

GENERATOR DETAILS

WINCO P88600, NATURAL GAS GENERATOR 150 KVA
DIMENSIONS: (LxWxH) 117' x 52.75' x 72.1'

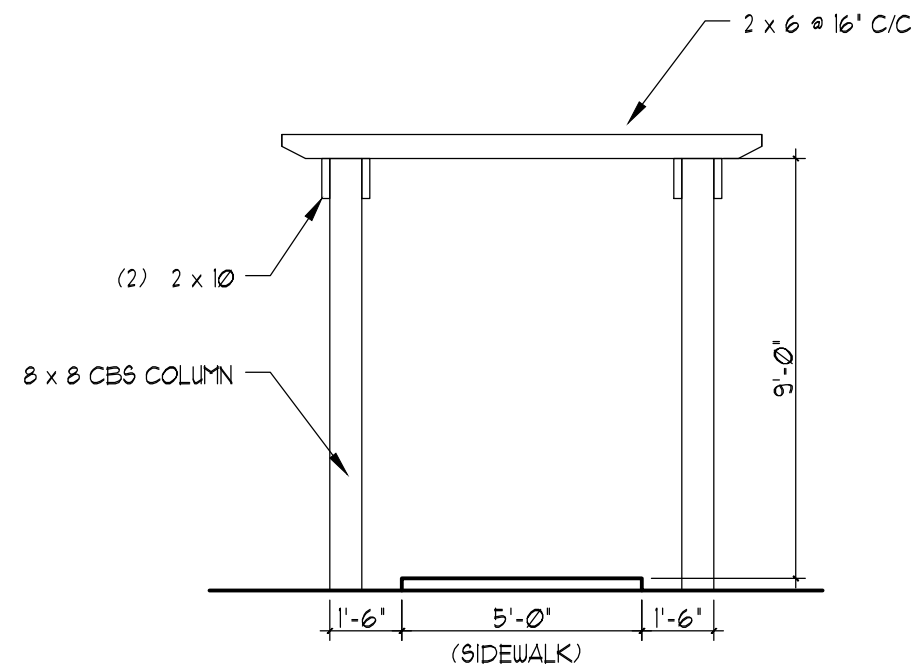
ELEVATION

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

PLAN

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

SIGN DETAIL



TRELLIS DETAIL

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

SITE DATA

CURRENT USE	VACANT
LAND USE DESIGNATION	COMMERCIAL
ZONING DESIGNATION	FRZD
UTILITY PROVIDER	CITY OF OAKLAND PARK
TOTAL AREA OF SITE	49,656 SF. 1.1393 ACRES
GROSS AREA OF SITE	80,964 SF. 1.8586 ACRES

MIXED USE GROUND FLOOR BLDG. FOOTPRINT	6848 SF.	13.79 %
PARKING STRUCTURE FOOTPRINT	3845 SF.	7.74 %
TOTAL GROUND FLOOR BUILDING FOOTPRINT	10693 SF.	21.48 %

BUILDING DATA

OCCUPANCY TYPE	'B' + 'R' (MIXED)
BUILDING TYPE	TYPE IIA (SPRINKLERED)
PAVING + WALKWAY AREA	3484 SF. 7.0 %
VEHICULAR AREA	22928 SF. 46.17 %
LANDSCAPE AREA	12551 SF. 25.28 %
MIXED USE BUILDING FOOTPRINT	6848 SF. 13.8 %
PARKING STRUCTURE FOOTPRINT	3845 SF. 7.75 %
FLOOR AREA RATIO (6848/49656)	0.1379
FIRST FLOOR AREA (OFFICES)	6848 SF.
SECOND FLOOR AREA (RESIDENTIAL + CLUB ROOM)	8902 SF.
THIRD FLOOR AREA (RESIDENTIAL)	8902 SF.
FOURTH FLOOR AREA (RESIDENTIAL)	8902 SF.
FIFTH FLOOR AREA (RESIDENTIAL)	8902 SF.

TOTAL BUILDING AREA	42456 SF.
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PARKING DATA

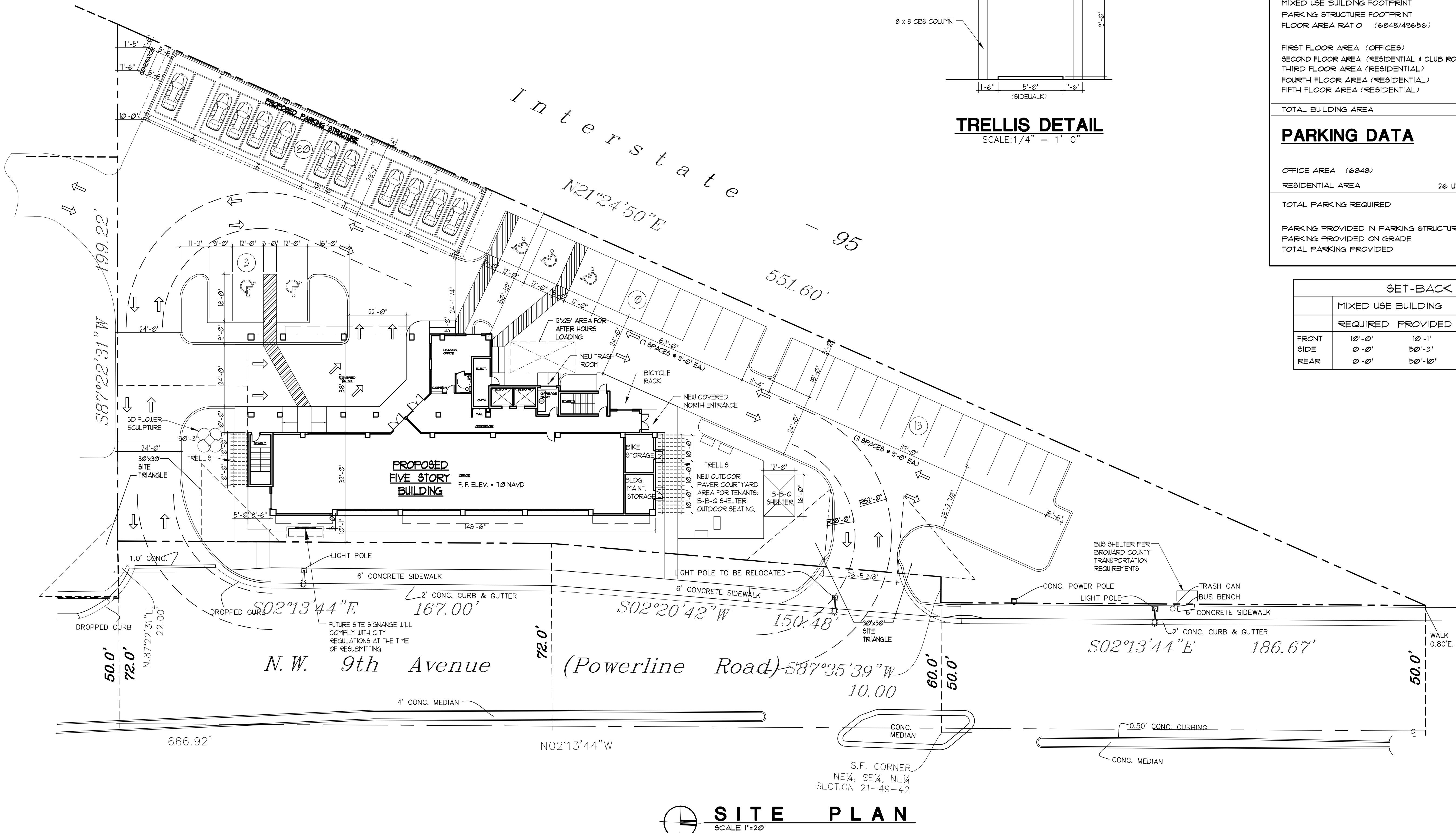
OFFICE AREA (6848)	6848 / 300 = 22.8 SPACES
RESIDENTIAL AREA	26 UNITS @ 2 / UNIT = 52 SPACES

TOTAL PARKING REQUIRED	74 SPACES (3 H.C.)
------------------------	--------------------

PARKING PROVIDED IN PARKING STRUCTURE	80 SPACES
PARKING PROVIDED ON GRADE	26 SPACES (INCLD. 5 H.C.)
TOTAL PARKING PROVIDED	106 SPACES (INCLD. 5 H.C.)

SET-BACK TABLE

	MIXED USE BUILDING		PARKING STRUCTURE	
	REQUIRED	PROVIDED	REQUIRED	PROVIDED
FRONT	10'-0"	10'-1"	10'-0"	10'-1"
SIDE	0'-0"	50'-3"	0'-0"	10'-0"
REAR	0'-0"	50'-10"	0'-0"	0'-4"

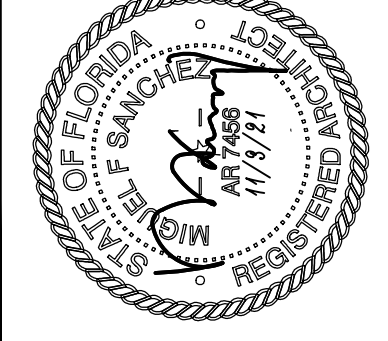


SITE PLAN

SCALE 1" = 20'

REVISIONS

DATE:



SWEET ACACIA FIVE STORY MIXED USE BUILDING

MS ARCHITECTS, INC.

ARCHITECTS, PLANNERS
MIGUEL F. SANCHEZ
LIC. # AR 7456, AA C001695
901 S. FEDERAL HWY., SUITE 200
FORT LAUDERDALE, FLORIDA 33316
(954) 463-3096

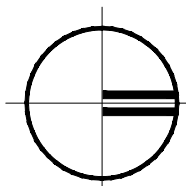
JOB NUMBER: 18-10-85



AS-1

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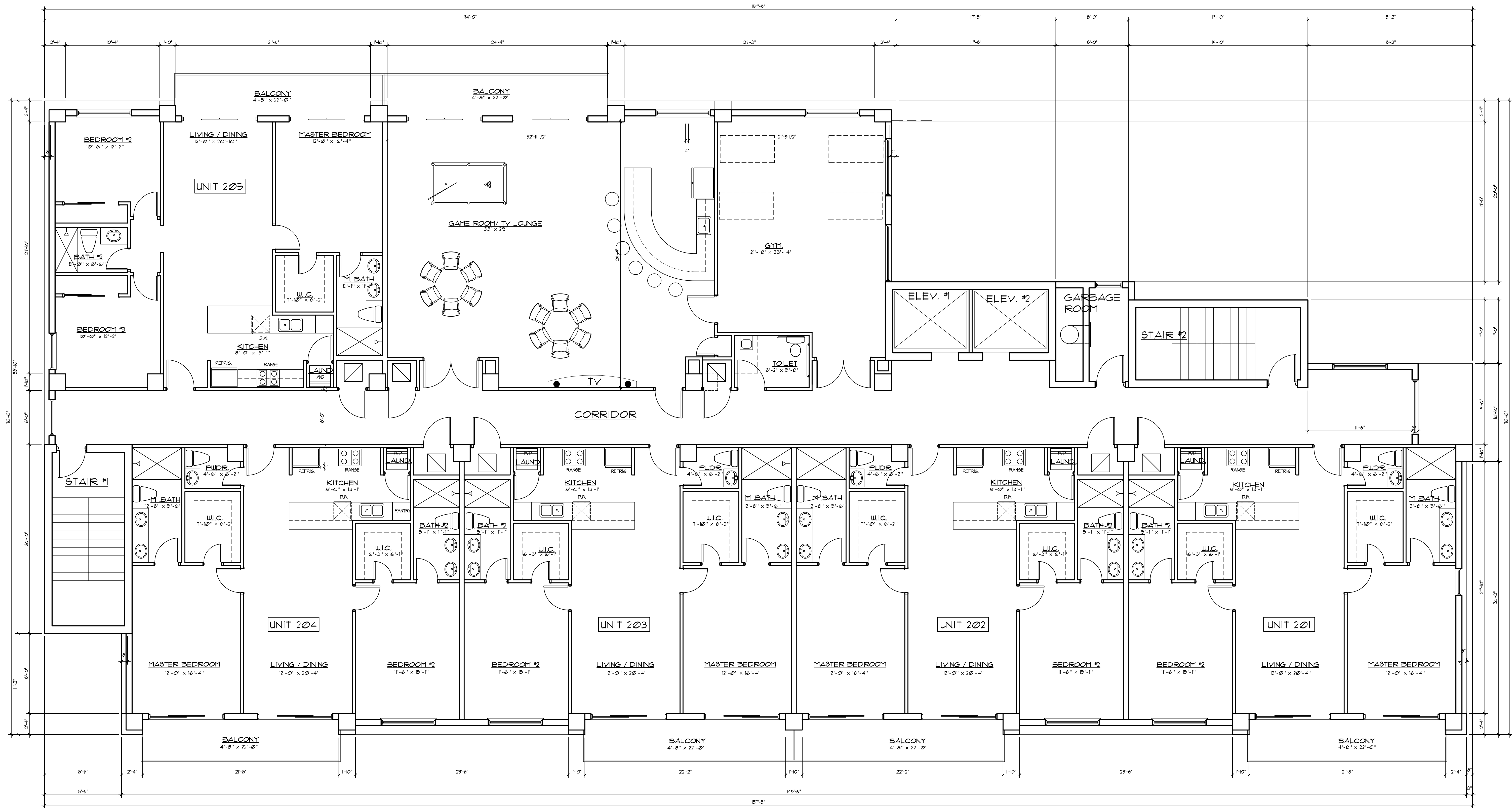
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REVISIONS	
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10-20-21	
11-03-21	

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DRAWING NAME: -

PLOT SCALE: 1/4"



REVISIONS				
DATE	BY	APP	REVISION	
05-11-21				
08-23-21				
10-20-21				
11-03-21				

MS ARCHITECTS, INC.
ARCHITECTS, PLANNERS
MIGUEL F. SANCHEZ
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901 S. FEDERAL HWY., SUITE 200
FORT LAUDERDALE, FLORIDA 33316
(954) 463-3096
JOB NUMBER: 18-10-85

SWEET ACACIA
FIVE STORY MIXED USE BUILDING

3939 POWERLINE ROAD OAKLAND PARK, FLORIDA

MS ARCHITECTS, INC.
ARCHITECTS, PLANNERS
MIGUEL F. SANCHEZ
LIC. # AR 7456, AA 0001695
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FORT LAUDERDALE, FLORIDA 33316
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FIVE STORY MIXED USE BUILDING

3939 POWERLINE ROAD OAKLAND PARK, FLORIDA



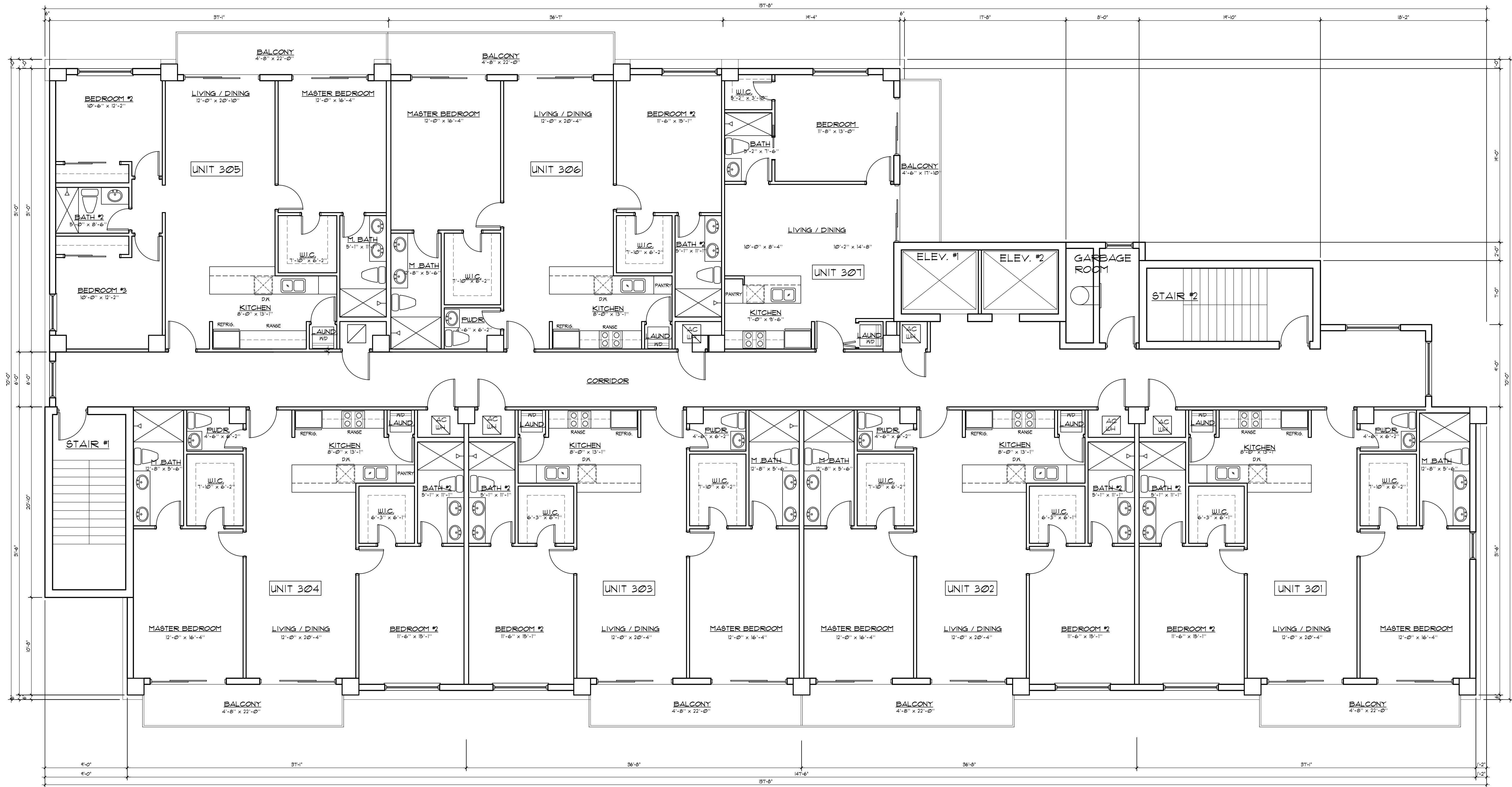
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SHEET:

OF: 10

DRAWING NAME: -

PLOT SCALE: 1/4"



3RD FLOOR PLAN
SCALE: 3/16" = 1'-0"

AREA TABLE		
UNIT 301	1133	SQ.FT.
UNIT 302	1121	SQ.FT.
UNIT 303	1121	SQ.FT.
UNIT 304	1133	SQ.FT.
UNIT 305	1133	SQ.FT.
UNIT 306	1117	SQ.FT.
UNIT 301	600	SQ.FT.

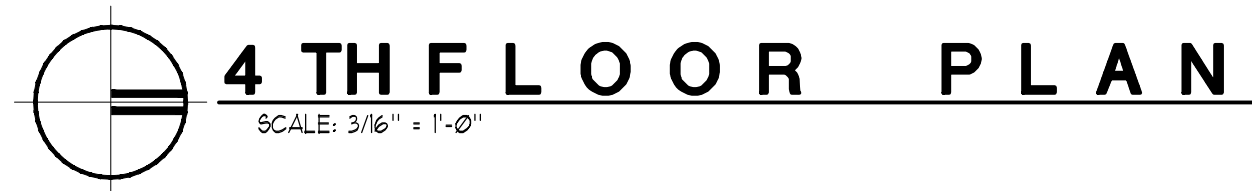
MS ARCHITECTS, INC.
ARCHITECTS, PLANNERS
MIGUEL F. SANCHEZ
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FORT LAUDERDALE, FLORIDA 33316
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JOB NUMBER: 18-10-85



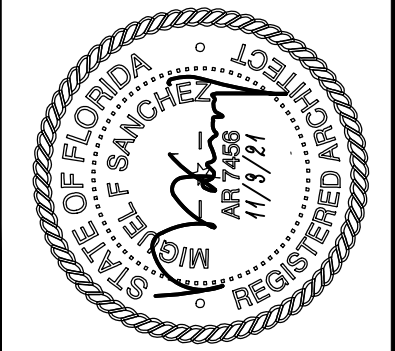
SWEET ACACIA
FIVE STORY MIXED USE BUILDING
3939 POWERLINE ROAD OAKLAND PARK, FLORIDA

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11-03-21	



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901 S. FEDERAL HWY., SUITE 200
FORT LAUDERDALE, FLORIDA 33316
(954) 463-3096

JOB NUMBER: 18-10-85



A-4

SHEET:

OF:

10

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DRAWING NAME: -
PLOT SCALE: 1/4"



5TH FLOOR PLAN
SCALE: 3/16" = 1'-0"

AREA TABLE		
UNIT 501	1133	SQ.FT.
UNIT 502	1121	SQ.FT.
UNIT 503	1121	SQ.FT.
UNIT 504	1133	SQ.FT.
UNIT 505	1133	SQ.FT.
UNIT 506	1117	SQ.FT.
UNIT 507	600	SQ.FT.

REVISIONS		
DATE	BY	DESCRIPTION
05-11-21		
08-23-21		
10-20-21		
11-03-21		

MS ARCHITECTS, INC.

ARCHITECTS, PLANNERS

MIGUEL F. SANCHEZ

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FORT LAUDERDALE, FLORIDA 33316

(954) 463-3096

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FIVE STORY MIXED USE BUILDING

3939 POWERLINE ROAD OAKLAND PARK, FLORIDA

MS ARCHITECTS, INC.

ARCHITECTS, PLANNERS

MIGUEL F. SANCHEZ

LIC. # AR 7456, AA 0001695

901 S. FEDERAL HWY., SUITE 200

FORT LAUDERDALE, FLORIDA 33316

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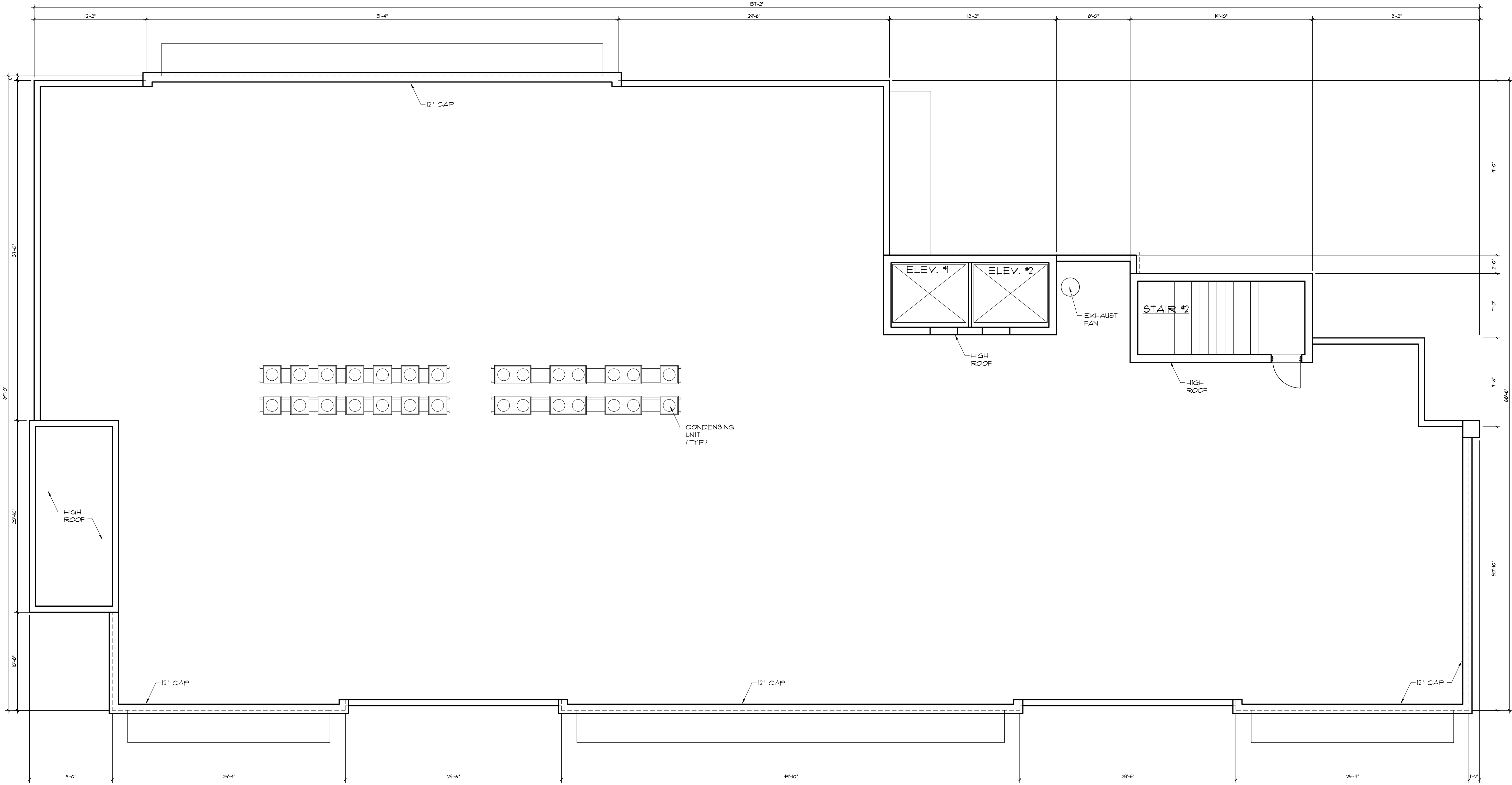
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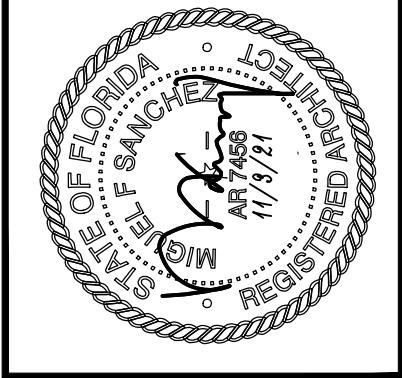
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PLOT SCALE: 1/4"



ROOF PLAN
SCALE: 3/16" = 1'-0"

REVISIONS	
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05-11-21	
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11-03-21	



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LIC. # AR 7456, AA 0001695
901 S. FEDERAL HWY., SUITE 200
FORT LAUDERDALE, FLORIDA 33316
(954) 463-3096
JOB NUMBER: 18-10-85

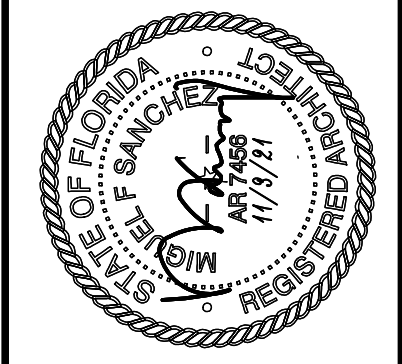


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SWEET ACACIA

FIVE STORY MIXED USE BUILDING

3939 POWERLINE ROAD OAKLAND PARK, FLORIDA

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MIGUEL F. SANCHEZ
LIC. # AR 7456, AA 0001695
901 S. FEDERAL HWY., SUITE 200
FORT LAUDERDALE, FLORIDA 33316
(954) 463-3096

JOB NUMBER: 18-10-85



A-7

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DRAWING NAME:

PLOT SCALE: 1/4"



WEST ELEVATION
SCALE: 3/16" = 1'-0"

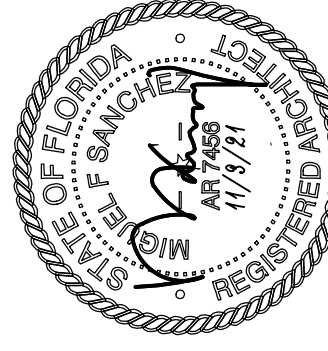
SWEET ACACIA
FIVE STORY MIXED USE BUILDING
3939 POWERLINE ROAD OAKLAND PARK, FLORIDA

MS ARCHITECTS, INC.
ARCHITECTS, PLANNERS
MIGUEL F. SANCHEZ
LIC. # AR 7456, AA 0001695
901 S. FEDERAL HWY., SUITE 200
FORT LAUDERDALE, FLORIDA 33316
(954) 463-3096
JOB NUMBER: 18-10-85



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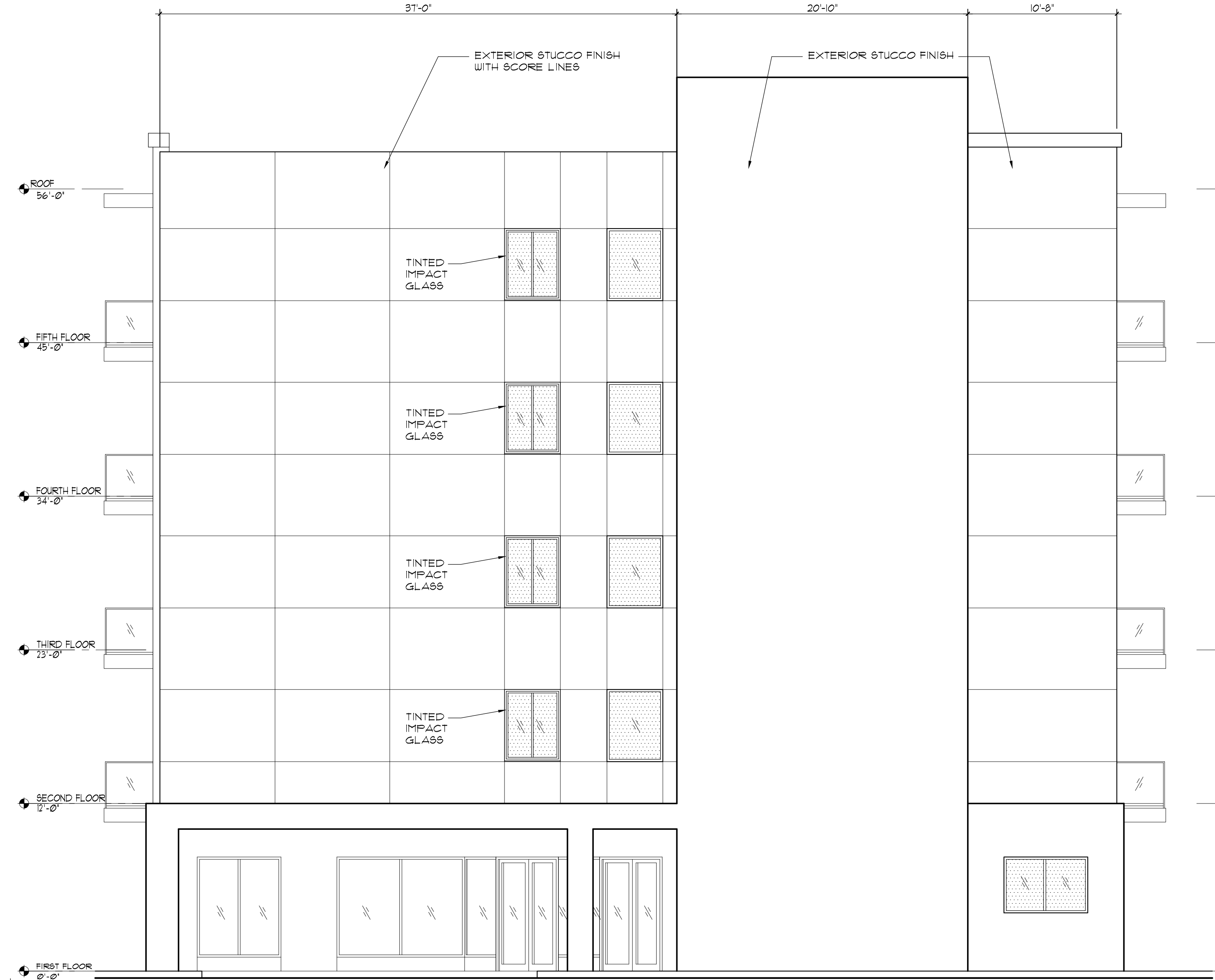
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DRAWING NAME: "

PLOT SCALE: 1/4"

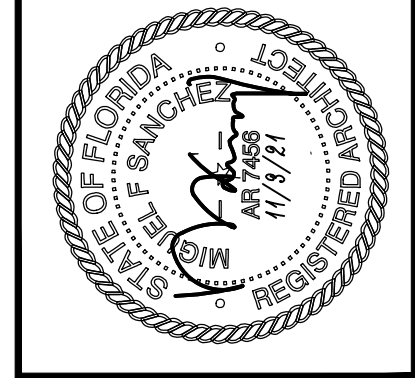


SOUTH ELEVATION
SCALE: 3/16" = 1'-0"



NORTH ELEVATION
SCALE: 3/16" = 1'-0"

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FIVE STORY MIXED USE BUILDING
3939 POWERLINE ROAD OAKLAND PARK, FLORIDA

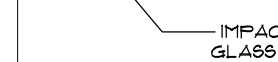
MS ARCHITECTS, INC.
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901 S. FEDERAL HWY., SUITE 200
FORT LAUDERDALE, FLORIDA 33316
(954) 463-3096
JOB NUMBER: 18-10-85



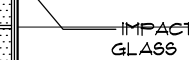
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SCALE: 1/8"=1'-0"



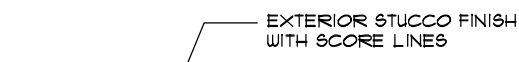
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SCALE: 1/8" = 1'-0"



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



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

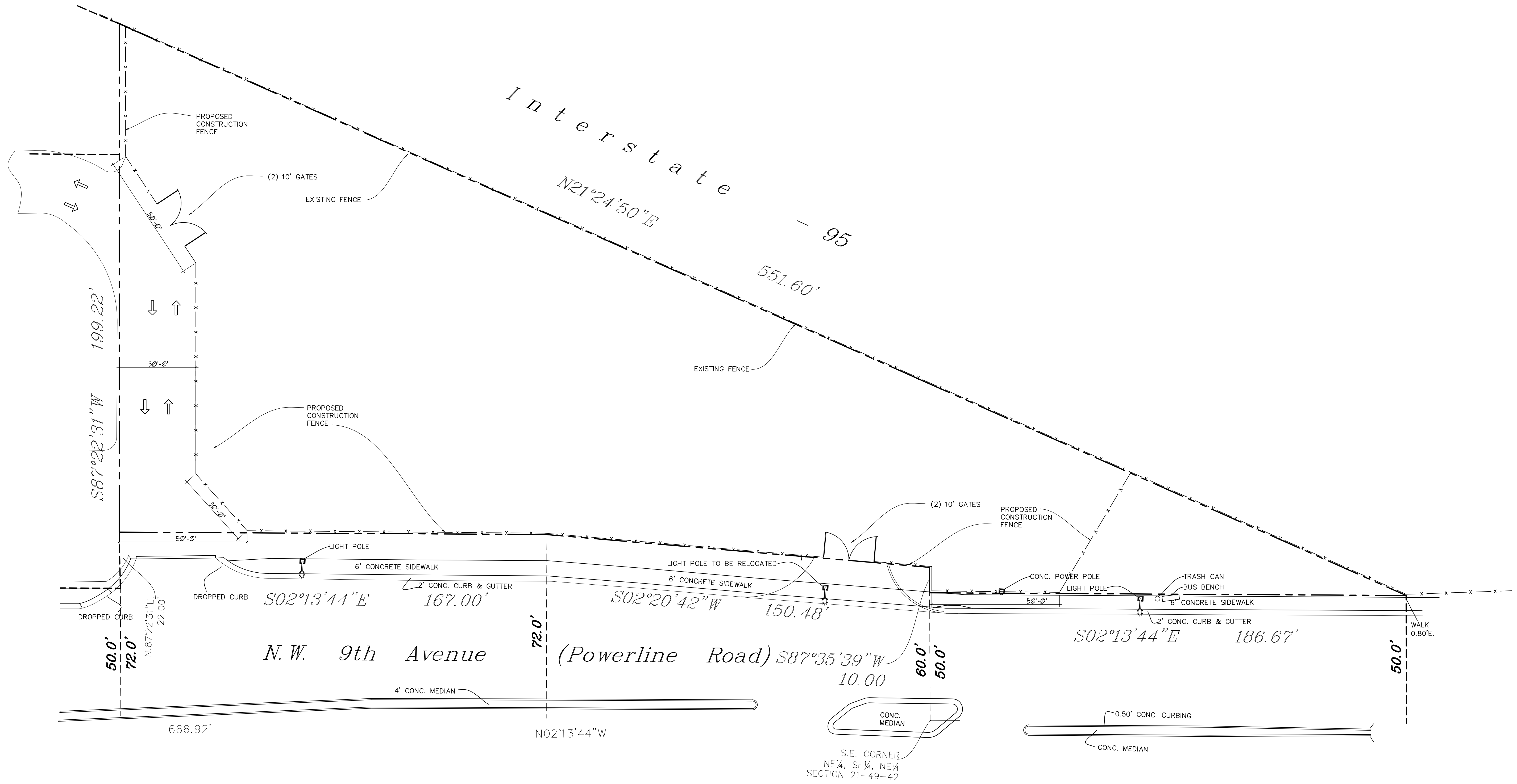
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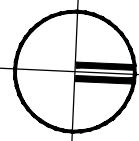
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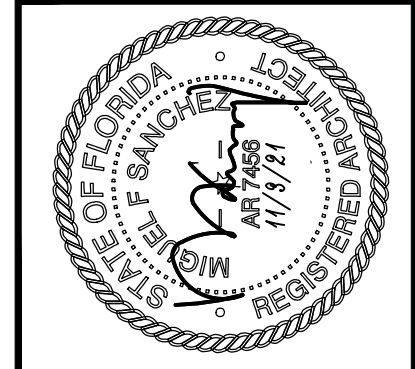
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DRAWING NAME: -
PLOT SCALE: 1/4"



 **CONSTRUCTION FENCE PLAN**
SCALE 1"=20'

REVISIONS	
DATE	
05-11-21	
08-23-21	
10-20-21	
11-03-21	



SWEET ACACIA
FIVE STORY MIXED USE BUILDING
3939 POWERLINE ROAD OAKLAND PARK, FLORIDA

MS ARCHITECTS, INC.
ARCHITECTS, PLANNERS
MIGUEL F. SANCHEZ
LIC. # AR 7456, AA 0001695
901 S. FEDERAL HWY., SUITE 200
FORT LAUDERDALE, FLORIDA 33316
(954) 463-3096
JOB NUMBER: 18-10-85



CFP
SHEET:
OF: 1



SWEET ACACIA
FIVE STORY MIXED USE BUILDING

3939 POWERLINE ROAD OAKLAND PARK, FLORIDA

DRAWING INDEX

ARCHITECTURAL PLANS

M S ARCHITECTS, INC.
901 S. FEDERAL HWY., SUITE 200
FT. LAUDERDALE, FL 33316
PH: 954 463 3096
EMAIL: msarchms@aol.com

- | | |
|------|-------------------------------------|
| CS | COVER SHEET |
| AS-1 | SITE PLAN |
| CFP | CONSTRUCTION FENCE PLAN |
| A-1 | GROUND FLOOR PLAN |
| A-2 | 2ND FLOOR PLAN |
| A-3 | 3RD FLOOR PLAN |
| A-4 | 4TH FLOOR PLAN |
| A-5 | 5TH FLOOR PLAN |
| A-6 | ROOF PLAN |
| A-7 | EAST ELEVATION |
| A-8 | WEST ELEVATION |
| A-9 | NORTH & SOUTH ELEVATIONS |
| A-10 | PARKING STRUCTURE PLAN & ELEVATIONS |

LANDSCAPE PLANS

DULAND DESIGN LLC
811 E. LAS OLAS BLVD. SUITE 4
FT. LAUDERDALE, FL 33301
PH: 954 866 0066
EMAIL: cdu@dulandddesign.com

- | | |
|-------|-----------------------------|
| L1.01 | TREE DISPOSITION |
| L2.01 | LANDSCAPE PLAN |
| L3.01 | LANDSCAPE DETAILS AND NOTES |

CIVIL ENGINEERING PLANS

McLAUGHLIN ENGINEERING COMPANY
1700 N.W. 64TH STREET, SUITE 400
FORT LAUDERDALE, FL 33309
PH: 954 763 7611
EMAIL: lou@meco400.com

- | | |
|-----|-----------------------|
| CSP | LAND SURVEY |
| | CONCEPTUAL CIVIL PLAN |

SITE LIGHTING PLAN

BACH DESIGN ENGINEERS
5130 N. FEDERAL HWY, SUITE 1
FORT LAUDERDALE, FL 33308
PH: 954 461 4314
EMAIL: bach@bachengineers.com

- | | |
|------|------------------------|
| PH-1 | PHOTOMETRICS SITE PLAN |
|------|------------------------|

SWEET ACACIA
FIVE STORY MIXED USE BUILDING

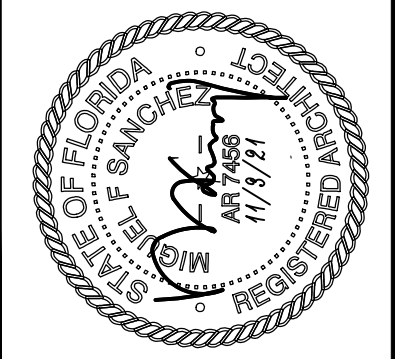
3939 POWERLINE ROAD OAKLAND PARK, FLORIDA

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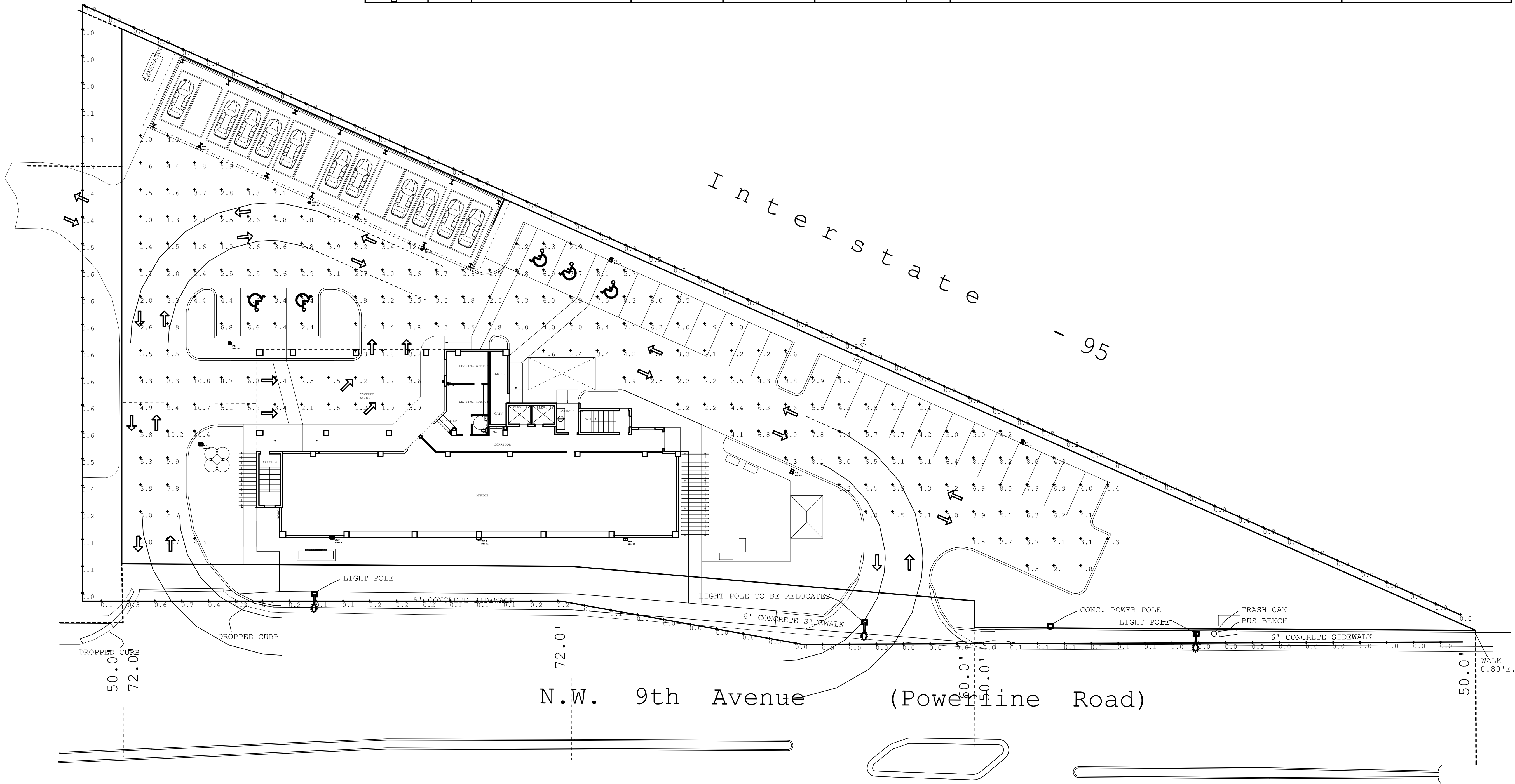
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REVISIONS	
DATE:	
05-11-21	
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11-03-21	



Calculation Summary						
Label	CalcType	Units	Avg	Max	Min	Avg/Min
Parking	Illuminance	Fc	4.14	12.2	1.0	4.14
Property	Illuminance	Fc	0.17	0.8	0.0	N.A.

Luminaire Schedule						
Symbol	Qty	Label	Arrangement	Lum. Lumens	Lum. Watts	LLF
+	3	P-1	SINGLE	19730	248.6	0.900
+	1	P-3	SINGLE	24851	188.8	0.900
+	1	P-5	SINGLE	24950	176	0.900
+	4	WM	SINGLE	6159	72	0.900
+	3	WM-1	SINGLE	3465	44	0.900
			Description			
			LSI # SLM-LED-30L-SIL-FT-40-70CRI-IL			
			LSI # SLM-LED-24L-SIL-2-40-70CRI			
			LSI # SLM-LED-24L-SIL-5W-40-70CRI			
			LSI # XPWS3-FT-LED-48-450-CW-UE			
			LSI # XPWS3-WT-LED-28-450-NW-UE			
			Tag			
			20' MH / 27' OAL Concrete Pole			
			20' MH / 27' OAL Concrete Pole			
			20' MH / 27' OAL Concrete Pole			
			Wall Mount @ 12' MH			
			Wall Mount @ 12' MH			



SITE PHOTOMETRIC PLAN
SCALE 1"=20'

INTERIOR OFFICE REMODELING
FOR
RE / MAX REALTY

1901 HARRISON STREET, HOLLYWOOD, FLORIDA

MS ARCHITECTS, INC.
ARCHITECTS, PLANNERS
MIGUEL F. SANCHEZ
LIC. # AR 7456, AA 0001695
901 S. FEDERAL HWY., SUITE 200
FORT LAUDERDALE, FLORIDA 33316
(954) 463-3096
JOB NUMBER: 17-06-49



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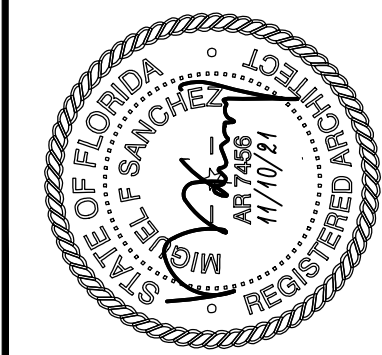
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REVISIONS

DATE:

11-10-17

11-03-21



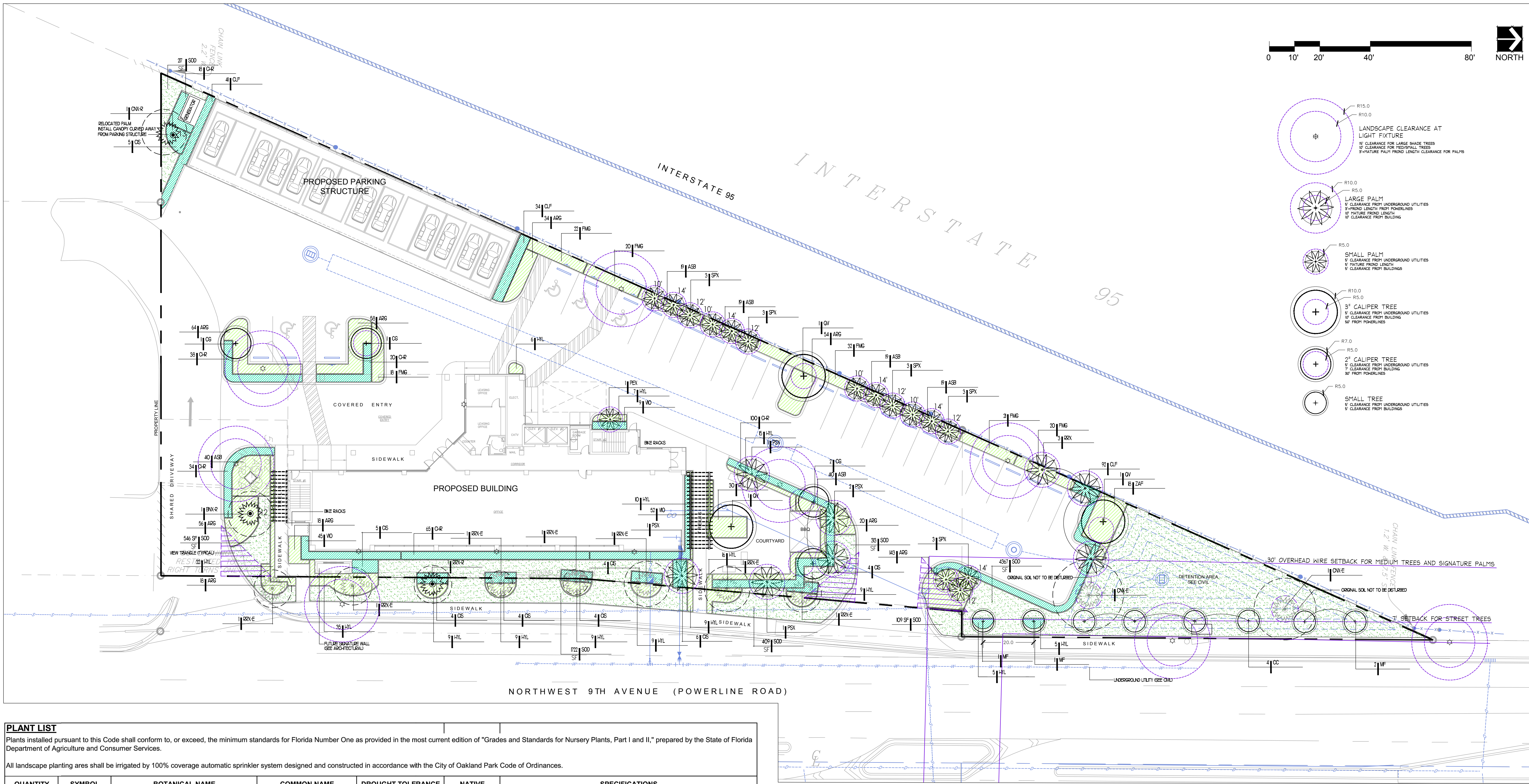
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PLANT LIST

Plants installed pursuant to this Code shall conform to, or exceed, the minimum standards for Florida Number One as provided in the most current edition of "Grades and Standards for Nursery Plants, Part I and II," prepared by the State of Florida Department of Agriculture and Consumer Services.

All landscape planting areas shall be irrigated by 100% coverage automatic sprinkler system designed and constructed in accordance with the City of Oakland Park Code of Ordinances.

QUANTITY	SYMBOL	BOTANICAL NAME	COMMON NAME	DROUGHT TOLERANCE	NATIVE	SPECIFICATIONS
TREES						
4	CC	CAPPARIS CYNOPHALLOPHORA	Jamaican Caper	HIGH	YES	8' HT/ 4" SP/ 1.5" CAL./45GAL/ SINGLE TRUNK/ AS SHOWN
4	CG	CAESALPINIA GRANADILLO	Bridalveil Tree	MEDIUM	NATURALIZED	12' HT/ 6" SP/ 2" CAL./45GAL/ SINGLE TRUNK/ AS SHOWN
4	MF	MYRCIANTHES FRAGRANS	Simpson's Stopper	HIGH	YES	8' HT/ 4" SP/ 1.5" CAL./45GAL/ MULTI-TRUNK/ AS SHOWN
3	QV	QUERCUS VIRGINIANA	Live Oak	HIGH	YES	45 GAL/ 12' PLANTED HT. MIN. /5" SP./3" CAL./SINGLE TRUNK
PALMS						
1	BNX-R	BISMARCKIA NOBILIS	Bismarck Palm - Relocated	HIGH	NATURALIZED	AS SHOWN IN L1.01
2	CNX-E	COCOS NUCIFERA	Coconut Palm - Existing	HIGH	NATURALIZED	AS SHOWN IN L1.01
1	CNX-R	COCOS NUCIFERA	Coconut Palm - Relocated	HIGH	NATURALIZED	AS SHOWN IN L1.01
1	PEX	PTYCHOSPHERMA ELEGANS	Alexandra Palm	HIGH	NATURALIZED	MIN. 8' HEIGHT GW/ FG/ TRIPLE TRUNK/ AS SHOWN
5	PSX	PHOENIX SYLVESTRIS	Sylvester Date Palm	HIGH	NATURALIZED	10-12' CT./ HEAVY/ FG/ AS SHOWN
3	RRX	ROYSTONEA REGIA	Royal Palm	HIGH	YES	12' GW./ HEAVY/ FG/ AS SHOWN
7	RRX-E	ROYSTONEA REGIA	Royal Palm - Existing	HIGH	YES	AS SHOWN IN L1.01
1	RRX-R	ROYSTONEA REGIA	Royal Palm - Relocated	HIGH	YES	AS SHOWN IN L1.01
15	SPX	SABAL PALMETTO	Sabal Palm	HIGH	YES	10-14' CT./ HEAVY SLICK TRUNKS/ HURRICANE CUT/ AS SHOWN
SHRUBS & GRASS						
275	CHR	CHRYSOBALANUS ICACO 'RED TIP'	Red Tip Cocoplum	MEDIUM	YES	3 GAL/ 24" O.A./ FULL TO BASE/ 24" O.C.
36	CIS	CITHAREXYLUM SPINOSUM	Florida Fiddlewood	HIGH	YES	3 GAL/ 24" O.A./ FULL TO BASE/ 48" O.C.
167	CLF	CLUSIA FLAVA	Small Leaf Clusia	HIGH	YES	3 GAL/ 24" O.A./ FULL TO BASE/ 24" O.C.
106	VIO	VIBURNUM OBOVATUM	Walter's Viburnum	HIGH	YES	3 GAL/ 24" O.A./ FULL TO BASE/ 24" O.C.
18	ZAF	ZAMIA FURFURACEA	Cardboard Plant	HIGH	NATURALIZED	3 GAL/ 24" O.A./ FULL TO BASE/ 48" O.C.
GROUNDCOVERS						
465	ARG	ARACHIS GLABRATA	Perennial Peanut	HIGH	NATURALIZED	1 GAL/ 18" O.A./ FULL TO BASE/ 24" O.C.
156	ASB	ARISTIDA STRICTA VAR. BEYRICHIANA	Wiregrass	HIGH	YES	3 GAL/ 18" O.A./ FULL TO BASE/ 30" O.C.
133	FMG	FICUS MICROCARPA 'GREEN ISLAND'	Green Island Ficus	HIGH	YES	3 GAL/ 18" O.A./ FULL TO BASE/ 30" O.C.
205	HYL	HYMENOCALLIS LATIFOLIA	Spider Lily	HIGH	YES	3 GAL/ 24" O.A./ FULL TO BASE/ 30" O.C.
MISCELLANEOUS						
7,683 SF	SOD	PASPALUM NOTATUM FLUGGE	Bahiagrass	MEDIUM	YES	STAGGERED PANELS (1,550 SF IN ROW)



POWERLINE ROAD ZONING DISTRICT

STREET TREE REQUIRED: 13
STREET TREE PROVIDED: 18

PARKING LOT LANDSCAPE REQUIREMENT

TOTAL PARKING SPACES: 26
MIN. LANDSCAPE AREA REQUIRED: 390 SF, PROVIDED: 2,200 SF
MIN. LANDSCAPE ISLAND REQUIRED: 4, PROVIDED: 5
MIN. TREES REQUIRED: 4, PROVIDED: 4

R.O.W. EDGE LANDSCAPE

15' LANDSCAPE STRIP PROVIDED WHERE UVA NOT SCREENED BY BUILDING
10' LANDSCAPE STRIP PROVIDED WHERE BUILDING IS BLOCKING THE UVA
13 TREES REQUIRED AND 18 TREES PROVIDED
HEDGE REQUIRED AND PROVIDED

NATIVE PLANTS

MIN. 50% NATIVE TREES REQUIRED, 73% PROVIDED
MIN. 40% NATIVE SHRUBS & GROUNDCOVER, 69% PROVIDED

TREE REMOVAL MITIGATION

1 TREE AT 36" CALIPER TO BE REMOVED, WITH 1,200 SF CANOPY
HEALTH CONDITION AT 55%, LESS THAN 30' FROM OVERHEAD WIRE
REQUIRED MITIGATION CANOPY: CATEGORY 1 TREE @300 SF/TREE X 4 = 1,200 SF
MITIGATION CANOPY PROVIDED: 4 - CATEGORY 1 TREES

TITLE: LANDSCAPE PLAN

SHEET:

L 2.01

1 OF 3

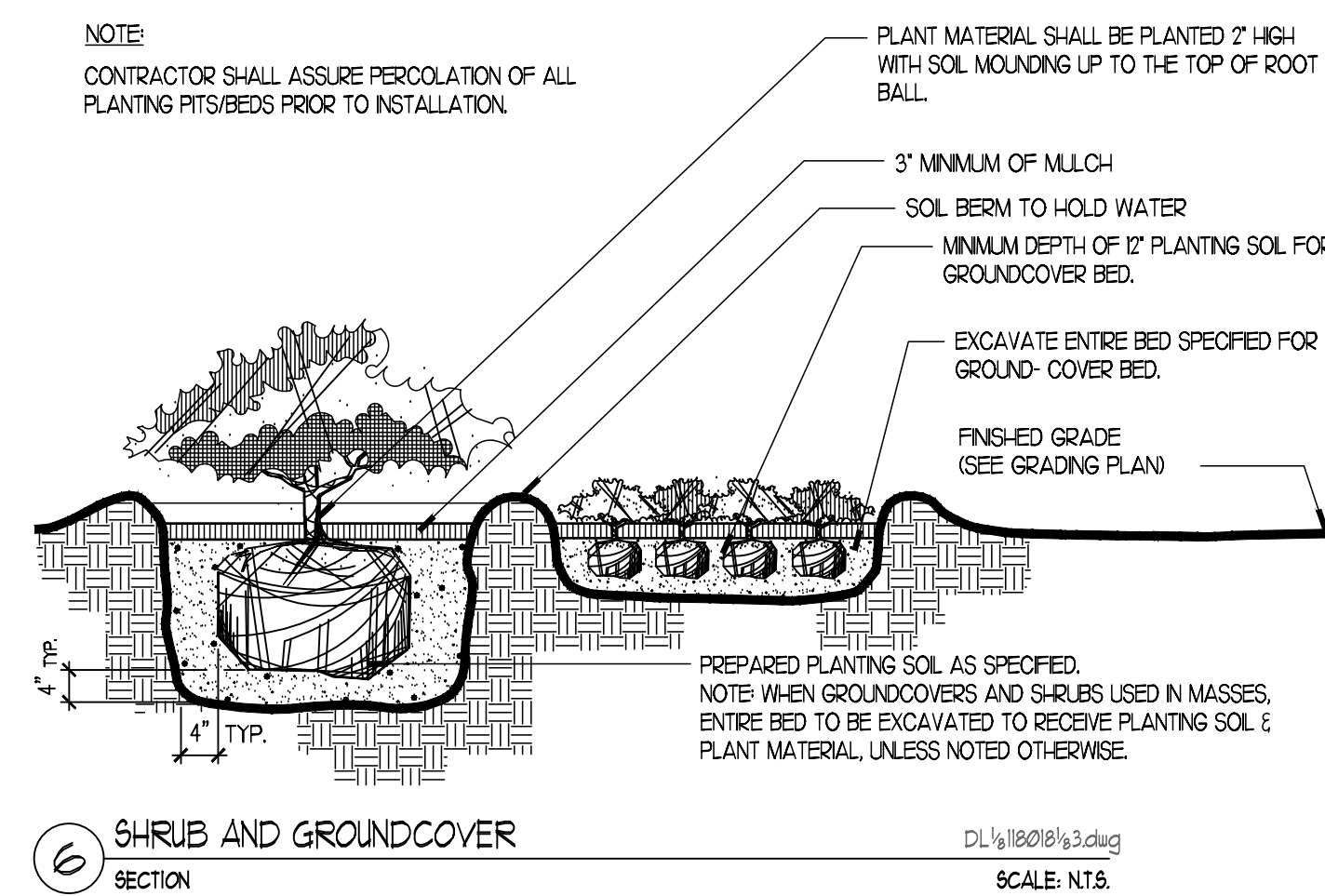
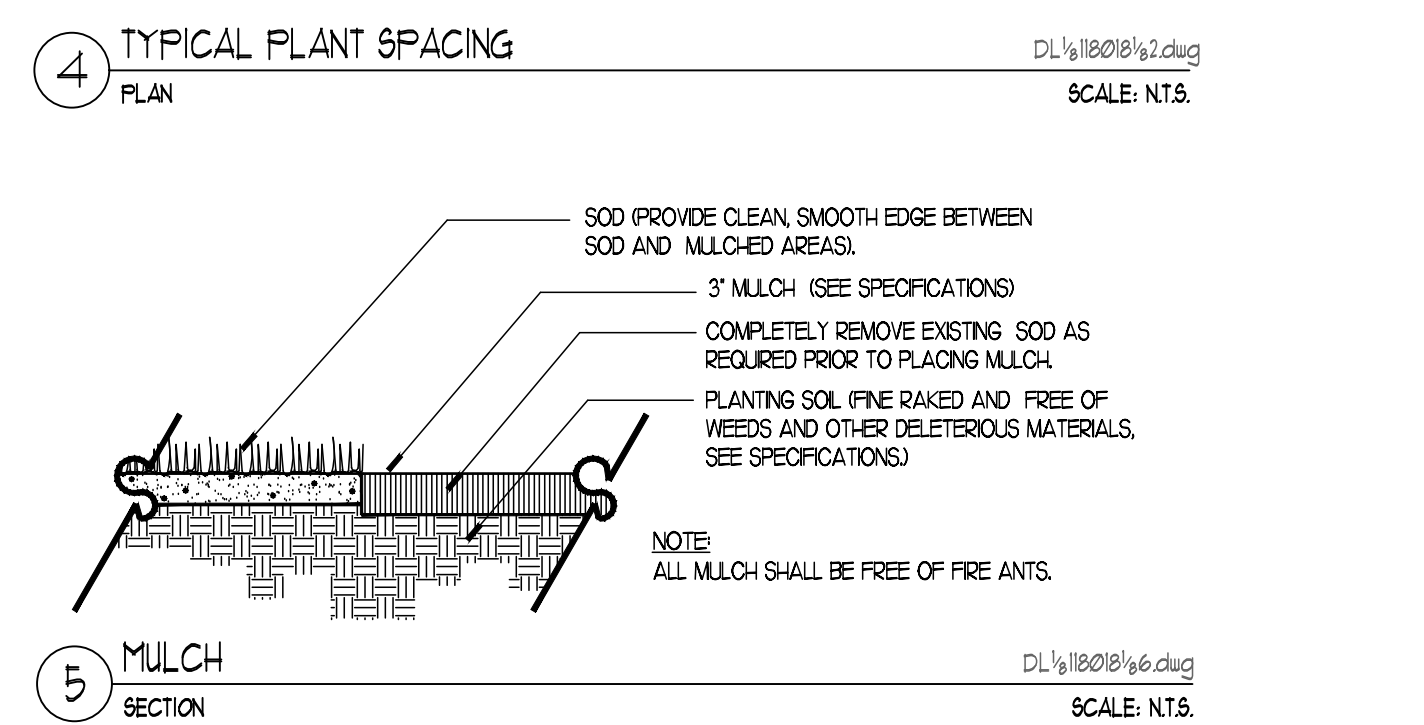
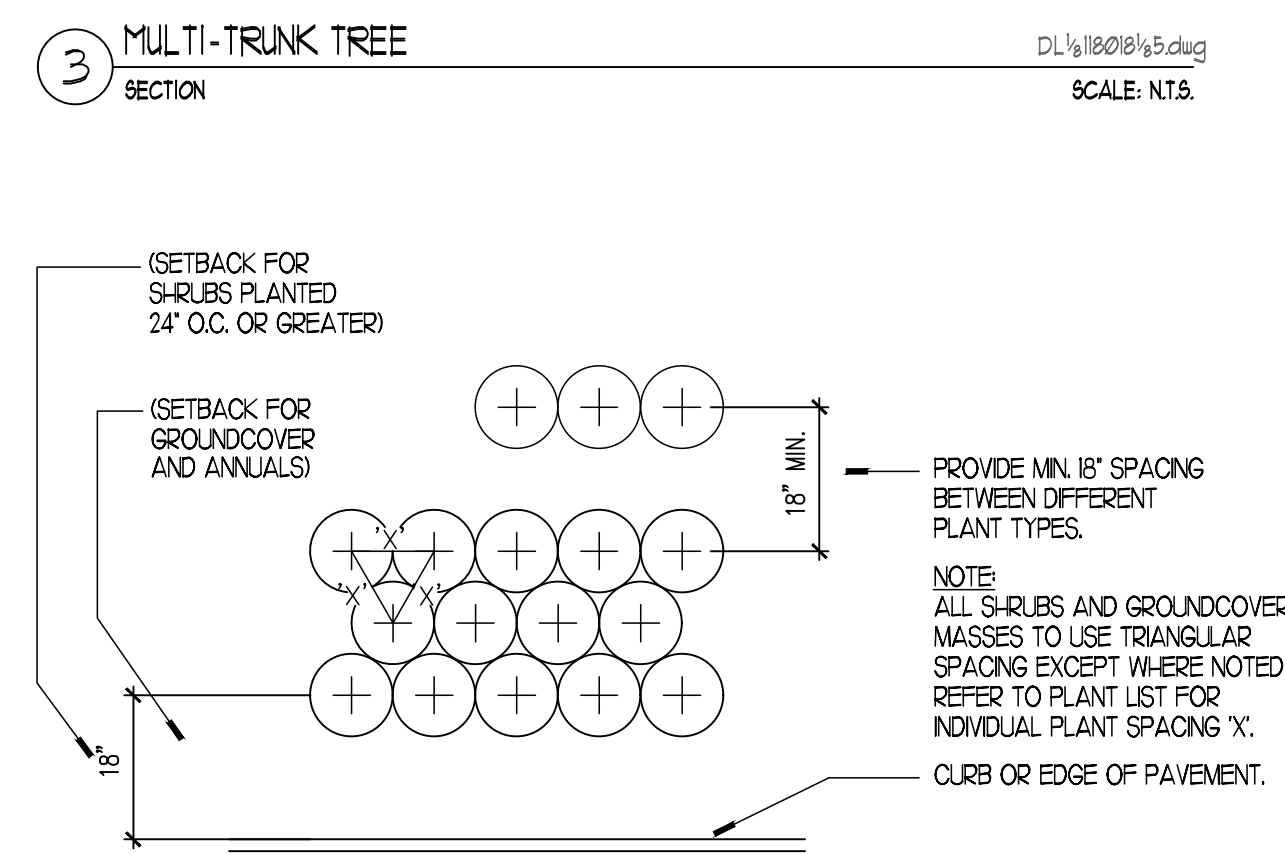
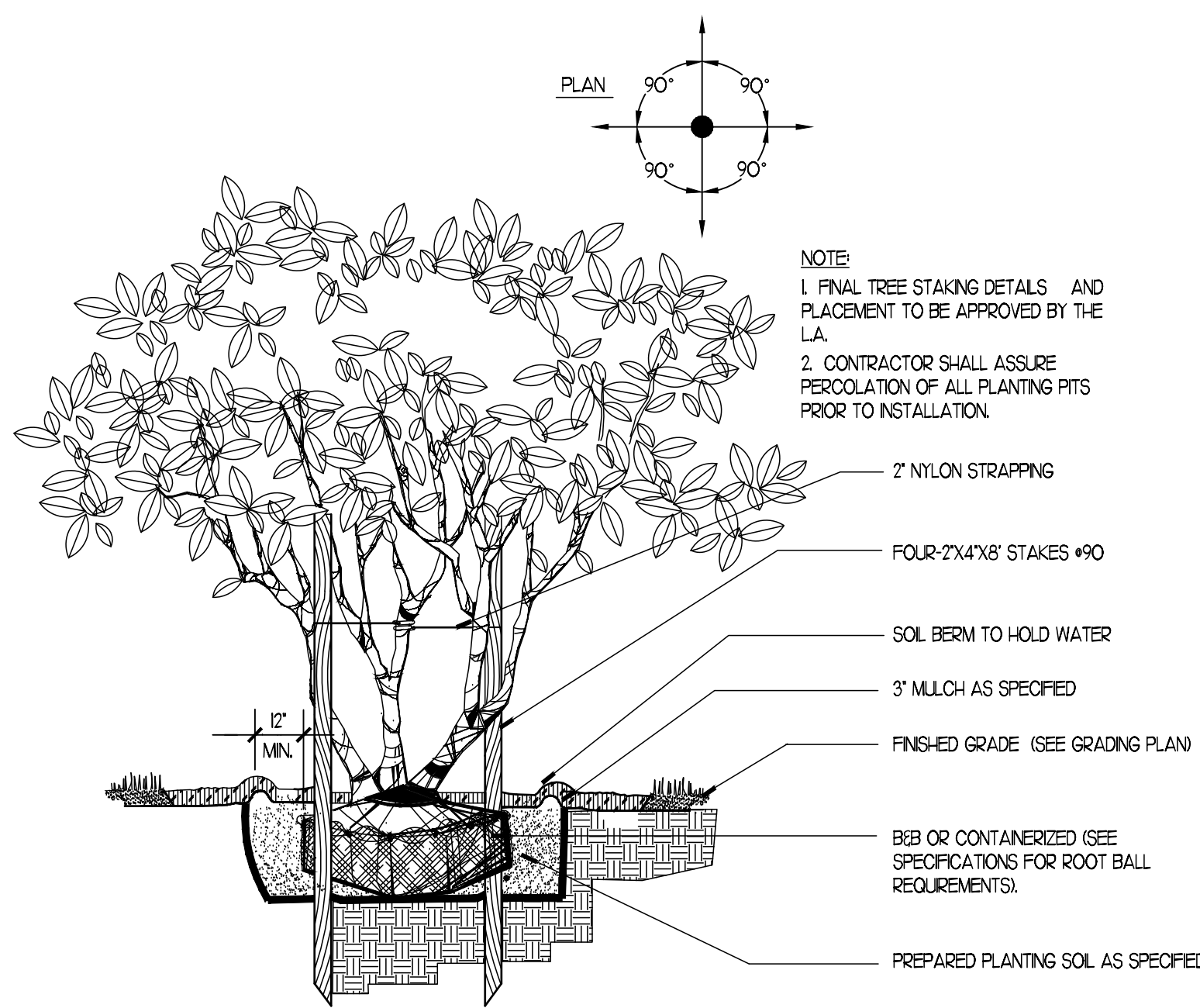
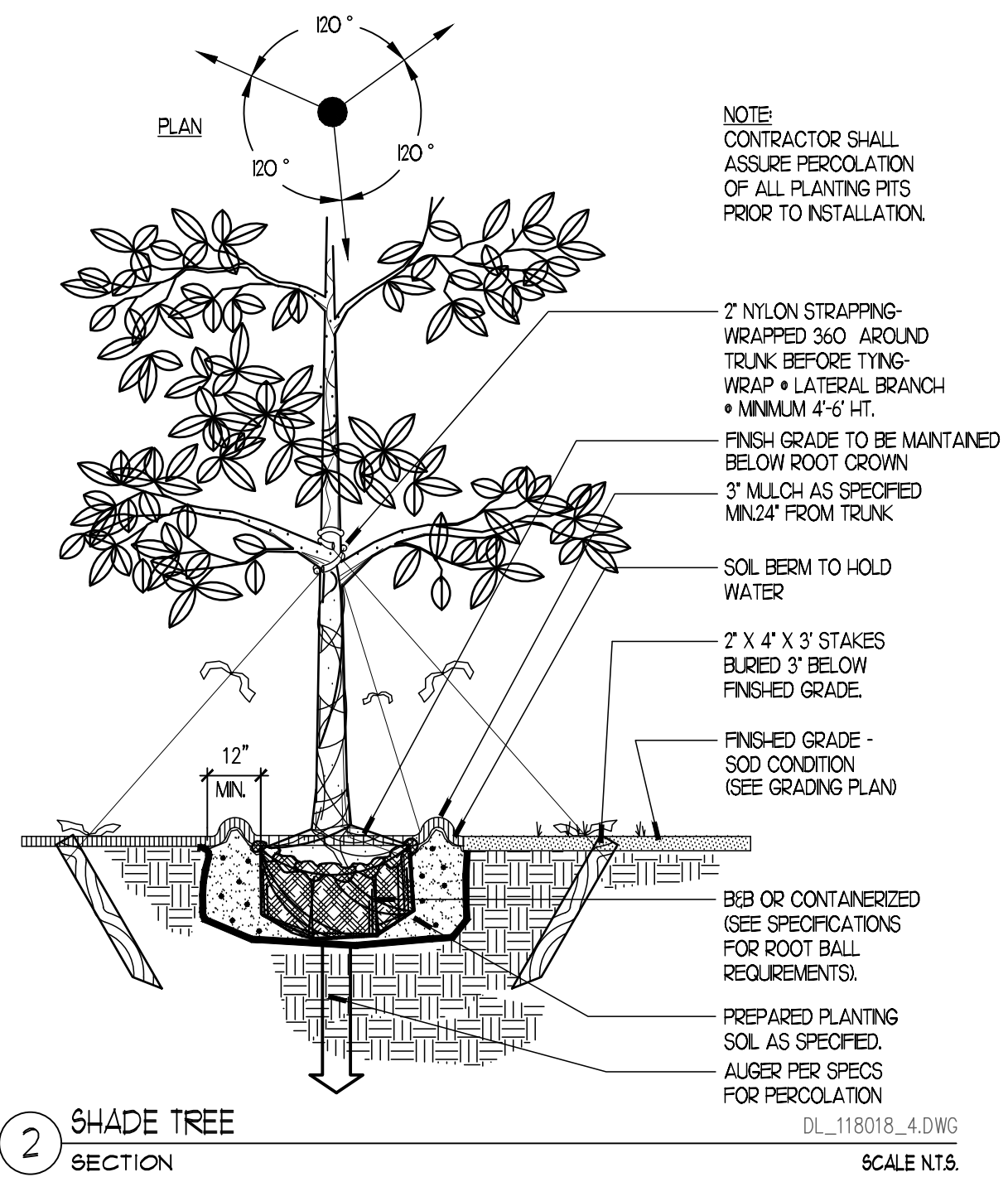
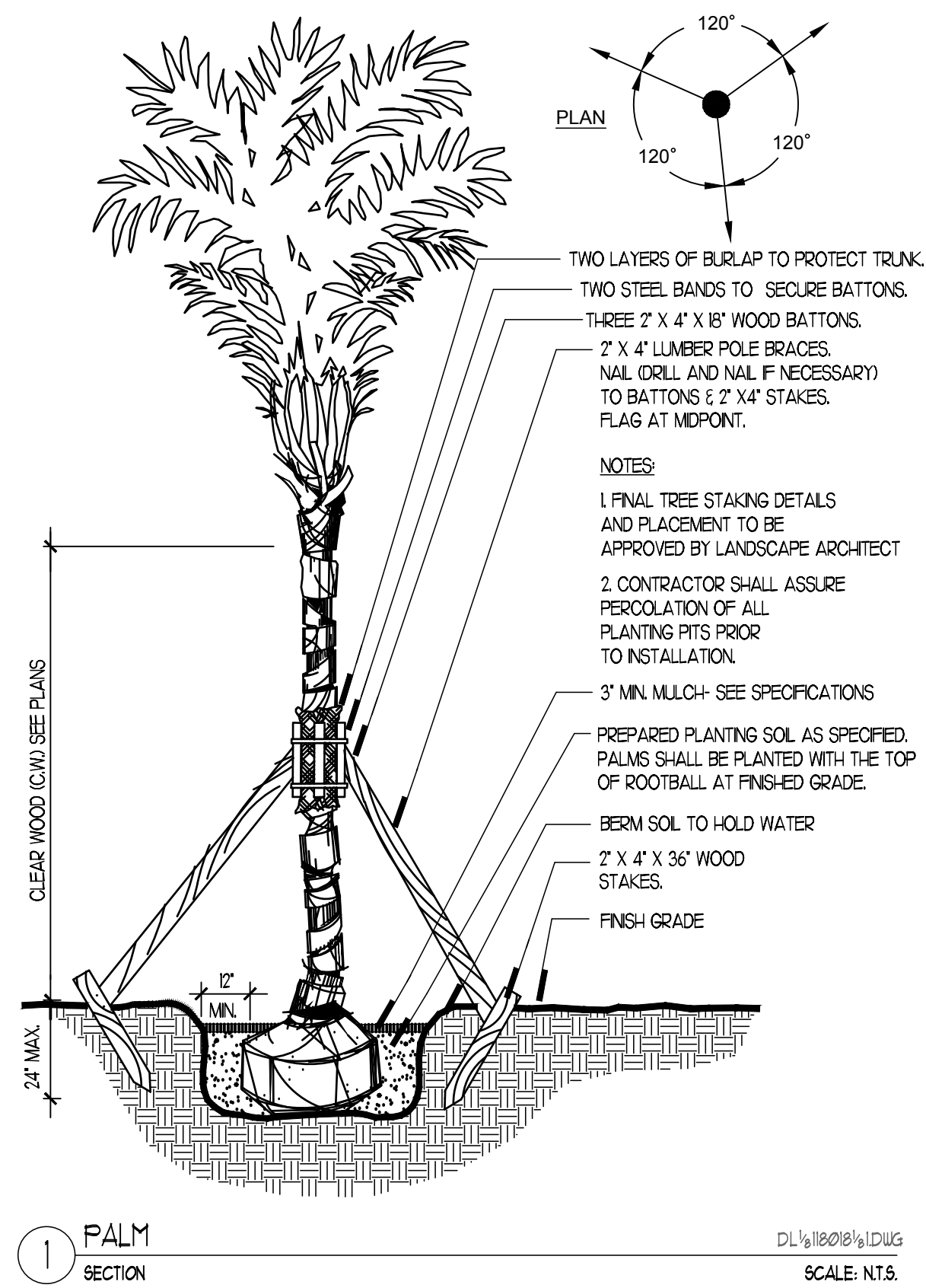
REVISIONS:
DATE: NOVEMBER 10, 2021
DRAWN BY: CS
CHECKED BY: CD
JOB NO: 1006

PROJECT: SWEET ACACIA
FIVE STORY MIXED USE BUILDING
3330 POWERLINE ROAD
OAKLAND PARK, FLORIDA

SEAL: LC 26000597

DULAND DESIGN
land planners landscape architects

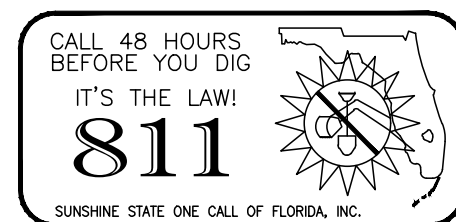
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GENERAL NOTES

- Before construction begins, the Landscape Contractor is responsible for locating all underground utilities and must avoid damaging any services during construction. If any damage occurs by fault of the Contractor, the necessary repairs must take place at the Landscape Contractor's expense and under the supervision of the Owner's representative.
- All recommended trees and plant materials shall be graded as Nursery Grade Florida No. 1 or better as outlined by the Florida Department of Agriculture and Consumer Services, Division of Plant Industry "Grades and standards for Nursery Plants", most current edition. All planting shall be done in accordance with the Florida Nurserymen's and Grower's Association approved practices.
- In addition to these requirements the Landscape Contractor shall comply with all local landscape codes and requirements as part of this base bid and contract in order to satisfy the review and approval of the governing agency.
- All planting beds shall be excavated to a minimum depth of twenty-four (24") inches and backfilled with a suitable soil of 50% muck soil mix. All plant material shall be planted in planting soil that is delivered to the site in a loose, clean and friable condition. The planting soil shall be the approximate proportions as follows: 50% sand and 50% organic material consisting of native peat, well-decomposed sawdust, leaf mold and top soil. It shall provide a good pliable and thoroughly mixed medium with adequate aeration, drainage and water-holding capacity. It shall also be free of all extraneous debris, such as roots, stones, weeds, etc.
- All trees/palms and shrubs shall be fertilized with "Agriform" 20-10-5 planting tablets as per the manufacturers specifications at the time of installation and prior completion of pit backfilling also in conjunction with note #5. Tablets to be placed uniformly around the root mass at a depth that is between the middle and bottom of root mass at an application rate of: One (1) - 21 gram tablet for 1 gal container, two (2)- tablets for 3 gal container, three (3)-tablets for 5 gal container, four (4)-tablets for 7 gal container, three (3)-tablets for each 1/2 inch of tree caliper, and seven (7) tablets for palms. Ground Cover areas shall receive fertilization with "Ozmocote" time release fertilizer as per manufacturer's specification.
- All planting areas not covered with trees, shrubs and groundcovers shall receive a 3" layer of recycled hardwood log mulch, which is to be watered-in after installation. Only non-cypress mulch shall be used.
- All plant material shall be thoroughly watered in at the time of planting. No dry material shall be permitted.
- All newly-planted landscape areas shall be irrigated by a fully automatic system adjusted to provide 100% coverage.
- The plant material schedule is presented for the convenience of the Landscape Contractor. In the event of a

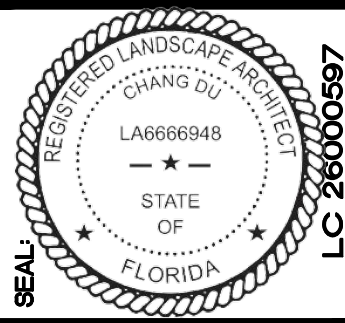
- discrepancy between the plan and the plant key, the plan shall prevail.
- Plants shall meet size, container, and spacing specifications. Any material not meeting specifications shall be removed and replaced at the contractor's expense.
 - All tree and shrub locations are subject to change. All locations shall be approved by Landscape Architect prior to planting.
 - The Landscape Contractor shall grade planting beds, as required, to provide positive drainage and promote optimum plant growth.
 - The Landscape Contractor shall be responsible for examining fully both the site and bid documents. Discrepancies in the documents or the actual site conditions shall be reported to the Landscape Architect in writing at the time of bidding or discovery. No account shall be made after contract completion for failure by the Landscape Contractor to report such condition, or for errors on the part of the Landscape Contractor at the time of bidding.
 - The Landscape Contractor shall be responsible for securing all necessary applicable permits and licenses to perform the work set forth in this plan set and the specifications.
 - Plant material shall be bid as specified unless unavailable, at which time the Landscape Architect shall be notified in writing of intended changes.
 - All questions concerning the plan set and/or specifications shall be directed to the Landscape Architect.
 - There shall be no additions, deletions or substitutions without written approval of the Landscape Architect.
 - The Landscape Contractor shall guarantee, in writing, plant survivability for a period of six (6) months from final acceptance by the Owner or Owner's representative.
 - All dimensions to be field-checked by the Landscape Contractor prior to landscape material installation. Discrepancies shall be reported immediately to the Landscape Architect.
 - All materials must be as specified on the landscape plan. If materials or labor do not adhere to specifications, they will be rejected by the Landscape Architect with proper installation carried out by the Landscape Contractor at no additional cost.
 - The Landscape Contractor will be responsible for the collection, removal, and proper disposal of any and all debris generated during the installation of this project.
 - Irrigation shall have at least 50% overlap.
 - Landscape areas to be maintained to edge of pavement in right-of-way.



TITLE: PLANTING DETAILS AND NOTES

PROJECT:

SWEET ACACIA
FIVE STORY MIXED USE BUILDING
3930 POWERLINE ROAD
OAKLAND PARK, FLORIDA



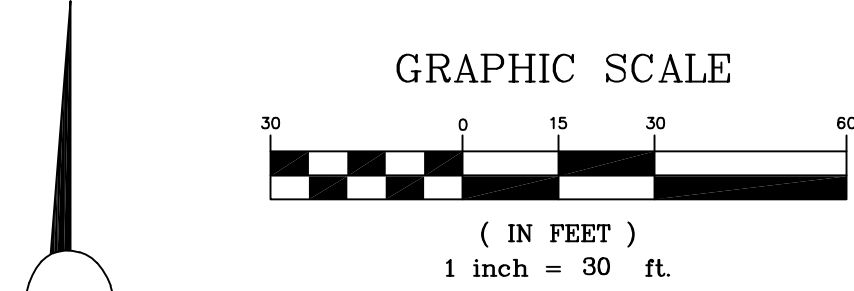
DULAND DESIGN
landscape architects
land planners

SHEET: L 3.01
3 OF 3

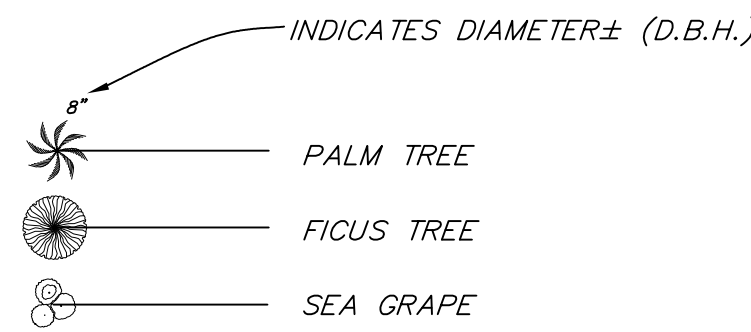
DATE: MAY 18, 2021
DRAWN BY: CJS
CHECKED BY: CJD

REVISIONS

prepared by:
McLAUGHLIN ENGINEERING COMPANY (LB#285)
1700 N.W. 64th STREET, SUITE 400
FORT LAUDERDALE, FLORIDA, 33309
PHONE: (954) 763-7611 FAX: (954) 763-7615
WEB SITE: MECO400.COM, EMAIL: INFO@MECO400.COM



TREE SYMBOLS



NOTES:

- This survey reflects all easements and rights-of-way, as shown on the referenced record plat(s). The subject property was not abstracted for other easements, road reservations or rights-of-way of record by McLaughlin Engineering Company.
- Underground improvements, if any, not located.
- Boundary survey information does not infer Title or Ownership.
- Reference Bench Mark: City of Fort Lauderdale, BM # NW 1141, Elevation= 3.751 (NAVD88).
- Elevations shown refer to North American Vertical Datum (1988), and are indicated thus: ELEV. Elevation = 6.59
- This property lies in Flood Zone "AH", Base Flood Elevation = 5.0 Per Flood Insurance Rate Map No. 1201100367 H, Dated: August 18, 2014, Community Panel No. 120050.
- Underground Utility locations shown hereon, if any, are based upon paint marks on the ground provided by others. McLaughlin Engineering Company did not confirm the accuracy of this data. The exact location of all utilities should be confirmed prior to design or construction.
- Bearings shown assume the East line of Section 21, Township 49 South, Range 42 East as North 21°34'44" West
- Elevations per North American Vertical Datum (1988) derived from National Geodetic Vertical Datum (1929) data and converted using U.S. Army Corps of Engineers' software (Corpscon 6.0.1) obtained from <http://www.tech.army.mil/>

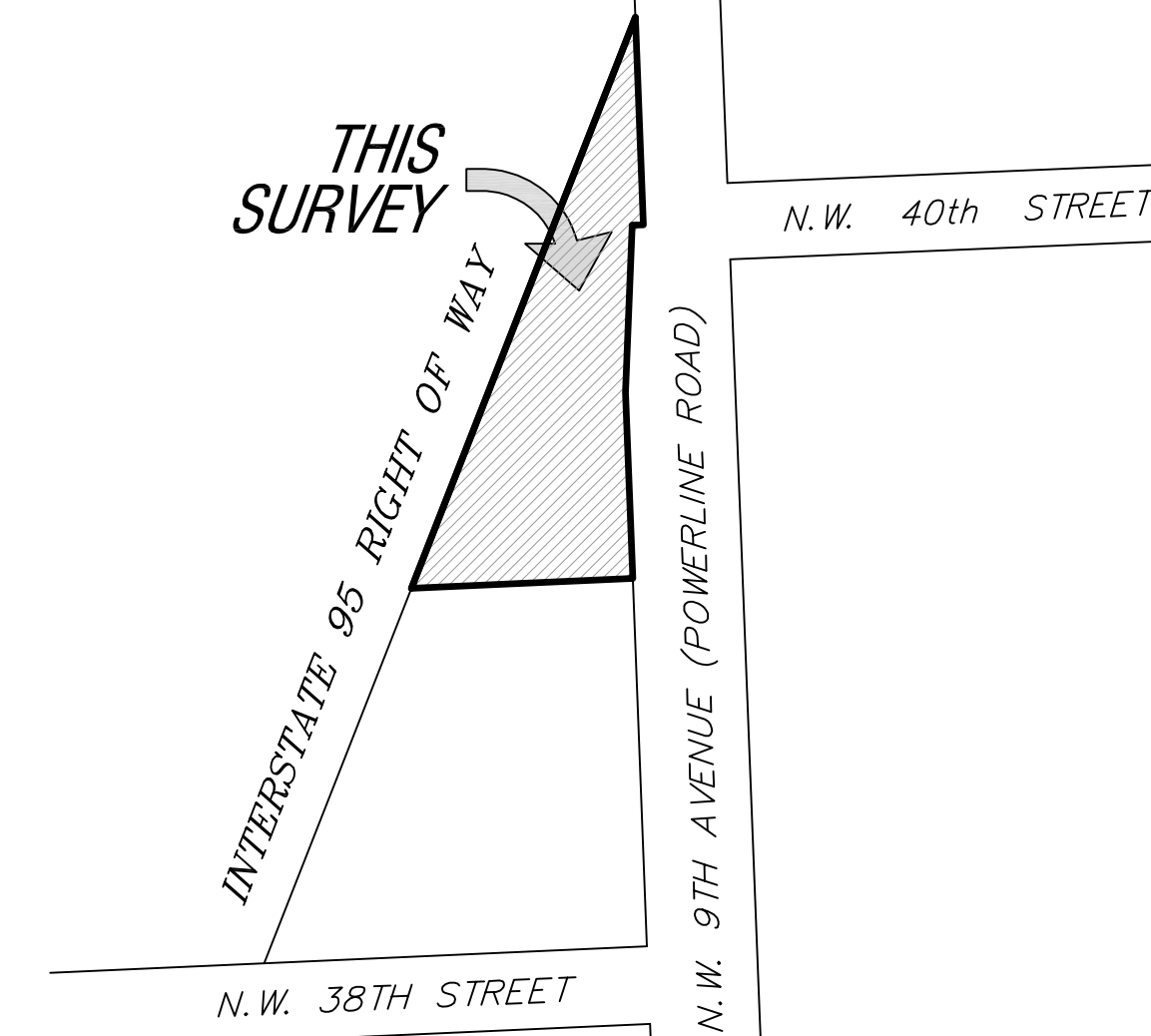
LEGEND

Δ = CENTRAL ANGLE (DELTA)
A/C = AIR CONDITIONING
A.K.A. = ALSO KNOWN AS
A.L.P. = ALUMINUM LIGHT POLE
A.L.T. = AMERICAN LAND TITLE ASSOCIATION
A OR L = ARC LENGTH
B.C.R. = BROWARD COUNTY RECORDS
B.F.P. = BACK FLOW PREVENTOR
B.H. = BULKHEAD
B. = BASE LINE
C.A.T.V. = CABLE TV TERMINAL OR BOX
CALC. = CALCULATED
C.B.S. = CONCRETE, BLOCK AND STUCCO
C. = CENTERLINE OF RIGHT-OF-WAY
CH. = CHORD
CH.BRG. = CHORD BEARING
C.C.C.L. = COASTAL CONSTRUCTION CONTROL LINE
C.L.F. = CHAIN LINK FENCE
C.L.P. = CONCRETE LIGHT POLE
C.P.L.P. = CONCRETE POWER LIGHT POLE
C.P.P. = CONCRETE POWER POLE
CO. = COMPANY
CONC. = CONCRETE
C/O = CLEAN OUT
D.B. = DEED BOOK
DESC. = DESCRIPTION FROM FORMER DESCRIPTION
DIA. = DIAMETER
D.B.H. = DIAMETER AT BREAST HEIGHT
ELEC. = ELECTRIC
ELEV. OR EL. = ELEVATION
F.L. = FEET
F.H. = FIRE HYDRANT
F.D.O.T. = FLORIDA DEPARTMENT OF TRANSPORTATION
F.P.L. = FLORIDA POWER AND LIGHT CO.
G.C.M. = GREASE TRAP MANHOLE
H.M. = HAND HOLE
I.C.V. = IRRIGATION CONTROL VALVE
INV. = INVERT
LB. = LICENSE BUSINESS
MAG. = MAGNET
M.D.C.R. = MIAMI DADE COUNTY RECORDS
MEAS. = FIELD MEASURE
M.H. = MEAN HIGH WATER
MISC. = MISCELLANEOUS
M.L.P.(s) = METAL LIGHT POLE
± = MORE AND LESS
N.G.S. = NATIONAL GEODETIC SURVEY
N.S.P.S. = NATIONAL SOCIETY OF PROFESSIONAL SURVEYORS
NOV029 = NATIONAL GEODETIC VERTICAL DATUM (1929)
NAV088 = NORTH AMERICA VERTICAL DATUM (1988)
N.S.I.D. = NORTH SPRINGS IMPROVEMENT DISTRICT
NO. = NUMBER
O.R.B. = OFFICIAL RECORDS BOOK
O.S. = OFFSET
O/U = OVERHEAD UTILITY LINES
PG. = PAGE
P.B. = PLAT BOOK
P.B.C.R. = POINT OF CURVE
P.C. = PALM BEACH COUNTY RECORDS
P.C.D. = POLLUTION CONTROL DEVICE
P.I. = POINT OF INTERSECTION
P.I.V. = POST INDICATOR VALVE
P.O.B. = POINT OF BEGINNING
P.O.C. = POINT OF COMMENCEMENT
P.R.C. = POINT OF REVERSE CURVE
P.R.M. = PERMANENT REFERENCE MONUMENT
R. = RADIUS
R.C.P. = REINFORCED CONCRETE PIPE
R/W = RIGHT-OF-WAY
S.B.T. = SOUTHERN BELL TELEPHONE
S.V. = SEWER VALVE
S.H.W. = SEASONAL HIGH WATER LINE
S.T.L. = SURVEY TIE LINE
TAN. = TANGENT
TAN.BRG. = TANGENT BEARING
T.O.B. = TOP OF BAFFLE
W.M. = WATER METER
W. = WATER VALVE
W.B.H. = WET FACE OF BULKHEAD
W.F. = WET FACE OF CAP
W.L.P. = WOOD STREET LIGHT POLE
W.P.L.P. = WOOD POWER STREET LIGHT POLE
W.P.P. = WOOD POWER POLE
W/MCL CAP. = WITH McLAUGHLIN ENGINEERING CO. CAP
W/W.C. = WITH WITNESS CAP # 285
= HANDICAPPED PARKING SPACE
= PARKING SPACES

RECORD LAND SURVEY

A PORTION OF SECTION 21, TOWNSHIP 49 SOUTH, RANGE 42 EAST CITY OF OAKLAND PARK, BROWARD COUNTY, FLORIDA

THIS
SURVEY



Location Sketch
Not To Scale

Legal Description

Parcel "A", GOOGE PLAT NO. 1, according to the plat thereof as recorded in Plat Book 136, Page 15, of the public records of Broward County, Florida.

TOGETHER WITH:

A portion of the East one-half (E½) of Section 21, Township 49 South, Range 42 East, Broward County, Florida and being more fully described as follows: COMMENCE at the East one-quarter (E¼) corner of said Section 21; thence North 02°13'44" West, on the East line of said Section 21, a distance of 666.92 feet to the Southeast corner of the Northeast one-quarter (NE¼), of the Southeast one-quarter (SE¼), of the Northeast one-quarter (NE¼) of said Section 21; thence South 87°35'39" West, on the South line of said Northeast one-quarter (NE¼), of the Southeast one-quarter (SE¼), of the Northeast one-quarter (NE¼) of Section 21, a distance of 50.00 feet to the POINT OF BEGINNING; thence continuing South 87°35'39" West, on said South line a distance of 81.83 feet; thence North 21°24'50" East, on the East right-of-way line of I-95, a distance of 204.05 feet; thence South 02°13'44" East, a distance of 186.67 feet to the POINT OF BEGINNING.

Said land situate, lying and being in the City of Oakland Park, Broward County, Florida and containing 49,644 square feet, or 1.1397 acres, more or less.

CERTIFICATION

We hereby certify that this survey meets the "Standards of Practice" as set forth by the Florida Board of Professional Surveyors and Mappers in Chapter 5J-17.05 Florida Administrative Code, pursuant to Section 472.027, Florida Statutes.

Dated at Fort Lauderdale, Florida, this 17th day of March, 2021.

McLAUGHLIN ENGINEERING COMPANY

LOU CAMPANILE, JR.,
Professional Land Surveyor No. 4338
State of Florida.

OFFICE NOTES

FIELD BOOK NO. EFB, LB# 389/73-75 REF. DWG.: U-4609 (05-2-164(08))

JOB ORDER NO. V-5905

CHECKED BY:

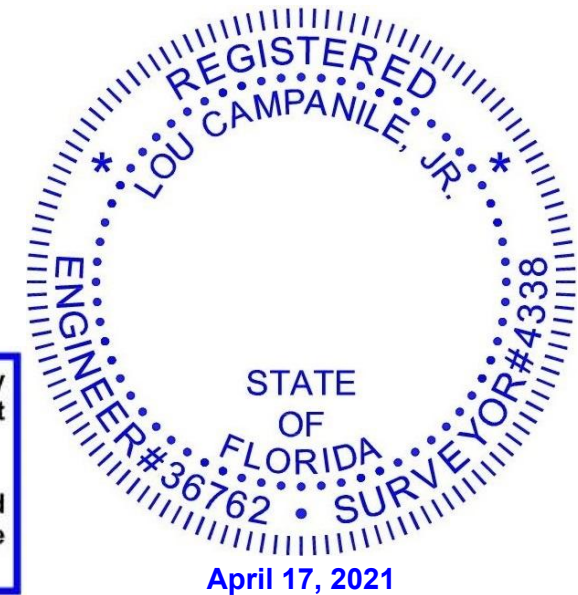
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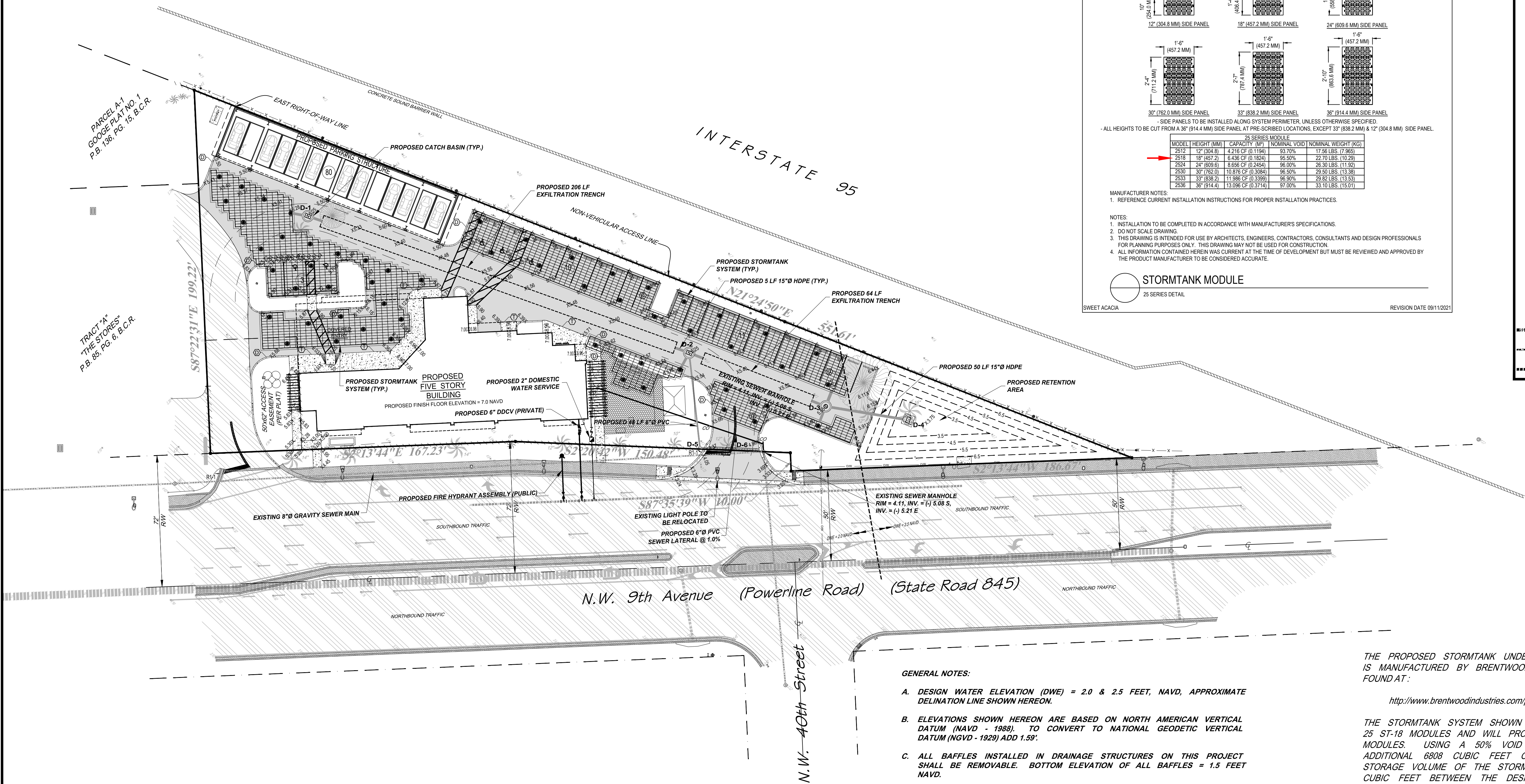
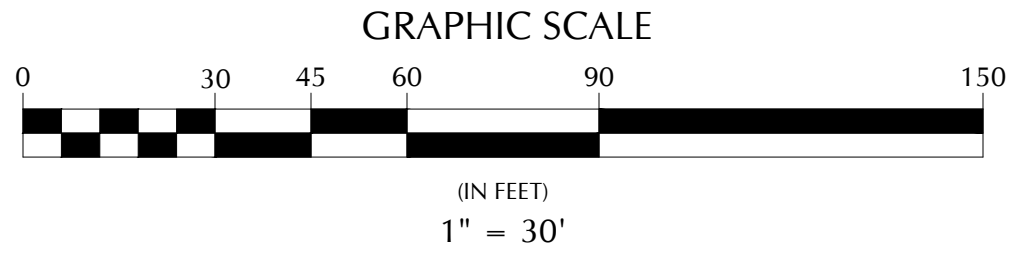
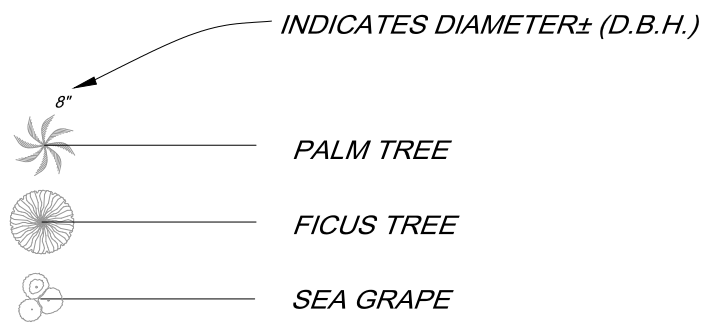
21-3-

This item has been digitally signed and sealed by Lou Campanile, Jr., P.E., P.L.S. on the date adjacent to his seal.

Printed copies of this document are not considered signed and sealed and the signature must be verified must be verified on any electronic copies.



EXISTING TREE SYMBOLS



STRUCTURE NO.	STRUCTURE SIZE	RIM ELEVATION	INVERT ELEVATIONS	SUMP ELEVATION	BAFFLES
D-1	5'Ø	5.25	2.0 NE, 2.0 SW	(-) 2.0	NE & SW
D-2	5'Ø	5.25	2.0 NE, (-)1.0 E, 2.0 SE, 2.0 SW	(-) 5.0	NE, SE & SW
D-3	5'Ø	5.65	2.0 NE, 2.0 SE, 2.0 SW, 2.0 W	(-) 2.0	SE, SW & W
D-4	4'Ø	3.75	0.0 SW	(-) 4.0	
D-5	18"Ø	5.00	1.0 N, 0.0 W	(-) 1.0	
D-6	N/A	4.37	VARIES	N/A	

DRAINAGE STRUCTURE NOTES:

- STRUCTURE SIZES ARE INSIDE DIMENSIONS (E.G. 5'Ø OR 6'x10').
- STRUCTURE D-5 TO BE NYLOPLAST 18" DRAIN BASIN (PART NUMBER 2818AG) WITH SOLID COVER (PART NUMBER 1899CGC) AS MANUFACTURED BY ADVANCED DRAINAGE SYSTEMS, INC., OR APPROVED EQUAL.
- STRUCTURE D-6 IS A TRENCH DRAIN.
- THE FOLLOWING BAFFLES ARE TO BE INVERTED, WITH THE TOP OF BAFFLE ELEVATION = 4.0 NAVD:
 - D-1 SW
 - D-2 SE
 - D-3 SE
 - D-3 W

§499-105(n), Florida Statutes: "UNDERGROUND UTILITY AND EXCAVATION CONTRACTOR" MEANS A CONTRACTOR WHOSE SERVICES ARE LIMITED TO THE CONSTRUCTION, INSTALLATION, AND REPAIR, ON PUBLIC OR PRIVATE PROPERTY, WHETHER ACCOMPLISHED THROUGH OPEN EXCAVATIONS OR THROUGH OTHER MEANS, INCLUDING, BUT NOT LIMITED TO, DIRECTIONAL DRILLING, AUGER BORING, JACKING AND BORING, TRENCHLESS TECHNOLOGIES, WET AND DRY TAPS, GROUTING, AND SLIP LINING, OF MAIN SANITARY SEWER COLLECTION SYSTEMS, MAIN WATER DISTRIBUTION SYSTEMS, STORM SEWER COLLECTION SYSTEMS, AND THE CONTINUATION OF UTILITY LINES FROM THE MAIN SYSTEMS TO A POINT OF TERMINATION UP TO AND INCLUDING THE METER LOCATION FOR THE INDIVIDUAL OCCUPANCY, SEWER COLLECTION SYSTEMS AT PROPERTY LINE ON RESIDENTIAL OR SINGLE-OCCUPANCY COMMERCIAL PROPERTIES, OR ON MULTI-OCCUPANCY PROPERTIES AT MANHOLE OR WYE LATERAL EXTENDED TO AN INVERT ELEVATION AS ENGINEERED TO ACCOMMODATE FUTURE BUILDING SEWERS, WATER DISTRIBUTION SYSTEMS, OR STORM SEWER COLLECTION SYSTEMS AT STORM SEWER STRUCTURES. HOWEVER, AN UNDERGROUND UTILITY AND EXCAVATION CONTRACTOR MAY INSTALL EMPTY UNDERGROUND CONDUITS IN RIGHTS-OF-WAY, EASEMENTS, PLATTED RIGHTS-OF-WAY IN NEW SITE DEVELOPMENT, AND SLEEVES FOR PARKING LOT CROSSINGS NO SMALLER THAN 2 INCHES IN DIAMETER IF EACH CONDUIT SYSTEM INSTALLED IS DESIGNED BY A LICENSED PROFESSIONAL ENGINEER OR AN AUTHORIZED EMPLOYEE OF A MUNICIPALITY, COUNTY, OR PUBLIC UTILITY AND THE INSTALLATION OF SUCH CONDUIT DOES NOT INCLUDE INSTALLATION OF ANY CONDUCTOR WIRING OR CONNECTION TO AN ENERGIZED ELECTRICAL SYSTEM. AN UNDERGROUND UTILITY AND EXCAVATION CONTRACTOR MAY NOT INSTALL PIPING THAT IS AN INTEGRAL PART OF A FIRE PROTECTION SYSTEM AS DEFINED IN S. 633.102 BEGINNING AT THE POINT WHERE THE PIPING IS USED EXCLUSIVELY FOR SUCH SYSTEM.

Legal Description

Parcel "A", GOODE PLAT NO. 1, according to the plat thereof as recorded in Plat Book 136, at Page 15, of the Public Records of Broward County, Florida.

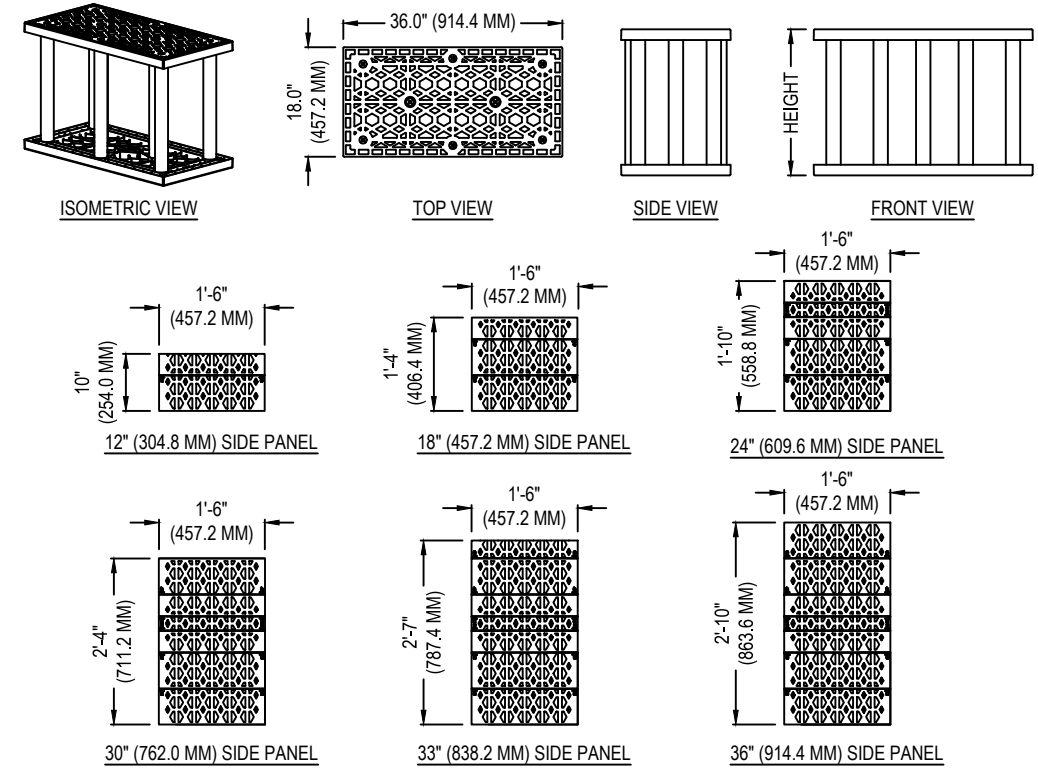
TOGETHER WITH:

A portion of the East one-half (E½) of Section 21, Township 49 South, Range 42 East, Broward County, Florida and being more fully described as follows: COMMENCE at the East one-quarter (E¼) corner of said Section 21; thence North 02°13'44" West, on the East line of said Section 21, a distance of 666.92 feet to the Southeast corner of the Northeast one-quarter (NE¼), of the Southeast one-quarter (SE¼), of the Northeast one-quarter (NE¼) of said Section 21; thence South 87°35'39" West, on the South line of said Northeast one-quarter (NE¼), of the Southeast one-quarter (SE¼), of the Northeast one-quarter (NE¼) of Section 21, a distance of 50.00 feet to the POINT OF BEGINNING; thence continuing South 87°35'39" West, on said South line a distance of 81.83 feet; thence North 21°24'50" East, on the East right-of-way line of I-95, a distance of 204.05 feet; thence South 02°13'44" East, a distance of 186.67 feet to the POINT OF BEGINNING.

Said land situate, lying and being in the City of Oakland Park, Broward County, Florida and containing 49,644 square feet or 1.1397 acres more or less.



STORMTANK (BRENTWOOD INDUSTRIES)
621 BRENTWOOD DRIVE
READING, PA 19611
PHONE: (610) 374-5109
www.stormtank.com



SIDE PANELS TO BE INSTALLED ALONG SYSTEM PERIMETER, UNLESS OTHERWISE SPECIFIED.
ALL HEIGHTS TO BE CUT FROM A 36" (914.4 MM) SIDE PANEL AT PRE-SCRIBED LOCATIONS, EXCEPT 33" (838.2 MM) & 12" (304.8 MM) SIDE PANEL.

MODEL	HEIGHT (MM)	CAPACITY (M³)	NOMINAL VOID	NOMINAL WEIGHT (KG)
2512	12" (304.8)	4.216 CF (0.1194)	83.70%	17.56 LBS (7.965)
2518	18" (457.2)	6.436 CF (0.1824)	95.50%	22.70 LBS (10.29)
2524	24" (609.6)	8.656 CF (0.2454)	96.00%	26.30 LBS (11.92)
2530	30" (762.0)	10.876 CF (0.3084)	96.50%	29.50 LBS (13.38)
2533	33" (838.2)	11.986 CF (0.3359)	96.50%	29.82 LBS (13.53)
2536	36" (914.4)	13.096 CF (0.3714)	97.00%	33.10 LBS (15.01)

MANUFACTURER NOTES:
1. REFERENCE CURRENT INSTALLATION INSTRUCTIONS FOR PROPER INSTALLATION PRACTICES.

- NOTES:
- INSTALLATION TO BE COMPLETED IN ACCORDANCE WITH MANUFACTURER'S SPECIFICATIONS.
 - DO NOT SCALE DRAWING.
 - THIS DRAWING IS INTENDED FOR USE BY ARCHITECTS, ENGINEERS, CONTRACTORS, CONSULTANTS AND DESIGN PROFESSIONALS FOR PLANNING PURPOSES ONLY. THIS DRAWING MAY NOT BE USED FOR CONSTRUCTION.
 - ALL INFORMATION CONTAINED HEREIN WAS CURRENT AT THE TIME OF DEVELOPMENT BUT MUST BE REVIEWED AND APPROVED BY THE PRODUCT MANUFACTURER TO BE CONSIDERED ACCURATE.



REVISION DATE 09/11/2021

LEGEND

- EXISTING CONCRETE
- PROPOSED CONCRETE
- EXISTING ASPHALT PAVEMENT (TO REMAIN)
- PROPOSED ASPHALT PAVEMENT
- PROPOSED STOP SIGN
- PROPOSED DUMPSTER ENCLOSURE
- PROPOSED TYPE D CONCRETE CURB
- PROPOSED THICKENED EDGE SIDEWALK
- PROPOSED CONCRETE VALLEY GUTTER
- NUMBER OF PROPOSED PARKING SPACES
- EXISTING CATCH BASIN
- EXISTING METAL LIGHT POLE
- EXISTING ELECTRICAL HANDHOLE
- EXISTING GRAVITY SEWER MANHOLE
- EXISTING DRAINAGE MANHOLE
- EXISTING WATER VALVE
- EXISTING FIRE HYDRANT
- EXISTING WOOD UTILITY POLE
- EXISTING CONCRETE UTILITY POLE
- EXISTING OVERHEAD UTILITY WIRES
- EXISTING GUY WIRE & ANCHOR
- EXISTING ELEVATION (NAVD)
- PROPOSED ELEVATION (NAVD)
- EXISTING WATER MAIN
- EXISTING GRAVITY SEWER MAIN
- EXISTING DRAINAGE LINE

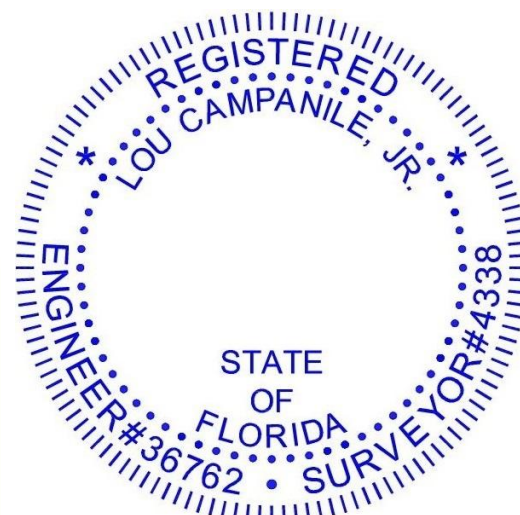
THE PROPOSED STORMTANK UNDERGROUND STORMWATER STORAGE SYSTEM IS MANUFACTURED BY BRENTWOOD INDUSTRIES, INC. INFORMATION CAN BE FOUND AT:

<http://www.brentwoodindustries.com/products/stormwater-management/stormtank/>

THE STORMTANK SYSTEM SHOWN ON THIS PLAN CONSISTS OF 2203 SERIES 25 ST-18 MODULES AND WILL PROVIDE 14179 CUBIC FEET OF STORAGE IN THE MODULES. USING A 50% VOID RATIO, THE #57 ROCK WILL PROVIDE AN ADDITIONAL 6808 CUBIC FEET OF VOLUME (TOP & SIDES). THE TOTAL STORAGE VOLUME OF THE STORMTANK SYSTEM AND THE #57 ROCK IS 20987 CUBIC FEET BETWEEN THE DESIGN WATER ELEVATION OF 2.0' NAVD AND ELEVATION 4.5' NAVD (TOP OF #57 ROCK).

This item has been digitally signed and sealed by Lou Campanile, Jr. P.E.. P.L.S. on the date shown in his digital signature.

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McLAUGHLIN ENGINEERING COMPANY
1700 N.W. 64th STREET, SUITE 400, FORT LAUDERDALE, FLORIDA 33309
PHONE: (854) 763-7811
FAX: (854) 763-7615
EB & LB 0205

11/9/21
Lou Campanile, Jr.
Professional Engineer No. 36762
Professional Surveyor and Mapper No. 4338
State of Florida

for

SWEET ACACIA
NW 9th AVENUE
OAKLAND PARK, FLORIDA 33309
CONCEPTUAL CIVIL PLAN

PROJECT NO.	
DATE	5/17/21
REVISION	
8/23/21	
11/9/21	
DRAWING	CCP
SHEET	
1 OF 1	



EASTCOAST TESTING & ENGINEERING, INC.

1900 NW 33rd Street - Bay #4
Pompano Beach, Florida 33064
Broward (954) 972.7645 (SOIL)

4361 Okeechobee Blvd. - Suite A-5
West Palm Beach, Florida 33409
(954).972.SOIL

FACSIMILE #954-971-8872

ESTABLISHED 1981

ETE@BELLSOUTH.NET

SEPTEMBER 08, 2021

Lab No. 72011623.A.EX

TEST REPORT OF: S. F. W. M. D. Exfiltration
(FDOT Usual Open Hole)

CLIENT: MARCOS RADONIC

ENGINEER: NOT FURNISHED

PROJECT: PROPOSED DRAINAGE @ 3939 POWERLINE ROAD
OAKLAND PARK, FLORIDA 33309

TESTED BY: HAROLD E. & KEVIN W. ON SEPTEMBER 03, 2021

RESULTS OF TEST

TEST LOCATION: EXFILTRATION: APPROX. 300' SOUTH & 60' WEST OF THE NE PROPERTY CORNER

SOIL DESCRIPTIONS

DEPTHS

0.0- 1.0'	DARK BROWN FINE-GRAINED SAND SOME/LITTLE LIMESTONE, ROOT & ORGANICS, (TOPSOIL)
1.0- 2.5'	BROWN FINE-GRAINED SAND SOME LIMESTONE & ASPHALT DEBRIS, (SP-GP)
2.5- 4.5'	BROWN-DARK BROWN FINE-GRAINED SAND LITTLE ORGANICS, (SP-SM)
4.5- 8.0'	LIGHT BROWN FINE-GRAINED SAND, (SP)
8.0-10.0'	DARK BROWN FINE-GRAINED SAND SOME SILT, (SP-SM)

Depth of Test Hole	10.0 ft.		
Water Table	5.75 ft.		
TIME	TOTAL FLOW - GALLONS		G.P.M.
10 MINUTES	13.4 Gallons		1.34

AVERAGE CUBIC FEET/SECOND:

Q= 0.00298541

HYDRAULIC CONDUCTIVITY:

K= 4.5585E-05

K= 4.5585 X 10⁻⁵ CFS/FT²/FT.HEAD

Respectfully Submitted By:
EASTCOAST TESTING ENGINEERING, INC.
Certificate of Authorization #3425

This item has been digitally signed and sealed by Mohammed A. Hai, PE, on the date noted in the digital signature.

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MOHAMMED A. HAI, P.E.
SENIOR GEOTECHNICAL ENGINEER
FLORIDA REGISTRATION NO. 59345

QBW.7211623.A.EX.CS.ML

"THRESHOLD/SPECIAL INSPECTIONS, BORINGS, DENSITY, CONCRETE, ASPHALT, ETC, A GEOTECHNICAL TESTING LAB"

SWEET ACACIA

STORMTANK DRAWDOWN CALCULATIONS

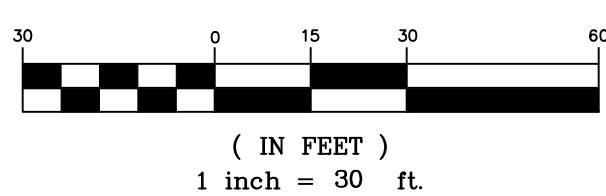
11/9/2021

STAGE	VOLUME @ STAGE	EXFILTRATED VOLUME	AVERAGE STAGE	AREA	HEAD	K	DRAWDOWN INCREMENTAL SECONDS	DRAWDOWN CUMULATIVE SECONDS	DRAWDOWN CUMULATIVE HOURS
FT	CF	CF	FT	SF	FT	CFS/FT ² /FT.HEAD			
3.50	20987								
		1399	3.45	15019	1.45	0.000045585	1409	1409	0.39
3.40	19588								
		1399	3.35	15019	1.35	0.000045585	1514	2923	0.81
3.30	18189								
		1399	3.25	15019	1.25	0.000045585	1635	4558	1.27
3.20	16790								
		1399	3.15	15019	1.15	0.000045585	1777	6335	1.76
3.10	15390								
		1399	3.05	15019	1.05	0.000045585	1946	8281	2.30
3.00	13991								
		1399	2.95	15019	0.95	0.000045585	2151	10433	2.90
2.90	12592								
		1399	2.85	15019	0.85	0.000045585	2404	12837	3.57
2.80	11193								
		1399	2.75	15019	0.75	0.000045585	2725	15562	4.32
2.70	9794								
		1399	2.65	15019	0.65	0.000045585	3144	18706	5.20
2.60	8395								
		1399	2.55	15019	0.55	0.000045585	3716	22421	6.23
2.50	6996								
		1399	2.45	15019	0.45	0.000045585	4541	26963	7.49
2.40	5597								
		1399	2.35	15019	0.35	0.000045585	5839	32801	9.11
2.30	4197								
		1399	2.25	15019	0.25	0.000045585	8174	40976	11.38
2.20	2798								
		1399	2.15	15019	0.15	0.000045585	13624	54600	15.17
2.10	1399								
		1399	2.05	15019	0.05	0.000045585	40872	95472	26.52
2.00	0								

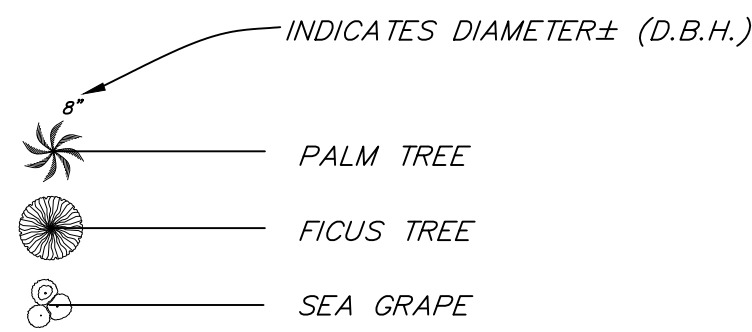


prepared by:
McLAUGHLIN ENGINEERING COMPANY (LB#285)
1700 N.W. 64th STREET, SUITE 400
FORT LAUDERDALE, FLORIDA, 33309
PHONE: (954) 763-7611 FAX: (954) 763-7615
WEB SITE: MECO400.COM, EMAIL: INFO@MECO400.COM

GRAPHIC SCALE



TREE SYMBOLS



NOTES:

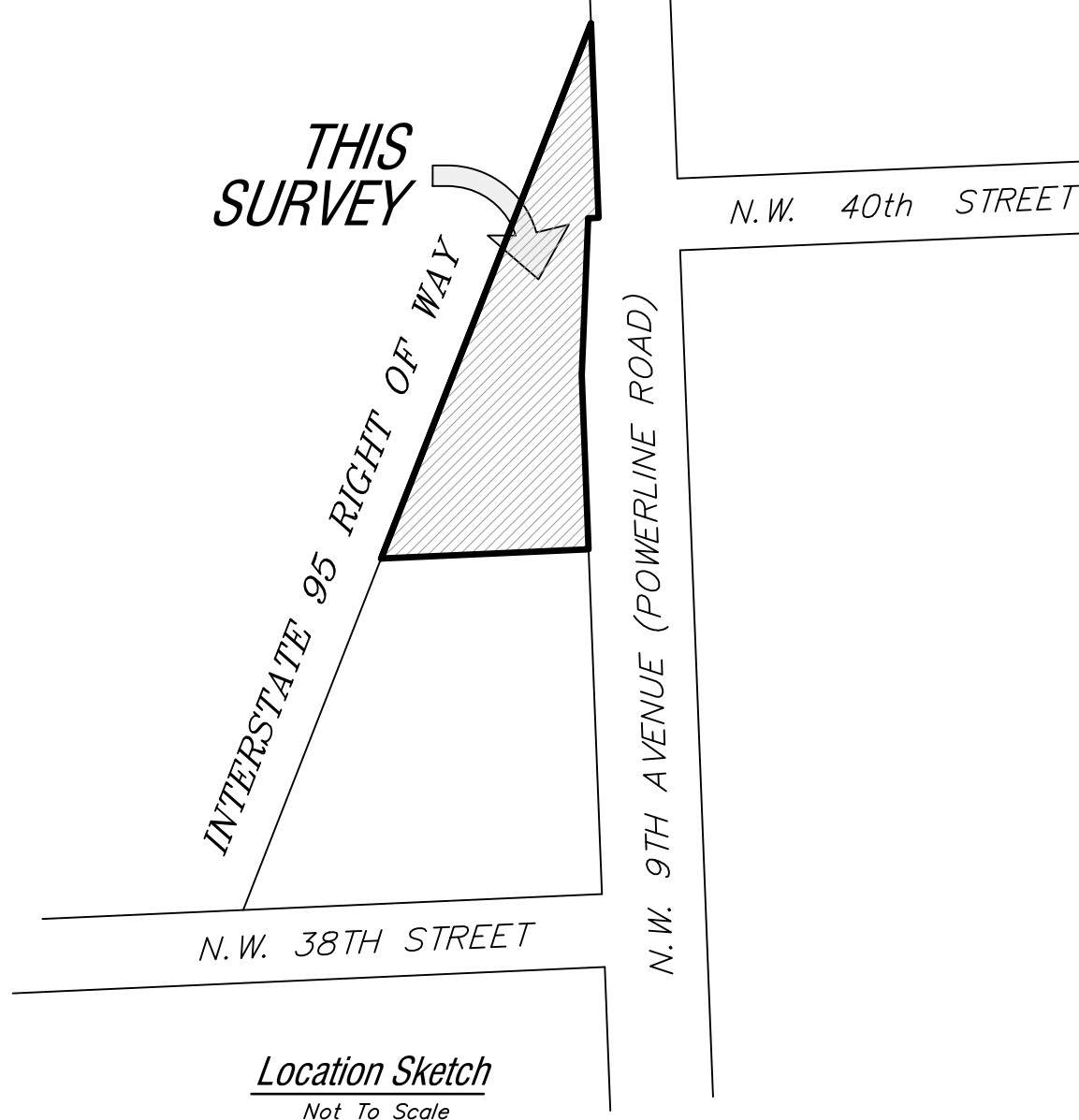
- This survey reflects all easements and rights-of-way, as shown on above referenced record plat(s). The subject property was not abstracted for other easements, road reservations or rights-of-way of record by McLaughlin Engineering Company.
- Underground improvements if any not located.
- This drawing is not valid unless sealed with an authorized surveyors seal.
- Boundary survey information does not infer Title or Ownership.
- Reference Bench Mark: City of Fort Lauderdale, BM # NW 1141, Elevation= 3.751 (NAVD83).
- Elevations shown refer to North American Vertical Datum (1988), and are indicated thus: e.g. Elev. = 6.59
- This property lies in Flood Zone "AH", Elev.=5.0 Per Flood Insurance Rate Map No. 12011C0367 H, Dated: August 18, 2014, Community Panel No. 120050.
- Underground Utility locations shown hereon, if any, are based upon point marks on the ground provided by others. McLaughlin Engineering Company did not confirm the accuracy of this data. The exact location of all utilities should be confirmed prior to design or construction.
- Bearings shown assume the East line of Section 21, Township 49 South, Range 42 East as North 02°13'44" West
- Elevations per North American Vertical Datum (1988) derived from National Geodetic Vertical Datum (1929) data and converted using U.S. Army Corps of Engineers software (Corpscon 6.0.1) obtained from <http://www.tech.army.mil/>

LEGEND

Δ = CENTRAL ANGLE (DELTA)
A/C = AIR CONDITIONING
A.K.A. = ALSO KNOWN AS
A.L.P. = ALUMINUM LIGHT POLE
A.L.T. = AMERICAN LAND TITLE ASSOCIATION
A OR L = ARC LENGTH
B.C.R. = BROWARD COUNTY RECORDS
B.F.P. = BACK FLOW PREVENTOR
B.H. = BULKHEAD
B. = BASE LINE
C.A.T.V. = CABLE TV TERMINAL OR BOX
CALC. = CALCULATED
C.B.S. = CONCRETE, BLOCK AND STUCCO
C. = CENTERLINE OF RIGHT-OF-WAY
CH. = CHORD
CH.BRG. = CHORD BEARING
C.C.C.L. = COASTAL CONSTRUCTION CONTROL LINE
C.L.F. = CHAIN LINK FENCE
C.L.P. = CONCRETE LIGHT POLE
C.P.L.P. = CONCRETE POWER LIGHT POLE
C.P.P. = CONCRETE POWER POLE
CO. = COMPANY
CONC. = CONCRETE
C/O = CLEAN OUT
D.B. = DEED BOOK
DESC. = DESCRIPTION FROM FORMER DESCRIPTION
DIA. = DIAMETER
D.B.H. = DIAMETER AT BREAST HEIGHT
ELEC. = ELECTRIC
ELEV. OR EL. = ELEVATION
F.H. = FIRE HYDRANT
F.D.O.T. = FLORIDA DEPARTMENT OF TRANSPORTATION
F.P.L. = FLORIDA POWER AND LIGHT CO.
G.C.M. = GREASE TRAP MANHOLE
H.M. = HAND HOLE
I.C.V. = IRRIGATION CONTROL VALVE
INV. = INVERT
LB. = LICENSE BUSINESS
MAG. = MAGNET
M.D.C.R. = MIAMI DADE COUNTY RECORDS
MEAS. = FIELD MEASURE
M.H.W. = MEAN HIGH WATER
MISC. = MISCELLANEOUS
M.L.P.(s) = METAL LIGHT POLE
± = MORE AND LESS
NGS = NATIONAL GEODETIC SURVEY
NSPS = NATIONAL SOCIETY OF PROFESSIONAL SURVEYORS
NGVD29 = NATIONAL GEODETIC VERTICAL DATUM (1929)
NAVD88 = NORTH AMERICA VERTICAL DATUM (1988)
N.S.I.D. = NORTH SPRINGS IMPROVEMENT DISTRICT
NO. = NUMBER
O.R.B. = OFFICIAL RECORDS BOOK
O/S = OFFSET
O/U = OVERHEAD UTILITY LINES
PG. = PAGE
P.B. = PLAT BOOK
P.B.C.R. = POINT OF CURVE
P.C. = PALM BEACH COUNTY RECORDS
P.C.D. = POLLUTION CONTROL DEVICE
P.I. = POINT OF INTERSECTION
P.I.V. = POST INDICATOR VALVE
P.O.B. = POINT OF BEGINNING
P.O.C. = POINT OF COMMENCEMENT
P.R.C. = POINT OF REVERSE CURVE
P.R.M. = PERMANENT REFERENCE MONUMENT
R. = RADIUS
R.C.P. = REINFORCED CONCRETE PIPE
R/W. = RIGHT-OF-WAY
S.B.T. = SOUTHERN BELL TELEPHONE
S.V. = SEWER VALVE
S.H.W. = SEASONAL HIGH WATER LINE
S.T.L. = SURVEY TIE LINE
TAN. = TANGENT
TAN.BRG. = TANGENT BEARING
T.O.B. = TOP OF BAFFLE
WM. = WATER METER
W. = WATER VALVE
W.B.H. = WET FACE OF BULKHEAD
W.F. = WET FACE OF CAP
W.L.P. = WOOD STREET LIGHT POLE
W.P.P. = WOOD POWER STREET LIGHT POLE
W.P.P. = WOOD POWER POLE
W/M.C. CAP. = WITH McLAUGHLIN ENGINEERING CO. CAP
W/M.C. = WITH WITNESS CAP # 285
= HANDICAPPED PARKING SPACE
= PARKING SPACES

RECORD LAND SURVEY A PORTION OF SECTION 21, TOWNSHIP 49 SOUTH, RANGE 42 EAST CITY OF OAKLAND PARK, BROWARD COUNTY, FLORIDA

THIS
SURVEY



Location Sketch
Not To Scale

Legal Description

Parcel "A", GOOGE PLAT NO. 1, according to the plat thereof as recorded in Plat Book 136, Page 15, of the public records of Broward County, Florida.

TOGETHER WITH:

A portion of the East one-half (E½) of Section 21, Township 49 South, Range 42 East, Broward County, Florida and being more fully described as follows: COMMENCE at the East one-quarter (E¼) corner of said Section 21; thence North 02°13'44" West, on the East line of said Section 21, a distance of 666.92 feet to the Southeast corner of the Northeast one-quarter (NE¼), of the Southeast one-quarter (SE¼), of the Northeast one-quarter (NE¼) of said Section 21; thence South 87°35'39" West, on the South line of said Northeast one-quarter (NE¼), of the Southeast one-quarter (SE¼), of the Northeast one-quarter (NE¼) of Section 21, a distance of 50.00 feet to the POINT OF BEGINNING; thence continuing South 87°35'39" West, on said South line a distance of 81.83 feet; thence North 21°24'50" East, on the East right-of-way line of I-95, a distance of 204.05 feet; thence South 02°13'44" East, a distance of 186.67 feet to the POINT OF BEGINNING.

Said land situate, lying and being in the City of Oakland Park, Broward County, Florida and containing 49,644 square feet or 1.1397 acres more or less.

CERTIFICATION

We hereby certify that this survey meets the "Standards of Practice" as set forth by the Florida Board of Professional Surveyors and Mappers in Chapter 5J-17.05 Florida Administrative Code, pursuant to Section 472.027, Florida Statutes.

Dated at Fort Lauderdale, Florida, this 17th day of March, 2021.
Revised tree location added this 4th day of June, 2021.

McLAUGHLIN ENGINEERING COMPANY

LOU CAMPANILE, JR.
Registered Land Surveyor No. 4338
State of Florida.

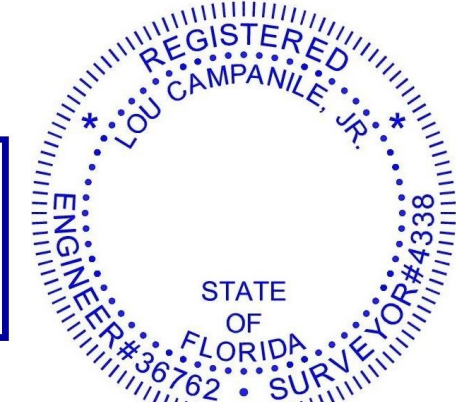
OFFICE NOTES

FIELD BOOK NO. EFB, LB# 389/73-75 REF. DWG.: U-4609 (05-2-164(08))
JOB ORDER NO. V-5871
CHECKED BY: _____
DRAWN BY: RDR

FILE NO.:

21-3-

This item has been digitally signed and sealed by
Lou Campanile, Jr. P.E., P.L.S. on the date shown in
his digital signature.
Printed copies of this document are not considered
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verified on any electronic copies.





TREE DISPOSITION NOTES

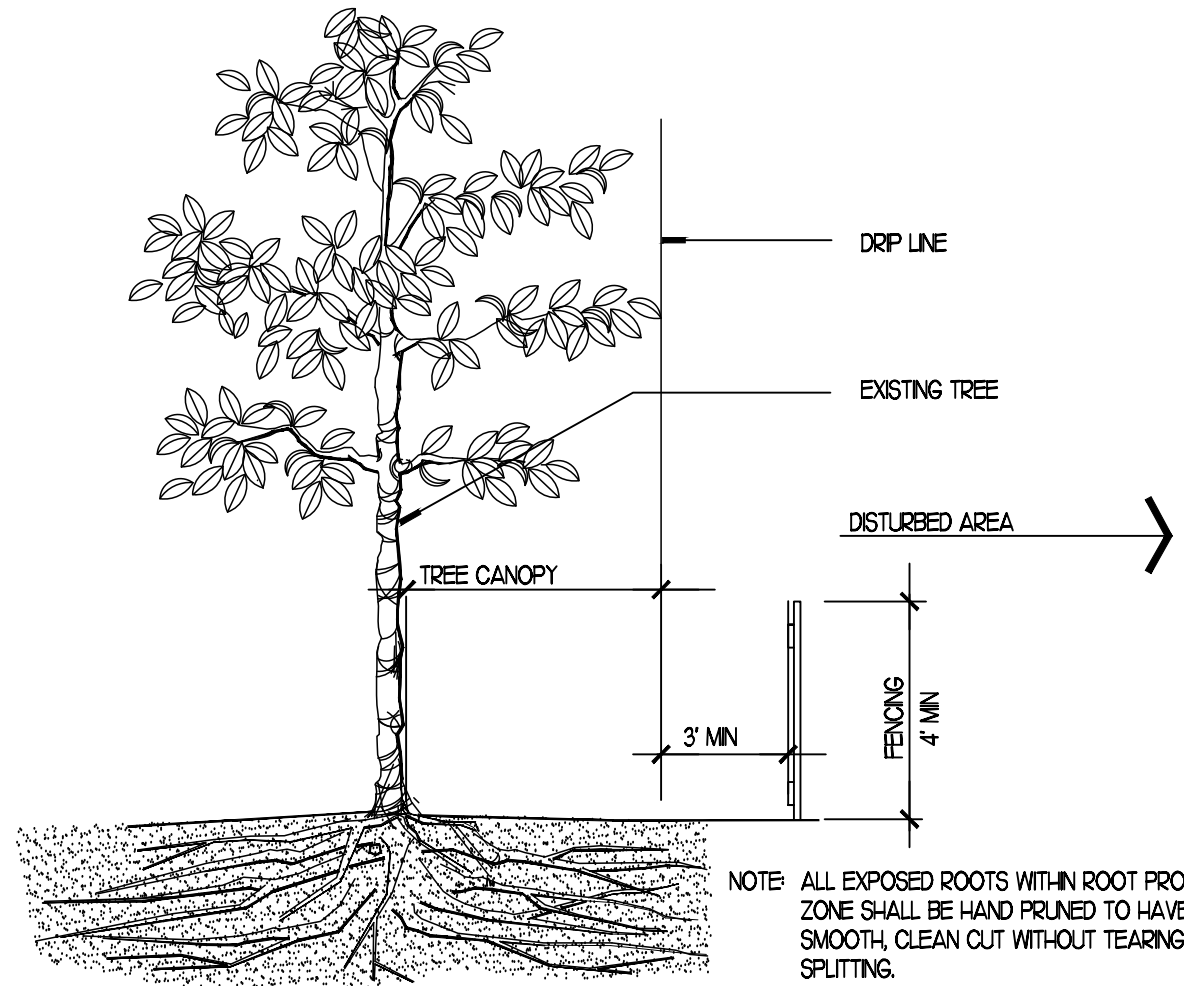
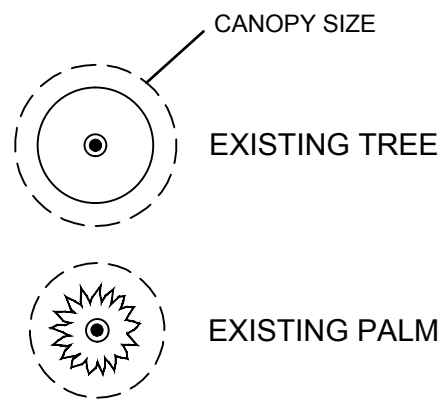
1. TREE SURVEY BASED ON ALL AVAILABLE INFORMATION. CONTRACTOR TO REPORT ALL DISCREPANCIES TO LANDSCAPE ARCHITECT FOR REVIEW PRIOR TO CONSTRUCTION/DEMOLITION.
2. ALL PITS TO BE FILLED THE SAME DAY OF REMOVAL OF TREES AND/OR PALMS. RESTORE SURFACE WITH SOD OR MULCH TO MATCH EXISTING CONDITIONS.
3. CONTRACTOR SHALL VERIFY ALL EXISTING ABOVE AND UNDERGROUND UTILITIES 48 HOURS PRIOR TO ANY ON-SITE EXCAVATION.
4. ALL EXISTING TREES/PALMS TO REMAIN TO BE PROTECTED PER INDUSTRY STANDARDS. SEE TREE PROTECTION DETAIL 1/L1.01.

NOTE: Tree locations on site are based on project survey
Survey Date: March 17, 2021
Provided by: McLAUGHLIN ENGINEERING COMPANY
1700 NW 64th Street, Suite 400
Fort Lauderdale, Florida 33309
954. 763. 7611

TREE DISPOSITION TABLE

NO.	BOTANICAL NAME	COMMON NAME	HT.(FT.)	SP.(FT.)	DBH(IN.)	CONDITION (%)	REMARKS
01	COCOS NUCIFERA	Coconut Palm	30	25	14	85	to remain
02	COCOS NUCIFERA	Coconut Palm	28	24	14	85	to remain
03	FICUS BENGHALENSIS	Banyan	30	34-48	36	55	to be removed
04	ROYSTONEA REGIA	Royal Palm	32	15	12	70	to be relocated
05	ROYSTONEA REGIA	Royal Palm	25	15	10	85	to remain
06	ROYSTONEA REGIA	Royal Palm	26	18	10	90	to remain
07	ROYSTONEA REGIA	Royal Palm	26	18	12	90	to remain
08	ROYSTONEA REGIA	Royal Palm	20	10	8	90	to remain
09	ROYSTONEA REGIA	Royal Palm	22	10	14	90	to remain
10	ROYSTONEA REGIA	Royal Palm	30	15	14	90	to remain
11	ROYSTONEA REGIA	Royal Palm	28	15	14	90	to remain
12	BISMARCKIA NOBILIS	Bismarck Palm	18	18	12	90	to be relocated
13	COCOS NUCIFERA	Coconut Palm	20	18	8	70	to be relocated
14	COCCOLOBA UVIFERA	Seagrape (shrub)	10	12	N/A	60	to be removed

LEGEND



NOTE: ALL EXPOSED ROOTS WITHIN ROOT PROTECTION ZONE SHALL BE HAND PRUNED TO HAVE A SMOOTH CLEAN CUT WITHOUT TEARING OR SPLITTING. BARRIER TO FORM CONTINUOUS PROTECTION AROUND THE TREE OR GROUP OF TREES TO REMAIN.

1 EXISTING TREE PROTECTION
SECTION

D-1006 @ DLG
SCALE: N.T.S.

TITLE
TREE DISPOSITION PLAN

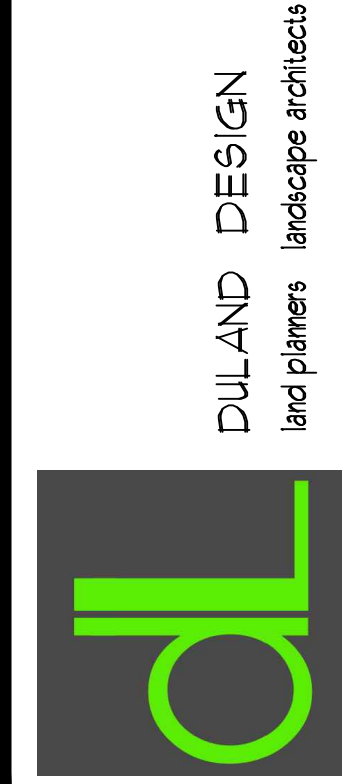
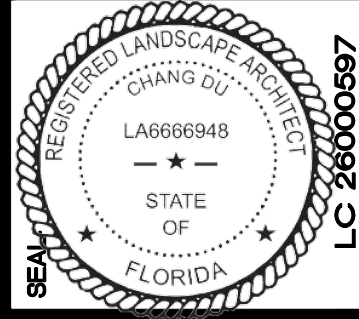
DATE: MAY 18, 2021
DRAWN BY: CG
CHECKED BY: CD

JOB NO.
1006

SHEET:
L 1.01
1 OF 3

PROJECT:
SWEET ACACIA

FIVE STORY MIXED USE BUILDING
3930 POWERLINE ROAD
OAKLAND PARK, FLORIDA



SHEET NO. 1 of 1
DATE 11/9/2021
PROJECT No.:
Designed By: LRC Jr.
Checked By:

Project Location
Oakland Park, FL

Project Name:
SWEET ACACIA
Post-Development

DRAINAGE AREAS			
		SQ. FT.	ACRES
Impervious Area	(A _i)	36,835	0.85
Pervious Area	(A _p)	12,821	0.29
Total Drainage Area	(A _t)	49,656	1.14

SFWMD RETENTION REQUIREMENTS			
Percent Impervious =	74.2%		
1" of Runoff =	1.14	(ac-in)	
2.5 inches X Percent Impervious =	2.11	(ac-in)	
Volume of WQ Treatment Volume required (V _{wq}) =	2.11	(ac-in)	
	1.85	(inches)	
WQ Volume provided by proposed retention area (5631 ft ³) =	1.55	(ac-in)	
	1.36	(inches)	
Additional WQ Volume (V _{add}) =	0.15	(ac-in)	
	0.13	(inches)	
Total Volume Treated by Trench = V _{wq} + V _{add} =	0.62	(inches)	
Total Volume Treated by Trench & Retention Area =	1.99	(inches)	
Safety Factor (SF) =	2.0	(Minimum 2.0)	
Percent Water Quality Reduction (%WQ) =	50%		
(50% for wet or dry retention)			

TRENCH DATA - SELF-CONTAINED SYSTEM			
Trench Width	W	6.5	(feet)
Hydraulic Conductivity	K	4.5589E-05	(cfs/ft2-ft head)
Control Elevation	CE	2.00	(ft-NAVD)
Weir Crest Elevation *	EL _{weir}	4.00	(ft-NAVD)
Top Elevation of Trench	EL _{top}	4.50	(ft-NAVD)
Bottom Elevation of Trench	EL _{bot}	-3.00	(ft-NAVD)
Pipe Diameter	D	18	(inches)
Pipe Invert	P _{inv}	2.00	(ft-NAVD)
Head on Saturated Surface = EL _{inv} - CE =	H ₂	2.00	(feet)
Unsaturated Trench Depth = EL _{top} - CE =	D _u	2.50	(feet)
Saturated Trench Depth = CE - EL _{bot} =	D _s	5.00	(feet)
Is Du > Ds		NO	
Is W < 2*(Du + Ds)		YES	

NOTES: Gray Cells is where data is required, and blue Cells is where data is calculated.

* TOP OF INVERTED BAFFLES

SFWMD EXFILTRATION TRENCH EQUATIONS AND TRENCH LENGTH

If D_u > D_s or W < 2(D_u + D_s) then Eq 1 Applies. If not, Eq 2 Applies.

$$\text{Equation 1: } L_1 = \frac{FS[(\%WQ)(V_{wq}) + V_{add}]}{K(H_2W + 2H_2D_u - D_u^2 + 2H_2D_s) + (1.39E - 04)WD_u}$$

Trench Length Required for Eq 1 = L₁ 234.6 (feet)

$$\text{Equation 2: } L_2 = \frac{FS[(\%WQ)(V_{wq}) + V_{add}]}{K(2H_2D_u - D_u^2 + 2H_2D_s) + (1.39E - 04)WD_u}$$

Trench Length Required for Eq 2 = L₂ 276.2 (feet)

Trench Length Required = L_{REQ} 234.6 (feet)

Trench Length Provided = L_{PRO} 254.0 (feet)

Safety Factor Provided = SF_{PRO} 2.17

