

PROPOSED MIXED USE DEVELOPMENT
HALLANDALE SQUARE
 (AN URBAN SHOPPING EXPERIENCE)
 600 HALLANDALE BEACH BLVD
 HALLANDALE BEACH, FLORIDA



RENDERING
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 R-3 RENDERING

ARCHITECTURE

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DATE: MARCH 5, 2008
 PROJECT #:06-093



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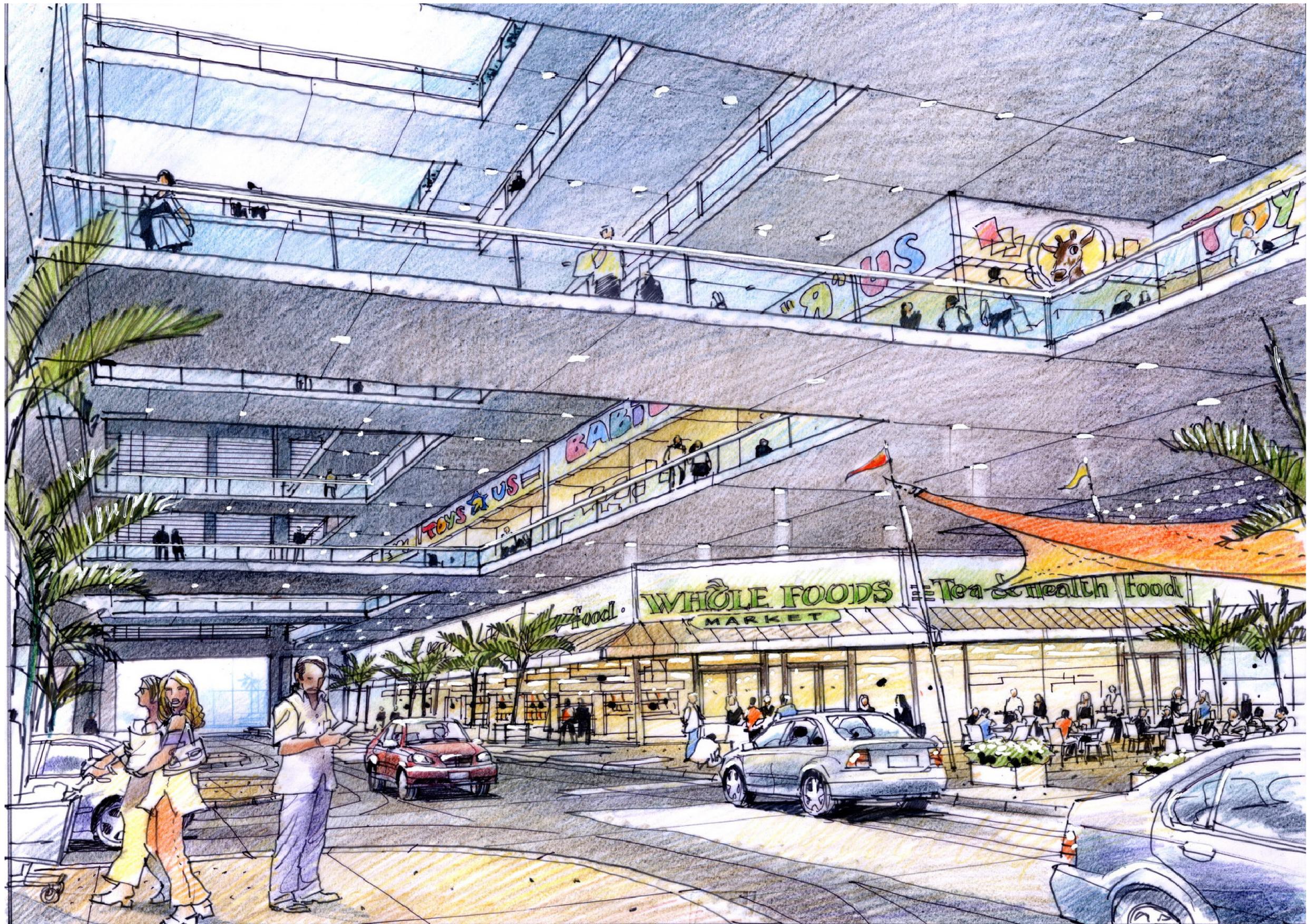
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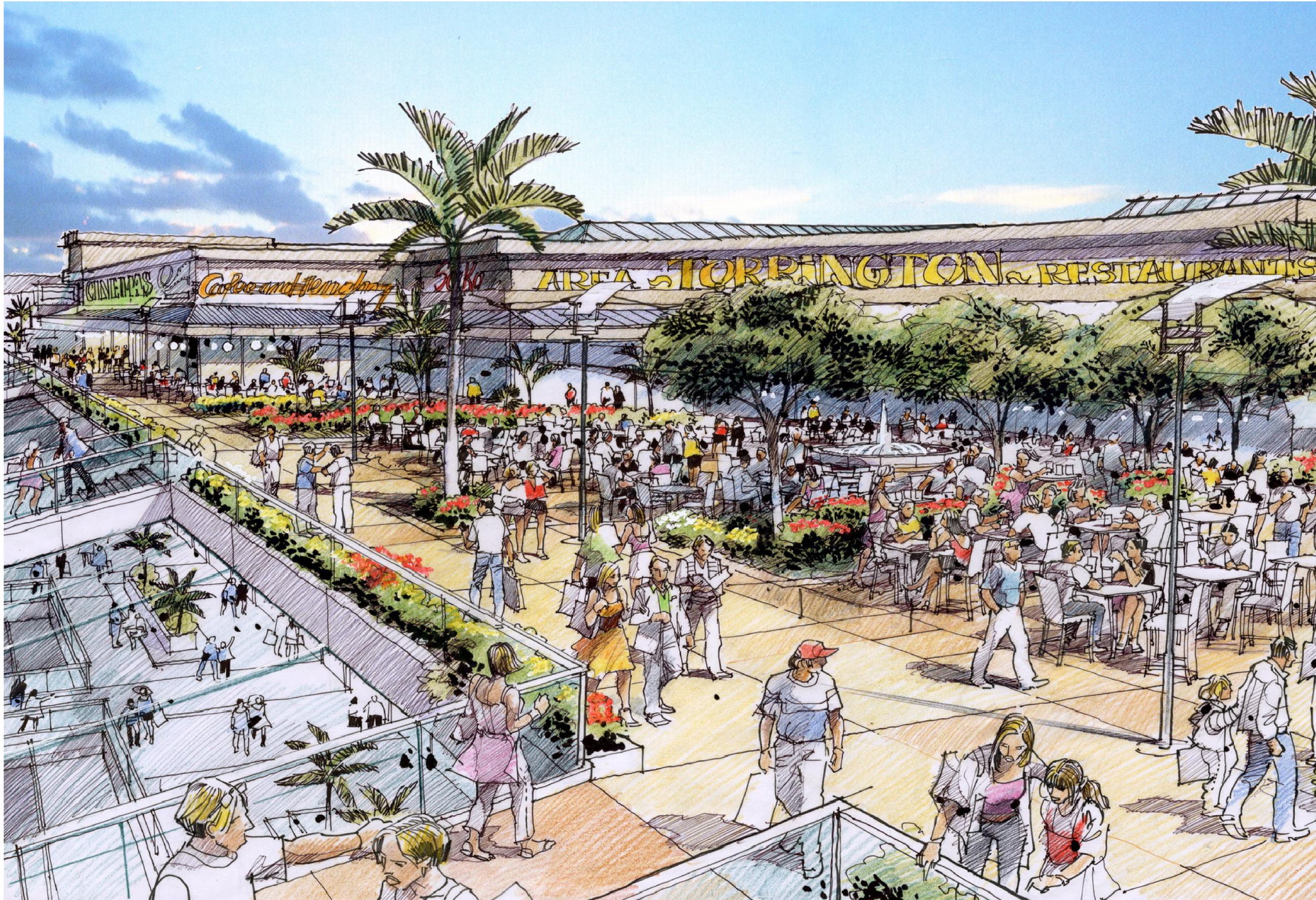
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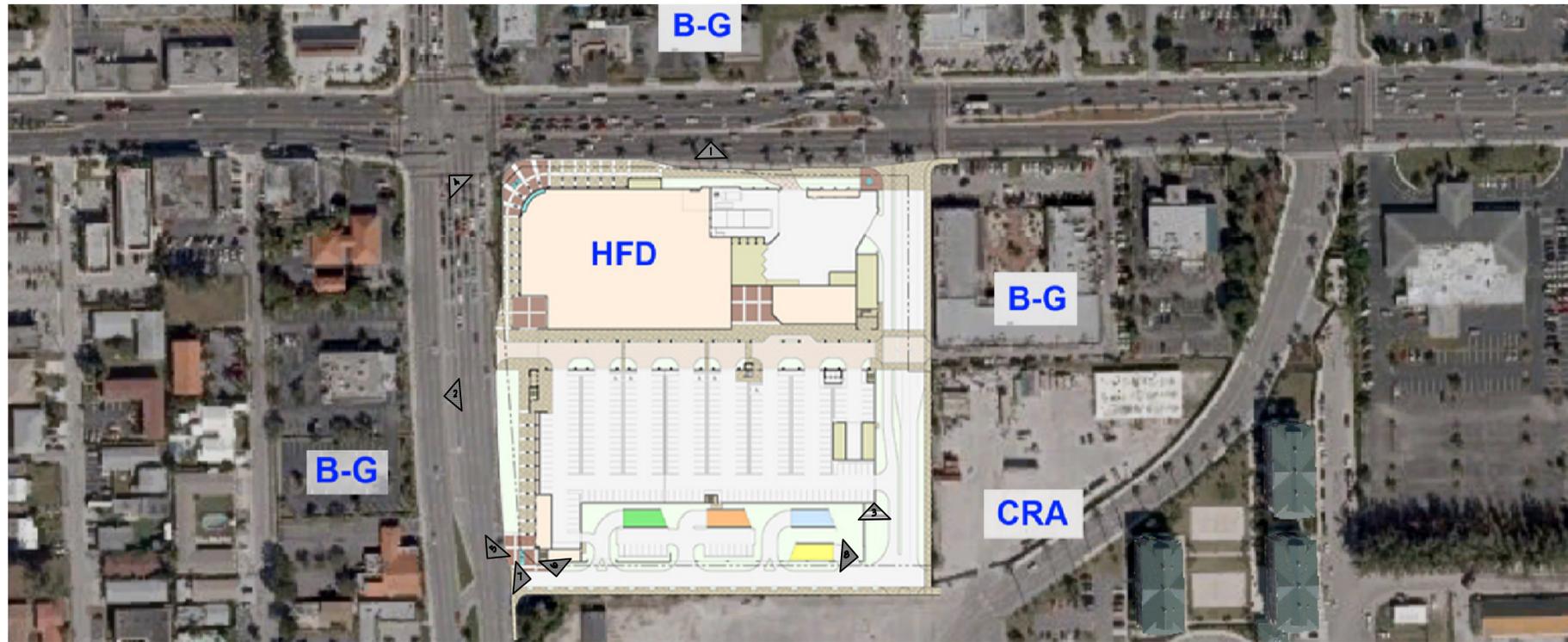
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CONTEXT PLAN

N.T.S.



PANORAMIC PICTURE - 1



PANORAMIC PICTURE - 2



SITE PICTURE - 3



SITE PICTURE - 4



SITE PICTURE - 5



SITE PICTURE - 6



SITE PICTURE - 7



SITE PICTURE - 8

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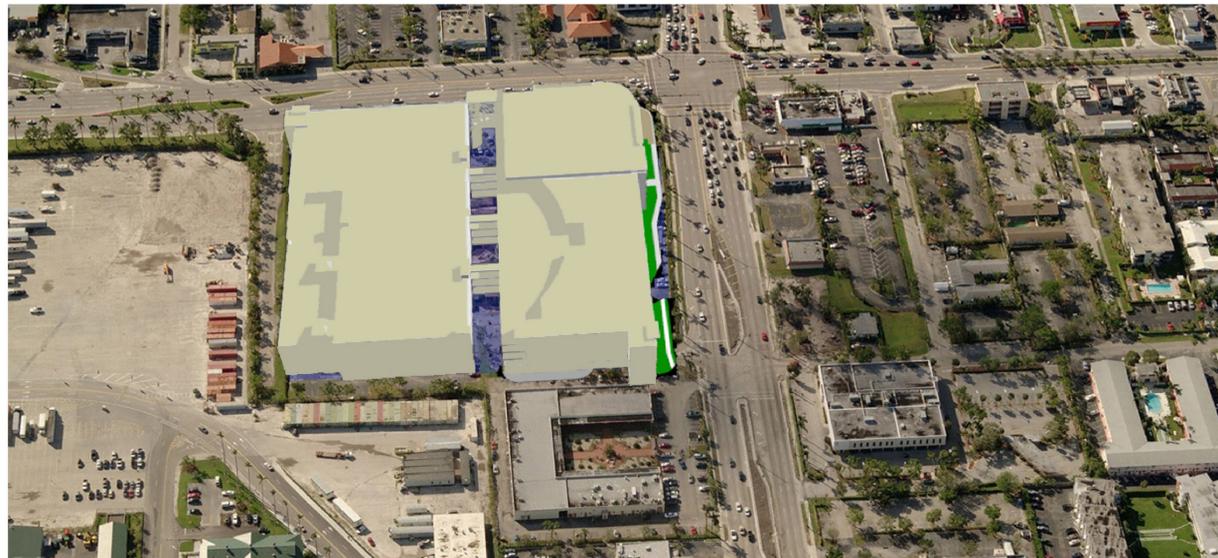
NORTH VIEW

NT.S.



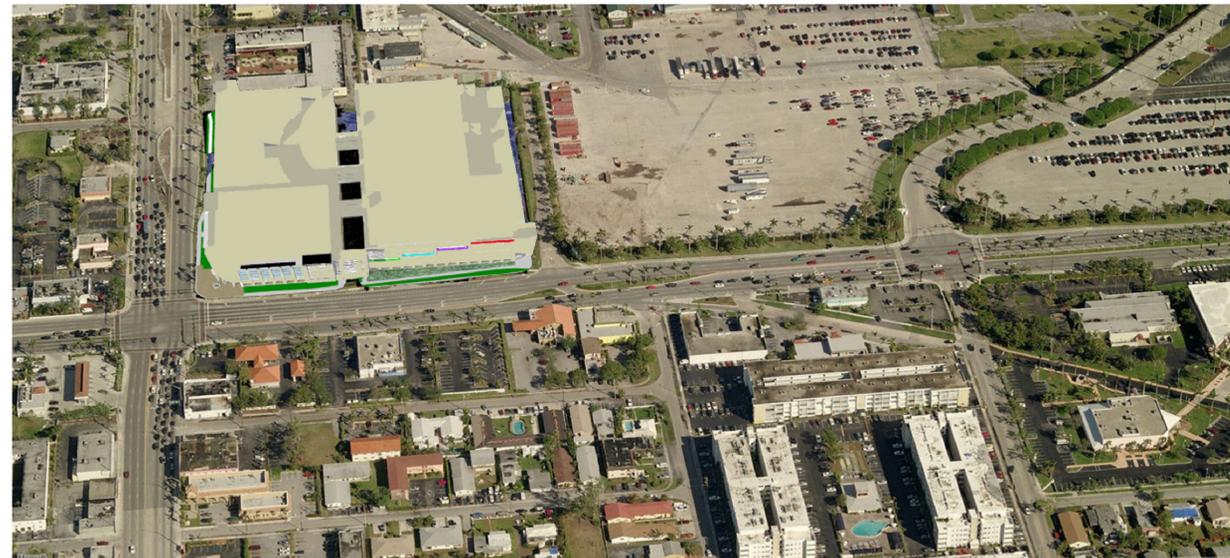
SOUTH VIEW

NT.S.



EAST VIEW

NT.S.



WEST VIEW

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BUILDING USE:	AREA:	PERCENTAGE
RETAIL	380,000 SQ. FT.	21.88%
WALKWAY	108,446 SQ. FT.	6.25%
PLAZA	34,354 SQ. FT.	1.98%
LANDSCAPE	43,625 SQ. FT.	2.52%
DISPLAY	921 SQ. FT.	0.05%
SERVICE	15,192 SQ. FT.	0.87%
MECH/ELEC	103,100 SQ. FT.	5.94%
VERTICAL CIRC.	15,197 SQ. FT.	0.88%
PARKING	802,269 SQ. FT.	46.20%
TRUCK COURT	26,449 SQ. FT.	1.52%
VEHICLE RAMP	150,063 SQ. FT.	8.64%
VEHICLE DRIVE	56,761 SQ. FT.	3.27%
TOTAL AREA	1,736,377 SQ. FT.	100%

TOTAL AREA EQUAL TO LOT AREA ON GROUND FLOOR
+ TOTAL GROSS AREA FOR FLOORS 2 THROUGH 5

LANDSCAPE AREA = ACTUAL PERVIOUS AREA AS DEPICTED ON PLANS
REFER TO LANDSCAPE DRAWINGS FOR LANDSCAPE AREA CALCULATIONS

ZONING INFORMATION	
EXISTING ZONING:	HFD (HALLANDALE FINANCIAL DISTRICT) PROD OVERLAY
TOTAL LOT AREA:	351,755 SQ. FT. (8.08 ACRES)

LOT WIDTH:	ALLOWED/REQUIRED	PROVIDED
	75'-0"	605'-4"

BUILDING COVERAGE:	ALLOWED/REQUIRED	PROVIDED
	N/A	203,892 SQ. FT. (59.67%)

RETAIL / RESTAURANT AREA:	
GROUND FLOOR	67,847 SQ. FT.
SECOND FLOOR	81,753 SQ. FT.
THIRD FLOOR	85,200 SQ. FT.
FOURTH FLOOR	85,200 SQ. FT.
FIFTH FLOOR	60,000 SQ. FT.
GRAND TOTAL	380,000 SQ. FT.

SETBACKS	ALLOWED/REQUIRED	PROVIDED
BUILDING BASE		
FRONT (E HALLANDALE BEACH BLVD)	5'-0" (FDD) 15'-0" (PROD)	15'-0" (TO COLUMN LINE) 31'-1" (MAXIMUM)
REAR (HIBISCUS STREET)	15'-0"	5'-0" (MINIMUM) 5'-11" (MAXIMUM)
SIDE STREET (FEDERAL HIGHWAY)	10'-0" (FDD) 15'-0" (PROD)	10'-0" (TO COLUMN LINE) 32'-5" (MAXIMUM)
SIDE (EAST E)	5'-0" (FDD) 0'-0" (PROD)	43'-10" (MINIMUM) 98'-7" (MAXIMUM)

PERVIOUS AREA	ALLOWED/REQUIRED	PROVIDED
GROUND FLOOR (100% CREDIT)		38,254 SQ. FT. (10.88%)
ABOVE GROUND FLOOR (50% CREDIT)		4,625 SQ. FT. (1.33%) (9,310 SQ. FT. X 50%)
TOTAL (15% REQUIRED)	52,763 SQ. FT.	42,839 SQ. FT. (12.21%)

IMPERVIOUS AREA GROUND FLOOR	ALLOWED/REQUIRED	PROVIDED
PLAZAS	-	11,794 SQ. FT. (3.35%)
WALKWAYS	-	34,959 SQ. FT. (9.94%)
URBAN AREA TOTAL	-	46,753 SQ. FT. (13.29%)
OTHER	-	266,748 SQ. FT. (75.83%)
TOTAL IMPERVIOUS AREA	-	313,501 SQ. FT. (89.12%)

BUILDING HEIGHT	ALLOWED/REQUIRED	PROVIDED
MAX HEIGHT	350'-0"	128'-0" (5 STORIES) (TOP OF PARAFET)

PARKING:	ALLOWED/REQUIRED	PROVIDED
1. RETAIL (320,000 / 300)	1,066.67	
2. RESTAURANT (28,000 / 100)	280	
3. THEATER (1 PER 4 SEATS) 32,000 SQ. FT.	18,725	
GRAND TOTAL	1,534	2,267
OFFSTREET LOADING	4	5
(INCLUDES 44 HC PARKING SPACES)		

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600 HALLANDALE BEACH BLVD
HALLANDALE BEACH, FLORIDA

EAST HALLANDALE BEACH BOULEVARD

BUILDING USE:	AREA:	% OF TOTAL:
RETAIL	67,847 SQ. FT.	19.29 %
WALKWAY	34,959 SQ. FT.	9.94 %
PLAZA	11,794 SQ. FT.	3.35 %
LANDSCAPE	38,254 SQ. FT.	10.88 %
DISPLAY	921 SQ. FT.	0.26 %
SERVICE	3,939 SQ. FT.	1.12 %
MECH/ELEC	6,370 SQ. FT.	1.81 %
VERTICAL CIRC.	2,525 SQ. FT.	0.72 %
PARKING	95,420 SQ. FT.	27.13 %
TRUCK COURT	26,449 SQ. FT.	7.52 %
VEHICLE RAMP	6,516 SQ. FT.	1.85 %
VEHICLE DRIVE	56,761 SQ. FT.	16.13 %
TOTAL AREA	351,155 SQ. FT.	100 %

TOTAL AREA EQUAL TO LOT AREA

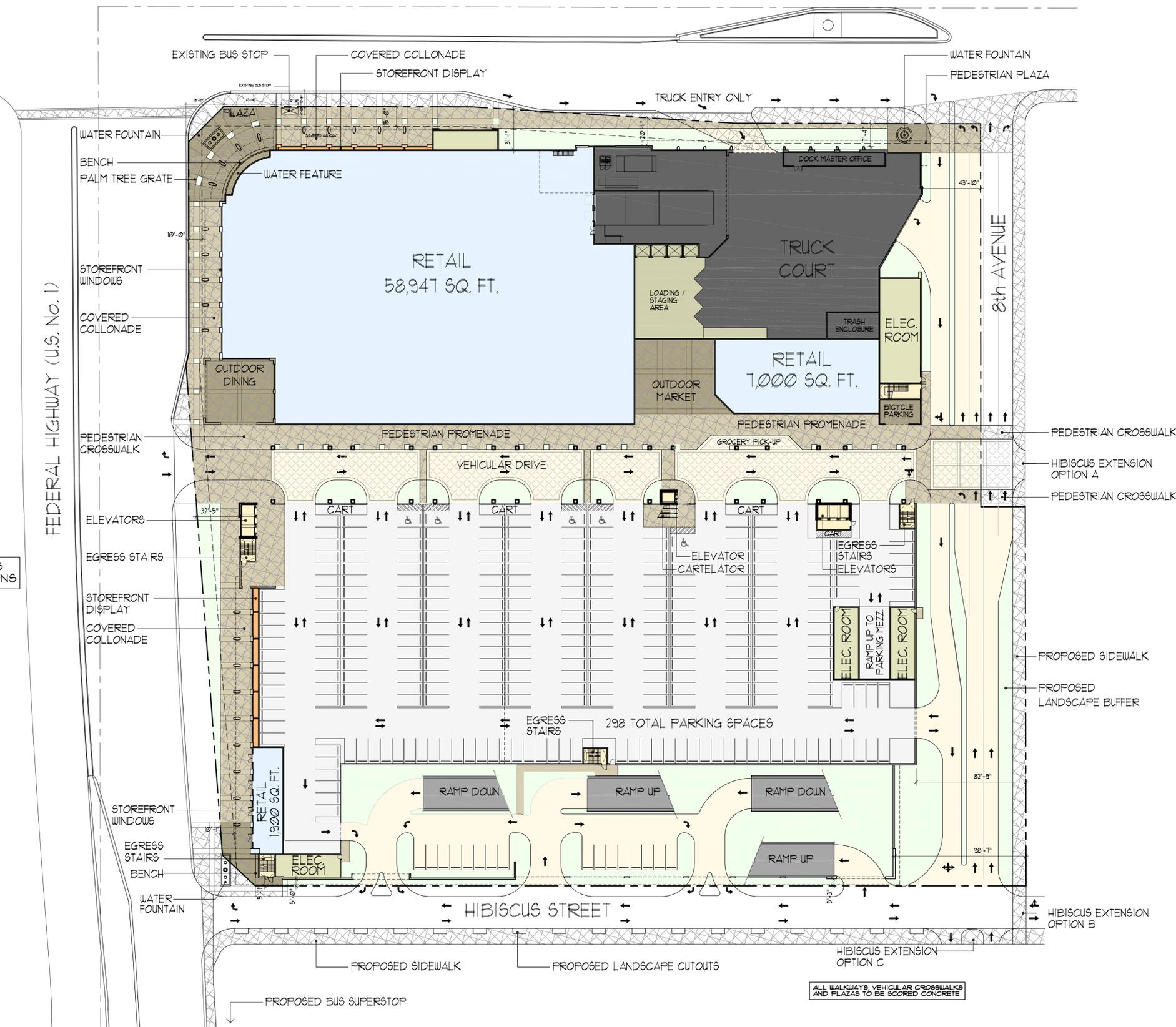
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ACTIVE USE CALCULATION - FEDERAL HIGHWAY		
USE:	LENGTH:	% OF TOTAL:
PLAZA	170'-0"	29.00 %
WALKWAY	416'-4"	71.00 %
TOTAL	586'-4"	100 %

TOTAL OVERALL LENGTH = 586'-4"

ACTIVE USE CALCULATION - HALND. BCH. BLVD		
USE:	LENGTH:	% OF TOTAL:
PLAZA	103'-0"	17.12 %
WALKWAY	118'-0"	19.62 %
TOTAL	221'-0"	36.74 %

TOTAL OVERALL LENGTH = 601'-6"



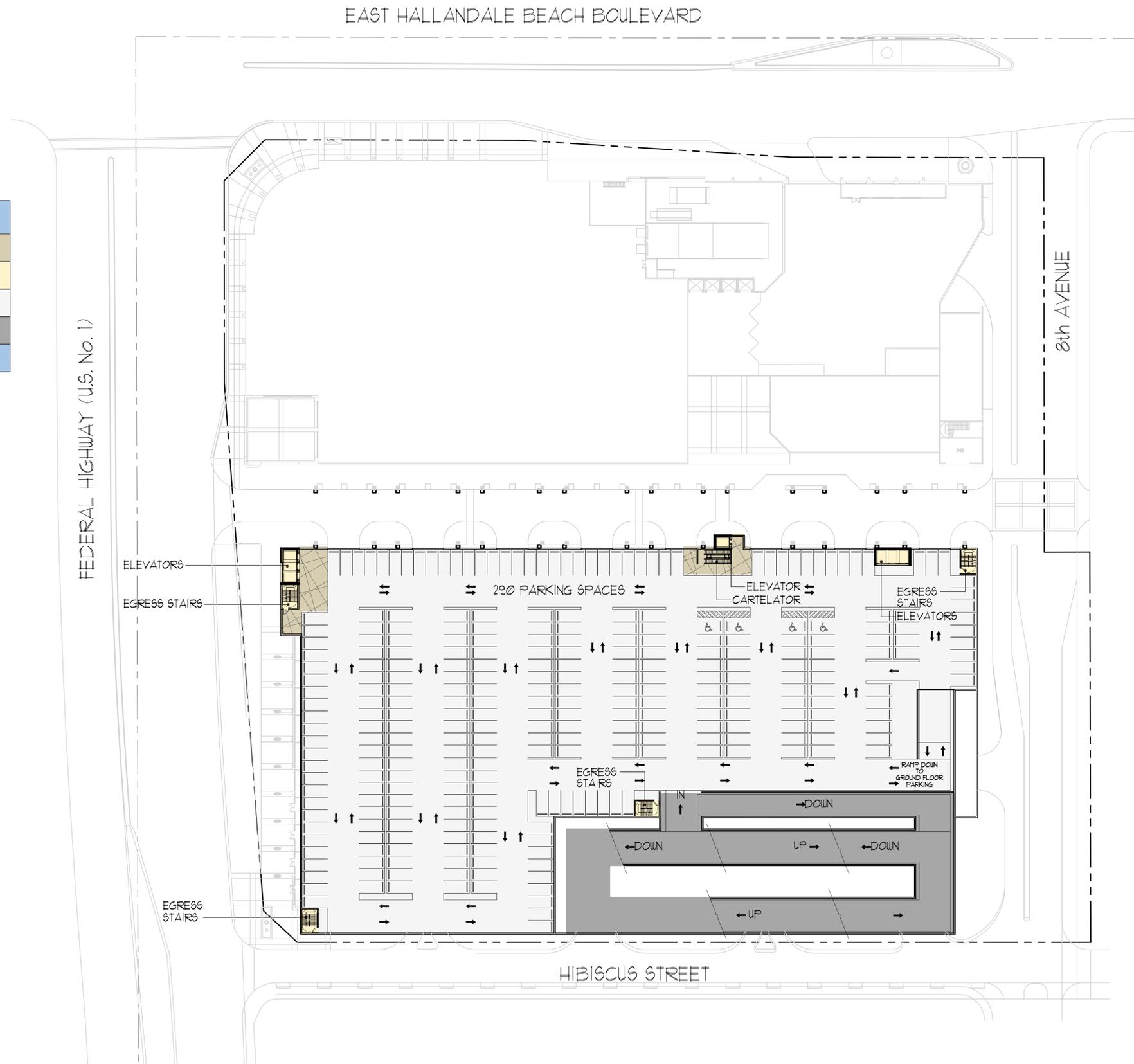
GROUND FLOOR PLAN

SCALE: 1" = 40'-0"



BUILDING USE:	AREA:	% OF TOTAL:
WALKWAY	2,371 SQ. FT.	1.81 %
VERTICAL CIRC.	1,817 SQ. FT.	1.39 %
PARKING	105,257 SQ. FT.	80.50 %
VEHICLE RAMP	21,310 SQ. FT.	16.30 %
TOTAL AREA	130,755 SQ. FT.	100 %

TOTAL AREA EQUAL TO TOTAL GROSS AREA



GROUND FLOOR MEZZANINE PLAN

SCALE: 1" = 40'-0"



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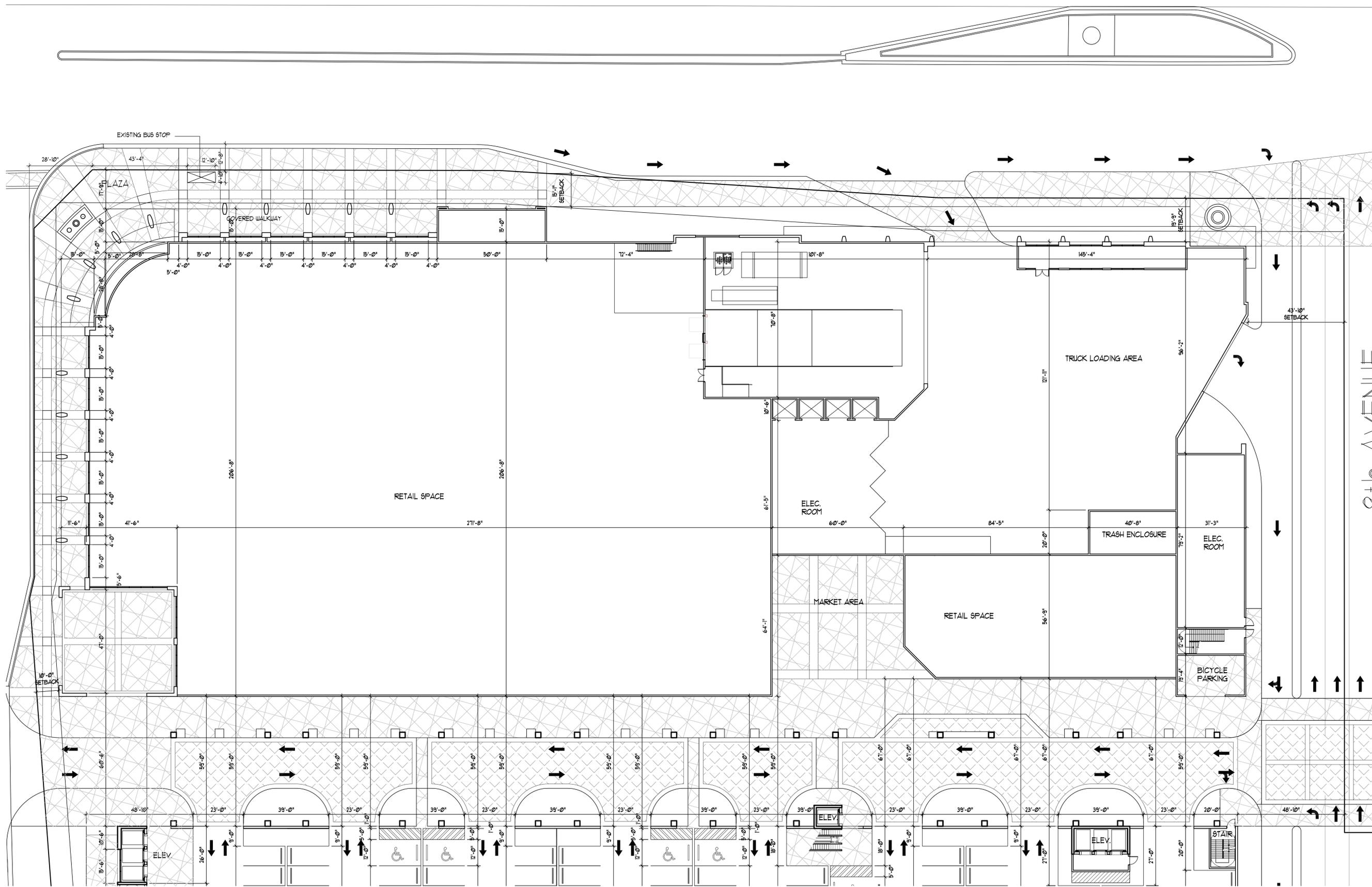
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GROUND FLOOR DIMENSION PLAN

SCALE: 1" = 20'-0"



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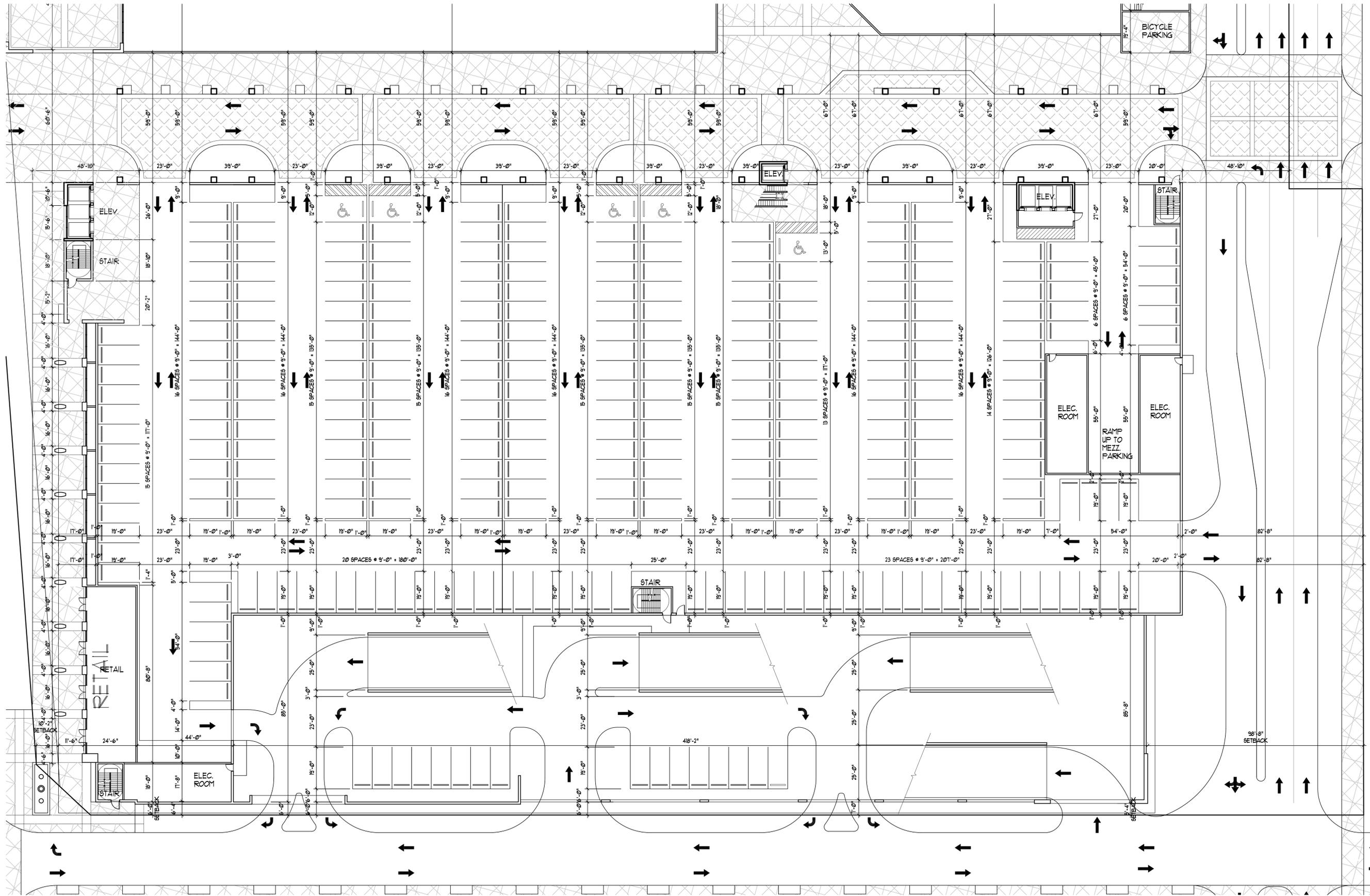
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GROUND FLOOR DIMENSION PLAN

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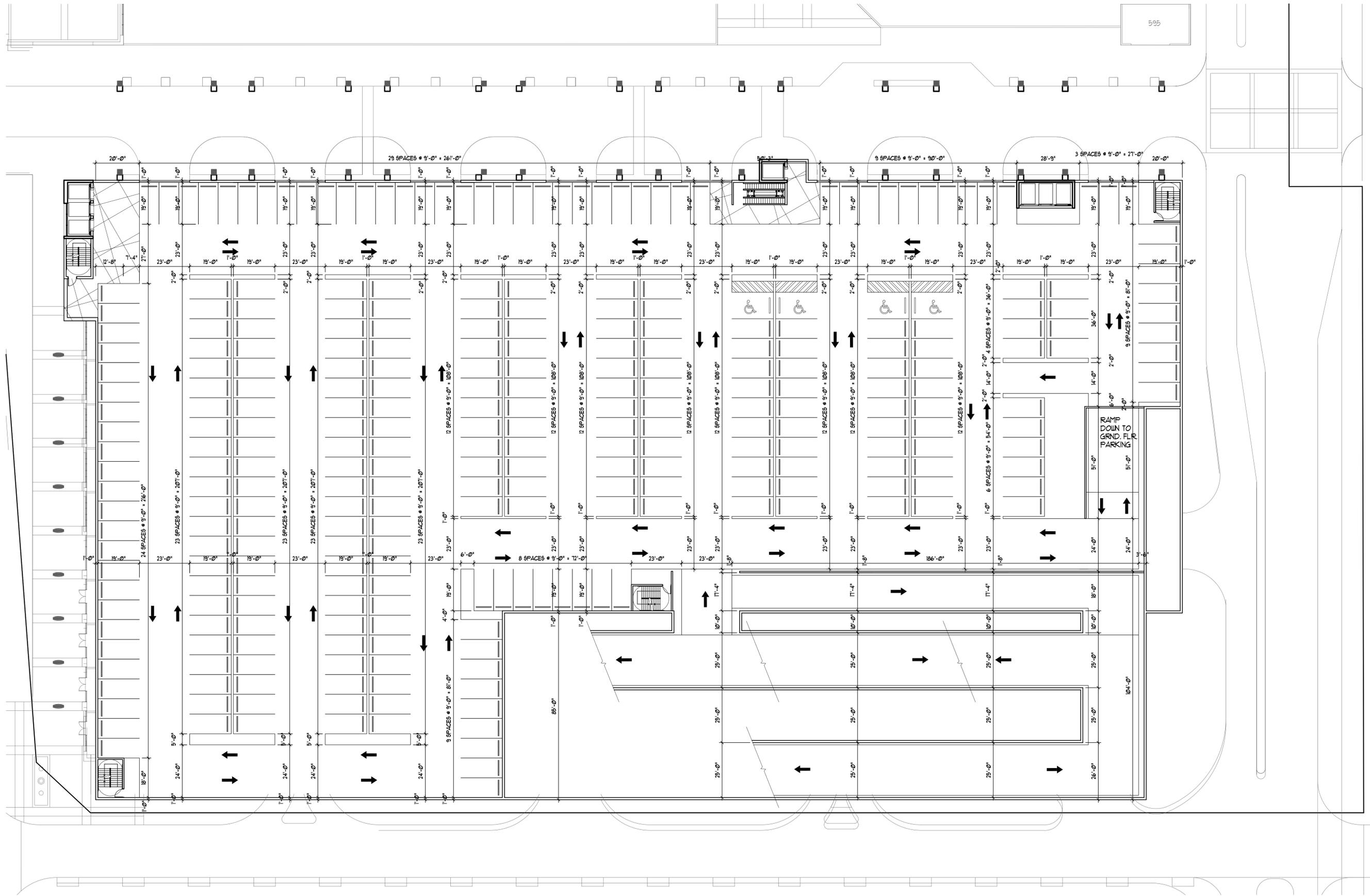
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GROUND FLOOR MEZZANINE DIMENSION PLAN

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600 HALLANDALE BEACH BLVD
HALLANDALE BEACH, FLORIDA

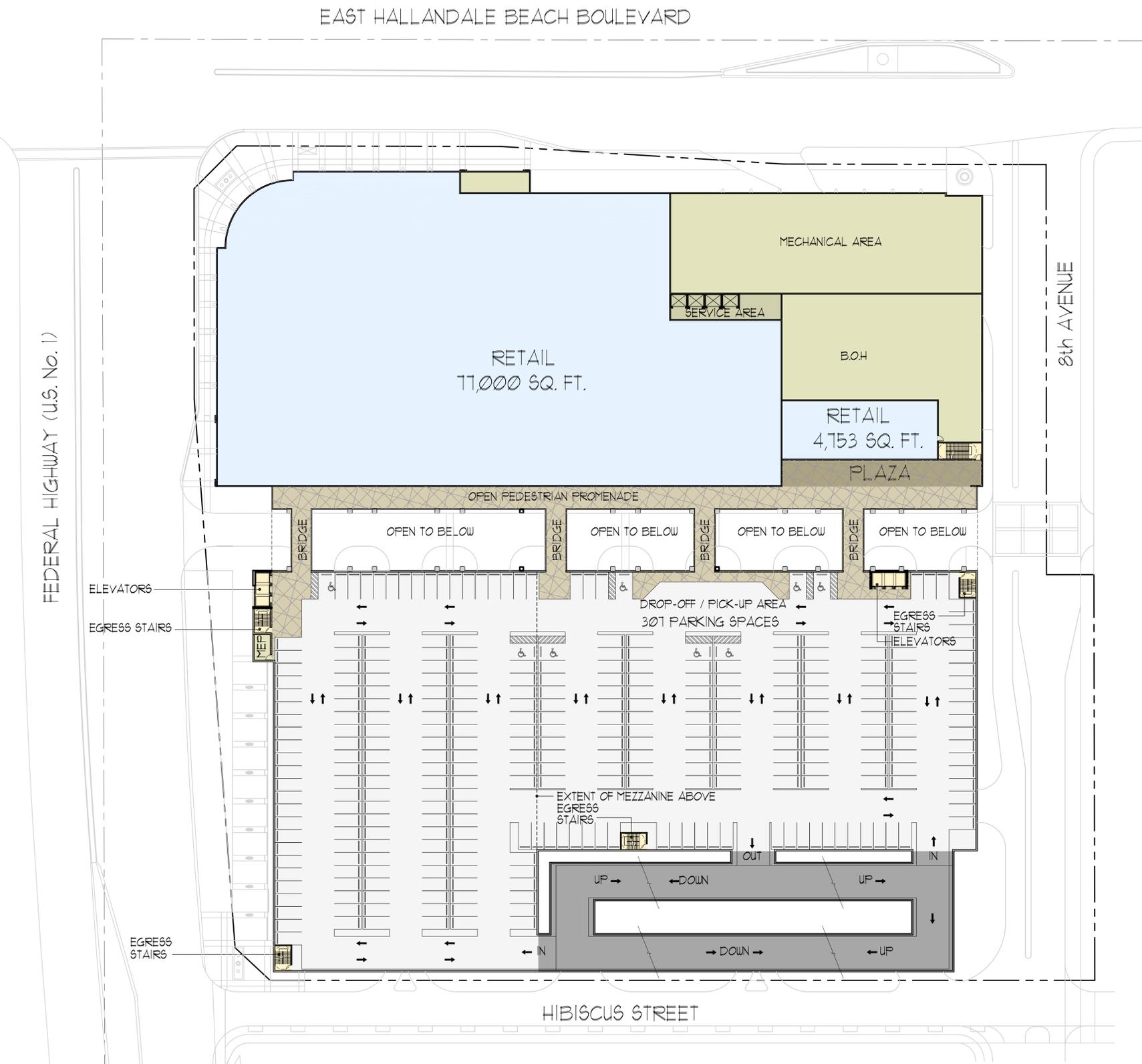
OWNER:
TAUBCO
DATE:
11-21-07
REVISIONS:
01-08-08
01-22-08
02-27-08
03-05-08
03-13-08

PROJECT No.
06-093
DRAWN BY:
AME
CHECKED BY:
JF
SCALE:
AS SHOWN
SHEET No.
A-1.4
OF

BEHAR • FONT & PARTNERS P.A.

BUILDING USE:	AREA:	% OF TOTAL:
RETAIL	81,753 SQ. FT.	31.82 %
WALKWAY	13,919 SQ. FT.	5.42 %
PLAZA	2,644 SQ. FT.	1.03 %
SERVICE	1,456 SQ. FT.	0.57 %
MECH/ELEC	28,178 SQ. FT.	10.97 %
VERTICAL CIRC.	2,086 SQ. FT.	0.81 %
PARKING	109,298 SQ. FT.	42.55 %
VEHICLE RAMP	17,555 SQ. FT.	6.83 %
TOTAL AREA	256,889 SQ. FT.	100 %

TOTAL AREA EQUAL TO TOTAL GROSS AREA



SECOND FLOOR PLAN

SCALE: 1" = 40'-0"



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ARCHITECTURE
PLANNING
INTERIORS

Certification No. AA0002451

4533 PONCE DE LEON BLVD.
Coral Gables, Florida 33146
TEL: (305) 740-5442
FAX: (305) 740-5443
E-MAIL: info@beharfont.com

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PROTECTION ACT.

SEAL :

Javier Font AR No. 12547
CONSULTANT :

PROPOSED MIXED-USE DEVELOPMENT
HALLANDALE SQUARE
(AN URBAN SHOPPING EXPERIENCE)
600 HALLANDALE BEACH BLVD
HALLANDALE BEACH, FLORIDA

OWNER:

TAUBCO

DATE:

11-21-07

REVISIONS:

01-08-08

01-22-08

02-27-08

03-05-08

03-13-08

PROJECT No.

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DRAWN BY:

AME

CHECKED BY:

JF

SCALE:

AS SHOWN

SHEET No.

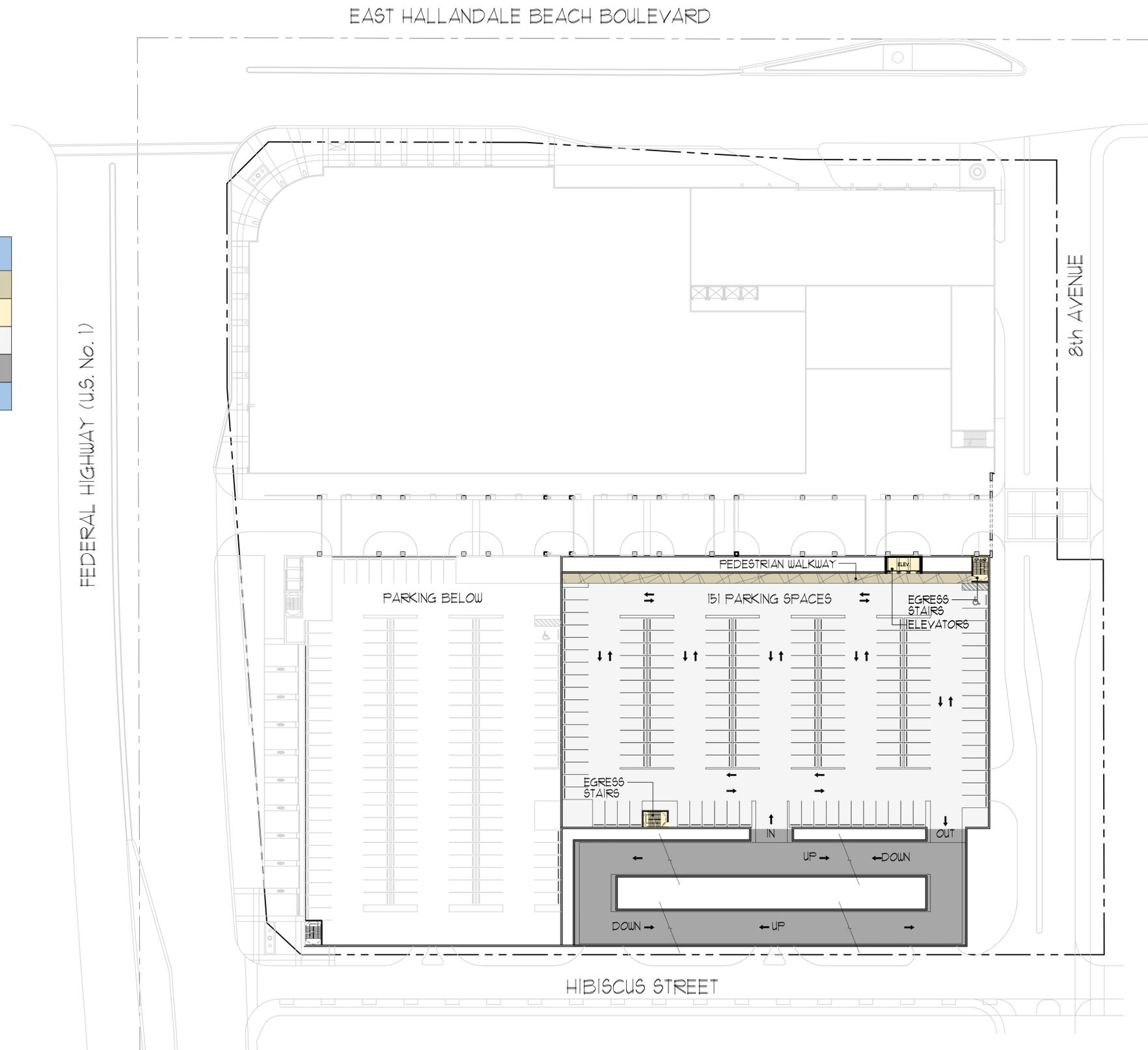
A-2.0

OF

BEHAR • FONT & PARTNERS P.A.

BUILDING USE:	AREA:	% OF TOTAL:
WALKWAY	2,461 SQ. FT.	3.26 %
VERTICAL CIRC.	837 SQ. FT.	1.11 %
PARKING	54,800 SQ. FT.	72.64 %
VEHICLE RAMP	17,339 SQ. FT.	22.99 %
TOTAL AREA	75,437 SQ. FT.	100 %

TOTAL AREA EQUAL TO TOTAL GROSS AREA



SECOND FLOOR MEZZANINE PLAN

SCALE: 1" = 40'-0"

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Javier Font AR No. 12547
CONSULTANT :

BEHAR • FONT & PARTNERS • P.A.

PROPOSED MIXED-USE DEVELOPMENT
HALLANDALE SQUARE
(AN URBAN SHOPPING EXPERIENCE)

600 HALLANDALE BEACH BLVD
HALLANDALE BEACH, FLORIDA

OWNER:
TAUBCO

DATE:
11-21-07

REVISIONS:
01-08-08
01-22-08
02-27-08
03-05-08
03-13-08

PROJECT No.
06-093

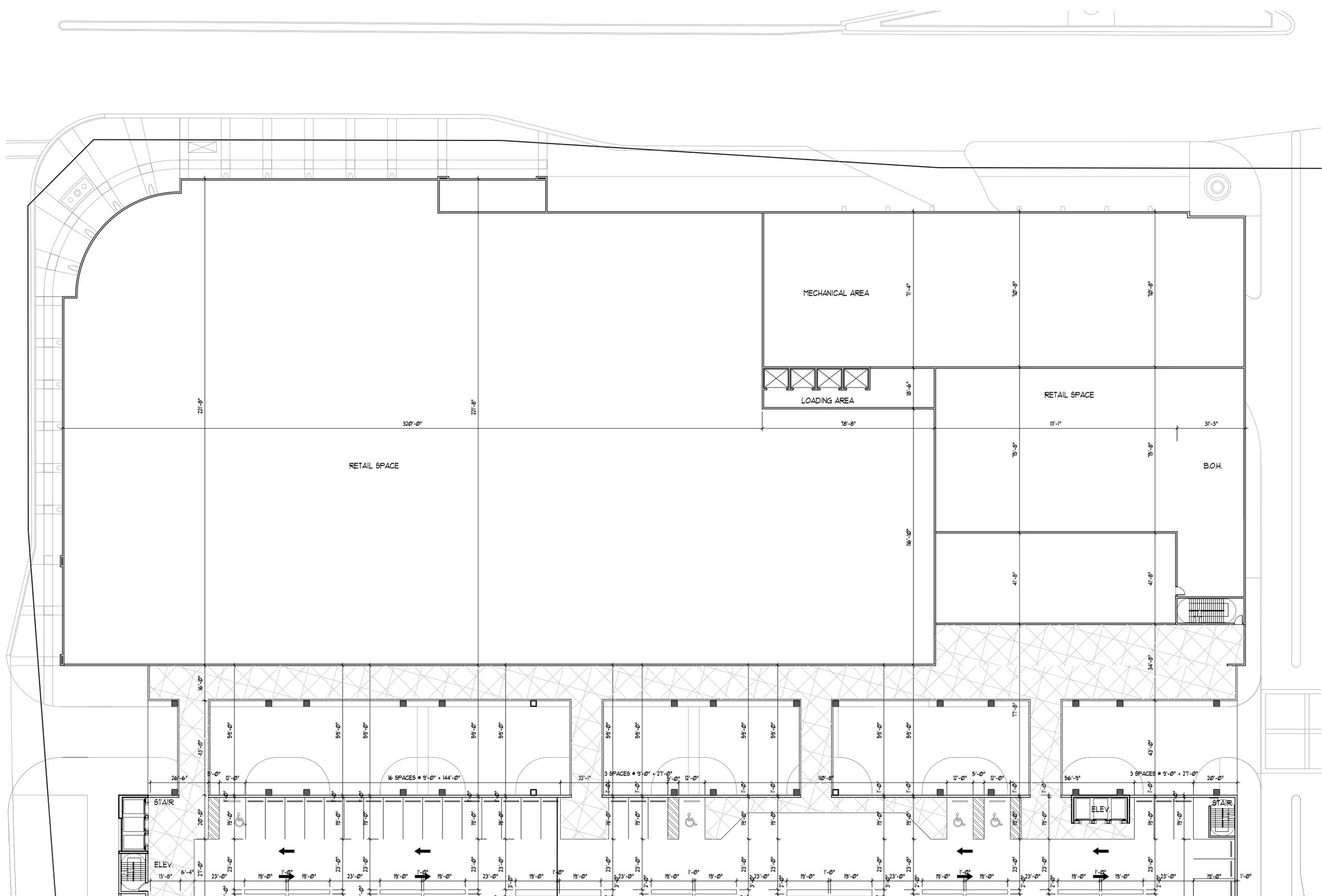
DRAWN BY:
AME

CHECKED BY:
JF

SCALE:
AS SHOWN

SHEET No.
A-2.1

OF



SECOND FLOOR DIMENSION PLAN

SCALE: 1" = 20'-0"



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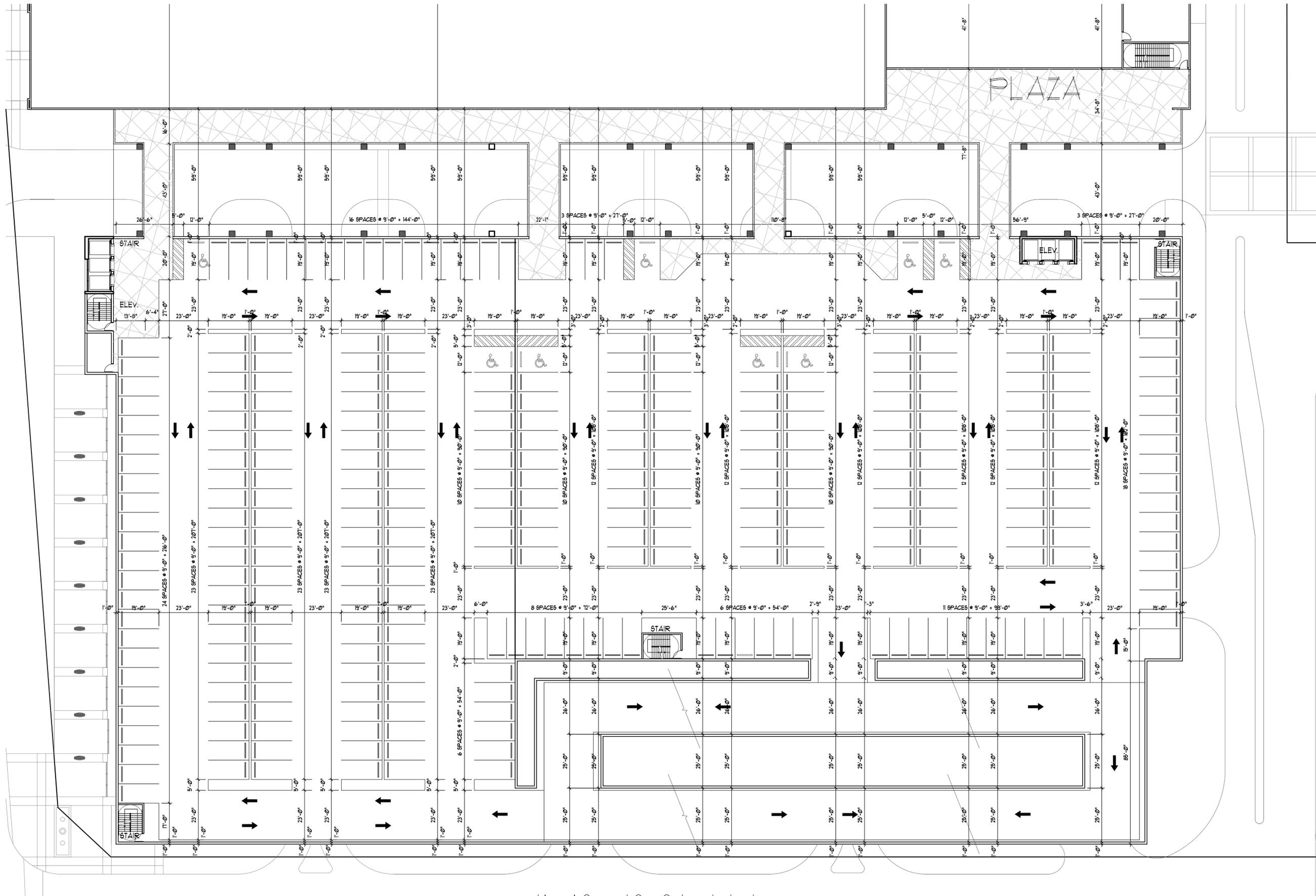
Javier Font AR No. 12547
CONSULTANT :

PROPOSED MIXED-USE DEVELOPMENT
HALLANDALE SQUARE
(AN URBAN SHOPPING EXPERIENCE)
600 HALLANDALE BEACH BLVD
HALLANDALE BEACH, FLORIDA

OWNER:
TAUBCO.
DATE:
11-21-07
REVISIONS:
01-08-08
02-27-08
03-05-08
03-13-08

PROJECT No.
06-093
DRAWN BY:
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CHECKED BY:
JF
SCALE:
AS SHOWN
SHEET No.
A-22
OF

BEHAR • FONT & PARTNERS • P.A.



SECOND FLOOR DIMENSION PLAN

SCALE: 1" = 20'-0"



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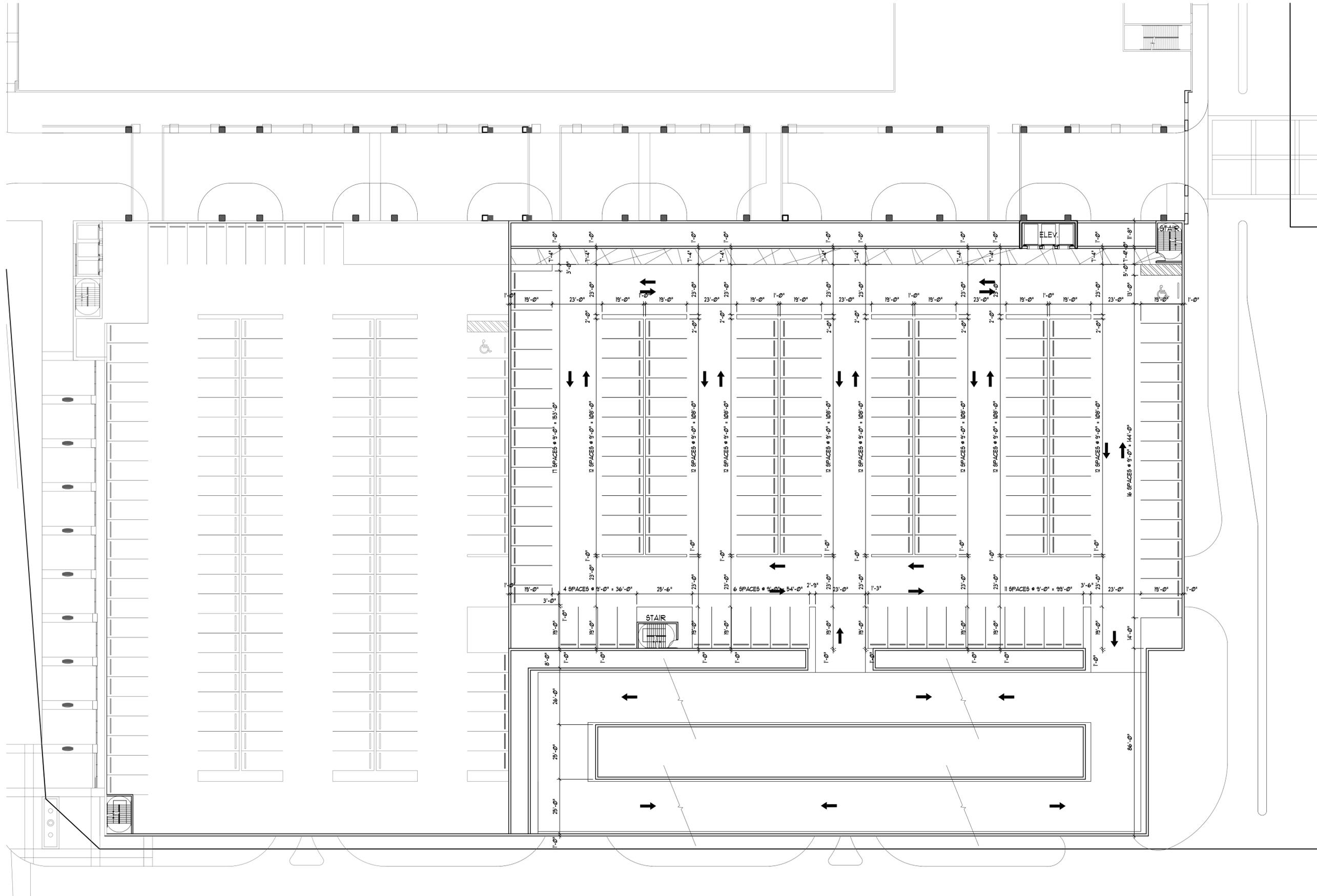
SEAL:
Javier Font AR No. 12547
CONSULTANT:

PROPOSED MIXED-USE DEVELOPMENT
HALLANDALE SQUARE
(AN URBAN SHOPPING EXPERIENCE)
600 HALLANDALE BEACH BLVD
HALLANDALE BEACH, FLORIDA

OWNER:
TAUBCO
DATE:
11-21-07
REVISIONS:
01-08-08
01-22-08
02-27-08
03-05-08
03-13-08

PROJECT No.
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OF

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SECOND FLOOR MEZZANINE DIMENSION PLAN

SCALE: 1" = 20'-0"



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PROPOSED MIXED-USE DEVELOPMENT
HALLANDALE SQUARE
(AN URBAN SHOPPING EXPERIENCE)
600 HALLANDALE BEACH BLVD
HALLANDALE BEACH, FLORIDA

OWNER:
TAUBCO.
DATE:
11-21-07
REVISIONS:
01-08-08
01-22-08
02-27-08
03-05-08
03-13-08

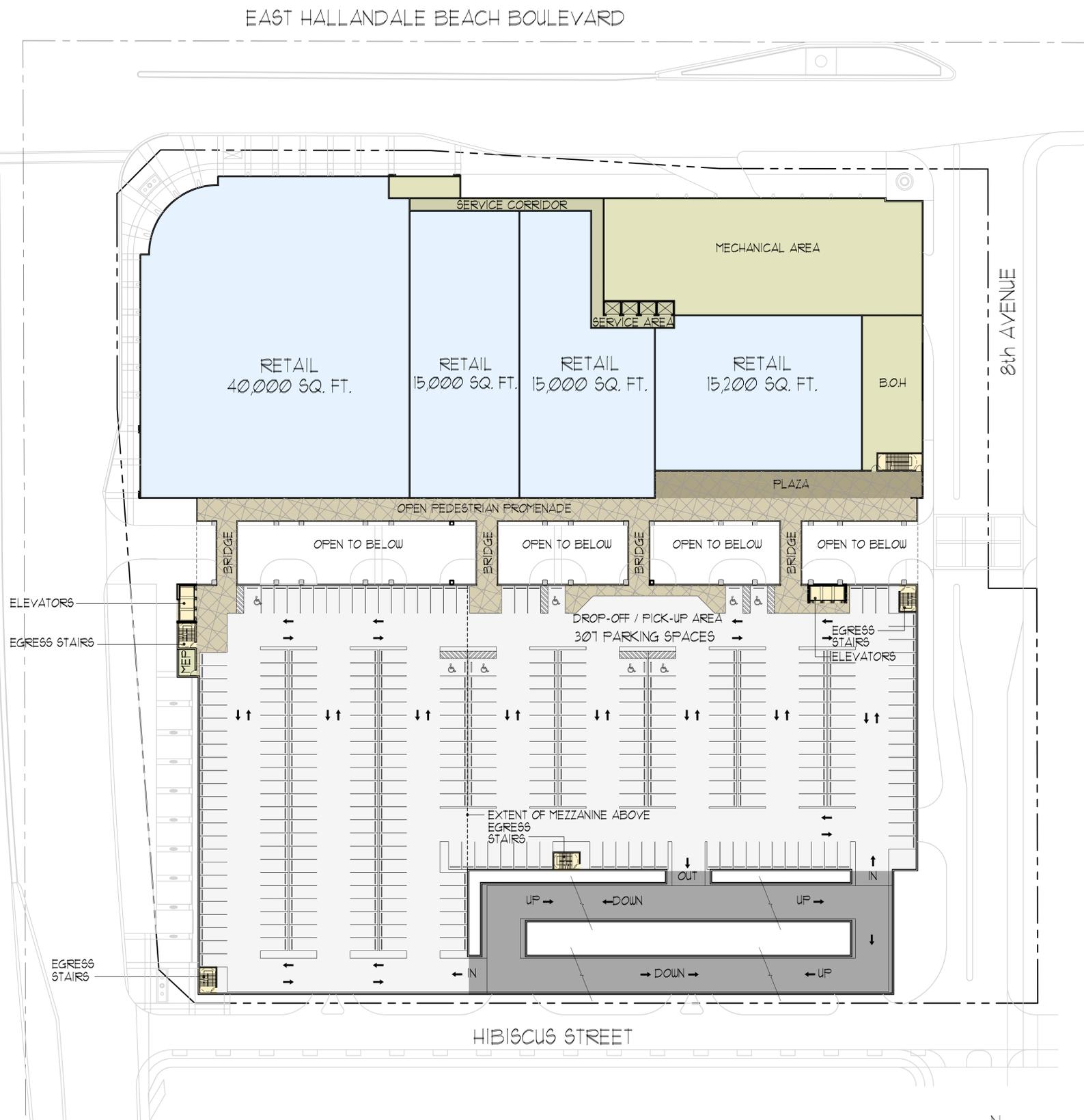
PROJECT No.
06-093
DRAWN BY:
AME
CHECKED BY:
JF
SCALE:
AS SHOWN
SHEET No.
A-2.4
OF

BEHAR • FONT & PARTNERS • P.A.

BUILDING USE:	AREA:	% OF TOTAL:
RETAIL	85,200 SQ. FT.	33.17 %
WALKWAY	13,919 SQ. FT.	5.42 %
PLAZA	3,453 SQ. FT.	1.34 %
SERVICE	2,769 SQ. FT.	1.08 %
MECH/ELEC	22,504 SQ. FT.	8.80 %
VERTICAL CIRC.	2,086 SQ. FT.	0.81 %
PARKING	109,298 SQ. FT.	42.55 %
VEHICLE RAMP	17,555 SQ. FT.	6.83 %
TOTAL AREA	256,889 SQ. FT.	100 %

TOTAL AREA EQUAL TO TOTAL GROSS AREA

FEDERAL HIGHWAY (U.S. No. 1)



THIRD FLOOR PLAN

SCALE: 1" = 40'-0"



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INTERIORS
Certification No. AA0002451

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FAX: (305) 740-5443
E-MAIL: info@beharfont.com

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PROTECTION ACT.

SEAL :

Javier Font AR No. 12547
CONSULTANT :

PROPOSED MIXED-USE DEVELOPMENT
HALLANDALE SQUARE
(AN URBAN SHOPPING EXPERIENCE)
600 HALLANDALE BEACH BLVD
HALLANDALE BEACH, FLORIDA

OWNER:
TAUBCO

DATE:
11-21-07

REVISIONS:
01-08-08
01-22-08
02-27-08
03-05-08
03-13-08

PROJECT No.
06-093

DRAWN BY:
AME

CHECKED BY:
JF

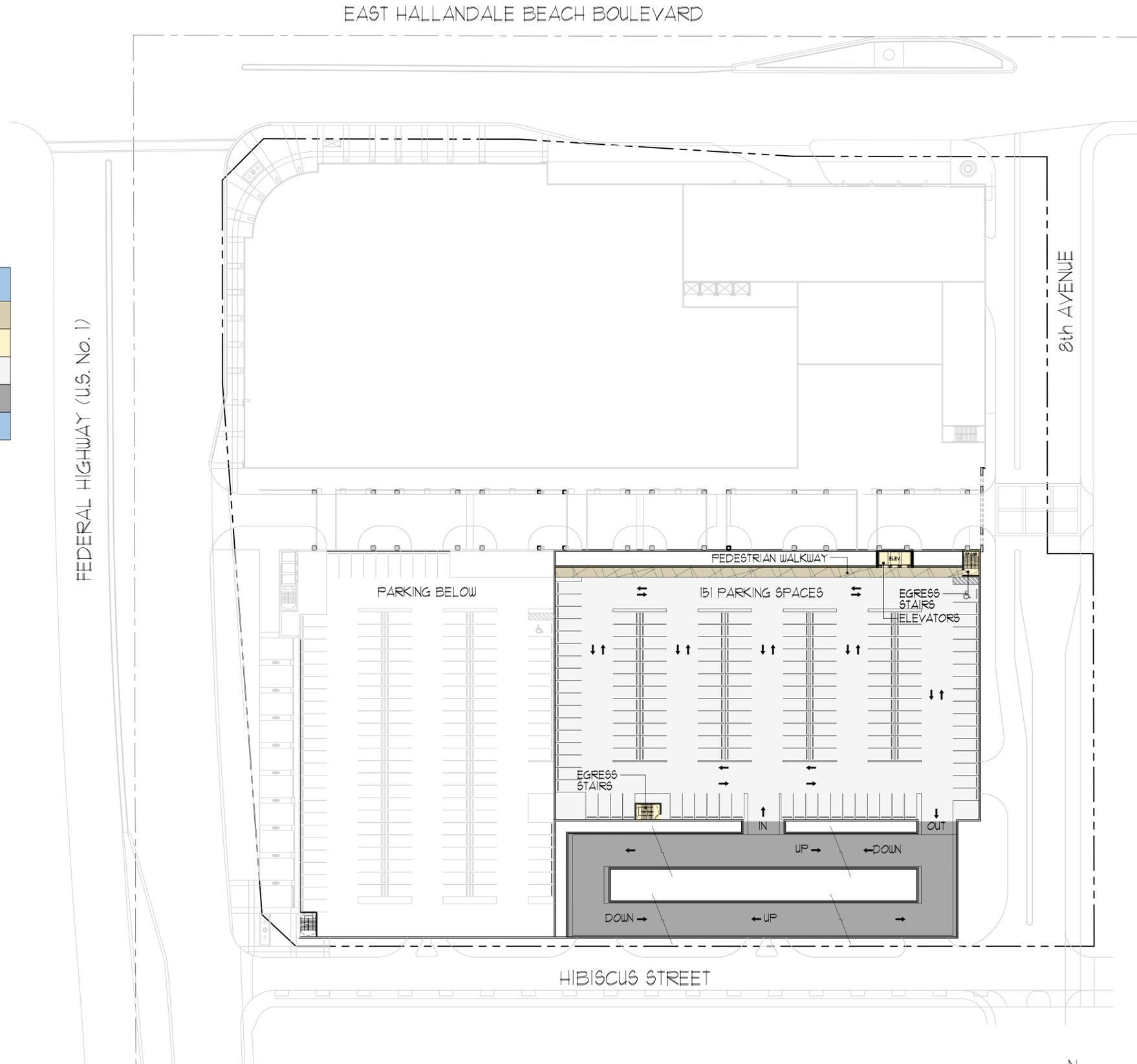
SCALE:
AS SHOWN

SHEET No.
A-3.0

OF

BUILDING USE:	AREA:	% OF TOTAL:
WALKWAY	2,461 SQ. FT.	3.26 %
VERTICAL CIRC.	837 SQ. FT.	1.11 %
PARKING	54,800 SQ. FT.	72.64 %
VEHICLE RAMP	17,339 SQ. FT.	22.99 %
TOTAL AREA	75,437 SQ. FT.	100 %

TOTAL AREA EQUAL TO TOTAL GROSS AREA



THIRD FLOOR MEZZANINE PLAN

SCALE: 1" = 40'-0"



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CONSULTANT :

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PROPOSED MIXED-USE DEVELOPMENT
HALLANDALE SQUARE
(AN URBAN SHOPPING EXPERIENCE)

600 HALLANDALE BEACH BLVD
HALLANDALE BEACH, FLORIDA

OWNER:
TAUBCO

DATE:
11-21-07

REVISIONS:
01-08-08
01-22-08
02-27-08
03-05-08
03-13-08

PROJECT No.
06-093

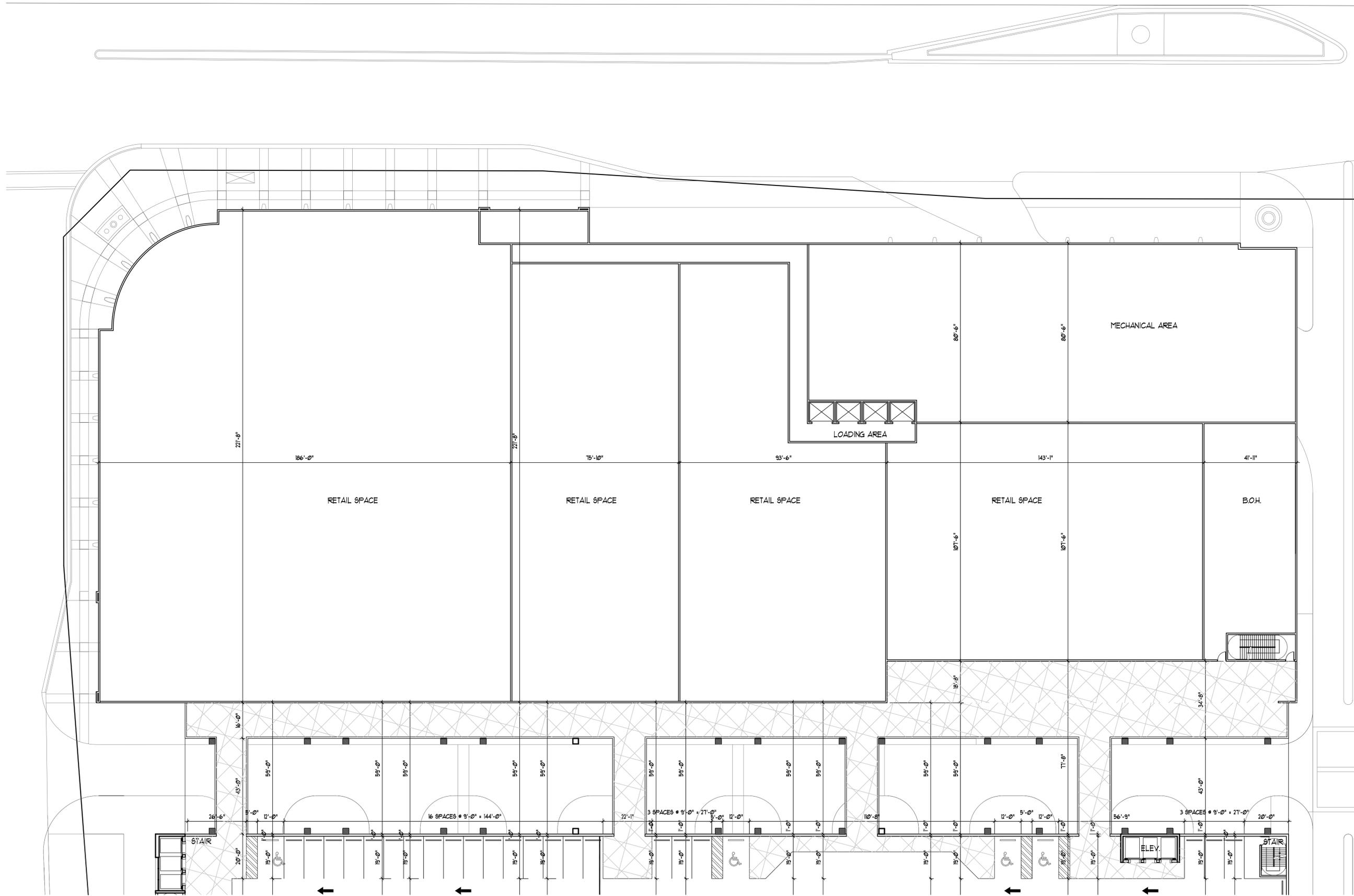
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JF

SCALE:
AS SHOWN

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OF



THIRD FLOOR DIMENSION PLAN

SCALE: 1" = 20'-0"



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PROPOSED MIXED-USE DEVELOPMENT
HALLANDALE SQUARE
(AN URBAN SHOPPING EXPERIENCE)

600 HALLANDALE BEACH BLVD
HALLANDALE BEACH, FLORIDA

OWNER :

TAUBCO

DATE :

11-21-07

REVISIONS :

01-08-08

01-22-08

02-27-08

03-05-08

03-13-08

PROJECT No.

06-093

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AME

CHECKED BY :

JF

SCALE :

AS SHOWN

SHEET No.

A-3.2

OF

BEHAR • FONT & PARTNERS P.A.



HIBISCUS STREET

THIRD FLOOR DIMENSION PLAN

SCALE: 1" = 20'-0"



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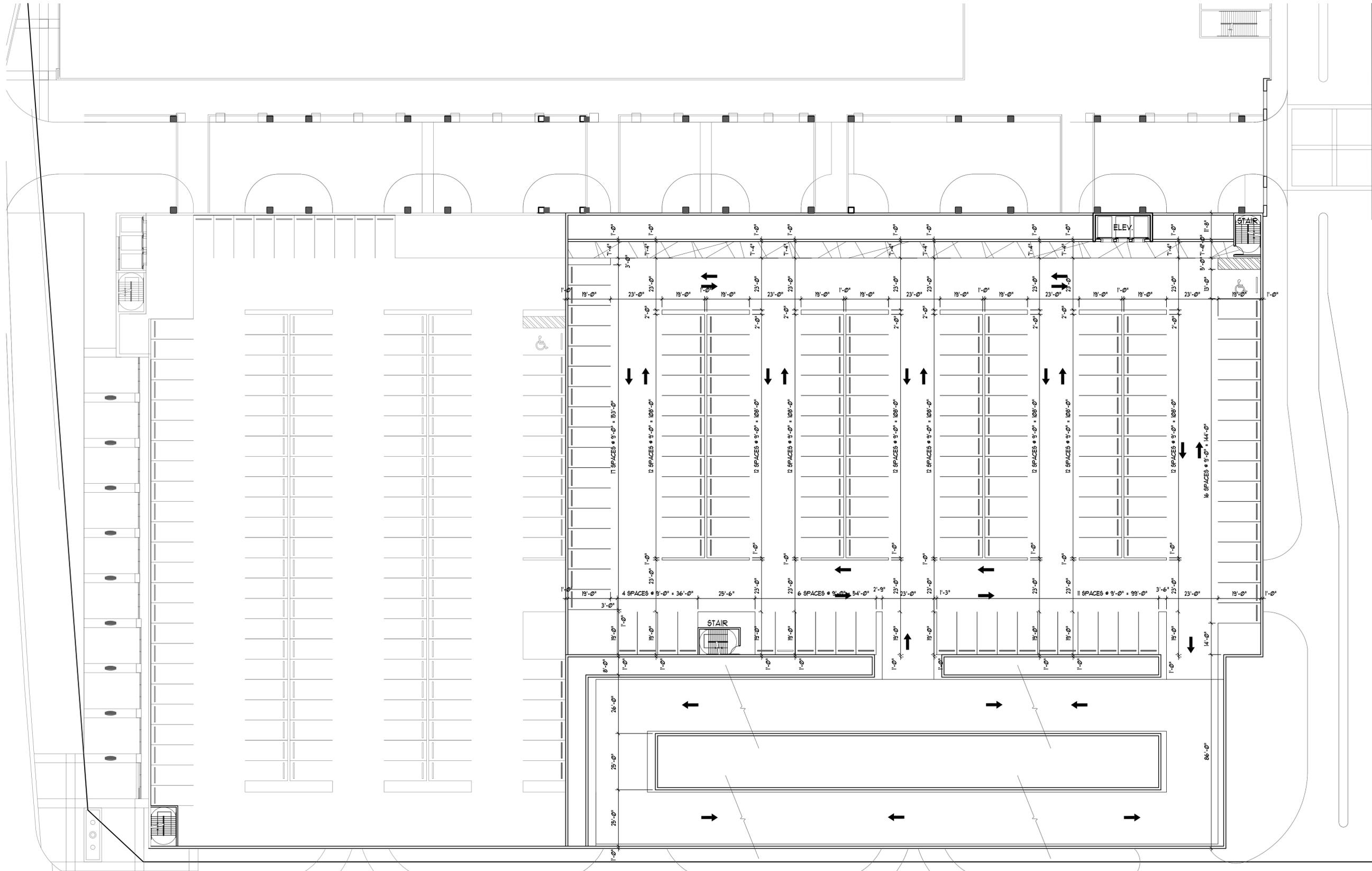
SEAL:
Javier Font AR No. 12547
CONSULTANT:

PROPOSED MIXED-USE DEVELOPMENT
HALLANDALE SQUARE
(AN URBAN SHOPPING EXPERIENCE)
600 HALLANDALE BEACH BLVD
HALLANDALE BEACH, FLORIDA

OWNER:
TAUBCO
DATE:
11-21-07
REVISIONS:
01-08-08
01-22-08
02-27-08
03-05-08
03-13-08

PROJECT NO.
06-093
DRAWN BY:
AME
CHECKED BY:
JF
SCALE:
AS SHOWN
SHEET No.
A-3.3
OF

BEHAR • FONT & PARTNERS P.A.



THIRD FLOOR MEZZANINE DIMENSION PLAN

SCALE: 1" = 20'-0"



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600 HALLANDALE BEACH BLVD
HALLANDALE BEACH, FLORIDA

OWNER:
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DATE:
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03-13-08

PROJECT No.
06-093
DRAWN BY:
AME
CHECKED BY:
JF
SCALE:
AS SHOWN
SHEET No.
A-3.4
OF

BEHAR • FONT & PARTNERS • P.A.

BUILDING USE:	AREA:	% OF TOTAL:
RETAIL	85,200 SQ. FT.	33.17 %
WALKWAY	13,919 SQ. FT.	5.42 %
PLAZA	3,453 SQ. FT.	1.34 %
SERVICE	2,769 SQ. FT.	1.08 %
MECH/ELEC	22,504 SQ. FT.	8.80 %
VERTICAL CIRC.	2,086 SQ. FT.	0.81 %
PARKING	109,298 SQ. FT.	42.55 %
VEHICLE RAMP	17,555 SQ. FT.	6.83 %
TOTAL AREA	256,889 SQ. FT.	100 %

TOTAL AREA EQUAL TO TOTAL GROSS AREA

FEDERAL HIGHWAY (U.S. No. 1)

EAST HALLANDALE BEACH BOULEVARD

8th AVENUE



FOURTH FLOOR PLAN

SCALE: 1" = 40'-0"



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SEAL :

Javier Font AR No. 12547
CONSULTANT :

PROPOSED MIXED-USE DEVELOPMENT
HALLANDALE SQUARE
(AN URBAN SHOPPING EXPERIENCE)
600 HALLANDALE BEACH BLVD
HALLANDALE BEACH, FLORIDA

OWNER:
TAUBCO.
DATE:
11-21-07
REVISIONS:
01-08-08
01-22-08
02-27-08
03-05-08
03-13-08

PROJECT No.
06-093
DRAWN BY:
AME
CHECKED BY:
JF
SCALE:
AS SHOWN
SHEET No.
A-40
OF

BEHAR • FONT & PARTNERS P.A.

BUILDING USE:	AREA:	% OF TOTAL:
WALKWAY	2,461 SQ. FT.	3.26 %
VERTICAL CIRC.	837 SQ. FT.	1.11 %
PARKING	54,800 SQ. FT.	72.64 %
VEHICLE RAMP	17,339 SQ. FT.	22.99 %
TOTAL AREA	75,437 SQ. FT.	100 %

TOTAL AREA EQUAL TO TOTAL GROSS AREA



FOURTH FLOOR MEZZANINE PLAN

SCALE: 1" = 40'-0"



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CONSULTANT :

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PROPOSED MIXED-USE DEVELOPMENT
HALLANDALE SQUARE
(AN URBAN SHOPPING EXPERIENCE)
600 HALLANDALE BEACH BLVD
HALLANDALE BEACH, FLORIDA

OWNER:

TAUBCO

DATE:

11-21-07

REVISIONS:

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PROJECT No.

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DRAWN BY:

AME

CHECKED BY:

JF

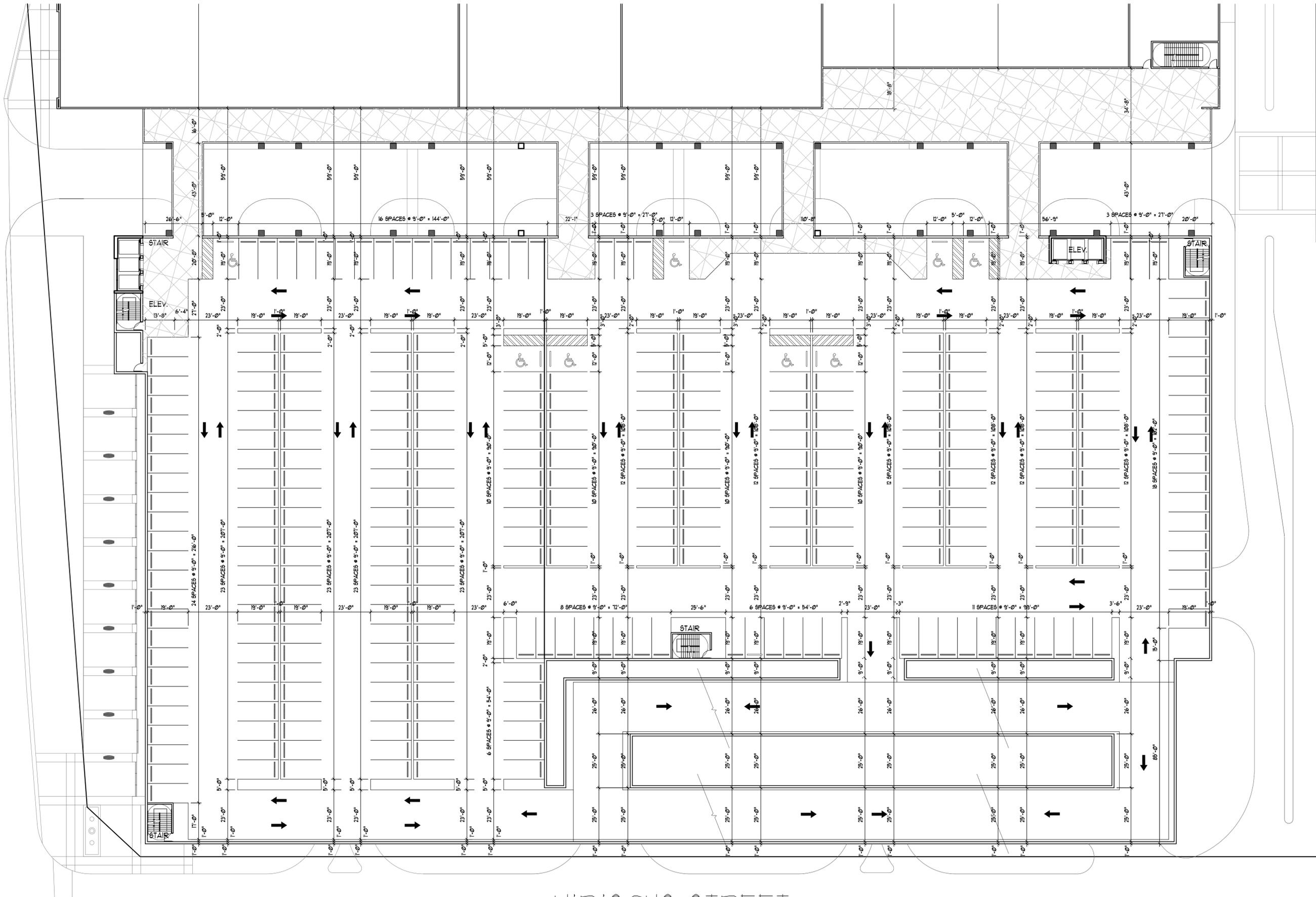
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SHEET No.

A-4.1

OF



FOURTH FLOOR DIMENSION PLAN

SCALE: 1" = 20'-0"



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SEAL :

Javier Font AR No. 12547
CONSULTANT :

PROPOSED MIXED-USE DEVELOPMENT
HALLANDALE SQUARE
(AN URBAN SHOPPING EXPERIENCE)

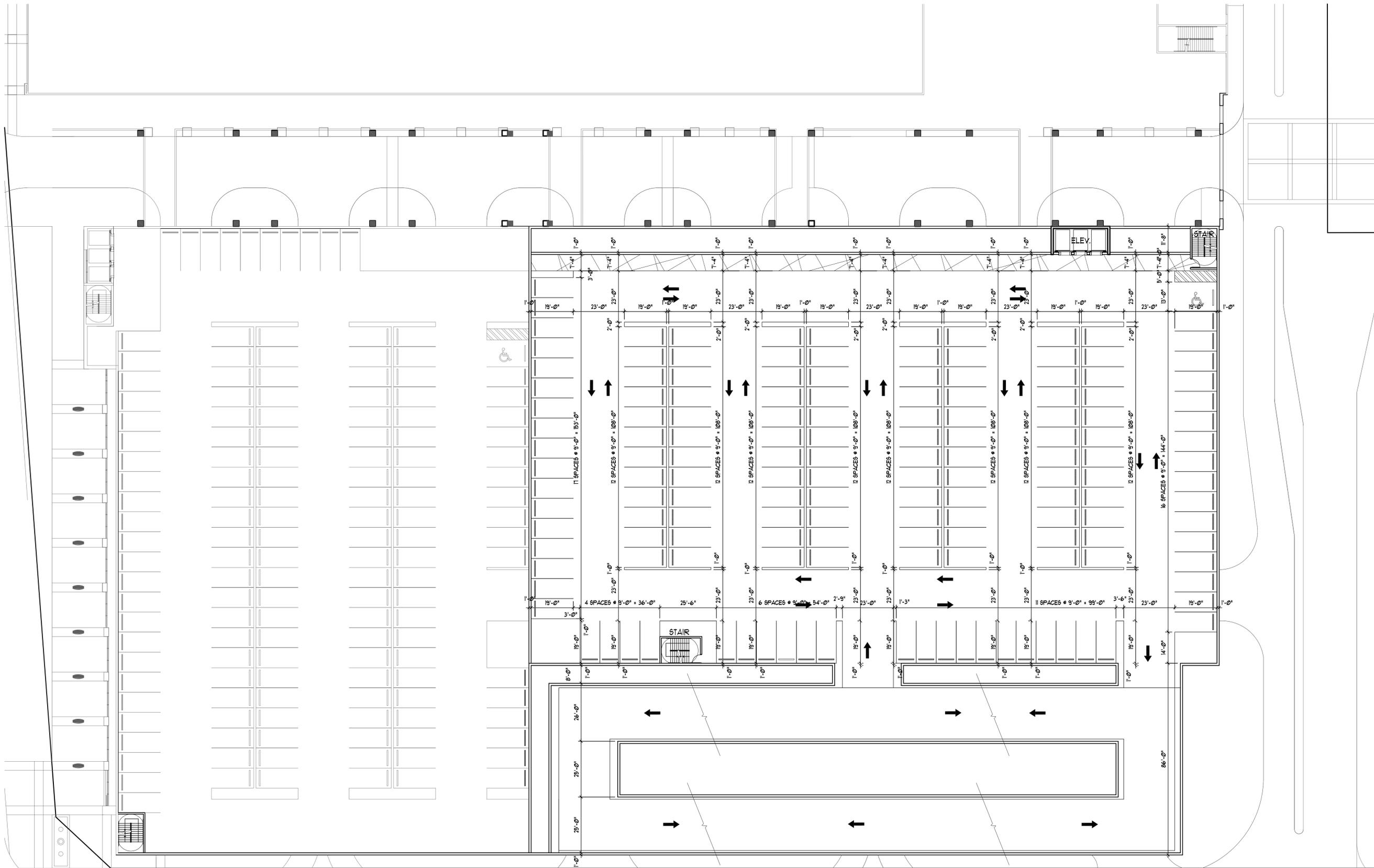
600 HALLANDALE BEACH BLVD
HALLANDALE BEACH, FLORIDA

OWNER:
TAUBCO
DATE:
11-21-07
REVISIONS:
01-08-08
01-22-08
02-27-08
03-05-08
03-13-08

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FOURTH FLOOR MEZZANINE DIMENSION PLAN

SCALE: 1" = 20'-0"



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HALLANDALE BEACH, FLORIDA

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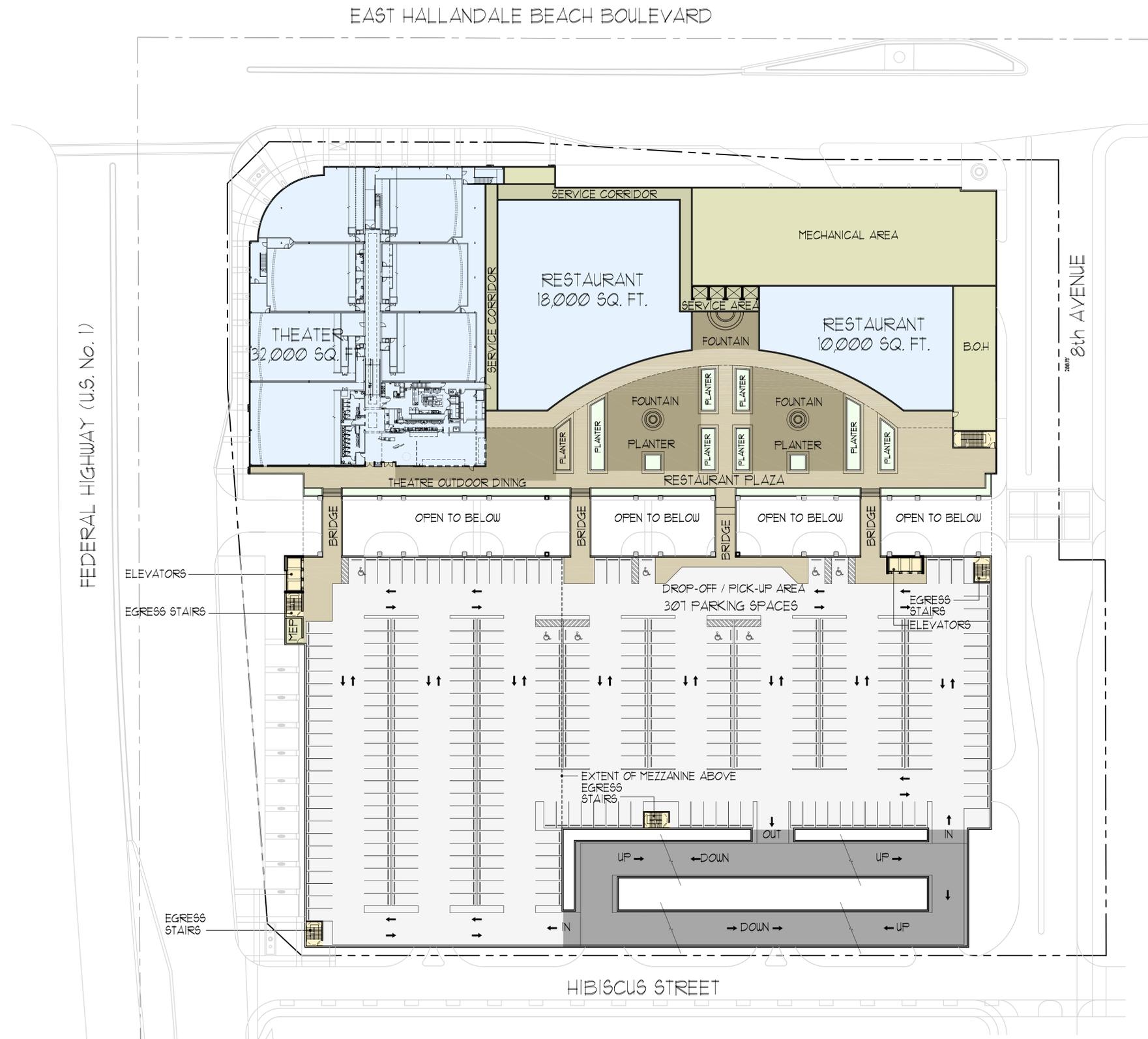
A-4.4

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BUILDING USE:	AREA:	% OF TOTAL:
RETAIL	60,000 SQ. FT.	23.36 %
WALKWAY	21,976 SQ. FT.	8.55 %
PLAZA	13,010 SQ. FT.	5.06 %
LANDSCAPE	5,371 SQ. FT.	2.09 %
SERVICE	4,259 SQ. FT.	1.66 %
MECH/ELEC	23,334 SQ. FT.	9.08 %
VERTICAL CIRC.	2,086 SQ. FT.	0.82 %
PARKING	109,298 SQ. FT.	42.55 %
VEHICLE RAMP	17,555 SQ. FT.	6.83 %
TOTAL AREA	256,889 SQ. FT.	100 %

TOTAL AREA EQUAL TO TOTAL GROSS AREA



FIFTH FLOOR PLAN

SCALE: 1" = 40'-0"



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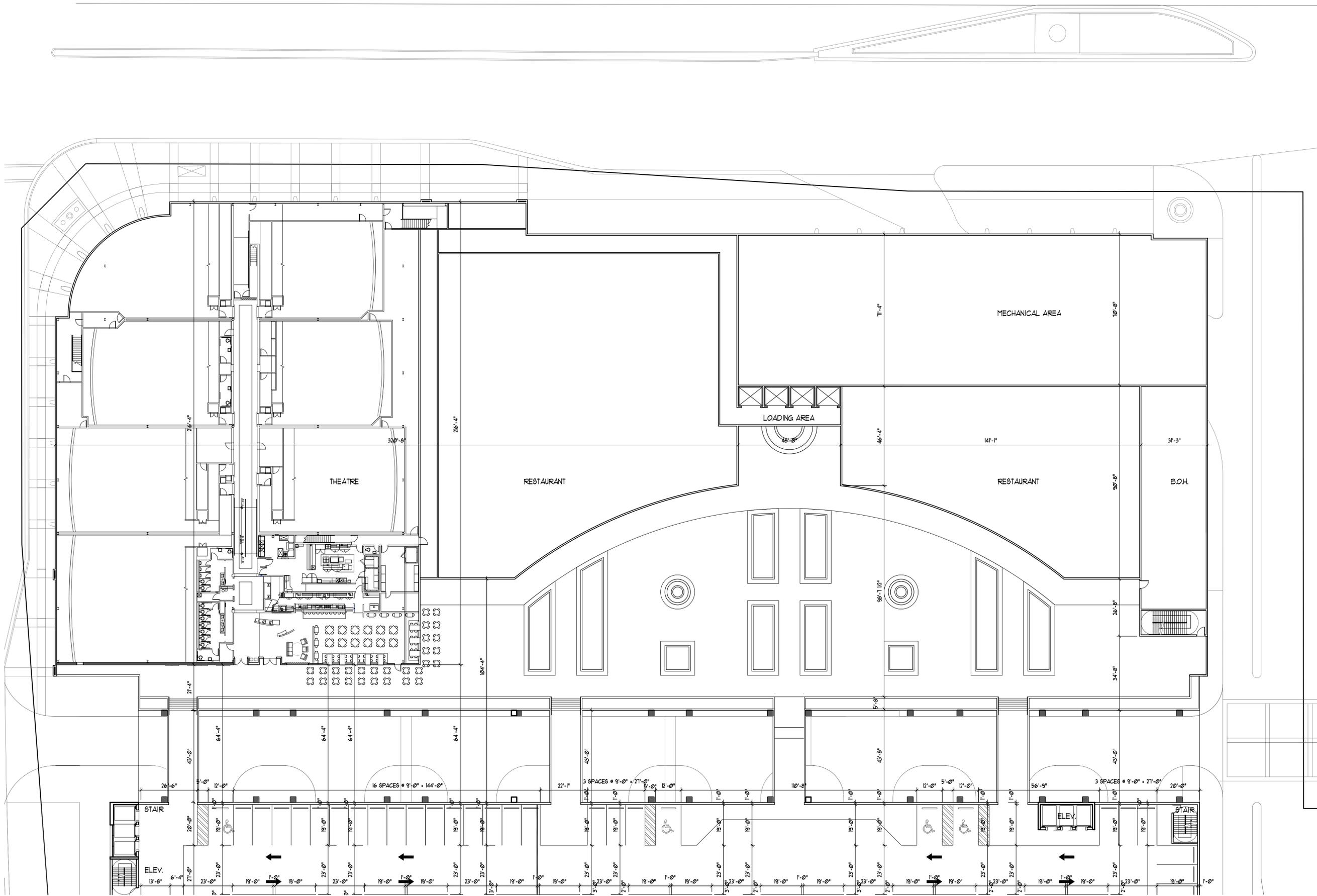
PROPOSED MIXED-USE DEVELOPMENT
HALLANDALE SQUARE
(AN URBAN SHOPPING EXPERIENCE)
600 HALLANDALE BEACH BLVD
HALLANDALE BEACH, FLORIDA

OWNER:
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DATE:
11-21-07
REVISIONS:
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FIFTH FLOOR DIMENSION PLAN

SCALE: 1" = 20'-0"



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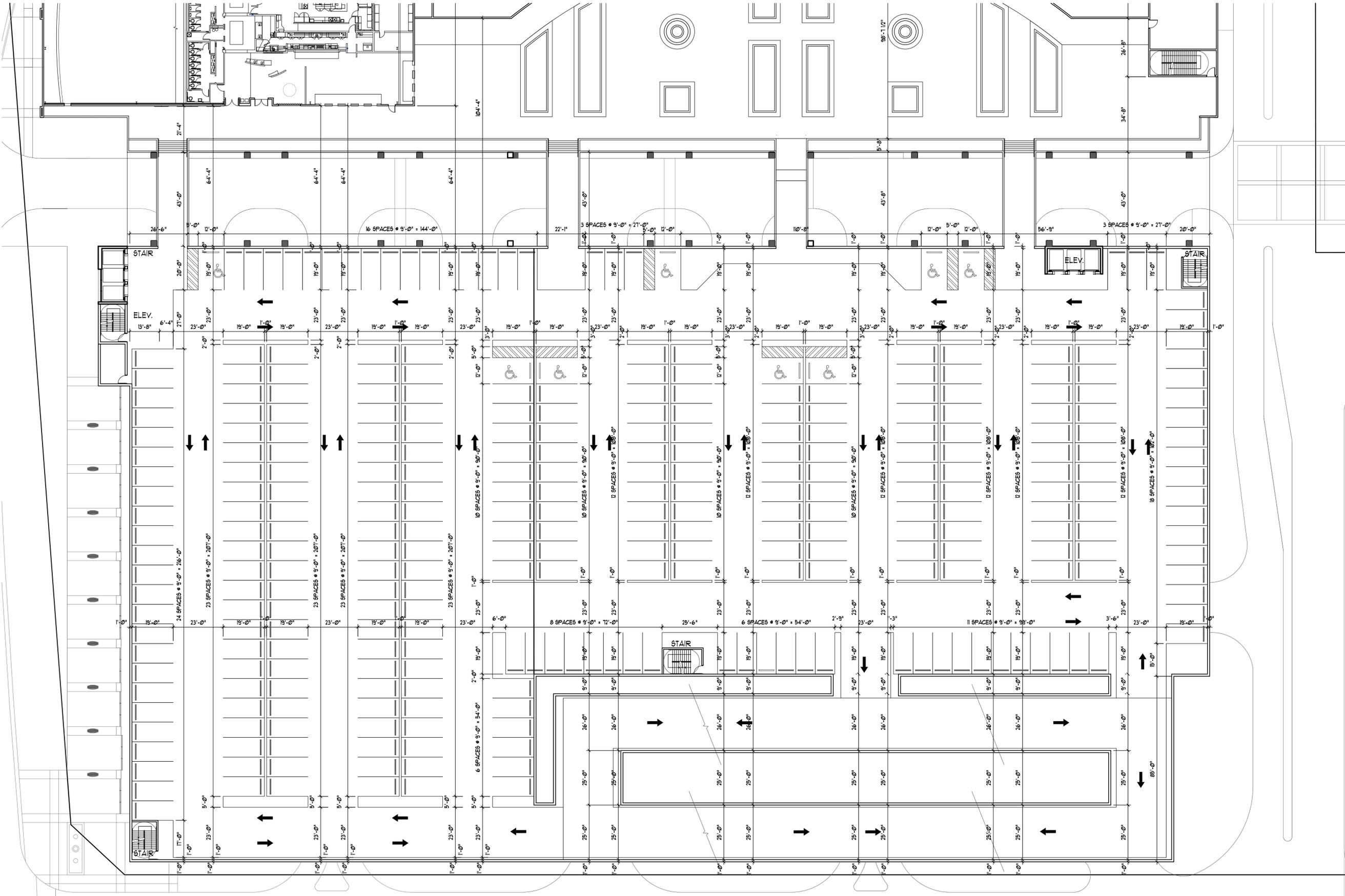
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PROPOSED MIXED-USE DEVELOPMENT
HALLANDALE SQUARE
(AN URBAN SHOPPING EXPERIENCE)
600 HALLANDALE BEACH BLVD
HALLANDALE BEACH, FLORIDA

OWNER:
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FIFTH FLOOR DIMENSION PLAN

SCALE: 1" = 20'-0"



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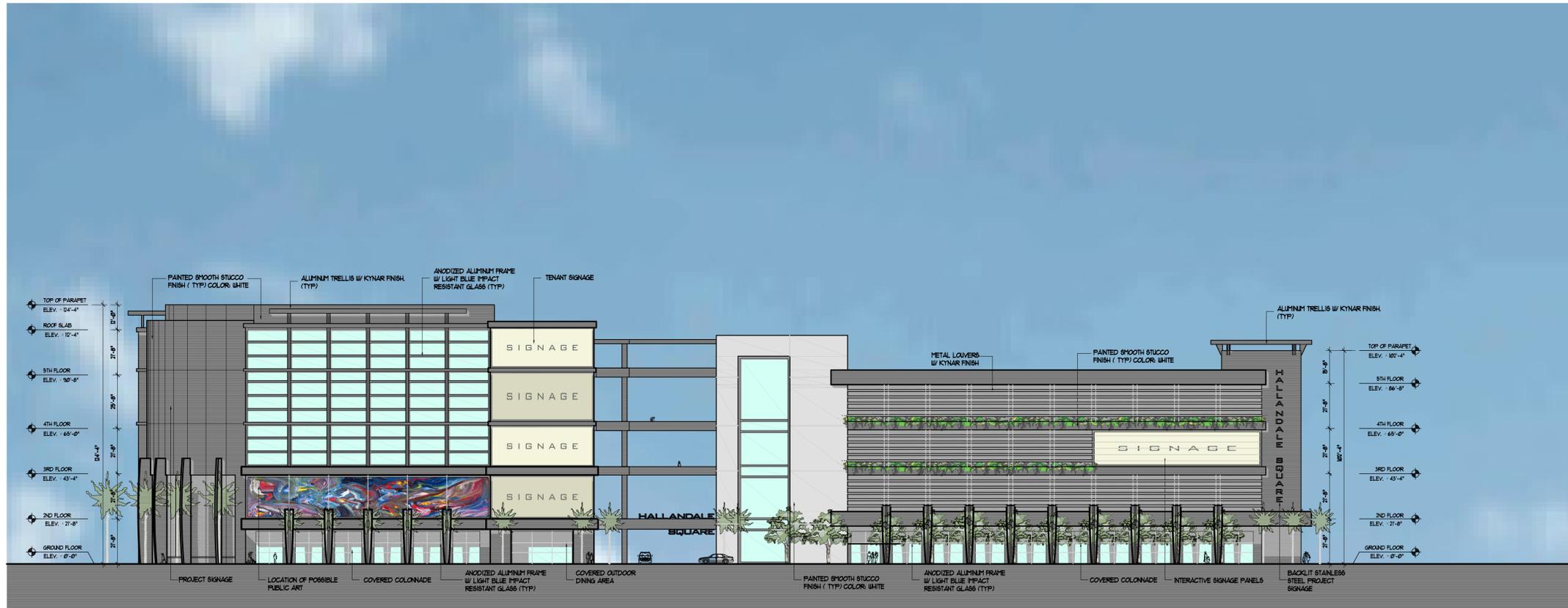
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Javier Font AR No. 12547
CONSULTANT:

PROPOSED MIXED-USE DEVELOPMENT
HALLANDALE SQUARE
(AN URBAN SHOPPING EXPERIENCE)
600 HALLANDALE BEACH BLVD
HALLANDALE BEACH, FLORIDA

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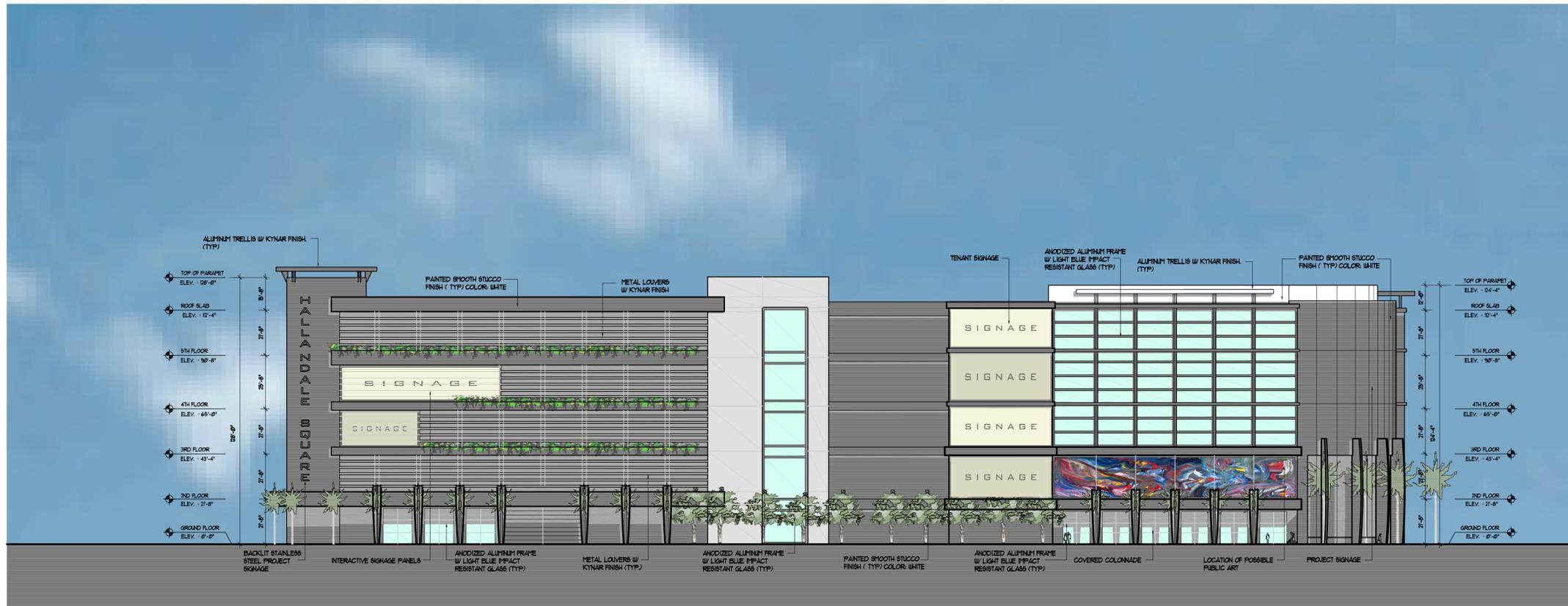
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SCALE:
AS SHOWN
SHEET NO.
A-52
OF

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WEST ELEVATION

SCALE: 1" = 20'-0"



NORTH ELEVATION

SCALE: 1" = 30'-0"

PROPOSED MIXED-USE DEVELOPMENT
HALLANDALE SQUARE
(AN URBAN SHOPPING EXPERIENCE)
600 HALLANDALE BEACH BLVD
HALLANDALE BEACH, FLORIDA

OWNER:
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06-093
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SCALE:
AS SHOWN
SHEET No.
A-60
OF

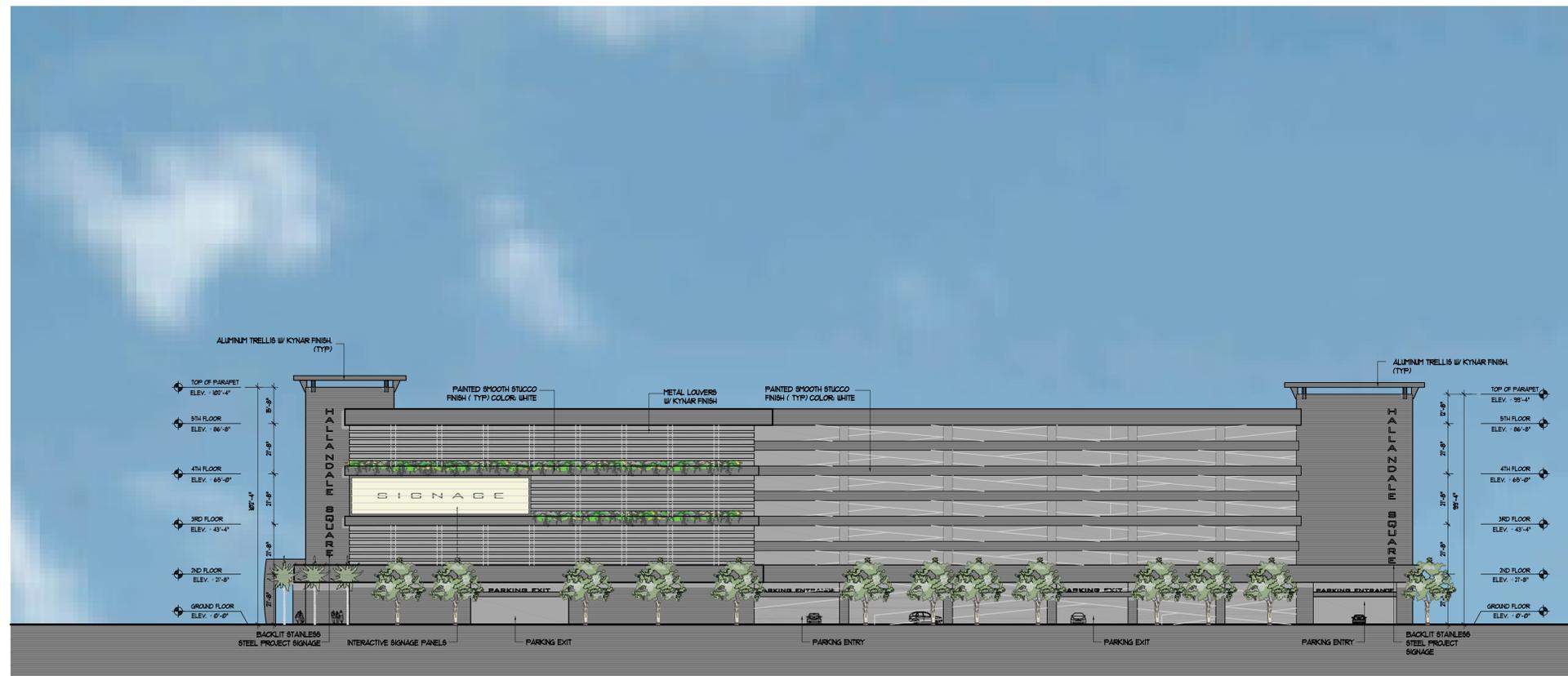
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EAST ELEVATION

SCALE: 1" = 20'-0"



SOUTH ELEVATION

SCALE: 1" = 30'-0"

SEAL :

Javier Font AR No. 12547
CONSULTANT :

PROPOSED MIXED-USE DEVELOPMENT
HALLANDALE SQUARE
(AN URBAN SHOPPING EXPERIENCE)
600 HALLANDALE BEACH BLVD
HALLANDALE BEACH, FLORIDA

OWNER:

TAUBCO

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A-6.1

OF

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SEAL :

Javier Font AR No. 12547
CONSULTANT :



BUILDING SECTION

PROPOSED MIXED-USE DEVELOPMENT
HALLANDALE SQUARE
(AN URBAN SHOPPING EXPERIENCE)
600 HALLANDALE BEACH BLVD
HALLANDALE BEACH, FLORIDA

OWNER:
TAUBCO.

DATE:
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REVISIONS:
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02-27-08
03-05-08
03-13-08

PROJECT No.
06-093

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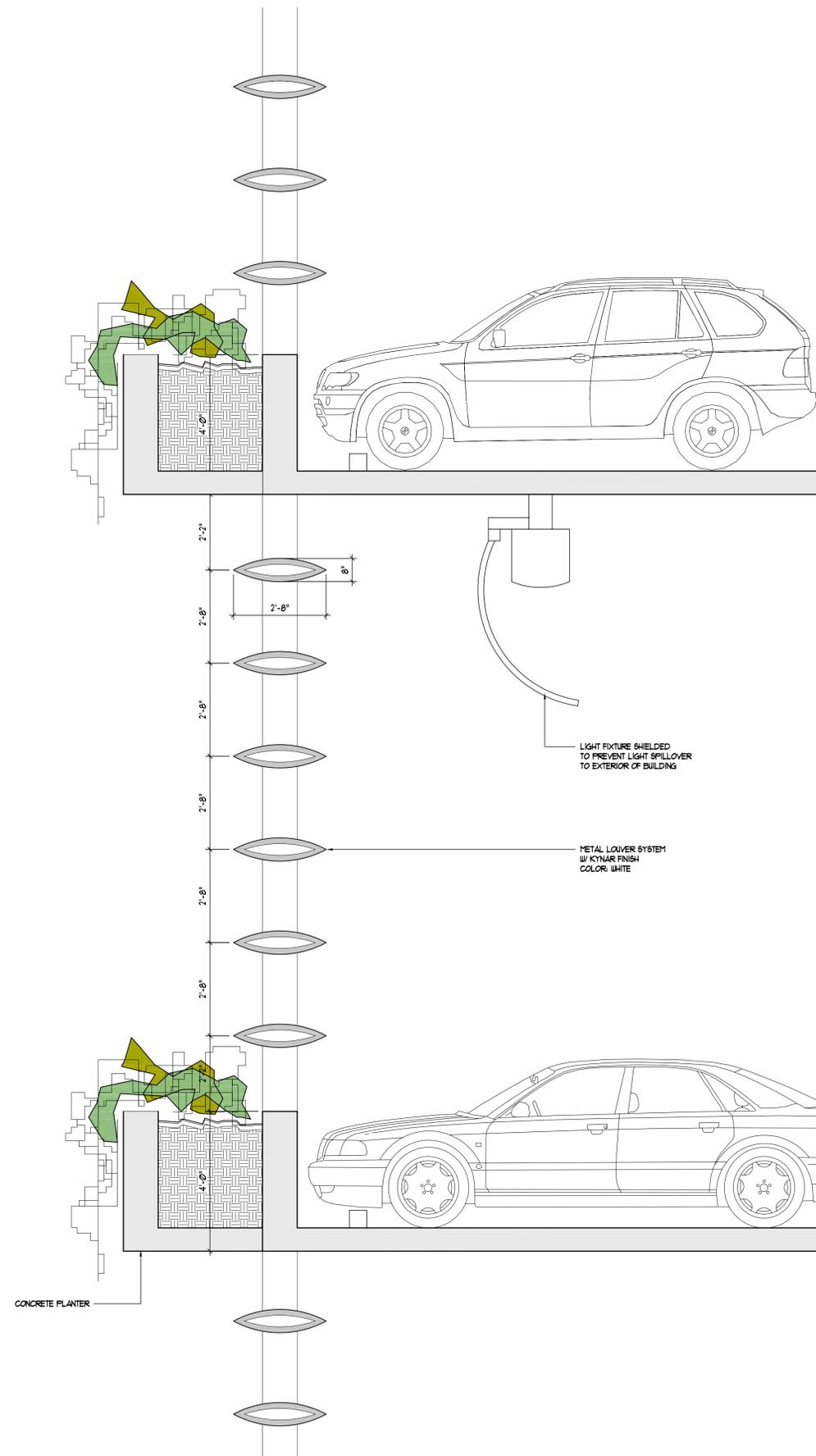
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SHEET No.
A-6.2

OF

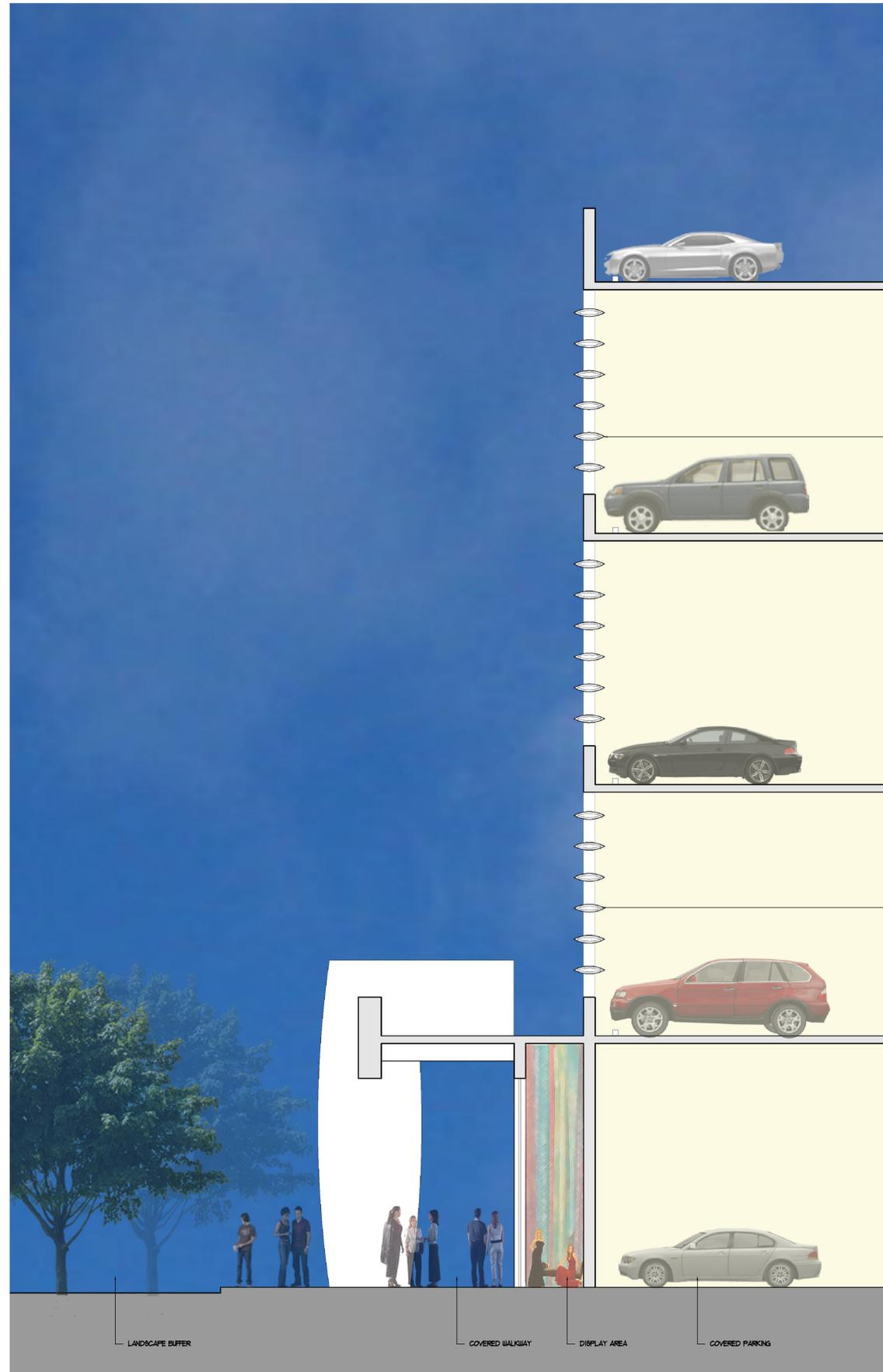
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SECTIONAL STUDY

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



SECTIONAL STUDY

N.T.S.

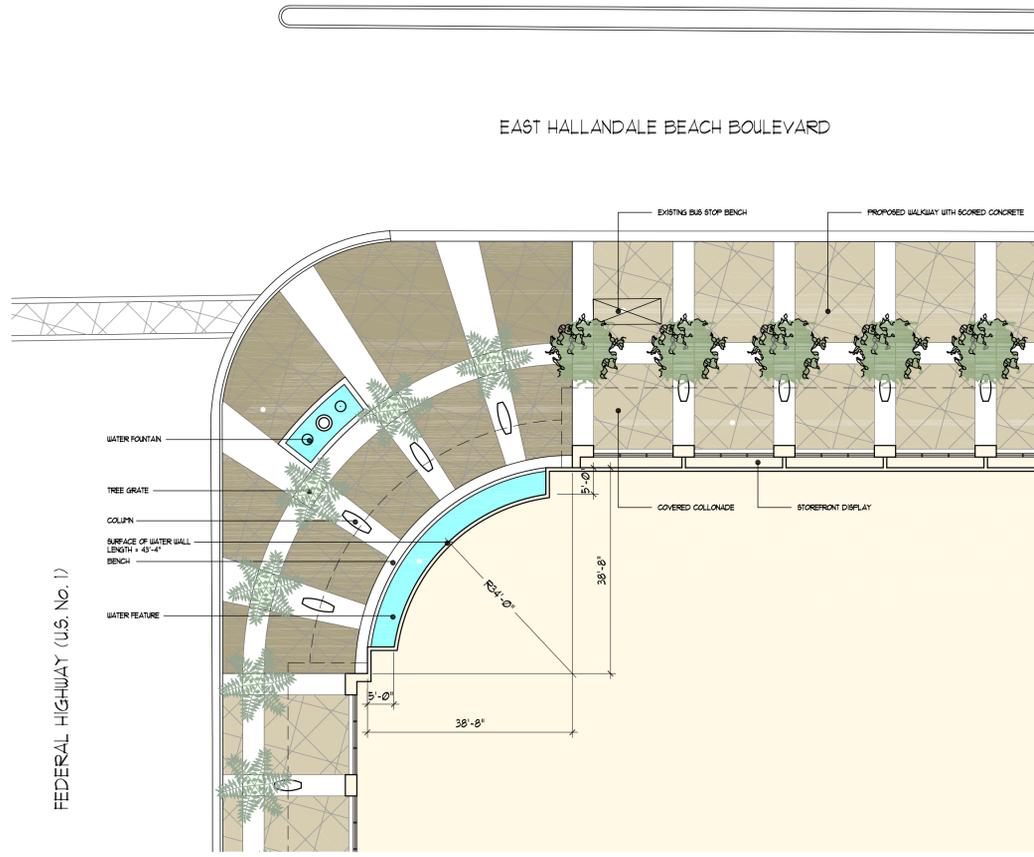
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600 HALLANDALE BEACH BLVD
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OF

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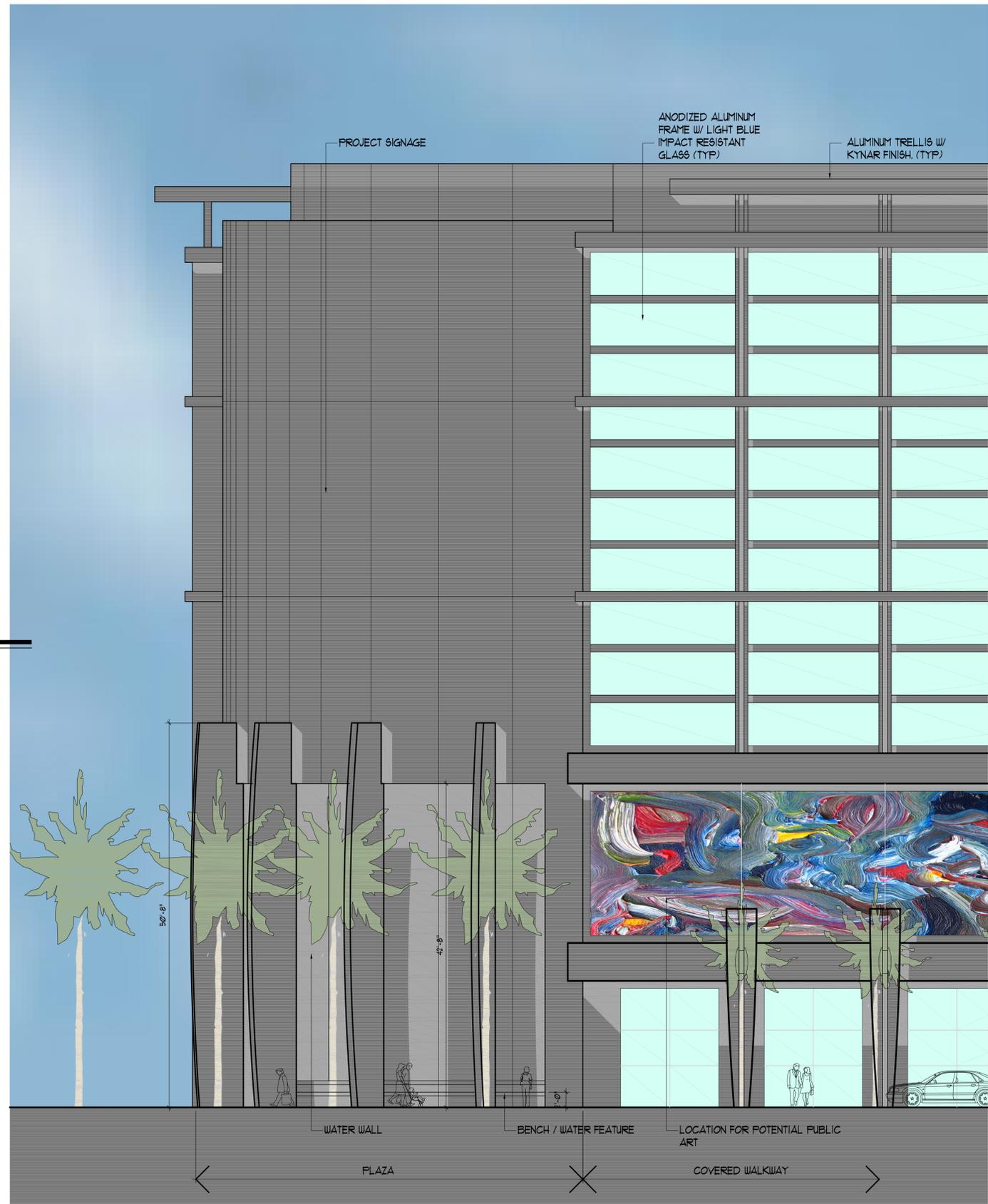
ELEVATION ENLARGEMENT

SCALE: 1/8" = 1'-0"



TRUCK BAY DOOR EXAMPLE

NTS. - EXAMPLE ONLY



ELEVATION ENLARGEMENT

SCALE: 1/8" = 1'-0"

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SEAL:
Javier Font AR No. 12547
CONSULTANT:

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HALLANDALE SQUARE
(AN URBAN SHOPPING EXPERIENCE)
600 HALLANDALE BEACH BLVD
HALLANDALE BEACH, FLORIDA

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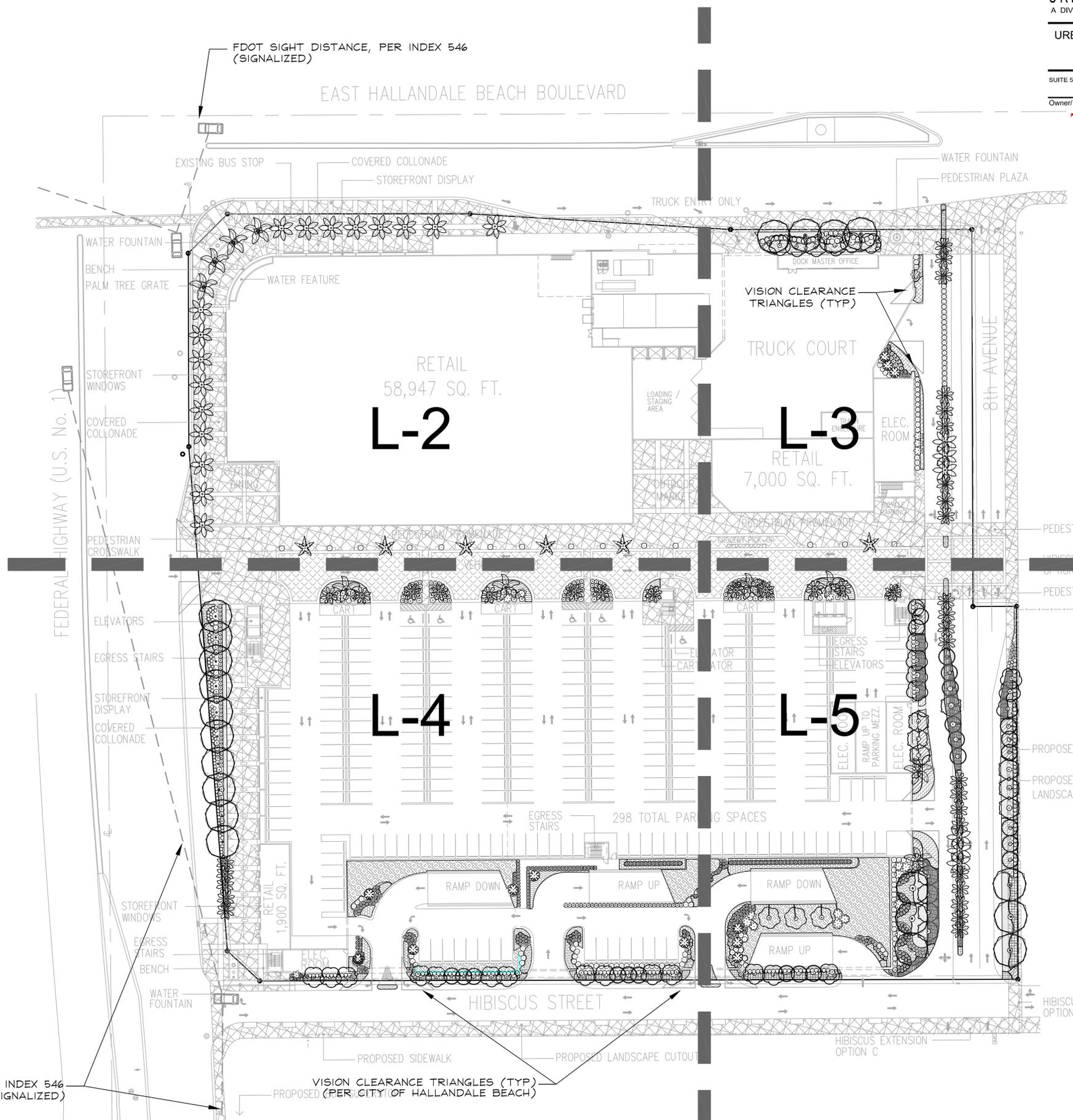
PLANT SCHEDULE

TREES	CODE	BOTANICAL	SHRUB AREAS	CODE	BOTANICAL
	CU	Coccoloba uvifera		JN	Jasminum nitidum
	CS	Conocarpus erectus sericeus		MC	Muhlenbergia capillaris
	IC	Ilex cassine		NC	Nephrolepis exaltata
	MB	Magnolia grandiflora 'DD Blanch'		PI	Plumbago auriculata 'Imperial E'
	QV	Quercus virginiana		RI	Rhaphiolepis indica
	PD	Phoenix dactylifera 'Medjool'		SB	Spartina bakeri
	RL	Rhapis excelsa		AN	Annuals spp
	RE	Roystonea elata		BJ	Bougainvillea hybrid 'Helen Johr'
	R2	Roystonea elata		DS	Decorative Stones
	WT	Wodyetia bifurcata		JC	Juniperus chinensis 'Parsonii'
	WB	Wodyetia bifurcata		LL	Lantana 'Lavender Swirl'
	AV	Alpinia zerumbet 'Variegata'		LY	Lantana 'Yellow Spreader'
	AE	Aspidistra elatior		LG	Liriope muscari 'Evergreen Giar'
	CI	Chrysobalanus icaco		SM	Sansevieria trifasciata 'Moonshir'
	CL	Crinum augustum 'Queen Emmc'		TO	Tradescantia ohiensis
	FJ	Fatsia japonica		TV	Tulbaghia violacea
	HC	Hamelia patens 'Compacta'			
	IN	Ixora coccinea 'Nora Grant'			
	PS	Philodendron selloum			
	PX	Philodendron 'xanadu'			
	PN	Psychotria nervosa			
	SN	Strelitzia nicotai			
	VO	Viburnum obovatum			
	ZF	Zamia floridana			

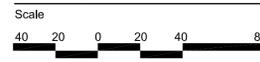
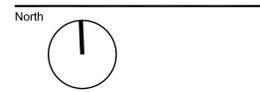
See Sheet L-5 for full plant schedule.
See Sheet L-6 for rooftop planting design.
See Sheets L-2 to L-5 for detailed planting plans with individual plant callouts.

NOTES:

- Planting design and installation shall comply with the Code of Ordinances of City of Hallandale Beach, Section 32-384 Landscaping Requirements.
 - Landscape Area required: 15% (Redevelopment Overlay District)
Landscape Area provided: 12.18%
38,156 SF Ground level (100% Credit) = 38,156 SF Credit
9,674.61 SF Non-Ground Level (50% Credit) = 4,837.31 SF Credit
TOTAL SQUARE FEET CREDIT = 41,341.1 SF
 - Tree requirements: 1 tree/palm credit per 1500 SF of project area.
Trees credits required for 351,752 SF = 235
Trees/Palm credits provided: 182
95 Trees (Min. 15' H, 5" SP, 3" Cal.)
74 Palms (all greater than 6' CT) Medjool Date Palms and Royal Palms
26 Palms (all greater than 6' CT) Foxtail Palms
 - Consideration for reduced Landscape Area and Tree/Palm Credit deficiencies:
 - * Increased public spaces at ground level - plazas, covered walkways, enhanced pedestrian experience.
 - * Fountain water features installed along US-1 at both corners of the property and another at the Northeast corner of the property for a total of three.
 - * Public plaza space on the top (Fifth) floor, including planters, seating and a water feature.
 - * Specialty large palm species and large plant material, exceeding code requirements, have been specified
 - * 4,000 SF of planters on the sides of the garage have been specified - see elevations
 - * Per EDAA design review, portions of frontage along US-1 have been designed for a more urban experience, forgoing large landscape beds for paving and tree grates.
 - Existing Tree credits: 0 (See note #3, below)
 - Perimeter Landscaping: All required perimeter buffer widths are provided, see site plan.
 - Interior Landscaping: Site has a parking garage, perimeter of which is landscaped.
 - Landscaping of nonvehicular use areas: All portions of the property not utilized for permitted structures, walkways, vehicular use areas, decks, pools, amenities, will be covered with landscaping, per the concept shown.
 - Use of wheel stops and curbing: Parking garage structure will have walls, curbing, or wheelstops to protect proposed landscaping.
 - Vision Clearance: Vision triangles are shown on the planting plan.
- Planting design shown is conceptual. Final planting design will be submitted for City approval upon completion. Planting design will incorporate basic design shown, but will contain additional detail required for installation.
 - Entire site will be cleared for new building construction. Developer offers existing trees/palms to City of Hallandale Beach for harvest/relocation to City property. Developer does not anticipate relocating trees on the property, due to the scope/size of new building construction.
 - Irrigation - Developer will irrigate site with an automatic, underground sprinkling system, per the design shown on sheets IR-1 and IR-2



HALLANDALE SQUARE
(An Urban Shopping Experience)
600 Hallandale Beach Blvd, Hallandale Beach, Florida
Planting Plan Key Sheet



Job No. 144157000
Drawn By jdh
Checked By jdh
Date 01 04 07

NO.	DATE	COMMENTS
1	1.14.08	SITE PLAN REVISIONS
2	1.21.08	SITE PLAN REVISIONS
3	3.5.08	SITE PLAN REVISIONS
4	3.7.08	SITE PLAN REVISIONS, CITY COMMENTS
5	3.13.08	RESUBMITTAL AND MINOR REVISIONS

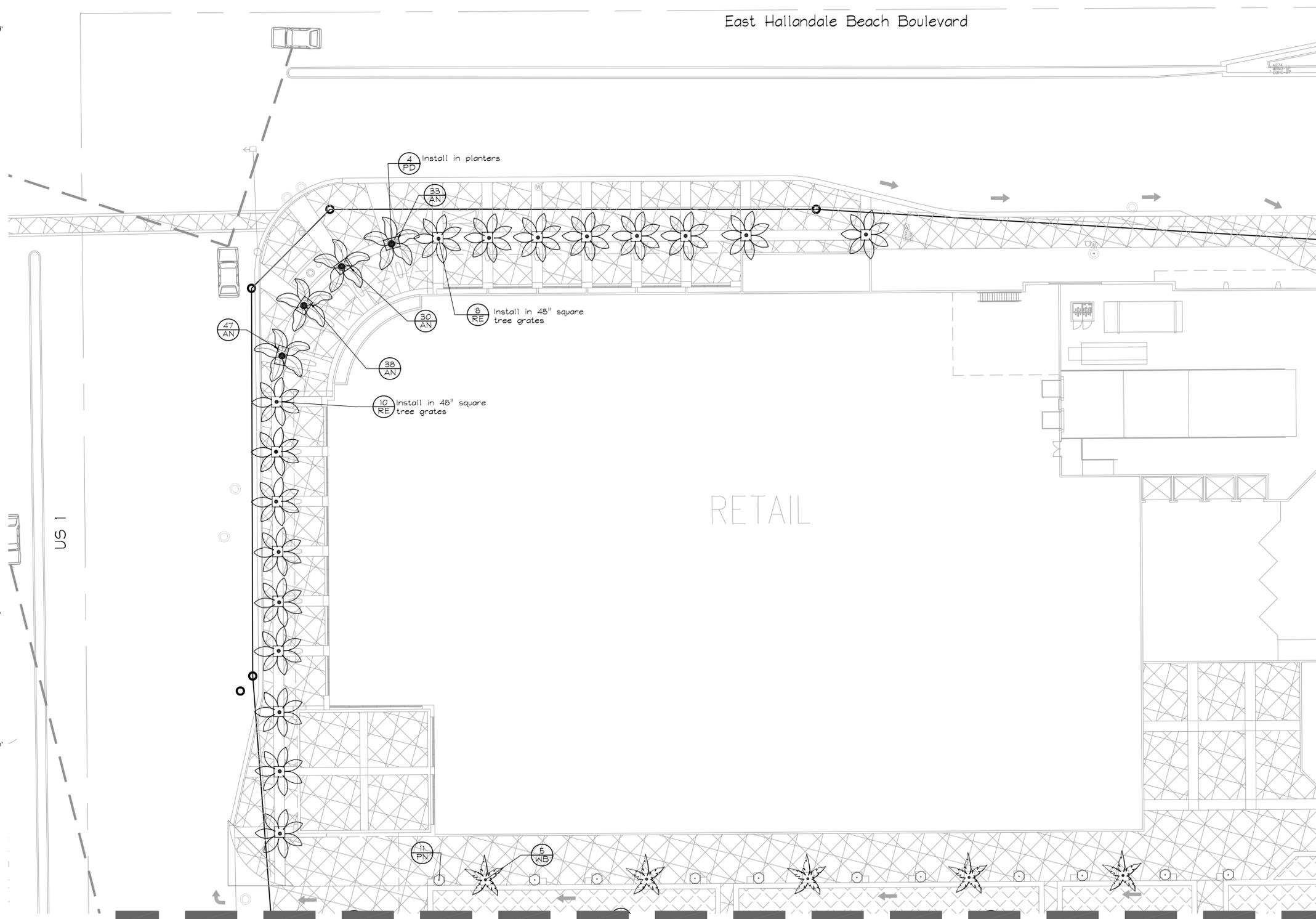
Jonathan D. Haigh
FL Cert. No. 6666795
Date: 3.13.08

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Drawing name: H:\URG\144157000 - Hallandale\CAD\PLAN-CONCEPTUAL-LSCAPE_rev4_3-08.dwg L-1 Mar 13, 2008 8:55am by: jonathan.haigh

PLANT SCHEDULE

TREES	CODE	BOTANICAL
	CU	Coccoloba uvifera
	CS	Conocarpus erectus sericeus
	IC	Ilex cassine
	MB	Magnolia grandiflora 'DD Blanchard'
	QV	Quercus virginiana
PALM TREES	CODE	BOTANICAL
	PD	Phoenix dactylifera 'Medjool'
	RL	Rhapis excelsa
	RE	Roystonea elata
	R2	Roystonea elata
	WT	Wodyetia bifurcata
	WB	Wodyetia bifurcata
SHRUBS	CODE	BOTANICAL
	AV	Alpinia zerumbet 'Variegata'
	AE	Aspidistra elatior
	CI	Chrysobalanus icaco
	CL	Crinum augustum 'Queen Emma'
	FJ	Fatsia japonica
	HC	Hamelia patens 'Compacta'
	IN	Ixora coccinea 'Nana Grant'
	PS	Philodendron selloum
	PX	Philodendron 'xanadu'
	PN	Psychotria nervosa
	SN	Strelitzia nicolai
	VO	Viburnum obovatum
	ZF	Zamia floridana
SHRUB AREAS	CODE	BOTANICAL
	JN	Jasminum nitidum
	MC	Muhlenbergia capillaris
	NC	Nephrolepis exaltata
	PI	Plumbago auriculata 'Imperial Blue'
	RI	Rhaphiolepis indica
	SB	Spartina bakeri
GROUND COVERS	CODE	BOTANICAL
	AN	Annuals spp
	BJ	Bougainvillea hybrid 'Helen Johnson'
	DS	Decorative Stones
	JC	Juniperus chinensis 'Parsonii'
	LL	Lantana 'Lavender Swirl'
	LY	Lantana 'Yellow Spreader'
	LG	Liriope muscari 'Evergreen Giant'
	SM	Sansevieria trifasciata 'Moonshine'
	TO	Tradescantia ohienis
	TV	Tulbaghia violacea



See sheet L-3

See sheet L-4

HALLANDALE SQUARE
(An Urban Shopping Experience)
600 Hallandale Beach Blvd, Hallandale Beach, Florida
Planting Plan Enlargement

North

Scale

Job No. 144157000

Drawn By jdh

Checked By jdh

Date 01 04 07

NO.	DATE	COMMENTS
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2	1.21.08	SITE PLAN REVISIONS
3	3.5.08	SITE PLAN REVISIONS
4	3.7.08	SITE PLAN REVISIONS, CITY COMMENTS
5	3.13.08	RESUBMITTAL AND MINOR REVISIONS

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Jonathan D. Haigh
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Date: 3.13.08

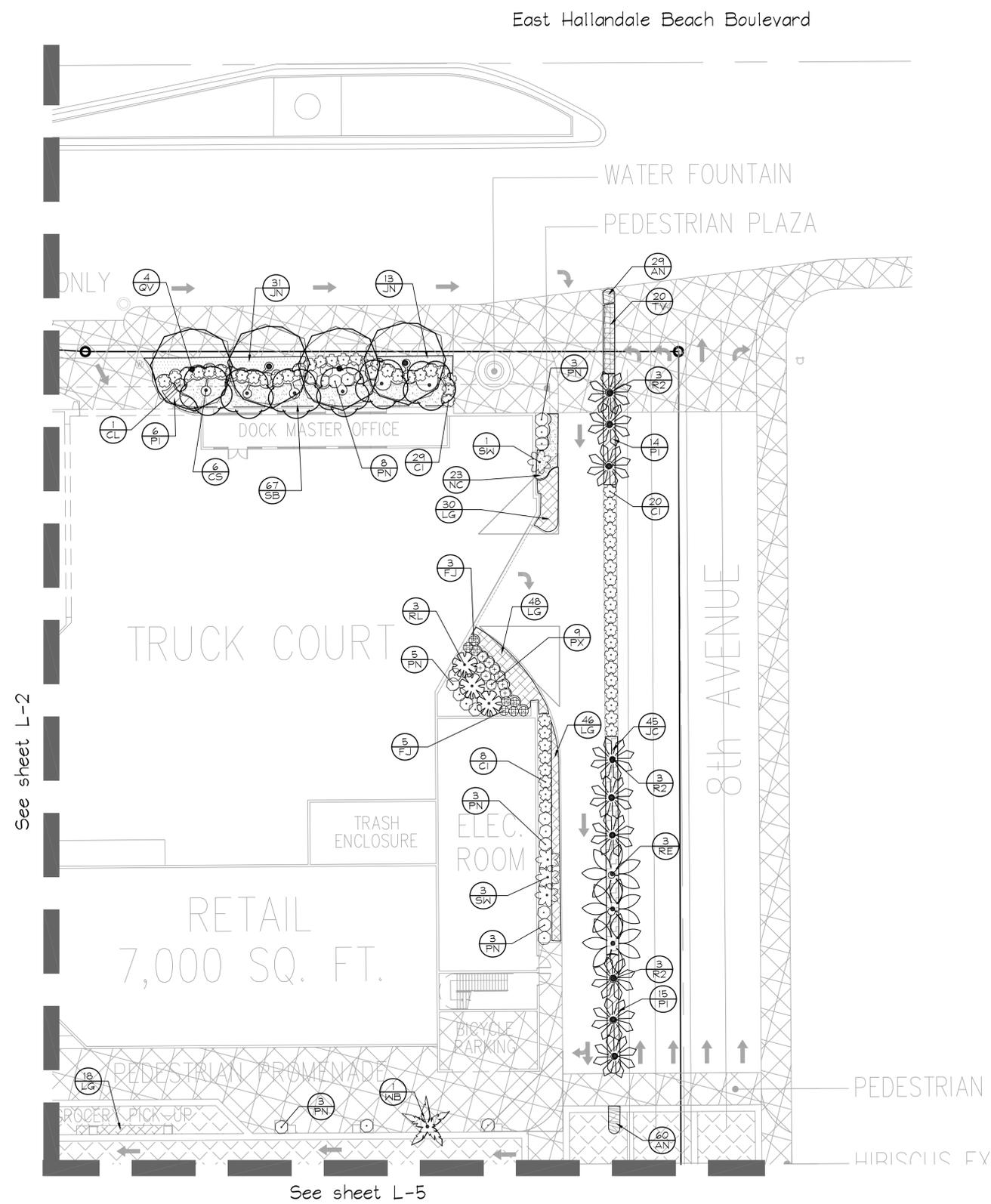
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See Sheet L-5 for full plant schedule.
See Sheet L-6 for rooftop planting design

PLANT SCHEDULE

TREES	CODE	BOTANICAL
	CU	Coccoloba uvifera
	CS	Conocarpus erectus sericeus
	IC	Ilex cassine
	MB	Magnolia grandiflora 'DD Blanchard'
	QV	Quercus virginiana
PALM TREES	CODE	BOTANICAL
	PD	Phoenix dactylifera 'Medjool'
	RL	Rhapis excelsa
	RE	Roystonea elata
	R2	Roystonea elata
	WT	Wodyetia bifurcata
	WB	Wodyetia bifurcata
SHRUBS	CODE	BOTANICAL
	AV	Alpinia zerumbet 'Variegata'
	AE	Aspidistra elatior
	CI	Chrysobalanus icaco
	CL	Crinum augustum 'Queen Emma'
	FJ	Fatsia japonica
	HC	Hamelia patens 'Compacta'
	IN	Ixora coccinea 'Nora Grant'
	PS	Philodendron selloum
	PX	Philodendron 'xanadu'
	PN	Psychotria nervosa
	SW	Strelitzia nicotai
	VO	Viburnum obovatum
	ZF	Zamia floridana
SHRUB AREAS	CODE	BOTANICAL
	JN	Jasminum nitidum
	MC	Muhlenbergia capillaris
	NC	Nephrolepis exaltata
	PI	Plumbago auriculata 'Imperial Blue'
	RI	Rhaphiolepis indica
	SB	Spartina bakeri
GROUND COVERS	CODE	BOTANICAL
	AN	Annuals spp
	BJ	Bougainvillea hybrid 'Helen Johnson'
	DS	Decorative Stones
	JC	Juniperus chinensis 'Parsonii'
	LL	Lantana 'Lavender Swirl'
	LY	Lantana 'Yellow Spreader'
	LG	Liriope muscari 'Evergreen Giant'
	SM	Sansevieria trifasciata 'Moonshine'
	TO	Tradescantia ohniensis
	TV	Tulbaghia violacea

See Sheet L-5 for full plant schedule.
See Sheet L-6 for rooftop planting design



HALLANDALE SQUARE

(An Urban Shopping Experience)

600 Hallandale Beach Blvd, Hallandale Beach, Florida
Planting Plan Enlargement



Job No. 144157000
Drawn By jdh
Checked By jdh
Date 01 04 07

NO.	DATE	COMMENTS
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5	3.13.08	RESUBMITTAL AND MINOR REVISIONS

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HALLANDALE SQUARE
(An Urban Shopping Experience)
600 Hallandale Beach Blvd, Hallandale Beach, Florida
Planting Plan Enlargement

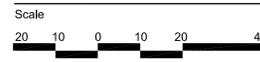
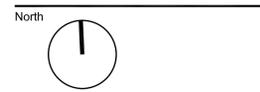
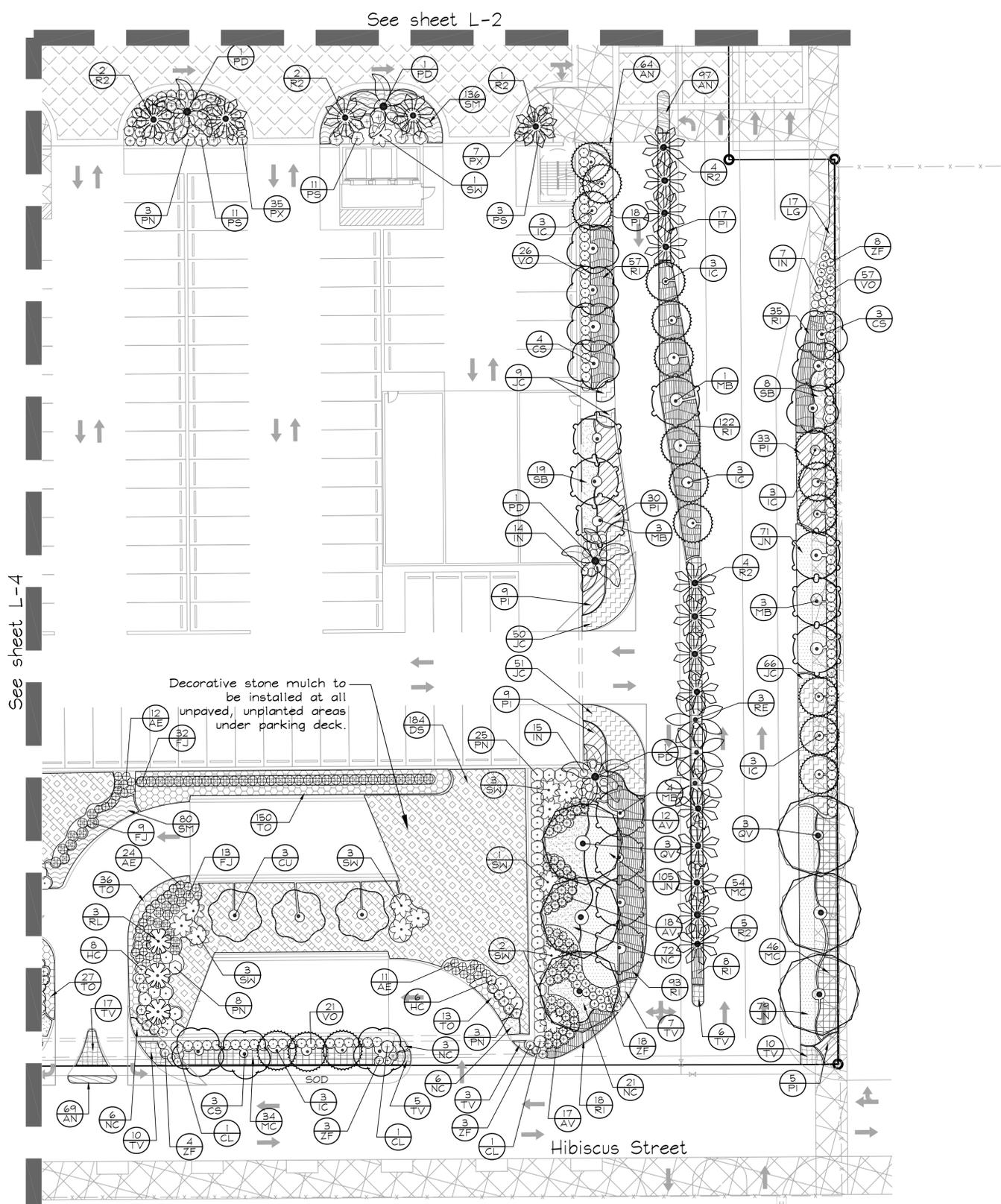
PLANT SCHEDULE

TREES	CODE	BOTANICAL	COMMON	CONT.	GAL.	SIZE	QTY.	REMARKS
	CU	Coccoloba uvifera	Sea Grape	65 gal	3" Cal.	15' OA	3	Standard, Full head
	CS	Conocarpus erectus sericeus	Silver Buttonwood	45 gal		15' OA	37	Standard, Matching
	IC	Ilex cassine	Dahoon Holly	B # B	3" Cal.	15' OA	24	5' CT, Matching
	MB	Magnolia grandiflora 'DD Blanchard'	DD Blanchard Magnolia	B # B	3.5" Cal.	15' OA	11	Full to ground
	QV	Quercus virginiana	Southern Live Oak	200 GAL	5" Cal.	18-20' Ht x 10' Spd	20	
PALM TREES	CODE	BOTANICAL	COMMON	CONT.	GAL.	SIZE	QTY.	REMARKS
	PD	Phoenix dactylifera 'Medjool'	Medjool Palm	F.G.		16' OA	10	12' CT, Heavy Trunks, Matching
	RL	Rhapis excelsa	Lady Palm	7 gal		4'H	12	
	RE	Roystonia elata	Royal Palm	F.G.		28' O.A.	24	14' GN, matching
	R2	Roystonia elata	Royal Palm	F.G.		18' OA	40	8' GN, Matching
	WT	Wodyetia bifurcata	Foxtail Palm	B # B		18' OA	2	Triple Trunk, Specimen, Matching
	WB	Wodyetia bifurcata	Foxtail Palm	F.G.		12' CT	24	6' GN
SHRUBS	CODE	BOTANICAL	COMMON	CONT.	Q.C.	SIZE	QTY.	REMARKS
	AV	Alpinia zerumbet 'Variegata'	Variegated Shell Ginger	3 gal		36" O.C.	53	
	AE	Aspidistra elatior	Cast-iron Plant	1 gal		30" O.C.	141	
	CI	Chrysobalanus icaco	Cocoplum	7 gal		48" O.C.	170	
	CL	Crinum augustum 'Queen Emma'	Queen Emma Crinum Lily	7 gal		As Shown 36"x36"	8	
	FJ	Fatsia japonica	Japanese Fatsia	3 gal		36" O.C.	121	
	HC	Hamelia patens 'Compacta'	Dwarf Scarlet Bush	3 gal		36" O.C.	95	
	IN	Ixora coccinea 'Nora Grant'	Nora Grant Ixora	3 gal		30" O.C.	132	
	PS	Philodendron selloum	Split Leaf Philodendron	7 GAL		48" O.C.	85	
	PX	Philodendron 'xanadu'	Xanadu Philodendron	3 gal		36" O.C.	117	
	PN	Psychotria nervosa	Wild Coffee	7 GAL		48" O.C.	132	
	SW	Strelitzia nicolai	White Bird of Paradise	10 GAL		As Shown 48" OA	20	
	VO	Viburnum obovatum	Walter's Viburnum	3 gal		36" O.C.	164	
	ZF	Zamia floridana	Coontie	3 gal		30" O.C.	61	
SHRUB AREAS	CODE	BOTANICAL	COMMON	CONT.	GAL.	SIZE	QTY.	REMARKS
	JN	Jasminum nitidum	Shining Jasmine	3 gal@ 30" oc		18"x15"	403	
	MC	Muhlenbergia capillaris	Pink Muhly	3 gal@ 36" oc		18"	317	
	NC	Nephrolepis exaltata	Boston Fern	1 gal@ 24" oc		12"	335	
	PI	Plumbago auriculata 'Imperial Blue'	Imperial Blue Plumbago	3 gal@ 36" oc		24"	228	
	RI	Rhaphiolepis indica	Indian Hawthorn	1 gal@ 30" oc		18"x15"	333	
	SB	Spartina bakeri	Sand Cord Grass	3 gal@ 36" oc		24"	94	
GROUND COVERS	CODE	BOTANICAL	COMMON	CONT.	GAL.	SIZE	QTY.	REMARKS
	AN	Annuals spp	Annuals - Various	4'pot@ 9" oc			567	Species and Color by season
	BJ	Bougainvillea hybrid 'Helen Johnson'	Helen Johnson Bougainvillea	3 gal@ 30" oc			738	Install in parking garage planters. Coordinate with owner's rep.
	DS	Decorative Stones	Decorative Stones	2 CF Bag @ 60" oc			326	Spread evenly @ 3" depth. Selected by owner's rep.
	JC	Juniperus chinensis 'Parsonii'	Parsoni Juniper	3 gal@ 30" oc			221	
	LL	Lantana 'Lavender Swirl'	Lavender Swirl Lantana	3 gal@ 24" oc			100	
	LY	Lantana 'Yellow Spreader'	Yellow Spreader Lantana	3 gal@ 24" oc			164	
	LG	Liriope muscari 'Evergreen Giant'	Evergreen Giant Liriope	1 gal@ 24" oc		12"	159	
	SM	Sansevieria trifasciata 'Moonshine'	Moonshine Snake Plant	1 gal@ 18" oc			774	
	TO	Tradescantia ohiensis	Spiderwort	1 gal@ 24" oc			369	
	TV	Tulbaghia violacea	Society Garlic	1 gal@ 24" oc		12"	136	

See Sheet L-6 for rooftop planting design; plants from rooftop planting are included in the plant schedule quantities.

See planting details and specifications, sheet L-7

Bougainvillea listed above to be installed in architectural planters located on perimeter of parking garage at various levels. Coordinate with architectural drawings and owner's representative. Planting medium to be furnished by contractor for all planters.



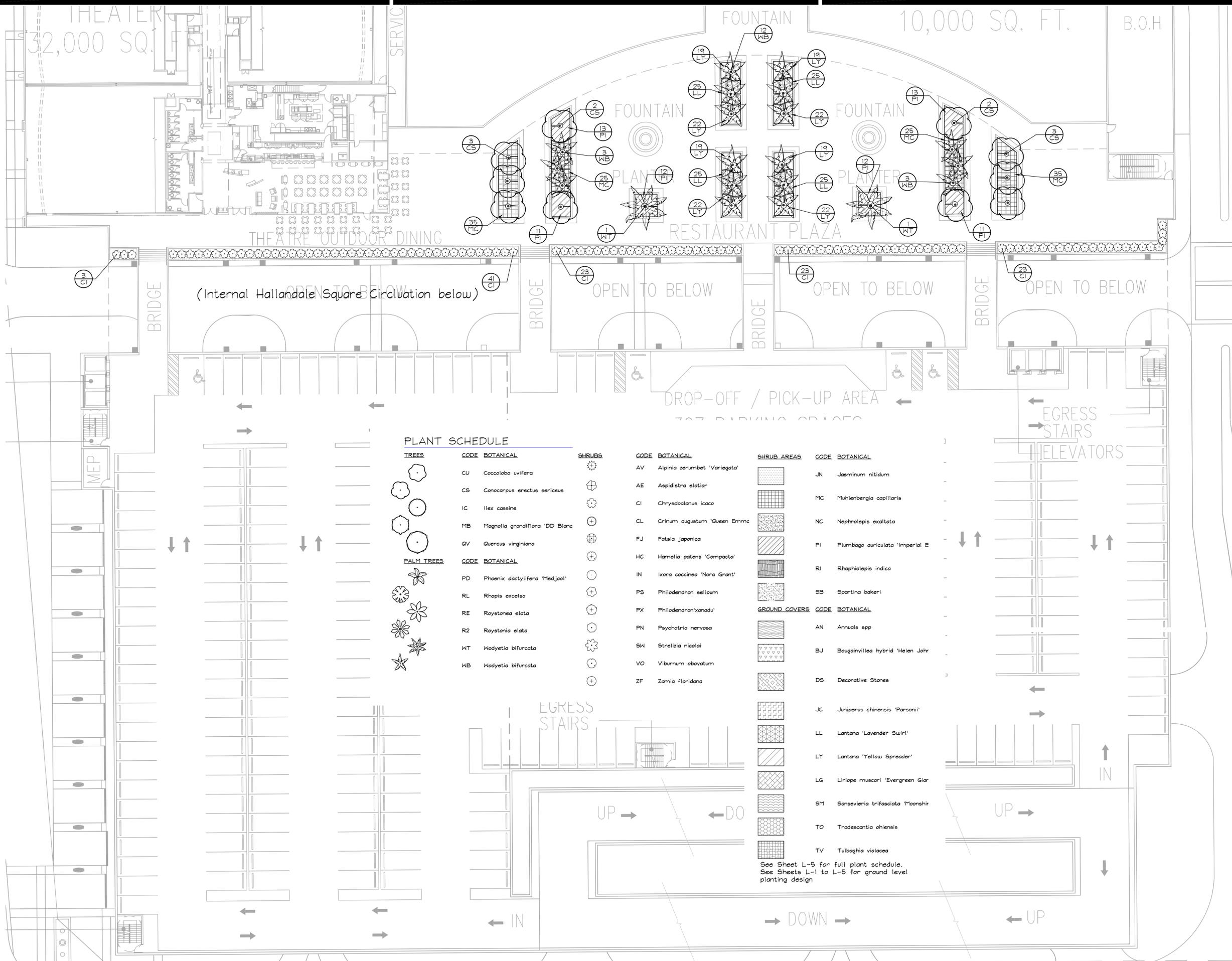
Job No. 144157000
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 Checked By jdh
 Date 01 04 07

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PLANT SCHEDULE

TREES

CODE	BOTANICAL
CU	Coccoloba uvifera
CS	Conocarpus erectus sericeus
IC	Ilex cassine
MB	Magnolia grandiflora 'DD Blanc'
QV	Quercus virginiana
PD	Phoenix dactylifera 'Medjool'
RL	Rhapis excelsa
RE	Roystonea elata
R2	Roystonea elata
WT	Wodyetia bifurcata
WB	Wodyetia bifurcata

PALM TREES

CODE	BOTANICAL
AV	Alpinia zerumbet 'Variegata'
AE	Aspidistra elatior
CI	Chrysobalanus icaco
CL	Crinum augustum 'Queen Emma'
FJ	Fatsia japonica
HC	Hamelia patens 'Compacta'
IN	Ixora coccinea 'Nora Grant'
PS	Philodendron selloum
PX	Philodendron 'xanadu'
PN	Psychotria nervosa
SW	Strelitzia nicotai
VO	Viburnum obovatum
ZF	Zamia floridana

SHRUBS

CODE	BOTANICAL
JN	Jasminum nitidum
MC	Muhlenbergia capillaris
NC	Nephrolepis exaltata
PI	Plumbago auriculata 'Imperial E'
RI	Rhaphiolepis indica
SB	Spartina bakeri
AN	Annuals spp
BJ	Bougainvillea hybrid 'Helen Jahr'
DS	Decorative Stones
JC	Juniper chinensis 'Parsonii'
LL	Lantana 'Lavender Swirl'
LY	Lantana 'Yellow Spreader'
LG	Liriope muscari 'Evergreen Giar'
SM	Sansevieria trifasciata 'Moonshir'
TO	Tradescantia ohimensis
TV	Tulbaghia violacea

SHRUB AREAS

CODE	BOTANICAL
AN	Annuals spp
BJ	Bougainvillea hybrid 'Helen Jahr'
DS	Decorative Stones
JC	Juniper chinensis 'Parsonii'
LL	Lantana 'Lavender Swirl'
LY	Lantana 'Yellow Spreader'
LG	Liriope muscari 'Evergreen Giar'
SM	Sansevieria trifasciata 'Moonshir'
TO	Tradescantia ohimensis
TV	Tulbaghia violacea

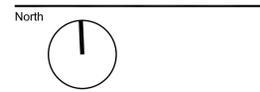
GROUND COVERS

CODE	BOTANICAL
AN	Annuals spp
BJ	Bougainvillea hybrid 'Helen Jahr'
DS	Decorative Stones
JC	Juniper chinensis 'Parsonii'
LL	Lantana 'Lavender Swirl'
LY	Lantana 'Yellow Spreader'
LG	Liriope muscari 'Evergreen Giar'
SM	Sansevieria trifasciata 'Moonshir'
TO	Tradescantia ohimensis
TV	Tulbaghia violacea

See Sheet L-5 for full plant schedule.
See Sheets L-1 to L-5 for ground level planting design

HALLANDALE SQUARE

(An Urban Shopping Experience)
600 Hallandale Beach Blvd, Hallandale Beach, Florida
Top Floor Planting Plan



Job No.	144157000	
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Date	01 04 07	
Revisions		
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North

Scale

Job No. 144157000

Drawn By jdh

Checked By jdh

Date 01 04 07

Revisions

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Sheet

GENERAL LANDSCAPE SPECIFICATIONS AND NOTES

A. SCOPE OF WORK

1. THE WORK CONSISTS OF FURNISHING ALL LABOR, MATERIALS, EQUIPMENT, TOOLS, TRANSPORTATION, AND ANY OTHER APPURTENANCES NECESSARY FOR THE COMPLETION OF THIS PROJECT AS SHOWN ON THE DRAWINGS, AS INCLUDED IN THE PLANT LIST, AND AS HEREIN SPECIFIED.
2. WORK SHALL INCLUDE MAINTENANCE AND WATERING OF ALL CONTRACT PLANTING AREAS UNTIL CERTIFICATION OF ACCEPTABILITY BY THE OWNER.

B. PROTECTION OF EXISTING STRUCTURES

ALL EXISTING BUILDINGS, WALKS, WALLS, PAVING, PIPING, OTHER SITE CONSTRUCTION ITEMS, AND PLANTING ALREADY COMPLETED OR ESTABLISHED SHALL BE PROTECTED FROM DAMAGE BY THE CONTRACTOR UNLESS OTHERWISE SPECIFIED. ALL DAMAGE RESULTING FROM NEGLIGENCE SHALL BE REPAIRED OR REPLACED TO THE SATISFACTION OF THE OWNER, AT NO COST TO THE OWNER.

C. PROTECTION OF EXISTING PLANT MATERIALS OUTSIDE LIMIT OF WORK

THE CONTRACTOR SHALL BE RESPONSIBLE FOR ALL UNAUTHORIZED CUTTING OR DAMAGE TO TREES AND SHRUBS EXISTING OR OTHERWISE, CAUSED BY CARELESS EQUIPMENT OPERATION, MATERIAL STOCKPILING, ETC. THIS SHALL INCLUDE COMPACTION BY DRIVING OR PARKING INSIDE THE DRAIN-LINE AND SPILLING GASOLINE, OR OTHER DELETERIOUS MATERIALS WITHIN THE DRAIN-LINE. NO MATERIALS SHALL BE BURNED WHERE HEAT WILL DAMAGE ANY PLANT. EXISTING TREES KILLED OR DAMAGED SO THAT THEY ARE MISHAPEN AND/OR UNSIGHTLY SHALL BE REPLACED AT THE COST TO THE CONTRACTOR OF ONE HUNDRED DOLLARS (\$100) PER CALIPER INCH ON AN ESCALATING SCALE WHICH ADDS AN ADDITIONAL TWENTY (20) PERCENT PER INCH OVER FOUR (4) INCHES CALIPER AS FIXED AND AGREED LIQUIDATED DAMAGES. CALIPER SHALL BE MEASURED SIX (6) INCHES ABOVE GROUND LEVEL FOR TREES UP TO AND INCLUDING FOUR (4) INCHES IN CALIPER AND TWELVE (12) INCHES ABOVE GROUND LEVEL FOR TREES OVER FOUR (4) INCHES IN CALIPER.

D. MATERIALS

1. GENERAL
 - MATERIAL SAMPLES LISTED BELOW SHALL BE SUBMITTED FOR APPROVAL ON THE SITE OR AS OTHERWISE DETERMINED BY THE OWNER. UPON SAMPLES' APPROVAL, DELIVERY OF MATERIALS MAY COMMENCE.
2. PLANT MATERIALS
 - A. PLANT SPECIES AND SIZE SHALL CONFORM TO THOSE INDICATED ON THE DRAWINGS. NON-TEMPERATURE SHALL CONFORM TO STANDARD PRACTICES, 1942 EDITION. ALL NURSERY STOCK SHALL BE IN ACCORDANCE WITH GRADING AND STANDARDS FOR NURSERY PLANTS, LATEST EDITION, PUBLISHED BY THE FLORIDA DEPARTMENT OF AGRICULTURE AND CONSUMER SERVICES. ALL PLANTS SHALL BE FLORIDA GRADE NO. 1 OR BETTER AS DETERMINED BY THE FLORIDA DIVISION OF PLANT INDUSTRY. ALL PLANTS SHALL BE HEALTHY, VIGOROUS, SOUND, WELL-BRANCHED, AND FREE OF DISEASE AND INSECTS, INSECT EGGS AND LARVAE AND SHALL HAVE ADEQUATE ROOT SYSTEMS. TREES FOR PLANTING IN ROWS SHALL BE UNIFORM IN SIZE AND SHAPE. ALL MATERIALS SHALL BE SUBJECT TO APPROVAL BY THE OWNER. WHERE ANY REQUIREMENTS ARE OMITTED FROM THE PLANT LIST, THE PLANTS FURNISHED SHALL BE NORMAL FOR THE VARIETY. PLANTS SHALL BE PRUNED PRIOR TO DELIVERY ONLY WITH APPROVAL FROM OWNER OR OWNER'S REPRESENTATIVE. NO SUBSTITUTIONS SHALL BE MADE WITHOUT WRITTEN PERMISSION FROM THE OWNER'S REPRESENTATIVE.
 - B. MEASUREMENTS: THE HEIGHT AND/OR WIDTH OF TREES SHALL BE MEASURED FROM THE GROUND OR ACROSS THE NORMAL SPREAD OF BRANCHES WITH THE PLANTS IN THEIR NORMAL POSITION. THIS MEASUREMENT SHALL NOT INCLUDE THE IMMEDIATE TERMINAL GROWTH. PLANTS LARGER IN SIZE THAN THOSE SPECIFIED IN THE PLANT LIST MAY BE USED IF APPROVED BY THE OWNER. IF THE USE OF LARGER PLANTS IS APPROVED, THE BALL OF EARTH OR SPREAD OF ROOTS SHALL BE INCREASED IN PROPORTION TO THE SIZE OF THE PLANT.
 - C. INSPECTION: PLANTS SHALL BE SUBJECT TO INSPECTION AND APPROVAL AT THE PLACE OF GROWTH, OR UPON DELIVERY TO THE SITE, AS DETERMINED BY THE OWNER, FOR QUALITY, SIZE, AND VARIETY. SUCH APPROVAL SHALL NOT IMPAIR THE RIGHT OF INSPECTION AND REJECTION AT THE SITE DURING PROGRESS OF THE WORK OR AFTER COMPLETION FOR SIZE AND CONDITION OF ROOT BALLS OR ROOTS, LATENT DEFECTS OR INJURIES. REJECTED PLANTS SHALL BE REMOVED IMMEDIATELY FROM THE SITE. NOTICE REQUESTING INSPECTION SHALL BE SUBMITTED IN WRITING BY THE CONTRACTOR AT LEAST ONE (1) WEEK PRIOR TO ANTICIPATED DATE.

MATERIAL	SAMPLE SIZE
MULCH	ONE (1) CUBIC FOOT
TOPSOIL MIX	ONE (1) CUBIC FOOT
PLANTS	ONE (1) OF EACH VARIETY (OR TAGGED IN NURSERY)

E. SOIL MIXTURE (PLANTING MEDIUM, PLANTING MIX, TOPSOIL MIX)

1. SOIL MIXTURE (PLANTING MEDIUM FOR PLANT PITS) SHALL CONSIST OF TWO PARTS OF TOPSOIL AND ONE PART SAND, AS DESCRIBED BELOW.
2. TOPSOIL FOR USE IN PREPARING SOIL MIXTURE FOR BACKFILLING PLANT PITS SHALL BE FERTILE, FRIABLE, AND OF A LOAMY CHARACTER, REASONABLY FREE OF SUBSOIL, CLAY LUMPS, BRUSH WEEDS AND OTHER LITTER, FREE OF STUMPS, STONES LARGER THAN 2" IN ANY DIRECTION, AND OTHER EXTRANEOUS OR TOXIC MATTER HARMFUL TO PLANT GROWTH. IT SHALL CONTAIN THREE (3) TO FIVE (5) PERCENT DECOMPOSED ORGANIC MATTER AND A PH BETWEEN 5.5 AND 7.0 - SUBMIT SAMPLE AND PH TESTING RESULTS FOR APPROVAL.
3. SAND SHALL BE COARSE, CLEAN, WELL-DRAINING, NATIVE SAND. CONTRACTOR SHALL SUBMIT RESULTS OF SOIL TESTS FOR TOPSOIL AND SAND PROPOSED FOR USE UNDER THIS CONTRACT FOR APPROVAL BY THE OWNER.

4. TREES SHALL BE PLANTED IN THE EXISTING NATIVE SOIL ON SITE, UNLESS DETERMINED TO BE UNSUITABLE - AT WHICH POINT THE CONTRACTOR SHALL CONTACT LANDSCAPE ARCHITECT TO DISCUSS ALTERNATE RECOMMENDATION PRIOR TO PLANTING.
5. CONTRACTOR TO SUBMIT SAMPLES OF SOIL MIXTURE FOR OWNER'S REPRESENTATIVE APPROVAL PRIOR TO PLANT INSTALLATION OPERATIONS COMMENCE.

F. WATER

WATER NECESSARY FOR PLANTING AND MAINTENANCE SHALL BE OF SATISFACTORY QUALITY TO SUSTAIN AN ADEQUATE PLANT GROWTH AND SHALL NOT CONTAIN HARMFUL, NATURAL OR MAN-MADE ELEMENTS DETRIMENTAL TO PLANTS, WATER MEETING THE ABOVE STANDARD SHALL BE OBTAINED ON THE SITE FROM THE OWNER, IF AVAILABLE, AND THE CONTRACTOR SHALL BE RESPONSIBLE TO MAKE ARRANGEMENTS FOR ITS USE BY HIS TANKS, HOSES, SPRINKLERS, ETC. IF SUCH WATER IS NOT AVAILABLE AT THE SITE, THE CONTRACTOR SHALL PROVIDE SATISFACTORY WATER FROM SOURCES OFF THE SITE AT NO ADDITIONAL COST TO THE OWNER. WATERING/IRRIGATION RESTRICTIONS MAY APPLY - REFER TO PROPERTY'S JURISDICTIONAL AUTHORITY.

G. FERTILIZER

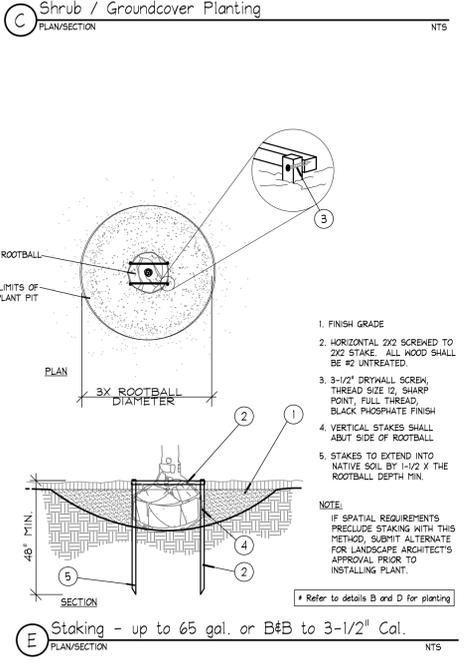
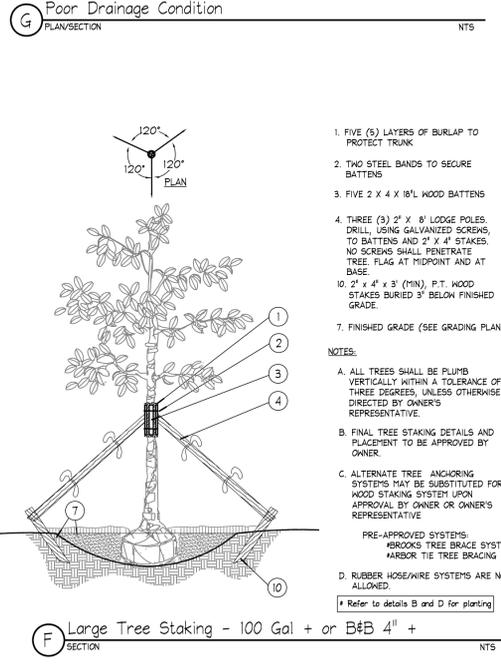
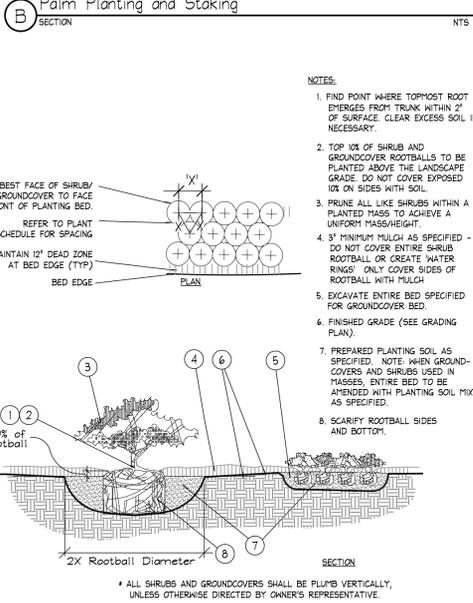
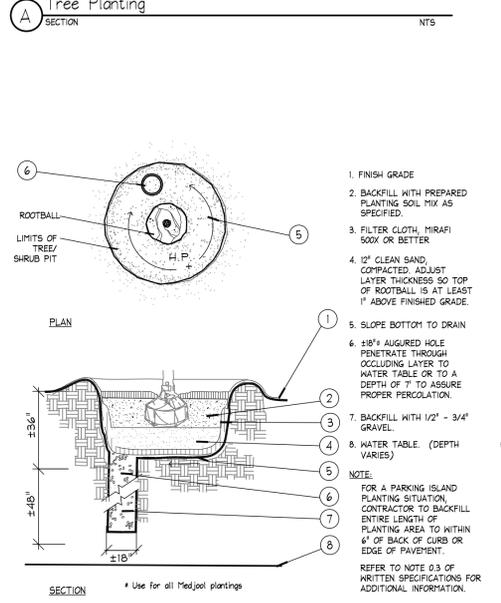
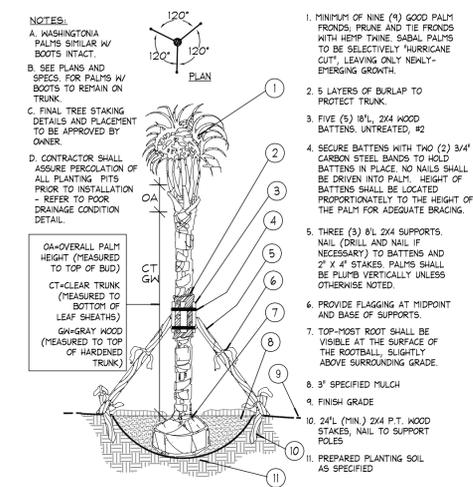
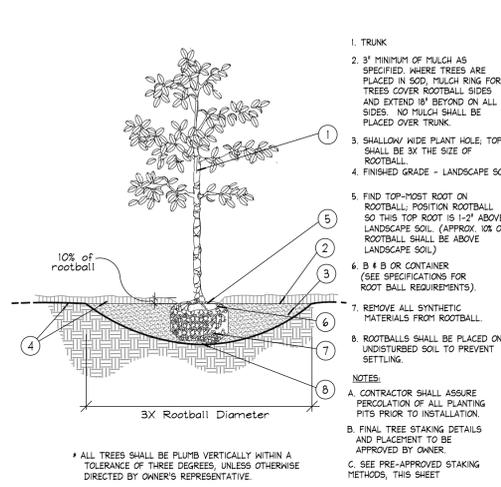
CONTRACTOR SHALL PROVIDE FERTILIZER APPLICATION SCHEDULE TO OWNER, AS APPLICABLE TO SOIL TYPE, PLANT INSTALLATION TYPE, AND SITE'S PORPOSED USE. SUGGESTED FERTILIZER TYPES SHALL BE ORGANIC OR OTHERWISE NATURALLY-DERIVED. FERTILIZER RESTRICTIONS MAY APPLY - REFER TO PROPERTY'S JURISDICTIONAL AUTHORITY.

H. MULCH

MULCH MATERIAL SHALL BE MOISTENED AT THE TIME OF APPLICATION TO PREVENT WIND DISPLACEMENT, AND APPLIED AT A MINIMUM DEPTH OF 3 INCHES. CLEAR MULCH FROM EACH PLANT'S CROWN (BASE). TYPE OF MATERIAL "FLORIMULCH" OR EUCALYPTUS MULCH. INSTALL STONE MULCH IN LOCATIONS SHOWN ON PLAN. SUBMIT SAMPLES FOR APPROVAL.

I. DIGGING AND HANDLING

1. PROTECT ROOTS OR ROOT BALLS OF PLANTS AT ALL TIMES FROM SUN, DRYING WINDS, WATER AND FREEZE AS NECESSARY UNTIL PLANTING. PLANT MATERIALS SHALL BE ADEQUATELY PACKED TO PREVENT DAMAGE DURING TRANSIT. TREES TRANSPORTED MORE THAN TEN (10) MILES OR WHICH ARE NOT PLANTED WITHIN THREE (3) DAYS OF DELIVERY TO SITE SHALL BE SPRAYED WITH AN ANTITRANSPIRANT PRODUCT ("WILTFRUP" OR EQUAL) TO MINIMIZE TRANSPIRATIONAL WATER LOSS.
2. BALLED AND BURLAPPED PLANTS (B&B) SHALL BE DUG WITH FIRM, NATURAL BALLS OF SOIL OF SUFFICIENT SIZE TO ENCOMPASS THE FIBROUS AND FEEDING ROOTS OF THE PLANTS. NO PLANTS MOVED WITH A ROOT BALL SHALL BE PLANTED IF THE BALL IS CRACKED OR BROKEN. PLANTS BALLED AND BURLAPPED OR CONTAINER GROWN SHALL NOT BE HANDLED BY STEMS.
3. PLANTS MARKED "BR" IN THE PLANT LIST SHALL BE DUG WITH BARE ROOTS, COMPLYING WITH FLORIDA GRADING AND STANDARDS FOR NURSERY PLANTS, CURRENT EDITION. CARE SHALL BE EXERCISED THAT THE ROOTS DO NOT DRY OUT DURING TRANSPORTATION AND PRIOR TO PLANTING.

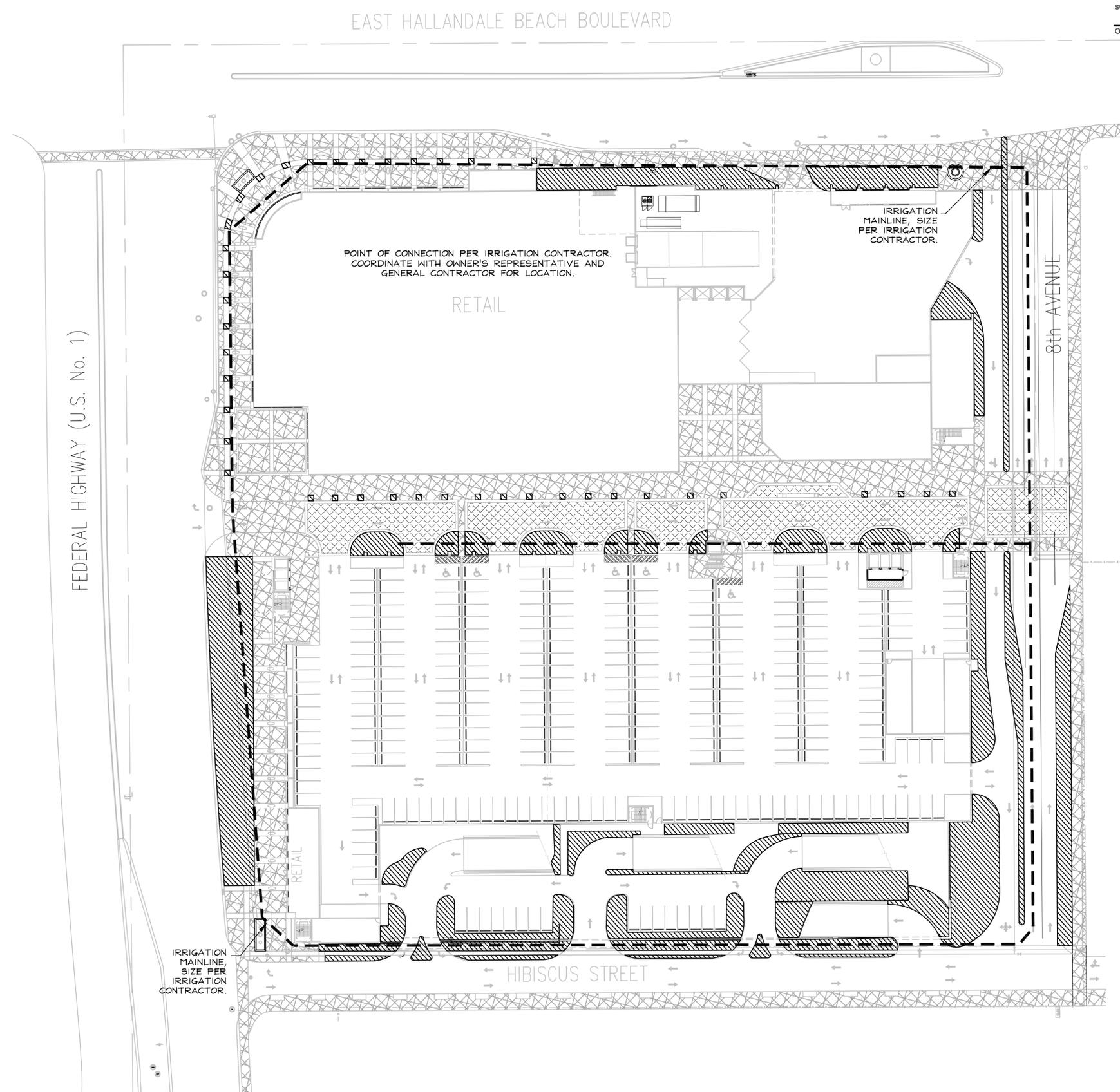


IRRIGATION DESIGN NOTES:

- 1) INSTALLATION WORK SHALL BE COORDINATED WITH OTHER CONTRACTORS IN SUCH A MANNER AS TO ALLOW FOR SPEEDY AND ORDERLY COMPLETION OF ALL WORK ON THE SITE.
- 2) ALL PROPOSED TREES AND SHRUBS SHALL BE IRRIGATED BY A 100% AUTOMATIC UNDERGROUND IRRIGATION SYSTEM.
- 3) IRRIGATION SYSTEM SHALL BE CAPABLE OF SUPPLYING AN AVERAGE OF 1" OF WATER PER WEEK WITHIN WATERING RESTRICTIONS AS APPLICABLE.
- 4) IRRIGATION SYSTEM SHALL NOT BE INSTALLED THROUGH EXISTING, OR PRESERVED PLANT COMMUNITIES.
- 5) IRRIGATION SPRINKLER ZONES SHALL BE SEPARATED FOR HIGH AND LOW WATER REQUIREMENTS AND OPERATING ON DIFFERENT WATERING CYCLES.
- 6) IRRIGATION OVERTHROW TO IMPERVIOUS AND NATURAL AREAS SHALL BE MINIMIZED.
- 7) A RAIN SENSOR OR SOIL MOISTURE SENSOR SHALL BE INSTALLED WITH THE IRRIGATION CONTROL SYSTEM, INSTALLED AT A LOCATION TO BE COORDINATED WITH OWNER.
- 8) IRRIGATION PIPING INSTALLED UNDER ROADS AND SIDEWALKS SHALL BE IN SCHEDULE 40 PVC SLEEVING AT 2X THE PIPE SIZE. ALL SLEEVING SHALL BE FREE OF STONES AND DEBRIS.
- 9) IRRIGATION SYSTEM TO USE THE LOWEST QUALITY WATER AVAILABLE WHICH ADEQUATELY AND SAFELY MEETS THE WATER NEEDS OF THE SYSTEM. STORM WATER REUSE, RECLAIMED WATER USE, AND GRAY WATER IRRIGATION SYSTEMS SHALL BE USED WHERE FEASIBLE.
- 10) IRRIGATED AREAS SHALL BE FULLY IRRIGATED WITH SPRAY HEADS & ROTORS SPACED TO PROVIDE 100% HEAD TO HEAD COVERAGE. ALL PROPOSED TREES AND PALMS SHALL BE IRRIGATED WITH TREE BUBBLERS.
- 11) PROPOSED SOD WILL REQUIRE 100% COVERAGE, HEAD TO HEAD IRRIGATION.
- 12) CONTRACTOR SHALL PROVIDE LANDSCAPE ARCHITECT WITH SHOP DRAWINGS DEPICTING IRRIGATION DESIGN FOR APPROVAL PRIOR TO CONSTRUCTION.
- 13) CONTRACTOR SHALL PROVIDE "AS-BUILT" DRAWINGS OF THE FINAL INSTALLATION TO OWNER AT SUBSTANTIAL COMPLETION BEFORE RECEIVING FINAL PAYMENT.
- 14) POINT OF CONNECTION TO BE DETERMINED BY IRRIGATION CONTRACTOR. IRRIGATION SYSTEM CONNECTIONS TO THE MUNICIPAL SERVICE SHALL COMPLY WITH ALL APPLICABLE CODES.
- 15) IRRIGATION SYSTEM CONNECTION TO POTABLE WATER SUPPLY WILL REQUIRE DEDICATED IRRIGATION METER AND BACKFLOW PREVENTER, AS REQUIRED BY GOVERNING MUNICIPALITY. IRRIGATION CONTRACTOR RESPONSIBLE FOR ASSOCIATED PERMITTING AND FEES.
- 16) INSTALL DRIP IRRIGATION AT ALL GARAGE PLANTERS - COORDINATE WITH ARCHITECTURAL PLANS AND OWNER'S REPRESENTATIVE FOR ADDITIONAL INFORMATION.

IRRIGATION SYSTEM NOTES:

- A) THE IRRIGATION MAINLINE LAYOUT IS DIAGRAMMATIC. ANY CHANGES MADE IN THE IRRIGATION MAINLINE DUE TO FIELD CONDITIONS OR CONTRACTOR'S SUBMITTED DESIGN SHALL BE IN ACCORDANCE WITH THESE STANDARDS.
- B) SET SPRAY HEADS 6", ROTORS 12" IN FROM BACK OF CURB OR 24" IF PAVEMENT HAS NO CURB, AND 3" FROM SIDEWALKS WHERE APPLICABLE UNLESS OTHERWISE NOTED.
- C) LOCATE ALL VALVES A MINIMUM OF 24" FROM BACK OF CURB OR EDGE OF PAVEMENT, UNLESS NOTED OTHERWISE.
- D) VERIFY LOCATIONS OF ALL UNDERGROUND UTILITIES PRIOR TO INSTALLATION OF IRRIGATION SYSTEM. MAINLINE SHALL NOT BE LOCATED WITHOUT PRIOR APPROVAL OF THE OWNER'S REPRESENTATIVE. ALL UTILITIES AND STRUCTURES MAY NOT BE SHOWN ON THESE PLANS-CONTRACTOR SHALL VERIFY.
- E) ALL PRESSURE MAINLINES UNDER ASPHALT PAVEMENT SHALL BE WITHIN SLEEVES AS NOTED. WHERE ELECTRIC VALVE CONTROL LINES PASS THROUGH A SLEEVE WITH OTHER MAIN OR LATERAL LINES THEY SHALL BE CONTAINED WITHIN A SEPARATE, SMALLER CONDUIT.
- F) ALL SHRUB SPRAY ZONED TO BE 12" POP-UPS, NO RISERS SHALL BE INSTALLED.
- G) HEADS, LATERALS, EMITTERS, AND VALVES ARE NOT SHOWN, BUT ARE NECESSARY FOR A FULLY FUNCTIONING IRRIGATION SYSTEM.
- H) ALL SLEEVES UTILIZED BY THE IRRIGATION CONTRACTOR, WHETHER INSTALLED BY CONTRACTOR OR NOT, SHALL BE LOCATED ON THE "AS-BUILT" DRAWINGS. THE DEPTH BELOW FINISH GRADE, TO THE NEAREST FOOT OF EACH END OF EACH SLEEVE SHALL BE NOTED AT EACH SLEEVE LOCATION ON THE "AS-BUILT" DRAWINGS. CONTRACTOR TO PROVIDE "AS-BUILT" DRAWINGS PRIOR TO OWNER'S ACCEPTANCE OF IRRIGATION WORK.
- I) SMALLEST DIAMETER LATERAL PIPE SHALL BE 3/4". ALL UNSIZED PIPE SHALL BE 3/2" UNLESS OTHERWISE NOTED.
- J) ALL VALVES SHALL BE INSTALLED IN AN AMETEK PLASTIC VALVE BOX WITH LOCKING LID. LOCATE IN SHRUB BEDS, IF POSSIBLE.
- K) IRRIGATION CONTRACTOR SHALL SECURE ANY AND ALL NECESSARY PERMITS FOR THE WORK PRIOR TO COMMENCEMENT OF HIS OPERATIONS ON-SITE. COPIES OF THE PERMITS SHALL BE SENT TO THE OWNER/GENERAL CONTRACTOR. WORK IN THE R.O.W. SHALL CONFORM TO THE STANDARDS AND SPECIFICATIONS OF LOCAL AND/OR STATE HIGHWAY JURISDICTION.
- L) VERIFY CONTROLLER AND WATER SOURCE LOCATION AT PROJECT SITE WITH OWNER. CONTROLLER TO BE INSTALLED IN AN INCONSPICUOUS LOCATION IN A LOCKABLE PEDESTAL.
- M) ELECTRIC SERVICE TO THE CONTROLLER SHALL BE PROVIDED BY THE GENERAL CONTRACTOR.
- N) ALL 24 VAC WIRING FROM DECODER TO VALVE SHALL BE OF DIRECT BURIAL COPPER WIRE. MAXIMUM LENGTH OF WIRE FROM DECODER TO VALVE SHALL NOT EXCEED 400 FEET. AS FOLLOWS: (CONTROL WIRES - #14 (RED COLOR) AND COMMON WIRES - #14 (WHITE COLOR)).
- O) CONTRACTOR SHALL INSTALL METALLIZED IDENTIFICATION TAPE ABOVE ALL IRRIGATION MAINLINES IN ACCORDANCE WITH FDOT UTILITY ACCOMMODATION MANUAL, LATEST EDITION.
- P) INSTALLATION OF WORK SHALL BE COORDINATED WITH OTHER CONTRACTORS IN SUCH A MANNER AS TO ALLOW FOR A SPEEDY AND ORDERLY COMPLETION OF ALL WORK ON THE SITE.
- Q) PRODUCTS SHALL BE AS SPECIFIED OR APPROVED EQUAL. PRE-APPROVED MANUFACTURERS:
 1. TORO
 2. HUNTER
 3. RAINBIRD



FEDERAL HIGHWAY (U.S. No. 1)

HALLANDALE SQUARE
(An Urban Shopping Experience)
 600 Hallandale Beach Blvd, Hallandale Beach, Florida
 Irrigation Plan Sheet

North

Scale

Job No. 144157000

Drawn By jdh

Checked By jdh

Date 01 04 07

NO.	DATE	COMMENTS
1	1.14.08	SITE PLAN REVISIONS
2	1.21.08	SITE PLAN REVISIONS
3	3.5.08	SITE PLAN REVISIONS
4	3.7.08	SITE PLAN REVISIONS, CITY COMMENTS
5	3.13.08	RESUBMITTAL AND MINOR REVISIONS

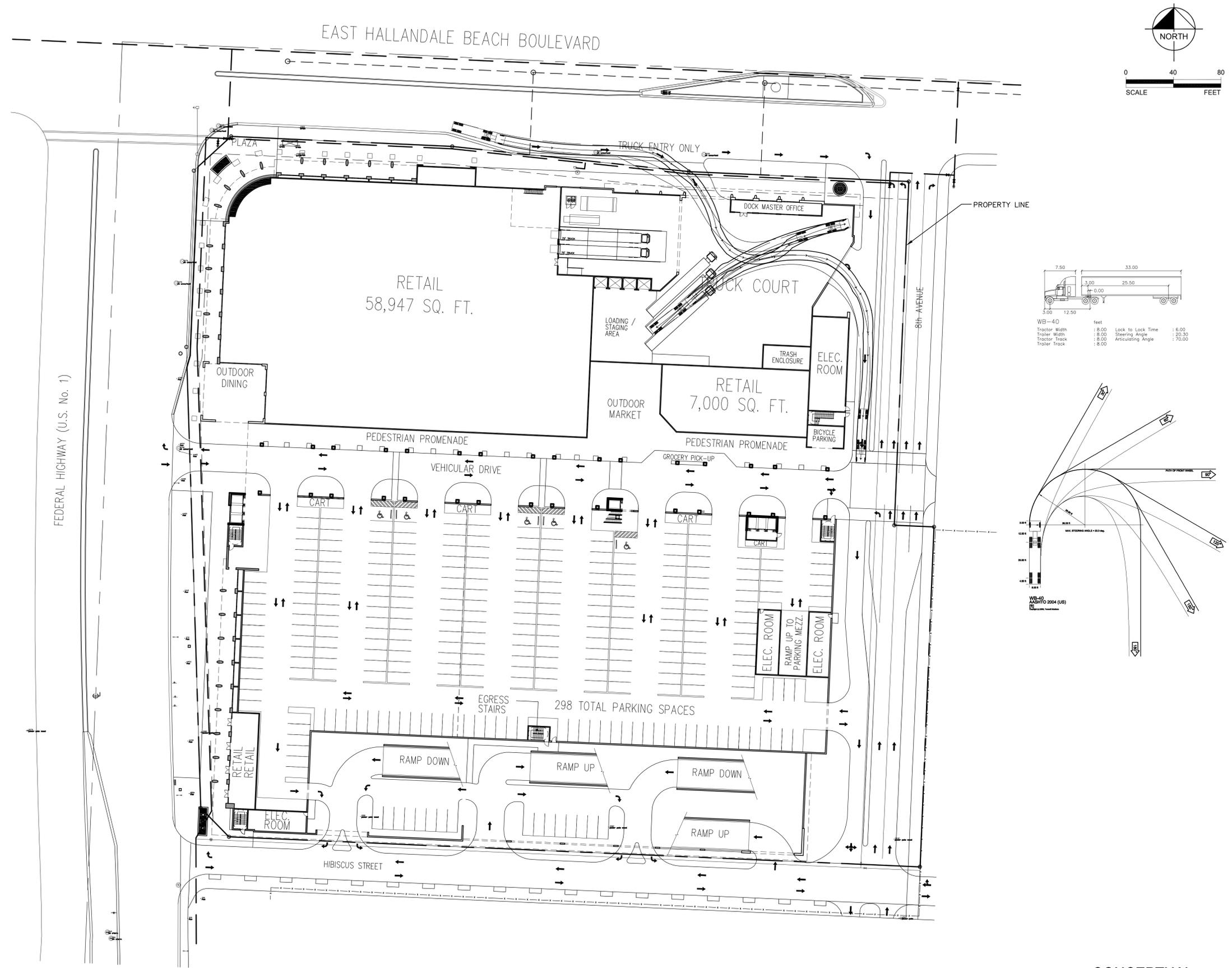
X
Jonathan D. Haigh
FL Cert. No. 6666795
Date: 3.13.08

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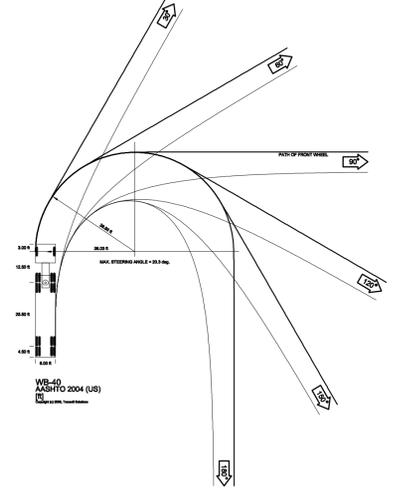
NOTE: SEE SHEET IR-2 FOR ADDITIONAL IRRIGATION NOTES.

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Drawing name: G:\144157000 - 600 Hallandale\CAADD\Civil\CONCEPT\PLAN-CONCEPTUAL-AUTOTURN.dwg DELIVERIES Mar 13, 2008 1:29pm by: isaac.duncan
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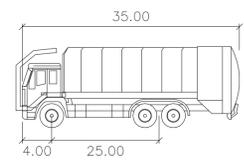
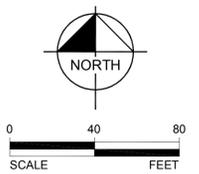
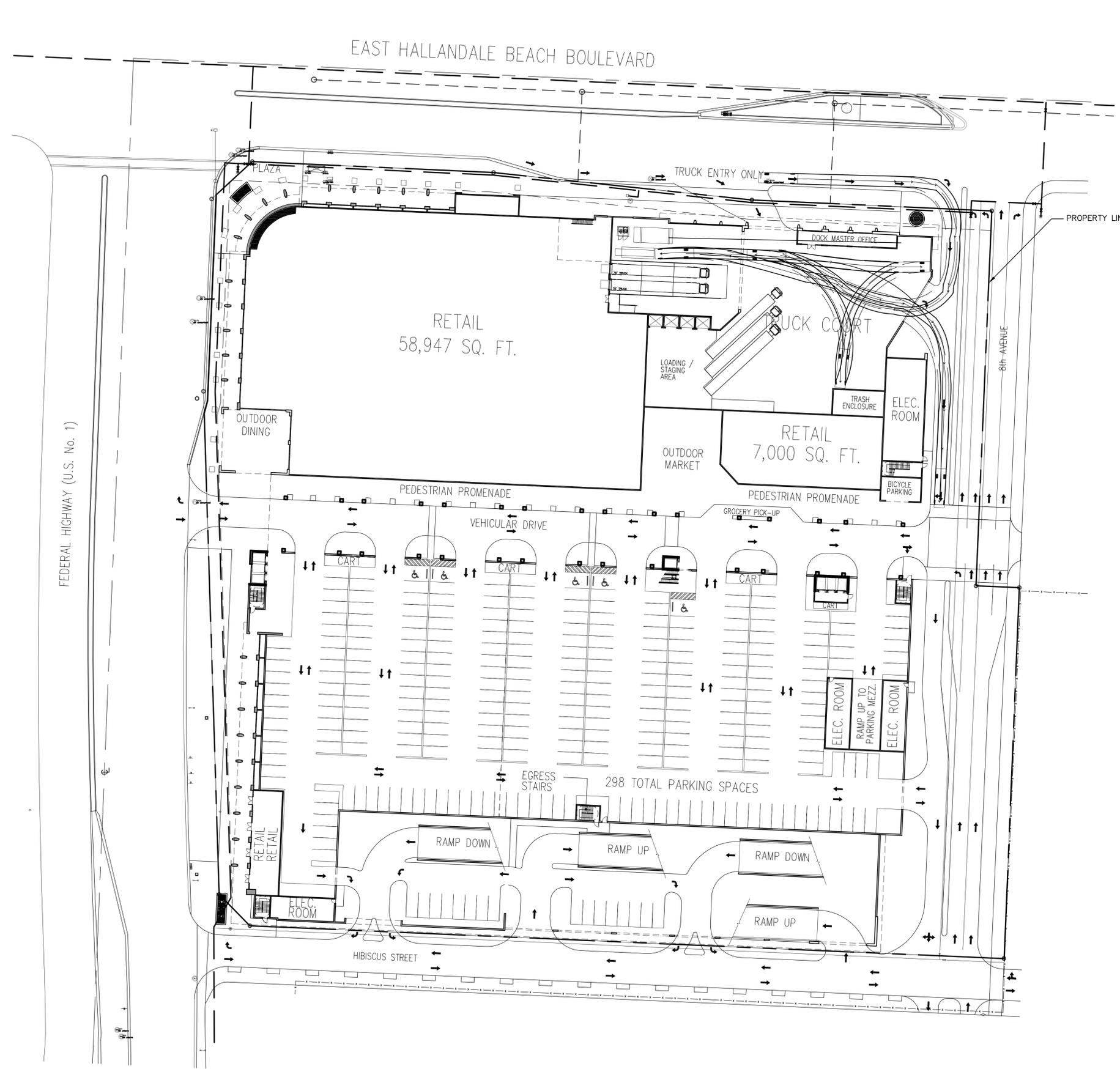
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Tractor Track	: 8.00	Articulating Angle	: 70.00
Trailer Track	: 8.00		



**CONCEPTUAL
 FOR SITE PLAN APPROVAL ONLY
 NOT FOR CONSTRUCTION**

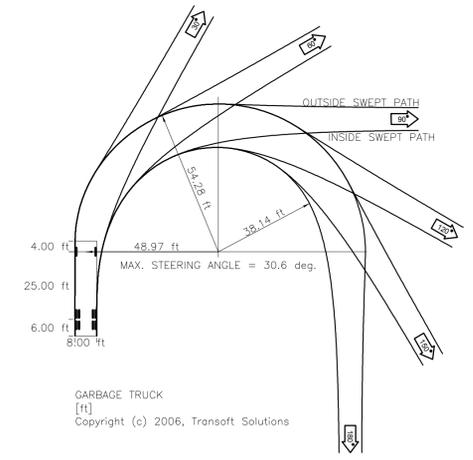
 Kimley-Horn and Associates, Inc. © 2008 KIMLEY-HORN AND ASSOCIATES, INC. 5200 NW 33rd Avenue, Suite 109, Fort Lauderdale, FL 33309 PHONE (954) 535-5100 FAX (954) 739-2247 WWW.KIMLEY-HORN.COM CA 00000696	Per Public Works Comments Per City of Hallandale Beach Comments No. 1	3/10/08 3/05/08	ID ID
	DESIGN ENGINEER: ROSS S. STEVENS, P.E. FLORIDA REGISTRATION NUMBER: 64147	SCALE: AS NOTED DESIGNED BY: SS DRAWN BY: SS CHECKED BY: KMS	DATE: JANUARY 2008
HALLANDALE SQUARE CITY OF HALLANDALE BEACH, FLORIDA		CONCEPTUAL TRAFFIC MOVEMENT PLAN FOR DELIVERIES	

Drawing name: G:\144157000 - 600 Hallandale\CA00\Civil\CONCEPT\PLAN-CONCEPTUAL-AUTOTURN.dwg SANITATION Mar 13, 2008 1:29pm by: lscac.duncan
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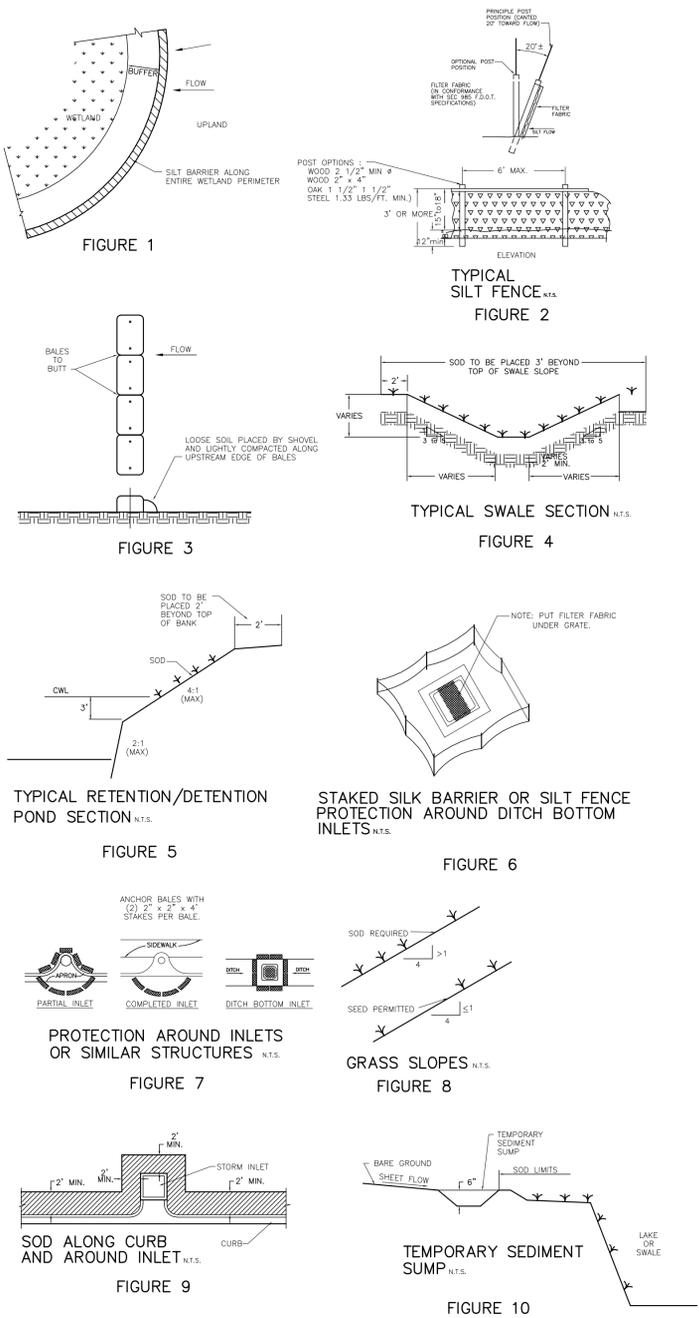
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 Steering Angle : 31.80

NOTE: THE DEVELOPER WILL WORK WITH THE CITY OF HALLANDALE BEACH SANITATION DEPARTMENT TO PROVIDE 25' VERTICAL CLEARANCE NEEDED IN CERTAIN AREAS NEAR THE PROPOSED DUMPSTERS



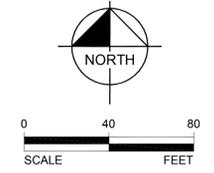
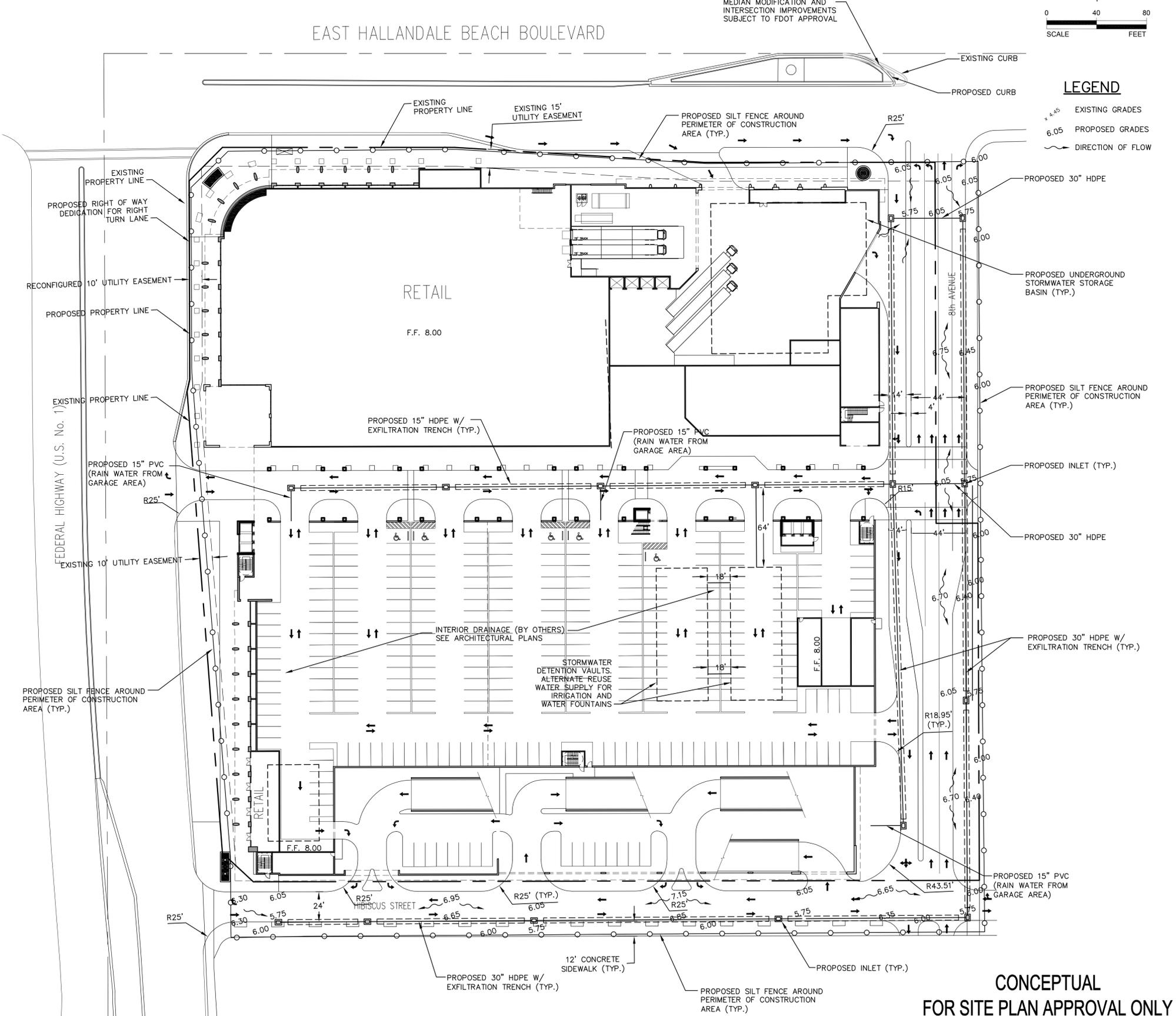
<p>Kimley-Horn and Associates, Inc. © 2008 KIMLEY-HORN AND ASSOCIATES, INC. 5200 NW 33rd Avenue, Suite 109, Fort Lauderdale, FL 33309 PHONE (954) 535-5100 FAX (954) 739-2247 WWW.KIMLEY-HORN.COM CA 00000696</p>	
DESIGN ENGINEER: ROSS S. STEVENS, P.E. FLORIDA REGISTRATION NUMBER: 64147	DATE: KMS
SCALE: AS NOTED DESIGNED BY: SS DRAWN BY: SS CHECKED BY: KMS	REVISIONS No. DATE BY
CONCEPTUAL TRAFFIC MOVEMENT PLAN FOR SANITATION	
HALLANDALE SQUARE CITY OF HALLANDALE BEACH, FLORIDA	
CONCEPTUAL FOR SITE PLAN APPROVAL ONLY NOT FOR CONSTRUCTION	
DATE: JANUARY 2008 PROJECT NO.: 144157000 SHEET NUMBER: C-4 4 of 4	

STORM WATER BEST MANAGEMENT PRACTICES



NOTE:
CONTRACTOR TO DEVELOP FULL STORM WATER POLLUTION PLAN PRIOR TO CONSTRUCTION. CONTRACTOR IS RESPONSIBLE FOR MAINTAINING POLLUTION CONTROL MEASURES THROUGHOUT CONSTRUCTION ACCORDING TO FLORIDA DEPARTMENT OF ENVIRONMENTAL PROTECTION CHAPTER 17-25 F.A.C., AND THE SOUTH FLORIDA WATER MANAGEMENT DISTRICT, CHAPTER 400-4, F.A.C.

NOTE:
REFER TO SITE PLAN AND LANDSCAPE PLAN FOR LOCATIONS OF PAVERS OR CONCRETE AREAS.



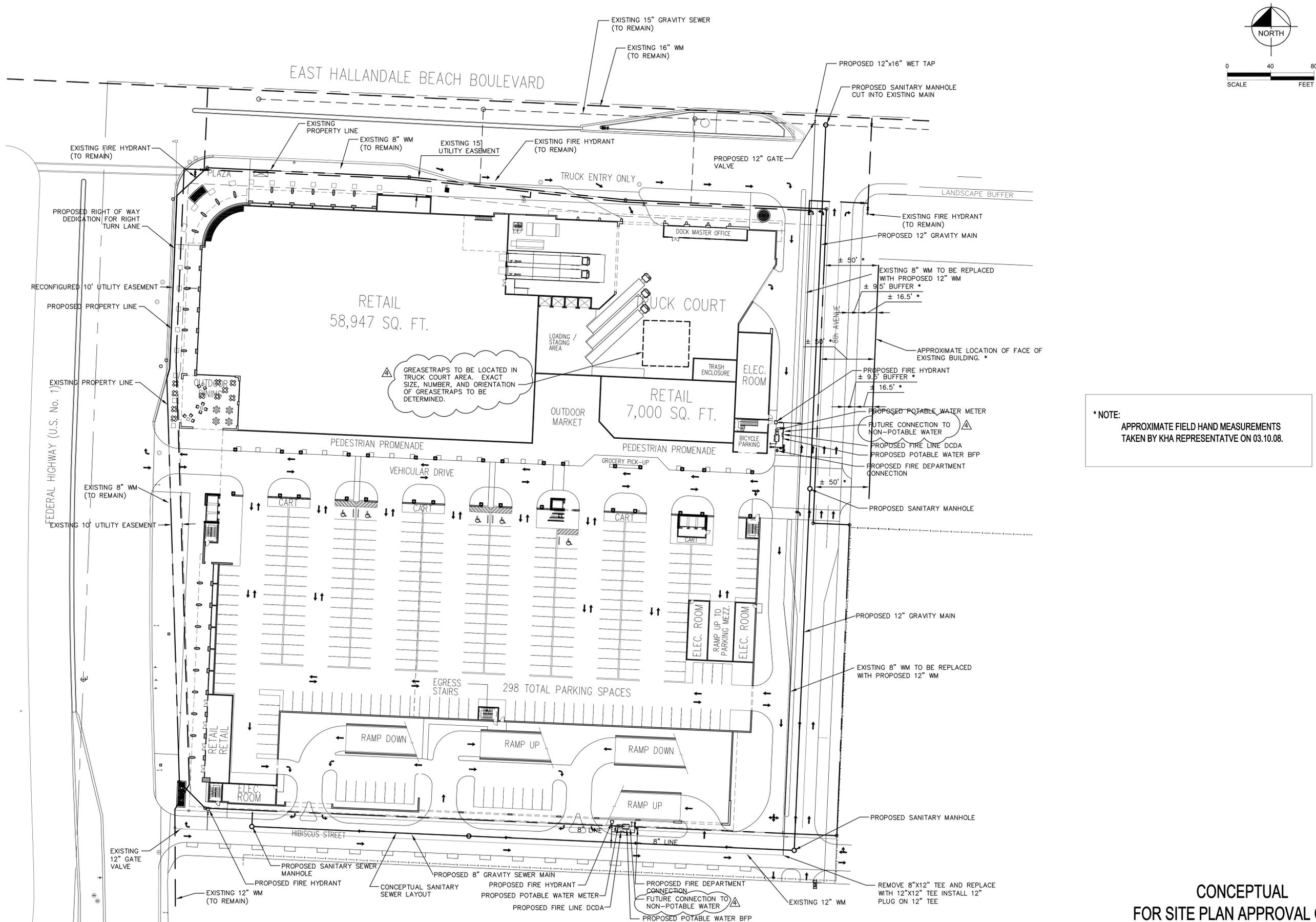
LEGEND
 - - - - - EXISTING GRADES
 - - - - - PROPOSED GRADES
 - - - - - DIRECTION OF FLOW

**CONCEPTUAL
FOR SITE PLAN APPROVAL ONLY
NOT FOR CONSTRUCTION**

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DESIGN ENGINEER: ROSS S. STEVENS, P.E. FLORIDA REGISTRATION NUMBER: 64147	DESIGNED BY: WMC	DRAWN BY: ID	CHECKED BY: WMC
CONCEPTUAL PAVING, GRADING AND DRAINAGE PLAN			
HALLANDALE SQUARE			
CITY OF HALLANDALE BEACH, FLORIDA			
DATE JANUARY 2008	PROJECT NO. 144157000	SHEET NUMBER C-1	
1 Per Public Works Comments 2 Per City of Hallandale Beach Comments		3/10/08 3/05/08	ID DATE

Drawing name: G:\144157000 - 600 Hallandale\CADD\Civil\CONCEPT\PLAN-CONCEPTUAL-UTILITY-W. SAGE BUILDING 2.dwg - Layout2 - Mar 13, 2008 1:30pm by: isac.durican
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*** NOTE:**
 APPROXIMATE FIELD HAND MEASUREMENTS
 TAKEN BY KHA REPRESENTATIVE ON 03.10.08.

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DATE	3/13/08
BY	
REVISIONS	
No.	
1	Per City of Hallandale Beach Comments 3/10/08
2	Per Public Works Comments 3/10/08
3	Per City of Hallandale Beach Comments 3/12/08
4	Per City of Hallandale Beach Comments 3/13/08
Kimley-Horn and Associates, Inc. 3200 NW 33rd Avenue, Suite 109, Fort Lauderdale, FL 33309 PHONE (954) 535-5100 FAX (954) 739-2247 WWW.KIMLEY-HORN.COM CA 0600696	
DESIGN ENGINEER:	ROSS S. STEVENS, P.E.
FLORIDA REGISTRATION NUMBER:	64147
SCALE:	AS NOTED
DESIGNED BY:	SS
DRAWN BY:	SS
CHECKED BY:	RMS
DATE:	
HALLANDALE SQUARE CITY OF HALLANDALE BEACH, FLORIDA	
DATE	JANUARY 2008
PROJECT NO.	144157000
SHEET NUMBER	C-2
	2 of 4