Site Plan Approval Documents for:

THE CROSSINGS

at Hallandale Beach

A Contemporary Condominium Building

130 SOUTHEAST 7TH STREET
HALLANDALE BEACH, FLORIDA 33009
• BROWARD COUNTY •

CENTRAL RAC ZONING DISTRICT

BUILDING SHALL HAVE A FULLY AUTOMATED FIRE SPRINKLER AND FIRE ALARM SYSTEMS

PROJECT LOCATION
130 SOUTHEAST 7TH STREET
HALLANDALE BEACH, FLORIDA 33009
BROWARD COUNTY

NORTH

NOT TO SCALE

THE PROJECT SHALL BE DESIGNED AS AN "ENTERPRISE GREEN COMMUNITY PROJECT" WHICH SHALL MEET THE 2015 CRITERIA APPLICABLE. DESIGNED BUILDINGS AND SITE TO BE AFFORDABLE, PROMOTE HEALTH, CONSERVE ENERGY AND NATURAL RESOURCES AND PROVIDE EASY ACCESS TO SCHOOLS, JOBS AND SERVICES. THIS PROJECT WILL MEET THE FAIR HOUSING ACT.

FULLY SPRINKLERED BUILDING & PARKING DECK.

REVISED DOCUMENTS SUBMITTAL - MARCH 14, 2016
BASED ON DEVELOPMENT REVIEW COMMITTEE MEETING ON TUESDAY JANUARY 19, 2016

• March 14, 2016 •
"REVISED DOCUMENTS SUBMITTAL"

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FCA-1570
CS-1

Frank Costoya Architect P. A. - "THE CROSSINGS" FCA-1570

DESIGN STATEMENT

THE CROSSINGS at Hallandale Beach is a contemporary residential urban infill community development on a 1.86 acre vacant triangular parcel of land addressing the ever-growing need for quality housing. The design concept is oriented to offer a clean contemporary lifestyle environment with direct street side pedestrian connectivity at grade level to all units and common areas. The triangular open community civic space area at the predominant corner of the property serves as an anchor and focal point for the community. The project slated to break ground the first quarter of 2017 shall contain green energy efficient LEED principles.

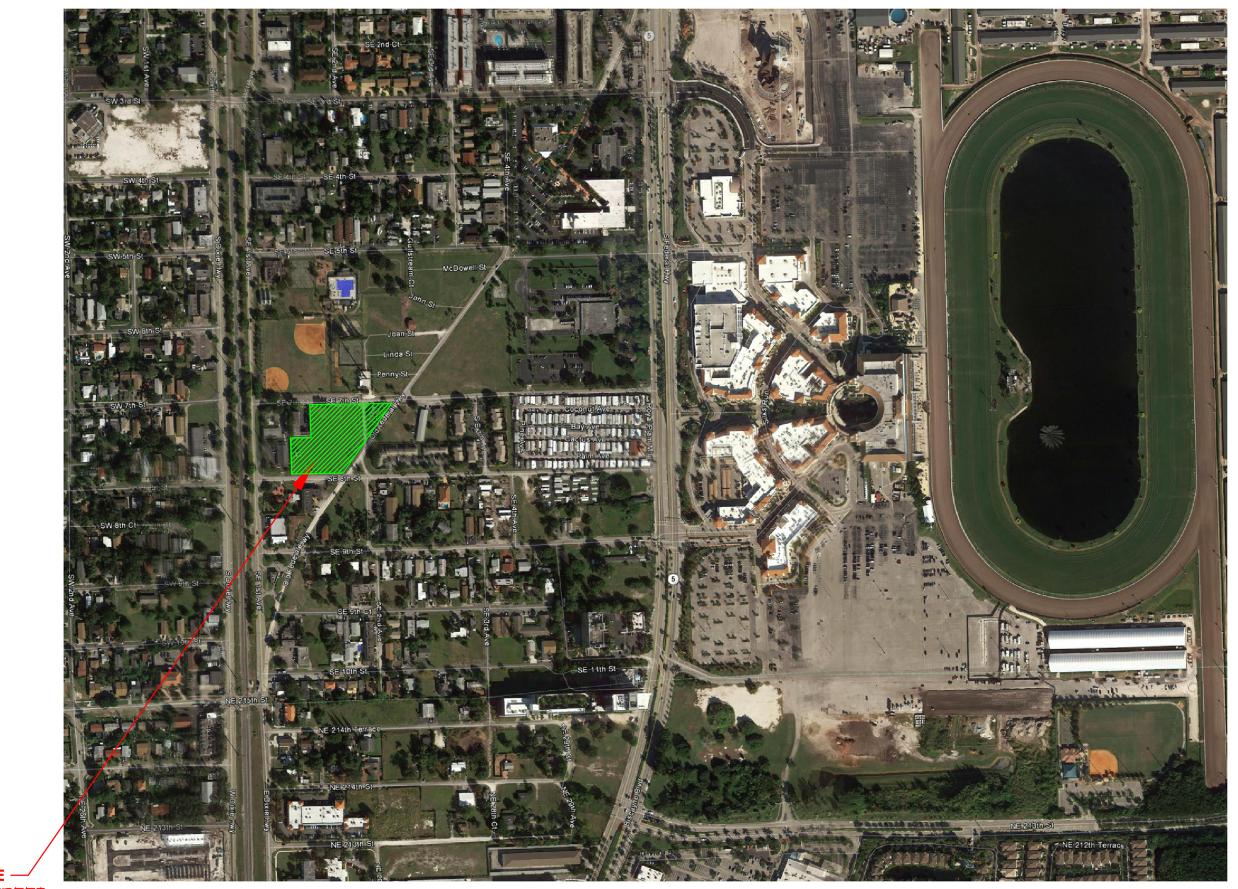
Located in the City of Hallandale Beach in Broward County, Florida, the project fronts SE 7th street, a city transit oriented corridor to the North, Old Federal Highway to the East and SE 8th street to the South. The site is centrally located several blocks to the West of the City's Municipal Complex and Library and directly across the street from Peter Bluesten Park, which is in planning stages with funding allocated to receive a multi-million dollar renovation which The Crossing's residents will enjoy for years to come.

With over 150,000 square feet of construction, THE CROSSINGS plans call for 92 residential units including studios, one, two and three bedroom units all with terraces and balconies in a clustering of 3 buildings 5 stories in height hugging the property perimeter with wide landscaped sidewalks and off-street parking. Within the interior a 4 level detached structured parking deck provides residents convenient access to their units at the same level. At grade level is the 6,065 square feet Open Civic Green Space area with a circular plaza containing seating and bicycle parking in a passive atmosphere. Directly adjacent is the project's common area in the main corner with a transparent triangular glass structure at ground level containing a private gym, administrative offices and a Community room with exterior terrace at the second level, all within the fenced and landscaped pool and sunbathing area.

The underlying mission is to create a vibrant and sustainable community by creating areas of social interaction and beautifying the neighborhood utilizing progressive architecture and innovative concepts, which historically have not been the focus of redevelopment efforts in the area. The project is designed to promote health, conserve energy and natural resources and provide easy access to jobs, schools and services.

Frank Costoya Architect, P.A.
Architecture • Land Planning

VICINITY / LOCATION MAP



NOT TO SCALE

PROJECT SITE
130 SE 7TH STREET
HALLANDALE BEACH, FL 33009

BUILDING CODE F.B.C. 2014 CRITERIA LATEST (5TH) EDITION/AMENDMENTS *2015 FLORIDA FIRE PREVENTION CODE

FULLY SPRINKLERED BUILDING & PARKING DECK.

MARK	CODE CRITERIA	APPLICABLE CRITERIA & DESCRIPTION	F.B.C. SECTION
1	BUILDING OCCUPANCY TYPE	GROUP 'R-2' RESIDENTIAL	310.4
2	CONSTRUCTION TYPE	TYPE III B	602 TABLE 601
3	EXPOSURE CATEGORY	EXPOSURE C	1609.4.3
4	RISK CATEGORY	RISK CATEGORY II	1604.5 TABLE 1604.5
5	MAX. FLOOR AREA ALLOWED	16,000 S.F. PER FLOOR	TABLE 503
6	FLOOR AREA PROVIDED	5,988 S.F. PER FLOOR	TABLE 503
7	EXTERIOR WALL FIRE RATING REQ.	2 HOURS	TABLE 602
8	FAIR HOUSING	APPLIES	ACCESSIBILITY
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SITE / BUILDING DATA

1. CITY / JURISDICTION
CITY OF HALLANDALE BEACH

2. PROPERTY ADDRESS
THE CROSSINGS
PROPERTY ADDRESS:
130 SOUTHEAST 7TH STREET
HALLANDALE BEACH, FLORIDA 33009

3. FOLIO NUMBER
514227150050
514227280010 > EXISTING TWO PARCELS

4. LEGAL DESCRIPTION:
SEE SURVEY FOR COMPLETE LEGAL DESCRIPTION

5. FLOOD ZONE:
FLOOD ZONE: — X

6. ZONING DEPARTMENT
CITY OF HALLANDALE BEACH - PLANNING & ZONING DIVISION

7. BUILDING DEPARTMENT
CITY OF HALLANDALE BEACH - BUILDING DIVISION

8. CURRENT USE OF PROPERTY:
VACANT PARCEL OF LAND

9. LAND USE DESIGNATION:
LAND USE DESIGNATION/FUTURE LAND USE: — REGIONAL ACTIVITY CENTER

10. ZONING DESIGNATION:
ZONING: — CENTRAL RAC ZONING DISTRICT
SUBDISTRICT: — TRANSIT CORE

11. ADJACENT PROPERTY ZONING / USES
NORTH: — OS- RECREATION AND OPEN SPACE DISTRICT
SOUTH: — CENTRAL RAC ZONING DISTRICT
EAST: — CENTRAL RAC ZONING DISTRICT
WEST: — CENTRAL RAC ZONING DISTRICT

12. PROPOSED ZONING DESIGNATION:
ZONING: — CENTRAL RAC ZONING DISTRICT
SUBDISTRICT: — TRANSIT CORE

13. PERMITTED USE:
PERMITTED USE PROVIDED: — MULTI-FAMILY DWELLINGS

14. LOCAL AREA SERVING UTILITY COMPANIES
POWER — FLORIDA POWER & LIGHT
WATER — CITY OF HALLANDALE BEACH
SEWER — CITY OF HALLANDALE BEACH
TELEPHONE / CABLE — AT&T / COMCAST

15. MINIMUM LOT WIDTH
REQUIRED: — 50'-0"
PROVIDED: — VARIES, SEE SITE PLAN

16. LOT AREA
REQUIRED: — 5,000 S.F. (MIN) / 100,000 S.F. (MAX)
PROVIDED: — 80,868.23 S.F.

17. SITE AREA:
NET LOT AREA: — 80,868.23 S.F. OR 1.856 ACRES
(INCLUDING PROPOSED VACATION OF RIGHT-OF-WAY OF SOUTHEAST 2ND AVENUE)

18. LOT COVERAGE
ALLOWED — 95% MAX.

19. NET AREA BREAKDOWN
GREEN / OPEN SPACE — 23,723 S.F.
FLATWORK / SIDEWALKS / DUMPSTER PADS / PAVERS/ CURBING — 12,213 S.F.
VEHICULAR PAVEMENT (ASPHALT / CONCRETE) — 23,846 S.F.
BUILDING FOOTPRINT — 19,726 S.F.
PARKING DECK RAMP AND COLUMNS — 1,360 S.F.
TOTAL NET LAND AREA — 80,868 S.F. OR 100%

20. PROPOSED DENSITY:
PROPOSED DENSITY: — BASE DENSITY 18 DWELLING UNITS PER ACRE
MAX DENSITY 50 DWELLING UNITS PER ACRE
1.856 ACRES X 50 DU/AC =
92.8 SAY 92 UNITS ALLOWED
92 UNITS PROVIDED

MAXIMUM DENSITY CRITERIA:
A. 7.5% CIVIC OPEN SPACE — DESIGN COMPLIES
B. FULLY CONCEALED PARKING GARAGE LEVELS ON SECONDARY STREETS AT SIDEWALK LEVEL FOR MIN 20'-0" DEPTH W/ ACTIVE USE STORY — DESIGN COMPLIES
C. STREET/STREETSCAPE IMPROVEMENTS CONSISTENT W/ CITY'S COMPLETE STREETS EFFORTS ON BOTH SIDES OF ADJACENT RIGHTS-OF-WAY. — DESIGN SHALL COMPLY

21. UNIT TYPE BREAKDOWN:
STUDIO / 1 BATHROOM UNITS: — 6 UNITS
1 BEDROOM / 1 BATHROOM UNITS: — 50 UNITS
2 BEDROOM / 2 BATHROOM UNITS: — 30 UNITS
3 BEDROOM / 2 BATHROOM UNITS: — 6 UNITS

22. OPEN SPACE:
PERVIOUS (GREEN SPACE):
LANDSCAPE AREA REQUIRED (GREEN SPACE): — 5% MIN
REQUIRED = 80,868.23 S.F. X 5% = 4,043.41 S.F.
LANDSCAPE AREA PROVIDED (GREEN SPACE): — 23,723 S.F. OR 29.3%

CIVIC OPEN SPACE:
ON SITES 40,000 S.F. OR MORE IN SIZE:
CIVIC OPEN SPACE REQUIRED: — 5% MIN
SITE EXCEEDING BASE DENSITY:
CIVIC OPEN SPACE REQUIRED: — 7.5% MIN

TOTAL CIVIC OPEN SPACE
MINIMUM REQUIRED 7.5% OF SITE — REQUIRED = 80,868.23 S.F. X 7.5% =6,065 S.F.
PROVIDED =6,100 OR 7.5%

23. BUILDING HEIGHT:
ALLOWED HEIGHT: — BASE BUILDING HEIGHT LIMIT 5 STORIES
PROVIDED MAXIMUM HEIGHT: — 5 STORIES - 58'-3" AND 65'-0"

24. SETBACK TABLE:
REQUIRED: (MINIMUM)
A. PRIMARY STREET (NORTH) (SE 7TH ST): — 10'-0" MIN - 15'-0" MAX
B. SECONDARY STREET (EAST & SOUTH) (OLD FEDERAL HGHWY & SE 8TH ST): — 10'-0" MIN
C. STREET ABOVE 5TH STORY (NORTH, EAST & SOUTH): — 20'-0"
D. INTERIOR SIDE (WEST): — 0'-0"
PROVIDED:
A. PRIMARY STREET (NORTH) (SE 7TH ST): — VARIES SEE SITE PLAN
B. SECONDARY STREET (EAST & SOUTH) (OLD FEDERAL HGHWY & SE 8TH ST): — VARIES SEE SITE PLAN
C. STREET ABOVE 5TH STORY (NORTH, EAST & SOUTH): — VARIES SEE SITE PLAN
D. INTERIOR SIDE (WEST): — VARIES SEE SITE PLAN

25. PARKING DATA:
REQUIRED: (MINIMUM)
MULTI-FAMILY RESIDENTIAL USE:
EFFICIENCY DWELLING UNIT (STUDIO) — 1.0 SPACE PER UNIT
6 UNITS X 1.0 =
6 PARKING SPACES REQUIRED
ONE BEDROOM DWELLING UNIT — 1.25 SPACES PER UNIT
50 UNITS X 1.25 =
62.5 SAY 63 PARKING SPACES REQUIRED
TWO OR MORE BEDROOM DWELLING UNIT (TWO & THREE BEDROOMS) — 1.75 SPACES PER UNIT
36 UNITS X 1.75 =
63 PARKING SPACES REQUIRED
REQUIRED STANDARD SPACES: — 132 PARKING SPACES REQUIRED
PROVIDED STANDARD SPACES: — 132 PARKING SPACES PROVIDED

GUEST PARKING:
FIRST 20 UNITS — 0.5 SPACES PER UNIT
20 UNITS X 0.5 =
10 PARKING SPACES REQUIRED
21-50 UNITS — 0.3 SPACES PER UNIT
30 UNITS X 0.3 =
9 PARKING SPACES REQUIRED
51+ UNITS — 0.2 SPACES PER UNIT
42 UNITS X 0.2 =
8.4 SAY 9 PARKING SPACES REQUIRED
REQUIRED GUEST SPACES: — 28 PARKING SPACES REQUIRED
PROVIDED GUEST SPACES: — 28 PARKING SPACES PROVIDED

HANDICAPPED PARKING: (FBC-ACCESSIBILITY 2014 - TABLE 208.2)
151-200 TOTAL SPACES PROVIDED: — 6 PARKING SPACES REQUIRED
TOTAL REQUIRED STANDARD PARKING SPACES: — 154 PARKING SPACES REQUIRED
TOTAL PROVIDED PARKING SPACES: — 160 PARKING SPACES PROVIDED

PROVIDED:
A. ON-GRADE SPACES — 49
B. DECK LEVEL 2 — 36
C. DECK LEVEL 3 — 37
D. DECK LEVEL 4 — 38
TOTAL PROVIDED PARKING SPACES: — 160

OFF-SITE PARKING:
OFF-SITE PARKING PROVIDED — 14 PARKING SPACES PROVIDED

BICYCLE PARKING REQUIRED: (MINIMUM)
TRANSIT CORE SUB-DISTRICT:
BICYCLE PARKING — 1 SPACE PER 20 VEHICULAR PARKING SPACES
160 SPACES / 20 = 8 BICYCLE PARKING SPACES REQUIRED
TOTAL PROVIDED BICYCLE PARKING SPACES: — 8

26. SQUARE FOOTAGE (GROSS) AREAS:

I. BUILDING SQUARE FOOTAGE (GROSS) AREAS:
NOTE: TOTAL BUILDING AREAS INCLUDE OUTSIDE FACE TO OUTSIDE FACE OF DWELLING UNITS.

1. BUILDING A:
A. GROUND FLOOR: — 5,421 S.F.
SECOND FLOOR: — 5,421 S.F.
THIRD FLOOR: — 5,421 S.F.
FOURTH FLOOR: — 5,421 S.F.
FIFTH FLOOR: — 5,421 S.F.
TOTAL BUILDING SQUARE FOOTAGE (GROSS) AREA: — 27,105 S.F.
B. GROUND FLOOR PATIOS: — 832 S.F.
SECOND - FIFTH FLOOR BALCONIES: — 2,268 S.F.
TOTAL PATIOS/BALCONIES SQUARE FOOTAGE AREA: — 3,100 S.F.

2. BUILDING B:
A. GROUND FLOOR (UNITS): — 5,106 S.F.
GROUND FLOOR (CLUBHOUSE FITNESS CENTER): — 1,315 S.F.
SECOND FLOOR (UNITS): — 5,106 S.F.
SECOND FLOOR (COMMUNITY ROOM): — 1,175 S.F.
THIRD FLOOR: — 9,033 S.F.
FOURTH FLOOR: — 9,033 S.F.
FIFTH FLOOR: — 9,033 S.F.
TOTAL BUILDING SQUARE FOOTAGE (GROSS) AREA: — 39,801S.F.
B. GROUND FLOOR PATIOS: — 721 S.F.
SECOND - FIFTH FLOOR BALCONIES: — 2,930 S.F.
TOTAL PATIOS/BALCONIES SQUARE FOOTAGE AREA: — 3,651 S.F.

3. BUILDING C:
A. GROUND FLOOR: — 3,343 S.F.
SECOND FLOOR: — 3,343 S.F.
THIRD FLOOR: — 3,343 S.F.
FOURTH FLOOR: — 3,343 S.F.
FIFTH FLOOR: — 3,343 S.F.
TOTAL BUILDING SQUARE FOOTAGE (GROSS) AREA: — 16,715 S.F.
B. GROUND FLOOR PATIOS: — 481 S.F.
SECOND - FIFTH FLOOR BALCONIES: — 1,256 S.F.
TOTAL PATIOS/BALCONIES SQUARE FOOTAGE AREA: — 1,737 S.F.

4. TOTAL BUILDING SQUARE FOOTAGE (GROSS) AREA SUMMARY:
A. BUILDING A: — 27,105 S.F.
BUILDING B: — 39,801 S.F.
BUILDING C: — 16,715 S.F.
TOTAL BUILDING SQUARE FOOTAGE (GROSS) AREA SUMMARY: — 83,621 S.F.
B. TOTAL GROUND FLOOR PATIOS: — 2,034 S.F.
TOTAL SECOND - FIFTH FLOOR BALCONIES: — 6,454 S.F.
TOTAL PATIOS/BALCONIES SQUARE FOOTAGE AREA: — 8,488 S.F.
C. TOTAL SECOND - FIFTH FLOOR CANTILEVERED COVERED WALKWAYS: — 16,814 S.F.
TOTAL CANTILEVERED COVERED WALKWAYS SQUARE FOOTAGE AREA: — 16,814 S.F.
D. TOTAL SECOND FLOOR COMMUNITY ROOM TERRACE: — 431 S.F.
TOTAL COMMUNITY ROOM TERRACE SQUARE FOOTAGE AREA: — 431 S.F.

II. AUXILIARY/SUPPORT SQUARE FOOTAGE (GROSS) AREAS:

1. STAIRWELLS:
STAIRWELL A: — 1,410 S.F.
STAIRWELL B: — 840 S.F.
STAIRWELL C: — 1,367 S.F.
TOTAL STAIRWELL SQUARE FOOTAGE (GROSS) AREA: — 3,617 S.F.

2. ELEVATORS:
ELEVATOR 1: — 480 S.F.
ELEVATOR 2: — 500 S.F.
ELEVATOR 3: — 415 S.F.
TOTAL ELEVATOR SQUARE FOOTAGE (GROSS) AREA: — 1,395 S.F.

3. TRASH COMPARTMENT ROOM:
TRASH/RECYCLE COMPARTMENT: — 635 S.F.
TOTAL TRASH/RECYCLE COMPARTMENT SQUARE FOOTAGE (GROSS) AREA: — 635 S.F.

4. MECHANICAL ROOMS:
MECHANICAL ROOMS: — 470 S.F.
TOTAL MECHANICAL ROOMS SQUARE FOOTAGE (GROSS) AREA: — 470 S.F.

5. STORAGE BUILDING:
GROUND FLOOR STORAGE BUILDING: — 1,206 S.F.
TOTAL STORAGE BUILDING SQUARE FOOTAGE (GROSS) AREA: — 1,206 S.F.

III. PARKING DECK/RAMP SQUARE FOOTAGE AREAS:

1. PARKING DECK/RAMP:
RAMP: — 5,304 S.F.
SECOND - FOURTH LEVEL PARKING DECK: — 16,703 S.F. X 3 DECKS = 50,109 S.F.
TOTAL RAMP/PARKING DECK SQUARE FOOTAGE AREA: — 55,413 S.F.

27. UNIT BREAKDOWN CALCULATIONS
UNIT AREA BREAKDOWN
NOTE: NET SQUARE FOOTAGES PER UNIT TYPE. NET EQUALS INTERIOR CONDITIONED SPACE.

1. MODEL A:
1 BED / 1 BATH — 720 S.F.
45 UNITS @ 720 S.F. =
SUBTOTAL MODEL A SQUARE FOOTAGE (NET) AREA: — 32,400 S.F.

2. MODEL B:
1 BED / 1 BATH — 744 S.F.
5 UNITS @ 744 S.F. =
SUBTOTAL MODEL B SQUARE FOOTAGE (NET) AREA: — 3,720 S.F.

3. MODEL C:
2 BED / 2 BATH — 954 S.F.
30 UNITS @ 954 S.F. =
SUBTOTAL MODEL C SQUARE FOOTAGE (NET) AREA: — 28,620 S.F.

4. MODEL D:
STUDIO - 1 BATH — 642 S.F.
3 UNITS @ 642 S.F. =
SUBTOTAL MODEL D SQUARE FOOTAGE (NET) AREA: — 1,926 S.F.

5. MODEL E:
STUDIO - 1 BATH — 525 S.F.
3 UNITS @ 525 S.F. =
SUBTOTAL MODEL E SQUARE FOOTAGE (NET) AREA: — 1,575 S.F.

6. MODEL F:
3 BED / 2 BATH — 1,149 S.F.
3 UNITS @ 1,149 S.F. =
SUBTOTAL MODEL F SQUARE FOOTAGE (NET) AREA: — 3,447 S.F.

7. MODEL G:
3 BED / 2 BATH — 1,348 S.F.
3 UNITS @ 1,348 S.F. =
SUBTOTAL MODEL G SQUARE FOOTAGE (NET) AREA: — 4,044 S.F.

TOTAL SQUARE FOOTAGE (NET) AREA: — 75,732 S.F.

THE PROJECT SHALL BE DESIGNED AS AN "ENTERPRISE GREEN COMMUNITY PROJECT " WHICH SHALL MEET THE 2015 CRITERIA APPLICABLE. DESIGNED BUILDINGS AND SITE TO BE AFFORDABLE, PROMOTE HEALTH, CONSERVE ENERGY AND NATURAL RESOURCES AND PROVIDE EASY ACCESS TO SCHOOLS, JOBS AND SERVICES.

REVIEW AUTH.

Revision type	Date	by
1 SPA-DRC COMMENTS	3/14/16	JP/RD

TO THE BEST OF THE ARCHITECT OR ENGINEERS KNOWLEDGE, THE PLANS AND SPECIFICATIONS COMPLY WITH THE APPLICABLE MINIMUM CODES AND THE APPLICABLE FIRE SAFETY STANDARDS AT THE TIME OF THEIR PREPARATION AS DETERMINED BY THE LOCAL AUTHORITIES IN ACCORDANCE WITH SECTION 105 (F.B.C.) FLORIDA BUILDING CODE AND 633 FLORIDA STATUTES.

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Project Title:
A Contemporary Condominium Building:
THE CROSSINGS
130 SOUTHEAST 7TH STREET
HALLANDALE BEACH, FLORIDA 33009
BROWARD COUNTY

Project Owner/Developer:
Crossings at Hallandale, LLC
Victor Ratner / Robert Lechter / Hector Mendez
4651 Sheridan street, Suite 335
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E mail: RL@NorthAEF.com

Drawing date: MARCH 14, 2016
Drwn by: RKD / JP
Chkd by: FC
Drawing Scale: NTS
Project Number: FCA-1570

Sheet title:
- DESIGN STATEMENT
- VICINITY/ LOCATION MAP
- CODE CRITERIA
- INDEX
- SITE & BLDG DATA

Seal/Signature:
FRANK COSTOYA, JR. A.I.A.
FL. REG. NO. AR0012198
Date:

Sheet Number:
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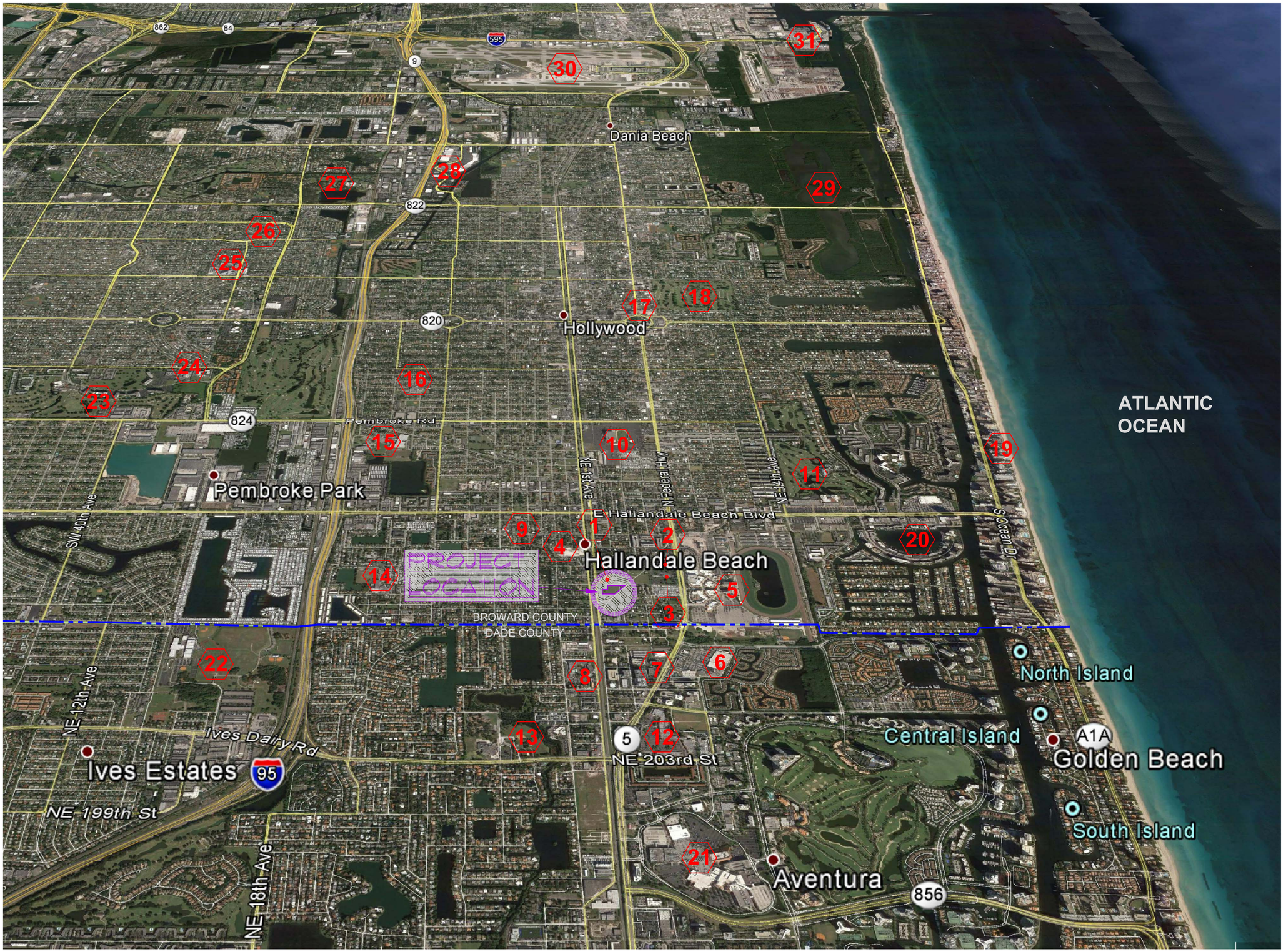
of sheets



AERIAL MAP KEYNOTES

1. PETER BLUESTEN PARK
2. CITY OF HALLANDALE BEACH GOVERNMENT COMPLEX
   - 2.1. CITY HALL
   - 2.2. PLANNING & ZONING
   - 2.3. BUILDING DEPARTMENT
   - 2.4. POLICE DEPARTMENT
   - 2.5. PARKS & RECREATION
   - 2.6. PUBLIC LIBRARY
   - 2.7. BEACH PERSONNEL
3. U.S. POST OFFICE HALLANDALE BEACH
4. HALLANDALE BEACH FIRE DEPARTMENT
5. GULFSTREAM PARK RACING & CASINO
6. AVENTURA COMMONS
7. AVENTURA HOSPITAL & MEDICAL CENTER
8. AVENTURA WATERWAYS K-8 CENTER
9. GULFSTREAM MIDDLESCHOOL
10. HOLLYWOOD GREYHOUND
11. THE DIPLOMAT GOLF RESORT & SPA
12. PROMENADE SHOPS
13. HIGHLAND OAKS PARK
14. HALLANDALE ELEMENTARY SCHOOL
15. HALLANDALE HIGH SCHOOL
16. COLBERT ELEMENTARY SCHOOL
17. YOUNG CIRCLE PARK
18. HOLLYWOOD BEACH GOLF RESORT
19. DIPLOMAT RESORT & SPA HOLLYWOOD
20. GOLDEN ISLES LAKE
21. AVENTURA MALL
22. DR. MICHAEL M. KROP SENIOR HIGH SCHOOL
23. HILLCREST GOLF & COUNTRY CLUB
24. MEMORIAL REGIONAL HOSPITAL SOUTH
25. JOE DIMAGGIO CHILDRENS HOSPITAL
26. HOLLYWOOD HILLS ELEMENTARY SCHOOL
27. TOPEEKEEGEE YUGNEE PARK
28. OAKWOOD PLAZA
29. WESTLAKE OUTSTANDING FLORIDA WATER PARK
30. FORT LAUDERDALE-HOLLYWOOD INTL. AIRPORT
31. FORT EVERGLADES

REVIEW AUTH.

REGIONAL AREA MAP

SC : N.T.S.

Revision type	Date	by
1 SPA-DRC COMMENTS	3/14/16	JP/RD

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AA26000696 – AR0012198

Project Title:
A Contemporary Condominium Building:
THE CROSSINGS
130 SOUTHEAST 7TH STREET
HALLANDALE BEACH, FLORIDA 33009
BROWARD COUNTY

Project Owner/Developer:
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Victor Ratner / Robert Lechter / Hector Mendez
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NORTH

Drawing date: MARCH 14, 2016
Drwn by: RKD / JP | Chkd by: FC
Drawing Scale: NTS
Project Number: FCA-1570

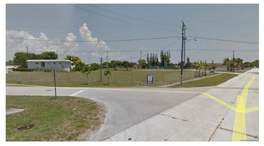
Sheet title: • REGIONAL AREA MAP

Seal/Signature: FRANK COSTOYA, JR. A.I.A. FL. REG. NO. AR0012198
Date:

Sheet Number: AE-1
consecutive
of sheets

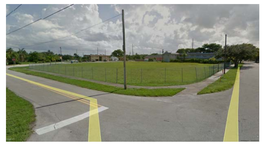
Frank Costoya Architect P. A. - "THE CROSSINGS" FCA-1570

1 TWO (2) STORY RESIDENTIAL BUILDING



9 S.E. CORNER - "THE CROSSINGS" SITE VACANT LOT

17 S.W. CORNER OF "PETER BLUESTEN PARK"

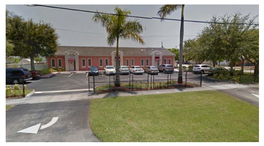


2 NORTH SIDE SE 2ND AVE - "THE CROSSINGS" SITE VACANT LOT

10 SOUTH SIDE - "THE CROSSINGS" SITE VACANT LOT

18 SOUTH SIDE OF "PETER BLUESTEN PARK"

3 "THE CROSSINGS" SITE VACANT LOT (BLDG DEMOLISHED)



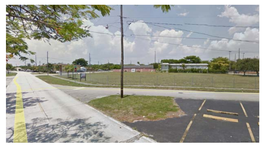
11 ONE (1) STORY COMMERCIAL BUILDING

19 VACANT LOT

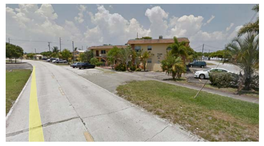
4 N.E. CORNER - "THE CROSSINGS" SITE VACANT LOT (BLDG DEMOLISHED)

12 ONE (1) & TWO (2) STORY RESIDENTIAL BUILDINGS

20 VACANT LOT

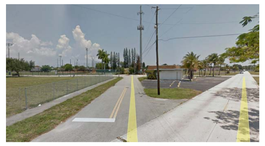


5 N.E. SIDE - "THE CROSSINGS" SITE VACANT LOT



13 TWO (2) STORY RESIDENTIAL BUILDINGS

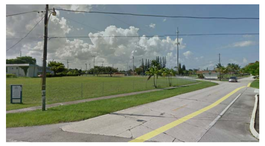
21 VACANT CORNER LOT



6 EAST SIDE SE 2ND AVE - "THE CROSSINGS" SITE VACANT LOT

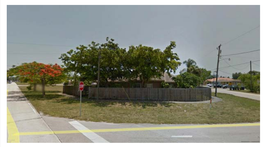
14 ONE (1) & TWO (2) STORY RESIDENTIAL BUILDINGS

22 VACANT CORNER LOT

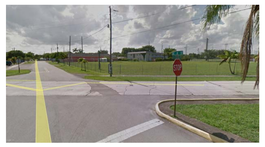


7 EAST SIDE - "THE CROSSINGS" SITE VACANT LOT

15 TWO (2) STORY RESIDENTIAL BUILDING



23 ONE (1) STORY RESIDENTIAL BUILDING



8 S.E. CORNER - "THE CROSSINGS" SITE VACANT LOT

16 ONE (1) STORY COMMERCIAL BUILDING

24 VACANT LOT

REVIEW AUTH.

EXISTING SITE CHARACTERISTICS MAP

SC : N.T.S.

Revision type	Date	by
1 SPA-DRC COMMENTS	3/14/16	JP/RD

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- EXISTING SITE CHARACTERISTICS MAP
- VICINITY PICTURES

Seal/Signature:
FRANK COSTOYA, JR. A.I.A.
FL. REG. NO. AR0012198
Date:

Sheet Number: AE-2
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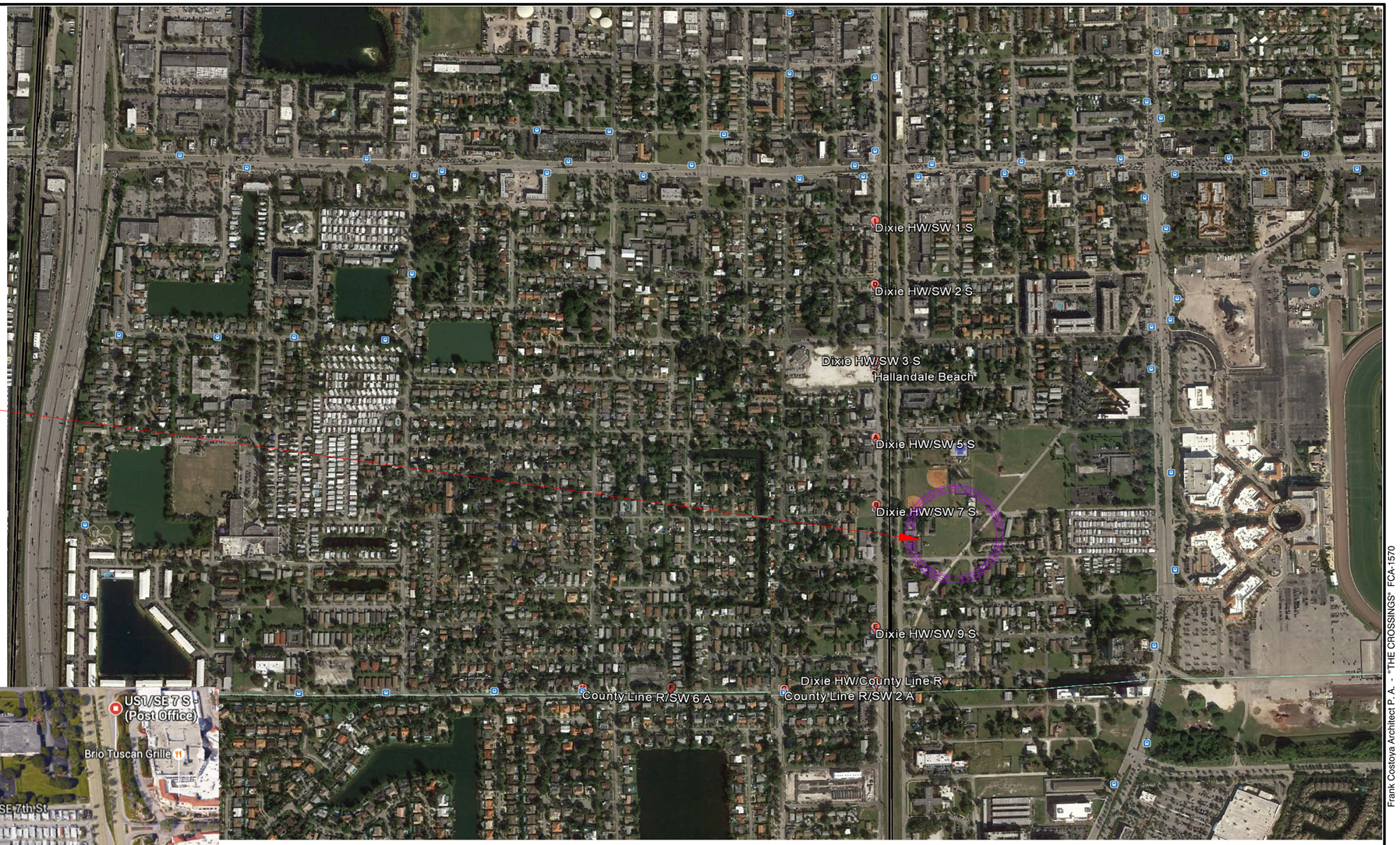
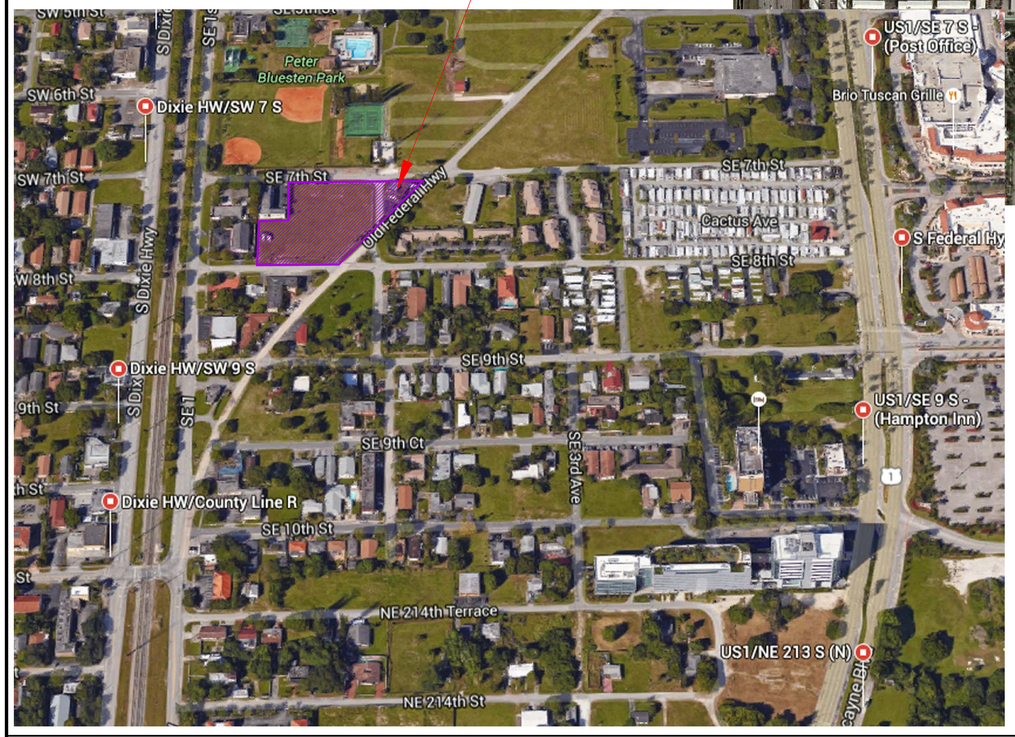
of sheets

Frank Costoya Architect P.A. - "THE CROSSINGS" FCA-1570

"THE CROSSINGS
AT HALLANDALE BEACH"
SITE LOCATION





INDICATES BUS STOP

REVIEW AUTH.

CITY OF HALLANDALE BEACH PUBLIC MASS TRANSPORTATION MAP

SC : N.T.S.

Revision type	Date	by
1 SPA-DRC COMMENTS	3/14/16	JP/RD

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• PUBLIC MASS TRANSPORTATION MAP

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Sheet Number:
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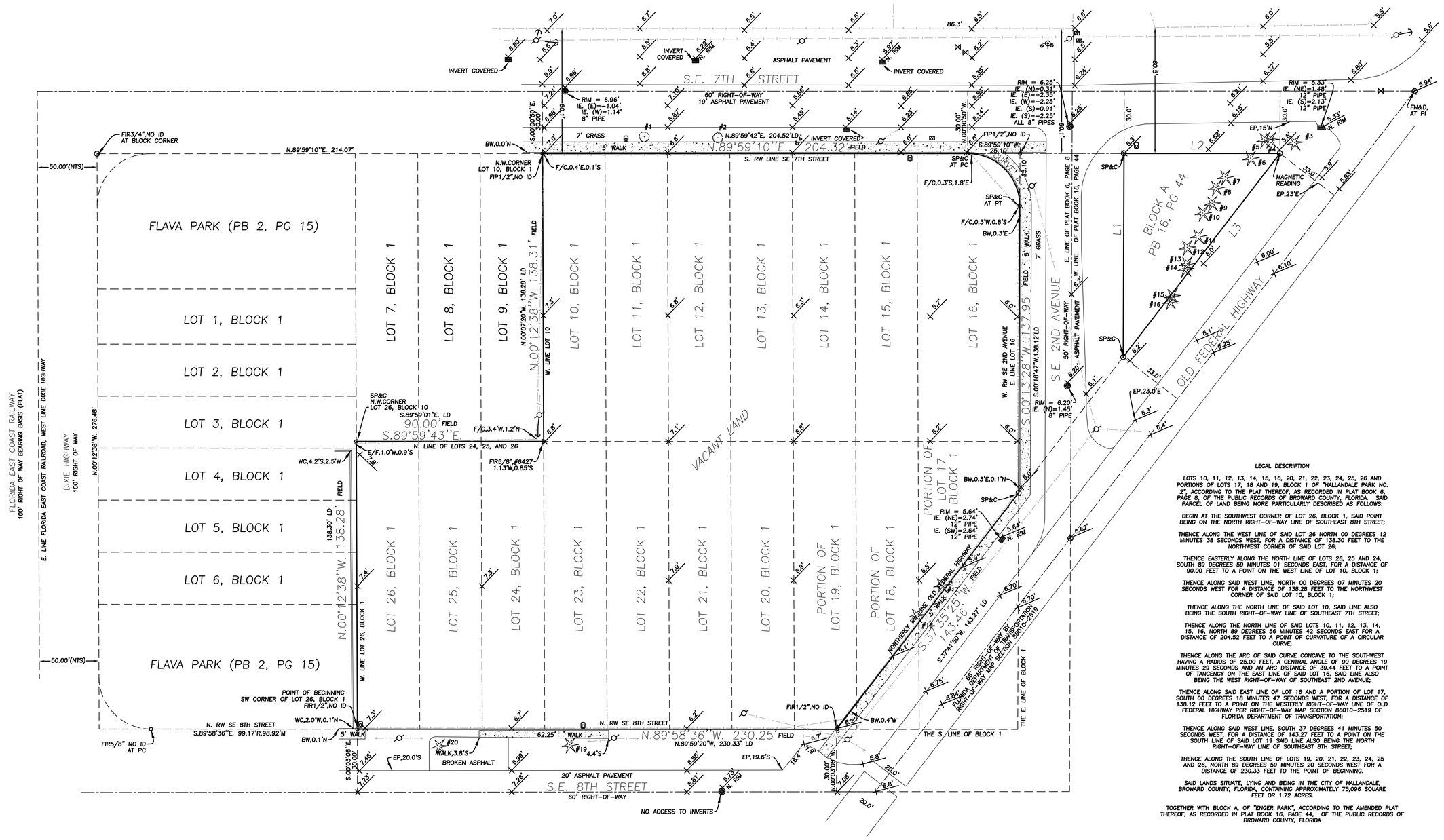
Frank Costoya Architect P. A. - "THE CROSSINGS" FCA-1570



LEGAL DESCRIPTION

LOTS 10, 11, 12, 13, 14, 15, 16, 20, 21, 22, 23, 24, 25, 26 AND PORTIONS OF LOTS 17, 18 AND 19, BLOCK 1 OF "HALLANDALE PARK NO. 2", ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 6, PAGE 8, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA. SAID PARCEL OF LAND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGIN AT THE SOUTHWEST CORNER OF LOT 26, BLOCK 1, SAID POINT BEING ON THE NORTH RIGHT-OF-WAY LINE OF SOUTHEAST 8TH STREET;

THENCE ALONG THE WEST LINE OF SAID LOT 26 NORTH 00 DEGREES 12 MINUTES 38 SECONDS WEST, FOR A DISTANCE OF 138.30 FEET TO THE NORTHWEST CORNER OF SAID LOT 26;

THENCE EASTERLY ALONG THE NORTH LINE OF LOTS 26, 25 AND 24, SOUTH 89 DEGREES 59 MINUTES 01 SECONDS EAST, FOR A DISTANCE OF 90.00 FEET TO A POINT ON THE WEST LINE OF LOT 10, BLOCK 1;

THENCE ALONG SAID WEST LINE, NORTH 00 DEGREES 07 MINUTES 20 SECONDS WEST FOR A DISTANCE OF 138.28 FEET TO THE NORTHWEST CORNER OF SAID LOT 10, BLOCK 1;

THENCE ALONG THE NORTH LINE OF SAID LOT 10, SAID LINE ALSO BEING THE SOUTH RIGHT-OF-WAY LINE OF SOUTHEAST 7TH STREET;

THENCE ALONG THE NORTH LINE OF SAID LOTS 10, 11, 12, 13, 14, 15, 16, NORTH 89 DEGREES 56 MINUTES 42 SECONDS EAST FOR A DISTANCE OF 204.52 FEET TO A POINT OF CURVATURE OF A CIRCULAR CURVE;

THENCE ALONG THE ARC OF SAID CURVE CONCAVE TO THE SOUTHWEST HAVING A RADIUS OF 25.00 FEET, A CENTRAL ANGLE OF 90 DEGREES 19 MINUTES 29 SECONDS AND AN ARC DISTANCE OF 39.44 FEET TO A POINT OF TANGENCY ON THE EAST LINE OF SAID LOT 16, SAID LINE ALSO BEING THE WEST RIGHT-OF-WAY OF SOUTHEAST 2ND AVENUE;

THENCE ALONG SAID EAST LINE OF LOT 16 AND A PORTION OF LOT 17, SOUTH 00 DEGREES 18 MINUTES 47 SECONDS WEST, FOR A DISTANCE OF 138.12 FEET TO A POINT ON THE WESTERLY RIGHT-OF-WAY LINE OF OLD FEDERAL HIGHWAY PER RIGHT-OF-WAY MAP SECTION 86010-2519 OF FLORIDA DEPARTMENT OF TRANSPORTATION;

THENCE ALONG SAID WEST LINE, SOUTH 37 DEGREES 41 MINUTES 50 SECONDS WEST, FOR A DISTANCE OF 143.27 FEET TO A POINT ON THE SOUTH LINE OF SAID LOT 19 SAID LINE ALSO BEING THE NORTH RIGHT-OF-WAY LINE OF SOUTHEAST 8TH STREET;

THENCE ALONG THE SOUTH LINE OF LOTS 19, 20, 21, 22, 23, 24, 25 AND 26, NORTH 89 DEGREES 59 MINUTES 20 SECONDS WEST FOR A DISTANCE OF 230.33 FEET TO THE POINT OF BEGINNING.

SAID LANDS SITUATE, LYING AND BEING IN THE CITY OF HALLANDALE, BROWARD COUNTY, FLORIDA, CONTAINING APPROXIMATELY 75,096 SQUARE FEET OR 1.72 ACRES.

TOGETHER WITH BLOCK A, OF "ENGER PARK", ACCORDING TO THE AMENDED PLAT THEREOF, AS RECORDED IN PLAT BOOK 16, PAGE 44, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA

TREE TABLE

NUMBER	TYPE	HEIGHT	DIAMETER
#1	OAK TREE	25'	16"
#2	OAK TREE	25'	22"
#3	PALM TREE	25'	8"
#4	PALM TREE	15'	6"
#5	PALM TREE	12'	6"
#6	PALM TREE	14'	6"
#7	PALM TREE	18'	7"
#8	PALM TREE	20'	8"
#9	PALM TREE	13'	7"
#10	PALM TREE	15'	7"
#11	PALM TREE	12'	6"
#12	PALM TREE	12'	6"
#13	PALM TREE	12'	6"
#14	PALM TREE	12'	6"
#15	PALM TREE	12'	7"
#16	PALM TREE	15'	7"
#17	PALM TREE	10'	4"
#18	PALM TREE	10'	4"
#19	PALM TREE	12'	5"
#20	PALM TREE	8'	4"

CURVE TABLE

NUMBER	DELTA	CHORD BEARING	RADIUS	ARC '
CURVE 1 FIELD	90°14'18"	S.44°53'41"E.	25.00	39.37
CURVE 1 LD	90°19'29"		25.00	39.44

LINE TABLE

NUMBER	DIRECTION	DISTANCE
L1	N.00°13'28"E.(FIELD),S.89°58'32"E.(PLAT)	97.78'(FIELD)97.4'(PLAT)
L2	N.89°59'10"E.	74.91'(FIELD),74.5'(PLAT)
L3	S.37°35'25"W.(FIELD),N.37°33'45"E.(PLAT)	123.43'(FIELD),122.8'(PLAT)

SURVEYOR'S NOTES
1. BASIS OF BEARINGS AS INDICATED ON SKETCH.
2. LEGAL DESCRIPTION PROVIDED BY CLIENT.
3. THE LANDS SHOWN HEREON WERE NOT ABSTRACTED BY THIS OFFICE FOR EASEMENTS, RIGHT-OF-WAYS, OWNERSHIP OR OTHER INSTRUMENTS OF RECORD.
4. UNDERGROUND OR INTERIOR PORTIONS OF FOOTINGS, FOUNDATIONS, WALLS OR OTHER NON-VISIBLE IMPROVEMENTS WERE NOT LOCATED.
5. ELEVATIONS ARE BASED ON THE **NORTH AMERICAN VERTICAL DATUM OF 1988** UNLESS OTHERWISE SHOWN.
6. FENCE TIES ARE TO THE CENTER-LINE OF FENCE. WALL TIES ARE TO THE FACE OF WALL.
7. IN SOME INSTANCES GRAPHIC REPRESENTATIONS HAVE BEEN EXAGGERATED TO MORE CLEARLY ILLUSTRATE THE CONTROL THE LOCATION OF THE IMPROVEMENTS OVER SCALED POSITIONS.
8. THE DIMENSIONS AND DIRECTIONS SHOWN HEREON ARE IN SUBSTANTIAL AGREEMENT WITH RECORD VALUES UNLESS OTHERWISE NOTED.
9. PARTY WALLS ARE CENTERED ON PROPERTY LINE AND ARE 0.7' WIDE UNLESS OTHERWISE NOTED.
10. EXISTING CORNERS FOUND OFF WITNESS PROPERTY CORNERS
11. OBSTRUCTED CORNERS ARE WITNESSED BY IMPROVEMENTS.
12. NO ATTEMPT WAS MADE TO LOCATE WRITTEN OR UNWRITTEN EASEMENTS OR RIGHTS-OF-WAY, OTHER THEN THOSE SHOWN HEREON.

ABBREVIATIONS

BC	BUILDING CORNER
BW	BACK OF WALK
C	CALCULATED
M	MEASURED
N.T.S.	NOT TO SCALE
OP	OPEN PORCH
ORB	OFFICIAL RECORDS BOOK
PC	POINT OF CURVATURE
POB	POINT OF BEGINNING
POC	POINT OF COMMENCEMENT
PG	PAGE
PRC	POINT OF REVERSE CURVE
PRM	PERMANENT REFERENCE MONUMENT
PT	POINT OF TANGENCY
E/F	END OF FENCE
EP	EDGE OF PAVEMENT
EW	EDGE OF WATER
F/C	FENCE CORNER
F/L	FENCE LINE
FIP	FOUND IRON PIPE
FIR	FOUND IRON ROD
FN	FOUND NAIL
FN&D	FOUND NAIL & DISC
FP&L	FLORIDA POWER AND LIGHT
R	RECORD
RAD	RADIAL
SN&D	SET NAIL & DISC # 5495
SP	SCREENED PORCH
SP&C	SET 1/2" PIN & CAP # 5495

LEGEND

CABLE JUNCTION BOX
CATCH BASIN
CLEAN OUT
CONTROL VALVE
ELECTRIC SERVICE
FIRE HYDRANT
FP&L PAD
GUY ANCHOR
MANHOLE
POOL EQUIPMENT
POWER/LIGHT POLE
SPRINKLER SYSTEM
WATER METER
WATER VALVE
WELL
BRICK PAVERS
CENTERLINE
CONCRETE/CHAT
CONCRETE WALL
0.00 ELEVATION
METAL FENCE
OVERHEAD WIRES
WOOD DECK/DOCK
WOOD FENCE

ATLANTIC COAST SURVEYING INC.

N

SC : 1"= 20'-0"

0 10 FT. 40 FT.
5 FT. 20 FT. 60 FT.

REVIEW AUTH.

BOUNDARY SURVEY - EXISTING

Revision type	Date	by
1 SPA-DRC COMMENTS	3/14/16	JP/RD

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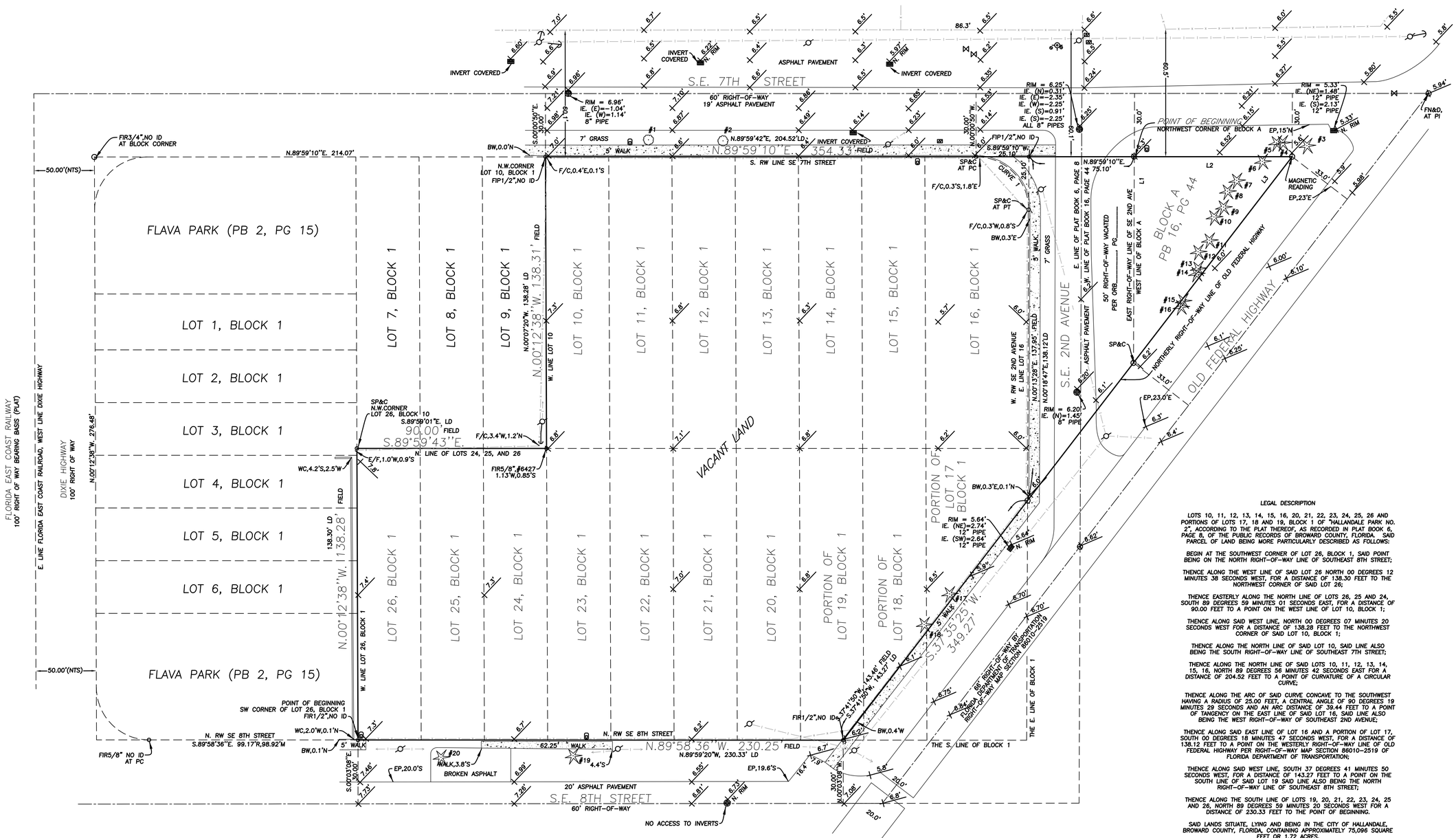

CURVE TABLE

NUMBER	DELTA	CHORD BEARING	RADIUS	ARC '
CURVE 1 FIELD	90°14'18"	S.44°53'41"E.	25.00	39.37
CURVE 1 LD	90°19'29"		25.00	39.44

LINE TABLE

NUMBER	DIRECTION	DISTANCE
L1	S.00°13'28"W.(FIELD),S.89°58'32"E.(PLAT)	97.78'(FIELD)97.4'(PLAT)
L2	N.89°59'10"E.	74.91'(FIELD),74.5'(PLAT)
L3	S.37°35'25"W.(FIELD),N.37°33'45"E.(PLAT)	123.43'(FIELD),122.8'(PLAT)
L4	S.37°35'25"W.	82.39'

TREE TABLE

NUMBER	TYPE	HEIGHT	DIAMETER
#1	OAK TREE	25'	16"
#2	OAK TREE	25'	22"
#3	PALM TREE	25'	8"
#4	PALM TREE	15'	6"
#5	PALM TREE	12'	6"
#6	PALM TREE	14'	6"
#7	PALM TREE	18'	7"
#8	PALM TREE	20'	8"
#9	PALM TREE	13'	7"
#10	PALM TREE	15'	7"
#11	PALM TREE	12'	6"
#12	PALM TREE	12'	6"
#13	PALM TREE	12'	6"
#14	PALM TREE	12'	6"
#15	PALM TREE	12'	7"
#16	PALM TREE	15'	7"
#17	PALM TREE	10'	4"
#18	PALM TREE	10'	4"
#19	PALM TREE	12'	5"
#20	PALM TREE	8'	4"

SURVEYOR'S NOTES
1. BASIS OF BEARINGS AS INDICATED ON SKETCH.
2. LEGAL DESCRIPTION PROVIDED BY CLIENT.
3. THE LANDS SHOWN HEREON WERE NOT ABSTRACTED BY THIS OFFICE FOR EASEMENTS, RIGHT-OF-WAYS, OWNERSHIP OR OTHER INSTRUMENTS OF RECORD.
4. UNDERGROUND OR INTERIOR PORTIONS OF FOOTINGS, FOUNDATIONS, WALLS OR OTHER NON-VISIBLE IMPROVEMENTS WERE NOT LOCATED.
5. ELEVATIONS ARE BASED ON THE **NORTH AMERICAN VERTICAL DATUM OF 1988** UNLESS OTHERWISE SHOWN.
6. FENCE TIES ARE TO THE CENTER-LINE OF FENCE. WALL TIES ARE TO THE FACE OF WALL.
7. IN SOME INSTANCES GRAPHIC REPRESENTATIONS HAVE BEEN EXAGGERATED TO MORE CLEARLY ILLUSTRATE THE CONTROL THE LOCATION OF THE IMPROVEMENTS OVER SCALED POSITIONS.
8. THE DIMENSIONS AND DIRECTIONS SHOWN HEREON ARE IN SUBSTANTIAL AGREEMENT WITH RECORD VALUES UNLESS OTHERWISE NOTED.
9. PARTY WALLS ARE CENTERED ON PROPERTY LINE AND ARE 0.7' WIDE UNLESS OTHERWISE NOTED.
10. EXISTING CORNERS FOUND OFF WITNESS PROPERTY CORNERS
11. OBSTRUCTED CORNERS ARE WITNESSED BY IMPROVEMENTS.
12. NO ATTEMPT WAS MADE TO LOCATE WRITTEN OR UNWRITTEN EASEMENTS OR RIGHTS-OF-WAY, OTHER THEN THOSE SHOWN HEREON.

ABBREVIATIONS

BC	BUILDING CORNER
BW	BACK OF WALK
C	CALCULATED
M	MEASURED
N.T.S.	NOT TO SCALE
OP	OPEN PORCH
ORB	OFFICIAL RECORDS BOOK
PC	POINT OF CURVATURE
POB	POINT OF BEGINNING
POC	POINT OF COMMENCEMENT
PG	PAGE
PRC	POINT OF REVERSE CURVE
PRM	PERMANENT REFERENCE MONUMENT
PT	POINT OF TANGENCY
E/F	END OF FENCE
EP	EDGE OF PAVEMENT
EW	EDGE OF WATER
F/C	FENCE CORNER
F/L	FENCE LINE
FIP	FOUND IRON PIPE
FIR	FOUND IRON ROD
FN	FOUND NAIL
FN&D	FOUND NAIL & DISC
FP&L	FLORIDA POWER AND LIGHT
R	RECORD
RAD	RADIAL
SN&D	SET NAIL & DISC # 5495
SP	SCREENED PORCH
SP&C	SET 1/2" PIN & CAP # 5495

LEGEND

- CABLE JUNCTION BOX
- CATCH BASIN
- CLEAN OUT
- CONTROL VALVE
- ELECTRIC SERVICE
- FIRE HYDRANT
- FP&L PAD
- GUY ANCHOR
- MANHOLE
- POOL EQUIPMENT
- POWER/LIGHT POLE
- SPRINKLER SYSTEM
- WATER METER
- WATER VALVE
- WELL
- BRICK PAVERS
- CENTERLINE
- CONCRETE/CHAT
- CONCRETE WALL
- 0.00 ELEVATION
- METAL FENCE
- OVERHEAD WIRES
- WOOD DECK/DOCK
- WOOD FENCE

LEGAL DESCRIPTION

LOTS 10, 11, 12, 13, 14, 15, 16, 20, 21, 22, 23, 24, 25, 26 AND PORTIONS OF LOTS 17, 18 AND 19, BLOCK 1 OF "HALLANDALE PARK NO. 2", ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 6, PAGE 8, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA. SAID PARCEL OF LAND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGIN AT THE SOUTHWEST CORNER OF LOT 26, BLOCK 1, SAID POINT BEING ON THE NORTH RIGHT-OF-WAY LINE OF SOUTHEAST 8TH STREET;

THENCE ALONG THE WEST LINE OF SAID LOT 26 NORTH 00 DEGREES 12 MINUTES 38 SECONDS WEST, FOR A DISTANCE OF 138.30 FEET TO THE NORTHWEST CORNER OF SAID LOT 26;

THENCE EASTERLY ALONG THE NORTH LINE OF LOTS 26, 25 AND 24, SOUTH 89 DEGREES 59 MINUTES 01 SECONDS EAST, FOR A DISTANCE OF 90.00 FEET TO A POINT ON THE WEST LINE OF LOT 10, BLOCK 1;

THENCE ALONG SAID WEST LINE, NORTH 00 DEGREES 07 MINUTES 20 SECONDS WEST FOR A DISTANCE OF 138.28 FEET TO THE NORTHWEST CORNER OF SAID LOT 10, BLOCK 1;

THENCE ALONG THE NORTH LINE OF SAID LOT 10, SAID LINE ALSO BEING THE SOUTH RIGHT-OF-WAY LINE OF SOUTHEAST 7TH STREET;

THENCE ALONG THE NORTH LINE OF SAID LOTS 10, 11, 12, 13, 14, 15, 16, NORTH 89 DEGREES 56 MINUTES 42 SECONDS EAST FOR A DISTANCE OF 204.52 FEET TO A POINT OF CURVATURE OF A CIRCULAR CURVE;

THENCE ALONG THE ARC OF SAID CURVE CONCAVE TO THE SOUTHWEST HAVING A RADIUS OF 25.00 FEET, A CENTRAL ANGLE OF 90 DEGREES 19 MINUTES 29 SECONDS AND AN ARC DISTANCE OF 39.44 FEET TO A POINT OF TANGENCY ON THE EAST LINE OF SAID LOT 16, SAID LINE ALSO BEING THE WEST RIGHT-OF-WAY OF SOUTHEAST 2ND AVENUE;

THENCE ALONG SAID EAST LINE OF LOT 16 AND A PORTION OF LOT 17, SOUTH 00 DEGREES 18 MINUTES 47 SECONDS WEST, FOR A DISTANCE OF 138.12 FEET TO A POINT ON THE WESTERLY RIGHT-OF-WAY LINE OF OLD FEDERAL HIGHWAY PER RIGHT-OF-WAY MAP SECTION 86010-2519 OF FLORIDA DEPARTMENT OF TRANSPORTATION;

THENCE ALONG SAID WEST LINE, SOUTH 37 DEGREES 41 MINUTES 50 SECONDS WEST, FOR A DISTANCE OF 143.27 FEET TO A POINT ON THE SOUTH LINE OF SAID LOT 19 SAID LINE ALSO BEING THE NORTH RIGHT-OF-WAY LINE OF SOUTHEAST 8TH STREET;

THENCE ALONG THE SOUTH LINE OF LOTS 19, 20, 21, 22, 23, 24, 25 AND 26, NORTH 89 DEGREES 59 MINUTES 20 SECONDS WEST FOR A DISTANCE OF 230.33 FEET TO THE POINT OF BEGINNING.

SAID LANDS SITUATE, LYING AND BEING IN THE CITY OF HALLANDALE, BROWARD COUNTY, FLORIDA, CONTAINING APPROXIMATELY 75,096 SQUARE FEET OR 1.72 ACRES.

TOGETHER WITH BLOCK A, OF "ENGER PARK", ACCORDING TO THE AMENDED PLAT THEREOF, AS RECORDED IN PLAT BOOK 16, PAGE 44, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA

TOGETHER WITH THE PROPOSED VACATED RIGHT-OF-WAY, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

A PORTION, OF "HALLANDALE PARK NO.2", ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 6, PAGE 8, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA.

TOGETHER WITH A PORTION, OF "ENGER PARK", ACCORDING TO THE AMENDED PLAT THEREOF, AS RECORDED IN PLAT BOOK 16, PAGE 44, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA, SAID PARCEL OF LAND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHWEST CORNER OF BLOCK A, "ENGER PARK", ACCORDING TO THE AMENDED PLAT THEREOF, AS RECORDED IN PLAT BOOK 16, PAGE 44; THENCE SOUTH 00 DEGREES 13 MINUTES 28 SECONDS WEST, ALONG THE WEST LINE OF SAID BLOCK A ALSO BEING THE EAST RIGHT OF WAY LINE OF SE 2ND AVENUE FOR A DISTANCE OF 97.78 FEET;
THENCE SOUTH 37 DEGREES 35 MINUTES 25 SECONDS WEST, ALONG THE NORTHERLY RIGHT OF WAY OF OLD FEDERAL HIGHWAY FOR A DISTANCE OF 82.39 FEET;
THENCE NORTH 00 DEGREES 13 MINUTES 28 SECONDS EAST, ALONG THE WEST RIGHT OF WAY LINE OF SE 2ND AVENUE FOR A DISTANCE OF 137.95 FEET TO A POINT OF CURVATURE OF A CURVE CONCAVE TO THE SOUTHWEST;
THENCE NORTHWESTERLY ALONG THE ARC OF SAID CURVE TO THE LEFT, HAVING A RADIUS OF 25.00 FEET AND A CENTRAL ANGLE OF 90 DEGREES 14 MINUTES 18 SECONDS FOR AN ARC DISTANCE OF 39.37 FEET;
THENCE NORTH 89 DEGREES 59 MINUTES 10 SECONDS EAST, ALONG THE SOUTH RIGHT OF WAY LINE OF SE 7TH STREET FOR A DISTANCE OF 75.10 FEET TO THE POINT OF BEGINNING.

REVIEW AUTH.

BOUNDARY SURVEY - NEW

SC : 1" = 20'-0"

0 10 FT. 40 FT.
5 FT. 20 FT. 60 FT.

Revision type	Date	by
1 SPA-DRC COMMENTS	3/14/16	JP/RD

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E mail: RL@NorthAEF.com

NORTH

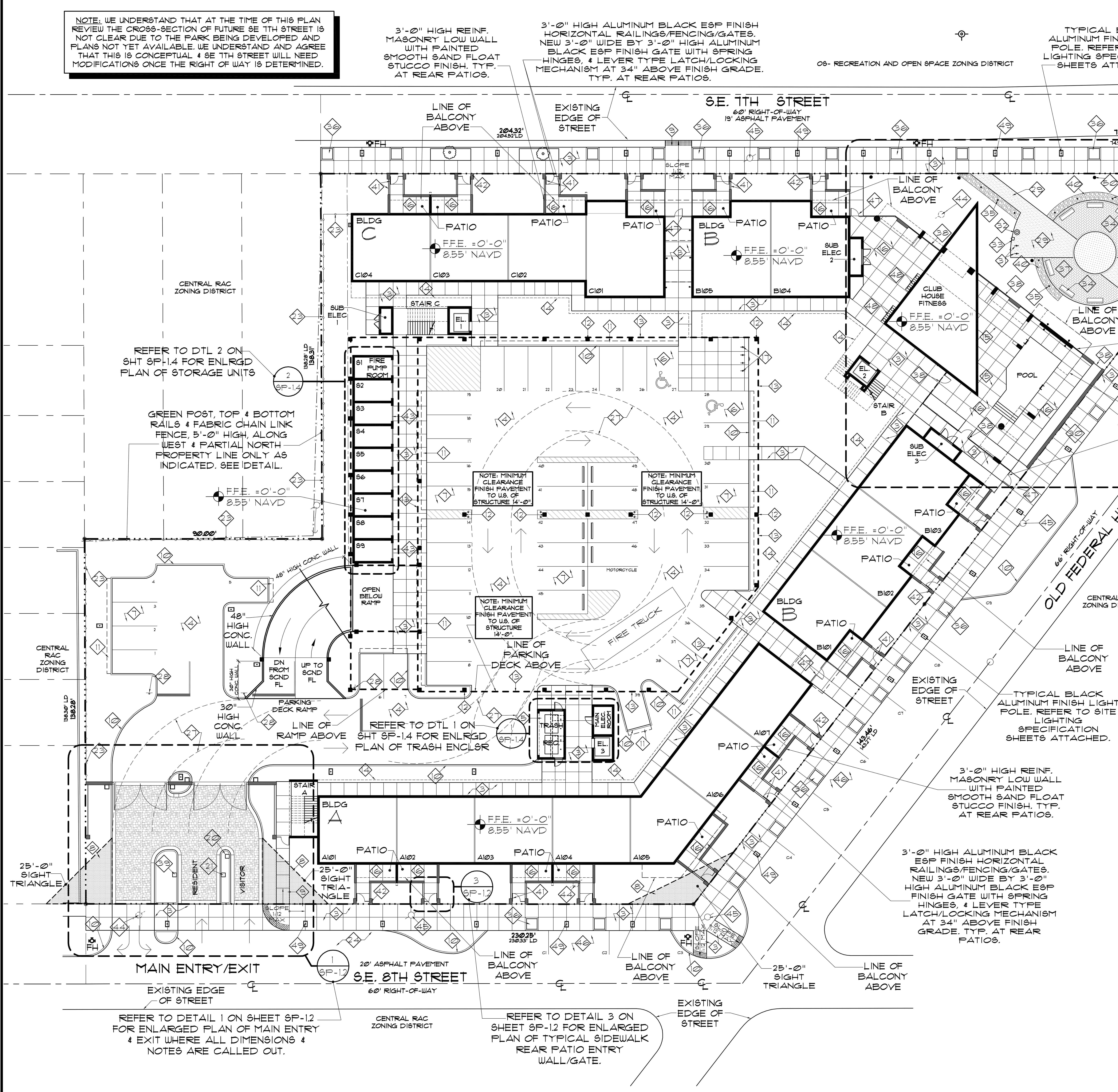
Drawing date: MARCH 14, 2016
Drwn by: RKD / JP | Chkd by: FC
Drawing Scale: 1" = 20'-0"
Project Number: FCA-1570

Sheet title:
• BOUNDARY SURVEY - NEW

Seal/Signature:
FRANK COSTOYA, JR. A.I.A.
FL. REG. NO. AR0012198
Date:

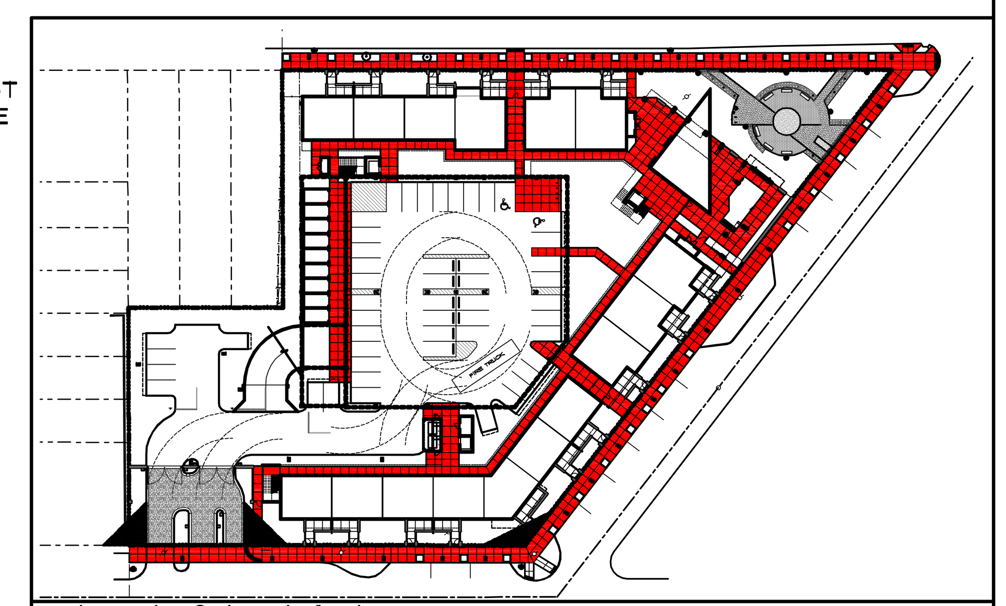
Sheet Number:
SU-2
consecutive
of sheets

Frank Costoya Architect P.A. - "THE CROSSINGS" FCA-1570

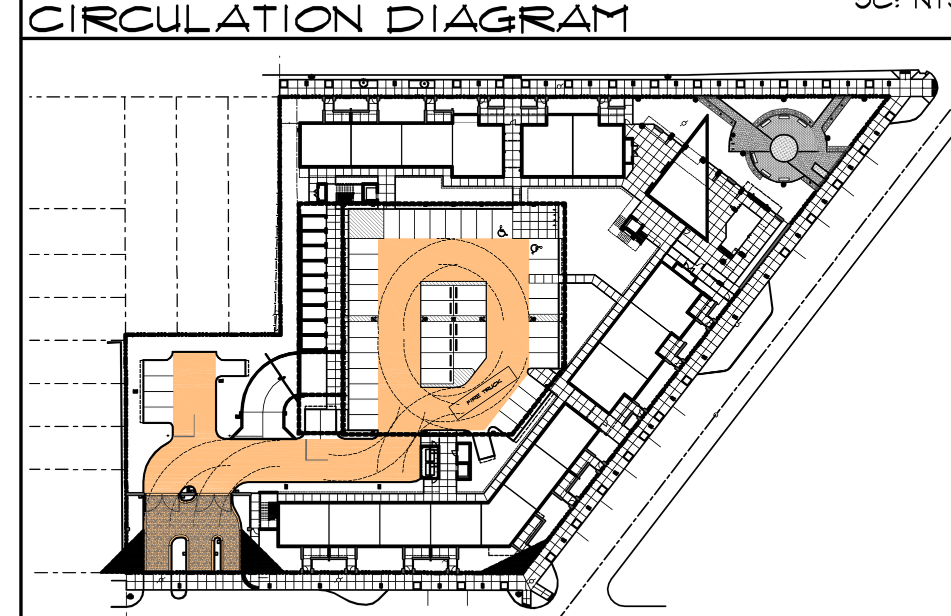


SITE PLAN - KEY NOTES

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



PEDESTRIAN CIRCULATION DIAGRAM — SC: NTS



VEHICULAR CIRCULATION DIAGRAM — SC: NTS

KEY NOTES LEGEND

LEGEND:

1. CONCRETE INTERLOCKING PAVERS (REFER TO SITE DETAILS).
2. 1'-4" WIDE X 8" DEEP REINFORCED CONC. PERIMETER BAND, BROOM FINISH.
3. REINF. CONCRETE SIDEWALK, BROOM FINISH, IN 5'-0" SQ. GRID. REFER TO TYPICAL SIDEWALK DETAILS. WIDTHS VARY, SEE PLAN FOR WIDTH.
4. REINFORCED CONCRETE PAVEMENT.
5. TRASH / RECYCLING CHUTE DUMPSTER ENCLOSURE (REFER TO SITE DETAIL 1 ON SHEET SP-1.4).
6. TYPICAL A.D.A. PARKING STALL/AISLE/SIGNAGE (REFER TO SITE DETAILS).
7. TYPICAL PARKING STALL (REFER TO SITE DETAILS).
8. 25'-0" X 25'-0" SIGHT TRIANGLE
9. TYPICAL A.D.A. SIDEWALK, A.D.A. RAMP UP MAX 1:12 SLOPE.
10. TYPICAL CONCRETE CURBING - TYPE "D" CONTINUOUS.
11. TYPICAL CAR WHEEL CANTILEVER 2'-0" (OVERHANG).
12. TYPICAL PRE-CAST CONCRETE COLUMN @ STRUCTURED PARKING DECK WITH STEEL BOLLARDS, WHERE INDICATED, IN FRONT OF EACH COLUMN 6" DIAM. 4'-0" HIGH CONC. FILLED, PAINTED YELLOW.
13. LINE OF 2ND/3RD/4TH FLOOR STRUCTURED PARKING DECK ABOVE.
14. LINE OF CANTILEVERED WALKWAY ABOVE.
15. LINE OF BUILDING ABOVE.
16. OUTDOOR PATIO/TERRACE, BROOM FINISH REINFORCED CONC. SLAB.
17. FOUR (4) BICYCLE PARKING STATIONS FOR EIGHT (8) BIKES (REFER TO SITE DETAILS).
18. AUTOMATIC ENTRY GATES: NEW DOUBLE (2) 10'-0" WIDE BY 5'-0" HIGH ALUMINUM BLACK ESP FINISH HORIZONTAL RAIL FENCE, ELECTRIC ENTRY GATES. GATE DESIGN TO MATCH FENCING.
19. 3'-0" HIGH REINF. MASONRY LOW WALL WITH PAINTED SMOOTH SAND FLOAT STUCCO FINISH.
20. VISITOR KEYPAD CALL PANEL.
21. RESIDENT BARCODE SCANNER.
22. TYP. GATE OPERATOR MOTOR ON REINFORCED CONC. PAD.
23. GREEN POST, TOP & BOTTOM RAILS & FABRIC CHAIN LINK FENCE, 5'-0" HIGH, ALONG WEST & PARTIAL NORTH PROPERTY LINE ONLY AS INDICATED.
24. VEHICULAR VISITOR STACKING LANE.
25. PAINTED SMOOTH SAND FLOAT STUCCO FINISH ON 5'-0" HIGH REINFORCED MASONRY WALL.
26. 1'-4" SQ. X 5'-0" HIGH REINF. MASONRY PILLAR WITH PAINTED SMOOTH SAND FLOAT STUCCO FINISH.
27. INDICATES FIRE DEPARTMENT LADDER TRUCK TURNING RADIUS, 50'-0" OUTSIDE RADIUS & 35'-0" INSIDE RADIUS.
28. STOP SIGN
29. REINFORCED CONCRETE SIDEWALK, SALT ROCK FINISH AT CIVIC OPEN SPACE.
30. PAINTED SMOOTH SAND FLOAT STUCCO FINISH ON 4'-0" - 8'-0" HIGH (VARIES) REINFORCED MASONRY WALL. SEE ELEVATIONS.
31. TWO (2) BICYCLE PARKING STATIONS FOR FOUR (4) BIKES (REFER TO DETAILS).
32. TRASH RECEPTACLE, FORMS & SURFACES MFR., MODEL: "KNIGHT" SLKNI-30, 21" SQUARE, POWDERCOAT "BLACK TEXTURE" PAINT FINISH.
33. PET WASTE RECEPTACLE.
34. BENCH, FORMS & SURFACES MFR., MODEL: "KNIGHT" SBKNI-072B, 4.5" 6'-0" LONG, TYPICAL OF SIX (6).
35. LIGHT BOLLARD, FORMS & SURFACES MFR., MODEL: "RINCON" LBRIN, 4.5" SQUARE LED, TYPICAL.
36. CAST IRON 48" SQ. TREE GRATES IN REINF. CONC. OPENING ALONG SOUTHEAST 7TH STREET, OLD FEDERAL HIGHWAY AND SOUTHEAST 8TH STREET- TYPICAL OF TWENTY EIGHT (28) LOCATIONS, REFER TO DETAILS.
37. BRICK PAVERS
38. 5'-0" HIGH ALUMINUM BLACK ESP FINISH HORIZONTAL RAILINGS/FENCING/GATES. NEW 3'-0" WIDE BY 5'-0" HIGH ALUMINUM BLACK ESP FINISH GATE WITH KEY CARD ACCESS, SPRING HINGES, & LEVER TYPE LATCH/LOCKING MECHANISM AT 34" ABOVE FINISH GRADE.
39. FIRE DEPARTMENT LOCK BOX
40. MEXICAN STONE.
41. 3'-0" HIGH ALUMINUM BLACK ESP FINISH HORIZONTAL RAILINGS/FENCING/GATES. NEW 3'-0" WIDE BY 3'-0" HIGH ALUMINUM BLACK ESP FINISH GATE WITH SECURE KEY LOCK ACESS, SPRING HINGES, & LEVER TYPE LATCH/LOCKING MECHANISM AT 34" ABOVE FINISH GRADE.
42. 1'-0" WIDE X 2'-0" DEEP X 3'-0" HIGH REINF. MASONRY PILLAR WITH PAINTED SMOOTH SAND FLOAT STUCCO FINISH.
43. TYPICAL 6'-0" WIDE X 7'-0" HIGH STEEL CORRUGATED ROLL-UP DOOR @ PERSONAL STORAGE UNITS.
44. TYPICAL EXISTING ELECTRIC POWER POLE TO BE REMOVED.
45. TYPICAL EXISTING ELECTRIC POWER POLE TO REMAIN.
46. TYPICAL OFF STREET PARKING.
47. SECURE KEY CARD ACCESS PEDESTRIAN ENTRY GATE. NEW 3'-0" WIDE BY 5'-0" HIGH ALUMINUM BLACK ESP FINISH GATE W/ HORIZONTAL RAILINGS, W/ SPRING HINGES, & LEVER TYPE LATCH/LOCKING MECHANISM AT 34" ABOVE FINISH GRADE.
48. MAILBOXES: SALSBURY 3300 SERIES CLUSTER BOX UNIT - 16 "A" SIZE DOORS - TYPE III - USPS ACCESS, MODEL #3316, GRAY COLOR, BY MAILBOXES.COM MFR., OR APPROVED EQUIVALENT. TYPICAL OF SIX (6).
49. TYPICAL BLACK ALUMINUM FINISH LIGHT POLE. REFER TO SITE LIGHTING SPECIFICATION SHEETS ATTACHED.
50. TYPICAL BLACK ALUMINUM FINISH LIGHT COLUMN AT CIVIC OPEN SPACE. REFER TO SITE LIGHTING SPECIFICATION SHEETS ATTACHED.

(Fire hydrant symbol) INDICATES TYPICAL FIRE HYDRANT.

REVIEW AUTH.

1 (revision)
REWORK OF ENTRY RAMP
MAIN ENTRY REWORK
MOVE TREE GRATES
ADA SIDEWALK RAMPS
NEW PEDESTRIAN CIRCULATION DIAGRAM
NEW VEHICULAR CIRCULATION DIAGRAM

Revision type	Date	by
1 SPA-DRC COMMENTS	3/14/16	JP/RD

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BROWARD COUNTY

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NORTH

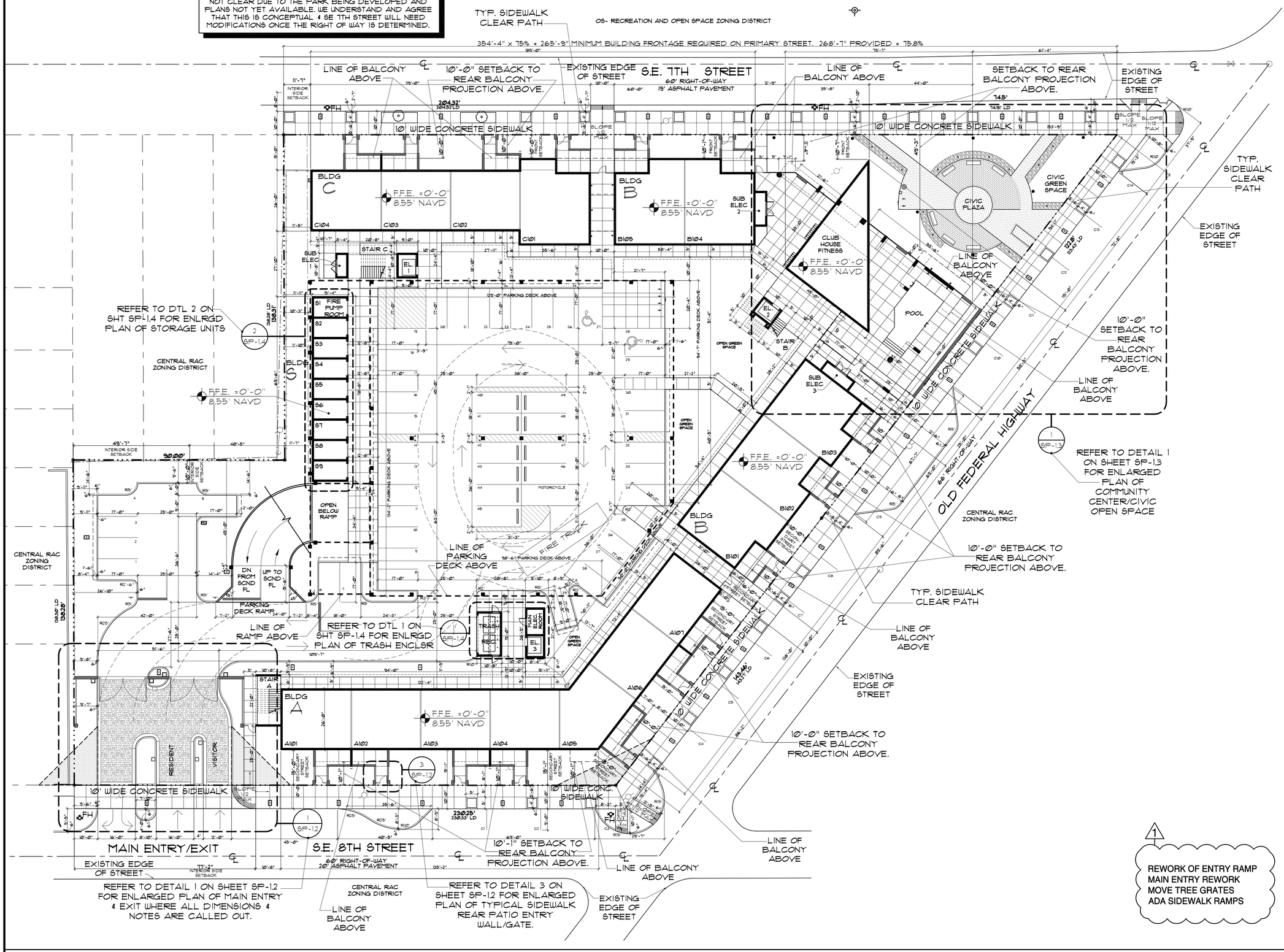
Drawing date: MARCH 14, 2016
Drwn by: RKD / JP
Chkd by: FC
Drawing Scale: 1/16" = 1'-0"
Project Number: FCA-1570

Sheet title:
- SITE PLAN - KEY NOTES
- KEY NOTES LEGEND
- PEDESTRIAN & VEHICULAR CIRCULATION DIAGRAMS

Seal/Signature:
FRANK COSTOYA, JR. A.I.A.
FL. REG. NO. AR0012198
Date:

Sheet Number:
SP-1
consecutive
of sheets

NOTE: WE UNDERSTAND THAT AT THE TIME OF THIS PLAN REVIEW THE CROSS-SECTION OF FUTURE SE 7TH STREET IS NOT CLEAR DUE TO THE PARK BEING DEVELOPED AND PLANS NOT YET AVAILABLE. WE UNDERSTAND AND AGREE THAT THIS IS CONCEPTUAL & SE 7TH STREET WILL NEED MODIFICATIONS ONCE THE RIGHT OF WAY IS DETERMINED.



GENERAL NOTES

1. THIS PLAN (SITE) REFLECTS DIMENSIONING IN OVERALL ALL OF MAJOR COMPONENTS OF THE PROJECT. REFER TO ENLARGED SECTION PLANS FOR MORE DETAIL AND SITE PLAN DRAWING SHEET SP-1 FOR KEY NOTES LEGEND NOTING ITEMS & ELEMENTS OF THE SITE.
2. THIS SITE PLAN DRAWING IS FOR SITE PLAN APPROVAL PROCESS ONLY AND IS NOT INTENDED TO BE FOR PERMITTING OR CONSTRUCTION.
3. FOR ALL PAVEMENT MARKINGS, TRAFFIC SIGNAGE & CONTROL DEVICES, GRADING, FINISH FLOOR ELEVATIONS, ETC. REFER TO CIVIL ENGINEERING DRAWINGS.
4. REFER TO LANDSCAPE PLANS FOR TREES, HEDGES, PLANTS, TYPES & SPECIES & DISPOSITION PLANS.
5. FOR LOCATION OF FIRE HYDRANT(S), REFER TO CIVIL PLANS. NOTE BUILDING AND PARKING DECK SHALL BE 100% FULLY SPRINKLERED.

REVIEW AUTH.

SITE PLAN - DIMENSIONED

SC: 1/16"= 1'-0" (0, 5 FT., 10 FT., 20 FT., 40 FT.)

Revision type	Date	by
1 SPA-DRC COMMENTS	3/14/16	JP/RD

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- GENERAL NOTES

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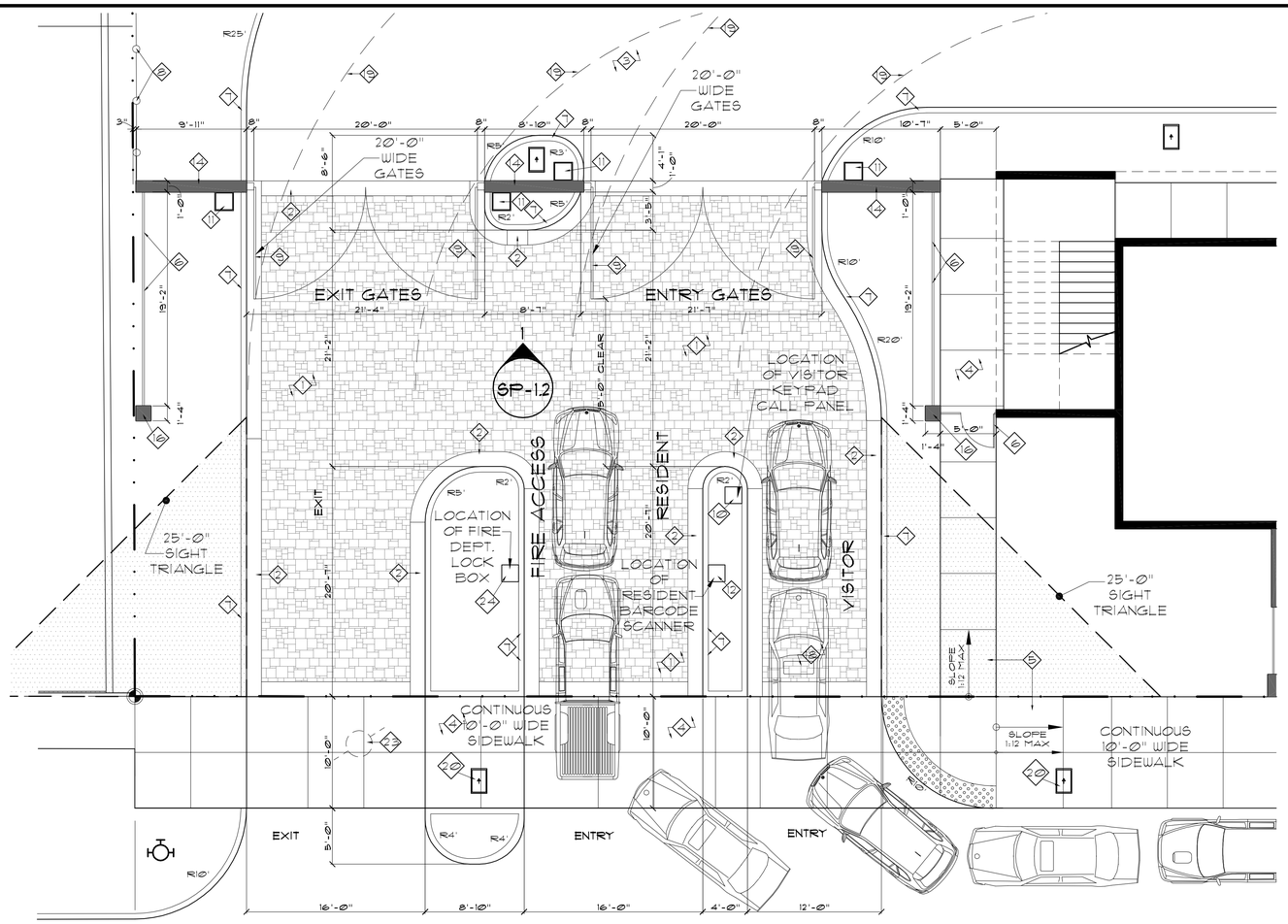
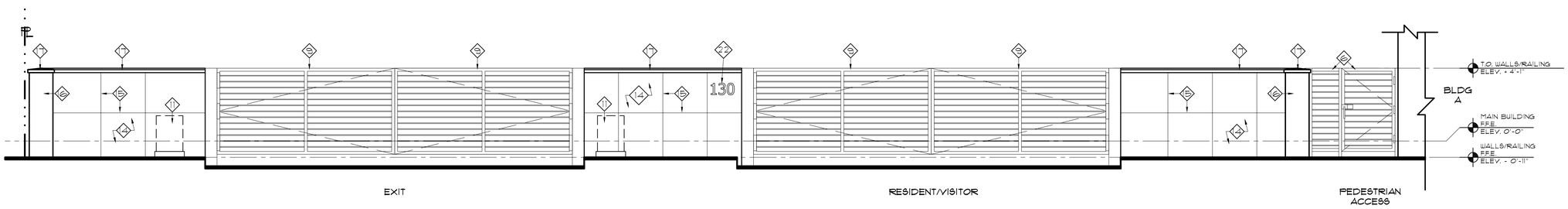
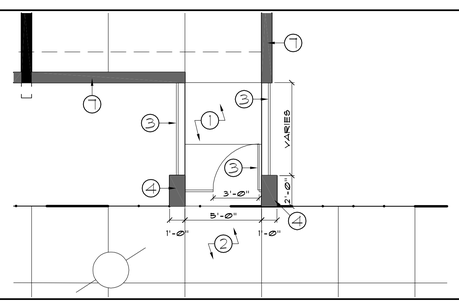
consecutive of sheets



1 SP-1.2 GATED ENTRY/EXIT PLAN @ S.E. 8TH STREET SC: 3/16"= 1'-Ø"



1 SP-1.2 GATED ENTRY/EXIT FRONT ELEVATION SC: 3/8"= 1'-Ø"

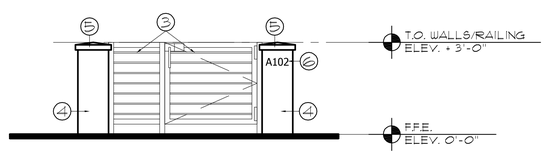


3 SP-1.2 SIDEWALK REAR PATIO ENTRY WALL/GATE TYPICAL PLAN SC: 1/4"= 1'-Ø"

LEGEND:

1. 5'-Ø" WIDE CONCRETE SIDEWALK, BROOM FINISH, IN 5'-Ø" SQ. GRID. REFER TO TYPICAL SIDEWALK DETAILS.
2. 10'-Ø" WIDE CONCRETE SIDEWALK, BROOM FINISH, IN 5'-Ø" SQ. GRID. REFER TO TYPICAL SIDEWALK DETAILS.
3. 3'-Ø" HIGH ALUMINUM BLACK ESP FINISH HORIZONTAL RAILINGS/FENCING/GATES. NEW 3'-Ø" WIDE BY 3'-Ø" HIGH ALUMINUM BLACK ESP FINISH GATE WITH SECURE KEY LOCK ACESS, SPRING HINGES, & LEVER TYPE LATCH/LOCKING MECHANISM AT 34" ABOVE FINISH GRADE.
4. 1'-Ø" WIDE X 2'-Ø" DEEP X 3'-Ø" HIGH REINF. MASONRY PILLAR WITH PAINTED SMOOTH SAND FLOAT STUCCO FINISH.
5. 2" THICK X 1'-2" WIDE X 2'-2" LONG P.C. CONC. WALL CAPS TO BE LEFT EXPOSED FINISH.
6. WALL LETTERS SHALL BE ALUMINUM BLACK ESP FINISH IN "UPPER" CASE AS DEPICTED. ALL LETTERS SHALL HAVE A MINIMUM 1/2" DEPTH PROFILE AND BE POST MOUNTED AFTER WALL HAS RECEIVED PAINT AND STUCCO FINISH. NO ATTACHMENT SCREWS, BOLTS, ANGLES, ETC. SHALL BE VISIBLE. UNIT LETTER/NUMBER SIZES SHALL BE 3" TALL AS SHOWN IN ELEVATION. FONT SHALL BE "TAHOMA."
7. 3'-Ø" HIGH REINF. MASONRY LOW WALL WITH PAINTED SMOOTH SAND FLOAT STUCCO FINISH.

SIDEWALK REAR PATIO ENTRY WALL/GATE KEY NOTES LEGEND



SIDEWALK REAR PATIO ENTRY WALL/GATE TYPICAL ELEV SC: 1/2"= 1'-Ø"

KEY NOTES LEGEND

LEGEND:

1. CONCRETE INTERLOCKING PAVERS (REFER TO SITE DETAILS).
2. 1'-4" WIDE X 8" DEEP REINFORCED CONC. PERIMETER BAND, BROOM FINISH.
3. REINFORCED CONCRETE PAVEMENT.
4. CONCRETE SIDEWALK, BROOM FINISH, IN 5'-Ø" SQ. GRID, REFER TO TYPICAL SIDEWALK DETAILS, WIDTHS VARY, SEE PLAN FOR WIDTH.
5. TYPICAL A.D.A. SIDEWALK, A.D.A. RAMP UP MAX 1:12 SLOPE.
6. 5'-Ø" HIGH ALUMINUM BLACK ESP FINISH HORIZONTAL RAILINGS/FENCING/GATES. NEW 3'-Ø" WIDE BY 5'-Ø" HIGH ALUMINUM BLACK ESP FINISH GATE WITH KEY CARD ACCESS, SPRING HINGES, & LEVER TYPE LATCH/LOCKING MECHANISM AT 34" ABOVE FINISH GRADE.
7. TYPICAL CONCRETE CURBING - TYPE "D" CONTINUOUS.
8. GREEN POST, TOP & BOTTOM RAILS & FABRIC CHAIN LINK FENCE, 5'-Ø" HIGH, ALONG WEST & PARTIAL NORTH PROPERTY LINE ONLY AS INDICATED.
9. AUTOMATIC ENTRY GATES: NEW DOUBLE (2) 10'-0" WIDE BY 5'-0" HIGH ALUMINUM BLACK ESP FINISH HORIZONTAL RAIL FENCE, ELECTRIC ENTRY GATES. GATE DESIGN TO MATCH FENCING.
10. VISITOR KEYPAD CALL PANEL.
11. TYP. GATE OPERATOR MOTOR ON CONC. PAD.
12. RESIDENT BARCODE SCANNER.
13. N/A
14. PAINTED SMOOTH SAND FLOAT STUCCO FINISH ON 5'-Ø" HIGH REINFORCED MASONRY WALL.
15. STUCCO CONTROL JOINTS @ 2'-6" O/C EACH.
16. 1'-4" SQ. X 5'-Ø" HIGH REINF. MASONRY PILLAR WITH PAINTED SMOOTH SAND FLOAT STUCCO FINISH.
17. 2" THICK X 10" WIDE X 6'-0" LONG P.C. CONC. WALL CAPS TO BE LEFT EXPOSED FINISH, NOTE: AT PILLARS CAP SHALL BE 18" SQUARE.
18. VEHICULAR VISITOR STACKING LANE.
19. INDICATES FIRE DEPARTMENT LADDER TRUCK TURNING RADIUS, 50'-0" OUTSIDE RADIUS & 35'-0" INSIDE RADIUS.
20. TYPICAL BLACK ALUMINUM FINISH LIGHT POLE, REFER TO SITE LIGHTING SPECIFICATION SHEETS ATTACHED.
21. N/A
22. ADDRESS NUMBERS SHALL BE ALUMINUM BLACK ESP FINISH IN "UPPER" CASE AS DEPICTED. ALL NUMBERS SHALL HAVE A MINIMUM 1" DEPTH PROFILE AND BE POST MOUNTED AFTER WALL HAS RECEIVED PAINT AND STUCCO FINISH. NO ATTACHMENT SCREWS, BOLTS, ANGLES, ETC. SHALL BE VISIBLE. NUMBERS SIZES SHALL BE 8" TALL AS SHOWN IN ELEVATION. FONT SHALL BE "TAHOMA."
23. TYPICAL EXISTING ELECTRIC POWER POLE TO BE REMOVED.
24. FIRE DEPARTMENT LOCK BOX.

REVIEW AUTH.

Revision type	Date	by
1 SPA-DRC COMMENTS	3/14/16	JP/RD

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HALLANDALE BEACH, FLORIDA 33009
BROWARD COUNTY

Project Owner/Developer:
Crossings at Hallandale, LLC
Victor Ratner / Robert Lechter / Hector Mendez
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Hollywood, FL 33021
Off: 954 455 3660 Fax: 954 454 1311
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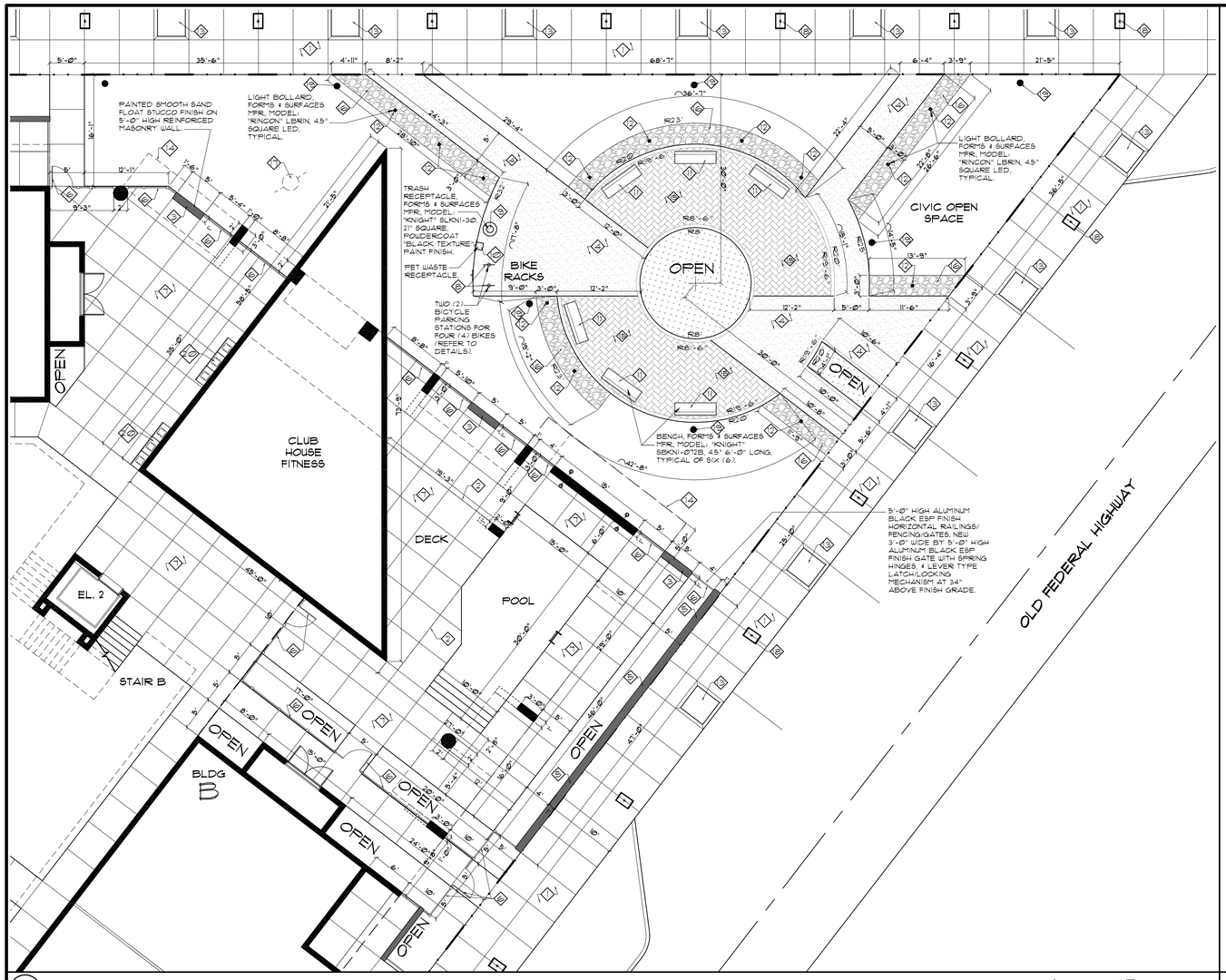
NORTH

Drawing date: MARCH 14, 2016
Drwn by: RKD / JP | Chkd by: FC
Drawing Scale: AS NOTED
Project Number: FCA-1570

Sheet title:
- GATED ENTRY/EXIT PLAN, ELEVATION
- SIDEWALK REAR PATIO ENTRY WALL/GATE TYPICAL PLAN/ ELEV

Seal/Signature:
FRANK COSTOYA, JR. A.I.A.
FL. REG. NO. AR0012198
Date:

Sheet Number: SP-1.2
consecutive
of sheets



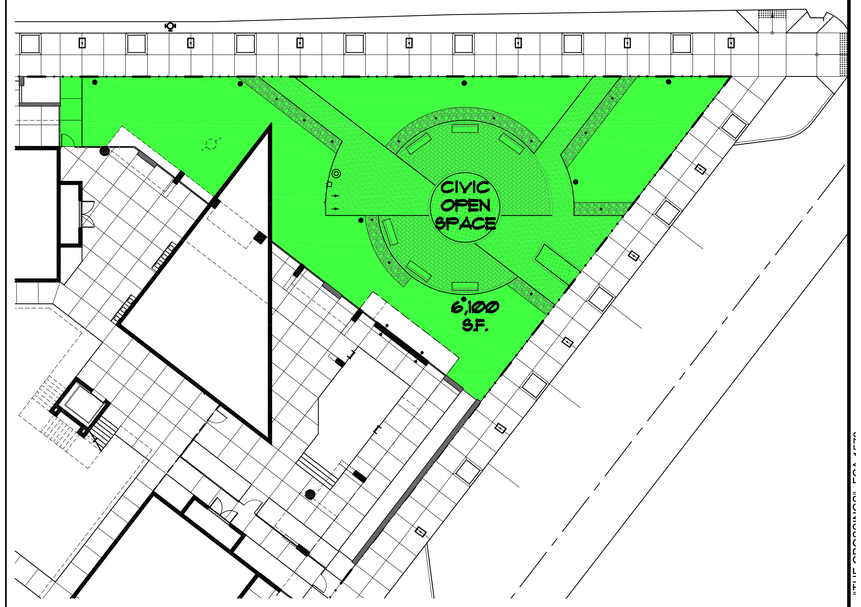
1 SP-1.3 COMMUNITY CENTER/CIVIC OPEN SPACE

SC: 1/8"= 1'-0" 0 5 FT. 10 FT. 20 FT.

LEGEND:

1. 10'-0" WIDE REINFORCED CONCRETE SIDEWALK, BROOM FINISH, IN 5'-0" SQ. GRID, REFER TO TYPICAL SIDEWALK DETAILS.
2. LINE OF BUILDING ABOVE.
3. PAINTED SMOOTH SAND FLOAT STUCCO FINISH ON 5'-0" HIGH REINFORCED MASONRY WALL.
4. REINFORCED CONCRETE SIDEWALK, SALT ROCK FINISH AT CIVIC OPEN SPACE.
5. PAINTED SMOOTH SAND FLOAT STUCCO FINISH ON 4'-0" - 8'-0" HIGH (VARIES) REINFORCED MASONRY WALL. SEE ELEVATIONS.
6. 5'-0" HIGH ALUMINUM BLACK ESP FINISH HORIZONTAL RAILINGS/ FENCING/GATES. NEW 3'-0" WIDE BY 5'-0" HIGH ALUMINUM BLACK ESP FINISH GATE WITH KEY CARD ACCESS, SPRING HINGES, 4 LEVER TYPE LATCH/LOCKING MECHANISM AT 34" ABOVE FINISH GRADE.
7. OUTDOOR PATIO/TERRACE, BROOM FINISH REINFORCED CONC. SLAB.
8. TWO (2) BICYCLE PARKING STATIONS FOR FOUR (4) BIKES (REFER TO DETAILS).
9. TRASH RECEPTACLE, FORMS & SURFACES MFR, MODEL: "KNIGHT" SLKNI-32, 21" SQUARE, POUDERCOAT "BLACK TEXTURE" PAINT FINISH.
10. PET WASTE RECEPTACLE.
11. BENCH, FORMS & SURFACES MFR, MODEL: "KNIGHT" SBKNI-Ø72B, 4.5" 6'-0" LONG, TYPICAL OF SIX (6).
12. LIGHT BOLLARD, FORMS & SURFACES MFR, MODEL: "RINCON" LBRIN, 4.5" SQUARE LED, TYPICAL.
13. CAST IRON 48" SQ. TREE GRATES IN REINF. CONC. OPENING ALONG SOUTHEAST 11TH STREET, OLD FEDERAL HIGHWAY AND SOUTHEAST 8TH STREET- TYPICAL OF TWENTY EIGHT (28) LOCATIONS. REFER TO DETAILS.
14. LINE OF BALCONY ABOVE.
15. BRICK PAVERS
16. MEXICAN STONE.
17. TYPICAL EXISTING ELECTRIC POWER POLE TO BE REMOVED.
18. TYPICAL BLACK ALUMINUM FINISH LIGHT POLE, REFER TO SITE LIGHTING SPECIFICATION SHEETS ATTACHED.
19. TYPICAL BLACK ALUMINUM FINISH LIGHT COLUMN AT CIVIC OPEN SPACE, REFER TO SITE LIGHTING SPECIFICATION SHEETS ATTACHED.
20. MAILBOXES: SALSBURY 3300 SERIES CLUSTER BOX UNIT - 16 "A" SIZE DOORS - TYPE III - USPS ACCESS, MODEL #3316, GRAY COLOR, BY MAILBOXES.COM MFR, OR APPROVED EQUIVALENT, TYPICAL OF SIX (6).

KEY NOTES LEGEND

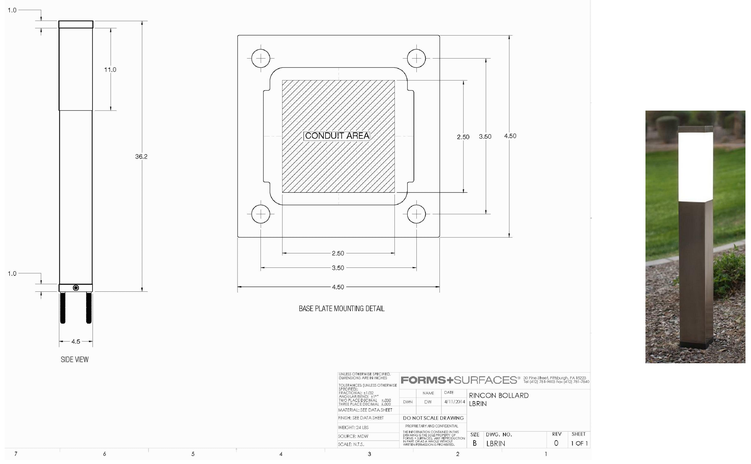


CIVIC OPEN SPACE DIAGRAM SC: NTS

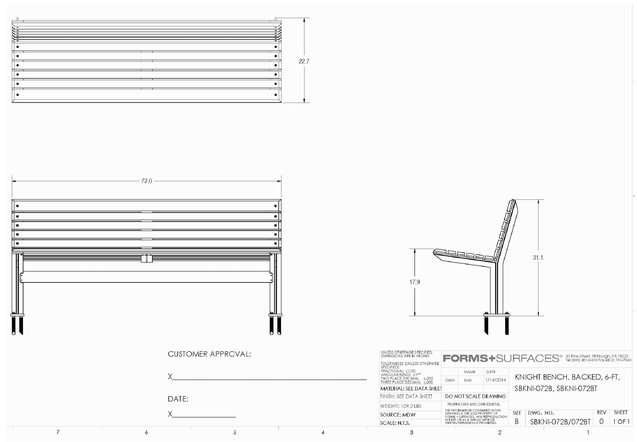
CIVIC OPEN SPACE:
CIVIC OPEN SPACE REQUIRED: 7.5% MIN

TOTAL CIVIC OPEN SPACE
MINIMUM REQUIRED 7.5% OF SITE — REQUIRED = 80,868.23 S.F. X 7.5% =6,065 S.F.

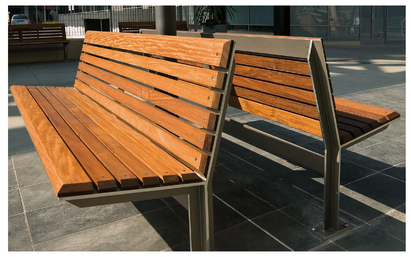
TOTAL CIVIC OPEN SPACE
PROVIDED — UNOBSTRUCTURED CLEAR FROM GROUND TO SKY =6,100 OR 7.5%



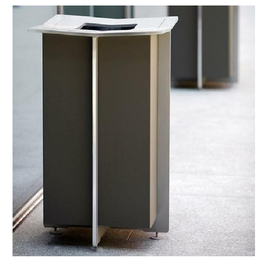
LIGHTED BOLLARD DETAIL @ CIVIC OPEN SPACE SC: NTS



BENCH DETAIL @ CIVIC OPEN SPACE SC: NTS



TRASH RECEPTACLE @ CIVIC OPEN SPACE SC: NTS



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1 SPA-DRC COMMENTS	3/14/16	JP/RD

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AA26000696 – AR0012198

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BROWARD COUNTY

Project Owner/Developer:
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E mail: RL@NorthAEF.com

NORTH

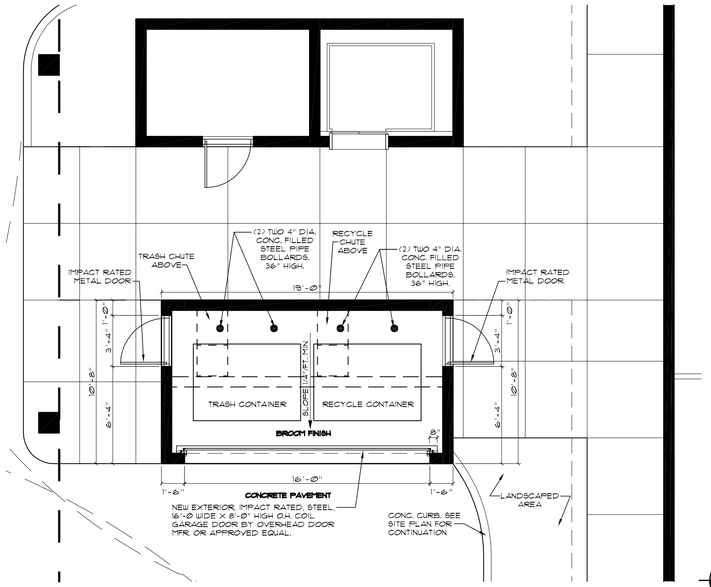
Drawing date: MARCH 14, 2016
Drwn by: RKD / JP | Chkd by: FC
Drawing Scale: AS NOTED
Project Number: FCA-1570

Sheet title:
- COMM. CNTR/ CIVIC OPEN SPACE PLAN
- CIVIC OPEN SPACE DIAGRAM
- SITE ELEMENTS DETAILS

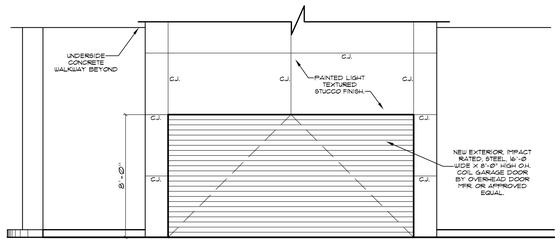
Seal/Signature:
FRANK COSTOYA, JR. A.I.A.
FL. REG. NO. AR0012198
Date:

Sheet Number: SP-1.3
consecutive of sheets

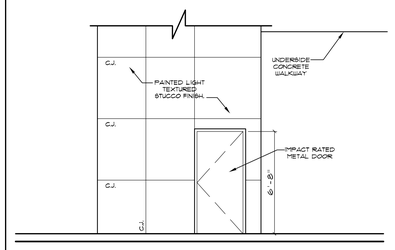
Plotted: 6/15/2016 4:45:57 PM by: JP



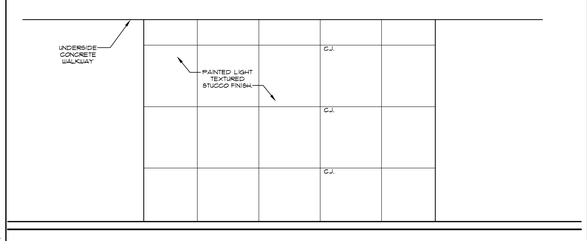
1 SP-1.4 DUMPSTER ENCLOSURE PLAN SC: 1/4" = 1'-0"



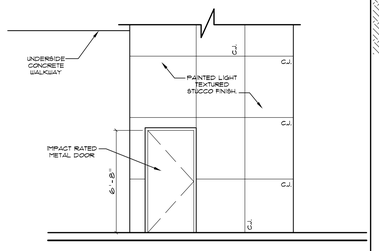
FRONT DUMPSTER ENCLOSURE ELEV. SC: 1/4" = 1'-0"



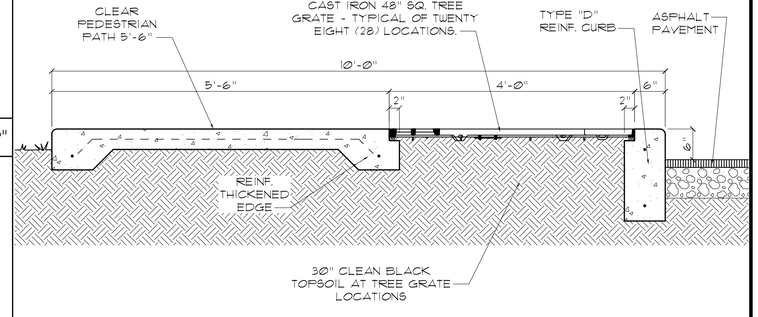
RIGHT SIDE DUMPSTER ENCLOSURE ELEV. SC: 1/4" = 1'-0"



REAR DUMPSTER ENCLOSURE ELEV. SC: 1/4" = 1'-0"

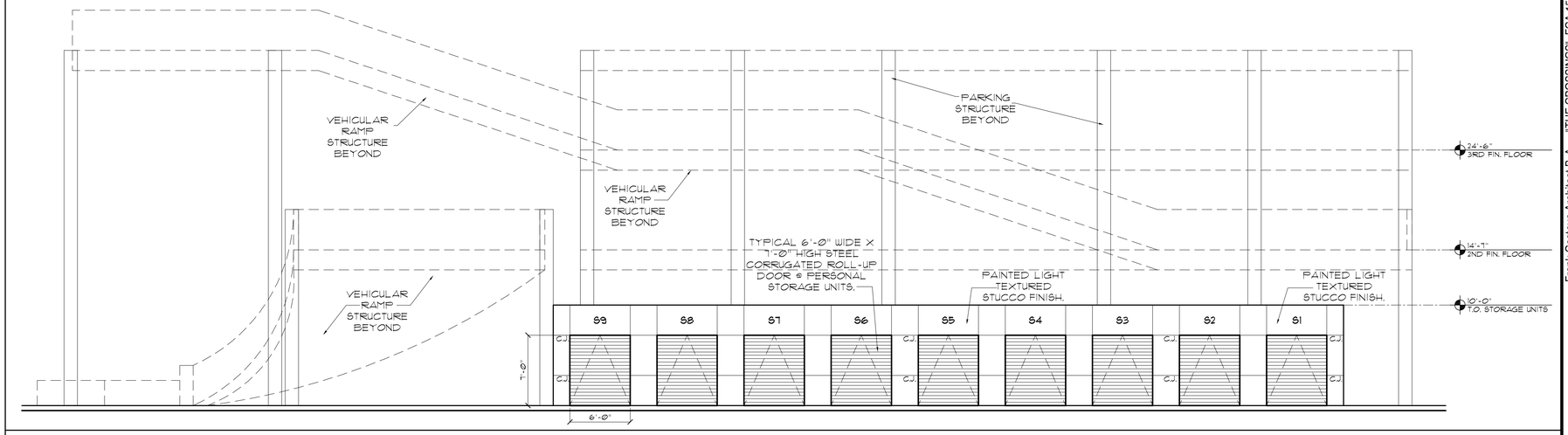


LEFT SIDE DUMPSTER ENCLOSURE ELEV. SC: 1/4" = 1'-0"

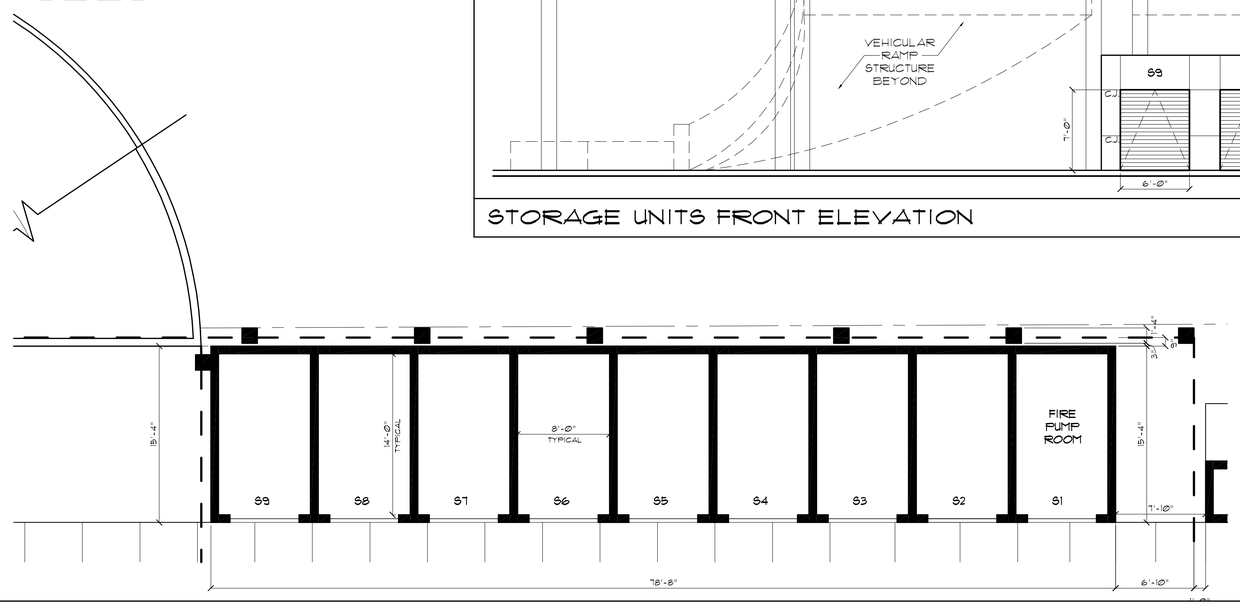


TYP. CONCRETE SIDEWALK AT SE 7TH STREET, OLD FEDERAL HWY AND SE 8TH STREET AS NOTED, OTHERWISE REFER TO CIVIL DRAWINGS.

TYPICAL SIDEWALK CLEAR PATH DETAIL ON SE 7TH ST, OLD FEDRAL HIGHWAY & SE 8TH ST SC: 1" = 1'-0"



STORAGE UNITS FRONT ELEVATION SC: 3/16" = 1'-0"



2 SP-1.4 STORAGE UNITS FLOOR PLAN SC: 3/16" = 1'-0"

REVIEW AUTH.

Revision type	Date	by
1 SPA-DRC COMMENTS	3/14/16	JP/RD

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Drawing date: MARCH 14, 2016	
Drwn by: RKD / JP	Chkd by: FC
Drawing Scale: AS NOTED	
Project Number: FCA-1570	

Sheet title:
- DUMPSTER FLOOR PLAN AND ELEVATIONS
- STORAGE UNITS FLOOR PLAN & FRONT ELEVATION
- TYPICAL SIDEWALK CLEAR PATH DETAIL

Seal/Signature:
FRANK COSTOYA, JR. A.I.A.
FL. REG. NO. AR0012198
Date:

Sheet Number: SP-1.4
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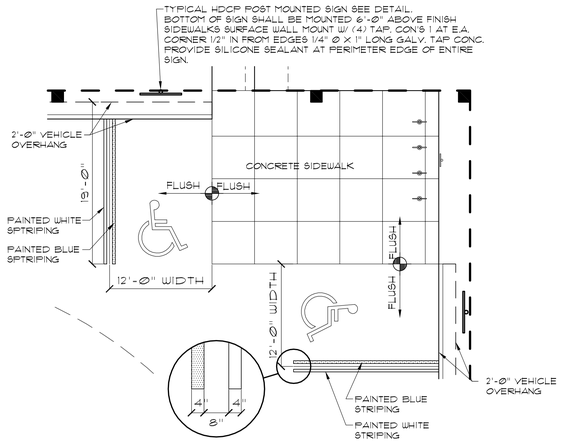
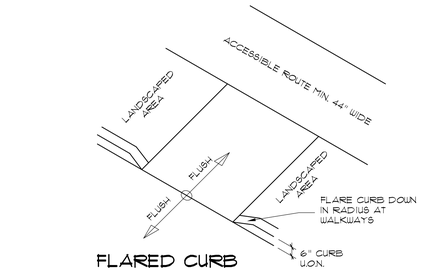
of sheets

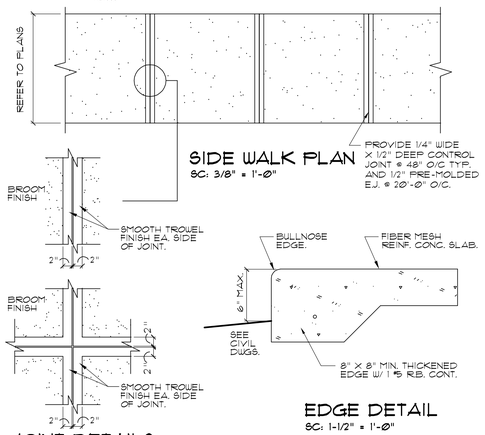


NOTE: PARKING SPACES AND ACCESS AISLE SURFACES SHALL BE LEVEL WITH SURFACE SLOPES NOT TO EXCEED 1:50 (2%). NOTE: CONDITIONS MAY VARY AS TO LOCATION REFER TO SITE PLAN SHEET

1 6P-1.5 **HANDICAPPED PARKING STALLS** N.T.S



FLARED CURB
N.T.S.



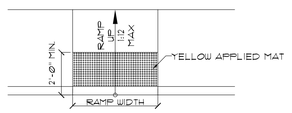
SIDE WALK PLAN
SC: 3/8" = 1'-Ø"

JOINT DETAILS
SC: 3/4" = 1'-Ø"

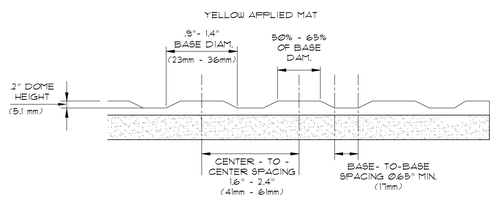
EDGE DETAIL
SC: 1-1/2" = 1'-Ø"

2 6P-1.5 **CURB RAMP/SIDEWALK DETAILS** N.T.S

- CURB RAMPS SHALL BE PROVIDED WHEREVER AN ACCESSIBLE ROUTE CROSSES A CURB.
- NO CURB RAMP MAY EXIST WITHIN ANY DISABLED PARKING STALL OR AISLE.
- MAXIMUM SLOPE OF ADJOINING GUTTERS, ROAD SURFACE IMMEDIATELY ADJACENT TO CURB RAMP OR ACCESSIBLE ROUTE SHALL NOT EXCEED 1:20.
- THE MAXIMUM SLOPE OF ANY RAMP SHALL NOT EXCEED 1:12 AND WIDTH 48" MINIMUM.



TYP. PLAN VIEW



-DETECTABLE WARNING SURFACES SHALL CONTRAST VISUALLY WITH ADJACENT WALKING SURFACES EITHER LIGHT-ON-DARK, OR DARK-ON-LIGHT.

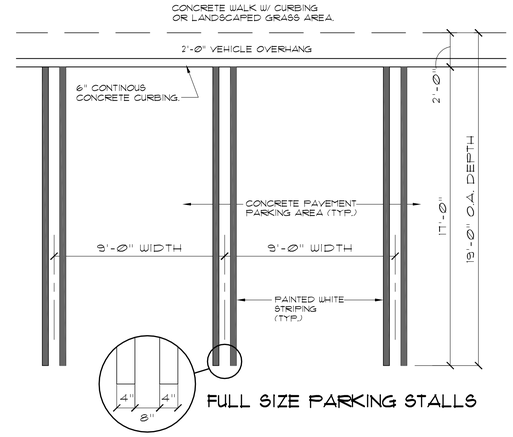
-DETECTABLE WARNING SURFACES AT PLATFORM BOARDING EDGES SHALL BE 24 INCHES (610 mm) WIDE AND SHALL EXTEND THE FULL LENGTH OF THE PUBLIC USE AREAS OF THE PLATFORM.

-CURB RAMPS SUBJECT TO DEPARTMENT OF TRANSPORTATION REGULATION 49 CFR 37.21 SHALL HAVE A DETECTABLE WARNING COMPLYING WITH FDC 1609. THE DETECTABLE WARNING SHALL EXTEND THE FULL WIDTH OF THE CURB RAMP (EXCLUSIVE OF FLARED SIDES) AND SHALL EXTEND EITHER THE FULL DEPTH OF THE CURB RAMP OR 24 INCHES (610mm) DEEP MINIMUM MEASURE FROM THE BACK OF THE CURB ON THE RAMP SURFACE.

-DETECTABLE WARNING AT CURB RAMPS SUBJECT TO DOT REGULATION 49 CFR 37.21

- ALL RAMPS SHALL RECEIVE A DETECTABLE TREATMENT.

6 6P-1.5 **DETECTABLE SURFACE ON RAMPS** N.T.S



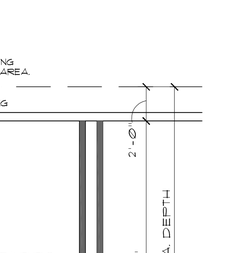
FULL SIZE PARKING STALLS

3 6P-1.5 **TYPICAL PARKING STALL DETAIL** N.T.S

CYCLE PARKING SIGN LEGEND NO BORDER SHALL BE OF GREEN COLOR ON A RETROREFLECTORIZED WHITE BACKGROUND. SIGN SHALL BE 18" HIGH X 24" WIDE TO READ "BICYCLE PARKING"

CIVIC PLAZA LOCATION

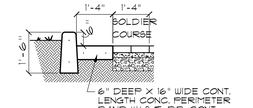
PARKING GARAGE LOCATION



DUAL BIKE RACK & STREET BOLLARD MODEL # CAH-1109 BY CANAAN SITE FURNISHINGS IN GLOSS BLACK (HA20@5) FINISH. MFR. TYP. OF (4) FOUR BY PARKING GARAGE AND (2) TWO BY CIVIC PLAZA FOR A TOTAL OF (6) SIX ON SITE. INSTALL PER MANUFACTURER INSTRUCTIONS.

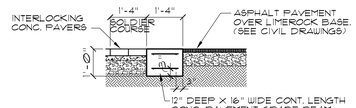
SURFACE INSTALLATION METHOD TO BE USED. PREDRILL THE PROPER SIZE AND DEPTH HOLE. CLEAN ALL DUST OUT OF HOLE WITH BLOWER. HAMMER EXPANSION BOLTS INTO HOLES AND TIGHTEN NUT FIRMLY. SEE CANAAN MFR. INSTRUCTION GUIDE FOR SURFACE INSTALLATION.

7 6P-1.5 **TYP. BIKE RACK** N.T.S



PAVER/CURB DETAIL
SC: 3/8" = 1'-Ø"

NOTE: HEADER CURBS (BORDER) TO RECEIVE SAW CUT CONTROL JOINTS 1/8" X 1 1/2" @ Ø'-Ø" O/C MAX.

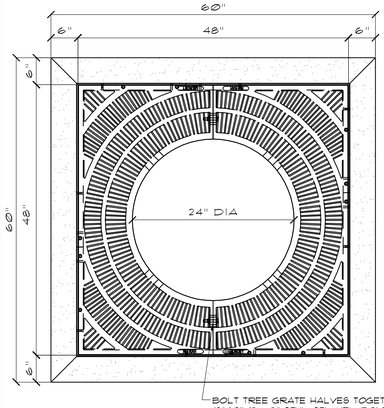


PAVER/ASPHALT ABUTMENT DETAIL
SC: 3/8" = 1'-Ø"

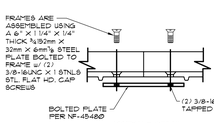
PAVER GENERAL NOTES

1. ALL PAVERS SHALL BE AS MANUF. BY HANSON HARDSCAPES PAVERS PLAZA SERIES HIGH TRAFFIC CONC. PSI STRENGTH OR APPROVED EQUAL.
2. ALL PERIMETER EDGES SOLDIER COURSE SHALL BE DOUBLE 4 X 8 PAVER 16" WIDE.
3. PAVERS TO BE BY HANSON HARDSCAPES PAVERS, PLAZA SERIES, LEHIGH ACRES COLOR: GREY/CHARCOAL, E13 PLAZA BLOCK PATTERN, OR EQUIVALENT PRIOR TO ORDERING & MANUFACTURING, PROVIDE SAMPLES FOR OWNER'S APPROVAL.
4. NO JOINT SHALL EXCEED 1/8"
5. ALL PAVERS SHALL BE SET OVER LEVELING SCREED SAND 2" THICK MAX.
6. ALL PAVERS SHALL BE SET OVER A MINIMUM OF 8" THICK CRUSHED AND MACHINE COMPACTED D.O.T. APPROVED LIMEROCK BASE.
7. ALL AREAS TO RECEIVE PAVER SHALL BE CUT DOWN MINUMUM 13" AND CLEARED OF DELETRIOUS MATERIALS.

4 6P-1.5 **INT. CONCRETE PAVER DETAILS** N.T.S



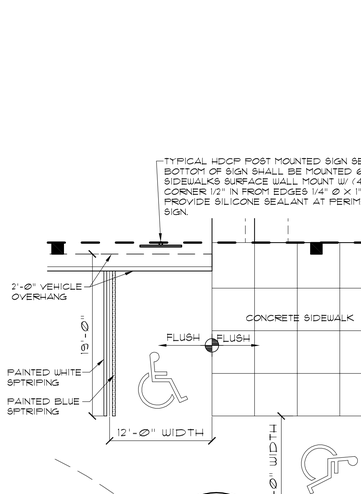
NOTE: TYP. OF (13) THIRTEEN ON SE 7TH ST., (12) TWELVE ON OLD FEDERAL HWY AND (3) THREE ON SE 8TH ST. FOR A TOTAL OF (28) TWENTY EIGHT.



ASSEMBLY DETAIL

REVIEW AUTH.

8 6P-1.5 **TREE GRATE FRAME INST. DETAIL** N.T.S



NOTES:

1. HANDICAPPED SIGN SHALL BE OF F.D.O.T. (BLUE) COLOR.
2. PAVEMENT BORDER LINES (ONE ON EACH SIDE) OF THE HANDICAPPED SPACE WILL BE OF A BLUE COLOR OF A QUALITY EQUIVALENT TO SUPER STRIPE TRAFFIC PAINT SOLD BY FOX VALLEY SYSTEMS, INC. OF CARY, ILLINOIS, PHONE 1-800-323-4770. SHALL BE STRIPED ON THE WEARING SURFACE OF EACH SPACE DESIGNED FOR THE HANDICAP PARKING SPACE.
3. ALL LETTERS IN MIDDLE PORTION OF SIGN ARE 1.5" SERIES AT 1.5" SPACING.
4. ALL LETTERS IN BOTTOM PORTION OF SIGN ARE 1" SERIES AT 1" SPACING.
5. MINIMUM FINE SHALL BE $250.00 OR AS ESTABLISHED BY GOVERNING MUNICIPALITY.

EACH ACCESIBLE PARKING SPACE MUST BE PROMINENTLY OUTLINED WITH BLUE PAINT AND REPAINTED AS NECESSARY TO BE CLEARLY DISTINGUISHABLE AND MUST BE POSTED WITH A PERMANENT ABOVE GRADE SIGN BEARING INTERNATIONAL SYMBOL OF ACCESSIBILITY MEETING COLORS AND DESIGNS APPROVED BY THE DEPARTMENT OF TRANSPORTATION CAPTIONED "PARKING BY DISABLED PERMIT ONLY" AND COMPLYING WITH THE GOVERNING MUNICIPALITY IN WHICH PROJECT IS LOCATED AND MEETING FLORIDA A.D.A. COMPLIANCE STANDARD AS MINIMUM.

5 6P-1.5 **HANDICAPPED PARKING SIGN/LOGO** N.T.S

PARKING STALL LOGO

Revision type	Date	by
1 SPA-DRC COMMENTS	3/14/16	JP/RD

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AA26000696 – AR0012198

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Drawing date: MARCH 14, 2016	
Drwn by: RKD / JP	Chkd by: FC
Drawing Scale: N.T.S	
Project Number: FCA-1570	

Sheet title:
- SITE RELATED DETAILS

Seal/Signature:
FRANK COSTOYA, JR. A.I.A.
FL. REG. NO. AR0012198
Date:

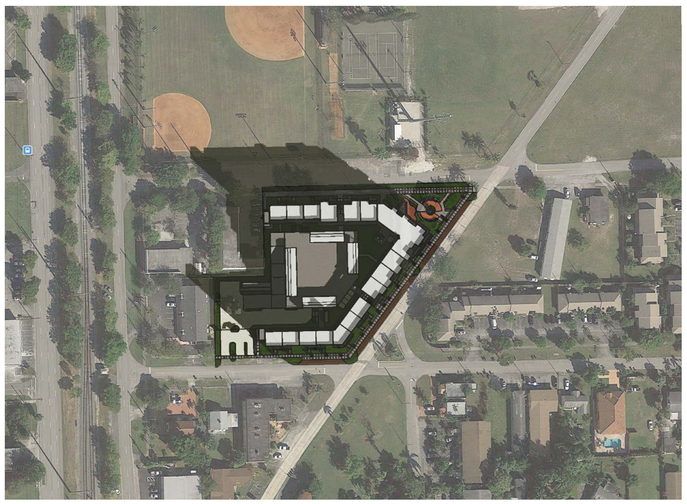
Sheet Number:
SP-1.5
consecutive
of sheets

PLOT DATE: 3/14/16 4:37:16 PM

SHADOW STUDY - JUNE 21 @ 9:00 AM

SHADOW STUDY - JUNE 21 @ 12:00 PM

SHADOW STUDY - JUNE 21 @ 3:00 PM



SHADOW STUDY - DECEMBER 21 @ 9:00 AM

SHADOW STUDY - DECEMBER 21 @ 12:00 PM

SHADOW STUDY - DECEMBER 21 @ 3:00 PM

REVIEW AUTH.

NOTE: PLEASE NOTE PROVIDED SHADOW STUDIES AS REQUESTED BY CHRISTY DOMINGUEZ. SHADOW STUDIES SHOWN FOR SUMMER AND WINTER SOLSTICE AT 9:00AM, 12:00PM AND 3:00PM.

Revision type	Date	by
1 SPA-DRC COMMENTS	3/14/16	JP/RD

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Drawing date: MARCH 14, 2016
Drwn by: RKD / JP | Chkd by: FC
Drawing Scale: N.T.S
Project Number: FCA-1570

Sheet title: • SHADOWS STUDY

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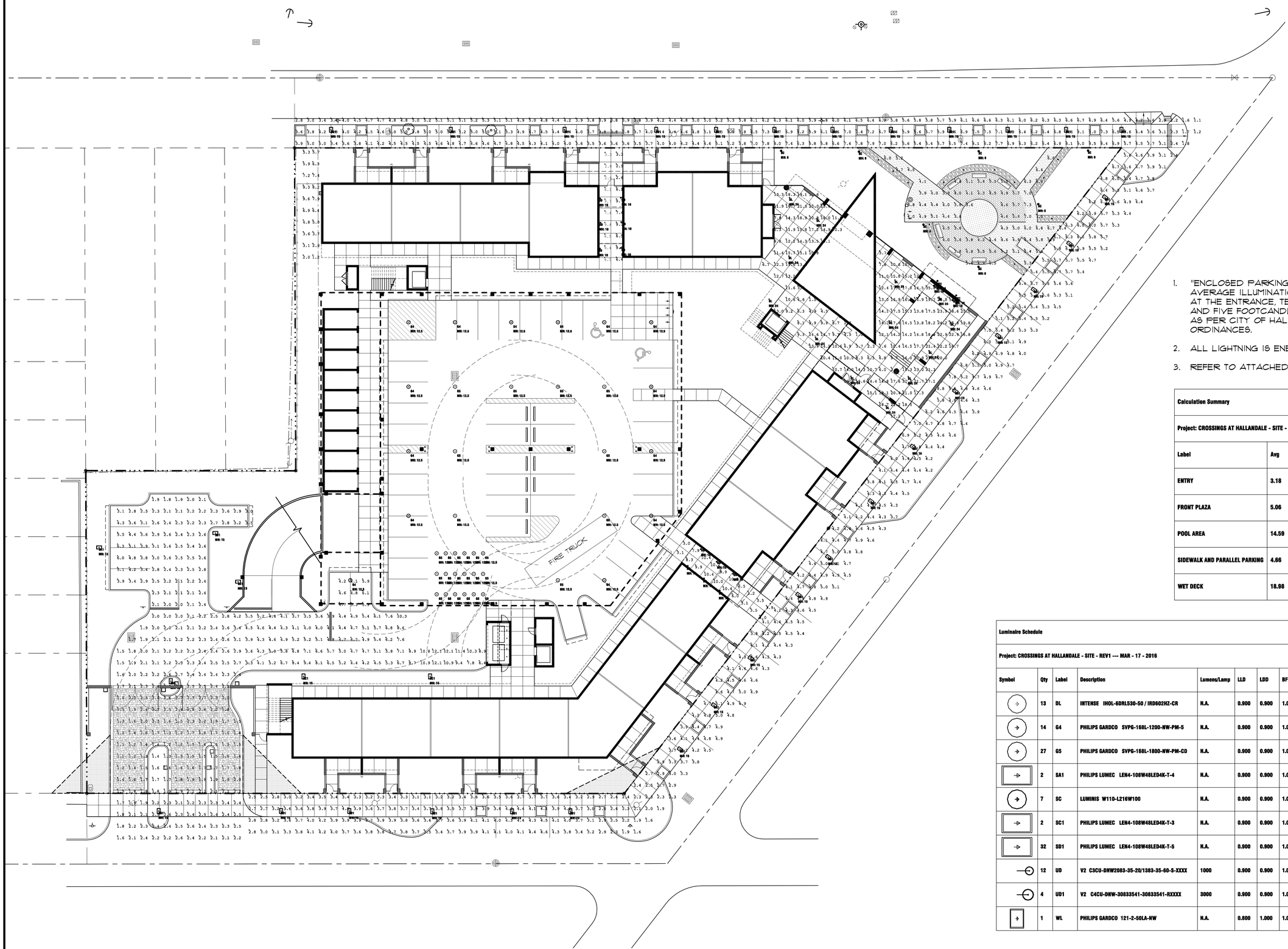
Date:

Sheet Number: SP-2
consecutive
of sheets

Frank Costoya Architect P.A. - "THE CROSSINGS" FCA-1570



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2. ALL LIGHTNING IS ENERGY EFFICIENT LED TECHNOLOGY.
3. REFER TO ATTACHED SPECIFICATION SHEETS BOOK.

Calculation Summary

Project: CROSSINGS AT HALLANDALE - SITE - REV1 --- MAR - 17 - 2016

Label	Avg	Max	Min	Avg/Min	Max/Min
ENTRY	3.18	12.1	1.1	2.89	11.00
FRONT PLAZA	5.06	7.5	3.6	1.41	2.08
POOL AREA	14.59	55.2	1.0	14.59	55.20
SIDEWALK AND PARALLEL PARKING	4.66	9.0	1.1	4.24	8.18
WET DECK	18.98	38.6	3.4	5.58	11.35

Luminaire Schedule

Project: CROSSINGS AT HALLANDALE - SITE - REV1 --- MAR - 17 - 2016

Symbol	Qty	Label	Description	Lumens/Lamp	LLD	LDD	BF	LLF	Lum. Watts	Total Watts
	13	DL	INTENSE IHOL-6DRL530-50 / IRD602HZ-CR	N.A.	0.900	0.900	1.000	0.810	91	1183
	14	G4	PHILIPS GARDCO SVPG-168L-1200-NW-PM-5	N.A.	0.900	0.900	1.000	0.810	54.4	761.6
	27	G5	PHILIPS GARDCO SVPG-168L-1800-NW-PM-CD	N.A.	0.900	0.900	1.000	0.810	84.8	2289.6
	2	SA1	PHILIPS LUMEC LEN4-108W48LED4K-T-4	N.A.	0.900	0.900	1.000	0.810	105.3	210.6
	7	SC	LUMINIS W110-L216W100	N.A.	0.900	0.900	1.000	0.810	100	700
	2	SC1	PHILIPS LUMEC LEN4-108W48LED4K-T-3	N.A.	0.900	0.900	1.000	0.810	105.2	210.4
	32	SD1	PHILIPS LUMEC LEN4-108W48LED4K-T-5	N.A.	0.900	0.900	1.000	0.810	105.3	3580.2
	12	UD	V2 C3CU-DNW2083-35-20/1383-35-60-S-XXXX	1000	0.900	0.900	1.000	0.810	13	156
	4	UD1	V2 C4CU-DNW-30833541-30833541-RXXXX	3000	0.900	0.900	1.000	0.810	45	180
	1	WL	PHILIPS GARDCO 121-2-50LA-NW	N.A.	0.800	1.000	1.000	0.800	50	50

REVIEW AUTH.

SITE PHOTOMETRICS PLAN

SC: 1/16"= 1'-0" 0 10 FT. 40 FT. 5 FT. 20 FT.

Revision type	Date	by
1 SPA-DRC COMMENTS	3/14/16	JP/RD

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Drawing date: MARCH 14, 2016
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Drawing Scale: 1/16" = 1'-0"
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Sheet title:
• SITE PHOTOMETRICS

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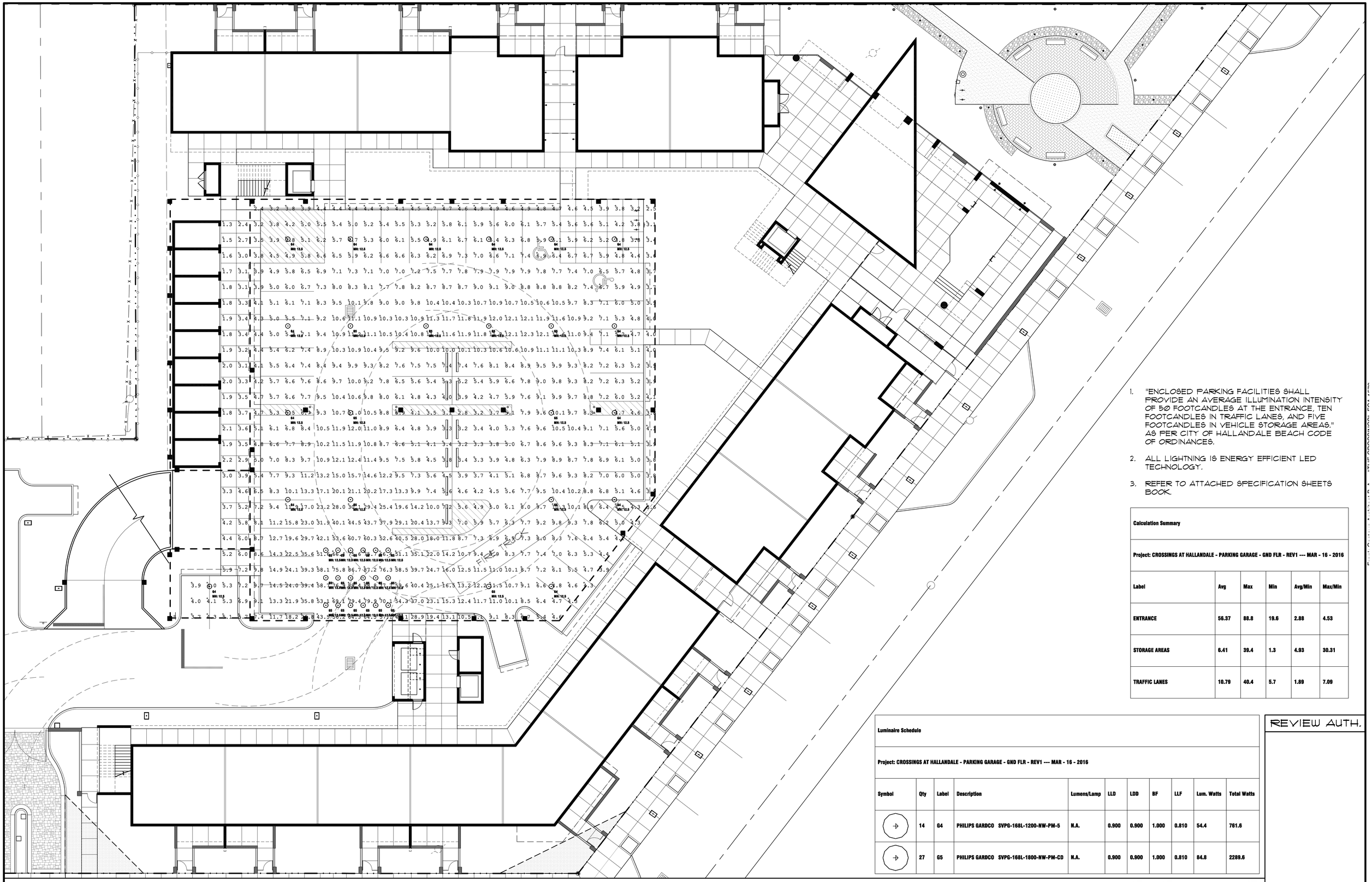

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Calculation Summary

Project: CROSSINGS AT HALLANDALE - PARKING GARAGE - GND FLR - REV1 --- MAR - 16 - 2016

Label	Avg	Max	Min	Avg/Min	Max/Min
ENTRANCE	56.37	88.8	19.6	2.88	4.53
STORAGE AREAS	6.41	39.4	1.3	4.93	30.31
TRAFFIC LANES	10.79	40.4	5.7	1.89	7.09

Luminaire Schedule

Project: CROSSINGS AT HALLANDALE - PARKING GARAGE - GND FLR - REV1 --- MAR - 16 - 2016

Symbol	Qty	Label	Description	Lumens/Lamp	LLD	LDD	BF	LLF	Lum. Watts	Total Watts
	14	G4	PHILIPS GARDCO SVPG-168L-1200-NW-PM-5	N.A.	0.900	0.900	1.000	0.810	54.4	761.6
	27	G5	PHILIPS GARDCO SVPG-168L-1800-NW-PM-CD	N.A.	0.900	0.900	1.000	0.810	84.8	2289.6

REVIEW AUTH.

GROUND FLOOR - PARKING GARAGE PHOTOMETRICS PLAN

SC: 3/32" = 1'-0"

1 FT. 10 FT. 40 FT.
0 5 FT. 20 FT.

Revision type	Date	by
1 SPA-DRC COMMENTS	3/14/16	JP/RD

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Drawing Scale: 3/32" = 1'-0"
Project Number: FCA-1570

Sheet title:
- GROUND FLOOR - PARKING GARAGE PHOTOMETRICS

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Sheet Number:
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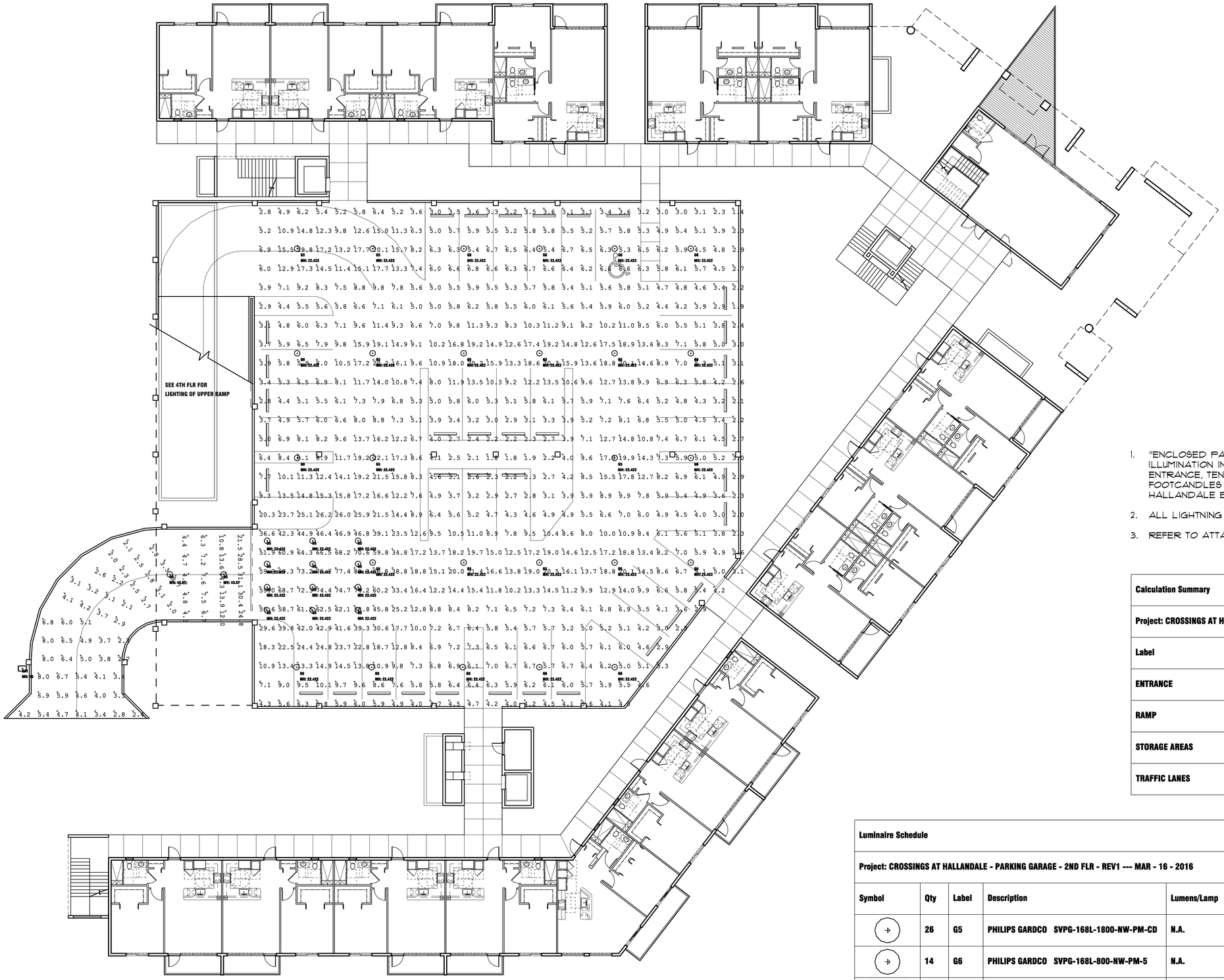

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Project: CROSSINGS AT HALLANDALE - PARKING GARAGE - 2ND FLR - REV1 --- MAR - 16 - 2016

Label	Avg	Max	Min	Avg/Min	Max/Min
ENTRANCE	57.16	80.3	23.5	2.43	3.42
RAMP	6.55	31.1	2.0	3.28	15.55
STORAGE AREAS	6.80	42.9	1.4	4.86	30.64
TRAFFIC LANES	11.11	22.1	2.8	3.97	7.89

Luminaire Schedule

Project: CROSSINGS AT HALLANDALE - PARKING GARAGE - 2ND FLR - REV1 --- MAR - 16 - 2016

Symbol	Qty	Label	Description	Lumens/Lamp	LLD	LDD	BF	LLF	Lum. Watts	Total Watts
	26	G5	PHILIPS GARDCO SVPG-168L-1800-NW-PM-CD	N.A.	0.900	0.900	1.000	0.810	84.8	2204.8
	14	G6	PHILIPS GARDCO SVPG-168L-800-NW-PM-5	N.A.	0.900	0.900	1.000	0.810	36	504
	1	SA1	PHILIPS LUMEC LEN4-108W48LED4K-T-4	N.A.	0.900	0.900	1.000	0.810	105.3	105.3

REVIEW AUTH.

SECOND FLOOR - PARKING GARAGE PHOTOMETRICS PLAN

SC: 3/32"= 1'-Ø"

1 FT. 10 FT. 40 FT.
0 5 FT. 20 FT.

Revision type	Date	by
1 SPA-DRC COMMENTS	3/14/16	JP/RD

TO THE BEST OF THE ARCHITECT OR ENGINEERS KNOWLEDGE, THE PLANS AND SPECIFICATIONS COMPLY WITH THE APPLICABLE MINIMUM CODES AND THE APPLICABLE FIRE SAFETY STANDARDS AT THE TIME OF THEIR PREPARATION AS DETERMINED BY THE LOCAL AUTHORITIES IN ACCORDANCE WITH SECTION 105 (F.B.C.) FLORIDA BUILDING CODE AND 633 FLORIDA STATUTES.

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Member American Institute of Architects
AA26000696 – AR0012198

Project Title:
A Contemporary Condominium Building:
THE CROSSINGS
130 SOUTHEAST 7TH STREET
HALLANDALE BEACH, FLORIDA 33009
BROWARD COUNTY

Project Owner/Developer:
Crossings at Hallandale, LLC
Victor Ratner / Robert Lechter / Hector Mendez
4651 Sheridan street, Suite 335
Hollywood, FL 33021
Off: 954 455 3660 Fax: 954 454 1311
E mail: RL@NorthAEF.com

NORTH

Drawing date: MARCH 14, 2016
Drwn by: RKD / JP | Chkd by: FC
Drawing Scale: 3/32" = 1'-0"
Project Number: FCA-1570

Sheet title:
- 2ND FLOOR - PARKING GARAGE PHOTOMETRICS

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FL. REG. NO. AR0012198
Date:

Sheet Number:
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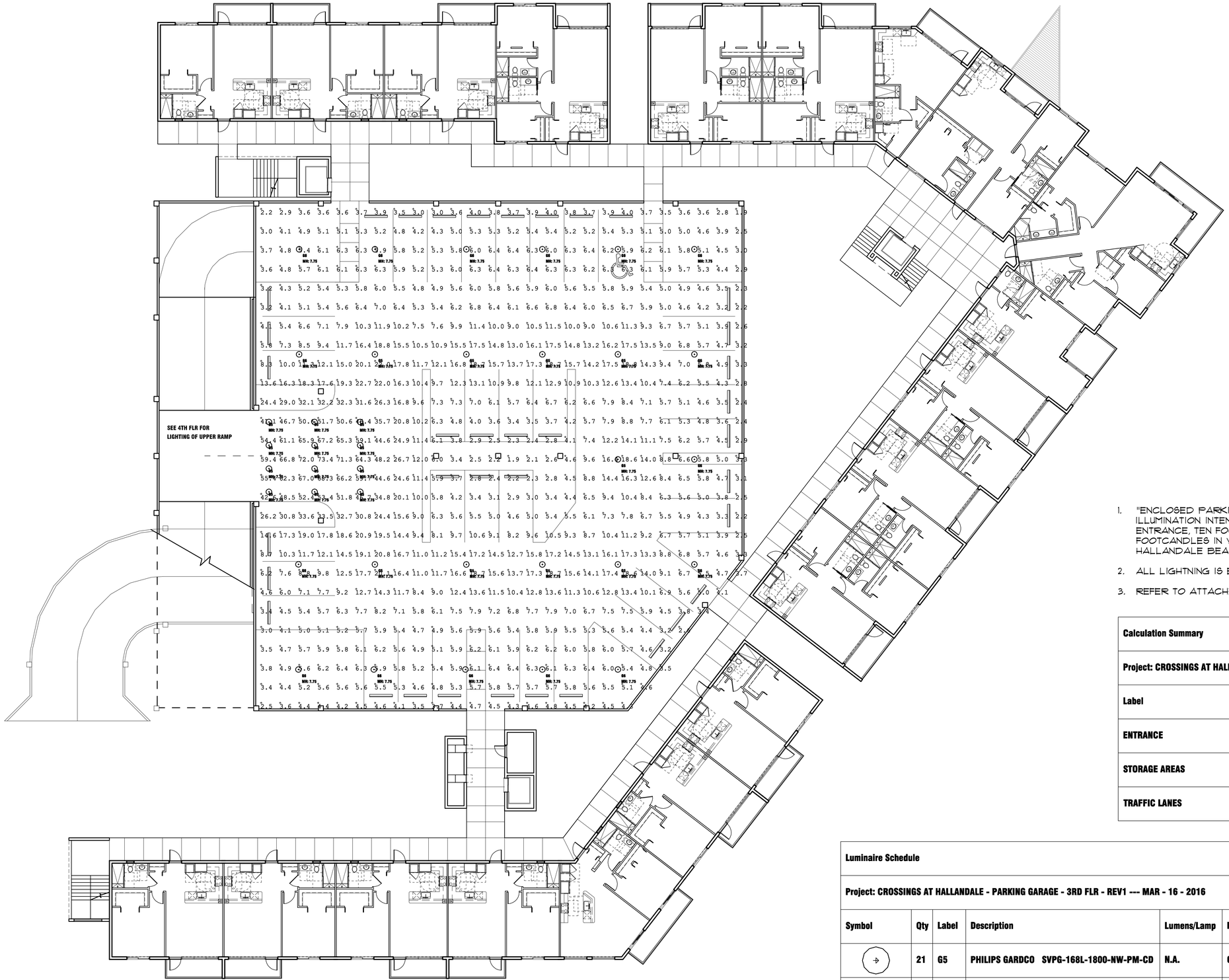

1. "ENCLOSED PARKING FACILITIES SHALL PROVIDE AN AVERAGE ILLUMINATION INTENSITY OF 50 FOOTCANDLES AT THE ENTRANCE, TEN FOOTCANDLES IN TRAFFIC LANES, AND FIVE FOOTCANDLES IN VEHICLE STORAGE AREAS." AS PER CITY OF HALLANDALE BEACH CODE OF ORDINANCES.
2. ALL LIGHTNING IS ENERGY EFFICIENT LED TECHNOLOGY.
3. REFER TO ATTACHED SPECIFICATION SHEETS BOOK.

Calculation Summary

Project: CROSSINGS AT HALLANDALE - PARKING GARAGE - 3RD FLR - REV1 --- MAR - 16 - 2016

Label	Avg	Max	Min	Avg/Min	Max/Min
ENTRANCE	51.67	73.4	20.1	2.57	3.65
STORAGE AREAS	5.72	19.0	1.9	3.01	10.00
TRAFFIC LANES	10.88	22.7	4.7	2.31	4.83

Luminaire Schedule

Project: CROSSINGS AT HALLANDALE - PARKING GARAGE - 3RD FLR - REV1 --- MAR - 16 - 2016

Symbol	Qty	Label	Description	Lumens/Lamp	LLD	LDD	BF	LLF	Lum. Watts	Total Watts
	21	G5	PHILIPS GARDCO SVPG-168L-1800-NW-PM-CD	N.A.	0.900	0.900	1.000	0.810	84.8	1780.8
	16	G6	PHILIPS GARDCO SVPG-168L-800-NW-PM-5	N.A.	0.900	0.900	1.000	0.810	36	576

REVIEW AUTH.

THIRD FLOOR - PARKING GARAGE PHOTOMETRICS PLAN

SC: 3/32" = 1'-0"

1 FT. 10 FT. 40 FT.
0 5 FT. 20 FT.

Revision type	Date	by
1 SPA-DRC COMMENTS	3/14/16	JP/RD

TO THE BEST OF THE ARCHITECT OR ENGINEERS KNOWLEDGE, THE PLANS AND SPECIFICATIONS COMPLY WITH THE APPLICABLE MINIMUM CODES AND THE APPLICABLE FIRE SAFETY STANDARDS AT THE TIME OF THEIR PREPARATION AS DETERMINED BY THE LOCAL AUTHORITIES IN ACCORDANCE WITH SECTION 105 (F.B.C.) FLORIDA BUILDING CODE AND 633 FLORIDA STATUTES.

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NORTH

Drawing date: MARCH 14, 2016
Drwn by: RKD / JP | Chkd by: FC
Drawing Scale: 3/32" = 1'-0"
Project Number: FCA-1570

Sheet title:
• 3RD FLOOR - PARKING GARAGE PHOTOMETRICS

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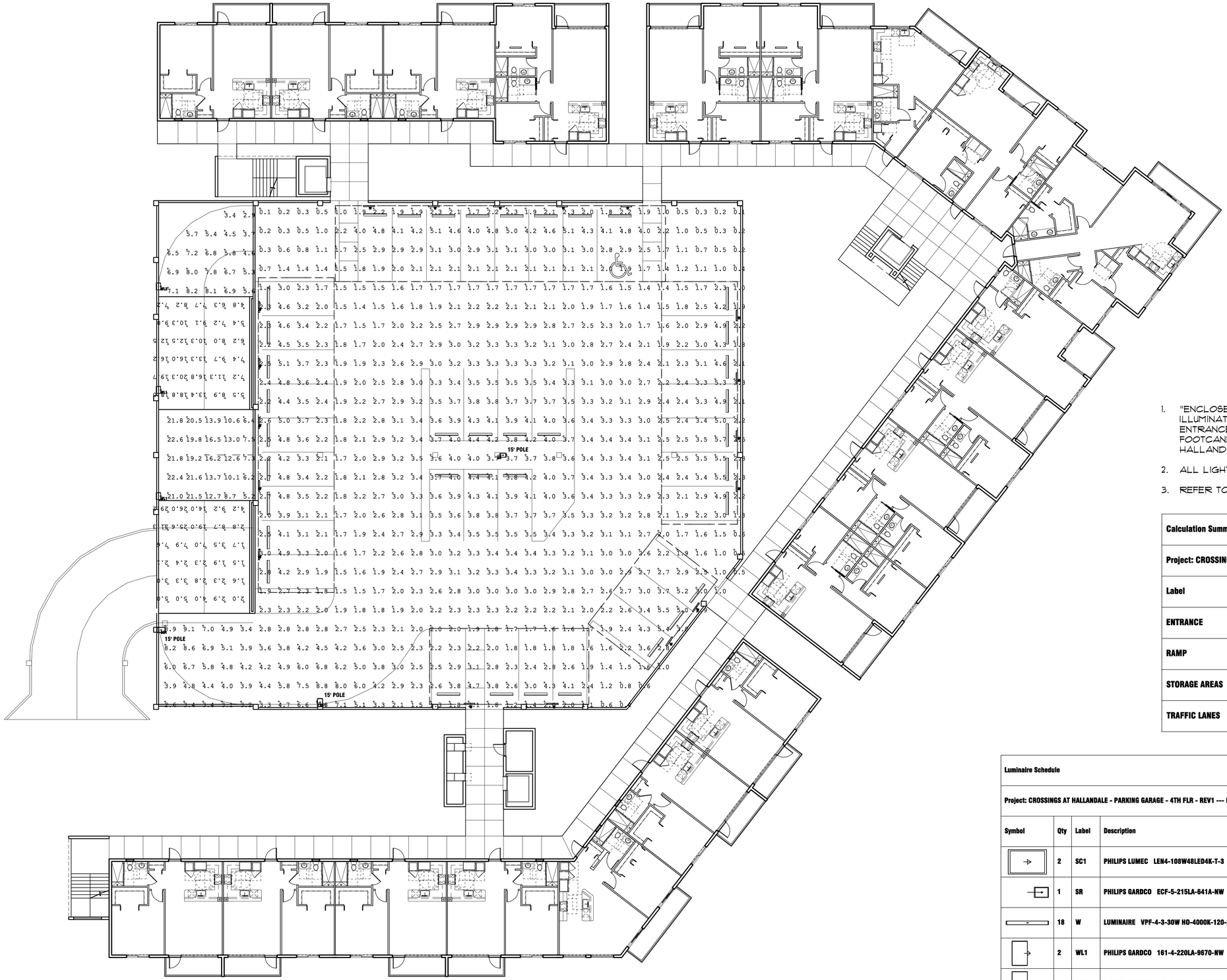

1. "ENCLOSED PARKING FACILITIES SHALL PROVIDE AN AVERAGE ILLUMINATION INTENSITY OF 50 FOOTCANDLES AT THE ENTRANCE, TEN FOOTCANDLES IN TRAFFIC LANES, AND FIVE FOOTCANDLES IN VEHICLE STORAGE AREAS." AS PER CITY OF HALLANDALE BEACH CODE OF ORDINANCES.
2. ALL LIGHTNING IS ENERGY EFFICIENT LED TECHNOLOGY.
3. REFER TO ATTACHED SPECIFICATION SHEETS BOOK.

Calculation Summary

Project: CROSSINGS AT HALLANDALE - PARKING GARAGE - 2ND FLR - REV1 --- MAR - 16 - 2016

Label	Avg	Max	Min	Avg/Min	Max/Min
ENTRANCE	57.16	80.3	23.5	2.43	3.42
RAMP	6.55	31.1	2.0	3.28	15.55
STORAGE AREAS	6.80	42.9	1.4	4.86	30.64
TRAFFIC LANES	11.11	22.1	2.8	3.97	7.89

Luminaire Schedule

Project: CROSSINGS AT HALLANDALE - PARKING GARAGE - 4TH FLR - REV1 --- MAR - 16 - 2016

Symbol	Qty	Label	Description	Lumens/Lamp	LLD	LDD	BF	LLF	Lum. Watts	Total Watts
	2	SC1	PHILIPS LUMEC LEN4-108W48LED4K-T-3	N.A.	0.900	0.900	1.000	0.810	105.2	210.4
	1	SR	PHILIPS GARDCO ECF-5-215LA-641A-NW	N.A.	0.900	0.900	1.000	0.810	210.3	210.3
	18	W	LUMINAIRE VPF-4-3-30W HO-4000K-120-277-CP	N.A.	0.900	0.900	1.000	0.810	31.1	559.8
	2	WL1	PHILIPS GARDCO 161-4-220LA-9670-NW	N.A.	0.900	0.900	1.000	0.810	210	420
	1	WL2	PHILIPS GARDCO 161-3-220LA-9670-NW	N.A.	0.900	0.900	1.000	0.810	210	210

REVIEW AUTH.

FOURTH FLOOR - PARKING GARAGE PHOTOMETRICS PLAN

SC: 3/32"= 1'-Ø"

1 FT. 10 FT. 40 FT.
0 5 FT. 20 FT.

Revision type	Date	by
1 SPA-DRC COMMENTS	3/14/16	JP/RD

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NORTH

Drawing date: MARCH 14, 2016
Drwn by: RKD / JP | Chkd by: FC
Drawing Scale: 3/32" = 1'-0"
Project Number: FCA-1570

Sheet title:
• 4TH FLOOR - PARKING GARAGE PHOTOMETRICS

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Date:

Sheet Number:
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PHILIPS LUMEC

Urban

Leonis LED

Project: CROSSINGS AT HALLANDALE SITE
Location: HALLANDALE
Cat.No: LEN4-108W48LED4K-T-5
Type: SD1
Lamps: Qty:
Notes:

Philips Lumec Leonis LED luminaire is the culmination of years of effort from design professionals dedicated to improving the outdoor lighting environment so that the future will not only be ecologically sound but also aesthetically pleasing. Philips Lumec has created the Leonis with beauty, sustainability and durability in mind. The Leonis allows you to create a beautiful, durable project while providing energy savings and safety.

Ordering guide

example: LEN4-80W48LED4K-T-3-120-CDMGM25-HS-16-PH-NP

Series	Lamp	Lamp Type	Optical System	Ballast	Driver Options[1]	Luminaire Options	Pole Height[5] LEN4	Pole Height[5] LEN5-LEN6	Pole Options	Finish
LEN4	108W48LED4K	T	5							
LEN4 LEN5 LEN6	35W48LED4K[1,2] 55W48LED4K 70W48LED4K[1,2] 80W48LED4K 108W48LED4K	T	2 Type II (ASYM) 3 Type III (ASYM) 4 Type IV (ASYM) 5[3] Type V (SYMM)	120 208 240 277 347 480	AST Adjustable Start Time CLO Constant Light Output DALI Digitally Adressable Lighting Interface Dynadimmer OTL Over The Life CDMGP Dimming Level determined by user Economy Profile: CDMGE25, CDMGE50, CDMGE75 Median Profile: CDMGM25, CDMGM50, CDMGM75 Safety Profile: CDMGS25, CDMGS50, CDMGS75	Decorative luminous element: LEDA[4] Amber, LEDB[4] Blue, LEDG[4] Green, LEDR[4] Red, LEDW[4] White Other options: OVR "Dynadimmer override function", HS House Side Shield, SP2 Surge Protector	8 to 20	8 to 22	PH[6] Photo-electric cell S Steel pole	BE2TX Textured Midnight Blue BE6TX Textured Ocean Blue BE8TX Textured Royal Blue BG2TX Textured Sandstone BKTX Textured Black BRTX Textured Bronze GN4TX Textured Blue Green GN6TX Textured Forest Green GN8TX Textured Dark Forest Green GNTX Textured Green GR Gray Sandtex GY3TX Textured Medium Grey NP Natural Aluminum RD2TX Textured Burgundy RD4TX Textured Scarlet TG Hammertone Gold TS Hammertone Silver WHTX Textured White WHTX Textured White

1. 347V and 480V not available.
2. Not available with CDMG Dynadimmer, DALI and 0-10V
3. Not available with HS option.
4. Step down transformer supplied with 208,240,277 and 347V
5. Pole height is in 6 inch increments.
6. 480V not available with this option

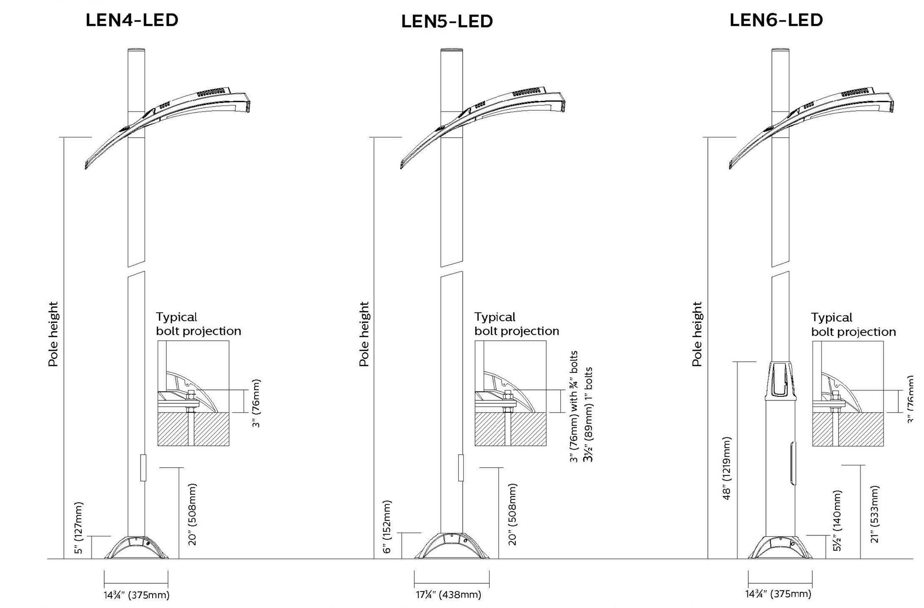
Leonis_LED_urban 03/16 page 1 of 5

SD1 -URBAN LUMINAIRE STREET LIGHT AT SE 7TH ST, OLD FEDERAL HIGHWAY & SE 8TH ST PAGE 1

LEN Leonis LED

Urban Luminaire

Dimensions



***LEN4 pole shaft**
Made from a 4" (102 mm) round extruded 6061 T6 aluminum tubing, having a 0.226" (5.7 mm) wall thickness, welded to both the bottom and top of the anchor plate.

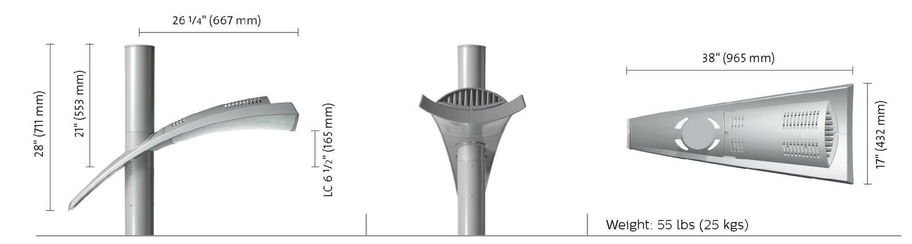
***LEN5 pole shaft**
Made from a 5" (127 mm) round extruded 6061 T6 aluminum tubing, having a 0.219" (5.6 mm) wall thickness, welded to both the bottom and top of the anchor plate.

***LEN6 pole shaft**
Made from a one piece, seamless 4" round (102 mm) tube of extruded-aluminum welded over and in a 6-5/8" round (168 mm) extruded aluminum pole base. The assembly is welded to both the top and bottom of a cast-aluminum anchor plate.

Maintenance Opening
2" x 4 1/2" (51 mm x 114 mm) (LEN4 / LEN5) or 4-1/2" x 10" (114 mm x 254 mm) (LEN6) maintenance opening centered 20" (508 mm) (LEN4 / LEN5) or 21" (533 mm) (LEN6) from the bottom of the anchor plate, complete with a weatherproof aluminum cover and a copper ground lug.

Base Cover
Two piece base cover made from cast 356 aluminum, mechanically fastened with stainless steel screws.

Note: EPA recommendations are calculated according to AASHTO 2001 standards.
* Steel pole also available with the option (S).



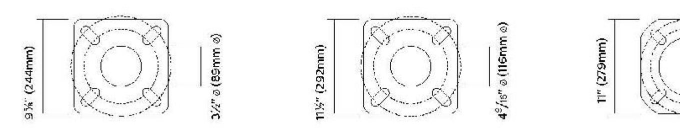
Leonis_LED_urban 03/16 page 2 of 5

SD1 -URBAN LUMINAIRE STREET LIGHT AT SE 7TH ST, OLD FEDERAL HIGHWAY & SE 8TH ST PAGE 2

LEN Leonis LED

Urban Luminaire

Anchor plates



ALUMINUM	ALUMINUM	ALUMINUM
Bolt circle: 8½" (216 mm) B.C. from: 6¾"-10" (171-254 mm) Anchor bolts: ¾"-20" (19-508 mm)	Bolt circle: 12½" (318 mm) B.C. from: 9¼"-12¾" (235-324 mm) Anchor bolts: ¾"-20" (19-508 mm)	Bolt circle: 10½" (267 mm) B.C. from: 8¾"-11" (222-279 mm) Anchor bolts: ¾"-20" (19-508 mm)
STEEL (S) Bolt circle: 8½" (216 mm) B.C. from: 6¾" 10½" (171 267 mm) Anchor bolts: ¾" 20" (19 508 mm)	**STEEL (S)** Bolt circle: 12½" (318 mm) B.C. from (BLN 3/4"): 8" 12¾" (203 324 mm) B.C. from (BLN 1"): 8" 12 7/8" (203 327 mm) Anchor bolts: 1"-36" (25-914 mm)	**STEEL (S)** Bolt circle: 10½" (267 mm) B.C. from: 8¾" 11⅛" (222 283 mm) Anchor bolts: ¾" 20" (19 508 mm)

LEN4 / LED

Wind speed (mph)	Maximum pole height (ft.) ALUMINUM	STEEL (S)
90	18	20
110	18	20
120	18	20
150	16	20

LEN5 / LED

Wind speed (mph)	Maximum pole height (ft.) ALUMINUM	STEEL (S)
90	20	22
110	20	22
120	20	22
150	20	22

LEN6 / LED

Wind speed (mph)	Maximum pole height (ft.) ALUMINUM	STEEL (S)
90	20	22
110	20	22
120	20	22
150	20	22

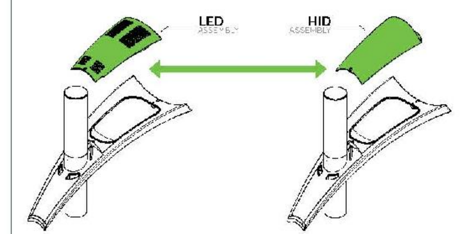
Optional decorative luminous element

Luminaire Options
Luminous decorative element integrating light emitting diodes (LED). Powered by an independent driver.

Driver for Decorative Luminous Element
High power factor of 90%. Electronic driver for decorative tail LED, operating range 50/60 Hz. Accept voltage between 108 and 132 volt. Lamp starting capacity 40F (40C) degrees. Assembled on a unitized removable tray with quick disconnect plug.

Transformer for 208, 240, 277 and 347 volt
Located near the driver the transformer will drop voltage and will feed both drivers located inside the luminaire central adaptor.

LED Retrofit Kit
Thanks to a forward thinking design team, a LEDGINE module can be retrofitted into your existing Leonis and easily replace your HID optics when you are ready to take advantage of our LED engine.



Leonis_LED_urban 03/16 page 3 of 5

SD1 -URBAN LUMINAIRE STREET LIGHT AT SE 7TH ST, OLD FEDERAL HIGHWAY & SE 8TH ST PAGE 3

LEN Leonis LED

Urban Luminaire

Housing
The lower housing is made of gravity die cast 356 Aluminum alloy 0.180 (4.6mm) minimum thickness. Welded to the luminaire's central adaptor.

Light Engine
LEDgine composed of 4 main components: Heat Sink / LED Module / Optical System / Driver

Electrical components are RoHS compliant.

Heat Sink
Made of cast aluminum optimising the LEDs efficiency and life. Product does not use any cooling device with moving parts (only passive cooling device)

Lens
Made of etched soda lime tempered glass lens, permanently sealed onto the lower housing.

LED Module
LED type Philips Lumileds LUXEON T. Composed of 48 high performance white LEDs. Color temperature as per ANSI/NEMA bin Neutral White, 4000 Kelvin nominal (3985K +/ 275K or 3710K to 4260K), CRI 70 Min. 75 Typical.

Optical System
2 (type II asymmetrical), 3 (type III asymmetrical), 4 (type IV asymmetrical) or 5 (type V symmetrical). Composed of high performance optical grade PMMA acrylic refractor lenses to achieve desired distribution optimized to get maximum spacing, target lumens and a superior lighting uniformity. Optical system is rated IP66. Performance shall be tested per LM 63, LM 79 and TM 15 (IESNA) certifying its photometric performance. Street side indicated.

Driver
High power factor of 95%. Electronic driver, operating range 50/60 Hz. Auto adjusting universal voltage input from 120 to 277 or 347 to 480 VAC rated for both application line to line or line to neutral, Class I, THD of 20% max. Maximum ambient operating temperature from 40F(40C) to 130F(55C) degrees. Certified in compliance to UL1310 cULus requirement. Dry and damp location. Driver comes with dimming compatible 0-10 volts.

Note: 0-10 Volts not applicable with 35W48LED4K and 70W48LED4K see footnote

The current supplying the LEDs will be reduced by the driver if the driver experiences internal overheating as a protection to the LEDs and the electrical components. Output is protected from short circuits, voltage overload and current overload. Automatic recovery after correction. Standard built in driver surge protection of 2.5kV (min).

Driver Options
AST: Pre-set driver for progressive start-up of the LED module(s) to optimize energy management and enhance visual comfort at start-up.

CLO: Pre-set driver to manage the lumen depreciation by adjusting the power given to the LEDs offering the same lighting intensity during the entire lifespan of the LED module.

DALI: Pre-set driver compatible with the DALI control system.

OTL: Pre-set driver to signal end of life of the LED module(s) for better fixture management.

CDMG: Dynadimmer standard dimming functionalities including pre-programmed scenarios to suit many applications and needs from safety to maximum energy savings.

Ordering code	Scenario	Dimming time	Dimming power level
CDMGS25	Safety	4 hours	25%
CDMGS50	Safety	4 hours	50%
CDMGS75	Safety	4 hours	75%
CDMGM25	Median	6 hours	25%
CDMGM50	Median	6 hours	50%
CDMGM75	Median	6 hours	75%
CDMGE25	Economy	8 hours	25%
CDMGE50	Economy	8 hours	50%
CDMGE75	Economy	8 hours	75%

Surge Protector
Surge protector tested in accordance with ANSI/IEEE C62.45 per ANSI/IEEE C62.41.2 Scenario I Category C High Exposure 10kV/10kA waveforms for Line Ground, Line Neutral and Neutral Ground, and in accordance with U.S. DOE (Department of Energy) MSSLC (Municipal Solid State Street Lighting Consortium) model specification for LED roadway luminaires electrical immunity requirements for High Test Level 10kV / 10kA.

Luminaire Central Adaptor
Made of aluminum 6061 T6, 4" (102mm) or 5" (127 mm) (LEN5) outside diameter, complete with a tenon penetrating 9" (229mm) inside the pole. The tenon shall be mechanically fastened to the pole by two sets of three set screws at 120 degrees around the pole.

Wiring
Gauge (#14) TEW/AWM 1015 or 1230 wires, 6" (152mm) minimum exceeding from luminaire.

Hardware
All exposed screws shall be complete with Ceramic primer seal basecoat to reduce seizing of the parts and offers a high resistance to corrosion. All seals and sealing devices are made and/or lined with EPDM and/or silicone and/or rubber.

Luminaire Useful Life
Refer to IES files for energy consumption and delivered lumens for each option. Based on ISTMT in situ thermal testing in accordance with UL1598 and UL8750, Philips System Reliability Tool, Philips Advance data and Philips Lumileds LM-80/TM-21 data, expected to reach 100,000 + hours with >L70 lumen maintenance @ 25°C. Luminaire Useful Life accounts for LED lumen maintenance AND all of these additional factors including: LED life, driver life, PCB substrate, solder joints, on/off cycles, burning hours and corrosion. Entire luminaire is rated for operation in ambient temperature of -40°C / -40°F up to +35°C / +95°F.

Finish
In accordance with the AAMA 2603 standard. Application of polyester powder coat paint (4 mils/100 microns) with ± 1 mils/24 microns of tolerance. The Thermosetting resins provides a discoloration resistant finish in accordance with the ASTM D2244 standard, as well as luster retention in keeping with the ASTM D523 standard and humidity proof in accordance with the ASTM D2247 standard.

The surface treatment achieves a minimum of 2000 hours for salt spray resistant finish in accordance with testing performed and per ASTM B117 standard.

LED Products Manufacturing Standard
The electronic components sensitive to electrostatic discharge (ESD) such as light emitting diodes (LEDs) are assembled in compliance with IEC61340 5 1 and ANSI/ESD S20.20 standards so as to eliminate ESD events that could decrease the useful life of the product.

Vibration Resistance
Meets the ANSI C136.31 2001, American National Standard for Roadway Luminaire Vibration specifications for normal applications. (Tested for 1.5G over 100 000 cycles by an independent lab)

Certifications and Compliance
CSA, cULus Listed for Canada and USA.

Leonis_LED_urban 03/16 page 4 of 5

SD1 -URBAN LUMINAIRE STREET LIGHT AT SE 7TH ST, OLD FEDERAL HIGHWAY & SE 8TH ST PAGE 4

LEN Leonis LED

Urban Luminaire

LED = Philips Lumileds Luxeon T, CRI = 70, CCT = 4000K (3985K +/- 275K or 3710K to 4260K)
System (LED + driver) rated life = 100,000 hrs[1]

LED Module	Typical delivered lumens	Typical system wattage[2]	Typical current @ 120V	@ 208V	@ 240V	@ 277V	@ 347V	@ 480V	LED current	Luminaire Efficacy Rating (Lm/W)	BUG rating
35W48LED4K-T-2	3887	36	0.31	0.20	0.19	0.20	N/A	N/A	235	107	B1-U2-G2
35W48LED4K-T-3	3715	36	0.31	0.20	0.19	0.20	N/A	N/A	235	102	B1-U2-G2
35W48LED4K-T-4	3578	36	0.31	0.20	0.19	0.20	N/A	N/A	235	98	B1-U2-G2
35W48LED4K-T-5	3183	36	0.31	0.20	0.19	0.20	N/A	N/A	235	87	B2-U2-G2
55W48LED4K-T-2	5579	54	0.38	0.22	0.23	0.21	0.17	0.13	350	103	B1-U2-G2
55W48LED4K-T-3	5267	54	0.38	0.22	0.23	0.21	0.17	0.13	350	97	B1-U3-G3
55W48LED4K-T-4	5135	54	0.38	0.22	0.23	0.21	0.17	0.13	350	95	B1-U2-G3
55W48LED4K-T-5	4611	54	0.38	0.22	0.23	0.21	0.17	0.13	350	85	B2-U2-G2
70W48LED4K-T-2	7136	70	0.58	0.35	0.31	0.29	N/A	N/A	465	102	B1-U2-G2
70W48LED4K-T-3	6799	70	0.58	0.35	0.31	0.29	N/A	N/A	465	97	B1-U3-G3
70W48LED4K-T-4	6569	70	0.58	0.35	0.31	0.29	N/A	N/A	465	94	B1-U3-G3
70W48LED4K-T-5	5899	70	0.58	0.35	0.31	0.29	N/A	N/A	465	84	B3-U3-G3
80W48LED4K-T-2	7966	81	0.63	0.36	0.34	0.31	0.24	0.18	530	99	B2-U3-G3
80W48LED4K-T-3	7746	81	0.63	0.36	0.34	0.31	0.24	0.18	530	96	B1-U3-G3
80W48LED4K-T-4	7333	81	0.63	0.36	0.34	0.31	0.24	0.18	530	91	B1-U3-G3
80W48LED4K-T-5	6585	81	0.63	0.36	0.34	0.31	0.24	0.18	530	82	B3-U3-G3
108W48LED4K-T-2	9985	106	0.86	0.50	0.50	0.43	0.30	0.22	700	95	B2-U3-G3
108W48LED4K-T-3	9615	105	0.86	0.50	0.50	0.43	0.30	0.22	700	91	B2-U3-G3
108W48LED4K-T-4	9191	105	0.86	0.50	0.50	0.43	0.30	0.22	700	87	B2-U3-G3
108W48LED4K-T-5	8254	105	0.86	0.50	0.5	0.43	0.3	0.22	700	78	B3-U3-G3

1. L_{70} = 100,000 hrs (at ambient temperature = 25°C).
2. System wattage or total luminaire wattage includes the LED module and the LED driver.

Note: Due to rapid and continuous advances in LED technology, LED luminaire data is subject to change without notice and at the discretion of Philips.

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philips.com/luminaires

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Leonis_LED_urban 03/16 page 5 of 5

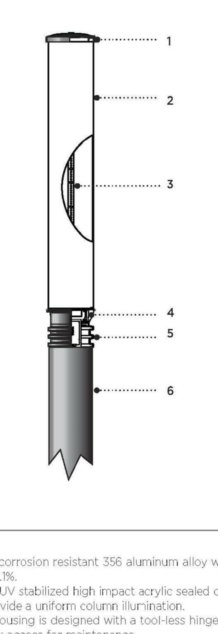
SD1 -URBAN LUMINAIRE STREET LIGHT AT SE 7TH ST, OLD FEDERAL HIGHWAY & SE 8TH ST PAGE 5

LUMINIS.

W110
ECLIPSE COLUMN - LED

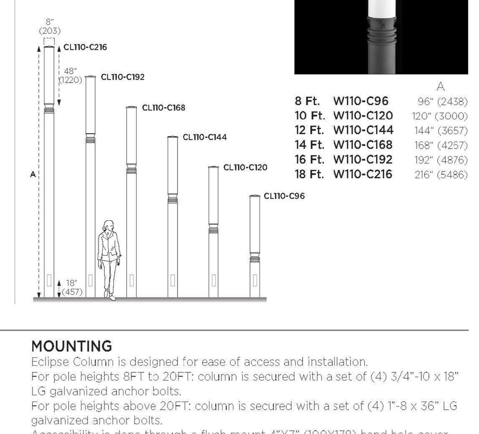
TYPE: SC QUANTITY: ______ PROJECT: CROSSINGS AT HALLANDALE SITE

CATALOG NUMBER: W110 | FIXTURE | WATTAGE | VOLTAGE | FINISH | OPTION | OPTION | OPTION | OPTION



W110

1- Heavy cast aluminum top cover with embedded heat sink.
2- Ø 8" (203) High impact white translucent acrylic diffuser UV stabilized.
3- LED strip
4- Cast aluminum upper base with built-in hinge mechanism.
5- Cast aluminum driver housing.
6- Ø 8" (203) Extruded aluminum column with built in cast inner mounting base plate and acces cover.



		A
8 Ft.	W110-C96	96" (2438)
10 Ft.	W110-C120	120" (3000)
12 Ft.	W110-C144	144" (3657)
14 Ft.	W110-C168	168" (4257)
16 Ft.	W110-C192	192" (4876)
18 Ft.	W110-C216	216" (5486)

MATERIALS
Eclipse Column is made of corrosion resistant 356 aluminum alloy with a copper (CU) content of less than 0.1%.
LED is contained in a white UV stabilized high impact acrylic sealed cylinder. The assembly is designed to provide a uniform column illumination.
The upper cast aluminum housing is designed with a tool-less hinged mechanism allowing a quick access for maintenance.
The lower cast aluminum housing contains all electrical controls and is easily accessible with a hinge mechanism. Eclipse Column is available in 6 standard heights. Other heights are available on request.

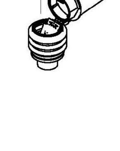
ELECTRICAL
LED
DRIVER 120/277V multi volt (50-60HZ) with a minimum starting temperature of -30°C/-22°F. Optional 347V on request. Output over voltage, output over current and output short circuit protection with auto-recovery. Over temperature protection (110°C).
LED Standard 4000K LED platform included. Optional 3000K and 3500K. Removable modular LED platform.

LIFE
51,000hrs $L_{77}B_{50}$ (based on IESNA TM-21 Test Method and LM-80 data).
68,000hrs $L_{70}B_{50}$ (calculated projection from LM-80 data).

FINISH
Five-stage preparation process including preheating of cast aluminum parts for air extraction, and an environmentally friendly alloy sealant. Polyester powder coating is applied through an electrostatic process and oven cured for long term finish.

MOUNTING
Eclipse Column is designed for ease of access and installation.
For pole heights 8FT to 20FT: column is secured with a set of (4) 3/4"-10 x 18" LG galvanized anchor bolts.
For pole heights above 20FT: column is secured with a set of (4) 1"-8 x 36" LG galvanized anchor bolts.
Accessibility is done through a flush mount 4"X7" (100X178) hand hole cover plate. Refer to page 3 for mounting information.

CERTIFICATION
Tested to UL1598 and CSA 22.2 #250. ETL listed wet location.
Photometric testing performed by an independent laboratory in accordance with IES LM-79-08 standards at 25°C. Lumen depreciation in accordance with IESNA LM80 standards. CE certification on request.
Rated IP65

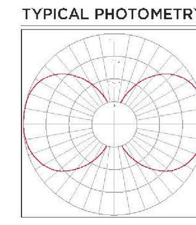


Sept 2015 Rev 3

SC -ECLIPSE COLUMN LED AT CIVIC GREEN SPACE PAGE 1

W110
ECLIPSE COLUMN - LED

TYPICAL PHOTOMETRY SUMMARY



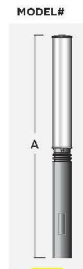
Descriptive Information
Total Lms: 5285 Lumens
Total Input Watts: 65W
Source: LED
Total efficiency: 82.8%
BUG Rating: B2-U5-G2
CCT: 4000K

W110-L216W65

Outdoor report Polar graph
Maximum Candela = 524

Please visit our web site www.luminis.com for complete I.E.S. formatted download data.

LUMINAIRE SELECTION



MODEL#	COLUMN OAH (A)	LED LIGHT SELECTION	VOLTAGE[1]	FINISH
☐ W110	☐ C96 96" (2438) ☐ C120 120" (3000) ☐ C144 144" (3657) ☐ C168 168" (4267) ☐ C192 192" (4876) ☐ C216 216" (5846)	SUFFIX / INPUT WATTS / DELIVERED LUMENS / CRI / CCT °K White LED ☐ L216W45 45W 3780 ☐ L216W65 65W 5285 80 4000K ☐ L216W100 100W 7905 Color changing ☐ L2CW50 56W 1328 RGB High brightness RGB color change light engine: - Aluminum core PC board construction for highly efficient heat dissipation and thermal performance, including over temperature control. - Color change with DMX controller or Ethernet controller data. (To be specified.) - RGB 24-bit 16 million colors for smooth color change.	☐ 120V ☐ 277V Optional ☐ 347V	STANDARD COLORS ☐ WHT Snow white ☐ BKT Jet black ☐ BZT Bronze ☐ MST Matte silver ☐ GRT Titanium gray ☐ DGT Gun metal ☐ CHT Champagne OPTIONAL COLORS Wood grain finishes ☐ NMR Mahogany red ☐ NMO Maple oak ☐ NTW Teak wood Base column only ☐ CS Custom color ☐ RAL RAL# color (Refer to color chart)

NOTE: Eclipse light column is composed of two parts.
Please specify:
1- The Luminaire W110 with the selected LED light source
2- The base column to indicate the overall luminaire height. Example: W110-L216W65-C144

OPTIONS

ELECTRICAL		ACCESSORIES	
☐ FS	Fuse	☐ LB1	Latching lock limited access to electrical components
☐ PH	Photocell	☐ BNF	Fixed banner support (single arm at top)[2]
☐ 347L	347V input power driver		
☐ SP	Surge protector 10KV		
☐ GFI	Ground fault interruption receptacle		
Alternate CCT °K LED			
☐ K3	3000K CCT LED		
☐ K35	3500K CCT LED		

NOTES
1- Luminaires are factory prewired for 120V (if no voltage is specified.) For other voltages, please specify with catalog number, or consult factory.
2- BNF is factory set in position as required. Location along pole to be specified.

LUMINIS.

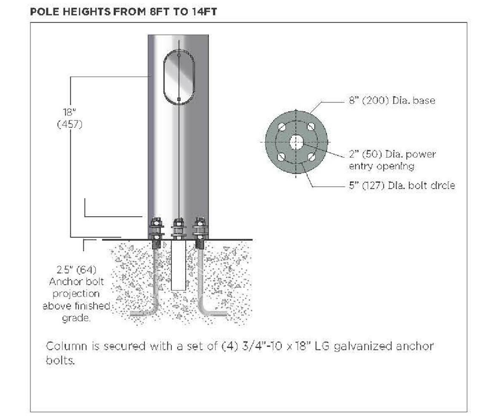
Sept 2015 Rev 3

SC -ECLIPSE COLUMN LED AT CIVIC GREEN SPACE PAGE 2

W110
ECLIPSE COLUMN - LED

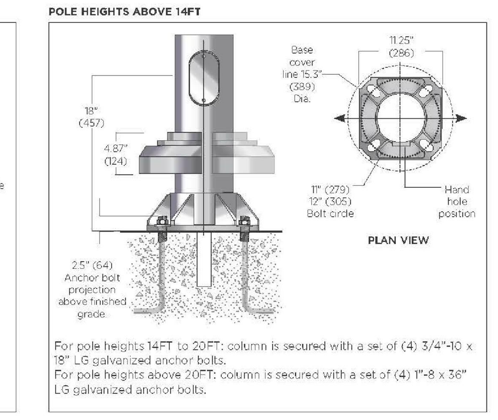
MOUNTING INFORMATION

POLE HEIGHTS FROM 8FT TO 14FT



Column is secured with a set of (4) 3/4"-10 x 18" LG galvanized anchor bolts.

POLE HEIGHTS ABOVE 14FT



For pole heights 14FT to 20FT: column is secured with a set of (4) 3/4"-10 x 18" LG galvanized anchor bolts.
For pole heights above 20FT: column is secured with a set of (4) 1"-8 x 36" LG galvanized anchor bolts.

LUMINIS.

Sept 2015 Rev 3

SC -ECLIPSE COLUMN LED AT CIVIC GREEN SPACE PAGE 3

REVIEW AUTH.

Revision type	Date	by
1 SPA-DRC COMMENTS	3/14/16	JP/RD

TO THE BEST OF THE ARCHITECT OR ENGINEERS KNOWLEDGE, THE PLANS AND SPECIFICATIONS COMPLY WITH THE APPLICABLE MINIMUM CODES AND THE APPLICABLE FIRE SAFETY STANDARDS AT THE TIME OF THEIR PREPARATION AS DETERMINED BY THE LOCAL AUTHORITIES IN ACCORDANCE WITH SECTION 105 (F.B.C.) FLORIDA BUILDING CODE AND 633 FLORIDA STATUTES.

NOTE: AUTHENTIC COPIES OF THIS DOCUMENT SHALL BEAR THE SIGNATURE IN ORIGINAL AND THE RAISED SEAL OR STAMP OF THE ATTESTING ARCHITECT OR ENGINEER OF RECORD AND BE DATED.
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Member American Institute of Architects
AA26000696 – AR0012198

Project Title:
A Contemporary Condominium Building:
THE CROSSINGS
130 SOUTHEAST 7TH STREET
HALLANDALE BEACH, FLORIDA 33009
BROWARD COUNTY

Project Owner/Developer:
Crossings at Hallandale, LLC
Victor Ratner / Robert Lechter / Hector Mendez
4651 Sheridan street, Suite 335
Hollywood, FL 33021
Off: 954 455 3660 Fax: 954 454 1311
E mail: RL@NorthAEF.com

Drawing date: MARCH 14, 2016
Drwn by: RKD / JP | Chkd by: FC
Drawing Scale: NTS
Project Number: FCA-1570

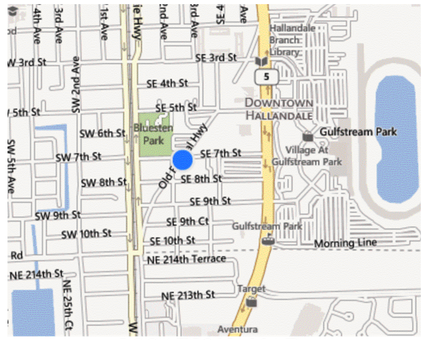
Sheet title:
• SITE PHOTOMETRIC SPECIFICATION SHEETS

Seal/Signature:
FRANK COSTOYA, JR. A.I.A.
FL. REG. NO. AR0012198
Date:

Sheet Number:
SPH-5
consecutive
of sheets

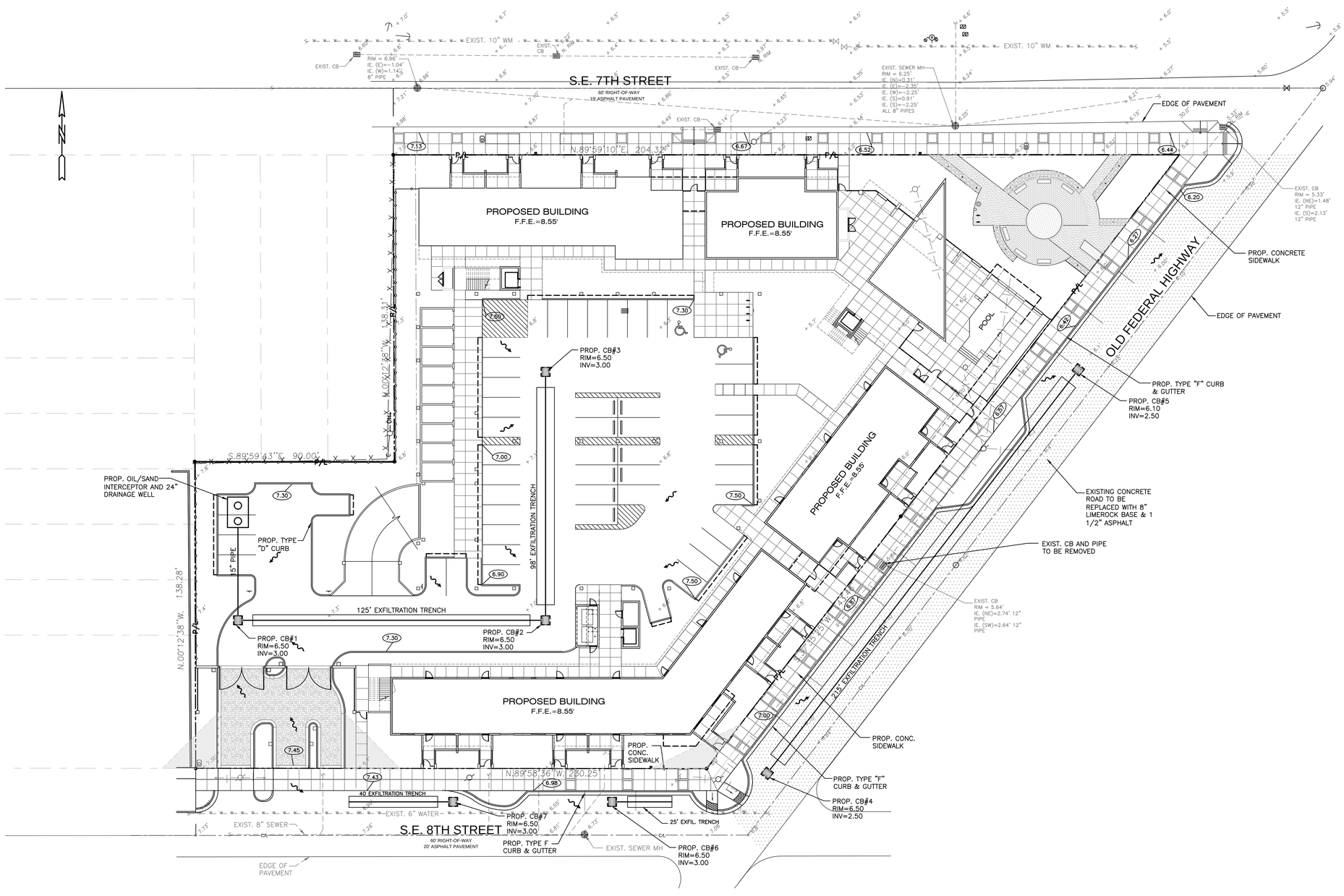
NOTE: WE UNDERSTAND THAT AT THE TIME OF THIS PLAN REVIEW THE CROSS-SECTION OF FUTURE SE 7TH STREET IS NOT CLEAR DUE TO THE PARK BEING DEVELOPED AND PLANS NOT YET AVAILABLE. WE UNDERSTAND AND AGREE THAT THIS IS CONCEPTUAL & SE 7TH STREET WILL NEED MODIFICATIONS ONCE THE RIGHT OF WAY IS DETERMINED.

ELEVATIONS ARE REFERENCED TO NAVD 1988



LOCATION MAP

NOT TO SCALE



LEGEND

- CENTERLINE
- PROPERTY LINE
- EDGE OF PAVEMENT
- PROPOSED ASPHALT
- PROPOSED CONCRETE
- PROPOSED PIPING
- PROPOSED MANHOLE
- 7.95 PROPOSED ELEVATION
- PROPOSED CATCH BASIN
- PROPOSED SURFACE FLOW
- EXISTING PIPING
- + 7.10 EXISTING ELEVATION
- WPP EXISTING WOOD POWER POLE
- EXISTING MANHOLE
- WM EXISTING WATER METER
- EXISTING CATCH BASIN
- — X — EXISTING FENCE

GRADING AND DRAINAGE PLAN

SCALE: 1"=20'

FINAL APPROVAL

FLA. REG. ENG. NO. 41831

SCALE: 1"=20'

DATE: 3-18-16

FIELD BOOK: N.A.

DRAWN BY: NKW

DESIGNED BY: SCH

CHECKED BY: SCH

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(954)367-0371 . (954)367-0372 Fax
SUSAN C. HOLLAND, PE
Reg. no. 41831
EB 7325

REVISIONS

NO.	DATE	BY	CHK'D	DESCRIPTION

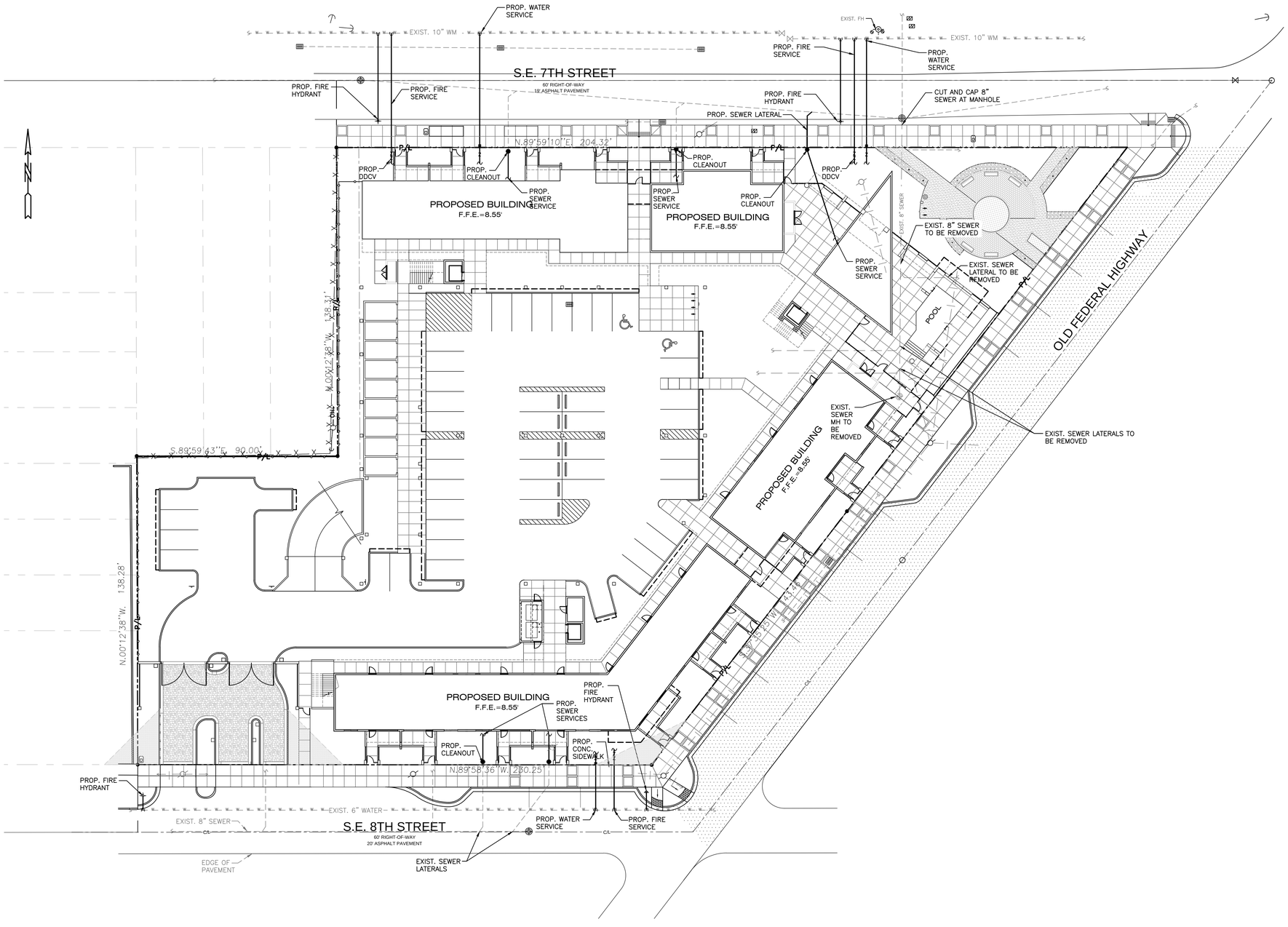
GRADING & DRAINAGE PLAN
FOR
THE CROSSING
130 SOUTHEAST 7 STREET
HALLANDALE, FL 33009

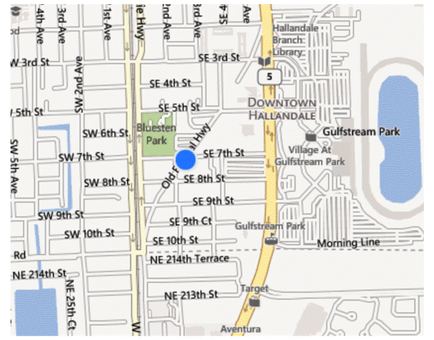
NO. OF SHEETS: 4

SHEET NO.: C-1

CAD FILE NO. 15-85

J:/CAD/15-85/15-85_C1 NKW 11/16/15





LOCATION MAP

NOT TO SCALE

LEGEND

- CENTERLINE
- PROPERTY LINE
- EDGE OF PAVEMENT
- PROPOSED ASPHALT
- PROPOSED CONCRETE
- PROPOSED PIPING
- PROPOSED MANHOLE
- 7.95 PROPOSED ELEVATION
- PROPOSED CATCH BASIN
- PROPOSED SURFACE FLOW
- EXISTING PIPING
- + 7.10 EXISTING ELEVATION
- WPP EXISTING WOOD POWER POLE
- EXISTING MANHOLE
- WM EXISTING WATER METER
- EXISTING CATCH BASIN
- X EXISTING FENCE

WATER AND SEWER PLAN

SCALE: 1"=20'

J:/CAD/15-85/15-85_C1 NKW 11/16/15

FINAL APPROVAL

FLA. REG. ENG. NO. 41831

SCALE: 1"=20'

DATE: 3-18-16

FIELD BOOK: N.A.

DRAWN BY: NKW

DESIGNED BY: SCH

CHECKED BY: SCH

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REVISIONS

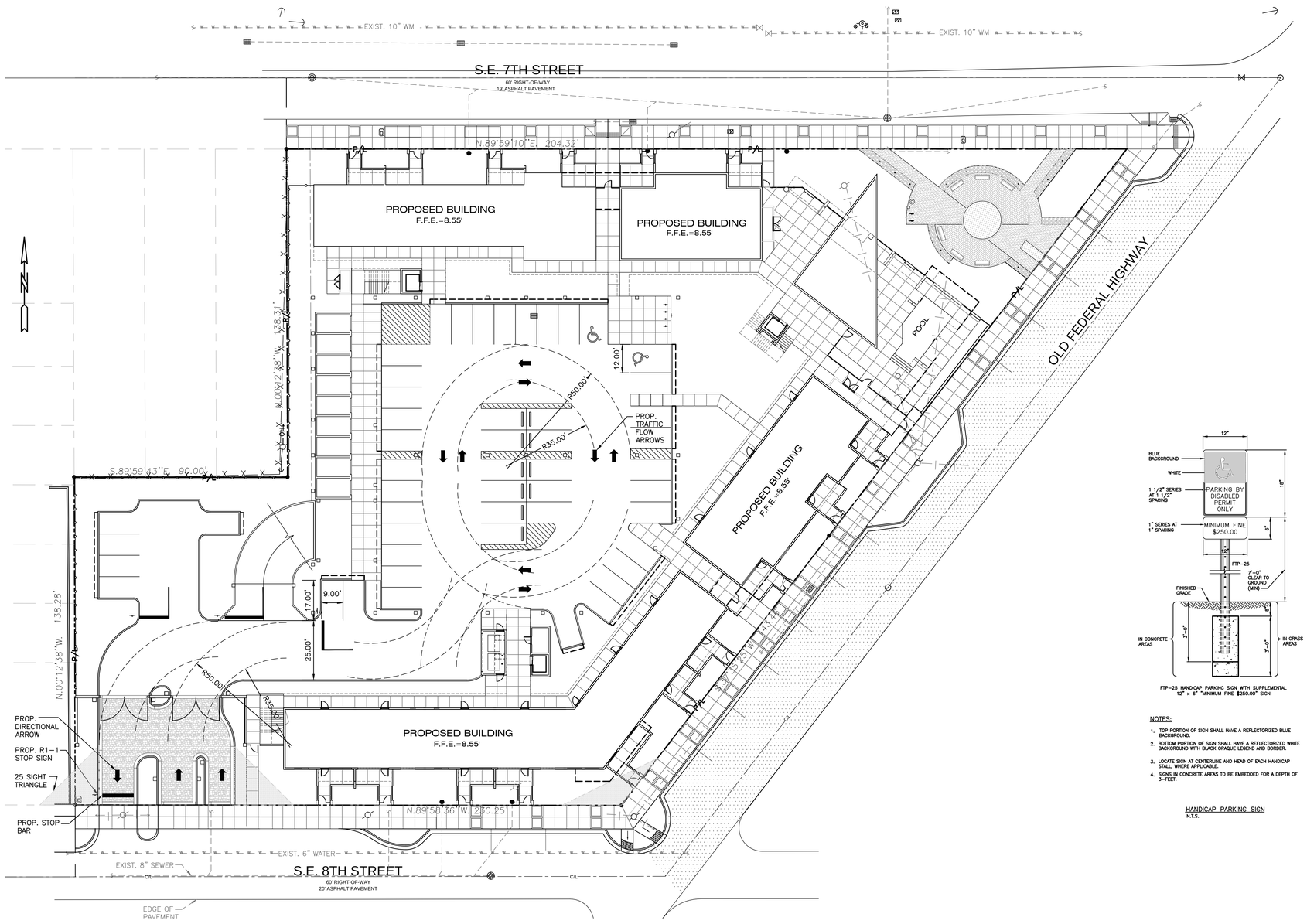
NO.	DATE	BY	CHK'D	DESCRIPTION

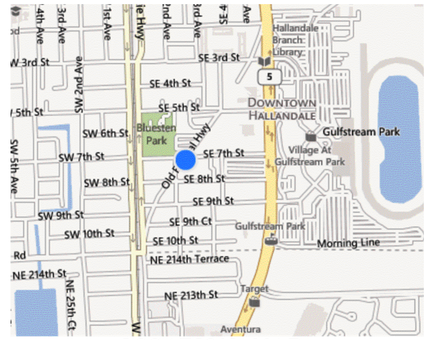
WATER AND SEWER PLAN
FOR
THE CROSSING
130 SOUTHEAST 7 STREET
HALLANDALE, FL 33009

NO. OF SHEETS: 4

SHEET NO.: C-2

CAD FILE NO. 15-85





LOCATION MAP

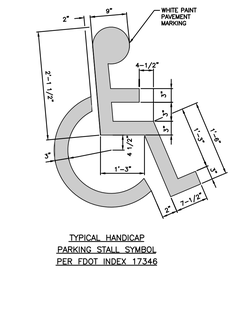
NOT TO SCALE

FTP-25 HANDICAP PARKING SIGN WITH SUPPLEMENTAL 12" x 6" "MINIMUM FINE $250.00" SIGN

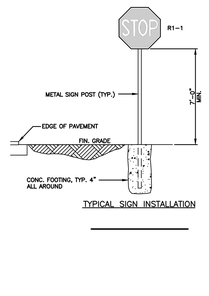
NOTES:

1. TOP PORTION OF SIGN SHALL HAVE A REFLECTORIZED BLUE BACKGROUND.
2. BOTTOM PORTION OF SIGN SHALL HAVE A REFLECTORIZED WHITE BACKGROUND WITH BLACK OPAQUE LEGEND AND BORDER.
3. LOCATE SIGN AT CENTERLINE AND HEAD OF EACH HANDICAP STALL WHERE APPLICABLE.
4. SIGNS IN CONCRETE AREAS TO BE EMBEDDED FOR A DEPTH OF 3'-FEET.

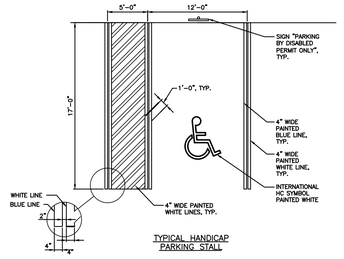
HANDICAP PARKING SIGN
N.T.S.



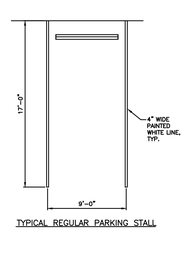
TYPICAL HANDICAP PARKING STALL SYMBOL PER FDOT INDEX 17346



TYPICAL SIGN INSTALLATION



TYPICAL HANDICAP PARKING STALL



TYPICAL REGULAR PARKING STALL

LEGEND

- CENTERLINE
- PROPERTY LINE
- EDGE OF PAVEMENT
- PROPOSED ASPHALT
- PROPOSED CONCRETE
- PROPOSED PIPING
- PROPOSED MANHOLE
- 7.95 PROPOSED ELEVATION
- PROPOSED CATCH BASIN
- PROPOSED SURFACE FLOW
- EXISTING PIPING
- + 7.10 EXISTING ELEVATION
- WPP EXISTING WOOD POWER POLE
- EXISTING MANHOLE
- WM EXISTING WATER METER
- EXISTING CATCH BASIN
- X EXISTING FENCE

PAVEMENT MARKING & SIGNAGE PLAN

SCALE: 1"=20'

J:/CAD/15-85/15-85_C1 NKW 11/16/15

FINAL APPROVAL

FLA. REG. ENG. NO. 41831

DRAWN BY: NKW | SCALE: 1"=20'

DESIGNED BY: SCH | DATE: 3-18-16

CHECKED BY: SCH | FIELD BOOK: N.A.

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REVISIONS

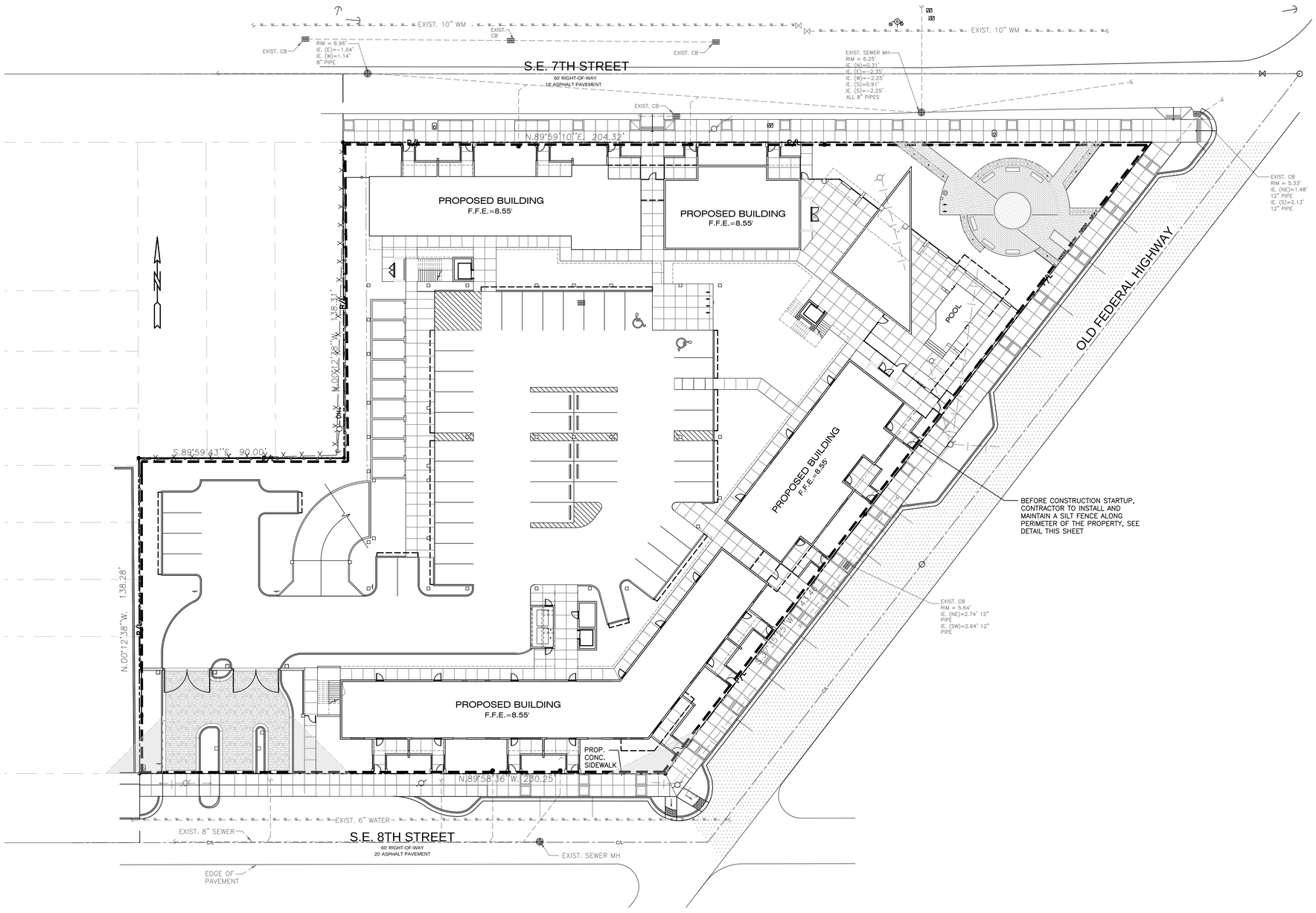
NO.	DATE	BY	CHK'D	DESCRIPTION

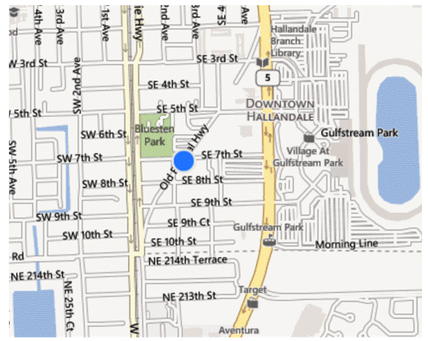
PAVEMENT MARKING & SIGNAGE PLAN
FOR
THE CROSSING
130 SOUTHEAST 7 STREET
HALLANDALE, FL 33009

NO. OF SHEETS: 4

SHEET NO.: C-3

CAD FILE NO. 15-85





LOCATION MAP

NOT TO SCALE

BMP NOTES:

1. ALL SEDIMENT CONTROL MEASURES ARE TO BE ADJUSTED TO MEET FIELD CONDITIONS AT THE TIME OF CONSTRUCTION AND BE CONSTRUCTED PRIOR TO ANY GRADING OR DISTURBANCE OF EXISTING SURFACE MATERIAL ON BALANCE OF SITE. PERIMETER SEDIMENT BARRIERS SHALL BE CONSTRUCTED TO PREVENT SEDIMENT OR TRASH FROM FLOWING OR FLOATING ON TO ADJACENT PROPERTIES.

2. PERIODIC INSPECTION AND MAINTENANCE OF ALL SEDIMENT CONTROL STRUCTURES MUST BE PROVIDED TO ENSURE INTENDED PURPOSE IS ACCOMPLISHED. THE DEVELOPER, OWNER AND/OR CONTRACTOR SHALL BE CONTINUALLY RESPONSIBLE FOR ALL SEDIMENT CONTROLS. SEDIMENT CONTROL MEASURES SHALL BE IN WORKING CONDITION AT THE END OF EACH WORKING DAY.

3. SEDIMENT WILL BE PREVENTED FROM ENTERING ANY STORM WATER SYSTEM, DITCH OR CHANNEL. ALL STORMWATER INLETS THAT ARE MADE OPERABLE DURING CONSTRUCTION SHALL BE PROTECTED SO THAT SEDIMENT-LADEN WATER CANNOT ENTER THE CONVEYANCE SYSTEM WITHOUT FIRST BEING FILTERED OR OTHERWISE TREATED TO REMOVE SEDIMENT.

4. WHERE CONSTRUCTION VEHICLE ACCESS ROUTES INTERSECT PAVED PUBLIC ROADS, PROVISIONS SHALL BE MADE TO MINIMIZE THE TRANSPORT OF SEDIMENT BY TRACKING ONTO THE PAVED SURFACE. WHERE SEDIMENT IS TRANSPORTED ONTO A PUBLIC ROAD SURFACE WITH CURBS AND GUTTERS, THE ROAD SHALL BE CLEANED THOROUGHLY AT THE END OF EACH DAY. SEDIMENT SHALL BE REMOVED FROM THE ROADS BY SHOVELING OR SWEEPING AND TRANSPORTED TO A SEDIMENT CONTROL DISPOSAL AREA. STREET WASHING SHALL BE ALLOWED ONLY AFTER SEDIMENT IS REMOVED IN THIS MANNER. THIS PROVISION SHALL APPLY TO INDIVIDUAL SUBDIVISION LOTS AS WELL AS TO LARGER LAND DISTURBING ACTIVITIES.

5. PERMANENT OR TEMPORARY SOIL STABILIZATION SHALL BE APPLIED TO DENUDED AREAS WITHIN SEVEN (7) DAYS AFTER FINAL GRADE IS REACHED ON ANY PORTION OF THE SITE. TEMPORARY SOIL STABILIZATION SHALL BE APPLIED WITHIN SEVEN (7) DAYS TO DENUDED AREAS THAT MAY NOT BE AT FINAL GRADE BUT WILL REMAIN UNDISTURBED FOR LONGER THAN THIRTY (30) DAYS. PERMANENT STABILIZATION SHALL BE APPLIED TO AREAS THAT ARE TO BE LEFT UNDISTURBED FOR MORE THAN ONE YEAR.

6. DURING CONSTRUCTION OF THE PROJECT, SOIL STOCKPILES SHALL BE STABILIZED, COVERED OR CONTAINED WITH SEDIMENT TRAPPING MEASURES. THE CONTRACTOR IS RESPONSIBLE FOR THE TEMPORARY PROTECTION AND PERMANENT STABILIZATION OF ALL SOIL STOCKPILES ON SITE AS WELL AS SOIL INTENTIONALLY TRANSPORTED FROM THE PROJECT SITE.

7. ALL TEMPORARY EROSION AND SEDIMENT CONTROL MEASURES SHALL BE REMOVED WITHIN 30 DAYS AFTER FINAL SITE STABILIZATION OR AFTER THE TEMPORARY MEASURES ARE NO LONGER NEEDED.

8. PROPERTIES AND WATER WAYS DOWNSTREAM FROM CONSTRUCTION SITE SHALL BE PROTECTED FROM SEDIMENT DEPOSITION AND EROSION AT ALL TIMES DURING CONSTRUCTION.

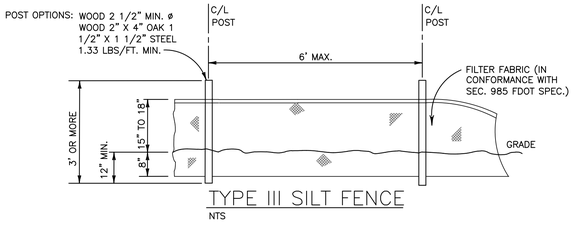
9. CONTRACTOR IS RESPONSIBLE FOR ALL SURFACE WATER DISCHARGES, RAINFALL RUN OFF OR DEWATERING ACTIVITIES.

10. CONTRACTOR MUST INCORPORATE ALL BMP'S NECESSARY TO MEET OR EXCEED STATE WATER QUALITY AND SWPPP REQUIREMENTS.

11. THE POLLUTION PREVENTION PLAN IS A MINIMUM GUIDELINE ONLY. ADDITIONAL BMP'S MAY BE NECESSARY AT CONTRACTOR'S EXPENSE. TO MEET LEED REQUIREMENTS.

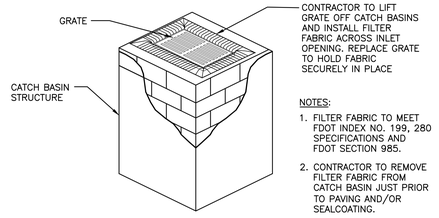
LEGEND

- PROPOSED ASPHALT
- PROPOSED CONCRETE
- PROPOSED PIPING
- PROPOSED MANHOLE
- 7.95 PROPOSED ELEVATION
- PROPOSED CATCH BASIN
- PROPOSED SURFACE FLOW
- EXISTING PIPING
- + 7.10 EXISTING ELEVATION
- WPP EXISTING WOOD POWER POLE
- EXISTING MANHOLE
- WM EXISTING WATER METER
- EXISTING CATCH BASIN
- X EXISTING FENCE



TYPE III SILT FENCE

NTS



NOTES:

1. FILTER FABRIC TO MEET FDOT INDEX NO. 199, 280 SPECIFICATIONS AND FDOT SECTION 985.
2. CONTRACTOR TO REMOVE FILTER FABRIC FROM CATCH BASIN JUST PRIOR TO PAVING AND/OR SEALCOATING.

POLLUTION PREVENTION FOR CATCH BASIN

N.T.S.

STORMWATER POLLUTION PREVENTION PLAN

SCALE: 1"=20'

FINAL APPROVAL

FLA. REG. ENG. NO. 41831

SCALE: 1"=20'

DRAWN BY: NKW

DESIGNED BY: SCH

DATE: 07/02/13

CHECKED BY: SCH

FIELD BOOK: N.A.

HOLLAND ENGINEERING INC.
civil engineers
3900 HOLLYWOOD BLVD. STE. 303 - HOLLYWOOD - FL - 33021
(954)367-2071 - (954)367-2372 Fax
EB 7325
SUSAN C. HOLLAND, PE
Reg. no. 41831

REVISIONS

NO.	DATE	BY	CHK'D	DESCRIPTION

STORMWATER POLLUTION PREVENTION PLAN FOR THE CROSSING
130 OLD FEDERAL HIGHWAY
HALANDALE, FL 33009

NO. OF SHEETS: 4

SHEET NO.: C-4

CAD FILE NO. 15-85

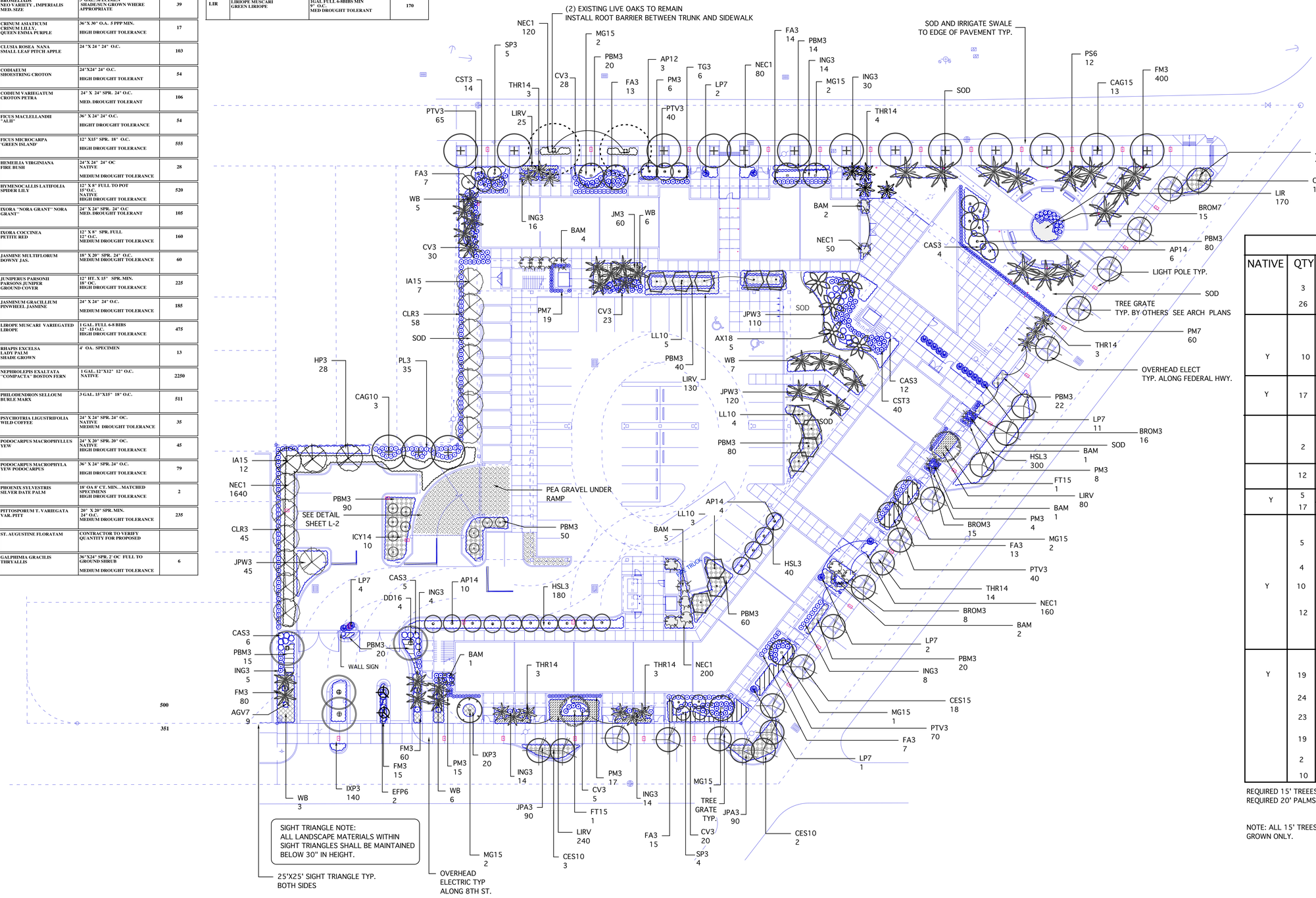
I:/CAD/13-31/13-31_C1 NKW 07/03/13

MASTER PLANT LIST

KEY	PLANT NAME	SPECIFICATION	QUANTITY
AGV7	AGAVE ATTENUATA	7 GAL.,SPECIMEN HIGH DROUGHT TOLERANCE	9
BROM3	BROMELIADS NEO VARIETY , IMPERIALIS MED. SIZE	3 GAL.,SPECIMEN SHADE/SUN GROWN WHERE APPROPRIATE	39
CAS3	CRINUM ASIATICUM CRINUM LILLY. QUEEN EMMA PURPLE	36"X 30" O.A. 5 PPP MIN. HIGH DROUGHT TOLERANCE	17
CLR3	CLUSIA ROSEA NANA SMALL LEAF PITCH APPLE	24 "X 24 " 24" O.C.	103
CST3	CODIAEUM SHOESTRING CROTON	24"X24" 24" O.C. HIGH DROUGHT TOLERANT	54
CV3	CODIUM VARIEGATUM CROTON PETRA	24" X 24" SPR. 24" O.C. MED. DROUGHT TOLERANT	106
FA3	FICUS MACLELLANDII " ALI"	36" X 24" 24" O.C. HIGHT DROUGHT TOLERANCE	54
FM3	FICUS MICROCARPA 'GREEN ISLAND'	12" X15" SPR. 18" O.C. HIGH DROUGHT TOLERANCE	555
HP3	HEMEILIA VIRGINIANA FIRE BUSH	24"X 24" 24" OC NATIVE MEDIUM DROUGHT TOLERANCE	28
HSL3	HYMENOCALLIS LATIFOLIA SPIDER LILY	12" X 8" FULL TO POT 15" O.C. NATIVE HIGH DROUGHT TOLERANCE	520
ING3	IXORA "NORA GRANT" NORA GRANT"	24" X 24" SPR. 24" O.C MED. DROUGHT TOLERANT	105
IXP3	IXORA COCCINEA PETITE RED	12" X 8" SPR. FULL 12" O.C. MEDIUM DROUGHT TOLERANCE	160
JM3	JASMINE MULTIFLORUM DOWNY JAS.	18" X 20" SPR. 24" O.C. MEDIUM DROUGHT TOLERANCE	60
JPA3	JUNIPERUS PARSONII PARSONS JUNIPER GROUND COVER	12" HT. X 15" SPR.MIN. 18" OC HIGH DROUGHT TOLERANCE	225
JPW3	JASMINUM GRACILLIUM PINWHEEL JASMINE	24" X 24" 24" O.C. MEDIUM DROUGHT TOLERANCE	185
LIRV	LIROPE MUSCARI VARIEGATED LIROPE	1 GAL. FULL 6-8 BIBS 12" -15 O.C. HIGH DROUGHT TOLERANCE	475
LP7	RHAPIS EXCELSA LADY PALM SHADE GROWN	4' OA. SPECIMEN	13
NEC1	NEPHROLEPIS EXALTATA "COMPACTA" BOSTON FERN	1 GAL. 12"X12" 12" O.C. NATIVE	2250
PBM3	PHILODENDRON SELLOUM BURLE MARX	3 GAL. 15"X15" 18" O.C.	511
PL3	PSYCHOTRIA LIGUSTRIFOLIA WILD COFFEE	24" X 24" SPR. 24" OC. NATIVE MEDIUM DROUGHT TOLERANCE	35
PM3	PODOCARPUS MACROPHYLLUS YEW	24" X 20" SPR. 20" OC. NATIVE HIGH DROUGHT TOLERANCE	45
PM7	PODOCARPUS MACROPHYLA YEW PODOCARPUS	36" X 24" SPR. 24" O.C. HIGH DROUGHT TOLERANCE	79
PS6	PHOENIX SYLVESTRIS SILVER DATE PALM	18' OA 8' CT. MIN. . MATCHED SPECIMENS HIGH DROUGHT TOLERANCE	2
PTV3	PITTOSPORUM T. VARIEGATA VAR. PITT	20" X 20" SPR. MIN. 24" O.C. MEDIUM DROUGHT TOLERANCE	235
SOD	ST. AUGUSTINE FLORATAM	CONTRACTOR TO VERIFY QUANTITY FOR PROPOSED	
TG3	GALPHIMIA GRACILIS THRYALLIS	36"X24" SPR.2' OC FULL TO GROUND SHRUB MEDIUM DROUGHT TOLERANCE	6

MASTER PLANT LIST

KEY	PLANT NAME	SPECIFICATION	QUANTITY
BROM7	BROMELIADS AECHMEA BLANCHETIANA ORANGE	MED SIZE VARIETY 7 GAL. SUN GROWN	15
LIR	LIRIOPE MUSCARI GREEN LIRIOPE	1GAL FULL 6-8BIBS MIN 9" O.C. MED DROUGHT TOLERANT	170



NOTE:
THE MAJORITY OF CODE REQUIRED TREES HAVE BEEN SPECIFIED BY SIZE UNDER THE RESIDENTIAL ZONING CODE DUE TO MORE THAN 90% OF THE GREEN SPACE FALLING WITHIN THE RESIDENTIAL SIDE OF THE PROJECT. THE RESIDENTIAL USE ENCOMPASSES ALL GREEN AREAS WEST OF BUILDING B.

CALL 48 HOURS BEFORE YOU DIG IN FLORIDA
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SUNSHINE STATE ONE CALL OF FLORIDA, INC.

N O R T H

PROPOSED TREES AND PALMS BY SYMBOL

NATIVE	QTY		PLAN ID	USED FOR REQUIRED
		LARGE SIZE TREES:		
	3	BRIDAL VEIL 10'X5' 2" CAL.	CAG10	
	26	BRIDAL VEIL 15'X6' 3" CAL.	CAG15	26
		MEDIUM SIZE TREES:		
Y	10	MAGNOLIA LIL GEM 15'X5' 3" CAL..	MG15	10
Y	17	EAST PALATKA HOLLY 15'X6' 3" CAL..	IA15	17
		SMALL FPL APPROVED SIZE TREES:		
	2	JAPANESE FERN TREE 15'X6' 3" CAL.	FT15	2
	12	LIGUSTRUM 10'X5' MULTI STEM	LL10	
Y	5	SILVER BUTTONWOOD 10'X5' 2" CAL.	CES10	
	17	SILVER BUTTONWOOD 15'X6' 2.5" CAL.	CES15	17
		LARGE SIZE PALMS:		
	5	KING ALEXANDER 20' OA.	AX18	1@ 3:1
	4	TRIANGLE PALM 20' OA.	DD16	2 @ 2:1
Y	10	SABAL PALM 16'-24' OA CURVED	SP3	
	12	SYLVESTRIS PALM 20' OA. MATCHED	PS6	6 @ 2:1
		ACCENTS/ SMALL PALMS:		
Y	19	THATCH PALM 14' OA.	THR14	
	24	FOXTAIL PALM 18' OA TRUNKS	WB	
	23	ALEXANDER PALM 14' OA.	AP14	
	19	BAMBOO SPP. 14' OA.	BAM	
	2	EUROPEAN FAN PALM DBL.5' OA.	EFP	
	10	ITALIAN CYPRESS 14' OA.	ICY14	

REQUIRED 15' TREEES PROVIDED = 72
REQUIRED 20' PALMS PROVIDED = 9

NOTE: ALL 15' TREES AND LARGE PALMS SHALL BE FIELD GROWN ONLY.

REVIEW AUTH.

Revision type	Date	by

TO THE BEST OF THE ARCHITECT OR ENGINEERS KNOWLEDGE, THE PLANS AND SPECIFICATIONS COMPLY WITH THE APPLICABLE MINIMUM CODES AND THE APPLICABLE FIRE SAFETY STANDARDS AT THE TIME OF THEIR PREPARATION AS DETERMINED BY THE LOCAL AUTHORITIES IN ACCORDANCE WITH SECTION 105 (F.B.C.) FLORIDA BUILDING CODE AND 633 FLORIDA STATUTES.

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M. L. A. group Inc.
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FAX: 954-633-3668
E: MLAGROUPINC@YAHOO.COM
REG. LA-6666695
ISA-0817A

Project Title:
A Contemporary Condominium Building:
THE CROSSINGS
130 SOUTHEAST 7TH STREET
HALLANDALE BEACH, FLORIDA 33009
BROWARD COUNTY

Project Owner/Developer:
Crossings at Hallandale, LLC
Victor Ratner / Robert Lechter / Hector Mendez
4651 Sheridan street, Suite 335
Hollywood, FL 33021
Off: 954 455 3660 Fax: 954 454 1311
E mail: RL@NorthAEF.com

N O R T H

Drawing date: NOVEMBER 1, 2015
Drwn by: SM | Chkd by: SM
Drawing Scale: 1"=20'
Project Number:

Sheet title: LANDSCAPE PLAN

Seal/Signature:
JAMES S. MCCLURE
FL. REG. NO. LA-6666695
Date:

Sheet Number: L-1
consecutive
of 3 sheets

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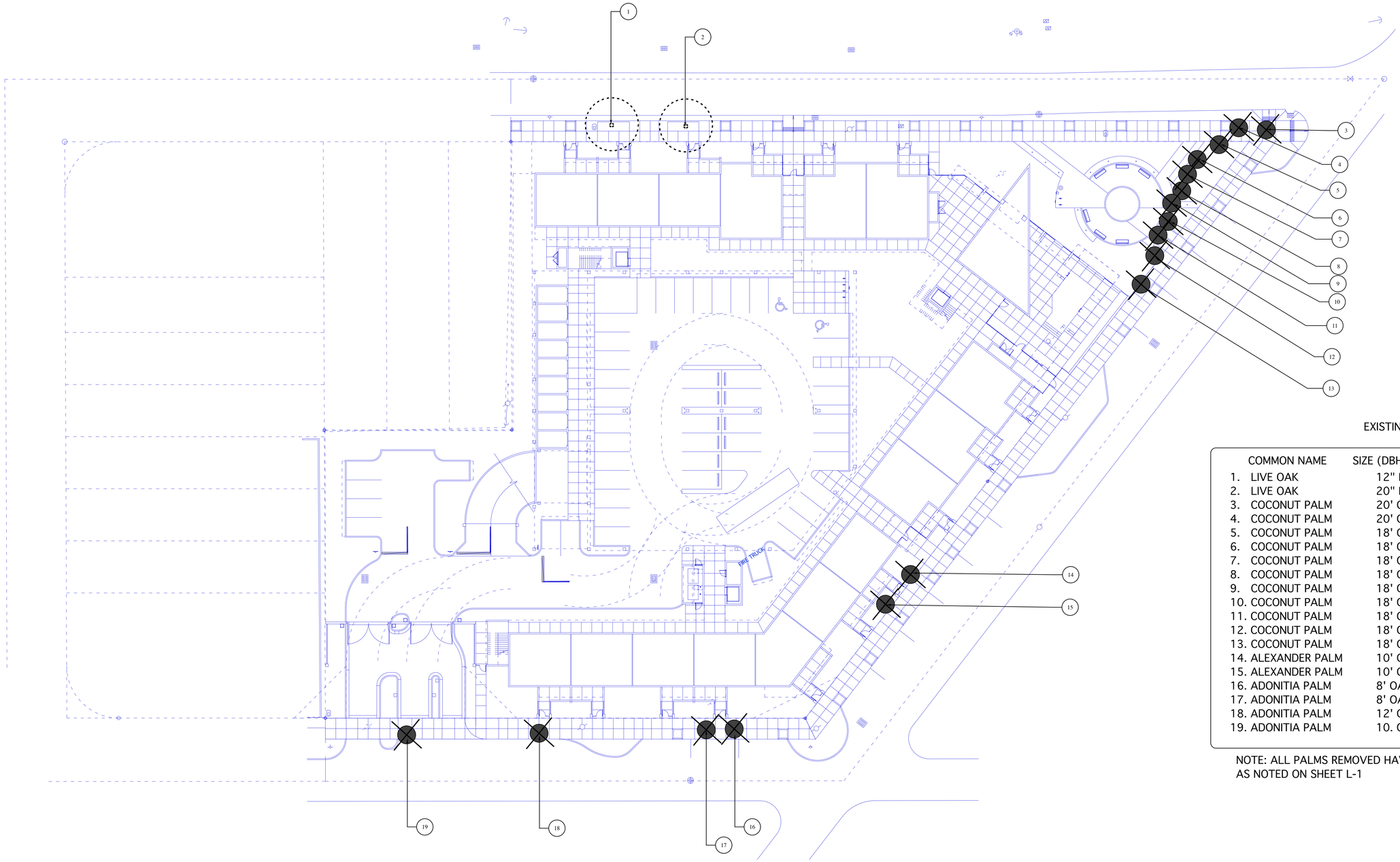
NORTH



KEY

EXISTING LIVE OAK TO REMAIN

EXISTING TREE TO REMOVE

EXISTING TREE INVENTORY

	COMMON NAME	SIZE (DBH. HT.X SPR.)	CONDITION	DISPOSITION
1.	LIVE OAK	12" DBH. 25'X25'	GOOD	REMAIN
2.	LIVE OAK	20" DBH. 25'X25'	GOOD	REMAIN
3.	COCONUT PALM	20' OA. DBL.	FAIR	REMOVE/MITIGATE
4.	COCONUT PALM	20' OA. DBL.	FAIR	REMOVE/MITIGATE
5.	COCONUT PALM	18' OA.	FAIR	REMOVE/MITIGATE
6.	COCONUT PALM	18' OA.	FAIR	REMOVE/MITIGATE
7.	COCONUT PALM	18' OA.	FAIR	REMOVE/MITIGATE
8.	COCONUT PALM	18' OA.	FAIR	REMOVE/MITIAGE
9.	COCONUT PALM	18' OA.	FAIR	REMOVE/MITIGATE
10.	COCONUT PALM	18' OA.	FAIR	REMOVE/MITIGATE
11.	COCONUT PALM	18' OA.	FAIR	REMOVE/MITIGATE
12.	COCONUT PALM	18' OA. DBL.	FAIR	REMOVE/MITIGATE
13.	COCONUT PALM	18' OA. DBL.	FAIR	REMOVE/MITIGATE
14.	ALEXANDER PALM	10' OA. DBL.	GOOD	REMOVE/MITIGATE
15.	ALEXANDER PALM	10' OA. DBL.	GOOD	REMOVE/MITIGATE
16.	ADONITIA PALM	8' OA.	FAIR	REMOVE/MITIGATE
17.	ADONITIA PALM	8' OA.	FAIR	REMOVE/MITIGATE
18.	ADONITIA PALM	12' OA.	FAIR	REMOVE/MITIGATE
19.	ADONITIA PALM	10. OA.	FAIR	REMOVE/MITIGATE

NOTE: ALL PALMS REMOVED HAVE BEEN MITIGATED BY PROPOSED PALMS AS NOTED ON SHEET L-1

REVIEW AUTH.

Revision type	Date	by

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E mail: RL@NorthAEF.com

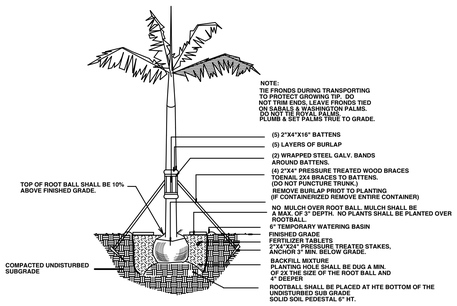
NORTH

Drawing date: NOVEMBER 1, 2015
Drwn by: SM | Chkd by: SM
Drawing Scale: 1"=20'
Project Number:

Sheet title: EXISTING TREE DISPOSITION PLAN

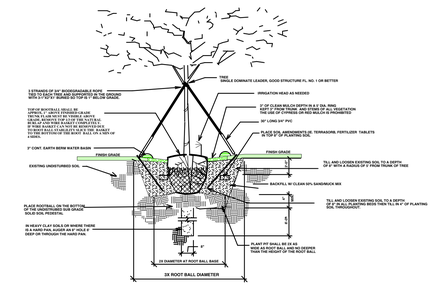
Seal/Signature:
JAMES S. MCCLURE
FL. REG. NO. LA-6666695
Date:

Sheet Number: L-2
consecutive 3



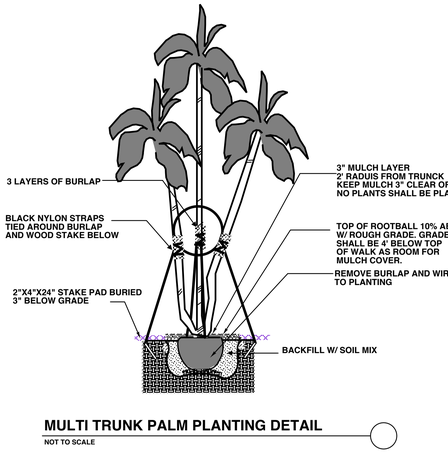
ROYAL PALM PLANTING DETAIL

NOT TO SCALE



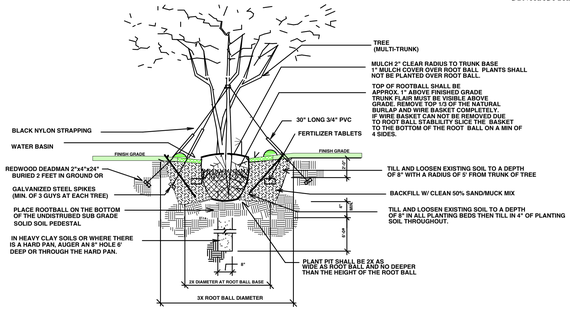
SINGLE TRUNK GUYING AND PLANTING DETAIL

NOT TO SCALE



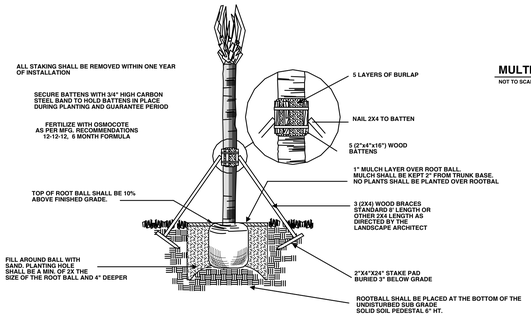
MULTI TRUNK PALM PLANTING DETAIL

NOT TO SCALE



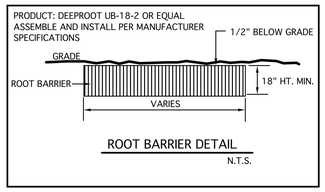
MULTI - TRUNK GUYING AND PLANTING DETAIL

NOT TO SCALE



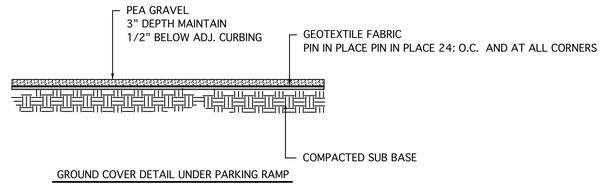
SABAL PALM PLANTING DETAIL

NOT TO SCALE

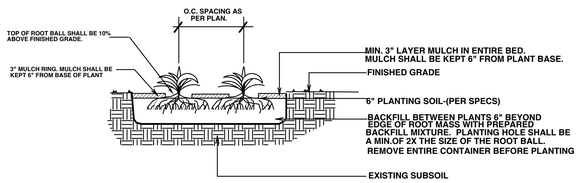


ROOT BARRIER DETAIL

N.T.S.

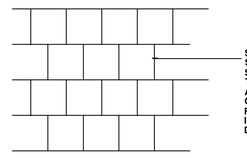


GROUND COVER DETAIL UNDER PARKING RAMP



GROUNDCOVER/ANNUALS PLANTING DETAIL

NOT TO SCALE



SOD SHALL BE LAID IN A STAGGERED MANNER. SOD STRIPS SHALL BE JOINED TIGHTLY AGAINST ONE ANOTHER. SPACES MEASURING GREATER THAN 1/2" SHALL BE REJECTED. SOD SHALL BE WEED FREE INSTALLED OVER 2" OF TOP SOIL FREE OF DEBRIS AND ROCK.

SOD PLANTING DETAIL

NOT TO SCALE

LANDSCAPE SPECIFICATIONS

1. CONTRACTOR SHOULD MAKE HIS OWN TAKE OFF TO ELIMINATE DISCREPANCIES. IN CASE THEY OCCUR, THE PLAN WIL TAKE PRECEDENCE OVER THE PLANT LIST.

2. EXACT LOCATION OF PLANT MATERIAL MAY VARY SLIGHTLY. COORDINATE FIELD LOCATIONS WITH OTHER TRADES PRIOR TO COMMENCEMENT OF WORK

3. ALL PLANT MATERIAL FURNISHED BY THE LANDSCAPE CONTRACTOR SHALL BE "FLORIDA #1" OR BETTER AND SHALL BE INSTALLED AS SPECIFIED IN "FLORIDA DEPT. OF AGRICULTURAL GRADES AND STANDARDS". CURRENT EDITION RESPECTIVELY.

4. ALL PLANTING TO BE DONE ACCORDING TO GOOD NURSERY PRACTICE AND ADHEAR TO ALL MUNICIPAL REQUIREMENTS.

5. ALL PLANTING MATERIAL SHALL BE GUARANTEED 365 DAYS (I YEAR) FROM TIME OF FINAL INSPECTION & APPROVAL.

6. ALL SOD TO BE ST. AUGUSTIN FLORATAM SOLID UNLESS OTHERWISE SPECIFIED. DIFFERENT SOD TYPES SHALL BE SEPARATED BY EDGING, PLANT MATERIAL OR OTHER PHYSICAL BARRIER.

7. ALL BED AREAS TO RECEIVE A 3" LAYER OF ARSENIC FREE EUCALYPTUS MULCH; FLORIMULCH & SHALL BE A MIN. OF 1'-0" WIDER THAN PLANTS (MEASURED FROM OUTSIDE OF FOLIAGE)

8. ALL TREES MEET THE MINIMUM TRUNK DBH. AS SHOWN ON THE LANDSCAPE SPECIFICATIONS

9. ALL EXISTING LANDSCAPING INCLUDING BUT NOT LIMITED TO TREES, SHRUBS, GROUNDCOVER, SOD, IRRIGATION,GRADING AND CURBING DAMAGED DURING CONSTRUCTION SHALL BE RESTORED/REPLACED PRIOR TO FINAL INSPECTION.

10. LANSCAPER TO FURNISH ALL MATERIAL AND LABOR INCLUDING, PLANTS MULCH, TOP DRESSING, SOIL PREPARATION, DECORATIVE ITEMS (IF SHOWN), INSPECTIONS. TRANSPORTATION, WARRANTY, PEMIT, ETC. NECESSARY FOR COMPLETION OF ALL LANDSCAPING REQUIRED HEREIN EXCEPT IF DESIGNATED TO BE OTHERS.

11. ALL PRINCIPALS OF FLORIDA FRIENDLY LANDSCAPING AND DESIGN STANDARDS SHALL BE UTILIZIED. ANY CHANGES TO MATERIALS, SIZES OR SPECIFICATIONS SHALL BE FIRST APPROVED BY THE LANDSCAPE ARCHITECT OF RECORD.

12. OWNER RESERVES THE RIGHT TO REJECT ANY OR ALL BIDS.

13. LANDSCAPER SHALL HAVE A COMPETENT ENGLISH SPEAKING SUPERINTENDENT PRESENT ON THE JOB WHO SHALL BE AUTHORIZED TO REPRESENT THE LANDSCAPER IN HIS ABSENCE.

14. PLANTS SHOULD BE TYPICAL FOR THEIR VARIETY AND SPECIES, PLANTS SHALL BE SOUND, HEALTHY VIGOROUS, FREE FROM PLANT DISEASE, INSECT OR THEIR EGGS. THEY SHALL HAVE HEALTHY NORMAL ROOTS AND SHALL NOT BE ROOT BOUND. QUALITY AND SIZE: ALL PLANT MATERIALS SHALL BE NURSERY GROWN UNLESS OTHERWISE NOTED.

15. ALL PLANT MATERIAL SHALL BE HANDLED IN A CAREFUL MANNER DURING TRANSPORTATION AND INSTALLATION.

16. PLANTS SHALL NOT BE PRUNED OR TOPPED BEFORE DELIVERY. ALL TREE PRUNING SHALL BE DONE IN ACCORDANCE WITH CURRENT ANSI- 300 STANDARDS.

17. OWNER RESERVES THE RIGHT TO APPROVE ALL PLANTS MATERIALS. OWNER OR OWNERS AGENT SHALL BE RESPONSIBLE FOR THE MAINTENANCE OF THE LANDSCAPING.

18 .LANDSCAPER SHALL REMOVE ALL TRASH AND DEBRIS FROM THE SITE DAILY. THE PREMISES SHALL BE KEPT NEAT AND ORDERLY AT ALL TMES WHILE WORK IS IN PROGRESS.

19.THE LANDSCAPE CONTRACTOR SHALL LAY OUT HIS WORK ACCORDING TO THE PLANS AND SPECIFICATIONS AND WIL BE RESPONSIBLE FOR ALL MEASUREMENTS EXERCISING SPECIAL CARE IN LAYING OUT WORK TO KEEP WITHIN PROPERTY LINES AND RECOGNIZING EASEMENTS AND UTILITIES. THE LANDSCAPE CONTRACTOR WILL BE HELD RESPONSIBLE FOR ANY ERRORS. CONTRACTOR TO NOTIFY LANDSCAPE ARCHITECT OF ANY DISCREPANCIES IN LAYOUT.

20. METHODS OF PROTECTION SHALL BE MAINTAINED AT ALL TIMES, AS REQUIRED TO INSURE ALL PERSONS AND PROPERTY AGAINST INJURY, AND SHALL BE MAINTAINED UNTIL THE COMPLETION OF ALL WORK. THE LANDSCAPE CONTRACTOR SHALL PROVIDE AN ENGLISH SPEAKING FORMAN ON THE JOB AT ALL TIMES.

21. PLANT MATERIAL ABBREVIATIONS ON THE PLANT LIST: FG (FIELD GROWN); CT (INDICATES CLEAR TRUNK MEASUREMENT FROM THE TOP OF BALL TO FIRST BRANCHING OR BASE OF THE LOWEST FROND), GAL (GALLON CAN), 3 GAL (3 GALLON CAN); OA (INDICATES OVERALL HEIGHT FROM TOP OF BALL TO MID POINT OF CURRENT SEASON'S GROWTH); SPR (INDICATES SPREAD), HVY (INDICATED HEAVY'), MIN (INDICATES MINIMUM).

22. SUBSTITUTION: PLANT SUBSTITUTION REQUESTS, FOR PLANT MATERIAL NOT OBTAINABLE IN THE TYPE AND SIZE SPECIFIED SHALL BE MADE PRIOR TO SUBMISSION OF BIDS. ALL SUBSTITUTION REQUESTS SHALL BE DIRECTED TO THE LANDSCAPE ARCHITECT AND THE GOVERNING MUNICIPALITY FOR CONSIDERATION AND APPROVAL. IT IS THE LANDSCAPE CONTRACTORS OBLIGATION TO KNOW WHERE THEY CAN OBTAIN ALL MATERIAL AT THE TIME OF BIDDING AND AT THE TIME A CONTRACT IS EXECUTED.

23. THE CONTRACTOR'S GUARANTEE SHALL NOT APPLY IN THE EVENT OF FIRE, FLOOD, HURRICANE, WINDSTORM, OR OTHER ACTS OF NATURE OR DAMAGES TO LANDSCAPING IN PROGRESS CAUSED BY ANY PERSONS OTHER THAN THOSE PERSONS UNDER THE DOMINION AND CONTROL OF THE CONTRACTOR.

24. ALL TREES, PALMS AND OTHER PLANTS SHALL BE PLANTED WITH THE TOP OF THEIR ROOTBALLS 10% ABOVE FINAL GRADE SURROUNDING THE PLANTING AREA. ALL WIRE BASKETS, BURLAP, STRING AND ROPE MUST BE REMOVED. ALL TREE OR PALMS IN LAWN AREAS SHALL RECEIVE A 2 FOOT DIAMETER MULCH RING. MULCH SHALL BE PULLED AWAY FROM THE TRUNKS 3" ALL PLANTING PITS SHALL BE A MIN. OF 3X THE ROOTBALL SIZE. ALL TREES AND PALMS SHALL BE BRACED OR GUYED. ALL NYLON STRAPS AND WOOD BRACING SHALL BE REMOVED WITHIN ON YEAR OF FINAL INSPECTION.

25.DELIVERY RECEIPTS FOR TOP SOIL, PLANTING SOIL & MULCH SHALL BE SUPPLIED TO THE INSPECTOR OR LANDSCAPE ARCHITECT UPON REQUEST

26. COMMERCIAL FERTILIZER: COMMERCIAL FERTILIZER SHALL BE AN ORGANIC FERTILIZER CONTAINING NITROGEN, PHOSPHORIC ACID, MINOR TRACE ELEMENTS AND POTASH IN EQUAL PERCENTAGES OF AVAILABLE PLANT FOOD WEIGHT OR "MILORGANITE" NITROGEN SHALL BE NOT LESS THAN 100% FROM ORGANIC SOURCE. FERTILIZER SHALL BE DELIVERED TO THE SITE UNOPENED IN ORIGINAL CONTAINERS, EACH BEARING THE MANUFACTURE'S GUARANTEED ANALYSIS. INITIAL FERTILIZATION OF TREES SHRUBS, GROUND COVERS, SHALL BE WITH "MILORGANITE" OR AN APPROVED COMPLETE FERTILIZER. APPLY "MILORGANITE" IN A CIRCLE AROUND THE PLANT BEFORE MULCHING DO NOT TOUCH THE PLANT WITH THE FERTILIZER. WATER IN FERTILIZER AFTER MULCHING. APPLY "MILORGANITE" FERTILIZER AT THE FOLLOWING AT THE RATES.

5 LBS OR 14.5 CUPS / PALMS
3 LBS OR 8.70 CUPS / 12-16' MATERIAL
2 LBS OR 5.80 CUPS / 8' -12' MATERIAL
0.69 LBS OR 2.00 CUPS / 6'-8' MATERIAL
0.19 LBS OR _ CUP / 3 GAL MATERIAL
0.10 LBS OR _ CUP/ 1 GAL MATERIAL
FERTILIZERS SHALL BE SLOW TIME RELEASE, UNIFORM IN COMPOSITION DRY, AND FREE FLOWING AND SHALL MEET THE FOLLOWING REQUIREMENTS:
SIX (6) PERCENT NITROGEN, SIX (6) PERCENT PHOSPHOROUS, AND SIX (6) PERCENT POTASSIUM. FERTILIZER SHALL BE APPLIED TO ALL SHRUBS (1/3 LB PER 3 GAL. CONTAINER, _ LB PER 1 GAL. CONTAINER) AND GROUNDCOVER THE SOD STARTER FERTILIZER MIXTURE SHALL BE A 5-10-10 AT A RATE OF 20 LBS. PER 1000 S.F. A 14-14-14 FERTILIZER IS REQUIRED ON ALL TREES AND SHRUBS OVER 5' IN HEIGHT (1/2 LB. PER 5' OF SPREAD). AGRIFORM TABLETS WITH TWENTY (20) PERCENT NITROGEN, TEN (10) PERCENT PHOSPHOROUS, FIVE (5) PERCENT POTASSIUM IN 21 GRAM SIZES & SHALL BE APPLIED AT THE FOLLOWING RATE: 1 PER GAL. PLANT 2 PER 3 GAL. PLANTS AND 2 TABLES PER 1" OF TREE TRUNK CALIPER APPLY PALM SPECIAL FERTILIZER AS PER MANUFACTURES RECOMMENDATION.

27.SUPER ABSORBENT POLYMER: "TERRA SORB" OR APPROVED EQUAL AS PACKAGED IN 3 OZ. HANDY PAC COMPOSED OF SYNTHETIC ACRLAMIDE COLOLYMER, POTASSIUM, AND ACRYLATE. PARTICLE SIZE OF 1.0 MM TO 3.0 MM AND ABSORPTION RATE OF 300 TIMES IT'S WEIGHT IN WATER. APPLY DRY USING THE FOLLOWING AMOUNT:
1 PAC PER TREE - 36" BALL SIZE
2 PAC PER TREE -OVER 36" BALL SIZE
1 PAC PER 20 GAL. CONTAINER
0.5 PACS PER 7-10 GAL. CONTAINER
0.25 PACS PER 3 GAL. CONTAINER
0.12 PACS PER 1GAL. CONTAINER

28. LANDSCAPE CONTRACTOR WILL BE RESPONSIBLE FOR HAVING UTILITIES LOCATED BY CALLING SUNSHINE ONE CALL SERVICE OR EQUAL. CARE SHALL BE TAKEN NOT TO DISTURB ANY UNDERGROUND CONSTRUCTION AND UTILITIES. ANY DAMAGE TO THESE FACILITIES DURING THE PLANTING OPERATIONS WILL BE REPAIRED AT THE EXPENSE OF THE LANDSCAPE CONTRACTOR IN A MANNER APPROVED BY THE OWNER.

29. PLANTING SOIL: PLANTING SHALL BE COMPOSED OF 50% SAND AND 50% MUCK. ANY VARIATIONS IN THIS COMPOSITION SHALL BE APPROVED BY THE OWNER PRIOR TO USE. PLANTING SOIL SHALL BE FREE OF STONE. PLANTS, ROOTS AND OTHER FOREIGN MATERIALS WHICH MIGHT BE HINDRANCE TO PLANTING OPERATIONS OR BE DETRIMENTAL TO GOOD PLANT GROWTH. SOIL SHALL BE DELIVERED IN A LOOSE FRIABLE CONDITION AND APPLIED IN ACCORDANCE WITH THE PLANTING SPECIFICATION

30. WATER FOR PLANTING SHALL BE AVAILABLE AT THE SITE AND SHALL BE PROVIDED BY THE OWNER/GC. AN AUTOMATIC UNDERGROUND RUST FREE IRRIGATION SYSTEM SHALL BE PROVIDED WITH A RAIN SENSOR. THE IRRIGATION SHALL COVER 100% WITH 100% OVERLAP PRIOR TO FINAL INSPECTION.

31. PRUNING: REMOVE DEAD AND BROKEN BRANCHES FROM ALL PLANT MATERIAL PRUNE TO RETAIN TYPICAL GROWTH HABIT OF INDIVIDUAL SPECIES, RETAINING AS MUCH HEIGHT AND SPREAD AS POSSIBLE. MAKE ALL PRUNING CUTS WITH A SHARP INSTRUMENT, FLUSH WITH THE TRUNK OR ADJACENT BRANCH, IN SUCH A MANNER AS TO ENSURE ELIMINATION OF STUBS. "HEADBACK" CUTS, RIGHT ANGLE TO LINE OF GROWTH WILL NOT BE PERMITTED AND TREES WILL NOT BE POLED, TOPPED, OR HATRACKED.

32. SITE PREPARATION: IT SHALL BE RESPONSIBILITY OF THE LANDSCAPE CONTRACTOR TO FINISH (FINE) GRADE ALL LANDSCAPE AREAS TO BE SODDED (PRIOR TO APPLICATION OF SOD) ELIMINATING ALL BUMPS, DEPRESSIONS, STICKES, STONES AND OTHER DEBRIS TO THE SATISFACTION OF THE CITY/TOWN INSPECTOR

33. MAINTENANCE: MAINTENACE SHALL BEGIN IMMEDIATELY AFTER EACH PLANT IS PLANTED AND SHALL CONTINUE UNTIL ALL PLANTING HAS PASSED FINAL INSPECTION AND ACCEPTANCE. MAINTENANCE SHALL INCLUDE WATERING, WEEDING, CULTIVATING, REMOVAL OF DEAD MATERIALS, RESETTING PLANTS TO PROPER GRADES OR UPRIGHT POSITION AND RESTORATION OF THE PLANTING SAUCER AND ANY OTHER NECESSARY OPERATION. PROPER PROTECTION TO LAWN AREAS SHALL BE PROVIDED AND ANY DAMAGE RESULTING FROM PLANTING OPERATIONS. SHALL BE REPAIRED PROMPTLY. ALL TREE/PALM TRIMMING SHALL BE DONE IN ACCORDANCE WITH ANSI-300 STANDARDS. ALL OWNERS OF THE LAND OR THEIR AGENTS SHALL BE RESPONSIBLE FOR THE MAINTENANCE OF THE LANDSCAPING

34.(NOTE: SABAL PALMETTO/CABBAGE PALM SPECIES TIE BRANCHES TOGETHER WITH BIO-DEGRADABLE TWINE TO TIGHT BUNDLE AROUND BUD FOR PROTECTION.

36. GRASS. AREAS WITHIN THE LANDSCAPE EASEMENT NOT USED FOR TREES, SHRUBS, GROUND COVER, MULCH, OR OTHER LANDSCAPE ELEMENTS SHALL BE PLANTED WITH SOLID SOD OF ST. AUGUSTINE FLORATAM OR PLAMETTO AND SHALL BE IRRIGATED. SOD SHALL BE WEED/PEST FREE INCLUDING FUNGUS AND DISEASE, LAID SMOOTH WITH TIGHT JOINTS AND CUT TO CONFORM TO CURBS AND PLANTERS.

37. WHERE THE LANDSCAPE EASEMENT ABUTS ON SITE VEHICULAR USE AREAS SUCH AS TRAFFIC LANES, THE LANDSCAPE EASEMENT SHALL BE SEPARATED FROM THE TRAFFIC LANES BY CONTINUOS CONCRETE CURBING WITH AN 18-INCH DEPTH BELOW GRADE. EXTRUDED CURBING INSTALLED ON TOP OF THE PAVING IS PROHIBITED.

38. EXCAVATION REQUIREMENT: REQUIRED: ISLANDS/MEDIANS SHALL BE EXCAVATED TO 30 INCHES, AND BACK FILLED WITH CLEAN FILL AND PLANTING SOIL CONSISTING OF 50% MUCK AND 50% SAND AT LEAST 3" BELOW THE TOP OF CURB. MANIPULATION OF THE GRADE BEHIND THE CURBING TO CREATE SMALL SCALE MOUNDING IS ENCOURAGED. REQUIRED EXCAVATION AT BUILDING FOUNDATIONS SHALL BE 12 INCHES AND BACK FILLED WITH CLEAN FILL AND PLANTING SOIL. PLANTING SOIL SHALL BE FREE OF DEBRIS, WEED, ROCK, AND PH BETWEEN 6.5 AND 7.0

39 .A LANDSCAPE PERMIT IS REQUIRED FOR ALL LANDSCAPE INSTALLATIONS INCLUDING NEW SINGLE FAMILY HOMES THAT ARE NOT PART OF A PLANNED COMMUNITY. NO TREES OR OTHER PLANT MATERIAL MAY BE PLANTED IN PUBLIC RIGHTS-OF-WAY (SWALE AREAS) WITHOUT PERMIT FROM THE CITY. NO SHRUB SPECIES WITH A MATURE HEIGHT THAT WILL BLOCK THE CLEAR SIGHT ZONE FROM 30 INCHES IN HEIGHT TO SIX FEET IN EIGHT WILL BE APPROVED IN SWALE AREAS.

40. TOPSOIL SHALL BE CLEAN AND FREE OF CONSTRUTION DEBRIS, WEEDS, ROCKS, NOXIOUS PESTS AND DISEASES, AND EXHIBITT A PH OF 6.5 TO 7.0. THE TOPSOIL FOR PLANTING AREAS SHALL BE AMENDED WITH HORTICULTURALLY ACCEPTABLE ORGANIC ATERIAL. ALL SOIL USED SHALL BE SUITABLE FOR THE INTENDED PLANT MATERIAL. THE SOURCE OF THE TOPSOIL SHALL BE KNOWN TO THE APPLICANT AND SHALL BE ACCEPTABLE TO THE CITY

MINIMUM SOIL DEPTH:
REQUIRED: THE MINIMUM PLANTING SOIL DEPTH SHALL BE SIX INCHES FOR GROUND COVERS, FLOWERS, SHRUBS AND HEDGES.
ROOTBALL SOIL:
REQUIRED: TREES SHALL RECEIVE 12 INCHES OF PLANTING SOIL AROUND THE ROOT BALL.
NATIVE SOIL:
REQUIRED: NATIVE TOPSOIL ON THE SITE SHALL BE RETAINED ON-SITE AND USED WHEN THERE IS SUFFICIENT QUANTITY TO COVER AT LEAST SOME OF THE ON-SITE LANDSCAPED AREAS.
ARID PLAMS:
REQUIRED: CLEAN SAND SHALL BE USED TO BACKFILL ARID CLIMATE PALMS.

41. USE OF ORGANIC MULCHES:
A TREE-INCH MINIMUM THICKNESS OF APPROVED ORGANIC ARSENIC FREE MULCH MATERIAL AT THE TIME OF FINAL INSPECTION, SHALL BE INSTALLED IN ALL LANDSCAPE AREAS NOT COVERED BY BUILDING, PAVEMENT, SOD, DECORATIVE STONES. PRESERVED AREAS AND ANNUAL FLOWER BEDS. EACH TREE SHALL HAVE A RING OF ORGANIC MULCH AT THE PERIMETER OF THE ROOT BALL.

42. ALL SHADE TREES INSTALLED WITHIN SIX FEET OF PUBLIC INFRASTRUCTURE SHALL UTILIZE A ROOT BARRIER SYSTEM AS APPROVED BY THE CITY.

43. THE ERADICATION OF NUISANCE VEGETATION (EXOTICS) EXISTING ON SITE REQUIRED ON ALL SITES. INCLUDING ABUTTING RIGHTS-OF WAY, PRIOR TO THE ISSUANCE OF CERTIFICATE OF OCCUPANCY PRIVATELY OWNED NATURAL AREAS SHALL BE INCLUDED IN THIS REQUIREMENT. FICUS BENJAMINA AND FICUS NITIDA MAY BE USED FOR HEDGE MATERIAL WITH A FIVE-FOOT SEPARATION FROM WATER LINES. FICUS HEDGES MAY NOT BE PLANTED IN UTILITY EASEMENTS

44. HEDGES: WHERE REQUIRED SHALL BE PLANTED SO AS TO BE TIP TO TIP WITHIN SIX MONTH S OF PLANTING AND MAINTAINED SO AS TO FORM A CONTINOUS VISUAL SCREEN. SHRUBS USED AS HEDGES SHALL BE FLORIDA DEPARTMENT OF AGRICULTURE GRADE No 1 OR BETTER WITH A MINIMUM HEIGHT OF 24 INCHES AND MINIMUM SPREAD OF 24 INCHES, WHEN MEASURED IMMEDIATELY AFTER PLANTING AND SHALL BE MINIMUM OF THREE FEET IN HEIGHT WITHIN TWO YEARS FROM THE DATE OF PLATING. HEDGES SHALL BE PLANTED WITH BRANCHES TOUCHING. WITHIN SIX MONTHS OF PLANTING SO AS TO CREATE A SOLID SCREEN WITH NO VISUAL SPACES BETWEEN PLANTS AT THIS TIME. PLANTS SPACING MAY BE ADJUSTED ACCORDING TO PLAT SIZES SO LONG A THE PRECEDING IS ACHIEVED. ALL GROUNDCOVER SHALL BE INSTALLED AT 75% COVERAGE AND 100% WITHIN 6 MONTHS AFTER FINAL ACCEPTANCE.

45. ALL ABOVE GROUND ELEMENTS INCLUDING BUT NOT LIMITED TO DUMPSTERS, FENCES, WALLS, A/C UNITS, IRRIGATION PUMPS, TRANSFORMERS AND GENERATORS SHALL BE SCREENED WITH LANDSCAPE MATERIAL TO A HEIGHT OF 36" MIN.

46. AN AUTOMATIC IRRIGATION SYSTEM SHALL BE INSTALLED TO PROVIDE RUST FREE 100% COVERAGE & 100% OVERLAP. CONTRACTOR SHALL ENSURE THERE IS NO OVERSPRAY ONTO IMPERVIOUS AREAS. ALL IRRIGATION PVC RISERS SHALL BE PAINTED FLAT BLACK.

35. MULCH. MULCH MAY BE USED WITHIN PLANTING BEDS IN CONJUNTION WITH GROUND COVER. MULCH SHALL BE RENEWED AND MAINTAINED AS REQUIRED TO MAINTAIN A THREE- INCH DEPTH AT THE TIME OF FINAL INSPECTION. MULCH AROUND TREE ROOT BALLS NOT PLANTED IN PLANTING AREA SHALL BE THREE INCHES DEEP AT THE PERIMETER OF THE ROOT BALL. SEE FIGURES 1 AND 2 AT THE END OF THE CHAPTER.

REVIEW AUTH.

Revision type	Date	by

TO THE BEST OF THE ARCHITECT OR ENGINEERS KNOWLEDGE, THE PLANS AND SPECIFICATIONS COMPLY WITH THE APPLICABLE MINIMUM CODES AND THE APPLICABLE FIRE SAFETY STANDARDS AT THE TIME OF THER PREPARATION AS DETERMINED BY THE LOCAL AUTHORITIES IN ACCORDANCE WITH SECTION 105 (F.B.C.) FLORIDA BUILDING CODE AND 633 FLORIDA STATUTES.

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Project Title:
A Contemporary Condominium Building:
THE CROSSINGS
130 SOUTHEAST 7TH STREET
HALLANDALE BEACH, FLORIDA 33009
BROWARD COUNTY

Project Owner/Developer:
Crossings at Hallandale, LLC
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Drawing date: NOVEMBER 1, 2015
Drwn by: SM | Chkd by: SM
Drawing Scale:
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Sheet title: LANDSCAPE DETAILS AND SPECIFICATIONS

Seal/Signature:
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FL. REG. NO. LA-6666695
Date:

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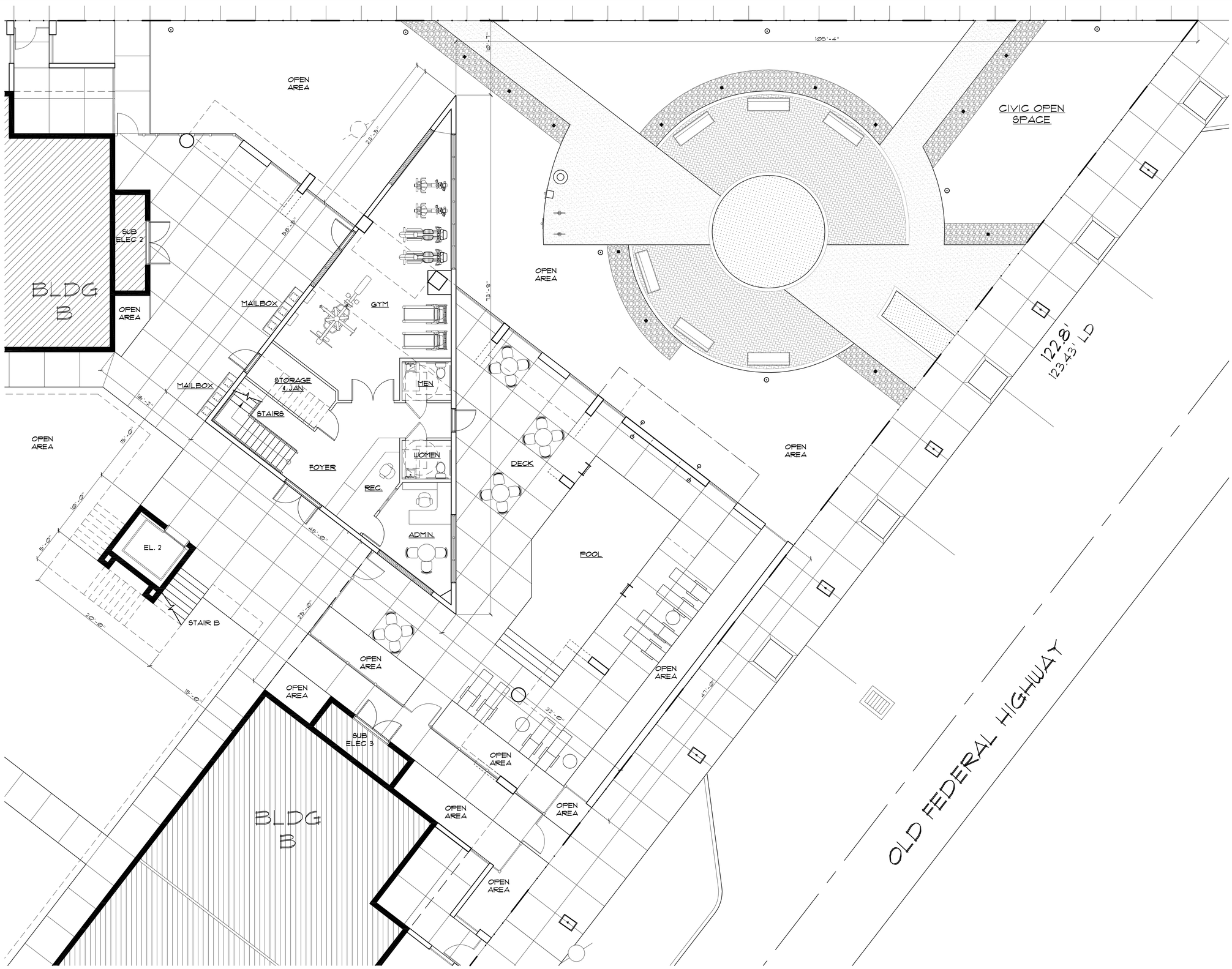

REVIEW AUTH.

COMMUNITY CENTER - GROUND FLOOR PLAN

SCALE: 3/16"= 1'-0"

0 2 FT. 10 FT.
1 FT. 5 FT. 15 FT.

Revision type	Date	by
1 SPA-DRC COMMENTS	3/14/16	JP/RD

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Drawing date: MARCH 14, 2016	
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Sheet title:
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FRANK COSTOYA, JR. A.I.A.
FL. REG. NO. AR0012198
Date:

Sheet Number:
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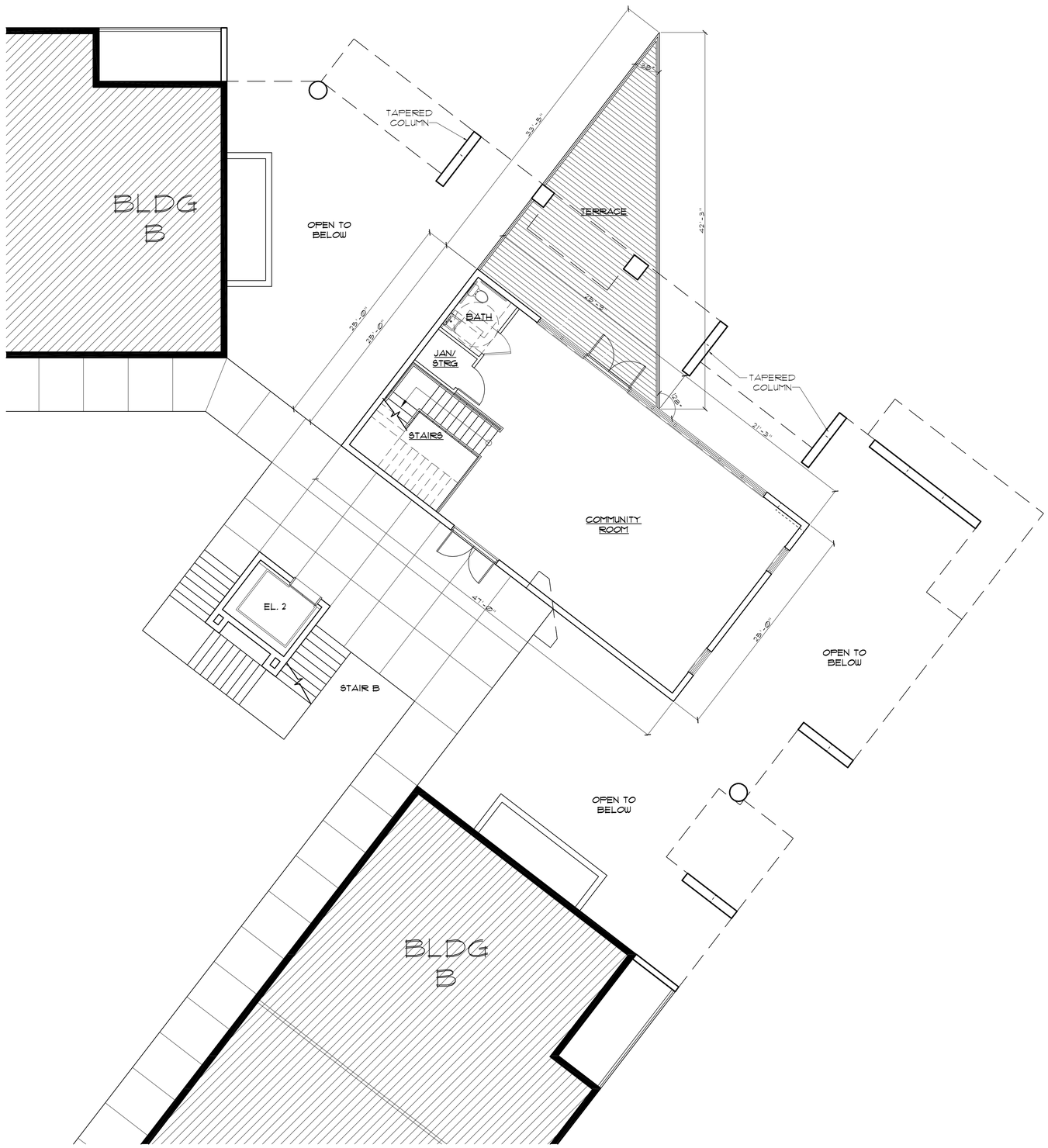
Final Review Set - 3/16/16 - SPA - SPA-DRC SUBMITTAL



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COMMUNITY CENTER - SECOND FLOOR PLAN

SCALE: 3/16"= 1'-0"

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1 FT. 5 FT. 15 FT.

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1 SPA-DRC COMMENTS	3/14/16	JP/RD

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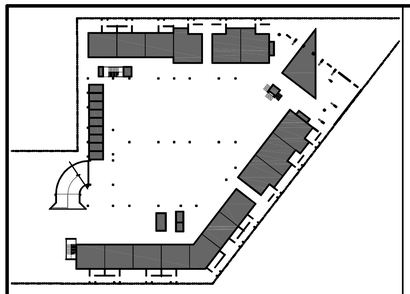
of sheets



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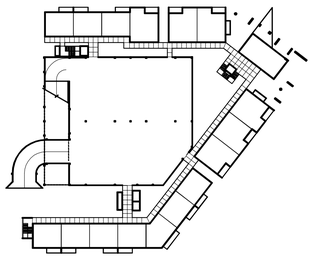

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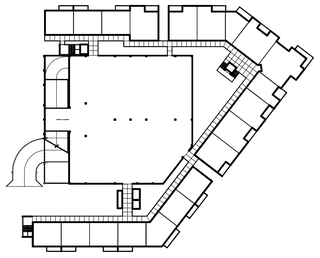

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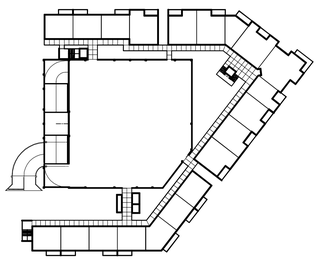

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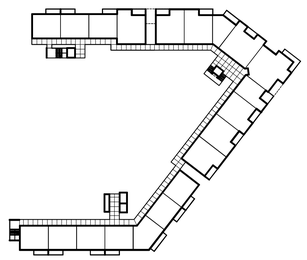

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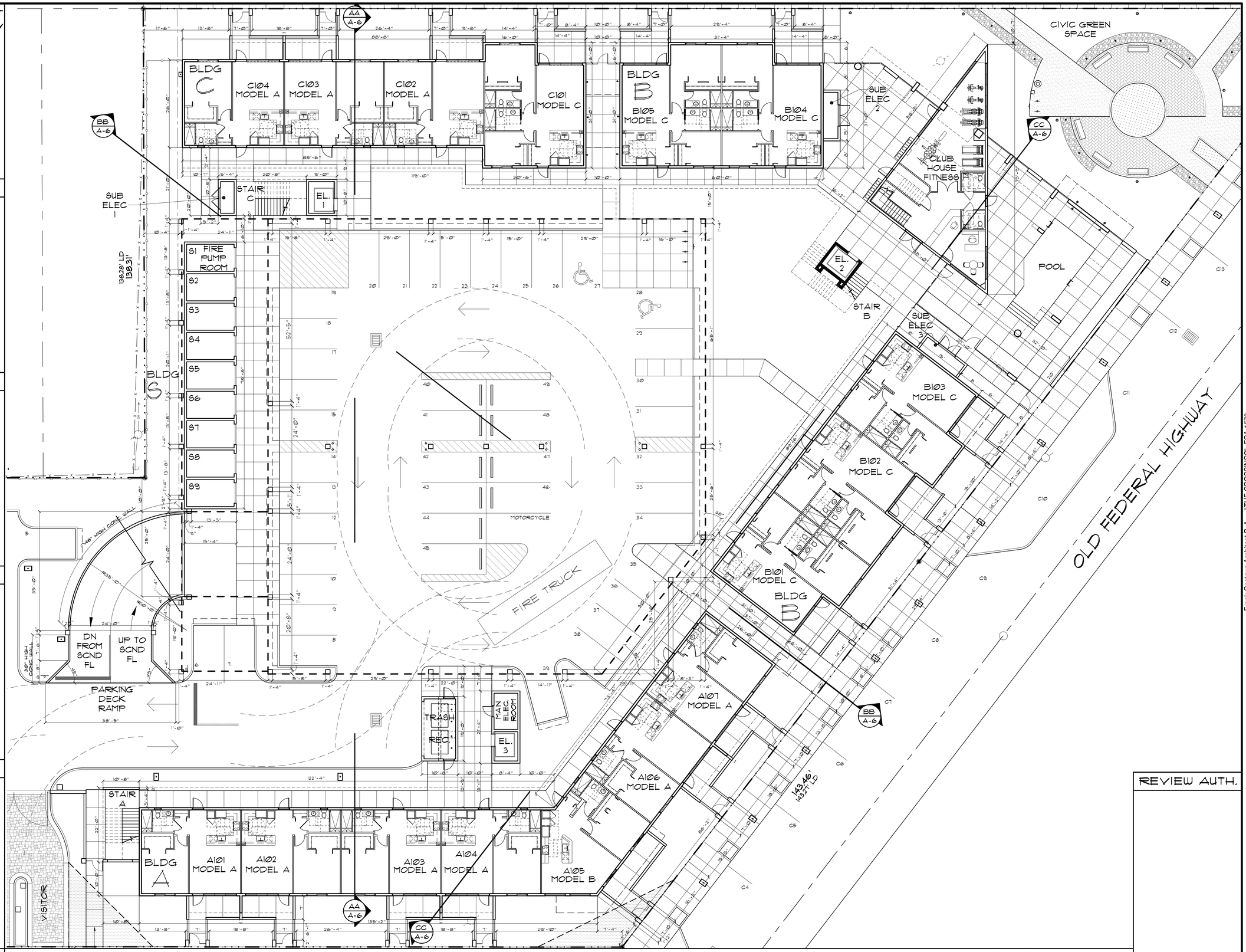

MASTER GROUND FLOOR STACKING PLAN

SC: 3/32"= 1'-0"

1 FT. 10 FT. 40 FT.
0 5 FT. 20 FT.

REVIEW AUTH.

Revision type	Date	by
1 SPA-DRC COMMENTS	3/14/16	JP/RD

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Tel: (954) 680-4440 / Fax: (954) 680-4441
Member American Institute of Architects
AA26000696 – AR0012198

Project Title:
A Contemporary Condominium Building:
THE CROSSINGS
130 SOUTHEAST 7TH STREET
HALLANDALE BEACH, FLORIDA 33009
BROWARD COUNTY

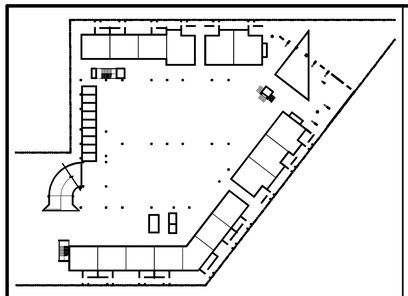
Project Owner/Developer:
Crossings at Hallandale, LLC
Victor Ratner / Robert Lechter / Hector Mendez
4651 Sheridan street, Suite 335
Hollywood, FL 33021
Off: 954 455 3660 Fax: 954 454 1311
E mail: RL@NorthAEF.com

Drawing date: MARCH 14, 2016	
Drwn by: RKD / JP	Chkd by: FC
Drawing Scale: 3/32" = 1'-0"	
Project Number: FCA-1570	

Sheet title:
- MASTER GROUND FLOOR STACKING PLAN
- KEY PLANS

Seal/Signature:
FRANK COSTOYA, JR. A.I.A.
FL. REG. NO. AR0012198
Date:

Sheet Number:
A-2
consecutive
of sheets



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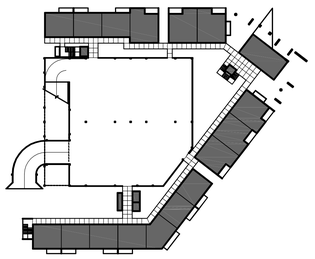

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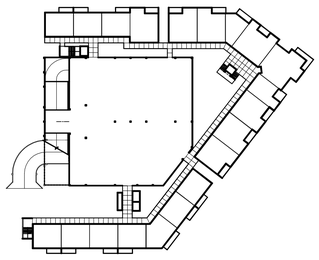

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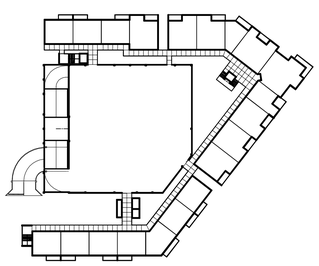

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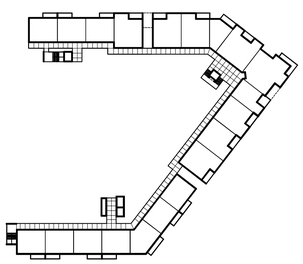

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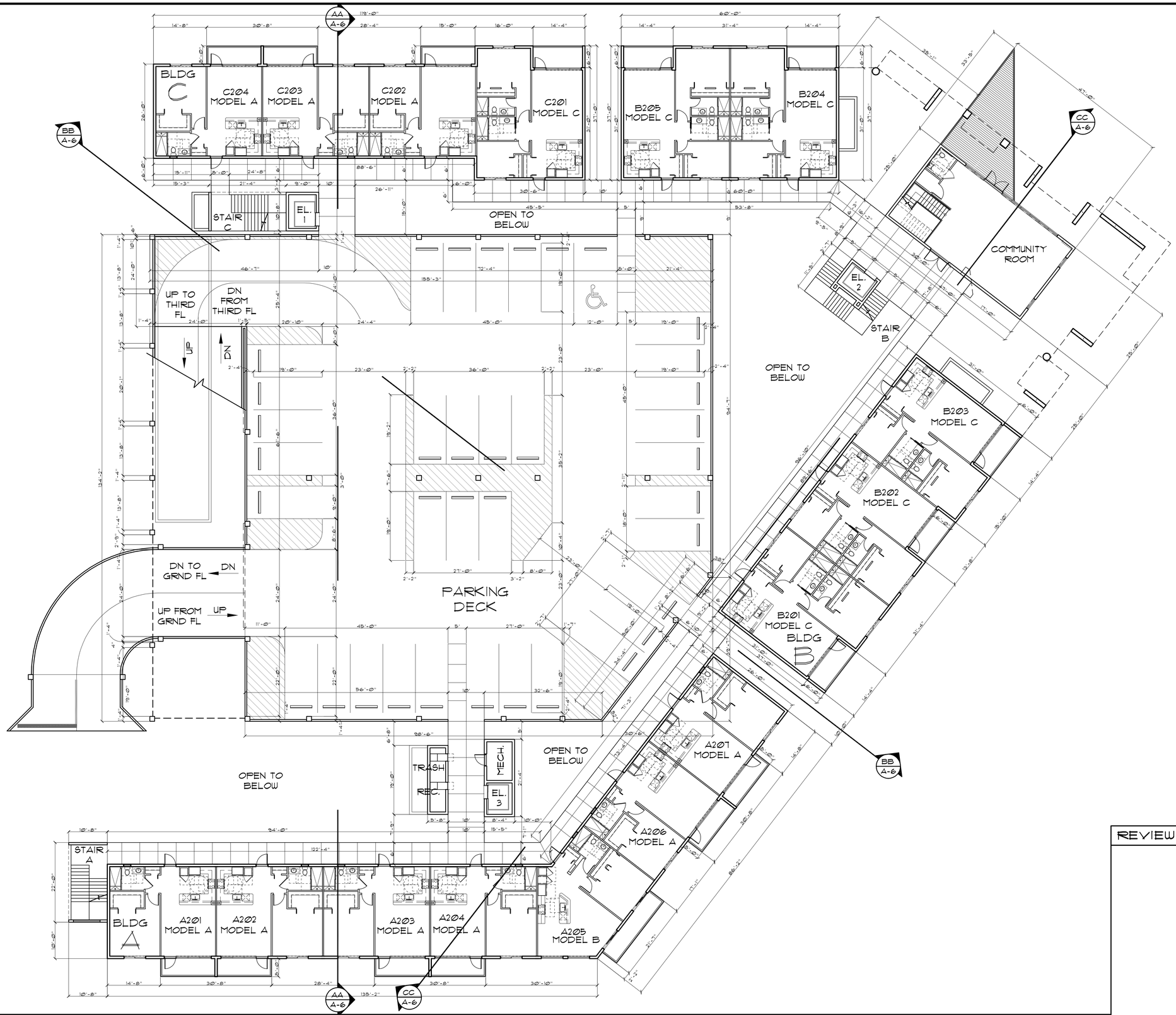

MASTER SECOND FLOOR STACKING PLAN

SC: 3/32"= 1'-0"

REVIEW AUTH.

Revision type	Date	by
1 SPA-DRC COMMENTS	3/14/16	JP/RD

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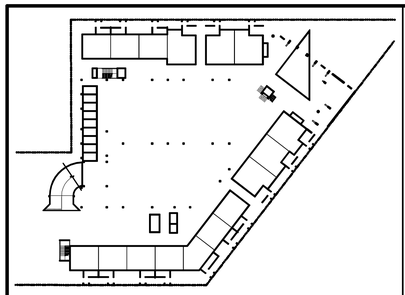

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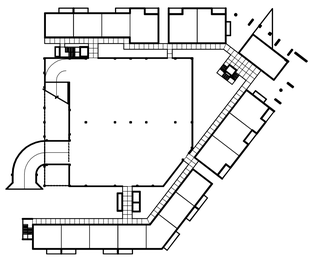

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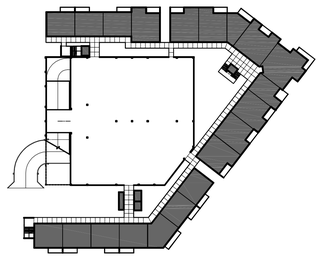

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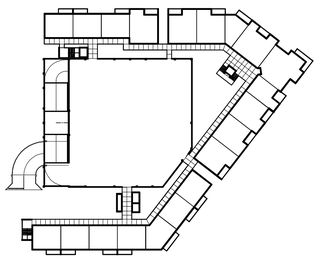

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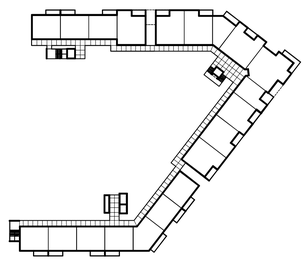

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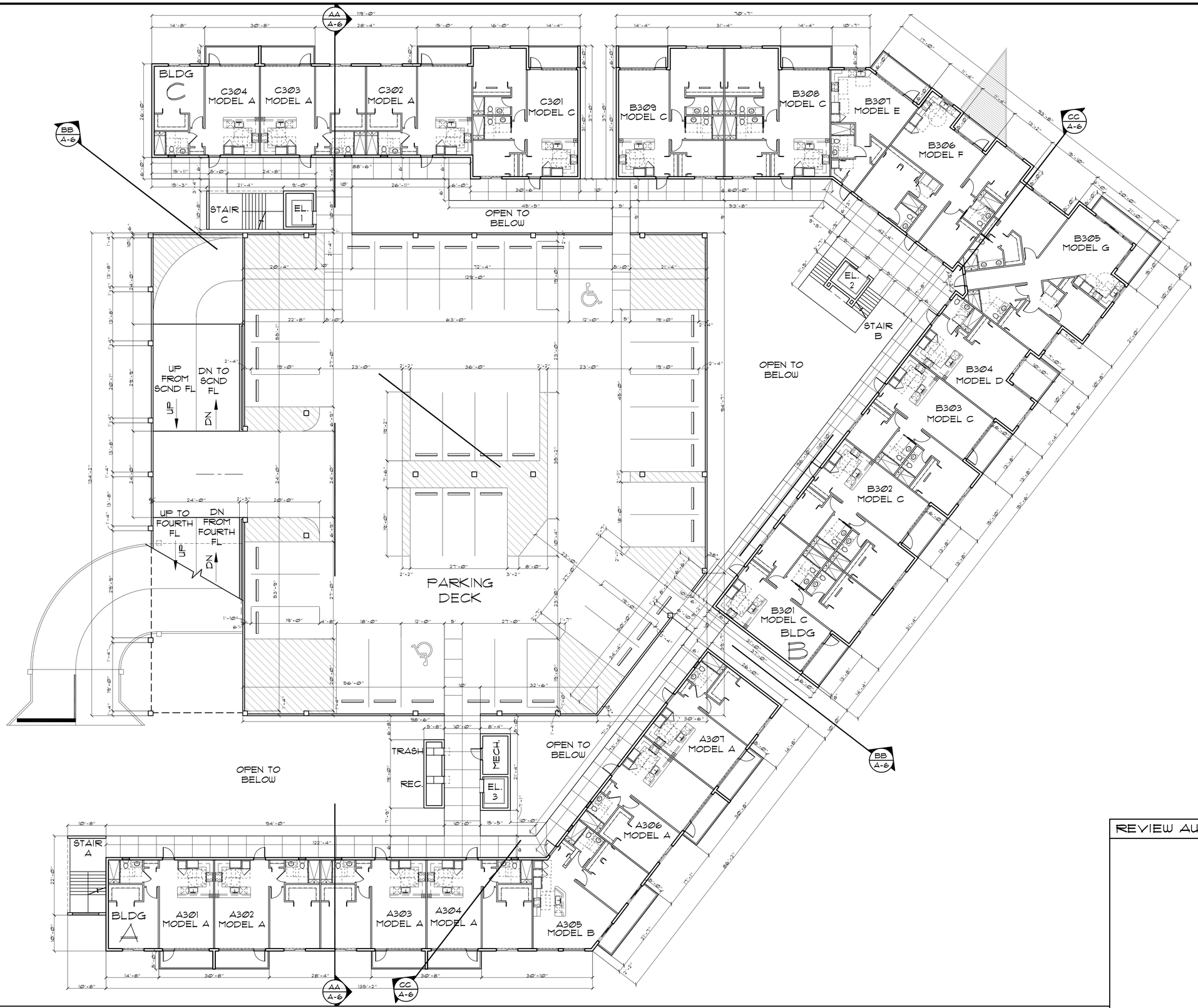

MASTER THIRD FLOOR STACKING PLAN

SC: 3/32"= 1'-0"

1 FT. 10 FT. 40 FT.
0 5 FT. 20 FT.

REVIEW AUTH.

Revision type	Date	by
1 SPA-DRC COMMENTS	3/14/16	JP/RD

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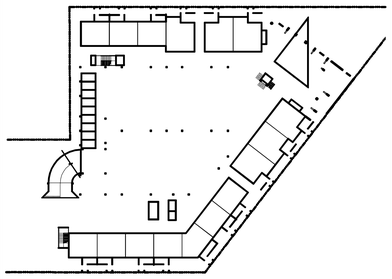
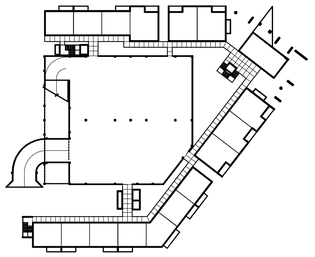
Date:

Sheet Number:
A-2.2
consecutive
of sheets

Revit Central: A-2.2 - 3RD FLOOR STACKING PLAN



GROUND FLOOR KEY PLAN SC: NTS



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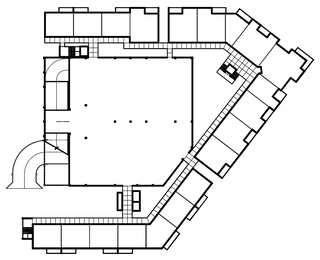
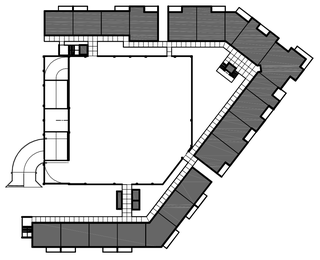
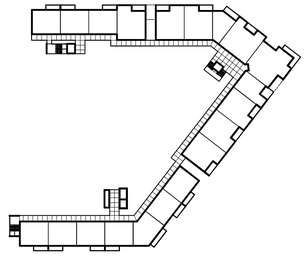


THIRD FLOOR KEY PLAN SC: NTS



FOURTH FLOOR KEY PLAN SC: NTS



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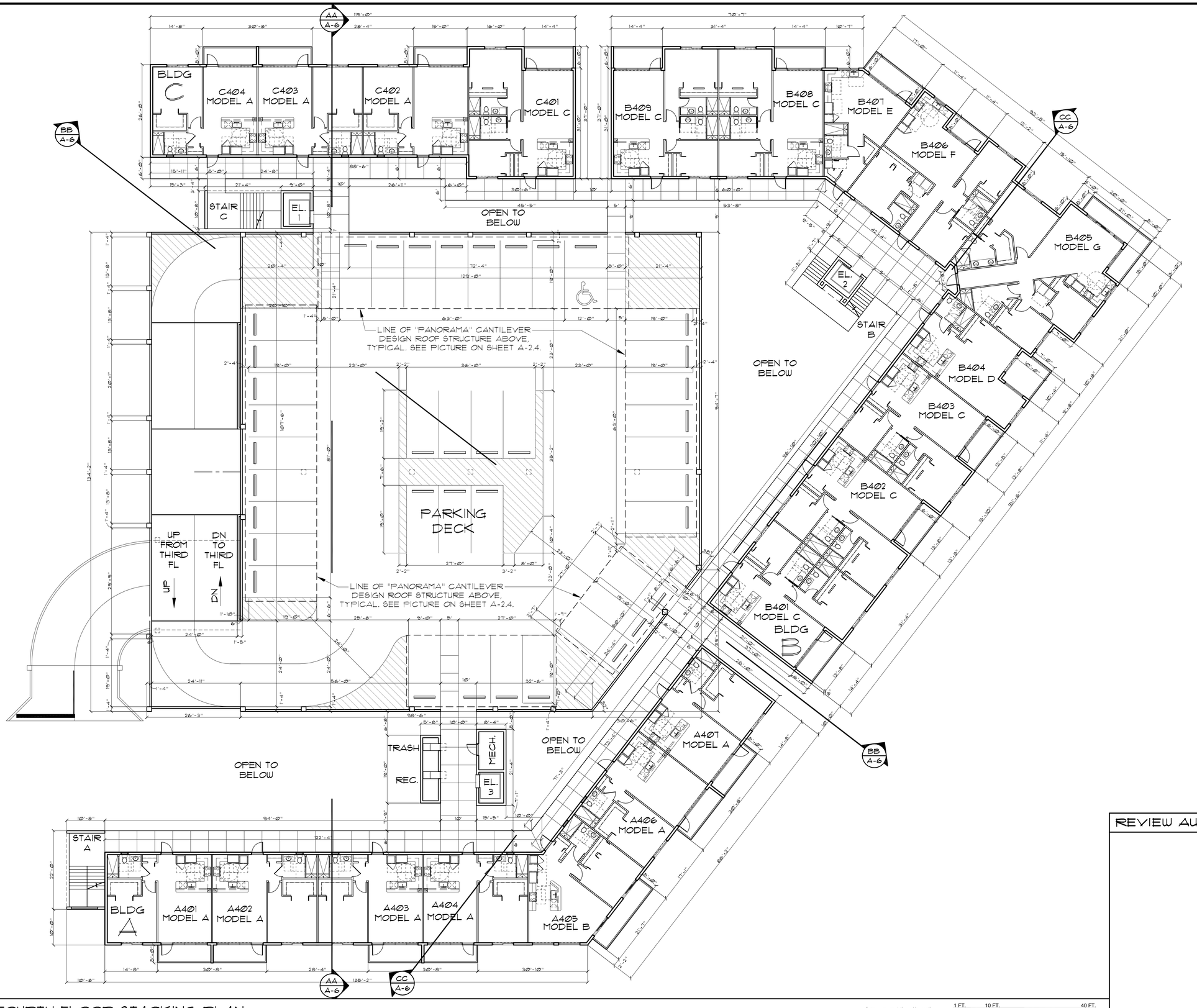

REVIEW AUTH.

MASTER FOURTH FLOOR STACKING PLAN

SC: 3/32"= 1'-0"

1 FT. 10 FT. 40 FT.
0 5 FT. 20 FT.

Revision type	Date	by
1 SPA-DRC COMMENTS	3/14/16	JP/RD

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Sheet Number: A-2.3
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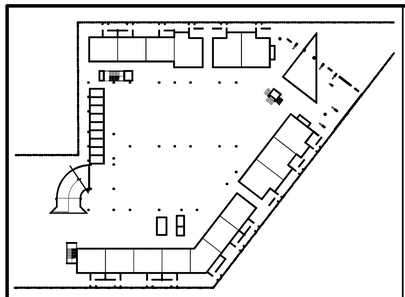
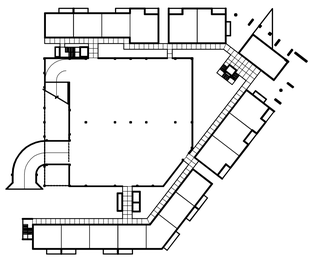


GROUND FLOOR KEY PLAN SC : NTS



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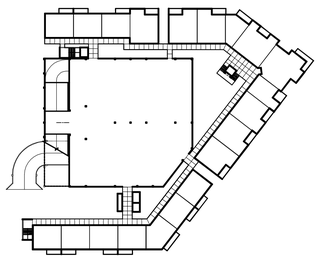

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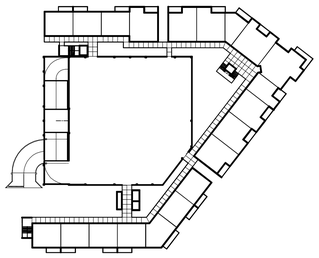

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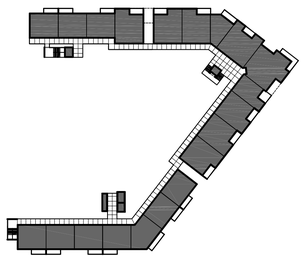
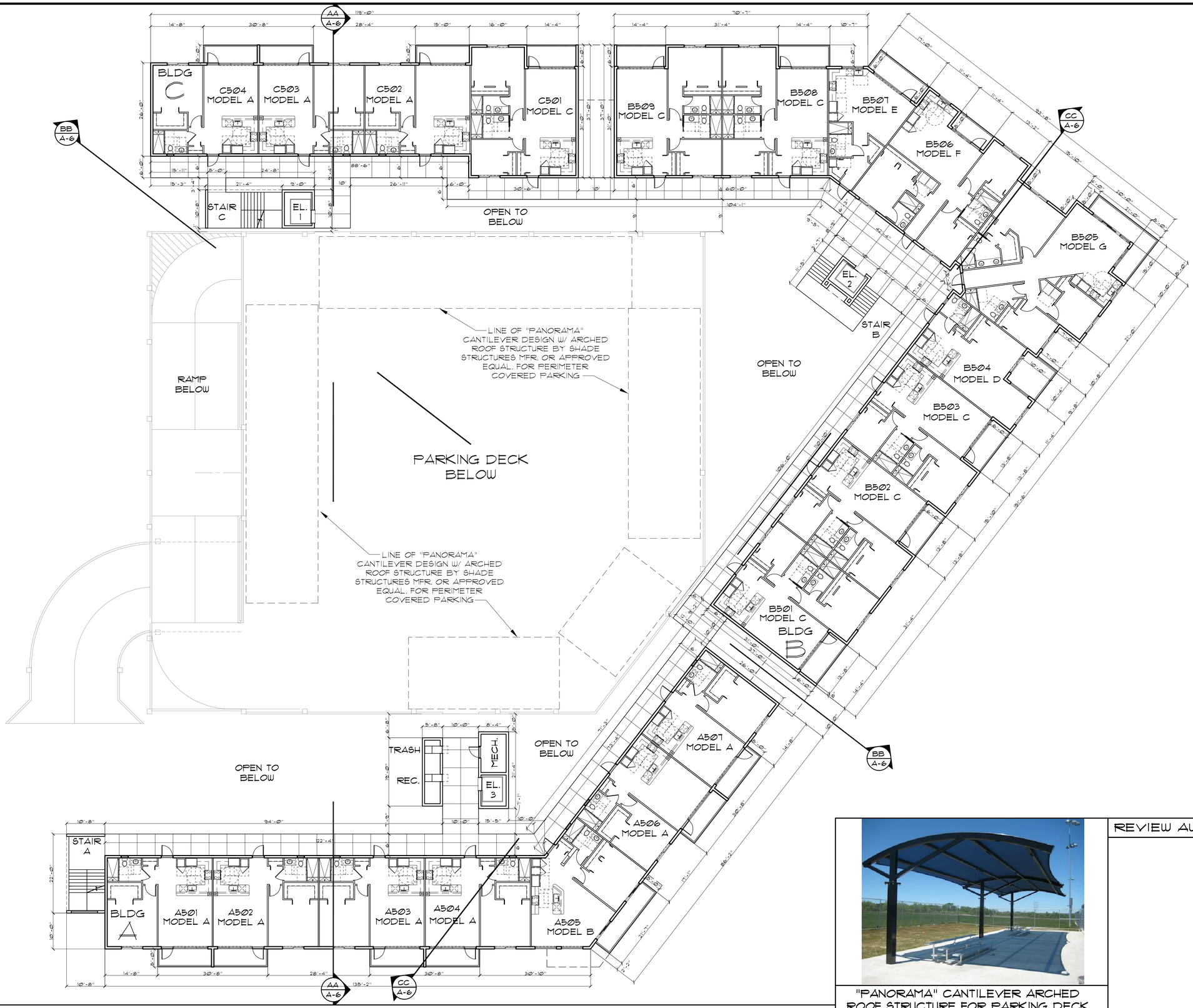


FIFTH FLOOR KEY PLAN SC: NTS



"PANORAMA" CANTILEVER ARCHED ROOF STRUCTURE FOR PARKING DECK PERIMETER COVERED PARKING

REVIEW AUTH.

MASTER FIFTH FLOOR STACKING PLAN

SC: 3/32"= 1'-0" 1 FT. 10 FT. 40 FT. 0 5 FT. 20 FT.

Revision type	Date	by
1 SPA-DRC COMMENTS	3/14/16	JP/RD

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FL. REG. NO. AR0012198
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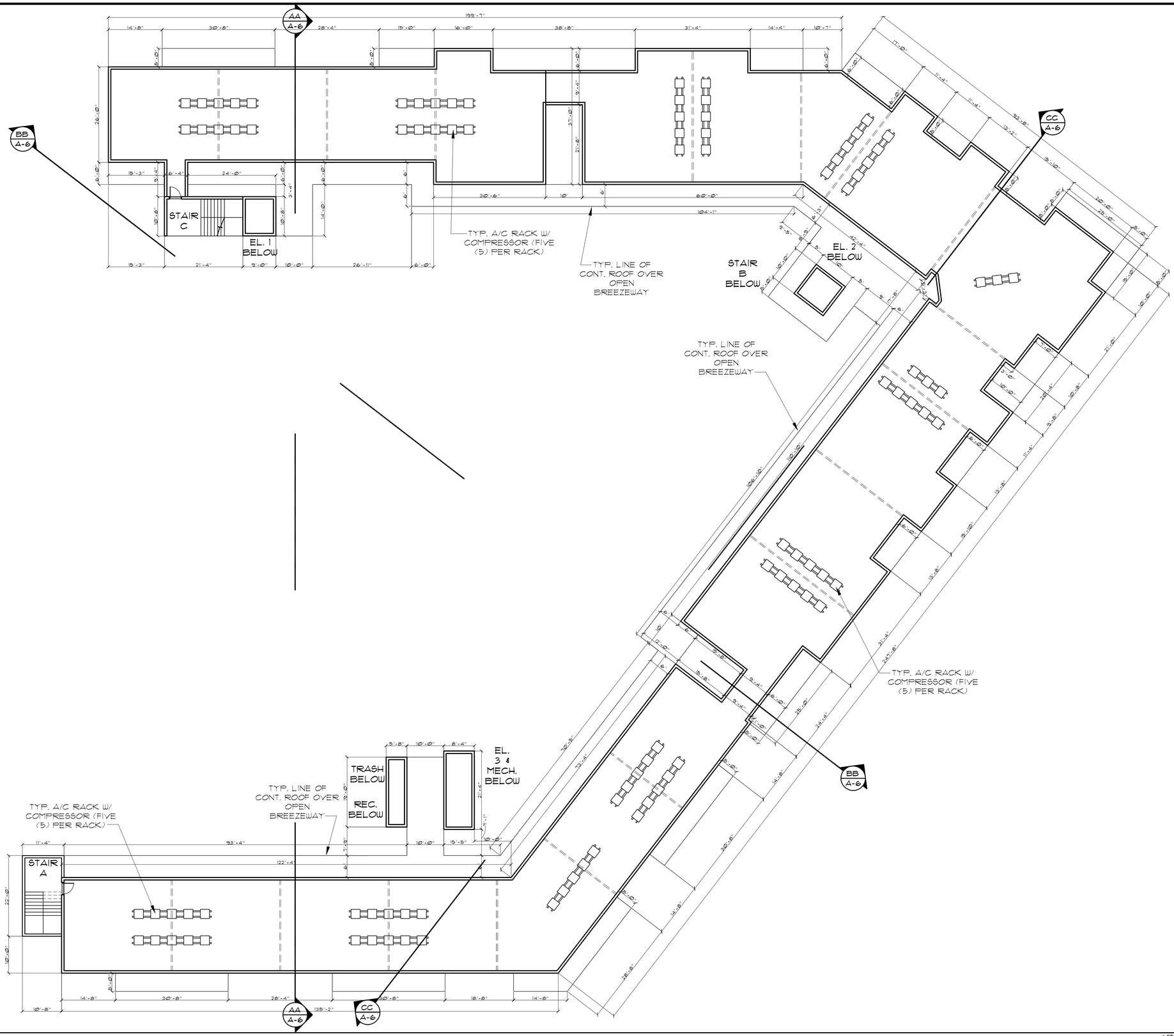
Sheet Number: A-2.4
consecutive of sheets

Revised: 4-4-16 SPA-DRC COMMENTS 3-14-16



ROOF PLAN

SC: 3/32"= 1'-Ø"

1 FT. 10 FT. 40 FT
0 5 FT. 20 FT.

REVIEW AUTH.

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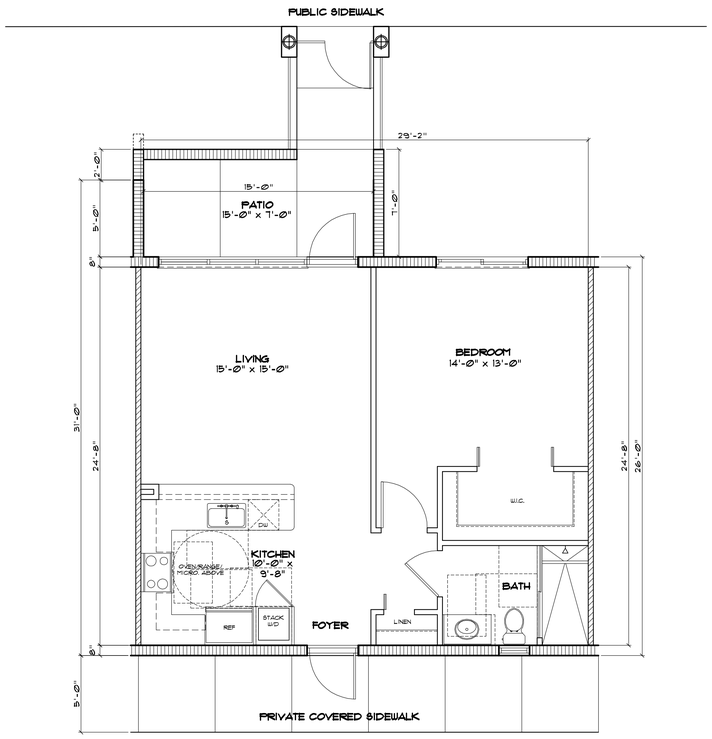


1 BED / 1 BATH AT GROUND FLOOR

FLOOR A/C (NET) AREA: 720 S.F.

TOTAL A/C (NET) AREA: 720 S.F.

PATIO AREA: 110 S.F.

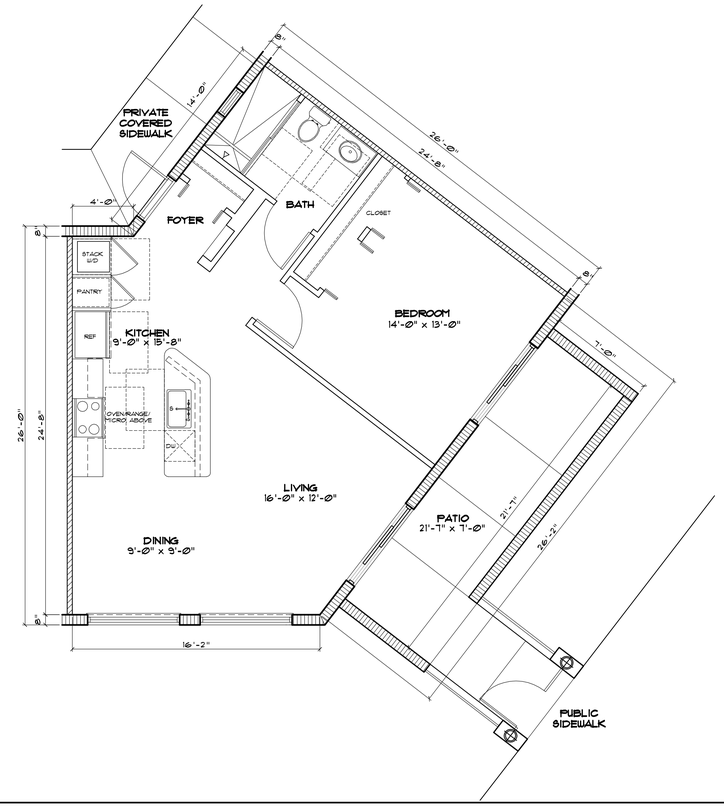
LEGEND

- 8" C.M.U. WALL.
- 1HR FIRE RATED TENANT SEPARATION PARTITION.
- INTERIOR PARTITION.

MODEL "A"

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

1 BEDROOM/ 1 BATHROOM UNIT AT GROUND FLOOR



1 BED / 1 BATH CORNER UNIT AT GROUND FLOOR

FLOOR A/C (NET) AREA: 744 S.F.

TOTAL A/C (NET) AREA: 744 S.F.

PATIO AREA: 160 S.F.

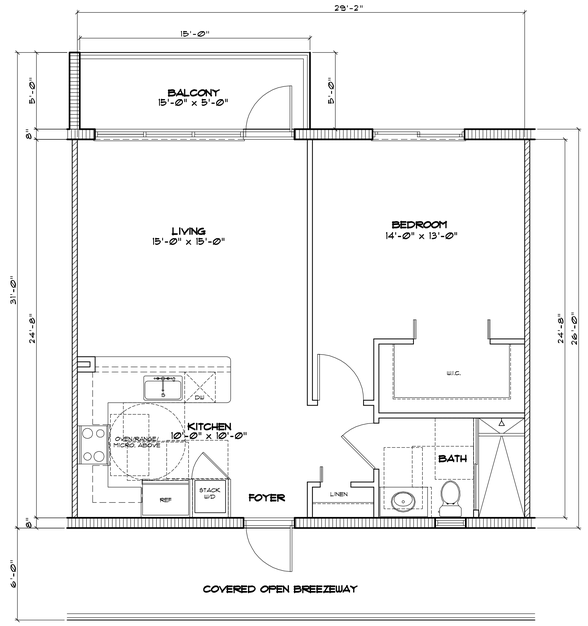
LEGEND

- 8" C.M.U. WALL.
- 1HR FIRE RATED TENANT SEPARATION PARTITION.
- INTERIOR PARTITION.

MODEL "B"

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

1 BEDROOM/ 1 BATHROOM CORNER UNIT AT GROUND FLOOR



1 BED / 1 BATH AT FLOORS 2-5

FLOOR A/C (NET) AREA: 720 S.F.

TOTAL A/C (NET) AREA: 720 S.F.

BALCONY AREA: 75 S.F.

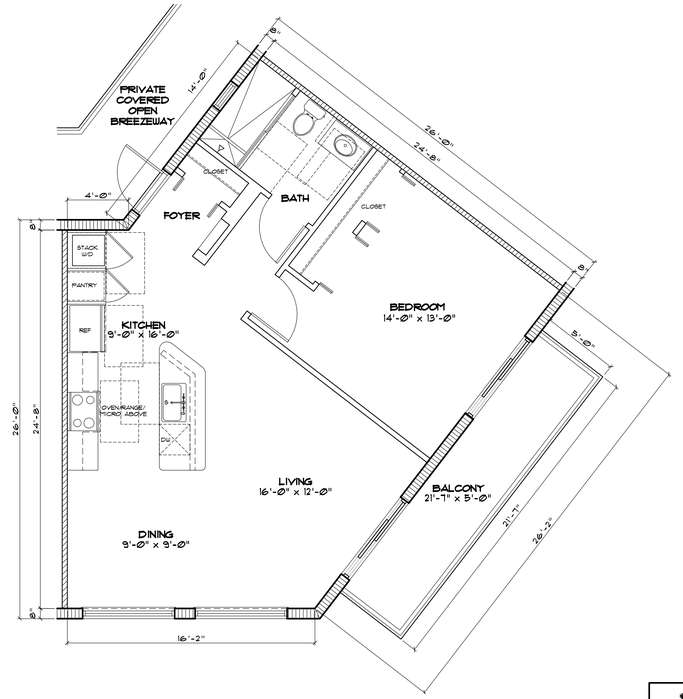
LEGEND

- 8" C.M.U. WALL.
- 1HR FIRE RATED TENANT SEPARATION PARTITION.
- INTERIOR PARTITION.

MODEL "A"

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

1 BEDROOM/ 1 BATHROOM UNIT AT FLOORS 2-5



1 BED / 1 BATH CORNER UNIT AT FLOORS 2-5

FLOOR A/C (NET) AREA: 744 S.F.

TOTAL A/C (NET) AREA: 744 S.F.

BALCONY AREA: 108 S.F.

LEGEND

- 8" C.M.U. WALL.
- 1HR FIRE RATED TENANT SEPARATION PARTITION.
- INTERIOR PARTITION.

1 FT. 5 FT.
0 2 FT. 10 FT.

REVIEW AUTH.

MODEL "B"

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

1 BEDROOM/ 1 BATHROOM CORNER UNIT AT FLOORS 2-5

Revision type	Date	by
1 SPA-DRC COMMENTS	3/14/16	JP/RD

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AA26000696 – AR0012198

Project Title:
A Contemporary Condominium Building:
THE CROSSINGS
130 SOUTHEAST 7TH STREET
HALLANDALE BEACH, FLORIDA 33009
BROWARD COUNTY

Project Owner/Developer:
Crossings at Hallandale, LLC
Victor Ratner / Robert Lechter / Hector Mendez
4651 Sheridan street, Suite 335
Hollywood, FL 33021
Off: 954 455 3660 Fax: 954 454 1311
E mail: RL@NorthAEF.com

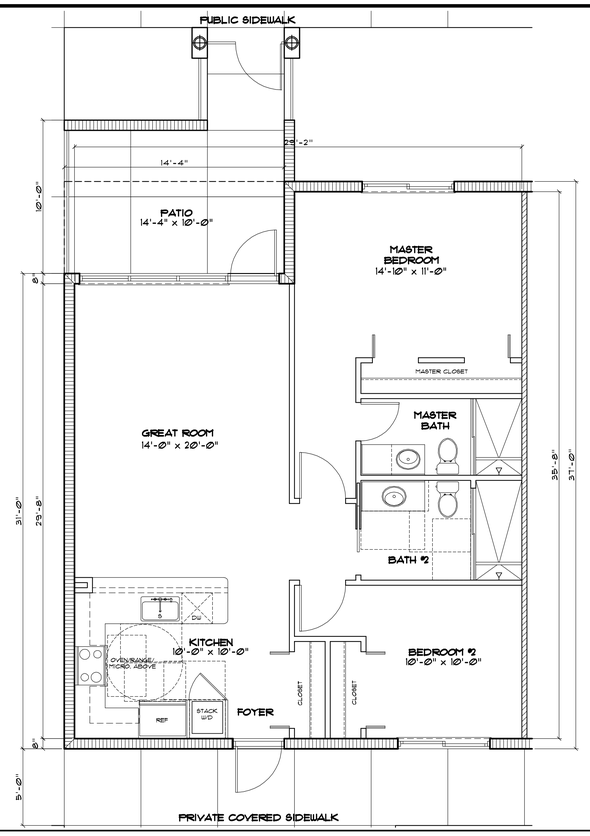
Drawing date: MARCH 14, 2016
Drwn by: RKD / JP
Chkd by: FC
Drawing Scale: 1/4" = 1'-0"
Project Number: FCA-1570

Sheet title:
- 1 BED/1 BATH GROUND FLOOR & 2ND - 5TH FLOOR UNITS
- 1 BED/1 BATH GROUND FLOOR & 2ND - 5TH FLOOR CORNER UNIT

Seal/Signature:
FRANK COSTOYA, JR. A.I.A.
FL. REG. NO. AR0012198
Date:

Sheet Number: A-4
consecutive of sheets

Frank Costoya Architect, P.A. 5230 SW University Drive, Suite 103 Davie, FL 33328



2 BED / 2 BATH AT GROUND FLOOR

FLOOR A/C (NET) AREA: 954 S.F.

TOTAL A/C (NET) AREA: 954 S.F.

PATIO AREA: 143 S.F.

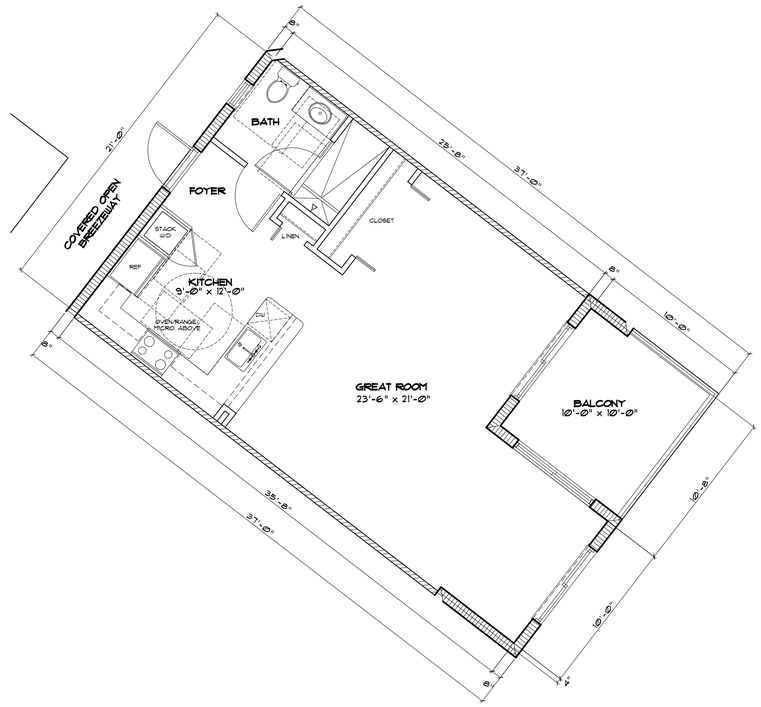
LEGEND

- 8" C.M.U. WALL.
- 1HR FIRE RATED TENANT SEPARATION PARTITION.
- INTERIOR PARTITION.

MODEL "C"

2 BEDROOM/ 2 BATHROOM UNIT AT GROUND FLOOR

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



STUDIO AT FLOORS 3-5

FLOOR A/C (NET) AREA: 642 S.F.

TOTAL A/C (NET) AREA: 642 S.F.

BALCONY AREA: 100 S.F.

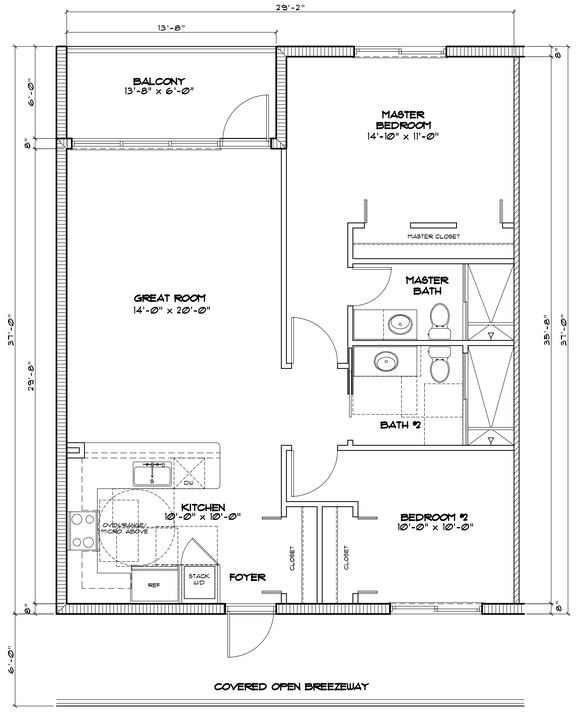
LEGEND

- 8" C.M.U. WALL.
- 1HR FIRE RATED TENANT SEPARATION PARTITION.
- INTERIOR PARTITION.

MODEL "D"

STUDIO UNIT AT FLOORS 3-5

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



2 BED / 2 BATH AT FLOORS 2-5

FLOOR A/C (NET) AREA: 954 S.F.

TOTAL A/C (NET) AREA: 954 S.F.

BALCONY AREA: 82 S.F.

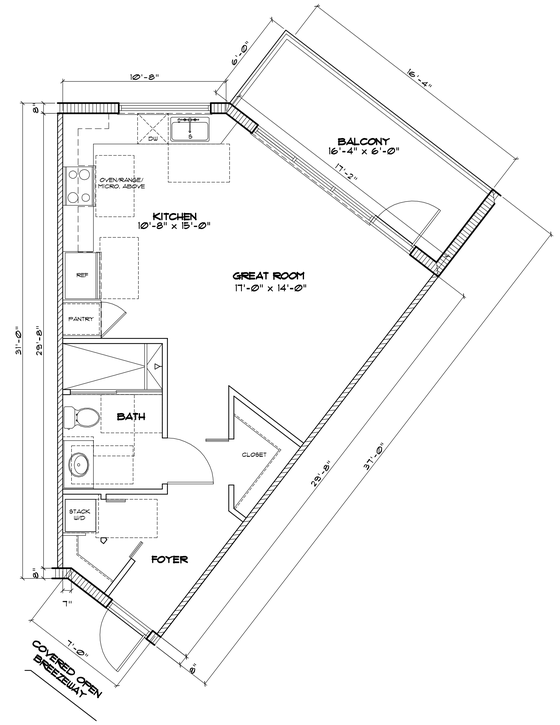
LEGEND

- 8" C.M.U. WALL.
- 1HR FIRE RATED TENANT SEPARATION PARTITION.
- INTERIOR PARTITION.

MODEL "C"

2 BEDROOM/ 2 BATHROOM UNIT AT FLOORS 2-5

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



STUDIO AT FLOORS 3-5

FLOOR A/C (NET) AREA: 525 S.F.

TOTAL A/C (NET) AREA: 525 S.F.

BALCONY AREA: 102 S.F.

LEGEND

- 8" C.M.U. WALL.
- 1HR FIRE RATED TENANT SEPARATION PARTITION.
- INTERIOR PARTITION.

1 FT. 5 FT. 0 2 FT. 10 FT.

MODEL "E"

STUDIO UNIT AT FLOORS 3-5

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

REVIEW AUTH.

Revision type	Date	by
1 SPA-DRC COMMENTS	3/14/16	JP/RD

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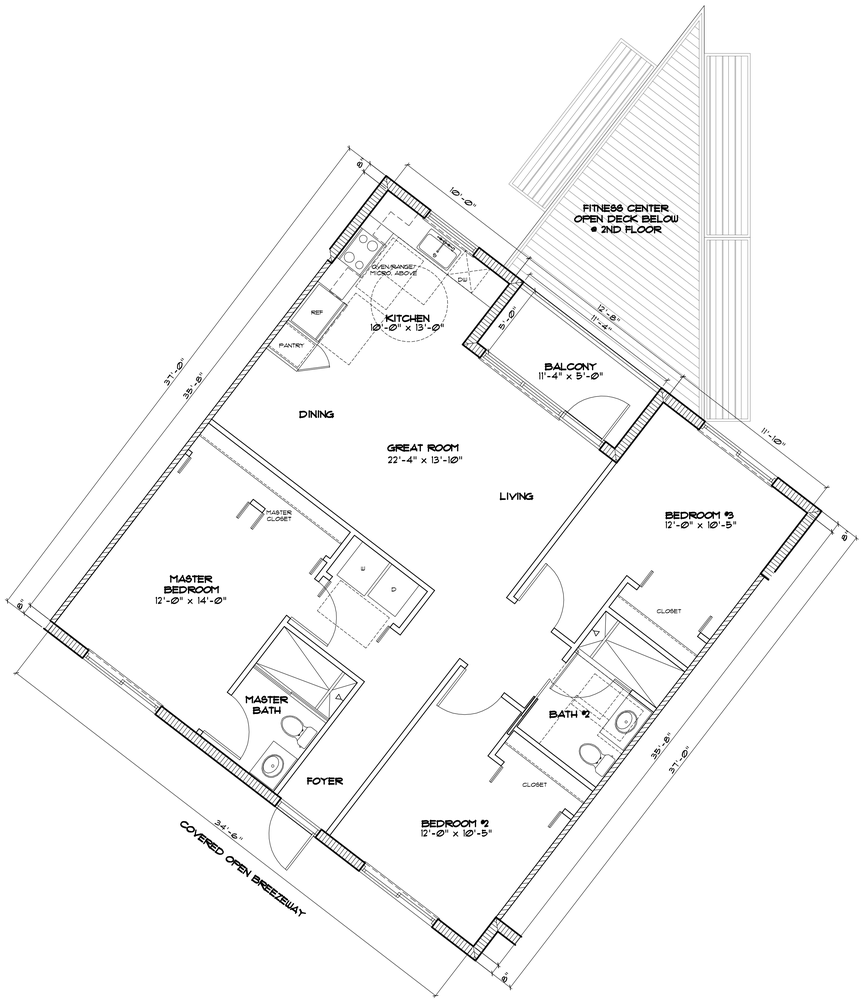
Drawing date: MARCH 14, 2016
Drwn by: RKD / JP | Chkd by: FC
Drawing Scale: 1/4" = 1'-0"
Project Number: FCA-1570

Sheet title:
- 2 BED/2 BATH GROUND FLOOR & 2ND - 5TH FLOOR UNITS
- STUDIO 3RD - 5TH FLOOR UNITS - MODEL D & E

Seal/Signature:
FRANK COSTOYA, JR. A.I.A.
FL. REG. NO. AR0012198
Date:

Sheet Number: A-4.1
consecutive of sheets



3 BED / 2 BATH - AT FLOORS 3-5

FLOOR A/C
(NET) AREA: 1,167 S.F.

TOTAL A/C
(NET) AREA: 1,167 S.F.

BALCONY
AREA: 57 S.F.

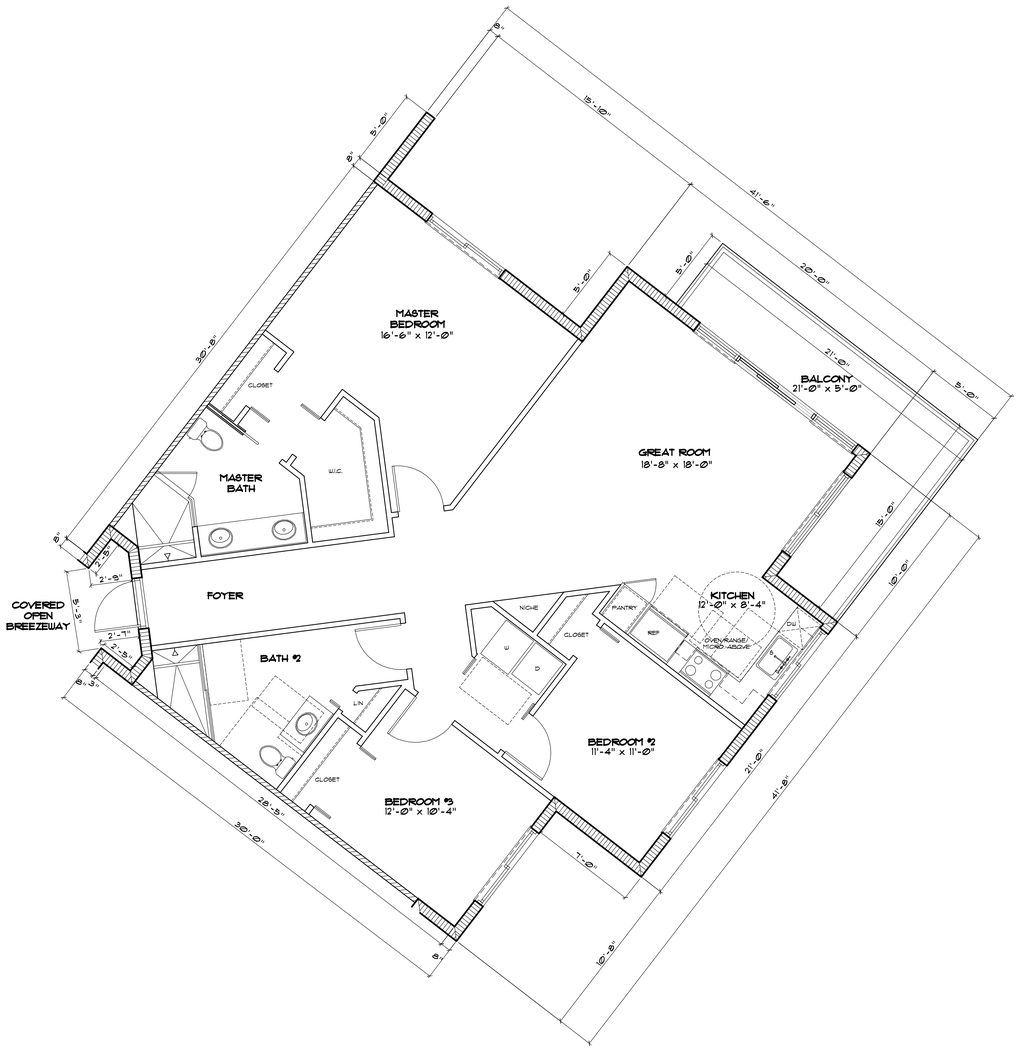
LEGEND

- 8" C.M.U. WALL.
- 1HR FIRE RATED TENANT SEPARATION PARTITION.
- INTERIOR PARTITION.

MODEL "F"

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

3 BEDROOM/ 2 BATHROOM UNIT AT FLOORS 3-5



3 BED / 2 BATH (CORNER) - AT FLOORS 3-5

FLOOR A/C
(NET) AREA: 1,386 S.F.

TOTAL A/C
(NET) AREA: 1,386 S.F.

BALCONY
AREA: 155 S.F.

LEGEND

- 8" C.M.U. WALL.
- 1HR FIRE RATED TENANT SEPARATION PARTITION.
- INTERIOR PARTITION.

REVIEW AUTH.

1 FT. 5 FT.
0 2 FT. 10 FT.

MODEL "G"

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

3 BEDROOM/ 2 BATHROOM UNIT AT FLOORS 3-5

Revision type	Date	by
1 SPA-DRC COMMENTS	3/14/16	JP/RD

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Drawing date: MARCH 14, 2016
Drwn by: RKD / JP
Chkd by: FC
Drawing Scale: 1/4" = 1'-0"
Project Number: FCA-1570

Sheet title:
- 3 BED/2 BATH 3RD - 5TH FLOOR UNITS - MODEL F & G

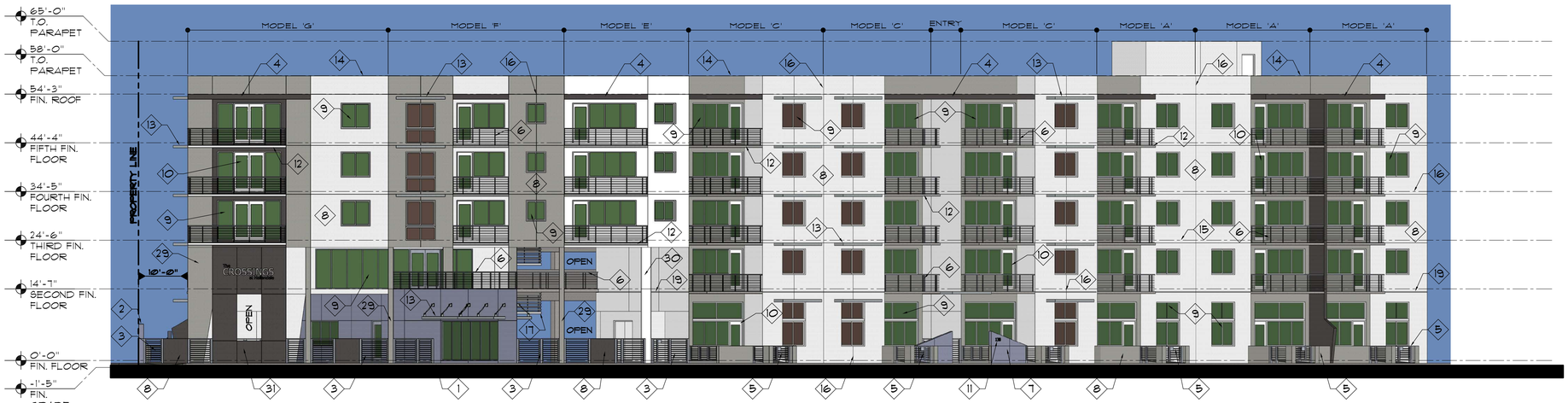
Seal/Signature:
FRANK COSTOYA, JR. A.I.A.
FL. REG. NO. AR0012198
Date:

Sheet Number: A-4.2
consecutive
of sheets

F:\...\A-4.2 3RD-5TH FLOOR UNITS - MODEL F & G.dwg

1 / A-5 NORTH ELEVATION FACING SE 7TH STREET

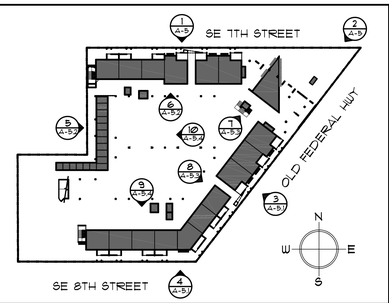
SCALE : 3/32"= 1'-0"



2 / A-5 N.E. ELEVATION FACING CORNER OF OLD FEDERAL HWY & SE 7TH STREET

SCALE : 3/32"= 1'-0"

1. LINE OF CONCRETE SIDEWALK.
2. TAPERED ACCENT SCREEN WALL @ POOL DECK AREA. PAINTED SAND FLOAT STUCCO FINISH 5'-0" TO 8'-0" IN HEIGHT.
3. TYP. 5'-0" MASONRY WALL AND BLACK ESP FINISH HORIZONTAL FENCING AND GATES.
4. CANTILEVERED CONCRETE SLAB.
5. TYP. 3'-0" MASONRY WALL AND BLACK ESP FINISH HORIZONTAL FENCING AND GATES AT PATIOS.
6. ALUMINUM MILL FINISH HORIZONTAL RAILINGS AT BALCONIES.
7. PEDESTRIAN ACCESS TRIANGULAR WALL FEATURE PAINTED SAND FLOAT STUCCO FINISH.
8. PAINTED SMOOTH STUCCO MASONRY WALL.
9. ALUMINUM FRAME WINDOW WITH TINTED IMPACT RATED GLAZING.
10. ALUMINUM FRAME DOORS WITH TINTED IMPACT RATED GLAZING.
11. 8" HIGH ALUMINUM BUILDING ADDRESS NUMBERS, WALL POST-MOUNTED IN TAHOMA FONT.
12. CONCRETE CANTILEVERED BALCONY.
13. ALUMINUM WALL MOUNTED SUNSHADE EYEBROW.
14. TOP OF PARAPET.
15. LINE OF FINISHED FLOOR .
16. TYP. STUCCO PVC CONTROL JOINT.
17. PRE-FABRICATED METAL STAIRS AND RAILING IN SEMI-GLOSS BLACK ESP PAINT FINISH WITH CONCRETE PAN TREAD.
18. LIVE GREEN SCREEN WALL .
19. 2"x1" EXPRESSION LINE MOLDING IN POLYSTERENE, RUNNING HORIZONTALLY @ +14'-7".
20. PRE-CAST CONCRETE COLUMNS AND PANELS @ PARKING DECKS.
21. STORAGE UNITS WITH SMOOTH PAINTED SAND FLOAT STUCCO FINISH AND CONTROL JOINTS.
22. DECORATIVE CANVAS.
23. VEHICULAR CONCRETE RAMP INGRESS AND EGRESS.
24. DECORATIVE ALUMINUM WINDOW FRAMES.
25. MAXIMUM 14'-0" HEIGHT CLEARANCE SIGN FOR VEHICULAR ACCESS. NOTE: SIGN SHALL BE PERMANENTLY MOUNTED. MINIMUM 13'-8" HEIGHT SHALL BE MOUNTED FROM FINISH PAVEMENT TO U.S. OF CONCRETE DOUBLE TEE; INCLUSIVE OF LIGHT FIXTURES / SIGNS, SPRINKLERS, ELECTRICAL PIPING AND DRAINAGE LINE OF FIRE DEPT. TRUCK ACCESS.
26. COVERED CANTILEVERED WALKWAYS.
27. FLUSH METAL INSULATED DOOR.
28. ALUMINUM FRAME CANTILEVERED COVERED PARKING FABRIC STRUCTURE.
29. REINF. CONCRETE TAPERED COLUMN.
30. REINF. CONCRETE ROUND COLUMN.
31. REINF. CONCRETE STRUCTURAL FEATURE WALL.
32. NEW EXTERIOR, IMPACT RATED, STEEL, 16'-0 WIDE X 8'-0" HIGH O.H. COIL GARAGE DOOR BY OVERHEAD DOOR MFR. OR APPROVED EQUAL.
33. METAL TRELLIS AT PEDESTRIAN ENTRY.



ELEVATION KEY PLAN SC : NTS

REVIEW AUTH.

Revision type	Date	by
1 SPA-DRC COMMENTS	3/14/16	JP/RD

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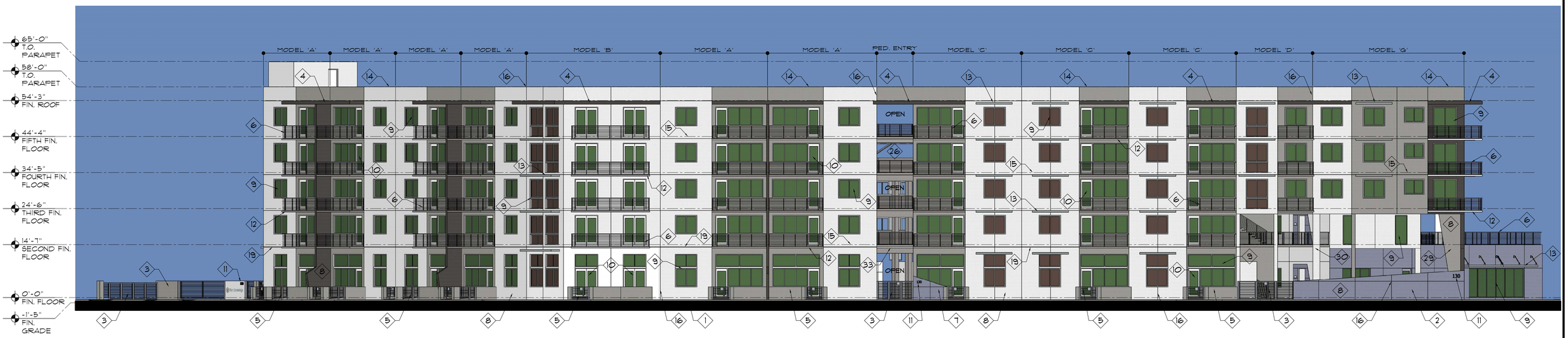
Drawing date: MARCH 14, 2016
Drwn by: RKD / JP
Chkd by: FC
Drawing Scale: 3/32" = 1'-0"
Project Number: FCA-1570

Sheet title:
- NORTH ELEVATION
- N.E. ELEVATION
- KEYNOTES
- ELEV. KEY PLAN

Seal/Signature:
FRANK COSTOYA, JR. A.I.A.
FL. REG. NO. AR0012198
Date:

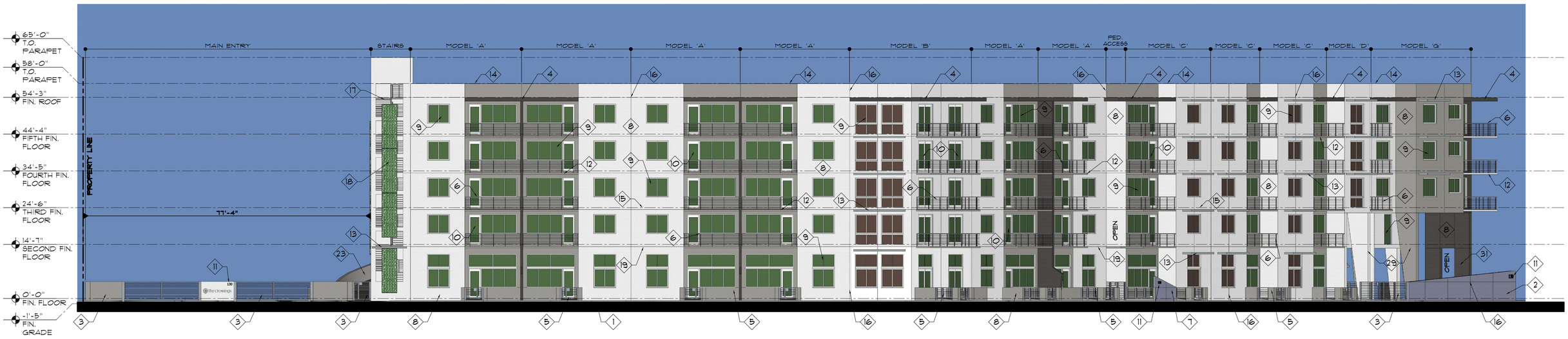
Sheet Number: A-5 consecutive of sheets

Frank Costoya Architect P. A. - "THE CROSSINGS" FCA-1570



3 / A-5.1 EAST ELEVATION FACING OLD FEDERAL HWY

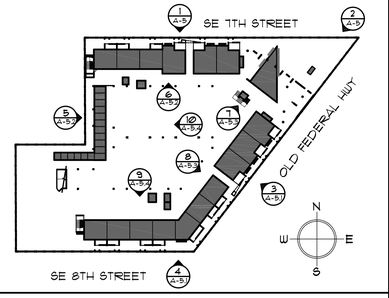
SCALE : 3/32"= 1'-0"



4 / A-5.1 SOUTH ELEVATION FACING SE 8TH STREET

SCALE : 3/32"= 1'-0"

1. LINE OF CONCRETE SIDEWALK.
2. TAPERED ACCENT SCREEN WALL @ POOL DECK AREA. PAINTED SAND FLOAT STUCCO FINISH 5'-0" TO 8'-0" IN HEIGHT.
3. TYP. 5'-0" MASONRY WALL AND BLACK ESP FINISH HORIZONTAL FENCING AND GATES.
4. CANTILEVERED CONCRETE SLAB.
5. TYP. 3'-0" MASONRY WALL AND BLACK ESP FINISH HORIZONTAL FENCING AND GATES AT PATIOS.
6. ALUMINUM MILL FINISH HORIZONTAL RAILINGS AT BALCONIES.
7. PEDESTRIAN ACCESS TRIANGULAR WALL FEATURE PAINTED SAND FLOAT STUCCO FINISH.
8. PAINTED SMOOTH STUCCO MASONRY WALL.
9. ALUMINUM FRAME WINDOW WITH TINTED IMPACT RATED GLAZING.
10. ALUMINUM FRAME DOORS WITH TINTED IMPACT RATED GLAZING.
11. 8" HIGH ALUMINUM BUILDING ADDRESS NUMBERS, WALL POST-MOUNTED IN TAHOMA FONT.
12. CONCRETE CANTILEVERED BALCONY.
13. ALUMINUM WALL MOUNTED SUNSHADE EYEBROW.
14. TOP OF PARAPET.
15. LINE OF FINISHED FLOOR .
16. TYP. STUCCO PVC CONTROL JOINT.
17. PRE-FABRICATED METAL STAIRS AND RAILING IN SEMI-GLOSS BLACK ESP PAINT FINISH WITH CONCRETE PAN TREAD.
18. LIVE GREEN SCREEN WALL .
19. 2"x1" EXPRESSION LINE MOLDING IN POLYSTERENE, RUNNING HORIZONTALLY @ +14'-7".
20. PRE-CAST CONCRETE COLUMNS AND PANELS @ PARKING DECKS.
21. STORAGE UNITS WITH SMOOTH PAINTED SAND FLOAT STUCCO FINISH AND CONTROL JOINTS.
22. DECORATIVE CANVAS.
23. VEHICULAR CONCRETE RAMP INGRESS AND EGRESS.
24. DECORATIVE ALUMINUM WINDOW FRAMES.
25. MAXIMUM 14'-0" HEIGHT CLEARANCE SIGN FOR VEHICULAR ACCESS. NOTE: SIGN SHALL BE PERMANENTLY MOUNTED. MINIMUM 13'-8" HEIGHT SHALL BE MOUNTED FROM FINISH PAVEMENT TO U.S. OF CONCRETE DOUBLE TEE; INCLUSIVE OF LIGHT FIXTURES / SIGNS, SPRINKLERS, ELECTRICAL PIPING AND DRAINAGE LINE OF FIRE DEPT. TRUCK ACCESS.
26. COVERED CANTILEVERED WALKWAYS.
27. FLUSH METAL INSULATED DOOR.
28. ALUMINUM FRAME CANTILEVERED COVERED PARKING FABRIC STRUCTURE.
29. REINF. CONCRETE TAPERED COLUMN.
30. REINF. CONCRETE ROUND COLUMN.
31. REINF. CONCRETE STRUCTURAL FEATURE WALL.
32. NEW EXTERIOR, IMPACT RATED, STEEL, 16'-0 WIDE X 8'-0" HIGH O.H. COIL GARAGE DOOR BY OVERHEAD DOOR MFR. OR APPROVED EQUAL.
33. METAL TRELLIS AT PEDESTRIAN ENTRY.



ELEVATION KEY PLAN SC : NTS

REVIEW AUTH.

Revision type	Date	by
1 SPA-DRC COMMENTS	3/14/16	JP/RD

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AA26000696 – AR0012198

Project Title:
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BROWARD COUNTY

Project Owner/Developer:
Crossings at Hallandale, LLC
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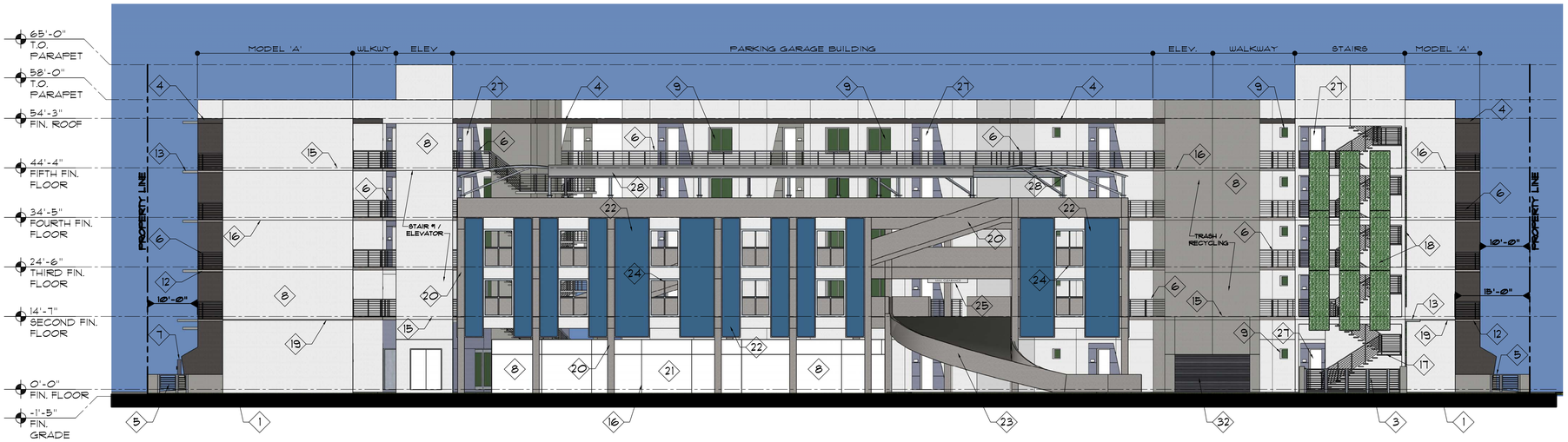
Drawing date: MARCH 14, 2016
Drwn by: RKD / JP | Chkd by: FC
Drawing Scale: 3/32" = 1'-0"
Project Number: FCA-1570

Sheet title:
- EAST ELEVATION
- SOUTH ELEVATION
- KEYNOTES
- ELEV. KEY PLAN

Seal/Signature:
FRANK COSTOYA, JR. A.I.A.
FL. REG. NO. AR0012198
Date:

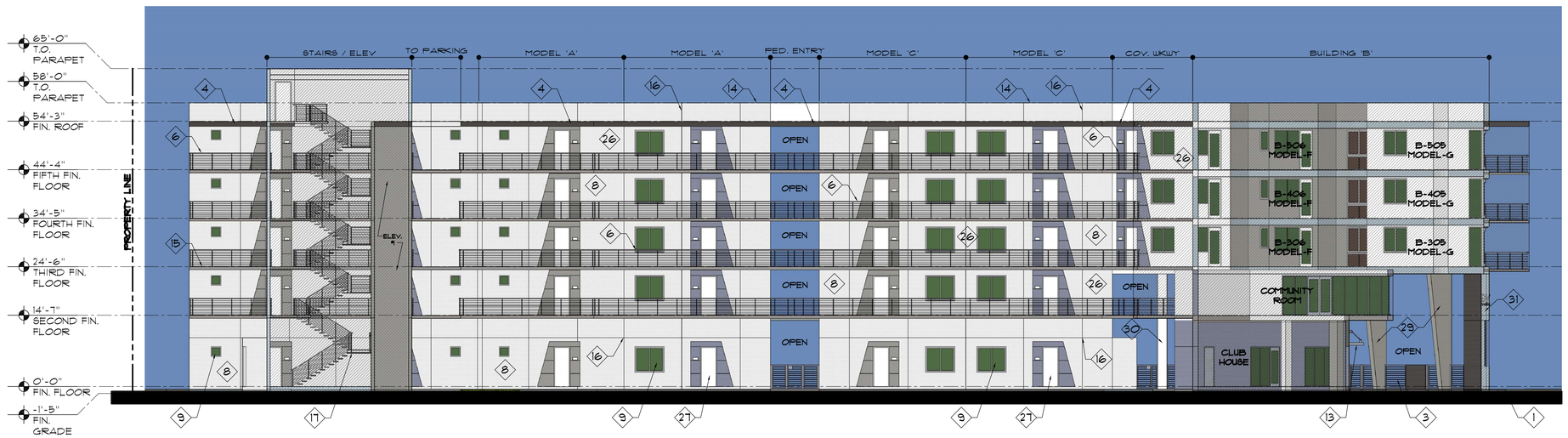
Sheet Number: A-5.1
consecutive
of sheets

Frank Costoya Architect P.A. - "THE CROSSINGS" FCA-1570



5 / A-5.2 WEST ELEVATION

SCALE : 3/32"= 1'-0"



6 / A-5.2 INNER NORTH ELEVATION

SCALE : 3/32"= 1'-0"

1. LINE OF CONCRETE SIDEWALK.
2. TAPERED ACCENT SCREEN WALL @ POOL DECK AREA. PAINTED SAND FLOAT STUCCO FINISH 5'-0" TO 8'-0" IN HEIGHT.
3. TYP. 5'-0" MASONRY WALL AND BLACK ESP FINISH HORIZONTAL FENCING AND GATES.
4. CANTILEVERED CONCRETE SLAB.
5. TYP. 3'-0" MASONRY WALL AND BLACK ESP FINISH HORIZONTAL FENCING AND GATES AT PATIOS.
6. ALUMINUM MILL FINISH HORIZONTAL RAILINGS AT BALCONIES.
7. PEDESTRIAN ACCESS TRIANGULAR WALL FEATURE PAINTED SAND FLOAT STUCCO FINISH.
8. PAINTED SMOOTH STUCCO MASONRY WALL.
9. ALUMINUM FRAME WINDOW WITH TINTED IMPACT RATED GLAZING.
10. ALUMINUM FRAME DOORS WITH TINTED IMPACT RATED GLAZING.
11. 8" HIGH ALUMINUM BUILDING ADDRESS NUMBERS, WALL POST-MOUNTED IN TAHOMA FONT.
12. CONCRETE CANTILEVERED BALCONY.
13. ALUMINUM WALL MOUNTED SUNSHADE EYEBROW.
14. TOP OF PARAPET.
15. LINE OF FINISHED FLOOR .
16. TYP. STUCCO PVC CONTROL JOINT.
17. PRE-FABRICATED METAL STAIRS AND RAILING IN SEMI-GLOSS BLACK ESP PAINT FINISH WITH CONCRETE PAN TREAD.
18. LIVE GREEN SCREEN WALL .
19. 2"x1" EXPRESSION LINE MOLDING IN POLYSTERENE, RUNNING HORIZONTALLY @ +14'-7".
20. PRE-CAST CONCRETE COLUMNS AND PANELS @ PARKING DECKS.
21. STORAGE UNITS WITH SMOOTH PAINTED SAND FLOAT STUCCO FINISH AND CONTROL JOINTS.
22. DECORATIVE CANVAS.
23. VEHICULAR CONCRETE RAMP INGRESS AND EGRESS.
24. DECORATIVE ALUMINUM WINDOW FRAMES.
25. MAXIMUM 14'-0" HEIGHT CLEARANCE SIGN FOR VEHICULAR ACCESS. NOTE: SIGN SHALL BE PERMANENTLY MOUNTED. MINIMUM 13'-8" HEIGHT SHALL BE MOUNTED FROM FINISH PAVEMENT TO U.S. OF CONCRETE DOUBLE TEE; INCLUSIVE OF LIGHT FIXTURES / SIGNS, SPRINKLERS, ELECTRICAL PIPING AND DRAINAGE LINE OF FIRE DEPT. TRUCK ACCESS.
26. COVERED CANTILEVERED WALKWAYS.
27. FLUSH METAL INSULATED DOOR.
28. ALUMINUM FRAME CANTILEVERED COVERED PARKING FABRIC STRUCTURE.
29. REINF. CONCRETE TAPERED COLUMN.
30. REINF. CONCRETE ROUND COLUMN.
31. REINF. CONCRETE STRUCTURAL FEATURE WALL.
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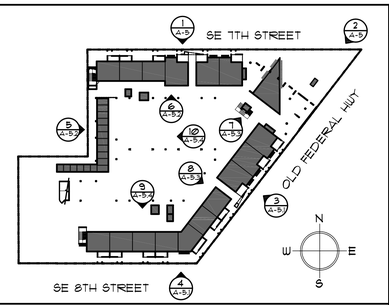
33. METAL TRELLIS AT PEDESTRIAN ENTRY.



ELEVATION KEY PLAN SC : NTS

REVIEW AUTH.

Revision type	Date	by
1 SPA-DRC COMMENTS	3/14/16	JP/RD

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Drwn by: RKD / JP
Chkd by: FC
Drawing Scale: 3/32" = 1'-0"
Project Number: FCA-1570

Sheet title:
- WEST ELEVATION
- NORTH INNER ELEVATION
- KEYNOTES
- ELEV. KEY PLAN

Seal/Signature:
FRANK COSTOYA, JR., A.I.A.
FL. REG. NO. AR0012198
Date:

Sheet Number: A-5.2 consecutive of sheets

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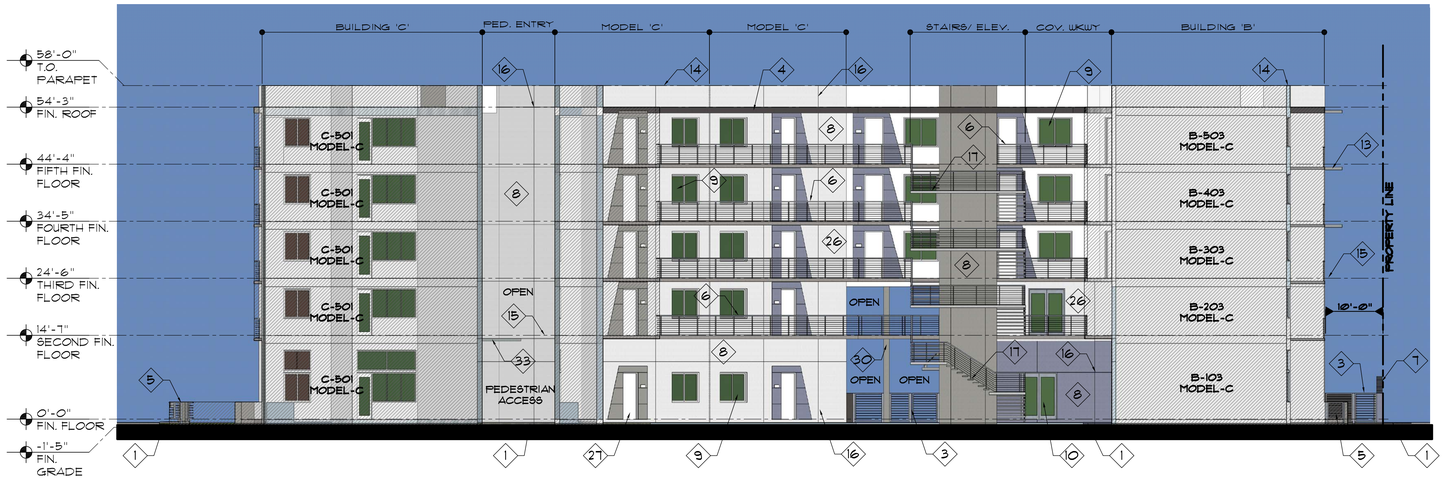
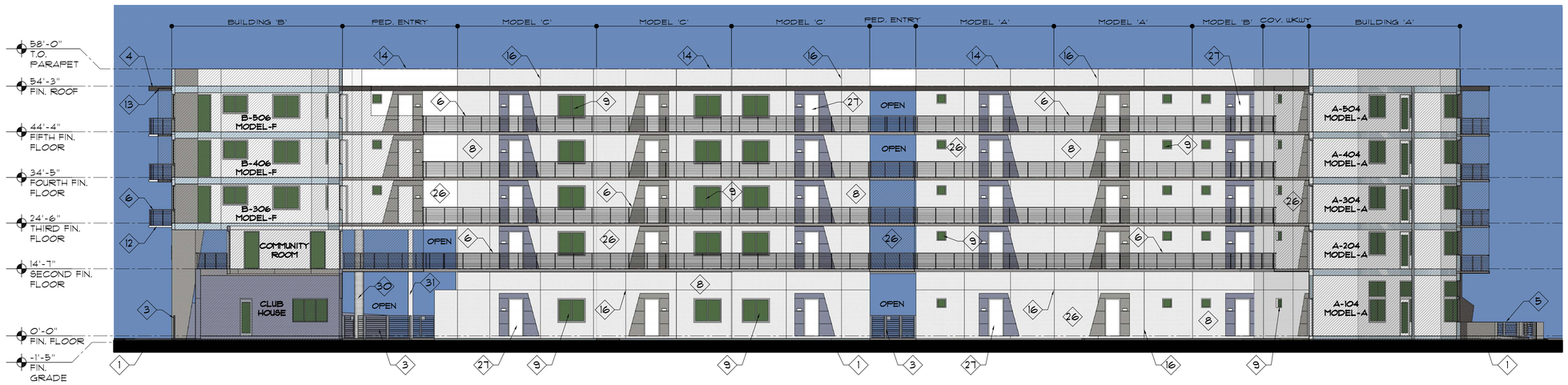


7 / A-5.3

INNER N.E. ELEVATION (CIVIC CENTER)

SCALE : 3/32"= 1'-0"



8 / A-5.3

INNER EAST ELEVATION

SCALE : 3/32"= 1'-0"

1. LINE OF CONCRETE SIDEWALK.
2. TAPERED ACCENT SCREEN WALL @ POOL DECK AREA. PAINTED SAND FLOAT STUCCO FINISH 5'-0" TO 8'-0" IN HEIGHT.
3. TYP. 5'-0" MASONRY WALL AND BLACK ESP FINISH HORIZONTAL FENCING AND GATES.
4. CANTILEVERED CONCRETE SLAB.
5. TYP. 3'-0" MASONRY WALL AND BLACK ESP FINISH HORIZONTAL FENCING AND GATES AT PATIOS.
6. ALUMINUM MILL FINISH HORIZONTAL RAILINGS AT BALCONIES.
7. PEDESTRIAN ACCESS TRIANGULAR WALL FEATURE PAINTED SAND FLOAT STUCCO FINISH.
8. PAINTED SMOOTH STUCCO MASONRY WALL.
9. ALUMINUM FRAME WINDOW WITH TINTED IMPACT RATED GLAZING.
10. ALUMINUM FRAME DOORS WITH TINTED IMPACT RATED GLAZING.
11. 8" HIGH ALUMINUM BUILDING ADDRESS NUMBERS, WALL POST-MOUNTED IN TAHOMA FONT.
12. CONCRETE CANTILEVERED BALCONY.
13. ALUMINUM WALL MOUNTED SUNSHADE EYEBROW.
14. TOP OF PARAPET.
15. LINE OF FINISHED FLOOR .
16. TYP. STUCCO PVC CONTROL JOINT.
17. PRE-FABRICATED METAL STAIRS AND RAILING IN SEMI-GLOSS BLACK ESP PAINT FINISH WITH CONCRETE PAN TREAD.
18. LIVE GREEN SCREEN WALL .
19. 2"x1" EXPRESSION LINE MOLDING IN POLYSTERENE, RUNNING HORIZONTALLY @ +14'-7".
20. PRE-CAST CONCRETE COLUMNS AND PANELS @ PARKING DECKS.
21. STORAGE UNITS WITH SMOOTH PAINTED SAND FLOAT STUCCO FINISH AND CONTROL JOINTS.
22. DECORATIVE CANVAS.
23. VEHICULAR CONCRETE RAMP INGRESS AND EGRESS.
24. DECORATIVE ALUMINUM WINDOW FRAMES.
25. MAXIMUM 14'-0" HEIGHT CLEARANCE SIGN FOR VEHICULAR ACCESS. NOTE: SIGN SHALL BE PERMANENTLY MOUNTED. MINIMUM 13'-8" HEIGHT SHALL BE MOUNTED FROM FINISH PAVEMENT TO U.S. OF CONCRETE DOUBLE TEE; INCLUSIVE OF LIGHT FIXTURES / SIGNS, SPRINKLERS, ELECTRICAL PIPING AND DRAINAGE LINE OF FIRE DEPT. TRUCK ACCESS.
26. COVERED CANTILEVERED WALKWAYS.
27. FLUSH METAL INSULATED DOOR.
28. ALUMINUM FRAME CANTILEVERED COVERED PARKING FABRIC STRUCTURE.
29. REINF. CONCRETE TAPERED COLUMN.
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31. REINF. CONCRETE STRUCTURAL FEATURE WALL.
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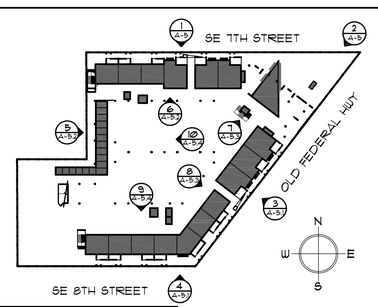
33. METAL TRELLIS AT PEDESTRIAN ENTRY.



ELEVATION KEY PLAN — SC : NTS

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Drawing date: MARCH 14, 2016
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Drawing Scale: 3/32" = 1'-0"
Project Number: FCA-1570

Sheet title:
- N.E. INNER ELEVATION
- EAST INNER ELEVATION
- KEYNOTES
- ELEV. KEY PLAN

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FRANK COSTOYA, JR. A.I.A.
FL. REG. NO. AR0012198
Date:

Sheet Number: A-5.3
consecutive of sheets

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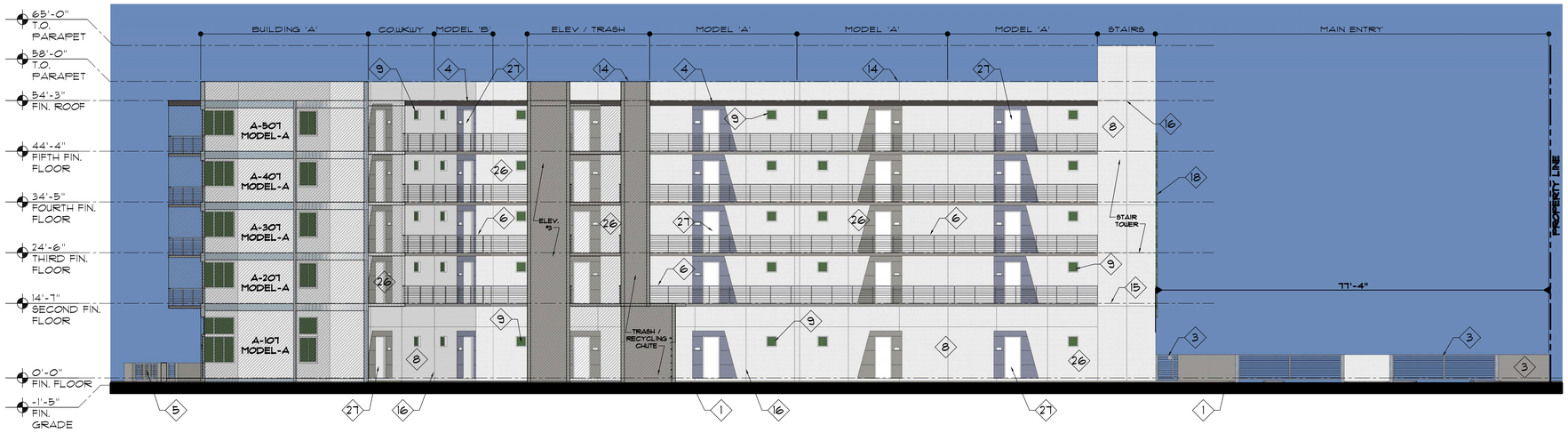
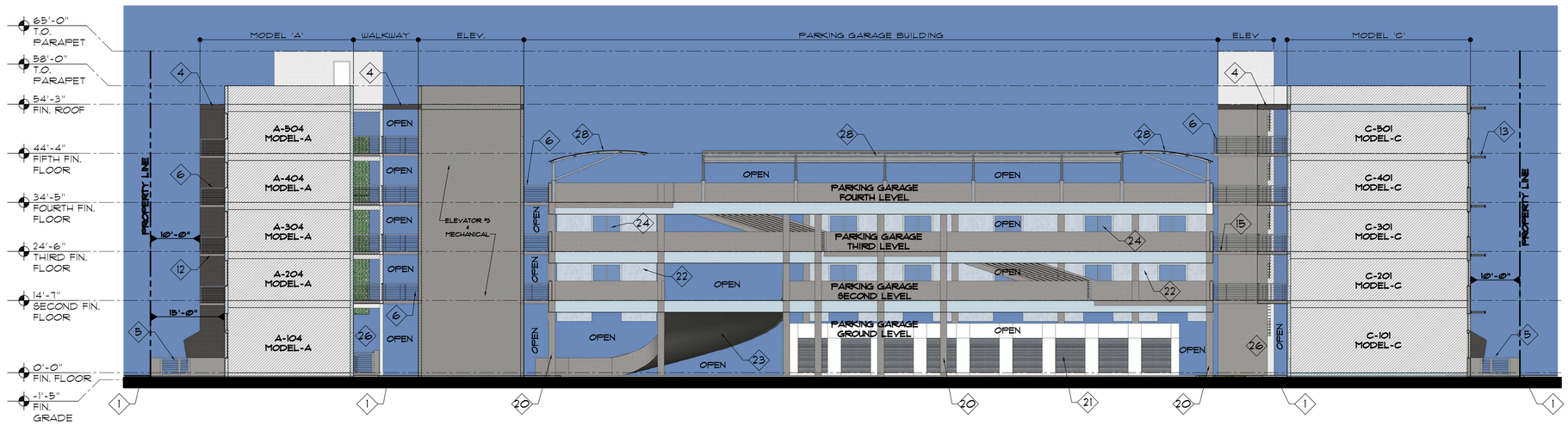


9 / A-5.4 INNER SOUTH ELEVATION

SCALE : 3/32"= 1'-0"



10 / A-5.4 INNER WEST ELEVATION FACING PARKING GARAGE

SCALE : 3/32"= 1'-0"

1. LINE OF CONCRETE SIDEWALK.
2. TAPERED ACCENT SCREEN WALL @ POOL DECK AREA. PAINTED SAND FLOAT STUCCO FINISH 5'-0" TO 8'-0" IN HEIGHT.
3. TYP. 5'-0" MASONRY WALL AND BLACK ESP FINISH HORIZONTAL FENCING AND GATES.
4. CANTILEVERED CONCRETE SLAB.
5. TYP. 3'-0" MASONRY WALL AND BLACK ESP FINISH HORIZONTAL FENCING AND GATES AT PATIOS.
6. ALUMINUM MILL FINISH HORIZONTAL RAILINGS AT BALCONIES.
7. PEDESTRIAN ACCESS TRIANGULAR WALL FEATURE PAINTED SAND FLOAT STUCCO FINISH.
8. PAINTED SMOOTH STUCCO MASONRY WALL.
9. ALUMINUM FRAME WINDOW WITH TINTED IMPACT RATED GLAZING.
10. ALUMINUM FRAME DOORS WITH TINTED IMPACT RATED GLAZING.
11. 8" HIGH ALUMINUM BUILDING ADDRESS NUMBERS, WALL POST-MOUNTED IN TAHOMA FONT.
12. CONCRETE CANTILEVERED BALCONY.
13. ALUMINUM WALL MOUNTED SUNSHADE EYEBROW.
14. TOP OF PARAPET.
15. LINE OF FINISHED FLOOR .
16. TYP. STUCCO PVC CONTROL JOINT.
17. PRE-FABRICATED METAL STAIRS AND RAILING IN SEMI-GLOSS BLACK ESP PAINT FINISH WITH CONCRETE PAN TREAD.
18. LIVE GREEN SCREEN WALL .
19. 2"x1" EXPRESSION LINE MOLDING IN POLYSTERENE, RUNNING HORIZONTALLY @ +14'-7".
20. PRE-CAST CONCRETE COLUMNS AND PANELS @ PARKING DECKS.
21. STORAGE UNITS WITH SMOOTH PAINTED SAND FLOAT STUCCO FINISH AND CONTROL JOINTS.
22. DECORATIVE CANVAS.
23. VEHICULAR CONCRETE RAMP INGRESS AND EGRESS.
24. DECORATIVE ALUMINUM WINDOW FRAMES.
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26. COVERED CANTILEVERED WALKWAYS.
27. FLUSH METAL INSULATED DOOR.
28. ALUMINUM FRAME CANTILEVERED COVERED PARKING FABRIC STRUCTURE.
29. REINF. CONCRETE TAPERED COLUMN.
30. REINF. CONCRETE ROUND COLUMN.
31. REINF. CONCRETE STRUCTURAL FEATURE WALL.
32. NEW EXTERIOR, IMPACT RATED, STEEL, 16'-0 WIDE X 8'-0" HIGH O.H. COIL GARAGE DOOR BY OVERHEAD DOOR MFR. OR APPROVED EQUAL.
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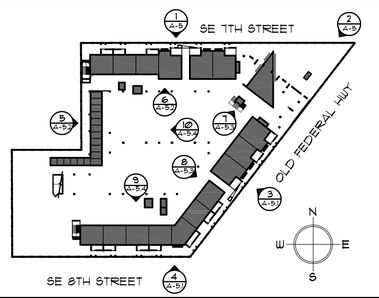

ELEVATION KEY PLAN SC : NTS

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- WEST INNER ELEVATION
- KEYNOTES
- ELEV. KEY PLAN

Seal/Signature:
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FL. REG. NO. AR0012198
Date:

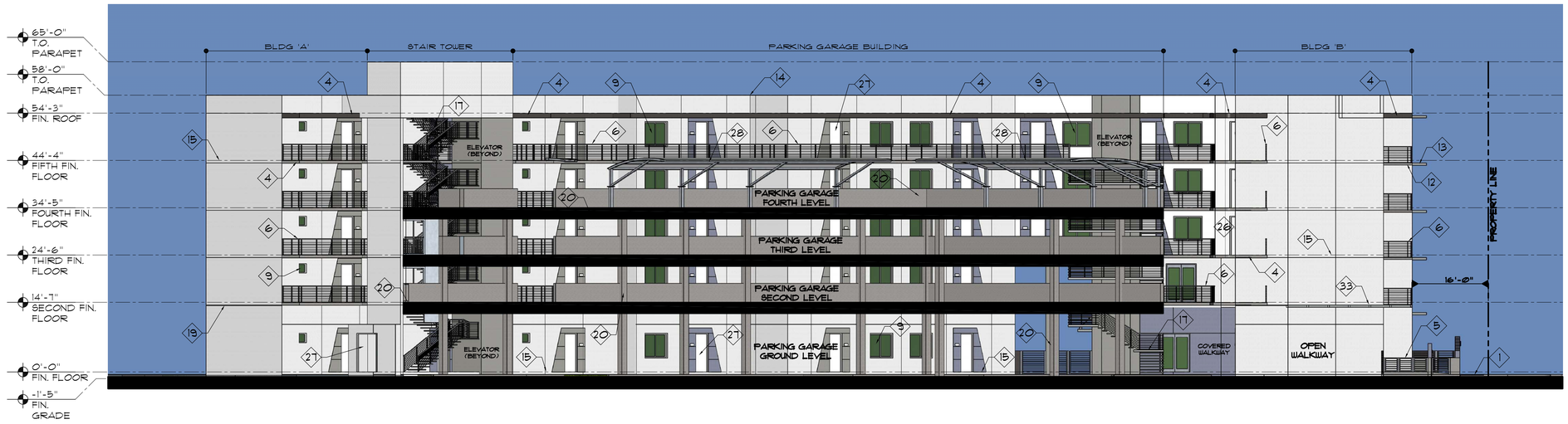
Sheet Number: A-5.4 consecutive of sheets

Frank Costoya Architect P.A. - "THE CROSSINGS" FCA-1570

AA
A-6

BUILDING SECTION - AA

SCALE : 3/32"= 1'-0"



BB
A-6

BUILDING SECTION - BB

SCALE : 3/32"= 1'-0"

1. LINE OF CONCRETE SIDEWALK.
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3. TYP. 5'-0" MASONRY WALL AND BLACK ESP FINISH HORIZONTAL FENCING AND GATES.
4. CANTILEVERED CONCRETE SLAB.
5. TYP. 3'-0" MASONRY WALL AND BLACK ESP FINISH HORIZONTAL FENCING AND GATES AT PATIOS.
6. ALUMINUM MILL FINISH HORIZONTAL RAILINGS.
7. PEDESTRIAN ACCESS TRIANGULAR WALL FEATURE PAINTED SAND FLOAT STUCCO FINISH.
8. PAINTED SMOOTH STUCCO MASONRY WALL.
9. ALUMINUM FRAME WINDOW WITH TINTED IMPACT RATED GLAZING.
10. ALUMINUM FRAME DOORS WITH TINTED IMPACT RATED GLAZING.
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15. LINE OF FINISHED FLOOR .
16. TYP. STUCCO PVC CONTROL JOINT.
17. PRE-FABRICATED METAL STAIRS AND RAILING IN SEMI-GLOSS BLACK ESP PAINT FINISH WITH CONCRETE PAN TREAD.
18. LIVE GREEN SCREEN WALL .
19. 2"x1" EXPRESSION LINE MOLDING IN POLYSTERENE, RUNNING HORIZONTALLY @ +14'-7".
20. PRE-CAST CONCRETE COLUMNS AND PANELS @ PARKING DECKS.
21. STORAGE UNITS WITH SMOOTH PAINTED SAND FLOAT STUCCO FINISH AND CONTROL JOINTS.
22. 1" DIA. TENSIONED CABLE STRANDS HORIZONTALLY SET APART 4" O/C.
23. VEHICULAR CONCRETE RAMP INGRESS AND EGRESS.
24. PAINTED SMOOTH SAND FLOAT STUCCO FINISH ON TAPERED REINFORCED MASONRY ENTRY WALL. "THE CROSSINGS" SIGN LETTERS IN BRUSHED MILL ALUMINUM FINISH.
25. MAXIMUM 13'-8" HEIGHT CLEARANCE SIGN FOR VEHICULAR ACCESS. NOTE: SIGN SHALL BE PERMANENTLY MOUNTED. MINIMUM 13'-8" HEIGHT SHALL BE MOUNTED FROM FINISH PAVEMENT TO U.S. OF CONCRETE DOUBLE TEE; INCLUSIVE OF LIGHT FIXTURES / SIGNS, SPRINKLERS, ELECTRICAL PIPING AND DRAINAGE LINE OF FIRE DEPT. TRUCK ACCESS.
26. COVERED CANTILEVERED WALKWAYS.
27. FLUSH METAL INSULATED DOOR.
28. ALUMINUM FRAME CANTILEVERED COVERED PARKING FABRIC STRUCTURE.
29. REINF. CONCRETE TAPERED COLUMN.
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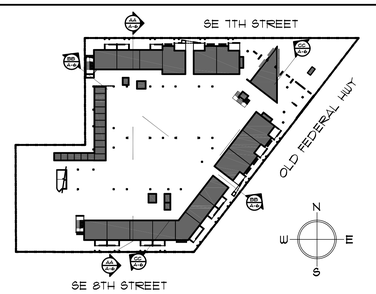

SECTION KEY PLAN SC : NTS

REVIEW AUTH.

Revision type	Date	by
1 SPA-DRC COMMENTS	3/14/16	JP/RD

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Project Title:
A Contemporary Condominium Building:
THE CROSSINGS
130 SOUTHEAST 7TH STREET
HALLANDALE BEACH, FLORIDA 33009
BROWARD COUNTY

Project Owner/Developer:
Crossings at Hallandale, LLC
Victor Ratner / Robert Lechter / Hector Mendez
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Drawing date: MARCH 14, 2016
Drwn by: RKD / JP | Chkd by: FC
Drawing Scale: 3/32" = 1'-0"
Project Number: FCA-1570

Sheet title:
- SECTION AA
- SECTION BB
- SECTION KEYNOTES
- KEYPLAN

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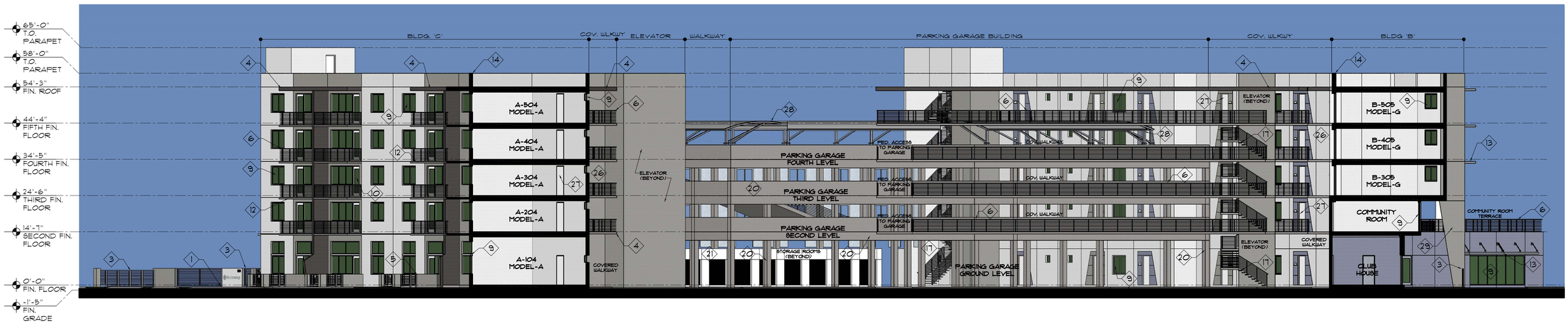
FRANK COSTOYA, JR. A.I.A.
FL. REG. NO. AR0012198
Date:

Sheet Number: A-6
consecutive
of sheets

Frank Costoya Architect P.A. - "THE CROSSINGS" FCA-1570



CC
A-6.1

BUILDING SECTION - CC

SCALE : 3/32" = 1'-0"

1 FT. 10 FT. 40 FT.
0 5 FT. 20 FT.

1. LINE OF CONCRETE SIDEWALK.
2. TAPERED ACCENT SCREEN WALL @ POOL DECK AREA. PAINTED SAND FLOAT STUCCO FINISH 5'-0" TO 8'-0" IN HEIGHT.
3. TYP. 5'-0" MASONRY WALL AND BLACK ESP FINISH HORIZONTAL FENCING AND GATES.
4. CANTILEVERED CONCRETE SLAB.
5. TYP. 3'-0" MASONRY WALL AND BLACK ESP FINISH HORIZONTAL FENCING AND GATES AT PATIOS.
6. ALUMINUM MILL FINISH HORIZONTAL RAILINGS.
7. PEDESTRIAN ACCESS TRIANGULAR WALL FEATURE PAINTED SAND FLOAT STUCCO FINISH.
8. PAINTED SMOOTH STUCCO MASONRY WALL.
9. ALUMINUM FRAME WINDOW WITH TINTED IMPACT RATED GLAZING.
10. ALUMINUM FRAME DOORS WITH TINTED IMPACT RATED GLAZING.
11. 8" HIGH ALUMINUM BUILDING ADDRESS NUMBERS, WALL POST-MOUNTED IN TAHOMA FONT.
12. CONCRETE CANTILEVERED BALCONY.
13. ALUMINUM WALL MOUNTED SUNSHADE EYEBROW.
14. TOP OF PARAPET.
15. LINE OF FINISHED FLOOR .
16. TYP. STUCCO PVC CONTROL JOINT.
17. PRE-FABRICATED METAL STAIRS AND RAILING IN SEMI-GLOSS BLACK ESP PAINT FINISH WITH CONCRETE PAN TREAD.
18. LIVE GREEN SCREEN WALL .
19. 2"x1" EXPRESSION LINE MOLDING IN POLYSTERENE, RUNNING HORIZONTALLY @ +14'-7".
20. PRE-CAST CONCRETE COLUMNS AND PANELS @ PARKING DECKS.
21. STORAGE UNITS WITH SMOOTH PAINTED SAND FLOAT STUCCO FINISH AND CONTROL JOINTS.
22. 1" DIA. TENSIONED CABLE STRANDS HORIZONTALLY SET APART 4" O/C.
23. VEHICULAR CONCRETE RAMP INGRESS AND EGRESS.
24. PAINTED SMOOTH SAND FLOAT STUCCO FINISH ON TAPERED REINFORCED MASONRY ENTRY WALL. "THE CROSSINGS" SIGN LETTERS IN BRUSHED MILL ALUMINUM FINISH.
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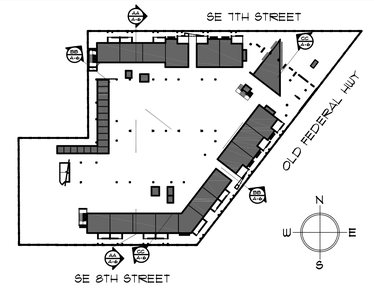

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N.E. VIEW OF CIVIC PLAZA AT CORNER OF OLD FEDERAL HWY & SE 7TH STREET

NORTH VIEW OF COMMUNITY CENTER ON SE 7TH STREET

NORTH VIEW OF PEDESTRIAN ENTRANCE FACING SE 7TH STREET

S.W. VIEW OF VEHICULAR ENTRANCE ON SE 8TH STREET

S.E. VIEW OF SE 8TH STREET & OLD FEDERAL HWY CORNER

EAST VIEW OF PEDESTRIAN ENTRANCE ON OLD FEDERAL HWY

WEST VIEW OF PARKING GARAGE

N.W. VIEW FACING SE 7TH STREET

OPEN CIVIC PLAZA

REVIEW AUTH.

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