GULF STREAM POINT

918 South Federal Highway
HALLANDALE BEACH, FLORIDA 33009

SCOPE OF WORK

NEW CONSTRUCTION OF THIRTY (30) STORY MIXED-USE TOWER
WITH HOTEL SUITES, RESIDENTIAL UNITS, RESTAURANT AND RETAIL SPACE, POOL DECK WITH AMENITIES ON THE 10th + ROOF DECK LEVEL, AND 8 FLOORS OF PARKING

**SCOPE OF WORK IN ACCORDANCE WITH 2010 FLORIDA BUILDING CODE

DEVELOPER

FLORIDA EAST COAST REALTY, INC.
100 South Biscayne Boulevard, Suite 900
Miami, Florida 33131

CONSULTANTS

Architect:

MOSHE COSICHER ARCHITECT, AIA
100 South Biscayne Boulevard, Suite 1020
Miami, Florida 33131

Design Consultant:

FONS Inc.
25 SE 2nd Avenue, Suite 1036
Miami, Florida 33131

Structural Engineer:

DESIMONE CONSULTING ENGINEERS
800 Brickell Avenue, 6th Floor
Miami, Florida 33131

MEP + FP Engineer:

STEVEN FELLER P.E., Incorporated
500 N.E. Third Avenue
Ft. Lauderdale, Florida 33301

Civil Engineer:

BISCAYNE ENGINEERING COMPANY, INC.
529 W. Flagler Street
Miami, Florida 33130

Landscape Architect:

H.L. MARTIN
5965 SW 38 Street
Miami, Florida 33155

Lifesafety Consultant

SLS Fire Protection Engineers
1825 Ponce de Leon Blvd- Suite 565
Coral Gables, FL 33134

Traffic Engineering Consultant

Kimley-Horn + Associates, Inc.
1221 Brickell Avenue - Suite 400
Miami, FL 33131

DRC SUBMISSION (NOT FOR CONSTRUCTION) / 07.07.2014

COSICHER
Moshe Cosicher
Architect
AR# 0006849
100 S. Biscayne Blvd.
Miami, Florida 33131
Suite 1020

REVISIONS

No.	Date	Description

GULFSTREAM POINT
918 SOUTH FEDERAL HIGHWAY
HALLANDALE BEACH, FLORIDA. 33009

Florida East Coast Realty, Inc.

COVER, RENDERING, CONSULTANTS

DATE:	PREPARED BY:	REVIEWED BY:
07.07.14	R.Fabregat	M.C.

SHEET: A.1

GULFSTREAM POINT

918 S. FEDERAL HIGHWAY
HALLANDALE BEACH, FL. 33009

	DATA		REQUIRED / ALLOWED	PROPOSED
A	ZONING DATA	(BUSINESS LIMITED ZONING DISTRICT)		
	1	ZONING DESIGNATION	PLANNED REDEVELOPMENT OVERLAY DISTRICT (32-176) / (BU/PRD) / (PDD)	
	2	LAND AREA	(43, 560 SF) (1 ACRE)	38, 715 SF (0.889 ACRES)
	3	MINIMUM LOT WIDTH	(75'-0")	(100'-0")
	4	DENSITY	(50 UNITS / ACRE = 44 APTS)	(297 APTS = 335 APTS / ACRE)
		MINIMUM BED IN B-L. DISTRICT		
		4.1 APARTMENTS (1BD)	(850 SF) MIN. / (947 SF) MAX.	(850 SF)
		4.2 APARTMENTS (2BD)	(1000 SF) MIN. / (1, 192 SF) MAX.	(1000 SF) MIN. / (1,192 SF) MAX.
	5	No. STORIES	(N / A)	(24)
	6	BUILDING HEIGHT	(350'-0")	(252'-4")
	7	BUILDING FOOTPRINT	(N / A)	
B	SETBACKS			
	1	FRONT (EAST)	(15'-0") MAX.	(15'-0")
	2	REAR (WEST)	(10'-0") MIN.	(10'-0")
	3	INTERIOR SIDE (NORTH)	(0'-0")	(0'-0")
	4	INTERIOR SIDE (SOUTH)	(0'-0")	(0'-0")
C	LANDSCAPE DATA			
	1	LANDSCAPING AREA	15% NET LOT AREA x 38, 715 SF = 5, 807 SF)	
	2	GROUND LEVEL	(1, 393 SF + 100 % CREDIT = 1, 393 SF)	(1, 393 SF)
	3	ABOVE GROUND		
		3.1 LEVEL 9th.	(4, 382 SF + 50% CREDIT = 2, 191 SF)	(2, 191 SF)
		3.2 LEVEL POOL DECK	(2, 490 SF + 50% CREDIT = 1, 245 SF)	(1, 245 SF)
		TOTAL	(5, 807 SF)	(4, 829 SF)
	4	TOTAL	(15 %)	(12.47% OF NET LOT AREA)
	5	TREES	(26)	(40)
	6	PALMS	(13)	(72)
	7	NATIVE TREES	(13)	(40)
D	COMMERCIAL			
	1	RESTAURANT	(N / A)	(2, 527 SF)
E	RESIDENTIAL			
	1	APARTMENTS (15 LEVELS)		
		LEVELS	No. FLOORS (1 BED) (2 BED)	
		1.1 LEVEL 9th. thru 22th.	(14) (238) (42)	(280) APARTMENTS
		1.2 LEVEL 23th.	(1) (14) (3)	(17) APARTMENTS
		1.3 TOTAL	(15) (252) (45)	(297) TOTAL APARTMENTS
F	GENERAL DATA			
	1	OCCUPANCY	MIXED USE (RESIDENTIAL / COMMERCIAL)	
	2	2.1 GROUP R-1	RESIDENTIAL (NON TRANSIENT)	FBC (2010 / SECTION 310.1)
		2.2 GROUP A-2	ASSEMBLY (RESTAURANT / RETAIL	FBC (2010 / SECTION 310.1)
		2.3 GROUP A-3	ASSEMBLY (FITNESS CENTER)	FBC (2010 / SECTION 310.1)
		2.4 GROUP A-4	ASSEMBLY (POOL)	FBC (2010 / SECTION 310.1)
		2.5 GROUP S-1	STORAGE (TENANT STORAGE)	FBC (2010 / SECTION 311.3)
		2.6 GROUP S-2	STORAGE (PARKING STORAGE)	FBC (2010 / SECTION 311.3)
	3	CONSTRUCTION TYPE	TYPE 1-A SPRINKLERED	FBC (2010 / SECTION 601)
	4	FLOOD ZONE	AE-7 ZONE (+ 7.00 NGVD)	

	DATA		REQUIRED / ALLOWED		PROPOSED
G	PARKING				
	STANDARD PARKING (19'-0" L x 9'-0" W)		ACCESSIBLE PARKING (19'-0" L x 17'-0" W)		
	1	RESTAURANT 1/100 GFA or 1/4 SEATS (WHICHEVER IS GREATER) (RESTAURANT = 2, 527 SF) (PATIO = 757 SF)	(1 PS/100 SF) (GFA= 2, 527 SF) = 26 (1 PS/4 SEATS) (60 SEATS) = 15	26	(9)
	2	APARTMENTS			
		2.1 1 BED.	(1.75) PS x (252) APARTMENTS =	441	(378)
		2.2 2 BED.	(2) PS x (45) APARTMENTS =	90	(90)
		APARTMENTS SUB - TOTAL		531	(468)
	3	GUEST (APARTMENTS PARKING SPACES) (441 + 90 = 531 PS)	(10%) OF (531) PARKING REQ. =	54	(47)
		TOTAL	(611)		(524)
	4	PARKING SPACE TYPES			
		4.1 STANDARD			(509)
		4.2 ACCESSIBLE	(2%)	11	(15)
		4.3 TOTAL PARKING ALL TYPES	(611)		(524)
	5	LOADING			
		5.1 RETAIL (RESTAURANT)	(1)		(2)
		5.2 ADDITIONAL LOADING			(3)
		5.3 TOTAL LOADING PARKING	(1)		(5)
	WAIVERS SCHEDULE				
H	No.	WAIVERS OR DEFICIENCIES	REQUIRED / ALLOWED		PROPOSED
	1	MINIMUM PDD LOT SIZE	(43, 560 SF) (1 ACRE)		38, 715 SF = 0.889 ACRES
	2	DENSITY FLEX	(50 DU / AC FLEX)		(44 DU / AC FLEX)
	3	RAC DENSITY	TBD		(284.5 DU / AC)
	4	MAXIMUM DENSITY ALLOWED IN PRD	NONE		(335 DU / AC) (TOTAL)
	5	INTERIOR LANDSCAPED ISLAND WIDTH (NE)	(5 FEET)		(0 FEET)
	6	PERIMETER LANDSCAPING BUFFER	(10 FEET)		(4'-4")
	7	LANDSCAPING AREA	(15 %)		12,47 %
	8	PARKING REQUIRED	(RESIDENTIAL USE = 585) (COMMERICAL USE = 26) (TOTAL REQUIRED = 611)		(524)
	9	DEAD END PARKING AISLE	(NOT ALLOWED)		(ONE AISLE DEAD-END) (8th. LEVEL)
	10	DRIVEWAY AISLE WIDTH	(13 FEET / 23 FEET)		(10 FEET / 20 FEET)
	11	PARKING SPACE DIMENSIONS	(9 FEET x 19 FEET)		(9 FEET x 18 FEET) (482 PARKING SPACES)
	12	PARKING GARAGE DRIVEWAY AISLE WIDTH	(23 FEET)		(22 FEET)

BUILDING DATA

	DATA	COMMENT	REFERENCE
1	BUILDING USE	RESIDENTIAL	F B C 2010 / SECTION 302
2	OCCUPANCY CLASSIFICATION	GROUP R-2	F B C 2010 / SECTION 303-313
3	TYPE OF CONSTRUCTION	IA	F B C 2010 / SECTION 602
4	FIRE SPRINKLER BUILDING	YES	
5	MAXIMUM FLOOR AREA	PER STORY : UL	F B C 2010 / SECTION 503
6	AREA MODIFICATION APPLIED ?	NO	F B C 2010 / SECTION 506
7	MAXIMUM BUILDING HEIGHT	# STORIES : UL (24) HEIGHT 252'-4" FT	F B C 2010 / SECTION 503
8	BUILDING SETBACKS PROPOSED	FRONT 15' / REAR 10 '/ SIDE 0 '/ SIDE 0'	
9	EXTERIOR WALLS FIRE RATED REQ.	4 HOURS	F B C 2010 / SECTION 602
10	EXTERIOR WALLS OPENING ALLOWED	75%	F B C 2010 / SECTION 705.8
11	FLOOD ZONE	AE 7 ELEVATION = 7 FT NGVD	FLOOD MAPS
12	DESIGN FLOOD ZONE ELEV. REQUIRED	8 FT NGVD	FBC 1612, ASCE 7-24
13	COASTAL CONSTRUCTION APPLIES ?	NO	CITY ORD. 8-75 (b) (3)
14	CONSTRUCTION SEAWARD OF CCCL	NO	F B C 2010 / SECTION 3109
15	STRUCTURE SEAWARD OF CCCL ORD.	NO	CITY ORD. 8-75 (b) (3)
16	FLORIDA DEP APPROVAL REQUIRED	YES	FS 161.041
17	FAIR HOUSING APPLIES ?	YES	FBC ACCESSIBILITY

DRAWING INDEX

A-1	COVER / RENDERING / CONSULTANTS
A-2	INDEX, ZONING DATA, ZONING MAP, AERIAL VIEW, GENERAL NOTES.
	SURVEY
A-3	SHADOW STUDIES
A-4	SITE PLAN
A-5	FUTURE SITE PLAN (D. O. T. AGREEMENT)
A-6	GROUND LEVEL / RAMPS SYSTEM
A-7	2nd. LEVEL (FIRST PARKING LEVEL)
A-8	3rd. TRHU 7th. LEVEL (TYPICAL PARKING LEVELS)
A-9	8th. LEVEL (LAST PARKING LEVEL)
A-10	9th. LEVEL (APARTMENT WITH OPEN PATIO)
A-11	10th. THRU 23th. LEVEL (TYPICAL APARTMENT LEVELS)
A-12	24th. LEVEL (APARTMENT POOL DECK LEVEL)
A-13	25th. MECHANICAL LEVEL
A-14	TOP OF ROOF LEVEL
A-15	ELEVATIONS SOUTH
A-16	ELEVATIONS NORTH
A-17	ELEVATIONS EAST / WEST
A-18	BUILDING SECTION A
A-19	BUILDING SECTION B
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LA-12	LANDSCAPING / APARTMENTS WITH PATIO
LA-13	LANDSCAPING / APARTMENTS POOL DECK
LA-13.1	LANDSCAPING LIST / DETAILS / NOTES
C-100	EXISTING SITE CHARACTERISTICS / LOCATION SKETCH
C-200	PAVING, GRADING AND DRAINAGE PLAN
C-300	WATER AND SEWER PLAN
C-301	WATER AND SEWER DETAILS
C-400	PAVEMENT AND SIGNAGE PLAN

GENERAL NOTES

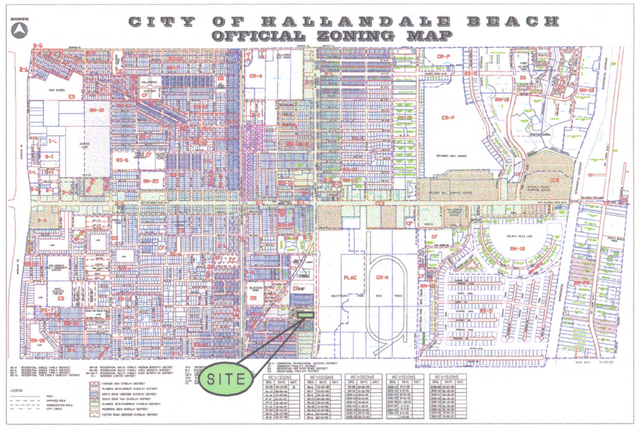
PRESENTATION SET OF PLANS HAVE BEEN PREPARED IN ACCORDANCE WITH THE FOLLOWING ORDINANCES AND CODES,

1.- ZONING ORDINANCES, CITY OF HALLANDALE BEACH.
2.- FLORIDA BUILDING CODE / 2010 EDITION.
3.- FLORIDA ACCESSIBILITY CODE / 2010 EDITION.
4.- ADA STANDARD FOR ACCESSIBLE DESIGN.
5.- NFPA 101 / 2012 EDITION.
6.- FLORIDA FIRE PREVENTION CODE / 2010 EDITION.
7.- FAIR HOUSING ACT. (F.H.A.)

NOTES.

- DEMISING WALLS AND CORRIDORS SHALL BE FIRE RATED. (FBC 2010 EDITION / NFPA 101 2012 EDITION)
- SAFEGUARDS, WHERE REQUIRED, SHALL BE H=42" A.F.F. (FBC 2010 EDITION - SECTION 1013 / NFPA 101 2012 EDITION)
- ALL COMMON-USE SPACES AS POOL DECKS, SPA, FITNESS, RECREATION CENTER AND OTHERS, SHALL COMPLY WITH ACCESSIBILITY REQUIREMENTS AS PER FBC 2010 EDITION / ACCESSIBILITY CODE.

ZONING MAP



AERIAL VIEW

DRC SUBMISSION (NOT FOR CONSTRUCTION) / 07.07.2014

COSICHER
Moshe Cosicher
Architect
AR# 0006849
100 S. Biscayne Blvd.
Miami, Florida 33131
Suite 1020

REVISIONS

No.	Date	Description

GULFSTREAM POINT
918 SOUTH FEDERAL HIGHWAY
HALLANDALE BEACH, FLORIDA. 33009

Florida East Coast Realty, Inc.

ZONING DATA
AERIAL VIEW
ZONING MAP

DATE:	PREPARED BY:	REVIEWED BY:
07.07.14	R.Fabregat	M.C.

SHEET: A.2

JUNE 21st 10:00 am

JUNE 21st 1:00 pm

JUNE 21st 4:00 pm

DECEMBER 21st 10:00 am

DECEMBER 21st 1:00 pm

DECEMBER 21st 4:00 pm

SHADOW STUDIES

NTS

SITE AERIAL CLOSE UP

NTS

DRC SUBMISSION (NOT FOR CONSTRUCTION) / 07.07.2014

COSICHER
Moshe Cosicher
Architect
AR# 0006849
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REVISIONS

No.	Date	Description

GULFSTREAM POINT

918 SOUTH FEDERAL HIGHWAY
HALLANDALE BEACH, FLORIDA. 33009

Florida East Coast Realty, Inc.

SHADOW STUDIES

DATE:	PREPARED BY:	REVIEWED BY:
07.07.14	R.Fabregat	M.C.

SHEET: A.3

ACCURATE CONSTRUCTION SURVEY CORP.
P.O. BOX 332181
MIAMI, FLORIDA 33233-2181
(305) 447-6906
EMAIL: INFO@SURVEYFL.COM
2841 DAY AVENUE, MIAMI, FLORIDA 33133

REPORT OF:
REPORT OF LAND TITLE BOUNDARY AS-BUILT SURVEY
LANDS DESCRIBED HEREIN

PARCEL "A"
GULFSTREAM POINT,
P.B. 179, PG. 107

CITY OF HALLANDALE BEACH
BROWARD COUNTY, FLORIDA

SURVEY DATE: JULY 15, 2013.

MAP OF AS-BUILT BOUNDARY SURVEY

SURVEY No.: 13-07-151
SHEET 1 OF 1

LOCATED IN:
CITY OF HALLANDALE BEACH
BROWARD COUNTY, FLORIDA.

LOCATION MAP: 1 : 200 FEET

SITE DETAILS

SCALE: 1 : 20 FEET

MAP OF AS-BUILT BOUNDARY ALTA/ACSM SURVEY:

THIS MAP OF SURVEY IS NOT VALID WITHOUT THE SIGNATURE AND ORIGINAL RAISED SEAL OF THE FLORIDA LICENSED SURVEYOR AND MAPPER. THE SIGNATURE AND SEAL CAN BE FOUND AT THE END OF THE REPORT ON SHEET 1. THE MAP AND REPORT ARE NOT COMPLETE WITHOUT THE OTHER. THIS RECORD PLAT DEPICTION AS PROVIDED ON ELECTRONIC MEDIA IS NOT COMPLETE WITHOUT THIS ORIGINAL, SIGNED AND SEALED HARD COPY.

LEGAL DESCRIPTION:

PARCEL "A" OF GULFSTREAM POINT, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 179, PAGE 107 THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA.

CERTIFIED TO & FOR:

HALLANDALE FIRST, LLC
100 S. BISCAYNE BLVD.
SUITE 900
MIAMI FL 33131

CERTIFIED TO:

HALLANDAL FIRST LLC
FLORIDA EAST COAST REALTY LLC

SURVEY DATE: JULY 15, 2013.

ACCURACY:
THE EXPECTED USE OF THE LAND: AS CLASSIFIED IN AND COMPLYING WITH THE MINIMUM TECHNICAL STANDARDS AS SET FORTH BY THE FLORIDA BOARD OF PROFESSIONAL SURVEYORS AND MAPPERS IN CHAPTER 5J-17.050, FLORIDA ADMINISTRATIVE CODE PURSUANT TO SECTION 472.027 OF THE FLORIDA STATUTES; THIS IS A "HIGH RISK URBAN SURVEY". THE MINIMUM RELATIVE DISTANCE ACCURACY FOR THIS TYPE OF SURVEY IS 1 FOOT IN 10,000 FEET. THE ACCURACY OBTAINED BY MEASUREMENT WITH A CHAMPION TKO GNSS ROVER AND A SOKKIA 200 FOOT STEEL TAPE AND CALCULATION OF A CLOSED GEOMETRIC FIGURE WAS FOUND TO EXCEED THIS REQUIREMENT.

DATA SOURCES:
THE LEGAL DESCRIPTION WAS DERIVED FROM A BROWARD COUNTY PLAT.

EASEMENTS:
THERE ARE KNOWN UTILITY AND ACCESS EASEMENTS IN THE RECORD PLAT AND SHOWN HEREON. UTILITIES ARE PROVIDED AND ACCESSED ALONG THE ADJOINING DEDICATED RIGHTS-OF-WAY.

BOUNDARY INCONSISTENCIES:
BROWARD COUNTY RECORD PLAT DIFFERENCES GREATER THAN 0.03 FEET, IF ANY, WERE NOTED BY MEASUREMENTS AS COMPARED TO CALCULATIONS FROM THE LEGAL DESCRIPTION. THIS IS SHOWN AS RECORD (R) AND MEASURED (M) OR PLAT (P) AND MEASURED (M).

SPECIAL SURVEY NOTES:

1. THE MASTER PARCEL DESCRIBED IS DERIVED FROM THE RECORD PLAT AS SHOWN IN THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA. THE OWNERSHIP LEGAL DESCRIPTIONS ARE DERIVED FROM OTHER DOCUMENTS PROVIDED BY THE OWNER, TITLE COMPANY AND MANAGEMENT COMPANY.

2. THE BASE LINE OF THESE DRAWINGS ARE DERIVED FROM THE RECORD PLAT AS STATED IN THE LEGAL DESCRIPTION. THE BASE LINE BEING THE CENTERLINE OF PALM AVENUE ON THE WEST AND ITS INTERSECTION WITH JOHNSON STREET ON THE NORTH.

3. UTILITIES AS SHOWN HEREON ALL ENTER THE SUBJECT SITE ALONG THESE PUBLICLY DEDICATED RIGHTS-OF-WAY.

SURVEY NOTES:

1. THE SCOPE OF THIS MAP OF SURVEY IS TO DEPICT THE LEGAL DESCRIPTIONS OF OWNERSHIP AS PROVIDED BY THE DOCUMENTATION IN THE OFFICES OF FLORIDA EAST COAST REALTY LLC. THE MAP HEREIN SHOWS THE RECORD PLAT AND PARCEL LINES AND EASEMENTS ALONG WITH THE FLORIDA DEPARTMENT OF TRANSPORTATION RIGHT-OF-WAY MAP INFORMATION OBTAINED FROM FLORIDA DEPARTMENT OF TRANSPORTATION RIGHT-OF-WAY MAP BOOK 13, PAGE 21, SECTION 86010-2519, SHEET 3 OF 9 (2008) AND STATE ROAD DEPARTMENT RIGHT-OF-WAY MAP BOOK 3, PAGE 4, B.C.R.).

2. ENCROACHMENTS, IF ANY, WERE NOT NOTED BY THIS MAP OF SURVEY.

3. ANY NOTORIOUS EVIDENCE OF OCCUPATION AND/OR USE OF THE DESCRIBED PARCEL FOR RIGHTS-OF-WAY, INGRESS OR EGRESS IS SHOWN ON THIS DRAWING. HOWEVER, THESE DRAWINGS DO NOT PURPORT TO REFLECT ANY RECORDED INSTRUMENTS OR RIGHTS-OF WAY OTHER THAN SHOWN ON OR STATED IN THE LEGAL DESCRIPTION AS IT APPEARS ON THIS DRAWING.

4. THIS SURVEYOR DID NOT RESEARCH THE PARTICULAR SETBACKS AS REQUIRED BY THE ZONING OF THE DESCRIBED PARCEL.

5. THE NORTH ARROW AND BEARINGS ARE DERIVED FROM THE STATED MERIDIAN OF THE BASE LINE ON THE RECORDED PLAT; THE LEGAL DESCRIPTION AND THE BASE LINES ARE SHOWN HEREON.

6. THE FLORIDA INSURANCE RATE MAP PANEL (125110 0319 F) 0319 F DATED 8-18-92, INDEX DATE 8-18-92, COMMUNITY No. 125110 NATIONAL FLOOD INSURANCE PROGRAM DELINEATES THE HEREIN DESCRIBED LAND TO BE WITHIN ZONE "AE" ELEVATION 7.0 FEET. THIS IS A SPECIAL FLOOD HAZARD ZONE.

7. ELEVATIONS SHOWN, ARE BASED UPON NATIONAL GEODETIC VERTICAL DATUM AND ANY BENCH MARK USED IS A BROWARD COUNTY VERTICAL REFERENCE MONUMENT.

8. THE EXPECTED USE OF THE LAND: AS CLASSIFIED IN AND COMPLYING WITH THE MINIMUM TECHNICAL STANDARDS AS SET FORTH BY THE FLORIDA BOARD OF PROFESSIONAL SURVEYORS AND MAPPERS IN CHAPTER 5J-17.050, FLORIDA ADMINISTRATIVE CODE PURSUANT TO SECTION 472.027 OF THE FLORIDA STATUTES; THIS IS A "HIGH RISK URBAN SURVEY", THE MINIMUM RELATIVE DISTANCE ACCURACY FOR THIS TYPE OF SURVEY IS 1 FOOT IN 10,000 FEET. THE ACCURACY OBTAINED BY MEASUREMENT WITH A CHAMPION TKO GNSS ROVER AND A SOKKIA 200 FOOT STEEL TAPE AND CALCULATION OF A CLOSED GEOMETRIC FIGURE WAS FOUND TO EXCEED THIS REQUIREMENT.

9. ELEVATIONS, WHEN SHOWN, APPEAR AS: 7.27

10. THE BENCH MARKS USED WERE: BROWARD COUNTY REFERENCE BENCH MARK 1034, NGVD +10.280 ELEVATION 1929 DATUM & BROWARD COUNTY REFERENCE BENCH MARK 3101, NGVD +7.046 ELEVATION 1929 DATUM.

11. THE RECORDED PLAT SHOWS EASEMENTS OF RECORD, OTHERS MAY EXIST.

12. UTILITIES ENTER THE SITE ALONG AND ACROSS THE PUBLIC RIGHTS-OF-WAY ADJACENT TO THE SITE ON THE EAST (STATE ROAD NO. 5 - U.S.1) AND ALONG AND ACROSS THE EASEMENT FOR UTILITIES ON THE WEST.

13. THIS DRAWING IS INTENDED FOR THE USE OF THE PARTIES TO WHOM IT IS CERTIFIED TO AND FOR. ANY REPRODUCTION IS NOT AN ORIGINAL. THIS SURVEYOR RETAINS AN ORIGINAL TO VERIFY THESE DATED CONTENTS FOR VALIDITY.

SURVEYOR'S CERTIFICATE:

I, CHARLES W. CARR, HEREBY CERTIFY THAT THIS MAP OF SURVEY WAS MADE ON THE GROUND UNDER MY SUPERVISION FROM A RECORDED DESCRIPTION IN PRIOR INSTRUMENTS OF RECORD, AS PROVIDED.

THAT I HAVE MADE AN ACCURATE SURVEY OF THE LAND DESCRIBED HEREIN, THAT I HAVE PREPARED THIS SURVEY DATED JULY 15, 2013, IN CONNECTION WITH THIS SURVEY. I HAVE MADE A CAREFUL INSPECTION OF THE PREMISES ON JULY 15, 2013, AND AT THE TIME OF INSPECTION I FOUND THE PREMISES TO BE IN THE POSSESSION OF HALLANDALE FIRST LLC.

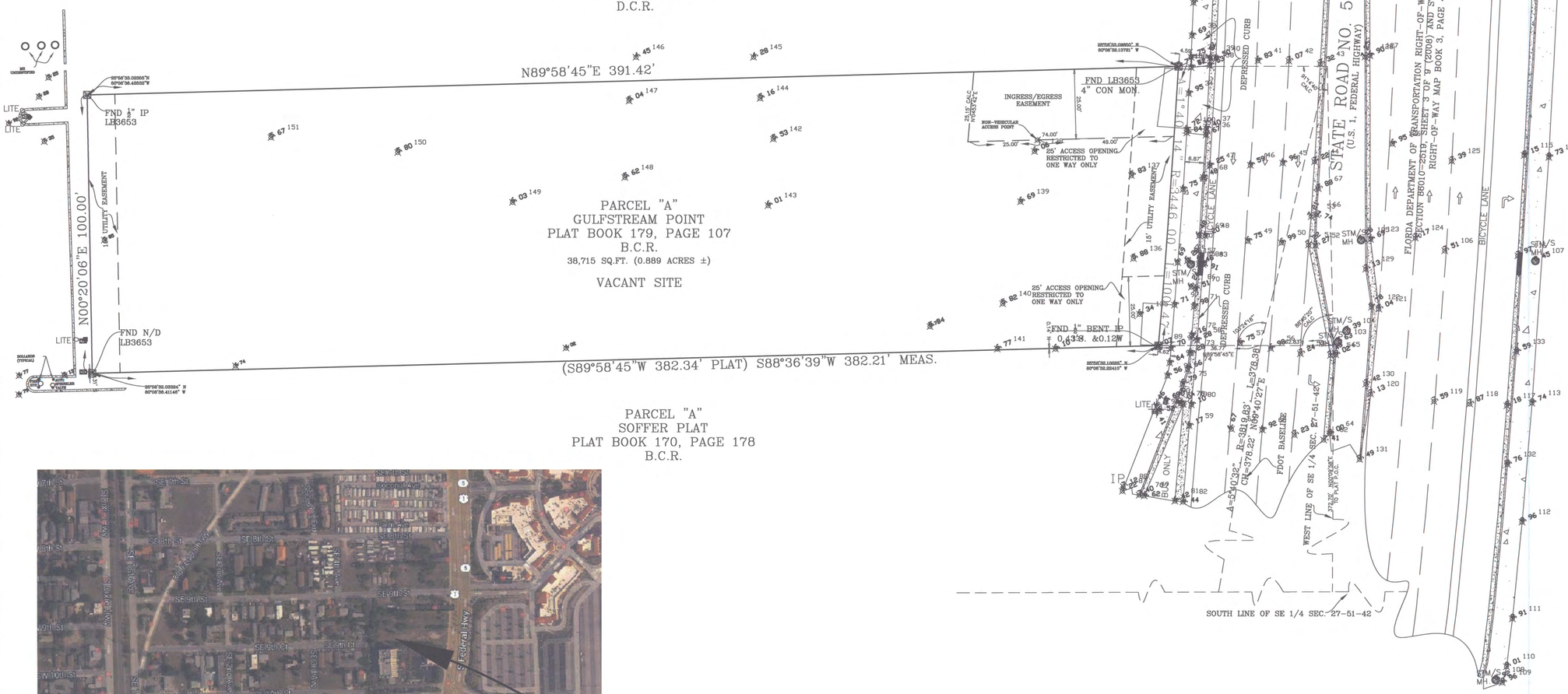
THE SURVEY REPRESENTED HEREON MEETS OR EXCEEDS THE MINIMUM TECHNICAL STANDARDS SET FORTH BY THE FLORIDA BOARD OF PROFESSIONAL SURVEYORS AND MAPPERS, UNDER CHAPTER 5J-17.050, FLORIDA ADMINISTRATIVE CODE, PURSUANT TO SECTION 472.07 FLORIDA STATUTES.

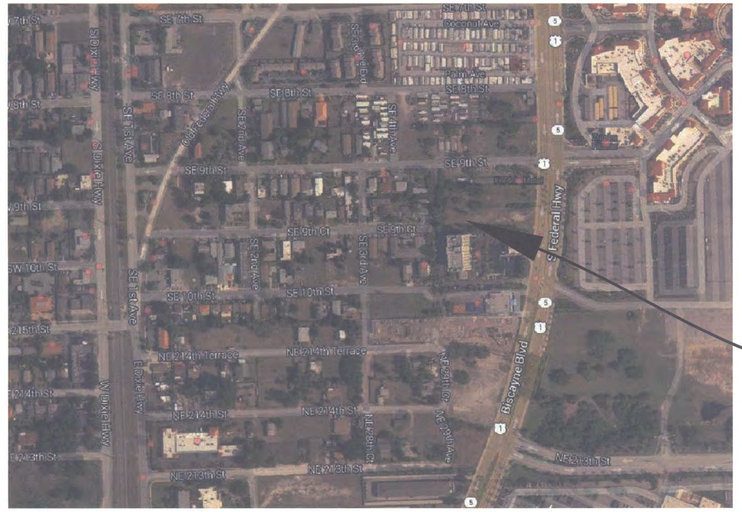
THIS CERTIFICATE IS BEING GIVEN TO THE LISTED PERSONS AND ENTITIES, SAID PERSONS AND ENTITIES MAY RELY UPON THE CONTENTS AND ACCURACY OF THIS CERTIFICATE AND THE MAP OF SURVEY.

PROFESSIONAL SURVEYOR AND MAPPER IN RESPONSIBLE CHARGE:
CHARLES W. CARR, LICENSE NUMBER LS 1060
(STATE OF FLORIDA) LICENSED BUSINESS LB 7265

SIGNED: Charles W. Carr SEALED

MAP OF SURVEY DATED: JULY 15, 2013

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SE 9th St
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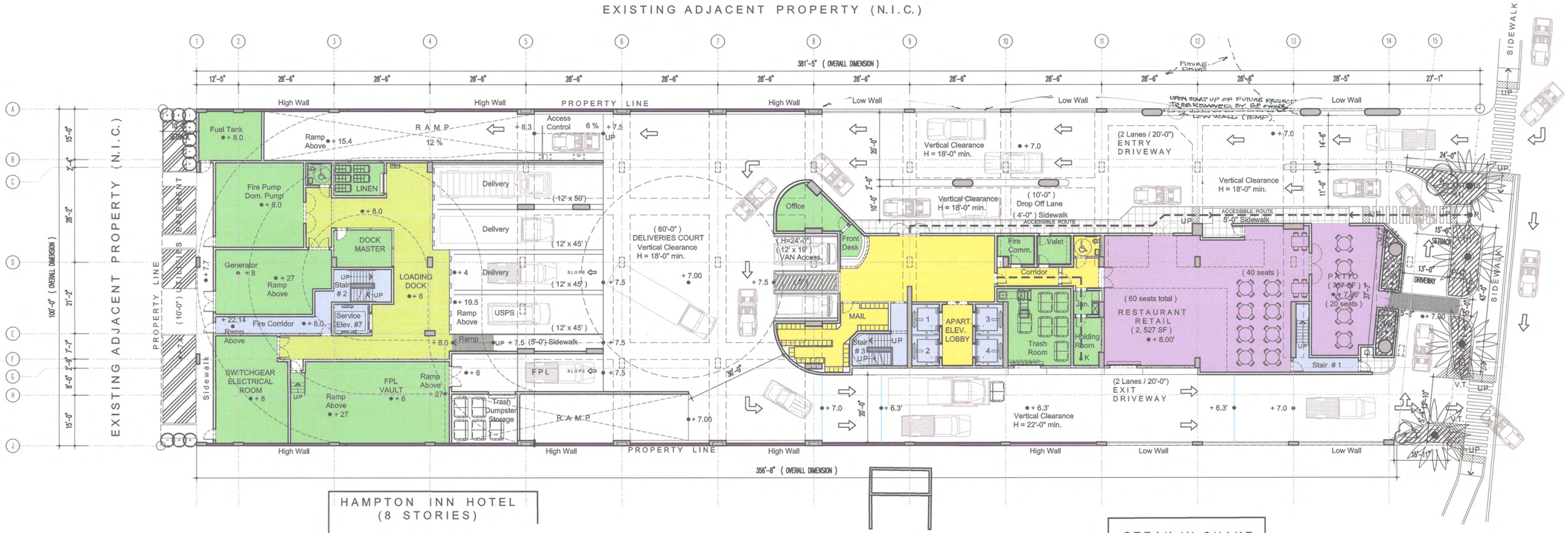
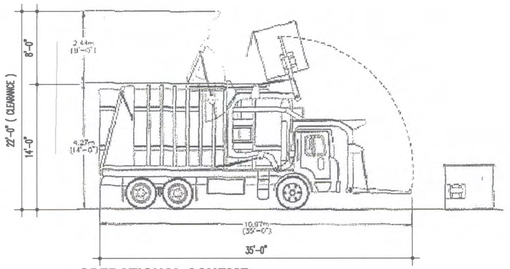
EXISTING ADJACENT PROPERTY (N.I.C.)



LEGEND	
	TENANT ACCESS AREAS
	VERTICAL CIRCULATION / EXIT CORRIDORS
	RESTAURANT
	BACK OF HOUSE / SERVICES
	APARTMENTS UNITS
	POOLS
	ROOF EQUIPMENT AREAS
	DOCKS

AREA CALCULATIONS			
1	FIRE COMMAND	83	SF
2	VALET PARKING OFFICE	82	SF
3	ACCESSIBLE RESTROOM	48	SF
4	MAIL ROOM	320	SF
5	TRASH ROOM	442	SF
6	APARTMENTS LOBBY	808	SF
7	APARTMENTS FRONT DESK / OFFICE	301	SF
8	APARTMENTS ELEVATOR LOBBY	161	SF
9	STAIR No. 3	202	SF
10	JANITOR CLOSET	51	SF
11	HOLDING ROOM	112	SF
	RESIDENTIAL SUB - TOTAL	2, 610	SF
1	RESTAURANT	2, 527	SF
2	PATIO RESTAURANT	757	SF
	RESTAURANT SUB-TOTAL	3, 284	SF

FRONT LOADER
TYPICAL WASTE TRUCK
Scale: NOT TO SCALE



OPERATIONAL SCHEME
Scale: NOT TO SCALE

GROUND LEVEL
(3) TOTAL PARKING SPACES
(1) STANDARD
(1) STANDARD (USPS)
(1) ACCESSIBLE

SITE PLAN
(3) DELIVERY PARKING SPACES
Scale: 1/16" = 1'-0"

TOTAL SITE LEVEL AREA = 38, 715 S.F.

DRC SUBMISSION (NOT FOR CONSTRUCTION) / 07.07.2014

COSICHER
Moshe Cosicher
Architect
AR# 0006849
100 S. Biscayne Blvd.
Miami, Florida 33131
Suite 1020

REVISIONS

No.	Date	Description

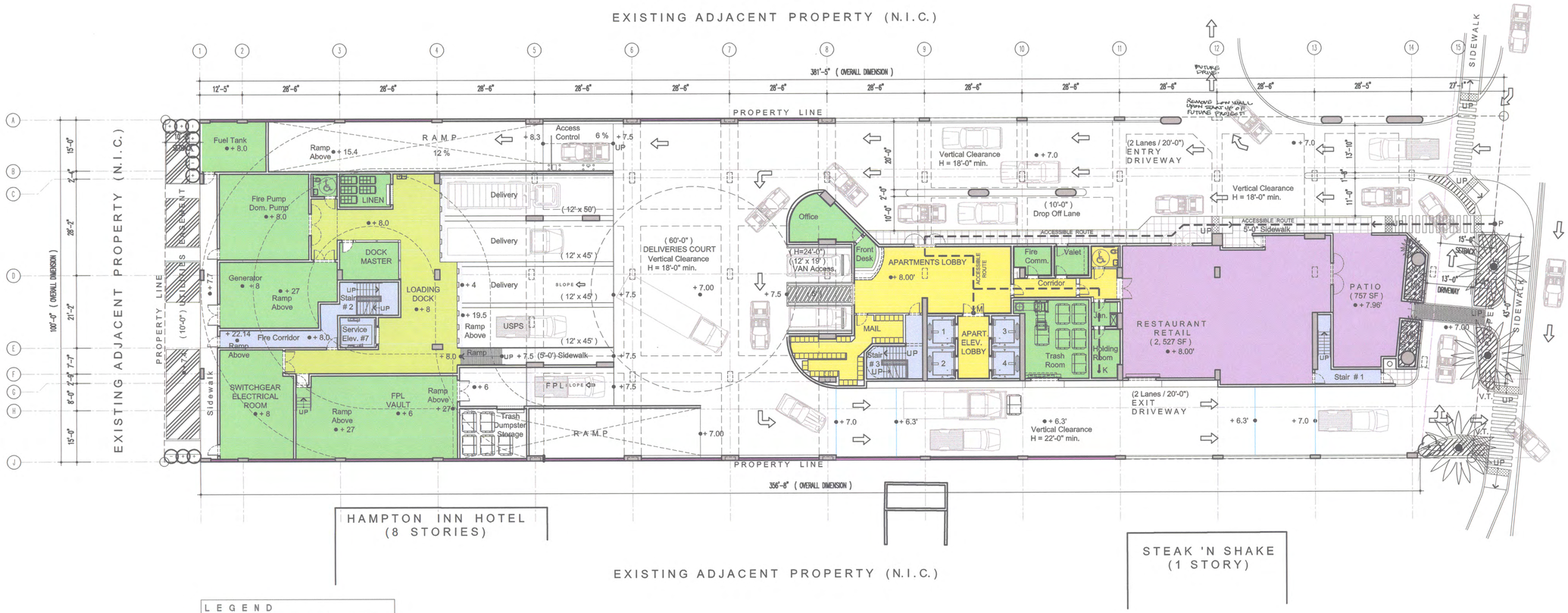
GULFSTREAM POINT
918 SOUTH FEDERAL HIGHWAY
HALLANDALE BEACH, FLORIDA. 33009

Florida East Coast Realty, Inc.

SITE PLAN

DATE:	PREPARED BY:	REVIEWED BY:
07.07.14	R.Fabregat	M.C.

SHEET: **A.4**



LEGEND	
	TENANT ACCESS AREAS
	VERTICAL CIRCULATION / EXIT CORRIDORS
	RESTAURANT
	BACK OF HOUSE / SERVICES
	APARTMENTS UNITS
	POOLS
	ROOF EQUIPMENT AREAS
	DOCKS

FUTURE SITE PLAN
(D. O . T. AGREEMENT)
Scale:1/16" = 1'-0"

TOTAL SITE LEVEL AREA = 38, 715 S.F.

DRC SUBMISSION (NOT FOR CONSTRUCTION) / 07.07.2014

COSICHER
Moshe Cosicher
Architect
AR# 0006849
100 S. Biscayne Blvd.
Miami, Florida 33131
Suite 1020

REVISIONS

No.	Date	Description

GULFSTREAM POINT

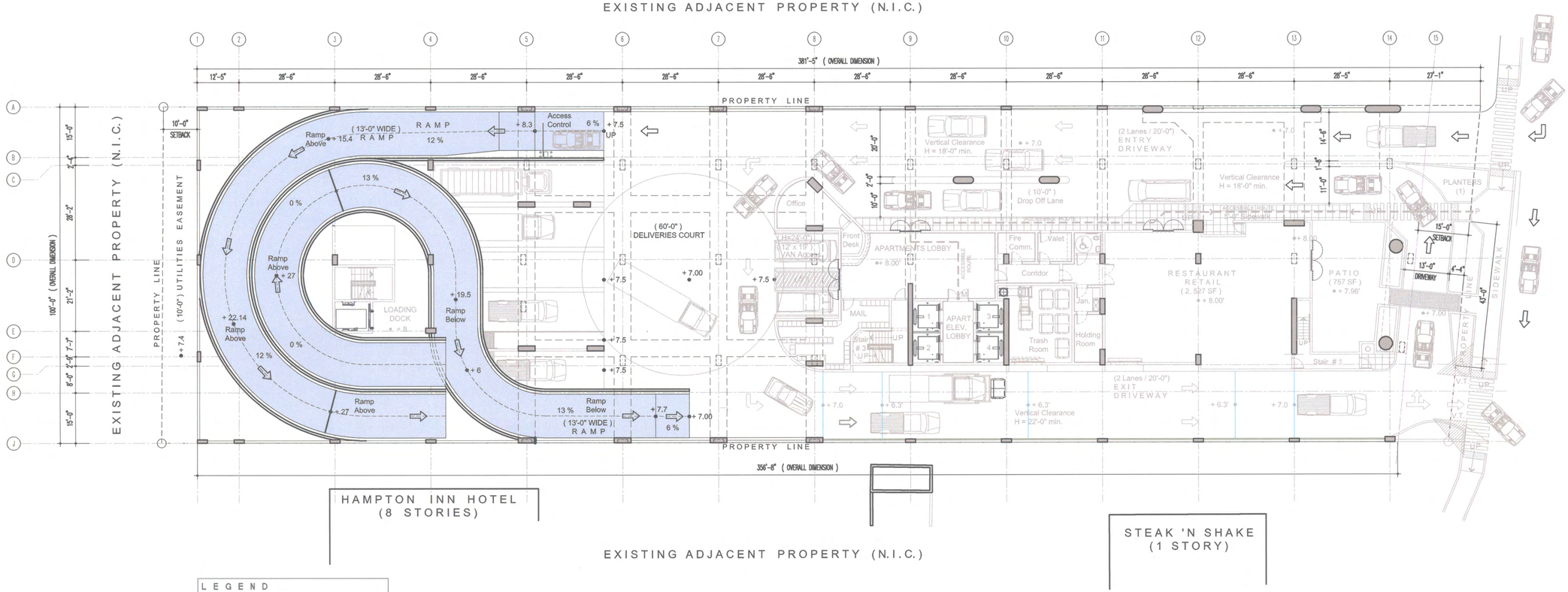
918 SOUTH FEDERAL HIGHWAY
HALLANDALE BEACH, FLORIDA 33009

Florida East Coast Realty, Inc.

D. O . T. AGREEMENT SITE PLAN

DATE:	PREPARED BY:	REVIEWED BY:
07.07.14	R.Fabregat	M.C.

SHEET: **A-5**



LEGEND	
	TENANT ACCESS AREAS
	VERTICAL CIRCULATION / EXIT CORRIDORS
	RESTAURANT
	BACK OF HOUSE / SERVICES
	APARTMENTS UNITS
	POOLS
	ROOF EQUIPMENT AREAS
	DOCKS

GROUND LEVEL / RAMP SYSTEMS
Scale:1/16"=1'-0"

TOTAL SITE LEVEL AREA = 38, 715 S.F.

DRC SUBMISSION (NOT FOR CONSTRUCTION) / 07.07.2014

COSICHER
Moshe Cosicher Architect
AR# 0006849
100 S. Biscayne Blvd.
Miami, Florida 33131
Suite 1020

REVISIONS

No.	Date	Description

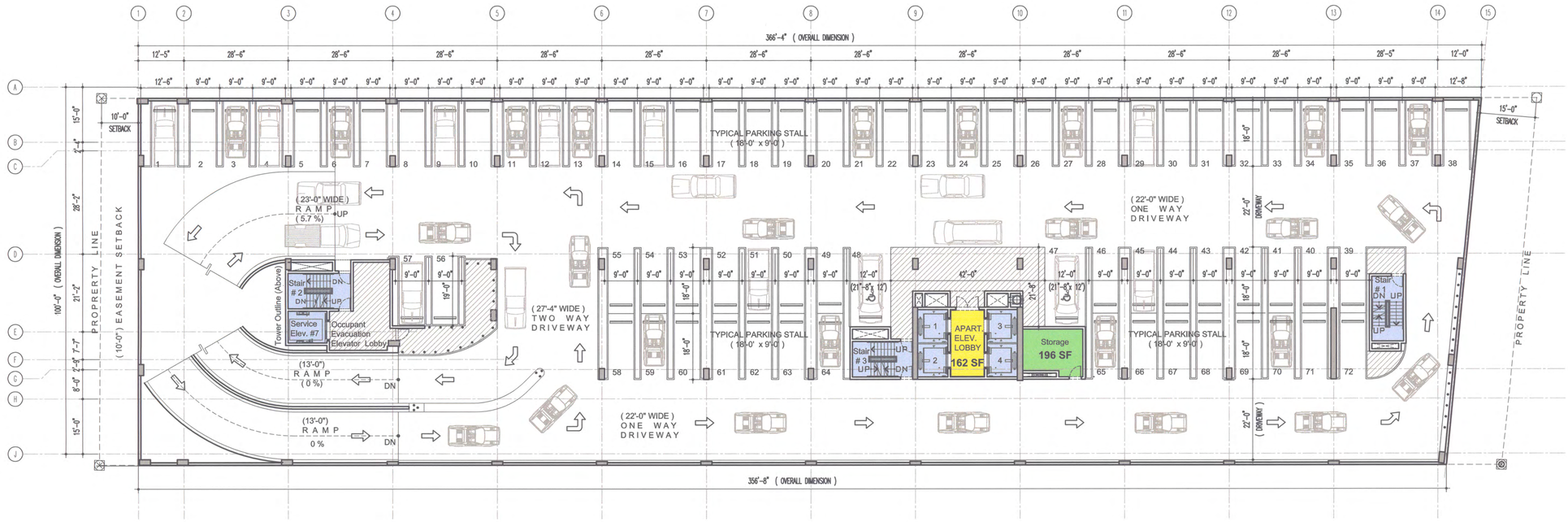
GULFSTREAM POINT
918 SOUTH FEDERAL HIGHWAY
HALLANDALE BEACH, FLORIDA, 33009

Florida East Coast Realty, Inc.

GROUND LEVEL RAMP SYSTEMS

DATE:	PREPARED BY:	REVIEWED BY:
07.07.14	R.Fabregat	M.C.

SHEET: **A.6**



LEGEND	
	TENANT ACCESS AREAS
	VERTICAL CIRCULATION / EXIT CORRIDORS
	RESTAURANT
	BACK OF HOUSE / SERVICES
	APARTMENTS UNITS
	POOLS
	ROOF EQUIPMENT AREAS
	DOCKS

2nd. LEVEL (FIRST PARKING LEVEL)
(72) TOTAL PARKING SPACES
(70) STANDARD
(2) ACCESSIBLE

Scale:1/16"=1'-0"

TOTAL FIRST PARKING LEVEL AREA = 36, 150 S.F.

DRC SUBMISSION (NOT FOR CONSTRUCTION) / 07.07.2014

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REVISIONS

No.	Date	Description

GULFSTREAM POINT

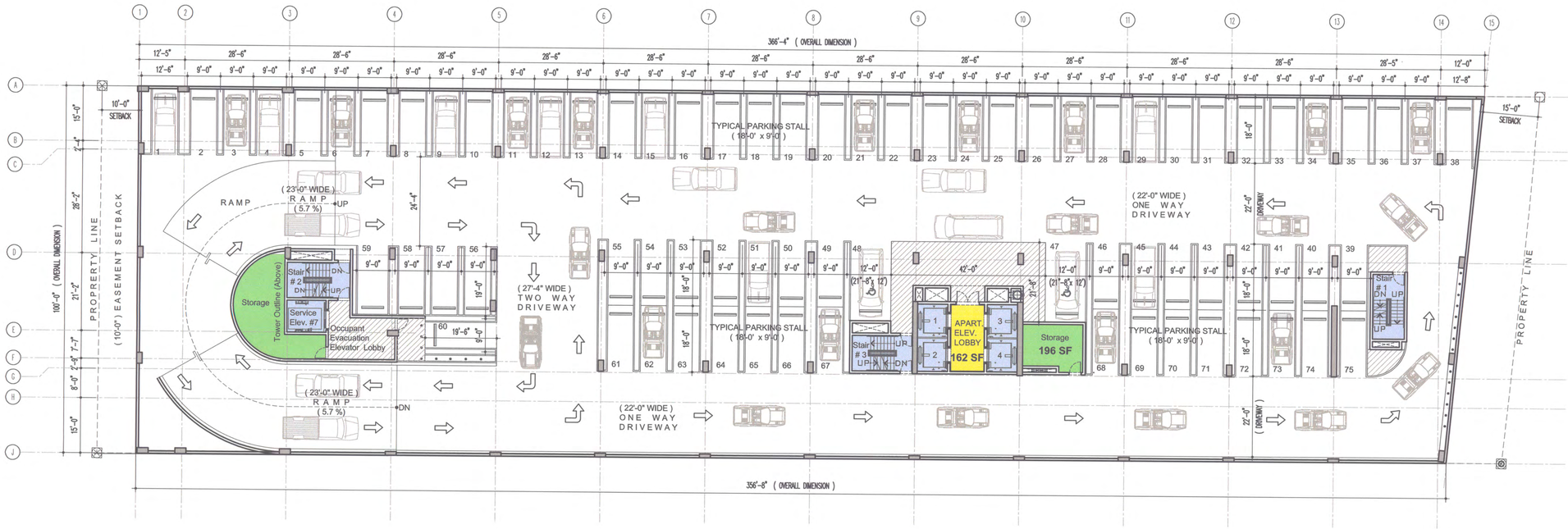
918 SOUTH FEDERAL HIGHWAY
HALLANDALE BEACH, FLORIDA. 33009

Florida East Coast Realty, Inc.

2nd. LEVEL FIRST PARKING LEVEL

DATE:	PREPARED BY:	REVIEWED BY:
07.07.14	R.Fabregat	M.C.

SHEET: **A.7**



LEGEND	
	TENANT ACCESS AREAS
	VERTICAL CIRCULATION / EXIT CORRIDORS
	RESTAURANT
	BACK OF HOUSE / SERVICES
	APARTMENTS UNITS
	POOLS
	ROOF EQUIPMENT AREAS
	DOCKS

3rd. THRU 7th. LEVEL (TYPICAL PARKING LEVELS)
(75) TOTAL PARKING SPACES x (5) FLOORS = (375) CARS
(73) STANDARDS
(2) ACCESSIBLE

Scale:1/16"=1'-0"

TOTAL TYPICAL PARKING LEVEL AREA = 36, 150 S.F.

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No.	Date	Description

GULFSTREAM POINT

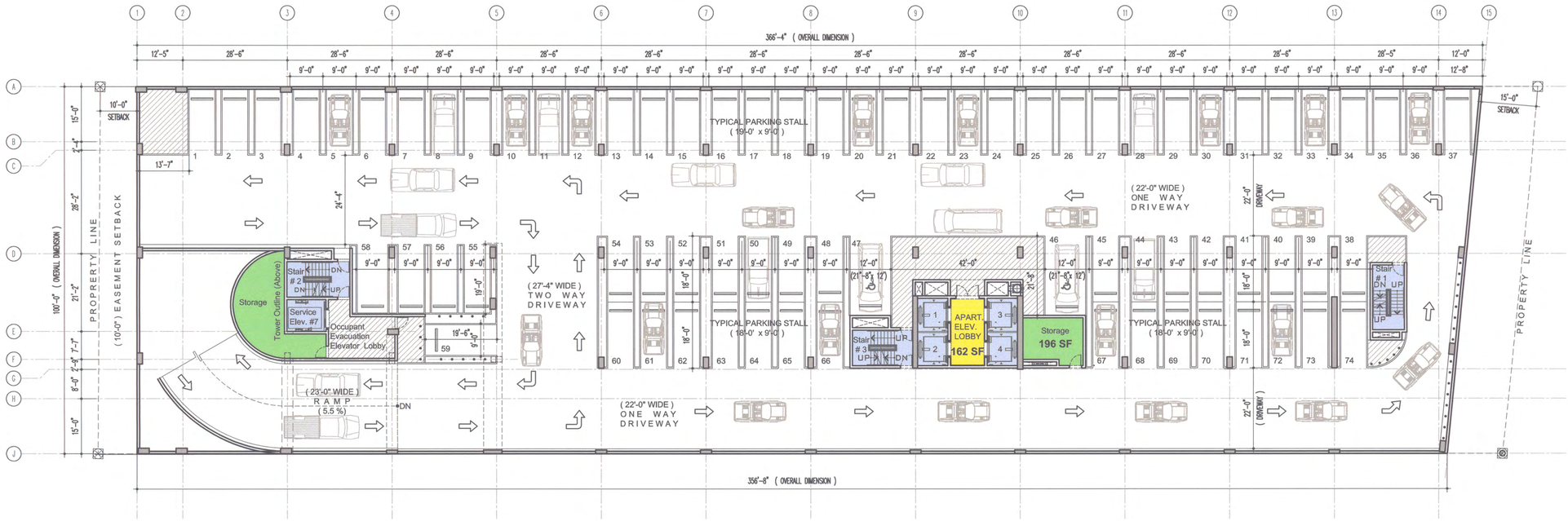
918 SOUTH FEDERAL HIGHWAY
HALLANDALE BEACH, FLORIDA. 33009

Florida East Coast Realty, Inc.

3rd. THRU 7th. TYPICAL PARKING LEVEL

DATE:	PREPARED BY:	REVIEWED BY:
07.07.14	R.Fabregat	M.C.

SHEET: **A.8**



LEGEND	
	TENANT ACCESS AREAS
	VERTICAL CIRCULATION / EXIT CORRIDORS
	RESTAURANT
	BACK OF HOUSE / SERVICES
	APARTMENTS UNITS
	POOLS
	ROOF EQUIPMENT AREAS
	DOCKS

8th. LEVEL (LAST PARKING LEVEL)
(74) TOTAL PARKING SPACES
(72) STANDARDS
(2) ACCESSIBLE

Scale:1/16"=1'-0"

TOTAL LAST PARKING LEVEL AREA = 36, 150 S.F.

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No.	Date	Description

GULFSTREAM POINT

918 SOUTH FEDERAL HIGHWAY
HALLANDALE BEACH, FLORIDA. 33009

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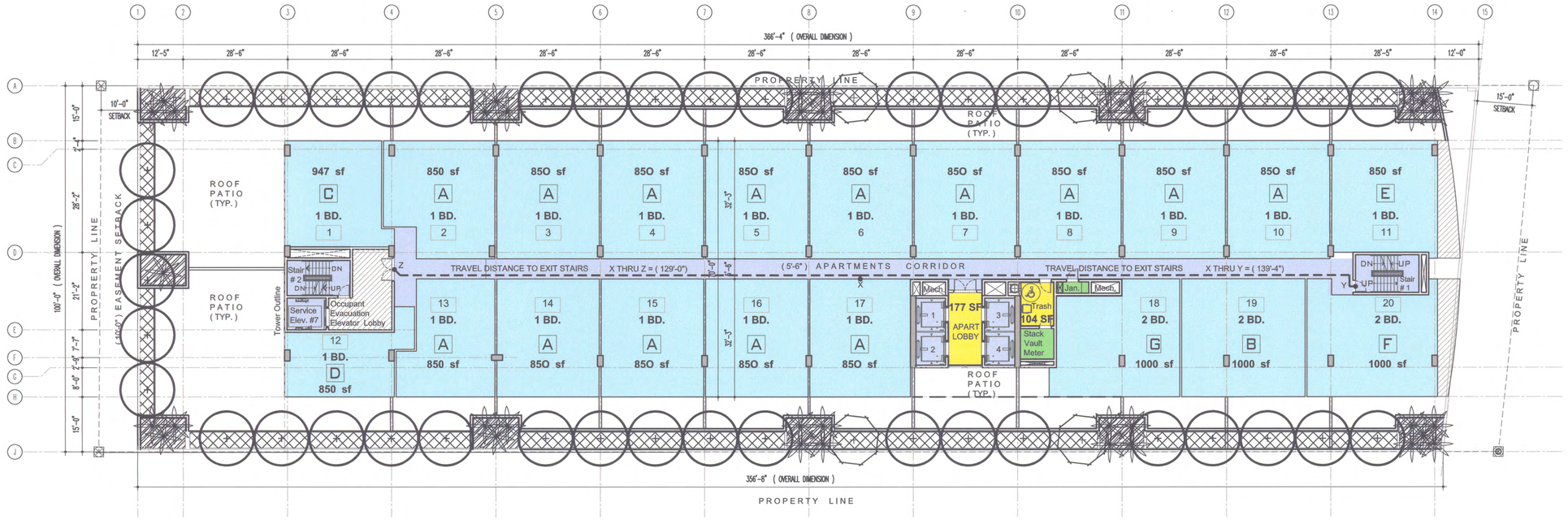
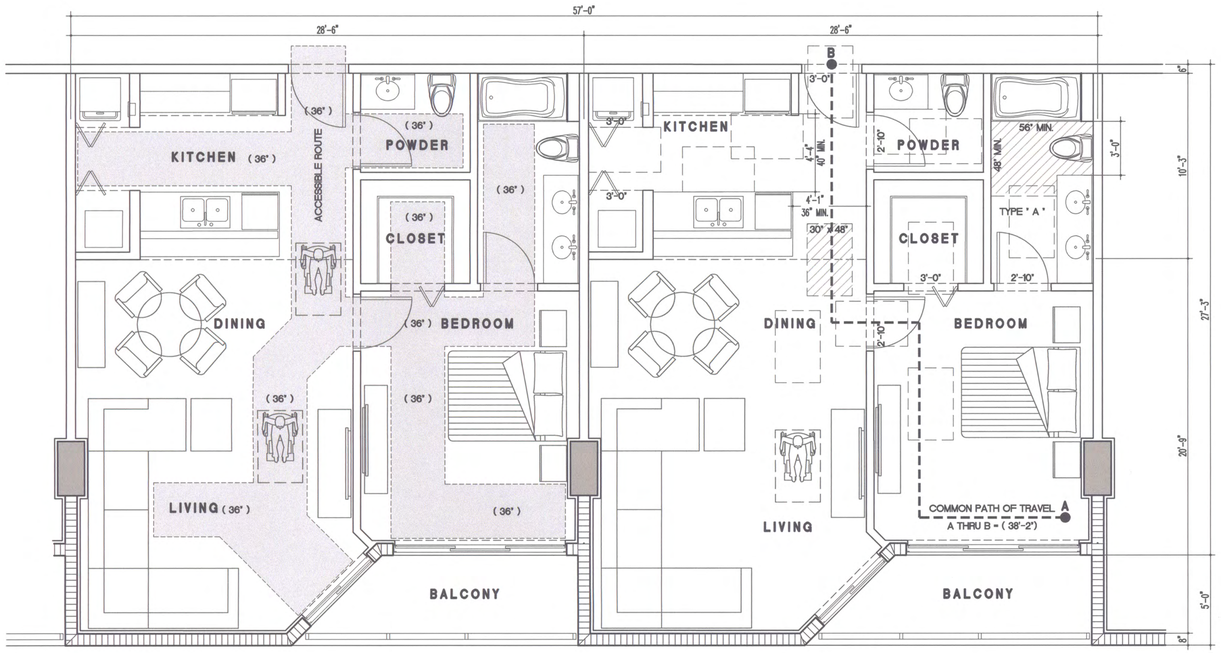
8th. LEVEL LAST PARKING LEVEL

DATE:	PREPARED BY:	REVIEWED BY:
07.07.14	R.Fabregat	M.C.

SHEET: **A.9**





TYPICAL APARTMENY UNIT (850 SF MIN.)
FAIR HOUSING ACT COMPLIANCE (F.H.A.)
Scale:1/4"=1'-0"

9th. LEVEL
APARTMENT WITH OPEN PATIO
Scale:1/16"=1'-0"

20 APTS. x (1) FLOOR = 20 APTS.

MIX
3 (2) BEDROOM UNITS (TYP. UNIT) EXCEED 1000 SF)
17 (1) BEDROOM UNITS (TYP. UNIT) EXCEED 850 SF)

TOTAL APTS. LEVEL AREA = 21, 800 S.F.

LEGEND	
	TENANT ACCESS AREAS
	VERTICAL CIRCULATION / EXIT CORRIDORS
	RESTAURANT
	BACK OF HOUSE / SERVICES
	APARTMENTS UNITS
	POOLS
	ROOF EQUIPMENT AREAS
	DOCKS

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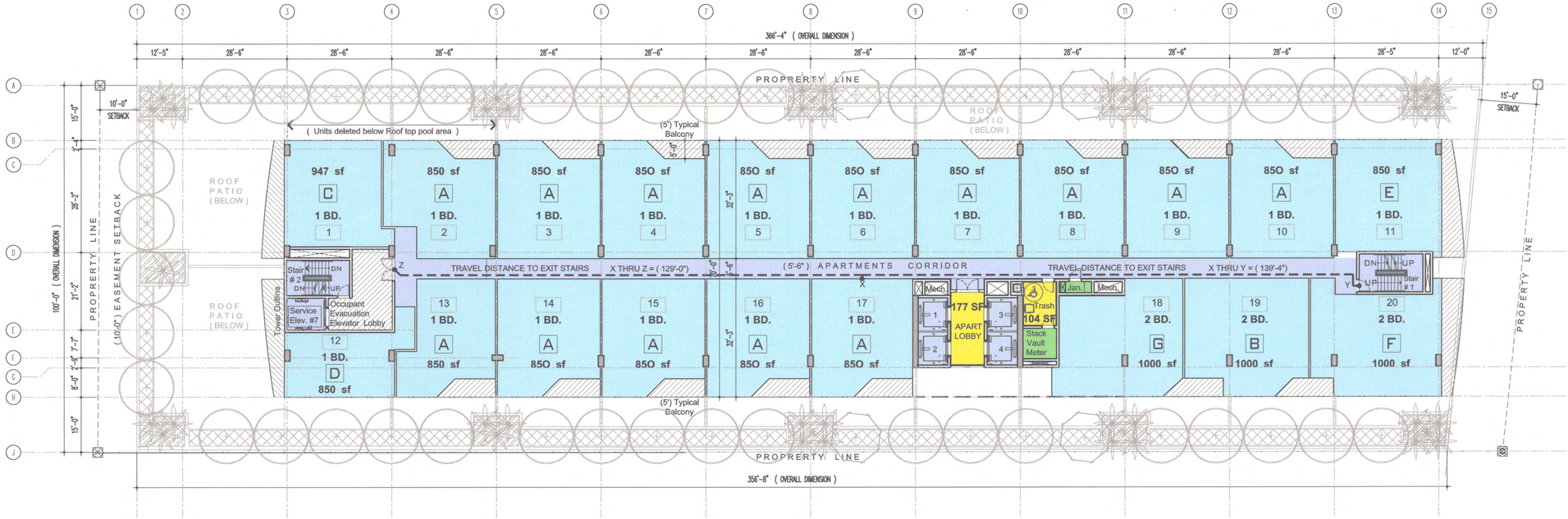
GULFSTREAM POINT
918 SOUTH FEDERAL HIGHWAY
HALLANDALE BEACH, FLORIDA. 33009

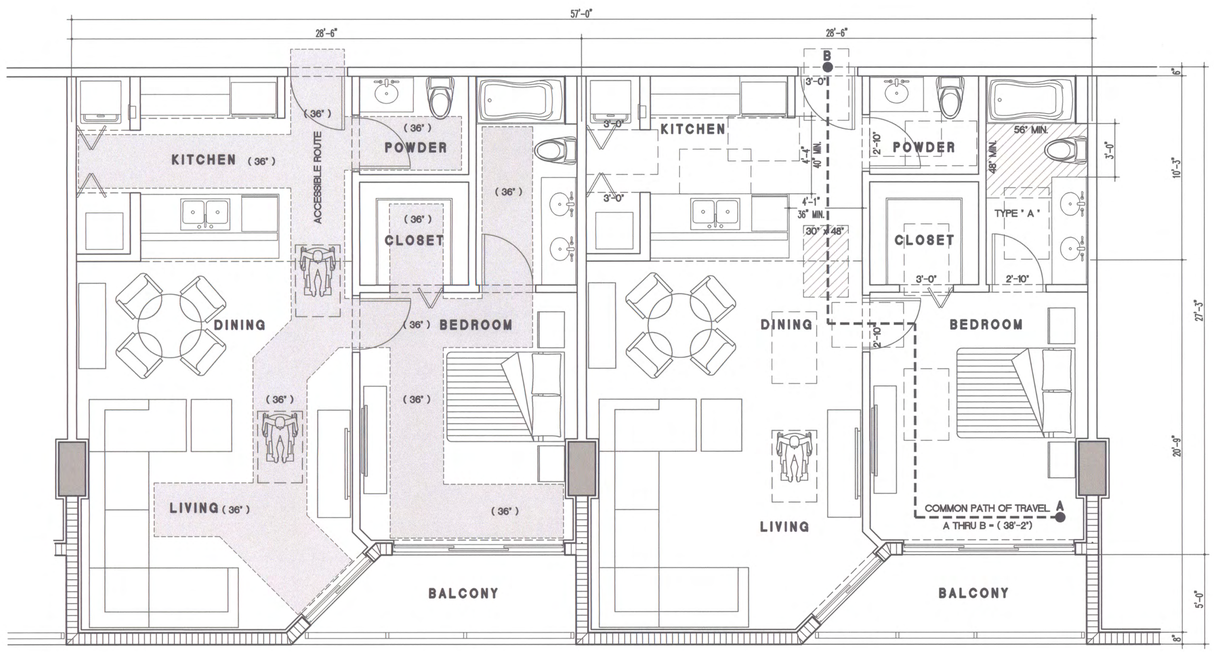
Florida East Coast Realty, Inc.

9th. LEVEL APARTMENTS WITH PATIO

DATE:	PREPARED BY:	REVIEWED BY:
07.07.14	R.Fabregat	M.C.

SHEET: **A.10**





TYPICAL APARTMENY UNIT (850 SF MIN.)
FAIR HOUSING ACT COMPLIANCE (F.H.A.)
Scale:1/4"=1'-0"

10th. THRU 23th. LEVEL
TYPICAL APARTMENT LEVELS
Scale:1/16"=1'-0"

- (1) APTS. LEVEL WITH PATIO = 20 APTS
- (13) APTS. TYPICAL LEVELS
  20 APTS. x (13) FLOORS = 260 APTS.
- (1) PENTHOUSE x 17 APTS. = 17 APTS.

TOTAL =(15 FLOORS) 297 APARTMENTS

MIX
45 (2) BEDROOM UNITS (TYP. UNIT) EXCEED 1000 SF)
252 (1) BEDROOM UNITS (TYP. UNIT) EXCEED 850 SF)

TOTAL TYPICAL APTS. LEVEL AREA = 21, 800 S.F.

LEGEND	
	TENANT ACCESS AREAS
	VERTICAL CIRCULATION / EXIT CORRIDORS
	RESTAURANT
	BACK OF HOUSE / SERVICES
	APARTMENTS UNITS
	POOLS
	ROOF EQUIPMENT AREAS
	DOCKS

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No.	Date	Description

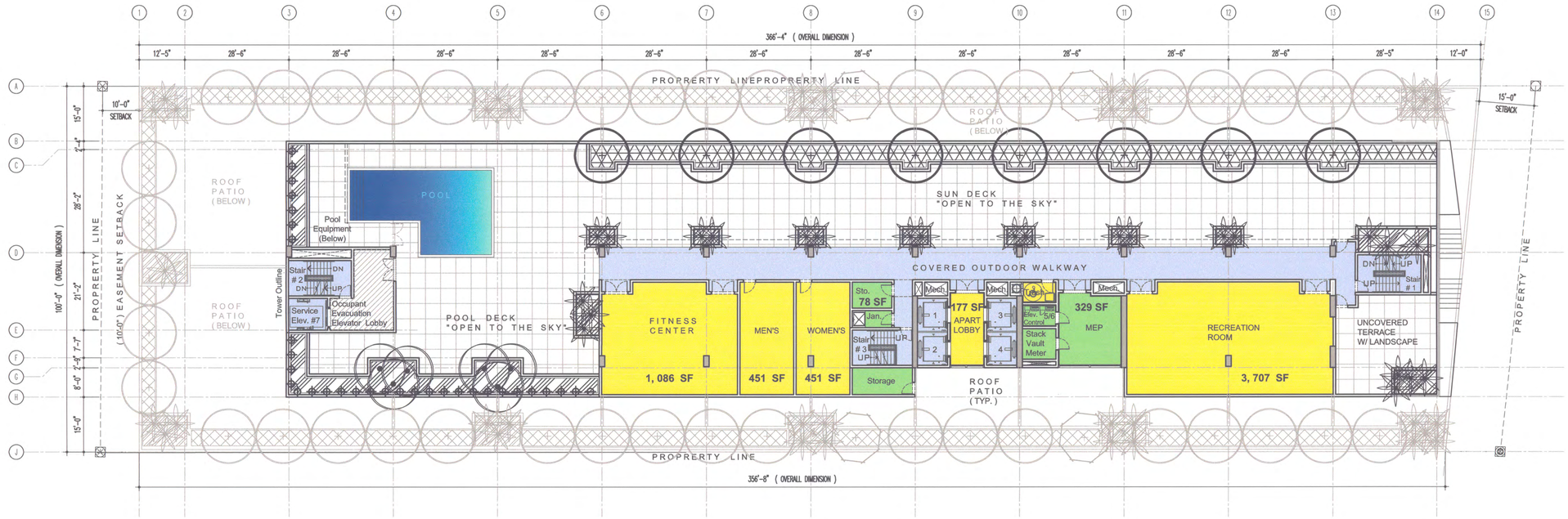
GULFSTREAM POINT
918 SOUTH FEDERAL HIGHWAY
HALLANDALE BEACH, FLORIDA. 33009

Florida East Coast Realty, Inc.

10th. THRU 23rd. TYPICAL APARTMENT LEVELS

DATE:	PREPARED BY:	REVIEWED BY:
07.07.14	R.Fabregat	M.C.

SHEET: A.11



LEGEND	
	TENANT ACCESS AREAS
	VERTICAL CIRCULATION / EXIT CORRIDORS
	RESTAURANT
	BACK OF HOUSE / SERVICES
	APARTMENTS UNITS
	POOLS
	ROOF EQUIPMENT AREAS
	DOCKS

AREAS CALCULATIONS			
1	MEN'S RESTROOMS	451	SF
2	WOMEN'S RESTROOMS	451	SF
	SUB-TOTAL	902	SF
1	FITNESS CENTER	1, 086	SF
2	RECREATION ROOM	3, 707	SF
	SUB-TOTAL	4, 793	SF
	TOTAL	5, 695	SF

24th. LEVEL
APARTMENT POOL DECK LEVEL

Scale:1/16"=1'-0"

OPEN TO THE SKY ROOF GARDEN = 10, 039 S.F.
LANDSCAPED AREA = 2, 490 S.F.

TOTAL APTS. POOL DECK LEVEL AREA = 21, 800 S.F.

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GULFSTREAM POINT

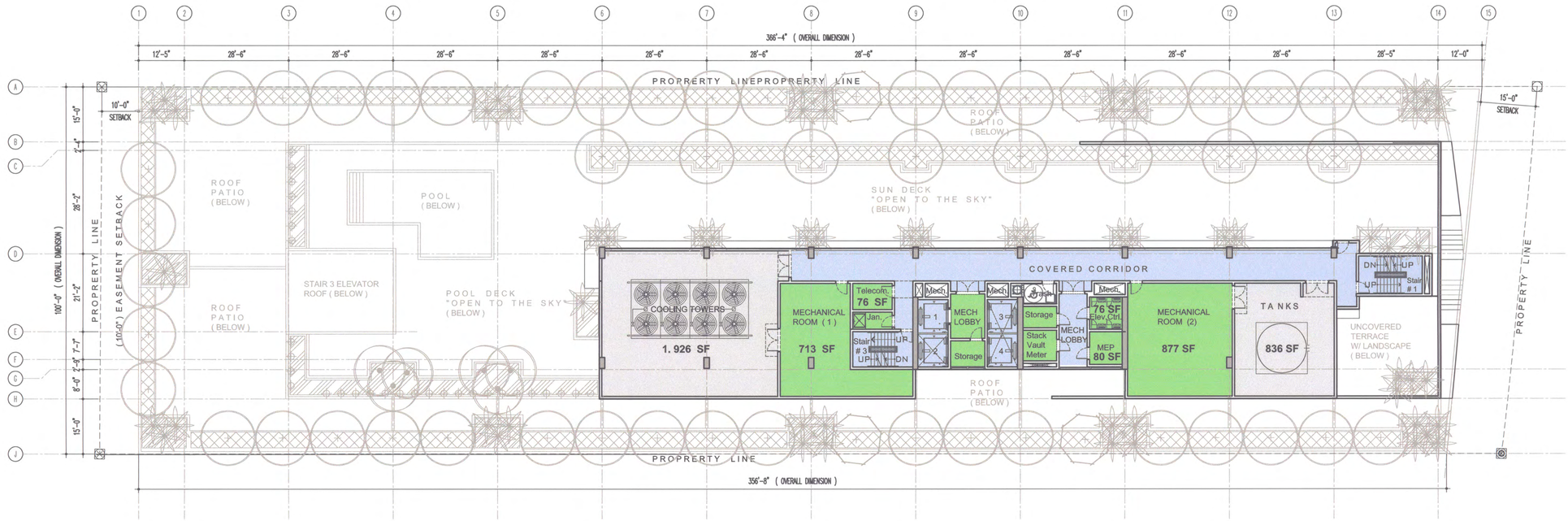
918 SOUTH FEDERAL HIGHWAY
HALLANDALE BEACH, FLORIDA 33009

Florida East Coast Realty, Inc.

24th. LEVEL
POOL DECK

DATE:	PREPARED BY:	REVIEWED BY:
07.07.14	R.Fabregat	M.C.

SHEET: A.12



L E G E N D	
	TENANT ACCESS AREAS
	VERTICAL CIRCULATION / EXIT CORRIDORS
	RESTAURANT
	BACK OF HOUSE / SERVICES
	APARTMENTS UNITS
	POOLS
	ROOF EQUIPMENT AREAS
	DOCKS

AREAS CALCULATIONS			
1	COOLING TOWER	1, 926	SF
2	MECHANICAL ROOM (1)	713	SF
3	MECHANICAL ROOM (2)	877	SF
4	TELECOMMUNICATIONS ROOM	76	SF
5	WATER TANKS AREA	836	SF
5	M E P	80	SF
6	ELEVATOR REMOTE CONTROL	78	SF
	TOTAL	5, 695	SF

25th. LEVEL
MECHANICAL LEVEL
Scale:1/16"=1'-0"

TOTAL MECHANICAL LEVEL AREA = 8, 134 S.F.

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GULFSTREAM POINT

918 SOUTH FEDERAL HIGHWAY
HALLANDALE BEACH, FLORIDA. 33009

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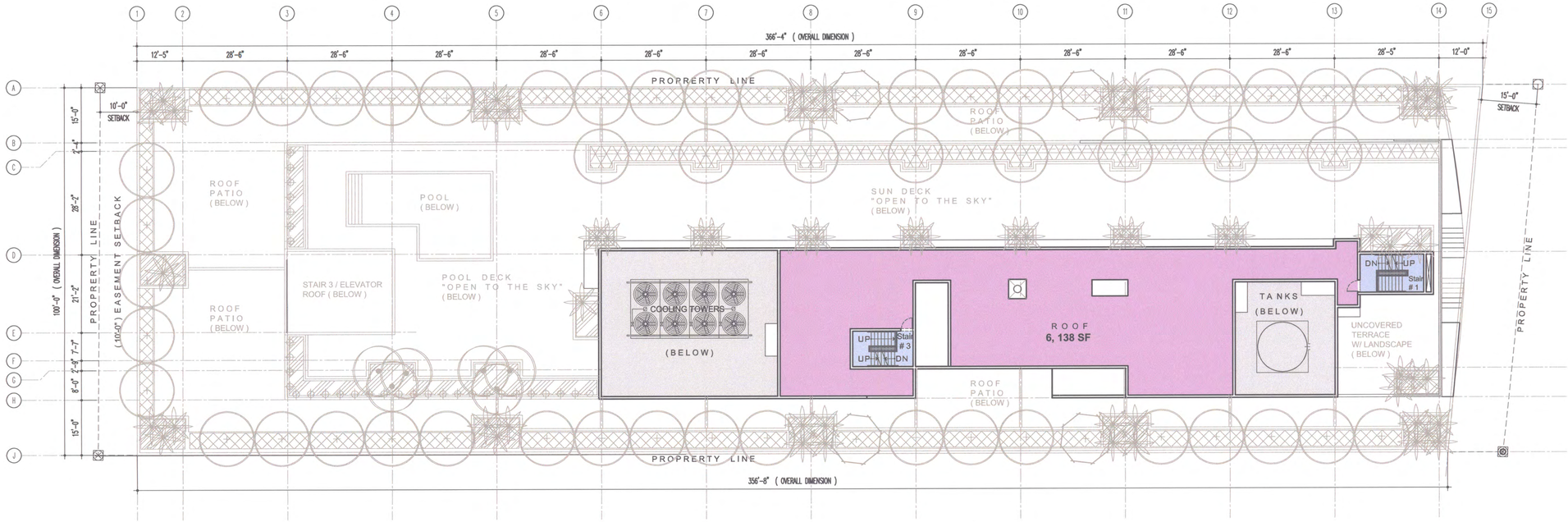
25th. LEVEL MECHANICAL LEVEL

DATE:	PREPARED BY:	REVIEWED BY:
07.07.14	R.Fabregat	M.C.

SHEET: **A.13**



LEGEND	
	TENANT ACCESS AREAS
	VERTICAL CIRCULATION / EXIT CORRIDORS
	RESTAURANT
	BACK OF HOUSE / SERVICES
	APARTMENTS UNITS
	POOLS
	ROOF EQUIPMENT AREAS
	DOCKS

AREAS CALCULATIONS			
1	NET ROOF AREA	6, 138	SF

26th. LEVEL
TOP OF ROOF
Scale:1/16"=1'-0"

TOTAL NET ROOF LEVEL AREA = 6, 138 S.F.

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No.	Date	Description

GULFSTREAM POINT

918 SOUTH FEDERAL HIGHWAY
HALLANDALE BEACH, FLORIDA. 33009

Florida East Coast Realty, Inc.

26th. LEVEL
TOP OF ROOF

DATE:	PREPARED BY:	REVIEWED BY:
07.07.14	R.Fabregat	M.C.

SHEET:
A.14

SOUTH ELEVATION
Scale:1/16"=1'-0"

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No.	Date	Description

GULFSTREAM POINT

918 SOUTH FEDERAL HIGHWAY
HALLANDALE BEACH, FLORIDA. 33009

Florida East Coast Realty, Inc.

SOUTH ELEVATION

DATE:	PREPARED BY:	REVIEWED BY:
07.07.14	R.Fabregat	M.C.

SHEET:
A.15

NORTH ELEVATION
Scale:1/16"=1'-0"

Highest Point		+273'-0" NGVD
	9'-8"	
LEVEL 25		+263'-4" NGVD
Top of roof		
	11'-0"	
LEVEL 25		+252'-4" NGVD
Mechanical		
	11'-0"	
LEVEL 24		+241'-4" NGVD
Pool Deck Amenities		
	11'-0"	
LEVEL 23		+230'-4" NGVD
15 Apartment		
	9'-8"	
LEVEL 22		+220'-8" NGVD
14 Apartment		
	9'-8"	
LEVEL 21		+211'-0" NGVD
13 Apartment		
	9'-8"	
LEVEL 20		+201'-4" NGVD
12 Apartment		
	9'-8"	
LEVEL 19		+191'-8" NGVD
11 Apartment		
	9'-8"	
LEVEL 18		+182'-0" NGVD
10 Apartment		
	9'-8"	
LEVEL 17		+172'-4" NGVD
9 Apartment		
	9'-8"	
LEVEL 16		+162'-8" NGVD
8 Apartment		
	9'-8"	
LEVEL 15		+153'-0" NGVD
7 Apartment		
	9'-8"	
LEVEL 14		+143'-4" NGVD
6 Apartment		
	9'-8"	
LEVEL 13		+133'-8" NGVD
5 Apartment		
	9'-8"	
LEVEL 12		+124'-0" NGVD
4 Apartment		
	9'-8"	
LEVEL 11		+114'-4" NGVD
3 Apartment		
	9'-8"	
LEVEL 10		+104'-8" NGVD
2 Apartment		
	9'-8"	
LEVEL 9		+95'-0" NGVD
1 Apartment		
	12'-0"	
LEVEL 8		+83'-0" NGVD
Parking 7		
	9'-0"	
LEVEL 7		+74'-0" NGVD
Parking 6		
	9'-0"	
LEVEL 6		+65'-0" NGVD
Parking 5		
	9'-0"	
LEVEL 5		+56'-0" NGVD
Parking 4		
	9'-0"	
LEVEL 4		+47'-0" NGVD
Parking 3		
	9'-0"	
LEVEL 3		+38'-0" NGVD
Parking 2		
	9'-0"	
LEVEL 2		+29'-0" NGVD
Parking 1		
	21'-0"	
LEVEL 1		+8'-0" NGVD

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REVISIONS

No.	Date	Description

GULFSTREAM POINT

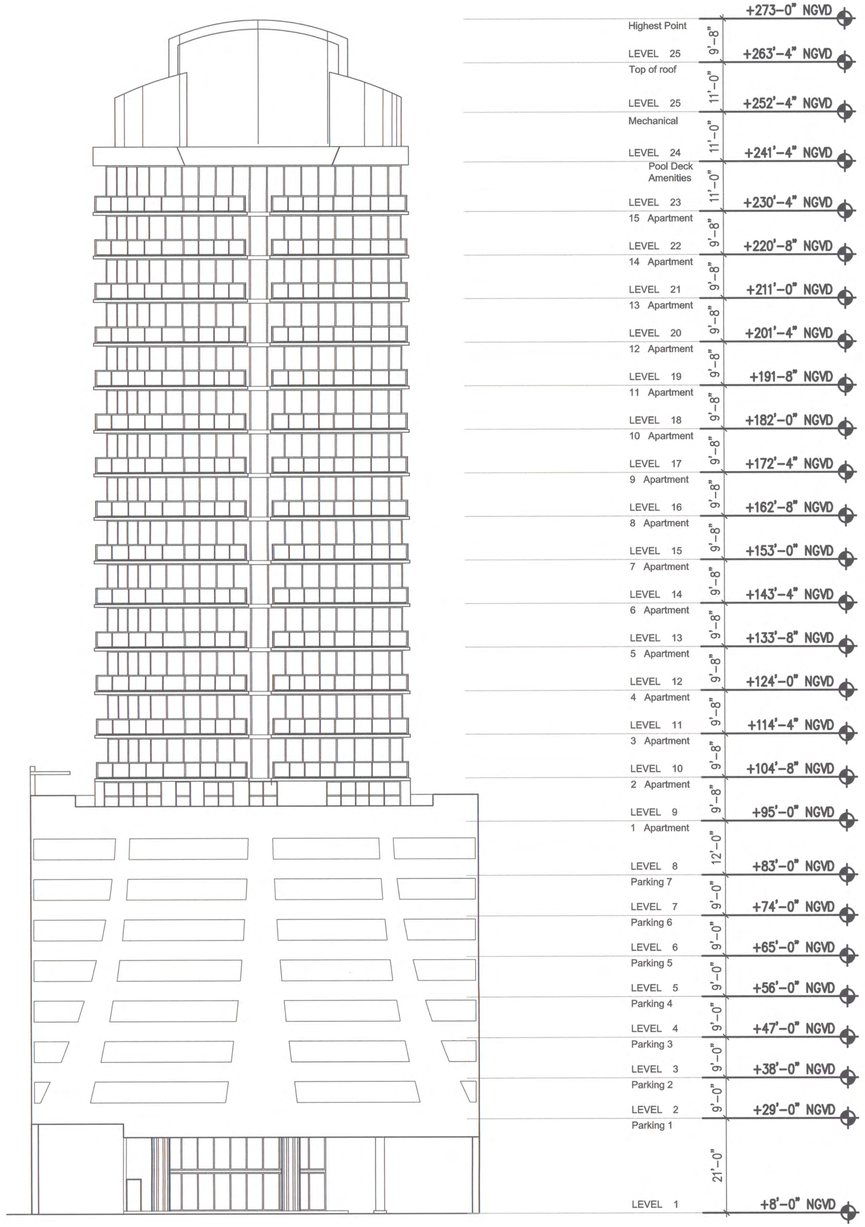
918 SOUTH FEDERAL HIGHWAY
HALLANDALE BEACH, FLORIDA. 33009

Florida East Coast Realty, Inc.

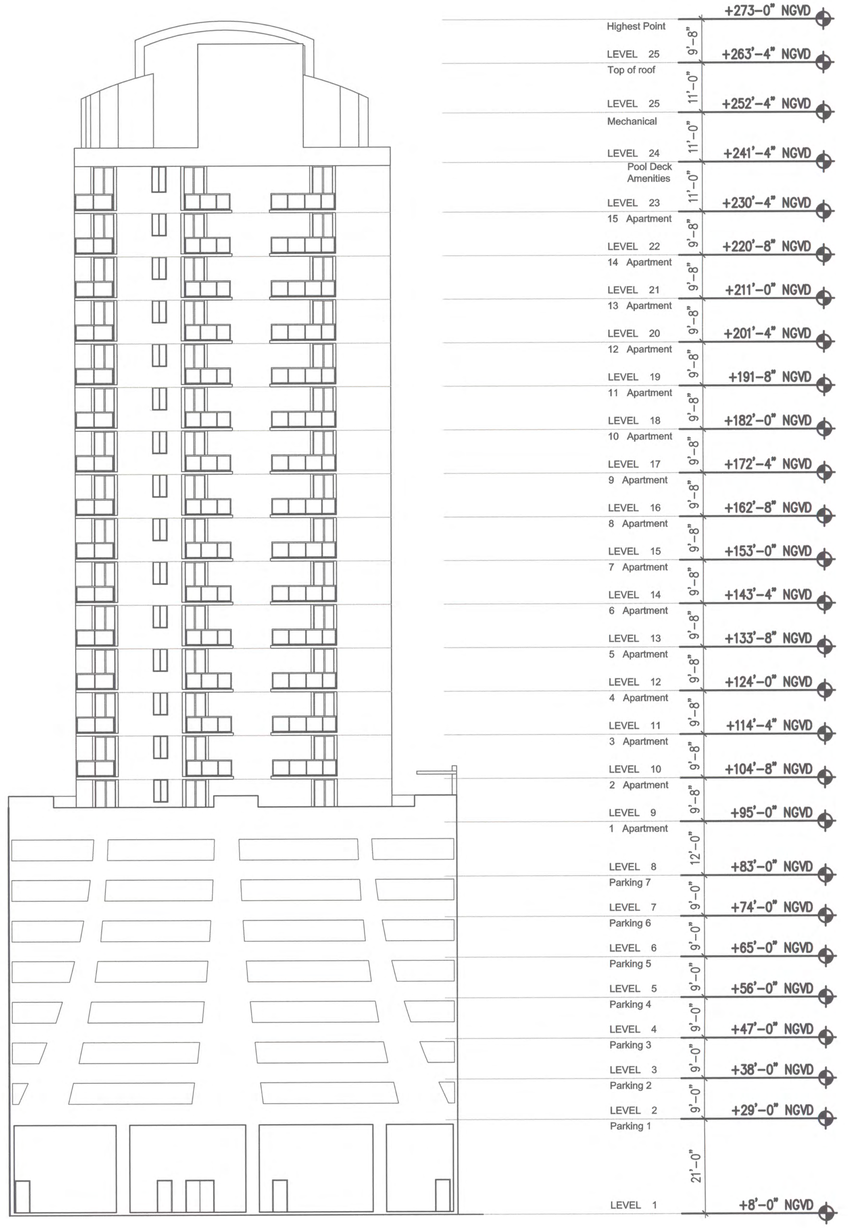
NORTH ELEVATION

DATE:	PREPARED BY:	REVIEWED BY:
07.07.14	R.Fabregat	M.C.

SHEET: **A.16**



EAST ELEVATION
Scale:1/16"=1'-0"



WEST ELEVATION
Scale:1/16"=1'-0"

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REVISIONS

No.	Date	Description

GULFSTREAM POINT

919 SOUTH FEDERAL HIGHWAY
HALLANDALE BEACH, FLORIDA. 33009

Florida East Coast Realty, Inc.

EAST / WEST ELEVATIONS

DATE:	PREPARED BY:	REVIEWED BY:
07.07.14	R.Fabregat	M.C.

SHEET: **A.17**

SECTION A
Scale:1/16"=1'-0"

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REVISIONS

No.	Date	Description

GULFSTREAM POINT

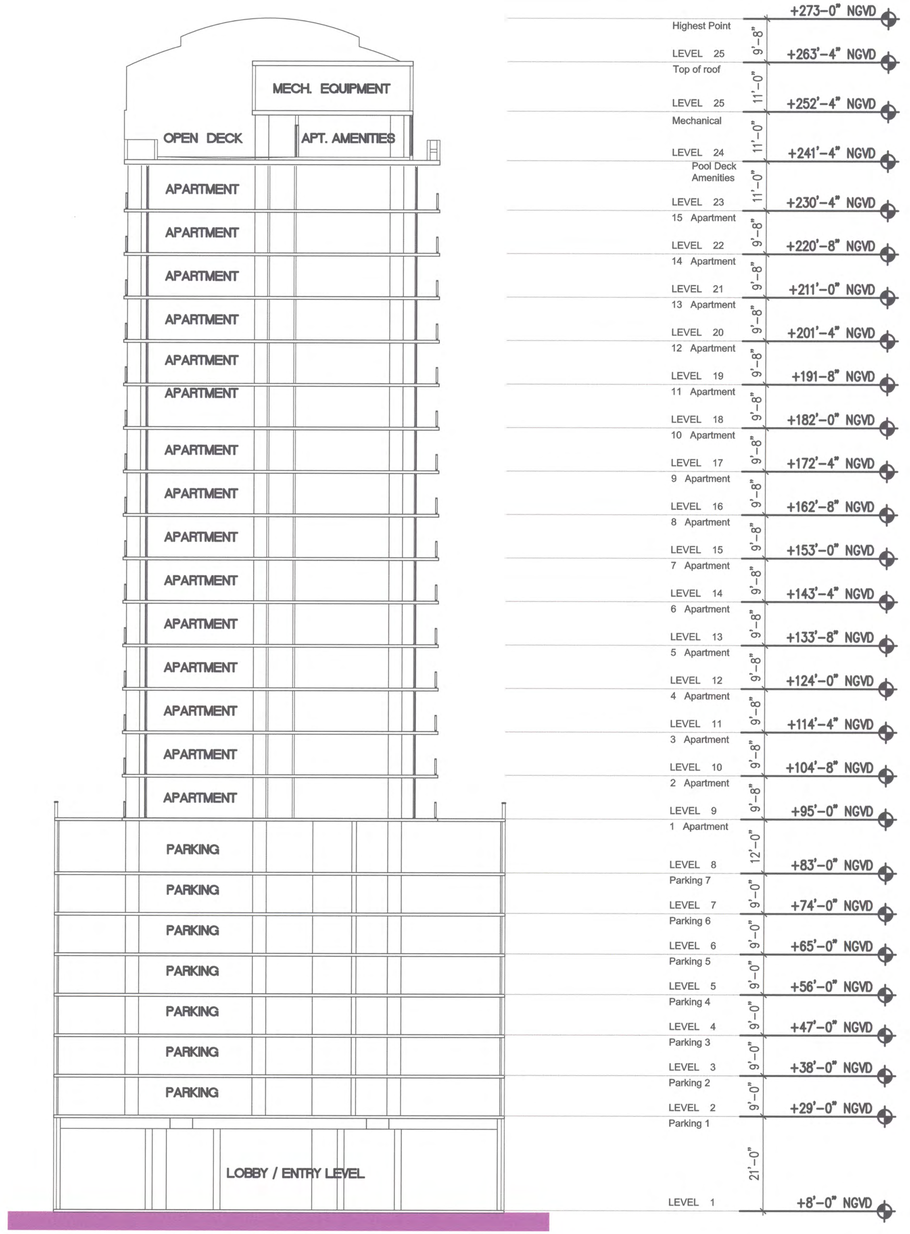
918 SOUTH FEDERAL HIGHWAY
HALLANDALE BEACH, FLORIDA. 33009

Florida East Coast Realty, Inc.

SECTION A

DATE:	PREPARED BY:	REVIEWED BY:
07.07.14	R.Fabregat	M.C.

SHEET: **A.18**



SECTION B
Scale:1/16"=1'-0"

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No.	Date	Description

GULFSTREAM POINT

918 SOUTH FEDERAL HIGHWAY
HALLANDALE BEACH, FLORIDA. 33009

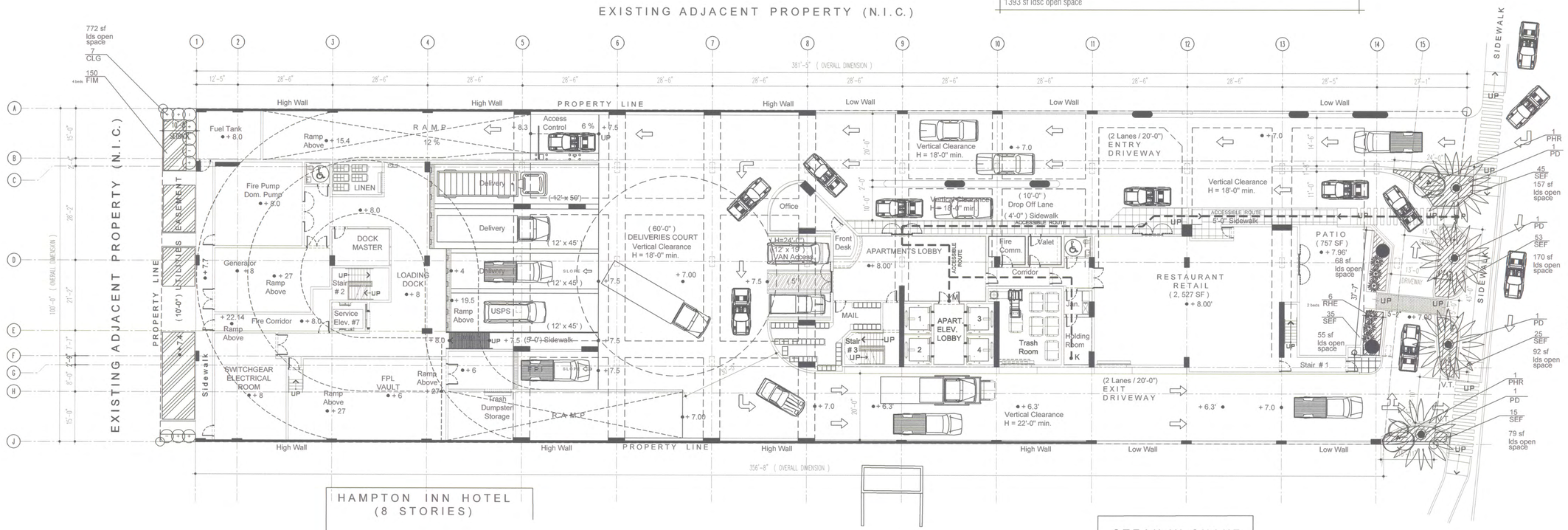
Florida East Coast Realty, Inc.

SECTION B

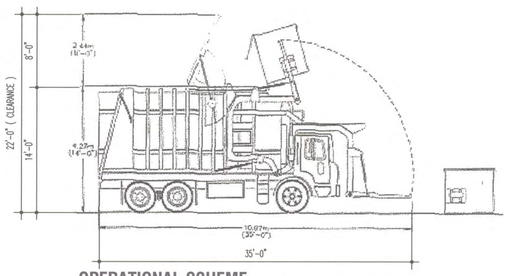
DATE:	PREPARED BY:	REVIEWED BY:
07.07.14	R.Fabregat	M.C.

SHEET: **A.19**

PLANT LIST- Ground Floor			
Qty	Key	Botanical / Common Name	Description
4	PD	Phoenix dactylifera / Medjool Date Palm	40' oa ht, 25' ct.
2	PHR	Phoenix roebelenii / Pygmy Date Palm	7-8' oa ht, 5 trunks
6	RHE	Rhapis excelsa / Lady Palm	5'-6' oa ht.
10	CLG	Clusia guttifera / Small Leaf Clusia	5'-6' oa hts, 25 gal.
173	SEF	Serrissa foetida / Serrissa	8" ht x 8" spr, full, 3 gal.
150	FIM	Ficus microcarpa / Green Island Ficus	12" ht x 12" spr, full, 3 gal.
1393 sf ldsc open space			



FRONT LOADER
TYPICAL WASTE TRUCK
Scale: NOT TO SCALE



OPERATIONAL SCHEME
Scale: NOT TO SCALE

GROUND LEVEL
(3) TOTAL PARKING SPACES
(1) STANDARD
(1) STANDARD (USPS)
(1) ACCESSIBLE

SITE PLAN
(3) DELIVERY PARKING SPACES
Scale: 1/16" = 1'-0"

TOTAL SITE LEVEL AREA = 38, 715 S.F.

DRC SUBMISSION (NOT FOR CONSTRUCTION) / 07.07.2014

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REVISIONS

No.	Date	Description

GULFSTREAM POINT
918 SOUTH FEDERAL HIGHWAY
HALLANDALE BEACH, FLORIDA. 33009

Florida East Coast Realty, Inc.

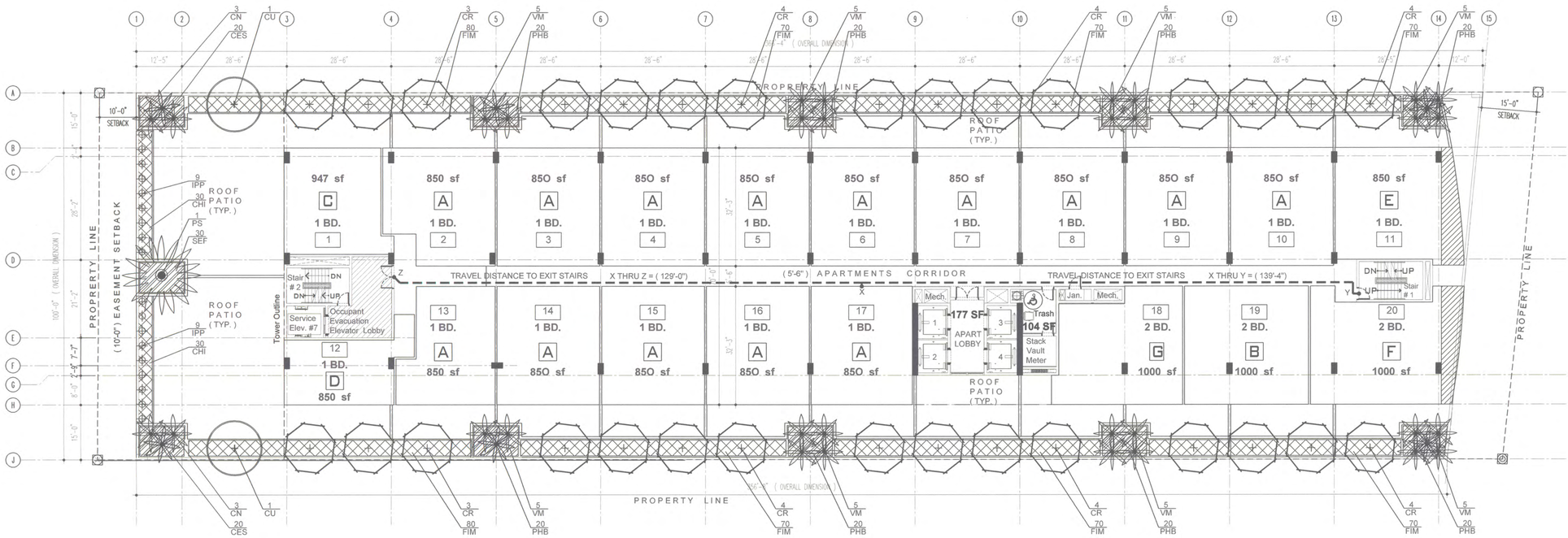
H.L. Martin, Landscape Architect, P.A.
LC# 26000404 / LA #0001722
5965 SW 38th Street, Miami, Florida 33155
305 790-4372, hlmartinufla@bellsouth.net
Herbert L. Martin, Landscape Architect

LANSCAPE PLAN

DATE:	PREPARED BY:	REVIEWED BY:
07.07.14	R.Fabregat	M.C.

SHEET: LA.4

PLANT LIST- Apartment Patio Level			
Qty	Key	Botanical / Common Name	Description
1	PS	Phoenix sylvestris / Wild Date Palm	25' oa ht, 15' ct.
30	CR	Clusia rosea / Pitch Apple	14-16' oa ht, 8' spr, 4" cal
2	CU	Coccoloba uvifera / Seagrape	14-16' oa ht, 8' spr, 4" cal
40	VM	Veitchia montgomeriana / Veitchia Palm	15-20' oa hts, 6" cal
6	CN	Cocos nucifera / Coconut Palm	6-10' CT 16'-24' oa hts
160	PHB	Conocarpus e. sericeus / Silver Buttonwood	3 gal, 18" ht x 18" spr.
40	CES	Conocarpus e. sericeus / Silver Buttonwood	3 gal, 18" ht x 18" spr.
60	CHI	Chrysobalanus icaco / Red tip Cocoplum	3 gal, 18" ht x 18" spr.
18	IPP	Ipomea pes caprae / Railroad Vine	7 gal, 24" ht, trellis
30	SEF	Serrissa foetida / Serrissa	3 gal, 8" ht x 8" spr.
4382 sf ldsc open space			



9th. LEVEL
APARTMENT WITH OPEN PATIO
Scale: 1/16"=1'-0"

20 APTS. x (1) FLOOR = 20 APTS.

MIX
3 (2) BEDROOM UNITS (TYP. UNIT) EXCEED 1000 SF)
17 (1) BEDROOM UNITS (TYP. UNIT) EXCEED 850 SF)

TOTAL APTS. LEVEL AREA = 21, 800 S.F.

DRC SUBMISSION (NOT FOR CONSTRUCTION) / 07.07.2014

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Moshe Cosicher
Architect
AR# 0006849
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Miami, Florida 33131
Suite 1020

REVISIONS

No.	Date	Description

GULFSTREAM POINT

918 SOUTH FEDERAL HIGHWAY
HALLANDALE BEACH, FLORIDA. 33009

Florida East Coast Realty, Inc.

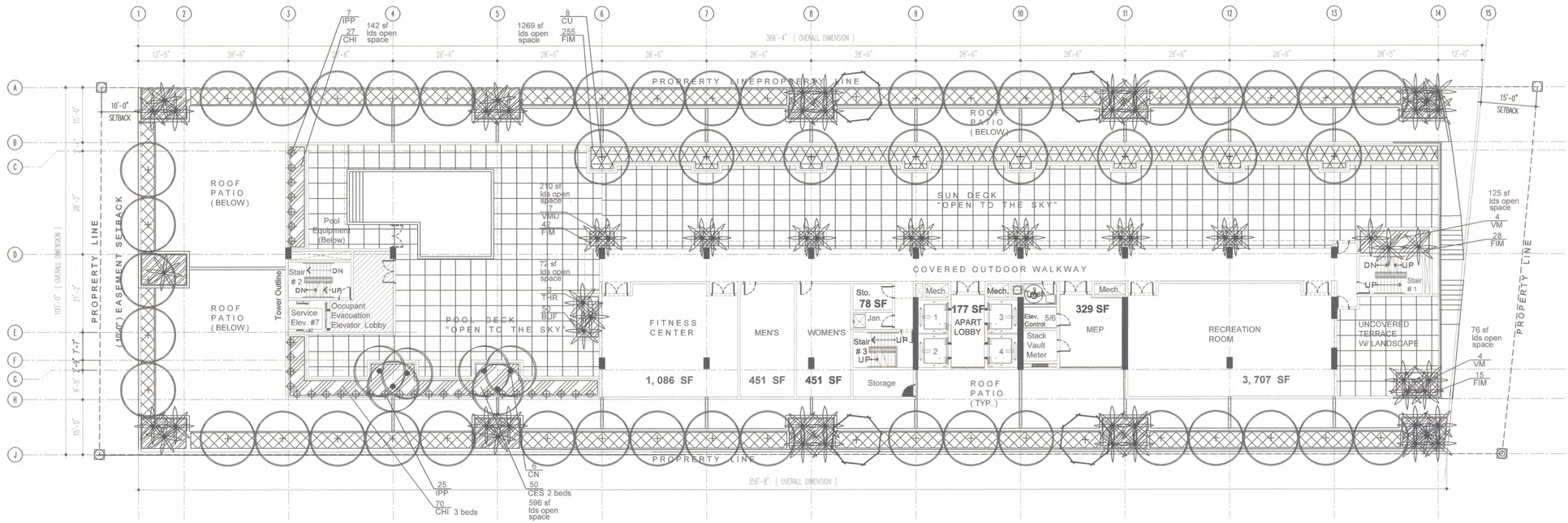
H.L. Martin, Landscape Architect, P.A.
LC# 26000404 LA #0001722
5965 SW 38th Street, Miami, Florida 33155
305 790-4372, hlmartinfla@bellsouth.net
Herbert L. Martin, Landscape Architect

9th. LEVEL APARTMENTS WITH PATIO

DATE:	PREPARED BY:	REVIEWED BY:
07.07.14	R.Fabregat	M.C.

SHEET: **LA.10**

PLANT LIST- Apartment Pool Deck Level			
Qty	Key	Botanical / Common Name	Description
8	CU	Coccoloba uvifera / Seagrape	14-16' oa ht, 8' spr, 4" cal
8	VM	Veitchia montgomeriana / Veitchia Palm	15-20' oa hts, 6" cal
7	VMD	Veitchia montgomeriana / Veitchia Palm-dbl	15-20' oa hts, 6" cal
6	CN	Cocos nucifera / Coconut Palm	6-10' CT 16'-24' oa hts
3	THR	Thrinax radiata / Thatch Palm	4', 6', 8' oa hts.
97	CHI	Chrysobalanus icaco / Red tip Cocoplum	3 gal, 18" ht x 18" spr.
32	IPP	Ipomea pes caprae / Railroad Vine	7 gal, 24" ht, trellis
255	FIM	Ficus microcarpa / Green Island Ficus	3 gal, 12" ht x 12" spr.
50	BUF	Bulbine frutescens / Desert Candles	3 gal, 6" ht x 6" spr.
2490 sf ldsc open space			



24th. LEVEL
APARTMENT POOL DECK LEVEL
Scale:1/16"=1'-0"

OPEN TO THE SKY ROOF GARDEN = 10, 039 S.F.
LANDSCAPED AREA = 2, 490 S.F.

TOTAL APTS. POOL DECK LEVEL AREA = 21, 800 S.F.

DRC SUBMISSION (NOT FOR CONSTRUCTION) / 07.07.2014

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REVISIONS

No.	Date	Description

GULFSTREAM POINT
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HALLANDALE BEACH, FLORIDA. 33009

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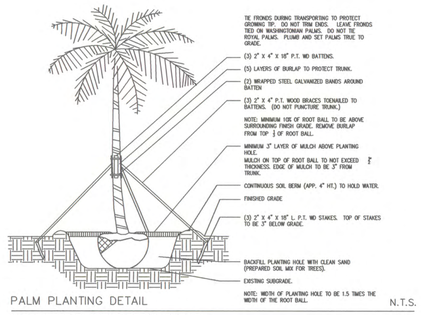
305 790-4372, hlmartinfla@bellsouth.net
Herbert L. Martin, Landscape Architect

24th. LEVEL
POOL DECK
LANDSCAPE

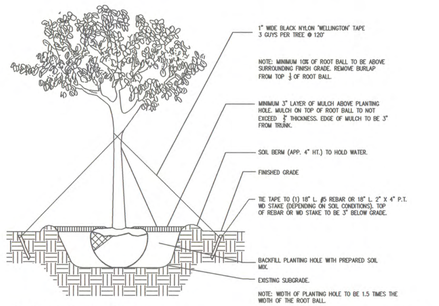
DATE:	PREPARED BY:	REVIEWED BY:
07.07.14	R.Fabregat	M.C.

SHEET:
LA.12



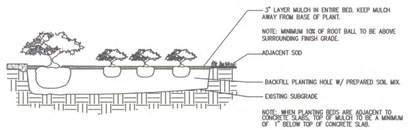
PALM PLANTING DETAIL N.T.S.

LARGE TREE PLANTING DETAIL SIMILAR



TREE PLANTING DETAIL N.T.S.

TREES WITH 3" CALIPER OR LESS



SHRUB/GROUND COVER DETAIL N.T.S.

PLANT NOTES

1. ALL PLANT MATERIAL TO BE FLORIDA NO. 1 OR BETTER FLORIDA DEPARTMENT OF AGRICULTURE GRADES AND STANDARDS; PARTS I AND II, 2ND EDITION: FEBRUARY 1998, RESPECTIVELY.
2. ALL PLANTING BEDS TO BE TOPPED WITH 3" MULCH EXCLUDING TOP OF ROOT BALL (SEE PALM/ TREE PLANTING DETAIL).
3. ALLTREES TO BE STAKED IN A GOOD WORKMANLIKE MANNER, NO NAIL STAKING IN TRUNKS PERMITTED.
4. LANDSCAPE PLAN SHALL BE INSTALLED IN COMPLIANCE WITH ALL LOCAL CODES.
5. ALL SOD SHALL BE ST. AUGUSTINE 'FLORATAM' SOLID SOD, (UNLESS OTHERWISE NOTED) AND LAID WITH ALTERNATING AND ABUTTING JOINTS.
6. ALL PLANTING BEDS TO BE WEED AND GRASS FREE.
7. LANDSCAPE CONTRACTOR SHALL LOCATE AND VERIFY ALL UNDER-GROUND UTILITIES PRIOR TO DIGGING.
8. LANDSCAPE CONTRACTOR SHALL REVIEW ALL DRAWINGS AND PREPARE ONES OWN QUANTITY COUNTS(PRIOR TO BID COST AND COMPARE TO ARCHITECT'S PLANT LIST). LANDSCAPE CONTRACTOR IS RESPONSIBLE FOR ATTAINING ACCURATE COUNT OF PLANT MATERIALS SPECIFIED. IN THE EVENT OF DISCREPANCIES, LANDSCAPE CONTRACTORS SHALL BRING TO THE ATTENTION OF LANDSCAPE ARCHITECT. PLAN SHALL TAKE PRECEDENCE OVER PLANT LIST.
9. NO CHANGES SHALL BE MADE WITHOUT THE PRIOR CONSENT OF THE LANDSCAPE ARCHITECT.
10. ALL PLANTED AREAS TO RECEIVE 100% COVERAGE BY AN AUTOMATIC IRRIGATION SYSTEM, WITH A MINIMUM OF 50% OVERLAP. RAIN SENSOR TO BE PROVIDED.

PLANT LIST- Ground Floor

Qty	Key	Botanical / Common Name	Description	Req'd Landscape Credits
4	PD	Phoenix dactylifera / Medjool Date Palm	40' oa ht, 25' ct.	4
2	PHR	Phoenix roebelenii / Pygmy Date Palm	7-8' oa ht, 5 trunks	
6	RHE	Rhapis excelsa / Lady Palm	5'-6' oa ht.	
10	CLG	Clusia guttifera / Small Leaf Clusia	5'-6' oa hts, 25 gal.	
178	SEF	Serrissa foetida / Serrissa	8" ht x 8" spr, full, 3 gal.	
150	FIM	Ficus microcarpa / Green Island Ficus	12" ht x 12" spr, full, 3 gal.	
1393 sf ldsc open space				

PLANT LIST- Apartment Patio Level

Qty	Key	Botanical / Common Name	Description	Req'd Landscape Credits
1	PS	Phoenix sylvestris / Wild Date Palm	25' oa ht, 15' ct.	1
30	CR	Clusia rosea / Pitch Apple	14-16' oa ht, 8' spr, 4" cal	30
2	CU	Coccoloba uvifera / Seagrape	14-16' oa ht, 8' spr, 4" cal	2
40	VM	Veitchia montgomeriana / Veitchia Palm	15-20' oa hts, 6" cal	(2:1) 20
6	CN	Cocos nucifera / Coconut Palm	6-10' CT 16'-24' oa hts	6
160	PHB	Conocarpus e. sericeus / Silver Buttonwood	3 gal, 18" ht x 18" spr.	
40	CES	Conocarpus e. sericeus / Silver Buttonwood	3 gal, 18" ht x 18" spr.	
60	CHI	Chrysobalanus icaco / Red tip Cocoplum	3 gal, 18" ht x 18" spr.	
18	IPP	Ipomea pes caprae / Railroad Vine	7 gal, 24" ht, trellis	
30	SEF	Serrissa foetida / Serrissa	3 gal, 8" ht x 8" spr.	
4382 sf ldsc open space				

PLANT LIST- Apartment Pool Deck Level

Qty	Key	Botanical / Common Name	Description	Req'd Landscape Credits
8	CU	Coccoloba uvifera / Seagrape	14-16' oa ht, 8' spr, 4" cal	8
8	VM	Veitchia montgomeriana / Veitchia Palm	15-20' oa hts, 6" cal	(2:1) 4
7	VMD	Veitchia montgomeriana / Veitchia Palm-dbl	15-20' oa hts, 6" cal	(2:1) 3
6	CN	Cocos nucifera / Coconut Palm	6-10' CT 16'-24' oa hts	6
3	THR	Thrinax radiata / Thatch Palm	4', 6', 8' oa hts.	
97	CHI	Chrysobalanus icaco / Red tip Cocoplum	3 gal, 18" ht x 18" spr.	
32	IPP	Ipomea pes caprae / Railroad Vine	7 gal, 24" ht, trellis	
255	FIM	Ficus microcarpa / Green Island Ficus	3 gal, 12" ht x 12" spr.	
50	BUF	Bulbine frutescens / Desert Candles	3 gal, 6" ht x 6" spr.	
2490 sf ldsc open space				
			Total ldsc credits:	84

Landscape Data / Calculations		Required	Provided	
Site Area = 38,715 sf.	15% ldsc. open space= 5807 sf.	5807 sf	4829 sf (12.47%)	
Req'd Trees= 1 tree per 1500 sf. 38, 715 sf / 1500 sf =		26 Req'd	40 Prov'd	Trees Only
Palms = 50% max. = 13 Req'd		13 Req'd	72 Prov'd	Palms only
50% Native Trees Req'd = 13		13 Req'd	40 Prov'd	

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REVISIONS

No.	Date	Description

GULFSTREAM POINT

918 SOUTH FEDERAL HIGHWAY
HALLANDALE BEACH, FLORIDA. 33009

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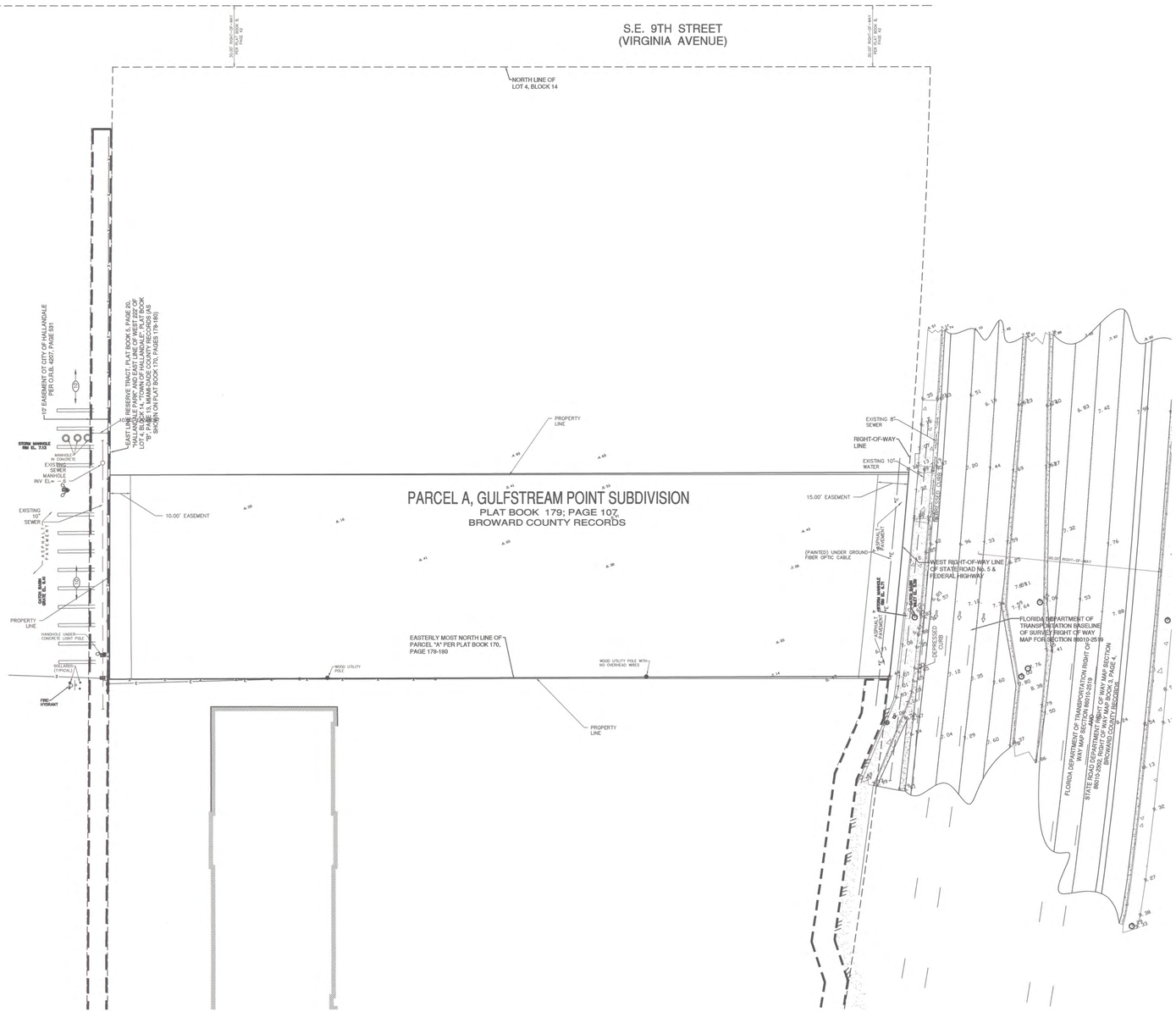
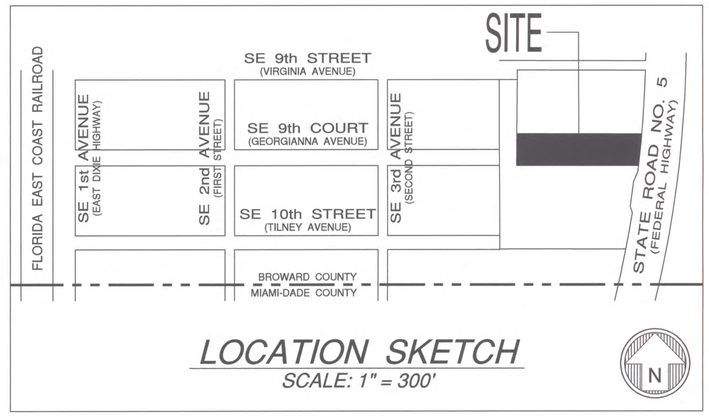
Herbert L. Martin, Landscape Architect

LANDSCAPE NOTES, DETAILS, & PLANT LISTS

DATE:	PREPARED BY:	REVIEWED BY:
07.07.14	R.Fabregat	M.C.

SHEET: LA.12.1





LOCATION SKETCH

SCALE: 1" = 300'

- Elevations shown hereon are relative to the National Geodetic Vertical Datum of 1929, based on Miami-Dade County Bench Mark No. N-614, Elevation +5.87 Located at N.E. 209th Street and U.S. Highway No. 1.
- Lands shown hereon are located in Federal Flood Zone AE (EL 7) per Community Panel No. 125110 0319 F, dated August 18, 1992 and index map revised October 2, 1997.

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REVISIONS

No.	Date	Description

GULFSTREAM POINT
EXISTING SITE CHARACTERISTICS

918 SOUTH FEDERAL HIGHWAY
HALLANDALE BEACH, FLORIDA 33009

Florida East Coast Realty, Inc.

CIVIL ENGINEER
Biscayne Engineering Co.
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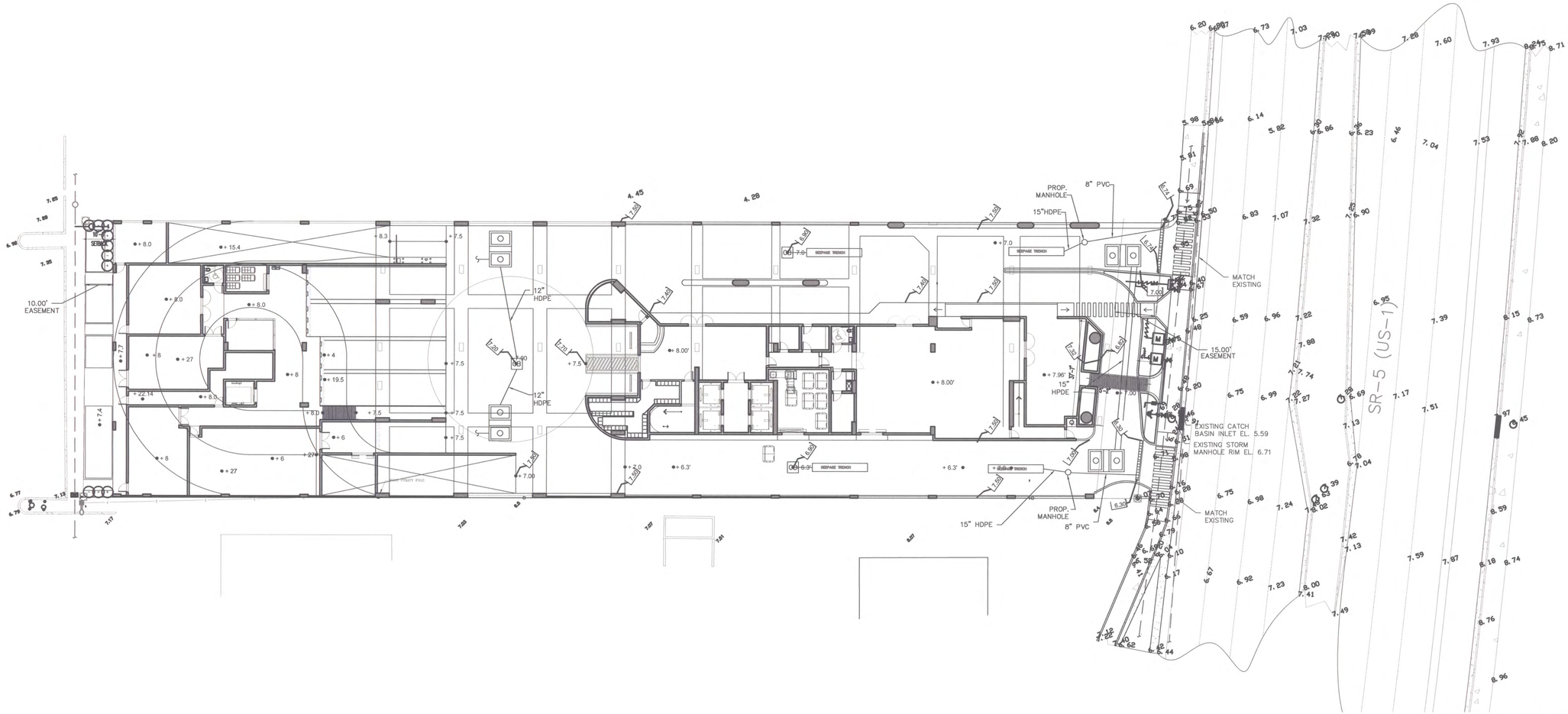
Miami, Florida 33130
TEL. 305.324.0809
CA129

STATE OF FLORIDA
ALBERT R. DETTBARN P.E.
PROFESSIONAL ENGINEER No. 18966

DATE:	PREPARED BY:	REVIEWED BY:
07.07.14	R.M.J	A.R.D

SHEET:
C-100



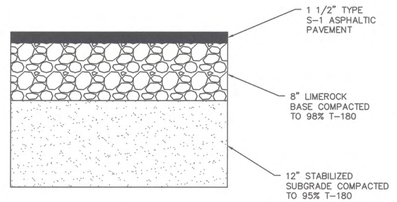
SITE PLAN SCALE 1:20

GRAPHIC SCALE
20 0 10 20 40
(IN FEET)
1 inch = 20 ft.

LEGEND

EXISTING ELEVATION 6.05
PROPOSED ELEVATION 7.33
WELL

- Elevations shown hereon are relative to the National Geodetic Vertical Datum of 1929, based on Miami-Dade County Bench Mark No. N-614, Elevation +5.87 Located at N.E. 209th Street and U.S. Highway No. 1.
- Lands shown hereon are located in Federal Flood Zone AE (EL 7) per Community Panel No. 125110 0319 F, dated August 18, 1992 and index map revised October 2, 1997.



PAVEMENT SECTION NTS

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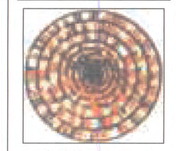
REVISIONS

No.	Date	Description

GULFSTREAM POINT

PAVING, GRADING & DRAINAGE PLAN

918 SOUTH FEDERAL HIGHWAY
HALLANDALE BEACH, FLORIDA. 33009



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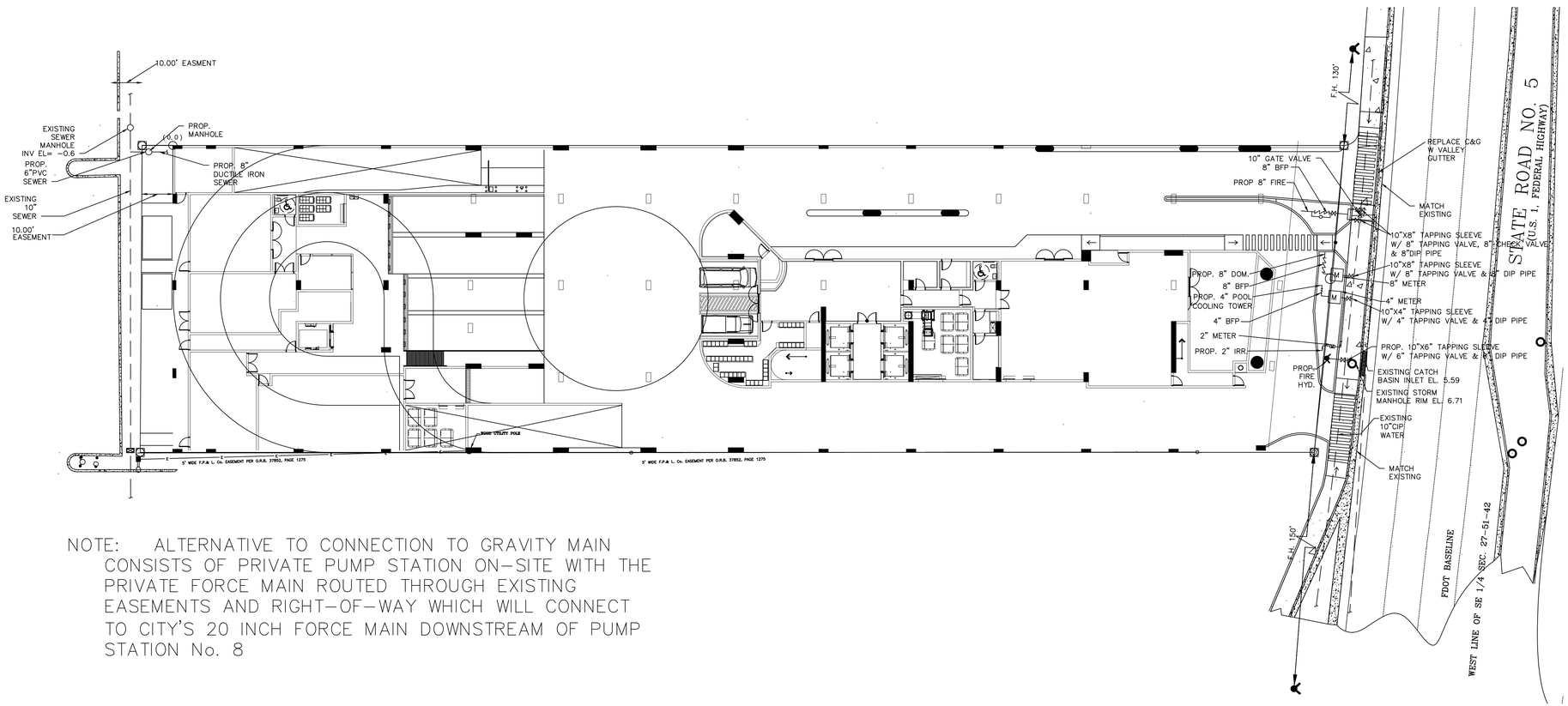
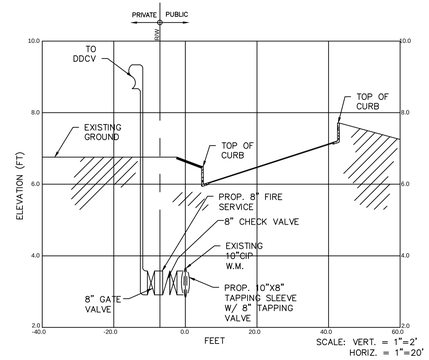
07.07.14	R.M.J	A.R.D

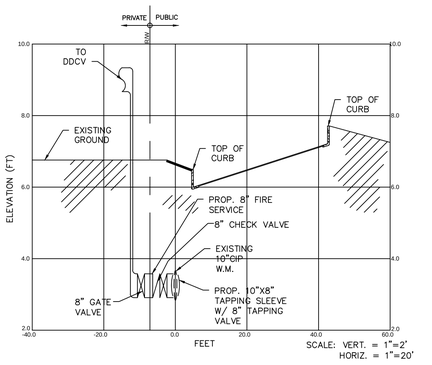
SHEET:
C-200



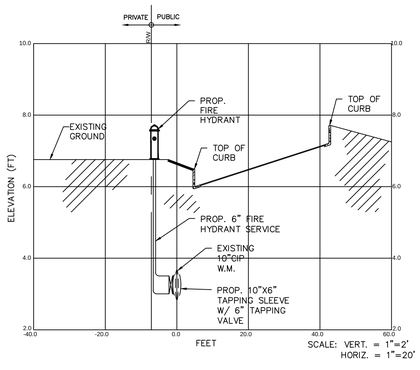
NOTE: ALTERNATIVE TO CONNECTION TO GRAVITY MAIN CONSISTS OF PRIVATE PUMP STATION ON-SITE WITH THE PRIVATE FORCE MAIN ROUTED THROUGH EXISTING EASEMENTS AND RIGHT-OF-WAY WHICH WILL CONNECT TO CITY'S 20 INCH FORCE MAIN DOWNSTREAM OF PUMP STATION No. 8



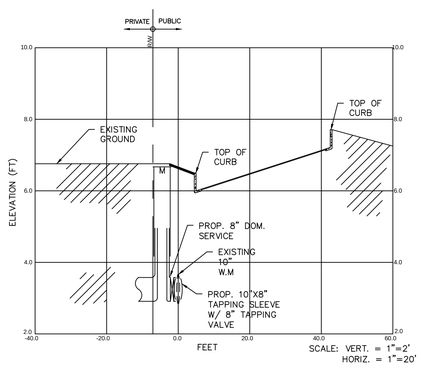
8" NORTH FIRE SERVICE CONNECTING TO EXISTING 10" C.I.W.M. ON SR-5 (US-1)



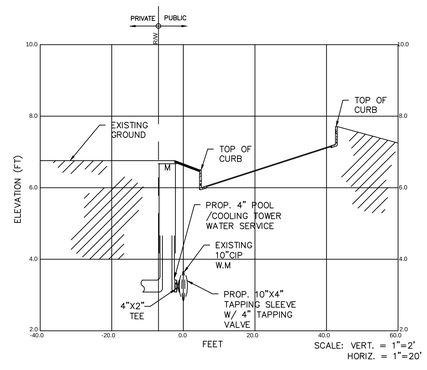
8" SOUTH FIRE SERVICE CONNECTING TO EXISTING 10" C.I.W.M. ON SR-5 (US-1)



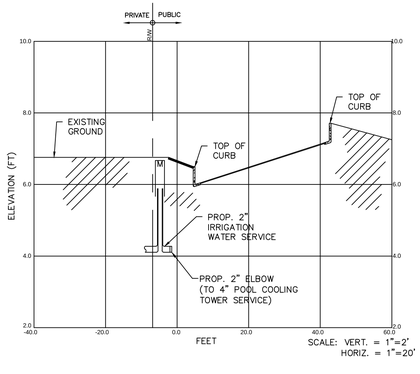
6" FIRE HYDRANT SERVICE CONNECTING TO EXISTING 10" C.I.W.M. ON SR-5 (US-1)



8" DOMESTIC W.M. CONNECTING TO EXISTING 10" C.I.W.M. ON SR-5 (US-1)



4" POOL/COOLING TOWER W.M. CONNECTING TO EXISTING 10" C.I.W.M. ON SR-5 (US-1)



2" IRRIGATION W.M.CONNECTING TO EXISTING 10" C.I.W.M. ON SR-5 (US-1)

B . E . C .

GRAPHIC SCALE

20 0 10 20 40

(IN FEET)

1 inch = 20 ft.

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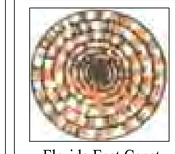
REVISIONS

No.	Date	Description

GULFSTREAM POINT
WATER AND SEWER PLAN

918 SOUTH FEDERAL HIGHWAY
HALLANDALE BEACH, FLORIDA. 33009



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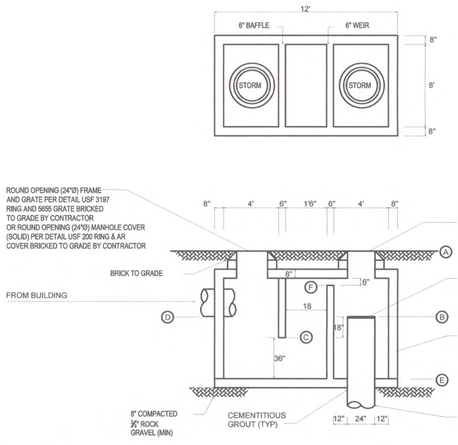
DATE:	PREPARED BY:	REVIEWED BY:
07.07.14	R.M.J	A.R.D

SHEET:

C-300



PLAN AND SECTION

WELL DETAIL
N.T.S

ELEVATIONS IN FEET (NGVD)						
DRAINAGE WELL BOX	Ⓐ	Ⓑ	Ⓒ	Ⓓ	Ⓔ	Ⓕ
1	(+) 6.90	(+) 3.31	(+) 1.81	(+) 3.73	(-) 1.19	(+) 4.81
2	(+) 6.90	(+) 3.31	(+) 1.81	(+) 3.73	(-) 1.19	(+) 4.81
3	(+) 8.00	(+) 4.41	(+) 2.91	(+) 4.83	(-) 0.09	(+) 5.83
4	(+) 8.00	(+) 4.41	(+) 2.91	(+) 4.83	(-) 0.09	(+) 5.83

DRAINAGE WELL NOTES

1. DRAINAGE WELL SHALL BE DRILLED TO A TOTAL DEPTH OF 100 FEET TO DISCHARGE RUNOFF TO AN AQUIFER HAVING A MINIMUM OF 10,000 MG/LITER OF TOTAL DISSOLVED SOLIDS (TDS).
2. WELL SHALL HAVE AN UPPER CASING MINIMUM OF 24 INCHES IN DIAMETER, WITH DRIVE SHOE, WHICH SHALL BE DRIVEN TO A FIRM SEAT.
3. WELL SHALL BE AS PLUMB AND TRUE TO LINE AS GOOD WORKMANSHIP WILL PROVIDE.
4. COMPLETED WELL SHALL BE THOROUGHLY AGITATED AND DEVELOPED.
5. CONTRACTOR TO PERFORM INJECTION TEST TO DEMONSTRATE WELL CAPACITY. WELL SHOULD DEVELOP A MINIMUM DISCHARGE RATE OF 652 GPM/FT. HEAD TEST SHALL BE PERFORMED USING FRESH WATER.
6. THE CONTRACTOR SHALL PROVIDE ALL NECESSARY EQUIPMENT FOR CONDUCTING THE WELL TEST. THE CONTRACTOR SHALL PROVIDE A MINIMUM OF 48 HOURS NOTICE TO THE OWNER AND THE ENGINEER PRIOR TO STARTING WORK.
7. IT SHALL BE THE CONTRACTORS RESPONSIBILITY TO SECURE THE NECESSARY D.E.P. WELL DRILLING PERMITS AND COMPLY WITH ALL THE PROVISIONS THEREOF.
8. CERTIFIED WELL INJECTION TEST FOR EACH WELL SHALL BE DELIVERED TO ENGINEER FOR REVIEW.
9. SHOP DRAWING REQUIRED FOR ALL STRUCTURES, FITTINGS AND COVERS.

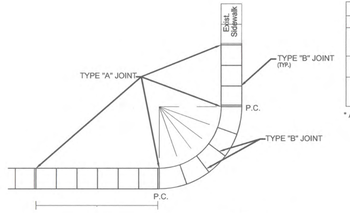
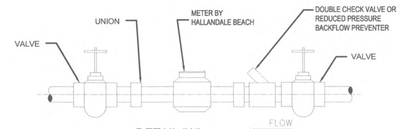


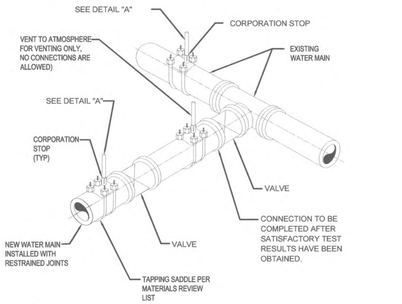
TABLE OF SIDEWALK JOINTS	
TYPE	LOCATION
"A"	P.C. AND P.T. OF CURVES JUNCTION OF EXISTING AND NEW SIDEWALKS
"B"	8'-0" CENTER TO CENTER ON SIDEWALKS
"C"	* WHERE SIDEWALK ABUTS CONCRETE CURBS, DRIVEWAYS AND SIMILAR STRUCTURES

* AT THE DISCRETION OF THE ENGINEER

SIDEWALK DETAIL
N.T.S



DETAIL "A"
N.T.S



NOTES:

1. REMOVE TEMPORARY CONNECTION AT CORPORATION STOP ON EXISTING MAIN AFTER FILLING AND FLUSHING OF NEW LINE.
2. DO NOT REMOVE TEMPORARY CONNECTION AT CORPORATION STOP ON NEW MAIN UNTIL ALL TESTING HAS BEEN COMPLETED.
3. CLOSE CORPORATION STOPS AND PLUG WITH BRASS FITTINGS/CAP AFTER SAMPLING IS COMPLETED.

FILLING AND FLUSHING
<CONNECTION DETAIL> N.T.S

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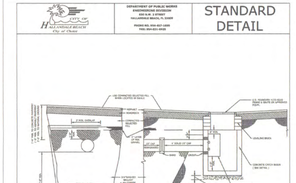

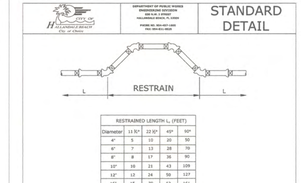

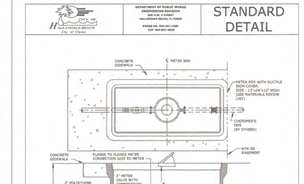

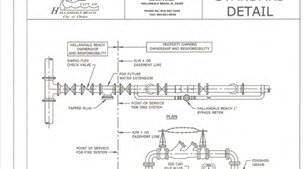

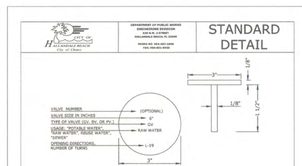

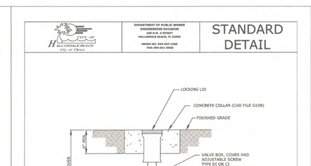

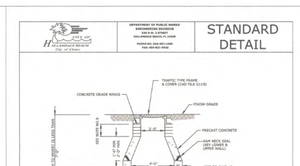

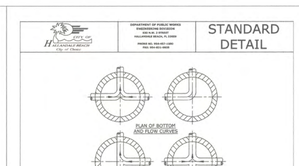

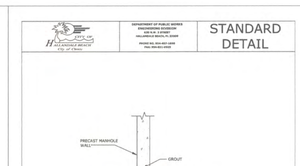

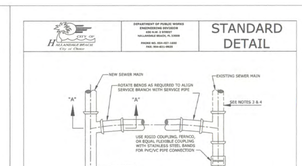

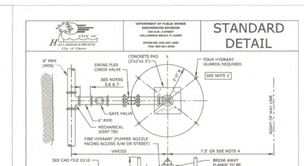

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COSICHER
Moshe Cosicher
Architect
AR# 0006849
100 S. Biscayne Blvd.
Miami, Florida 33131
Suite 1020

REVISIONS

No.	Date	Description

GULFSTREAM POINT
WATER AND SEWER DETAILS
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HALLANDALE BEACH, FLORIDA. 33009

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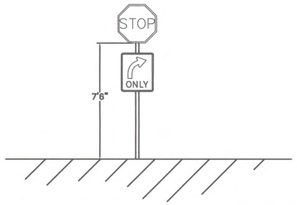
TEL. 305.324.0809
CA129

STATE OF FLORIDA
ALBERT R. DETTBARN P.E.
PROFESSIONAL ENGINEER, No. 18966

DATE:	PREPARED BY:	REVIEWED BY:
07.07.14	R.M.J	A.R.D

SHEET:
C–301

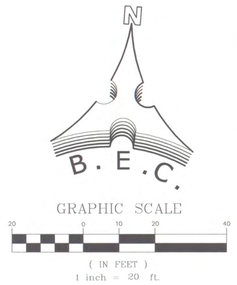


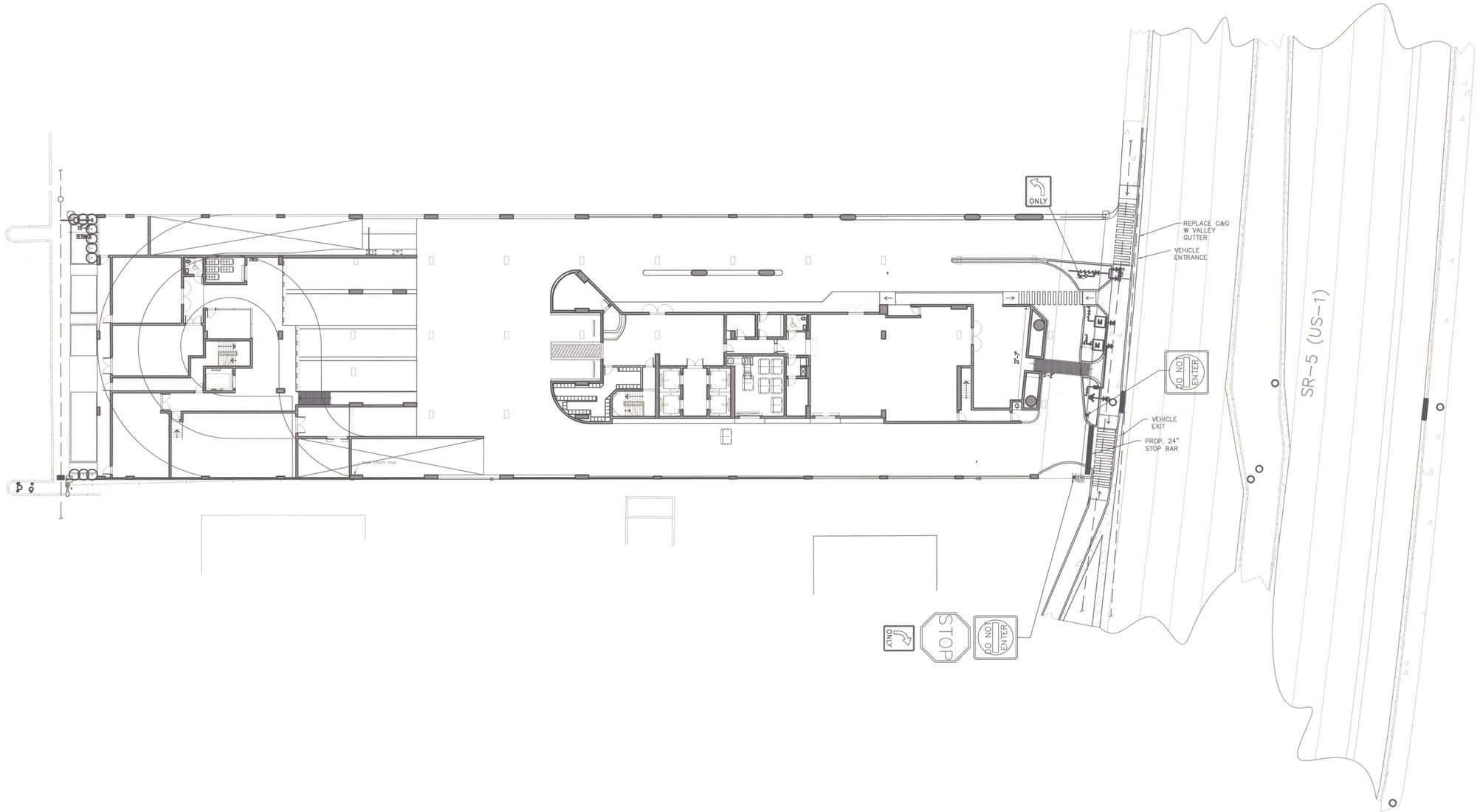
SIGN DETAIL
NTS

LEGEND

SIGN POST

STOP BAR





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GULFSTREAM POINT
PAVEMENT & SIGNAGE PLAN

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SHEET:
C–400