BEACON HALLANDALE OFFICE BUILDING

LOCATED AT

SE 4TH. AVE. AND BETWEEN SE 8TH & 9TH STREETS

CITY OF HALLANDALE BEACH, FLORIDA

PREPARED FOR

H&M DEVELOPEMENT

• SPACE RESERVED FOR REVIEWING AUTHORITY

PROJECT TEAM

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GENERAL NOTES

1. ALL WORK SHALL TO COMPLY WITH ALL LOCAL, STATE, & NATIONAL REGULATIONS HAVING JURISDICTION OVER THIS PROJECT.

2. ALL WORK SHALL BE DONE IN ACCORDANCE WITH BUILDING REGULATIONS AND IN A QUALITY WORKMANSHIP LIKE MANNER.

3. THE TERMS "NOT PART OF CONTRACT" OR "NOT IN CONTRACT (NIC)" DO NOT PRECLUDE OTHER WORK ASSOCIATED WITH THE CONTRACT WHICH MUST OCCUR IN THE VICINITY OF THE AREA OR THROUGH THE SPACE.

4. ANY DISCREPANCIES WITHIN THE CONTRACT DOCUMENTS SHALL BE BROUGHT TO THE ATTENTION OF THE ARCHITECT IN WRITING BEFORE BIDDING.

5. BEFORE COMMENCING WORK, THE CONTRACTOR SHALL VERIFY ALL DIMENSIONS AND CONDITIONS IN THE FIELD. ANY DISCREPANCY BETWEEN EXISTING CONDITIONS AND THE CONSTRUCTION DOCUMENTS SHALL BE BROUGHT TO THE ATTENTION OF THE ARCHITECT IN WRITING PRIOR TO BIDDING.

6. IF FIELD CONDITIONS NECESSITATE ANY CHANGES OR MODIFICATIONS, THE CHANGES OR MODIFICATIONS MUST BE APPROVED BY THE ARCHITECT PRIOR TO PROCEEDING WITH THE WORK.

7. ALL CHANGE ORDERS MUST BE APPROVED BY THE OWNER PRIOR TO PROCEEDING WITH ANY WORK. FAILURE TO FOLLOW THIS STEP MIGHT RESULT IN NON-PAYMENT.

8. THE GENERAL CONTRACTOR SHALL ESTABLISH ALL ITEMS WHICH REQUIRE IMMEDIATE PROCESSING DUE TO LONG LEAD ORDERING TIME. A LIST OF THESE ITEMS SHALL BE SUBMITTED TO THE ARCHITECT WITHIN ONE WEEK AFTER THE CONTRACT IS AWARDED.

9. THE GENERAL CONTRACTOR SHALL SUBMIT A CONSTRUCTION SCHEDULE TO THE OWNER TEN (10) DAYS PRIOR THE AWARD OF THE CONTRACT.

10. THE GENERAL CONTRACTOR SHALL BE RESPONSIBLE FOR FINAL CLEAN-UP. INCLUDING BUT NOT LIMITED TO THE CLEANING OF ALL INTERIOR GLASS SURFACES AND WET SCRUB CLEANING OF FLOOR SLAB.

11. ALL SUBCONTRACTORS SHALL SUBMIT SHOP DRAWINGS THROUGH THE GENERAL CONTRACTOR. ONCE CHECKED, THE GENERAL CONTRACTOR SHALL SUBMIT THE SHOP DRAWINGS TO THE ARCHITECT FOR APPROVAL BEFORE PROCEEDING WITH ANY FABRICATION OR INSTALLATION.

12. MATERIALS SHALL BE DELIVERED IN AMPLE QUANTITIES TO PREVENT DELAY OF WORK.

13. MANUFACTURER'S DIRECTIONS FOR APPLICATION, INSTALLATION AND METHODS SHALL BE FOLLOWED ARE HEREWITH MADE APART OF THE CONSTRUCTION DOCUMENTS.

14. ALL WOOD IN CONTACT WITH MASONRY TO BE PRESSURE TREATED

15. ALL PENETRATIONS PASSING THROUGH FIRE RATED PARTITION ASSEMBLIES ARE TO BE PROTECTED AS PER F.B.C. 1046.13

16. DOWN SPOUTS ARE TO BE CONNECTED TO RAIN WATER LEADERS AND UNDERGROUND DRAINAGE SYSTEM UNLESS OTHERWISE NOTED

17. PROVIDE ONE CERTIFIED 2A-10BC FIRE EXTINGUISHER FOR EACH 3000 SQUARE FEET AND WITH A MAXIMUM TRAVEL DISTANCE TO REACH OF 75 FEET. TOP NOT TO EXCEED 5 FEET ABOVE THE FLOOR.

18. THE BLDG. SHALL BE PROVIDED WITH AN E.S.F.R. AUTOMATIC FIRE-EXTINGUISHING SYSTEM THROUGH OUT AS REQUIRED BY FBC 2010 903.3.1.1 NFPA 13.
FIRE SPRIKLER DRAWINGS ARE NOT PART OF THIS SUBMITTAL AND SHALL BE SUBMITTED BY SPRINKLER CONTRACTOR UNDER SEPARATE PERMIT APPLICATION

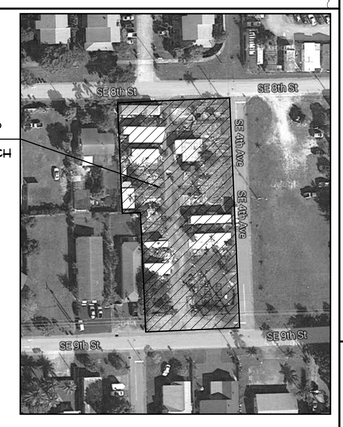
LOCATION MAP

THIS PROJECT

NORTH
N.T.S.

SITE SKETCH

THIS PROJECT:
SE 4th AVENUE AND
SE 9th STREET
HALLANDALE BEACH
FL 33009



NORTH
N.T.S.

CODE ANALYSIS

GOVERNING CODES:
- FLORIDA BUILDING CODE 2014 (5th EDITION)
- FLORIDA FIRE PREVENTION CODE (5th EDITION) NFPA 1 AND NFPA 101 (2012 EDITION)
- FLORIDA ACCESSIBILITY CODE FOR BUILDING CONSTRUCTION 2014

BUILDING DEPARTMENT: CITY OF HALLANDALE BEACH, FLORIDA

FIRE DEPARTMENT JURISDICTION: CITY OF HALLANDALE BEACH, FLORIDA

ZONING CLASSIFICATION: CENTRAL RAC, TRANSIT CORE SUB-DISTRICT

OCCUPANCY: (F.B.C. 3062) BUSINESS - GROUP B

CONSTRUCTION TYPE: TYPE I - B (UNPROTECTED) W/ AUTOMATIC SPRINKLER SYSTEM

*NOTE:
REFER TO SITE PLAN SHEET A-1 FOR COMPLETE SITE STATISTICS

CATEGORY:	COMMENT:	REFERENCE:
PROPOSED BLDG. USE	BUSINESS	FBC SECTION302
MAIN OCCUPANCY CLASSIFICATION	GROUP: B	FBC SECTION 303-313
TYPE OF CONSTRUCTION REQUIRED	IB	FBC SECTION 602
FIRE SPRINKLER REQUIRED?	NO	FBC SECTION 903
FIRE SPRINKLER PROVIDED?	YES	
MAXIMUM FLOOR AREA ALLOWED	PER STORY: UL	FBC TABLE 503
FLOOR AREA PROVIDED	PER STORY: 19,073	
AREA MODIFICATION APPLIED?	NO	FBC SECTION 506
HEIGHT MODIFICATION APPLIED?	NO	FBC SECTION 504
MAXIMUM BLDG. HEIGHT ALLOWED	*STORIES: 11 HEIGHT: 160'-0"	FBC SECTION 503
BUILDING HEIGHT PROVIDED	*STORIES: 8 HEIGHT: 99'-8"	
BUILDING SETBAKS PROPOSED	FRONT 10', SIDE 10', SIDE 25'-6", REAR 10'	
EXTERIOR WALL FIRE RATING REQ.	2 HOURS	FBC TABLE 602
EXTERIOR WALL OPENING ALLOWED	45% FOR 10' S. BACK WEST	FBC TABLE 705.8
FLOOD ZONE DESIGNATION	AE , ELEVATION:6 NAVD	FLOOD MAPS
DESIGN FLOOD ELEVATION REQUIRED	7 NAVD	FBC 1612, ASCE 7-24
COASTAL CONSTRUCTION APPLIES?	NO	CITY ORD. 8-812
CONSTRUCTION SEAWARD OF CCCL	NO	FBC SECTION 3109
FLORIDA DEP APPROVAL REQUIRED	NO	FS 161.041
FAIR HOUSING APPLIES?	NO	FBC ACCESSIBILITY

DRAWING INDEX

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A-2	SITE DETAILS
A-3	GROUND FLOOR PLAN
A-4	SECOND FLOOR PLAN
A-5	THIRD FLOOR PLAN
A-6	FOURTH FLOOR PLAN
A-7	FIFTH FLOOR PLAN
A-8	SIXTH FLOOR PLAN
A-9	SEVENTH FLOOR PLAN
A-10	EIGHTH FLOOR PLAN
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A-12	ELEVATIONS
A-13	ELEVATIONS
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ELECTRICAL DRAWINGS.

E-1.1	SITE PHOTOMETRIC PLAN

SURVEY DRAWINGS

S-1	SURVEY

CIVIL DRAWINGS

C1	PRELIM ENGINEERING PLAN
C2	PAVING, GRADING AND DRAINAGE DETAILS
C3	DRAINAGE WELL DETAILS
C4	WATER AND SEWER DETAILS

LANDSCAPE DRAWINGS

L-1	LANDSCAPE PLAN
L-2	TREE DISPOSITION PLAN
L-3	SPECIFICATIONS SHEET
L-4	IRRIGATION PLAN

REVISIONS:

DRC RE-SUBMITTAL: FEBRUARY 9TH 2016

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A-0

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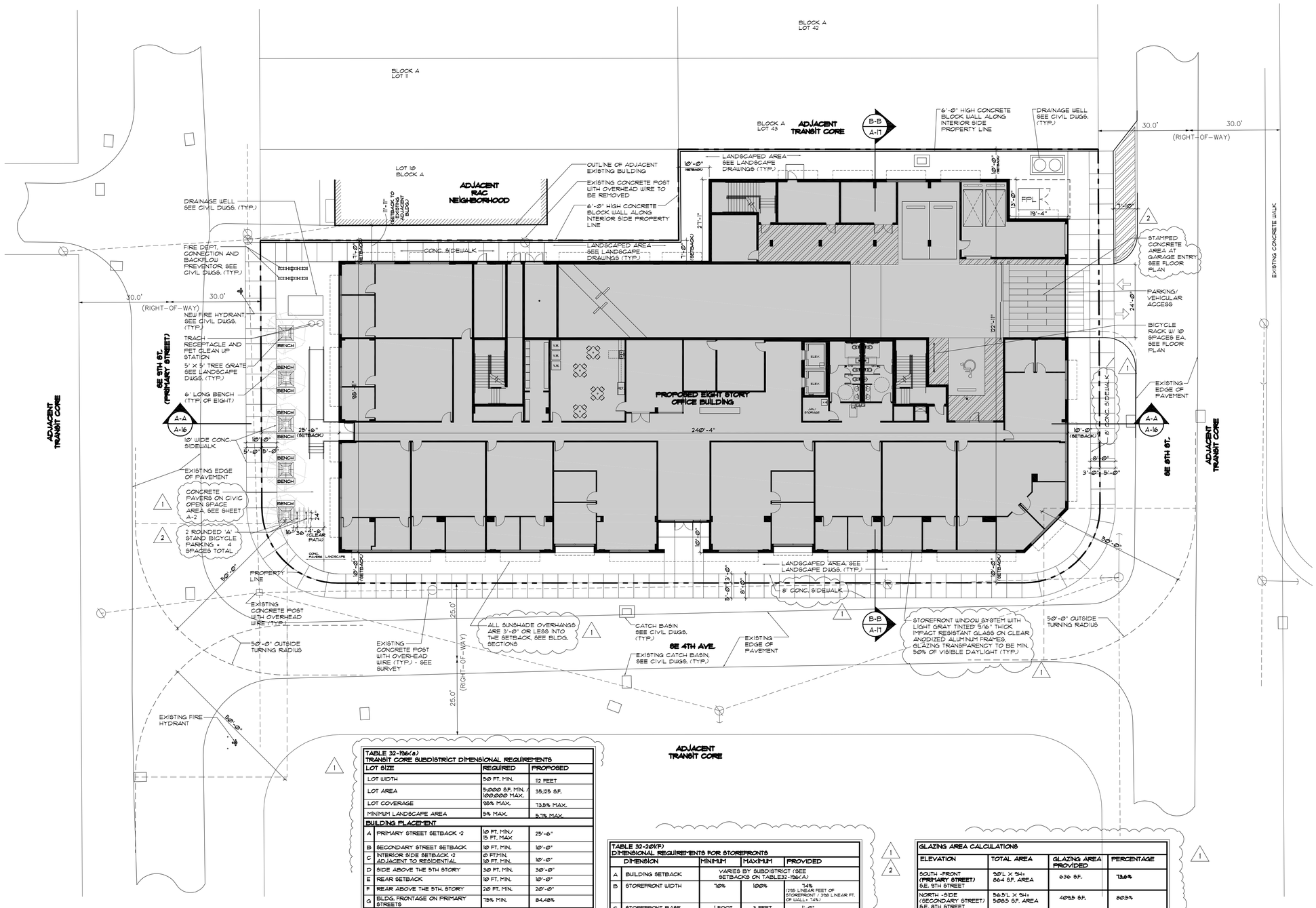

SITE PLAN

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

NORTH

0' 8' 16' 32'

SITE STATISTICS:

ZONING:
CENTRAL RAC, TRANSIT CORE SUB-DISTRICT

SITE AREA:
SITE AREA: +/- 35,125 S.F. (0.8 ACRES)

BUILDING HEIGHT:
MAXIMUM HEIGHT LIMIT ALLOWED = 8 STORIES
HEIGHT PROVIDED = 8 STORIES
(99'-8" TO TOP OF ROOF)

LOT COVERAGE:
PERMITTED: 95% MAX.
PROVIDED: 73.5% OF LOT AREA
(25,841 S.F. FOOTPRINT/35,125 S.F. SITE= .735 = 73.5%)

BUILDING FRONTAGE ON PRIMARY STREETS:
REQUIRED: 75% MIN.
PROVIDED: 100%

FUTURE ANTICIPATED OCCUPANT LOAD:
759 OCCUPANTS
(75,860 GROSS S.F./100 S.F. PER OCCUPANT= 759)

BUILDING AREAS:

	GROSS AREAS:	NET AREAS:
GROUND FLOOR:	19,073 S.F.	10,793 S.F.
SECOND FLOOR:	346 S.F.	N/A (PARKING ONLY)
THIRD FLOOR:	346 S.F.	N/A (PARKING ONLY)
FOURTH FLOOR:	346 S.F.	N/A (PARKING ONLY)
FIFTH FLOOR:	9,324 S.F.	7,540 S.F.
SIXTH FLOOR:	15,415 S.F.	12,599 S.F.
SEVENTH FLOOR:	15,415 S.F.	12,734 S.F.
EIGHTH FLOOR:	15,415 S.F.	12,734 S.F.
TOTALS:	75,860 S.F.	56,400 S.F. (EXCLUDES ELEVATOR, STAIRS, COMMON AREAS, MECHANICAL AND ELECTRICAL ROOMS)

PARKING:

OFFICE PARKING REQUIRED 1 SPACE PER 300 SQFT.

TOTAL PARKING REQUIRED = 188 SPACES
(56,400 S.F. NET / 300 = 188 REQUIRED SPACES)

TOTAL PARKING PROVIDED = 191 SPACES (INCLUDING 9 HANDICAP SPACES) 1 2

BICYCLE PARKING:

BICYCLE PARKING PROVIDED = 1 SPACE PER EVERY 20 VEHICULAR PARKING SPACES = 10 SPACES

LANDSCAPE AREA:

REQUIRED: 5% OF SITE AREA = 1,981 SQFT.
PROVIDED: 17% OF SITE AREA = 6,043 SQFT. 1

CIVIC SPACE:
REQUIRED: 15% OF SITE = 2,635 SQFT.
PROVIDED: 7.8% OF SITE = 2,753 SQFT.

•STREET FURNITURE ELEMENTS REQUIRED AND PROVIDED: ONE BENCH PER 350 SQFT. OF AREA (8 BENCHES). ONE BICYCLE RACK WITH NO LESS THAN FOUR SPACES, ONE TRASH RECEPTACLE AND ONE PET CLEAN UP STATION.

SETBACKS:
PRIMARY STREET SETBACK:
REQUIRED: 10' MIN/15' MAX.
PROVIDED: 25'-6" (DUE TO GREEN CIVIC SPACE)

SECONDARY SIDE SETBACK:
REQUIRED: 10' MIN.
PROVIDED: 10'-0"

INTERIOR SIDE SETBACK:
REQUIRED: 0' MIN. OR 10' MIN. TO AN EXISTING BLDG.
PROVIDED: 10'-0" TO AN EXISTING BLDG.

SIDE ABOVE THE 5TH STORY:
REQUIRED: 10' MIN.
PROVIDED: 10'-0"

REAR SETBACK:
REQUIRED: 10' MIN.
PROVIDED: 10'-0"

REAR ABOVE THE 5TH STORY:
REQUIRED: 30' MIN.
PROVIDED: 30'-0"

STREET TREES:
REQUIRED/PROVIDED: UNIFORMLY SPACED AT NO GREATER THAN 25' ON CENTER AND PLANTED IN THE PUBLIC RIGHT-OF-WAY

TABLE 32-196(a)
TRANSIT CORE SUBDISTRICT DIMENSIONAL REQUIREMENTS

LOT SIZE		REQUIRED	PROPOSED
	LOT WIDTH	50 FT. MIN.	112 FEET
	LOT AREA	5,000 S.F. MIN. / 100,000 MAX.	35,125 S.F.
	LOT COVERAGE	95% MAX.	73.5% MAX.
	MINIMUM LANDSCAPE AREA	5% MAX.	5.7% MAX.
BUILDING PLACEMENT			
A	PRIMARY STREET SETBACK *2	10 FT. MIN/ 15 FT. MAX	25'-6"
B	SECONDARY STREET SETBACK	10 FT. MIN.	10'-0"
C	INTERIOR SIDE SETBACK *2 ADJACENT TO RESIDENTIAL	0 FT.MIN. 10 FT. MIN.	10'-0"
D	SIDE ABOVE THE 5TH STORY	30 FT. MIN.	30'-0"
E	REAR SETBACK	10 FT. MIN.	10'-0"
F	REAR ABOVE THE 5TH. STORY	20 FT. MIN.	20'-0"
G	BLDG. FRONTAGE ON PRIMARY STREETS	75% MIN.	84.48%
BUILDING SIZE AND HEIGHT			
	MIN. HEIGHT PRIMARY STREET	2 STORIES OR 1 STORY 20 FT. HIGH	8 STORIES (99'-11" BLDG. LENGTH / 113' PROPERTY LENGHT AT PRIMARY ST.= 84.48%)
	BASE BUILDING HEIGHT LIMIT	5 STORIES	8 STORIES
	MAXIMUM HEIGHT LIMIT	8 STORIES	8 STORIES
DENSITY			
	BASE DENSITY	18 DU/AC	N/A
	MAX DENSITY	50 DU/AC	N/A
CIVIC OPEN SPACE REQUIREMENTS			
	SITES GREATER THAN 40,000 SQFT.	5%	7.8%
	ALL SITES EXCEEDING BASE DENSITY OR BASE HEIGHT LIMIT	7.5%	7.8%

*1 SIDE LOT LINES FACING STREETS ARE REGULATED BY FRONT SETBACK REQUIREMENTS.
*2 ALL LIGHT AND AIR SHAFTS SHALL BE PROVIDED WITHIN THE LOT

TABLE 32-209(F)
DIMENSIONAL REQUIREMENTS FOR STOREFRONTS

	DIMENSION	MINIMUM	MAXIMUM	PROVIDED
A	BUILDING SETBACK	VARIES BY SUBDISTRICT (SEE SETBACKS ON TABLE32-196(A)		
B	STOREFRONT WIDTH	70%	100%	74% (755 LINEAR FEET OF STOREFRONT / 358 LINEAR FT. OF WALL= 74%)
C	STOREFRONT BASE	1 FOOT	3 FEET	1'-0"
D	GLAZING HEIGHT	8 FOOT	NO MAX.	11'-0"
E	GLAZING AREA	(SEE GLAZING AREA CALCULATIONS TABLE ON THIS SHEET)		
ALLOWABLE SETBACK ENCROACHMENT OF ELEMENTS				
F	AWNING PROJECTION	3 FEET	2 FEET FROM CURB	3'-0"
G	PEDESTRIAN BLADE SIGN PROJECTION	N/A	4 FEET	N/A

TABLE 32-209(H)
DIMENSIONAL REQUIREMENTS FOR PEDESTRIAN WALKWAYS

SUBDISTRICT		REQUIRED	PROVIDED
TRANSIT CORE	PRIMARY STREET	10 FEET	10 FEET
TRANSIT CORE	SECONDARY STREET	8 FEET	8 FEET

GLAZING AREA CALCULATIONS

ELEVATION	TOTAL AREA	GLAZING AREA PROVIDED	PERCENTAGE
SOUTH -FRONT (PRIMARY STREET) SE. 5TH STREET	90'L X 9H= 864 S.F. AREA	636 S.F.	73.6%
NORTH -SIDE (SECONDARY STREET) SE. 6TH STREET	56.5'L X 9H= 508.5 S.F. AREA	409.5 S.F.	80.5%
EAST -SIDE (SECONDARY STREET) SE. 8TH STREET	246'L X 9H= 2,214 S.F. AREA	1,637.13 S.F.	73.9%
WEST -SIDE (REAR) ADJACENT PROPERTY	43'L X 9H= 387 S.F. AREA	234 S.F.	60.4%
GROUND FLOOR GLAZING TO BE TRANSPARENT. TRANSPARENT GLAZING TRANSMITS AT LEAST 50% OF VISIBLE DAYLIGHT.			

* SPACE RESERVED FOR REVIEWING AUTHORITY

Proj. Mgr.	Job. Capt.
M.U.	M.U.
Drawn by: M.U.	File: FREDDY/ HALLANDALE

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2 DRC COMMENTS 03-09-16

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Project: BEACON HALLANDALE
OFFICE BUILDING
SE 4TH AVENUE AND SE 9TH STREET
IN
CITY OF HALLANDALE BEACH, FL.
PREPARED FOR
H&M DEVELOPMENT

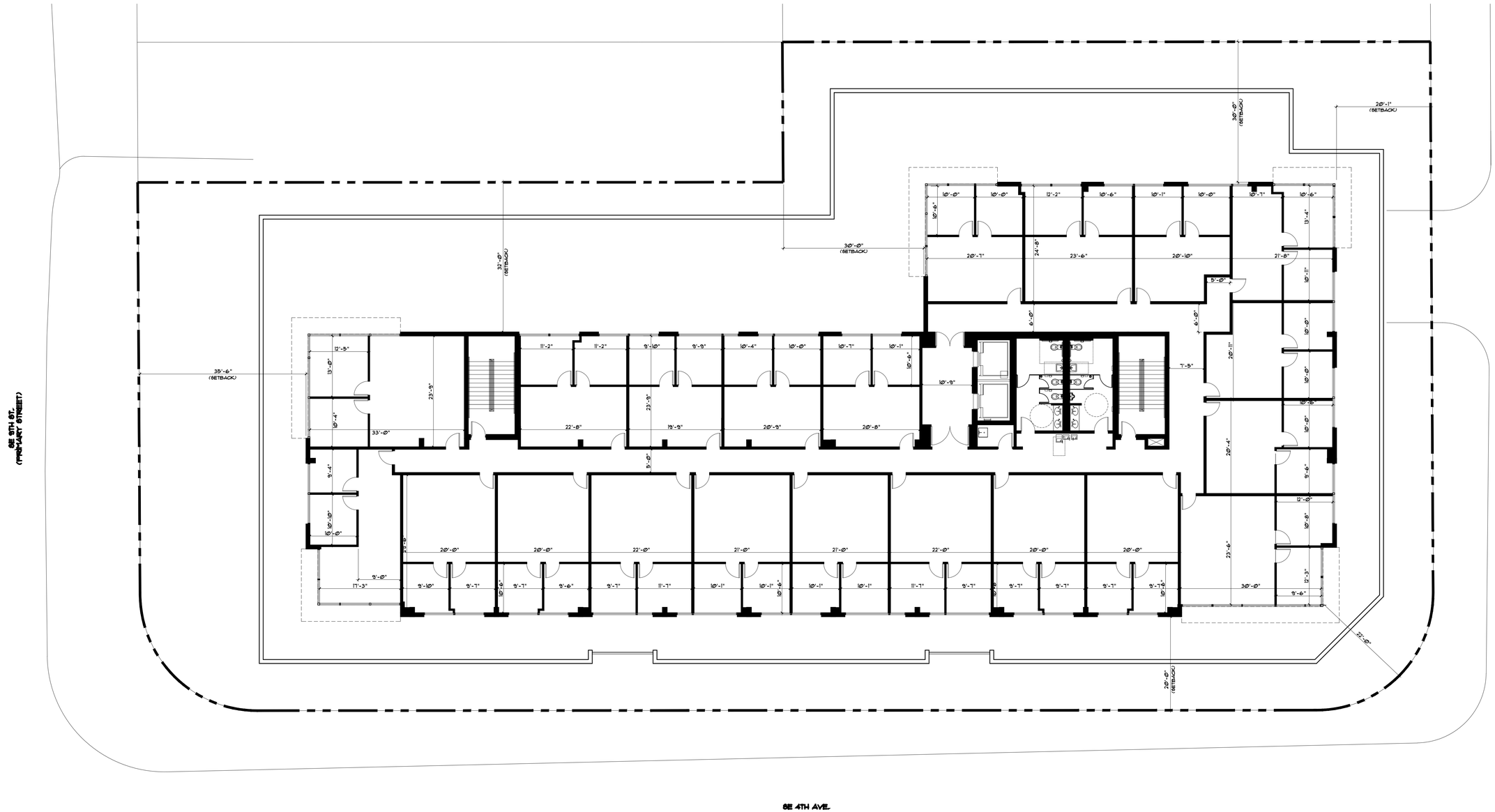
SHEET TITLE: SITE PLAN

Date: 11.10.2015

Project No. 16023

Sheet No. A-1

Sheet 1 of 15



EIGHTH FLOOR PLAN

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

0' 5' 10' 20' 40'

NORTH

Prog. Mgr.	M.U.
Drawn by	M.U.
Job. Capt.	M.U.
File:	FRIDAY / HALLANDALE

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architect no. AR-0009125

Project BEACON HALLANDALE
OFFICE BUILDING
SE 4TH AVENUE AND SE 9TH STREET
IN
CITY OF HALLANDALE BEACH, FL.
PREPARED FOR
H&M DEVELOPMENT

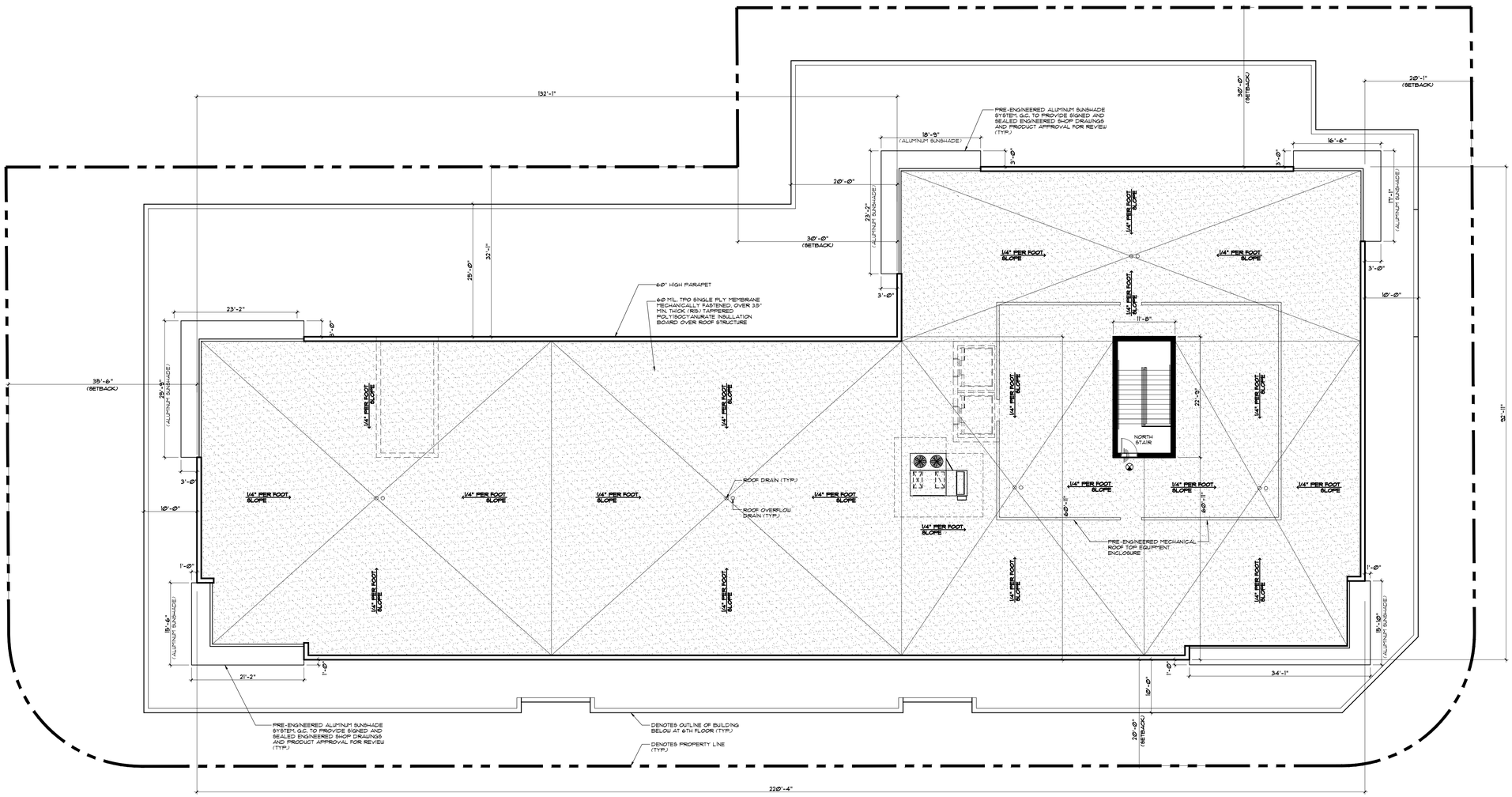
SHEET TITLE
EIGHTH FLOOR PLAN

Sheet No. A-10

Project No. 16023

Date 11.10.2015

Sheet 10 of 15



ROOF PLAN

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

NORTH

0' 5' 10' 20' 40'

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Drawn by	M.U.
Job. Capt.	M.U.
File:	FRIEDRY / HALLANDALE

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Project: BEACON HALLANDALE
OFFICE BUILDING
SE 4TH AVENUE AND SE 9TH STREET
IN
CITY OF HALLANDALE BEACH, FL.
PREPARED FOR
H&M DEVELOPMENT

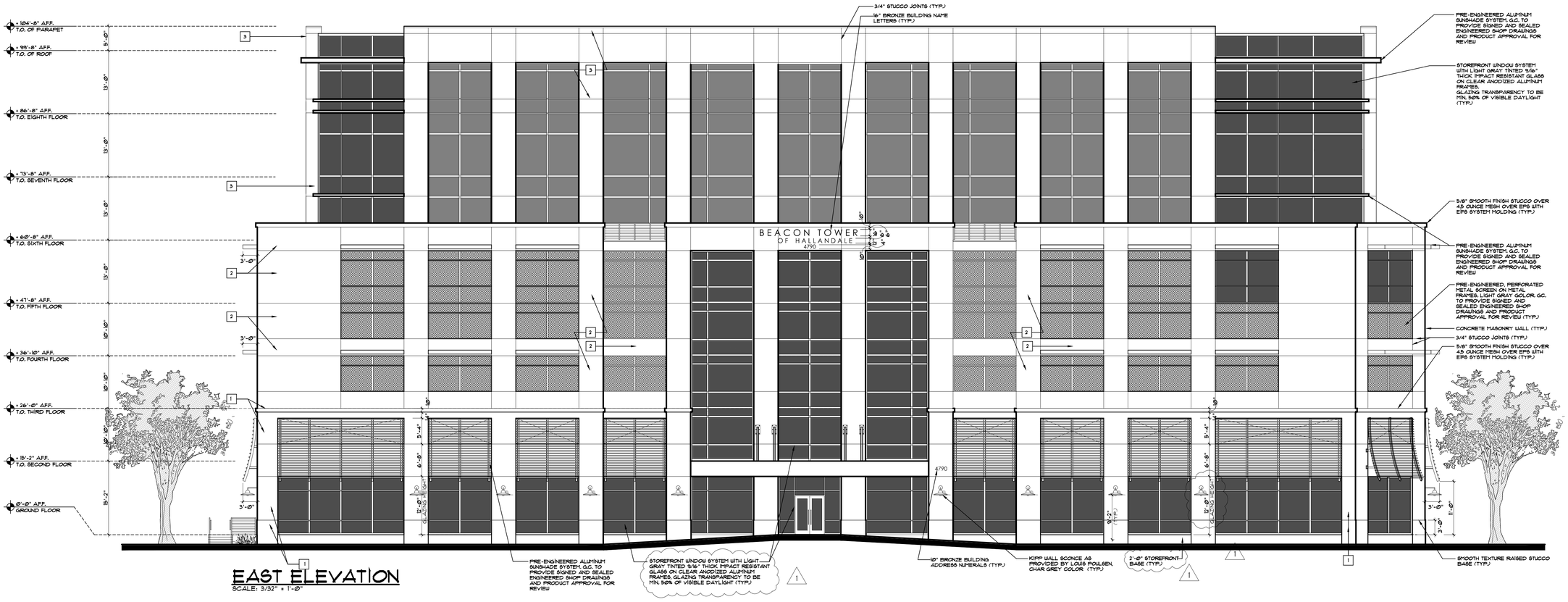
SHEET TITLE: ROOF PLAN

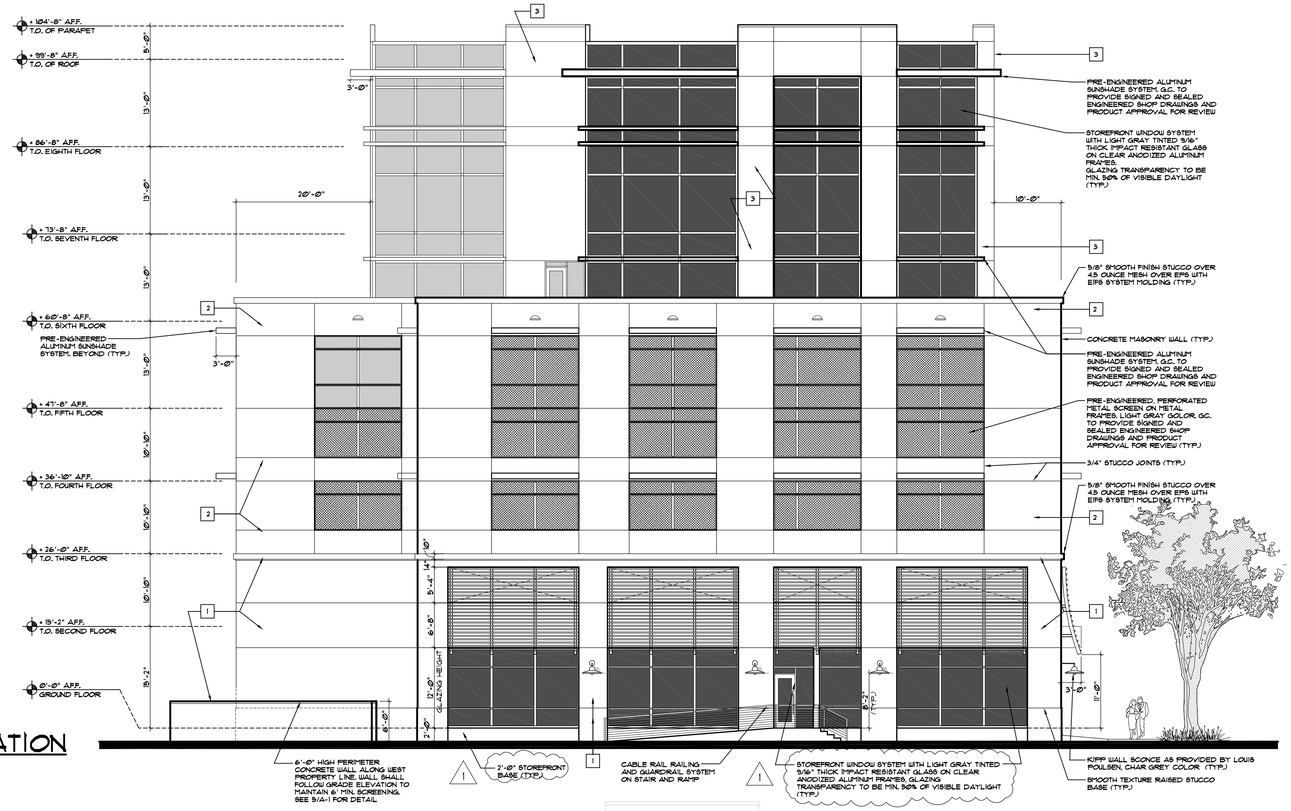
Sheet No. A-11

Project No. 16023

Date 11.10.2015

Sheet 11 of 15


+124'-8" A.F.F.
T.O. OF PARAPET
+99'-8" A.F.F.
T.O. OF ROOF
+86'-8" A.F.F.
T.O. EIGHTH FLOOR
+73'-8" A.F.F.
T.O. SEVENTH FLOOR
+60'-8" A.F.F.
T.O. SIXTH FLOOR
+47'-8" A.F.F.
T.O. FIFTH FLOOR
+36'-10" A.F.F.
T.O. FOURTH FLOOR
+26'-0" A.F.F.
T.O. THIRD FLOOR
+13'-2" A.F.F.
T.O. SECOND FLOOR
0'-0" A.F.F.
GROUND FLOOR
9'-0"
13'-0"
13'-0"
13'-0"
13'-0"
10'-10"
10'-10"
10'-10"
13'-2"
3'-0"
3'-0"
3'-0



SOUTH ELEVATION

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

NORTH ELEVATION

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

BUILDING PAINT LEGEND

1	SHERWIN WILLIAMS: MORNING FOG SW6255
2	SHERWIN WILLIAMS: OXFORD WHITE SW4026
3	SHERWIN WILLIAMS: SOMETHING BLUE SW6800

← SPACE RESERVED FOR REVIEWING AUTHORITY

Proj. Mgr. M.U.
Job. Capt. M.U.
Drawn by M.U.
File: FREDDY/HALLANDALE

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2. DRC COMMENTS 03-05-16

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BEACON HALLANDALE
OFFICE BUILDING
SE 4TH AVENUE AND SE 9TH STREET
IN
CITY OF HALLANDALE BEACH, FL.
PREPARED FOR
H&M DEVELOPMENT

SHEET TITLE
ELEVATIONS

Project No. 16023
Date 11.10.2015

Sheet No.
A-13

WEST ELEVATION

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

BUILDING PAINT LEGEND	
1	SHERWIN WILLIAMS: MORNING FOG SW6255
2	SHERWIN WILLIAMS: OXFORD WHITE SW4026
3	SHERWIN WILLIAMS: SOMETHING BLUE SW6800

* SPACE RESERVED FOR REVIEWING AUTHORITY

Proj. Mgr. M.U.
Job. Capt. M.U.
Drawn by M.U.
File: FRIEDRY/HALLANDALE

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architect no. AR-0009125

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SHEET TITLE ELEVATIONS

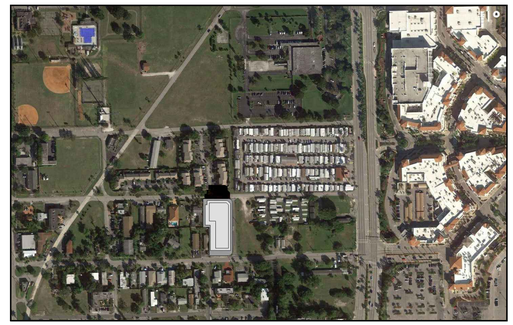
Project No. 16023

Date 11.10.2015

Sheet No. A-14

Sheet 14 of 15

MARCH 21 - 8:00 AM



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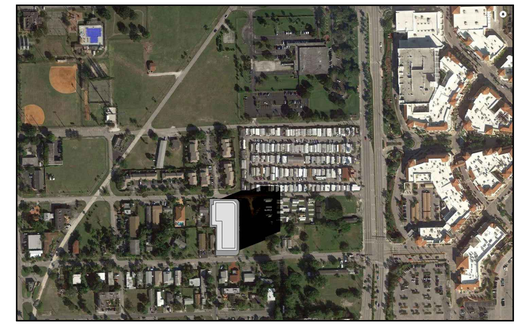

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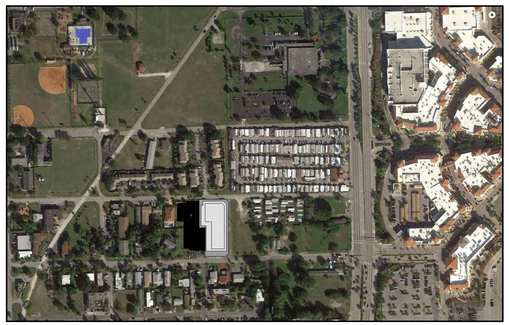

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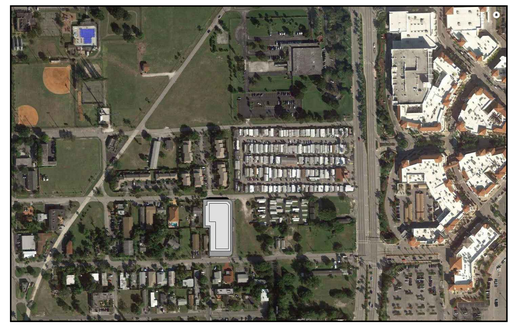

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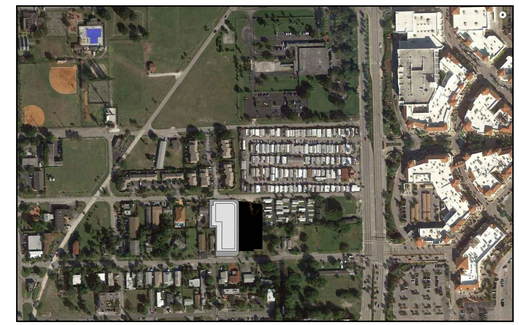

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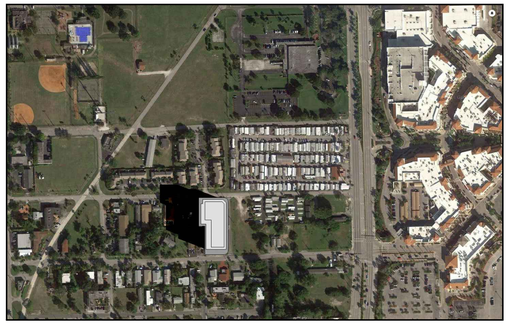

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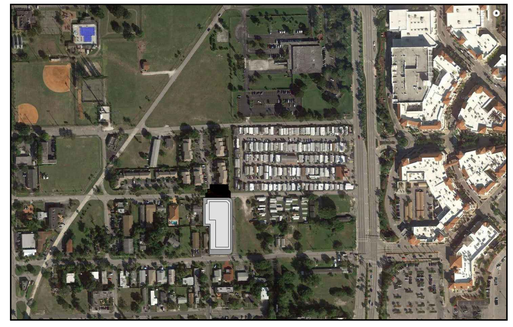

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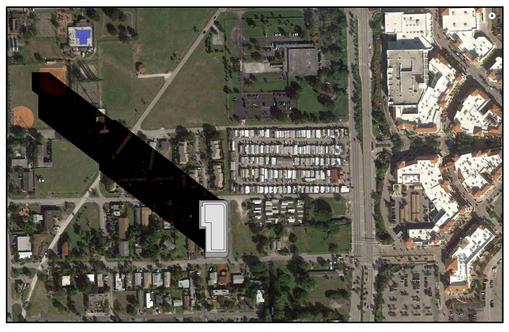

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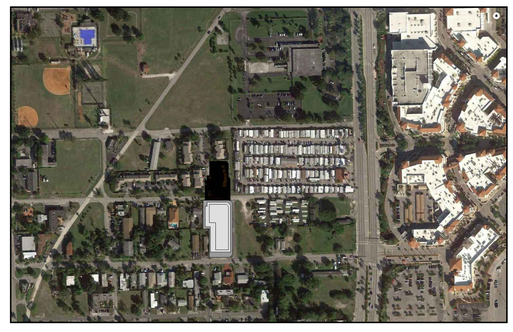

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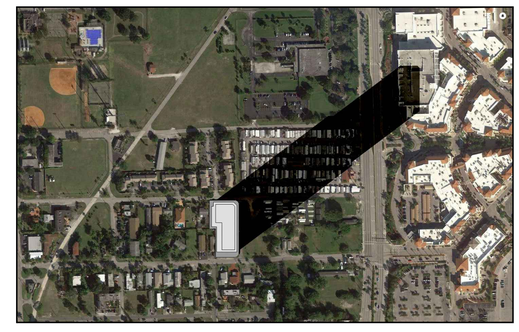

DECEMBER 21 - 4:00 PM

1 A-15 SHADOW STUDY DIAGRAM

SCALE: N.T.S.

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Job. Capt. M.U.

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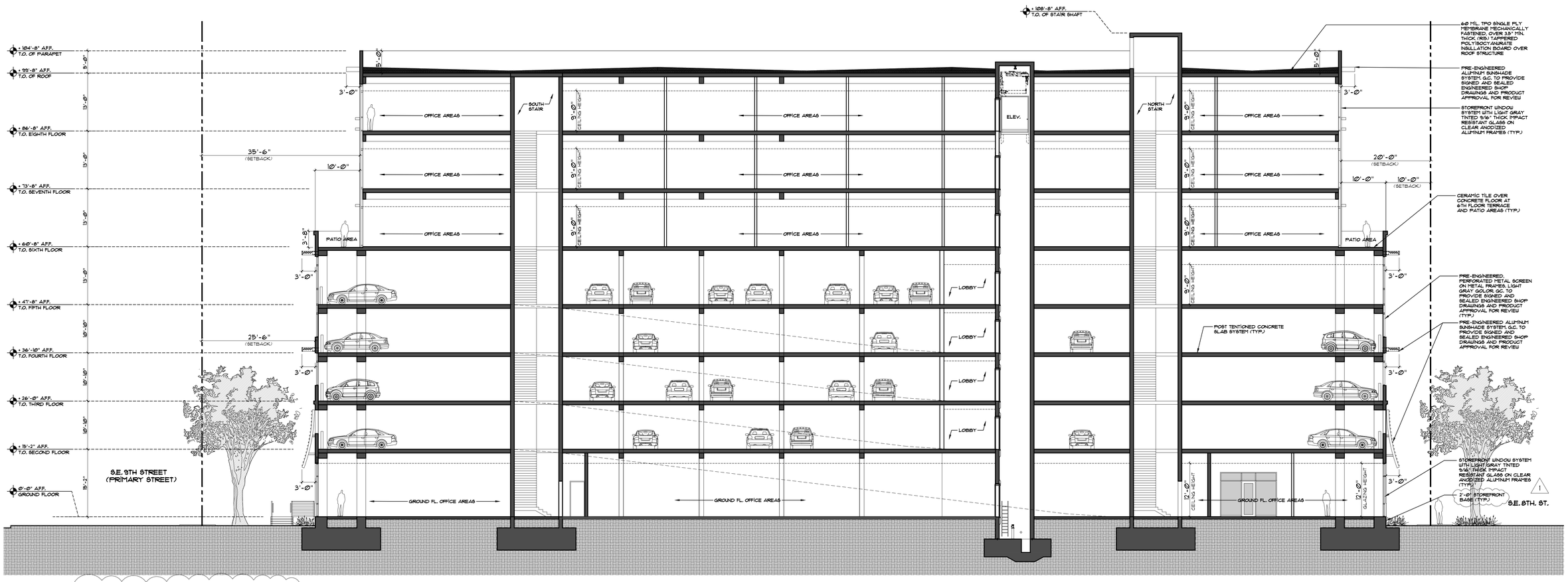
SHEET TITLE SHADOW STUDY DIAGRAM

Sheet No. A-15

Project No. 16023

Date 11.10.2015

Sheet 15 of 15



BUILDING SECTION A-A

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

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SE 4TH AVENUE AND SE 9TH STREET
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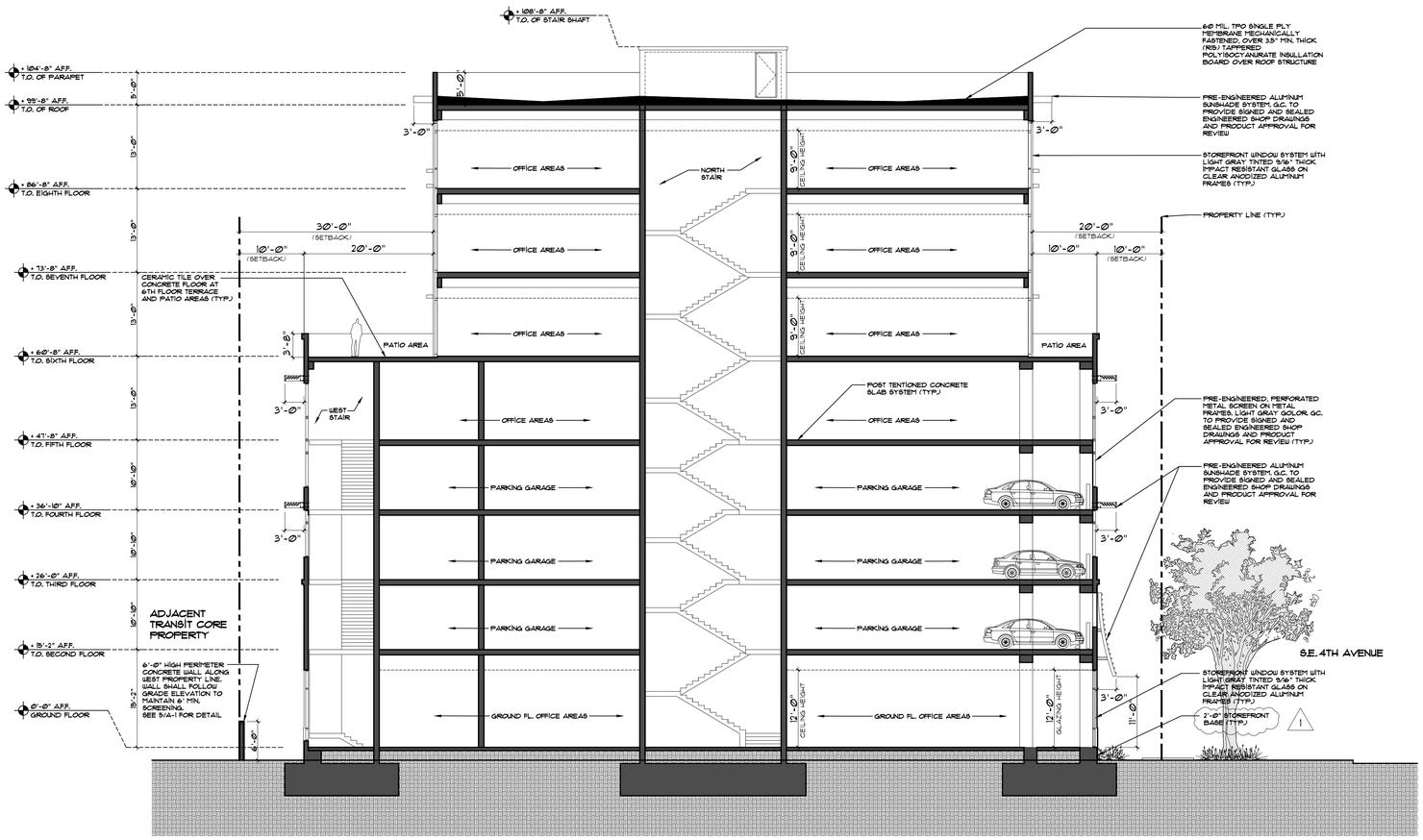
Sheet Title: SECTIONS

Date: 11.10.2015

Project No. 16023

Sheet No. A-16

Sheet 16 of 15



1 BUILDING SECTION B-B
SCALE: 3/32" = 1'-0"

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Job. Capt. M.U.
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corrales@corralesgroup.com
architect no. AR-0009125

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OFFICE BUILDING
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CITY OF HALLANDALE BEACH, FL.
PREPARED FOR
H&M DEVELOPMENT

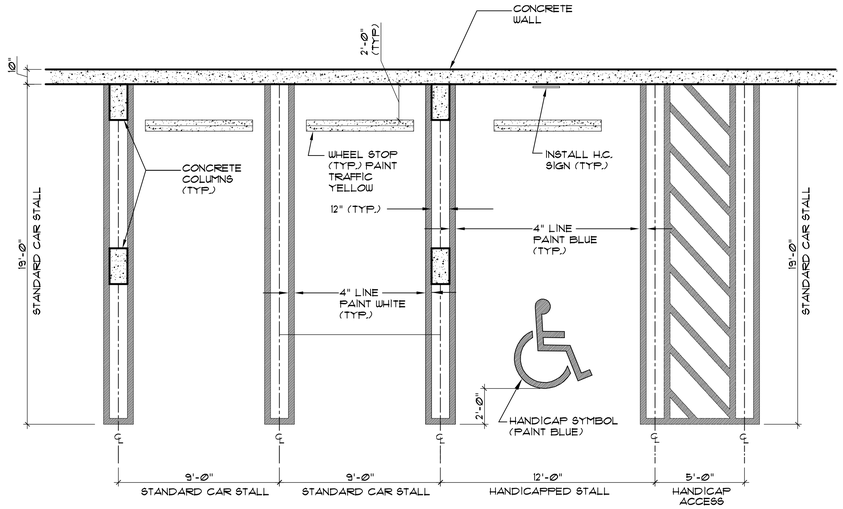
SHEET TITLE SECTIONS

Date 11.10.2015

Project No. 16023

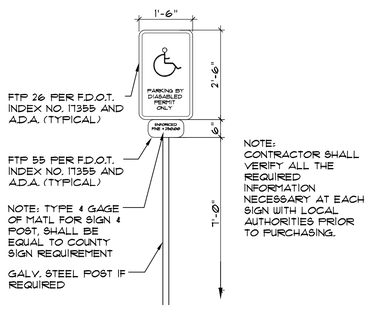
Sheet No. A-17

Sheet 17 of 15



1 A-2 PARKING STALL DETAILS

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



2 A-2 H.C. SIGN DETAIL

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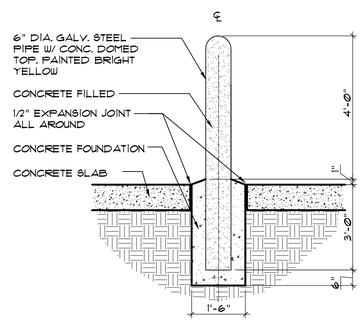

3 A-2 BOLLARD DETAIL

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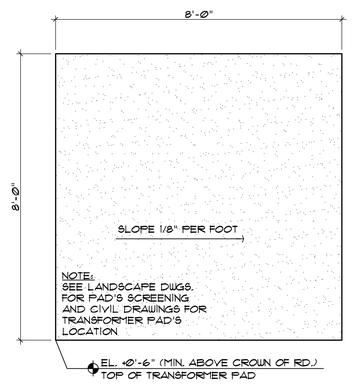

4 A-2 TRANSFORMER PAD

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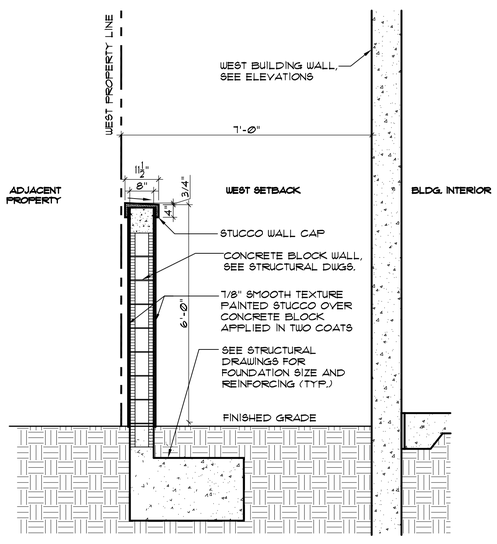

5 A-2 WALL DETAIL

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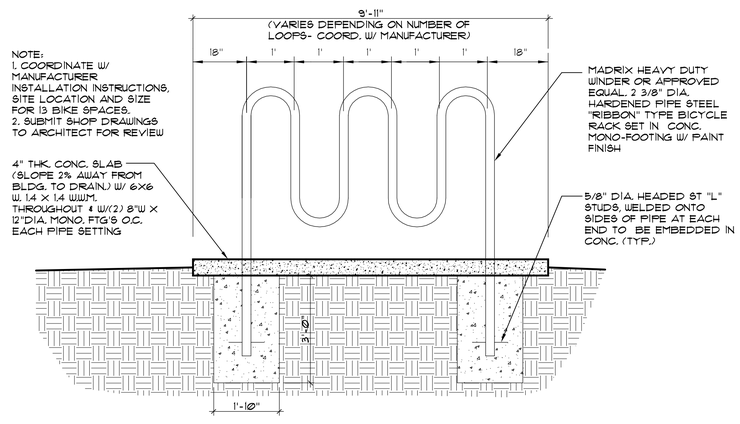
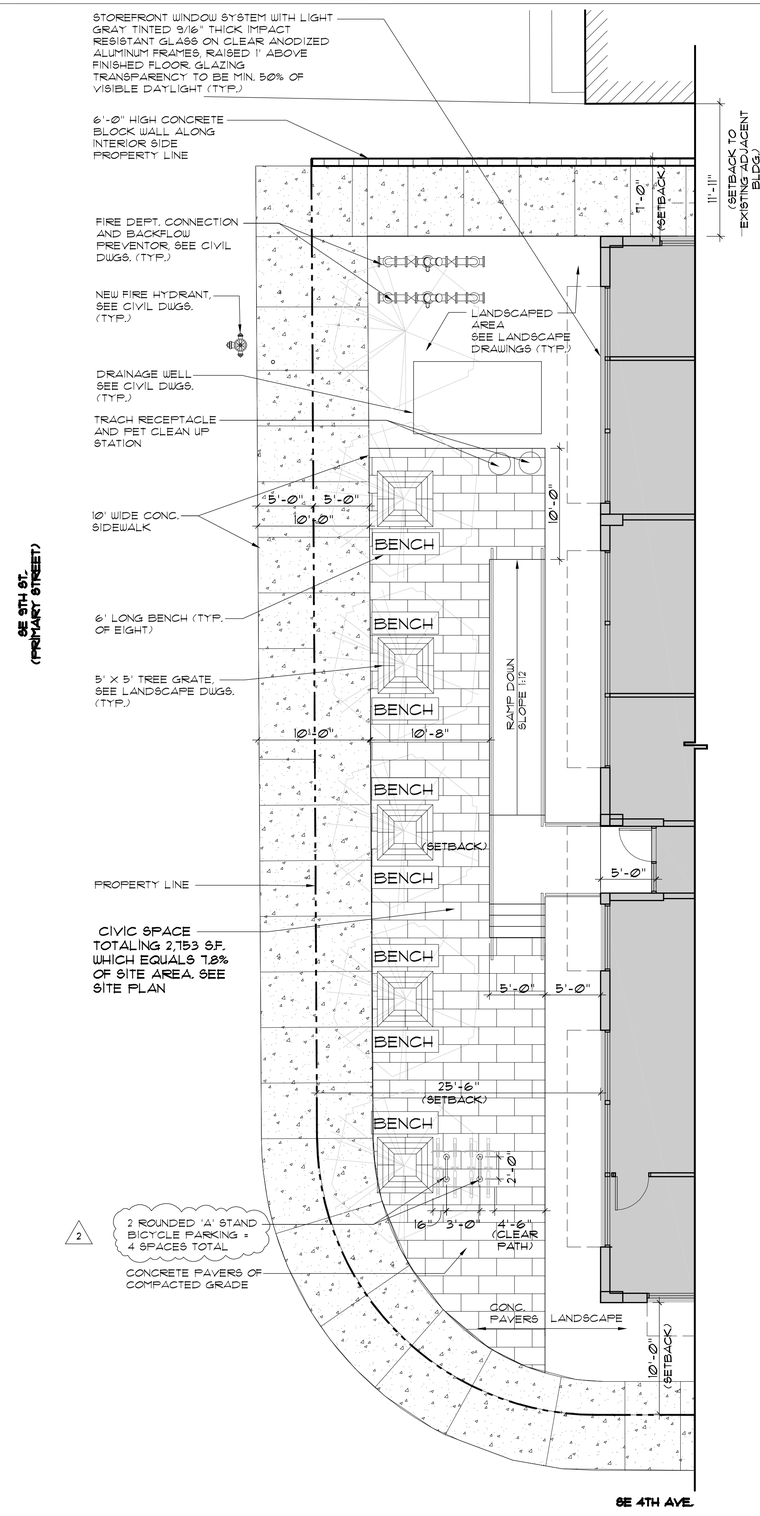


6 A-2 5 BIKE RACK DETAIL

SCALE: 1/2"=1'-0"



1 7 A-2 CIVIC SPACE AREA DETAIL

SCALE: N.T.S.

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PREPARED FOR
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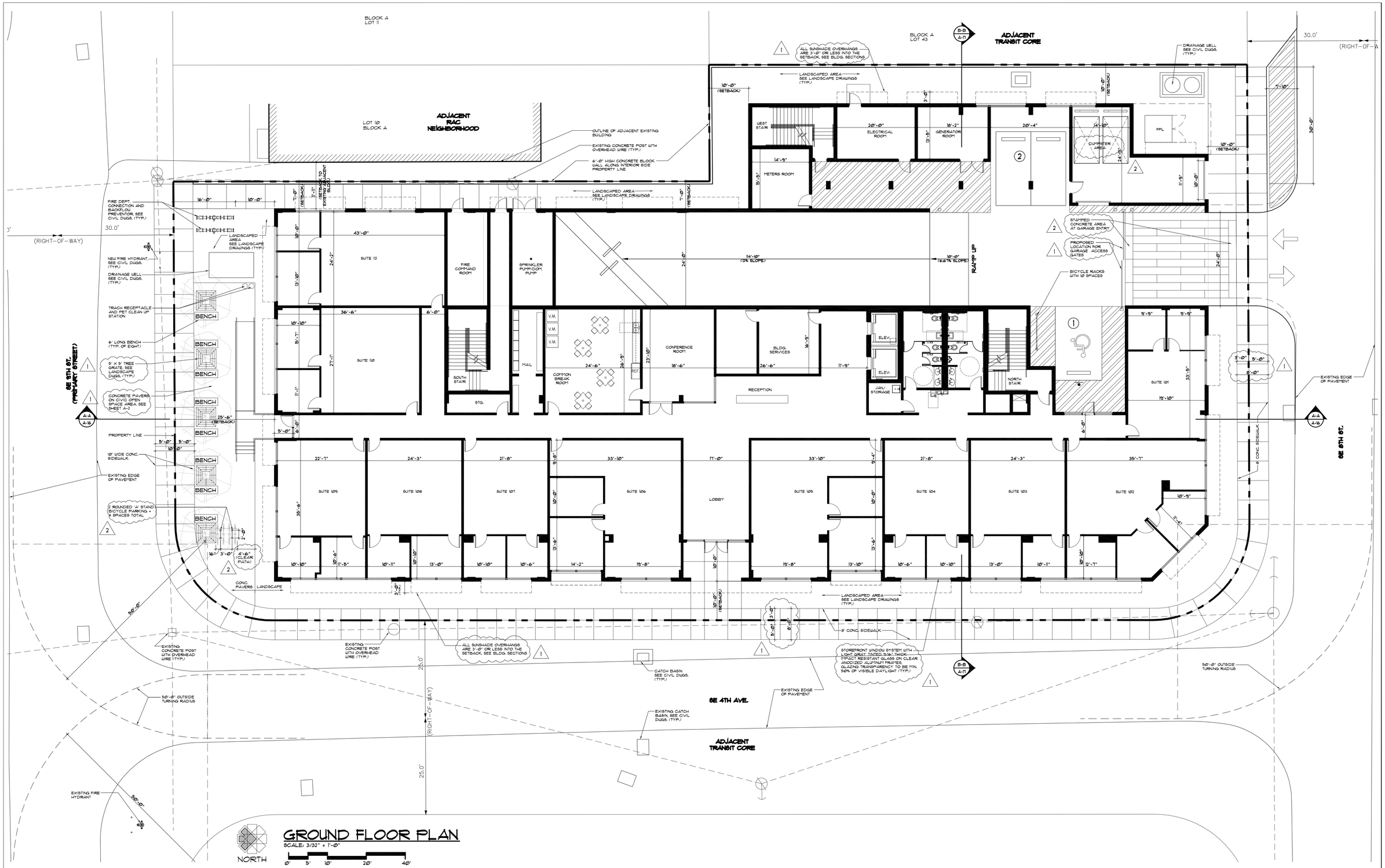
SHEET TITLE: SITE DETAILS

Date: 11.10.2015

Project No. 16023

Sheet No. A-2

Sheet 2 of 15



GROUND FLOOR PLAN

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

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Job. Capt.	M.U.
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PREPARED FOR
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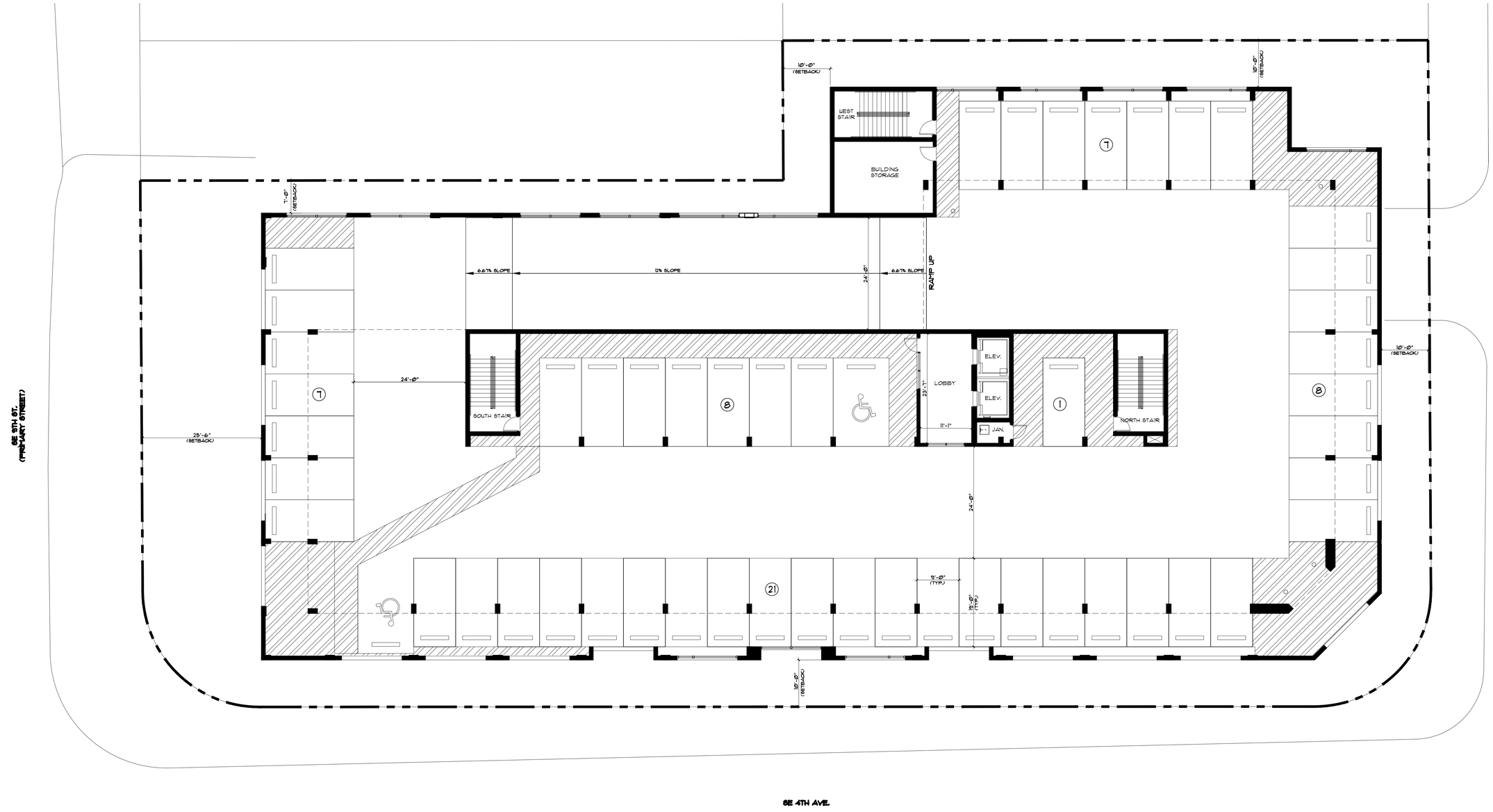
SHEET TITLE: GROUND FLOOR PLAN

Date: 11.10.2015

Project No. 16023

Sheet No. A-3

Sheet 3 of 15



NORTH

SECOND FLOOR PLAN

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

0' 5' 10' 20' 40'

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corporate no. AA-0002519
architect no. AR-0009129

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CITY OF HALLANDALE BEACH, FL.
PREPARED FOR
H&M DEVELOPMENT

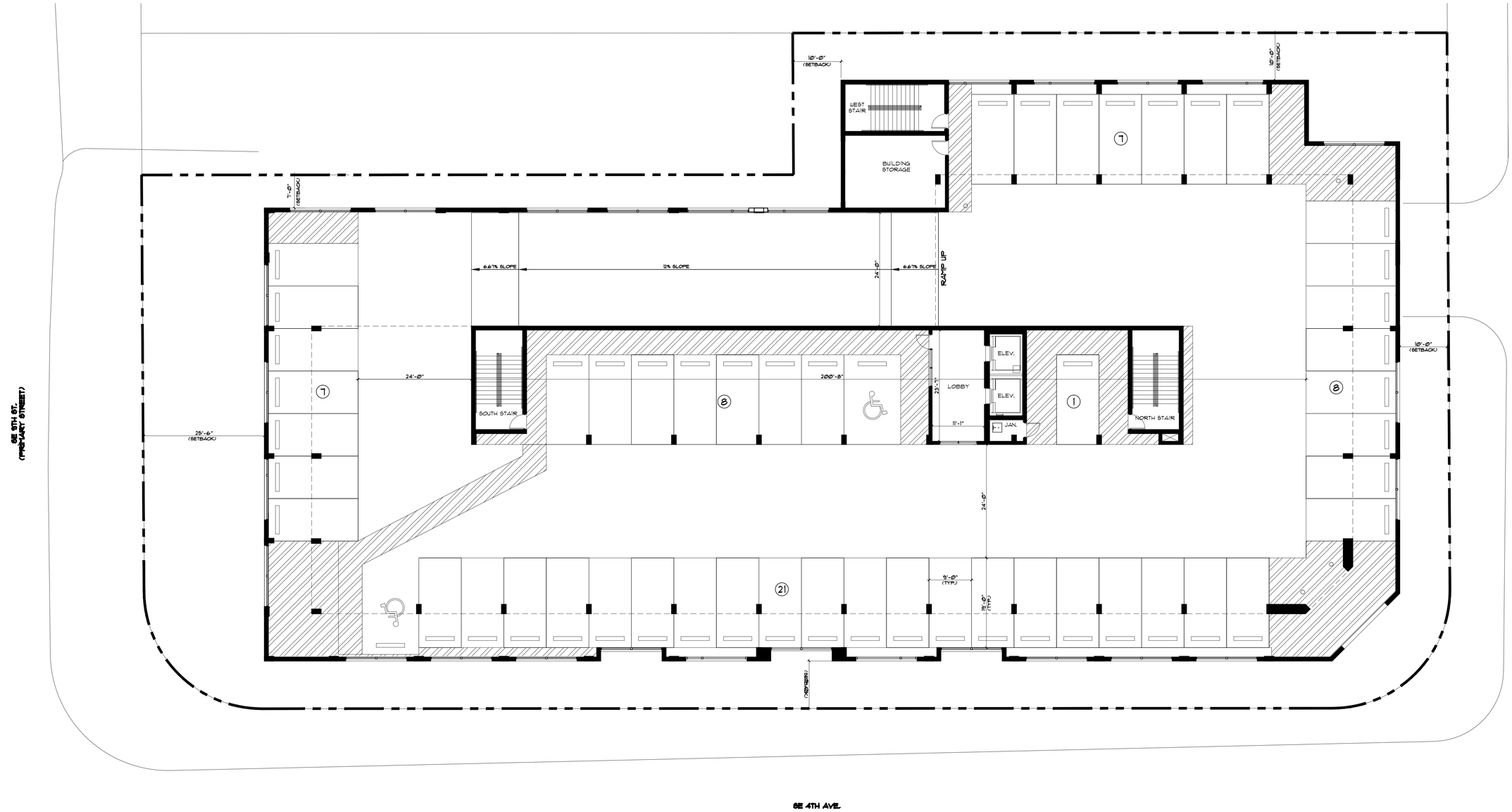
SHEET TITLE
SECOND FLOOR PLAN

Date 11.10.2015

Project No. 16023

Sheet No.
A-4

Sheet 4 of 15



THIRD FLOOR PLAN

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

NORTH

0' 5' 10' 20' 40'

Prop. Mgr.	M.U.
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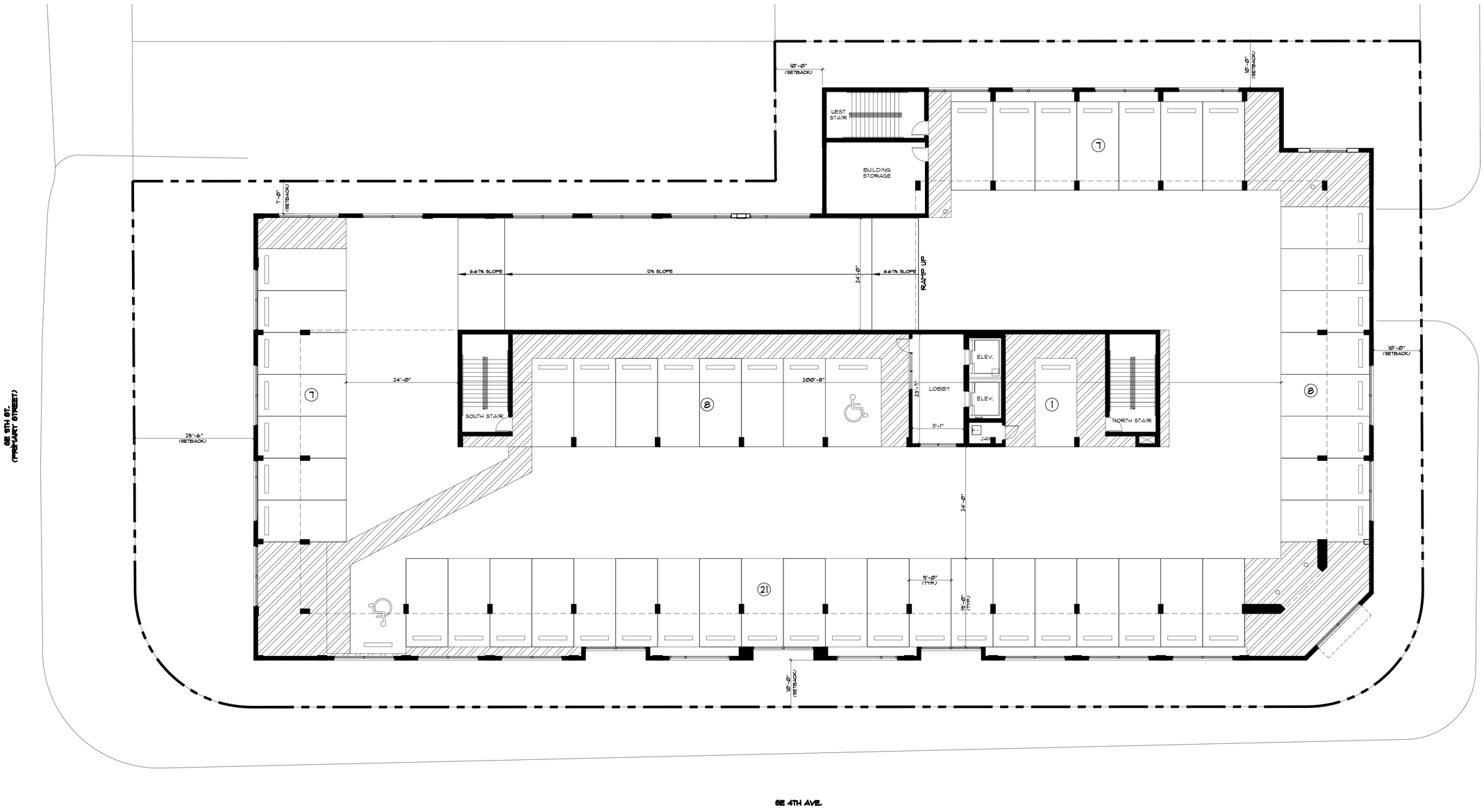
SHEET TITLE
THIRD FLOOR PLAN

Date 11.10.2015

Project No. 16023

Sheet No. A-5

Sheet 5 of 15



FOURTH FLOOR PLAN

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

NORTH

0' 5' 10' 20' 40'

Drawn by	M.U.
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Job. Capt.	M.U.
File:	FRIEDRY // HALLANDALE

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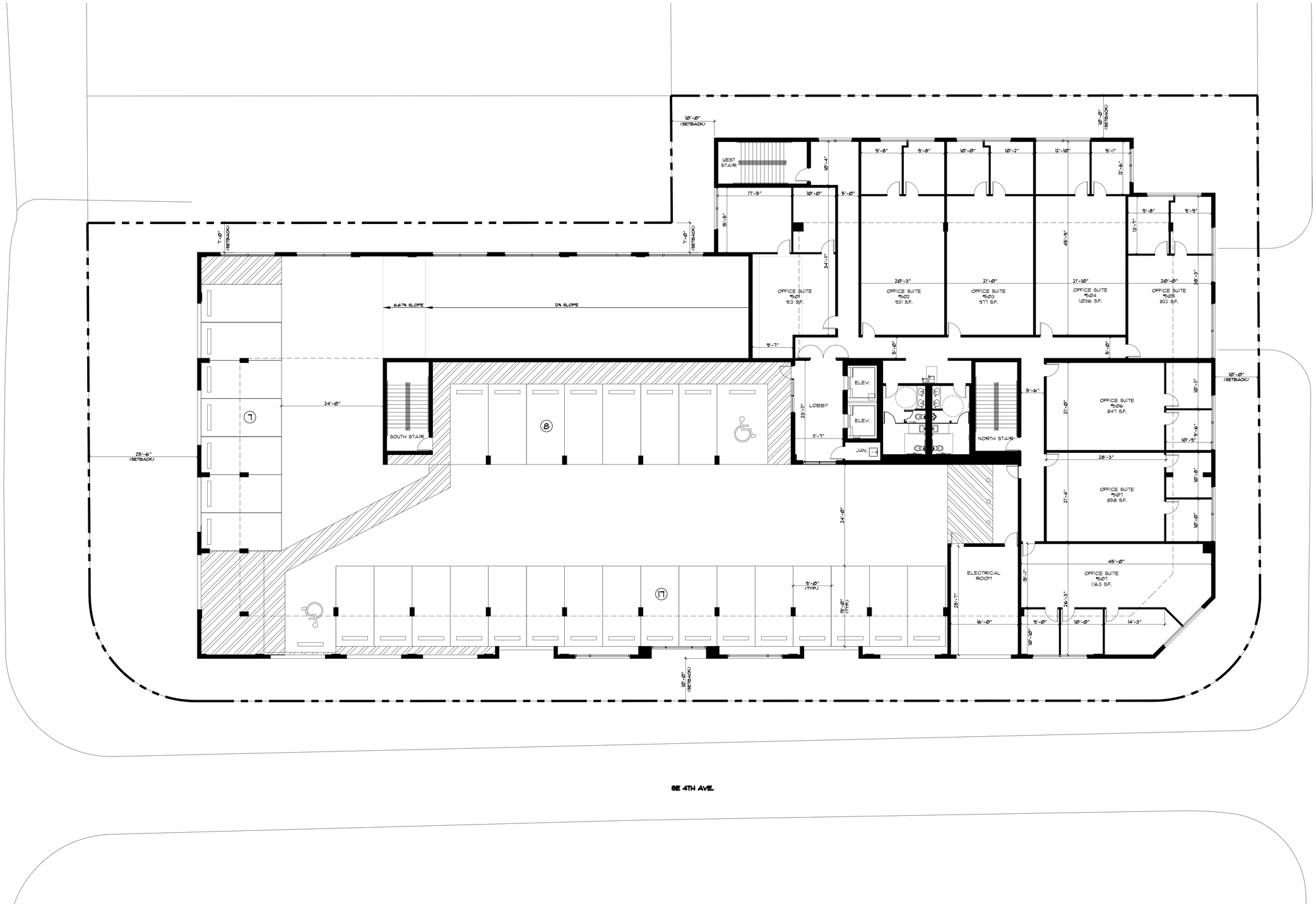
SHEET TITLE
FOURTH FLOOR PLAN

Date 11.10.2015

Project No. 16023

Sheet No. A-6

Sheet 6 of 15



FIFTH FLOOR PLAN

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

NORTH

0' 5' 10' 20' 40'

Proj. Mgr.	M.U.
Drawn by	M.U.
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Project BEACON HALLANDALE
OFFICE BUILDING
SE 4TH AVENUE AND SE 9TH STREET
IN
CITY OF HALLANDALE BEACH, FL.
PREPARED FOR
H&M DEVELOPMENT

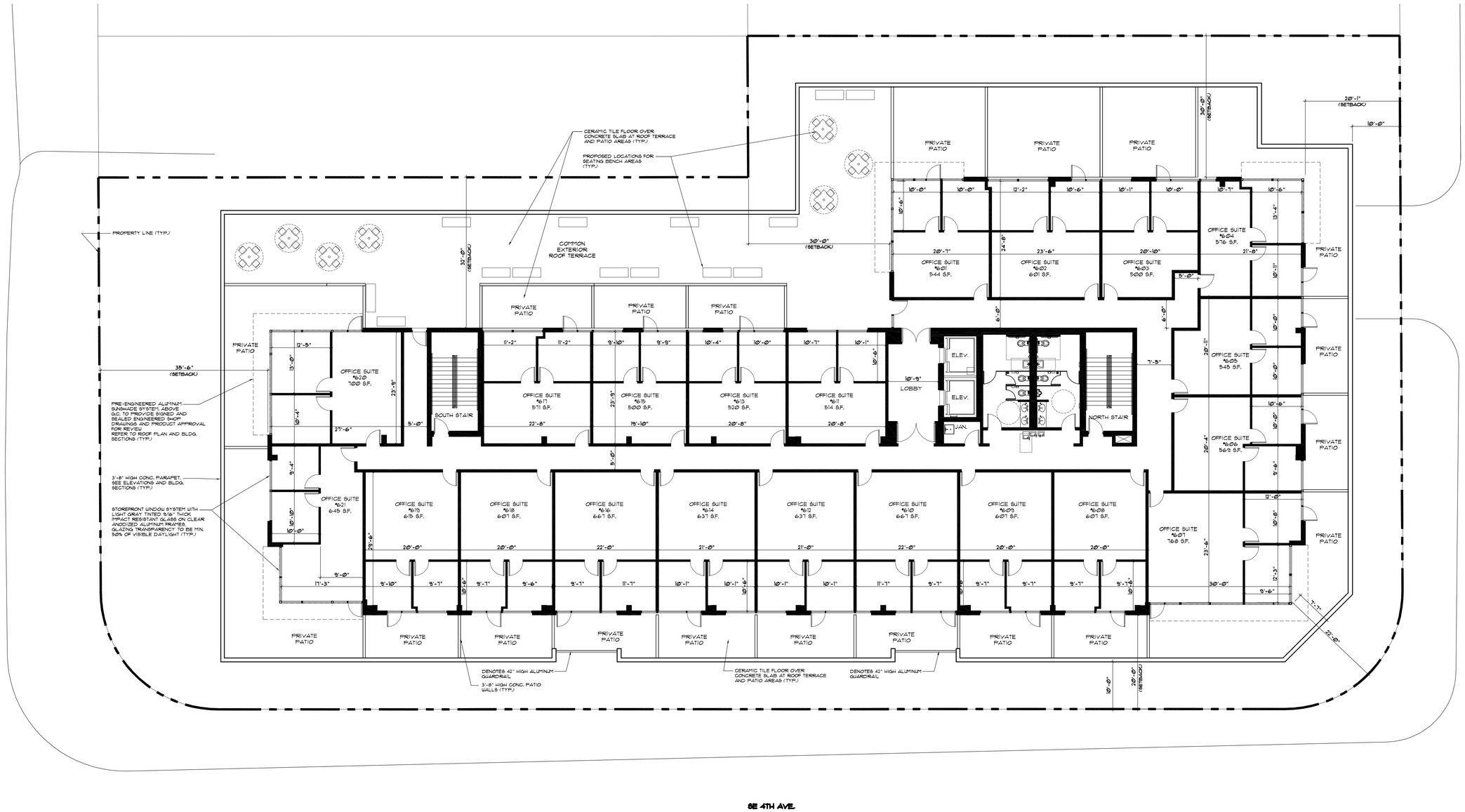
SHEET TITLE
FIFTH FLOOR PLAN

Project No. 16023

Date 11.10.2015

Sheet No. A-7

Sheet 7 of 15



SIXTH FLOOR PLAN

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

NORTH

0' 5' 10' 20' 40'

Proj. Mgr. M.U.
Drawn by M.U.
Job. Capt. M.U.
File: FREDDY/ HALLANDALE

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Project BEACON HALLANDALE
OFFICE BUILDING
SE 4TH AVENUE AND SE 9TH STREET
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PREPARED FOR
H&M DEVELOPMENT

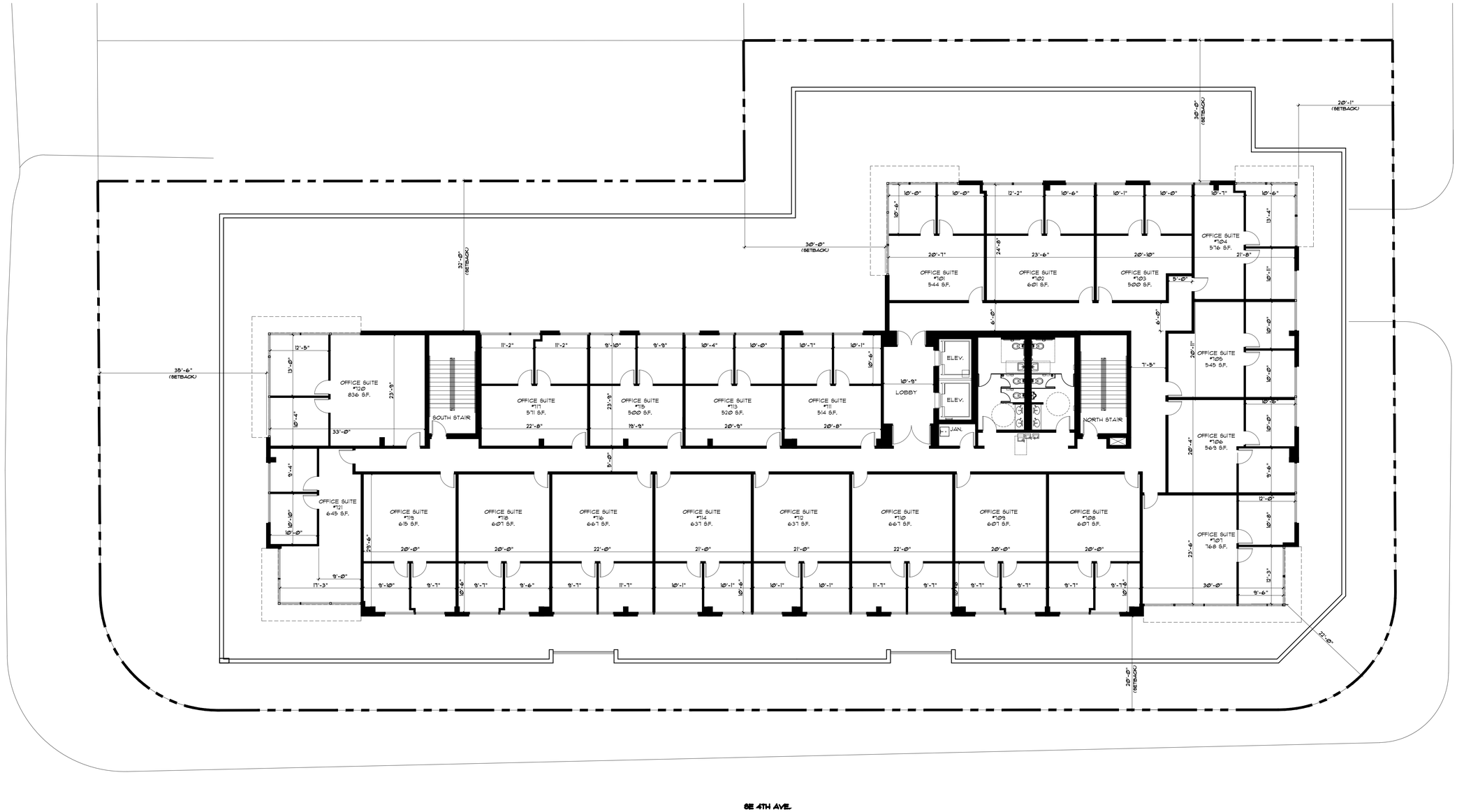
SHEET TITLE SIXTH FLOOR PLAN

Date 11.10.2015

Project No. 16023

Sheet No. A-8

Sheet 8 of 15



SEVENTH FLOOR PLAN

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

NORTH

0' 5' 10' 20' 40'

Proj. Mgr.	M.U.
Drawn by	M.U.
Job. Capt.	M.U.
File:	FRIEDRY / HALLANDALE

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SHEET TITLE
SEVENTH FLOOR PLAN

Date 11.10.2015

Project No. 16023

Sheet No. A-9

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