OASIS

HALLANDALE BEACH

DRC Review Set
October 21, 2015

Bermello Ajamil & Partners, Inc.
Architecture Engineering Planning
Interior Design Landscape Architecture
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Miami, Florida 33133
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G-0002

PROP. RETAINING WALL

PROP. SECOND STREET

12' UTILITY EASEMENT

PROP. 2' CURB & GUTTER

EXIST. 25' R.O.W.

PROP. RETAINING WALL

20' RIGHT-OF-WAY DEDICATION FOR THOROUGHFARE NOT YET BUILT PLAT BOOK 111, PAGE 29

S00°00'00"E 5.00'

N89°53'40"W 365.00'

S89°53'40"E 401.79'

R=38'

R=25'

EXIST. 20' R.O.W.

5' R.O.W. DEDICATION

EXIST. RETAINING WALL (TO REMAIN)

N00°06'20"W 345.00'

24'-0"

LOADING/DUMPSTER AREA

BUILDING #2
RESIDENTIAL TOWER
250 UNITS
F.F. ELEV. 7.5
(N.A.V.D.)

BUILDING #1
RESIDENTIAL TOWER
250 UNITS
F.F. ELEV. 7.5
(N.A.V.D.)

LOADING/DUMPSTER AREA

R=38'

PROPERTY LINE

R=15'

R=20'

R=20'

R=15'

R=15'

KITCHEN 626 SF

RESTAURANT 2092 SF

R=32'

R=32'

SCULPTURE GARDEN

BASEMENT GARAGE OUT

POTENTIAL FUTURE EGRESS/ACCESS TO GULFSTREAM WAY

R=50'

R=32'

R=32'

R=32'

RESTAURANT 3672 SF

BASEMENT GARAGE IN

EXISTING 11 STORY BUILDING

LOADING Not Embossed

50' x 12'

BUILDING #3
HOTEL/RETAIL/RESTAURANT
F.F. ELEV. 7.5
(N.A.V.D.)

RETAIL 11353 SF

BASEMENT GARAGE LEVEL
F.F. ELEV. 0.75
(N.A.V.D.)

BUILDING #4
GROUND FLOOR LEVEL
F.F. ELEV. 10.0
(N.A.V.D.)

RESTAURANT 3668 SF

EXIST. RETAINING WALL (TO REMAIN)

R=7.5'

R=7.5'

LOADING/DUMPSTER AREA

PROPOSED BUS SHELTER 8'X20' (8'X20' R.O.W. DEDICATION)

R.O.W. DEDICATION

EXIST. 15' UTILITY EASEMENT

R=30'

PROP. 6' SIDEWALK

N89°47'30"W

268.46'

R=25'

PROP. DRIVEWAY

EXIST. BUS STOP TO BE RELOCATED

EAST HALLANDALE BEACH BOULEVARD
(STATE ROAD #824)

EXIST. 6' SIDEWALK

10' F.P.& L. Co. EASEMENT PER O.R.B. 5931, PAGE 803

PROP. RIGHT TURN LANE/SHARED WITH BUS BAY

RELOCATED BUS STOP

N.E. 12TH AVENUE

N.E. 10TH AVENUE

811 Know what's below. Call before you dig.

N

0 20 40 80 Feet
1:40

LEGEND

- ASPHALT PAVEMENT
- PEDESTRIAN PAVERS
- VEHICULAR PAVERS
- CONCRETE SIDEWALK
- EXISTING CONCRETE SIDEWALK
- PROPERTY LINE

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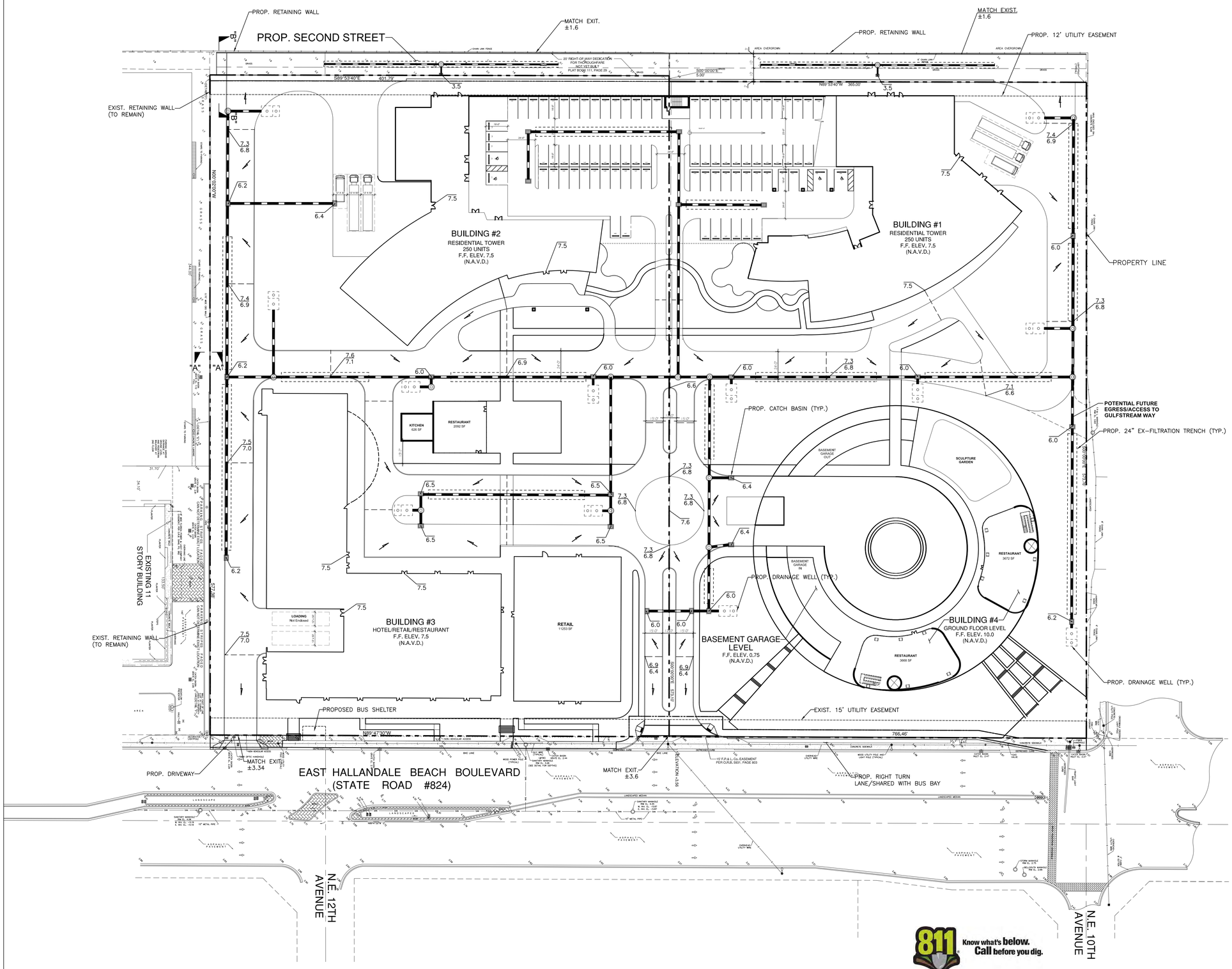
C-1
SITE DIMENSION PLAN



PAVEMENT SYMBOLS LEGEND

- (T.C.) / (E.P.) — TOP OF CURB/EDGE OF PAVEMENT ELEV.
- PROP. STORM SEWER PIPE
- PROP. EX-FILTRATION TRENCH
- PROP. INLET
- PROP. MANHOLE
- PROP. DRAINAGE WELL
- PROP. SUB-BASIN LINE
- PROP. FLOW DIRECTION

EROSION AND SEDIMENTATION CONTROL NOTES

MAINTENANCE OF EROSION CONTROL MEASURES IS OF PARAMOUNT IMPORTANCE TO OASIS . THE CONTRACTOR IS RESPONSIBLE FOR COMPLYING WITH ALL EROSION CONTROL MEASURES SHOWN ON THE PLANS. THE EROSION CONTROL SYSTEM DESCRIBED WITHIN THE CONSTRUCTION DOCUMENTS SHOULD BE CONSIDERED TO REPRESENT THE MINIMUM ACCEPTABLE STANDARDS FOR THIS PROJECT . ADDITIONAL EROSION, CONTROL MEASURES MAY BE REQUIRED DEPENDENT UPON THE STAGE OF CONSTRUCTION. THE SEVERITY OF THE RAINFALL EVENTS AND/OR AS DEEMED NECESSARY AS A RESULT OF ON-SITE INSPECTIONS BY THE OWNER, THEIR REPRESENTATIVES OR THE JURISDICTIONAL AUTHORITIES. THESE ADDITIONAL MEASURES SHALL BE INSTALLED AT NO ADDITIONAL COST TO THE OWNER. IT IS THE CONTRACTOR'S ULTIMATE RESPONSIBILITY TO ASSURE THAT THE STORM WATER DISCHARGE FROM THE SITES DOES NOT EXCEED THE TOLERANCES ESTABLISHED BY ANY OF THE JURISDICTIONAL AUTHORITIES. REFERENCE THE EROSION CONTROL PLAN AND DETAILS.

NOTE: THE PRESENCE OF GROUNDWATER AND LIMESTONE MAY BE ENCOUNTERED ON THIS PROJECT. CONTRACTOR'S BID SHALL INCLUDE CONSIDERATION FOR ADDRESSING THIS ISSUE

PROPOSED STORM SYSTEMS NOTES

1.- ALL STRUCTURE INVERTS SHALL BE CONSTRUCTED PER F.D.O.T. INDEX 201 UNLESS OTHERWISE NOTED.
2.- ALL DRAINAGE STRUCTURES, INCLUDING CLEAN-OUTS, SHALL BE INSTALLED WITH TRAFFIC BEARINGS GRATES, FRAMES, TOPS, RINGS AND COVERS, ETC, AS APPLICABLE.
3.- ALL PROPOSED INLET GRATES SHALL BE RETICULINE STEEL.
4.- SEE LANDSCAPE PLAN FOR SODSEED & MULCH LIMITS.
5.- HDPE PIPE TO BE DOUBLE WALL-SMOOTH INTERIOR.

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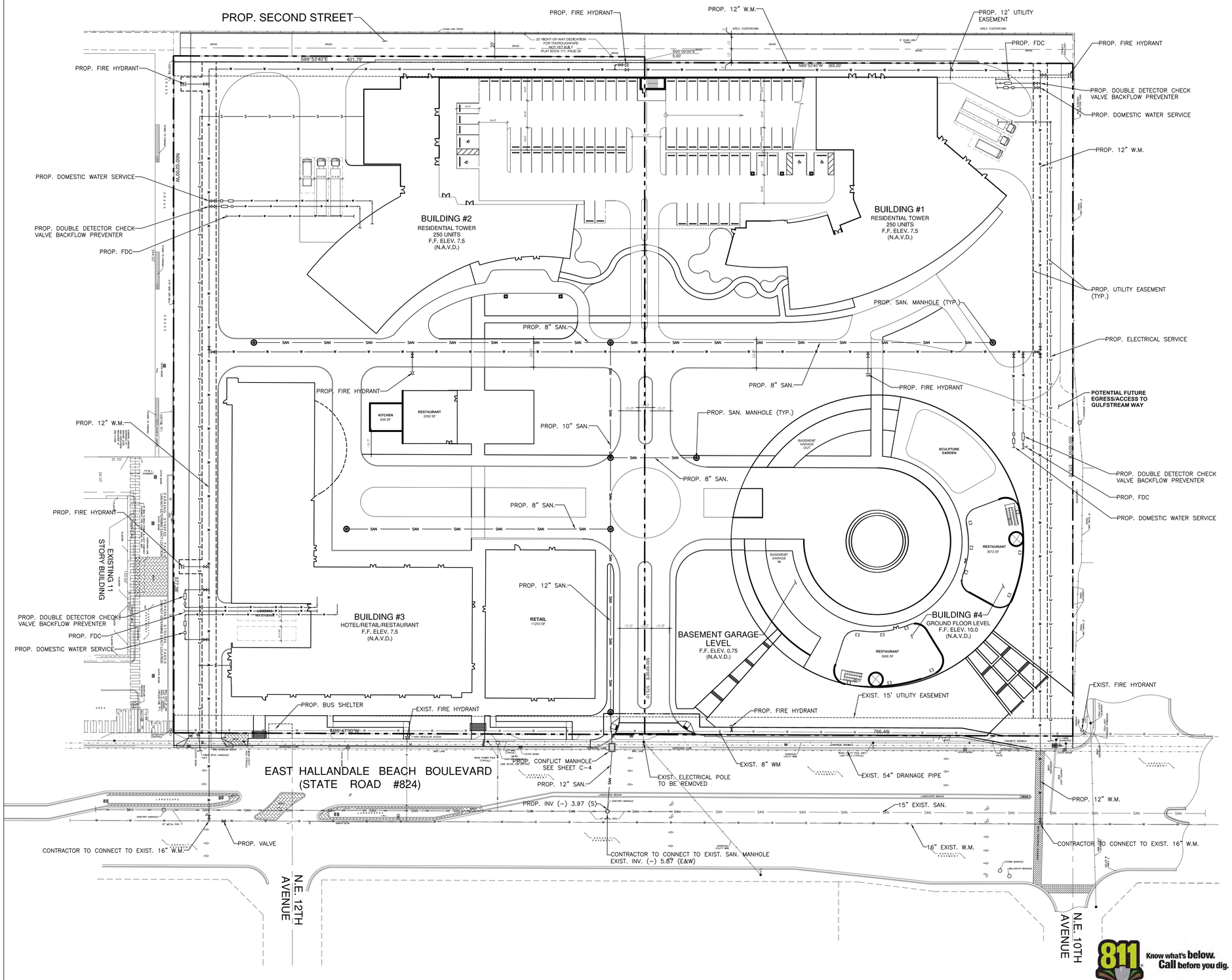
C-2

PAVING, GRADING AND DRAINAGE PLAN



UTILITY SYMBOLS LEGEND

- EXISTING FIRE HYDRANT
- EXISTING FORCE MAIN
- EXISTING OVERHEAD ELECTRIC LINE
- EXISTING WATER LINE
- EXISTING SANITARY LINE
- EXISTING GAS LINE
- EXIST UNDERGROUND ELECTRIC LINE
- EXIST PHONE LINE
- PROPOSED SANITARY SEWER LINE
- PROPOSED WATER MAIN
- PROPOSED UNDERGROUND PHONE LINE
- PROPOSED UNDERGROUND ELECTRIC LINE
- PROPOSED GAS LINE
- PROPOSED TRANSFORMER
- PROPOSED ON-SITE LIGHTING
- PROPOSED FIRE HYDRANT

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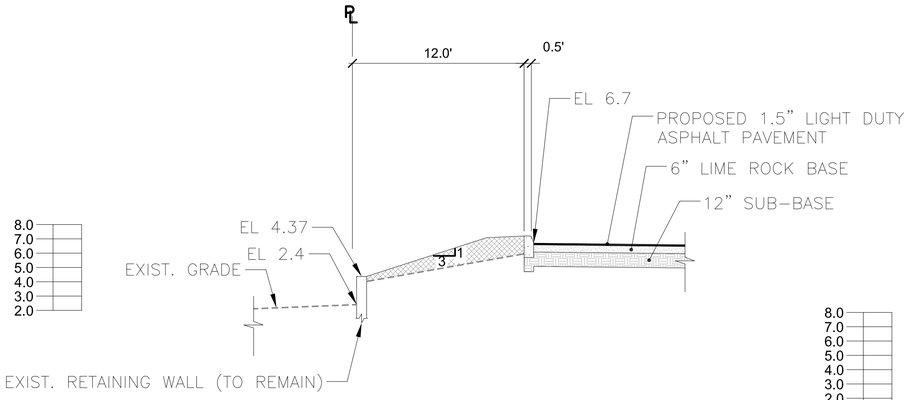
C-3

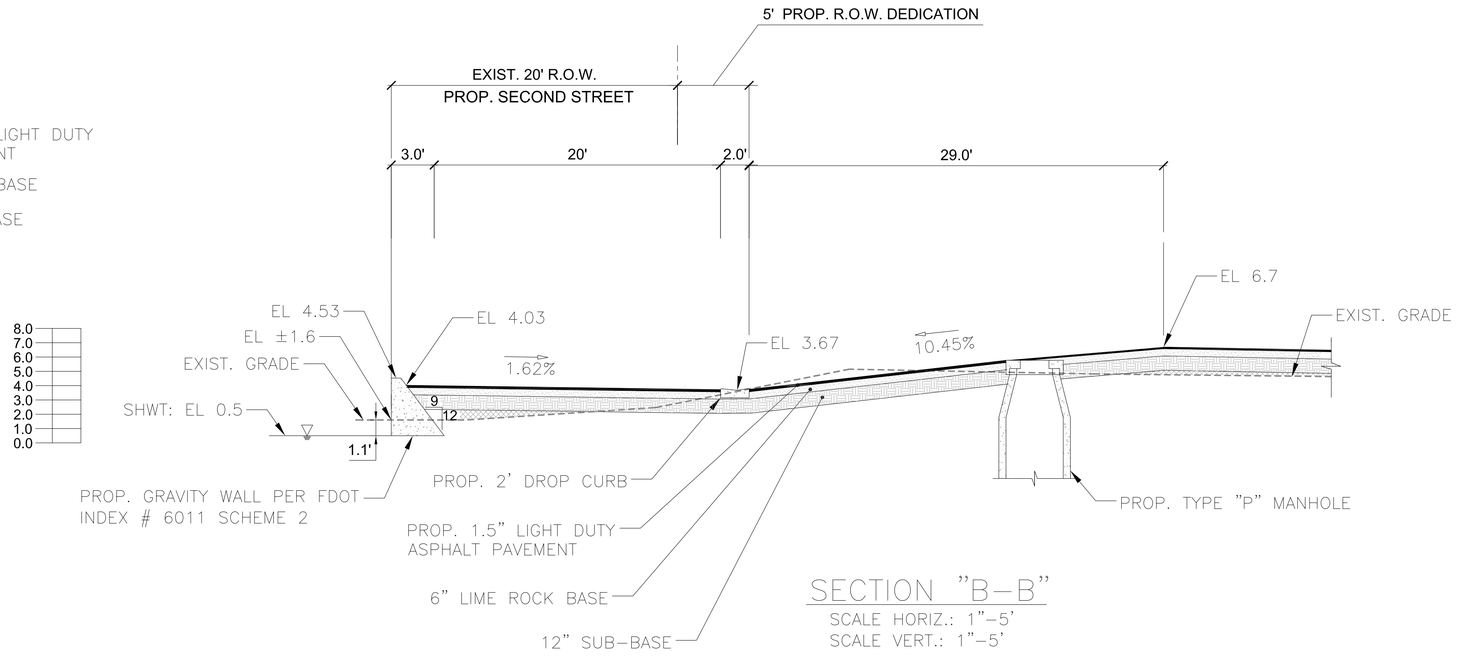
UTILITY PLAN



SECTION "A-A"

SCALE HORIZ.: 1"=5'

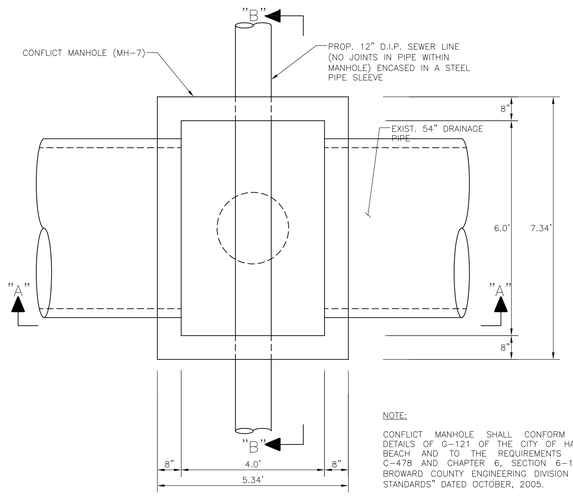
SCALE VERT.: 1"=5'



SECTION "B-B"

SCALE HORIZ.: 1"=5'

SCALE VERT.: 1"=5'



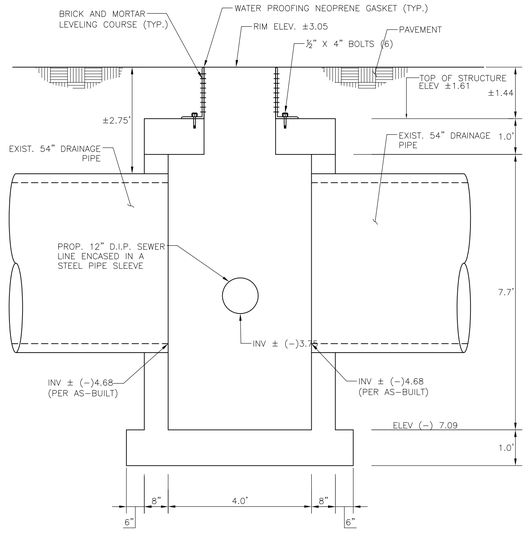
NOTE:

CONFLICT MANHOLE SHALL CONFORM TO THE DETAILS OF G-121 OF THE CITY OF HALLANDALE BEACH AND TO THE REQUIREMENTS OF ASTM C-478 AND CHAPTER 6, SECTION 6-1.13.3 OF BROWARD COUNTY ENGINEERING DIVISION "MINIMUM STANDARDS" DATED OCTOBER, 2005.

PLAN

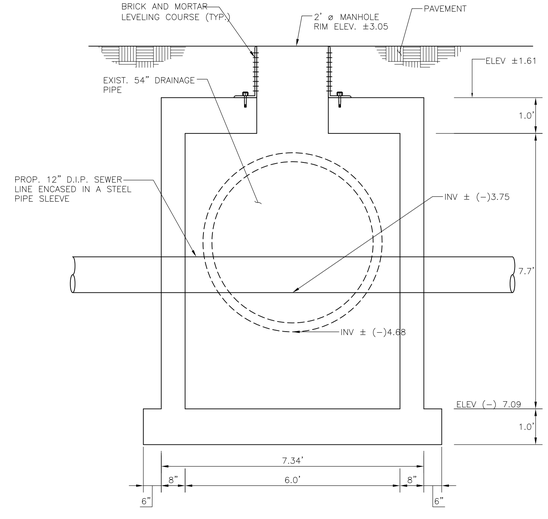
CONFLICT MANHOLE (FIELD VERIFY)

N.T.S.



SECTION "A-A"

N.T.S.



SECTION "B-B"

N.T.S.

ELEVATIONS ARE BASED ON N.A.V.D. 88

NOTE: CONTRACTOR MUST FIELD VERIFY EXISTING UTILITIES

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10 AVE S I S

HALLANDALE BEACH

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OCTOBER 21, 2015

C-4

SECTIONS

PROP. RETAINING WALL

PROP. SECOND STREET

PROP. RETAINING WALL

TRUCK PATH ℄ R=50'

TRUCK PATH ℄ R=50'

EXIST. RETAINING WALL (TO REMAIN)

R=38'

R=25'

5' R.O.W. DEDICATION

22' RIGHT-OF-WAY DEDICATION FOR THOROUGHFARE NOT YET BUILT PLAT BOOK 111, PAGE 29

S89°59'40"E 401.79'

S00°00'00"E 5.00'

N89°59'40"W 365.00'

R=38'

N00°00'20"W 345.00'

LOADING/DUMPSTER AREA

BUILDING #2
RESIDENTIAL TOWER
250 UNITS
F.F. ELEV. 7.5
(N.A.V.D.)

BUILDING #1
RESIDENTIAL TOWER
250 UNITS
F.F. ELEV. 7.5
(N.A.V.D.)

LOADING/DUMPSTER AREA

PROPERTY LINE

TRUCK PATH ℄ R=50'

R=20'

R=20'

TRUCK PATH ℄ R=50'

TRUCK PATH ℄ R=50'

R=15'

R=15'

R=15'

R=15'

R=15'

TRUCK PATH ℄ R=50'

POTENTIAL FUTURE EGRESS/ACCESS TO GULFSTREAM WAY

KITCHEN
626 SF

RESTAURANT
2092 SF

R=32'

TRUCK PATH ℄ R=50'

R=32'

BASEMENT GARAGE OUT

SCULPTURE GARDEN

TRUCK PATH ℄ R=50'

R50'

R=32'

R=32'

BASEMENT GARAGE IN

RESTAURANT
3672 SF

EXISTING 11 STORY BUILDING

EXIST. RETAINING WALL (TO REMAIN)

LOADING
Not Enclosed

50' x 12'

BUILDING #3
HOTEL/RETAIL/RESTAURANT
F.F. ELEV. 7.5
(N.A.V.D.)

RETAIL
11253 SF

LOADING/DUMPSTER AREA

BUILDING #4
GROUND FLOOR LEVEL
F.F. ELEV. 10.0
(N.A.V.D.)

BASEMENT GARAGE LEVEL
F.F. ELEV. 0.75
(N.A.V.D.)

RESTAURANT
3668 SF

R.O.W. DEDICATION

EXIST. 15' UTILITY EASEMENT

PROP. 6' SIDEWALK

PROP. BUS SHELTER

N89°47'30"W

R=25'

R=30'

766.46'

EAST HALLANDALE BEACH BOULEVARD
(STATE ROAD #824)

EXIST. 6' SIDEWALK

T.E.P.A.L. EASEMENT PER DEED B. 5931, PAGE 803

TRUCK PATH ℄ R=50'

PROP. RIGHT TURN LANE/SHARED WITH BUS BAY

PROP. DRIVEWAY

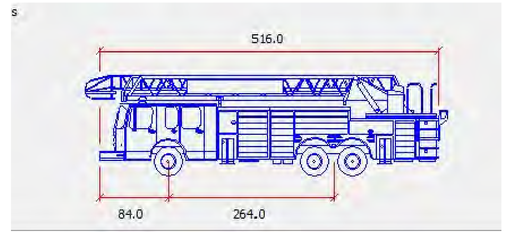
N.E. 12TH AVENUE

N.E. 10TH AVENUE

811 Know what's below. Call before you dig.

N

0 20 40 80 Feet
1:40



FIRE TRUCK

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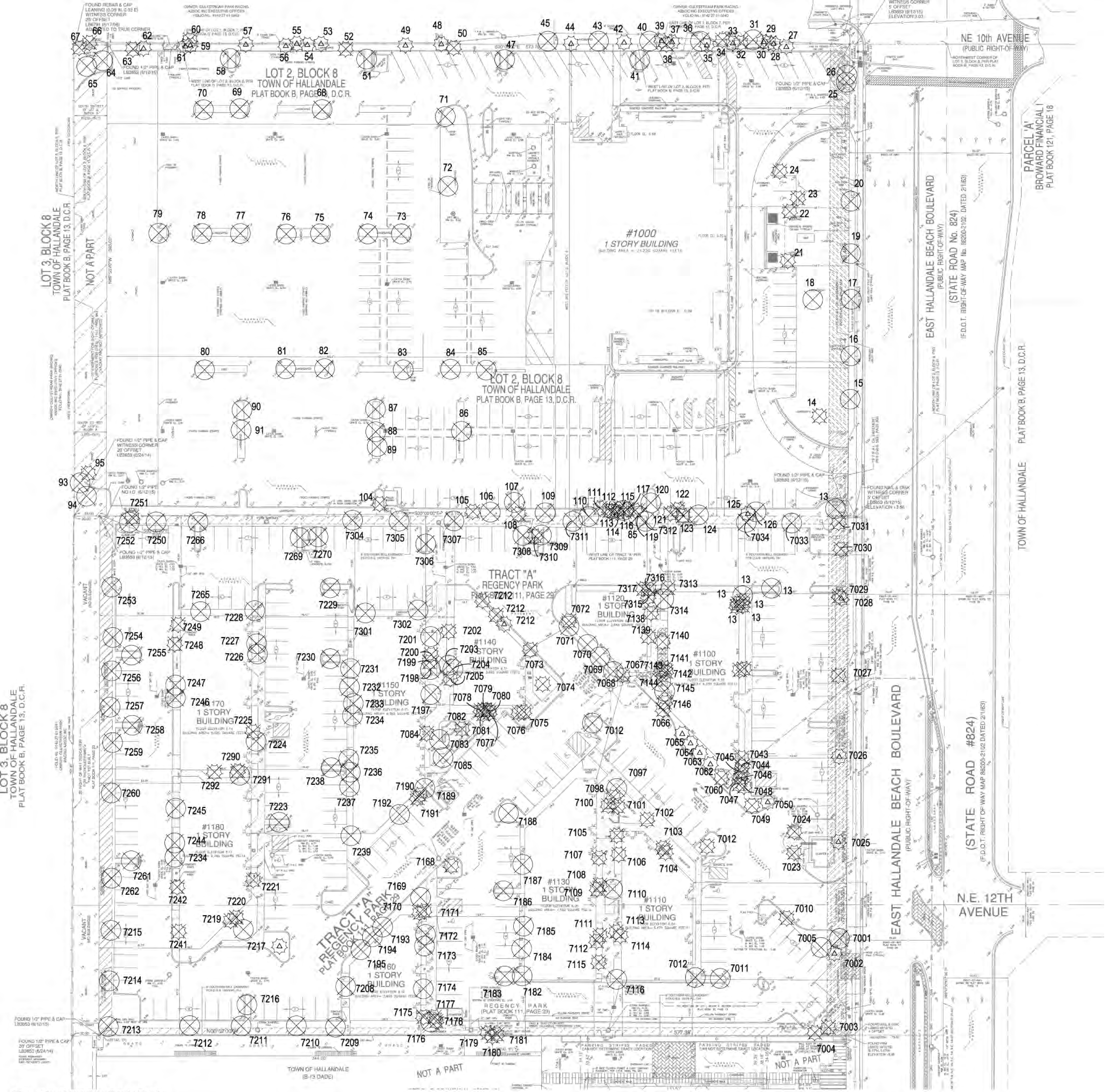
C-5 ACCESS PLAN



1 TREE DISPOSITION PLAN

NOTE: FOR TREE DISPOSITION LIST - SEE SHEET L1.1

TREE DISPOSITION LEGEND

Symbol	Meaning
	TREE/PALM TO REMAIN
	TREE/PALM TO REMOVE
	TREE/PALM TO RELOCATE

0 15 30 60 90
SCALE IN FEET
NORTH

CURTIS + ROGERS DESIGN STUDIO INC
Landscape Architecture
7520 S RED ROAD, SUITE M
SOUTH MIAMI, FLORIDA 33143
305.442.1774 | 305.445.9488 FAX
www.curtisrogers.com LC C000241

Scale: 1"=30'

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OCT 21, 2015

LD-001

TREE DISPOSITION PLAN

#	BOTANICAL NAME	COMMON NAME	CALIPER	HEIGHT	SPREAD	CONDITION	DISPOSITION
13	Swietenia mahagoni	Mahogany	15"	25'±	30'±	GOOD CONDITION	REMOVE
14	Syagrus romanzoffiana	Queen Palm	8"	20'±	20'±	GOOD CONDITION	REMOVE
15	Conocarpus erectus 'sericeus'	Silver Button Wood	5"	12'±	12'±	GOOD CONDITION	REMOVE
16	Conocarpus erectus 'sericeus'	Silver Button Wood	5"	12'±	12'±	GOOD CONDITION	REMOVE
17	Conocarpus erectus 'sericeus'	Silver Button Wood	5"	12'±	12'±	GOOD CONDITION	REMOVE
18	Ficus spp	Ficus	48"	40'±	50'±	GOOD CONDITION	REMOVE
19	Conocarpus erectus 'sericeus'	Silver Button Wood	4"	10'±	8'±	GOOD CONDITION	REMOVE
20	Conocarpus erectus 'sericeus'	Silver Button Wood	4"	10'±	8'±	GOOD CONDITION	REMOVE
21	Syagrus romanzoffiana	Queen Palm	7"	13'±	9'±	POOR CONDITION	REMOVE
22	Syagrus romanzoffiana	Queen Palm	11"	25'±	16'±	GOOD CONDITION	REMOVE
23	Sabal palmetto	Cabbage Palm	23"	9'±	14'±	GOOD CONDITION	REMOVE
24	Syagrus romanzoffiana	Queen Palm	9"	16'±	12'±	GOOD CONDITION	REMOVE
25	Conocarpus erectus 'sericeus'	Silver Button Wood	5"	10'±	10'±	GOOD CONDITION	REMOVE
26	Conocarpus erectus 'sericeus'	Silver Button Wood	5"	10'±	10'±	GOOD CONDITION	REMOVE
27	Roystonea elata	Royal Palm	19"	25'±	20'±	GOOD CONDITION	RELOCATE
28	Roystonea elata	Royal Palm	15"	25'±	20'±	GOOD CONDITION	RELOCATE
29	Roystonea elata	Royal Palm	11"	15'±	12'±	POOR CONDITION	REMOVE
30	Roystonea elata	Royal Palm	18"	25'±	20'±	GOOD CONDITION	RELOCATE
31	Bucida buceras	Black Olive	15"	20'±	20'±	FAIR - DAMAGED	REMOVE
32	Roystonea elata	Royal Palm	16"	30'±	20'±	FAIR - DAMAGED	REMOVE
33	Roystonea elata	Royal Palm	12"	30'±	20'±	GOOD CONDITION	RELOCATE
34	Roystonea elata	Royal Palm	18"	25'±	20'±	FAIR - DAMAGED	REMOVE
35	Roystonea elata	Royal Palm	6"	10'±	12'±	GOOD CONDITION	RELOCATE
36	Bucida buceras	Black Olive(Twin)	12"	20'±	20'±	FAIR - OVER-PRUNED	REMOVE
37	Roystonea elata	Royal Palm	12"	25'±	20'±	GOOD CONDITION	RELOCATE
38	Roystonea elata	Royal Palm	16"	25'±	20'±	FAIR - DAMAGED	REMOVE
39	Roystonea elata	Royal Palm	10"	15'±	12'±	GOOD CONDITION	RELOCATE
40	Bucida buceras	Black Olive	13"	20'±	20'±	GOOD CONDITION	REMOVE
41	Ficus spp	Ficus	21"	30'±	40'±	GOOD - ROOT BOUND	REMOVE
42	Roystonea elata	Royal Palm	9"	20'±	15'±	GOOD CONDITION	RELOCATE
43	Bucida buceras	Black Olive	18"	25'±	60'±	GOOD CONDITION	REMOVE
44	Roystonea elata	Royal Palm	13"	25'±	15'±	GOOD CONDITION	RELOCATE
45	Bucida buceras	Black Olive	36"	25'±	40'±	GOOD CONDITION	REMOVE
47	Manikara zapota	Nispero	10"	15'±	25'±	GOOD CONDITION	REMOVE
48	Roystonea elata	Royal Palm	13"	15'±	12'±	GOOD CONDITION	RELOCATE
49	Roystonea elata	Royal Palm	14"	15'±	12'±	GOOD CONDITION	RELOCATE
50	Sabal palmetto	Cabbage Palm	20"	12'±	10'±	GOOD CONDITION	REMOVE
51	Manikara zapota	Nispero	13"	15'±	20'±	GOOD CONDITION	REMOVE
52	Caryota mitis	Fish Tail Palm	4"	10'±	8'±	POOR CONDITION	REMOVE
53	Roystonea elata	Royal Palm	9"	10'±	10'±	GOOD CONDITION	RELOCATE
54	Roystonea elata	Royal Palm	17"	20'±	12'±	GOOD CONDITION	RELOCATE
55	Roystonea elata	Royal Palm	13"	20'±	12'±	GOOD CONDITION	RELOCATE
56	Roystonea elata	Royal Palm	21"	20'±	15'±	GOOD CONDITION	RELOCATE
57	Roystonea elata	Royal Palm	15"	20'±	15'±	GOOD CONDITION	RELOCATE
58	Manikara zapota	Nispero	14"	20'±	35'±	GOOD CONDITION	REMOVE
59	Roystonea elata	Royal Palm	12"	30'±	15'±	GOOD CONDITION	RELOCATE
60	Roystonea elata	Royal Palm	6"	10'±	6'±	POOR CONDITION	REMOVE
61	Roystonea elata	Royal Palm	12"	30'±	15'±	GOOD CONDITION	RELOCATE
62	Roystonea elata	Royal Palm	8"	10'±	8'±	FAIR - NUTRITIONAL DEFICIENCY	REMOVE
63	Adonidia merrillii	Cabbage Palm	20"	15'±	15'±	FAIR - VINE COVERED	REMOVE
64	Manikara zapota	Nispero	18"	25'±	40'±	FAIR - LIMB DAMAGE - MT	REMOVE
65	Manikara zapota	Nispero	20"	25'±	25'±	GOOD CONDITION - MT	REMOVE
66	Adonidia merrillii	Christmas Palm	6"	15'±	8'±	FAIR - LEANING - GROWING UNDER TREE	REMOVE
67	Adonidia merrillii	Christmas Palm	6"	15'±	8'±	FAIR - LEANING - GROWING UNDER TREE	REMOVE
68	Bucida buceras	Black Olive	5"	12'±	10'±	FAIR - STUNTED	REMOVE
69	Bucida buceras	Black Olive	4"	6'±	8'±	POOR - TOPPED	REMOVE
70	Bucida buceras	Black Olive	8"	10'±	20'±	GOOD - STUNTED	REMOVE
71	Bucida buceras	Black Olive	8"	15'±	25'±	GOOD CONDITION	REMOVE
72	Bucida buceras	Black Olive	10"	15'±	40'±	GOOD CONDITION	REMOVE
73	Bucida buceras	Black Olive	8"	12'±	20'±	POOR - TOPPED	REMOVE
74	Bucida buceras	Black Olive	4"	6'±	12'±	POOR - STUNTED	REMOVE
75	Bucida buceras	Black Olive	4"	10'±	15'±	POOR - STUNTED	REMOVE
76	Bucida buceras	Black Olive	9"	15'±	20'±	POOR - STUNTED	REMOVE
77	Bucida buceras	Black Olive	7"	12'±	20'±	POOR - STUNTED	REMOVE
78	Bucida buceras	Black Olive	4"	7'±	15'±	POOR - STUNTED	REMOVE
79	Ficus spp	Ficus	9"	15'±	20'±	GOOD CONDITION	REMOVE
80	Bucida buceras	Black Olive	9"	10'±	20'±	POOR - STUNTED	REMOVE
81	Swietenia mahagoni	Mahogany	8"	12'±	12'±	FAIR - TRUNK DAMAGE	REMOVE
82	Bucida buceras	Black Olive	4"	8'±	8'±	POOR - STUNTED	REMOVE
83	Bucida buceras	Black Olive	6"	8'±	10'±	POOR - STUNTED	REMOVE
84	Bucida buceras	Black Olive	4"	8'±	10'±	POOR - STUNTED	REMOVE
85	Bucida buceras	Black Olive	4"	8'±	10'±	POOR - STUNTED	REMOVE
86	Manikara zapota	Nispero	11"	20'±	20'±	GOOD CONDITION	REMOVE
87	Bucida buceras	Black Olive	5"	8'±	12'±	POOR - STUNTED	REMOVE
88	Manikara zapota	Nispero	8"	12'±	20'±	GOOD CONDITION	REMOVE
89	Bucida buceras	Black Olive	6"	10'±	12'±	POOR - STUNTED	REMOVE
90	Conocarpus erectus 'sericeus'	Silver Buttonwood	5"	8'±	10'±	FAIR CONDITION	REMOVE
91	Manikara zapota	Nispero	8"	12'±	15'±	FAIR CONDITION	REMOVE
93	Ficus spp	Ficus	45"	35'±	20'±	GOOD CONDITION	REMOVE
94	Manikara zapota	Nispero	15"	25'±	25'±	GOOD CONDITION	REMOVE
95	Phoenix spp	Date Palm	6"	8'±	6'±	FAIR CONDITION	REMOVE
104	Sabal palmetto	Cabbage Palm	30"	8'±	12'±	GOOD CONDITION	REMOVE
105	Veitchia montgomeryana	Montgomery Palm	4"	15'±	6'±	GOOD CONDITION	REMOVE
106	Bucida buceras	Black Olive	9"	20'±	25'±	GOOD - BENT TRUNK	REMOVE
107	Ficus spp	Ficus	24"	20'±	40'±	GOOD - ROOT BOUND	REMOVE
108	Sabal palmetto	Cabbage Palm	21"	15'±	15'±	GOOD CONDITION	REMOVE
109	Bucida buceras	Black Olive	18"	25'±	30'±	GOOD CONDITION	REMOVE
110	Delonix regia	Poinciana	10"	20'±	25'±	POOR - LEANING	REMOVE
111	Washingtonia robusta	Washingtonian Palm	11"	22'±	8'±	GOOD CONDITION	REMOVE
112	Washingtonia robusta	Washingtonian Palm	10"	15'±	8'±	GOOD CONDITION	REMOVE
113	Washingtonia robusta	Washingtonian Palm	8"	12'±	6'±	GOOD CONDITION	REMOVE
114	Washingtonia robusta	Washingtonian Palm	12"	20'±	8'±	GOOD CONDITION	REMOVE
115	Washingtonia robusta	Washingtonian Palm	6"	5'±	3'±	GOOD CONDITION	REMOVE
116	Tabebuia caraiba	Yellow Tabebuia	6"	15'±	6'±	GOOD CONDITION	REMOVE
117	Washingtonia robusta	Washingtonian Palm	11"	20'±	8'±	GOOD CONDITION	REMOVE
118	Washingtonia robusta	Washingtonian Palm	12"	25'±	8'±	GOOD CONDITION	REMOVE
119	Delonix regia	Poinciana	6"	20'±	10'±	FAIR - LEANING	REMOVE
120	Ficus spp	Ficus	24"	20'±	45'±	GOOD CONDITION	REMOVE
121	Washingtonia robusta	Washingtonian Palm	12"	15'±	10'±	GOOD CONDITION	REMOVE
122	Sabal palmetto	Cabbage Palm	8"	5'±	6'±	GOOD CONDITION	REMOVE
123	Sabal palmetto	Cabbage Palm	19"	20'±	15'±	GOOD CONDITION	REMOVE
124	Bucida buceras	Black Olive	10"	20'±	35'±	FAIR - TOPPED	REMOVE
125	Roystonea elata	Royal Palm(Twin)	13" - 10"	25'±	20'±	GOOD CONDITION	RELOCATE
126	Bucida buceras	Black Olive	7"	20'±	25'±	FAIR CONDITION	REMOVE
7001	Tabebuia caraiba	Golden Trumpet Tree	6"	16'	18'	POOR CONDITION	REMOVE
7002	Roystonea elata	Royal Palm	16"	28'	24'	GOOD CONDITION	RELOCATE
7003	Dypsis lutescens	Areca Palm Cluster	8	15'	30'	POOR CONDITION	REMOVE
7004	Dypsis lutescens	Areca Palm Cluster	5	13'	20'	POOR CONDITION	REMOVE
7005	Bucida buceras	Black Olive	16"	25'	30'	NUISANCE	REMOVE
7010	Adonidia merrillii	Christmas Palm	4"	11'	6'	POOR CONDITION	REMOVE
7011	Swietenia mahagoni	Mahogany	17"	30'	15'	ROOT BOUND	REMOVE
7012	Tabebuia caraiba	Golden Trumpet Tree	14"	22'	20'	POOR STRUCTURE / ROOT BOUND	REMOVE
7013	Acoelorrhaphe wrightii	Everglades palm	10'	12'	15'	POOR CONDITION	REMOVE
7023	Adonidia merrillii	Christmas Palm	5	17'	8'	POOR CONDITION	REMOVE
7024	Adonidia merrillii	Christmas Palm	6"	15'	8'	POOR CONDITION	REMOVE
7025	Roystonea elata	Royal Palm	15"	35'	20'	GOOD CONDITION	RELOCATE
7026	Roystonea elata	Royal Palm	20"	35'	20'	GOOD CONDITION	RELOCATE
7027	Roystonea elata	Royal Palm	20"	35'	20'	GOOD CONDITION	RELOCATE
7028	Roystonea elata	Royal Palm	18"	35'	20'	GOOD CONDITION	RELOCATE
7029	Roystonea elata	Royal Palm	18"	35'	20'	GOOD CONDITION	RELOCATE
7030	Ptychosperma elegans	Solitaire Palm	5"	15'	14'	GOOD CONDITION	RELOCATE
7031	Roystonea elata	Royal Palm	17"	35'	20'	GOOD CONDITION	RELOCATE
7033	Bucida buceras	Black Olive	14"	35'	35'	POOR CONDITION / SIGNS OF ABUSE / POOR STRUCTURE	REMOVE
7034	Bucida buceras	Black Olive	14"	30'	25'	POOR CONDITION / SIGNS OF ABUSE / POOR STRUCTURE	REMOVE
7035	Swietenia mahagoni	Mahogany	16"	25'	50'	POOR CONDITION / SIGNS OF ABUSE / POOR STRUCTURE	REMOVE
7036	Schefflera actinophylla	Umbrella Tree	15"	70'	6'	INVASIVE	REMOVE
7037	Washingtonia robusta	Double Washingtonia Palm	12"	7'	8'	INVASIVE	REMOVE
7038	Washingtonia robusta	Washingtonia Palm	12"	7'	8'	INVASIVE	REMOVE
7039	Phoenix roebelenii	Pygmy Date Palm	5"	8'	8'	POOR CONDITION	REMOVE
7040	Phoenix roebelenii	Pygmy Date Palm	5"	8'	8'	POOR CONDITION	REMOVE
7041	Phoenix roebelenii	Pygmy Date Palm	5"	12'	8'	POOR CONDITION	REMOVE
7042	Phoenix roebelenii	Pygmy Date Palm	4"	15'	8'	POOR CONDITION	REMOVE
7043	Dypsis lutescens	Areca Palm Cluster	6'	18'	20'	POOR CONDITION	REMOVE
7044	Washingtonia robusta	Washingtonia Palm	10"	14'	15'	INVASIVE	REMOVE
7045	Washingtonia robusta	Washingtonia Palm	12"	14'	16'	INVASIVE	REMOVE
7046	Dypsis lutescens	Areca Palm Cluster	3"	20'	8'	POOR CONDITION	REMOVE
7047	Dypsis lutescens	Areca Palm Cluster	2"	5'	8'	POOR CONDITION	REMOVE
7048	Dypsis lutescens	Areca Palm Cluster	2"	7'	8'	POOR CONDITION	REMOVE
7049	Acoelorrhaphe wrightii	Everglades palm	3"	3'-15'	6'	POOR CONDITION	REMOVE
7050	Roystonea elata	Royal Palm	16"	30'	20'	GOOD CONDITION	RELOCATE
7060	Livistona chinensis	Chinese fan palm	12"	12'	16'	POOR CONDITION	REMOVE
7062	Roystonea elata	Royal Palm	20"	24'	24'	GOOD CONDITION	RELOCATE
7063	Roystonea elata	Royal Palm	20"	24'	24'	GOOD CONDITION	RELOCATE
7064	Roystonea elata	Royal Palm	20"	24'	24'	GOOD CONDITION	RELOCATE
7065	Roystonea elata	Royal Palm	15"	20'	20'	GOOD CONDITION	RELOCATE
7066	Syagrus romanzoffiana	Queen Palm	12"	24'	20'	INVASIVE	REMOVE
7067	Syagrus romanzoffiana	Double Queen Palm	8"	18'	22'	INVASIVE	REMOVE
7068	Bucida buceras	Black Olive	12"	20'	40'	ROOT BOUND / NUISANCE	REMOVE
7069	Bucida buceras	Black Olive	15"	28'	40'	ROOT BOUND / NUISANCE	REMOVE
7070	Bucida buceras	Black Olive	12"	20'	38'	ROOT BOUND / NUISANCE	REMOVE
7071	Bucida buceras	Black Olive	18"	28'	50'	ROOT BOUND / NUISANCE	REMOVE
7072	Washingtonia robusta	Washingtonia Palm	12"	8'	12'	INVASIVE	REMOVE
7073	Syagrus romanzoffiana	Queen Palm	8"	18'	22'	INVASIVE	REMOVE
7074	Phoenix roebelenii	Double Pygmy Date Palm	3"	6'	8'	POOR CONDITION	REMOVE
7075	Syagrus romanzoffiana	Queen Palm	10"	18'	12'	INVASIVE	REMOVE
7076	Syagrus romanzoffiana	Queen Palm	8"	15'	10'	INVASIVE	REMOVE
7077	Syagrus romanzoffiana	Queen Palm	8"	15'	10'	INVASIVE	REMOVE
7078	Syagrus romanzoffiana	Queen Palm	9"	16'	10'	INVASIVE	REMOVE
7079	Syagrus romanzoffiana	Queen Palm	8"	20'	10'	INVASIVE	REMOVE
7080	Syagrus romanzoffiana	Queen Palm	8"	22'	12'	INVASIVE	REMOVE
7081	Syagrus romanzoffiana	Queen Palm	8"	13'	6'	INVASIVE	REMOVE
7082	Swietenia mahagoni	Mahogany	17"	24'	40'	ROOT BOUND	REMOVE
7083	Noronhia emarginata	Madagascar olive	5"	12'	16'	ROOT BOUND	REMOVE
7084	Phoenix roebelenii	Pygmy Date Palm	5"	12'	10'	POOR CONDITION	REMOVE
7085	Noronhia emarginata	Madagascar olive	4"	15'	10'	ROOT BOUND / POOR CONDITION	REMOVE
7095	Swietenia mahagoni	Mahogany	36"	50'	50'	ROOT BOUND	REMOVE
7096	Acoelorrhaphe wrightii	Everglades palm	6"	3'-6'	8'	POOR CONDITION	REMOVE
7097	Swietenia mahagoni	Mahogany	30"	37'	58'	ROOT BOUND	REMOVE
7098	Syagrus romanzoffiana	Queen Palm	10"	18'	24'	INVASIVE	REMOVE
7099	Syagrus romanzoffiana	Queen Palm	10"	18'	24'	INVASIVE	REMOVE
7100	Dypsis lutescens	Areca Palm Cluster	4"	15'	15'	POOR CONDITION	REMOVE
7101	Dypsis lutescens	Areca Palm Cluster	4"		15'	POOR CONDITION	REMOVE
7102	Strelitzia nicolai	White Bird of Paradise	4"	12'	10'	POOR CONDITION	REMOVE
7103	Phoenix roebelenii	Pygmy Date Palm	4"	10'	10'	POOR CONDITION	REMOVE
7104	Phoenix roebelenii	Pygmy Date Palm	3"	6'	10'	POOR CONDITION	REMOVE
7105	Syagrus romanzoffiana	Triple Queen Palm	8"	20'	20'	INVASIVE	REMOVE
7106	Phoenix roebelenii	Pygmy Date Palm	5"	9'	3'	POOR CONDITION	REMOVE
7107	Syagrus romanzoffiana	Queen Palm	7"	20'	9'	INVASIVE	REMOVE
7108	Livistona chinensis	Chinese fan palm	6"	15'	9'	SIGNS OF ABUSE / POOR CONDITION	REMOVE
7109	Livistona chinensis	Chinese fan palm	6"	15'	11'	POOR CONDITION	REMOVE
7110	Noronhia emarginata	Madagascar olive	3"	15'	7'	POOR CONDITION	REMOVE
7111	Phoenix roebelenii	Pygmy Date Palm	3"	8'	3'	POOR CONDITION	REMOVE
7112	Phoenix roebelenii	Pygmy Date Palm	3"	10'	4'	POOR CONDITION	REMOVE
7113	Sabal palmetto	Cabbage Palm	7"	12'	8'	POOR CONDITION	REMOVE
7114	Sabal palmetto	Cabbage Palm	7"	15'	8'	POOR CONDITION	REMOVE
7115	Sabal palmetto	Cabbage Palm	8"	6'	6'	POOR CONDITION	REMOVE
7116	Swietenia mahagoni	Mahogany	8"	28'	18'	POOR STRUCTURE / ROOT BOUND	REMOVE
7138	Roystonea elata	Royal Palm	10"	25'	12'	GOOD CONDITION	RELOCATE
7139	Dypsis lutescens	Areca Palm Cluster	3"- 4"	20'	12'	POOR CONDITION	REMOVE
7140	Sabal palmetto	Cabbage Palm	10"	20'	8'	POOR CONDITION	REMOVE
7141	Sabal palmetto	Cabbage Palm	12"	25'	16'	POOR CONDITION	REMOVE
7142	Sabal palmetto	Cabbage Palm	10"	20'	15'	POOR CONDITION	REMOVE
7143	Sabal palmetto	Cabbage Palm	8"	18'	15'	POOR CONDITION	REMOVE
7144	Tabebuia caraiba	Golden Trumpet Tree	10"	25'	25'	ROOT BOUND / POOR STRUCTURE	REMOVE
7145	Tabebuia caraiba	Golden Trumpet Tree	12"	35'	25'	ROOT BOUND / SIGNS OF ABUSE	REMOVE
7146	Syagrus romanzoffiana	Queen Palm	12"	20'	10'	INVASIVE	REMOVE
7168	Acoelorrhaphe wrightii	Everglades palm	3"	15'	10'	POOR CONDITION	REMOVE
7169	Swietenia mahagoni	Mahogany	36"	50'	60'	ROOT BOUND	REMOVE
7170	Syagrus romanzoffiana	Queen Palm	6"	10'	8'	INVASIVE	REMOVE
7171	Syagrus romanzoffiana	Queen Palm	10"	25'	16'	INVASIVE	REMOVE
7172	Tabebuia caraiba	Golden Trumpet Tree	10"	20'	20'	POOR STRUCTURE / ROOT BOUND	REMOVE
7173	Bucida buceras	Black Olive	4"	18'	10'	POOR STRUCTURE / ROOT BOUND / NUISANCE	REMOVE
7174	Tabebuia caraiba	Golden Trumpet Tree	15"	35'	20'	POOR STRUCTURE / ROOT BOUND	REMOVE
7175	Dypsis lutescens	Areca Palm Cluster	3"	20'	16'	POOR CONDITION	REMOVE
7176	Bucida buceras	Black Olive	18"	35'	40'	NUISANCE	REMOVE
7177	Dypsis lutescens	Areca Palm Cluster	4"	20'	12'	POOR CONDITION	REMOVE
7178	Dypsis lutescens	Areca Palm Cluster	3"	20'	8'	POOR CONDITION	REMOVE
7179	Syagrus romanzoffiana	Queen Palm	6"	15'	15'	INVASIVE	REMOVE
7180	Syagrus romanzoffiana	Queen Palm	6"	15'	15'	INVASIVE	REMOVE
7181	Syagrus romanzoffiana	Queen Palm	8"	15'	15'	INVASIVE	REMOVE
7182	Tabebuia caraiba	Golden Trumpet Tree	14"	30'	20'	POOR STRUCTURE / ROOT BOUND	REMOVE
7183	Swietenia mahagoni	Mahogany	20"	45'	35'	POOR STRUCTURE / ROOT BOUND	REMOVE
7184	Tabebuia caraiba	Golden Trumpet Tree	10"	25'	18'	POOR STRUCTURE / ROOT BOUND	REMOVE
7185	Tabebuia caraiba	Golden Trumpet Tree	14"	35'	15'	POOR STRUCTURE / ROOT BOUND	REMOVE
7186	Swietenia mahagoni	Mahogany	18"	35'	40'	POOR STRUCTURE / ROOT BOUND	REMOVE
7187	Tabebuia caraiba	Golden Trumpet Tree	14"	18'	15'	POOR STRUCTURE / ROOT BOUND	REMOVE
7188	Phoenix roebelenii	Pygmy Date Palm	3"	5'	5'	POOR CONDITION	REMOVE
7189	Schefflera actinophylla	Umbrella Tree	10"	28'	18'	INVASIVE	REMOVE
7190	Roystonea elata	Royal Palm	10"	25'	16'	GOOD CONDITION	RELOCATE
7191	Roystonea elata	Royal Palm	10"	25'	16'	GOOD CONDITION	RELOCATE
7192	Tabebuia caraiba	Golden Trumpet Tree	12"	25'	12'	POOR CONDITION	REMOVE
7193	Tabebuia caraiba	Golden Trumpet Tree	12"	30'	25'	POOR CONDITION	REMOVE
7194	Tabebuia caraiba	Golden Trumpet Tree	12"	30'	25'	POOR CONDITION	REMOVE
7195	Tabebuia caraiba	Golden Trumpet Tree	12"	30'	15'	POOR CONDITION	REMOVE
7197	Tabebuia caraiba	Golden Trumpet Tree	16"	35'	30'	POOR CONDITION	REMOVE
7198	Tabebuia caraiba	Golden Trumpet Tree	14"	35'	30'	POOR CONDITION	REMOVE
7199	Dypsis lutescens	Areca Palm Cluster	3"	20'	15'	POOR CONDITION	REMOVE
7200	Dypsis lutescens	Areca Palm Cluster	4"	25'	15'	POOR CONDITION	REMOVE
7201	Tabebuia caraiba	Golden Trumpet Tree	14"	30'	30'	SIGNS OF ABUSE / POOR STRUCTURE / ROOT BOUND	REMOVE
7202	Tabebuia caraiba	Golden Trumpet Tree	12"	30'	20'	SIGNS OF ABUSE / POOR STRUCTURE / ROOT BOUND	REMOVE
7203	Tabebuia caraiba	Golden Trumpet Tree	10"	30'	15'	SIGNS OF ABUSE / POOR STRUCTURE / ROOT BOUND	REMOVE
7204	Schefflera actinophylla	Umbrella Tree	10"	30'	20'	INVASIVE	REMOVE
7205	Syagrus romanzoffiana	Queen Palm	12"	25'	16'	INVASIVE	REMOVE
7208	Tabebuia caraiba	Golden Trumpet Tree	12"	20'	15'	POOR STRUCTURE / ROOT BOUND	REMOVE
7209	Quercus virginiana	Oak	16"	30'	50'	GOOD CONDITION	RETAIN
7210	Bucida buceras	Black Olive	14"	40'	35'	SIGNS OF ABUSE / NUISANCE	REMOVE
7211	Bucida buceras	Black Olive	10"	20'	20'	SIGNS OF ABUSE / NUISANCE	REMOVE
7212	Bucida buceras	Black Olive	14"	25'	50'	NUISANCE	REMOVE
7213	Bucida buceras	Black Olive	12"	35'	40'	NUISANCE / POOR STRUCTURE	REMOVE
7214	Bucida buceras	Black Olive	18"	45'	50'	NUISANCE	REMOVE
7215	Bucida buceras	Black Olive	16"	45'	50'	NUISANCE	REMOVE
7216	Swietenia mahagoni	Mahogany	14"	35'	40'	ROOT BOUND	REMOVE
7217	Bismarckia nobilis	Silver Bismarck	10"	10'	10'	GOOD CONDITION	RELOCATE
7218	Swietenia mahagoni	Mahogany	14"	35'	30'	POOR STRUCTURE	REMOVE
7219	Dypsis lutescens	Areca Palm Cluster	3"	20'	10'	POOR CONDITION	REMOVE
7220	Dypsis lutescens	Areca Palm Cluster	4"	20'	10'	POOR CONDITION	REMOVE
7221	Dypsis lutescens	Areca Palm Cluster	4"	18'	10'	POOR CONDITION	REMOVE
7222	Dypsis lutescens	Areca Palm Cluster	4"	20'	10'	POOR CONDITION	REMOVE
7223	Swietenia mahagoni	Mahogany	16"	40'	50'	SIGNS OF ABUSE / ROOT BOUND	REMOVE
7224	Tabebuia caraiba	Golden Trumpet Tree	10"	27'	25'	POOR STRUCTURE / ROOT BOUND	REMOVE
7225	Dypsis lutescens	Areca Palm Cluster	3"	20'	12'	POOR CONDITION	REMOVE
7226	Tabebuia caraiba	Golden Trumpet Tree	14"	35'	20'	SIGNS OF ABUSE / ROOT BOUND	REMOVE
7227	Tabebuia caraiba	Golden Trumpet Tree	12"	20'	18'	SIGNS OF ABUSE / ROOT BOUND	REMOVE
7228	Tabebuia caraiba	Golden Trumpet Tree	16"	35'	30'	SIGNS OF ABUSE / ROOT BOUND	REMOVE
7229	Swietenia mahagoni	Mahogany	12"	27'	30'	SIGNS OF ABUSE / ROOT BOUND	REMOVE
7230	Swietenia mahagoni	Mahogany	20"	40'	35'	ROOT BOUND	REMOVE
7231	Schefflera actinophylla	Umbrella Tree	10"	30'	15'	INVASIVE	REMOVE
7232	Schefflera actinophylla	Umbrella Tree	8"	25'	15'	INVASIVE	REMOVE
7233	Tabebuia caraiba	Golden Trumpet Tree	12"	25'	25'	POOR STRUCTURE / ROOT BOUND	REMOVE
7234	Tabebuia caraiba	Golden Trumpet Tree	12"	25'	18'	POOR STRUCTURE / ROOT BOUND	REMOVE
7235	Tabebuia caraiba	Golden Trumpet Tree	16"	30'	35'	POOR STRUCTURE / ROOT BOUND	REMOVE
7236	Tabebuia caraiba	Golden Trumpet Tree	12"	30'	15'	POOR STRUCTURE / ROOT BOUND	REMOVE
7237	Tabebuia caraiba	Golden Trumpet Tree	14"	30'	20'	POOR STRUCTURE / ROOT BOUND	REMOVE
7238	Swietenia mahagoni	Mahogany	20"	45'	40'	POOR STRUCTURE / ROOT BOUND	REMOVE
7239	Tabebuia caraiba	Golden Trumpet Tree	4"	18'	10'	GOOD CONDITION	RELOCATE
7241	Syagrus romanzoffiana	Queen Palm	4"	6'	6'	INVASIVE	REMOVE
7242	Syagrus romanzoffiana	Queen Palm	4"	6'	6'	INVASIVE	REMOVE
7243	Tabebuia caraiba	Golden Trumpet Tree	16"	35'	20'	POOR CONDITION	REMOVE
7244	Tabebuia caraiba	Golden Trumpet Tree	24"	40'	20'	POOR CONDITION	REMOVE
7245	Noronhia emarginata	Madagascar olive	8"	18'	20'	POOR CONDITION	REMOVE
7246	Tabebuia caraiba	Golden Trumpet Tree	14"	30'	20'	SIGNS OF ABUSE / ROOT BOUND	REMOVE
7247	Tabebuia caraiba	Golden Trumpet Tree	10"	25'	15'	SIGNS OF ABUSE / ROOT BOUND	REMOVE
7248	Washingtonia robusta	Washingtonian Palm	12"	10'	8'	INVASIVE	REMOVE
7249	Dypsis lutescens	Areca Palm Cluster	4"	20'	12'	POOR CONDITION	REMOVE
7250	Bucida buceras	Black Olive	16"	45'	40'	SIGNS OF ABUSE / NUISANCE	REMOVE
7251	Sabal palmetto	Cabbage Palm	14"	18'	15'	CLUMPED WITH BLACK OLIVE	REMOVE
7252	Bucida buceras	Black Olive	12"	35'	30'	SIGNS OF ABUSE / NUISANCE	REMOVE
7253	Bucida buceras	Black Olive	12"	30'	40'	NUISANCE	REMOVE
7254	Bucida buceras	Black Olive	10"	30'	35'	NUISANCE	REMOVE
7255	Swietenia mahagoni	Mahogany	8"	18'	12'	GOOD CONDITION	RELOCATE
7256	Bucida buceras	Black Olive	14"	45'	40'	NUISANCE / POOR STRUCTURE	REMOVE
7257	Bucida buceras	Black Olive	14"	40'	35'	NUISANCE	REMOVE
7258	Swietenia mahagoni	Mahogany	14"	40'	25'	POOR STRUCTURE / ROOT BOUND	REMOVE
7259	Bucida buceras	Black Olive	24"	45'	45'	NUISANCE	REMOVE
7260	Bucida buceras	Black Olive	16"	40'	35'	NUISANCE	REMOVE
7261	Swietenia mahagoni	Mahogany	8"	18'	10'	GOOD CONDITION	RELOCATE
7262	Bucida buceras	Black Olive	14"	40'	40'	NUISANCE	REMOVE
7265	Tabebuia caraiba	Golden Trumpet Tree	14"	30'	25'	SIGNS OF ABUSE / ROOT BOUND	REMOVE
7266	Bucida buceras	Black Olive	14"	30'	40'	SIGNS OF ABUSE / ROOT BOUND	REMOVE
7269	Swietenia mahagoni	Mahogany	15"	45'	45'	SIGNS OF ABUSE / ROOT BOUND	REMOVE
7270	Swietenia mahagoni	Mahogany	18"	45'	45'	SIGNS OF ABUSE / ROOT BOUND	REMOVE
7290	Washingtonia robusta	Washingtonian	12"	10'	8'	INVASIVE	REMOVE
7291	Tabebuia caraiba	Golden Trumpet Tree	10"	20'	12'	ROOT BOUND	REMOVE
7292	Washingtonia robusta	Washingtonian	12"	10'	8'	INVASIVE	REMOVE
7301	Tabebuia caraiba	Golden Trumpet Tree	10"	20'	20'	SIGNS OF ABUSE	REMOVE
7302	Tabebuia caraiba	Golden Trumpet Tree	14"	30'	30'	SIGNS OF ABUSE	REMOVE
7304	Jacaranda mimosifolia	Jacaranda	3"	15'	8'	POOR CONDITION	REMOVE
7305	Bucida buceras	Black Olive	14"	40'	50'	SIGNS OF ABUSE / NUISANCE	REMOVE
7306	Swietenia mahagoni	Mahogany	18"	45'	45'	SIGNS OF ABUSE / POOR STRUCTURE	REMOVE
7307	Bucida buceras	Black Olive	10"	20'	20'	SIGNS OF ABUSE / NUISANCE	REMOVE
7308	Swietenia mahagoni	Mahogany	14"	40'	40'	POOR STRUCTURE / ROOT BOUND	REMOVE
7309	Swietenia mahagoni	Mahogany	16"	45'	40'	POOR STRUCTURE / ROOT BOUND	REMOVE
7310	Sabal palmetto	Cabbage Palm	12"	12'	8'	SIGNS OF ABUSE / POOR CONDITION	REMOVE
7311	Bucida buceras	Black Olive	12"	40'	40'	SIGNS OF ABUSE / NUISANCE	REMOVE
7312	Bucida buceras	Black Olive	6"	18'	15'	POOR CONDITION / SIGNS OF ABUSE / NUISANCE	REMOVE
7313	Washingtonia robusta	Washingtonian Palm	12"	10'	10'	INVASIVE	REMOVE
7314	Tabebuia caraiba	Golden Trumpet Tree	14"	40'	25'	ROOT BOUND	REMOVE
7315	Dypsis lutescens	Areca Palm Cluster	3"	6'	6'	POOR CONDITION	REMOVE
7316	Dypsis lutescens	Areca Palm Cluster	4"	20'	6'	POOR CONDITION	REMOVE
7317	Dypsis lutescens	Areca Palm Cluster	4"	20'	20'	POOR CONDITION	REMOVE
7318	Schefflera actinophylla	Umbrella Tree	10"	35'	20'	INVASIVE	REMOVE
7319	Schefflera actinophylla	Umbrella Tree	24"	30'	18'	INVASIVE	REMOVE
7320	Schefflera actinophylla	Umbrella Tree	10"	25'	12'	INVASIVE	REMOVE

NOTES:
PALMS MARKED TO RELOCATE WILL BE RELOCATED OFF-SITE AT A LOCATION TBD.

TOTAL DBH TO BE REMOVED = 2,571 INCHES
TOTAL CANOPY TO BE REMOVED = 4,846' DIA

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OASIS

HALLANDALE BEACH

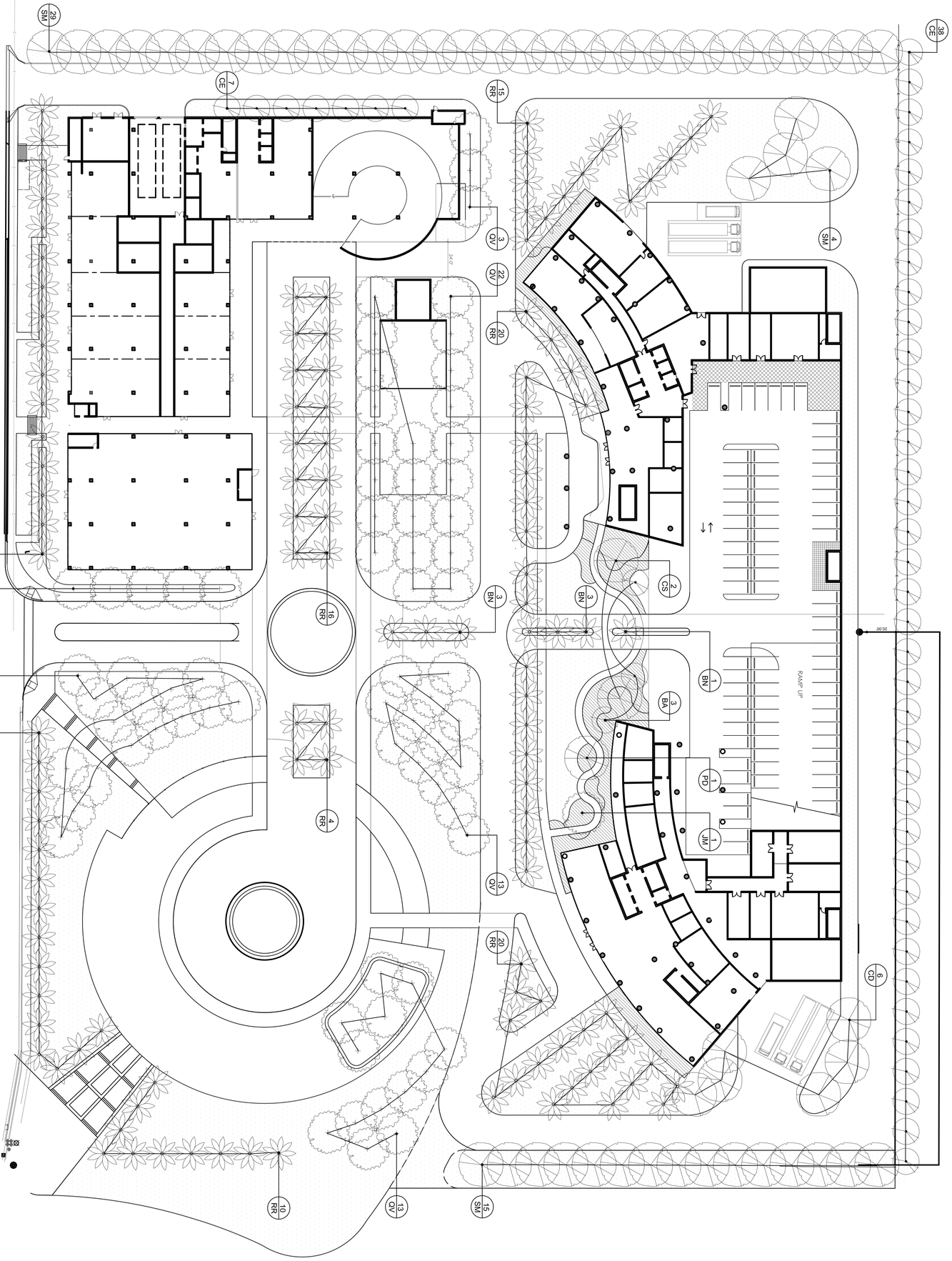
DRC SUBMITTAL
OCT 21, 2015

LD-002

TREE DISPOSITION LIST

1 GROUND LEVEL LANDSCAPE PLAN

NOTE: FOR PLANT LIST, PLANT DETAILS, AND PLANTING NOTES - SEE SHEET LL-05.



PALM TREES

SHRUBS + GROUNDCOVER

SHADE TREES

SOD

SHADE TREES

PALM TREES

SCALE IN FEET: 0 15 30 60 90

NORTH

Scale: 1"=30'

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LP-001

GROUND LEVEL
LANDSCAPE PLAN

DRC SUBMITTAL
Oct. 21, 2015

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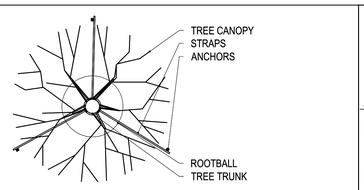
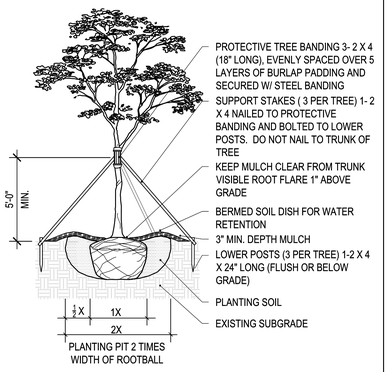
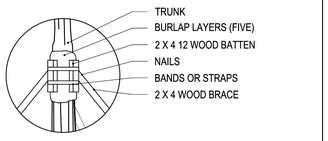
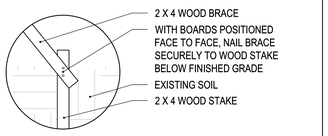






WOOD BATTEN DETAIL

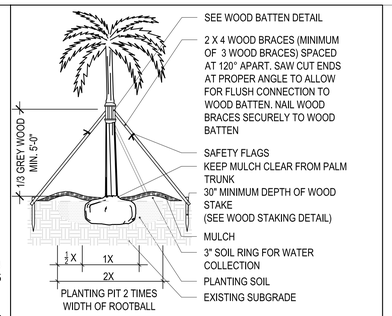


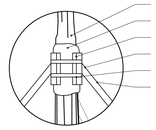
NOTE: STAKE INTO FIRM EXISTING SOIL

WOOD STAKING DETAIL

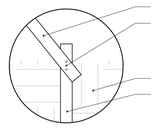
LARGE TREE PLANTING DETAIL

Scale: 1/4"=1'-0"





WOOD BATTEN DETAIL

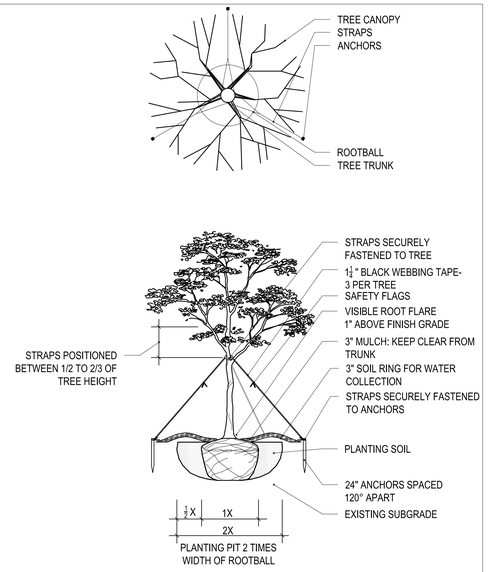


NOTE: STAKE INTO FIRM EXISTING SOIL

WOOD STAKING DETAIL

PALM PLANTING DETAIL - LAWN AREA

Scale: 1/4"=1'-0"



MEDIUM TREE PLANTING DETAIL

1-3" CALIPER

Scale: 1/4"=1'-0"

LANDSCAPE NOTES:

1. GENERAL

1.01 Before changes or substitutions can be made due to unavailability of plant material, submit evidence of having undertaken methods of locating plant material that is acceptable to the Landscape Architect.
1.02 Evidence of inadequate protection following digging, carelessness in transit, or improper storage or handling shall be cause for rejection.
1.03 The Landscape Architect shall inspect all work for Substantial Completion upon notice of completion. Upon completion and reinspection of all repairs or renewals necessary in the judgement of the Landscape Architect, the Landscape Architect will recommend to the Owner the Acceptance of the work.
1.04 Following Acceptance, maintenance of the plant material shall become the Owners responsibility. The Contractor shall provide the Owner with a typewritten recommended maintenance program at the time of Acceptance. Make periodic inspections of the Owners maintenance during the guarantee period. Submit written report to the Owner of any corrective measures required to keep the guarantee valid.
1.05 All plant material shall be guaranteed for a period of one (1) year from the time of Acceptance.
1.06 Sod shall be guaranteed for a period of 90 days from the time of Acceptance. Replacement sod under this guarantee shall be guaranteed for an additional 90 days from the date of installation. Repair any damage caused by sod replacement at no cost to the Owner.
1.07 Plants shall be healthy, free of pests and disease, and in flourishing condition at the end of the guarantee period. Plants shall be free of dead and dying branches and branch tips, and shall bear foliage of normal density, size and color.
1.08 Replace dead plants and all plants not in a vigorous, thriving condition, as determined by the Landscape Architect, during and at the end of the guarantee period, without cost to Owner, as soon as weather conditions permit and within the specified planting period.
a. Replacements shall closely match adjacent specimens of the same species. Replacements shall be subject to all requirements stated in these specifications.
b. Make all necessary repairs caused by plant replacement activities.
c. The guarantee of all replacement plants shall extend for an additional one year period from the date of their acceptance after replacement. In the event that a replacement plant is not acceptable during or at the end of the said extended guarantee period, the Owner may elect either one more replacement, without guarantee, or credit for each item.
1.09 At the end of the guarantee period, the Landscape Architect will inspect the work for Final Acceptance. Upon completion of all repairs or replacements necessary, in the judgement of the Landscape Architect, the work will be recommended for Final Acceptance by the Owner.

II PRODUCTS

2.01 All plant material shall be Florida No. 1, as specified in the Grades and Standards for Nursery Plants, 2nd edition, February 1998 - unless otherwise noted.
2.02 All plant material shall meet or exceed the size requirements as specified in the plant list. No substitutions shall be accepted without the Landscape Architect's approval.
2.03 Contractor shall schedule with Landscape Architect a time in which to view plant material in the nursery prior to installation. The Landscape architect may choose to attach its seal to each plant or to a representative sample.
2.04 Planting soil shall consist of a mixture of 60% coarse sand and 20% muck. Before planting materials are installed, test planting soil and amend planting soil as recommended by the Testing Laboratory such that planting soil pH falls within the range of 5.5 to 6.5 ph and have an Infiltration Rate (K-sat) of 8-16 inches/hour.

2.05 Mulch shall be shredded Grade "A" Eucalyptus as manufactured by AACTION Nursery Products or approved equal.
2.06 Fertilizer for planting shall be Agriform planting tablets 20-10-5 formula, 21 gram.
2.07 Fertilizer for sod shall be granular fertilizer having a 12-6-8 analysis.
2.08 Weed control fabric shall be Pro5 Weed barrier by Dewitt or approved equal.
2.09 Sod shall be free of weeds and the roots shall be thoroughly knit to the soil. At Substantial Completion all areas shall show a uniform stand of the specified grass in a healthy condition with no visible gaps or joints. Roll sod, except on pegged areas, with roller weighing no more than 150 lbs. per foot of roller width to eliminate air pockets. Sod shall be irrigated immediately before and/or after rolling. Topdressing to fill cracks and low spots shall be repeated throughout the guarantee period as needed.

III EXECUTION

3.01 Contractor is responsible for verifying all underground utilities and obtaining the necessary clearances prior to planting.
3.02 Contractor shall examine subgrade and rough grade before planting and alert Landscape Architect of any unacceptable subgrade or rough grade.
3.03 Subgrade of planting areas shall be loosened or scarified to a minimum depth of 3 inches prior to spreading planting soil. Subgrade shall be brought to true and uniform grade and shall be cleared of stones greater than 1 inch, sticks and other extraneous material.
3.04 Individual trees, palms and shrub and groundcover bed outline areas shall be staked by the contractor in ample time to allow for inspection by Landscape Architect prior to planting.
3.05 All areas to receive planting shall be prepared with planting soil.
3.06 All areas to receive sod shall have a minimum of 2" of topsoil.
3.07 All new trees, palms, shrubs and groundcover plantings shall be amended with soil moisturizer. Soil moisturizer shall be "Terrasorb", manufactured by Industrial International or approved equal.
3.08 Soil moisturizer shall be added in the following quantities:
a. For trees and palms up to 36 inch dia. root ball: Use one 3 oz. packet
b. For trees and palms with root ball larger than 36 inch dia.: Use two 3 oz. packets
c. For bedding areas: Use one 3 oz. packet for every 20 S.F. of planting area with packets placed at 3 ft. depth, or as deep as practicable.
3.09 New trees, palms, shrubs and groundcovers shall be fertilized in accordance with manufacturers recommendations.
3.10 Sodded areas shall be fertilized with granular fertilizer at a rate of 12 lbs per 1000 S.F. of lawn and in accordance with the manufacturer's recommendations.
3.11 All planted areas are to receive a 2" layer of mulch.
3.12 Weed control fabric shall be installed as per manufacturer's recommendations.
3.13 All trees and palms shall be staked or guyed immediately after planting. Guying and staking shall be done in accordance with details and all local practices. No nails, screws or wiring shall penetrate the outer surface of the trees and palms.
3.14 Contractor shall maintain all plant material including sod until Acceptance. Maintenance shall consist of mowing, edging, pruning, watering, weeding, mulching, removal of dead material, repairing and replacing of tree stakes, tightening and repairing of guys, resetting plants to proper grades and upright position, and furnishing and applying such sprays as are necessary to keep plants free of insects and disease, and in a healthy growing condition.
3.15 The Contractor shall remove staking and guying materials according to the following schedule:
a. Palms, nine months after Substantial completion, or after hurricane season of the corresponding year which ever occurs later.
b. Trees, six months after substantial completion, or after hurricane season of the corresponding year which ever occurs later.

All landscaped areas shall be irrigated with an automatic irrigation system with rain sensors. Piping for system shall be purple piping for future reclaimed water connection.

PLANT LIST

179 trees (59% of Total Req.)
123 Palms (31% of Total Req.)

QUANTITY	SYMBOL	BOTANICAL NAME	COMMON NAME	SPECIFICATIONS	NATIVE
TREES					
3	BA	Bulnesia arborea	Verawood	15' ht. min, 6' spr. Min., 3" DBH Min.	No
6	CD	Coccoloba diversifolia	Pigeon Plum	15' ht. min, 6' spr. Min., 3" DBH Min.	Yes
45	CE	Conocarpus erectus	Green Buttonwood	16' ht. min, 6' spr. Min., 4" DBH Min.	Yes
2	CS	Ceiba speciosa	Floss Silk Tree	16' ht. min, 6' spr. Min., 4" DBH Min.	No
1	JM	Jacaranda mimosifolia	Jacaranda	15' ht. min, 6' spr. Min., 3" DBH Min.	No
1	PD	Peltophorum dubium	Yellow Poinciana	16' ht. min, 6' spr. Min., 4" DBH Min.	No
70	QV	Quercus virginiana	Live Oak	16' ht. min, 6' spr. Min., 4" DBH Min.	Yes
48	SM	Swietenia mahagoni	Mahogany Tree	16' ht. min, 6' spr. Min., 4" DBH Min.	Yes
PALMS					
7	BN	Bismarkia nobilis	Bismark Palm	26' oa. ht., matched	No
116	RR	Roystonea regia	Royal Palm	16' Gw, Matched	Yes
SHRUBS AND GROUNDCOVERS					
	BOC	Bouganvillea 'Sunvillea' Cream	Dwarf Bouganvillea	3 gal. 18" ht. min., 24" oc, FULL	No
	BOU	Bouganvillea 'Sunvillea' Rose	Dwarf Bouganvillea	3 gal. 18" ht. min., 24" oc, FULL	No
	CLU	Clusia guttifera	Small Leaf Clusia	7 gal, 36" ht. min., 36" oc, FULL	No
	COD	Codiaeum variegatum 'Mamey'	Mamey Croton	3 gal, 24" ht. min., 24" oc, FULL	No
	COR	Cordyline fruticosa 'Black Magic'	Ti Plant 'Black Magic'	3 gal, 24" ht. min., 24" oc, FULL	No
	FIC	Ficus 'Green Island'	Green Island Ficus	3 gal, 18" ht. min., 18" oc, FULL	No
	HAM	Hamelia patens 'compacta'	Dwarf Fire Bush	3 gal, 18" ht. min., 18" oc, FULL	Yes
	JAM	Jasminum multiflorum	Downy Jasmine	3 gal, 18" ht. min., 24" oc, FULL	No
	JAS	Jasminum volubile	Wax Jasmine	3 gal, 18" ht. min., 24" oc, FULL	No
	MON	Monstera deliciosa	Swiss Cheese Plant	3 gal, 24" ht. min., 30" oc, FULL	No
	MUH	Muhlenbergia capillaris	Muhly Grass	3 gal. 24" ht. min., 24" oc, FULL	Yes
	MUS	Musa acuminata 'Dwarf Cavandish'	Dwarf Cavandish Bannana	25 gal., 8' ht. min., AS SHOWN	No
	NEO	Neoregelia "Bossa Nova'	Variegated Bromeliad	9" Pot, 18" ht. Min., 24" oc	No
	TAT	Neoregelia "Tatiana'	Pink Bromeliad	6" Pot, 10" ht. Min., 18" oc	No
	NEB	Nephrolepis biserrata	Giant Sword Fern 'Macho'	3 gal, 24" ht. min., 24" oc	Yes
	NER	Nerium oleander 'Petite Pink'	Dwarf Oleander	3 gal, 24" ht. min., 24" oc, FULL	No
	PLU	Plumbago 'Imperial Blue'	Plumbago	3 gal, 24" ht. min., 24" oc, FULL	No
	STR	Strelitzia nicolai	White Bird of Paradise	15 gal., 5'-6' min., multi-stem, AS SHOWN	No
SOD					
	SOD	Stenotaphrum secundatum	St. Augustine Sod	Solid Sod	No

PLANT CALCULATION TABLE

SITE DATA	
Zoning/Land Use:	Planned Redevelopment Overlay District
Site Area:	10.02 Acres (436,500 SF)
Open Space (non-paved area):	3.69 Acres (160,540 SF)
Site Percentage Pervious	36%
Buffer Length:	2300 Feet

OPEN SPACE/LANDSCAPE AREA	
Approved PDD	69,840 SF (16.0% of Net Lot Area)
Minimum Required:	65,475 SF (15% of Net Lot Area)
Provided	160,540 SF Total (36% of Net Lot area)

PLANT REQUIREMENTS & CALCULATIONS			
TREES	Calculations	Trees Required	Trees Provided
1 tree for each 1500 sf of total area	436,500 SF/ 1,500 SF	291	299

CREDITS TOWARDS REQUIREMENTS	
TREES	Tree Credit
Pigeon Plum	6
Green Buttonwood	45
Mahogany	48
Live Oak	70
Verawood	3
Jacaranda	1
Floss Silk	2
Yellow Poinciana	1
Royal Palms	116
Silver Bismark Palms	7
Total	299

PLANT CALCULATION NOTES
1. A 5' minimum width buffer strips are provided
2. 50% of the required trees are drought tolerant native to South Florida.
3. Palm quantity is less than 50% of the required trees.
4. Grass, groundcover or shrugs are proposed for all open space.

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OASIS

HALLANDALE BEACH

DRC SUBMITTAL
OCT. 21, 2015

LP-002

PLANTING DETAILS, TABLES & NOTES

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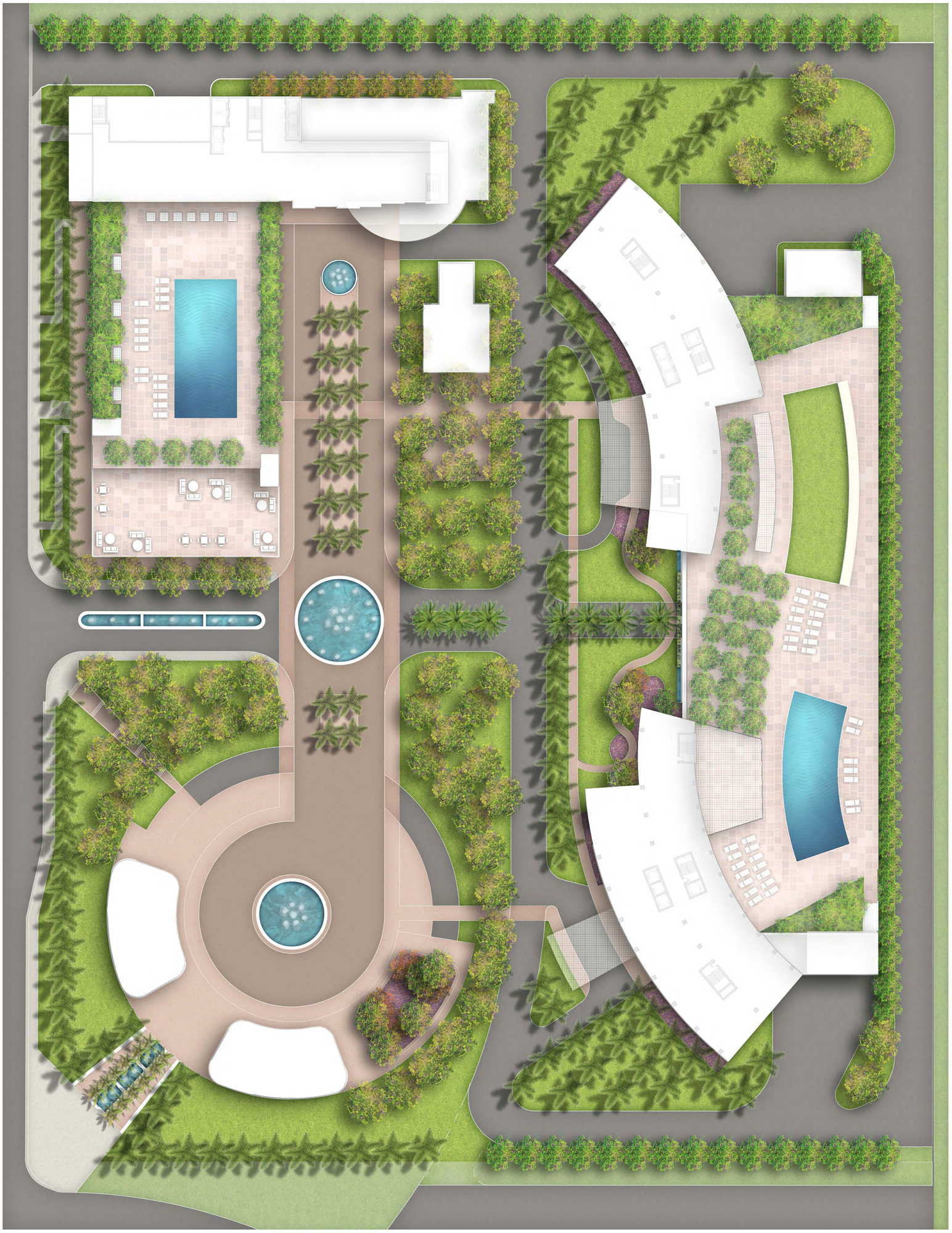

LP-003

ILLUSTRATIVE SITE AND
AMENITY DECK PLAN

DRC SUBMITTAL
OCT 21, 2015

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HALLANDALE BEACH

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LOT 3, BLOCK 8
TOWN OF HALLANDALE
PLAT BOOK B, PAGE 13, D.C.R.

PROP. SECOND STREET

FOLIO No.: 5142 27 01 0541
OWNER: GULFSTREAM PARK RACING ASSOC INC

20' RIGHT-OF-WAY DEDICATION FOR THOROUGHFARE NOT YET BUILT PLAT BOOK 111, PAGE 29

20' RIGHT-OF-WAY DEDICATION FOR THOROUGHFARE NOT YET BUILT PLAT BOOK 111, PAGE 29

S89°53'40"E 401.79'

S00°00'00"E 5.00'

N89°53'40"W 365.00'

25' ACCESS ROAD

FOUND 5/8" IRON ROD & CAP, L.B. 6791, 0.13' W.

BUILDING #2
RESIDENTIAL TOWER
250 UNITS
F.F. ELEV. 7.5
(N.A.V.D.)

RESIDENTIAL TOWER
250 UNITS
F.F. ELEV. 7.5
(N.A.V.D.)

KITCHEN
626 SF

RESTAURANT
2092 SF

SCULPTURE GARDEN

BASEMENT GARAGE OUT

BASEMENT GARAGE IN

POTENTIAL FUTURE EGRESS / ACCESS TO GULFSTREAM WAY

RESTAURANT
3672 SF

RESTAURANT
3668 SF

BUILDING #4
GROUND FLOOR LEVEL
F.F. ELEV. 10.0
(N.A.V.D.)

BASEMENT GARAGE LEVEL
F.F. ELEV. 0.75
(N.A.V.D.)

EXISTING 11 STORY BUILDING
#2000 EAST HALLANDALE BEACH BOULEVARD
CONDOMINIUM
FF ELEV. 12.00

LOADING
Not Enclosed
50' X 12'

BUILDING #3
HOTEL/RETAIL/RESTAURANT
F.F. ELEV. 7.5
(N.A.V.D.)

RETAIL
11253 SF

NOT A PART

N89°47'30"W

768.46'

N 88°21'45" E 365.00' (C)

EAST HALLANDALE BEACH BOULEVARD
(STATE ROAD #824)
(PUBLIC RIGHT-OF-WAY)

E. HALLANDALE BEACH BOULEVARD

(STATE ROAD #824)
(F.D.O.T. RIGHT OF WAY MAP 86200-2102 DATED 2/1/63)

N.E. 12TH AVENUE

N.E. 12TH AVENUE

SITE
SCALE: 1"=30'-0"

\LOGOS\LOGO B&A-NEW-14.jpg

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OASIS

HALLANDALE BEACH

DRC SUBMITTAL
OCT 21, 2015

A-0001

SITE PLAN

LOT 1 (EASTERNMOST SITE)
ZONING CRITERIA AND BUILDING INFORMATION

ZONING	PLANNED REDEVELOPMENT OVERLAY DISTRICT
LOT AREA	232,035 SF (5.327 ACRES) GROSS 230,026 SF (5.28 ACRES) NET (after 5' SE 2nd Street dedication)
FEMA FLOOD ZONE	AE (7.5 NGVD; 6.0 NAVD88; ASCE 24-05 = +1.0 OR 8.5 NGVD MIN. FFE)
OCCUPANCIES	R2, B, M, S-2
OFFICE AREA	59,631 SF
COMMERCIAL AREA	26,489 SF
RESIDENTIAL UNITS	250 UNITS

TYPE OF CONSTRUCTION

OCCUPANCY		CONSTRUCTION TYPE	HEIGHT LIMITATION	AREA LIMITATION
R1	RESIDENTIAL (Hotel)	TYPE IA	UNLIMITED STORIES (323')	UNLIMITED
R2	RESIDENTIAL (Condo)	TYPE IA	UNLIMITED STORIES (323')	UNLIMITED
B	BUSINESS	TYPE IB	11 STORIES (55')	UNLIMITED
M	MERCANTILE	TYPE IB	11 STORIES (55')	UNLIMITED
S-2	PARKING GARAGE	TYPE IA	UNLIMITED STORIES (323')	UNLIMITED

SETBACKS

	2014 APPROVED PDD	REQUIRED	PROVIDED
NORTH (EAST HALLANDALE BEACH BLVD)	16'-7"	15'-0" max	16'-0" to 30'-6"
SOUTH (PROPOSED SE 2ND STREET)	12'-6"	10'-0" min.	12'-2"
EAST (INTERIOR LOT LINE)	12'-0"	0'-0"	44'-2"
WEST (INTERIOR LOT LINE)	36'-6"	0'-0"	N/A

BUILDING FRONTAGE

NORTH (EAST HALLANDALE BEACH BLVD)	60% MIN. 80% MAX.	77.2% (309'-11")

BUILDING HEIGHT

	2014 APPROVED PDD	MAX. ALLOWED	PROVIDED
RESIDENTIAL BUILDING	276'-4" (26 stories)	350'-0"	286'-0" (26 stories)
MIXED-USE (ALONG EAST PROPERTY LINE)	46'-0" (3 stories)	350'-0"	210'-0" (20 stories)
MIXED-USE (ALONG NORTH PROPERTY LINE)	46'-0" (3 stories)	350'-0"	100'-0" (10 stories)

OPEN SPACE/LANDSCAPED AREA

MIN. REQUIRED	2014 APPROVED PDD	PROVIDED
34,504 SF (15% OF NET LOT AREA)	44,371 SF Total (19.29% OF NET LOT AREA) 37,577 SF at Grade 6,794 SF Above Grade (13,588 SF @ 50%)	69,370 SF Total (30.2% OF NET LOT AREA) 64,540 SF at Grade 4,830 SF Above Grade (9,660 SF @ 50%)

LOT 2 (WESTERNMOST SITE)
ZONING CRITERIA AND BUILDING INFORMATION

ZONING	PLANNED REDEVELOPMENT OVERLAY DISTRICT
LOT AREA	209,254 SF (4.80 ACRES)
FEMA FLOOD ZONE	AE (7.5 NGVD; 6.0 NAVD88; ASCE 24-05 = +1.0 OR 8.5 NGVD MIN. FFE)
OCCUPANCIES	R2, M, S-2
COMMERCIAL AREA	7,340 SF
RESIDENTIAL UNITS	250 UNITS

TYPE OF CONSTRUCTION

OCCUPANCY		CONSTRUCTION TYPE	HEIGHT LIMITATION	AREA LIMITATION
R2	RESIDENTIAL	TYPE IA	UNLIMITED STORIES (323')	UNLIMITED
M	MERCANTILE	TYPE IB	11 STORIES (55')	UNLIMITED
S-2	PARKING GARAGE	TYPE IA	UNLIMITED STORIES (323')	UNLIMITED

SETBACKS

	REQUIRED	PROVIDED
NORTH (EAST HALLANDALE BEACH BLVD)	15'-0" max.	41'-9"
SOUTH (PROPOSED SE 2ND STREET)	10'-0" min.	12'-2"
EAST (INTERIOR LOT LINE)	0'-0"	N/A
WEST (INTERIOR LOT LINE)	0'-0"	42'-6"

BUILDING FRONTAGE

NORTH (EAST HALLANDALE BEACH BLVD)	60% MIN. 80% MAX.	44.25% (161'-6")

BUILDING HEIGHT

	MAX. ALLOWED	PROVIDED
RESIDENTIAL BUILDING	350'-0'	286'-0" (26 stories)
COMMERCIAL BUILDING	350'-0'	20'-0" (1 story)

OPEN SPACE/LANDSCAPED AREA

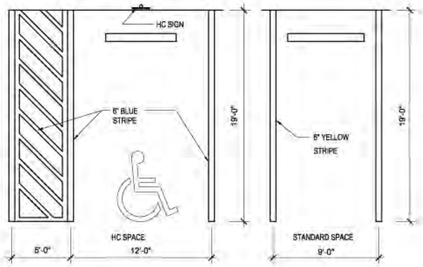
MIN. REQUIRED	PROVIDED
31,388 SF (15% OF NET LOT AREA)	98,133 SF Total (46.9% OF NET LOT AREA) 96,000 SF at Grade 2,133 SF Above Grade (4,265 SF @ 50%)

LOT 1 (EASTERNMOST SITE)
PARKING REQUIREMENTS

USE OR RESIDENTIAL UNIT SIZE	TOTAL AREA OR No. OF UNITS	PARKING RATIO	No. OF SPACES REQUIRED	No. OF SPACES PROVIDED
3 BEDROOM (min. 1,200 SF)	45	2/UNIT	90	
2 BEDROOM (min. 1,100 SF)	151	1.75/UNIT	264	
1 BEDROOM (min. 1,000 SF)	54	1.5/UNIT	81	
RESIDENTIAL USE SUB-TOTAL	250	N/A	435	
VISITOR	N/A	10% OF REQ.	44	
RESIDENTIAL USE TOTAL			**479**	**527**
COMMERCIAL (MERCANTILE)	26,489 SF	1/250 NSF	106	
OFFICE (BUSINESS)	59,631 SF	1/250 NSF	238	
HOTEL (GUEST ROOMS)	200	1/GUEST RM	200	
HOTEL (OTHER AREAS)	11,744 SF	1/200 GSF	59	
COMMERCIAL USE TOTAL			**603**	**612**
LOT 1 SUB-TOTAL			**1,082**	**1,139**

LOT 2 (WESTERNMOST SITE)
PARKING REQUIREMENTS

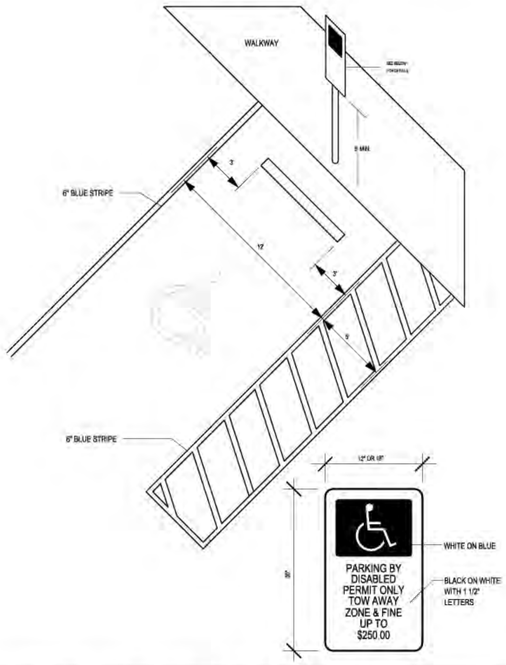
USE OR RESIDENTIAL UNIT SIZE	TOTAL AREA OR No. OF UNITS	PARKING RATIO	No. OF SPACES REQUIRED	No. OF SPACES PROVIDED
3 BEDROOM (min. 1,200 SF)	45	2/UNIT	90	
2 BEDROOM (min. 1,100 SF)	151	1.75/UNIT	264	
1 BEDROOM (min. 1,000 SF)	54	1.5/UNIT	81	
RESIDENTIAL USE SUB-TOTAL	250	N/A	435	
VISITOR	N/A	10% OF REQ.	44	
RESIDENTIAL USE TOTAL			**479**	**487**
COMMERCIAL (MERCANTILE)	7,340 SF	1/250 NSF	30	
COMMERCIAL USE TOTAL			**30**	**65**
LOT 2 SUB-TOTAL			**509**	**552**
PROJECT GRAND TOTAL			**1,591**	**1,691**



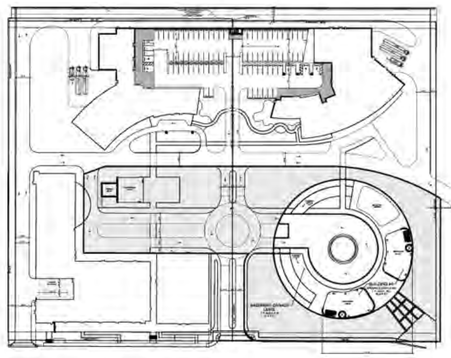
NOTE:
THE MINIMUM WIDTH OF PARKING SPACES NEXT TO A CONTINUOUS WALL SHALL BE 11'-0".

H.C. STALL REQUIREMENTS

1. TWELVE FEET WIDE.
2. PROVIDED W/ AN ADJACENT CURB CUT AND AN ACCESSIBLE PATH TO THE BUILDING(S) SERVED.
3. IDENTIFIED BY A SIGN POSTED AT LEAST 5 FEET HIGH. SIGN MUST BE POSTED W/ THE BOTTOM NO LOWER THAN 7 FEET IF PEDESTRIANS ARE LIKELY TO PASS CLOSE TO THE SIGN.
4. PROVIDED W/ THE SIGN SHOWN FOR EACH SPACE.
5. CLEARLY OUTLINED IN BLUE PAINT. A STENCIL OF THE INTERNATIONAL WHEELCHAIR SYMBOL MAY BE USED ON THE SURFACE OF THE SPACE IN ADDITION TO THE SIGN.



TYPICAL PARKING STALL DETAILS



147,460 SF OF OPEN AND
GREEN SPACE ACCESSIBLE TO PUBLIC

ACCESSIBLE PUBLIC AREA DIAGRAM

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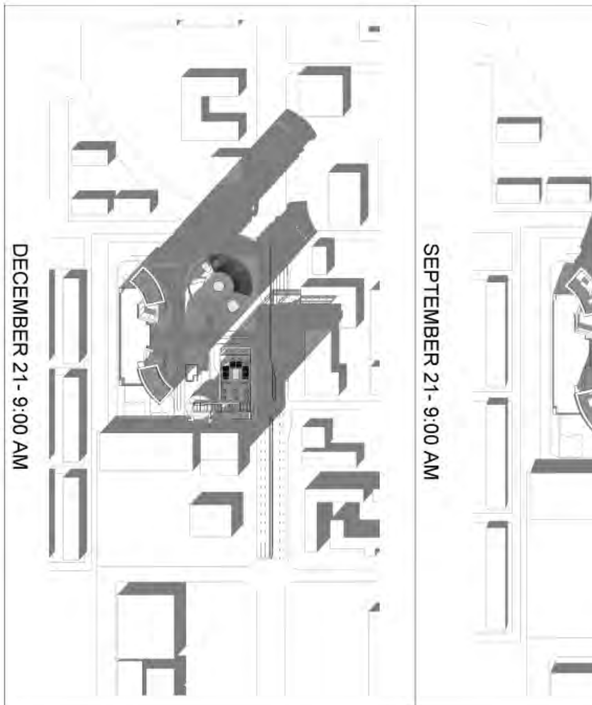
OASIS

HALLANDALE BEACH

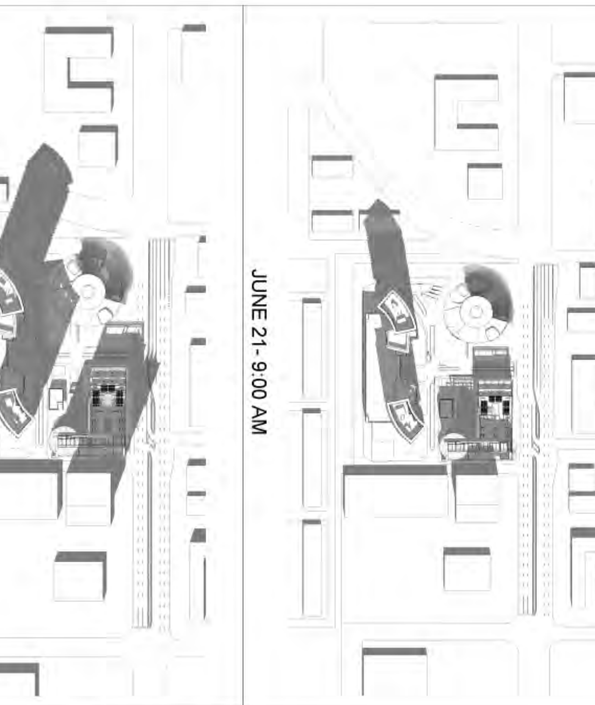
DRC SUBMITTAL
OCT 21, 2015

A-0002

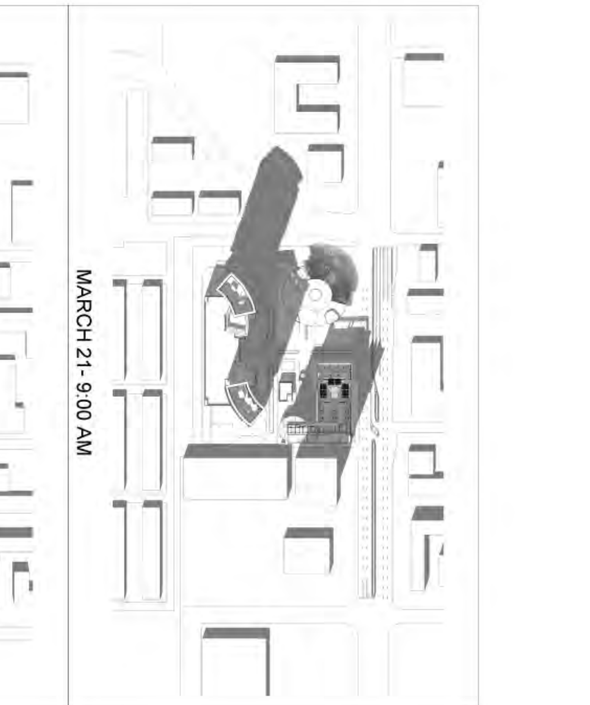
SITE DATA



MARCH 21- 9:00 AM

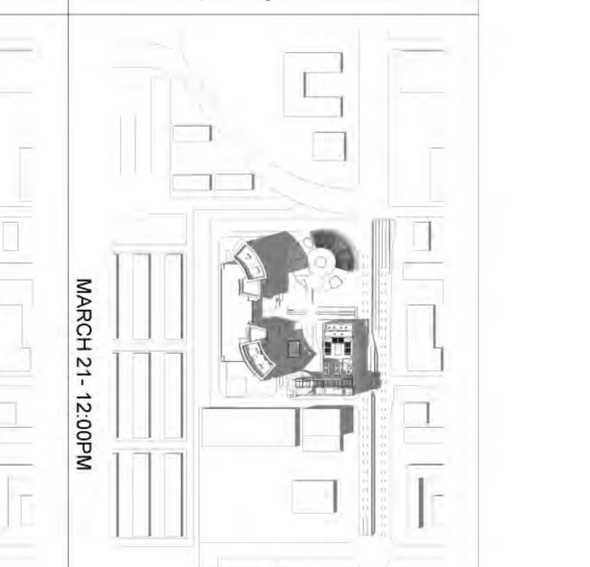


JUNE 21- 9:00 AM



SEPTEMBER 21- 9:00 AM

DECEMBER 21- 9:00 AM



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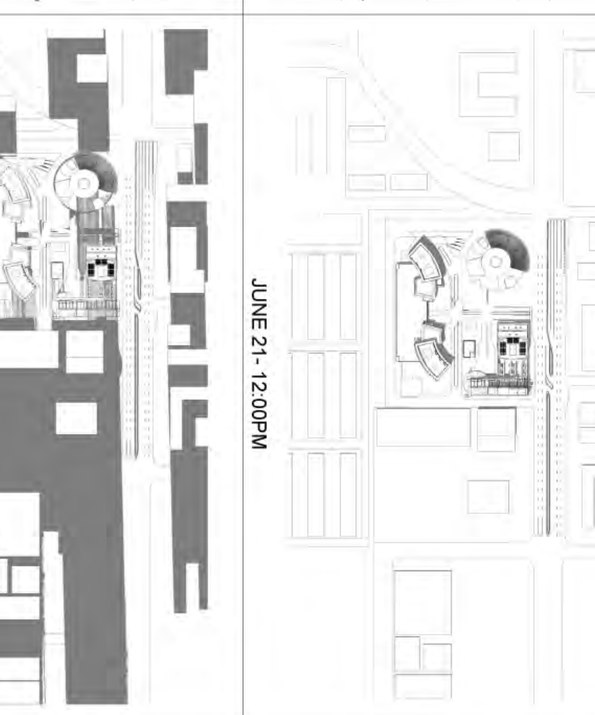

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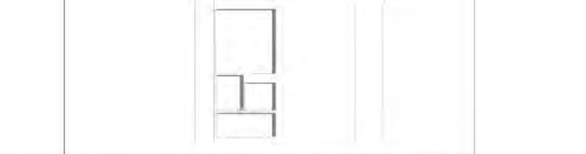
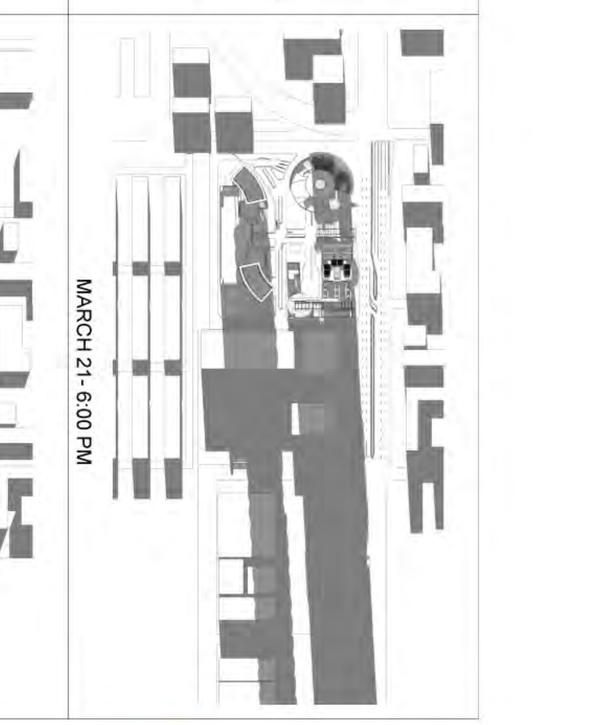
SEPTEMBER 21- 12:00PM



DECEMBER 21- 12:00PM



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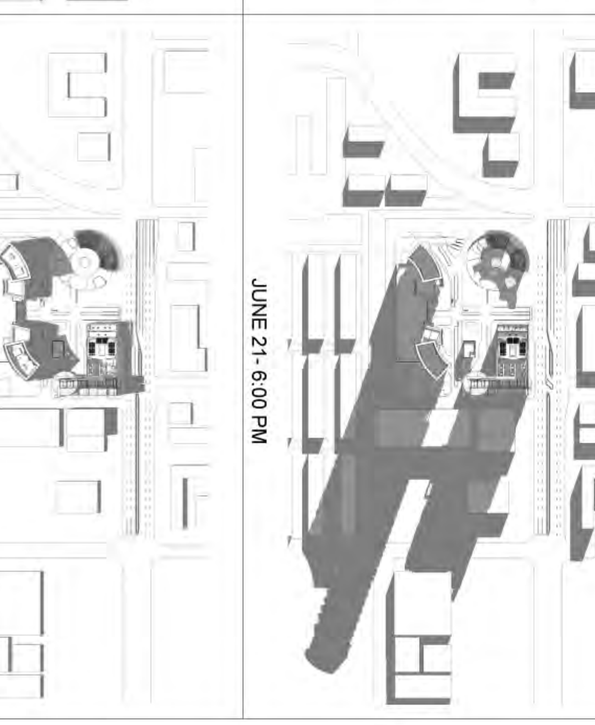

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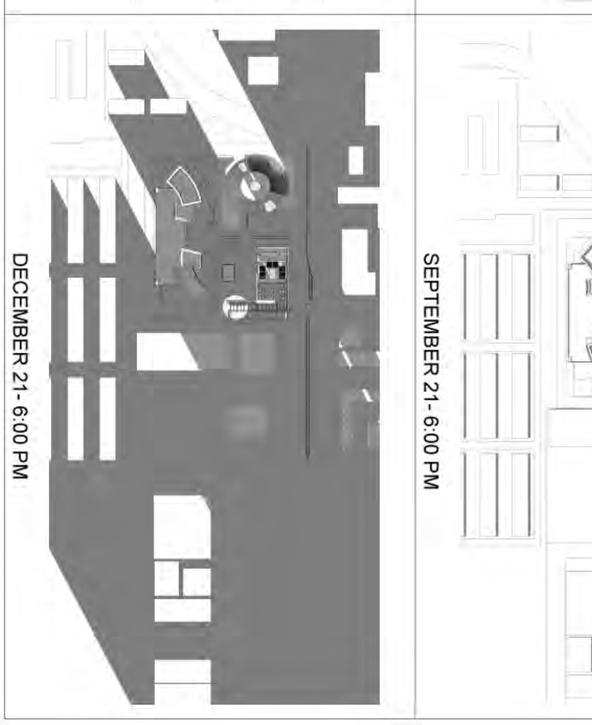

SEPTEMBER 21- 6:00 PM

DECEMBER 21- 6:00 PM

A-0011

DRC SUBMITTAL
OCTOBER 21, 2015

OASIS

HALLANDALE BEACH

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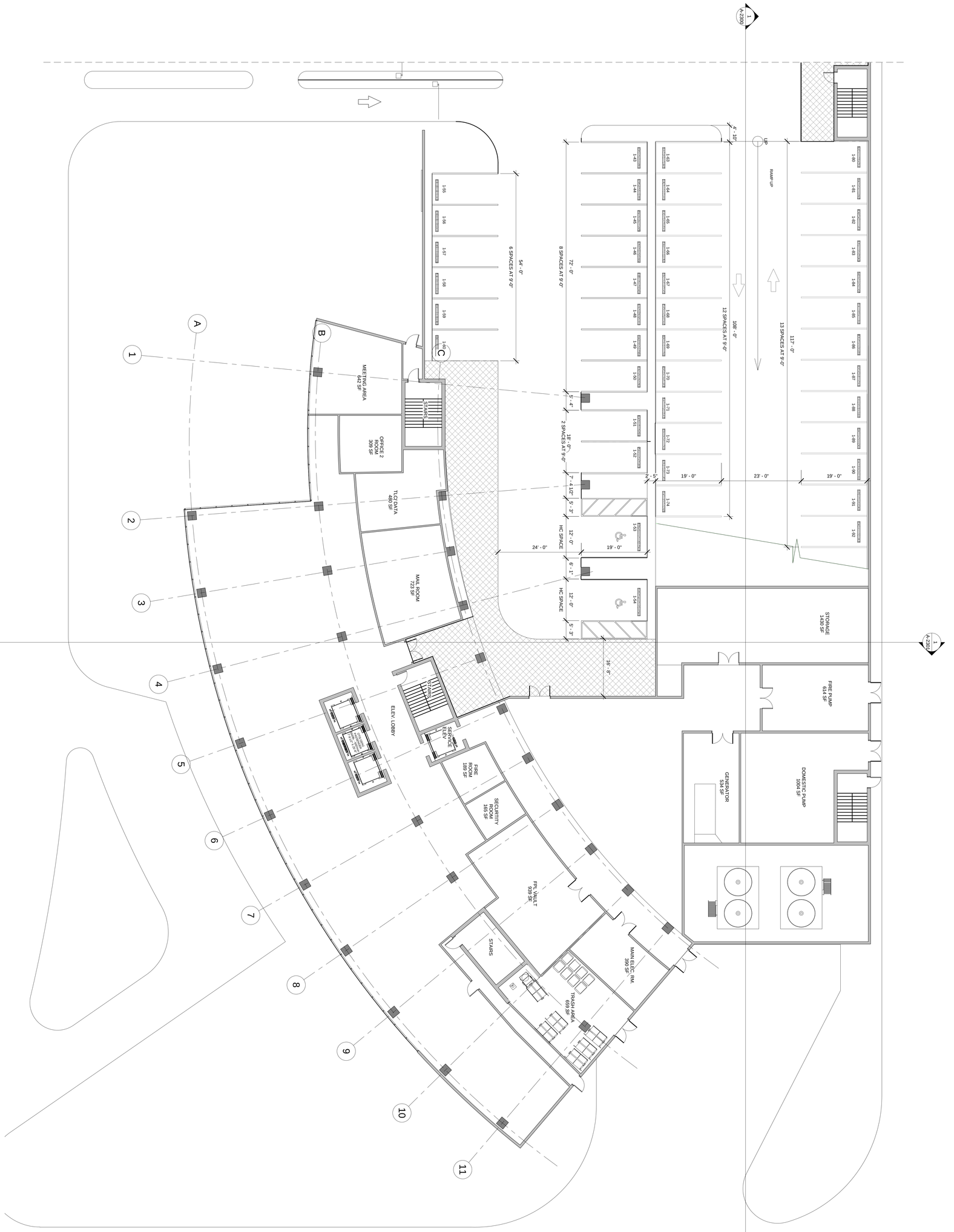

N

GROUND LEVEL- BUILDING 1
3/32" = 1'-0"

A-1101

BUILDING # 1
GROUND LEVEL

DRB SUBMITTAL
OCT. 21, 2015

OASIS

HALLANDALE BEACH

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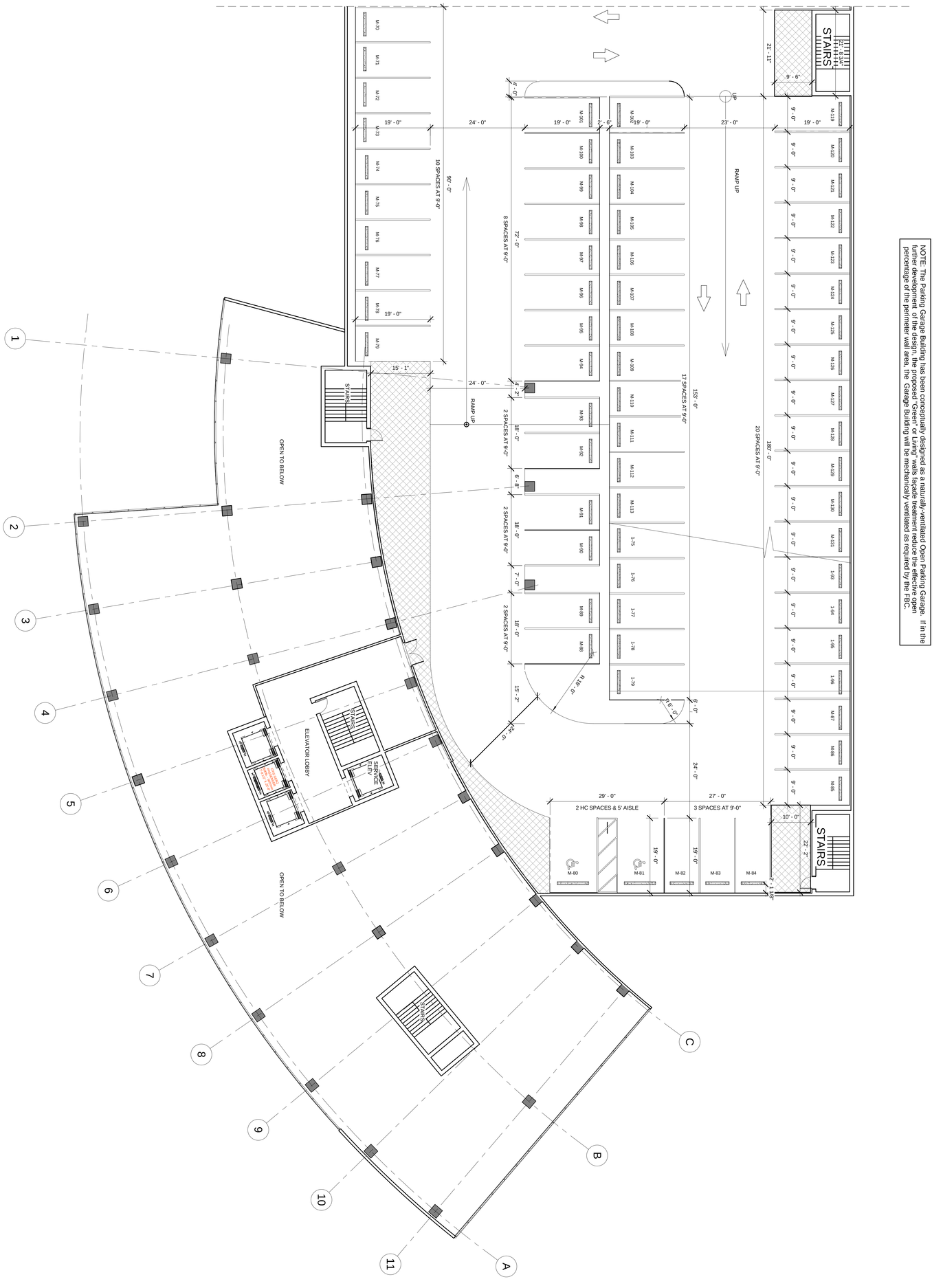
NOTE: The Parking Garage Building has been conceptually designed as a naturally-ventilated Open Parking Garage. If in the further development of the design, the proposed "Green" or Living" walls façade treatment reduce the effective open percentage of the perimeter wall area, the Garage Building will be mechanically ventilated as required by the FBC.



N

MEZZANINE FLOOR - BUILDING 1

3/32" = 1'-0"

A-1102

BUILDING # 1
MEZZANINE LEVEL

DRB SUBMITTAL
OCT 21, 2015

OASIS

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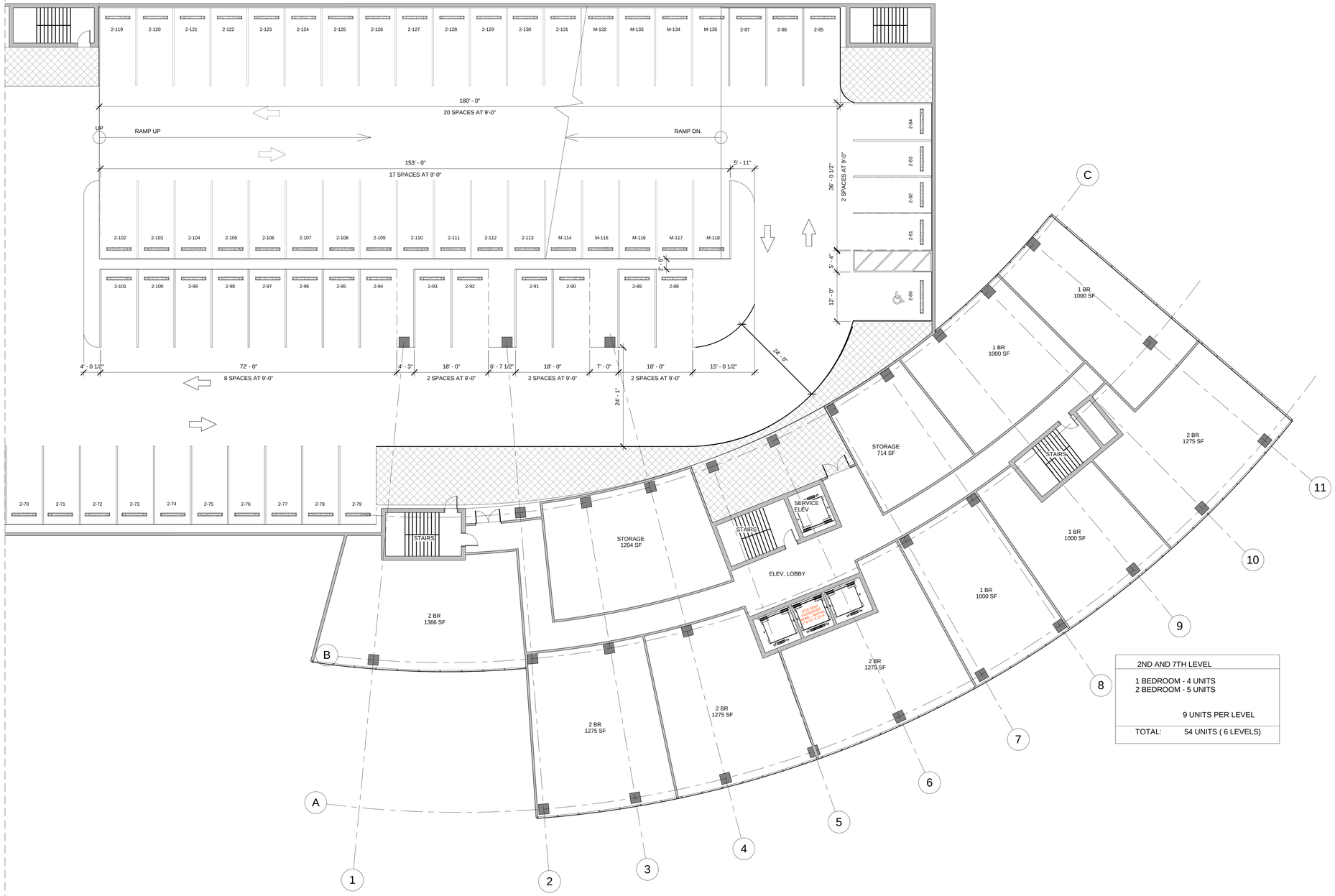

2ND AND 7TH LEVEL	
1 BEDROOM - 4 UNITS 2 BEDROOM - 5 UNITS	
	9 UNITS PER LEVEL
TOTAL:	54 UNITS (6 LEVELS)

N

2ND-7TH LEVEL - BUILDING 1
3/32" = 1'-0"

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OASIS

HALLANDALE BEACH

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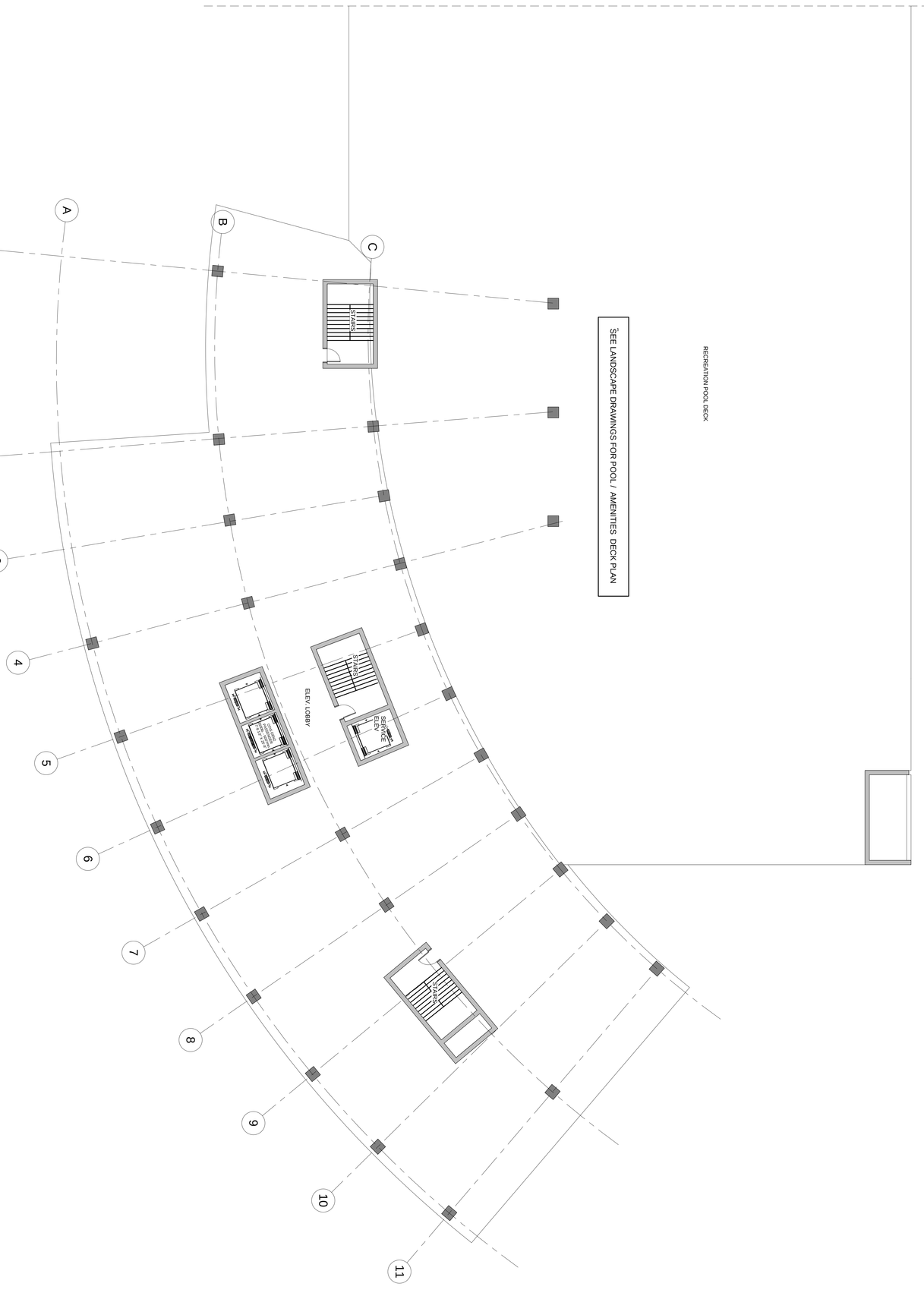
OCT 21, 2015

A-1103

BUILDING # 1
2ND - 7TH LEVEL



N

8TH LEVEL - RECREATION DECK - BUILDING 1
3/32" = 1'-0"

A-1104

BUILDING # 1
RECREATION POOL DECK

PLANNING BOARD
OCT. 21, 2015

OASIS

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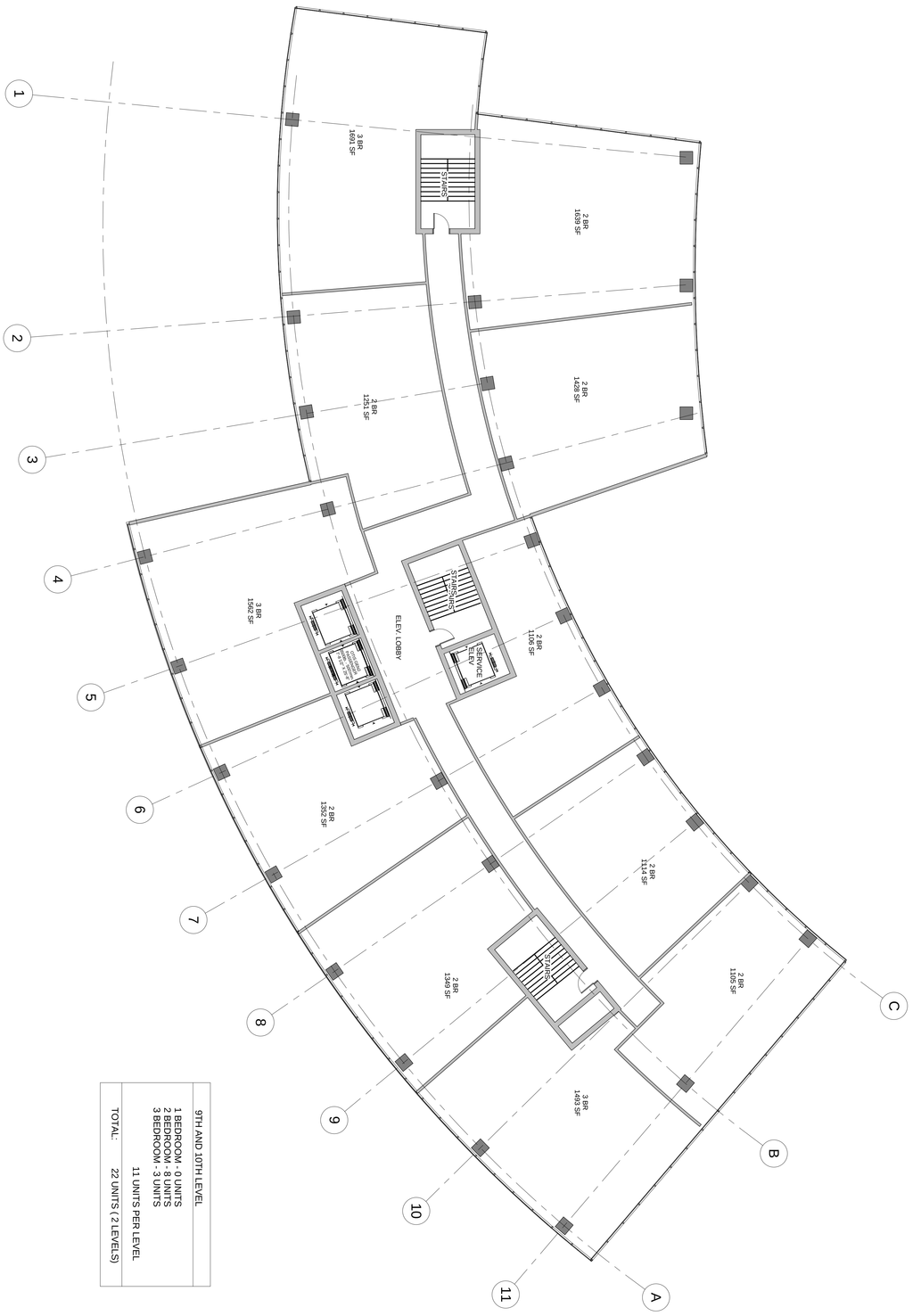

9TH AND 10TH LEVEL	
1 BEDROOM - 0 UNITS	
2 BEDROOM - 8 UNITS	
3 BEDROOM - 3 UNITS	
11 UNITS PER LEVEL	
TOTAL:	22 UNITS (2 LEVELS)

N

9TH - 10TH LEVEL -BUILDING 1
3/32" = 1'-0"

A-1105

BUILDING # 1
9TH - 10TH LEVEL

DRB SUBMITTAL
OCT 21, 2015

OASIS

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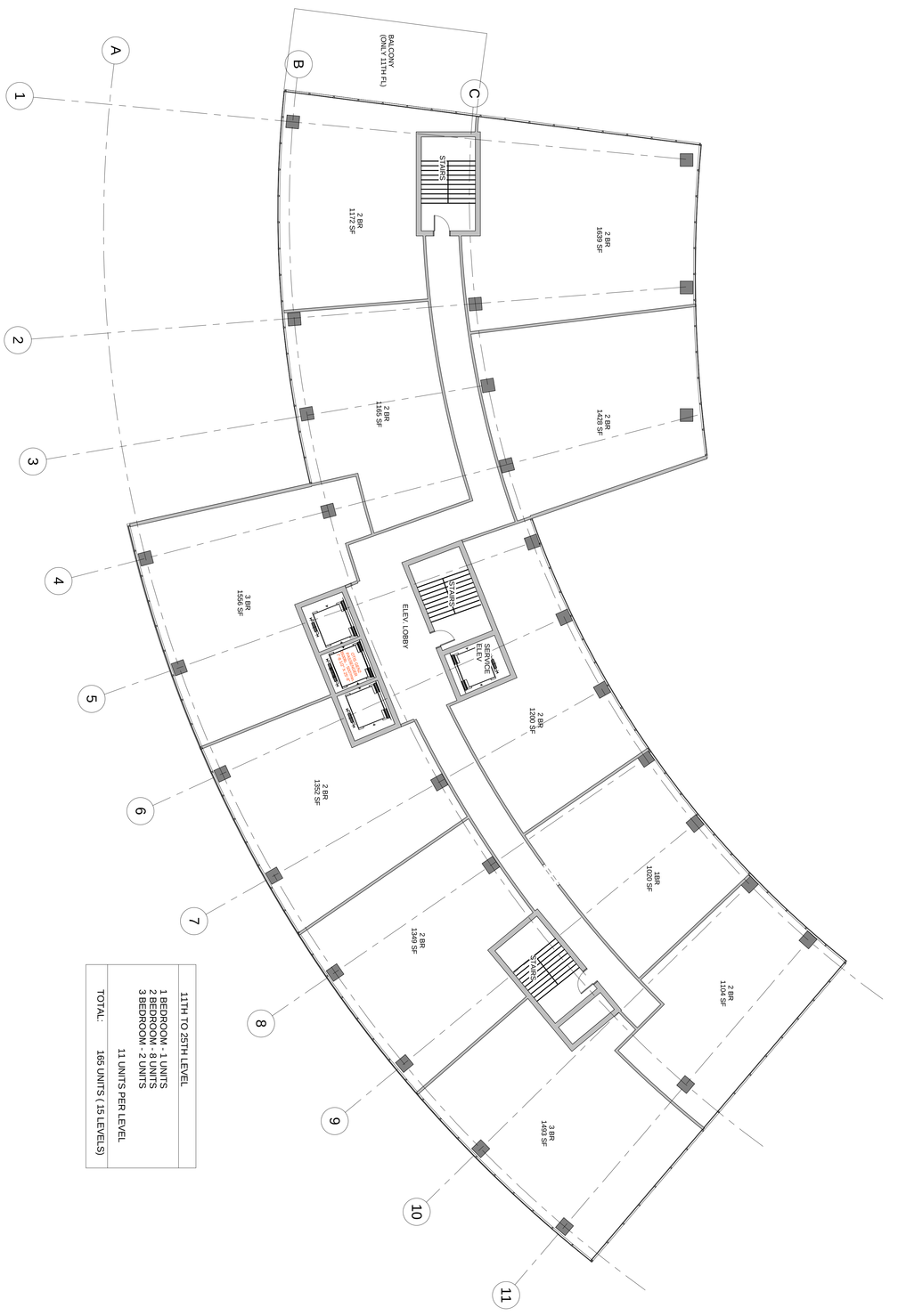

11TH TO 25TH LEVEL	
1 BEDROOM - 1 UNITS	
2 BEDROOM - 8 UNITS	
3 BEDROOM - 2 UNITS	
	11 UNITS PER LEVEL
TOTAL:	165 UNITS (15 LEVELS)

N

11TH TO 25TH LEVEL - BUILDING 1
3/32" = 1'-0"

A-1106

BUILDING # 1
11TH -25TH LEVEL

DRC SUBMITTAL
OCT 21, 2015

OASIS

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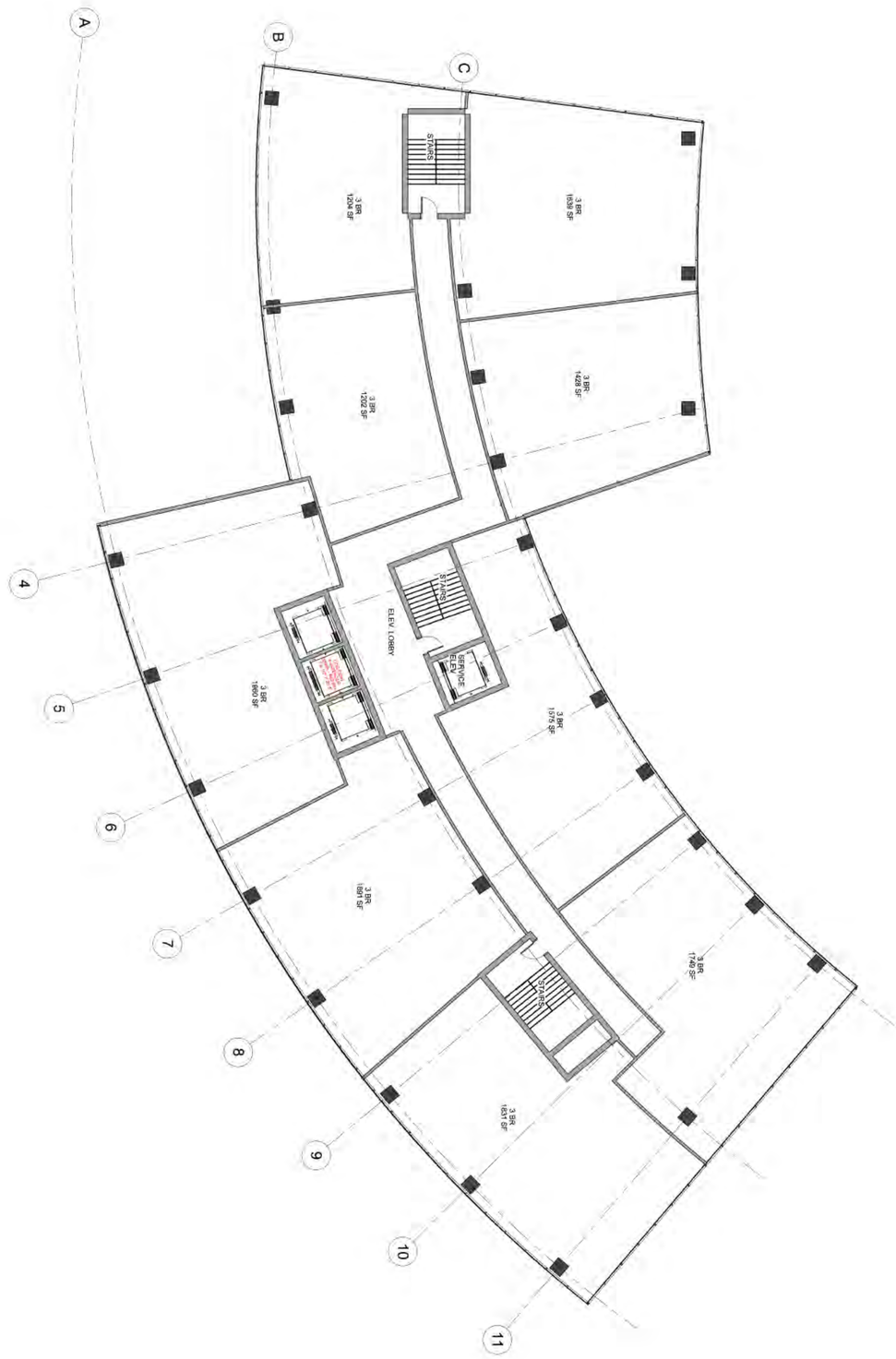

N

PENHOUSE LEVEL - BUILDING 1
3/32" = 1'-0"

A-1107

BUILDING # 1
PENHOUSE LEVEL

DRC SUBMITTAL
OCT 21, 2015

OASIS

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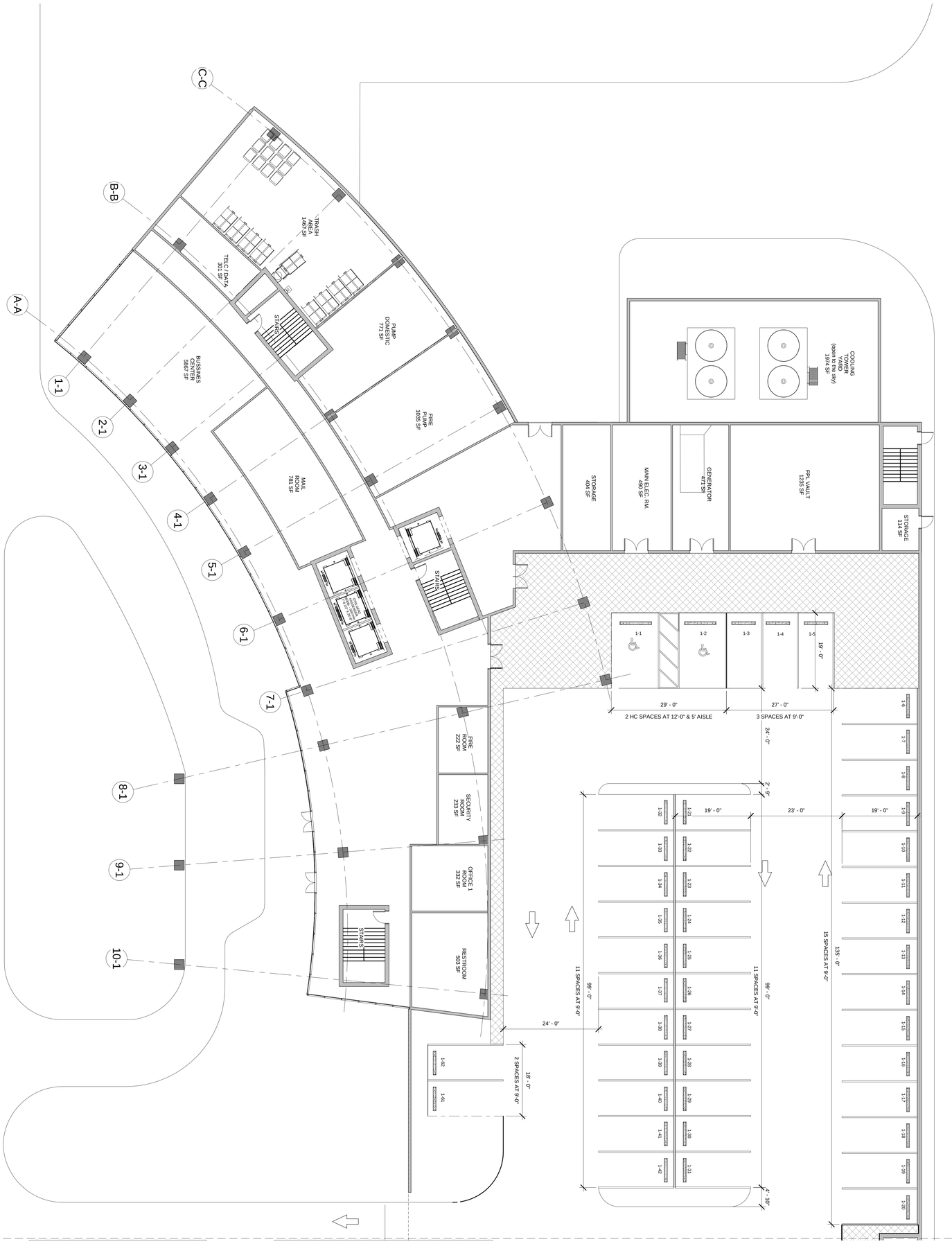

N

GROUND LEVEL- BUILDING 2
3/32" = 1'-0"

NOTE: The Parking Garage Building has been conceptually designed as a naturally-ventilated Open Parking Garage. If in the further development of the design, the proposed "Green" or Living" walls façade treatment reduce the effective open percentage of the perimeter wall area, the Garage Building will be mechanically ventilated as required by the FBC.

A-2101

BUILDING # 2
GROUND LEVEL

DRC SUBMITTAL
OCT 21, 2015

OASIS

HALLANDALE BEACH

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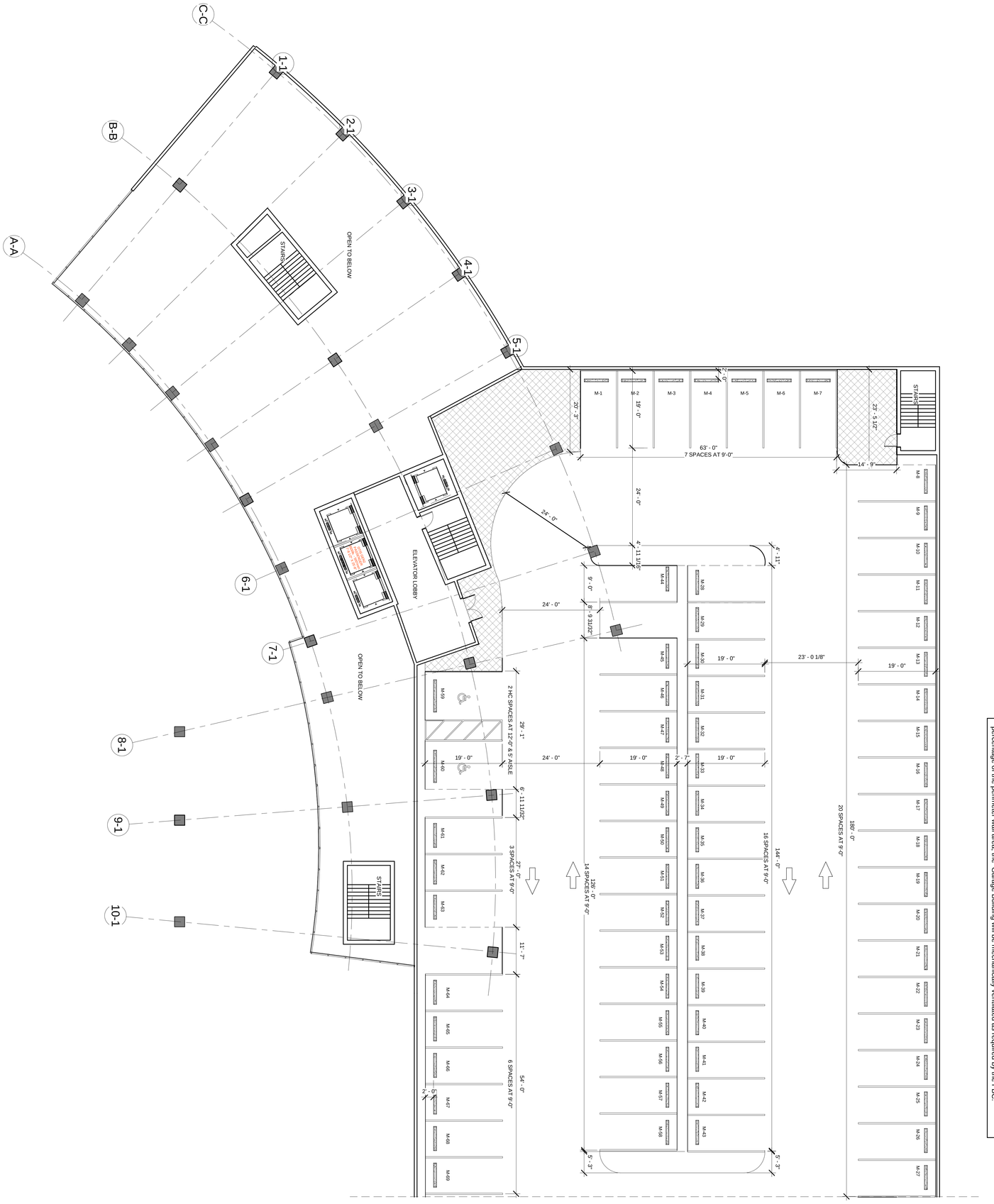
N

MEZZANINE LEVEL- BUILDING 2
3/32" = 1'-0"



NOTE: The Parking Garage Building has been conceptually designed as a naturally-ventilated Open Parking Garage. If in the further development of the design, the proposed "Green" or Living" walls façade treatment reduce the effective open percentage of the perimeter wall area, the Garage Building will be mechanically ventilated as required by the FBC.

A-2102

BUILDING # 2
MEZZANINE LEVEL

PERMIT SUBMITTAL
OCT 21, 2015

OASIS

HALLANDALE BEACH

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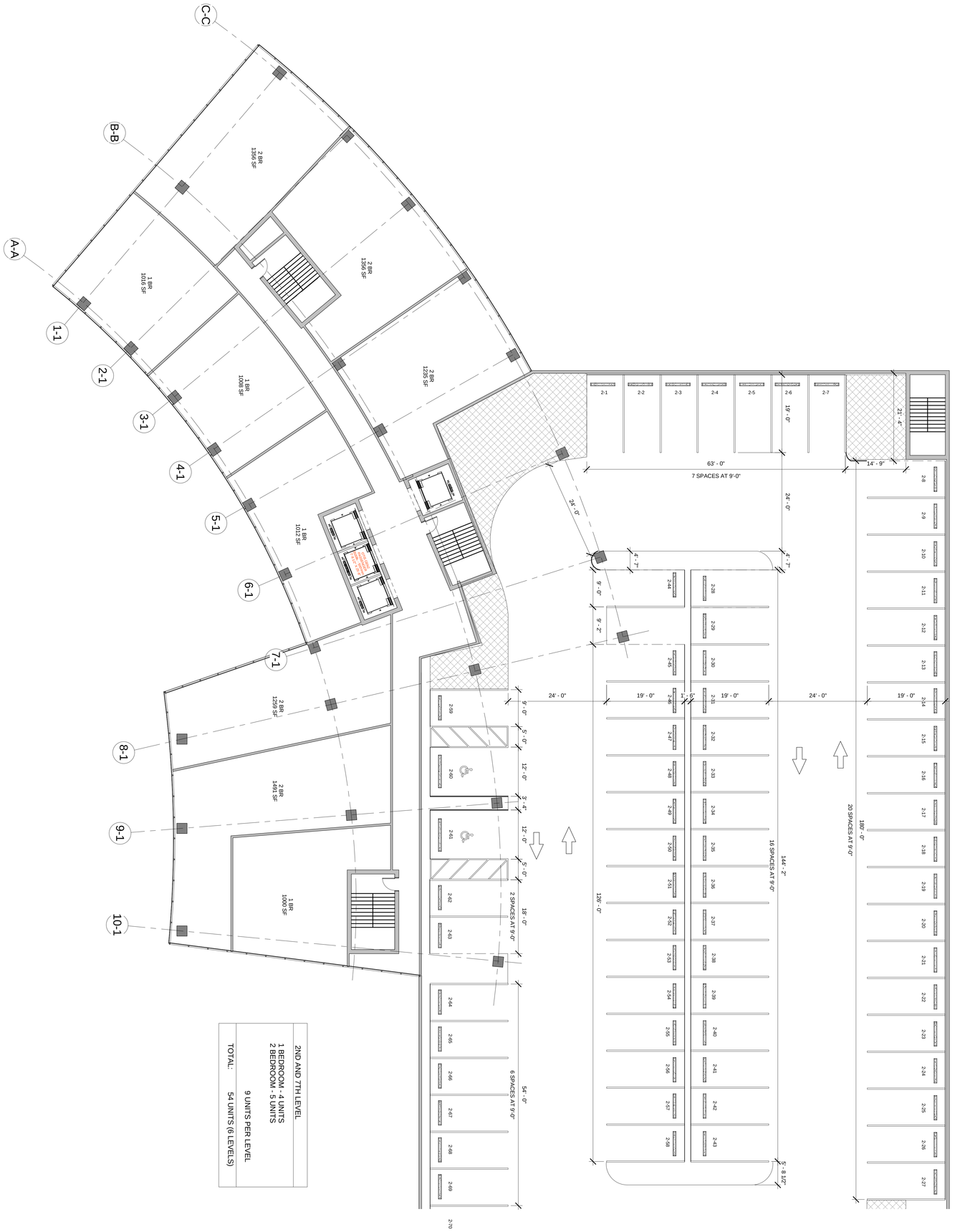

NOTE: The Parking Garage Building has been conceptually designed as a naturally-ventilated Open Parking Garage. If in the further development of the design, the proposed 'Green' or Living' walls façade treatment reduce the effective open percentage of the perimeter wall area, the Garage Building will be mechanically ventilated as required by the FBC.

A-2103

BUILDING # 2
2ND - 7TH LEVEL

DRB SUBMITTAL
OCT 31, 2017

OASIS

HALLANDALE BEACH

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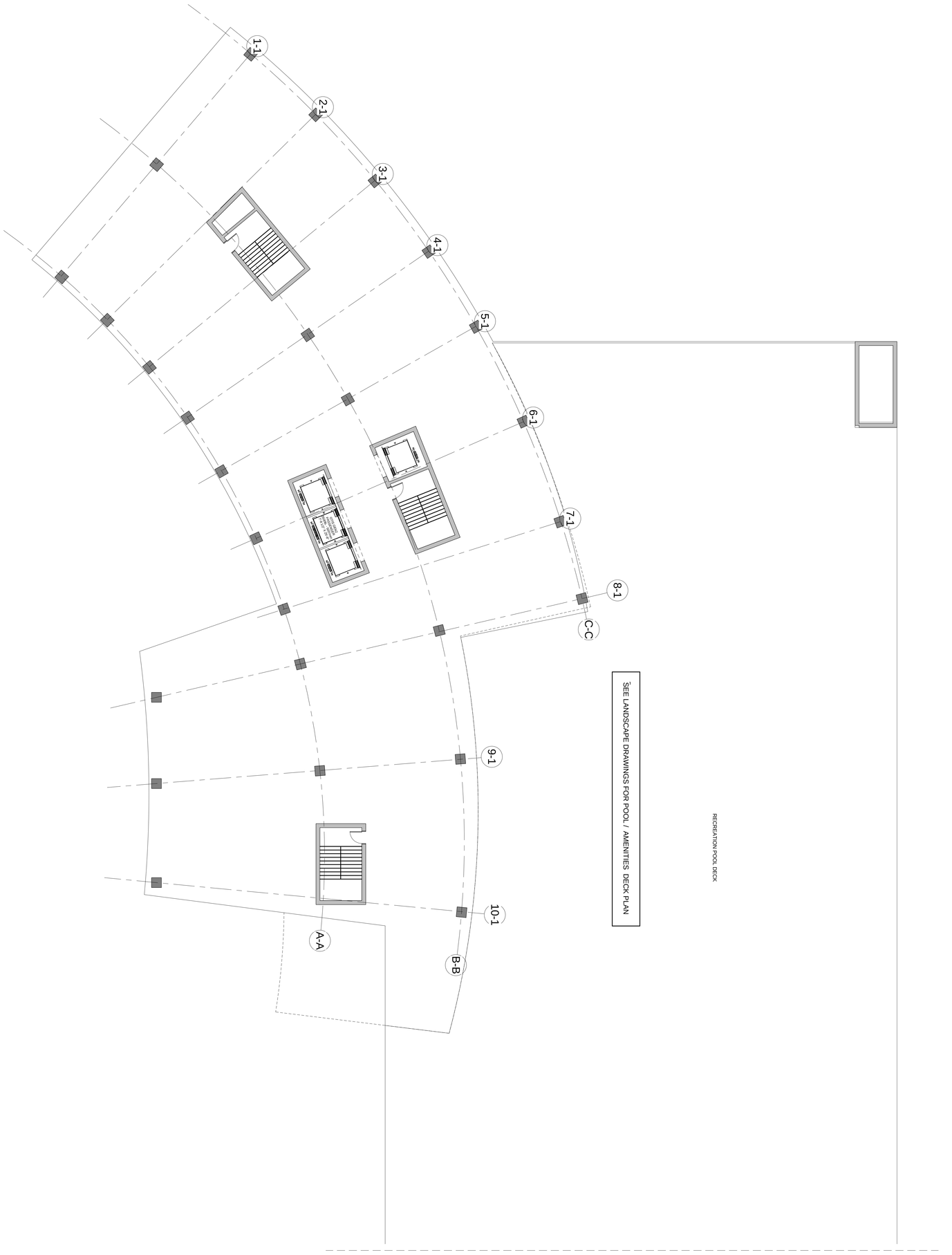

N

8TH LEVEL - RECREATION DECK - BUILDING 2
3/32" = 1'-0"

A-2104

BUILDING # 2
RECREATION POOL DECK

PLANNING BOARD
OCT 21, 2015

OASIS

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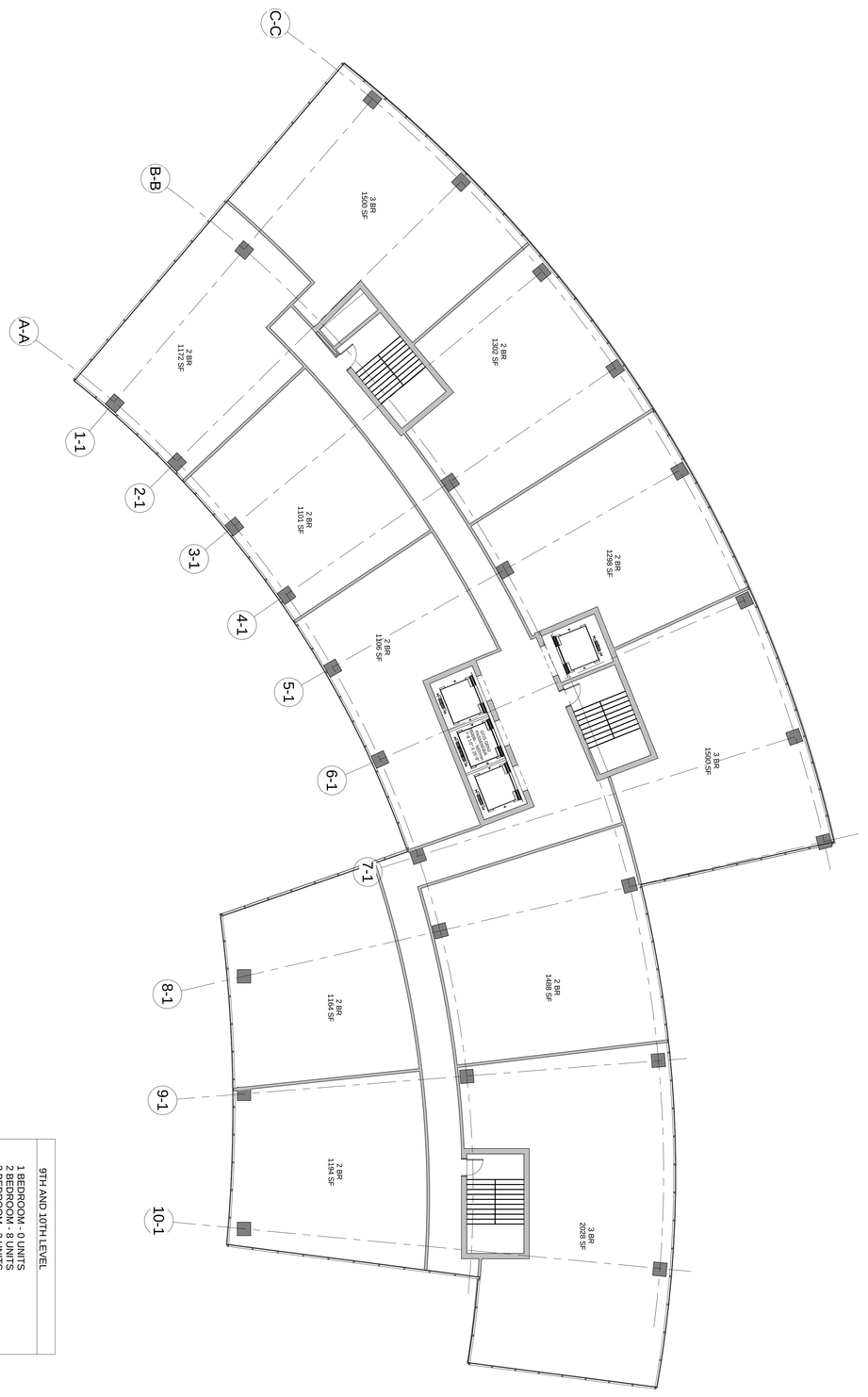

N

9TH - 10TH LEVEL - BUILDING 2
3/32" = 1'-0"

9TH AND 10TH LEVEL	
1 BEDROOM - 0 UNITS	
2 BEDROOM - 8 UNITS	
3 BEDROOM - 3 UNITS	
11 UNITS PER LEVEL	
TOTAL:	22 UNITS (2 LEVELS)

A-2105

BUILDING # 2
9TH - 10TH LEVEL

DRC SUBMITTAL
OCT 21, 2015

OASIS

HALLANDALE BEACH

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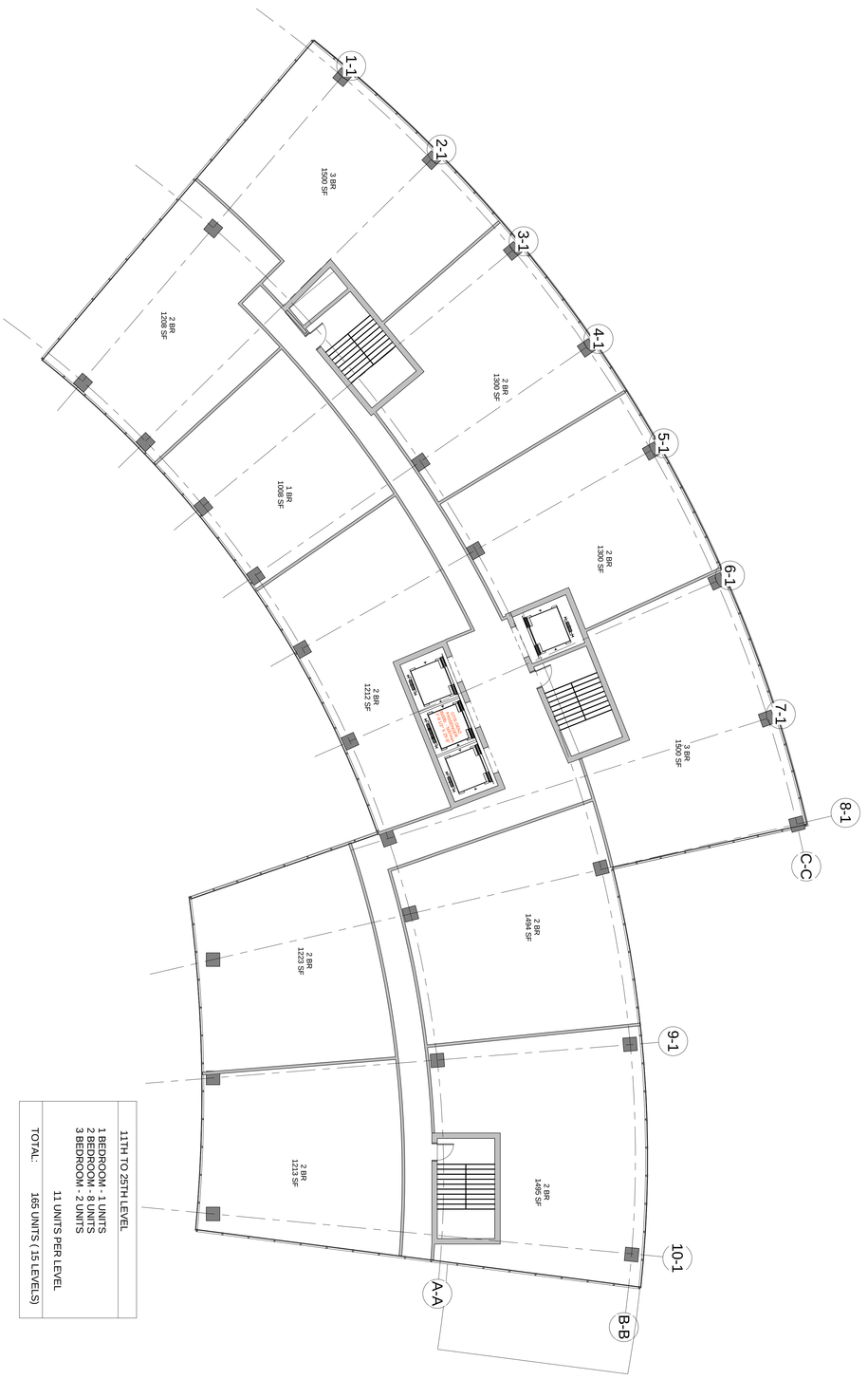

11TH TO 25TH LEVEL	
1 BEDROOM - 1 UNITS	
2 BEDROOM - 8 UNITS	
3 BEDROOM - 2 UNITS	
11 UNITS PER LEVEL	
TOTAL:	165 UNITS (15 LEVELS)

N

11TH - 25TH LEVEL - BUILDING 2
3/32" = 1'-0"

A-2106

BUILDING # 2
11TH - 25TH LEVEL

DRB SUBMITTAL
OCT 21, 2015

OASIS

HALLANDALE BEACH

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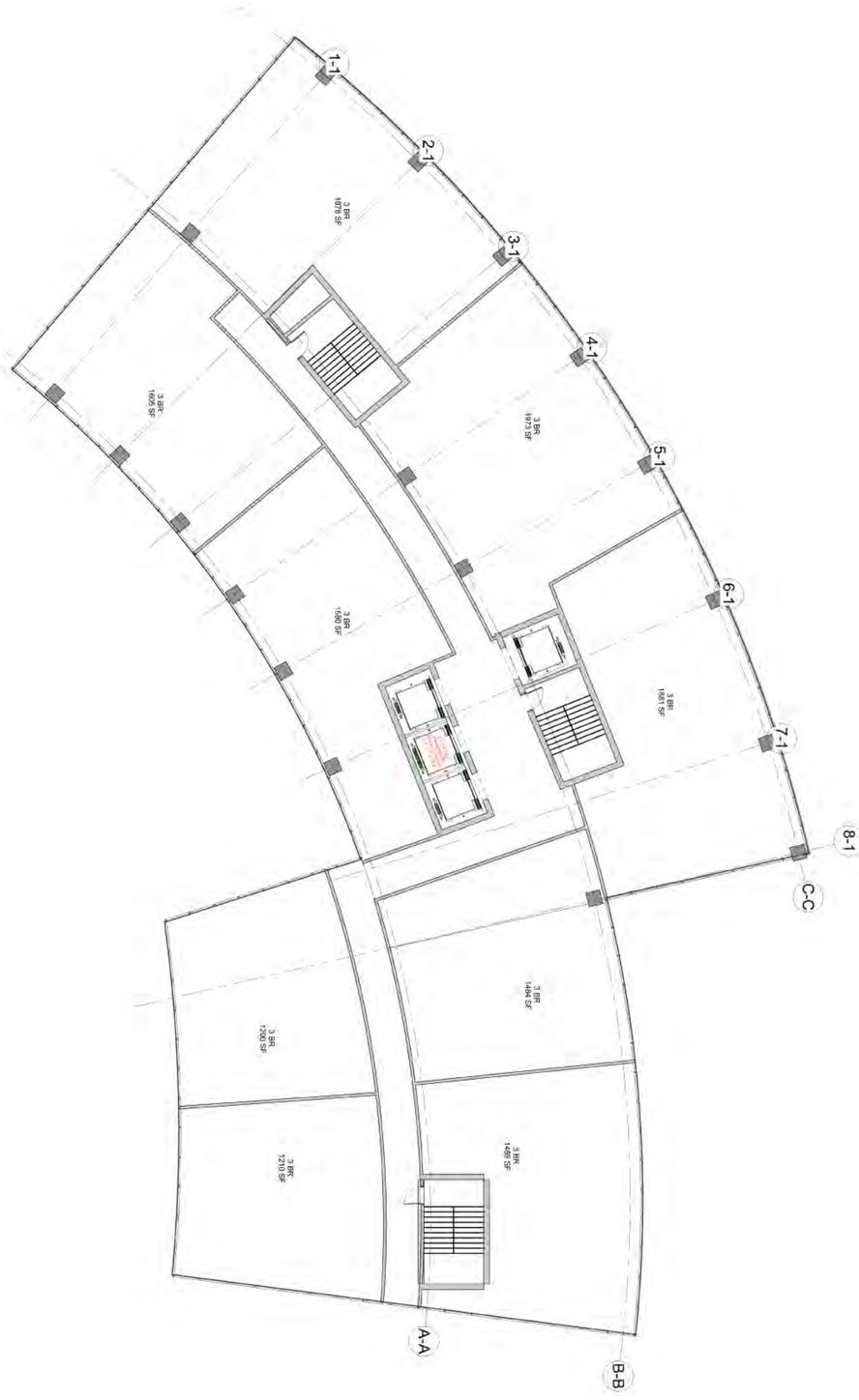

N

PENTHOUSELEVEL - BUILDING 2
3/32" = 1'-0"

A-2107

BUILDING # 2
PENTHOUSE LEVEL

DRC SUBMITTAL
OCT 21, 2015

OASIS

HALLANDALE BEACH

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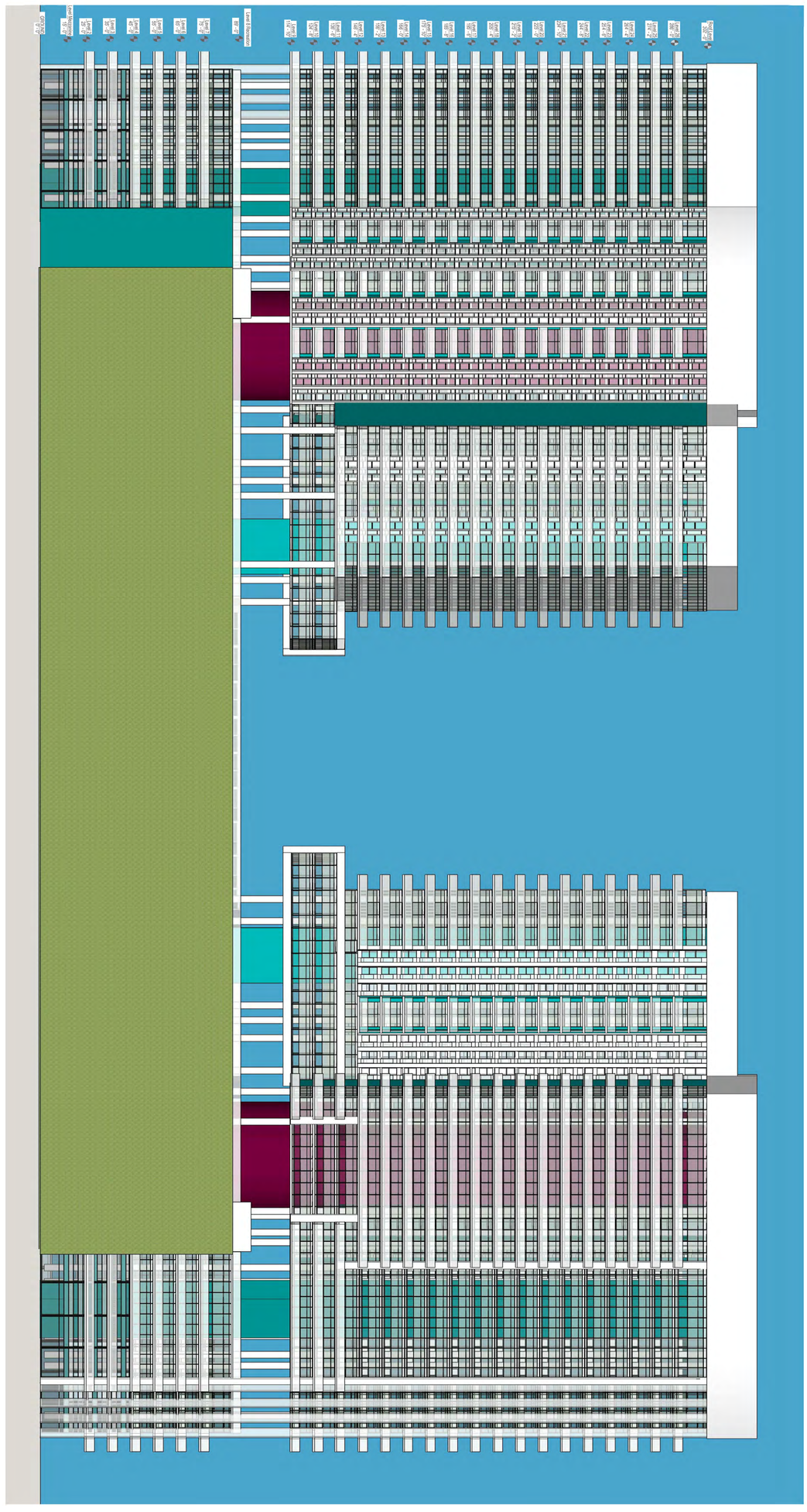
SOUTH ELEVATION
scale: 3/64"=1'-0"

N



A-2213

BUILDING 1 - 2
SOUTH ELEVATION

DRC SUBMITTAL
OCT 21, 2015

OASIS

HALLANDALE BEACH

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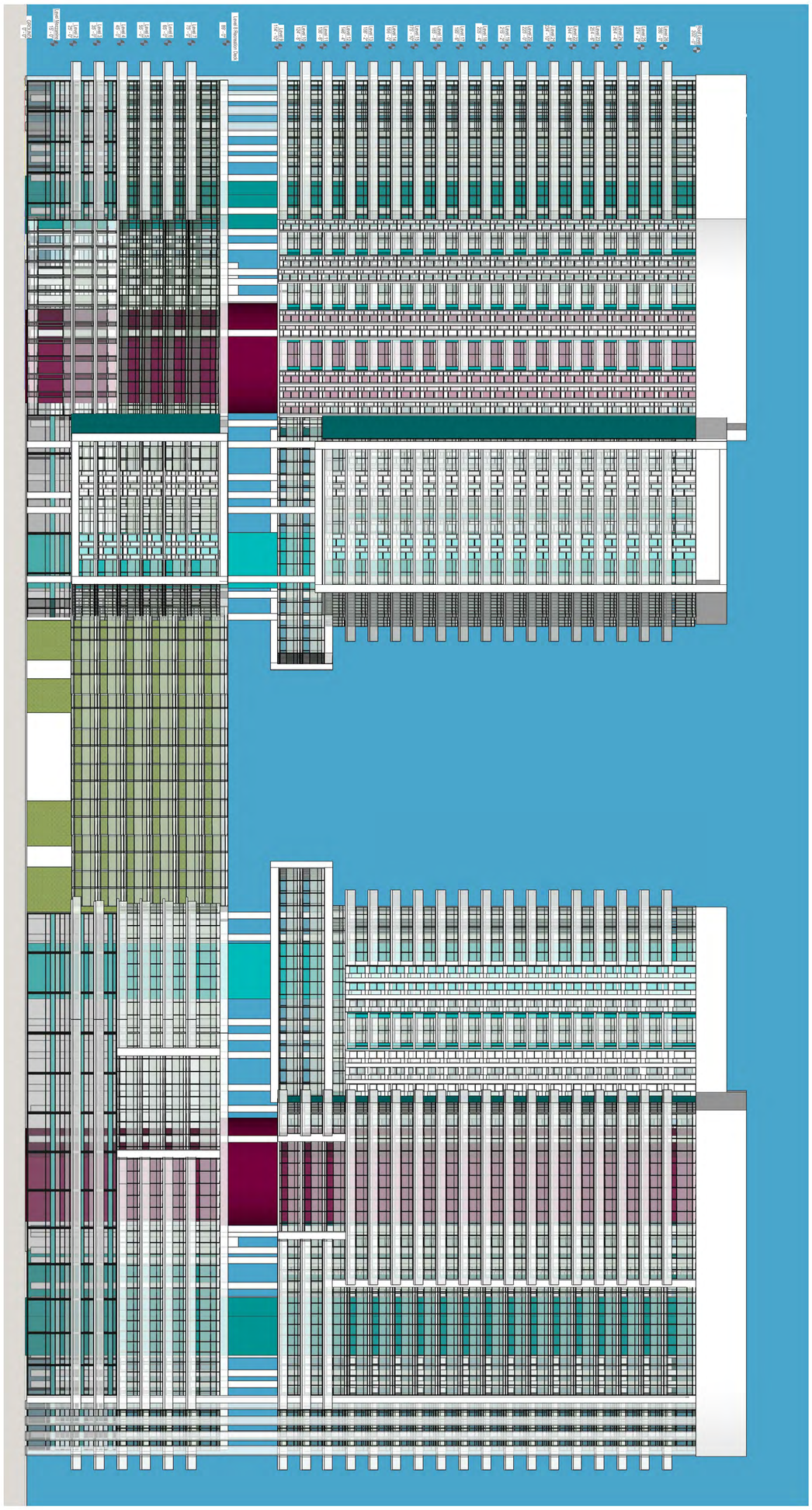
NORTH ELEVATION
scale: 3/64"=1'-0"



A-2214

BUILDING 1 - 2
NORTH ELEVATION

DRC SUBMITTAL
OCT 21, 2015

OASIS

HALLANDALE BEACH

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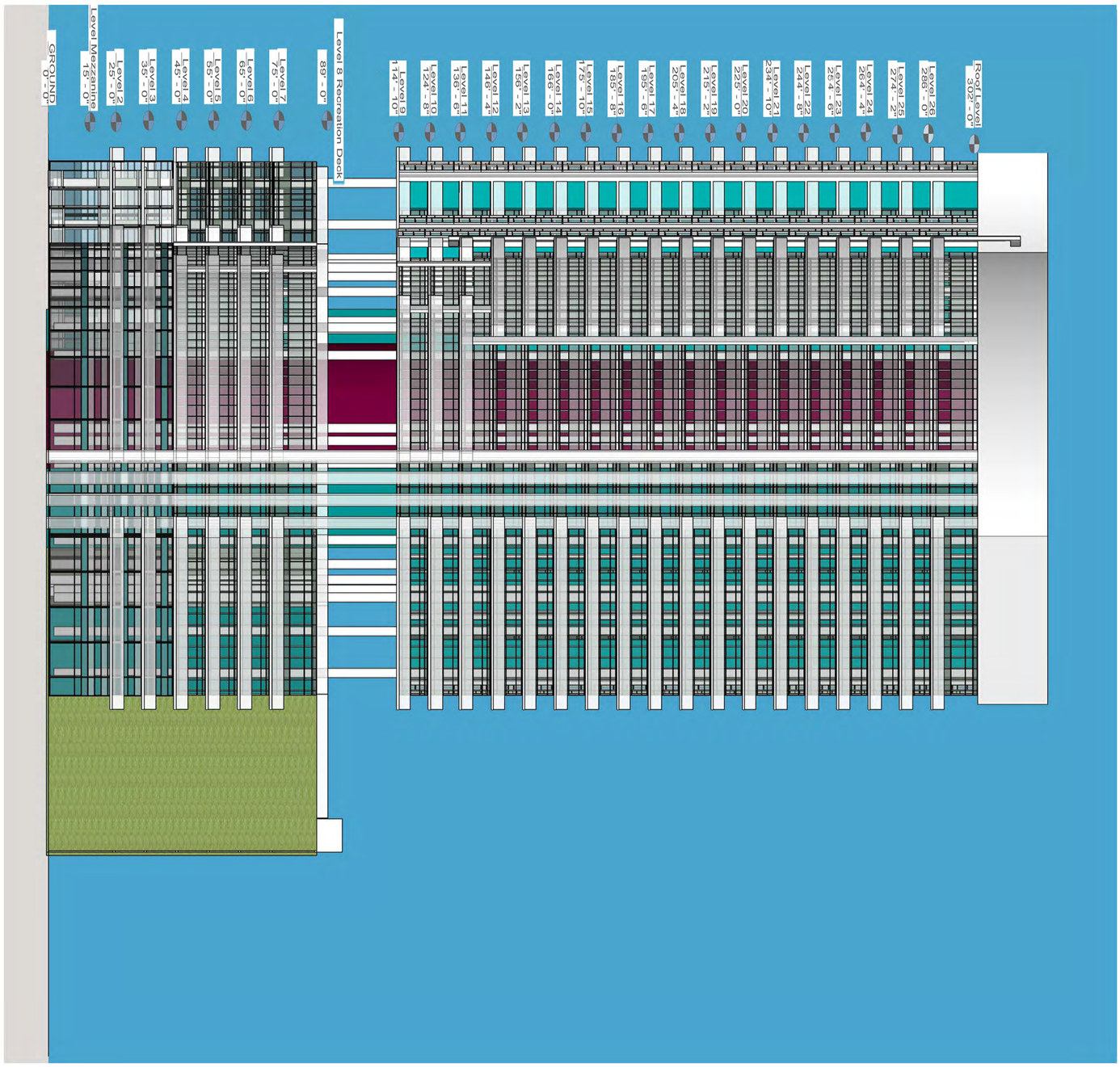
WEST ELEVATION
scale: 1/16"=1'-0"



A-2215

BUILDING 1 - 2
WEST ELEVATION

DRC SUBMITTAL
OCT 21, 2015

OASIS

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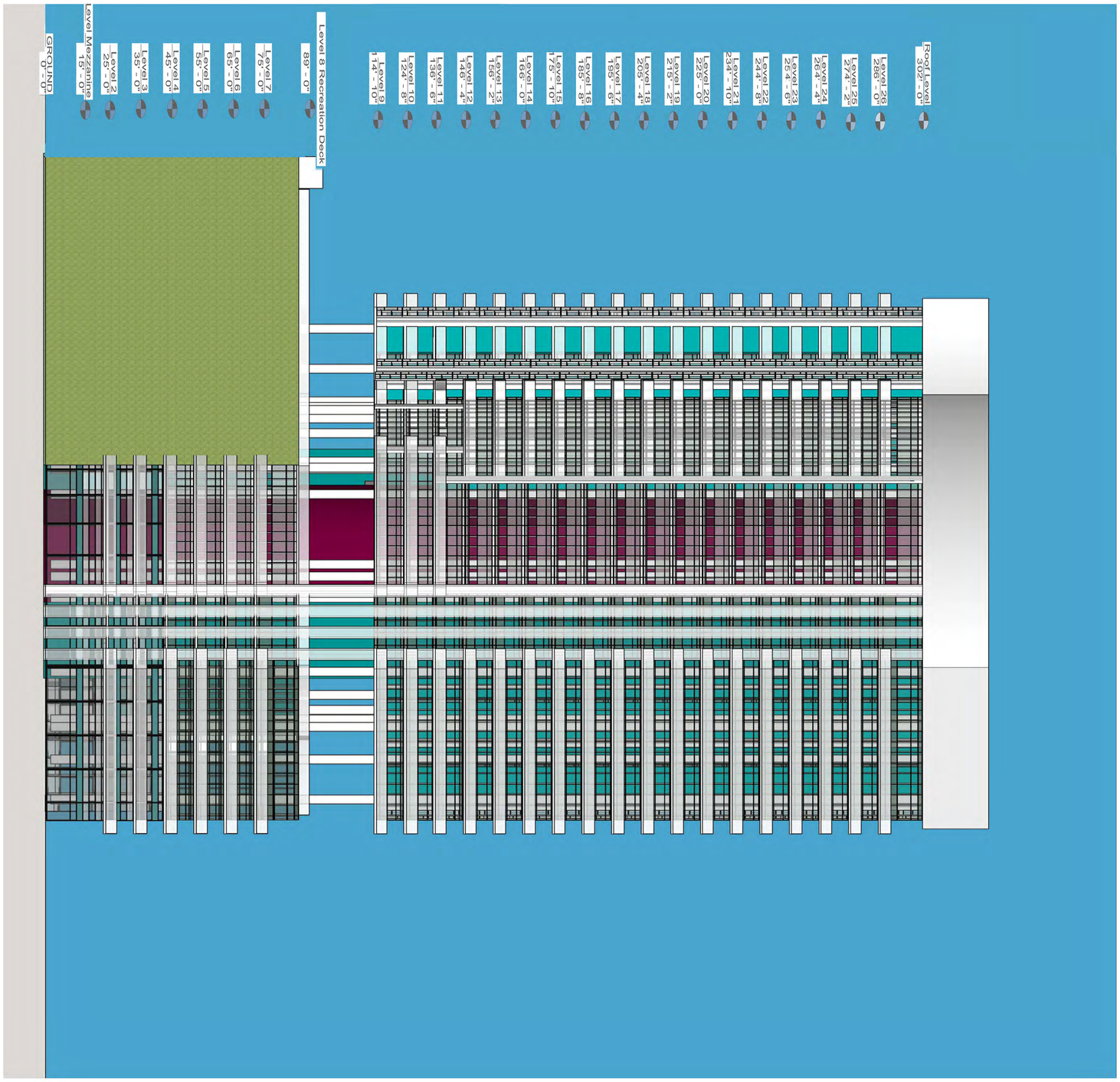
EAST ELEVATION
scale: 1/16"=1'-0"



A-2216

BUILDING 1 - 2
EAST ELEVATION

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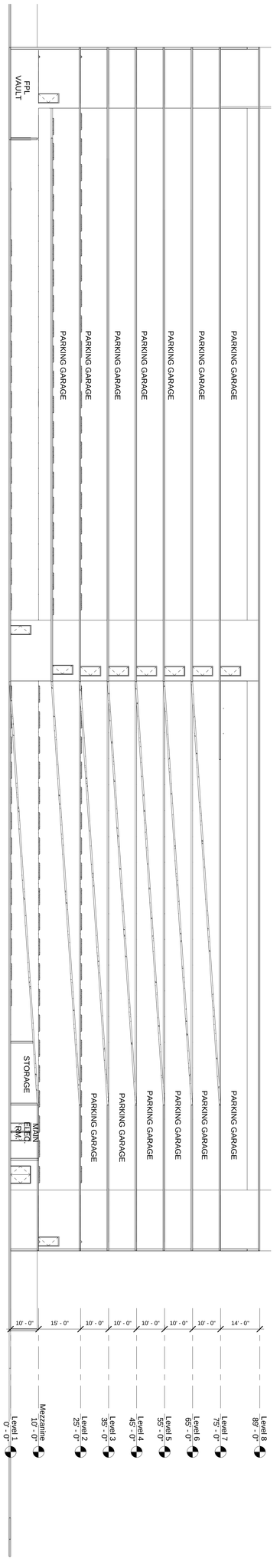

1 A-2300 BUILDING SECTION
1/16" = 1'-0"

A-2300

DRC SUBMITTAL
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OASIS

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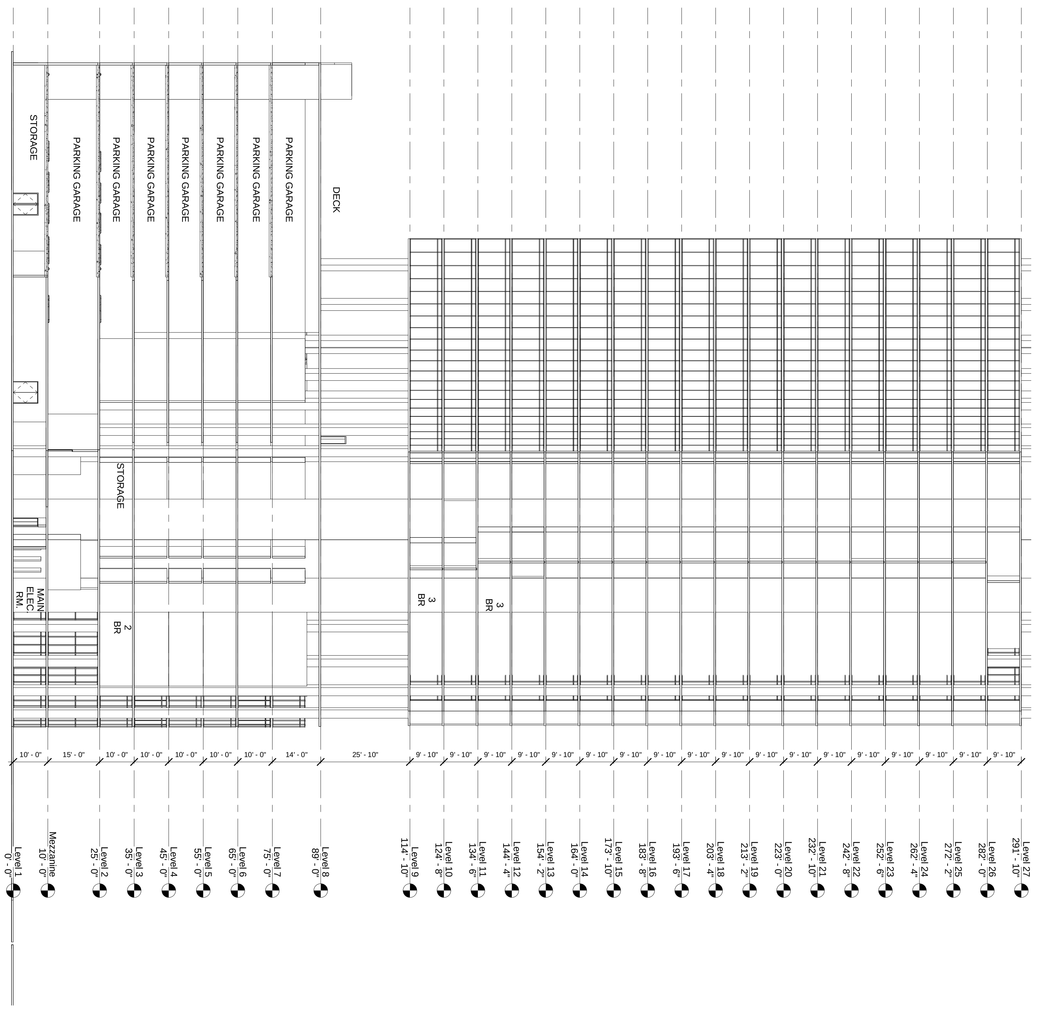
1
A-2301

Section 1

1/16" = 1'-0"



A-2301

DRB SUBMITTAL
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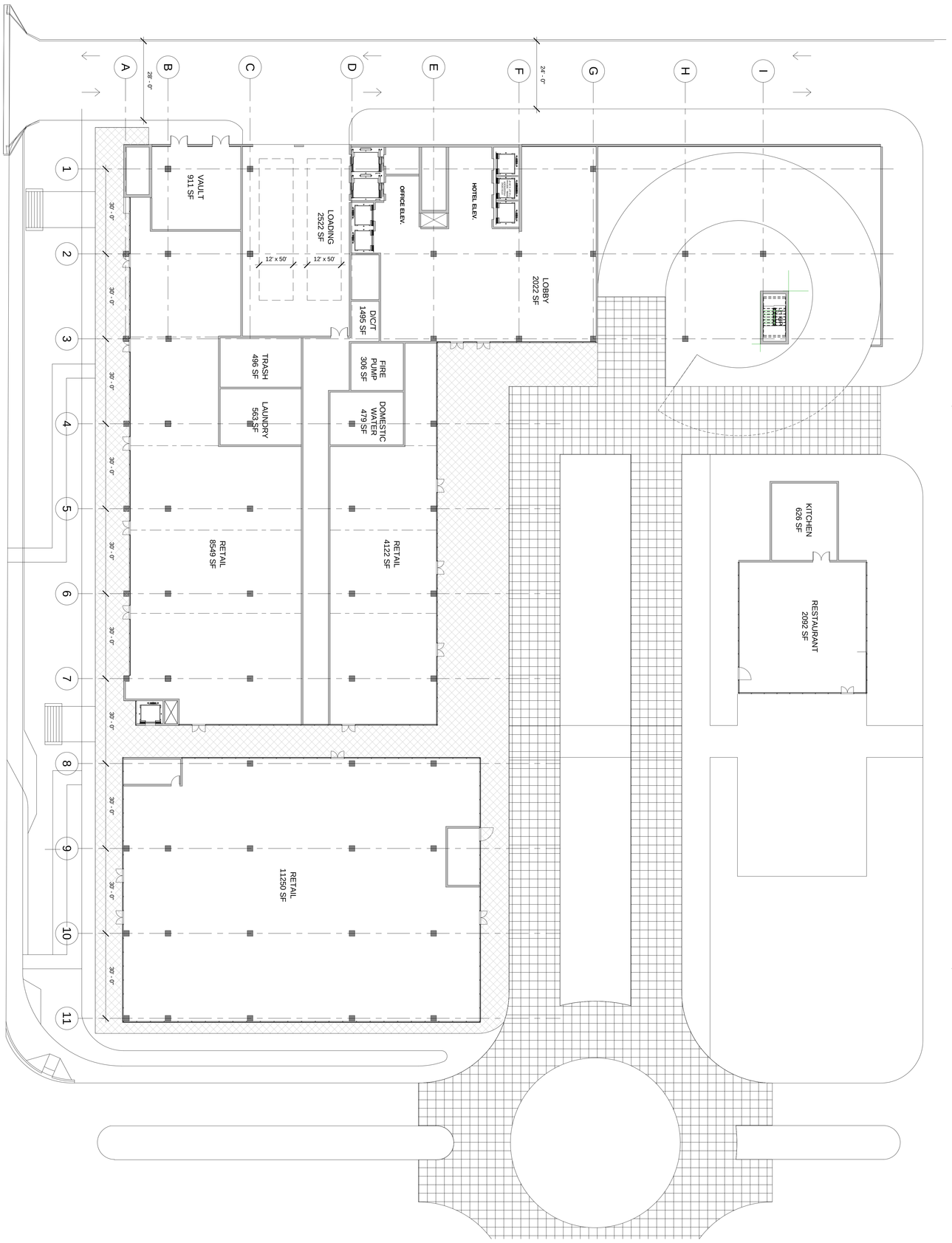
N

GROUND FLOOR PLAN
SCALE: 1/16" = 1'-0"



A-3101

BUILDING # 3
GROUND LEVEL

DRC SUBMITTAL
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OASIS

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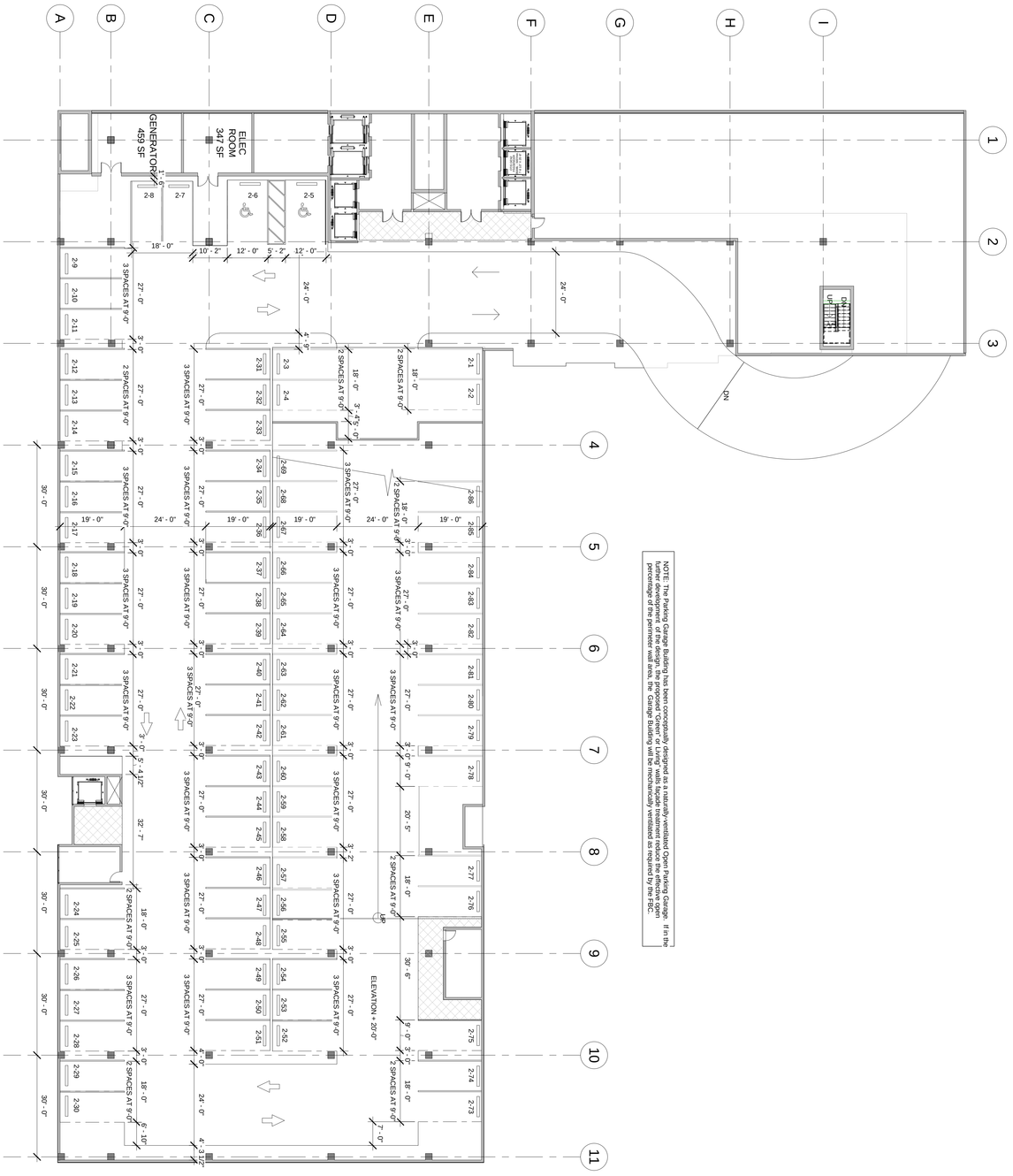
N

2ND FLOOR PLAN
SCALE: 1/16" = 1'-0"



A-3102

BUILDING # 3
2ND LEVEL

DRC SUBMITTAL
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OASIS

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N

3TH-8TH FLOOR PLAN
SCALE: 1/16" = 1'-0"

A-3103

BUILDING # 3
3TH - 8TH LEVEL

DRC SUBMITTAL
OCT 21, 2015

OASIS

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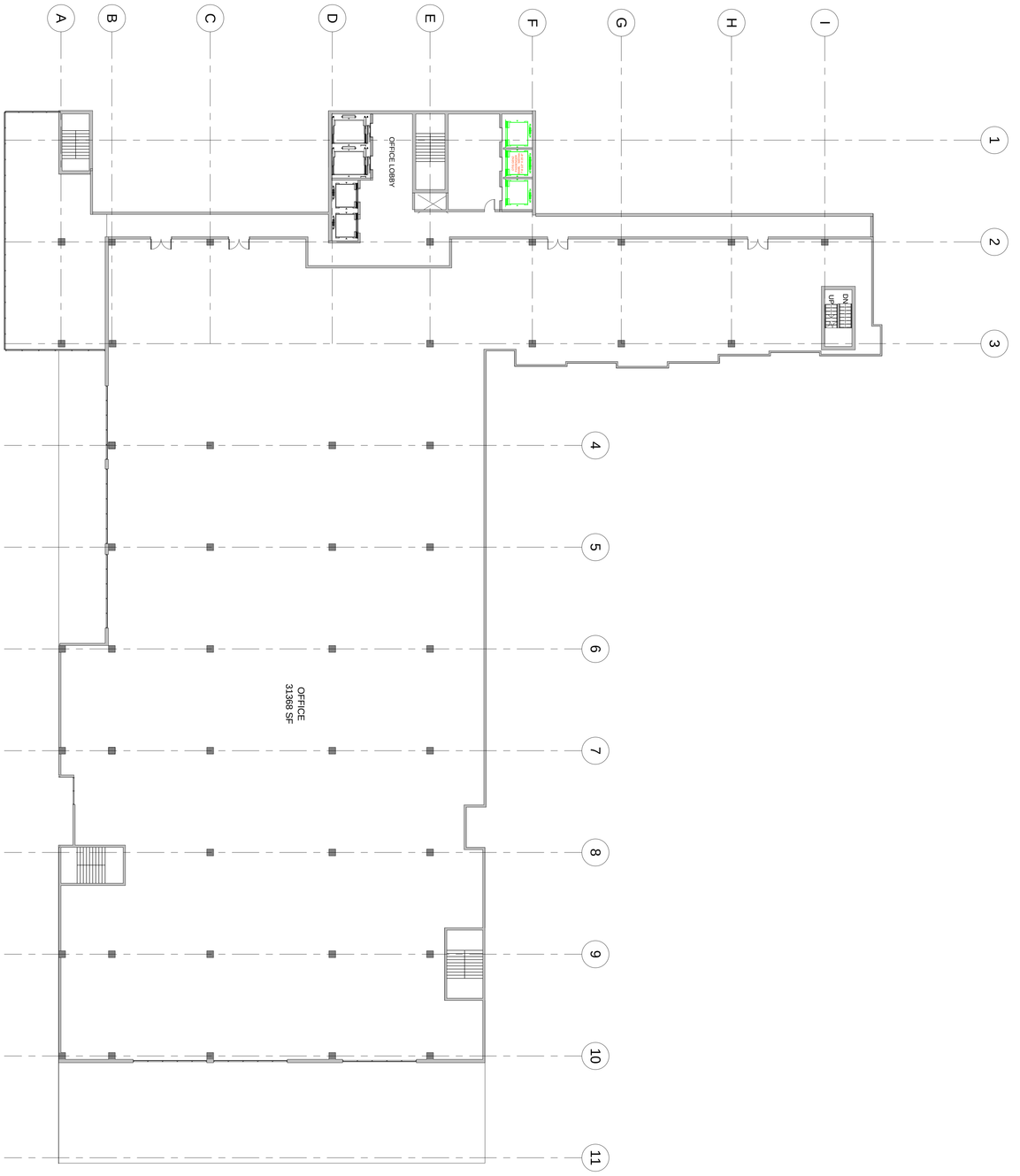
N

9TH FLOOR PLAN
SCALE: 1/16" = 1'-0"



A-3104

BUILDING # 3
9TH LEVEL

DRC SUBMITTAL
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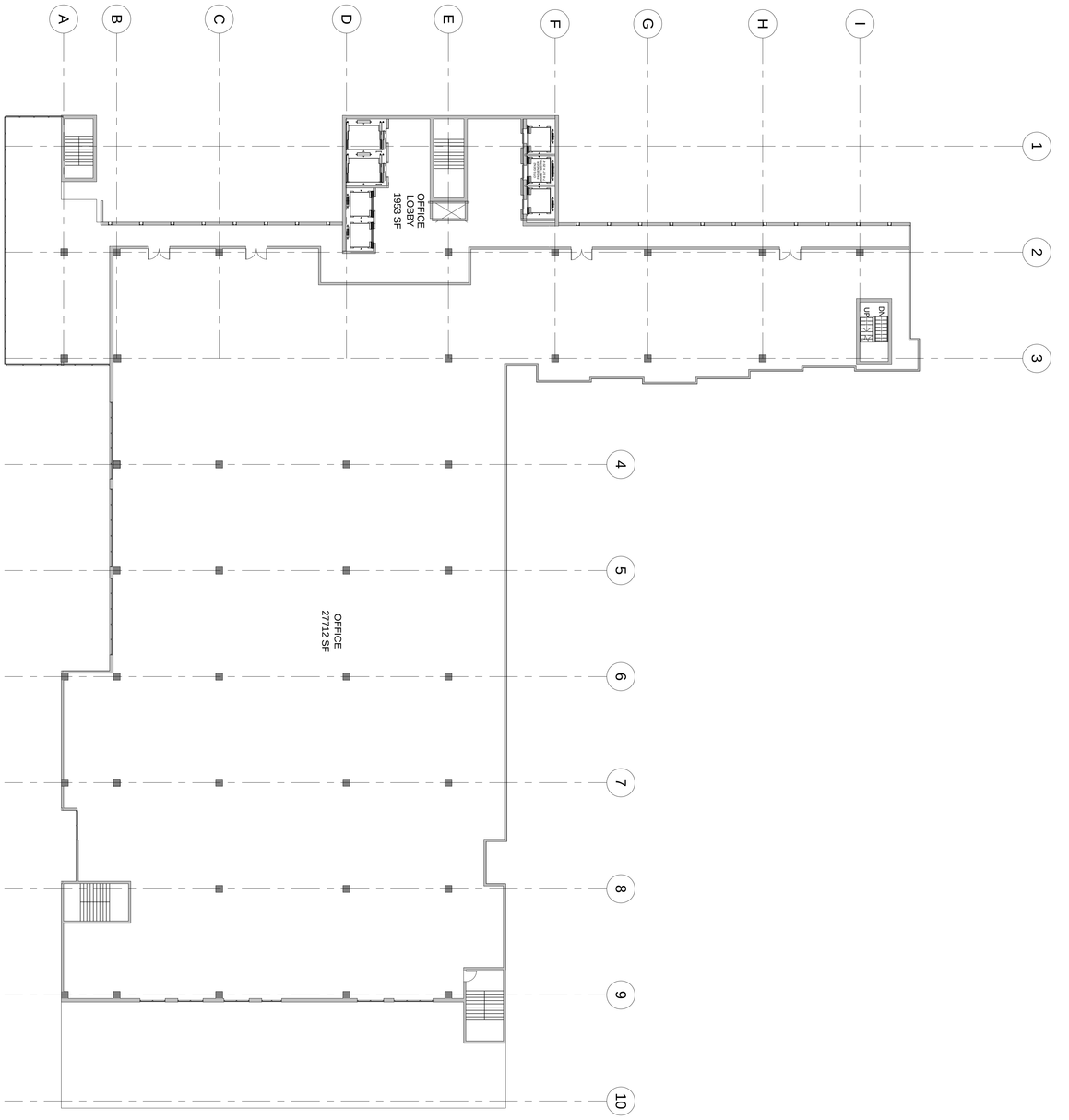
N

10TH FLOOR PLAN
SCALE: 1/16" = 1'-0"



A-3105

BUILDING #3
10TH LEVEL

DRC SUBMITTAL
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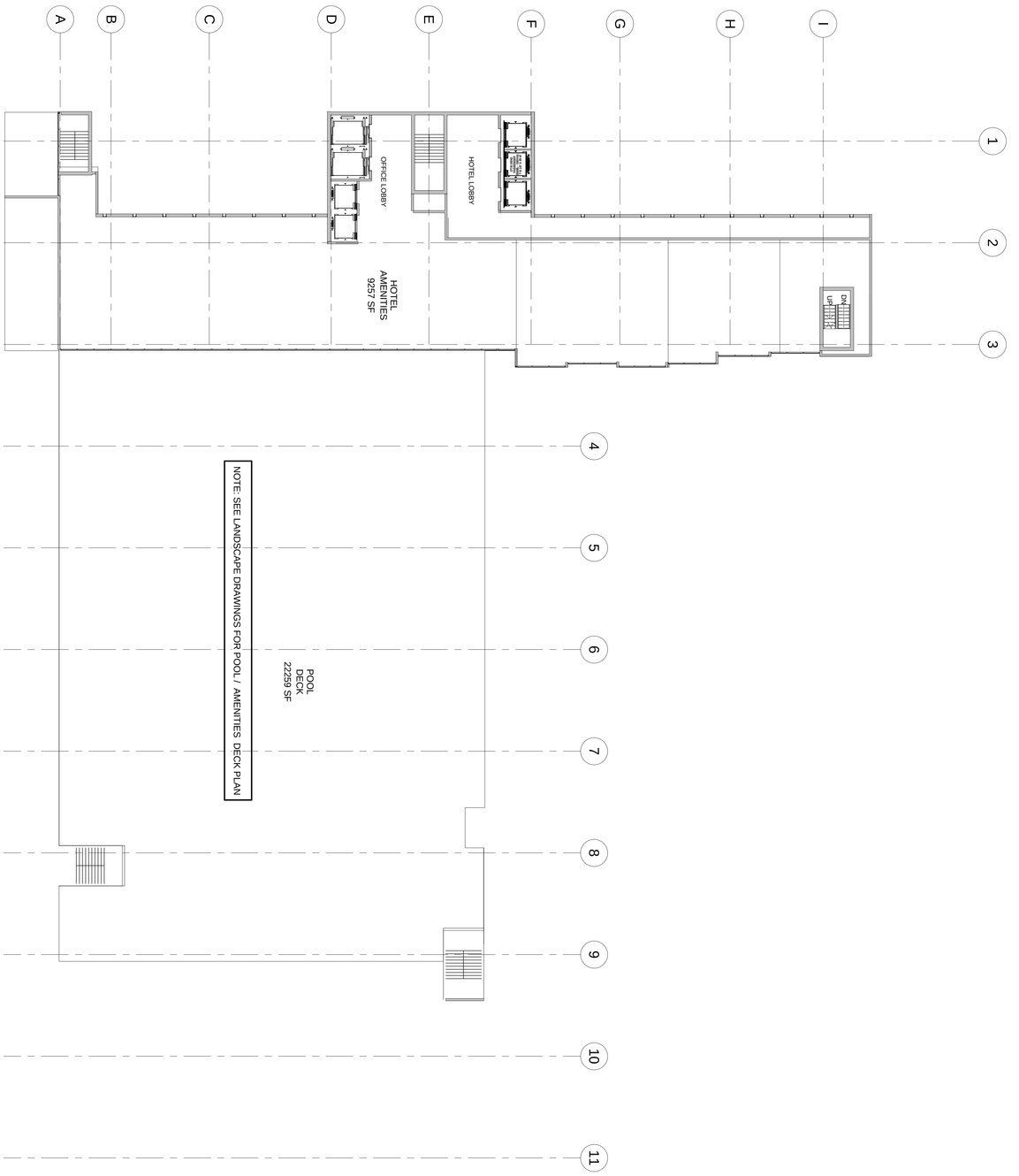

RECREATION DECK FLOOR PLAN
SCALE: 1/16" = 1'-0"

A-3106

BUILDING # 3
RECREATION DECK LEVEL

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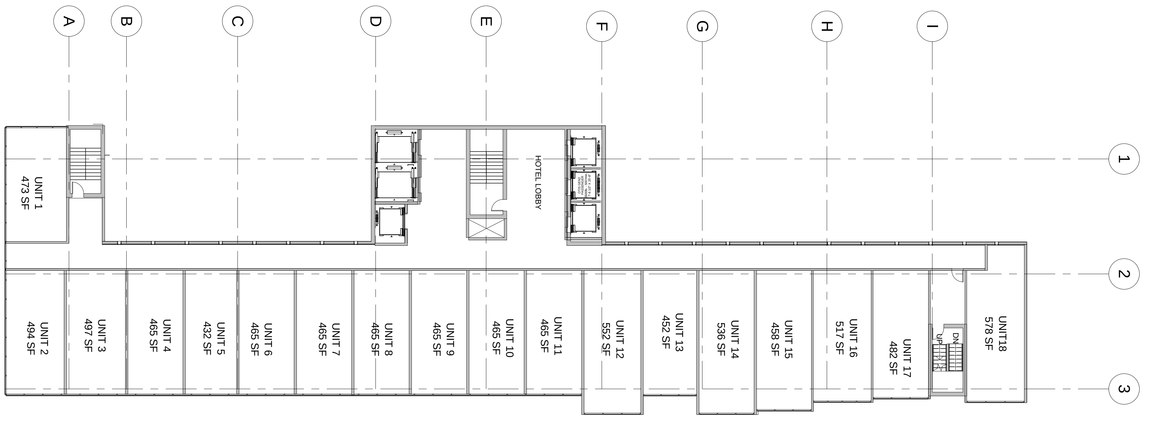
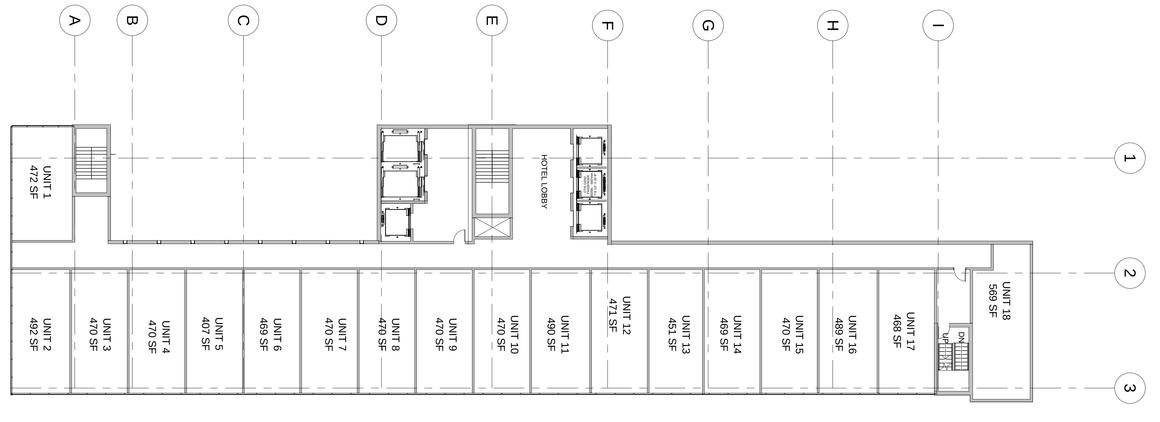
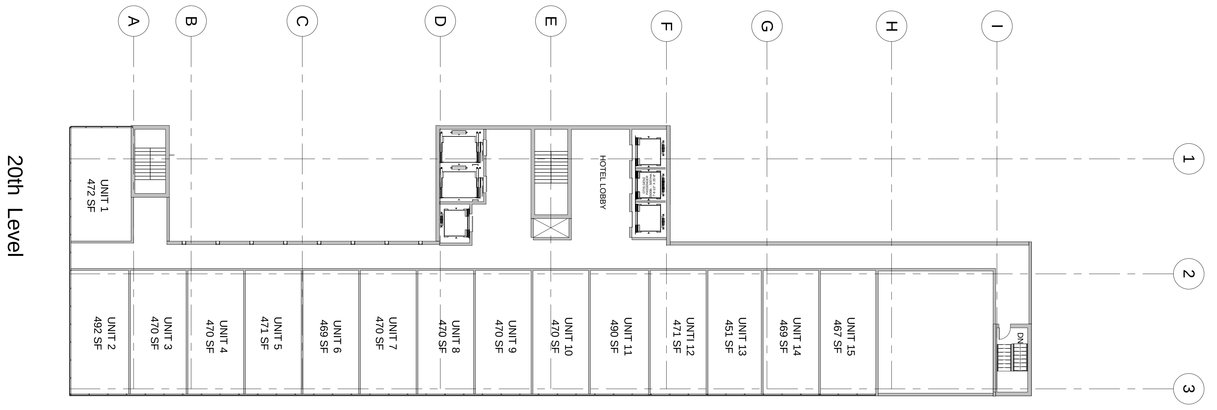
N

TYPICAL 12TH -18TH FLOOR PLAN
19TH FLOOR PLAN
20TH FLOOR PLAN
SCALE: 1/16" = 1'-0"







A-3107

BUILDING # 3
12TH - 18 TH LEVEL
19TH LEVEL
20TH LEVEL

DRC SUBMITTAL
OCT 21, 2015

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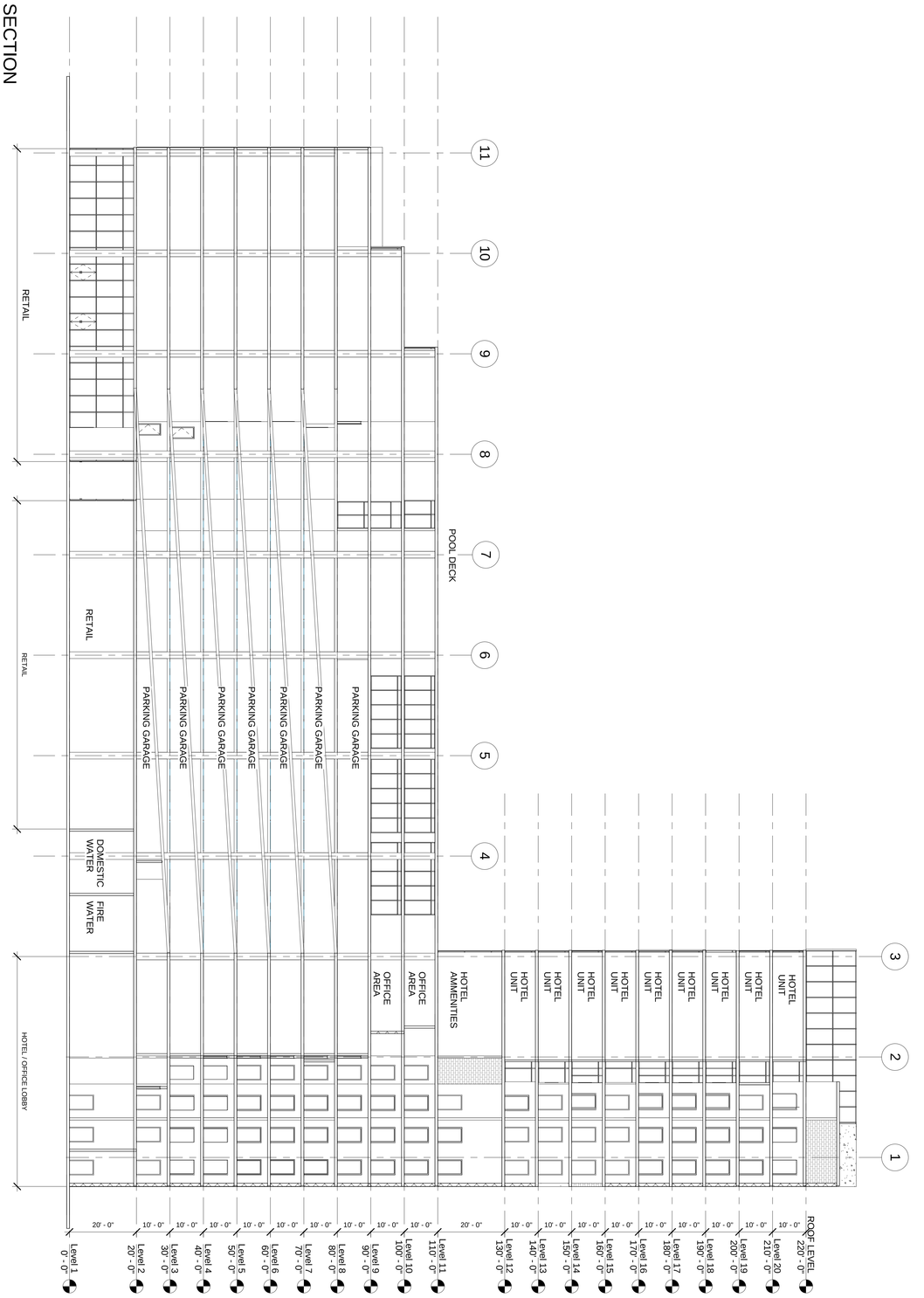

1 A-3108 BUILDING SECTION
1/16" = 1'-0"

A-3108

DRC SUBMITTAL
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A-3201

BUILDING 3
NORTH ELEVATION

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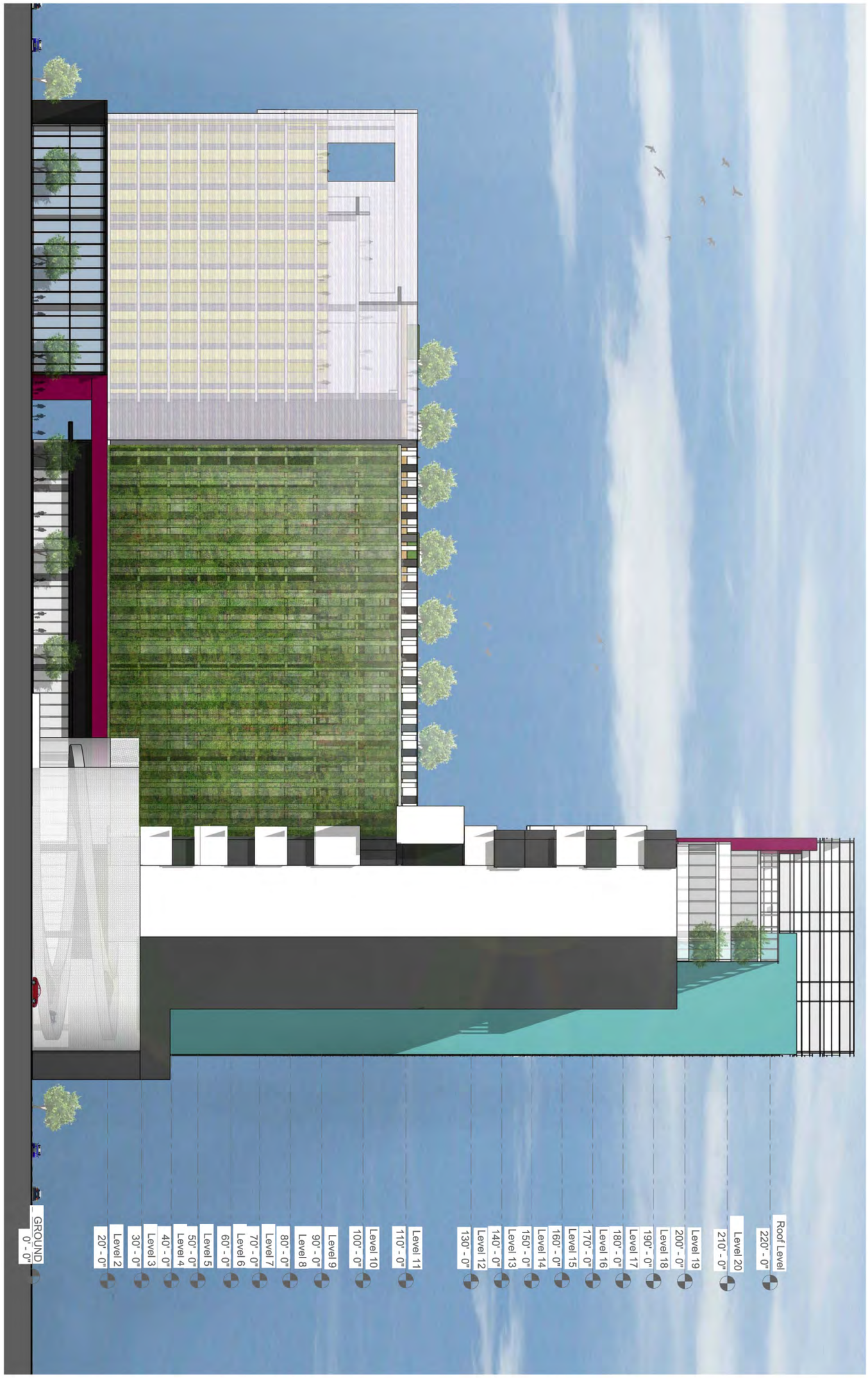

A-3202

BUILDING 3
SOUTH ELEVATION

DRC SUBMITTAL
OCT 21, 2015

OASIS

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A-3203

BUILDING 3
EAST ELEVATION

DRC SUBMITTAL
OCT 21, 2015

OASIS

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A-3204

BUILDING 3
WEST ELEVATION

DRC SUBMITTAL
OCT. 21, 2015

OASIS

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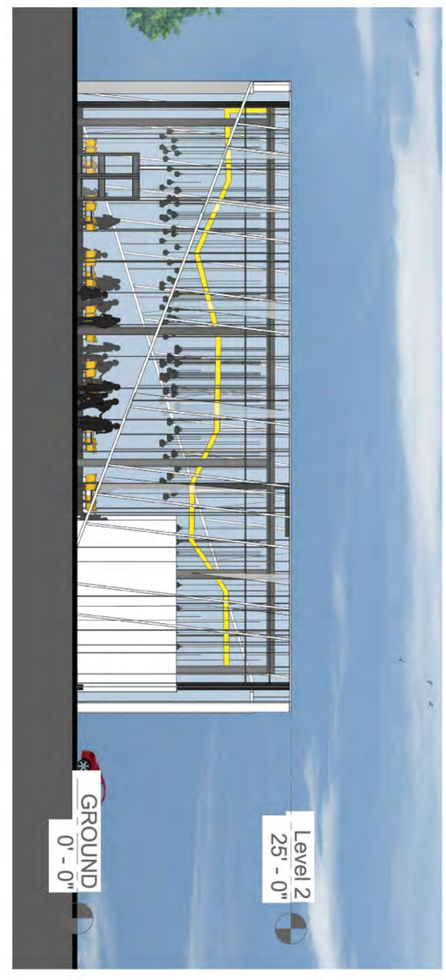
NORTH ELEVATION

SOUTH ELEVATION



EAST ELEVATION

WEST ELEVATION

A-3205

RESTAURANT
BUILDING 5
ELEVATIONS

DRC SUBMITTAL
OCT 21, 2015

OASIS

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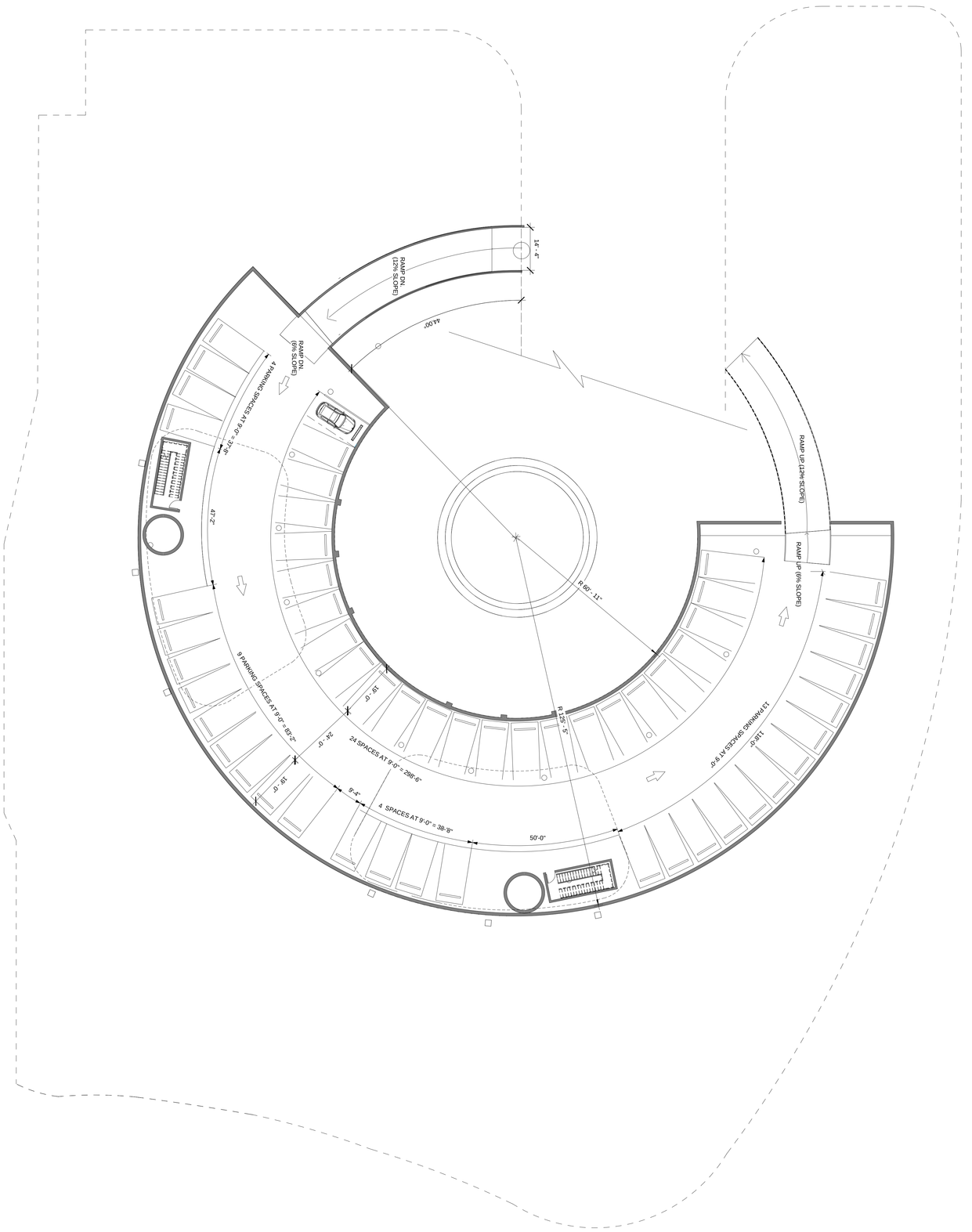
N

BASEMENT FLOOR PLAN
SCALE: 1/16" = 1'-0"



A-4100

BUILDING # 4
BASEMENT LEVEL

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OCT 21, 2015

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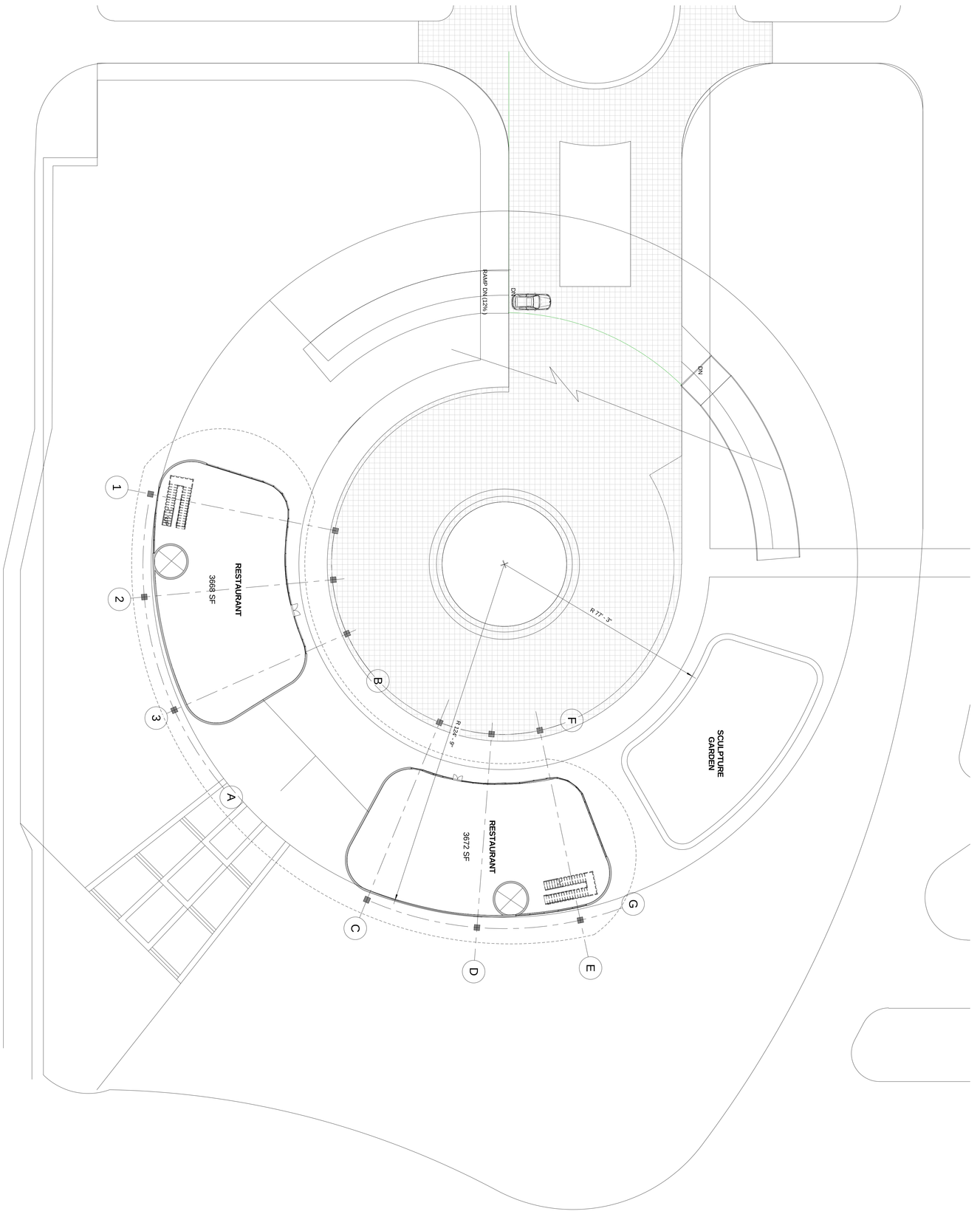
N

GROUND FLOOR PLAN
SCALE: 1/16" = 1'-0"



A-4101

BUILDING # 4
GROUND LEVEL

DRC SUBMITTAL
OCT 21, 2015

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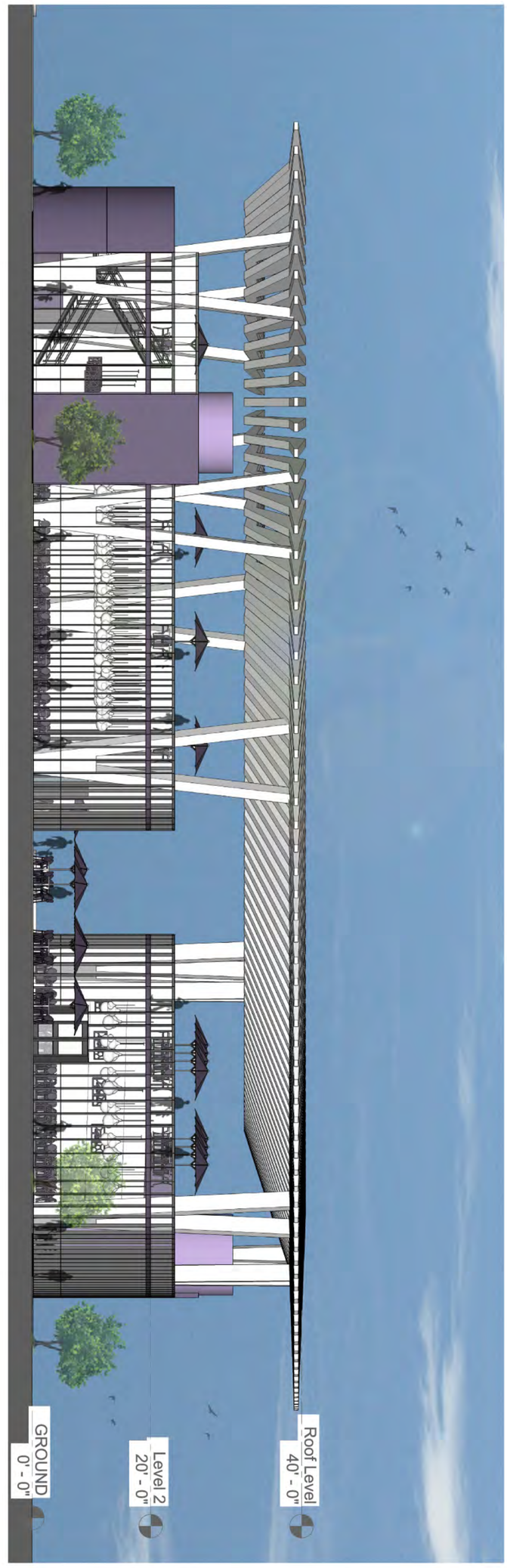
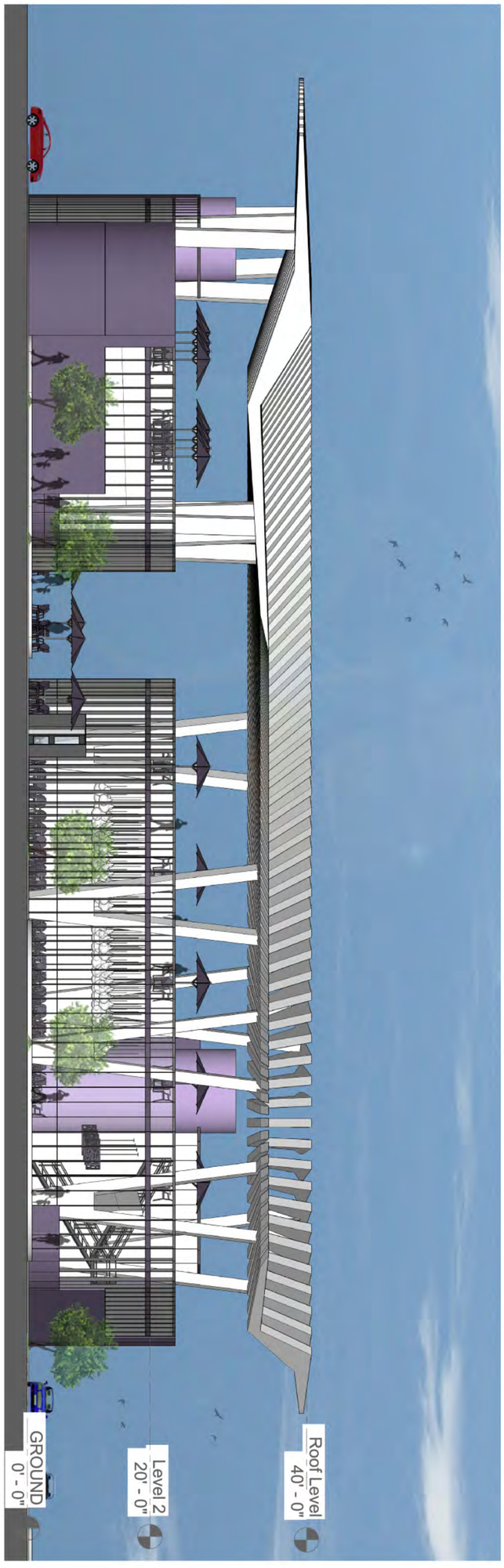


BUILDING 4
NORTH ELEVATION



BUILDING 4
SOUTH ELEVATION

A-4201

BUILDING 4
NORTH SOUTH ELEVATION

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OCT 21, 2015

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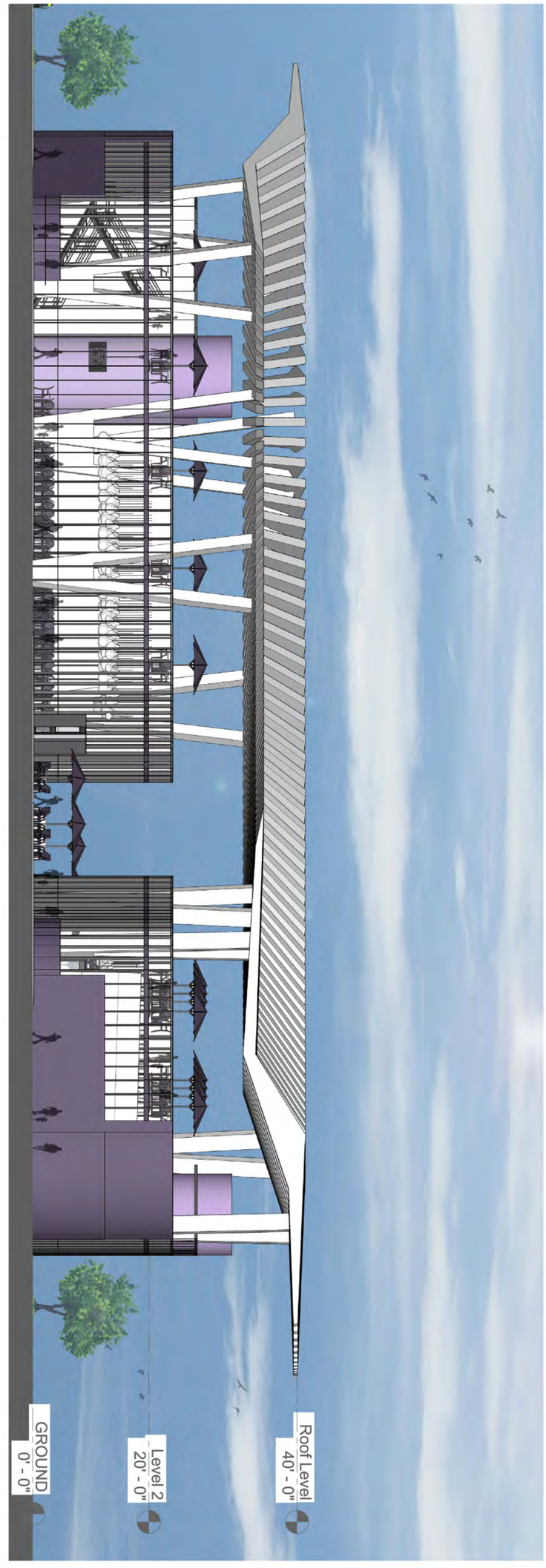
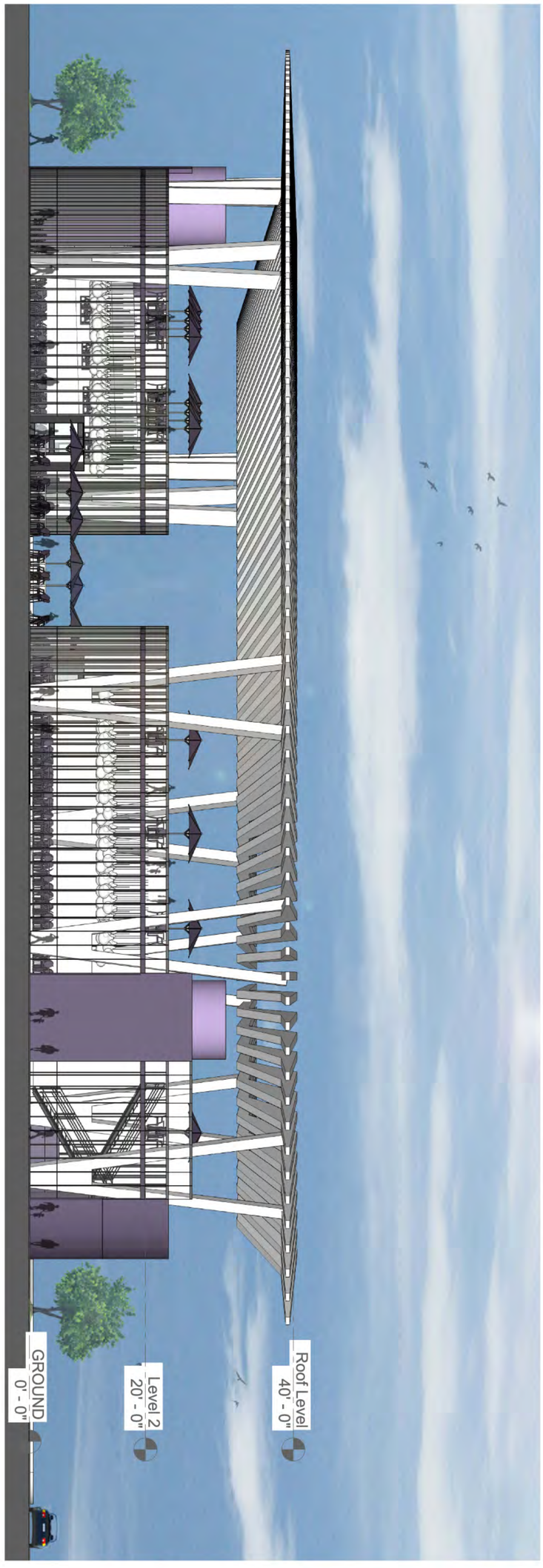


BUILDING 4
EAST ELEVATION



BUILDING 4
WEST ELEVATION

A-4202

BUILDING 4
EAST WEST ELEVATION

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OASIS

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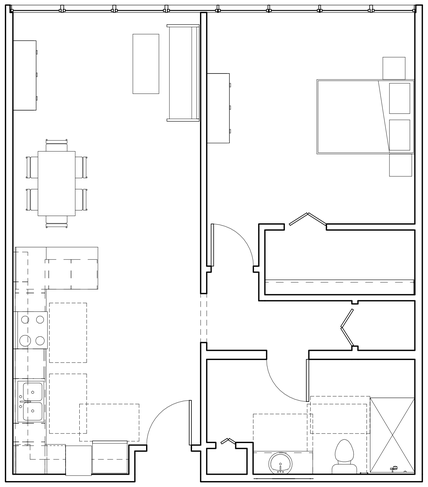
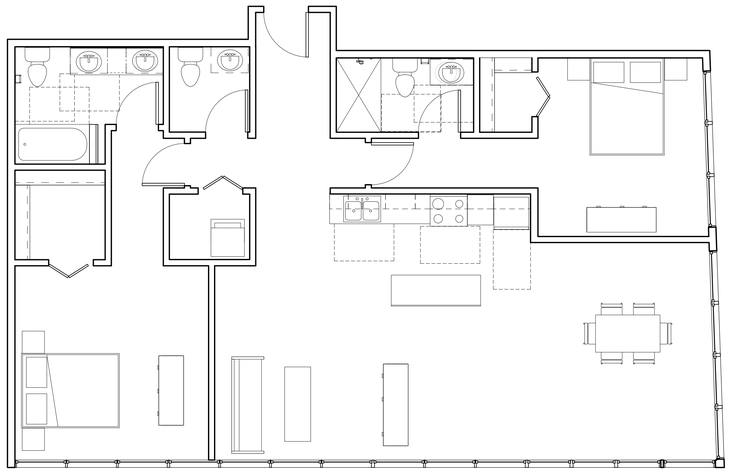


TYP. 1 BEDR UNIT

SCALE 1/4" = 1'-0"

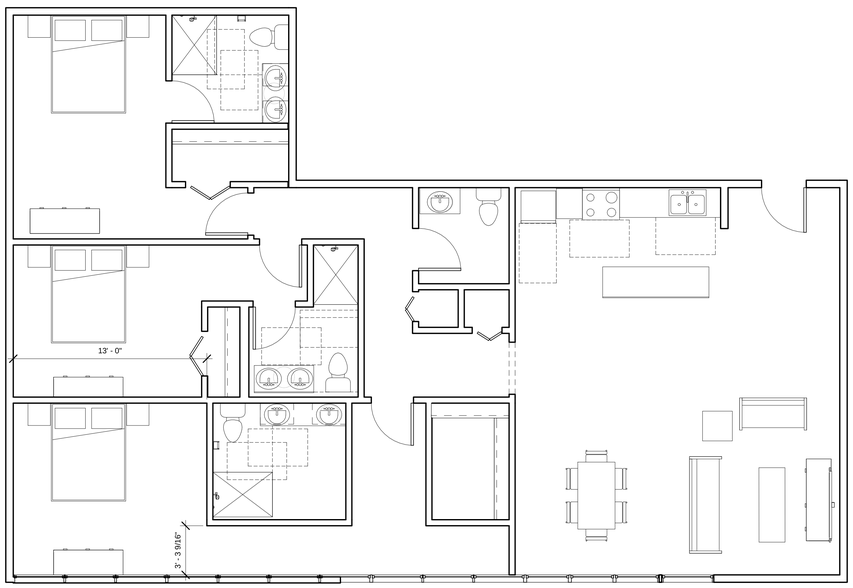
1,000 SQFT - 1,020 SQFT



TYP. 2 BEDROOM UNIT

SCALE 1/4"= 1'-0"

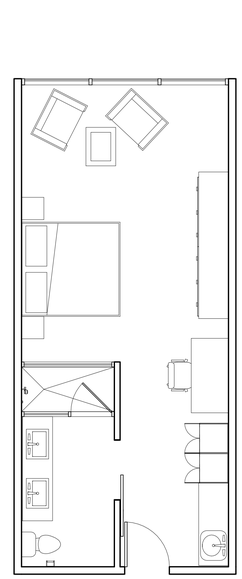
1,100 SQFT - 1,639 SQFT



TYP. 3 BEDROOM UNIT

SCALE 1/4"= 1'-0"

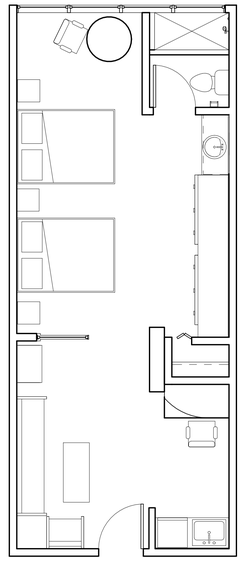
1,200 SQFT - 2,028 SQFT



TYP HOTEL SINGLE BED ROOM BUILDING 3

SCALE 1/4"= 1'-0"

+/- 500 SQFT (NO KITCHEN)



TYP HOTEL DOUBLE BED ROOM BUILDING 3

SCALE 1/4"= 1'-0"

+/- 500 SQFT (NO KITCHEN)

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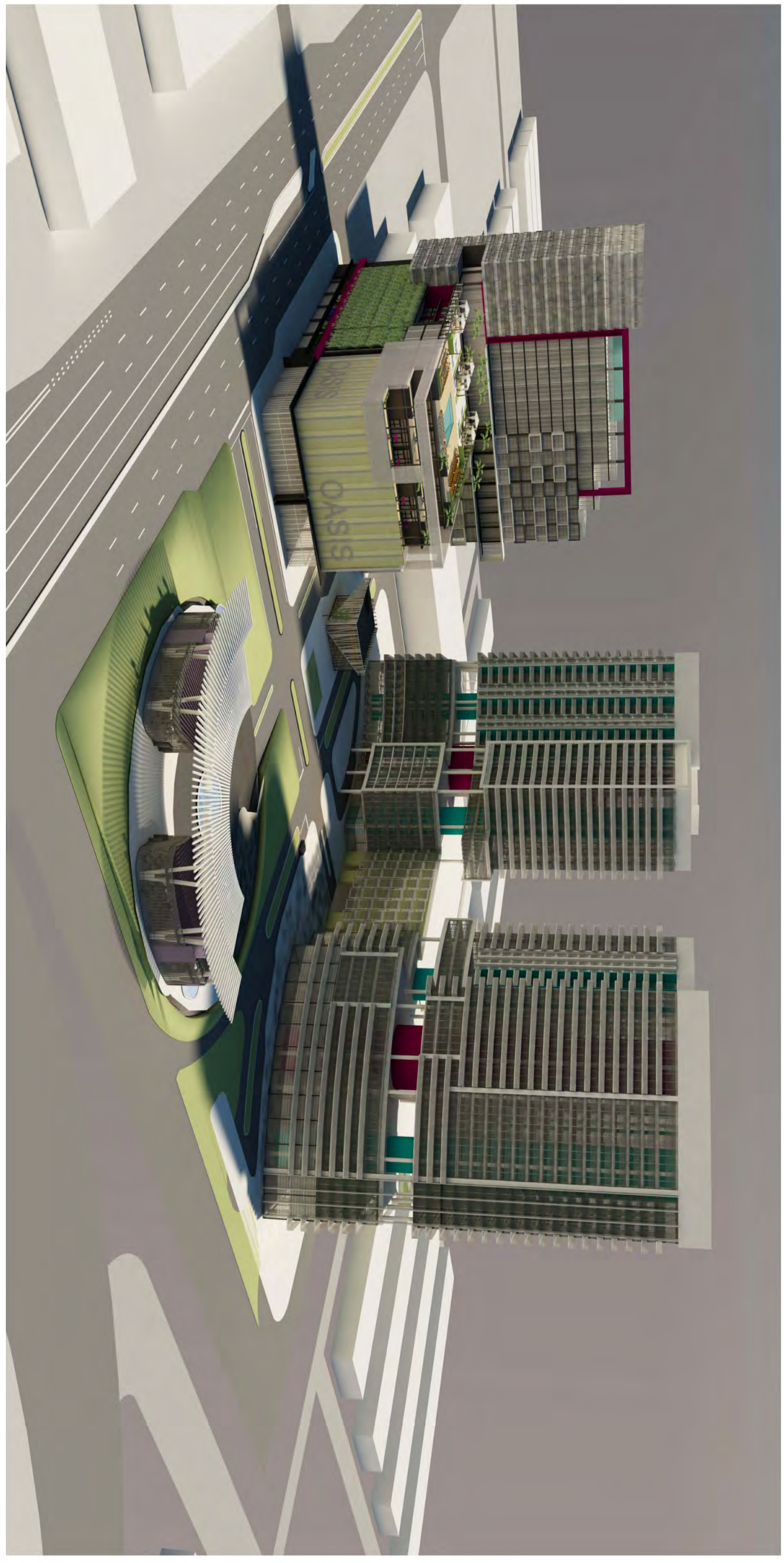
A-4203

TYP. UNITS



RENDER

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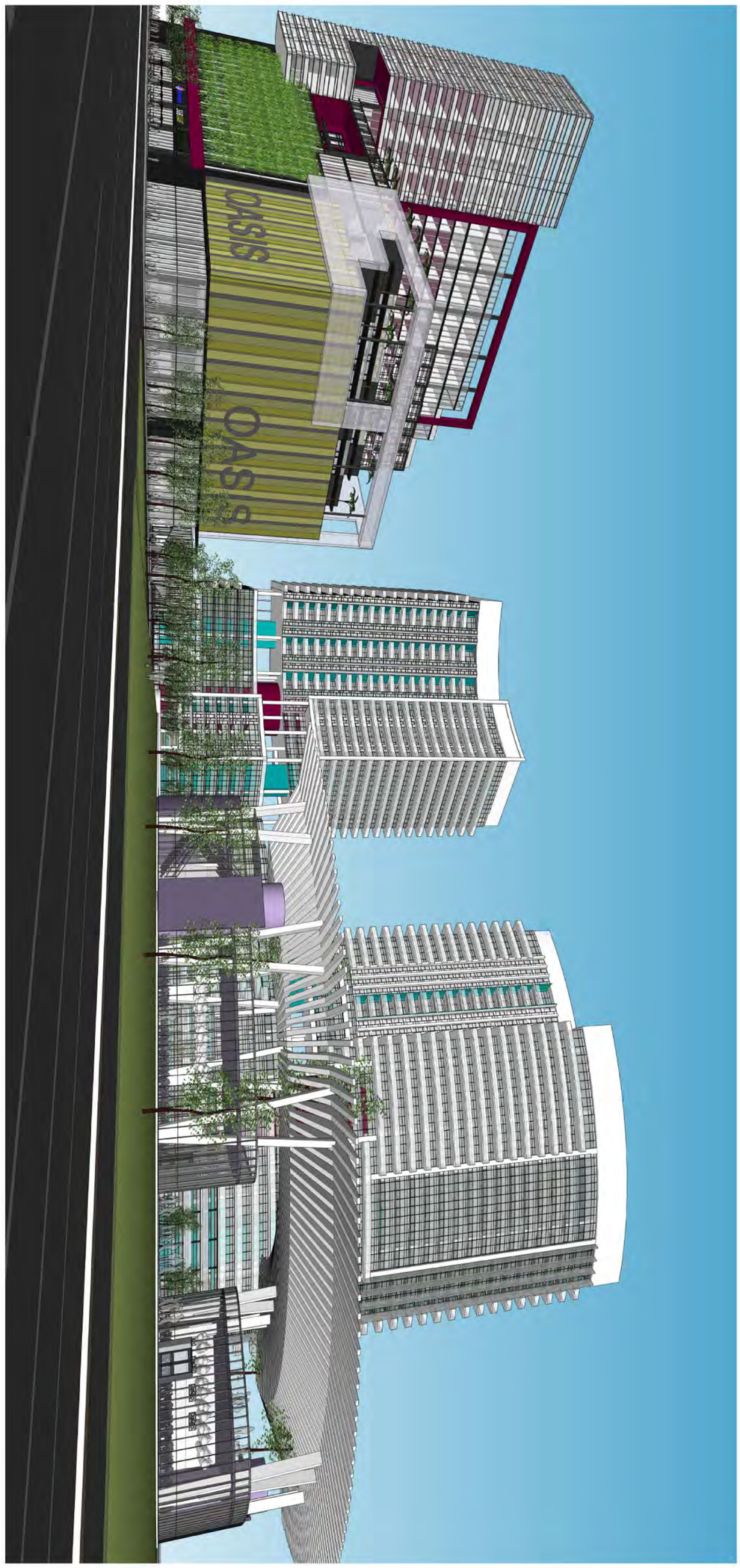

RENDER

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OCT 21, 2015

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