EXHIBIT "7"

PROPOSED MIXED USE DEVELOPMENT

OPTIMA PLAZA NORTH

1010 SOUTH FEDERAL HIGHWAY
HALLANDALE, FLORIDA 33009

01/07/2016

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JAVIER FONT AR N□ 12547

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01-07-2016 - PRELIMINARY SET

DATE:
01-07-2016

PROJECT NO:
14-052

DRAWING NAME:

SHEET NO:

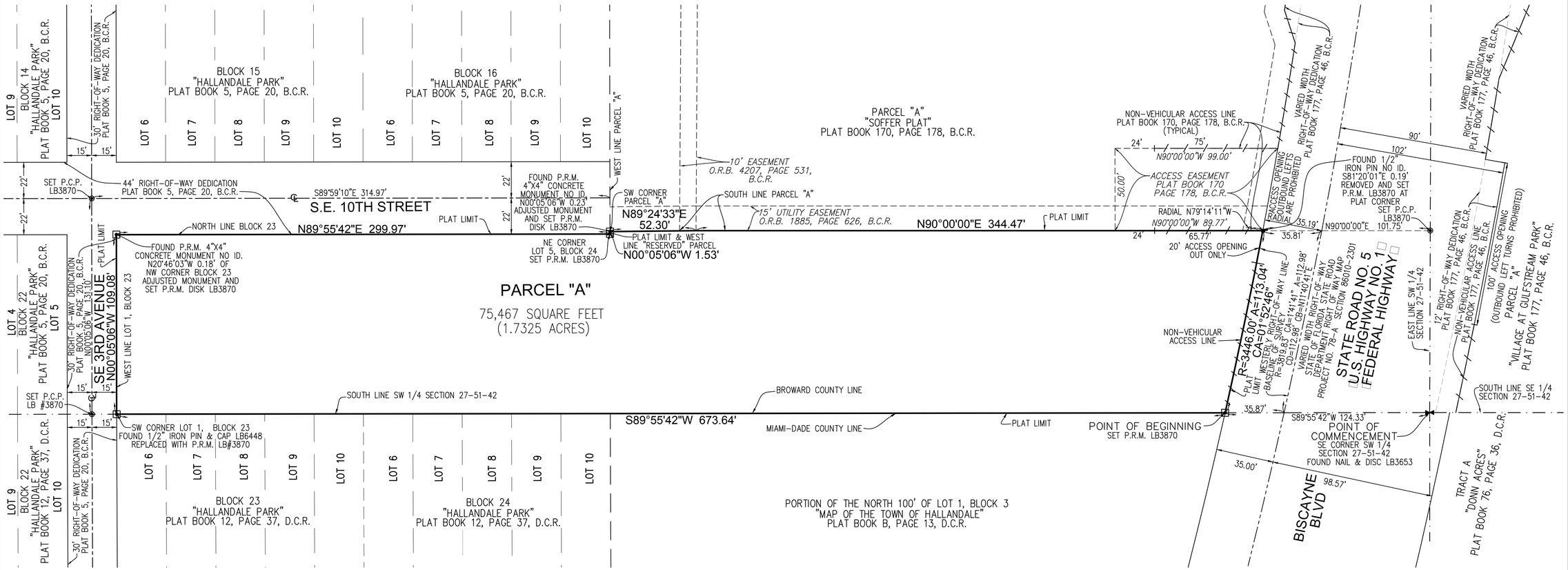
R-0.01

NOTICE:
THIS PLAT, AS RECORDED IN ITS GRAPHIC FORM, IS THE OFFICIAL DEPICTION OF THE SUBDIVIDED LANDS DESCRIBED HEREIN AND WILL IN NO CIRCUMSTANCES BE SUPPLANTED IN AUTHORITY BY ANY OTHER GRAPHICAL OR DIGITAL FORM OF THE PLAT. THERE MAY BE ADDITIONAL RESTRICTIONS THAT ARE NOT RECORDED ON THIS PLAT THAT MAY BE FOUND IN THE PUBLIC RECORDS OF THE CITY AND THIS COUNTY.

"OPTIMA PLAZA"

A REPLAT OF A PORTION OF LOT 4, BLOCK 14, OF "THE TOWN OF HALLANDALE", IN SECTION 27, TOWNSHIP 51 SOUTH, RANGE 42 EAST, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK "B", PAGE 13, OF THE PUBLIC RECORDS OF DADE COUNTY, FLORIDA TOGETHER WITH LOTS 1 THROUGH 5, INCLUSIVE, OF BLOCK 23, AND LOTS 1 THROUGH 5, INCLUSIVE, OF BLOCK 24, TOGETHER WITH A PORTION OF THE "RESERVED" PARCEL, OF "HALLANDALE PARK", ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 5, PAGE 20, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA
CITY OF HALLANDALE BEACH, BROWARD COUNTY, FLORIDA

PREPARED BY
PULICE LAND SURVEYORS, INC.
5381 NOB HILL ROAD
SUNRISE, FLORIDA 33351
954-572-1777
FAX NO. 954-572-1778
AUGUST, 2015



SURVEYOR'S NOTES:

1) THIS PLAT IS RESTRICTED TO 6,500 SQUARE FEET OF BANK USE WITH 2 DRIVE THRU FACILITIES AND 245,000 SQUARE FEET OF OFFICE USE.

THIS NOTE IS REQUIRED BY CHAPTER 5, ARTICLE IX, BROWARD COUNTY CODE OF ORDINANCES, AND MAY BE AMENDED BY APPROVAL OF THE BROWARD COUNTY BOARD OF COUNTY COMMISSIONERS. THE NOTATION AND ANY AMENDMENTS THERETO ARE SOLELY INDICATING THE APPROVED DEVELOPMENT LEVEL FOR PROPERTY LOCATED WITHIN THE PLAT AND DO NOT OPERATE AS A RESTRICTION IN FAVOR OF ANY PROPERTY OWNER INCLUDING AN OWNER OR OWNERS OF PROPERTY WITHIN THIS PLAT WHO TOOK TITLE TO THE PROPERTY WITH REFERENCE TO THIS PLAT.

2A) IF A BUILDING PERMIT FOR A PRINCIPAL BUILDING (EXCLUDING DRY MODELS, SALES AND CONSTRUCTION OFFICES) AND FIRST INSPECTION APPROVAL ARE NOT ISSUED BY _____, 20__, THEN THE COUNTY'S FINDING OF ADEQUACY SHALL EXPIRE AND NO ADDITIONAL BUILDING PERMITS SHALL BE ISSUED UNTIL SUCH TIME AS BROWARD COUNTY SHALL MAKE A SUBSEQUENT FINDING THAT THE APPLICATION SATISFIES THE ADEQUACY REQUIREMENTS SET FORTH WITHIN THE BROWARD COUNTY LAND DEVELOPMENT CODE. THE OWNER OF THE PROPERTY OR THE AGENT OF THE OWNER SHALL BE RESPONSIBLE FOR PROVIDING EVIDENCE TO BROWARD COUNTY FROM THE APPROPRIATE GOVERNMENTAL ENTITY, DOCUMENTING COMPLIANCE WITH THIS REQUIREMENT WITHIN THE ABOVE REFERENCED TIME FRAME: AND/OR

2B) IF CONSTRUCTION OF PROJECT WATER LINES, SEWER LINES, DRAINAGE, AND THE ROCK BASE FOR INTERNAL ROADS HAVE NOT BEEN SUBSTANTIALLY COMPLETED BY _____, 20__, THEN THE COUNTY'S FINDING OF ADEQUACY SHALL EXPIRE AND NO ADDITIONAL BUILDING PERMITS SHALL BE ISSUED UNTIL SUCH TIME AS BROWARD COUNTY SHALL MAKE A SUBSEQUENT FINDING THAT THE APPLICATION SATISFIES THE ADEQUACY REQUIREMENTS SET FORTH WITHIN THE BROWARD COUNTY LAND DEVELOPMENT CODE. THE OWNER OF THE PROPERTY OR THE AGENT OF THE OWNER SHALL BE RESPONSIBLE FOR PROVIDING EVIDENCE TO BROWARD COUNTY FROM THE APPROPRIATE GOVERNMENTAL ENTITY, DOCUMENTING COMPLIANCE WITH THIS REQUIREMENT WITHIN THE ABOVE REFERENCED TIME FRAME.

3) BEARINGS ARE BASED ON THE SOUTH LINE OF THE SW 1/4 OF SECTION 27-51-42 BEING S89°55'42"W.

4) THE FOLLOWING NOTE IS REQUIRED BY THE BROWARD COUNTY SURVEYOR PURSUANT TO CHAPTER 177.091, SUBSECTION (28), FLORIDA STATUTES. PLATTED UTILITY EASEMENTS ARE ALSO EASEMENTS FOR THE CONSTRUCTION, INSTALLATION, MAINTENANCE, AND OPERATION OF CABLE TELEVISION SERVICES; PROVIDED, HOWEVER, NO SUCH CONSTRUCTION, INSTALLATION, MAINTENANCE, AND OPERATION OF CABLE TELEVISION SERVICES SHALL INTERFERE WITH THE FACILITIES AND SERVICES OF AN ELECTRIC, TELEPHONE, GAS, OR OTHER PUBLIC UTILITY. IN THE EVENT A CABLE TELEVISION COMPANY DAMAGES THE FACILITIES OF A PUBLIC UTILITY, IT SHALL BE SOLELY RESPONSIBLE FOR THE DAMAGES. THIS NOTE DOES NOT APPLY TO PRIVATE EASEMENTS GRANTED TO OR OBTAINED BY A PARTICULAR ELECTRIC, TELEPHONE, GAS, OR OTHER PUBLIC UTILITY. SUCH CONSTRUCTION, INSTALLATION, MAINTENANCE, AND OPERATION SHALL COMPLY WITH THE NATIONAL ELECTRIC SAFETY CODE AS ADOPTED BY THE FLORIDA PUBLIC SERVICE COMMISSION.

LEGEND:

P.R.M. ⊡	DENOTES:	PERMANENT REFERENCE MONUMENT (4"X4"X24" CONCRETE MONUMENT WITH 1.3" BRASS DISC STAMPED "P.R.M. LB3870" UNLESS OTHERWISE NOTED)
P.C.P. ⊛	DENOTES:	PERMANENT CONTROL POINT (NAIL & 1.3" BRASS WASHER STAMPED "P.C.P. LB3870" UNLESS OTHERWISE NOTED)
LB	DENOTES:	LICENSED BUSINESS
B.C.R.	DENOTES:	BROWARD COUNTY RECORDS
P.B.	DENOTES:	PLAT BOOK
O.R.B.	DENOTES:	OFFICIAL RECORD BOOK
PG./PGS.	DENOTES:	PAGE/PAGES NUMBER
—/—/—	DENOTES:	NON-VEHICULAR ACCESS LINE
F.D.O.T.	DENOTES:	FLORIDA DEPARTMENT OF TRANSPORTATION
⋈	DENOTES:	QUARTER SECTION CORNER
℄	DENOTES:	CENTERLINE
R	DENOTES:	RADIUS
CA	DENOTES:	CENTRAL ANGLE
A	DENOTES:	ARC LENGTH
CB	DENOTES:	CHORD BEARING
CD	DENOTES:	CHORD DISTANCE
D.C.R.	DENOTES:	DADE COUNTY RECORDS

0' 30' 60' 90'
GRAPHIC SCALE
1"=30'

PLAT FILE NO. -MP-15

AERIAL

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STATE OF FLORIDA
JAVIER FONT
AR12547
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JAVIER FONT AR N□ 12547

PROPOSED MIXED USE DEVELOPMENT

OPTIMA PLAZA NORTH

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WAIVERS OR DEFICIENCIES	REQUIRED / ALLOWED	PROVIDED
2. REAR YARD SETBACK	25'-0"	15'-0"
3. SIDE CORNER SETBACK	15'-0"	10'-10"
7. PARKING RE□UIRED	1,132 P.S.	□51 P.S.
□. TANDEM PARKING SPACES	NOT ALLOWED	40 P.S.
11. DEAD-END PARKING CORRIDOR	NOT ALLOWED	DEAD-END PARKING CORRIDOR □ LVL. 5-□
11. LOADING MANEUVERING IN R.OW.	NOT ALLOWED	T-TURN ON DEAD-END AT S.E. 10TH STREET

LEGAL DESCRIPTION

LEGAL DESCRIPTION:
PARCEL 1: LOTS 1, 2, 3, 4, AND 5, OF BLOCK 23, AND LOT 1, OF BLOCK 24, OF HALLANDALE PARK, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 5, AT PAGE 20, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA.
PARCEL 2: LOTS 2, 3, 4 AND 5, OF BLOCK 24, HALLANDALE PARK, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 5, AT PAGE 20, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA.
PARCEL 3: ALL OF LOT 4, BLOCK 14, OF SECTION 27, TOWNSHIP 51 SOUTH, RANGE 42 EAST, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK "B", AT PAGE 13, OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA; EXCEPTING THEREFROM THE NORTH 562.00 FEET OF SAID LOT 4; AND ALSO EXCEPTING THEREFROM THE WEST 222.00 FEET OF SAID LOT 4; AND ALSO EXCEPTING THEREFROM THE RIGHT-OF-WAY FOR U.S. HIGHWAY NO. 1 AND ANY PORTION THEREOF LYING EAST OF SAID HIGHWAY, SAID LANDS SITUATE, LYING AND BEING IN BROWARD COUNTY, FLORIDA.
TOGETHER WITH
PARCEL 4: THAT CERTAIN PART OF RESERVED TRACT AS SHOWN ON THE PLAT OF HALLANDALE PARK, AS RECORDED IN PLAT BOOK 5, AT PAGE 20, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:
BEGINNING AT THE SOUTHEAST CORNER OF LOT 5, BLOCK 24, OF SAID HALLANDALE PARK, RUN EASTERLY AND ALONG THE SOUTH LINE OF SAID "RESERVED TRACT", BEING AN EASTERLY EXTENSION OF THE SOUTH LINE OF SAID BLOCK 24, A DISTANCE OF 52.20 FEET TO A PIPE ON CONCRETE; THENCE RUN NORTHERLY AND ALONG THE EAST LINE OF SAID "RESERVED TRACT", 110.35 FEET TO A POINT; THENCE RUN WESTERLY ON A LINE, SAID LINE BEING AN EXTENSION OF THE NORTH LINE OF SAID BLOCK 24, HALLANDALE PARK, A DISTANCE OF 52.20 FEET TO THE NORTHEAST CORNER OF LOT 5, BLOCK 24, OF SAID HALLANDALE PARK, THENCE RUN SOUTHERLY ALONG THE EAST LINE OF SAID LOT 5, BLOCK 24, 110.00 FEET TO THE POINT OF BEGINNING.
CONTAINING 75645 SF (1.74 ACRES)

ZONING INFORMATION

PROJECT NAME:		OPTIMA PLAZA NORTH
PROPERTY ADDRESS:		1010 S. FEDERAL HIGHWAY, HALLANDALE BEACH, FL 33020
FOLIO:		514227010430, 514227140011, 514227141270, 514227141260
ZONING:	PRIMARY: OVERLAY: OVERLAY:	B-L (BUSINESS LIMITED DISTRICT) PRD (PLANNED REDEVELOPMENT OVERLAY DISTRICT) PDD (PLANNED DEVELOPMENT OVERLAY DISTRICT)
NET LOT AREA:		73,550 SQFT. (1.745 ACRES)

BUILDING COVERAGE	ALLOWED	PROVIDED
LOT COVERAGE		47,624 S□FT. □64.75□ □
MIN. PERVIOUS LOT AREA	**REQUIRED**	**PROVIDED**
15□ OF LOT AREA	11,032 S□FT.	11,054 S□FT. □15.03□ □
GROSS FLOOR AREA	**ALLOWED**	**PROVIDED**
OFFICE AREA □GFA□ BANK AREA □GFA□ CAFE AREA □GFA□ DECK TERRACE AREA □GFA□ PARKING AREA □GFA□		272,3□2 S□FT. 12,5□6 S□FT. 1□,767 S□FT. 47,650 S□FT. 390,131 S□FT.
TOTAL □GFA□		760,□63 S□FT.
BUILDING SETBACKS	**REQUIRED**	**PROVIDED**
FRONT □EAST / SOUTH FEDERAL HIGHWAY□	15"-0"	20'-0"
SIDE □NORTH / S.E. 10TH STREET□	0'-0"	10'-10"
SIDE □SOUTH□	0'-0"	0'-0"
REAR □ADJACENT TO RESIDENTIAL□	25'-0"	15'-0"
CORNER	15'-0"	10'-10"
BUILDING HEIGHT	**ALLOWED**	**PROVIDED**
	350'-0"	345'-□" □TOP OF ROOF□

PARKING:	PARKING / SQ.FT.	REQUIRED	PROVIDED
OFFICE □1 P.S. : 250 S□FT. □ BANK □1 P.S. : 300 S□FT.□	□1:250□272,3□2 S□FT. □1:300□12,5□6 S□FT.	1,090 P.S. 42 P.S.	STANDARD = 596 P.S. TANDEM = 40 P.S. HANDICAP = 19 P.S. VALET PARKING □ BASMENT LVL.= 196 P.S.
TOTAL PARKING		1132 P.S.	□51 P.S.
LOADING:	**PARKING / SQ.FT.**	**REQUIRED**	**PROVIDED**
BANK □12,5□6 S□FT.□	10,001 - 40,000 S□FT.	2	2

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DATE:
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PROJECT NO:
14-052
DRAWING NAME:
AERIAL
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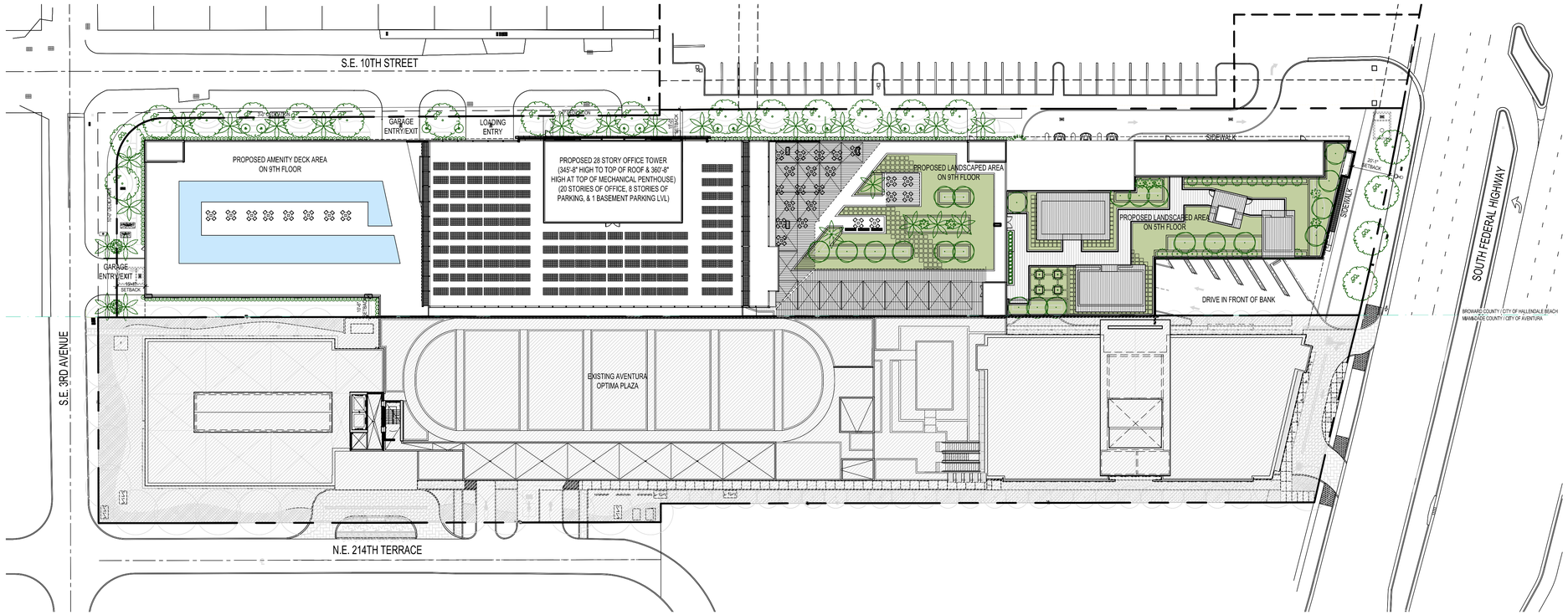
G-0.02



SITE PLAN

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

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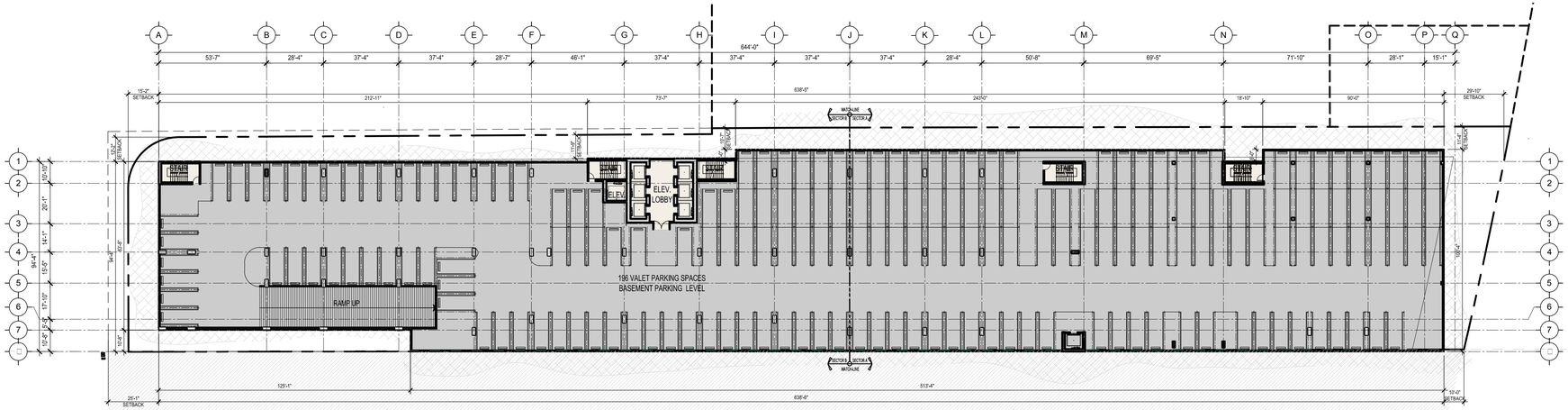
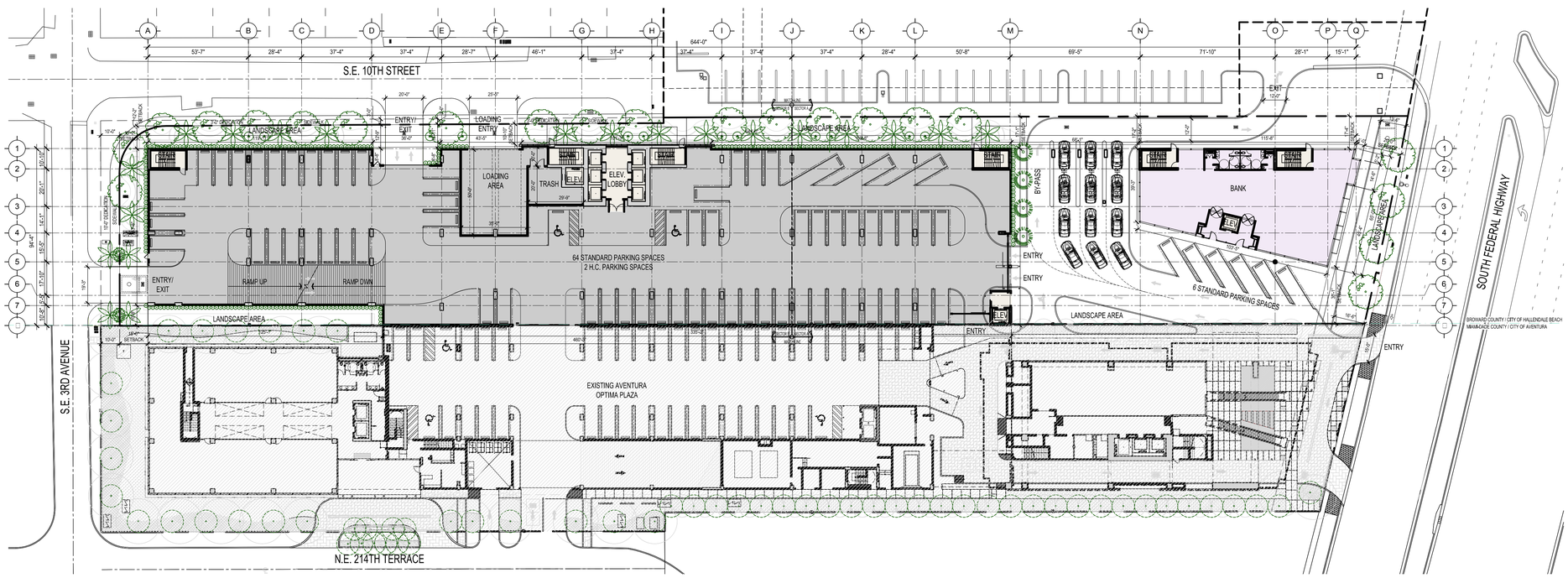
DRAWING NAME:
SITE PLAN

SHEET NO:
A-0.01



BASEMENT LEVEL FLOOR PLAN

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



GROUND LEVEL FLOOR PLAN

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

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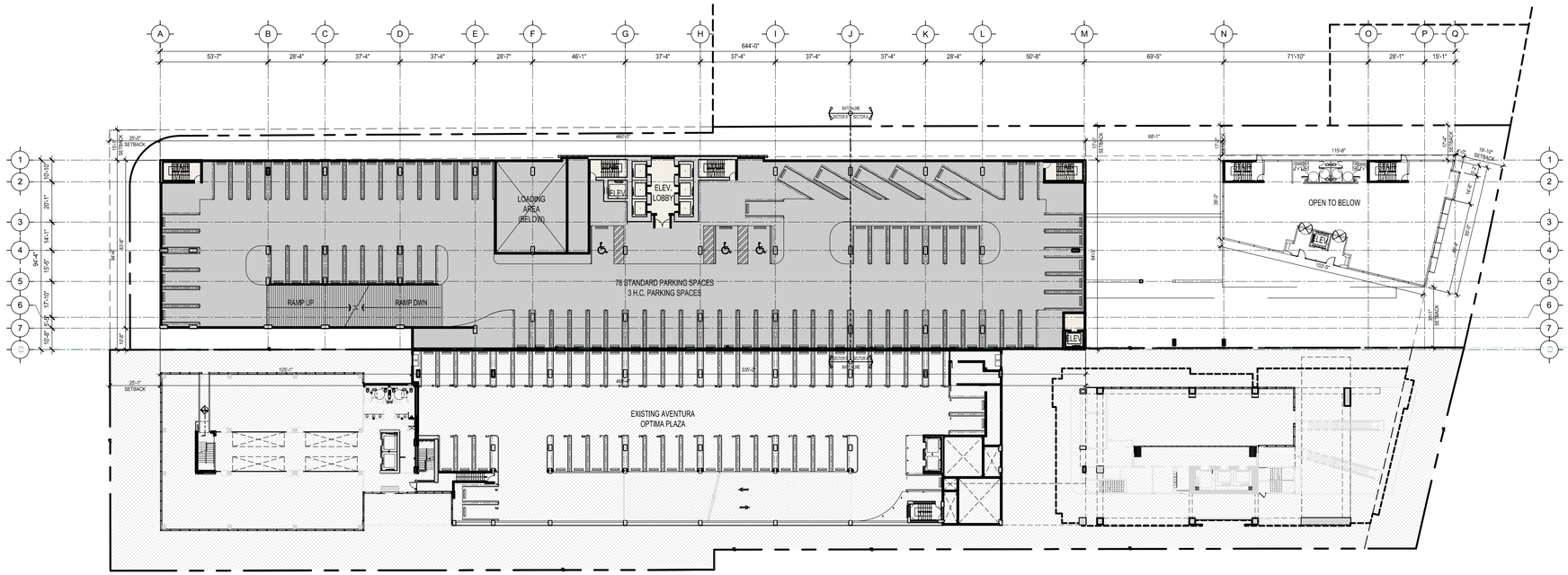
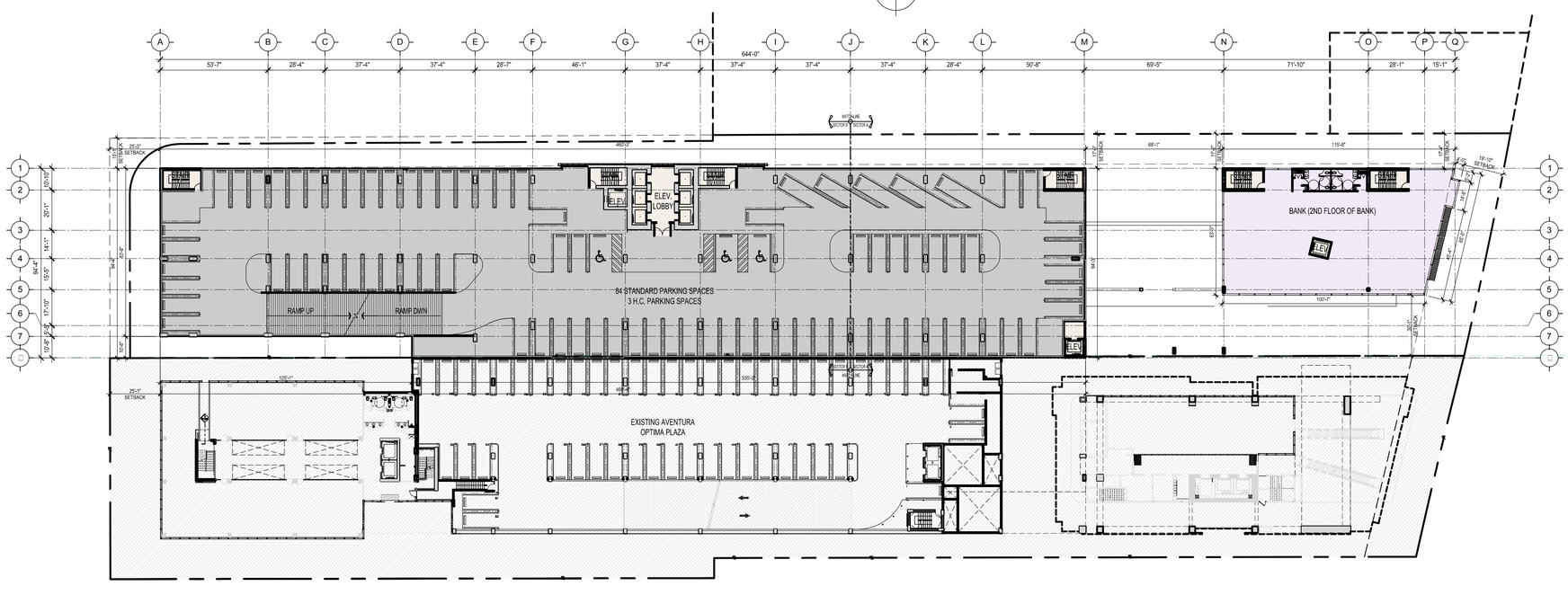
DRAWING NAME:
BASEMENT & GROUND LVL. FLOOR PLAN

SHEET NO:
A-1.01



2ND LEVEL FLOOR PLAN

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



PARKING LEVEL FLOOR PLAN LVL.3-4

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

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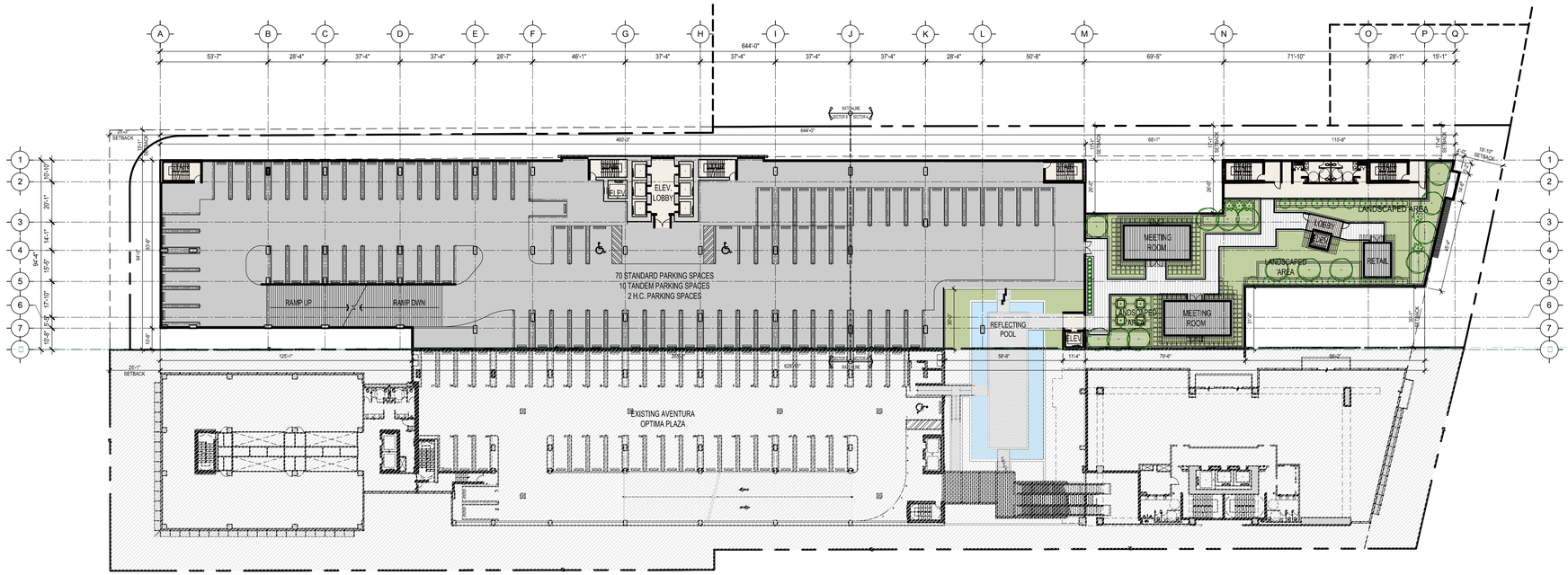
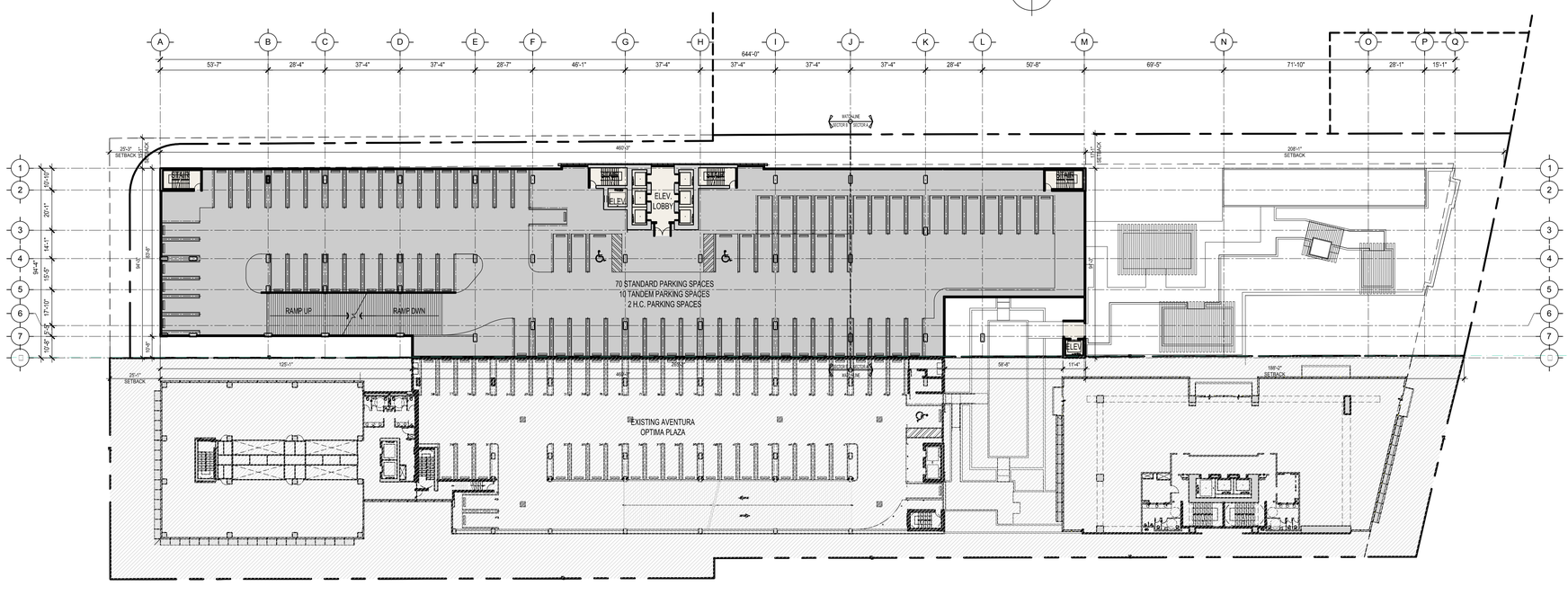
2ND LVL. FLOOR PLAN
PARKING LVL. F.P. 3-4
SHEET NO:
A-1.02



5TH LEVEL FLOOR PLAN

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



PARKING LEVEL FLOOR PLAN LVL.6-

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

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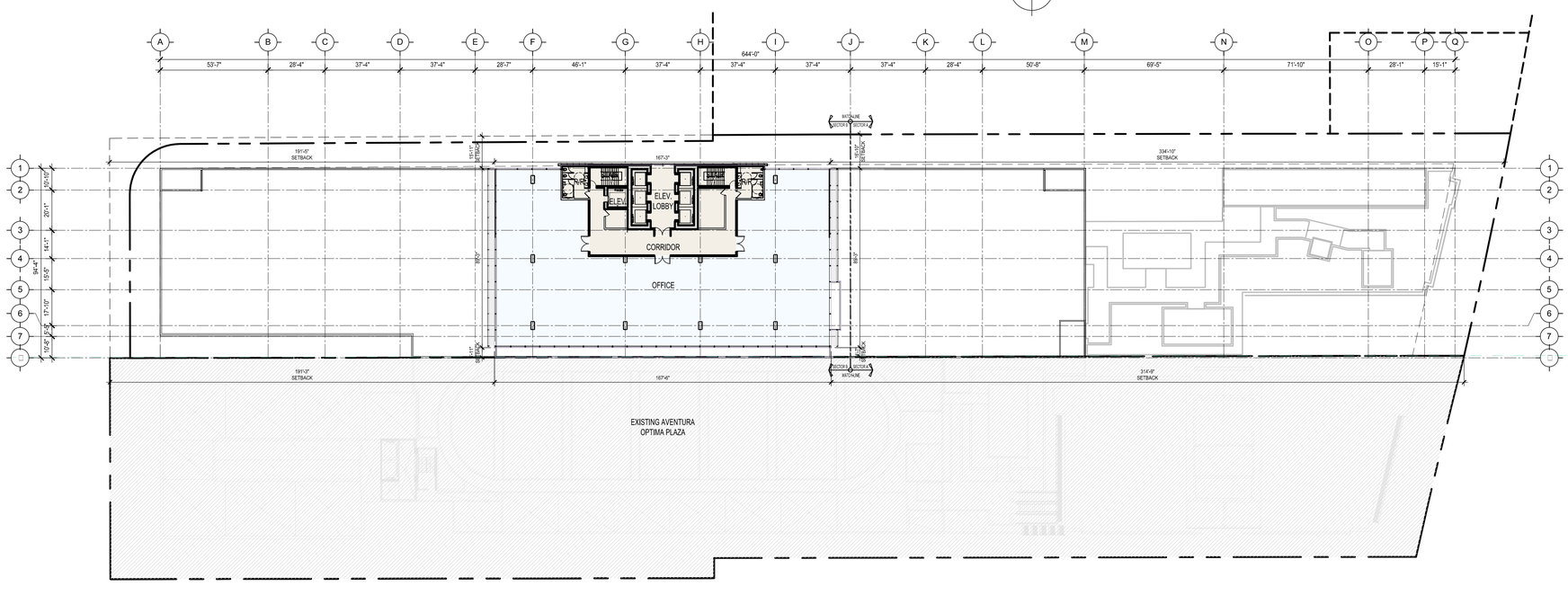
5TH LVL. FLOOR PLAN
PARKING LVL. F.P. 6-
SHEET NO:
A-1.03

9TH LEVEL FLOOR PLAN

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



OFFICE LEVEL FLOOR PLAN LVL.10-12/21-25

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

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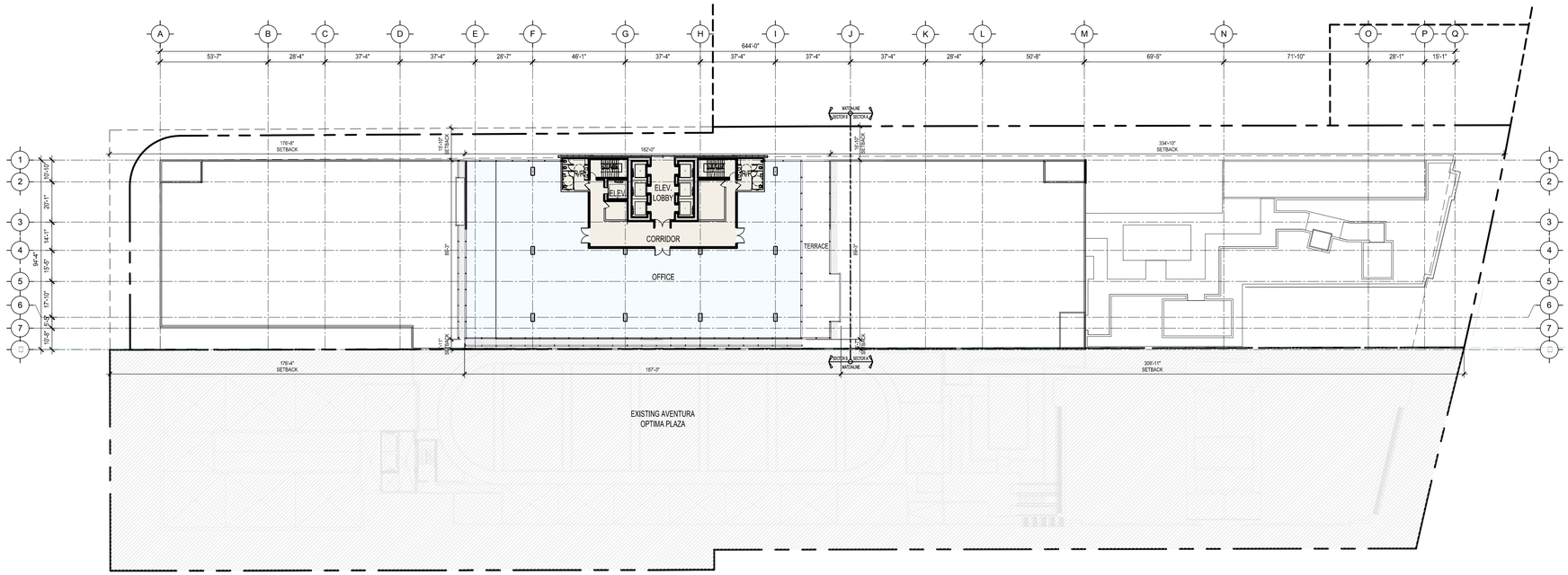
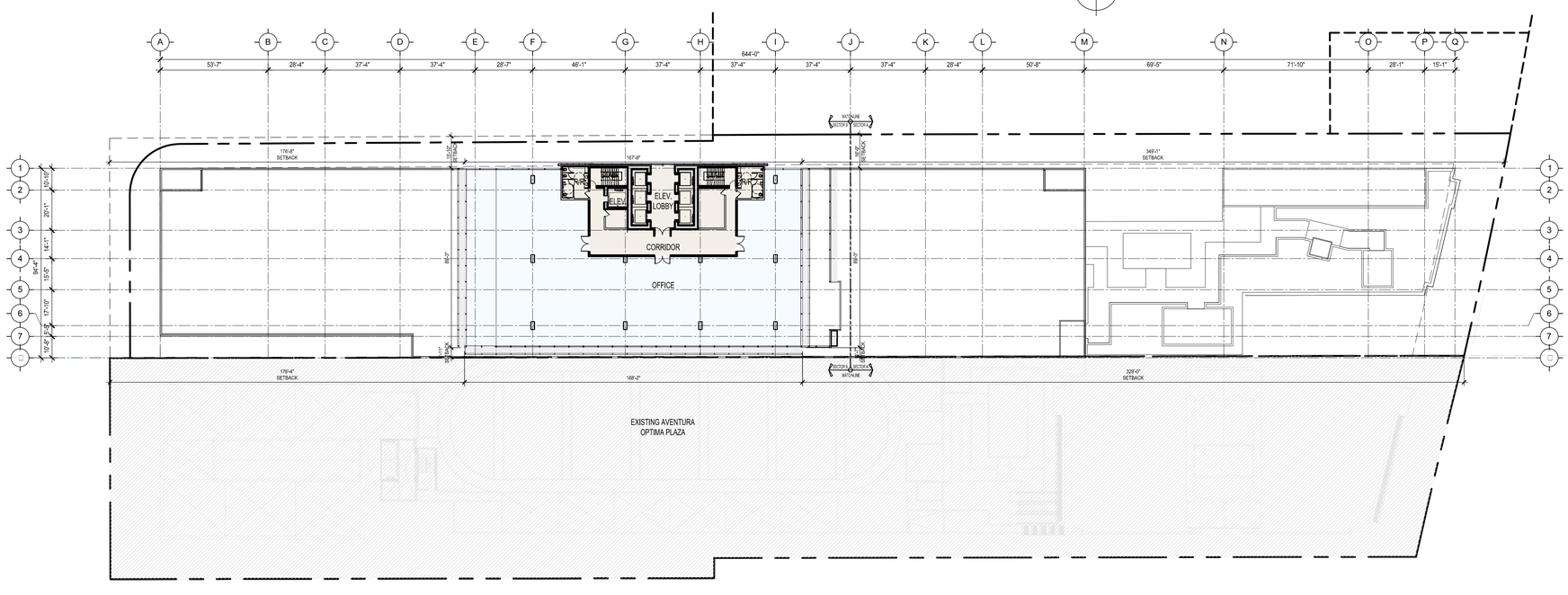


OFFICE LEVEL FLOOR PLAN LVL.13 / 26

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



OFFICE LEVEL FLOOR PLAN LVL.14-19/27-2

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

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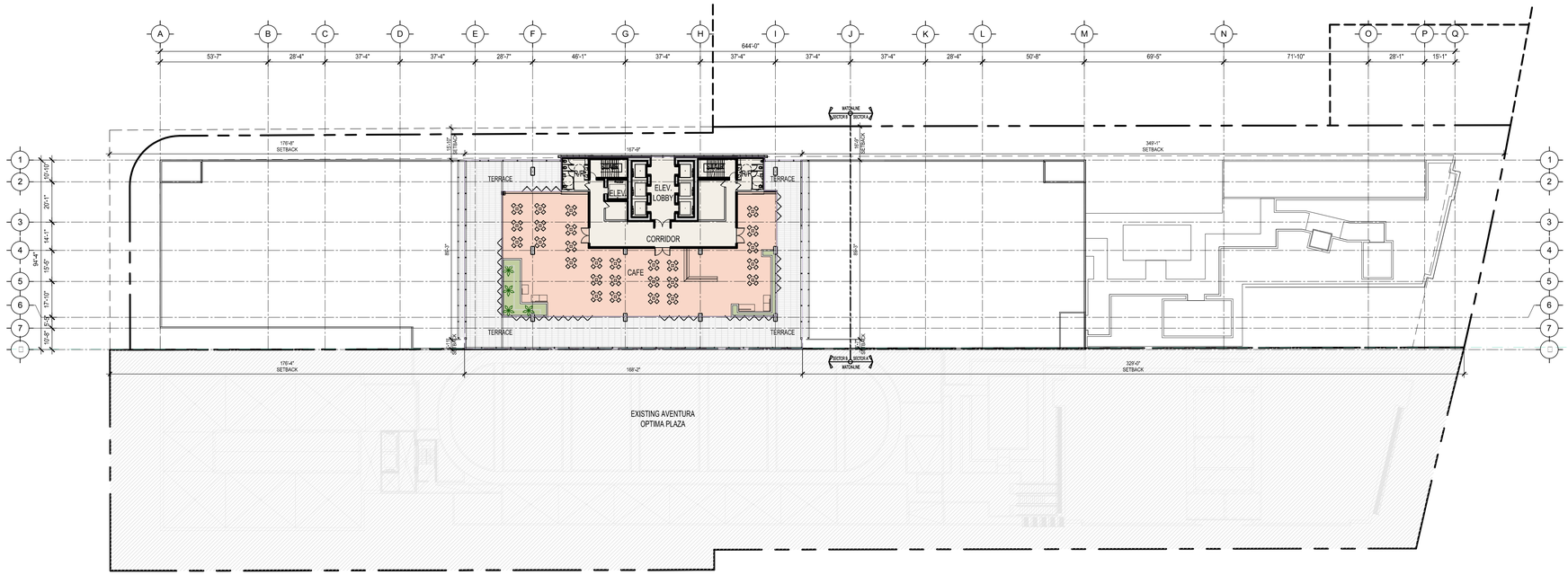
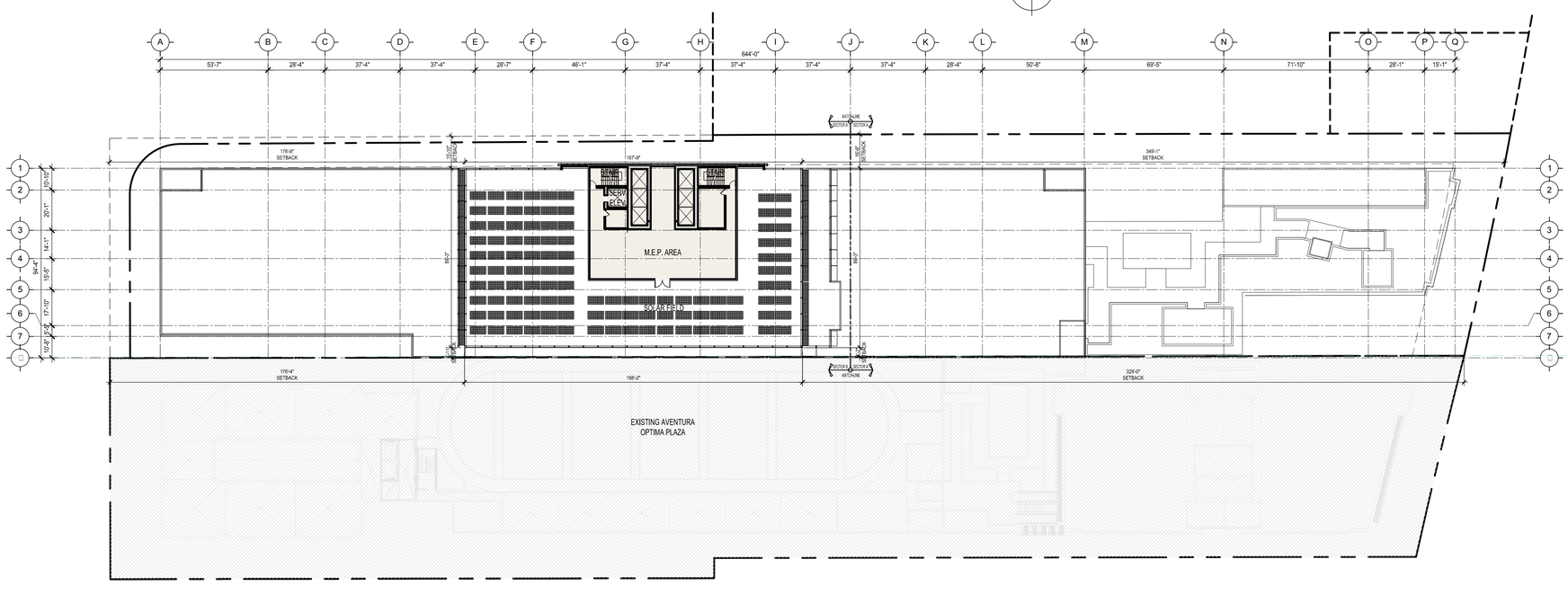
DATE:
01-07-2016
PROJECT NO:
14-052
DRAWING NAME:
OFFICE LVL. F.P. □13 / 26□
OFFICE LVL. F.P. □14-19/27-2□□
SHEET NO:

A-1.05



20TH LEVEL FLOOR PLAN

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



ROOF ACCESS PLAN

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

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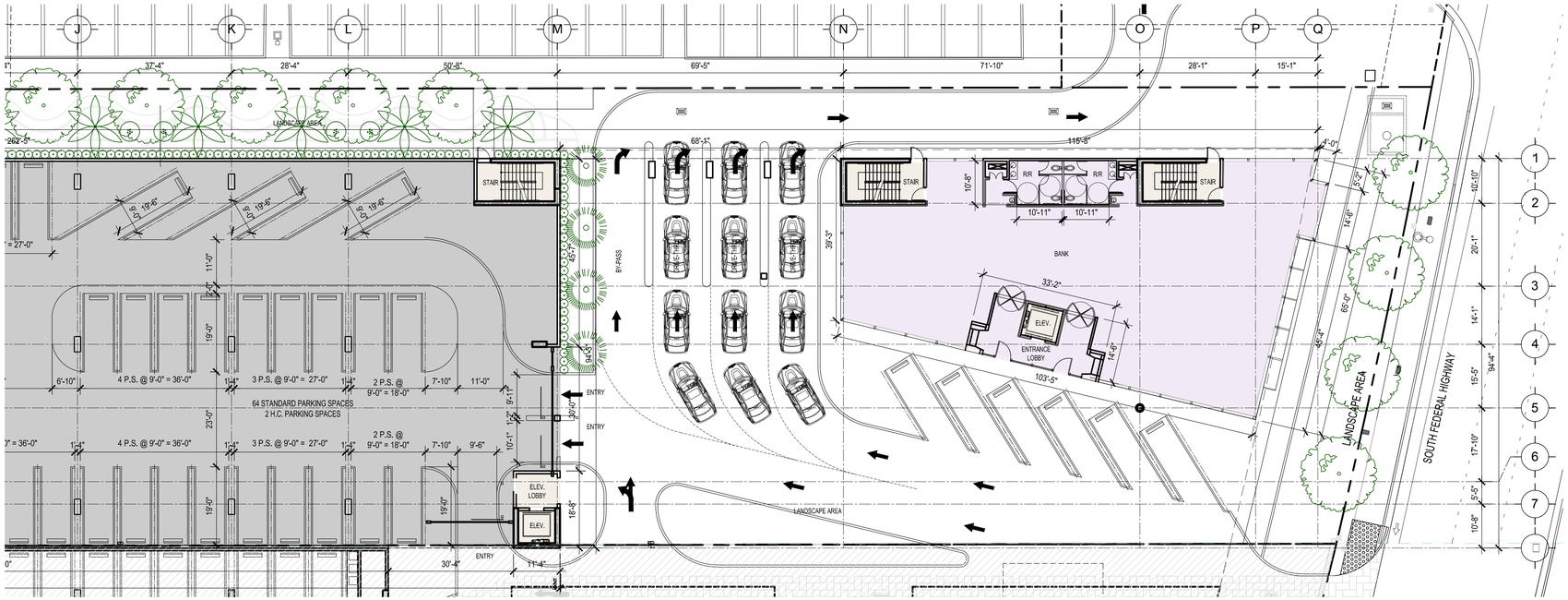
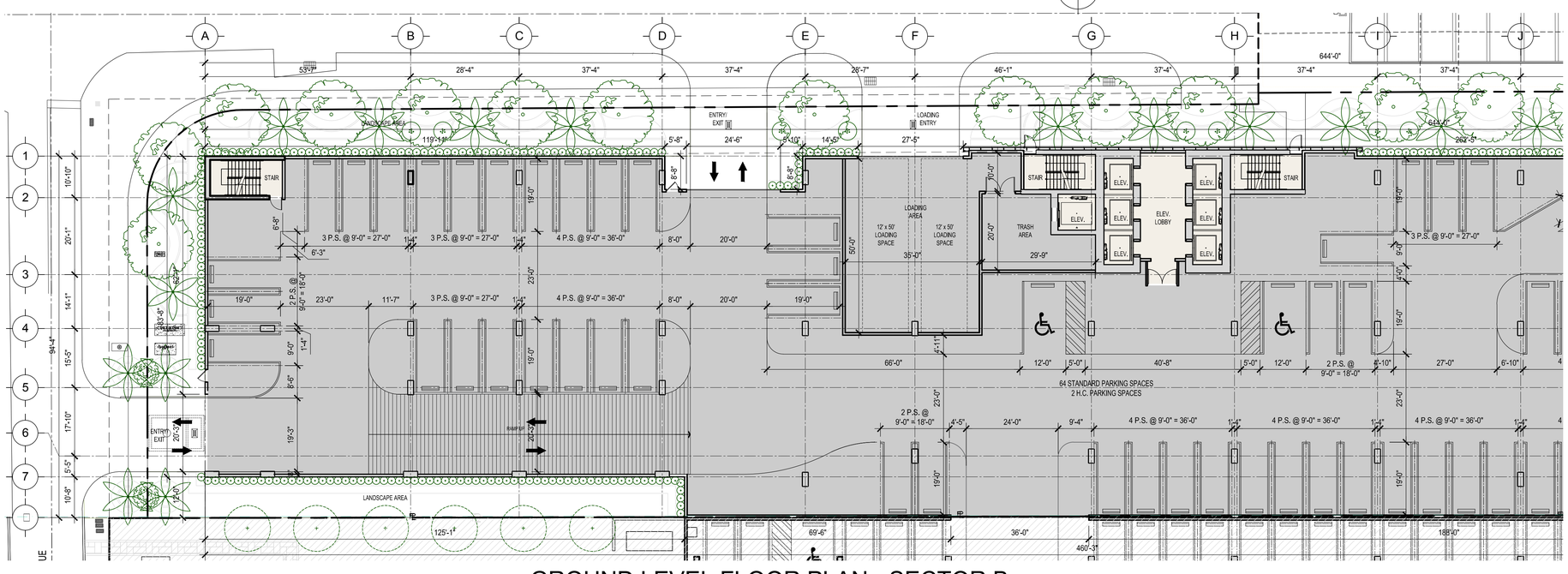
14-052
DRAWING NAME:
20TH LVL. FLOOR PLAN
ROOF ACCESS PLAN
SHEET NO:
A-1.06



GROUND LEVEL FLOOR PLAN - SECTOR A

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



GROUND LEVEL FLOOR PLAN - SECTOR B

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

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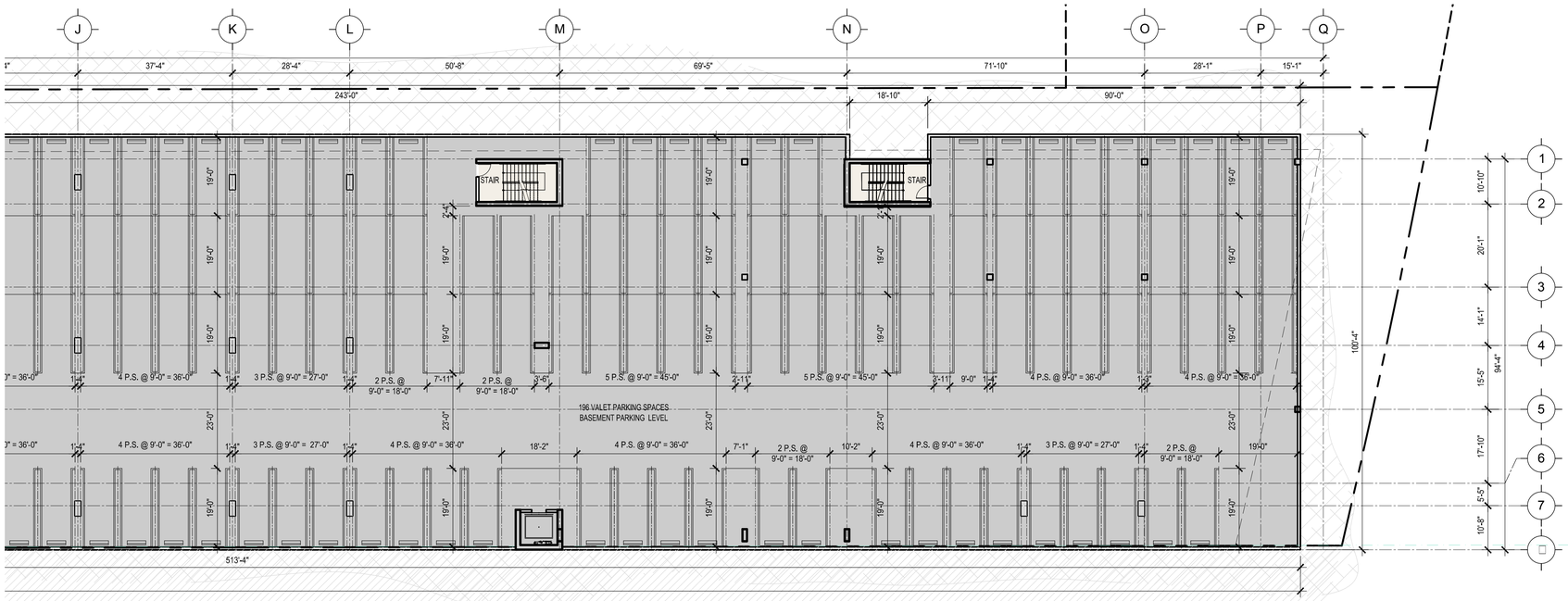
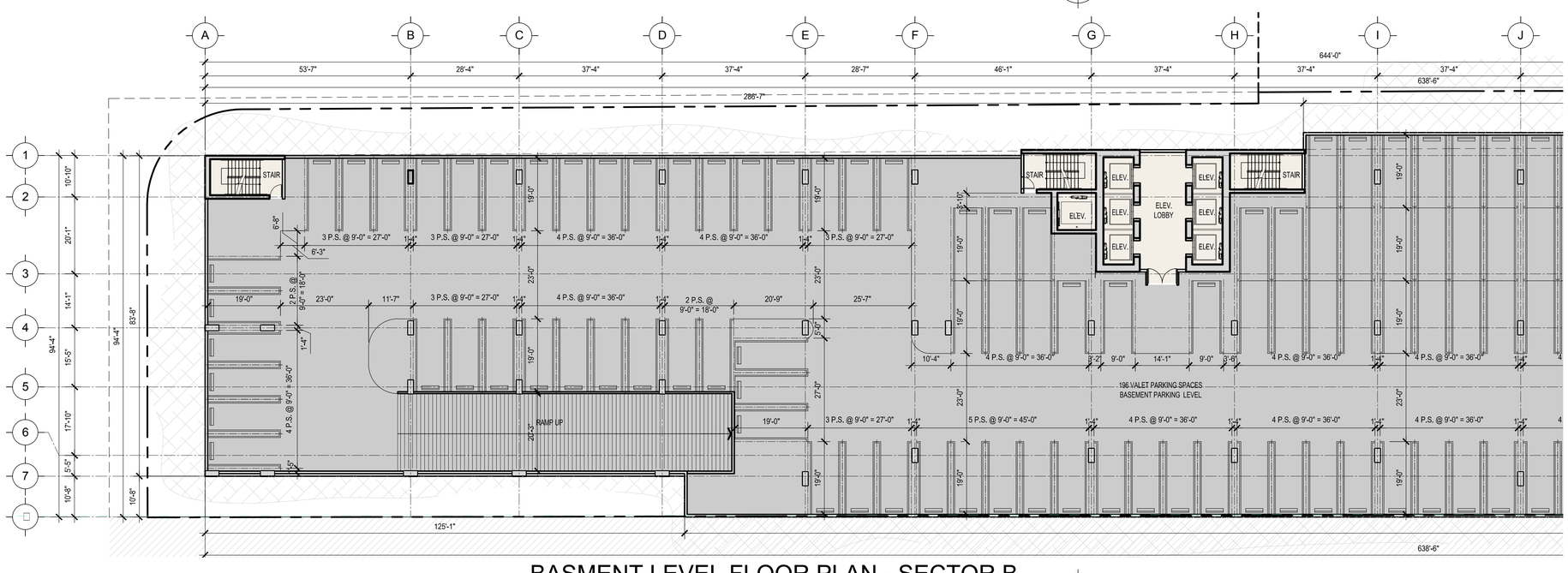
DRAWING NAME:
GROUND LEVEL FLOOR PLAN
SECTOR A & B
SHEET NO:

A-1.10



BASMENT LEVEL FLOOR PLAN - SECTOR A

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



BASMENT LEVEL FLOOR PLAN - SECTOR B

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

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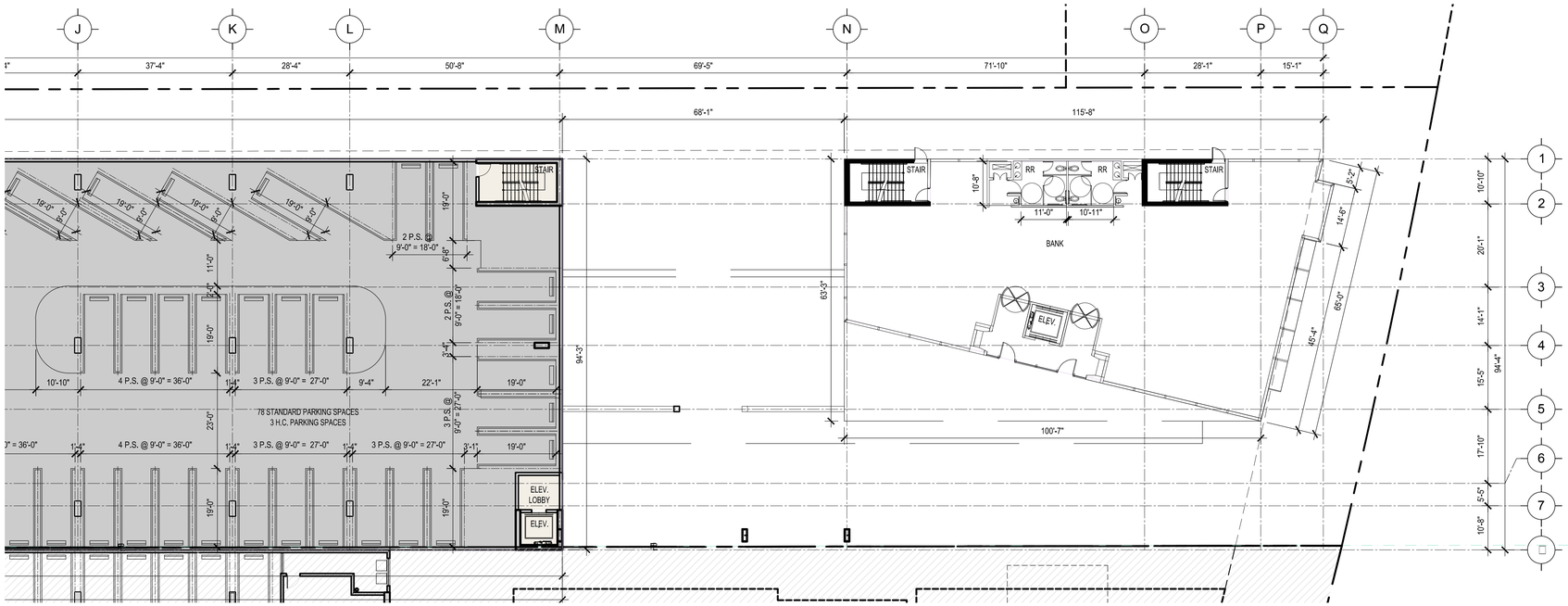
DRAWING NAME:
BASMENT LVL. FLOOR PLAN
SECTOR A & B

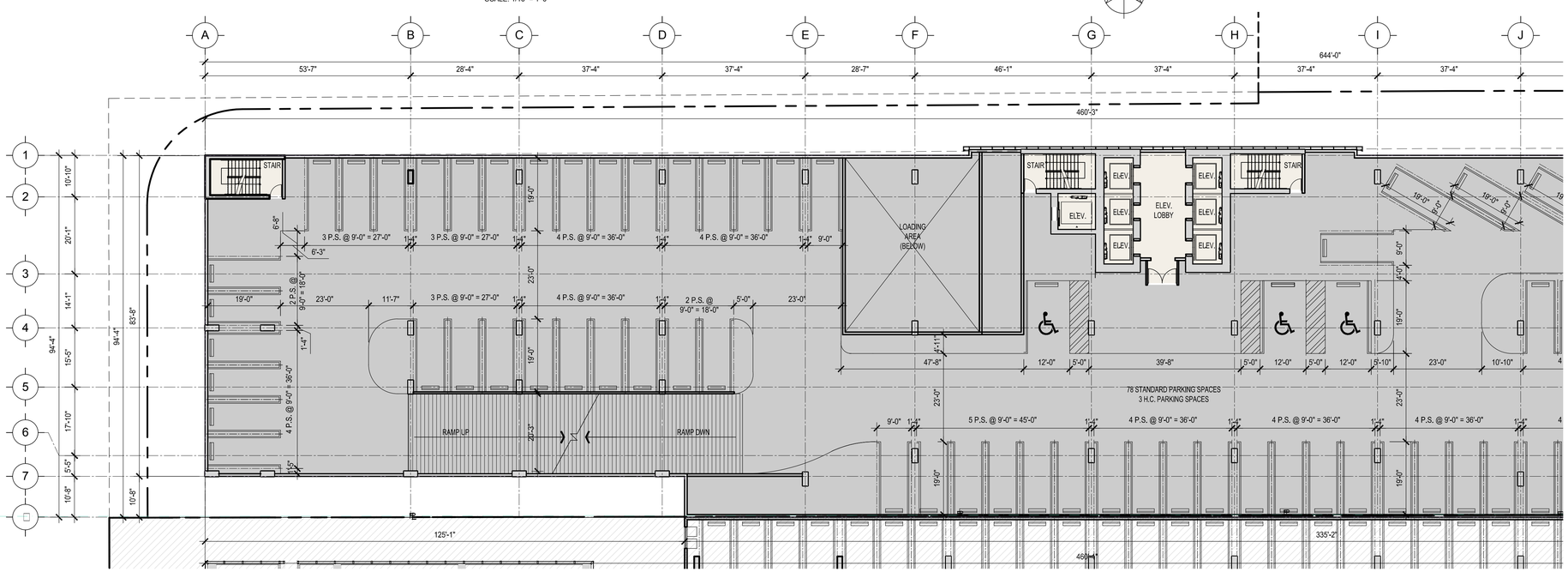
SHEET NO:

A-1.11



PARKING LEVEL FLOOR PLAN LVL.2 - SECTOR A

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



PARKING LEVEL FLOOR PLAN LVL.2 - SECTOR B

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

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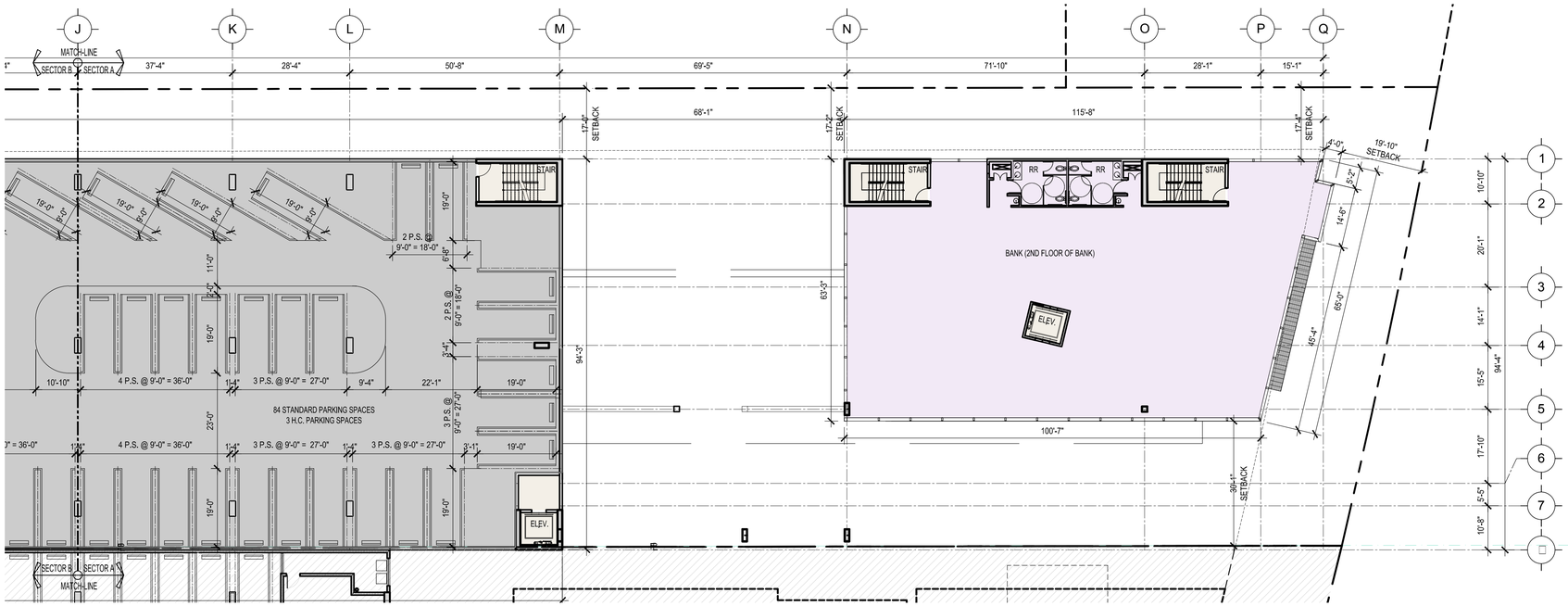
DRAWING NAME:
PARKING LEVEL F.P. 2
SECTOR A & B

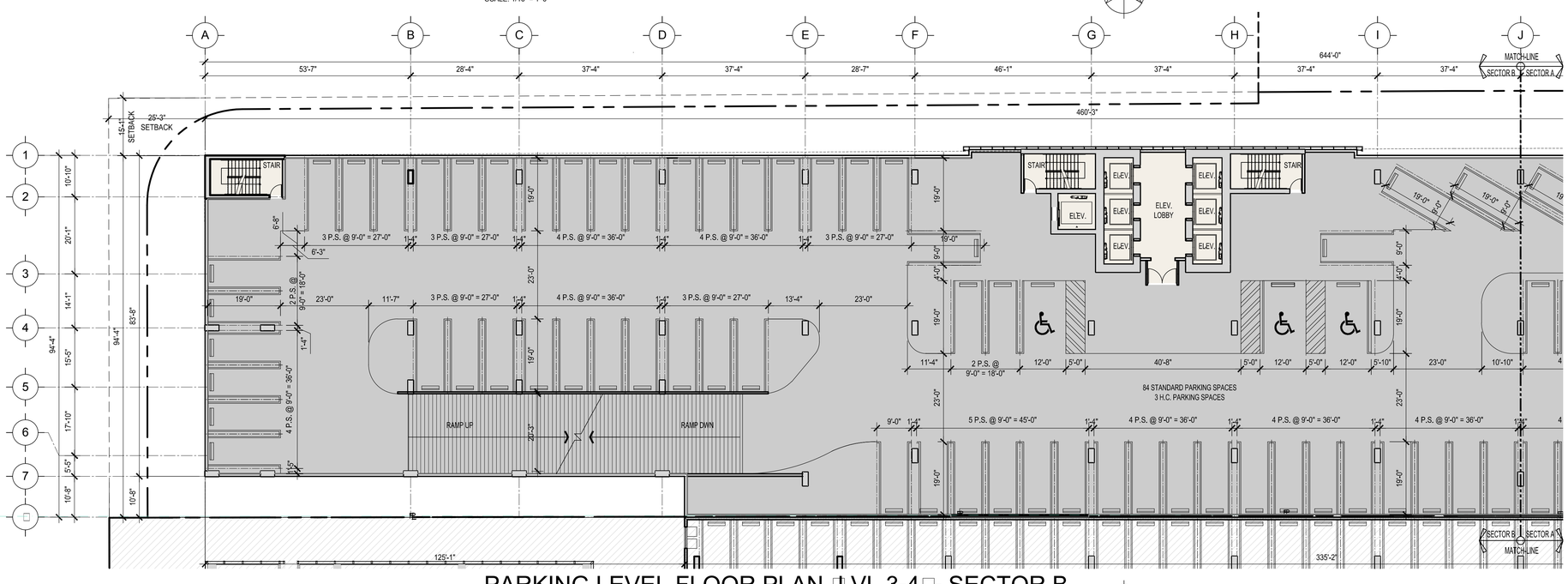
SHEET NO:

A-1.12



PARKING LEVEL FLOOR PLAN LVL.3-4 - SECTOR A

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



PARKING LEVEL FLOOR PLAN LVL.3-4 - SECTOR B

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

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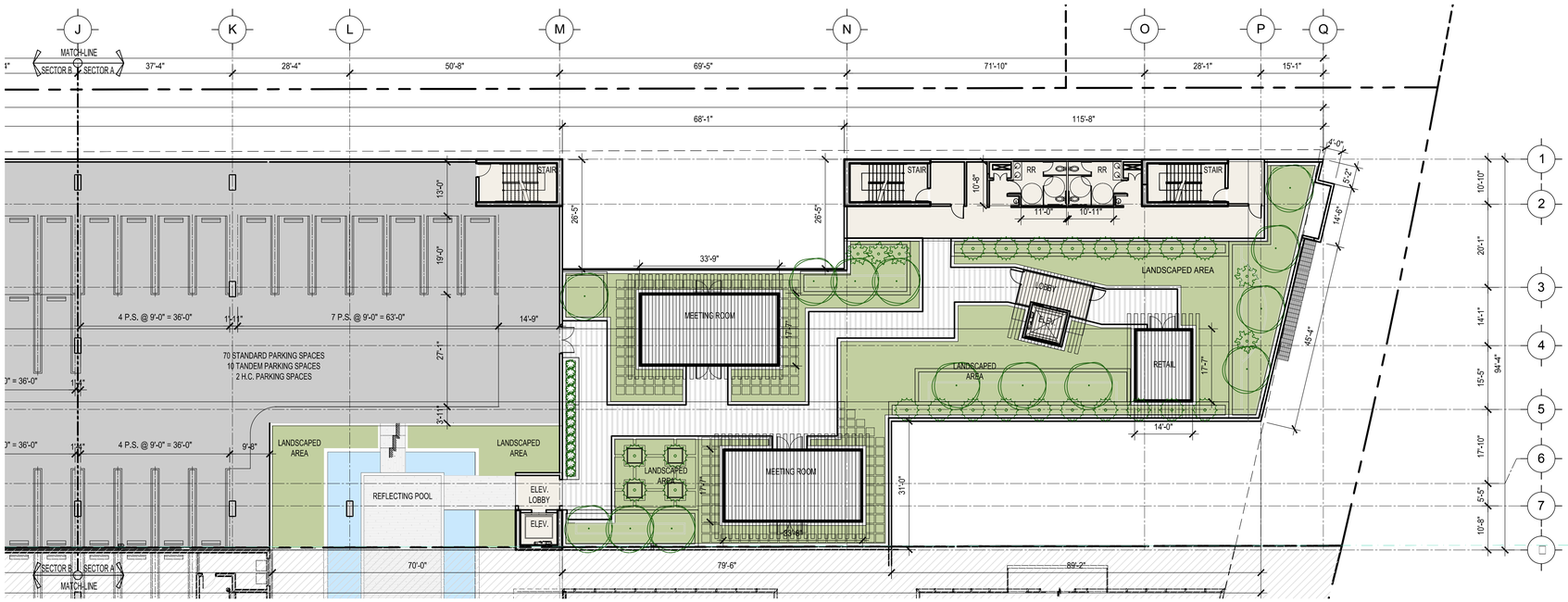
DRAWING NAME:
PARKING LEVEL F.P. 3-4
SECTOR A & B

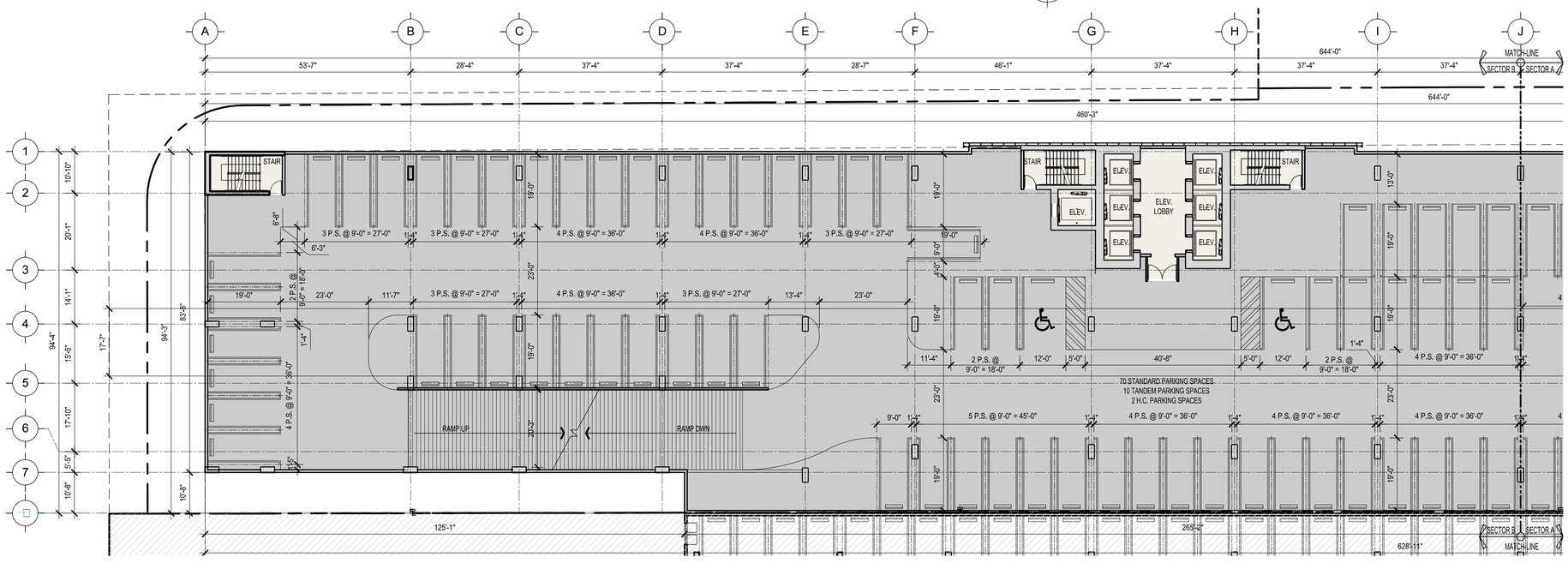
SHEET NO:

A-1.13



5TH LEVEL FLOOR PLAN - SECTOR A

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



5TH LEVEL FLOOR PLAN - SECTOR B

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

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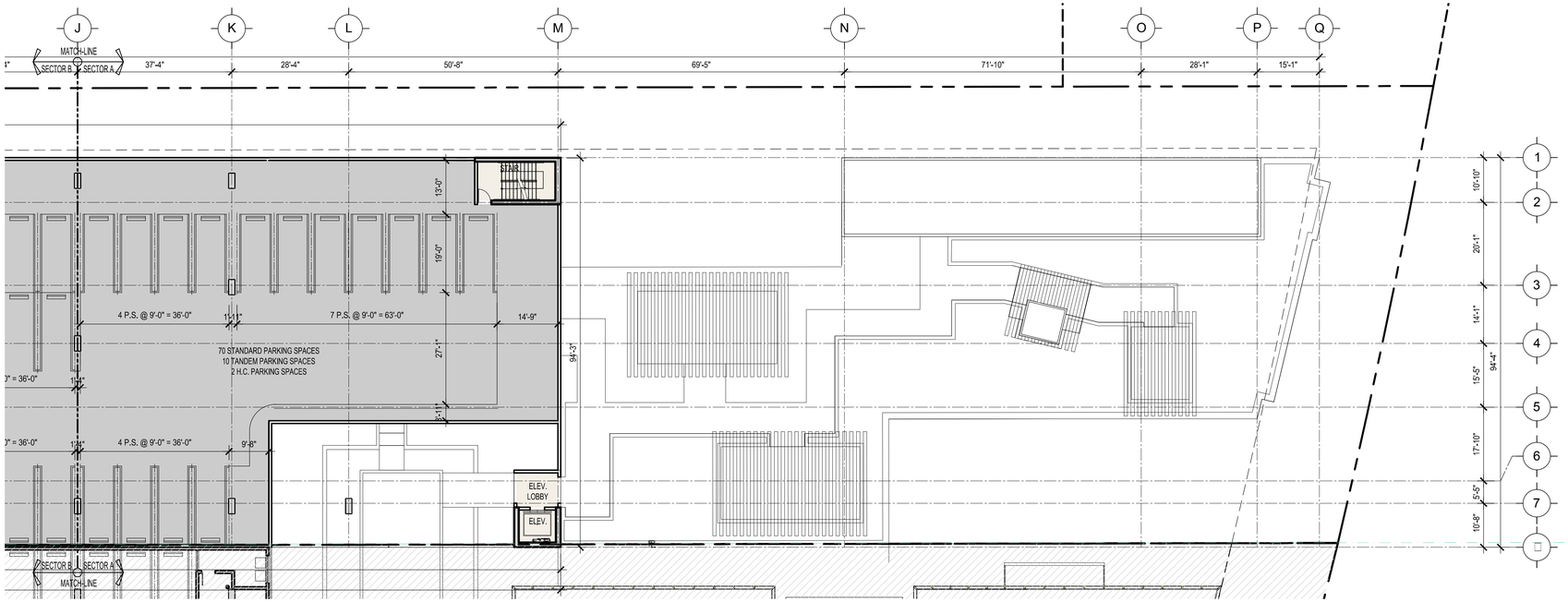
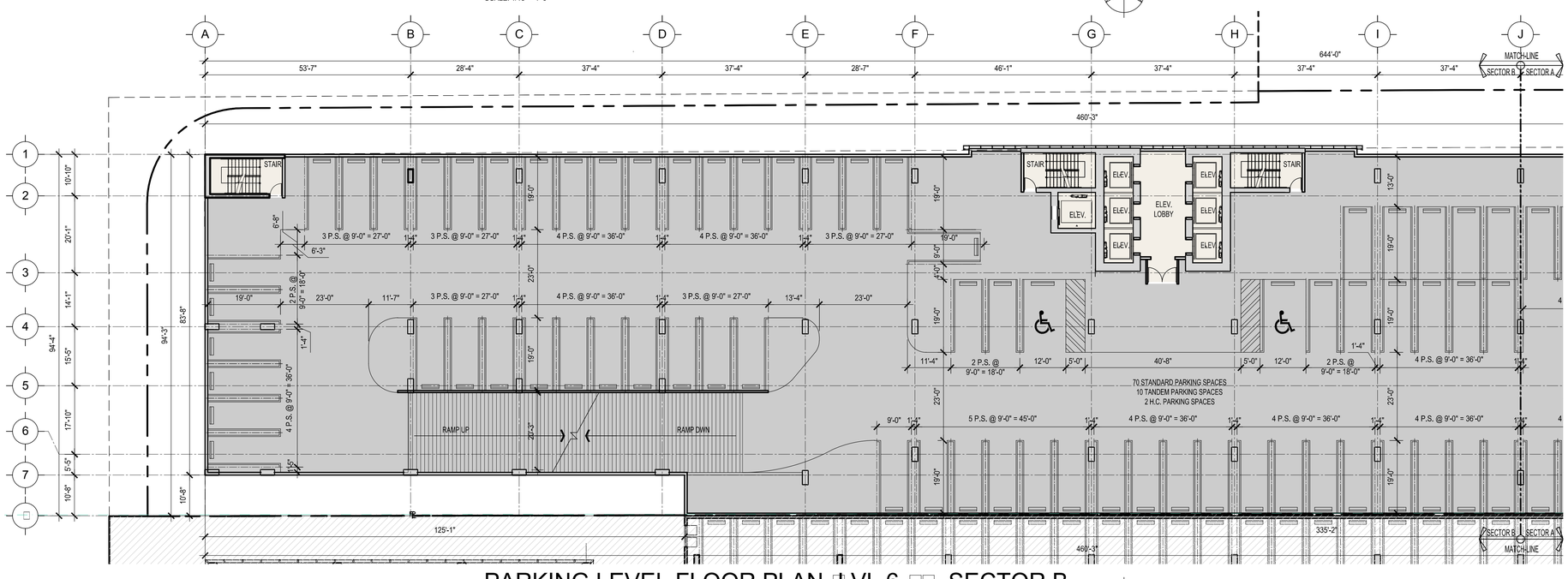
PROJECT NO:
14-052
DRAWING NAME:
5TH LEVEL FLOOR PLAN
SECTOR A & B
SHEET NO:
A-1.14



PARKING LEVEL FLOOR PLAN LVL.6- - SECTOR A

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



PARKING LEVEL FLOOR PLAN LVL.6- - SECTOR B

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

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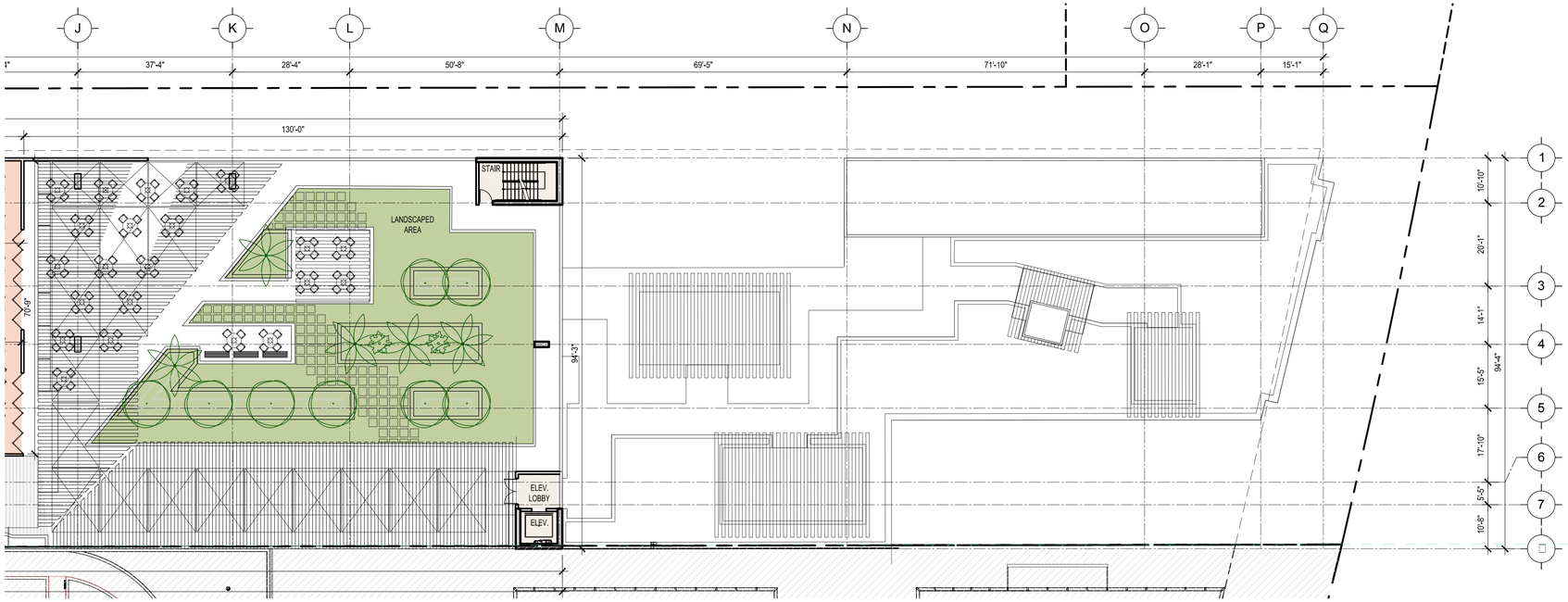
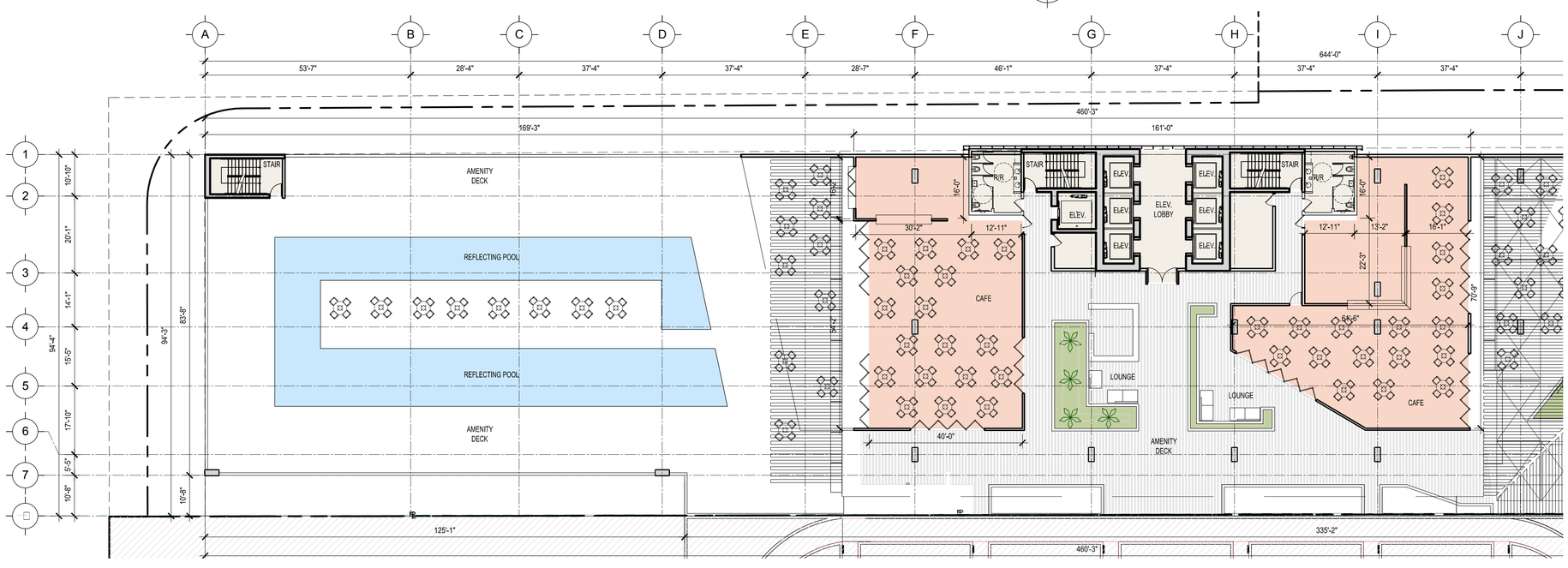
14-052
DRAWING NAME:
PARKING LVL. F.P. 6-
SECTOR A & B
SHEET NO:
A-1.15



9TH LEVEL FLOOR PLAN - SECTOR A

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



9TH LEVEL FLOOR PLAN - SECTOR B

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

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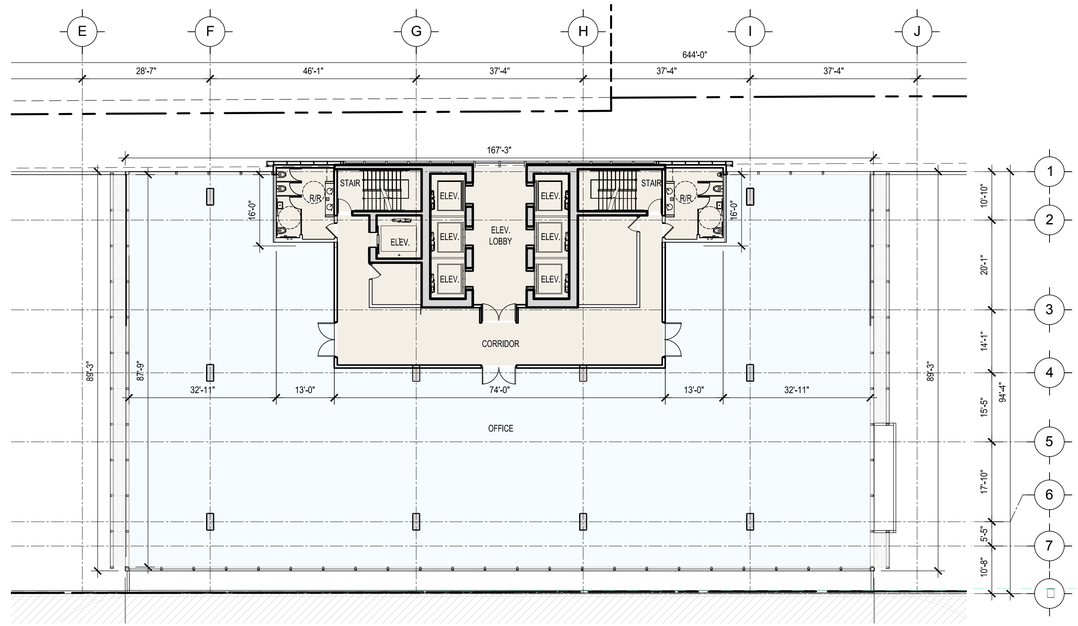
PROJECT NO:
14-052

DRAWING NAME:
9TH LEVEL FLOOR PLAN
SECTOR A & B

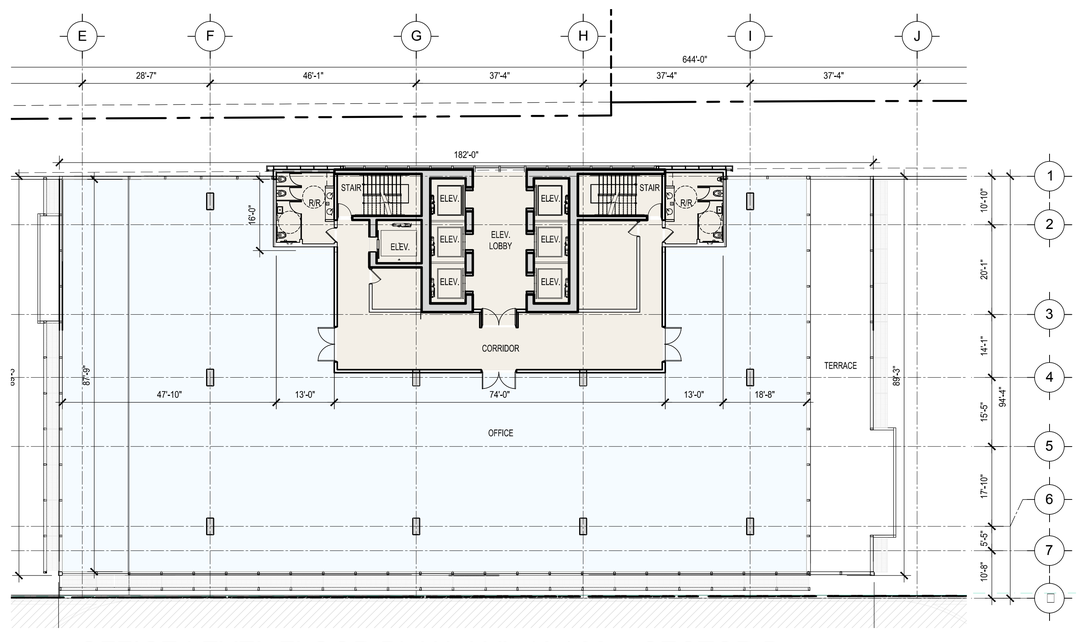
SHEET NO:

A-1.16



OFFICE LEVEL FLOOR PLAN LVL.10-12/21-25 - SECTOR B

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



OFFICE LEVEL FLOOR PLAN LVL.13 / 26 - SECTOR B

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

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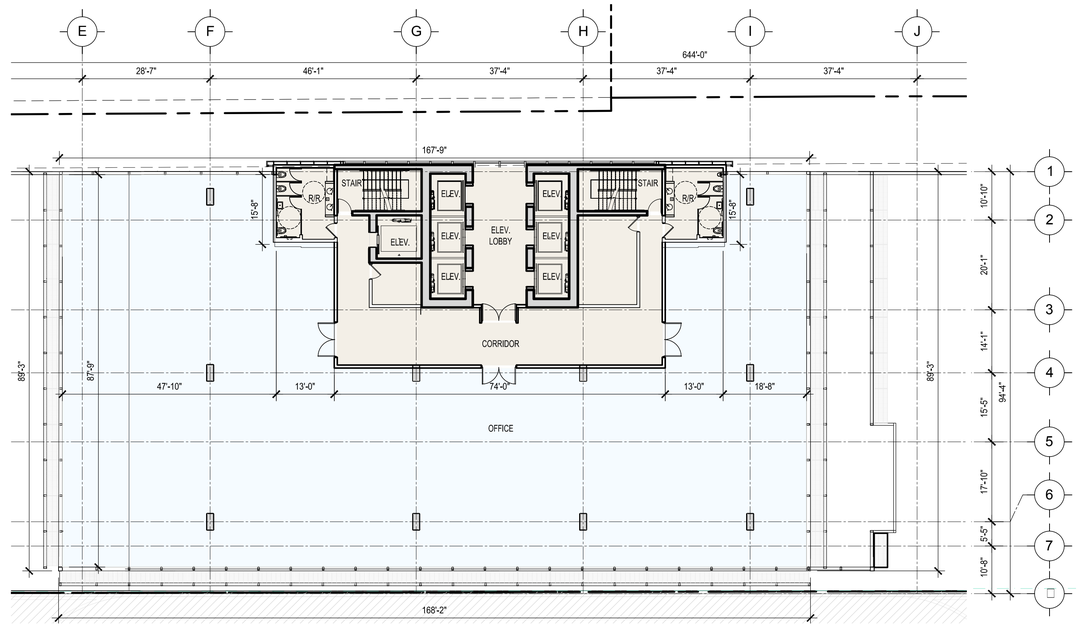
13 / 26 - SECTOR B

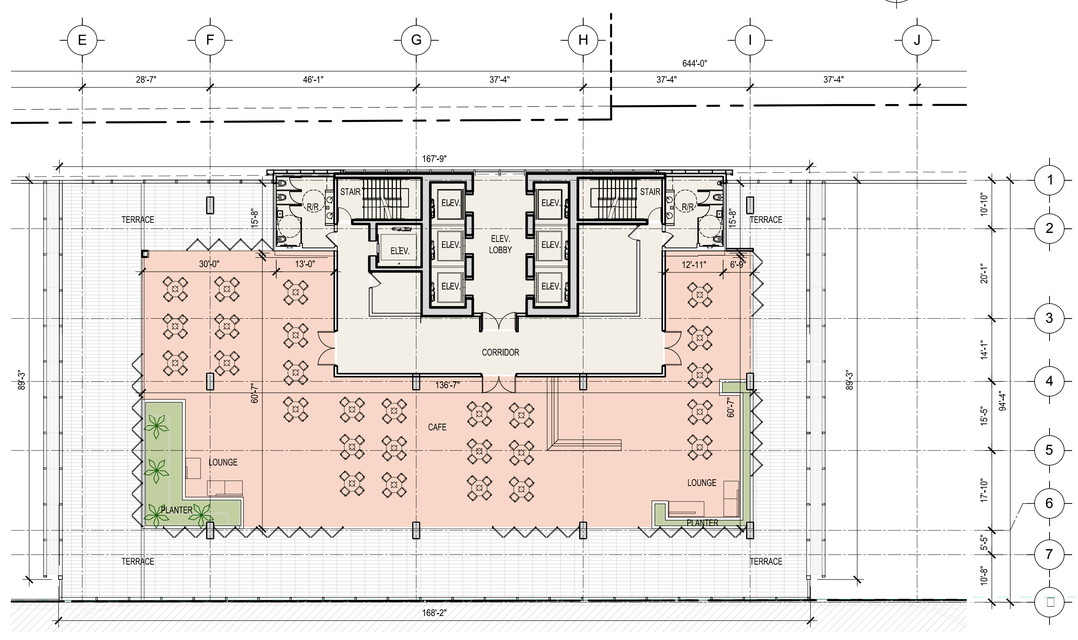
SHEET NO:

A-1.17



OFFICE LEVEL FLOOR PLAN LVL.14-19/27-2 - SECTOR B

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



20TH LEVEL PLAN - SECTOR B

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

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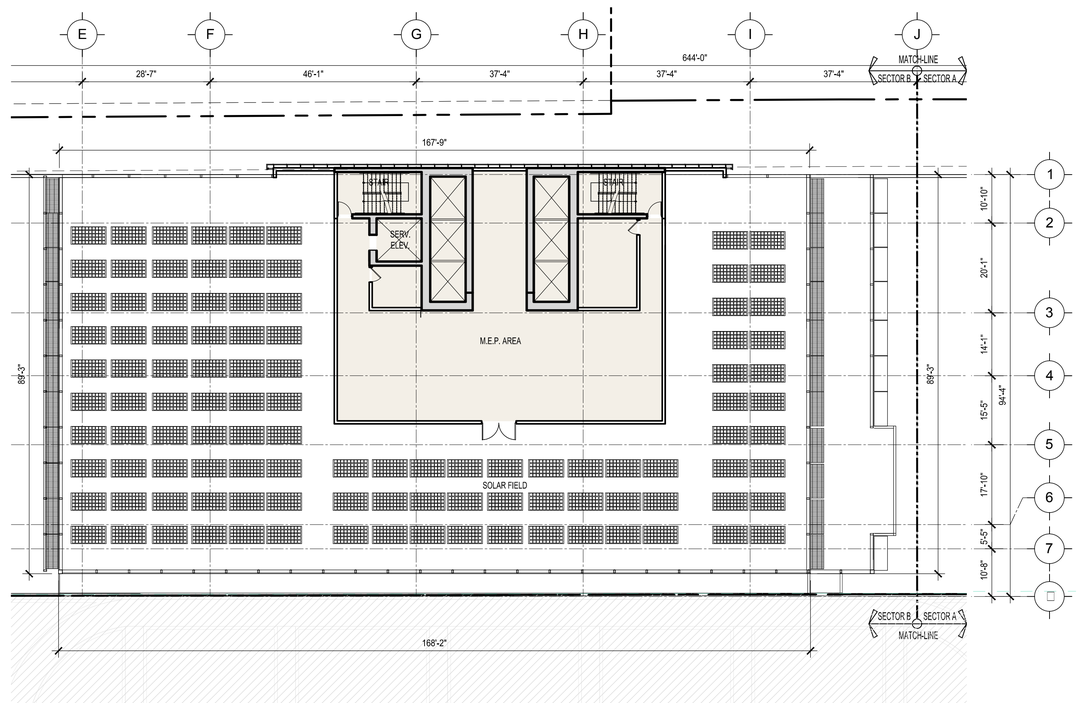
20TH LEVEL F.P. - SECTOR B
SHEET NO:
A-1.1



ROOF ACCES PLAN - SECTOR B

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

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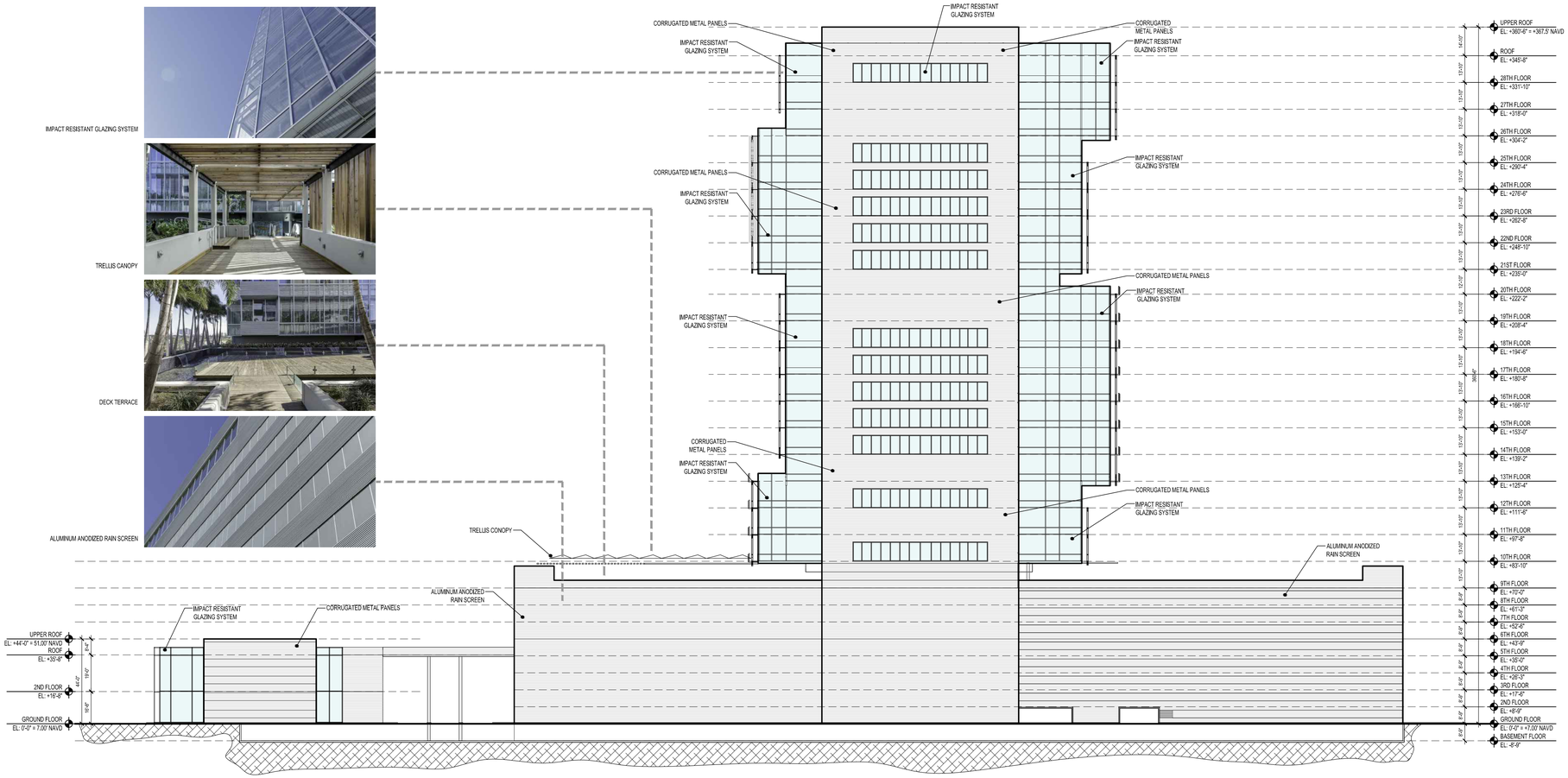
FLOOR PLAN - SECTOR B

SHEET NO:

A-1.19



NORTH ELEVATION

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

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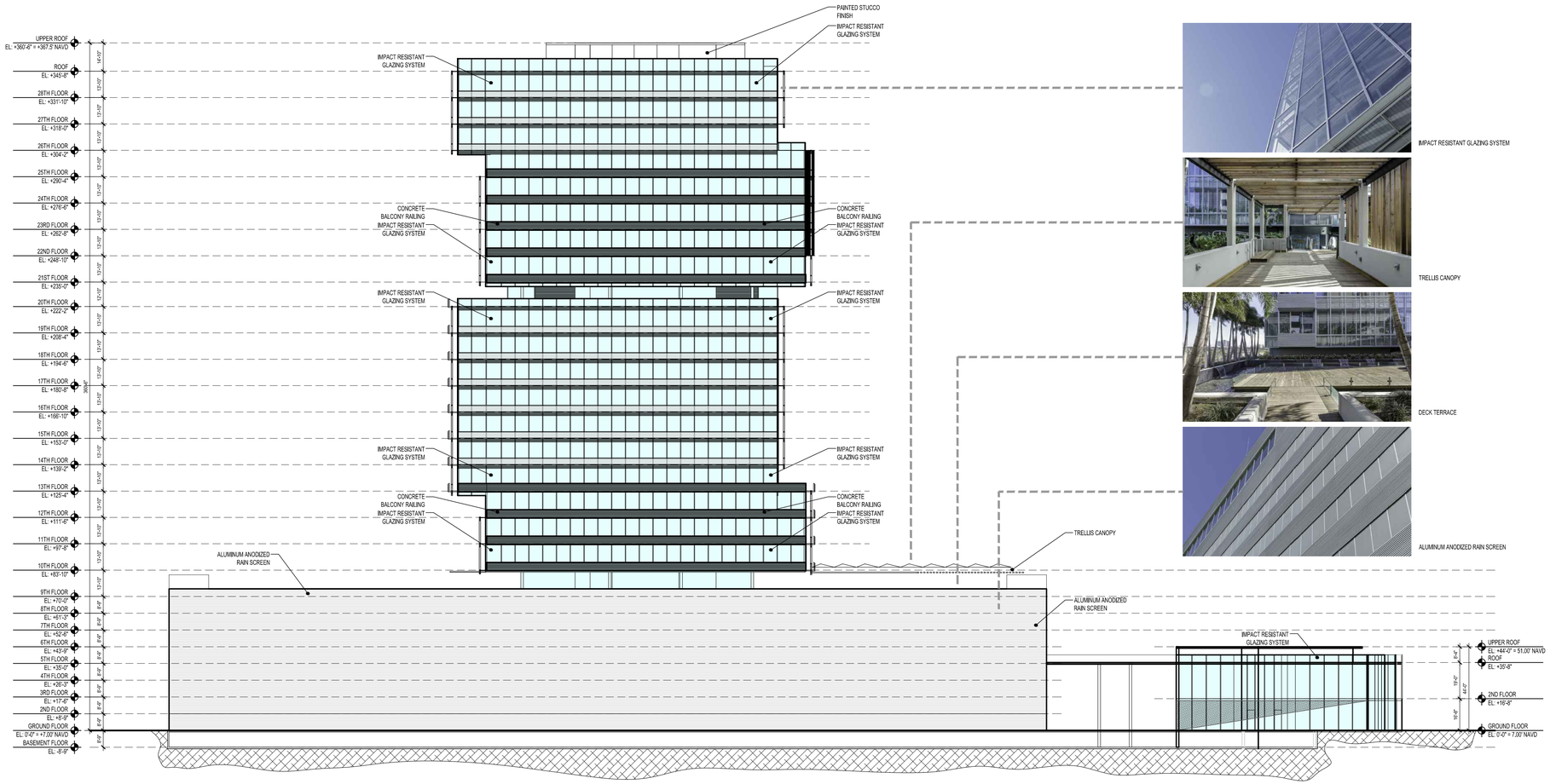
01-07-2016 - PRELIMINARY SET

DATE:
01-07-2016

PROJECT NO:
14-052

DRAWING NAME:
NORTH ELEVATION

SHEET NO:
A-2.01



SOUTH ELEVATION

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

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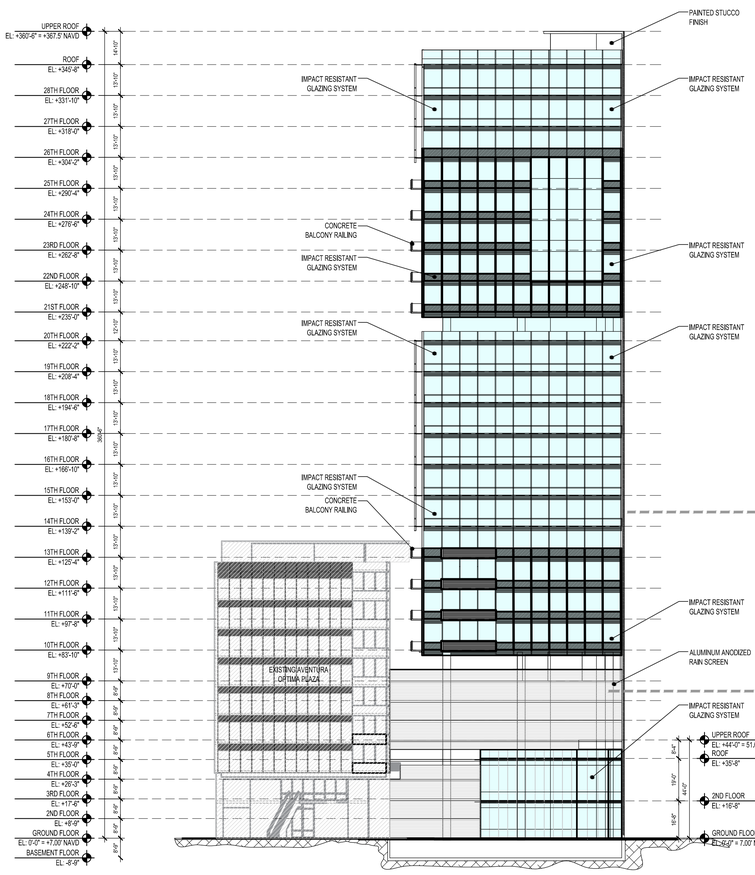
DATE:
01-07-2016

PROJECT NO:
14-052

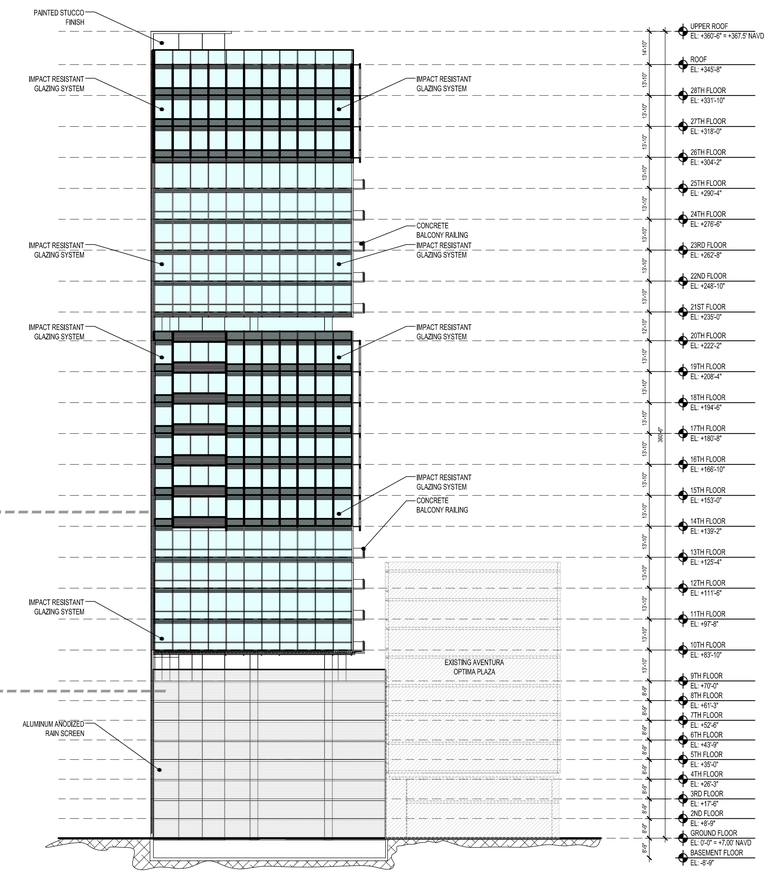
DRAWING NAME:
SOUTH ELEVATION

SHEET NO:
A-2.02



EAST ELEVATION

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



WEST ELEVATION

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

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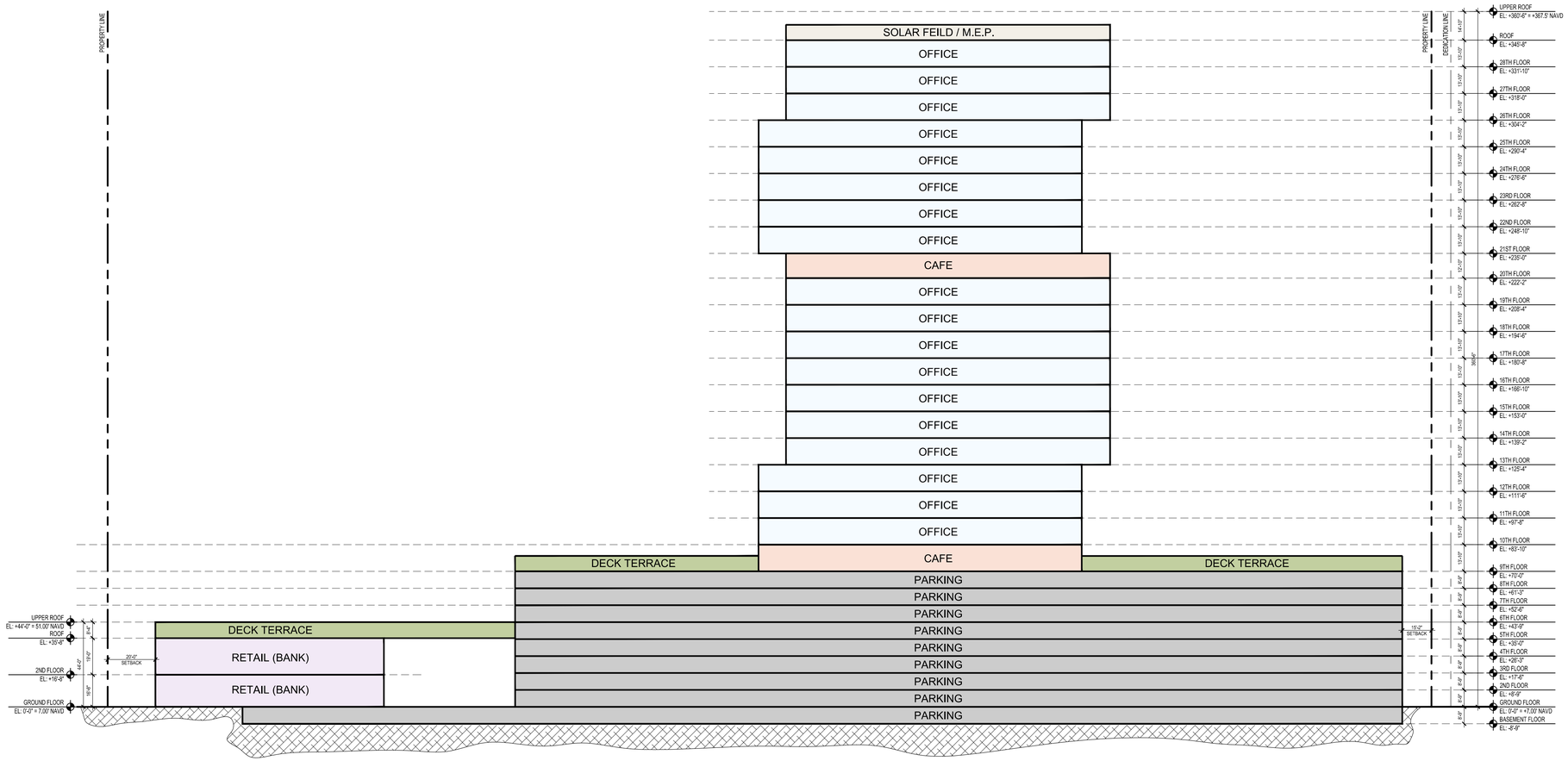
01-07-2016 - PRELIMINARY SET

DATE:
01-07-2016
PROJECT NO:
14-052
DRAWING NAME:
EAST / WEST ELEVATION
SHEET NO:
A-2.03



NORTH ELEVATION

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

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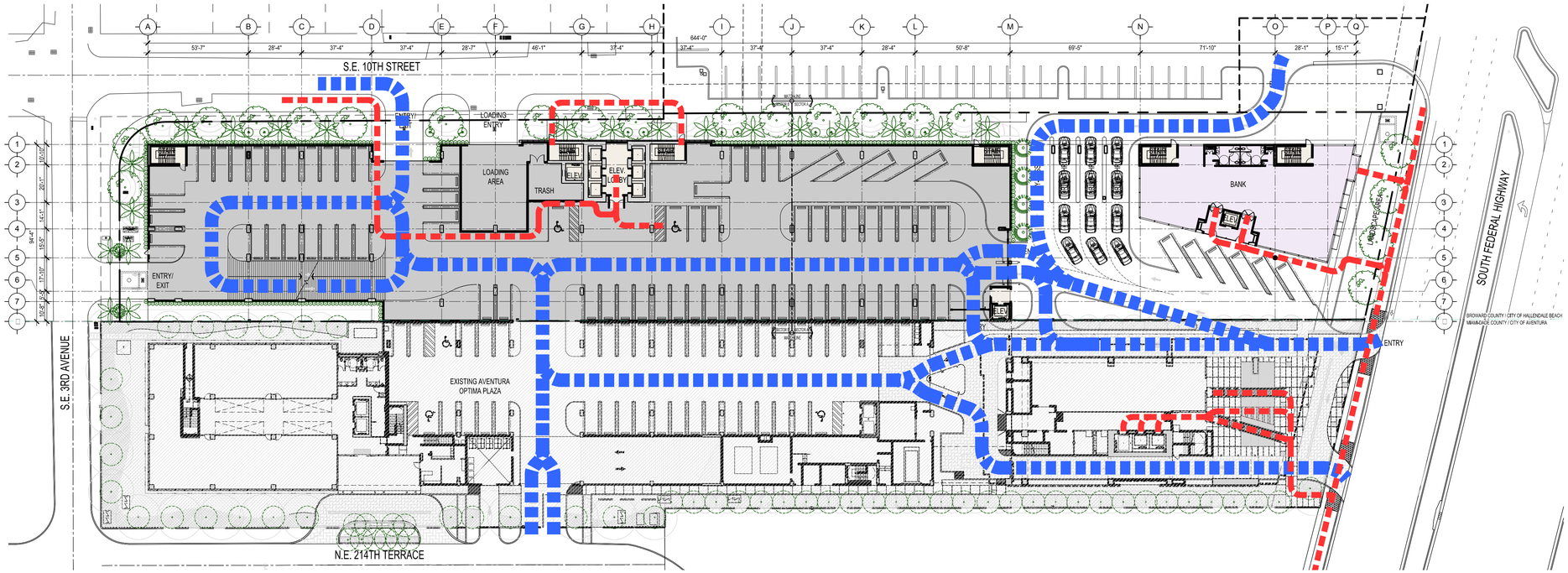
DATE:
01-07-2016

PROJECT NO:
14-052

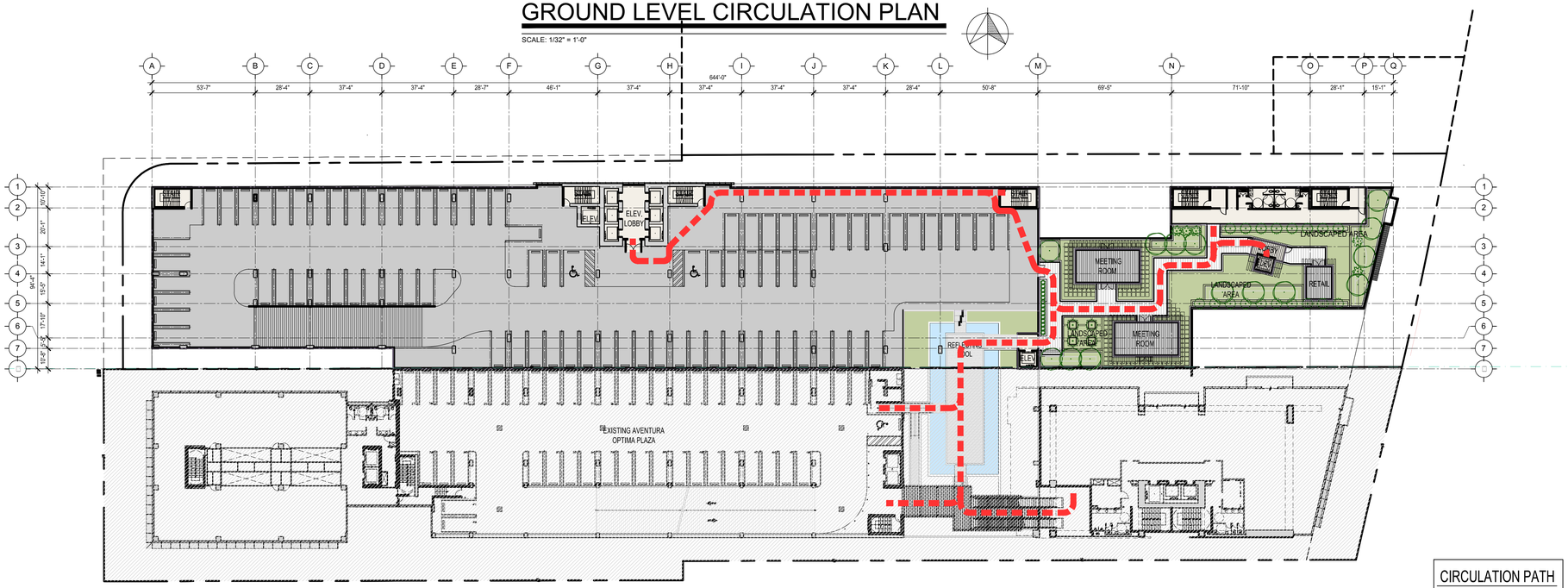
DRAWING NAME:
NORTH ELEVATION

SHEET NO:
A-3.01



GROUND LEVEL CIRCULATION PLAN

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



5TH LEVEL CIRCULATION PLAN

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

CIRCULATION PATH

- PEDESTRIAN
- VEHICULAR

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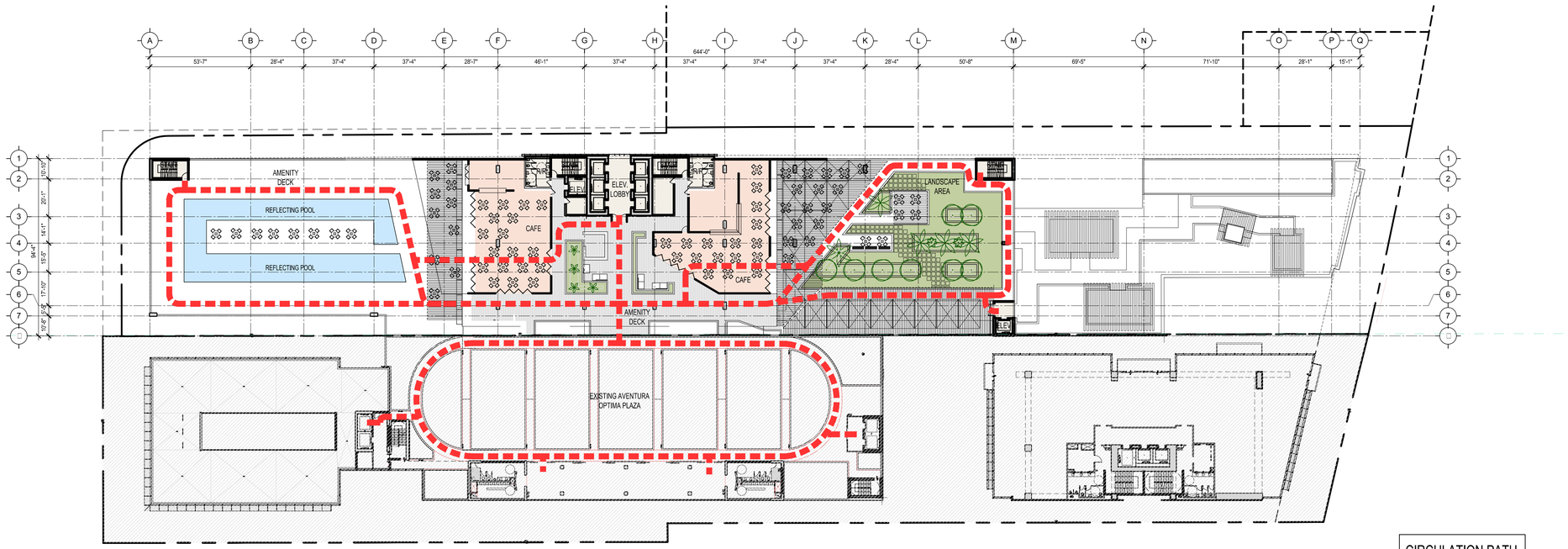
01-07-2016 - PRELIMINARY SET

DATE:
01-07-2016
PROJECT NO:
14-052
DRAWING NAME:
GROUND & 5TH LEVEL CIRCULATION PLAN
SHEET NO:
A-4.01



9TH LEVEL CIRCULATION PLAN

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

CIRCULATION PATH

- PEDESTRIAN
- VEHICULAR

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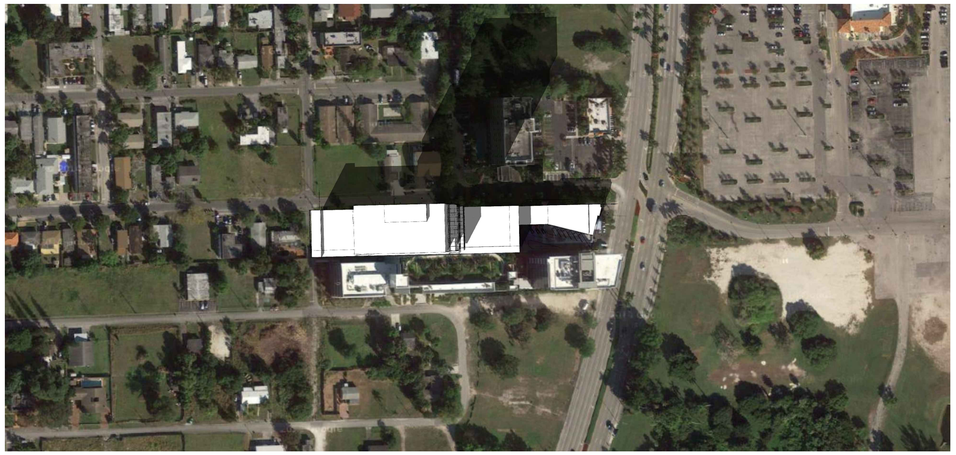
01-07-2016 - PRELIMINARY SET

DATE:
01-07-2016

PROJECT NO:
14-052

DRAWING NAME:
9TH LEVEL
CIRCULATION PLAN

SHEET NO:
A-4.02



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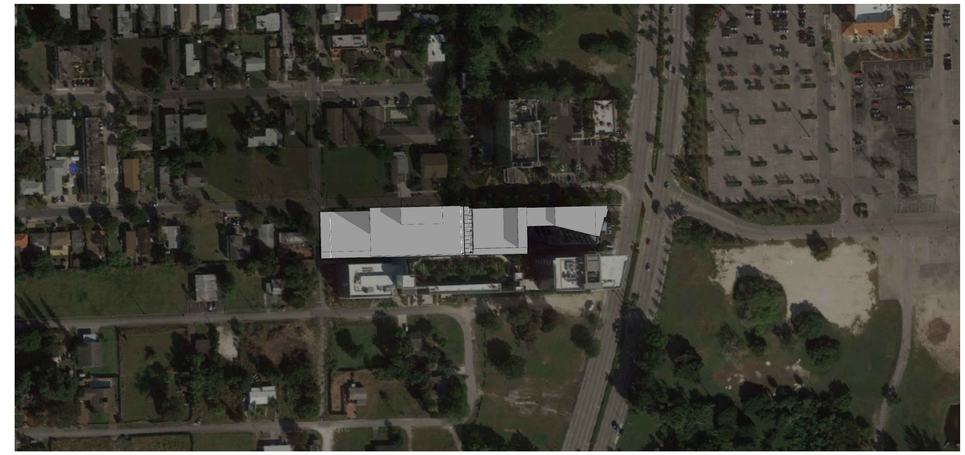

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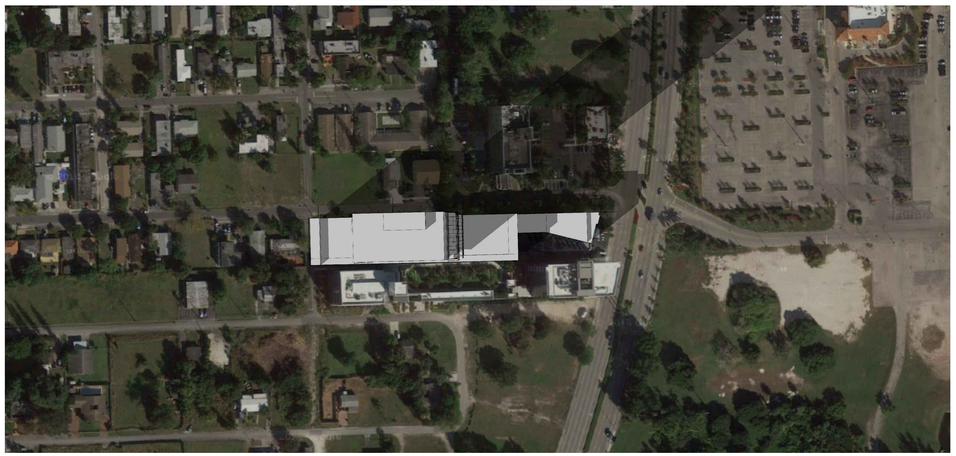

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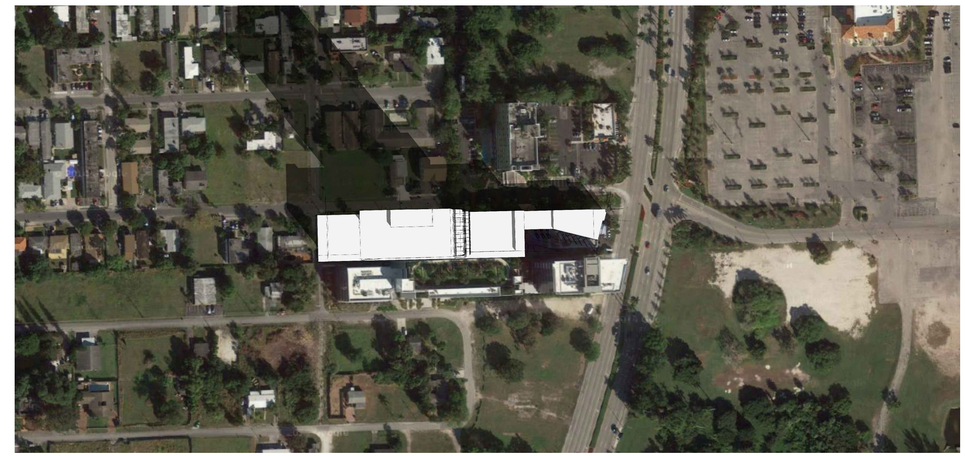

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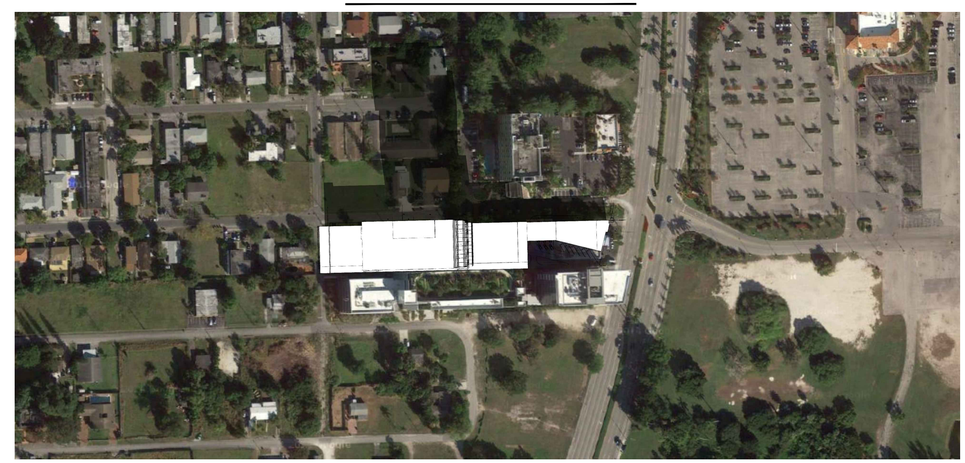

JANUARY AT 12:00 PM

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01-07-2016 - PRELIMINARY SET

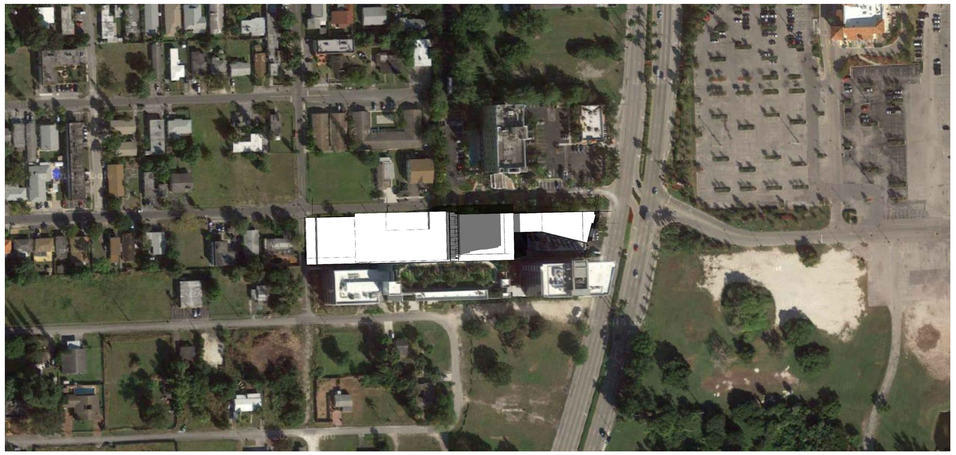
DATE:
01-07-2016

PROJECT NO:
14-052

DRAWING NAME:
SUN STUDY - JANUARY

SHEET NO:

A-4.03



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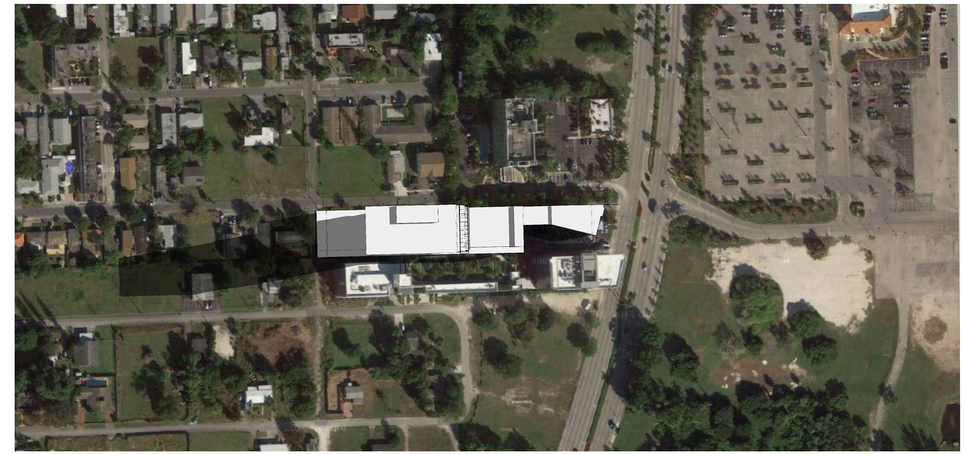

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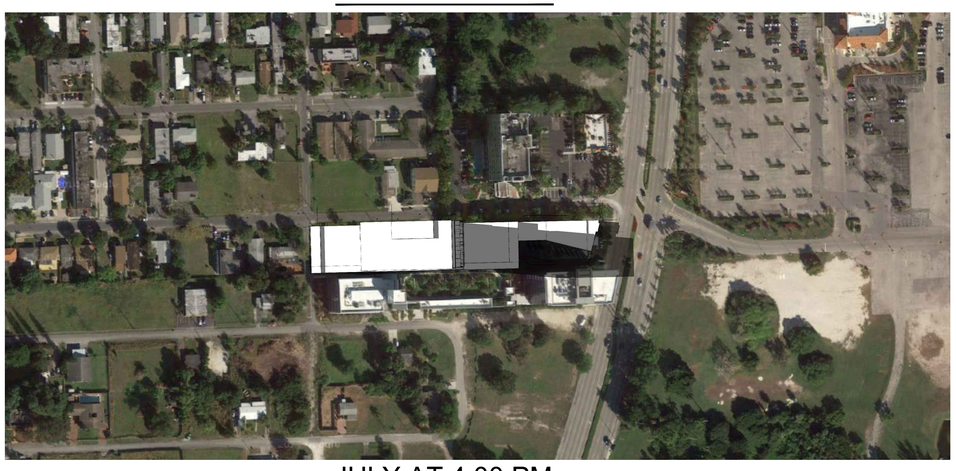

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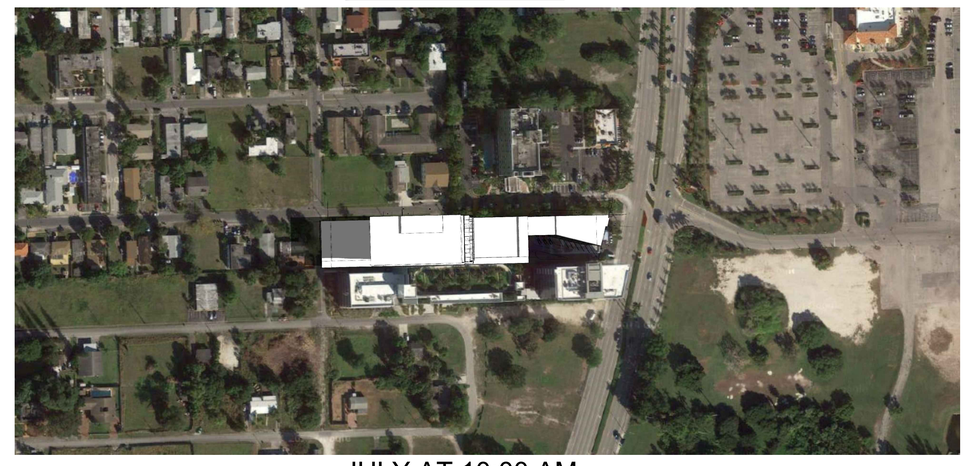

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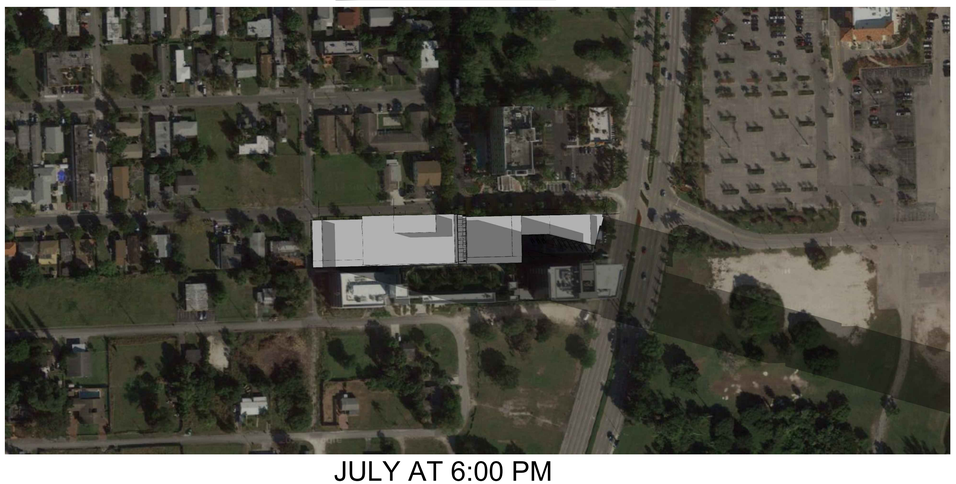

JULY AT 6:00 PM

JULY AT 12:00 PM

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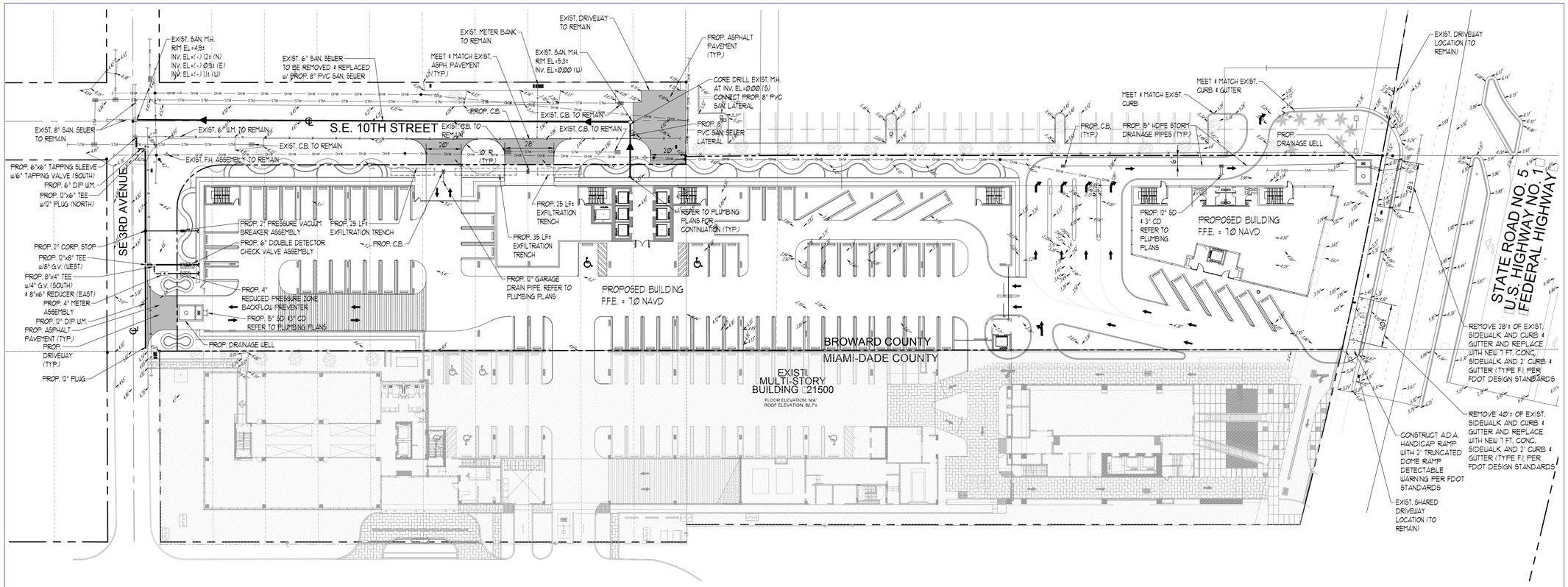
01-07-2016 - PRELIMINARY SET

DATE:
01-07-2016
PROJECT NO:
14-052
DRAWING NAME:
SUN STUDY - JULY

SHEET NO:
A-4.04



GENERAL NOTES:

1. VERTICAL CONTROL POINTS AND ALL ELEVATIONS ARE BASED ON 1988 NAVD DATUM.

2. 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.

3. ALL EXISTING UTILITIES SHALL REMAIN IN SERVICE, UNLESS OTHERWISE NOTED.

4. 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.

5. 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.

6. 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.

7. 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. SAWCUT ALL PAVEMENT EDGES WHERE EXISTING PAVEMENT IS TO REMAIN.

8. CONTRACTOR SHALL BE RESPONSIBLE FOR PROTECTING AND RESTORING ALL ADJACENT IMPROVEMENTS. CONTRACTOR SHALL BE RESPONSIBLE FOR RESETTING ALL DISTURBED EXISTING MANHOLE COVERS, VALVE BOXES, BLOW-OFF RISERS, ETC. TO NEW ELEVATIONS, AS REQUIRED, WHETHER SPECIFICALLY SHOWN ON DRAWINGS OR NOT.

9. 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.

10. 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.

11. 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.

12. 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.

13. 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.

14. PROVIDE 6 FOOT VINYL VISUAL BARRIER ON ALL FENCING AT CONSTRUCTION LIMITS.

15. THE CONTRACTOR SHALL BE RESPONSIBLE FOR MAINTAINING THE INTEGRITY AND MAKING THE REPAIRS OF EXISTING PAVEMENT, SIDEWALKS, PIPES, CONDUITS, CURBS, 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.

16. EXISTING WATER METERS, UTILITY POLES & GUY WIRES AND OTHER UTILITIES WITHIN THE LIMITS OF CONSTRUCTION SHALL BE REMOVED OR RELOCATED UNLESS OTHERWISE NOTED.

17. 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.

NORTH

PRELIMINARY UTILITY PLAN

SCALE : 1" = 30'

LEGEND

- PROPOSED CATCH BASIN
- PROPOSED FRENCH DRAIN
- PROPOSED DRAINAGE WELL
- PROPOSED ASPHALT PAVEMENT
- PROPOSED CONCRETE

SITE DATA

FLOOD ZONE FIRM MAP PANEL No. = 12511100132H
ZONE "X", DATED: 08-18-2014
BASE FLOOD ELEVATION = 6.0 NAVD
WATER TABLE ELEVATION OCT. H.W. = N/A
FLOOD CRITERIA ELEVATION = N/A

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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.

Aviñó & ASSOCIATES
ENGINEERS • PLANNERS • SURVEYORS
1350 SW 57 Avenue, Suite 207 West Miami, FL 33144 (305) 265-6030
Florida Board of Professional Engineers Certificate of Authorization No. EB 3098
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SEAL:

Jorge R. Aviño, P.E. No. 22207

PROPOSED MIXED USE DEVELOPMENT

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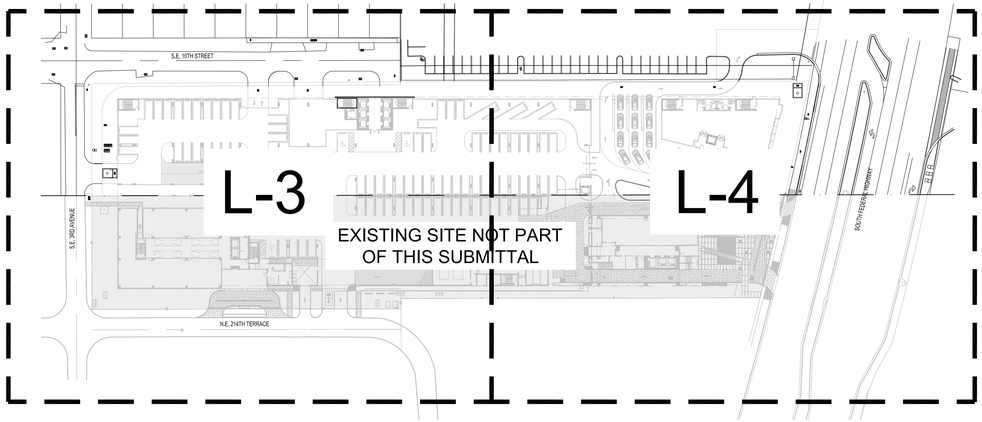
00/00/2016 - PRELIMINARY SET

DATE:
01-05-16
PROJECT NO:
14-052
DRAWING NAME:

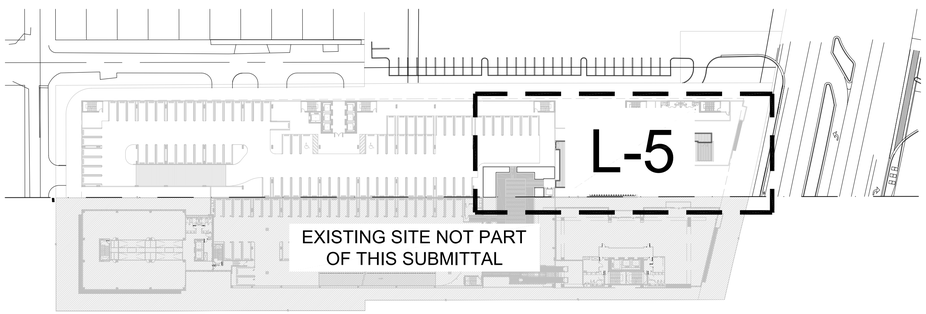
SHEET NO:
C-1 Pre



GROUND LEVEL KEY MAP

NORTH

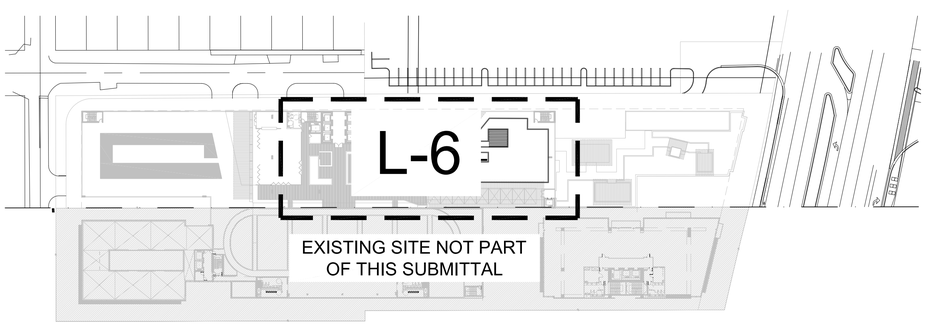
Scale: N.T.S.



5th LEVEL KEY MAP

NORTH

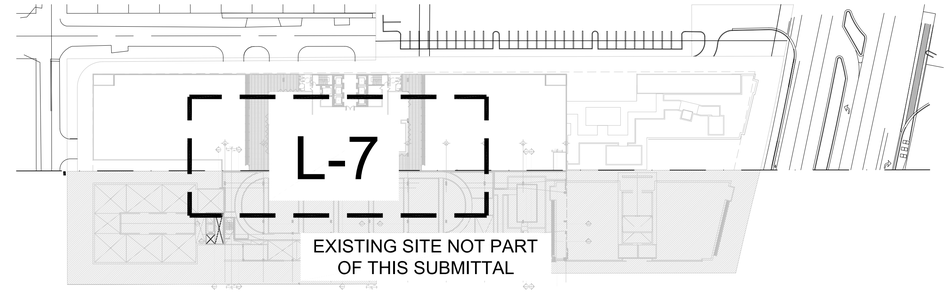
Scale: N.T.S.



9th LEVEL KEY MAP

NORTH

Scale: N.T.S.



20th LEVEL KEY MAP

NORTH

Scale: N.T.S.

GROUND LEVEL LANDSCAPE LIST

SYMBOL	QUAN.	PROPOSED MATERIAL	DESCRIPTION
TREES			
	13	*Conocarpus erectus	15' HT. X 5' SPR. 3" CAL.
		GREEN BUTTONWOOD	F.G.
	2	Ligustrum japonicum	8' HT. X 8' SPR., MULTI TRUNK
		JAPANESE PRIVET	F.G.
	16	*Roystonea elata	20' O.A. HT. MIN.
		ROYAL PALM	F.G., MATCHED HTS.
	4	Phoenix dactylifera 'Medjool'	20' O.A. HT. MIN., 8' C.T.
		MEDJOOL DATE PALM	F.G., MATCHED HTS.
	4	Veitchia montgomeryana 'single'	20' O.A. HT. MIN.
		SINGLE MONTGOMERY PALM	F.G.
	3	Hyophorbe verscheffeltii	12' OA HT.,
		SPINDLE PALM	25 GAL.
SHRUBS AND GROUNDCOVERS			
CES	30	*Conocarpus erectus 'sericeus'	24" HT. X 24" SPR. / 24" O.C.
		SILVER BUTTONWOOD	3 GAL.
CV	100	Codieaum variegatum 'Mammey'	18" HT. X 18" SPR. / 18" O.C.
		RED - YELLOW CROTON	3 GAL.
FM	719	Ficus microcarpa 'Green Island'	15" HT. X 15" SPR. / 15" O.C.
		GREEN ISLAND FICUS	3 GAL.
HA	16	Hibiscus 'Anderson Crepe'	6' HT, O.A., STANDARD
		ANDERSON CREPE HIBISCUS	15 GAL.
IV	90	Ilex vomitoria 'Stokes Dwarf"	15" HT. X 15" SPR. / 18" O.C.
		DWARF YAUPON	3 GAL.
LV	187	Liriope muscari variegata	12" HT. X 12" SPR. / 15" O.C.
		VARIEGATED LIRIOPE	1 GAL.
MC	172	*Muhlenbergia capillaris	24" HT. X 24" SPR. / 36" O.C.
		PINK MUHLY GRASS	3 GAL.
RI	923	Rhaphiolepis indica	18" HT. X 18" SPR. / 24" O.C.
		INDIAN HAWTHORN	3 GAL.
SA	335	Schefflera arboricola	24" HT. X 24" SPR. / 24" O.C.
		GREEN SCHEFFLERA	3 GAL.
SV	118	Schefflera arboricola 'Trinette'	18" HT. X 18" SPR. / 18" O.C.
		VARIEGATED SCHEFFLERA	3 GAL.
LAWN	As Required	Stenotaphrum secundatum 'Floratam'	SOLID EVEN SOD
		ST. AUGUSTINE GRASS	

* DENOTES NATIVE SPECIES

#X RELOCATED TREE

CITY OF HALLANDALE LANDSCAPE LEGEND Information Required to be Permanently Affixed to Plan

Zoning District: B-L Net Lot Area 1.74 acres 75,638 square feet

OPEN SPACE	REQUIRED	PROVIDED
A. Square Feet of open space required by zoning district as indicated on site plan; Net lot area = 75,638 square feet x 15 % = 11,346 square feet	11,346	28,010
LAWN AREA CALCULATION		
A. Total square feet of landscaped open space required by zoning district =	11,346	28,010
B. Maximum lawn area (St. Augustine sod) permitted = 70 % x 11,346 square feet	7,942	6,435
TREES		
A. The number of trees required: 1 tree per 1,500 sq.ft. of project area less the existing number of trees that meet minimum requirements = 75,638 sq.ft. / 1,500 trees required=	51	51*
B. 50% palm trees allowed: (15'-0" spread = one tree) Palms provided =	25	21*
C. Percentage of native trees required = number of trees provided x 50% =	25	42
D. Street trees (perimeter landscape adjacent to any street right-of-way): (max. average spacing of 30' O.C.): 720 linear feet along street /30 = 24 Palms as street trees (max. average spacing 25' O.C.): 720 linear feet along street /25 = 29	24	24
E. Street trees located directly beneath power lines (max. average spacing of 25' O.C.): _____ linear feet along street / 25 =	N/A	N/A
F. Total number of trees provided =	75	75**
SHRUBS		
A. The total number of trees required x 10 = number of shrubs required	750	1,977
B. 30% shall be Native, Drought-Tolerant material	225	258
IRRIGATION PLAN: Required by Section 31-221		TO BE PROVIDED

*Note: Ground Level material counts 100%. All other Levels are counted at 50%.
**Note: Includes (10) relocated trees @ DBH between 6"-12". Credit of 20 trees total. See Sheet L-2 for details.

5th LEVEL LANDSCAPE LIST

SYMBOL	QUAN.	PROPOSED MATERIAL	DESCRIPTION
TREES			
	14	*Clusia rosea	15' HT. X 4' SPR. 3" CAL.
		PITCH APPLE	F.G.
	22	Veitchia montgomeryana 'single'	20' O.A. HT. MIN.
		SINGLE MONTGOMERY PALM	F.G.
SHRUBS AND GROUNDCOVERS			
AW	16	Acalypha wilkesiana 'Louisiana Red'	3' HT. X 36" SPR.
		COPPERLEAF	7 GAL.
CFB	3	Cordyline fruticosa 'Black Magic'	3' HT. X 36" SPR.
		TI PLANT	3 GAL.
CG	14	Clusia guttifera	24" HT. X 24" SPR. / 24" O.C.
		SMALL LEAF CLUSIA	7 GAL.
DT	83	Dianella tasmanica	18" HT. X 18" SPR. / 24" O.C.
		BLUEBERRY FLAX LILY	3 GAL.
FM	497	Ficus microcarpa 'Green Island'	15" HT. X 15" SPR. / 15" O.C.
		GREEN ISLAND FICUS	3 GAL.
SV	65	Schefflera arboricola 'Trinette'	18" HT. X 18" SPR. / 18" O.C.
		VARIEGATED SCHEFFLERA	3 GAL.
SYNT, LAWN	As Required	TO BE DETERMINED	SOLID EVEN

* DENOTES NATIVE SPECIES

9th LEVEL LANDSCAPE LIST

SYMBOL	QUAN.	PROPOSED MATERIAL	DESCRIPTION
TREES			
	8	*Clusia rosea	15' HT. X 4' SPR. 3" CAL.
		PITCH APPLE	F.G.
	5	*Roystonea elata	20' O.A. HT. MIN.
		ROYAL PALM	F.G., MATCHED HTS.
	4	Veitchia montgomeryana 'single'	20' O.A. HT. MIN.
		SINGLE MONTGOMERY PALM	F.G.
SHRUBS AND GROUNDCOVERS			
CFB	2	Cordyline fruticosa 'Black Magic'	3' HT. X 3' SPR.
		TI PLANT	3 GAL.
CI	50	*Chrysobalanus icaco 'Red Tip'	18" HT. X 18" SPR. / 18" O.C.
		RED TIP COCOPLUM	3 GAL.
FM	368	Ficus microcarpa 'Green Island'	15" HT. X 15" SPR. / 15" O.C.
		GREEN ISLAND FICUS	3 GAL.
RI	64	Rhaphiolepis indica	18" HT. X 18" SPR. / 18" O.C.
		INDIAN HAWTHORN	3 GAL.
SV	97	Schefflera arboricola 'Trinette'	18" HT. X 18" SPR. / 18" O.C.
		VARIEGATED SCHEFFLERA	3 GAL.
SYNT, LAWN	As Required	TO BE DETERMINED	SOLID EVEN

* DENOTES NATIVE SPECIES

20th LEVEL LANDSCAPE LIST

SYMBOL	QUAN.	PROPOSED MATERIAL	DESCRIPTION
TREES			
	4	Veitchia montgomeryana 'single'	20' O.A. HT. MIN.
		SINGLE MONTGOMERY PALM	F.G.
SHRUBS AND GROUNDCOVERS			
CI	63	*Chrysobalanus icaco 'Red Tip'	18" HT. X 18" SPR. / 18" O.C.
		RED TIP COCOPLUM	3 GAL.
FM	107	Ficus microcarpa 'Green Island'	15" HT. X 15" SPR. / 15" O.C.
		GREEN ISLAND FICUS	3 GAL.

* DENOTES NATIVE SPECIES

SHEET INDEX:

L-1 INDEX
L-2 DISPOSITION PLAN
L-3 GROUND LEVEL LANDSCAPE PLAN
L-4 GROUND LEVEL LANDSCAPE PLAN
L-5 5th LEVEL LANDSCAPE PLAN
L-6 9th LEVEL LANDSCAPE PLAN
L-7 20th LEVEL LANDSCAPE PLAN
L-8 LANDSCAPE DETAILS

WITKIN HULTS DESIGN GROUP, INC.
107 South Federal Highway Dania Beach, FL 33004
phone: 954.923.9681 facsimile: 954.923.9689
www.witkindesign.com

Project:

OPTIMA PLAZA NORTH

1010 SOUTH FEDERAL HIGHWAY
HALLANDALE, FL

INDEX

Revisions:	Date:	By:
1) DRC Comments	01.05.2016.	LDC

Seal:

REGISTERED LANDSCAPE ARCHITECT ANDREW B. WITKIN LA 0000889 STATE OF FLORIDA 01.06.2016

Lic. # LA0000889
Member: A.S.L.A.

Drawing: Index

Date: 11/05/2015

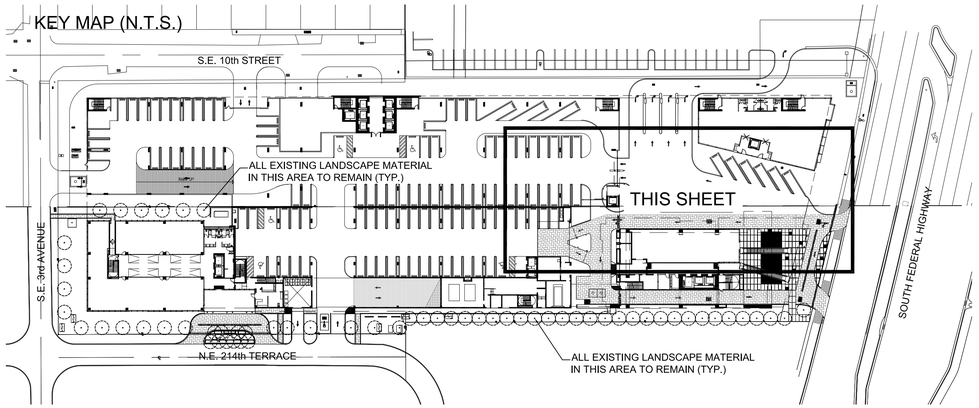
Scale: See Left

Drawn by: LDC

Sheet No.:

L-1

Cad Id.: 2015-082

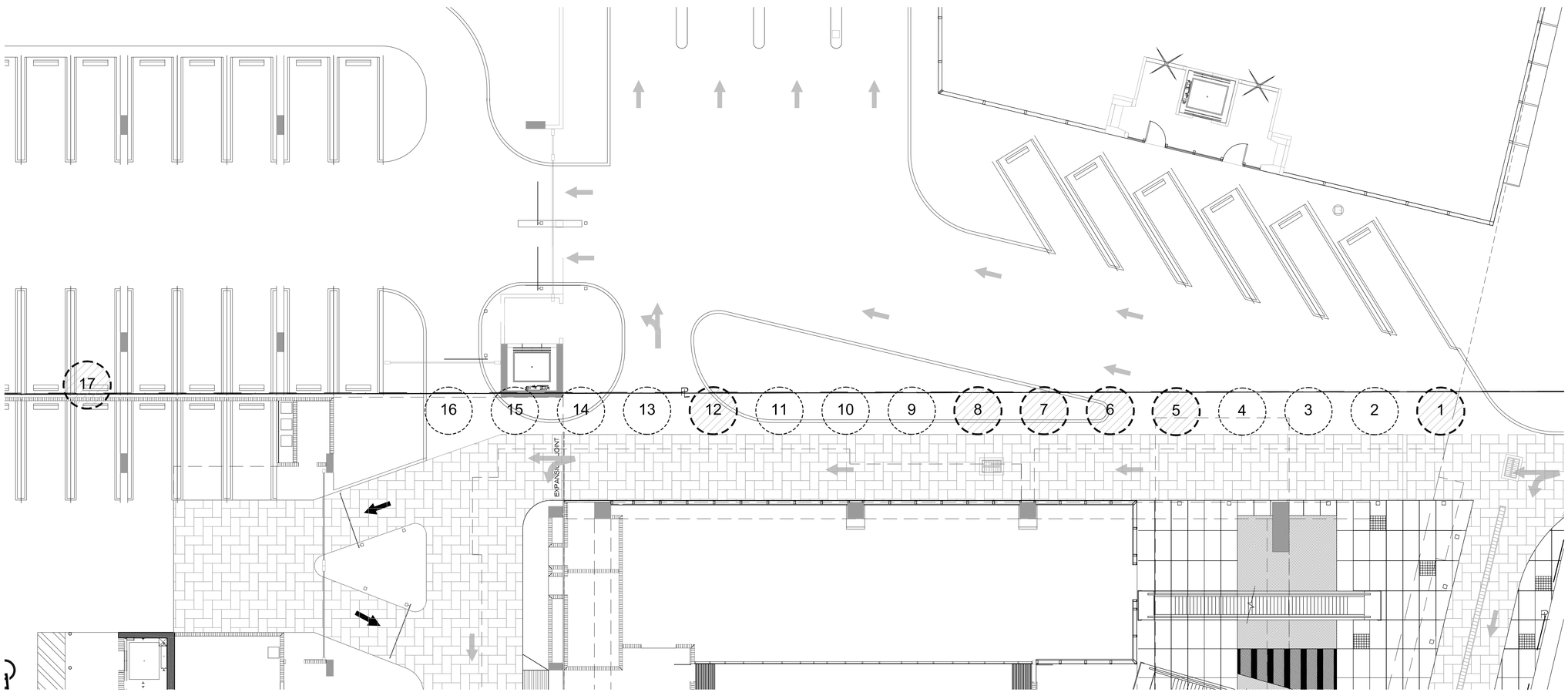


Tree Disposition

Tree #	Height (FT)	Spread (FT)	DBH (IN)	Scientific Name	Common Name	Disposition	Condition	Canopy Area
1	13	10	8	*Conocarpus erectus*	Green Buttonwood	Remove	Fair	78.5
2	15	11	10	*Conocarpus erectus*	Green Buttonwood	Relocate	Good	0.0
3	15	12	11	*Conocarpus erectus*	Green Buttonwood	Relocate	Good	0.0
4	16	10	9	*Conocarpus erectus*	Green Buttonwood	Relocate	Good	0.0
5	13	10	10	*Conocarpus erectus*	Green Buttonwood	Remove	Fair	78.5
9	15	12	9	*Conocarpus erectus*	Green Buttonwood	Relocate	Fair	0.0
10	15	11	8	*Conocarpus erectus*	Green Buttonwood	Relocate	Good	0.0
11	15	12	8	*Conocarpus erectus*	Green Buttonwood	Relocate	Good	0.0
12	14	12	10	*Conocarpus erectus*	Green Buttonwood	Remove	Fair	113.0
13	17	10	9	*Conocarpus erectus*	Green Buttonwood	Relocate	Good	0.0
14	16	12	7	*Conocarpus erectus*	Green Buttonwood	Relocate	Good	0.0
15	15	11	8	*Conocarpus erectus*	Green Buttonwood	Relocate	Fair	0.0
16	17	10	8	*Conocarpus erectus*	Green Buttonwood	Relocate	Good	0.0
17	40	30	16	*Swietenia mahogani*	Mahogany	Remove	Poor	706.5
						Total Mitigation (canopy):		270.0

SYMBOL LEGEND

- (#x) Tree to Remove
- #x Tree to Relocate
- Tree to Remain



DISPOSITION PLAN

Scale: 1" = 10'-0"

NORTH

WITKIN HULTS DESIGN GROUP
107 South Federal Highway, Dania Beach, Florida
phone: 954.923.9681 facsimile: 954.923.9689
www.witkindesign.com

Project:

OPTIMA PLAZA NORTH

1010 SOUTH FEDERAL HIGHWAY
HALLANDALE, FL

DISPOSITION PLAN

Revisions:	Date:	By:
1) DRC Comments	01.06.2016	LDC

Seal:

REGISTERED LANDSCAPE ARCHITECT
ANDREW M. WITKIN
LA 0000889
STATE OF FLORIDA
01.06.2016

Lic. # LA0000889
Member: A.S.L.A.

Drawing: Disposition Plan

Date: 11/05/2015

Scale: See Left

Drawn by: LDC

Sheet No.:

L-2

Cad Id.: 2015-082

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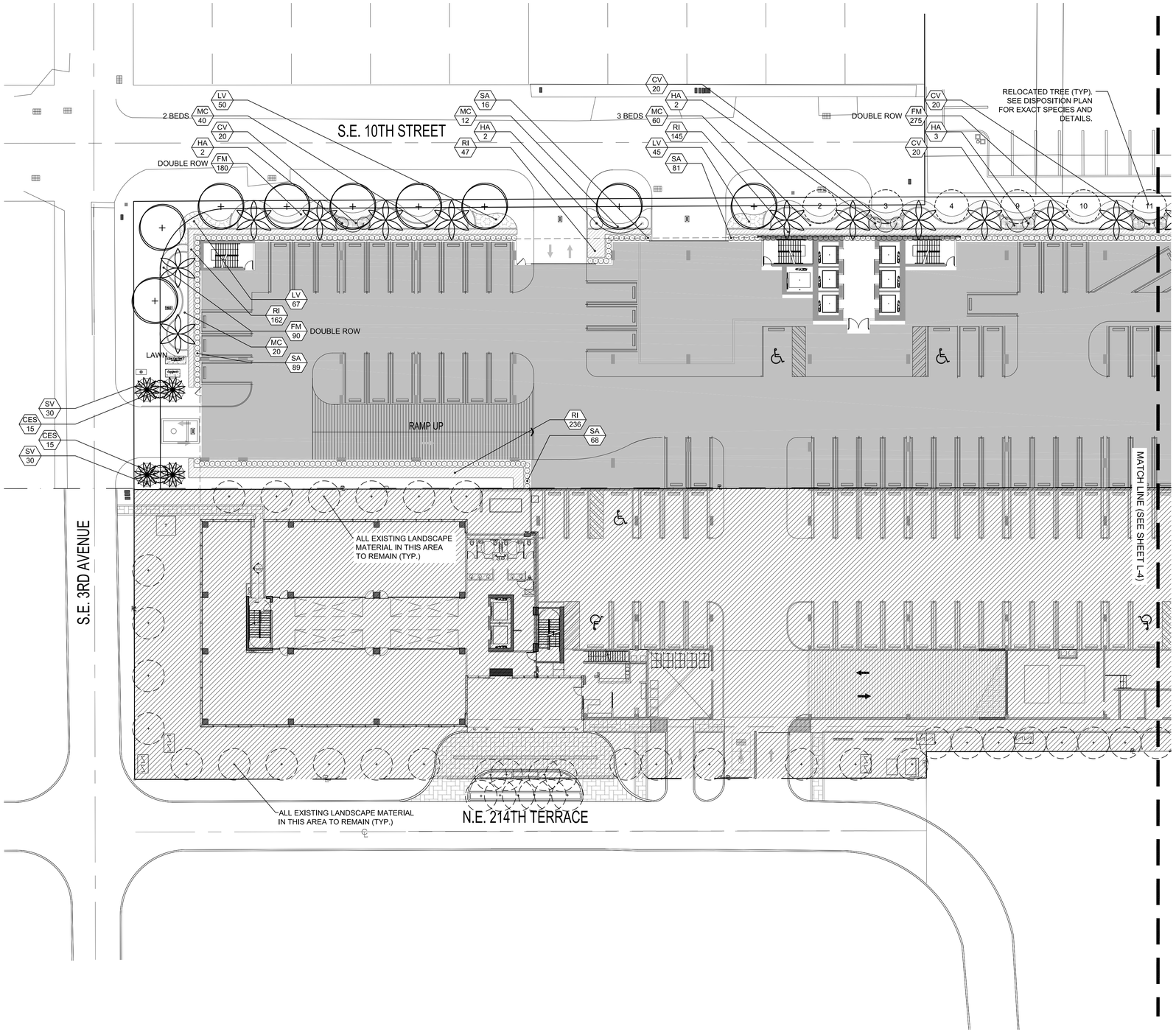

GROUND LEVEL LANDSCAPE

Scale: 1" = 20'-0"

NORTH

CITY OF HALLANDALE LANDSCAPE LEGEND Information Required to be Permanently Affixed to Plan

Zoning District: B-L Net Lot Area 1.74 acres 75,638 square feet

OPEN SPACE	REQUIRED	PROVIDED
A. Square Feet of open space required by zoning district as indicated on site plan: Net lot area = 75,638 square feet x 15 % = 11,346 square feet	11,346	28,010
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TREES		
A. The number of trees required: 1 tree per 1,500 sq.ft. of project area less the existing number of trees that meet minimum requirements = 75,638 sq.ft. / 1,500, trees required=	51	51*
B. 50% palm trees allowed: (15'-0" spread = one tree) Palms provided =	25	21*
C. Percentage of native trees required = number of trees provided x 50% =	25	42
D. Street trees (perimeter landscape adjacent to any street right-of-way) (max. average spacing of 30' O.C.): 720 linear feet along street /30 = 24 Palms as street trees (max. average spacing 25' O.C.) 725 linear feet along street /25 = 29	24	24
E. Street trees located directly beneath power lines (max. average spacing of 25' O.C.): ____ linear feet along street / 25 =	N/A	N/A
F. Total number of trees provided =	75	75**
SHRUBS		
A. The total number of trees required x 10 = number of shrubs required	750	1,977
B. 30% shall be Native, Drought-Tolerant material	225	258
IRRIGATION PLAN: Required by Section 31-221		TO BE PROVIDED

*Note: Ground Level material counts 100%. All other Levels are counted at 50%.
**Note: Includes (10) relocated trees @ DBH between 6"-12". Credit of 20 trees total. See Sheet L-2 for details.

GROUND LEVEL LANDSCAPE LIST

TREES

SYMBOL	QUAN.	PROPOSED MATERIAL	DESCRIPTION
	13	*Conocarpus erectus	15' HT. X 5' SPR. 3" CAL.
		GREEN BUTTONWOOD	F.G.
	2	Ligustrum japonicum	8' HT., X 8' SPR., MULTI TRUNK
		JAPANESE PRIVET	F.G.
	16	*Roystonea elata	20' O.A. HT. MIN.
		ROYAL PALM	F.G., MATCHED HTS.
	4	Phoenix dactylifera 'Medjool'	20' O.A. HT. MIN., 8' C.T.
		MEDJOOL DATE PALM	F.G., MATCHED HTS.
	4	Veitchia montgomeryana 'single'	20' O.A. HT. MIN.
		SINGLE MONTGOMERY PALM	F.G.
	3	Hyophorbe verschefeltii	12' OA HT.,
		SPINDLE PALM	25 GAL.

SHRUBS AND GROUNDCOVERS

SYMBOL	QUAN.	PROPOSED MATERIAL	DESCRIPTION
CES	30	*Conocarpus erectus 'sericeus'	24" HT. X 24" SPR. / 24" O.C.
		SILVER BUTTONWOOD	3 GAL.
CV	100	Codieaum variegatum 'Mammey'	18" HT. X 18" SPR. / 18" O.C.
		RED - YELLOW CROTON	3 GAL.
FM	719	Ficus microcarpa 'Green Island'	15" HT. X 15" SPR. / 15" O.C.
		GREEN ISLAND FICUS	3 GAL.
HA	16	Hibiscus 'Anderson Crepe'	6' HT. O.A., STANDARD
		ANDERSON CREPE HIBISCUS	15 GAL.
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		DWARF YAUPON	3 GAL.
LV	187	Liriope muscari variegata	12" HT. X 12" SPR. / 15" O.C.
		VARIEGATED LIRIOPE	1 GAL.
MC	172	*Muhlenbergia capillaris	24" HT. X 24" SPR. / 36" O.C.
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SV	118	Schefflera arboricola 'Trinette'	18" HT. X 18" SPR. / 18" O.C.
		VARIEGATED SCHEFFLERA	3 GAL.
LAWN	As Required	Stenotaphrum secundatum 'Floratam'	SOLID EVEN SOD
		ST. AUGUSTINE GRASS	

* DENOTES NATIVE SPECIES

#X RELOCATED TREE

WITKIN HULTS DESIGN GROUP, INC.
107 N. Federal Highway, Dania Beach, Florida
phone: 954.923.9681 facsimile: 954.923.9689
www.witkindesign.com

Project:

OPTIMA PLAZA NORTH

1010 SOUTH FEDERAL HIGHWAY
HALLANDALE, FL

LANDSCAPE PLAN

Revisions:	Date:	By:
1) DRC Comments	01.06.2016.	LDC

Seal:

REGISTERED LANDSCAPE ARCHITECT ANDREW M. WITKIN LA0000889 STATE OF FLORIDA

01.06.2016

Lic. # LA0000889
Member: A.S.L.A.

Drawing: Landscape Plan

Date: 11/05/2015

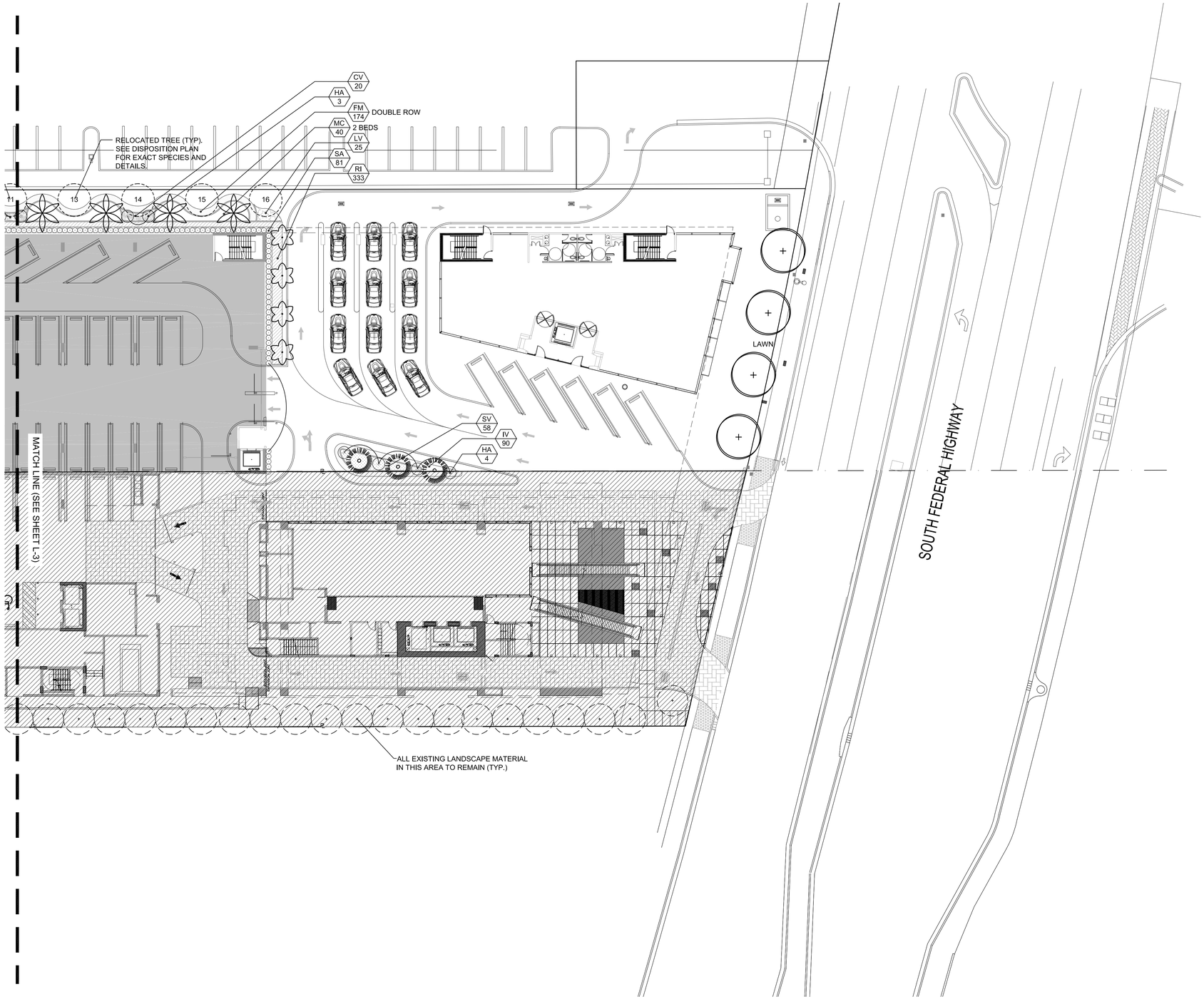
Scale: See Left

Drawn by: LDC

Sheet No.:

L-3

Cad Id.: 2015-082



GROUND LEVEL LANDSCAPE

Scale: 1" = 20'-0"

NORTH

CITY OF HALLANDALE LANDSCAPE LEGEND Information Required to be Permanently Affixed to Plan

Zoning District: B-L Net Lot Area 1.74 acres 75,638 square feet

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GROUND LEVEL LANDSCAPE LIST

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SYMBOL	QUAN.	PROPOSED MATERIAL	DESCRIPTION
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LAWN	As Required	Stenotaphrum secundatum 'Floratam'	SOLID EVEN SOD
		ST. AUGUSTINE GRASS	

* DENOTES NATIVE SPECIES

#X RELOCATED TREE

WITKIN HULTS DESIGN GROUP, INC.
107 Commercial Boulevard Lauderdale-by-the-Sea, Florida
phone: 954.922.9681 facsimile: 954.922.9689
www.witkindesign.com

Project:

OPTIMA PLAZA NORTH

1010 SOUTH FEDERAL HIGHWAY
HALLANDALE, FL

LANDSCAPE PLAN

Revisions:	Date:	By:
1) DRC Comments	01.05.2016	LDC

Seal:

REGISTERED LANDSCAPE ARCHITECT ANDREW M. WITKIN LA 0000889 STATE OF FLORIDA

01.06.2016

Lic. # LA0000889
Member: A.S.L.A.

Drawing: Landscape Plan

Date: 11/05/2015

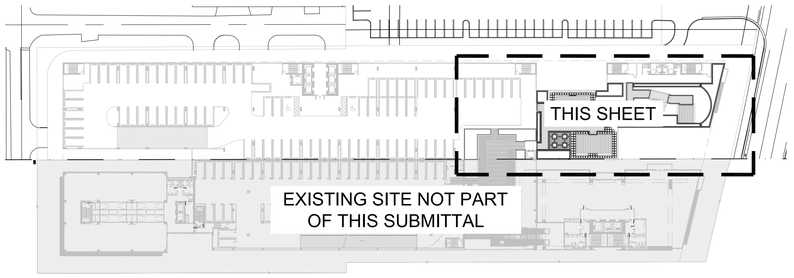
Scale: See Left

Drawn by: LDC

Sheet No.:

L-4

Cad Id.: 2015-082



5th LEVEL KEY MAP

Scale: N.T.S.

NORTH

5th LEVEL LANDSCAPE LIST

SYMBOL	QUAN.	PROPOSED MATERIAL	DESCRIPTION
TREES			
	14	*Clusia rosea	15' HT. X 4' SPR. 3" CAL.
		PITCH APPLE	F.G.
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SYNT. LAWN	As Required	TO BE DETERMINED	SOLID EVEN

* DENOTES NATIVE SPECIES

CITY OF HALLANDALE LANDSCAPE LEGEND Information Required to be Permanently Affixed to Plan

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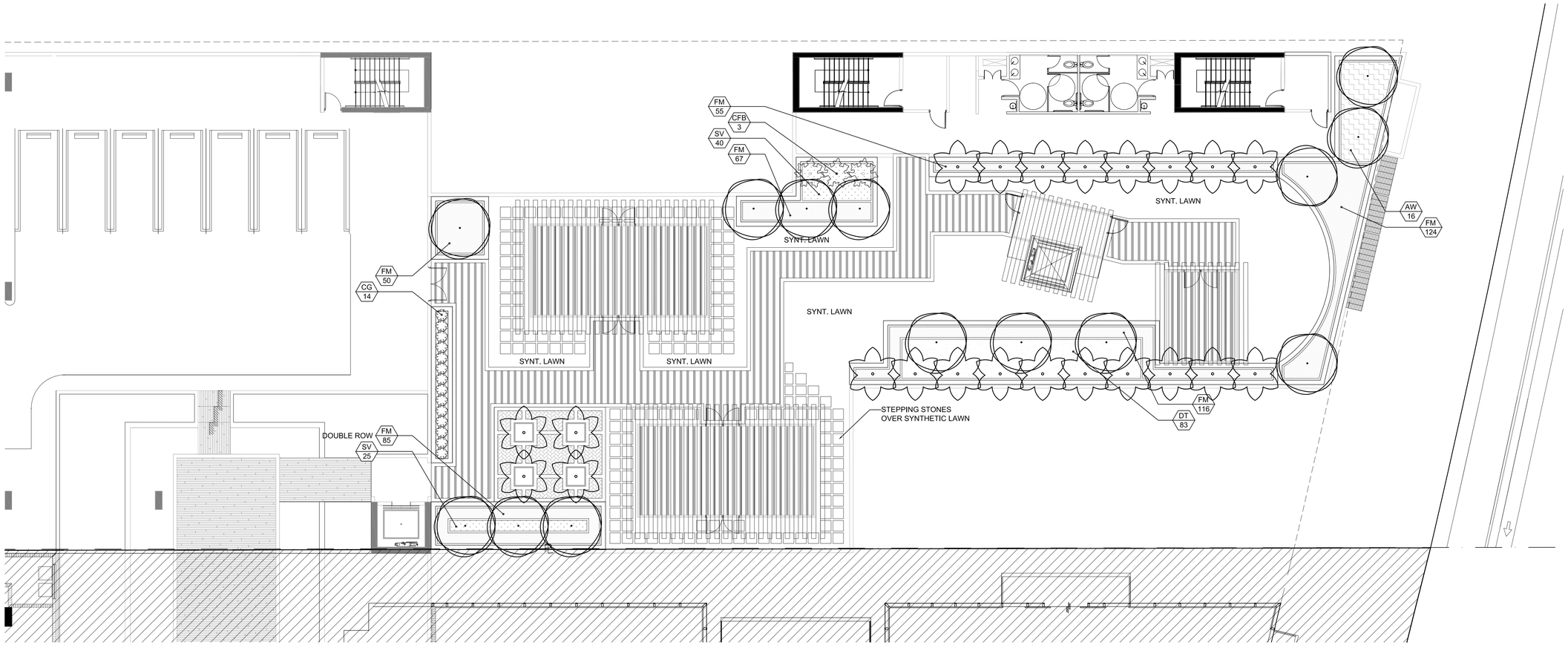
LAWN AREA CALCULATION		
A. Total square feet of landscaped open space required by zoning district =	11,346	28,010
B. Maximum lawn area (St. Augustine sod) permitted = 70 % x 11,346 square feet	7,942	6,435
TREES		
A. The number of trees required: 1 tree per 1,500 sq.ft. of project area less the existing number of trees that meet minimum requirements = 75,638 sq.ft. / 1,500. trees required=	51	51*
B. 50% palm trees allowed: (15'-0" spread = one tree) Palms provided =	25	21*
C. Percentage of native trees required = number of trees provided x 50% =	25	42
D. Street trees (perimeter landscape adjacent to any street right-of-way) (max. average spacing of 30' O.C.): 720 linear feet along street /30 = 24. Palms as street trees (max. average spacing 25' O.C.) 725 linear feet along street /25 = 29	24	24
E. Street trees located directly beneath power lines (max. average spacing of 25' O.C.): _____ linear feet along street / 25 =	N/A	N/A
F. Total number of trees provided =	75	75**
SHRUBS		
A. The total number of trees required x 10 = number of shrubs required	750	1,977
B. 30% shall be Native, Drought-Tolerant material	225	258
IRRIGATION PLAN: Required by Section 31-221		TO BE PROVIDED

*Note: Ground Level material counts 100%. All other Levels are counted at 50%.
**Note: Includes (10) relocated trees @ DBH between 6"-12". Credit of 20 trees total. See Sheet L-2 for details.



5th LEVEL LANDSCAPE

Scale: 1" = 10'-0"

NORTH

WITKIN HULTS DESIGN GROUP, INC.
107 Commerce Drive, Hollywood, Florida
phone: 954.923.9681 facsimile: 954.923.9689
www.witkindesign.com

Project:

OPTIMA PLAZA NORTH

1010 SOUTH FEDERAL HIGHWAY
HALLANDALE, FL

LANDSCAPE PLAN

Revisions:	Date:	By:
1) DRC Comments	01.05.2016	LDC

Seal:

REGISTERED LANDSCAPE ARCHITECT ANDREW M. WITKIN LA 0000889 STATE OF FLORIDA
01.06.2016

Lic. # LA0000889
Member: A.S.L.A.

Drawing: Landscape Plan

Date: 11/05/2015

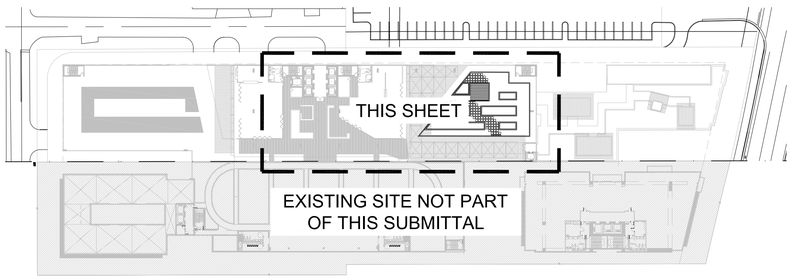
Scale: See Left

Drawn by: LDC

Sheet No.:

L-5

Cad Id.: 2015-082



9th LEVEL KEY MAP

Scale: N.T.S.

NORTH

9th LEVEL LANDSCAPE LIST

SYMBOL	QUAN.	PROPOSED MATERIAL	DESCRIPTION
TREES			
	8	*Clusia rosea	15' HT. X 4' SPR. 3" CAL.
		PITCH APPLE	F.G.
	5	*Roystonea elata	20' O.A. HT. MIN.
		ROYAL PALM	F.G., MATCHED HTS.
	4	Veitchia montgomeryana 'single'	20' O.A. HT. MIN.
		SINGLE MONTGOMERY PALM	F.G.
SHRUBS AND GROUNDCOVERS			
CFB	2	Cordyline fruticosa 'Black Magic'	3' HT. X 3' SPR.
		TI PLANT	3 GAL.
CI	50	*Chrysobalanus Icaco 'Red Tip'	18" HT. X 18" SPR. / 18" O.C.
		RED TIP COCOPLUM	3 GAL.
FM	368	Ficus microcarpa 'Green Island'	15" HT. X 15" SPR. / 15" O.C.
		GREEN ISLAND FICUS	3 GAL.
RI	64	Rhaphiolepis indica	18" HT. X 18" SPR. / 18" O.C.
		INDIAN HAWTHORN	3 GAL.
SV	97	Schefflera arboricola 'Trinette'	18" HT. X 18" SPR. / 18" O.C.
		VARIEGATED SCHEFFLERA	3 GAL.
SYNT. LAWN	As Required	TO BE DETERMINED	SOLID EVEN

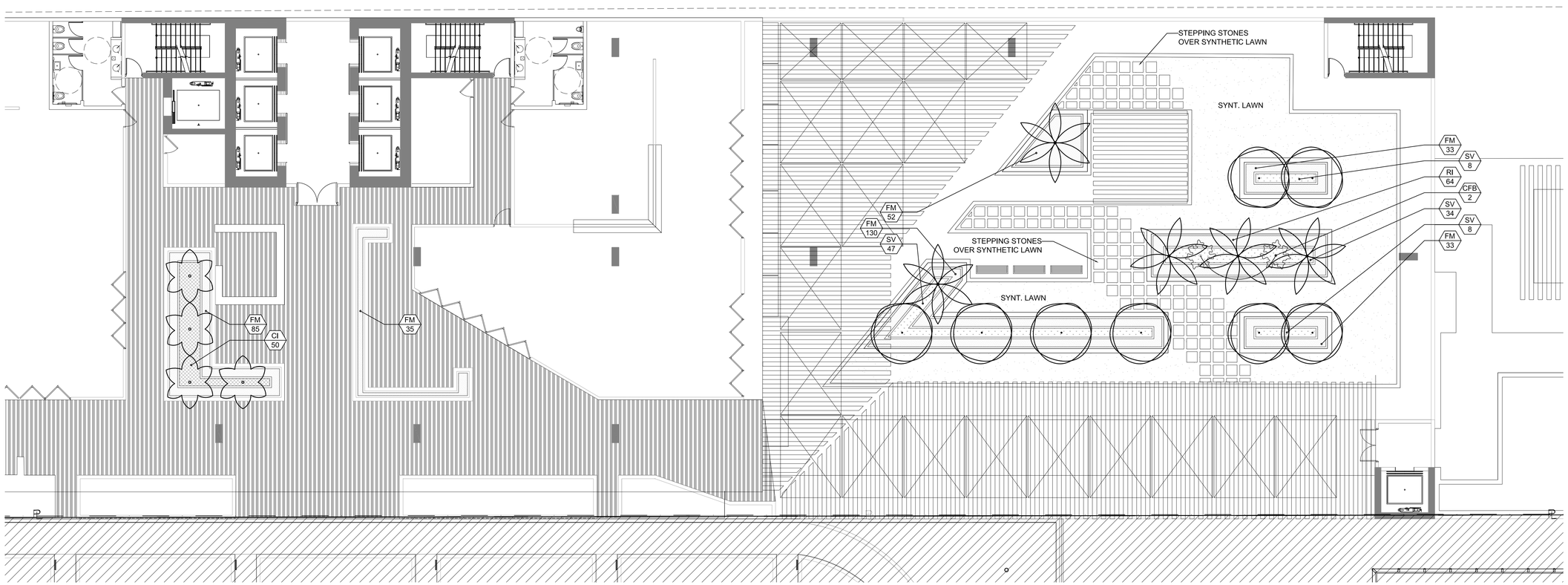
* DENOTES NATIVE SPECIES

CITY OF HALLANDALE LANDSCAPE LEGEND Information Required to be Permanently Affixed to Plan

Zoning District: B-L Net Lot Area 1.74 acres 75,638 square feet

	REQUIRED	PROVIDED
OPEN SPACE		
A. Square Feet of open space required by zoning district as indicated on site plan: Net lot area = 75,638 square feet x 15 % = 11,346 square feet	11,346	28,010
LAWN AREA CALCULATION		
A. Total square feet of landscaped open space required by zoning district =	11,346	28,010
B. Maximum lawn area (St. Augustine sod) permitted = 70 % x 11,346 square feet	7,942	6,435
TREES		
A. The number of trees required: 1 tree per 1,500 sq.ft. of project area less the existing number of trees that meet minimum requirements = 75,638 sq.ft. / 1,500. trees required=	51	51*
B. 50% palm trees allowed: (15'-0" spread = one tree) Palms provided =	25	21*
C. Percentage of native trees required = number of trees provided x 50% =	25	42
D. Street trees (perimeter landscape adjacent to any street right-of-way) (max. average spacing of 30' O.C.): 720 linear feet along street /30 = 24. Palms as street trees (max. average spacing 25' O.C.) 725 linear feet along street /25 = 29	24	24
E. Street trees located directly beneath power lines (max. average spacing of 25' O.C.): ____ linear feet along street / 25 =	N/A	N/A
F. Total number of trees provided =	75	75**
SHRUBS		
A. The total number of trees required x 10 = number of shrubs required	750	1,977
B. 30% shall be Native, Drought-Tolerant material	225	258
IRRIGATION PLAN: Required by Section 31-221		TO BE PROVIDED

*Note: Ground Level material counts 100%. All other Levels are counted at 50%.
**Note: Includes (10) relocated trees @ DBH between 6"-12". Credit of 20 trees total. See Sheet L-2 for details.



9th LEVEL LANDSCAPE

Scale: 1" = 10'-0"

NORTH

WITKIN HULTS DESIGN GROUP
107 Grove Isle Drive B-604 Miami, Florida
phone: 954.923.9681 facsimile: 954.923.9689
www.whdesign.com

Project:

OPTIMA PLAZA NORTH

1010 SOUTH FEDERAL HIGHWAY
HALLANDALE, FL

LANDSCAPE PLAN

Revisions:	Date:	By:
1) DRC Comments	01.05.2016	LDC

Seal:

REGISTERED LANDSCAPE ARCHITECT LARRY M. WITKIN LA 0000889 STATE OF FLORIDA

01.06.2016

Lic. # LA0000889
Member: A.S.L.A.

Drawing: Landscape Plan

Date: 11/05/2015

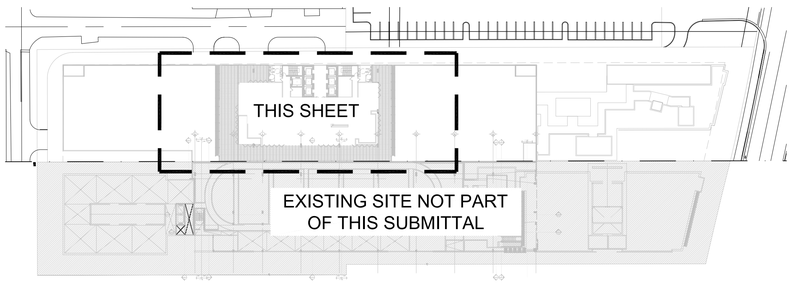
Scale: See Left

Drawn by: LDC

Sheet No.:

L-6

Cad Id.: 2015-082



20th LEVEL KEY MAP

Scale: N.T.S.

NORTH

20th LEVEL LANDSCAPE LIST

TREES			
SYMBOL	QUAN.	PROPOSED MATERIAL	DESCRIPTION
	4	Veitchia montgomeryana 'single'	20' O.A. HT. MIN.
		SINGLE MONTGOMERY PALM	F.G.

SHRUBS AND GROUNDCOVERS			
SYMBOL	QUAN.	PROPOSED MATERIAL	DESCRIPTION
CI	63	*Chrysobalanus icaco 'Red Tip'	18" HT. X 18" SPR. / 18" O.C.
		RED TIP COCOPLUM	3 GAL.
FM	107	Ficus microcarpa 'Green Island'	15" HT. X 15" SPR. / 15" O.C.
		GREEN ISLAND FICUS	3 GAL.

* DENOTES NATIVE SPECIES

CITY OF HALLANDALE LANDSCAPE LEGEND Information Required to be Permanently Affixed to Plan

Zoning District: B-L Net Lot Area 1.74 acres 75,638 square feet

OPEN SPACE	REQUIRED	PROVIDED
A. Square Feet of open space required by zoning district as indicated on site plan: Net lot area = 75,638 square feet x 15 % = 11,346 square feet	11,346	28,010
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A. Total square feet of landscaped open space required by zoning district =	11,346	28,010
B. Maximum lawn area (St. Augustine sod) permitted = 70 % x 11,346 square feet	7,942	6,435
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C. Percentage of native trees required = number of trees provided x 50% =	25	42
D. Street trees (perimeter landscape adjacent to any street right-of-way) (max. average spacing of 30' O.C.): 720 linear feet along street /30 = 24 Palms as street trees (max. average spacing 25' O.C.) 725 linear feet along street /25 = 29	24	24
E. Street trees located directly beneath power lines (max. average spacing of 25' O.C.): _____ linear feet along street / 25 =	N/A	N/A
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SHRUBS		
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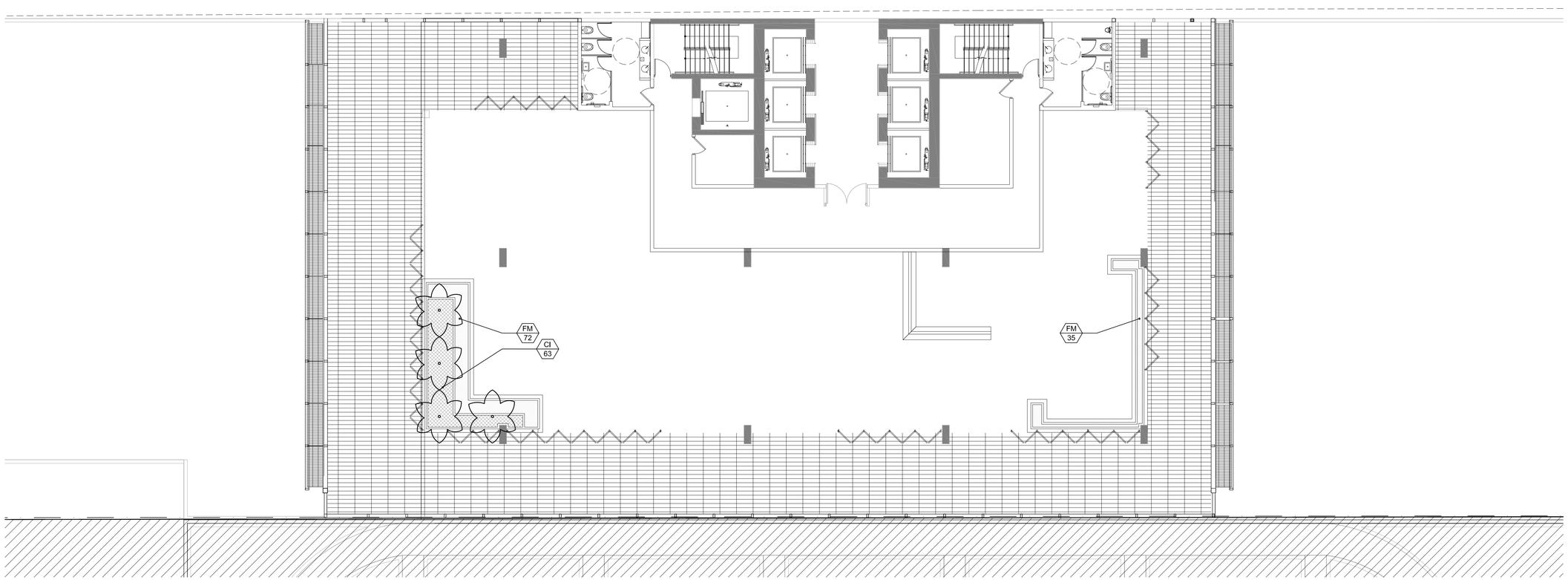
**Note: Includes (10) relocated trees @ DBH between 6"-12". Credit of 20 trees total. See Sheet L-2 for details.



20th LEVEL LANDSCAPE

Scale: 1" = 10'-0"

NORTH

WITKIN HULTS DESIGN GROUP, INC.
307 Hollywood Blvd. Hollywood, Florida
phone: 954.923.9681 facsimile: 954.923.9689
www.witkindesign.com

Project:

OPTIMA PLAZA NORTH

1010 SOUTH FEDERAL HIGHWAY
HALLANDALE, FL
LANDSCAPE PLAN

Revisions:	Date:	By:
1) DRC Comments	01.05.2016	LDC

Seal:

REGISTERED LANDSCAPE ARCHITECT
LICENSE NUMBER
L.A. 0000889
STATE OF FLORIDA
01.06.2016

Lic. # LA0000889
Member: A.S.L.A.

Drawing: Landscape Plan

Date: 11/05/2015

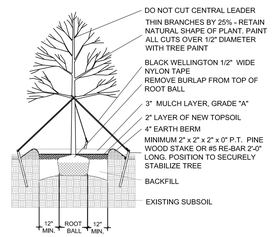
Scale: See Left

Drawn by: LDC

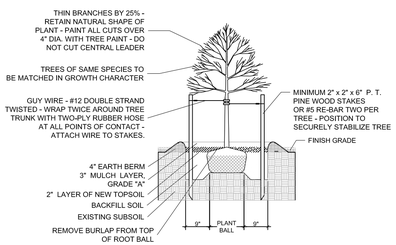
Sheet No.:

L-7

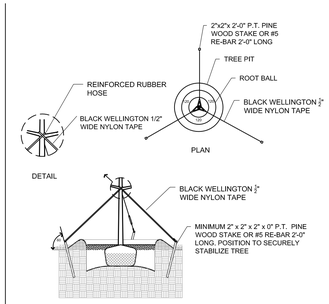
Cad Id.: 2015-082



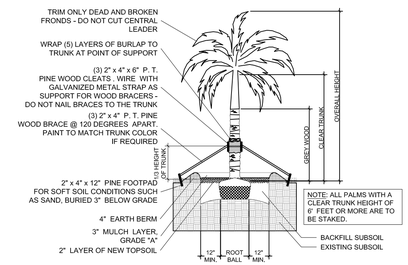
LARGE TREE PLANTING DETAIL



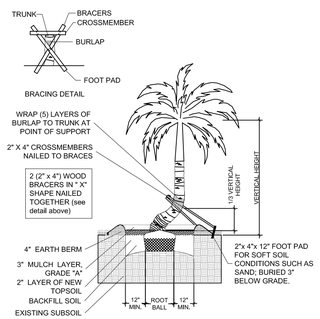
SMALL TREE PLANTING DETAIL



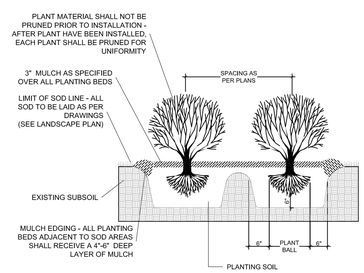
TYPICAL TREE GUYING DETAIL



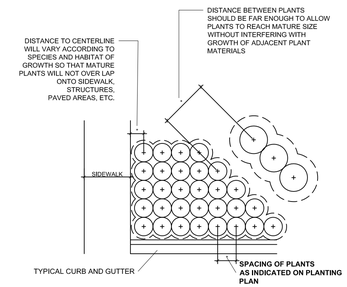
STRAIGHT TRUNK PALM PLANTING DETAIL



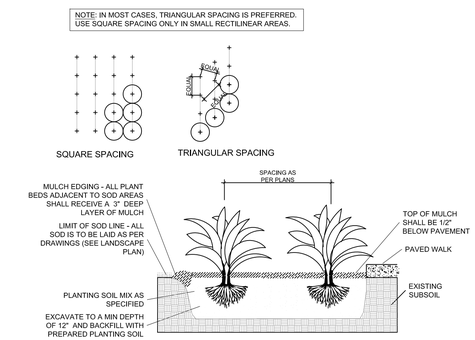
CURVED TRUNK PALM PLANTING DETAIL



TYPICAL SHRUB PLANTING DETAIL



TYPICAL CONTAINER SPACING DETAIL



TYPICAL GROUNDCOVER PLANTING DETAIL

PLANTING NOTES:

-All plant material is to be Florida Number 1 or better pursuant to the Florida Department of Agriculture's Grades and Standards for Nursery Plants.

-All plants are to be top dressed with a minimum 3" layer of Melaleuca mulch, Eucalyptus mulch or equal.

-Planting plans shall take precedence over plant list in case of discrepancies.

-No changes are to be made without the prior consent of the Landscape Architect and Owner. Additions and or deletions to the plant material must be approved by the project engineer.

-Landscape Contractor is responsible for providing their own square footage takeoffs and field verification for 100% sod coverage for all areas specified.

- All landscape areas are to be provided with automatic sprinkler system which provide 100% coverage, and 50% overlap.

- All trees in lawn areas are to receive a 24" diameter mulched saucer at the base of the trunk.

- Trees are to be planted within parking islands after soil is brought up to grade. Deeply set root balls are not acceptable.

- Planting soil for topsoil and backfill shall be 50/50 mix, nematode free. Planting soil for annual beds to be comprised of 50% Canadian peat moss, 25% salt free coarse sand and 25% Aerolite.

- Tree and shrub pits will be supplemented with "Agriform Pells", 21 gram size with a 20-10-5 analysis, or substitute application accepted by Landscape Architect. Deliver in manufacturer's standard containers showing weight, analysis and name of manufacturer.

SOD NOTES:

-Sod is to be grade "A" weed free.

-All areas marked "LAWN" shall be solid sodded with St. Augustine 'Floratam' solid sod. See limit on plan. All areas marked 'Bahia Grass' shall be solid sodded with Paspalum.

-Provide a 2" deep blanket of planting soil as described in planting notes this sheet. Prior to planting, remove stones, sticks, etc. from the sub soil surface. Excavate existing non-conforming soil as required so that the finish grade of sod is flush with adjacent pavement or top of curb as well as adjacent sod in the case of sod patching.

-Place sod on moistened soil, with edges tightly butted, in staggered rows at right angles to slopes.

-Keep edge of sod bed a minimum of 18" away from groundcover beds and 24" away from edge of shrub beds and 36" away from trees, measured from center of plant.

-Sod Shall be watered immediatley after installation to uniformily wet the soil to at least 2" below the bottom of the sod strips.
-Excavate and remove excess soil so top of sod is flush with top of curb or adjacent pavement or adjacent existing sod.

GENERAL NOTES:

-The Landscape Contractor is to locate and verify all underground and overhead utilities prior to beginning work. Contact proper utility companies and / or General Contractor prior to digging for field verification. The Owner and the Landscape Architect shall not be responsible for any damages to utility or irrigation lines (see Roadway Plans for more utility notes).

-Landscape Contractor is to verify all current drawings and check for discrepancies and bring to the attention of the Landscape Architect prior to commencing with the work.

-All unattended and unplanted tree pits are to be properly barricaded and flagged during installation.

-All planting plans are issued as directives for site layout. Any deviations, site changes, etcetera are to be brought to the attention of the Landscape Architect for clarification prior to installation.

WITKIN HULTS DESIGN GROUP, Inc.
10 Tower Lane, Avenel, New Jersey 07001
phone: 954.923.7214 fax: 954.923.9681 facsimile: 954.923.9689
www.witkindesign.com

Project:

OPTIMA PLAZA NORTH

1010 SOUTH FEDERAL HIGHWAY
HALLANDALE, FL

LANDSCAPE DETAILS

Revisions: Date: By:

Seal:

MICHAEL J. WITKIN, LANDSCAPE ARCHITECT, LICENSED IN FLORIDA, L.A. 0000889, STATE OF FLORIDA
01.06.2016

Lic. # LA0000889
Member: A.S.L.A.

Drawing: Landscape Details

Date: 11/05/2015

Scale: NTS

Drawn by: LDC

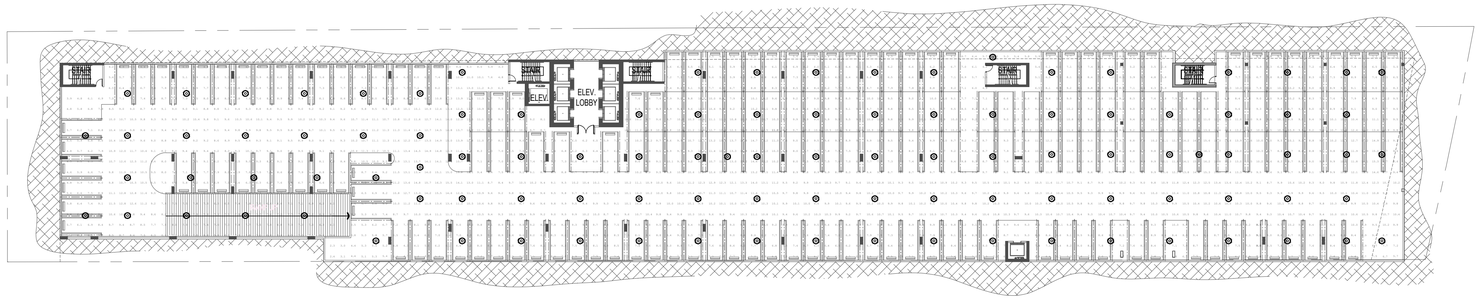
Sheet No.:

L-8

Cad Id.: 2015-082

Luminaire Schedule								
Symbol	Qty	Label	Arrangement	[MANUFAC]	Description	Lum. Lumens	LLF	Lum. Watts
	53	P	SINGLE	Lithonia Lighting	PGX LED P3 40K T5M MVOLT	6024	0.860	58
	53	P2	SINGLE	Lithonia Lighting	PGX LED P3 40K T5R MVOLT	5754	0.860	58

Calculation Summary							
Label	CalcType	Units	Avg	Max	Min	Avg/Min	Max/Min
Aisle_Floor	Illuminance	Fc	10.12	16.8	3.6	2.81	4.67
Stalls_Floor	Illuminance	Fc	7.71	15.0	1.6	4.82	9.38

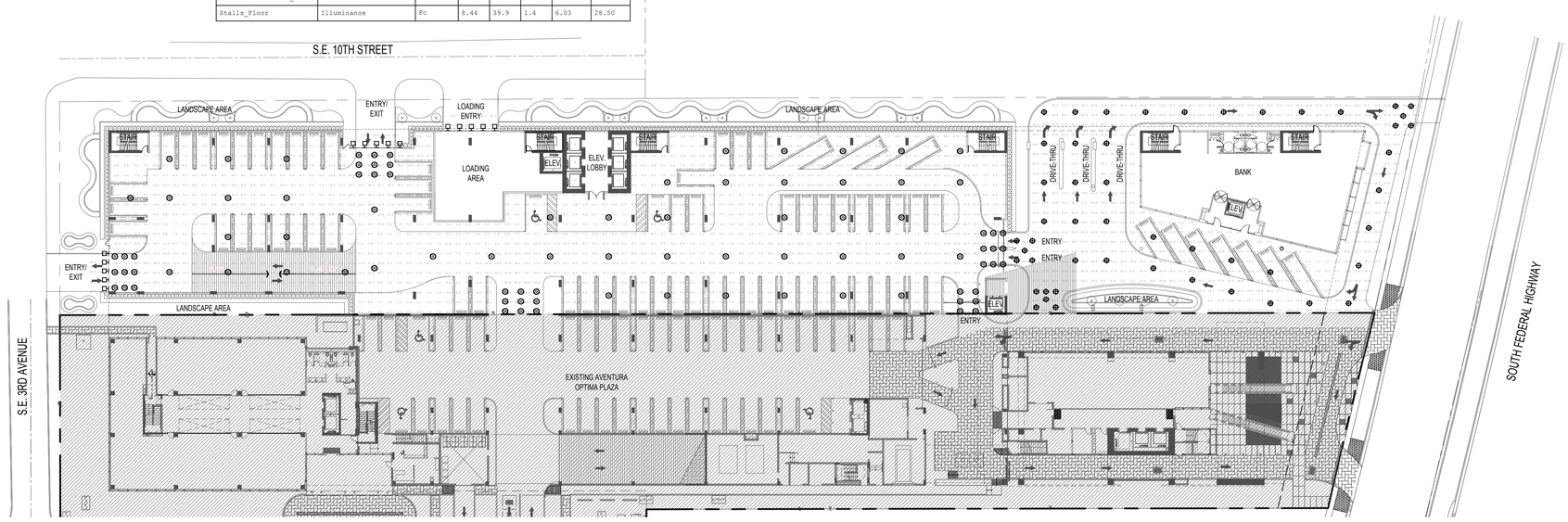


BASEMENT LEVEL ILLUMINATION PLAN

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

Calculation Summary							
Label	CalcType	Units	Avg	Max	Min	Avg/Min	Max/Min
Aisle_Floor	Illuminance	Fc	11.12	46.3	3.9	2.85	11.87
Bank Aisle_Floor	Illuminance	Fc	19.45	52.1	5.5	3.54	9.47
Bank Entrance_Floor	Illuminance	Fc	61.93	89.1	41.6	1.49	2.14
Bank Stalls_Floor	Illuminance	Fc	11.23	25.3	1.2	9.36	21.08
Entrance_Floor	Illuminance	Fc	53.71	66.9	42.3	1.27	1.58
Exterior Entrance_Floor	Illuminance	Fc	50.95	65.3	39.7	1.28	1.64
Stalls_Floor	Illuminance	Fc	8.44	39.9	1.4	6.03	28.50

Luminaire Schedule								
Symbol	Qty	Label	Arrangement	[MANUFAC]	Description	Lum. Lumens	LLF	Lum. Watts
	50	C	SINGLE	Gotham Architectural Lighting	ICO-CYL 40_65 6AR 20 120	7197	0.860	101
	67	P	SINGLE	Lithonia Lighting	PGX LED P3 40K T5M MVOLT	6024	0.860	58
	23	P2	SINGLE	Lithonia Lighting	PGX LED P3 40K T5R MVOLT	5754	0.860	58
	15	W	SINGLE	Lithonia Lighting	DSXW2 LED 30C 1000 40K T2S MVOLT	8697	0.860	109



GROUND LEVEL ILLUMINATION PLAN

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

VHAL ENGINEERING, INC.
CONSULTING ENGINEERS
JOSE A. RAMIREZ, P.E.
Electrical Engineer - State of Florida P.E. 0060224
7100 SW 99th Ave. - Suite 202 - Miami, FL. 33173
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BEHAR·FONT
PARTNERS, P.A.
ARCHITECTURE • PLANNING • INTERIORS
4533 PONCE DE LEON BLVD. CORAL GABLES, FLORIDA 33146
Tel: 305.740.5442 Fax: 305.740.5443
E-Mail: info@beharfont.com
21 SCOTT STREET, BUFORD, GEORGIA 30518
Tel: Fax: 678.765.2008

arquitectos brom asociados

SEAL:

PROPOSED MIXED USE DEVELOPMENT

OPTIMA PLAZA NORTH

1010 SOUTH FEDERAL HIGHWAY
HALLANDALE, FL 33009

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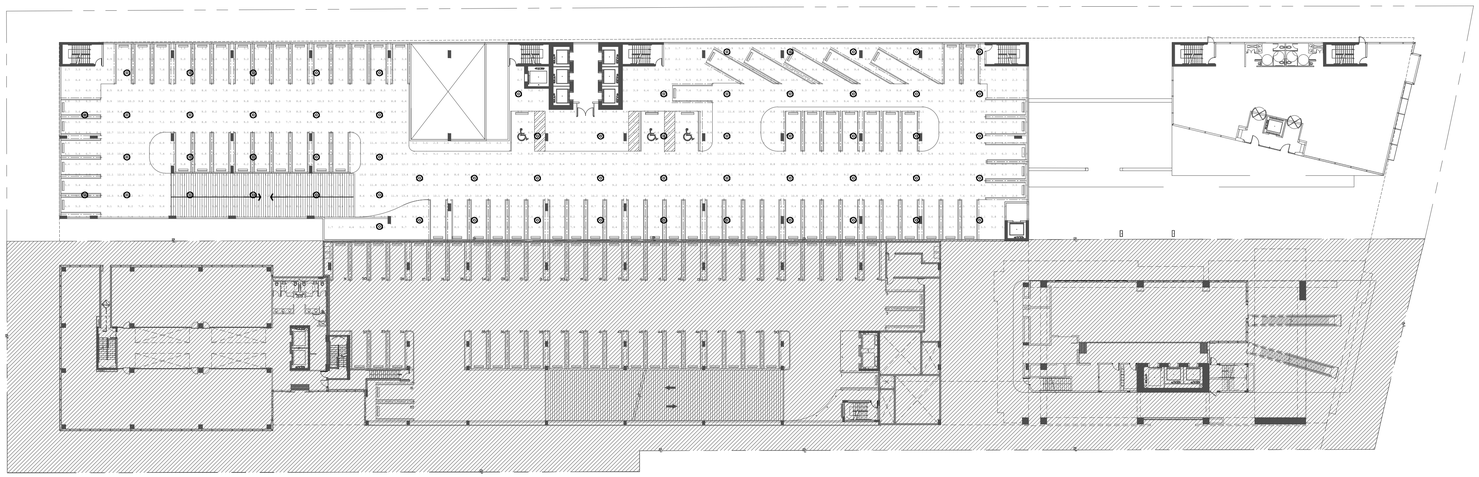
01/07/2016 - DRC SUBMITTAL SET

DATE:
01-07-2016
PROJECT NO:
14-052
DRAWING NAME:
BASEMENT & GROUND LVL. ILLUMINATION PLAN
SHEET NO:
EP-1.01

Luminaire Schedule								
Symbol	Qty	Label	Arrangement	[MANUFAC]	Description	Lum. Lumens	LLF	Lum. Watts
	31	P	SINGLE	Lithonia Lighting	PGX LED P3 40K T5M MVOLT	6024	0.860	58
	32	P2	SINGLE	Lithonia Lighting	PGX LED P3 40K T5R MVOLT	5754	0.860	58

Calculation Summary							
Label	CalcType	Units	Avg	Max	Min	Avg/Min	Max/Min
Aisle_Floor	Illuminance	Fc	8.46	14.4	3.5	2.42	4.11
Stalls_Floor	Illuminance	Fc	6.42	10.6	0.9	7.13	11.78

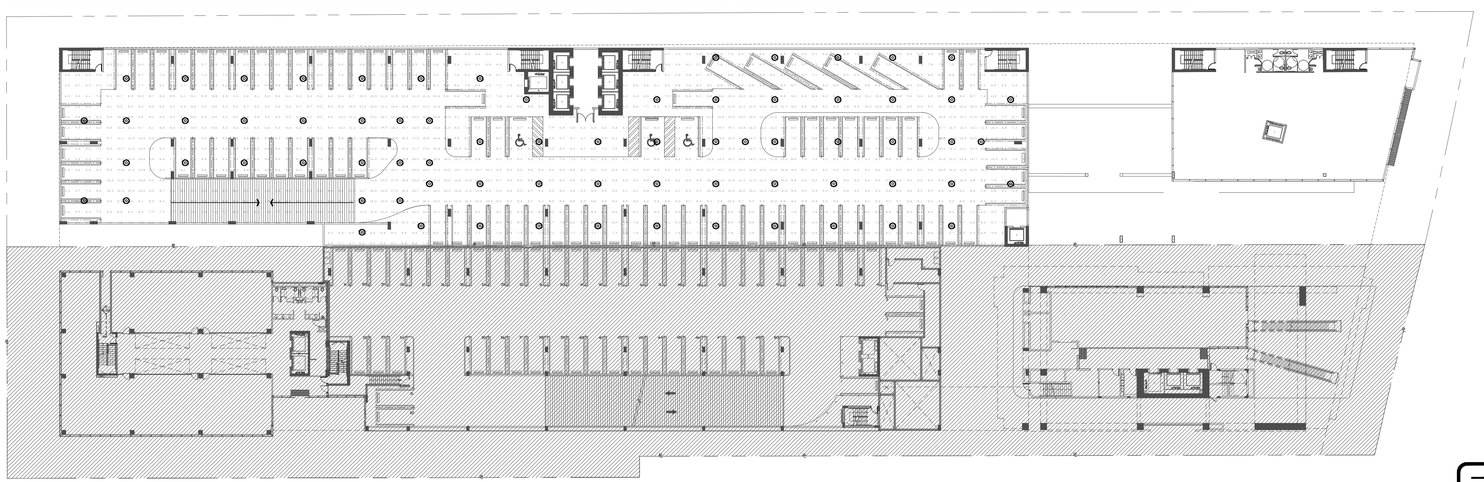


2ND LEVEL ILLUMINATION PLAN

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

Luminaire Schedule								
Symbol	Qty	Label	Arrangement	[MANUFAC]	Description	Lum. Lumens	LLF	Lum. Watts
	37	P	SINGLE	Lithonia Lighting	PGX LED P3 40K T5M MVOLT	6024	0.860	58
	38	P2	SINGLE	Lithonia Lighting	PGX LED P3 40K T5R MVOLT	5754	0.860	58

Calculation Summary							
Label	CalcType	Units	Avg	Max	Min	Avg/Min	Max/Min
Aisle_Floor	Illuminance	Fc	10.36	19.5	6.1	1.70	3.20
Stalls_Floor	Illuminance	Fc	7.44	14.7	2.0	3.72	7.35



PARKING LEVEL ILLUMINATION PLAN LVL.3-4

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

VITAL ENGINEERING, INC.
CONSULTING ENGINEERS
JOSE A. RAMIREZ, P.E.
Electrical Engineer - State of Florida P.E. 0060224
7100 SW 99th Ave. - Suite 202 - Miami, FL. 33173
Phone: (305) 412-6000 - Fax: (305) 412-6005
E-mail: vitaleng@aol.com

01/07/2016 - DRC SUBMITTAL SET

BEHAR·FONT
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SEAL:

PROPOSED MIXED USE DEVELOPMENT

OPTIMA PLAZA NORTH

1010 SOUTH FEDERAL HIGHWAY
HALLANDALE, FL 33009

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DATE:
01-07-2016
PROJECT NO:
14-052
DRAWING NAME:
2ND LVL. ILLUMINATION PLAN
PARKING LVL. F.P. 3-4
SHEET NO:
EP-1.02

Luminaire Schedule								
Symbol	Qty	Label	Arrangement	[MANUFAC]	Description	Lum. Lumens	LLF	Lum. Watts
	29	P	SINGLE	Lithonia Lighting	PGX LED P3 40K T5M MVOLT	6024	0.860	58
	40	P2	SINGLE	Lithonia Lighting	PGX LED P3 40K T5R MVOLT	5754	0.860	58

Calculation Summary							
Label	CalcType	Units	Avg	Max	Min	Avg/Min	Max/Min
Aisle_Floor	Illuminance	Fc	10.07	20.4	4.4	2.29	4.64
Stalls_Floor	Illuminance	Fc	7.87	15.3	2.6	3.03	5.88

5TH LEVEL ILLUMINATION PLAN

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

Luminaire Schedule								
Symbol	Qty	Label	Arrangement	[MANUFAC]	Description	Lum. Lumens	LLF	Lum. Watts
	40	P2	SINGLE	Lithonia Lighting	PGX LED P3 40K T5R MVOLT	5754	0.860	58
	29	P	SINGLE	Lithonia Lighting	PGX LED P3 40K T5M MVOLT	6024	0.860	58

Calculation Summary							
Label	CalcType	Units	Avg	Max	Min	Avg/Min	Max/Min
Aisle_Floor	Illuminance	Fc	10.11	20.3	4.7	2.15	4.32
Stalls_Floor	Illuminance	Fc	7.85	15.4	2.4	3.27	6.42

PARKING LEVEL ILLUMINATION PLAN LVL.6-

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

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01/07/2016 - DRC SUBMITTAL SET

DATE:
01-07-2016
PROJECT NO:
14-052
DRAWING NAME:
5TH LVL. ILLUMINATION PLAN
PARKING LVL. F.P. 6-
SHEET NO:
EP-1.03