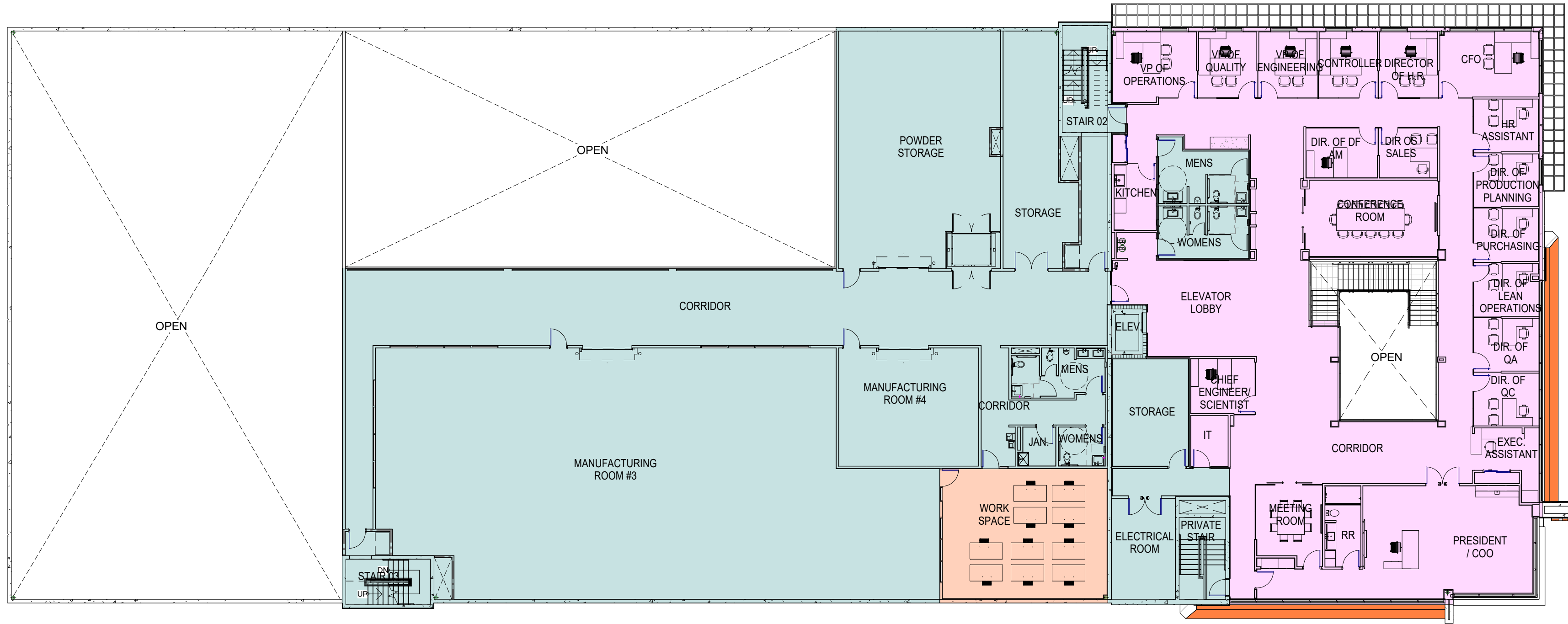




DESIGNED	DRAWN	CHECKED
Designer	Author	Checker



LEVEL 02- OFFICE/ MANUFACTURING AREA CALCULATIONS

LEVEL 02- OFFICES / MANUFACTURING

OFFICE AREA:	6,404 SF
MANUFACTURING:	751 SF
WAREHOUSE AREA:	11,302 SF
TOTAL GROSS SF=	18,457 SF

PARKING CALCULATIONS

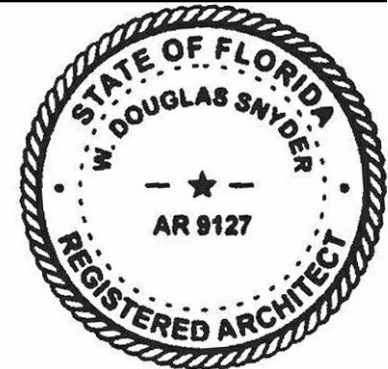
OFFICE AREA:		
LEVEL 01:	4,616 SF	
LEVEL 02:	6,404 SF	
TOTAL =	11,020 SF	
PARKING REQUIRED:		
11,020 SF / 400=	27.35	28 SPACES
WAREHOUSE AREA:		
LEVEL 01:	14,479 SF	
LEVEL 02- MANUFACTURING:	11,302 SF	
TOTAL =	25,781 SF	
PARKING REQUIRED:		
25,781 SF / 1,000=	25.781	26 SPACES
MANUFACTURING AREA:		
LEVEL 01:	10,110 SF	
LEVEL 02:	751 SF	
TOTAL=	10,861 SF	
PARKING REQUIRED:		
10,861 SF / 400=	27.15	27 SPACES
TOTAL PARKING REQUIRED:		
81 SPACES		
TOTAL PARKING PROVIDED:		
83 SPACES (4 HC INCLUDED)		
LOADING REQUIREMENTS:		
Area of Building (SF)	REQUIRED	PROVIDED
25,000 - 59,999	2	2
* SEE SHEET A-101.1 FOR GRAPHIC REPRESENTATION		
FIRE:		
BUILDING WILL BE IN COMPLIANCE WITH NFPA 1, 11, 10" TWO-WAY RADIO COMMUNICATION SYSTEM AND WITH BROWARD BUILDING CODE AMENDMENT 118.2		

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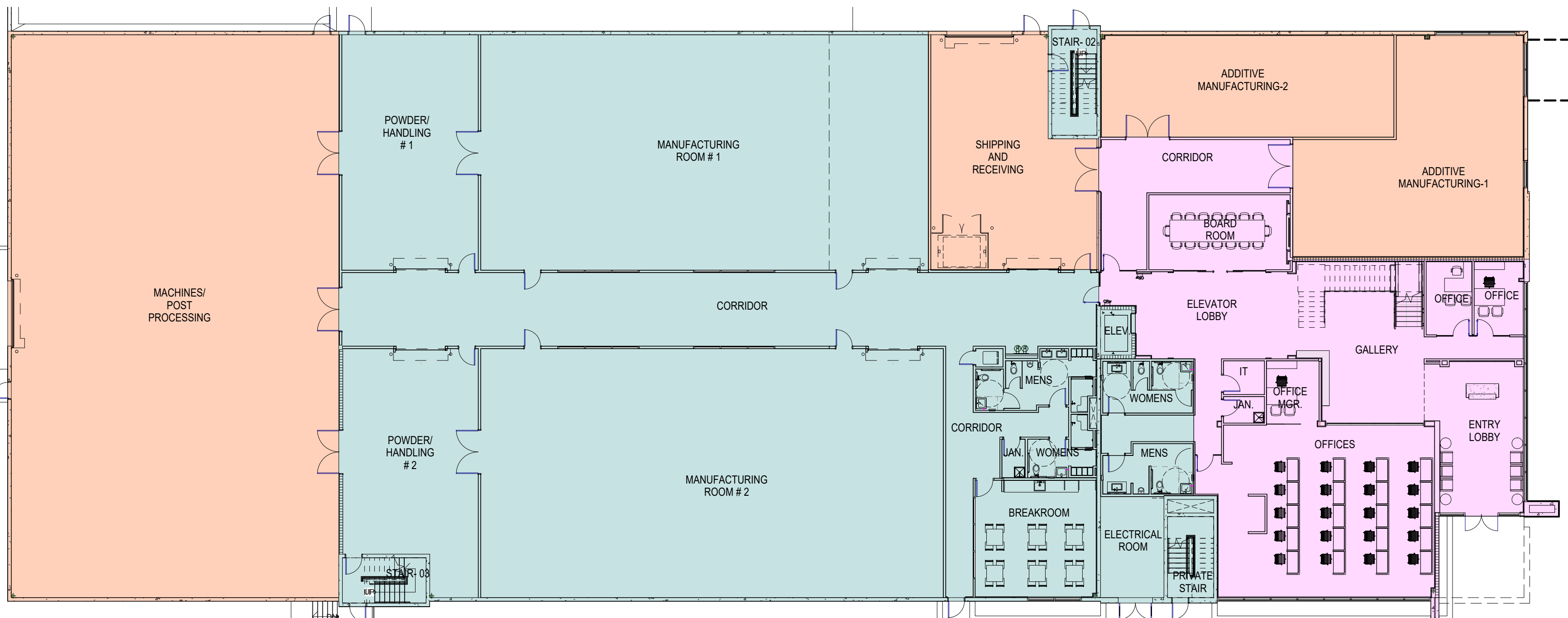
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PARKING CALCULATIONS
PLANING & DEVELOPMENT BOARD
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A-101.1 TAC



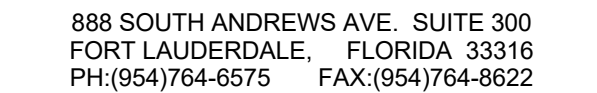
LEVEL- 01 AREA CALCULATIONS

LEVEL- 01

OFFICE AREA:	4,616 SF
MANUFACTURING AREA:	10,110 SF
WAREHOUSE AREA:	14,479 SF
TOTAL GROSS SF=	29,205 SF

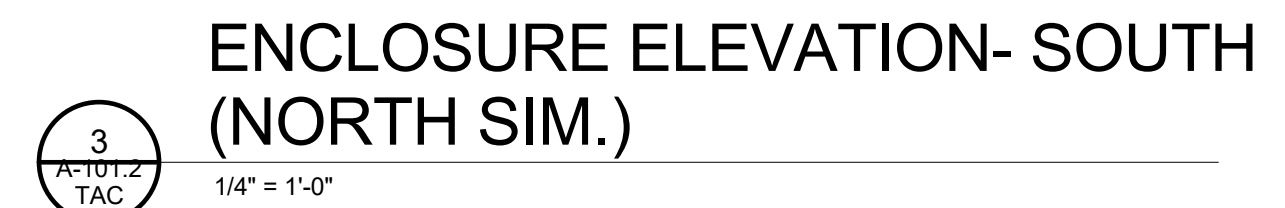
AREAS CALCULATION

OFFICE AREA:		
LEVEL 01:	4,616 SF	
LEVEL 02:	6,404 SF	
TOTAL =	11,020 SF	
WAREHOUSE AREA:		
LEVEL 01:	14,479 SF	
LEVEL 02- MANUFACTURING:	11,302 SF	
TOTAL =	25,781 SF	
MANUFACTURING AREA:		
LEVEL 01:	10,110 SF	
LEVEL 02:	751 SF	
TOTAL=	10,861 SF	
GROSS SQUARE FOOTAGE:		
LEVEL 01:	29,205 SF	
LEVEL 02:	18,457 SF	
TOTAL=	47,662 SF	



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FLORIDA



SITE DETAILS

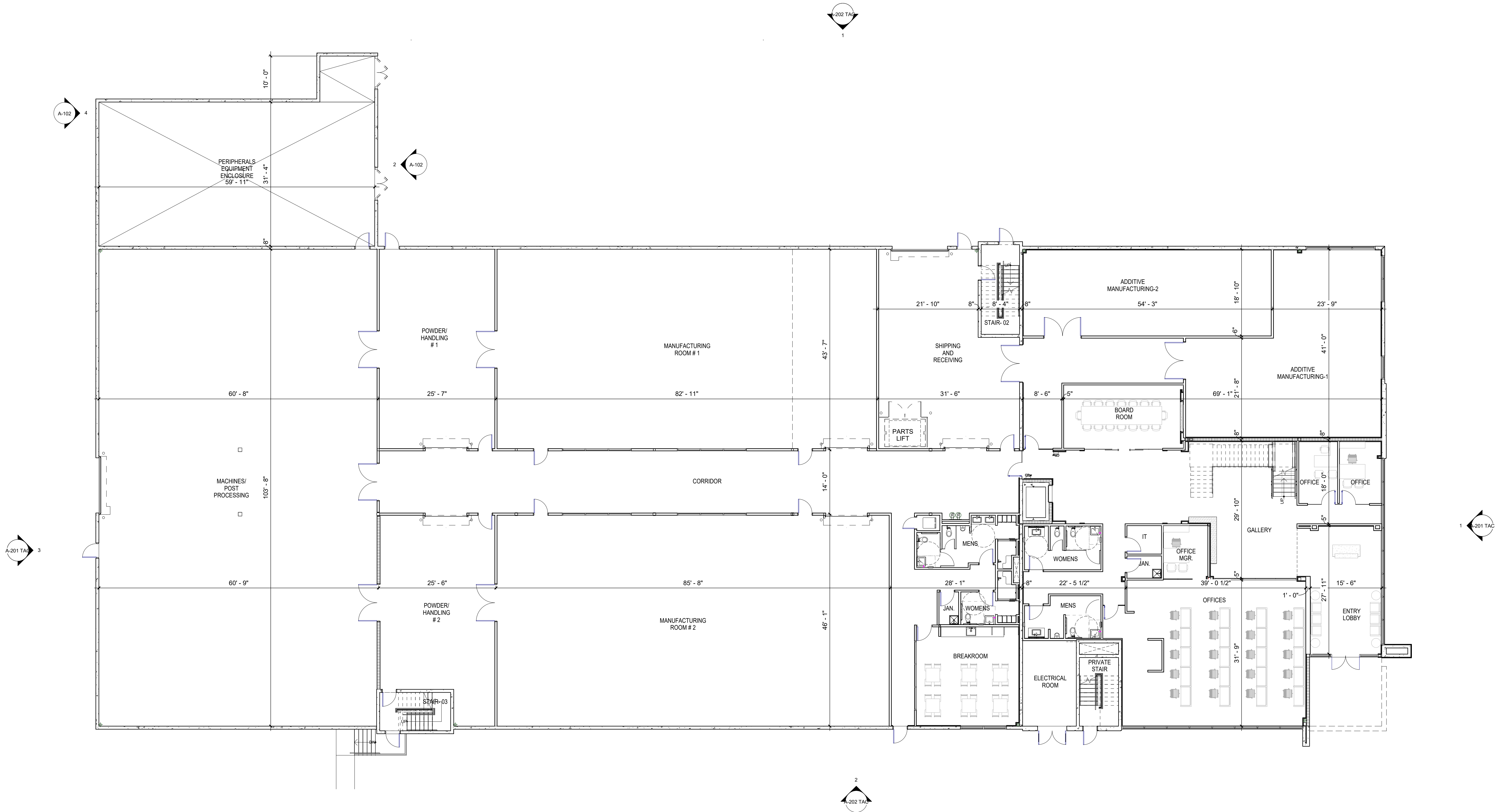
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SUBMITTAL

A-101.2 TAC

9/27/2017 10:12:55 AM



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1 LEVEL-01
3/32" = 1'-0"

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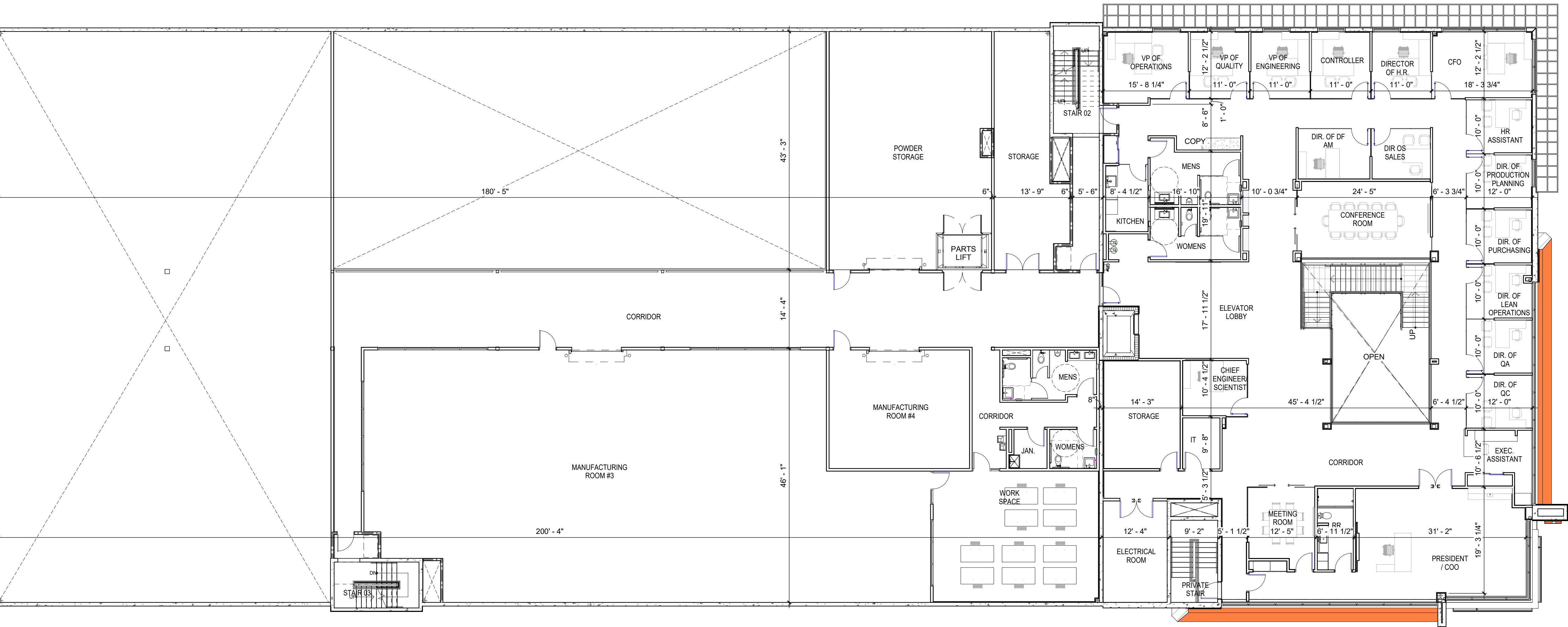


LEVEL-01

PLANING & DEVELOPMENT BOARD
SUBMITTAL

A-102 TAC

9/27/2017 10:12:58 AM



1 LEVEL- 02
A-103 TAC 3/32" = 1'-0"



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N.C	N.C.	D.S.

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LEVEL-02
PLANING & DEVELOPMENT BOARD
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A-103 TAC

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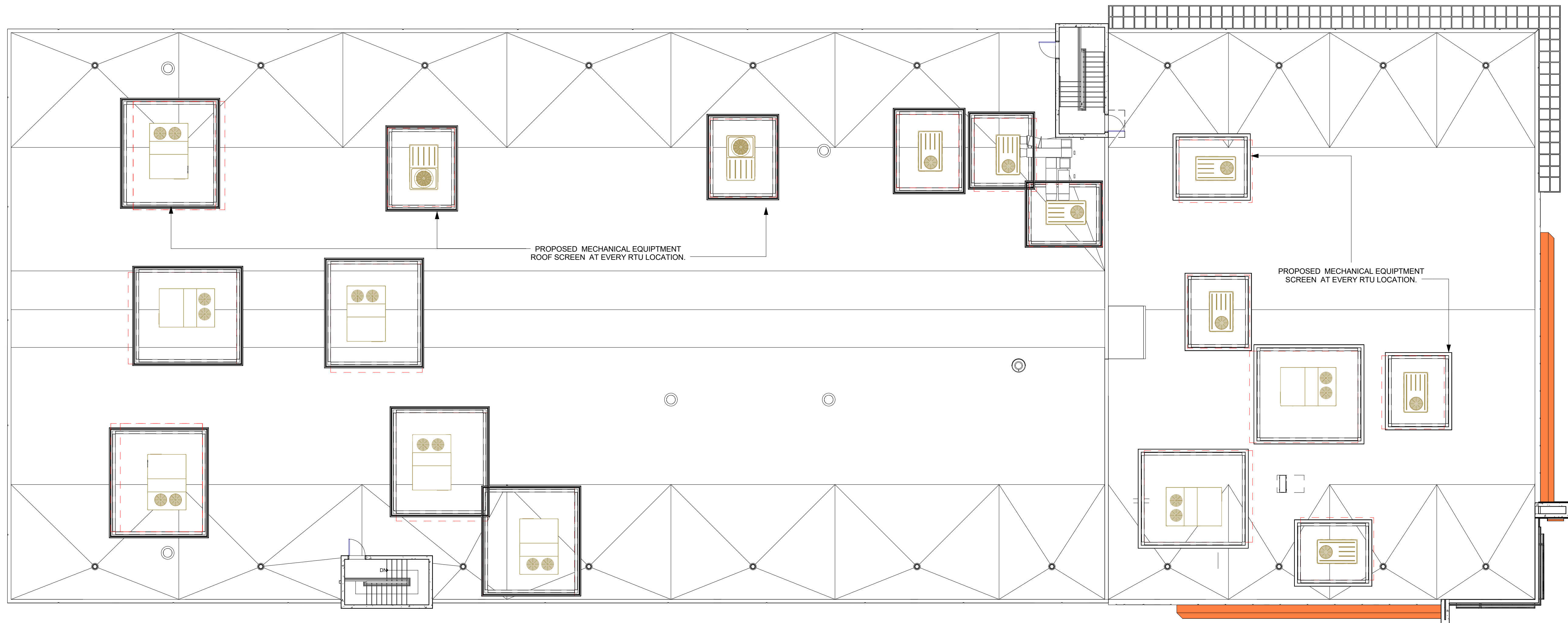


ROOF PLAN

PLANING & DEVELOPMENT BOARD
SUBMITTAL

A-104 TAC

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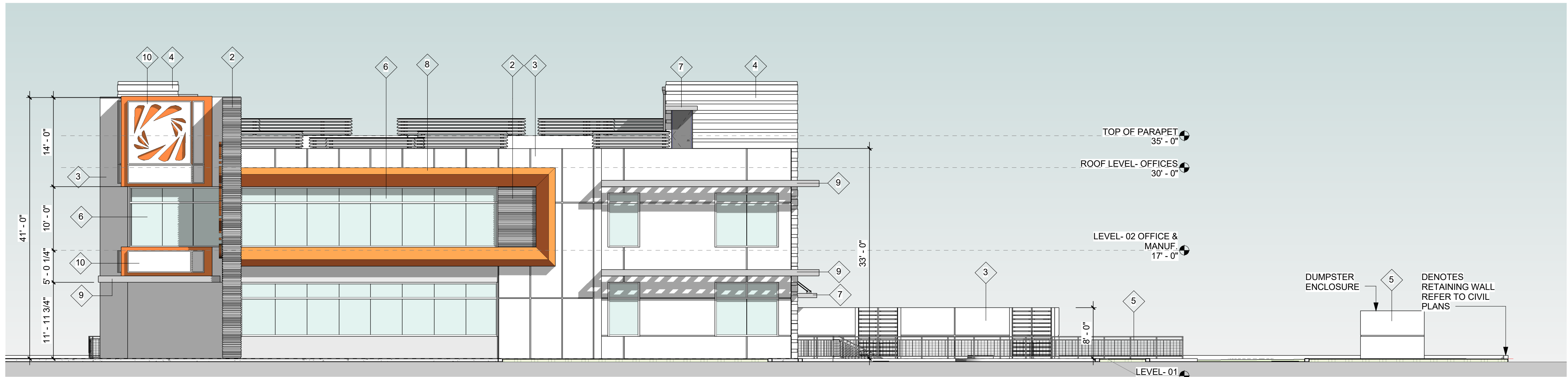


ROOF PLAN

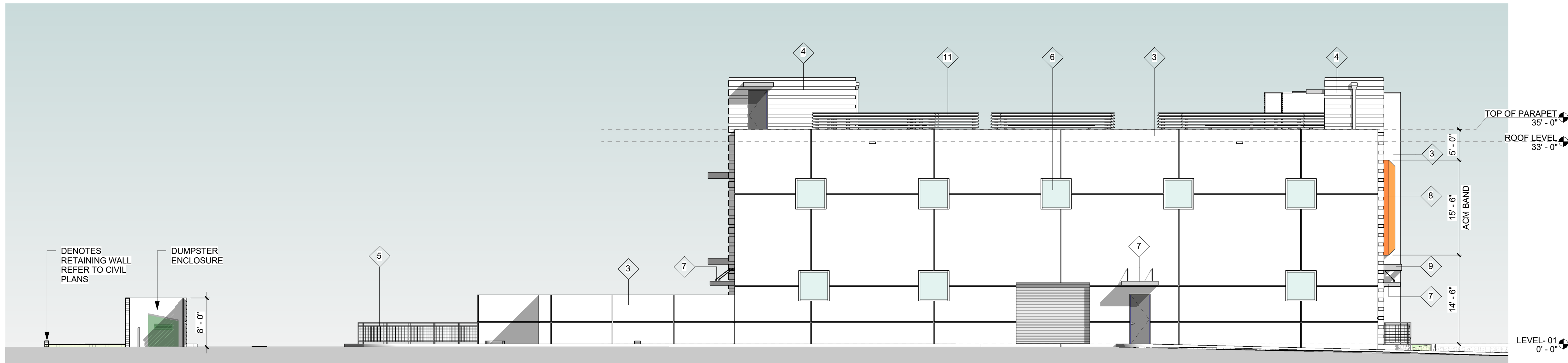
3/32" = 1'-0"



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Designer	Author	Checker



1 SOUTH ELEVATION.
A-201 TAC
3/32" = 1'-0"



3 NORTH ELEVATION.
A-201 TAC
3/32" = 1'-0"

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09-26-2017	16066

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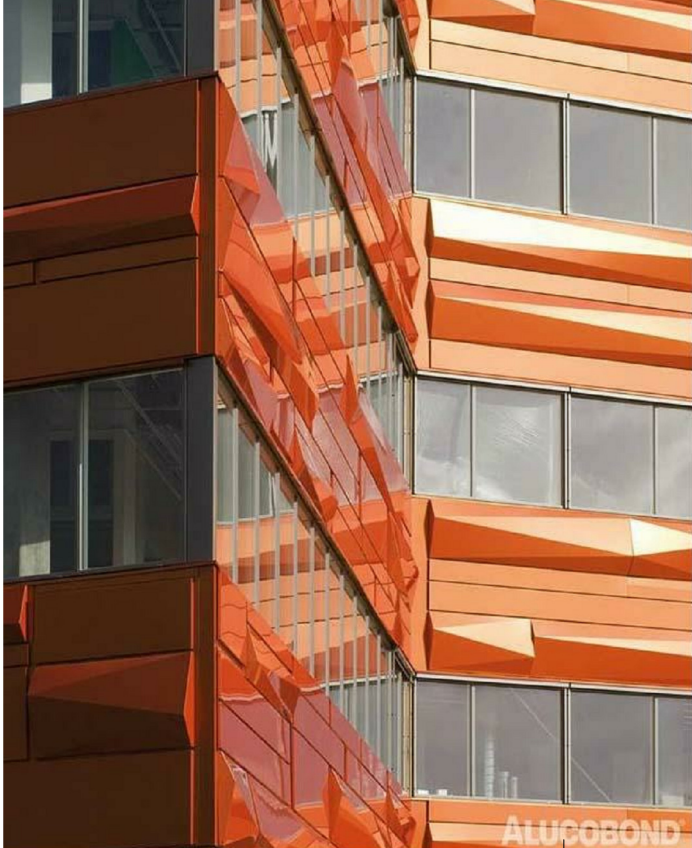
ALUMINUM METAL CLADDING



ARCH. LOUVERED SUNSHADES



ALUCOBOND ALUM. PANEL



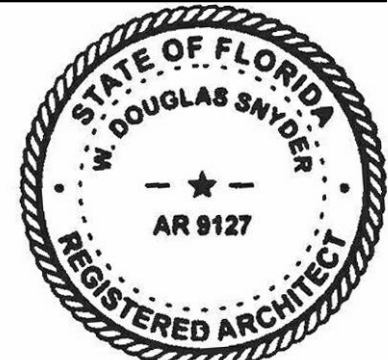
SOUTH- WEST CORNER



BUILDING ELEVATION MATERIAL

- 1 GEOMETRIC SHAPE BAND- ALUCOBOND ALUM. PANELS (ORANGE)
- 2 CORRUGATED ALUMINUM METAL CLADDING
- 3 TILT-WALL PANEL SMOOTH FINISH (WHITE)
- 4 6" REVEALS @ 18" O.C. IN TILT-WALL PANEL SMOOTH FINISH (WHITE)
- 5 ALUMINUM GUARDRAIL
- 6 LARGE MISSILE IMPACT CLEAR OPTIWHITE STOREFRONT GLAZING SYSTEM WITH GREY ANODIZED ALUMINUM FRAME
- 7 ABOVE DOOR ALUMINUM CANOPY
- 8 ILLUMINATED SIGN
- 9 ARCHITECTURAL LOUVERED SUNSHADES
- 10 LASER CUT ALUMINUM PANEL (BACK LID)
- 11 MECHANICAL EQUIPMENT ROOF SCREEN SYSTEM

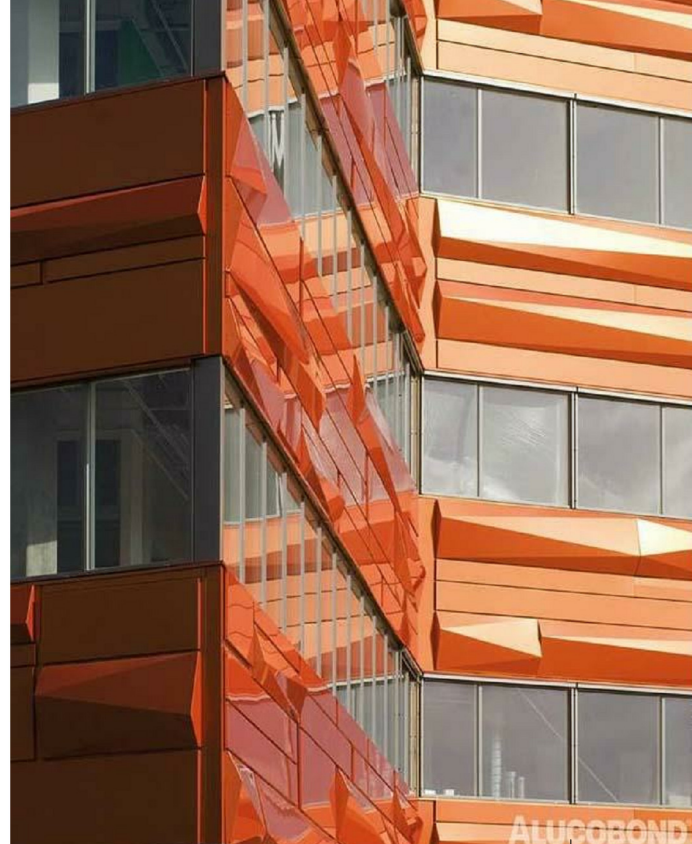
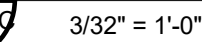
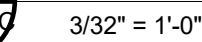
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FLORIDA



EXTERIOR ELEVATIONS
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SUBMITTAL

A-201 TAC

9/27/2017 10:13:23 AM



1	GEOMETRIC SHAPE BAND- ALUCPBOND ALUM. PANELS (ORANGE)
2	CORRUGATED ALUMINUM METAL CLADDING
3	TILT-WALL PANEL SMOOTH FINISH (WHITE)
4	6" REVEALS @ 18" O.C. IN TILT-WALL PANEL SMOOTH FINISH (WHITE)
5	ALUMINUM GUARDRAIL
6	LARGE MISSILE IMPACT CLEAR OPTIWHITE STOREFRONT GLAZING SYSTEM WITH GREY ANODIZED ALUMINUM FRAME
7	ABOVE DOOR ALUMINUM CANOPY
8	ILLUMINATED SIGN
9	ARCHITECTURAL LOUVERED SUNSHADES
10	LASER CUT ALUMINUM PANEL (BACK LID)
11	MECHANICAL EQUIPMENT ROOF SCREEN SYSTEM

A-202 TAC

9/27/2017 10:13:34 AM



PHOTOMETRIC SITE PLAN

Luminaire Schedule								
Symbol	Qty	Label	Description	LLF	Lum. Lumens	Cutoff Class		
		SB	(3) VNTLEDL032315MNUIN510XXBZHO MTD AT 25' AFG	0.900	27356	FULL CUTOFF		
	2	SC	VNTLEDL032314SNUIN510XXBZHO / MTD AT 25' AFG	0.900	25822	FULL CUTOFF		
	4	SD	VNTLEDL032313MNUIN510XXBZHOBLS / MTD AT 25' AFG	0.900	25843	FULL CUTOFF		
	2	SL	EXCELISOR LTG#: FA-1L-12V-10W-LED / GROUND MTD	0.900	201	FULL CUTOFF		
Calculation Summary								
Label		CalcType	Units	Avg	Max	Min	Avg/Min	Max/Min
PARKING AREAS		Illuminance	Fc	3.19	9.5	1.0	3.19	9.50
PROPERTY LINE		Illuminance	Fc	0.05	0.4	0.0	N.A.	N.A.

*TO MEET THE REQUIREMENTS OF THE CITY ORDINANCE, THERE WILL BE NO MORE THAN ONE HALF FOOT CANDLE (0.5) OF LUMEN SPILLAGE AT PROPERTY LINE AS PER C.O. 4.23.B.9.B

FSMY

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LARRY MARTINEAU, JIRO YATES

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FLORIDA



PHOTOMETRIC SITE PLAN
PLANNING & DEVELOPMENT BOARD
SUBMITTAL

A-401 TAC

9/27/2017 10:13:34 AM



**RENDERINGS ARE INTENDED TO BE A 3 DIMENSIONAL VISUAL AID ONLY. REFER TO DRAWINGS FOR ALL SPECIFIC LAYOUTS AND DETAILS. THE 3 DIMENSIONAL REPRESENTATION OF THE PROPOSED DEVELOPMENT ON THIS SHEET ARE TRUE AND ACCURATE RELATIVE TO THE HEIGHT, WIDTH AND LENGTH AS REPRESENTED IN THE SITE AND FLOOR PLANS.



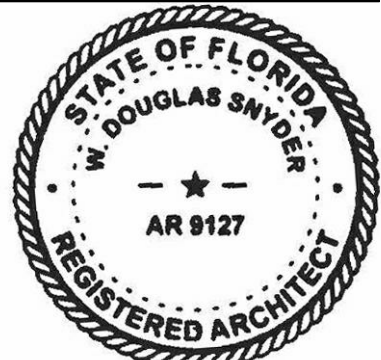
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FLORIDA



EXTERIOR RENDERINGS
PLANNING & DEVELOPMENT BOARD
SUBMITTAL

A-900 TAC

9/27/2017 10:13:38 AM



① SW 25 AVE. & SW 39TH ST. LOOKING SOUTH WEST



② SW 25 AVE. LOOKING WEST ADJACENT PROPERTY



③ SW 25 AVE. LOOKING NORTH



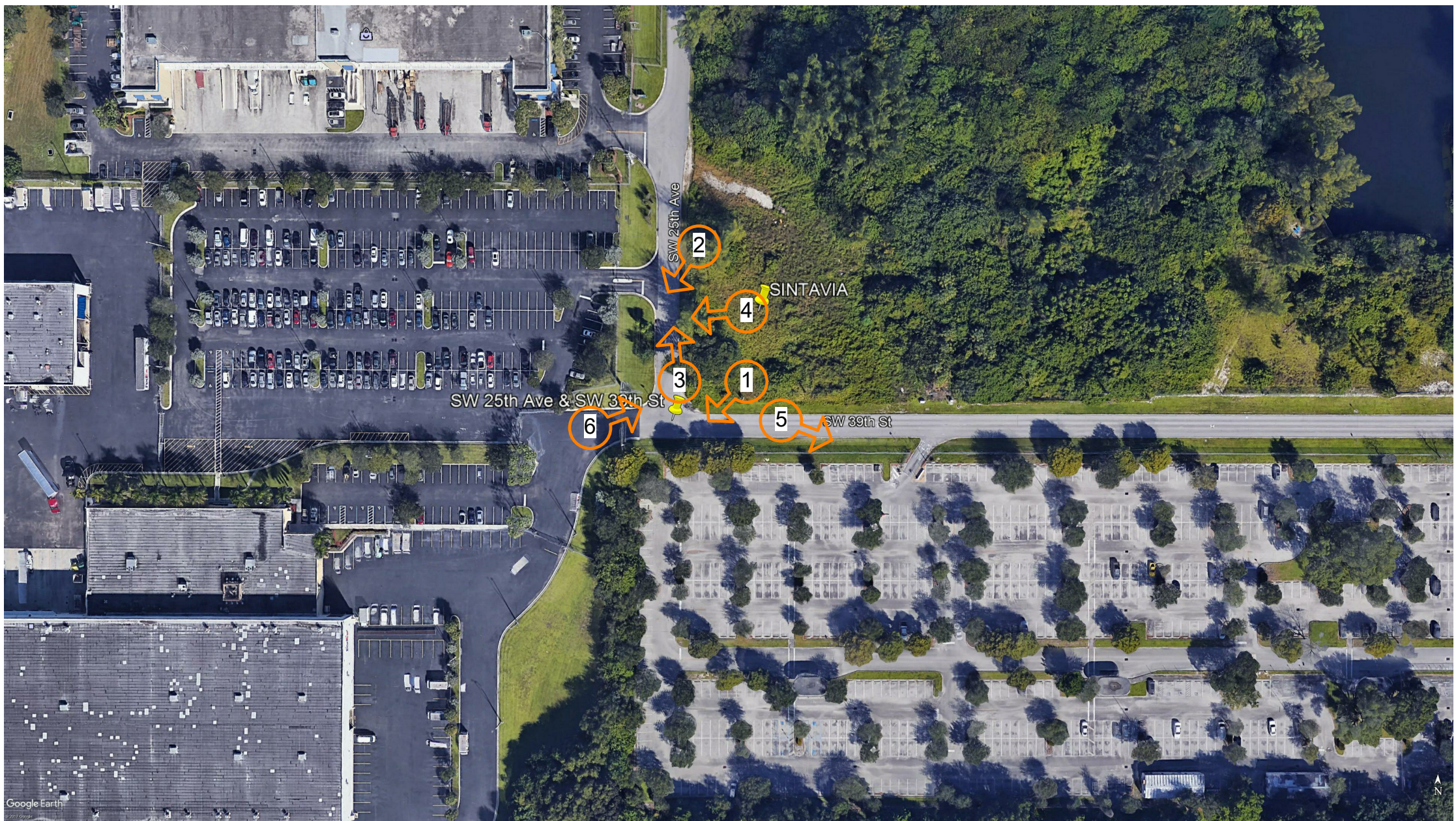
④ SW 25 AVE. LOOKING WEST



⑤ SW 39TH. LOOKING SOUTH ADJACENT PROPERTY



⑥ SW 39 ST. LOOKING SOUTH TO PROPERTY



SITE AERIAL



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FLORIDA



SUBJECT SITE AND ADJACENT
PROPERTIES PHOTOS
PLANNING & DEVELOPMENT BOARD
SUBMITTAL

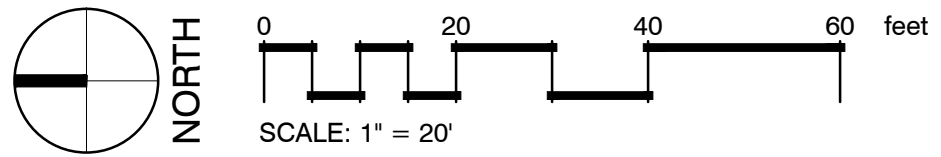
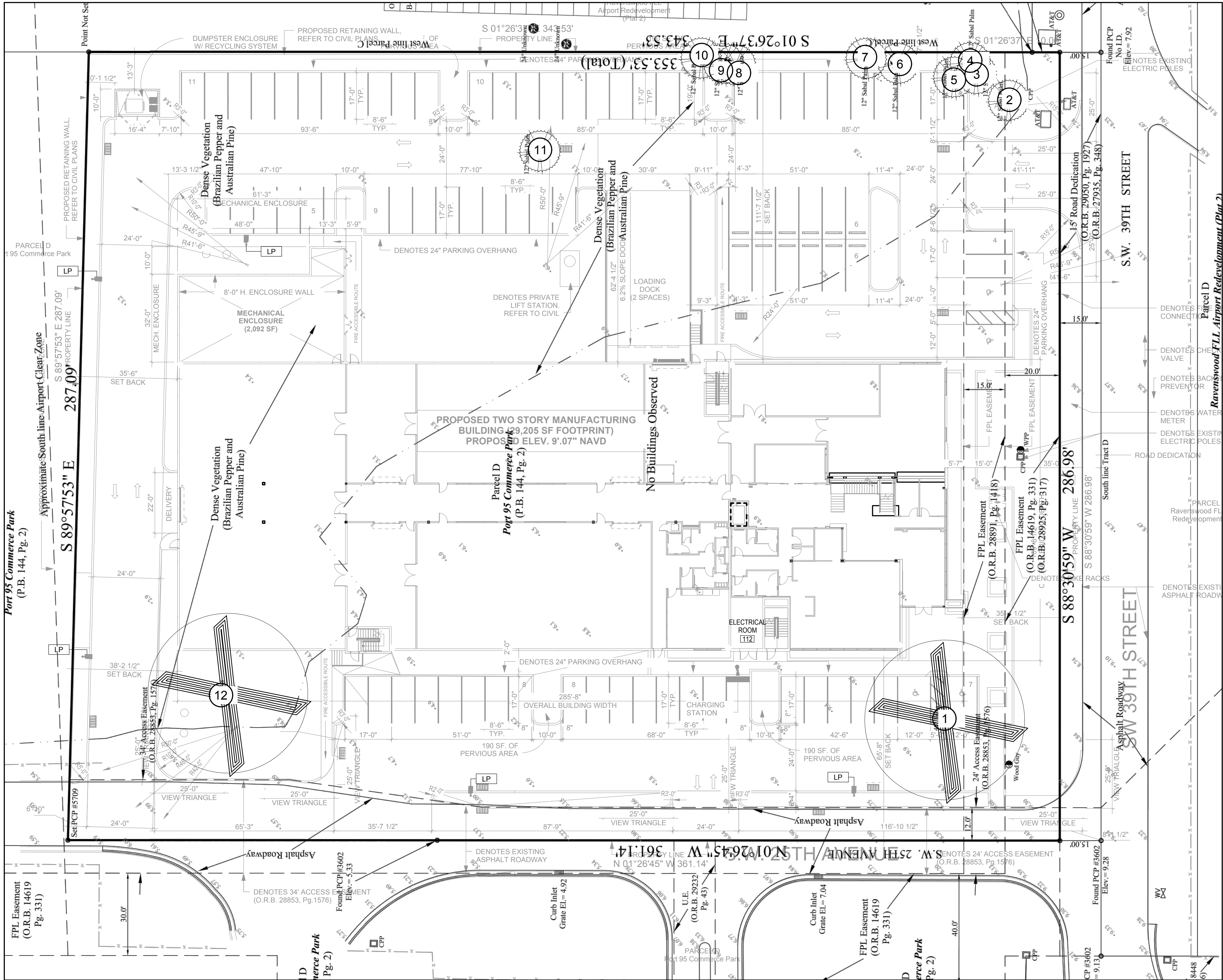
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TAC-901

LANDSCAPE GENERAL NOTES

CODE	Botanical Name	Common Name	DBH	Size	Condition	STATUS	Comments
1	Ficus aurea	Strangler Fig	40	60' x 50'	40%	Remove	Hatrack adjacent powerlines
2	Sabal palmetto	Sabal Palm	12	10 ct	85%	Transplant	
3	Sabal palmetto	Sabal Palm	12	10 ct	85%	Transplant	
4	Sabal palmetto	Sabal Palm	12	12 ct	85%	Transplant	
5	Sabal palmetto	Sabal Palm	12	8 ct	85%	Transplant	
6	Sabal palmetto	Sabal Palm	12	12 ct	85%	Transplant	
7	Sabal palmetto	Sabal Palm	12	15 ct	85%	Transplant	
8	Sabal palmetto	Sabal Palm	12	10 ct	85%	Transplant	
9	Sabal palmetto	Sabal Palm	12	8 ct	85%	Transplant	
10	Sabal palmetto	Sabal Palm	12	6 ct	85%	Transplant	
11	Sabal palmetto	Sabal Palm	12	12 ct	85%	Transplant	
12	Ficus aurea	Strangler Fig	40	60' x 50'	40%	Remove	

Sabal Palms to be transplanted in buffer area.
See Sheet L-200 for proposed location.



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JEFF FALKANGER, DOUG SNYDER
LARRY MARTINEAU, JIRO YATES

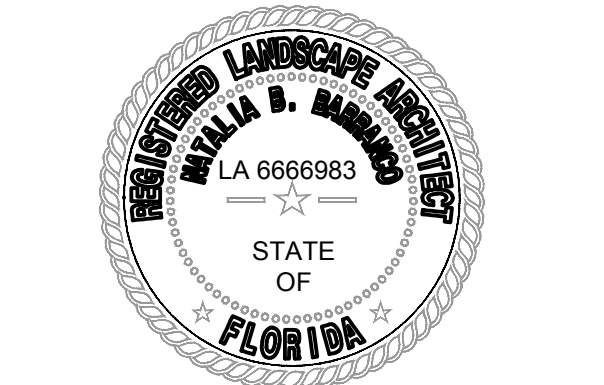
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888 s andrews avenue, suite 300
Fort Lauderdale FL. 33316
office: 954.667.7814
LA# 6666983



DATE: COMM:

SINTAVIA

TREE DISPOSITION PLAN

TAC FINAL- SIGN OFF

L-100 TAC

LANDSCAPE PLAN DATA TABLE

District	IM-3		
SITE AREA	102,635 sqft	2.35 acres	
Building	31,315 sqft		
Open Space	69,681 sqft	(10,264 required)	
Permeable	20,896 sqft	(5,131 required)	
Permiter/buffer	Requirements	Required	Proposed
Street tree	1 tree per 50'		
SW 39 Street	287'/1 tree per 20'(overhead lines)	14	18
SW 25th Ave	361'/1 tree per 50'	7.2	11
BUFFER	5% of lot depth	15' max	16'-0"
	1 tree per 50'	13	20
VUA	Requirements	Required	Proposed
	25% of VUA shall be landscaped	9,643 sqft	14,804sqft
Open Space	Requirements	Required	Proposed
based on required	1 tree per 1000 sqft	10	19
	TOTAL TREES REQ	44.2	83
Native Plant	Requirements	Required	Proposed
Trees	60%	26	74 (89%)
Shrubs	50%	4904 sqft	7431 sqft
Palms	60%		100%
	if more than 20% or required trees than all other tress must be native.	N/a	
Species	41-60 trees	5 species	13 species

LANDSCAPE GENERAL NOTES

Plant material shall not be planted in the root balls of any tree.

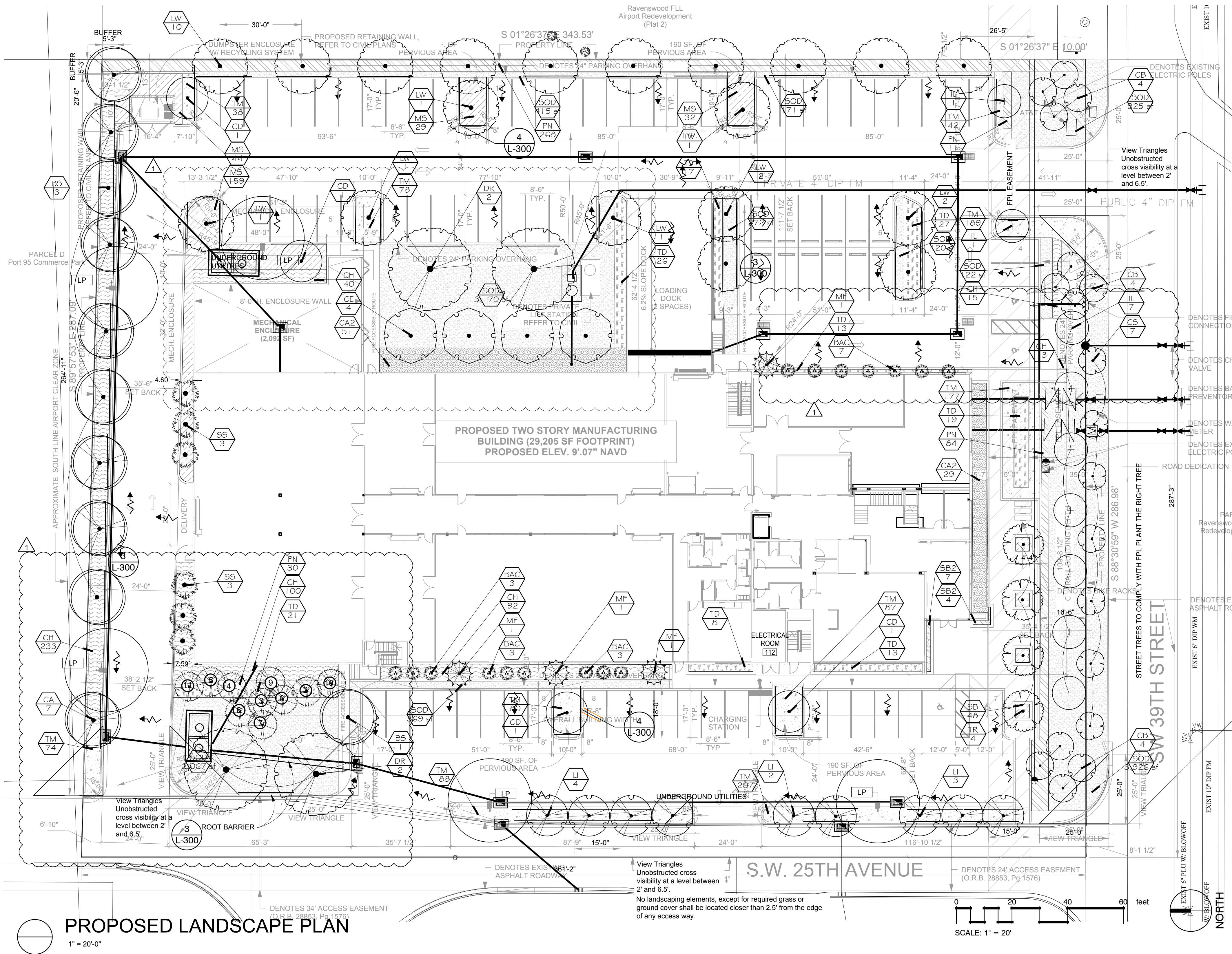
Sod shall be planted with individual pieces touching at time of planting. Rows of sod must be staggered to offset the adjacent row. Prior to installation of sod, all rocks and foreign matter shall be removed from the soil surface, and raked to provide a flat, smooth surface on which to lay the sod.

Each tree must have a circle of organic mulch no less than 12 inches beyond its trunk. The use of Cypress mulch is prohibited by the City of Hollywood. The use of shredded Melaleuca or Eucalyptus mulch is recommended.

Root barrier to be utilized around sewer and water utilities within 10' of proposed trees.

PLANT SCHEDULE

TREES	QTY	BOTANICAL NAME / COMMON NAME	CONT	CALIFER	PLANTED SIZE	MATURE SIZE	DROUGHT	NATIVE	
BS	4	Bursera simaruba / Gumbo Limbo	FG	4' Cal	15' STD	60' x 40'	HIGH	NATIVE	
CA	7	Clusia rosea / Autograph Tree	FG	2.5' Cal	14' STD	30' x 30'	HIGH	NATIVE	
CD	4	Coccoloba diversifolia / Pigeon Plum	FG	3' Cal	15' STD	40' x 20'	HIGH	NATIVE	
CE	4	Conocarpus erectus / Green Buttonwood	FG	3' Cal	15' OA	40' x 35'	HIGH	NATIVE	
CB	12	Conocarpus erectus 'sericeus' / Silver Buttonwood	FG	3' Cal	10' STD	25' x25'	HIGH	NATIVE	
CS	7	Cordia sebestena / Orange Gelger Tree	FG	3' Cal	12' OA	20' x 15'	HIGH	NATIVE	
DR	4	Delonix regia / Royal Poinciana	FG	3' Cal	15' STD	40' x 60'	HIGH	NATIVE	
LI	4	Ilex x attenuata 'East Palatka' / East Palatka Holly	FG	2' Cal	12' CT, with 6.5' CT	30'x15'	MED	NATIVE	
LI	4	Lagerstroemia indica / Crape Myrtle	FG	3' Cal	15' OA	25' x25'	HIGH	FL FRIENDLY	
LW	19	Lysiloma latisiliquum / False Tamarind	FG	3' Cal	12' STD	60' x 40'	NATIVE	HIGH	
MF	4	Myrcianthes fragrans / Simpson Stopper	FG	2' Cal	10' STD, CONE	20' x 10'	HIGH	NATIVE	
SS	6	Sabal palmetto / Cabbage Palmetto	I5 gal		12' CT	40' x 15'	HIGH	NATIVE	
TR	4	Thrinax radiata / Florida Thatch Palm	FG	8' OA		15' x 15'	HIGH	FL FRIENDLY	
(H)	10	TRANSPLANTED SABAL PALMS SEE L-100							
SHRUBS	QTY	BOTANICAL NAME / COMMON NAME	CONT	SIZE	NOTE	MATURE	DROUGHT	NATIVE	
BAC	16	Bambusa chungii / Tropical Blue Bamboo	I5 gal	MPP	15' OA	MPP	NO	MED	
SHRUB AREAS	QTY	BOTANICAL NAME / COMMON NAME	CONT	CONT, HGT X W	NOTE	MATURE HGT X W	DROUGHT	NATIVE	SPACING
CH	443	Chrysobalanus icaco 'horizontalis' / Cocoplum	3 gal	24"x24"	FULL	20' x 20'	MED	NATIVE	30" o.c.
CA2	80	Clusia rosea / Clusia Hedge	I5 gal	5' x 4'	BUSH	Maintained hedge 6'-8'	HIGH	NATIVE	48" o.c.
MS	264	Microsorium scolopendrum / Wart Fern	3gal	18" x 18" FULL	FULL	3' x 3'	MED	FL-FRIENDLY	30" o.c.
FN	343	Psychotria nervosa / Wild Coffee	3 gal	24"x24"	FULL	Maintained @ 5'	HIGH	NATIVE	30" o.c.
SB2	11	Sansevieria trifasciata / Sansevieria	3 gal	16"x16"	FULL	3' x 3'	HIGH	NATIVE	24" o.c.
SB	48	Spartina bakeri / Sand Cord Grass	1 gal	12" x 12"	FULL	24 x 24"	HIGH	NATIVE	18" o.c.
TD	144	Tripsacum dactyloides nana / Dwarf Fakahatchee	3 gal	24"x24"	FULL	3' x 3'	HIGH	NATIVE	36" o.c.
GROUND COVERS	QTY	BOTANICAL NAME / COMMON NAME	CONT	HGT X W	NOTE	MATURE	DROUGHT	NATIVE	SPACING
SOD	11,556 sf	Stenotaphrum secundatum / St. Augustine Grass	Flat						
TM	1,160	Trachelospermum asiaticum 'Minima' / Minima Jasmine	1 gal	8" x 4"	Maintained as Ground Cover 6"	Maintained on trellis	HIGH	FL-FRIENDLY	18" o.c.



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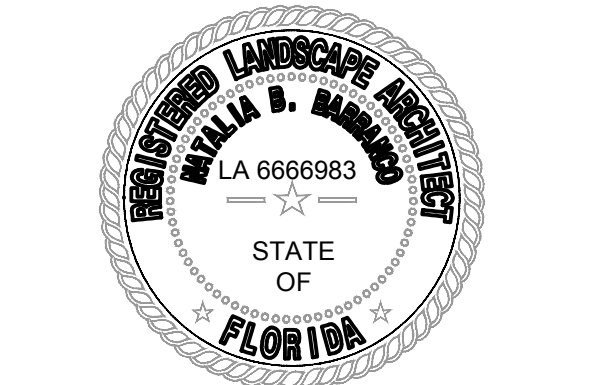
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Fort Lauderdale FL. 33316
office: 954.667.7514
LA# 6666983



09/21/2017 Utility and Site REV

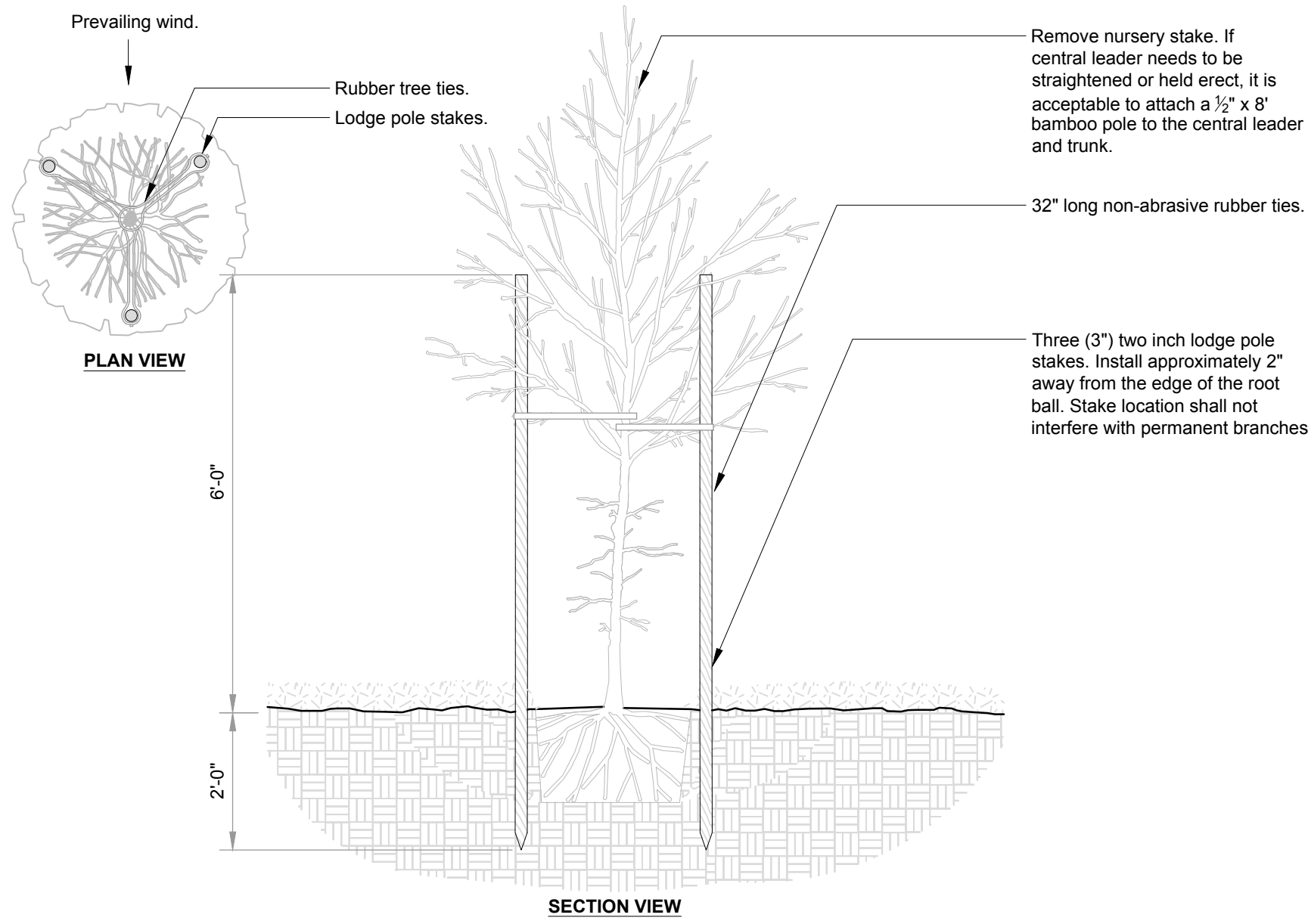
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SINTAVIA

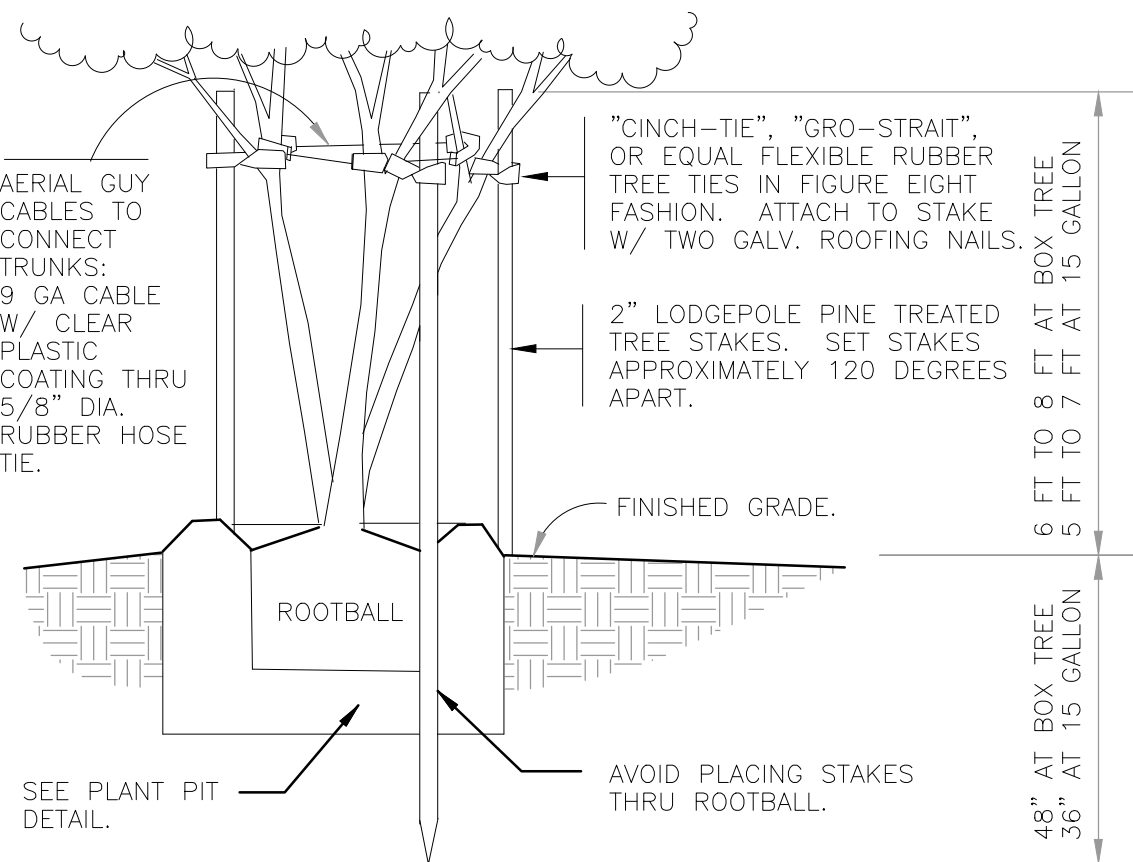
PROPOSED LANDSCAPE PLAN

TAC FINAL- SIGN OFF

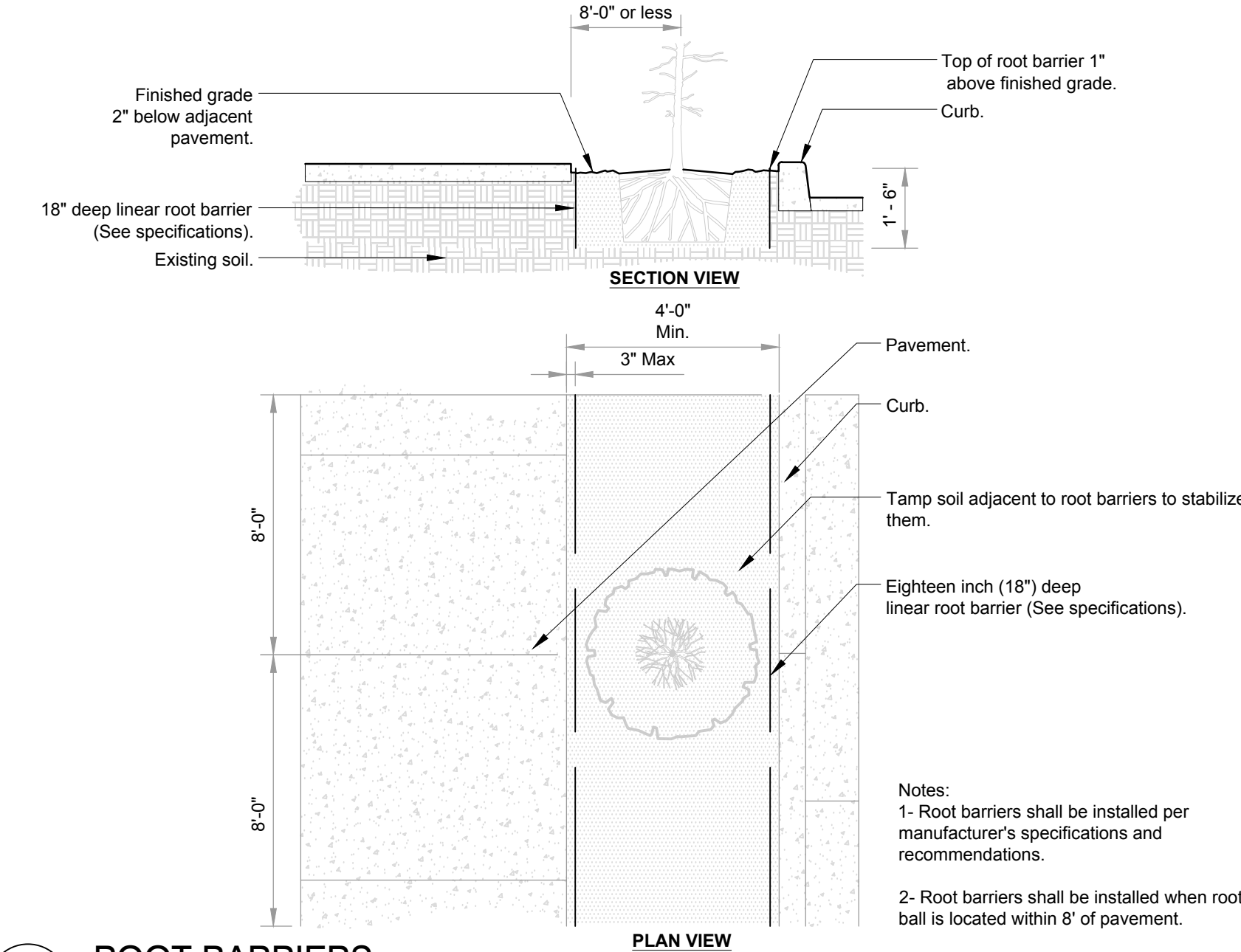
L-200 TAC



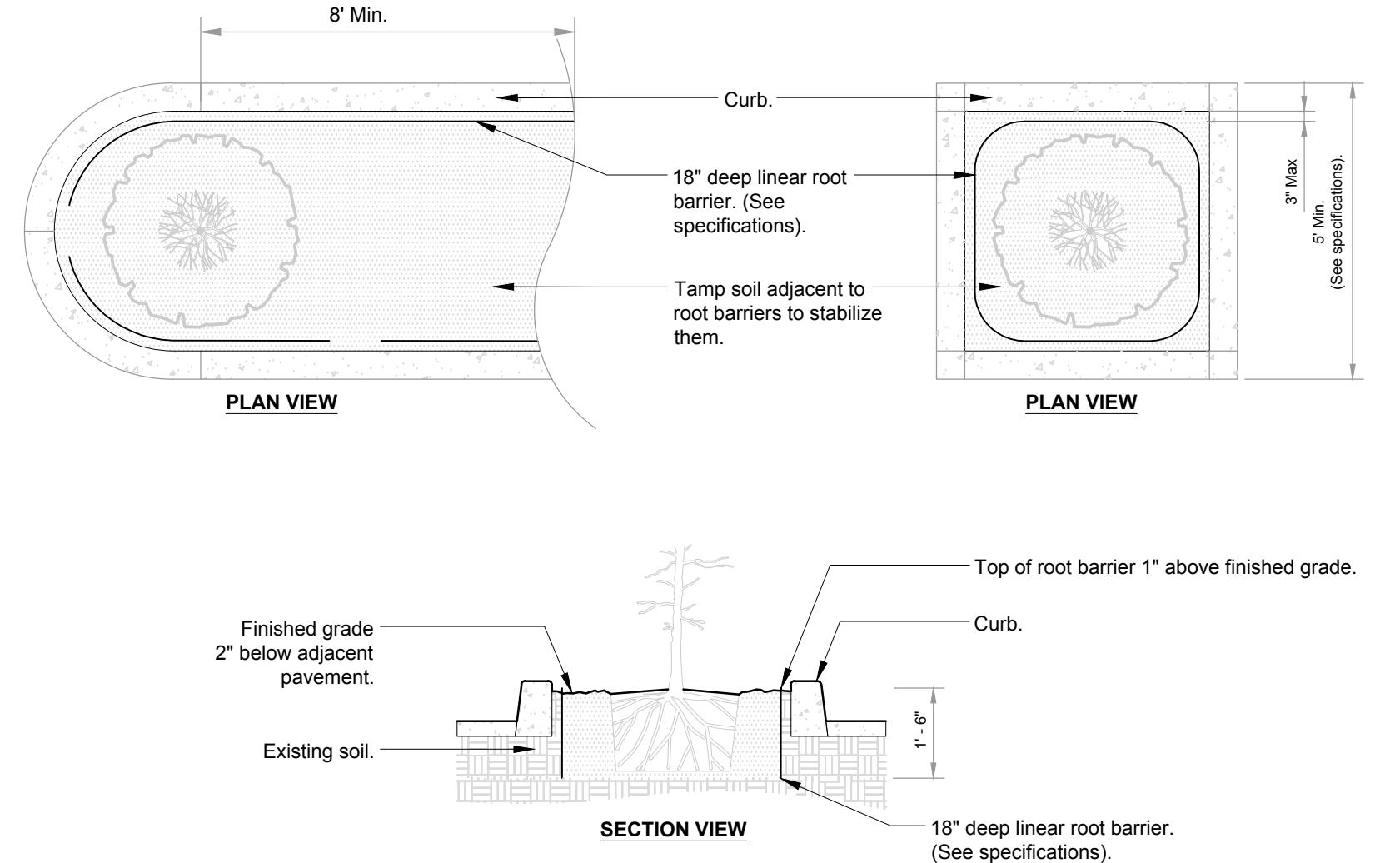
1 TREE STAKING - LODGE POLES (3)
1/2" = 1'-0"
URBAN TREE FOUNDATION © 2014
OPEN SOURCE FREE TO USE
FX-PL-FX-TREE-26



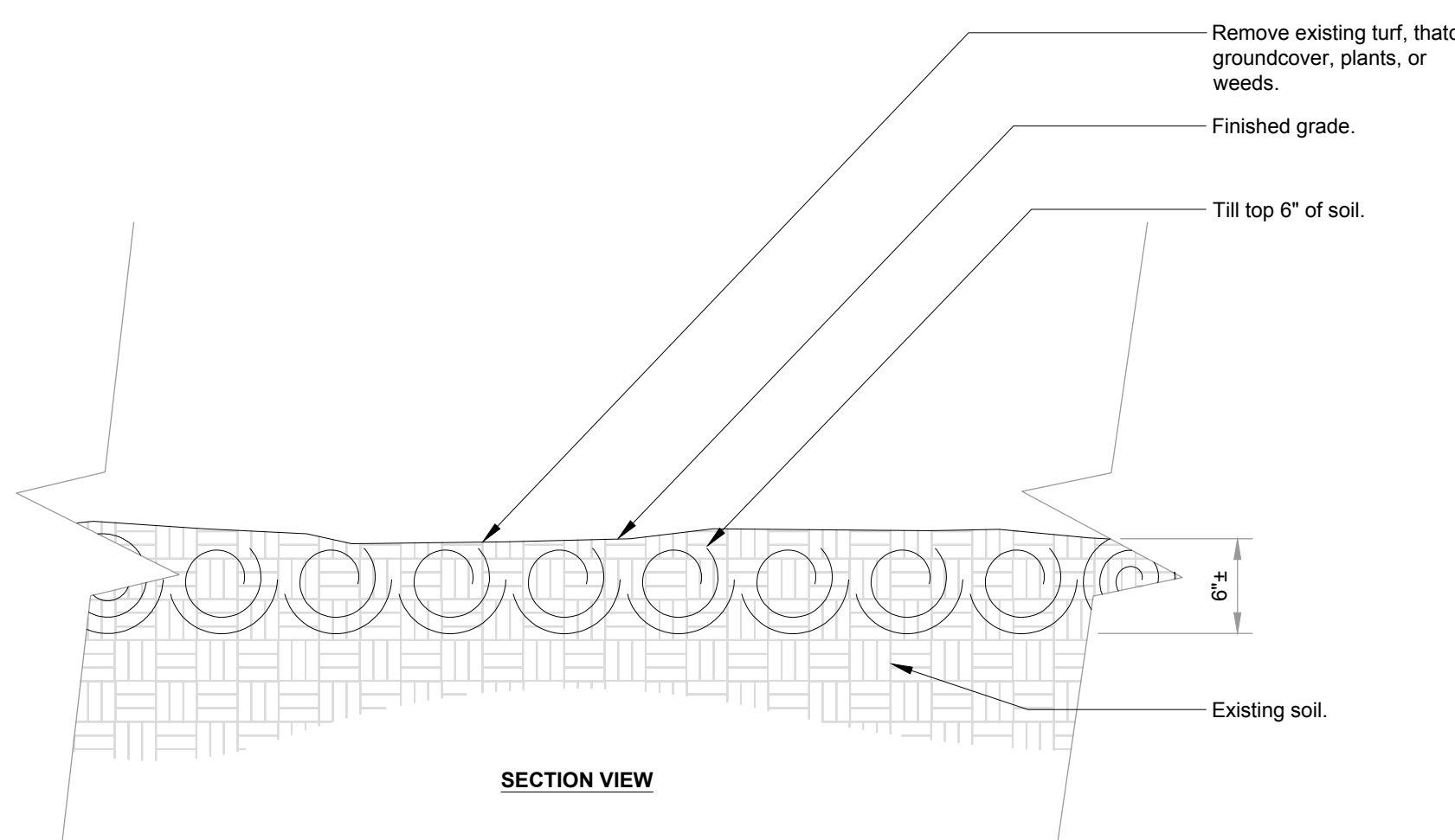
2 TREE PLANTING MULTI-STAKE
1" = 1'-0"
FX-PL-FX-TREE-15



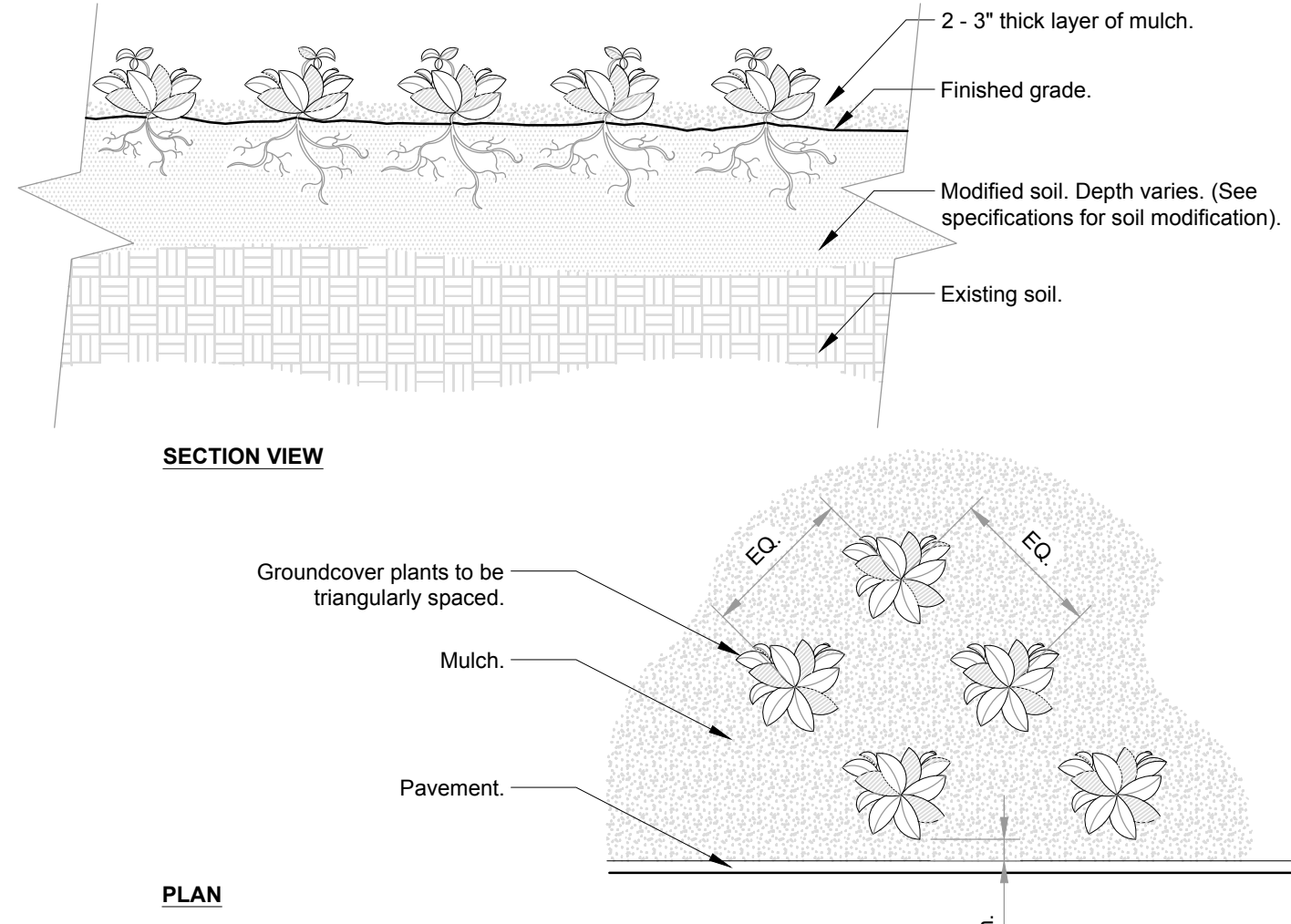
3 ROOT BARRIERS
3/8" = 1'-0"
URBAN TREE FOUNDATION © 2014
OPEN SOURCE FREE TO USE
FX-PL-FX-SOIL-05



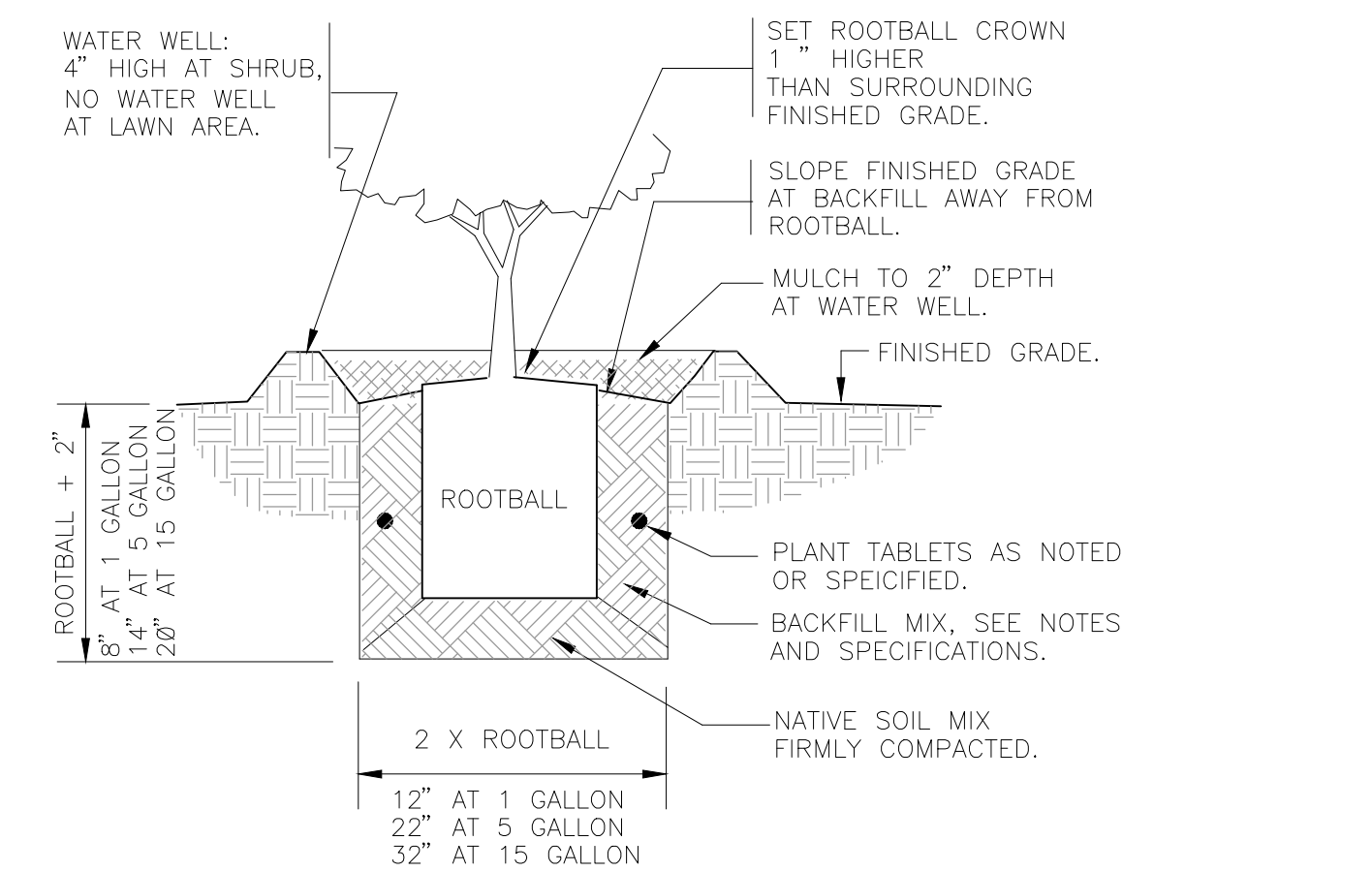
4 ROOT BARRIERS - PARKING LOT ISLANDS
3/8" = 1'-0"
URBAN TREE FOUNDATION © 2014
OPEN SOURCE FREE TO USE
FX-PL-FX-SOIL-07



5 EXISTING SOIL - MINOR MODIFICATION
3/4" = 1'-0"
URBAN TREE FOUNDATION © 2014
OPEN SOURCE FREE TO USE
FX-PL-FX-SOIL-13



6 GROUNDCOVER
3/4" = 1'-0"
URBAN TREE FOUNDATION © 2014
OPEN SOURCE FREE TO USE
FX-PL-FX-GROU-01



7 SHRUB PLANTING
1" = 1'-0"
FX-PL-FX-SHRB-07

ATTACHMENT B

Land Use and Zoning Map



**DEVELOPMENT SERVICES
PLANNING**

Legend

 Subject Property

 City Boundary

 Streets

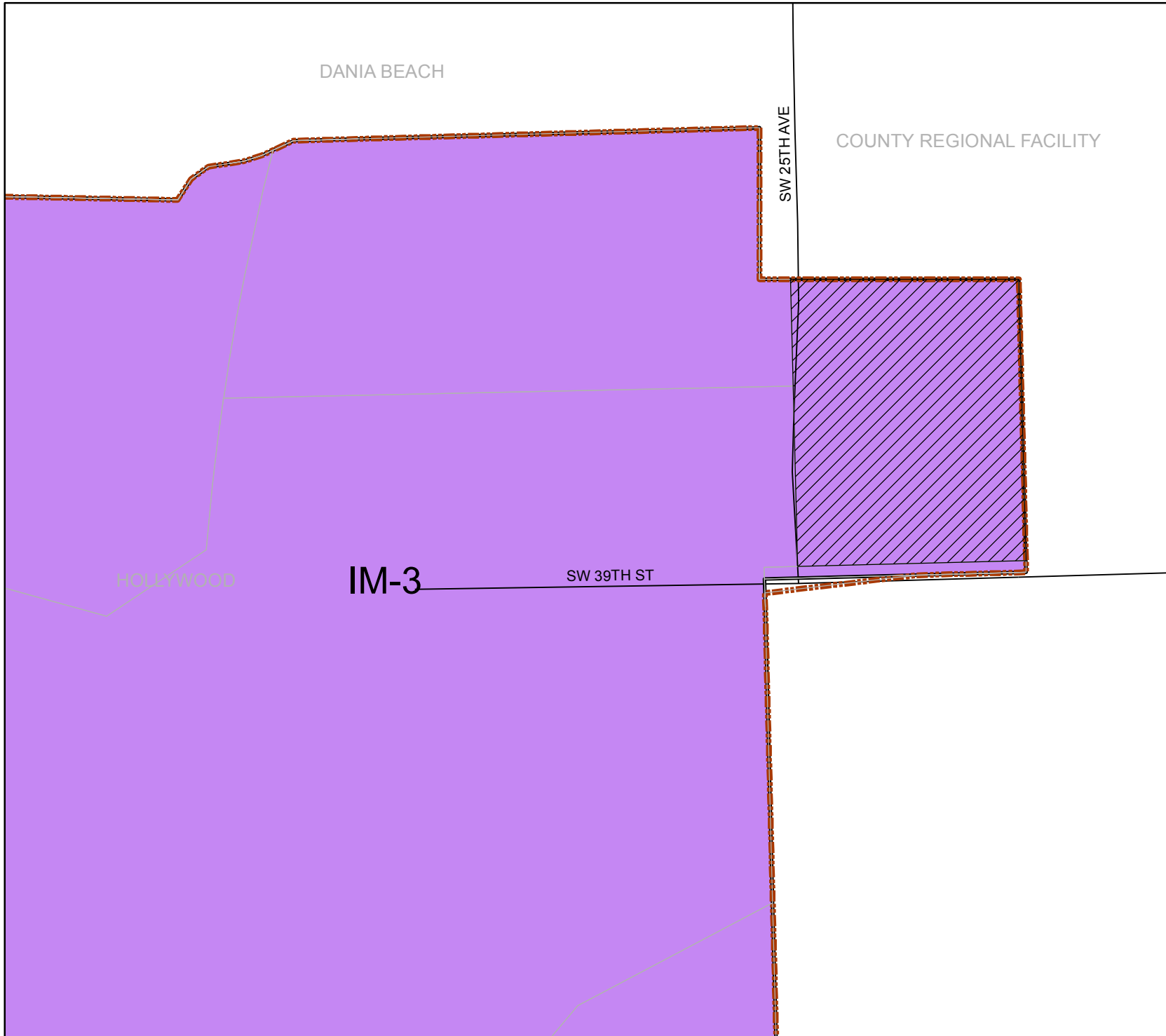
 Major Roads

LAND USE

 IND

ZONING

 IM-3



0 40 80 160 Feet

