

*Proposed Mixed Use Office Development*

***PENINSULA TOWER***

*124 S. Federal highway Hallandale Beach Florida*

*March, 2016*

**BEHAR • FONT**

P A R T N E R S , P . A .  
ARCHITECTURE • PLANNING • INTERIORS

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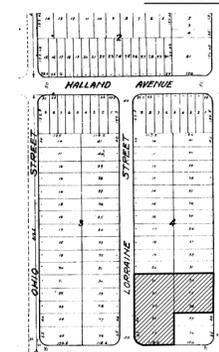
Tel: 678.765.2008



# ALTA/ACSM LAND TITLE SURVEY

## LOCATION SKETCH

NOT TO SCALE



### SURVEYOR'S NOTE

LEGAL DESCRIPTION PROVIDED BY CLIENT DOES NOT CLEARLY DEFINE REVERSE CURVE LOCATION IN LESS OUT PORTION IN RELATION TO LOTS 28, 29 AND 30, BLOCK 4 THEREFORE SAID CURVE CANNOT BE ACCURATELY PLOTTED

### SCHEDULE B-II NOTES

**SCHEDULE B-II NOTES**  
AFTER REVIEW OF SCHEDULE B-II, OF THE TITLE COMMITMENT ORDER NO.: 5190982 REVISION A ISSUED BY COMMONWEALTH LAND TITLE INSURANCE COMPANY, MAY 14, 2015 AT 8:00AM BE ADVISED AS FOLLOWS:

- ITEM #1. DEFECTS, LIENS, ENCUMBRANCES, ADVERSE CLAIMS OR OTHER MATTERS, IF ANY, CREATED, FIRST APPEARING IN THE PUBLIC RECORDS OR ATTACHING SUBSEQUENT TO THE EFFECTIVE DATE OF RECORD BUT PRIOR TO THE DATE THE PROPOSED INSURED ACQUIRES FOR VALUE OF RECORD THE ESTATE OR INTEREST OR MORTGAGE THEREON COVERED BY THIS COMMITMENT. **-NOT A SURVEY ISSUE.**
- ITEM #2. TAXES AND ASSESSMENTS FOR THE YEAR 2015 AND SUBSEQUENT YEARS, WHICH ARE NOT YET DUE AND PAYABLE. **-NOT A SURVEY ISSUE.**
- ITEM #3. STANDARD EXCEPTIONS:  
A. ANY ENCROACHMENT, ENCUMBRANCE, VIOLATION, VARIATION, OR ADVERSE CIRCUMSTANCES AFFECTING THE TITLE THAT WOULD BE DISCLOSED BY AN ACCURATE AND COMPLETE SURVEY OF THE LAND. **-IF ANY, REFLECTED HEREON.**  
B. RIGHTS OR CLAIMS OF PARTIES IN POSSESSION NOT SHOWN BY THE PUBLIC RECORDS. **-NOT A SURVEY ISSUE.**  
C. ANY LIEN, OR RIGHT TO A LIEN, FOR SERVICES LABOR, OR MATERIALS HERETOFORE OR HEREAFTER FURNISHED, IMPOSED BY LAW AND NOT SHOWN BY THE PUBLIC RECORDS. **-NOT A SURVEY ISSUE.**  
D. TAXES OR ASSESSMENTS WHICH ARE NOT SHOWN AS EXISTING LIENS IN THE PUBLIC RECORDS. **-NOT A SURVEY ISSUE.**
- ITEM #4. ANY CLAIM THAT ANY PORTION OF THE INSURED LAND IS SOVEREIGN LANDS OF THE STATE OF FLORIDA, INCLUDING SUBMERGED, FILLED OR ARTIFICIALLY EXPOSED LANDS ACCRETED TO SUCH LAND. **-NOT A SURVEY ISSUE.**
- ITEM #5. ANY LIEN PROVIDED BY COUNTY ORDINANCE OR BY CHAPTER 159, FLORIDA STATUTES, IN FAVOR OF ANY CITY, TOWN, VILLAGE OR PORT AUTHORITY FOR UNPAID SERVICES CHARGES FOR SERVICE BY ANY WATER, SEWER OR GAS SYSTEM SUPPLYING THE INSURED LAND. **-NOT A SURVEY ISSUE.**
- ITEM #6. TELEPHONE ROYALTY VENDOR AGREEMENT EXECUTED BY 2001 TELECOMMUNICATIONS, INC. AND DORIAS PIER 5 INC. RECORDED IN OFFICIAL RECORDS BOOK 26332, PAGE 534. **-NOT A SURVEY ISSUE.**
- ITEM #7. UNRECORDED LEASE BY AND BETWEEN FRANK PERRONE AND ANGELA PERRONE, INDIVIDUALLY AND AS CO-TRUSTEES OF THE FRANK PERRONE AND ANGELA PERRONE REVOCABLE LIVING TRUST AGREEMENT (THE LESSOR) AND AQUOLINA HALLANDALE, LLC, A FLORIDA LIMITED LIABILITY COMPANY (THE LESSEE) AS EVIDENCED BY MEMORANDUM OF LEASE AND NOTICE PURSUANT TO SECTION 713.10 OF THE FLORIDA STATUTES RECORDED IN OFFICIAL RECORDS BOOK 46607, PAGE 246. **-NOT A SURVEY ISSUE.**
- ITEM #8. EASEMENT IN FAVOR OF THE STATE OF FLORIDA RECORDED IN DEED BOOK 217, PAGE 52, (AS TO PORTIONS OF LOT 28 AND LOT 29). **-NOT A SURVEY ISSUE.**
- DOCUMENT IS NOT READABLE-THEREFORE NOT REVIEWED.**

### ENCROACHMENT - VIOLATIONS STATEMENTS

IF ANY REFLECTED EHEREON

### PROPERTY ADDRESS:

123 S.E. 5th AVENUE, 133 S.E. 5th AVENUE, 505 S.E. 2nd STREET, 124 SOUTH FEDERAL HIGHWAY, HALLANDALE, FLORIDA 33024

### LOT SQUARE FOOTAGE:

37,962 SQUARE FEET +/- 0.87 ACRES +/-

### PARKING SPACES:

49 TOTAL REGULAR PARKING SPACES  
2 TOTAL HANDICAP PARKING SPACES

### VEHICULAR ACCESS TO SUBJECT PROPERTY:

SE 5th AVENUE, S.E. 2nd STREET & SOUTH FEDERAL HIGHWAY

### FLOOD INFORMATION:

FLOOD ZONE: AE / X  
MAP & PANEL= 12011C0732  
COMMUNITY No.: 125110  
SUFFIX: H  
DATE OF FIRM: 08-18-2014  
BASE ELEV.= +6.00 NAVD 1988

B.M. # 3342 ELEV. = 8.522 = 7.012 (NAVD 1988) (BROWARD COUNTY)

### SURVEY CERTIFICATION

TO 18590 DEVELOPMENT LLC.  
COMMONWEALTH LAND TITLE INSURANCE COMPANY,  
BENNETT G. FELDMAN ATTORNEY AT LAW AND  
ISRAEL DISCOUNT BANK OF NEW YORK, ITS  
SUCCESSORS AND/OR ASSIGNS AS THEIR INTEREST MAY  
APPEAR.  
THE FIELD WORK WAS COMPLETED ON JUNE 09, 2015.

DATE OF PLAT OR MAP: 06-09-2015

FRANCISCO F. FAJARDO #4767  
PROFESSIONAL SURVEYOR AND MAPPER  
SURVEY PERFORMED BY: LANNES AND GARCIA, INC

### LEGAL DESCRIPTION:

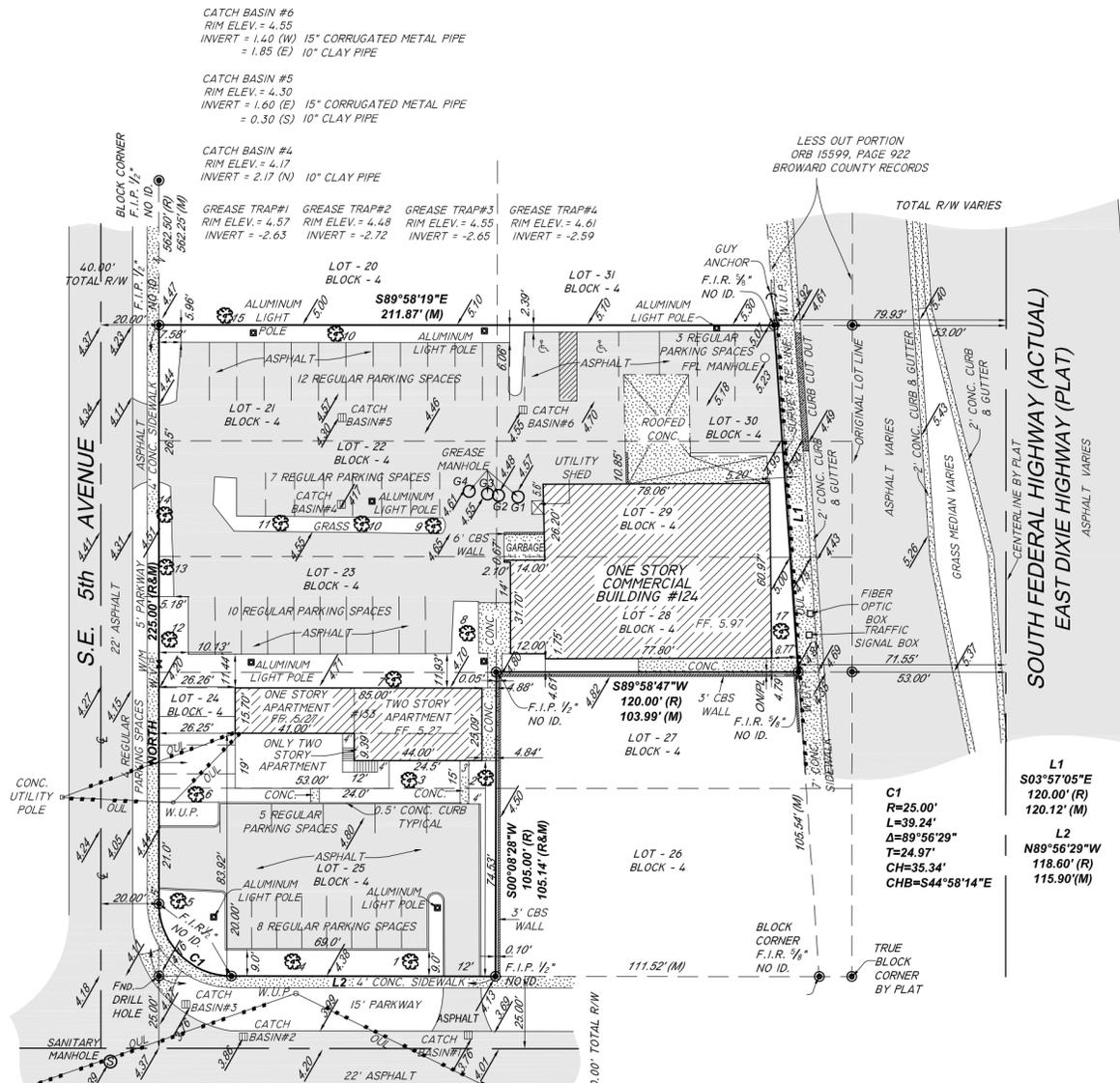
PARCEL 1:  
LOTS 21, 22, 23, 25, 28, 29, AND 30, BLOCK 4, HOLLYWOOD ENTRADA AMENDED, ACCORDING TO THE PLAT THEREOF, RECORDED IN PLAT BOOK 10, PAGE 2, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA.

LESS AND EXCEPT THE RIGHT-OF-WAY FOR STATE ROAD 5 IN ACCORDANCE WITH ORDER OF TAKING RECORDED IN OFFICIAL RECORDS BOOK 15599, PAGE 922, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA.

THAT PART OF LOTS 28, 29 AND 30, INCLUSIVE, IN BLOCK 4, OF THE AMENDED PLAT BLOCKS 3 AND 4, HOLLYWOOD PARK, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 10, PAGE 2, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA, SAID PART BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE SOUTHWEST CORNER OF THE NW 1/4 IN SECTION 27, TOWNSHIP 51 SOUTH, RANGE 42 EAST; THENCE NORTH 87°07'28" EAST A DISTANCE OF 2655.87 FEET TO THE SOUTHWEST CORNER OF THE NW 1/4 OF SAID SECTION 27 AND THE BASELINE OF SURVEY FOR STATE ROAD 5; THENCE NORTH 02°52'00" WEST ALONG THE EAST LINE OF SAID NW 1/4 OF SECTION 27, A DISTANCE OF 657.58 FEET; THENCE SOUTH 37°08'00" WEST A DISTANCE OF 43.49 FEET TO THE WESTERLY EXISTING RIGHT OF WAY LINE FOR OLD FEDERAL HIGHWAY AND THE POINT OF BEGINNING; THENCE SOUTH 86°58'14" WEST A DISTANCE OF 5.69 FEET TO THE BEGINNING OF A CURVE CONCAVE SOUTHWESTERLY HAVING A CHORD BEARING OF NORTH 07°09'31" WEST; THENCE NORTHWESTERLY ALONG SAID CURVE HAVING A RADIUS OF 5029.74 FEET THROUGH AN ANGLE OF 00°26'43", AN ARC DISTANCE OF 39.08 FEET TO A POINT OF REVERSE CURVE HAVING A RADIUS OF 5123.74 FEET, THROUGH AN ANGLE OF 00°54'30", AN ARC DISTANCE OF 81.22 FEET TO THE END OF SAID CURVE; THENCE NORTH 86°58'26" EAST A DISTANCE OF 23.92 FEET TO THE WESTERLY EXISTING RIGHT OF WAY LINE FOR STATE ROAD 5; AND THE BEGINNING OF A CURVE CONCAVE WESTERLY; THENCE SOUTHERLY ALONG SAID CURVE HAVING A CHORD BEARING OF SOUTH 01°41'17" WEST; HAVING A RADIUS OF 1399.39 FEET; THROUGH AN ANGLE OF 04°55'51", AN ARC DISTANCE OF 120.43 FEET TO THE END OF SAID CURVE AND THE POINT OF BEGINNING.

PARCEL 2:  
LOT 24, BLOCK 4, OF HOLLYWOOD ENTRADA AMENDED, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 10, PAGE 2, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA.



CATCH BASIN #6  
RIM ELEV. = 4.55  
INVERT = 1.40 (W) 15" CORRUGATED METAL PIPE  
= 1.85 (E) 10" CLAY PIPE

CATCH BASIN #5  
RIM ELEV. = 4.30  
INVERT = 1.60 (E) 15" CORRUGATED METAL PIPE  
= 0.30 (S) 10" CLAY PIPE

CATCH BASIN #4  
RIM ELEV. = 4.17  
INVERT = 2.17 (N) 10" CLAY PIPE

GREASE TRAP#1  
RIM ELEV. = 4.57  
INVERT = -2.63

GREASE TRAP#2  
RIM ELEV. = 4.48  
INVERT = -2.72

GREASE TRAP#3  
RIM ELEV. = 4.55  
INVERT = -2.65

GREASE TRAP#4  
RIM ELEV. = 4.61  
INVERT = -2.59

CATCH BASIN #3  
CATCH BASIN HAS A ROUND BAFFLE TO THE EAST THAT IS APPROXIMATELY 2' TO THE EAST OF CATCH BASIN RIM UNDERGROUND CAN'T SHOOT ELEVATION OR DETERMINE PIPE INFORMATION

SANITARY MANHOLE  
LOT 25  
RIM ELEV. = 4.39  
INVERT = -2.76 (N) 10" CLAY PIPE  
= -2.81 (E) 10" CLAY PIPE

CATCH BASIN #2  
RIM ELEV. = 3.86  
INVERT = -2.20 TOP OF BAFFLE  
INVERT = -1.56 (E)

CATCH BASIN #1  
RIM ELEV. = 3.76  
INVERT = -1.66 (W)

#### TREE LEGEND

TREE #	BASE	HEIGHT	CANOPY	TYPE
1	3	50	50	OAK
2	1	25	30	LOQUAT
3	1.5	25	25	COCONUT PALM
4	3	50	50	OAK
5	2.5	50	50	OAK
6	2	40	50	OAK
7	1	15	15	MEXICAN FAN PALM
8	1.5	30	40	OAK
9	1.5	20	30	OAK
10	1	20	30	OAK
11	1	20	25	OAK
12	2.5	25	40	OAK
13	1	20	30	OAK
14	1	20	20	OAK
15	1	20	15	HARDWOOD
16	2	20	25	HARDWOOD
17	1	15	10	CHRISTMAN PALM

12/12/2015: ELEVATIONS / TREE INFORMATION / UTILITY INFORMATION ADDED.  
ALTA / ACSM LAND TITLE SURVEY WAS NOT UPDATED

LEGEND	F.H.	P.C.C.	TYP.
AIR CONDITIONER	FIRE HYDRANT	POINT OF COMPOUND CURVATURE	TYPICAL
AVE. AVENUE	IRRIGATION CONTROL VALVE	PERMANENT CONTROL POINT	UTILITY EASEMENT
BLVD. BOULEVARD	W.P. WATER METER	PROFESSIONAL LAND SURVEYOR	WATER METER
BM. BENCH MARK	F.P. FLORIDA POWER & LIGHT	PROFESSIONAL SURVEYOR AND MAPPER	W.V. WATER VALVE
CATV. CABLE TELEVISION BOX	F.I.P. FOUND IRON PIPE	RECORDED ENCUMBRANCES NOT SHOWN ON THE PROPERTY PLAT OF RECORD.	W.U.P. WOOD UTILITY POLE
C.B. CATCH BASIN	F.I.R. FOUND IRON ROD	P.O.B. POINT OF BEGINNING	CONCRETE
CBS. CONCRETE BLOCK STRUCTURE	FND. FOUND	P.O.C. POINT OF COMMENCEMENT	OVERHEAD UTILITY LINES
CHB. CHORD BEARING	L. ARC LENGTH	P.R.C. POINT OF REVERSE CURVATURE	WIRE FENCE
CH. CHORD DISTANCE	LS. LEGAL	P.R.M. PERMANENT REFERENCE MONUMENT	WOOD FENCE
COR. CORNER	LP. LIGHT POLE	P.T. POINT OF TANGENCY	PROPERTY CORNER
CT. COURT	LB. LICENSED BUSINESS	R. RADIUS	WATER FLOW
C. CENTERLINE	LS. LAND SURVEYOR	R.B. RECORD	PROPOSED GRADE ELEVATION
CL. CLEAR	(M) MEASURED	R.E. RIM ELEVATION	WATER VALVE
CONC. CONCRETE	NGVD NATIONAL GEODETIC VERTICAL DATUM	R.W. RIGHT-OF-WAY	SIGN
NO. NUMBER	NO. IDENTIFIABLE	SAN. SANITARY	DRAINAGE MANHOLE
E.B. ELECTRIC BOX	NTS. NOT TO SCALE	S.I.P. SET IRON PIPE	SANITARY MANHOLE
ELEV. ELEVATION	O.R.B. OFFICIAL RECORD BOOK	S.I.R. SET IRON ROD	FIRE HYDRANT
ENCR. ENCROACHMENT	ONPL. ON PROPERTY LINE	ST. STREET	LIGHTING FIXTURE
E.R.P. ELEVATION REFERENCE POINT	O.U.L. OVERHEAD UTILITY LINES	T. TANGENT	FIRE DEPARTMENT CONNECTION
F.F. FINISH FLOOR	P.C. POINT OF CURVATURE	T.B. TEMPORARY BENCH MARK	
		TEL. TELEPHONE	

### SURVEYOR'S NOTES:

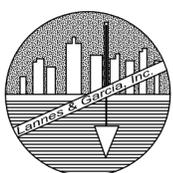
- NOT VALID UNLESS SIGNATURE IS EMBOSSED WITH THE REGISTERED LAND SURVEYOR'S SEAL. 2) LEGAL DESCRIPTION PROVIDED BY OTHERS.
- PROPERTIES SHOWN HEREON WERE NOT ABSTRACTED FOR EASEMENTS OR OTHER RECORDED ENCUMBRANCES NOT SHOWN ON THE PROPERTY PLAT OF RECORD.
- MEASUREMENTS TO WOOD FENCES ARE TO OUTSIDE OF WOOD.
- UNDERGROUND UTILITIES, FOUNDATIONS, OR OTHER IMPROVEMENTS, IF ANY, WERE NOT LOCATED. 6) ELEVATIONS, IF SHOWN ARE BASED ON NORTH AMERICAN VERTICAL DATUM 1988. 7) FENCE OWNERSHIP NOT DETERMINED UNLESS OTHERWISE NOTED.
- MEASUREMENTS TO WIRE FENCES ARE TO CENTER OF WIRE.
- WALL MEASUREMENTS ARE TO/FROM FACE OF WALL.
- DRAWING DISTANCE BETWEEN WALLS AND/OR FENCES AND PROPERTY LINES MAY BE EXAGGERATED FOR CLARITY. 11) FLOOD ZONE INFORMATION WAS DERIVED FROM FEDERAL EMERGENCY MANAGEMENT AGENCY FLOOD INFORMATION RATE MAPS
- BEARINGS IF ANY SHOWN ARE BASED ON ASSUMED PLAT MERIDIAN AT: EAST RIGHT OF WAY OF S.E. 5th AVENUE = NORTH

### ALTA/ACSM LAND TITLE SURVEY

I HEREBY CERTIFY THAT THIS SURVEY CONFORMS TO THE MINIMUM TECHNICAL STANDARDS OF LAND SURVEYING IN THE STATE OF FLORIDA, AS OUTLINED IN RULES 6J-17, (FLORIDA ADMINISTRATIVE CODE), AS ADOPTED BY THE DEPARTMENT OF AGRICULTURE AND CONSUMER SERVICES. BOARD OF PROFESSIONAL SURVEYORS AND MAPPERS IN SEPTEMBER, 1981, AS AMENDED, PURSUANT TO CHAPTER 472.027 OF THE FLORIDA STATUTES, AND IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF.

FRANCISCO F. FAJARDO  
FLORIDA PROFESSIONAL SURVEYOR AND MAPPER  
REGISTRATION NO. 4767.

NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER.



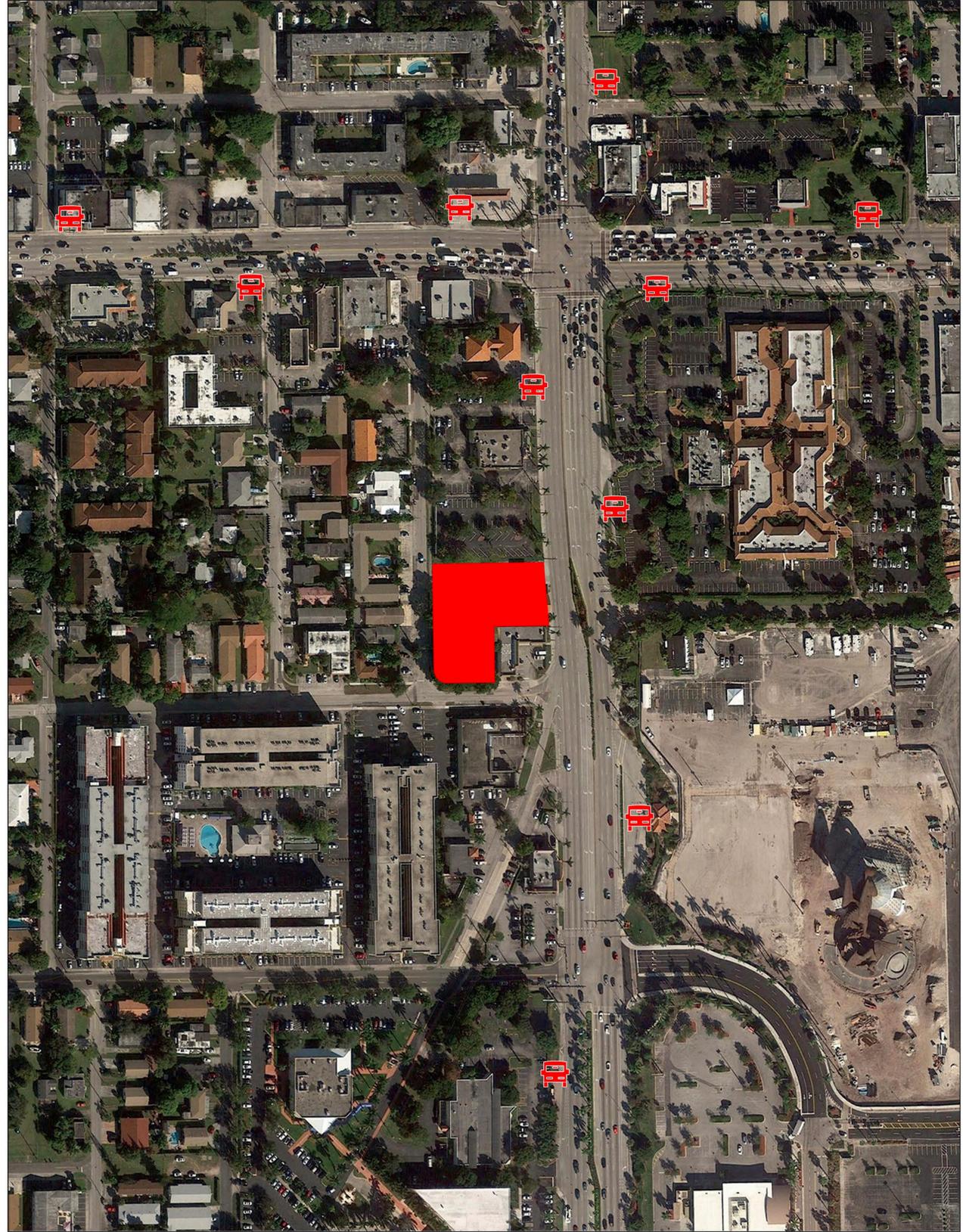
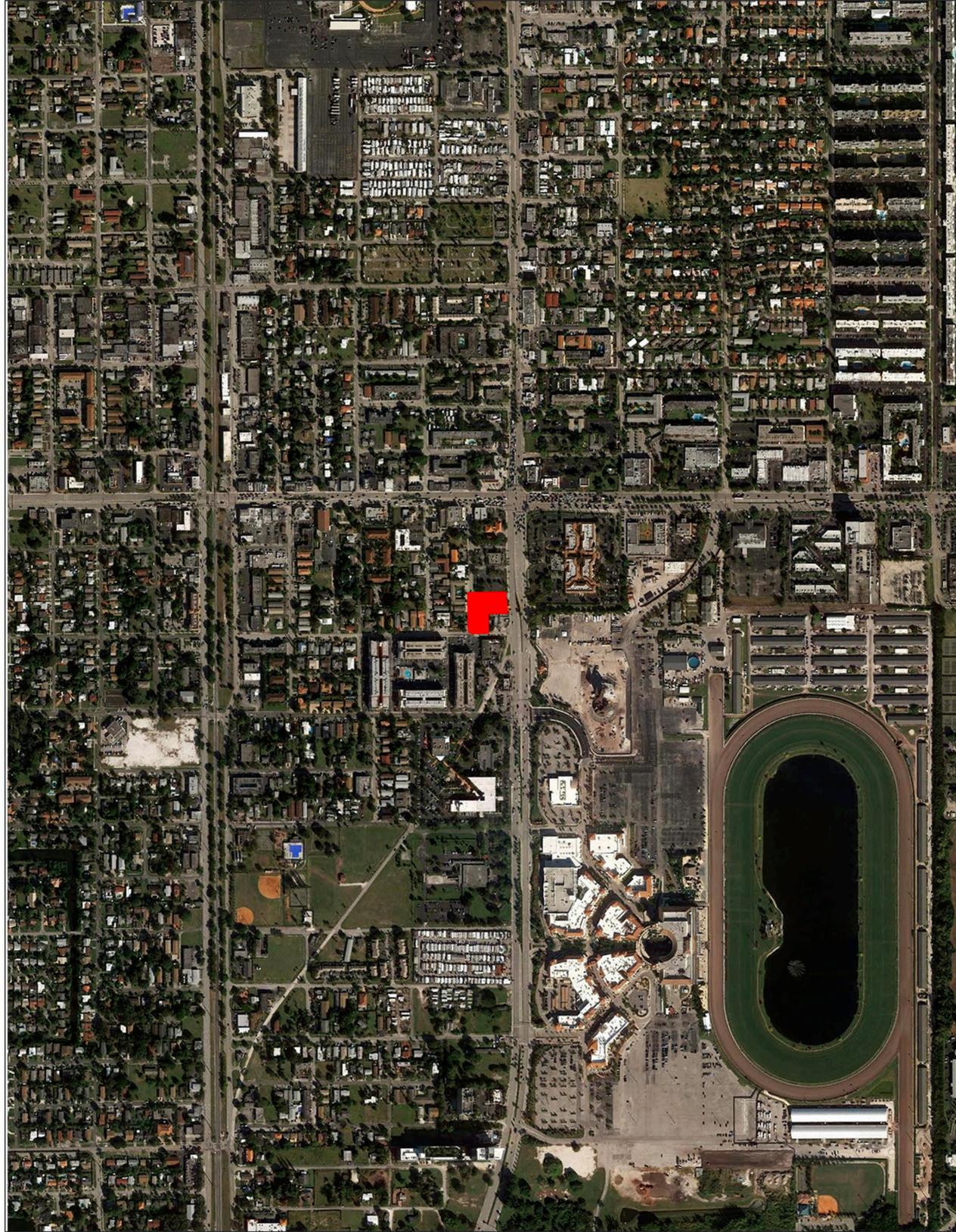
**PROFESSIONAL SURVEYING AND MAPPING**  
**LANNES & GARCIA, INC.**  
LB # 2098  
FRANCISCO F. FAJARDO PSM # 4767 (QUALIFIER)  
385 ALHAMBRA CIRCLE - SUITE C,  
CORAL GABLES, FLORIDA 33134  
PH (305) 666-7909 FAX (305) 559-3002

FIELD DATE: 03/20/2015	SCALE: 1" = 40'	DRAWN BY: E.O.	DWG. No.: 258067C
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LEGAL DESCRIPTION			
LEGAL DESCRIPTION:			
Parcel 1:			
Lots 21, 22, 23, 25, 28, 29, and 30, Block 4, "Hollywood Entrada Amended" According to the Plat thereof as recorded in Plat Book 10, Page 2, of the Public Records of Broward County, Florida.			
LESS AND EXCEPT the Right-Of-Way for State Road 5 in accordance with Order of Taking recorded in Official Records Book 15599, Page 922, of the Public Records of Broward County, Florida described as follows:			
That part of Lots 28, 29 and 30, inclusive, in Block 4, of the AMENDED PLAT BLOCKS 3 AND 4, HOLLYWOOD PARK, according to the Plat thereof as recorded in Plat Book 10, Page 2, of the Public Records of Broward County, Florida, said part being more particularly described as follows:			
Commence at Southwest corner of the NW ¼ in Section 27, Township 51 South, Range 42 East; thence North 87°07'28" East a distance of 2655.87 feet to the Southeast corner of the NW ¼ of said Section 27 and the Baseline of Survey for State Road 5; thence North 02°52'0" West along the East line of said NW ¼ of Section 27, a distance of 651.58 feet; thence South 37°08'0" West a distance of 43.49 feet to the Westerly Existing Right of Way line for Old Federal Highway and the Point of Beginning; thence South 86°58'44" West a distance of 5.69 feet to the beginning of a curve concave Southwesterly having a chord bearing of North 07°09'31" West; thence Northwesterly along said curve having a radius of 5029.74 feet through an angle of 00°26'43", an arc distance of 39.08 feet to a point of reverse curve having a radius of 5123.74 feet, through an angle of 00°54'30", an arc distance of 81.22 feet to the end of said curve; thence North 86°58'26" East a distance of 23.92 feet to the Westerly Existing Right of Way line for State Road 5; and the beginning of a curve concave Westerly; thence Southerly along said curve having a chord bearing of South 01°41'17" West; having a radius of 1399.39 feet; through an angle of 04°55'51", an arc distance of 120.43 feet to the end of said curve and the Point of Beginning.			
Parcel 2:			
Lots 24, Block 4, "Hollywood Entrada Amended" According to the Plat thereof as recorded in Plat Book 10, Page 2, of the Public Records of Broward County, Florida.			

ZONING INFORMATION			
PROJECT NAME:	PENINSULA TOWER		
PROPERTY ADDRESS:	124 S. FEDERAL HIGHWAY, HALLANDALE BEACH FL 33020		
FOLIO:	514227240491, 514227240460, 514227240470 & 514227240480		
ZONING:	PRIMARY: CENTRAL RAC		
NET LOT AREA	37,962 sqft		
BUILDING COVERAGE	ALLOWED	PROVIDED	
LOT COVERAGE (95% Max)	36064	28,840sqft (76%)	
MIN. LANDSCAPE GREEN SPACE REQUIRED			
5% OF LOT TOTAL AREA	1898	1906	
FLOOR AREAS			
TOTAL GFA AREA (SQFT)	NA	143,284	
GROSS OFFICE AREA (SQFT)	NA	137,442	
GROSS RETAIL AREA (SQFT)	NA	5842	
BUILDING SETBACKS			
FRONT	15' min / 20' max	15'	
INTERIOR SIDE (NORTH)	0'	0'	
SECONDARY STREET (SOUTH)	10'	24'-4"	
REAR (ADJACENT TO RESIDENTIAL)	10'	15'	
STREET ABOVE 5TH STORY	20'	24'-4"	
SIDE ABOVE THE 5TH STORY	30'	30'	
REAR ABOVE THE 5TH STORY	30'	30'	
BUILDING FRONTAGE ON PRIMARY STREET (75% MIN)	90'	90'-2"	
BUILDING HEIGHT			
Min. Height Primary Street	2 Stories or 1 Story 20ft.	14 Stories	
Base Building Height Limit	10 Stories	15 Stories (See Note 1 Below)	
Maximum Building Height	20 Stories	NA	
Note 1: 10 stories allowed / 15 stories if 7.5% of site is "Civic Space and "Active Use" liner and Street Improvements" are met.	10 Stories/15 Stories, if public benefits are provided (See Note 1)	14 STORIES	
DIMENSIONAL REQUIREMENT FOR STREET STOREFRONT			
PRIMARY STREET BUILDING SETBACK	15' min / 20 max.	15'	
STOREFRONT WIDTH	70% min / 100% max	100%	
STOREFRONT BASE	1' min / 3' max	1' height	
GLAZING HEIGHT	8' min.	9'	
GLAZING AREA	70%min / 100%max	96%	
AWNING PROJECTION	3' min	NA	
PEDESTRIAN BLADE SIGN PROJECTION	4' max	NA	
CIVIC SPACE (7.5% OF TOTAL LOT)	2847	2867sqft	
PARKING:	SQ.FT.	PARKING REQUIRED	PARKING PROVIDED
OFFICE (1 P.S. : 300 NET SQFT)	94488	315	315
RETAIL (1P.S. : 300 GROSS SQFT)	5842	20	20
TOTAL PARKING		335	335
BICYCLE PARKING		1 Bicycle Parking Spaces / 20 P.S.	17 Bicycle Parking Spaces
LOADING:	PARKING / SQFT	REQUIRED	PROVIDED
RETAIL (5548 SQFT)	10,001-40,000SQFT.	1	1

THESE PLANS ARE FOR BUILDING DEPARTMENT REVIEW ONLY. THEY ARE NOT TO BE CONSTRUED AS CONSTRUCTION DOCUMENTS UNTIL ALL BUILDING DEPARTMENT APPROVALS ARE OBTAINED.



 BUS STOP LOCATIONS

**SITE LOCATION PLAN**

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**SHADOW STUDIES - SUMMER SOLSTICE**

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**PENINSULA TOWER**  
124 S. Federal Highway Hallandale Beach Florida

OWNER:  
18590 Development LLC  
901 Diplomat Parkway  
Hollywood FLA 33019

DATE:  
December 9 - 2015

REVISIONS:

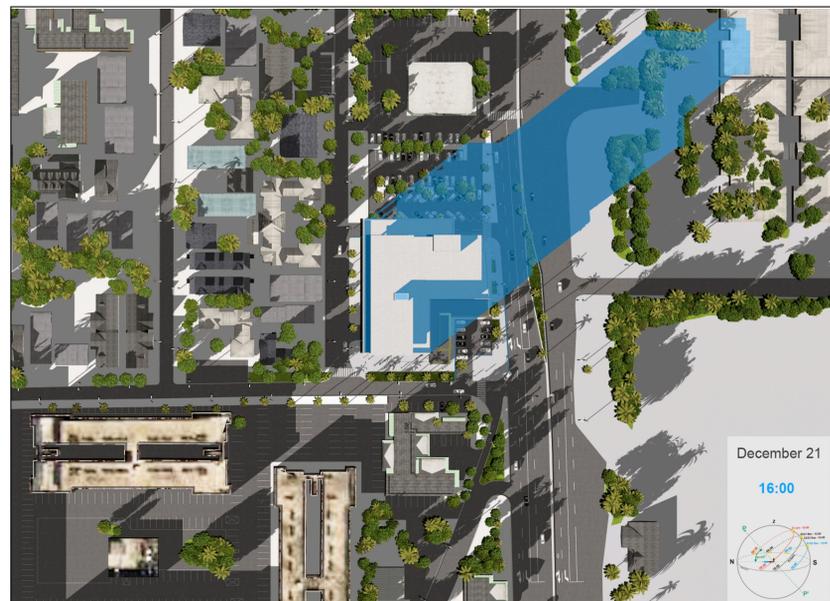
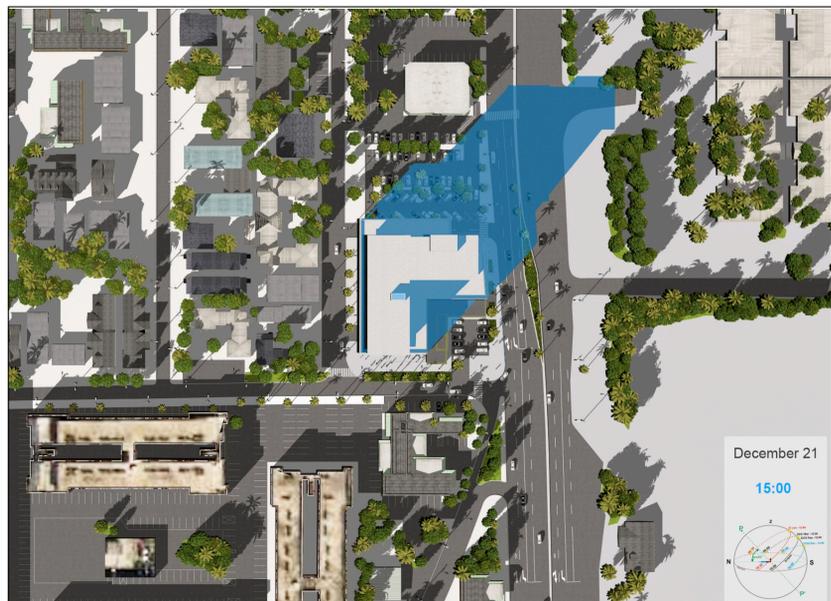
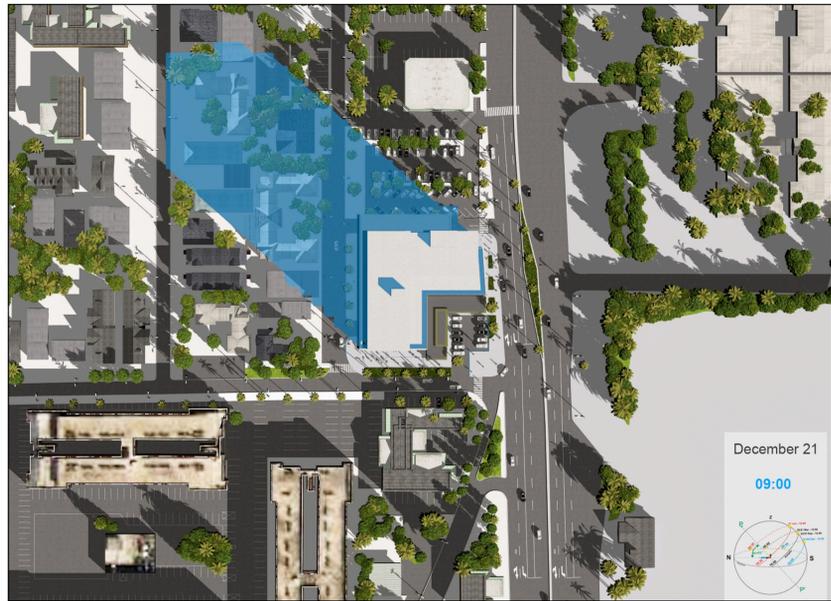
PROJECT No.  
15-035

DRAWN BY:

CHECKED BY:

SCALE:

SHEET No.  
A4



**SHADOW STUDIES - WINTER SOLSTICE**

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ARCHITECTURE  
PLANNING  
INTERIORS

Certification No. AA0002451

4533 PONCE DE LEON BLVD.  
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SEAL :

Javier Font AR No. 12547  
CONSULTANT :

**BEHAR • FONT & PARTNERS • P . A .**

**PENINSULA TOWER**  
124 S. Federal Highway Hallandale Beach Florida

OWNER :  
18590 Development LLC  
901 Diplomat Parkway  
Hollywood FLA 33019

DATE :  
December 9 - 2015

REVISIONS :

PROJECT No.  
15-035

DRAWN BY :

CHECKED BY :

SCALE :

SHEET No.  
A5

OF  
42



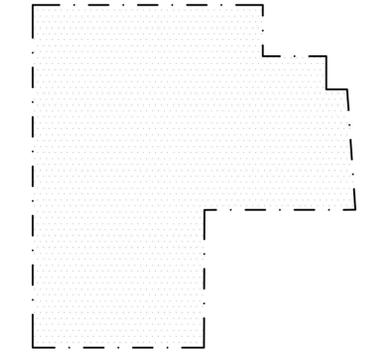


**TOTAL SITE AREA**  
37,959 s.f. = 100 %

**BUILDING AREA**  
28,839 s.f. = 75,97 %

**CIVIC SPACE**  
2,867 s.f. proposed  
\* 7.5% of the total lot area = 2,847 sf required

LANDSCAPE AREA (5% required): 1,898 sf  
LANDSCAPE AREA PROVIDED: 1,906 sf



22' ASPHALT  
**S.E. 2nd STREET**

**SITE AREAS**

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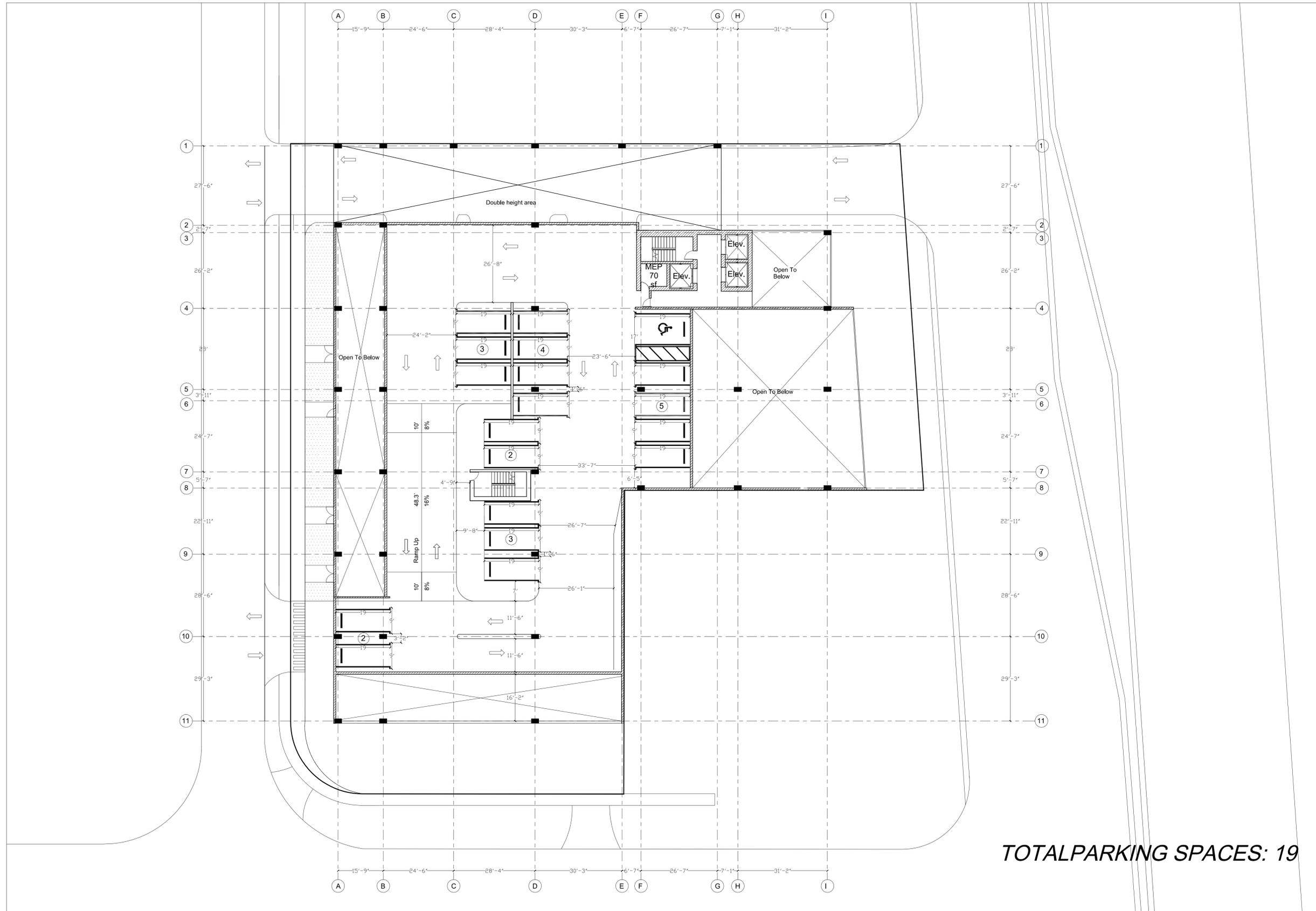
Symbol	Qty	Label	Arrangement	MANUFAC	Description	No. Lamps	Lumens/Lamp	LLF	Lum. Watts
○	34	A	SINGLE	ELITE LIGHTING Corp.	4-OHLIP-2-28-T5	2	2600	0.855	56
○	54	C	SINGLE	Gotham Architectural Lighting	ICO-CYL 35.60 6AR 25 MVOLT	1	N.A.	0.860	95.4
○	18	E	SINGLE	ELITE LIGHTING Corp.	4-OHLIP-2-54-T5HD	2	5000	0.855	108

Label	CalcType	Units	Avg	Max	Min	Avg/Min	Max/Min
Entrance_Floor	Illuminance	Fc	50.46	63.8	37.2	1.36	1.72
Drive_Floor	Illuminance	Fc	12.25	37.6	1.5	8.17	25.07
Stalls_Floor	Illuminance	Fc	5.84	10.9	1.4	4.17	7.79



GROUND FLOOR - PHOTOMETRIC

THESE PLANS ARE FOR BUILDING DEPARTMENT REVIEW ONLY. THEY ARE NOT TO BE CONSIDERED AS CONSTRUCTION DOCUMENTS UNTIL ALL BUILDING DEPARTMENT APPROVALS ARE OBTAINED.



**MEZZANINE LEVEL**

**TOTAL PARKING SPACES: 19**

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CONSULTANT :

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OWNER :  
18590 Development LLC  
901 Diplomat Parkway  
Hollywood FLA 33019

DATE :  
December 9 - 2015

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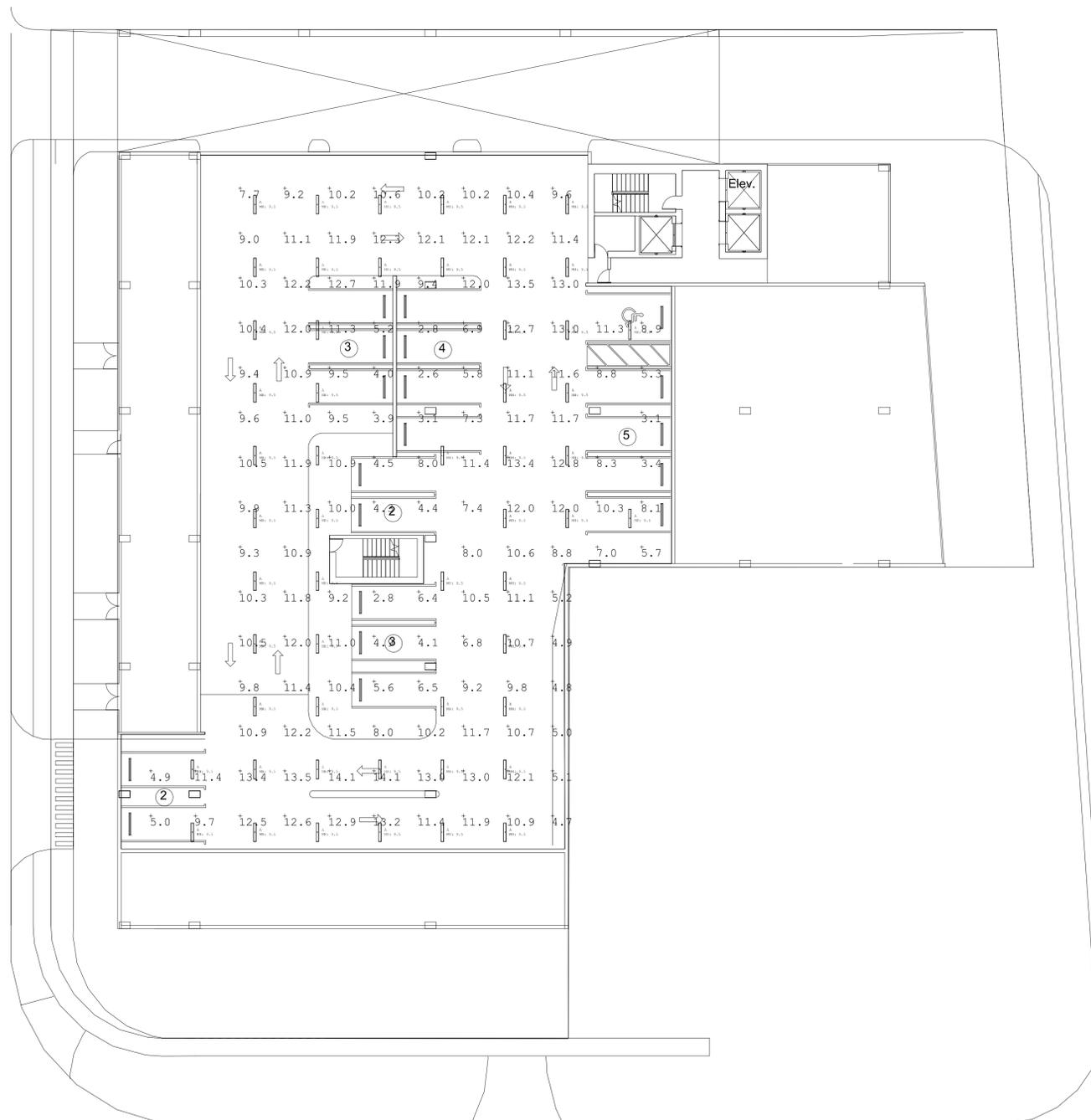
SCALE :

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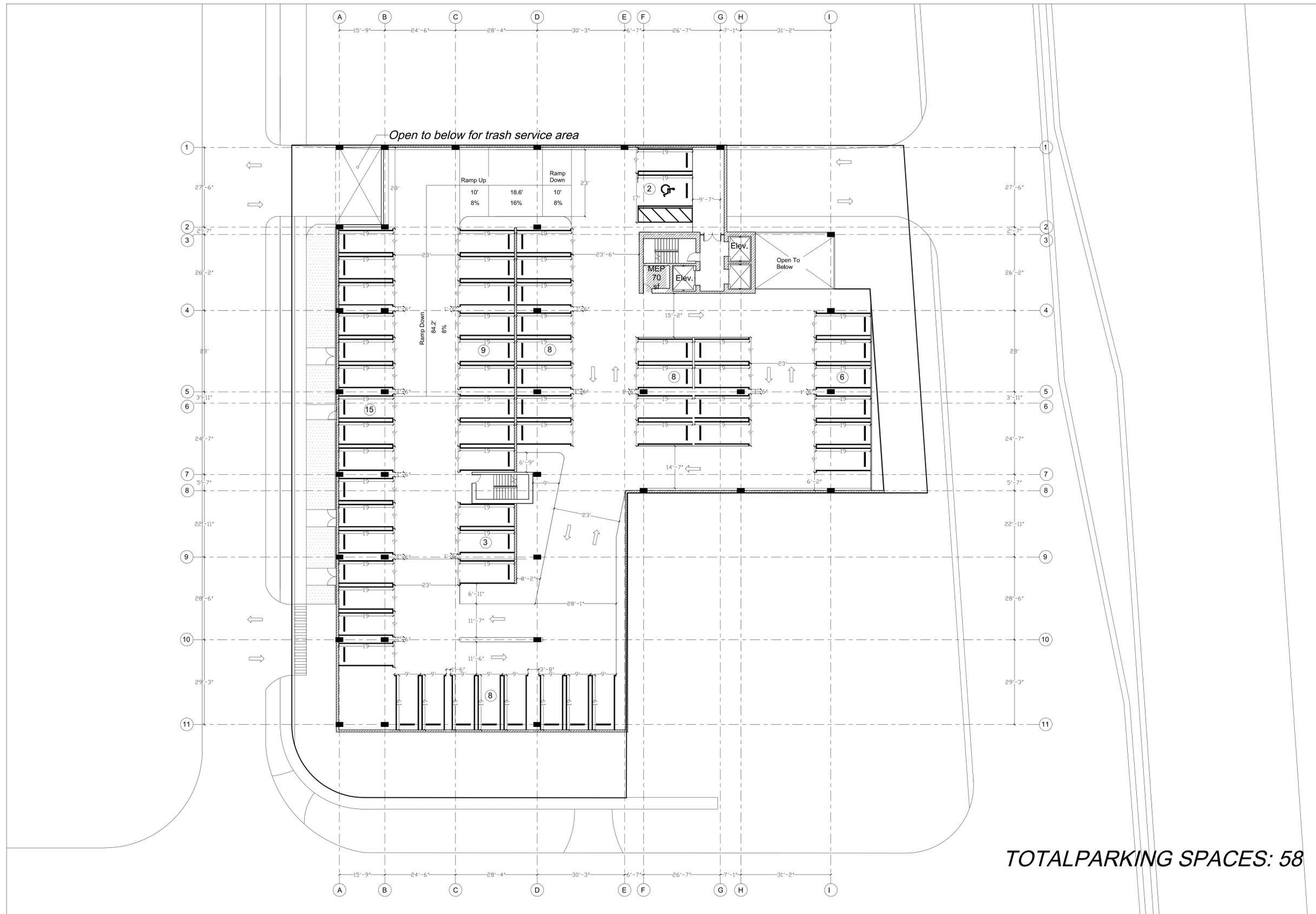
Luminaire Schedule									
Symbol	Qty	Label	Arrangement	(MANUFAC)	Description	No. Lamps	Lumens/Lamp	LLF	Lum. Watts
☐	54	A	SINGLE	ELITE LIGHTING Corp.	4-CW11P-2-28-T5	2	2600	0.855	56

Calculation Summary							
Label	CalcType	Units	Avg	Max	Min	Avg/Min	Max/Min
Drive_Floor	Illuminance	Fc	10.75	14.1	4.7	2.29	3.00
Stalls_Floor	Illuminance	Fc	7.38	12.7	2.6	2.84	4.88



MEZZANINE LEVEL - PHOTOMETRIC

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**TOTAL PARKING SPACES: 58**

**PARKING LEVELS 2**

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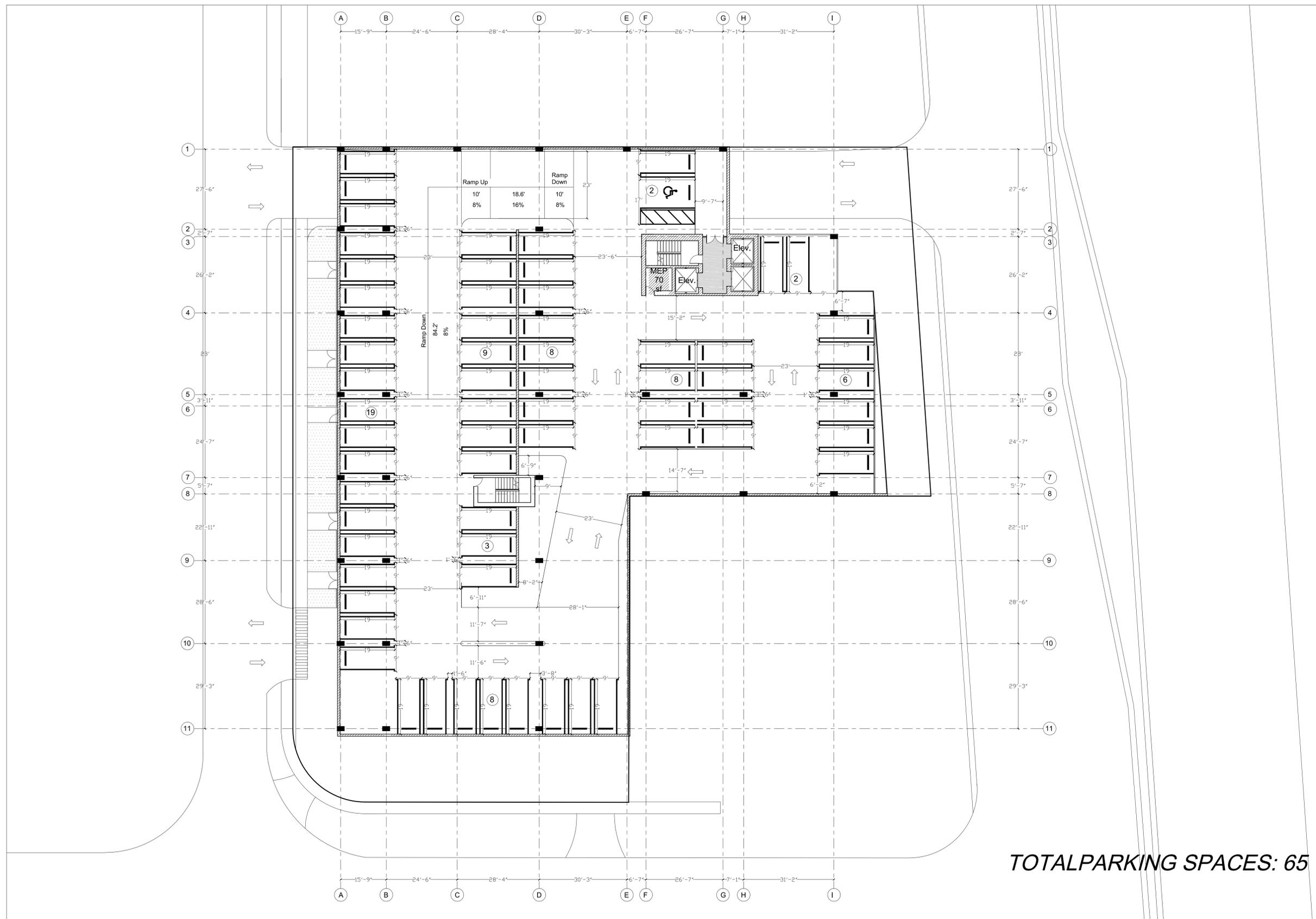
Luminaire Schedule									
Symbol	Qty	Label	Arrangement	(MANUFAC)	Description	No. Lamps	Lumens/Lamp	LLF	Lum. Watts
□	92	A	SINGLE	ELITE LIGHTING Corp.	4-0W11P-2-28-T5	2	2600	0.855	56

Calculation Summary							
Label	CalcType	Units	Avg	Max	Min	Avg/Min	Max/Min
Drive_Floor	Illuminance	Fc	11.48	14.8	4.3	2.67	3.44
Stalls_Floor	Illuminance	Fc	7.49	14.4	1.5	4.99	9.60



**PARKING LEVEL 2 - PHOTOMETRIC**

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**TOTAL PARKING SPACES: 65**

**TYPICAL PARKING LEVELS 3-4-5**

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Luminaire Schedule									
Symbol	Qty	Label	Arrangement	(MANUFAC)	Description	No. Lamps	Lumens/Lamp	LLF	Lum. Watts
—	96	A	SINGLE	ELITE LIGHTING Corp.	4-OW11P-2-28-T5	2	2600	0.855	56

Calculation Summary							
Label	CalcType	Units	Avg	Max	Min	Avg/Min	Max/Min
Drive_Floor	Illuminance	Fc	12.09	15.7	4.2	2.88	3.74
Stalls_Floor	Illuminance	Fc	7.72	15.5	1.6	4.83	9.69



TYPICAL PARKING LEVELS 3-4-5 PHOTOMETRIC

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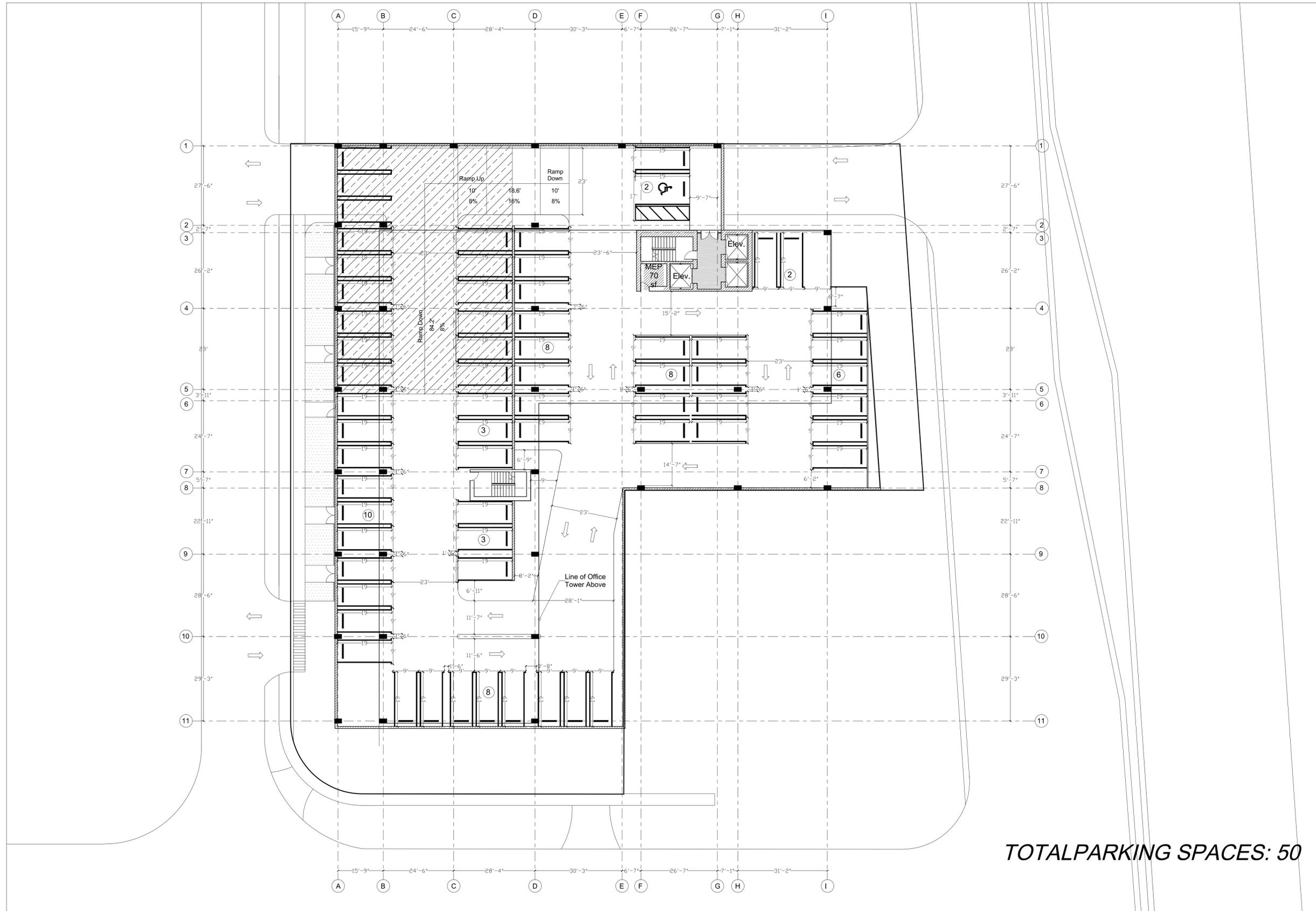
Symbol	Qty	Label	Arrangement	(MANUFAC)	Description	No. Lamps	Lumens/Lamp	LLF	Lum. Watts
⊖	58	A	SINGLE	ELITE LIGHTING Corp.	4-CMIF-2-28-T5	2	2600	0.855	56
⊖	6	S3	SINGLE	U.S. ARCHITECTURAL LIGHTING	RER-M-PLD-111-24LED-1050mA-NW	24	N.A.	0.860	80.2
⊖	1	SFT	SINGLE	U.S. ARCHITECTURAL LIGHTING	RER-M-IV-FT-24PLED-1050mA-NW	24	N.A.	0.860	80.1
⊖	4	WFT	SINGLE	U.S. ARCHITECTURAL LIGHTING	RER-WM2-IV-FT-40PLED-1050mA-NW	40	10621	0.860	133.4

Label	CalcType	Units	Avg	Max	Min	Avg/Min	Max/Min
Drive_Planar	Illuminance	Fc	10.92	16.7	3.5	3.12	4.77
Stalls_Planar	Illuminance	Fc	6.91	16.3	1.4	4.94	11.64



**PARKING LEVEL 6 - PHOTOMETRIC**

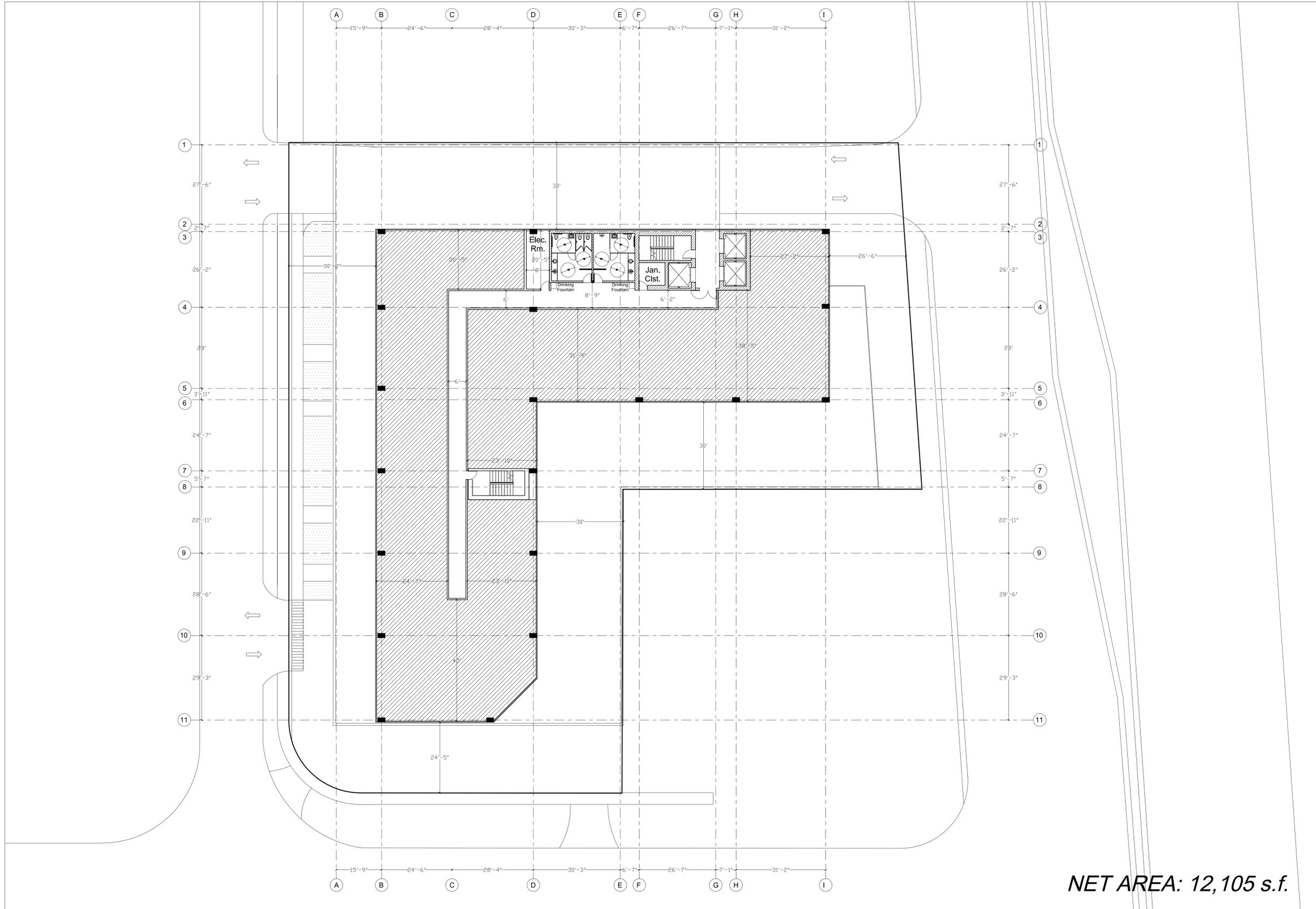
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**TOTAL PARKING SPACES: 50**

**PARKING LEVEL 6**

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**NET AREA: 12,105 s.f.**

**OFFICE FLOOR 7**

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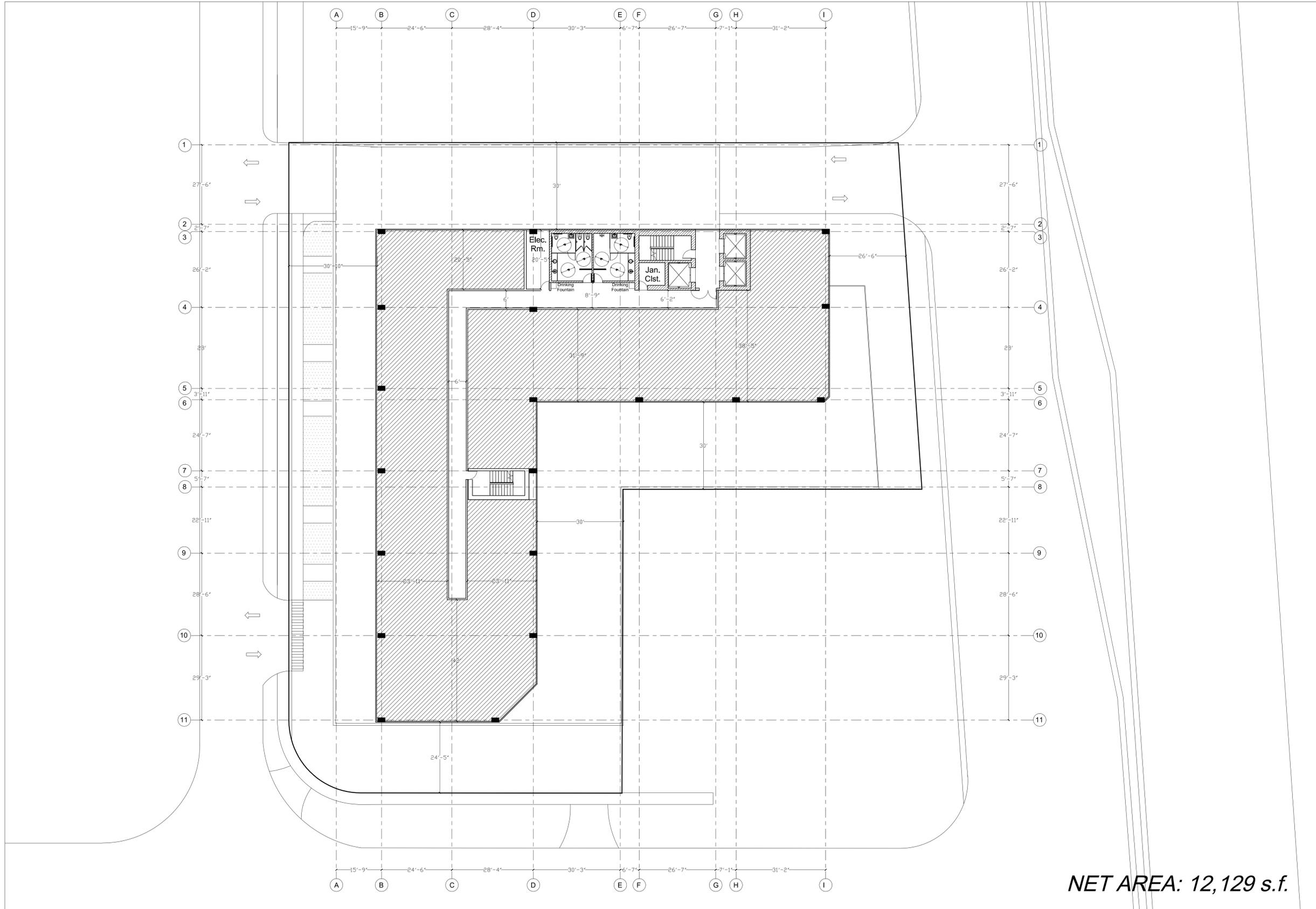
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**NET AREA: 12,129 s.f.**

**OFFICE FLOOR 8**

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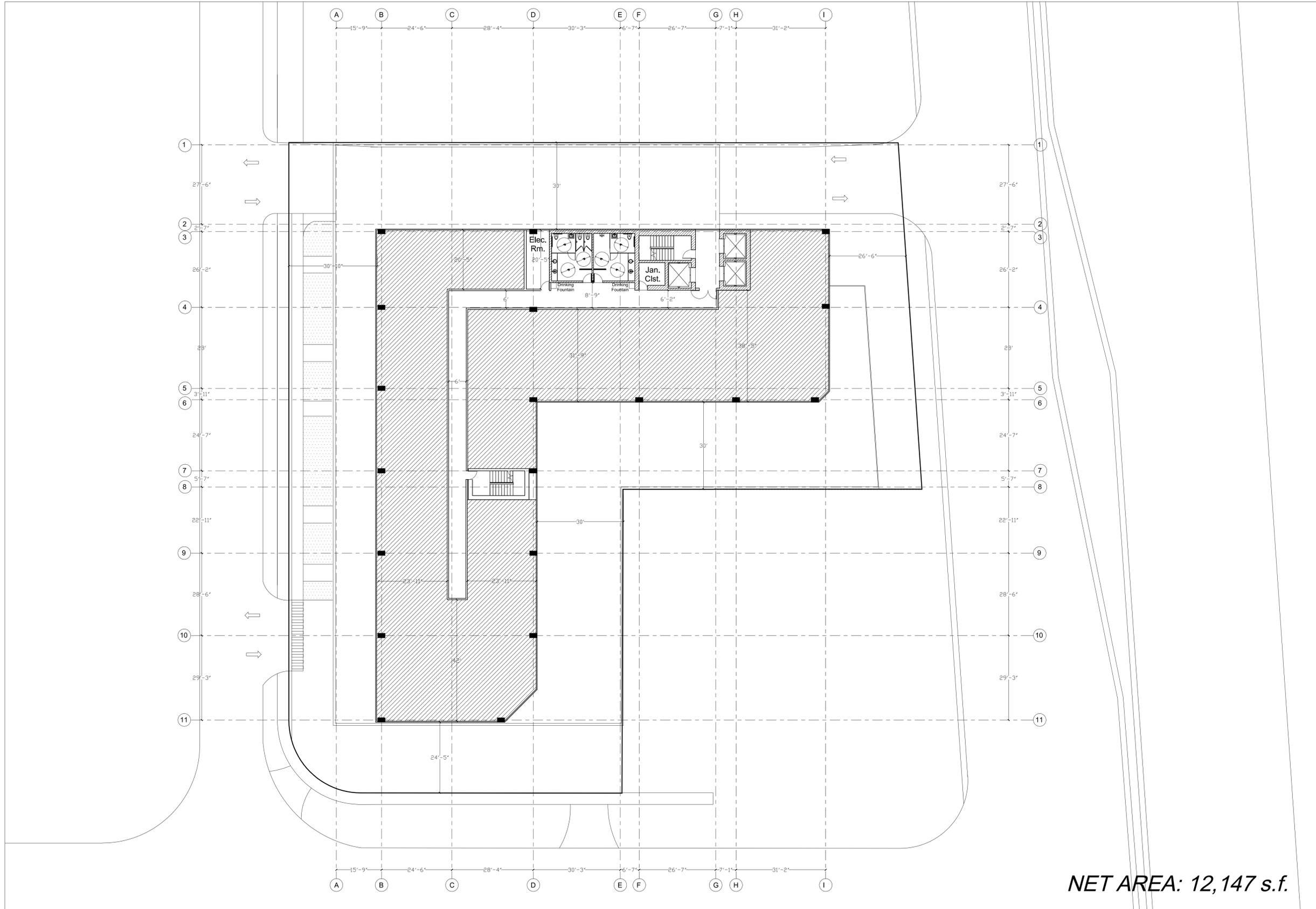
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**NET AREA: 12,147 s.f.**

**OFFICE FLOOR 9**

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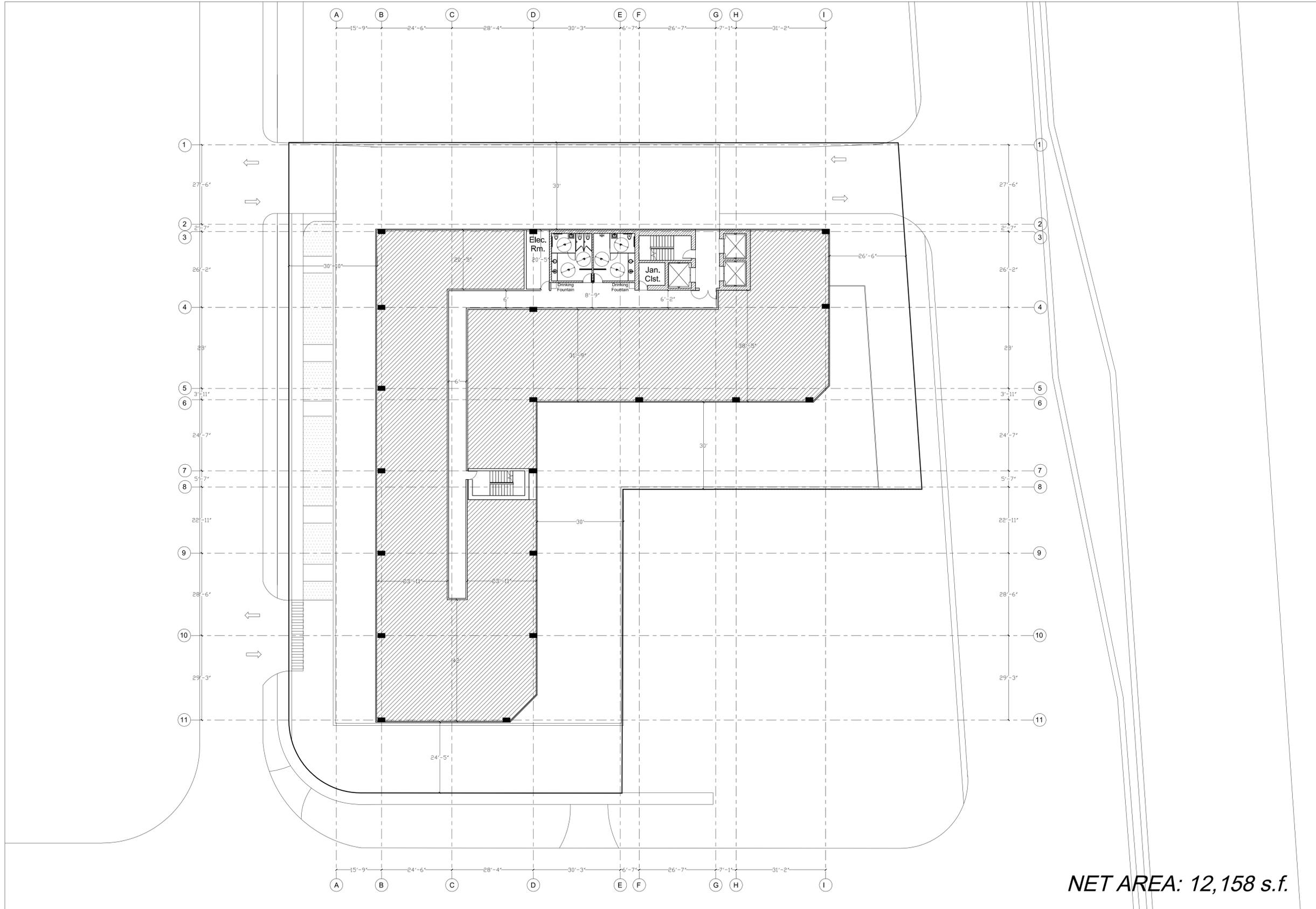
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**NET AREA: 12,158 s.f.**

**OFFICE FLOOR 10**

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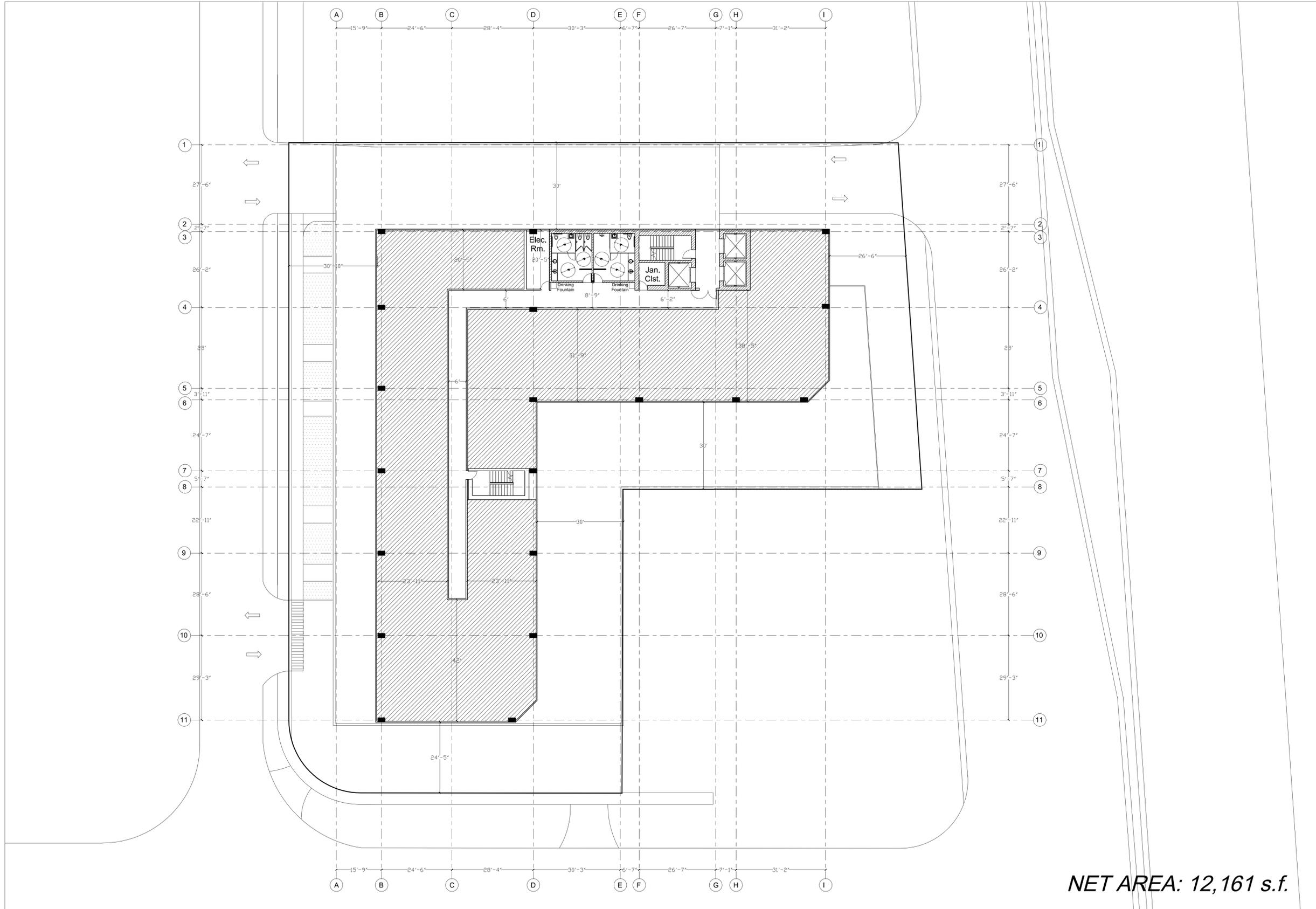
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**NET AREA: 12,161 s.f.**

**OFFICE FLOOR 11**

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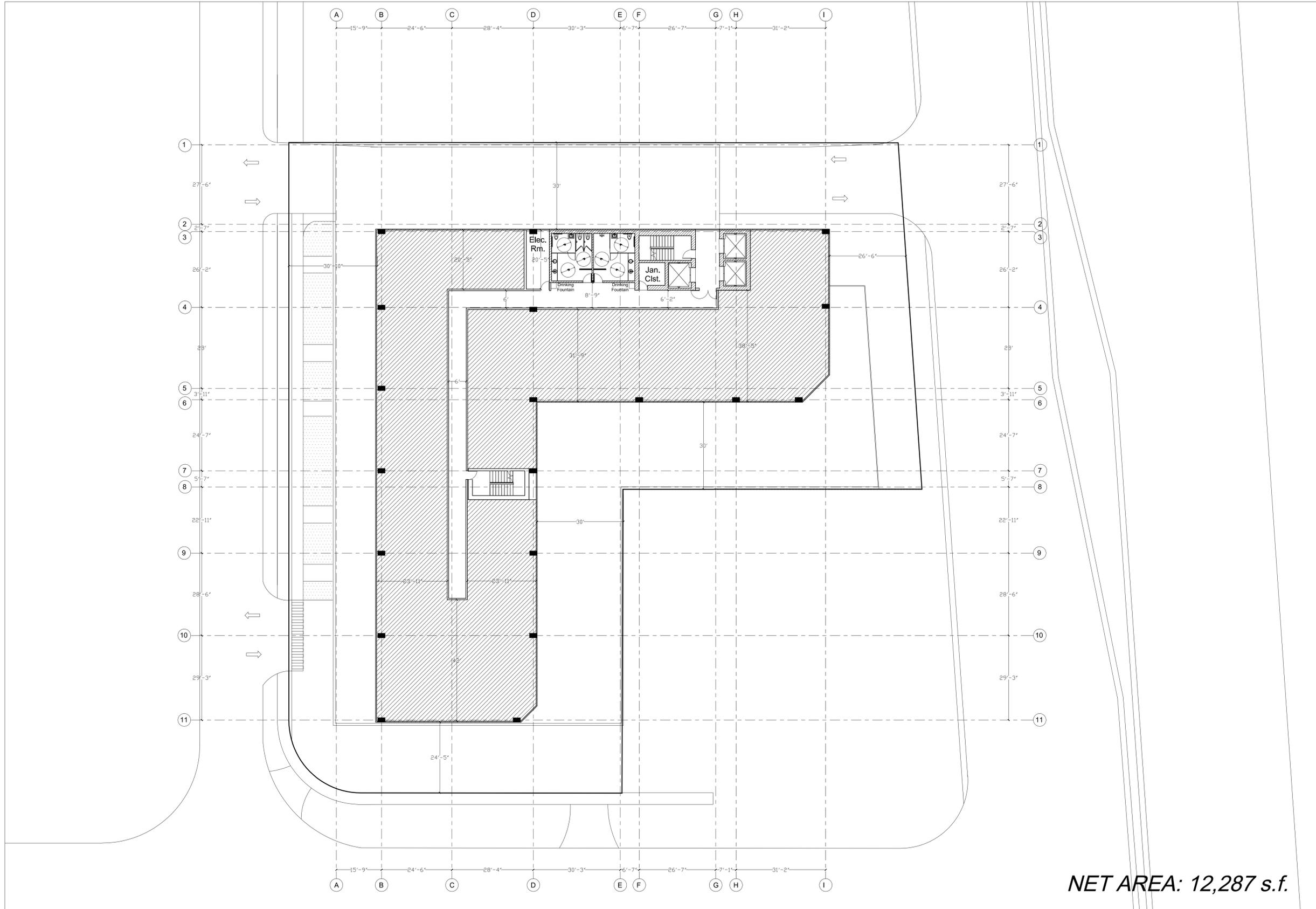
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**NET AREA: 12,287 s.f.**

**OFFICE FLOOR 12**

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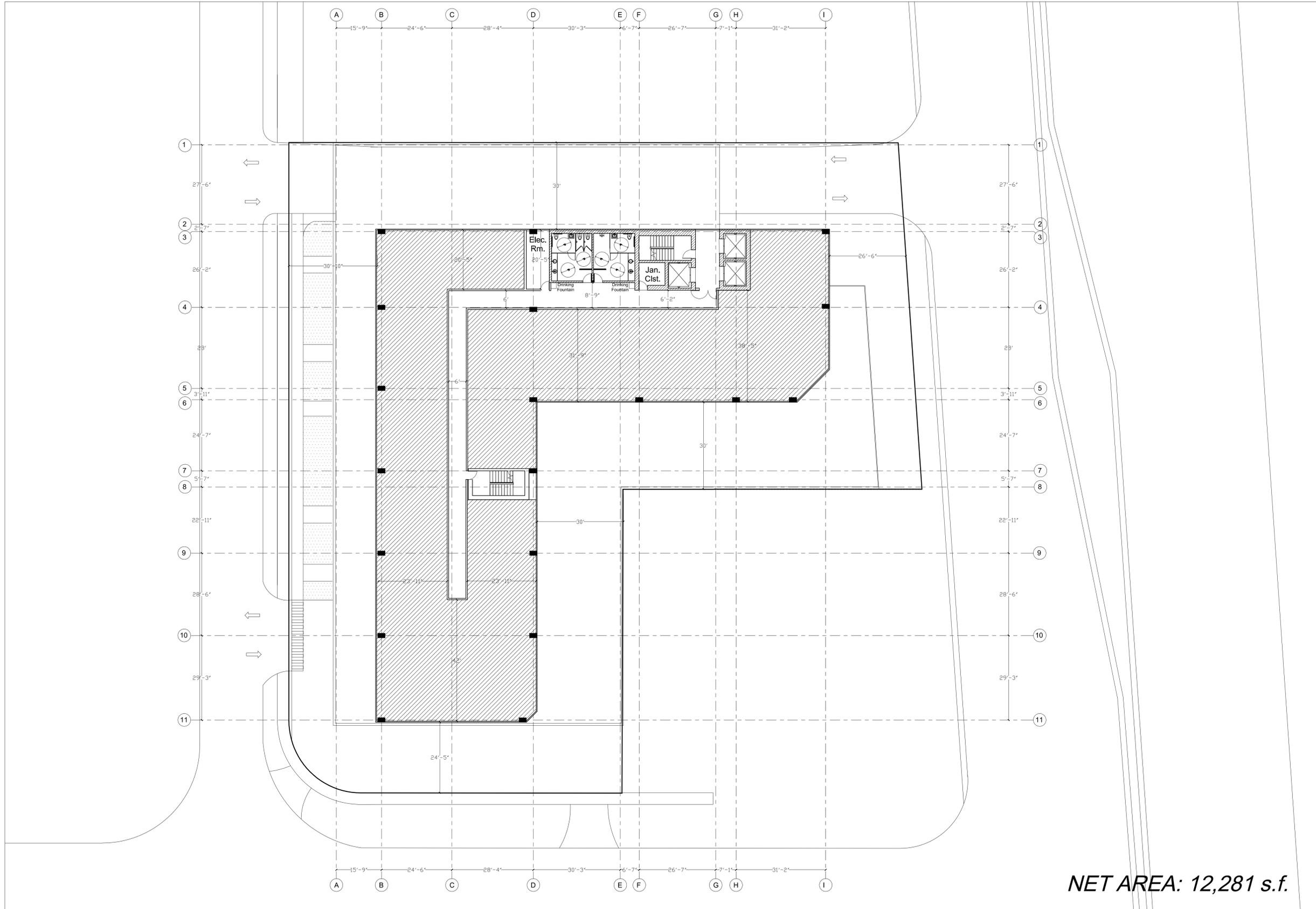
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**NET AREA: 12,281 s.f.**

**OFFICE FLOOR 13**

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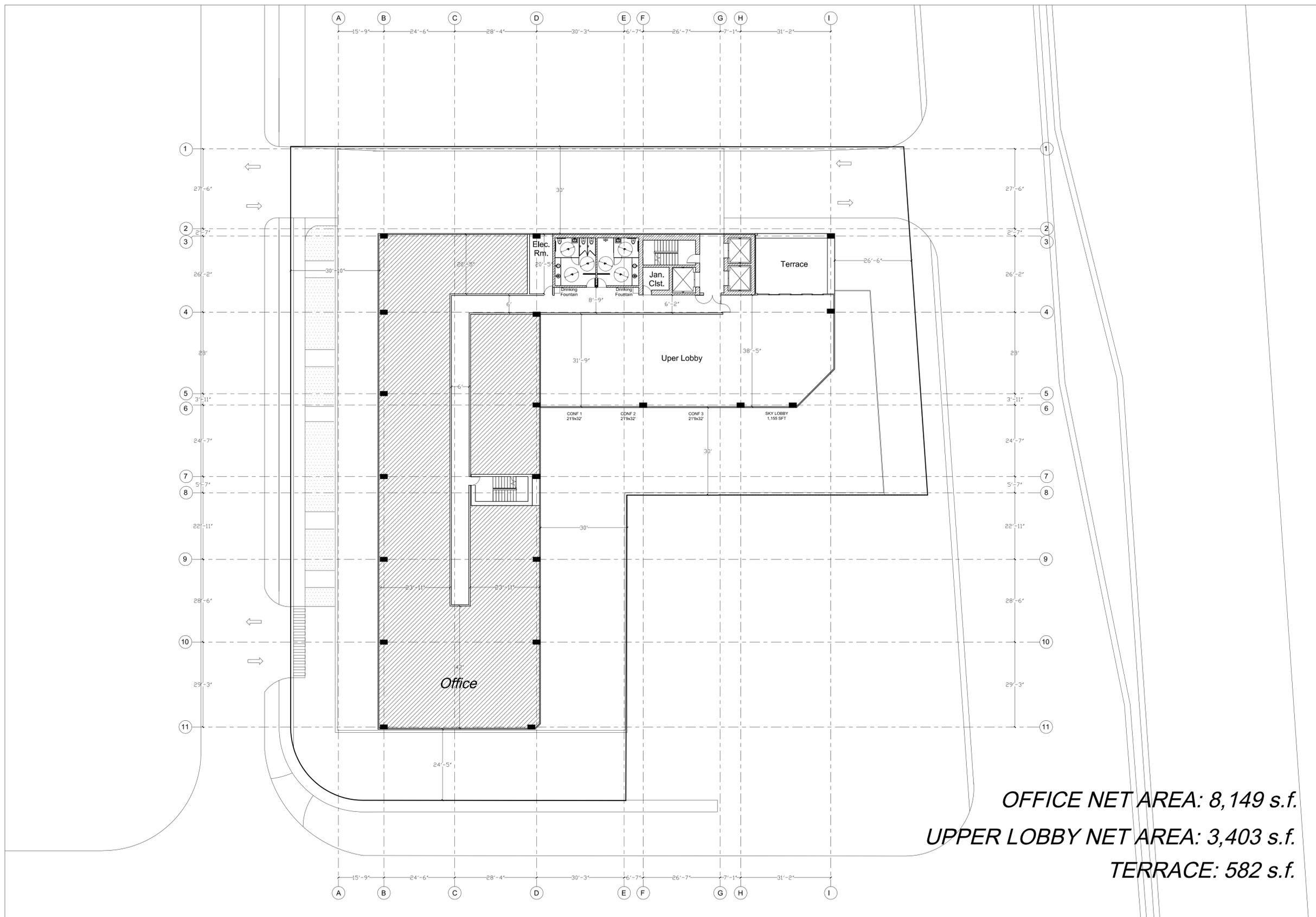
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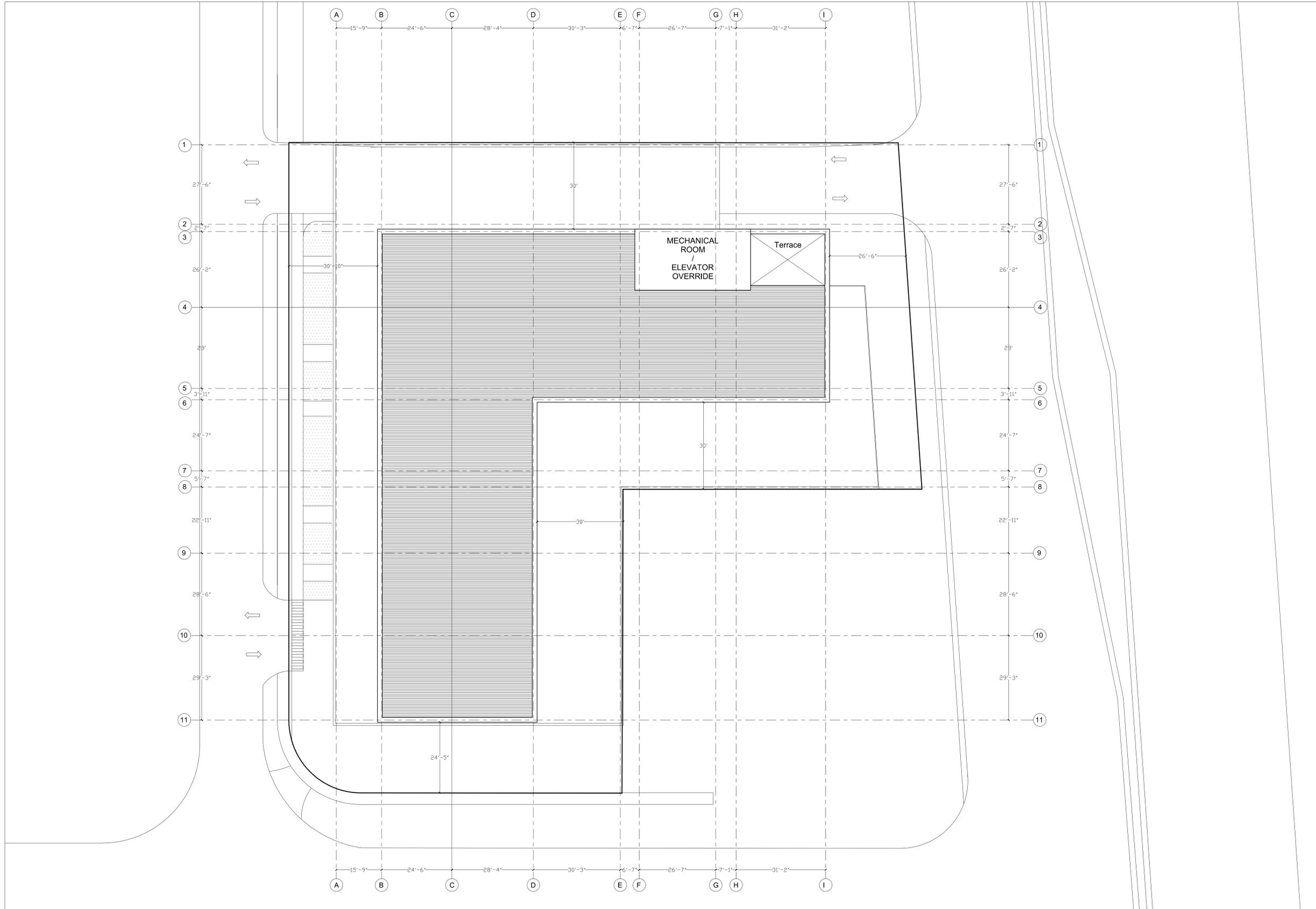
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42



**OFFICE NET AREA: 8,149 s.f.**  
**UPPER LOBBY NET AREA: 3,403 s.f.**  
**TERRACE: 582 s.f.**

**OFFICE / UPPER LOBBY FLOOR 14**

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**ROOF PLAN**

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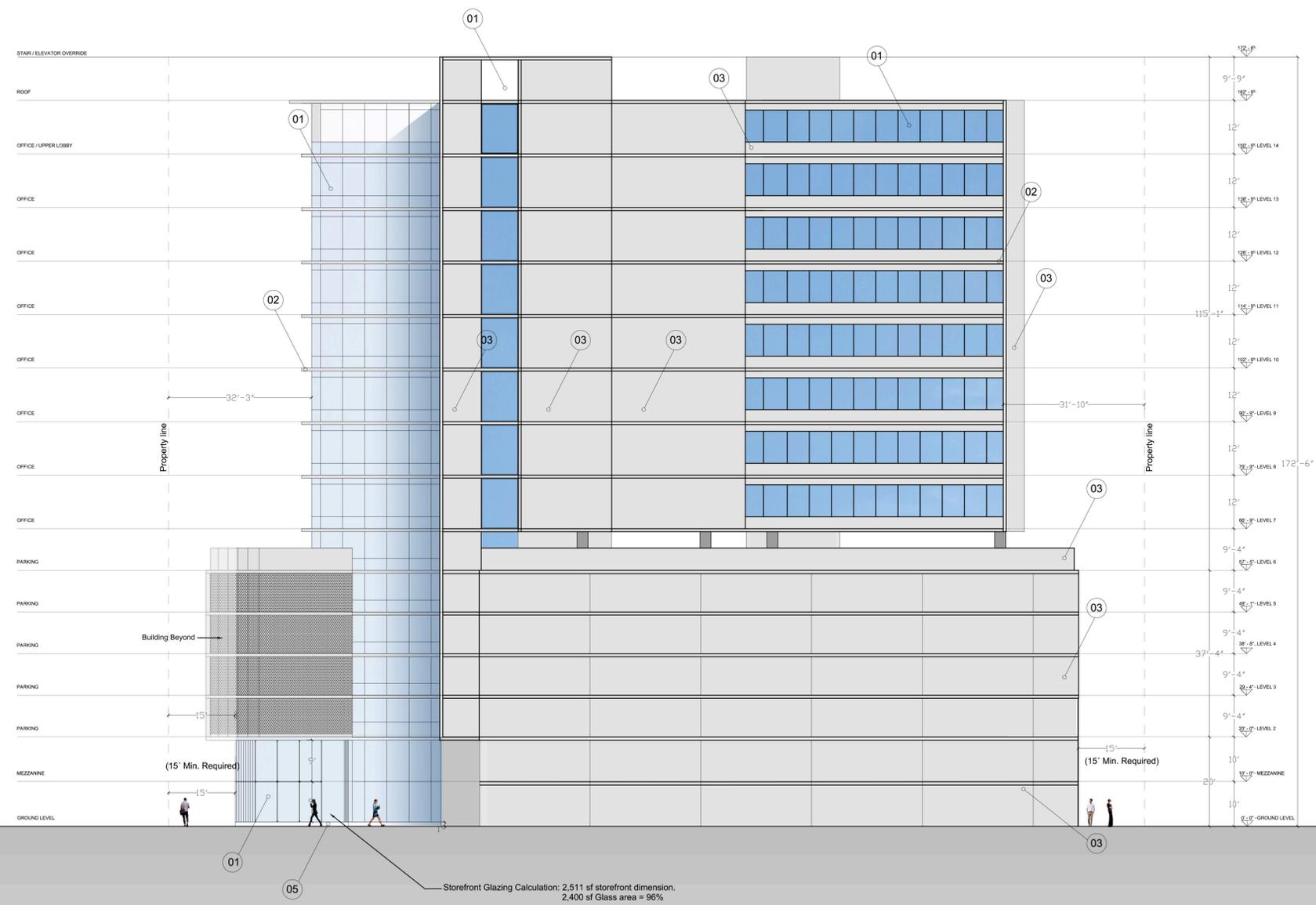
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OF  
42



- 01 IMPACT RESISTANT GLAZING SYSTEM
- 02 EXPOSED CONCRETE SLAB
- 03 PAINTED STUCCO FINISH
- 04 PERFORATED METAL MESH
- 05 STONE BASE

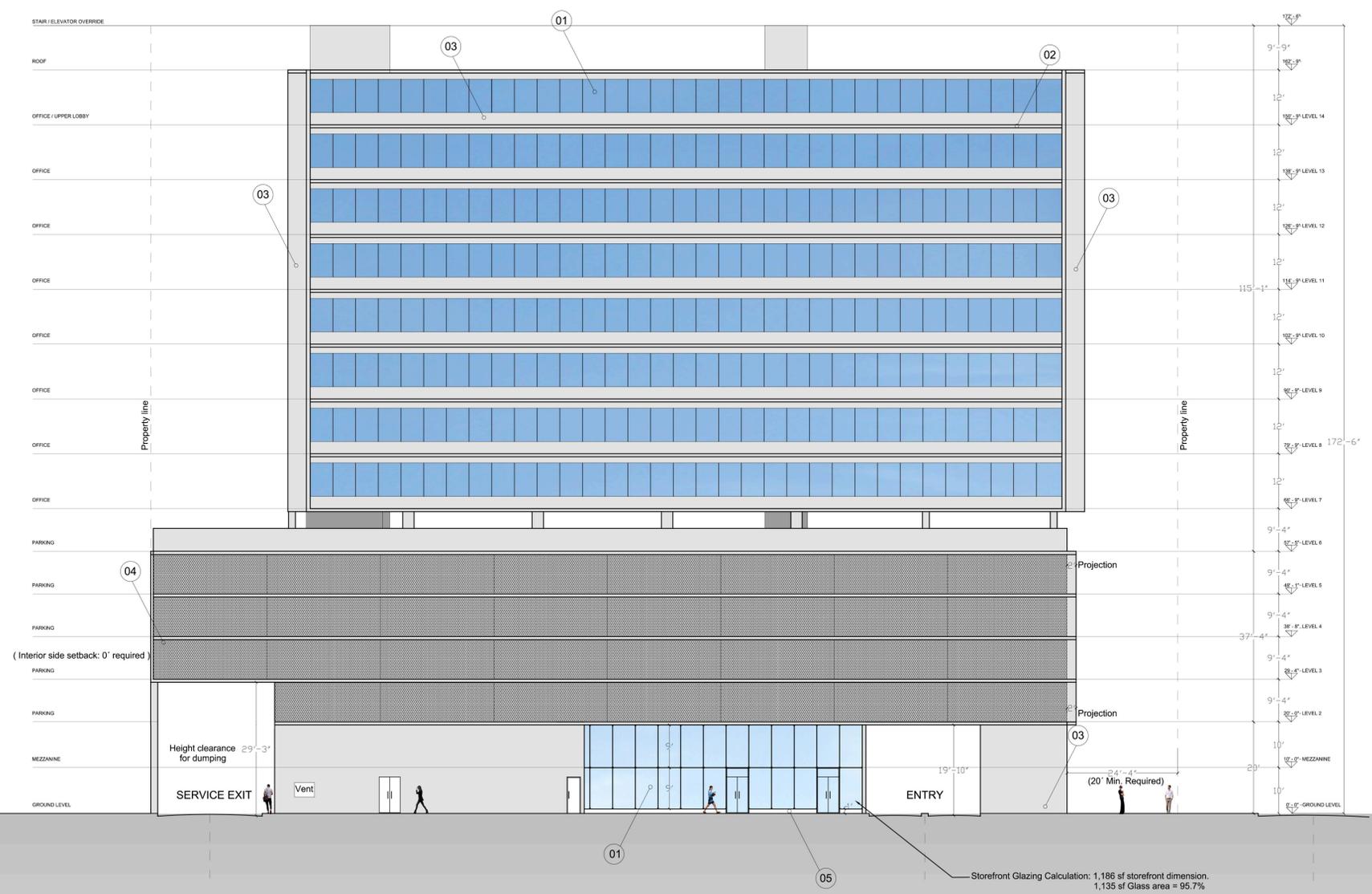


**NORTH ELEVATION**

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- 01 IMPACT RESISTANT GLAZING SYSTEM
- 02 EXPOSED CONCRETE SLAB
- 03 PAINTED STUCCO FINISH
- 04 PERFORATED METAL MESH
- 05 STONE BASE



**WEST ELEVATION**

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- 01 IMPACT RESISTANT GLAZING SYSTEM
- 02 EXPOSED CONCRETE SLAB
- 03 PAINTED STUCCO FINISH
- 04 PERFORATED METAL MESH
- 05 STONE BASE



**SECTION A-A**

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SHEET No.  
A35

OF  
42

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**PENINSULA TOWER**  
124 S. Federal Highway Hallandale Beach Florida

OWNER:  
18590 Development LLC  
901 Diplomat Parkway  
Hollywood FLA 33019

DATE:  
December 9 - 2015

REVISIONS:

PROJECT No.  
15-035

DRAWN BY:

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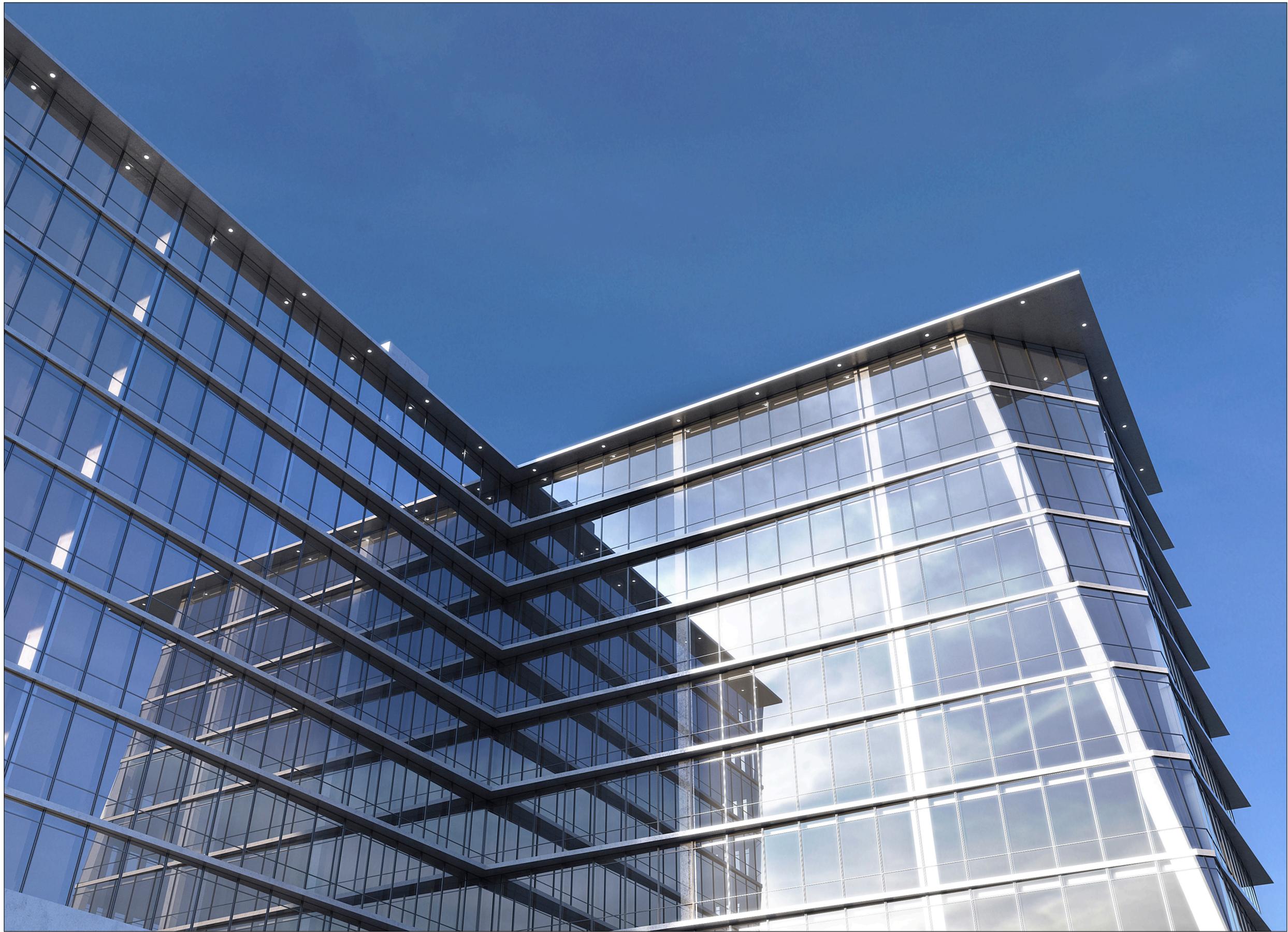
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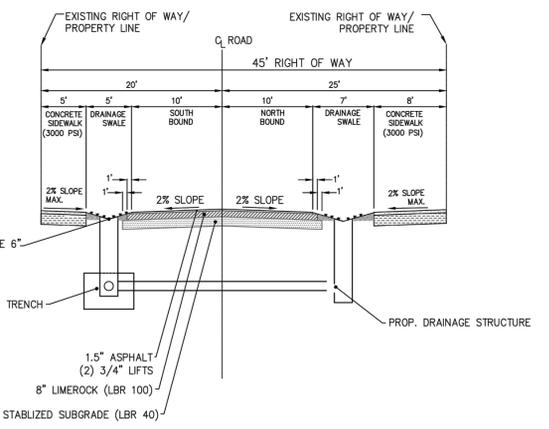
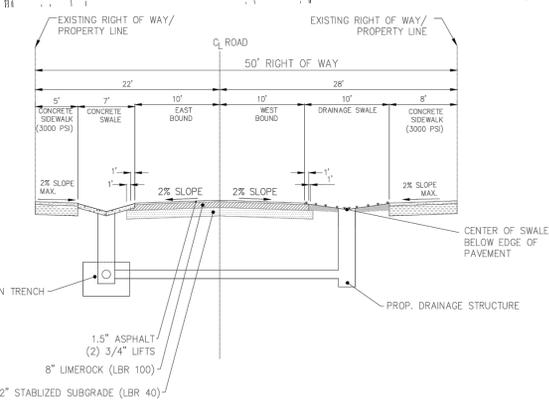
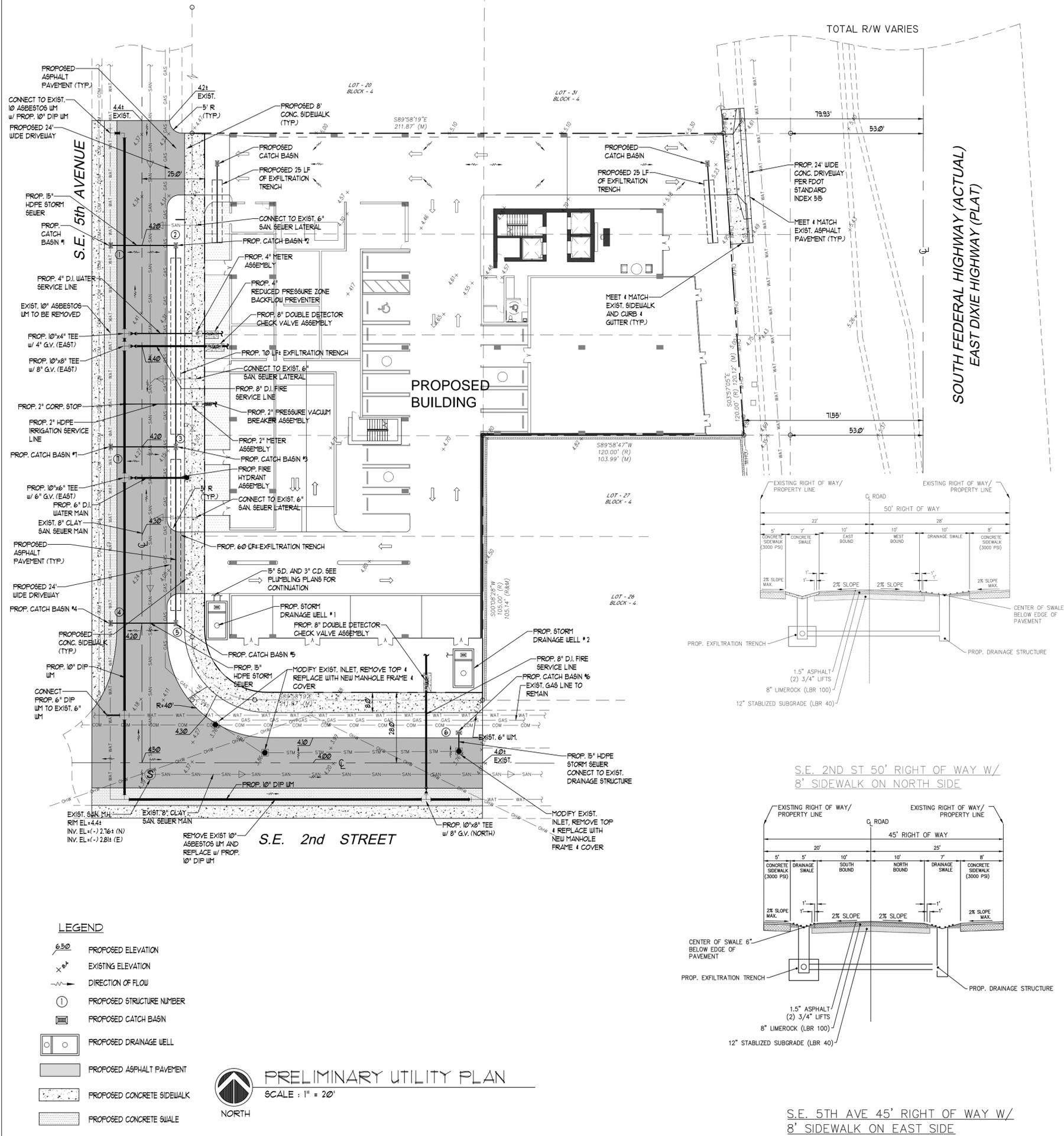
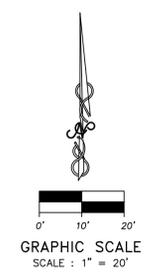
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**GENERAL NOTES:**

- VERTICAL CONTROL POINTS AND ALL ELEVATIONS ARE BASED ON 1988 NAVD DATUM.
- THE CONTRACTOR SHALL CONFIRM ALL HORIZONTAL AND VERTICAL CONTROL POINTS PRIOR TO USE. THE CONTRACTOR SHALL CONFIRM ALIGNMENT AND ELEVATIONS OF ADJACENT WORK PRIOR TO BEGINNING CONSTRUCTION. ALL DISCREPANCIES SHALL BE IMMEDIATELY BROUGHT TO THE OWNER'S ATTENTION.
- ALL EXISTING UTILITIES SHALL REMAIN IN SERVICE, UNLESS OTHERWISE NOTED.
- USE EXTREME CAUTION NEAR ALL UTILITIES, CABLES, CONDUITS, AND MANHOLES. CONTRACTOR TO PROVIDE PROTECTION DURING CONSTRUCTION TO ASSURE SERVICE AT ALL TIMES. CONTRACTOR SHALL COORDINATE ALL SCHEDULES WITH FIELD REPRESENTATIVE PRIOR TO WORKING AROUND UTILITIES.
- CONTRACTOR SHALL BE RESPONSIBLE FOR BECOMING FAMILIAR WITH CURRENT SITE CONDITIONS AND SHALL REPORT ANY DISCREPANCIES ON THE PLANS TO THE ENGINEER PRIOR TO COMMENCING WORK.
- ALL CONSTRUCTION LAYOUT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ESTABLISHING THE WORK LIMIT LINES AS SHOWN ON THE PLANS AND SHALL WORK WITHIN THE LIMITS AND DIMENSIONS SHOWN. ALL PAVEMENT DIMENSIONS ARE TO THE EDGE OF PAVEMENT. ANY DEVIATION FROM THE PLANS SHALL REQUIRE WRITTEN APPROVAL FROM THE ENGINEER PRIOR TO EXECUTING WORK.
- GRADING SHALL CONSIST OF ALL EXCAVATION, BACKFILLING, SHAPING AND SLOPING NECESSARY FOR THE CONSTRUCTION, PREPARATION AND COMPLETION OF ALL WORK AND OTHER AREAS, ALL IN ACCORDANCE WITH THE LAYOUT AND GRADES SHOWN ON THESE DRAWINGS. SAUCUT ALL PAVEMENT EDGES WHERE EXISTING PAVEMENT IS TO REMAIN.
- CONTRACTOR SHALL BE RESPONSIBLE FOR PROTECTING AND RESTORING ALL ADJACENT IMPROVEMENTS. CONTRACTOR SHALL BE RESPONSIBLE FOR RESETTling ALL DISTURBED EXISTING MANHOLE COVERS, VALVE BOXES, BLOW-OFF RISERS, ETC. TO NEW ELEVATIONS, AS REQUIRED, WHETHER SPECIFICALLY SHOWN ON DRAWINGS OR NOT.
- THE CONTRACTOR SHALL NOTIFY ALL UTILITY COMPANIES THAT MAY BE AFFECTED BY THE PROPOSED WORK PRIOR TO THE START OF ANY CONSTRUCTION TO ARRANGE FOR PHYSICAL LOCATION AND ELEVATION OF ALL UNDERGROUND IMPROVEMENTS. IT IS THE CONTRACTOR'S RESPONSIBILITY TO PROVIDE THE UTILITY COMPANY SUFFICIENT NOTICE TO SCHEDULE ANY RELOCATION OF THEIR UTILITIES. THE CONTRACTOR SHALL BE RESPONSIBLE FOR SUPPORT OF ANY UTILITY THAT MAY BE IN CONFLICT WITH OR ENDANGERED BY THE PROPOSED WORK.
- ALL OVERHEAD OR SURFACE STRUCTURES AND UTILITIES ENCOUNTERED ARE TO BE CAREFULLY PROTECTED FROM DAMAGE OR DISPLACEMENT. ALL DAMAGE TO SUCH STRUCTURES SHALL BE COMPLETELY REPAIRED WITHIN THE TIME FRAME OF THE CONSTRUCTION. THE OWNER RESERVES THE RIGHT TO REMEDY SUCH DAMAGE BY ORDERING OUTSIDE PARTIES TO MAKE SUCH REPAIRS AT THE EXPENSE OF THE CONTRACTOR.
- THE CONTRACTOR MAY STORE EQUIPMENT AND MATERIALS WITHIN THE LIMITS OF THE SITE. THE CONTRACTOR SHALL MAINTAIN THESE AREAS IN A CLEAN AND ORDERLY CONDITION SO AS NOT TO CAUSE A NUISANCE IN THE AREA. THE CONTRACTOR SHALL RESTORE THE STORAGE AREA TO ITS ORIGINAL OR BETTER CONDITION WITH ALL ITS APPURTENANCES, IN KIND, TO THE SATISFACTION OF THE ENGINEER AND OWNER.
- COMPLETE "AS-BUILT" INFORMATION RELATIVE TO LOCATION, SIZE AND DEPTH OF THE PROPOSED PIPES, STRUCTURES, AND OTHER IMPROVEMENTS SHALL BE ACCURATELY RECORDED. THIS INFORMATION SHALL BE SUBMITTED TO THE ENGINEER AS A CADD FILE AND AS A DRAWING SIGNED AND SEALED BY A PROFESSIONAL LAND SURVEYOR REGISTERED IN THE STATE OF FLORIDA AT THE CONTRACTOR'S EXPENSE.
- THE UNDERGROUND UTILITIES SHOWN HEREON ARE BASED ON EXISTING UTILITY PLANS. NO SUBSURFACE VERIFICATION OF THE UTILITIES WAS MADE. SOME UTILITIES MAY NOT BE REFLECTED IN THESE PLANS. BEFORE EXCAVATION OR CONSTRUCTION, CONTACT THE SUNSHINE ONE CALL SERVICE #811 AND THE APPROPRIATE UTILITY COMPANIES FOR FIELD VERIFICATION. SUBSURFACE CASINGS, DUCT BANKS, FOOTINGS FOUNDATIONS, AND OTHER SUBSURFACE FEATURES ARE NOT LOCATED OR SHOWN HEREON ARE TO BE VERIFIED BY CONTRACTOR BEFORE COMMENCING ANY WORK.
- PROVIDE 6 FOOT VINYL VISUAL BARRIER ON ALL FENCING AT CONSTRUCTION LIMITS.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR MAINTAINING THE INTEGRITY AND MAKING THE REPAIRS OF EXISTING PAVEMENT, SIDEWALKS, PIPES, CONDUITS, CURETS, CABLES, ETC., WHETHER OR NOT SHOWN ON THE PLANS, DAMAGED AS A RESULT OF THE CONTRACTOR'S OPERATIONS AND/OR THOSE OF HIS SUBCONTRACTORS, AND SHALL RESTORE THEM PROMPTLY TO THE ORIGINAL CONDITIONS OR BETTER AT NO ADDITIONAL EXPENSE TO THE OWNER. CONTRACTOR SHALL REPORT ANY DAMAGED SIDEWALK, DRIVEWAY, ETC. PRIOR TO BEGINNING WORK IN ANY AREA.
- EXISTING WATER METERS, UTILITY POLES & GUY WIRES AND OTHER UTILITIES WITHIN THE LIMITS OF CONSTRUCTION SHALL BE REMOVED OR RELOCATED UNLESS OTHERWISE NOTED.
- ALL WORK SHALL CONFORM TO ALL APPLICABLE CODES, ORDINANCES, CITY OF HALLANDALE BEACH STANDARDS AND DETAILS, FLORIDA DEPARTMENT OF TRANSPORTATION STANDARDS AND DETAILS, AND BROWARD COUNTY STANDARDS AND DETAILS.



**DRAINAGE STRUCTURE SCHEDULE**

STRUCT. No.	RIM ELEV.	PIPE INVERT ELEV.				BOTTOM ELEV.	STRUCTURE INSIDE DIAMETER
		N	S	E	W		
CB-1	3.90			1.10		(-10.90)	42"
CB-2*	3.90		1.00		1.00	(-12.50)	42"
CB-3*	3.90	1.00	1.00		1.00	(-12.50)	48"
CB-4	3.90			1.10		(-10.90)	42"
CB-5*	3.90	1.00			1.00	(-12.50)	42"
CB-6*	3.65		0.00			(-13.50)	42"
CB-7	3.90			1.10			42"

\* BAFFLE REQUIRED

**ENGINEER'S CERTIFICATION**

I HEREBY CERTIFY: That this plan was prepared under my direction and to the best of my knowledge and belief complies with the intent of the "MANUAL OF UNIFORM STANDARDS FOR DESIGN, CONSTRUCTION AND MAINTENANCE FOR STREETS, AND HIGHWAYS", as adopted by the State of Florida Legislature, Chapter 72-328 F.S.



S.E. 5TH AVE 45' RIGHT OF WAY W/  
8' SIDEWALK ON EAST SIDE

**PRELIMINARY UTILITY PLAN**  
SCALE: 1" = 20'

- LEGEND**
- PROPOSED ELEVATION
  - EXISTING ELEVATION
  - DIRECTION OF FLOW
  - PROPOSED STRUCTURE NUMBER
  - PROPOSED CATCH BASIN
  - PROPOSED DRAINAGE WELL
  - PROPOSED ASPHALT PAVEMENT
  - PROPOSED CONCRETE SIDEWALK
  - PROPOSED CONCRETE SWALE

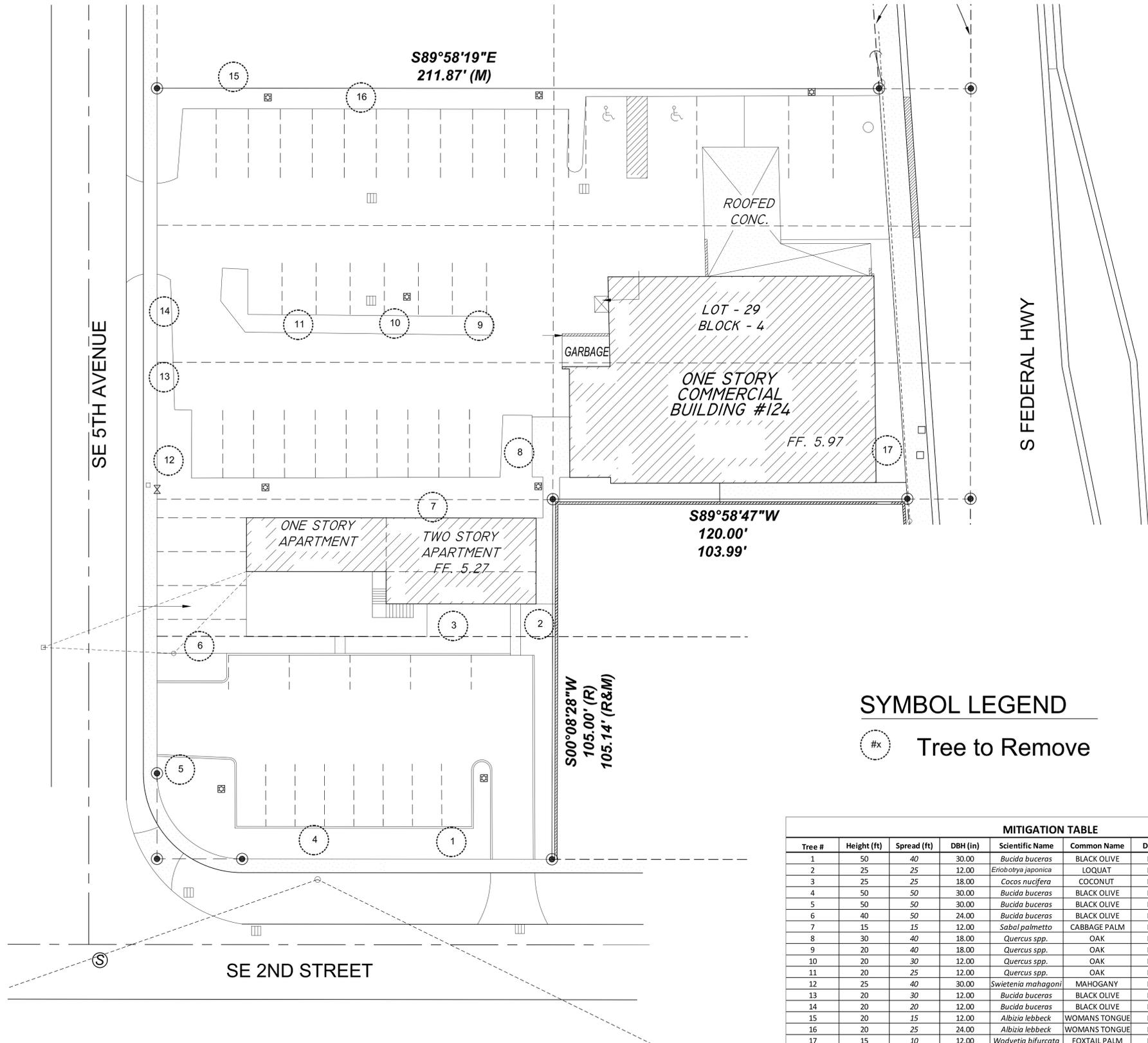


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**SYMBOL LEGEND**

#x Tree to Remove

MITIGATION TABLE								
Tree #	Height (ft)	Spread (ft)	DBH (in)	Scientific Name	Common Name	Disposition	Condition	Canopy Area
1	50	40	30.00	<i>Bucida buceras</i>	BLACK OLIVE	REMOVE	GOOD	1256
2	25	25	12.00	<i>Eriobotrya japonica</i>	LOQUAT	REMOVE	FAIR	490.625
3	25	25	18.00	<i>Cocos nucifera</i>	COCONUT	REMOVE	GOOD	490.625
4	50	50	30.00	<i>Bucida buceras</i>	BLACK OLIVE	REMOVE	GOOD	1962.5
5	50	50	30.00	<i>Bucida buceras</i>	BLACK OLIVE	REMOVE	GOOD	1962.5
6	40	50	24.00	<i>Bucida buceras</i>	BLACK OLIVE	REMOVE	GOOD	1962.5
7	15	15	12.00	<i>Sabal palmetto</i>	CABBAGE PALM	REMOVE	GOOD	176.625
8	30	40	18.00	<i>Quercus spp.</i>	OAK	REMOVE	GOOD	1256
9	20	40	18.00	<i>Quercus spp.</i>	OAK	REMOVE	FAIR	1256
10	20	30	12.00	<i>Quercus spp.</i>	OAK	REMOVE	GOOD	706.5
11	20	25	12.00	<i>Quercus spp.</i>	OAK	REMOVE	GOOD	490.625
12	25	40	30.00	<i>Swietenia mahagoni</i>	MAHOGANY	REMOVE	GOOD	1256
13	20	30	12.00	<i>Bucida buceras</i>	BLACK OLIVE	REMOVE	GOOD	706.5
14	20	20	12.00	<i>Bucida buceras</i>	BLACK OLIVE	REMOVE	GOOD	314
15	20	15	12.00	<i>Albizia lebbek</i>	WOMANS TONGUE	REMOVE	FAIR	176.625
16	20	25	24.00	<i>Albizia lebbek</i>	WOMANS TONGUE	REMOVE	FAIR	490.625
17	15	10	12.00	<i>Wodyetia bifurcata</i>	FOXTAIL PALM	REMOVE	GOOD	78.5

**DISPOSITION PLAN**

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



**WITKIN HULTS  
DESIGN GROUP**  
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www.witkindesign.com

**HALLANDALE MIXED USE**  
124 S FEDERAL HWY, HALLANDALE BEACH, FLORIDA  
TREE DISPOSITION PLAN

Project:  
Revisions:

Seal:  
  
 Lic. # LA000889  
 Member: A.S.L.A.  
 3.17.2016

Drawing: Disposition Plan  
 Date: 12/17/2015  
 Scale: See Left  
 Drawn by: CH  
 Sheet No.:  
**TD-1**  
 Cad Id.: 2015-120