

INDEX OF DRAWINGS

DIPLOMAT GOLF COURSE & TENNIS CENTER

NUMBER OF LATEST REVISION PER SHEET	DATE	SHT. #	DESCRIPTION	NUMBER OF LATEST REVISION PER SHEET	DATE	SHT. #	DESCRIPTION	NUMBER OF LATEST REVISION PER SHEET	DATE	SHT. #	DESCRIPTION
	08/11/2015	A-0 A-0.0	COVER INDEX / LOCATION MAP								
MASTER DEVELOPMENT PLAN				LANDSCAPE				LANDSCAPE			
	10/30/15	S 1-8 S 1-19	SURVEY SURVEY		10/30/15	LA-100 LA-PLN LD-001 LD-002 LD-003 LD-004 LTD-100.1 LTD-100.2 LTD-200.1 LTD-200.2 LTD-300.1 LTD-400.1 LTD-HE.1 LTD-HE.2 LTD-TC.1 LTD-TC.2 LTD-MA.1 LTD-MA.2 LTD-TH.1	TREE RELOCATION DIAGRAM SITE PLANTING NOTES TREE DISPOSITION LIST TREE DISPOSITION LIST TREE DISPOSITION LIST TREE DISPOSITION LIST BLDG. 100 TREE DISPOSITION BLDG. 100 TREE DISPOSITION BLDG. 200 TREE DISPOSITION BLDG. 200 TREE DISPOSITION BLDG. 300 TREE DISPOSITION BLDG. 400 TREE DISPOSITION HOTEL EXPANSION TREE DISPOSITION HOTEL EXPANSION TREE DISPOSITION TENNIS CENTER TREE DISPOSITION TENNIS CENTER TREE DISPOSITION MARINA TREE DISPOSITION MARINA TREE DISPOSITION SINGLE-FAMILY TREE DISPOSITION		10/30/15	INDEX LA-OSD-MA.1 LA-OSD-MA.2 LA-VJA-MA.1 LA-VJA-MA.2 LH-MA.1 LH-MA.2 LHD-MA-101 LP-MA.00 LP-MA.1 LP-MA.2 LS-MA.1 LS-MA.2	MARINA MARINA OPEN SPACE DIAGRAM MARINA OPEN SPACE DIAGRAM MARINA VEHICULAR USE AREA MARINA VEHICULAR USE AREA MARINA HARDSCAPE PLAN MARINA HARDSCAPE PLAN MARINA HARDSCAPE DETAILS MARINA PLANTING SCHEDULE MARINA TREES AND PALMS MARINA TREES AND PALMS MARINA SHRUB PLAN MARINA SHRUB PLAN
ARCHITECTURAL				PHOTOMETRIC				PHOTOMETRIC			
	10/30/15	MSP-1 MSP-2 MSP-3 MSP-4 MSP-5 MSP-6 MSP-7 MSP-8 MSP-8.1 MSP-9 MSP-10 MSP-11	MASTER SITE PLAN CONTEXT STREET ELEVATIONS SITE DETAILS ACCESSORY CONDITIONAL USE & ZONING DIAGRAM VEHICULAR CIRCULATION DIAGRAM PEDESTRIAN CIRCULATION DIAGRAM GOLF CART CIRCULATION DIAGRAM MASSING STUDIES RENDERINGS SHADOW STUDIES - JUNE SHADOW STUDIES - DECEMBER PHASING DIAGRAMS		10/30/15	INDEX LA-OSD-100.1 LA-OSD-100.2 LA-VJA-100.1 LA-VJA-100.2 LH-100.1 LH-100.2 LH-100.A LHD-101 LP-100.00 LP-100.1 LP-100.2 LP-100.A LS-100.1 LS-100.2	BLDG. 100 BLDG. 100 OPEN SPACE DIAGRAM BLDG. 100 OPEN SPACE DIAGRAM BLDG. 100 VEHICULAR USE AREA BLDG. 100 VEHICULAR USE AREA BLDG. 100 HARDSCAPE PLAN BLDG. 100 HARDSCAPE PLAN BLDG. 100 AMENITY HARDSCAPE PLAN BLDG. 100 HARDSCAPE DETAIL BLDG. 100 PLANTING SCHEDULE BLDG. 100 TREES AND PALMS BLDG. 100 TREES AND PALMS BLDG. 100 AMENITY PLANTING BLDG. 100 SHRUB PLAN BLDG. 100 SHRUB PLAN		10/30/15	SE-0 SE-1.10 SE-1.11 SE-2.10 SE-0 SE-1.20 SE-1.21 SE-1.22 SE-2.20 SE-0 SE-1.30 SE-2.30 SE-0 SE-1.40 SE-2.40	OVERALL SITE PLAN - BLDG. 100 PHOTOMETRIC BLDG. 100 PHOTOMETRIC BLDG. 100 LOBBY LEVEL PARKING PLAN DETAILS & CUT SHEETS OVERALL SITE PLAN - BLDG. 200, 300 & 400 PHOTOMETRIC DRIVEWAYS (LEVEL 1) BLDGS. 200, 300 & 400 PHOTOMETRIC BLDG. 200 & 300 -PHOTOMETRIC LOBBY LEVEL PARKING PLAN PHOTOMETRIC BLDG. 400 -PHOTOMETRIC LOBBY LEVEL PARKING PLAN DETAILS & CUT SHEETS OVERALL SITE PLAN -MARINA/SINGLE-FAMILY PHOTOMETRIC MARINA/SINGLE-FAMILY PLAN DETAILS & CUT SHEETS OVERALL SITE PLAN -TENNIS CENTER PHOTOMETRIC TENNIS CENTER PLAN DETAILS & CUT SHEETS
	10/30/15	SP-1 A-100.1 A-100.2 A-100.3 A-100.4 A-100.5 A-100.6 A-100.7	ENLARGED SITE PLAN / LEVEL 1 BLDG. 100 -BLDG PLANS LEVEL 1 (LOBBY) & LEVEL 2 BLDG. 100 -BLDG PLANS LEVELS 3-5 BLDG. 100 -BLDG PLANS LEVELS 6 (POOL DECK/ AMENITY) & 7-28 BLDG. 100 -BLDG PLANS PENTHOUSE LEVELS 29-30 & ROOF LEVEL BLDG. 100 -UNIT PLANS BLDG. 100 -ELEVATIONS BLDG. 100 -GOLF MAINTENANCE BLDG.		10/30/15	INDEX LA-OSD-200.1 LA-OSD-200.2 LA-VJA-200.1 LA-VJA-200.2 LH-200.1 LH-200.2 LH-200.A LHD-201 LP-200.00 LP-200.1 LP-200.2 LP-200.A LS-200.1 LS-200.2 LP-200.A	BLDG. 200 BLDG. 200 OPEN SPACE DIAGRAM BLDG. 200 OPEN SPACE DIAGRAM BLDG. 200 VEHICULAR USE AREA BLDG. 200 VEHICULAR USE AREA BLDG. 200 HARDSCAPE PLAN BLDG. 200 HARDSCAPE PLAN BLDG. 200 AMENITY HARDSCAPE PLAN BLDG. 200 HARDSCAPE DETAIL BLDG. 200 HARDSCAPE DETAIL BLDG. 200 PLANTING SCHEDULE BLDG. 200 TREES AND PALMS BLDG. 200 TREES AND PALMS BLDG. 200 AMENITY PLANTING BLDG. 200 SHRUB PLAN BLDG. 200 SHRUB PLAN		10/30/15	SE-0 SE-1.10 SE-1.11 SE-2.10 SE-0 SE-1.20 SE-1.21 SE-1.22 SE-2.20 SE-0 SE-1.30 SE-2.30 SE-0 SE-1.40 SE-2.40	OVERALL SITE PLAN - BLDG. 100 PHOTOMETRIC BLDG. 100 PHOTOMETRIC BLDG. 100 LOBBY LEVEL PARKING PLAN DETAILS & CUT SHEETS OVERALL SITE PLAN - BLDG. 200, 300 & 400 PHOTOMETRIC DRIVEWAYS (LEVEL 1) BLDGS. 200, 300 & 400 PHOTOMETRIC BLDG. 200 & 300 -PHOTOMETRIC LOBBY LEVEL PARKING PLAN PHOTOMETRIC BLDG. 400 -PHOTOMETRIC LOBBY LEVEL PARKING PLAN DETAILS & CUT SHEETS OVERALL SITE PLAN -MARINA/SINGLE-FAMILY PHOTOMETRIC MARINA/SINGLE-FAMILY PLAN DETAILS & CUT SHEETS OVERALL SITE PLAN -TENNIS CENTER PHOTOMETRIC TENNIS CENTER PLAN DETAILS & CUT SHEETS
	10/30/15	A-200.1 A-200.2 A-200.3 A-200.4 A-200.5 A-200.6 A-300.1 A-300.2 A-300.3 A-300.4 A-400.1 A-400.2 A-400.3 A-400.4 A-400.5	ENLARGED SITE PLAN -BLDG'S 200,300 & 400 BASEMENT LEVEL 1 (P1 PARKING) LOBBY LEVEL 2 (P2 PARKING) LEVEL 3 (P3-PARKING) & LEVEL 4 (P4-PARKING) LEVEL 5 (P5 PARKING) & LEVEL 6 (POOL DECK) LEVEL 7-30 & ROOF PLAN ELEVATIONS LOBBY/LEVEL 1 (P1-P2 PARKING) LEVEL 2-3 (P2-P4 PARKING) LEVELS 4-24 ELEVATIONS LOBBY/LEVEL 1 (P1-P2 PARKING) LEVELS 2-4 (P3-P5 PARKING) LEVEL 5 (POOL DECK) & LEVELS 6-ROOF ELEVATIONS BLDG'S 200, 300 & 400 UNIT PLANS		10/30/15	INDEX LA-OSD-300.1 LA-VJA-300.1 LH-300.1 LH-300.A LHD-301 LHD-302 LP-300.00 LP-300.1 LP-300.A LS-300.1	BLDG. 300 BLDG. 300 OPEN SPACE DIAGRAM BLDG. 300 VEHICULAR USE AREA BLDG. 300 HARDSCAPE PLAN BLDG. 300 AMENITY HARDSCAPE PLAN BLDG. 300 HARDSCAPE DETAIL BLDG. 300 HARDSCAPE DETAIL BLDG. 300 PLANTING SCHEDULE BLDG. 300 TREES AND PALMS BLDG. 300 TREES AND PALMS BLDG. 300 AMENITY PLANTING BLDG. 300 SHRUB PLAN BLDG. 300 SHRUB PLAN		10/30/15	SE-0 SE-1.10 SE-1.11 SE-2.10 SE-0 SE-1.20 SE-1.21 SE-1.22 SE-2.20 SE-0 SE-1.30 SE-2.30 SE-0 SE-1.40 SE-2.40	OVERALL SITE PLAN - BLDG. 100 PHOTOMETRIC BLDG. 100 PHOTOMETRIC BLDG. 100 LOBBY LEVEL PARKING PLAN DETAILS & CUT SHEETS OVERALL SITE PLAN - BLDG. 200, 300 & 400 PHOTOMETRIC DRIVEWAYS (LEVEL 1) BLDGS. 200, 300 & 400 PHOTOMETRIC BLDG. 200 & 300 -PHOTOMETRIC LOBBY LEVEL PARKING PLAN PHOTOMETRIC BLDG. 400 -PHOTOMETRIC LOBBY LEVEL PARKING PLAN DETAILS & CUT SHEETS OVERALL SITE PLAN -MARINA/SINGLE-FAMILY PHOTOMETRIC MARINA/SINGLE-FAMILY PLAN DETAILS & CUT SHEETS OVERALL SITE PLAN -TENNIS CENTER PHOTOMETRIC TENNIS CENTER PLAN DETAILS & CUT SHEETS
	10/30/15	SP-3 SP-500.1 SP-500.2 SP-4	MARINA/SINGLE-FAMILY MARINA/SINGLE-FAMILY SITE PLAN DOCKMASTER & TRASH DUMPSTER -FLOOR PLANS & ELEVATIONS SINGLE-FAMILY - FLOOR PLANS & ELEVATION ENLARGED SITE PLAN TENNIS CENTER		10/30/15	INDEX LA-OSD-400.1 LA-VJA-400.1 LH-400.1 LH-400.A LHD-401 LP-400.00 LP-400.1 LP-400.A LS-400.1	BLDG. 400 BLDG. 400 OPEN SPACE DIAGRAM BLDG. 400 VEHICULAR USE AREA BLDG. 400 HARDSCAPE PLAN BLDG. 400 AMENITY HARDSCAPE PLAN BLDG. 400 HARDSCAPE DETAIL BLDG. 400 PLANTING SCHEDULE BLDG. 400 TREES AND PALMS BLDG. 400 TREES AND PALMS BLDG. 400 AMENITY PLANTING BLDG. 400 SHRUB PLAN BLDG. 400 SHRUB PLAN		10/30/15	SE-0 SE-1.10 SE-1.11 SE-2.10 SE-0 SE-1.20 SE-1.21 SE-1.22 SE-2.20 SE-0 SE-1.30 SE-2.30 SE-0 SE-1.40 SE-2.40	OVERALL SITE PLAN - BLDG. 100 PHOTOMETRIC BLDG. 100 PHOTOMETRIC BLDG. 100 LOBBY LEVEL PARKING PLAN DETAILS & CUT SHEETS OVERALL SITE PLAN - BLDG. 200, 300 & 400 PHOTOMETRIC DRIVEWAYS (LEVEL 1) BLDGS. 200, 300 & 400 PHOTOMETRIC BLDG. 200 & 300 -PHOTOMETRIC LOBBY LEVEL PARKING PLAN PHOTOMETRIC BLDG. 400 -PHOTOMETRIC LOBBY LEVEL PARKING PLAN DETAILS & CUT SHEETS OVERALL SITE PLAN -MARINA/SINGLE-FAMILY PHOTOMETRIC MARINA/SINGLE-FAMILY PLAN DETAILS & CUT SHEETS OVERALL SITE PLAN -TENNIS CENTER PHOTOMETRIC TENNIS CENTER PLAN DETAILS & CUT SHEETS
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	10/30/15	C0-1 C0-2 C0-3	COVER SHEET GENERAL NOTES KEY MAP		10/30/15	INDEX LA-OSD-HE.1 LA-OSD-HE.2 LH-HE.1 LH-HE.2 LH-HE-101 LP-HE.00 LP-HE.1 LP-HE.2 LS-HE.1 LS-HE.2	HOTEL EXPANSION HOTEL EXPANSION OPEN SPACE DIAGRAM HOTEL EXPANSION OPEN SPACE DIAGRAM HOTEL EXPANSION HARDSCAPE PLAN HOTEL EXPANSION HARDSCAPE PLAN HOTEL EXPANSION HARDSCAPE DETAILS HOTEL EXPANSION PLANTING SCHEDULE HOTEL EXPANSION TREES AND PALMS HOTEL EXPANSION TREE'S AND PALMS HOTEL EXPANSION SHRUB PLAN HOTEL EXPANSION SHRUB PLAN		10/30/15	SE-0 SE-1.10 SE-1.11 SE-2.10 SE-0 SE-1.20 SE-1.21 SE-1.22 SE-2.20 SE-0 SE-1.30 SE-2.30 SE-0 SE-1.40 SE-2.40	OVERALL SITE PLAN - BLDG. 100 PHOTOMETRIC BLDG. 100 PHOTOMETRIC BLDG. 100 LOBBY LEVEL PARKING PLAN DETAILS & CUT SHEETS OVERALL SITE PLAN - BLDG. 200, 300 & 400 PHOTOMETRIC DRIVEWAYS (LEVEL 1) BLDGS. 200, 300 & 400 PHOTOMETRIC BLDG. 200 & 300 -PHOTOMETRIC LOBBY LEVEL PARKING PLAN PHOTOMETRIC BLDG. 400 -PHOTOMETRIC LOBBY LEVEL PARKING PLAN DETAILS & CUT SHEETS OVERALL SITE PLAN -MARINA/SINGLE-FAMILY PHOTOMETRIC MARINA/SINGLE-FAMILY PLAN DETAILS & CUT SHEETS OVERALL SITE PLAN -TENNIS CENTER PHOTOMETRIC TENNIS CENTER PLAN DETAILS & CUT SHEETS
	10/30/15	C1-1 C1-2 C1-3 C1-4 C1-5	EROSION CONTROL PLAN DEMOLITION PLAN PAVING,GRADING & DRAINAGE PLAN WATER,SEWER & UTILITIES PLAN PAVEMENT MARKING & SIGNAGE PLAN		10/30/15	INDEX LA-OSD-TC.1 LA-OSD-TC.2 LA-VJA-TC.1 LA-VJA-TC.2 LH-TC.1 LH-TC.2 LHD-TC-101 LP-TC.00 LP-TC.1 LP-TC.2 LS-TC.1 LS-TC.2	TENNIS CENTER TENNIS CENTER OPEN SPACE DIAGRAM TENNIS CENTER OPEN SPACE DIAGRAM TENNIS CENTER VEHICULAR USE AREA TENNIS CENTER VEHICULAR USE AREA TENNIS CENTER HARDSCAPE PLAN TENNIS CENTER HARDSCAPE PLAN TENNIS CENTER HARDSCAPE DETAILS TENNIS CENTER HARDSCAPE DETAILS TENNIS CENTER PLANTING SCHEDULE TENNIS CENTER TREES AND PALMS TENNIS CENTER TREES AND PALMS TENNIS CENTER SHRUB PLAN TENNIS CENTER SHRUB PLAN		10/30/15	SE-0 SE-1.10 SE-1.11 SE-2.10 SE-0 SE-1.20 SE-1.21 SE-1.22 SE-2.20 SE-0 SE-1.30 SE-2.30 SE-0 SE-1.40 SE-2.40	OVERALL SITE PLAN - BLDG. 100 PHOTOMETRIC BLDG. 100 PHOTOMETRIC BLDG. 100 LOBBY LEVEL PARKING PLAN DETAILS & CUT SHEETS OVERALL SITE PLAN - BLDG. 200, 300 & 400 PHOTOMETRIC DRIVEWAYS (LEVEL 1) BLDGS. 200, 300 & 400 PHOTOMETRIC BLDG. 200 & 300 -PHOTOMETRIC LOBBY LEVEL PARKING PLAN PHOTOMETRIC BLDG. 400 -PHOTOMETRIC LOBBY LEVEL PARKING PLAN DETAILS & CUT SHEETS OVERALL SITE PLAN -MARINA/SINGLE-FAMILY PHOTOMETRIC MARINA/SINGLE-FAMILY PLAN DETAILS & CUT SHEETS OVERALL SITE PLAN -TENNIS CENTER PHOTOMETRIC TENNIS CENTER PLAN DETAILS & CUT SHEETS
	10/30/15	C2-1 C2-2 C2-3 C2-4 C2-5 C2-6 C2-7 C2-8 C2-9 C2-10	EROSION CONTROL PLAN EROSION CONTROL PLAN DEMOLITION PLAN DEMOLITION PLAN PAVING,GRADING & DRAINAGE PLAN PAVING,GRADING & DRAINAGE PLAN WATER, SEWER & UTILITIES PLAN WATER, SEWER & UTILITIES PLAN PAVEMENT MARKING & SIGNAGE PLAN PAVEMENT MARKING & SIGNAGE PLAN		10/30/15	INDEX LA-OSD-TC.1 LA-OSD-TC.2 LA-VJA-TC.1 LA-VJA-TC.2 LH-TC.1 LH-TC.2 LHD-TC-101 LP-TC.00 LP-TC.1 LP-TC.2 LS-TC.1 LS-TC.2	TENNIS CENTER TENNIS CENTER OPEN SPACE DIAGRAM TENNIS CENTER OPEN SPACE DIAGRAM TENNIS CENTER VEHICULAR USE AREA TENNIS CENTER VEHICULAR USE AREA TENNIS CENTER HARDSCAPE PLAN TENNIS CENTER HARDSCAPE PLAN TENNIS CENTER HARDSCAPE DETAILS TENNIS CENTER HARDSCAPE DETAILS TENNIS CENTER PLANTING SCHEDULE TENNIS CENTER TREES AND PALMS TENNIS CENTER TREES AND PALMS TENNIS CENTER SHRUB PLAN TENNIS CENTER SHRUB PLAN		10/30/15	SE-0 SE-1.10 SE-1.11 SE-2.10 SE-0 SE-1.20 SE-1.21 SE-1.22 SE-2.20 SE-0 SE-1.30 SE-2.30 SE-0 SE-1.40 SE-2.40	OVERALL SITE PLAN - BLDG. 100 PHOTOMETRIC BLDG. 100 PHOTOMETRIC BLDG. 100 LOBBY LEVEL PARKING PLAN DETAILS & CUT SHEETS OVERALL SITE PLAN - BLDG. 200, 300 & 400 PHOTOMETRIC DRIVEWAYS (LEVEL 1) BLDGS. 200, 300 & 400 PHOTOMETRIC BLDG. 200 & 300 -PHOTOMETRIC LOBBY LEVEL PARKING PLAN PHOTOMETRIC BLDG. 400 -PHOTOMETRIC LOBBY LEVEL PARKING PLAN DETAILS & CUT SHEETS OVERALL SITE PLAN -MARINA/SINGLE-FAMILY PHOTOMETRIC MARINA/SINGLE-FAMILY PLAN DETAILS & CUT SHEETS OVERALL SITE PLAN -TENNIS CENTER PHOTOMETRIC TENNIS CENTER PLAN DETAILS & CUT SHEETS
	10/30/15	C3-1 C3-2 C3-3 C3-4 C3-5	TENNIS CENTER EROSION CONTROL PLAN DEMOLITION PLAN PAVING,GRADING & DRAINAGE PLAN WATER, SEWER & UTILITIES PLAN PAVEMENT MARKING & SIGNAGE PLAN		10/30/15	INDEX LA-OSD-TC.1 LA-OSD-TC.2 LA-VJA-TC.1 LA-VJA-TC.2 LH-TC.1 LH-TC.2 LHD-TC-101 LP-TC.00 LP-TC.1 LP-TC.2 LS-TC.1 LS-TC.2	TENNIS CENTER TENNIS CENTER OPEN SPACE DIAGRAM TENNIS CENTER OPEN SPACE DIAGRAM TENNIS CENTER VEHICULAR USE AREA TENNIS CENTER VEHICULAR USE AREA TENNIS CENTER HARDSCAPE PLAN TENNIS CENTER HARDSCAPE PLAN TENNIS CENTER HARDSCAPE DETAILS TENNIS CENTER HARDSCAPE DETAILS TENNIS CENTER PLANTING SCHEDULE TENNIS CENTER TREES AND PALMS TENNIS CENTER TREES AND PALMS TENNIS CENTER SHRUB PLAN TENNIS CENTER SHRUB PLAN		10/30/15	SE-0 SE-1.10 SE-1.11 SE-2.10 SE-0 SE-1.20 SE-1.21 SE-1.22 SE-2.20 SE-0 SE-1.30 SE-2.30 SE-0 SE-1.40 SE-2.40	OVERALL SITE PLAN - BLDG. 100 PHOTOMETRIC BLDG. 100 PHOTOMETRIC BLDG. 100 LOBBY LEVEL PARKING PLAN DETAILS & CUT SHEETS OVERALL SITE PLAN - BLDG. 200, 300 & 400 PHOTOMETRIC DRIVEWAYS (LEVEL 1) BLDGS. 200, 300 & 400 PHOTOMETRIC BLDG. 200 & 300 -PHOTOMETRIC LOBBY LEVEL PARKING PLAN PHOTOMETRIC BLDG. 400 -PHOTOMETRIC LOBBY LEVEL PARKING PLAN DETAILS & CUT SHEETS OVERALL SITE PLAN -MARINA/SINGLE-FAMILY PHOTOMETRIC MARINA/SINGLE-FAMILY PLAN DETAILS & CUT SHEETS OVERALL SITE PLAN -TENNIS CENTER PHOTOMETRIC TENNIS CENTER PLAN DETAILS & CUT SHEETS
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REVISIONS	BY
SITE PLAN SUBMITTAL 04/10/2015	
DRC RESUBMITTAL #1 08/11/2015	
DRC RESUBMITTAL #2 09/18/2015	
P&Z SUBMITTAL 10/30/2015	
CITY COMMISSION SUBMITTAL 12/23/2015	

DIPLOMAT GOLF COURSE & TENNIS CENTER

LOCATED AT:
HALLANDALE BEACH, FLORIDA

FOR:
DIPLOMAT GOLF COURSE VENTURE, LLC.

GEORGE L. MOURIZ
AR0007806

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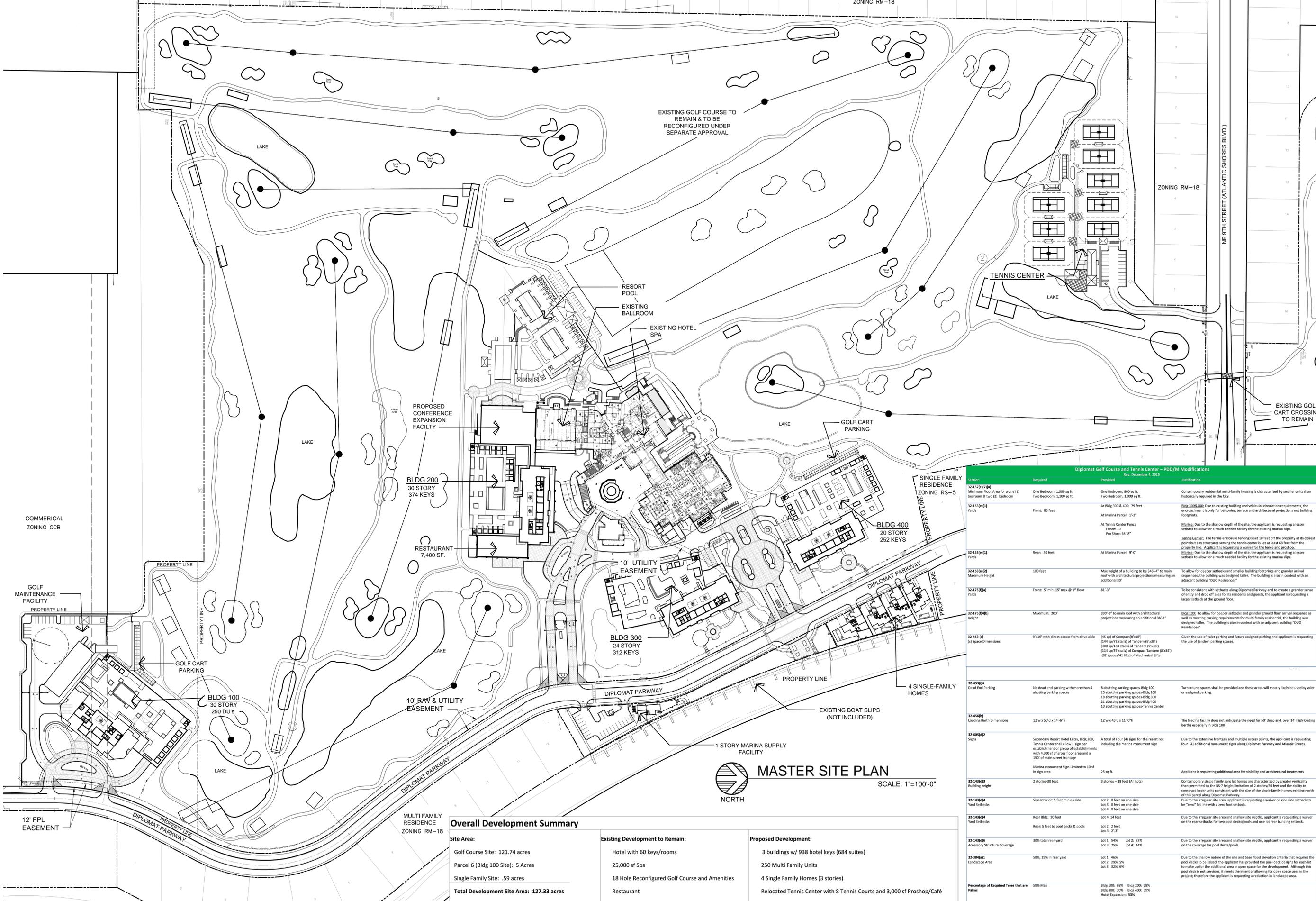
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ARCHITECTURE & PLANNING

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DRAWN MGS
CHECKED
DATE 12/23/15
SCALE AS SHOWN
JOB NO. 1648.PRJ
SHEET 1528-A-0.0.DWG
CITY COMMISSION SUBMITTAL 12/23/2015

TO THE BEST OF THE ARCHITECT'S KNOWLEDGE, THE PLANS & SPECIFICATIONS COMPLY WITH THE REQUIREMENTS OF THE F.B.C 2010, AND FLORIDA ACCESSIBILITY CODE 2012.



Overall Development Summary		
Site Area:	Existing Development to Remain:	Proposed Development:
Golf Course Site: 121.74 acres	Hotel with 60 keys/rooms	3 buildings w/ 938 hotel keys (684 suites)
Parcel 6 (Bldg 100 Site): 5 Acres	25,000 sf of Spa	250 Multi Family Units
Single Family Site: .59 acres	18 Hole Reconfigured Golf Course and Amenities	4 Single Family Homes (3 stories)
Total Development Site Area: 127.33 acres	Restaurant	Relocated Tennis Center with 8 Tennis Courts and 3,000 of Proshop/Café
	8,000 sf of Conference Facility	12,775 sf Expansion to Existing Conference Facility
		1,375 sf of Marina Supply Building

Diplomat Golf Course and Tennis Center - PDD/M Modifications				
Section	Required	Provided	Justification	
32-157(a)(1)	Minimum Floor Area for a one (1) bedroom & two (2) bedroom	One Bedroom, 1,000 sq ft. Two Bedroom, 1,100 sq ft.	One Bedroom, 800 sq ft. Two Bedroom, 1,000 sq ft.	Contemporary residential multi-family housing is characterized by smaller units than historically required in the City.
32-158(a)(1)	Yards	Front: 85 feet	At Marina Parcel: 1'-2" At Tennis Center Fence: 10' Pro Shop: 68'-8"	Blde 300&400: Due to existing building and vehicular circulation requirements, the encroachment is only for balconies, terrace and architectural projections not building footprints. Marina: Due to the shallow depth of the site, the applicant is requesting a lesser setback to allow for a much needed facility for the existing marina slips. Tennis Center: The tennis enclosure fencing is set 10 feet off the property at its closest point but any structures serving the tennis center is set at least 68 feet from the property line. Applicant is requesting a waiver for the fence and grasshops.
32-158(a)(2)	Yards	Rear: 50 feet	At Marina Parcel: 9'-0"	Marina: Due to the shallow depth of the site, the applicant is requesting a lesser setback to allow for a much needed facility for the existing marina slips.
32-159(a)(1)	Height	100 feet	330'-8" to main roof with architectural projections measuring an additional 30'-1"	To allow for deeper setbacks and smaller building footprints and grander arrival sequence, the building was designed taller. The building is also in context with an adjacent 30' "Residence"
32-159(a)(2)	Yards	Front: 5' min, 15' max @ 3rd floor	81'-3"	To be consistent with setbacks along Diplomat Parkway and to create a grander sense of entry and drop off area for its residents and guests, the applicant is requesting a larger setback at the ground floor.
32-171(a)(1)	Height	Maximum: 200'	330'-8" to main roof with architectural projections measuring an additional 30'-1"	Blde 100: To allow for deeper setbacks and grander ground floor arrival sequence as well as meeting parking requirements for multi-family residential, the building was designed taller. The building is also in context with an adjacent building "DUO Residence"
32-413 (c)	(4) Space Dimensions	9'x13' with direct access from drive aisle	(4) sq of Compact(8'x13') (14 sq/72 stalls) of Tandem (9'x38') (300 sq/150 stalls) of Tandem (9'x35') (124 sq/72 stalls) of Compact Tandem (8'x35') (82 spaces/41 lifts) of Mechanical Lifts	Given the use of valet parking and future assigned parking, the applicant is requesting the use of tandem parking spaces.
32-453(a)	Dead End Parking	No dead end parking with more than 4 abutting parking spaces	8 abutting parking spaces-Blde 100 15 abutting parking spaces-Blde 200 18 abutting parking spaces-Blde 300 21 abutting parking spaces-Blde 400 10 abutting parking spaces-Tennis Center	Turnaround spaces shall be provided and these areas will mostly likely be used by valet or assigned parking.
32-456(b)	Loading Berth Dimensions	12' w x 50' d x 14'-6" h	12' w x 45' d x 11'-0" h	The loading facility does not anticipate the need for 50' deep and over 14' high loading berths especially in Blde 100
32-609(a)(2)	Signs	Secondary Resort Hotel Entry, Blde 200, Tennis Center shall allow 1 sign per establishment or group of establishments with 4,000 sf of gross floor area and a 150' of main street frontage	A total of Four (4) signs for the resort not including the marina monument sign	Due to the extensive frontage and multiple access points, the applicant is requesting four (4) additional monument signs along Diplomat Parkway and Atlantic Shores.
32-143(a)(3)	Building Height	Marina monument Sign Limited to 10' if in sign area	25 sq ft.	Applicant is requesting additional area for visibility and architectural treatments
32-143(a)(4)	Yard Setbacks	Side Interior: 5 feet min ea side	Lot 2: 0 feet on one side Lot 3: 0 feet on one side Lot 4: 0 feet on one side	Contemporary single family lots are characterized by greater verticality than permitted by the RS-7 height limitation of 2 stories/30 feet and the ability to construct larger units consistent with the size of the single family homes existing north of this parcel along Diplomat Parkway. Due to the irregular site area, applicant is requesting a waiver on one side setback to be "zero" lot line with a zero foot setback.
32-143(a)(5)	Yard Setbacks	Rear: 5 feet to pool decks & pools	Lot 4: 14 feet Lot 2: 3 feet Lot 3: 2'-3"	Due to the irregular site area and shallow site depths, applicant is requesting a waiver on the rear setbacks for two pool decks/pools and one lot rear building setback.
32-143(a)(6)	Accessory Structure Coverage	30% total rear yard	Lot 1: 54% Lot 2: 82% Lot 3: 75% Lot 4: 44%	Due to the irregular site area and shallow site depths, applicant is requesting a waiver on the coverage for pool decks/pools.
32-384(a)(1)	Landscape Area	50%, 15% in rear yard	Lot 1: 46% Lot 2: 27%, 5% Lot 3: 32%, 6%	Due to the shallow nature of the site and base floor elevation criteria that requires the pool decks to be raised, the applicant has provided the pool deck design for each lot to make up for the additional area in open space for the development. Although this pool deck is not pavilion, it meets the intent of allowing for open space uses in the project, therefore the applicant is requesting a reduction in landscape area.
32-413(a)(7)	Percentage of Required Trees that are Palms	50% Max	Blde 100: 68% Blde 200: 68% Blde 300: 70% Blde 400: 59% Hotel Expansion: 53%	
Administrative Parking Standards	1 guest room accommodations plus 1:200 GFA for other areas, such as office space, lobby areas, restaurants, meeting rooms, gift shops and other accessory uses	1.3 spaces per guestroom accommodations for hotel units with lockout suites -1:200 of 65% GFA	See attached "Alternative Parking Standard Study"	

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CITY COMMISSION SUBMITTAL 12/23/2015	

DIPLOMAT GOLF COURSE & TENNIS CENTER
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 HALLANDALE BEACH, FLORIDA
 FOR:
 DIPLOMAT GOLF COURSE VENTURE, LLC.

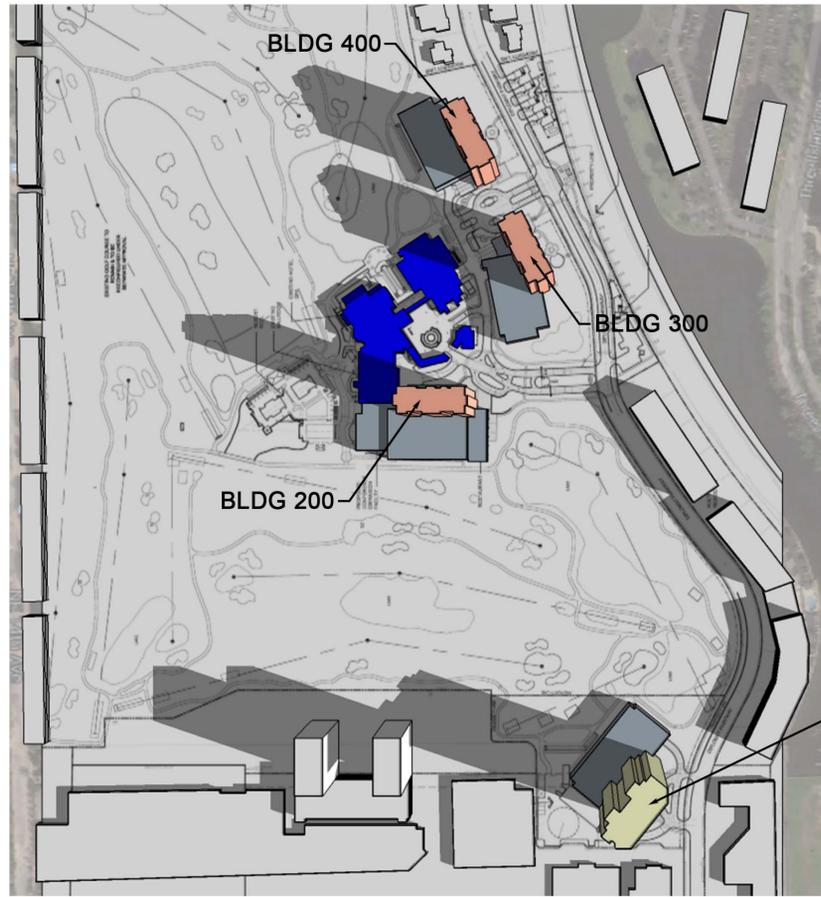
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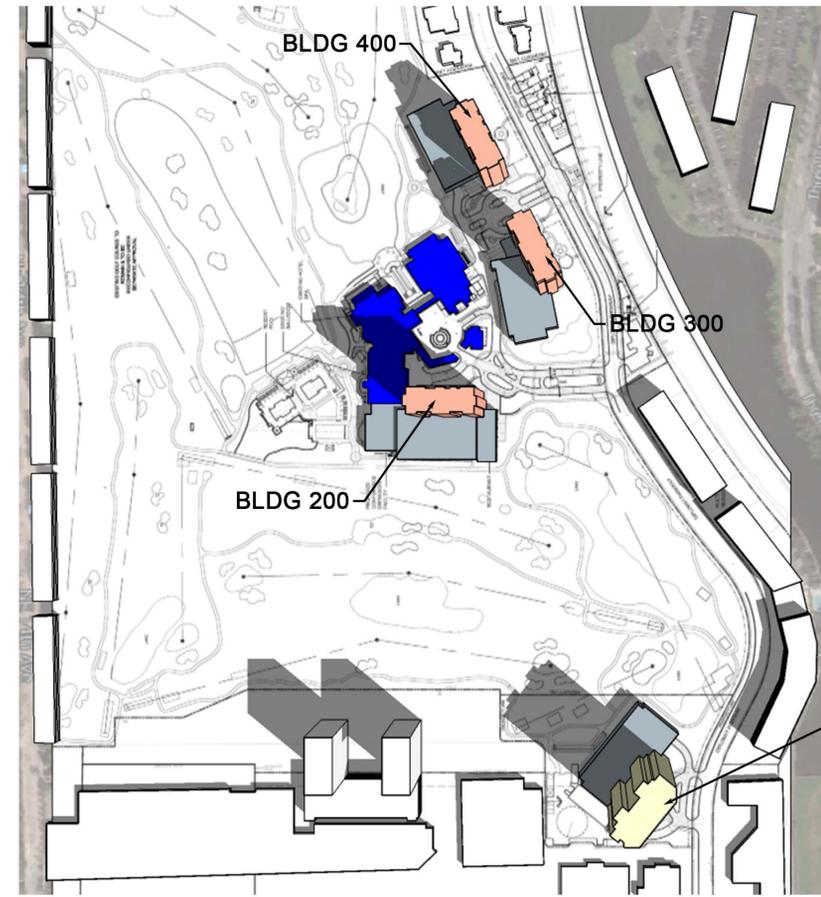
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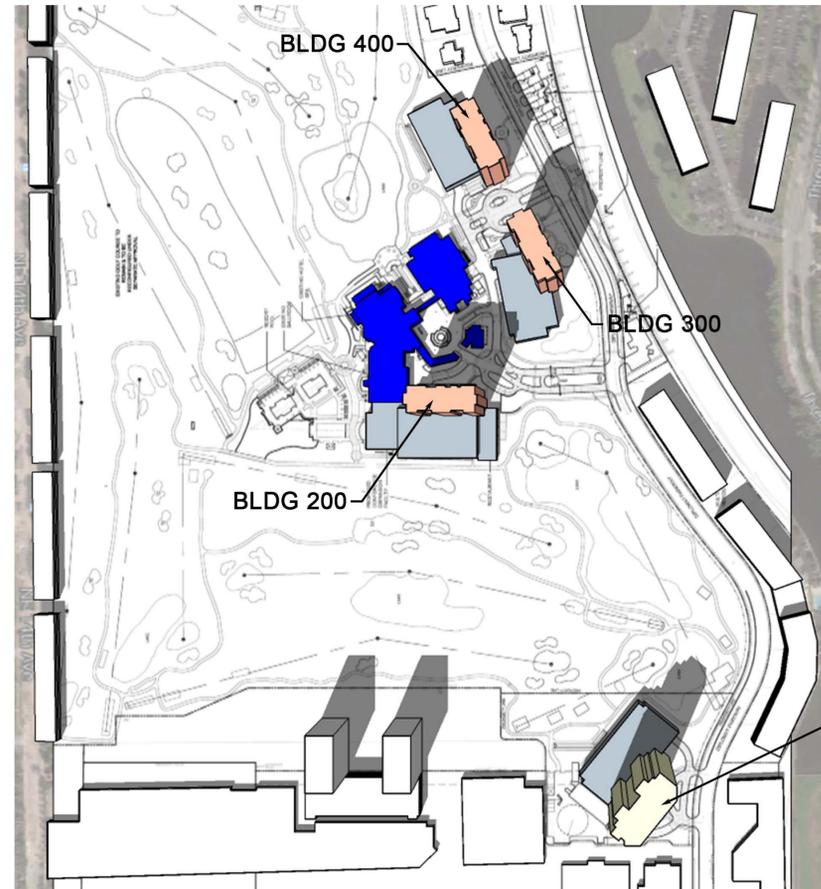
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10 AM



12 PM



3 PM

LEGEND

- PROP. HOTEL
- PROP. RESIDENTIAL
- EXIST. TO REMAIN (2 ST.)
- SURROUNDING BLDG



SHADOW STUDIES

DEC 21
SCALE: N.T.S.

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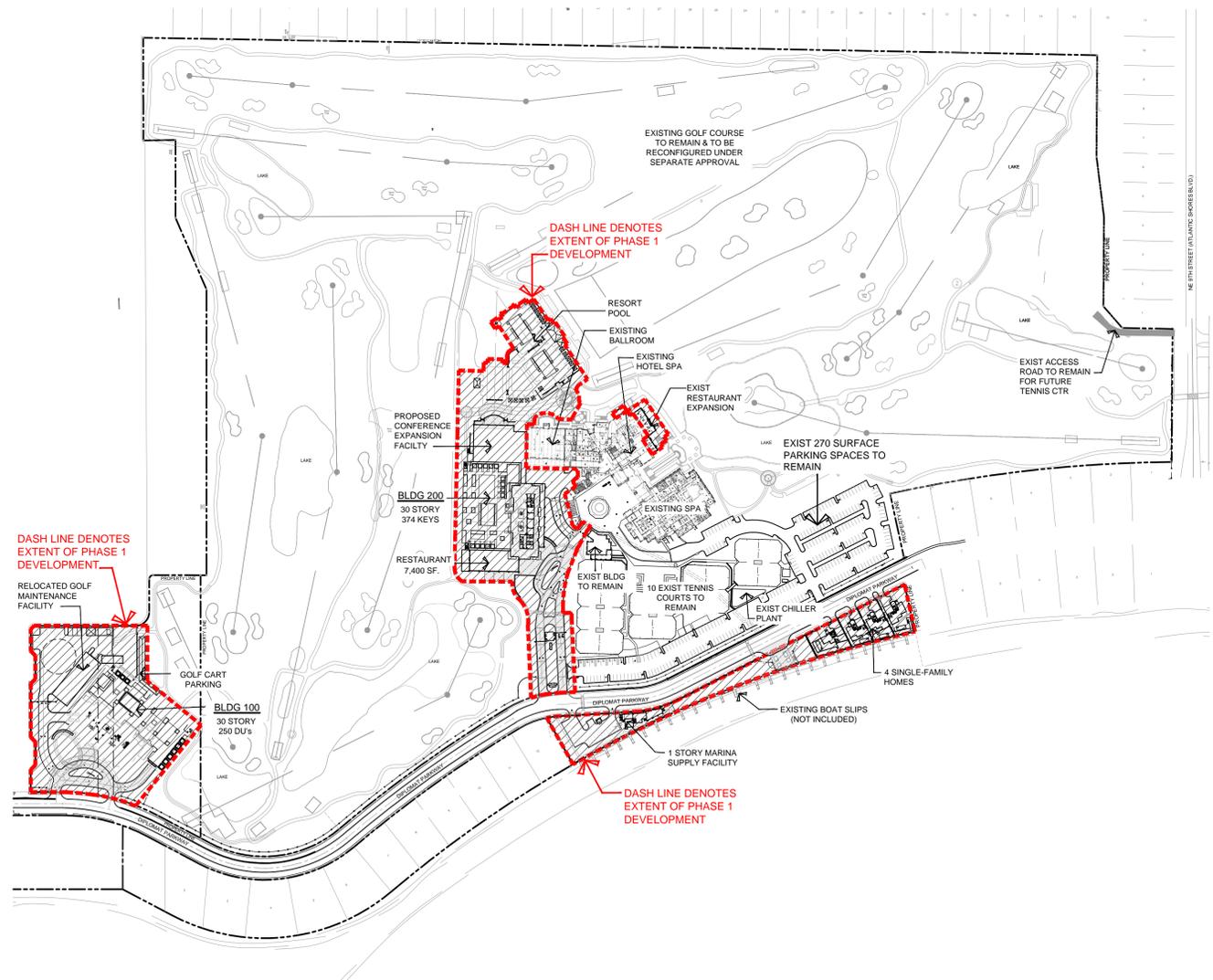
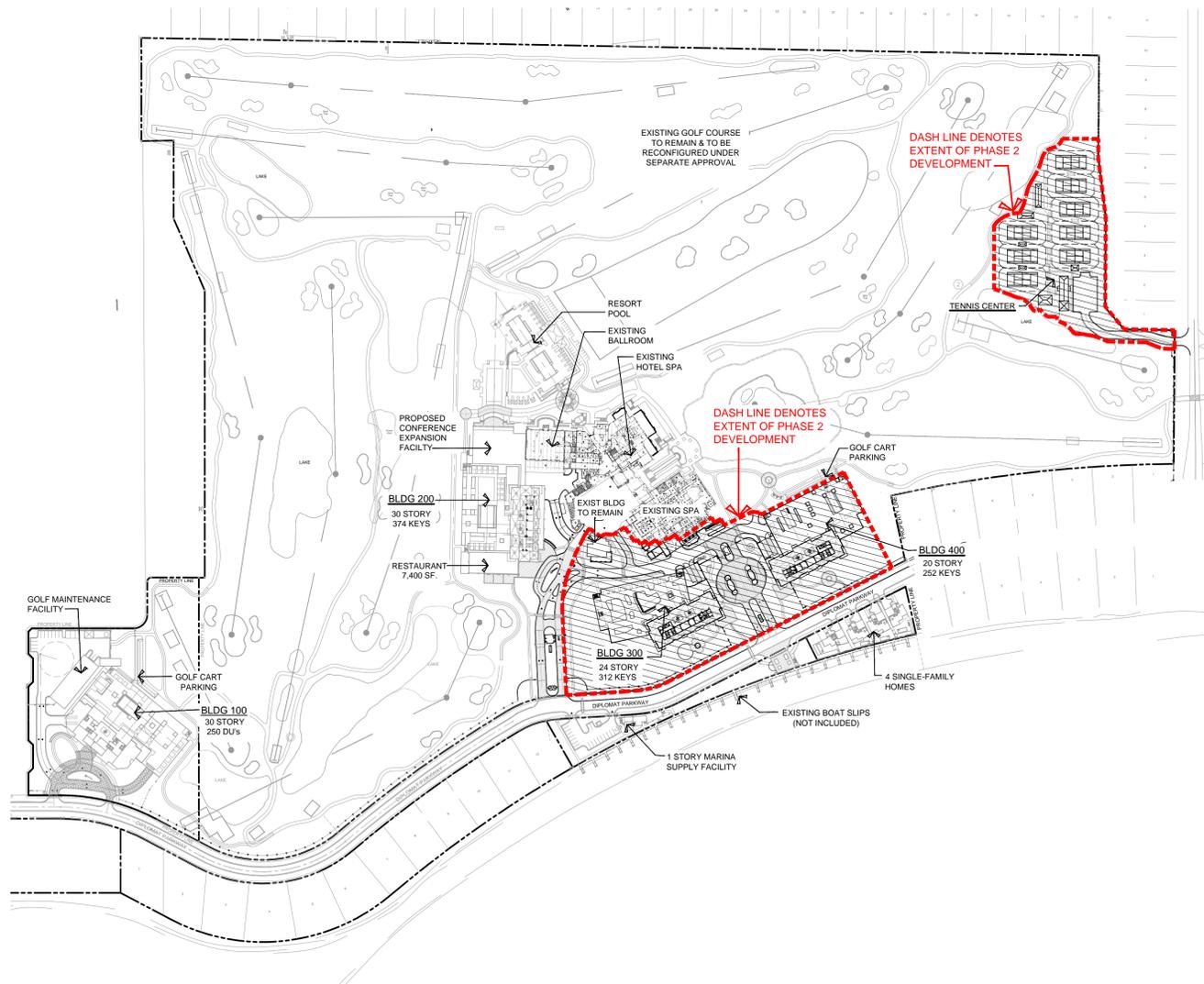
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MSP-10



PHASE 2

PHASE 2 AT BUILD OUT PARKING
REQUIRED 1,334 SP.*
PROVIDED 1,379 SP.

* BASED ON PROPOSED ALTERNATIVE PARKING STANDARDS

PHASE 1

PARKING PHASE 1 RESORT
REQUIRED 789 SP.*
PROVIDED 850 SP. (580 STRUCTURED SP. + 270 SURFACE SP.)

* BASED ON PROPOSED ALTERNATIVE PARKING STANDARDS



PHASING DIAGRAMS

REVISIONS	BY
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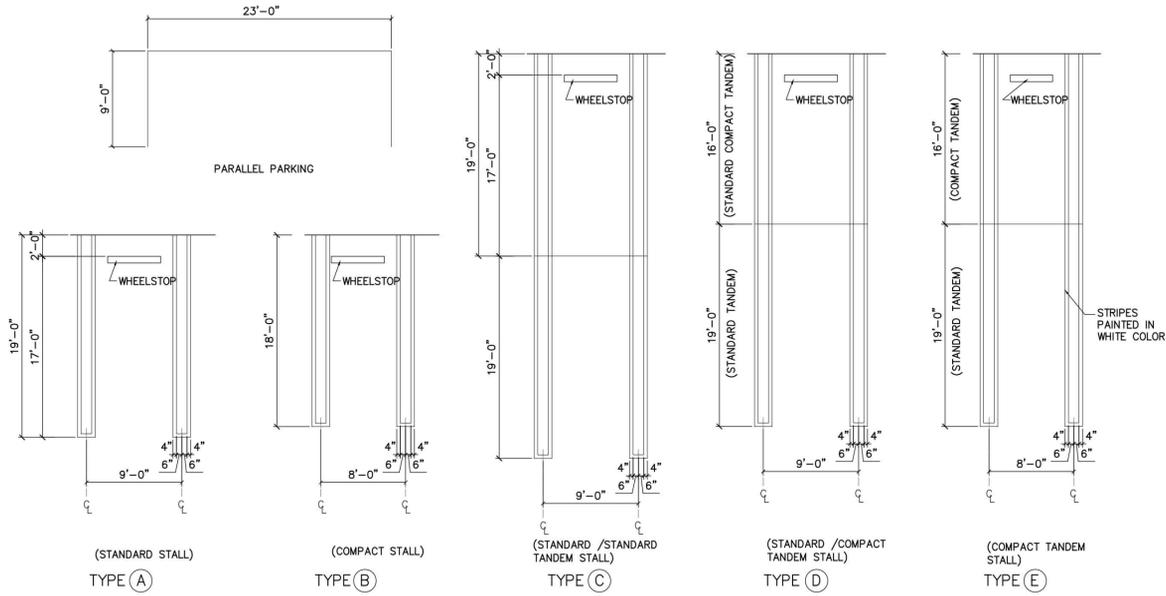
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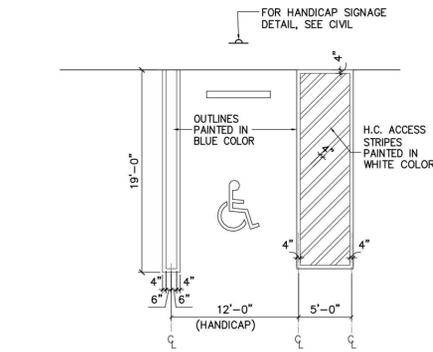
CONTEXT STREET ELEVATIONS

SCALE: 1"=40'-0"

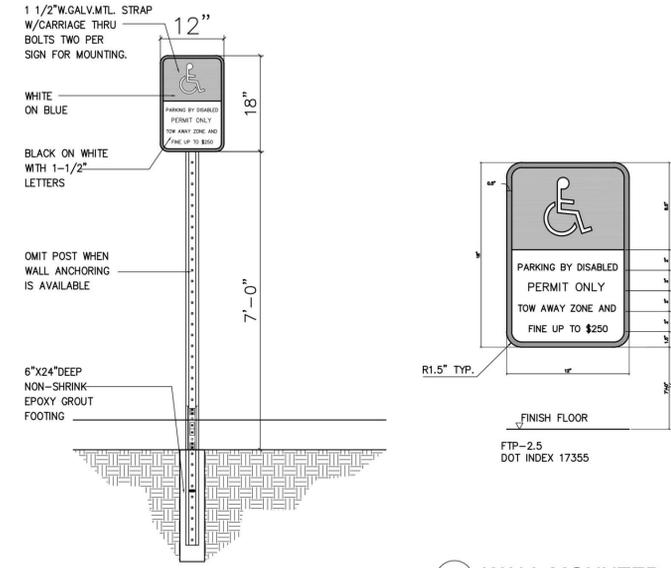
MSP-2



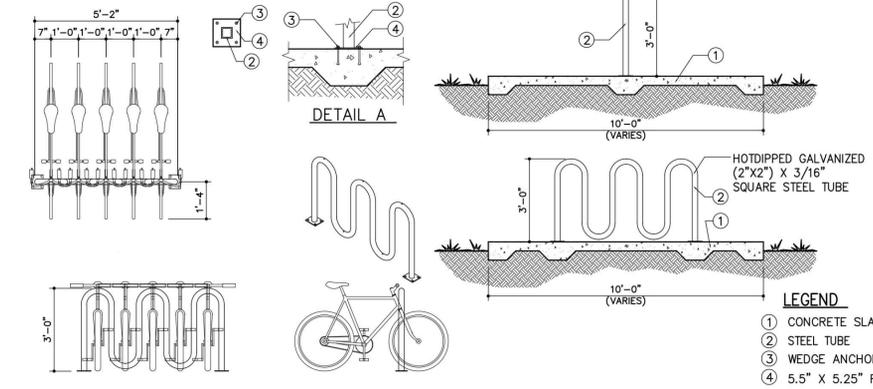
1 PARKING STALL DETAILS
 SEE PARKING TABLE FOR # OF STALL TYPES
 SCALE: 1/8" = 1'-0"



2 HANDICAP STALL DETAIL
 SCALE: 1/8" = 1'-0"

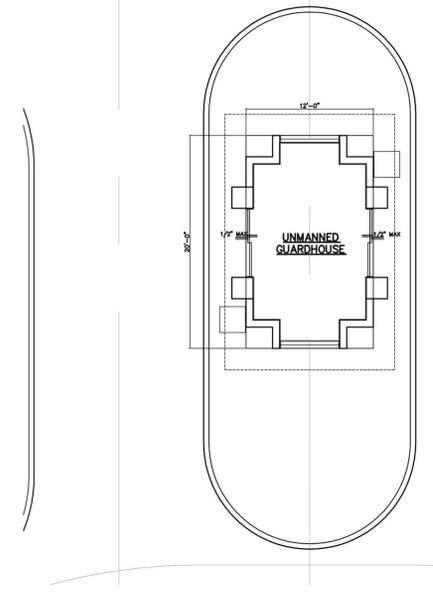


3 H.C. PARKING SIGN
 SCALE: N.T.S.



BICYCLE RACKS
 SIGNAGE & MARKING
 ALL BICYCLE PARKING SPACES SHALL BE POSTED WITH A PERMANENT & PROPERTY MAINTAINED ABOVE GROUND SIGN WHICH SHALL CONFORM TO THE FIGURE ENTITLED "SECURED BICYCLE PARKING". THE BOTTOM OF THE SIGN MUST BE AT LEAST FIVE (5) FEET ABOVE GRADE WHEN ATTACHED TO THE BUILDING, WHICH MAY NOT BE INSTALLED IN THE COUNTY MAINTAINED RIGHT-OF-WAY. NOT PERMIT SHOULD BE REQUIRED FOR SUCH SIGN.
 NOTE: INSTALLATION TO BE COMPLETED IN ACCORDANCE WITH MANUFACTURER'S SPECIFICATIONS

4 BIKE RACK DETAILS
 SCALE: N.T.S.

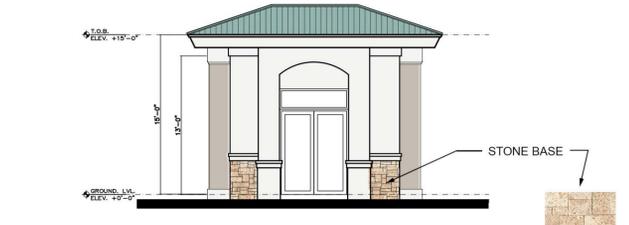


a FLOOR PLAN
 SCALE: 1/8" = 1'-0"

COLOR SCHEME		
BUILDING	MAIN BODY	ACCENT
GUARDHOUSE	SW 7005 PURE WHITE	SW 7633 TAUPE TONE



b FRONT & REAR ELEVATION
 SCALE: 1/8" = 1'-0"



c SIDES ELEVATION
 SCALE: 1/8" = 1'-0"

5 GUARDHOUSE PLANS
 SCALE: 1/8" = 1'-0"

SITE DETAILS

REVISIONS	BY
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DIPLOMAT GOLF COURSE & TENNIS CENTER
 LOCATED AT:
 HALLANDALE BEACH, FLORIDA
 FOR:
 DIPLOMAT GOLF COURSE VENTURE, LLC.

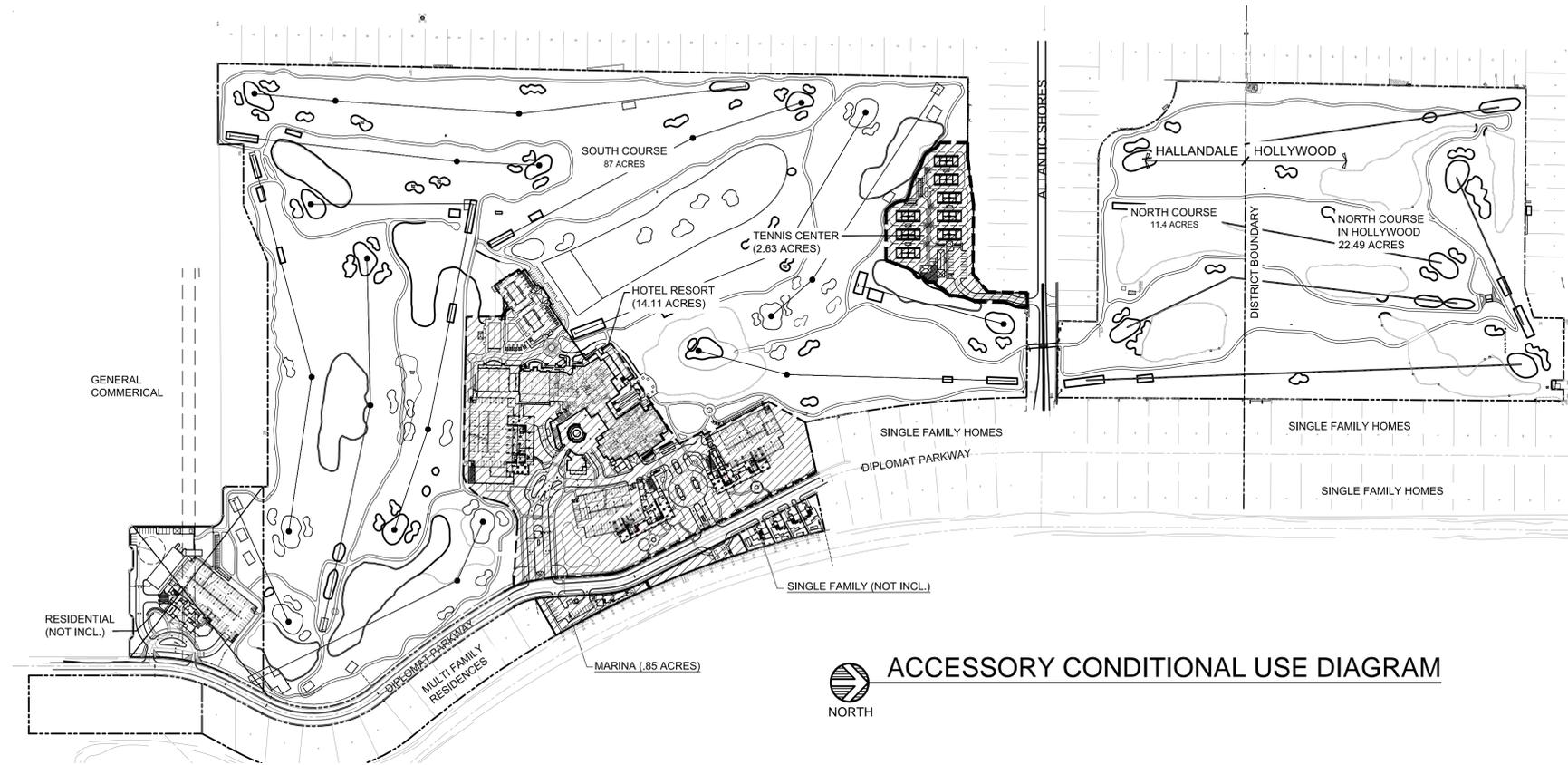
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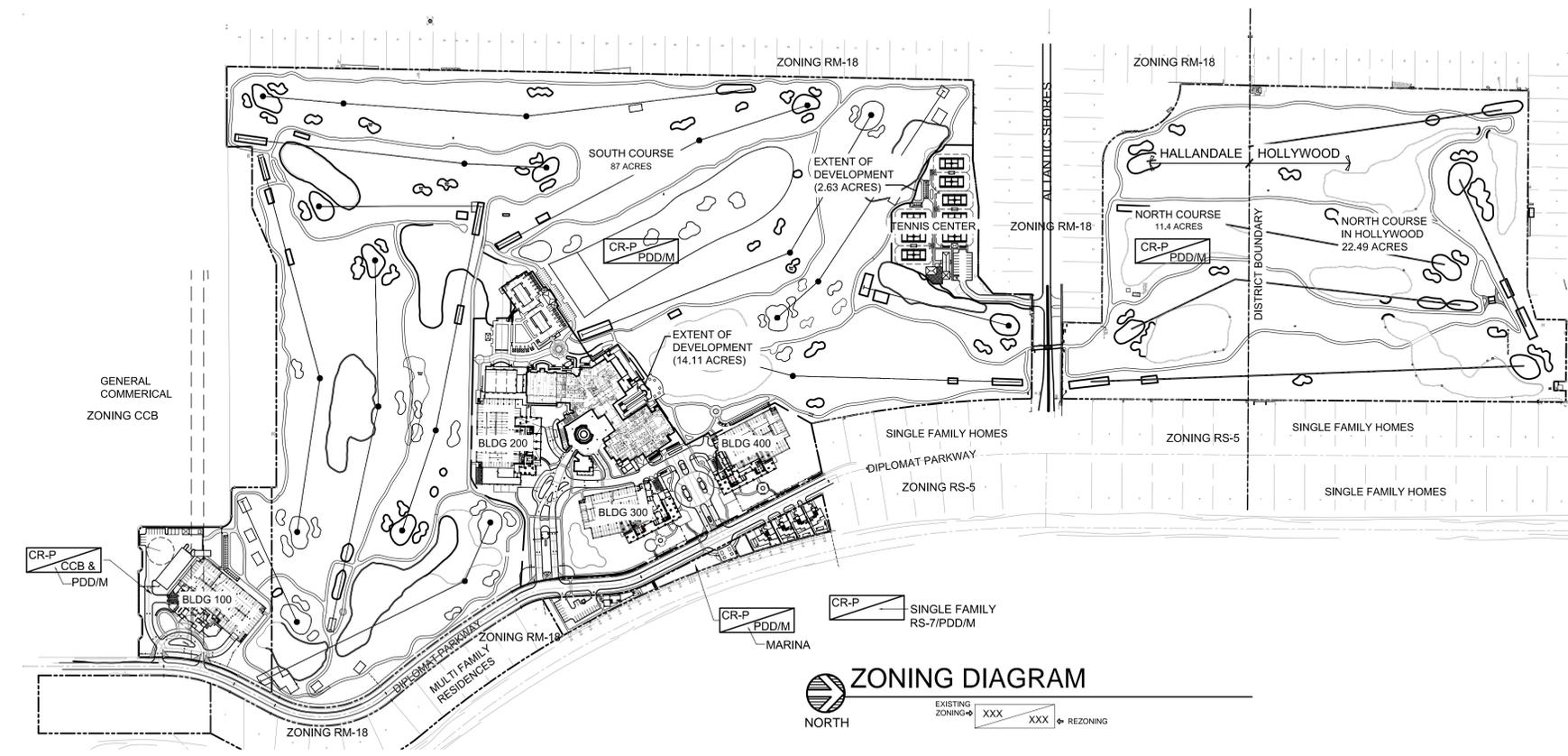
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ACCESSORY CONDITIONAL USE DIAGRAM

LEGEND	
GOLF COURSE AREA	
ALLOWED	SOUTH COURSE (HALLANDALE) 87 ACRE
	NORTH COURSE (HALLANDALE) 11.4 ACRE
	NORTH COURSE (HOLLYWOOD) 22.49 ACRE
	MARINA .85 ACRE
	121.74 ACRE
	15% ALLOWED 18.26 ACRE
PROVIDED	PROPOSED RESORT 14.11 ACRE
	TENNIS CENTER 2.63 ACRE
	MARINA .85 ACRE
	TOTAL 17.59 ACRE (14.44%)



ZONING DIAGRAM

REVISIONS	BY
04/10/2015	
08/11/2015	
09/18/2015	
10/30/2015	
12/23/2015	

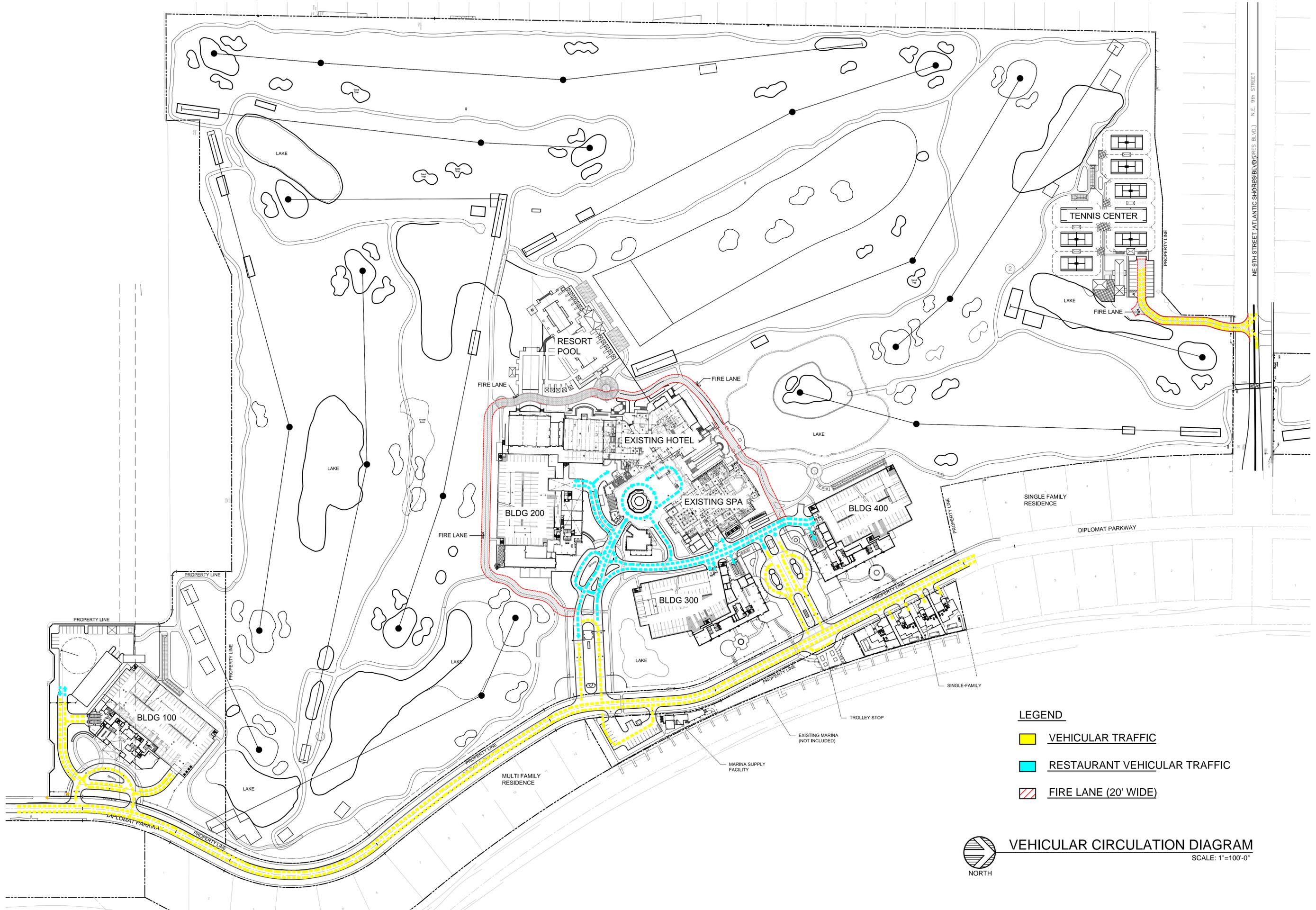
DIPLOMAT GOLF COURSE & TENNIS CENTER
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LEGEND

- VEHICULAR TRAFFIC**
- RESTAURANT VEHICULAR TRAFFIC**
- FIRE LANE (20' WIDE)**



VEHICULAR CIRCULATION DIAGRAM
SCALE: 1"=100'-0"

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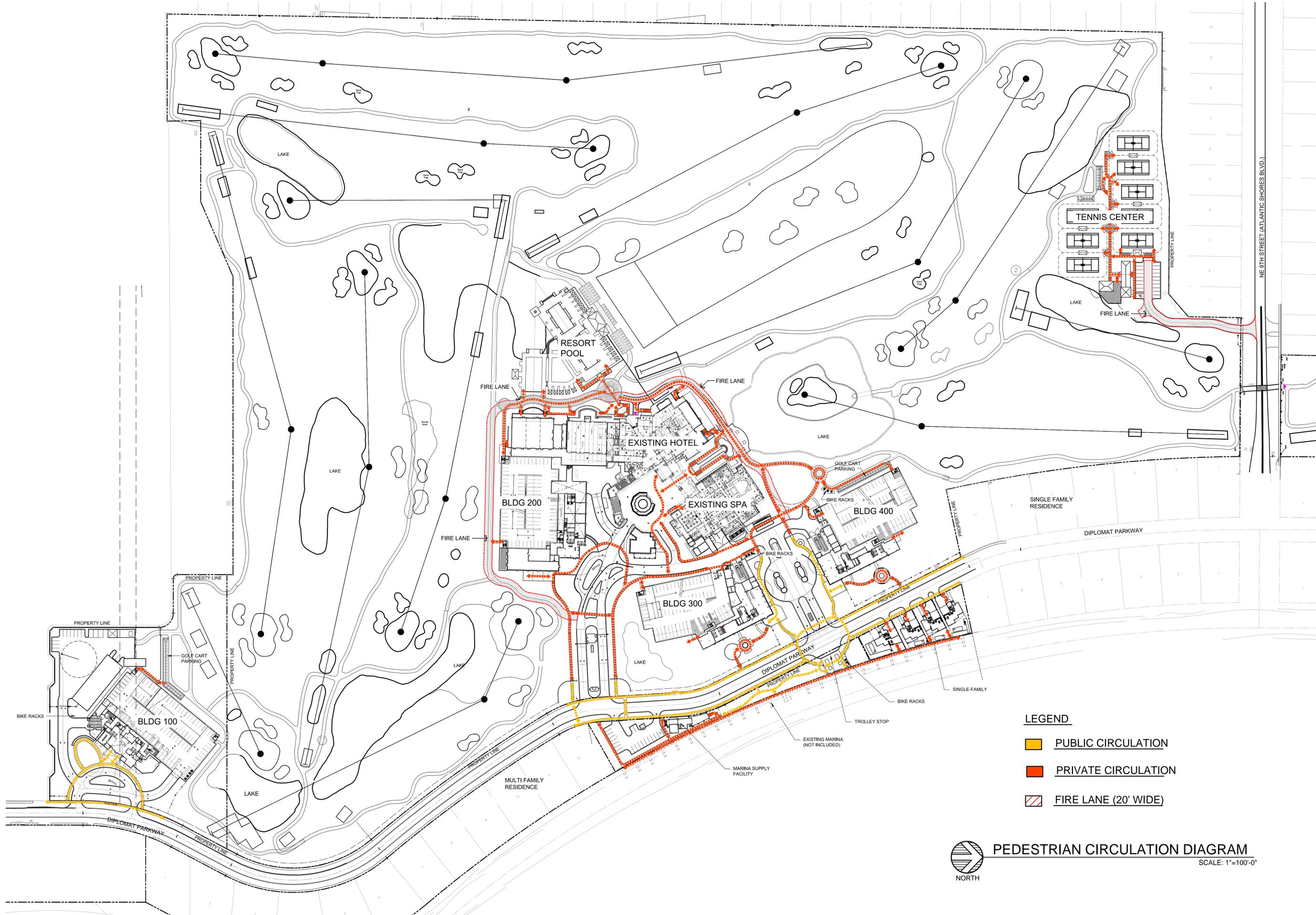
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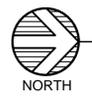
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MSP-5

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- LEGEND**
- PUBLIC CIRCULATION
 - PRIVATE CIRCULATION
 - FIRE LANE (20' WIDE)



PEDESTRIAN CIRCULATION DIAGRAM

SCALE: 1"=100'-0"

**DIPLOMAT GOLF COURSE
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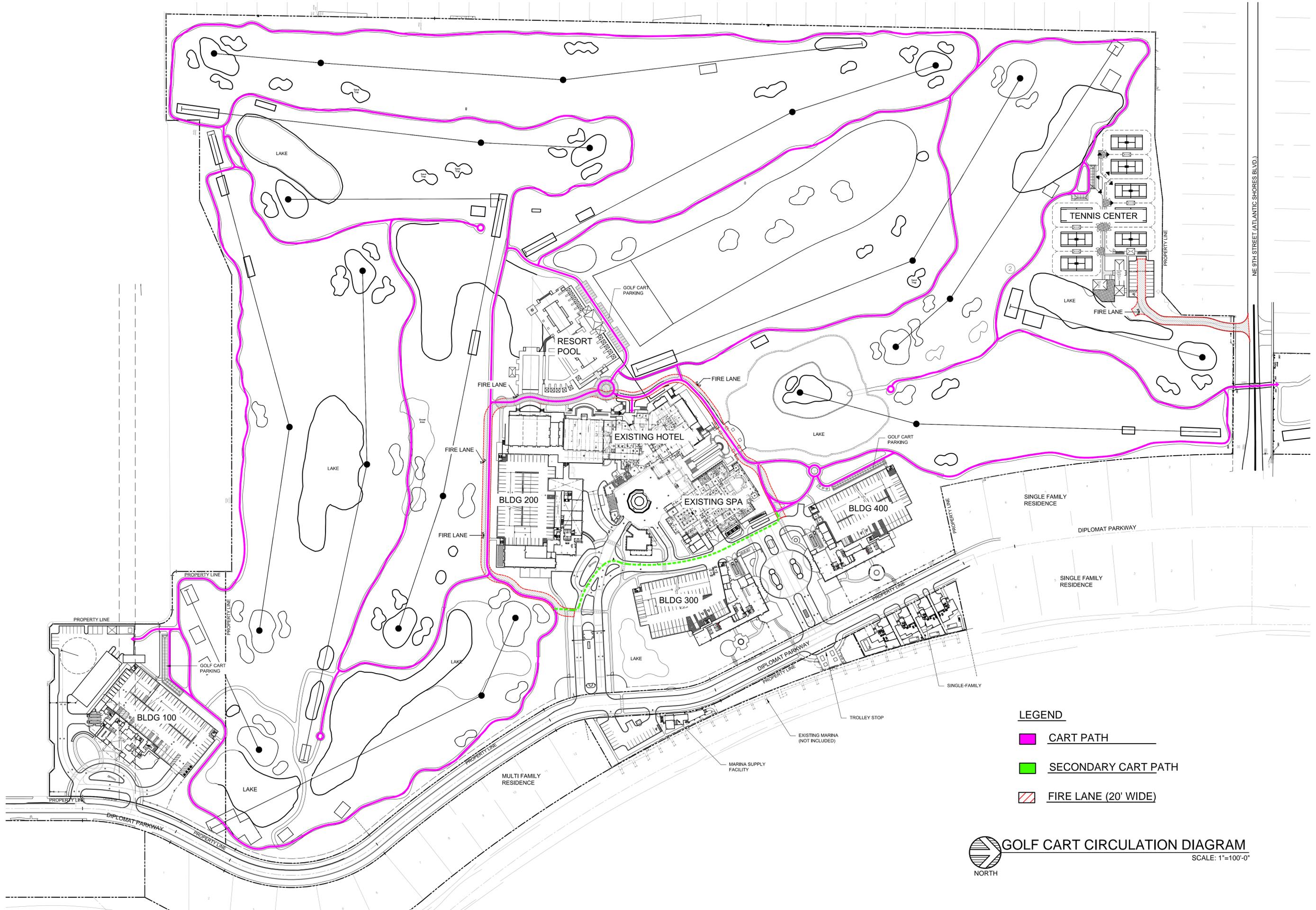
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- LEGEND**
- CART PATH**
 - SECONDARY CART PATH**
 - FIRE LANE (20' WIDE)**

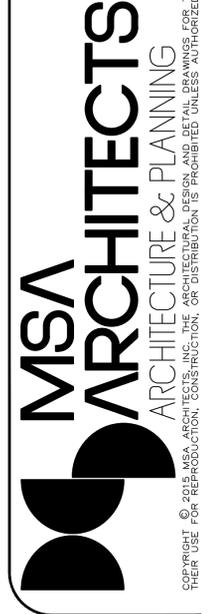
GOLF CART CIRCULATION DIAGRAM
 SCALE: 1"=100'-0"
 NORTH

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1 ENTRY VIEW OF BLDGS 300 & 400



2 VIEW FROM 14TH AVE & ATLANTIC SHORES



3 BLDG 200 ENTRY VIEW

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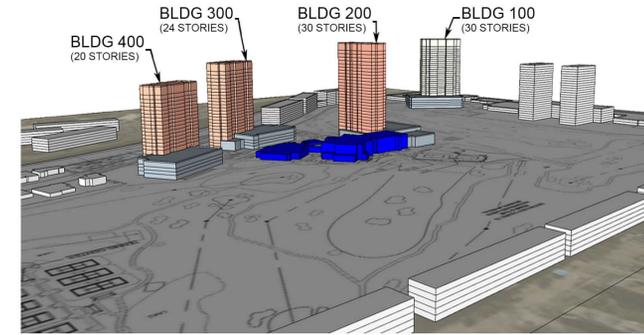
RENDERINGS



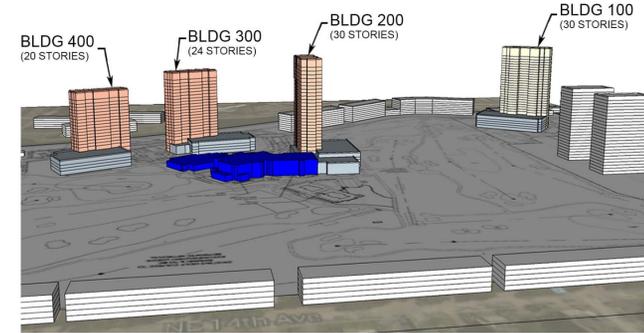
1 SOUTHEAST VIEW



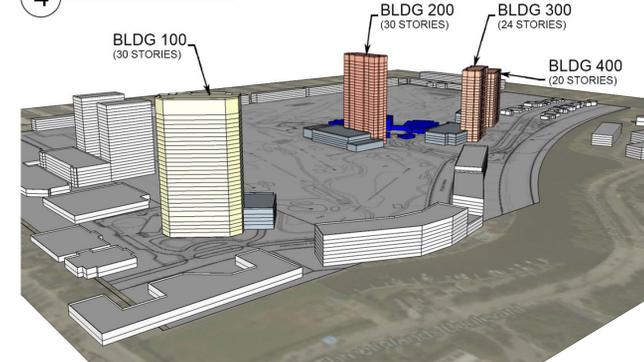
2 SOUTHWEST VIEW



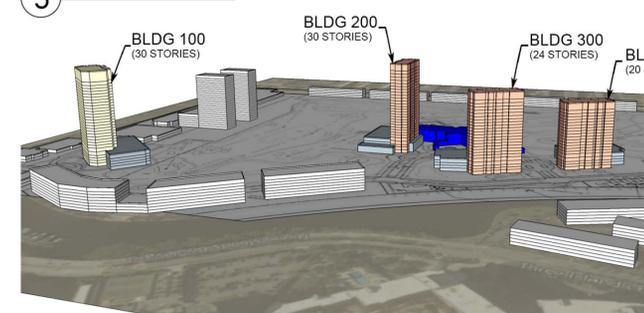
3 SOUTHEAST VIEW



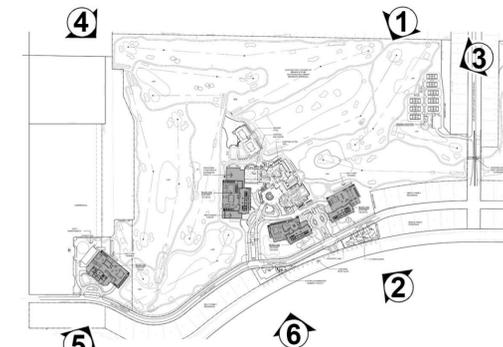
4 NORTHEAST VIEW



5 NORTHWEST VIEW



6 SOUTHWEST VIEW



LEGEND

- PROP. HOTEL
- PROP. RESIDENTIAL
- EXIST. TO REMAIN (2 ST)
- SURROUNDING BLDG

MASSING STUDIES

SCALE: N.T.S.

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 HALLANDALE BEACH, FLORIDA
 FOR:
 DIPLOMAT GOLF COURSE VENTURE, LLC.

GEORGE L. MOURIZ
 AR0007806

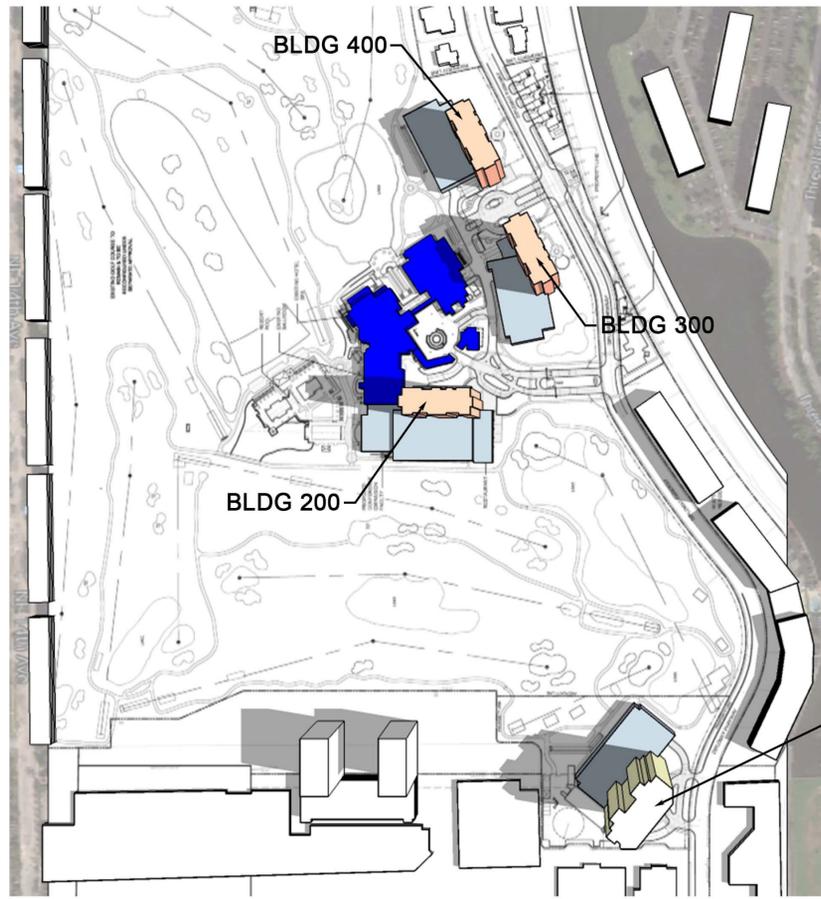
MSA ARCHITECTS, INC.
 A0000895
 MIAMI OFFICE
 7895 SW 104th ST.
 SUITE 100
 MIAMI, FLORIDA 33156
 (305) 275-8911
 HOLLYWOOD OFFICE
 HOLLYWOOD, FLORIDA 33020
 (954) 925-6030

MSA ARCHITECTS
 ARCHITECTURE & PLANNING

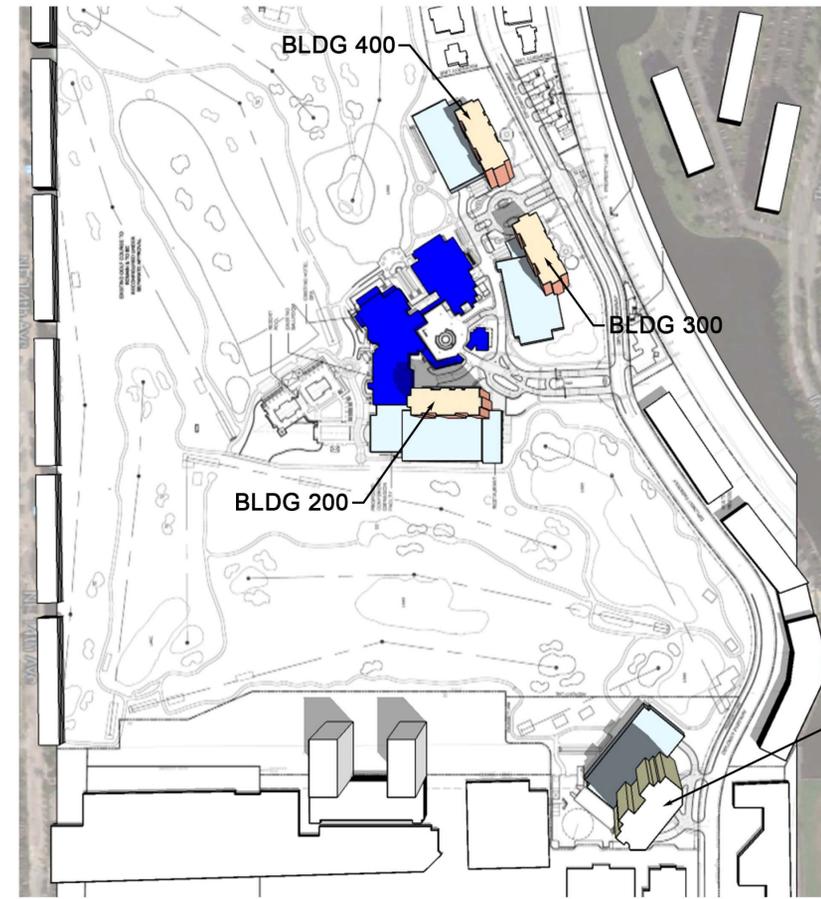
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DRAWN	
CHECKED	
DATE	12/23/15
SCALE	AS SHOWN
JOB NO.	1648.PRJ
SHEET	
CITY COMMISSION SUBMITTAL	
12/23/2015	

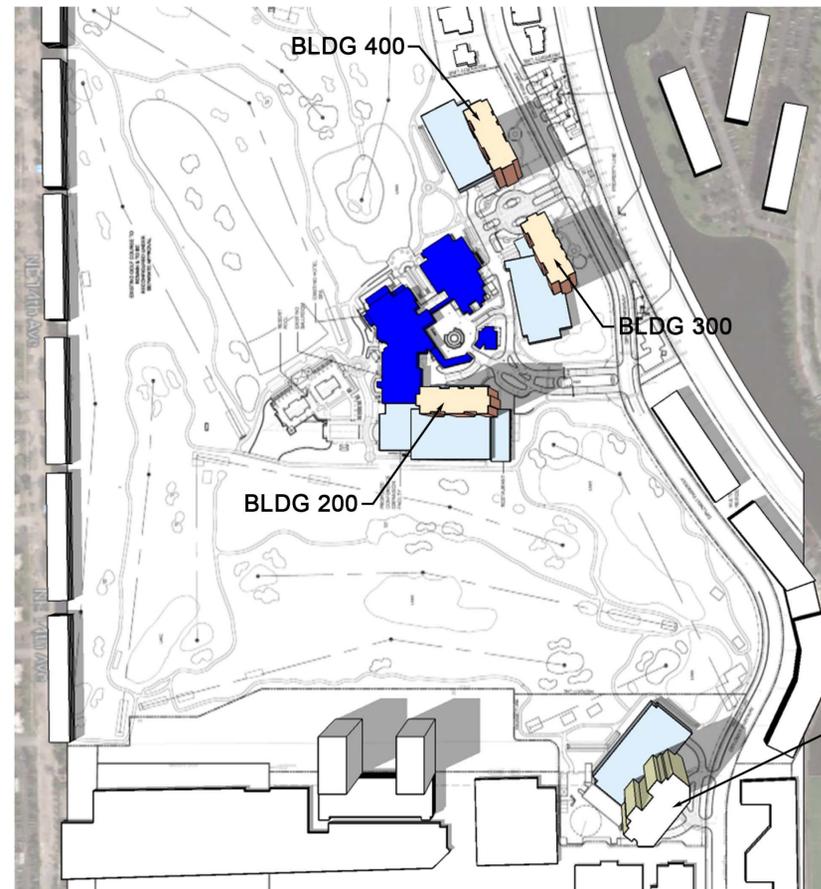
MSP-8



10 AM



12 PM



3 PM

LEGEND

- PROP. HOTEL
- PROP. RESIDENTIAL
- EXIST. TO REMAIN (2 ST.)
- SURROUNDING BLDG



SHADOW STUDIES

JUNE 21

SCALE: N.T.S.

REVISIONS	BY
SITE PLAN SUBMITTAL 04/10/2015	
DRC RESUBMITTAL #1 08/11/2015	
DRC RESUBMITTAL #2 09/18/2015	
P&Z SUBMITTAL 10/30/2015	
CITY COMMISSION SUBMITTAL 12/23/2015	

DIPLOMAT GOLF COURSE & TENNIS CENTER
 LOCATED AT:
 HALLANDALE BEACH, FLORIDA
 FOR:
 DIPLOMAT GOLF COURSE VENTURE, LLC.

GEORGE L. MOURIZ
 AR0007806

MSA ARCHITECTS, INC.
 AAC000895
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 7695 SW 104th ST.
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 HOLLYWOOD, FLORIDA 33020
 (954) 925-6030



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