

ZONING DATA

EXISTING USE: OFFICE/RETAIL/RESTAURANT
 PROPOSED USE: OFFICE/RETAIL/RESTAURANT

PARCEL #1 153,373 S.F.
 PARCEL #2 20,930 S.F.

TOTAL GROSS S.F. 174,303 S.F.

ADDRESS	SPACE S.F.	USE	NAME
8027	4,000 S.F.	*	*
8029	1,055 S.F.	*	*
8033	3,861 S.F.	*	*
8035	900 S.F.	*	*
8035A	1,725 S.F.	*	*
8039	2,250 S.F.	*	*
8043	1,200 S.F.	*	*
8045	1,088 S.F.	*	*
8045A	1,088 S.F.	*	*
8047	1,350 S.F.	*	*
8051	11,400 S.F.	*	*
8055	3,375 S.F.	*	*
8057	1,350 S.F.	*	*
8057A	800 S.F.	*	*
8059	1,125 S.F.	*	*
8059A	1,125 S.F.	*	*
8063	2,250 S.F.	*	*
8065	1,125 S.F.	*	*
8067	1,730 S.F.	*	*
8069	3,930 S.F.	*	*
TOTAL	46,939 S.F.		

DATA	EXISTING	PROPOSED
SOUTH FRONT SETBACK	37'-5"	EXISTING
NORTH REAR SETBACK	19'-7"	EXISTING
WEST SIDE SETBACK	27'-1"	EXISTING
EAST SIDE SETBACK	40'-6"	EXISTING
PARKING	33 SPACES	1 H/C SPACE
BUILDING HEIGHT	13'-8"	EXISTING
LANDSCAPE AREA	S.F.	EXISTING
CONCRETE/ASPHALT AREA	S.F.	EXISTING

FLOOR AREA RATIO TABULATION:

1. THE GROUND FLOOR AREA OF THE BUILDING SHOWN, HERON IS 47,175 BASED ON FIELD MEASUREMENT.
2. THE LAND AREA OF THIS PROPERTY IS 151,123 TOTAL SQUARE FEET.
3. CTY. OF SUNRISE DEVELOPMENT CODE FOR B-2 ZONING REQUIRES A LIMIT OF 35% COVERAGE THIS SITE HAS COVERAGE OF 31.2%

PARKING TABULATION:

1. THERE EXISTS 147 REGULAR PARKING SPACES AND 2 HANDICAP SPACES ON THE PROPERTY, BASED ON CURRENT LAND DEVELOPMENT CODE THIS SITE REQUIRES 5 HANDICAP SPACES
2. THE CURRENT LAND DEVELOPMENT OF THE CITY OF SUNRISE THAT THIS PROPERTY, HAS 226 PARKING SPACES OF WHICH 7 ARE HANDICAP PARKING SPACES, CALCULATED AS FALLOW:

USE	S.F.	SPACE / S.F.	REQUIRED SPACES
RETAIL	39,017	1/250	156
DOCTOR'S OFF.	2,100	1/150	14
RESTAURANT	5,643 / 2	1/50	56
HANDICAP BASED ON SEC. 16-143 LAND DEV. CODE			(7)
TOTAL	47,175	N/A	226

THE ABOVE AREA ARE BASED ON THE SPRINGTREE CENTER RENT ROLL AS PROVIDED BY THE CLIENT

AREA TABULATION:

GROSS AREA	194,667 S.F. = 4.47 ACRES
NET AREA	151,123 S.F. = 3.47 ACRES
PREVIOUS AREA (LANDSCAPING)	12,675 S.F. = (8.39 %)
IMPREVIOUS AREA	491,273 (60.39 %)
BUILDING AREA	47,175

COMMENCING at the southwest corner of said tract 5-A, thence South 83°58'31" East along the North right of way of Oakland Park Boulevard, as shown on the Plat of SPRINGTREE, a distance of 267.58 feet to the POINT OF BEGINNING; thence South 85°58'31" East along said right of way, a distance of 125.00 feet to the point of curvature of a circular curve to the left; thence Easterly and Northerly, along the arc of said curve, having a radius of 25.00 feet, on arc distance of 39.27 feet to the point of tangency; said point being on the West right of way of University Drive, as shown on the Plat of SPRINGTREE; thence North 06°01'29" East along said right of way distance of 125.00 feet; thence North 83°58'31" West, a distance of 150.00 feet; thence South 06°01'29" West, a distance of 150.00 feet to the POINT OF BEGINNING.

Said lands situate, lying and being in the City of Sunrise, Broward County, Florida and containing 3.469 acres (151,123 square feet) more or less

LIST OF DRAWINGS

- ### ARCHITECTURAL
- A-1 SITE PLAN AND DATA
 - A-2 FLOOR PLANS & NOTES
 - A-3 SOUTH ELEVATION & H/C DETAILS
 - A-4 WEST ELEVATION AND DATA

STRUCTURAL

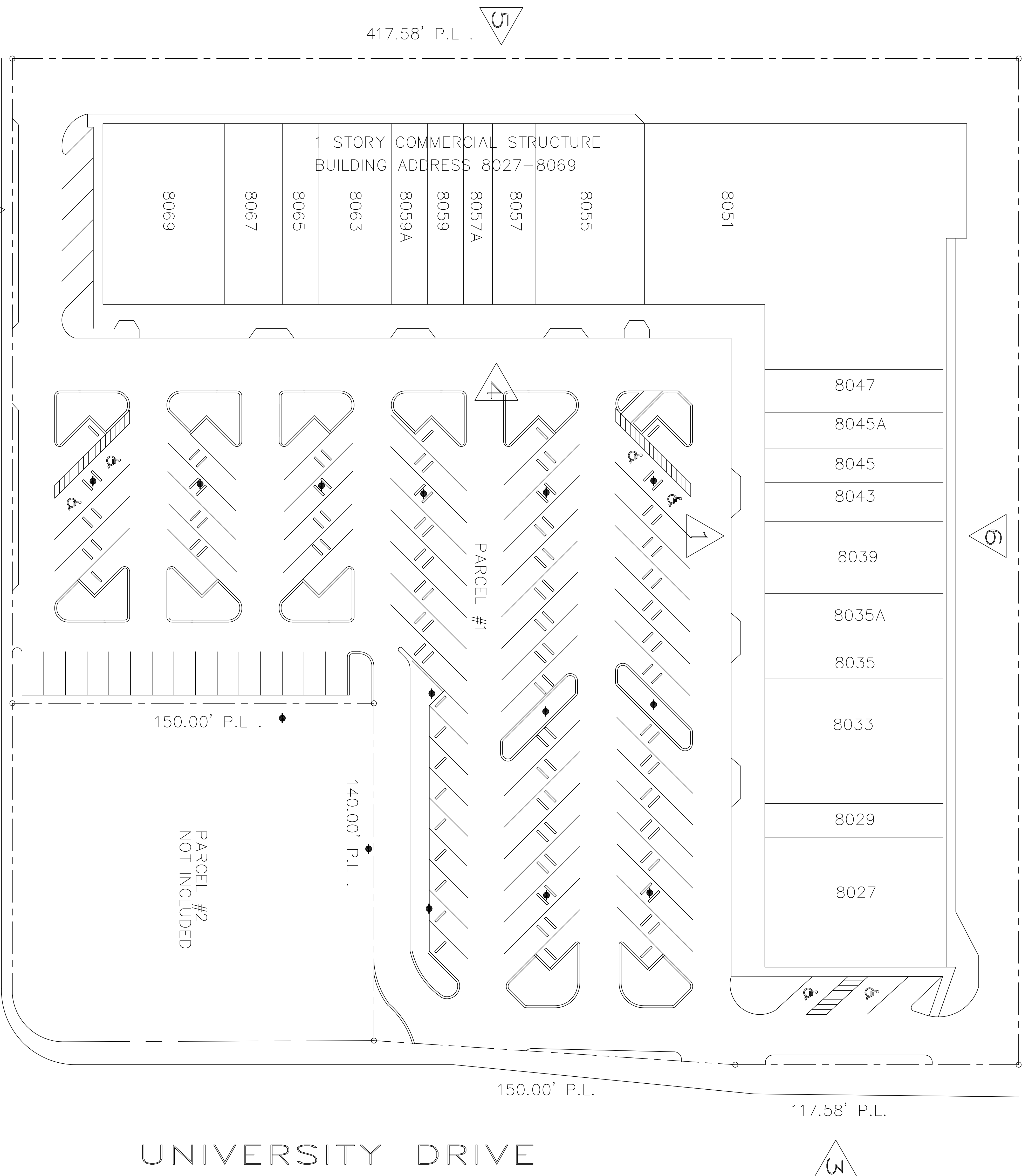
- S-1 PROPOSED FOUNDATION PLAN
- S-2 NOTES AND DETAILS
- S-3 SECTIONS AND DETAILS

ELECTRICAL

- E-1 ELECTRICAL FLOOR PLAN

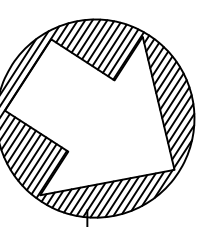
LANDSCAPING

- L-1 LANDSCAPE AND IRRIGATION PLAN



OAKLAND PARK BOULEVARD

UNIVERSITY DRIVE



PROPOSED SITE PLAN
 SCALE: 1/32"=1'-0"

NO.	DATE	DESCRIPTION
1	3-10-12	AS SHOWN
2	3-10-12	AS SHOWN
3	3-10-12	AS SHOWN
4	3-10-12	AS SHOWN
5	3-10-12	AS SHOWN
6	3-10-12	AS SHOWN
7	3-10-12	AS SHOWN
8	3-10-12	AS SHOWN
9	3-10-12	AS SHOWN
10	3-10-12	AS SHOWN

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8	3-10-12	AS SHOWN
9	3-10-12	AS SHOWN
10	3-10-12	AS SHOWN

SPRINGTREE CENTER
8027-8069 UNIVERSITY DRIVE
BROWARD, FLORIDA

MARK A. CAMPBELL
 ARCHITECT 11074
 373 N.E. 92ND STREET
 MIAMI SHORES, FL 33138
 305 754-2318 f
 305 757-6188 t

NO.	DATE	DESCRIPTION
1	3-10-12	AS SHOWN
2	3-10-12	AS SHOWN
3	3-10-12	AS SHOWN
4	3-10-12	AS SHOWN
5	3-10-12	AS SHOWN
6	3-10-12	AS SHOWN
7	3-10-12	AS SHOWN
8	3-10-12	AS SHOWN
9	3-10-12	AS SHOWN
10	3-10-12	AS SHOWN

SITE DATA

1. STREET TREES:
 - a. University Drive: 267.5 LF / 25 F = 11 trees required
Not possible to provide due to lack of landscaping area
 - b. Oakland Park Boulevard: 268 LF / 25 F = 11 trees required
Not possible to provide due to lack of landscaping area
2. PERIMETER TREES
 - a. North perimeter: 4176 LF / 25 F = 17 trees required
Not possible to provide due to lack of landscaping area
 - b. West perimeter: 4177 LF / 25 F = 17 trees required
Not possible to provide due to lack of landscaping area
 - c. South perimeter (gas station): 140 LF / 25 F = 6 trees required
Not possible to provide due to lack of landscaping area
 - d. East perimeter: 150 LF / 25 F = 6 trees required
Not possible to provide due to lack of landscaping area
3. INTERIOR TREES
 - a. 147 PARKING SPACES / 8 = 37 trees required
4. SPECIMEN TREES

TOTAL SPECIMAN TREES REQUIRED: (33% OF 68) = 23
5. SUMMARY:

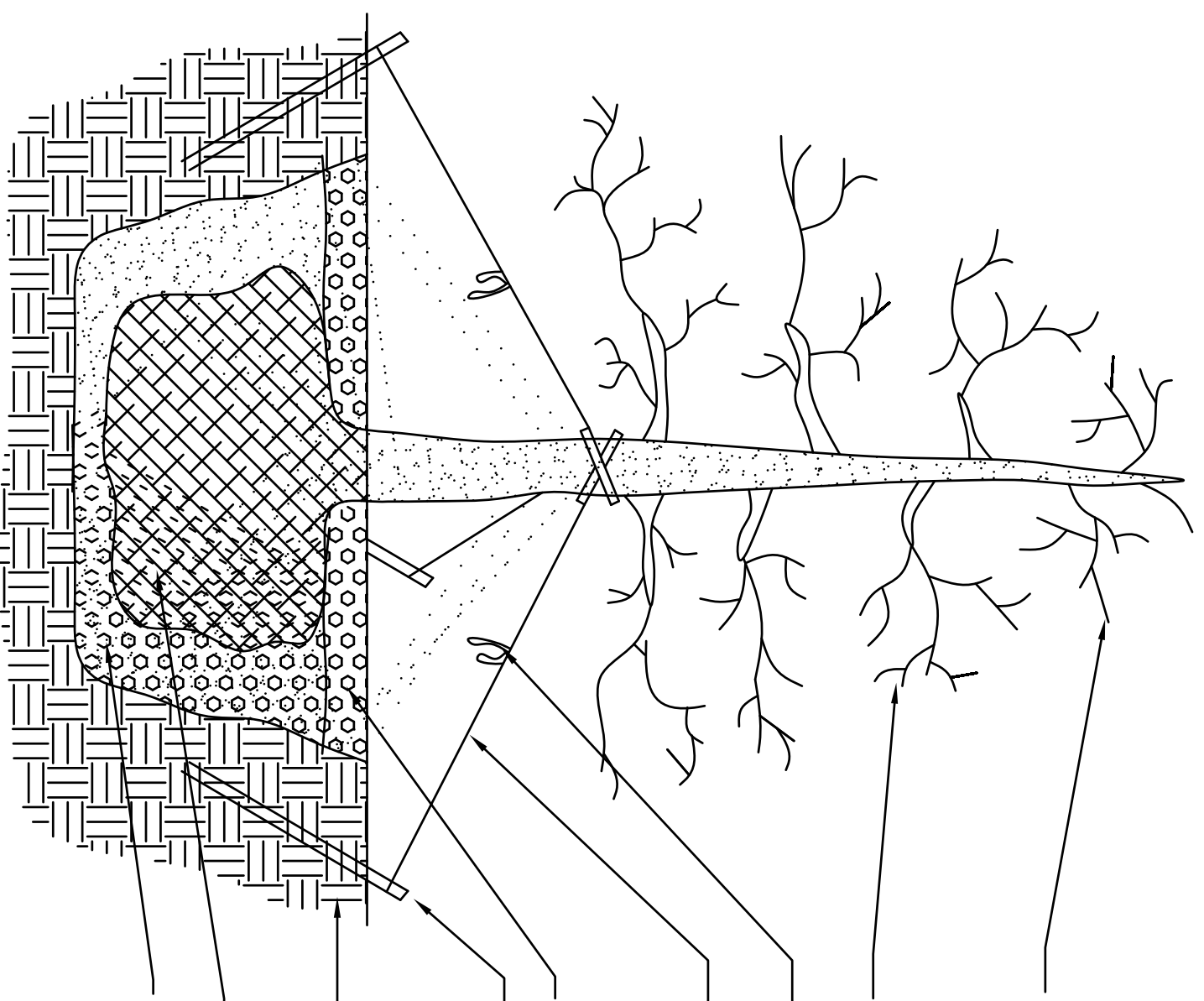
TOTAL TREES REQUIRED: 68 regular + 23 specimen = 91 trees
PROVIDED SPECIMEN TREES: 19 trees
PROVIDED REGULAR TREES: 3 (palm count 3:1)

PLANT LIST

QTY	BOTANICAL NAME	COMMON NAME	SPECIES
23	<i>Ptychosperma Elegans</i>	Alexander Palm	fig. 15 grey wd.
11	<i>Roystonia Regia</i>	Royal Palm	fig. 15 grey wd.
192	<i>Chrostolobus Ixora</i>	Cocoplum	3 gal
160	<i>Rhodaphys Indica</i>	Indian Hawthorn	3 gal
60	<i>Schefflera Alboricaia</i>	Trinettes	3 gal
365	Liriope "Super Blue"	Liriope	1 gal
170	Lantana Comora	Lantana	1 gal Purple

LANDSCAPE NOTES:

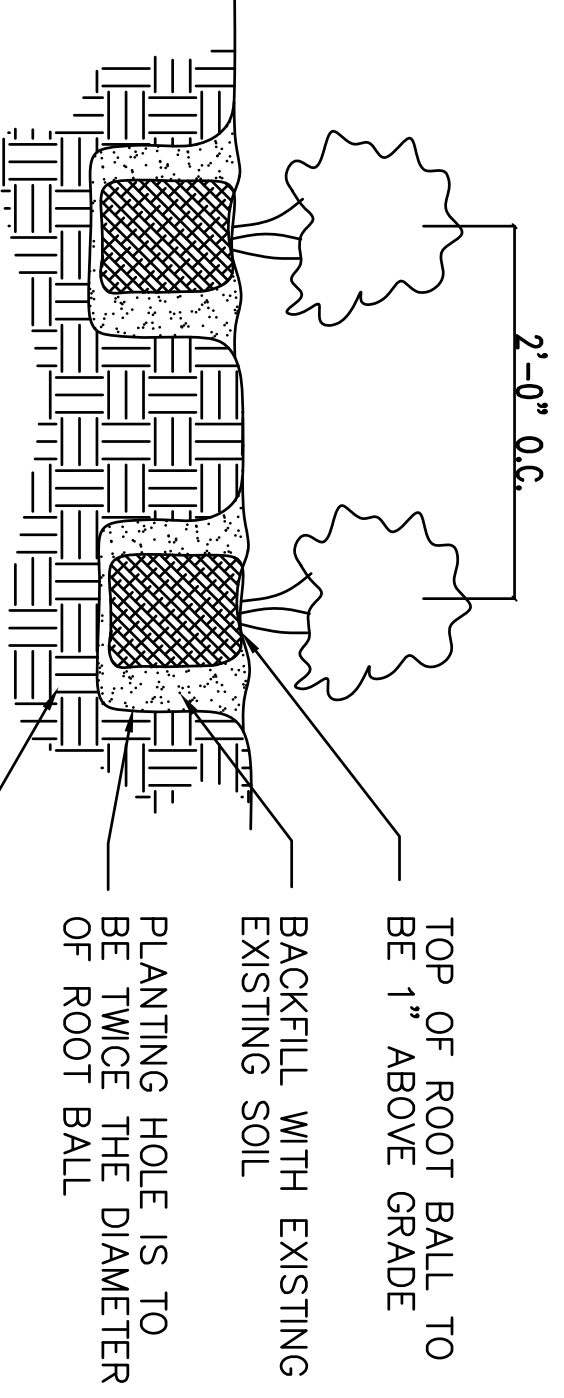
ALL PLANT MATERIAL SHALL BE FLORIDA No. 1 OR BETTER AS DEFINED BY THE DIVISION OF PLANT INDUSTRY GRADES AND STANDARDS.
ALL WORK MUST BE DONE IN ACCORDANCE WITH ALL LOCAL CODES AND REGULATIONS.
NO CHANGES ARE TO BE MADE TO THE LANDSCAPE PLAN WITHOUT THE APPROVAL OF THE LANDSCAPE ARCHITECT OR IN THE CASE OF DISCREPANCIES AND CONTRADICTIONS SHALL LIST IN THE LANDSCAPE ARCHITECT OF ANY DIFFERENCES.
ALL LANDSCAPE AREAS SHALL BE FULLY IRRIGATED WITH AN AUTOMATIC IRRIGATION SYSTEM WITH A RAIN SENSING CUTOFF DEVICE AND SHALL BE INSTALLED IN COMPLIANCE WITH LOCAL CODES AND REGULATIONS.
ALL MECHANICAL EQUIPMENT INCLUDING AC UNITS, BACK FLOW PREVENTERS, TRANSFORMERS, AND FLOOD PUMPS SHALL BE INSTALLED FROM OWNERS' AND FLOOD PUMPS PLANTS BERRY WALL OR FENCE AT A HEIGHT OF 8' ABOVE THE EQUIPMENT.
ALL NEWLY PLANTED TREES AND PALMS SHALL BE PROPERLY STAKED IF NECESSARY AT THE TIME OF PLANTING.
ALL PLANTING BEDS MUST BE COVERED WITH A MINIMUM OF TWO INCHES OF MULCH. ALL FREE STANDING TREES AND PALMS IN GRASS AREAS MUST HAVE A MINIMUM OF A 36" DIAMETER RING OF MULCH.
TREES SHALL BE POSITIONED TO AVOID CONFLICTS WITH SIGNAGE, LIGHTING AND UTILITIES.
CONTRACTOR SHALL LOCATE ALL UNDERGROUND UTILITIES AND PILES PRIOR TO PLANTING TO AVOID ANY CONFLICTS.



PLANTING DETAIL

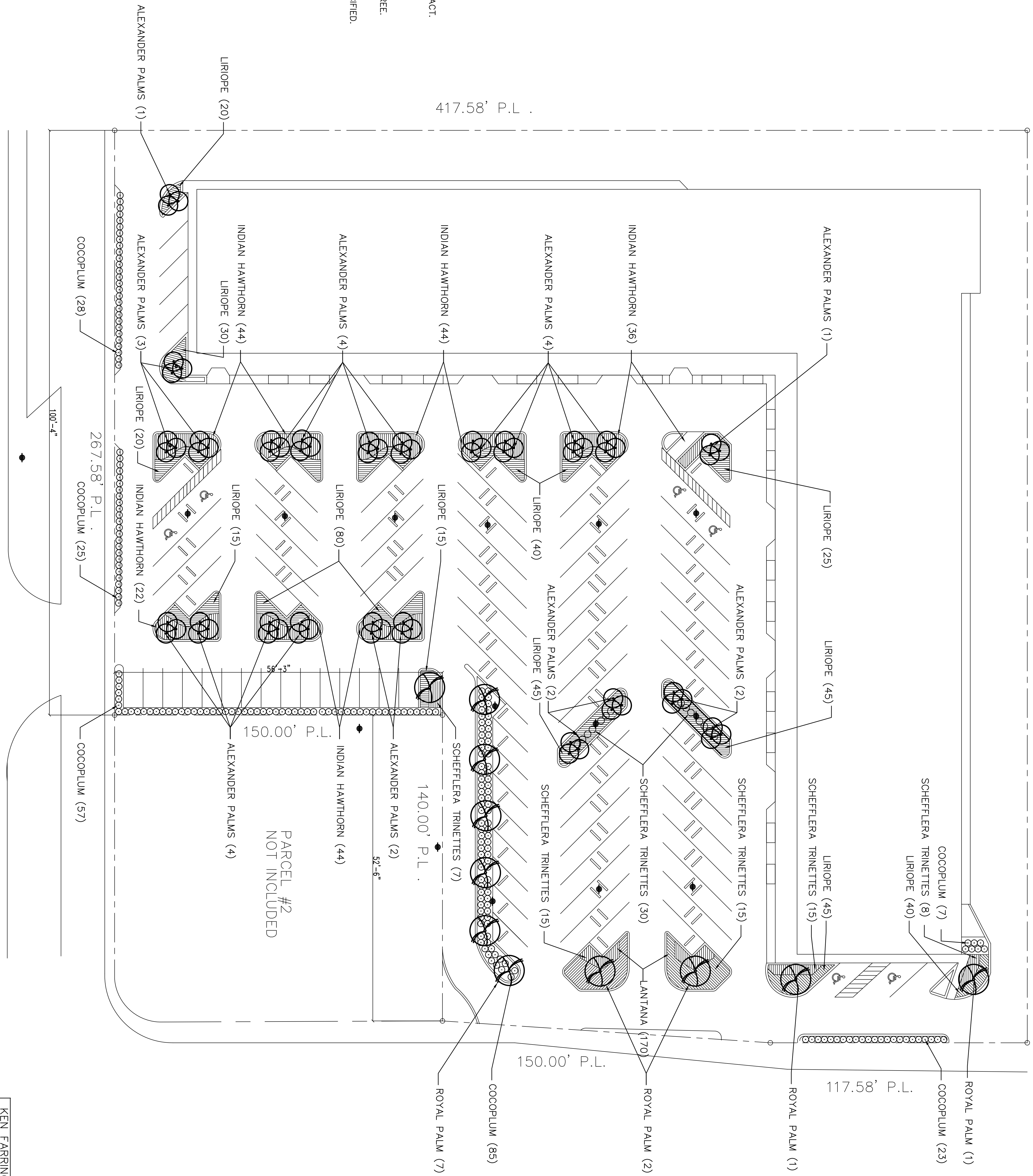
N.T.S.

THIN BRANCHES BY 25% RETAIN NATURAL SHAPE OF PLANT. PAINT ALL CUTS OVER 1/2" IN DIAMETER WITH TREE PAINT.
TREES OF SAME SPECIES TO BE MATCHED IN GROWTH CHARACTER. PLASTIC ORANGE OR YELLOW FLAGGING (IF REQUIRED).
GUY WIRES, SPACE EQUIDISTANTLY AT 45 ANGLE TO FINISH GRADE. PLACE 2 PLAY RUBBER HOSE ON WIRE AT ALL POINTS OF TREE CONTACT.
2-3" MULCH.
MIN. 2"x2"x2'-0" P.I. PINE WOOD STAKE OR 2'-0"x2'-0" RE-BAR POSITION TO SECURELY STABILIZE TREE.
3" LAYER OF NEW TOPSOIL AS SPECIFIED.
REMOVE BURLAP FROM TOP OF ROOT BALL.
BACKFILL SOIL AS SPECIFIED.



PLANTING DETAIL

N.T.S.



UNIVERSITY DRIVE

PROPOSED PARKING LIGHTING PLAN

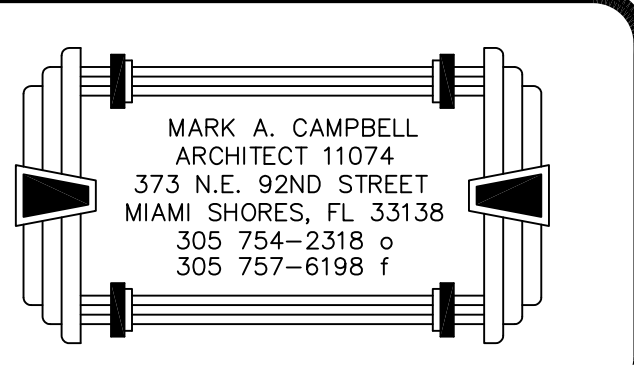
1/32" = 1'-0"

KEN FARRINGTON
LANDSCAPE ARCHITECT
#A0001209
4100 S.W. 20 AVE. #B-6
GAINESVILLE, FL 32607
PH (352) 528-2882
EMAIL: Ken@15169@aol.com

DESIGN	M.M.
CHECKED	M.A.C.
DATE	3-18-12
AS SHOWN	10
SHEET	1
OF 1 SHEETS	

LANDSCAPE PLAN
PLANT LIST
LANDSCAPE NOTES
PLANNING DETAILS

SPRINGTREE CENTER
8027-8069 UNIVERSITY DRIVE
BROWARD, FLORIDA



REVISIONS	BY
4-9-12	

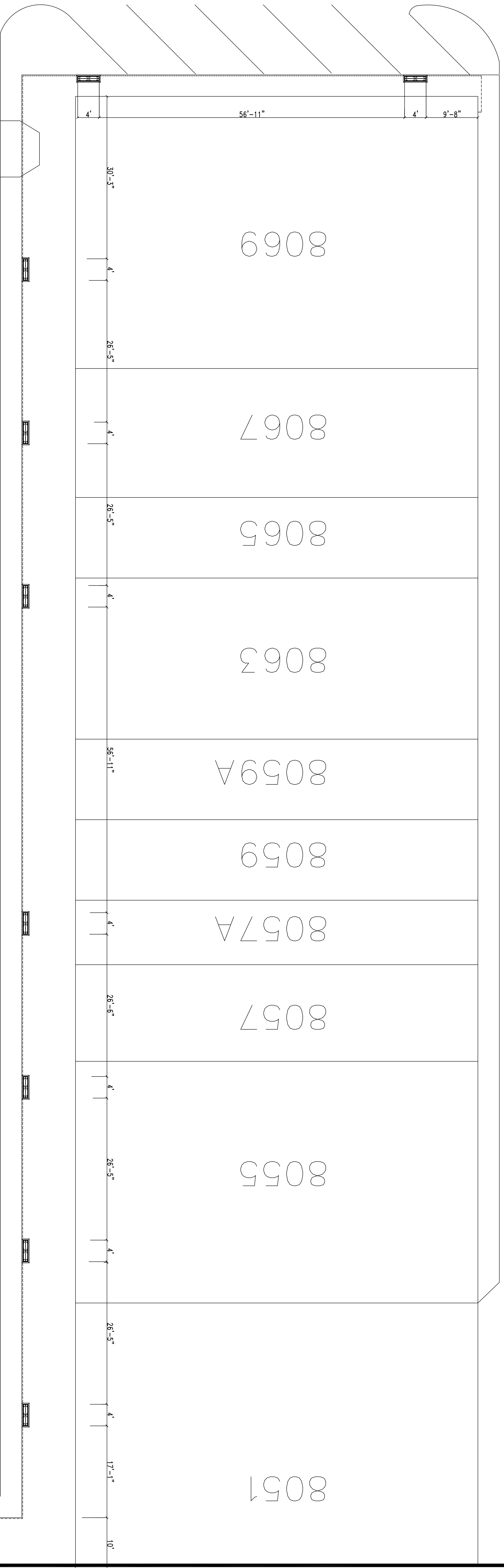
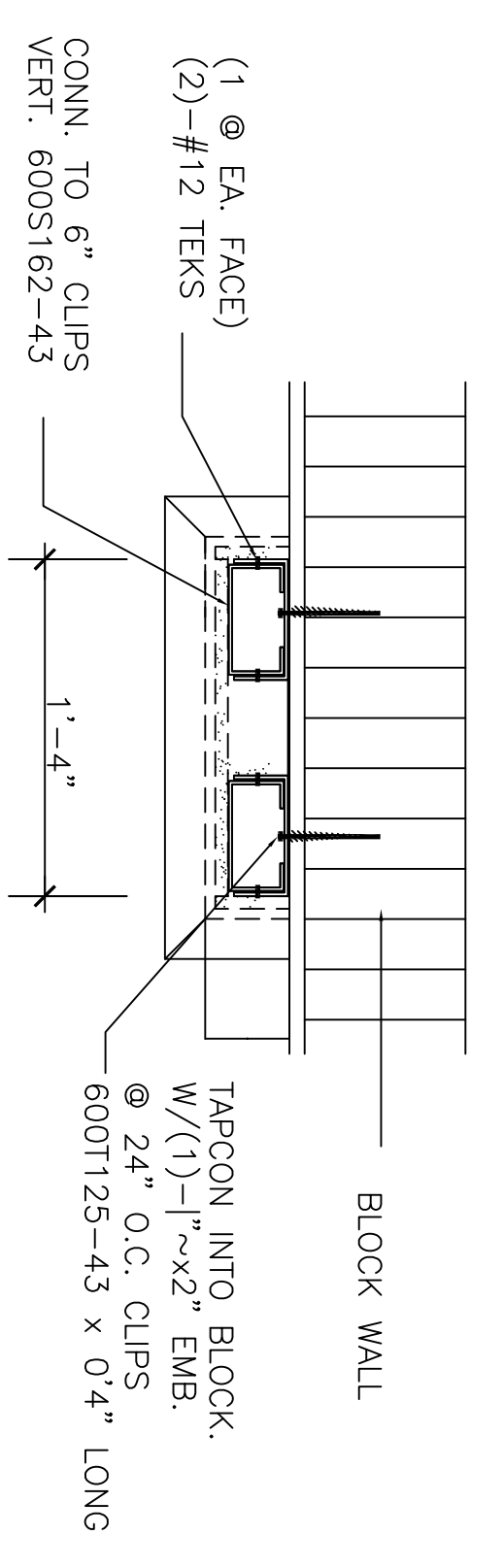
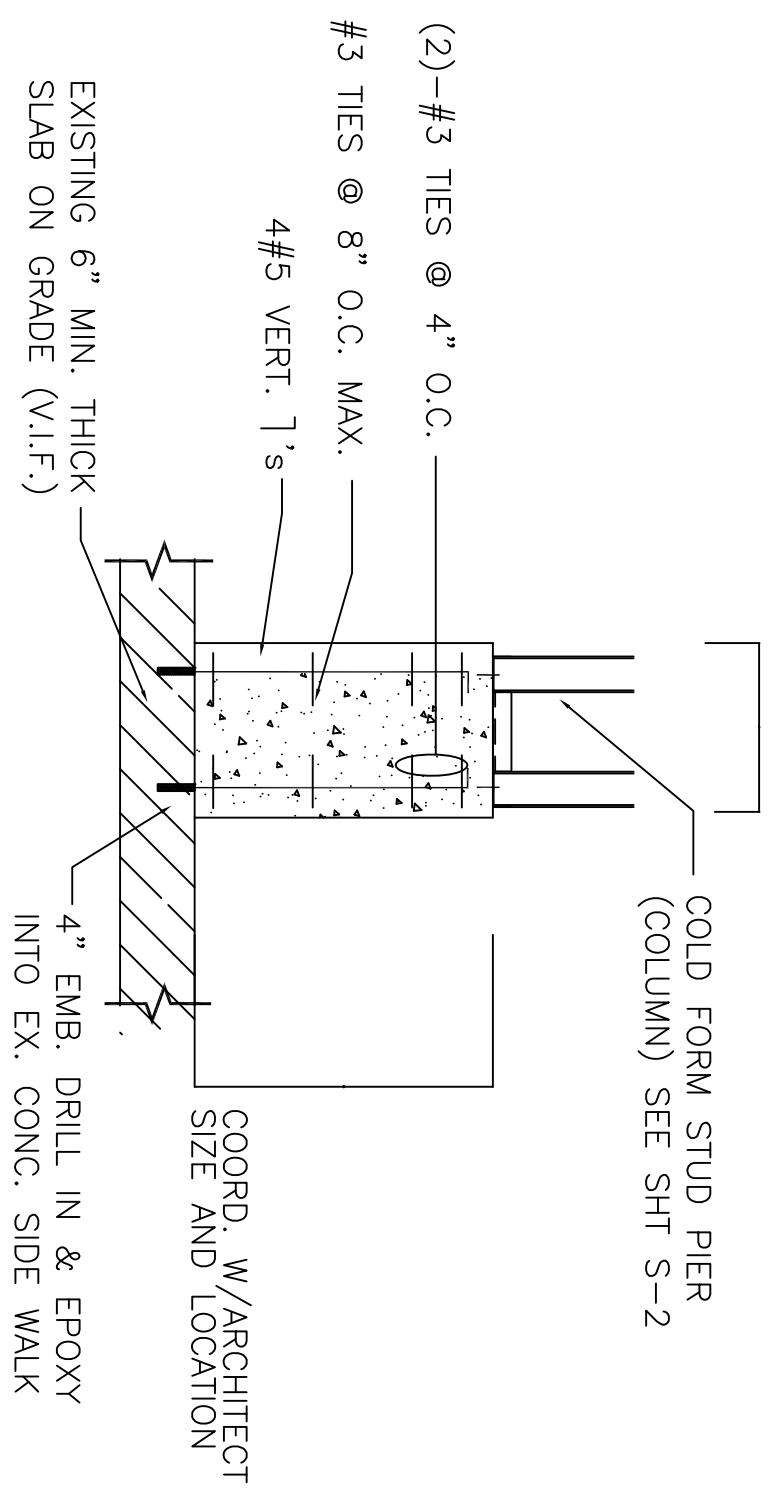
CONNECTORS SCHEDULE			
UNIT	TYPE	DESIGN ALLOWABLE UPLIFT	NOA #
□	NWRT-20	512#	1125#
□	NWRT-20	512#	1125#

COLUMN SCHEDULE	
TC-1	8"X8" CONCRETE COLUMN W/1 #6 IN FILED CELL
TC-2	8"X12" CONCRETE COLUMN W/4 #9 CONT. AND #3 TIES @ 8" O.C.

HIGH ROOF DESIGN WIND PRESSURE			
ZONE	GROSS UPLIFT (P.S.F.)	NET UPLIFT (P.S.F.)	WALL PRESSURE (P.S.F.)
① (NEGATIVE)	-46.1	-36.5	-
② (NEGATIVE)	-66.0	-66.0	-
③ (NEGATIVE)	-85.6	-75.6	-
④ (FIELD NEGATIVE)	-48.6	-28.6	-
⑤ (FIELD NEGATIVE)	-	-	-51.0
⑥ (CORNER NEGATIVE)	-	-	-82.0
⑦ & ⑧ (POSITIVE)	-	-	48.00

FOUNDATION SCHEDULE		
MARK	SIZE	REINFORCING
WF-1	10" X 16"	Z&B CONT.
F-1	2'-0"X2'-0"X1'-0"	3&5 BARS AT EACH WAY TOP AND BOT.

BEAM SCHEDULE				
MARK	SIZE	ELEV. TOP	REINFORCING	REMARKS
WB-1	8X12	2 # 5	4 @ 8" C.C. & 12" C.C.	EXISTING



PROPOSED WEST FOUNDATION PLAN
SCALE: 1/32" = 1'-0"

REVISIONS	BY

MARK A. CAMPBELL
ARCHITECT 11074
573 N.E. 92ND STREET
MIAMI SHORES, FL 33138
305 754-2318
305 757-5198 f

SPRINGTREE CENTER
8027-8069 UNIVERSITY DRIVE
BROWARD, FLORIDA

DESIGN: M.M.
CHECKED: M.A.C.
DATE: 3-18-12
SCALE: AS SHOWN
SHEET NO. 10
SHEET
S-2
OF 3 SHEETS