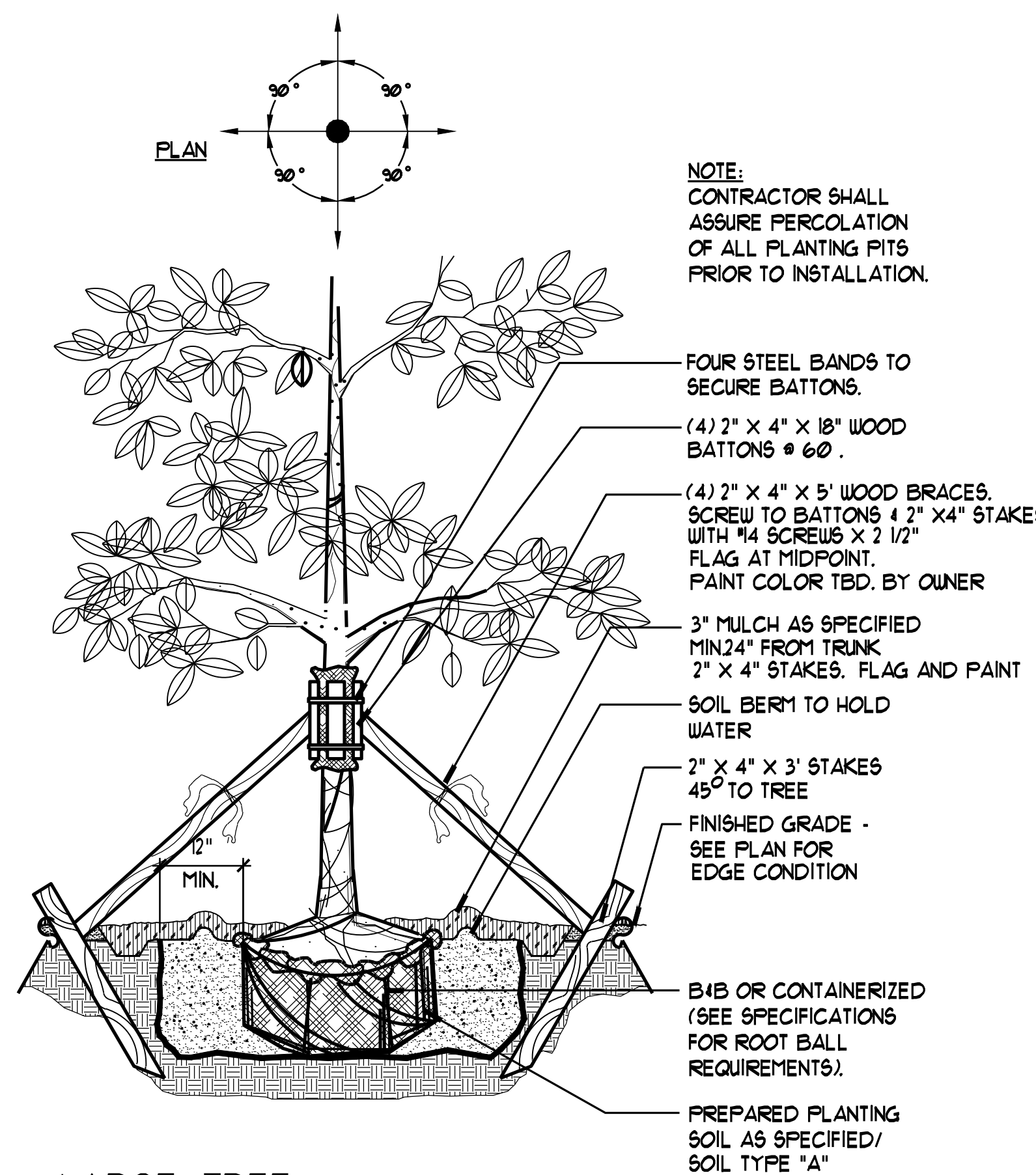
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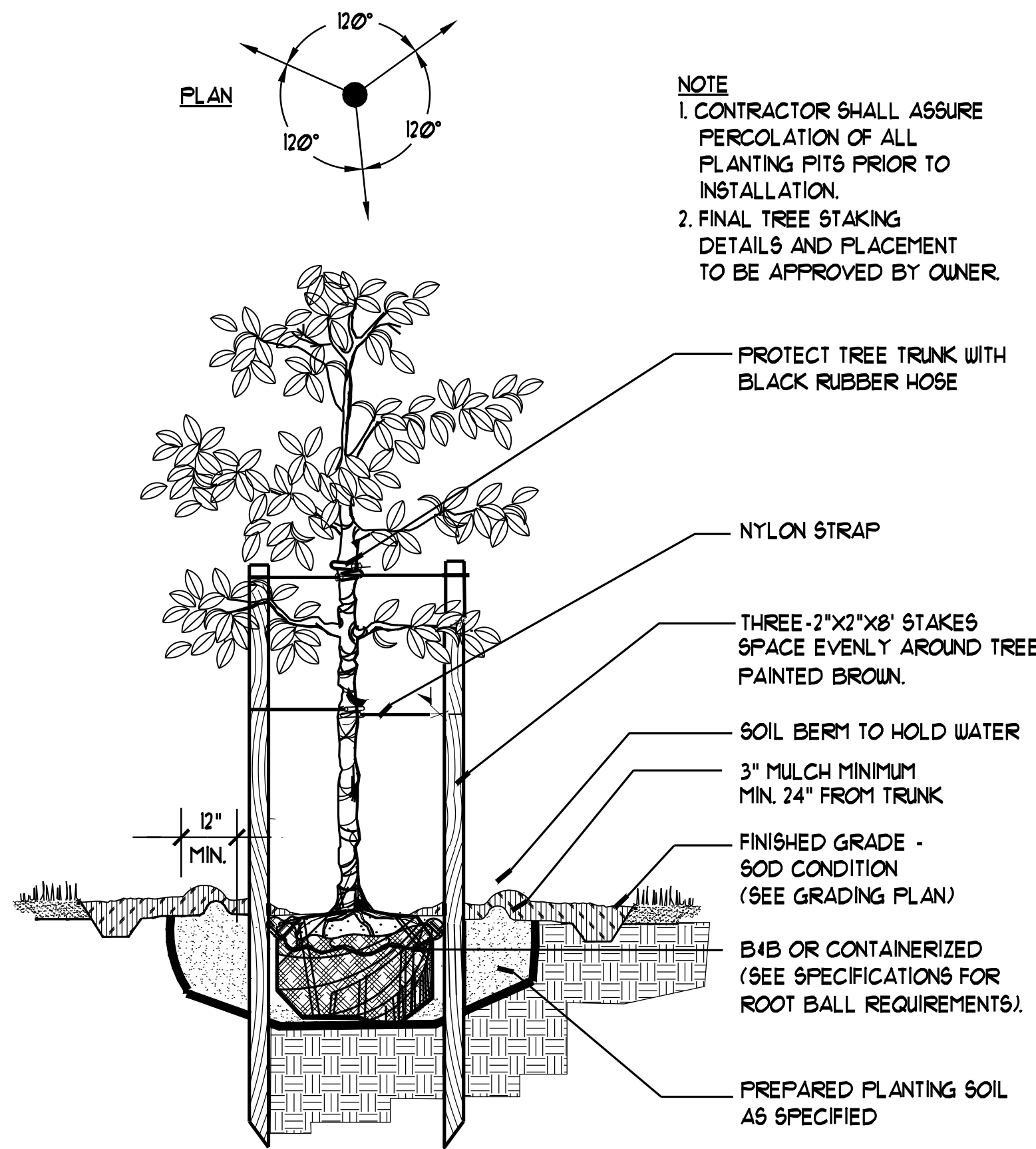
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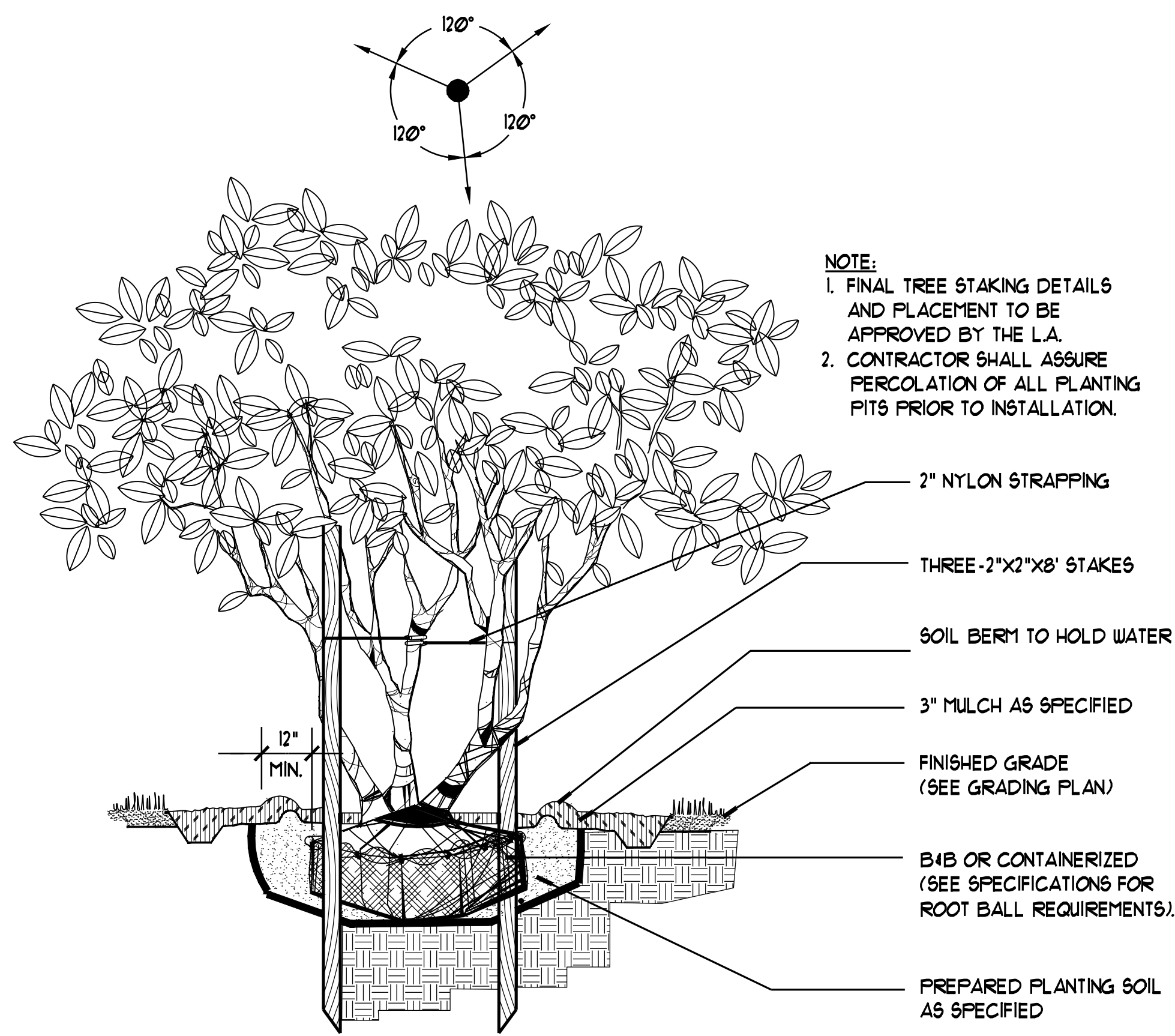
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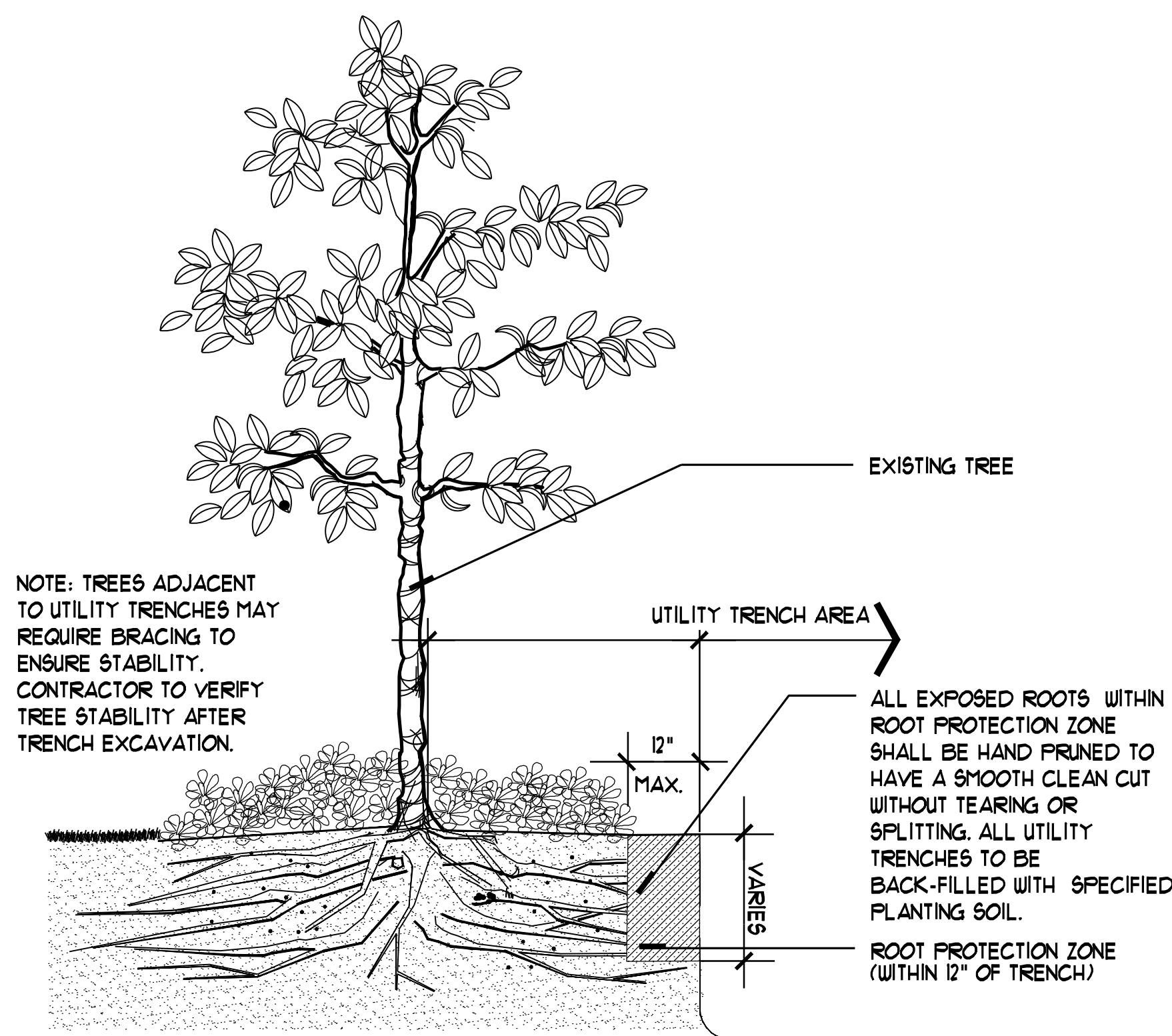
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LARGE TREE
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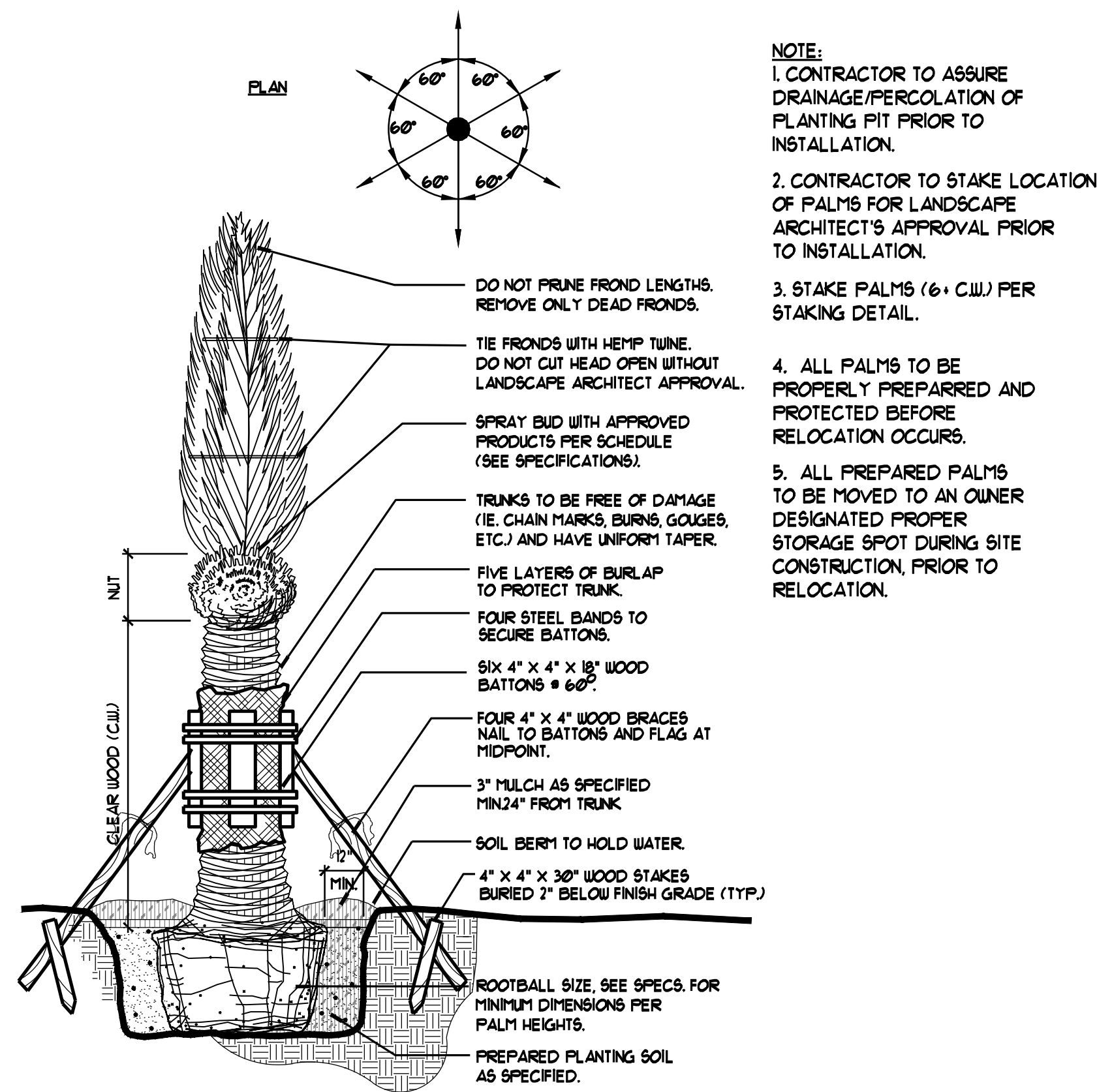
2 SMALL TREE
SECTION
SMALL TREE
SCALE: 1"=1'-0"



3 MULTI-TRUNK TREE
SECTION
MULTI-TRUNK TREE
SCALE: 1"= 1'-0"



4 EXISTING TREE ROOT PROTECTION
SECTION
6193-root protect
SCALE: 1"=1'-0"



5 DATE PALM
SECTION
C102A132.DWG
SCALE: 3/4"=1'-0"

Client:

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

Project Name:

BahiaMar
FORT LAUDERDALE BEACH
A DOUBLETREE BY HILTON

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KOBI KARP

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Traf Tech

ENGINEERING, INC.

Rev:	Date:	Description:	By:
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Date: 15 SEPTEMBER 2017

Project Manager: MPK

Drawn By: DOB MPK MGG

Principal in Charge: BSL

Project No: 116102

NORTH

SCALE: VARIES

Seal:

Project Phase:

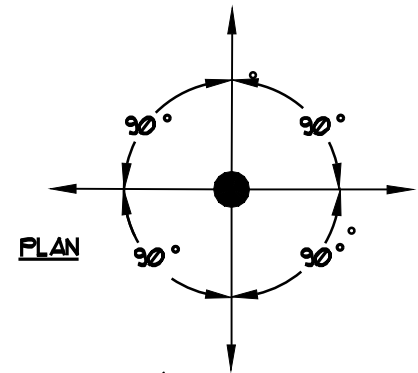
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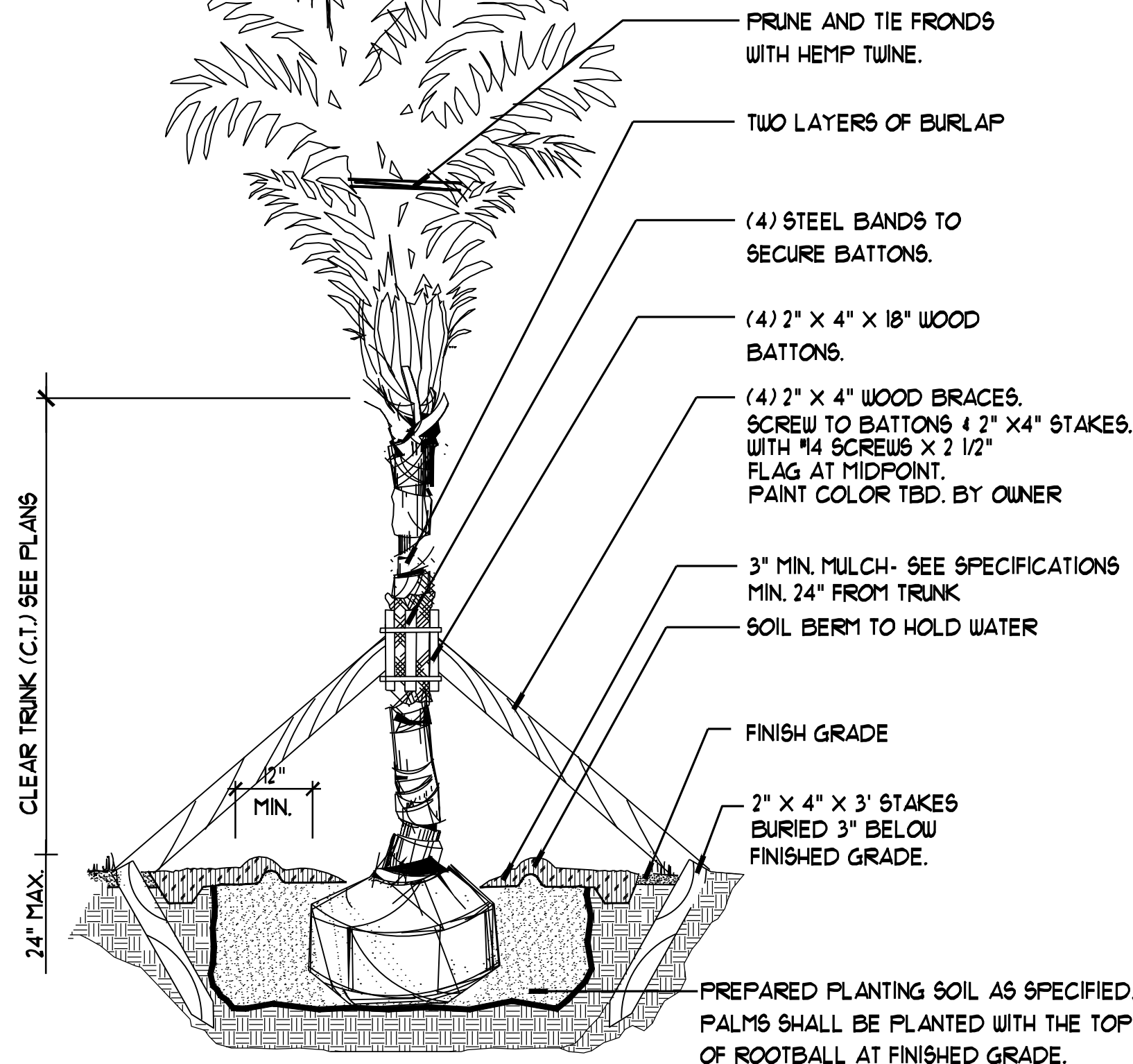
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L-410

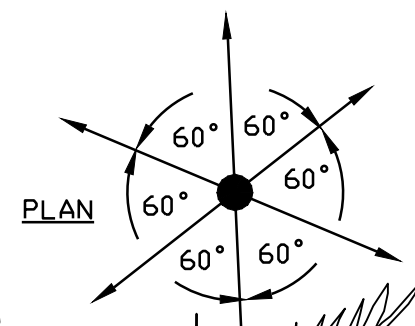


- NOTES:
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 2. CONTRACTOR SHALL ASSURE PERCOLATION OF ALL PLANTING PITS PRIOR TO INSTALLATION.

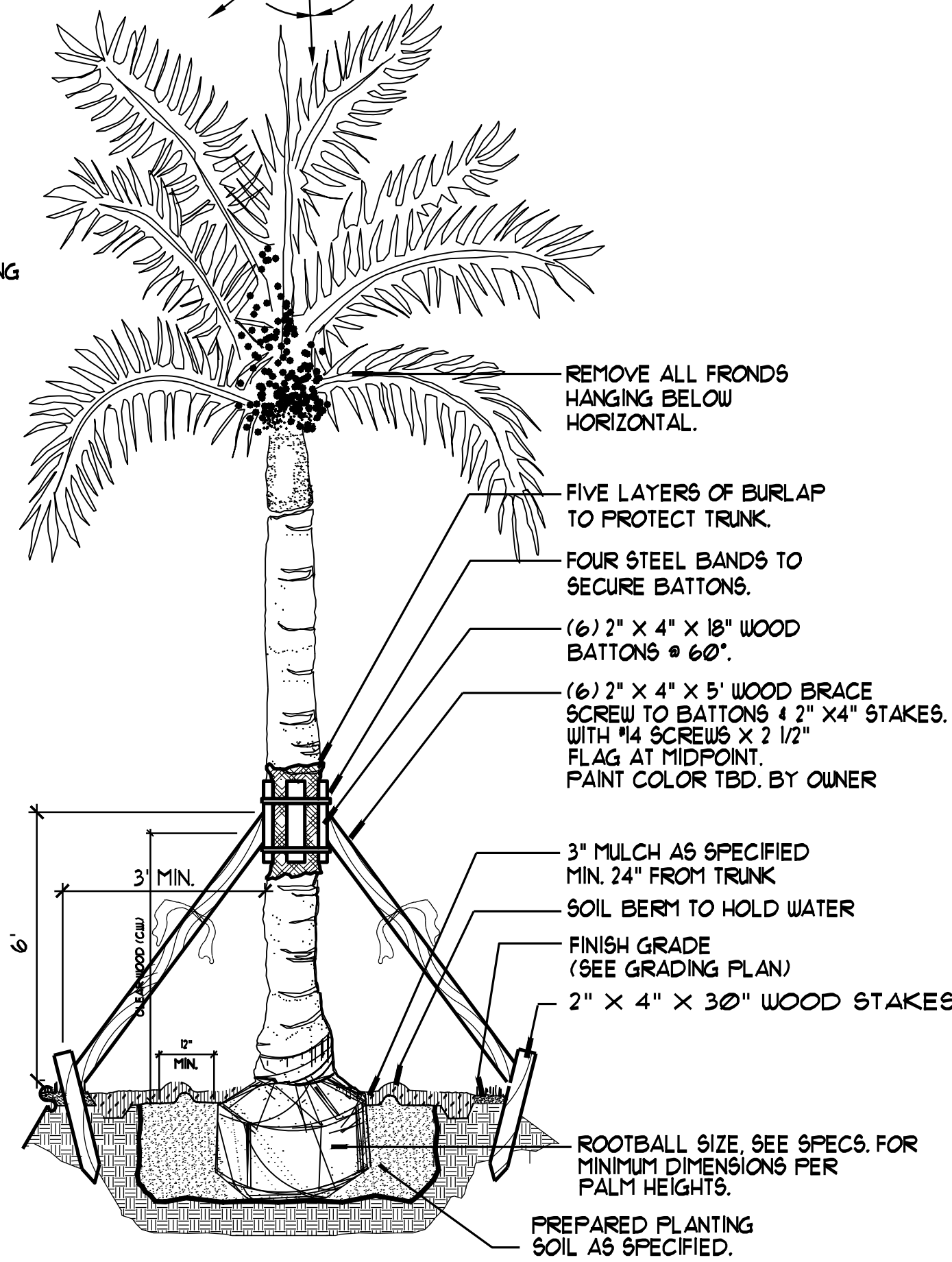


1 COCONUT PALM
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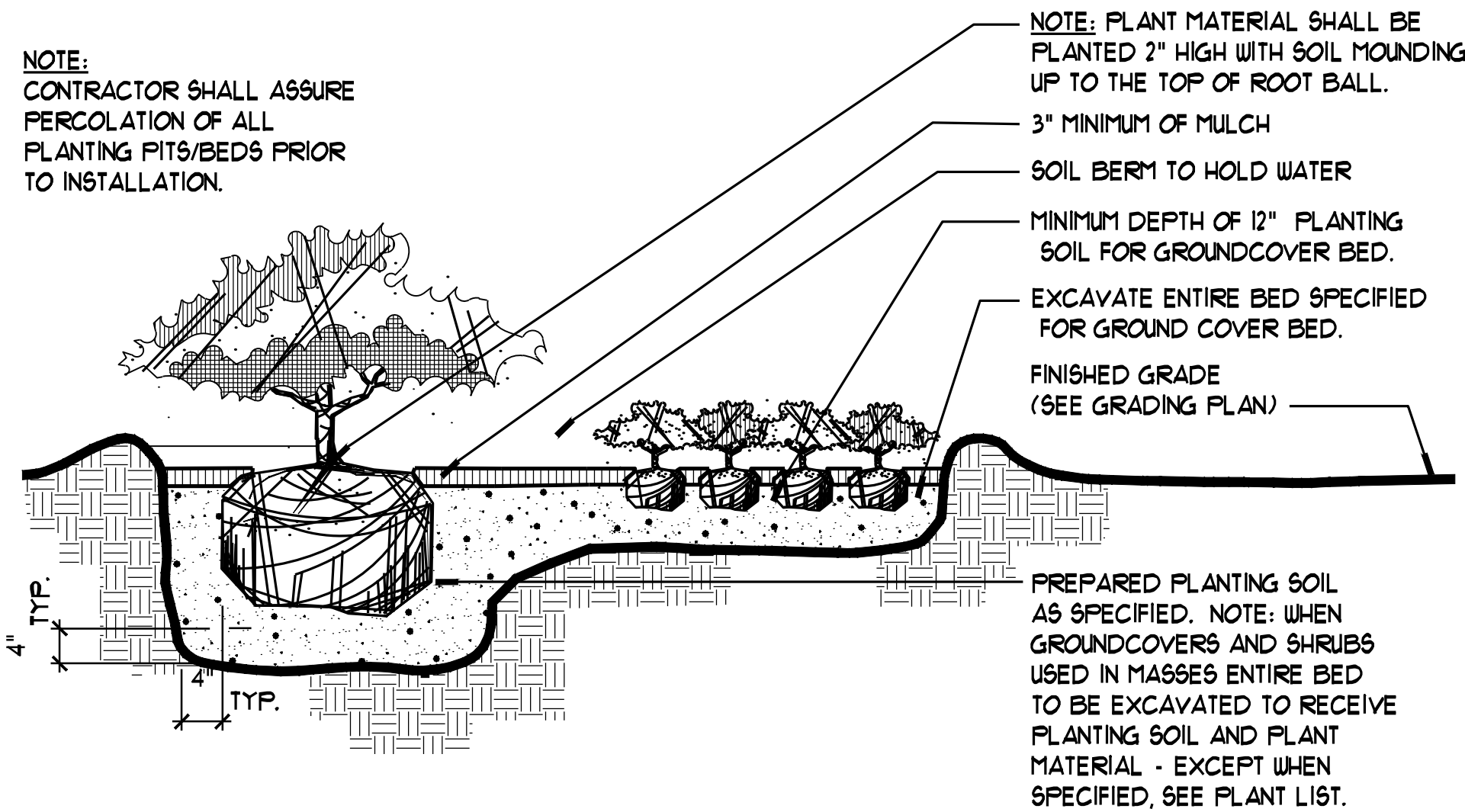


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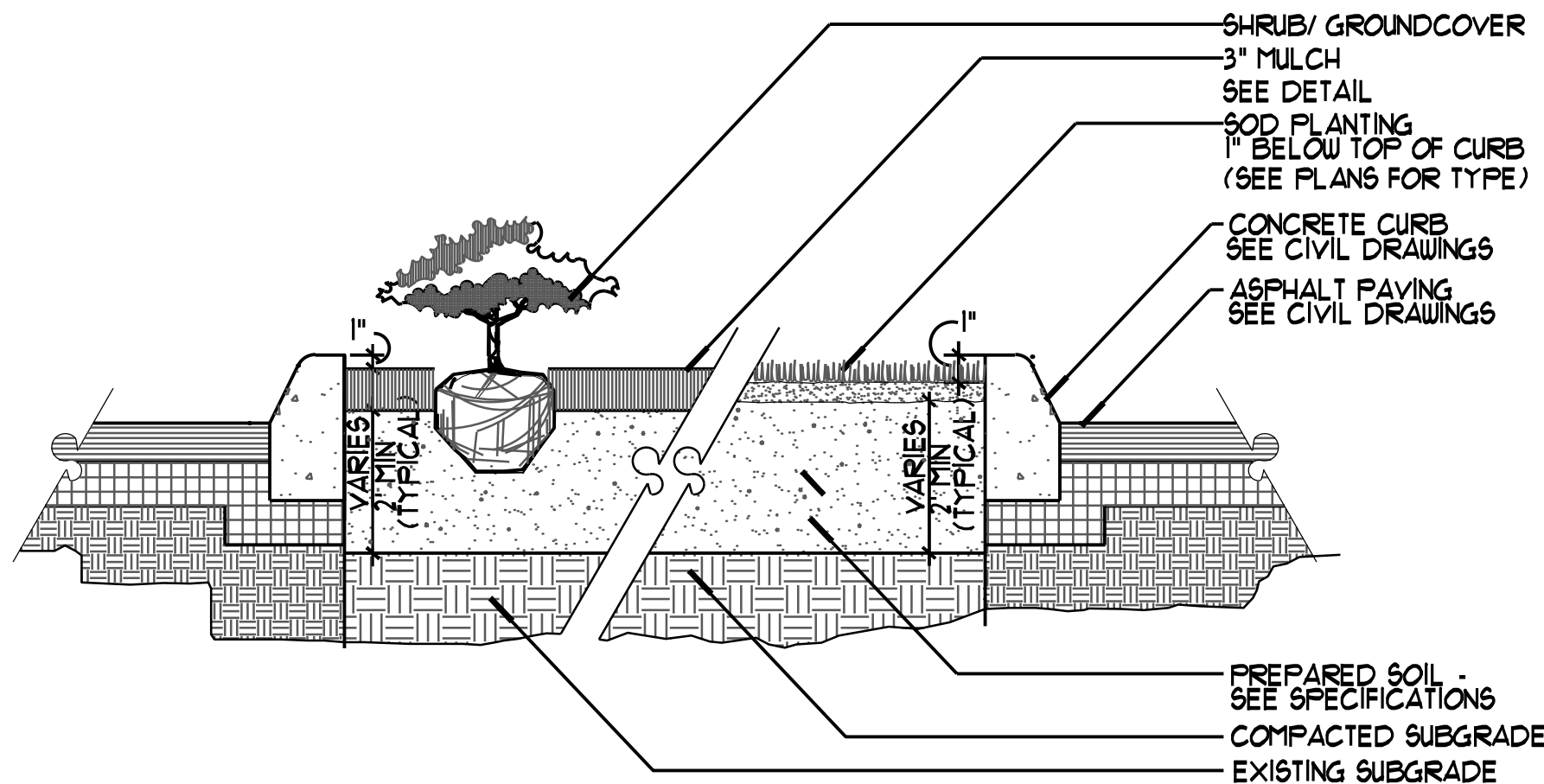
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D-6213-ROYAL PALM
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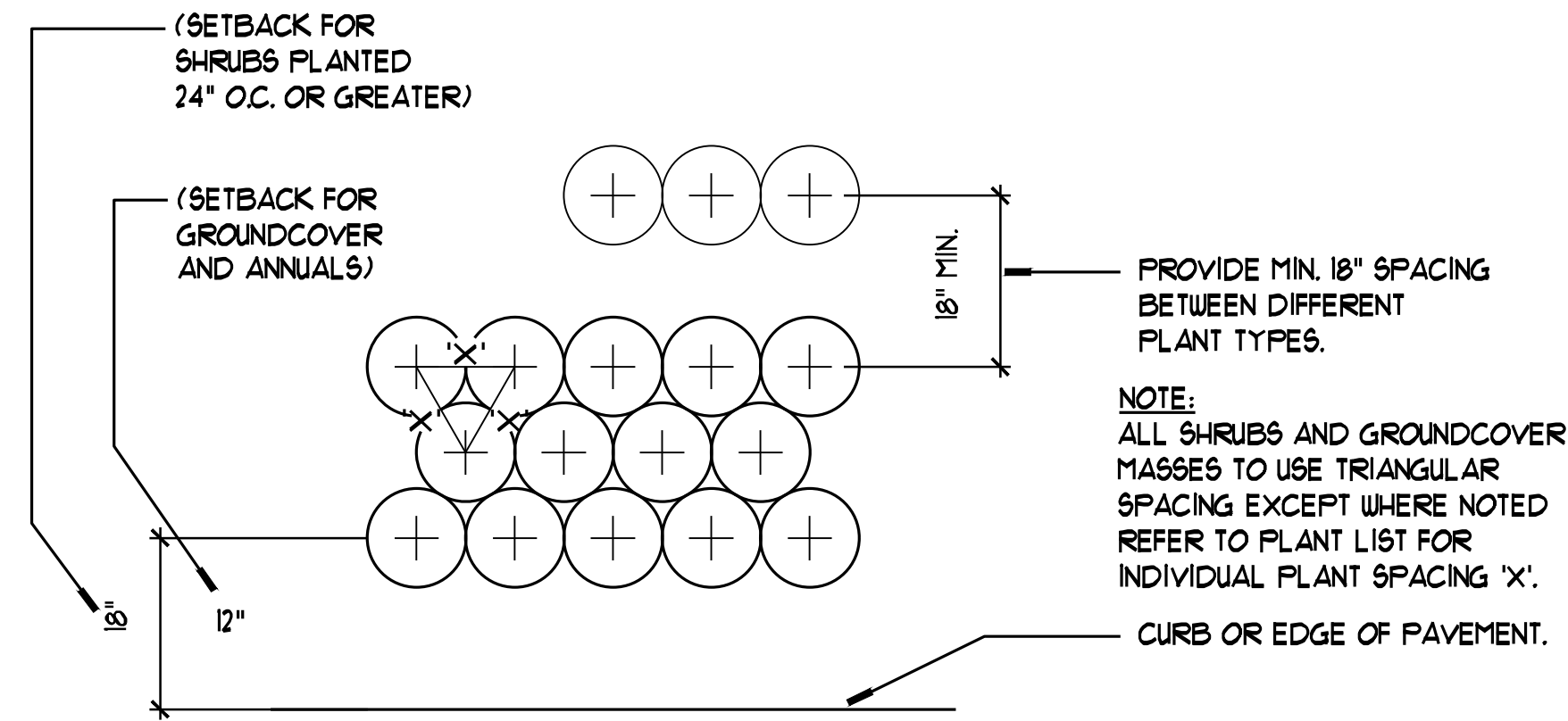
3 SHRUB AND GROUNDCOVER
SECTION

SHRUB & GROUNDCOVER
SCALE: 1"= 1'-0"



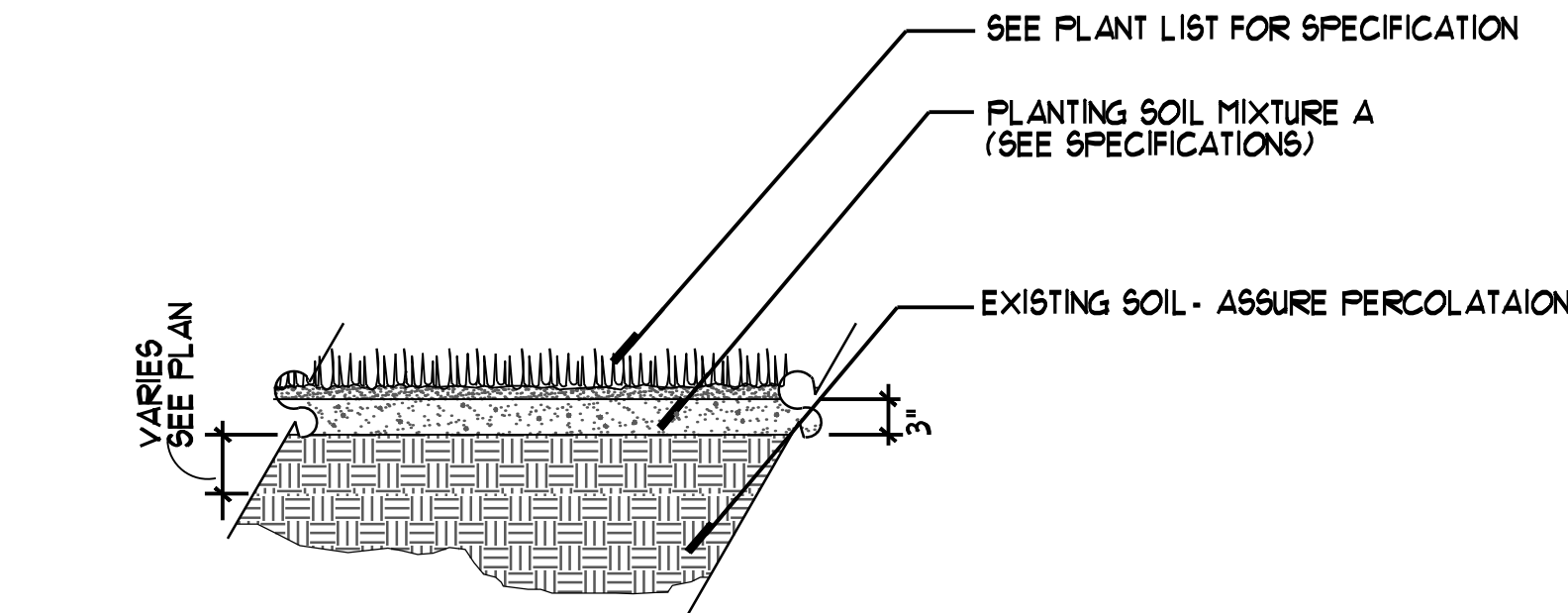
4 SOD/MULCH AT CURB
SECTION

SOD_MULCH CURB
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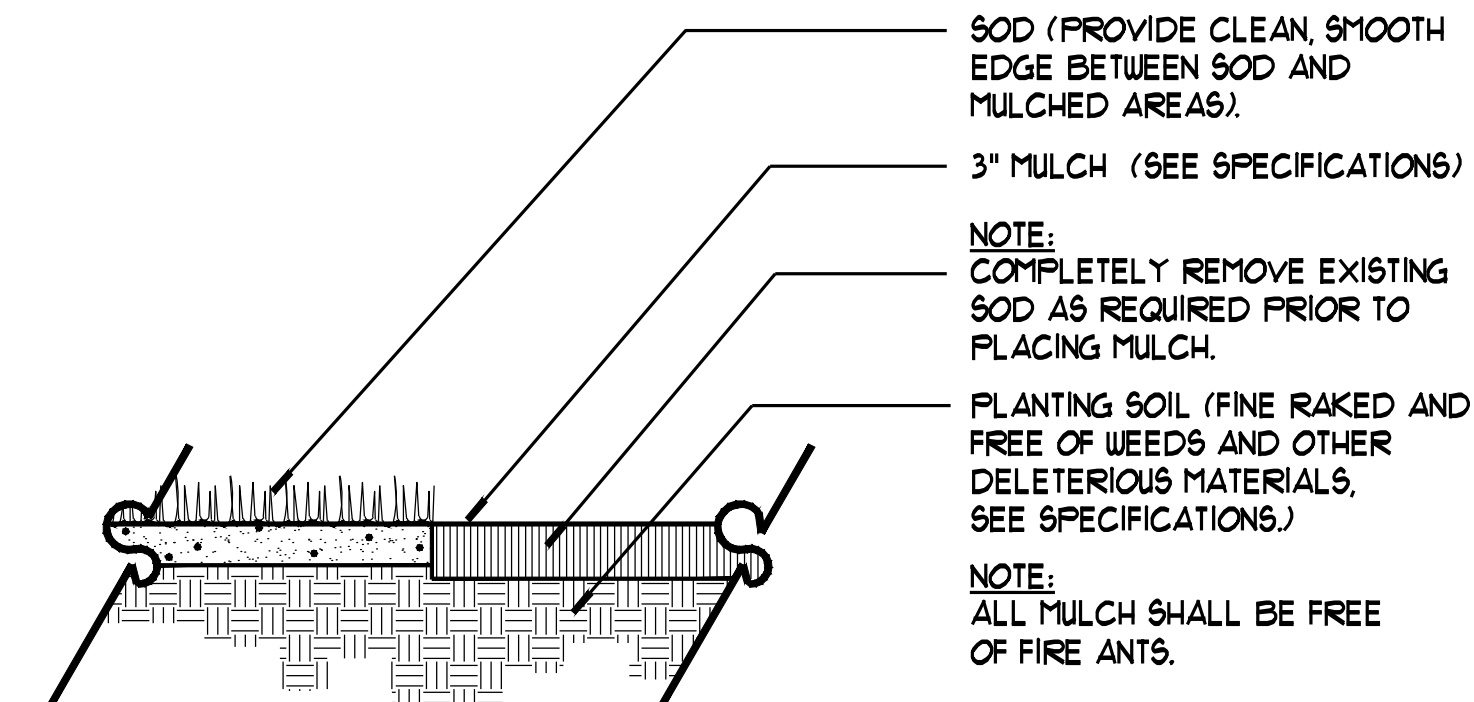
5 TYPICAL PLANT SPACING
PLAN

PLANT SPACING
SCALE: 1"= 1'-0"



6 SOD
SECTION

SOD
SCALE: 1"= 1 1/2'-0"



7 MULCH
SECTION

MULCH
SCALE: 1"= 1'-0"

Client:

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

Project Name: BahiaMar
FORT LAUDERDALE BEACH
A DOUBLETREE BY HILTON

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1			
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Date:	15 SEPTEMBER 2017
Project Manager:	MPK
Drawn By:	DOB MPK MGG
Principal in Charge:	BSL
Project No:	116102



SCALE: VARIES

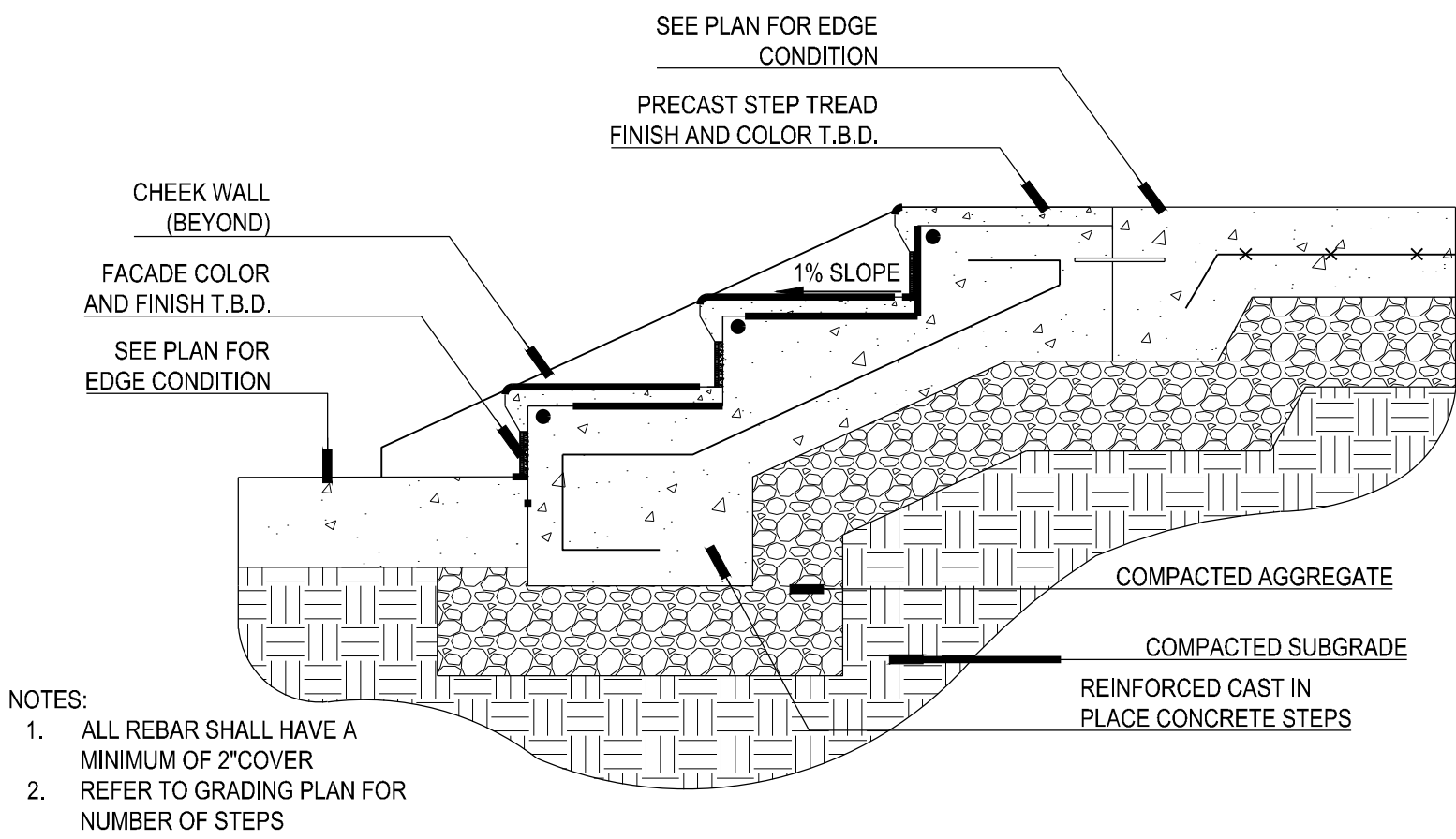
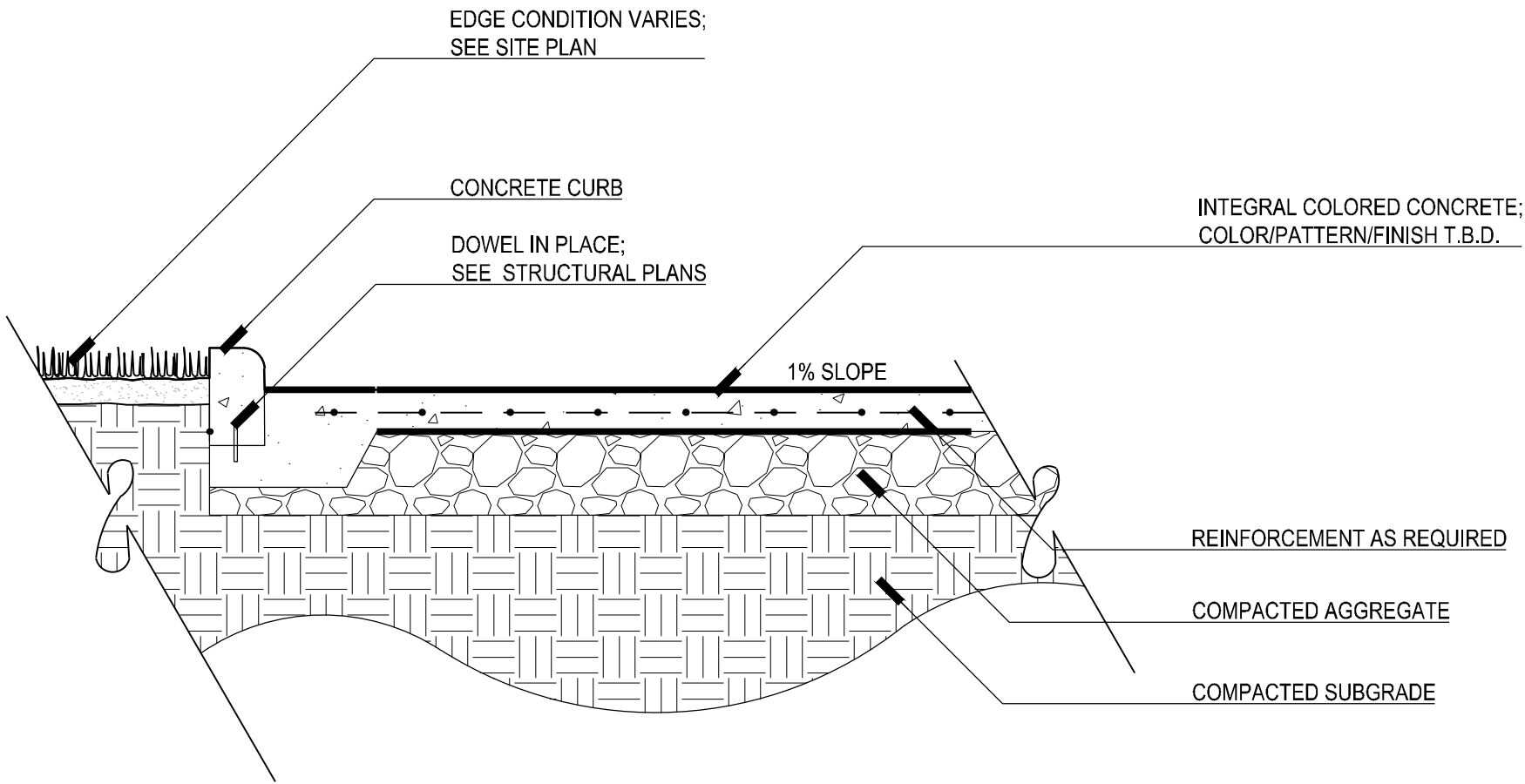


Project Phase:
LEVEL IV SITE PLAN SUBMITTAL

Sheet Title:
LANDSCAPE DETAILS

Sheet Number:
L-411

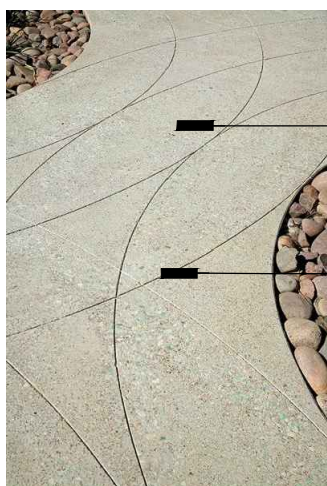
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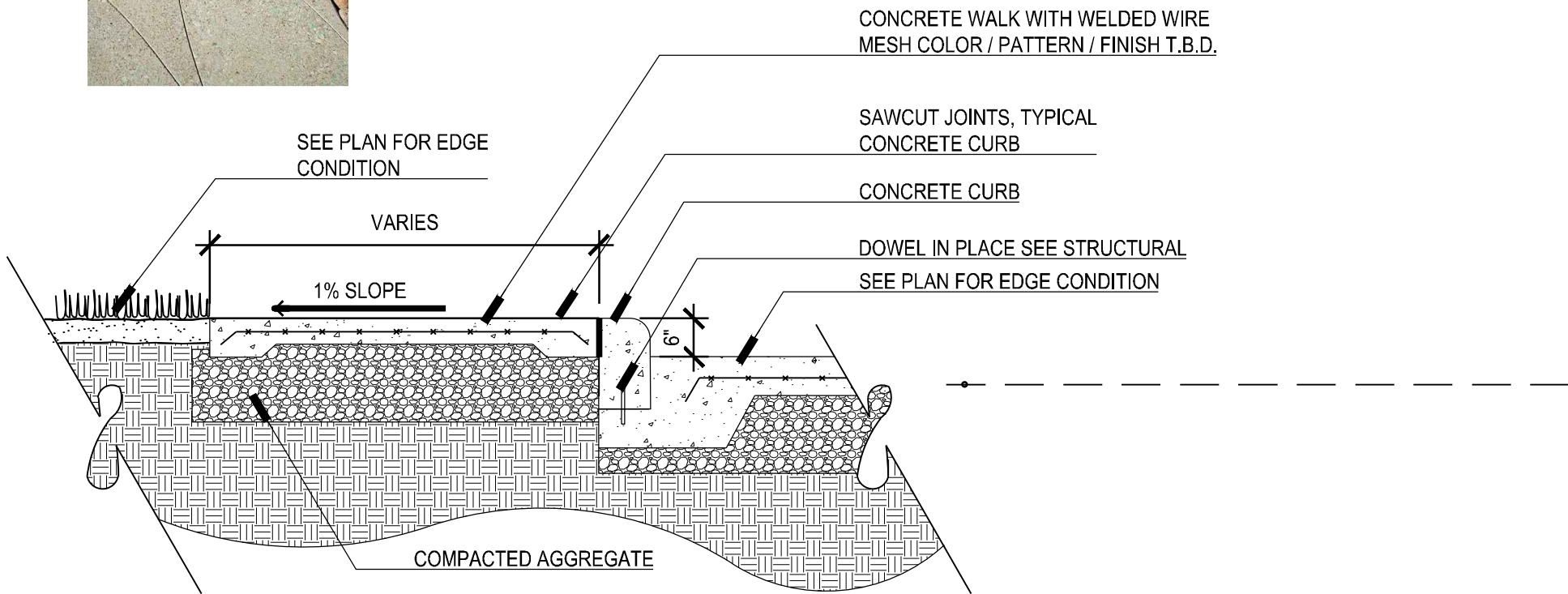
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DWG DESCRIPTION 1/2" = 1'-0"

REFERENCE IMAGE



COLORLED CONCRETE

SAW CUT PATTERN



3 CONCRETE WALK

DETAIL/XREF NAME.dwg
DWG DESCRIPTION 1/2" = 1'-0"

2 CONCRETE STEP PRECAST TREADS

DETAIL/XREF NAME.dwg
DWG DESCRIPTION 1" = 1'-0"

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:
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Date:	15 SEPTEMBER 2017	
Project Manager:	MPK	
Drawn By:	DOB MPK MGG	
Principal in Charge:	BSL	
Project No:	116102	

SCALE: VARIES

Seal:



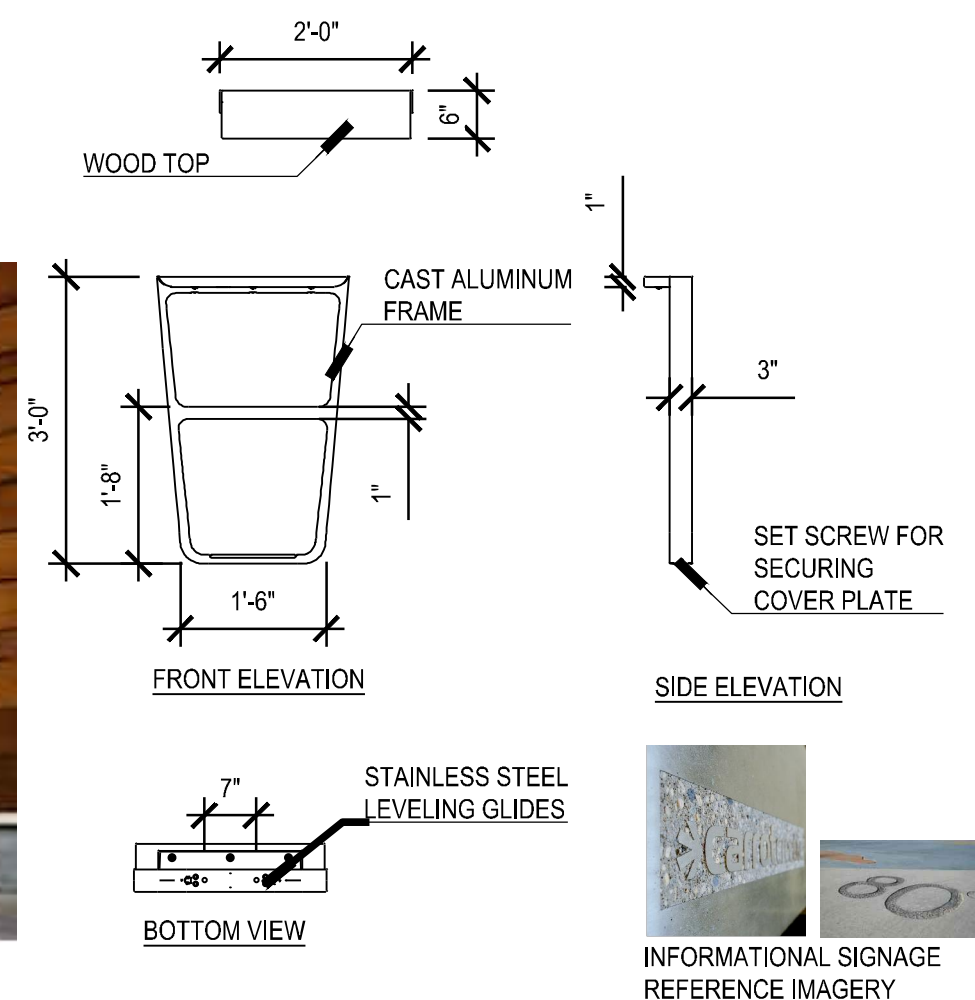
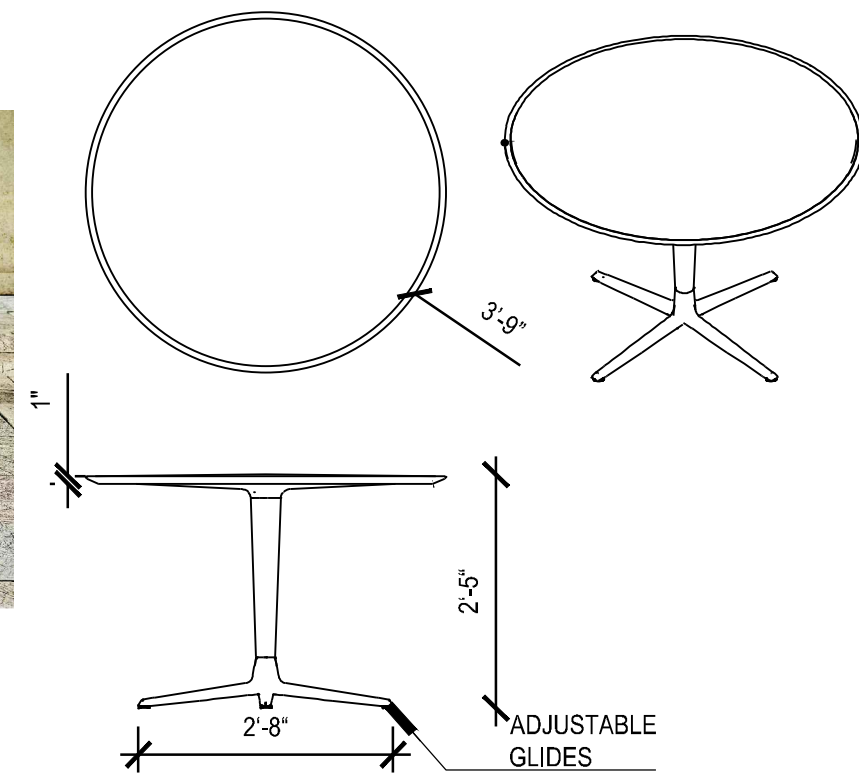
Project Phase:
LEVEL IV SITE PLAN SUBMITTAL

Sheet Title:
HARDSCAPE DETAILS

Sheet Number:

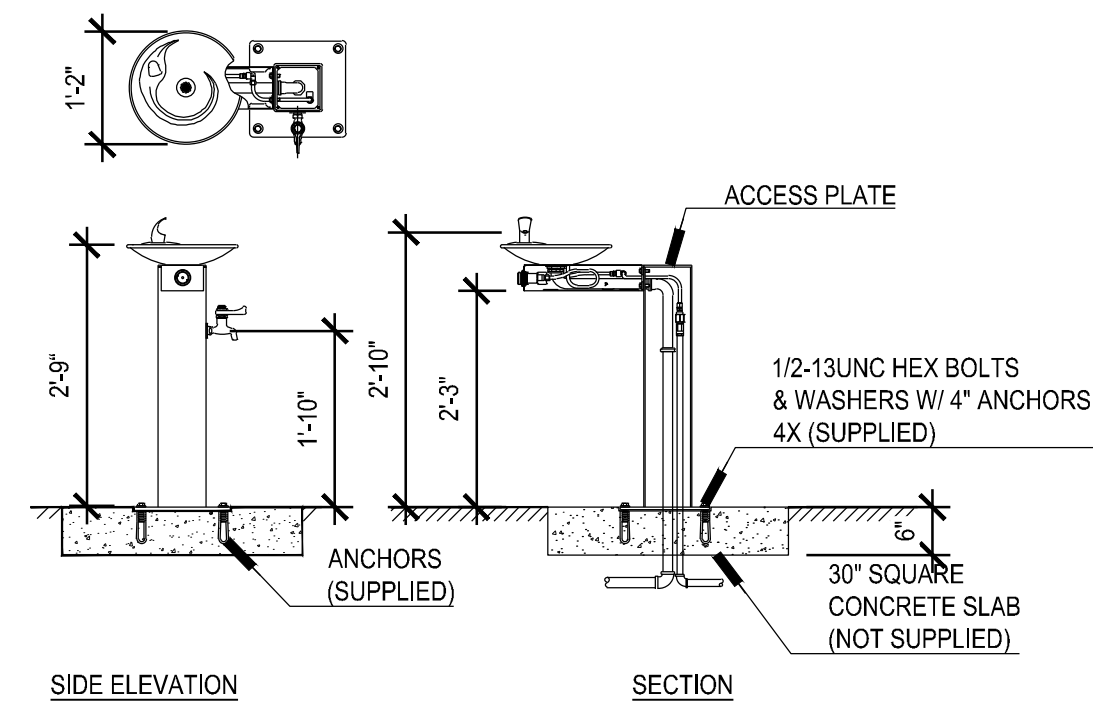
L-412

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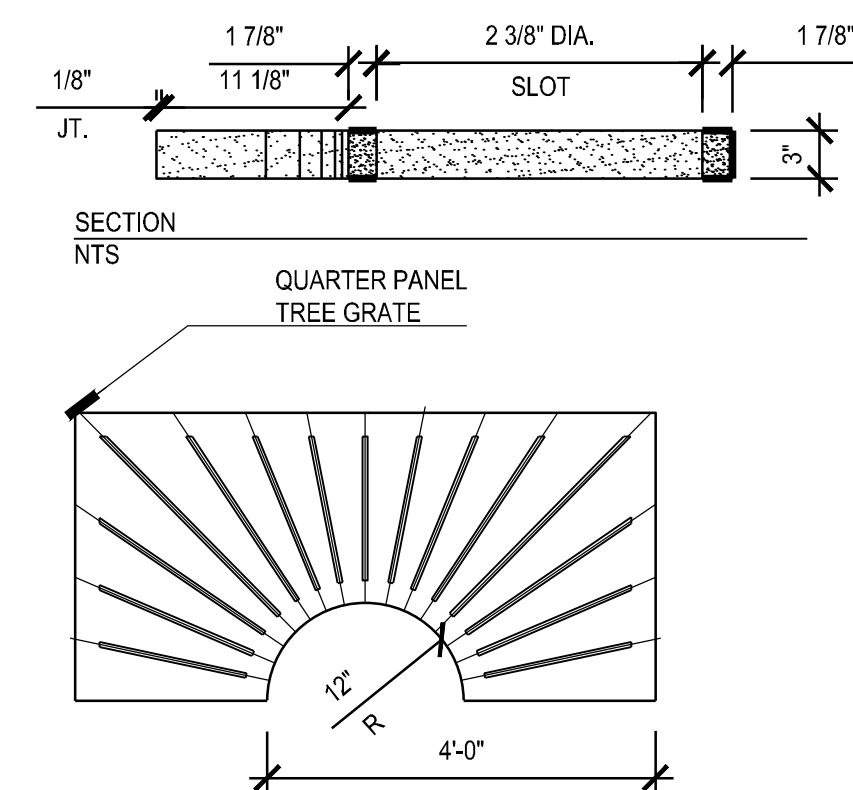


INFORMATIONAL SIGNAL
REFERENCE IMAGERY

SCALE -1" = 1'-0"

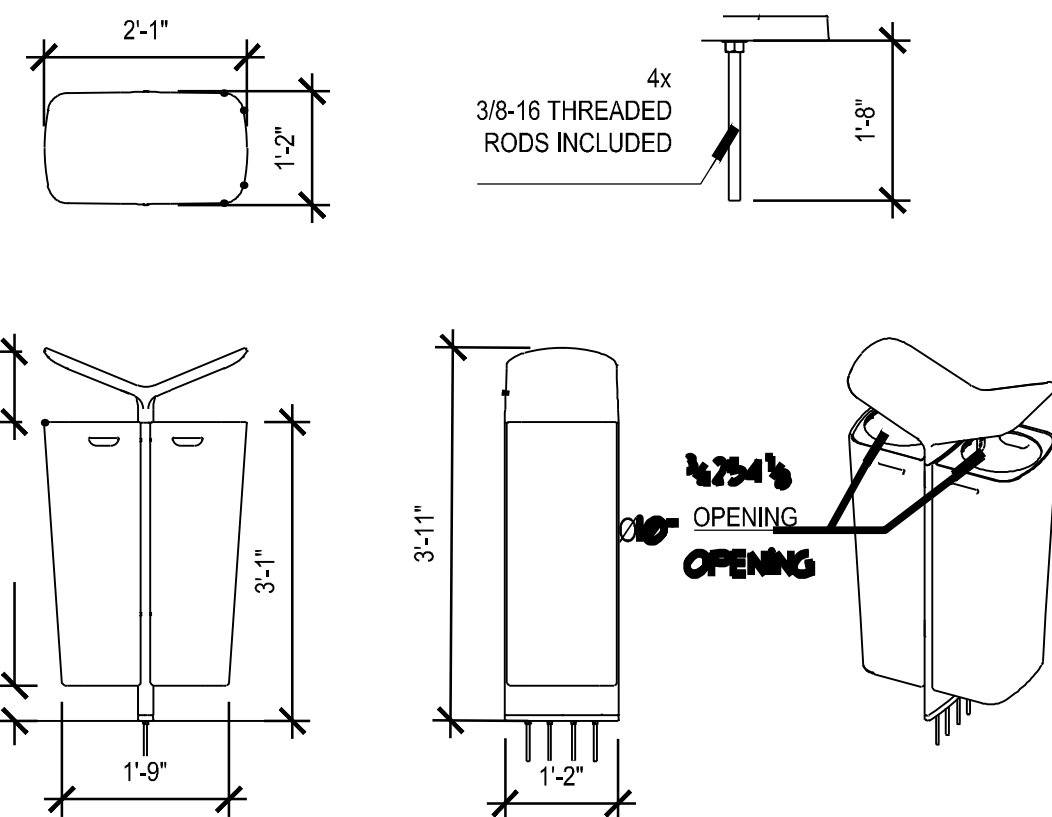


DETAIL/XREF NAME.dwg
SCALE -1/2" = 1'-0"



NOTE: CONTRACTOR TO PROVIDE SHOP DRAWINGS
AND SAMPLES PRIOR TO ORDERING

SCALE -1" = 1'-0"



DETAIL/XREF NAME.dwg
SCALE -1/2" = 1'-0"



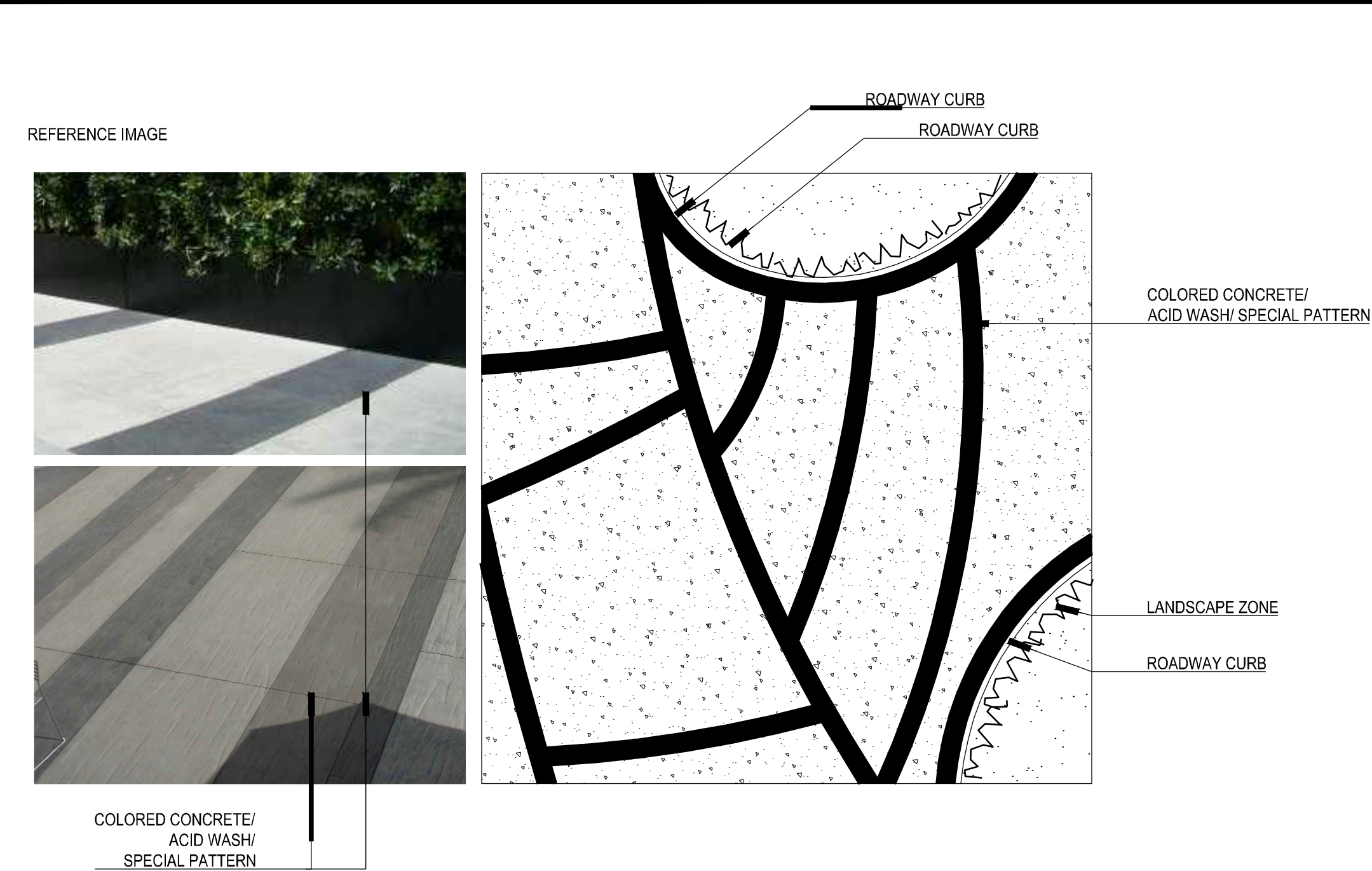
SCALE -1/2" = 1'-0"

FOR DRC REVIEW ONLY - NOT FOR CONSTRUCTION

L-413

CAM #17-1330
Exhibit 1f
19 of 20

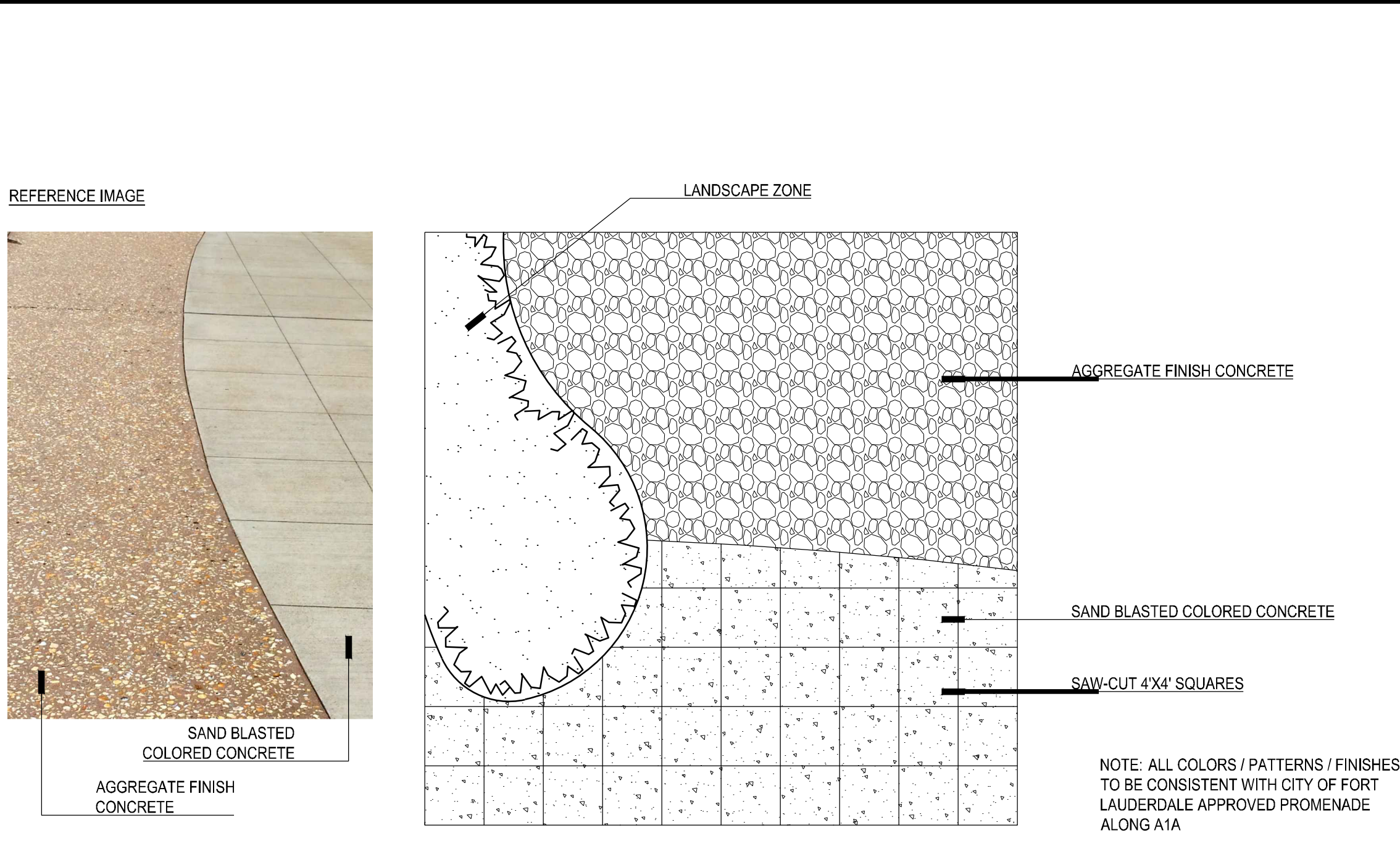
Drawing name: G:\Projects\SL116102\BM18\EDS\414.dwg L-414 HARDSCAPE DETAILS Sep 15, 2017 8:35am by: dbullenmore



1 VEHICULAR PAVING HOTEL ARRIVAL
DWG DESCRIPTION

DETAIL/XREF NAME.dwg

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



2 PEDESTRIAN PAVING PATTERN-SEABROM
DWG DESCRIPTION

DETAIL/XREF NAME.dwg

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

NOTE: PAVING STYLE INTENTS TO MATCH A1A IMPROVEMENTS.

Client:

T.R.R. BAHIA MAR, LLC

1175 NE 125 STREET, SUITE 102
NORTH MIAMI, FL 33161

Project Name:

BahiaMar

FORT LAUDERDALE BEACH

A DOUBLETREE BY HILTON



LAND PLANNER / LANDSCAPE ARCHITECT
1512 E. BROWARD BOULEVARD, SUITE 110
FORT LAUDERDALE, FLORIDA 33301 USA
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ARCHITECT
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AND INTERIOR DESIGN, INC.
2915 BISCAYNE BLVD #200
MIAMI, FL 33137

Consultants:

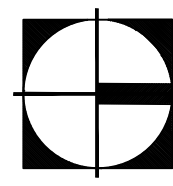


CIVIL ENGINEER
FLYNN ENGINEERING SERVICES
241 COMMERCIAL BLVD.
LAUDERDALE-BY-THE-SEA
FL 33308



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

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

Date:	15 SEPTEMBER 2017	
Project Manager:	MPK	
Drawn By:	DOB MPK MGG	
Principal in Charge:	BSL	
Project No:	116102	NORTH

SCALE: VARIES

Seal:



Project Phase:

LEVEL IV SITE PLAN SUBMITTAL

Sheet Title:

HARDSCAPE DETAILS

Sheet Number:

L-414

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