NINE HUNDRED

900 S. FEDERAL HIGHWAY, HALLANDALE BEACH

ARCHITECTURE

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C500	EROSION AND SEDIMENTATION CONTROL NOTES
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SURVEYS

SITE/TREE SURVEY

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BCA PROJECT NUMBER: 1424.00

OWNER:
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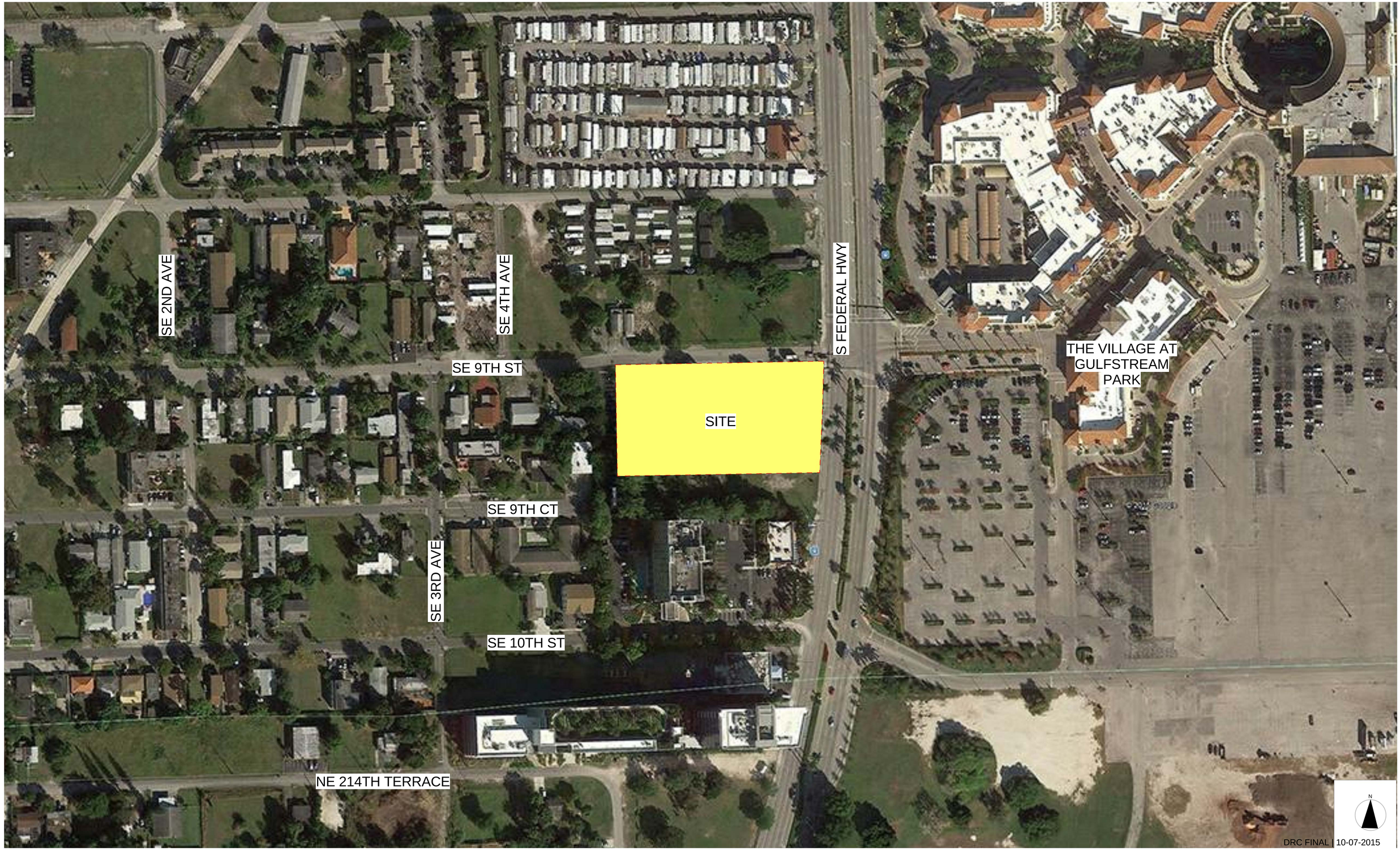
A1.00
COVER



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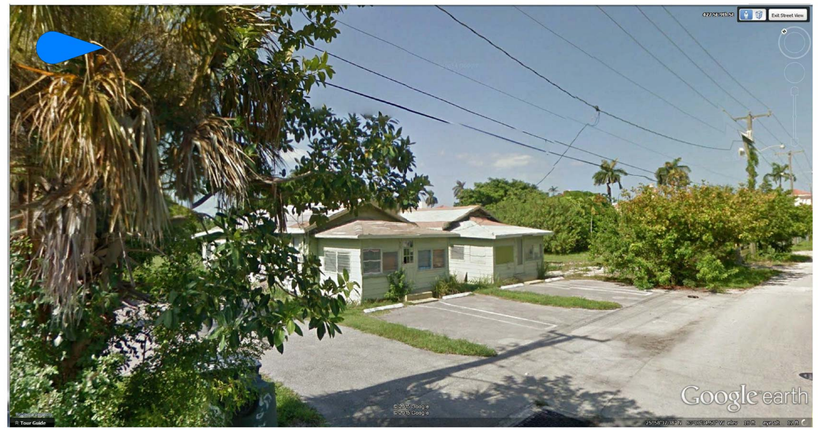
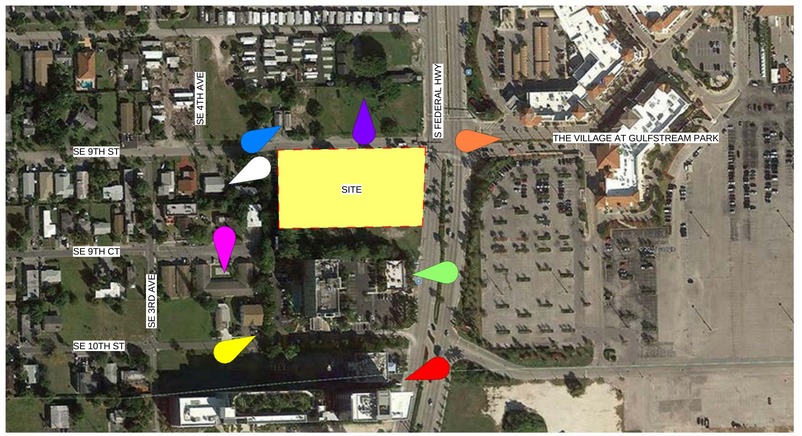
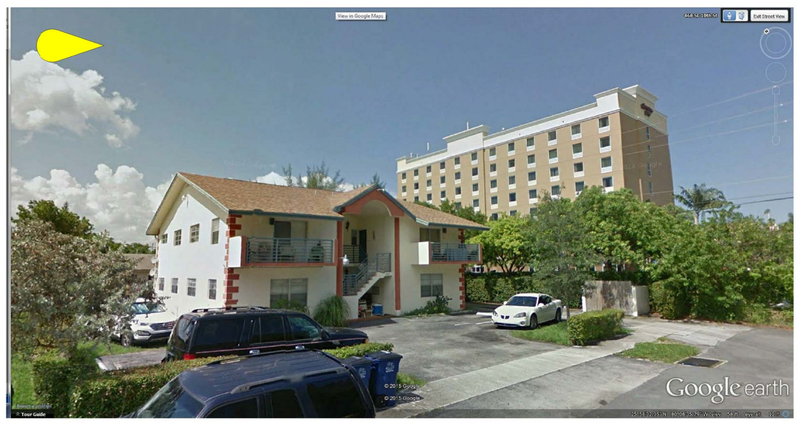
A1.01

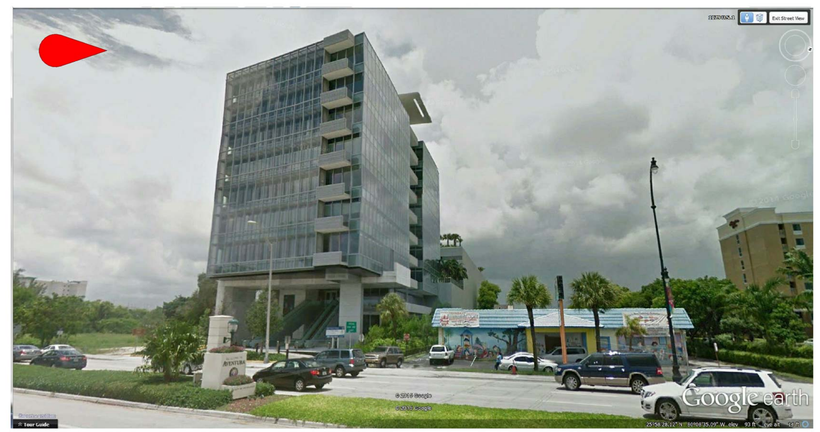
CONTEXT AERIAL

1" = 80'-0"









② CONTEXT PHOTOS
12" = 1'-0"

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A1.03
CONTEXT PHOTOS
As indicated

1 LOT DATA

	APPLICABLE CODE(BL, PRD, PDD)	PROVIDED	NEW CODE (RAC)
ZONING DISTRICT	BUSINESS LIMITED, PRD & PDD OVERLAYS	PRD OVERLAY, WITH PDD OVERLAY	RAC - CORRIDOR SUBDISTRICT
FLOOD ZONE	N/A	AE (EL 6)	N/A
MIN. LOT WIDTH	75'-0"	201' - 1" (171' - 1" AFTER 30' EASEMENT)	50'-0"
MIN. LOT AREA	43,560 SF PER PDD OVERLAY	GROSS AREA: 79,425 SF (1.8233 ACRES) NET AREA: 64,701 SF (1.4853 ACRES) AFTER 30' EASEMENT	5,000 SF
RIGHT OF WAY DEDICATION	14,725 SF (.33 ACRE)	14,725 SF (.33 ACRE)	
MAX. DENSITY	35 D.U./AC.	320 D.U. / 1.4853 AC = 215.44 DU. AC	90 D.U./ AC.
MAX. UNITS	1.48 AC. x 25 D.U./AC. = 37 UNITS	320 UNITS	1.48 AC. x 90 D.U./AC. = 133.68 UNITS
FLEX UNIT ALLOCATION	N/A	0	N/A
RAC ALLOCATION	N/A	320 RAC UNITS	N/A
MAX LOT COVERAGE	N/A	51,44SF (80.0%)	95% (61,466 SF)
MIN. LANDSCAPE AREA (PERVIOUS AREA)	64,701 SF x 15% = 9,705 SF	3,260 SF = 5.0%	64,701 SF x 5.0% = 3,235 SF
CIVIC OPEN SPACE	N/A	3.0% (1,973 SF)	7.5% (4,852.6 SF)
MIN. BUILDING HEIGHT	N/A	23 STORIES	2 Stories or 1 Story 20' HIGH
MAX. BUILDING HEIGHT	350'-0"	23 STORIES = 249' - 0"	20 STORIES (22' + (19 x 12') = 250'

2 BUILDING PLACEMENT

FEDERAL HIGHWAY SETBACK	15'-0" MAX	20' - 11 1/2" MIN, 24' 4 1/2" MAX	15'-0" MIN, 20'-0" MAX
FED HWAY SETBACK ABOVE 5TH STORY	N/A	ABOVE 6TH STORY 15' - 0 1/2"	20'-0" MIN
9TH ST. SETBACK (CORNER SIDE/PRIMARY ST)	15'-0" MIN	10'-0" MIN, 15'-0" MAX	10'-0" MIN, 15'-0" MAX
9TH ST. SETBACK ABOVE 5TH STORY (PRIMARY)	N/A	15'-3"	20'-0" MIN
INTERIOR SIDE SETBACK	0'-0" MIN	11 1/2"	0'-0" MIN
SIDE SETBACK ABOVE 5TH STORY	N/A	ABOVE 6TH STORY 69' - 5 1/2"	30'-0" MIN
REAR SETBACK	10'-0" MIN	20' - 8 1/2"	10'-0" MIN
REAR SETBACK ABOVE 5TH STORY	N/A	ABOVE 6TH STORY 20' - 6 "	30'-0" MIN
BUILDING FRONTAGE - FED HWY	60% MIN = 133' - 9" x .6 = 80' - 3"	81.50% = 109' - 0"	75% MIN = 133' - 9" x .75 = 100' - 4"
BUILDING FRONTAGE - 9TH ST	60% MIN = 351' - 10" x .6 = 211' - 1"	79.52% = 279' - 9 1/2"	75% MIN = 351'-10" x .75 = 263' - 10 1/2"

3 PROJECT SALEABLE AREAS

DESCRIPTION	PROVIDED
RESIDENTIAL	345,093 SF
COMMERCIAL	5,595 SF
HOTEL	65,193 SF
TOTAL	415,882 SF

4 BUILDING FRONTAGE

DESCRIPTION	PROVIDED
FED HWY FRONTAGE TYPE	STOREFRONT
9TH ST FRONTAGE TYPE	STOREFRONT

5 UNIT MIX

DESCRIPTION	APPLICABLE CODE(BL, PRD, PDD)	PROVIDED				NEW CODE (RAC)
EFFICIENCY	800 SF MIN	UNIT E	506 SF	16 UNITS	5%	500 SF MIN
1 BEDROOM	850 SF MIN	UNIT A	950-985 SF	144 UNITS	45%	700 SF MIN
		UNIT B	915 SF	32 UNITS	10%	
		UNIT C	700 SF	32 UNITS	10%	
TOTAL 1 BEDROOMS				208 UNITS	65%	
2 BEDROOM	1,000 SF MIN	UNIT D	1,226 SF	16 UNITS	5%	850 SF MIN
		UNIT F	1,141 SF	16 UNITS	5%	
		UNIT G	1,244 SF	16 UNITS	5%	
		UNIT H	1,483 SF	16 UNITS	5%	
TOTAL 2 BEDROOM				64 UNITS	20%	
3 BEDROOM	1,200 SF MIN	UNIT I	1,548 SF	16 UNITS	5%	1,050 SF MIN
		UNIT J	1,561 SF	16 UNITS	5%	
TOTAL 3 BEDROOM				32 UNITS	10%	
TOTAL UNITS				320 UNITS	100%	

6 GROSS BUILDING AREAS

COMMON AREA - ENCLOSED	13,931 SF
COMMON AREA - OPEN AIR	15,624 SF
CORE / CIRCULATION	80,747 SF
GARAGE	239,091 SF
HOTEL - COMMON	14,468 SF
HOTEL - COMMON OPEN AIR	14,642 SF
HOTEL - LEASABLE	117,348 SF
HOTEL - SERVICE / MECHANICAL	8,802 SF
RETAIL	5,595 SF
SALEABLE - ENCLOSED	345,093 SF
SALEABLE - TERRACE	68,442 SF
SERVICE / MECHANICAL	1,678 SF
	925,462 SF

7 HOTEL ACCESSORY AREA

HOTEL LOBBY	1,636 SF
SUNDRY SHOP	126 SF
MEETING ROOM	1,194 SF
FOOD PREP	420 SF
GREAT ROOM	5,074 SF
	8,450 SF

8 PARKING DATA

DESCRIPTION	APPLICABLE CODE(BL, PRD, PDD)	PROVIDED	NEW CODE (RAC)
MULTI-FAMILY RESIDENTIAL USE			
STUDIO	16 x 1.75 = 28	(404 SPACES+ 44 RAISED MECH SPACES)	16 x 1.0 = 16
1 BEDROOM	208 x 1.75 = 364		208 x 1.25 = 260
2 BEDROOM	64 x 2.0 = 128		64 x 1.75 = 112
3 BEDROOM	32 x 2.5 = 80		32 x 1.75 = 56
GUEST PARKING FIRST 20 UNITS	600 x .1 = 60		20 x 0.5 = 10
GUEST PARKING FIRST 21-50			30 x 0.3 = 9
GUEST PARKING 50+		448 SPACES	270 x 0.2 = 54
TOTAL RESIDENTIAL REQUIRED	660 SPACES		517 SPACES
LODGING			
HOTEL	150 x 1.0 = 150	156 SPACES	150 x 1.0 = 150
HOTEL ACCESSORY SPACE	8,449 SF / 200 SF = 42.25		8,449 SF / 300 SF = 28.16
TOTAL HOTEL REQUIRED	192.25 SPACES		178.16 SPACES
BUSINESS USES			
RETAIL	5,871 SF / 300 SF = 19.57	20 SPACES	5,871 SF / 300 SF = 19.57
TOTAL REQUIRED PARKING	872 SPACES	624 SPACES	715 SPACES
PROPOSED PARKING REDUCTION	248 SPACES =28.4% REDUCTION	N/A	91 SPACES = 12.7% REDUCTION
STALL DIMENSIONS	9' x 19' MIN	9' x 19'	9' x 19' MIN
AISLE DIMENSIONS	23'-0" MIN	23'-0"	23'-0" MIN
REQUIRED LOADING	0	2	0
ADA SPACES	2% OF PROVIDED	624 x .2% = 13	14
ADA STALLS	12' x 19' + 5' AISLE	12' x 19' + 5' AISLE	12' x 19' + 5' AISLE

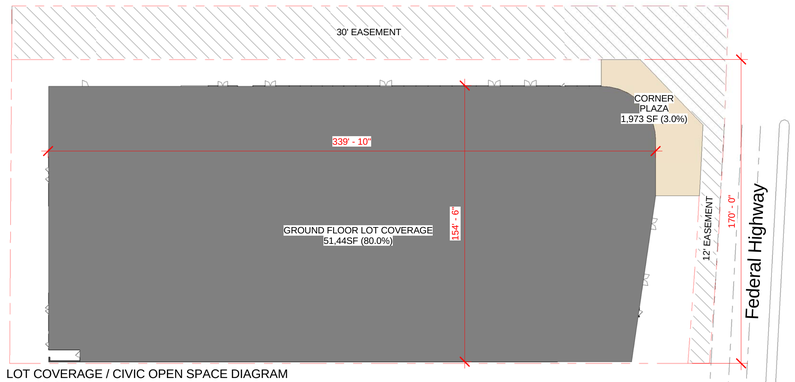
9 LANDSCAPE

SEE LANDSCAPE DRAWINGS

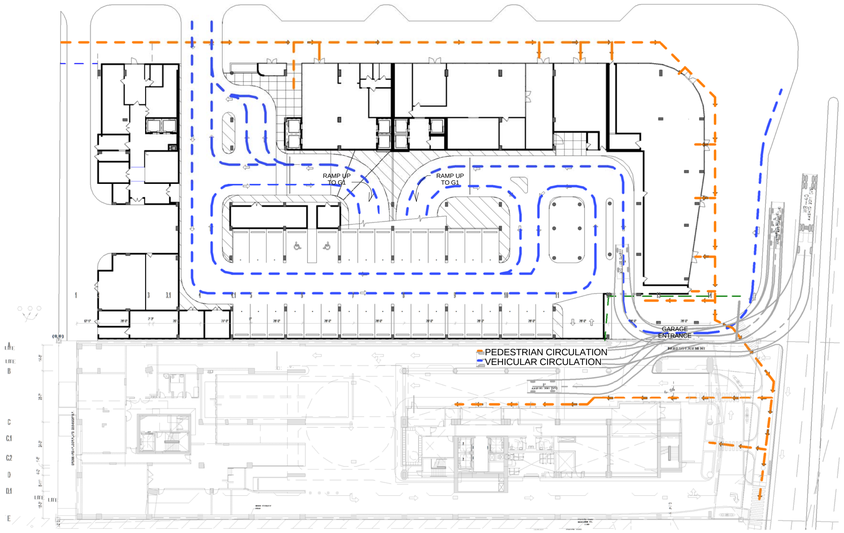
10 REQUESTED PDD WAIVERS

1. TO PERMIT A DENSITY ABOVE THE MAX DENSITY OF 25 DU/AC TO 215.44 DU/ACRE
2. TO PERMIT A REDUCTION OF THE WESTERN PERIMETER LANDSCAPE BUFFER FROM A WIDTH OF 5' TO AN AVERAGE WIDTH OF 4'-2"
3. TO PERMIT A REDUCTION OF THE MIN PERVIOUS AREA (LANDSCAPE AREA) FROM 15% DOWN TO 5.0% (IN LINE WITH THE STANDARDS OF THE NEW RAC CODE)
4. TO PERMIT A 28.4% REDUCTION (248 SPACES) FROM THE REQUIRED PRD PARKING SPACES (12.7% REDUCTION (91 SPACES) FROM THE NEW RAC REQUIREMENTS)
5. TO PERMIT AN INCREASE IN THE MAX FRONT SETBACK FROM 15'-0" TO 24'- 4 1/2"
6. TO PERMIT A REDUCTION OF THE REQUIRED 13'-0" DRIVE AISLE WIDTH TO 12'-0" IN TWO LOCATIONS ON THE GROUND LEVEL
7. TO PERMIT A DEAD END PARKING CORRIDOR AT THE END OF THE HOTEL PARKING ON LEVEL G3
8. TO PERMIT A REDUCTION OF THE MIN EFFICIENCY UNIT SIZES (IN LINE WITH THE STANDARDS OF NEW THE RAC CODE)
9. TO PERMIT A REDUCTION OF THE MIN 1 BEDROOM UNIT SIZES, (IN LINE WITH THE STANDARDS OF NEW THE RAC CODE)
10. TO PERMIT A REDUCTION OF THE MIN CORNER SIDE SETBACK FROM 15'-0" TO 10'-0", (IN LINE WITH THE STANDARDS OF THE NEW RAC CODE)
11. TO PERMIT A REDUCTION OF THE MIN SIDEWALK WIDTH (REQUIRED BY SECTION 25-68) FROM 5'-0" TO 4'-0"

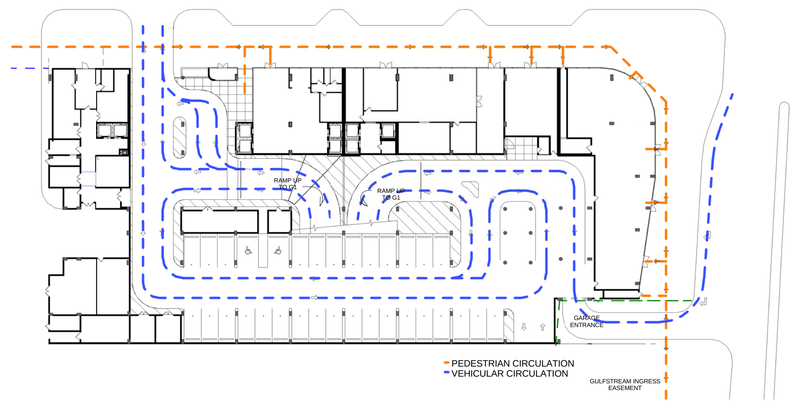
Southeast 9th Street



LOT COVERAGE / CIVIC OPEN SPACE DIAGRAM
1" = 40'-0"



PEDESTRIAN AND VEHICULAR CIRCULATION
1" = 40'-0"



PEDESTRIAN AND VEHICULAR CIRCULATION W/OUT GULFSTREAM POINT
1" = 40'-0"

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A1.04

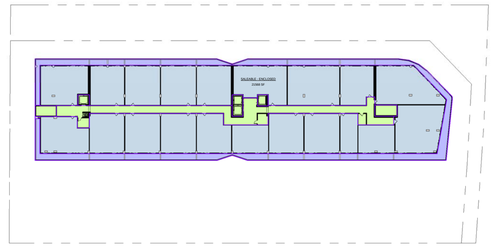
PROJECT DATA

As indicated

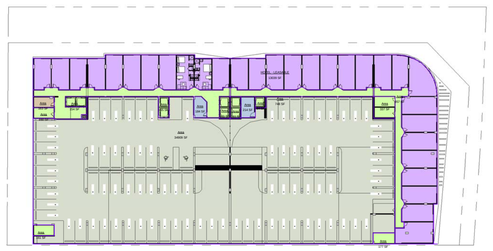
1 LEVEL 1 - GROUND
1" = 60'-0"

4 LEVEL 3/G3
1" = 60'-0"

7 LEVEL G6
1" = 60'-0"



10 LEVEL 8
1" = 60'-0"



2 LEVEL 2/G1
1" = 60'-0"

5 LEVEL 4/G4
1" = 60'-0"

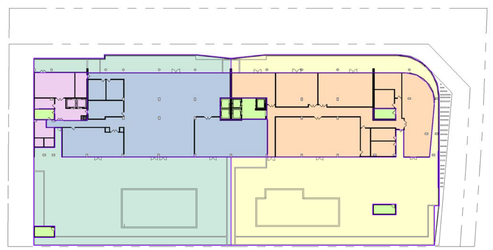
8 LEVEL 6
1" = 60'-0"

Legend

- CORE / CIRCULATION
- HOTEL - COMMON
- HOTEL - LEASABLE
- SERVICE / MECHANICAL

3 LEVEL G2
1" = 60'-0"

6 LEVEL 5/G5
1" = 60'-0"



9 LEVEL 7
1" = 60'-0"

GROSS BUILDING AREAS

COMMON AREA - ENCLOSED	13,931 SF
COMMON AREA - OPEN AIR	15,624 SF
CORE / CIRCULATION	80,747 SF
GARAGE	239,091 SF
HOTEL - COMMON	14,468 SF
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RETAIL	5,595 SF
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SERVICE / MECHANICAL	1,678 SF
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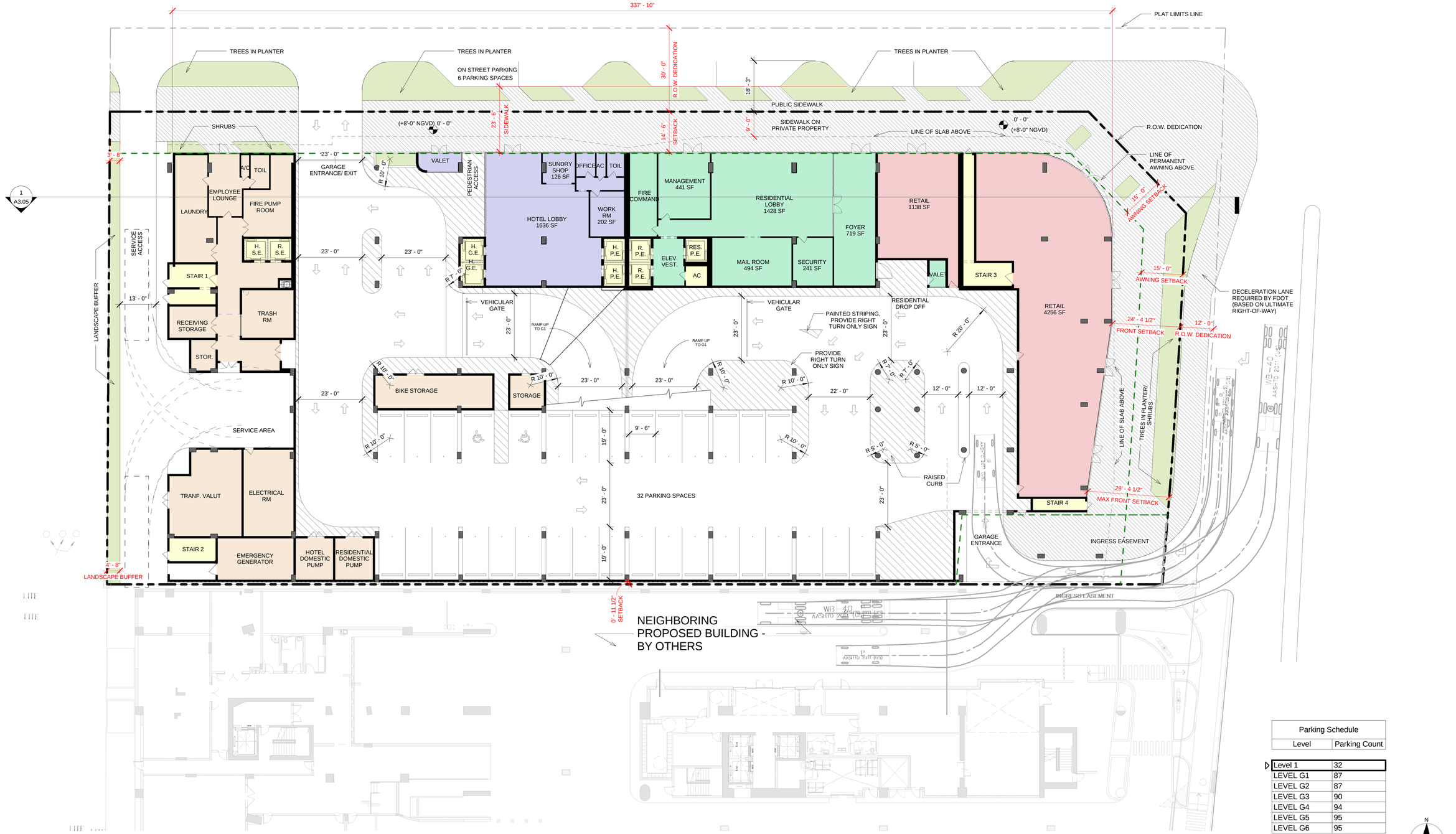
A1.05

PROJECT AREAS
1" = 60'-0"



1
A3.05

Parking Schedule	
Level	Parking Count
Level 1	32
LEVEL G1	87
LEVEL G2	87
LEVEL G3	90
LEVEL G4	94
LEVEL G5	95
LEVEL G6	95
	580

N

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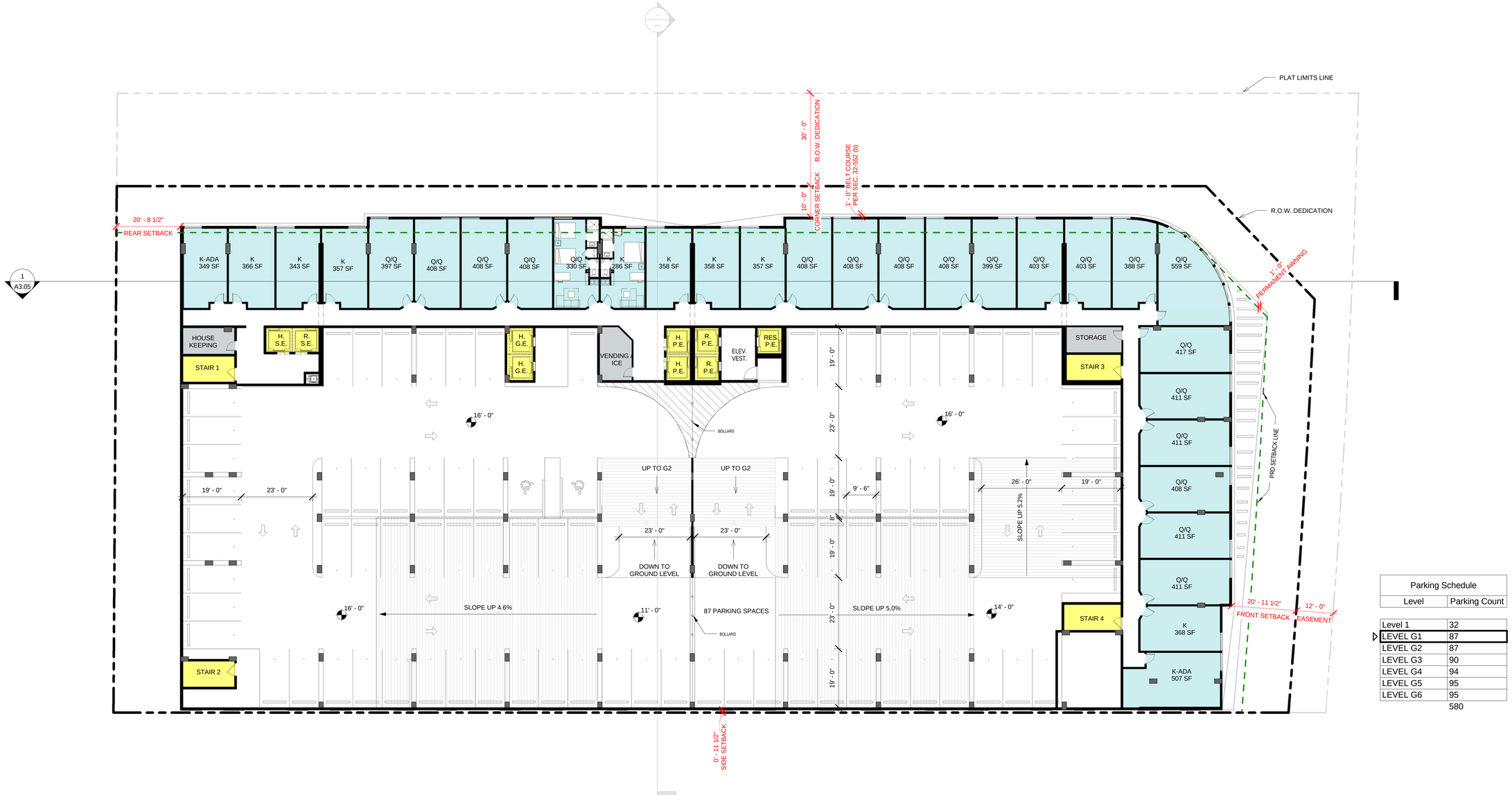
A2.01

GROUND LEVEL/ SITE PLAN

1/16" = 1'-0"



Parking Schedule	
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LEVEL G3	90
LEVEL G4	94
LEVEL G5	95
LEVEL G6	95
	580

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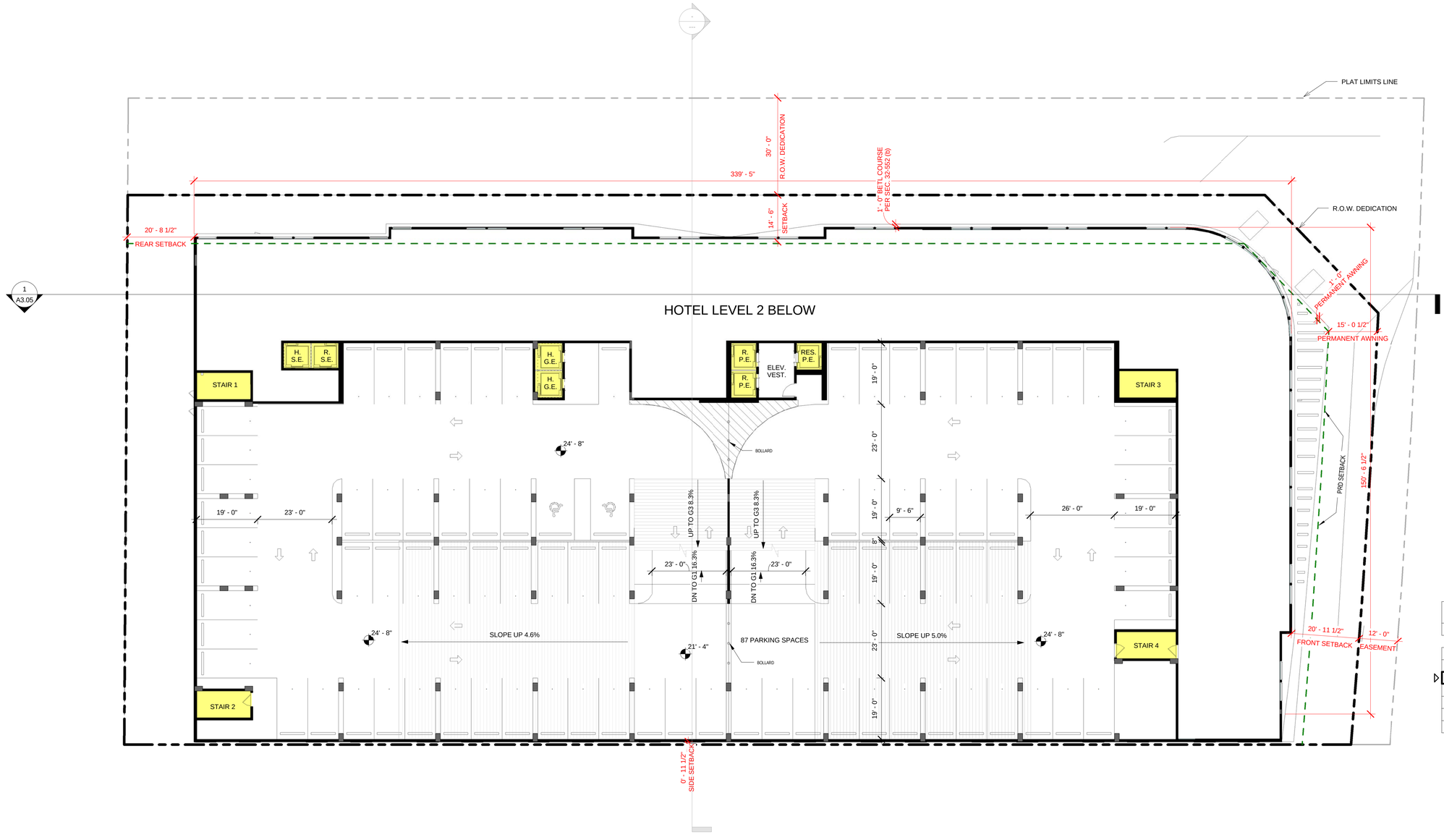
A2.02

LEVELS 2/G1

1/16" = 1'-0"



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LEVEL G5	95
LEVEL G6	95
	580

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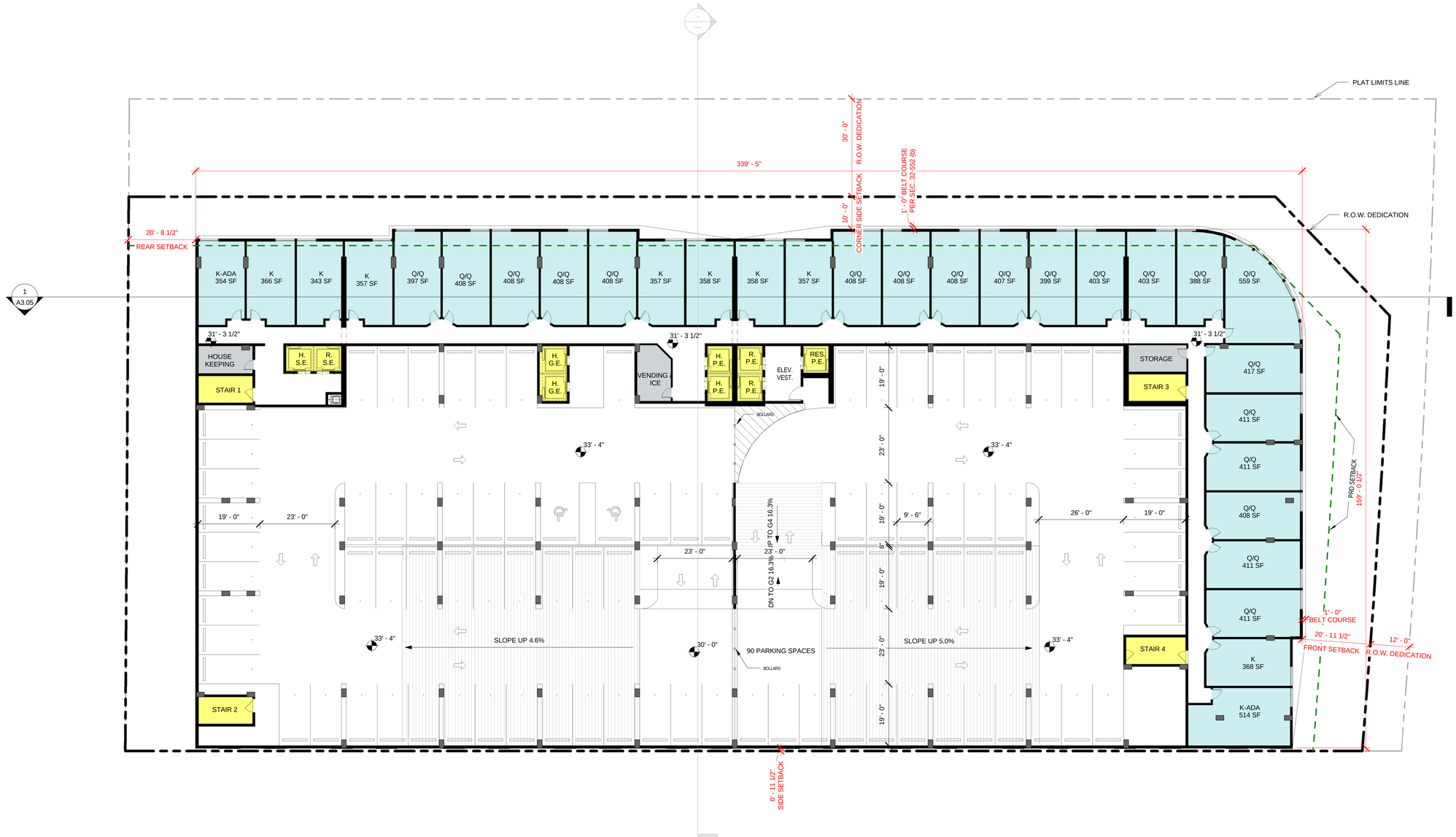
A2.03

LEVEL G2

1/16" = 1'-0"



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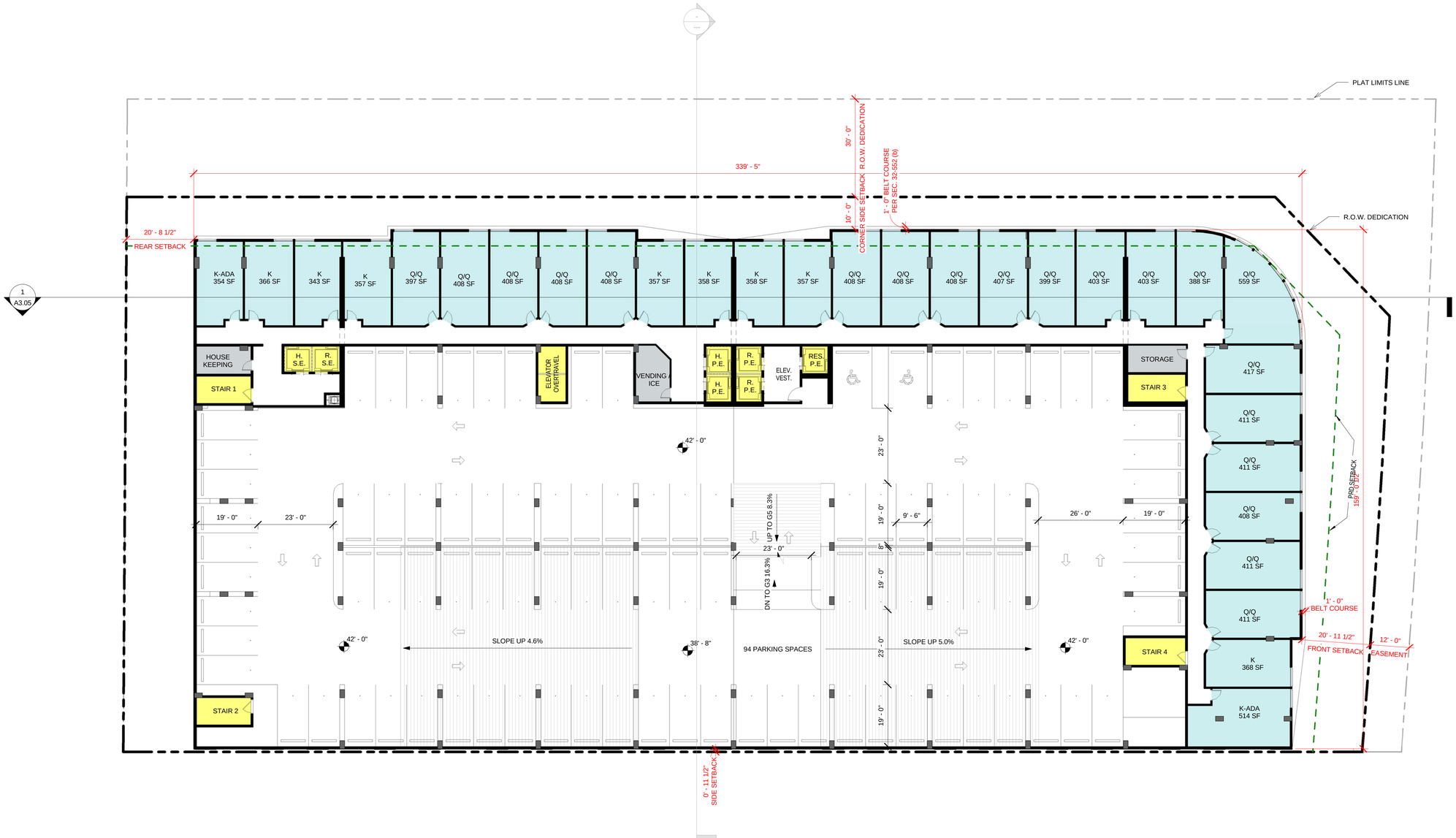
A2.04

LEVEL 3/ G3

1/16" = 1'-0"



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Hallandale Office Towers llc

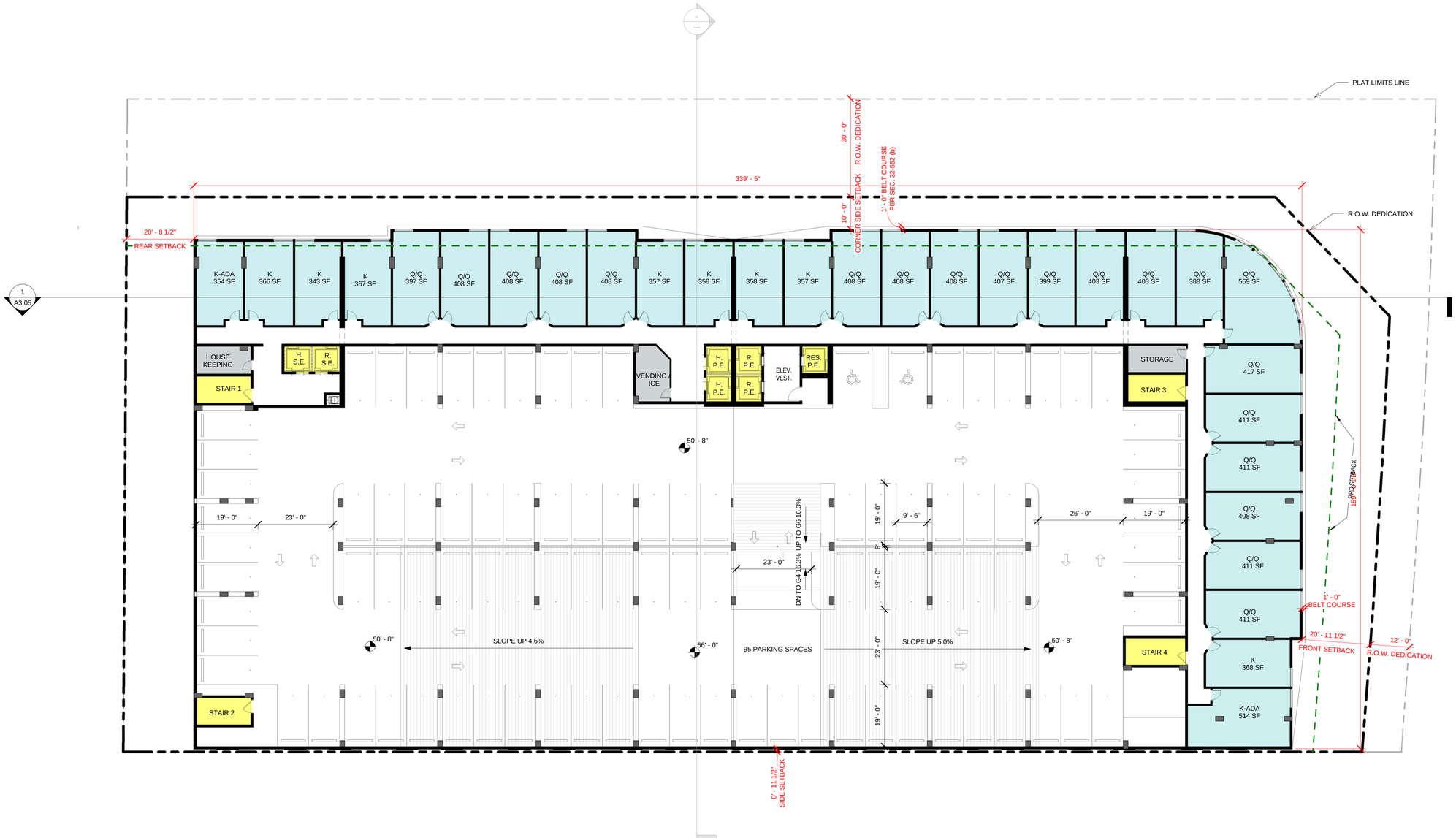
ISSUE RECORD:
DRC FINAL | 10-07-2015

SIGNED BY: VANESSA A. JIMENEZ
FLORIDA ARCHITECT

A2.05

LEVEL 4/ G4

1/16" = 1'-0"



Parking Schedule	
Level	Parking Count
Level 1	32
LEVEL G1	87
LEVEL G2	87
LEVEL G3	90
LEVEL G4	94
LEVEL G5	95
LEVEL G6	95
	580

N

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10/12/2015 11:50:04 AM

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NINE HUNDRED

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OWNER:
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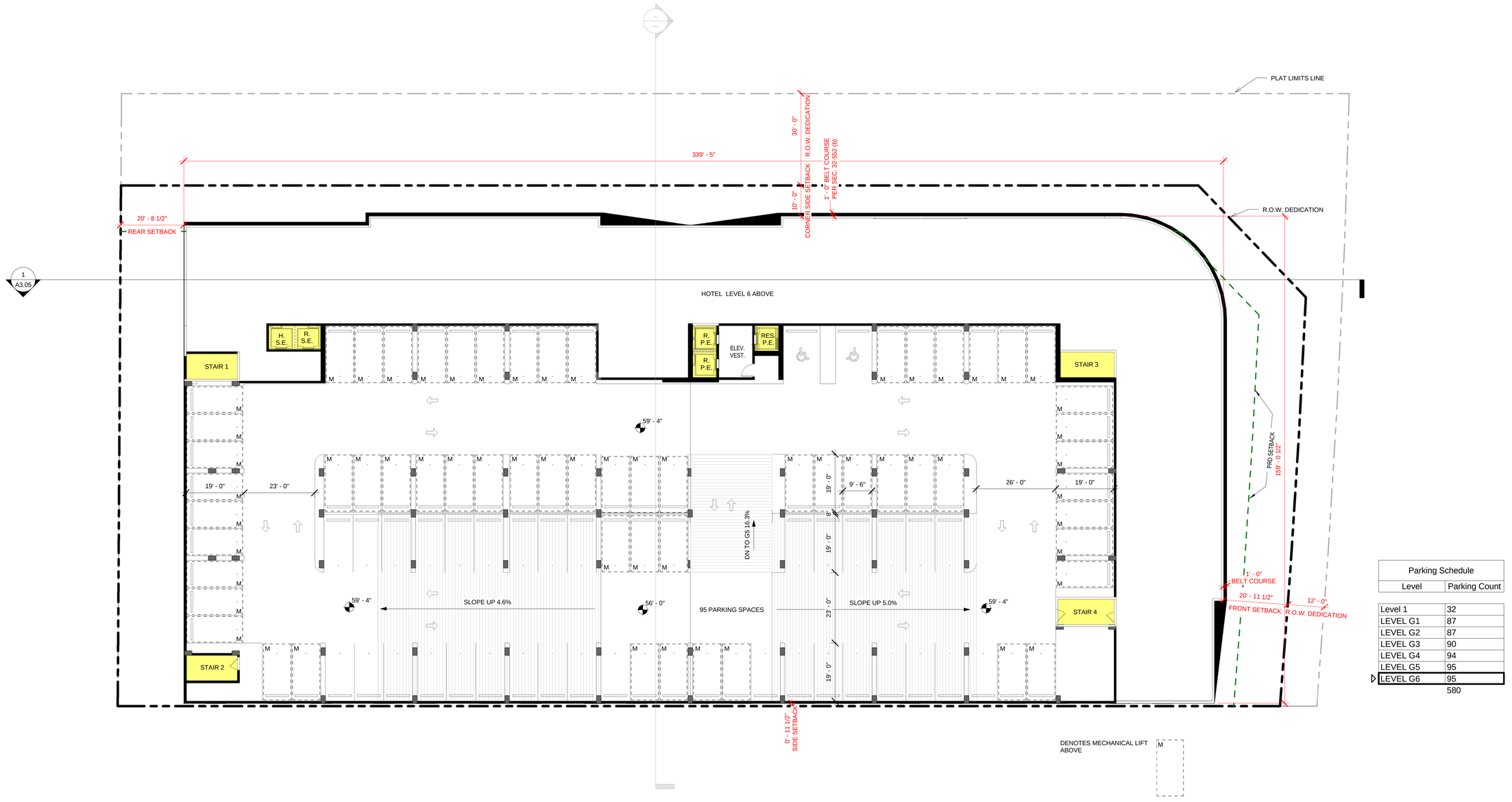
FLORIDA ARCHITECT

A2.06

LEVEL 5/ G5

1/16" = 1'-0"



Parking Schedule	
Level	Parking Count
Level 1	32
LEVEL G1	87
LEVEL G2	87
LEVEL G3	90
LEVEL G4	94
LEVEL G5	95
LEVEL G6	95
	580

N

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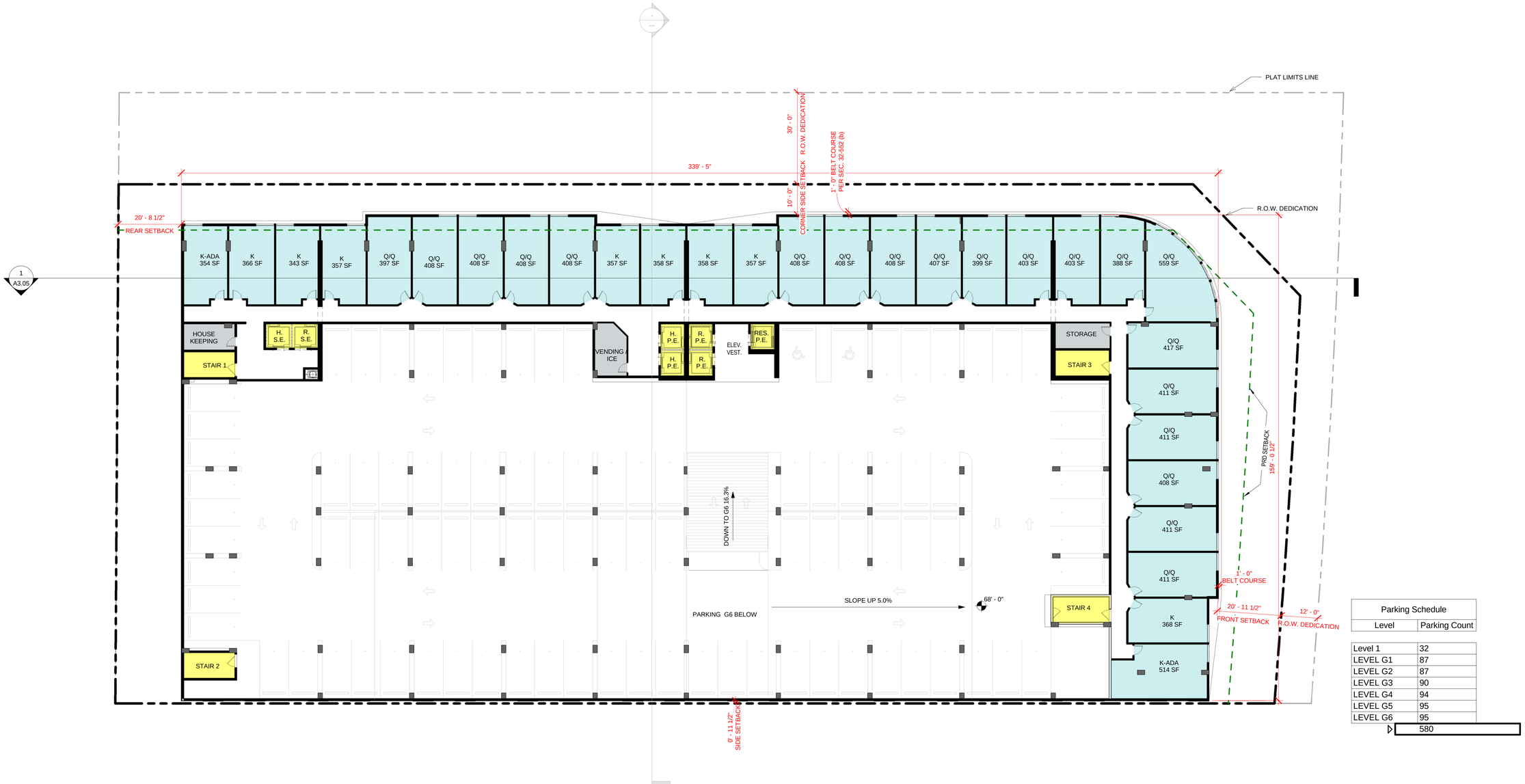
FLORIDA ARCHITECT

A2.07

LEVEL G6

1/16" = 1'-0"



Parking Schedule	
Level	Parking Count
Level 1	32
LEVEL G1	87
LEVEL G2	87
LEVEL G3	90
LEVEL G4	94
LEVEL G5	95
LEVEL G6	95
	580

N

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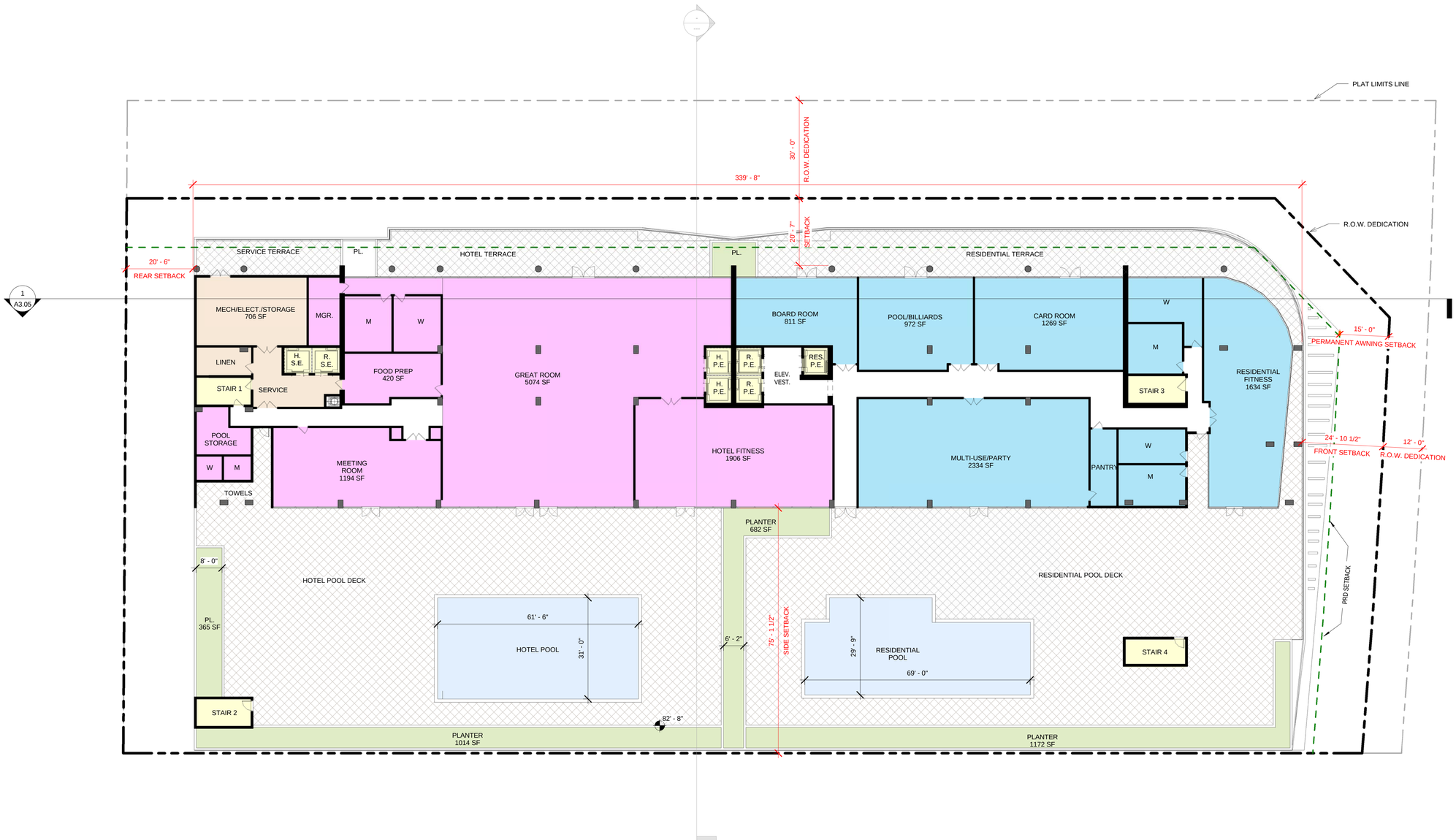
FLORIDA ARCHITECT

A2.08

LEVEL 6

1/16" = 1'-0"



N

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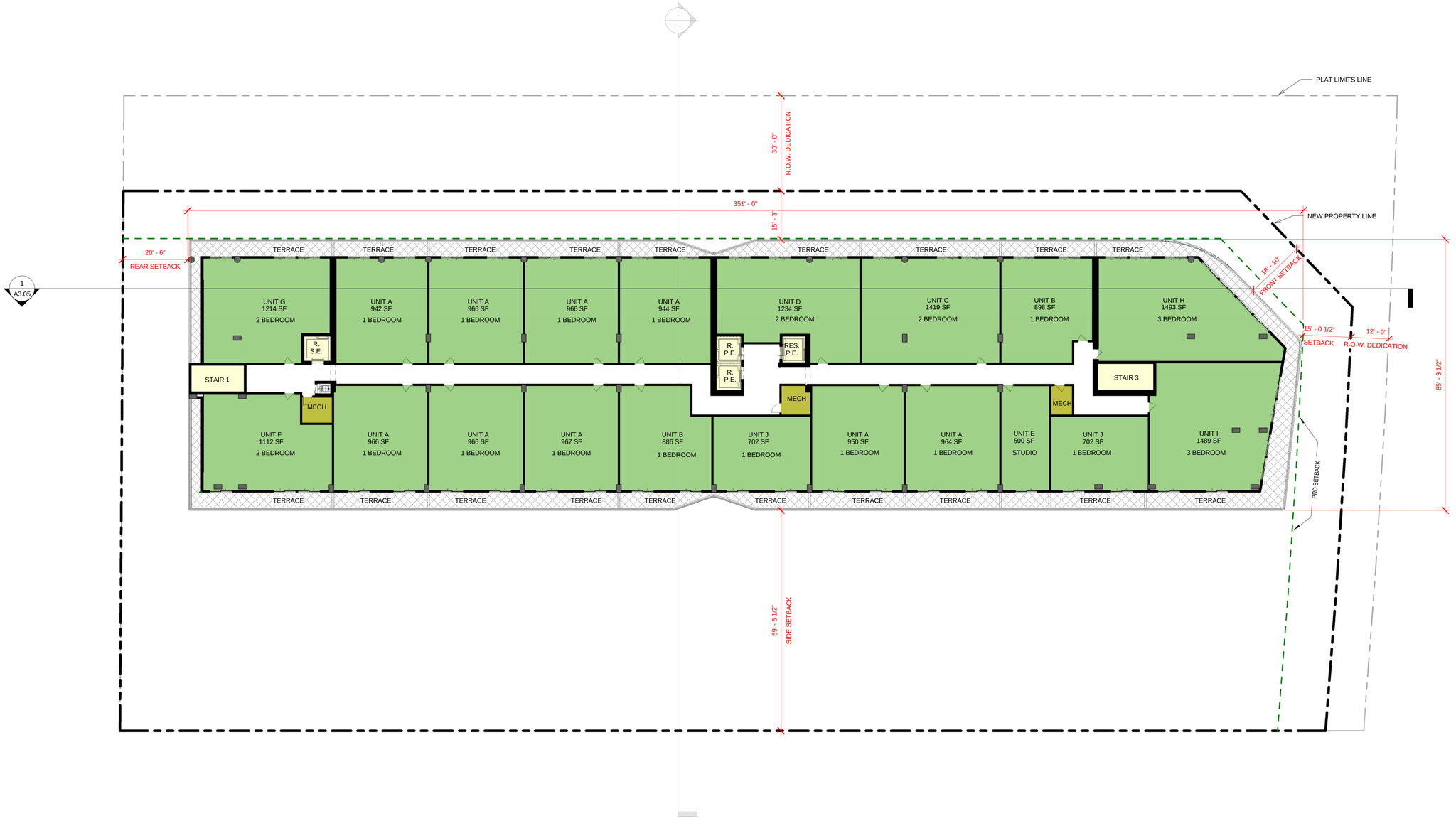
A2.09

LEVEL 7 (LANAI)

1/16" = 1'-0"



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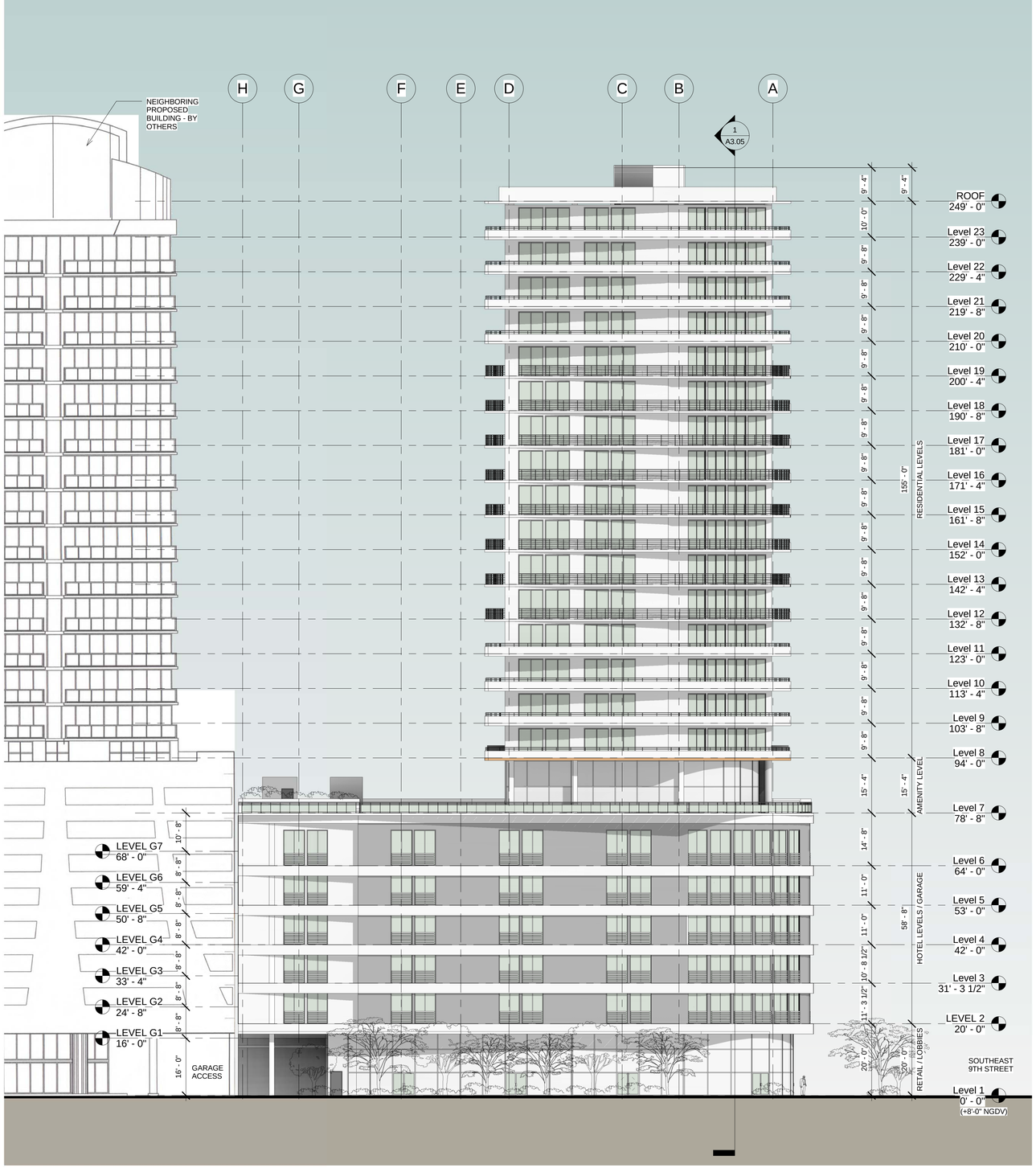
FLORIDA ARCHITECT

A2.10

LEVELS 8-23 (TYPICAL)

1/16" = 1'-0"



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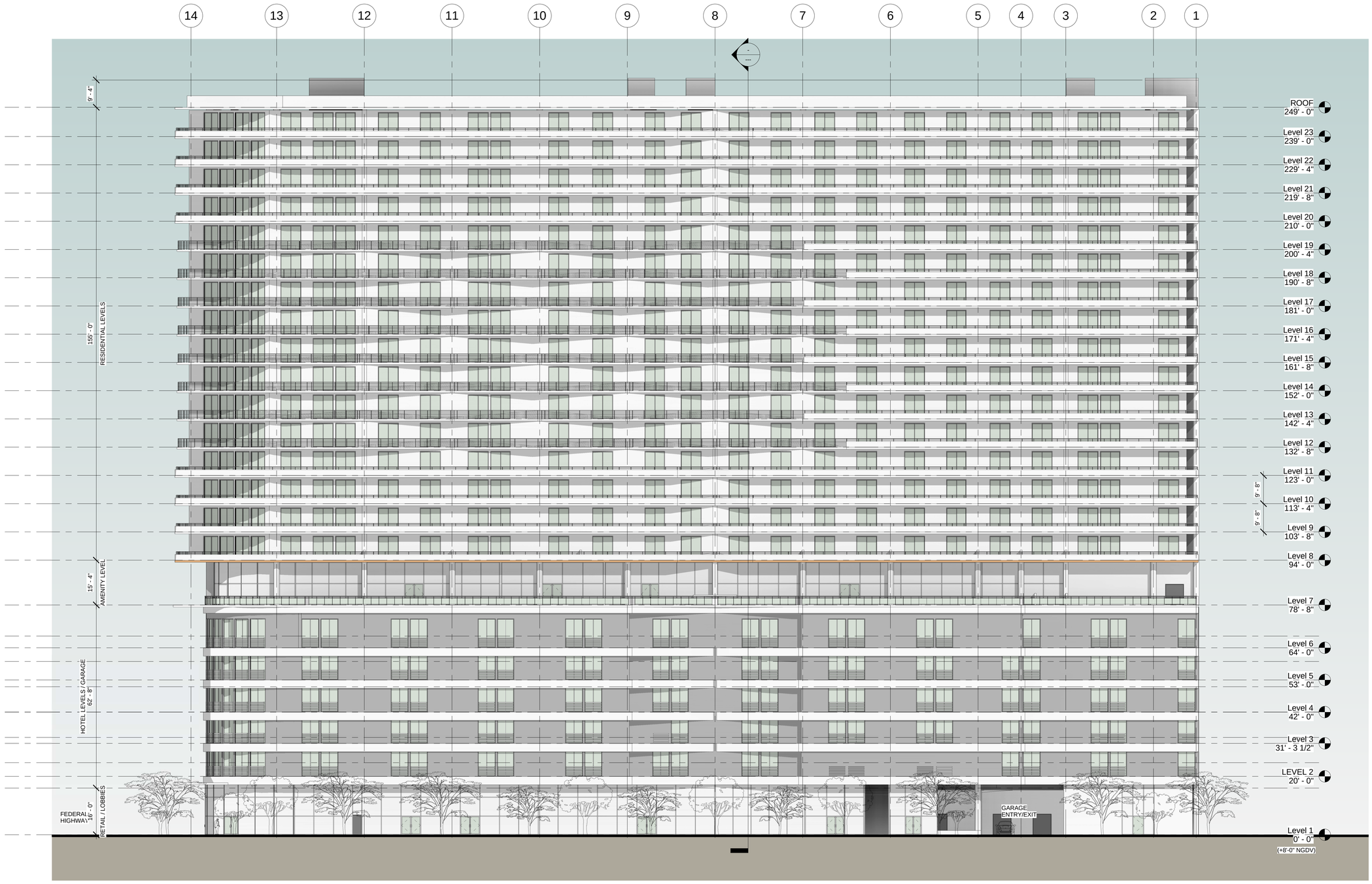
FLORIDA ARCHITECT

A3.01

EAST ELEVATION

1/16" = 1'-0"



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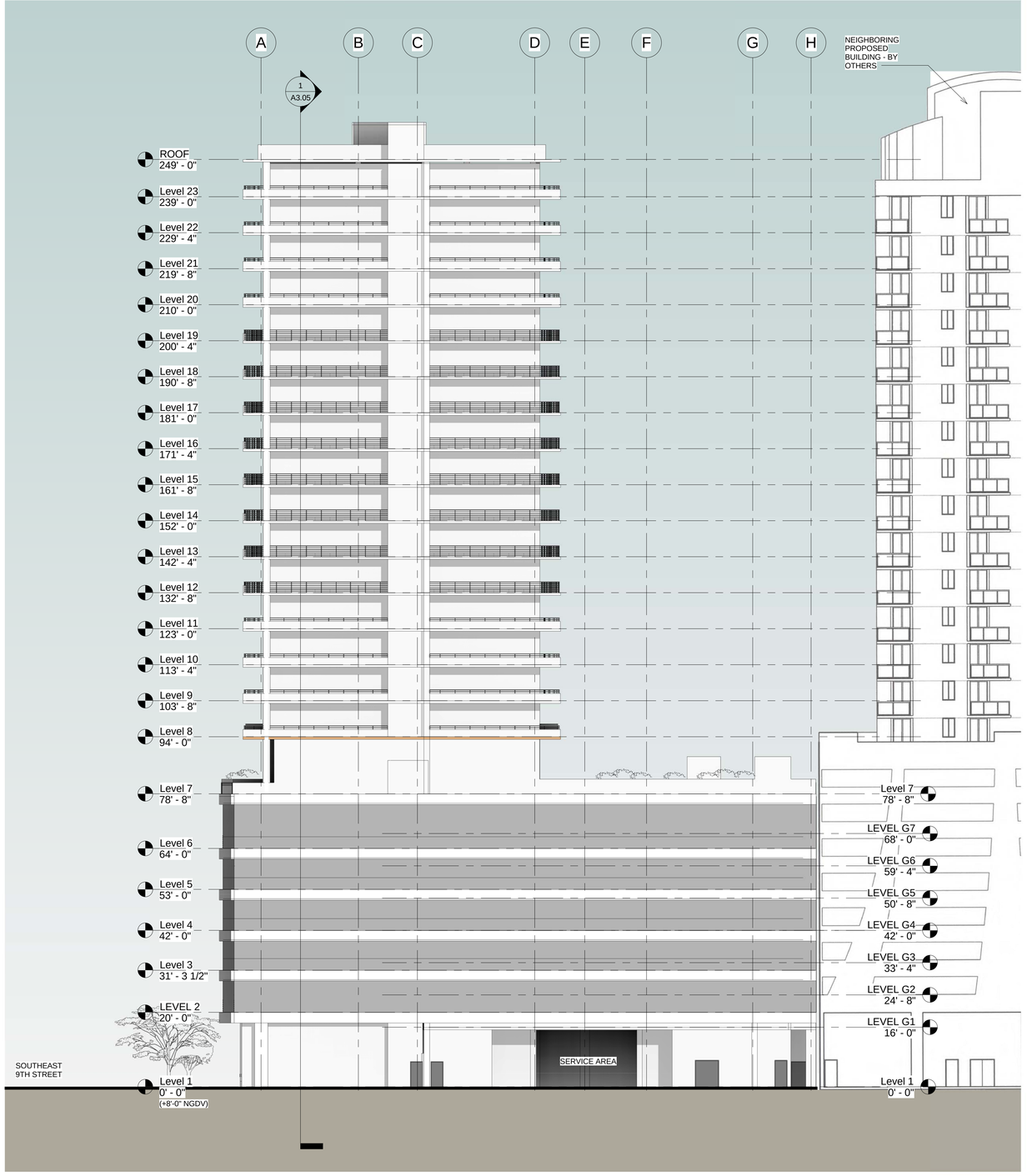
FLORIDA ARCHITECT

A3.02

NORTH ELEVATION

1/16" = 1'-0"



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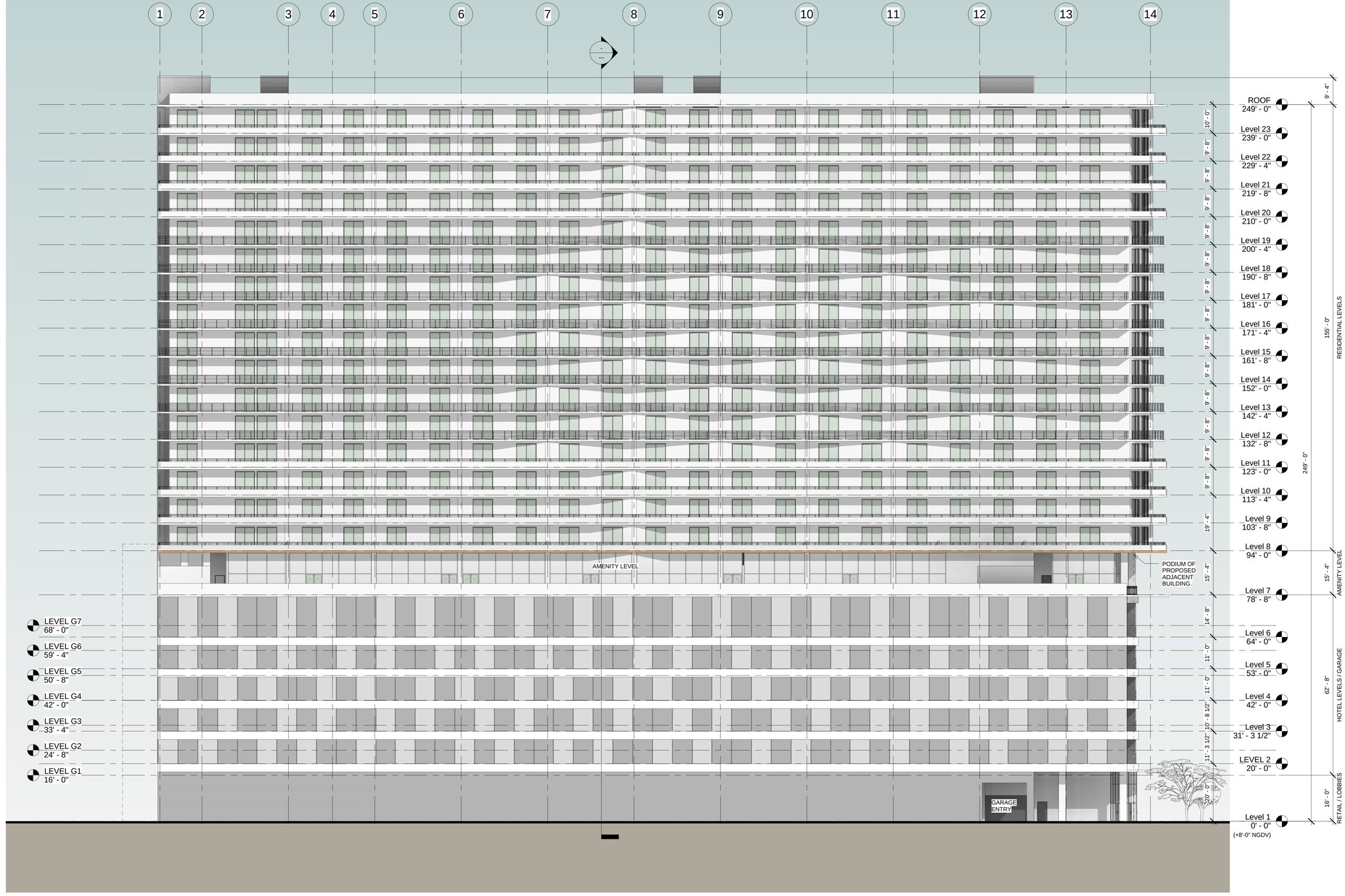
FLORIDA ARCHITECT

A3.03

WEST ELEVATION

1/16" = 1'-0"



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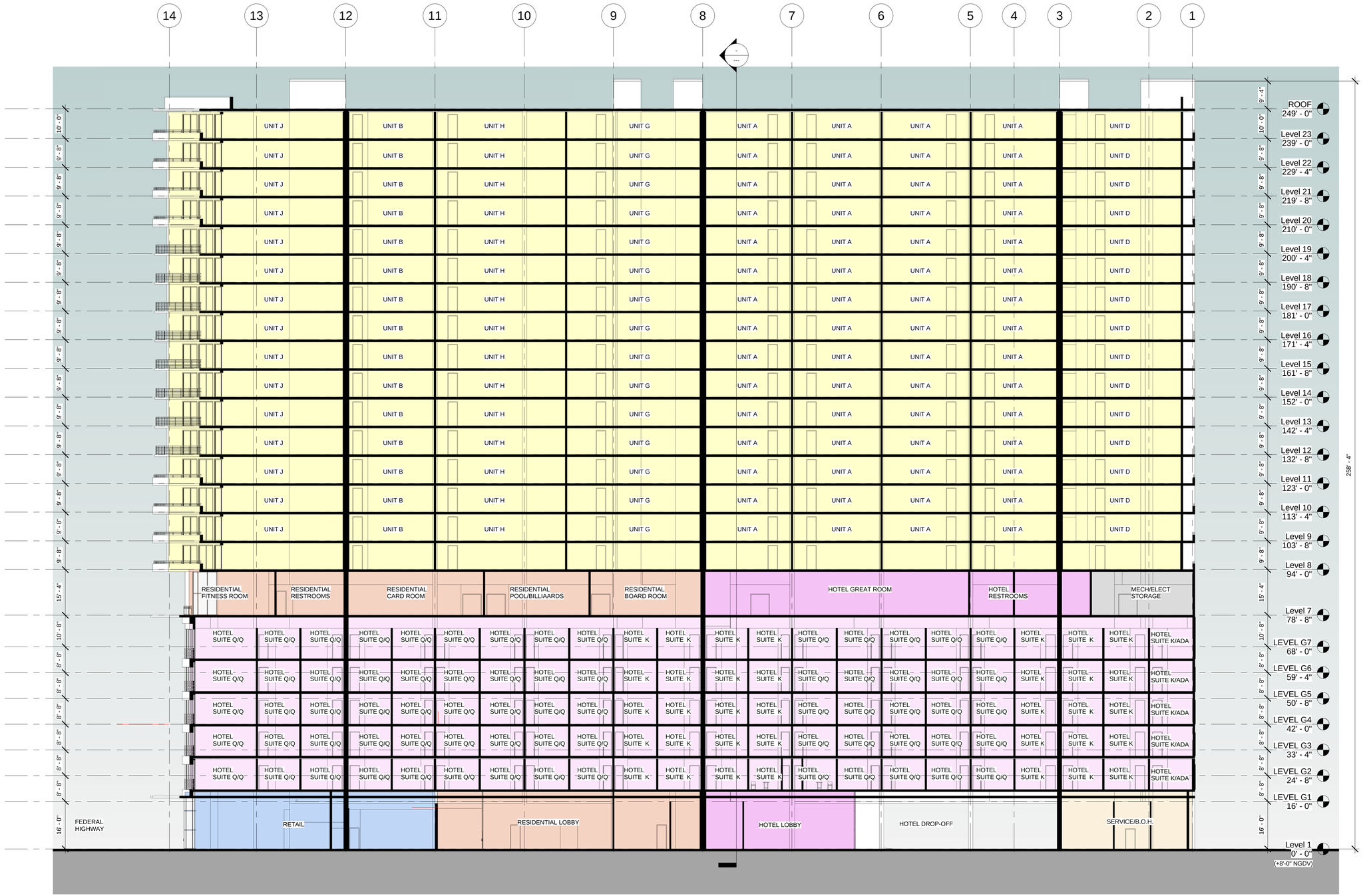
FLORIDA ARCHITECT

A3.04

SOUTH ELEVATION

1/16" = 1'-0"



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FLORIDA ARCHITECT

A3.05

SECTION A

1/16" = 1'-0"

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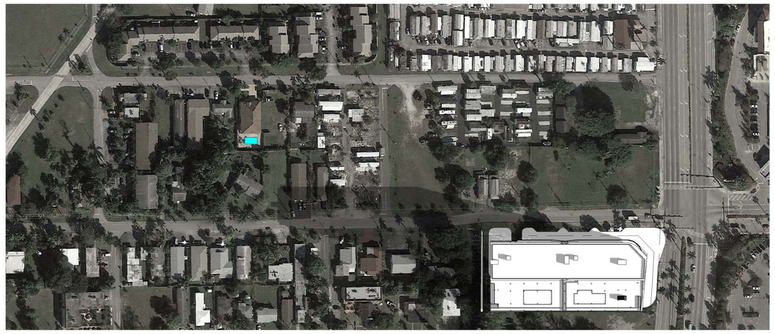
FLORIDA ARCHITECT

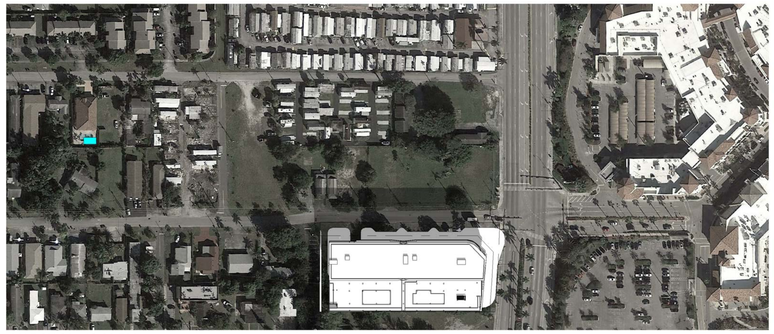
A3.06

SECTION B

1/16" = 1'-0"

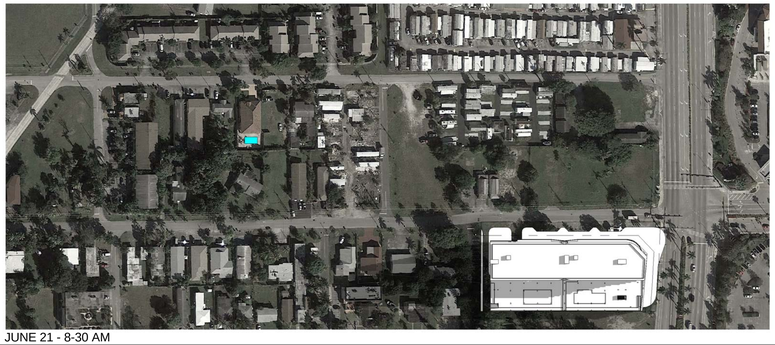


MARCH 21 - 8-30 AM
1" = 160'-0"



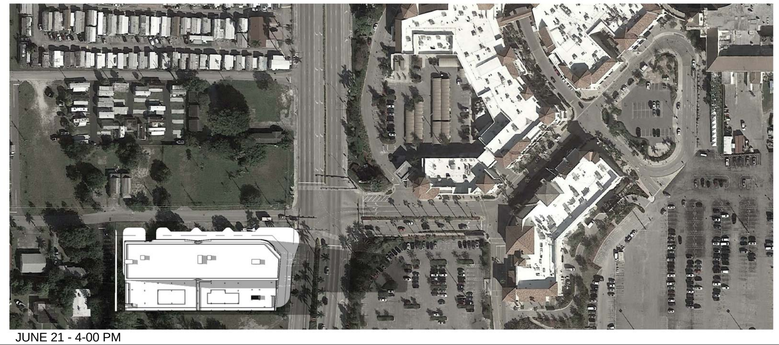
MARCH 21 - 12-00 PM
1" = 160'-0"

MARCH 21 - 4-00 PM
1" = 160'-0"

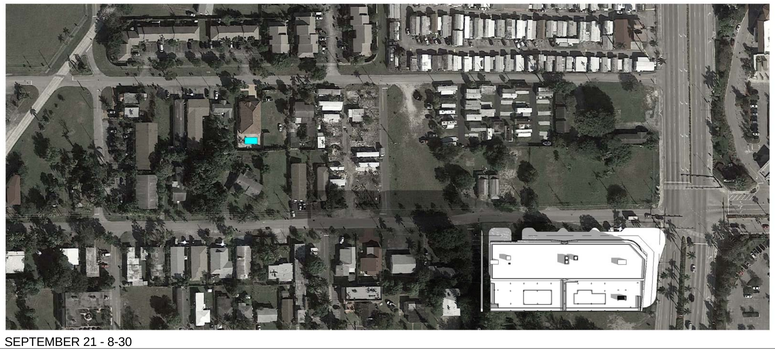


JUNE 21 - 8-30 AM
1" = 160'-0"

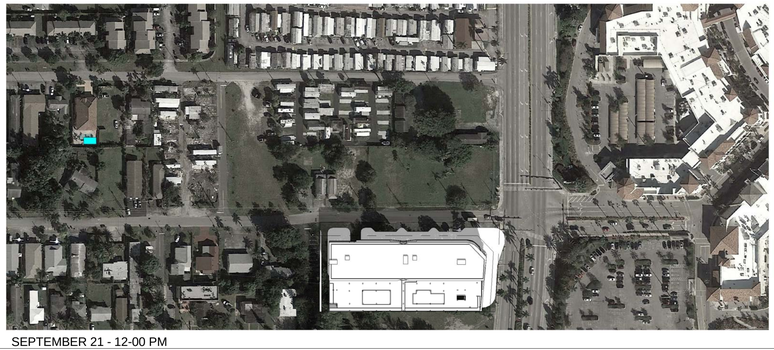
JUNE 21 - 12-00 PM
1" = 160'-0"



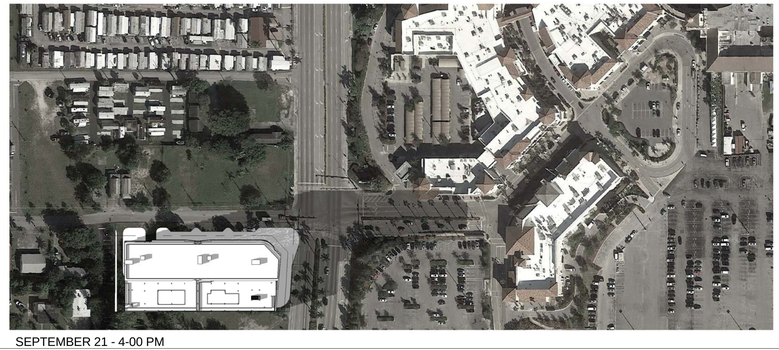
JUNE 21 - 4-00 PM
1" = 160'-0"



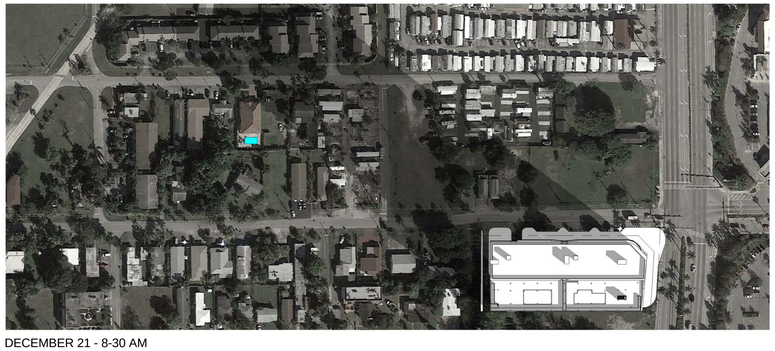
SEPTEMBER 21 - 8-30
1" = 160'-0"



SEPTEMBER 21 - 12-00 PM
1" = 160'-0"



SEPTEMBER 21 - 4-00 PM
1" = 160'-0"



DECEMBER 21 - 8-30 AM
1" = 160'-0"

DECEMBER 21 - 12-00 PM
1" = 160'-0"

DECEMBER 21 - 4-00 PM
1" = 160'-0"

N

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SIGNED BY: VANESSA A. JIMENEZ

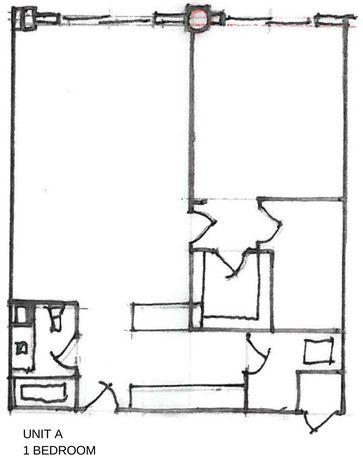
FLORIDA ARCHITECT

A3.07

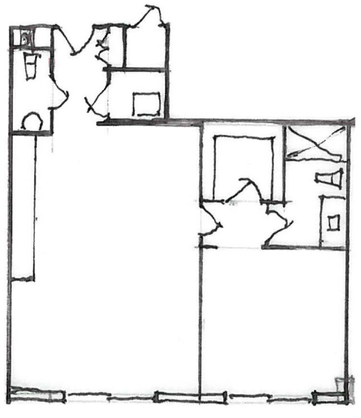
SHADOW STUDIES

1" = 160'-0"

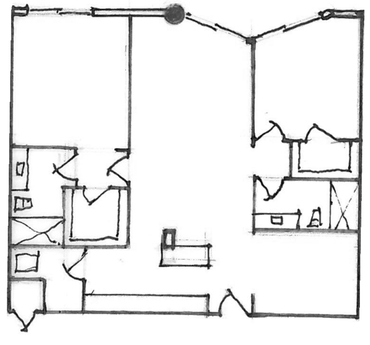
SCHEMATIC UNIT LAYOUTS



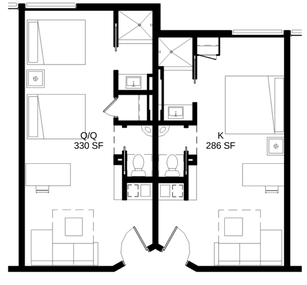
UNIT A
1 BEDROOM
966 SF



UNIT B
1 BEDROOM
896 SF

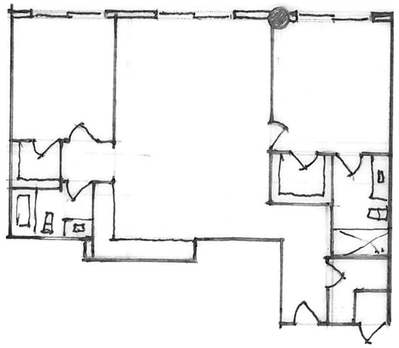


UNIT C
2 BEDROOM
1419 SF

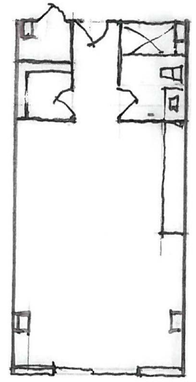


UNIT Q
(HOTEL)
330 SF

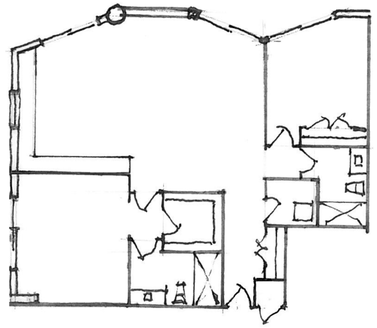
UNIT K
(HOTEL)
286 SF



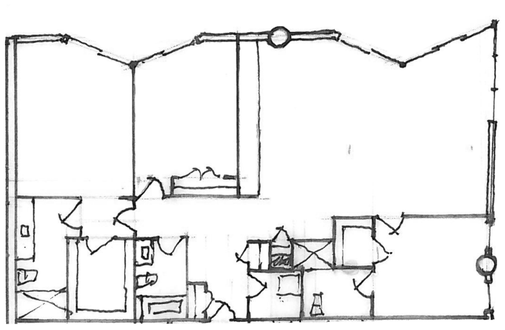
UNIT D
2 BEDROOM
1235 SF



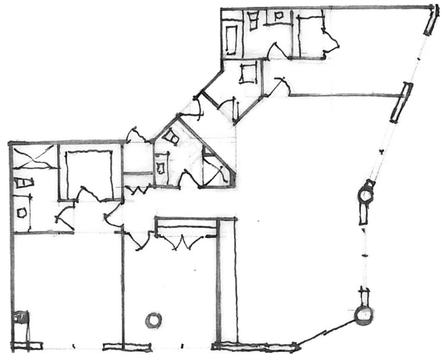
UNIT E
STUDIO
500 SF



UNITS F & G
2 BEDROOM
1113 SF - 1214 SF



UNIT H
3 BR
1493 SF



UNIT I
3 BR
1521 SF

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OWNER:
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ISSUE RECORD:
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SIGNED BY: VANESSA A. JIMENEZ
FLORIDA ARCHITECT

A3.08

TYPICAL UNIT LAYOUTS

1/8" = 1'-0"

GENERAL NOTES AND SPECIFICATIONS

I. APPLICABLE CODES

1. ALL WORK AND MATERIALS SHALL CONFORM TO CURRENT CITY OF HALLANDALE BEACH AND BROWARD COUNTY STANDARDS AS WELL AS ALL LOCAL, STATE, AND NATIONAL CODES AND REGULATORY REQUIREMENTS, AS APPLICABLE.

2. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ENSURING THAT ALL CONSTRUCTION SHALL BE DONE IN A SAFE MANNER AND IN STRICT COMPLIANCE WITH ALL THE REQUIREMENTS OF FEDERAL OCCUPATIONAL SAFETY AND HEALTH ACT OF 1970, AND ALL STATE AND LOCAL SAFETY AND HEALTH REGULATIONS.

3. LOCATIONS, ELEVATIONS AND DIMENSIONS OF EXISTING UTILITIES, STRUCTURES AND OTHER SITE FEATURES SHOWN ON THE DRAWINGS WERE OBTAINED FROM A SURVEY BY OTHERS.

4. EXISTING UTILITIES TO BE ADJUSTED IN ACCORDANCE WITH PROPOSED GRADES AND REQUIREMENTS OF UTILITY OWNERS, AS REQUIRED.

5. EXISTING STRUCTURES, UTILITIES AND OTHER IMPROVEMENTS WHICH ARE TO REMAIN IN PLACE, TREES SUCH AS BUILDING SEWERS, DRAINS, WATER OR GAS PIPES, CONDUITS, POLES, WALLS, COLUMNS, ETC., WHETHER OR NOT SHOWN ON THE PLANS, ARE TO BE CAREFULLY PROTECTED FROM DAMAGE. IF DAMAGE OCCURS FROM WORK PERFORMED UNDER THIS CONTRACT, THE CONTRACTOR SHALL PROMPTLY REPAIR THE DAMAGED ITEM(S) TO THE CONDITION OF THE ITEM(S) PRIOR TO THE DAMAGE. THIS WORK SHALL BE AT NO ADDITIONAL COST TO THE OWNER.

6. THE CONTRACTOR IS TO USE CAUTION WHEN WORKING IN OR AROUND AREAS OF OVERHEAD TRANSMISSION LINES AND UNDERGROUND UTILITIES.

7. CONTRACTOR SHALL PRESERVE ALL STREET SIGNS, PARKING METERS, BENCHES, TRAFFIC CONTROL SIGNS, ETC. WHEN DIRECTED BY THE ENGINEER, THE CONTRACTOR SHALL REINSTALL OR DELIVER SAID PUBLIC PROPERTY TO THE COUNTY YARD.

8. THE CONTRACTOR SHALL COORDINATE HIS/HERS WORK WITH ANY OTHER UTILITY AND BUILDING TRADES WORKING ON THIS OR ADJACENT PROJECT.

9. ALL DITCH EXCAVATION SHALL BE PERFORMED IN FULL COMPLIANCE WITH THE PROVISIONS OF THE FLORIDA TRENCH SAFETY ACT.

10. THE CONTRACTOR SHALL TAKE SPECIAL NOTE OF SOIL CONDITIONS THROUGHOUT THIS PROJECT. ANY SPECIAL SHORING, SHEETING OR OTHER PROCEDURES NECESSARY TO PROTECT ADJACENT PROPERTY, EITHER PUBLIC OR PRIVATE, DURING EXCAVATION OF SUBSOIL MATERIAL OR DURING THE FILLING OF ANY AREA, OR FOR ANY OPERATION DURING CONSTRUCTION SHALL BE THE SOLE RESPONSIBILITY OF THE CONTRACTOR.

II. PRECONSTRUCTION RESPONSIBILITIES

1. THE INFORMATION PROVIDED IN THESE PLANS IS TO ASSIST THE CONTRACTOR IN ASSESSING THE NATURE AND EXTENT OF THE CONDITIONS WHICH MAY BE ENCOUNTERED DURING THE COURSE OF THE WORK. ALL CONTRACTORS ARE DIRECTED, PRIOR TO BIDDING, TO CONDUCT ANY INVESTIGATIONS THEY DEEM NECESSARY TO ARRIVE AT THEIR OWN CONCLUSIONS REGARDING THE ACTUAL CONDITIONS THAT WILL BE ENCOUNTERED AND UPON WHICH THEIR BIDS WILL BE BASED.

2. 48 HOURS BEFORE BEGINNING CONSTRUCTION IN THE AREA, THE CONTRACTOR SHALL NOTIFY SUNSHINE STATE CALL ONE OF FLORIDA, INC. AT 1-800-432-4770 AND ANY OTHER UTILITIES WHICH MIGHT BE AFFECTED.

3. UPON THE RECEIPT OF THE "NOTICE TO PROCEED", THE CONTRACTOR SHALL CONTACT THE ENGINEER OF RECORD AND ARRANGE A PRECONSTRUCTION CONFERENCE TO INCLUDE ALL INVOLVED GOVERNMENTAL AGENCIES, UTILITY OWNERS, THE OWNER, AND THE ENGINEER OF RECORD.

4. THE CONTRACTOR SHALL APPLY FOR AND PROCURE ALL PERMITS AND LICENSES, PAY ALL CHARGES, TAXES, ROYALTIES & FEES, AND GIVE ALL NOTICES NECESSARY TO COMPLETE THIS PROJECT. (WITH THE EXCEPTION OF DRAINAGE AND WATER & SEWER APPROVALS FROM THE FLORIDA DEPARTMENT OF ENVIRONMENTAL PROTECTION AND FDOT WHICH WILL BE OBTAINED BY THE ENGINNEER OF RECORD.)

5. THE CONTRACTORS SHALL COORDINATE WITH UTILITY COMPANIES TO ARRANGE FOR ANY REMOVAL, RELOCATION AND TEMPORARY SUPPORT OF UTILITY FEATURES, ETC. AS NECESSARY TO COMPLETE THE WORK, IF APPLICABLE.

6. THE LOCATIONS OF THE UTILITIES SHOWN IN THE PLANS ARE APPROXIMATE ONLY. THE CONTRACTOR SHALL LOCATE AND EXPOSE ALL EXISTING UTILITIES TO BE CONNECTED SUFFICIENTLY AHEAD OF CONSTRUCTION TO ALLOW REDESIGN BY THE ENGINEER IF SUCH UTILITIES ARE FOUND TO BE DIFFERENT THAN THOSE SHOWN ON PLANS.

III. INSPECTION AND TESTING

THE ENGINEER SHALL REQUIRE A COLOR T.V. SURVEY AND SHALL REQUIRE AN EXFILTRATION/INFILTRATION TEST PRIOR TO ACCEPTANCE. THE SURVEY AND TESTING SHALL BE AT THE CONTRACTOR'S EXPENSE.

INSPECTIONS:
THE CONTRACTOR SHALL NOTIFY THE ENGINEER OF RECORD AT LEAST 48 HOURS PRIOR TO BEGINNING CONSTRUCTION AND PRIOR TO THE INSPECTION OF THE FOLLOWING ITEMS:

1.) STORM DRAINAGE
2.) SANITARY SEWER
3.) WATER SYSTEM SUBGRADE – SUBMIT AND HAVE APPROVED DENSITIES PRIOR TO PLACEMENT OF ROCK.
4.) LIMEROCK BASE – SUBMIT AND HAVE APPROVED DENSITIES AND AS-BUILTS PRIOR TO THE PLACEMENT OF ANY ASPHALT.
5.) ASPHALTIC CONCRETE
6.) FINAL WALK-TRROUGH INSPECTION
7.) IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO CONTACT ALL APPLICABLE REGULATORY AGENCIES FOR INSPECTION REQUIREMENTS.

IV. SHOP DRAWINGS

1. PRIOR TO CONSTRUCTION OR INSTALLATION, SHOP DRAWINGS SHALL BE SUBMITTED TO AND APPROVED BY THE ENGINEER OF RECORD FOR THE FOLLOWING ITEMS: WATER/SEWER MAIN PIPING AND ASSOCIATED FITTINGS, CATCH BASINS AND ALL OTHER DRAINAGE STRUCTURES, DRAINAGE PIPE, BALLAST ROCK, EXFILTRATION TRENCH FILTER FABRIC. IN ADDITION, SOME CITIES, COUNTIES, STATE AND/OR NATIONAL REGULATORY AGENCIES REQUIRE THEIR OWN INDIVIDUAL REVIEW AND APPROVAL. IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO OBTAIN ALL OTHER AGENCY SHOP DRAWING APPROVALS IF REQUIRED.

V. TEMPORARY FACILITIES

1. TEMPORARY FACILITIES

A. IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO ARRANGE FOR OR SUPPLY TEMPORARY WATER SERVICE, SANITARY FACILITIES, AND ELECTRICITY, DURING CONSTRUCTION.

B. THE CONTRACTOR SHALL MAINTAIN AT LEAST ONE ACCESS ENTRANCE TO COMMERCIAL PROPERTIES AT ALL TIMES, IF APPLICABLE.

C. THE CONTRACTOR SHALL MAINTAIN A CLEAR PATH FOR ALL SURFACE WATER DRAINAGE STRUCTURES AND DITCHES DURING ALL PHASES OF CONSTRUCTION, IF APPLICABLE.

2. TRAFFIC REGULATION

A. THE CONTRACTOR SHALL PROVIDE ALL WARNING SIGNALS, SIGNS, LIGHTS AND FLAG PERSONS AS NECESSARY FOR THE MAINTENANCE OF TRAFFIC WITHIN PUBLIC RIGHT-OF-WAYS IN ACCORDANCE WITH M.U.T.C.D. AND FDOT.

B. ALL OPEN TRENCHES AND HOLES ADJACENT TO ROADWAYS OR WALKWAYS SHALL BE PROPERLY MARKED AND BARRICADED TO ASSURE THE SAFETY OF BOTH VEHICULAR AND PEDESTRIAN TRAFFIC.

C. NO TRENCHES OR HOLES NEAR WALKWAYS, IN ROADWAYS OR THEIR SHOULDERS ARE TO BE LEFT OPEN DURING NIGHTTIME HOURS WITHOUT THE EXPRESS PERMISSION OF THE CITY OF MIAMI BEACH PUBLIC WORKS DEPARTMENT.

VI. PROJECT CLOSE OUT:

1. CLEANING UP

A. DURING CONSTRUCTION, THE PROJECT SITE AND ALL ADJACENT AREAS SHALL BE MAINTAINED IN A NEAT AND CLEAN MANNER, AND UPON FINAL CLEANUP, THE PROJECT SITE SHALL BE LEFT CLEAR OF ALL SURPLUS MATERIAL OR TRASH. THE PAVED AREAS SHALL BE SWEPT BROOM CLEAN.

B. THE CONTRACTOR SHALL RESTORE OR REPLACE, WHEN AND AS DIRECTED, ANY PUBLIC OR PRIVATE PROPERTY DAMAGED BY HIS/HER WORK, EQUIPMENT AND/OR EMPLOYEES TO A CONDITION AT LEAST EQUAL TO THAT EXISTING IMMEDIATELY PRIOR TO THE BEGINNING OF OPERATIONS.

C. THE CONTRACTOR SHALL REPLACE ALL PAVING, STABILIZED EARTH, CURBS, DRIVEWAYS, SIDEWALKS, FENCES, MAILBOXES, SIGNS AND ANY OTHER IMPROVEMENTS REMOVED DURING CONSTRUCTION WITH THE SAME TYPE OF MATERIAL AND TO THE CONDITION WHICH EXISTED PRIOR TO THE BEGINNING OF OPERATIONS.

D. WHERE MATERIAL OR DEBRIS HAVE WASHED OR FLOWED INTO, OR HAVE BEEN PLACED IN WATER COURSES, DITCHES, DRAINS, CATCH BASINS, OR ELSEWHERE AS A RESULT OF THE CONTRACTOR'S OPERATIONS, SUCH MATERIAL OR DEBRIS SHALL BE REMOVED AND SATISFACTORILY DISPOSED OF DURING THE PROGRESS OF THE WORK, AND THE AREA KEPT IN A CLEAN AND NEAT CONDITION.

E.. ALL DISPOSAL OF EXCESS AND UNSUITABLE EXCAVATED MATERIAL, DEMOLITION, VEGETATION, RUBBISH AND DEBRIS SHALL BE MADE OUTSIDE THE LIMITS OF CONSTRUCTION AT A LEGAL DISPOSAL SITE PROVIDED BY THE CONTRACTOR AT HIS/HER OWN EXPENSE, WITH THE PRIOR APPROVAL OF THE ENGINEER. MATERIAL CLEARED FROM THE SITE SHALL NOT BE DEPOSITED ON ADJACENT AND/OR NEARBY PROPERTY.

2. ALL PROPERTY MONUMENTS OR PERMANENT REFERENCES, REMOVED OR DESTROYED BY THE CONTRACTOR DURING CONSTRUCTION SHALL BE RESTORED BY A STATE OF FLORIDA REGISTERED LAND SURVEYOR AT THE CONTRACTOR'S EXPENSE.

3. PROJECT RECORD DOCUMENTS

A. DURING THE DAILY PROGRESS OF THE JOB, THE CONTRACTOR SHALL RECORD ON HIS SET OF CONSTRUCTION DRAWINGS THE EXACT LOCATION, LENGTH AND ELEVATION OF ANY FACILITY NOT BUILT EXACTLY ACCORDING TO PLANS.

B. THE CONTRACTOR SHALL PROVIDE THE ENGINEER WITH AS-BUILT GRADES AND LOCATIONS OF FINISHED PAVEMENT, SIDEWALKS, CURBS, AND ALL PHYSICAL IMPROVEMENTS. SUCH GRADES SHALL BE OBTAINED BY A LICENSED SURVEYOR REGISTERED TO PRACTICE IN THE STATE OF FLORIDA, AND SHALL DOCUMENT THE INTENT OF THE PROPOSED GRADES SHOWN ON THE PLANS. THIS SHALL BE DONE AT NO COST TO THE OWNER.

4. CONTRACTOR TO REPLACE ALL FOUND PIPES WITH NAIL AND DISKS.

VII. STORM DRAINAGE

GENERAL

1. THE TRENCH FILTER FABRIC SHALL BE SELECTED FROM THE MANUFACTURERS AND FABRIC TYPES APPROVED BY THE MIAMI-DADE COUNTY PUBLIC WORKS DEPARTMENT. IT SHALL BE USED TO WRAP ALL SIDES, BOTTOM AND TOP OF THE EXFILTRATION TRENCH. THE TOP SECTION OF THE MATERIAL SHALL BE LAPPED A MINIMUM OF 12 INCHES AND THE CONTRACTOR SHALL TAKE EXTREME CARE IN BACKFILLING TO AVOID BUNCHING OF THE FABRIC.

2. SOLID AND PERFORATED STORM DRAINAGE PIPE SHALL BE HIGH DENSITY POLYETHYLENE PIPE (H.D.P.E.) SELECTED FROM THE MANUFACTURES AND TYPES APPROVED BY THE MIAMI-DADE COUNTY PUBLIC WORKS DEPARTMENT. PERFORATED PIPE SHALL TERMINATE 4'-0" FROM THE DRAINAGE STRUCTURE. THE REMAINING 4'-0" SHALL BE NON-PERFORATED PIPE.

3. PROVIDE A MINIMUM PROTECTIVE COVER OF 24 INCHES OVER STORM SEWER AND AVOID UNNECESSARY CROSSING BY HEAVY CONSTRUCTION VEHICLES DURING CONSTRUCTION.

4. THE CONTRACTOR SHALL PROTECT COMPLETED DRAINAGE STRUCTURES AND EXFILTRATION TRENCH SYSTEMS FROM CONTAMINATION OF SILT AND CONSTRUCTION DEBRIS. PLACE PLYWOOD ON, OR FILTER FABRIC BETWEEN, THE FRAME AND INLET GRATE UNTIL CONSTRUCTION OPERATIONS ARE FINISHED.

VII. PAVING

1. GENERAL

A. ALL UNDERGROUND UTILITIES SHALL BE COMPLETED PRIOR TO CONSTRUCTION OF LIMEROCK BASE.

B. ALL EXISTING PAVEMENT, CUT OR DAMAGED BY CONSTRUCTION SHALL BE PROPERLY RESTORED AT THE CONTRACTOR'S EXPENSE.

C. WHERE ANY PROPOSED PAVEMENT IS TO BE CONNECTED TO EXISTING PAVEMENT, THE EXISTING EDGE OF PAVEMENT SHALL BE SAW CUT.

D. PROPOSED ASPHALT PAVEMENT SHALL BE CONNECTED TO EXISTING AS PER CITY OF MIAMI BEACH STANDARD DETAILS. CONTRACTOR SHALL MATCH EXISTING ELEVATIONS ON NEW SIDEWALK OR NEW PAVEMENT.

E. CONTRACTOR SHALL REMOVE AND DISPOSE OF THE EXISTING CONC. CURB, CURB & GUTTER, SIDEWALK AND ASPHALT WHERE NEW SIDEWALK, CURB & GUTTER AND MEDIAN IS PROPOSED TO BE CONSTRUCTED.

F. NONE OF THE EXISTING LIMEROCK BASE THAT IS REMOVED IS TO BE INCORPORATED INTO THE PROPOSED LIMEROCK BASE.

G. DENSITY TESTS SHALL BE TAKEN BY AN INDEPENDENT TESTING LABORATORY, CERTIFIED BY THE STATE OF FLORIDA, WHERE DIRECTED BY THE MIAMI-DADE COUNTY PUBLIC WORKS DEPARTMENT INSPECTOR OR THE GEOTECHNICAL ENGINEER.

VIII. PAVEMENT MARKINGS AND TRAFFIC SIGNS

1. PAVEMENT MARKINGS

A. INSTALLATION OF ALL PAVEMENT MARKINGS SHALL BE MADE IN ACCORDANCE WITH FDOT STANDARDS.

B. MATERIALS: (1) WHERE THE PLANS CALL FOR PAINTED PAVEMENT MARKINGS (P), INSTALLATION AND MATERIALS SHALL MEET ALL REQUIREMENTS OF SECTION 710 OF FDOT STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION. (2) WHERE THE PLANS CALL FOR THERMOPLASTIC PAVEMENT MARKINGS (T), INSTALLATION AND MATERIALS SHALL MEET ALL REQUIREMENTS OF SECTION 710 OF FDOT STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION.

C. PROTECTION: THE CONTRACTOR SHALL NOT ALLOW TRAFFIC ONTO NEWLY APPLIED PAVEMENT STRIPING/MARKINGS UNTIL THEY ARE SUFFICIENTLY DRY TO PERMIT VEHICLES TO CROSS THEM WITHOUT DAMAGE. THE CONTRACTOR SHALL, AT HIS OWN EXPENSE, REMOVE AND REPLACE ANY PORTION OF THE PAVEMENT STRIPING/MARKINGS DAMAGED BY PASSING TRAFFIC OR FROM ANY OTHER CAUSE.

2. TRAFFIC SIGNS

A. INSTALLATION: TRAFFIC SIGNS SHALL BE INSTALLED IN ACCORDANCE WITH THE U.S. DEPARTMENT OF TRANSPORTATION MANUAL OF UNIFORM TRAFFIC CONTROL DEVICES (M.U.T.C.D.), PART II, IN LOCATIONS SHOWN ON PLANS.

B. MATERIALS: FOLLOW SECTION NO. 700, HIGHWAY SIGNING, OF THE FDOT STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION, AND M.U.T.C.D.

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GENERAL NOTES AND SPECIFICATIONS

NINE HUNDRED
900 S. Federal Highway, Hallandale Beach, Florida 33009
BCA PROJECT NUMBER: 1424.00

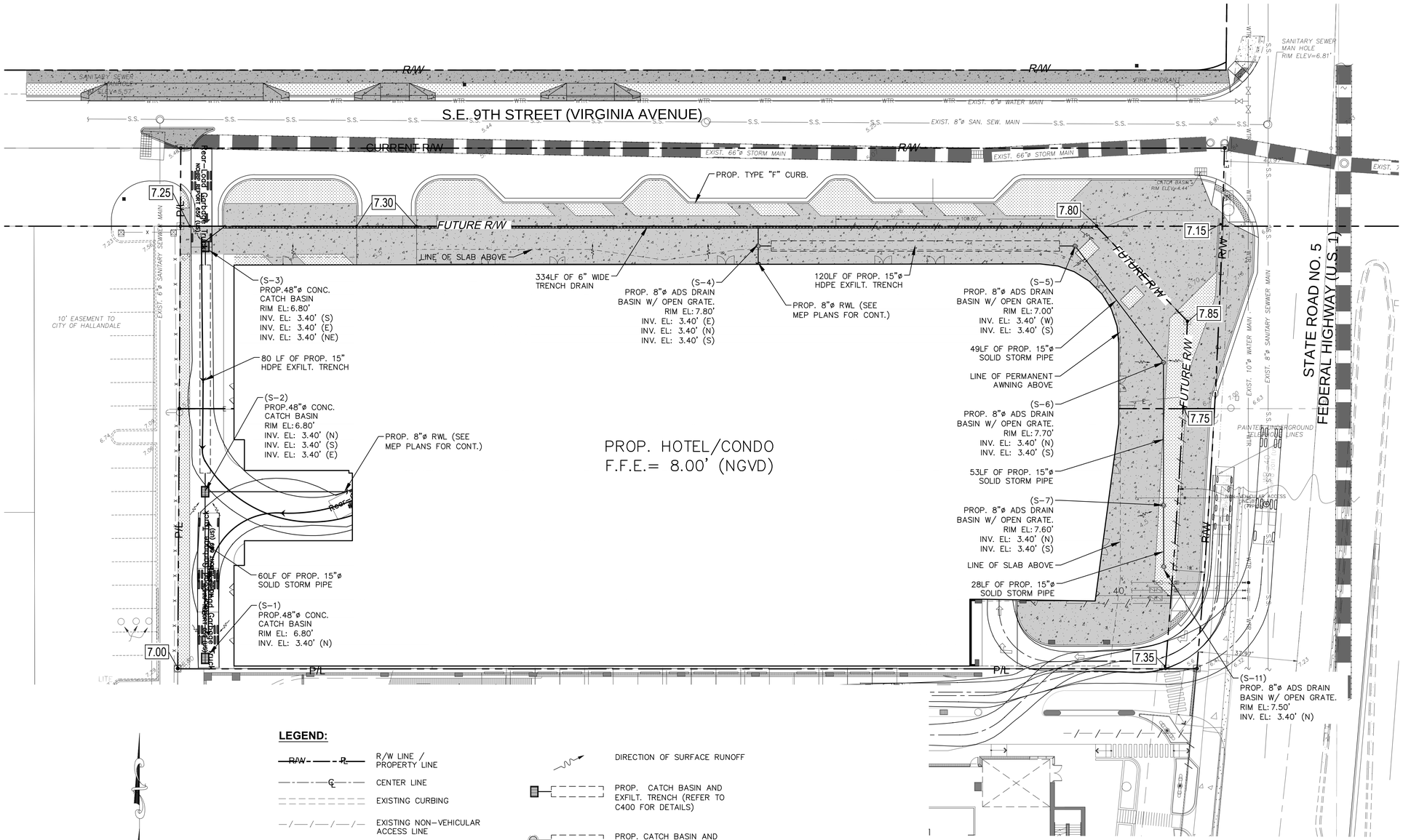
OWNER:
Lease Florida

ISSUE RECORD:
Zoning Submittal Progress

SIGNED BY:
WALTER M. LUGO, P.E.
FLORIDA PE LIC. No. 61747

WALTER M. LUGO LICENSE NO. 61747 STATE OF FLORIDA PROFESSIONAL ENGINEER

C100
GENERAL NOTES AND SPECIFICATIONS



GRAPHIC SCALE
0 10 20 40
(IN FEET)
1" = 20'

LEGEND:

- R/W LINE / PROPERTY LINE
- CENTER LINE
- EXISTING CURBING
- EXISTING NON-VEHICULAR ACCESS LINE
- EXISTING EASEMENT LINE
- PROP. LANDSCAPE AREA. REFER TO LA PLAN FOR DETAILS.
- PROP. CONC. PAVEMENT. REFER TO ARCH. PLAN FOR DETAILS.
- DIRECTION OF SURFACE RUNOFF
- PROP. CATCH BASIN AND EXFILT. TRENCH (REFER TO C400 FOR DETAILS)
- PROP. CATCH BASIN AND EXFILT. TRENCH (REFER TO C400 FOR DETAILS)

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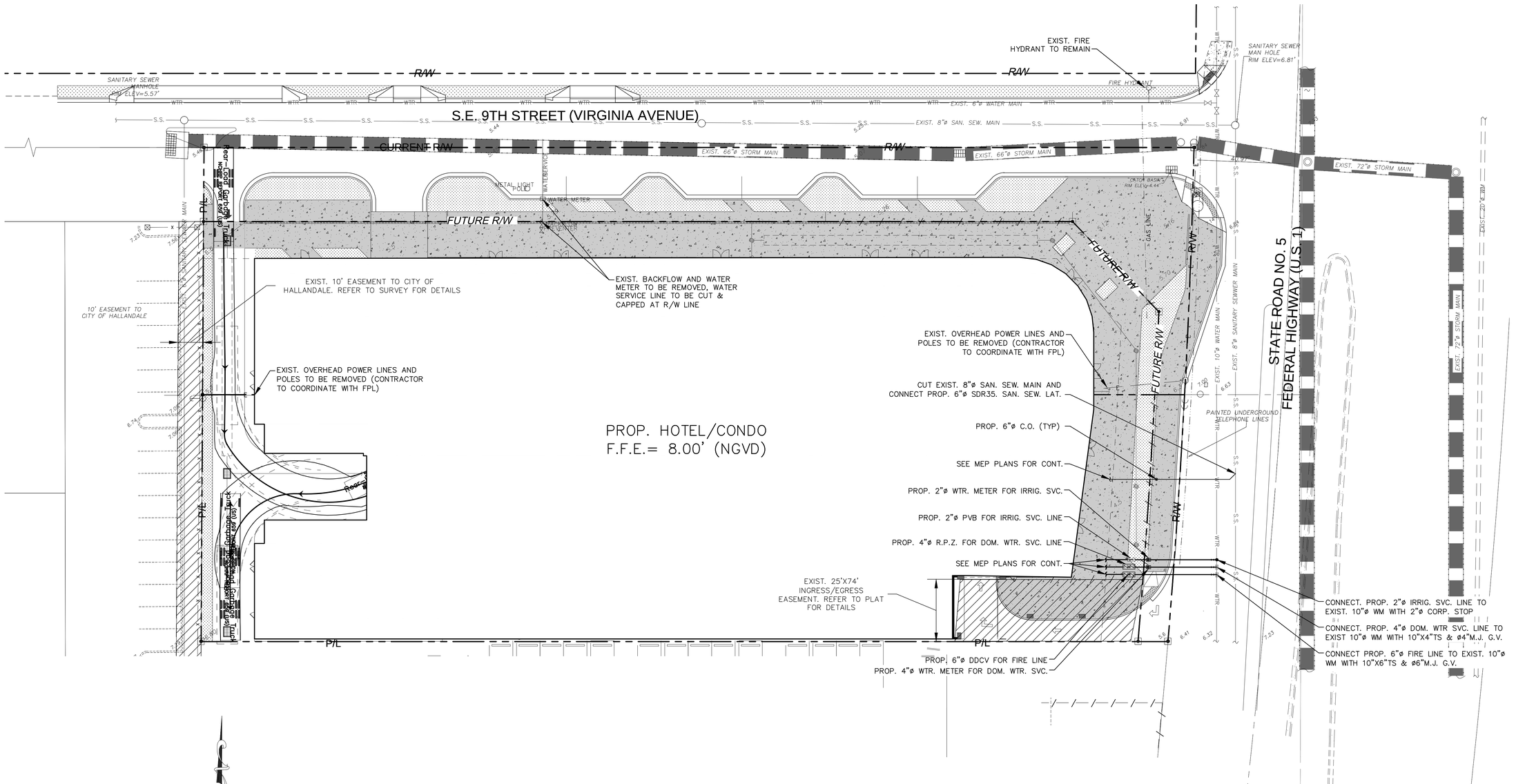
ONSITE PAVING, GRADING AND DRAINAGE PLAN



LEGEND:

R/W — P —	R/W LINE / PROPERTY LINE
— ℄ —	CENTER LINE
	EXISTING CURBING
× 8.17'	EXISTING ELEVATIONS (NGVD)
WTR	EXIST. WATER MAIN LINE
S.S.	EXIST. SANITARY SEWER MAIN LINE
	EXIST. STORM MAIN LINE
	EXIST. GAS MAIN LINE
E	EXIST. OVERHEAD POWER LINE

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FLORIDA PE LIC. No. 61747

WALTER M. LUGO
LICENSE
NO. 61747
STATE OF FLORIDA
PROFESSIONAL ENGINEER

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ONSITE WATER AND SEWER PLAN

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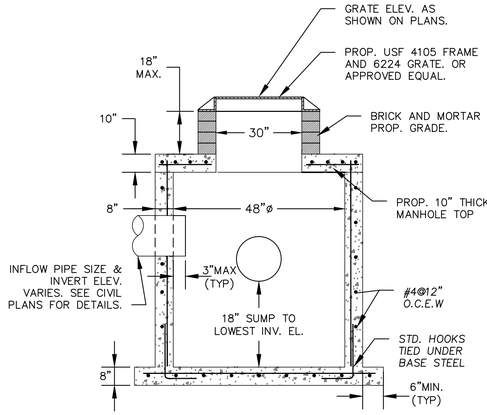
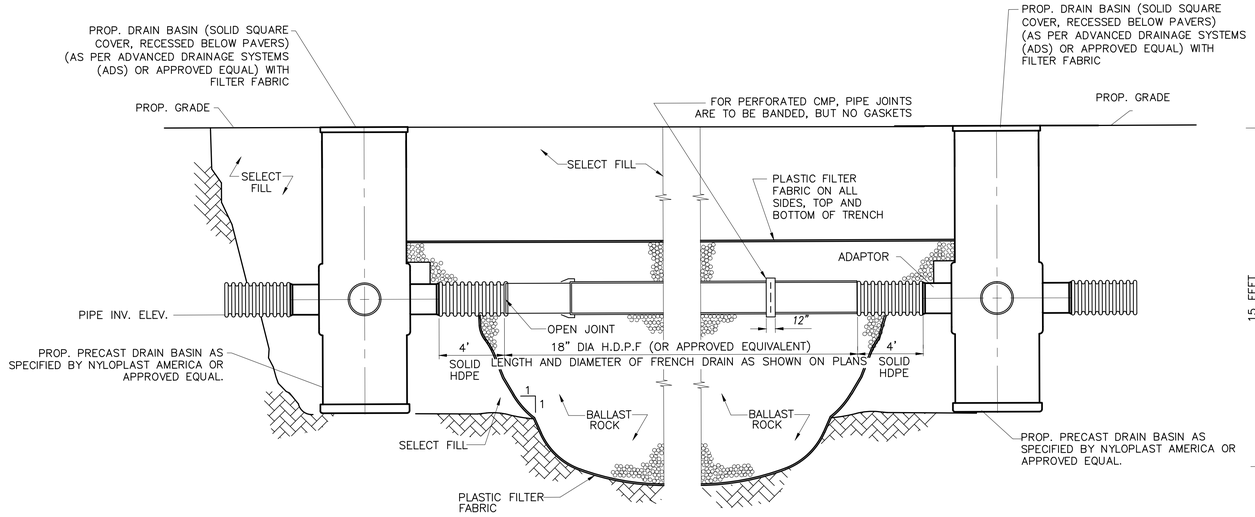


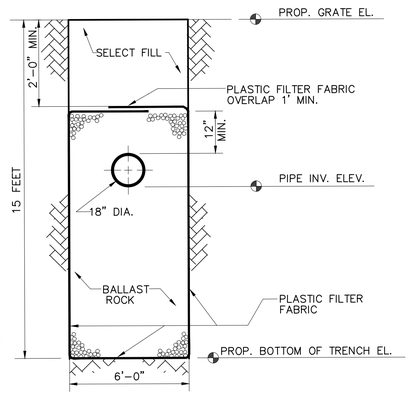
PRECAST 48"Ø CONCRETE CATCH BASIN (CB-1/CB3)

NOTES:

1. CONTRACTOR TO PROVIDE SHOP DWGS TO ENGINEER OF RECORD PRIOR TO INSTALLATION.
2. PRECAST CONCRETE MANHOLES SHALL CONFORM TO ASTM C478, SHALL BE TYPE II ACID RESISTANT CEMENT AND MAINTAIN COMPRESSIVE STRENGTH OF 4000PSI IN 28 DAYS
3. ALL REINFORCING BARS SHALL BE ASTM A615 GRADE 60



LONGITUDINAL SECTION
N.T.S.

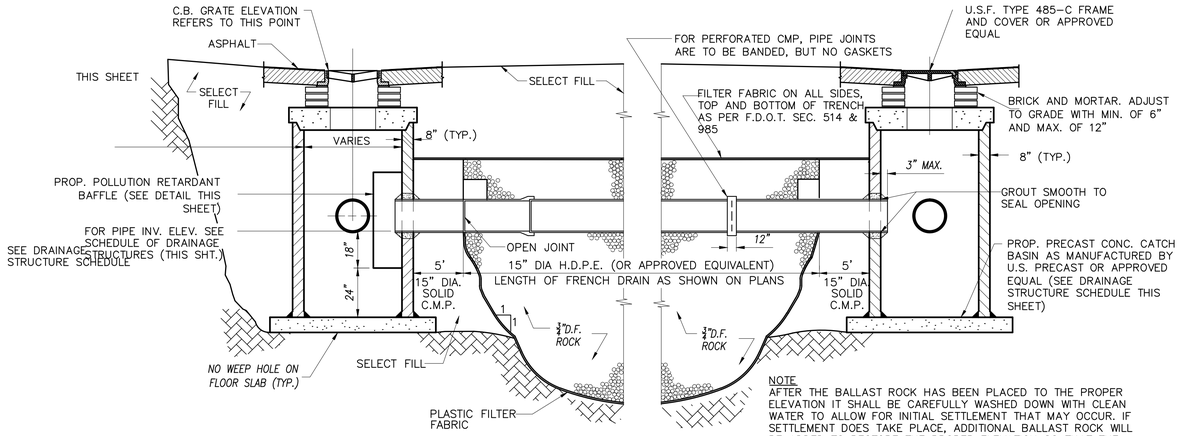


TRANSVERSE SECTION
N.T.S.

NOTE:

AFTER THE BALLAST ROCK HAS BEEN PLACED TO THE PROPER ELEVATION IT SHALL BE CAREFULLY WASHED DOWN WITH CLEAN WATER TO ALLOW FOR INITIAL SETTLEMENT THAT MAY OCCUR. IF SETTLEMENT DOES TAKE PLACE, ADDITIONAL BALLAST ROCK WILL BE ADDED TO RESTORE THE PROPER ELEVATION SO THAT THE EXFILTRATION TRENCH IS COMPLETED IN ACCORDANCE WITH THE DETAILS.

TYPICAL CATCH BASIN AND EXFILTRATION TRENCH DETAIL



LONGITUDINAL SECTION
N.T.S.

NOTE
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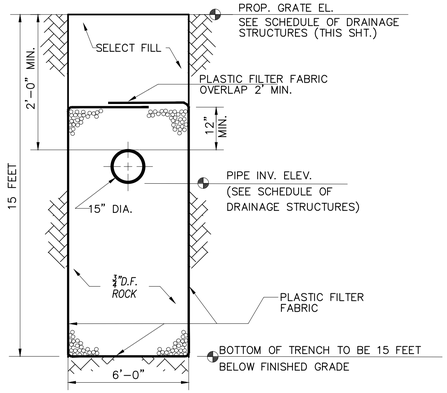

TRANSVERSE SECTION
N.T.S.

TYPICAL CATCH BASIN AND EXFILTRATION TRENCH DETAIL

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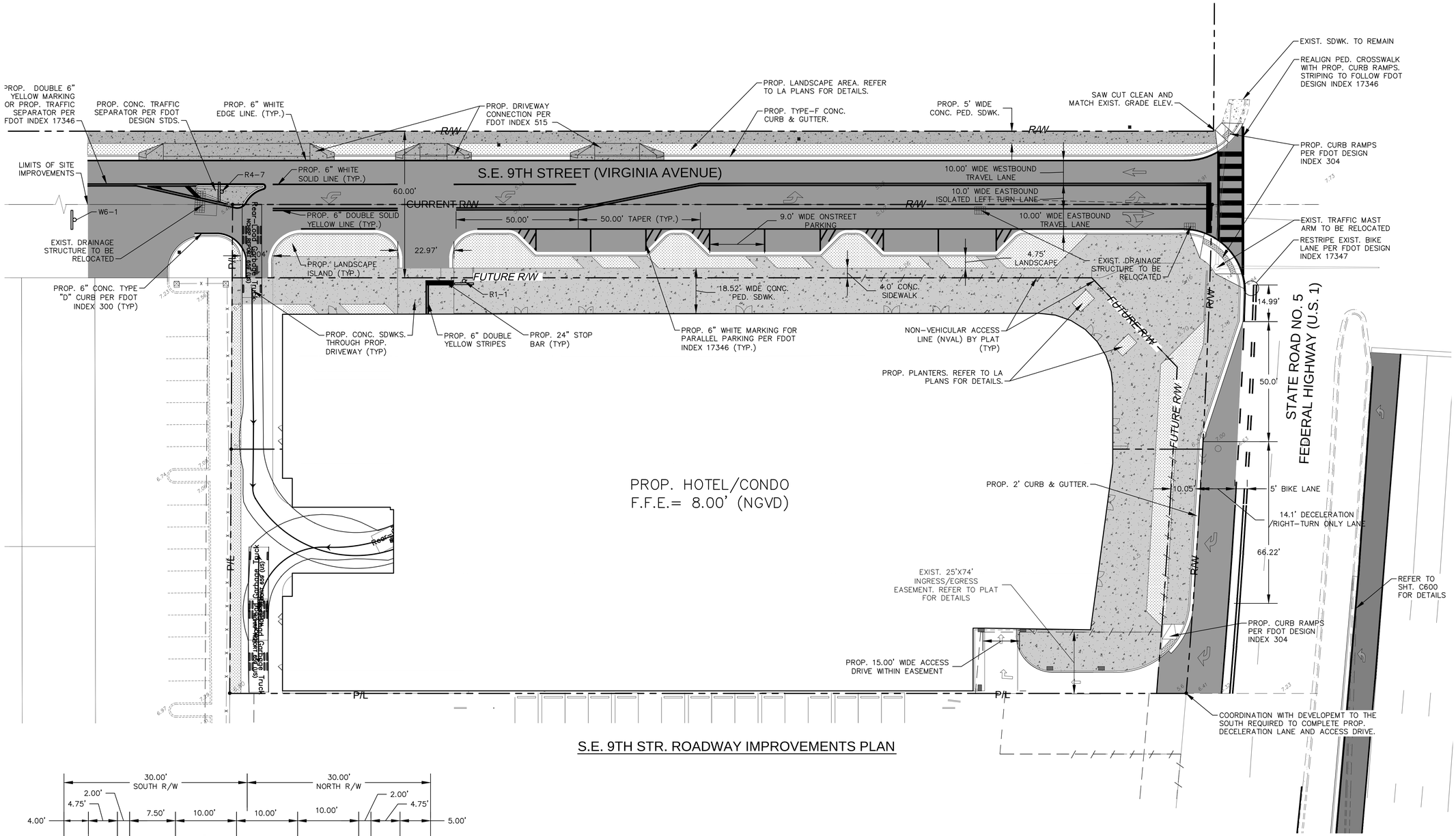
DRAINAGE DETAILS



S.E. 9TH STR. ROADWAY IMPROVEMENTS PLAN

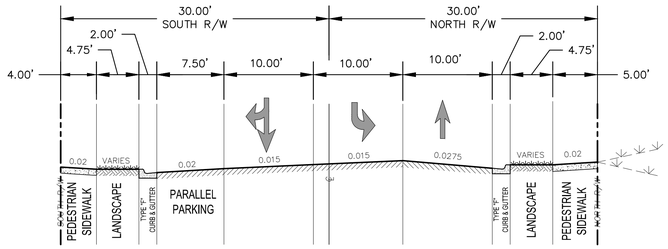
GRAPHIC SCALE
0 10 20 40
(IN FEET)
1" = 20'

LEGEND:

- R/W LINE / PROPERTY LINE
- CENTER LINE
- EXISTING CURBING
- EXISTING NON-VEHICULAR ACCESS LINE
- EXISTING EASEMENT LINE
- PROP. LANDSCAPE AREA. REFER TO LA PLAN FOR DETAILS.
- PROP. CONC. PAVEMENT. REFER TO ARCH. PLAN FOR DETAILS.
- PROP. ASPHALT PAVEMENT.

NOTES:

1. EXISTING DRAINAGE SYSTEM ALONG S.E. 9TH STREET IS TO BE MODIFIED AS NECESSARY TO ACCOMMODATE THE PROPOSED STREET IMPROVEMENTS.



TYPICAL SECTION - S.E. 9th ST.

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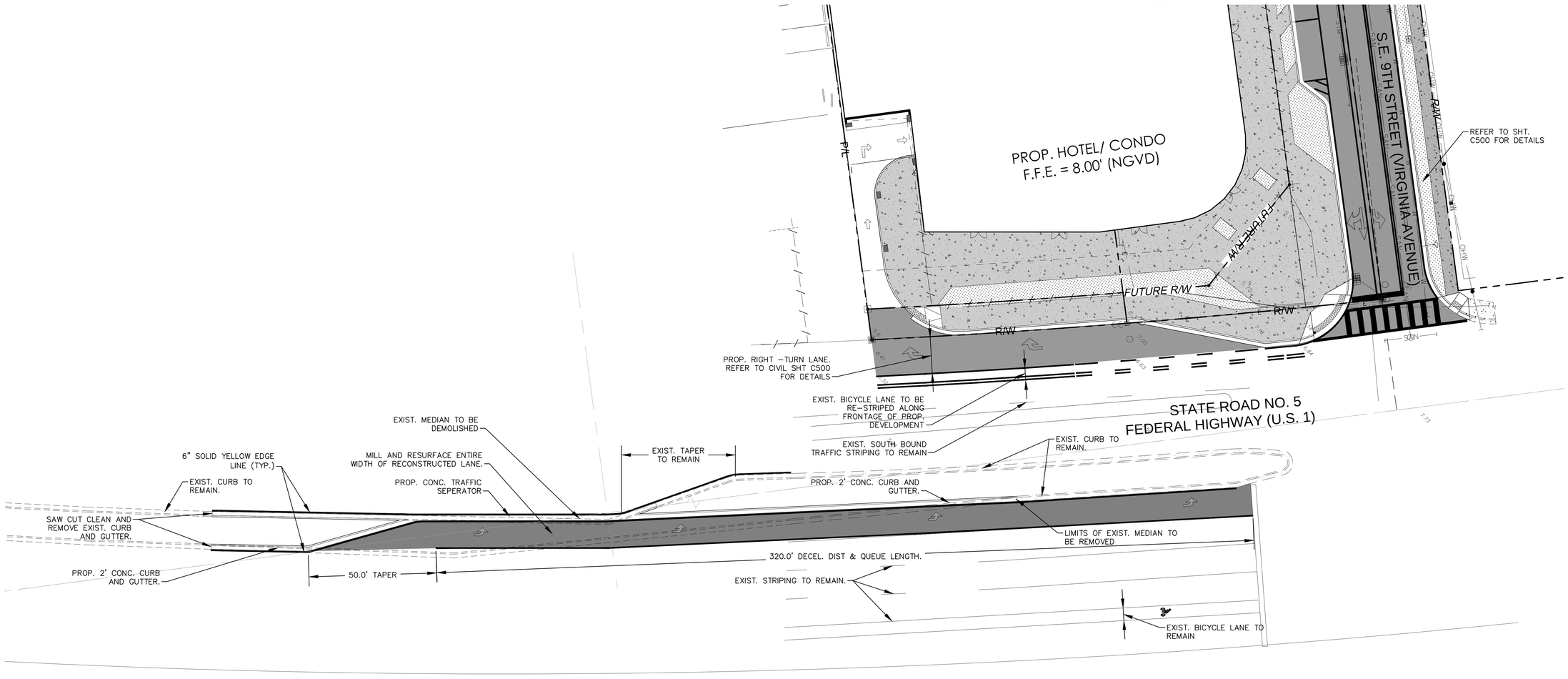
OFFSITE IMPROVEMENT PLAN



SOUTH FEDERAL HWY. / U.S. 1 / STATE ROAD 5 ROADWAY IMPROVEMENT PLAN

GRAPHIC SCALE
0 10 20 40
(IN FEET)
1" = 20'

LEGEND:

- R/W LINE / PROPERTY LINE
- CENTER LINE
- EXISTING CURBING
- EXISTING NON-VEHICULAR ACCESS LINE
- EXISTING EASEMENT LINE
- PROP. LANDSCAPE AREA. REFER TO LA PLAN FOR DETAILS.
- PROP. CONC. PAVEMENT. REFER TO ARCH. PLAN FOR DETAILS.
- PROP. ASPHALT PAVEMENT.

NOTE:

1. ALL ROADWAY DESIGN WITHIN FLORIDA DEPT. OF TRANSPORTATION RIGHT OF WAY SHALL CONFORM TO THE DEPARTMENT DESIGN STANDARD.

2. RELOCATION OF EXISTING UTLITIES IN CONFLICT WITH THE PROPOSED DEVELOPMENT WILL BE COORDINATED WITH THEIR RESPECTIVE UTILITY PROVIDER

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FLORIDA PE LIC. No. 61747

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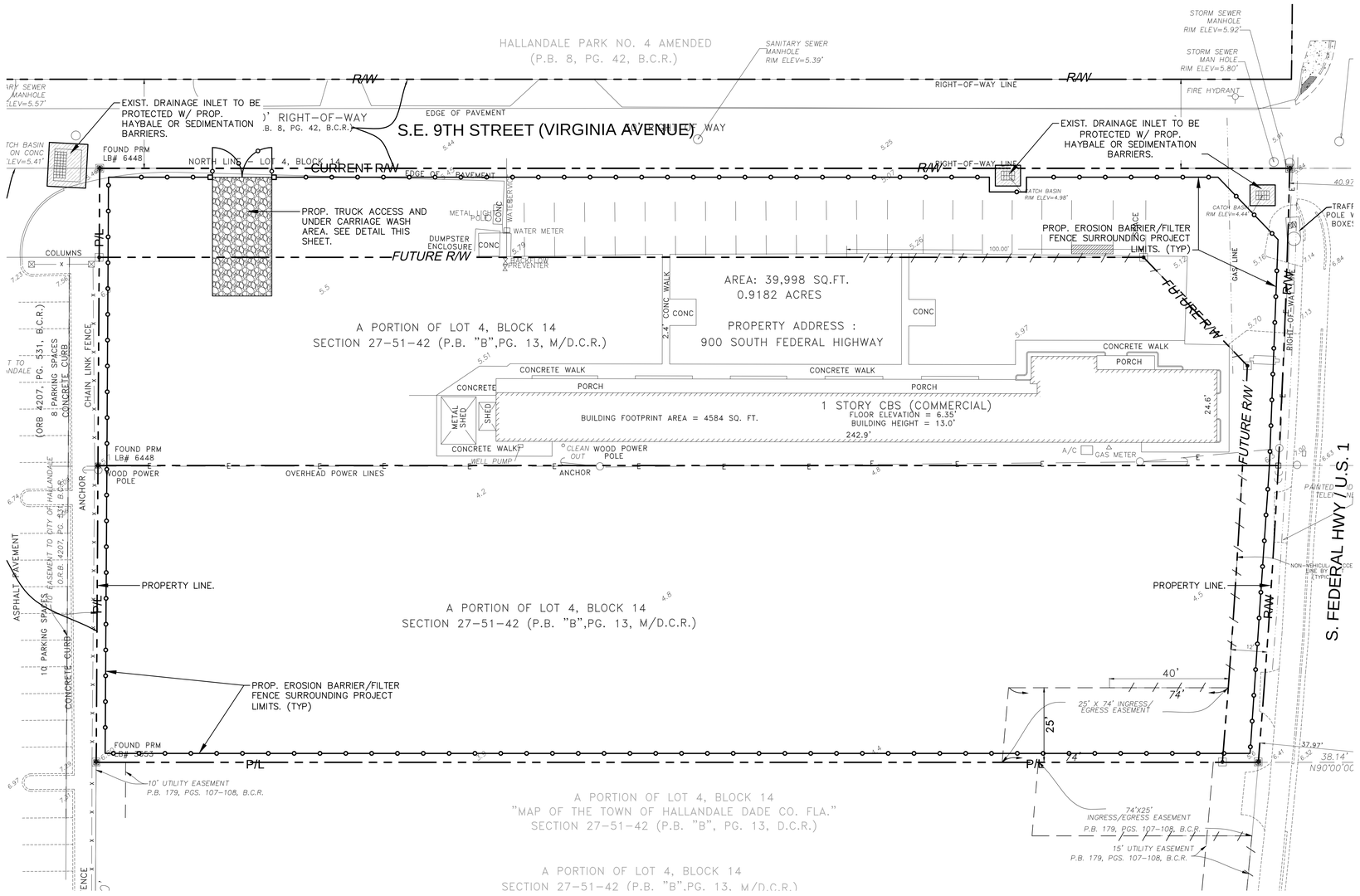
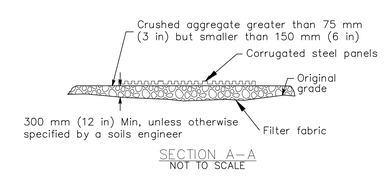
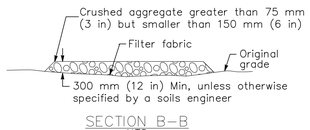
OFFSITE IMPROVEMENT PLAN

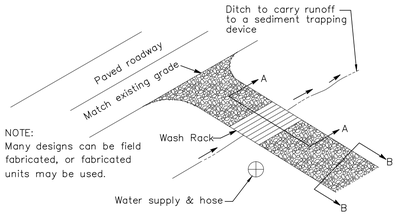




SECTION A-A
NOT TO SCALE

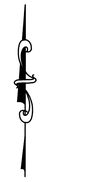


SECTION B-B
NTS



NOTE:
Many designs can be field fabricated, or fabricated units may be used.

TYPICAL TIRE WASH
N.T.S

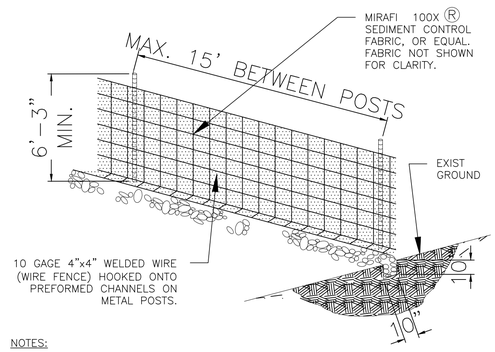


LEGEND:

- R/W LINE / PROPERTY LINE
- CENTER LINE
- EXISTING CURBING
- PROP. SILT FENCE

NOTE:

1. CONTRACTOR SHALL INSTALL GEOTEXTILE FABRIC IN EACH CATCH BASIN, FLOOR DRAIN OR TRENCH DRAINS IN THE EFFORTS TO PROTECT THE PROPOSED STORM WATER MANAGEMENT SYSTEM FROM DEBRIS AND SEDIMENTATION.
2. EROSION CONTROL DEVICES SHALL BE INSPECTED DAILY AND REPLACED AS NEEDED AND IN ACCORDANCE WITH THE FDEP NPDES PERMIT REQUIREMENTS.



NOTES:

DRIVE WOOD POSTS (1.3 LBS/FT MIN) 18" MIN INTO GROUND AND EXCAVATE A 4"X4" TRENCH UPHILL 5' LONG (MIN) ALONG LINE OF POSTS.

1. WOOD.
   POSTS 4" IN DIAMETER OR 2"X4" MAY BE USED.
   ATTACH WIRE FENCE TO POSTS AND EXTEND THE BOTTOM OF THE
2. FENCE 8" INTO THE EXCAVATED TRENCH. ALTERNATE : USE
   SEDIMENT CONTROL FABRIC WITH PRE-SEWN POCKETS FOR POSTS
   SO THAT WIRE FENCE IS NOT REQ'D.
   ATTACH THE SEDIMENT CONTROL FABRIC (36" WIDE) TO THE WIRE
   FENCE W/METAL CLIPS OR WIRE AND EXTEND THE BOTTOM OF
3. THE FABRIC 6" INTO THE TRENCH.
   BOTTOM OF SEDIMENT CONTROL FABRIC MUST BE PLACED IN TRENCH
   AND SECURED WITH GRANULAR FILL TO A HEIGHT OF 6" ABOVE
4. GROUND LEVEL, SO THAT RUNOFF IS FORCED TO GO THROUGH THE
   FENCE AND CANNOT GO UNDER IT.
   SILT FENCE SHALL BE MAINTAINED AND TRAPPED SEDIMENTS SHALL
   BE REMOVED BY THE CONTRACTOR PERIODICALLY AS DETERMINED
5. BY THE ENGINEER OR AS NECESSARY (MAX. 6 MONTHS).
   THE CONTRACTOR IS REQUIRED TO REMOVE ALL SILT FENCES AND
   AREA TO BE RESTORED TO THE ORIGINAL CONDITION UPON
6. COMPLETION OF CONSTRUCTION.

SILT FENCE DETAIL

Always call 811 two full business days before you dig
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OCEAN ENGINEERING, INC.
CIVIL ENGINEERING CONSULTANTS
333 NE 24TH STREET, SUITE 408, MIAMI, FL. 33137
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Zoning Submittal Progress

4/1/2015 2:36:47 PM

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Coral Gables, Florida 33146
Tel. 305.663.8182 Fax 305.663.8882
Firm License Number: AA0003360

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NINE HUNDRED

900 S. Federal Highway, Hallandale Beach, Florida 33009

BCA PROJECT NUMBER: 1424.00

OWNER:
Lease Florida

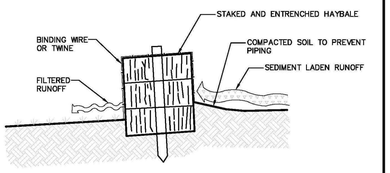
ISSUE RECORD:
Zoning Submittal Progress

SIGNED BY:
WALTER M. LUGO, P.E.
FLORIDA PE LIC. No. 61747

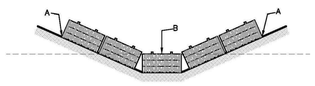
WALTER M. LUGO LICENSE NO. 61747 STATE OF FLORIDA PROFESSIONAL ENGINEER

C700

SEDIMENTATION AND EROSION CONTROL PLAN



CROSS-SECTION OF A PROPERLY INSTALLED HAYBALE

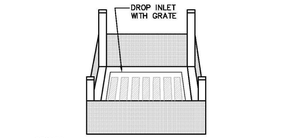


POINTS 'A' SHOULD BE HIGHER THAN POINT 'B'

PROPER PLACEMENT OF HAYBALE BARRIER IN DRAINAGE WAY

NOTES:
1. EXCAVATE THE TRENCH.
2. PLACE AND STAKE HAYBALES.
3. WEDGE LOOSE STRAW BETWEEN BALES.
4. BACKFILL AND COMPACT THE EXCAVATED SOIL.

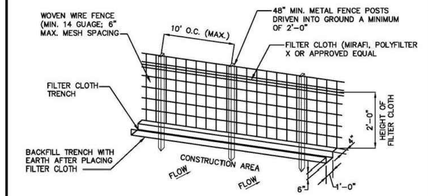
HAYBALE BARRIER
N.T.S.



SPECIFIC APPLICATION:

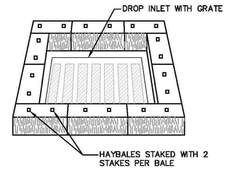
THIS METHOD OF INLET PROTECTION IS APPLICABLE WHERE THE INLET DRAINS A RELATIVELY FLAT AREA (SLOPES NO GREATER THAN 5%) WHERE SHEET OR OVERLAND FLOWS (NOT EXCEEDING 0.50 CFS) ARE TYPICAL. THE METHOD SHALL NOT APPLY TO INLETS RECEIVING CONCENTRATED FLOWS, SUCH AS IN STREET OR HIGHWAY MEDIANS.

BURLAP DROP INLET SEDIMENT FILTER
N.T.S.



CONSTRUCTION SPECIFICATIONS:
1. WOVEN WIRE FENCE TO BE FASTENED SECURELY TO FENCE POSTS BY USE OF WIRE TIES.
2. FILTER CLOTH TO BE FASTENED SECURELY TO WOVEN WIRE FENCE BY USE OF WIRE TIES SPACED EVERY 24" X 24".
3. SILT FENCES TO BE INSTALLED IN LOCATIONS AS SHOWN ON THIS EROSION AND SEDIMENT CONTROL PLAN PRIOR TO BEGINNING OF CONSTRUCTION TO CONTROL SEDIMENT.
4. SILT FENCES TO BE MAINTAINED AND CLEANED AS NECESSARY TO MAINTAIN IN FUNCTIONAL CONDITION.
5. SILT FENCES TO BE REMOVED AND THE AREA TO BE RESTORED TO ITS NATURAL CONDITION WHEN PERMANENT EROSION AND SEDIMENT CONTROL PROCEDURES ARE EFFECTIVE.

FILTER FENCE
N.T.S.



THIS METHOD OF INLET PROTECTION IS APPLICABLE WHERE THE INLET DRAINS A RELATIVELY FLAT AREA (SLOPES NO GREATER THAN 5%) WHERE SHEET OR OVERLAND FLOWS (NOT EXCEEDING 0.50 CFS) ARE TYPICAL. THE METHOD SHALL NOT APPLY TO INLETS RECEIVING CONCENTRATED FLOWS, SUCH AS IN STREET OR HIGHWAY MEDIANS.

HAYBALE DROP SEDIMENT FILTER
N.T.S.

EROSION AND SEDIMENT CONTROL GENERAL NOTE:

THE FOLLOWING ARE BEST MANAGEMENT PRACTICES (BMP'S) DETAILS AND SPECIFICATIONS. IN ADDITION TO THE STANDARDS PER FDOT INDEX 100, 101, 102, 103, AND 104, AS WELL AS PER FLORIDA'S EROSION AND SEDIMENT CONTROL MANUAL, AND ARE ONLY A SUGGESTED APPROACH DEVELOPED FOR USE BY THE OWNER/CONTRACTOR TO ASSIST THEM IN IMPLEMENTING APPROPRIATE POLLUTION PREVENTION TECHNIQUES TO COMPLY WITH FLORIDA NPDES STORM WATER CONSTRUCTION ACTIVITY, AS ESTABLISHED BY FDEP.

IT IS THE CONTRACTOR'S RESPONSIBILITY TO DETERMINE AND IMPLEMENT THE BEST MANAGEMENT PRACTICE THAT ARE APPROPRIATE FOR THE PROJECT'S SITE SPECIFIC CONDITIONS DURING THE LIFE OF THE CONSTRUCTION ACTIVITIES.

EROSION AND SEDIMENT CONTROL GENERAL NOTE
N.T.S.

1. THE CONTRACTOR IS RESPONSIBLE FOR REMOVING SILT FROM SITE IF NOT REUSABLE ON-SITE AND ASSURING PLAN ALIGNMENT AND GRADE IN ALL DITCHES AND SWALES AT COMPLETION OF CONSTRUCTION.
2. THE SITE CONTRACTOR IS RESPONSIBLE FOR REMOVING THE TEMPORARY EROSION AND SEDIMENT CONTROL DEVICES AFTER COMPLETIONOF CONSTRUCTION AND ONLY WHEN AREAS HAVE BEEN STABLIZED.
3. ADDITIONAL PROTECTION – ON-SITE PROTECTION MUST BE PROVIDED THAT WILL NOT PERMIT SILT TO LEAVE THE PROJECT CONFINES DUE TO UNFORSEEN CONDITIONS OR ACCIDENTS.
4. CONTRACTOR SHALL INSURE THAT ALL DRAINAGE STRUCTURES, PIPES, ETC. ARE CLEANED OUT AND WORKING PROPERLY AT TIME OF ACCEPTANCE.
5. WIRE MESH SHALL BE LAID OVER THE TOP DROP INLET SO THAT THE WIRE EXTENDS A MINIMUM OF 1 FOOT BEYOND EACH SIDE OF THE INLET STRUCTURE. HARDWARE CLOTH OR COMPARABLE WIRE MESH WITH ½-INCH OPENING SHALL BE USED. IF MORE THAN ONE STRIP OF MESH IS NECESSARY, THE STRIPS SHALL BE OVERLAPPED.
6. FDOT NO.1 COARSE AGGREGATE SHALL BE PLACED OVER THE WIRE MESH AS INDICATED ON DETAIL. THE DEPTH OF STONE SHALL BE AT LEASE 12 INCHES OVER THE ENTIRE INLET OPENING. THE STONE SHALL EXTEND BEYOND THE INLET OPENING AT LEASE 18 INCHES ON ALL SIDES.
7. IF THE STONE FILTER BECOMES CLOGGED WITH SEDIMENT SO THAT IT NO LONGER ADEQUATELY PERFORMS ITS FUNCTION, THE STONE MUST BE PULLED AWAY FROM THE INLET, CLEANED AND REPLACED.
8. BALE SHALL BE EITHER WIRE-BOUND OR STRING-TIED WITH THE BINDINGS ORIENTED AROUND THE SIDES RATHER THAN OVER AND UNDER THE BALES.
9. BALES SHALL BE PLACED LENGTHWISE IN SINGLE ROW SURROUNDING THE INLET, WITH THE ENDS OF ADJACENT BALES PRESSED TOGETHER.
10. THE FILTER BARRIER SHALL BE ENTRENCHED AND BACKFILLED. A TRENCH SHALL BE EXCAVATED AROUND THE INLET AND WIDTH OF A BALE TO A MINIMUM DEPTH OF FOUR INCHES. AFTER THE BALES ARE STACKED, THE EXCAVATED SOIL SHALL BE BACKFILLED AND COMPACTED AGAINST THE FILTER BARRIER.
11. EACH BALE SHALL BE SECURELY ANCHORED AND HELD IN PLACE BY AT LEAST TWO STAKES OR REBARS DRIVEN THROUGH THE BALE.
12. LOOSE STRAW SHOULD BE WEDGED BETWEEN BALE STO PREVENT WATER FROM ENTERING BETWEEN BALES.

EROSION AND SEDIMENT CONTROL NOTES
N.T.S.

13. HAYBALE BARRIERS SHALL BE INSPECTED IMMEDIATELY AFTER EACH RAINFALL AND AT LEASE DAILY DURING PROLONGED RAINFALL.
14. CLOSE ATTENTION SHALL BE PAID TO THE REPAIR OF DAMAGED BALES, END RUNS AND UNDERCUTTING BENEATH BALES.
15. NECESSARY REPAIRS TO BARRIERS OR REPLACEMENT OF BALES SHALL BE ACCOMPLISHED PROMPTLY.
16. SEDIMENT DEPOSITS SHOULD BE REMOVED AFTER EACH RAINFALL. THEY MUST BE REMOVED WHEN THE LEVEL OF DEPOSITION REACHES APPROXIMATELY ONE-HALF THE HEIGHT OF THE BARRIER.
17. ANY SEDIMENT DEPOSITS REMAINING IN PLACE AFTER THE HAYBALE BARRIER IS NO LONGER REQUIRED SHALL BE DRESSED TO CONFROM TO THE EXISTING GRADE, PREPARED AND SEEDED.
18. SILT FENCES AND FILTER BARRIERS SHALL BE INSPECTED IMMEDIATELY AFTER EACH RAINFALL AND AT LEASE DAILY DURING PROLONGED RAINFALL. ANY REQUIRED REPAIRS SHALL BE MADE IMMEDIATELY.
19. SHOULD THE FABRIC ON A SILT FENCE OR FILTER BARRIER DECOMPOSE OR BECOME INEFFECTIVE PRIOR TO THE END OF THE EXPECTED USABLE LIFE AND THE BARRIER IS STILL NECESSARY, THE FABRIC SHALL BE REPLACED PROMPTLY.
20. THE STRUCTURE SHALL BE INSPECTED AFTER EACH RAIN AND REPAIRS MADE AS NEEDED.
21. SEDIMENT SHALL BE REMOVED AND THE TRAP RESTORED TO ITS ORIGINAL DIMENSIONS WHENTHE SEDIMENT HAS ACCUMULATED TO ONE-HALF THE DESIGN DEPTH OF THE TRAP. REMOVED SEDIMENT SHALL BE DEPOSITED IN A SUITABLE AREA AND IN SUCH A MANNER THT IT WILL NOT ERODE.
22. THE CONTRACTOR IS RESPONSIBLE FOR FOLLOWING THE BEST EROSION AND SEDIMENT CONTROL PRACTICES AS OUTLINED IN THE PLANS, SPECIFICATIONS AND APPLICABLE WATER MANAGEMENT DISTRICT PERMIT(S) FOR THIS PROJECT.
23. FOR ADDITIONAL INFORMATION ON SEDIMENT AND EROSION CONTROL REFER TO "THE FLORIDA DEVELOPMENT MANUAL – A GUIDE TO SOUND LAND AND WATER MANAGAEMENT" FROM THE STATE OF FLORIDA DEPARTMENT OF ENVIRONMENTAL REGULATION (FDER), CHAPTER 6.
24. EROSION AND SEDIMENT CONTROL BARRIERS SHALL BE PLACED ADJACENT TO ALL WETLAND AREAS WHERE THERE IS POTENTIAL FOR DOWNSTREAM WATER QUALITY DEGRADATION.

EROSION AND SEDIMENT CONTROL NOTES
N.T.S.

25. ALL DISTURBED AREAS SHALL BE GRASSED, FERTILIZED, MULCHED AND MAINTAINED UNTIL A PERMANENT VEGETATIVE COVER IS ESTABLISHED.
26. SOD SHALL BE PLACED IN AREAS WHICH MAY REQUIRE IMMEDIATE EROSION PROTECTION TO ENSURE WATER QUALITY STANDARDS ARE MAINTAINED.
27. ANY DISCHARGE FROM DEWATERING ACTIVITY SHALL BE FILTERED AND CONVEYED TO THE OUTFALL IN A MANNER WHICH PREVENTS EROSION AND TRANSPORTATION OF SUSPENDED SOLIDS TO THE RECEIVING OUTFALL.
28. DEWATERING PUMPS SHALL NOT EXCEED THE CAPACITY OF THAT WHICH REQUIRES A CONSUMPTIVE USE PERMIT FROM THE APPLICABLE WATER MANAGEMENT DISTRICT.
29. ALL DISTURBED AREAS TO BE STABILIZED THROUGH COMPACTION. SILT SCREENS, HAYBALES AND GRASSING. ALL FILL SLOPES 3:1 OR STEEPER TO RECEIVE STAKED SOLID SOD.
30. ALL DEWATERING, EROSION, AND SEDIMENT CONTROL TO REMAIN IN PLACE AFTER COMPLETION OF CONSTRUCTION AND BE REMOVED OLY WHEN AREAS HAVE BEEN STABILIZED.
31. THIS PLAN INDICATES THE MINIMUM EROSION AND SEDIMENT CONTROL MEASURES REQUIRED FOR THIS PROJECT. THE CONTRACTOR IS RESPONSIBLE FOR MEETING ALL APPLICABLE RULES, REGULATIONS AND WATER QUALITY GUIDELINES AND MAY NEED TO INSTALL ADDITIONAL CONTROLS.
32. ALL EXCAVATIONS AND EARTHWORK SHALL BE DONE IN A MANNER TO MINIMIZE WATER TURBIDITY AND POLLUTION. DISCHARGE SHALL BE CONTROLLED AND REROUTED THROUGH HAY FILTERS, SILTATION DIAPERS AND SUMPS. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PREVENTION, CORRECTION, CONTROL AND ABATEMENT OF EROSION AND WATER POLLUTION IN ACCORDANCE WITH CHAPTER 62-302, FLORIDA ADMINISTRATIVE CODE.
33. THE CONTRACTOR IS RESPONSIBLE FOR THE REMOVAL OF ANY SEDIMENT THAT LEAVES THE SITE AND CHANGES ANY DOWNSTREAM CONDITIONS BY RAISING CHANNEL BOTTOMS AND/OR CLOGGING OUTFALL CULVERTS.
34. THE CONTRACTOR SHALL PAY FOR ANY WATER QUALITY CONTROL VIOLATIONS FROM ANY AGENCY THAT RESULTS IN FINES BEING ASSESSED TO THE OWNER BECAUSE OF THE CONTRACTOR'S FAILURE TO ELIMINATE TURBID RUNOFF FROM LEAVING THE SITE AND RAISING BACKGROUND LEVELS ABOVE EXISTING BACKGROUND LEVEL.
35. A MINIMUM OF ONE OF THE EROSION CONTROL MEASURE OPTIONS SHOWN FOR ALL DROP INLETS WILL BE USED BY THE CONTRACTOR.
36. FLOATING TURBIDITY BARRIERS WILL BE PLACED AT ALL OUTFALL LOCATIONS. IF SEAGRASSES ARE PRESENT BARRIERS WILL NOT BE PLACED OVER THEM. THE FLOATING TURBIDITY BARRIERS SHALL BE INSTALLED IN A MANNER TO PREVENT MANATEE ENTANGLEMENT.
37. SILT FENCES OR HAYBALES WILL BE USED ALONG BOTH SIDES OF LIMITS OF CONSTRUCTION TO MINIMIZE OFFSITE SILTATION MIGRATION.

EROSION AND SEDIMENT CONTROL NOTES
N.T.S.

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Zoning Submittal Progress

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4942 LeJeune Road Suite 200
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Firm License Number: AA0003360

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NINE HUNDRED

900 S. Federal Highway, Hallandale Beach, Florida 33009

BCA PROJECT NUMBER: 1424.00

OWNER:
Lease Florida

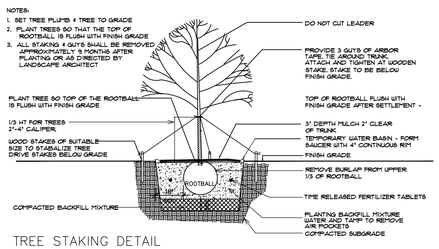
ISSUE RECORD:
Zoning Submittal Progress

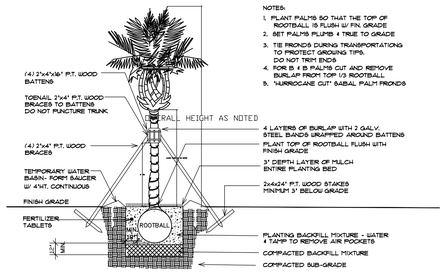
SIGNED BY:
WALTER M. LUGO, P.E.
FLORIDA PE LIC. No. 61747

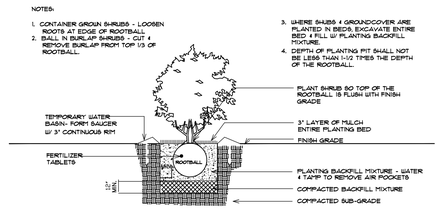
WALTER M. LUGO LICENSE NO. 61747 STATE OF FLORIDA PROFESSIONAL ENGINEER

C800

SEDIMENTATION AND EROSION CONTROL NOTES





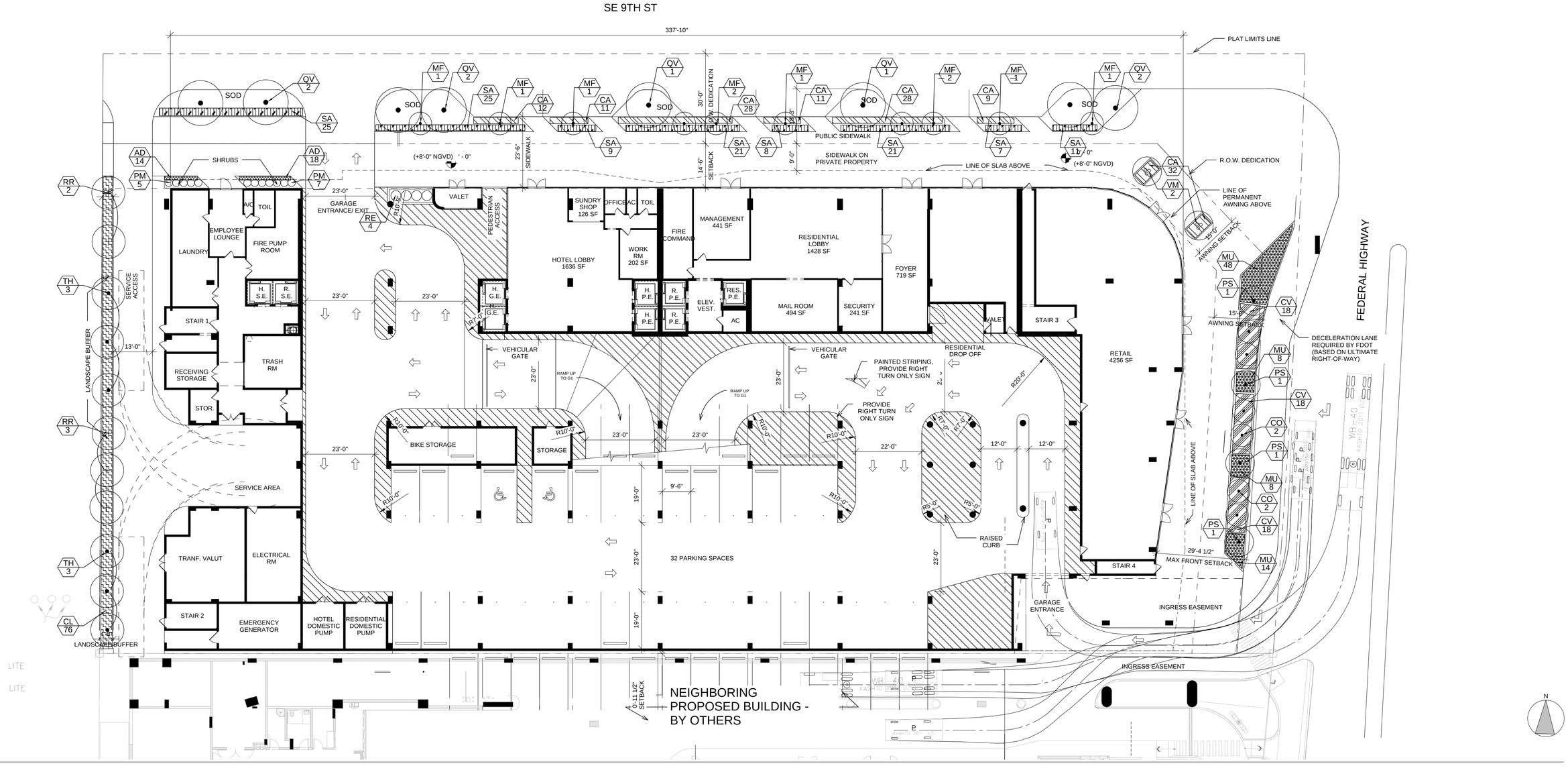


Plant List for Sheet L-1

Sym	Qty	Botanical/ Common Name	Size	Native
RR	5	Roystonea regia/ Royal Palm	22' OA HT, matched	Yes
MF	10	Myrcianthes fragrans/ Simpson's Stopper	15' Ht x 5' Spr, 3" dbh	Yes
PS	4	Phoenix sylvestris/ Wild Date Palm	14' CT, matched	No
QV	8	Quercus virginiana/ Live Oak	15' Ht x 6' Spr, 3" dbh	Yes
TH	6	Tabebuia heterophylla/ Pink Tabebuia	15' Ht x 6' Spr, 3" dbh	No
CO	6	Chrysophyllum oliviforme/ Satin Leaf	15' Ht x 5' Spr, 3" dbh	Yes
VM	2	Veitchia montgomeryana/ Montgomery Palm	14'-20' OA Ht, triple trunk	No
AD	32	Asparagus densiflorus' Meyersii'/ Foxtail Fern	10" x 10", 18" O.C.	No
RE	4	Rhapis excelsa/ Lady Palm	5' Ht, 9 stem min full to base	No
SA	120	Schefflera arboricola 'Trinette'/ Variegated Arboricola	20" x 20", 24" O.C.	No
CV	36	Codiaeum variegatum/ Croton	24" x 24", 24" O.C.	No
CL	76	Clusia guttifera/ Small Leaf Clusia	24" x 24", 24" O.C.	No
MU	70	Muhlenbergia capillaries/ Muhly Grass	18" x 18", 24" O.C.	Yes
PM	12	Podocarpus macrophyllus/ Podocarpus	24" x 24", 24" O.C.	No
CA	131	Carissa macrocarpa 'Emerald Blanket'/ Dwf Carissa	9" x 10", 18" O.C.	No
Sod		St. Augustine 'Floratam'		
Mulch		Shredded Eucalyptus, Melaleuca or recycled mulch		

Landscape Data

Description	Required	Provided
Landscape Area	9705 sf (15%)	3260 sf (5 %)
Ground level landscape area		1524 sf
Upper level landscape area		3471 sf (.50) = 1735 sf
Site trees		
64,701 sf lot/ 1500 =	44	47
Ground level trees		39
Upper level trees		16 (.50) = 8
Native trees (50%)	22	29



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Landscape Architecture
(954) 492-9609
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NINE HUNDRED

900 S. Federal Highway, Hallandale Beach, Florida 33009

BCA PROJECT NUMBER: 1424.00

OWNER:
Hallandale Office Towers llc

ISSUE RECORD:
DRC SUBMITTAL | 10-12-2015

L1

LANDSCAPE PLAN

1/16" = 1'-0"

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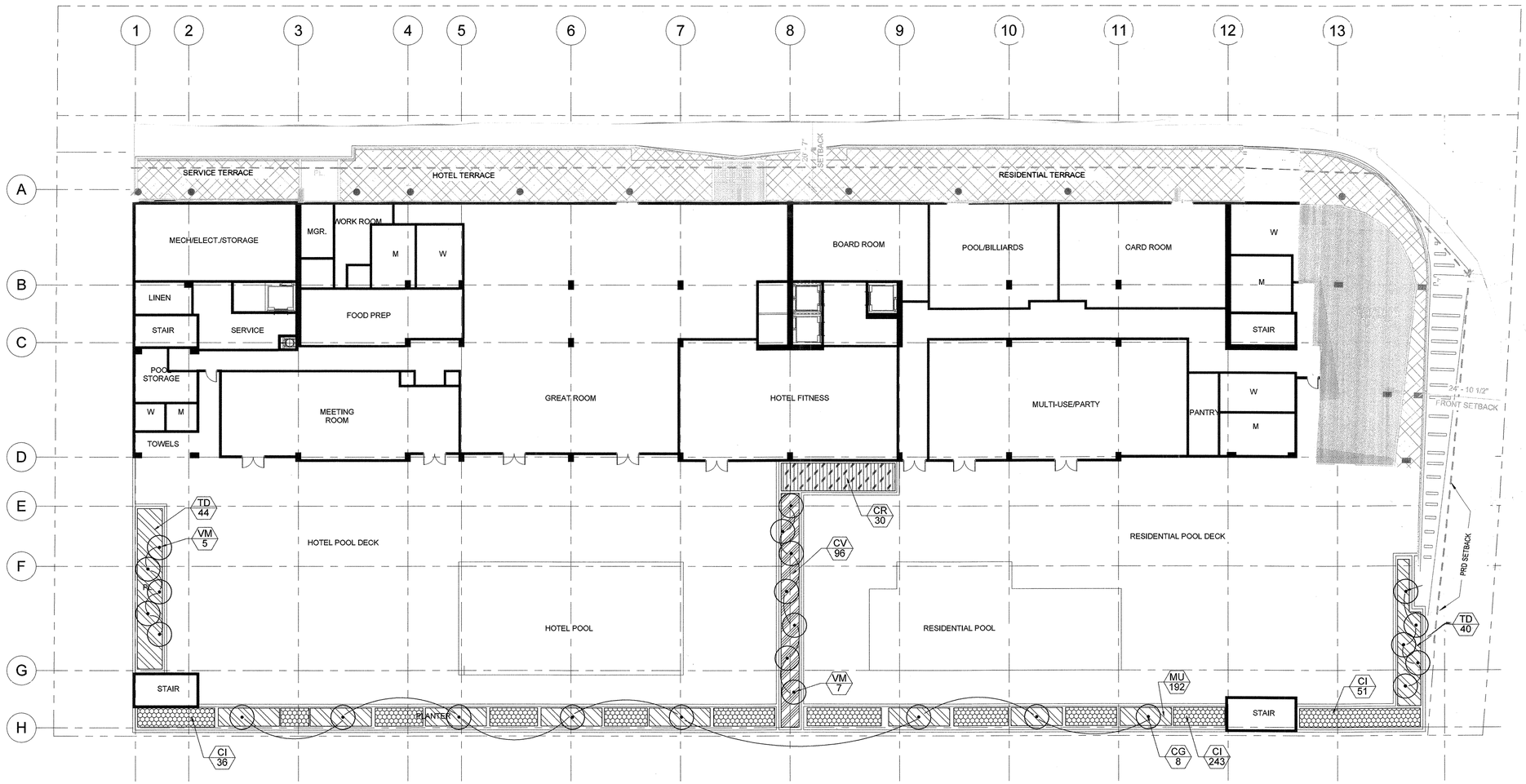
General Notes:

1. All plant material shall be Florida No. 1 or better as given in the current Grades and Standards for Nursery Plants, 2nd Edition, February 1998, Florida Department of Agriculture and Consumer Services, Division of Plant Industry.
2. All plant materials shall be subject to inspection and approval by the Landscape Architect at place of growth and upon delivery for conformity to specification.
3. All plants shall be true to species and variety and shall conform to measurements specified. All substitutions shall be submitted to the City and Landscape Architect for final approval.
4. All plants shall be exceptionally heavy, symmetrical, tight knit and so trained in appearance as to be superior to form, branching and symmetry.
5. Contractor shall notify S.U.N.S.H.I.N.E. (1-800-432-4770) for locations of existing utility lines 48 hours prior to beginning work. Contractor shall verify location of all utility lines and easements prior to commencing any work. Excavation in the vicinity of underground utilities shall be undertaken with care and by hand, if necessary. The Contractor bears full responsibility for this work and disruption or damage to utilities shall be repaired immediately at no expense to Owner.
6. Grade B+, shredded sterilized Melaleuca or Eucalyptus mulch shall be used in all mass planting beds and for individual tree pits. All mulch shall be arsenic free. All trees shall have a mulch ring with a depth of 3" and a diameter of 3'- 4' around their base. All mulch shall be kept 4" from base of all plant material. Mulch beds shall be a minimum of 12" wider than plants measured from outside edge of foliage.
7. Sod shall be St. Augustine 'Floratam' solid and free of weeds, insects, fungus and disease, laid with alternating and abutting joints.
8. All trees and shrubs shall be backfilled with a suitable planting soil consisting of 50 percent sand and 50 percent approved compost. All plant materials shall be planted with a minimum of 6 to 18 inches of this planting soil around the root ball. Refer to planting details. Planting soil to be backfilled into plant pits by washing in. Planting beds shall be free from road, pea, egg or colored rock, building materials, debris, weeds, noxious pests and disease.
9. All trees shall be warranted by the Contractor and will be healthy and in flourishing condition of active growth one year from date of final acceptance.
10. All shrubs, groundcovers, vines and sod shall be fully warranted for one year under same condition as above.
11. All synthetic burlap, synthetic string or cords or wire baskets shall be removed before any trees are planted. All synthetic tape shall be removed from trunks, branches, etc before inspection. The top 1/3 of any natural burlap shall be removed or tucked into the planting hole before trees are backfilled. Planting soil to be backfilled into pits by washing in.
12. All trees, palms and other plants shall be planted with the top of their rootballs no deeper than the final grade surrounding the planting area.
13. All guys and stakes on trees shall be removed after final inspection or at time of plant establishment.
14. In areas where paved surfaces abut sod or mulch, the final level of both surfaces should be even.
15. All planting shall be installed with fertilizer at time of planting. Fertilizer shall be a complete fertilizer with a N-P-K ratio of 10-3-15.
16. All planting shall be installed in a sound, workmanlike manner and according to good planting procedures. Installation shall include watering, weeding, fertilizing, mulching, selective pruning and removal of refuse and debris on a regular basis so as to present a neat and well kept appearance at all times.
17. All landscape and sod areas shall have an automatic irrigation system installed. Coverage should be 100% with 50% minimum overlap using rust free water to all landscape and sod areas. Spray upon public sidewalks, streets and adjacent properties should be minimized. Sodded areas and shrub/ groundcover beds should be on separate irrigation zones for a more efficient system. Irrigation system shall be installed with a rainswitch device.
18. All ground equipment including ac equipment, mechanical boxes, pumps, etc shall be screened with appropriate plant material to the height of element being screened.
19. All landscape and irrigation shall be installed in compliance with all local codes.
20. The plan shall take precedence over the plant list, should there be any discrepancy between the two.
21. A pre-construction landscape meeting shall take place with the City landscape inspector prior to installation of any landscaping.

Plant List for Sheet L-2

Sym	Qty	Botanical/ Common Name	Size	Native
VM	17	Veitchia montgomeryana/ Montgomery Palm	15' OA Ht	No
CG	8	Caesalpinia granadillo/ Bridalveil	15' Ht x 5' Spr, 3" cal	No
TD	84	Tripsacum dactyloides/ Fakahatchee Grass	24" x 24", 24" O.C.	Yes
CR	30	Crinum augustum 'Queen emma'/ Crinum Lily	24" x 24", 36"O.C.	No
MU	192	Muhlenbergia capillaries/ Muhly Grass	18" x 18", 24" O.C.	Yes
CV	96	Codiaeum variegatum/ Croton	24" x 24", 24" O.C.	No
CI	294	Chrysobalanus icaco/ Cocoplum	24" x 24", 24" O.C.	Yes
Sod		St. Augustine 'Floratam'		
Mulch		Shredded Eucalyptus, Melaleuca or recycled mulch		



bc architects

4942 LeJeune Road Suite 200
Coral Gables, Florida 33146
Tel. 305.663.8182 Fax 305.663.8882
Firm License Number: AA0003360

BC ARCHITECTS 2015
ALL RIGHTS RESERVED

Kimberly Moyer, RLA
Landscape Architecture
(954) 492-9609
Lic. No. #LA0000952

NINE HUNDRED

900 S. Federal Highway, Hallandale Beach, Florida 33009

BCA PROJECT NUMBER: 1424.00

OWNER:
Lease Florida

ISSUE RECORD:
9/8/15

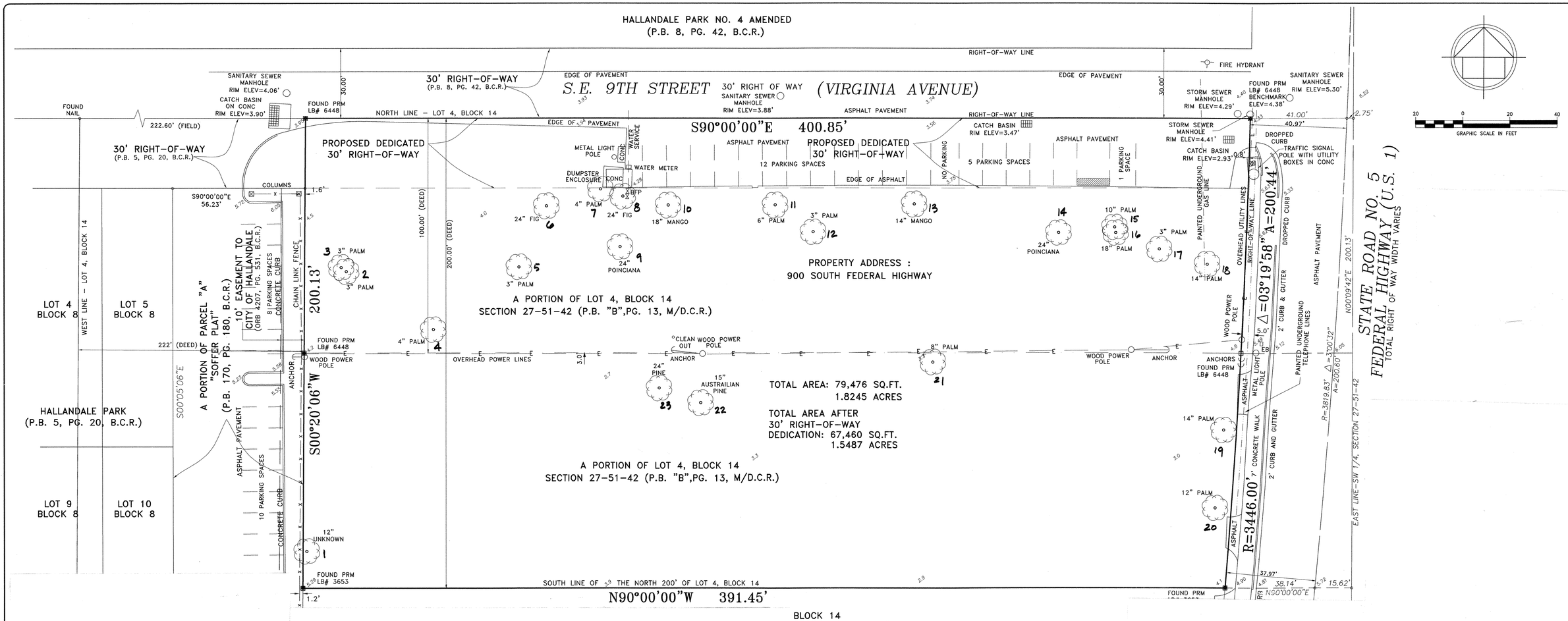
SIGNED BY:
FLORIDA ARCHITECT

4/10/2015 9:40:38 AM

L2

LEVEL 7 LANDSCAPE

1/16" = 1'-0"



Existing Trees

Tree Symbol	Botanical/ Common Name	Trunk Caliper	Disposition	Condition
1	Conocarpus erectus/ Green Buttonwood	12"	To be removed	Fair
2	Ptychosperma elegans/ Solitaire Palm	3"	To be removed	Fair
3	Ptychosperma elegans/ Solitaire Palm	3"	To be removed	Fair
4	Ptychosperma elegans/ Solitaire Palm	4"	To be removed	Fair
5	Ptychosperma elegans/ Solitaire Palm	3"	To be removed	Fair
6	Ficus sp/ Ficus	24"	To be removed	Poor
7	Ptychosperma elegans/ Solitaire Palm	4"	To be removed	Fair
8	Ficus sp/ Ficus	24"	To be removed	Poor
9	Delonix regia/ Royal Poinciana	24"	To be removed	Fair
10	Mangifera indica/ Mango	18"	To be removed	Good
11	Cocos nucifera/ Coconut Palm	6"	To be removed	Poor
12	Ptychosperma elegans/ Solitaire Palm	3"	To be removed	Good
13	Mangifera indica/ Mango	14"	To be removed	Good
14	Ptychosperma elegans/ Solitaire Palm	24"	To be removed	Fair
15	Roystonea regia/ Royal Palm	10"	To be removed	Poor
16	Roystonea regia/ Royal Palm	18"	To be removed	Fair
17	Ptychosperma elegans/ Solitaire Palm	3"	To be removed	Good
18	Roystonea regia/ Royal Palm	14"	To be removed	Poor
19	Roystonea regia/ Royal Palm	14"	To be removed	Fair
20	Roystonea regia/ Royal Palm	12"	To be removed	Fair
21	Cocos nucifera/ Coconut Palm	8"	To be removed	Poor
22	Casuarina equisetifolia/ Australian Pine	15"	To be removed	
23	Ptychosperma elegans/ Solitaire Palm	24"	To be removed	Fair

Note: A tree removal permit is required by City prior to removal of any trees on site.

Note:
Remove all misc shrubs and hedges on site.
Remove all exotic nuisance species on site.

4/1/2015 8:12:41 AM

bc architects
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Firm License Number: AA0003369

BC ARCHITECTS 2015
ALL RIGHTS RESERVED

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Landscape Architecture
(954) 492-9609
Lic. No. #LA0000952

900 FEDERAL

900 S. Federal Highway, Hallandale Beach, Florida 33009

BCA PROJECT NUMBER: 1424.00

OWNER:
Lease Florida

ISSUE RECORD:
9/8/15

SIGNED BY:
FLORIDA ARCHITECT

TD-1

TREE DISPOSITION

Scale 1"=20'-0"

NOTICE:
THIS PLAT, AS RECORDED IN ITS GRAPHIC FORM, IS THE OFFICIAL DEPICTION OF THE SUBDIVIDED LANDS DESCRIBED HEREIN AND WILL IN NO CIRCUMSTANCES BE SUPPLANTED IN AUTHORITY BY ANY OTHER GRAPHICAL OR DIGITAL FORM OF THE PLAT. THERE MAY BE ADDITIONAL RESTRICTIONS THAT ARE NOT RECORDED ON THIS PLAT THAT MAY BE FOUND IN THE PUBLIC RECORDS OF THE CITY AND THIS COUNTY.

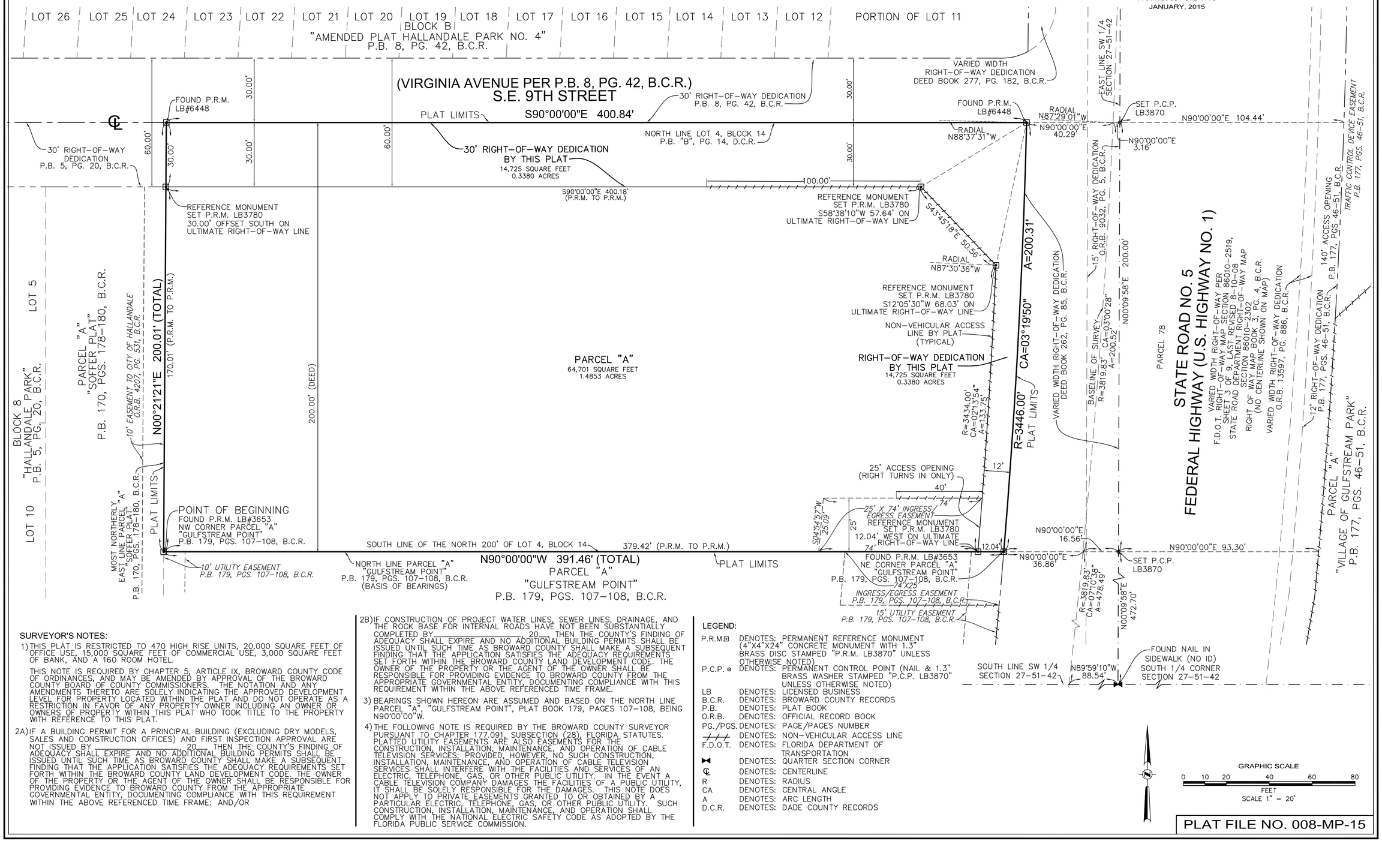
PLAT BOOK PAGE
SHEET 2 OF 2 SHEETS

"WASERSTEIN GULFSTREAM"

A REPLAT OF A PORTION OF THE NORTH 200 FEET OF LOT 4, BLOCK 14, IN SECTION 27, TOWNSHIP 51 SOUTH, RANGE 42 EAST, OF THE "TOWN OF HALLANDALE", PLAT BOOK "B", PAGE 13, DADE COUNTY RECORDS
CITY OF HALLANDALE BEACH, BROWARD COUNTY, FLORIDA

PREPARED BY
PULICE LAND SURVEYORS, INC.
5381 NOB HILL ROAD
SUNRISE, FLORIDA 33351
954-572-1777
FAX NO. 954-572-1778

JANUARY, 2015



SURVEYOR'S NOTES:

1) THIS PLAT IS RESTRICTED TO 470 HIGH RISE UNITS, 20,000 SQUARE FEET OF OFFICE USE, 15,000 SQUARE FEET OF COMMERCIAL USE, 3,000 SQUARE FEET OF BANK, AND A 160 ROOM HOTEL.

   THIS NOTE IS REQUIRED BY CHAPTER 5, ARTICLE IX, BROWARD COUNTY CODE OF ORDINANCES, AND MAY BE AMENDED BY APPROVAL OF THE BROWARD COUNTY BOARD OF COUNTY COMMISSIONERS. THE NOTATION AND ANY AMENDMENTS THERETO ARE SOLELY INDICATING THE APPROVED DEVELOPMENT LEVEL FOR PROPERTY LOCATED WITHIN THE PLAT AND DO NOT OPERATE AS A RESTRICTION IN FAVOR OF ANY PROPERTY OWNER INCLUDING AN OWNER OR OWNERS OF PROPERTY WITHIN THIS PLAT WHO TOOK TITLE TO THE PROPERTY WITH REFERENCE TO THIS PLAT.

2A) IF A BUILDING PERMIT FOR A PRINCIPAL BUILDING (EXCLUDING DRY MODELS, SALES AND CONSTRUCTION OFFICES) AND FIRST INSPECTION APPROVAL ARE NOT ISSUED BY _____, 20___, THEN THE COUNTY'S FINDING OF ADEQUACY SHALL EXPIRE AND NO ADDITIONAL BUILDING PERMITS SHALL BE ISSUED UNTIL SUCH TIME AS BROWARD COUNTY SHALL MAKE A SUBSEQUENT FINDING THAT THE APPLICATION SATISFIES THE ADEQUACY REQUIREMENTS SET FORTH WITHIN THE BROWARD COUNTY LAND DEVELOPMENT CODE. THE OWNER OF THE PROPERTY OR THE AGENT OF THE OWNER SHALL BE RESPONSIBLE FOR PROVIDING EVIDENCE TO BROWARD COUNTY FROM THE APPROPRIATE GOVERNMENTAL ENTITY, DOCUMENTING COMPLIANCE WITH THIS REQUIREMENT WITHIN THE ABOVE REFERENCED TIME FRAME: AND/OR

2B) IF CONSTRUCTION OF PROJECT WATER LINES, SEWER LINES, DRAINAGE, AND THE ROCK BASE FOR INTERNAL ROADS HAVE NOT BEEN SUBSTANTIALLY COMPLETED BY _____, 20___, THEN THE COUNTY'S FINDING OF ADEQUACY SHALL EXPIRE AND NO ADDITIONAL BUILDING PERMITS SHALL BE ISSUED UNTIL SUCH TIME AS BROWARD COUNTY SHALL MAKE A SUBSEQUENT FINDING THAT THE APPLICATION SATISFIES THE ADEQUACY REQUIREMENTS SET FORTH WITHIN THE BROWARD COUNTY LAND DEVELOPMENT CODE. THE OWNER OF THE PROPERTY OR THE AGENT OF THE OWNER SHALL BE RESPONSIBLE FOR PROVIDING EVIDENCE TO BROWARD COUNTY FROM THE APPROPRIATE GOVERNMENTAL ENTITY, DOCUMENTING COMPLIANCE WITH THIS REQUIREMENT WITHIN THE ABOVE REFERENCED TIME FRAME.

3) BEARINGS SHOWN HEREON ARE ASSUMED AND BASED ON THE NORTH LINE PARCEL "A", "GULFSTREAM POINT", PLAT BOOK 179, PAGES 107-108, BEING N90°00'00"W.

4) THE FOLLOWING NOTE IS REQUIRED BY THE BROWARD COUNTY SURVEYOR PURSUANT TO CHAPTER 177.091, SUBSECTION (28), FLORIDA STATUTES. PLATTED UTILITY EASEMENTS ARE ALSO EASEMENTS FOR THE CONSTRUCTION, INSTALLATION, MAINTENANCE, AND OPERATION OF CABLE TELEVISION SERVICES; PROVIDED, HOWEVER, NO SUCH CONSTRUCTION, INSTALLATION, MAINTENANCE, AND OPERATION OF CABLE TELEVISION SERVICES SHALL INTERFERE WITH THE FACILITIES AND SERVICES OF AN ELECTRIC, TELEPHONE, GAS, OR OTHER PUBLIC UTILITY. IN THE EVENT A CABLE TELEVISION COMPANY DAMAGES THE FACILITIES OF A PUBLIC UTILITY, IT SHALL BE SOLELY RESPONSIBLE FOR THE DAMAGES. THIS NOTE DOES NOT APPLY TO PRIVATE EASEMENTS GRANTED TO OR OBTAINED BY A PARTICULAR ELECTRIC, TELEPHONE, GAS, OR OTHER PUBLIC UTILITY. SUCH CONSTRUCTION, INSTALLATION, MAINTENANCE, AND OPERATION SHALL COMPLY WITH THE NATIONAL ELECTRIC SAFETY CODE AS ADOPTED BY THE FLORIDA PUBLIC SERVICE COMMISSION.

LEGEND:

P.R.M ⊡	DENOTES: PERMANENT REFERENCE MONUMENT (4"X4"X24" CONCRETE MONUMENT WITH 1.3" BRASS DISC STAMPED "P.R.M. LB3870" UNLESS OTHERWISE NOTED)
P.C.P. ⊙	DENOTES: PERMANENT CONTROL POINT (NAIL & 1.3" BRASS WASHER STAMPED "P.C.P. LB3870" UNLESS OTHERWISE NOTED)
LB	DENOTES: LICENSED BUSINESS
B.C.R.	DENOTES: BROWARD COUNTY RECORDS
P.B.	DENOTES: PLAT BOOK
O.R.B.	DENOTES: OFFICIAL RECORD BOOK
PG./PGS.	DENOTES: PAGE/PAGES NUMBER
+++	DENOTES: NON-VEHICULAR ACCESS LINE
F.D.O.T.	DENOTES: FLORIDA DEPARTMENT OF TRANSPORTATION
⋈	DENOTES: QUARTER SECTION CORNER
℄	DENOTES: CENTERLINE
R	DENOTES: RADIUS
CA	DENOTES: CENTRAL ANGLE
A	DENOTES: ARC LENGTH
D.C.R.	DENOTES: DADE COUNTY RECORDS

GRAPHIC SCALE
0 10 20 40 60 80
FEET
SCALE 1" = 20'

PLAT FILE NO. 008-MP-15

PLAT BOOK PAGE
SHEET 1 OF 2 SHEETS

"WASERSTEIN GULFSTREAM"

A REPLAT OF A PORTION OF THE NORTH 200 FEET OF LOT 4, BLOCK 14, IN SECTION 27, TOWNSHIP 51 SOUTH, RANGE 42 EAST, OF THE "TOWN OF HALLANDALE", PLAT BOOK "B", PAGE 13, DADE COUNTY RECORDS
CITY OF HALLANDALE BEACH, BROWARD COUNTY, FLORIDA

PREPARED BY

PULICE LAND SURVEYORS, INC.
5381 NOB HILL ROAD
SUNRISE, FLORIDA 33351
954-572-1777
FAX NO. 954-572-1778
JANUARY, 2015

LEGAL DESCRIPTION:

A PORTION OF THE NORTH 200 FEET OF LOT 4, BLOCK 14, "TOWN OF HALLANDALE", IN SECTION 27, TOWNSHIP 51 SOUTH, RANGE 42 EAST, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK "B" PAGE 13, OF THE PUBLIC RECORDS OF DADE COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHWEST CORNER OF PARCEL "A", "GULFSTREAM POINT", ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 179, PAGES 107 AND 108, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA, SAID POINT BEING ON THE SOUTH LINE OF THE NORTH 200 FEET OF SAID LOT 4, BLOCK 14, "TOWN OF HALLANDALE", IN SECTION 27, TOWNSHIP 51 SOUTH, RANGE 42 EAST; THENCE NORTH 00°21'21" EAST ON THE MOST NORTHERLY EAST LINE OF PARCEL "A", "SOFFER PLAT", ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 170, PAGES 178 AND 180, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA FOR 200.01 FEET TO THE INTERSECTION WITH THE NORTH LINE OF SAID LOT 4, BLOCK 14, 'TOWN OF HALLANDALE", SAID LINE ALSO BEING THE SOUTH RIGHT-OF-WAY LINE OF S.E. 9TH STREET DEDICATED BY "HALLANDALE PARK NO. 4 AMENDED", ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 8, PAGE 42, OF SAID PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA; THENCE SOUTH 90°00'00" EAST ON SAID NORTH LINE AND SAID SOUTH RIGHT-OF-WAY LINE FOR 400.84 FEET TO THE INTERSECTION WITH THE WESTERLY RIGHT-OF-WAY LINE OF STATE ROAD NO. 5 (FEDERAL HIGHWAY) (U.S. HIGHWAY NO. 1) AS DEDICATED BY DEED BOOK 262, PAGE 85, OF SAID PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA, SAID POINT BEING ON THE ARC OF A NON-TANGENT CURVE CONCAVE WESTERLY, WHOSE RADIUS POINT BEARS NORTH 88°37'31" WEST; THENCE SOUTHERLY ON THE ARC OF SAID CURVE TO THE RIGHT, HAVING A RADIUS OF 3446.00 FEET, A CENTRAL ANGLE OF 3°19'50", FOR AN ARC LENGTH OF 200.31 FEET TO THE INTERSECTION WITH THE AFOREMENTIONED SOUTH LINE OF THE NORTH 200 FEET OF SAID LOT 4, BLOCK 14, SAID POINT BEING THE NORTHEAST CORNER OF SAID PARCEL "A", "GULFSTREAM POINT"; THENCE NORTH 90°00'00" WEST ON SAID SOUTH LINE AND ON THE NORTH LINE OF SAID PARCEL "A", "GULFSTREAM POINT" FOR 391.46 FEET TO THE POINT OF BEGINNING.

SAID LANDS SITUATE, LYING AND BEING IN THE CITY OF HALLANDALE BEACH, BROWARD COUNTY, FLORIDA, CONTAINING 79,476 SQUARE FEET (1.8245 ACRES).

DEDICATION:

STATE OF FLORIDA
COUNTY OF BROWARD SS

KNOW ALL MEN BY THESE PRESENTS: THAT HALLANDALE OFFICE TOWERS, LLC, A FLORIDA LIMITED LIABILITY COMPANY, THE OWNER OF THE LANDS DESCRIBED HEREON, AND HAS CAUSED SAID LANDS TO BE SUBDIVIDED AND PLATTED AS SHOWN HEREON, SAID PLAT TO BE KNOWN AS "WASERSTEIN GULFSTREAM", A REPLAT.

THE ADDITIONAL RIGHTS-OF-WAY AS SHOWN HEREON, ARE HEREBY DEDICATED TO THE PUBLIC FOR PROPER PURPOSES.

THE INGRESS/EGRESS EASEMENTS AS SHOWN HEREON, ARE HEREBY RESERVED FOR PROPER PURPOSES.

IN WITNESS THEREOF: HALLANDALE OFFICE TOWERS, LLC, A FLORIDA LIMITED LIABILITY COMPANY, HAS CAUSED THESE PRESENTS TO BE SIGNED BY _____ ITS MANAGING MEMBER, AND ITS COMPANY SEAL TO BE AFFIXED BY AND WITH THE AUTHORITY OF ITS BOARD OF DIRECTORS THIS _____ DAY OF _____, A.D. 201_.

WITNESSES:

_____ HALLANDALE OFFICE TOWERS, LLC,
PRINT NAME: _____ A FLORIDA LIMITED LIABILITY COMPANY

_____ BY: _____
PRINT NAME: _____ TITLE: _____

ACKNOWLEDGMENT:

STATE OF FLORIDA
COUNTY OF BROWARD SS

I HEREBY CERTIFY: THAT ON THIS DAY PERSONALLY APPEARED BEFORE ME _____, MANAGING MEMBER OF HALLANDALE OFFICE TOWERS, LLC, A FLORIDA LIMITED LIABILITY COMPANY, TO ME WELL KNOWN TO BE THE PERSON DESCRIBED IN AND WHO ACKNOWLEDGED BEFORE ME THAT HE/SHE EXECUTED THE SAME FREELY AND VOLUNTARILY FOR THE USES AND PURPOSES THEREIN EXPRESSED AND DID NOT TAKE AN OATH.

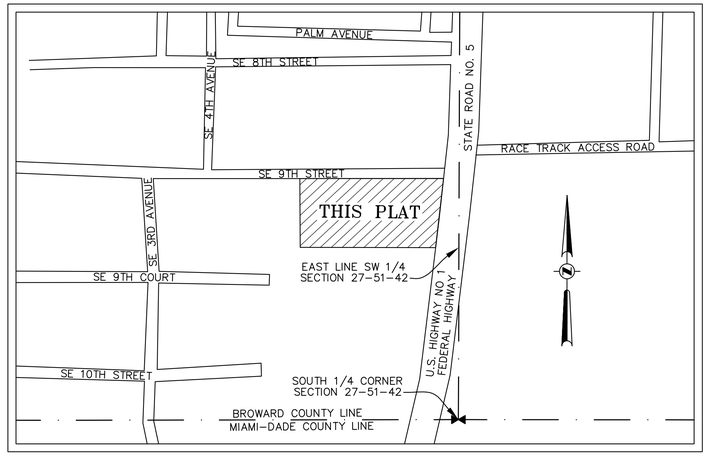
WITNESS: MY HAND AND OFFICIAL SEAL THIS _____ DAY OF _____, 2015, A.D.

_____
MY COMMISSION NUMBER: _____ NOTARY PUBLIC – STATE OF FLORIDA
MY COMMISSION EXPIRES: _____ PRINT NAME: _____

SURVEYOR'S CERTIFICATION:

I HEREBY CERTIFY: THAT THE ATTACHED PLAT IS A TRUE AND CORRECT REPRESENTATION OF THE LAND RECENTLY SURVEYED, SUBDIVIDED AND PLATTED UNDER MY RESPONSIBLE DIRECTION AND SUPERVISION. THAT THE SURVEY DATA SHOWN HEREON CONFORMS TO THE APPLICABLE REQUIREMENTS OF CHAPTER 177, PART 1, FLORIDA STATUTES, AND WITH THE APPLICABLE SECTION OF CHAPTER 5J-17, FLORIDA ADMINISTRATIVE CODE, AND FURTHER THAT THE PERMANENT REFERENCE MONUMENTS (P.R.M.'S) WERE SET IN ACCORDANCE WITH SAID CHAPTER 177. PERMANENT CONTROL POINTS (P.C.P.'S) WILL BE SET WITHIN ONE YEAR OF THE DATE THIS PLAT IS RECORDED OR PRIOR TO THE EXPIRATION OF THE BOND OR OTHER SURETY INSURING CONSTRUCTION OF THE REQUIRED SUBDIVISION IMPROVEMENTS.

_____ _____
BETH BURNS DATE
PROFESSIONAL SURVEYOR AND MAPPER NO. LS6136
STATE OF FLORIDA
PULICE LAND SURVEYORS, INC.
5381 NOB HILL ROAD
SUNRISE, FLORIDA 33351
CERTIFICATE OF AUTHORIZATION NUMBER LB3870



LOCATION MAP
NOT TO SCALE

NOTICE:
THIS PLAT, AS RECORDED IN ITS GRAPHIC FORM, IS THE OFFICIAL DEPICTION OF THE SUBDIVIDED LANDS DESCRIBED HEREIN AND WILL IN NO CIRCUMSTANCES BE SUPPLANTED IN AUTHORITY BY ANY OTHER GRAPHICAL OR DIGITAL FORM OF THE PLAT. THERE MAY BE ADDITIONAL RESTRICTIONS THAT ARE NOT RECORDED ON THIS PLAT THAT MAY BE FOUND IN THE PUBLIC RECORDS OF THE CITY AND THIS COUNTY.

HALLANDALE OFFICE TOWERS, LLC, A FLORIDA LIMITED LIABILITY COMPANY	PLATTING SURVEYOR	CITY CLERK	CITY ENGINEER	COUNTY SURVEYOR	COUNTY ENGINEER

CITY OF HALLANDALE BEACH COMMISSION:

THIS IS TO CERTIFY: THAT THIS PLAT OF "WASERSTEIN GULFSTREAM" HAS BEEN APPROVED AND ACCEPTED BY THE CITY COMMISSION OF HALLANDALE BEACH, BROWARD COUNTY, FLORIDA, BY RESOLUTION NO. _____ ACCEPTED THIS _____ DAY OF _____, A.D. 201_, AND THAT BY SAID RESOLUTION ALL RIGHTS-OF-WAY, THOROUGHFARES AND EASEMENTS SHOWN ON THIS PLAT WERE ACCEPTED IN THE NAME OF SAID CITY AND ALL PREVIOUS PLATS OF THIS LAND ARE CANCELED AND SUPERSEDED.

NO BUILDING PERMITS SHALL BE ISSUED FOR THE CONSTRUCTION, EXPANSION, AND/OR CONVERSION OF A BUILDING WITHIN THIS PLAT UNTIL SUCH TIME AS THE DEVELOPER PROVIDES THIS MUNICIPALITY WITH WRITTEN CONFIRMATION FROM BROWARD COUNTY THAT ALL APPLICABLE CONCURRENCY/IMPACT FEES HAVE BEEN PAID OR ARE NOT DUE.

ATTEST: _____ APPROVED: _____
CITY CLERK MAYOR

CITY OF HALLANDALE BEACH ENGINEER:

THIS PLAT IS HEREBY APPROVED FOR RECORD THIS _____ DAY OF _____, A.D. 201_, A.D.

BY: _____
NAME: _____
CITY ENGINEER
FLORIDA P.E. REGISTRATION NO. _____

CITY OF HALLANDALE BEACH PLANNING AND ZONNING BOARD:

THIS IS TO CERTIFY: THAT THE PLANNING AND ZONING BOARD OF CITY OF HALLANDALE BEACH, BROWARD COUNTY, FLORIDA, HAS APPROVED AND ACCEPTED THE ATTACHED PLAT THIS _____ DAY OF _____, A.D. 201_.

BY: _____ _____
CHAIRPERSON DATE
PRINT NAME: _____

BROWARD COUNTY ENVIRONMENTAL PROTECTION AND GROWTH MANAGEMENT DEPARTMENT:

THIS IS TO CERTIFY: THAT THIS PLAT HAS BEEN APPROVED AND ACCEPTED FOR RECORD THIS _____ DAY OF _____, A.D. 201_.

BY: _____
DIRECTOR / DESIGNEE

BROWARD COUNTY PLANNING COUNCIL:

THIS IS TO CERTIFY: THAT THE BROWARD COUNTY PLANNING COUNCIL HAS APPROVED THIS PLAT SUBJECT TO ITS COMPLIANCE WITH THE DEDICATION OF RIGHTS-OF-WAY FOR TRAFFICWAYS THIS _____ DAY OF _____, A.D. 201_, A.D.

BY: _____
CHAIRPERSON

THIS PLAT COMPLIES WITH THE APPROVAL OF THE BROWARD COUNTY PLANNING COUNCIL OF THE ABOVE DATE AND IS APPROVED AND ACCEPTED FOR RECORD THIS _____ DAY OF _____, A.D. 201_.

BY: _____
EXECUTIVE DIRECTOR OR DESIGNEE

BROWARD COUNTY FINANCE AND ADMINISTRATIVE SERVICES DEPARTMENT, COUNTY RECORDS DIVISION - MINUTES SECTION:

THIS IS TO CERTIFY: THAT THIS PLAT COMPLIES WITH THE PROVISIONS OF CHAPTER 177, FLORIDA STATUTES, AND WAS ACCEPTED FOR RECORD BY THE BOARD OF COUNTY COMMISSIONERS OF BROWARD COUNTY, FLORIDA, THIS _____ DAY OF _____, A.D. 201_, A.D.

ATTEST: BERTHA HENRY
COUNTY ADMINISTRATOR

BY: _____ BY: _____
DEPUTY MAYOR, COUNTY COMMISSION

BROWARD COUNTY FINANCE AND ADMINISTRATIVE SERVICES DEPARTMENT, COUNTY RECORDS DIVISION - RECORDING SECTION:

THIS IS TO CERTIFY: THAT THIS PLAT WAS FILED FOR RECORD ON THIS _____ DAY OF _____, A.D. 201_, AND RECORDED IN PLAT BOOK _____ AT PAGES _____, RECORD VERIFIED.

ATTEST: BERTHA HENRY
COUNTY ADMINISTRATOR

BY: _____
DEPUTY

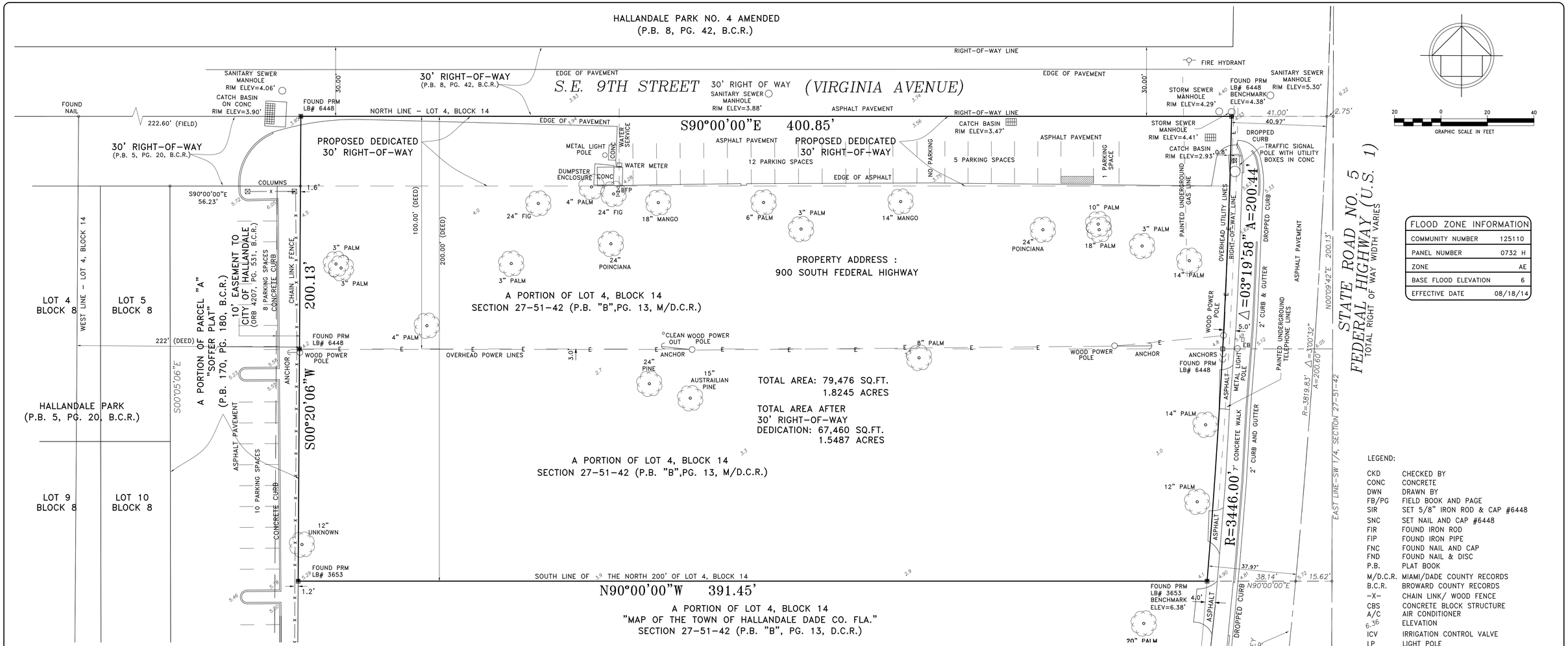
BROWARD COUNTY HIGHWAY CONSTRUCTION AND ENGINEERING DIVISION:

THIS IS TO CERTIFY: THAT THIS PLAT HAS BEEN REVIEWED FOR CONFORMITY WITH CHAPTER 177, PART 1, FLORIDA STATUTES AND APPROVED AND ACCEPTED FOR RECORD.

BY: _____ _____
ROBERT P. LEGG, JR. DATE
BROWARD COUNTY SURVEYOR
PROFESSIONAL SURVEYOR AND MAPPER
FLORIDA REGISTRATION NUMBER LS4030

BY: _____ _____
RICHARD TORNESE DATE
DIRECTOR
PROFESSIONAL ENGINEER
FLORIDA REGISTRATION NO. 40263

PLAT FILE NO. 008-MP-15



FLOOD ZONE INFORMATION	
COMMUNITY NUMBER	125110
PANEL NUMBER	0732 H
ZONE	AE
BASE FLOOD ELEVATION	6
EFFECTIVE DATE	08/18/14

LEGEND:

CKD	CHECKED BY
CONC	CONCRETE
DWN	DRAWN BY
FB/PG	FIELD BOOK AND PAGE
SIR	SET 5/8" IRON ROD & CAP #6448
SNC	SET NAIL AND CAP #6448
FIR	FOUND IRON ROD
FIP	FOUND IRON PIPE
FNC	FOUND NAIL AND CAP
FND	FOUND NAIL & DISC
P.B.	PLAT BOOK
M/D.C.R.	MIAMI/DADE COUNTY RECORDS
B.C.R.	BROWARD COUNTY RECORDS
-X-	CHAIN LINK/ WOOD FENCE
CBS	CONCRETE BLOCK STRUCTURE
A/C	AIR CONDITIONER
6.36	ELEVATION
ICV	IRRIGATION CONTROL VALVE
LP	LIGHT POLE
FH	FIRE HYDRANT
WV	WATER VALVE
CR	CABLE RISER
BFP	BACK FLOW PREVENTOR
EB	ELECTRIC BOX

NOTES :

1. NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER.
2. LANDS SHOWN HEREON WERE NOT ABSTRACTED FOR RIGHTS-OF-WAY, EASEMENTS, OWNERSHIP, OR OTHER INSTRUMENTS OF RECORD.
3. THIS SURVEY WAS DONE SOLELY FOR BOUNDARY PURPOSES AND DOES NOT DEPICT THE JURISDICTION OF ANY MUNICIPAL, STATE, FEDERAL OR OTHER ENTITIES.
4. THE LAND DESCRIPTION SHOWN HEREON WAS PROVIDED BY THE CLIENT.
5. UNDERGROUND IMPROVEMENTS NOT SHOWN.
6. ELEVATIONS SHOWN HEREON ARE BASED ON THE NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD88).
7. BENCHMARK REFERENCE : BROWARD COUNTY BENCHMARK # 3342 ELEVATION = 7.01' (NAVD88)
8. BEARINGS SHOWN HEREON ARE ASSUMED. THE NORTH LINE OF LOT 4, BLOCK 14, "MAP OF THE TOWN OF HALLANDALE, DADE CO. FLA", (P.B. B, PG. 13, M/D.C.R.) BEARS N 90°00'00" E.

I HEREBY CERTIFY THAT THE "SKETCH OF SURVEY" OF THE HEREON DESCRIBED PROPERTY IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF AS SURVEYED IN THE FIELD UNDER MY DIRECTION IN MARCH, 2015. I FURTHER CERTIFY THAT THIS SURVEY MEETS THE MINIMUM TECHNICAL STANDARDS FOR SURVEYING IN THE STATE OF FLORIDA ACCORDING TO CHAPTER 5J-17 OF THE FLORIDA ADMINISTRATIVE CODE. PURSUANT TO SECTION 472.027, FLORIDA STATUTES. THERE ARE NO ABOVE GROUND ENCROACHMENTS OTHER THAN THOSE SHOWN HEREON, SUBJECT TO THE QUALIFICATIONS NOTED HEREON.

FOR THE FIRM, BY: Richard E. Cousins

RICHARD E. COUSINS
PROFESSIONAL SURVEYOR AND MAPPER
FLORIDA REGISTRATION NO. 4188

SURVEY DATE : 03/30/15

LAND DESCRIPTION:

THE NORTH 100 FEET OF THE NORTH 200 FEET OF THE LOT 4, IN BLOCK 14 OF THE "TOWN OF HALLANDALE", IN SECTION 27, TOWNSHIP 51 SOUTH, RANGE 42 EAST, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK "B" IN PAGE 13, OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA, LESS THE WEST 222 FEET AND ROAD RIGHT-OF-WAY; SAID LANDS LYING AND BEING IN BROWARD COUNTY, FLORIDA.

THE SOUTH 100 FEET OF THE NORTH 200 FEET OF LOT 4, BLOCK 14, OF THE "TOWN OF HALLANDALE", IN SECTION 27, TOWNSHIP 51 SOUTH, RANGE 42 EAST, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK "B" IN PAGE 13, OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA, LESS THE WEST 222 FEET AND ROAD RIGHT-OF-WAY; SAID LANDS LYING AND BEING IN BROWARD COUNTY, FLORIDA.

LOCATION MAP (NTS)

SKETCH OF SURVEY

COUSINS SURVEYORS & ASSOCIATES, INC.
3921 SW 47TH AVENUE, SUITE 1011
DAVIE, FLORIDA 33314
CERTIFICATE OF AUTHORIZATION : LB # 6448
PHONE (954) 689-7766 FAX (954) 689-7799

CLIENT :

LEASEFLORIDA

SKETCH OF SURVEY
900 SOUTH FEDERAL HIGHWAY
HALLANDALE BEACH, FL 33009

REVISIONS	DATE	FB/PG	DWN	CKD
ALTA/ACSM LAND TITLE SURVEY	03/16/06	SKETCH	AV	REC
UPDATE SURVEY	07/16/09	SKETCH	AV	REC
UPDATE SURVEY	10/22/09	SKETCH	AV	REC
UPDATE SURVEY	08/16/10	SKETCH	AV	REC
UPDATE SURVEY	11/20/14	SKETCH	REC	REC
REVISED SITE AREA / ADDED 30' RIGHT-OF-WAY DEDICATION	01/20/15	SKETCH	JD	REC

REVISIONS	DATE	FB/PG	DWN	CKD
UPDATE SURVEY/ADDED TREES	03/30/15	SKETCH	JD	REC

PROJECT NUMBER : 2260-98

SCALE : 1" = 20'

SHEET 1 OF 1 SHEET