

# PRELIMINARY DESIGN FOR:

# BEACHWALK

## HALLANDALE BEACH, FLORIDA

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SITE DATA TABLE

	Existing	Proposed
Land Use	Neighborhood Commercial	Neighborhood Commercial
Zoning	City Central Business District (CCB) and Planned Redevelopment Overlay District (PRD)	CCB, PRD and Planned Development District (PDD)
Site Area	Square Footage	Acres
Lot Area	56,280	1.292
Vacated ROW	22,386	0.514
Total	78,666	1.806

	Required/Permitted	Provided
Height	350 feet (450 with PDD)	306'-08"
Unit Size		
2 Bedroom (24 units)	1,100 Square Feet	1,000 Square Feet
3 Bedroom (60 units)	1,705-1,885 Square Feet	1,200 Square Feet
Density	50 units per acre	46.51 units per acre
Pervious Area	15%	19.4%
Front Setback	Min- 5 feet Max - 15 feet	10'-03"
Rear Setback	25 feet	24'-09"
Rear Setback (Diana)	25 feet	34'-06"
Side (SE 26 <sup>th</sup> Ave)	15 feet	10'-00"
Side (Intracoastal)	15 feet	40'-10"
Setback Adjacent to Residential		
Rear Setback	25 feet	24'-09"
Rear Setback (Diana)	25 feet	34'-06"
Side Setback (Interior)	25 feet	31'-00"
Residential Parking		
2 BR Condo	42 Spaces	42 Spaces
3 BR Condo	120 Spaces	120 Spaces
Guest	17 Spaces	17 Spaces
Hotel (Commercial) Parking		
216 Hotel Suites (432 Keys)	432 Spaces	264 spaces
Accessory Parking	8 Spaces	8 spaces
Total Parking*	619 Spaces	451 Spaces

\*Parking for Beachwalk will be subject to a 24 hour/7 day a week valet agreement. There will be no charge for valet parking of handicap guests.

PARKING PROVIDED BY LEVEL:	REGULAR	TANDEM	
LEVEL 1	15	24	39 SPACES
LEVEL 2	25	76	101 SPACES
LEVEL 3	23	80	103 SPACES
LEVEL 4	23	80	103 SPACES
LEVEL 5	23	82	105 SPACES
TOTAL	109	342	451 SPACES

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revisions:

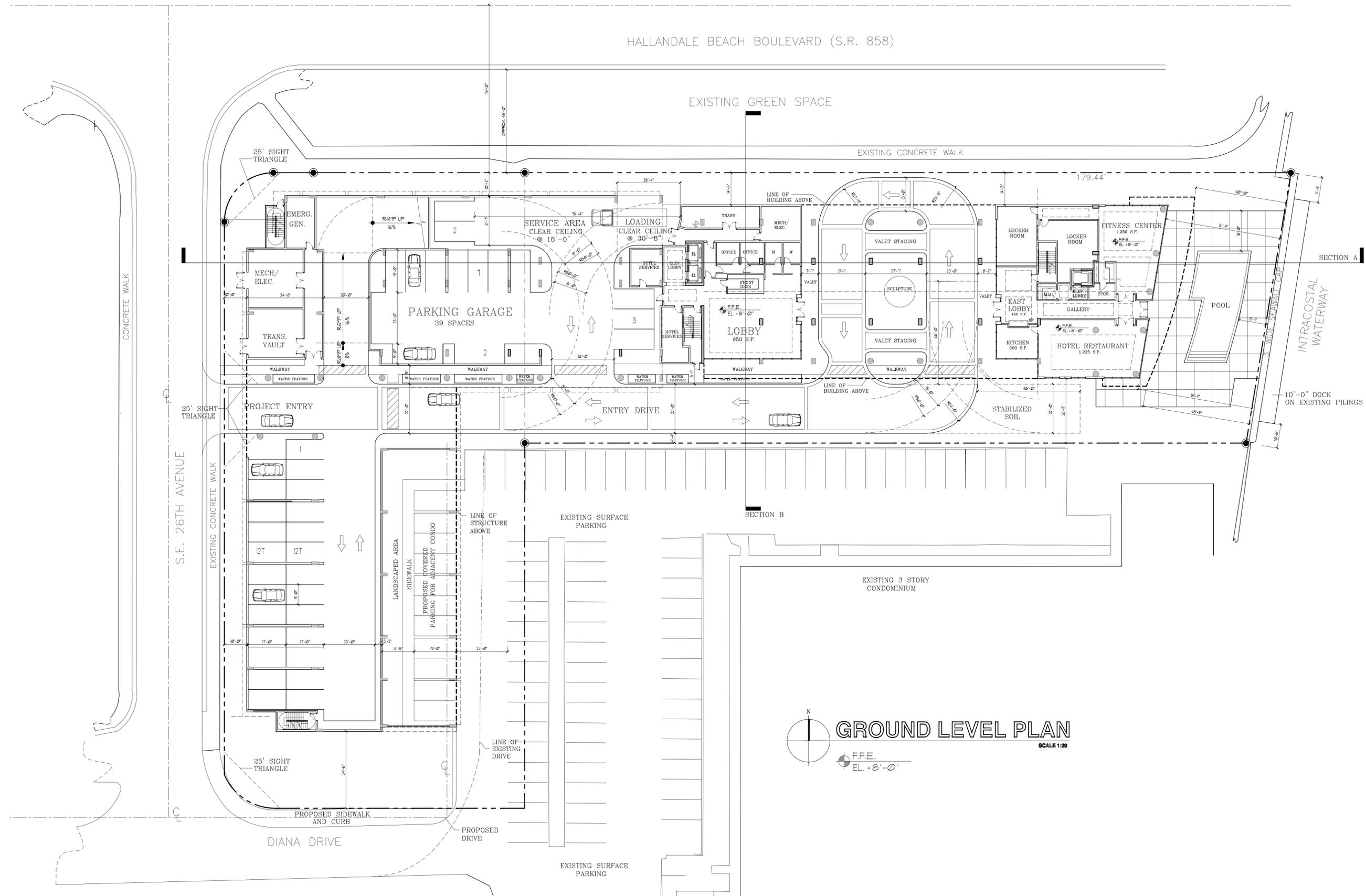
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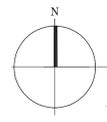
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project: 3105



**GROUND LEVEL PLAN**

SCALE 1/20



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**PLANTING NOTES:**

- GENERAL:**
- STATE LAW MANDATES CONTACTING "SUNSHINE STATE ONE-CALL OF FLORIDA, INC." AT 811 OR 1-800-432-4770, AT LEAST 48 HOURS PRIOR TO COMMENCEMENT OF CONSTRUCTION.
  - LANDSCAPE CONTRACTOR SHALL CONTACT THE COUNTY, CITY AND/OR UTILITY COMPANIES TO LOCATE ALL UNDERGROUND UTILITIES OR STRUCTURES PRIOR TO DIGGING. LANDSCAPE CONTRACTOR SHALL REPAIR ALL DAMAGE TO UNDERGROUND UTILITIES, AND/OR CONSTRUCTION CAUSED BY UTILITY DAMAGE, AT NO COST TO THE OWNER.
  - CONTRACTOR SHALL FURNISH A "UNIT PRICE BREAKDOWN" FOR ALL MATERIAL TO BE USED IN PROJECT.
    - MULCH, TOPSOIL, FERTILIZER, STAKING, ETC. SHALL BE INCLUDED IN THE "UNIT BREAKDOWN" COST PER PLANT.
    - REQUESTS FOR SUBSTITUTIONS AND CHANGES SHALL BE IN WRITING BY LANDSCAPE ARCHITECT PRIOR TO INSTALLATION. OWNERS REPRESENTATIVE MAY IN HIS/HER DISCRETION ADD OR DELETE UNINSTALLED PLANT MATERIAL FROM PROJECT UTILIZING THE "UNIT BREAKDOWN" UNIT COSTS SUBMITTED.
  - CONTRACTOR(S) MUST OBTAIN SEPARATE LANDSCAPE, IRRIGATION & TREE RELOCATION/REMOVAL PERMITS FROM THE GOVERNING AGENCIES PRIOR TO THE ISSUANCE OF THE FIRST BUILDING PERMIT FOR THE PROJECT.
  - LANDSCAPE CONTRACTOR MUST CALL THE LANDSCAPE INSPECTOR WITH THE GOVERNING AGENCY TO SCHEDULE A PRE CONSTRUCTION MEETING, ALONG WITH THE OWNERS REPRESENTATIVE AND LANDSCAPE ARCHITECT PRIOR TO ANY SITE PREPARATION.
  - XERISCAPE LANDSCAPE PRINCIPLES SHALL BE APPLIED TO ALL SITES AS SPECIFIED IN THE SOUTH FLORIDA WATER MANAGEMENT DISTRICTS "WATERWISE SOUTH FLORIDA LANDSCAPES" GUIDELINES.
  - LANDSCAPE CONTRACTOR SHALL NOTIFY LANDSCAPE ARCHITECT & GOVERNING AGENCIES OF ANY CHANGES IN MATERIAL FOR APPROVAL PRIOR TO INSTALLATION.
  - LANDSCAPE CONTRACTOR SHALL REFER TO LANDSCAPE DETAILS FOR ADDITIONAL PLANTING REQUIREMENTS.
  - LANDSCAPE CONTRACTOR SHALL VERIFY ALL ESTIMATED QUANTITIES OF MATERIAL SHOWN ON THE DRAWINGS PRIOR TO SUBMITTING HIS BID. PLANTING PLAN IS TO TAKE PRECEDENCE OVER PLANT LIST/SCHEDULE.
  - ALL PLANT MATERIAL SHALL BE GUARANTEED FOR A PERIOD OF NOT LESS THAN 12 MONTHS AFTER DATE OF FINAL ACCEPTANCE (SEE WATERING NOTE).
  - THE LANDSCAPE ARCHITECT OF RECORD SHALL PROVIDE A CERTIFICATION LETTER TO THE GOVERNING AGENCY CERTIFYING THAT THE LANDSCAPING WAS INSTALLED ACCORDING TO THE PLANS AND SPECIFICATIONS BEFORE THE LANDSCAPE INSPECTOR MAKES THE FINAL INSPECTION FOR ALL NON-RESIDENTIAL AND PLANNED COMMUNITY RESIDENTIAL PROJECTS.
  - OWNER(S) OF THE LAND OR THEIR AGENTS SHALL BE RESPONSIBLE FOR THE MAINTENANCE OF ALL LANDSCAPE, AFTER INSTALLATION.
- SITE PREPARATION:**
- LANDSCAPE CONTRACTOR SHALL EXERCISE CAUTION TO PROTECT ALL EXISTING SOD AND IRRIGATION SYSTEMS ANY DAMAGE TO THE SOD OR IRRIGATION SHALL BE REPLACED/REPAIRED TO THE ORIGINAL STATE BY THE LANDSCAPE CONTRACTOR AT NO COST TO THE OWNER.
  - GENERAL CONTRACTOR TO REMOVE ALL EXISTING BRAZILIAN PEPPER, FLORIDA HOLY AND ALL EXOTIC NUISANCE MATERIAL ON SITE, AS REQUIRED AND/OR AS SPECIFIED ON EXISTING PRESERVATION/POSITION PLANS.
  - GENERAL CONTRACTOR SHALL ERADICATE & REMOVE ALL WEEDS & GRASS, CLEAN-UP ANY DEAD MATERIAL, DEBRIS, AND RUBBISH PRIOR TO INSTALLING A NEW PLANT MATERIAL.
  - LANDSCAPE CONTRACTOR IS RESPONSIBLE FOR ALL FINAL GRADING WITHIN PLANTING AREAS.
- PLANTING/TOP SOIL:**
- ALL BUILDING CONSTRUCTION MATERIAL AND FOREIGN MATERIAL SHALL BE REMOVED FROM THE PLANTING AREAS AND REPLACED WITH 50/50 MIX FILL SOIL OR AS OTHERWISE SPECIFIED.
  - ALL PARKING ISLANDS AND PLANTING BEDS AROUND BUILDINGS, SHALL BE EXCAVATED TO A DEPTH OF 36" MIN. AND REPLACED WITH 50/50 PLANT MIX, OR AS PER SPECIFICATIONS.
  - TOPSOIL SHALL BE CLEAN AND FREE OF CONSTRUCTION DEBRIS, WEEDS, ROCKS, NOXIOUS PESTS AND DISEASES, AND EXHIBIT A PH OF 6.5 TO 7.0. THE TOPSOIL FOR PLANTING AREAS SHALL BE AMENDED WITH HORTICULTURAL ACCEPTABLE ORGANIC MATERIAL. ALL SOILS USED SHALL BE SUITABLE FOR THE INTENDED PLANT MATERIAL. THE SOURCE OF THE TOPSOIL SHALL BE KNOWN TO THE APPLICANT AND MUST BE ACCEPTABLE TO THE GOVERNING AGENCIES.
  - LANDSCAPE CONTRACTOR TO SUPPLY & INSTALL 2" SOIL LAYER 50/50 MIX BLANKET FOR ALL NEW SOD AREAS.
  - THE MIN. PLANTING SOIL DEPTH SHALL BE SIX (6") INCHES FOR GROUND COVERS, FLOWERS, SHRUBS AND HEDGES.
  - TREES SHALL RECEIVE TWELVE (12) INCHES OF PLANTING SOIL AROUND THE ROOT BALL.
  - 6" TOP SOIL REQUIRED AROUND & BENEATH ALL PROPOSED PLANT MATERIAL ROOT BALLS. (UNLESS OTHERWISE NOTED)
  - CLEAN SAND SHALL BE USED TO BACKFILL ARID CLIMATE PALMS.
  - NATIVE TOPSOIL ON THE SITE SHALL BE RETAINED ON-SITE AND USED WHEN THERE IS SUFFICIENT QUANTITY TO COVER AT LEAST SOME OF THE ON-SITE LANDSCAPED AREAS.
- PLANT MATERIAL:**
- ALL PLANT MATERIAL SHALL BE MIN. GRADE OF FLORIDA NO. 1 & BE INSTALLED AS SPECIFIED IN "FLORIDA DEPT. OF AGRICULTURAL GRADES AND STANDARDS", CURRENT EDITION RESPECTIVELY.
  - LANDSCAPE CONTRACTOR IS RESPONSIBLE FOR OBTAINING PERMITS PRIOR TO INSTALLATION OF NEW PLANT MATERIAL.
  - ALL GUYING, STAKING & TREE BRACES SHALL BE THE RESPONSIBILITY OF THE LANDSCAPE CONTRACTOR. REFER TO PLANTING DETAILS FOR APPROVED METHODS. LANDSCAPE CONTRACTOR SHALL RETURN 12 MONTHS AFTER COMPLETION OF JOB AND REMOVE ALL GUY'S, STAKES & TREE BRACES.
  - ALL PLANT MATERIAL SYMBOLS SHOWN ON LANDSCAPE PLAN(S) SHALL BE CONSIDERED DIAGRAMMATIC AND SHOULD BE ADJUSTED IN THE FIELD BY CONTRACTOR TO AVOID UTILITY CONFLICTS AND OTHER OBSTRUCTIONS. WHERE SAID ADJUSTMENT CANNOT BE DONE WITHOUT SIGNIFICANT CHANGE TO THE PLANTING DESIGN CONTRACTOR SHALL CONTACT THE LANDSCAPE ARCHITECT AND/OR OWNERS REPRESENTATIVE FOR APPROVAL PRIOR TO INSTALLATION.
    - TREES SHALL BE PLACED A MINIMUM OF 6 FT. FROM UNDERGROUND UTILITIES AND ALL SHADE TREES INSTALLED WITHIN SIX FEET OF PUBLIC/Private INFRASTRUCTURE (INCLUDING CURBS, WALKS, PAVEMENT, ETC.) SHALL UTILIZE A ROOT BARRIER SYSTEM, AS APPROVED BY THE GOVERNING AGENCY.
    - ALL PLANT MATERIAL SHALL BE CLEAR (7-1/2 FT. IN FRONT & SIDES WITH 4 FT. IN REAR) AROUND ALL FIRE HYDRANTS, CHECK VALVES, FIRE DEPT. EQUIPMENT, ETC., OR AS REQUIRED.
    - SHADE TREES SHALL BE PLANTED MIN. OF 15 FT. FROM LIGHT POLES. ALL SMALL TREES AND PALMS TO BE PLANTED MIN. OF 7.5 FT. FROM LIGHT POLES, OR AS OTHERWISE SPECIFIED.
    - ALL SHADE TREES SHALL HAVE A 4 1/2" MIN. CLEAR TRUNK HEIGHT (UNLESS OTHERWISE SPECIFIED) AND CALIPER SHALL BE MEASURED AT D.B.H. AT TIME OF PLANTING.

- NO TREES OR OTHER PLANT MATERIAL MAY BE PLANTED IN RIGHTS-OF-WAY (E. SWALE AREAS) WITHOUT A PERMIT. NO SHRUB SPECIES WITH A MATURE HEIGHT THAT WILL BLOCK THE CLEAR SIGHT ZONE FROM 30 INCHES IN HEIGHT TO SIX FEET IN HEIGHT WILL BE APPROVED IN SAID SWALE AREAS.
  - ALL DUMPSTERS, TRANSFORMERS, UTILITY BOXES, IRRIGATION PUMP HOUSES & MECHANICAL EQUIPMENT, INCLUDING BACK FLOW PREVENTOR, A.C. UNITS, ETC., SHALL BE SCREENED WITH HEDGE MATERIAL TO THE HEIGHT OF EACH ABOVE GROUND ELEMENT FOR COMPLETE SCREENING ON THREE (3) SIDES MIN.
    - THE QUANTITY OF SCREENING SHRUBS IS IN ADDITION TO THE REQUIRED NUMBER OF SHRUBS AS PROVIDED IN THE CODE CALCULATION TABLE.
    - ALL SCREENING SHRUBS SHALL BE PLANTED IN SUCH A WAY AS TO PROVIDE ACCESS FOR PROPER OPERATION OF EQUIPMENT BEING SCREENED AND/OR PER THE REQUIREMENTS OF THE UTILITY AS NECESSARY.
    - ALL HEDGE MATERIAL REQUIRED FOR SCREENING PURPOSES SHALL BE PLANTED 50 AS TO TIP TO TIP WITHIN SIX MONTHS OF PLANTING AND MAINTAINED SO AS TO FORM A CONTINUOUS VISUAL SCREEN. ADJUST SPACING AS NECESSARY AND/OR PROVIDE ADDITIONAL PLANTS TO PROVIDE AN ADEQUATE SCREEN.
    - SHRUBS USED AS HEDGES SHALL BE FL. NO. 1 OR BETTER WITH A MIN. HT. OF 24" AND A MIN. SPREAD. OF 18". WHEN MEASURED IMMEDIATELY AFTER PLANTING & SHALL BE A MIN. OF 3" HT. WITHIN 2 YRS. FROM THE DATE OF PLANTING.
  - ALL SIZES SHOWN FOR PLANT MATERIAL ON THE PLAN ARE TO BE CONSIDERED MINIMUM. ALL PLANT MATERIAL MUST MEET OR EXCEED THESE MINIMUM REQUIREMENTS FOR BOTH HEIGHT AND SPREAD. ANY OTHER REQUIREMENTS FOR SPECIFIC SHAPE OR EFFECT AS NOTED ON THE PLAN SHALL ALSO BE REQUIRED FOR ACCEPTANCE. ALL TREES ARE TO BE SINGLE TRUNK UNLESS OTHERWISE NOTED ON THE PLANS.
  - ALL SYNTHETIC BURLAP, SYNTHETIC STRING OR CORDS, OR WIRE BASKETS SHALL BE REMOVED BEFORE ANY TREES ARE PLANTED. ALL SYNTHETIC TAPE (I.E. TAGGING TAPE, NURSERY TAPE) SHALL BE REMOVED FROM TRUNKS, BRANCHES, ETC. BEFORE INSPECTION. THE TOP 1/3 OF ANY NATURAL BURLAP SHALL BE REMOVED OR TUCKED INTO THE PLANTING HOLE BEFORE THE TREES ARE BACK FILLED.
  - SET TREES NO DEEPER THAN IT WAS IN ITS ORIGINAL GRADING WITH THE ROOT BALLS EVEN WITH, OR SLIGHTLY HIGHER (+/- 1") THAN THE FINISHED GRADE.
  - ALL "GROUND COVER" REQUIRES 75% COVERAGE AND 100% WITHIN 3 MONTHS OF INSTALLATION.
  - PROPOSED UNDERSTORY PLANT MATERIAL SHALL NOT BE PLANTED ON TOP OF TREE OR PALM ROOT BALLS.
  - ALL PLANT MATERIAL SHALL BE FERTILIZED UPON INSTALLATION, SEE SPECIFICATIONS.
- MULCH:**
- A THREE (3") INCH MIN. DEPTH OF APPROVED ORGANIC MULCH MATERIAL (MEASURED AT THE TIME OF FINAL INSPECTION) SHALL BE INSTALLED IN ALL LANDSCAPED AREAS NOT COVERED BY PAVEMENT, SOD, DECORATIVE STONES, OR ANNUAL FLOWER BEDS. ADDITIONALLY, EACH TREE SHALL HAVE A RING OF ORGANIC MULCH AT THE PERIMETER OF THE ROOT BALL:
    - THE USE OF CYPRESS MULCH IS PROHIBITED, AS WELL AS ANY MULCH CONTAINING ARSENIC.
    - A MIN. MULCH WIDTH OF 18" BEYOND THE TRUNK OF ALL TREES, PALMS, HEDGES AND SHRUBS.
    - MULCH SHALL NOT BE PLACED CLOSER THAN 3" FROM THE TRUNK OF ALL TREES AND PALMS; THE MOUNDING OF MULCH IS NOT ACCEPTABLE.
    - MULCH SHALL BE USED IN CONJUNCTION WITH GROUND COVER IN ALL PLANTING BEDS (UNLESS SPECIFIED OTHERWISE).
    - DO NOT MULCH WITHIN DESIGNATED "PRESERVE AREAS" (UNLESS SPECIFIED OTHERWISE).
- LANDSCAPE/LAWN AREAS:**
- LANDSCAPE MATERIAL SHALL BE PLACED ON ALL AREAS NOT COVERED BY MAIN AND ACCESSORY STRUCTURES, WALKS AND VEHICULAR USE AREAS. LANDSCAPE MATERIAL SHALL EXTEND TO ANY ABUTTING STREET, PAVEMENT EDGE AND TO THE MEAN WATER LINE OF ANY ABUTTING CANAL, LAKE OR WATERWAY.
  - ALL AREAS DISTURBED DURING CONSTRUCTION SHALL BE SODDED WITH ST. AUGUSTINE FLORATAM, UNLESS OTHERWISE NOTED.
  - CONTRACTOR SHALL INCLUDE IN HIS BID ST. AUGUSTINE FLORATAM SOD FOR ALL LANDSCAPE AREAS VOID OF ANY PLANT MATERIAL (E.G. GROUND COVER, SHRUBS, SOD), NOT SPECIFIED IN PLANS. WITHIN THE LIMITS OF THE PROJECT, CONTRACTOR SHALL CONTACT LANDSCAPE ARCHITECT PRIOR TO BIDDING IN REFERENCE TO "PROJECT LIMITS".
- IRRIGATION:**
- LANDSCAPE CONTRACTOR TO PROVIDE AN AUTOMATIC LAWN IRRIGATION SYSTEM GUARANTEEING 100% COVERAGE & MAINTAIN A 50% MIN. OVERLAP TO ALL LANDSCAPED AREAS. THERE SHALL BE NO OVER SPRAY ONTO SIDEWALKS. IRRIGATION SYSTEM SHALL:
    - HAVE A RAIN SENSOR DEVICE INSTALLED, AS REQUIRED.
    - MUST USE PURPLE CODED PIPE, HEADS, VALVES ETC. FOR IDENTIFYING RECLAIM WATER COMPONENTS (FOR FUTURE). IRRIGATION PLAN SHALL BE PROVIDED PRIOR TO BUILDING PERMIT.
- WATERING NOTE:**
- ALL NEW PLANT MATERIAL SHALL HAVE AN ESTABLISHMENT PERIOD OF 12 MONTHS FROM THE TIME OF FINAL ACCEPTANCE. DURING THE ESTABLISHMENT PERIOD THE CONTRACTOR WILL BE RESPONSIBLE FOR THE FOLLOWING ITEMS: WATERING PER THE SCHEDULE ATTACHED (#23), RESETTING OF PLANTS, REPLACEMENT OF SICK OR DEAD PLANTS, ALL OTHER CARE REQUIRED FOR PROPER GROWTH. ANY PLANT MATERIAL NOT IN HEALTHY GROWING CONDITION SHALL BE REPLACED BY THE CONTRACTOR AT NO ADDITIONAL COST TO THE CLIENT.
    - THE 12 MONTH WARRANT/ESTABLISHMENT PERIOD SHALL BE EXTENDED BY 45 DAYS FOR ALL REPLACEMENT PLANT MATERIAL.
    - AT THE CLIENT'S EXPENSE, THE CONTRACTOR WILL REPLACE ANY PLANT MATERIAL DAMAGED AS A RESULT OF AUTOMOBILE ACCIDENTS OR "ACTS OF GOD" LIMITED TO HAIL, FREEZE, LIGHTNING, AND WINDS EXCEEDING 75 MPH AS DEFINED BY THE MIAMI HURRICANE CENTER.
    - WATERING CONTRACT SHALL BE INCLUDED IN CONTRACTORS BID FOR ANY PLANT MATERIAL THAT HAS BEEN ROOT PRUNED, INSTALLED, DISTURBED BY CONSTRUCTION, OR WHERE PROPOSED OR EXISTING IRRIGATION SYSTEMS ARE NOT FUNCTIONAL. ALL WARRANTIES SHALL BE IN PLACE BY CONTRACTOR REGARDLESS OF NON-OPERATIONAL IRRIGATION SYSTEMS OR AREAS WHERE NO IRRIGATION IS PROPOSED.
    - WATERING SCHEDULE (FIRST 6 MONTHS):
 

WEEK(S)	FREQUENCY (WATERING DAY(S))
1 THRU 6	MON., WED., FRI., SAT.

7 THRU 12 MON., WED., FRI.  
13 THRU 24 MON., FRI.

\*6 MONTH WATERING SCHEDULE IS A MINIMUM, CONTRACTOR IS RESPONSIBLE FOR WATERING PLANT MATERIAL FOR THE FULL 12 MONTH ESTABLISHMENT/WARRANTY PERIOD.

**PRELIMINARY PLAN NOTE:**

THIS PRELIMINARY PLANSKETCH IS FOR ILLUSTRATIVE PURPOSES IN ORDER TO CONVEY A DESIGN INTENT, IT IS NOT FOR CONSTRUCTION, AND HAS NOT BEEN FULLY REVIEWED, ENGINEERED OR CALCULATED. IT MAY REQUIRE ADDITIONAL CHANGES TO ACCOMMODATE PROPER GRADING & DRAINAGE, TRAFFIC CONDITIONS, A.D.A. REQUIREMENTS, ARCHITECTURAL AND/OR LANDSCAPE DETAILS, UTILITY COORDINATION, AND/OR OTHER POSSIBLE EXISTING CONDITIONS NOT YET SURVEYED.

CALL 48 HOURS BEFORE YOU DIG IN FLORIDA IT'S THE LAW!

**811 or 1-800-432-4770**

SUNSHINE STATE ONE CALL OF FLORIDA, INC.



OVERALL PLANT LIST					
TREES:					
NATIVE # DROUGHT TOLERANT	QTY	SYMBOL	BOTANICAL NAME	COMMON NAME	SPECIFICATIONS
	(*)3	BAV	Bulnesia arborea	Verawood Tree	Field Grown, 15' Ht. X 5' SPRD., 30" C.T., 2" DBH.
YES	(*)28	CEG	Conocarpus erectus	Green Buttonwood	Field Grown, 15' Ht. X 6' SPRD., 4" C.T., 2" DBH.
	(*)6	F0J	Filicium decipiens	Japanese Fern Tree	Field Grown, 15' Ht. X 5' SPRD., 30" C.T., 2" DBH.
	14	LWJ	Ligustrum japonicum	Wax Privet	Field Grown, full, Multi-trunk, 10' Ht x 8' Spread.
YES	(*)14	MGD	Magnolia grandiflora 'DD Blanchard'	DD Blanchard Magnolia	Field Grown, 15' Ht. X 5' SPRD., 4" C.T., 2" DBH.
YES	(*)3	QV1	Quercus virginiana	Live Oak	Field Grown, 15' Ht. X 6' SPRD., 4" C.T., 2" DBH.
YES	(*)2	SMT	Sweetenia mahogany	Mahogany Tree	Field Grown, 15' Ht. X 6' SPRD., 4" C.T., 2" DBH.
	56	PROVIDED			

PALMS:					
NATIVE # DROUGHT TOLERANT	QTY	SYMBOL	BOTANICAL NAME	COMMON NAME	SPECIFICATIONS
	(***)20	CAR	Carpentaria acuminata	Carpentaria Palm	Field grown, 18'-28' Ht., 6'-10' wood min., standard heights.
	3	CCP	Chamaedorea cataractarum	Cat Palm	Field grown, 4'-5'Ht. x 3' spread
	10	CFH	Chamaedorea 'Florida Hybrid'	Parlor Palm / Bamboo Palm	Field Grown, 24" O.A. Ht., 10" C.T. Min., Florida Fancy guaranteed for one year by grower
	(***)25	PE5	Pythosperma elegans	Alexander Palms (single)	Field grown, 15'-20' Ht., 6'-12" wood minimum, single trunk, staggered heights
	(***)6	PET	Pythosperma elegans	Alexander Palms (triple)	Field grown, 15' Ht., 6' wood minimum, triple trunk
	(*)4	PHM	Phoenix dactylifera 'Medjool'	Medjool Date Palm	Field grown, 24" O.A. Ht., 10" C.T. Min., Florida Fancy guaranteed for one year by grower
	3	PRT	Phoenix roebellii	Fyamy Date Palm (triple)	Field grown, 6' Ht., Triple
YES	(*)34	RE1	Roystonia elata	Florida Royal Palm	Field grown, 35' O.A. Ht. 20' G.W. Min., Florida Fancy, matched
	8	RHE	Rhapis excelsa	Lady Palm	Full, 10 Gal., 5' height, specimen
	55	PROVIDED			

**PLEASE NOTE:**  
(\*) DEPICTS TREES / PALMS THAT REPRESENT LANDSCAPE REQUIREMENTS TABLE  
(\*\*) DEPICTS PALMS THAT ARE COUNTED AS 3 TO 1 FOR THE LANDSCAPE REQUIREMENTS TABLE

SHRUBS & GROUNDCOVERS:					
NATIVE # DROUGHT TOLERANT	QTY	SYMBOL	BOTANICAL NAME	COMMON NAME	SPECIFICATIONS
	9	ABO	Aechmea blanchetiana 'Orange'	Large Orange Bromelad	Full, 3 Gal., 2' X 2', 30" O.C.
	296	ADF	Aspidistra elatior	Cast Iron Plant	Full, 3 Gal., 18" X 18", 24" O.C.
	241	ANN	Annuals	Annuals	4" Pots, 12" O.C., Variety To Be Selected By LA
	44	AZD	Alpina zenumbet 'Vaneagata Dwarf'	Dwarf Variegated Ginger	Full, 3 Gal., 30" X 30" Min. Ht., 36" O.C.
	78	CAQ	Cnrum augustum 'Queen Emma'	Queen Emma Cnrum	Full, 3 Gal., 30" X 30" Min. Ht., 36" O.C.
YES	132	CE5	Conocarpus erectus 'Serus'	Silver Buttonwood	Full, 7 Gal., 36" X 30", 36" O.C.
YES	150	CHI	Chrysobalanus icaco 'Red Tip'	Red Tip Coccolium	Full, 3 Gal., 2' X 2', 2' O.C.
	218	CVP	Codiaeum variegatum 'Petra'	Petra Croton	Full, 3 Gal., 2' X 2', 30" O.C.
	18	CVM	Codiaeum variegatum 'Mammy'	Mammy Croton	Full, 3 Gal., 2' X 2', 2' O.C.
	420	DIT	Dianella tasmanica	Blueberry Flax Lily	Full, 3 Gal., 18" X 18", 24" O.C.
	132	FMG	Ficus microcarpa 'Green Island'	Green Island Ficus	Full, 3 Gal., 18" X 18", 24" O.C.
	265	ING	Ixora 'Nora Grant'	Nora Grant Ixora	Full, 3 Gal., 2' X 2', 2' O.C.
	344	LVV	Liriope muscari Variegata	Variegated Liriope	Full, 1 Gal., 5-7 PPP, 15" X 15", 18" O.C.
	379	J5V	Jasminum volubile	Wax Jasmine	Full, 3 Gal., 2' X 2', 2' O.C.
YES	71	MYR	Myrcianthes fragrans	Simpson Stopper	Full, 7 Gal., 4'-5' Ht. x 30" SPRD., 3' O.C.
	225	NEF	Neprolepis biserrata furcans	Fishtail Fern	Full, 3 Gal., 18" X 18", 24" O.C.
	175	PB	Plumbago 'Imperial Blue'	Imperial Blue Plumbago	Full, 3 Gal., 2' X 2', 2' O.C.
	382	SAT	Schefflera arboricola 'Trinette'	Schefflera	Full, 3 Gal., 2' X 2', 2' O.C.
YES	105	TDF	Tynspacum dactyloides 'dwarf'	Dwarf Fakahatchee Grass	Full, 3 Gal., 2' X 2', 30" O.C.
	164	TLV	Thunbergia laurifolia	Blue Sky Vine	Full, 7 Gal., Attached to Greenscreen, 2' O.C.
	58	TJT	Trachelospermum jasminodes	Confederate Jasmine	Full, 7 Gal., Attached to Greenscreen, 2' O.C.
	77	V55	Viburnum suspensum	Sandankwa Viburnum	Full, 3 Gal. 2x2' Sprd., Full to Base, 30" O.C.
	AS NEEDED	SOD	St. Augustine Floratam'		

**LANDSCAPE REQUIREMENTS**

**Minimum landscape area:**  
Min. 15% of Site Area: 78,666 sq. ft. x .15 = 11,799.90 sq. ft. required/ 15,294.22 sq. ft. provided (19.4%)

**Required trees:**  
1.806 Acres = 78,666 sq. ft. / 1,500 = 52.44 trees required/ 111 trees provided

**Maximum 50% palms:**  
111 x .50 = 55.5 palms maximum / 55 provided

**Minimum 50% Native Trees / Palms Required:**  
111 x .50 = 55.5 required / 81 provided

**Minimum of Five (5) Tree Species Required:**  
Six (6) species provided

**Required Royal Palms along Hallandale Beach Blvd.: 1 Royal Palm per 25' ft 480' ft / 25' = 19.2 required Royal Palms/ 20 provided**

**Perimeter buffers for V.V.A. minimum widths:**

North - front property line (along Hallandale Beach Blvd.) - 10'ft required/ 10' ft provided \* (parking garage & building)

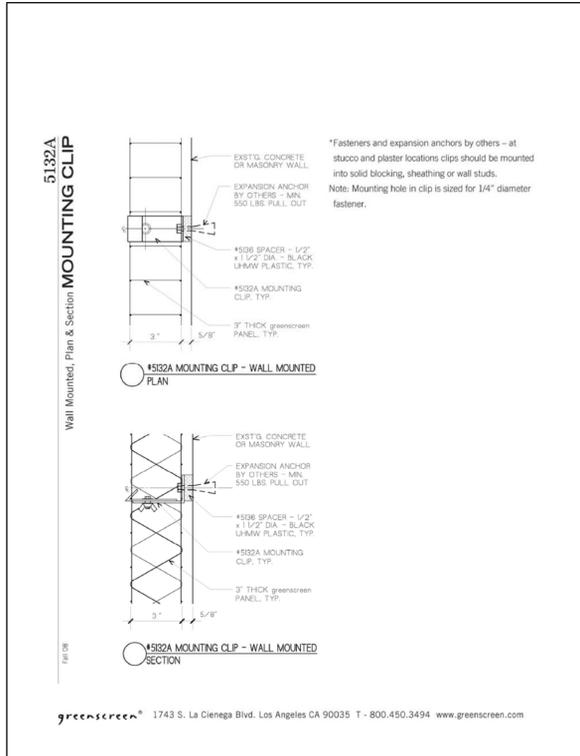
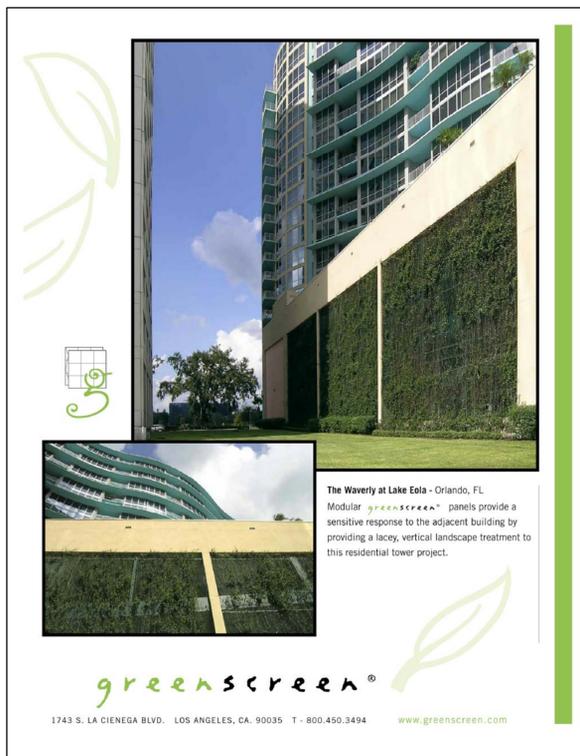
West - side property line (Along S.E. 26<sup>th</sup> Ave.) - 5'ft required/ 10'ft provided (parking garage)

South - rear/side property line - 5'ft required/ 4'4" provided (driveway) / 34'ft provided (parking garage)

East - Intracoastal Waterway - 0'ft required/ 0'ft provided (pool deck & dock)

(Please note: \* exception at entrance drive/ drop-off circle)

**All landscape buffers:**  
Continuous hedge @ minimum 24" in. height (touching, or maximum 24" in. O.C.) at installation required/ this has been provided within all landscape buffers



NO	DATE	REVISION	BY	NO	DATE	REVISION	BY
1	9/22/11	REVISED PER DRC COMMENTS	EMS				
2	10/20/11	REVISED PER DRC COMMENTS	EMS				

DESIGNED DATE	EMS 6/29/11
CHECKED DATE	MC
ISSUED FOR DATE	---

**GA** Calvin, Giordano & Associates, Inc.  
EXCEPTIONAL SOLUTIONS  
1800 Eller Drive, Suite 600, Fort Lauderdale, Florida 33316  
Phone: 954.921.7781 Fax: 954.921.8807  
Certificate of Authorization LC00000339

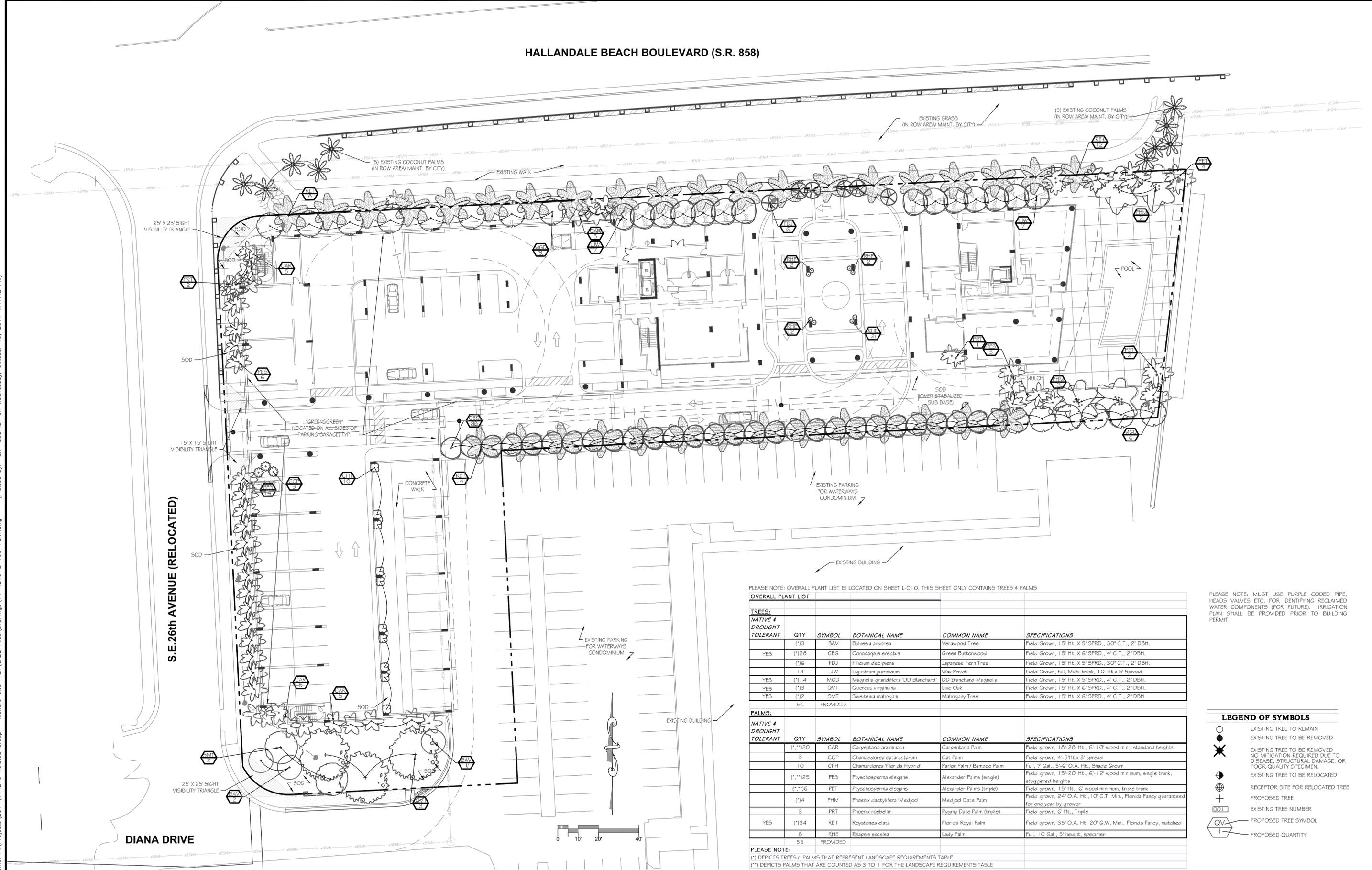
**BEACHWALK**  
EXCEPTIONAL SOLUTIONS  
**2600 EAST HALLANDALE BEACH BOULEVARD**  
HALLANDALE BEACH, FLORIDA  
**SITE PLAN APPROVAL SET - NOT FOR CONSTRUCTION**

**LANDSCAPE NOTES & PLANT LIST**

MICHAEL CONNER, R.L.A. STATE OF FLORIDA REGISTERED LANDSCAPE ARCHITECT LICENSE No.1181	SCALE PROJECT No 11-4216 PURPOSE OF THIS SET DRC	SHEET 1:20 11-4216 DRC	<b>L-010</b>
--	--	---------------------------------	--------------

DATE OCTOBER 20, 2011

HALLANDALE BEACH BOULEVARD (S.R. 858)



PLEASE NOTE: OVERALL PLANT LIST IS LOCATED ON SHEET L-010. THIS SHEET ONLY CONTAINS TREES & PALMS

OVERALL PLANT LIST					
TREES:					
NATIVE & DROUGHT TOLERANT	QTY	SYMBOL	BOTANICAL NAME	COMMON NAME	SPECIFICATIONS
	(*)3	BAV	Bulnesia arborea	Verawood Tree	Field Grown, 15' Ht. X 5' SPFRD., 30' C.T., 2" DBH.
YES	(*)20	CEG	Conocarpus erectus	Green Buttonwood	Field Grown, 15' Ht. X 6' SPFRD., 4' C.T., 2" DBH.
	(*)6	FDJ	Filicium decipiens	Japanese Fern Tree	Field Grown, 15' Ht. X 5' SPFRD., 30' C.T., 2" DBH.
	14	LJW	Ligustrum japonicum	Wax Privet	Field Grown, full, Multi-trunk, 10' Ht. x 8' Spread.
YES	(*)14	MGD	Magnolia grandiflora 'DD Blanchard'	DD Blanchard Magnolia	Field Grown, 15' Ht. X 5' SPFRD., 4' C.T., 2" DBH.
YES	(*)3	QV1	Quercus virginiana	Live Oak	Field Grown, 15' Ht. X 6' SPFRD., 4' C.T., 2" DBH.
YES	(*)2	SMT	Sweetenia mahogany	Mahogany Tree	Field Grown, 15' Ht. X 6' SPFRD., 4' C.T., 2" DBH.
	56	PROVIDED			
PALMS:					
NATIVE & DROUGHT TOLERANT	QTY	SYMBOL	BOTANICAL NAME	COMMON NAME	SPECIFICATIONS
	(***)20	CAR	Carpentaria acuminata	Carpentaria Palm	Field grown, 10'-20' Ht., 6'-10' wood min., standard heights
	3	CCP	Chamaedorea cataractarum	Cat Palm	Field grown, 4'-5' Ht. x 3' spread
	10	CFH	Chamaedorea 'Florida Hybrid'	Parlor Palm / Bamboo Palm	Full, 7 Gal., 5'-6' O.A. Ht., Shade Grown
	(***)25	PES	Physcosperma elegans	Alexander Palms (single)	Field grown, 15'-20' Ht., 6'-12' wood minimum, single trunk, staggered heights
	(***)6	PET	Physcosperma elegans	Alexander Palms (triple)	Field grown, 15' Ht., 6' wood minimum, triple trunk
	(*)4	PHM	Phoenix dactylifera 'Medjool'	Medjool Date Palm	Field grown, 24' O.A. Ht., 10' C.T. Min., Florida Fancy guaranteed for one year by grower
	3	PRT	Phoenix roebellii	Pygmy Date Palm (triple)	Field grown, 6' Ht., Triple
YES	(*)34	RE1	Roystonea elata	Florida Royal Palm	Field grown, 35' O.A. Ht., 20' G.W. Min., Florida Fancy, matched
	8	RHE	Rhapsis excelsa	Lady Palm	Full, 10 Gal., 5' height, specimen
	55	PROVIDED			

PLEASE NOTE:  
 (\*) DEPICTS TREES / PALMS THAT REPRESENT LANDSCAPE REQUIREMENTS TABLE  
 (\*\*\*) DEPICTS PALMS THAT ARE COUNTED AS 3 TO 1 FOR THE LANDSCAPE REQUIREMENTS TABLE

PLEASE NOTE: MUST USE PURPLE CODED PIPE, HEADS VALVES ETC. FOR IDENTIFYING RECLAIMED WATER COMPONENTS (FOR FUTURE). IRRIGATION PLAN SHALL BE PROVIDED PRIOR TO BUILDING PERMIT.

LEGEND OF SYMBOLS	
	EXISTING TREE TO REMAIN
	EXISTING TREE TO BE REMOVED
	EXISTING TREE TO BE REMOVED NO MITIGATION REQUIRED DUE TO DISEASE, STRUCTURAL DAMAGE, OR POOR QUALITY SPECIMEN.
	EXISTING TREE TO BE RELOCATED
	RECEPTOR SITE FOR RELOCATED TREE
	PROPOSED TREE
	EXISTING TREE NUMBER
	PROPOSED TREE SYMBOL
	PROPOSED QUANTITY

File Name: P:\Projects\2011\114216 Related Group - Manero Site Plan\CADD Files\Drawings\11-4216-L-100-PLNT.dwg - Plotted by: Erin Sudman on Wednesday, October 19, 2011 1:41:42 PM

NO	DATE	REVISION	BY	NO	DATE	REVISION	BY
1	9/22/11	REVISED PER DRC COMMENTS	EMS				
2	10/20/11	REVISED PER DRC COMMENTS	EMS				

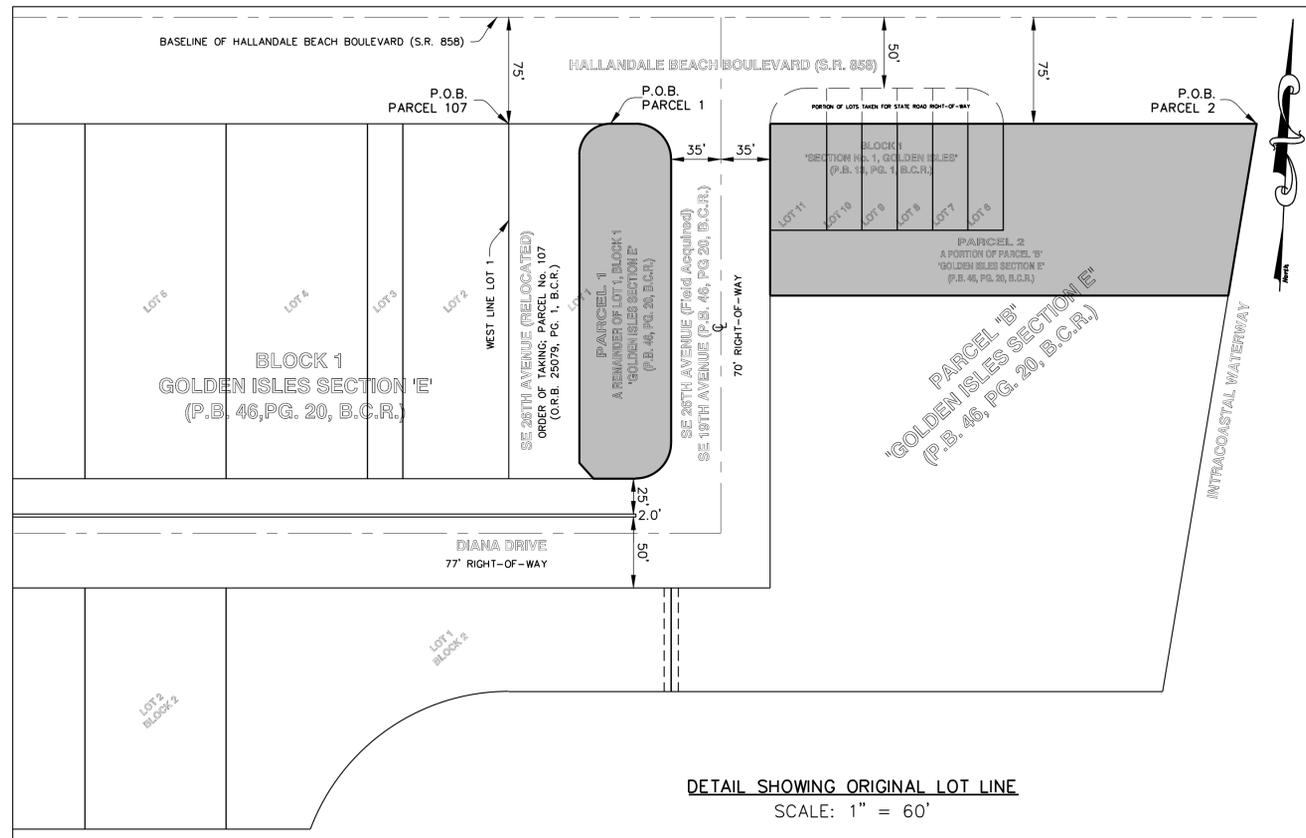
DESIGNED DATE: 6/29/11  
 CHECKED DATE: MC  
 ISSUED FOR DATE: ---  
  
**Calvin, Giordano & Associates, Inc.**  
 EXCEPTIONAL SOLUTIONS  
 1800 Eller Drive, Suite 600, Fort Lauderdale, Florida 33316  
 Phone: 954.921.7781 Fax: 954.921.8807  
 Certificate of Authorization LC00000339

**BEACHWALK**  
**2600 EAST HALLANDALE BEACH BOULEVARD**  
 HALLANDALE BEACH, FLORIDA  
**SITE PLAN APPROVAL SET - NOT FOR CONSTRUCTION**

**PROPOSED TREE PLANTING PLAN**

MICHAEL CONNER, R.L.A.  
 STATE OF FLORIDA REGISTERED LANDSCAPE ARCHITECT  
 LICENSE No.1181  
 DATE: OCTOBER 20, 2011

SCALE: 1:20  
 PROJECT No: 11-4216  
 PURPOSE OF THIS SET: DRC  
**L-100**



**LEGAL DESCRIPTION: FROM SCHEDULE A OF TITLE COMMITMENT**

LOT 1, IN BLOCK 1, OF GOLDEN ISLES SECTION 'E', ACCORDING TO THE PLAT THEREOF, RECORDED IN PLAT BOOK 46, PAGE 20, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA

TOGETHER WITH:

LOT 6, 7, 8, 9, 10, AND 11, IN BLOCK 1, OF SECTION NO. 1, GOLDEN ISLES, ACCORDING TO THE PLAT THEREOF, RECORDED IN PLAT BOOK 13, PAGE 1, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA, LESS STATE ROAD RIGHT-OF-WAY;

TOGETHER WITH:

THAT PART OF PARCEL B, OF GOLDEN ISLES SECTION 'E', AS RECORDED IN PLAT BOOK 46, PAGE 20, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHEAST CORNER OF SAID PARCEL 'B', RUN WESTERLY AND ALONG THE SOUTH RIGHT-OF-WAY OF HALLANDALE BEACH BOULEVARD, 179.44 FEET TO A POINT ON THE EAST LINE OF LOT 6, BLOCK 1, SECTION NO. 1 GOLDEN ISLES, PLAT BOOK 13, PAGE 1, OF THE PUBLIC RECORDS BROWARD COUNTY, FLORIDA; THENCE RUN SOUTHERLY AND ALONG THE EAST LINE OF SAID LOT 6, BLOCK 1, SECTION NO. 1, GOLDEN ISLES, 75.00 FEET; THENCE RUN WESTERLY AND ALONG THE SOUTH LINE OF SAID LOTS 6, 7, 8, 9, 10, AND 11, BLOCK 1, SECTION NO. 1, GOLDEN ISLES, 165.00 FEET; THENCE RUN SOUTHERLY AND ALONG THE WEST LINE OF SAID PARCEL 'B', 46.00 FEET; THENCE RUN EASTERLY AND PARALLEL WITH THE NORTH LINE OF SAID PARCEL 'B', 324.30 FEET TO A POINT OF INTERSECTION WITH THE WESTERLY RIGHT-OF-WAY OF THE INTRACOASTAL WATERWAY; THENCE NORTHERLY AND ALONG SAID WESTERLY RIGHT-OF-WAY OF THE INTRACOASTAL WATERWAY (SAID LINE ALSO BEING THE EASTERLY LINE OF SAID PARCEL 'B'), A DISTANCE OF 122.66 FEET TO THE NORTHEAST CORNER OF SAID PARCEL 'B' AND THE POINT OF BEGINNING.

LESS AND EXCEPT THE LANDS DESCRIBED AS PARCEL NO. 107, AS CONTAINED IN THE STIPULATED ORDER OF TAKING AND FINAL JUDGMENT RECORDED IN OFFICIAL RECORDS BOOK 25079, PAGE 1, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA.

ALSO KNOWN AS:

**PARCEL 1:**

THAT PART OF LOT 1 IN BLOCK 1 OF GOLDEN ISLES SECTION 'E' IN THE SOUTHWEST 1/4 OF THE NORTHEAST 1/4 OF SECTION 26, TOWNSHIP 51 SOUTH, RANGE 42 EAST, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 46, PAGE 20 OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA;

LESS AND EXCEPT THE FOLLOWING DESCRIBED PARCEL NO. 107, AS CONTAINED IN THE STIPULATED ORDER OF TAKING AND FINAL JUDGMENT RECORDED IN OFFICIAL RECORDS BOOK 25079, PAGE 1, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA;

THAT PART OF LOT 1 IN BLOCK 1 OF GOLDEN ISLES SECTION 'E' IN THE SOUTHWEST 1/4 OF THE NORTHEAST 1/4 OF SECTION 26, TOWNSHIP 51 SOUTH, RANGE 42 EAST, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 46, PAGE 20 OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA; SAID PART BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE SOUTHWEST CORNER OF THE NORTHEAST 1/4 OF THE NORTHEAST 1/4 OF SAID SECTION 26; THENCE NORTH 87°08'38" EAST ALONG THE BASELINE OF SURVEY FOR STATE ROAD 858 (HALLANDALE BEACH BOULEVARD), (SECTION 86200-2514), A DISTANCE OF 777.95 FEET; THENCE SOUTH 02°51'22" EAST, A DISTANCE OF 75.00 FEET (75.03 FEET, FIELD) TO THE NORTHWEST CORNER OF SAID LOT 1 IN BLOCK 1 OF GOLDEN ISLES SECTION 'E', SAID POINT ALSO BEING THE POINT OF BEGINNING; THENCE NORTH 87°08'38" EAST ALONG THE NORTHERLY BOUNDARY OF SAID LOT 1, ALSO BEING THE SOUTHERLY EXISTING RIGHT-OF-WAY LINE FOR SAID STATE ROAD 858, A DISTANCE OF 72.00 FEET TO A POINT ON A CURVE CONCAVE TO THE SOUTHEASTERLY AND HAVING A CHORD BEARING OF SOUTH 42°08'38" WEST; THENCE SOUTHWESTERLY ALONG THE ARC OF SAID CURVE, HAVING A RADIUS OF 22.00 FEET, AN ARC DISTANCE OF 34.56 FEET, THROUGH A CENTRAL ANGLE OF 90°00'00" TO THE END OF SAID CURVE; THENCE SOUTH 02°51'22" EAST, A DISTANCE OF 217.00 FEET; THENCE SOUTH 45°17'32" EAST, A DISTANCE OF 14.90 FEET TO A POINT ON THE SOUTHERLY BOUNDARY OF SAID LOT 1 IN BLOCK 1 OF GOLDEN ISLES SECTION 'E'; THENCE SOUTH 87°08'38" WEST ALONG SAID SOUTHERLY BOUNDARY, A DISTANCE OF 60.06 FEET TO THE SOUTHWEST CORNER OF SAID LOT 1; THENCE NORTH 02°51'22" WEST ALONG THE WESTERLY BOUNDARY OF SAID LOT 1, A DISTANCE OF 250.00 FEET TO THE POINT OF BEGINNING.

SAID PARCEL 1 BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS:

COMMENCE AT THE NORTHWEST CORNER OF SAID LOT 1, BLOCK 1 OF GOLDEN ISLES SECTION 'E' IN THE SOUTHWEST 1/4 OF THE NORTHEAST 1/4 OF SECTION 26, TOWNSHIP 51 SOUTH, RANGE 42 EAST, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 46, PAGE 20 OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA;

THENCE NORTH 87°08'38" EAST ON THE NORTH BOUNDARY LINE OF SAID LOT 1, ALSO BEING THE SOUTHERLY EXISTING RIGHT-OF-WAY LINE FOR STATE ROAD 858 (HALLANDALE BEACH BOULEVARD), (SECTION 86200-2514), A DISTANCE OF 72.00 FEET TO THE POINT OF BEGINNING;

THENCE CONTINUE NORTH 87°08'38" EAST ON SAID NORTH LINE, A DISTANCE OF 18.00 FEET TO A POINT ON THE ARC OF A TANGENT CURVE TO THE RIGHT;

THENCE SOUTHEASTERLY, ON THE ARC OF SAID CURVE, HAVING A RADIUS OF 25.00 FEET, A CENTRAL ANGLE OF 90°00'00", AND AN ARC DISTANCE OF 39.27 FEET TO A POINT OF TANGENCY ON THE EAST BOUNDARY LINE OF SAID LOT 1;

THENCE SOUTH 02°51'22" EAST ON SAID EAST LINE, A DISTANCE OF 200.00 FEET TO A POINT ON THE ARC OF A TANGENT CURVE TO THE RIGHT;

THENCE SOUTHWESTERLY, ON THE ARC OF SAID CURVE, HAVING A RADIUS OF 25.00 FEET, A CENTRAL ANGLE OF 90°00'00", AND AN ARC DISTANCE OF 39.27 FEET TO A POINT OF TANGENCY ON THE SOUTH LINE OF SAID LOT 1;

THENCE SOUTH 87°08'38" WEST ON SAID SOUTH LINE, A DISTANCE OF 29.94 FEET;

THENCE NORTH 45°17'32" WEST, A DISTANCE OF 14.90 FEET TO THE EAST LINE OF PARCEL NO. 107, AS CONTAINED IN THE STIPULATED ORDER OF TAKING AND FINAL JUDGMENT RECORDED IN OFFICIAL RECORDS BOOK 25079, PAGE 1, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA;

THENCE NORTH 02°51'22" WEST ON SAID EAST LINE, A DISTANCE OF 217.00 FEET TO A POINT ON THE ARC OF A TANGENT CURVE TO THE RIGHT;

THENCE NORTHEASTERLY, ON THE ARC OF SAID CURVE, HAVING A RADIUS OF 22.00 FEET, A CENTRAL ANGLE OF 90°00'00", AND AN ARC DISTANCE OF 34.56 FEET TO THE POINT OF BEGINNING;

**PARCEL 2:**

LOT 6, 7, 8, 9, 10, AND 11, IN BLOCK 1, OF GOLDEN ISLES SECTION NO. 1, ACCORDING TO THE PLAT THEREOF, RECORDED IN PLAT BOOK 13, PAGE 1, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA, LESS STATE ROAD RIGHT-OF-WAY;

TOGETHER WITH:

THAT PART OF PARCEL B, OF GOLDEN ISLES SECTION E, AS RECORDED IN PLAT BOOK 46, PAGE 20, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHEAST CORNER OF SAID PARCEL 'B', RUN WESTERLY AND ALONG THE SOUTH RIGHT-OF-WAY OF HALLANDALE BEACH BOULEVARD, 179.44 FEET TO A POINT ON THE EAST LINE OF LOT 6, BLOCK 1, GOLDEN ISLES SECTION No. 1, PLAT BOOK 13, PAGE 1, OF THE PUBLIC RECORDS BROWARD COUNTY, FLORIDA; THENCE RUN SOUTHERLY AND ALONG THE EAST LINE OF SAID LOT 6, BLOCK 1, GOLDEN ISLES SECTION No. 1, 75.00 FEET; THENCE RUN WESTERLY AND ALONG THE SOUTH LINE OF SAID LOTS 6, 7, 8, 9, 10, AND 11, BLOCK 1, GOLDEN ISLES SECTION No. 1, 165.00 FEET; THENCE RUN SOUTHERLY AND ALONG THE WEST LINE OF SAID PARCEL 'B', 46.00 FEET; THENCE RUN EASTERLY AND PARALLEL WITH THE NORTH LINE OF SAID PARCEL 'B', 324.30 FEET TO A POINT OF INTERSECTION WITH THE WESTERLY RIGHT-OF-WAY OF THE INTRACOASTAL WATERWAY; THENCE NORTHERLY AND ALONG SAID WESTERLY RIGHT-OF-WAY OF THE INTRACOASTAL WATERWAY (SAID LINE ALSO BEING THE EASTERLY LINE OF SAID PARCEL 'B'), A DISTANCE OF 122.66 FEET TO THE NORTHEAST CORNER OF SAID PARCEL 'B' AND THE POINT OF BEGINNING.

SAID LANDS LYING AND BEING IN THE CITY OF HALLANDALE BEACH, BROWARD COUNTY, FLORIDA AND CONTAINING A TOTAL NET AREA OF 56,280 SQUARE FEET (1.292 ACRES) MORE OR LESS.

First American Title Insurance Company - SCHEDULE B-II					
Agent File No.: (PRO PID 297901) (2076-2494717) Effective Date of March 25, 2011 at 8:00 a.m.					
ITEM No.	DESCRIPTIONS	RECORDING INSTRUMENT	AFFECTS/DOES NOT AFFECT	PLOTTABLE/ NOT PLOTTABLE	COMMENTS
10	Order certifying code enforcement fine and lien.	O.R.B. 46267, PG. 1447, B.C.R.	Affects	Not Plotted	
11	Sewerage and Water Agreement, filed February 12, 1958. Modified by Amendment to Agreement, filed June 2, 1958.	O.R.B. 1146, 174, B.C.R. O.R.B. 1235, 406, B.C.R.	Affects	Not Plotted	Covers Lots 1 thru 29, Block 1
12	Riparian and/or littoral rights are not insured.		Affects	Plotted	Covers Lots 1 thru 29, Block 1
13	Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of GOLDEN ISLES SECTION 1.	P.B. 13, PG. 1, B.C.R.	Affects	Plotted	

**SURVEYOR'S NOTES:**

- NOT VALID WITHOUT THE SIGNATURE AND ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER.
- LANDS SHOWN HEREON WERE NOT ABSTRACTED, BY THE SURVEYOR, FOR RIGHTS-OF-WAY, EASEMENTS, OWNERSHIP OR OTHER INSTRUMENTS OF RECORD. THIS SURVEY WAS PERFORMED WITH THE BENEFIT OF COMMITMENT FOR TITLE INSURANCE PREPARED BY FIRST AMERICAN TITLE INSURANCE COMPANY UNDER AGENT FILE NUMBER (PRO PID 297901) (2076-2494717) AND DATED MARCH 25, 2011 AT 8:00 A.M..
- UNLESS OTHERWISE NOTED, THIS FIRM HAS NOT ATTEMPTED TO LOCATE UNDERGROUND UTILITIES, TO DELINEATE ANY POSSIBLE WETLANDS, FOOTINGS AND/OR FOUNDATIONS.
- THE LEGAL DESCRIPTION SHOWN HEREON WAS PROVIDED BY THE CLIENT.
- BEARINGS SHOWN HEREON ARE RELATIVE TO THE SOUTH RIGHT-OF-WAY LINE OF STATE ROAD 858 (HALLANDALE BEACH BOULEVARD); HAVING A BEARING OF NORTH 87°08'38" EAST AS SHOWN ON STATE OF FLORIDA DEPARTMENT OF TRANSPORTATION RIGHT-OF-WAY MAP FOR STATE ROAD 858 SECTION 86200-2514.
- THE WATER MAIN ALONG NORTH PROPERTY LINE WAS LOCATED BY SOFT DIG METHODS ON 08-10-06.
- THERE IS A GAS LINE, WATER LINE AND A SANITARY SEWER LINE AS EVIDENCED BY GATE VALVES AND SANITARY SEWER MANHOLES WITHIN THE PLATTED RIGHT-OF-WAY OF S.E. 26th AVENUE AS SHOWN ON PLAT BOOK 46, PAGE 20, BROWARD COUNTY RECORDS).
- FLOOD ZONE LINE SHOWN HEREON ARE APPROXIMATED AND WERE SCALED FROM CURRENT BROWARD COUNTY, FLORIDA F.E.M.A. (FEDERAL EMERGENCY MANAGEMENT AGENCY) FLOOD INFORMATION RATE MAP.
- FLOOD ZONE INFORMATION  
COMMUNITY NAME: CITY OF HALLANDALE  
COMMUNITY NUMBER: 125110  
COUNTY NAME: BROWARD COUNTY  
STATE: FLORIDA  
MAP & PANEL NUMBER: 12011C0319  
SUFFIX: F  
F.I.R.M. INDEX DATE: 10-02-97  
F.I.R.M. PANEL EFFECTIVE DATE: 08-18-92  
FLOOD ZONE: AE  
BASE FLOOD ELEVATION: 7 & 9

**THIS SURVEY IS CERTIFIED TO:**

PRH-2600 HALLANDALE BEACH, LLC, A FLORIDA LIMITED LIABILITY COMPANY  
FIRST AMERICAN TITLE INSURANCE COMPANY  
KLEIN & KLEIN, LLC  
GREENBERG TRAURIG, P.A.

**SURVEYOR'S CERTIFICATE:**

I HEREBY CERTIFY: THAT THIS "BOUNDARY/TOPOGRAPHIC/TREE SURVEY" OF THE PROPERTY DESCRIBED HEREON IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF AS RECENTLY SURVEYED AND DRAWN UNDER MY SUPERVISION. THIS SKETCH COMPLIES WITH THE MINIMUM TECHNICAL STANDARDS SET FORTH BY THE FLORIDA STATE BOARD OF PROFESSIONAL SURVEYORS AND MAPPERS IN CHAPTER 5J17-050, FLORIDA ADMINISTRATIVE CODE, PURSUANT TO CHAPTER 472.027, FLORIDA STATUTES.

DATE OF LAST FIELD WORK: JUNE 28, 2011

CALVIN, GIORDANO & ASSOCIATES, INC.

SIGNED: \_\_\_\_\_ DATED: \_\_\_\_\_  
GREGORY J. CLEMENTS  
PROFESSIONAL SURVEYOR AND MAPPER  
FLORIDA REGISTRATION NO. 4479

FIELD BOOK/PAGE 810/61, DATE 03-29-2011  
FIELD BOOK WPB P-51/10-17, 28 DATE 07-20-2006

P:\Projects\2011\114216 Related Group - Monero Site Plan\Survey\Sketch\114216-v-B5-RPC-W-ADJ.dwg

NO	DATE	REVISION	BY	NO	DATE	REVISION	BY
5	03-29-11	UPDATED BOUNDARY SURVEY AND ADDED TITLE WORK	LMK	10	09-19-11	UPDATE SURVEY	GYC
4	01-11-07	ADD R/W TO BE VACATED	E.T.V.	9	06-28-11	ADD FLOOD ZONE LINE & ADJ. IMPROVEMENTS	GYC
3	09-11-06	REVISE S.R. IDENTIFICATION NUMBER	E.T.V.	8	06-20-11	UPDATE SURVEY	GYC
2	08-31-06	ADD AREA AND FLOOD INFORMATION	E.T.V.	7	04-20-11	REVISE TABLE PER NEW TITLE COMMITMENT	AP
1	08-15-06	ADD WATER MAIN LOCATION AND ELEVATIONS	E.T.V.	6	04-12-11	REVISE PARCEL 1 LEGAL DESCRIPTION	GYC

**Calvin, Giordano & Associates, Inc.**  
EXCEPTIONAL SOLUTIONS  
1800 Eller Drive, Suite 600, Fort Lauderdale, Florida 33316  
Phone: 954.921.7781 Fax: 954.921.8807  
Certificate of Authorization 6791

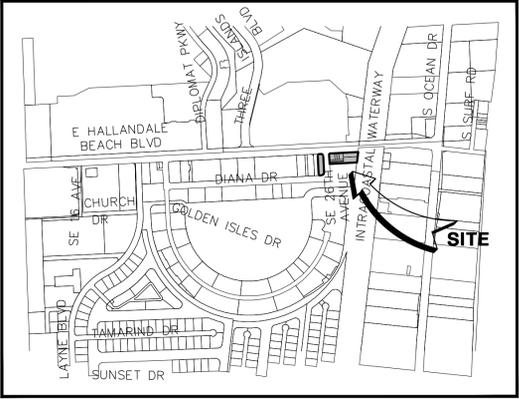
**PORTION OF GOLDEN ISLES-SECTION E**  
**SECTION 26, TOWNSHIP 51S, RANGE 42E**  
**CITY OF HALLANDALE BEACH**

**BOUNDARY / TOPOGRAPHIC**  
**TREE SURVEY**  
**BROWARD COUNTY, FLORIDA**

DATE: \_\_\_\_\_  
SCALE: 1" = 30'  
PROJECT No: 11-4216  
CAD FILE: 11-L-44  
SHEET: 1 OF 2



( IN FBFT )  
1 inch = 30 ft.



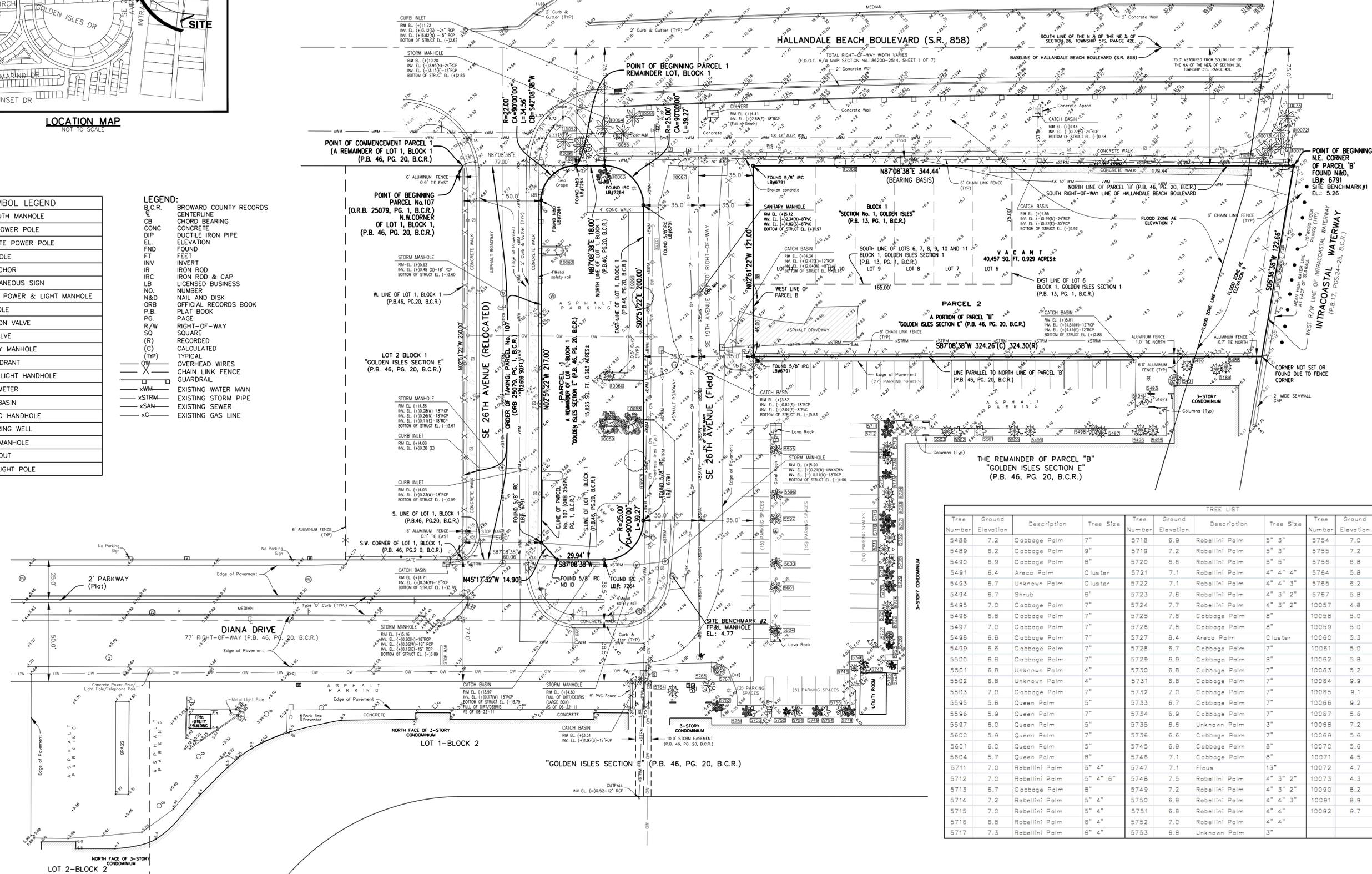
LOCATION MAP  
NOT TO SCALE

**SYMBOL LEGEND**

⊙	BELLSOUTH MANHOLE
⊙	WOOD POWER POLE
⊙	CONCRETE POWER POLE
⊙	DUCTILE IRON PIPE
⊙	ELEVATION
⊙	FOUND FEET
⊙	INVERT
⊙	IRON ROD
⊙	IRON ROD & CAP
⊙	LICENSED BUSINESS
⊙	NO. NUMBER
⊙	N&D NAIL AND DISK
⊙	ORB OFFICIAL RECORDS BOOK
⊙	P.B. PLAT BOOK
⊙	P.G. PAGE
⊙	R/W RIGHT-OF-WAY
⊙	SQ SQUARE
⊙	(R) RECORDED
⊙	(C) CALCULATED
⊙	(TYP) TYPICAL
⊙	OVERHEAD WIRES
⊙	CHAIN LINK FENCE
⊙	GUARDRAIL
⊙	EXISTING WATER MAIN
⊙	EXISTING STORM PIPE
⊙	EXISTING SEWER
⊙	EXISTING GAS LINE
⊙	STREET LIGHT HANDHOLE
⊙	WATER METER
⊙	CATCH BASIN
⊙	ELECTRIC HANDHOLE
⊙	MONITORING WELL
⊙	STORM MANHOLE
⊙	CLEAN-OUT
⊙	METAL LIGHT POLE

**LEGEND:**

⊙	BROWARD COUNTY RECORDS
⊙	CENTERLINE
⊙	CHORD BEARING
⊙	CONC CONCRETE
⊙	DIP
⊙	EL ELEVATION
⊙	FND FOUND FEET
⊙	INV INVERT
⊙	IR IRON ROD
⊙	IRC IRON ROD & CAP
⊙	LB LICENSED BUSINESS
⊙	NO. NUMBER
⊙	N&D NAIL AND DISK
⊙	ORB OFFICIAL RECORDS BOOK
⊙	P.B. PLAT BOOK
⊙	P.G. PAGE
⊙	R/W RIGHT-OF-WAY
⊙	SQ SQUARE
⊙	(R) RECORDED
⊙	(C) CALCULATED
⊙	(TYP) TYPICAL
⊙	OVERHEAD WIRES
⊙	CHAIN LINK FENCE
⊙	GUARDRAIL
⊙	EXISTING WATER MAIN
⊙	EXISTING STORM PIPE
⊙	EXISTING SEWER
⊙	EXISTING GAS LINE



**TREE LIST**

Tree Number	Ground Elevation	Description	Tree Size	Tree Number	Ground Elevation	Description	Tree Size	Tree Number	Ground Elevation	Description	Tree Size
5488	7.2	Cabbage Palm	7"	5718	6.9	Robellini Palm	5" 3"	5754	7.0	Unknown Palm	3"
5489	6.2	Cabbage Palm	9"	5719	7.2	Robellini Palm	5" 3"	5755	7.2	Queen Palm	4"
5490	6.9	Cabbage Palm	8"	5720	6.6	Robellini Palm	5" 5"	5756	6.8	Queen Palm	4"
5491	6.4	Areca Palm	Cluster	5721	7.1	Robellini Palm	4" 4" 4"	5764	5.8	Cabbage Palm	6"
5493	6.7	Unknown Palm	Cluster	5722	7.1	Robellini Palm	4" 4" 3"	5765	6.2	Norfolk Pine	24"
5494	6.7	Shrub	6"	5723	7.6	Robellini Palm	4" 3" 2"	5767	5.8	Areca Palm	Cluster
5495	7.0	Cabbage Palm	7"	5724	7.7	Robellini Palm	4" 3" 2"	10057	4.8	Black Olive	20"
5496	6.8	Cabbage Palm	7"	5725	7.6	Cabbage Palm	8"	10058	5.0	Orchid	8" 5"
5497	7.0	Cabbage Palm	7"	5726	7.8	Cabbage Palm	8"	10059	5.0	Orchid	5" 5"
5498	6.8	Cabbage Palm	7"	5727	8.4	Areca Palm	Cluster	10060	5.3	Cabbage Palm	20"
5499	6.6	Cabbage Palm	7"	5728	6.7	Cabbage Palm	7"	10061	5.0	Black Olive	15"
5500	6.8	Cabbage Palm	7"	5729	6.9	Cabbage Palm	8"	10062	5.8	Washingtonia Palm	15"
5501	6.8	Unknown Palm	4"	5730	6.8	Cabbage Palm	7"	10063	5.2	Orchid	5" 4" 6" 4"
5502	6.8	Unknown Palm	4"	5731	6.8	Cabbage Palm	7"	10064	9.9	Coconut Palm	13"
5503	7.0	Cabbage Palm	7"	5732	7.0	Cabbage Palm	7"	10065	9.1	Coconut Palm	15"
5595	5.8	Queen Palm	5"	5733	6.7	Cabbage Palm	7"	10066	9.2	Coconut Palm	15"
5596	5.9	Queen Palm	7"	5734	6.9	Cabbage Palm	7"	10067	5.6	Pourouma Palm	Cluster
5597	6.0	Queen Palm	5"	5735	6.6	Unknown Palm	3"	10068	7.2	Calophyllum Tree	14"
5600	5.9	Queen Palm	7"	5736	6.6	Cabbage Palm	7"	10069	5.6	Coconut Palm	12"
5601	6.0	Queen Palm	5"	5745	6.9	Cabbage Palm	8"	10070	5.6	Coconut Palm	12"
5604	5.7	Queen Palm	8"	5746	7.1	Cabbage Palm	8"	10071	4.5	Coconut Palm	12"
5711	7.0	Robellini Palm	5" 4"	5747	7.1	Ficus	13"	10072	4.7	Coconut Palm	13"
5712	7.0	Robellini Palm	5" 4" 6"	5748	7.5	Robellini Palm	4" 3" 2"	10073	4.3	Coconut Palm	11"
5713	6.7	Cabbage Palm	8"	5749	7.2	Robellini Palm	4" 3" 2"	10090	8.2	Australian Pine	6"
5714	7.2	Robellini Palm	5" 4"	5750	6.8	Robellini Palm	4" 4" 3"	10091	8.9	Coconut Palm	12"
5715	7.0	Robellini Palm	5" 4"	5751	6.8	Robellini Palm	4" 4"	10092	9.7	Coconut Palm	13"
5716	6.8	Robellini Palm	6" 4"	5752	7.0	Robellini Palm	4" 4"				
5717	7.3	Robellini Palm	6" 4"	5753	6.8	Unknown Palm	3"				

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5	03-29-11	UPDATED BOUNDARY SURVEY AND ADDED TITLE WORK	LMK	10	09-19-11	UPDATE SURVEY	GYC	DESIGNED	DATE
4	01-11-07	ADD R/W TO BE VACATED	E.T.V.	9	06-28-11	ADD FLOOD ZONE LINE AND IMPROVEMENTS	GYC	DRAWN	E.T.V. DATE 07-06-06
3	09-11-06	REVISE S.R. IDENTIFICATION NUMBER	E.T.V.	8	06-20-11	UPDATE SURVEY	GYC	CHECKED	R.L.F. DATE 07-18-06
2	08-31-06	ADD AREA AND FLOOD INFORMATION	E.T.V.	7	04-20-11	REVISE TABLE PER NEW TITLE COMMITMENT	AP	CHECKED	R.L.F. DATE 07-18-06
1	08-15-06	ADD WATER MAIN LOCATION AND ELEVATIONS	E.T.V.	6	04-12-11	REVISE PARCEL 1 LEGAL DESCRIPTION	GYC	DATE	
NO	DATE	REVISION	BY	NO	DATE	REVISION	BY	DATE	

**Calvin, Giordano & Associates, Inc.**  
EXCEPTIONAL SOLUTIONS  
1800 Eller Drive, Suite 600, Fort Lauderdale, Florida 33316  
Phone: 954.921.7781 Fax: 954.921.8807

Certificate of Authorization 6791

**PORTION OF GOLDEN ISLES-SECTION E**  
**SECTION 26, TOWNSHIP 51S, RANGE 42E**  
**CITY OF HALLANDALE BEACH**

**BOUNDARY / TOPOGRAPHIC**  
**TREE SURVEY**  
**BROWARD COUNTY, FLORIDA**

APPROVED: \_\_\_\_\_ DATE: \_\_\_\_\_

SCALE: 1" = 30'  
PROJECT No: 11-4216  
CAD FILE: 11-L-44

SHEET: **2** OF **2**