# DIPLOMAT MALL
## CITY OF HALLANDALE

LEGAL DESCRIPTION:

PARCEL 1:

The West 1/2 of the SW 1/4 of the NW 1/4 of the NW 1/4 in Section 26, Township 51 South, Range 42 East, lying in Broward County, Florida; LESS the West 35 feet and the South 50 feet thereof.

AND

Tract "A" and Tract "B" in Block 1 of "DIPLOMAT GOLF ESTATES", according to the Plat thereof, as recorded in Plat Book 46 at Page 24 of the Public Records of Broward County, Florida.

AND

A portion of Block 11 of said "DIPLOMAT GOLF ESTATES", being more particularly described as follows:

Beginning at the Northwest corner of Tract "A", Block 1 of said "DIPLOMAT GOLF ESTATES"; thence East on assumed bearing along the North line of said Tract "A", for 500 feet to the Northeast corner of Tract "A"; thence South 25 feet to the Northwest corner of Tract "B" of said Block 1; thence East along the North line of said Tract "B", for 1285.89 feet to the Northeast corner of Tract "B", said corner also being the Southeast corner of said Block 11; thence, Northerly along the Easterly line of said Block 11 and along the arc of curve to the right having a radius of 530 feet and a central angle of 13°19'44", for an arc distance of 123.29 feet to a point of tangency; thence N 27°41'49" E for 141.37 feet; thence West for 1418.72 feet; thence S 66°30'18" W for 200.69 feet; thence N 89°59'42" W for 200.25 feet; thence S 00°48'42" E for 83.18 feet; thence West for 93.04 feet to the Northeast corner of the West 1/2 of the SW 1/4 of the NW 1/4 of the NW 1/4 of Section 26, Township 51 South, Range 42 East, lying in Broward County, Florida; thence S 00°57'22" W along the East line of said West 1/2 a distance of 51.84 feet to the POINT OF BEGINNING.

LESS AND EXCEPTING:

A portion of Tract "B", Block 1, together with a portion of Block 11, as shown on the Plat of "DIPLOMAT GOLF ESTATES", as recorded in Plat Book 46 at Page 24 of the Public Records of Broward County, Florida, being more particularly described as follows:

Commencing at the Southeast corner of said Tract B, thence N 00°00'00" E, along the Westerly Right-of-Way line of Diplomat Parkway, as shown on said plat, a distance of 331.18 feet to the POINT OF BEGINNING; thence departing said Westerly Right-of-Way line, N 90°00'00" W, a distance of 57.00 feet; thence N 45°00'00" W, a distance of 16.97 feet; thence N 90°00'00" W, a distance of 60.00 feet; thence S 45°00'00" W, a distance of 16.97 feet; thence N 90°00'00" W, a distance of 137.36 feet; thence N 45°00'00" W a distance of 16.97 feet; thence N 90°00'00" W, a distance of 60.00 feet; thence S 45°00'00" W, a distance of 16.97 feet; thence S 90°00'00" W, a distance of 56.36 feet; thence N 45°00'00" W, a distance of 12.22 feet; thence N 00°00'00" E, a distance of 262.14 feet to a Point of Curvature; thence Northerly, Northwesterly, and Westerly along a circular curve to the left, having a radius of 35.00 feet, a central angle of 90°00'00", for an arc distance of 54.98 feet to a Point of Tangency; thence S 90°00'00" W, a distance of 85.20 feet to a Point of Curvature; thence Westerly, Northwesterly and Northerly along a circular curve to the right, having a radius of 10.00 feet, a central angle of 90°00'00", for an arc distance of 15.71 feet to a Point of Tangency; thence N 00°00'00" E, a distance of 138.08 feet; thence N 90°00'00" E a distance of 684.00 feet to a point on the Westerly line of said Right-of-Way; thence along said Westerly line, the following three courses; thence S 27°41'49" W, a distance of 141.37 feet to a Point of Curvature; thence Southwesterly and Southerly along a curve to the left having a radius of 530.00 feet, a central angle of 27°41'49" for an arc distance of 256.20 feet to a Point of Tangency; thence S 00°00'00" W, a distance of 82.34 feet to the POINT OF BEGINNING.

Bearings based on the Southerly line of said Tract B, assumed of N 90°00'00" E, according to said plat.

Said lands situate in the Broward County, Florida.

PARCEL 2:

Non-exclusive easement for drainage and retention and detention purposes for the benefit of Parcel I hereinabove, as described in that Easement Agreement recorded in Official Records Book 29134, Page 204, of the Public Records of Broward County, Florida, over and across the lands contained on Exhibit "A" thereto, and further described as follows:

A portion of said Tract "B", Block 1, together with a portion of Block 11, as shown on the Plat of DIPLOMAT GOLF ESTATES, as recorded in Plat Book 46, Page 24, of the Public Records of Broward County, Florida, being more particularly described as follows:

Commencing at the Southeast corner of said Tract "B", thence North 00°00'00" East, along the Westerly right-of-way line of Diplomat Parkway, as shown on said plat, a distance of 331.18 feet to the Point of Beginning; thence departing said Westerly right-of-way line North 90°00'00" West, a distance of 57.00 feet; thence North 45°00'00" West, a distance of 16.97 feet; thence North 90°00'00" West, a distance of 60.00 feet; thence South 45°00'00" West, a distance of 16.97 feet; thence North 90°00'00" West, a distance of 137.36 feet; thence North 45°00'00" West, a distance of 16.97 feet; thence North 90°00'00" West, a distance of 60.00 feet; thence South 45°00'00" West, a distance of 16.97 feet; thence South 90°00'00" West, a distance of 56.36 feet; thence North 45°00'00" West, a distance of 12.22 feet; thence North 00°00'00" East, a distance of 262.14 feet to a point of curvature; thence Northerly, Northwesterly and Westerly, along a circular curve to the left, having a radius of 35.00 feet, a central angle of 90°00'00" for an arc distance of 54.98 feet to a point of tangency; thence South 90°00'00" West, a distance of 85.20 feet to a point of curvature; thence Westerly, Northwesterly and Northerly, along a circular curve to the right, having a radius of 10.00 feet, a central angle of 90°00'00", for an arc distance of 15.71 feet to a point of tangency; thence North 00°00'00" East, a distance of 138.08 feet; thence North 90°00'00" East, a distance of 684.00 feet to a point on the Westerly line of said right-of-way; thence along said Westerly line the following three courses; thence South 27°41'49" West, a distance of 141.37 feet to a point of curvature; thence Southwesterly and Southerly along a curve to the left having a radius of 530.00 feet, a central angle of 27°41'49" for an arc distance of 256.20 feet to a point of tangency; thence South 00°00'00" West, a distance of 82.34 feet to the Point of Beginning.

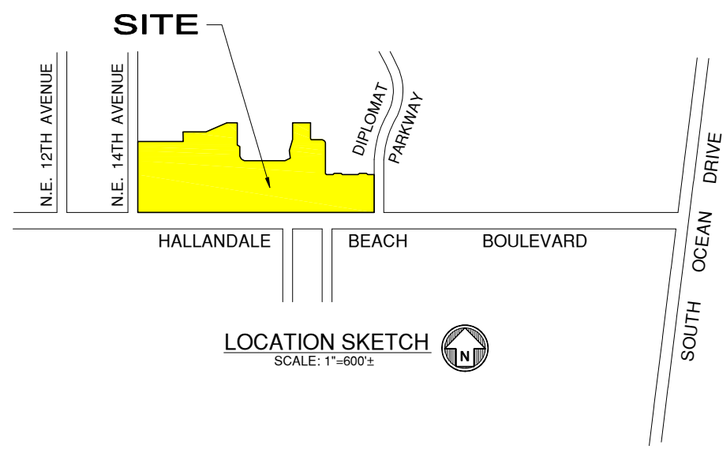
LESS AND EXCEPT:

A portion of Block 11 and a portion of Tract "B" in Block 1, "DIPLOMAT GOLF ESTATES", according to the Plat thereof, as recorded in Plat Book 46 at Page 24 of the Public Records of Broward County, Florida, being more particularly described as follows:

Commence at the Northwest corner of Tract "B"; thence N 90°00'00" E along the North line of said Tract "B" for 68.65 feet; thence N 00°00'00" W for 45.60 feet to the Point of Beginning of the hereinafter described parcel of land; thence S 58°14'59" E for 25.87 feet; thence S 00°00'00" W for 74.00 feet to a point of curvature; thence Southeasterly along a 50.00 foot radius curve leading to the left through a central angle of 90°00'00" for an arc distance of 78.54 to a point of tangency; thence S 90°00'00" E for 347.36 feet; thence N 64°16'55" E for 51.90 feet; thence N 07°53'27" W for 65.60 feet; thence N 15°15'43" E for 103.15 feet; thence N 00°00'00" E for 144.99 feet; thence N 90°00'00" W for 484.26 feet; thence S 00°00'00" W for 194.40 feet to the Point of Beginning.

All of said lands situate, lying and being in Broward County, Florida.

TOGETHER WITH Easement recorded in Official Records Book 18123, Page 835, of the Public Records of Broward County.




LOCATION SKETCH
SCALE: 1"=600'±

EASEMENT 1:

An easement lying within a portion of the West 1/2 of the SW 1/4 of the NW 1/4 of the NW 1/4 of Section 26, Township 51 South, Range 42 East, along with a portion of Block 11 of "DIPLOMAT GOLF ESTATES", according to the Plat thereof, as recorded in Plat Book 46 at Page 24 of the Public Records of Broward County, Florida, more particularly described as follows:

Commence at the Northwest corner of said West 1/2 of the SW 1/4 of the NW 1/4 of the NW 1/4 of Section 26; thence N 89°53'44" E along the North line of said West 1/2 of the SW 1/4 of the NW 1/4 of the NW 1/4 of Section 26 for 35.00 feet to the East right of way line of N.E. 14th Avenue said point also being the Point of Beginning of the hereinafter described Easement 1; thence continue N 89°53'44" E along the previously described course for 295.36 feet to the Northeast corner of said West 1/2 of the SW 1/4 of the NW 1/4 of the NW 1/4 of Section 26; thence N 90°00'00" E for 93.04 feet; thence N 00°48'42" W for 83.13 feet; thence S 89°59'42" E for 200.25 feet; thence N 66°30'18" E for 200.69 feet; thence S 90°00'00" E for 91.62 feet; thence S 00°00'00" W for 70.67 feet; thence N 62°37'56" W for 39.45 feet; thence N 90°00'00" W for 58.23 feet; thence S 65°29'28" W for 194.32 feet; thence N 89°58'14" W for 114.74 feet; thence S 56°48'09" W for 36.73 feet; thence S 31°35'38" W for 63.88 feet; thence S 89°46'03" W for 273.52 feet; thence S 70°58'21" W for 65.86 feet; thence S 89°55'57" W for 79.45 feet to a point on said East right of way line of N.E. 14th Avenue; thence N 00°57'21" E along said East right of way line of N.E. 14th Avenue for 66.65 feet to the Point of Beginning.

AND

EASEMENT 2:

An easement lying within a portion of Block 11 of "DIPLOMAT GOLF ESTATES", and a portion of Tract "B" in Block 1 of said "DIPLOMAT GOLF ESTATES", according to the Plat thereof, as recorded in Plat Book 46 at Page 24 of the Public Records of Broward County, Florida, more particularly described as follows:

Commence at the Southeast corner of Tract "B"; thence S90°00'00"W along the south line of said Tract "B" for 726.65 feet to the Point of Beginning of the hereinafter described Easement 2; thence N 00°00'27" E for 232.67 feet; thence N 07°34'48" E for 72.11 feet; thence N 00°00'44" E for 257.71 feet; thence N 89°56'55" W for 20.66 feet; thence S 15°15'43" W for 22.16 feet; thence S 07°53'27" E for 65.60 feet; thence S 64°16'55" W for 51.90 feet; thence N 90°00'00" W for 17.05 feet; thence S 24°30'59" E for 70.10 feet; thence S 00°00'00" W for 77.42 feet; thence S 09°26'05" W for 82.95 feet; thence S 00°08'07" E for 229.96 feet to a point on said South line of Tract "B", also being the North right of way line of East Hallandale Beach Boulevard; thence N 90°00'00" E along the South line of said Tract "B" for 55.67 feet to the Point of Beginning.

SURVEYOR'S NOTES:

- This site lies in Section 26, Township 51 South, Range 42 East, City of Hallandale Beach, Broward County, Florida.
- All documents are recorded in the Public Records of Broward County, Florida unless otherwise noted.
- Lands shown hereon were NOT abstracted for easements and/or rights-of-way of records.
- 40' Drainage Easement shown on said Plat Book 46 at Page 24 not shown on survey, said Drainage Easement quit-claimed per Deed recorded in Official Records Book 4690 at Page 61 of the Public Records of Broward County, Florida.
- Bearings hereon are referred to an assumed value of N 90°00'00" E for the Southerly line of Tract "B", and evidenced by (2) set nail & disk.
- Elevations shown hereon are relative to the National Geodetic Vertical Datum of 1929, based on Broward County Bench Mark No. 3334, Elevation +6.00 Located by square cut in N.W. bullnose at the intersection of Hallandale Beach Boulevard and Diplomat Parkway.
- Lands shown hereon are located in Federal Flood Zone AE (El 8) based on Federal Emergency Management Agency Flood Insurance Rate Map Community Panel No. 125110 0319 F, dated August 18, 1992, and index map revised October 2, 1997, relative to the National Geodetic Vertical Datum of 1929.
- Dimensions indicated hereon are field measured by electronic measurement, unless otherwise noted.
- Lands shown hereon containing 1,171,341 square feet, or 26.890 acres, more or less.
- Precision of closure 1:15,000
- Roof overhang not located unless otherwise shown.
- Underground improvements and/or underground encroachments not shown unless otherwise indicated.
- The approximate location of all utilities shown hereon were determined from As-Built plans and/or on-site locations and should be verified before construction.
- Zoning: HFD.
- Legal descriptions shown hereon based on information furnished by client.

SURVEYOR'S CERTIFICATION:

I hereby certify that this "Boundary & Topographic Survey" was made under my responsible charge on October 14, 2009, and meets the Minimum Technical Standards as set forth by the Florida Board of Professional Surveyors and Mappers in Chapter 61G17-6, Florida Administrative Code, pursuant to Section 472.027, Florida Statutes.

"Not valid without the signature and the original raised seal of a Florida Licensed Surveyor and Mapper"

FORTIN, LEAVY, SKILES, INC., LB3653

By: _____
Daniel C. Fortin, For The Firm
Surveyor and Mapper, LS2853
State of Florida.

LATEST DATE OF FIELD WORK (10/14/09)

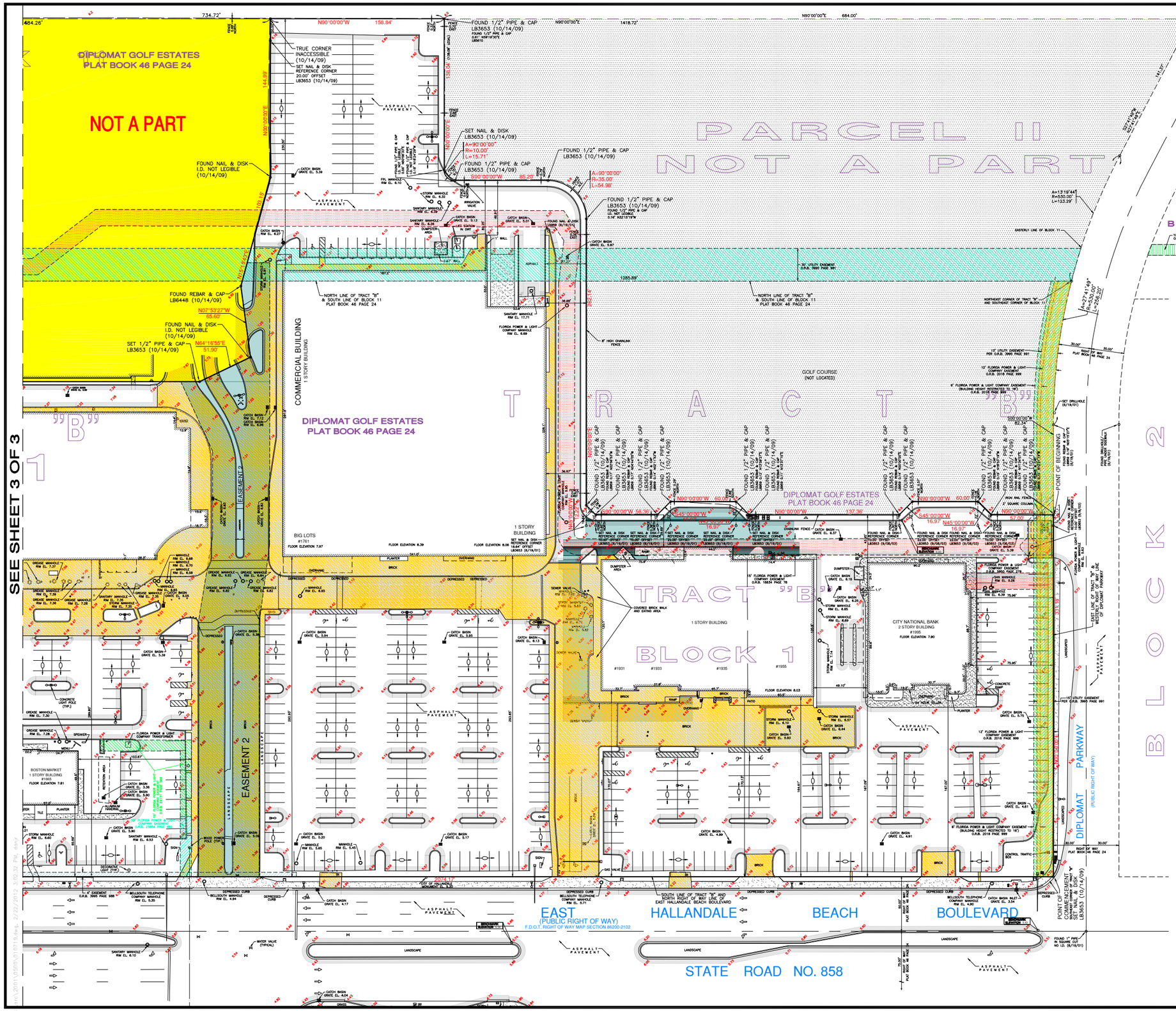
This Drawing is the Property of Fortin, Leavy, Skiles, Inc. and is an Instrument of Service not to be Reproduced in Whole or in Part without the Express WRITTEN Permission of Same.

| No. | O.N. | Revision Description |
|---|---|---|

FORTIN, LEAVY, SKILES, INC.
CONSULTING ENGINEERS, SURVEYORS & MAPPERS
FLORIDA CERTIFICATE OF AUTHORIZATION NUMBER: 00003653
180 Northeast 168th. Street / North Miami Beach, Florida. 33162
Phone: 305-653-4493 / Fax 305-651-7152 / Email fla@flsurvey.com

BOUNDARY & TOPOGRAPHIC SURVEY
DIPLOMAT MALL
CITY OF HALLANDALE BEACH, BROWARD COUNTY, FLORIDA

| | |
|---|---|
| Date | 10/14/09 |
| Scale | AS NOTED |
| Drawn By. | MAP |
| Cad. No. | 010719 |
| Plotted: | 10/20/09 7:24a |
| Ref. Dwg. | - |
| Field Book. | SJD FLD. SHTS. & 610/22 |
| Job. No. | 090783 |
| Dwg. No. | 2001D-105-2 |
| Sheet | 1 of 3 |




GRAPHIC SCALE

( IN FEET )
1 inch = 40 ft.

LEGEND

- = CATCH BASIN
- = MANHOLE
- = LIGHT POLE
- = WATER METER
- = WATER VALVE
- = CATCH BASIN INLET
- = UTILITY POLE
- = RISER
- = FIRE HYDRANT
- = HANDHOLE
- = SIGN
- = 0.5' CURB
- = 2.00' CURB & GUTTER
- = CHAIN LINK FENCE
- I.D. = IDENTIFICATION
- EL. = ELEVATION
- INV. = INVERT
- SAN. = SANITARY
- P.R.M. = PERMANENT REFERENCE MONUMENT
- = CONCRETE
- = ASPHALT PAVEMENT

PROPOSED
ACCESS EASEMENT 1
F.L.S. DRAWING # 1003A-024

PROPOSED
ACCESS EASEMENT 2
F.L.S. DRAWING # 1003A-024-1

PROPOSED
DIPLOMAT MALL
RESIDENTIAL PARCEL
F.L.S. DRAWING # 1003A-024-2

LATEST DATE OF FIELD WORK (10/14/09)

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| No. | O.N. | Revision Description |
|---|---|---|
| | | |

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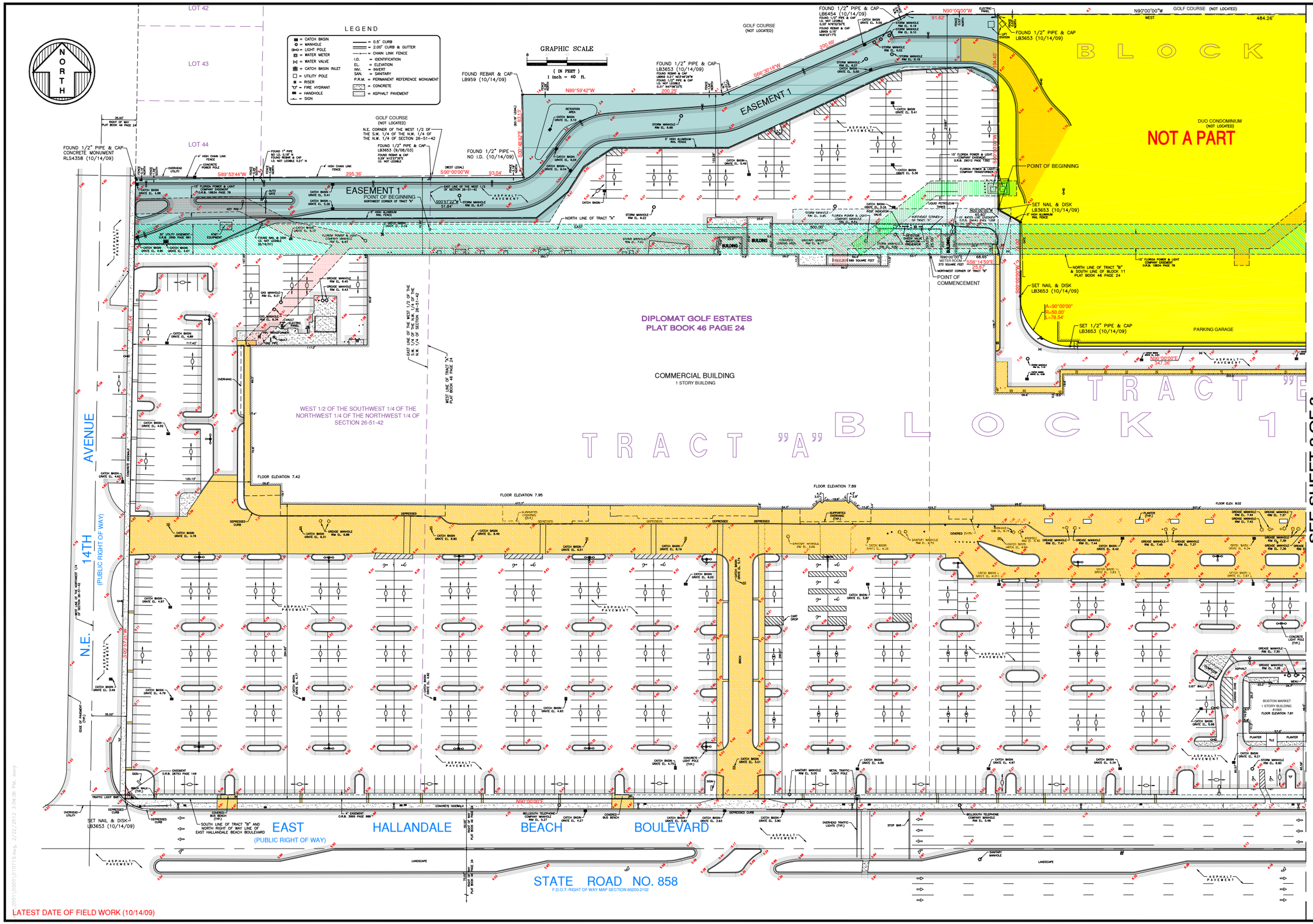
CONSULTING ENGINEERS, SURVEYORS & MAPPERS
FLORIDA CERTIFICATE OF AUTHORIZATION NUMBER: 00003653
180 Northeast 168th. Street / North Miami Beach, Florida. 33162
Phone: 305-653-4493 / Fax 305-651-7152 / Email fla@flasurvey.com

# BOUNDARY & TOPOGRAPHIC SURVEY
## DIPLOMAT MALL
CITY OF HALLANDALE BEACH, BROWARD COUNTY, FLORIDA

| | |
|---|---|
| Date | 10/14/09 |
| Scale | 1"=40' |
| Drawn By. | MAP |
| Cad. No. | 010719 |
| Plotted: | 10/20/09 7:24a |
| Ref. Dwg. | - |
| Field Book. | SJD FLD. SHTS. & 610/22 |
| Job. No. | 090783 |
| Dwg. No. | 2001D-105-2 |
| Sheet | 2 of 3 |

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| No. | Revision Description | O.N. |
|---|---|---|
| | | |


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# BOUNDARY & TOPOGRAPHIC SURVEY

DIPLOMAT MALL

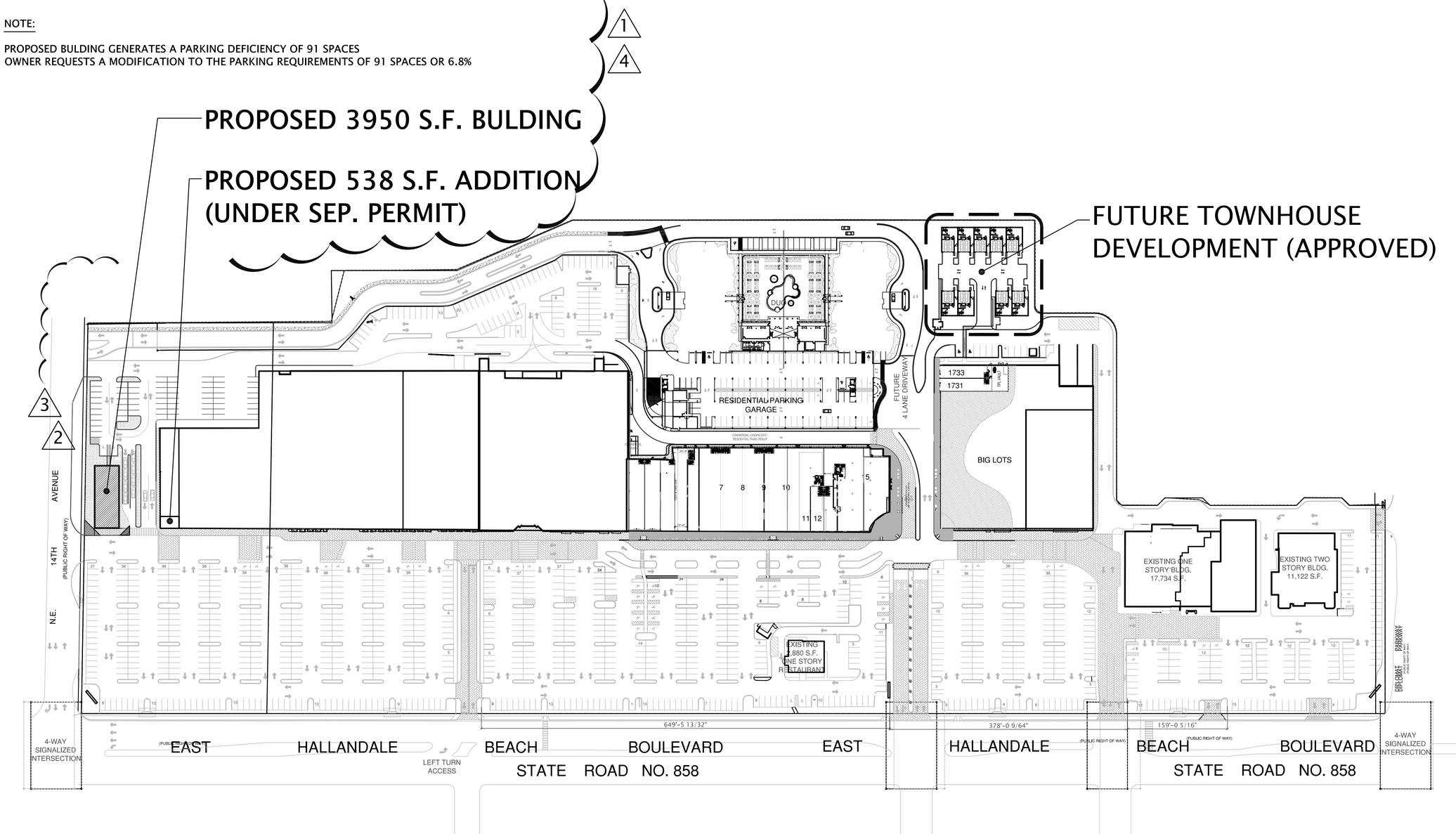
CITY OF HALLANDALE BEACH, BROWARD COUNTY, FLORIDA

| | |
|---|---|
| Date | 10/14/09 |
| Scale | 1"=40' |
| Drawn By. | MAP |
| Cad. No. | 010719 |
| Plotted: | 10/20/09 7:24a |
| Ref. Dwg. | - |
| Field Book. | SJD FLD. SHTS. & 610/22 |
| Job. No. | 090783 |
| Dwg. No. | 2001D-105-2 |
| Sheet | 3 of 3 |

| RK DIPLOMAT CENTER, HALLANDALE BEACH, FLORIDA<br>PARKING DATA | | |
|---|---|---|
| COMMERCIAL PARKING | REQUIRED | PROVIDED |
| EXISTING AREA = 327,860 S.F. | 327,860 / 250 = 1,312 SPACES<br>27 REQUIRED H.C. SPACES (2%) | 1,319 SPACES<br>OF WHICH 32 H.C. SPACES |
| PROPOSED TOWNHOUSES (APPROVED) | | -60 SPACES |
| DUO (THIS DEVELOPMENT DOES NOT AFFECT THE COMMERCIAL PARKING SPACES | | |
| PROPOSED 538 S.F. ADDITION UNDER SEPARATE PARMIT | 538 S.F. ADDITION = +2 SPACES<br>TOTAL REQUIRED = 1314 SPACES | TOTAL PROVIDED = 1,259 SPACES |
| PROPOSED 3,950 S.F. SELF STANDING BUILDING | 3,950 / 250 = +16 SPACES | REDUCTION OF SPACES: - 45 SPACES<br>ADDED SPACES: +25 SPACES<br>TOTAL NET: -20 SPACES |
| TOTAL AREA = 332,348 S.F. | **1,330 SPACES**<br>**27 REQUIRED H.C. SPACES (2%)** | **1,239 SPACES**<br>**OF WHICH 34 H.C. SPACES** |

NOTE:

PROPOSED BULDING GENERATES A PARKING DEFICIENCY OF 91 SPACES
OWNER REQUESTS A MODIFICATION TO THE PARKING REQUIREMENTS OF 91 SPACES OR 6.8%




01 OVERALL SITE PLAN

N 1" = 80'-0"


TRIO
DESIGN CONSULTANTS, LLC.
C.O.A. #27578

17100 COLLINS AVE. SUITE 224
SUNNY ISLES BEACH, FL 33160

T: 305.940.0555
F: 866.294.3579


PROJECT

RK DIPLOMAT CENTER

PROPOSED
FREE STANDING BUILDING

1401 E. HALLANDALE BEACH BLVD.
HALLANDALE BEACH, FLORIDA

CONSULTANT

REVISIONS

| No. | DATE | DESCRIPTION |
|---|---|---|
| 1 | 12/28/10 | ZONING. DEPT. COMMENTS |
| 2 | 9/20/11 | ZONING. DEPT. COMMENTS |
| 3 | 11/03/10 | ZONING. DEPT. COMMENTS |
| 4 | 02/13/12 | ZONING. DEPT. COMMENTS |

PROJECT PHASE

- ■ SITE PLANNING
- ☐ SCHEMATIC DESIGN
- ☐ DESIGN DEVELOPMENT
- ☐ CONSTRUCTION DOCUMENTS

SITE PLAN

| | |
|---|---|
| PROJECT NUMBER: | RK00 |
| ISSUED: | 08/18/10 |
| DRAWN BY: | EB |
| CHECKED BY: | DR |
| FILENAME: | RK03 |

SEAL

CHARLES O. BUCKALEW, P.E.
FLORIDA REG. NO. 24842

SHEET

**SP-1.0**

# DIPLOMAT MALL

## PROPOSED FREE STANDING BUILDING

1401 E. HALLANDALE BEACH BLVD, HALLANDALE BEACH, FLORIDA

## PROJECT TEAM

**OWNER**

RK ASSOCIATES, INC.
CONTACT: DAN KATZ
PHONE: 305.949.4110

**PROFESSIONAL OF RECORD**

TRIO DESIGN CONSULTANTS, LLC.
CONTACT: DAVID B. ROGERS
PHONE: 305.940.0555

**SURVEYOR**

FORTIN, LEAVY, SKILES, INC.
PHONE: 305.653.4493

## DRAWING INDEX

**GENERAL**

| | |
|---|---|
| A-0 | TITLE SHEET |

**ARCHITECTURAL**

| | |
|---|---|
| SP-1 | SITE KEY PLAN |
| SP-1.1 | SITE PLAN |
| A-2.0 | ELEVATIONS |

## GENERAL NOTES

**APPLICABLE CODES:**

1. FLORIDA BUILDING CODE (LATEST EDITION)
2. FLORIDA ACCESSIBILITY CODE FOR BLDG. CONSTRUCTION
3. N.F.P.A. 101 LIFE SAFETY CODE (LATEST EDITION)
4. FLORIDA FIRE PREVENTION CODE (LATEST EDITION)
5. ZONING & LAND DEVELOPMENT REGULATIONS, CITY OF HALLANDALE BEACH

## AERIAL VIEW

## SYMBOLS

| | |
|---|---|
| DETAIL # / SHEET # | SECTION MARK |
| DETAIL # / SHEET # | DETAIL MARK |
| DETAIL # / SHEET # | ELEVATION MARK |
| # | DOOR MARK |
| # | WINDOW MARK |
| + PSF / − PSF | WIND LOADS |


TRIO
DESIGN CONSULTANTS, LLC.
C.O.A. #27578

17100 COLLINS AVE. SUITE 224
SUNNY ISLES BEACH, FL 33160

T: 305.940.0555
F: 866.294.3579


**PROJECT**

RK DIPLOMAT CENTER

PROPOSED
FREE STANDING BUILDING

1401 E. HALLANDALE BEACH BLVD.
HALLANDALE BEACH, FLORIDA

**CONSULTANT**

**REVISIONS**

| No. | DATE | DESCRIPTION |
|---|---|---|
| | | |

**PROJECT PHASE**

- ■ SITE PLANNING
- ☐ SCHEMATIC DESIGN
- ☐ DESIGN DEVELOPMENT
- ☐ CONSTRUCTION DOCUMENTS

**COVER SHEET**

| | |
|---|---|
| PROJECT NUMBER: | RK00 |
| ISSUED: | 08/18/10 |
| DRAWN BY: | EB |
| CHECKED BY: | DR |
| FILENAME: | RK03 |

SEAL

CHARLES O. BUCKALEW, P.E.
FLORIDA REG. NO. 24542

SHEET

A-0

2/13/2012 6:08:48 PM

| RK DIPLOMAT CENTER, HALLANDALE BEACH, FLORIDA<br>PARKING DATA | | |
|---|---|---|
| COMMERCIAL PARKING | REQUIRED | PROVIDED |
| EXISTING AREA = 327,860 S.F. | 327,860 / 250 = 1,312 SPACES<br>27 REQUIRED H.C. SPACES (2%) | 1,351 SPACES<br>33 H.C. SPACES |
| PROPOSED TOWNHOUSES (APPROVED) | | -32 SPACES |
| DUO | 770 SPACES | 770 SPACES<br>(NO CHANGE TO COMMERCIAL PARKING SPACES |
| PROPOSED 538 S.F. ADDITION UNDER SEPARATE PARMIT | 538 S.F. ADDITION = +2 SPACES<br>TOTAL REQUIRED = 1314 SPACES | TOTAL PROVIDED = 1319 SPACES |
| PROPOSED 3,950 S.F. SELF STANDING BUILDING | 3,950 / 250 = +16 SPACES | REDUCTION OF SPACES: - 45 SPACES<br>ADDED SPACES: +25 SPACES<br>TOTAL NET: -20 SPACES |
| TOTAL AREA = 332,348 S.F. | 1,330 SPACES<br>27 REQUIRED H.C. SPACES (2%) | 1,299 SPACES<br>33 H.C. SPACES |

NOTE:

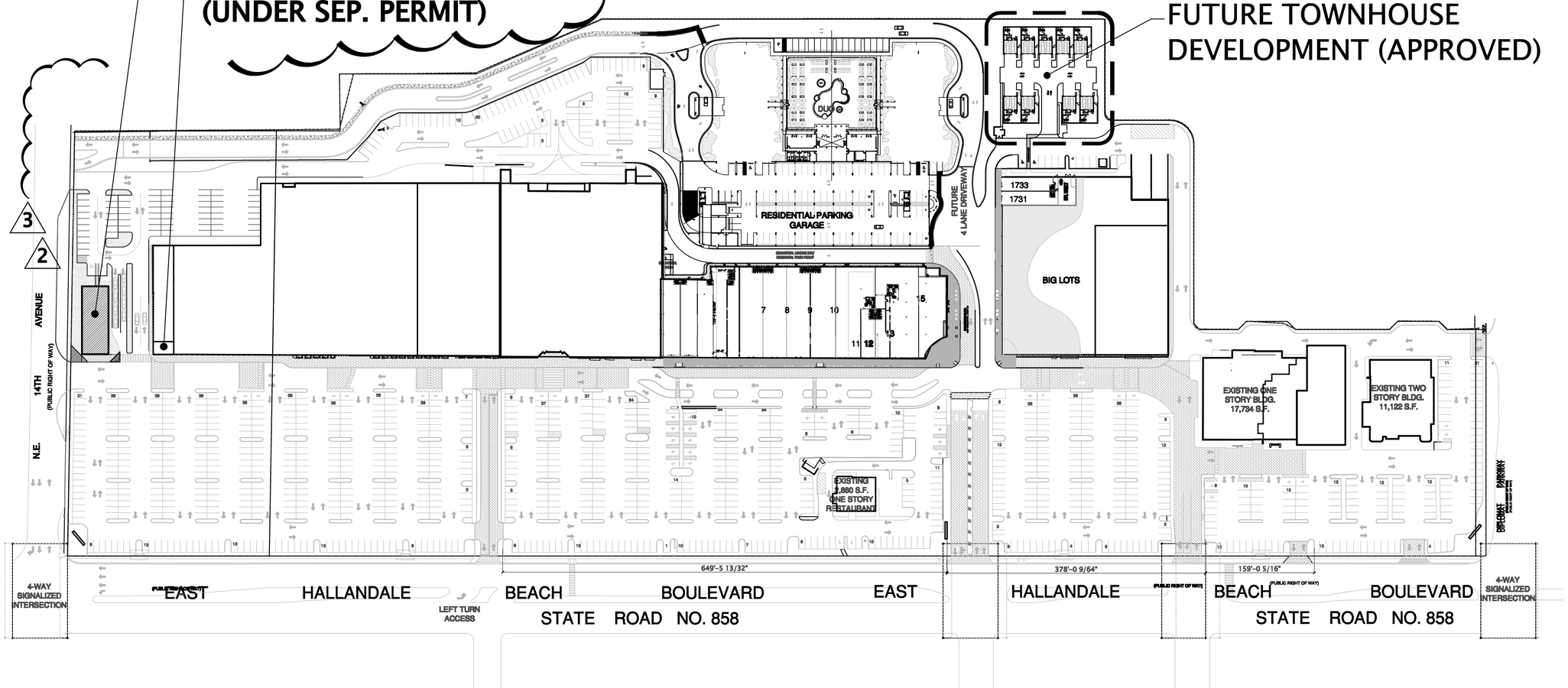
PROPOSED BULDING GENERATES A PARKING DEFICIENCY OF 31 SPACES
OWNER REQUESTS A MODIFICATION TO THE PARKING REQUIREMENTS OF 31 SPACES OR 2.3%

1
4

PROPOSED 3950 S.F. BULDING

PROPOSED 538 S.F. ADDITION (UNDER SEP. PERMIT)

FUTURE TOWNHOUSE DEVELOPMENT (APPROVED)




01 OVERALL SITE PLAN

N 1" = 80'-0"

2/13/2012 6:08:52 PM

TRIO
DESIGN CONSULTANTS, LLC.
C.O.A. #27578

17100 COLLINS AVE. SUITE 224
SUNNY ISLES BEACH, FL 33160

T: 305.940.0555
F: 866.294.3579

PROJECT

RK DIPLOMAT CENTER

PROPOSED
FREE STANDING BUILDING

1401 E. HALLANDALE BEACH BLVD.
HALLANDALE BEACH, FLORIDA

CONSULTANT

REVISIONS

| No. | DATE | DESCRIPTION |
|---|---|---|
| 1 | 12/28/10 | ZONING. DEPT. COMMENTS |
| 2 | 9/20/11 | ZONING. DEPT. COMMENTS |
| 3 | 11/03/10 | ZONING. DEPT. COMMENTS |
| 4 | 02/13/12 | ZONING. DEPT. COMMENTS |

PROJECT PHASE

- ■ SITE PLANNING
- ☐ SCHEMATIC DESIGN
- ☐ DESIGN DEVELOPMENT
- ☐ CONSTRUCTION DOCUMENTS

SITE PLAN

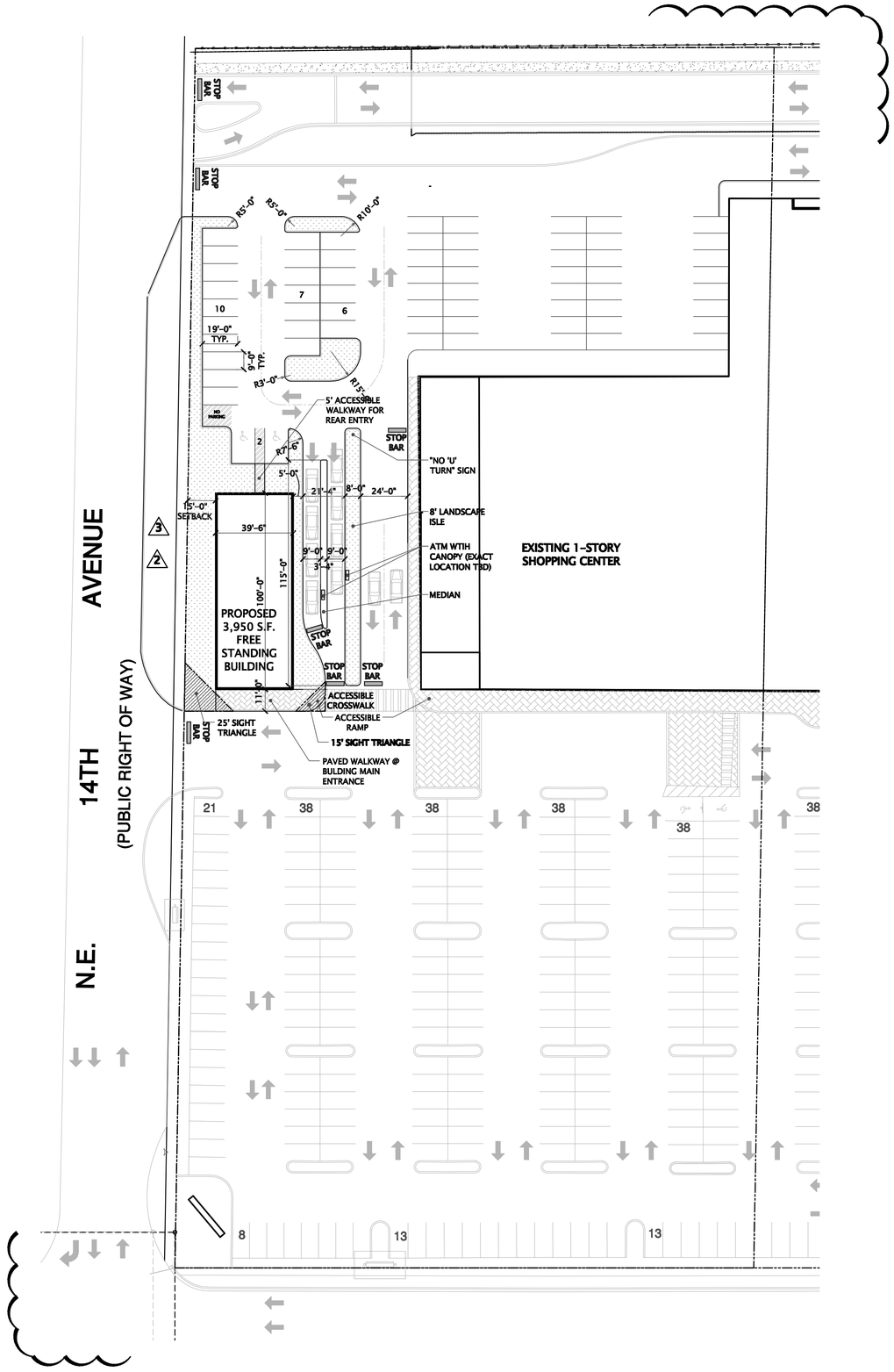
| | |
|---|---|
| PROJECT NUMBER: | RK00 |
| ISSUED: | 08/18/10 |
| DRAWN BY: | EB |
| CHECKED BY: | DR |
| FILENAME: | RK03 |

SEAL

CHARLES O. BUCKALEW, P.E.
FLORIDA REG. NO. 34642

SHEET

SP-1.0




01 SITE PLAN

N 1/32" = 1'-0"

# PROJECT INFORMATION

**LEGAL DESCRIPTION:**

ATLANTIC SHORES LAKE VILLA SEC 10-40 B THAT PT OF BLKS 1,13,14 & PT OF STS LYING WITHIN SAME DESC'D AS: BEG AT SW COR PAR A OF DIPLOMAT GOLF ESTS,W TO INTERSECTION WITH E/L OF NE 14 AVE,N ALG SAME FOR 621.61,E 295.36,S 622.19 M/L TO POB AKA: PORTION OF DIPLOMAT MALL

**PROPERTY ADDRESS:**

1401 E. HALLANDALE BEACH BLVD.
HALLANDALE BEACH, FLORIDA

**FOLIO NUMBER:** 514226090010

**SITE INFORMATION:**

1. **PROPERTY SIZE:** 183,684 S.F. (4.22 ACRES)
2. **ZONING:**
   - ZONING DESIGNATION: CCB
   - FEMA FLOOD ELEVATION: ZONE AE (El.8.0)
3. **BUILDING USE:** GROUB 'B' OR 'M'
4. **PROPOSED BUILDING AREA:** 3,950 S.F. (2.2%) 1
5. **SITE DEVELOPMENT STANDARDS:**

   MIN. LOT WIDTH REQUIRED: 75 FEET
   LOT WIDTH PROVIDED: 158'-11"

   **BUILDING SETBACKS:**

| | REQUIRED | PROVIDED |
|---|---|---|
| FRONT (WEST) | 5' | 15'-0" |
| REAR (EAST) | 15' | 65'-0" (DIST. BETWEEN BLDGS) |
| SIDE (NORTH) | 15'-0" | 251'-8" |
| SIDE (SOUTH) | 15'-0" | 294'-10" |

6. **STRUCTURE HEIGHT:**

   PROPOSED HEIGHT: 1 STORY (20 FEET)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**PROJECT**

RK DIPLOMAT CENTER

PROPOSED
FREE STANDING BUILDING

1401 E. HALLANDALE BEACH BLVD.
HALLANDALE BEACH, FLORIDA

**CONSULTANT**

**REVISIONS**

| No. | DATE | DESCRIPTION |
|---|---|---|
| 1 | 12/28/10 | ZONING. DEPT. COMMENTS |
| 2 | 9/20/11 | ZONING. DEPT. COMMENTS |
| 3 | 11/03/10 | ZONING. DEPT. COMMENTS |

**PROJECT PHASE**

- ■ SITE PLANNING
- ☐ SCHEMATIC DESIGN
- ☐ DESIGN DEVELOPMENT
- ☐ CONSTRUCTION DOCUMENTS

**ENLARGED SITE PLAN**

| | |
|---|---|
| PROJECT NUMBER: | RK00 |
| ISSUED: | 08/18/10 |
| DRAWN BY: | EB |
| CHECKED BY: | DR |
| FILENAME: | RK03 |

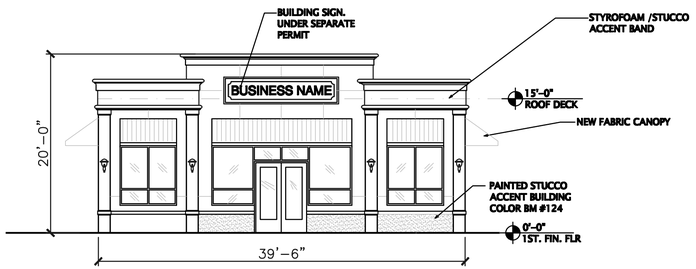
SEAL

CHARLES O. BUCKALEW, P.E.
FLORIDA REG. NO. 24843

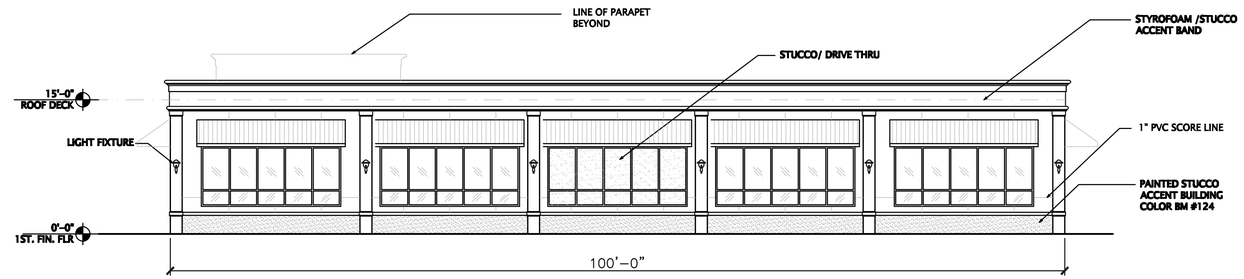
SHEET

SP-1.1

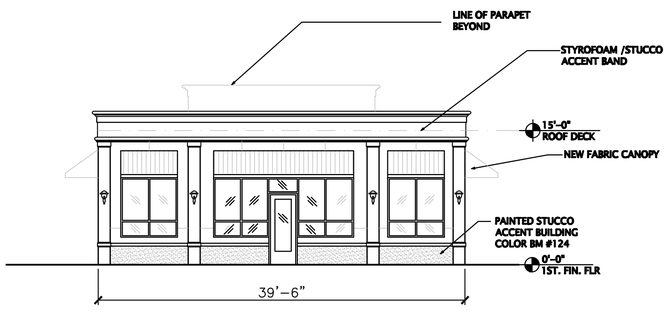
2/13/2012 6:09:04 PM



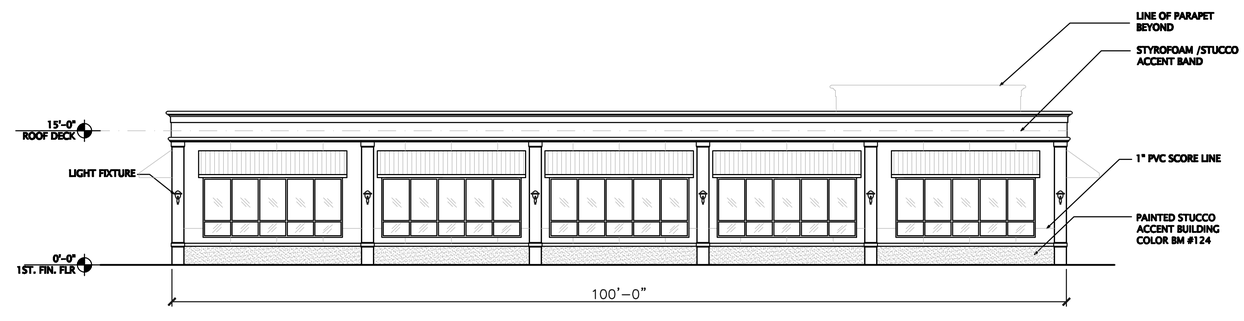

01 FRONT ELEVATION 1/8" = 1'-0"




03 EAST ELEVATION 1/8" = 1'-0"




02 REAR ELEVATION 1/8" = 1'-0"




04 WEST ELEVATION 1/8" = 1'-0"


TRIO
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C.O.A. #27578

17100 COLLINS AVE. SUITE 224
SUNNY ISLES BEACH, FL 33160

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PROJECT

RK DIPLOMAT CENTER

PROPOSED
FREE STANDING BUILDING

1401 E. HALLANDALE BEACH BLVD.
HALLANDALE BEACH, FLORIDA

CONSULTANT

REVISIONS

| No. | DATE | DESCRIPTION |
|---|---|---|
| | | |

PROJECT PHASE

- ■ SITE PLANNING
- ☐ SCHEMATIC DESIGN
- ☐ DESIGN DEVELOPMENT
- ☐ CONSTRUCTION DOCUMENTS

ELEVATIONS

| | |
|---|---|
| PROJECT NUMBER: | RK00 |
| ISSUED: | 08/18/10 |
| DRAWN BY: | EB |
| CHECKED BY: | DR |
| FILENAME: | RK03 |

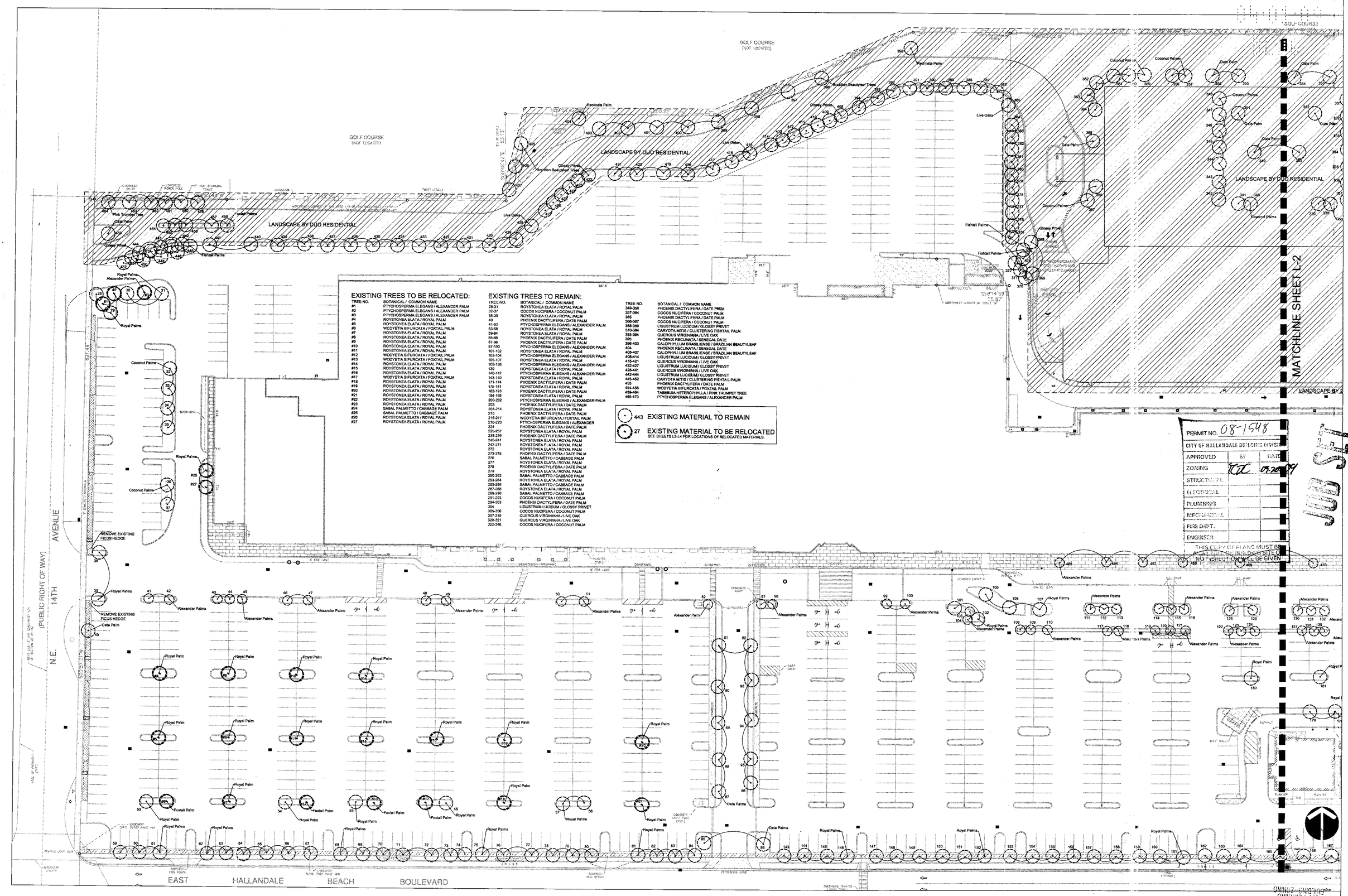
SEAL

CHARLES O. BUCKALEW, P.E.
FLORIDA REG. NO. 24842

SHEET

A-2.0

2/13/2012 6:09:12 PM




## EXISTING TREES TO BE RELOCATED:

| TREE NO. | BOTANICAL / COMMON NAME |
|---|---|
| #1 | PTYCHOSPERMA ELEGANS / ALEXANDER PALM |
| #2 | PTYCHOSPERMA ELEGANS / ALEXANDER PALM |
| #3 | PTYCHOSPERMA ELEGANS / ALEXANDER PALM |
| #4 | ROYSTONEA ELATA / ROYAL PALM |
| #5 | ROYSTONEA ELATA / ROYAL PALM |
| #6 | WODYETIA BIFURCATA / FOXTAIL PALM |
| #7 | ROYSTONEA ELATA / ROYAL PALM |
| #8 | ROYSTONEA ELATA / ROYAL PALM |
| #9 | ROYSTONEA ELATA / ROYAL PALM |
| #10 | ROYSTONEA ELATA / ROYAL PALM |
| #11 | ROYSTONEA ELATA / ROYAL PALM |
| #12 | WODYETIA BIFURCATA / FOXTAIL PALM |
| #13 | WODYETIA BIFURCATA / FOXTAIL PALM |
| #14 | ROYSTONEA ELATA / ROYAL PALM |
| #15 | ROYSTONEA ELATA / ROYAL PALM |
| #16 | ROYSTONEA ELATA / ROYAL PALM |
| #17 | WODYETIA BIFURCATA / FOXTAIL PALM |
| #18 | ROYSTONEA ELATA / ROYAL PALM |
| #19 | ROYSTONEA ELATA / ROYAL PALM |
| #20 | ROYSTONEA ELATA / ROYAL PALM |
| #21 | ROYSTONEA ELATA / ROYAL PALM |
| #22 | ROYSTONEA ELATA / ROYAL PALM |
| #23 | ROYSTONEA ELATA / ROYAL PALM |
| #24 | SABAL PALMETTO / CABBAGE PALM |
| #25 | SABAL PALMETTO / CABBAGE PALM |
| #26 | ROYSTONEA ELATA / ROYAL PALM |
| #27 | ROYSTONEA ELATA / ROYAL PALM |

## EXISTING TREES TO REMAIN:

| TREE NO. | BOTANICAL / COMMON NAME |
|---|---|
| 28-31 | ROYSTONEA ELATA / ROYAL PALM |
| 32-37 | COCOS NUCIFERA / COCONUT PALM |
| 38-39 | ROYSTONEA ELATA / ROYAL PALM |
| 40 | PHOENIX DACTYLIFERA / DATE PALM |
| 41-52 | PTYCHOSPERMA ELEGANS / ALEXANDER PALM |
| 53-58 | ROYSTONEA ELATA / ROYAL PALM |
| 59-84 | ROYSTONEA ELATA / ROYAL PALM |
| 85-96 | PHOENIX DACTYLIFERA / DATE PALM |
| 97-96 | PHOENIX DACTYLIFERA / DATE PALM |
| 97-100 | PTYCHOSPERMA ELEGANS / ALEXANDER PALM |
| 101-102 | ROYSTONEA ELATA / ROYAL PALM |
| 103-104 | PTYCHOSPERMA ELEGANS / ALEXANDER PALM |
| 105-107 | ROYSTONEA ELATA / ROYAL PALM |
| 108-138 | PTYCHOSPERMA ELEGANS / ALEXANDER PALM |
| 139 | ROYSTONEA ELATA / ROYAL PALM |
| 140-142 | PTYCHOSPERMA ELEGANS / ALEXANDER PALM |
| 143-170 | ROYSTONEA ELATA / ROYAL PALM |
| 171-174 | PHOENIX DACTYLIFERA / DATE PALM |
| 175-181 | ROYSTONEA ELATA / ROYAL PALM |
| 182-193 | PHOENIX DACTYLIFERA / DATE PALM |
| 194-199 | ROYSTONEA ELATA / ROYAL PALM |
| 200-202 | PTYCHOSPERMA ELEGANS / ALEXANDER PALM |
| 203 | PHOENIX DACTYLIFERA / DATE PALM |
| 204-214 | ROYSTONEA ELATA / ROYAL PALM |
| 215 | PHOENIX DACTYLIFERA / DATE PALM |
| 216-217 | WODYETIA BIFURCATA / FOXTAIL PALM |
| 218-223 | PTYCHOSPERMA ELEGANS / ALEXANDER |
| 224 | PHOENIX DACTYLIFERA / DATE PALM |
| 225-237 | ROYSTONEA ELATA / ROYAL PALM |
| 238-239 | PHOENIX DACTYLIFERA / DATE PALM |
| 240-241 | ROYSTONEA ELATA / ROYAL PALM |
| 242-271 | ROYSTONEA ELATA / ROYAL PALM |
| 272 | ROYSTONEA ELATA / ROYAL PALM |
| 273-275 | PHOENIX DACTYLIFERA / DATE PALM |
| 276 | SABAL PALMETTO / CABBAGE PALM |
| 277 | ROYSTONEA ELATA / ROYAL PALM |
| 278 | PHOENIX DACTYLIFERA / DATE PALM |
| 279 | ROYSTONEA ELATA / ROYAL PALM |
| 280-282 | SABAL PALMETTO / CABBAGE PALM |
| 283-284 | ROYSTONEA ELATA / ROYAL PALM |
| 285-286 | SABAL PALMETTO / CABBAGE PALM |
| 287-288 | ROYSTONEA ELATA / ROYAL PALM |
| 289-290 | SABAL PALMETTO / CABBAGE PALM |
| 291-293 | COCOS NUCIFERA / COCONUT PALM |
| 294-303 | PHOENIX DACTYLIFERA / DATE PALM |
| 304 | LIGUSTRUM LUCIDUM / GLOSSY PRIVET |
| 305-306 | COCOS NUCIFERA / COCONUT PALM |
| 307-319 | QUERCUS VIRGINIANA / LIVE OAK |
| 320-321 | QUERCUS VIRGINIANA / LIVE OAK |
| 322-348 | COCOS NUCIFERA / COCONUT PALM |
| 349-356 | PHOENIX DACTYLIFERA / DATE PALM |
| 357-364 | COCOS NUCIFERA / COCONUT PALM |
| 365 | PHOENIX DACTYLIFERA / DATE PALM |
| 366-367 | COCOS NUCIFERA / COCONUT PALM |
| 368-369 | LIGUSTRUM LUCIDUM / GLOSSY PRIVET |
| 370-384 | CARYOTA MITIS / CLUSTERING FISHTAIL PALM |
| 385-394 | QUERCUS VIRGINIANA / LIVE OAK |
| 395 | PHOENIX RECLINATA / SENEGAL DATE |
| 396-403 | CALOPHYLLUM BRASILIENSE / BRAZILIAN BEAUTYLEAF |
| 404 | PHOENIX RECLINATA / SENEGAL DATE |
| 405-407 | CALOPHYLLUM BRASILIENSE / BRAZILIAN BEAUTYLEAF |
| 408-414 | LIGUSTRUM LUCIDUM / GLOSSY PRIVET |
| 415-421 | QUERCUS VIRGINIANA / LIVE OAK |
| 422-427 | LIGUSTRUM LUCIDUM / GLOSSY PRIVET |
| 428-441 | QUERCUS VIRGINIANA / LIVE OAK |
| 442-444 | LIGUSTRUM LUCIDUM / GLOSSY PRIVET |
| 445-452 | CARYOTA MITIS / CLUSTERING FISHTAIL PALM |
| 453 | PHOENIX DACTYLIFERA / DATE PALM |
| 454-458 | WODYETIA BIFURCATA / FOXTAIL PALM |
| 459-464 | TABEBUIA HETEROPHYLLA / PINK TRUMPET TREE |
| 465-470 | PTYCHOSPERMA ELEGANS / ALEXANDER PALM |

443 EXISTING MATERIAL TO REMAIN

27 EXISTING MATERIAL TO BE RELOCATED
SEE SHEETS L3-L4 FOR LOCATIONS OF RELOCATED MATERIALS.

| PERMIT NO. 08-1548 | | |
|---|---|---|
| CITY OF HALLANDALE BUILDING DIVISION | | |
| APPROVED | BY | DATE |
| ZONING | TCL | 03-20-09 |
| STRUCTURAL | | |
| ELECTRICAL | | |
| PLUMBING | | |
| MECHANICAL | | |
| FIRE DEPT. | | |
| ENGINEER | | |

THIS COPY OF PLANS MUST BE
AVAILABLE ON THE JOB SITE O
NOT INSPECTION WILL BE GIVEN

09 MAR 20 PM 3:17
CITY OF HALLANDALE
BUILDING ZONING

WITKIN HULTS DESIGN GROUP
320 SE 9th Street, Fort Lauderdale, Florida
phone: 954-523-3061 facsimile: 954-523-0889

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Project:

# RK Diplomat Center
~ Hallandale Beach, Florida

Revisions:
Rev. per owner comments / additi shade trees in parking islands 01/
Rev. per survey of existing trees o / site data requirements 03/02/200

Seal:

Lic. # LA0000889
Member: A.S.L.A.

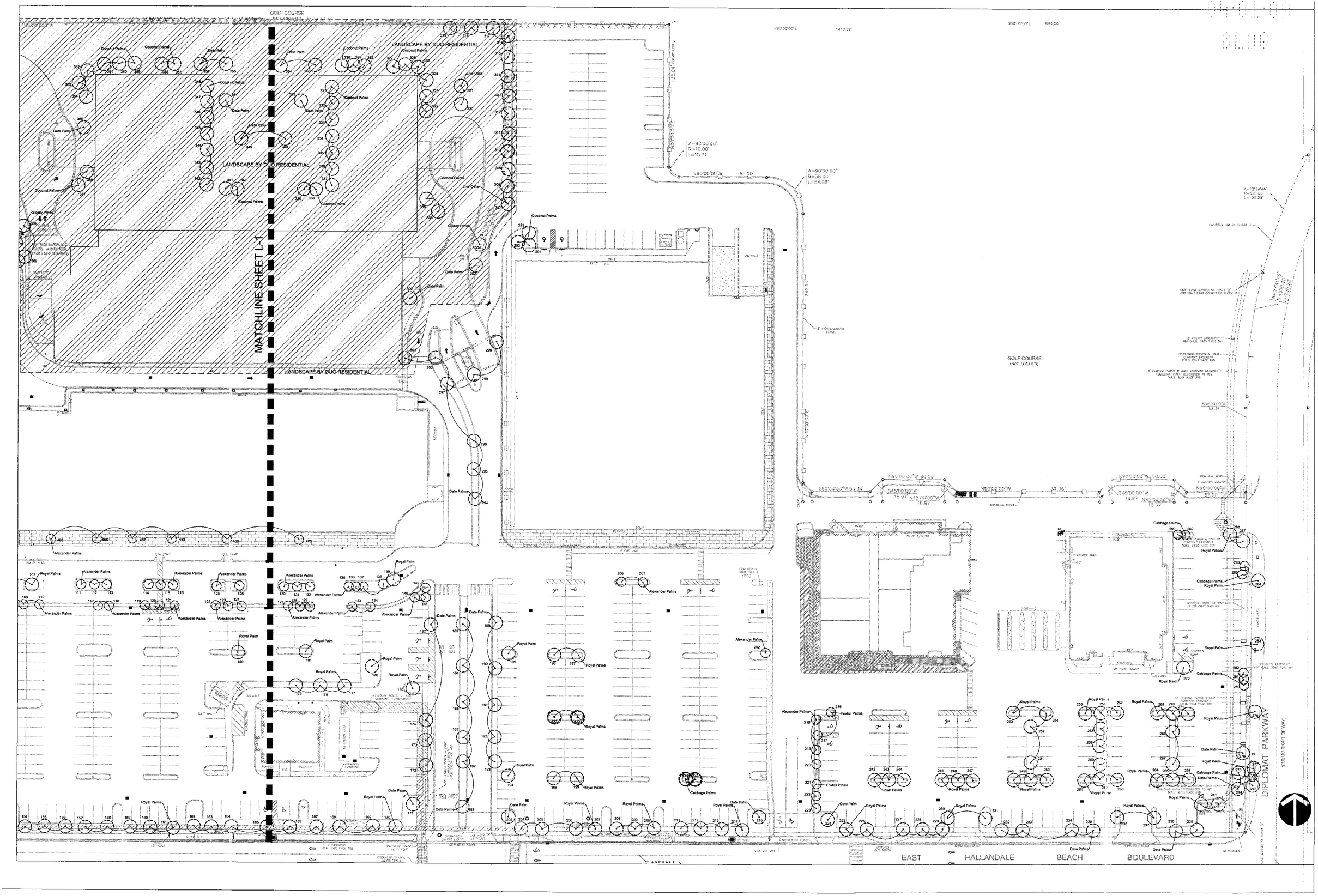
Drawing Name: Existing Tree Landscape P

Date: 06/17/2008

Scale: 1" = 40'-0"

Drawn by: Fp

Sheet No.: L-1




WITKIN HULTS DESIGN GROUP
307 south 21st avenue hollywood, florida
phone (954) 927-2040 fax (954) 927-2049

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Project:

# RK Diplomat Center

Hallandale Beach, Florida

Revisions:
Rev. per owner comments / add shade trees in parking islands 0
Rev. per survey of existing trees / site data requirements 03/02/20

Seal:

Lic. # LA0000889
Member: A.S.L.A.

Drawing Name: Existing Tree Landscape

Date: 06/17/2008

Scale: 1" = 40'-0"

Drawn by: Fp

Sheet No.:

L-2

PROPOSED LANDSCAPE:

| | | |
|---|---|---|
| | Quercus virginiana<br>LIVE OAK<br>QUANTITY: 79 | 15' ht. x 7' spr.<br>f.g. |
| | Roystonea elata<br>ROYAL PALM<br>QUANTITY: 60 | 6' g.w./ 20' o.a, ht. min.<br>matched hts., f.g. |
| | Conocarpus erectus<br>GREEN BUTTONWOOD<br>QUANTITY: 91 | 15' ht. x 7' spr.<br>f.g. |
| FM | Ficus microcarpa 'Green Island'<br>GREEN ISLAND FICUS<br>QUANTITY: 479 | 18" ht. x 24" spr.<br>3 gal. |

443 EXISTING TREES/PALMS TO REMAIN

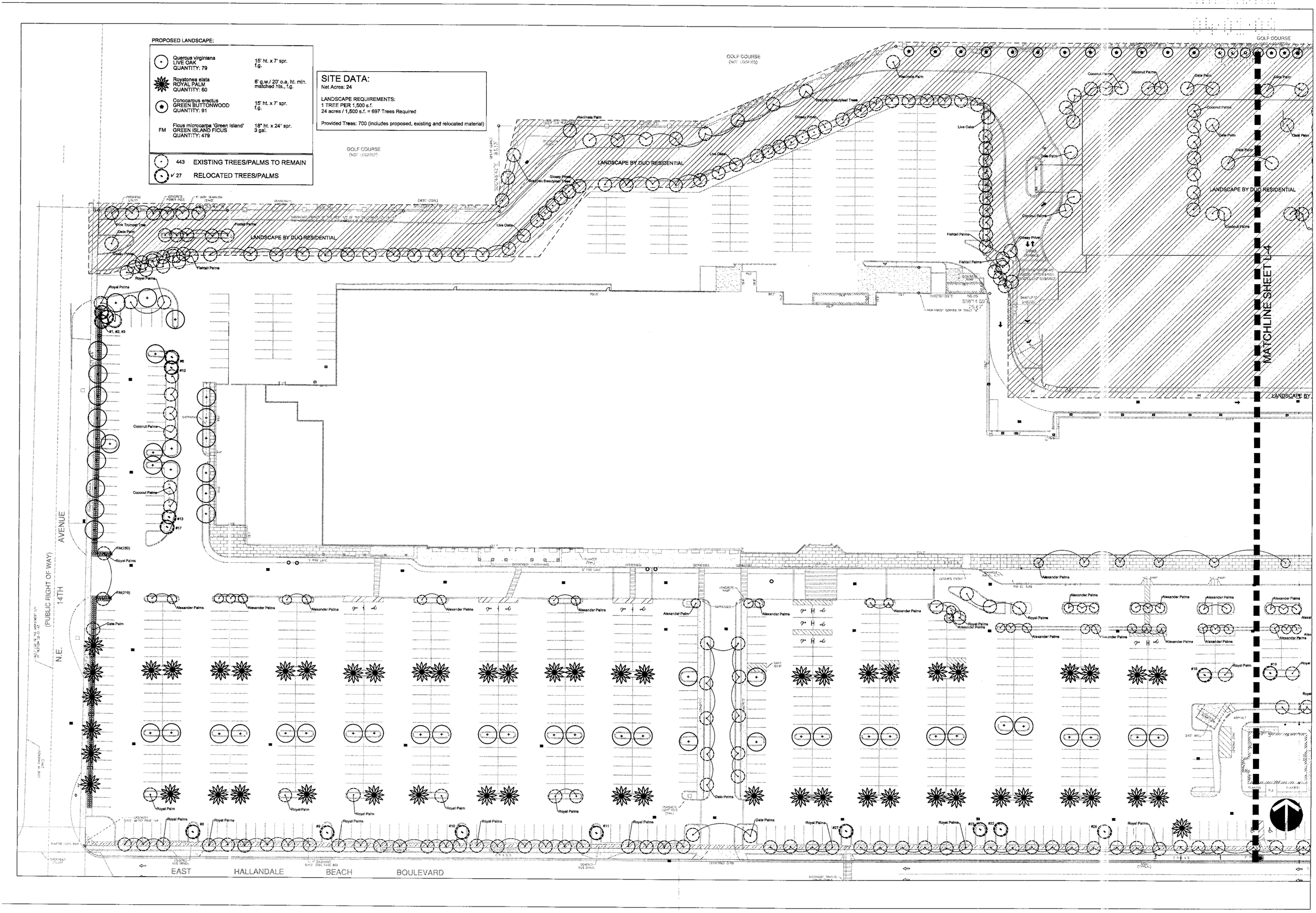
✓ 27 RELOCATED TREES/PALMS

## SITE DATA:

Net Acres: 24

LANDSCAPE REQUIREMENTS:
1 TREE PER 1,500 s.f.
24 acres / 1,500 s.f. = 697 Trees Required

Provided Trees: 700 (includes proposed, existing and relocated material)




WITKIN HULTS DESIGN GROUP
307 south 21st avenue hollywood, florida

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with the project therein referenced. No such
this you, and plans shall be used or disclosed
person, firm or corporation for any purpose wh
without the written permission of Witkin Hults
Group, Inc.

Project:

# RK Diplomat Center

Hallandale Beach, Florida

Revisions:
Rev. per owner comments / addi
shade trees in parking islands 0
Rev. per survey of existing trees
/ site data requirements 03/02/2
Rev. per Green Buttonwood hei
city comments 03/18/2009

Seal:

Lic. # LA0000889
Member, A.S.L.A.

Drawing Name: Proposed Tree Landscap

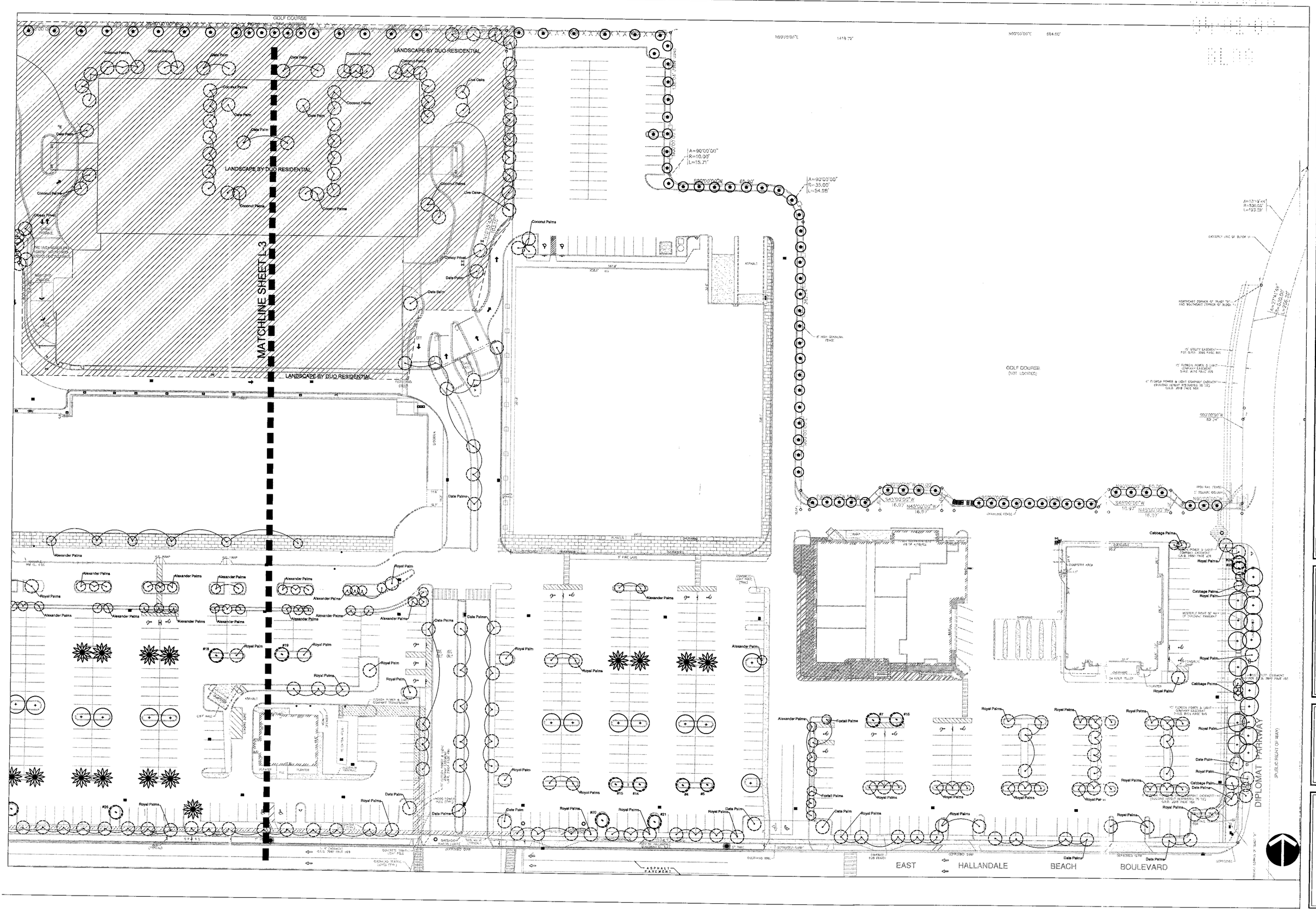
Date: 06/17/2008

Scale: 1" = 40'-0"

Drawn by: Fp

Sheet No.:

L-3




WITKIN HULTS DESIGN GROUP
301 Commerce Drive, Hollywood, Florida
phone: 954-923-9081 facsimile: 954-921-9889

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Project:

# RK Diplomat Center

Hallandale Beach, Florida

Revisions:
Rev. per owner comments / addition shade trees in parking islands 01/2
Rev. per survey of existing trees on / site data requirements 03/02/2009

Seal:

Lic. # LA0000889
Member: A.S.L.A.

Drawing Name: Proposed Tree Landscape Pla

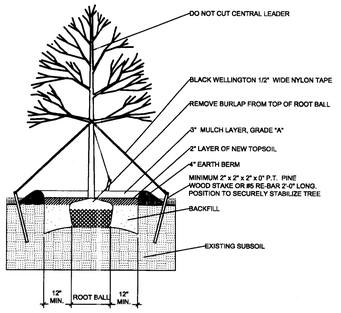
Date: 06/17/2008

Scale: 1" = 40'-0"

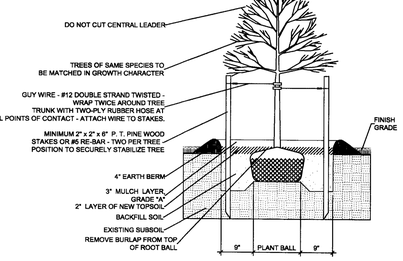
Drawn by: Fp

Sheet No.:

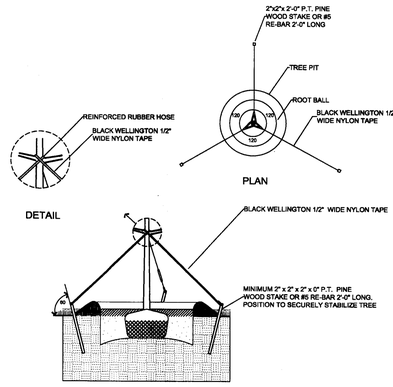
L-4



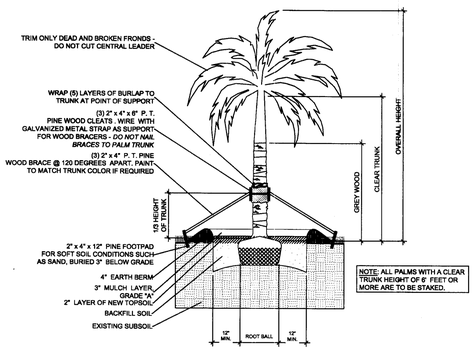

LARGE TREE PLANTING DETAIL




SMALL TREE PLANTING DETAIL



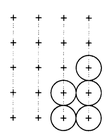

TYPICAL TREE GUYING DETAIL



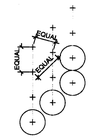

NOTE: ALL PALMS WITH A CLEAR TRUNK HEIGHT OF 6' FEET OR MORE ARE TO BE STAKED.

STRAIGHT TRUNK PALM PLANTING DETAIL

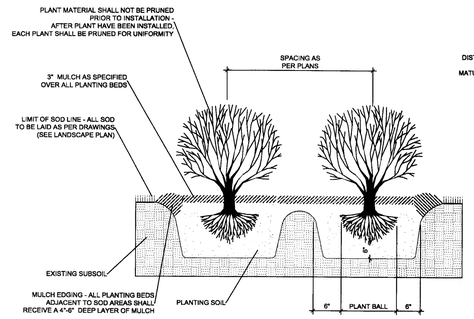
NOTE: IN MOST CASES, TRIANGULAR SPACING IS PREFERRED. USE SQUARE SPACING ONLY IN SMALL RECTILINEAR AREAS.



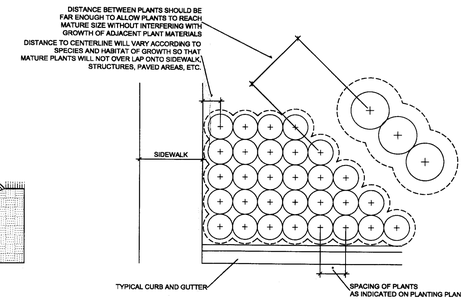
SQUARE SPACING



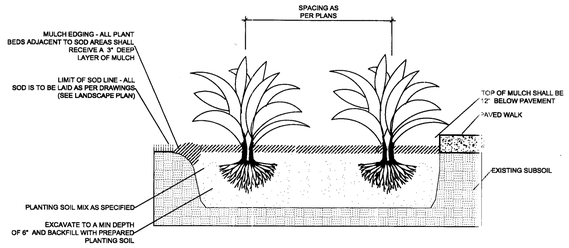

TRIANGULAR SPACING




TYPICAL SHRUB PLANTING DETAIL




TYPICAL CONTAINER SPACING




TYPICAL GROUND COVER PLANTING DETAIL

PLANTING NOTES:

(See plant specification and details for additional standards)

-All plant material is to be Florida Number 1 or better pursuant to the Florida Department of Agriculture's Grades and Standards for Nursery Plants.

-Sod is to be grade "A" weed free.

-All areas marked "LAWN" shall be solid sodded with St. Augustine "Floratam" solid sod. See limit on plan. All sod is to be laid level, tight, and cut even along planting beds.

-All plants are to be top dressed with a minimum 3" layer of Melaleuca mulch, Eucalyptus mulch or equal.

-Planting plans shall take precedence over plant list in case of discrepancies.

-No changes are to be made without the prior consent of the Landscape Architect, City of Miramar and Owner. Additions and / or deletions to the plant material must be approved by the project engineer.

-Landscape Contractor is responsible for providing their own square footage takeoffs and field verifications for 100 % sod coverage for all areas specified.

- All landscape areas are to be provided with automatic sprinkler system which provide 100% coverage, and 50% overlap with a rain sensor.

- All trees in lawn areas are to receive a 24" diameter mulched saucer at the base of the trunk.

- All lawn located in parking islands is to be set flush with top of curb. Provide adequate soil to within 3" of top of curb.

- Trees are to be planted within parking islands after soil is brought up to grade. Deeply set root balls are not acceptable.

- Planting soil for topsoil and backfill shall be 50/50 mix, nematode free by Morris Magic soil, Hialeah, Florida. Planting soil for annual beds to be comprised of 50% Canadian peat moss, 25% salt free coarse sand and 25% Aerolite.

- Tree and shrub pits will be supplemented with "Agriform Pells", 21 gram size with a 20-10-5 analysis, or substitute application accepted by Landscape Architect. Deliver in manufacturer's standard containers showing weight, analysis and name of manufacturer.

GENERAL NOTES:

-The Landscape Contractor is to locate and verify all underground and overhead utilities prior to beginning work. Contact proper utility companies and / or General Contractor prior to digging for field verification. The Owner and the Landscape Architect shall not be responsible for any damages to utility or irrigation lines (see Roadway Plans for more utility notes).

-Landscape Contractor is to verify all current drawings and check for discrepancies and bring to the attention of the Landscape Architect prior to commending with the work.

-All unattended and unplanted tree pits are to be properly barricaded and flagged during installation.

-All planting plans are issued as directives for site layout. Any deviations, site changes, et cetera are to be brought to the attention of the Landscape Architect for clarification prior to installation.

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Project:

RK Diplomat Center
Hallandale Beach, Florida

Revisions:

Seal:

Lic. # LA0000889
Member: A.S.L.A.

MAR 1 8 2009

Drawing Name: Planting Details

Date: 06/17/2008

Scale: N.T.S.

Drawn by: Fp

Sheet No.:

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