OASIS HALLANDALE

EXHIBIT "9"

1150 HALLANDALE BEACH BOULEVARD HALLANDALE BEACH, FL 33009

ROMAGNOLE INVESTMENTS

DRC - REVISION 03

02/12/2018

DIRECTORY

OWNER:
ROMAGNOLE INVESTMENTS
1150 B East Hallandale Beach Boulevard
Hallandale Beach, FL 33009
Tel: (954) 980-3410

ARCHITECT:
ARQUITECTONICA
2900 Oak Avenue
Miami, Florida 33133
Tel: (305) 372-1812
Fax: (305) 372-1175
www.arquitectonica.com

CIVIL ENGINEER:
SZAUER ENGINEERING, INC.
7050 W Palmetto Road, No. 15399
Boca Raton, FL 33433
Tel: (561) 716-0159

STRUCTURAL ENGINEER:
GANEM CONSULTING ENGINEERING
1380 NE Miami Gardens Drive, Suite 251
North Miami Beach, FL 33179
Tel: (786) 916-6546

MEP ENGINEER:
STEVEN FELLER, P.E., LLC
500 NE 3rd Avenue
Fort Lauderdale, Florida 33301
Tel: (954) 467-1402
Fax: (954) 467-5752
www.fellerpe.com

LANDSCAPE ARCHITECT:
ARQUITECTONICA GEO
2900 Oak Avenue
Miami, Florida 33133
Tel: (305) 372-1812
Fax: (305) 372-1175
www.arquitectonica.com

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SHEET INDEX

SHEET NUMBER	SHEET NAME	SHEET ISSUE DATE	DRC (09/21/17)	ISSUE 1 - DRC REV 1 (11/16/17)	ISSUE 2 - DRC REV 2 (12/22/2017)	ISSUE 4 - DRC REV 3 (02/12/2018)
3D-1	Unnamed	01/12/18				
3D-2	Unnamed	01/12/18				
L6-000	TREE DISPOSITION SCHEDULE	02/12/18				Yes
A0-000	COVER	02/12/2018	Yes	Yes	Yes	
A0-100	SHEET INDEX	09/21/17	Yes	Yes	Yes	
A0-101	SITE PLAN DATA	09/21/17	Yes	Yes	Yes	
A0-102	PHASING PLAN	11/16/17		Yes		Eliminated from set
A0-103	DEMOLITION & STAGING PLAN	12/22/17			Yes	
A0-104	SITE CIRCULATION PLAN	12/22/17			Yes	
A0-200	SITE PLAN	09/21/17	Yes	Yes	Yes	Yes
N /A	PLAT	09/21/17	Yes	Eliminated from set		
N/ A	PLAT	09/21/17	Yes			
N/A	SURVEY	09/21/17	Yes			
C-01	SITE DIMENSION PLAN	09/21/17	Yes			
C-02	PAVING, GRADING AND DRAINAGE PLAN	09/21/17	Yes	Yes	Yes	Yes
C-03	SECTIONS	09/21/17	Yes	Yes	Yes	Yes
C-04	UTILITIES PLAN	09/21/17	Yes	Yes	Yes	Yes
C-05	ACCESS PLAN	09/21/17	Yes	Yes	Yes	Yes
C-06	DETAILS	09/21/17	Yes	Yes	Yes	Yes
C-07	PAVING MARKINGS PLAN	12/22/17			Yes	Yes
C-08	PARKING GARAGE MARKINGS PLAN	02/12/18				Yes
A1-201	OVERALL FLOOR PLAN - LEVEL 01	09/21/17	Yes	Yes	Yes	Yes
A1-202	OVERALL FLOOR PLAN - LEVEL 02	09/21/17	Yes	Yes	Yes	Yes
A1-203	OVERALL FLOOR PLAN - LEVEL 03-04	09/21/17	Yes	Yes		
A1-204	OVERALL FLOOR PLAN - LEVEL 05	09/21/17	Yes	Yes		Yes
A1-205	OVERALL FLOOR PLAN - LEVEL 06	09/21/17	Yes	Yes	Yes	
A1-206	OVERALL FLOOR PLAN - TYPICAL LEVEL	09/21/17	Yes	Yes		
A1-207	OVERALL FLOOR PLAN - PENTHOUSE (L24)	09/21/17	Yes	Yes		
A1-208	OVERALL FLOOR PLAN - PENTHOUSE TERRACE (L25)	09/21/17	Yes	Yes		
A1-301a	SECTOR A - LEVEL 01	09/21/17	Yes	Yes	Yes	Yes
A1-301b	SECTOR B - LEVEL 01	09/21/17	Yes	Yes	Yes	Yes
A1-301c	SECTOR C - LEVEL 01	09/21/17	Yes	Yes	Yes	Yes
A1-302a	SECTOR A - LEVEL 02	09/21/17	Yes	Yes		
A1-302b	SECTOR B - LEVEL 02	09/21/17	Yes	Yes		
A1-302c	SECTOR C - LEVEL 02	09/21/17	Yes	Yes		
A1-303a	SECTOR A - LEVEL 03-05	09/21/17	Yes	Yes		
A1-305a	SECTOR A - LEVEL 06	09/21/17	Yes	Yes	Yes	
A1-306a	SECTOR A - TYPICAL LEVEL	09/21/17	Yes	Yes		
A1-307a	SECTOR A - PENTHOUSE (L24)	09/21/17	Yes	Yes		
A1-308a	SECTOR A - PENTHOUSE TERRACE (L25)	09/21/17	Yes	Yes		
A1-400	1 BEDROOM UNITS	09/21/17	Yes	Yes		
A1-401	2 BEDROOM UNITS	09/21/17	Yes	Yes		
A1-402	3 BEDROOM UNITS	09/21/17	Yes	Yes		
A2-100	TOWER ELEVATION - NORTH	09/21/17	Yes	Yes		
A2-101	TOWER ELEVATION - SOUTH	09/21/17	Yes	Yes	Yes	
A2-102	RETAIL ELEVATION - NORTH	09/21/17	Yes	Yes		
A2-103	RETAIL ELEVATION - INTERIOR STREET	09/21/17	Yes	Yes		
A3-100	OVERALL SECTIONS - EW	09/21/17	Yes	Yes		
A3-101	OVERALL SECTIONS - NS	09/21/17	Yes	Yes		
A4-100	RENDERING	09/21/17	Yes	Yes		
A4-101	RENDERING	09/21/17	Yes	Yes		Eliminated from set
A4-102	RENDERING	09/21/17	Yes			
A4-103	RENDERING	09/21/17	Yes			
L0-000	LANDSCAPE INDEX OF DRAWINGS	09/21/17	Yes	Yes	Yes	Yes
L0-001	LANDSCAPE NOTES	09/21/17	Yes	Yes		
L0-002	LANDSCAPE CALCULATIONS	09/21/17	Yes	Yes	Yes	Yes
L0-003	PLANT IMAGES	09/21/17	Yes		Yes	
L1-000	TREE DISPOSITION PLAN	11/16/17		Yes		
L1-001	TREE MITIGATION PLAN	11/16/17		Yes	Yes	
L1-100	GROUND LEVEL RENDERED PLAN	09/21/17	Yes	Yes	Yes	Yes
L1-110	GROUND LEVEL HARDSCAPE PLAN	09/21/17	Yes	Yes	Yes	Yes
L1-120	GROUND LEVEL TREE PLAN	09/21/17	Yes	Yes	Yes	Yes
L1-130	GROUND LEVEL SHRUB & GROUNDCOVER PLAN	09/21/17	Yes	Yes	Yes	Yes
L1-600	6TH LEVEL RENDERED PLAN	09/21/17	Yes	Yes	Yes	
L1-610	6TH LEVEL HARDSCAPE PLAN	09/21/17	Yes	Yes	Yes	
L1-620	6TH LEVEL TREE PLAN	09/21/17	Yes	Yes	Yes	
L1-630	6TH LEVEL SHRUB & GROUNDCOVER PLAN	09/21/17	Yes	Yes	Yes	
L5-110	GROUND LEVEL HARDSCAPE DETAILS	09/21/17	Yes		Yes	
L5-120	GROUND LEVEL PLANTING DETAILS	09/21/17	Yes		Yes	
L6-100	GROUND LEVEL LANDSCAPE SCHEDULES	09/21/17	Yes	Yes	Yes	Yes
L6-600	6TH LEVEL LANDSCAPE SCHEDULES	09/21/17	Yes	Yes	Yes	

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ARQUITECTONICA
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Miami, Florida 33133
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CIVIL ENGINEER:
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Boca Raton, FL 33433
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1380 NE Miami Gardens Drive, Suite 251
North Miami Beach, FL 33179
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Steven Feller, P.E., LLC
500 NE 3rd Avenue
Fort Lauderdale, FL 33301
Tel: (954) 467-1402
www.fellerpe.com

LANDSCAPE ARCHITECT:
Arquitectonica Geo
2900 Oak Avenue
Miami, Florida 33133
Tel: (305) 372-1812
www.arquitectonica.com

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A0-100

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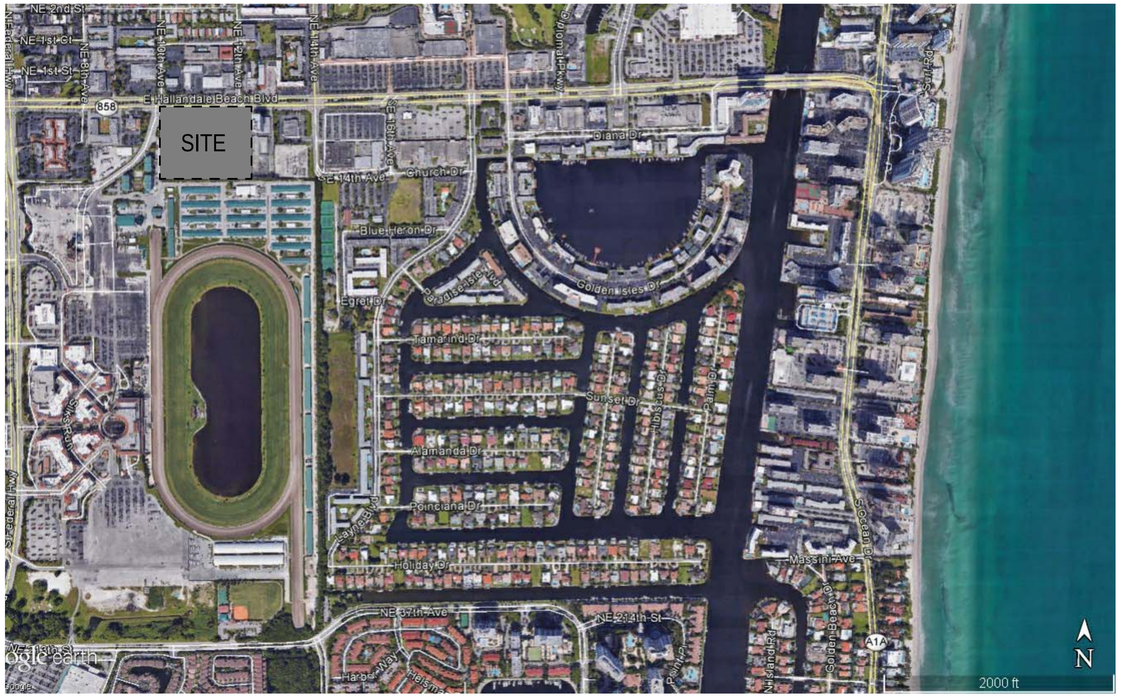

REQUIRED PARKING				
TOWER 1	**UNITS/AREA**	**RATIO**		**SPACES**
1 BED	95	x	1.50	142.5
2 BED	106	x	1.75	185.5
3 BED	43	x	2.00	86.0
3+ OR MORE	6	x	3.00	18.0
TOTAL UNITS	250		-	432
TOTAL VISITORS	0.1			44
TOTAL T1 RESIDENTIAL				476
TOWER 2	**UNITS/AREA**	**RATIO**		**SPACES**
1 BED	95	x	1.75	166.3
2 BED	106	x	2.00	212.0
3 BED	43	x	2.50	107.5
3+ OR MORE	6	x	3.00	18.0
TOTAL UNITS	250		-	504
TOTAL VISITORS	0.1			51
TOTAL T2 RESIDENTIAL				555
RETAIL WEST	**UNITS/AREA**	**RATIO**		**SPACES**
W1	19,398	x	1/300	64.7
W2	10,906	x	1/300	36.4
TOTAL WEST RETAIL	30,304	x	1/300	102
RETAIL EAST	**UNITS/AREA**	**RATIO**		**SPACES**
E1	13,165	x	1/300	43.9
E2	4,844	x	1/300	16.1
E3	10,906	x	1/300	36.4
TOTAL EAST RETAIL	28,915	x	1/300	97
OFFICE	**UNITS/AREA**	**RATIO**		**SPACES**
W	20,509	x	1/250	82.0
E	14,182	x	1/250	56.7
TOTAL OFFICE	34,691	x	1/250	139
TOTAL RESIDENTIAL				1,031
TOTAL RETAIL/OFFICE				338
TOTAL REQUIRED SITE PARKING				**1,369**

PROVIDED PARKING	
SURFACE PARKING	
TOTAL SURFACE PARKING	**339**
STRUCTURED PARKING PROVIDED	
L1	234
L1 LIFTS	118
L2	187
L3	215
L4	215
L5	178
TOTAL GARAGE PARKING	**1,147**
* 118 car lifts are provided at level 01 garage for additional parking	
*Bicycle storage provided: 50 spaces per tower (100 spaces total) + 32 spaces for commercial	
TOTAL PROVIDED	**1486**

Site Data			
Address	1000 & 1100 East Hallandale Beach Blvd.		
Zoning	Planned Development Overlay District		
Lot Area	439,084 SF (10.08 Acres)		
Flood Zone	AE EL + 6' NAVD 88		
Zoning Criteria	**Approved**		**Proposed**
Occupancies	R2,B, M, S-2		R2,B, M, S-2
Office Area (SF)	59,631		34,691
Commercial Area (SF)	33,829		59,219
Residential Units (#)	500		500
Hotel Guest Rooms (#)	200		0
Setbacks	**Approved**	**Required**	**Proposed**
North Front	41'-9"; 30'-6"	5'-0" MIN; 15'-0" MAX	Varies; 16'-4" - 24'-0" Building Varies; 5'-3" - 12'-9" Canopy
East (Side)	44'-2"	0'-0"	10'-0" Building; 8'-9" Canopy
West (Side)	42'-6"	0'-0"	13'-4" Building; 12'-0" Canopy
South (Rear)	12'-2"	10'-0"	10'-0"
Building Frontage	54%	60%MIN/80% MAX	68% (525'-0"/766'-4")
Building Height	**Approved**	**Required**	**Proposed**
Residential	26 STORIES; 286'-0"	MIN. 2 STORY OR 30'-0"; 350'-0" MAX	25 STORIES; 270'-0" (277'-0" NAVD)
Restaurant	20'-0" (1 story)	MIN. 2 STORY OR 30'-0"; 350'-0" MAX	-
Hotel	210'-0"	MIN. 2 STORY OR 30'-0"; 350'-0" MAX	-
Commercial/Office	100'-0"	MIN. 2 STORY OR 30'-0"; 350'-0" MAX	2 story/30'-0" ON EAST HALLANDALE BLVD.
Landscape Area	**Approved**	**Required**	**Proposed**
	38.14%	15% OF LOT AREA (65,682 SF)	19% (83,154 SF)
Unit Type	**Approved**	**Required**	**Proposed**
1 Bedroom SF	1,000 (MIN)	1,000 (MIN)	900 (MIN)
Total 1 Bed Per Tower	54	-	95
Total 1 Bed Tower 1&2	108		190
2 Bedroom SF	1,100 (MIN)	1,100 (MIN)	1,133 (MIN)
Total 2 Bed Per Tower	151	-	106
Total 2 Bed Tower 1&2	302		212
3 Bedroom SF	1,200 (MIN)	1,200 (MIN)	1,530 (MIN)
Total 3 Bed Per Tower	45	-	43
Total 3 Bed Tower 1&2	90	-	86
3 Bedroom+ SF	-	-	2,300 (MIN)
Total 3 Bed+ Per Tower	-	-	6
Total 3 Bed+ Tower 1&2	-	-	12
Parking	**Approved**	**Required**	**Proposed**
Spaces	1,691	Required for Approved Project 1591 Required for Proposed Project 1369	1,486
Bicycle Storage			50 per tower, 32 for commercial

OASIS HALLANDALE

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HALLANDALE BEACH, FL 33009

OWNER:
ROMAGNOLE INVESTMENTS
1150 B East Hallandale Beach Boulevard
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Tel: (954) 980-3410

ARQUITECTONICA
2900 Oak Avenue
Miami, Florida 33133
Tel: (305) 372-1812
www.arquitectonica.com

CIVIL ENGINEER:
Szauer Engineering, Inc.
7050 W Palmetto Road, No. 15399
Boca Raton, FL 33433
Tel: (561) 716-0159

STRUCTURAL ENGINEER:
Ganem Consulting Engineering
1380 NE Miami Gardens Drive, Suite 251
North Miami Beach, FL 33179
Tel: (786) 916-6546

MEP ENGINEER:
Steven Feller, P.E., LLC
500 NE 3rd Avenue
Fort Lauderdale, FL 33301
Tel: (954) 467-1402
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LANDSCAPE ARCHITECT:
Arquitectonica Geo
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DRAWING NAME:

SITE PLAN DATA

A0-101

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SCALE: 12" = 1'-0"

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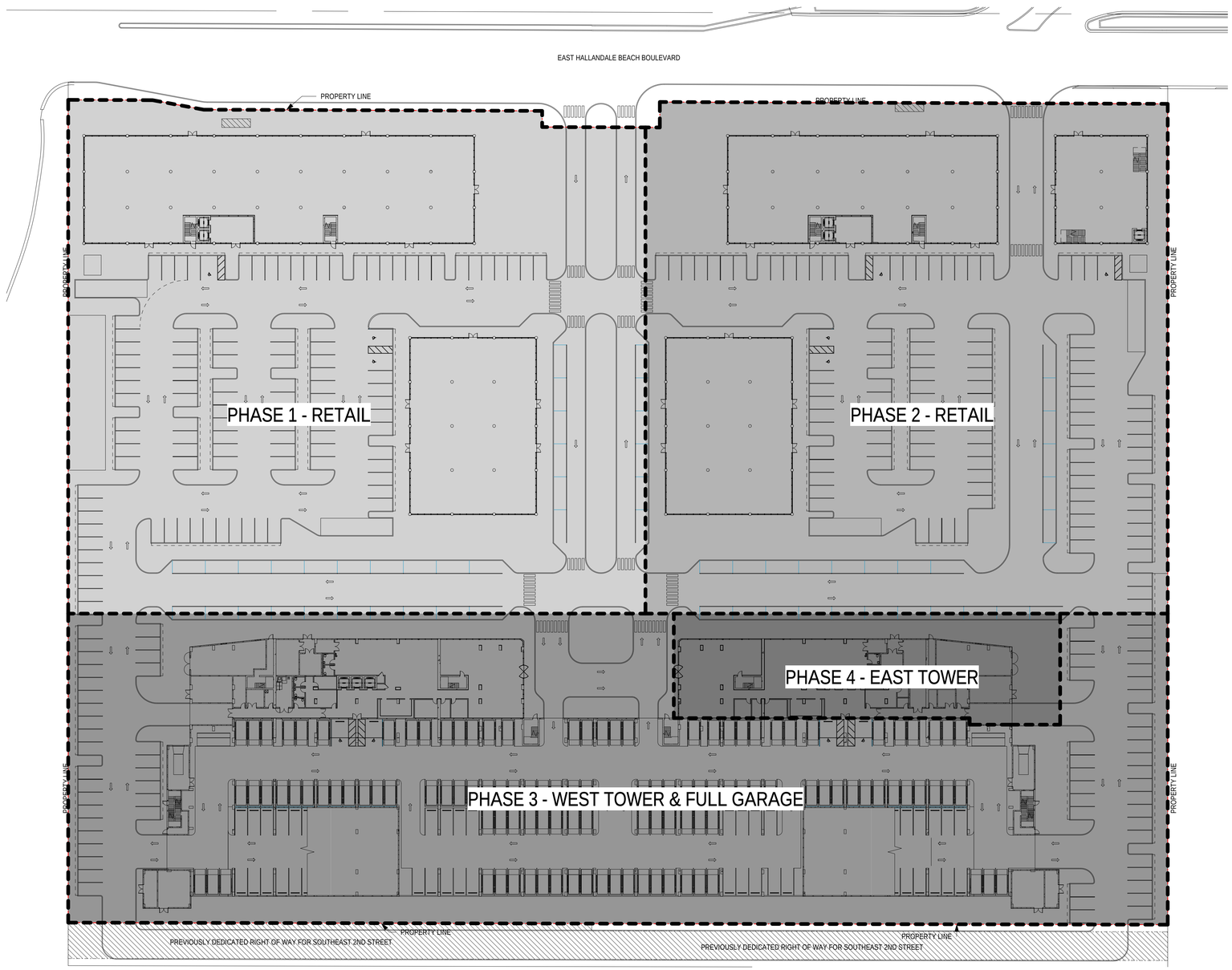

1 PHASING PLAN

SCALE: 1" = 40'-0"

PHASE 1 - 140 920 SF OF SITE AREA
- 30 304 SF COMMERCIAL
- 20 509 SF OFFICE

PHASE 2 - 129 430 SF OF SITE AREA
- 28 915 SF COMMERCIAL
- 14 182 SF OFFICE

PHASE 3 - 145 760 SF OF SITE AREA
- 250 RESIDENTIAL UNITS
- 366 172 GSF RESIDENTIAL
- 370 972 GSF GARAGE

PHASE 4 - 19 915 SF OF SITE AREA
- 250 RESIDENTIAL UNITS
- 366 172 GSF RESIDENTIAL

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PHASING PLAN

A0-102

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SCALE: 1" = 40'-0"

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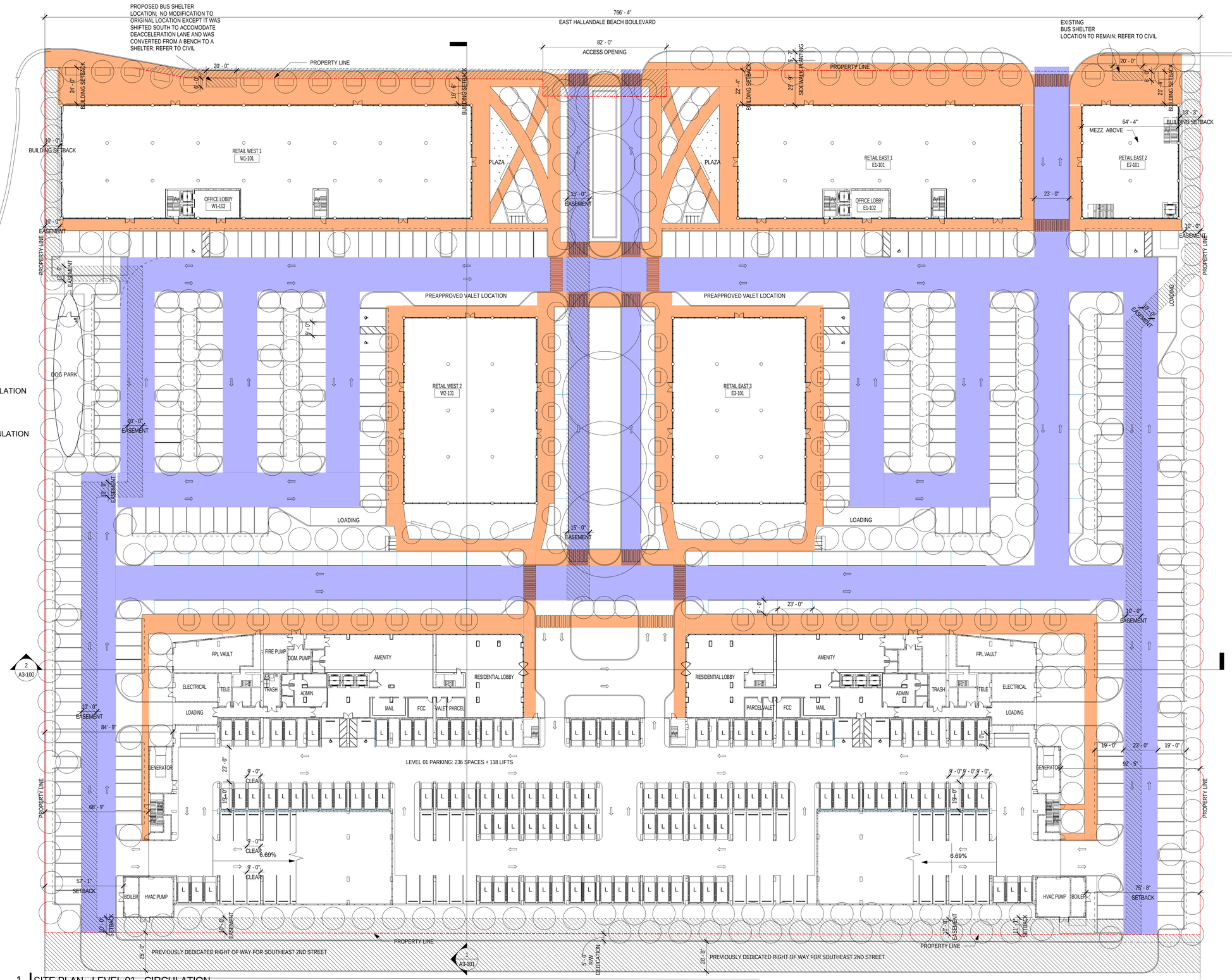

1 SITE PLAN - LEVEL 01 - CIRCULATION

SCALE: 1" = 30'-0"

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Szauer Engineering, Inc.
7050 W Palmetto Road, No. 15399
Boca Raton, FL 33433
Tel: (561) 716-0159

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Ganem Consulting Engineering
1380 NE Miami Gardens Drive, Suite 251
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DRAWING NAME:
SITE CIRCULATION PLAN

A0-104

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SCALE: 1" = 30'-0"

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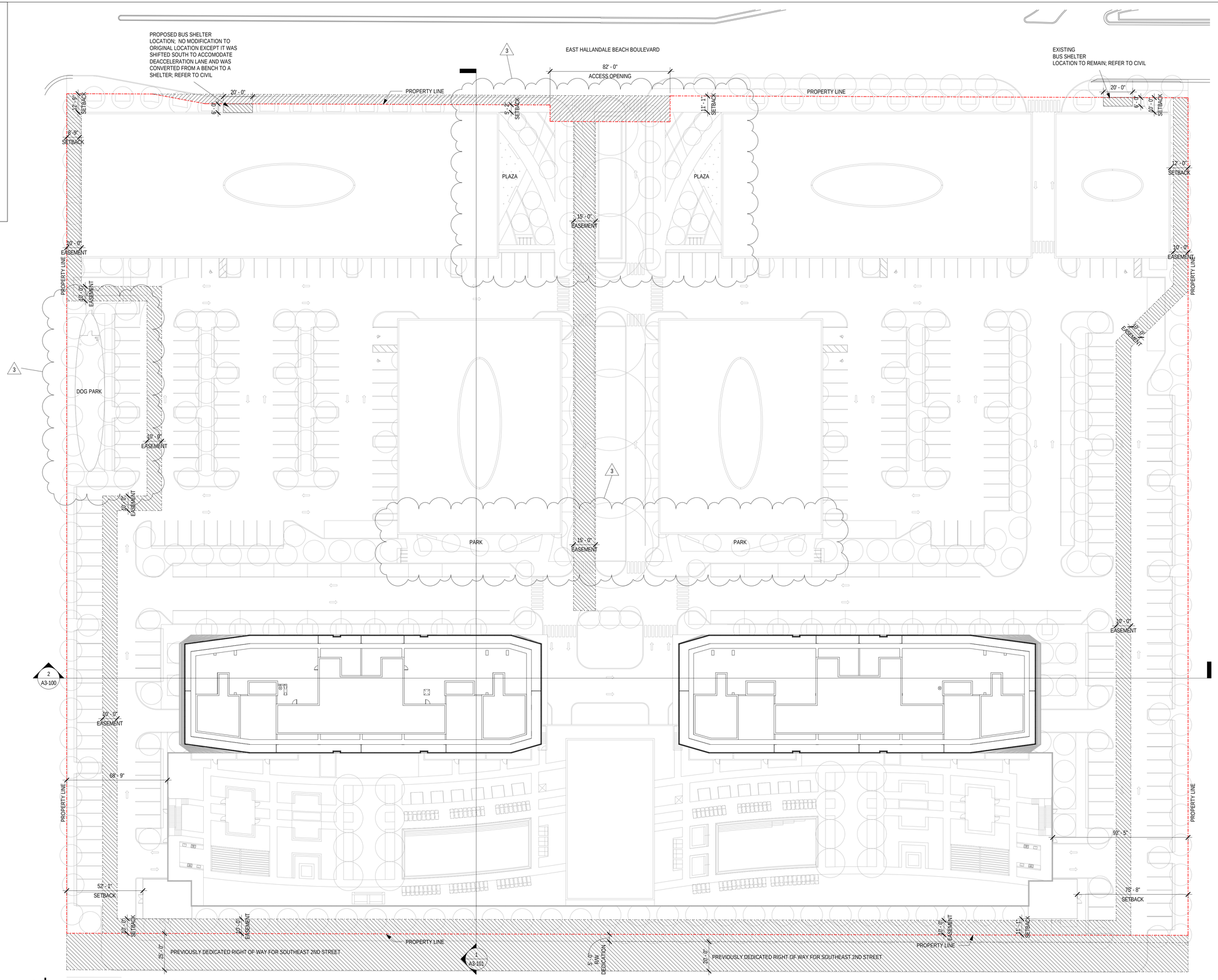

1 SITE PLAN - TOWER ROOF (L26)

SCALE: 1" = 30'-0"

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DRAWING NAME:
SITE PLAN

A0-200

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SCALE: 1" = 30'-0"

TREES VERIFIED AS OF 9/19/17

TREE #	DIAMETER	HEIGHT	SPREAD	TYPE
13	15"	25±	30±	MAHOGANY
14	8"	20±	20±	QUEEN PALM
15	5"	12±	12±	SILVER BUTTON WOOD
16	5"	12±	12±	SILVER BUTTON WOOD
~~17~~	~~OUT~~	~~OUT~~	~~OUT~~	~~SILVER BUTTON WOOD~~
18	48"	40±	50±	FICUS
~~19~~	~~OUT~~	~~OUT~~	~~OUT~~	~~SILVER BUTTON WOOD~~
20	4"	10±	8±	SILVER BUTTON WOOD
21	7"	13±	9±	QUEEN PALM
~~22~~	~~OUT~~	~~OUT~~	~~OUT~~	~~QUEEN PALM~~
23	23"	9±	14±	CABBAGE PALM
24	9"	16±	12±	QUEEN PALM
25	5"	10±	10±	SILVER BUTTON WOOD
~~26~~	~~OUT~~	~~OUT~~	~~OUT~~	~~SILVER BUTTON WOOD~~
27	19"	25±	20±	ROYAL PALM
28	15"	25±	20±	ROYAL PALM
29	11"	15±	12±	ROYAL PALM
30	18"	25±	20±	ROYAL PALM
31	15"	20±	20±	BLACK OLIVE
32	15"	30±	20±	ROYAL PALM
33	12"	30±	20±	ROYAL PALM
34	16"	25±	20±	ROYAL PALM
35	6"	10±	12±	ROYAL PALM
36	12"	20±	20±	BLACK OLIVE(TWIN)
37	12"	25±	20±	ROYAL PALM
38	15"	25±	20±	ROYAL PALM
39	10"	15±	12±	ROYAL PALM
40	13"	20±	20±	BLACK OLIVE
~~41~~	~~OUT~~	~~OUT~~	~~OUT~~	~~FICUS~~
42	9"	20±	15±	ROYAL PALM
43	19"	25±	60±	BLACK OLIVE

TREES VERIFIED AS OF 9/19/17

TREE #	DIAMETER	HEIGHT	SPREAD	TYPE
44	13"	25±	15±	ROYAL PALM
45	36"	25±	40±	BLACK OLIVE
47	10"	15±	25±	UNKNOWN
48	13"	15±	12±	ROYAL PALM
49	14"	15±	12±	ROYAL PALM
50	20"	12±	10±	CABBAGE PALM
~~51~~	~~OUT~~	~~OUT~~	~~OUT~~	~~UNKNOWN~~
52	4"	10±	8±	FISH TAIL PALM
53	9"	10±	10±	ROYAL PALM
54	17"	20±	12±	ROYAL PALM
55	13"	20±	12±	ROYAL PALM
56	21"	20±	15±	ROYAL PALM
57	15"	20±	15±	ROYAL PALM
58	14"	20±	35±	UNKNOWN
59	12"	30±	15±	ROYAL PALM
60	6"	10±	6±	ROYAL PALM
61	12"	30±	15±	ROYAL PALM
62	8"	10±	8±	ROYAL PALM
63	20"	15±	15±	CABBAGE PALM
64	18"	25±	40±	UNKNOWN
65	20"	25±	25±	UNKNOWN
66	6"	15±	8±	CHRISTMAS PALM
67	6"	15±	8±	CHRISTMAS PALM
68	5"	12±	10±	BLACK OLIVE
69	4"	6±	8±	BLACK OLIVE
70	8"	10±	20±	BLACK OLIVE
~~71~~	~~OUT~~	~~OUT~~	~~OUT~~	~~BLACK OLIVE~~
72	10"	15±	40±	BLACK OLIVE
73	8"	12±	20±	BLACK OLIVE
74	4"	6±	12±	BLACK OLIVE
75	4"	10±	15±	BLACK OLIVE

TREES VERIFIED AS OF 9/19/17

TREE #	DIAMETER	HEIGHT	SPREAD	TYPE
76	9"	15±	20±	BLACK OLIVE
77	7"	12±	20±	BLACK OLIVE
~~78~~	~~OUT~~	~~OUT~~	~~OUT~~	~~BLACK OLIVE~~
79	9"	15±	20±	FICUS
80	9"	10±	20±	BLACK OLIVE
81	8"	12±	12±	MAHOGANY
82	4"	8±	8±	BLACK OLIVE
83	6"	6±	10±	BLACK OLIVE
84	4"	8±	10±	BLACK OLIVE
85	4"	8±	10±	BLACK OLIVE
86	11"	20±	20±	UNKNOWN
87	5"	8±	12±	BLACK OLIVE
88	8"	12±	20±	UNKNOWN
89	6"	10±	12±	BLACK OLIVE
90	5"	6±	10±	UNKNOWN
91	8"	12±	15±	UNKNOWN
93	45"	35±	20±	FICUS
94	15"	25±	25±	UNKNOWN
95	6"	8±	6±	PALM TWIN
104	20"	8±	12±	CABBAGE PALM
105	4"	15±	6±	MONTGOMERY PALM
106	9"	20±	25±	BLACK OLIVE
107	24"	20±	40±	FICUS
108	21"	15±	15±	CABBAGE PALM
109	18"	25±	30±	BLACK OLIVE
110	10"	20±	25±	POINCIANA
111	11"	22±	8±	WASHINGTONIAN PALM
112	10"	15±	8±	WASHINGTONIAN PALM
113	8"	12±	6±	WASHINGTONIAN PALM
114	12"	20±	8±	WASHINGTONIAN PALM
115	6"	5±	3±	WASHINGTONIAN PALM

TREES VERIFIED AS OF 9/19/17

TREE #	DIAMETER	HEIGHT	SPREAD	TYPE
116	6"	15±	6±	UNKNOWN
117	11"	20±	8±	WASHINGTONIAN PALM
118	12"	25±	8±	WASHINGTONIAN PALM
119	8"	20±	10±	POINCIANA
120	24"	20±	45±	FICUS
121	12"	15±	10±	WASHINGTONIAN PALM
122	8"	5±	6±	CABBAGE PALM
123	19"	20±	15±	CABBAGE PALM
124	10"	20±	35±	BLACK OLIVE
125	13" - 10"	25±	20±	ROYAL PALM(TWIN)
126	7"	20±	25±	BLACK OLIVE

GRAPHIC SCALE

0 15 30 60

(IN FEET)
1 inch = 30 ft.

VERTICAL DATUM CONVERSION DETAIL

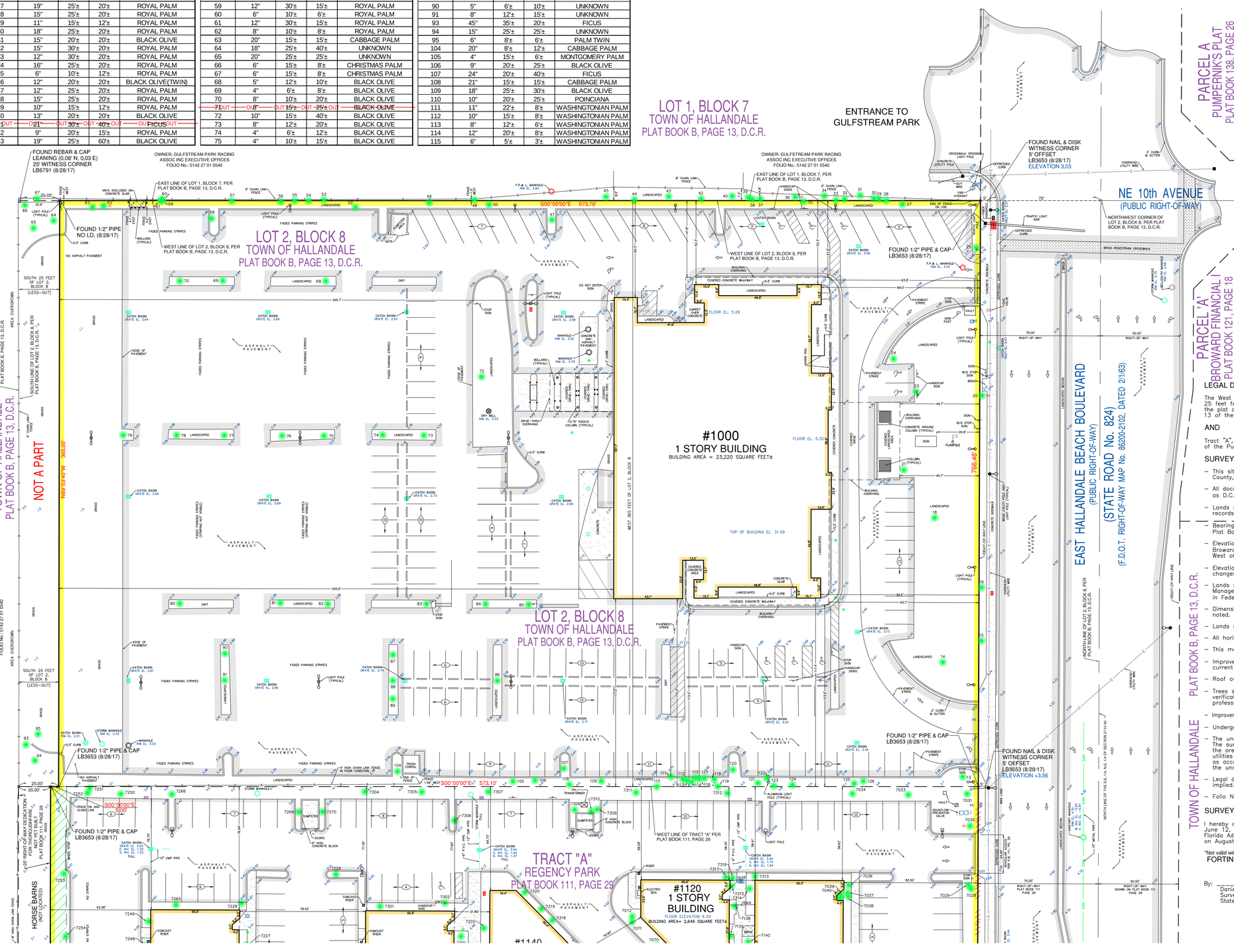
BENCHMARK 3.41 N.A.V.D. = 5.00 N.G.V.D.

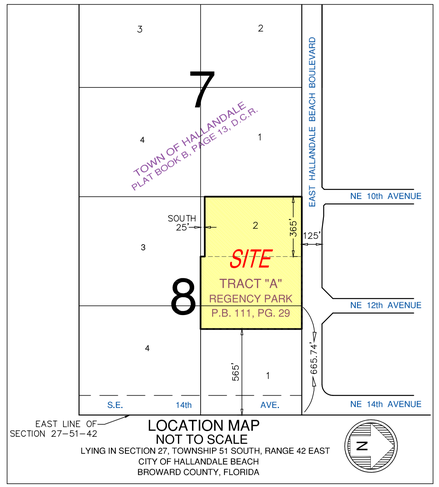
THIS SURVEY IS IN N.A.V.D. OF 1988

0.00 NORTH AMERICAN VERTICAL DATUM (N.A.V.D. OF 1988)
0.00 NATIONAL GEODETIC VERTICAL DATUM (N.G.V.D. OF 1929)

3.41 5.00 1.59

BASED ON NATIONAL GEODETIC SURVEY VERTCON HEIGHT CONVERSION





LOCATION MAP
NOT TO SCALE
LYING IN SECTION 27, TOWNSHIP 51 SOUTH, RANGE 42 EAST
CITY OF HALLANDALE BEACH
BROWARD COUNTY, FLORIDA

LEGEND

- = CATCH BASIN
- = MANHOLE
- = LIGHT POLE
- = WATER METER
- = WATER VALVE
- = CATCH BASIN INLET
- = UTILITY POLE
- = RISER
- = FIRE HYDRANT
- = HANDHOLE
- = SIGN
- = DECOR LIGHT POLE
- = TREE
- = DAMAGED TREE
- = 0.5' CURB
- = 2.00' CURB & GUTTER
- = CHAIN LINK FENCE
- 8.54 = GRADE ELEVATION
- EL. = ELEVATION
- INV. = INVERT
- SAN. = SANITARY
- P.R.M. = PERMANENT REFERENCE MONUMENT
- B.C.R. = BROWARD COUNTY RECORDS
- D.C.R. = MIAMI-DADE COUNTY RECORDS
- CMP = CORRIGATED METAL PIPE
- = CONCRETE
- = ASPHALT PAVEMENT

LEGAL DESCRIPTION:

The West 365 feet of Lot 2 less the North 75 feet thereof, for road Right-of-Way and less the South 25 feet for road Right-of-Way Block 8, Section 27, Township 51 South, Range 42 East, according to the plat of the TOWN OF HALLANDALE according to the Plat thereof, as recorded in Plat Book B Page 13 of the Public Records of Miami-Dade County, Florida.

AND

Tract "A", REGENCY PARK according to the plat thereof, as recorded in Plat Book 111 at Page 29 of the Public Records of Broward County, Florida.

SURVEYOR'S NOTES:

- This site lies in Section 27, Township 51 South, Range 42 East, City of Hallandale Beach, Broward County, Florida.
- All documents are recorded in the Public Records of Broward County, Florida, unless otherwise noted, as D.C.R. (Miami-Dade County Records).
- Lands shown hereon were NOT abstracted for restrictions, easements and/or rights-of-way of records.
- Bearings hereon are referred to an assumed value of S00°00'00"E for the West Line of Tract "A", Plat Book 111, Page 29, and evidenced by two (2) found 1/2" pipes & caps LB3653.
- Elevations shown hereon are relative to the North American Vertical Datum of 1988, based on Broward County Bench #2107, Published Elevation +26.75 (Elevation =25.16 N.A.V.D. of 1988), located West of the intersection of State Road A-1-A and State Road No. 824.
- Elevations shown hereon have not been updated to reflect possible settlement and/or environmental changes after the date of the original survey.
- Lands shown hereon were based on Flood Insurance Rate Map as supplied by the Federal Emergency Management Agency and are relative to North American Vertical Datum of 1988, and are located in Federal Flood Zone AE (EL 6) per Community Panel No. 125110 0732 H, dated August 18, 2014.
- Dimensions indicated hereon are field measured by electronic measurement, unless otherwise noted.
- Lands shown hereon containing 441,334 square feet, or 10.132 acres, more or less.
- All horizontal control measurements are within a precision of 1:10,000.
- This map is intended to be displayed at the graphic scale shown hereon or smaller.
- Improvements shown beyond the (scope/limits) of this Boundary & Topographic survey may not be current or located.
- Roof overhang not located unless otherwise shown.
- Trees shown are surveyed for their horizontal location and/or size. Identification and/or name verification of all trees should be confirmed by the Division of Forestry County Forester or a professional in that field.
- Improvements shown beyond the limits of this "Boundary & Topographic Survey" may not be current or located.
- Underground improvements and/or underground encroachments not shown unless otherwise indicated.
- The underground utilities shown have been located from field survey information and existing drawings. The surveyor makes no guarantee that the underground utilities shown comprise all such utilities in the area, either in service or abandoned. The surveyor further does not warrant that the underground utilities shown are in the exact location indicated although he does certify that they are located as accurately as possible from the information available. The surveyor has not physically located the underground utilities.
- Legal description shown hereon furnished by client and no claims as to ownership are made or implied.
- Folio No.: 5142-27-01-0280 and 5142-27-36-0010.

SURVEYOR'S CERTIFICATION:

I hereby certify that this "Boundary & Topographic Survey" was made under my responsible charge on June 12, 2015 and last updated August 28, 2017, and meets the applicable codes as set forth in the Florida Administrative Code, pursuant to Section 472.027, Florida Statutes. The fieldwork was completed on August 28, 2017.

"Not valid without the signature and the original raised seal of a Florida Licensed Surveyor and Mapper"
FORTIN, LEAVY, SKILES, INC., LB3653

By: _____
Daniel C. Fortin, For The Firm
Surveyor and Mapper, LS2853
State of Florida.

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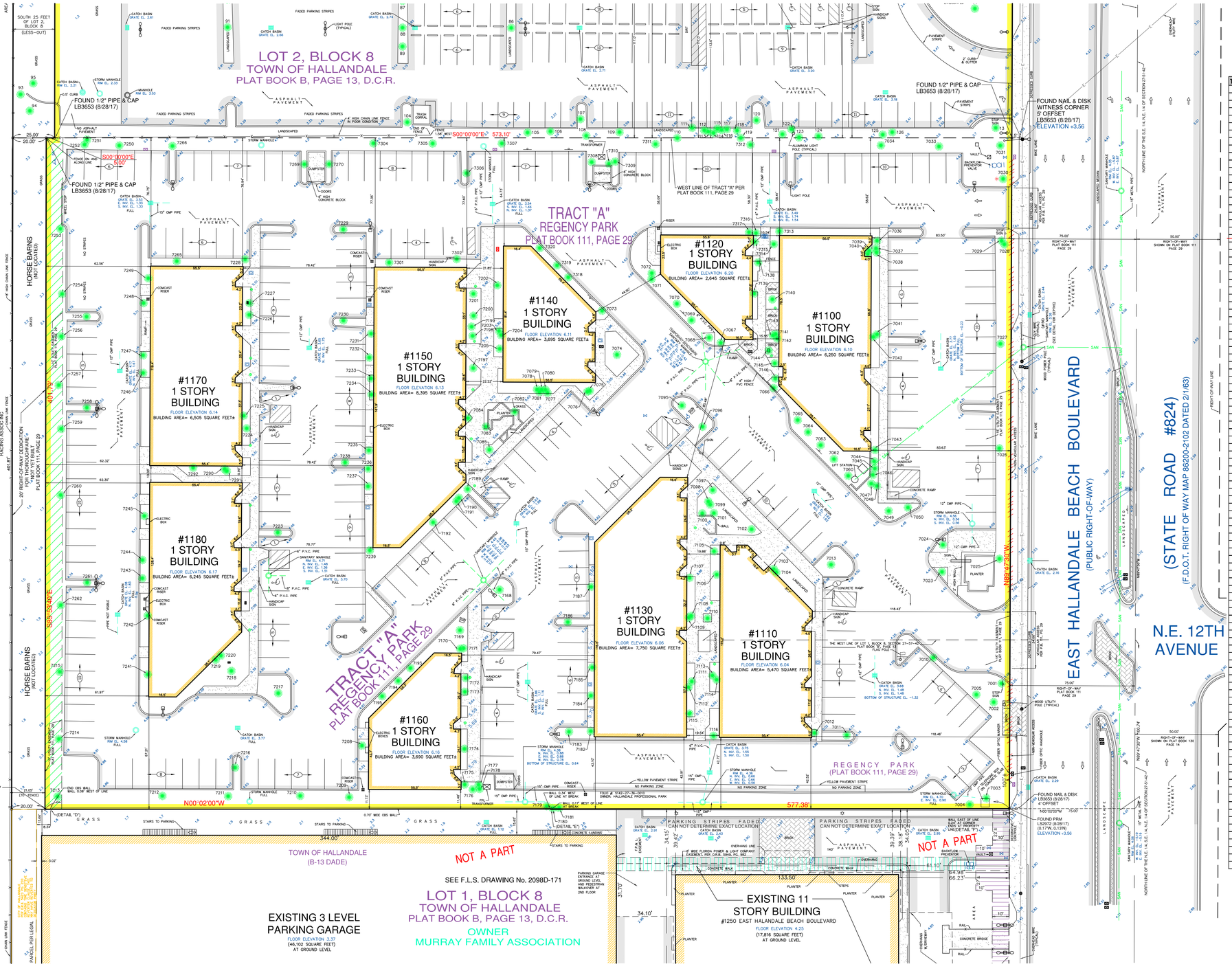
This Drawing is the Property of Fortin, Leavy, Skiles, Inc. and is an Instrument of Service not to be Reproduced in Whole or in Part without the Express WRITTEN Permission of Same.

No.	Revision Description	DWF
2	MARK TREES DAMAGED BY HURRICANE(9/18/17)	BLS
1	UPDATE SURVEY (8/28/17) – RLL	
0.N.		

FORTIN, LEAVY, SKILES, INC.
CONSULTING ENGINEERS, SURVEYORS & MAPPERS
FLORIDA CERTIFICATE OF AUTHORIZATION NUMBER: 00003653
180 Northeast 168th Street / North Miami Beach, Florida 33162
Phone 305-653-4493 / Fax 305-651-7152 / Email fls@flssurvey.com

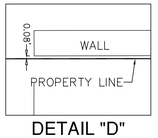
BOUNDARY AND TOPOGRAPHIC SURVEY
1000 & 1100 EAST HALLANDALE BEACH BOULEVARD
CITY OF HALLANDALE BEACH, BROWARD COUNTY, FLORIDA

Original Date	6/12/15
Scale	1" = 30'
Drawn By	BLS
CAD No.	980960
Plotted	8/30/17 11:17a
Ref. Dwg.	2004-132/2008-087
Field Book	604/33-35 SJD
Job No.	150714
Dwg. No.	2015-086-NAVD
Sheet	1 of 2

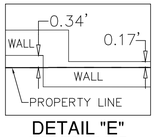


TREES VERIFIED AS OF 9/19/17

TREE #	DIAMETER	HEIGHT	SPREAD	TYPE	TREE #	DIAMETER	HEIGHT	SPREAD	TYPE
7001	6"	16'	18'	Golden Trumpet	7181	6"	15'	15'	Coconut Palm
7002	16"	28'	24'	Palm	7182	14"	30'	20'	Golden Trumpet
7003	6"	15'	30'	(36) Areca Cluster	7183	20"	45'	35'	Mahogany
7004	5"	13'	20'	(20) Areca Cluster	7184	10"	25'	15'	Golden Trumpet
7005	15"	25'	30'	Black Olive	7185	14"	35'	15'	Golden Trumpet
7010	4"	11'	6'	Christmas Palm	7186	16"	35'	40'	Mahogany
7011	17"	30'	15'	Mahogany	7187	14"	18'	15'	Golden Trumpet
7012	14"	22'	20'	Golden Trumpet	~~7188~~	~~OUT 2 x 2~~	~~OUT 6~~	~~OUT 5~~	~~OUT Acacia~~
7013	10'	12'	15'	(21) Thatch Palm	7189	2 x 10"	28'	18'	Umbrella Tree
7023	5'	17'	8'	(2) Christmas Palm	7190	10"	25'	16'	Royal Palm
7024	6"	15'	8'	(3) Christmas Palm	7191	10"	25'	16'	Royal Palm
7025	15"	35'	20'	Royal Palm	7192	12"	25'	12'	Golden Trumpet
7026	20"	35'	20'	Royal Palm	7193	12"	30'	25'	Golden Trumpet
7027	20"	35'	20'	Royal Palm	7194	12"	30'	25'	Golden Trumpet
7028	Twin 18"	35'	20'	Royal Palm	7195	12"	30'	15'	Golden Trumpet
7029	18"	35'	20'	Royal Palm	7197	16"	35'	30'	Golden Trumpet
7030	5"	15'	14'	Palm	7198	14"	35'	30'	Golden Trumpet
7031	17"	35'	20'	Royal Palm	7199	3 x 3"	20'	15'	Areca Cluster
7033	14"	35'	35'	Black Olive	7200	7 x 4"	25'	15'	Areca Cluster
7034	14"	30'	25'	Black Olive	7201	14"	30'	30'	Golden Trumpet
~~7035~~	~~OUT 16~~	~~OUT 20~~	~~OUT 50~~	~~OUT Mahogany~~	7202	12"	30'	20'	Golden Trumpet
7036	15"	70'	6'	Umbrella Tree	7203	10"	30'	15'	Golden Trumpet
7037	12"	7'	6'	(2) Washingtonian	7204	10"	30'	20'	Umbrella Tree
7038	12"	7'	6'	Washingtonian	7205	12"	25'	16'	Queen Palm
7039	5"	8'	8'	Robellini	7206	12"	20'	15'	Golden Trumpet
7040	5"	8'	8'	Robellini	7209	16"	30'	50'	Oak
7041	5"	12'	8'	Robellini	7210	14"	40'	35'	Black Olive
7042	4"	15'	8'	Robellini	7211	10"	20'	20'	Black Olive
7043	6"	18'	20'	(12) Areca Cluster	7212	14"	25'	50'	Black Olive
7044	10"	14'	16'	Washingtonian Palm	7213	12"	35'	40'	Black Olive
7045	12"	14'	16'	(2) Washingtonian Palm	7214	18"	45'	50'	Black Olive
7046	3" x 3"	20'	8'	(2) Areca Cluster	7215	16"	45'	50'	Black Olive
7047	2"	5'	6'	(4) Areca Cluster	7216	14"	35'	40'	Mahogany
7048	2"	7'	6'	(3) Areca Cluster	7217	10"	10'	10'	Sabal Palm
7049	3' - 15'	6'		(17) Thatch	7218	14"	35'	30'	Mahogany
7050	18"	30'	20'	Royal Palm	7219	3 x 3"	20'	10'	Areca Cluster
7060	12"	12'	16'	Cabbage Palm	7220	2 x 4"	20'	10'	Areca Cluster
7062	20"	24'	24'	Royal Palm	~~7221~~	~~OUT x 4~~	~~OUT 18~~	~~OUT 10~~	~~OUT Areca Cluster~~
7063	20"	24'	24'	Royal Palm	~~7222~~	~~OUT x 4~~	~~OUT 20~~	~~OUT 10~~	~~OUT Areca Cluster~~
7064	20"	24'	24'	Royal Palm	7223	16"	40'	50'	Mahogany
7065	15"	20'	20'	Royal Palm	7224	10"	27'	25'	Golden Trumpet
7066	12"	24'	20'	Palm	7225	6 x 3"	20'	12'	Areca Cluster
7067	9"	18'	22'	(2) Queen Palm	7226	14"	35'	20'	Golden Trumpet
7068	12"	20'	40'	Black Olive	7227	12"	20'	18'	Golden Trumpet
7069	15"	28'	40'	Black Olive	7228	16"	35'	30'	Golden Trumpet
7070	12"	20'	38'	Black Olive	7229	12"	27'	30'	Mahogany
7071	18"	28'	50'	Black Olive	7230	20"	40'	35'	Mahogany
7072	12"	6'	12'	Washingtonian	7231	2 x 10"	30'	15'	Umbrella Tree
7073	8"	18'	22'	Foxtail Palm	7232	6"	25'	15'	Unknown
7074	3"	6'	8'	(2) Robellini	7233	12"	25'	25'	Golden Trumpet
7075	10"	18'	12'	Queen Palm	7234	2 x 12"	25'	18'	Golden Trumpet
7076	8"	15'	10'	Queen Palm	7235	16"	30'	35'	Golden Trumpet
7077	8"	15'	10'	Queen Palm	7236	12"	30'	15'	Golden Trumpet
7078	9"	16'	10'	Queen Palm	7237	14"	30'	20'	Golden Trumpet
7079	8"	20'	10'	Queen Palm	7238	20"	45'	40'	Mahogany
7080	8"	22'	12'	Queen Palm	7239	4"	18'	10'	Golden Trumpet
7081	13"	25'	6'	Queen Palm	7241	4"	10'	6'	Coconut Palm
7082	17"	24'	40'	Mahogany	7242	4"	12'	6'	Coconut Palm
7083	5"	12'	16'	Oak	7243	16"	35'	20'	Golden Trumpet
7084	5"	12'	10'	Robellini	7244	24"	40'	20'	Golden Trumpet
7085	4"	15'	10'	Unknown	7245	6"	18'	20'	Unknown
7095	36"	50'	50'	Mahogany	7246	14"	30'	20'	Golden Trumpet
7096	6"	3' - 6'	6'	(5) Thatch	7247	2 x 10"	25'	15'	Golden Trumpet
7097	30"	37'	58'	Mahogany	7248	12"	10'	8'	Washingtonian Palm
7098	10"	18'	24'	Queen Palm	7249	4 x 4"	20'	12'	Areca Cluster
7099	18"	18'	24'	Queen Palm	7250	16"	45'	40'	Black Olive
7100	4"	15'	15'	(10) Areca	7251	14"	18'	15'	Cabbage Palm
7101	4"		10'	(7) Areca	7252	12"	35'	30'	Black Olive
7102	4"	12'	10'	(6) Fan Palm	7253	12"	30'	40'	Black Olive
7103	4"	10'	10'	Robellini	7254	10"	30'	35'	Black Olive
7104	3"	6'	10'	Robellini	7255	6"	18'	12'	Mahogany
7105	8"	20'	20'	(3) Queen Palm	7256	14"	45'	40'	Black Olive
7106	5"	9'	3'	Robellini	7257	14"	40'	35'	Black Olive
7107	7"	20'	9'	Queen Palm	7258	14"	40'	25'	Mahogany
7108	6"	15'	9'	Cabbage Palm	7259	24"	45'	45'	Black Olive
7109	6"	15'	11'	Cabbage Palm	7260	16"	40'	35'	Black Olive
7110	3"	15'	7'	Unknown	7261	6"	18'	10'	Mahogany
7111	3"	8'	3'	Robellini	7262	14"	40'	40'	Black Olive
7112	3"	10'	4'	Robellini	7265	14"	30'	25'	Golden Trumpet
7113	7"	12'	8'	Cabbage Palm	7266	14"	30'	40'	Black Olive
7114	7"	15'	8'	Cabbage Palm	7269	16"	45'	45'	Mahogany
7115	6"	6'	6'	Cabbage Palm	7270	16"	45'	45'	Mahogany
7116	8"	25'	15'	Poor Man's Orchid	7290	12"	10'	8'	Washingtonian
7138	10"	25'	12'	Royal Palm	7291	10"	20'	12'	Golden Trumpet
7139	3 x 4"	20'	12'	Areca Cluster	7292	12"	10'	6'	Washingtonian
7140	10"	20'	8'	Cabbage Palm	7301	10"	20'	20'	Golden Trumpet
7141	12"	25'	16'	Cabbage Palm	7302	14"	30'	30'	Golden Trumpet
7142	10"	20'	15'	Cabbage Palm	7304	3"	15'	8'	Royal Poinciana
7143	8"	18'	15'	Cabbage Palm	7305	14"	40'	50'	Black Olive
7144	10"	25'	25'	Golden Trumpet	7306	18"	45'	45'	Mahogany
7145	12"	35'	25'	Golden Trumpet	7307	10"	20'	20'	Black Olive
7146	12"	20'	10'	Coconut Palm	7308	14"	40'	40'	Mahogany
7168	9 x 3"	15'	10'	Thatch Palm Cluster	7309	16"	45'	40'	Mahogany
7169	36"	50'	60'	Mahogany	7310	12"	12'	6'	Cabbage Palm
7170	6"	10'	6'	Queen Palm	7311	12"	40'	40'	Black Olive
7171	10"	25'	16'	Queen Palm	7312	6"	18'	15'	Black Olive
7172	10"	20'	20'	Golden Trumpet	7313	12"	10'	10'	Washingtonian Palm
7173	4"	18'	10'	Black Olive	7314	14"	40'	25'	Golden Trumpet
7174	16"	35'	20'	Golden Trumpet	7315	3 x 3"	6'	6'	Areca Cluster
7175	3 x 3"	20'	16'	Areca Cluster	7316	2 x 4"	20'	6'	Areca Cluster
7176	16"	35'	40'	Black Olive	7317	5 x 4"	20'	20'	Areca Cluster
7177	3 x 4"	20'	12'	Areca Cluster	7318	3 x 10"	35'	20'	Umbrella Tree
7178	3 x 3"	20'	6'	Areca Cluster	7319	24"	30'	18'	Umbrella Tree
7179	6"	15'	15'	Coconut Palm	7320	10"	25'	12'	Umbrella Tree
7180	6"	15'	15'	Coconut Palm					



DETAIL "D"
NOT TO SCALE



DETAIL "E"
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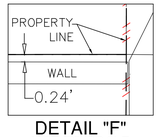


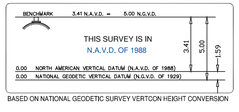
DETAIL "F"
NOT TO SCALE

GRAPHIC SCALE

0 15 30 60

(IN FEET)
1 inch = 30 ft.

VERTICAL DATUM CONVERSION DETAIL



BASED ON NATIONAL GEODETIC SURVEY VERTCON HEIGHT CONVERSION

LEGEND

- = CATCH BASIN
- = MANHOLE
- = LIGHT POLE
- = WATER METER
- = WATER VALVE
- = CATCH BASIN INLET
- = UTILITY POLE
- = RISER
- = FIRE HYDRANT
- = HANDHOLE
- = SIGN
- = DECOR LIGHT POLE
- = TREE
- = DAMAGED TREE
- = 0.5' CURB
- = 2.00' CURB & GUTTER
- = CHAIN LINK FENCE
- 6.54 = GRADE ELEVATION
- EL. = ELEVATION
- INV. = INVERT
- SAN. = SANITARY
- P.R.M. = PERMANENT REFERENCE MONUMENT
- B.C.R. = BROWARD COUNTY RECORDS
- D.C.R. = MIAMI-DADE COUNTY RECORDS
- CMP = CORRIGATED METAL PIPE
- = CONCRETE
- = ASPHALT PAVEMENT

This Drawing is the Property of Fortin, Leavy, Skiles, Inc. and is an Instrument of Service not to be Reproduced in Whole or in Part without the Express WRITTEN Permission of Same.

No.	Revision Description	DWF
1	UPDATE SURVEY (8/28/17) – RLL	
0	O.N.	

FORTIN, LEAVY, SKILES, INC.
CONSULTING ENGINEERS, SURVEYORS & MAPPERS
FLORIDA CERTIFICATE OF AUTHORIZATION NUMBER: 00003653
180 Northeast 168th Street / North Miami Beach, Florida 33162
Phone 305-653-4493 / Fax 305-651-7152 / Email fls@flssurvey.com

BOUNDARY & TOPOGRAPHIC SURVEY

HALLANDALE PROFFESIONAL PARK

CITY OF HALLANDALE BEACH, BROWARD COUNTY, FLORIDA

Original Date	6/12/15
Scale	1" = 30'
Drawn By	DWF/BLS
CAD No.	980960
Plotted	8/30/17 11:17a
Ref. Dwg.	2008-087/2004-132
Field Book	569/16 & 356/59 JWL
Job No.	150714
Dwg. No.	2015-086-NAVD
Sheet	2 of 2

"HALLANDALE OASIS"

A REPLAT OF A PORTION OF LOT 2, BLOCK 8, "TOWN OF HALLANDALE", ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK B, PAGE 18, OF THE PUBLIC RECORDS OF DADE COUNTY, FLORIDA AND ALL OF TRACT 'A', "REGENCY PARK", ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 111, PAGE 29, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA, SECTION 27, TOWNSHIP 51 SOUTH, RANGE 42 EAST
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
OCTOBER, 2015

LEGAL DESCRIPTION:

A PORTION OF LOT 2, BLOCK 8, "TOWN OF HALLANDALE", ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK B, PAGE 18, OF THE PUBLIC RECORDS OF DADE COUNTY, FLORIDA AND ALL OF TRACT 'A', "REGENCY PARK", ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 111, PAGE 29, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHEAST CORNER OF SAID TRACT 'A'; THENCE SOUTH 01°53'52" EAST ON THE EAST LINE OF SAID TRACT 'A' FOR 577.38 FEET TO THE SOUTHEAST CORNER OF SAID TRACT 'A'; THENCE SOUTH 88°14'28" WEST ON THE SOUTH LINE OF SAID TRACT 'A', ALSO BEING THE NORTH RIGHT-OF-WAY LINE OF ZAMORA AVENUE AS DEDICATED BY SAID PLAT FOR 401.81 FEET TO THE SOUTHWEST CORNER OF SAID TRACT 'A'; THENCE SOUTH 01°51''52" EAST ON THE SOUTHERLY EXTENSION OF THE WEST LINE OF SAID TRACT 'A' FOR 20.00 FEET TO THE INTERSECTION WITH THE SOUTH LINE OF AFOREMENTIONED BLOCK 8, "TOWN OF HALLANDALE"; THENCE SOUTH 88°14'28" WEST ON SAID SOUTH LINE 365.00 FEET TO THE SOUTHWEST CORNER OF SAID LOT 2, BLOCK 8; THENCE NORTH 01°51'46" WEST ON THE WEST LINE OF SAID LOT 2 FOR 598.75 FEET TO THE INTERSECTION THE NORTH RIGHT-OF-WAY LINE OF HALLANDALE BEACH BOULEVARD (STATE ROAD NO. 824) AS SHOWN ON STATE OF FLORIDA RIGHT OF WAY MAP, SECTION 86200-2102, SHEET 1 OF 1, LAST REVISED 06-21-10; THENCE NORTH 88°20'38" EAST ON SAID RIGHT-OF-WAY LINE, SAID LINE LYING 75.00 FEET SOUTH OF THE NORTH LINE OF SAID LOT 2, BLOCK 8, AND CONTINUING ON THE NORTH LINE OF AFOREMENTIONED TRACT "A", "REGENCY PARK" FOR 766.46 FEET TO THE POINT OF BEGINNING.

SAID LANDS SITUATE, LYING AND BEING IN THE TOWN OF HALLANDALE BEACH, BROWARD COUNTY, FLORIDA, CONTAINING 450,464 SQUARE FEET (10.3412 ACRES).

DEDICATION:

STATE OF FLORIDA
COUNTY OF BROWARD SS

KNOW ALL MEN BY THESE PRESENTS: THAT ROMAGNOLE INVESTMENT PROPERTIES, LLC, A FLORIDA LIMITED LIABILITY COMPANY, THE OWNER OF THE LANDS DESCRIBED HEREON, HAS CAUSED SAID LANDS TO BE SUBDIVIDED AND PLATTED AS SHOWN HEREON, SAID PLAT TO BE KNOWN AS "HALLANDALE OASIS", A REPLAT.

THE ADDITIONAL RIGHTS-OF-WAY AS SHOWN HEREON, ARE HEREBY DEDICATED TO THE PUBLIC FOR PROPER PURPOSES.

IN WITNESS THEREOF: THAT ROMAGNOLE INVESTMENT PROPERTIES, LLC, A FLORIDA LIMITED LIABILITY COMPANY HAS CAUSED THESE PRESENTS TO BE SIGNED BY _____, ITS MANAGING MEMBER, IN THE PRESENCE OF THESE TWO WITNESSES THIS _____ DAY OF _____, A.D. 2016.

WITNESSES:

_____

PRINT NAME: _____

_____

PRINT NAME: _____

ROMAGNOLE INVESTMENT PROPERTIES, LLC,
A FLORIDA LIMITED LIABILITY COMPANY

BY: _____

PRINT NAME: _____

TITLE: _____

ACKNOWLEDGMENT:

STATE OF FLORIDA
COUNTY OF BROWARD SS

I HEREBY CERTIFY: THAT ON THIS DAY PERSONALLY APPEARED BEFORE ME _____, _____ OF ROMAGNOLE INVESTMENT PROPERTIES, LLC, A FLORIDA LIMITED LIABILITY COMPANY, TO ME WELL KNOWN TO BE THE PERSON DESCRIBED IN AND WHO ACKNOWLEDGED BEFORE ME THAT HE/SHE EXECUTED THE SAME FREELY AND VOLUNTARILY FOR THE USES AND PURPOSES THEREIN EXPRESSED AND DID NOT TAKE AN OATH.

WITNESS: MY HAND AND OFFICIAL SEAL THIS _____ DAY OF _____, A.D. 2016.

MY COMMISSION NUMBER: _____

MY COMMISSION EXPIRES: _____

_____
NOTARY PUBLIC - STATE OF FLORIDA

PRINT NAME: _____

SURVEYOR'S CERTIFICATION:

I HEREBY CERTIFY: THAT THE ATTACHED PLAT IS A TRUE AND CORRECT REPRESENTATION OF THE LAND RECENTLY SURVEYED, SUBDIVIDED AND PLATTED UNDER MY RESPONSIBLE DIRECTION AND SUPERVISION. THAT THE SURVEY DATA SHOWN HEREON CONFORMS TO THE APPLICABLE REQUIREMENTS OF CHAPTER 177, PART 1, FLORIDA STATUTES, AND WITH THE APPLICABLE SECTION OF CHAPTER 5J-17, FLORIDA ADMINISTRATIVE CODE, AND FURTHER THAT THE PERMANENT REFERENCE MONUMENTS (P.R.M.'S) WERE SET IN ACCORDANCE WITH SAID CHAPTER 177. PERMANENT CONTROL POINTS (P.C.P.'S) WILL BE SET WITHIN ONE YEAR OF THE DATE THIS PLAT IS RECORDED OR PRIOR TO THE EXPIRATION OF THE BOND OR OTHER SURETY INSURING CONSTRUCTION OF THE REQUIRED SUBDIVISION IMPROVEMENTS.

_____ _____
BETH BURNS DATE
PROFESSIONAL SURVEYOR AND MAPPER NO. LS6136
STATE OF FLORIDA
PULICE LAND SURVEYORS, INC.
5381 NOB HILL ROAD
SUNRISE, FLORIDA 33351
CERTIFICATE OF AUTHORIZATION NUMBER LB3870

LOCATION MAP
NOT TO SCALE

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.

PLATTING SURVEYOR	CITY CLERK	CITY ENGINEER	COUNTY SURVEYOR	COUNTY ENGINEER

CITY OF HALLANDALE BEACH CITY COMMISSION:

THIS IS TO CERTIFY: THAT THIS PLAT OF "HALLANDALE OASIS" HAS BEEN APPROVED AND ACCEPTED BY THE CITY COMMISSION OF HALLANDALE BEACH, BROWARD COUNTY, FLORIDA, BY RESOLUTION NO._____ ACCEPTED THIS_____ DAY OF_____, A.D. 201_, AND THAT BY SAID RESOLUTION ALL RIGHTS-OF-WAY, THOROUGHFARES AND EASEMENTS SHOWN ON THIS PLAT WERE ACCEPTED IN THE NAME OF SAID CITY AND ALL PREVIOUS PLATS OF THIS LAND ARE CANCELED AND SUPERSEDED.

NO BUILDING PERMITS SHALL BE ISSUED FOR THE CONSTRUCTION, EXPANSION, AND/OR CONVERSION OF A BUILDING WITHIN THIS PLAT UNTIL SUCH TIME AS THE DEVELOPER PROVIDES THIS MUNICIPALITY WITH WRITTEN CONFIRMATION FROM BROWARD COUNTY THAT ALL APPLICABLE CONCURRENCY/IMPACT FEES HAVE BEEN PAID OR ARE NOT DUE.

ATTEST: _____
CITY CLERK

APPROVED: _____
MAYOR

CITY OF HALLANDALE BEACH ENGINEER:

THIS PLAT IS HEREBY APPROVED FOR RECORD THIS _____ DAY OF _____, A.D. 201_.

BY: _____
NAME: _____
CITY ENGINEER
FLORIDA P.E. REGISTRATION NO. _____

CITY OF HALLANDALE BEACH PLANNING AND ZONING BOARD:

THIS IS TO CERTIFY: THAT THE PLANNING AND ZONING BOARD OF CITY OF HALLANDALE BEACH, BROWARD COUNTY, FLORIDA, HAS APPROVED AND ACCEPTED THE ATTACHED PLAT THIS_____ DAY OF_____ , A.D. 201_.

BY:_____
CHAIRPERSON

_____
DATE

PRINT NAME: _____

BROWARD COUNTY ENVIRONMENTAL PROTECTION AND GROWTH MANAGEMENT DEPARTMENT:

THIS IS TO CERTIFY: THAT THIS PLAT HAS BEEN APPROVED AND ACCEPTED FOR RECORD THIS_____ DAY OF _____, A.D. 201_.

BY: _____
DIRECTOR / DESIGNEE

BROWARD COUNTY PLANNING COUNCIL:

THIS IS TO CERTIFY: THAT THE BROWARD COUNTY PLANNING COUNCIL HAS APPROVED THIS PLAT SUBJECT TO ITS COMPLIANCE WITH THE DEDICATION OF RIGHTS-OF-WAY FOR TRAFFICWAYS THIS_____ DAY OF_____, A.D. 201_.

BY: _____
CHAIRPERSON

THIS PLAT COMPLIES WITH THE APPROVAL OF THE BROWARD COUNTY PLANNING COUNCIL OF THE ABOVE DATE AND IS APPROVED AND ACCEPTED FOR RECORD THIS _____DAY OF_____, A.D. 201_.

BY:_____
EXECUTIVE DIRECTOR OR DESIGNEE

BROWARD COUNTY FINANCE AND ADMINISTRATIVE SERVICES DEPARTMENT, COUNTY RECORDS DIVISION - MINUTES SECTION:

THIS IS TO CERTIFY: THAT THIS PLAT COMPLIES WITH THE PROVISIONS OF CHAPTER 177, FLORIDA STATUTES, AND WAS ACCEPTED FOR RECORD BY THE BOARD OF COUNTY COMMISSIONERS OF BROWARD COUNTY, FLORIDA, THIS _____ DAY OF_____ , A.D. 201_,

ATTEST: BERTHA HENRY
COUNTY ADMINISTRATOR

BY: _____
DEPUTY

BY: _____
MAYOR, COUNTY COMMISSION

BROWARD COUNTY FINANCE AND ADMINISTRATIVE SERVICES DEPARTMENT, COUNTY RECORDS DIVISION - RECORDING SECTION:

THIS IS TO CERTIFY: THAT THIS PLAT WAS FILED FOR RECORD ON THIS_____, DAY OF _____ , A.D. 201_, AND RECORDED IN PLAT BOOK _____ AT PAGES_____ , RECORD VERIFIED.

ATTEST: BERTHA HENRY
COUNTY ADMINISTRATOR

BY:_____
DEPUTY

BROWARD COUNTY HIGHWAY CONSTRUCTION AND ENGINEERING DIVISION:

THIS IS TO CERTIFY: THAT THIS PLAT HAS BEEN REVIEWED FOR CONFORMITY WITH CHAPTER 177, PART 1, FLORIDA STATUTES AND APPROVED AND ACCEPTED FOR RECORD.

BY:_____
ROBERT P. LEGG, JR.
PROFESSIONAL SURVEYOR AND MAPPER
FLORIDA REGISTRATION NUMBER LS4030

_____
DATE

BY:_____
RICHARD TORNESE
DIRECTOR
PROFESSIONAL ENGINEER
FLORIDA REGISTRATION NO. 40263

_____
DATE

PLAT FILE NO. 037-MP-15

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.

"HALLANDALE OASIS"

A REPLAT OF A PORTION OF LOT 2, BLOCK 8, "TOWN OF HALLANDALE", ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK B, PAGE 18, OF THE PUBLIC RECORDS OF DADE COUNTY, FLORIDA AND ALL OF TRACT 'A', "REGENCY PARK", ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 111, PAGE 29, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA, SECTION 27, TOWNSHIP 51 SOUTH, RANGE 42 EAST
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
OCTOBER, 2015

SURVEYOR'S NOTES:

1) THIS PLAT IS RESTRICTED TO 60,000 SQUARE FEET OF OFFICE USE, 50,000 SQUARE FEET OF COMMERCIAL USE, A 200 ROOM HOTEL AND 500 HIGH RISE UNITS. NO FREE STANDING OR DRIVE-THRU BANK FACILITIES ARE PERMITTED WITHOUT THE APPROVAL OF THE BOARD OF COUNTY COMMISSIONERS WHO SHALL REVIEW AND ADDRESS THESE USES FOR INCREASED IMPACTS.

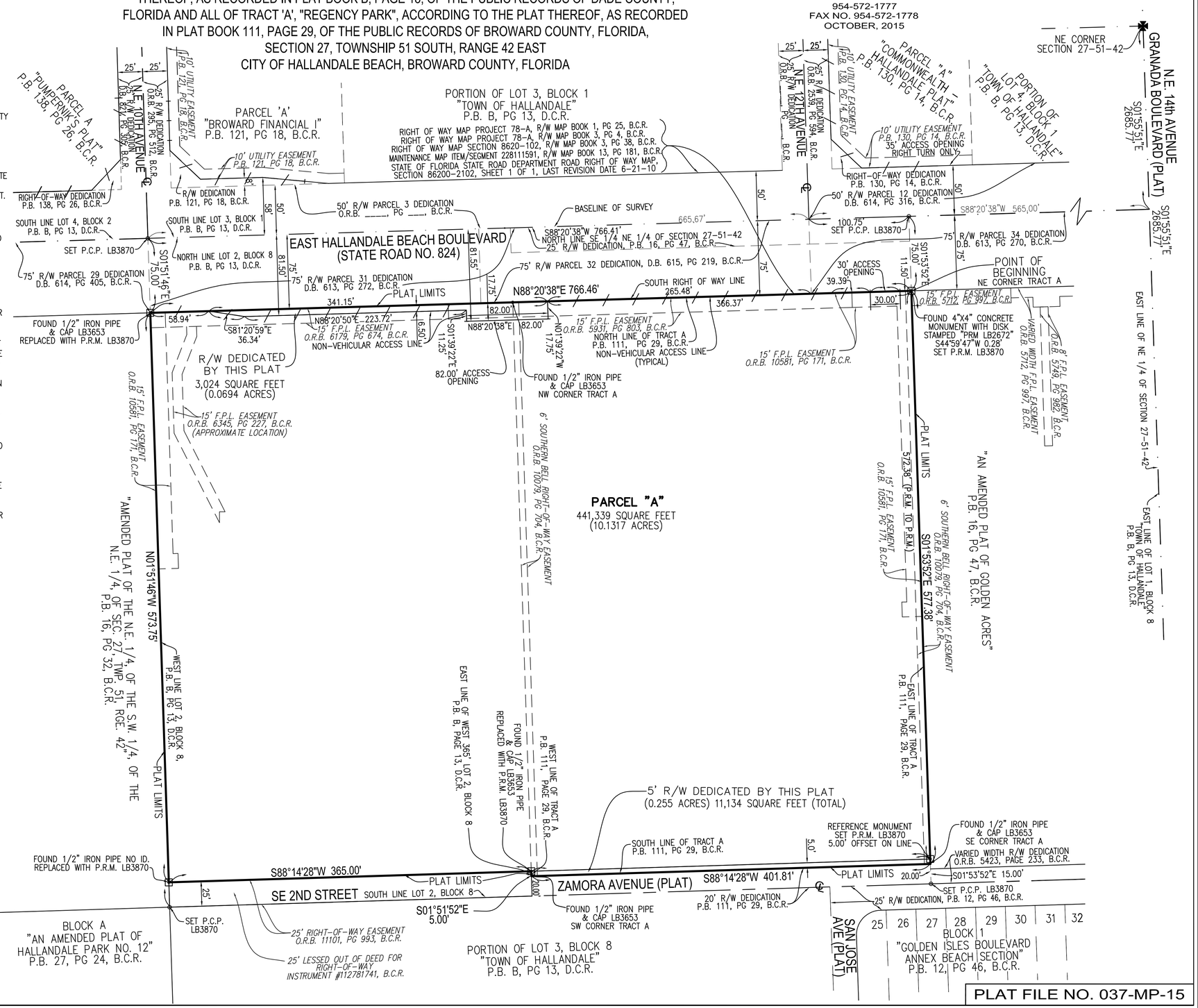
   THIS NOTE IS REQUIRED BY CHAPTER 5, ARTICLE IX, BROWARD COUNTY CODE OF ORDINANCES, AND MAY BE AMENDED BY APPROVAL OF THE BROWARD COUNTY BOARD OF COUNTY COMMISSIONERS. THE NOTATION AND ANY AMENDMENTS THERETO ARE SOLELY INDICATING THE APPROVED DEVELOPMENT LEVEL FOR PROPERTY LOCATED WITHIN THE PLAT AND 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.

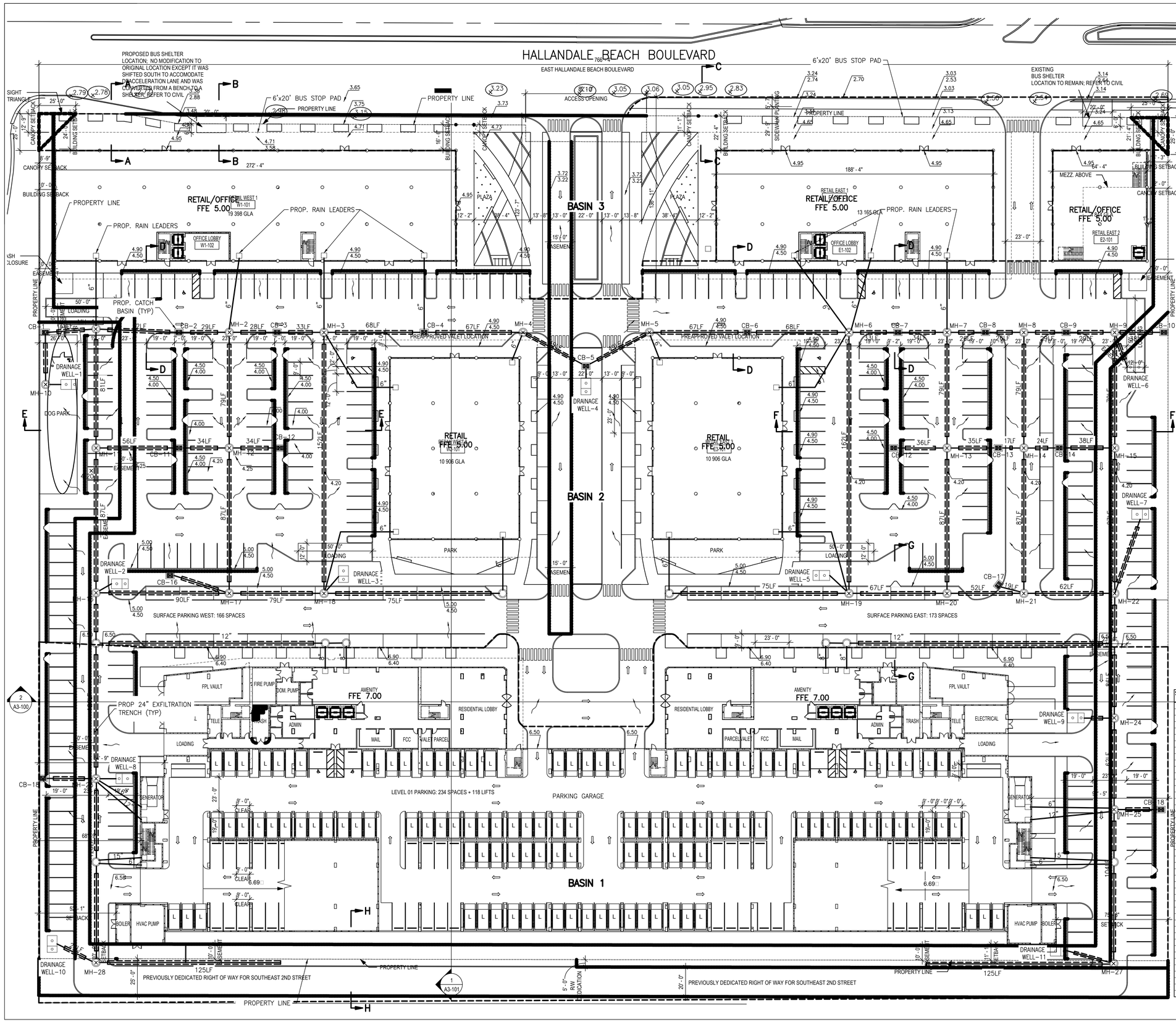
3) BEARINGS ARE BASED ON WEST LINE OF TRACT A, "REGENCY PARK", PLAT BOOK 111, PAGE 29, B.C.R. BEING S01°51'52"E.

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	DENOTES:	PAGE/PAGES NUMBER
/—	DENOTES:	NON-VEHICULAR ACCESS LINE
✱	DENOTES:	SECTION CORNER
℄	DENOTES:	CENTERLINE
D.C.R.	DENOTES:	DADE COUNTY RECORDS
R/W	DENOTES:	RIGHT-OF-WAY
D.B.	DENOTES:	DEED BOOK
℄	DENOTES:	CENTER LINE



LEGEND

- TC / EP — TOP OF CURB/EDGE OF PAVEMENT ELEV
- PROP FLOW DIRECTION
- PROP STORM PIPE
- PROP EXFILTRATION TRENCH
- PROP CATCH BASIN
- PROP MANHOLE
- PROP DRAINAGE WALL
- RAIN LEADERS

NOTE: THE PRESENCE OF GROUNDWATER AND LIMESTONE MAY BE ENCOUNTERED ON THIS PROJECT. CONTRACTOR'S BID SHALL INCLUDED CONSIDERATION FOR ADDRESSING THIS ISSUE.

EROSION AND SEDIMENTATION CONTROL NOTES

MAINTENANCE OF EROSION CONTROL MEASURES IS OF PARAMOUNT IMPORTANCE TO OASIS. THE CONTRACTOR IS RESPONSABLE FOR COMPLYING WITH ALL EROSION CONTROL MEASURES SHOWN ON THE DRAWINGS. THE EROSION CONTROL SYSTEM DESCRIBED WITHIN THE CONSTRUCTION DOCUMENTS SHOULD BE CONSIDERED TO REPRESENT THE MINIMUM ACCEPTABLE STANDARDS FOR THIS PROJECT. ADDITIONAL EROSION CONTROL MEASURES MAY BE REQUIRED DEPENDENT UPON THE STAGE OF CONSTRUCTION. THE SEVERITY OF THE RAINFALL EVENTS AND/OR AS DEEMED NECESSARY AS A RESULT OF ON-SITE INSPECTIONS BY THE OWNER, THEIR REPRESENTATIVES OR THE JURISDICTIONAL AUTHORITIES. THESE ADDITIONAL MEASURES SHALL BE INSTALLED AT NO ADDITIONAL COST TO THE OWNER. IT IS THE CONTRACTOR'S ULTIMATE RESPONSIBILITY TO ASSURE THAT THE STORM WATER DISCHARGE FROM THE SITES DOES NOT EXCEED THE TOLERANCES ESTABLISHED BY ANY OF THE JURISDICTIONAL AUTHORITIES. REFERENCE THE EROSION CONTROL PLAN AND DETAILS

PROPOSED STORM SYSTEMS NOTES

1. ALL STRUCTURE INVERTS SHALL BE CONSTRUCTED PER F.D.O.T. INDEX 201 UNLESS OTHERWISE NOTED.
2. ALL DRAINAGE STRUCTURES, INCLUDING CLEAN-OUTS, SHALL BE INSTALLED WITH TRAFFIC BEARING GRATES, FRAMES, TOPS, RINGS AND COVERS, ETC, AS APPLICABLE.
3. ALL PROPOSED INLET GRATES SHALL BE RETICULINES STEEL.
4. SEE LANDSCAPE PLAN FOR SOD/SEED & MULCH LIMITS.
5. HDPE PIPE TO BE DOUBLE WALL-SMOOTH INTERIOR.

NOTES:

- ELEVATIONS ARE RELATIVE TO NAVD
- ALL BUILDINGS WITH A FINISH FLOOR ELEVATION LOWER THAN THE FEMA 100 YEAR FLOOD ELEVATION SHALL BE PROTECTED WITH FLOOD PANELS TO BE CERTIFIED BY A LICENSED STRUCTURAL ENGINEER

STRUCTURE NUMBER	STRUCTURE TYPE	FDOT INDEX	GRATE ELEV.	INVERT ELEVATION N	S	E	W
CB-1	DITCH BOTTOM INLET TYPE D	232	3,50	–	0,50	0,50	–
CB-2	GUTTER INLET TYPE S	220	4,00	–	–	0,50	0,50
CB-3	GUTTER INLET TYPE S	220	4,00	–	–	0,50	0,50
CB-4	DITCH BOTTOM INLET TYPE D	232	4,00	–	–	0,50	0,50
CB-5	DITCH BOTTOM INLET TYPE D	232	3,50	–	–	0,50	0,50
CB-6	DITCH BOTTOM INLET TYPE D	232	4,00	–	–	0,50	0,50
CB-7	GUTTER INLET TYPE S	220	4,00	–	–	0,50	0,50
CB-8	GUTTER INLET TYPE S	220	4,00	–	–	0,50	0,50
CB-9	GUTTER INLET TYPE S	220	4,00	–	–	0,50	0,50
CB-10	DITCH BOTTOM INLET TYPE D	232	3,50	–	–	–	0,50
CB-11	DITCH BOTTOM INLET TYPE D	232	3,50	–	–	0,50	0,50
CB-12	DITCH BOTTOM INLET TYPE D	232	3,50	–	–	–	0,50
CB-13	DITCH BOTTOM INLET TYPE D	232	3,50	–	–	0,50	–
CB-14	DITCH BOTTOM INLET TYPE D	232	3,50	–	–	0,50	0,50
CB-15	DITCH BOTTOM INLET TYPE D	232	3,50	–	–	0,50	0,50
CB-16	DITCH BOTTOM INLET TYPE D	232	4,00	–	–	0,50	0,50
CB-17	DITCH BOTTOM INLET TYPE D	232	4,00	–	–	0,50	–
CB-18	DITCH BOTTOM INLET TYPE D	232	5,50	–	–	0,50	–
CB-19	DITCH BOTTOM INLET TYPE D	232	5,50	–	–	–	0,50
MH-1	TYPE "P" MANHOLE	200 & 201	4,00	–	0,50	0,50	0,50
MH-2	TYPE "P" MANHOLE	200 & 201	4,10	–	0,50	0,50	0,50
MH-3	TYPE "P" MANHOLE	200 & 201	4,10	–	0,50	0,50	0,50
MH-4	TYPE "P" MANHOLE	200 & 201	4,10	–	–	0,50	0,50
MH-5	TYPE "P" MANHOLE	200 & 201	4,10	–	–	0,50	0,50
MH-6	TYPE "P" MANHOLE	200 & 201	4,10	–	0,50	0,50	0,50
MH-7	TYPE "P" MANHOLE	200 & 201	4,10	–	0,50	0,50	0,50
MH-8	TYPE "P" MANHOLE	200 & 201	4,10	–	0,50	0,50	0,50
MH-9	TYPE "P" MANHOLE	200 & 201	4,10	–	0,50	0,50	0,50
MH-10	TYPE "P" MANHOLE	200 & 201	3,50	0,50	–	0,50	–
MH-11	TYPE "P" MANHOLE	200 & 201	4,00	0,50	0,50	0,50	–
MH-12	TYPE "P" MANHOLE	200 & 201	4,25	0,50	0,50	0,50	0,50
MH-13	TYPE "P" MANHOLE	200 & 201	4,25	0,50	0,50	0,50	0,50
MH-14	TYPE "P" MANHOLE	200 & 201	4,20	0,50	0,50	0,50	0,50
MH-15	TYPE "P" MANHOLE	200 & 201	4,20	0,50	0,50	–	0,50
MH-16	TYPE "P" MANHOLE	200 & 201	4,30	0,50	0,50	0,50	–
MH-17	TYPE "P" MANHOLE	200 & 201	4,00	0,50	–	0,50	0,50
MH-18	TYPE "P" MANHOLE	200 & 201	4,00	0,50	–	0,50	0,50
MH-19	TYPE "P" MANHOLE	200 & 201	4,00	0,50	–	0,50	0,50
MH-20	TYPE "P" MANHOLE	200 & 201	4,00	0,50	–	0,50	0,50
MH-21	TYPE "P" MANHOLE	200 & 201	4,30	0,50	0,50	0,50	0,50
MH-22	TYPE "P" MANHOLE	200 & 201	4,20	0,50	0,50	0,50	0,50
MH-23	TYPE "P" MANHOLE	200 & 201	6,30	2,50	2,50	2,50	2,50
MH-24	TYPE "P" MANHOLE	200 & 201	6,30	2,50	2,50	–	2,50
MH-25	TYPE "P" MANHOLE	200 & 201	6,30	2,50	2,50	2,50	–
MH-26	TYPE "P" MANHOLE	200 & 201	6,30	2,50	–	2,50	–
MH-27	TYPE "P" MANHOLE	200 & 201	6,30	2,50	–	–	2,50

OASIS HALLANDALE

1150 HALLANDALE BEACH BOULEVARD
HALLANDALE BEACH, FL 33009

OWNER:
ROMAGNOLE INVESTMENTS
1150 B East Hallandale Beach Boulevard
Hallandale Beach, FL 33009
Tel: (954) 980-3410

ARQUITECTONICA
2900 Oak Avenue
Miami, Florida 33133
Tel: (305) 372-1812
www.arquitectonica.com

CIVIL ENGINEER:
Szauer Engineering
7050 W Palmetto Road, No. 15399
Boca Raton, FL 33433
Tel: (561) 716-0159

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Ganem Consulting Engineering
1380 NE Miami Gardens Drive, Suite 251
North Miami Beach, FL 33179
Tel: (786) 916-6546

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Steven Feller, P.E., LLC
500 NE 3rd Avenue
Fort Lauderdale, FL 33301
Tel: (954) 467-1402
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2900 Oak Avenue
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DRC - REVISION 02

12/15/17

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DRAWING NAME:
DRAINAGE

C-002

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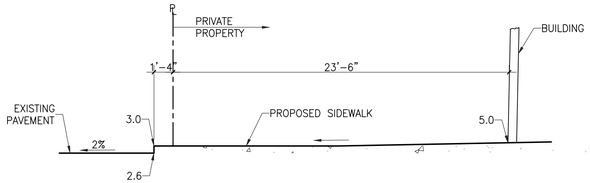
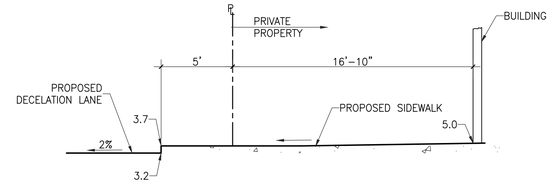
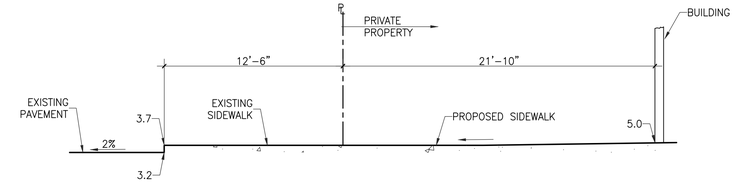
SCALE: 1"=30'



SECTION A–A
ESC. 1"=5'



SECTION B–B
ESC. 1"=5'



SECTION C–C
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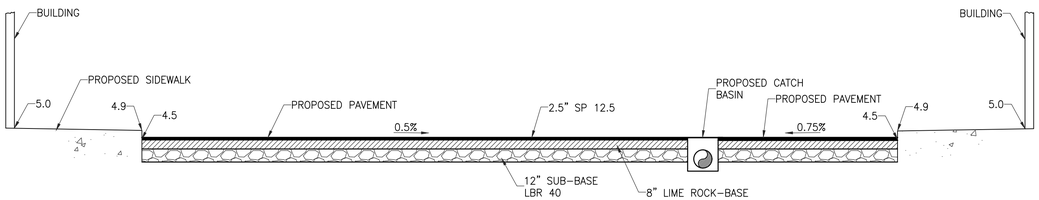
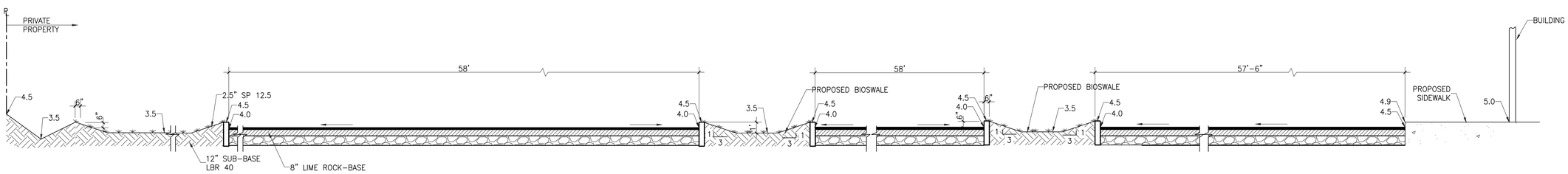


SECTION D–D
ESC. 1"=5'

NOTE:
CONTRACTOR MUST FIELD VERIFY EXISTING UTILITIES



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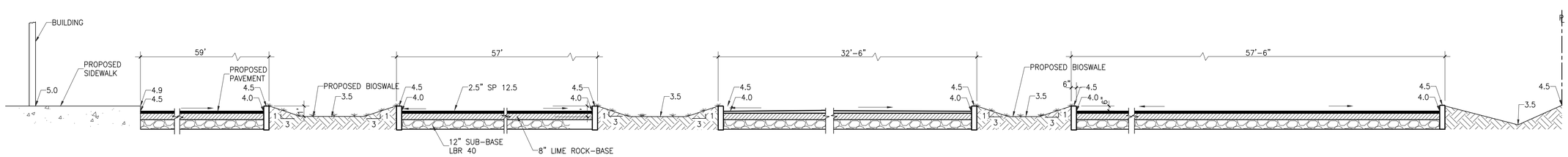

SECTION F–F
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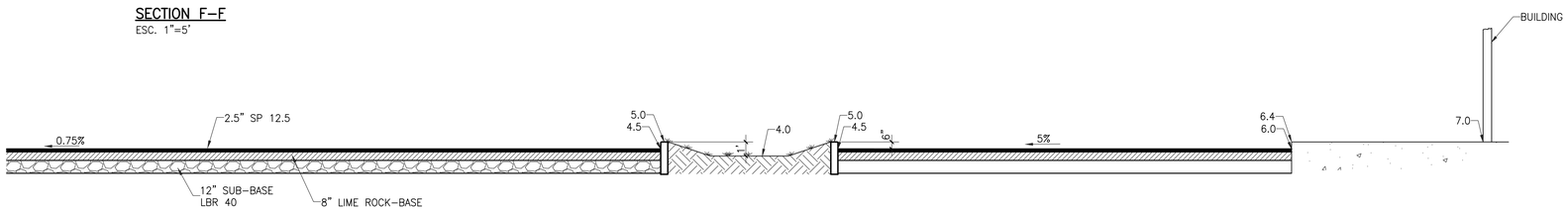
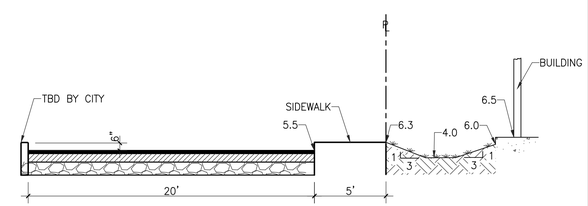


SECTION G–G
ESC. 1"=5'



SECTION H–H
ESC. 1"=5'

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1150 B East Hallandale Beach Boulevard
Hallandale Beach, FL 33009
Tel: (954) 980-3410

ARQUITECTONICA
2900 Oak Avenue
Miami, Florida 33133
Tel: (305) 372-1812
www.arquitectonica.com

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500 NE 3rd Avenue
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2900 Oak Avenue
Miami, Florida 33133
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DRAWING NAME:
SECTIONS

C-003

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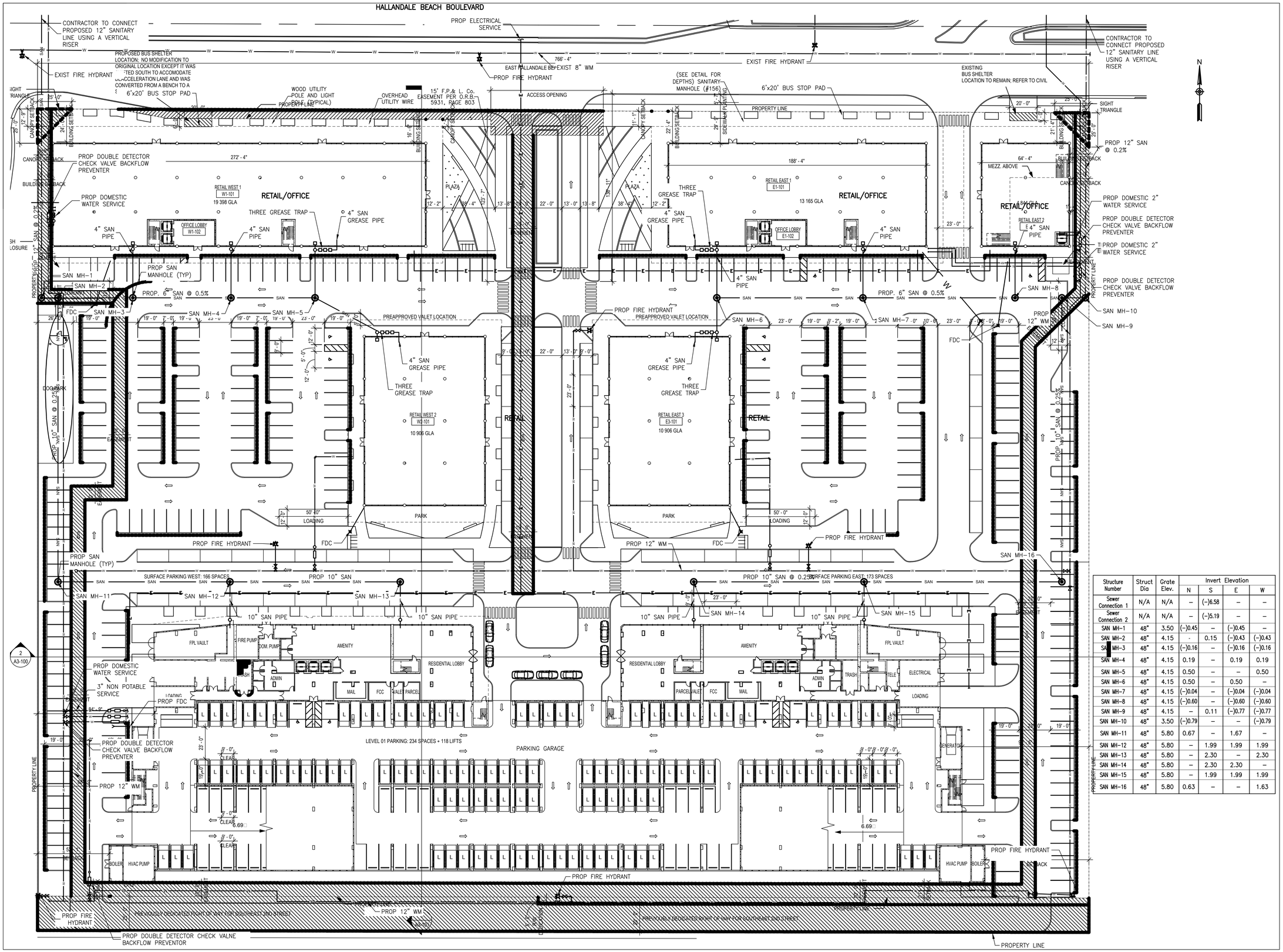
SCALE: 1"=30'



Structure Number	Struct Dia	Grate Elev.	Invert Elevation N	Invert Elevation S	Invert Elevation E	Invert Elevation W
Sewer Connection 1	N/A	N/A	–	(–)6.58	–	–
Sewer Connection 2	N/A	N/A	–	(–)5.19	–	–
SAN MH-1	48"	3.50	(–)0.45	–	(–)0.45	–
SAN MH-2	48"	4.15	-	0.15	(–)0.43	(–)0.43
SAN MH-3	48"	4.15	(–)0.16	–	(–)0.16	(–)0.16
SAN MH-4	48"	4.15	0.19	–	0.19	0.19
SAN MH-5	48"	4.15	0.50	–	–	0.50
SAN MH-6	48"	4.15	0.50	–	0.50	–
SAN MH-7	48"	4.15	(–)0.04	–	(–)0.04	(–)0.04
SAN MH-8	48"	4.15	(–)0.60	–	(–)0.60	(–)0.60
SAN MH-9	48"	4.15	–	0.11	(–)0.77	(–)0.77
SAN MH-10	48"	3.50	(–)0.79	–	–	(–)0.79
SAN MH-11	48"	5.80	0.67	–	1.67	–
SAN MH-12	48"	5.80	–	1.99	1.99	1.99
SAN MH-13	48"	5.80	–	2.30	–	2.30
SAN MH-14	48"	5.80	–	2.30	2.30	–
SAN MH-15	48"	5.80	–	1.99	1.99	1.99
SAN MH-16	48"	5.80	0.63	–	–	1.63

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HALLANDALE BEACH, FL 33009

OWNER:
ROMAGNOLE INVESTMENTS
1150 B East Hallandale Beach Boulevard
Hallandale Beach, FL 33009
Tel: (954) 980-3410

ARQUITECTONICA
2900 Oak Avenue
Miami, Florida 33133
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Szauer Engineering
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Boca Raton, FL 33433
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2900 Oak Avenue
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C-004

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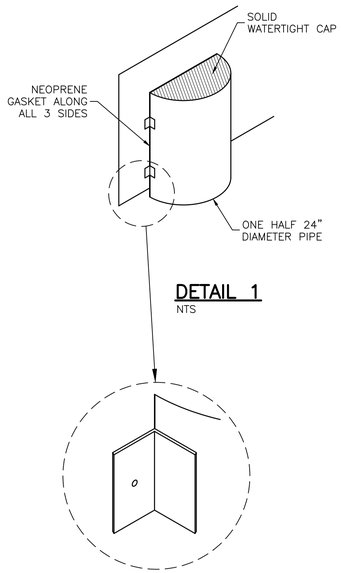
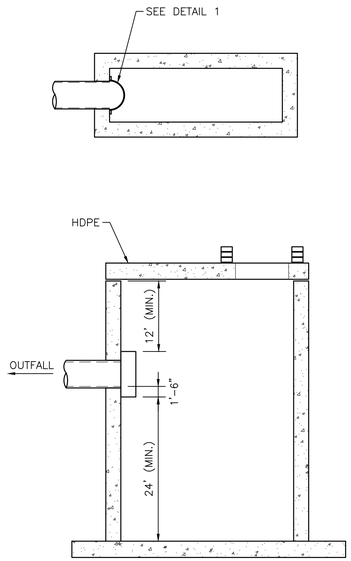
SCALE: 1"=30'

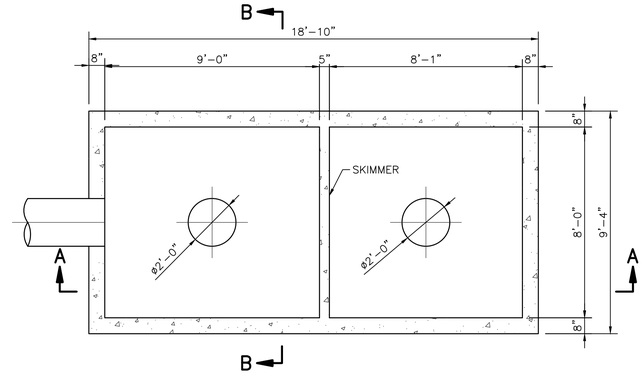
11/14/2017 11:29:03 AM



DETAIL 1
NTS

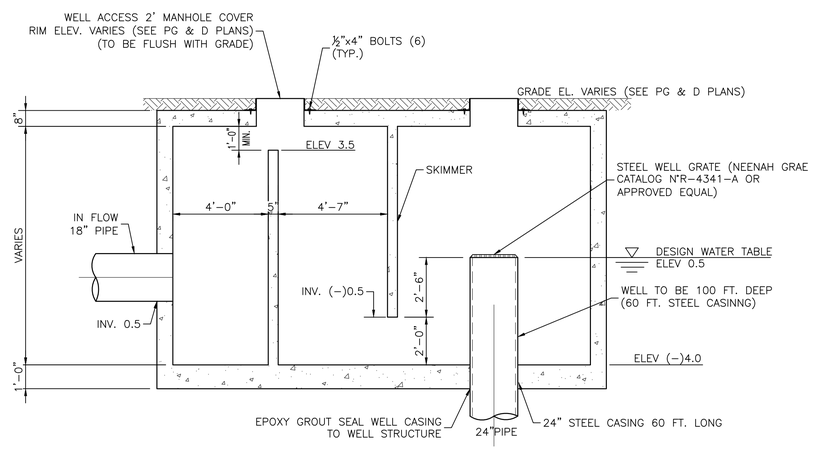


POLLUTION RETARDANT
NTS

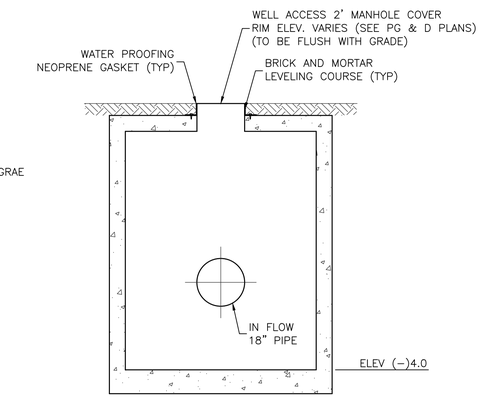


PLAN DRAINAGE WALL
NTS

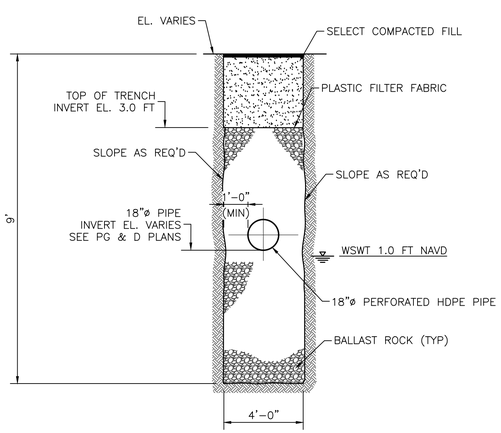
FRAME AND COVER TO BE US. FOUNDRY MODEL N° 195-EBWTL BOLTED WATER TIGHT MANHOLE RING AND COVERS OR EQUAL W THE WORDS "STROM SEWER" CAST ON COVER



SECTION A-A
NTS



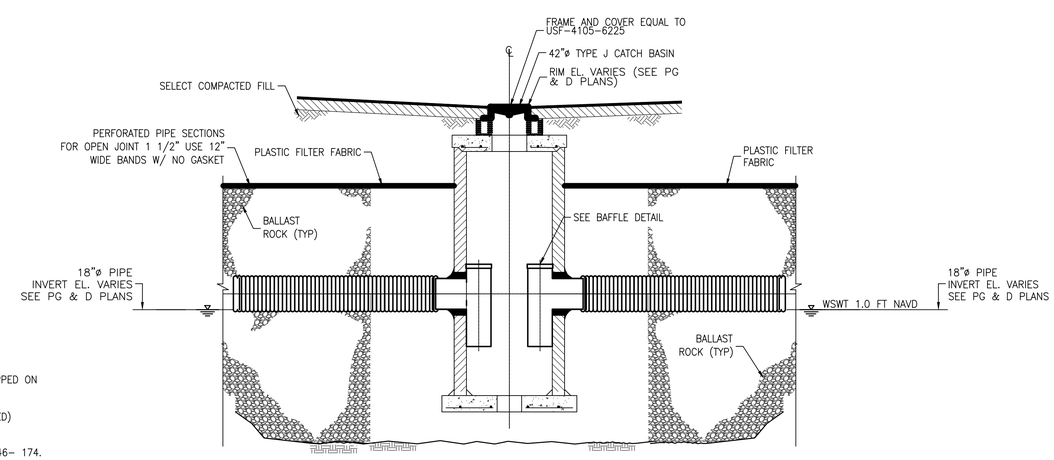
SECTION B-B
NTS



EXFILTRATION TRENCH DETAIL
NTS

NOTES:

1. WET SEASON HIGH WATER TABLE ELEVATION 1.0 FT NAVD.
2. PLASTIC FILTER FABRIC SHALL BE INSTALLED ON EACH SIDE AND OVERLAPPED ON TOP.
3. THE CONTRACTOR SHALL INSTALL CORRUGATED POLYETHYLENE (PERFORATED) EQUAL TO ADS HDPE N-12 PIPE.
4. PERFORATIONS ACCORDING TO AASHTO SPECIFICATIONS M36- 74 AND M146- 174.
5. PIPES FROM 15" TO 24"ø DIAMETER CAN BE USED
6. THE INSIDE AND OUTSIDE OF ALL BRICK WALLS SHALL BE PLASTERED WITH 1:2 CEMENT MORTAR 1/2" THICK.



TYPE "J" CATCH BASIN WITH BAFFLE. DETAIL
NTS

OASIS HALLANDALE

1150 HALLANDALE BEACH BOULEVARD
HALLANDALE BEACH, FL 33009

OWNER:
ROMAGNOLE INVESTMENTS
1150 B East Hallandale Beach Boulevard
Hallandale Beach, FL 33009
Tel: (954) 980-3410

ARQUITECTONICA
2900 Oak Avenue
Miami, Florida 33133
Tel: (305) 372-1812
www.arquitectonica.com

CIVIL ENGINEER:
Szauer Engineering
7050 W Palmetto Road, No. 15399
Boca Raton, FL 33433
Tel: (561) 716-0159

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Ganem Consulting Engineering
1380 NE Miami Gardens Drive, Suite 251
North Miami Beach, FL 33179
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MEP ENGINEER:
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Arquitectonica Geo
2900 Oak Avenue
Miami, Florida 33133
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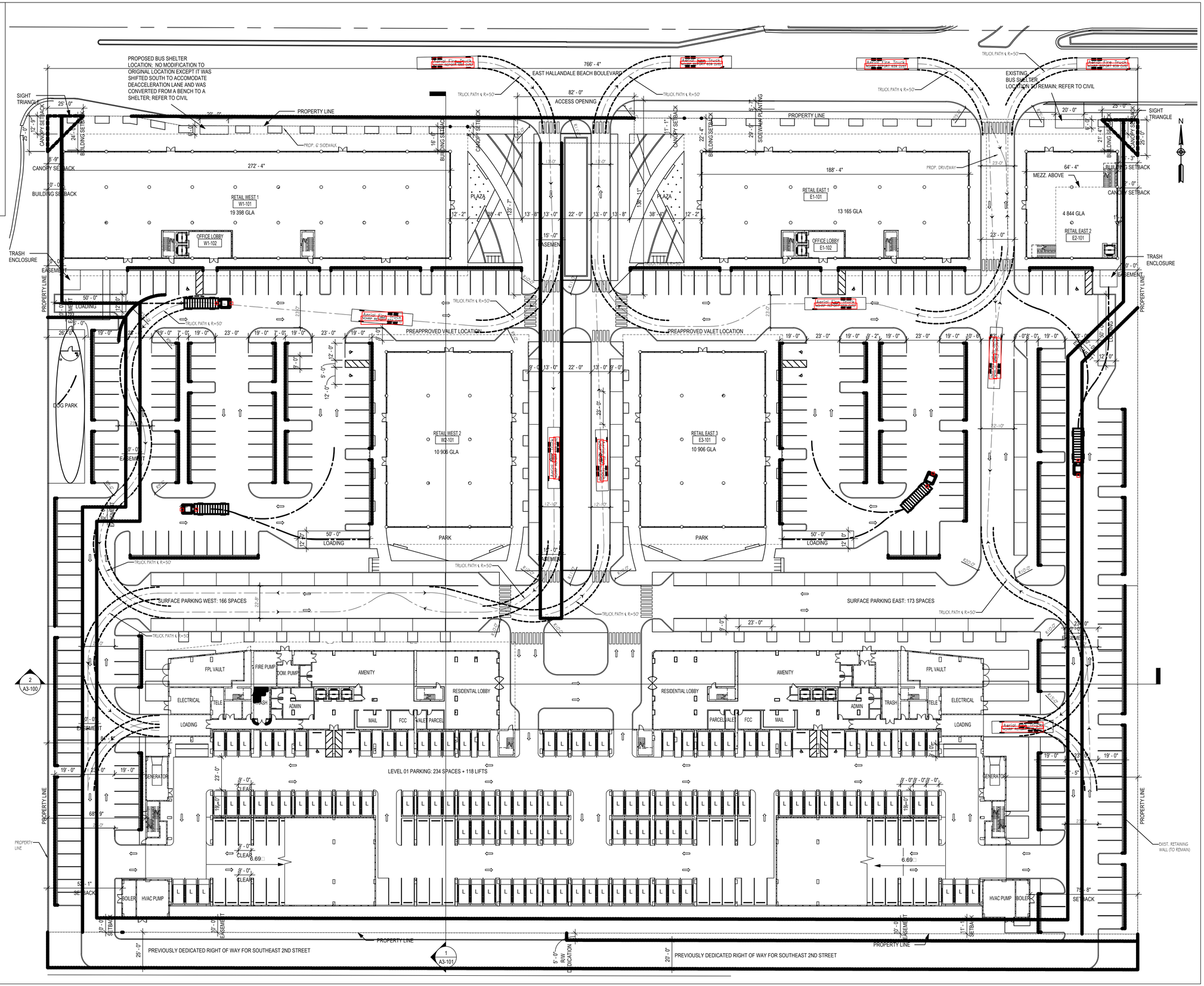

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HALLANDALE BEACH, FL 33009

OWNER:
ROMAGNOLE INVESTMENTS
1150 B East Hallandale Beach Boulevard
Hallandale Beach, FL 33009
Tel: (954) 980-3410

ARQUITECTONICA
2900 Oak Avenue
Miami, Florida 33133
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Szauer Engineering, Inc.
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DRAWING NAME:
ACCESS PLAN

C-006

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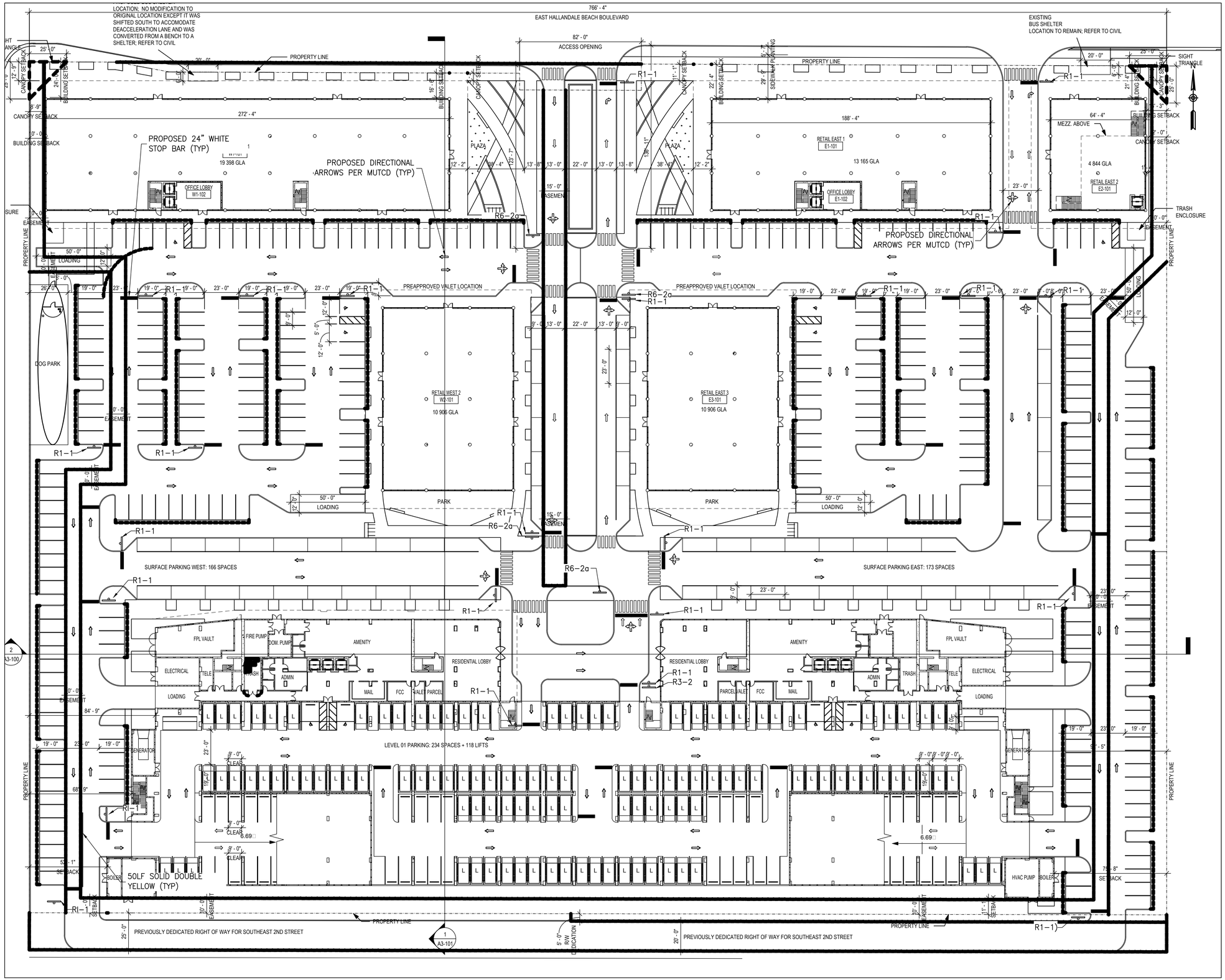
SCALE: 1" = 30'-0"



NOTES

- PROPOSED 24" WHITE STOP BAR (TYP)
- PROPOSED R1 -1: 4' FROM EDGE OF PAVEMENT (TYP)
- PROPOSED R3-2
- PROPOSED R6-2a

FOR GARAGE MARKINGS SEE C-008

OASIS HALLANDALE

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ROMAGNOLE INVESTMENTS
1150 B East Hallandale Beach Boulevard
Hallandale Beach, FL 33009
Tel: (954) 980-3410

ARQUITECTONICA
2900 Oak Avenue
Miami, Florida 33133
Tel: (305) 372-1812
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Szauer Engineering
7050 W Palmetto Road, No. 15399
Boca Raton, FL 33433
Tel: (561) 716-0159

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North Miami Beach, FL 33179
Tel: (786) 916-6546

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Fort Lauderdale, FL 33301
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PAVING MARKINGS

C-007

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SCALE: 1"=30'

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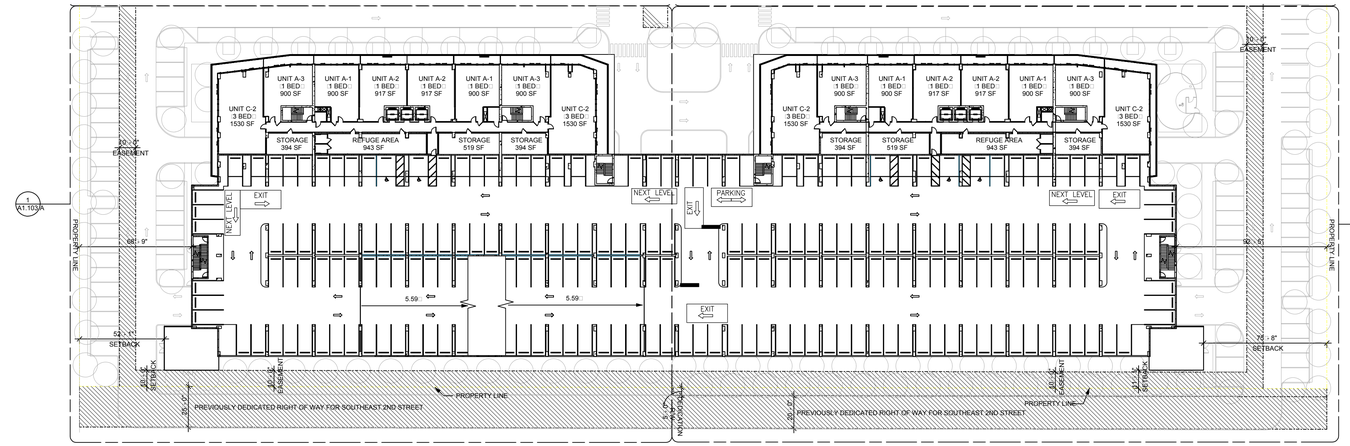
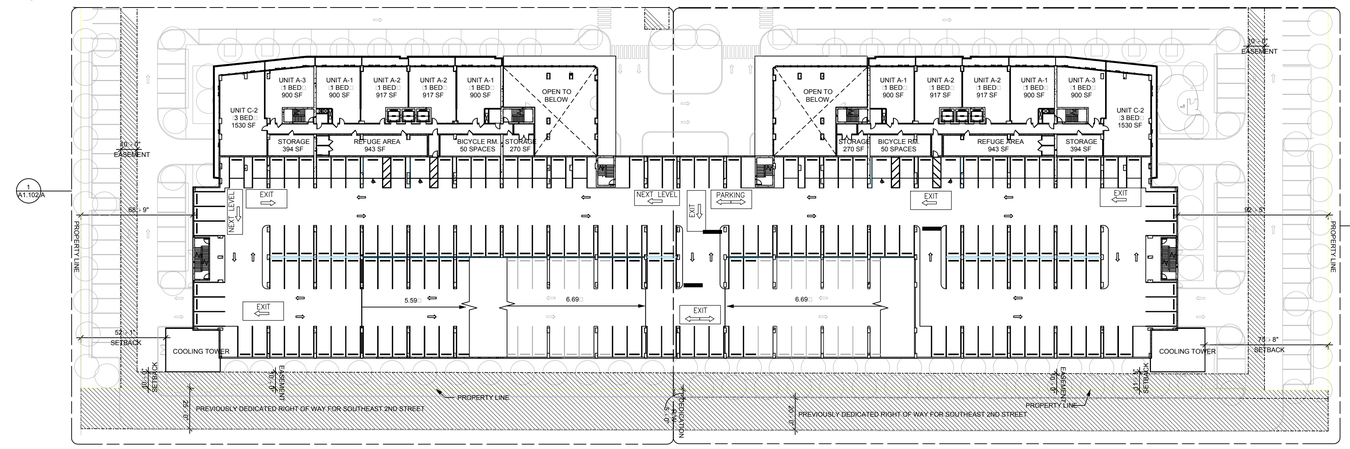
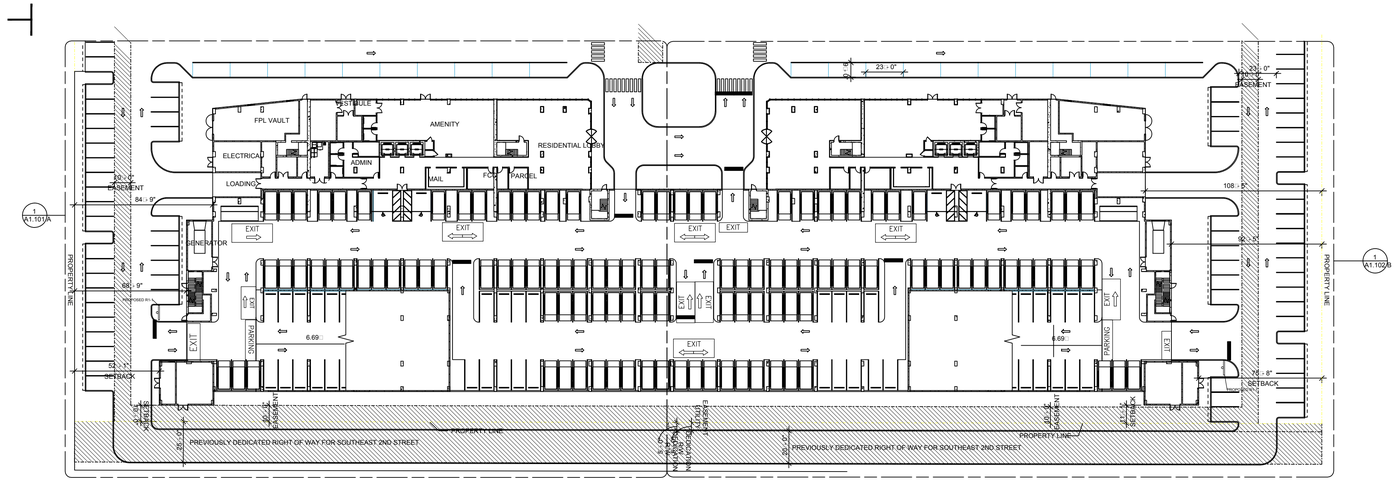


LEVEL 3 - 5



LEVEL 2



LEVEL 1

OASIS HALLANDALE

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HALLANDALE BEACH, FL 33009

OWNER:
ROMAGNOLE INVESTMENTS
1150 B East Hallandale Beach Boulevard
Hallandale Beach, FL 33009
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GARAGE MARKINGS

C-008

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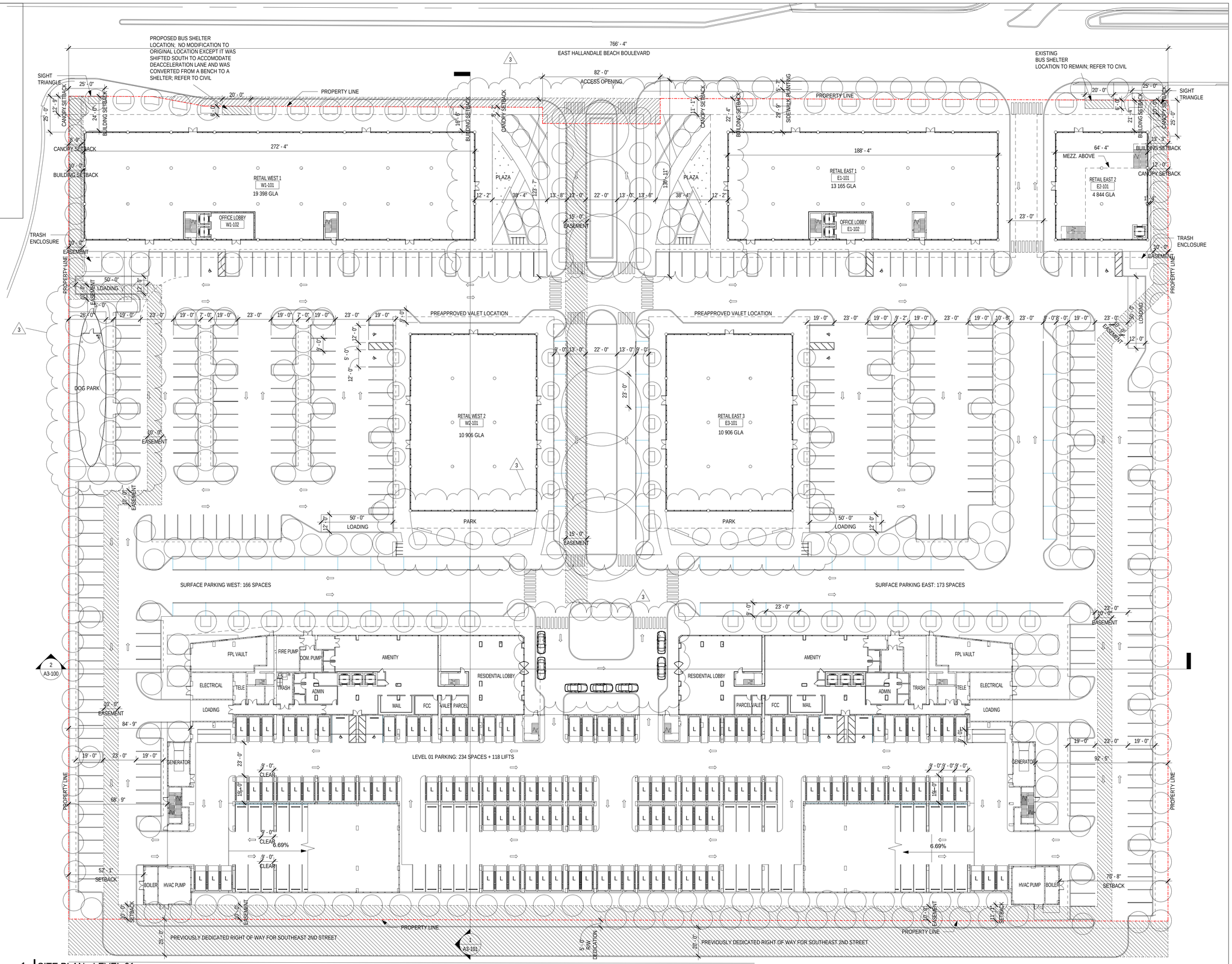

1 SITE PLAN - LEVEL 01

SCALE: 1" = 30'-0"

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Hallandale Beach, FL 33009
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ARQUITECTONICA
2900 Oak Avenue
Miami, Florida 33133
Tel: (305) 372-1812
www.arquitectonica.com

CIVIL ENGINEER:
Szauer Engineering, Inc.
7050 W Palmetto Road, No. 15399
Boca Raton, FL 33433
Tel: (561) 716-0159

STRUCTURAL ENGINEER:
Ganem Consulting Engineering
1380 NE Miami Gardens Drive, Suite 251
North Miami Beach, FL 33179
Tel: (786) 916-6546

MEP ENGINEER:
Steven Feller, P.E., LLC
500 NE 3rd Avenue
Fort Lauderdale, FL 33301
Tel: (954) 467-1402
www.fellerpe.com

LANDSCAPE ARCHITECT:
Arquitectonica Geo
2900 Oak Avenue
Miami, Florida 33133
Tel: (305) 372-1812
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DRAWING NAME:
OVERALL FLOOR PLAN - LEVEL 01

A1-201

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SCALE: 1" = 30'-0"

0' 30' 60' 90'

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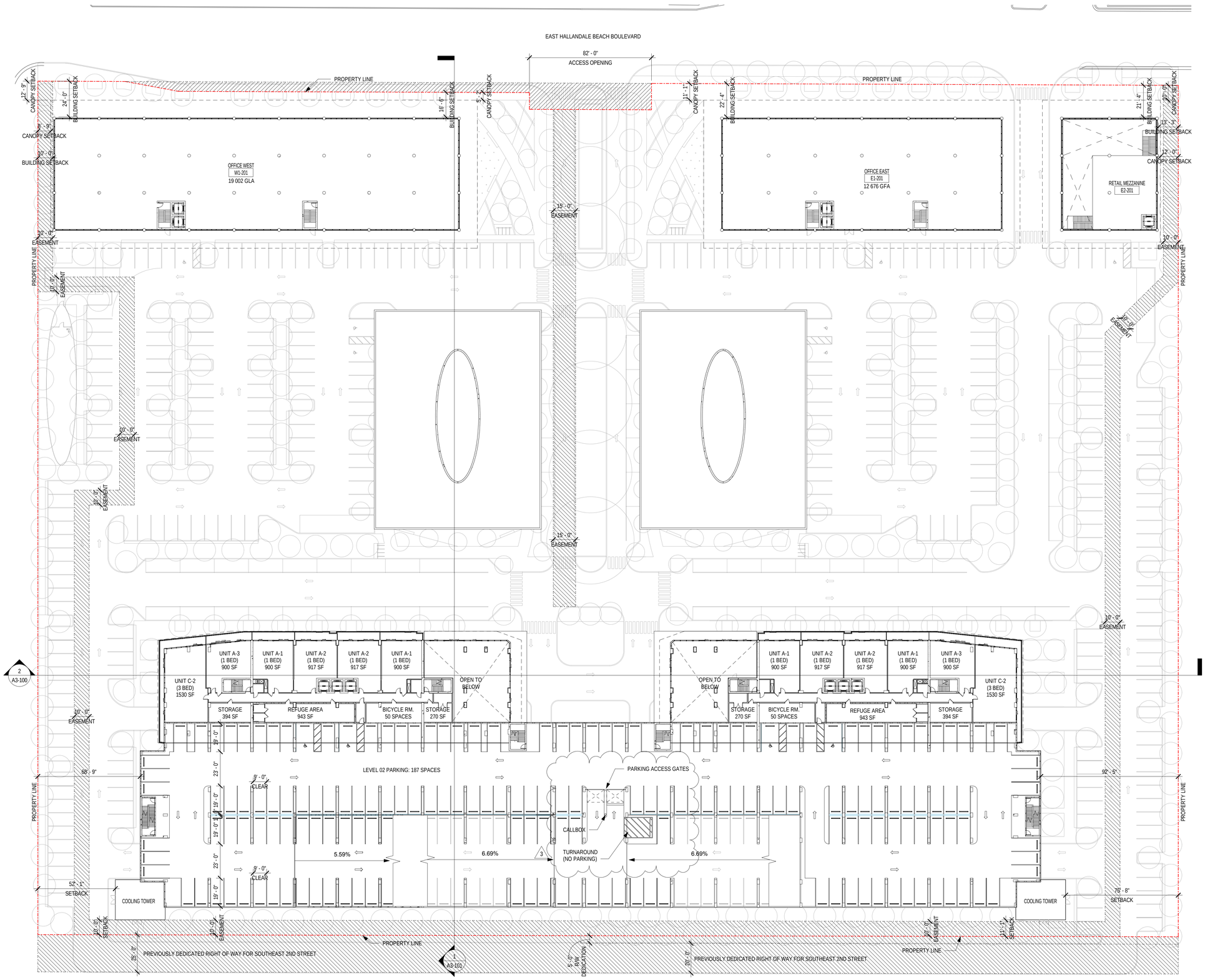

1 SITE PLAN - LEVEL 02

SCALE: 1" = 30'-0"

OASIS HALLANDALE

1150 HALLANDALE BEACH BOULEVARD
HALLANDALE BEACH, FL 33009

OWNER:
ROMAGNOLE INVESTMENTS

1150 B East Hallandale Beach Boulevard
Hallandale Beach, FL 33009
Tel: (954) 980-3410

ARQUITECTONICA
2900 Oak Avenue
Miami, Florida 33133
Tel: (305) 372-1812
www.arquitectonica.com

CIVIL ENGINEER:
Szauer Engineering, Inc.
7050 W Palmetto Road, No. 15399
Boca Raton, FL 33433
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Fort Lauderdale, FL 33301
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2900 Oak Avenue
Miami, Florida 33133
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DRAWING NAME:
OVERALL FLOOR PLAN - LEVEL 02

A1-202

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SCALE: 1" = 30'-0"

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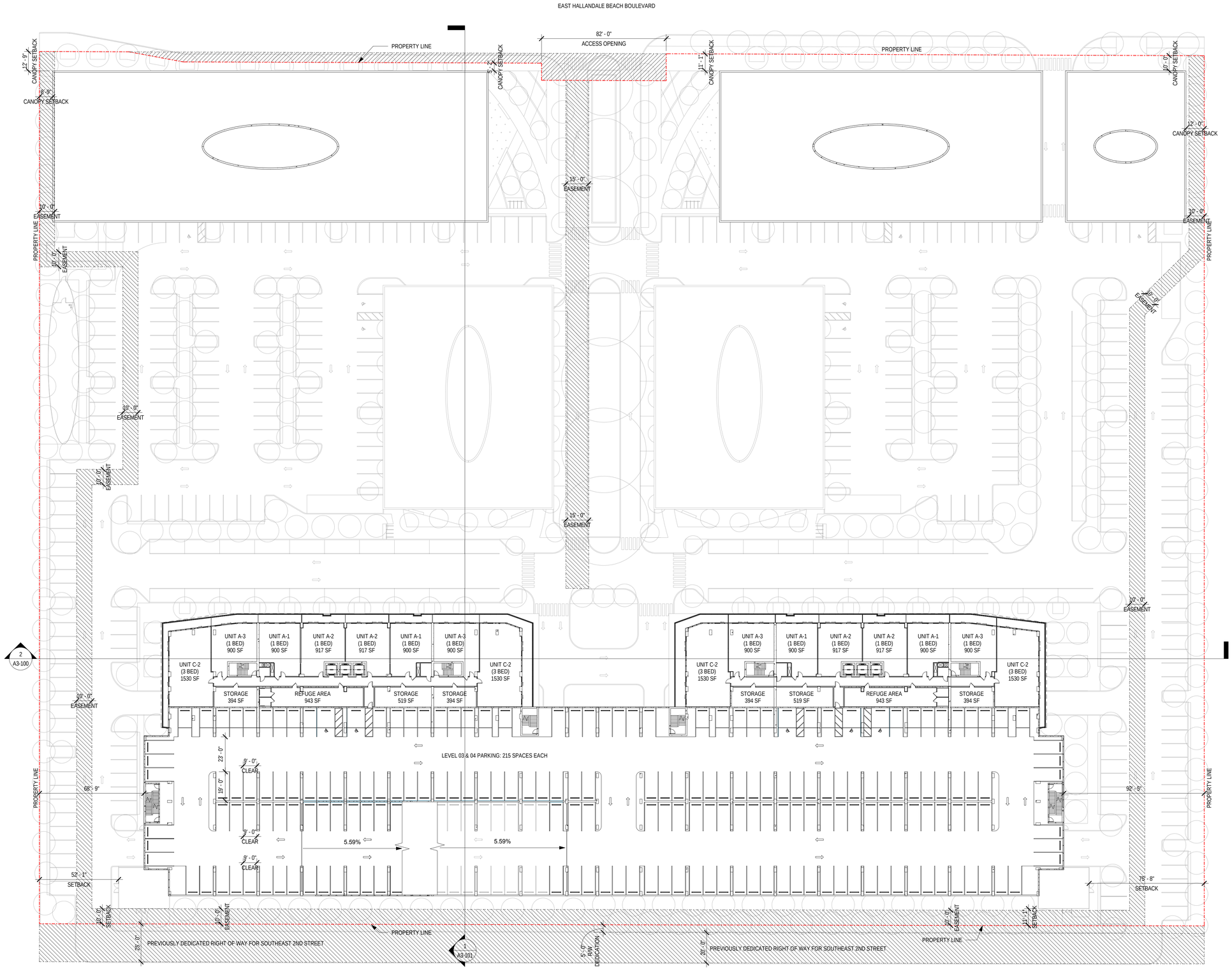

1 SITE PLAN - LEVEL 03-04

SCALE: 1" = 30'-0"

OASIS HALLANDALE

1150 HALLANDALE BEACH BOULEVARD
HALLANDALE BEACH, FL 33009

OWNER:
ROMAGNOLE INVESTMENTS
1150 B East Hallandale Beach Boulevard
Hallandale Beach, FL 33009
Tel: (954) 980-3410

ARQUITECTONICA
2900 Oak Avenue
Miami, Florida 33133
Tel: (305) 372-1812
www.arquitectonica.com

CIVIL ENGINEER:
Szauer Engineering, Inc.
7050 W Palmetto Road, No. 15399
Boca Raton, FL 33433
Tel: (561) 716-0159

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Ganem Consulting Engineering
1380 NE Miami Gardens Drive, Suite 251
North Miami Beach, FL 33179
Tel: (786) 916-6546

MEP ENGINEER:
Steven Feller, P.E., LLC
500 NE 3rd Avenue
Fort Lauderdale, FL 33301
Tel: (954) 467-1402
www.fellerpe.com

LANDSCAPE ARCHITECT:
Arquitectonica Geo
2900 Oak Avenue
Miami, Florida 33133
Tel: (305) 372-1812
www.arquitectonica.com

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DRAWING NAME:
OVERALL FLOOR PLAN - LEVEL 03-04

A1-203

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SCALE: 1" = 30'-0"

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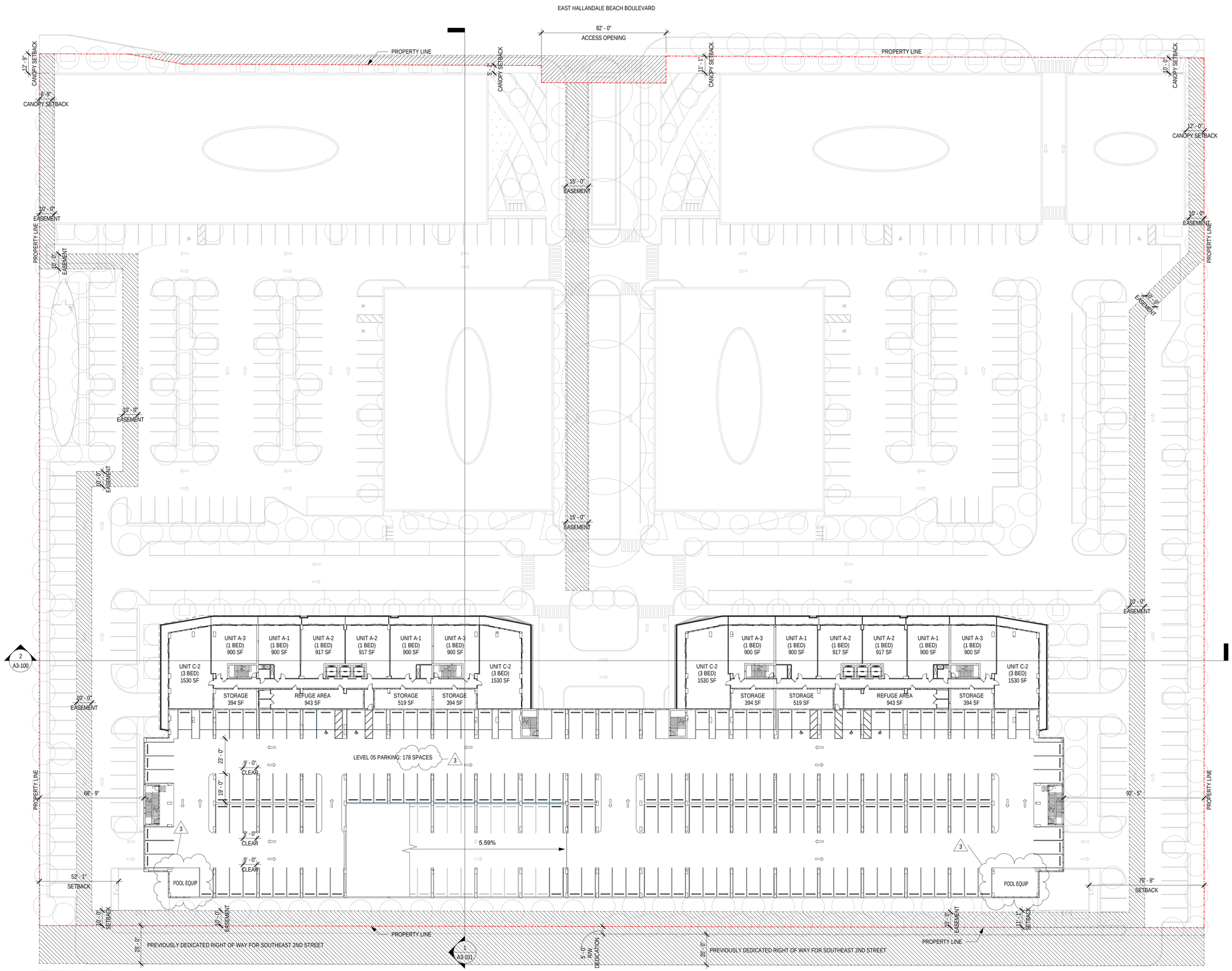

1 SITE PLAN - LEVEL 05

SCALE: 1" = 30'-0"

OASIS HALLANDALE

1150 HALLANDALE BEACH BOULEVARD
HALLANDALE BEACH, FL 33009

OWNER:
ROMAGNOLE INVESTMENTS
1150 B East Hallandale Beach Boulevard
Hallandale Beach, FL 33009
Tel: (954) 980-3410

ARQUITECTONICA
2900 Oak Avenue
Miami, Florida 33133
Tel: (305) 372-1812
www.arquitectonica.com

CIVIL ENGINEER:
Szauer Engineering, Inc.
7050 W Palmetto Road, No. 15399
Boca Raton, FL 33433
Tel: (561) 716-0159

STRUCTURAL ENGINEER:
Ganem Consulting Engineering
1380 NE Miami Gardens Drive, Suite 251
North Miami Beach, FL 33179
Tel: (786) 916-6546

MEP ENGINEER:
Steven Feller, P.E., LLC
500 NE 3rd Avenue
Fort Lauderdale, FL 33301
Tel: (954) 467-1402
www.fellerpe.com

LANDSCAPE ARCHITECT:
Arquitectonica Geo
2900 Oak Avenue
Miami, Florida 33133
Tel: (305) 372-1812
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DRAWING NAME:
OVERALL FLOOR PLAN - LEVEL 05

A1-204

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SCALE: 1" = 30'-0"

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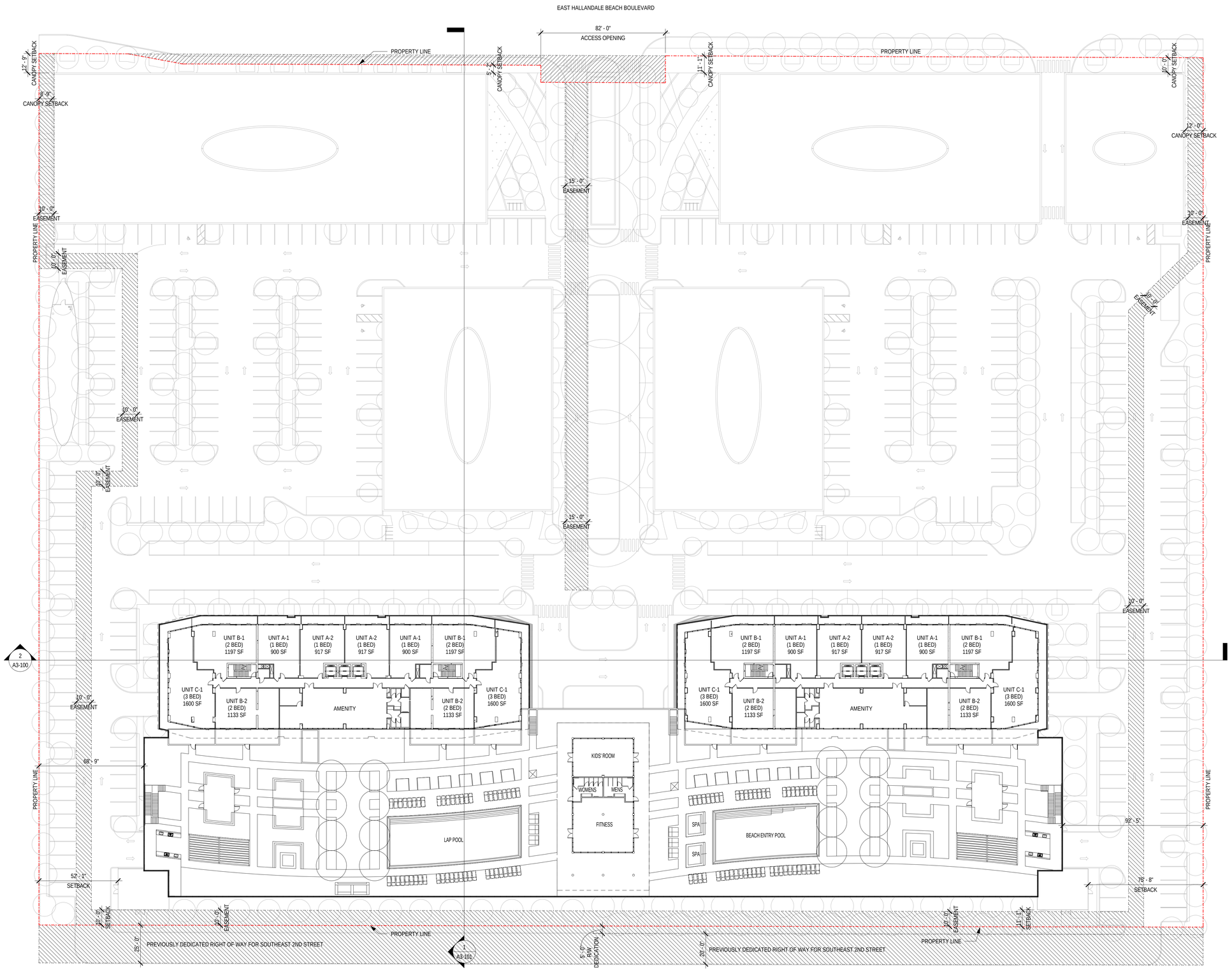

1 SITE PLAN - LEVEL 06

SCALE: 1" = 30'-0"

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1150 HALLANDALE BEACH BOULEVARD
HALLANDALE BEACH, FL 33009

OWNER:

ROMAGNOLE INVESTMENTS

1150 B East Hallandale Beach Boulevard
Hallandale Beach, FL 33009
Tel: (954) 980-3410

ARQUITECTONICA
2900 Oak Avenue
Miami, Florida 33133
Tel: (305) 372-1812
www.arquitectonica.com

CIVIL ENGINEER:
Szauer Engineering, Inc.
7050 W Palmetto Road, No. 15399
Boca Raton, FL 33433
Tel: (561) 716-0159

STRUCTURAL ENGINEER:
Ganem Consulting Engineering
1380 NE Miami Gardens Drive, Suite 251
North Miami Beach, FL 33179
Tel: (786) 916-6546

MEP ENGINEER:
Steven Feller, P.E., LLC
500 NE 3rd Avenue
Fort Lauderdale, FL 33301
Tel: (954) 467-1402
www.fellerpe.com

LANDSCAPE ARCHITECT:
Arquitectonica Geo
2900 Oak Avenue
Miami, Florida 33133
Tel: (305) 372-1812
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DRAWING NAME:
OVERALL FLOOR PLAN - LEVEL 06

A1-205

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SCALE: 1" = 30'-0"

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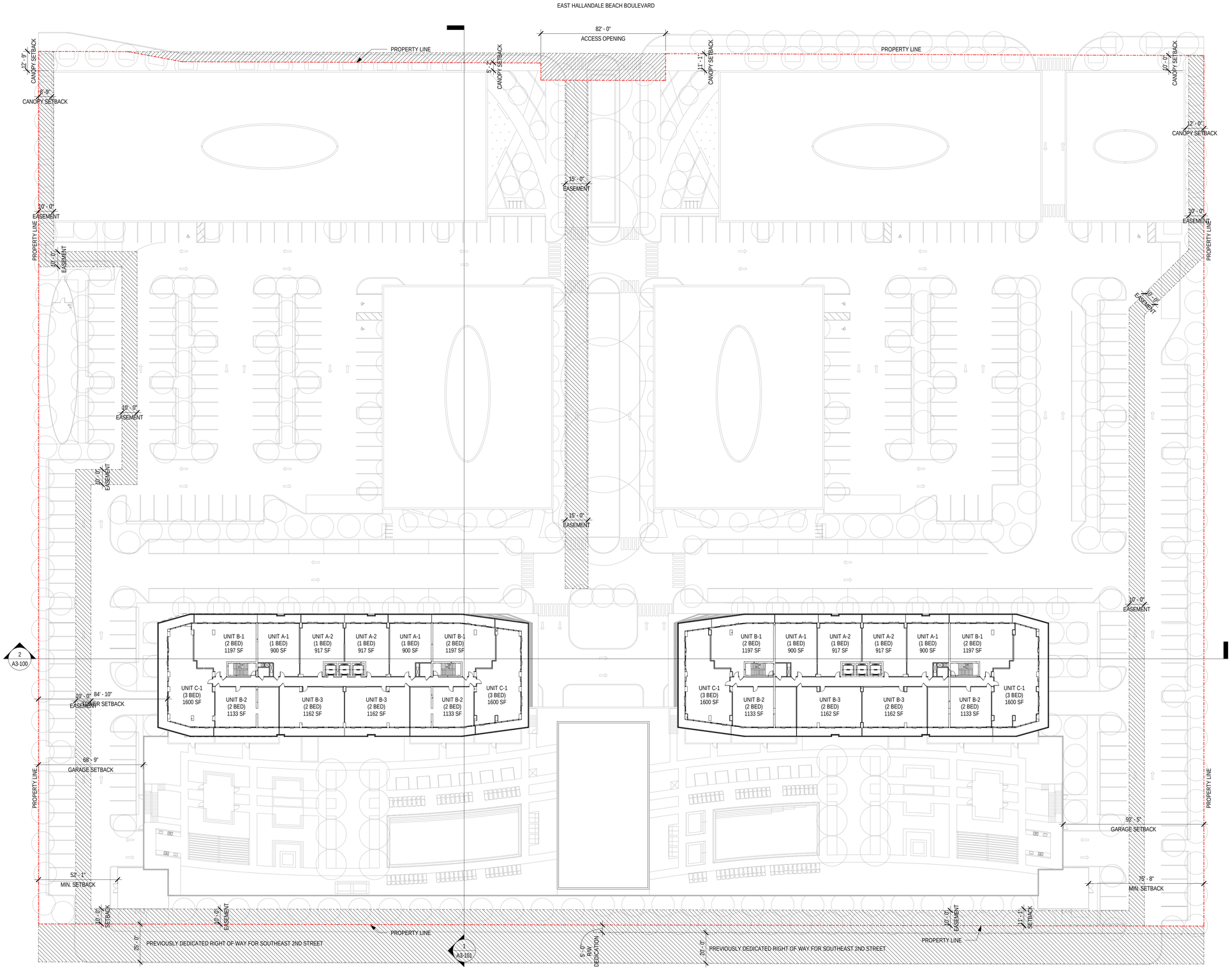

1 SITE PLAN - TYPICAL LEVEL (L07-23)

SCALE: 1" = 30'-0"

OASIS HALLANDALE

1150 HALLANDALE BEACH BOULEVARD
HALLANDALE BEACH, FL 33009

OWNER:
ROMAGNOLE INVESTMENTS
1150 B East Hallandale Beach Boulevard
Hallandale Beach, FL 33009
Tel: (954) 980-3410

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2900 Oak Avenue
Miami, Florida 33133
Tel: (305) 372-1812
www.arquitectonica.com

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Szauer Enginering, Inc.
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Boca Raton, FL 33433
Tel: (561) 716-0159

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Ganem Consulting Engineering
1380 NE Miami Gardens Drive, Suite 251
North Miami Beach, FL 33179
Tel: (786) 916-6546

MEP ENGINEER:
Steven Feller, P.E., LLC
500 NE 3rd Avenue
Fort Lauderdale, FL 33301
Tel: (954) 467-1402
www.fellerpe.com

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Arquitectonica Geo
2900 Oak Avenue
Miami, Florida 33133
Tel: (305) 372-1812
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DRAWING NAME:
OVERALL FLOOR PLAN - TYPICAL LEVEL

A1-206

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SCALE: 1" = 30'-0"

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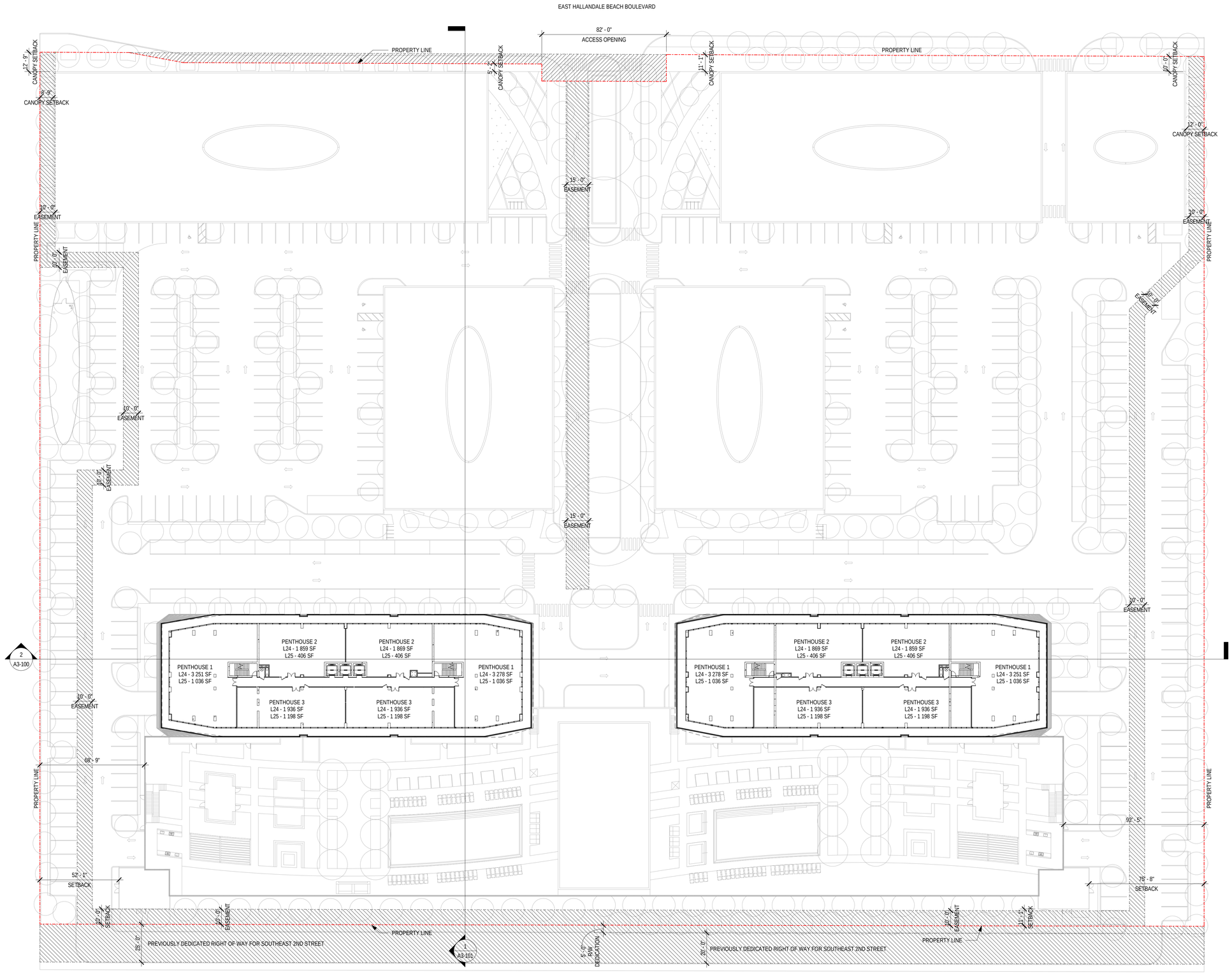

1 SITE PLAN - PENTHOUSE (L24)

SCALE: 1" = 30'-0"

OASIS HALLANDALE

1150 HALLANDALE BEACH BOULEVARD
HALLANDALE BEACH, FL 33009

OWNER:
ROMAGNOLE INVESTMENTS
1150 B East Hallandale Beach Boulevard
Hallandale Beach, FL 33009
Tel: (954) 980-3410

ARQUITECTONICA
2900 Oak Avenue
Miami, Florida 33133
Tel: (305) 372-1812
www.arquitectonica.com

CIVIL ENGINEER:
Szauer Engineering, Inc.
7050 W Palmetto Road, No. 15399
Boca Raton, FL 33433
Tel: (561) 716-0159

STRUCTURAL ENGINEER:
Ganem Consulting Engineering
1380 NE Miami Gardens Drive, Suite 251
North Miami Beach, FL 33179
Tel: (786) 916-6546

MEP ENGINEER:
Steven Feller, P.E., LLC
500 NE 3rd Avenue
Fort Lauderdale, FL 33301
Tel: (954) 467-1402
www.fellerpe.com

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Arquitectonica Geo
2900 Oak Avenue
Miami, Florida 33133
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DRAWING NAME:
OVERALL FLOOR PLAN - PENTHOUSE (L24)

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SCALE: 1" = 30'-0"

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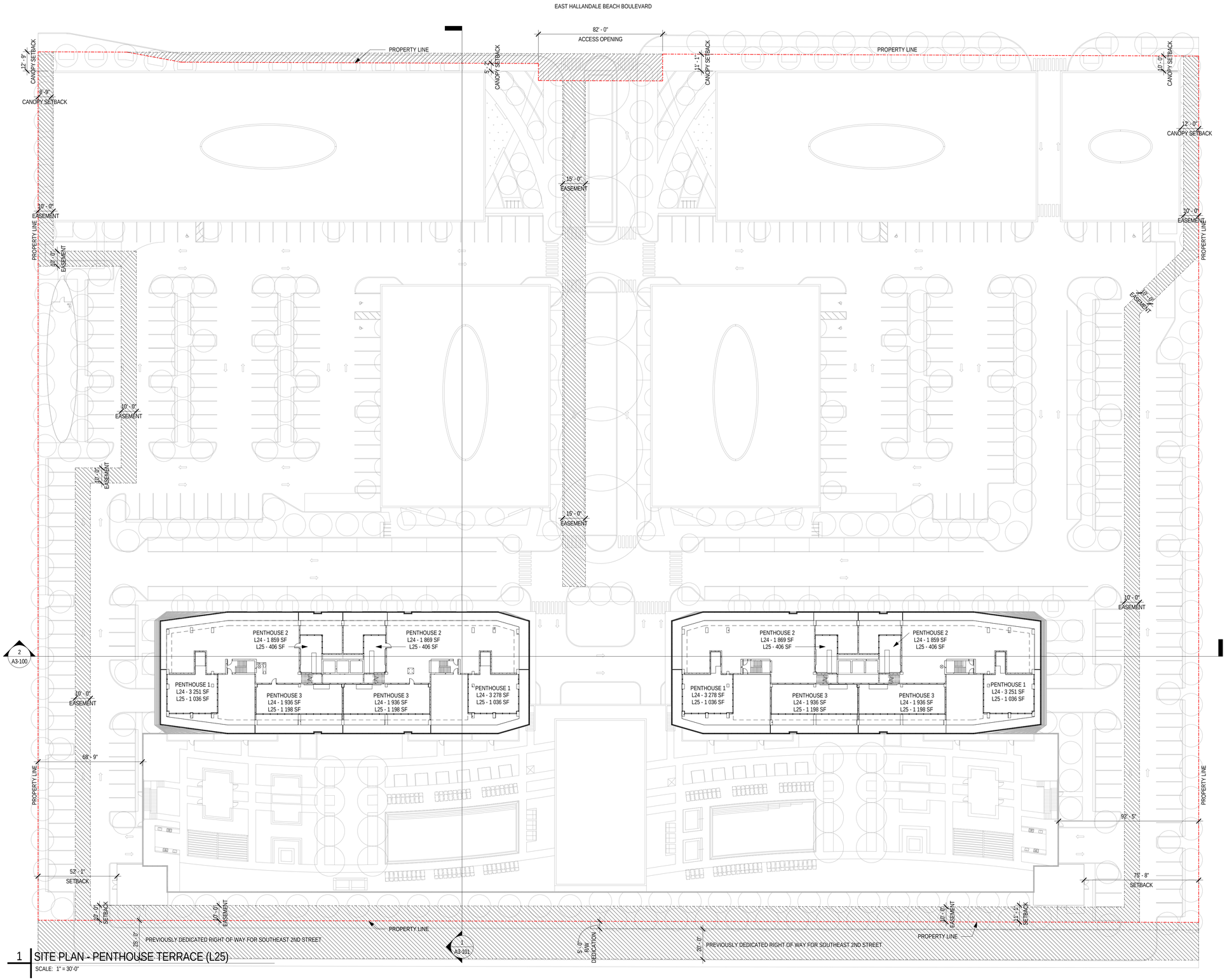

1 SITE PLAN - PENTHOUSE TERRACE (L25)

SCALE: 1" = 30'-0"

OASIS HALLANDALE

1150 HALLANDALE BEACH BOULEVARD
HALLANDALE BEACH, FL 33009

OWNER:
ROMAGNOLE INVESTMENTS
1150 B East Hallandale Beach Boulevard
Hallandale Beach, FL 33009
Tel: (954) 980-3410

ARQUITECTONICA
2900 Oak Avenue
Miami, Florida 33133
Tel: (305) 372-1812
www.arquitectonica.com

CIVIL ENGINEER:
Szauer Engineering, Inc.
7050 W Palmetto Road, No. 15399
Boca Raton, FL 33433
Tel: (561) 716-0159

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Ganem Consulting Engineering
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North Miami Beach, FL 33179
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Fort Lauderdale, FL 33301
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DRAWING NAME:
OVERALL FLOOR PLAN - PENTHOUSE TERRACE (L25)

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SCALE: 1" = 30'-0"

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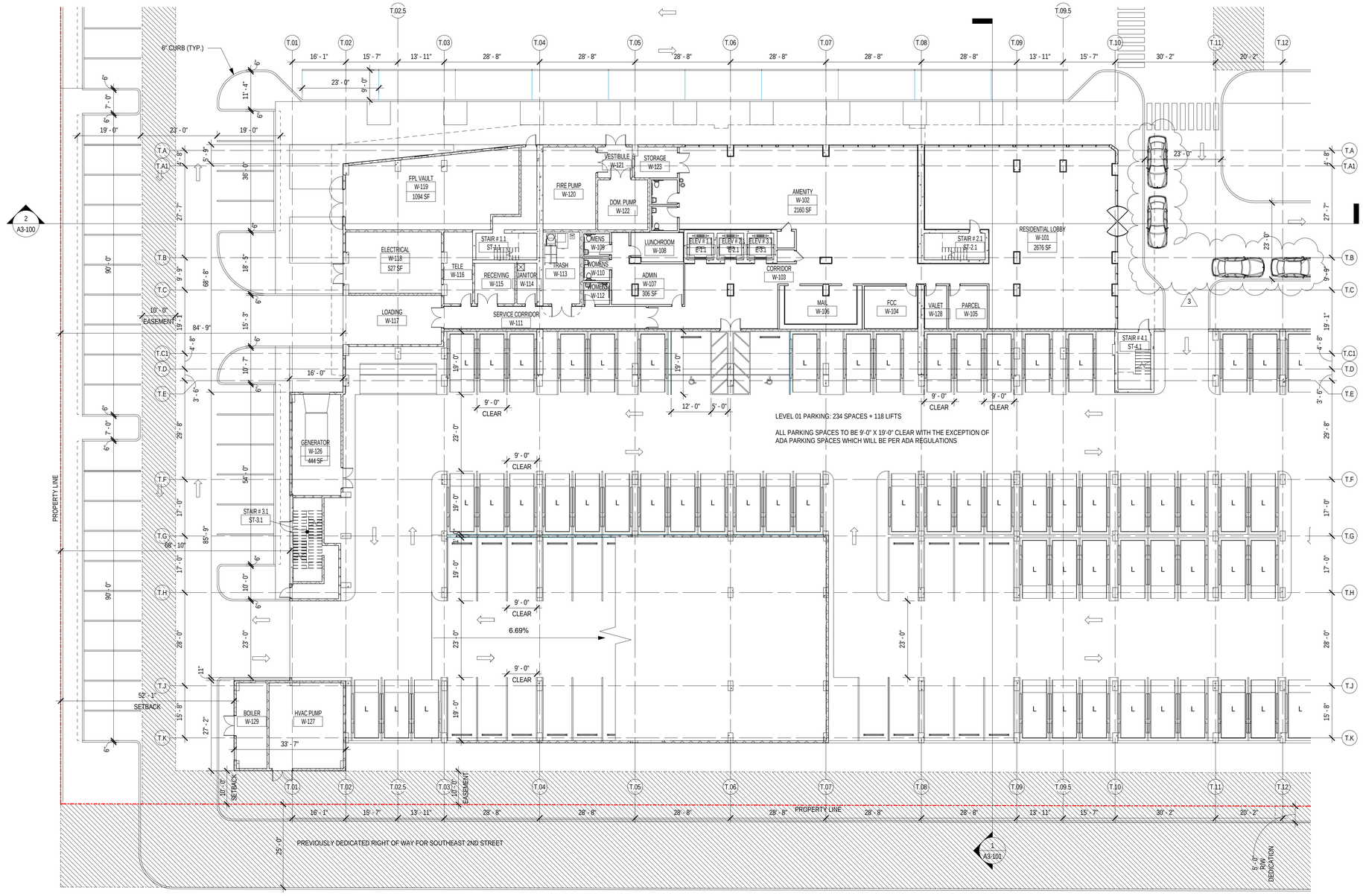

LEVEL 01 PARKING: 234 SPACES + 118 LIFTS

ALL PARKING SPACES TO BE 9'-0" X 19'-0" CLEAR WITH THE EXCEPTION OF ADA PARKING SPACES WHICH WILL BE PER ADA REGULATIONS

1 SECTOR A - LEVEL 01

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

SCHEDULE - PARKING

PARKING FLOOR	COUNT
LEVEL 01	234
LEVEL 01 - LIFTS	118
LEVEL 02	187
LEVEL 03	215
LEVEL 04	215
LEVEL 05	178
SURFACE EAST	173
SURFACE WEST	166

GRAND TOTAL: 1486

OASIS HALLANDALE

1150 HALLANDALE BEACH BOULEVARD
HALLANDALE BEACH, FL 33009

OWNER:
ROMAGNOLE INVESTMENTS
1150 B East Hallandale Beach Boulevard
Hallandale Beach, FL 33009
Tel: (954) 980-3410

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North Miami Beach, FL 33179
Tel: (786) 916-6546

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Fort Lauderdale, FL 33301
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DRAWING NAME:
SECTOR A - LEVEL 01

A1-301a

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

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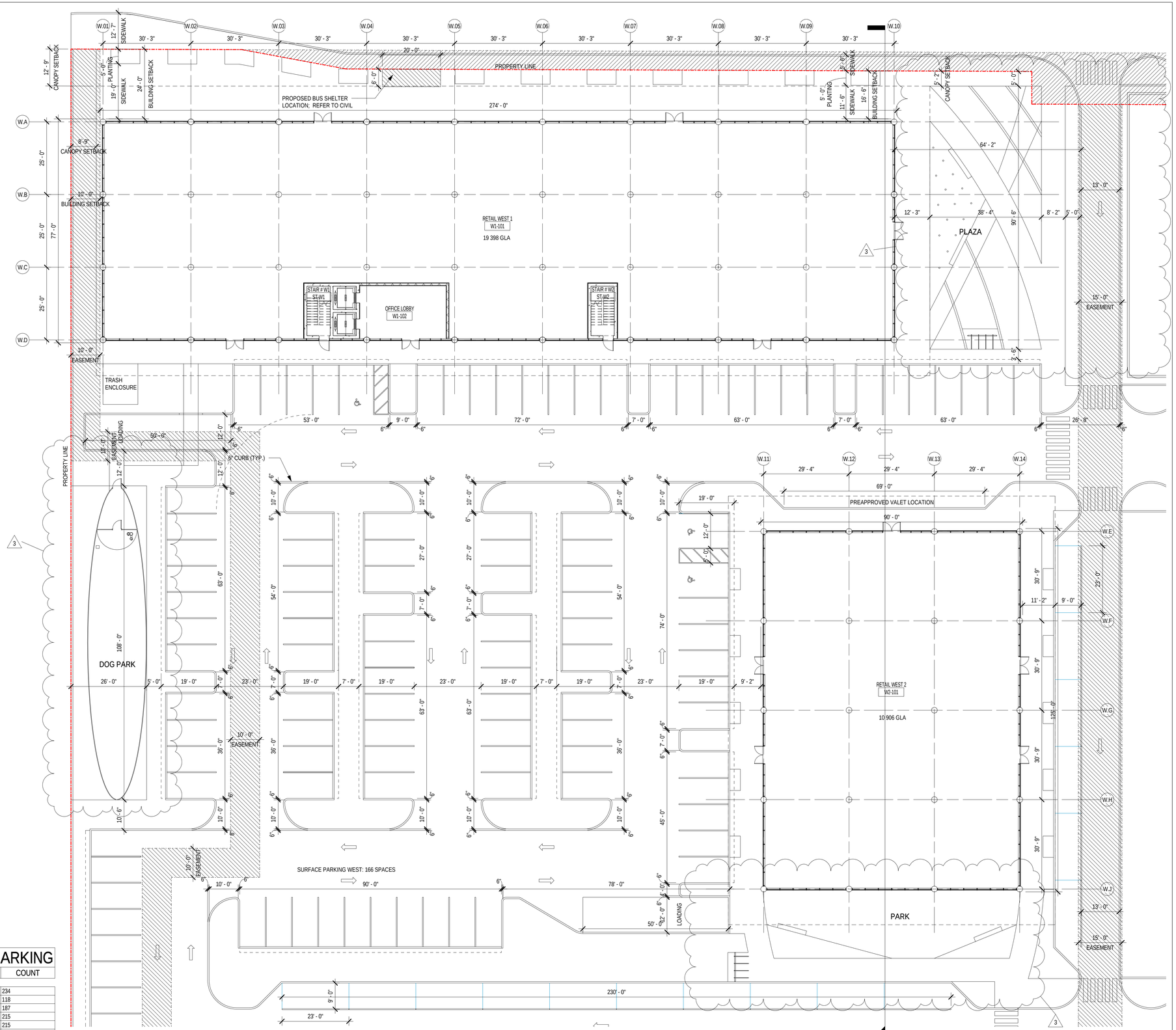

1 SECTOR B - LEVEL 01

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

SCHEDULE - PARKING

PARKING FLOOR	COUNT
LEVEL 01	234
LEVEL 01 - LIFTS	118
LEVEL 02	187
LEVEL 03	215
LEVEL 04	215
LEVEL 05	178
SURFACE EAST	173
SURFACE WEST	166

GRAND TOTAL: 1486

OASIS HALLANDALE

1150 HALLANDALE BEACH BOULEVARD
HALLANDALE BEACH, FL 33009

OWNER:
ROMAGNOLE INVESTMENTS
1150 B East Hallandale Beach Boulevard
Hallandale Beach, FL 33009
Tel: (954) 980-3410

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Miami, Florida 33133
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North Miami Beach, FL 33179
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DRAWING NAME:
SECTOR B - LEVEL 01

A1-301b

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

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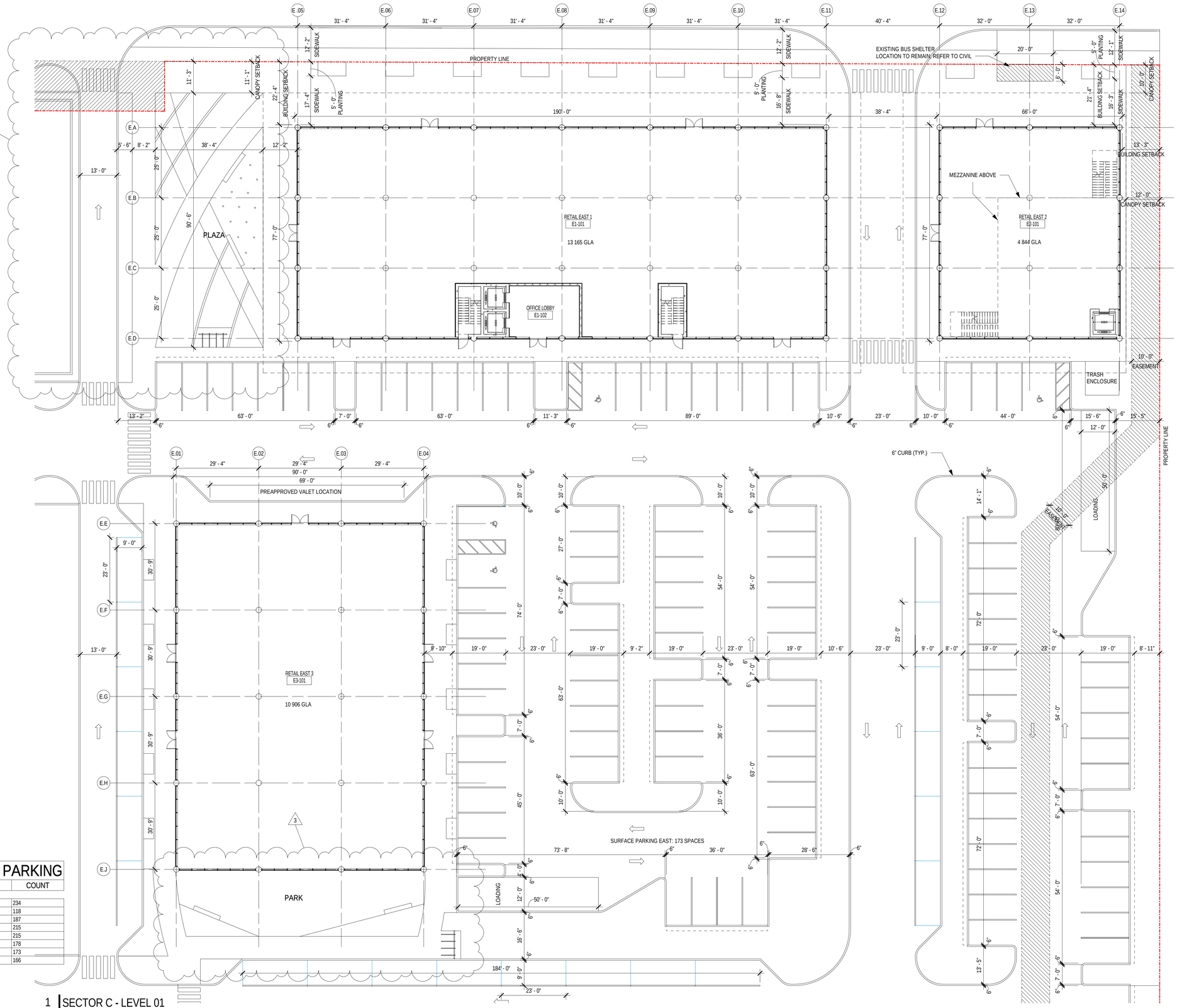

1 SECTOR C - LEVEL 01

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

SCHEDULE - PARKING

PARKING FLOOR	COUNT
LEVEL 01	234
LEVEL 01 - LIFTS	118
LEVEL 02	187
LEVEL 03	215
LEVEL 04	215
LEVEL 05	178
SURFACE EAST	173
SURFACE WEST	166

GRAND TOTAL: 1486

OASIS HALLANDALE

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HALLANDALE BEACH, FL 33009

OWNER:
ROMAGNOLE INVESTMENTS
1150 B East Hallandale Beach Boulevard
Hallandale Beach, FL 33009
Tel: (954) 980-3410

ARQUITECTONICA
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ISSUE #	DESCRIPTION	DATE
1	DRC - REVISION 1	11/16/17
2	DRC - REVISION 2	12/22/17
3	DRC - REVISION 3	02/12/17

PROJECT NUMBER:
3463

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DRAWING NAME:
SECTOR C - LEVEL 01

A1-301c

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

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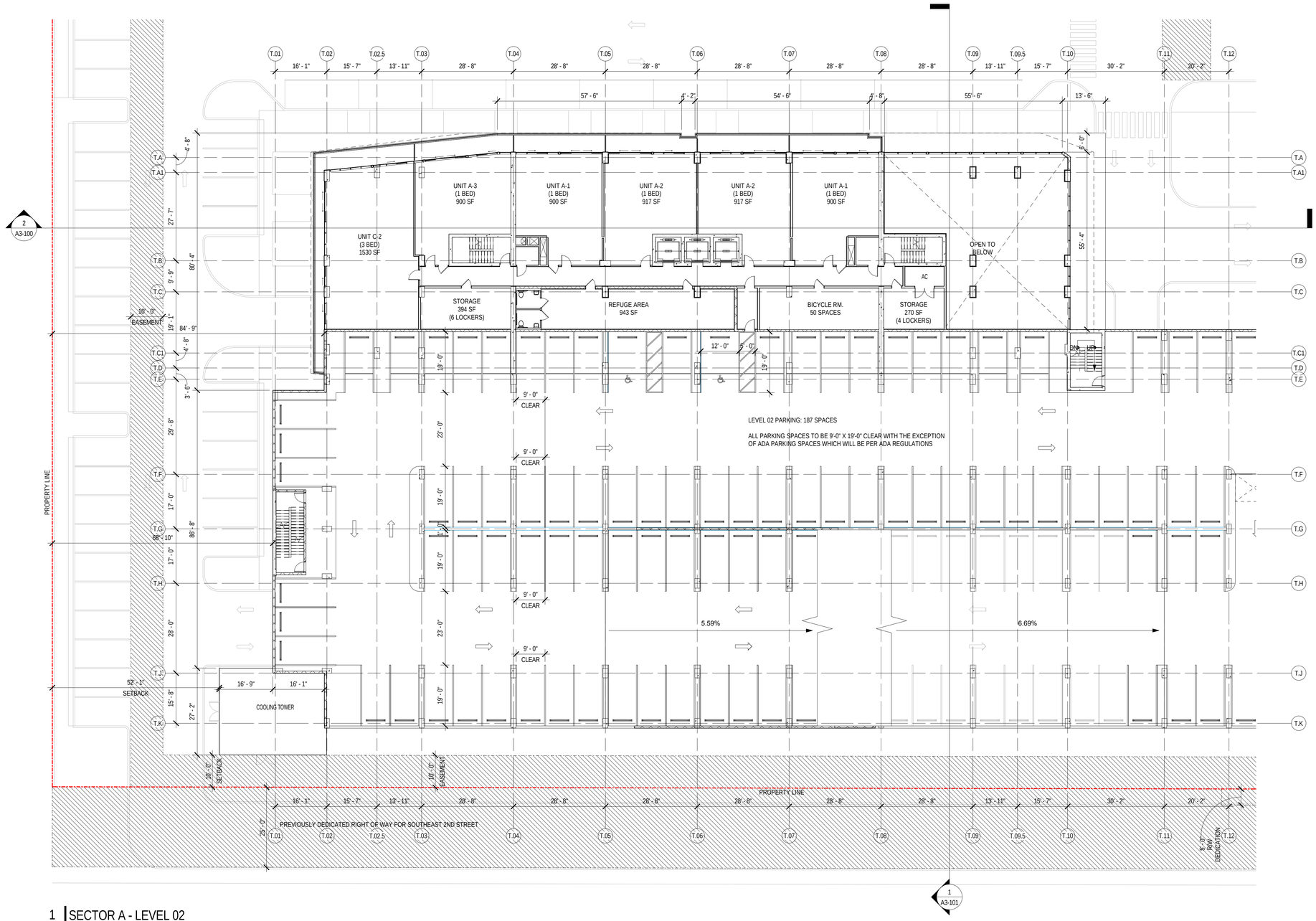

1 SECTOR A - LEVEL 02

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

SCHEDULE - PARKING

PARKING FLOOR	COUNT
LEVEL 01	234
LEVEL 01 - LIFTS	118
LEVEL 02	187
LEVEL 03	215
LEVEL 04	215
LEVEL 05	178
SURFACE EAST	173
SURFACE WEST	166

GRAND TOTAL: 1486

OASIS HALLANDALE

1150 HALLANDALE BEACH BOULEVARD
HALLANDALE BEACH, FL 33009

OWNER:
ROMAGNOLE INVESTMENTS
1150 B East Hallandale Beach Boulevard
Hallandale Beach, FL 33009
Tel: (954) 980-3410

ARQUITECTONICA
2900 Oak Avenue
Miami, Florida 33133
Tel: (305) 372-1812
www.arquitectonica.com

CIVIL ENGINEER:
Szauer Engineering, Inc.
7050 W Palmetto Road, No. 15399
Boca Raton, FL 33433
Tel: (561) 716-0159

STRUCTURAL ENGINEER:
Ganem Consulting Engineering
1380 NE Miami Gardens Drive, Suite 251
North Miami Beach, FL 33179
Tel: (786) 916-6546

MEP ENGINEER:
Steven Feller, P.E., LLC
500 NE 3rd Avenue
Fort Lauderdale, FL 33301
Tel: (954) 467-1402
www.fellerpe.com

LANDSCAPE ARCHITECT:
Arquitectonica Geo
2900 Oak Avenue
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Tel: (305) 372-1812
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DRAWING NAME:
SECTOR A - LEVEL 02

A1-302a

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

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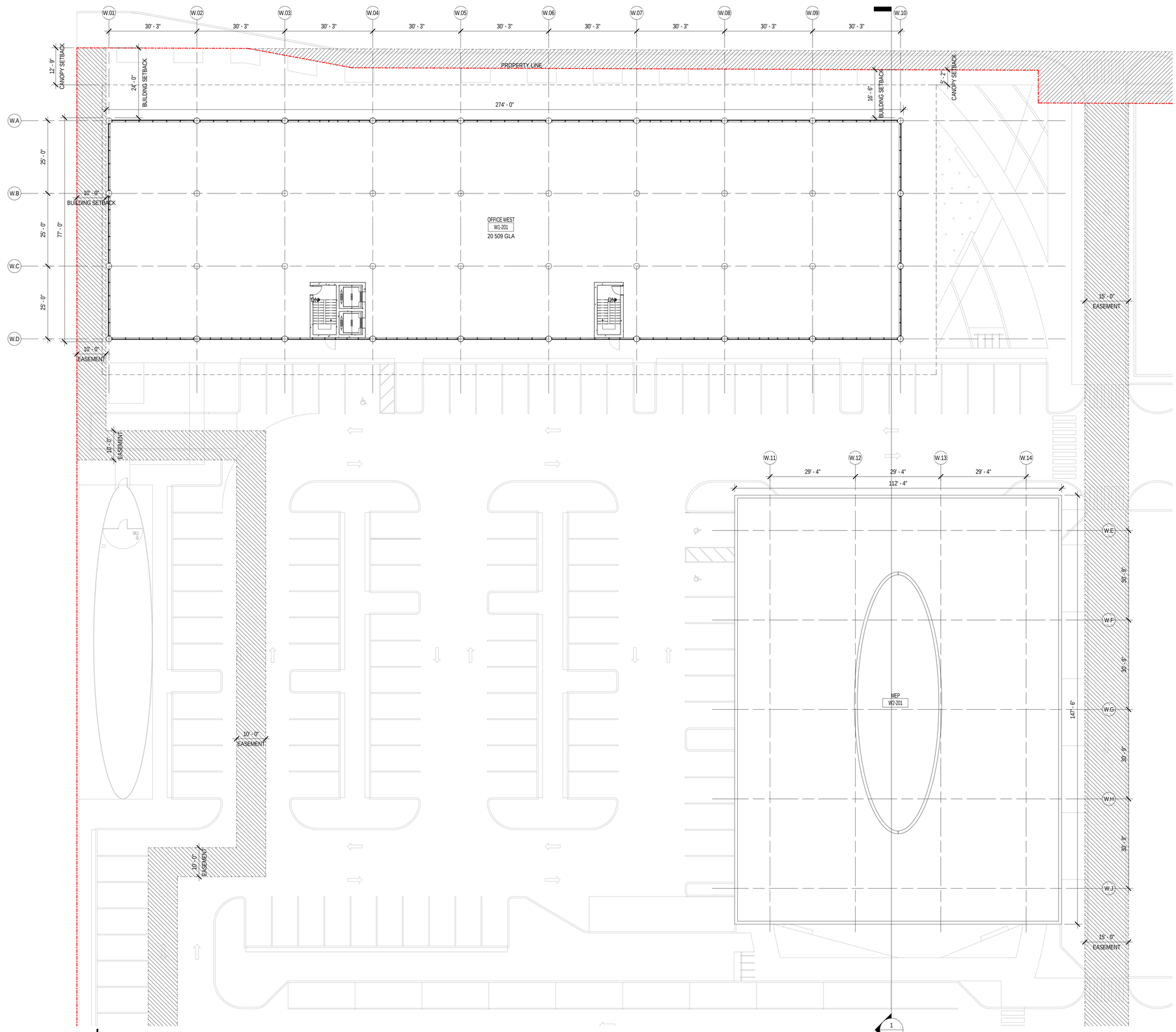

1 SECTOR B - LEVEL 02

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

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1150 HALLANDALE BEACH BOULEVARD
HALLANDALE BEACH, FL 33009

OWNER:

ROMAGNOLE INVESTMENTS

1150 B East Hallandale Beach Boulevard
Hallandale Beach, FL 33009
Tel: (954) 980-3410

ARQUITECTONICA
2900 Oak Avenue
Miami, Florida 33133
Tel: (305) 372-1812
www.arquitectonica.com

CIVIL ENGINEER:
Szauer Engineering, Inc.
7050 W Palmetto Road, No. 15399
Boca Raton, FL 33433
Tel: (561) 716-0159

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Ganem Consulting Engineering
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North Miami Beach, FL 33179
Tel: (786) 916-6546

MEP ENGINEER:
Steven Feller, P.E., LLC
500 NE 3rd Avenue
Fort Lauderdale, FL 33301
Tel: (954) 467-1402
www.fellerpe.com

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2900 Oak Avenue
Miami, Florida 33133
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DRAWING NAME:

SECTOR B - LEVEL 02

A1-302b

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

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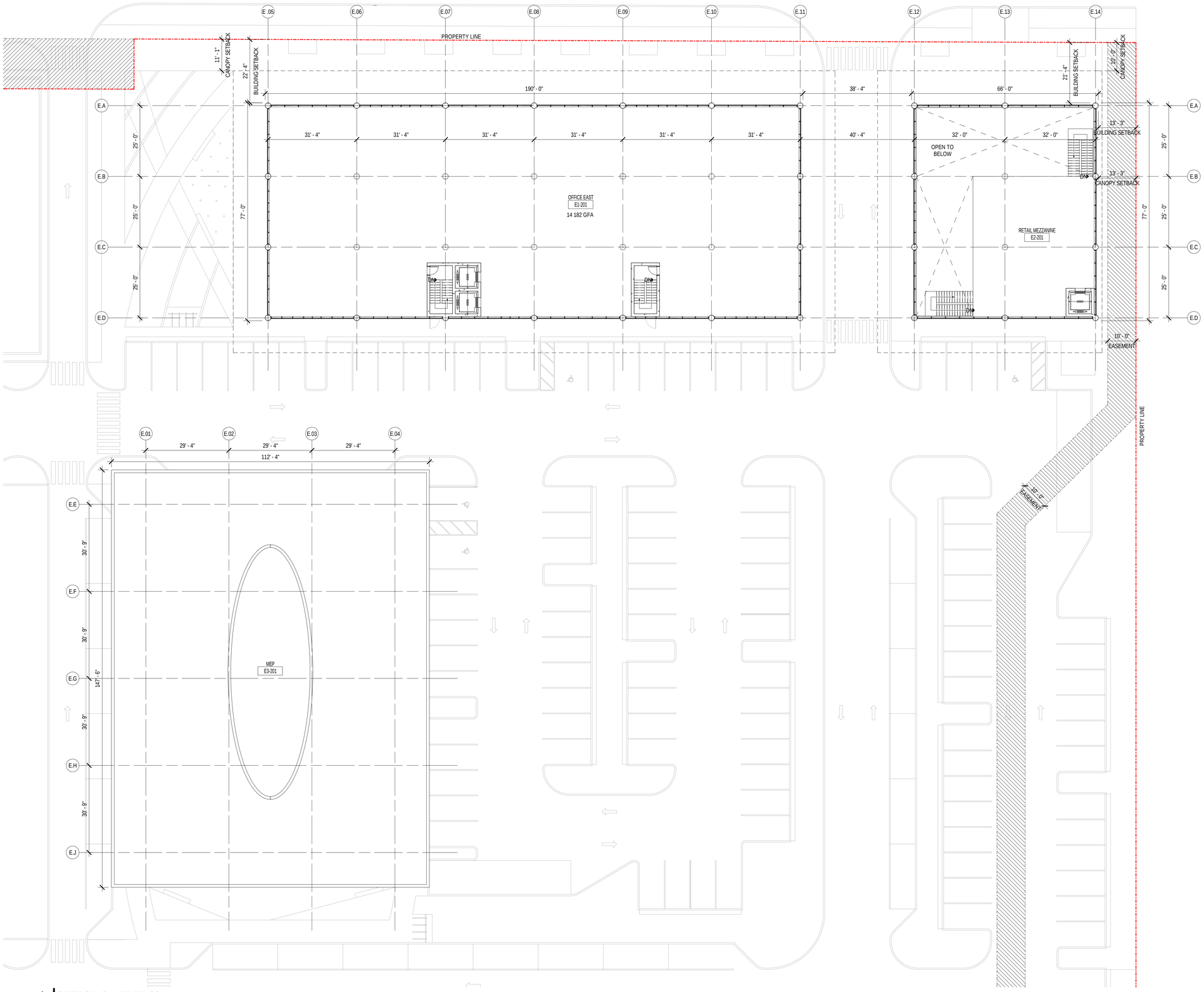

1 SECTOR C - LEVEL 02

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

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HALLANDALE BEACH, FL 33009

OWNER:
ROMAGNOLE INVESTMENTS
1150 B East Hallandale Beach Boulevard
Hallandale Beach, FL 33009
Tel: (954) 980-3410

ARQUITECTONICA
2900 Oak Avenue
Miami, Florida 33133
Tel: (305) 372-1812
www.arquitectonica.com

CIVIL ENGINEER:
Szauer Engineering, Inc.
7050 W Palmetto Road, No. 15399
Boca Raton, FL 33433
Tel: (561) 716-0159

STRUCTURAL ENGINEER:
Ganem Consulting Engineering
1380 NE Miami Gardens Drive, Suite 251
North Miami Beach, FL 33179
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MEP ENGINEER:
Steven Feller, P.E., LLC
500 NE 3rd Avenue
Fort Lauderdale, FL 33301
Tel: (954) 467-1402
www.fellerpe.com

LANDSCAPE ARCHITECT:
Arquitectonica Geo
2900 Oak Avenue
Miami, Florida 33133
Tel: (305) 372-1812
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DRAWING NAME:
SECTOR C - LEVEL 02

A1-302c

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

2/12/2018 10:21:54 AM

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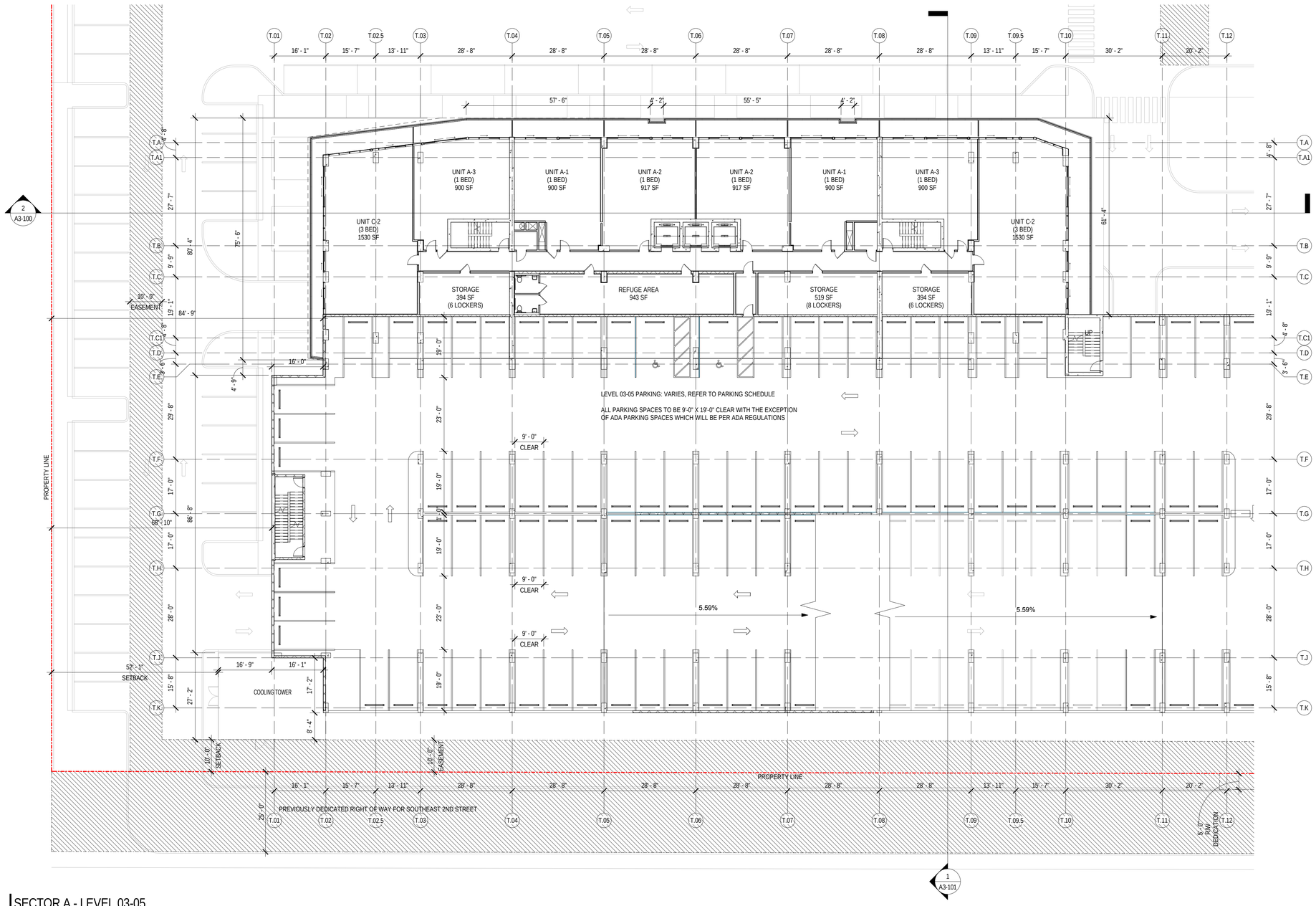

1 SECTOR A - LEVEL 03-05

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

SCHEDULE - PARKING

PARKING FLOOR	COUNT
LEVEL 01	234
LEVEL 01 - LIFTS	118
LEVEL 02	187
LEVEL 03	215
LEVEL 04	215
LEVEL 05	178
SURFACE EAST	173
SURFACE WEST	166

GRAND TOTAL: 1486

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HALLANDALE BEACH, FL 33009

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Hallandale Beach, FL 33009
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DRAWING NAME:
SECTOR A - LEVEL 03-05

A1-303a

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

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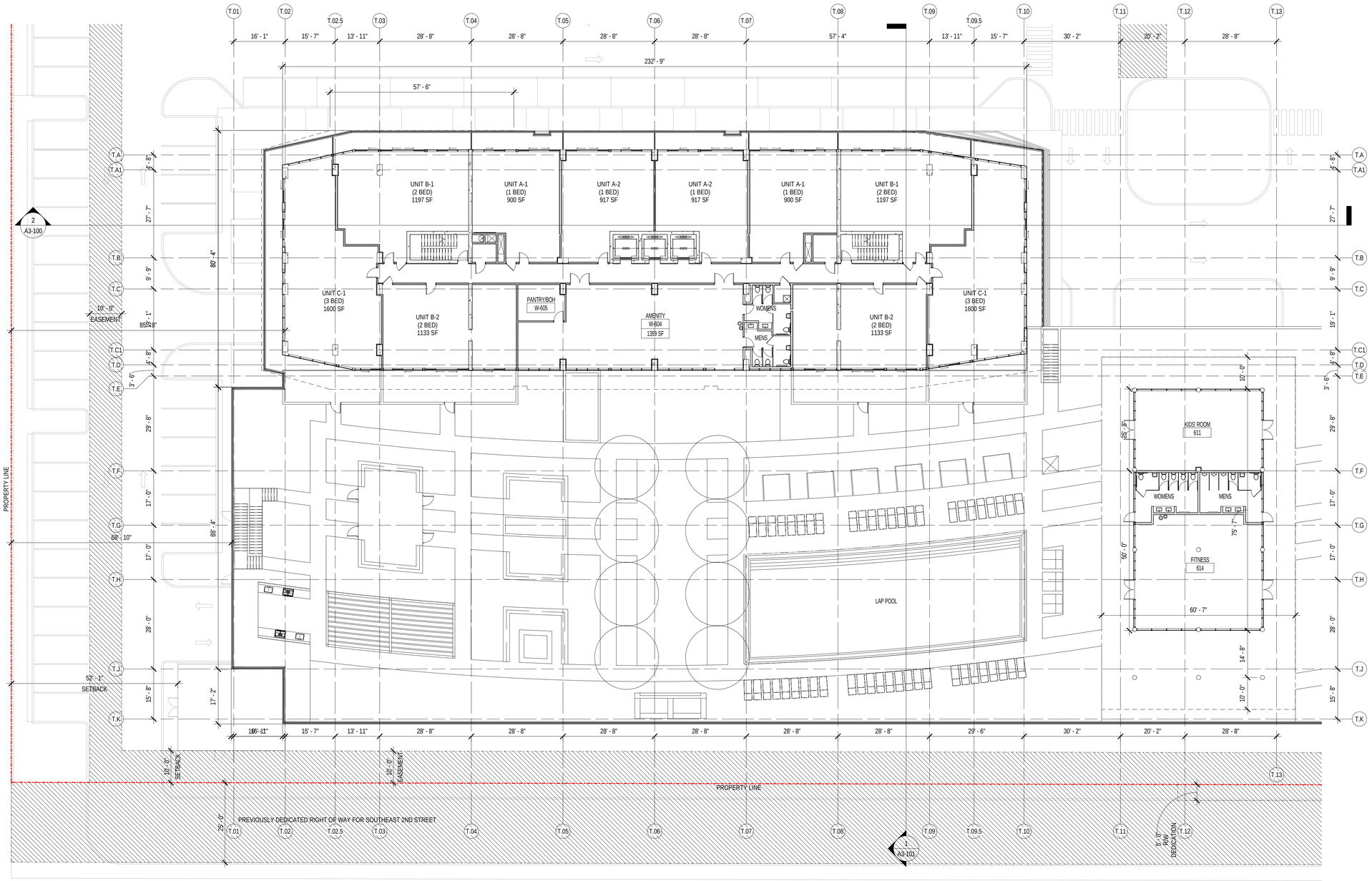

1 SECTOR A - LEVEL 06

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

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HALLANDALE BEACH, FL 33009

OWNER:
ROMAGNOLE INVESTMENTS
1150 B East Hallandale Beach Boulevard
Hallandale Beach, FL 33009
Tel: (954) 980-3410

ARQUITECTONICA
2900 Oak Avenue
Miami, Florida 33133
Tel: (305) 372-1812
www.arquitectonica.com

CIVIL ENGINEER:
Szauer Engineering, Inc.
7050 W Palmetto Road, No. 15399
Boca Raton, FL 33433
Tel: (561) 716-0159

STRUCTURAL ENGINEER:
Ganem Consulting Engineering
1380 NE Miami Gardens Drive, Suite 251
North Miami Beach, FL 33179
Tel: (786) 916-6546

MEP ENGINEER:
Steven Feller, P.E., LLC
500 NE 3rd Avenue
Fort Lauderdale, FL 33301
Tel: (954) 467-1402
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2900 Oak Avenue
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DRAWING NAME:
SECTOR A - LEVEL 06

A1-305a

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

2/12/2018 10:22:25 AM

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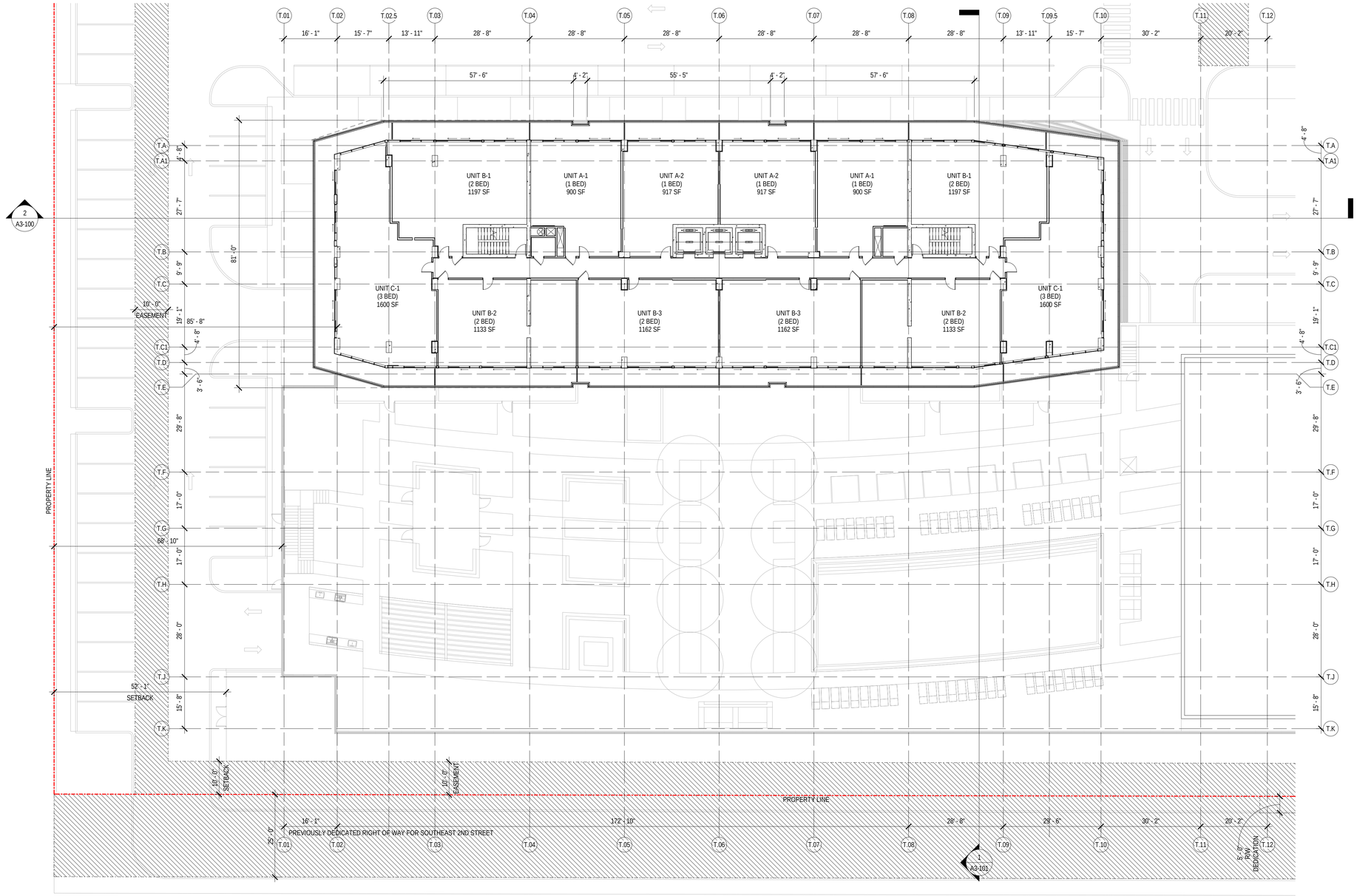

1 OVERALL PLAN LEVEL 7-23 (TYPICAL)

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

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HALLANDALE BEACH, FL 33009

OWNER:
ROMAGNOLE INVESTMENTS
1150 B East Hallandale Beach Boulevard
Hallandale Beach, FL 33009
Tel: (954) 980-3410

ARQUITECTONICA
2900 Oak Avenue
Miami, Florida 33133
Tel: (305) 372-1812
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7050 W Palmetto Road, No. 15399
Boca Raton, FL 33433
Tel: (561) 716-0159

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1380 NE Miami Gardens Drive, Suite 251
North Miami Beach, FL 33179
Tel: (786) 916-6546

MEP ENGINEER:
Steven Feller, P.E., LLC
500 NE 3rd Avenue
Fort Lauderdale, FL 33301
Tel: (954) 467-1402
www.fellerpe.com

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Arquitectonica Geo
2900 Oak Avenue
Miami, Florida 33133
Tel: (305) 372-1812
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DRAWING NAME:
SECTOR A - TYPICAL LEVEL

A1-306a

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

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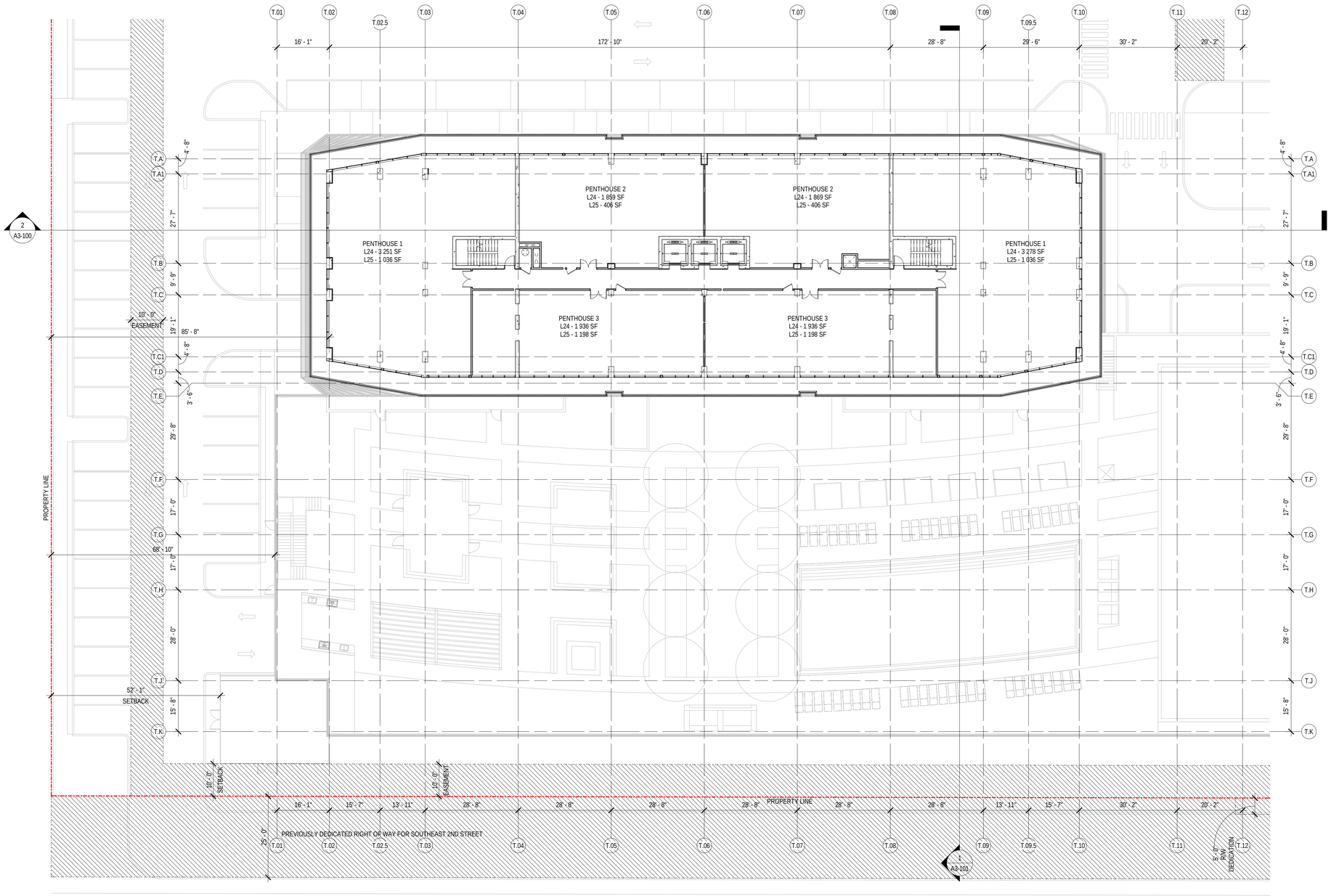

1 SECTOR A - PENTHOUSE (L24)

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

OASIS HALLANDALE

1150 HALLANDALE BEACH BOULEVARD
HALLANDALE BEACH, FL 33009

OWNER:
ROMAGNOLE INVESTMENTS

1150 B East Hallandale Beach Boulevard
Hallandale Beach, FL 33009
Tel: (954) 980-3410

ARQUITECTONICA
2900 Oak Avenue
Miami, Florida 33133
Tel: (305) 372-1812
www.arquitectonica.com

CIVIL ENGINEER:
Szauer Engineering, Inc.
7050 W Palmetto Road, No. 15399
Boca Raton, FL 33433
Tel: (561) 716-0159

STRUCTURAL ENGINEER:
Ganem Consulting Engineering
1380 NE Miami Gardens Drive, Suite 251
North Miami Beach, FL 33179
Tel: (786) 916-6546

MEP ENGINEER:
Steven Feller, P.E., LLC
500 NE 3rd Avenue
Fort Lauderdale, FL 33301
Tel: (954) 467-1402
www.fellerpe.com

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2900 Oak Avenue
Miami, Florida 33133
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DRAWING NAME:
SECTOR A - PENTHOUSE (L24)

A1-307a

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

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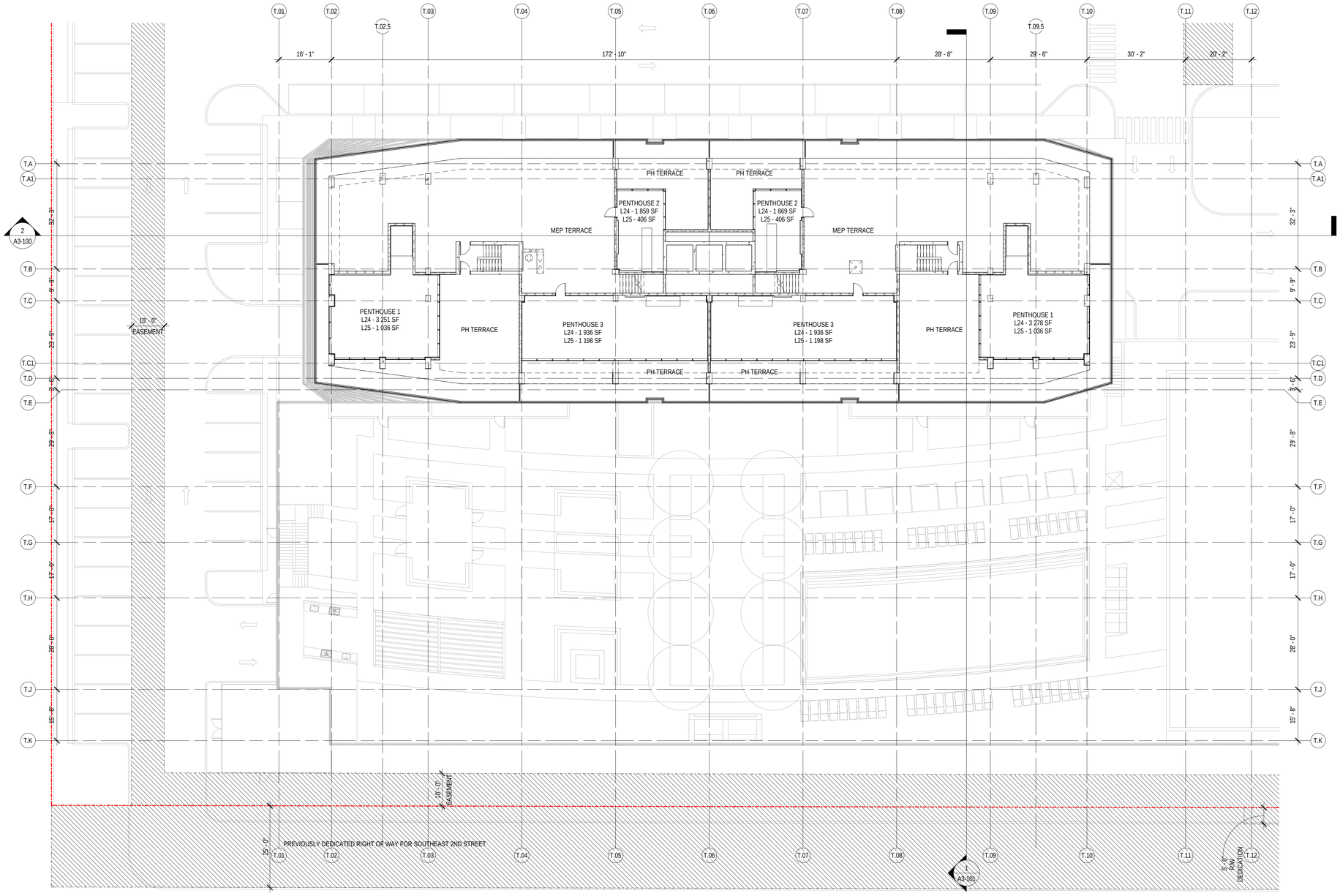

1 SECTOR A - PENTHOUSE TERRACE (L25)

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

OASIS HALLANDALE

1150 HALLANDALE BEACH BOULEVARD
HALLANDALE BEACH, FL 33009

OWNER:
ROMAGNOLE INVESTMENTS
1150 B East Hallandale Beach Boulevard
Hallandale Beach, FL 33009
Tel: (954) 980-3410

ARQUITECTONICA
2900 Oak Avenue
Miami, Florida 33133
Tel: (305) 372-1812
www.arquitectonica.com

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Szauer Engineering, Inc.
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Boca Raton, FL 33433
Tel: (561) 716-0159

STRUCTURAL ENGINEER:
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North Miami Beach, FL 33179
Tel: (786) 916-6546

MEP ENGINEER:
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500 NE 3rd Avenue
Fort Lauderdale, FL 33301
Tel: (954) 467-1402
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DRAWING NAME:
SECTOR A - PENTHOUSE TERRACE (L25)

A1-308a

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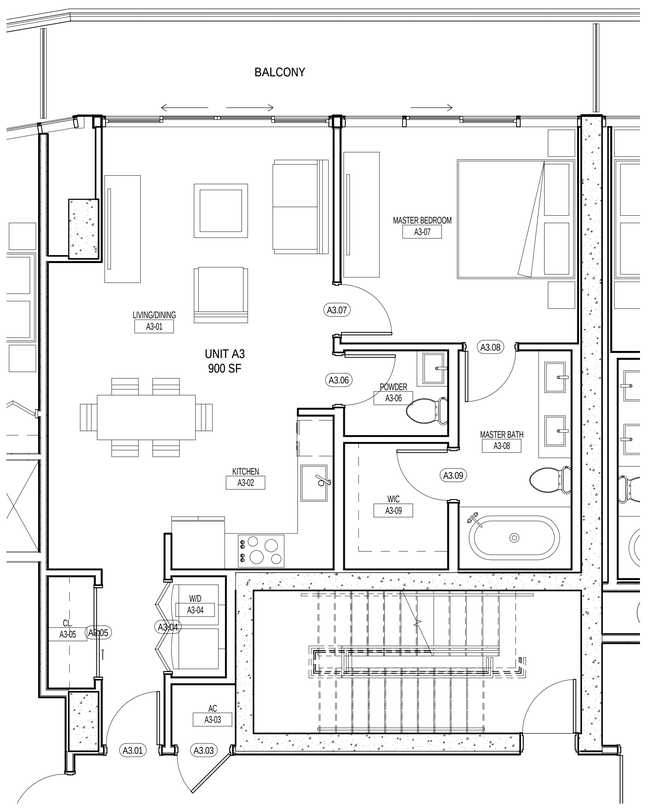
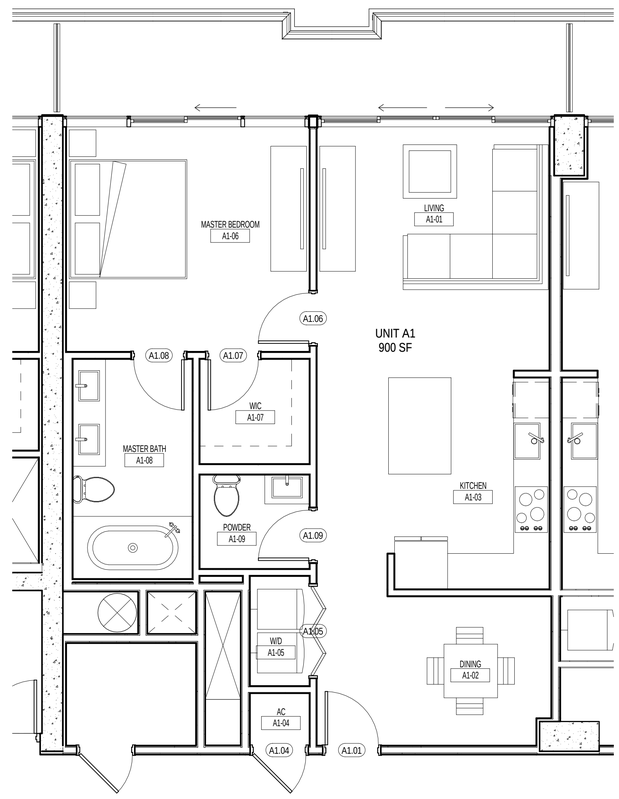


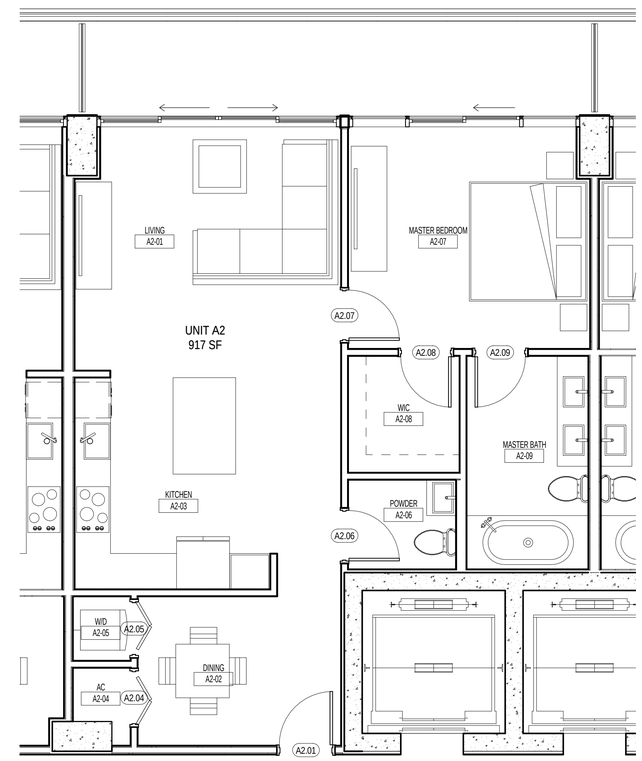
3 UNIT A3 (L02 - L05)

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



1 UNIT A1 (L02 - L23)

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



2 UNIT A2 (L02 - L23)

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

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HALLANDALE BEACH, FL 33009

OWNER:

ROMAGNOLE INVESTMENTS

1150 B East Hallandale Beach Boulevard
Hallandale Beach, FL 33009
Tel: (954) 980-3410

ARQUITECTONICA
2900 Oak Avenue
Miami, Florida 33133
Tel: (305) 372-1812
www.arquitectonica.com

CIVIL ENGINEER:
Szauer Engineering, Inc.
7050 W Palmetto Road, No. 15399
Boca Raton, FL 33433
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STRUCTURAL ENGINEER:
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Tel: (786) 916-6546

MEP ENGINEER:
Steven Feller, P.E., LLC
500 NE 3rd Avenue
Fort Lauderdale, FL 33301
Tel: (954) 467-1402
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DRAWING NAME:

1 BEDROOM UNITS

A1-400

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

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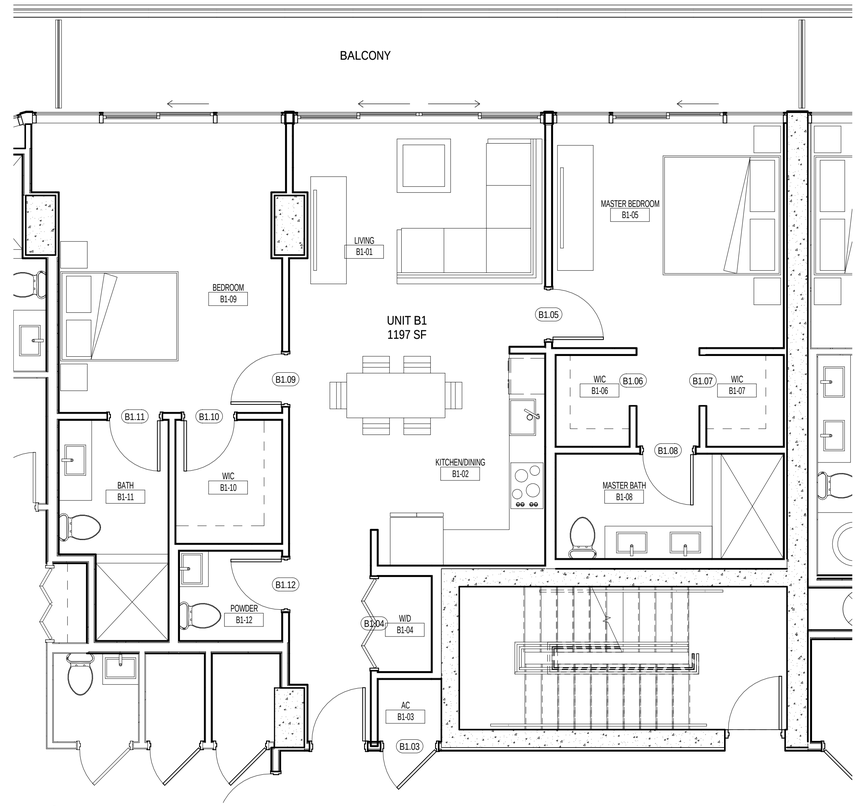
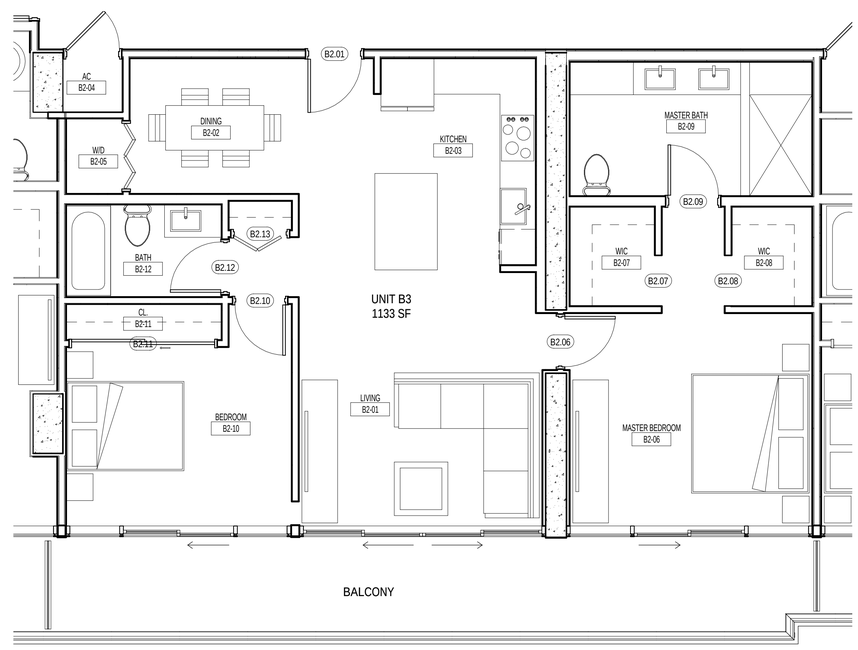


1 UNIT B1 (L06 - L23)

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

3 UNIT B3 (L07 - L23)

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



2 UNIT B2 (L06 - L23)

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

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HALLANDALE BEACH, FL 33009

OWNER:
ROMAGNOLE INVESTMENTS
1150 B East Hallandale Beach Boulevard
Hallandale Beach, FL 33009
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DRAWING NAME:

2 BEDROOM UNITS

A1-401

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

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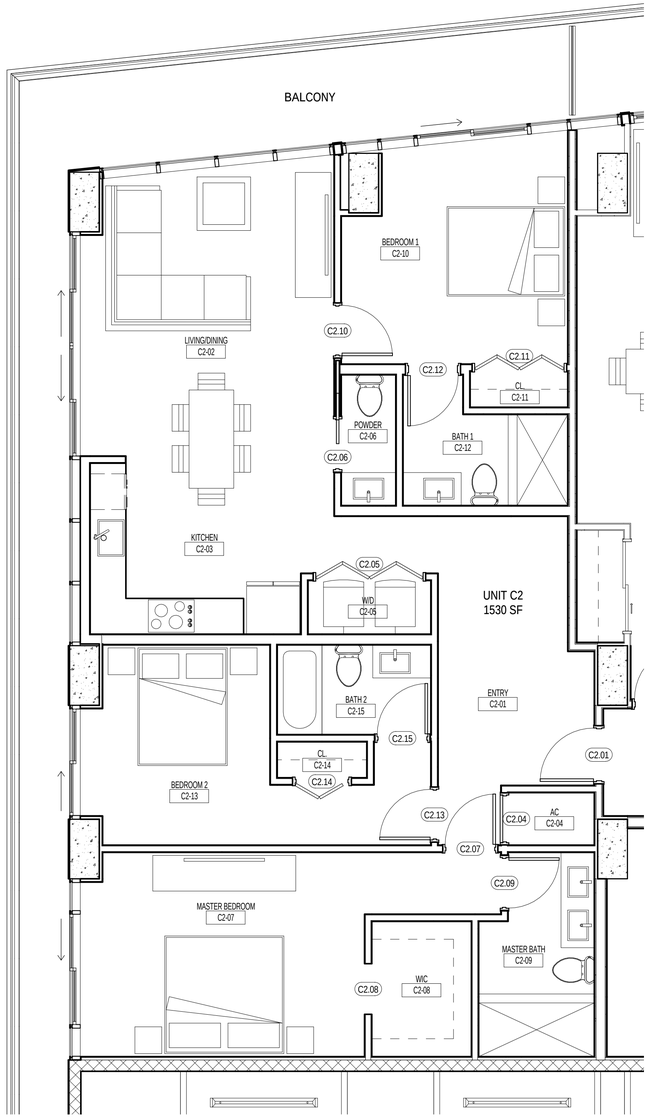
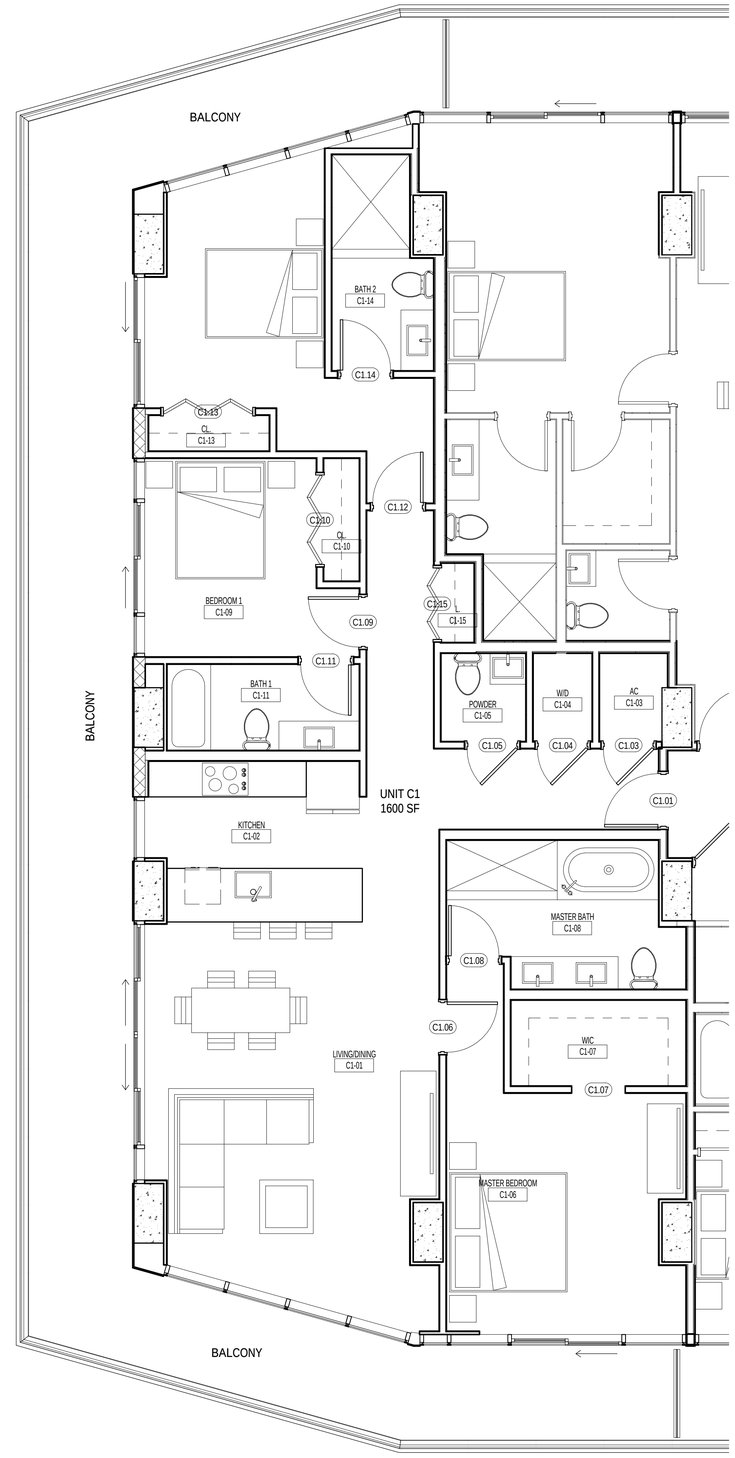


2 UNIT C2 (L02 - L05)

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



1 UNIT C1 (L06 - L23)

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

OASIS HALLANDALE

1150 HALLANDALE BEACH BOULEVARD
HALLANDALE BEACH, FL 33009

OWNER:
ROMAGNOLE INVESTMENTS
1150 B East Hallandale Beach Boulevard
Hallandale Beach, FL 33009
Tel: (954) 980-3410

ARQUITECTONICA
2900 Oak Avenue
Miami, Florida 33133
Tel: (305) 372-1812
www.arquitectonica.com

CIVIL ENGINEER:
Szauer Engineering, Inc.
7050 W Palmetto Road, No. 15399
Boca Raton, FL 33433
Tel: (561) 716-0159

STRUCTURAL ENGINEER:
Ganem Consulting Engineering
1380 NE Miami Gardens Drive, Suite 251
North Miami Beach, FL 33179
Tel: (786) 916-6546

MEP ENGINEER:
Steven Feller, P.E., LLC
500 NE 3rd Avenue
Fort Lauderdale, FL 33301
Tel: (954) 467-1402
www.fellerpe.com

LANDSCAPE ARCHITECT:
Arquitectonica Geo
2900 Oak Avenue
Miami, Florida 33133
Tel: (305) 372-1812
www.arquitectonica.com

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DRAWING NAME:
3 BEDROOM UNITS

A1-402

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

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1 OVERALL - NORTH ELEVATION

SCALE: 1" = 30'-0"

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1150 HALLANDALE BEACH BOULEVARD
HALLANDALE BEACH, FL 33009

OWNER:

ROMAGNOLE INVESTMENTS

1150 B East Hallandale Beach Boulevard
Hallandale Beach, FL 33009
Tel: (954) 980-3410

ARQUITECTONICA
2900 Oak Avenue
Miami, Florida 33133
Tel: (305) 372-1812
www.arquitectonica.com

CIVIL ENGINEER:
Szauer Engineering, Inc.
7050 W Palmetto Road, No. 15399
Boca Raton, FL 33433
Tel: (561) 716-0159

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Ganem Consulting Engineering
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North Miami Beach, FL 33179
Tel: (786) 916-6546

MEP ENGINEER:
Steven Feller, P.E., LLC
500 NE 3rd Avenue
Fort Lauderdale, FL 33301
Tel: (954) 467-1402
www.fellerpe.com

LANDSCAPE ARCHITECT:
Arquitectonica Geo
2900 Oak Avenue
Miami, Florida 33133
Tel: (305) 372-1812
www.arquitectonica.com

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DRAWING NAME:

TOWER ELEVATION - NORTH

A2-100

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SCALE: 1" = 30'-0"

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1 OVERALL - SOUTH ELEVATION

SCALE: 1" = 30'-0"

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1150 HALLANDALE BEACH BOULEVARD
HALLANDALE BEACH, FL 33009

OWNER:

ROMAGNOLE INVESTMENTS

1150 B East Hallandale Beach Boulevard
Hallandale Beach, FL 33009
Tel: (954) 980-3410

ARQUITECTONICA
2900 Oak Avenue
Miami, Florida 33133
Tel: (305) 372-1812
www.arquitectonica.com

CIVIL ENGINEER:
Szauer Engineering, Inc.
7050 W Palmetto Road, No. 15399
Boca Raton, FL 33433
Tel: (561) 716-0159

STRUCTURAL ENGINEER:
Ganem Consulting Engineering
1380 NE Miami Gardens Drive, Suite 251
North Miami Beach, FL 33179
Tel: (786) 916-6546

MEP ENGINEER:
Steven Feller, P.E., LLC
500 NE 3rd Avenue
Fort Lauderdale, FL 33301
Tel: (954) 467-1402
www.fellerpe.com

LANDSCAPE ARCHITECT:
Arquitectonica Geo
2900 Oak Avenue
Miami, Florida 33133
Tel: (305) 372-1812
www.arquitectonica.com

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DRAWING NAME:

TOWER ELEVATION - SOUTH

A2-101

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SCALE: 1" = 30'-0"

FOR USE BY REVIEWING AUTHORITY:

1 OVERALL - NORTH RETAIL

SCALE: 1" = 30'-0"

OASIS HALLANDALE

1150 HALLANDALE BEACH BOULEVARD
HALLANDALE BEACH, FL 33009

OWNER:

ROMAGNOLE INVESTMENTS

1150 B East Hallandale Beach Boulevard
Hallandale Beach, FL 33009
Tel: (954) 980-3410

ARQUITECTONICA
2900 Oak Avenue
Miami, Florida 33133
Tel: (305) 372-1812
www.arquitectonica.com

CIVIL ENGINEER:
Szauer Engineering, Inc.
7050 W Palmetto Road, No. 15399
Boca Raton, FL 33433
Tel: (561) 716-0159

STRUCTURAL ENGINEER:
Ganem Consulting Engineering
1380 NE Miami Gardens Drive, Suite 251
North Miami Beach, FL 33179
Tel: (786) 916-6546

MEP ENGINEER:
Steven Feller, P.E., LLC
500 NE 3rd Avenue
Fort Lauderdale, FL 33301
Tel: (954) 467-1402
www.fellerpe.com

LANDSCAPE ARCHITECT:
Arquitectonica Geo
2900 Oak Avenue
Miami, Florida 33133
Tel: (305) 372-1812
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DRAWING NAME:

RETAIL ELEVATION - NORTH

A2-102

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SCALE: 1" = 30'-0"

FOR USE BY REVIEWING AUTHORITY:

1 OVERALL - RETAIL INTERIOR STREET

SCALE: 1" = 30'-0"

OASIS HALLANDALE

1150 HALLANDALE BEACH BOULEVARD
HALLANDALE BEACH, FL 33009

OWNER:
ROMAGNOLE INVESTMENTS

1150 B East Hallandale Beach Boulevard
Hallandale Beach, FL 33009
Tel: (954) 980-3410

ARQUITECTONICA
2900 Oak Avenue
Miami, Florida 33133
Tel: (305) 372-1812
www.arquitectonica.com

CIVIL ENGINEER:
Szauer Engineering, Inc.
7050 W Palmetto Road, No. 15399
Boca Raton, FL 33433
Tel: (561) 716-0159

STRUCTURAL ENGINEER:
Ganem Consulting Engineering
1380 NE Miami Gardens Drive, Suite 251
North Miami Beach, FL 33179
Tel: (786) 916-6546

MEP ENGINEER:
Steven Feller, P.E., LLC
500 NE 3rd Avenue
Fort Lauderdale, FL 33301
Tel: (954) 467-1402
www.fellerpe.com

LANDSCAPE ARCHITECT:
Arquitectonica Geo
2900 Oak Avenue
Miami, Florida 33133
Tel: (305) 372-1812
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DRAWING NAME:
RETAIL ELEVATION - INTERIOR STREET

A2-103

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SCALE: 1" = 30'-0"

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2 SECTION EW - TOWER

SCALE: 1" = 30'-0"

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1150 HALLANDALE BEACH BOULEVARD
HALLANDALE BEACH, FL 33009

OWNER:
ROMAGNOLE INVESTMENTS
1150 B East Hallandale Beach Boulevard
Hallandale Beach, FL 33009
Tel: (954) 980-3410

ARQUITECTONICA
2900 Oak Avenue
Miami, Florida 33133
Tel: (305) 372-1812
www.arquitectonica.com

CIVIL ENGINEER:
Szauer Engineering, Inc.
7050 W Palmetto Road, No. 15399
Boca Raton, FL 33433
Tel: (561) 716-0159

STRUCTURAL ENGINEER:
Ganem Consulting Engineering
1380 NE Miami Gardens Drive, Suite 251
North Miami Beach, FL 33179
Tel: (786) 916-6546

MEP ENGINEER:
Steven Feller, P.E., LLC
500 NE 3rd Avenue
Fort Lauderdale, FL 33301
Tel: (954) 467-1402
www.fellerpe.com

LANDSCAPE ARCHITECT:
Arquitectonica Geo
2900 Oak Avenue
Miami, Florida 33133
Tel: (305) 372-1812
www.arquitectonica.com

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OVERALL SECTIONS - EW

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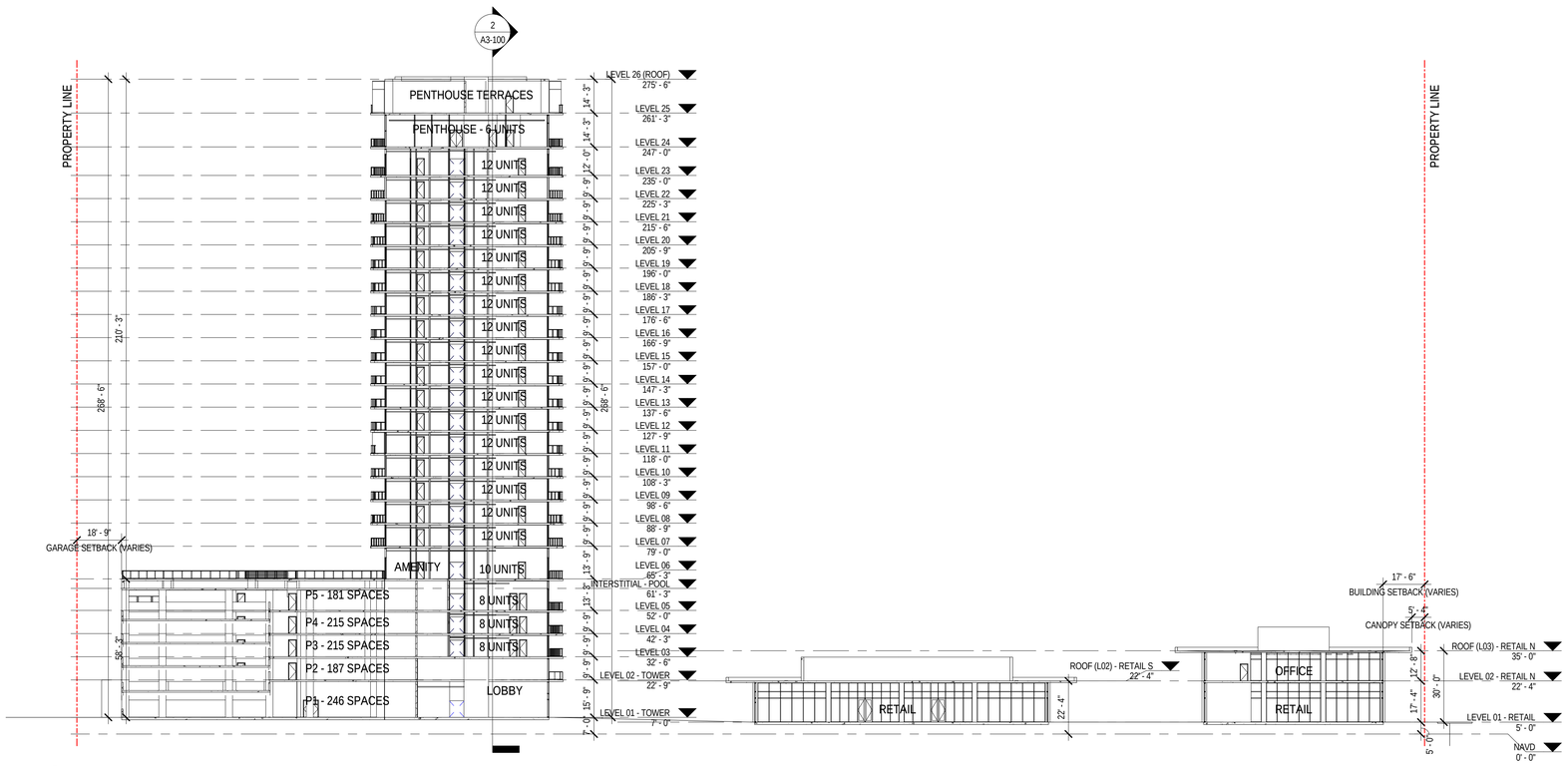

1 SECTION NS

SCALE: 1" = 30'-0"

OASIS HALLANDALE

1150 HALLANDALE BEACH BOULEVARD
HALLANDALE BEACH, FL 33009

OWNER:
ROMAGNOLE INVESTMENTS
1150 B East Hallandale Beach Boulevard
Hallandale Beach, FL 33009
Tel: (954) 980-3410

ARQUITECTONICA
2900 Oak Avenue
Miami, Florida 33133
Tel: (305) 372-1812
www.arquitectonica.com

CIVIL ENGINEER:
Szauer Engineering, Inc.
7050 W Palmetto Road, No. 15399
Boca Raton, FL 33433
Tel: (561) 716-0159

STRUCTURAL ENGINEER:
Ganem Consulting Engineering
1380 NE Miami Gardens Drive, Suite 251
North Miami Beach, FL 33179
Tel: (786) 916-6546

MEP ENGINEER:
Steven Feller, P.E., LLC
500 NE 3rd Avenue
Fort Lauderdale, FL 33301
Tel: (954) 467-1402
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LANDSCAPE ARCHITECT:
Arquitectonica Geo
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Miami, Florida 33133
Tel: (305) 372-1812
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HALLANDALE BEACH, FL 33009

OWNER:

ROMAGNOLE INVESTMENTS

1150 B East Hallandale Beach Boulevard
Hallandale Beach, FL 33009
Tel: (954) 980-3410

ARQUITECTONICA
2900 Oak Avenue
Miami, Florida 33133
Tel: (305) 372-1812
www.arquitectonica.com

CIVIL ENGINEER:
Szauer Engineering, Inc.
7050 W Palmetto Road, No. 15399
Boca Raton, FL 33433
Tel: (561) 716-0159

STRUCTURAL ENGINEER:
Ganem Consulting Engineering
1380 NE Miami Gardens Drive, Suite 251
North Miami Beach, FL 33179
Tel: (786) 916-6546

MEP ENGINEER:
Steven Feller, P.E., LLC
500 NE 3rd Avenue
Fort Lauderdale, FL 33301
Tel: (954) 467-1402
www.fellerpe.com

LANDSCAPE ARCHITECT:
Arquitectonica Geo
2900 Oak Avenue
Miami, Florida 33133
Tel: (305) 372-1812
www.arquitectonica.com

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HALLANDALE BEACH, FL 33009

OWNER:

ROMAGNOLE INVESTMENTS

1150 B East Hallandale Beach Boulevard
Hallandale Beach, FL 33009
Tel: (954) 980-3410

ARQUITECTONICA
2900 Oak Avenue
Miami, Florida 33133
Tel: (305) 372-1812
www.arquitectonica.com

CIVIL ENGINEER:
Szauer Engineering, Inc.
7050 W Palmetto Road, No. 15399
Boca Raton, FL 33433
Tel: (561) 716-0159

STRUCTURAL ENGINEER:
Ganem Consulting Engineering
1380 NE Miami Gardens Drive, Suite 251
North Miami Beach, FL 33179
Tel: (786) 916-6546

MEP ENGINEER:
Steven Feller, P.E., LLC
500 NE 3rd Avenue
Fort Lauderdale, FL 33301
Tel: (954) 467-1402
www.fellerpe.com

LANDSCAPE ARCHITECT:
Arquitectonica Geo
2900 Oak Avenue
Miami, Florida 33133
Tel: (305) 372-1812
www.arquitectonica.com

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HALLANDALE BEACH, FL 33009

OWNER:
ROMAGNOLE INVESTMENTS
1150 B East Hallandale Beach Boulevard
Hallandale Beach, FL 33009
Tel: (954) 980-3410

ARQUITECTONICA
2900 Oak Avenue
Miami, Florida 33133
Tel: (305) 372-1812
www.arquitectonica.com

CIVIL ENGINEER:
Szauer Engineering, Inc.
7050 W Palmetto Road, No. 15399
Boca Raton, FL 33433
Tel: (561) 716-0159

STRUCTURAL ENGINEER:
Ganem Consulting Engineering
1380 NE Miami Gardens Drive, Suite 251
North Miami Beach, FL 33179
Tel: (786) 916-6546

MEP ENGINEER:
Steven Feller, P.E., LLC
500 NE 3rd Avenue
Fort Lauderdale, FL 33301
Tel: (954) 467-1402
www.fellerpe.com

LANDSCAPE ARCHITECT:
Arquitectonica Geo
2900 Oak Avenue
Miami, Florida 33133
Tel: (305) 372-1812
www.arquitectonica.com

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SCALE:

OASIS HALLANDALE

1150 HALLANDALE BEACH BOULEVARD

HALLANDALE BEACH, FLORIDA 33009

LANDSCAPE DESIGN REVIEW COMMITTEE SUBMITTAL

ARQUITECTONICA GEO

LANDSCAPE ARCHITECTS

2900 OAK AVE

MIAMI, FLORIDA 33133

Phone (305)372 1812 Fax (305)372 1175

Website: www.arquitectonicageo.com

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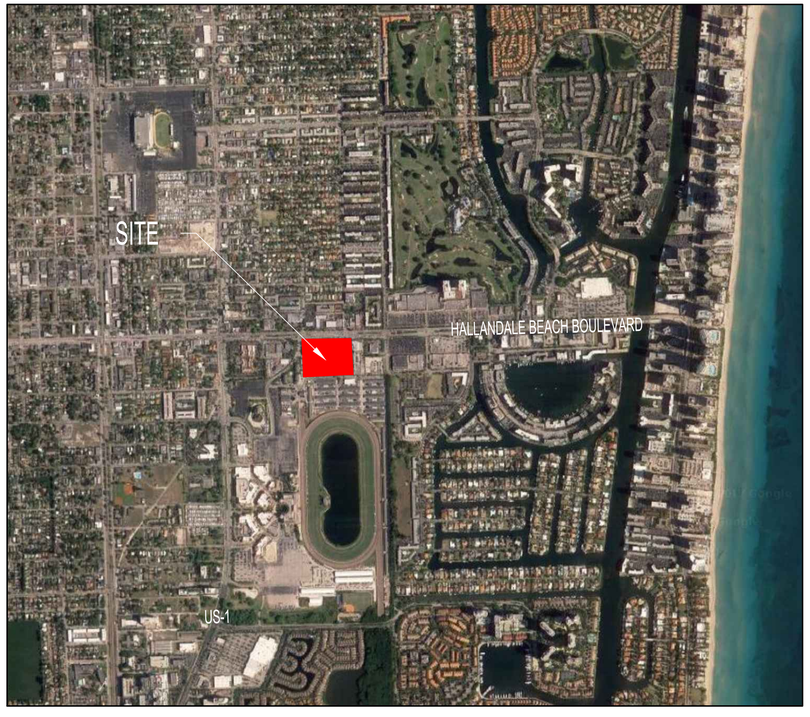
03 02-12-2018



SCALE: 1" = 30'-0" 0 15' 30' 60' 90'

OASIS HALLANDALE
1150 HALLENDALE BEACH BOULEVARD
HALLANDALE BEACH, FL 33009

ARCHITECT OF RECORD:
ARQUITECTONICA
2900 Oak Avenue
Miami, Florida 33133
TEL: 305.372.1812 FAX: 305.372.1175
www.arquitectonica.com

CIVIL ENGINEER:
SZAUER ENGINEERING, INC.
7050 W. Palmetto Road, No. 15399
Boca Raton, FL 33433
TEL: 561.716.0159

LANDSCAPE ARCHITECT:
ARQUITECTONICA GEO
2900 Oak Avenue
Miami, Florida 33133
TEL: 305.372.1812 FAX: 305.372.1175
www.arquitectonica.com

STRUCTURAL ENGINEER:

MEP ENGINEER:
STEVEN FELLER, P.E., LLC
500 N.E. 3rd Avenue
Fort Lauderdale, FL 33301
TEL: 954.467.1402 FAX: 954.467.5752
www.fellerpe.com

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ARQUITECTONICA PROJECT NUMBER: 3463

SEAL/SIGNATURE/DATE:

Architect/Engineer of Record

Office Registration # AA C000465

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LANDSCAPE
INDEX OF DRAWINGS

SCALE:

L0-000

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GENERAL NOTES

1. These plans reflect the scope of the Landscape Architect external services. For Architectural, Civil, please refer to the appropriate consultant documents.
2. The locations of all site amenities are approximate and may be adjusted in the field with owner and/or their representatives approval. See plans for locations of fixed amenities.
3. The locations of plants, as shown in these plans, are approximate. The final locations may be adjusted to accommodate unforeseen field conditions to comply with safety criteria, to avoid creating unsafe sight conditions, or as otherwise directed by or approved by the landscape architect or owner's representative.
4. Construction shall comply with all local building codes.
5. All dimensions shall be verified in the field prior to construction. Written dimensions shall take precedence over scaled drawings.
6. If a discrepancy should arise between layout geometry and design intent, design intent shall take precedence.

GENERAL GRADING NOTES

1. All grading information provided is intended for aesthetic purposes and to show relationships only. For detailed grading information see Civil Engineers drawings.
2. Rough grading and site preparation shall be completed for review by Landscape Architect / or owners representative prior to final grading.
3. Roadway grading and transition areas to be reviewed and approved by Civil / Traffic Engineer.
4. Grading and calculations for retention areas to be provided by Civil Engineers.
5. Contractor shall not substantially modify grading plan without the approval of designer. All site aesthetic grading is subject to review and approval of the landscape architect or owner's representative.
6. All graded areas shall be dragged with a drag mat or hand radeel to blend in small imperfections and round off any sharp lines that may have been constructed by equipment. All areas to be planted shall have no water holding pockets.

GENERAL SITE LIGHTING NOTES

1. All electrical wiring and circuiting by Electrical Engineer in future permit set.
2. Shop drawings shall be required by manufacturers and/or contractors for all connections, footers, electrical requirements and color samples for review and approval by the landscape architect or owner's representative.
3. Photometrics to be provided by the Engineer and coordinated with Landscape Architect/or owner representative.
4. Transformers and other exterior ballasts shall be hidden from general view with landscaping and /or appropriate enclosures. This should be coordinated with Landscape architect.

GENERAL LANDSCAPE NOTES

1. The Contractor shall be responsible for verifying all underground utilities prior to digging in any area. The contractor shall notify all necessary utility companies 48 hours minimum prior to digging for verification of all underground utilities, irrigation and all other obstructions and coordinate with Owner's Representative prior to initiating operations. Drawings are prepared according to the best information available at the time of preparing documents.
2. The contractor is responsible to ensure proper watering and maintenance of new and relocated plant materials during the one year warranty period.
3. Contractor is to report any discrepancies between the construction drawings and field conditions to the Owner's Representative immediately.
4. Landscape Contractor shall coordinate all work with related contractors and with the general construction of the project in order not to impede the progress of the work of others or the contractor's own work. Landscape contractor shall provide schedule of his/her work two weeks in advance, beginning two weeks prior to commencing landscape trade construction.
5. The location of the landscape holding area will be identified by the Owner or Owner's Representative. The Contractor shall adhere to the access routes to and from the holding area without disrupting or impeding access to the site by others. Contractor is responsible for the maintenance of all plant materials, including temporary irrigation and fertilization if necessary during construction, while being held in landscape holding areas.
6. The Contractor shall bear all costs of testing of soils, amendments, etc. associated with the work and included in the specifications. Prior to commencement of the landscape planting work the Contractor shall provide complete soil tests with recommendations for soil treatment in the construction area.
7. Landscape Contractor shall field stake the location of all plant material or field stake the plants prior to initiating installation for the review and approval of the Owner's representative and/or Landscape Architect. Note: **No planting shall commence until there is a functional irrigation system in the area to be planted. No trees shall be planted on top of irrigation lines.**
8. Landscape Contractor shall field adjust location of plant material as necessary to avoid damage to all existing underground utilities and/ or existing above ground elements. All changes required shall be completed at the Contractor's expense and shall be coordinated with Owner's Representative and the Landscape Architect.
9. Any substitutions in size and/or plant species must be approved by the Landscape Architect or Owner's Representative prior to modification of the contract, purchasing and delivery of plants. All plants will be subject to approval by Landscape Architect and/or Owner's Representative before planting can begin. All plant materials will not include any plants considered to be invasive by the City of Hallandale Beach.
10. Contractor shall refer to the landscape planting details, general notes and the project manual and/or specifications for further and complete landscape planting instructions.
11. Landscape Contractor shall coordinate all planting work with permanent or temporary irrigation work. Landscape Contractor shall be responsible for all hand watering as required by Owner's Representative to supplement irrigation watering and rainfall. Landscape Contractor shall be responsible for hand watering in all planting areas, regardless of the status of existing or proposed irrigation.
12. Landscape Contractor shall clean the work areas at the end of each working day. Rubbish and debris shall be collected and deposited off-site or in an approved disposal area daily. All materials, products and equipment shall be stored in an organized fashion as directed by the Owner's Representative.
13. Landscape Contractor shall re-grade all areas disturbed by plant removal, relocation and/or installation work. Landscape Contractor shall replace (by equal size and quality) any and all existing or new plant material disturbed or damaged by plant removal, relocation, and/or installation work.
14. Site distance concerns must be maintained for clear site visibility from thirty (30) inches to seventy-two (72) inches, tree trunks are excluded as specified in appropriate municipal codes.

GENERAL LANDSCAPE NOTES CONT'D

15. Guying / staking practices shall not permit nails, screws, wires, etc., to penetrate outer surface of any tree or palm. Trees or palms rejected due to this practice shall be replaced at the Contractor's expense.
16. Burlap material, wire cages, plastic straps, etc., must be cut and removed from top one-third (1/3) of root ball.
17. Trees grown in grow bags or grow bag type material are not allowed.
18. All planting materials shall meet or exceed local requirements as specified by local plant standards.
19. All landscape installations shall meet or exceed the minimum requirements as shown in appropriate municipal codes.
20. The Contractor shall be responsible for the guarantee of all plant material for a period of twelve (12) months from the date of substantial completion. Substantial completion constitutes the beginning of guarantee period.
21. Plant size specifications take precedence over container size.
22. Contractor to verify quantities and report any discrepancies to Owners representative and/or Landscape Architect.
23. All plant material shall be graded Florida #1 or better.
24. All proposed planting beds will be planted out correctly with proper spacing.
25. All tree work will require permitting by a registered Broward County Tree Trimmer.
26. Burlap, wire cages, etc., be removed half way down root balls.
27. Purple Piping shall be used for irrigation purposes until reclaimed water is available.

01
11-16-2017

SOIL PREPARATION AND SOIL MIX

1. All plants noted for removal shall be relocated as shown on plans or removed and properly disposed of offsite at contractors expense unless otherwise noted.

2. Before finishing top soil grading, scarify & rake subsoil clear of stones (1" diameter and larger), debris, rubbish, and remaining roots from removed plant material to a depth of 6".

3. Plant holes should be dug and the sides and bottom of the hole should be stable, regardless of depth. Soil scarification is necessary if sides of the hole are compacted.

4. Contractor to apply approved pre-emergent herbicide in accordance with manufacturer's rate and specifications. Contractors to provide manufacturer's specifications for approval.

5. Planting soil mix for planters, trees, shrubs, and ground cover & grasses shall be determined by soil analysis prior to planting landscape.

The planting soil mix should be what comes out of the hole so the plant adapts to the surrounding/existing soil and grows into it. This is why the sides and the bottom of the planting hole should never be compacted with the digging implements. Never fertilize newly planted plants and trees. Please note that peat moss will eventually decompose and clog soil pores thereby inhibiting the plants water and oxygen consumption.

6. Topsoil shall be natural, fertile, agricultural soil capable of sustaining vigorous plant growth. It shall be of uniform composition throughout, with admixture of subsoil, it shall be free of stones, lumps, live plants and their roots, sticks, and other extraneous material. Top soil brought in should match as well as possible the existing soil texture and Ph. Planted material should never be "mounded" or raised; the soil will eventually wash away exposing the roots and it will be difficult to establish the plant material due to drought and excessive soil transpiration. All plant/tree material should be installed with the root collar exposed (approximately 1/2" to1"). Landscape contractor should find the uppermost lateral root and plant that just below the soil surface.

7. Smooth topsoil without compaction to two inches (2") below finish grade in areas to be sodded without compaction.

8. Finish grade all topsoil areas to a smooth non-compacted, even surface assuring positive drainage away from the structures and eliminate any low areas except in retention areas where water may collect.

9. Contractor to remove debris and excess material immediately from job site while keeping in mind that heavy equipment will compact soil to the detriment of water drainage and the health of the newly installed plants. All planting areas with compacted soil will have surfaces scarified to a min. of 6" in depth.

PLANTING SPECIFICATIONS

1. The contractor is responsible for maintaining, in full, all planting areas (including watering, spraying, mulching, mowing, fertilizing, etc.) Until the job is accepted, in full, by the owner, its representative and Landscape Architect.

2. All plant material shall be protected during transport and delivery to final location with shade cloth or other acceptable means of windburn prevention. Plant/tree material shall conform to Florida # 1 as described in Florida grades & standards, the lastest issue.

3. All trees must be guyed or staked as shown in details.

4. When plant material is delivered onsite, it shall not be laid down for more than two hours. Plant material when stored onsite shall be placed and maintained in good condition in a vertical position. All plants held onsite shall be kept watered regularly in sufficient amounts to permit continuous and vigorous growth.

5. Installation of all plant material shall be installed in a sound, workmanlike manner and according to accepted good planting and tree relocation procedures with the quality of plant materials as hereinafter described. All elements of landscaping shall be installed so as to meet all applicable ordinances and code requirements.

6. There shall be no chains or cables used directly on trees or palms, handle with 2" minimum width nylon straps or equal.

7. Contractor shall assure drainage and percolation of all planting pits. Prior to installation of plant material, contractor shall fill all tree pits with water before planting to assure that proper drainage and percolation is available. Correct if required to assure percolation. Contractor is responsible for replacement of all plants lost due to inadequate drainage conditions. Plant/tree material that has bark scraped off due to shipping, handling, and installation issues may be rejected upon inspection by the L.A.

8. Contractor to request inspection of project in writing. If all work is satisfactory and complete in accordance with conditions of contract documents, then the owner, its representative, and landscape architect shall declare the project substantially complete.

9. Substantial completion constitutes the beginning of guarantee period.

10. Contractor to replace rejected plant within two (2) weeks of notice.

11. Crown pruning of any trees or palms is generally not approved by the national arborist association standards. When it is approved, it must be done in writing.

12. Xeriscaping principles as outlined in the South Florida Water Management District Xeriscape Plant Guide 2 shall be applied throughout landscape installation and maintenance.

DRAWING ORGANIZATION

1. DRAWING NUMBERING SYSTEM

THE DRAWING NUMBER FOR EACH SHEET CONSISTS OF THE FOLLOWING:

L1-100

- SHEET NUMBER
- LEVEL (FOR PLANS)
- DRAWING GROUP
- DISCIPLINE

2. DRAWING GROUP

LANDSCAPE DRAWINGS ARE ORGANIZED INTO THE FOLLOWING GROUPS:

L0 = GENERAL
L1 = PLANS
L2 = ELEVATIONS
L3 = SECTIONS
L4 = ENLARGEMENTS
L5 = DETAILS
L6 = SCHEDULES

3. SHEET NUMBER

EACH DRAWING SHEET WITHIN EACH GROUP/MULTIPLE SHALL BE NUMBERED SEQUENTIALLY FROM **00** TO **99.**

4. DRAWING NUMBER EXAMPLES:

L1-100 SITE PLAN

OASIS HALLANDALE
1150 HALLENDALE BEACH BOULEVARD
HALLANDALE BEACH, FL 33009

ARCHITECT OF RECORD:
ARQUITECTONICA
2900 Oak Avenue
Miami, Florida 33133
TEL: 305.372.1812 FAX: 305.372.1175
www.arquitectonica.com

CIVIL ENGINEER:
SZAUER ENGINEERING, INC.
7050 W. Palmetto Road, No. 15399
Boca Raton, FL 33433
TEL: 561.716.0159

LANDSCAPE ARCHITECT:
ARQUITECTONICA GEO
2900 Oak Avenue
Miami, Florida 33133
TEL: 305.372.1812 FAX: 305.372.1175
www.arquitectonica.com

STRUCTURAL ENGINEER:

MEP ENGINEER:
STEVEN FELLER, P.E., LLC
500 N.E. 3rd Avenue
Fort Lauderdale, FL 33301
TEL: 954.467.1402 FAX: 954.467.5752
www.fellerpe.com

DRC - REVISION 03

02/12/18

ISSUE #	DESCRIPTION	DATE
1	DRC - REVISION 1	11/16/17
2	DRC - REVISION 2	12/22/17
3	DRC - REVISION 3	02/12/18

ARQUITECTONICA PROJECT NUMBER: 3463

SEAL/SIGNATURE/DATE:

Architect/Engineer of Record
Office Registration # AA C000465

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DRAWING NAME:

LANDSCAPE NOTES

SCALE:

L0-001

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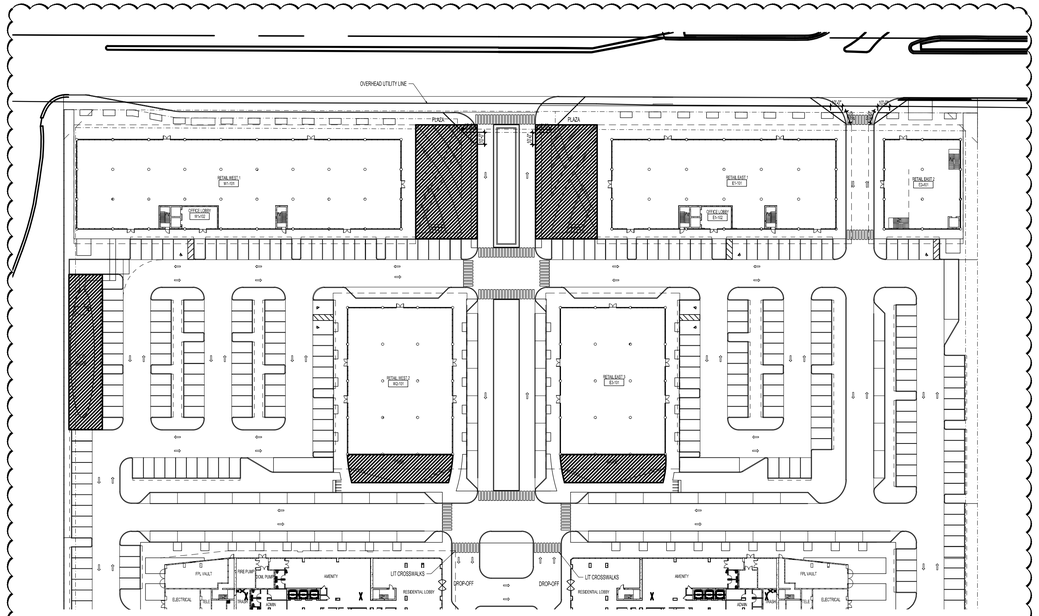
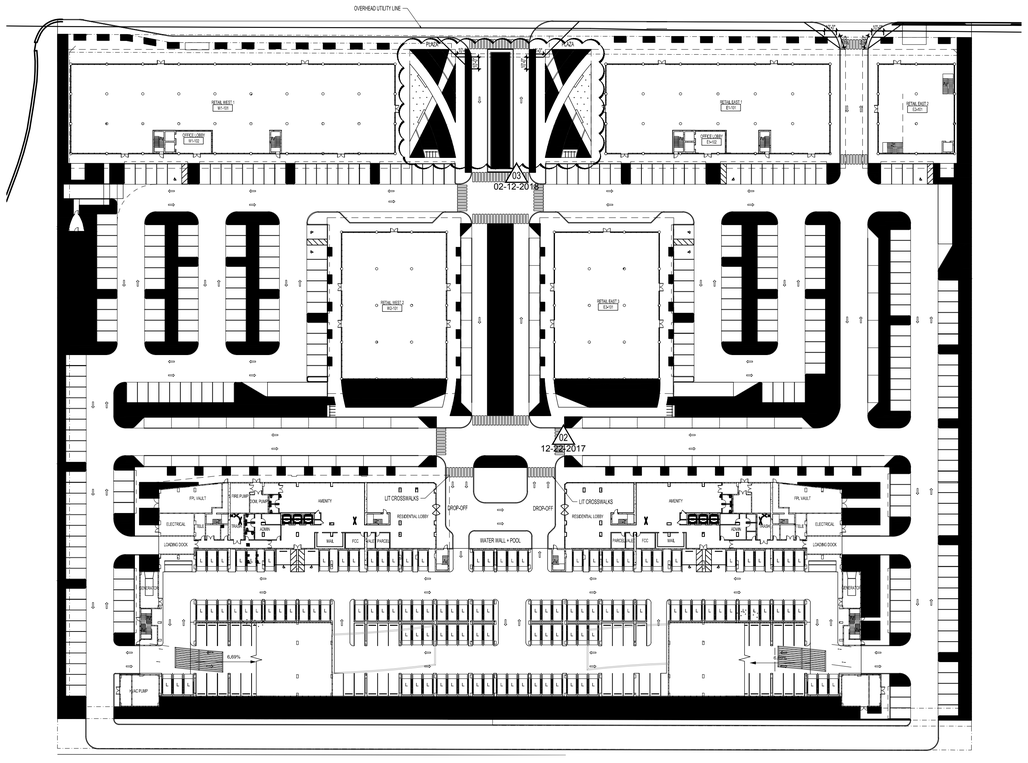


1 GROUND LEVEL CIVIC SPACE

SCALE: 1" = 60'-0"

CIVIC/PUBLIC SPACE PROVIDED: 17,540 SF

03 02-12-2018



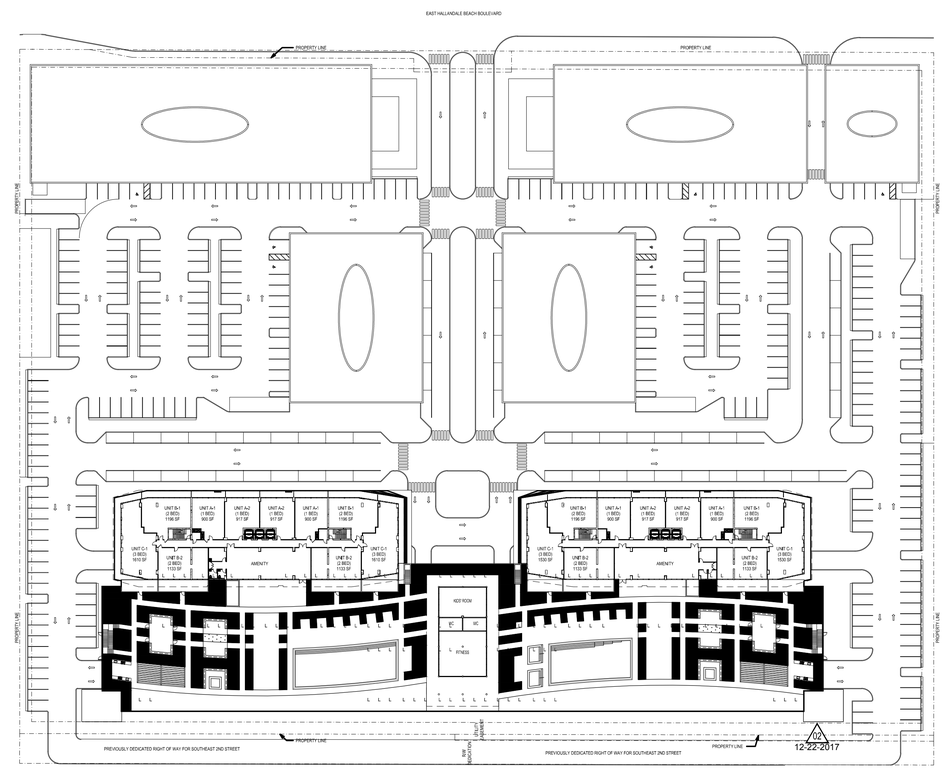
03 02-12-2018

02 12-22-2017

2 GROUND LEVEL LANDSCAPED AREA

SCALE: 1" = 60'-0"

02 12-22-2017



3 6TH LEVEL LANDSCAPED AREA

SCALE: 1" = 60'-0"

01 11-16-2017

Hallandale Beach

LANDSCAPE CALCULATIONS

Zoning/Land Use: RDO Overlay District Lot Area: 10.08 Acres 439,084 s.f. 01 11-16-2017

	REQUIRED/ ALLOWED	PROVIDED
PERVIOUS LOT AREA		
A. Square feet of required landscaped lot area, as indicated on site plan: Lot Area 439,084 s.f. x 15 % = 65,863 s.f.	65,863	66,638 02 12-22-2017
B. Architectural planters, nonground-level planted areas and interior atriums: Required landscape lot area: 65863 s.f x 50 % allowed =	32931	16516
C. Total square feet of required landscaped lot area provided:	65,863	**83,154**
LAWN AREA CALCULATION 01 11-16-2017		
A. Square feet of required landscaped space:	65,863	83,154
B. Maximum lawn area (sod) permitted 70 % x 83,154 s.f.	58,208	4,674
TREES		
A. 1 Tree required for each 1500 sf of total lot area Lot Area 439,084 s.f / 1500 s.f =	293	315
B. Palms allowed: Number of trees provided x 50% =	158	45
C. % Natives required: Number of trees provided x 50% = 01 11-16-2017	158	315
D. % Drought tolerant and low maintenance: Number of trees provided x 50% =	158	315
E. Street Trees (maximum average spacing of 25' o.c.): 765 linear feet along street / 25 =	31	34 02 12-22-2017
F. Minimum tree species required: Project requiring 51 or more trees=	5	13
SHRUBS		
A. Number of shrubs provided:		1425
B. % Native shrub required: Number of shrubs provided x 30% =	428	1,425

03 02-12-2018 01 11-16-2017

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DRC - REVISION 03

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DRAWING NAME:

LANDSCAPE CALCULATIONS

SCALE:

L0-002

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Hallendale Beach Blvd

	Scientific name	Common name	DBH	H/Ct	Canopy	Condition	TPZ
1	Not onsite						
2	Not onsite						
3	Not onsite						
4	Not onsite						
5	Not onsite						
6	Not onsite						
7	Not onsite						
8	Not onsite						
9	Not onsite						
10	Not onsite						
11	Not onsite						
12	Not onsite						
13	Swietenia mahagoni	Mahogany	16"	35'	40'	Good	8'
14	Syagrus romanzoffiana	Queen palm	10"	15'	26'	Good	3'
15	Conocarpus erectus sericeus	Silver buttonwood	8"	13'	15'	Good	3'
16	Conocarpus erectus sericeus	Silver buttonwood	9"	13'	15'	Moderate	3'
17	Gone						
18	Ficus aurea	Strangler fig	83"	40'	50'	Good	15'
19	Gone						
20	Conocarpus erectus sericeus	Silver buttonwood	6"	12'	10'	Poor	
21	Syagrus romanzoffiana	Queen palm	8"	15'	8'	Poor	
22	Gone						
23	Sabal palmetto	Sabal palm	15"	10'	15'	Good	3'
24	Conocarpus erectus sericeus	Silver buttonwood	9"	16'	20'	Poor	
25	Conocarpus erectus sericeus	Silver buttonwood	5"	12'	10'	Poor	
26	Not onsite						
27	Roystonea regia	Royal palm	21"	25'	32'	Good	4'
28	Roystonea regia	Royal palm	18"	28'	32'	Good	4'
29	Roystonea regia	Royal palm	14"	18'	28'	Good	4'
30	Roystonea regia	Royal palm	18"	28'	32'	Good	4'
31	Bucida buceras	Black olive	17"	30'	28'	Moderate	6'
32	Roystonea regia	Royal palm	17"	35'	34'	Good	4'
33	Roystonea regia	Royal palm	14"	15'	30'	Good	4'
34	Roystonea regia	Royal palm	15"	35'	34'	Good	4'
35	Roystonea regia	Royal palm	0			Dead	
36	Bucida buceras	Black olive	17"	30'	30'	Moderate	6'
37	Roystonea regia	Royal palm	13"	35'	32'	Good	4'
38	Roystonea regia	Royal palm	14"	35'	30'	Moderate	4'
39	Roystonea regia	Royal palm	10"	18'	22'	Good	4'
40	Bucida buceras	Black olive	24"	35'	25'	Moderate	6'
41	Not onsite						
42	Roystonea regia	Royal palm	10"	18'	25'	Good	4'
43	Bucida buceras	Black olive	23"	40'	55'	Moderate	6'
44	Roystonea regia	Royal palm	13"	20'	25'	Good	4'
45	Bucida buceras	Black olive	50"	45'	40'	Moderate	8'
46	Not onsite						
47	Manilkara zapota	Sapodilla	30"	30'	30'	Good	6'
48	Roystonea regia	Royal palm	17"	34'	34'	Good	4'
49	Roystonea regia	Royal palm	16"	15'	34'	Good	4'
50	Sabal palmetto	Sabal palm	14"	8'	18'	Good	3'
51	Manilkara zapota	Sapodilla	22"	14'	10'	Poor	
52	Caryota mitis	Fishtail palm	3"	0'	12'	Poor	
53	Roystonea regia	Royal palm	13"	11'	20'	Good	4'
54	Roystonea regia	Royal palm	16"	25'	30'	Good	4'
55	Roystonea regia	Royal palm	17"	23'	38'	Good	4'
56	Roystonea regia	Royal palm	22"	20'	36'	Good	4'
57	Roystonea regia	Royal palm	17"	20'	34'	Good	4'
58	Manilkara zapota	Sapodilla	20"	35'	45'	Moderate	8'
59	Roystonea regia	Royal palm	15"	35'	36'	Good	4'
60	Roystonea regia	Royal palm	7"	9'	16'	Moderate	3'
61	Roystonea regia	Royal palm	10"	35'	36'	Good	4'
62	Roystonea regia	Royal palm	8"	15'	16'	Poor	
63	Sabal palmetto	Sabal palm	10"	13'	20'	Good	3'
64	Manilkara zapota	Sapodilla	28"	40'	35'	Good	8'
65	Manilkara zapota	Sapodilla	29"	35'	40'	Good	8'
66	Adonidia merrillii x 2 tks	Christmas palm	10 "	13"	16'	Good	3'
67	Adonidia merrillii x 2 tks	Christmas palm	10"	15'	18'	Good	3'
68	Bucida buceras	Black olive	5"	14'	10'	Moderate	4'
69	Bucida buceras	Black olive	4"	8'	15'	Moderate	4'
70	Bucida buceras	Black olive	8"	15'	35'	Moderate	4'
71	Not onsite						
72	Bucida buceras	Black olive	17"	30'	40'	Good	8'
73	Bucida buceras	Black olive	8"	15'	25'	Good	5'
74	Bucida buceras	Black olive	2"	8'	15'	Poor	
74a	Casuarina equisetifolia	Australian pine	3"	35'	20'	Invasive	
75	Bucida buceras	Black olive	4"	9'	15'	Moderate	4'
76	Bucida buceras	Black olive	12"	16'	25'	Poor	
77	Bucida buceras	Black olive	5"	13'	18'	Moderate	4'
78	Not onsite						
79	Ficus benjamina	Weeping fig	15"	20'	25'	Poor	
80	Bucida buceras	Black olive	9"	10'	18'	Poor	
81	Swietenia mahagoni	Mahogany	7"	18'	16'	Moderate	4'
82	Bucida buceras	Black olive	3"	10'	14'	Moderate	4'
83	Bucida buceras	Black olive	3"	9'	15'	Moderate	4'
84	Bucida buceras	Black olive	4"	14'	17'	Moderate	4'
85	Bucida buceras	Black olive	3"	10'	10'	Moderate	4'
86	Manilkara zapota	Sapodilla	23"	17'	16'	Good	8"
87	Bucida buceras	Black olive	4"	9'	15'	Moderate	4'
88	Manilkara zapota	Sapodilla	7"	18'	18'	Moderate	4'
89	Bucida buceras	Black olive	7"	10'	18'	Moderate	4'
90	Bucida buceras	Black olive	3"	8'	14'	Moderate	4'
91	Manilkara zapota	Sapodilla	17"	16'	24'	Moderate	6'
92	Manilkara zapota	Sapodilla	0	14'	18'	Poor	
93	Manilkara zapota	Sapodilla	22"	55'	45'	Moderate	8'
94	Schinus terebinthifolius	Brazilian pepper	20"	45'	50'	Invasive	
95	Ficus microcarpa	Laurel fig	36"	55'	65'	Poor	
96	Not onsite						
97	Not onsite						
98	Not onsite						
99	Not onsite						
100	Not onsite						
101	Not onsite						
102	Not onsite						
103	Not onsite						
104	Sabal palmetto	Sabal palm	12"	8'	18'	Good	3'
105	Ptychosperma elegans	Solitare palm	4"	16'	6'	Good	3'
106	Bucida buceras	Black olive	10"	22'	30'	Moderate	8'
107	Ficus microcarpa	Laurel fig	12"	20'	26'	Poor	
108	Sabal palmetto	Sabal palm	12"	18'	18'	Good	3'
109	Bucida buceras	Black olive	14"	35'	42'	Good	8'
110	Leucaena leucocephala	Lead tree	8"	30'	20'	Invasive	
111	Washingtonia filifera	Washingtonia palm	12"	30'	15'	Good	4'
112	Washingtonia filifera	Washingtonia palm	9"	15'	16'	Moderate	4'
113	Washingtonia filifera	Washingtonia palm	8"	11'	11'	Good	4'
114	Washingtonia filifera	Washingtonia palm	11"	30'	19'	Good	4'
115	Washingtonia filifera	Washingtonia palm	0	3'	7'	Good	4'
116	Tabebuia chrysotricha	Yellow tabebuia	6"	20'	10'	Good	4'
117	Washingtonia filifera	Washingtonia palm	9"	26'	16'	Good	4'
118	Washingtonia filifera	Washingtonia palm	11"	30'	18'	Good	4'
119	Leucaena leucocephala	Lead tree	7"	28'	22'	Invasive	
120	Ficus microcarpa	Laurel fig	24"	28'	40'	Poor	
121	Washingtonia filifera	Washingtonia palm	12"	25'	18'	Good	4'
122	Sabal palmetto	Sabal palm	0	1'	12'	Good	3'
123	Sabal palmetto	Sabal palm	14"	16'	18'	Good	3'
124	Bucida buceras	Black olive	10"	26'	30'	Good	8'
125	Roystonea regia 2 x tks	Royal palm	25"	25'	20'	Good	6'
126	Bucida buceras	Black olive	8"	28'	24'	Moderate	8'
7001	Tabebuia chrysotricha	Yellow tabebuia	20"	25'	24'	Good	8'
7002	Roystonea regia	Royal palm	19"	35'	28'	Moderate	6'
7003	Dypsis lutescens	Areca palm	95"	24'	35'	Good	4'
7004	Dypsis lutescens	Areca palm	35"	28'	18'	Good	4'
7005	Bucida buceras	Black olive	16"	35'	45'	Good	8'
7006	Gap in survey						
7007	Gap in survey						
7008	Gap in survey						
7009	Gap in survey						
7010	Adonidia merrillii	Christmas palm	5"	8'	5'	Poor	
7011	Bucida buceras	Black olive	18"	40'	30'	Moderate	8'
7012	Cut to grade						
7013	Acoelorrhaphe wrightii	Paurotis palm	0			Cut to grade	
7014	Gap in survey						
7015	Gap in survey						
7016	Gap in survey						
7017	Gap in survey						
7018	Gap in survey						
7019	Gap in survey						
7020	Gap in survey						
7021	Gap in survey						
7022	Gap in survey						
7023	Adonidia merrillii	Christmas palm	7"	13'	7'	Good	3'
7024	Adonidia merrillii 3 x tks	Christmas palm	19"	12'	14'	Good	3'
7025	Roystonea regia	Royal palm	17"	45'	30'	Good	8'
7026	Roystonea regia	Royal palm	23"	50'	30'	Good	8'
7027	Roystonea regia	Royal palm	19"	60'	24'	Moderate	8'
7028	Roystonea regia 2 x tks	Royal palm	36"	25'	35'	Good	8'
7029	Roystonea regia	Royal palm	17"	70'	25'	Poor	
7030	Ptychosperma elegans	Solitare palm	4"	9'	10'	Moderate	3'
7031	Roystonea regia	Royal palm	17"	65'	28'	Moderate	8'
7032	Gap in survey						
7033	Bucida buceras	Black olive	17"	28'	30'	Good	8'
7034	Bucida buceras	Black olive	12"	28'	35'	Good	8'
7035	Not onsite						
7036	Schefflera actinophylla	Umbrella tree	17"	24'	25'	Invasive	
7037	Washingtonia filifera 2 x tks	Washingtonia palm	0	3'	18'	Good	3'
7038	Washingtonia filifera	Washingtonia palm	0	2'	14'	Good	3'
7039	Phoenix roebelenii	Pygmy date palm	5"	10'	10'	Good	3'
7040	Phoenix roebelenii	Pygmy date palm	4"	6'	8'	Good	3'
7041	Phoenix roebelenii	Pygmy date palm	5"	8'	10'	Good	3'
7042	Phoenix roebelenii	Pygmy date palm	4"	14'	8'	Good	3'
7043	Dypsis lutescens	Areca palm	40"	20'	30'	Moderate	4'
7044	Livistona chinensis	Chinese fan palm	9"	9'	17'	Good	3'
7045	Livistona chinensis	Chinese fan palm	10"	9'	15'	Good	3'
7046	Livistona chinensis	Chinese fan palm	8"	8'	18'	Good	3'
7047	Dypsis lutescens	Areca palm	7"	7'	8'	Poor	
7048	Dypsis lutescens	Areca palm	0	3'	8'	Poor	
7049	Acoelorrhaphe wrightii	Paurotis palm	33"	12'	28'	Moderate	4'
7050	Roystonea regia	Royal palm	17"	25'	22'	Good	4'
7051	Gap in survey						
7052	Gap in survey						
7053	Gap in survey						
7054	Gap in survey						
7055	Gap in survey						
7056	Gap in survey						
7057	Gap in survey						
7058	Gap in survey						
7059	Gap in survey						
7060	Livistona chinensis	Chinese fan palm	9"	7'	17'	Good	4'
7061	Gap in survey						
7062	Roystonea regia	Royal palm	17"	25'	28'	Moderate	4'
7063	Roystonea regia	Royal palm	15"	25'	28'	Moderate	4'
7064	Roystonea regia	Royal palm	17"	25'	28'	Moderate	4'
7065	Roystonea regia	Royal palm	14"	22'	17'	Poor	
7066	Syagrus romanzoffiana	Queen palm	10"	22'	17'	Moderate	4'
7967	Syagrus romanzoffiana 2 x tks	Queen palm	13"	28'	18'	Good	4'
7968	Bucida buceras	Black olive	10"	30'	18'	Moderate	8'
7969	Bucida buceras	Black olive	16"	40'	40'	Moderate	10'
7970	Bucida buceras	Black olive	12"	30'	25'	Poor	
7971	Bucida buceras	Black olive	15"	50'	60'	Good	10'
7072	Livistona chinensis	Chinese fan palm	0	14'	8'	Good	3'
7073	Syagrus romanzoffiana	Queen palm	8"	16'	22'	Good	3'
7074	Phoenix roebelenii	Pygmy date palm	0	2'	10'	Good	3'
7075	Syagrus romanzoffiana 2 x tks	Queen palm	16"	22'	25'	Poor	
7076	Not onsite						
7077	Syagrus romanzoffiana	Queen palm	7"	20'	16'	Poor	
7078	Syagrus romanzoffiana	Queen palm	8"	22'	15'	Poor	
7079	Syagrus romanzoffiana	Queen palm	8"	32'	15'	Poor	
7080	Syagrus romanzoffiana	Queen palm	8"	34'	18'	Poor	
7081	Not onsite						
7082	Swietenia mahagoni	Mahagony	19"	35'	45'	Moderate	8'
7083	Quercus virginiana	Live oak	7"	20'	28'	Good	8'
7084	Calophyllum species		5"	17'	10'	Poor	
7085	Not onsite						
7086	Gap in survey						
7087	Gap in survey						
7088	Gap in survey						
7089	Gap in survey						
7090	Gap in survey						
7091	Gap in survey						
7E+07	Gap in survey						
7094	Gap in survey						
7095	Swietenia mahagoni	Mahagony	40"	45'	55'	Good	15'
7096	Acoelorrhaphe wrightii	Paurotis palm	8"	6'	15'	Good	3'
7097	Swietenia mahagoni	Mahagony	43"	50'	40'	Moderate	15'
7098	Syagrus romanzoffiana	Queen palm	8"	20'	26'	Poor	
7099	Not onsite						
7100	Dypsis lutescens	Areca palm	24"	20'	15'	Good	4'
7101	Dypsis lutescens	Areca palm	25"	22'	18'	Good	4'
7102	Not onsite						
7103	Not onsite						
7104	Not onsite						
7105	Syagrus romanzoffiana 3 x tks	Queen palm	25"	30'	25'	Good	4'
7106	Phoenix roebelenii	Pygmy date palm	4"	6'	6'	Good	3'
7107	Syagrus romanzoffiana	Queen palm	7"	20'	12'	Poor	
7108	Livistona chinensis 2 x tks	Chinese fan palm	14"	10'	24'	Good	3'
7109	Not onsite						
7110	Dracaena reflexa	Pleomele	17"	15'	18'	Moderate	3'
7111	Phoenix roebelenii	Pygmy date palm	2"	7'	6'	Moderate	3'
7112	Phoenix roebelenii	Pygmy date palm	3"	7'	10'	Good	3'
7113	Livistona chinensis	Chinese fan palm	0	4'	14'	Good	3'
7114	Livistona chinensis	Chinese fan palm	8"	10'	15'	Good	3'
7115	Livistona chinensis	Chinese fan palm	0	3'	10'	Good	3'
7116	Tabebuia chrysotricha	Yellow tabebuia	9"	32'	28'	Moderate	5'
7117	Gap in survey						
7138	Syagrus romanzoffiana	Queen palm	9"	28'	22'	Good	3'
7139	Dypsis lutescens	Areca palm	10"	18'	12'	Moderate	3'
7140	Livistona chinensis	Chinese fan palm	7"	20'	16'	Good	4'
7141	Livistona chinensis 3 x tks	Chinese fan palm	23"	20'	28'	Good	4'
7142	Same as 7141						
7143	Not onsite						
7144	Tabebuia chrysotricha	Yellow tabebuia	9"	25'	20'	Moderate	6'
7145	Tabebuia chrysotricha	Yellow tabebuia	10"	35'	20'	Good	8'
7146	Syagrus romanzoffiana	Queen palm	8"	6'	12'	Good	3'
7147	Not onsite						
7168	Acoelorrhaphe wrightii	Paurotis palm	16"	14'	15'	Moderate	4'
7169	Swietenia mahagoni	Mahagony	56"	45'	58'	Good	18'
7170	Syagrus romanzoffiana	Queen palm	0			Dead	
7171	Syagrus romanzoffiana	Queen palm	9"	25'	16'	Poor	
7172	Tabebuia chrysotricha	Yellow tabebuia	9"	20'	18'	Good	8'
7173	Not onsite						
7174	Tabebuia chrysotricha	Yellow tabebuia	13"	25'	24'	Good	8'
7175	Dypsis lutescens	Areca palm	10"	20'	18'	Poor	
7176	Bucida buceras	Black olive	17"	45'	50'	Moderate	15'
7177	Dypsis lutescens	Areca palm	13"	15'	18'	Moderate	3'
7178	Dypsis lutescens	Areca palm	10"	15'	16'	Moderate	3'
7179	Roystonea regia 2 x tks	Royal palm	14"	7'	22'	Good	4'
7180	Roystonea regia	Royal palm	17"	12'	25'	Good	4'
7181	Roystonea regia	Royal palm	12"	7'	28'	Good	4'
7182	Tabebuia chrysotricha	Yellow tabebuia	16"	30'	28'	Good	8'
7183	Swietenia mahagoni	Mahagony	19"	45'	30'	Moderate	18'
7184	Tabebuia chrysotricha	Yellow tabebuia	9"	18'	10'	Moderate	8'
7185	Tabebuia chrysotricha	Yellow tabebuia	14"	30'	20'	Moderate	8'
7186	Swietenia mahagoni	Mahagony	21"	28'	38'	Good	15'
7187	Tabebuia chrysotricha	Yellow tabebuia	15"	25'	28'	Good	8'
7188	Not onsite						
7189	Schefflera actinophylla	Umbrella tree	19"	24'	20'	Invasive	
7190	Syagrus romanzoffiana	Queen palm	7"	30'	20'	Poor	
7191	Syagrus romanzoffiana	Queen palm	9"	28'	15'	Poor	
7192	Tabebuia chrysotricha	Yellow tabebuia	16"	25'	24'	Good	8'
7193	Not onsite						
7194	Not onsite						
7195	Not onsite						
7196	Gap in survey						
7197	Tabebuia chrysotricha	Yellow tabebuia	16"	40'	45'	Good	8'
7198	Tabebuia chrysotricha	Yellow tabebuia	13"	45'	38'	Good	8'
7199	Dypsis lutescens	Areca palm	9"	22'	12'	Poor	
7200	Not onsite						
7201	Tabebuia chrysotricha	Yellow tabebuia	14"	30'	25'	Poor	
7202	Tabebuia chrysotricha	Yellow tabebuia	12"	35'	25'	Moderate	8'
7203	Schefflera actinophylla	Umbrella tree	7"	14'	5'	Invasive	
7204	Schefflera actinophylla	Umbrella tree	8"	15'	16'	Invasive	
7205	Syagrus romanzoffiana	Queen palm	10"	25'	25'	Poor	
7206	Gap in survey						
7207	Gap in survey						
7208	Tabebuia chrysotricha	Yellow tabebuia	14"	15'	15'	Moderate	6'
7209	Quercus virginiana	Live oak	17"	30'	35'	Good	15'
7210	Bucida buceras	Black olive	15"	30'	40'	Good	15'
7211	Bucida buceras	Black olive	11"	28'	30'	Good	15'
7212	Bucida buceras	Black olive	18"	35'	45'	Good	15'
7213	Bucida buceras	Black olive	12"	30'	45'	Good	15'
7214	Bucida buceras	Black olive	27"	55'	48'	Good	18'
7215	Bucida buceras	Black olive	18"	40'	45'	Moderate	15'
7216	Swietenia mahagoni	Mahagony	17"	30'	56'	Good	15'
7217	Bismarckia nobilis	Bismarck palm	0	0	16'	Moderate	4'
7218	Swietenia mahagoni	Mahagony	16"	30'	44'	Moderate	12'
7219	Dypsis lutescens	Areca palm	12"	20'	18'	Poor	
7220	Dypsis lutescens	Areca palm	8"	20'	18'	Poor	
7221	Not onsite						
7222	Not onsite						
7223	Swietenia mahagoni	Mahagony	21"	40'	40'	Moderate	15'
7224	Tabebuia chrysotricha	Yellow tabebuia	12"	30'	25'	Moderate	8'
7225	Dypsis lutescens	Areca palm	16"	16'	20'	Moderate	3'
7226	Tabebuia chrysotricha	Yellow tabebuia	16"	38'	18'	Moderate	8'
7227	Tabebuia chrysotricha	Yellow tabebuia	10"	18'	18'	Good	8'
7228	Tabebuia chrysotricha	Yellow tabebuia	17"	28'	25'	Moderate	8'
7229	Swietenia mahagoni	Mahagony	12"	30'	24'	Moderate	6'
7230	Swietenia mahagoni	Mahagony	18"	35'	34'	Moderate	10'
7231	Schefflera actinophylla	Umbrella tree	22"	25'	30'	Invasive	
7232	Noronhia emarginata	Madagascar olive	7"	28'	25'	Moderate	4'
7233	Tabebuia chrysotricha	Yellow tabebuia	19"	28'	35'	Good	8'
7234	Tabebuia chrysotricha	Yellow tabebuia	20"	30'	25'	Good	8'
7235	Tabebuia chrysotricha	Yellow tabebuia	13"	35'	45'	Good	8'
7236	Tabebuia chrysotricha	Yellow tabebuia	11"	35'	20'	Moderate	8'
7237	Tabebuia chrysotricha	Yellow tabebuia	12"	25'	30'	Good	8'
7238	Swietenia mahagoni	Mahagony	19"	40'	55'	Good	12'
7239	Tabebuia chrysotricha	Yellow tabebuia	8"	20'	22'	Good	8'
7240	Gap in survey						
7241	Roystonea regia	Royal palm	0	0	12'	Good	3'
7242	Roystonea regia	Royal palm	0	3'	16'	Good	3'
7243	Tabebuia chrysotricha	Yellow tabebuia	27"	30'	18'	Moderate	8'
7244	Tabebuia chrysotricha	Yellow tabebuia	20"	30'	20'	Moderate	8'
7245	Noronhia emarginata	Madagascar olive	7"	22'	20'	Moderate	6'
7246	Tabebuia chrysotricha	Yellow tabebuia	13"	28'	15'	Moderate	8'
7247	Tabebuia chrysotricha	Yellow tabebuia	16"	25'	22'	Moderate	8'
7248	Livistona chinensis	Chinese fan palm	0	2'	18'	Good	3'
7249	Dypsis lutescens	Areca palm	11"	15'	18'	Poor	
7250	Bucida buceras	Black olive	18"	45'	48'	Good	18'
7251	Sabal palmetto	Sabal palm	12"	4'	24'	Good	3'
7252	Bucida buceras	Black olive	11"	20'	8'	Poor	
7253	Bucida buceras	Black olive	14"	28'	32'	Good	15'
7254	Bucida buceras	Black olive	10"	35'	30'	Moderate	15'
7255	Swietenia mahagoni	Mahagony	7"	25'	22'	Moderate	8'
7256	Bucida buceras	Black olive	24"	50'	48'	Good	15'
7257	Bucida buceras	Black olive	13"	55'	42'	Good	15'
7258	Swietenia mahagoni	Mahagony	14"	40'	45'	Moderate	12'
7259	Bucida buceras	Black olive	24"	50'	45'	Good	15'
7260	Bucida buceras	Black olive	18"	50'	45'	Good	15'
7261	Swietenia mahagoni	Mahagony	6"	20'	22'	Good	6'
7262	Bucida buceras	Black olive	14"	50'	60'	Poor	
7263	Gap in survey						
7264	Gap in survey						
7265	Tabebuia chrysotricha	Yellow tabebuia	15"	28'	20'	Moderate	8'
7266	Not onsite						
7267	Gap in survey						
7268	Gap in survey						
7269	Swietenia mahagoni	Mahagony	21"	40'	45'	Good	15'
7270	Not onsite						
7271	Gap in survey						
7290	Livistona chinensis	Chinese fan palm	0	2'	20'	Good	3'
7291	Tabebuia chrysotricha	Yellow tabebuia	9"	18'	22'	Poor	
7292	Livistona chinensis	Yellow tabebuia	0	2'	18'	Good	3'
7293	Gap in survey						
7301	Tabebuia chrysotricha	Yellow tabebuia	11"	25'	15'	Moderate	8'
7302	Tabebuia chrysotricha	Yellow tabebuia	15"	20'	20'	Moderate	8'
7303	Gap in survey						
7304	Not onsite						
7305	Bucida buceras	Black olive	15"	20'	45'	Good	15'
7306	Swietenia mahagoni	Mahagony	19"	40'	48'	Good	15'
7307	Bucida buceras	Black olive	14"	40'	30'	Good	15'
7308	Swietenia mahagoni	Mahagony	12"	35'	25'	Good	15'
7309	Swietenia mahagoni	Mahagony	18"	35'	30'	Good	15'
7310	Sabal palmetto	Sabal palm	0	0	18'	Good	3'
7311	Bucida buceras	Black olive	18"	40'	30'	Good	15'
7312	Bucida buceras	Black olive	5"	18'	16'	Moderate	4'
7313	Livistona chinensis	Chinese fan palm	0	2'	18'	Good	3'
7314	Tabebuia chrysotricha	Yellow tabebuia	14"	25'	8'	Poor	
7315	Dypsis lutescens	Areca palm	4"	3'	16'	Good	3'
7316	Dypsis lutescens	Areca palm	0			Dead	
7317	Dypsis lutescens	Areca palm	0	0	6'	Poor	
7318	Syagrus romanzoffiana	Queen palm	10"	28'	22'	Poor	
7319	Schefflera actinophylla	Umbrella tree	7"	25'	20'	Invasive	
7320	Not onsite						

OASIS HALLANDALE
1150 HALLENDALE BEACH BOULEVARD
HALLANDALE BEACH, FL 33009

ARCHITECT OF RECORD:
ARQUITECTONICA
2900 Oak Avenue
Miami, Florida 33133
TEL: 305.372.1812 FAX: 305.372.1175
www.arquitectonica.com

CIVIL ENGINEER:
SZAUER ENGINEERING, INC.
7050 W. Palmetto Road, No. 15399
Boca Raton, FL 33433
TEL: 561.716.0159

LANDSCAPE ARCHITECT:
ARQUITECTONICA GEO
2900 Oak Avenue
Miami, Florida 33133
TEL: 305.372.1812 FAX: 305.372.1175
www.arquitectonica.com

STRUCTURAL ENGINEER:

MEP ENGINEER:
STEVEN FELLER, P.E., LLC
500 N.E. 3rd Avenue
Fort Lauderdale, FL 33301
TEL: 954.467.1402 FAX: 954.467.5752
www.fellerpe.com

DRC - REVISION 03

02/12/18

ISSUE #	DESCRIPTION	DATE
1	DRC - REVISION 1	11/16/17
2	DRC - REVISION 2	12/22/17
3	DRC - REVISION 3	02/12/18

ARQUITECTONICA PROJECT NUMBER: 3463

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DRAWING NAME:

TREE CONDITION TABLE

SCALE: 1:30

01 11-16-2017

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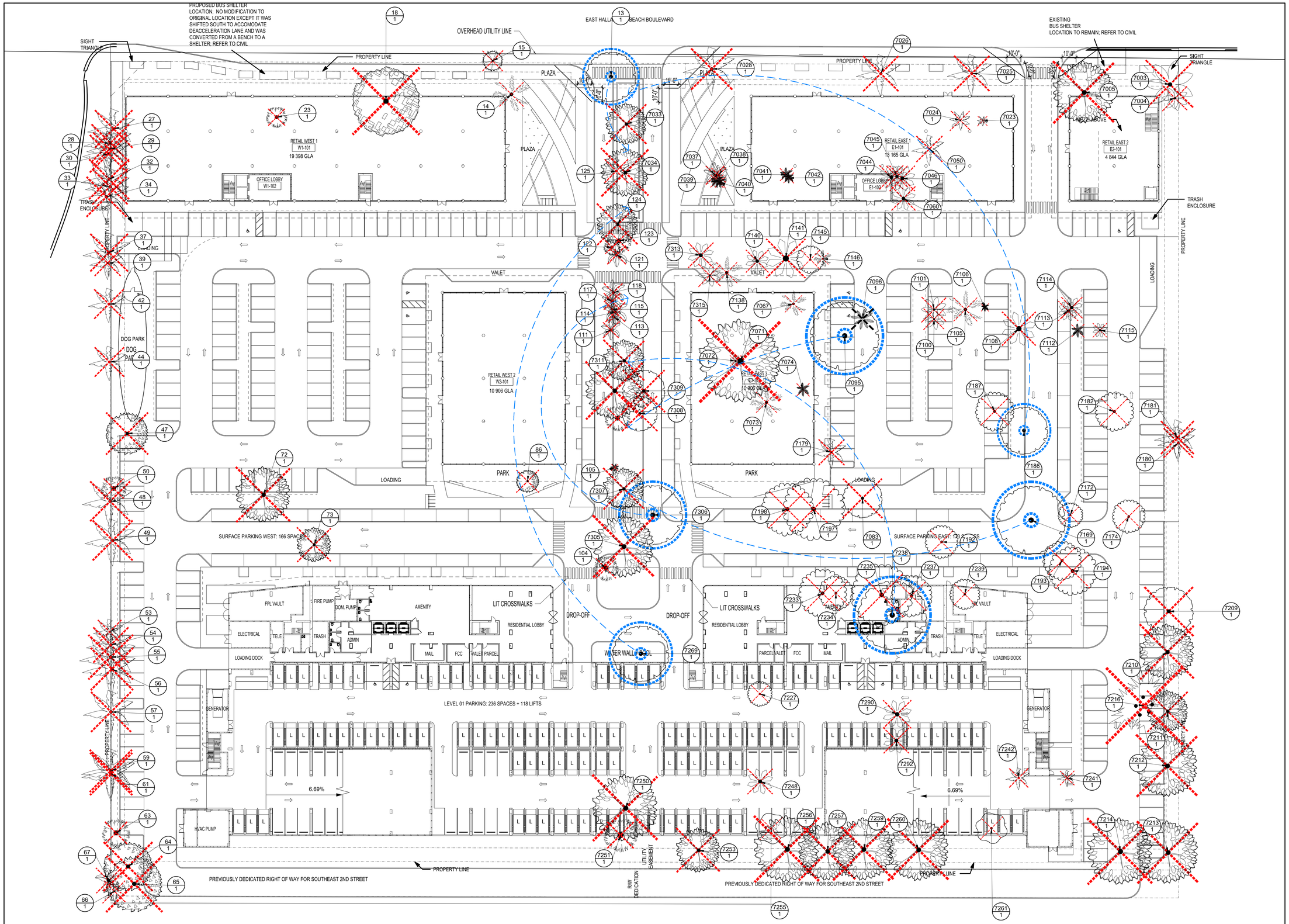

1 TREE DISPOSITION PLAN
SCALE: 1" = 30'-0"

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1150 HALLENDALE BEACH BOULEVARD
HALLANDALE BEACH, FL 33009

ARCHITECT OF RECORD:
ARQUITECTONICA
2900 Oak Avenue
Miami, Florida 33133
TEL: 305.372.1812 FAX: 305.372.1175
www.arquitectonica.com

CIVIL ENGINEER:
SZAUER ENGINEERING, INC.
7050 W. Palmetto Road, No. 15399
Boca Raton, FL 33433
TEL: 561.716.0159

LANDSCAPE ARCHITECT:
ARQUITECTONICA GEO
2900 Oak Avenue
Miami, Florida 33133
TEL: 305.372.1812 FAX: 305.372.1175
www.arquitectonica.com

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STEVEN FELLER, P.E., LLC
500 N.E. 3rd Avenue
Fort Lauderdale, FL 33301
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DRAWING NAME:
TREE DISPOSITION PLAN

SCALE: 1:30

12-22-2017
L1-001

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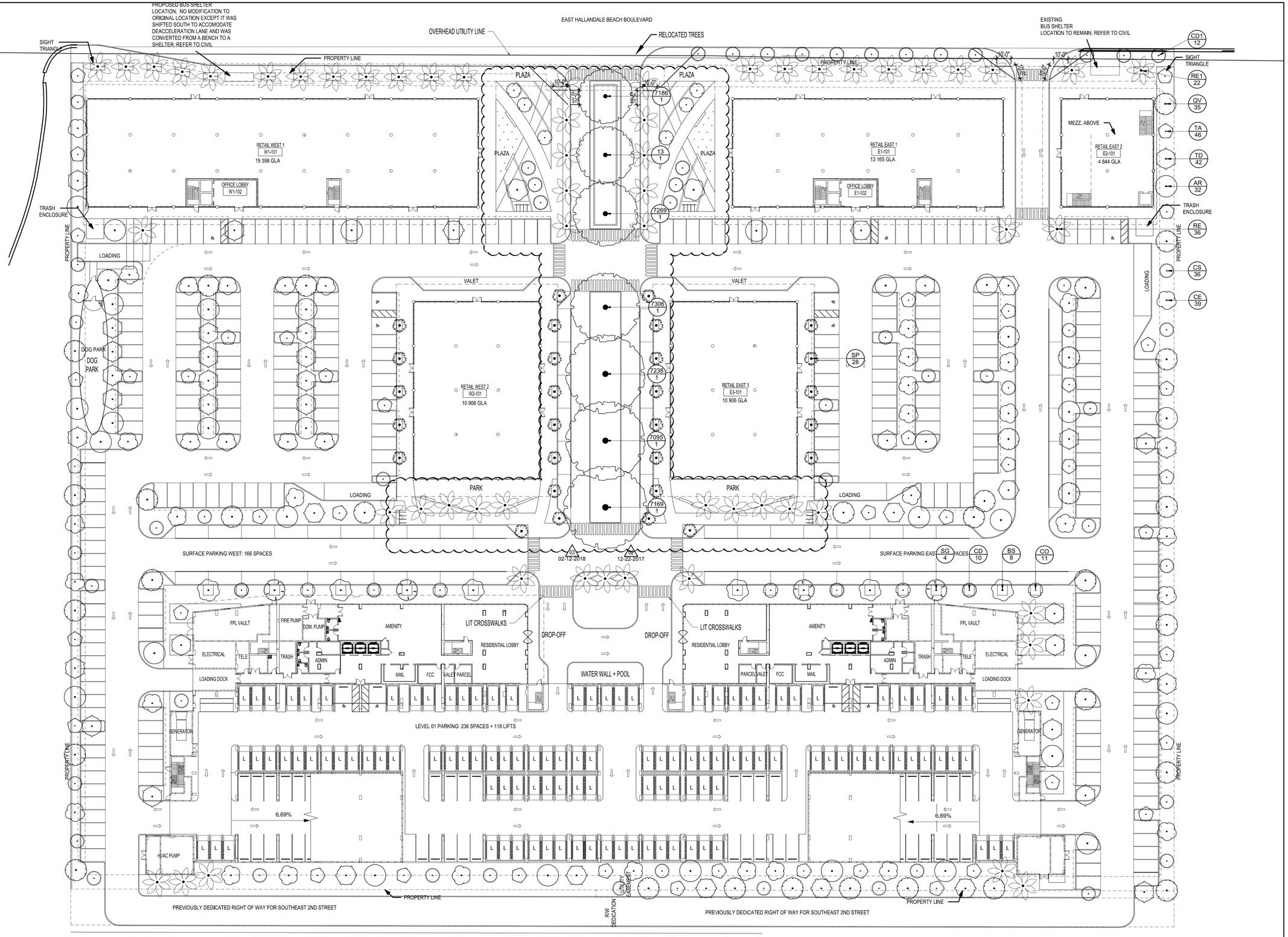

1 TREE MITIGATION PLAN
SCALE: 1" = 30'-0"

SCALE: 1" = 30'-0'

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1150 HALLENDALE BEACH BOULEVARD
HALLANDALE BEACH, FL 33009

ARCHITECT OF RECORD:
ARQUITECTONICA
2900 Oak Avenue
Miami, Florida 33133
TEL: 305.372.1812 FAX: 305.372.1175
www.arquitectonica.com

CIVIL ENGINEER:
SZAUER ENGINEERING, INC.
7050 W. Palmetto Road, No. 15399
Boca Raton, FL 33433
TEL: 561.716.0159

LANDSCAPE ARCHITECT:
ARQUITECTONICA GEO
2900 Oak Avenue
Miami, Florida 33133
TEL: 305.372.1812 FAX: 305.372.1175
www.arquitectonica.com

STRUCTURAL ENGINEER:

MEP ENGINEER:
STEVEN FELLER, P.E., LLC
500 N.E. 3rd Avenue
Fort Lauderdale, FL 33301
TEL: 954.467.1402 FAX: 954.467.5752
www.fellerpe.com

DRC - REVISION 03

02/12/18

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3	DRC - REVISION 3	02/12/18

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DRAWING NAME:
TREE MITIGATION PLAN

SCALE: 1:30

02 12-22-2017
L1-002

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1 RENDERED PLAN
SCALE: 1" = 30'-0"

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1150 HALLENDALE BEACH BOULEVARD
HALLANDALE BEACH, FL 33009

ARCHITECT OF RECORD:
ARQUITECTONICA
2900 Oak Avenue
Miami, Florida 33133
TEL: 305.372.1812 FAX: 305.372.1175
www.arquitectonica.com

CIVIL ENGINEER:
SZAUER ENGINEERING, INC.
7050 W. Palmetto Road, No. 15399
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ARQUITECTONICA GEO
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STRUCTURAL ENGINEER:

MEP ENGINEER:
STEVEN FELLER, P.E., LLC
500 N.E. 3rd Avenue
Fort Lauderdale, FL 33301
TEL: 954.467.1402 FAX: 954.467.5752
www.fellerpe.com

DRC - REVISION 03

02/12/18

ISSUE #	DESCRIPTION	DATE
1	DRC - REVISION 1	11/16/17
2	DRC - REVISION 2	12/22/17
3	DRC - REVISION 3	02/12/18

ARQUITECTONICA PROJECT NUMBER: 3463

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DRAWING NAME:

GROUND LEVEL
RENDERED PLAN

SCALE: 1:30

L1-100

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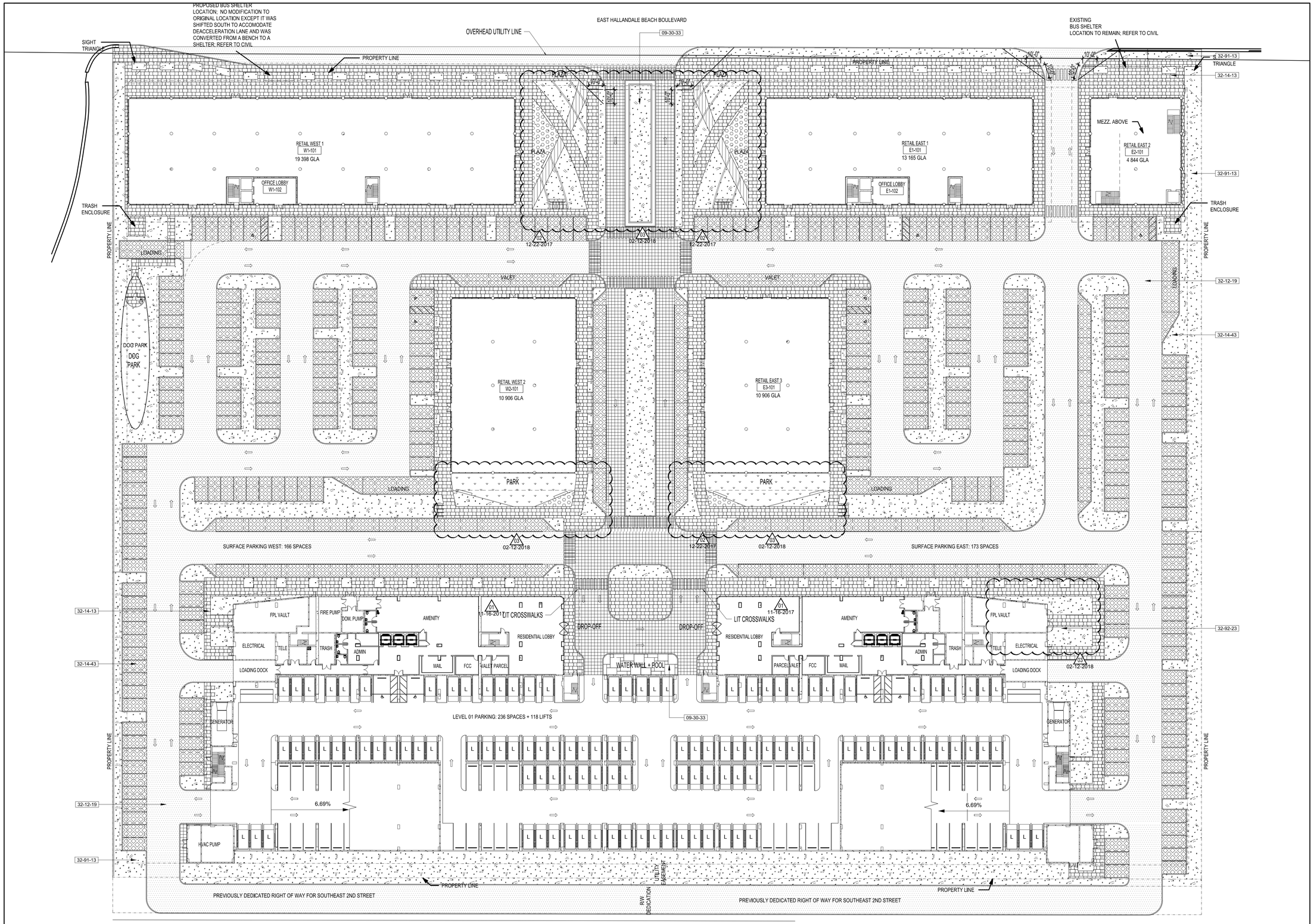

1 GROUND LEVEL HARDSCAPE PLAN
SCALE: 1" = 30'-0"

OASIS HALLANDALE
1150 HALLENDALE BEACH BOULEVARD
HALLANDALE BEACH, FL 33009

ARCHITECT OF RECORD:
ARQUITECTONICA
2900 Oak Avenue
Miami, Florida 33133
TEL: 305.372.1812 FAX: 305.372.1175
www.arquitectonica.com

CIVIL ENGINEER:
SZAUER ENGINEERING, INC.
7050 W. Palmetto Road, No. 15399
Boca Raton, FL 33433
TEL: 561.716.0159

LANDSCAPE ARCHITECT:
ARQUITECTONICA GEO
2900 Oak Avenue
Miami, Florida 33133
TEL: 305.372.1812 FAX: 305.372.1175
www.arquitectonica.com

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STEVEN FELLER, P.E., LLC
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DRAWING NAME:

GROUND LEVEL HARDSCAPE PLAN

SCALE: 1:30

L1-110

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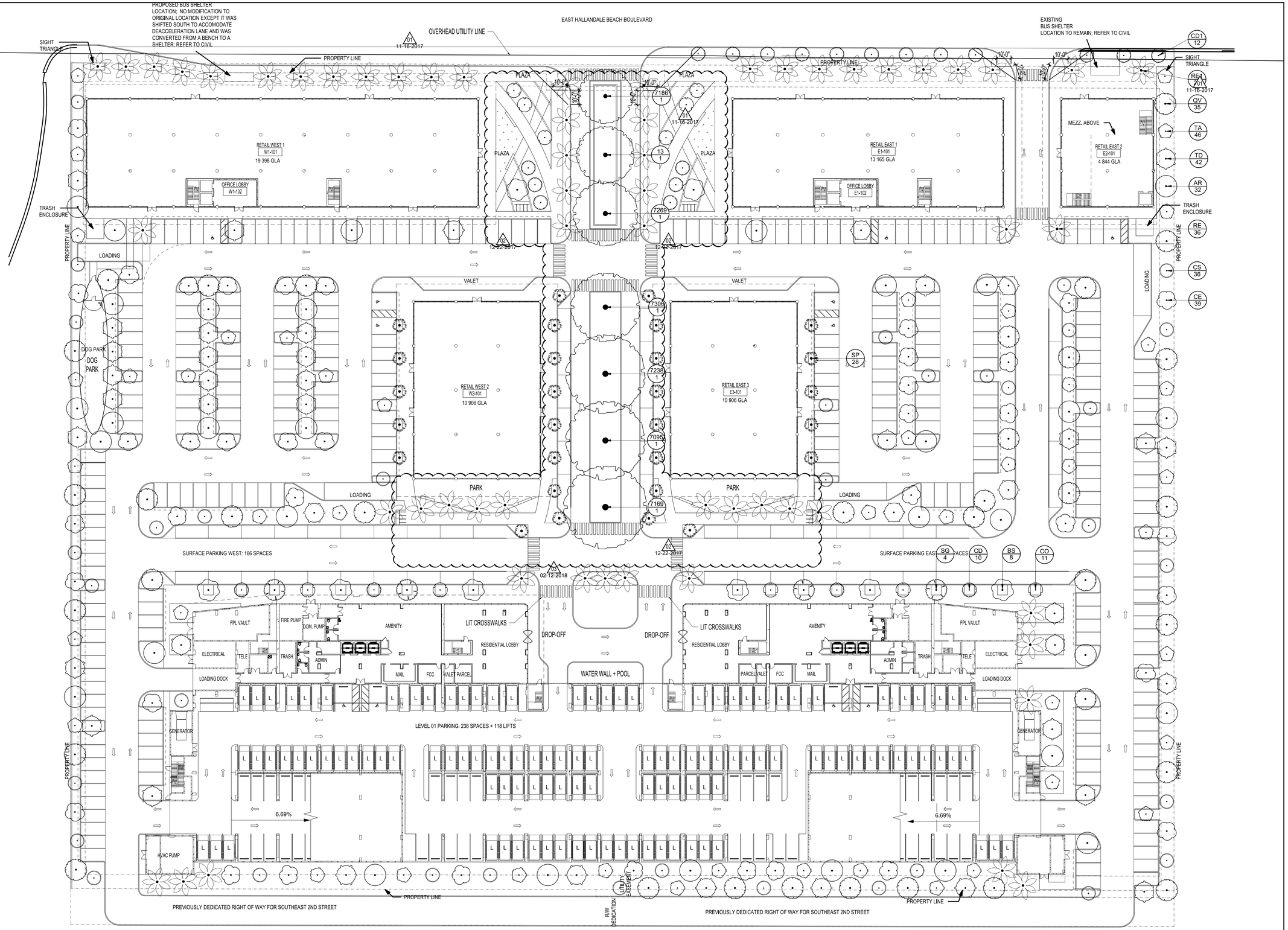

1 GROUND LEVEL TREE PLAN
SCALE: 1" = 30'-0"

NOTE: REFER TO SHEET L6-100 FOR GROUND LEVEL TREE SCHEDULE

SCALE: 1" = 30'-0" 0 15' 30' 60' 90'

OASIS HALLANDALE
1150 HALLENDALE BEACH BOULEVARD
HALLANDALE BEACH, FL 33009

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Miami, Florida 33133
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DRAWING NAME:
GROUND LEVEL TREE PLAN

SCALE: 1:30

L1-120

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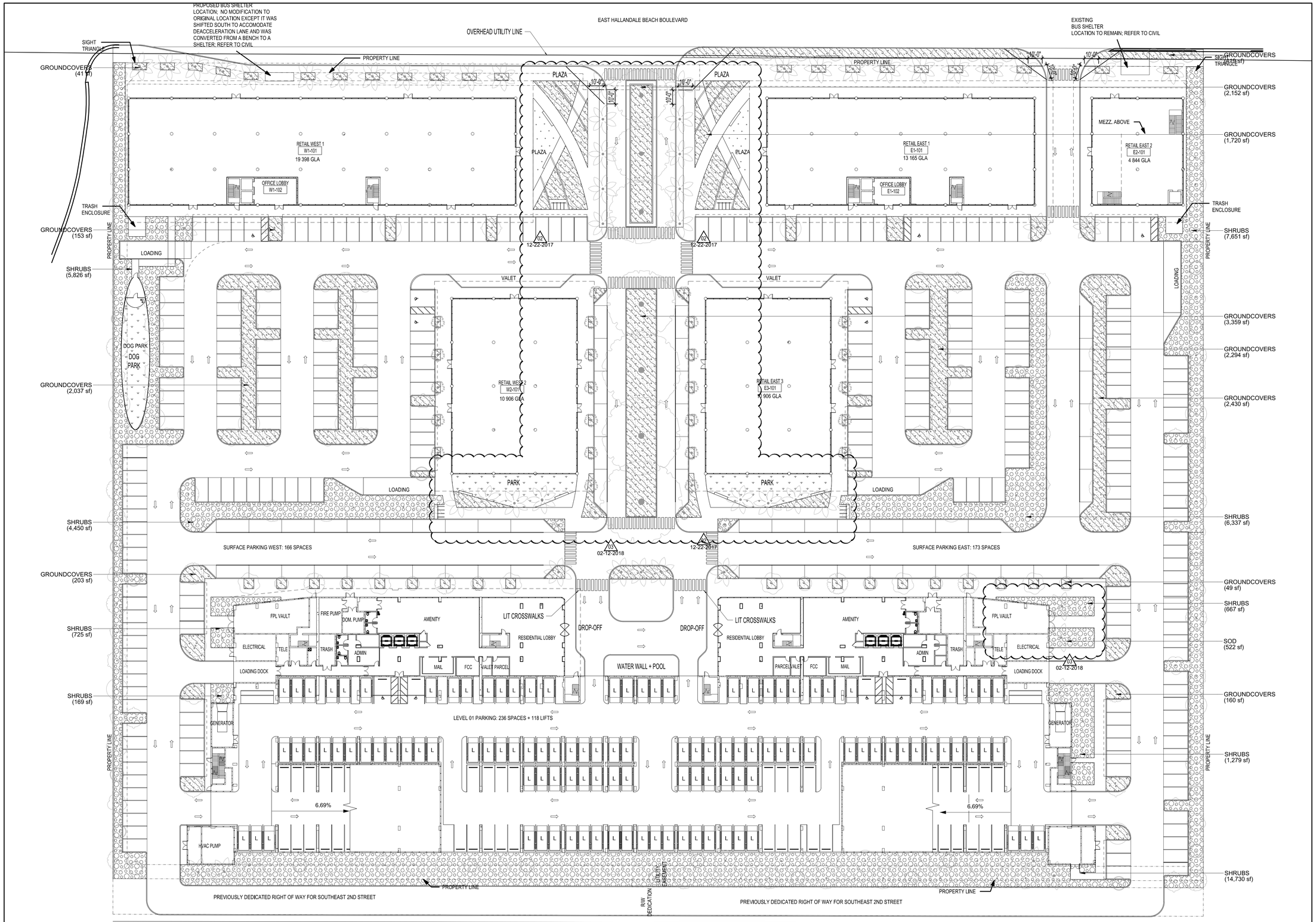

1 GROUND LEVEL SHRUB & GROUNDCOVER PLAN
SCALE: 1" = 30'-0"

NOTE: REFER TO SHEET L6-100 FOR GROUND LEVEL SHRUB AND GROUND COVER SCHEDULE

SCALE: 1" = 30'-0"

OASIS HALLANDALE
1150 HALLENDALE BEACH BOULEVARD
HALLANDALE BEACH, FL 33009

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ARQUITECTONICA
2900 Oak Avenue
Miami, Florida 33133
TEL: 305.372.1812 FAX: 305.372.1175
www.arquitectonica.com

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SZAUER ENGINEERING, INC.
7050 W. Palmetto Road, No. 15399
Boca Raton, FL 33433
TEL: 561.716.0159

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DRAWING NAME:

GROUND LEVEL SHRUB & GROUNDCOVER PLAN

SCALE: 1:30

L1-130

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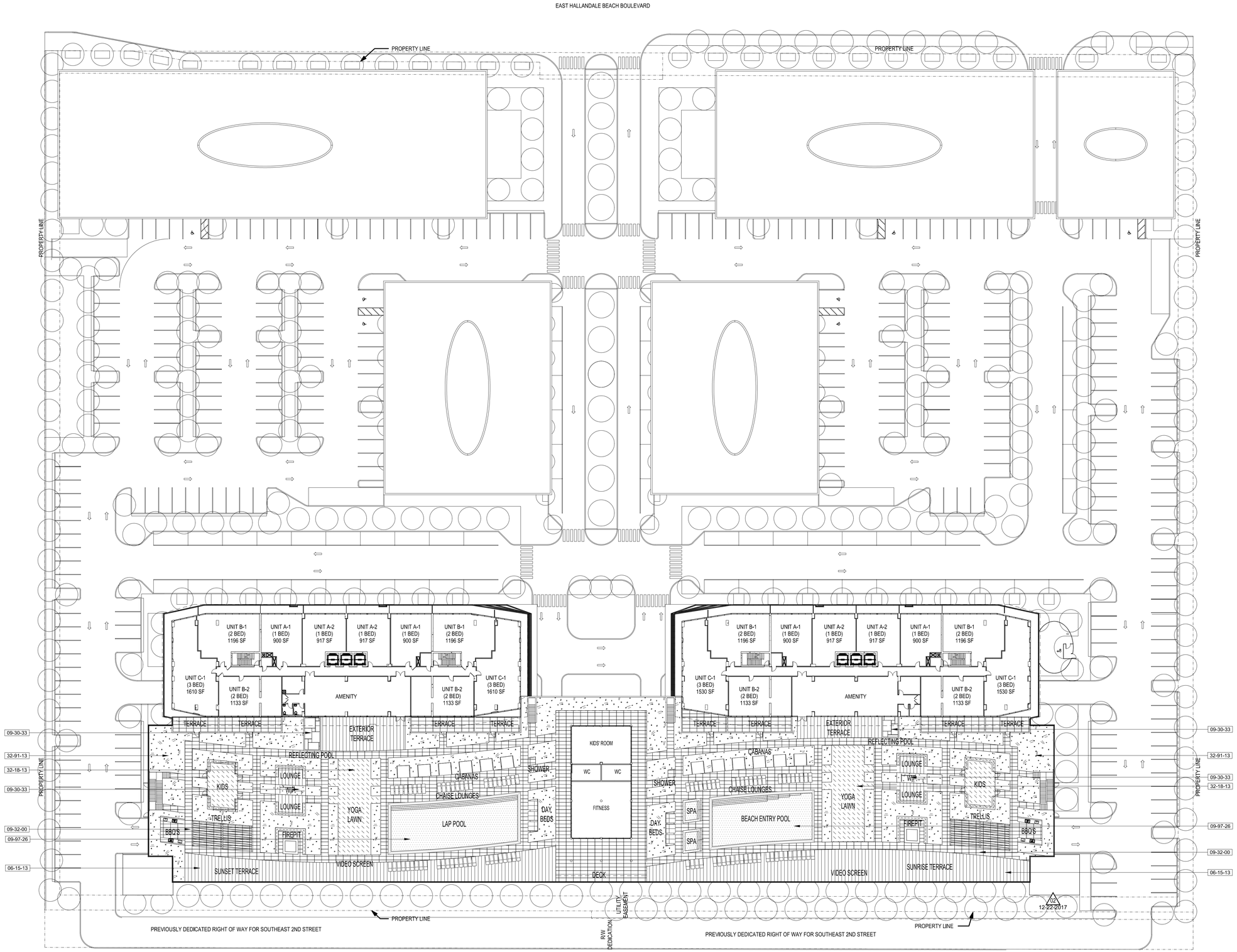

1 6TH LEVEL HARDSCAPE PLAN
SCALE: 1" = 30'-0"

NOTE: REFER TO SHEET L6-600 FOR HARDSCAPE SCHEDULE
03 02-12-2018

SCALE: 1" = 30'-0"
0 15' 30' 60' 90'

OASIS HALLANDALE
1150 HALLENDALE BEACH BOULEVARD
HALLANDALE BEACH, FL 33009

ARCHITECT OF RECORD:
ARQUITECTONICA
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Miami, Florida 33133
TEL: 305.372.1812 FAX: 305.372.1175
www.arquitectonica.com

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DRAWING NAME:
6TH LEVEL
HARDSCAPE PLAN

SCALE: 1:30

L1-610

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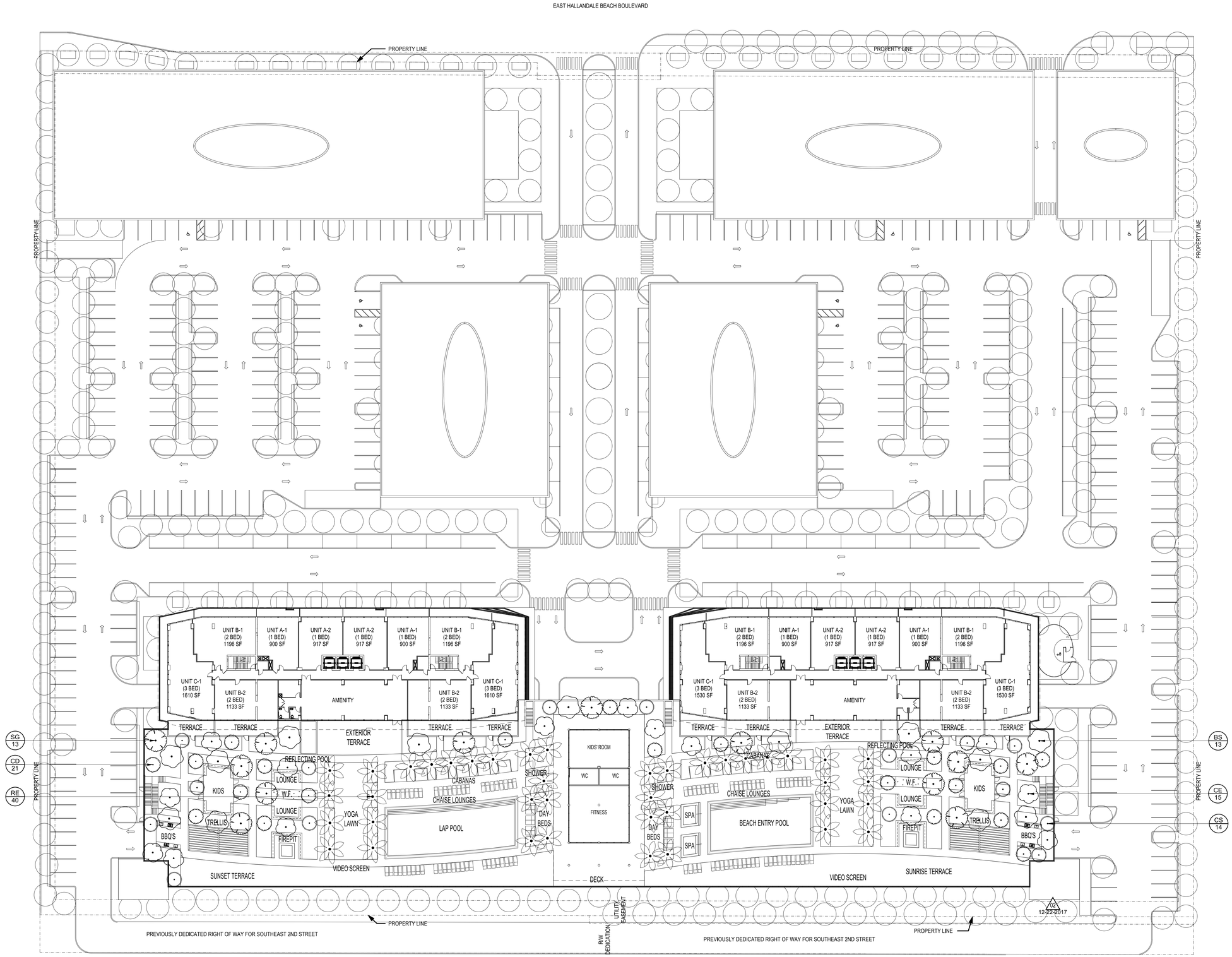

1 6TH LEVEL TREE PLAN
SCALE: 1" = 30'-0"

NOTE: REFER TO SHEET L6-600 FOR TREE SCHEDULE
03 02-12-2018

SCALE: 1" = 30'-0"
0 15' 30' 60' 90'

OASIS HALLANDALE
1150 HALLENDALE BEACH BOULEVARD
HALLANDALE BEACH, FL 33009

ARCHITECT OF RECORD:
ARQUITECTONICA
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Miami, Florida 33133
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7050 W. Palmetto Road, No. 15399
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DRAWING NAME:
6TH LEVEL TREE PLAN

SCALE: 1:30

L1-620

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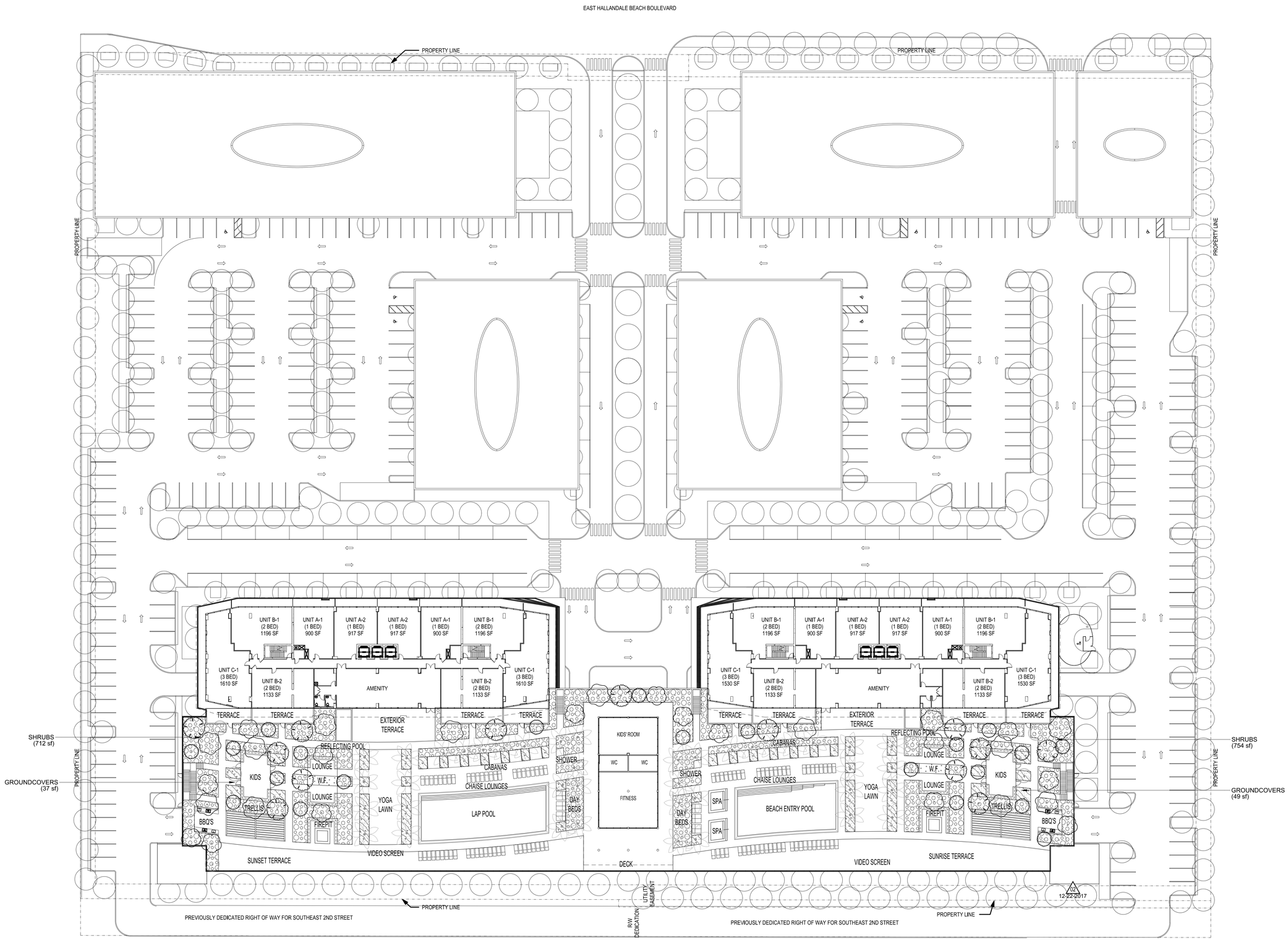

1 6TH LEVEL SHRUB & GROUNDCOVER PLAN
SCALE: 1" = 30'-0"

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1150 HALLENDALE BEACH BOULEVARD
HALLANDALE BEACH, FL 33009

ARCHITECT OF RECORD:
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Miami, Florida 33133
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Boca Raton, FL 33433
TEL: 561.716.0159

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DRAWING NAME:
6TH LEVEL
SHRUB & GROUNDCOVER PLAN

SCALE: 1:30

L1-630

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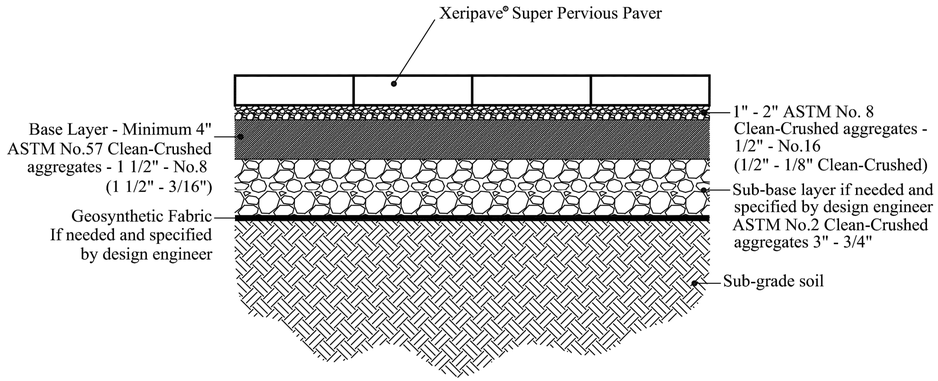

1 XERIPAVE PERVIOUS PAVER DETAIL

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1150 HALLENDALE BEACH BOULEVARD
HALLANDALE BEACH, FL 33009

ARCHITECT OF RECORD:
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2900 Oak Avenue
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DRAWING NAME:

GROUND LEVEL LANDSCAPE

SCALE:

L5-100

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02
12-22-2017

TREE DISPOSITION SCHEDULE

TREES	CODE	QTY	BOTANICAL NAME	COMMON NAME	DBH	HEIGHT/CT	DBH	CONDITION	TPZ	DISPOSITION
	109	1	Bucida buceras	Black Olive Tree	14"	35'	42'	Good	8'	Remove
	124	1	Bucida buceras	Black Olive Tree	10"	26'	30'	Good	8'	Remove
	13	1	Swietenia mahagoni	Mahogany	16"	35'	40'	Good	8'	Relocate
	15	1	Conocarpus erectus sericeus	Silver Button Wood	8"	13'	15'	Good	3'	Remove
	18	1	Ficus aurea	Strangler Fig	83"	40'	50'	Good	15'	Relocate
	47	1	Manilkara zapota	Sapodilla	30"	30'	30'	Good	6'	Remove
	64	1	Manilkara zapota	Sapodilla	28"	40'	35'	Good	8'	Remove
	65	1	Manilkara zapota	Sapodilla	29"	35'	40'	Good	8'	Remove
	7005	1	Bucida buceras	Black Olive Tree	16"	35'	45'	Good	8'	Remove
	7033	1	Bucida buceras	Black Olive Tree	17"	28'	30'	Good	8'	Remove
	7034	1	Bucida buceras	Black Olive Tree	12"	28'	35'	Good	8'	Remove
	7071	1	Bucida buceras	Black Olive Tree	15"	50'	60'	Good	10'	Remove
	7083	1	Quercus virginiana	Live Oak	7"	20'	28'	Good	8'	Relocate
	7095	1	Swietenia mahagoni	Mahogany	40"	45'	55'	Good	15'	Relocate
	7145	1	Tabebuia chrysotricha	Golden Trumpet Tree	10"	35'	20'	Good	8'	Remove
	7169	1	Swietenia mahagoni	Mahogany	56"	45'	58'	Good	18'	Relocate
	7172	1	Tabebuia chrysotricha	Golden Trumpet Tree	9"	20'	18'	Good	8'	Remove
	7174	1	Tabebuia chrysotricha	Golden Trumpet Tree	13"	25'	24'	Good	8'	Remove
	7182	1	Tabebuia chrysotricha	Golden Trumpet Tree	16"	30'	28'	Good	8'	Remove
	7186	1	Swietenia mahagoni	Mahogany	21"	28'	36'	Good	18'	Relocate
	7187	1	Tabebuia chrysotricha	Golden Trumpet Tree	15"	25'	28'	Good	8'	Remove
	7192	1	Tabebuia chrysotricha	Golden Trumpet Tree	16"	25'	24'	Good	8'	Remove
	7193	1	Tabebuia chrysotricha	Golden Trumpet Tree	15"	30'	28'	Good	8'	Remove
	7194	1	Tabebuia chrysotricha	Golden Trumpet Tree	12"	35'	35'	Good	8'	Remove
	7197	1	Tabebuia chrysotricha	Golden Trumpet Tree	16"	40'	45'	Good	8'	Remove
	7198	1	Tabebuia chrysotricha	Golden Trumpet Tree	13"	45'	38'	Good	8'	Remove
	72	1	Bucida buceras	Black Olive Tree	17"	30'	40'	Good	8'	Remove
	7209	1	Quercus virginiana	Live Oak	17"	30'	35'	Good	15'	Relocate
	7210	1	Bucida buceras	Black Olive Tree	15"	30'	40'	Good	15'	Remove
	7211	1	Bucida buceras	Black Olive Tree	11"	28'	30'	Good	15'	Remove
	7212	1	Bucida buceras	Black Olive Tree	18"	35'	45'	Good	15'	Remove
	7213	1	Bucida buceras	Black Olive Tree	12"	30'	45'	Good	15'	Remove
	7214	1	Bucida buceras	Black Olive Tree	27"	55'	48'	Good	18'	Remove
	7216	1	Swietenia mahagoni	Mahogany	17"	30'	56'	Good	15'	Remove
	7227	1	Tabebuia chrysotricha	Golden Trumpet Tree	10"	18'	18'	Good	8'	Remove
	7233	1	Tabebuia chrysotricha	Golden Trumpet Tree	19"	28'	35'	Good	8'	Remove
	7234	1	Tabebuia chrysotricha	Golden Trumpet Tree	20"	30'	25'	Good	8'	Remove
	7235	1	Tabebuia chrysotricha	Golden Trumpet Tree	13"	35'	45'	Good	8'	Remove
	7237	1	Tabebuia chrysotricha	Golden Trumpet Tree	12"	25'	30'	Good	8'	Remove
	7238	1	Swietenia mahagoni	Mahogany	19"	40'	55'	Good	12'	Relocate
	7239	1	Tabebuia chrysotricha	Golden Trumpet Tree	8"	20'	22'	Good	8'	Remove
	7250	1	Bucida buceras	Black Olive Tree	18"	45'	48'	Good	18'	Remove
	7253	1	Bucida buceras	Black Olive Tree	14"	28'	32'	Good	15'	Remove
	7255	1	Swietenia mahagoni	Mahogany	7"	45'	22'	Good	8'	Relocate
	7256	1	Bucida buceras	Black Olive Tree	24"	50'	48'	Good	15'	Remove
	7257	1	Bucida buceras	Black Olive Tree	13"	55'	42'	Good	15'	Remove
	7259	1	Bucida buceras	Black Olive Tree	24"	50'	45'	Good	15'	Remove
	7260	1	Bucida buceras	Black Olive Tree	18"	50'	45'	Good	15'	Remove
	7261	1	Swietenia mahagoni	Mahogany	6"	20'	22'	Good	6'	Relocate
	7269	1	Swietenia mahagoni	Mahogany	21"	40'	45'	Good	15'	Relocate
	73	1	Bucida buceras	Black Olive Tree	8"	15'	25'	Good	5'	Remove
	7305	1	Bucida buceras	Black Olive Tree	15'	20'	45'	Good	15'	Remove
	7306	1	Swietenia mahagoni	Mahogany	19"	40'	48'	Good	15'	Relocate
	7307	1	Bucida buceras	Black Olive Tree	14"	40'	30'	Good	15'	Remove
	7308	1	Swietenia mahagoni	Mahogany	12"	35'	25'	Good	15'	Relocate
	7309	1	Swietenia mahagoni	Mahogany	18"	35'	30'	Good	15'	Relocate
	7311	1	Bucida buceras	Black Olive Tree	18"	40'	30'	Good	15'	Remove
	86	1	Manilkara zapota	Sapodilla	23"	17'	16'	Good	8'	Remove
PALM TREES	CODE	QTY	BOTANICAL NAME	COMMON NAME	DBH	HEIGHT/CT	DBH	CONDITION	TPZ	DISPOSITION
	104	1	Sabal palmetto	Sabal palm	12"	8'	18'	Good	3'	Remove
	105	1	Ptychosperma elegans	Alexander Palm	4"	16'	6'	Good	3'	Remove
	108	1	Sabal palmetto	Sabal palm	12"	18'	18'	Good	3'	Remove
	111	1	Washingtonia filifera	California Fan Palm	12"	30'	15'	Good	4'	Remove
	113	1	Washingtonia filifera	California Fan Palm	8"	11'	11'	Good	4'	
	114	1	Washingtonia filifera	California Fan Palm	11"	30'	19'	Good	4'	Remove
	115	1	Washingtonia filifera	California Fan Palm	0	3'	7'	Good	4'	Remove
	117	1	Washingtonia filifera	California Fan Palm	9"	26'	16'	Good	4'	Remove
	118	1	Washingtonia filifera	California Fan Palm	11"	30'	18'	Good	4'	Remove
	121	1	Washingtonia filifera	California Fan Palm	12"	25'	18'	Good	4'	Remove
	122	1	Sabal palmetto	Sabal Palm	0	1'	12'	Good	3'	Remove
	123	1	Sabal palmetto	sabal palm	14"	16'	18'	Good	3'	Remove
	125	1	Roystonea regia x 2 tks	Royal Palm	25"	25'	20'	Good	6'	Remove
	14	1	Syagrus romanzoffiana	Queen Palm	10"	15'	26'	Good	3'	Remove
	23	1	Sabal palmetto	Sabal palm	15"	10'	15'	Good	3'	Remove
	27	1	Roystonea regia	Royal Palm	21"	25'	32'	Good	4'	Remove
	28	1	Roystonea regia	Royal Palm	18"	28'	32'	Good	4'	Remove
	29	1	Roystonea regia	Royal Palm	14"	18'	28'	Good	4'	Remove
	30	1	Roystonea regia	Royal Palm	18"	28'	32'	Good	4'	Remove
	32	1	Roystonea regia	Royal Palm	17"	35'	34'	Good	4'	Remove
	33	1	Roystonea regia	Royal Palm	14"	15'	30'	Good	4'	Remove
	34	1	Roystonea regia	Royal Palm	15"	35'	34'	Good	4'	Remove
	37	1	Roystonea regia	Royal Palm	13"	35'	32'	Good	4'	Remove
	39	1	Roystonea regia	Royal Palm	10"	18'	22'	Good	4'	Remove
	42	1	Roystonea regia	Royal Palm	10"	18'	25'	Good	4'	Remove
	44	1	Roystonea regia	Royal Palm	13"	20'	25'	Good	4'	Remove
	48	1	Roystonea regia	Royal Palm	17"	14'	34'	Good	4'	Remove
	49	1	Roystonea regia	Royal Palm	16"	15'	34'	Good	4'	Remove
	50	1	Sabal palmetto	Sabal palm	14"	8'	18'	Good	3'	Remove
	53	1	Roystonea regia	Royal Palm	13"	11'	20'	Good	4'	Remove
	54	1	Roystonea regia	Royal Palm	16"	25'	30'	Good	4'	Remove
	55	1	Roystonea regia	Royal Palm	17"	23'	38'	Good	4'	Remove
	56	1	Roystonea regia	Royal Palm	22"	20'	36'	Good	4'	Remove
	57	1	Roystonea regia	Royal Palm	17"	20'	34'	Good	4'	Remove
	59	1	Roystonea regia	Royal Palm	15"	35'	36'	Good	4'	Remove
	61	1	Roystonea regia	Royal Palm	10"	35'	36'	Good	4'	Remove
	63	1	Sabal palmetto	Sabal palm	10"	13'	20'	Good	3'	Remove
	66	1	Adonidia merrillii x 2 tks	Christmas Palm	10"	13'	16'	Good	3'	Remove
	67	1	Adonidia merrillii x 2 tks	Christmas Palm	10"	15'	18'	Good	3'	Remove
	7003	1	Dypsis lutescens	Areca Palm	95"	24'	35'	Good	4'	Remove
	7004	1	Dypsis lutescens	Areca Palm	35"	28'	18'	Good	4'	Remove
	7023	1	Adonidia merrillii	Christmas Palm	7"	13'	7'	Good	3'	Remove
	7024	1	Adonidia merrillii x 3 tks	Christmas Palm	19"	12'	14'	Good	3'	Remove
	7025	1	Roystonea regia	Royal Palm	17"	45'	30'	Good	8'	Remove
	7026	1	Roystonea regia	Royal Palm	23"	50'	30'	Good	8'	Remove
	7028	1	Roystonea regia	Royal Palm	36"	25'	35'	Good	8'	Remove
	7037	1	Washingtonia filifera x 2 tks	California Fan Palm	0	3'	18'	Good	3'	Remove
	7038	1	Washingtonia filifera	California Fan Palm	0	2'	14'	Good	3'	Remove
	7039	1	Phoenix roebelenii	Pygmy Date Palm	5"	10'	10'	Good	3'	Remove
	7040	1	Phoenix roebelenii	Pygmy Date Palm	4"	6'	8'	Good	3'	Remove
	7041	1	Phoenix roebelenii	Pygmy Date Palm	5"	8'	10'	Good	3'	Remove
	7042	1	Phoenix roebelenii	Pygmy Date Palm	4"	14'	8'	Good	3'	Remove
	7044	1	Livistona chinensis	Chinese Fan Palm	9"	9'	17'	Good	3'	Remove
	7045	1	Livistona chinensis	Chinese Fan Palm	10"	9'	15'	Good	3'	Remove
	7046	1	Livistona chinensis	Chinese Fan Palm	8"	8'	18'	Good	3'	Remove
	7050	1	Roystonea regia	Royal Palm	17"	25'	22"	Good	4'	Remove
	7060	1	Livistona chinensis	Chinese Fan Palm	9"	7'	17'	Good	4'	Remove
	7067	1	Syagrus romanzoffiana x 2 tks	Queen Palm	13"	28'	18'	Good	4'	Remove
	7072	1	Livistona chinensis	Chinese Fan Palm	0	14'	8'	Good	3'	Remove
	7073	1	Syagrus romanzoffiana	Queen Palm	8"	16'	22'	Good	3'	Remove
	7074	1	Phoenix roebelenii	Pygmy Date Palm	0	2'	10'	Good	3'	Remove
	7096	1	Acoelorrhaphe wrightii	Paurotis Palm	8"	6'	15'	Good	3'	Remove
	7100	1	Dypsis lutescens	Areca Palm	24"	20'	15'	Good	4'	Remove
	7101	1	Dypsis lutescens	Areca Palm	25"	22'	18'	Good	4'	Remove
	7105	1	Syagrus romanzoffiana x 3 tks	Queen Palm	25"	30'	25'	Good	4'	Remove
	7106	1	Phoenix roebelenii	Pygmy Date Palm	4"	6'	6'	Good	3'	Remove
	7108	1	Livistona chinensis x 2 tks	Chinese Fan Palm	14"	10'	24'	Good	3'	Remove
	7112	1	Phoenix roebelenii	Pygmy Date Palm	3"	7'	10'	Good	3'	Remove
	7113	1	Livistona chinensis	Chinese Fan Palm	0	4'	14'	Good	3'	Remove
	7114	1	Livistona chinensis	Chinese Fan Palm	8"	10'	15'	Good	3'	Remove
	7115	1	Livistona chinensis	Chinese Fan Palm	0	3'	10'	Good	3'	Remove
	7138	1	Syagrus romanzoffiana	Queen Palm	9"	28'	22'	Good	3'	Remove
	7140	1	Livistona chinensis	Chinese Fan Palm	7"	20'	16'	Good	4'	Remove
	7141	1	Livistona chinensis x 3 tks	Chinese Fan Palm	23"	20'	28'	Good	4'	Remove
	7146	1	Syagrus romanzoffiana	Queen Palm	8"	6'	12'	Good	3'	Remove
	7179	1	Roystonea regia x 2 tks	Royal Palm	14"	7'	22'	Good	4'	Remove
	7180	1	Roystonea regia	Royal Palm	17"	12'	25'	Good	4'	Remove
	7181	1	Roystonea regia	Royal Palm	12"	7'	28'	Good	4'	Remove
	7241	1	Roystonea regia	Royal Palm	0	0	12'	Good	3'	Remove
	7242	1	Roystonea regia	Royal Palm	0	3'	16'	Good	3'	Remove
	7248	1	Livistona chinensis	Chinese Fan Palm	0	2'	18'	Good	3'	Remove
	7251	1	Sabal palmetto	Sabal Palm	12"	4'	24'	Good	3'	Remove
	7290	1	Livistona chinensis	Chinese Fan Palm	0	2'	20'	Good	3'	Remove
	7292	1	Livistona chinensis	Chinese Fan Palm	0	2'	18'	Good	3'	Remove
	7310	1	Sabal palmetto	Sabal palm	12"	4'	24'	Good	3'	Remove
	7313	1	Livistona chinensis	Chinese Fan Palm	0	2'	18'	Good	3'	Remove
	7315	1	Dypsis lutescens	Areca Palm	4"	3'	16'	Good	3'	Remove

NOTE: REFER TO SHEET L1-001 FOR TREE DISPOSITION PLAN

OASIS HALLANDALE
1150 HALLENDALE BEACH BOULEVARD
HALLANDALE BEACH, FL 33009

ARCHITECT OF RECORD:
ARQUITECTONICA
2900 Oak Avenue
Miami, Florida 33133
TEL: 305.372.1812 FAX: 305.372.1175
www.arquitectonica.com

CIVIL ENGINEER:
SZAUER ENGINEERING, INC.
7050 W. Palmetto Road, No. 15399
Boca Raton, FL 33433
TEL: 561.716.0159

LANDSCAPE ARCHITECT:
ARQUITECTONICA GEO
2900 Oak Avenue
Miami, Florida 33133
TEL: 305.372.1812 FAX: 305.372.1175
www.arquitectonica.com

STRUCTURAL ENGINEER:

MEP ENGINEER:
STEVEN FELLER, P.E., LLC
500 N.E. 3rd Avenue
Fort Lauderdale, FL 33301
TEL: 954.467.1402 FAX: 954.467.5752
www.fellerpe.com

DRC - REVISION 03

02/12/18

ISSUE #	DESCRIPTION	DATE
1	DRC - REVISION 1	11/16/17
2	DRC - REVISION 2	12/22/17
3	DRC - REVISION 3	02/12/18

ARQUITECTONICA PROJECT NUMBER: 3463

SEAL/SIGNATURE/DATE:

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DRAWING NAME:

TREE DISPOSITION SCHEDULE

SCALE:

L6-000 02-12-2018

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LV 01 HARDSCAPE SCHEDULE

SYMBOL	CODE	DESCRIPTION	QTY
		Wood Decking	
SYMBOL	CODE	DESCRIPTION	QTY
	06-15-13	ITEM: Wood Floor Decking APPLICATION: Amenity Deck	1,022 sf
SYMBOL	CODE	DESCRIPTION	QTY
	09-30-33	ITEM: Stone Tiling APPLICATION: Water Features	740 sf
		32 EXTERIOR IMPROVEMENTS	
SYMBOL	CODE	DESCRIPTION	QTY
	32-12-19	ITEM: Asphalt Paving Wearing Coarse APPLICATION: Parking Lot Drive Aisles	94,008 sf
	32-14-00	ITEM: Unit Pavers APPLICATION: Promenade Drive 01 11-16-2017	19,995 sf
	32-14-13	ITEM: Precast Concrete Unit Paving APPLICATION: Site Walkways	104,206 sf
	32-14-40	ITEM: Stone Paving APPLICATION: Water Jet Areas FINISH: Granite 02 12-22-2017	1,520 sf
	32-14-43	ITEM: Pervious Unit Paving APPLICATION: Parking Stalls 03 02-12-2018	59,537 sf
	32-91-13	ITEM: Mulching APPLICATION: Planting beds	66,721 sf
	32-92-23	ITEM: Sodding APPLICATION: Dog Park	4,753 sf

NOTE: REFER TO SHEET L1-110 FOR HARDSCAPE PLAN

LV 01 TREE SCHEDULE

TREES	CODE	QTY	BOTANICAL NAME	COMMON NAME	HEIGHT	SPREAD	DBH	CLEAR TRUNK	NATIVE	DROUGHT TOLERANT
	CO	11	Chrysophyllum oliviforme	Satinleaf	15` min.	7.5` min.	3" min.	5` min.	Yes	Yes
	CD	10	Coccoloba diversifolia	Pigeon Plum	15` min.	7.5` min.	3" min.	5` min.	Yes	Yes
	CE	39	Conocarpus erectus	Green Buttonwood	15` min.	7.5` min.	3" min.	5` min.	Yes	Yes
	CS	36	Conocarpus erectus `Sericeus`	Silver Buttonwood	15` min.	7.5` min.	3" min.	5` min.	Yes	Yes
	7186	1	Swietenia mahagoni Relocated	West Indian Mahogany	28`	38`	21"		Yes	Yes
	13	1	Swietenia mahagoni Relocated	Mahogany	35`	40`	16"		Yes	Yes
	7269	1	Swietenia mahagoni Relocated	Mahogany	40`	45`	21"		Yes	Yes
	7306	1	Swietenia mahagoni Relocated	Mahogany	40`	48`	19"		Yes	Yes
	7238	1	Swietenia mahagoni Relocated	Mahogany	40`	55`	19"		Yes	Yes
	7095	1	Swietenia mahagoni Relocated	Mahogany	45`	55`	40"		Yes	Yes
	7169	1	Swietenia mahagoni Relocated	Mahogany	45`	58`	56"		Yes	Yes
	TA	46	Taxodium ascendens	Pond Cypress	15` min.	7.5` min.	3" min.	5` min.	Yes	Yes 03 02-12-2018
PALMS	CODE	QTY	BOTANICAL NAME	COMMON NAME	HEIGHT	SPREAD	DBH	CLEAR TRUNK	NATIVE	DROUGHT TOLERANT
	RE	36	Roystonea elata	Florida Royal Palm	20` OA	20`			Yes	Yes
	SP	28	Sabal palmetto	Cabbage Palmetto	20` OA				Yes	Yes
SHADE TREES	CODE	QTY	BOTANICAL NAME	COMMON NAME	HEIGHT	SPREAD	DBH	CLEAR TRUNK	NATIVE	DROUGHT TOLERANT
	AR	32	Acer rubrum	Red Maple	15` min.	7.5` min.	3" min.	5` min.	Yes	Yes
	BS	8	Bursera simaruba	Gumbo Limbo	15` min.	7.5` min.	3" min.	5` min.	Yes	Yes
	QV	35	Quercus virginiana	Southern Live Oak	15` min.	7.5` min.	3" min.	5` min.	Yes	Yes
	SG	4	Simarouba glauca	Paradise Tree	15` min.	7.5` min.	3" min.	5` min.	Yes	Yes 02 12-22-2017
	TD	42	Taxodium distichum	Bald Cypress	15` min.	7.5` min.	3" min.	5` min.	Yes	Yes
STREET TREES	CODE	QTY	BOTANICAL NAME	COMMON NAME	HEIGHT	SPREAD	DBH	CLEAR TRUNK	NATIVE	DROUGHT TOLERANT
	CD1	12	Coccoloba diversifolia	Pigeon Plum 01 11-16-2017	15` min.	7.5` min.	3" min.	5` min.	Yes	Yes
	RE1	22	Roystonea elata	Florida Royal Palm	20` OA	20`			Yes	Yes

NOTE: ALL TREES IN PARKING AREAS TO HAVE 6' CT TO COMPLY WITH 2FT/6FT GUIDELINES

NOTE: REFER TO SHEET L1-120 FOR TREE PLAN

LV 01 SHRUB/GCVR SCHEDULE

	SHRUBS	39,793 sf
	Callicarpa americana / American Beautyberry	230
	Chrysobalanus icaco / Coco Plum	83
	Erythrina herbacea / Coral Tree	130
	Eugenia axillaris / White Stopper	83
	Forestiera segregata / Florida Privet	83
	Hamelia patens / Fire Bush	130
	Ilex cassine / Dahoon Holly	130
	Myrcianthes fragrans / Twinberry	83
	Myrica cerifera / Wax Myrtle	83
	Myrsine cubana / Guianese Colicwood	130
	Serenoa repens / Saw Palmetto	130
	psychotria nervosa / Wild Coffee	130
	GROUNDCOVERS	25,953 sf
	Acrostichum danaeifolium / Leather Fern	169
	Canna flaccida / Yellow Canna	300
	Crinum americanum / Seven Sisters	675
	Muhlenbergia capillaris / Pink Muhly	675
	Tripsacum dactyloides / Fakahatchee Grass	300
	Zamia integrifolia / Coontie	300
	SOD	4,674 sf
	Paspalum vaginatum / Seashore Paspalum 02 12-22-2017	

NOTE: 100% OF THE SHRUBS AND GROUNDCOVERS ARE NATIVE AND DROUGHT TOLERANT.

NOTE: ALL SHRUBS IN PARKING AREAS TO BE 2' MAXIMUM HEIGHT TO COMPLY WITH 2FT/6FT GUIDELINES

NOTE: REFER TO SHEET L1-130 FOR SHRUB/GCVR PLAN

03 02-12-2018 01 11-16-2017

OASIS HALLANDALE
1150 HALLENDALE BEACH BOULEVARD
HALLANDALE BEACH, FL 33009

ARCHITECT OF RECORD:
ARQUITECTONICA
2900 Oak Avenue
Miami, Florida 33133
TEL: 305.372.1812 FAX: 305.372.1175
www.arquitectonica.com

CIVIL ENGINEER:
SZAUER ENGINEERING, INC.
7050 W. Palmetto Road, No. 15399
Boca Raton, FL 33433
TEL: 561.716.0159

LANDSCAPE ARCHITECT:
ARQUITECTONICA GEO
2900 Oak Avenue
Miami, Florida 33133
TEL: 305.372.1812 FAX: 305.372.1175
www.arquitectonica.com

STRUCTURAL ENGINEER:

MEP ENGINEER:
STEVEN FELLER, P.E., LLC
500 N.E. 3rd Avenue
Fort Lauderdale, FL 33301
TEL: 954.467.1402 FAX: 954.467.5752
www.fellerpe.com

DRC - REVISION 03

02/12/18

ISSUE #	DESCRIPTION	DATE
1	DRC - REVISION 1	11/16/17
2	DRC - REVISION 2	12/22/17
3	DRC - REVISION 3	02/12/18

ARQUITECTONICA PROJECT NUMBER: 3463

SEAL/SIGNATURE/DATE:

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DRAWING NAME:

GROUND LEVEL
LANDSCAPE SCHEDULES

SCALE:

L6-100

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LV 06 HARDSCAPE SCHEDULE

SYMBOL	DESCRIPTION	QTY
	Wood Decking	
06-15-13	ITEM: Wood Floor Decking APPLICATION: Amenity Deck	11,670 sf
	DESCRIPTION	**QTY**
09-30-33	ITEM: Stone Tiling APPLICATION: Water Features	555 sf
09-32-00	ITEM: Mortar-Bed Tiling APPLICATION: Amenity Deck	22,744 sf
09-97-26	ITEM: Exterior Cementitious Coatings APPLICATION: Swimming Pools	5,024 sf
	32 EXTERIOR IMPROVEMENTS	
	DESCRIPTION	**QTY**
32-18-13	ITEM: Synthetic Grass Surfacing APPLICATION: Lawns	4,300 sf
32-91-13	ITEM: Mulching APPLICATION: Planting beds	14,205 sf

NOTE: REFER TO SHEET L1-610 FOR HARDSCAPE PLAN

02 12-22-2017

LV 06 TREE SCHEDULE

TREES	CODE	QTY	BOTANICAL NAME	COMMON NAME	HEIGHT	SPREAD	DBH	CLEAR TRUNK	NATIVE	DROUGHT TOLERANT
	CD	21	Coccoloba diversifolia	Pigeon Plum	15' min.	7.5' min.	3" min.	5' min.	Yes	Yes
	CE	15	Conocarpus erectus	Green Buttonwood	15' min.	7.5' min.	3" min.	5' min.	Yes	Yes
	CS	14	Conocarpus erectus `Sericeus`	Silver Buttonwood	15' min.	7.5' min.	3" min.	5' min.	Yes	Yes
PALMS	**CODE**	**QTY**	**BOTANICAL NAME**	**COMMON NAME**	**HEIGHT**	**SPREAD**	**DBH**	**CLEAR TRUNK**	**NATIVE**	**DROUGHT TOLERANT**
	RE	40	Roystonea elata	Florida Royal Palm	20' OA	20'			Yes	Yes
SHADE TREES	**CODE**	**QTY**	**BOTANICAL NAME**	**COMMON NAME**	**HEIGHT**	**SPREAD**	**DBH**	**CLEAR TRUNK**	**NATIVE**	**DROUGHT TOLERANT**
	BS	13	Bursera simaruba	Gumbo Limbo	15' min.	7.5' min.	3" min.	5' min.	Yes	Yes
	SG	13	Simarouba glauca	Paradise Tree	15' min.	7.5' min.	3" min.	5' min.	Yes	Yes

NOTE: REFER TO SHEET L1-620 FOR TREE PLAN

02 12-22-2017

LV 06 SHRUB/GCVR SCHEDULE

	SHRUBS	13,437 sf
	Callicarpa americana / American Beautyberry	78
	Chrysobalanus icaco / Coco Plum	28
	Erythrina herbacea / Coral Tree	44
	Eugenia axillaris / White Stopper	28
	Forestiera segregata / Florida Privet	28
	Hamelia patens / Fire Bush	44
	Ilex cassine / Dahoon Holly	44
	Myrcianthes fragrans / Twinberry	28
	Myrica cerifera / Wax Myrtle	28
	Myrsine cubana / Guianese Colicwood	44
	Serenoa repens / Saw Palmetto	44
	psychotria nervosa / Wild Coffee	44
	GROUNDCOVERS	3,124 sf
	Acrostichum danaeifolium / Leather Fern	21
	Canna flaccida / Yellow Canna	37
	Crinum americanum / Seven Sisters	82
	Muhlenbergia capillaris / Pink Muhly	82
	Tripsacum dactyloides / Fakahatchee Grass	37
	Zamia integrifolia / Coontie	37

NOTE: REFER TO SHEET L1-630 FOR SHRUB/GCVR PLAN

02 12-22-2017

OASIS HALLANDALE
1150 HALLENDALE BEACH BOULEVARD
HALLANDALE BEACH, FL 33009

ARCHITECT OF RECORD:
ARQUITECTONICA
2900 Oak Avenue
Miami, Florida 33133
TEL: 305.372.1812 FAX: 305.372.1175
www.arquitectonica.com

CIVIL ENGINEER:
SZAUER ENGINEERING, INC.
7050 W. Palmetto Road, No. 15399
Boca Raton, FL 33433
TEL: 561.716.0159

LANDSCAPE ARCHITECT:
ARQUITECTONICA GEO
2900 Oak Avenue
Miami, Florida 33133
TEL: 305.372.1812 FAX: 305.372.1175
www.arquitectonica.com

STRUCTURAL ENGINEER:

MEP ENGINEER:
STEVEN FELLER, P.E., LLC
500 N.E. 3rd Avenue
Fort Lauderdale, FL 33301
TEL: 954.467.1402 FAX: 954.467.5752
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DRC - REVISION 03

02/12/18

ISSUE #	DESCRIPTION	DATE
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3	DRC - REVISION 3	02/12/18

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DRAWING NAME:

6TH LEVEL
LANDSCAPE SCHEDULES

SCALE:

L6-600

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IMPACT STUDY

IMPACT STUDY:

PROPOSED MIXED USE DEVELOPMENT

OASIS

February, 12 2018

Prepared to Submittal to:

City of Hallandale Beach, Florida

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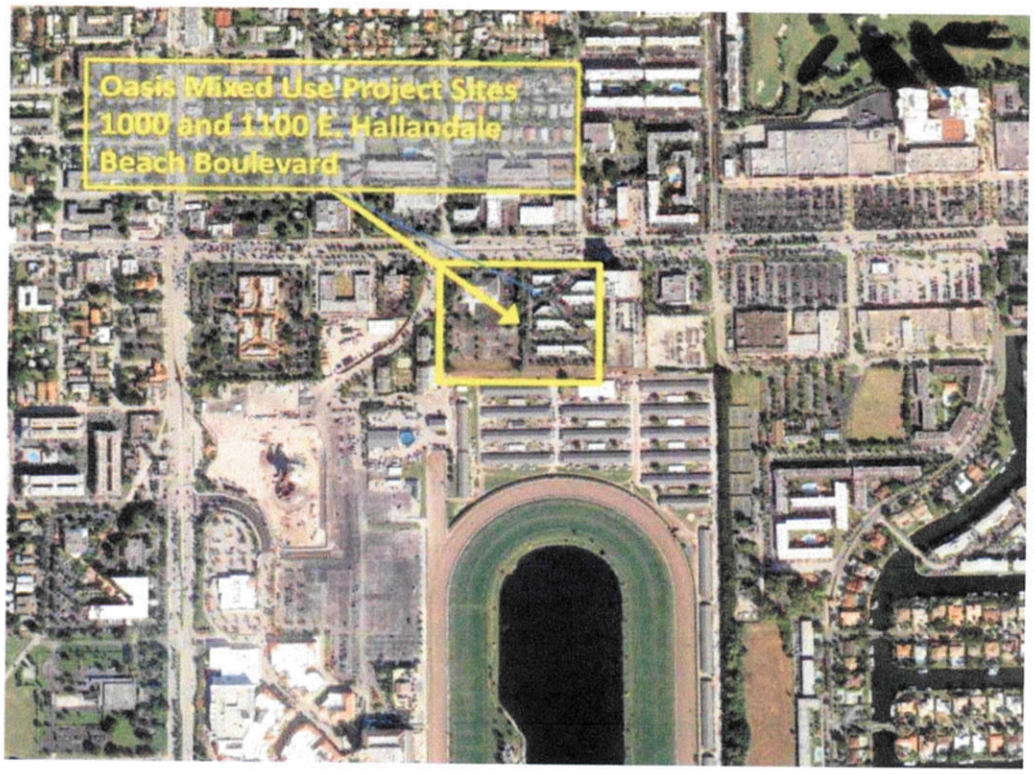
Figure 25: Overall Section NS 122

I. SITE URBAN CONTEXT

The site for the proposed mixed use development occupies a land parcel located on the south side of East Hallandale Beach Boulevard, east of U.S. 1, between Gulfstream Way and NE 14th Ave. All surrounding uses to the proposed parcel are commercial, the rear (South) of the parcel abuts the Gulfstream Race Track, which is of recreational/commercial use, to the east and directly adjacent to the proposed parcel is a multi-story office building with structured parking, to the west and north, on the other side of Gulfstream Way and Hallandale Beach Boulevard respectively are other commercial uses.

Figure 1: Proposed Site for Mixed Use Development
Source: Aerial photograph from Google.



A. Survey and Legal Description

Following is a legal description of the proposed parcel at 1000 and 1100 E. Hallandale Beach Boulevard and its present use as described by the site survey executed by Fortin, Leavy, Sikiles, Inc., date 8/28/17:

1. 1100 E. Hallandale Beach Boulevard Legal description of the proposed site:

"Tract "A", REGENCY PARK according to the plat thereof, as recorded in Plat Book 111 at Page 29 of the Public Records of Broward County, Florida.
1000 E. Hallandale Beach Boulevard Legal description of the proposed site:

The West 365 feet of Lot 2, less the north 75 feet thereof for road right-of-way, and less the south 25 feet for road right-o-way, block 8, section 27, township 51South, Range 42 East, Town of Hallandale, according to the Plat thereof, recorded in Plat Book B, Page 13, of the Public Records of Miami-Dade County, Florida. Said Lands now lying, being and situated in Broward County, Florid

2. Surveyor's Notes:

This site lies in Section 27, Township 51 South, Range 42 East, City f Hallandale Beach, Broward County, Florida.

All documents are recorded in the Public Records of Broward County, Florida, unless otherwise noted, as D.C.R. (Miami-Dade County Records).

Lands shown heron were NOT abstracted for restrictions, easements and/ or rights-of-way of records

Figure 2: Location Map of Proposed Site (not to scale)
Source: Site Survey by Fortin, Leavy, Sikiles, Inc. LB 3653

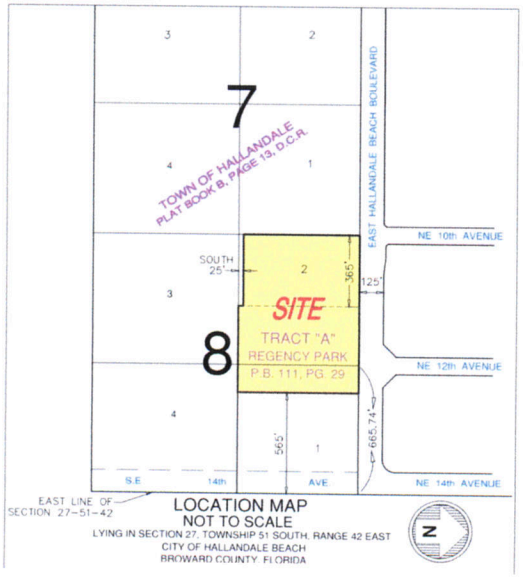
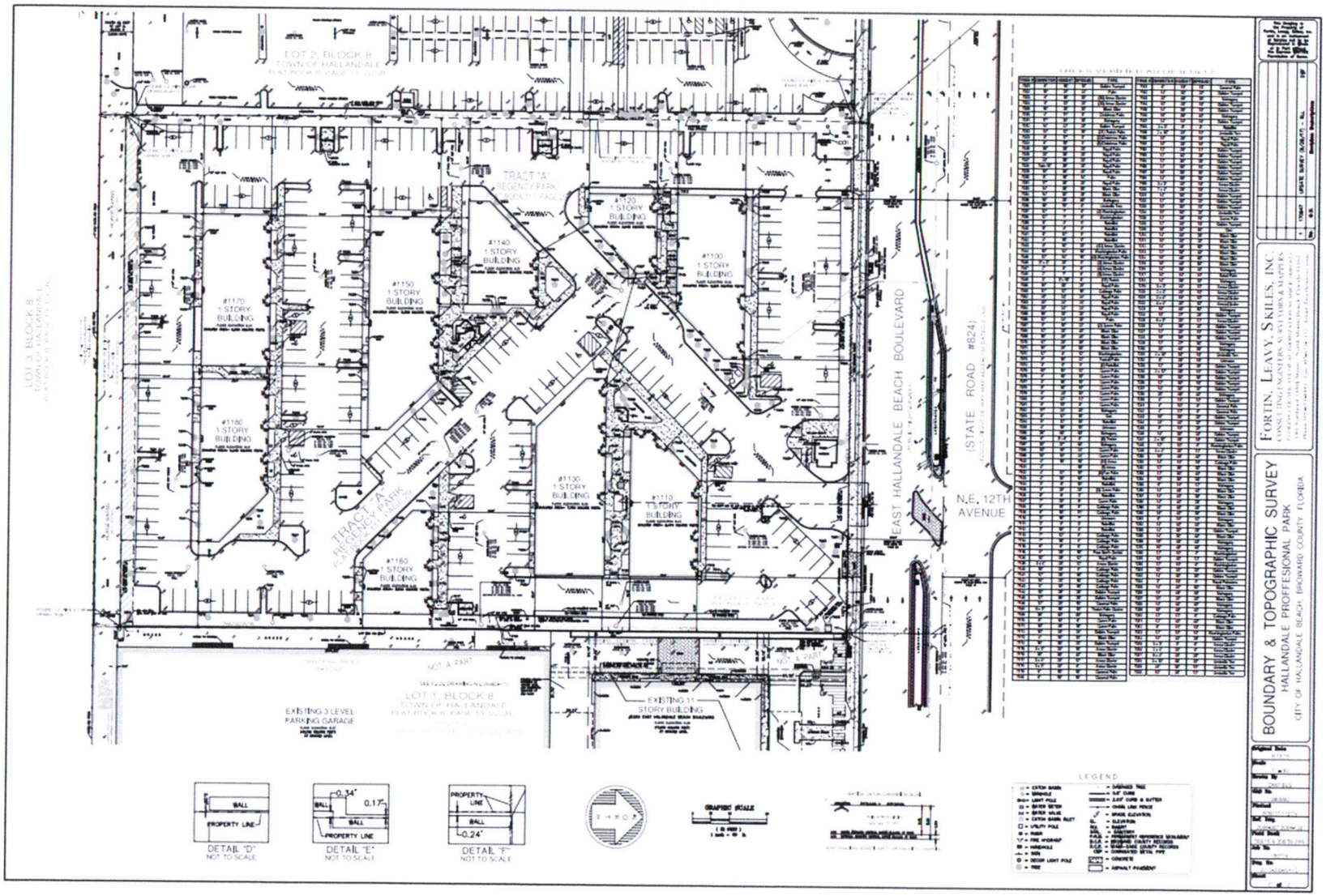


Figure 3: Site Survey1000 and 1100 E. Hallandale Beach Blv. (not to scale)

Source: Site Survey by Fortin, Leavy, Sikiles, Inc. LB 3653

BOUNDARY AND TOPOGRAPHIC SURVEY
1000 & 1100 EAST HALLANDALE BEACH BOULEVARD
CITY OF HALLANDALE BEACH, BROWARD COUNTY, FLORIDA
FORTIN, LEAVY, SKILES, INC.
CONSULTING ENGINEERS, SURVEYORS & MAPPERS
EAST HALLANDALE BEACH BOULEVARD
STATE ROAD No. 824
PARCEL A
PARCEL A
LEGEND
LOCATION MAP


LOT 2, BLOCK 8
TOWN OF HALLANDALE
LOT 3, BLOCK 8
TOWN OF HALLANDALE
TRACT "A"
REGENCY PARK
#1170
1 STORY
BUILDING
#1180
1 STORY
BUILDING
#1150
1 STORY
BUILDING
#1140
1 STORY
BUILDING
#1120
1 STORY
BUILDING
#1100
1 STORY
BUILDING
#1130
1 STORY
BUILDING
#1110
1 STORY
BUILDING
#1160
1 STORY
BUILDING
EAST HALLANDALE BEACH BOULEVARD
(STATE ROAD #824)
N.E. 12TH
AVENUE
NOT A PART
LOT 1, BLOCK 8
TOWN OF HALLANDALE
EXISTING 3 LEVEL
PARKING GARAGE
EXISTING 11
STORY BUILDING
BALL
PROPERTY LINE
DETAIL "D"
NOT TO SCALE
0.34'
0.17'
DETAIL "E"
NOT TO SCALE
0.24'
DETAIL "F"
NOT TO SCALE
GRAPHIC SCALE
LEGEND
BOUNDARY & TOPOGRAPHIC SURVEY
HALLANDALE PROFFESIONAL PARK
CITY OF HALLANDALE BEACH, BROWARD COUNTY FLORIDA
FORTIN, LEAVY, SKILES, INC.

B. Existing Site Use

The project site area is composed of two sites that will be joined under a unity of title as a single development site. The East Site or 1100 E. Hallandale Beach Boulevard has a total area of 232,035 square feet (5.32 acres), containing a one-story office park that consists of 50,605 square feet of construction with the required surface parking as per the code when the building was constructed.

The West Site or 1000 E Hallandale Beach Boulevard has a total area of 209,068 square feet (4.80 acres). It presently houses a one story bank branch building with an area of 25,485 square feet and surface parking.

All the existing buildings on both sites will be demolished to provide vacant site area to construct the proposed Oasis at Hallandale Beach.

Present vehicular access to, and egress from, both sites is directly from East Hallandale Beach Boulevard.

Figure 4: Existing Site Use

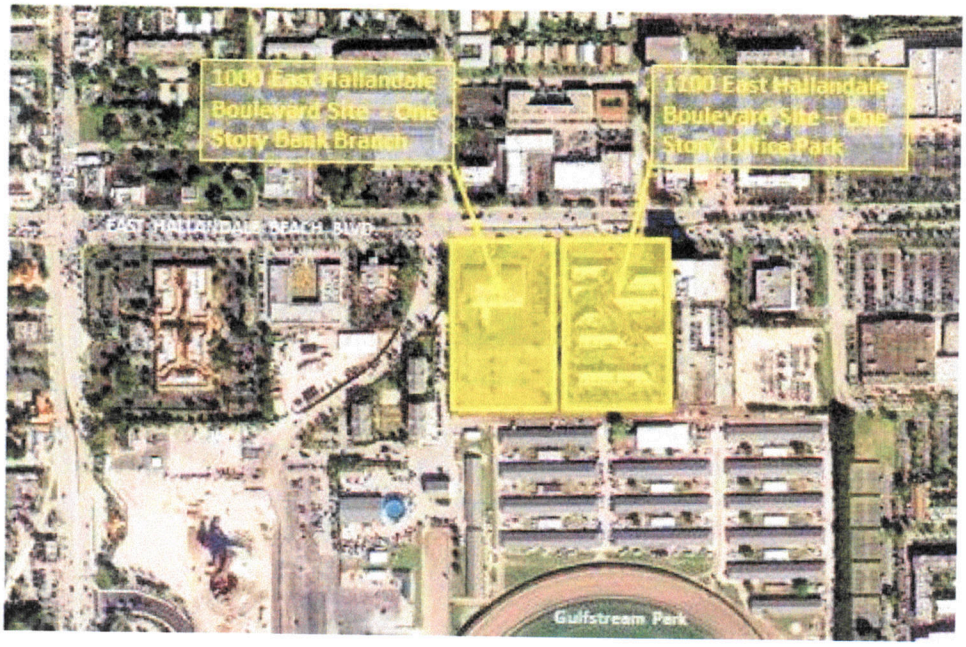


Table 1: Summary of 1000 and 1100 E. Hallandale Beach Blvd. Existing Buildings and Office Use Construction Areas.

Summary of Existing Buildings and Office Use Construction Areas		
Building No.	Number of Stories	Building Area, Sq. Ft.
1000	One	25,485
1100	One	6,250
1110	One	5,430
1120	One	2,645
1130	One	7,750
1140	One	3,695
1150	One	8,395
1160	One	3,690
1170	One	6,505
1180	One	6,245
Total Existing Building Area		76,130

C. Present Zoning

The site is presently zoned City Central Business District (CCB). Additionally, the site has an overlay zoning district titled Planned Redevelopment Overlay District

The following is allowed under the present zoning category:

The Planned Redevelopment Overlay District allows the inclusion of office and retail uses. It also allows multifamily residential uses on sites of not less than one acre including mixed residential uses on sites of not less than one acre. It also allows mixed residential and commercial uses in the same structure subject to the density limitations established by the city's comprehensive plan future land use element and availability and apportionment of flexibility or reserve units under the Broward County flexibility rules contained in Article 2 of the Administrative Rules Document of the Broward County Land Use Plan.

Within the Planned Redevelopment Overlay District, the site development standards, landscaping, and parking requirements shall be those specified by the underlying zoning district. Site development standards include the requirement of a minimum lot area of 7,500 square feet and a minimum lot width of 75 feet both of these requirements are exceeded by the site.
New construction is required to have a minimum pervious lot area of 15 percent and the maximum building height allowed is 350 feet. The yard setbacks require

the provision of a street definition line shall be provided at a maximum of 15 feet front yard setback from the street. The street definition line shall consist of the principal building structure, trees or pergola. Side yard requirements include no setback on the interior of a lot adjoining commercial, 15 feet on a corner adjoining commercial. The site does not adjoin residential; however on sites adjoining a residentially zoned property or use a 25 feet is required.

To the rear of the site the zoning is CR-A Commercial Recreational Activity, a zoning category that applies to the Gulfstream Park on the back of the site.

For the inclusion of residential as a conditional use, projects on a parcel of land at least two acres in size are allowed a maximum density of 50 units per acre as permitted by the City's Comprehensive Plan Future Land Use Element.

Table 2 indicates the required and allowed zoning envelope and the one proposed by the project.

Table 2: Planned Redevelopment Overlay District Requirements

	ZONING **PROPOSE SITE** **CRITERIA AND BUILDING INFORMATION**
ZONING	PLANNED REDEVELOPMENT OVERLAY DISTRICT
LOT AREA	441,334 SF (10.132 ACRES) GROSS 439,325 SF (10.085 ACRES) NET (after 5' SE 2'd Street dedication)
FEMA FLOOD ZONE	AE (7.5 NGVD; **6.0** NAVD88; ASCE 24-05 = +1.0 OR 8.5 NGVD MIN. FFE)
OCCUPANCIES	R2, B, M, S-2
OFFICE AREA	34,691 SF
COMMERCIAL AREA	59,219 SF
RESIDENTIAL UNITS	500 UNITS

TYPE OF CONSTRUCTION

OCCUPANCY		CONSTRUCTION TYPE	HEIGHT LIMITATION	AREA LIMITATION
R1	**RESIDENTIAL** (Hotel)	TYPE IA	**UNLIMITED** STORIES (323')	UNLIMITED
R2	**RESIDENTIAL** (Condo)	TYPE IA	**UNLIMITED** STORIES 1323')	UNLIMITED
B	BUSINESS	TYPE 113	11 STORIES 1551	UNLIMITED
M	MERCANTILE	TYPE IB	11 STORIES 155')	UNLIMITED
S-2	PARKING GARAGE	TYPE IA	UNLIMITED **STORIES** 1323')	UNLIMITED

SETBACKS

	2014 APPROVED PDD	REQUIRED	PROVIDED
NORTH (EAST HALLANDALE BEACH BLVD)	16'-7"	15'-0" max	VARIES: 16'-4" -24'-0" BUILDING VARIES: 5'-3" -12'-9" CANOPY
SOUTH (PROPOSED SE 2ND STREET)	12'-6"	10'-0" min.	10`-0"
EAST (INTERIOR LOT LINE]	12'-0"	0'-0"	10'-0" BUILDING; 8'-9"CANOPY
WEST (INTERIOR LOT LINE)	36'-6"	0'-0"	13'-4" BUILDING ; 12'-0" CANOPY

BUILDING FRONTAGE

NORTH (EAST HALLANDALE BEACH BLVD)	6 0 % MIN. 80% MAX.	68% (525'-0" / 766'-4")

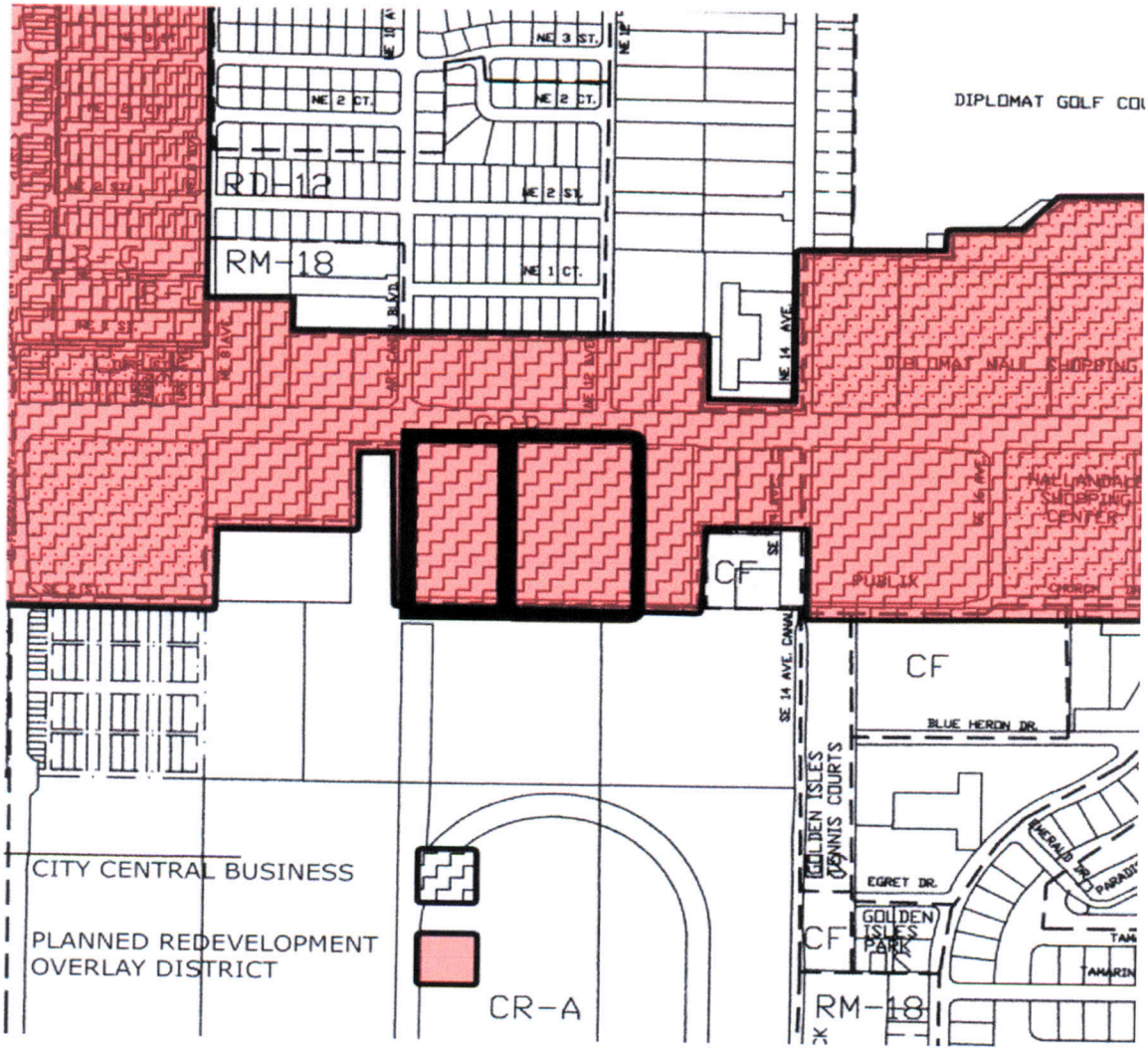
BUILDING HEIGHT

	2016 APPROVED PDD	MAX. ALLOWED	PROVIDED
RESIDENTIAL BUILDING	286'-0' (26 stories)	350'-0"	270'-0"; 277'-0" NAVD (25 Stories)
MIXED-USE (ALONG EAST PROPERTY LINE)	210'-0" (20 stories)	350'-0"	30'-0" (2 stories)
MIXED-USE (ALONG NORTH PROPERTY LINE]	100'-0" (10 stories)	350'-0"	30'-0" (2 stories)

OPEN SPACE/LANDSCAPED AREA

MIN. REQUIRED	2016 APPROVED PDD	PROVIDED
65,892 SF (15% OF **NET LOT AREA**)	167,503 SF Total (38% OF NET LOT AREA)	83,154 SF Total (19% **OF NET LOT** AREA)

Figure 5: Zoning of Proposed Site



II. PROPOSED PROJECT DESCRIPTION

The property consists of 10.08 acres located at 1000 and 1100 East Hallandale Beach Blvd. Oasis at Hallandale Beach, a mixed-use project proposes the construction of 500 residential units; 34,691 square feet of office space; and approximately 59,219 square feet of ground floor retail space. A total of 1,147 structured parking spaces will be provided for the residences and 339 surface parking spaces for the retail/office components.

Table 3. Project Use Development Data

Use	Project Building	
	Approved	Proposed
Residential Units	500 units	500 units
Hotel	200 rooms	N/A
Office	59,631 GSF	34,691 GSF
Retail	26,489 GSF	59,219 GSF

Residential Buildings

The Residential Towers are each 25-stories with 250 units consisting of one, two, and three-bedroom unit types. They are joined by a 5-story parking structure with 1,147 spaces that serve the residences. The roof of the parking structure is the recreation pool deck for both towers.

Retail and Office Buildings

The buildings that flank the main entrance on East Hallandale Beach Blvd. have ground floor retail with offices located on the second level. The main boulevard that provides access to the site is lined by two plazas and one-story commercial buildings that terminate at the residential drop-off.

Pedestrian Access:

Parallel to East Hallandale Beach Blvd. there is a pedestrian promenade that blends with the public right of way to activate the retail spaces and enhance the pedestrian experience. Pedestrian access into the site from East Hallandale Beach Blvd. is provided via two access points. There are two large plazas that connect the pedestrians to the main access boulevard located in the center of the site, and the secondary pedestrian/vehicular entrance located at the east portion of the site. The sidewalks along the main entrance boulevard terminate at the residential drop-off. The residential and commercial portion of the sites are connected via an internal network of sidewalks and crosswalks that facilitate pedestrian mobility from within.

Vehicular Access

The site is accessed directly from East Hallandale Beach Boulevard. Traffic travelling east on East Hallandale Beach Boulevard can enter the property at the main boulevard entrance via a deacceleration lane. This lane allows vehicles to reduce their speed prior to entering the site, creating a pedestrian friendly environment. Vehicles travelling west on East Hallandale Beach Boulevard can enter the project through a left turn lane and into the secondary north-south street at the east portion of the project. Vehicles that are visiting the commercial portion of the site will be able to access east and west parking areas immediately, maintaining the commercial traffic separate from the residential traffic. Residential Vehicles can access the parking structure on the east and west via internal street network. A covered drop-off with valet access will also be available for the residences

A proposed street on the rear or the south side of the site, S.E. 2nd Street will provide an additional access to an eventual connection towards the west. All internal streets allow for the free movement of cars, trucks and emergency vehicles.

Architecture Design Description

Hallandale Beach Boulevard is the main avenue linking I-95 and the beach. Historic Biscayne Boulevard is the main avenue linking downtown Miami and Fort Lauderdale. At this prominent intersection sits one of the most striking horse racetracks in Florida, Gulfstream Park. Its green lawns and lakes function as a central park, a sight to be seen. Overlooking this park and on axis with the racetrack will rise two residential towers. The towers are in alignment to form a gateway. Monumental vertical curves erode the balcony corners in symmetry. They frame the skies and create a distinctive silhouette that will become the landmark of Hallandale

On the ground, the towers are approached from a new formal north-south drive. This new main street is lined by plazas, shops, and restaurants. Its large plazas and broad sidewalks invite outdoor dining and strolling under tropical greenery. This new boulevard ends in a monumental breezeway that serves as drop off for the two towers.

To the south of the towers a garage links the two towers and creates a south-facing sun-seeking elevated park. This deck contains pools, playgrounds, barbecue areas and other recreational amenities that overlook the green expanse of the racetrack.

Along Hallandale Beach Boulevard two buildings flank the entrance to this new district. They line the boulevard to create an urban edge activated by shops and restaurants. Its upper levels bring to Hallandale creative office spaces. The

result is a multiblock district of residences, shops, restaurants and offices that will be Hallandale 's first mixed-use destination.

Oasis is a sustainable project. The towers face north-south minimizing harsh east and west exposures. Broad balconies protect their glass surfaces from direct radiant heat and reduce the direct impact of driving rain on the facades. The mixed-use nature of the program encourages residents to walk rather than drive to shop, dine or work. Oasis is a contemporary development that embodies the principles of environmentally-friendly planning.

Figure 6: Site Plan.

Figure 7: Site Plan. Level 1

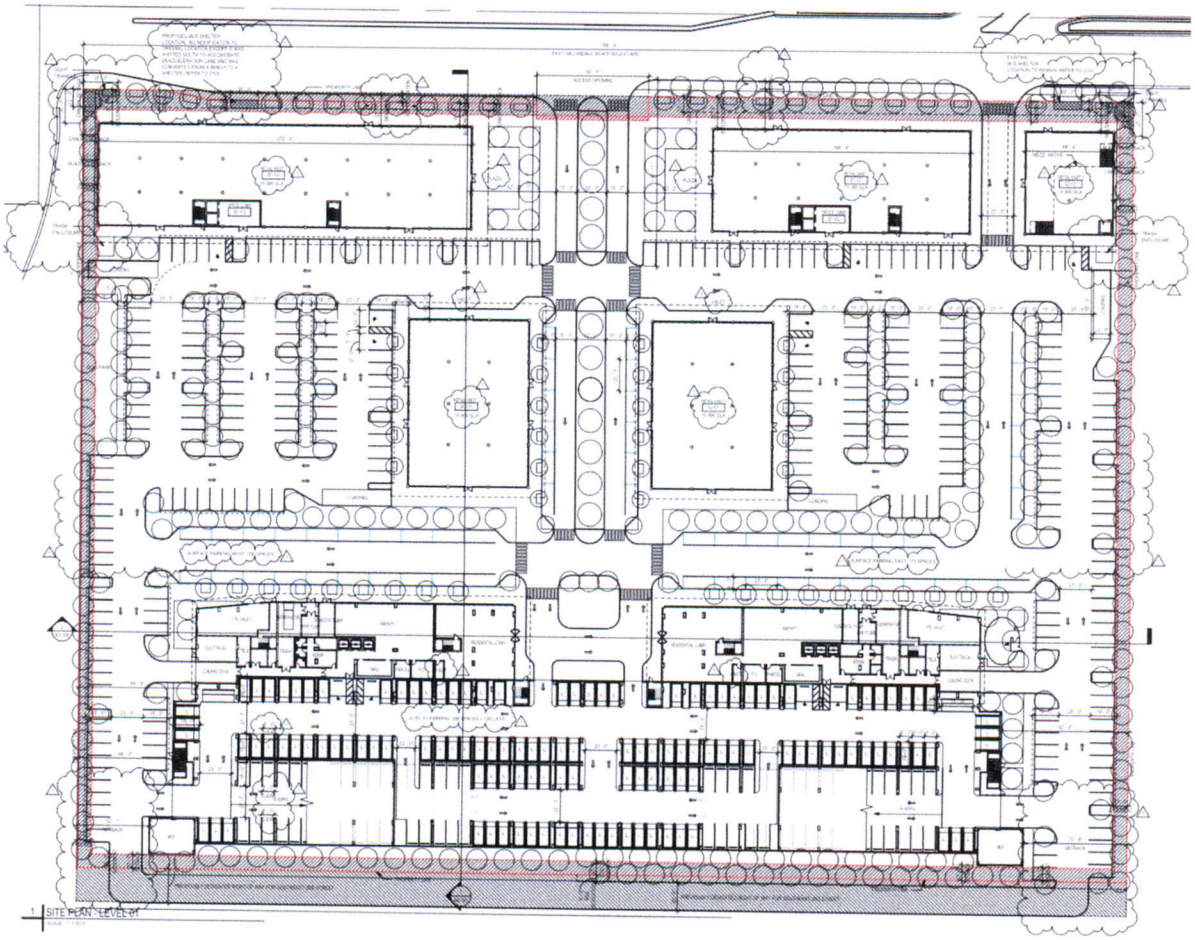


Figure 8: Site Plan. Level 2

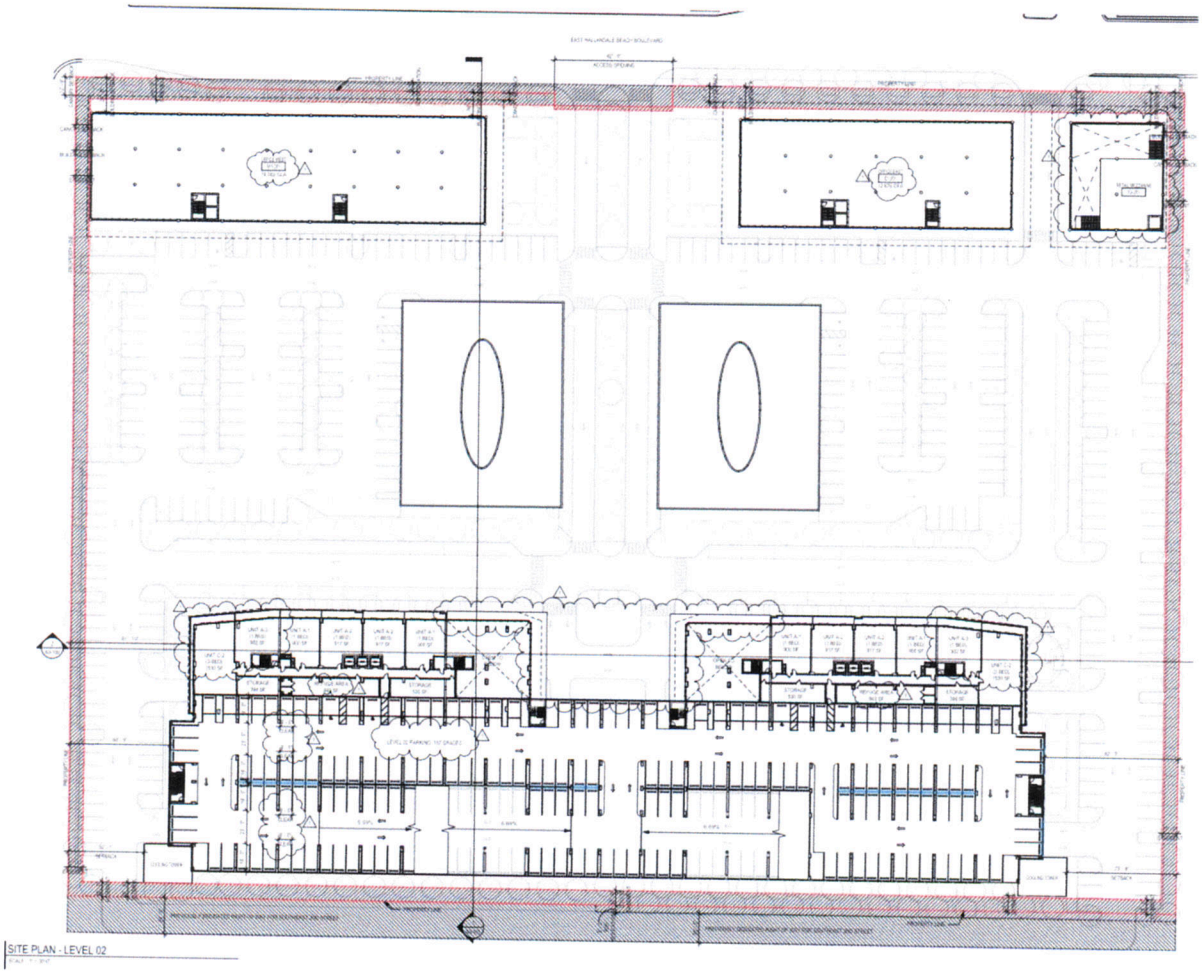


Figure 9: Overall Floor Plan. Level 3-4

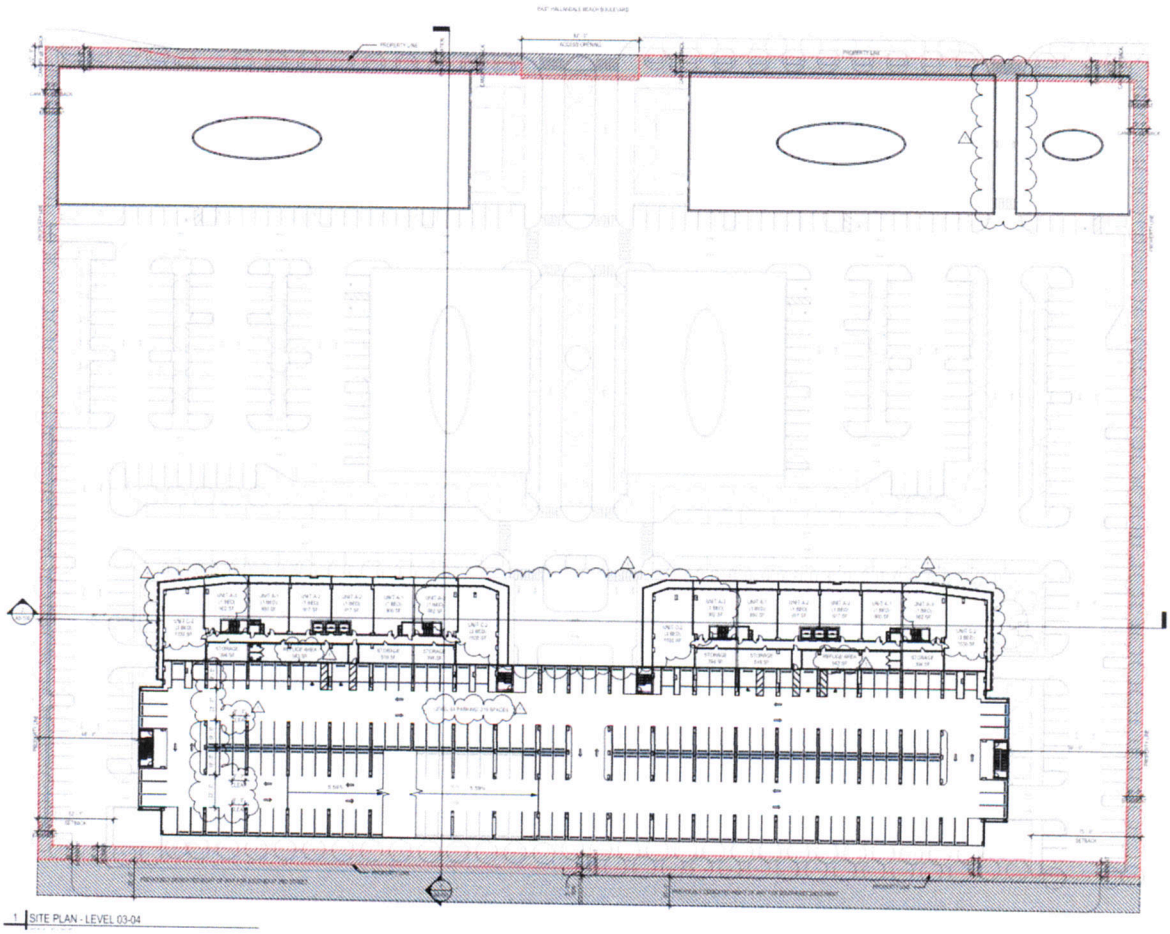


Figure 10: Overall Floor Plan. Level 5

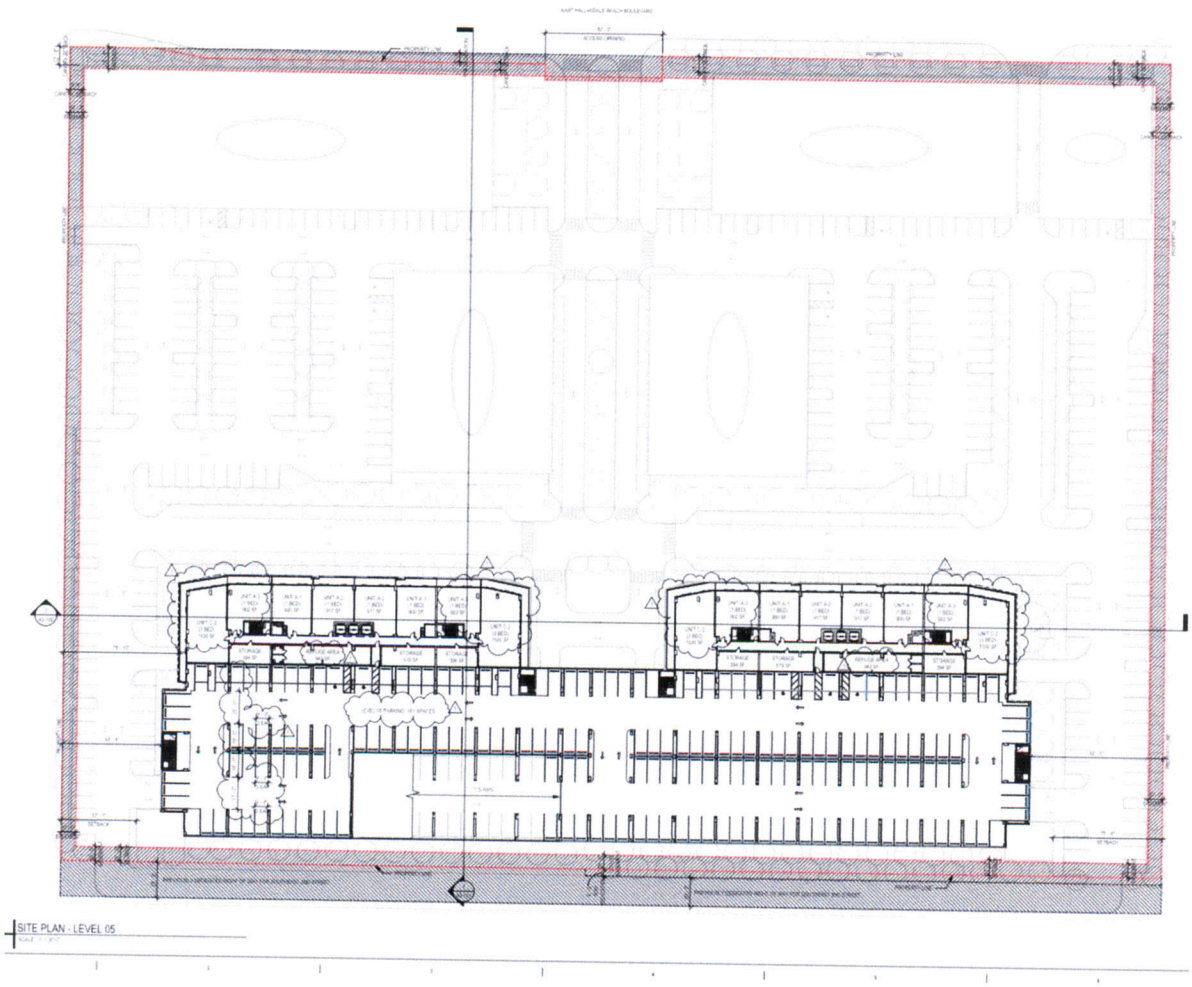


Figure 11: Overall Floor Plan. Level 6

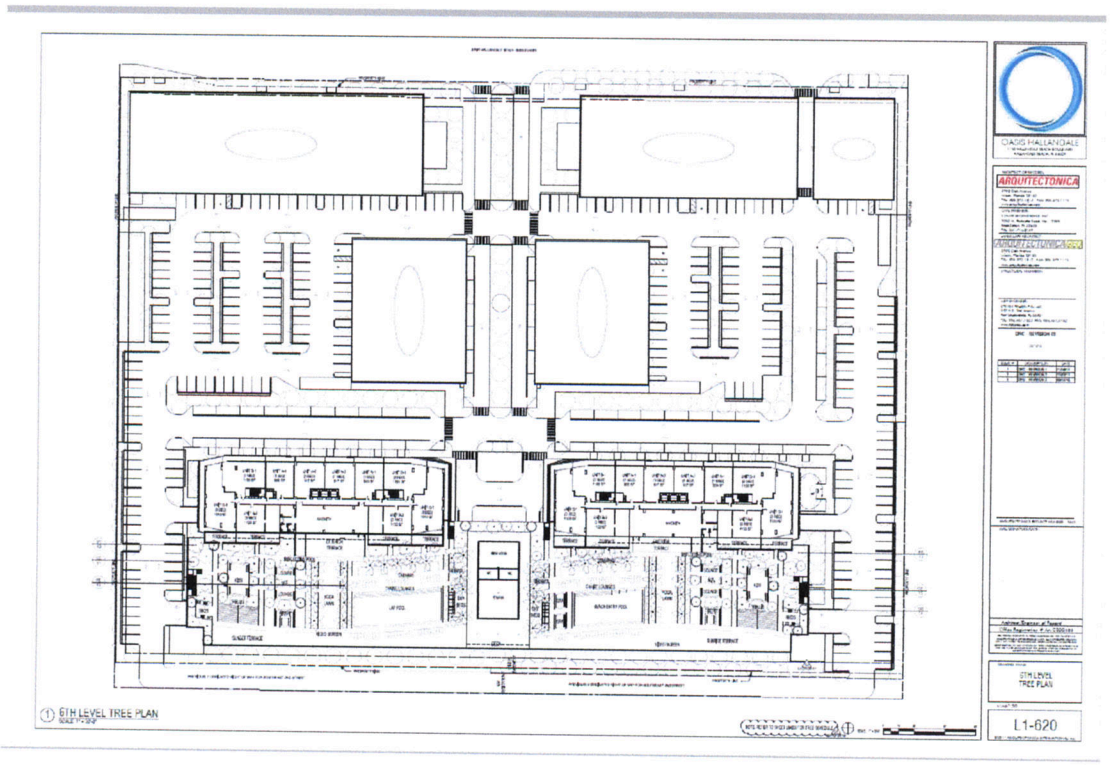
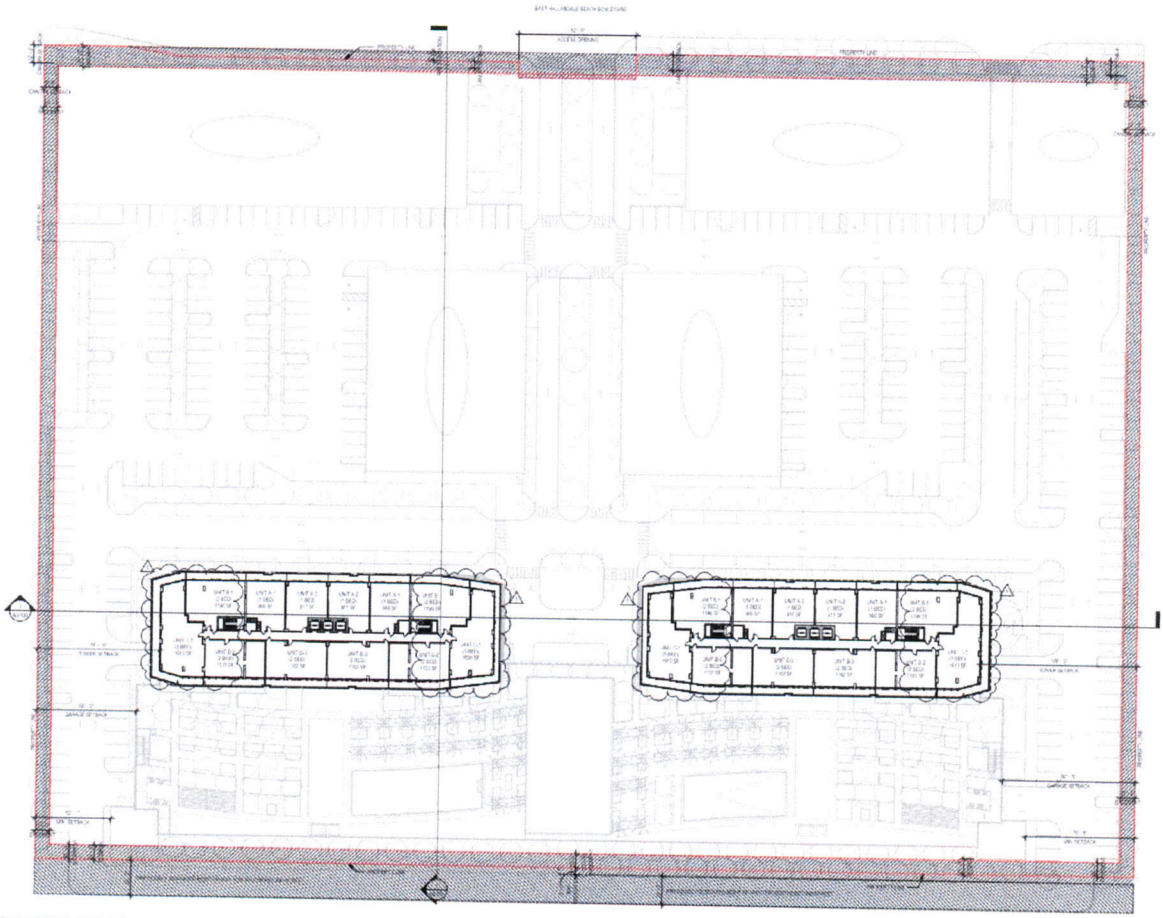
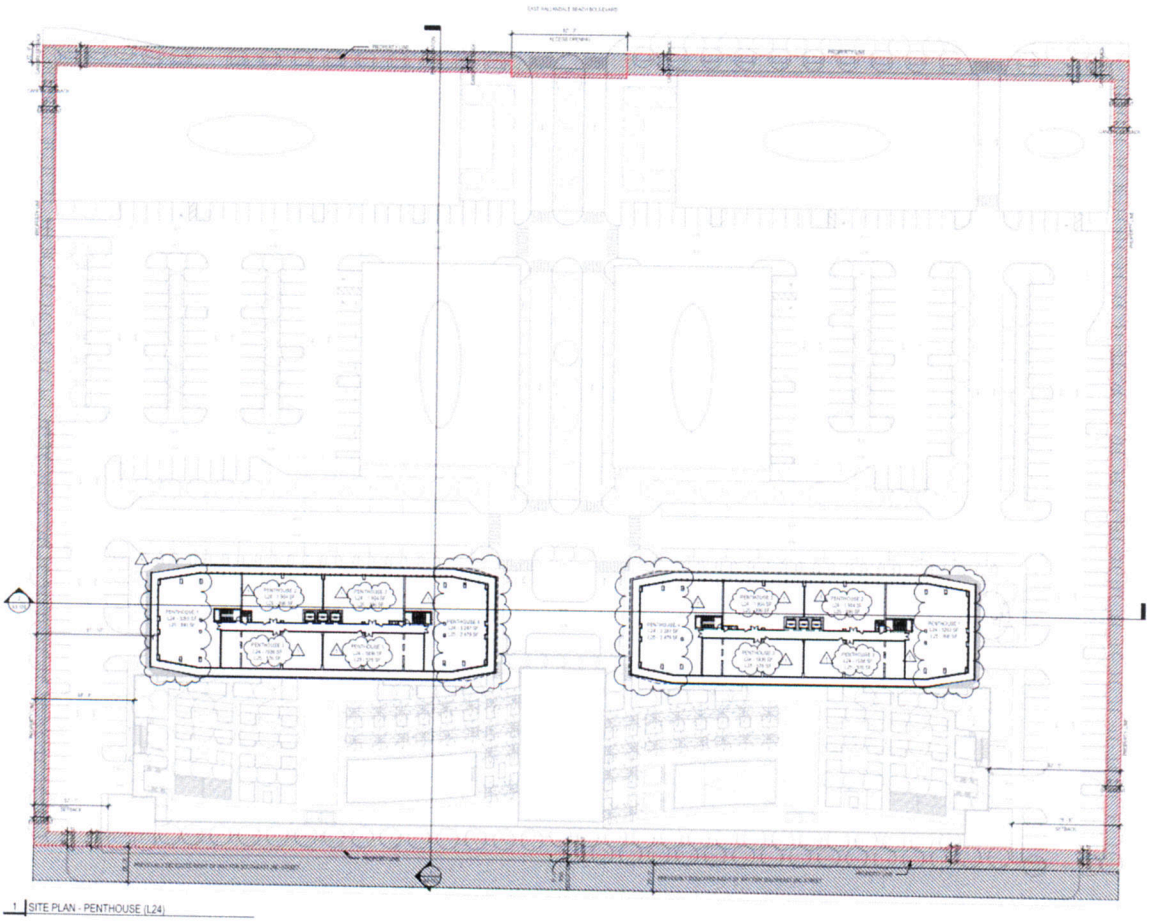


Figure 12: Overall Floor Plan. Typical Level



SITE PLAN - TYPICAL LEVEL (L07-23)

Figure 13: Overall Floor Plan. Penthouse (L24)



1 SITE PLAN - PENTHOUSE (L24)

Figure 14: Overall Floor Plan. Penthouse Terrace (L25)

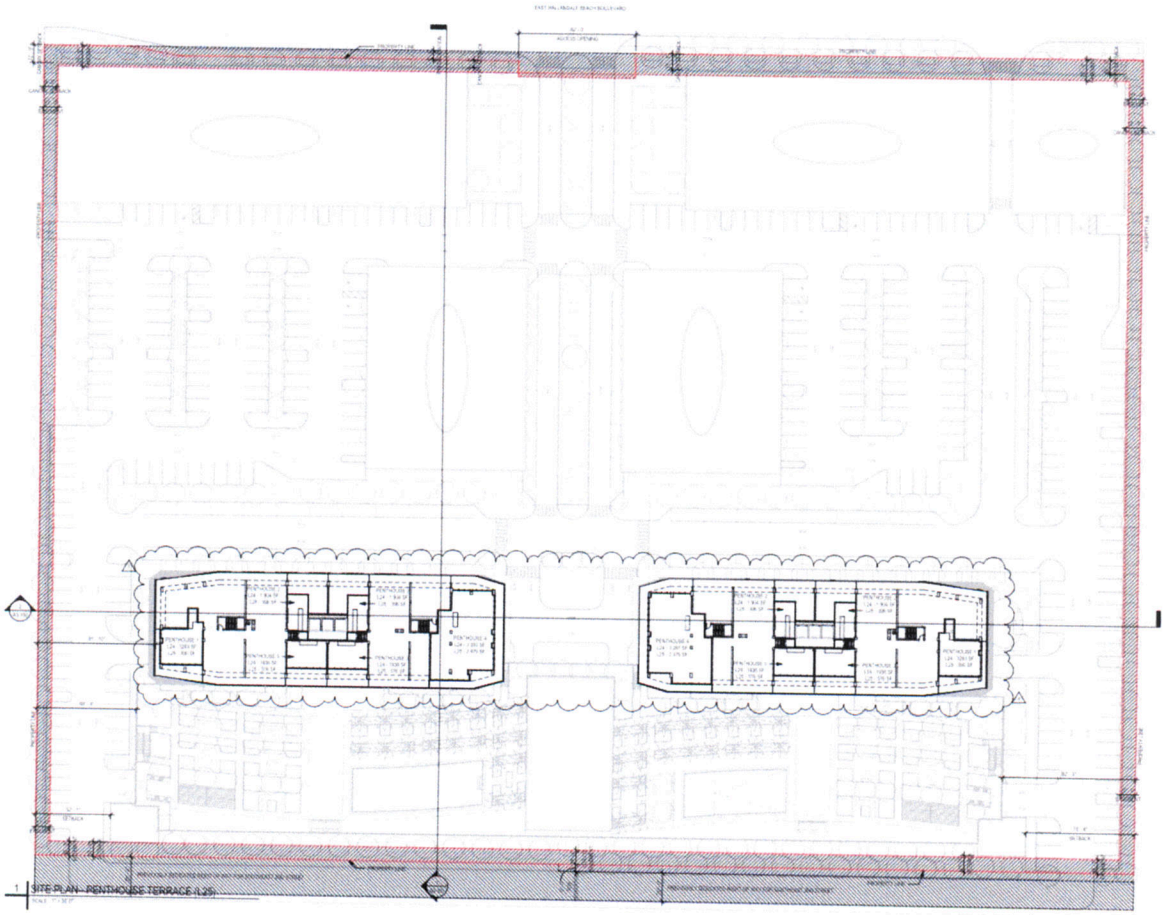


Figure 15: Rendering: View Main Entrance

Figure 16: Rendering. Partial View from corner of E. Hallandale Beach Blvd.

Figure 17: Rendering: View Commercial Area

Figure 18: Landscape Plan. Ground Level

Figure 19: Landscape Plan. Pool Deck

Figure 20: Overall Elevation. North

Figure 21: Overall Elevation South

Figure 22: Retail Elevation North

Figure 23: Retail Elevation Interior Street

Figure 24: Overall Sections EW

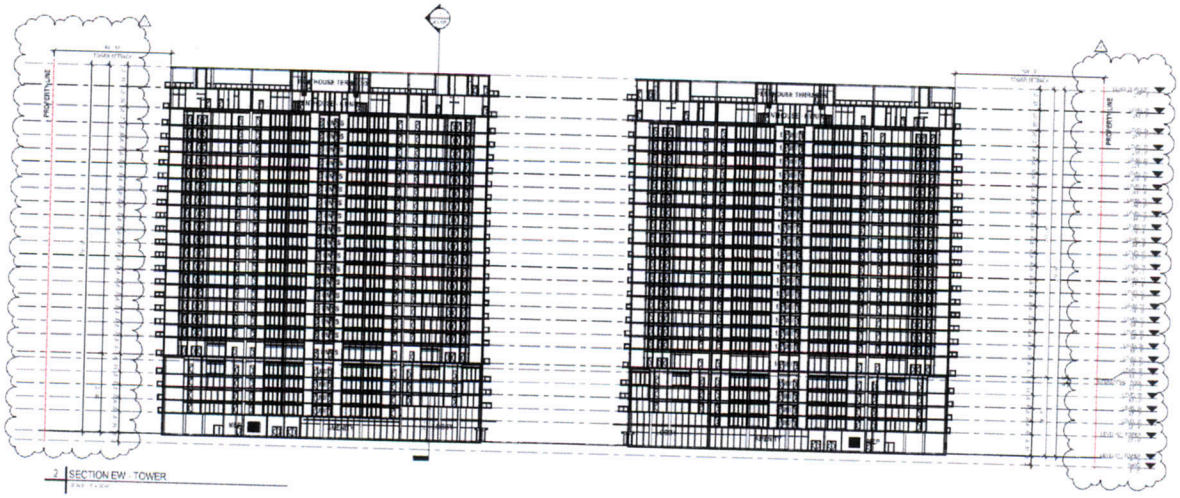
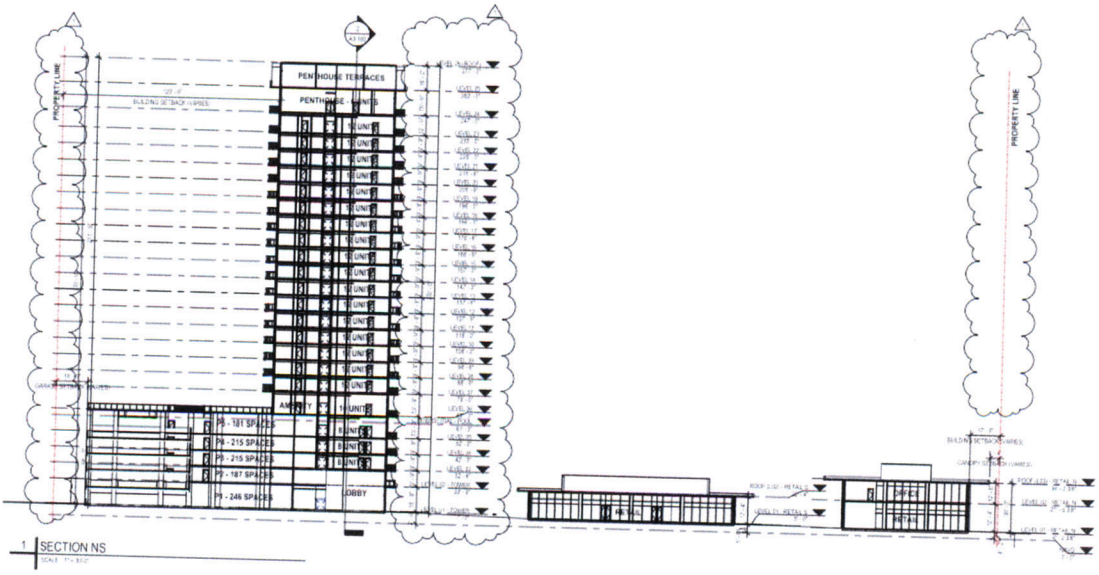


Figure 25: Overall Sections NS



III. WASTE WATER

The City of Hallandale's municipal and wastewater collection and transmission system and the City of Hollywood Southern Regional Wastewater Treatment Plant in Hollywood, would provide the waste water collection and treatment for the proposed project, with a current capacity of 48.75 MGD and a current average use of 42.1 MGD.

A total net change of 109,806 GPD is expected of the proposed project. Table 4 describes the existing and estimated waste water to be generated by the proposed project.

Table 4: Waste Water Generation Existing Buildings (As per the Florida Administrative Code: Chapter 64E-6, TABLE I For System Design, ESTIMATED SEWAGE FLOWS). ERU= Equivalent Residential Units

Waste Water Generation			
Use	Quantity	Generation Rate	Demand
Current			
1000 E Hallandale Beach Boulevard Office	25,485 sq.ft	15 GPD / 100 sq.ft	3,823 GPD
1100 E Hallandale Beach Boulevard Office	50,645 sq.ft	15 GPD / 100 sq.ft	7,597 GPD
		Total Current	**11,420 GPD**
Proposed			
Residential 1			
Condo Unit	500	315 x 0.6	94,500 GPD
Pool	300 person capacity	2 gal/person	600 GPD
Office	34,691 sq.ft	15 GPD / 100 sq.ft	5,204 GPD
Retail	49,219 sq.ft	10 GPD / 100 sq.ft	4,922 GPD
Restaurants	10,000 sq.ft	40 GPD / seat (open 16 hours or less) 25sq.ft / seat = 400 seats	16,000 GPD
		Total Proposed	**121,226 GPD**
Net Increase			**109,806 GPD**

I.V POTABLE WATER

The City of Hallandale Water Treatment Plant at 630 NW 2nd Street, will provide the potable water for the proposed project. The facility has a current capacity of 12 MGD and is currently meeting a demand of 6 MGD. Table 5 describes the estimated potable water usage for each of the proposed buildings and the net change of 120,306 GPD expected for the proposed project.

Table 5: Estimated Potable Water

Potable Water Consumption			
Use	Quantity	Generation Rate	Demand
Current			
1000 E Hallandale Beach Boulevard Office	25,485 sq.ft	15 GPD / 100 sq.ft	3,823 GPD
1100 E Hallandale Beach Boulevard Office	50,645 sq.ft	15 GPD / 100 sq.ft	7,597 GPD
		Total Current	**11,420 GPD**
Proposed			
Residential			
Condo Unit	500	350 x 0.6	105,000 GPD
Pool	300 person capacity	2 gal/person	600 GPD
Office	34,691 sq.ft	15 GPD / 100 sq.ft	5,204 GPD
Retail	49,219 sq.ft	10 GPD / 100 sq.ft	4,922 GPD
Restaurants	10,000 sq.ft	40 GPD / seat (open 16 hours or less) 25sq.ft / seat = 400 seats	16,000 GPD
		Total Proposed	**131,726 GPD**
Net Increase			**120,306 GPD**

* Based on Equivalent Residential Units calculated from waste water flow. Reference:See Section 30-252/253 City of Hallandale Beach Code

V. SOLID WASTE

Solid Waste service will be provided by the City of Hallandale Beach and a contract with the developer/condominium for solid waste pickup will be obtained. The proposed project is expected to contribute approximately 15,681 lbs. /day or about 7.10 metric tons per day.

As part of the contract with the City a "roll-out" element is recommended for the City to roll out the containers into the service drive; otherwise the building employees will be responsible of doing so, and this is never recommended. Solid waste pick up will be on a daily basis.

Table 6 describes the solid waste to be generated by the proposed project:

Table 6: Estimated Solid Waste Generated by the Existing Buildings

Solid Waste Generation			
Use	Quantity	Generation Rate	Demand
Current			
1000 E Hallandale Beach Boulevard Office	25,485 sq.ft	1.0 lbs. / 100 sq.fy./day	255 lbs. / day
1100 E Hallandale Beach Boulevard Office	50,645 sq.ft	1.0 lbs. / 100 sq.fy./day	507 lbs. / day
Total Current			**762 lbs. / day**
Proposed			
Residential 1	250	8.9 lbs. /unit/day	2,225 lbs. / day
Residential 2	250	8.9 lbs. /unit/day	2,225 lbs. / day
Office	34,691	1.0 lbs. / 100 sq.fy./day	347 lbs. / day
Retail	59,219 sq.ft	4.0 lbs. / 100 sq.fy./day	2,369 lbs. / day
Total Proposed			**7,166 lbs. / day**
Net Increase			**6,404 lbs. / day**

VI. GROUND WATER QUALITY

The existing site drainage system consisting of inlets, pipes, exfiltration trenches and Class V drainage wells will be removed and/or abandoned in place.

The proposed drainage system will consist of swales, inlets, pipes, exfiltration trenches and Class V drainage wells. The site will collect storm water runoff via a series of bioswales that will provide approximately 6 ac-in of water quality capacity prior to overflow into a system of inlets, pipes and exfiltration trenches that will provide the remaining water quality requirements prior to discharging into a series of Class V drainage wells (8 to 10 are expected)

The storm water management system will be in accordance with the rules and regulations of the South Florida Water Management District and Broward County.

VII. OTHER UTILITIES

Electrical and telecommunications service is available for the site since it is a developed urban area. Since these are commercial endeavors, it is expected that the utility companies will be willing to supply the required electrical, gas and telecommunication service to the proposed development.

The Oasis team will request written confirmation from the utility companies identifying the availability of service and their disposition to provide it. Oasis shall provide such written confirmations to the City as soon as they are received.

VIII. TRAFFIC

Three traffic studies have been previously prepared for the project. The latest one done by KPB consulting Inc. was carried out in 2016. it included the full methodology of the traffic study, traffic counts and the conclusions and recommendations.

The Oasis Team traffic engineer, Karl B. Peterson, P.E., Traff-Tech Engineering, Inc. / KBP Consulting, Inc., has prepared a traffic statement regarding traffic impacts of the proposed Oasis Project compared to the previously approved traffic study. The methodology for the preparation of the traffic statement has been discussed with City Staff, including the City's traffic consultant. Both the 2016 traffic Study and the 2017 Traffic Statement are included as part of the DRC submittal package.

IX. PUBLIC SAFETY

The proposed project will be served by the City of Hallandale Beach Police Department and City of Hallandale Beach Fire Rescue.

The Hallandale Beach Police Department is located 0.79 miles southwest of the site, at 400 S. Federal Highway. Response time from the station to the site is approximately 3 to 4 minutes.

The City of Hallandale Beach maintains three fire stations. Fire Station No 7, which houses the fire administration offices, is located at 121 SW 3rd Street, 1.2 miles to the southwest of the proposed development. Fire Station No 60, located at 2801 East Hallandale Beach Boulevard, is the closest to the site, located 1.11 miles directly to the east. Fire Station No 90 is located at 101 Three Islands Boulevard, 1.4 miles to the northeast of the proposed development.

Fire Station No 60 will be responsible for dispatching fire apparatus to the site; response time is approximately 3 minutes. Rescue apparatus will be dispatched from Station No 60 or from Fire Station No 7, with response time of approximately 4 minutes. Secondary response time will be provided by Fire Station No 7, with a response time of approximately 4-5 minutes.

Table 7: Location of Public Safety Stations and their Respective Distance from the Proposed Project

Station	Address	Distance From Project Site
Police Station	400 S. Federal Highway	0.79 miles
Fire Station No 7	121 Southwest 3rd Street	1.2 miles
Fire Station No 60	2801 East Hallandale Beach Boulevard	1.11miles
Fire Station No 90	101 Three Islands Boulevard	1.4 miles

X. SCHOOL FACILITIES

The proposed Oasis project includes two (2) high rise residential buildings containing 250 units each for a total of 500 multifamily residential units. In each building the distribution of unit types includes: 95 one-bedroom units, 106 two-bedroom units, and 49 three-3 bedroom units.

A Public School Impact Application to the School Board of Broward County's Growth Management Section, Facility Planning and Real Estate Department has been previously submitted and a School Capacity Availability Determination SCAD Letter has been received (valid until year 2021).

The received SCAD letter indicates that a total of 10 students shall be generated by the proposed project, 5 students in Elementary School, 2 students in Middle School and 3 students in High School.

XI. RECREATION AND OPEN SPACE

According to the development review requirements for the city of Hallandale Beach, the adopted level of service for recreation and open space in the city is of 3 acres per 1,000 population. The U.S. Census Bureau estimates the population in 2016 for Hallandale Beach to be at 39,500. Using an estimate of two people per condominium unit, and assuming that they are all new residents to the city, the project would increase the city's population to 40,500.

This estimated population would require 121.5 acres of recreation and open space. Presently the city has 165.44 of recreation and open space, which exceeds the 121.5 acres required, demonstrating that this project will not have an adverse impact on the city's recreation and open space.

Table 8 describes the available city and county parks for the residents and users of the proposed project.

Table 8: Hallandale Beach City Parks and Broward County Parks

Park Name	Location	Distance from Project (in miles)
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Peter Bluesten Park	501 Southeast 1st Avenue	1.24
Foster Park	609 NW 6th Avenue	1.62
Golden Isles Park and Tennis Complex	Egret Drive & Layne Boulevard	0.83
Ingalls Park	735 SW 1st Street	1.44
Oreste Blake Johnson Park	900 NW 8th Avenue	2.09
Joseph Scavo Park,	900 Three Islands Boulevard	1.37

County Parks		
Boaters Park (accessible only by boat)	North Side of Dania Cutoff Canal, west of Ravenswood Rd.	8.19
Brian Piccolo Park	9501 Sheridan St. Cooper City	12.05
C.B. Smith Park	900 N. Flamingo Rd. Pembroke Pines	13.37
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Markham Park	16001 W. State Rd. Sunrise	21.08
Plantation Heritage Park	1100 S. Fig Tree Ln. Plantation	14.20
Quiet Waters Park	401 S. Powerline Rd. Deerfield Beach	27.59
Reverend Samuel Delevoe Park	2520 N.W. Sixth St. Fort Lauderdale	12.66
Secret Woods Nature Center	2701 W. State Road 84 Dania Beach	10.22
Sunview Park	1500 S.W. 42nd Ave. Fort Lauderdale	11.97
Tradewinds Park	3600 W. Sample Rd. Coconut Creek	26.08
Tree Tops Park	3900 S.W. 100th Ave. Davie	15.05
T.Y. Park	3300 N. Park Road Hollywood	6.48
Vista View Park	4001 S.W. 142nd Ave. Davie	18.71
West Lake Park/ Anne Kolb Nature Center	751 Sheridan Street Hollywood	4.62

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Hallandale Beach Municipal Pool	202 SE 5th Street	1.05

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Bethlehem Lutheran Church LCA	214 W. Hallandale Beach Blvd.	0.9
Church of Christ	305 N. Dixie Hwy	1.01
Church of God	821 NW 2nd Avenue	1.47
Church of God of Prophecy	601 NW 2nd Avenue	1.33
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First United Methodist Church of Hallandale	220 SW 6th Avenue	1.32
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Mount Olive Missionary Baptist Church	516 NW 4th Avenue	1.4
Saint Ann's Episcopal Church	705 NW 1st Avenue	1.33
Saint Charles Borromeo Catholic Church	123 NW 6th Avenue	1.21
Saint Matthew's Catholic Church	542 Blue Heron Drive	0.73
Union Congregational Church	120 SW 6th Avenue	1.25
Congregation Levi Yitzchok Lubavitch	1295 E Hallandale Beach Blvd.	0.21

XIII. HISTORICAL ASPECTS

There are no known historical or archeological sites existing on the proposed parcel.

XIV. SCENIC VISTAS

The site is located with East Hallandale Beach Blvd to the North, Gulfstream Park to the South, a midrise building to the east, and a private right of way to the west.

There are 2-story buildings located on East Hallandale Beach Blvd. These buildings do not block any existing vistas, and are in turn utilized to create vistas from the public right of way to the site. The main entrance boulevard has a central greenspace with a water feature and a lush, green canopy. This boulevard is lined with broad sidewalks and pedestrian plazas that terminate in spacious breezeway with a monumental waterwall. The two residential towers rise in the distance.

The section of Gulfstream Park immediately adjacent to the site does not contain principal building elements, and the location of the towers does not block views from Gulfstream park's structures. Moreover, the towers are situated to maximize their distance from the mid-rise building located on the northern portion of the adjacent east lot. This allow for enhanced vistas on both sites.

XV. LOW AND MODERATE PRICED HOUSING

The project will include moderately priced 1 bedroom condominium units. No low priced housing is included in the project.

XVI. ENERGY CONSERVATION

The project will be Florida Green Building Certified, since such certification focuses on climate and energy issues unique to the state.

Figure 19: Landscape Plan. Pool Deck

Figure 20: Overall Elevation. North

Figure 21: Overall Elevation South

Figure 22: Retail Elevation North

Figure 23: Retail Elevation Interior Street

Figure 24: Overall Sections EW

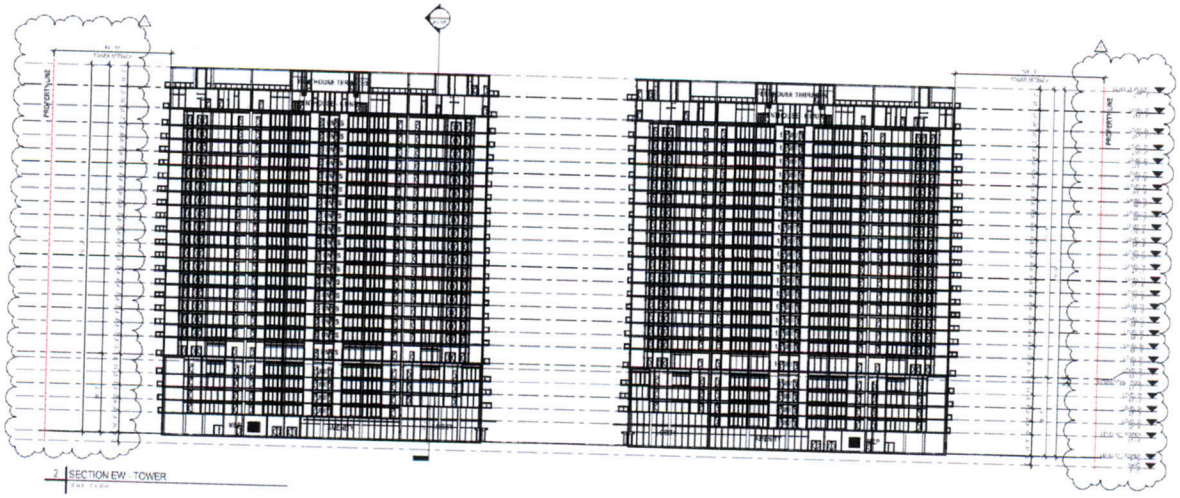
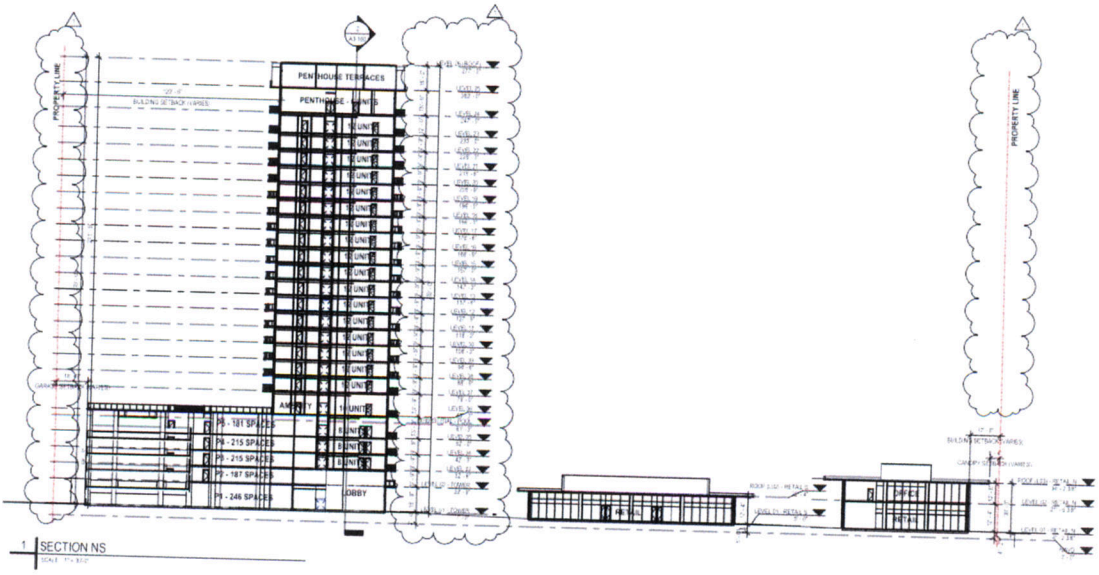


Figure 25: Overall Sections NS



III. WASTE WATER

The City of Hallandale's municipal and wastewater collection and transmission system and the City of Hollywood Southern Regional Wastewater Treatment Plant in Hollywood, would provide the waste water collection and treatment for the proposed project, with a current capacity of 48.75 MGD and a current average use of 42.1 MGD.

A total net change of 109,806 GPD is expected of the proposed project. Table 4 describes the existing and estimated waste water to be generated by the proposed project.

Table 4: Waste Water Generation Existing Buildings (As per the Florida Administrative Code: Chapter 64E-6, TABLE I For System Design, ESTIMATED SEWAGE FLOWS). ERU= Equivalent Residential Units

Waste Water Generation			
Use	Quantity	Generation Rate	Demand
Current			
1000 E Hallandale Beach Boulevard Office	25,485 sq.ft	15 GPD / 100 sq.ft	3,823 GPD
1100 E Hallandale Beach Boulevard Office	50,645 sq.ft	15 GPD / 100 sq.ft	7,597 GPD
		Total Current	**11,420 GPD**
Proposed			
Residential 1			
Condo Unit	500	315 x 0.6	94,500 GPD
Pool	300 person capacity	2 gal/person	600 GPD
Office	34,691 sq.ft	15 GPD / 100 sq.ft	5,204 GPD
Retail	49,219 sq.ft	10 GPD / 100 sq.ft	4,922 GPD
Restaurants	10,000 sq.ft	40 GPD / seat (open 16 hours or less) 25sq.ft / seat = 400 seats	16,000 GPD
		Total Proposed	**121,226 GPD**
Net Increase			**109,806 GPD**

I.V POTABLE WATER

The City of Hallandale Water Treatment Plant at 630 NW 2nd Street, will provide the potable water for the proposed project. The facility has a current capacity of 12 MGD and is currently meeting a demand of 6 MGD. Table 5 describes the estimated potable water usage for each of the proposed buildings and the net change of 120,306 GPD expected for the proposed project.

Table 5: Estimated Potable Water

Potable Water Consumption			
Use	Quantity	Generation Rate	Demand
Current			
1000 E Hallandale Beach Boulevard Office	25,485 sq.ft	15 GPD / 100 sq.ft	3,823 GPD
1100 E Hallandale Beach Boulevard Office	50,645 sq.ft	15 GPD / 100 sq.ft	7,597 GPD
		Total Current	**11,420 GPD**
Proposed			
Residential			
Condo Unit	500	350 x 0.6	105,000 GPD
Pool	300 person capacity	2 gal/person	600 GPD
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Restaurants	10,000 sq.ft	40 GPD / seat (open 16 hours or less) 25sq.ft / seat = 400 seats	16,000 GPD
		Total Proposed	**131,726 GPD**
Net Increase			**120,306 GPD**

* Based on Equivalent Residential Units calculated from waste water flow. Reference:See Section 30-252/253 City of Hallandale Beach Code

V. SOLID WASTE

Solid Waste service will be provided by the City of Hallandale Beach and a contract with the developer/condominium for solid waste pickup will be obtained. The proposed project is expected to contribute approximately 15,681 lbs. /day or about 7.10 metric tons per day.

As part of the contract with the City a "roll-out" element is recommended for the City to roll out the containers into the service drive; otherwise the building employees will be responsible of doing so, and this is never recommended. Solid waste pick up will be on a daily basis.

Table 6 describes the solid waste to be generated by the proposed project:

Table 6: Estimated Solid Waste Generated by the Existing Buildings

Solid Waste Generation			
Use	Quantity	Generation Rate	Demand
Current			
1000 E Hallandale Beach Boulevard Office	25,485 sq.ft	1.0 lbs. / 100 sq.fy./day	255 lbs. / day
1100 E Hallandale Beach Boulevard Office	50,645 sq.ft	1.0 lbs. / 100 sq.fy./day	507 lbs. / day
Total Current			**762 lbs. / day**
Proposed			
Residential 1	250	8.9 lbs. /unit/day	2,225 lbs. / day
Residential 2	250	8.9 lbs. /unit/day	2,225 lbs. / day
Office	34,691	1.0 lbs. / 100 sq.fy./day	347 lbs. / day
Retail	59,219 sq.ft	4.0 lbs. / 100 sq.fy./day	2,369 lbs. / day
Total Proposed			**7,166 lbs. / day**
Net Increase			**6,404 lbs. / day**

VI. GROUND WATER QUALITY

The existing site drainage system consisting of inlets, pipes, exfiltration trenches and Class V drainage wells will be removed and/or abandoned in place.

The proposed drainage system will consist of swales, inlets, pipes, exfiltration trenches and Class V drainage wells. The site will collect storm water runoff via a series of bioswales that will provide approximately 6 ac-in of water quality capacity prior to overflow into a system of inlets, pipes and exfiltration trenches that will provide the remaining water quality requirements prior to discharging into a series of Class V drainage wells (8 to 10 are expected)

The storm water management system will be in accordance with the rules and regulations of the South Florida Water Management District and Broward County.

VII. OTHER UTILITIES

Electrical and telecommunications service is available for the site since it is a developed urban area. Since these are commercial endeavors, it is expected that the utility companies will be willing to supply the required electrical, gas and telecommunication service to the proposed development.

The Oasis team will request written confirmation from the utility companies identifying the availability of service and their disposition to provide it. Oasis shall provide such written confirmations to the City as soon as they are received.

VIII. TRAFFIC

Three traffic studies have been previously prepared for the project. The latest one done by KPB consulting Inc. was carried out in 2016. it included the full methodology of the traffic study, traffic counts and the conclusions and recommendations.

The Oasis Team traffic engineer, Karl B. Peterson, P.E., Traff-Tech Engineering, Inc. / KBP Consulting, Inc., has prepared a traffic statement regarding traffic impacts of the proposed Oasis Project compared to the previously approved traffic study. The methodology for the preparation of the traffic statement has been discussed with City Staff, including the City's traffic consultant. Both the 2016 traffic Study and the 2017 Traffic Statement are included as part of the DRC submittal package.

IX. PUBLIC SAFETY

The proposed project will be served by the City of Hallandale Beach Police Department and City of Hallandale Beach Fire Rescue.

The Hallandale Beach Police Department is located 0.79 miles southwest of the site, at 400 S. Federal Highway. Response time from the station to the site is approximately 3 to 4 minutes.

The City of Hallandale Beach maintains three fire stations. Fire Station No 7, which houses the fire administration offices, is located at 121 SW 3rd Street, 1.2 miles to the southwest of the proposed development. Fire Station No 60, located at 2801 East Hallandale Beach Boulevard, is the closest to the site, located 1.11 miles directly to the east. Fire Station No 90 is located at 101 Three Islands Boulevard, 1.4 miles to the northeast of the proposed development.

Fire Station No 60 will be responsible for dispatching fire apparatus to the site; response time is approximately 3 minutes. Rescue apparatus will be dispatched from Station No 60 or from Fire Station No 7, with response time of approximately 4 minutes. Secondary response time will be provided by Fire Station No 7, with a response time of approximately 4-5 minutes.

Table 7: Location of Public Safety Stations and their Respective Distance from the Proposed Project

Station	Address	Distance From Project Site
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County Parks		
Boaters Park (accessible only by boat)	North Side of Dania Cutoff Canal, west of Ravenswood Rd.	8.19
Brian Piccolo Park	9501 Sheridan St. Cooper City	12.05
C.B. Smith Park	900 N. Flamingo Rd. Pembroke Pines	13.37
Deerfield Island Park (Accessible only by boat)	1720 Deerfield Island Park Deerfield Beach	27.72

Park Name	Location	Distance from Project (in miles)
Easterlin Park	1000 N.W. 38th St. Oakland Park	15.67
Fern Forest Nature Center	201 Lyons Rd. South Coconut Creek	23.28
Franklin Park	2501 Franklin Dr. Fort Lauderdale	13.43
Hollywood North Beach Park	3601 N. Ocean Dr. Hollywood	4.33
Lafayette Hart Park	2851 N.W. Eighth Rd. Fort Lauderdale	14.36
Markham Park	16001 W. State Rd. Sunrise	21.08
Plantation Heritage Park	1100 S. Fig Tree Ln. Plantation	14.20
Quiet Waters Park	401 S. Powerline Rd. Deerfield Beach	27.59
Reverend Samuel Delevoe Park	2520 N.W. Sixth St. Fort Lauderdale	12.66
Secret Woods Nature Center	2701 W. State Road 84 Dania Beach	10.22
Sunview Park	1500 S.W. 42nd Ave. Fort Lauderdale	11.97
Tradewinds Park	3600 W. Sample Rd. Coconut Creek	26.08
Tree Tops Park	3900 S.W. 100th Ave. Davie	15.05
T.Y. Park	3300 N. Park Road Hollywood	6.48
Vista View Park	4001 S.W. 142nd Ave. Davie	18.71
West Lake Park/ Anne Kolb Nature Center	751 Sheridan Street Hollywood	4.62

XII. COMMUNITY FACILITIES

The city of Hallandale Beach has three community centers serving the local population, with the most important being the recently remodeled state of the art facility "Hallandale Beach Cultural Community Center". Additionally there is a teen center and a municipal pool. These centers are outlined in the Table 9.

Table 9: Hallandale Beach Community Facilities

Community Center	Location	Distance from Proposed Project (in miles)
Hallandale Beach Cultural Community Center	410 SE 3rd Street	0.78
Hallandale Beach Teen Center	900 NW 8th Avenue	2.04
Hallandale Beach Municipal Pool	202 SE 5th Street	1.05

Table 10: Hallandale Beach Worship Centers

Worship Center	Location	Distance from Proposed Project (in miles)
Bethel Mount Zion Union Church of God	739 NW 9th Street	1.85
Bethlehem Lutheran Church LCA	214 W. Hallandale Beach Blvd.	0.9
Church of Christ	305 N. Dixie Hwy	1.01
Church of God	821 NW 2nd Avenue	1.47
Church of God of Prophecy	601 NW 2nd Avenue	1.33
Ebenezer Baptist Church	816 NW 1st Avenue	1.39
Faith Tabernacle Christian Church	1026 NW 8th Street	2.57
First Baptist Church of Hallandale	214 E Hallandale Beach Blvd.	0.65
First United Methodist Church of Hallandale	220 SW 6th Avenue	1.32
Greater Ward's Chapel AME Church	900 NW 6th Avenue	1.73
Mount Olive Missionary Baptist Church	516 NW 4th Avenue	1.4
Saint Ann's Episcopal Church	705 NW 1st Avenue	1.33
Saint Charles Borromeo Catholic Church	123 NW 6th Avenue	1.21
Saint Matthew's Catholic Church	542 Blue Heron Drive	0.73
Union Congregational Church	120 SW 6th Avenue	1.25
Congregation Levi Yitzchok Lubavitch	1295 E Hallandale Beach Blvd.	0.21

XIII. HISTORICAL ASPECTS

There are no known historical or archeological sites existing on the proposed parcel.

XIV. SCENIC VISTAS

The site is located with East Hallandale Beach Blvd to the North, Gulfstream Park to the South, a midrise building to the east, and a private right of way to the west.

There are 2-story buildings located on East Hallandale Beach Blvd. These buildings do not block any existing vistas, and are in turn utilized to create vistas from the public right of way to the site. The main entrance boulevard has a central greenspace with a water feature and a lush, green canopy. This boulevard is lined with broad sidewalks and pedestrian plazas that terminate in spacious breezeway with a monumental waterwall. The two residential towers rise in the distance.

The section of Gulfstream Park immediately adjacent to the site does not contain principal building elements, and the location of the towers does not block views from Gulfstream park's structures. Moreover, the towers are situated to maximize their distance from the mid-rise building located on the northern portion of the adjacent east lot. This allow for enhanced vistas on both sites.

XV. LOW AND MODERATE PRICED HOUSING

The project will include moderately priced 1 bedroom condominium units. No low priced housing is included in the project.

XVI. ENERGY CONSERVATION

The project will be Florida Green Building Certified, since such certification focuses on climate and energy issues unique to the state.